

DRAWING INDEX

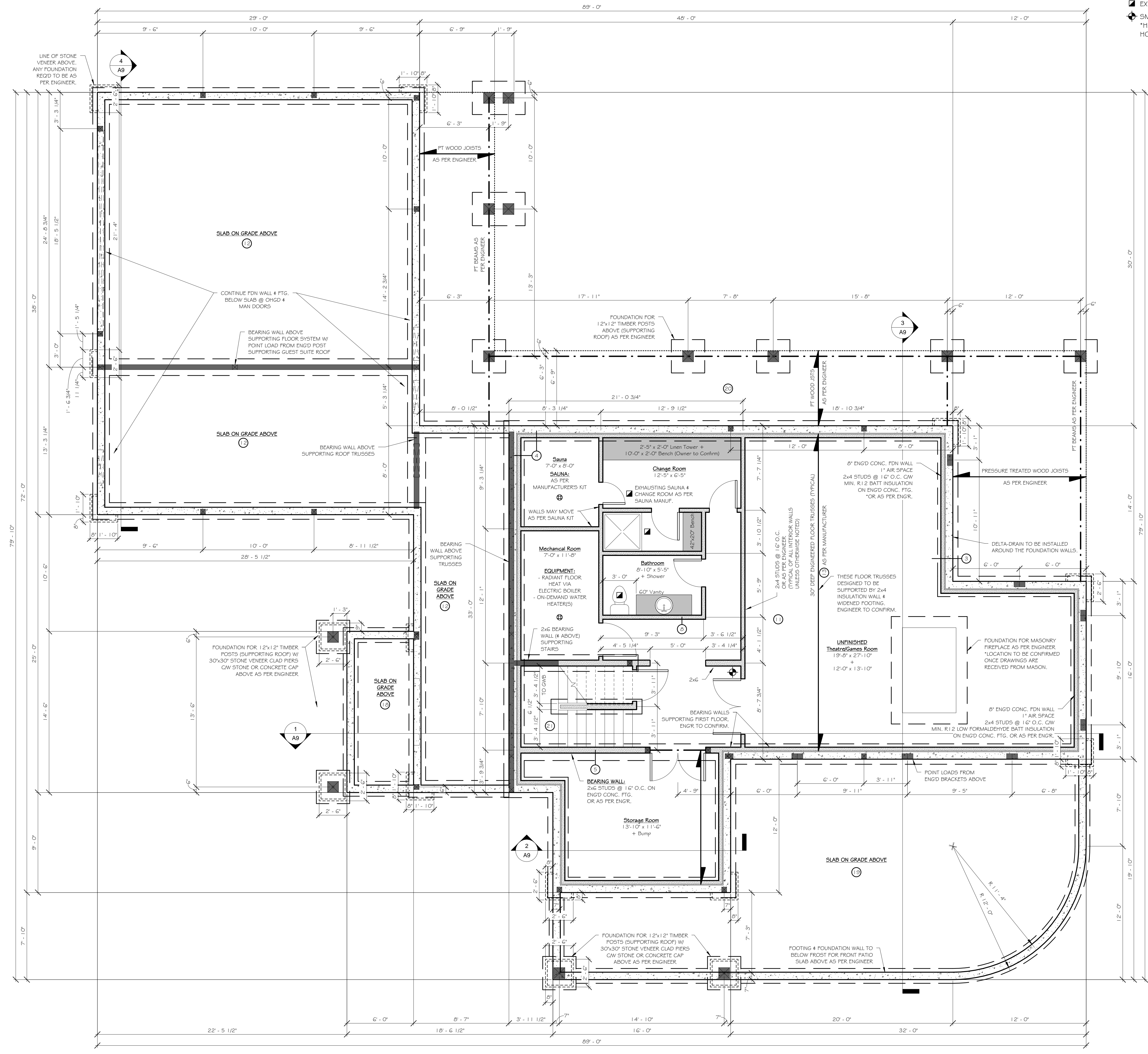
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- SYMBOL LEGEND:**
- ⊕ FLOOR DRAIN
 - ⬮ POINT LOAD
 - ⬮ EXHAUST FAN
 - ⬮ SMOKE & CARBON MONOXIDE ALARM
 - ⬮ HARDWIRED THROUGHOUT BOTH HOUSE & GUEST SUITE

GENERAL NOTES:

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 THESE PLANS ARE COPYRIGHTED AND ALL RIGHTS ARE RESERVED. ALL DRAWINGS AND IDEAS DEPICTED ON THESE PLANS ARE THE EXCLUSIVE PROPERTY OF DYNAMIC HOUSE DESIGN INC. THE USE OF OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED BY LAW WITHOUT PRIOR WRITTEN NOTICE FROM DYNAMIC HOUSE DESIGN INC. THE BELOW NOTED CLIENT IS GRANTED PERMISSION TO BUILD ONLY ONE HOUSE FROM THE PURCHASE OF THESE PLANS AT THE SITE SHOWN ON THE SITE PLAN. BUILDING THIS HOUSE ON ANY SITE OTHER THAN THE SITE SHOWN ON THESE PLANS WILL INCUR A MINIMUM \$50,000 NON-NEGOTIABLE FINE, PAYABLE TO DYNAMIC HOUSE DESIGN INC. UPON REQUEST.

