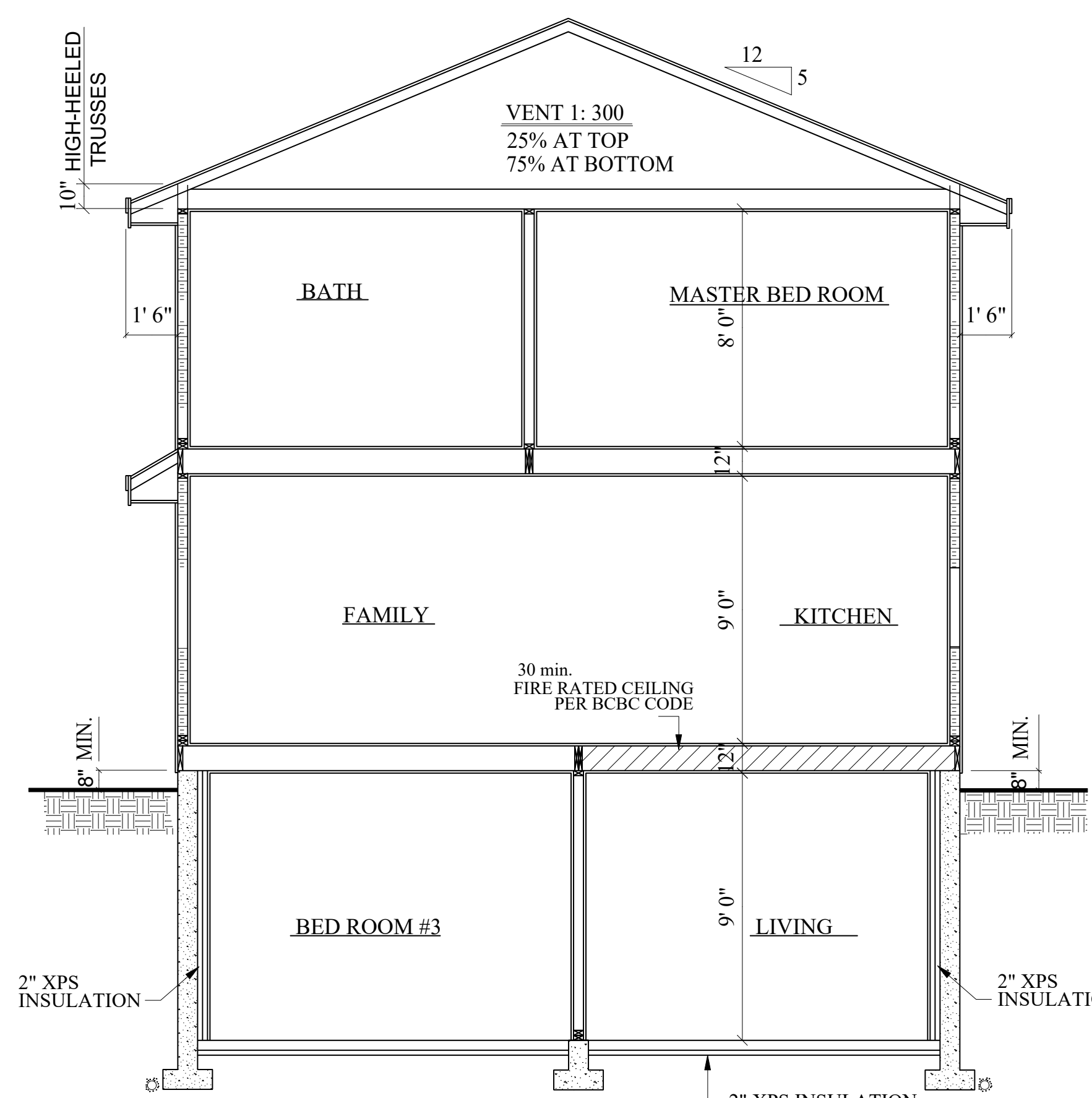


BASEMENT FLOOR PLAN
(9' 0" HIGH CEILING)

AREA = 1644.0 S.F



SECTION A-A
SCALE: 1/8" = 1' 0"

TYPICAL ROOF:
ASPHALT SHINGLES ROOF
ON 1/16" WEATHERING FOIL.
ON 1/2" THK. PLYWOOD
ON APP. ENG. TRUSSES @ 24" O.C
R - 40 BATT INSULATION.
6-MIL. U.V. RESISTANT POLY.
5/8" THK. DRYWALL.

