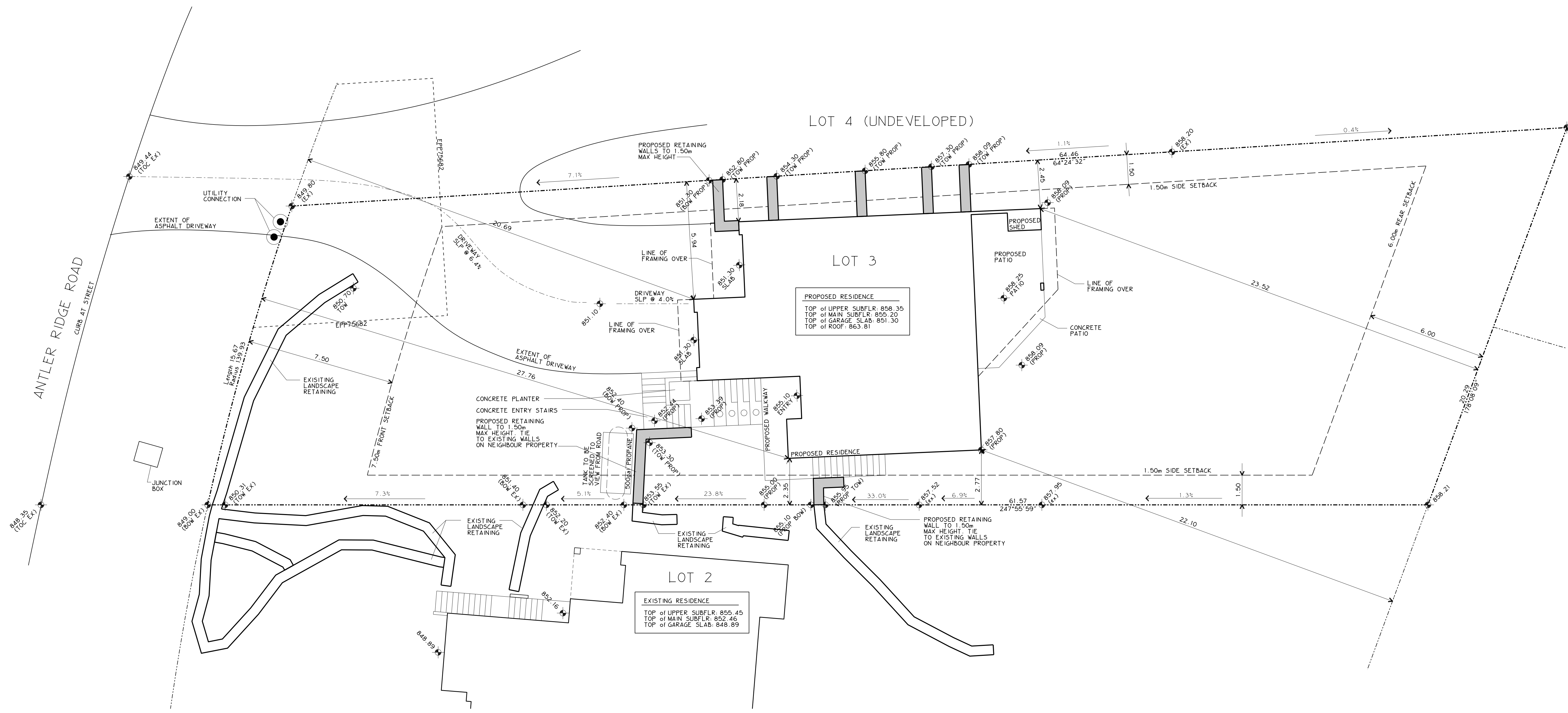
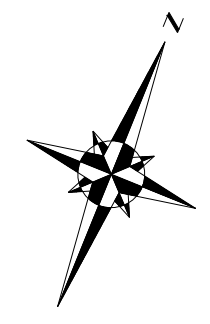


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SITE PLAN
SCALE - 1:100



NOTE:
ALL GRADING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

LEGAL DESCRIPTION

LOT: 03
DISTRICT LOT: 7551 - KOOTENAY DISTRICT
PLAN: EPP71593
ADDRESS: --
LOT AREA: 1065.4 sqm
HOUSE AREA: 165.2 sqm
LOT COVERAGE: 15.5%
L.T.F.: --
A.T.F.: 850.09
T.O.S.F.: 855.20
A.F.G.: 851.30

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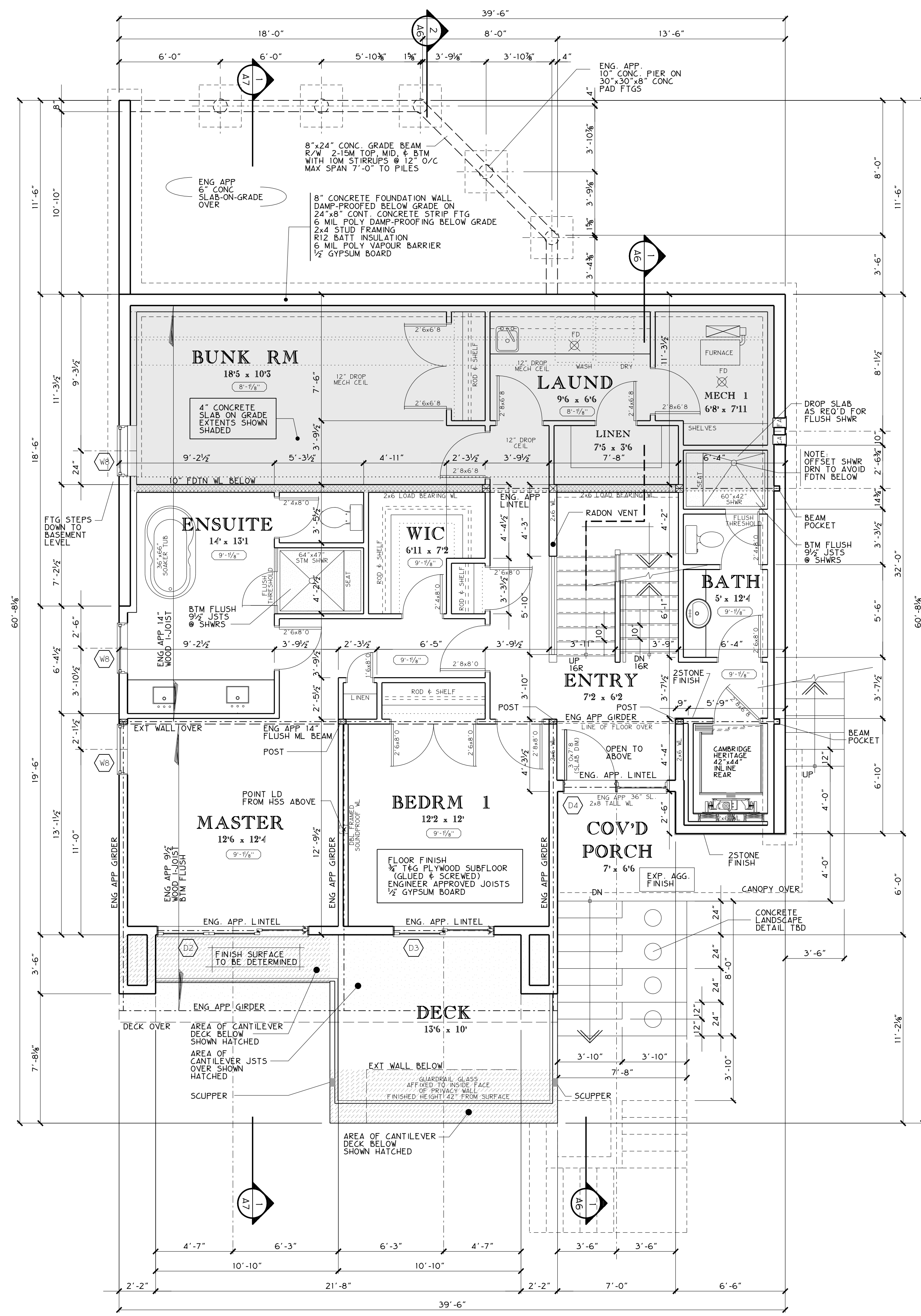
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INFO@MCDOWELLDDESIGN.COM
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Project No.	121.39
Date Issued	JAN. 07. 2022
Drawn By	G. A. WEST

Project:
ANTLER RIDGE SPEC HOME
LOT 3, ANTLER RIDGE
WINDERMERE, B.C.

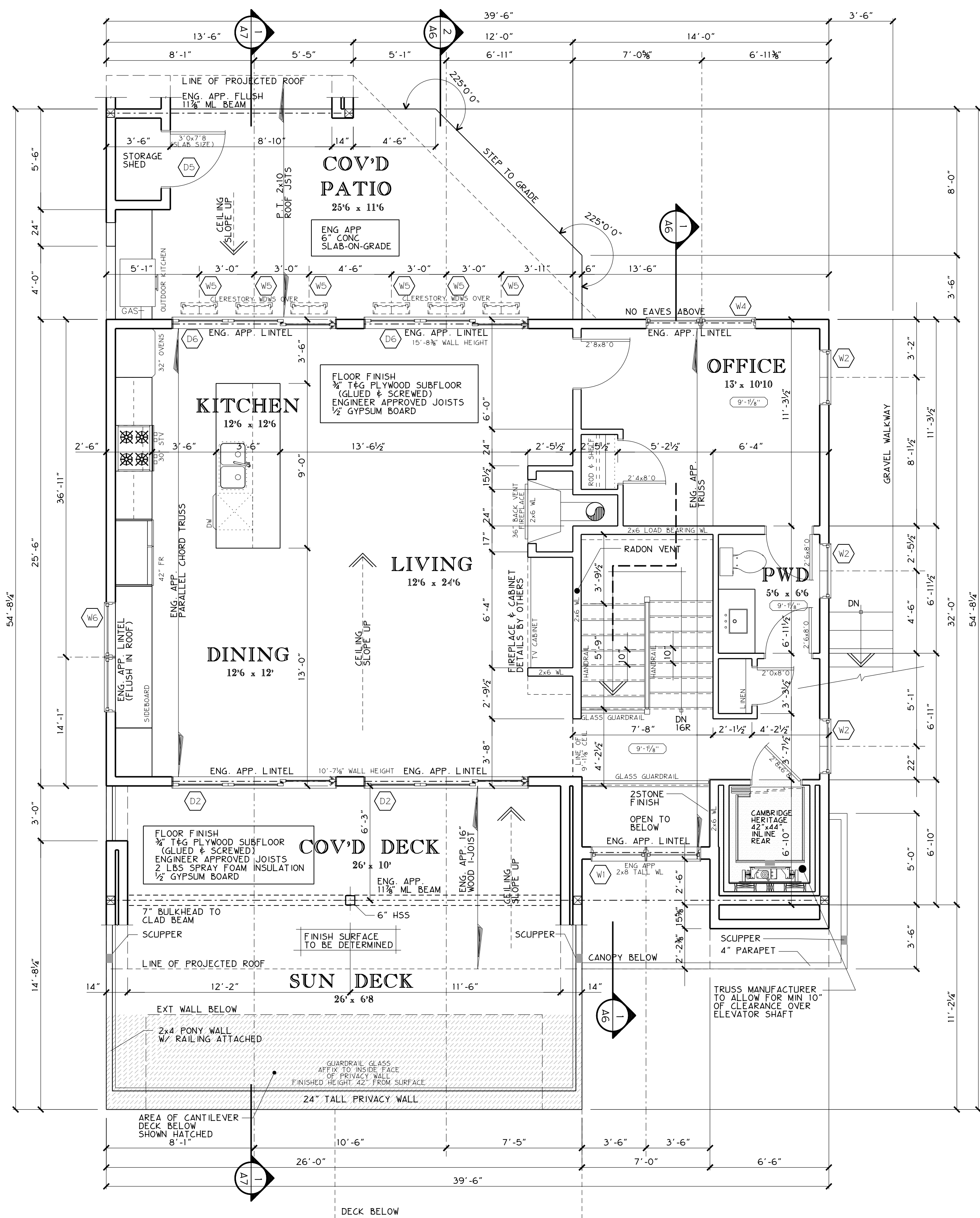
SITE PLAN

SITE
OF 10 SHEETS



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN FLOOR AREA: 1250 SF
UNDEVELOPED AREA: 45 SF
COVERED OUTDOOR AREA: 171 SF
UNCOVERED OUTDOOR AREA: 81 SF



2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UPPER FLOOR AREA: 1001 SF
COVERED OUTDOOR AREA: 487 SF
UNCOVERED OUTDOOR AREA: 332 SF

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- STRUCTURAL NOTE:**
- PROVIDE LINTELS OVER ALL OPENINGS IN BEARING WALLS. LINTELS TO BE 2-X10 UNLESS NOTED OTHERWISE.
- BEAMS AS INDICATED ARE FOR LOCATION ONLY. FOR SIZES SEE SUPPLIER'S ENGINEERED SHOP DRAWINGS (UNLESS NOTED OTHERWISE).
- ROOF FRAMING & GIRDER TRUSSES AS INDICATED ARE SUGGESTED. SEE SUPPLIER'S ENGINEERED SHOP DRAWINGS FOR LAYOUT.
- FLOOR TO BE DESIGNED TO CARRY MASONRY AT ALL FIREPLACES.
- ROOF TO BE DESIGNED TO CARRY MASONRY CHIMNEY LOADS.
- FRAMING NOTE:**
- WINDOW & EXTERIOR DOOR ROUGH OPENING SIZES AS PER WINDOW & EXTERIOR DOOR SUPPLIER.
- INTERIOR DOOR TOPS INTENDED TO ALIGN WITH WINDOW & EXTERIOR DOOR TOPS. INTERIOR DOOR HEIGHTS MAY BE REQUIRED TO BE ADJUSTED. CONTRACTOR TO CONFIRM TOP OF EXT. DOOR JAMBS.
- PLYWOOD SUBFLOOR REQUIRED IF FINISH FLOORING TO BE HARDWOOD. FASTEN HARDWOOD W/ RING NAILS, NOT STAPLES.
- PLUMBING/MECH NOTE:**
- PROVIDE FLOOR DRAIN UNDER WASHING MACHINE.

