

ERRORS AND OMISSIONS

- BAXTER DESIGN & SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole
- responsibility of the owner or contractor.

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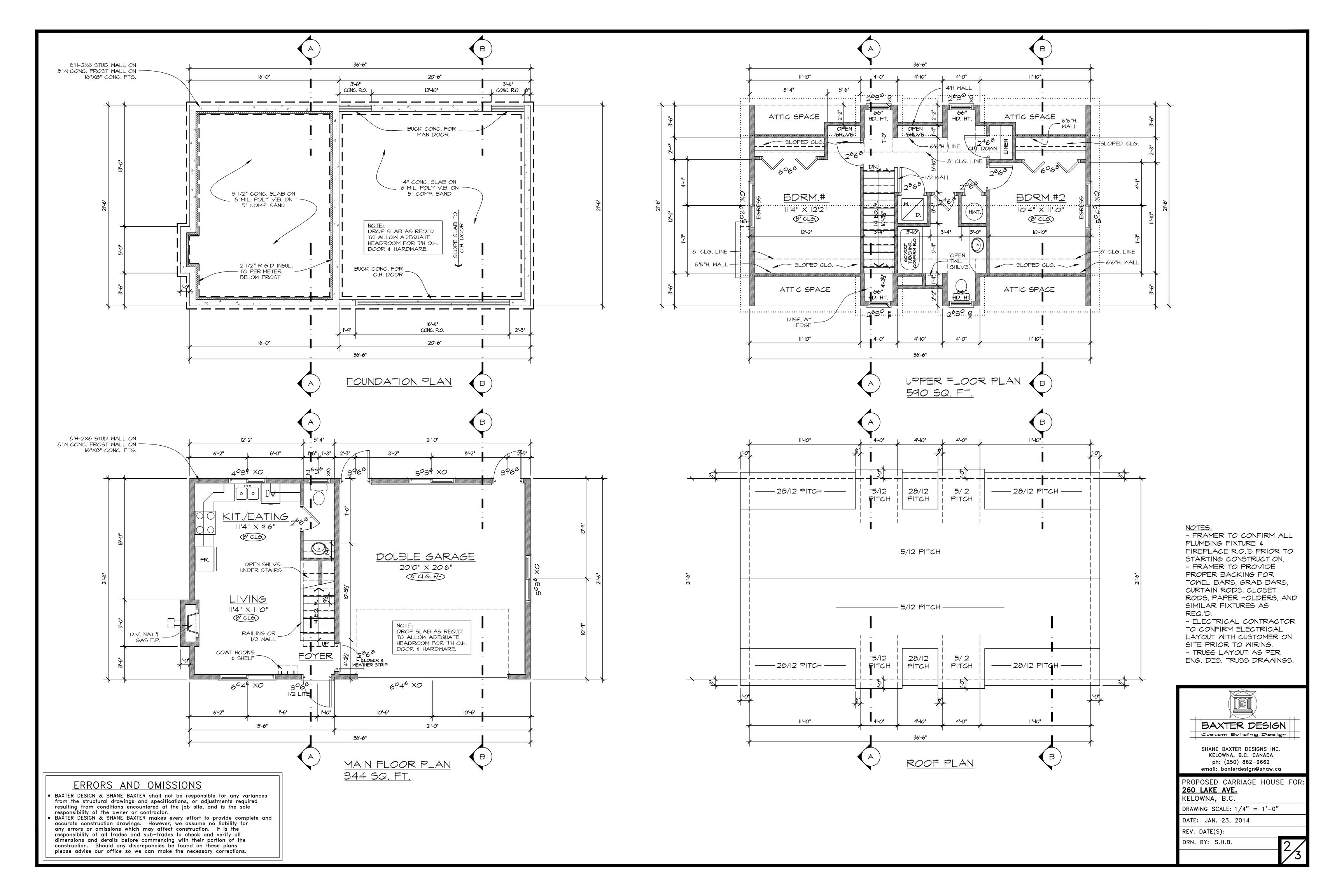
PROPOSED CARRIAGE HOUSE FOR: **260 LAKE AVE.**KELOWNA, B.C.

