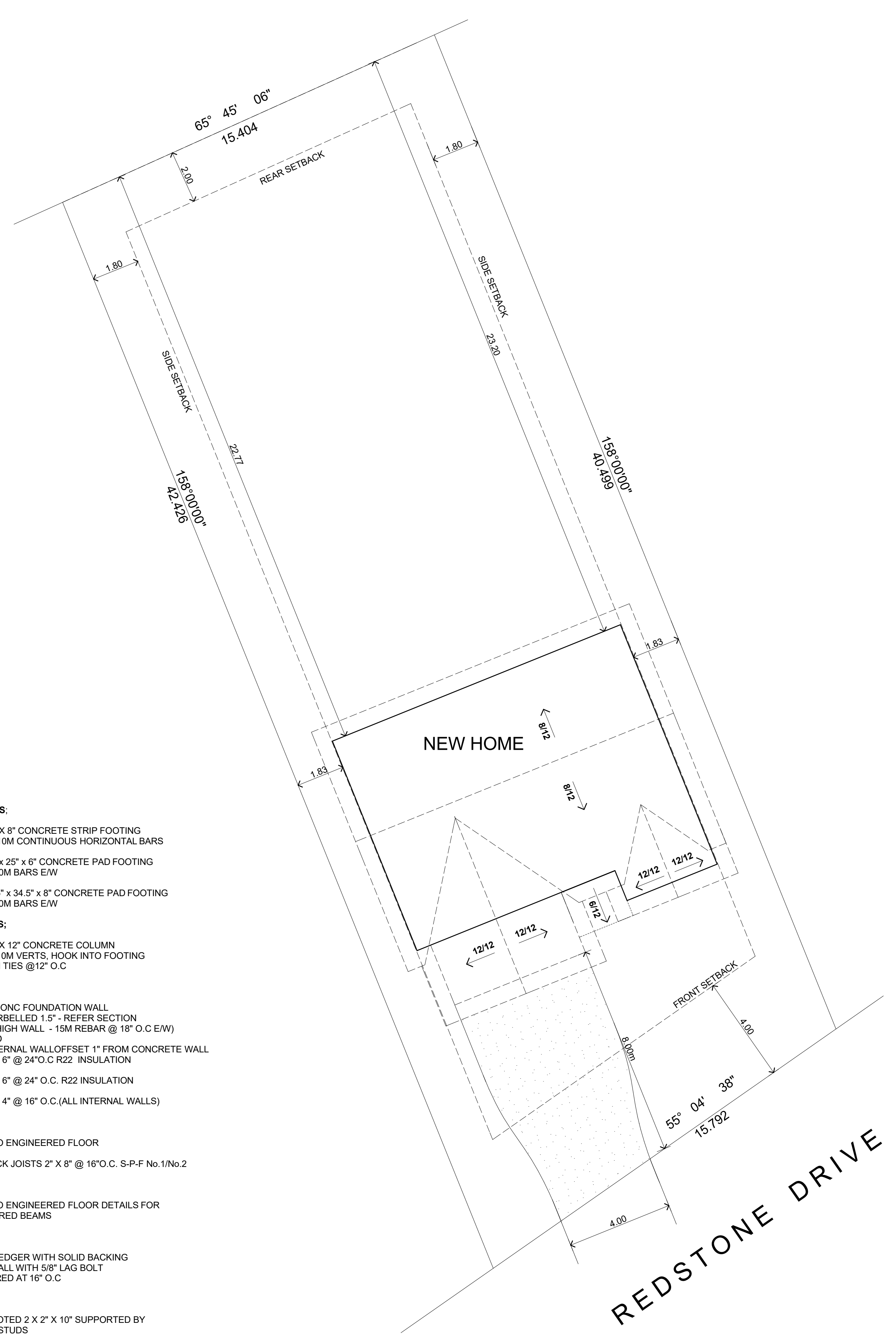
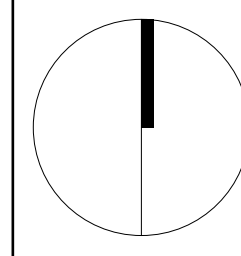


