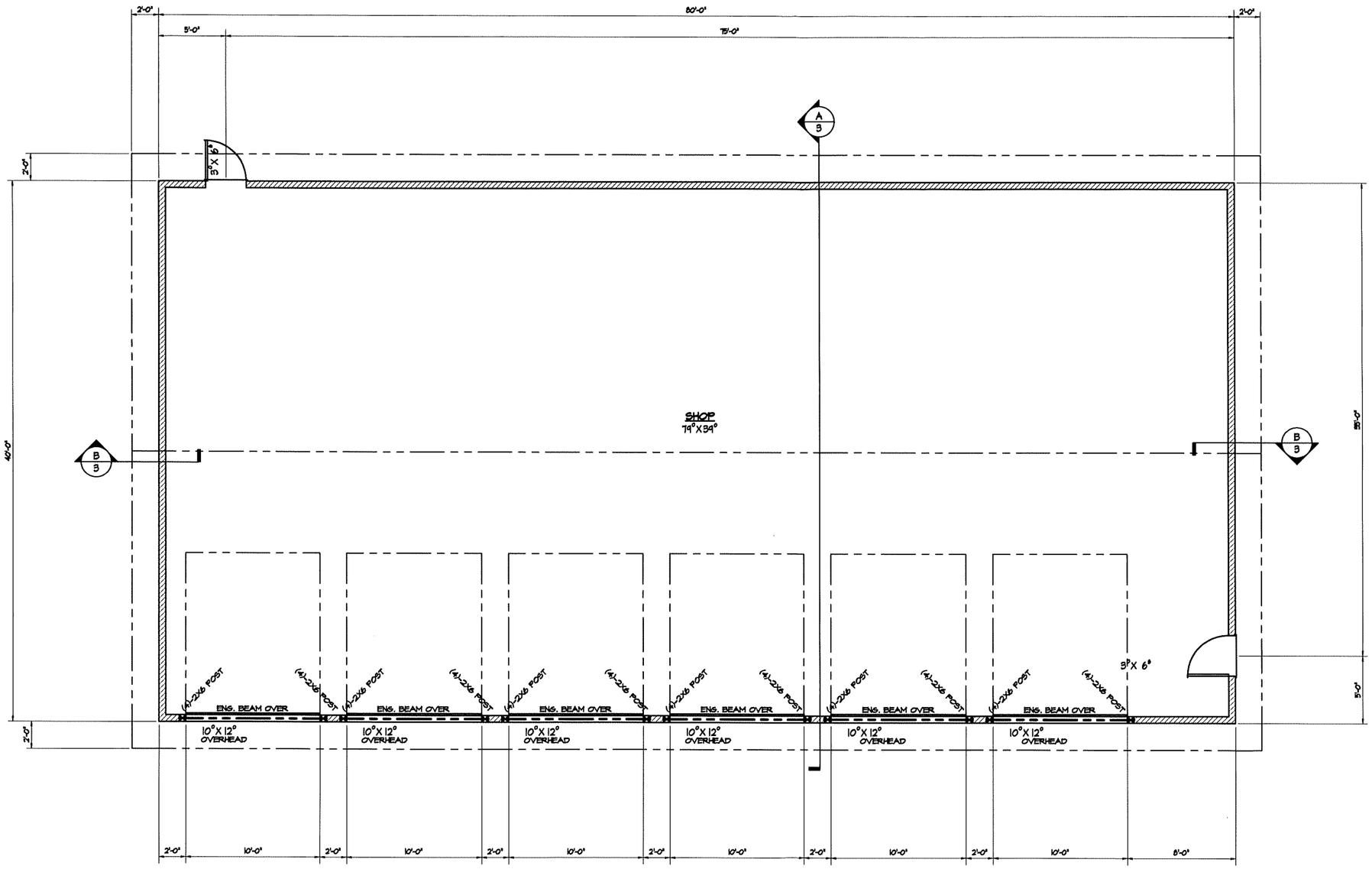


MAIN FLOOR PLAN

1/4" = 1'-0"

REVISION NO.	DATE:	DESCRIPTION:

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CLIENT: GARY WOODS
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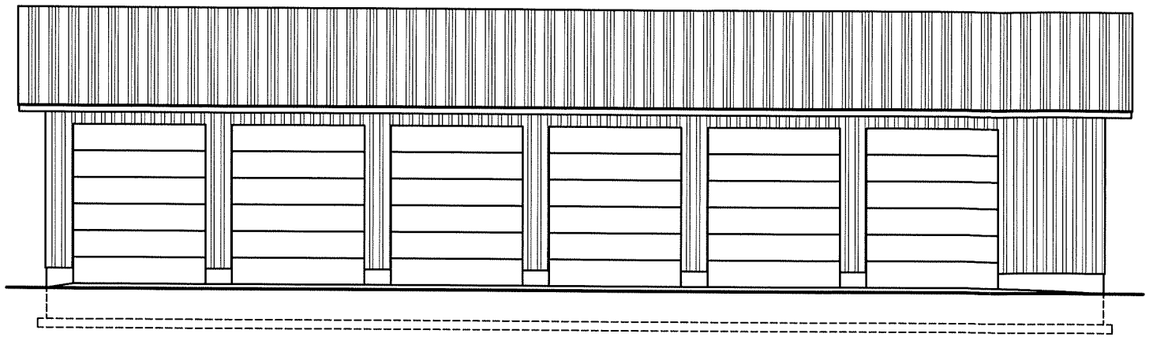
SCALE: 1/4" = 1'-0" | DRAWN BY: R.P.

DATE: OCT. 2/15 | REVISION NO:

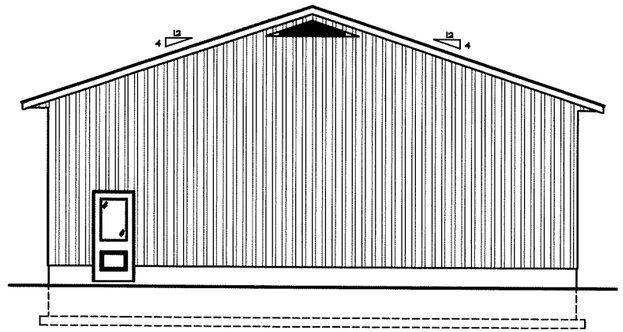
PROJECT: NEW SHOP

DRAWING DESCRIPTION: MAIN PLAN

DRAWING NO: 15-079-02

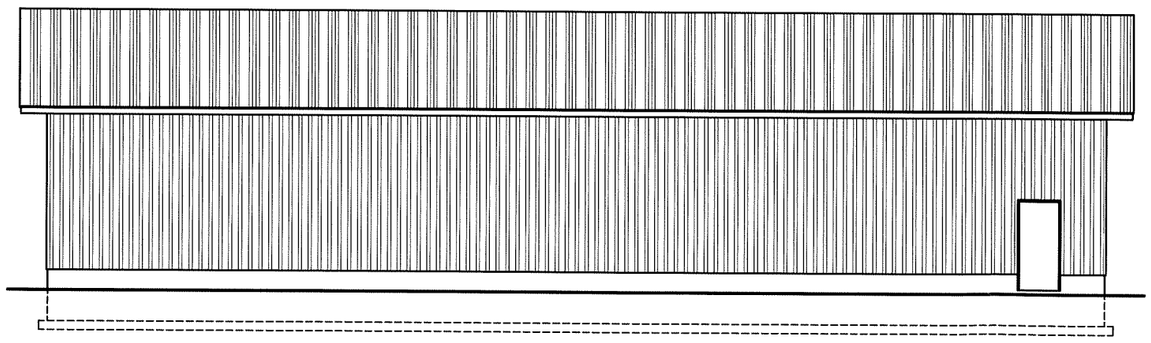


FRONT ELEVATION

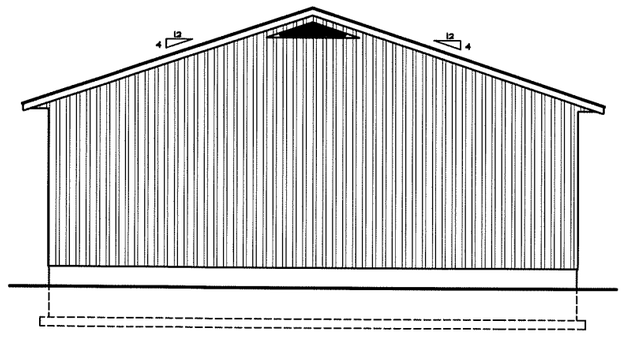


RIGHT SIDE ELEVATION

THIS DRAWINGS IS 3/16" = 1'-0"