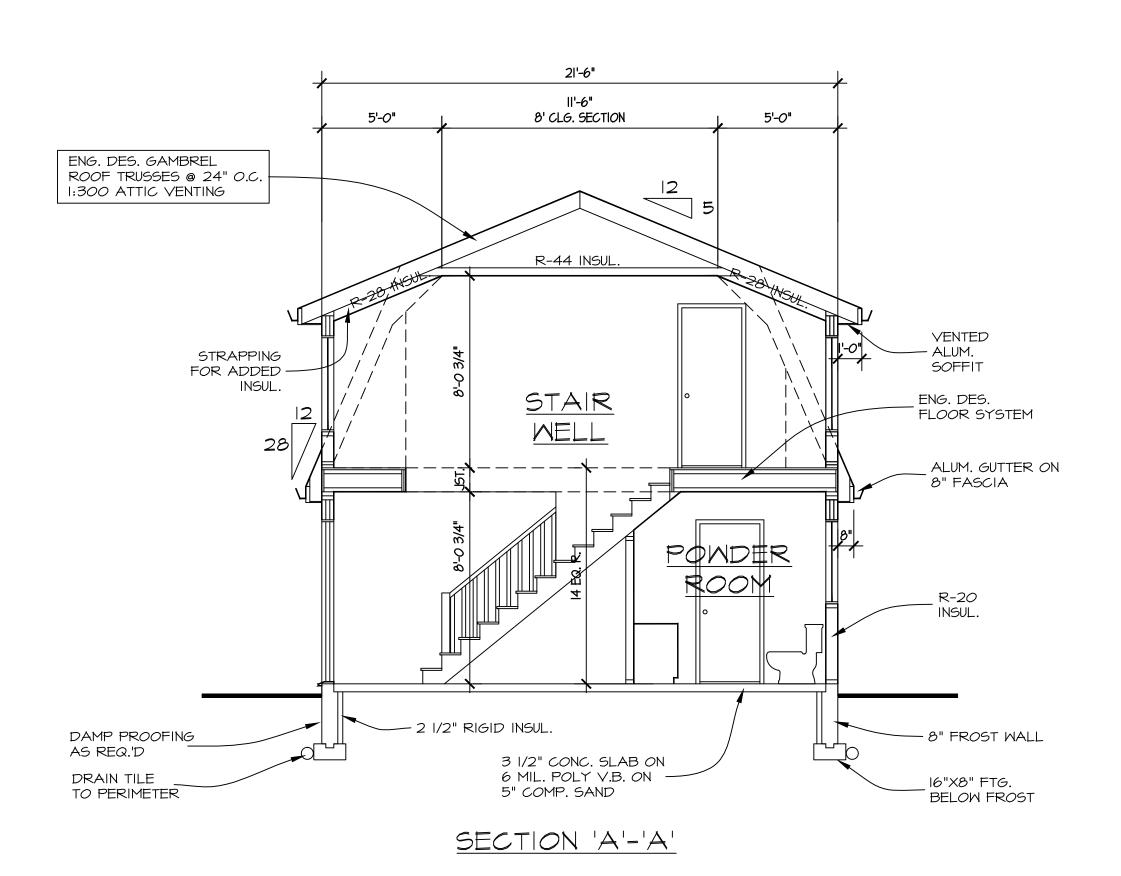
DRAWING SCALE: 1/4" = 1'-0"

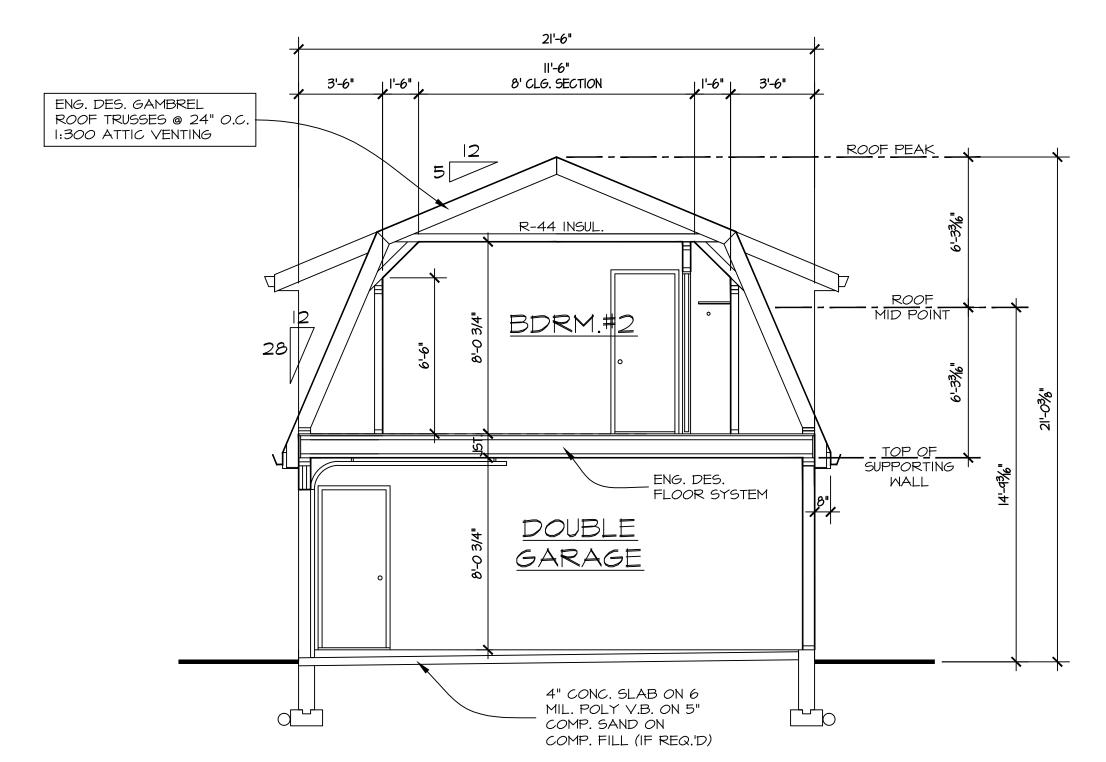
DATE: JAN. 23, 2014

REV. DATE(S):

