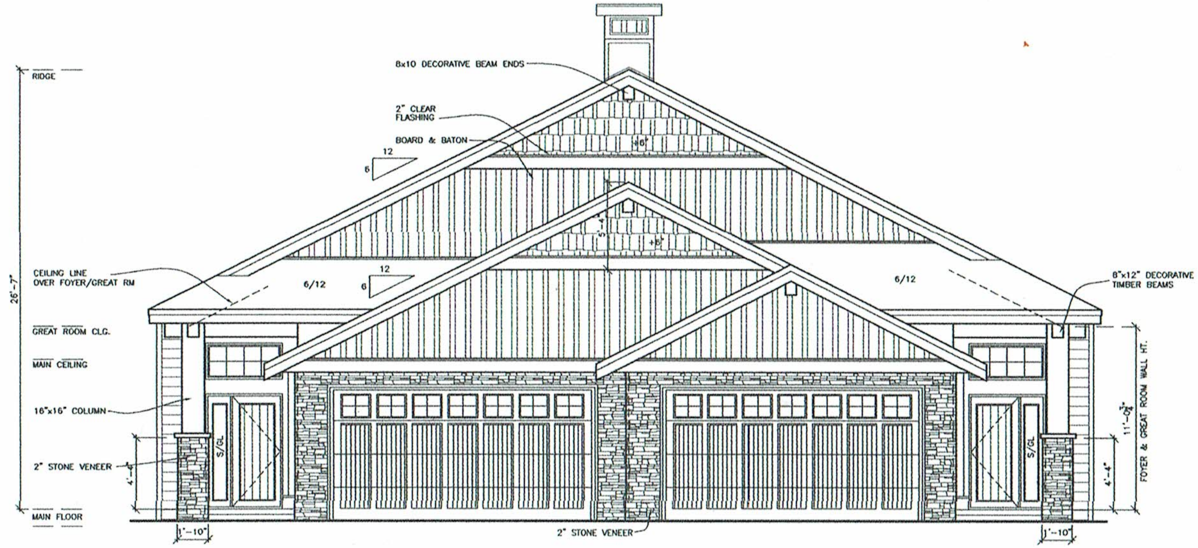
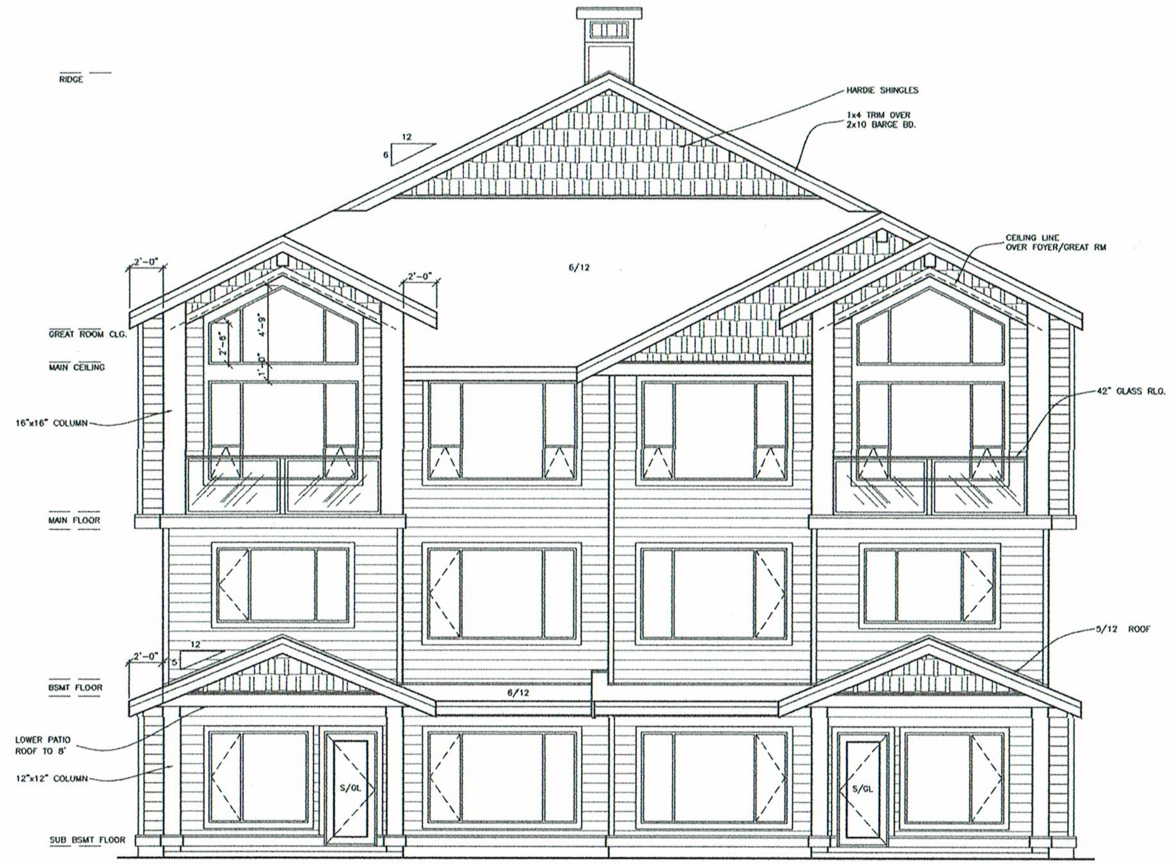
ILLUSTRATION / THE ARTS ALIVE