REAR ELEVATION



LEFT SIDE ELEVATION

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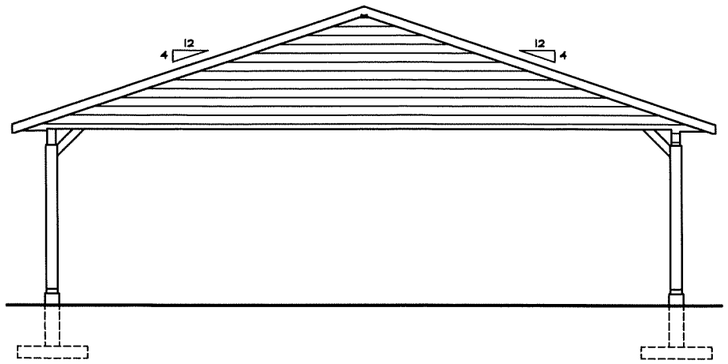
SCALE: 1/4" = 1'-0" | DRAWN BY: R.P.

DATE: OCT. 2/15 | REVISION NO:

PROJECT: NEW SHOP

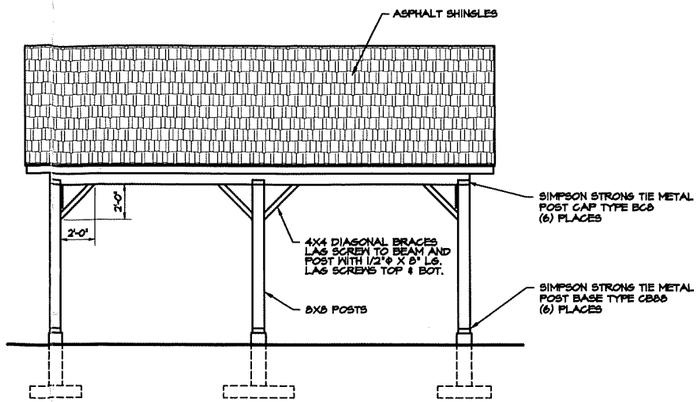
DRAWING DESCRIPTION: ELEVATIONS

DRAWING NO: 15-079-01



FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

ALL WORK
- TO BE IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 2006, ALL LOCAL BY-LAWS AND TO BE WITH GOOD BUILDING PRACTICES.

ALL DIMENSIONS AND ELEVATIONS
- ARE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION OF EACH AREA BEGINS.

ACTUAL GRADING
- OF THE BUILDING IN RELATION TO THE GRADES OF THE LOT ARE TO BE DETERMINED AND AGREED BY THE BUILDER IN CONJUNCTION WITH OWNER.

