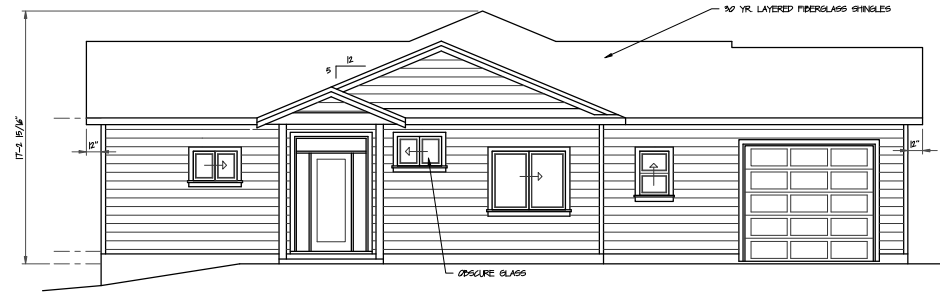
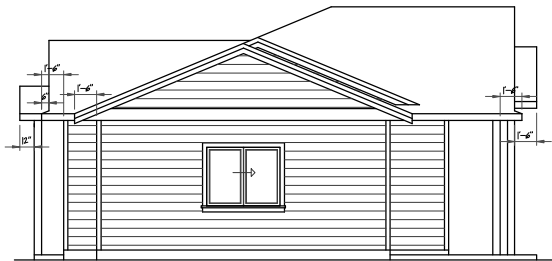