REPP
ILLUSTRATION / THE ARTS ALIVE



FRONT ELEVATION



REAR ELEVATION

NOTE:
ENGINEER'S ADDENDUMS, STRUCTURAL DETAILS, AND NOTES SUPERCEDE THOSE NOTED ON THIS GENERAL NOTE SHEET DEPENDING ON LOCAL CONDITIONS.

GENERAL NOTES

STANDARD NOTES

- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR BUILDER ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS.
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- JENISH HOUSE DESIGN LIMITED SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
- AT END OF CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AND BUILDING(S) OF ANY REFUSE AND MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARLY MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES
- TOPSOIL AND EXCAVATED MATERIAL TO BE STOCKPILED SEPARATELY ON SITE.

ERRORS AND OMISSIONS

- JENISH HOUSE DESIGN LIMITED MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM RECURRING.

STRUCTURAL DESIGN AND ENGINEERING

- TO PROVIDE OUR CLIENTS WITH DISTINCTIVE AND ATTRACTIVE DESIGNS IT HAS BEEN NECESSARY IN SOME INSTANCES TO USE BEAM SIZES AND FRAMING DETAILS NOT SPECIFIED IN PART NINE OF THE B.C. BUILDING CODE. THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF OWNER OR BUILDER TO PROVIDE.

STRUCTURAL DESIGN CRITERIA

- ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) – 50 POUNDS PER SQUARE FOOT (2.5 KN/M.SQ.).
  ASSUMED SOIL BEARING CAPACITY – 2,500 P.S.F. (119.7 KN/M.SQ.)
- CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AT 28 DAYS.
- FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED.
  BEAMS TO BE #2 S.P.F. AND BETTER.

NOTE:
IF SOIL CONDITIONS ARE LESS, OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR, YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR ASK THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

SITE PLAN NOTES

- IF A SITE PLAN IS NOT PROVIDED BY JENISH HOUSE DESIGN LIMITED, THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. JENISH HOUSE DESIGN LIMITED ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.
- OWNER SHALL SUPPLY ANY MISSING INFORMATION ON SITE PLAN, I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH THE BC ELECTRICAL CODE AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.
- ELECTRICAL OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S REQUIREMENTS.

FOUNDATIONS

- FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
- FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28-DAY STRENGTH AND THE FLOOR SYSTEM INCLUDING SHEATHING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1/2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP. CORNER REINFORCING TO BE LAPPED MINIMUM 24".

WOOD FRAMING

- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH.
- JOISTS SHALL BE DOUBLED UNDER PARALLEL PARTITIONS OVER 8'-0" LONG. JOISTS TO BE PLACED TO ACCOMMODATE HEATING, PLUMBING, ETC.
  ALL LINTELS SHALL BE 2 – 2 X 10'S UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS. FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS AT MAXIMUM 8'- 0" O/C. OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLATES TO BE LEVEL AND UNDERSIDE SEALED.
- FLOOR JOISTS AND ROOF JOISTS WITH SPANS MORE THAN 7'-0" SHALL BE CROSSBRIGED AT MID SPAN OR AT 7'- 0" O/C MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD. BRIDGING SHALL BE 2 X 2 DIAGONAL TYPE WHEREVER POSSIBLE.
- ROOF TRUSSES REQUIRE ENGINEER'S CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM MANUFACTURER.

