

NOTES:

The intent is to construct a sound, complete and in all respects satisfactory home. All work must be done in accordance with generally accepted current construction practices.

Provide all items of materials, equipment and labour required to complete the work or operations mentioned or indicated on the drawing. All items of material and equipment shall be new, and the best of their respective kind unless specified otherwise. Use the specific items and anything not specifically covered in the plans is open for negotiation between the contractor and home owner.

All work shall be in accordance with the current editions of the B.C. Building Code, Canadian Electrical Code, B.C. Plumbing and Gas Code, their Amendments, Supplements and any local building By-Laws.

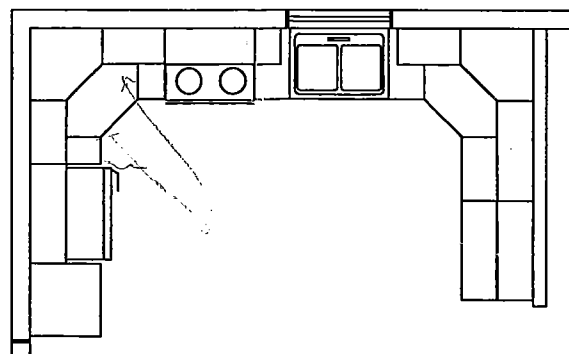
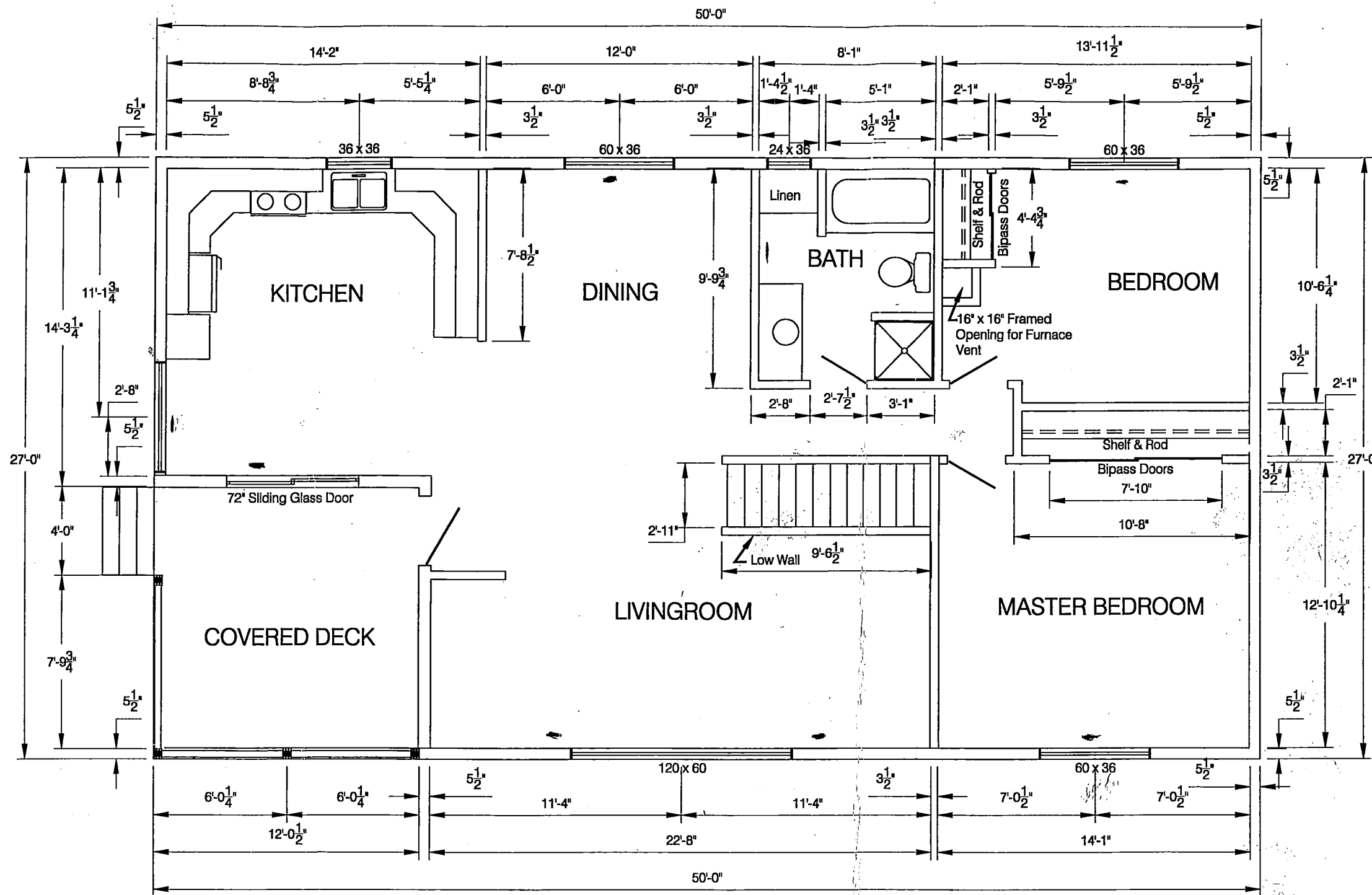
Dimensions are face of stud to face of stud and face of concrete to face of concrete.
Window sizes are rough opening sizes.

