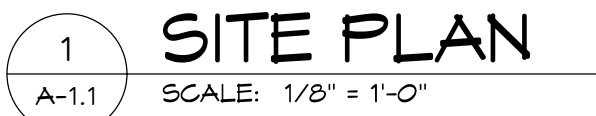


1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS OF THE TOWN OF OSOYOOS.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF WORK. IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND, THEY MUST BE REPORTED TO THE ARCHITECT 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 1 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 SPACES MUST BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2018 BUILDING CODE SECTION 9.1.1. 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 HINGED TO BE SPREAD BY THE FORCE OF THE DOOR.
11. ALL GLASS IN DOORS, OR SIDELIGHTS TO GLAZED 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 WALL.
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 B.C. 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-SASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY (E.P.R.).
22. ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION 4 HAVE MIN. R15 VALUE.
23. ALL WINDOWS & DOORS SHALL CONFORM TO AAM 4 / NOM 4 / CSA 1011.1.5.2 / A440.
24. NAFS FOR WINDOWS, SKYLIGHTS AND DOORS AND A4403 - 09 CANADIAN SUPPLEMENTS TO AAMA / MDMA 1011.1.5.2 / A440.
25. ALL AIR BARRIER JOINTS ARE TO BE OVERLAPPED, SEALED & SECURED AROUND PER STRUCTURAL MEMBERS.
26. ALL GLASS TO HAVE A MINIMUM U VALUE OF 0.30.
27. SKYLIGHTS NEED TO MEET THE NET ENERGY RATING OF U 2.3. SKYLIGHT SHAFTS ARE TO MEET THE NET EFFECTIVE INSULATION LEVELS FOR THE WALL ASSEMBLIES.
28. 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 SEAL IS TO BE A MIN. OF 1.5" TO ALL TRUSSES.
29. ALL DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS.
30. WATER PIPING MUST BE INSULATED FOR 2.0M ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12MM THICK.
31. PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS.
32. HEATED GARAGE REQUIRES WEATHER STRIPPED GARAGE DOOR.
33. GASKETED TRUCK DOORS REQUIRE THE TRUCKS INTO THE BOX BE SEALED.
34. METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOR BARRIER LOCATION.
35. HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. DOCUMENTATION MUST BE REQUIRED IF IT IS PROPOSED TO BE OUTSIDE.
36. HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO 3.0 °C.
37. 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".
38. BEDROOMS ARE REQUIRED TO BE VENTILATED CONTINUOUSLY.
39. A 4" O 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.
40. THE FURNACE FAN IS TO RUN CONTINUOUSLY.
41. THE 25% OF WALL R VALUE IS REQUIRED BEHIND BEAMS IF THEY LAND ON AN OUTSIDE WALL.
42. ALL PLUMBING FIXTURES ON EXTERIOR WALL TO HAVE WATER AND DRAIN LINES IN FLOOR.
43. AIR BARRIER SYSTEM ON INTERIOR OF WALL.



SHEET	DRAWING TITLE
A - 1.1	SITE PLAN AND NOTES
A - 2.1	FOUNDATION & LOWER FLOOR PLANS
A - 2.2	MAIN FLOOR PLAN
A - 3.1	FRONT & RIGHT ELEVATIONS
A - 3.2	REAR & LEFT ELEVATIONS
A - 4.1	CROSS-SECTIONS A & B
A - 5.1	CONSTRUCTION DETAILS 1
A - 5.2	CONSTRUCTION DETAILS 2

CLIMATE REGION: 5

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