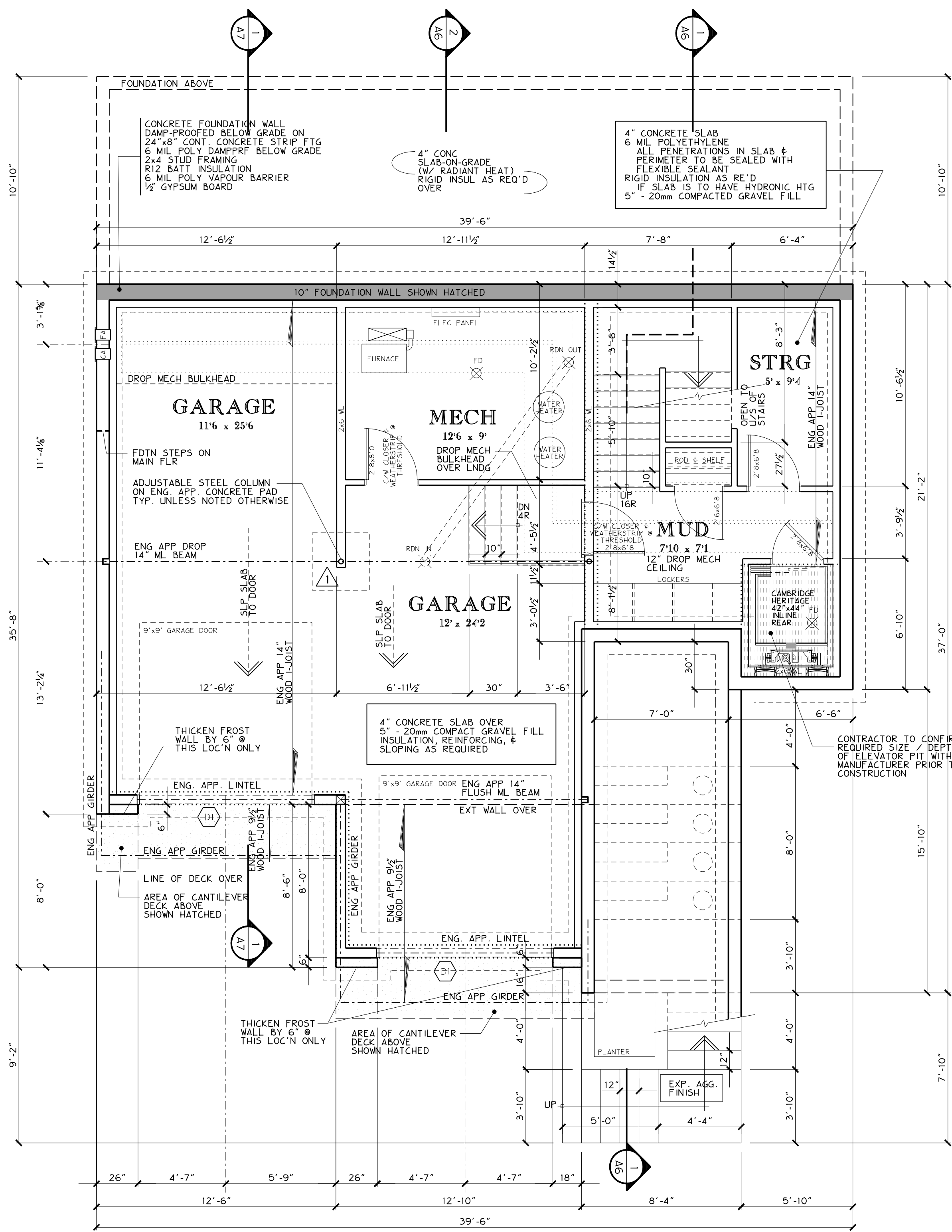
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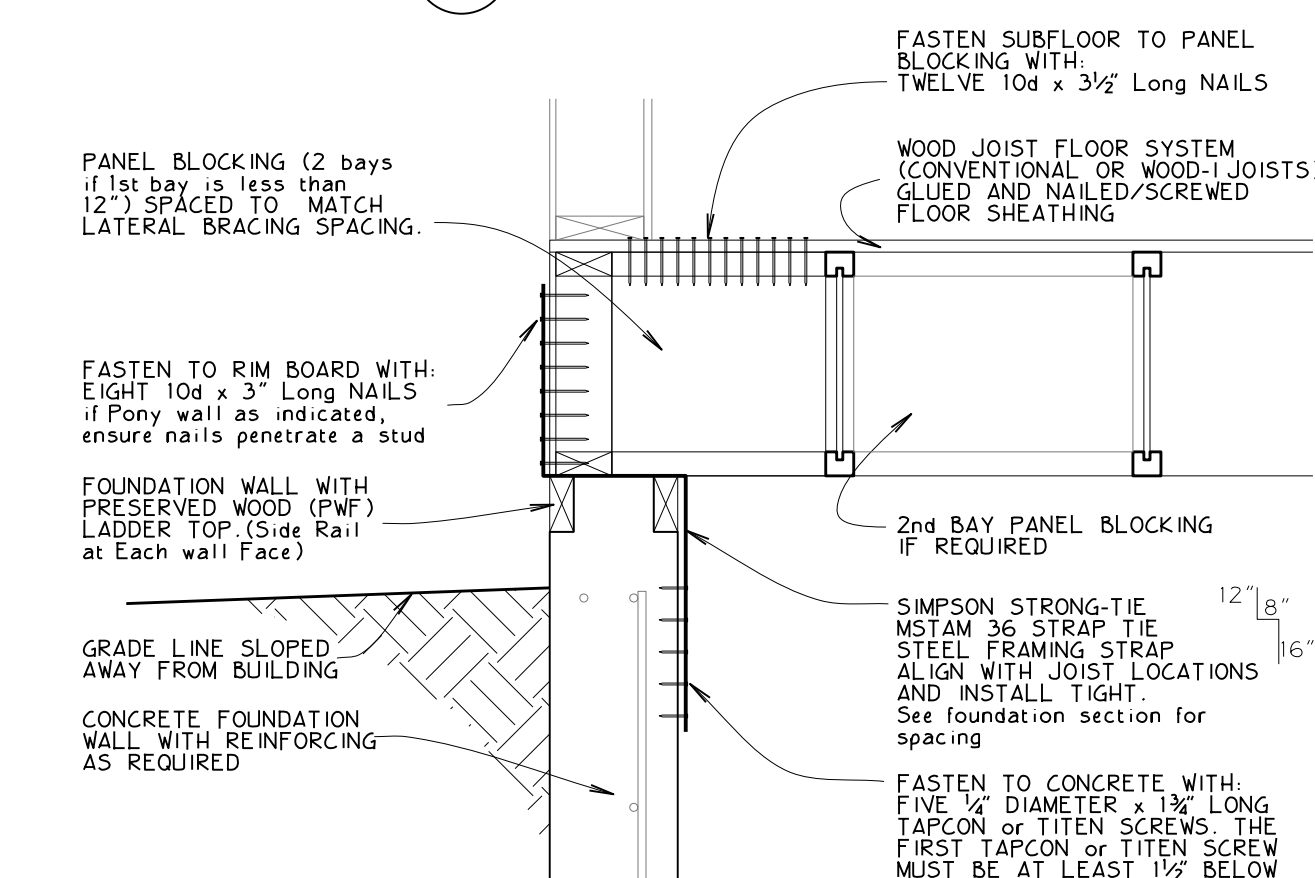
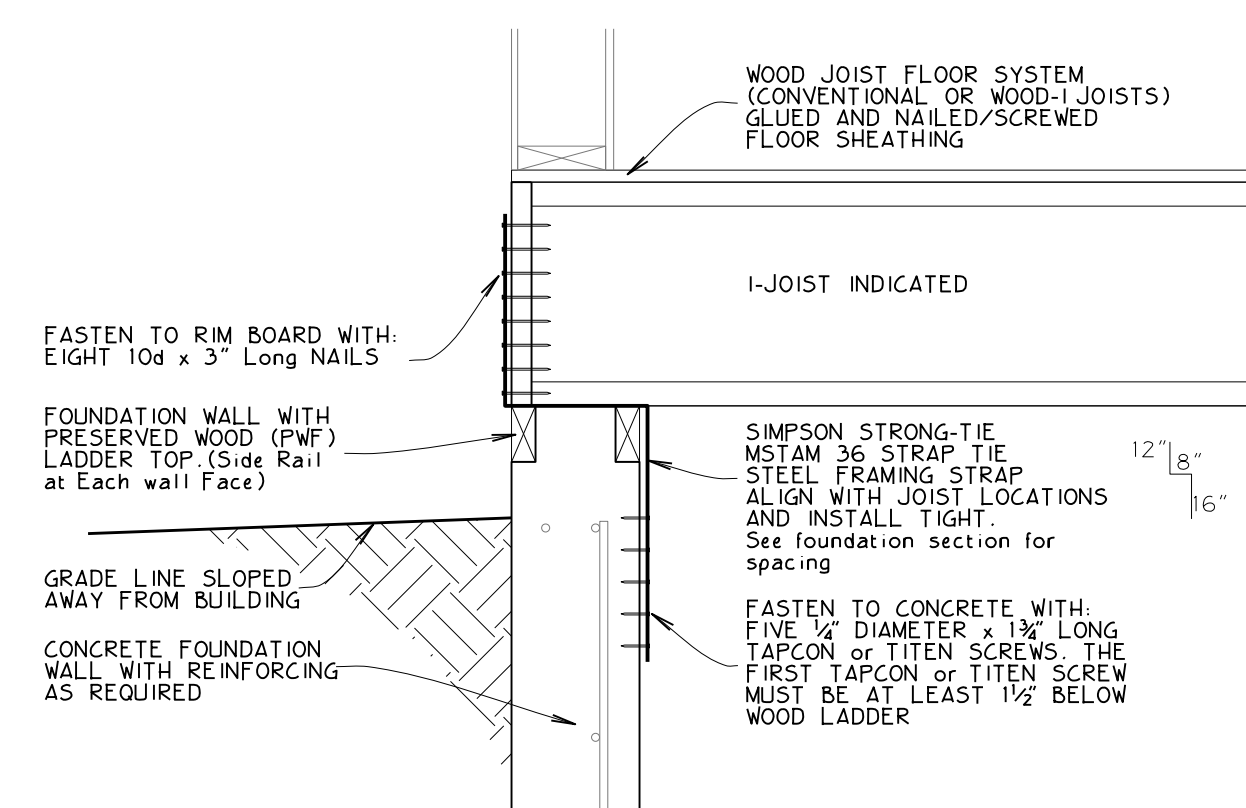
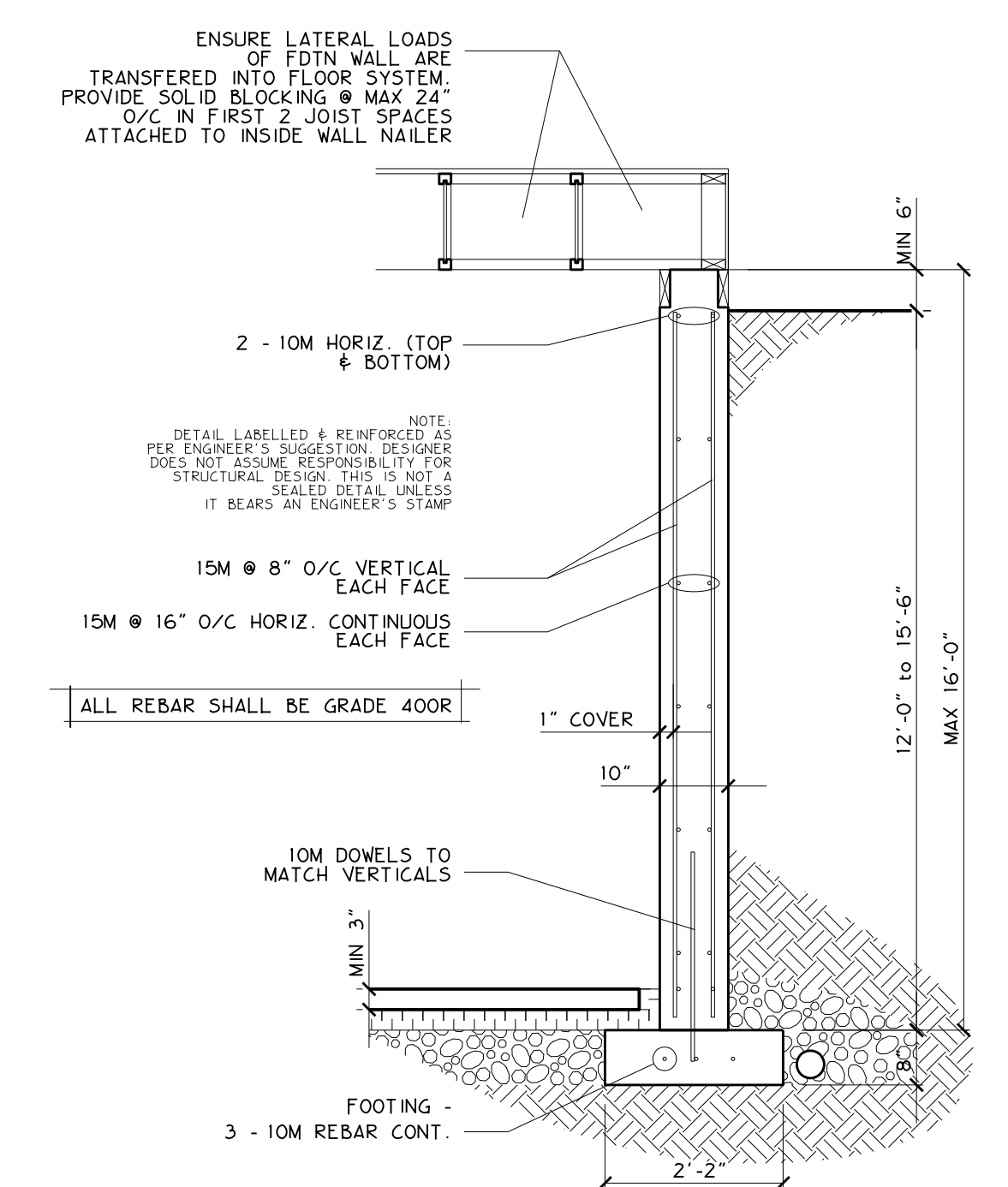
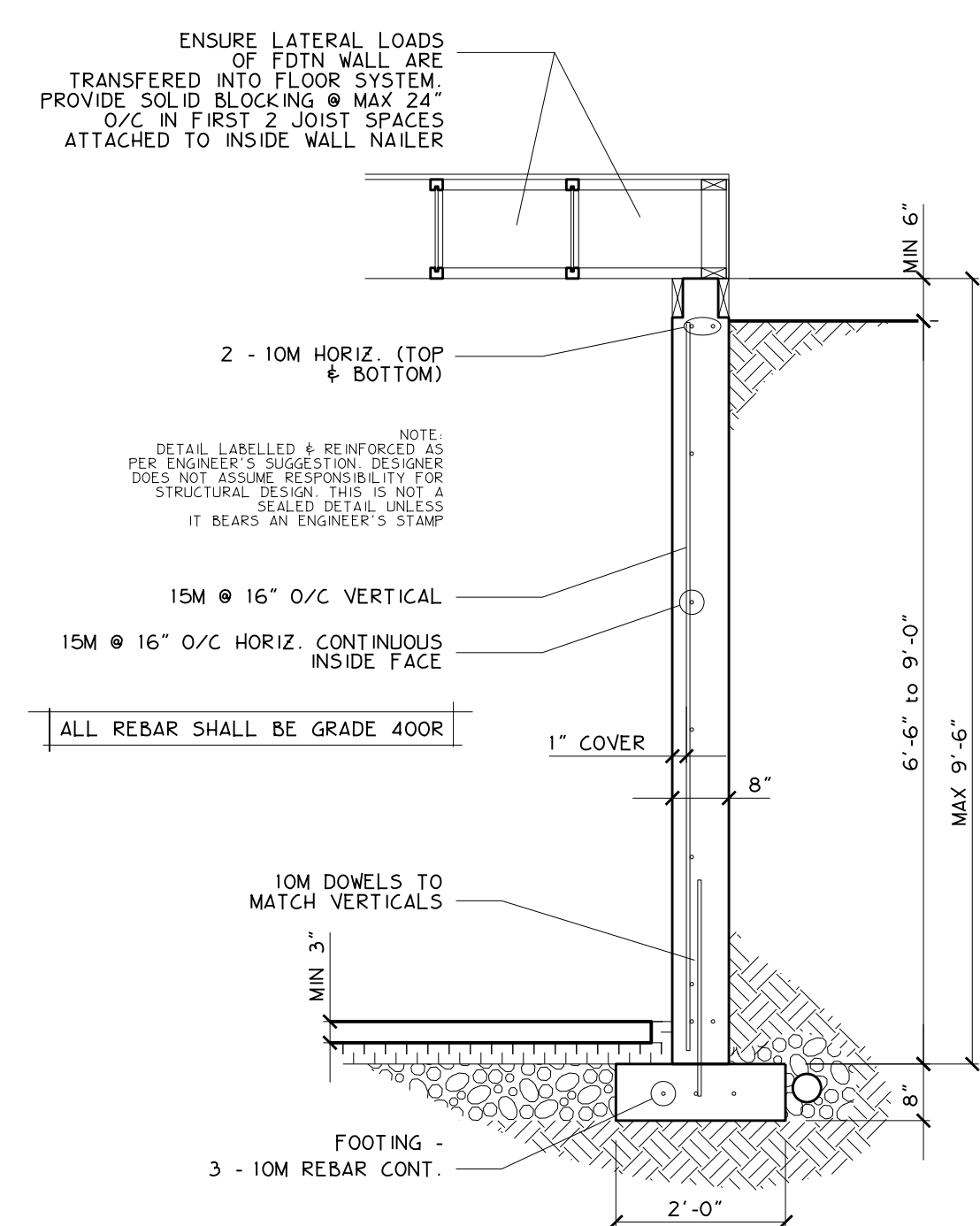
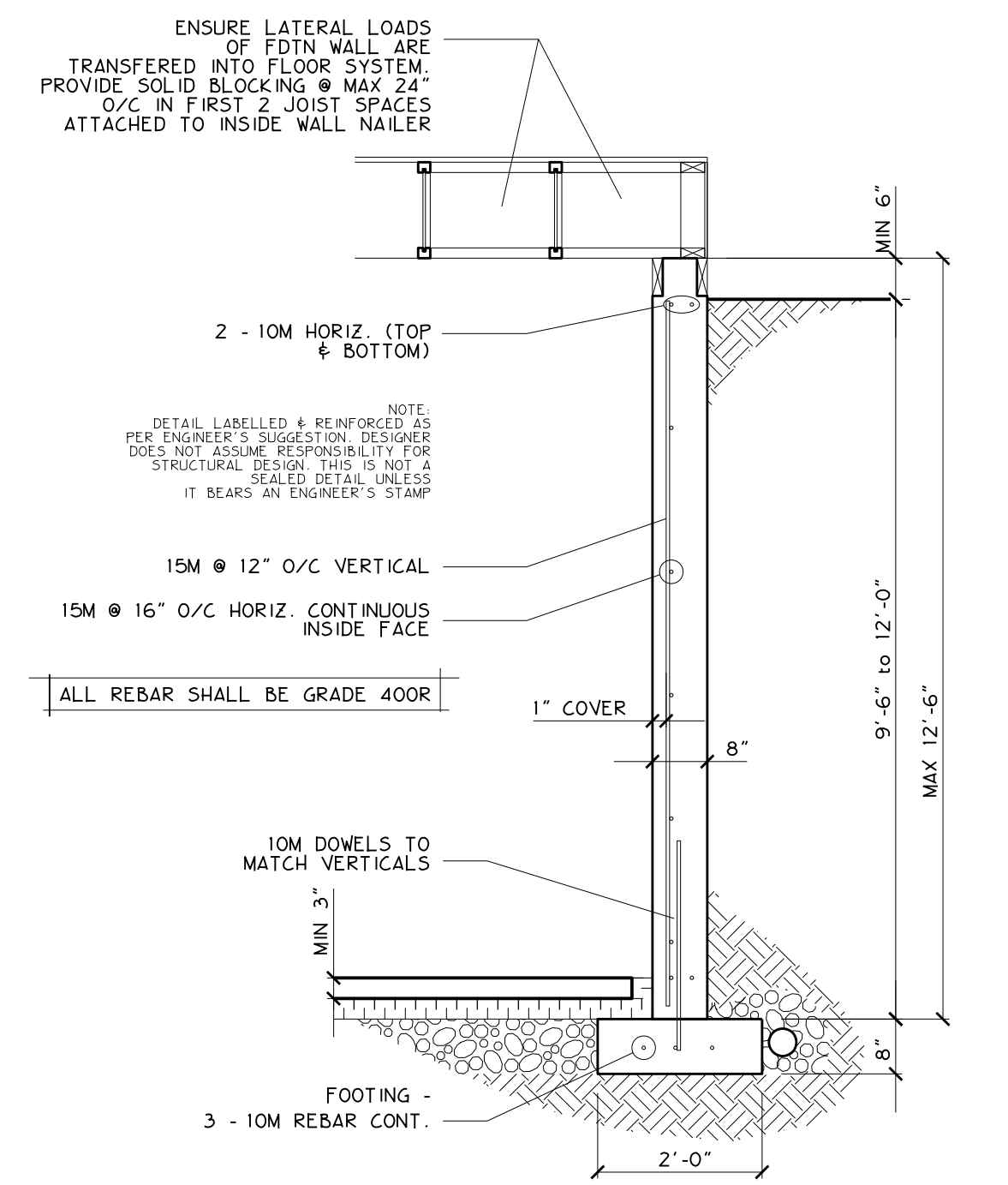
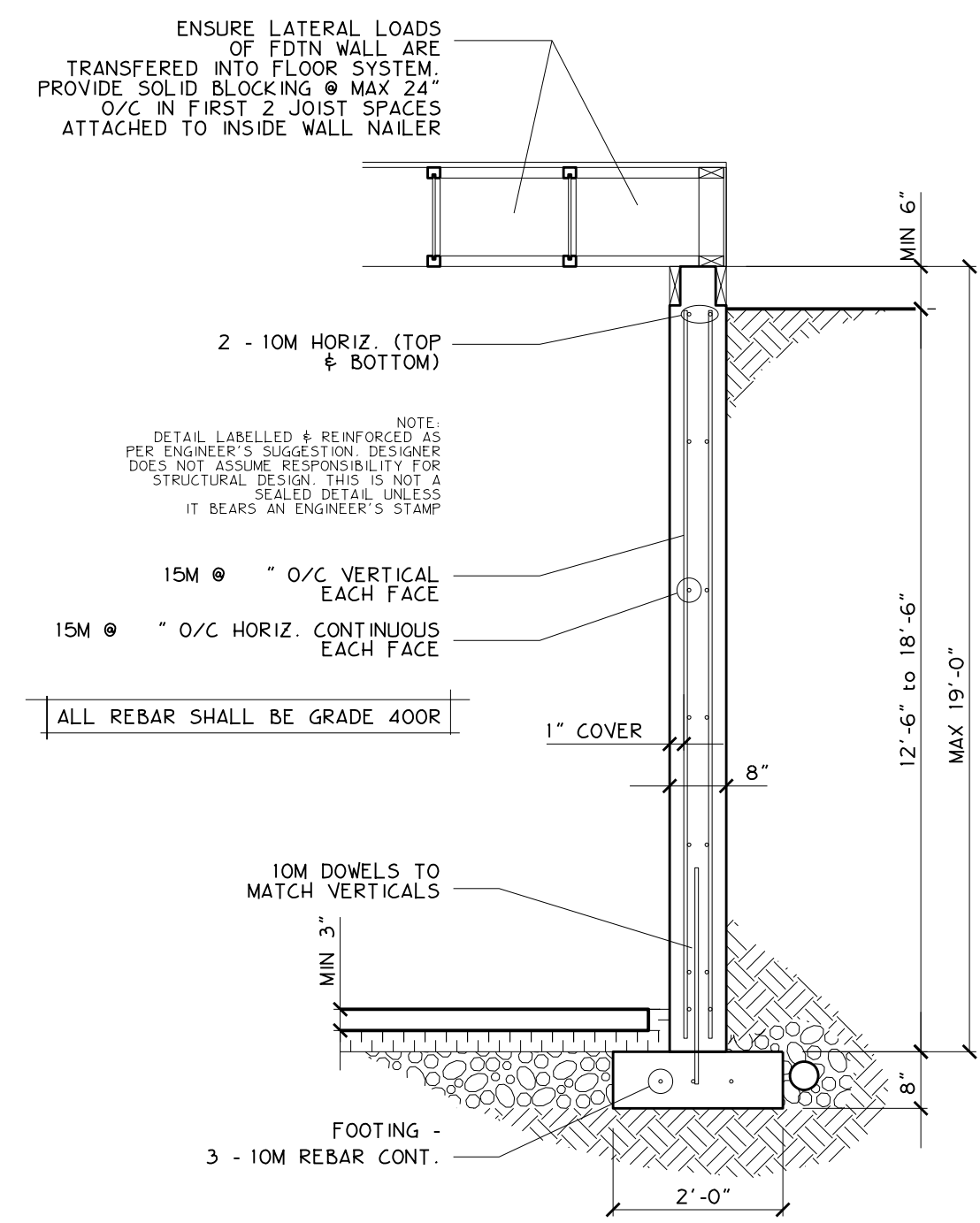
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LOT 3, ANTLER RIDGE
WINDERMERE, B.C.



PAD FOOTING SIZES			
REQUIREMENTS & SPECIFICATIONS: MAXIMUM FOOTING LOAD CAPACITIES (ALLOWABLE SOIL BEARING CAPACITY: 2000 LBS / FT ²)			
FTG DIMENSIONS (L x W x H)	# & SIZE OF REBAR	ALLOWABLE LOADS (UNFACTORED)	ALLOWABLE LOADS (FACTORED)
30"x30"x10"	3-10M E/W	9,375	13,600
36"x36"x12"	3-10M E/W	12,500	18,125
34"x34"x10"	5-10M E/W	16,000	23,275
36"x36"x12"	5-10M E/W	18,000	26,100
38"x38"x10"	5-10M E/W	20,000	29,075
40"x40"x10"	6-10M E/W	22,200	32,200
42"x42"x10"	6-10M E/W	24,475	35,500
44"x44"x10"	6-10M E/W	26,875	38,975
46"x46"x10"	6-10M E/W	29,375	42,600
48"x48"x10"	7-10M E/W	32,000	46,400
54"x64"x11"	8-10M E/W	40,500	58,775
60"x60"x13"	11-10M E/W	50,000	72,500



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STRUCTURAL NOTE:

PROVIDE LINTELS OVER ALL OPENINGS IN BEARING WALLS. LINTELS TO BE MIN 2:2:10 UNLESS NOTED OTHERWISE.

BEAMS LABELLED ENGINEERED REFERS TO MICROLAM, PARALLAM, etc

BEAMS, COLUMNS, PAD FOOTINGS AS INDICATED ARE FOR LOCATION ONLY. FOR SIZES SEE SUPPLIER'S ENGINEERED SHOP DRAWINGS (UNLESS NOTED OTHERWISE)

FLOOR FRAMING AS INDICATED IS SUGGESTED. SEE SUPPLIER'S ENGINEERED SHOP DRAWINGS FOR LAYOUT

MECHANICAL NOTE:

MECHANICAL DUCTS INDICATED ARE FOR SUGGESTED LOCATION ONLY. LAYOUT OF DUCTWORK AS MECHANICAL CONTRACTOR'S SHOP DRAWINGS

FURNACE & WATER HEATER INDICATED ARE TO SHOW LOCATION ONLY. HIGH EFFICIENCY UNITS MAY BE REQUIRED TO BE INSTALLED. SEE CONTRACTOR'S SPECIFICATIONS

RADON DEPRESSURIZATION SYSTEM INLET TO BE CENTRED IN OVERALL BASEMENT SPACE. OUTLET TO BE PROVIDED IN MECHANICAL ROOM

FRAMING NOTE:

WINDOW & EXTERIOR DOOR ROUGH OPENING SIZES AS PER WINDOW & EXTERIOR DOOR SUPPLIER

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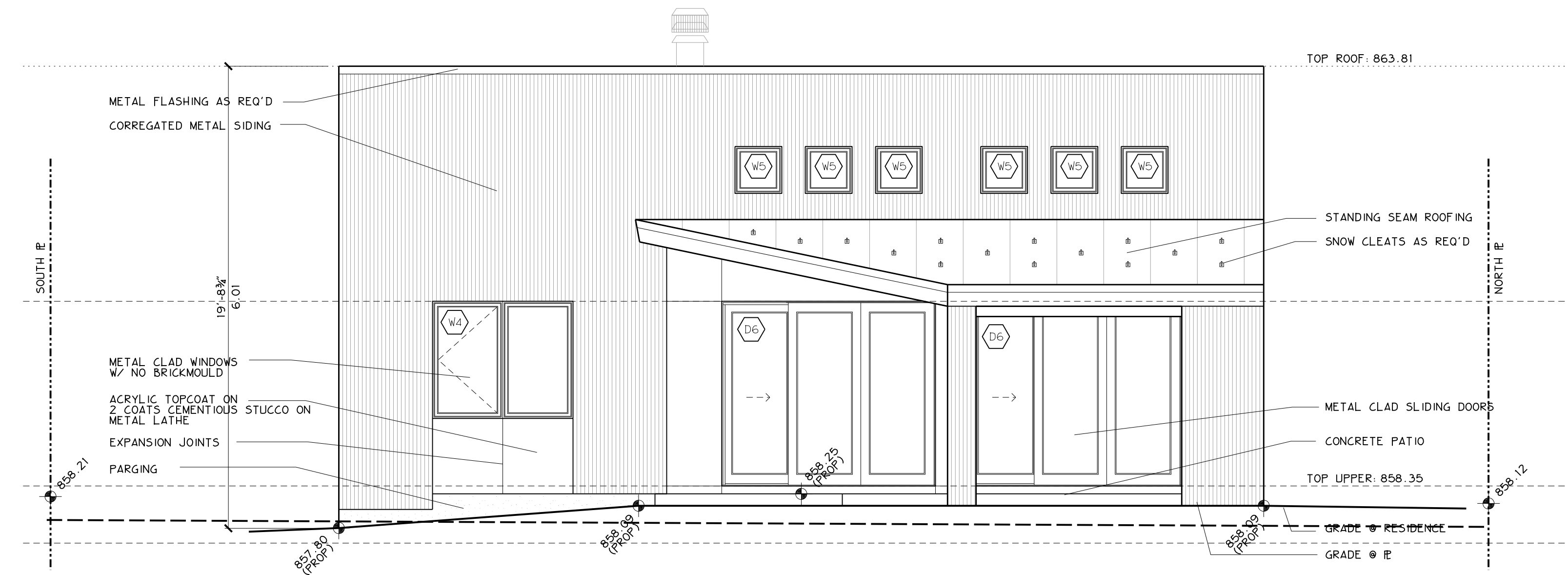
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Drawn By G. A. WEST

Project: ANTLER RIDGE SPEC HOME LOT 3, ANTLER RIDGE WINDERMERE, B.C.