New exterior doors are prehung steel entrance door 36"
New interior doors are 30" prehung panel doors

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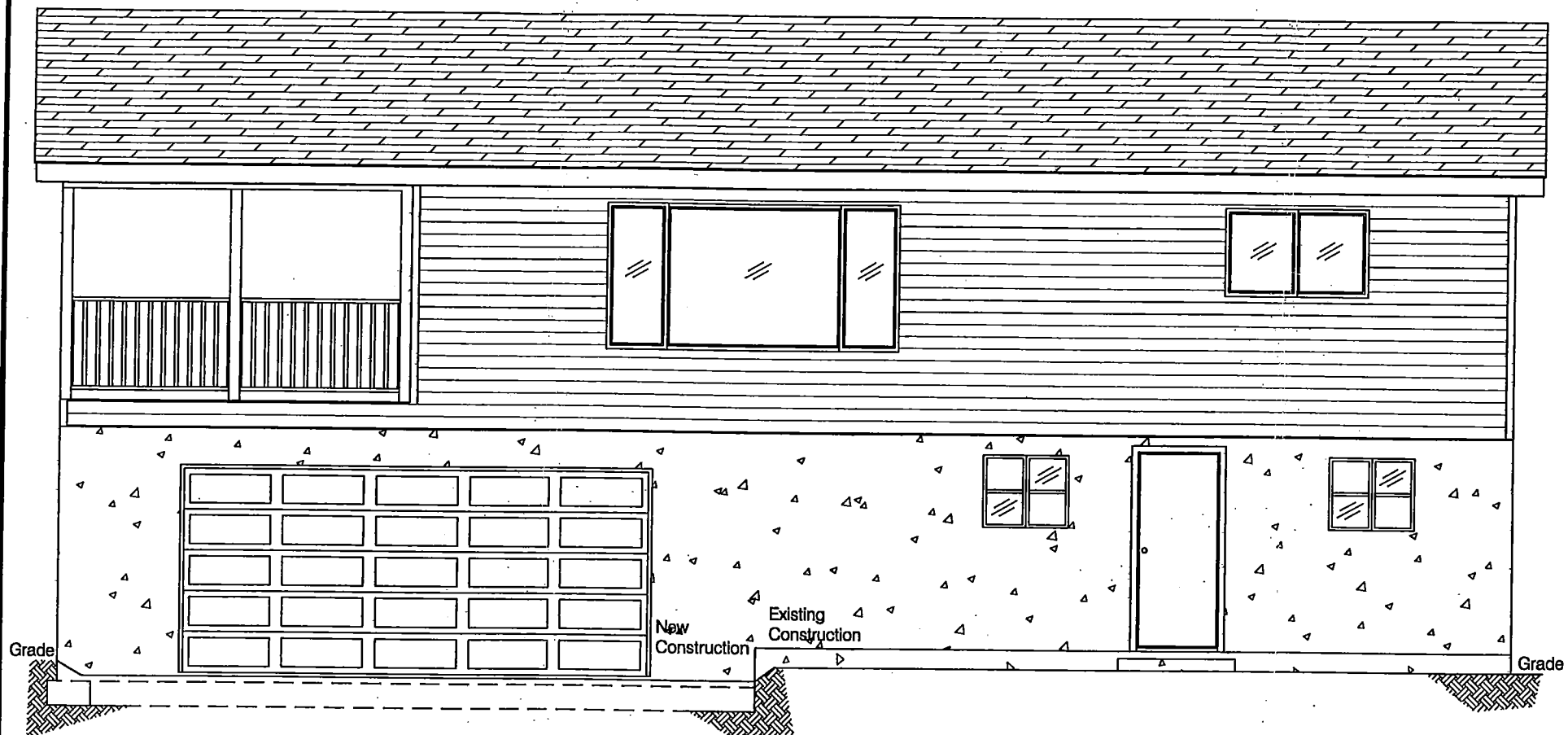
PROJECT:	ADDITION AND RENOVATION TO RESIDENCE FOR DANIEL MOURA		
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ONE STOP DRAFTING 650 Eckhardt Ave. W. Penticton, B.C.	NO.	REVISION	DATE	DRAWN BY: S.C.M.	DRAWING:	
				CHECKED BY:	BASEMENT FLOOR PLAN	
				DATE: MAR. 25/02	PROJECT NO:	DRAWING NO:
				SCALE: 3/16" = 1'-0"	180302-1	1 OF 5