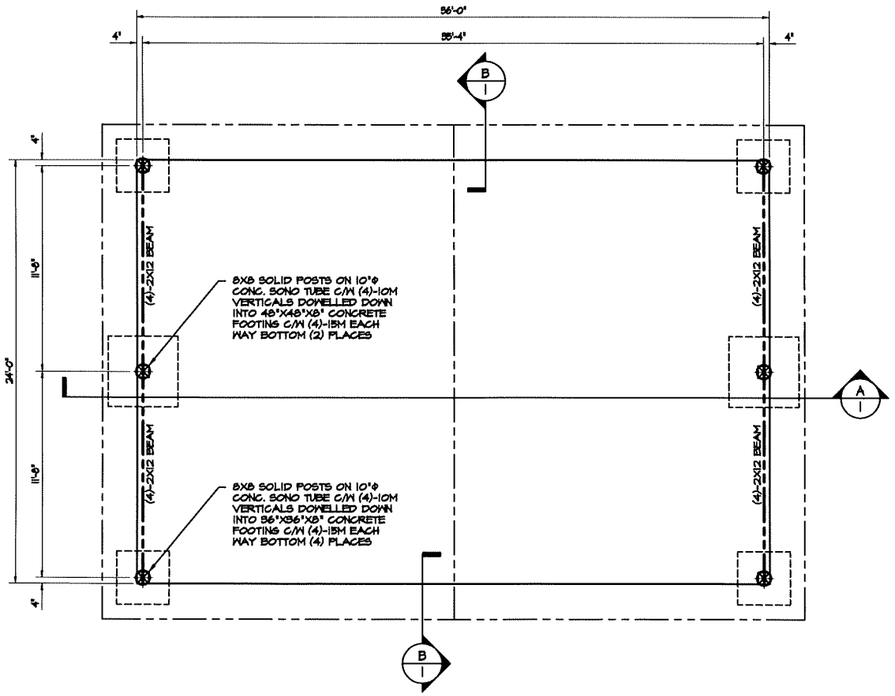
FRAMING
- ALL FRAMING TO BE WITH SAWN LUMBER, S.P.F. # 2 GRADE OR BETTER.
- ALL EXTERIOR WALLS AND LOAD BEARING WALLS TO BE OF 2X6 STUDS @ 16" O/C
- ALL WALL ANCHOR PLATES TO CONCRETE TO BE TREATED LUMBER, ANCHORS WITH 1/2" DIA. ANCHOR BOLTS @ 48" O/C MAXIMUM.
- ALL ROOF TRUSSES, GIRDER TRUSSES TO BE ENGINEERED BY THE MANUFACTURER IN CONJUNCTION WITH PREVAILING CODES AND LOADINGS. TRUSSES TO HAVE THE REQUIRED AMOUNT OF TIES AND BRACING. TRUSSES TO BE TIED DOWN TO WALL WITH METAL HURRICANE CLIPS. ALL GIRDER TRUSSES TO HAVE (4)-2X6 POST UNDER SUPPORTED ENDS THAT CARRY LOADS DOWN INTO CONCRETE FOUNDATIONS.
- ALL T&G DECKING, PLYWOOD OR OSBB BOARD, TO BE FIXED TO FLOOR SYSTEM TO AVOID FUTURE "SQUEAKING".
- ALL HANDRAILS TO BE WOOD OR STEEL, STYLE TO BE DETERMINED BY OWNER AND TO MEET ALL REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE.
- ATTIC AND CRAWL SPACE ACCESS HATCH TO BE PROVIDED IN A INCONSPICUOUS LOCATION.
- LINTEL BEAMS OVER DOORS AND WINDOWS IN LOAD BEARING WALLS, UNLESS OTHER NOTED, TO BE
  - UP TO 3'-0" SPAN, USE (3)-2X8
  - 3'-0" TO 6'-0" SPAN, USE (3)-2X10
  - 6'-0" TO 9'-0" SPAN, USE ENGINEERED BEAM
- 2"X2" DIAGONAL BRIDGING TO BE USED AT ALL MID SPANS OF JOISTS, OR MAX. 7'-0" O/C
- FLUSH MOUNTED FLOOR JOISTS TO BE HUNG WITH METAL JOIST HANGERS TO SUIT FLOOR LOADS.
- FRAMING AROUND FIREPLACE UNITS TO BE ACCORDING TO CODE. CHECK WITH MANUFACTURE AND MODEL SELECTED FOR LOCATION OF EXHAUST VENT OR FLUE.
- ALL LINTEL BEAMS IN LOAD BEARING WALLS WITH SPANS GREATER THAN 5'-0" TO HAVE MIN. (2) CRIPPLES AND (1) FULL LENGTH STUD UNDER EACH END.
- ALL FASTENERS TO BE COMPATIBLE WITH WOOD TREATMENT.

ROOF TRUSSES
- TO BE DESIGNED BY TRUSS MANUFACTURE IN ACCORDANCE WITH LIVE AND DEAD LOADING OF THE BRITISH COLUMBIA OR NATIONAL BUILDING CODES AND LOCAL BY-LAWS. THE SUPPLIER OF THE ROOF TRUSSES SHALL SUPPLY SHOP DRAWINGS AND ENGINEER SEAL AS REQUIRED.
- (4)-2X8 BUILT UP POST TO BE PLACED IN EXTERIOR WALLS UNDER EACH END OF ROOF GIRDER TRUSSES.