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



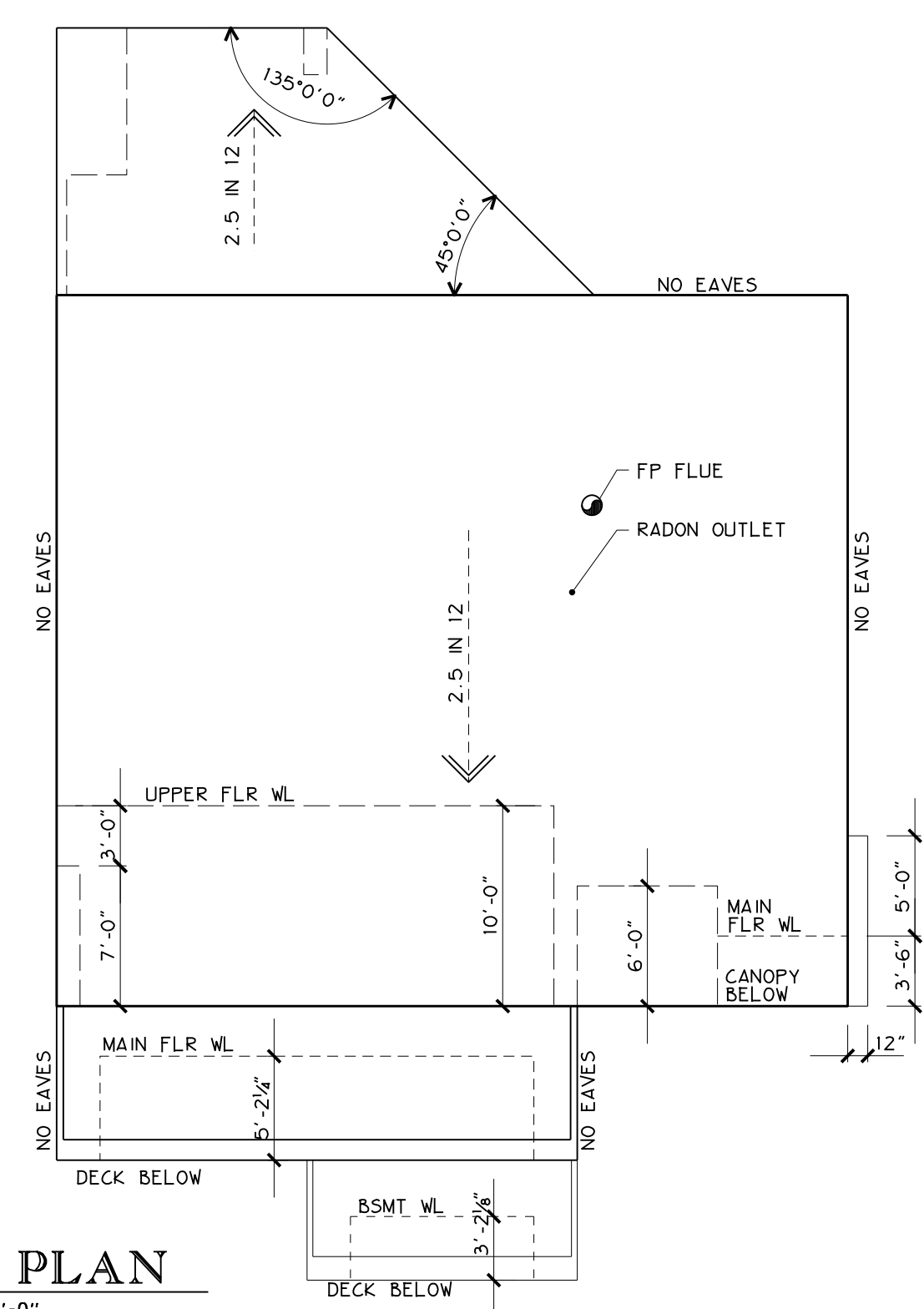
2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

WINDOWS				DOORS			
WINDOW ID	DESCRIPTION	APPEARANCE	QUANTITY	DOOR ID	DESCRIPTION	APPEARANCE	QUANTITY
W1	36" x 90" PICTURE FIX (2" SDL AS SHOWN)		1	D1	9' x 9' OVERHEAD DOOR		2
W2	36" x 60" CASE VENT		3	D2	3 - 36" x 92" (SLAB SIZE) SLIDING DOOR FIX - FIX - VENT		3
W3	REMOVED	--	--	D3	2 - 36" x 92" (SLAB SIZE) SLIDING DOOR FIX - VENT		1
W4	36" x 60" CASE VENT		1	D4	36" x 92" (SLAB SIZE) WOOD DR W/ 36" SIDELIGHT (2" SDL AS SHOWN)		1
W5	24" x 24" CASE FIX		6	D5	36" x 92" (SLAB SIZE) DOOR		1
W6	36" x 48" SAKED TRANS 42" x 48" SAKED TRANS 36" x 54" CASE FIX 42" x 54" CASE FIX		1	D6	3 - 36" x 92" (SLAB SIZE) SLIDING DOOR VENT - FIX - FIX		2
W7	REMOVED	--	--				
W8	36" x 60" CASE VENT		3				
W9	REMOVED	--	--				

WINDOW NOTES:
 ALL WINDOWS TO BE METAL CLAD W/ NO BRICKMOULD UNLESS OTHERWISE INDICATED IN THE WINDOW SCHEDULE

FENESTRATION PERFORMANCE REQUIREMENTS
 LOCATION: GOLDEN, BC
 PRODUCT HEIGHT: 10 METRES
 TERRAIN TYPE: OPEN
 MIN. PERFORMANCE GRADE: Z5
 MIN. POSITIVE DESIGN PRESSURE: 1200 PA
 MIN. NEGATIVE DESIGN PRESSURE: 1200 PA
 MIN. WATER PENETRATION TEST PRESSURE: 180 PA
 MIN. CANADIAN AIR INFILTRATION/EXFILTRATION: A2
 ALL WINDOWS & DOORS TO CONFORM TO B.C.B.C.
 MAXIMUM U-VALUE OF 2.0 W/(m2K)
 ALL SKYLIGHTS TO HAVE MAXIMUM U-VALUE OF 3.0 W/(m2K)

3 WINDOW SCHEDULE
 SCALE: NOT TO SCALE



4 ROOF PLAN
 SCALE: 1/8" = 1'-0"

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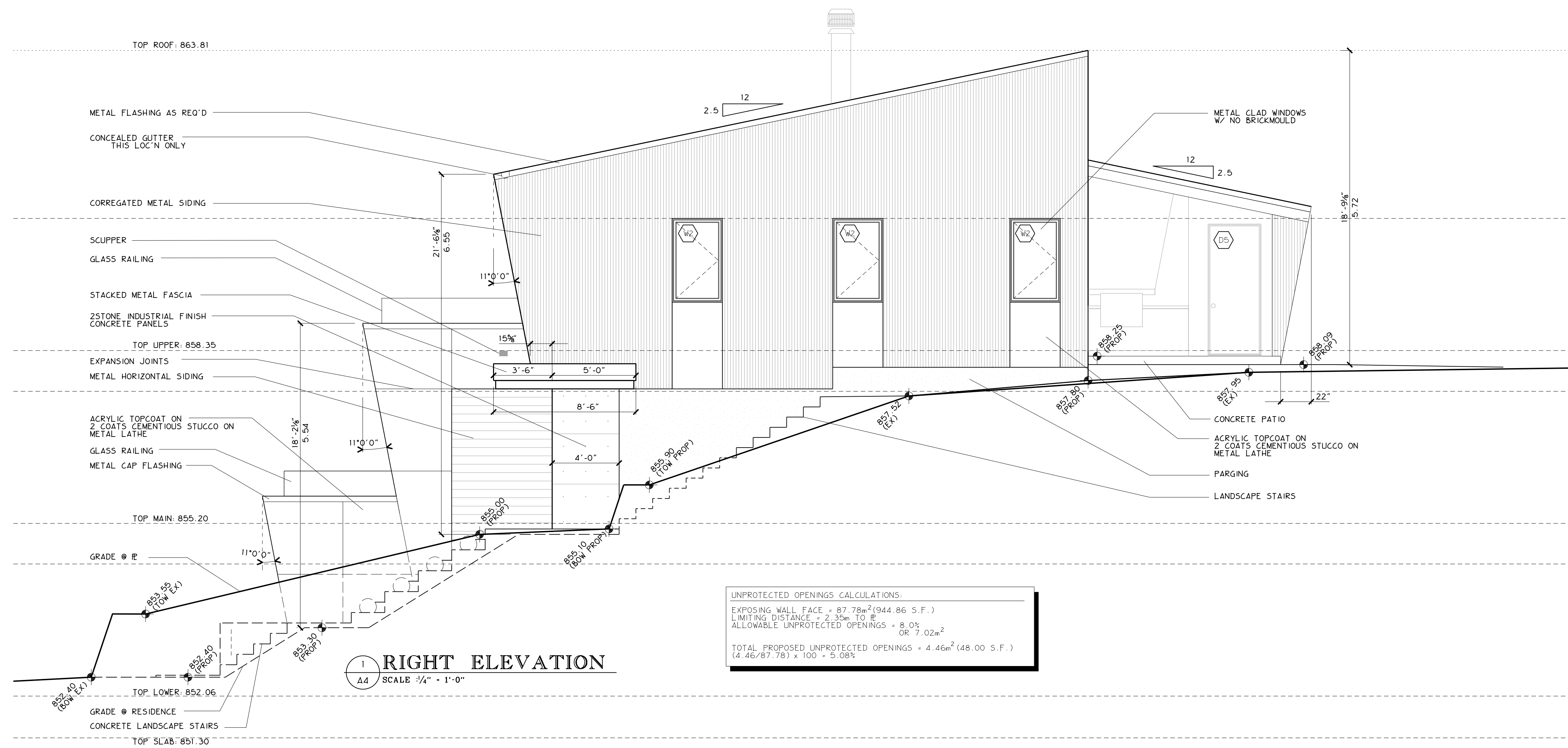
NOTE:
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 PROVIDE FLASHING OVER ALL WINDOWS, DOORS, OTHER OPENINGS, & AT EVERY HORIZONTAL JUNCTION BETWEEN TWO DIFFERENT EXTERIOR FINISHES, EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH. FLASHING AS (Minimum) Alberta Building Code 9.27.3 SEE DETAIL SHEETS FOR TYPICAL APPLICATIONS.

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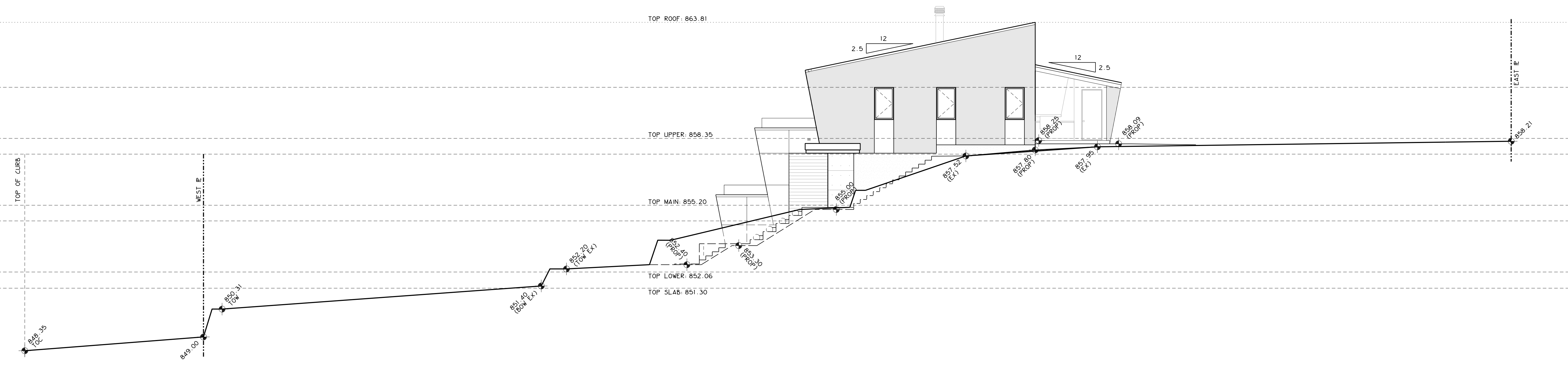
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Project: **ANTLER RIDGE SPEC HOME**
 LOT 3, ANTLER RIDGE
 WINDERMERE, B.C.



1 RIGHT ELEVATION
 A4 SCALE 3/4" = 1'-0"

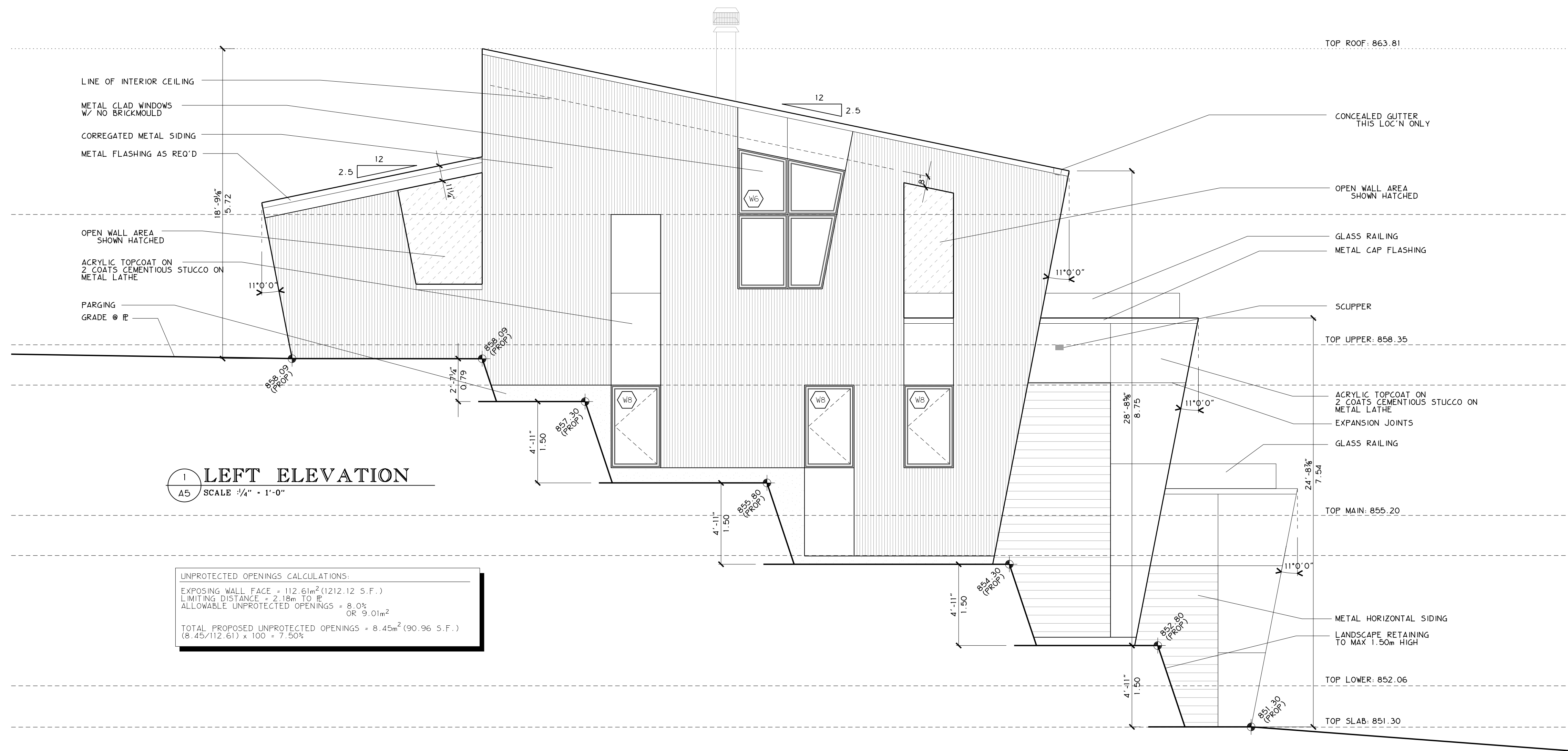


2 RIGHT ELEVATION (OVERALL)
 A4 SCALE 3/4" = 1'-0"

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		Date Issued	JAN. 07. 2022
Project: ANTLER RIDGE SPEC HOME LOT 3, ANTLER RIDGE WINDERMERE, B.C.		Drawn By	G. A. WEST

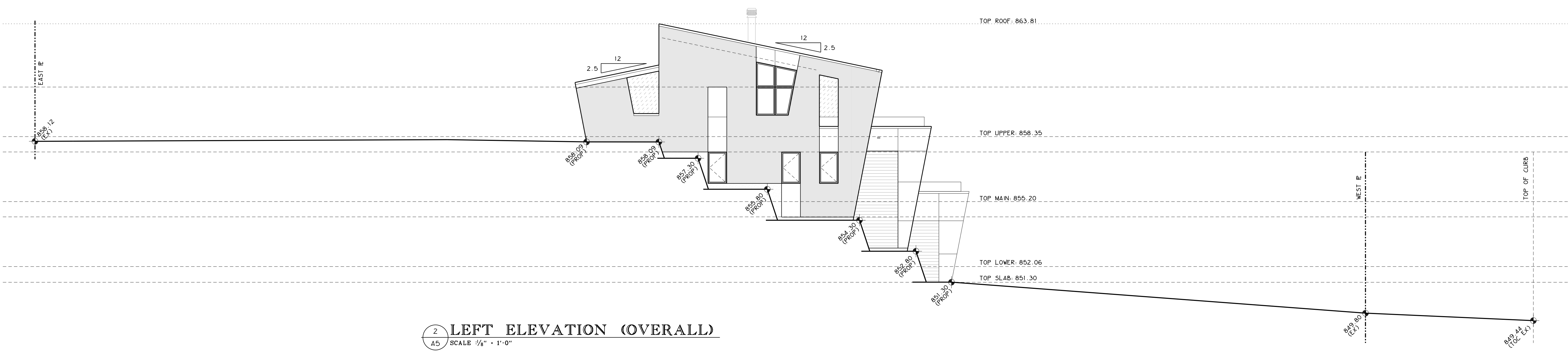


1 LEFT ELEVATION
A5 SCALE 1/4" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS:
 EXPOSING WALL FACE = 112.61m² (1212.12 S.F.)
 LIMITING DISTANCE = 2.18m TO R
 ALLOWABLE UNPROTECTED OPENINGS = 8.0% OR 9.01m²
 TOTAL PROPOSED UNPROTECTED OPENINGS = 8.45m² (90.96 S.F.)
 (8.45/112.61) x 100 = 7.50%

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2 LEFT ELEVATION (OVERALL)
A5 SCALE 1/4" = 1'-0"

