



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

3 Example Rainscreen Detail
1" = 1'-0"

- SECTION NOTES:**
- 1 - DRAINAGE:**
GEOTEXTILE FABRIC
4" DRAIN TILE
6" MIN. DRAIN ROCK
 - 2 - FOOTINGS:**
AS PER ENGINEER'S SPECIFICATIONS
(BELOW FROST LINE)
 - 3 - EXTERIOR FOUNDATION WALL:**
DELTA DRAIN AROUND FOUNDATION WALLS
ASPHALT DAMPROOFING
CONCRETE FOUNDATION WALL AS PER ENGR
*CW REBAR AS PER ENGR
ASPHALT DAMPROOFING TO GRADE
1" AIRSPACE
2x4 STUDS @ 24" O.C.
OR 2x6 STUDS @ 16" O.C.
FOR BEARING WALLS OR AS PER ENGR
MIN. R-12 BATT INSULATION (LOW FORMALDEHYDE)
6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 4 - EXTERIOR FOUNDATION WALL AT SAUNA:**
ASPHALT DAMPROOFING
CONCRETE FOUNDATION WALL AS PER ENGR
*CW REBAR AS PER ENGR
1" AIRSPACE
2x4 STUDS @ 24" O.C. CW BACKING BETWEEN FOR SIDING WALLS
FOR 2x4 STUDS @ 16" O.C.
FOR BEARING WALLS OR AS PER ENGR
MIN. R-12 FIBREGLASS BATT INSULATION (LOW FORMALDEHYDE)
SAUNA MANUFACTURER'S LINER
SAUNA MANUFACTURER'S WALL
 - 5 - INTERIOR BEARING WALL:**
2x6 (OR 2x4) STUDS @ 16" O.C. (AS PER ENGR)
1/2" GYPSUM BOARD EACH SIDE
ENG'D CONCRETE FOOTING
(BELOW FROST LINE)
 - 6 - PLATE TO FPN CONNECTION:**
2x6 (OR 2x4) SILL PLATE
SILL GASKET OR MIN. 6 MIL. POLY V.B.
1/2" DIAMETER ANCHOR BOLTS
@ 6'-0" O.C. MAX.
 - 7 - EXTERIOR WALL:**
FINISH MATERIAL - SEE ELEVATION
DELTA DRY RAINDRIP SCREEN DIMPLE BOARD CW METAL BUG SCREENING
*INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS
2 LAYERS OF 30 MINUTE BUILDING PAPER, LAPPED
1/2" PLYWOOD SHEATHING
2x6 STUDS @ 16" O.C. OR AS PER ENGINEER
R20 BATT INSULATION (LOW FORMALDEHYDE)
MIN. 6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 8 - INTERIOR PARTITION:**
2x4 (OR 2x6) STUDS @ 16" O.C.
1/2" GYPSUM BOARD - EACH SIDE
 - 9 - CEILING FLAT:**
MIN. R44 INSULATION
*LOW FORMALDEHYDE BATT
MIN. 6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 10 - CEILING VAULTED:**
MIN. R28 INSULATION (R40 TO BE QUOTED AS WELL)
*12 LB SPRAY FOAM
MIN. 6 MIL. POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - 11 - BASEMENT SLAB:**
3-1/2" CONCRETE SLAB CW
10M REINFORCING BARS @ 24" O.C. E.W.
6 MIL. POLY VAPOUR BARRIER
6" MIN. COMPACTED GRANULAR FILL
*2" RIGID INSULATION UNDER ENTIRE SLAB (RADIANT HEAT)
 - 12 - GARAGE & BREZZEWAY SLAB:**
4" CONCRETE SLAB CW
10M REINFORCING BARS @ 24" O.C. E.W.
6 MIL. POLY VAPOUR BARRIER
6" MIN. COMPACTED GRANULAR FILL
*2" RIGID INSULATION UNDER BREZZEWAY & GUEST SUITE Foyer SLAB
(QUOTE FOR UNDER SLAB AS WELL)
 - 13 - FIRST FLOOR:**
FINISH FLOORING
1-1/2" CONCRETE TOPPING FOR RADIANT HEAT ON SLIP SHEET
3/4" T&G PLYWOOD (GLUED & NAILED)
30" DEEP ENGINEERED FLOOR TRUSSES
*AS SPECIFIED BY MANUFACTURER
1/2" GYPSUM BOARD OR AS PER ROOM SCHEDULE
 - 14 - SECOND FLOOR:**
FINISH FLOORING
1-1/2" CONCRETE TOPPING FOR RADIANT HEAT ON SLIP SHEET
3/4" T&G PLYWOOD (GLUED & NAILED)
30" DEEP ENGINEERED FLOOR TRUSSES
*AS SPECIFIED BY MANUFACTURER
1/2" GYPSUM BOARD OR AS PER ROOM SCHEDULE
 - 15 - SECOND FLOOR AT MASTER SUITE:**
FINISH FLOORING