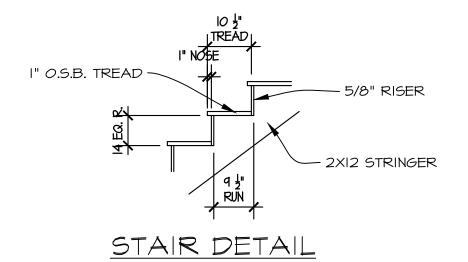
DRN. BY: S.H.B.







SECTION 'B'-'B'



ROOF CONSTRUCTION

- ASPHALT SHINGLES
- 30# ROOFING FELT
- 7/16" O.S.B. ROOFSHEATHING C/W 'H' CLIPS
- ENGINEER DESIGNED ROOF TRUSS SYSTEM
- R-44 INSULATION
- 6 MIL. POLY VAPOUR BARRIER - 1/2" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION

- HORIZONTAL SIDING
- PERMAX PAPER
- 3/8" O.S.B. WALL SHEATHING - 2X6 SPRUCE STUDS @ 24" O.C.
- R-20 INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @ 16" O.C.

INTERIOR FLOOR CONSTRUCTION

- FINISHED FLOORING
- 1/4" UNDERLAY (STURDI-WOOD OR SIMILAR)
- @ LINO AREAS - 3/4" T.\$G. SPRUCE PLYWOOD
- SUB-FLOOR
- ENGINEERED DESIGNED FLOOR
- SYSTEM - 1/2" GYPSUM BOARD TO
- FINISHED AREAS

GARAGE SLAB

- 4" CONC. SLAB @ 25 MPa - 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED SAND - COMPACTED GRANULAR FILL
- SLAB ON GRADE
 - 3 1/2" CONC. SLAB @ 20 MPa
 - 6 MIL. POLY. VAPOUR BARRIER
 - 5" COMPACTED GRANULAR FILL

STAIR CONSTRUCTION

- EQUAL RISERS OF 5/8" PLYWOOD AS NOTED
- 9 1/2" RUN
- 10 1/2" TREADS OF 1" O.S.B. - 2XI2 STRINGERS
- 2'-8" HANDRAIL HEIGHT



WINDOW SCHEDULE

OPENING

R.O.

DOOR SCHEDULE

OPENING

R.O.

SKYLITES

MEDICINE CABINETS

SIZE

DESCRIPTION

DESCRIPTION

TYPE

CODE

SIZE

SHANE BAXTER DESIGNS INC. KELOWNA, B.C. CANADA ph: (250) 862-9662 email: baxterdesign@shaw.ca

PROPOSED CARRIAGE HOUSE FOR: 260 LAKE AVE. KELOWNA, B.C.

DRAWING SCALE: 1/4" = 1'-0" DATE: JAN. 23, 2014

REV. DATE(S): DRN. BY: S.H.B.

GENERAL NOTES

All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumb—

ing codes and all local building code and bylaws which may take precedence.

All work shall be performed in all respects to good building practice.
Written dimensions to be followed. DO NOT scale from drawings.
All floor joists and beams to be D.Fir/Larch #2 or better or as noted.

• Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method. Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 6'0" O.C. and at all corners. • All measurements, grades and levels to be verified on site before

commencing construction.

Perimeter drainage shall be installedwhere required by local authorities having jurisdiction and to their approval.

All concrete to have a minimum compressive strength of 20 mpa at 28

Floor joists spans of more than 7'0" shall be bridged at mid—span or at 7'0" O.C. maximum. Bridging shall be 2"x2" diagonal type cross bridging installed as required by the N.B.C.
Flashing to be installed at all penetrations in roof systems and

All electrical/plumbing fixturing to be verified with owner.
Flashing to be installed at all changes in horizontal exterior finishings

and over all unprotected openings. Caulking to be installed around all unflashed exterior openings.

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INTERIOR SWING DOORS Rough opening is always 82 1/2" high x 2" greater than nominal door size.

EXAMPLE: 2/8 X 6/8 = 34"X 82 1/2" INTERIOR BIFOLDS
Rough openings for 2 panel doors are
1 1/4" greater than nominal door width & 1 1/2" greater than door height.

EXAMPLE: 3/0 x 6/8 = 37 1/4"x81 1/2"

Rough openings for 4 panel doors are 1"

greater than nominal door width and 1 1/2" greater than height. EXAMPLE: $5/0 \times 6/8 = 61$ " x 81 1/2"