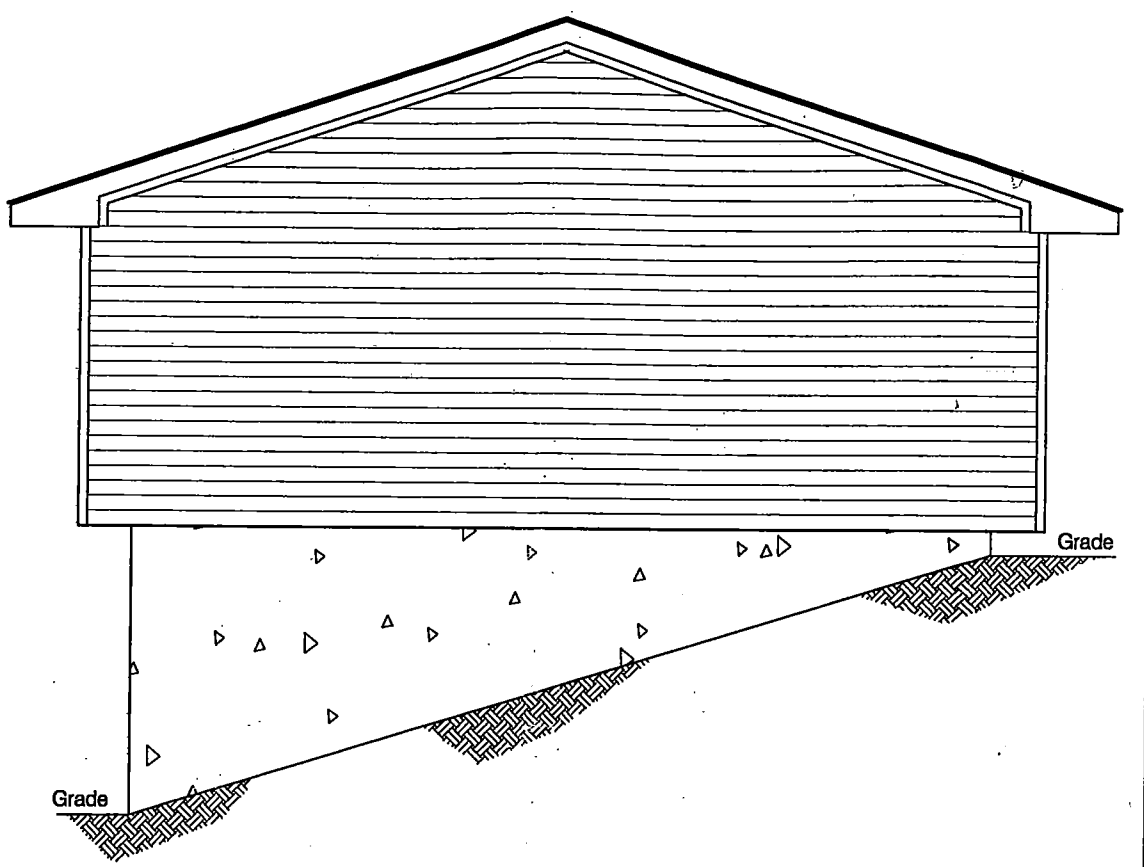


PROJECT:		ADDITION AND RENOVATION TO RESIDENCE FOR DANIEL MOURA	
DRAWN BY: S.C.M.		DRAWING: MAIN FLOOR PLAN	
CHECKED BY:		DATE: MAR.25/02	PROJECT NO: 180302-1
SCALE: 3/16"=1'-0"		DRAWING NO: 2 OF 5	

ONE STOP DRAFTING
650 Eckhardt Ave. W.
Penticton, B.C.