INSULATION AND VENTILATION

- MINIMUM INSULATION REQUIREMENTS:

ROOF (ATTIC)	R-48	(R.S.I. – 8.45)
ROOF/CEILING (SLOPING)	R-28	(R.S.I. – 4.93)
WALLS	R-22	(R.S.I. – 3.87)
INSULATION REQUIREMENTS 4500 DEGREE DAYS OR GREATER		
	R-60	(R.S.I. – 10.56)
	R-24	(R.S.I. – 4.23)

- 6 MIL ULTRAVIOLET RESISTANT POLY AIR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ATTIC SPACE AND OVERHANG SOFFIT.
- PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 1/300 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1/500 OF AREA WITH CLOSEABLE VENTS.

FINISHING

- OWNER SHALL SPECIFY ALL INTERIOR AND EXTERIOR FINISHING. OWNER SHALL CONFIRM ANY FINISHING SHOWN ON PLANS.
- EXTERIOR DOORS SHALL BE SOLID CORE/INSULATED AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
  FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.
- WINDOW SIZES ARE SHOWN IN FEET AND INCHES. I.E. $4^0 3^6$ = 4'- 0" WIDE BY 3'-6" HIGH.
  DOOR SIZES ARE WIDTH SHOWN BY 6'- 8" HIGH. I.E. 2^8 = 2'- 8" WIDE BY 6'- 8" HIGH.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7'-0" HIGH UNLESS OTHERWISE NOTED.
- COAT AND CLOTHES CLOSETS SHALL HAVE ONE ROD AND SHELF. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES WHERE POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER.

HEATING

- INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM WITH LOCAL CODES AND REGULATIONS IN ALL RESPECTS.
- GAS CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.
- FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

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ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
CEILING WALL	
(PS) (PS)	SURFACE MOUNTED LIGHT FIXTURE (P.S.INDICATES PULL SWITCH)
	DROPPED LIGHT FIXTURE
	CEILING FAN
	RECESSED LIGHT FIXTURE
	RECESSED WALL WASHER
VP VP	VAPOUR PROOF LIGHT FIXTURE
	FLOOD LIGHT
C	CLOCK OUTLET
F F	VENT FAN
	RECESSED HEAT LAMP
	TRACK LIGHT
	SINGLE FLUORESCENT FIXTURE
	FLUORESCENT LIGHT FIXTURE SURFACE MOUNTED
	FLUORESCENT LIGHT FIXTURE RECESSED

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE (NUMBER INDICATES HEIGHT ABOVE FLOOR IF OTHER THAN 12")
	SINGLE RECEPTACLE
	QUAD RECEPTACLE
	DUPLEX RECEPTACLE SWITCHED ONE SIDE
	DUPLEX RECEPTACLE – SPLIT CIRCUIT
	DUPLEX FLOOR RECEPTACLE
	SPECIAL PURPOSE FIXED WIRED OUTLET – I.E. DISHWASHER, SAUNA
(30,40)	208/230 VOLT FOR RANGE, OVEN, AND DRYER ETC. – 30 OR 40 AMP
	DUPLEX APPLIANCE OUTLET
WP	DUPLEX RECEPTACLE WEATHER PROOFED. ALL W.P. OUTLETS ALSO TO HAVE G.F.I. PROTECTION.
GFI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER CIRCUIT BREAKER
$	SINGLE POLE SWITCH
$3,4	3 WAY OR 4 WAY SWITCH
$DIM	DIMMER CONTROL SWITCH
$D	DOOR SWITCH
$T	TIMER

SYMBOL	DESCRIPTION
	GARAGE DOOR OPENER
	DOOR CHIMES
	PUSH BUTTON
IC	INTERCOM CENTER
IC	REMOTE INTERCOM
	TELEVISION CABLE OUTLET
	TELEPHONE OUTLET
	SMOKE DETECTOR AND ALARM

STANDARD SYMBOLS

SYMBOL	DESCRIPTION
A	CLASS A METAL CHIMNEY
B	CLASS B METAL CHIMNEY
	HOSE BIB
	FLOOR DRAIN
	LAMINATED POST IN WALL SUPPORTING BEAM OR GIRDER TRUSS. (WIDTH OF POST SAME AS STRUCTURAL MEMBER SUPPORTED)
FLOOR CEILING WALL	WARM AIR REGISTERS
	RETURN AIR REGISTER