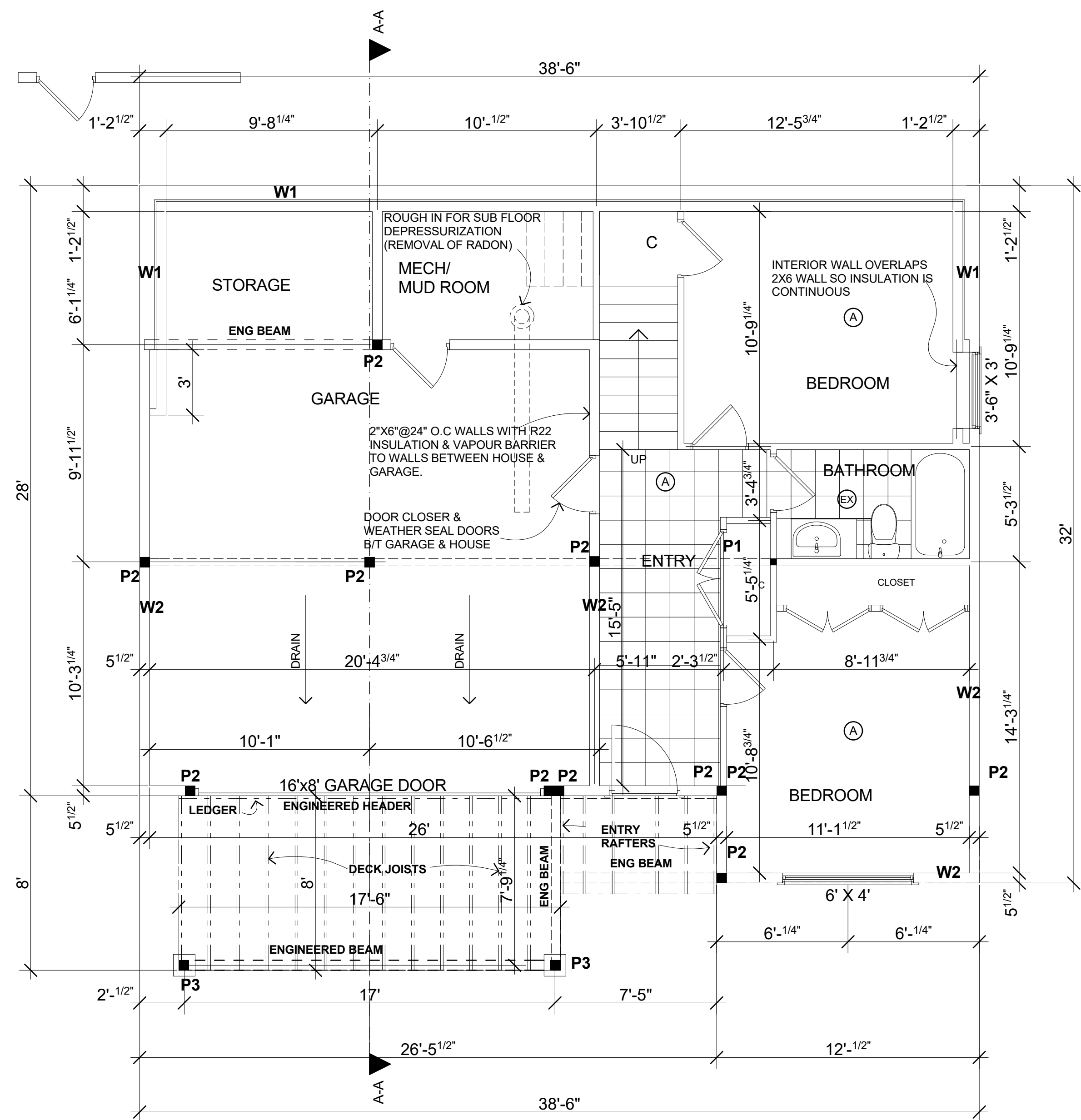
FOUNDATION PLAN 1/4" = 1'-0"

- FOOTINGS:**
- F1: 18" X 8" CONCRETE STRIP FOOTING (2) 10M CONTINUOUS HORIZONTAL BARS
 - F2: 25" X 25" X 6" CONCRETE PAD FOOTING 4-10M BARS E/W
 - F3: 34.5" X 34.5" X 8" CONCRETE PAD FOOTING 4-10M BARS E/W
- COLUMNS:**
- C1: 12" X 12" CONCRETE COLUMN 4-10M VERTS, HOOK INTO FOOTING 10M TIES @12" O.C
- WALLS:**
- W1: 8" CONC FOUNDATION WALL CORBELLED 1.5" - REFER SECTION (9' HIGH WALL - 15M REBAR @ 18" O.C E/W) AND INTERNAL WALLOFFSET 1" FROM CONCRETE WALL 2" X 6" @ 24" O.C R22 INSULATION
 - W2: 2" X 6" @ 24" O.C. R22 INSULATION
 - W3: 2" X 4" @ 16" O.C.(ALL INTERNAL WALLS)
- FLOOR:**
- REFER TO ENGINEERED FLOOR
 - DJ: DECK JOISTS 2" X 8" @ 16" O.C. S-P-F No.1/No.2
- BEAMS:**
- REFER TO ENGINEERED FLOOR DETAILS FOR ENGINEERED BEAMS
- LEDGER:**
- 2" X 12" LEDGER WITH SOLID BACKING FIX TO WALL WITH 5/8" LAG BOLT STAGGERED AT 16" O.C
- HEADER:**
- IF NOT NOTED 2 X 2" X 10" SUPPORTED BY DOUBLE STUDS
- ROOF:**
- REFER TO ROOF TRUSSES FROM TRUSS MANUFACTURER
 - ENTRY RAFTERS: 2" X 6" @ 16" O.C. S-P-F No.1/No.2
- POSTS:**
- P1: BUILT UP POST 3 PLY 2" X 4"
 - P2: BUILT UP POST 4 PLY 2" X 6"
 - P3: 6" X 6" TIMBER POST

