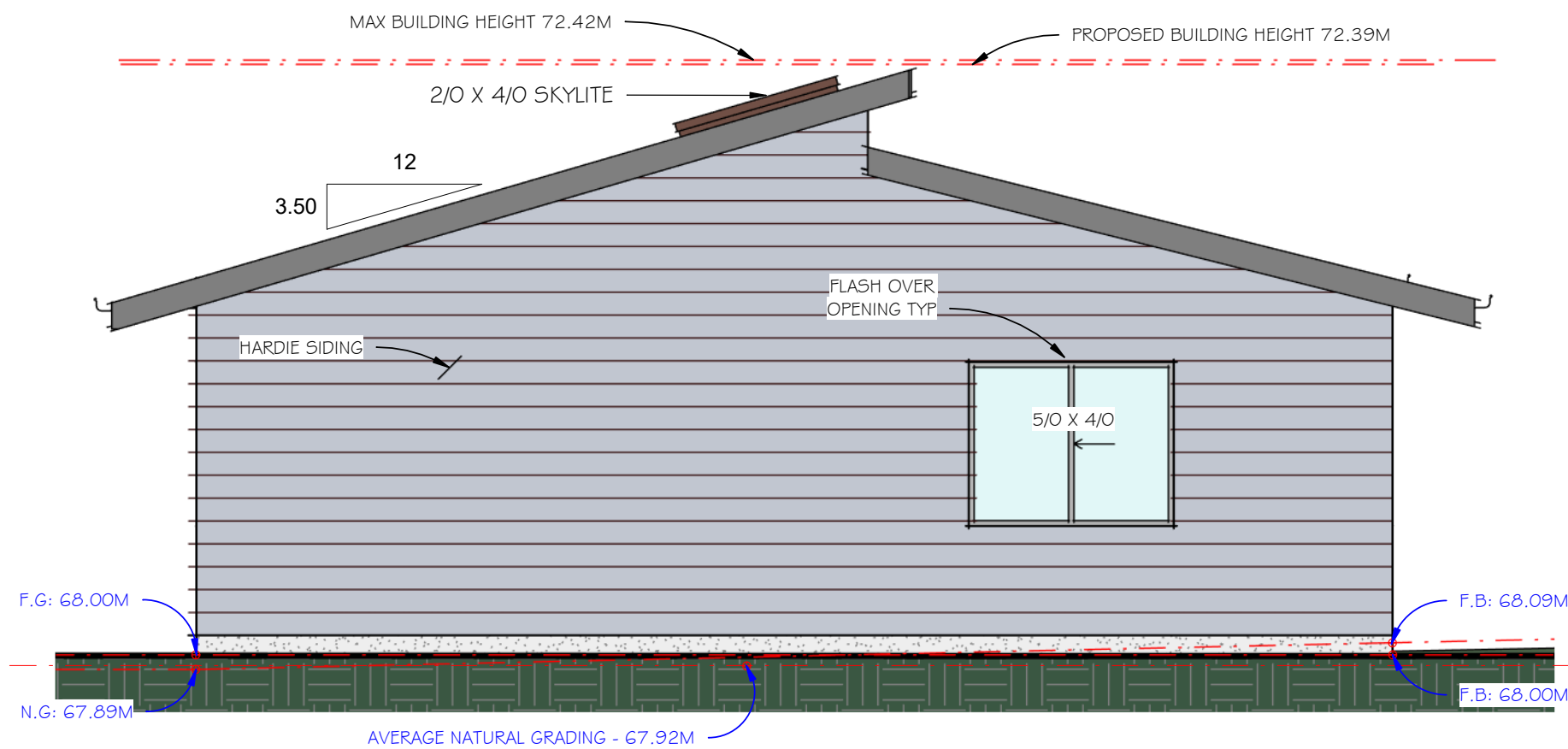