HEAD OFFICE:
201-1658 COMMERCE AVE
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REFERENCE: CUSTOM

DRAWN: TB/WN

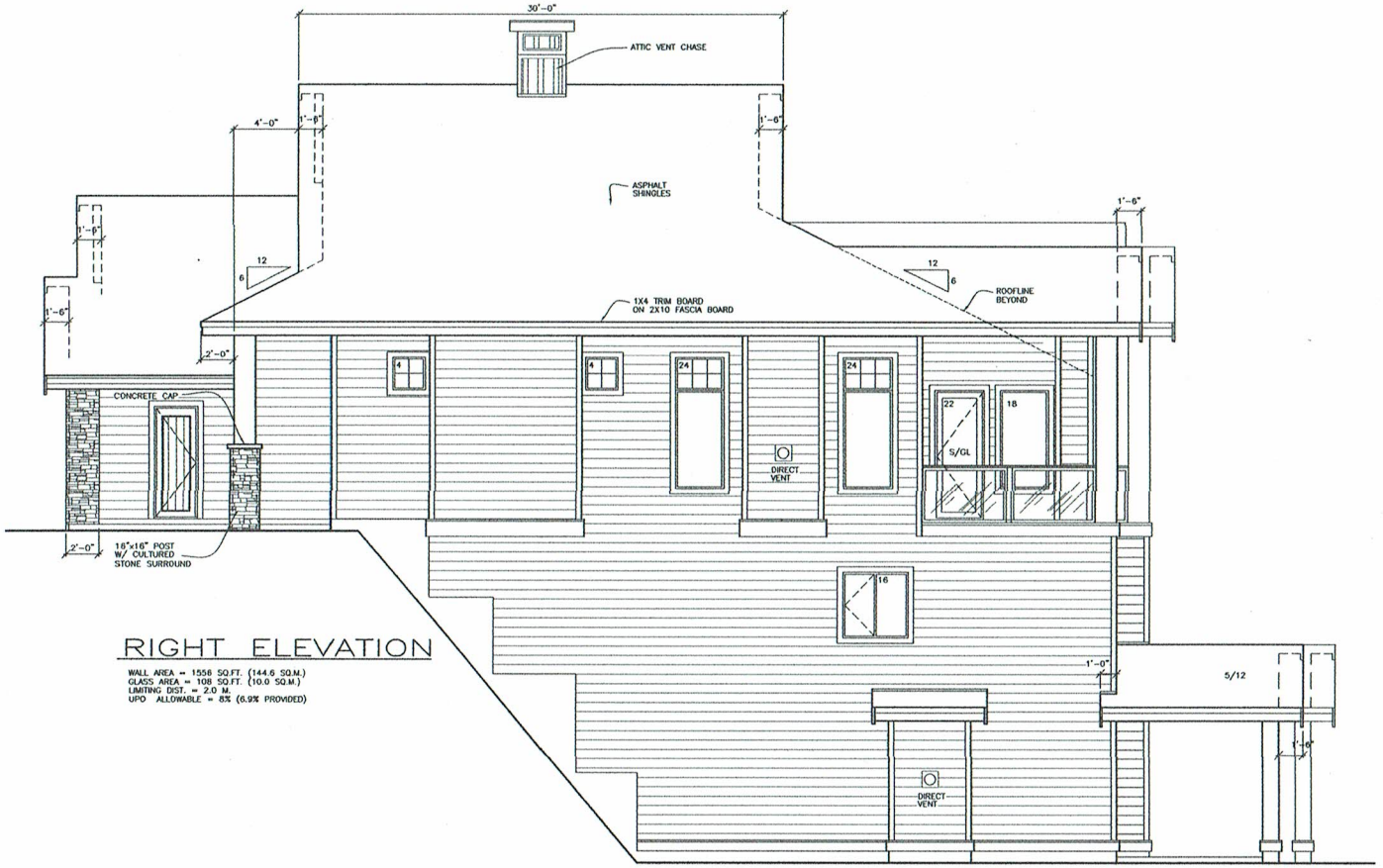
CHECKED: TB

DATE: MAY '19

SCALE: 1/4"–1'–0"

SHEET: 6 OF 10

PLAN NUMBER: C8–3–104



RIGHT ELEVATION

WALL AREA = 1556 SQ.FT. (144.6 SQ.M.)
GLASS AREA = 108 SQ.FT. (10.0 SQ.M.)
LIMITING DIST. = 2.0 M.
UPO ALLOWABLE = 8% (6.9% PROVIDED)