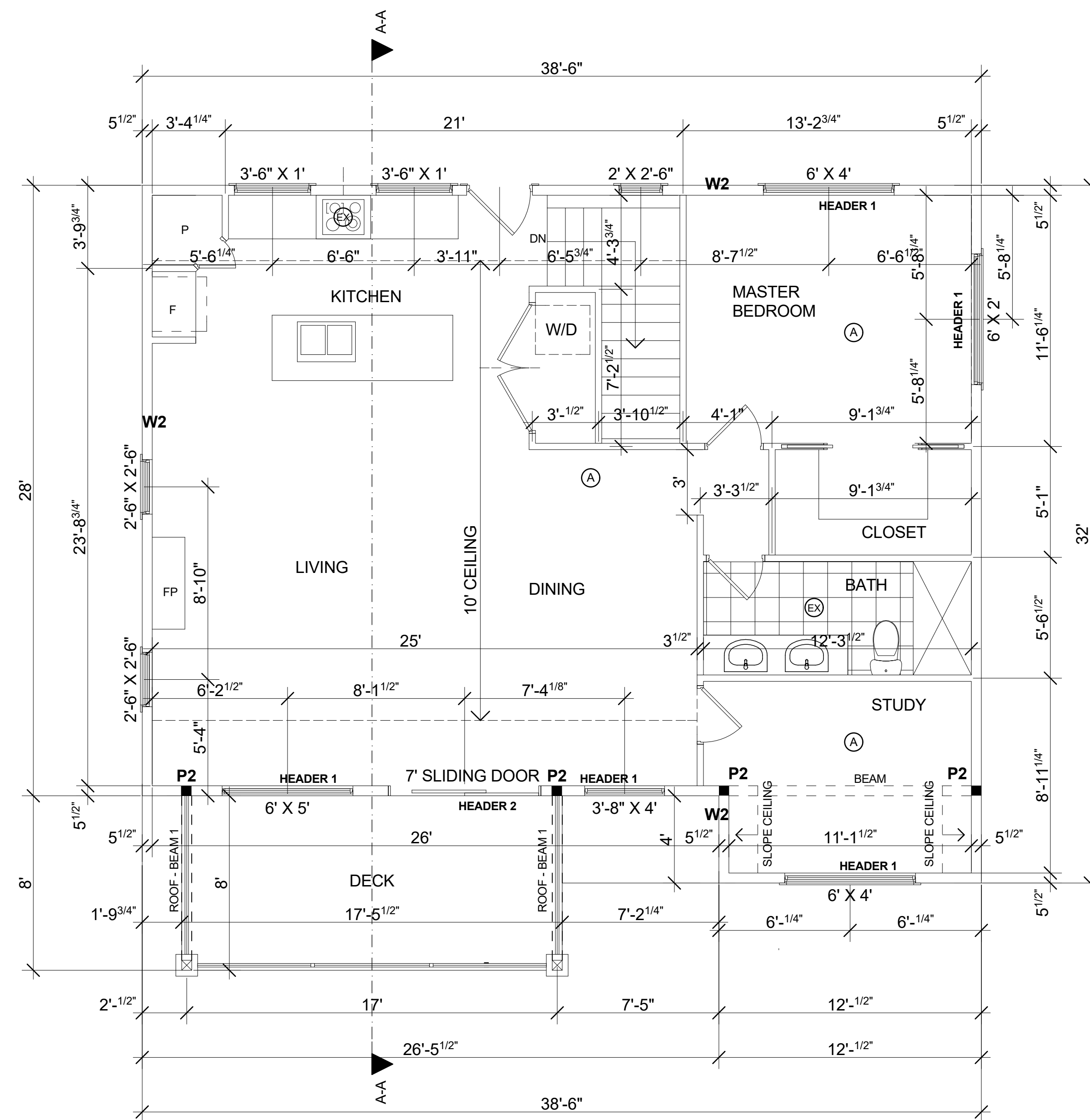


SITE PLAN 1:100

REVISIONS		
NO.	ITEM	DATE
NOTES ALL CONSTRUCTION TO CONFORM TO THE 2012 BC BUILDING CODE CONFIRM ALL DIMENSIONS ON SITE ENERGY EFFICIENCY: THIS PROJECT IS IN CLIMATE ZONE 6 AND REQUIRED RSI IS CALCULATED WITH AN HRV SITE AREA: 645.9m2 BUILDING COVERAGE: 121m2, 18.8% SITE COVERAGE: 160.3m2, 24.8% BASEMENT FLOOR AREA: 50.97m2 MAIN FLOOR AREA: 104.62m2 GARAGE AREA: 53.65m2 FLOOR AREA RATIO =.24 AVERAGE BUILDING HEIGHT 7.38m		
FOR CONSTRUCTION		
ISSUED		
NO.	ITEM	DATE
KOOTENAY COLUMBIA ENTERPRISES 2010 MCLEOD AVENUE ROSSLAND T: 1 250 231 3343 E: beachspooner@telus.net		
CLIENT: HANNA CREEK PROJECT: NEW RESIDENCE LOT B REDSTONE DRIVE REDSTONE RESORT ROSSLAND V0G 1Y0		 PROJECT NORTH
DRAWING TITLE: SITE & FOUNDATION PLAN		
SCALE: 1/4"=1' (50% on 11 x 17)	DATE: JUNE 2016	
STATUS:	DRAWN BY: CB	
JOB NO: 1612	DRAWING NO: A.01	REV:
PLOT DATE: 2016-07-14		



