



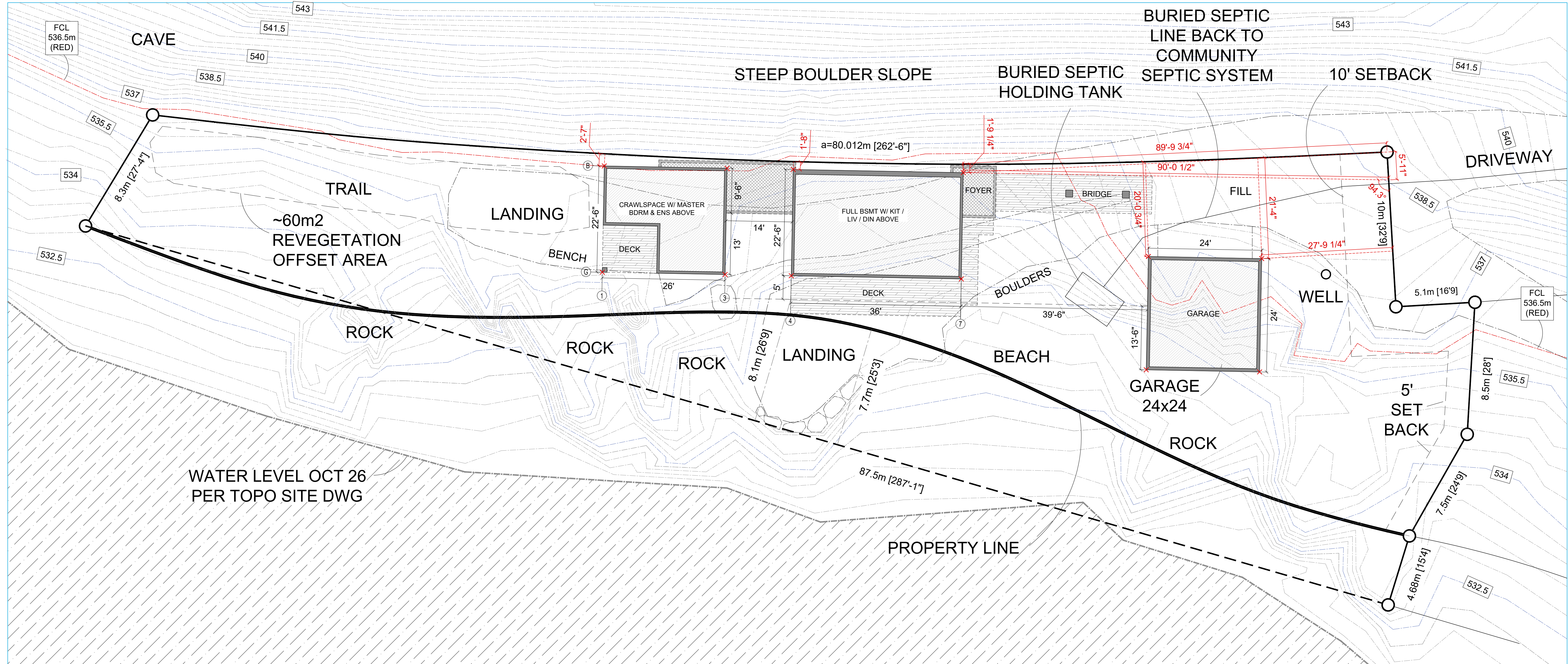


FLAT ROOF OVER ENSUITE, 0.5:12 MONO PITCH OVER MASTER



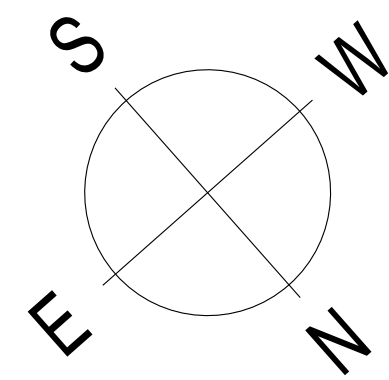
FLAT ROOF OVER ENSUITE, 0.5:12 MONO PITCH OVER MASTER, NO HALLWAY

SITE PLAN



WATER LEVEL OCT 26
PER TOPO SITE DWG

PROPERTY LINE



STRATA LOT 32 D.L. 973
PLAN NES3286 PID 027-785-122
(KOOTENAY LAKE VILLAGE)
AREA E RDCK

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SCALE: 3/32"=1'-0"