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DRAWN: TB/WN

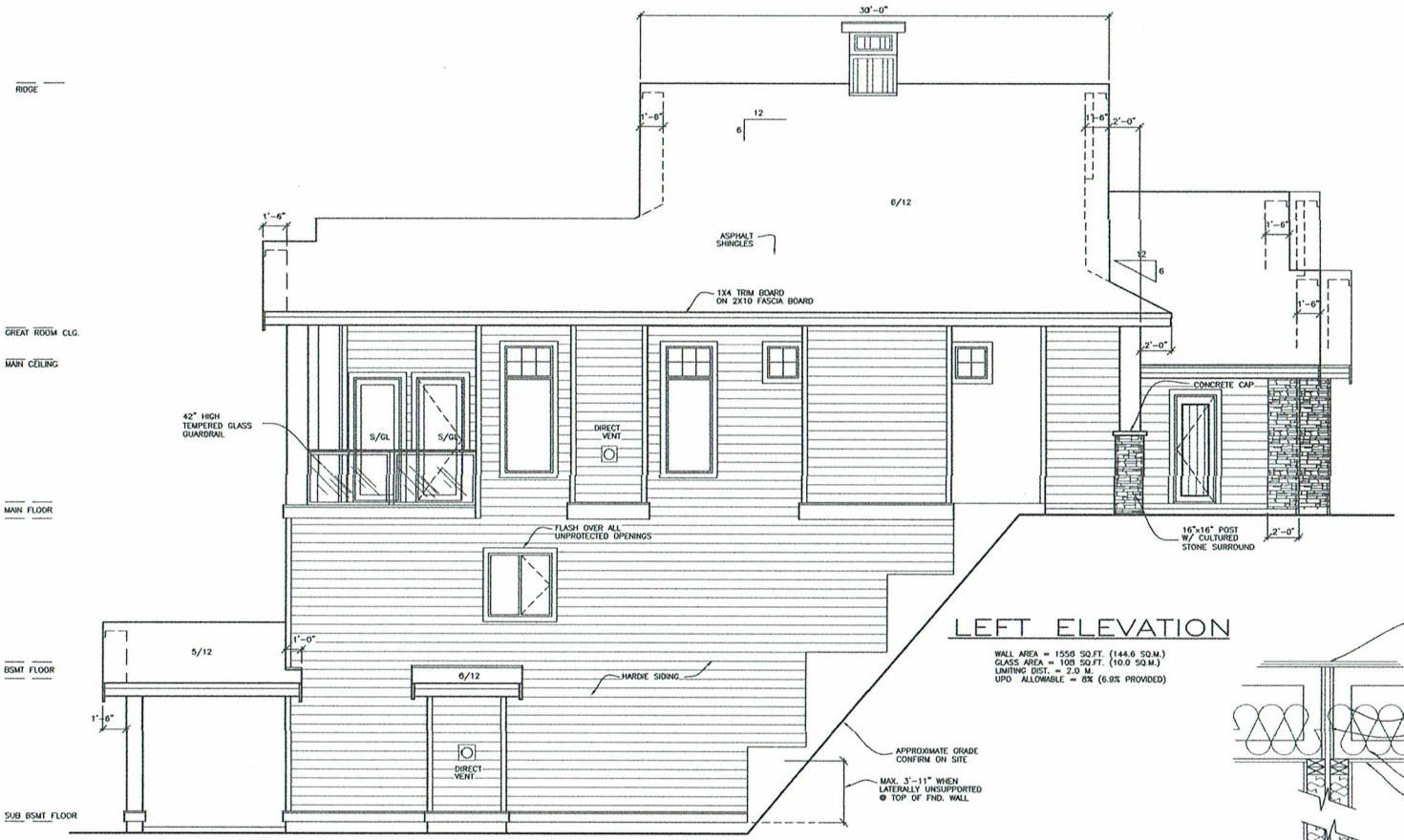
CHECKED: TB

DATE: NOV. '18

SCALE: 1/4"=1'-0"

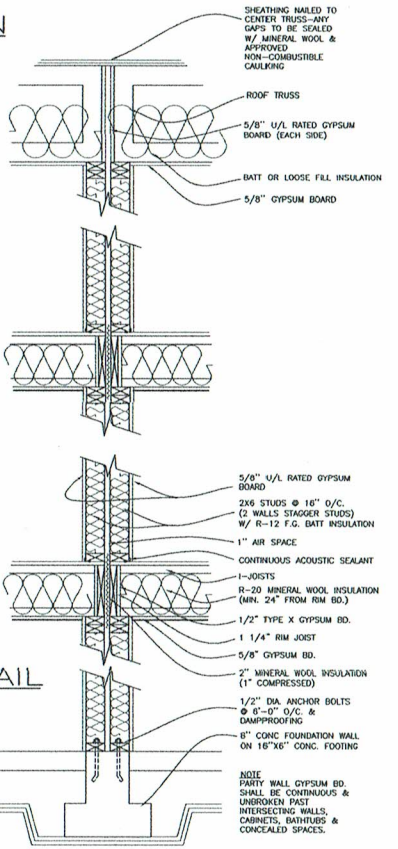
SHEET: 7 OF 8

PLAN NUMBER: C8-3-103



LEFT ELEVATION

WALL AREA = 1558 SQ.FT. (144.6 SQ.M.)
GLASS AREA = 108 SQ.FT. (10.0 SQ.M.)
LIMITING DIST. = 2.0 M.
UPD ALLOWABLE = 8% (6.9% PROVIDED)



