Ambstep Homes

Lot 2, 9615 Williams Street, Chilliwack, B.C.

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PRECISION
building design associates ltd.

GENERAL NOTES

A. NOTES

1) THESE DRAWINGS AND THE IDEAS CONTAINED IN THEM ARE, AND REMAIN, THE EXCLUSIVE PROPERTY OF PRECISION ASSOCIATES.
2) THE BUILDER SHALL CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS FOR ACCURACY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO PRECISION ASSOCIATES.
3) DRAWINGS MAY BE SCALED, BUT WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
4) CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN THE B.C. BUILDING CODE (DECEMBER 2006 EDITION) AND ALL ADDENDA THERETO, AS WELL AS ANY APPLICABLE LOCAL BYLAWS.
5) THE BUILDER SHALL TAKE PRECAUTIONS AS OUTLINED BY THE CANADIAN CONSTRUCTION SAFETY CODE TO ENSURE THE PUBLIC'S SAFETY DURING CONSTRUCTION.
6) THE BUILDER SHALL TAKE ADEQUATE PRECAUTIONS TO STORE MATERIALS PROPERLY ON SITE TO SAVE THEM FROM DAMAGE.
7) READ THESE DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, GEOTECHNICAL, CIVIL, AND SHOP DRAWINGS PREPARED BY OTHER CONSULTANTS.
8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT ALL RELEVANT PERMITS, AND SHALL CALL FOR ALL NECESSARY INSPECTIONS BY AUTHORITY HAVING JURISDICTION.

B. SITE WORK

1) SLOPE ALL FINISHED GRADES AWAY FROM THE BUILDING AT A MINIMUM OF 1% TO FACILITATE RUN-OFF OF SURFACE WATER.
2) DO NOT DRAIN SURFACE WATER ONTO ADJACENT PROPERTIES.
3) GRADED SLOPES SHALL NOT EXCEED THE NATURAL ANGLE OF REPOSE FOR THE TYPE OF MATERIAL BEING USED UNLESS APPROVED COUNTERACTING MEASURES ARE UNDERTAKEN.

C. FOUNDATIONS

1) FOOTINGS SHALL REST ON SUITABLE BEARING BELOW FROST PENETRATION DEPTH (18")
2) ALLOW OPENINGS IN FOUNDATIONS FOR SERVICES AS REQUIRED, CONFIRM BEFORE POURING CONCRETE.
3) DO NOT BACKFILL BEFORE FLOOR JOISTS AND SUBFLOORING ARE SECURELY IN PLACE, NOR BEFORE CONCRETE HAS REACHED IT'S 28 DAY STRENGTH.
4) ANCHOR ALL PLATES TO FOUNDATION WITH 5/8 DIAM. X 8" LONG STEEL ANCHOR BOLTS.
5) PROTECT WOOD MEMBERS IN CONTACT WITH CONCRETE WITH A 45 lb. DAMPROOFING COURSE OR A LAYER OF 6 mil. POLY.
6) FOUNDATION WALLS ENCLOSING INTERIOR SPACE SHALL HAVE 2 COATS OF APPROVED WATERPROOFING COMPOUND APPLIED TO THE EXTERIOR FACE BELOW FINISHED GRADE LEVEL.
7) FOUNDATION WALL AND FOOTING CONCRETE STRENGTH TO BE MIN 15 MPa, GARAGE FLOORS- MIN 32 MPa, AND SLABS- MIN 20 MPa.

D. FRAMING

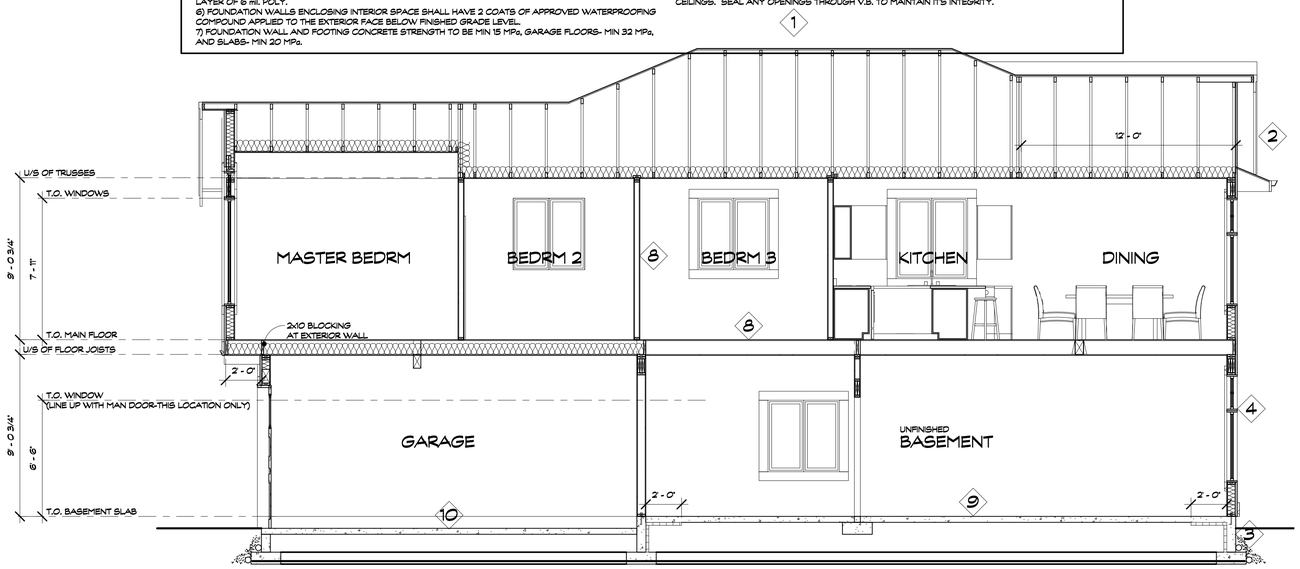
1) FRAMING LUMBER SHALL BE #2 OR BETTER. DOUGLAS FIR UNLESS NOTED OTHERWISE.
2) FRAMING METHODS AND PROCEDURES SHALL CONFORM TO SECTION 9.23 B.C. BUILDING CODE.
3) ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE COMPOUND, TOUCH UP ALL SAWCUTS, SPLITS, ETC.
4) DOUBLE UP FLOOR JOISTS UNDER PARTITIONS AND CABINETS, AND SECURE FLUSH FRAMED WOOD MEMBERS WITH APPROVED METAL FRAMING ANCHORS.
5) PLYWOOD SUBFLOORING TO BE GLUED AND SCREWED TO ITS SUPPORTING JOIST STRUCTURE.
6) INSTALL 2" x 2" CROSS BRIDGING BETWEEN JOISTS AT 7'-0" MAX CENTERS. WHERE ONLY ONE ROW IS REQUIRED LOCATE AT MID SPAN.
7) STAIR CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE.