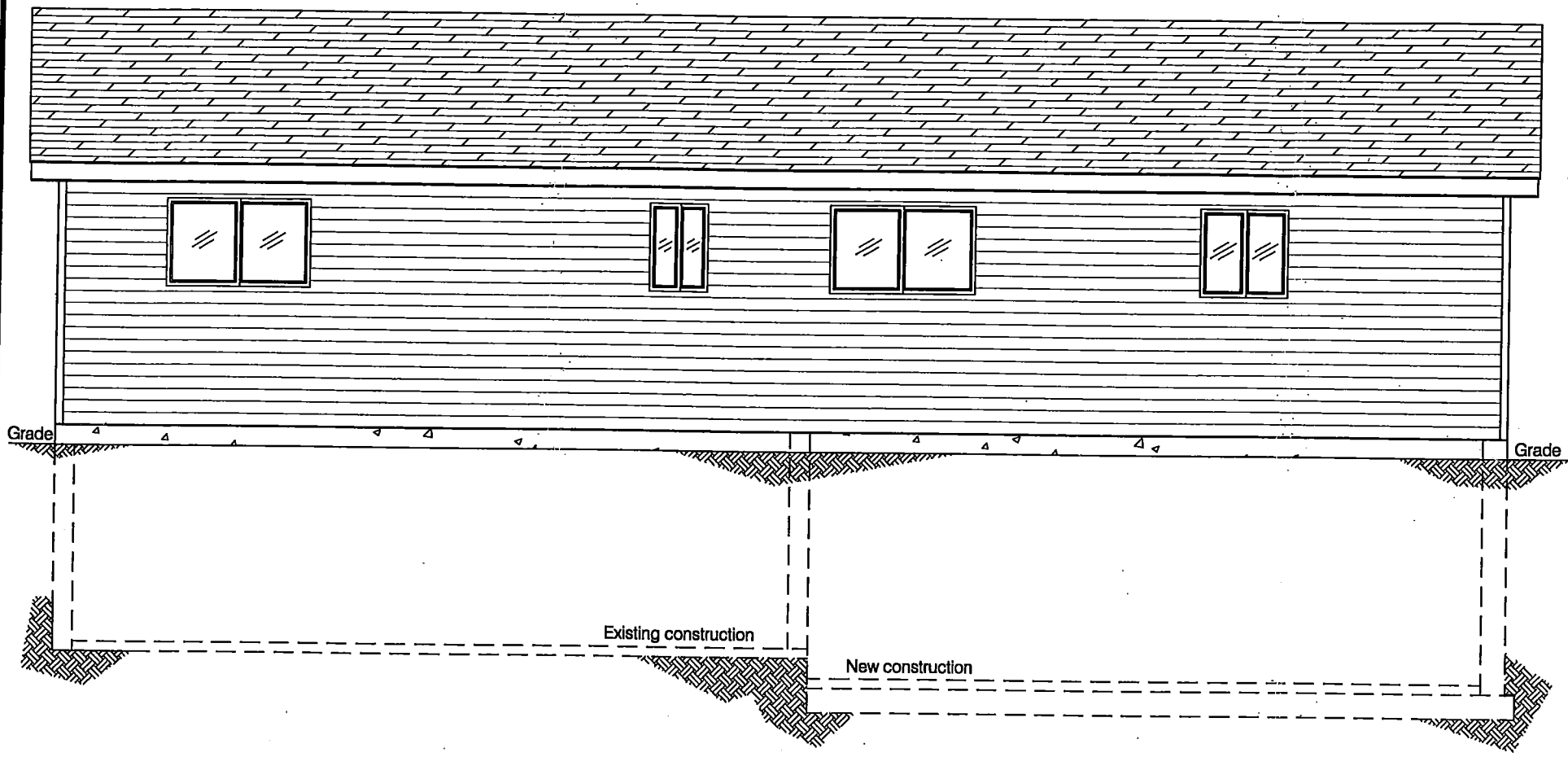


EAST ELEVATION

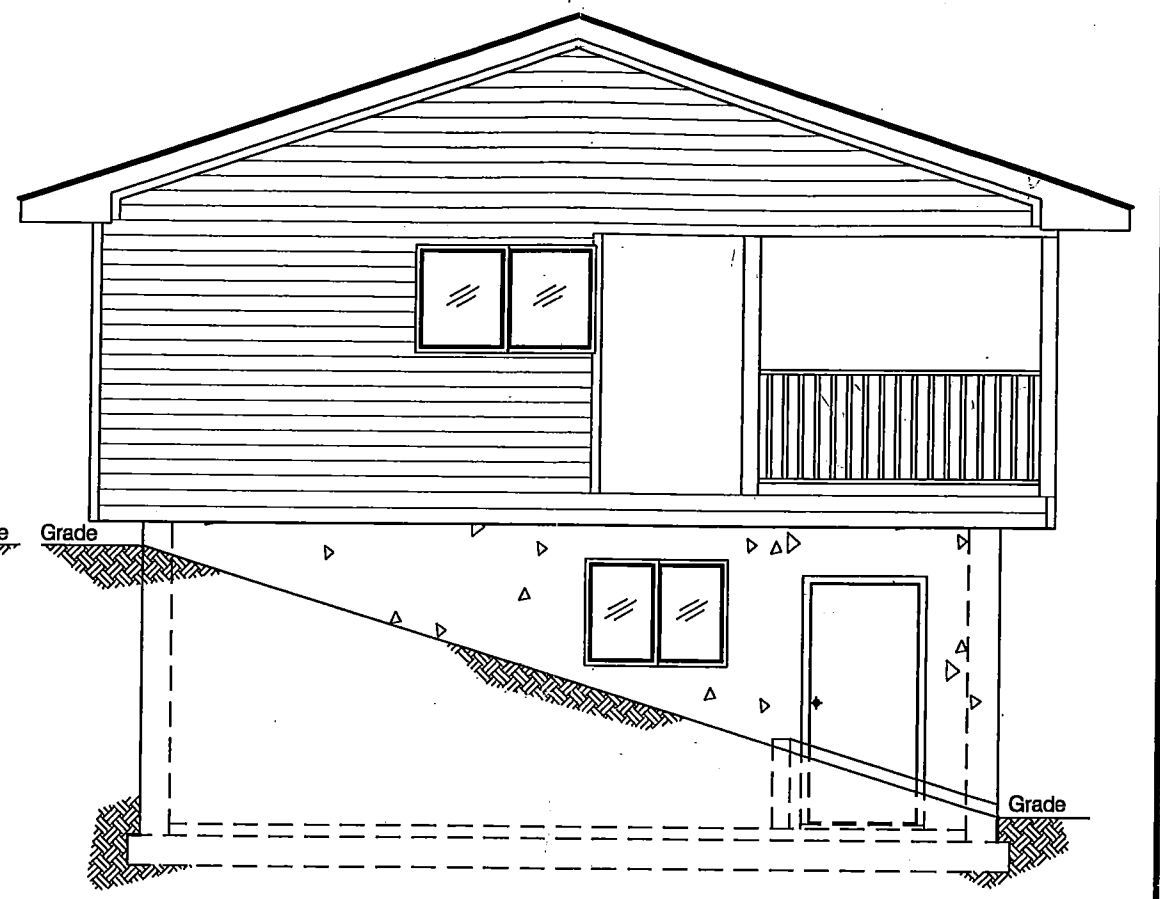


NORTH ELEVATION

		PROJECT:	
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NO.	REVISION	DATE	DRAWN BY: S.C.M.
ONE STOP DRAFTING 650 Eckhardt Ave. W. Penticton, B.C.			CHECKED BY:
			DATE: MAR. 25/02
			SCALE: 3/16"=1'-0"
		DRAWING:	
		ELEVATIONS	
		PROJECT NO:	DRAWING NO:
		180302-1	3 OF 5

