

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS OF THE TOWN OF OSOYOOS.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO D & D DESIGN IMMEDIATELY.
3. ALL CONCRETE TO BE PLACED ON FIRM, UNDISTURBED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.
4. SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.
5. ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION.
6. DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. D & D DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS
8. THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW
9. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2018 BUILDING CODE SECTION 9.19.1 THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 25 % AT THE TOP OF THE ROOF, AND 25 % AT THE EAVES
10. DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE
11. ALL GLASS IN DOORS, OR SIDELIGHTS TO WELDED WIRE GLASS OR SAFETY GLASS.
12. ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
13. EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
14. PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
15. RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
16. THE DIMENSIONS FOR U.P.O. CALCULATIONS ARE 2" SMALLER IN EACH DIRECTION FROM THE SIZES GIVEN ON PLAN.
17. APPROVED SMOKE ALARMS TO BE INSTALLED
18. THESE DRAWINGS COMPLY WITH 2024 BC BUILDING CODE INCLUDING ALL REVISIONS.
19. O.H. GARAGE DOOR TO BE WEATHER STRIPPED AROUND ENTIRE PERIMETER, IF HEATED, DOOR REQUIRED TO HAVE MIN. R VALUE OF 6.2
20. ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE, TO BE INSULATED TO MIN. R16.
21. ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY
22. ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION & HAVE MIN. R15 VALUE.
23. ALL WINDOWS & DOORS SHALL CONFORM TO AAM 4/ WDMA 4/ CSA 101/ 1.5.2/ A440
NAFS FOR WINDOWS, SKYLIGHTS AND DOORS AND A440SI -09 CANADIAN SUPPLEMENTS TO AAMA/ WDMA/ CSA 101/ 1.5.2/ A440.
24. ALL AIR BARRIER JOINTS ARE TO BE OVERLAPPED, SEALED & SECURED OVER STRUCTURAL MEMBERS.
25. WINDOWS ARE TO HAVE A MAXIMUM U VALUE OF 1.8.
26. SKYLIGHTS NEED TO MEET THE NEW ENERGY RATING OF U 2.9. SKYLIGHT SHAFTS ARE TO MEET THE NEW EFFECTIVE INSULATION LEVELS FOR THE WALL ASSEMBLIES.
27. THE ATTIC INSULATION LEVEL CAN BE TAPERED FOR A MAX. OF 1.2M FROM THE EDGE OF THE OUTSIDE WALLS. HOWEVER THERE MUST BE A MIN. R20 VALUE AT THE JOINT OF THE TOP FLOOR WALL PLATES AND THE TRUSSES. TRUSS HEAL IS TO BE A MIN. OF 7.5" TO ALLOW FOR THE INSULATION AND VENTILATION BAFFLES.
28. DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS.
29. WATER PIPING MUST BE INSULATED FOR 2.0M ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12MM THICK.
30. PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS.
31. HEATED GARAGE REQUIRES WEATHER STRIPPED GARAGE DOOR.
32. GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX BE SEALED.
33. METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOR BARRIER LOCATION.
34. HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. DOCUMENTATION WILL BE REQUIRED IF IT IS PROPOSED TO BE OUTSIDE.
35. HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO $\pm 0.5^{\circ}\text{C}$.
36. THE PRINCIPAL VENTILATION FAN IS TO RUN CONTINUOUSLY. IT IS PREFERRED THAT THE SWITCH FOR THE LOW SPEED IS LOCATED IN THE MECHANICAL ROOM AND IS LABELED 'PRINCIPAL VENTILATION EXHAUST FAN'.
37. BEDROOMS ARE REQUIRED TO BE VENTILATED CONTINUOUSLY
38. A 4" Φ OR A 6" FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLenum A MIN. OF 10'-0" AND A MAX. OF 15'-0" FROM THE FURNACE.
39. THE FURNACE FAN IS TO RUN CONTINUOUSLY.
40. MIN. 60% OF WALL R VALUE IS REQUIRED BEHIND BEAMS IF THEY LAND ON AN OUTSIDE WALL.
41. ALL PLUMBING FIXTURES ON EXTERIOR WALL TO HAVE WATER AND DRAIN LINES IN FLOOR.
42. AIR BARRIER SYSTEM ON INTERIOR OF WALL.

DRAWING INDEX

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- 1.1	SITE PLAN AND NOTES
- 2.1	FOUNDATION & LOWER FLOOR PLANS
- 2.2	MAIN FLOOR PLAN
- 3.1	FRONT & RIGHT ELEVATIONS
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- 4.1	CROSS-SECTIONS A & B
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- 5.2	CONSTRUCTION DETAILS 2

CIVIC ADDRESS:

4, CHARDONNAY COURT, OSOYOOS, B.C.

LEGAL DESCRIPTION:

4, D.L. 100, PLAN KAP76615 SDYLD, P.I.D. 026-078-511

ITE RECONCILIATION:

E AREA: 0.109 ACRES = 477.21 sq.m. = 5,136.70 sq.ft.