E. DOORS/WINDOWS AND VENTILATION

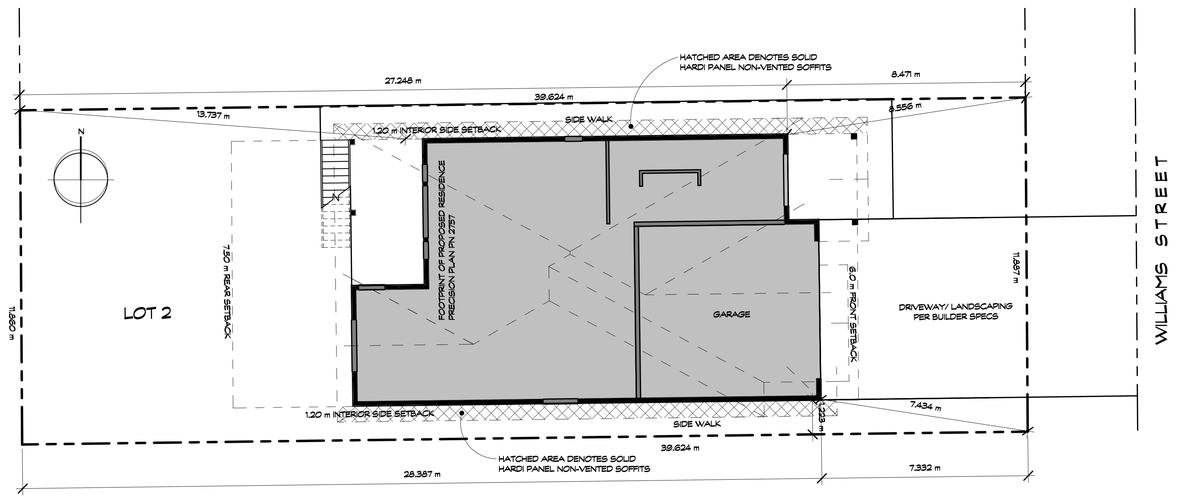
1) EXTERIOR ACCESS DOORS, AND ASSOCIATED FRAMING SHALL BE INSTALLED IN CONFORMANCE WITH SECTIONS 9.6.4, 9.6.5, AND 9.6.6 OF THE B.C. BUILDING CODE.
2) INSTALL SHEET METAL FLASHING OVER ALL UNPROTECTED OPENINGS IN EXTERIOR WALLS.
3) CAULK AROUND ALL OPENINGS IN EXTERIOR WALLS.
4) INSTALL SCREENED COVERS TO ALL VENTS, DUCTS, ETC. DESIGNED TO PREVENT ENTRY OF DEBRIS, INSECTS, BIRDS, OR RAIN.
5) INSTALL SCREENS TO CONNECTIONS BETWEEN GUTTERS AND DOWNSPOUTS (OR ROOF AND DRAINS) TO PREVENT ENTRY OF DEBRIS.
6) ALL SOFFITS, WHERE < 1.2m FROM THE PROPERTY LINE, ARE TO BE SOLID HARDI PANEL NON-VENTED SOFFITS. AS PER B.C. BUILDING CODE, SECTION 9.10.14.5.(9),(10),(11)

F. INSULATION

1) MINIMUM INSULATION VALUES TO BE:
-ROOF - R-40
-EXTERIOR WALLS - R-22
-FLOORS - R-28
2) INSTALL 6 MIL POLY V.B. ON THE WARM SIDE OF THE INSULATION OF ALL WALLS AND CEILINGS. SEAL ANY OPENINGS THROUGH V.B. TO MAINTAIN IT'S INTEGRITY.



1 / A1 SECTION A
1/4" = 1'-0"



SITE PLAN
1 : 100

Construction Requirements

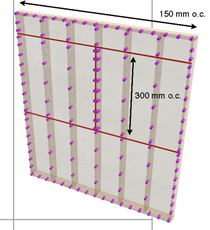
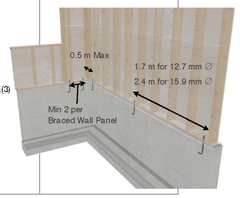
Construction Requirement	Code Reference (see Appendix)	Description
Nailing of Framing	9.23.3.4.(1)	82 mm Nails at 150 mm o.c.
Fasteners for Sheathing	9.23.3.5.(2) Table 9.23.3.5.B.	
Anchorage of Building Frames	9.23.6.1.(3)	

Table 9.23.13.6.
Minimum Thickness of Cladding, Sheathing or Interior Finish for Braced Wall Panels
Forming Part of Sentences 9.23.13.6.(1)

Panel Type Cladding, Sheathing or Interior Finish	Minimum Thickness	
	With supports 400 mm o.c.	With supports 600 mm o.c.
Gypsum board interior finish	12.7 mm	15.9 mm
Sheathing complying with CAN/CSA-0325	W16	W24
OSB O-1 and O-2 grades and waferboard R-1 grade	9.5 mm	12.25 mm
Plywood	9.5 mm	12.5 mm
Diagonal lumber	17 mm	17 mm

Table 9.23.3.4. (Partial)
Nailing for Framing
Forming Part of Sentence 9.23.3.4.(1)

Construction Detail	Minimum Length of Nails, mm	Minimum Number or Maximum Spacing of Nails
Rim joist, trimmer joist or blocking – supporting walls with required *braced wall panels* – to sill plate or top wall plate – toe nail	82	150 mm (o.c.)
Bottom wall plate or sole plate – in required braced wall panels – to floor joists, *rim joists* or blocking (exterior walls)	82	150 mm (o.c.)
Required *braced wall panels* – in interior walls – to framing above and below	82	150 mm (o.c.)

