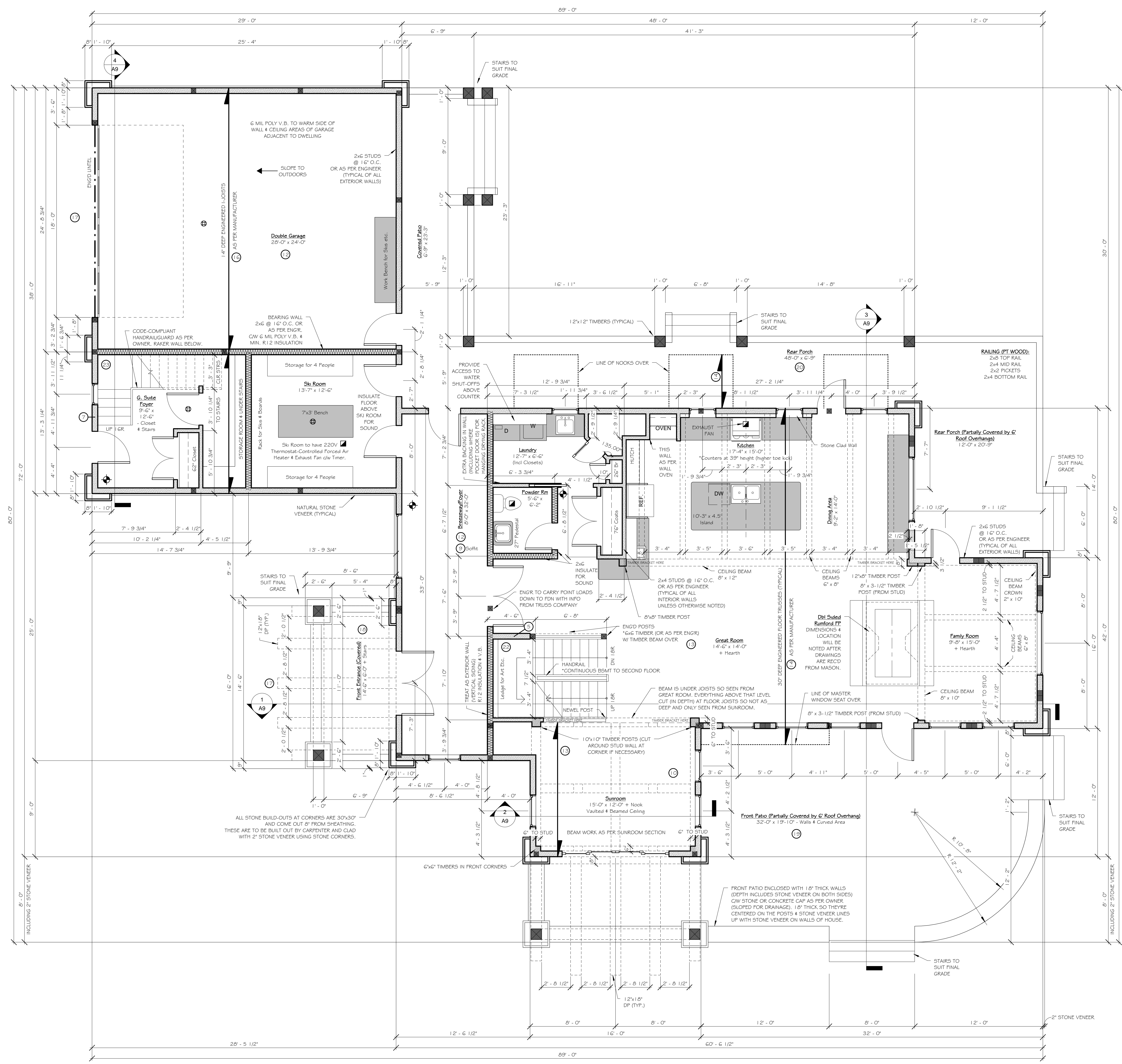


DRAWING INDEX

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NOTES:

- DUE TO REVELSTOKE SNOW LOADS ALL STRUCTURAL DESIGN IS TO BE AS PER ENGINEER. ANYTHING SPECIFIED ON THESE PLANS IS TO BE VERIFIED BY THE ENGINEER. ANY EXPANDED FOOTINGS REQUIRED TO BE AS PER ENGINEER. ANY SUPPORT REQUIRED FOR STONE VENEER TO BE AS PER ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SITE IS SLOPED AWAY FROM HOUSE & ALL DRAINAGE IS DIVERTED AROUND THE HOUSE TO THE FRONT WHERE APPROPRIATE MEASURES ARE IN PLACE TO HANDLE IT. NOTE THAT DRAIN ROCK IS TO BE INSTALLED AROUND HOUSE WHERE ROOF DRAINAGE WILL LEAD TO AVOID EROSION. *DELTA-DRAIN IS TO BE INSTALLED AROUND THE FOUNDATION.
- CONTRACTOR TO ENSURE SIZE OF HYDRO SERVICE BROUGHT-IN CAN HANDLE ALL LOADING ANTICIPATED ON SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK SITE FOR RADON AND IF DETECTED TO CONSTRUCT PROJECT ADHERING TO CODE REQUIREMENTS REGARDING RADON.
- CONTRACTOR SHALL PROVIDE FLASHING AS REQUIRED BY REVELSTOKE CONDITIONS. CODE IS MINIMUM.
- ALL EXTERIOR OPENINGS SHALL BE CALKED WITH SIKAFLEX POLYURETHANE CAULKING. *DELTA-DRY RAINSCREEN CAULKING AS PER MANUFACTURER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE BACKING FOR ALL STANDARD ITEMS & CABINETS. BACKING FOR GRAB BARS & ACCESSORIES IN ALL BATHROOMS AS PER OWNER.
- WOOD-BURNING FIREPLACES TO BE "RUMFORD" TYPE. FULL DRAWINGS BY MASON TO BE SUBMITTED TO DESIGNER ONCE CONTRACT IS AWARDED FOR THE PROJECT. BEFORE HOUSE CONSTRUCTION BEGINS.
- MIN. 8" CONCRETE CLEARANCE BETWEEN SOIL AND ANY WOOD OR STEEL.
- NATURAL STONE VENEER WRAPS THE DWELLING FROM GRADE TO 2' ABOVE GRADE FOR PROTECTION FROM SNOW. SEE ELEVATIONS.
- MIN. 3" STEP FROM US DOOR SILL TO T/O GRADE/PORCH/PATIO BELOW.
- ALL EXTERIOR STAIRS ARE TO HAVE HANDRAILS EVEN THOUGH THEY ARE NOT REQUIRED BY CODE FOR SAFETY DUE TO WINTER CONDITIONS. HANDRAILS TO BE AS PER OWNER.
- ENSURE ALL POCKET DOOR ROUGH-IN HARDWARE IS OF THE HIGHEST QUALITY. IF THE POCKET DOORS DON'T WORK SMOOTHLY THE CONTRACTOR IS REQUIRED TO REPLACE THEM, & MAKE GOOD ANYTHING ALTERED TO DO SO, AT NO COST TO THE OWNER WITHIN A MONTH OF BEING CONTACTED FOR THIS.
- TOP OF ALL DOOR & WINDOW CASING HEIGHTS TO BE THE SAME (EXCEPT IN THE MASTER SUITE). ADD FURRING STRIP IF NECESSARY.
- CONTRACTOR TO PROVIDE ATTIC ACCESSSES WHERE REQUIRED BY CODE IN LOCATIONS AS PER OWNER.
- PROVIDE EASY ACCESS TO ALL WATER SHUT-OFFS.
- BUILT-IN VACUUM (FULLY INSTALLED)
- ALL DIMENSIONS ARE TO OUTSIDE OF SHEATHING & OR CENTRELINE OF WALLS UNLESS OTHERWISE NOTED.