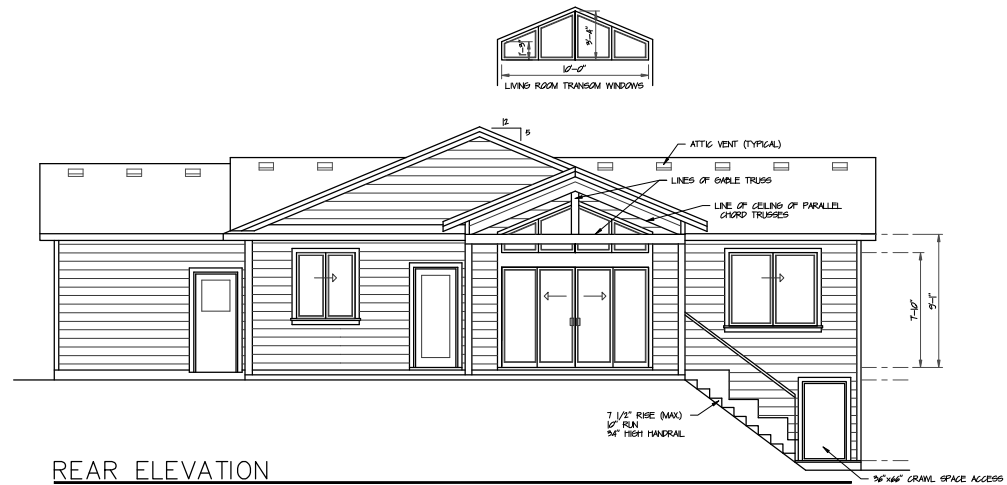
LEFT ELEVATION



FRONT ELEVATION

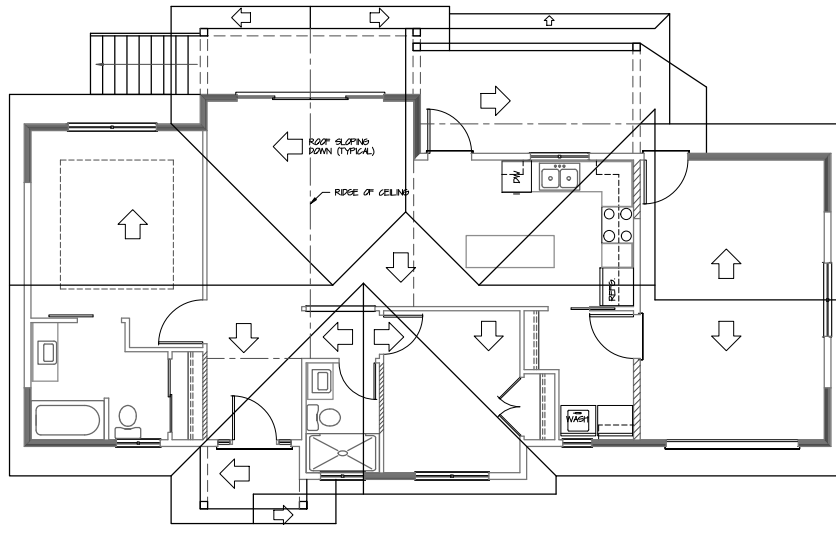


RIGHT ELEVATION

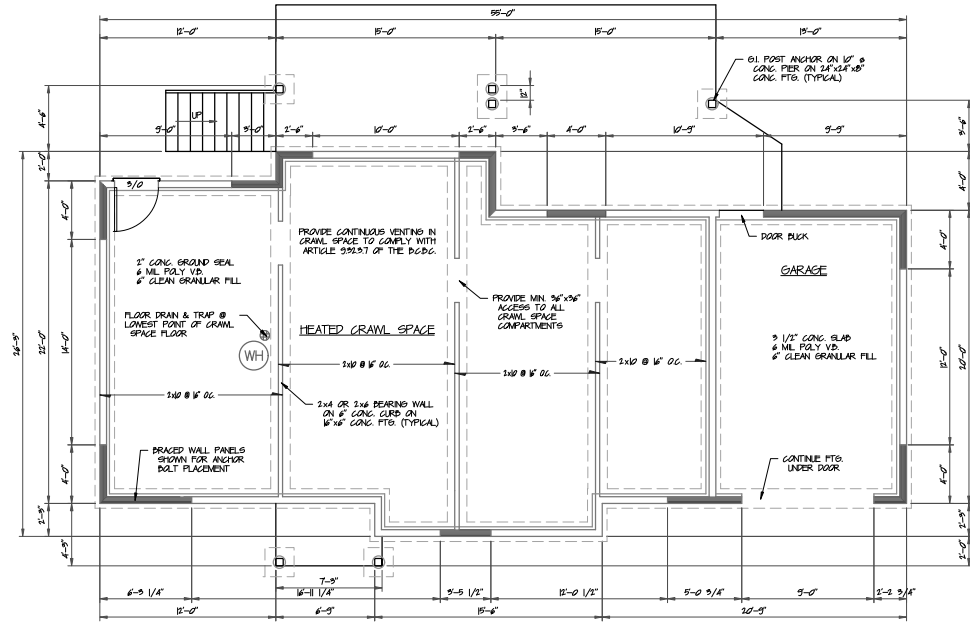


REAR ELEVATION

3833 GIBBINS ROAD, DUNCAN PROPOSED SMALL SUITE FOR: STEVE POZNECOV	REVISED: THESE PLANS MAY NOT BE COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF G.T. BURDGE DESIGNS	PLAN NO. C7071	SHEET NO. 1 OF 5
	DATE: AUGUST 2022	SCALE: 1/4" = 1'-0"	BY: G.T. BURDGE, MEMBER R.C.A.D.
	G.T. BURDGE DESIGNS 1000 S. GIBBINS ROAD, SUITE 100, DUNCAN, WY 82504 TEL: 307.686.1111		



ROOF PLAN



FOUNDATION PLAN

ANCHOR BOLT PLACEMENT

1/2" @ 5'-0" O.C. MAX. OR
5/8" @ 6'-0" O.C. MAX.
(MIN. OF 3 ANCHOR BOLTS PER
BRACED WALL PANEL)