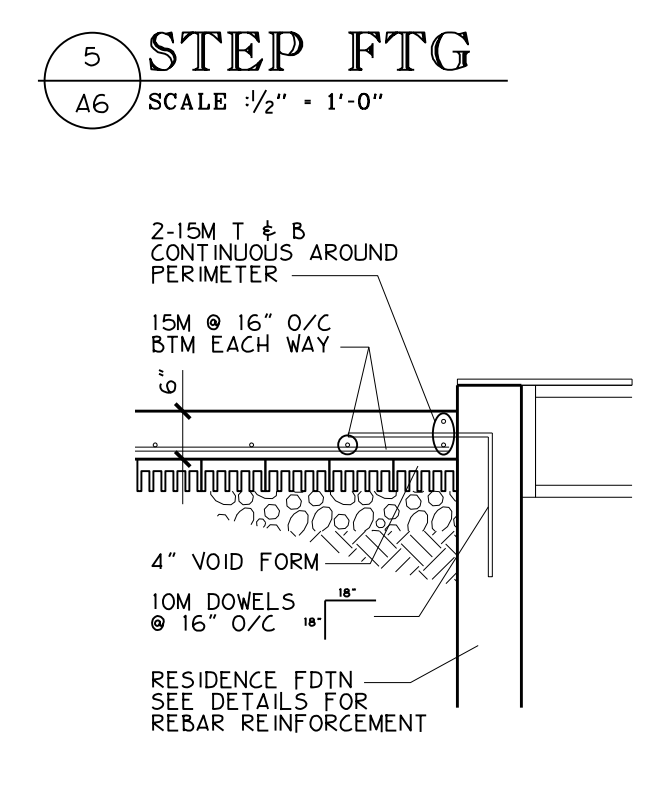
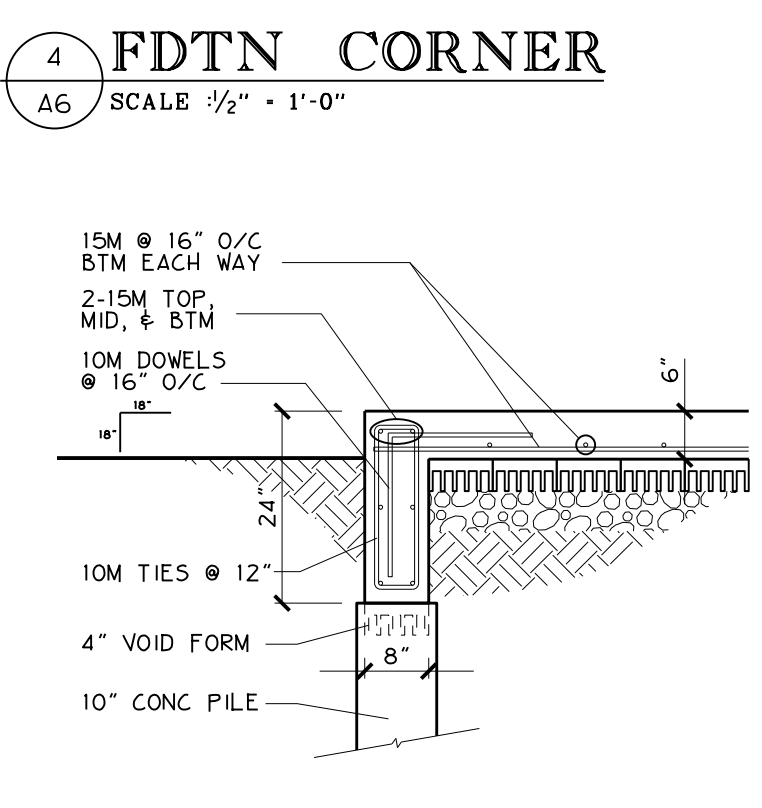
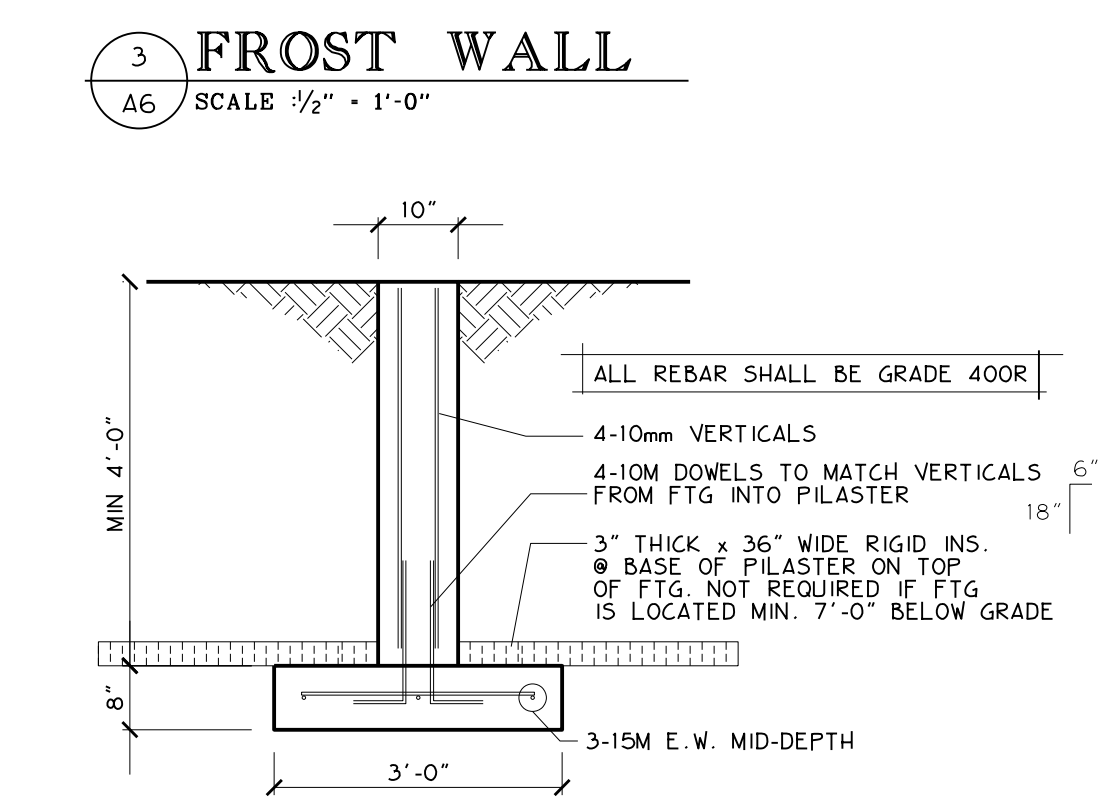
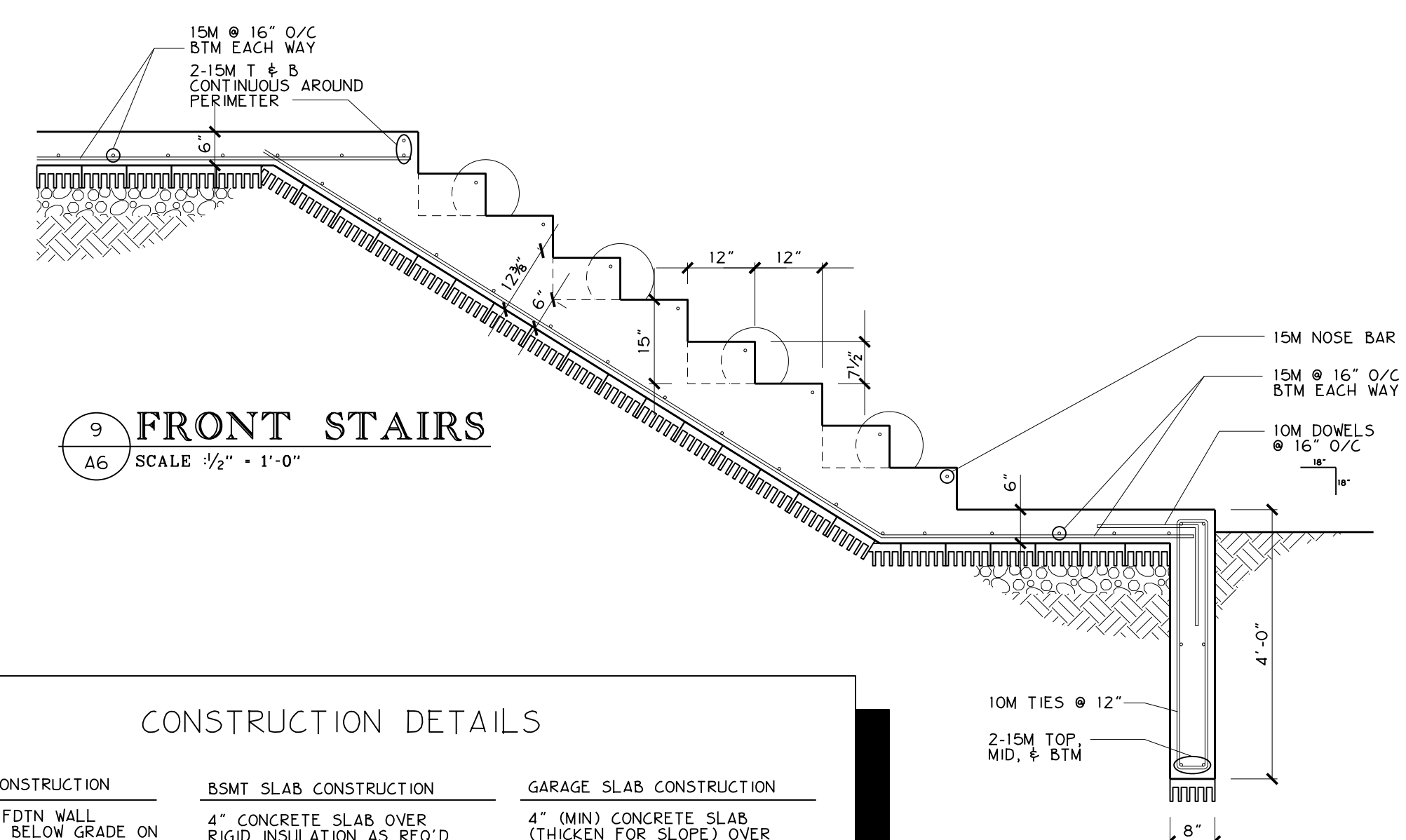
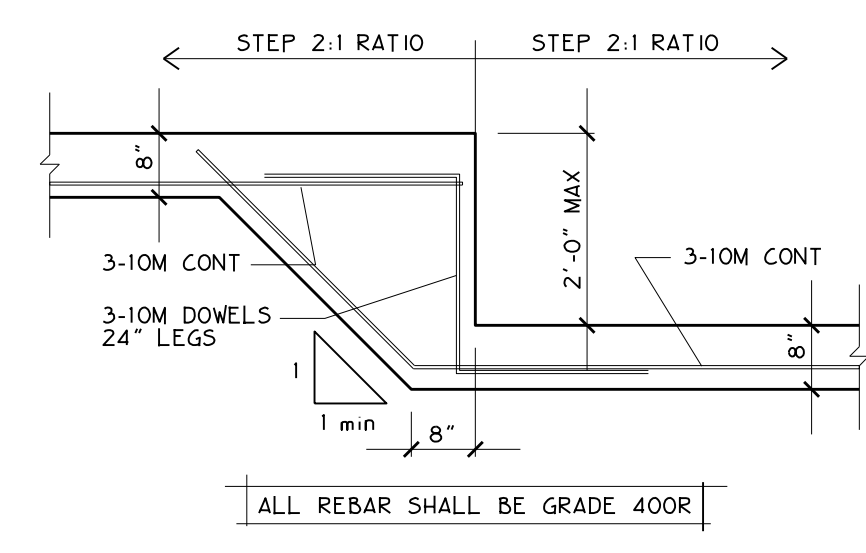
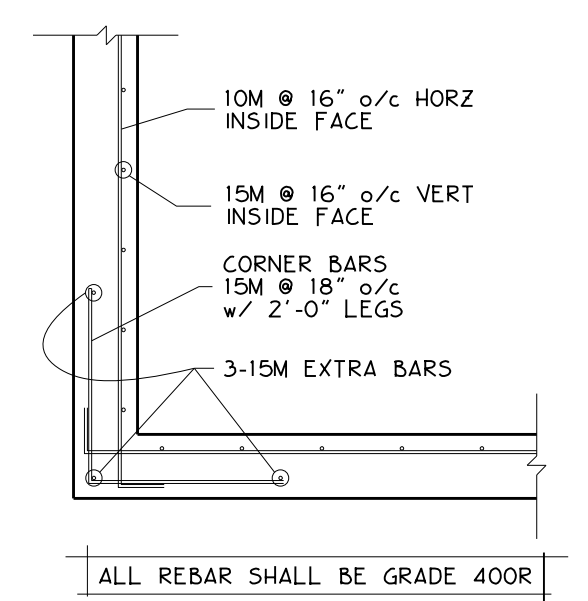
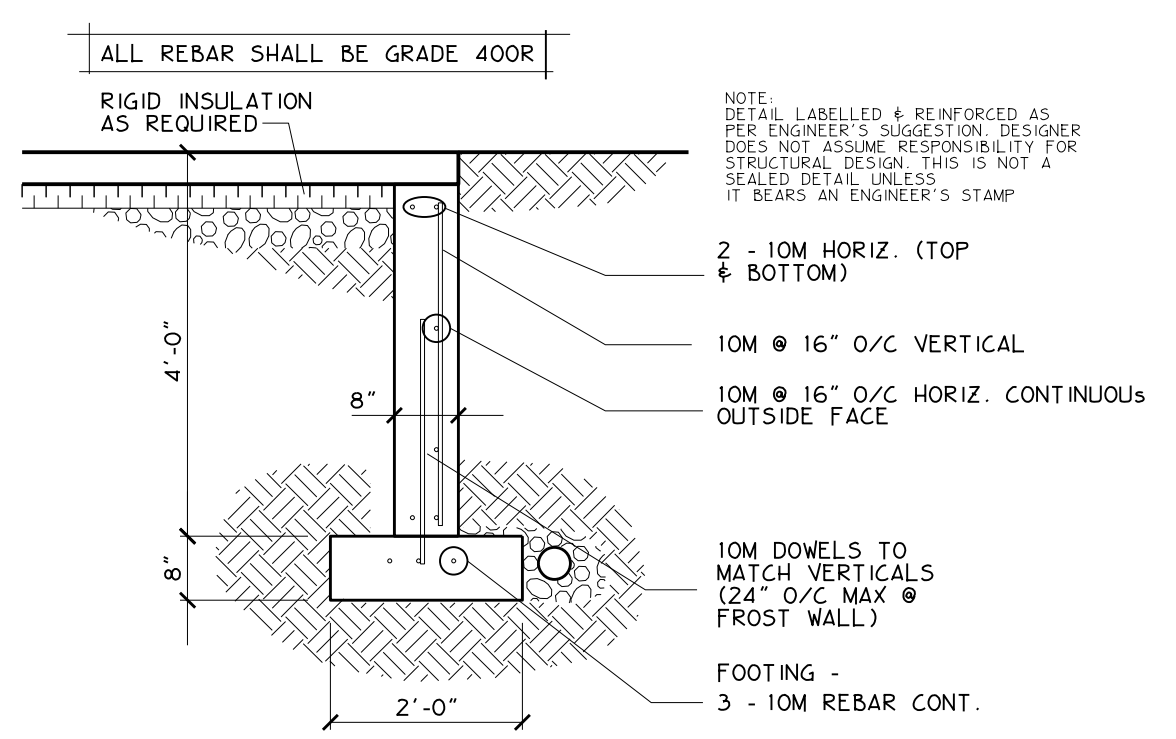
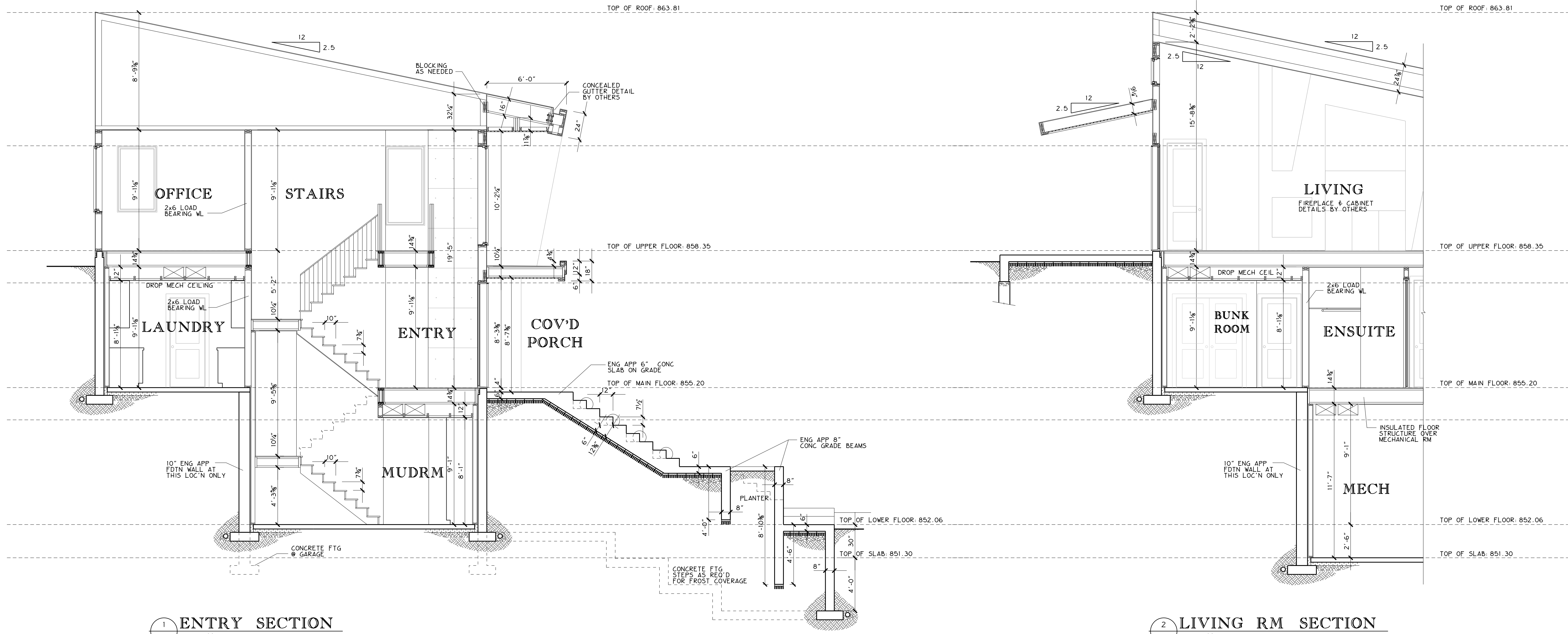
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CONSTRUCTION DETAILS

