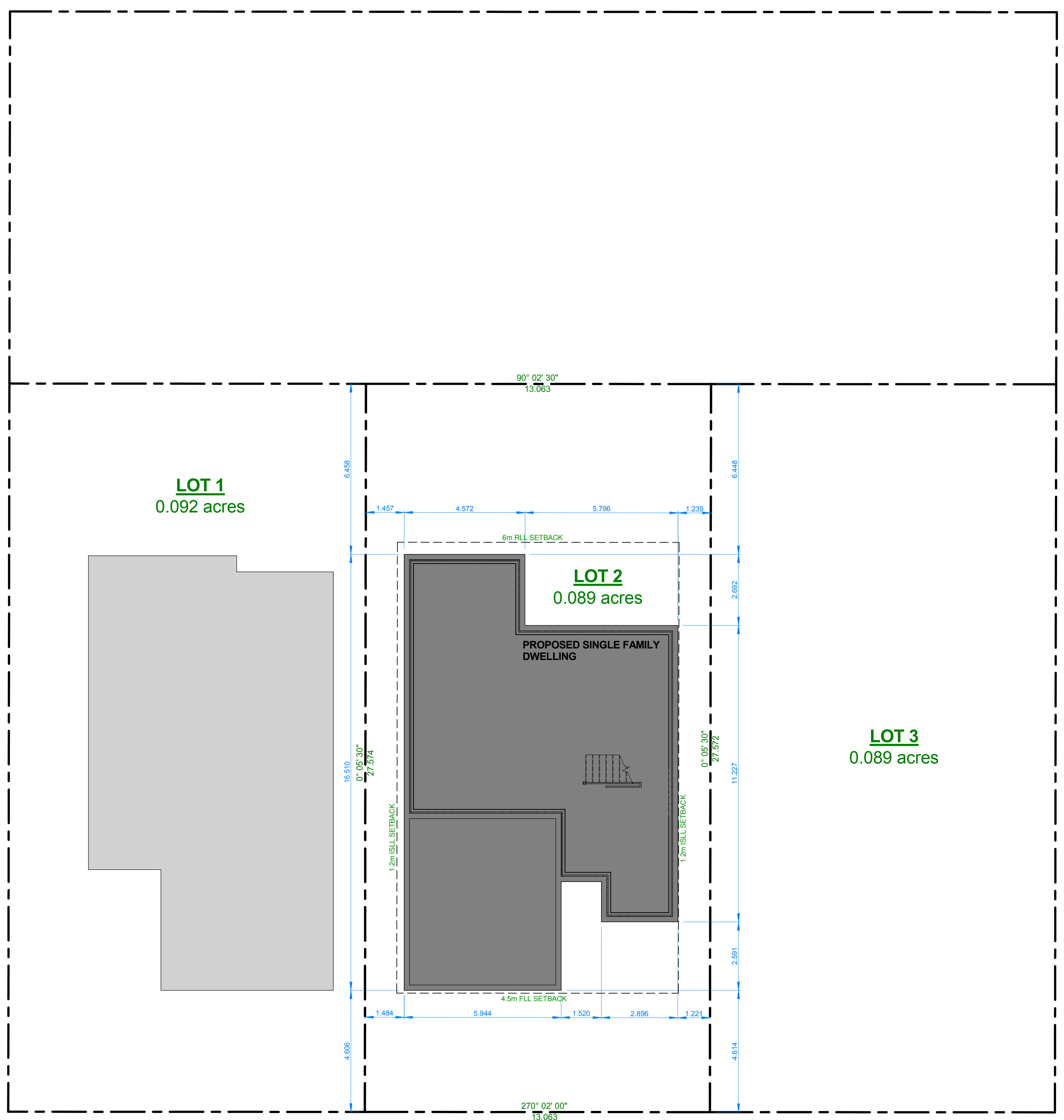