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DATE: AUGUST 2022

PLAN NO. C7071

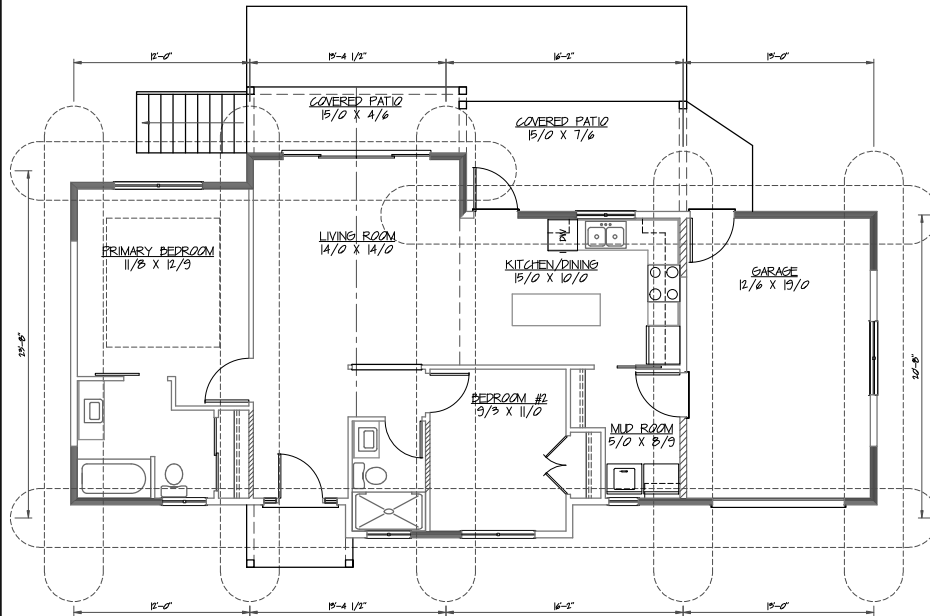
SHEET NO. 2 OF 5

BY: G.T. BURDGE, MEMBER P.E. BOARD

3833 GIBBINS ROAD, DUNCAN

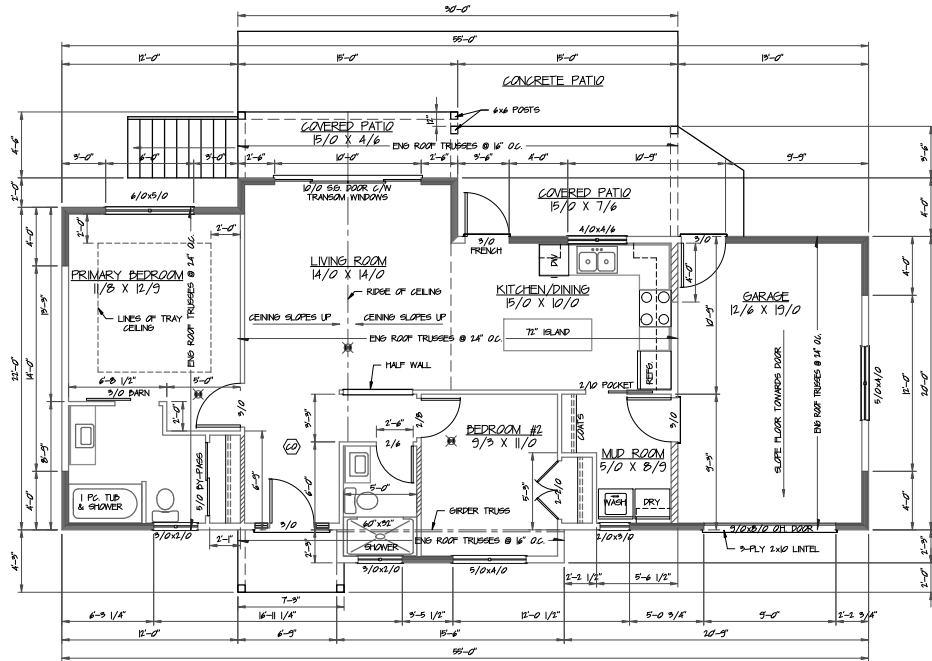
PROPOSED SMALL SUITE FOR:

STEVE POZNECOV



BRACED WALL BAND LOCATIONS

THE PURPOSE OF THIS DRAWING IS TO SHOW THE LOCATION OF THE BRACED WALL BANDS BECAUSE OF LAST MINUTE CHANGES. IT MAY NOT REFLECT ALL THE REVISIONS. DO NOT USE IT FOR CONSTRUCTION.



FLOOR PLAN 960 sq.ft.

SEISMIC BRACED WALL PANEL LEGEND

- NON-BRACED WALLS
- INTERIOR BRACED WALL PANEL C/N 1/2" GYPSUM BOARD SHEATHING & SUPPORTS @ 16" O.C.
- WOOD SHEATHED BRACED WALL PANEL C/N SUPPORTS @ 16" O.C. INTERIOR & EXTERIOR - 3/8" (MIN) PLY. OR OSB

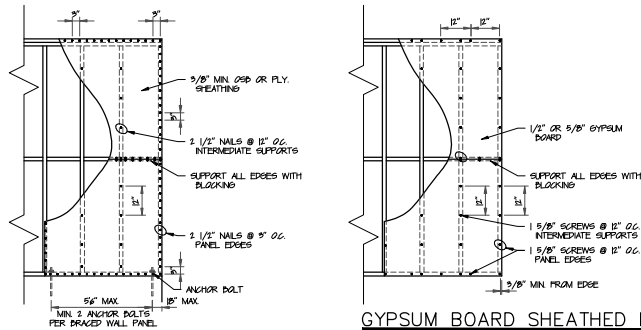
SMOKE & CO DETECTOR LEGEND

- 110V INTERCONNECTED SMOKE ALARM C/N BATTERY BACKUP
- CARBON MONOXIDE ALARM

3833 GIBBINS ROAD, DUNCAN

PROPOSED SMALL SUITE FOR:
STEVE POZNECOV

REVISIONS:	DATE: AUGUST 2022	PLAN NO. C7071	SHEET NO. 3 OF 5
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**WOOD SHEATHED BRACED
WALL NAILING PATTERN**

