



GENERAL NOTES

DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM ASHBURY HOMES BEFORE CONTINUING WITH THE WORK. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.

ASHBURY HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENT REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER.

CONTRACTOR AND ALL SUB-TRADES TO REVIEW SITE CONDITIONS, SCOPE OF WORK, ANY RELATED WORK, ALL DRAWINGS AND DOCUMENTATION AND REPORT ANY DISCREPANCIES TO ASHBURY HOMES PRIOR TO CONSTRUCTION.

ALL WINDOW AND DOOR SIZES AND OPERATION ARE TO BE CONFIRMED BY OWNER/ BUILDER WITH THE MANUFACTURER.

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE ASHBURY HOMES WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

ALL WORK SHALL CONFIRM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL WORKMANSHIP TO MEET OR EXCEED IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

ZONING R3	PROPOSAL	REQUIREMENTS
LOT AREA	323 m <sup>2</sup>	
SITE COVERAGE	108 m <sup>2</sup>	50% = 161.5m <sup>2</sup>
FLOOR AREA RATIO	200 m <sup>2</sup>	80% = 258.4m <sup>2</sup>

LOT 76 FEATHERTOP WAY | PLAN KAS3134, DISTRICT LOT: 4222, LAND DISTRICT 76 | PID 026-906-490

NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31

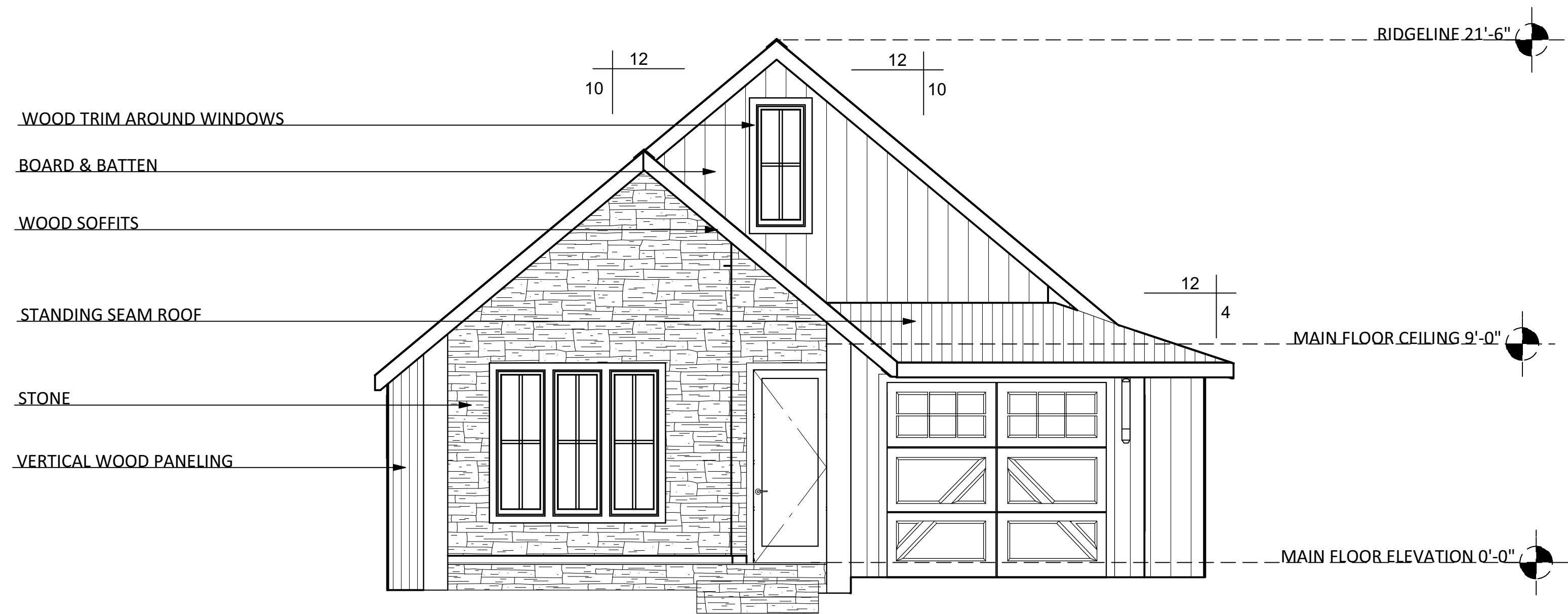
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PERSPECTIVES