BASEMENT FLOOR PLAN 1/4" = 1'-0"



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

FOOTINGS:

- F1: 18" X 8" CONCRETE STRIP FOOTING
(2) 10M CONTINUOUS HORIZONTAL BARS
- F2: 25" X 25" X 6" CONCRETE PAD FOOTING
4 - 10M BARS E/W
- F3: 34.5" X 34.5" X 8" CONCRETE PAD FOOTING
4 - 10M BARS E/W

COLUMNS:

- C1: 12" X 12" CONCRETE COLUMN
4 - 10M VERTS, HOOK INTO FOOTING
10M TIES @ 12" O.C

WALLS:

- W1: 8" CONC FOUNDATION WALL
CORBELLED 1.5" - REFER SECTION
(9' HIGH WALL - 15M REBAR @ 18" O.C E/W)
AND
INTERNAL WALL OFFSET 1" FROM CONCRETE WALL
2" X 6" @ 24" O.C R22 INSULATION
- W2: 2" X 6" @ 24" O.C. R22 INSULATION
- W3: 2" X 4" @ 16" O.C.(ALL INTERNAL WALLS)

FLOOR:

- REFER TO ENGINEERED FLOOR
- DJ: DECK JOISTS 2" X 8" @ 16" O.C. S-P-F No.1/No.2

BEAMS:

REFER TO ENGINEERED FLOOR DETAILS FOR ENGINEERED BEAMS

LEDGER:

2" X 12" LEDGER WITH SOLID BACKING
FIX TO WALL WITH 5/8" LAG BOLT
STAGGERED AT 16" O.C

HEADER:

IF NOT NOTED 2 X 2" X 10" SUPPORTED BY DOUBLE STUDS

ROOF:

REFER TO ROOF TRUSSES FROM TRUSS MANUFACTURER

ENTRY RAFTERS: 2" X 6" @ 16" O.C. S-P-F No.1/No.2

POSTS:

- P1: BUILT UP POST 3 PLY 2" X 4"
- P2: BUILT UP POST 4 PLY 2" X 6"
- P3: 6" X 6" TIMBER POST

REVISIONS

NO.	ITEM	DATE

NOTES

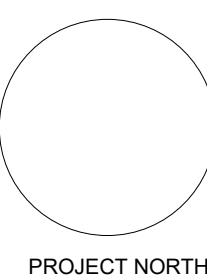
- CONFIRM ALL DIMENSIONS ON SITE
- UNLESS NOTED OTHERWISE CENTER WINDOWS IN ROOM (INTERNAL)
- (A) INTERCONNECTED SMOKE & CO2 ALARM
- (EX) EXHAUST FAN
- BEDROOM WINDOWS:
MUST HAVE UNOBSTRUCTED OPENING
SIZE OF 0.35m² (3.77sq) WITH NO DIMENSION
LESS THAN 380mm (15")
- BEFORE CONSTRUCTION COMMENCES
OWNER TO CONFIRM MECHANICAL
SYSTEMS FOR HEATING & VENTILATING
& WHERE REQUIRED PROVIDE MAKE UP
AIR TO ACHIEVE A POSITIVE
AIR PRESSURE INTERNALLY
- DOUBLE OR TRIPLE STUD UNDER
HEADERS