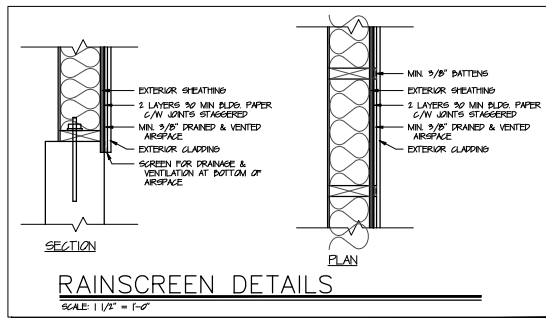
SCALE: 1/2" = 1'-0"

**GYPSUM BOARD SHEATHED BRACED
WALL NAILING PATTERN**

SCALE: 1/2" = 1'-0"

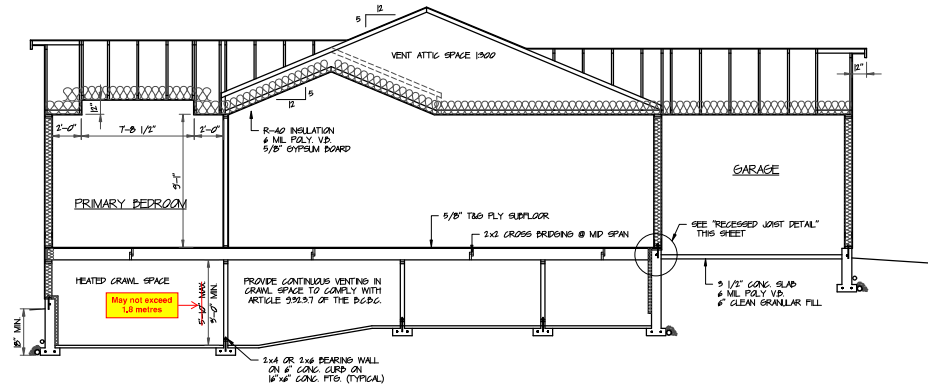
GENERAL NOTES

1. Building contractor is to verify all dimensions before proceeding.
2. Measurements take precedence over scaling.
3. All concrete to be 20 MPa (3000 p.s.i.) @ 28 days.
4. All lintels in load bearing walls to be 2-2x10 unless noted otherwise.
5. All plates on concrete to be not treated.
6. Flush framed members shall be anchored with joist hangers.
7. Flash all unprotected openings & changes in materials on exterior walls.
8. All grades are approximate only.
9. Fireplaces to be installed to manufacturer's specifications.
10. All construction shall comply with the B.C. Building Code (2018) & applicable local regulations.
11. All materials specified are subject to local availability.
12. All glass above or around bathtubs or showers shall be safety glass.
13. All glass in exterior doors, or sidelights for doors within 915mm (36") of door locks, shall be safety glass.
14. Mechanical ventilation to be provided to comply with Section 9.32 of the B.C. Building Code.
15. Roof trusses & manufactured floor joists are to be designed by truss manufacturer's Engineer, who shall also ensure that lintels, beams, and posts below point loads are designed to withstand the additional loads imposed upon them.
16. Climate zone: 4
17. Design snow load: 350 psf. (verify)
18. Design frost depth: 18"
19. All structural framing lumber to be #1&2 spf or better unless noted otherwise.
20. Do not use finger jointed studs under beams, lintels, or girders.
21. Cladding is to conform to Section 9.27 of the B.C. Building Code.
22. Wood frame construction is to conform to Section 9.23 of the B.C. Building Code for Seismic Zone 1 (S_a(0.2) < 1.2
23. Heating and Airconditioning to be provided to comply with section 9.33 of the B.C. Building Code.