Table 9.23.3.5.B.
Fasteners for Sheathing where HWP is Equal to or Greater Than 0.8 kPa and Less Than 1.2 kPa or where Sa(0.2) is Greater Than 0.70 and Not More Than 1.2
Forming Part of Sentence 9.23.3.5.(2)

Element	Minimum Length of Fasteners, mm			Minimum Number or Maximum Spacing of Fasteners
	Common Spiral or Ring Thread Nails	Screws	14-Gage Staples	
Board lumber 184 mm or less wide	63	51	63	2 per support
Board lumber more than 184 mm wide	63	51	63	3 per support
Plywood, OSB or waferboard up to 20 mm thick	63	51	63	150 mm (o.c.) along edges and 300 mm (o.c.) along intermediate supports; and for roof sheathing where HWP is equal to or greater than 0.8 kPa and less than 1.2 kPa, 50 mm (o.c.) within 1 m of the edges of the roof
Plywood, OSB or waferboard over 20 mm and up to 25 mm thick	63	57	n/a	

ASSEMBLIES

1	MAIN ROOF 30 yr. PROFILED FIBERGLASS/LAMINATE SHINGLE ROOF 15# BUILDING PAPER OVER ENTIRE ROOF SURFACE 1/2" PLYWOOD SHEATHING c/w H-CLIPS AS REQ'D ENGINEERED TRUSSES @ 24" OC 1:300 ATTIC VENTILATION (PLASTIC RIDGE VENTS) R-40 LOOSE FILL ATTIC INSULATION 6mil POLY VB ON WARM SIDE 5/8" GYPSUM BOARD CEILINGS FINISHED
2	FASCIA 5" PRE-FINISHED ALUMINUM GUTTER 2x8 FASCIA BOARD VENTED VINYL SOFFITS ALL SOFFITS, WHERE < 1.2m FROM THE PROPERTY LINE, ARE TO BE SOLID HARDI PANEL NON-VENTED SOFFITS. AS PER B.C. BUILDING CODE, SECTION 9.10.14.5.(9),(10),(11) GABLE ENDS: 1x2 ON 1x4 ON 2x10 FASCIA PAINTED
3	EXTERIOR FOUNDATION WALLS CONCRETE FOUNDATION WALLS SILL GASKET 5/8" x 10'1 A.B.S @ 6'-0" OC UNLESS ON A BRACED WALL PANEL - SEE "ANCHORAGE OF BUILDING FRAMES", SECTION 9.23.6.1.(3) ASPHALT EMULSION ON 6'x18" FOUNDATION WALLS 2" RIGID INSULATION LINER ON INSIDE 20"wx8'dp CONCRETE FOOTING WITH 2/10m BARS CONTINUOUS PLACE ON UNDISTURBED SOIL FREE OF FILL 4" PVC RWL ON TOP OF FOOTINGS 4" PERFORATED PVC AT BASE
4	EXTERIOR WALLS VINYL SIDING VERTICAL P.T. 1x2 FURRING STRIPS @ 12" o/c (RAINSCREEN) 30# BUILDING PAPER 1/2" PLYWOOD OR OSB SHEATHING 2x6 STUDS @ 16" OC PLACE 2-2x10 HEADER OVER OPENINGS UNLESS NOTED OTHERWISE R22 BATT INSULATION 6mil POLY VB ON WARM SIDE 1/2" WALL GYPSUM BOARD FINISHED MOULDINGS/BASE/CROWN/TRIM TO OWNER/BLDR SPECS
5	EXTERIOR BRACED WALL PANELS AS PER B.C. BUILDING CODE 2012, SECTION 9.23.13.6. FOR MATERIALS, AND SECTION 9.23.3.4. FOR FASTENERS VINYL SIDING VERTICAL P.T. 1x2 FURRING STRIPS @ 12" o/c (RAINSCREEN) 30# BUILDING PAPER SHEATHING - SEE TABLE 9.23.13.6. SHEATHING FASTENERS - SEE TABLE 9.23.3.4. 2x6 STUDS @ 16" OC PLACE 2-2x10 HEADER OVER OPENINGS UNLESS NOTED OTHERWISE R22 BATT INSULATION 6mil POLY VB ON WARM SIDE 1/2" WALL GYPSUM BOARD FINISHED MOULDINGS/BASE/CROWN/TRIM TO OWNER/BLDR SPECS
6	INTERIOR BEARING WALLS (HATCHED) 2x4 STUDS @ 16" OC DBL TOP AND SINGLE BOTTOM PLATES SILL GASKET 5/8"x10'1 A.B.S @ 6'-0" OC 4'x8" CONCRETE CURB 18"wx8'dp CONCRETE FOOTING WITH 2/10M BARS CONTINUOUS
7	INTERIOR WALLS 2x4 STUDS @ 16" OC WITH DBL TOP AND SINGLE BOTTOM PLATES R-12 BATT INSULATION AROUND BATHROOMS AND LAUNDRY ROOM 1/2" WALL GYPSUM BOARD FINISHED MOULDINGS/BASE/CROWN/TRIM TO OWNER/BLDR SPECS
8	INTERIOR BRACED WALL PANELS AS PER B.C. BUILDING CODE 2012, SECTION 9.23.13.6 FOR MATERIALS, AND SECTION 9.23.3.4 FOR FASTENERS 2x4 STUDS @ 16" OC DBL TOP AND SINGLE BOTTOM PLATES R-12 BATT INSULATION AROUND BATHROOMS AND LAUNDRY ROOM SHEATHING - SEE TABLE 9.23.13.6. SHEATHING FASTENERS - SEE TABLE 9.23.3.4. MOULDINGS/BASE/CROWN/TRIM TO OWNER/BLDR SPECS SILL GASKET 5/8"x10'1 A.B.S @ 6'-0" OC 4'x8" CONCRETE CURB 18"wx8'dp CONCRETE FOOTING WITH 2/10M BARS CONTINUOUS
9	POINT LOADS SOLID 4-2x6 (OR 2x4) STUDS FROM LOAD TO TOP OF FDN WALL
10	WOOD FLOOR 5/8" TEG PLYWOOD GLUED/SCREWED 2x10 SPF FLOOR JOISTS @ 16" OC @ 1/2 TJI FLOOR SYSTEM 2x2 CROSS BRIDGING AT MID-SPAN UNLESS ENG. BRIDGING SPECIFIED DOUBLE RIM JOISTS PARALLEL WITH EXTERIOR/ INTERIOR LOAD BEARING WALLS 5/8" GYPSUM BOARD CEILINGS FINISHED
11	CRAWLSPACE FLOOR 2" CONCRETE SKIM COAT ON 6mil POLY VB MIN 6" COMPACTED GRANULAR FILL
12	GARAGE FLOOR 4" CONCRETE SLAB SLOPED 1% AWAY ON 6mil POLY MIN 6" COMPACTED GRANULAR FILL