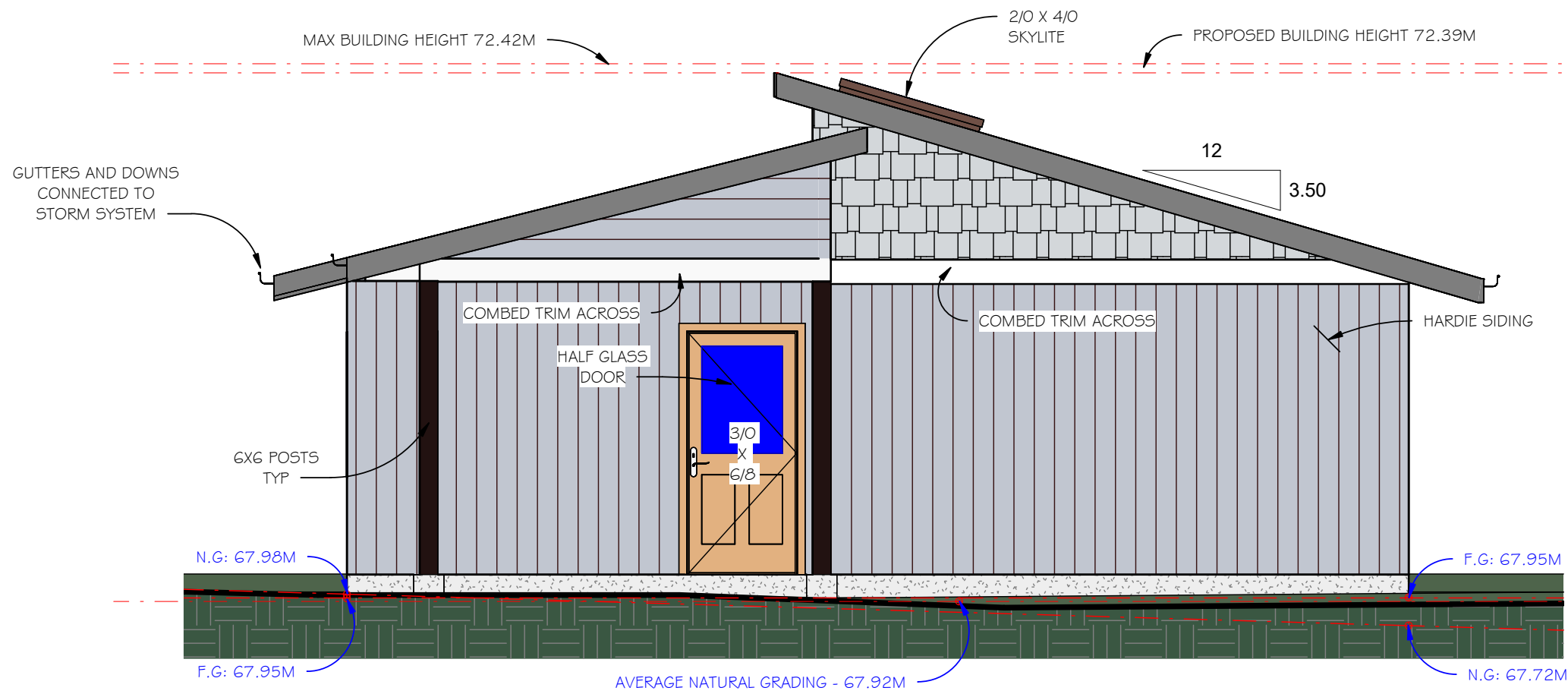