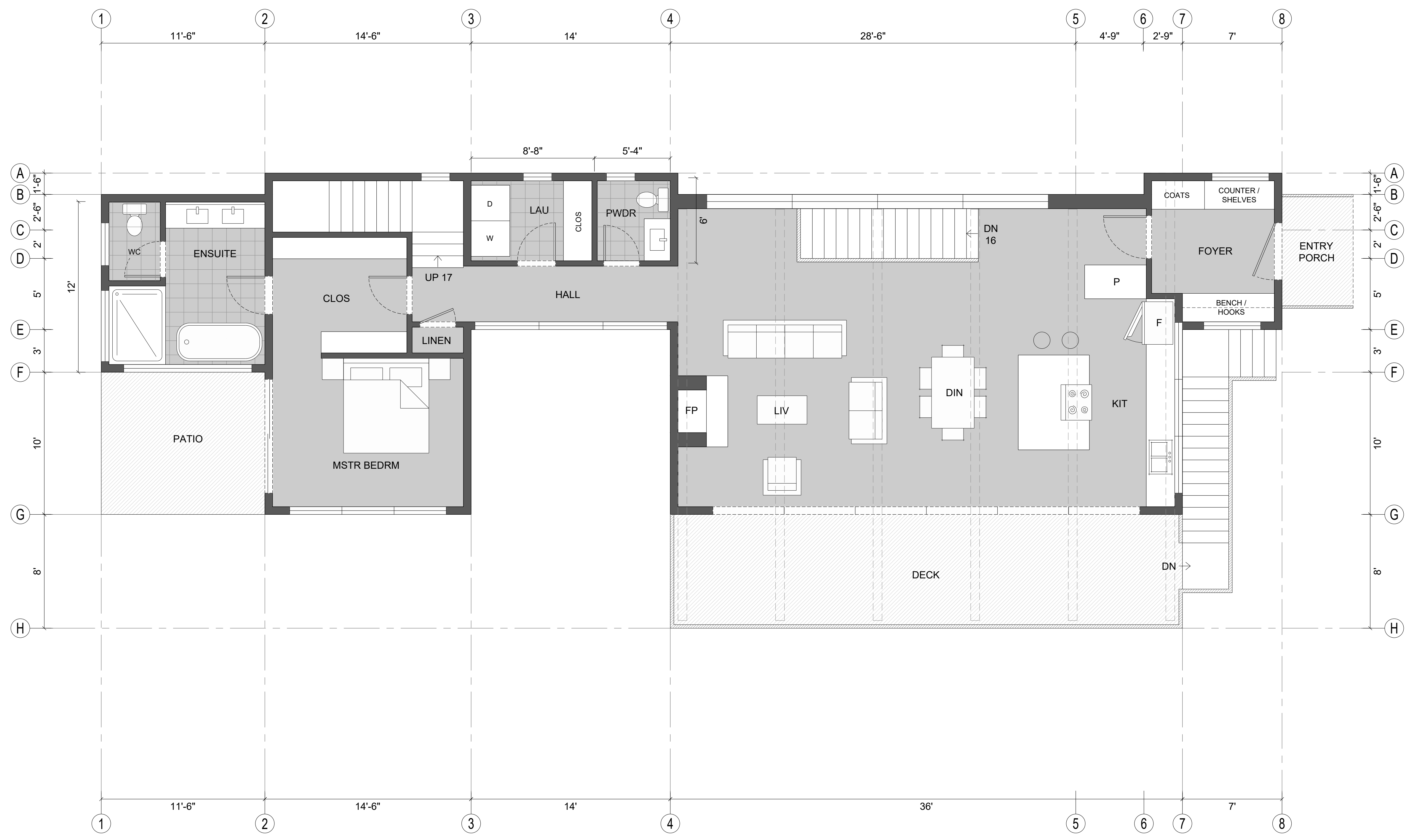
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SEPT 17/20