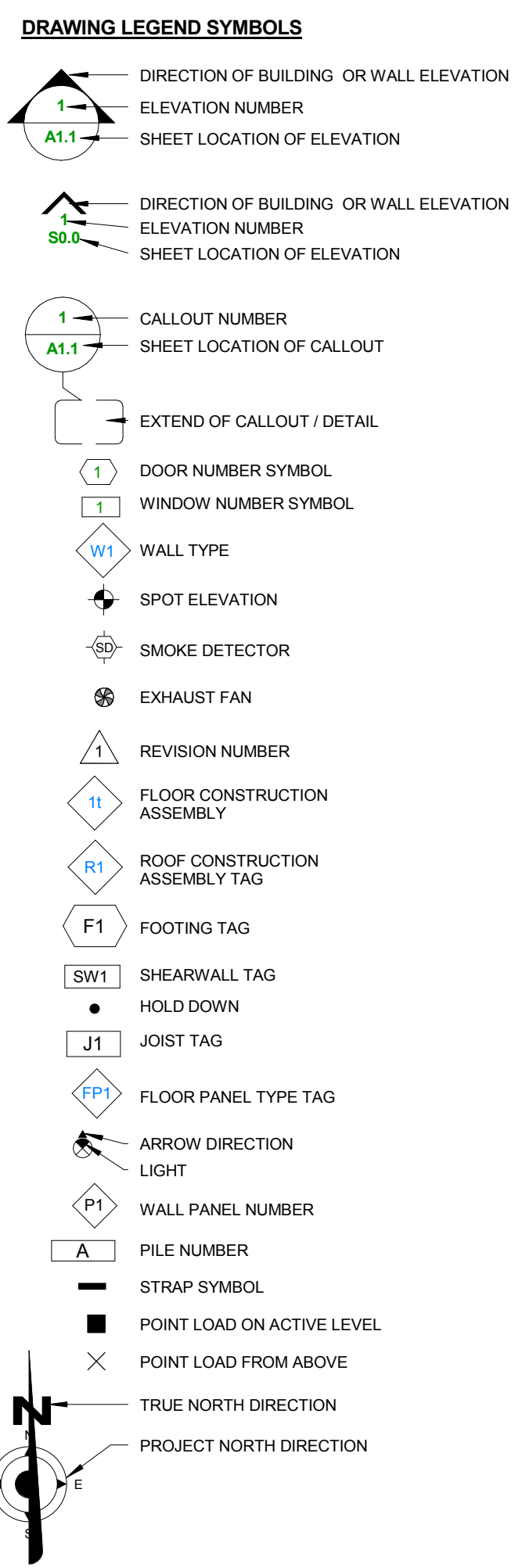