PARTY WALL DETAIL

SCALE: 1/2"=1'-0"

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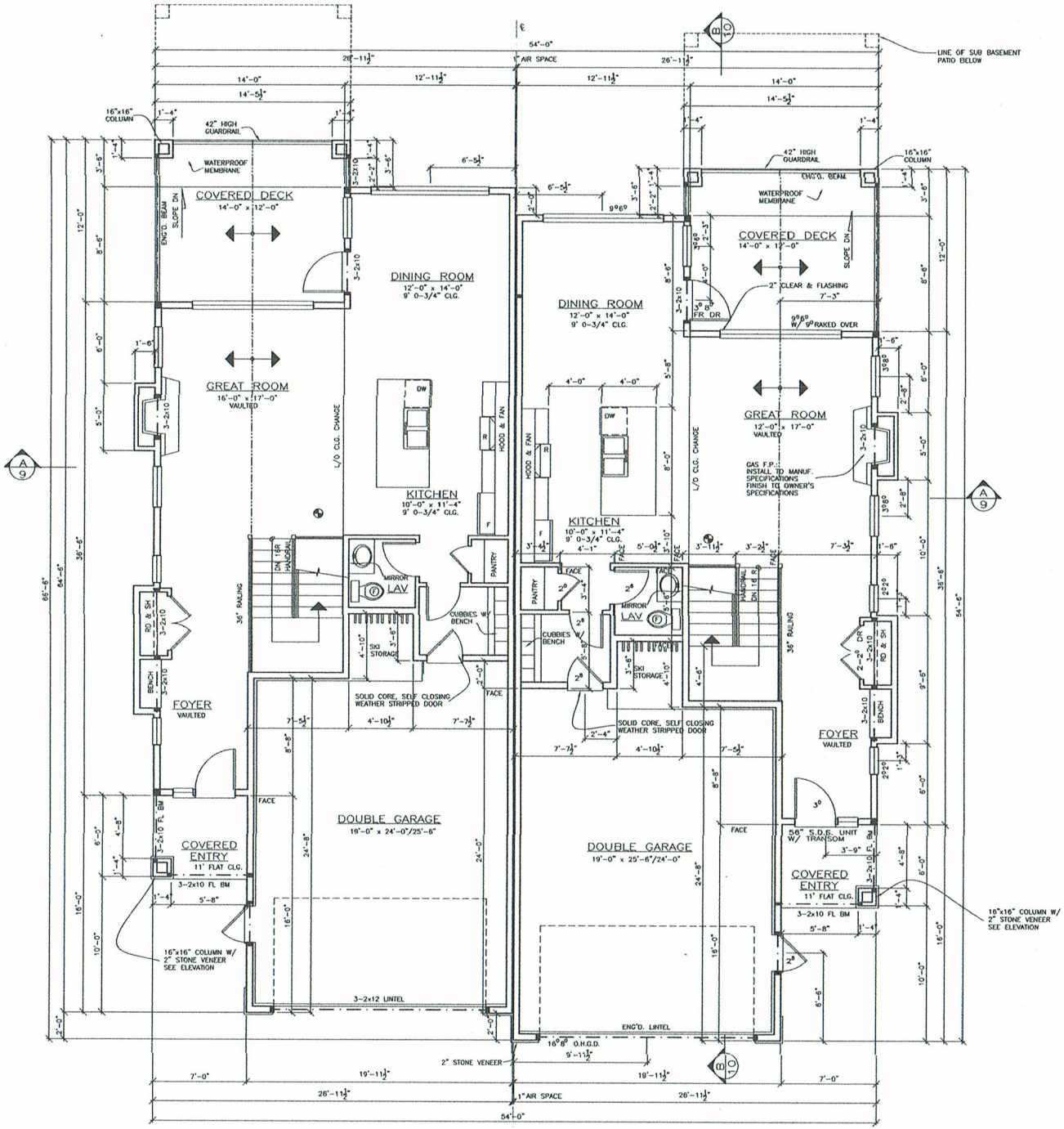
CHECKED: TB

DATE: NOV. '18

SCALE: AS NOTED

SHEET: 8 OF 8

PLAN NUMBER: C8-3-103



MAIN FLOOR PLAN

FINISHED AREA = 893 SQ. FT.
9'-0 3/4" CEILING HEIGHT
GARAGE AREA = 480 SQ. FT.