<p>FOUNDATION CONSTRUCTION</p> <ul style="list-style-type: none"> 8" CONCRETE FDTN WALL DAMP-PROOFED BELOW GRADE ON CONT. CONCRETE STRIP FTG 6 MIL POLY BELOW GRADE 2x4 STUD FRAMING R12 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD <p>ROOF CONSTRUCTION</p> <ul style="list-style-type: none"> STANDING SEAM METAL ROOF 2 LAYER - 20 MIN BUILDING PAPER 1/2" PLYWOOD ROOF SHEATHING 2x4 H-CLIPS ENG. APPROVED TRUSS R50 BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM BOARD 	<p>BSMT SLAB CONSTRUCTION</p> <ul style="list-style-type: none"> 4" CONCRETE SLAB OVER RIGID INSULATION AS REQ'D 5" COMPACTED GRAVEL FILL <p>TYPICAL FLOOR CONSTRUCTION</p> <ul style="list-style-type: none"> FLOOR FINISH 3/4" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) ENGINEER APPROVED JOISTS 1/2" GYPSUM BOARD <p>FROST WALL CONSTRUCTION</p> <ul style="list-style-type: none"> 8" CONCRETE FDTN WALL TO MIN. 4'-0" BELOW GRADE DAMP-PROOFED BELOW GRADE ON CONT. CONCR. STRIP FOOTING 	<p>GARAGE SLAB CONSTRUCTION</p> <ul style="list-style-type: none"> 4" (MIN) CONCRETE SLAB (THICKEN FOR SLOPE) OVER RIGID INSULATION AS REQ'D 5" COMPACTED GRAVEL FILL REINFORCING AS REQUIRED SLOPING AS REQUIRED <p>EXTERIOR WALL CONSTRUCTION</p> <ul style="list-style-type: none"> STUCCO OR METAL SIDING DRAINAGE MAT 2 LAYER - 20 MIN BUILDING PAPER 3/4" EXTERIOR GRADE SHEATHING 2x6 STUD FRAMING @ 16" O.C. R20 BATT INSULATION 6 MIL VAPOUR BARRIER 1/2" GYPSUM BOARD
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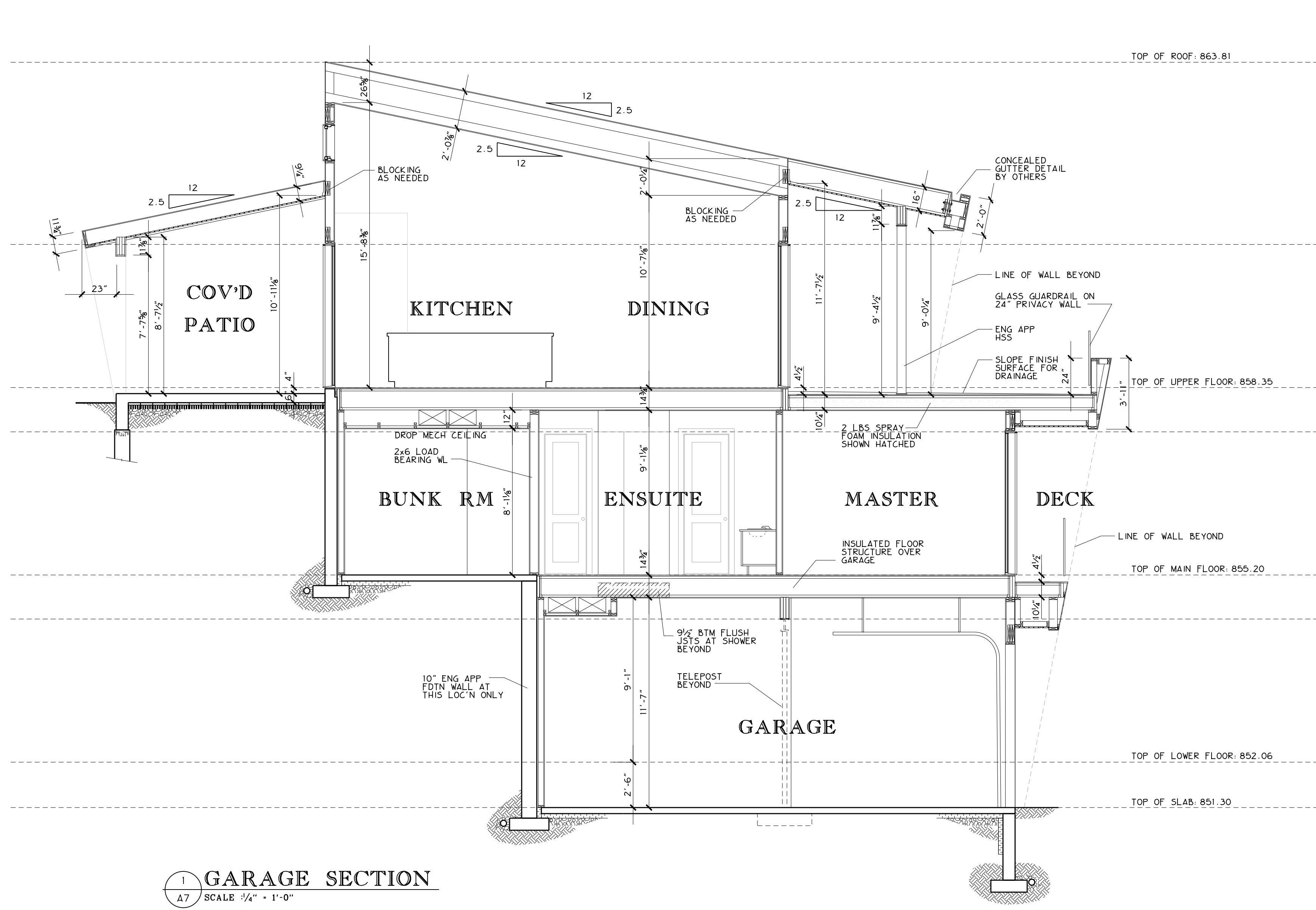
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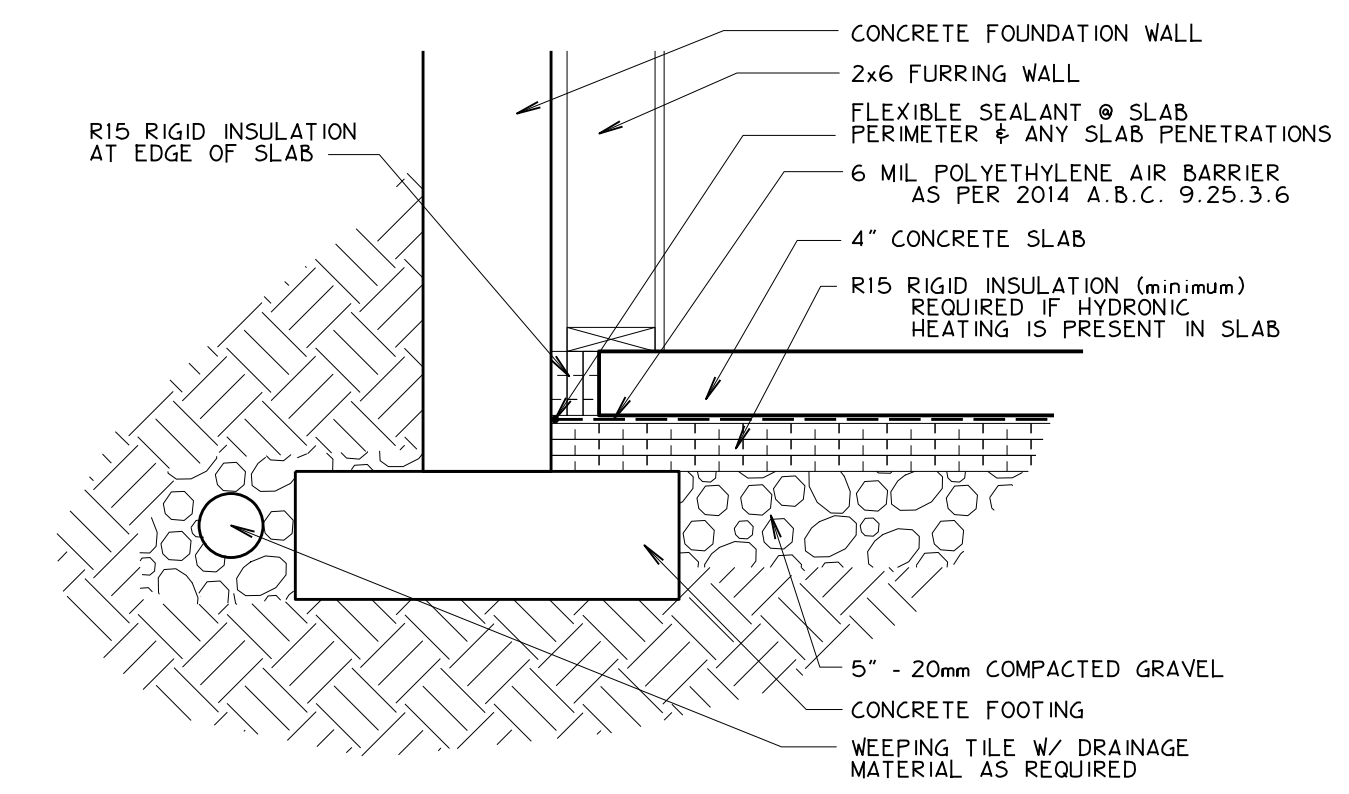
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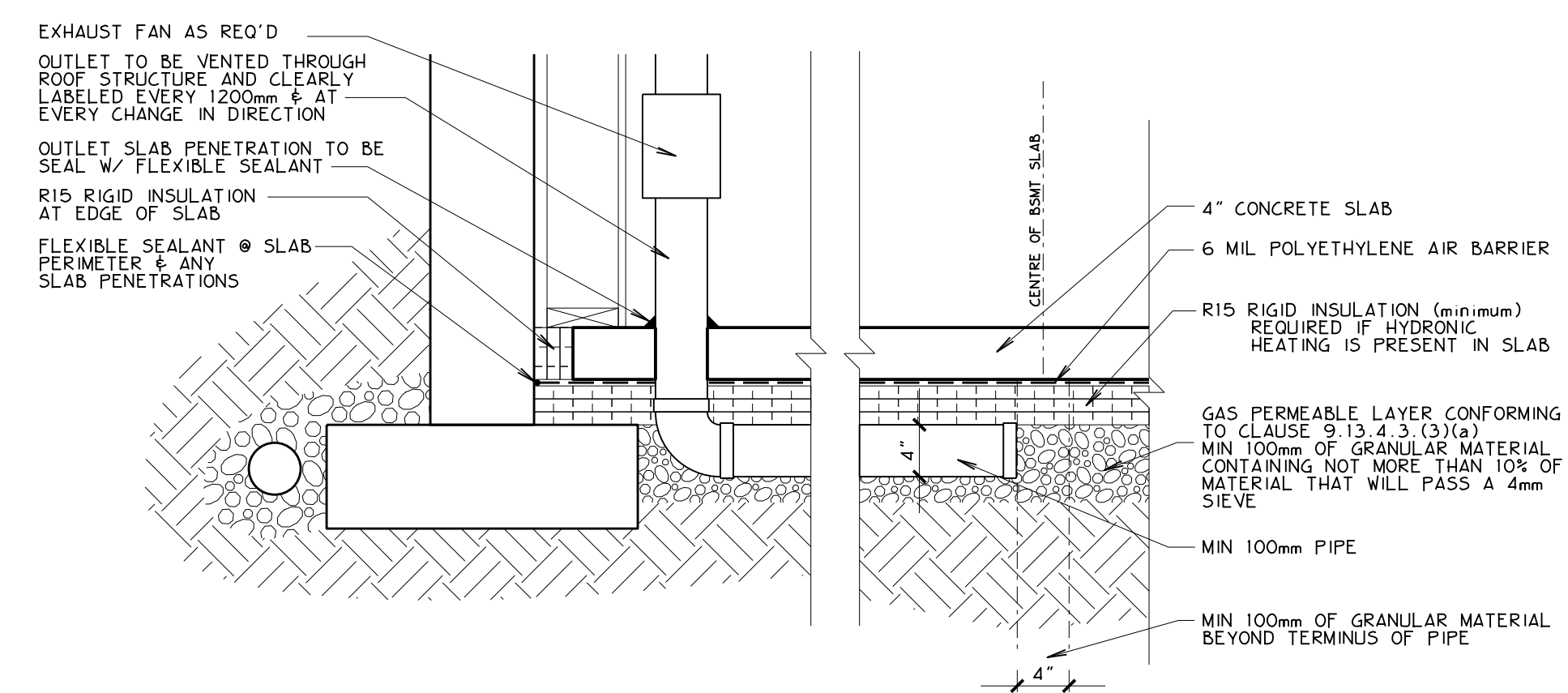
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LOT 3, ANTLER RIDGE
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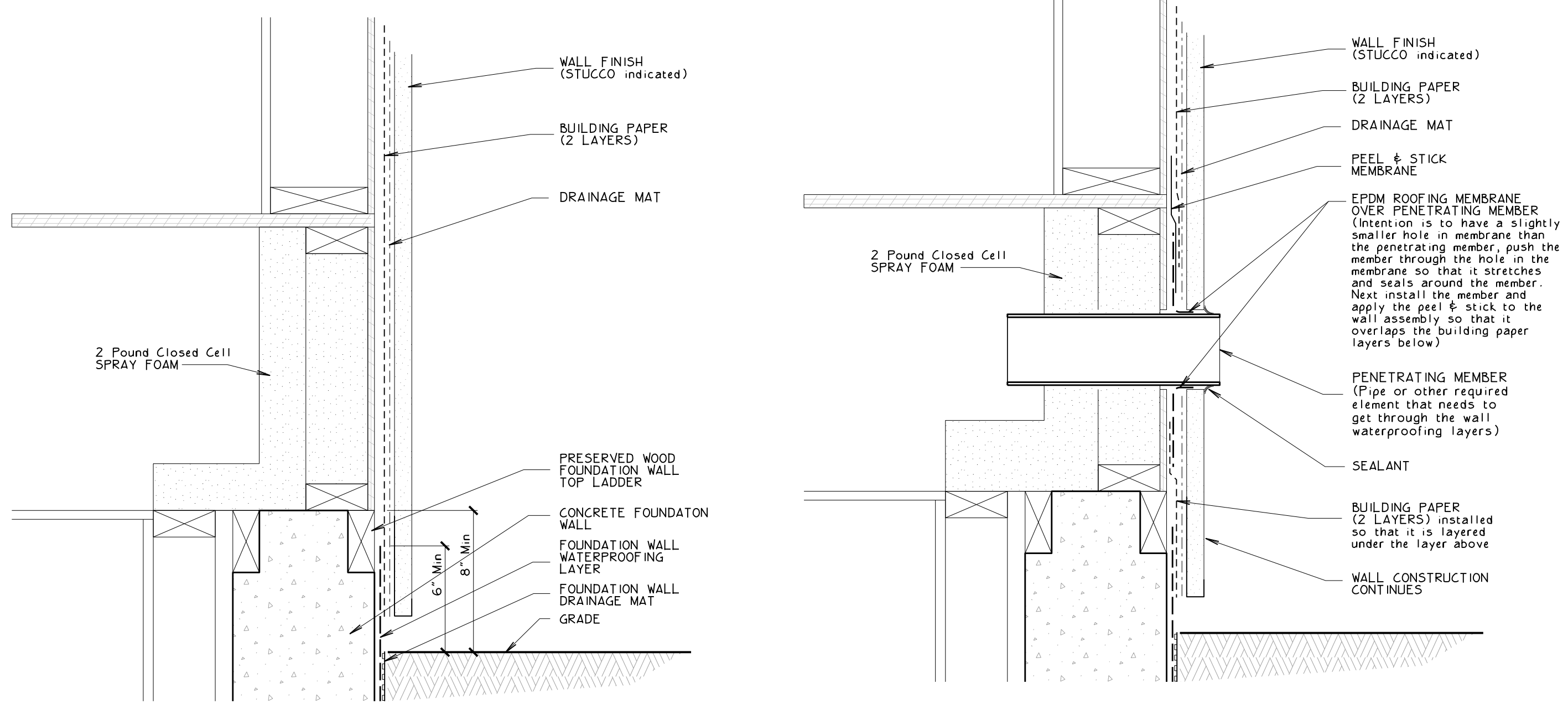
1 GARAGE SECTION
A7 SCALE: 1/4" = 1'-0"



2 AIR BARRIER at SLAB
A7 SCALE: 1" = 1'-0"

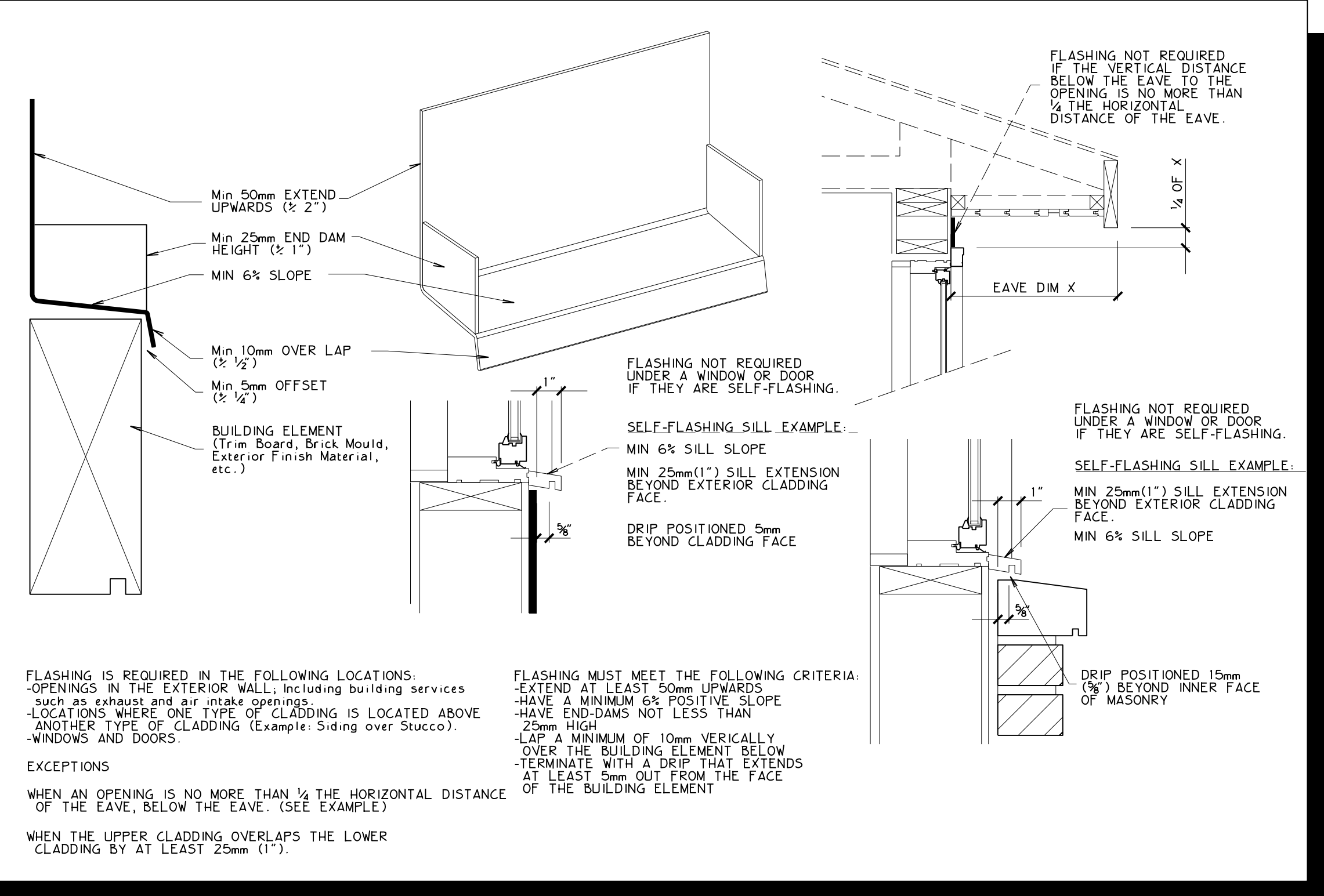


3 RADON EXTRACTION
A7 SCALE: 1" = 1'-0"



4 WALL to FDTN
A7 SCALE: 2" = 1'-0"

5 WALL PENETRATIONS
A7 SCALE: 2" = 1'-0"



6 FLASHING DETAIL
A7 NOT TO SCALE

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WWW.MCDOWELLDDESIGN.COM

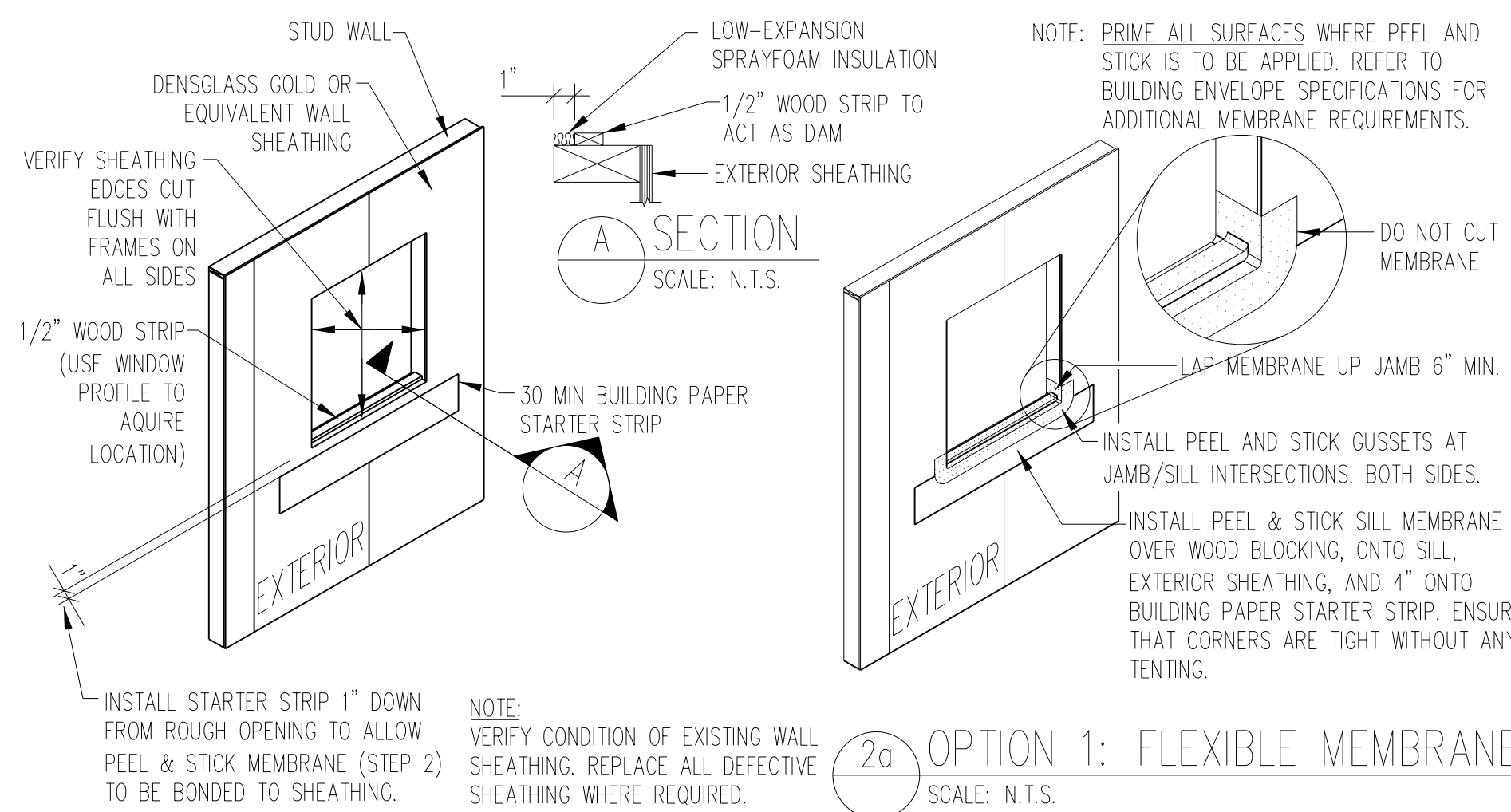
Project No. 121.39
Date Issued JAN. 07, 2022
Drawn By G. A. WEST