POSTS
- ALL EXPOSED POSTS TO BE CONNECTED TO OVERHEAD BEAMS WITH GALVANIZED POST CAPS AND POST BASES TO HAVE GALVANIZED SADDLES TO PREVENT UPLIFT.

CONCRETE
- ALL CONCRETE FOR FOOTINGS & WALLS TO DEVELOP A COMPRESSIVE STRENGTH OF 28MPa @ 28 DAYS.
- ALL CONCRETE FOR SLABS TO DEVELOP A COMPRESSIVE STRENGTH OF 32MPa @ 28 DAYS.
- ALL FOOTINGS TO BE POURED ON UNDISTURBED NATURAL GROUND.
- ALL EXTERIOR FOOTINGS TO HAVE THEIR UNDERSIDE BELOW THE FROST PENETRATION LEVEL FOR THE AREA.
- ALL BACK FILL UNDER CONCRETE SLABS MUST BE COMPACTED TO OVER 95% STANDARD PROCTOR DENSITY.
- EXTERIOR SURFACES OF ALL FOUNDATION WALLS IN CONTACT WITH BACK FILLING, TO BE COATED WITH (2) COATS OF ASPHALT EMULSION (OR EQUIVALENT).
- FOR DAMP PROOFING AND SOIL GAS CONTROL REQUIREMENTS UNDER INTERIOR SLABS ON GRADE, SEE B.C. BUILDING CODE 2006, SECTION 9.13

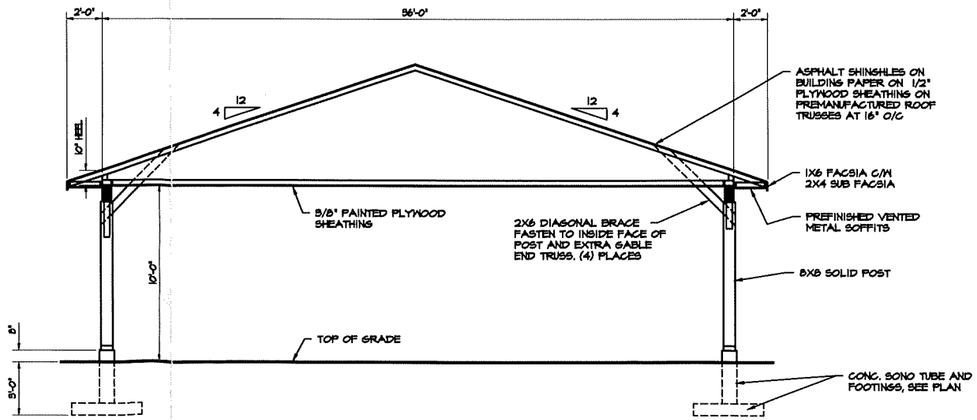
REINFORCING
- ALL REINFORCING SHALL CONFORM TO C.S.A. G30.12 AND SHALL BE GR.400 (fy=400 MPa) BARS
- ALL BARS TO BE DEFORMED IN ACCORDANCE WITH C.S.A. G30.14
- ALL REINFORCING STEEL SHALL BE CLEAN AND UNDAMAGED
- ALL LAPS TO BE MINIMUM 36 BAR DIAMETERS.
- ALL REINFORCING TO BE PLACED ACCORDING TO CODE AND HAVING CONCRETE COVER OF 3" TO SOIL, 2" TO WALL SURFACES AND 1 1/2" FOR ANY OTHER SURFACES.



8'-0" CEILING

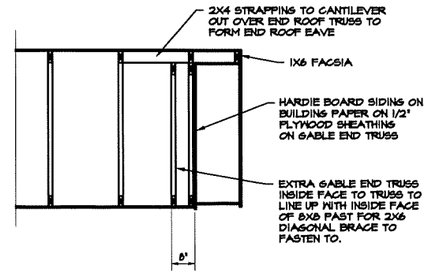
MAIN FLOOR PLAN

1/4" = 1'-0"



A
1
SECTION

1/4" = 1'-0"



B
1
SECTION

1/2" = 1'-0"

REVISION NO.	DATE:	DESCRIPTION:

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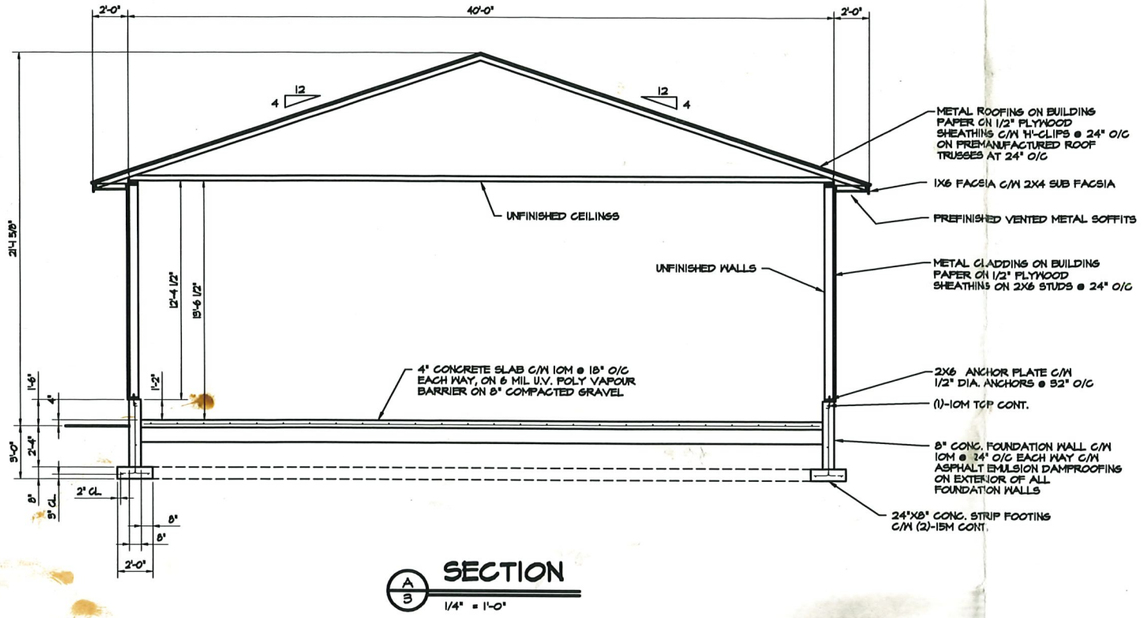
CLIENT: GARY WOODS
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SCALE: 1/4" = 1'-0" | DRAWN BY: R. P.

DATE: OCT. 1/15 | REVISION NO:

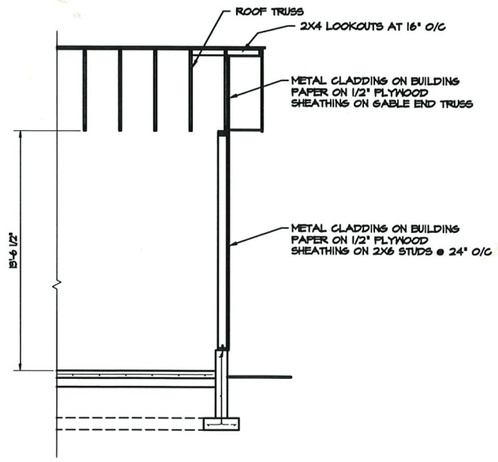
PROJECT: NEW CARPORT

DRAWING DESCRIPTION: PLAN, SECTIONS AND DETAILS | DRAWING NO.: 15-078



A/3 SECTION

1/4" = 1'-0"



B/1 SECTION

1/4" = 1'-0"

GENERAL NOTES

ALL WORK:
- TO BE IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 1998, ALL LOCAL BY-LAWS AND TO BE WITH GOOD BUILDING PRACTICES.

ALL DIMENSIONS AND ELEVATIONS:
- ARE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION OF EACH AREA BEGINS.

ACTUAL SITING:
- OF THE BUILDING IN RELATION TO THE GRADES OF THE LOT ARE TO BE DETERMINED AND AGREED BY THE BUILDER IN CONJUNCTION WITH OWNER.