FOR CONSTRUCTION

ISSUED

NO.	ITEM	DATE

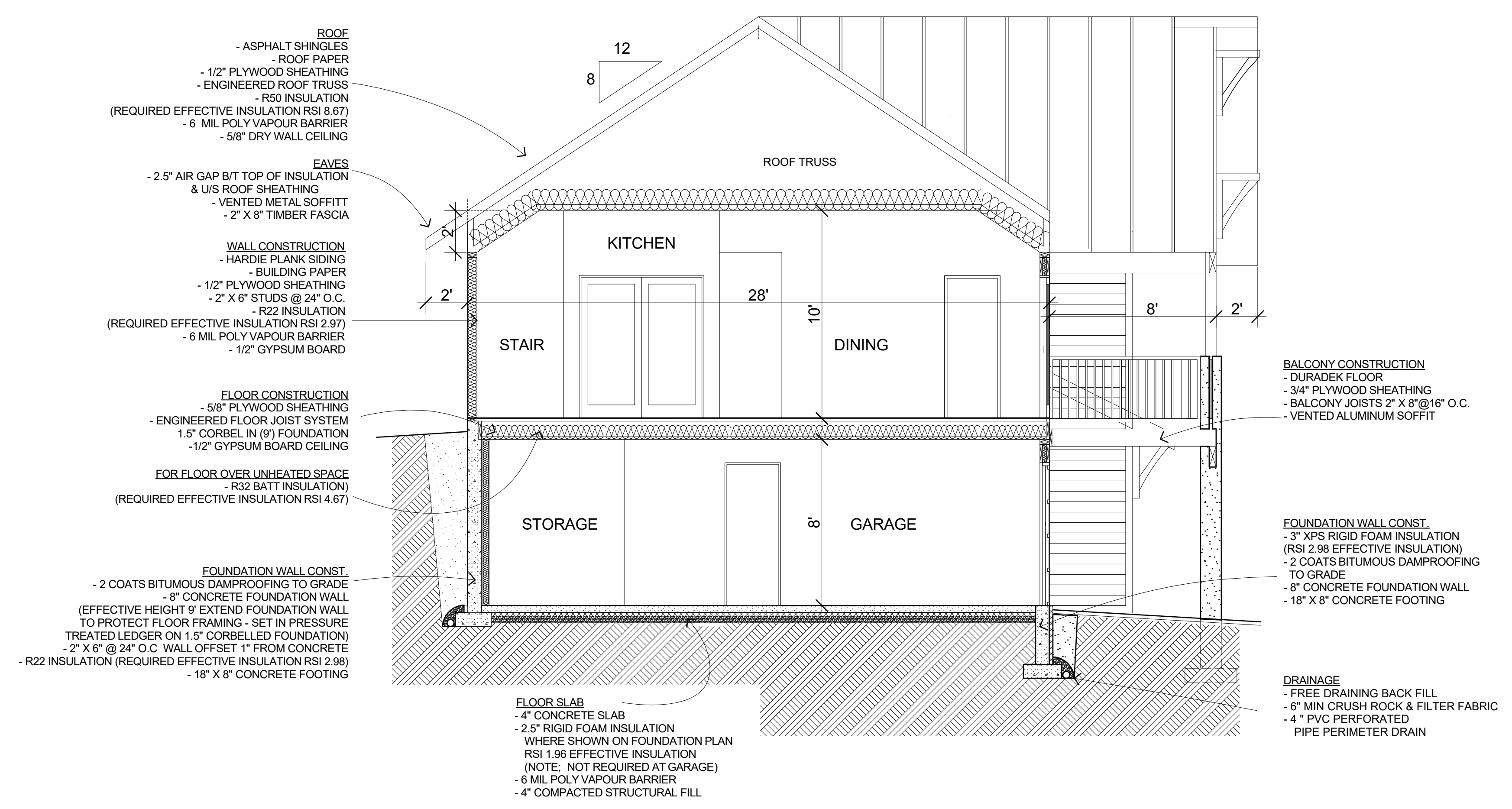
KOOTENAY COLUMBIA ENTERPRISES
2010 MCLEOD AVENUE
ROSSLAND
T: 1 250 231 3343
E: beachspooner@telus.net



CLIENT: HANNA CREEK
PROJECT: NEW RESIDENCE
LOT B REDSTONE DRIVE
REDSTONE RESORT
ROSSLAND V0G 1Y0

DRAWING TITLE:
FLOOR PLAN

SCALE: 1/4"=1' (50% on 11 x 17)	DATE: JUNE 2016
STATUS:	DRAWN BY: CB
JOB NO: 1612	DRAWING NO: A.02
PLOT DATE:	2016-07-14



CROSS SECTION A-A 1/4" = 1'-0"

REVISIONS		
NO.	ITEM	DATE

NOTES

ALL CONSTRUCTION TO CONFORM TO THE 2012 BC BUILDING CODE

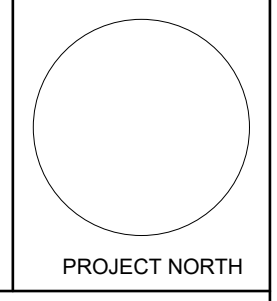
CONFIRM ALL DIMENSIONS ON SITE

ENERGY EFFICIENCY: THIS PROJECT IS IN CLIMATE ZONE 6 AND REQUIRED RSI IS CALCULATED WITH AN HRV

FOR CONSTRUCTION

ISSUED		
NO.	ITEM	DATE

KOOTENAY COLUMBIA ENTERPRISES
 2010 MCLEOD AVENUE
 ROSSLAND
 T: 1 250 231 3343
 E: beachspooner@telus.net