1-1/2" CONCRETE TOPPING FOR RADIANT HEAT ON SLIP SHEET
3/4" T&G PLYWOOD (GLUED & NAILED)
30" DEEP ENGINEERED FLOOR TRUSSES
OR 30" DEEP ENG'D FLOOR TRUSSES W/ 2x6 JOISTS & 1" PLYWOOD OVER)
*AS SPECIFIED BY MANUFACTURER
1/2" GYPSUM BOARD OR AS PER ROOM SCHEDULE
 - 16 - GUEST SUITE FLOOR:**
FINISH FLOORING
3/4" T&G PLYWOOD (GLUED & NAILED)
14" DEEP ENGINEERED I-JOISTS
*AS SPECIFIED BY MANUFACTURER
MIN. R28 LOW FORMALDEHYDE BATT INSULATION ABOVE GARAGE
1/2" GYPSUM BOARD (RECOMMEND TYPE X)
 - 17 - UPPER DRIVEWAY:**
CONCRETE PAVING STONES ON
1" BEDDING SAND ON
6" TO 10" OF GRAVEL, COMPACTED EVERY 2"
*GRAVEL 3/4" MINUS CRUSHED ROCK OR EQUIVALENT
DEPTH AS REQUIRED BASED ON SOIL CONDITIONS
SLOPE MIN. 1/4" PER FOOT AWAY FROM HOUSE
*PAVING STONES TO BE INSTALLED AS PER ICFI STANDARDS
(QUOTE SEPARATE PRICE FOR FLAGSTONE PLEASE)
 - 18 - FRONT ENTRANCE & STAIRS:**
STAMPED CONCRETE (STAINED - COLOURS AS PER OWNER)
4" CONCRETE SLAB CW
10M REINFORCING BARS @ 24" O.C. E.W.
6" MIN. COMPACTED GRANULAR FILL
SLOPE MIN. 1/4" PER FOOT AWAY FROM HOUSE
(QUOTE SEPARATE PRICE FOR FLAGSTONE PLEASE)
 - 19 - FRONT PATIO & STAIRS:**
STAMPED CONCRETE (STAINED - COLOURS AS PER OWNER)
4" CONCRETE SLAB CW
10M REINFORCING BARS @ 24" O.C. E.W.
6" MIN. COMPACTED GRANULAR FILL
SLOPE MIN. 1/4" PER FOOT AWAY FROM HOUSE
*DRAINAGE FROM THIS AREA VERY IMPORTANT. FLOOR DRAIN &
DRAINS THROUGH STONE WALLS. ALL DRAINAGE DIRECTED AWAY
FROM HOUSE AND FOUNDATION ENSURING IT DOESN'T ERODE SITE.
IF POSSIBLE STORE FOR LANDSCAPING.
(QUOTE SEPARATE PRICE FOR FLAGSTONE PLEASE)
 - 20 - REAR PORCH & STAIRS:**
TRX DECKING
PRESSURE TREATED JOISTS AS PER ENGINEER
SLOPE AWAY FROM HOUSE MIN. 1/4" PER FOOT
CW-SHEDDING (CONTRACTOR TO ENSURE THIS IS RODENT-PROOF)
 - 21 - STAIRS: BASEMENT TO FIRST FLOOR:**
TOTAL HEIGHT = 10' - 8 1/2"
18 EQUAL RISERS
TREAD = 10" + NOSING
HANDRAIL MIN. 2'-8" HIGH
HEADROOM MIN. 6'-4 3/4" HIGH
 - 22 - STAIRS: FIRST FLOOR TO SECOND FLOOR:**
TOTAL HEIGHT = 11' - 7 1/2"
18 EQUAL RISERS
TREAD = 10" + NOSING
HANDRAIL MIN. 2'-8" HIGH
HEADROOM MIN. 6'-4 3/4" HIGH
 - 23 - STAIRS: GUEST SUITE:**
TOTAL HEIGHT = 10' - 3 1/2"
16 EQUAL RISERS
TREAD = 10" + NOSING
HANDRAIL MIN. 2'-8" HIGH
HEADROOM MIN. 6'-4 3/4" HIGH
 - 24 - FASCIA/SOFFIT:**
1x5 OR 2x2 ON 2x4 G FASCIA BOARD
(NOOK DORMERS: 1x4 ON 2x10 ON 2x14 FASCIA BOARD)
CEDAR T&G SOFFIT CW CONTINUOUS SCREENED VENTS
(SCREENED EVERYWHERE EXCEPT UNDER G OVERHANG & ALONG REAR PORCH)
*FASCIA & SOFFIT STAINED TO MATCH TIMBERS
 - 25 - ROOF:**
FIBREGLASS SHINGLES
#15 FELT UNDERLAY
1/2" PLYWOOD SHEATHING
ENG'D TRUSSES @ 24" O.C.
*VALLEY FLASHING BACKED UP BY CONTINUOUS
MEMBRANE TO PROTECT AGAINST WATER DAMAGE
DURING FREEZE/THAW CYCLES

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

Client: Nancy Segsworth
Revelstoke Residence

Sheet Name: Second Floor Plan, Section Notes, Detail

Project Address: Revelstoke MR: Lot 5L 24

Designed By: Julie Orser

Drawn By: Julie Orser

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