RIGHT ELEVATION
1/4" = 1'-0"

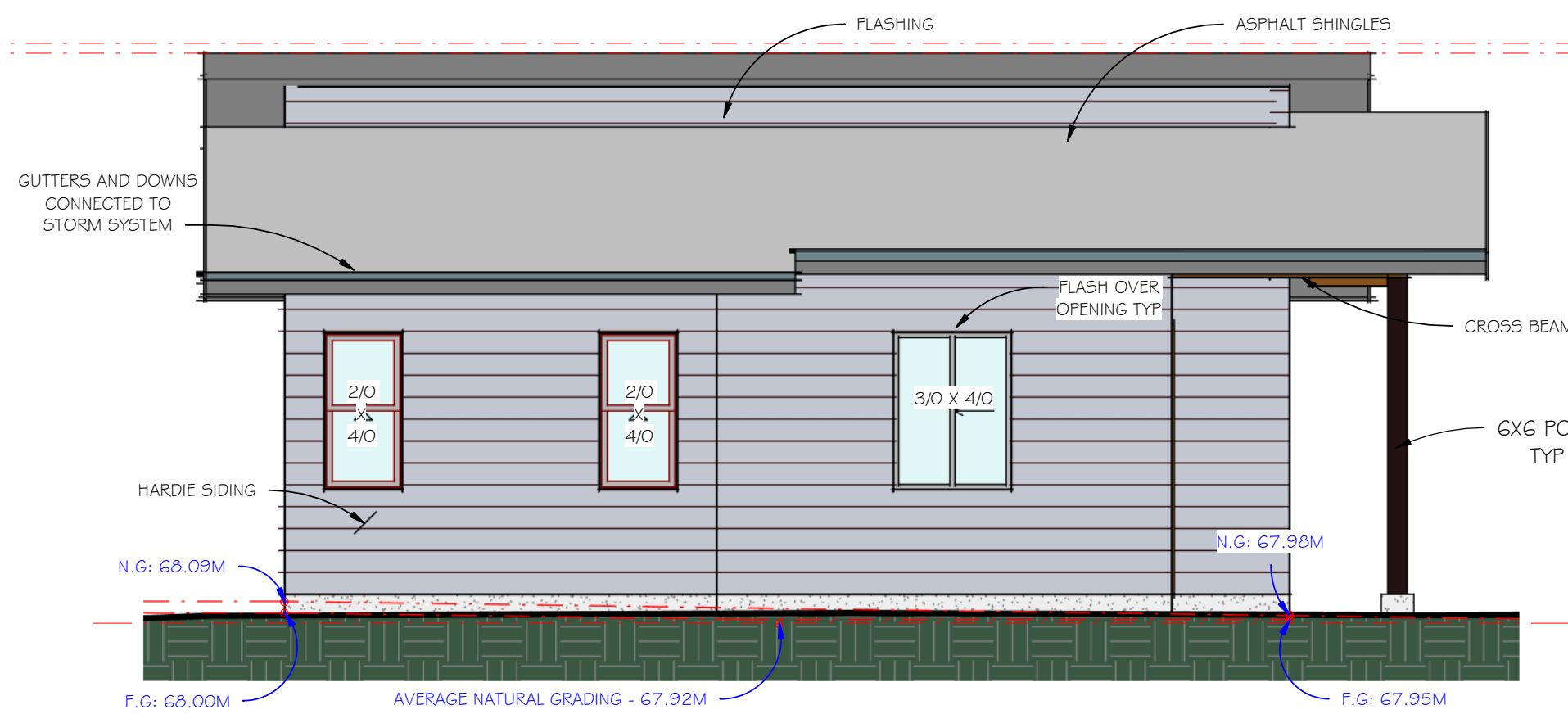


REAR ELEVATION
1/4" = 1'-0"

EXPOSED BUILDING FACE = 252.78 FT² (23.48 M²)
 LIMITING DISTANCE = 3.2m
 THEREFORE 40% ALLOWED = 101.11 FT² (2.82 M²)
 20.00 FT² (1.86 M²) PROPOSED

