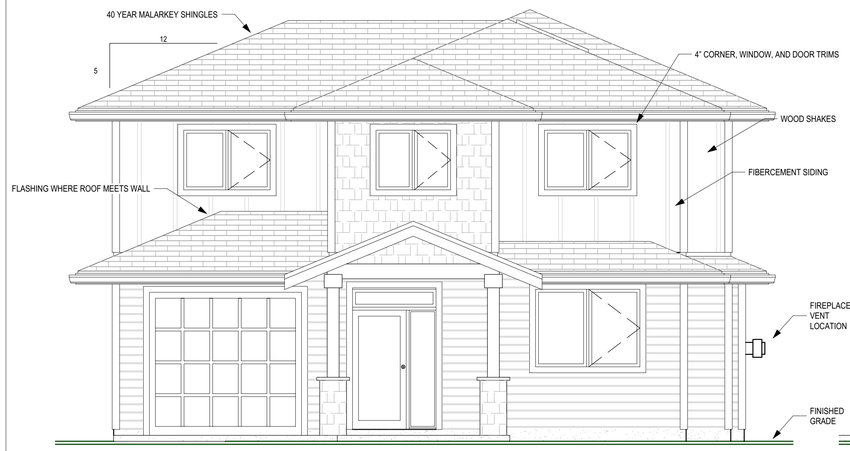
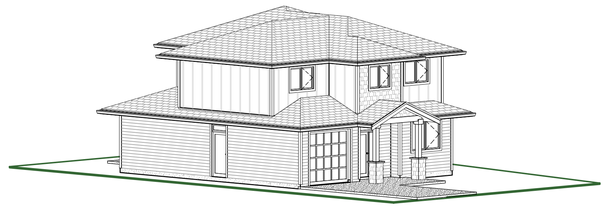
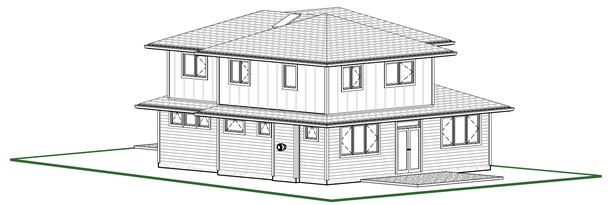
Elevations & Model Views

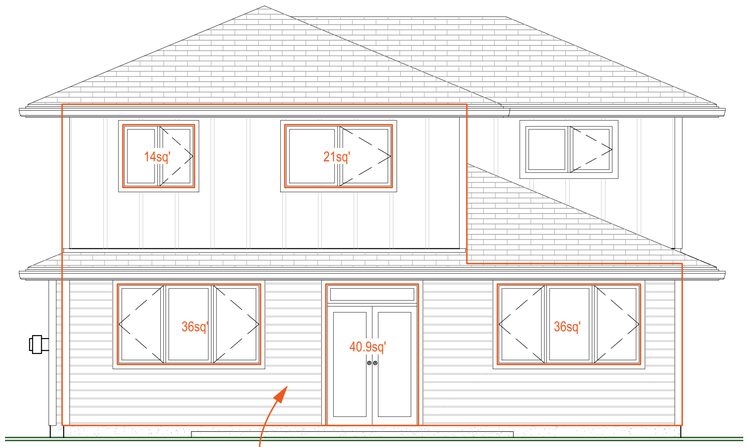


Front (North) Elevation
Scale: 1/4" = 1'-0"

Left (East) Elevation
Scale: 1/4" = 1'-0"



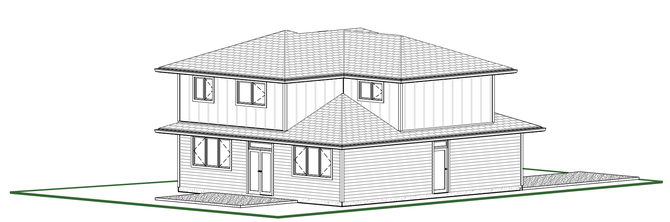




Rear (South) Elevation
Scale: 1/4" = 1'-0"

516 sq' (47.9 sq.m.) @ 6.14m from property line
59.2 % allowable unprotected openings
148 sq' unprotected openings (29 %)

Right (West) Elevation
Scale: 1/4" = 1'-0"