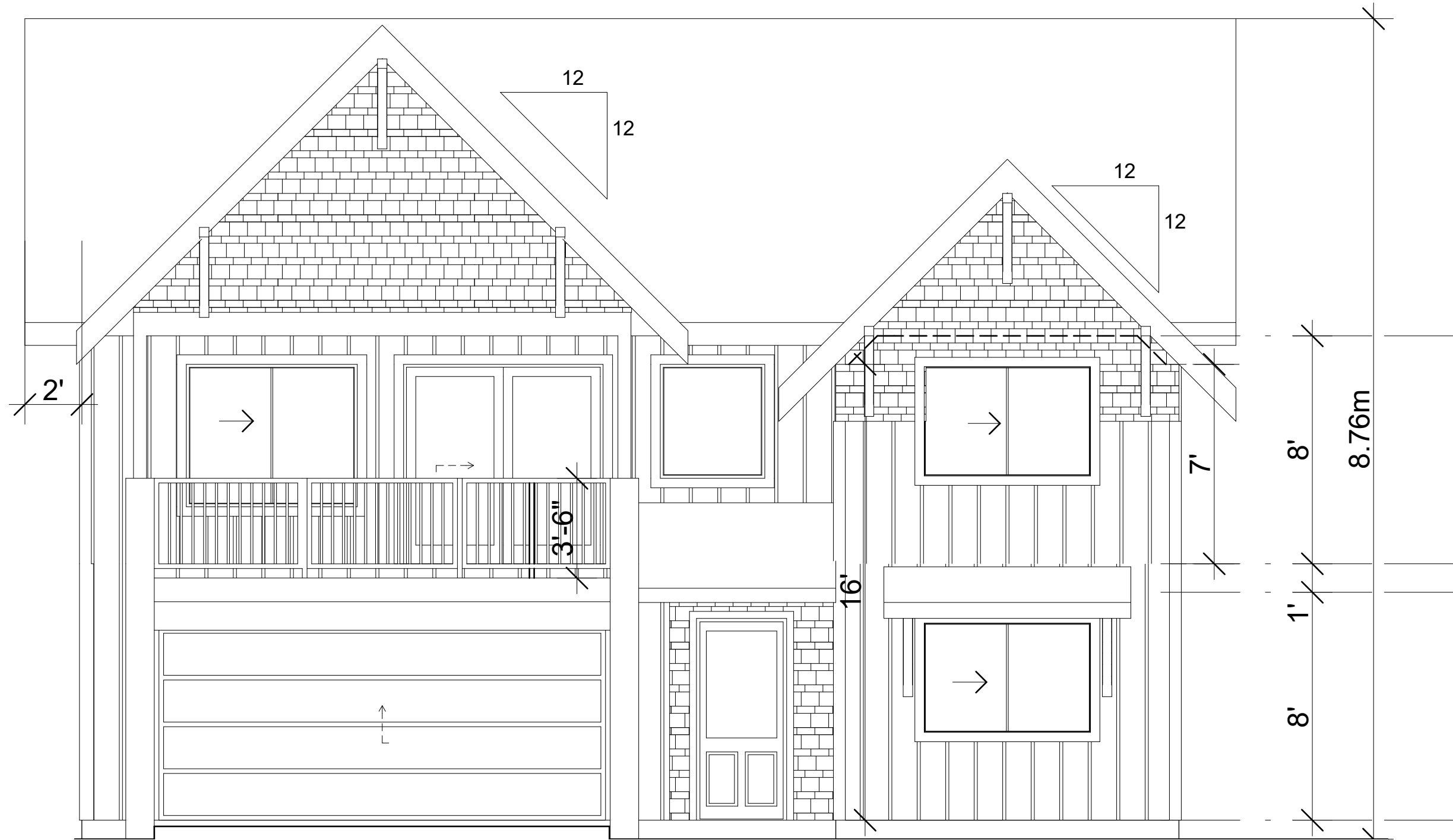


CLIENT: HANNA CREEK

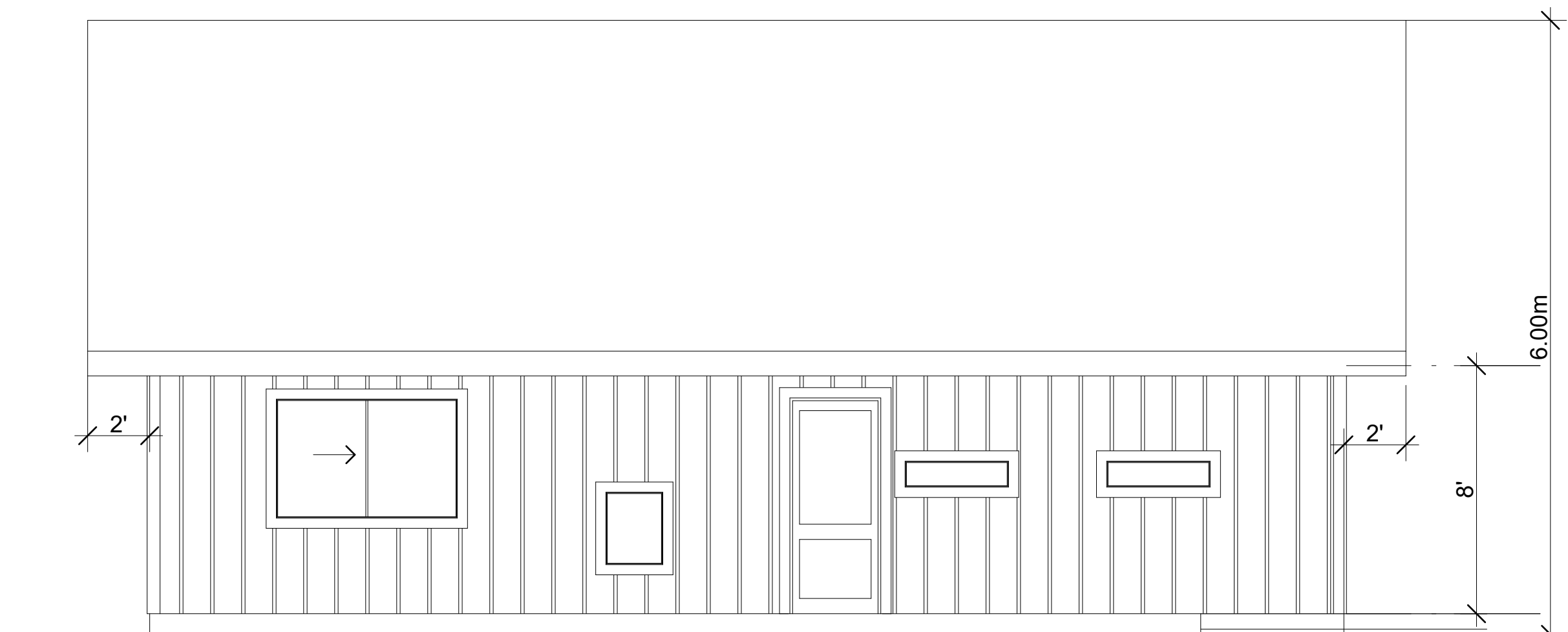
PROJECT: NEW RESIDENCE
 LOT B REDSTONE DRIVE
 REDSTONE RESORT
 ROSSLAND V0G 1Y0