DIMENSIONS SHOWN TO
 O/S FACE OF 8" (ICF) CONG FOUNDATION WALL
 O/S FACE OF 1/2" PLYWD SHTG ON EXT. WALLS
 CENTERLINE OF INT. WALLS AND COLUMNS

- REFER TO STRUCTURAL DRAWINGS FOR:
- CONCRETE REINFORCEMENT SPECS, SIZING AND LOCATIONS
 - FOUNDATION WALLS, RETAINING WALLS, SHEAR WALLS, FOOTINGS, PIERS, BEAM POCKETS AND HOLD-DOWN ANCHORAGE
 - SIZES FOR POSTS, STUD PACKS, BEAMS, LINTELS, FLOOR AND DECK JOISTS, ROOF RAFTERS & FRAMING
 - SPECIFIC STRUCTURAL ASSEMBLY DETAILS

LOWER: 828 SF
 MAIN: 1538 SF
 UPPER: 275 SF
 TOTAL: 2662 SF



- ALL WATER CLOSETS TO BE MAX. 4.8L FLUSH. ALL FIXTURES TO BE WATER-SAVER TYPE
- BEDROOM WINDOW MIN. UNOBSTRUCTED OPENING 3.75 SQ. FT WITH MINIMUM DIMENSION OF 15". WINDOW HARDWARE MUST NOT OBSTRUCT WINDOW OPENING
- RADON GAS CONTROL: SEE SECT. 9.13.4.3 OF THE BCBC
 - MIN 4" CLEAN COARSE GRANULAR FILL UNDER SLAB
 - 6 MIL POLY V.B.
 - SLAB PERIMETER AND PENETRATIONS SEALED W/ FLEXIBLE SEALANT
 - 4" PIPE CAST VERTICALLY INTO SLAB, CENTRALLY LOCATED, CONTINUOUS TO VENT AT ROOF, CLEARLY LABELLED
 - ROUGH IN WIRING FOR FUTURE ACTIVE INLINE FAN INSTALLATION
- SMOKE ALARM ON EACH FLOOR TO BE HARD-WIRED AND INTERCONNECTED. CARBON MONOXIDE ALARM IN OR WITHIN 5m OF BEDROOMS ON FLOORS WITH GARAGE OR FUEL BURNING APPLIANCE

MECHANICAL VENTILATION:
 -EVERY DWELLING MUST HAVE A MECHANICAL VENTILATION SYSTEM CONFORMING TO CSA F326 RESIDENTIAL MECHANICAL VENTILATION SYSTEM, OR BCBC 9.32.3.
 -VENTILATION AIR MUST BE DISTRIBUTED TO EACH BEDROOM AND A COMMON AREA AND RUN CONTINUOUSLY
 -IF HRV IS INSTALLED, IT MUST HAVE A SENSIBLE HEAT RECOVERY EFFICIENCY RATING OF 55%-60% DEPENDING ON THE DESIGN TEMPERATURE SET OUT IN 9.32 OF THE BCBC.
 -IF HRV IS NOT INSTALLED, PRINCIPAL VENTILATION EXHAUST FAN SYSTEM (9.32.3.5.) MUST BE DESIGNED TO RUN CONTINUOUSLY, ACCESSIBLE FOR SERVICING, AND IS CONTROLLED BY DEDICATED SWITCH.
 -KITCHEN AND BATHROOMS MUST HAVE EXHAUST FAN INSTALLED UNLESS SERVICED BY PRINCIPAL VENTILATION SYSTEM.
 -CRAWLSPACE VENTILATION REQUIRED

RAMOS-CASH RESIDENCE

 KOOTENAY LAKE VILLAGE, RDCK, B.C.
 MAIN FLOOR PLAN

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SCALE: 1/4"=1'-0"

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