GENERAL
 DYNAMIC HOUSE DESIGN INC. HAS MADE EVERY EFFORT TO ENSURE THESE PLANS ARE COMPLETE AND ACCURATE. HOWEVER, IT IS IMPOSSIBLE TO COMPLETELY ELIMINATE HUMAN ERROR. THEREFORE, DYNAMIC HOUSE DESIGN INC. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, STRUCTURE, AND CONDITIONS ON THE PLANS BEFORE COMMENCING CONSTRUCTION.
 -THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CURRENT VERSION OF THE B.C. BUILDING CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL LOCAL CODES AND BY-LAWS ARE COMPLIED WITH.
 -THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS NOT PREVIOUSLY AUTHORIZED IN WRITING BY THE DESIGNER.
 -THE GRADE SHOWN ON THESE PLANS IS ASSUMED AND IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS ON SITE ACCORDING TO SPECIFIC SITE CONDITIONS TO ENSURE THAT THE HOUSE IS BUILT TO B.C. BUILDING CODE AND LOCAL ZONING & BY-LAW SPECIFICATIONS.
 -THE CONTRACTOR IS TO ENSURE THAT GRADE SLOPES AWAY FROM THE BUILDING AT ALL TIMES. PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
 -IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO PROVIDE ANY REQUIRED ENGINEERING.
 -WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED ONES.
DESIGN
 -DUE TO REVELSTOKE SNOW LOADS STRUCTURAL ENGINEERING IS REQUIRED FOR THIS ENTIRE PROJECT AND ANYTHING SPECIFIED ON THESE PLANS IS TO BE VERIFIED BY AN ENGINEER. THIS INCLUDES - BUT IS NOT LIMITED TO - ROOF, FLOOR, LINTEL, POST, POINT LOAD, & FOUNDATION DESIGN.
 -ALL STRUCTURAL DESIGN THAT ISN'T NOTED AS 'ENGINEERED' HAS BEEN SIZED USING PART 9 OF THE CURRENT VERSION OF THE B.C. BUILDING CODE. ANY SPECIAL CASES, FOR EXAMPLE WHERE A HIGHER THAN STANDARD LOAD HAS BEEN USED, WILL BE NOTED.
 -IT IS THE RESPONSIBILITY OF THE MANUFACTURER OF ALL ENGINEERED FLOOR JOISTS & ROOF TRUSSES TO ENSURE THAT ENGINEERED LINTEL & ROOF TRUSSES AS WELL AS LOADING FOR FOOTINGS UNDER ALL POINT LOADS CREATED BY THE FLOOR & ROOF SYSTEMS ARE ENGINEERED AND SPECIFIED ON THE MANUFACTURER'S PLANS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THIS IS DONE BY THE MANUFACTURER AND THAT THE HOUSE IS BUILT ACCORDING TO THESE SPECIFICATIONS. IF FURTHER ENGINEERING IS REQUIRED IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ACQUIRE IT AND ENFORCE IT.
 -IF THE LOADS FOR THE REGION IN WHICH THE HOUSE IS DESIGNED IN THESE PLANS IS TO BE GREATER THAN THE STANDARD PART 9 LOADS, OR NOTED SPECIAL CASE LOADS, IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THE PLANS. LOCAL GROUND SNOW AND RAIN LOADS FOR YOUR REGION CAN BE OBTAINED FROM LOCAL BUILDING AUTHORITIES.
 -CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT ARE NOT TO EXCEED THE ASSUMED DESIGN LOADINGS.
 -THE 28 DAY COMPRESSIVE STRENGTH OF CONCRETE USED IN THIS BUILDING IS TO BE NO LESS THAN 32 MPa.
 -THE STRUCTURAL LAYOUT INCLUDING ROOF STRUCTURE, FLOOR JOIST SERIES, SPACINGS, & CROSS BRIDGING, POSTS, BEAMS, AND HANGERS IS TO BE VERIFIED AND ENGINEERED BY THE MANUFACTURER.
 -ALL CONCRETE FOOTINGS ARE TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL BELOW FROST PENETRATION LEVEL.
 -ALL STRIP FOOTINGS ARE TO BE CONTINUOUS 1.0M REINFORCING BARS SITUATED 3" CLEAR OF BOTTOM AND SIDES.
 -BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALLS UNTIL THE CONCRETE HAS REACHED THE SPECIFIED 28 DAY STRENGTH AND THE STRUCTURAL FLOOR FRAMING, INCLUDING GULLING AND NAILING OF THE FLOOR SHEATHING, HAS BEEN COMPLETED.