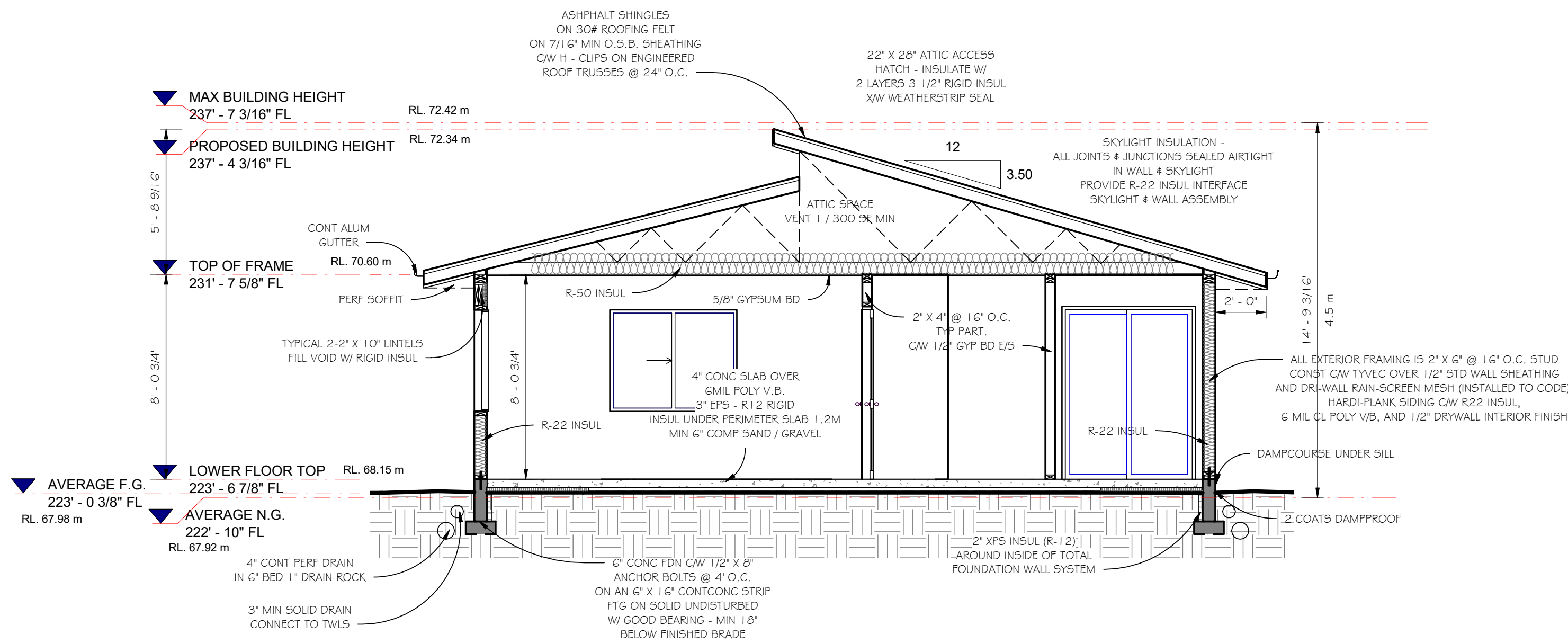


FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

EXPOSED BUILDING FACE = 221.72 FT² (20.60 M²)
 LIMITING DISTANCE = 2.4m
 THEREFORE 13% ALLOWED = 28.82 FT² (2.68 M²)
 28.00 FT² (2.60 M²) PROPOSED



Section I
1/4" = 1'-0"