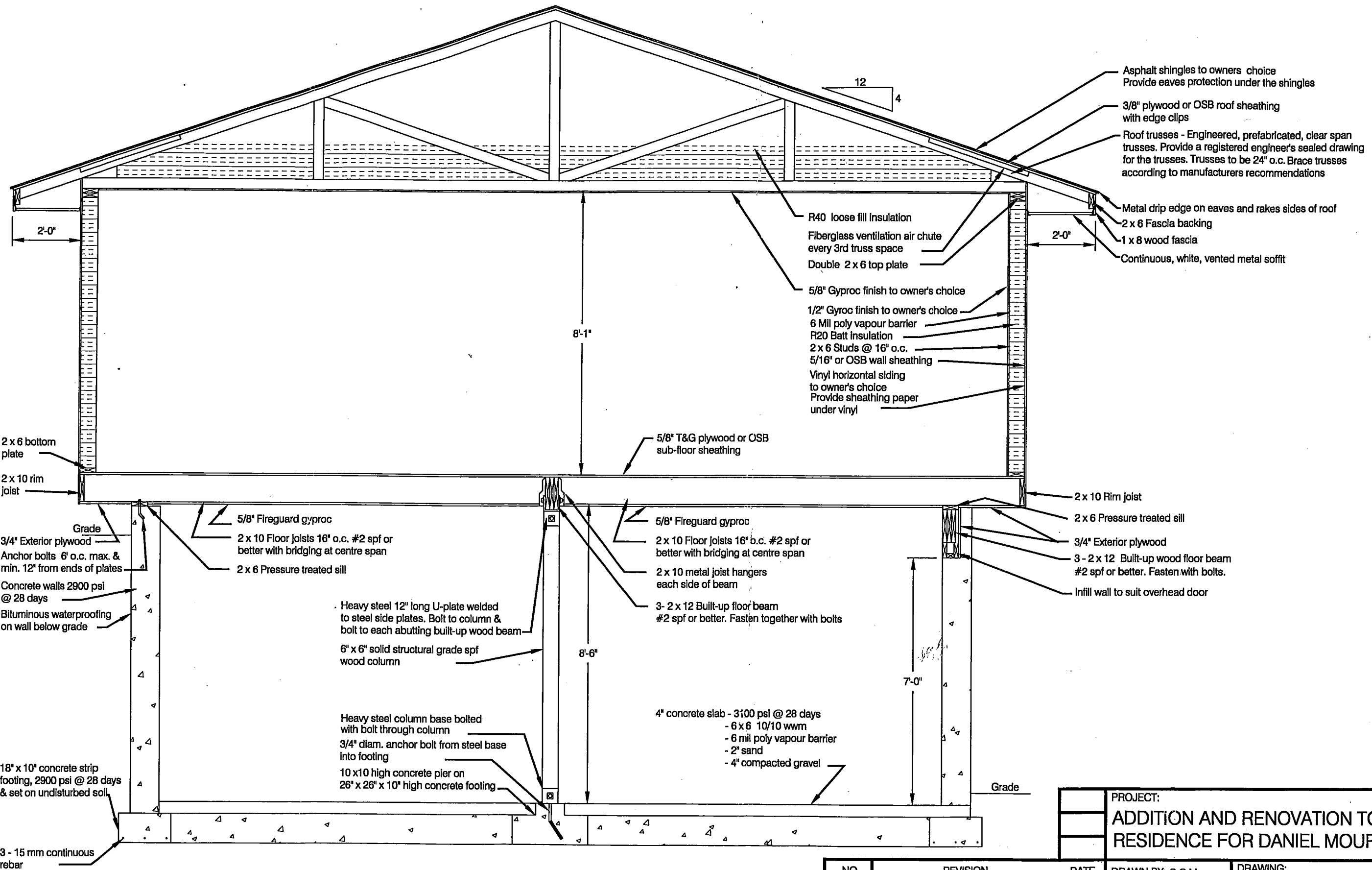


WEST ELEVATION



SOUTH ELEVATION

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			DATE: MAR. 25/02
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		DRAWING:	
		ELEVATIONS	
		PROJECT NO:	DRAWING NO:
		180302-1	4 OF 5



Asphalt shingles to owners choice
Provide eaves protection under the shingles

3/8" plywood or OSB roof sheathing with edge clips

Roof trusses - Engineered, prefabricated, clear span trusses. Provide a registered engineer's sealed drawing for the trusses. Trusses to be 24" o.c. Brace trusses according to manufacturers recommendations

Metal drip edge on eaves and rakes sides of roof

2 x 6 Fascia backing

1 x 8 wood fascia

Continuous, white, vented metal soffit

R40 loose fill insulation

Fiberglass ventilation air chute every 3rd truss space

Double 2 x 6 top plate

5/8" Gyproc finish to owner's choice

1/2" Gyroc finish to owner's choice

6 Mill poly vapour barrier

R20 Batt insulation

2 x 6 Studs @ 16" o.c.

5/16" or OSB wall sheathing

Vinyl horizontal siding to owner's choice

Provide sheathing paper under vinyl

2 x 6 bottom plate

2 x 10 rim joist

Grade

3/4" Exterior plywood

Anchor bolts 6' o.c. max. & min. 12" from ends of plates

Concrete walls 2900 psi @ 28 days

Bituminous waterproofing on wall below grade