TYPICAL EAVE:
EAVE PROTECTION TO 12" MIN.
INSIDE TOP PLATE.
2 x 10 FASCIA,
GALVANIZED METAL FLASHING.
ALUM. SOFFIT VENT.

TYPICAL EXTERIOR WALL:
HORIZ. VINYL SIDING
EXTERIOR GRADE PLYWOOD STRAPPING
AT 8" OR 16" O.C. 2 LAYERS OF 30 MIN.
RATED BUILDING PAPER OR
ONE LAYER OF BUILDING PAPER
(TYVEK COMMERCIAL WRAP) OR EQUIV.
ON 1/2" PLYWD. ON 2x6 STUDS @ 16" O.C..
R-24 BATT INSULATION.
6 - MIL.U.V. RESISTANT POLY, 1/2" DRYWALL.

TYPICAL FLOOR:
FINISH FLOORING
ON 5/8" T. & G. PLYWD. NAILED & GLUED TO
FLOOR JOIST, 2x10 FLR. JOISTS
OR 11-7/8" T.J.I. (SEE PLAN)
2x2 CROSS BRIDGING @ 7' 0" O.C. MAX.
1/2" DRYWALL.

SLAB ON GRADE:
FINISH FLOORING ON 4" CONC. SLAB.
R - 12 RIGID INSULATION.
6 - MIL. U.V. RESISTANT POLY.
6" WELL - COMPACTED SAND BASE.

TYPICAL FOUNDATION:
8" CONC. WALL ON 8" x 20" CONT. CONC.
STRIP FOOTING TO FIRM BEARING.
5/8" DIA. ANCHOR BOLTS @ 4' - 0" O.C. MAX.
PROVIDE 45 # FELT UNDER ALL PLATES
IN CONTACT W/CONC.
4" DRAIN TILE, 6" DRAIN COVER.

NOTES:
- ALL SOFFITS WITHIN 1.20 m OF A PROPERTY LINE
SHALL BE UNVENTED SOLID PLYWOOD OR EQUIV.
AS PER 9.10.15.5 (7)

STAIRS, GUARDS & HANDRAILINGS TO COMPLY
TO SECTION 9.8 OF THE 2012 BC BLDG CODE
(*HANDRAILS MIN. 865mm (34"))

ROOF VENTING BOTH SIDES TO OCCUR ON
THE ROOF SLOPE WITH HOLES LOCATED
MIN. 15" ABOVE TRUSS BOTTOM CHORD

ROOF OVERHANGS CLOSER THAN 1.2 m TO
THE PROPERTY LINE MUST BE SOLID METAL
SOFFIT OR HAVE SOLID PLYWOOD BACKING

ATTIC SPACE
. VENT MIN. 1:300
. VENTS LOCATED AT MIN. 25% TOP AND
AND BOTTOM
. MIN. R40 INSULATION

500 mm x 600 mm (20" x 25")
MIN. ATTIC ACCESS HATCH,
INSULATED AND WEATHER - STRIPPED.

EXTERIOR GUARDS
* MIN. HEIGHT 42" OFF THE DECK. IF DECK IS LESS THAN
6' ABOVE GRADE MIN. HEIGHT 36"
* NO OPENINGS LARGER THAN 4" (100mm)
(NON CLIMBABLE BETWEEN 5-1/2" (140mm) AND
36" ABOVE DECK

FACE MOUNT ALL GUARDS. DO NOT
PENETRATE DECK MEMBRANES

EXTERIOR WINDOWS, DOORS, SKYLIGHT AND
DAYLIGHT TUBES ARE REQUIRED TO MEET
NAFS STANDARDS

BED ROOM WINDOWS TO BE SIZED TO
COMPLY WITH 9.9.10.1

INTERCONNECTED & HARDWIRED SMOKE
ALARMS ARE REQUIRED ON EACH STOREY,
INCLUDING BASEMENTS AND ONE IN EACH
BEDROOM AS PER 9.10.10 & 9.32.4.2

WHERE A SOLID FUEL BURNING APPLIANCE IS LOCATED,
AN ADDITIONAL CO DETECTOR IS RERQUIRED AS PER 9.32.4.2

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 email: navtejdhot@hotmail.com

TITLE: BASEMENT PLAN & SECTION			
JOB ADD: Lot 3, 11069 - 241 A Street Maple Ridge B.C.			
DESIGN BY: KAMAL	CHK. BY: NAVTEJ	SCALE: 1/4" = 1'-0" U/N.	Printed On: Oct 15 2021
		SHEET NO. A-003	REV. 0