TOTAL AREA = 2943 SQ. FT.

NOTE:
SOME BEAMS & LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

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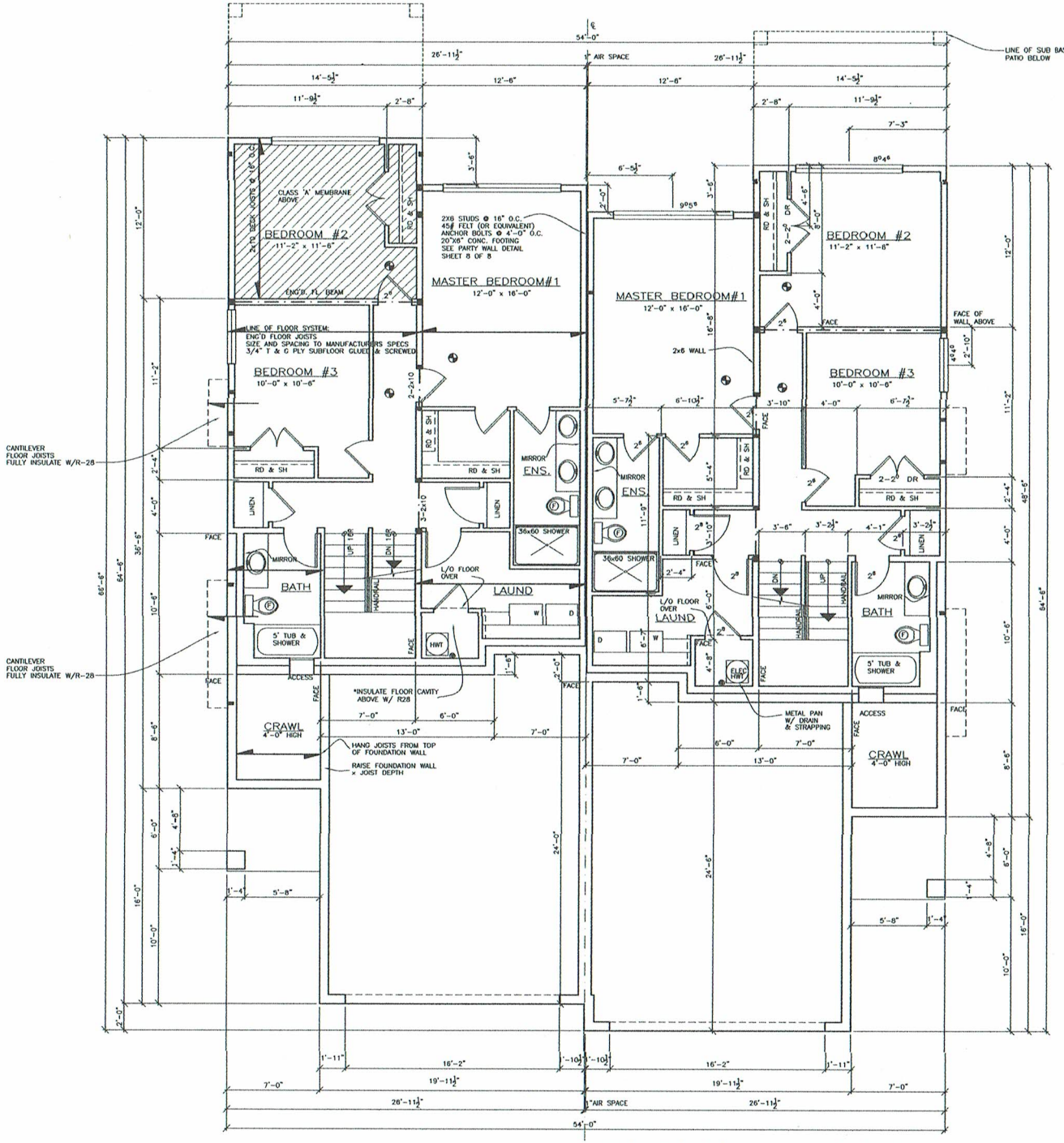
CHECKED: TB
DATE: MAY '19
SCALE: 1/4"=1'-0"
SHEET: 4 OF 10
PLAN NUMBER: CB-3-104



BASEMENT FLOOR PLAN

FINISHED AREA = 1025 SQ. FT.
9'-0 3/4" CEILING HEIGHT

NOTE:
SOME BEAMS & LINTELS MAY BE REQUIRED TO BE ENGINEERED DUE TO ROOF LOADS NOT COVERED IN THE BUILDING CODE & IS THE RESPONSIBILITY OF THE HOME OWNER OR BUILDER TO SECURE.