DRAWING TITLE:
 CROSS SECTION

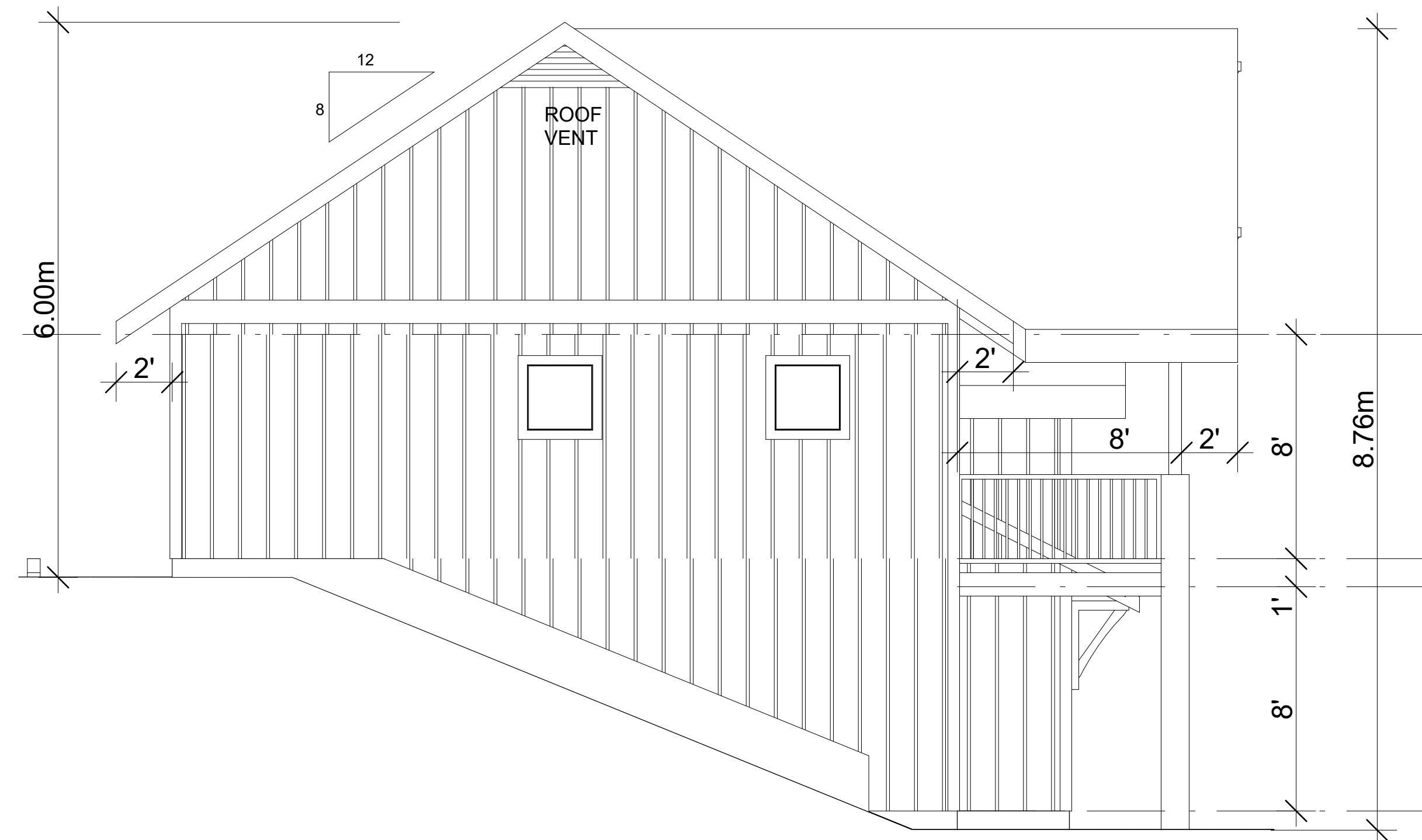
SCALE: 1/4"=1' (50% on 11 x 17)	DATE: JUNE 2016
STATUS:	DRAWN BY: CB
JOB NO: 1612	DRAWING NO: A.03
PLOT DATE:	2016-07-14