KEYNOTE LEGEND	
#	DESCRIPTION

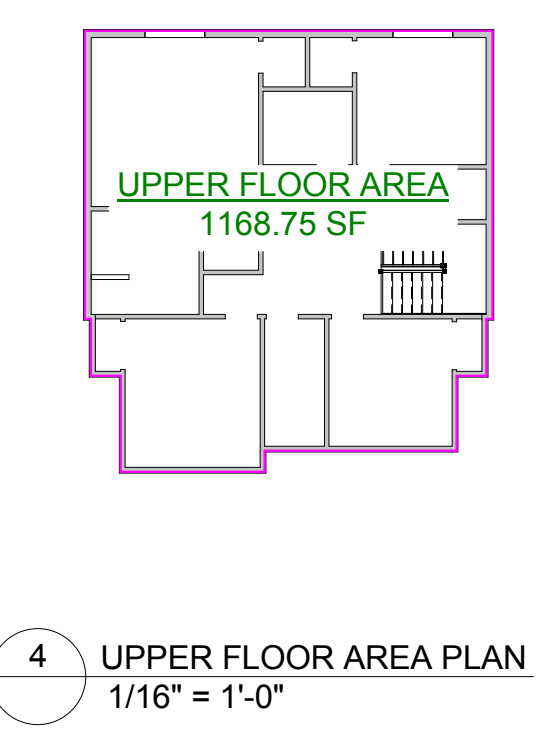
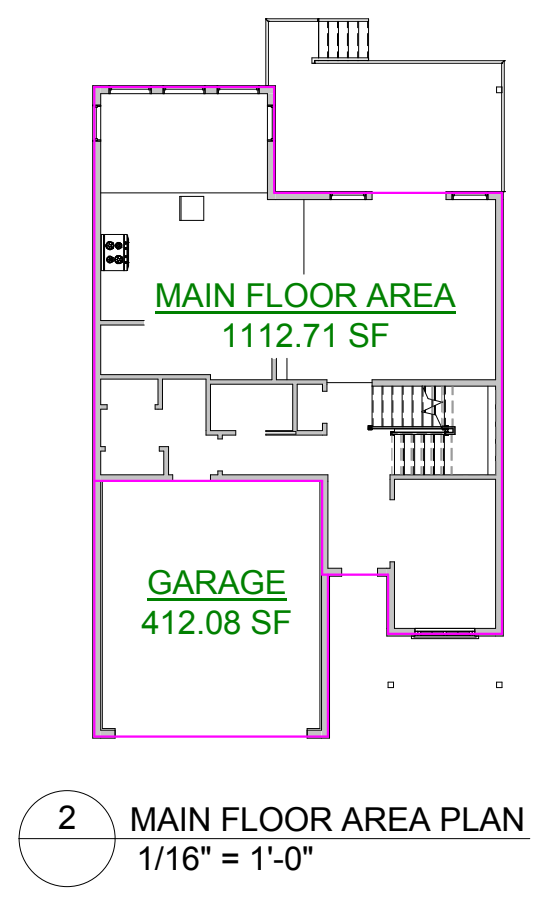
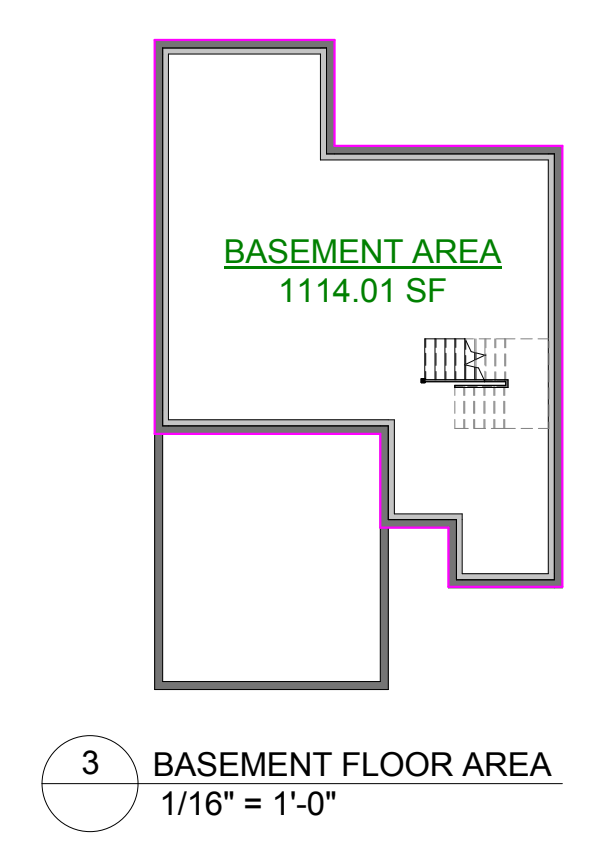
**P15021**