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DRAWN: TB/WN

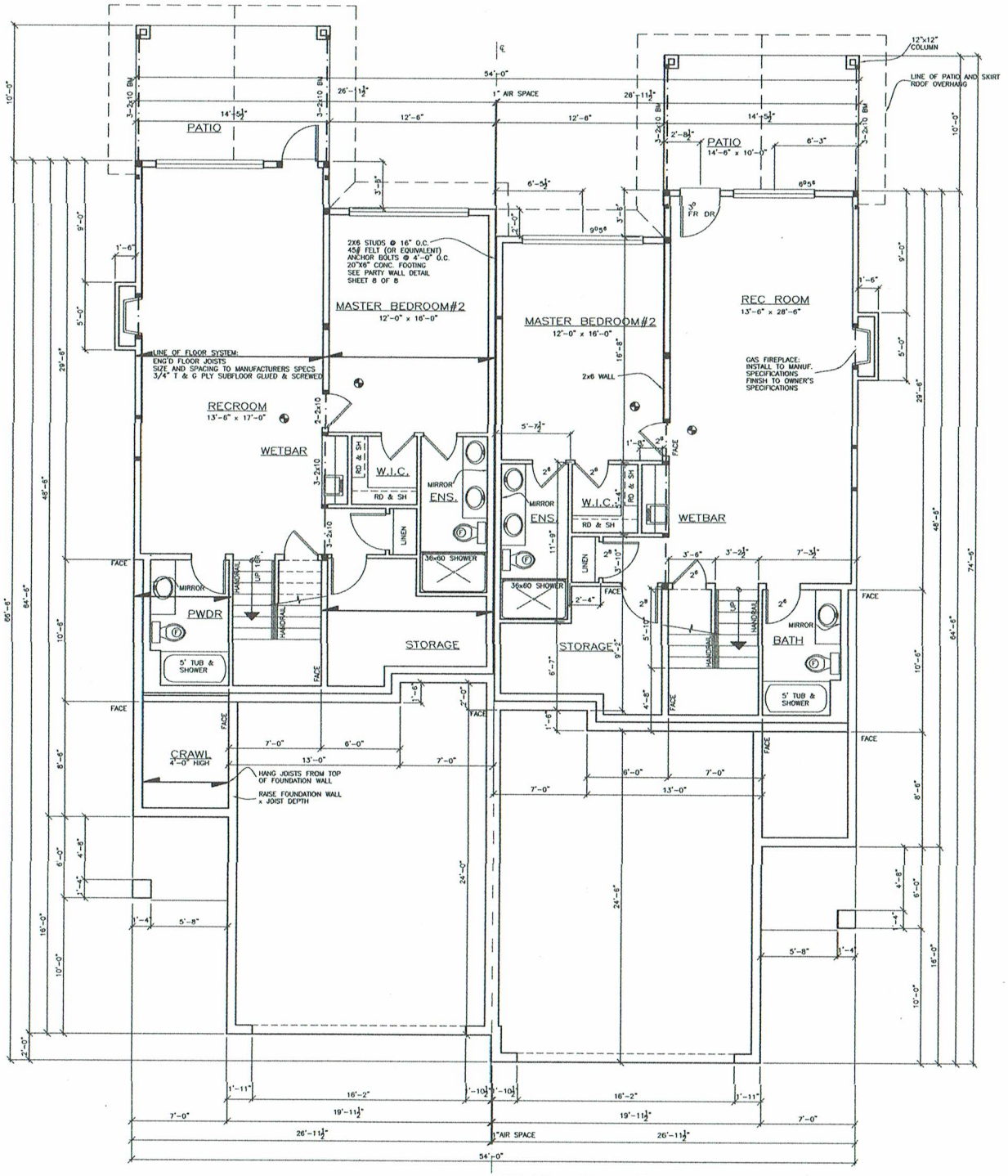
CHECKED: TB

DATE: MAY '19

SCALE: 1/4"=1'-0"

SHEET: 3 OF 10

PLAN NUMBER: C8-3-104



SUB BASEMENT FLOOR PLAN

FINISHED AREA = 1025 SQ. FT.
9'-0 3/4" CEILING HEIGHT

HEAD OFFICE:
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DATE: MAY '19
SCALE: 1/4"=1'-0"
SHEET: 2 OF 10
PLAN NUMBER: CB-3-104