Project:
**ANTLER RIDGE SPEC HOME
LOT 3, ANTLER RIDGE
WINDERMERE, B.C.**

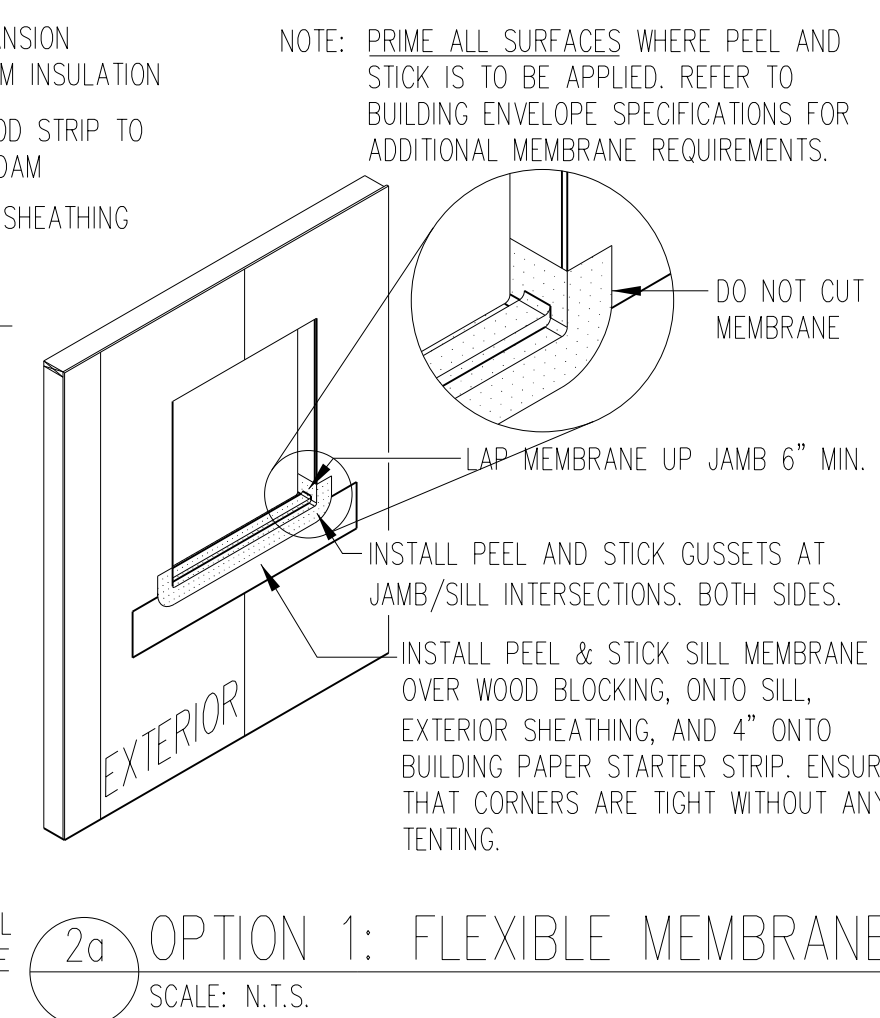
SECTIONS & DETAILS

A7

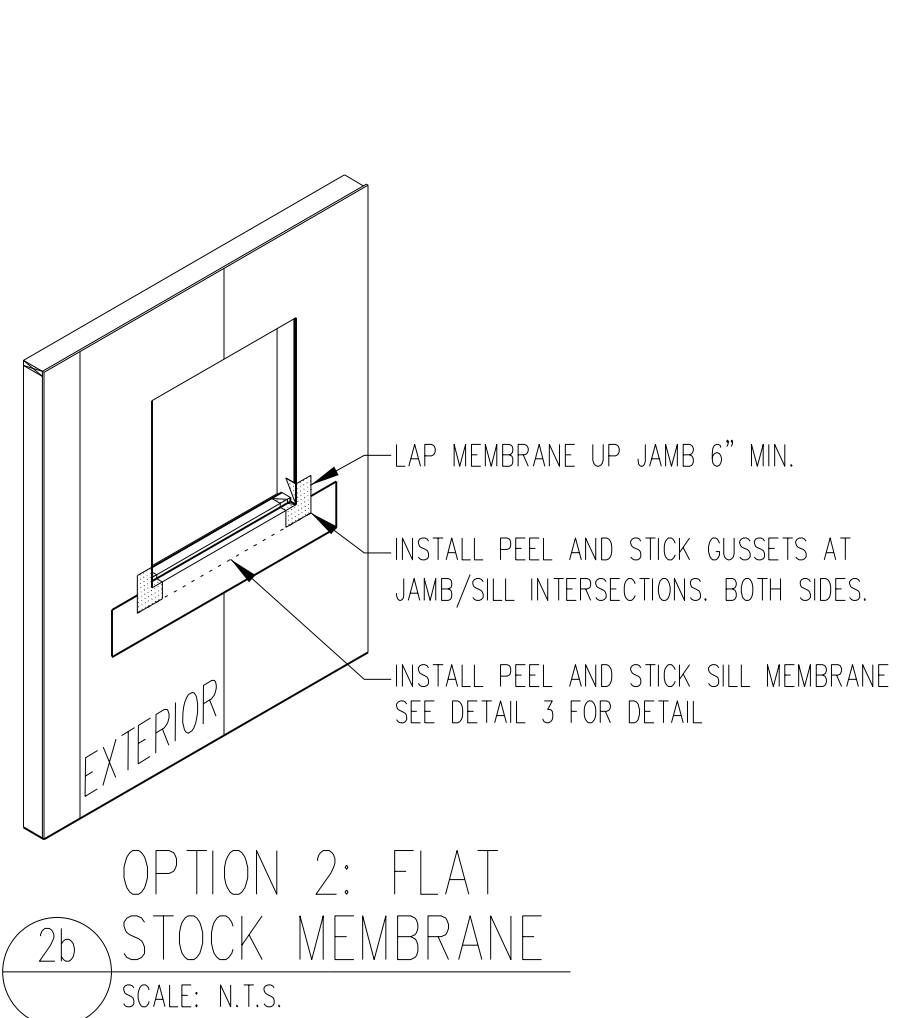
OF 10 SHEETS



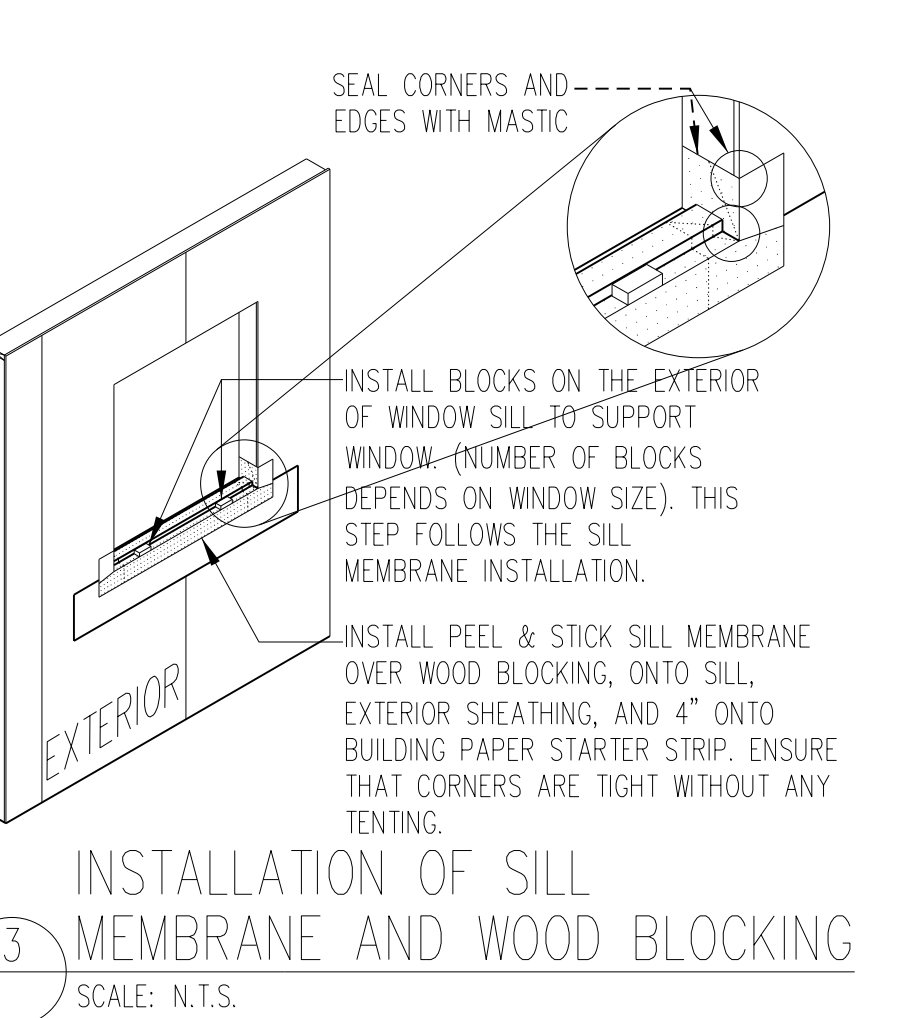
1 PRESTRIP PAPER AND SILL DAM
SCALE: N.T.S.



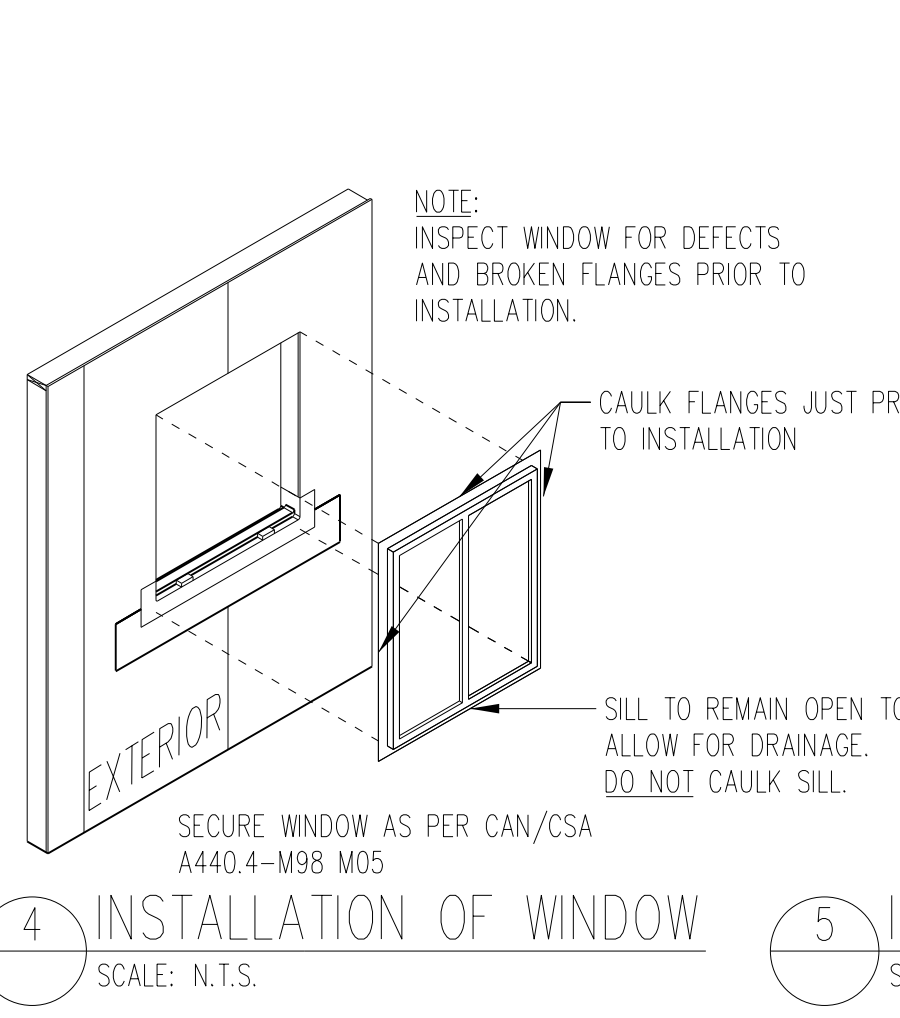
2a OPTION 1: FLEXIBLE MEMBRANE
SCALE: N.T.S.



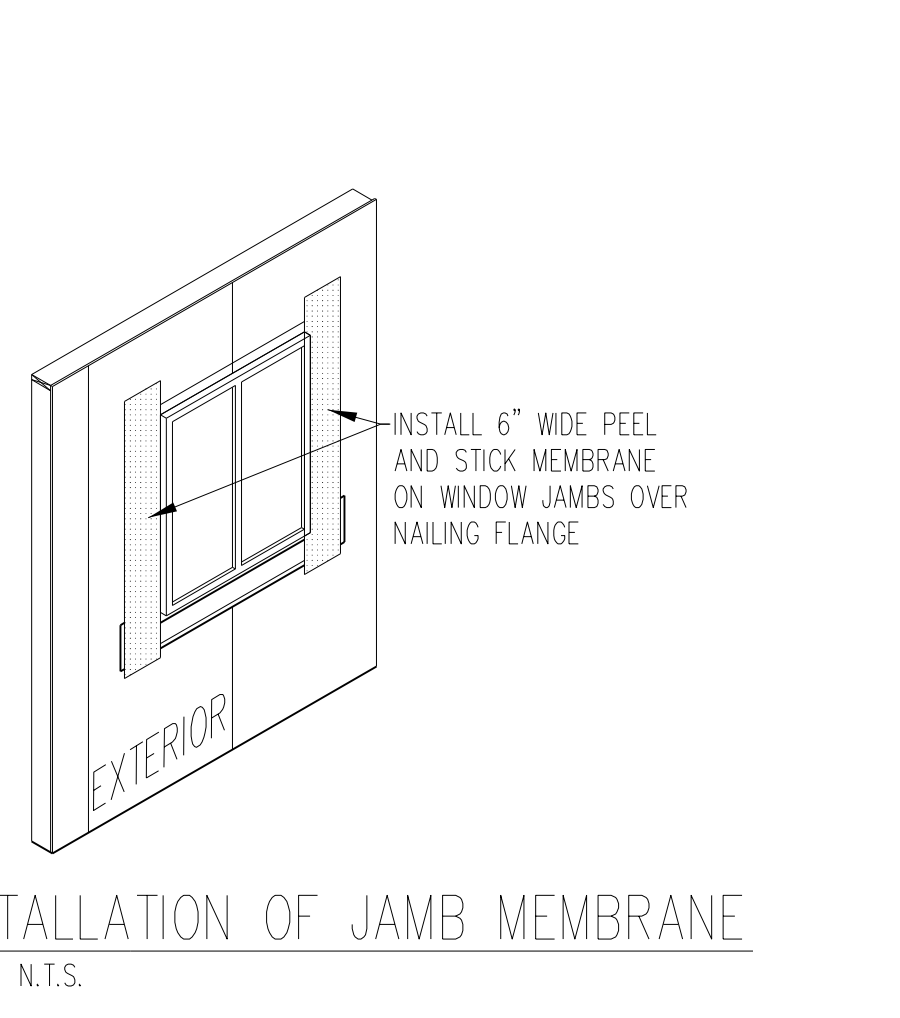
2b OPTION 2: FLAT STOCK MEMBRANE
SCALE: N.T.S.



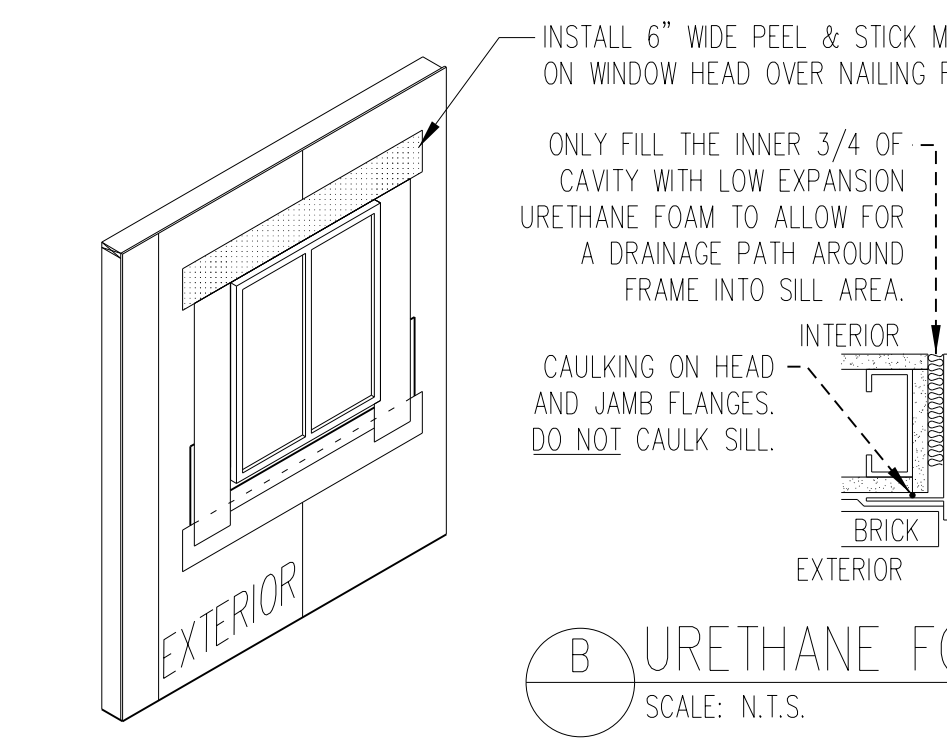
3 INSTALLATION OF SILL MEMBRANE AND WOOD BLOCKING
SCALE: N.T.S.



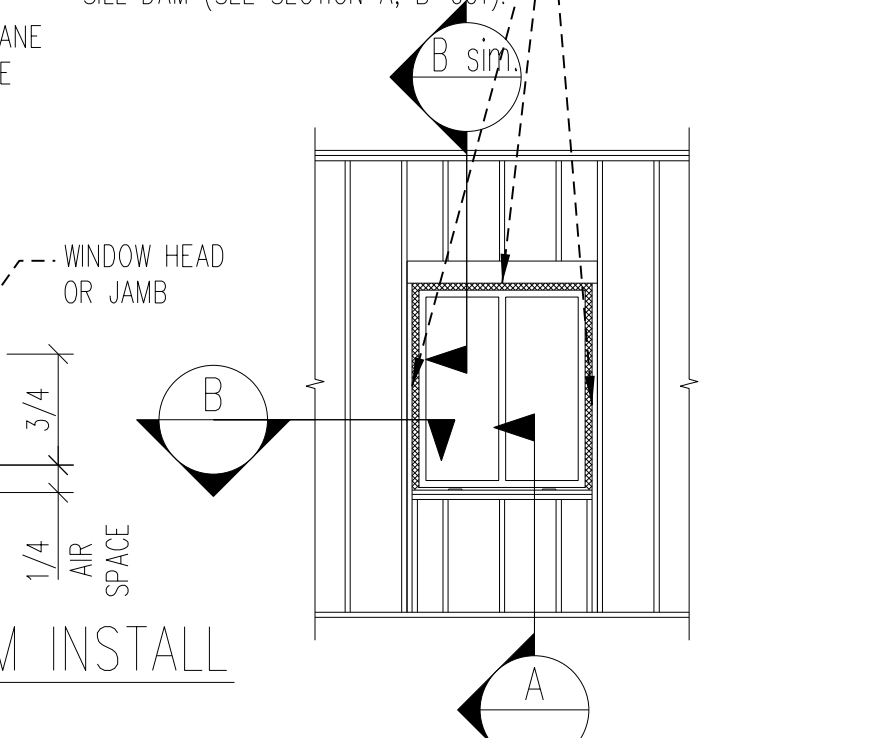
4 INSTALLATION OF WINDOW
SCALE: N.T.S.



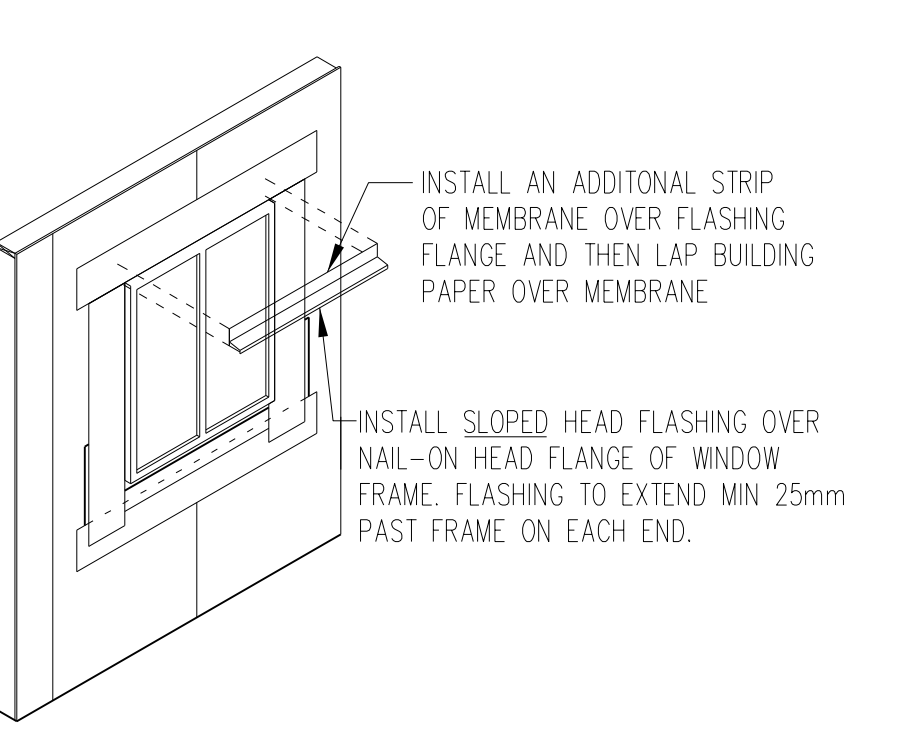
5 INSTALLATION OF JAMB MEMBRANE
SCALE: N.T.S.