AREAS:
To Exterior of Exterior Walls
To Centreline of Walls Between Areas Listed.

BASEMENT: 1,995 SF
Sewa = 77 SF
Mechanical = 100 SF
Under Stairs = 87 SF
Storage = 220 SF
Finished Basement = 352 SF
Unfinished NR Areas listed above = 759 SF
*Total Slab On Grade Under Garage etc: & Brezeway = 1381 SF

GARAGE: 7,17 SF
Ski Room = 106 SF
Brezeway = 291 SF
House = 1827 SF
Guest Suite Foyer = 194 SF

FIRST FLOOR EXTERIOR: 1,546 SF
Front Entrance = 87 SF
Front Patio = 729 SF
Rear Porch = 730 SF

FIRST FLOOR INTERIOR: 1,500 SF
Front Entrance = 87 SF
Front Patio = 729 SF
Rear Porch = 730 SF

SECOND FLOOR: 1,500 SF
GUEST SUITE SECOND FLOOR: 1,042 SF
*HOUSE FIRST & SECOND FLOOR = 3564 SF
*HOUSE FINISHED BSMT (w/ SALINA) & FIRST & SECOND = 3993 SF
*GUEST SUITE FIRST & SECOND FLOOR = 1236 SF

CEILING HEIGHTS:
BASEMENT: 6'-1 3/4"
Using 1 1/2" Forms & 30" Floor Trusses and
A) Corbelled Concrete Walls OR
B) Using Insulation wall as Bearing
*As Per Engineer

GARAGE: 9'-0 3/4"
SKI ROOM: 9'-0 3/4"
FIRST FLOOR: 9'-0 3/4"
Valid in Sunroom
SECOND FLOOR: 8'-0 3/4"
Valid in part of Master Bedroom
GUEST SUITE: Sloping from 3'-0" to 9'-4 3/4" or 9'-0"

LINTEL HEIGHTS:
BASEMENT: NA no windows
A) Corbelled Concrete Walls OR
B) Using Insulation wall as Bearing
FIRST FLOOR: 7'-1 1/2"
*Sunroom Transom Window at 10'-9 3/4"
SECOND FLOOR: 6'-1 1/2"
*Master Bedroom Arched Window at 10'-1 1/2" above Second Floor
(10'-3 1/2" Above Master Suite Floor)
GUEST SUITE: 6'-3" (Above Guest Suite Floor)

HEATING:
BASEMENT: Radiant Floor via Electric Boiler
GARAGE: 220 Volt Heater w/ Thermostat (Built-In Wall-Mounted)
SKI ROOM: 220 Volt Forced Air Heater w/ Thermostat (Built-In Wall-Mounted)
& Ceiling Fan w/ Timer
FIRST FLOOR: Radiant Floor via Electric Boiler
SECOND FLOOR: Radiant Floor via Electric Boiler
GUEST SUITE: Electric Baseboard OR
Wall-Mounted Unit that does both heating and cooling (P/E Quote Both)

HOT WATER:
HOUSE: On-Demand Water Heater(s)
GUEST SUITE: On-Demand Water Heater

TRIM:
BASEMENT: TBD
GARAGE: TBD
SKI ROOM: TBD
FIRST FLOOR:
Window Casings: Wood
Door Casings: Wood
Baseboards: Painted Flat Stock
Crown: Painted Flat Stock
SECOND FLOOR: TBD
GUEST SUITE: TBD

STAIRCASE:
RAILING: TBD
NEWEL POSTS: TBD
SPINDLES: TBD

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Client: Nancy Segsworth
Revelstoke Residence

Sheet Name: First Floor Plan,
Project Info & 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: A3

1 First Floor Plan
1/4" = 1'-0"