FRAMING:
- ALL FRAMING TO BE WITH SAWN LUMBER, S.P.F. # 2 GRADE OR BETTER.
- ALL EXTERIOR WALLS AND LOAD BEARING WALLS TO BE OF 2X6 STUDS @ 16" O/C
- ALL WALL ANCHOR PLATES TO CONCRETE TO BE TREATED LUMBER, ANCHORS WITH 1/2" DIA. ANCHOR BOLTS @ 48" O/C MAXIMUM.
- ALL ROOF TRUSSES, GIRDER TRUSSES TO BE ENGINEERED BY THE MANUFACTURER IN CONJUNCTION WITH PREVAILING CODES AND LOADINGS. TRUSSES TO HAVE THE REQUIRED AMOUNT OF TIES AND BRACING. TRUSSES TO BE TIED DOWN TO WALL WITH METAL HURRICANE CLIPS. ALL GIRDER TRUSSES TO HAVE (4)-2X6 POST UNDER SUPPORTED ENDS ENDS THAT CARRY LOADS DOWN INTO CONCRETE FOUNDATIONS.
- ALL T&G DECKING, PLYWOOD OR OBS BOARD, TO BE FIXED TO FLOOR SYSTEM TO AVOID FUTURE 'SQUEAKING'.
- ALL HANDRAILS TO BE WOOD OR STEEL, STYLE TO BE DETERMINED BY OWNER AND TO MEET ALL REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE.
- ATTIC AND CRAWL SPACE ACCESS HATCH TO BE PROVIDED IN A INCONSPICUOUS LOCATION.
- LINTEL BEAMS OVER DOORS AND WINDOWS IN LOAD BEARING WALLS, UNLESS OTHER NOTED, TO BE
  - UP TO 3'-0" SPAN, USE (3)-2X8
  - 3'-0" TO 6'-0" SPAN, USE (3)-2X10
  - 6'-0" TO 9'-0" SPAN, USE ENGINEERED BEAM
- 2"X2" DIAGONAL BRIDGING TO BE USED AT ALL MID SPANS OF JOISTS, OR MAX. 7'-0" O/C
- FLUSH FRAMING JOISTS TO ANCHORED WITH METAL JOIST HANGERS.
- FRAMING AROUND FIREPLACE UNITS TO BE ACCORDING TO CODE. CHECK WITH MANUFACTURE AND MODEL SELECTED FOR LOCATION OF EXHAUST VENT OR FLUE.
- ALL LINTEL BEAMS IN LOADS BEARING WALLS WITH SPANS GREATER THAN 5'-0" TO HAVE MIN. (2) CRIPPLES AND (1) FULL LENGTH STUD UNDER EACH END.

POSTS:
- ALL EXPOSED POSTS TO BE CONNECTED TO OVERHEAD BEAMS WITH GALVANIZED POST CAPS AND POST BASES TO HAVE GALVANIZED SADDLES TO PREVENT UPLIFT.

CONCRETE:
- ALL CONCRETE FOR FOOTINGS, WALLS AND SLABS TO DEVELOP A COMPRESSIVE STRENGTH OF 25MPa (3000 psi) @ 28 DAYS.
- ALL FOOTINGS TO BE POURED ON UNDISTURBED NATURAL GROUND.
- ALL EXTERIOR FOOTING TO HAVE THEIR UNDERSIDE BELOW THE FROST PENETRATION LEVEL FOR THE AREA.
- ALL BACK FILL UNDER CONCRETE SLABS MUST BE COMPACTED TO OVER 40% STANDARD PROCTOR DENSITY.
- EXTERIOR SURFACES OF ALL FOUNDATION WALLS IN CONTACT WITH BACK FILLING, TO BE COATED WITH (2) COATS OF ASPHALT EMULSION (OR EQUIVALENT).
- FOR DAMP PROOFING AND SOIL GAS CONTROL REQUIREMENTS UNDER INTERIOR SLABS ON GRADE, SEE B.C. BUILDING CODE 1998, SECTION 9.13

REINFORCING:
- ALL REINFORCING SHALL CONFORM TO C.S.A. G30.12 AND SHALL BE GR.400 (fy=400 MPa) BARS
- ALL BARS TO BE DEFORMED IN ACCORDANCE WITH C.S.A. G30.14
- ALL REINFORCING STEEL SHALL BE CLEAN AND UNDAMAGED
- ALL LAPS TO BE MINIMUM 36 BAR DIAMETERS.
- ALL REINFORCING TO BE PLACED ACCORDING TO CODE AND HAVING CONCRETE COVER OF 3" TO SOIL, 2" TO WALL SURFACES AND 1 1/2" FOR ANY OTHER SURFACES.