GENERAL NOTES
-ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAWS
-WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
-BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION AND SPECIFICATIONS BEFORE STARTING WORK AND NOTIFY DESIGNER OF ANY ERRORS
-OWNER TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION AND BE SATISFIED AS TO ALL ASPECTS OF THE DESIGN OR NOTIFY CUMMING DESIGN AND DISCUSS REQUIREMENTS PRIOR TO CONSTRUCTION
-THESE DRAWINGS HAVE DETAILS REQUIRED FOR CONSTRUCTION, HOWEVER, DUE TO A WIDE VARIETY OF BUILDING CODES AND BYLAWS ACROSS NORTH AMERICA, WE CANNOT GUARANTEE CODE COMPLIANCE FOR ALL AREAS. IF YOUR AREA HAS UNUSUALLY HIGH WIND, SNOW LOADS, SUBSTANDARD LOAD BEARING SOIL CONDITIONS, EXTREME GRADE, OR SEISMIC REQUIREXMENTS, IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER, IF REQUIRED, TO OBTAIN APPROVAL OR AN ENGINEER'S REPORT PRIOR TO PERMIT APPROVAL AND CONSTRUCTION

CONCRETE
-ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AT 28 DAYS
-FOOTINGS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR SOIL BEARING CAPACITY OF 2500 PSF. LOCAL CONDITIONS AND / OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING DESIGN WHICH MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER. THIS WILL BE THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO PROVIDE.
-CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL TO AN ELEVATION BELOW FROST PENETRATION OR ALTERNATIVE METHOD SHALL BE USED TO ENSURE INSULATION OF FOUNDATION AS PER LOCAL BUILDING CODE
-ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN BUILDING CODES REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER
-ALL FOOTINGS TO HAVE TWO ROWS OF MIN #4 REBAR 3" CLEAR FROM SIDE AND BOTTOM
-ALL WOOD CONTACTING CONCRETE TO BE SEPARATED WITH APPROVED MATERIAL

STRUCTURAL
-ALL WOOD FRAMING TO BE #2 OR BETTER DOUGLAS FIR OR SPRUCE
-ALL LINTELS TO BE 2-2x10 #2 DOUGLAS FIR OR BETTER UNLESS NOTED OTHERWISE
-LAMINATE STUDDING UNDER ALL LOAD BEARING POINTS
-ALL ENGINEERED COMPONENTS TO B EINSTALLED TO MANAFACTURE'S SPECS.

STAIRS AND HANDRAILS
-STAIRS TO BE MIN. 36" WIDE
-7 3/4" MAX. RISE, 11" MIN. TREAD LENGTH
-HANDRAILS TO BE INSTALLED BETWEEN 34" AND 38" ABOVE TREAD NOSING OR 36" ABOVE FLOOR.
-EXTERIOR HANDRAILS TO BE 42" ABOVE FLOOR.
-HANDRAILS REQUIRED ON AREAS GREATER THAN 24" ABOVE GROUND OR FLOOR
-ALL HANDRAILS TO BE CONTINUOUS FOR FULL LENGTH OF STAIRS
-HAND GRIPS PORTION OF ALL HANDRAILS SHALL BE NO LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR SHAPE SHALL PROVIDE EQUIVALENT SURFACE
-HANDRAIL PICKETS SHALL BE SPACED SO THAT A 4" SPHERE MAY NOT PASS BETWEEN

MECHANICAL AND VENTILATION
-BUILDING MUST BE PROVIDED WITH MECHANICAL VENTILATION DESIGN BY OTHERS
-ATTIC TO BE VENTED MINIMUM 1:300 OF AREA
-ONE HALF OF ROOF VENTS TO BE LOCATED IN UPPER PORTION OF ATTIC SPACE AT LEAST 3' HIGHER THAN EAVE OR CORNICE VENTS
-22" X 30" MIN. ATTIC ACCESS. INSULATE AND WEATHERSTRIP DOOR. 20" MIN. HEAD CLEARANCE

EGRESS WINDOWS (BEDROOM)
-NET OPENING TO BE 0.35sq.m. (3.77sq') IN AREA WITH NO DIMENSION LESS THAN 380mm (15")

PLUMBING
-PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS NOTED BELOW:
A) WATER CLOSET = 1.6 GAL PER FLUSH
B) SHOWER HEAD = 2.5 GPM MAX
C) LAVATORY FAUCETS = 2.2 GPM MAX
D) SINK FAUCETS = 2.2 GPM MAX TITLE 24, VCBC, UPC

1234 COLWOOD DRIVE COLWOOD, B C	DWG NO: 1 OF 5	DESIGN BY:	Colwood, B.C.
	DATE:	DRAWN BY:	