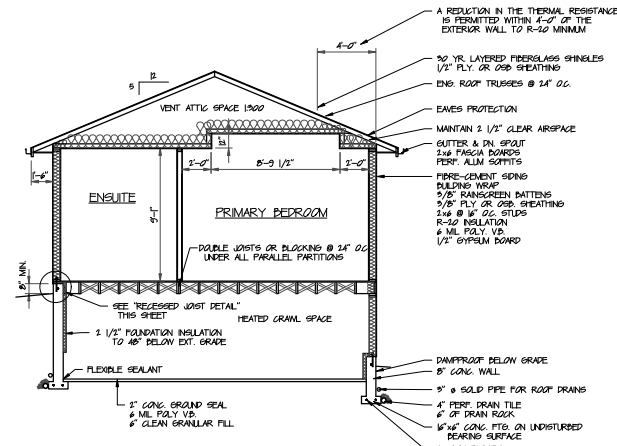


RAINSCREEN DETAILS

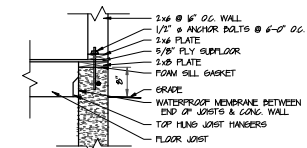
SCALE: 1/2" = 1'-0"



TYPICAL SECTION



SECTION THROUGH PRIMARY BEDROOM



RECESSED JOIST DETAIL

SCALE: 3/4" = 1'-0"

REVISED:	DATE: AUGUST 2022	PLAN NO:	SHEET NO:
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BY: G.T. BURDGE, MEMBER R.C.A.C.			

3833 GIBBINS ROAD, DUNCAN

PROPOSED SMALL SUITE FOR:
STEVE POZNECOV

SPECIFIC REQUIREMENTS

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.
THE EFFECTIVE INSULATION OF FOUNDATIONS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A, AND 9.36.2.8.B FOR CLIMATE ZONE 4

THE EFFECTIVE INSULATION OF CEILINGS, WALLS, AND FLOORS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR CLIMATE ZONE 4

THE THERMAL CHARACTERISTICS OF WINDOWS, DOORS, AND SKYLIGHTS MUST MEET THE REQUIREMENTS OF TABLES 9.36.2.7.A, 9.36.2.7.B, AND 9.36.2.7.C FOR CLIMATE ZONE 4

ALL DUCTS LOCATED OUTSIDE OF THE THERMAL ENCLOSURE MUST BE SEALED AND INSULATED TO THE EXTERIOR WALL REQUIREMENTS.

DAMPERS MUST BE INSTALLED AT AIR INLETS AND EXHAUSTS AS REQUIRED.

PIPING FOR HEATING OR COOLING SYSTEMS LOCATED OUTSIDE THE THERMAL ENCLOSURE MUST BE INSULATED TO THE EXTERIOR WALL REQUIREMENTS.

HVAC EQUIPMENT MUST BE INSTALLED WITHIN THE THERMAL ENCLOSURE OR BE DESIGNED TO BE INSTALLED OUTSIDE THE THERMAL ENCLOSURE.

HVAC & SWH EQUIPMENT MUST MEET THE MINIMUM PERFORMANCE REQUIREMENTS AS DETERMINED BY TABLES 9.36.3.10 AND 9.36.4.2

HEATING AND COOLING EQUIPMENT MUST BE INSTALLED WITH TEMPERATURE CONTROLS.

SERVICE WATER HEATING PIPES MUST BE INSULATED AT THE INLET AND OUTLET OF THE STORAGE TANK.

SERVICE WATER HEATERS MUST HAVE TEMPERATURE CONTROLS

CLIMATE ZONE 4

ROOF ASSEMBLY BELOW ATTIC R-40 BATT INSULATION IN 2x4 TRUSSES @ 24" O.C.			
NO HEAT RECOVERY VENTILATOR			
COMPONENT		NOMINAL	EFFECTIVE
R-40 BATT INSULATION IN ROOF TRUSSES WITH 2x4 BOTTOM CHORD @ 24" O.C.		RSI 7.04	RSI 6.67
1	EXTERIOR AIR FILM	0.09	RSI 0.14 (R-1.96)
2	POLYETHYLENE VAPOUR BARRIER	N/A	
3	5/8" GYPSUM BOARD	0.10	
4	INTERIOR AIR FILM	0.11	
5			
		REQUIRED RSI	PROPOSED RSI
		6.91	6.91
		EFFECTIVE VALUE WITHOUT HRV	