ENGINEERED BEAMS:
- SIZES GIVEN ON THE RESPECTIVE PLANS ARE APPROXIMATE ONLY. THE SUPPLIER OF THESE BEAMS WILL SUPPLY SHOP DRAWINGS AND ENGINEER SEAL AS REQUIRED.

ELECTRICAL:
- ALL ELECTRICAL TO CONFORM TO B.C. ELECTRICAL CODE AND ALL WORK TO BE CARRIED OUT BY SPECIALIST IN ACCORDANCE WITH RELEVANT CODES. ACTUAL LOCATIONS OF ELECTRICAL OUTLETS TO BE VERIFIED BY OWNER AND INCLUDE WASHER, DRYER, (1) DOWN-DRAUGHT FAN WITH VARIABLE SPEEDS, TELEPHONE AND TV JACKS TO BE LOCATED BY OWNER AND INSTALLED PRIOR TO DRYWALL IS PLACED.

WINDOWS:
- TYPES AND STYLES TO BE DETERMINED BY OWNER. ALL WINDOWS SHALL CONFORM TO CAN/CSA A440-M STANDARDS. ALL WINDOWS AND SKYLIGHTS TO CONFORM TO B.C. BUILDING CODE 1998 SECTION 9.7

DOORS:
- TYPES AND STYLES TO BE DETERMINED BY OWNER. ALL DOORS SHALL CONFORM TO B.C. BUILDING CODE 1998 SECTION 9.6
- ALL GLASS IN DOORS AND DOOR SIDELIGHTS TO BE SAFETY GLASS AND SHALL CONFORM TO B.C. BUILDING CODE 1998 SECTION 9.7.3.1
- ALL DOORS FROM ATTACHED GARAGE TO BE WEATHER STRIPPED C/W SELF CLOSING DEVICE.

FINISHES:
- ALL FLOOR COVERINGS AND WALL FINISHES TO BE SELECTED BY OWNER.

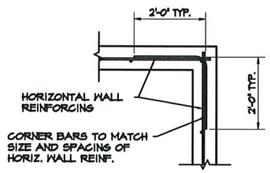
RIGID INSULATION:
- TO BE PLACED AGAINST CONCRETE WALLS WHERE THEY ARE EXPOSED TO THE GROUND AND CAN BE PENETRATED BY FROST.

ROOFING:
- STYLE AND COLOR TO BE SELECTED BY OWNER AND INSTALLED ACCORDING TO MANUFACTURES RECOMMENDATIONS, AND B.C. BUILDING CODE 1998 SECTION 9.26

ROOF TRUSSES:
- TO BE DESIGNED BY TRUSS MANUFACTURE IN ACCORDANCE WITH LIVE AND DEAD LOADING OF THE BRITISH COLUMBIA OR NATIONAL BUILDING CODES AND LOCAL BY-LAWS. THE SUPPLIER OF THE ROOF TRUSSES SHALL SUPPLY SHOP DRAWINGS AND ENGINEER SEAL AS REQUIRED.

ATTIC ACCESS:
- PROVIDE MIN. 20" X 28" ATTIC ACCESS TO ALL ROOF ATTICS OR ROOF SPACES C/W INSULATED COVER AND WEATHER STRIPPING

VENTILATION:
- VENTILATE ALL CRAWL SPACES BELOW HEATED FLOORS TO B.C. BUILDING CODE 1998 SECTION 9.18
- VENTILATE ALL ROOF SPACES ABOVE INSULATED CEILINGS TO B.C. BUILDING CODE 1998 SECTION 9.19



TYPICAL CONCRETE WALL
CORNER REINFORCING DETAIL

REVISION NO.	DATE:	DESCRIPTION:

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9401 - 60TH ST. N.W., SALMON ARM, B.C.

SCALE: 1/4" = 1'-0" | DRAWN BY: R.P.
DATE: OCT. 2/15 | REVISION NO.:
PROJECT: NEW SHOP
DRAWING DESCRIPTION: SECTIONS & DETAILS
DRAWING NO.: 15-079-03