 -ENGINEERING IS REQUIRED FOR ANY CONCRETE FOUNDATION WALLS SUPPORTING EARTH HIGHER THAN 7'-0" AND ANY 6" CONCRETE LANDSCAPING RETAINING WALLS SUPPORTING EARTH HIGHER THAN 4'-0".
 -IT IS RECOMMENDED THAT ALL FOUNDATION WALLS OVER 2'-0" HIGH HAVE ONE 1.0M REINFORCING BAR CENTERED 3" FROM THE TOP WITH CORNER REINFORCING LAPPED 24".
 -ALL EXPOSED LUMBER IS TO BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE.
 -ALL PLATES TO BE ANCHORED TO CONCRETE WITH MIN. 1/2" DIAMETER ANCHOR BOLTS AT MAX. 6'-0" O.C.
 -ALL CONCRETE AND WOOD CONTACTS TO BE DAMPROOFED WITH AN APPROVED SILL GASKET OR MIN. 6 MIL. POLY.
 -ALL NON-ENGINEERED JOISTS AND BEAMS HAVE BEEN DESIGNED USING SPAN TABLES IN SECTION 9 OF THE B.C. BUILDING CODE USING SPRUCE - PINE - FIR NO. 1 AND NO. 2 LUMBER.
 -ALL LOAD-BEARING BEAMS TO HAVE EVEN AND LEVEL BEARING AT SUPPORTS. ALL 3-PLY BEAMS WITH SUPPORTED LENGTHS GREATER THAN 14'-0" REQUIRE 4 5/8" OF BEARING, AND ALL OTHER BEAMS REQUIRE 3" OF BEARING. ALL JOISTS TO HAVE A MIN. OF 1-1/2" BEARING AT SUPPORTS.
 -ALL LOAD-BEARING LINTELS TO BE 2-2x10 5-P" UNLESS OTHERWISE NOTED.
 -ALL PLYWOOD SUBFLOORS ARE TO BE GULLED AND NAILED TO FLOOR JOISTS.
 -ALL FLOOR AND ROOF JOIST SPANS GREATER THAN 6'-10" ARE TO HAVE 2x2 CROSS BRIDGING AT MIDSPAN OR AT MAX. 6'-10" O.C. 1x4 STRAPPING AT MAX. 6'-10" O.C., OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.
 -ALL NON-LOAD-BEARING WALLS PARALLEL TO FLOOR JOISTS ARE TO BE SUPPORTED BY JOISTS BENEATH THE WALL OR 2x4 BLOCKING AT 4'-0" O.C. MAX.
 -ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHERSTRIPPED WITH THE GARAGE DOOR ALSO HAVING A SELF-CLOSING DEVICE.
 -ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS ARE TO COMPLY WITH SECTION 9.8. OF THE B.C. BUILDING CODE.
 -CAULK AROUND ALL EXTERIOR OPENINGS WITH "SIKAFLEX" AND FLASH OVER ALL UNPROTECTED OPENINGS.
 -ALL TRADES ARE TO RESPECT ALL STRUCTURAL MEMBERS AND INSTALL ACCORDING TO THE STRUCTURAL LIMITATIONS OF THE AFFECTED MEMBERS. ANY TRADE THAT COMPROMISES THE STRUCTURAL INTEGRITY OF THE BUILDING ASSUMES ALL COST AND LIABILITY FOR ANY REPAIR.
 -ALL TRADES ARE TO ENSURE COMPLIANCE WITH ALL CODES AND REGULATIONS.
 -ALL INTERIOR AND EXTERIOR FINISHING SHALL BE SPECIFIED BY THE OWNER. ANY FINISHING SPECIFIED ON THESE PLANS IS TO BE CONFIRMED BY THE OWNER.
 -ADJUST ELECTRICAL PLAN, IF PROVIDED, AS PER OWNER WHILE COMPLYING WITH BUILDING CODES AND LOCAL AUTHORITIES.
 -ALL DOOR & WINDOW SIZES ARE AS PER SCHEDULES. DOOR TO BE SINGLE OR DOUBLE AS DRAWN. SEE ELEVATIONS FOR ANY CLARIFICATION NEEDED.
 -GENERALLY THERE IS 4" BETWEEN GYPSUM WALL BOARD AND INTERIOR DOORS FOR TRIM.
 -IN CORNERS THERE IS GENERALLY 6" BETWEEN GYPSUM WALL BOARD AND WINDOWS FOR TRIM AND FRAMING.



1 Basement/Foundation Plan
 1/4" = 1'-0"

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This plan conforms to the Current Edition of the British Columbia Building Code.

Client: Nancy Segsworth
 Revelstoke Residence

Sheet Name: Bsmt/Fdn Plan, Symbol Legend, General Notes

Project Address: Revelstoke MR: Lot 5L 24

Designed By: Julie Orser

Drawn By: Julie Orser

Date: 05/25/10 Scale: As Noted

Revision Number: 7 Sheet Number: A2