ABOVE GRADE WALL ASSEMBLY (FIBRE-CEMENT SIDING) R-10 BATT INSULATION IN 2x6 STUD WALL @ 16" O.C.			
NO HEAT RECOVERY VENTILATOR			
COMPONENT		NOMINAL	EFFECTIVE
R-10 BATT INSULATION IN 2x6 FRAMING AT 16" O.C.		RSI 3.95	RSI 2.99
1	EXTERIOR AIR FILM	0.09	RSI 0.92 (R-9.25)
2	FIBRE-CEMENT SIDING	0.19	
3	SEAL PLASTIC FILM	N/A	
4	5/8" PLY SHEATHING	0.11	
5	POLYETHYLENE VAPOUR BARRIER	N/A	
6	1/2" GYPSUM BOARD	0.09	
7	INTERIOR AIR FILM	0.11	
		REQUIRED RSI	PROPOSED RSI
		2.78	2.86
		EFFECTIVE VALUE WITHOUT HRV	

ABOVE GRADE WALL ASSEMBLY (GARAGE WALL) R-30 BATT INSULATION IN 2x6 STUD WALL @ 16" O.C.			
NO HEAT RECOVERY VENTILATOR			
COMPONENT		NOMINAL	EFFECTIVE
R-30 BATT INSULATION IN 2x6 FRAMING AT 16" O.C.		RSI 9.94	RSI 2.46
1	EXTERIOR AIR FILM	0.11	RSI 0.19
2	5/8" GYPSUM BOARD	0.091	
3	POLYETHYLENE VAPOUR BARRIER	N/A	
4	1/2" GYPSUM BOARD	0.076	
5	INTERIOR AIR FILM	0.11	
		REQUIRED RSI	PROPOSED RSI
		2.78	2.86
		EFFECTIVE VALUE WITHOUT HRV	

BELOW GRADE WALL ASSEMBLY (HEATED CRAWL SPACE) 1" XPS INSULATION OVER 8" POURED-IN-PLACE CONCRETE WALL			
NO HEAT RECOVERY VENTILATOR			
COMPONENT		NOMINAL	EFFECTIVE
1" XPS INSULATION OVER 8" POURED-IN-PLACE CONCRETE WALL		RSI 1.76	RSI 1.81
1	EXTERIOR AIR FILM		N/A
2	DAMP PROOFING		0.11
3	INTERIOR AIR FILM		0.11
		REQUIRED RSI	PROPOSED RSI
		1.99	2.15
		EFFECTIVE VALUE WITHOUT HRV	

CONSTRUCTION OF AIR BARRIER DETAILS (9.36.2.10.)

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

SLAB FOUNDATION WALL

THE FLOOR SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR SLAB TO THE FOUNDATION WALL.

FOUNDATION TO SILL PLATE AND RIM JOISTS

ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

INTERIOR WALL INTERFACE

INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIRTIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

RIM JOIST

ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

CANTILEVERED FLOOR

CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES OR EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

WINDOW HEAD

THE INTERFACE BETWEEN THE WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

WINDOW SILL

THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

MECHANICAL FLUES AND CHIMNEYS

STEEL LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

PLUMBING STACKS

PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP FLANGE.

SKYLIGHTS

THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.

ATTIC HATCHES

AIR LEAKAGE OCCURS THROUGH THE JOINT BETWEEN THE HATCH AND THE CEILING. THE HATCH IS MOST OFTEN A PIECE OF GYPSUM BOARD CUT TO SIZE RESTING ON A LEDGE MADE FROM WOOD TRIM OR THE EDGE OF THE CEILING. AIR SEALING CAN BE ACHIEVED BY ENSURING THE HATCH IS SIZED PROPERLY SO THAT IT HAS ENOUGH CONTACT WITH THE OPENING LEDGE AND PROVIDING A CLOSED CELL FOAM GASKET.

POT LIGHTS

RECESSED POT LIGHT HOUSINGS ARE ONE OF THE MOST COMMON AIR LEAKAGE POINTS THROUGH THE CEILING PLANE INTO THE ATTIC. AIR LEAKAGE OCCURS BETWEEN THE HOUSING AND AIR BARRIER THROUGH THE FIXTURE HOUSING HOLES AND ITS ELECTRICAL CONNECTIONS. INSTALLING BOXES AROUND THE POTLIGHTS WHICH ARE SEALED TO THE AIR BARRIER IS AN EFFECTIVE WAY TO DEAL WITH THIS ISSUE.

WALL TO CEILING

ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

WALL VENTED DUCTS

DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

ELECTRICAL PENETRATIONS IN WALLS

ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED LIGHT FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.