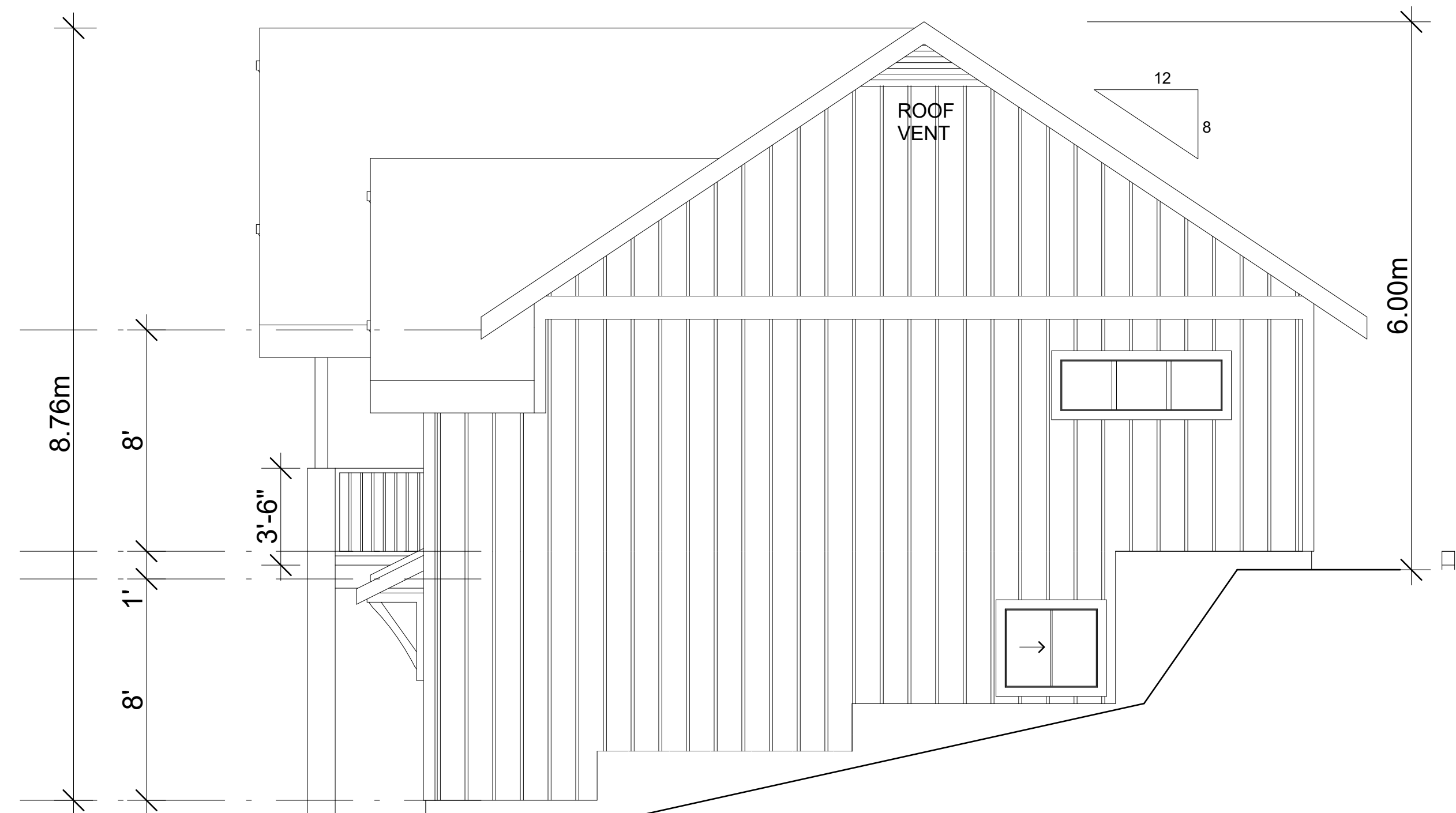
FRONT ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



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



RIGHT ELEVATION 1/4" = 1'-0"

REVISIONS

NO.	ITEM	DATE

NOTES

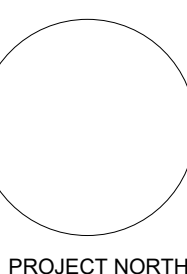
ROOF MATERIAL ASPHALT SHINGLE
 WALL MATERIAL HARDIE SIDING OR SIMILAR
 ALL FASCIA'S: 2" X 8" TIMBER FASCIA
 ALL WINDOW & DOOR TRIM; 4" HARDIE TRIM
 CORNER TRIM TO MATCH WALL COLOR.
 WINDOW & DOOR TRIM CONTRASTING COLOR

FOR CONSTRUCTION

ISSUED

NO.	ITEM	DATE

KOOTENAY COLUMBIA ENTERPRISES
 2010 MCLEOD AVENUE
 ROSSLAND
 T: 1 250 231 3343
 E: beachspooner@telus.net



CLIENT: HANNA CREEK
 PROJECT: NEW RESIDENCE
 LOT B REDSTONE DRIVE
 REDSTONE RESORT
 ROSSLAND V0G 1Y0

DRAWING TITLE:
 ELEVATIONS

SCALE: 1/4"=1' (50% on 11 x 17)	DATE: JUNE 2016
STATUS:	DRAWN BY: CB
JOB NO: 1612	DRAWING NO: A.04
PLOT DATE:	2016-07-14