5/8" Fireguard gyproc

2 x 10 Floor joists 16" o.c. #2 spf or better with bridging at centre span

2 x 6 Pressure treated sill

Heavy steel 12" long U-plate welded to steel side plates. Bolt to column & bolt to each abutting built-up wood beam

6" x 6" solid structural grade spf wood column

Heavy steel column base bolted with bolt through column

3/4" diam. anchor bolt from steel base into footing

10 x 10 high concrete pier on 26" x 26" x 10" high concrete footing

5/8" Fireguard gyproc

2 x 10 Floor joists 16" o.c. #2 spf or better with bridging at centre span

2 x 10 metal joist hangers each side of beam

3- 2 x 12 Built-up floor beam #2 spf or better. Fasten together with bolts

4" concrete slab - 3100 psi @ 28 days

- 6 x 6 10/10 wwm
- 6 mill poly vapour barrier
- 2" sand
- 4" compacted gravel

2 x 10 Rim joist

2 x 6 Pressure treated sill

3/4" Exterior plywood

3 - 2 x 12 Built-up wood floor beam #2 spf or better. Fasten with bolts.

Infill wall to suit overhead door

18" x 10" concrete strip footing, 2900 psi @ 28 days & set on undisturbed soil

3 - 15 mm continuous rebar

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NO.	REVISION	DATE	DRAWN BY: S.C.M.	DRAWING:	
ONE STOP DRAFTING 650 Eckhardt Ave. W. Penticton, B.C.			CHECKED BY:	SECTION	
			DATE: MAR. 25/02		
			SCALE: 3/8"=1'-0"	180302-1	5 OF 5