NING: B2 - SINGLE FAMILY RESIDENTIAL, SMALL LOT

FEEDBACKS:

EAST (FRONT) :	REQ'D: 4.50m (14.76')	PROPOSED: 4.50m (14.76')
WEST (REAR) :	REQ'D: 4.50m (14.76')	PROPOSED: 6.68m (21.91')
NORTH (SIDE):	REQ'D: 1.50m (4.92')	PROPOSED: 1.53m (5.02')
SOUTH (SIDE):	REQ'D: 1.52m (4.92')	PROPOSED: 1.53m (5.22')

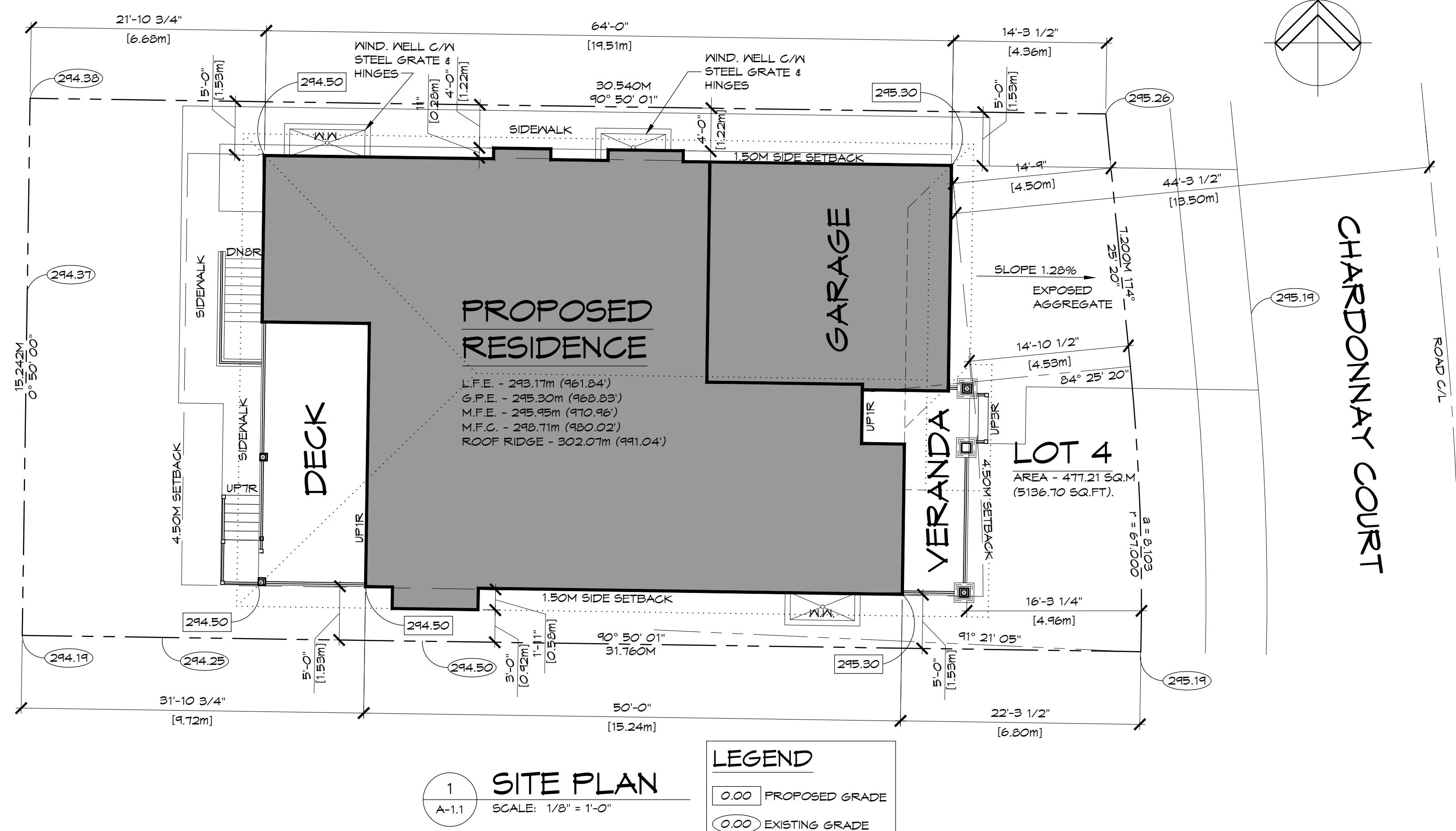
LDING HEIGHT: ALLOWED: 9.00m (29.53')
PROPOSED: 5.49m (18.01')

$$\text{AVERAGE GRADE: } 295.30 + 295.30 + 294.50 + 294.50 = 1,179.60 / 4 = 294.90\text{m}$$

MATE REGION: 5

DANDRDESIGN.CA

DATA DE EMISSÃO:



SITE PLAN & NOTES

USED RESIDENCE
HARDONNAY COURT
OS, B.C.

scale:	AS NOTED		
drawn:	S.P./S.F.		
checked:	D.H.		
project no.	221234		
sheet no.			
	drawing:		
	A-1.1		