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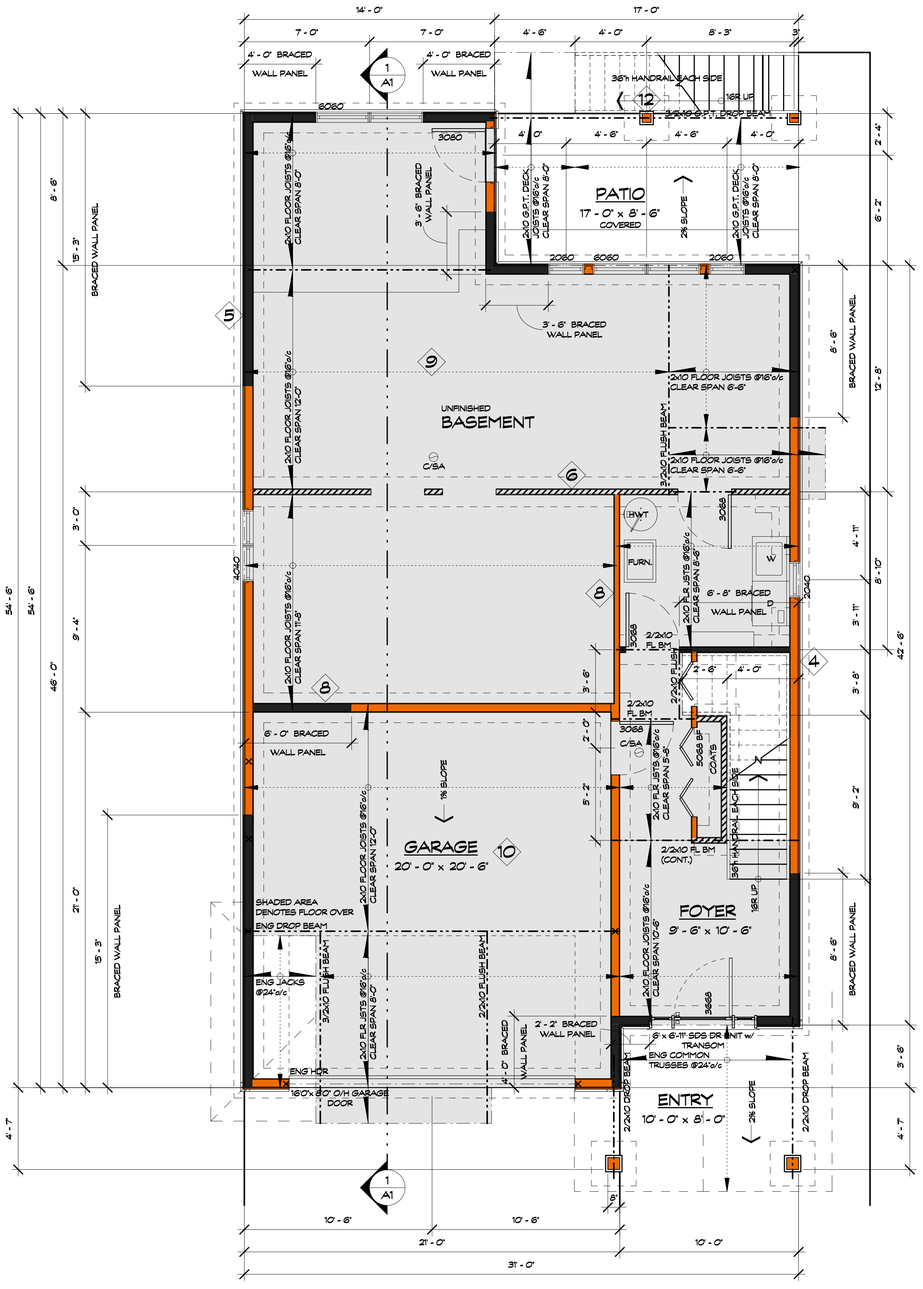
project. PN2902
scale. AS SHOWN
designed/checked. C.STAM
drafted. R.HOXIE
date. FEB 1, 2013
sheet. A1

no. | issue/revisions | date

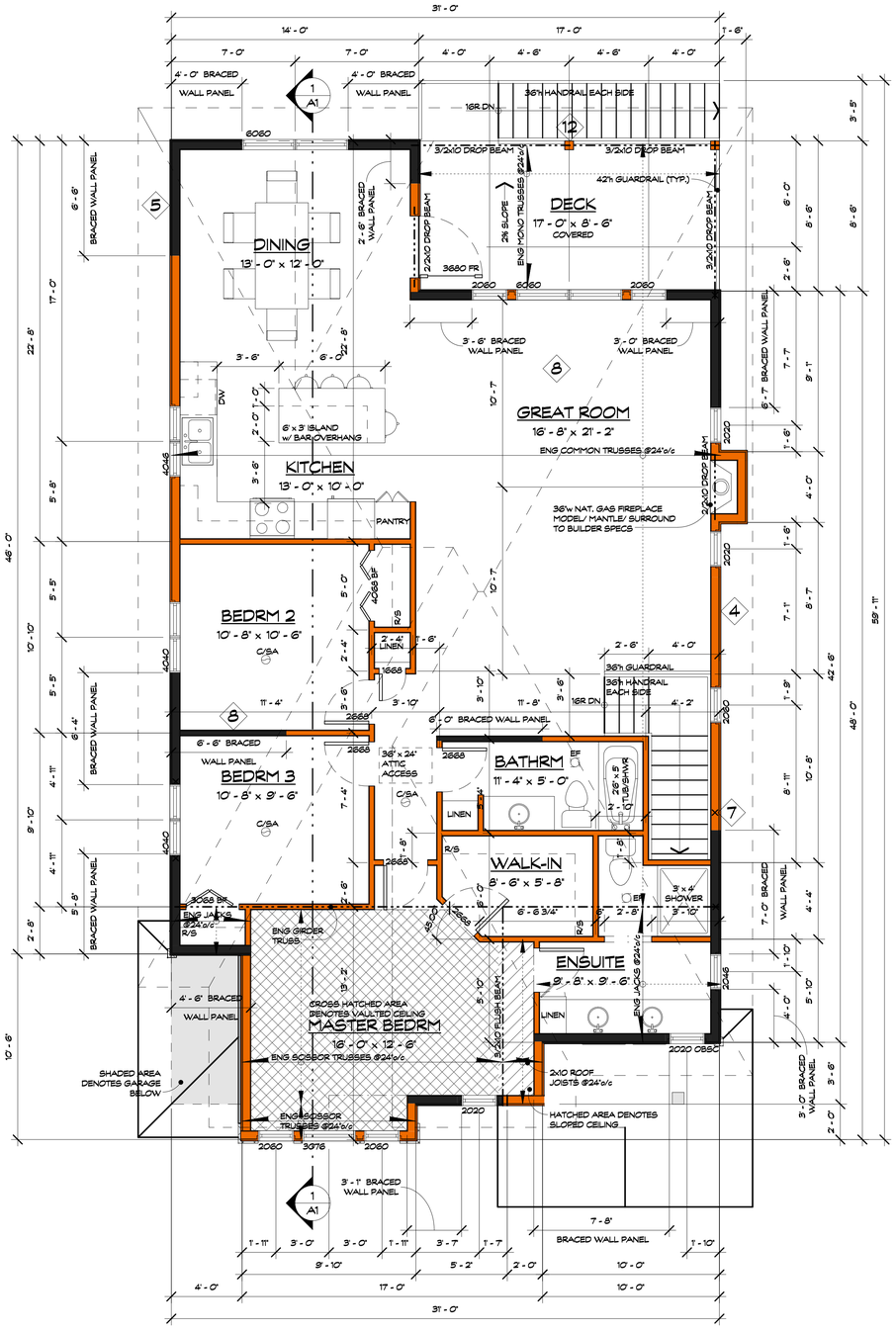
project. Ambstep Homes
Lot 2, 9615 Williams Street, Chilliwack, B.C.