BUILDING SPECIFICATIONS

- FOUNDATION
 - 6" X 16" FOOTING ON UNDISTURBED SOIL AS PER SITE CONSIDERATIONS
 - WHERE CONNECTING TO SOLID ROCK, DRILL AND GROUT MIN 10M REBAR FOR FOOTING CONNECTION
 - 24" X 24" X 8" POINT LOAD FOOTINGS OR AS NOTED
 - ENSURE ALL LOADS ARE CONTINUOUS THROUGH THE FOUNDATION
 - 6" CONCRETE WALL OR AS NOTED
 - 15 MPa MIN. STRENGTH SOLID CONCRETE
 - 8" MINIMUM BETWEEN GRADE AND WOOD COMPONENTS OR PROVIDE PRESSURE TREATED LUMBER BRACING
 - PROVIDE 1/2" ANCHOR BOLTS MAX 7'-0" O.C. (EXCEPT AS NOTED FOR LATERAL BRACING)
 - PROVIDE A SILL GASKET UNDER BOTTOM PRESSURE TREATED PLATE
 - CONSULT OWNERS REGARDING OPTIONAL REBAR PLACEMENTS IN STRIP FOOTINGS AND WALLS
 - CONCRETE DAMPROOFED BELOW GRADE
 - WHERE STEP FOOTINGS ARE USED:
 - A) THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600 MM, AND
 - B) THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 600 MM.
- PERIMETER DRAINS
 - 4" CSA APPROVED PERFORATED DRAIN PIPE WITH 6" DRAIN ROCK OVER- SLOPE DRAIN LINE AWAY FROM BUILDING, TOP OF PIPE BELOW BOTTOM OF 4" SLAB
 - 3" CSA APPROVED SOLID DRAIN TO CONNECT RAINWATER LEADS TO 4" DRAIN PIPE MIN. 10' FROM BUILDING AND DRAIN TO ROCK PIT OR DRAINAGE COURSE TO SEA
- SLAB FLOOR
 - MIN. 4" SLAB ON COMPACTED BASE
 - PROVIDE POLY AND INSULATION AS PER 9.36 WHERE REQUIRED
- DECKS/PATIOS
 - CONSULT OWNER REGARDING CHOICE OF PATIO FINISH
 - DECKS/PATIOS TO BE A MINIMUM SLOPE 1/4" : 1'
- EXTERIOR WALLS
 - CONSULT OWNER RE: SIDING AND EXTERIOR FINISHING (9.36 REQ'S HAVE SHOWN HARDI AS CHOICE)
 - 2 LAYERS 30 LB. BUILDING PAPER OVER WALL SHEATHING AS SPEC'D IN TABLE 9.23.13.6
 - 2X6 STUDS @ 16" O.C.
 - R-22 INSULATION
 - 6 MIL. POLY VAPOR BARRIER
 - INTERIOR GYPSUM BOARD FINISH
- INTERIOR WALLS
 - 2X4 STUDS @ 16" O.C.
 - BEARING POINTS TO BE MIN. 4-PLY STUDS
 - 1/2" GYPSUM BOARD EACH SIDE (OR AS NOTED FOR FIRE SEPERATION)
 - SEE OWNERS FOR FEATURE WALLS AND CUSTOM CABINETRY, SHELVES AND NOOKS
- BEAMS AND COLUMNS
 - AS PER SUPPLIER
- CEILING
 - 5/8" GYPSUM BOARD CEILING (OR AS NOTED FOR FIRE SEPERATION)
 - R-50 INSULATION
 - CONSULT OWNER REGARDING FEATURE CEILING FINISHES
- ROOF
 - ASPHALT SHINGLES AS PER MANUFACTURERS SPECIFICATIONS
 - ASPHALT IMPREG ROOFING PAPER
 - 7/16" ROOF SHEATHING WITH H-CLIPS ON TRUSSES
 - TRUSSES OR ENG. EQUIVALENT AS PER SUPPLIER
 - 2/ 2X10 HEADERS FOR BEARING (UNLESS NOTED)
- EAVES
 - PROTECTION TO 12" INSIDE EXTERIOR WALLS
 - CONSULT OWNER REGARDING CHOICE OF HIDDEN GUTTER OR LEAF GUARD GUTTER
 - SOFFITS SCREENED AND VENTED WITH INSULATION STOPS (CONSULT OWNER)
 - ROOF OVERHANGS 2'-0" OR AS PER NOTED ON DRAWINGS
- WINDOWS
 - THERMAL PANE WINDOWS TO BCBC 9.36
 - CONSULT OWNERS REGARDING STYLE AND LOCATION
 - WINDOWS TO 6"-8" HEADER OR AS NOTED ON PLANS
 - FLASH OVER ALL NON-PROTECTED WINDOWS
 - FOR MEANS OF EGRESS - BEDROOM WINDOWS TO HAVE MIN. 3.76 SQ.FT. UNOBSTRUCTED OPENINGS W/NO DIMENSIONS LESS THAN 15"
- DOORS
 - CONSULT OWNER FOR DOOR STYLES AND FINISH
 - OPTIONAL FEATURE DOOR AT FRONT ENTRY
- UTILITIES AND NOTES
 - CONTRACTOR TO CONSULT WITH OWNER REGARDING OPTIONAL WIRING FOR MULTIPLE STEREO SPEAKER LOCATIONS, SECURITY SYSTEMS, AND COMPUTER NETWORK LINKAGES
 - CONTRACTOR TO EXPLORE PROVIDING A 2"-3" PLASTIC PIPE CONDUIT FROM LOWER FLOOR TO ATTIC SPACE FOR FUTURE WIRING OPTIONS LINKING FLOORS
 - CONSULT OWNER REGARDING LOCATIONS OF OUTSIDE WATER SERVICE TAPS