- A. NOTES**
- These drawings and the ideas contained in them are, and remain, the exclusive property of Guliker Design Group Inc.
  - The Builder shall check and verify all drawings and dimensions for accuracy prior to the commencement of construction.
  - Drawings may be scaled, but written dimensions shall take precedence.
  - Construction materials and procedures shall conform to the requirements outlined in the B.C. Building code 2012 edition and all addenda thereto, as well as any applicable local bylaws.
  - The contractor shall take precautions as outlined by the Canadian Construction Safety Code to ensure the Public's safety.
  - The Contractor shall take adequate precautions to store materials properly on site to save them from damage.
  - Where applicable, read these drawings in conjunction with Structural, Mechanical, Electrical, Geotechnical, Civil and shop drawings prepared by other consultants.
  - The contractor shall be responsible for taking out all relevant permits, and shall call for all necessary inspections by the authority having jurisdiction.
- B. SITE WORK**
- Slope all finished grades away from the building at a minimum of 1% to facilitate run-off of surface water.
  - The builder shall check and verify all drawings and dimensions for accuracy prior to commencement of construction.
  - Do not drain surface water onto adjacent properties.
  - Graded slopes shall not exceed the natural angle of repose for the type of material being used unless the builder shall take precautions as outlined by the Canadian Construction Safety Code to ensure the public approved counteracting measures are undertaken.
  - Building site survey is required prior to pouring foundation walls.
- C. FOUNDATIONS**
- Footings shall rest on native, undisturbed, inorganic soil below frost penetration.
  - All openings in foundations for services as required and to be confirmed before pouring concrete.
  - Do not backfill before floor joists and subflooring are securely in place, or before concrete has reached its 28 day strength.
  - Anchor all plates to foundation with 5/8" X 8" long steel anchor bolts.
  - Protect wood members in contact with concrete with a dampproofing material.
- D. FLOORS**
- Provide 2.5" rigid insulation (RSI 2.1) below all unheated concrete slabs above frost line.
- E. FRAMING**
- All framing to be in accordance with the B.C. Building code or Structural Engineer.
  - All Engineered RSI, LVL, LSL, etc. Beams and columns to be confirmed confirmed by a Structural Engineer.
  - Contractor shall provide truss shop drawings to Guliker Design Group Inc. for review prior to construction.
- F. ROOF**
- Provide 1:300 roof venting - 50% spread evenly around perimeter and 50% at ridge.
- G. DOORS/WINDOWS AND VENTILATION**
- All windows and their installation shall comply with NAFS Standard specifications as per 9.7.4 of the 2012 B.C. Building Code
  - Install aluminum flashing over all unprotected exterior wall penetrations.
  - Install screened covers to all vents, ducts, etc., designed to prevent entry of debris, insects, birds, or rain.
  - Install screens to connections between gutters and downspouts (or roof drains) to prevent entry of debris.
  - Principal ventilation exhaust fan to be provided at a rate of 42 L/s for 380m<sup>2</sup> of floor area and bedrooms as per B.C. 2012, Table: 9.32.3.5
- H. BUILDING ENVELOPE**
- ALL EXTERIOR ASSEMBLIES MUST MEET, OR EXCEED THE FOLLOWING REQUIREMENTS:
- Foundation walls below frost line: RSI 1.99 (R 11.31) uninsulated  
 Foundation walls above frost line: RSI 1.96 (R 11.14)  
 S.O.G. (integral footing): RSI 1.96 (R 11.14)  
 Heated floors: RSI 2.32 (R 13.18)  
 Heated floors: RSI 2.32 (R 13.18)  
 Unheated floors on permafrost: RSI 1.96 (R 11.14)  
 Unheated floors above frost line: RSI 1.96 (R 11.14)  
 Exterior walls: RSI 2.78 (R 15.78)  
 Floors over unheated spaces: RSI 4.07 (R 26.52)  
 Heated floors: RSI 2.32 (R 13.17)  
 Skylight Shafts: RSI 2.78 (R 15.8)  
 Cathedral Ceilings & Flat Roofs: RSI 4.07 (R 26.5)  
 Ceilings below attics: RSI 6.91 (R 39.2)
- Skylights: 2.90U  
 Fenestration & Doors: 1.80U  
 Door to garage: RSI 1.1 (R 6.25)  
 Access hatch: RSI 2.6 (U 0.46)  
 Front Doors: USI 2.6 (U 0.46)  
 Glass Block: USI 2.9 (U 0.51)
- Where two planes of insulation are separated by a building envelope assembly, one of the planes of insulation must be extended to overlap four times the thickness of the separation.
  - A reduction in the thermal resistance of the attic insulation at the perimeter is permitted, provided the insulation is constrained only by the roof slope and venting req'ts and the minimum thermal resistance value above the exterior wall is min R-20 (RSI 3.52).
  - Door and window installers to ensure the joints and junctions between walls and other components match the R-value of the lower of the adjoining components.
  - The interface between window head/sill/bambill and between doors and skylights must be made airtight by sealing all joints and junctions between the air barrier material in the wall and window.
  - All Mechanical, electrical and plumbing components placed within and parallel to an exterior wall are required to be insulated to the effective thermal resistance required for the wall at the projected area of the system component.
  - All polights and other protrusions through the vapor barrier must be sealed to stop air leakage.
  - All joints at the transition between the foundation wall and the above grade wall must be made airtight by sealing all joints and junctions between the structural components or covering the structural components with an air barrier material.
  - Where piping is installed outside the plane of insulation, additional insulation is required to achieve a thermal resistance equivalent to exterior above grade wall requirements defined in 9.36.2 B.C.B.C