drawing title. Construction Permit Drawings
Notes, Site Plan, Section, Assemblies, and Details



BASEMENT FLOOR PLAN

277 SQ. FT. FINISHED FLOOR AREA INCLUDING FOYER, STAIRS, AND LAUNDRY
1,057 SQ. FT. UNFINISHED FLOOR AREA



MAIN FLOOR PLAN

1,458 SQ. FT. FINISHED MAIN FLOOR AREA EXCLUDING STAIRS
277 SQ. FT. FINISHED BASEMENT FLOOR AREA INCLUDING FOYER, STAIRS, AND LAUNDRY
1,735 SQ. FT. TOTAL FINISHED FLOOR AREA

- ALL HEADERS IN EXTERIOR/INTERIOR BEARING WALLS TO BE 2/2x10 UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM OUTER FACE OF PLYWOOD SHEATHING OR CONCRETE FOUNDATION TO CENTERLINE OF INTERIOR PARTITIONS OR EDGE OF FLOOR BELOW AND/OR ABOVE
- ALL DOORS LOCATED AT CENTER OF WALL OR WITH 4" FRAMED JAMB UNLESS NOTED OTHERWISE

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drawing title:
Construction Permit Drawings
Floor Plans

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project. PN2902
scale. 1/4" = 1'-0"
designed/checked. C.STAM
drafted. R.HOXIE
date. FEB 1, 2013
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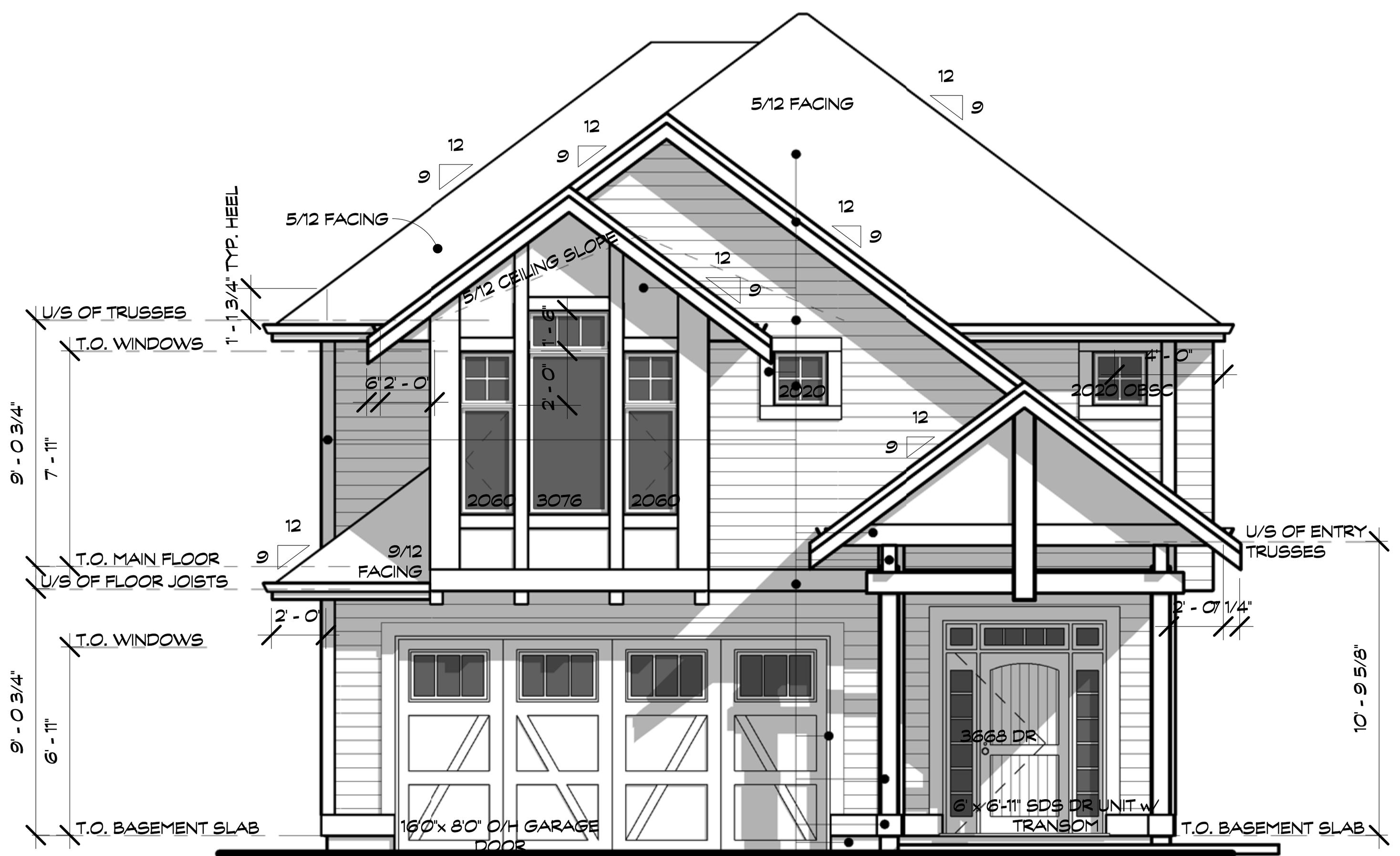
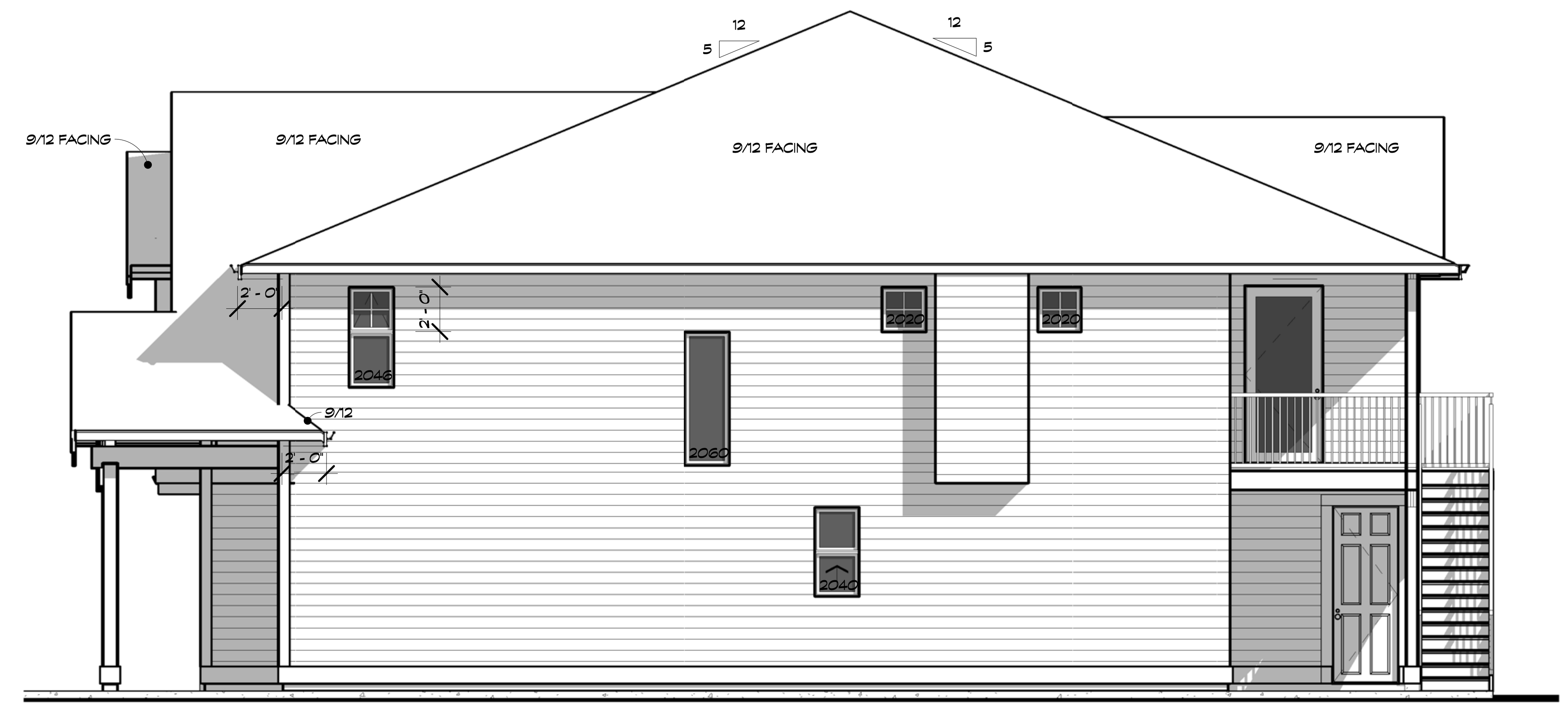


FRONT ELEVATION

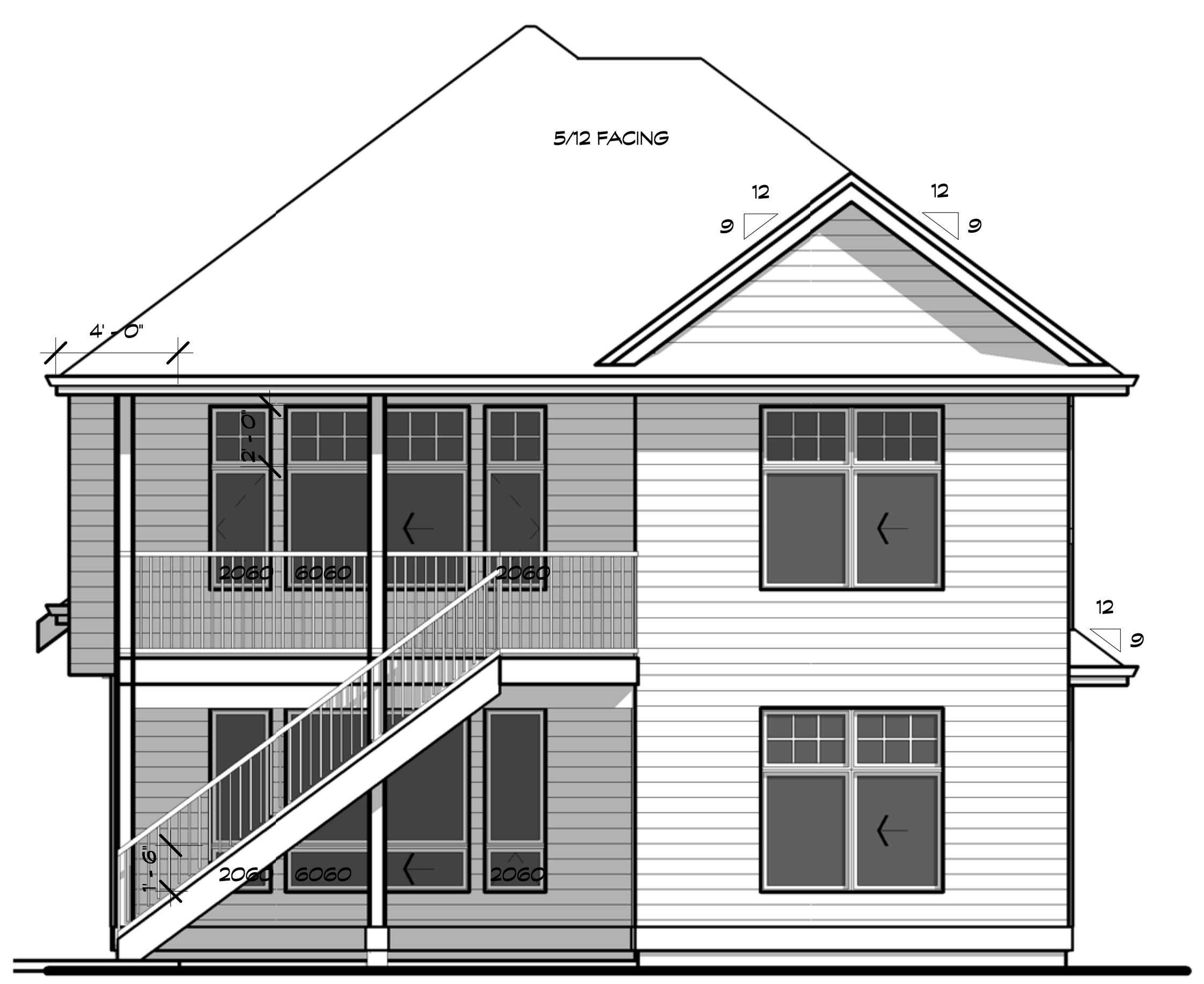
30yr PROFILED FIBERGLASS LAMINATE SHINGLE ROOF
1x4 ON 2x10 COMB FACED FASCIA BOARD
FIBER CEMENT GABLE SHAKES
HORIZONTAL FIBER CEMENT BOARD SIDING w/ 6" EXPOSURE
VINYL FRAME WINDOWS WITH MUNTINS AND MULLIONS AS SHOWN
2x6 COMB FACED TRIM AROUND EXTERIOR OPENINGS
2x6 COMB FACED CORNER TRIM
2x10 COMB FACED GABLE TRIM BOARD
CANTILEVERED BEAMS FACED w/ 2x- TRIM
2x10 COMB FACED BAND BOARD (TYP. AT EACH FLOOR LEVEL)
2x10 COMB FACED GARAGE DOOR LINER
2x- COMBFACED TRIM TO MIMIC POST
2x10 COMB FACED BAND BOARD (TYP. AT EACH FLOOR LEVEL)
8" EXPOSED CONCRETE FOUNDATION WALL