ENERGY EFFICIENCY REQUIREMENTS

- PART 9 PRESCRIPTIVE
 HEAT PUMP WITH FURNACE, 60 CFM FAN
- MAX 1 SONE SOUND RATING FOR PRIMARY EXHAUST SYSTEM
 - PROVIDE SUPPLY AIR TO EACH BEDROOM
 - ALL INTERIOR DOORS MUST BE UNDERCUT 12 MM. OR HAVE AIR TRANSFER GRILLS
 - KITCHEN FANS ARE REQ'D TO EXHAUST AT A MIN RATE OF 100 CFM, BATH FANS ARE REQ'D TO EXHAUST AT A MIN RATE OF 50 CFM FOR INTERMITTENT RUNS
 - AND 20 CFM FOR CONTINUOUS RUN FANS
 - SUPPLY AIR INLET TO FORCED AIR HEATING FURNACE CABINET MUST BE LESS THAN 4.5 M. IN LENGTH
 - THE JUNCTION LOCATION OF THE SUPPLY AIR INLET AND FURNACE AIR RETURN MUST BE LESS THAN 3.0 M. IN LENGTH
 - INSULATE BEHIND WALL COMPONENTS PARALLEL WITH EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE WALL
 - CONTINUOUS AIR BARRIER PER 9.36.2.9 BCBC - ACROSS JOINTS, BETWEEN ASSEMBLIES, AND AROUND PENETRATIONS (MIN 2" LAP)
 - SEAL ALL JOINTS IN ENVELOPE BETWEEN STRUCTURAL COMPONENTS
 - SEAL ALL JOINTS / JUNCTIONS BETWEEN WINDOW AND DOOR ASSEMBLIES AND AIR BARRIER MATERIAL
 - PROVIDE SOLID BACKING FOR A / V BARRIER PENETRATIONS, SEAL AIRTIGHT
 - VENTILATION REQUIREMENTS TO COMPLY WITH SECTION 9.36.3 BCBC
 - DUCTS, PIPING, ELECTRICAL CABINETS ETC MUST NOT REDUCE THE EFFECTIVE INSULATING VALUES
 - GAS FIRED FURNACE MUST BE LESS THAN 220,000 BTU/HR (66 KW) IN SIZE AND HAVE AN AFUE RATING GREATER THAN OR EQUAL TO 92%
 - GAS FIRED TANKLESS SWH MUST BE LESS THAN OR EQUAL TO 250,000 BTU/HR (73.2) KW IN SIZE WITH AN ENERGY FACTOR GREATER THAN OR EQUAL TO 0.8

Revisions

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RECEIVED
DVP479
2025-APR-29
 Current Planning

508 PINNACLE PL - COACH
 LOT 21 B HAWTHORNE

Designed	Drawn	Checked
TN	TN	RD
Date	02/25/2024	
Project	2023006-DD-LOT21B	
Drawing #	2023006-0225-91	
Scale	1/4" = 1'-0"	
Sheet Title	ELEVATIONS & SECTION	
Sheet #	A2	