**ABBREVIATIONS**

45 MIN - 45 MINUTE	FRP - FIBERGLASS REINFORCED PANELS
A-BOLT - ANCHOR BOLT	GB - GYPSUM BOARD
AB - ANCHOR BOLT	HA - HECTARES
ARCH - ARCHITECTURAL DRAWINGS	HC - HOLLOW CORE
ANCHOR - ANCHOR ROD	HDGS - HOT DIPPED GALVANIZED STEEL
AC - ACRE	H.1.E - HOOK ONE END
AD - AREA DRAIN	H.2.E - HOOK TWO ENDS
AF - ABOVE FINISHED FLOOR	HM - HOLLOW METAL
ALUM - ALUMINUM	HR - HOUR
AN - ANOZIDED	HW - HARDWOOD
AT - ACUSTICAL TILE	HWT - HOT WATER TANK
B.U.L - BOTTOM UPPER LAYER	lg - LONG
B.L.L - BOTTOM LOWER LAYER	INS - INSULATED
B.W.B - BRACED WALL BAND	ISL - INTERIOR SIDE LOT LINE
B.W.P - BRACED WALL PANEL	LAM - LAMINATE
B.C.B.C - BC BUILDING CODE	LAV - LAVATORY SINK
B.C - BOTTOM CHORD	LL - LIVE LOAD
BF - BIFOLD DOOR	LLV - LONG LEG VERTICAL
BM - BEAM	LLH - LONG LEG HORIZONTAL
BP - BUILDING PAPER	LOC - LOCATIONS
BU - BUILT UP	M - METERS
FB - FLUSH BEAM	MECH - MECHANICAL
DB - DROPPED BEAM	MIN - MINIMUM
ESLL - EXTERIOR SIDE LOT LINE	MTL - METAL
LSL - LAMINATED STRAND LUMBER	N/A - NOT APPLICABLE
PSL - PARALLEL STRAND LUMBER	No. - NUMBER
LVL - LAMINATED VENEER LUMBER	oc - ON CENTRE
GLUM - GULLUM	O.C - ON CENTRE
T.U.L - TOP UPPER LAYER	O/H - OVERHEAD
T.L.L - TOP LOWER LAYER	PEMB - PRE-ENGINEERED METAL BUILDING
CSINK - COUNTER SINK	PD - POCKET DOOR
CHL - CHAIN LINK	PL - PROPERTY LINE
CHLG - CHAIN LINK GATE	P.O - POST OVER
CMU - CONCRETE MASONRY UNIT	P.T. - PRESSURE TREATED
CONC. - CONCRETE	REQT - REQUIREMENT
CP - COMPLETE PENETRATION	RD - ROOF DRAIN
CPT - CARPET	RLL - REAR LOT LINE
CPTT - CARPET TILE	RWW - REINFORCED WITH ROD AND SHELF
CT - CERAMIC TILE	R.O - ROUGH OPENING
ow - COMPLETE WITH or COMES WITH	R/S - ROD AND SHELF
DD - DECK DRAIN	SD - SMOKE DETECTOR
DIA - DIAMETER	SM - SQUARE METERS
DL - DEAD LOAD	S.O.G - SLAB ON GRADE
DN - DOWN	STR - STRUCTURAL
DWG - DRAWING	SQFT - SQUARE FEET/FOOT
DWGS - DRAWINGS	SST - SIMPSON STRONG TIE
ES - EACH SIDE	SW - SHEAR WALL
EE - EACH END	T&G - TONGUE AND GROOVE
EA - EACH	thk - THICK
EC - EPOXY COATING	TYP. - TYPICAL
EG - EXISTING GRADE	UN. - UNLESS NOTED
EGB - EXISTING GYPSUM BOARD	UNO - UNLESS NOTED OTHERWISE
ELEC - ELECTRICAL	US - UNDESIDED
EVP - EXISTING WALL PANEL	VB - VAPOR BARRIER
EXTG - EXISTING	WF - WITH
EXP - EXPOSED	QTY - QUANTITY
EXT - EXTERIOR	
FD - FLOOR DRAIN	
FG - FINISHED GRADE	
FLL - FRONT LOT LINE	
F.P. - FROST PROTECTION	



REVISION SCHEDULE

NO.	DRN	CHK	DATE	DESCRIPTION
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**Ambstep Homes**  
 Lot 2 Collins Drive

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 604.824.2774  
 www.guliker.ca  
 info@guliker.ca

CLIENT ADDRESS:  
 Ambstep Homes  
 9240 Young Road,  
 Chilliwack, BC

PROJECT:  
 Lot 2 Collins Drive  
 Chilliwack BC

TITLE:  
 site plan

DRN: JG

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KEYNOTE LEGEND	
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**P15021**

REVISION SCHEDULE	
NO.	DESCRIPTION

**Ambstep Homes**  
Lot 2 Collins Drive

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CLIENT ADDRESS:  
Ambstep Homes  
9240 Young Road,  
Chilliwack, BC