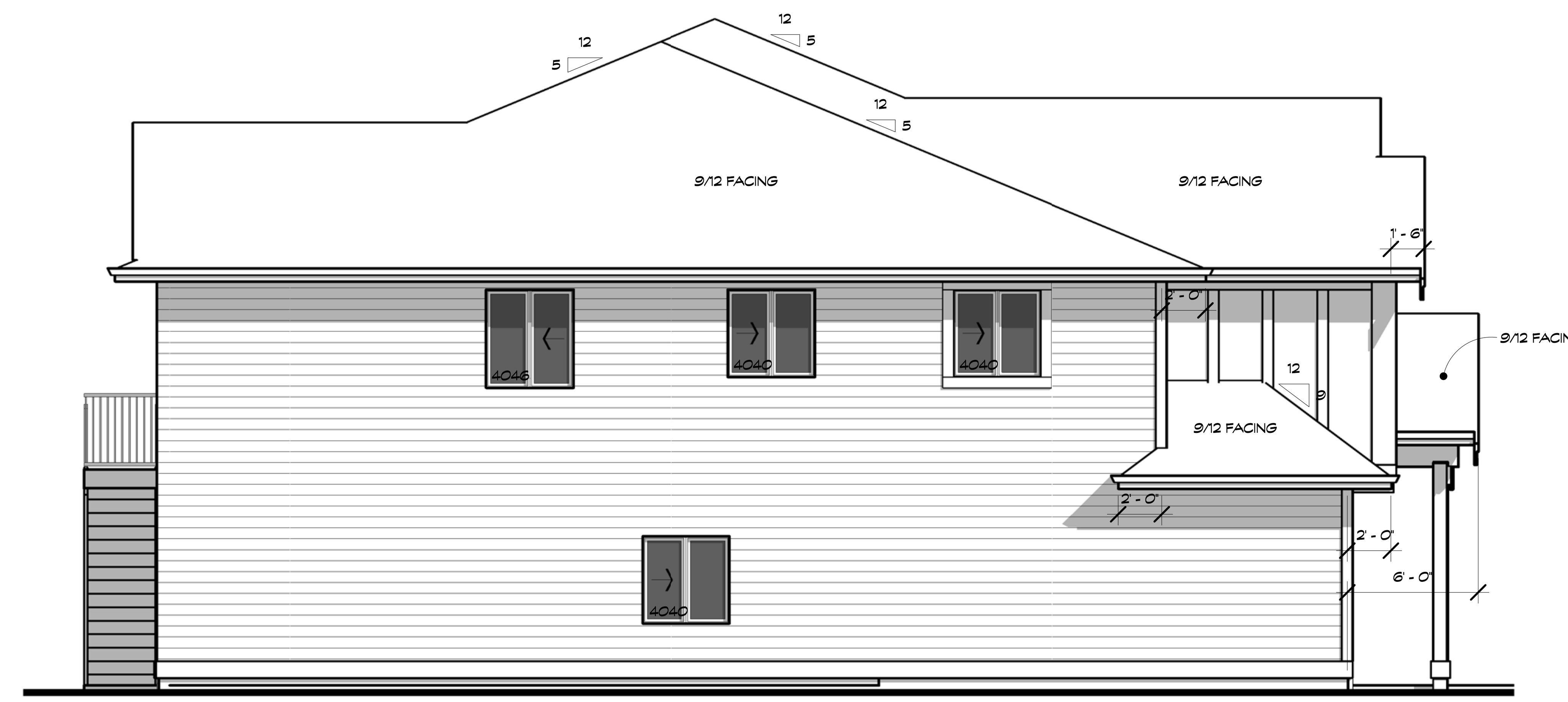
RH SIDE ELEVATION

LIMITING DISTANCE CALCULATIONS:

908 SQ. FT. WALL AREA x 7% = 64 SQ. FT. MAX. UNPROTECTED OPENINGS ALLOWED
37 SQ. FT. UPROTECTED OPENINGS SHOWN



REAR ELEVATION



LH SIDE ELEVATION

LIMITING DISTANCE CALCULATIONS:

1090 SQ. FT. WALL AREA x 7% = 76 SQ. FT. MAX. UNPROTECTED OPENINGS ALLOWED
66 SQ. FT. UPROTECTED OPENINGS SHOWN

no.	issue/revisions	date

drawing title.
Construction Permit Drawings
Elevations

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3/16" = 1'-0"
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C.STAM
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R.HOXIE
date.
FEB 1, 2013
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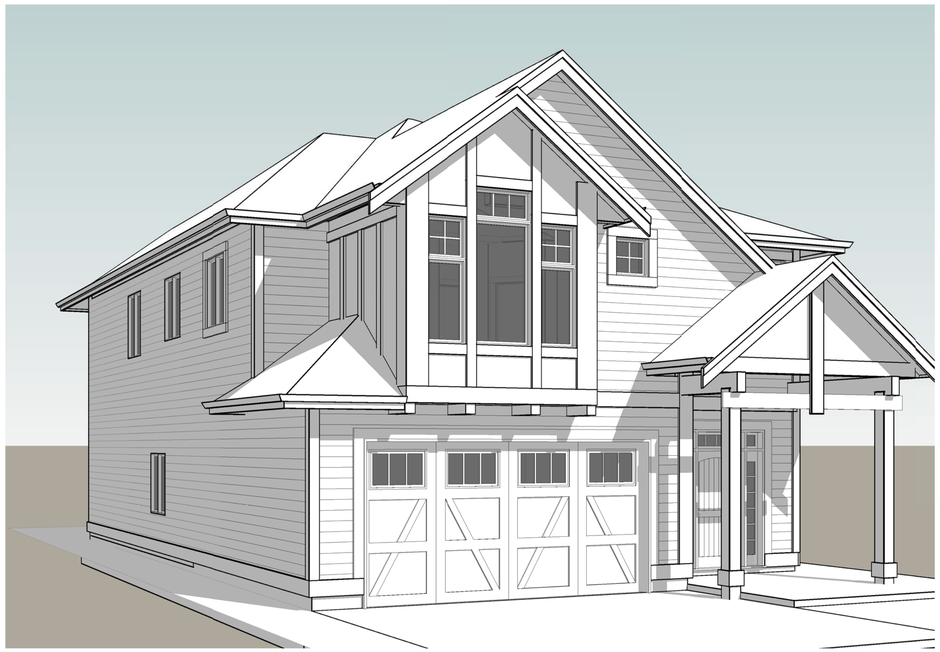
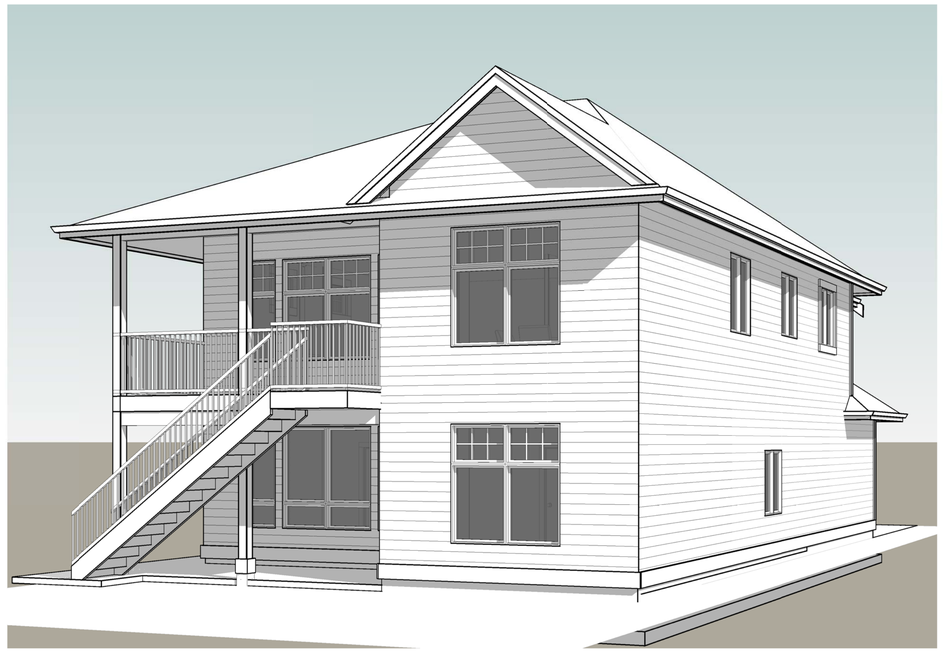
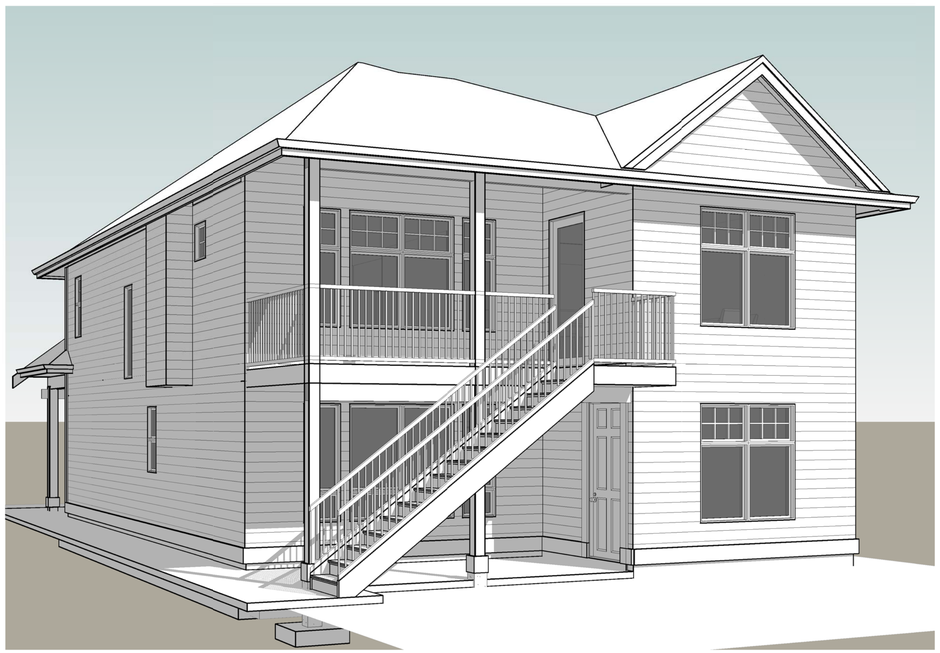
A3







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Construction Permit Drawings
3D Elevations

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sheet.	A4