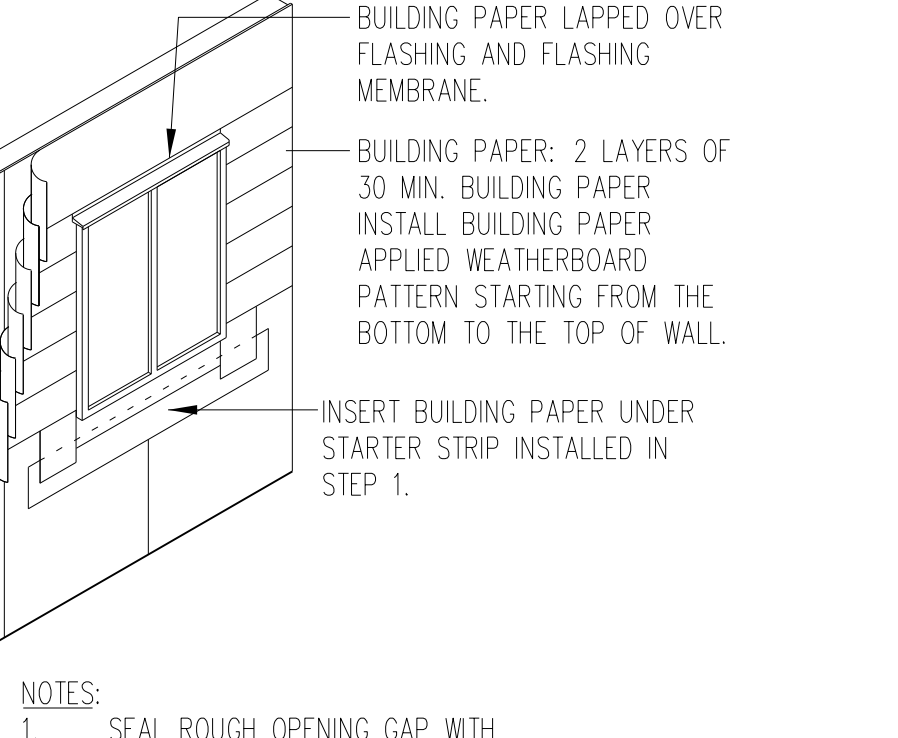
6 INSTALLATION OF HEAD MEMBRANE
SCALE: N.T.S.



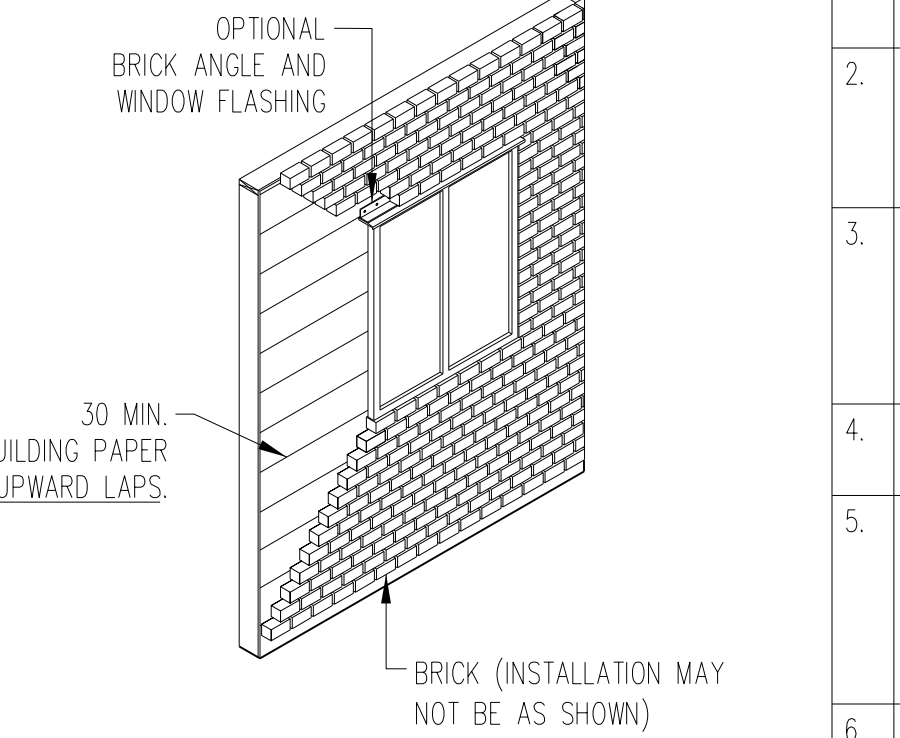
7 INTERIOR WINDOW DETAIL
SCALE: N.T.S.



8 INSTALLATION OF HEAD FLASHING
SCALE: N.T.S.

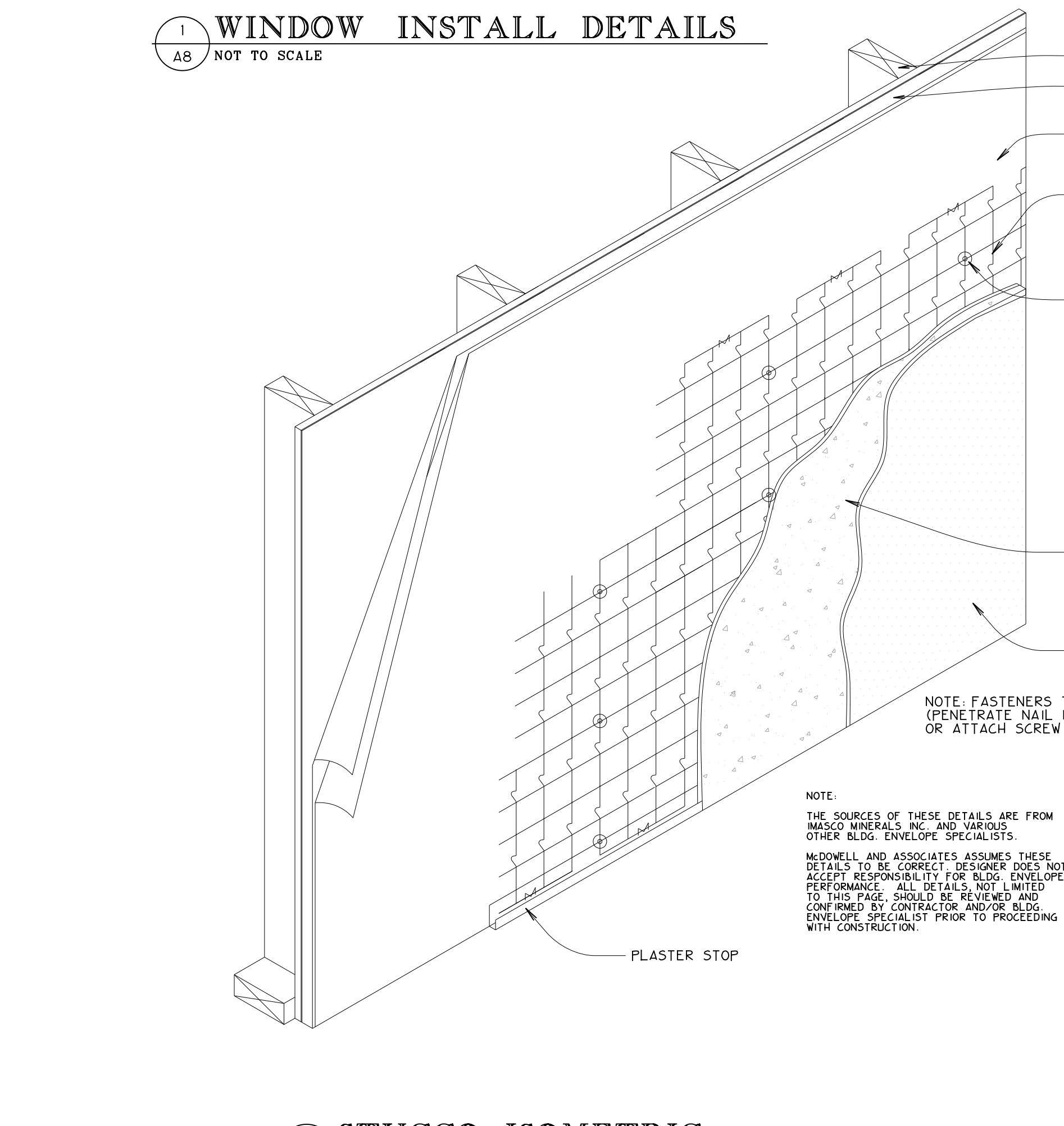


9 INSTALLATION OF BUILDING PAPER
SCALE: N.T.S.

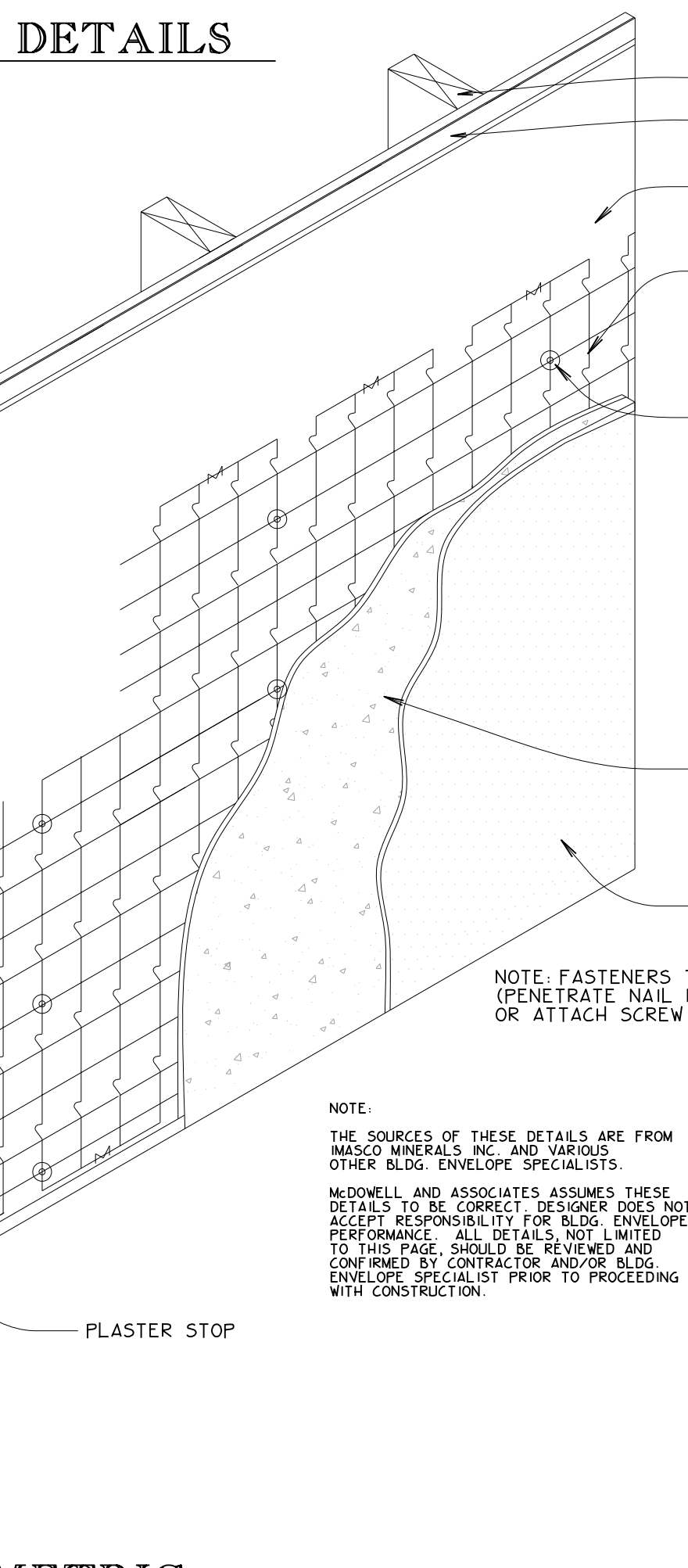


10 FULL WALL DETAIL
SCALE: N.T.S.

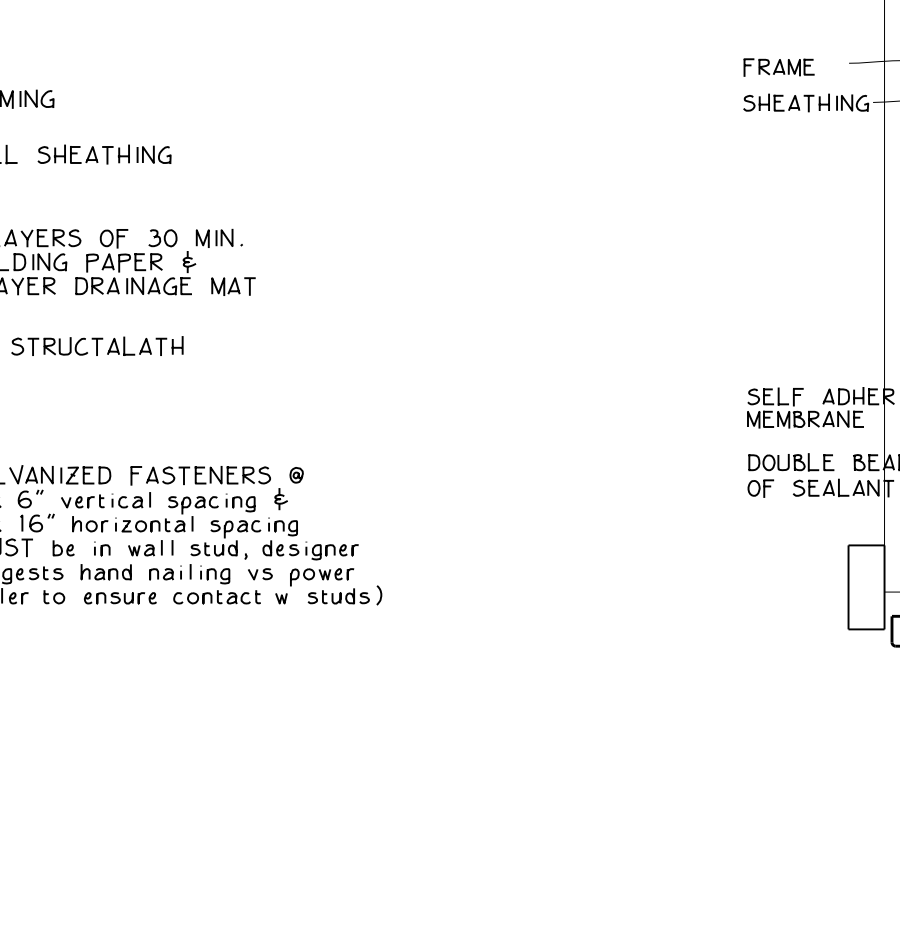
GENERAL NOTES:	
1.	THIS NOTE APPLIES TO ALL NEW PEEL & STICK MEMBRANE INSTALLATIONS, AS WELL AS REPAIRS TO EXISTING PEEL & STICK MEMBRANE.
2.	WHEN PEEL & STICK MEMBRANE IS BEING INSTALLED IN COLD WEATHER, IT IS IMPERATIVE THAT THE SUBSTRATE IS DRY, FREE OF ICE AND DEBRIS, AND THAT THE MEMBRANE IS HEATED AND ROLLED TO ENSURE A TENACIOUS BOND TO THE PRIMER AND SUBSTRATE.
3.	ANY SURFACE RECEIVING THE PEEL & STICK MEMBRANE, INCLUDING MEMBRANE TO SUBSTRATE AND MEMBRANE TO MEMBRANE APPLICATIONS, IS TO HAVE A SUFFICIENT AMOUNT OF PRIMER APPLIED. ALLOW PRIMER TO FLASH PRIOR TO MEMBRANE INSTALLATION.
4.	PRIMER IS TO BE APPLIED THE SAME DAY AS THE MEMBRANE; IF LEFT OVERNIGHT, THE SUBSTRATE IS TO BE RE-PRIMED.
5.	ALL HORIZONTAL MEMBRANE LAPS ARE TO BE AT LEAST 4" AND ALL VERTICAL MEMBRANE LAPS ARE TO BE A MINIMUM OF 6". ALL UNAVOIDABLE REVERSE LAPS ARE TO HAVE MASTIC APPLIED TO THE TOP EDGES, AS WELL AS THE SIDE EDGES IF THE LAP IS LESS THAN 4" ON EITHER SIDE.
6.	ANY DAMAGED MEMBRANE NEEDS TO BE ADEQUATELY REPAIRED AND RE-INSPECTED PRIOR TO BEING COVERED BY ANY FINISH.
7.	ALL GAPS LARGER THAN 1/2" (12.7 mm) THAT ARE TO BE COVERED WITH MEMBRANE ARE TO HAVE SUPPORTING MATERIAL (WOOD, DRYWALL, METAL) BEHIND. THIS WILL ALLOW FOR LAPS TO BE PROPERLY COMPRESSED AND SEALED.



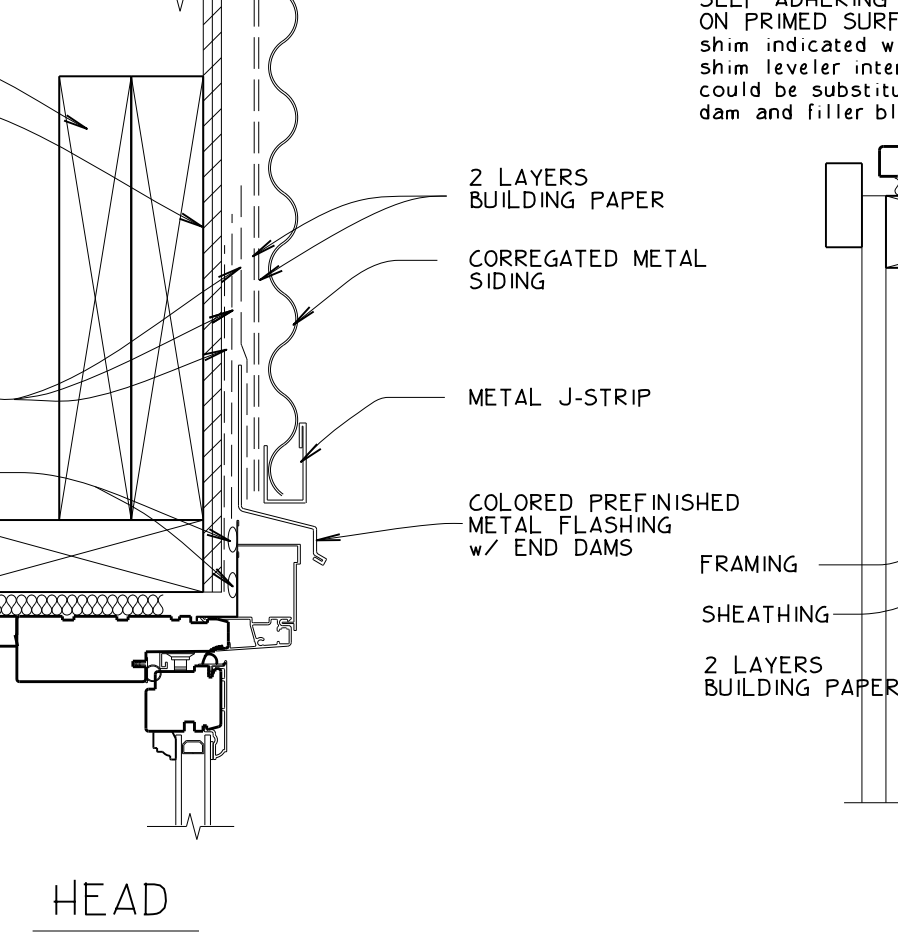
1 WINDOW INSTALL DETAILS
SCALE: NOT TO SCALE



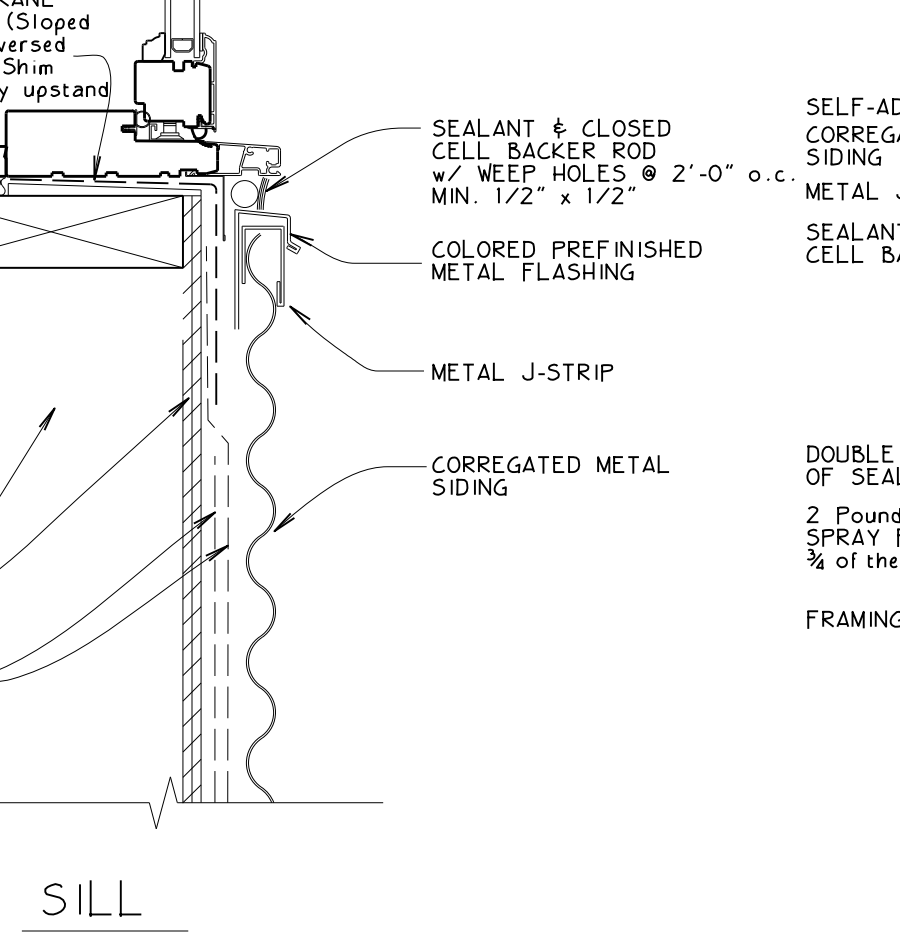
2 STUCCO ISOMETRIC
SCALE: NOT TO SCALE



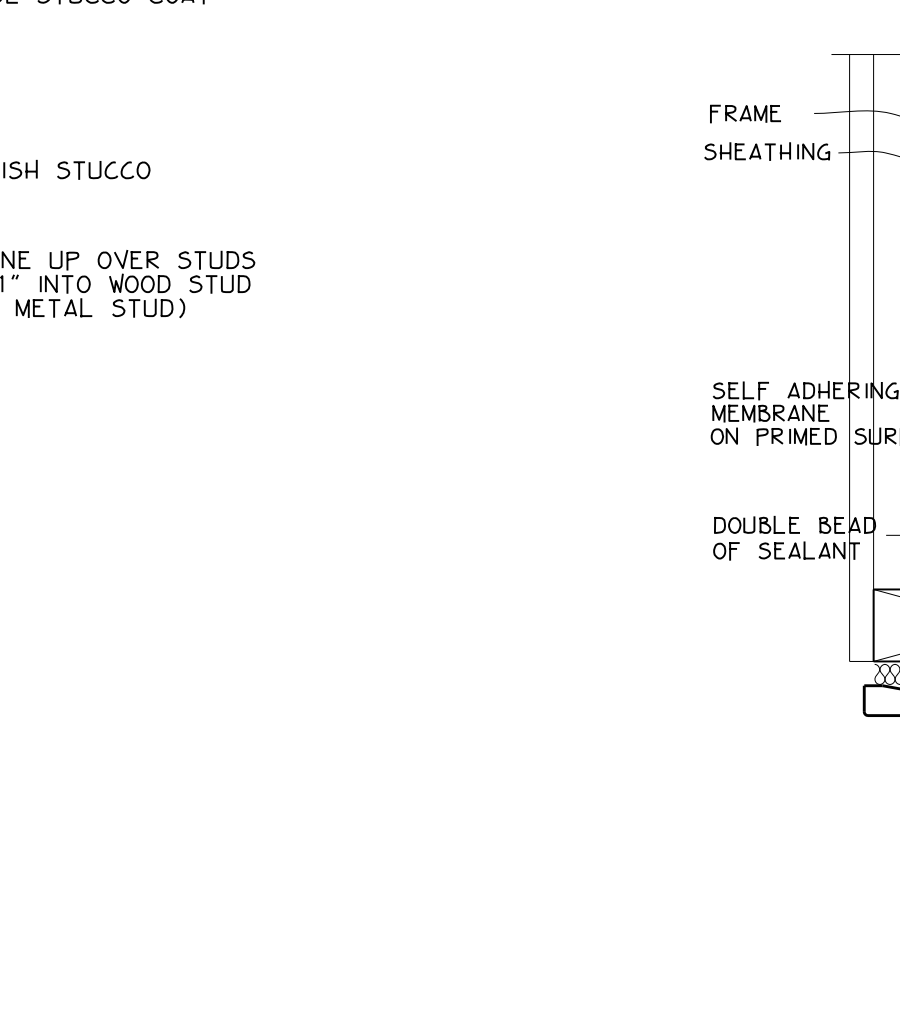
3 WINDOW INSTALL DETAILS (HEAD)
SCALE: NOT TO SCALE