PROJECT:  
Lot 2 Collins Drive  
Chilliwack BC

TITLE:  
**basement floor plan**

DRN: JG

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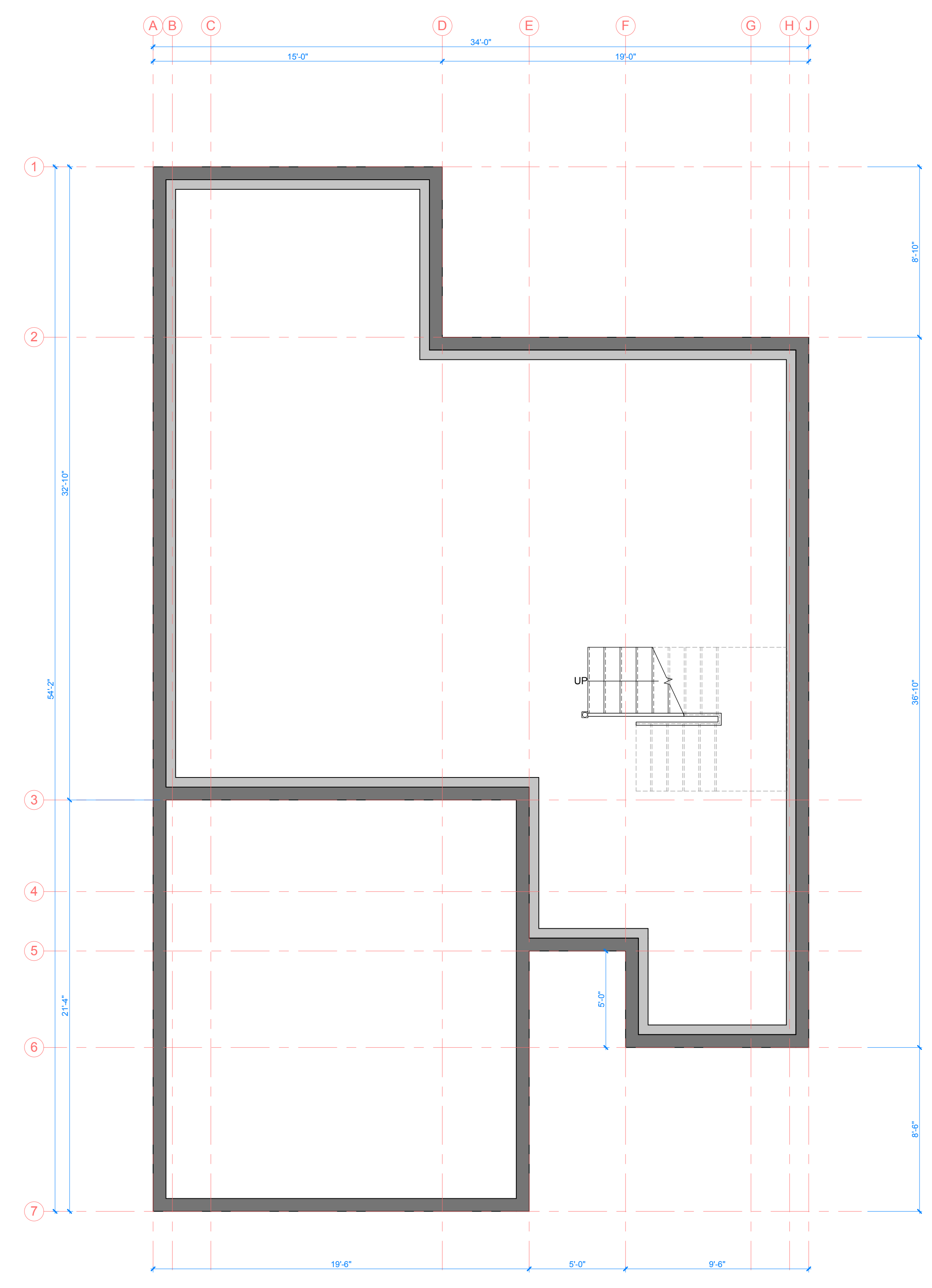
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1 T.O. BASEMENT SLAB  
1/4" = 1'-0"

FOOTING SCHEDULE				
TAG	SIZE	REINFORCING	MPa	NOTES
SF3	24" x 8"	CONTINUOUS	(2)15M CONT.	

NO.	DRN	CHK	DATE	DESCRIPTION

**Ambstep Homes**  
Lot 2 Collins Drive

PROJECT:

DESIGNER:

**GULIKER**  
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CLIENT ADDRESS:

Ambstep Homes  
9240 Young Road,  
Chilliwack, BC

PROJECT:

Lot 2 Collins Drive  
Chilliwack BC

TITLE:

main floor & upper floor plans

DRN

JG

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