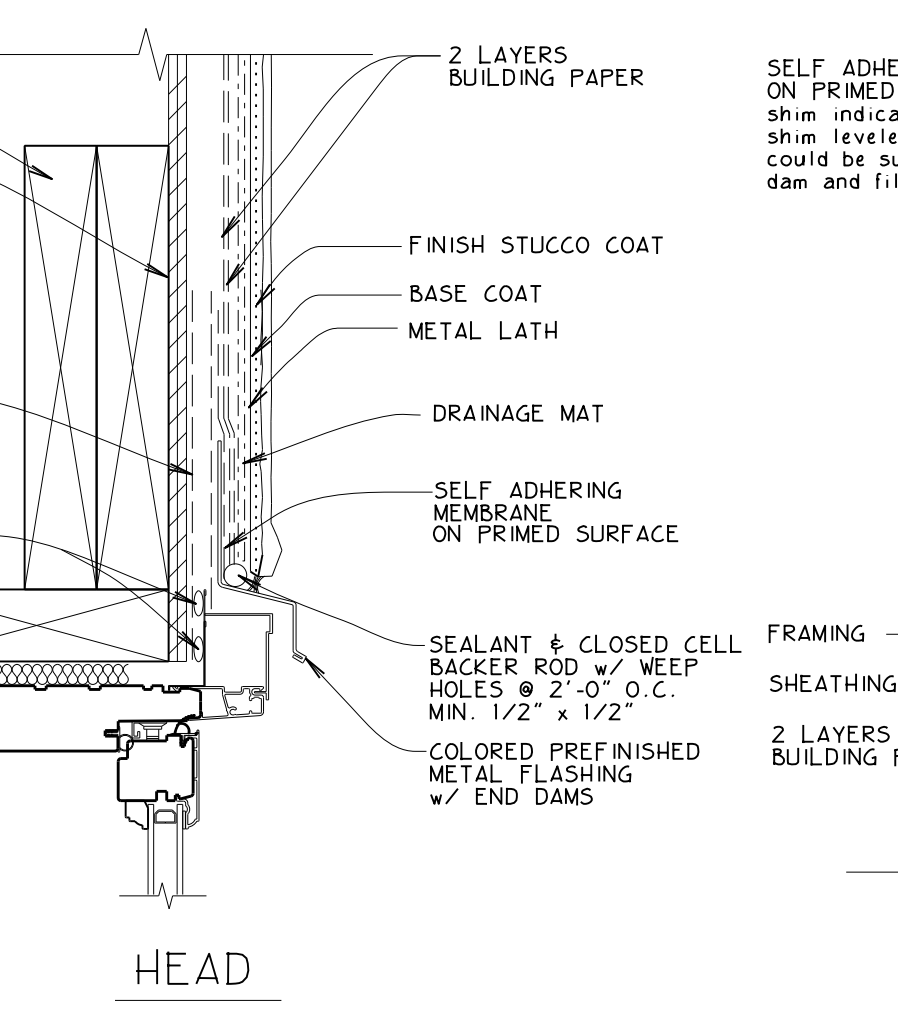
4 WINDOW INSTALL DETAILS (SILL)
SCALE: NOT TO SCALE



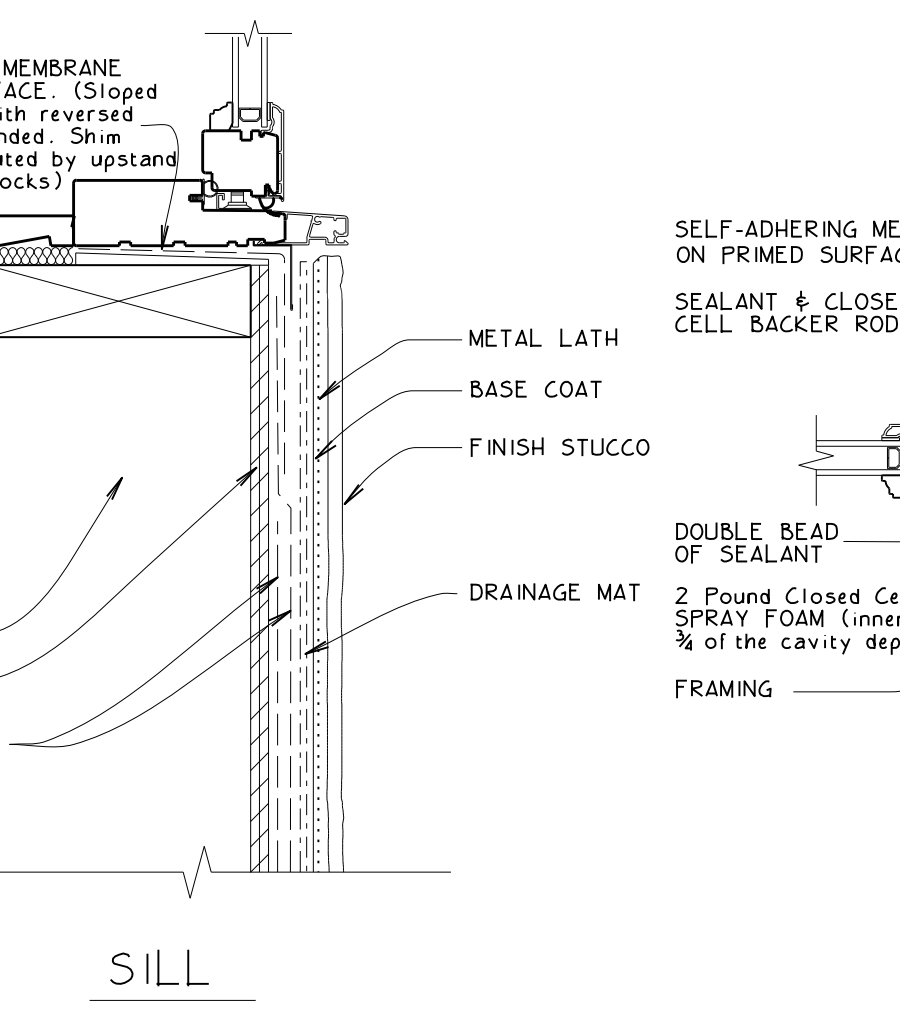
5 WINDOW INSTALL DETAILS (JAMB)
SCALE: NOT TO SCALE



6 WINDOW INSTALL DETAILS (HEAD)
SCALE: NOT TO SCALE



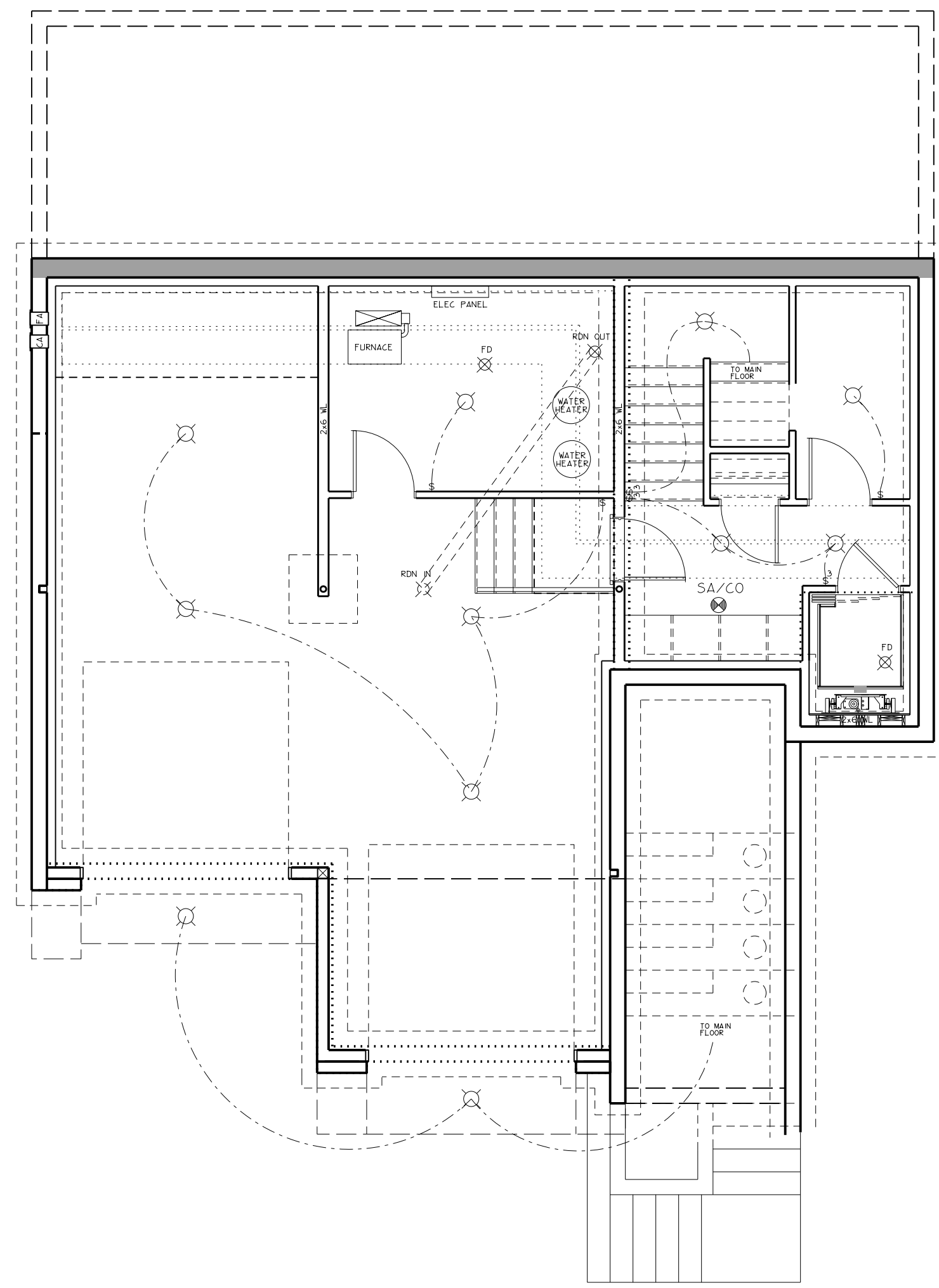
7 WINDOW INSTALL DETAILS (SILL)
SCALE: NOT TO SCALE



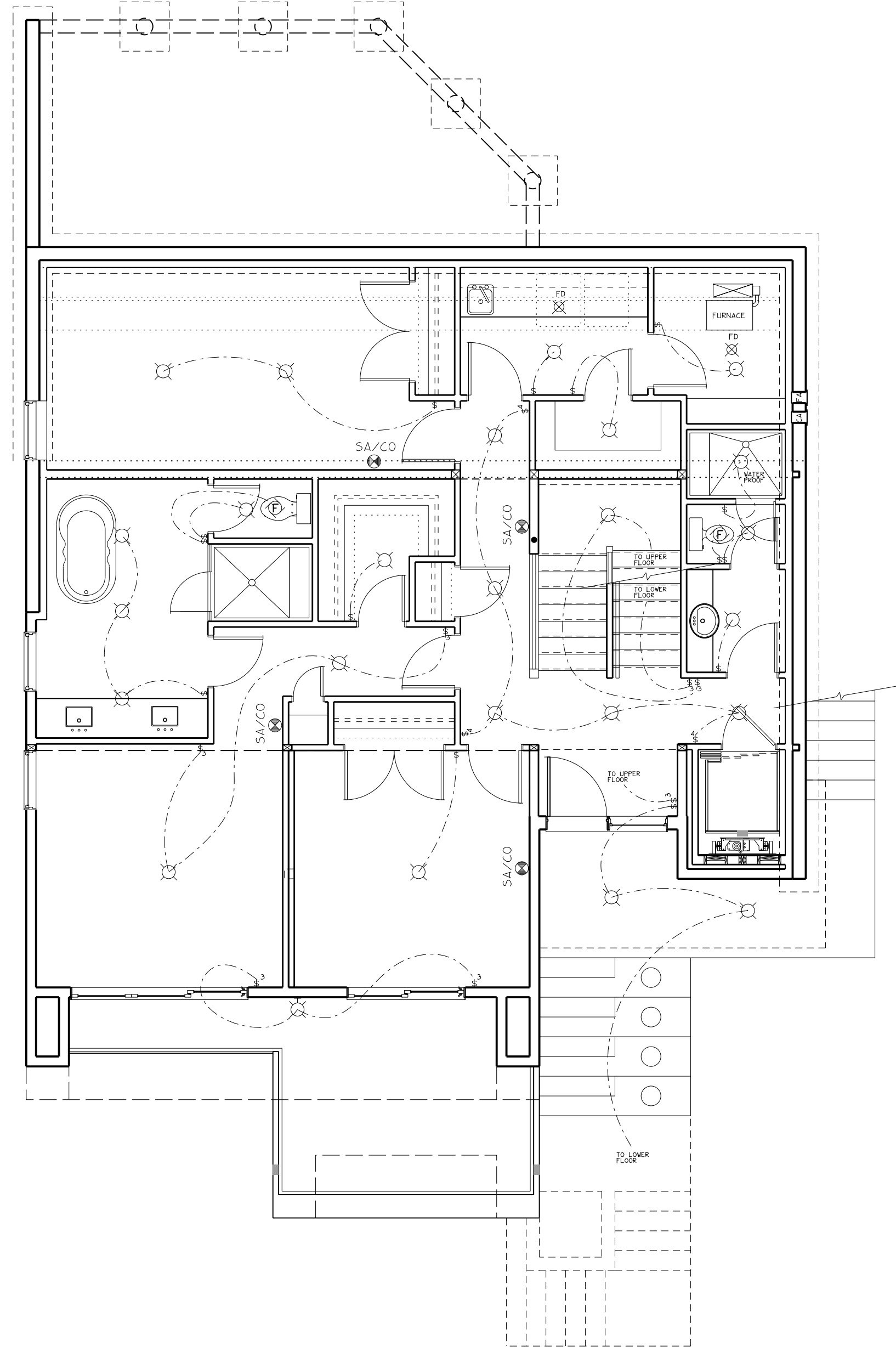
8 WINDOW INSTALL DETAILS (JAMB)
SCALE: NOT TO SCALE

GENERAL NOTES	
1.	Report any discrepancies, errors & omissions on these drawings to McDOWELL & ASSOC.
2.	If the layout (STRUCTURAL, ARCHITECTURAL, or OTHERWISE) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3.	Submit two sets of shop drawings to McDOWELL & ASSOC. prior to construction.
4.	It is the responsibility of the Contractor to study and understand the entire drawings set prior to commencing any stage of construction.

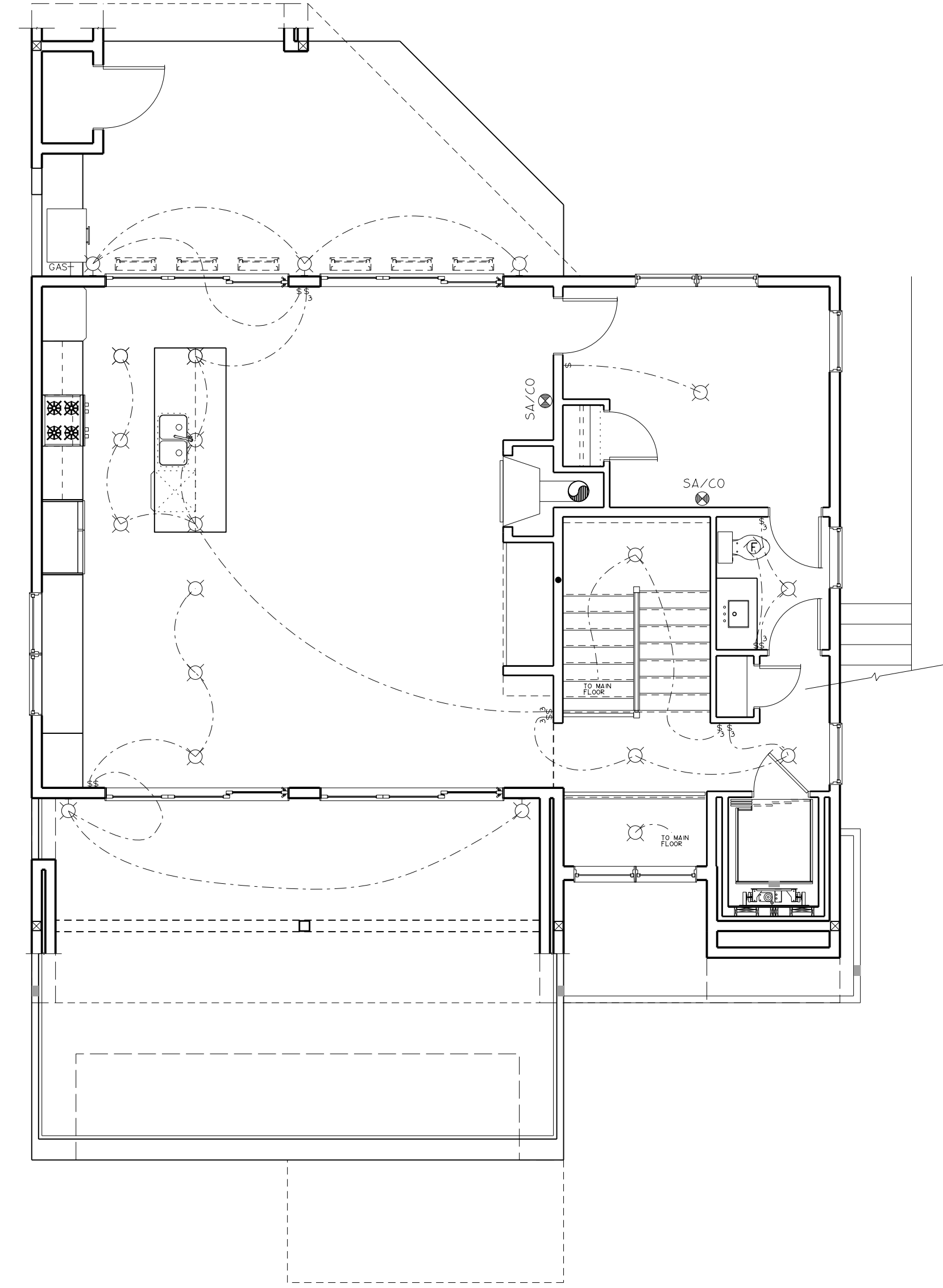
MCDOWELL & ASSOCIATES INC. RESIDENTIAL DESIGN	501 - 933 17TH AVENUE S.W. CALGARY, ALBERTA CANADA T2T 5R6	403.245.8361 INFO@MCDOWELLDDESIGN.COM WWW.MCDOWELLDDESIGN.COM	Project No. 121.39 Date Issued JAN. 07. 2022 Drawn By G. A. WEST
	Project: ANTLER RIDGE SPEC HOME LOT 3, ANTLER RIDGE WINDERMERE, B.C.		



1 LOWER FLR ELECTRICAL
A9 SCALE: 3/16" = 1'-0"



2 MAIN FLR ELECTRICAL
A9 SCALE: 3/16" = 1'-0"



3 UPPER FLR ELECTRICAL
A9 SCALE: 3/16" = 1'-0"

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