PROJECT DESCRIPTION:  
KNOLL RESIDENCE  
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

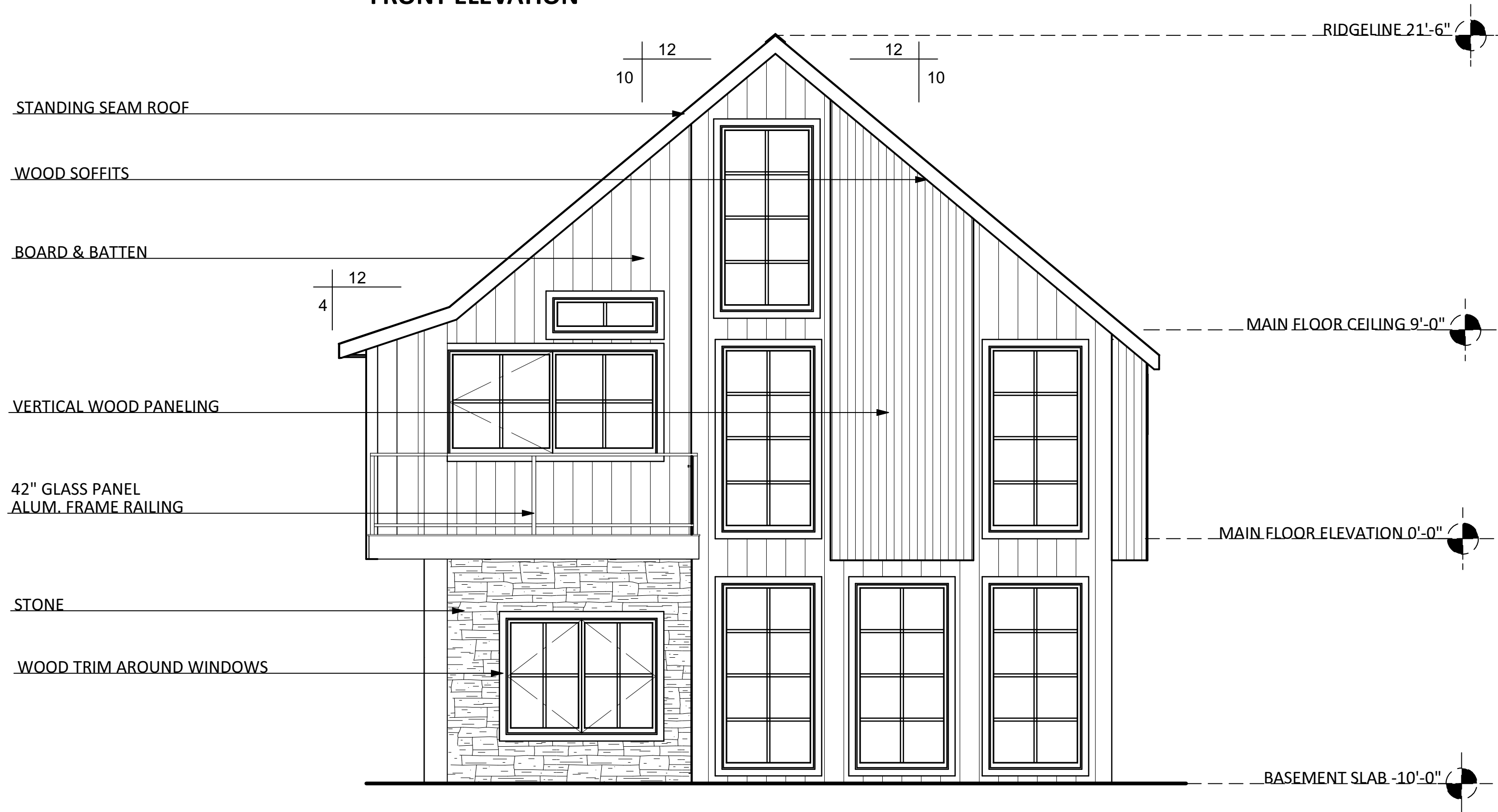
DATE:  
2021.03.31

SCALE:

SHEET:  
A-1



FRONT ELEVATION



REAR ELEVATION

GRADE ELEVATIONS ARE FOR CONCEPTUAL USE ONLY.  
ACTUAL FINISH GRADE TO BE DETERMINED ACCORDING TO SITE CONDITIONS.

Ashbury Homes  
ashburyhomes.ca

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SHEET TITLE:
FRONT & REAR ELEVATION

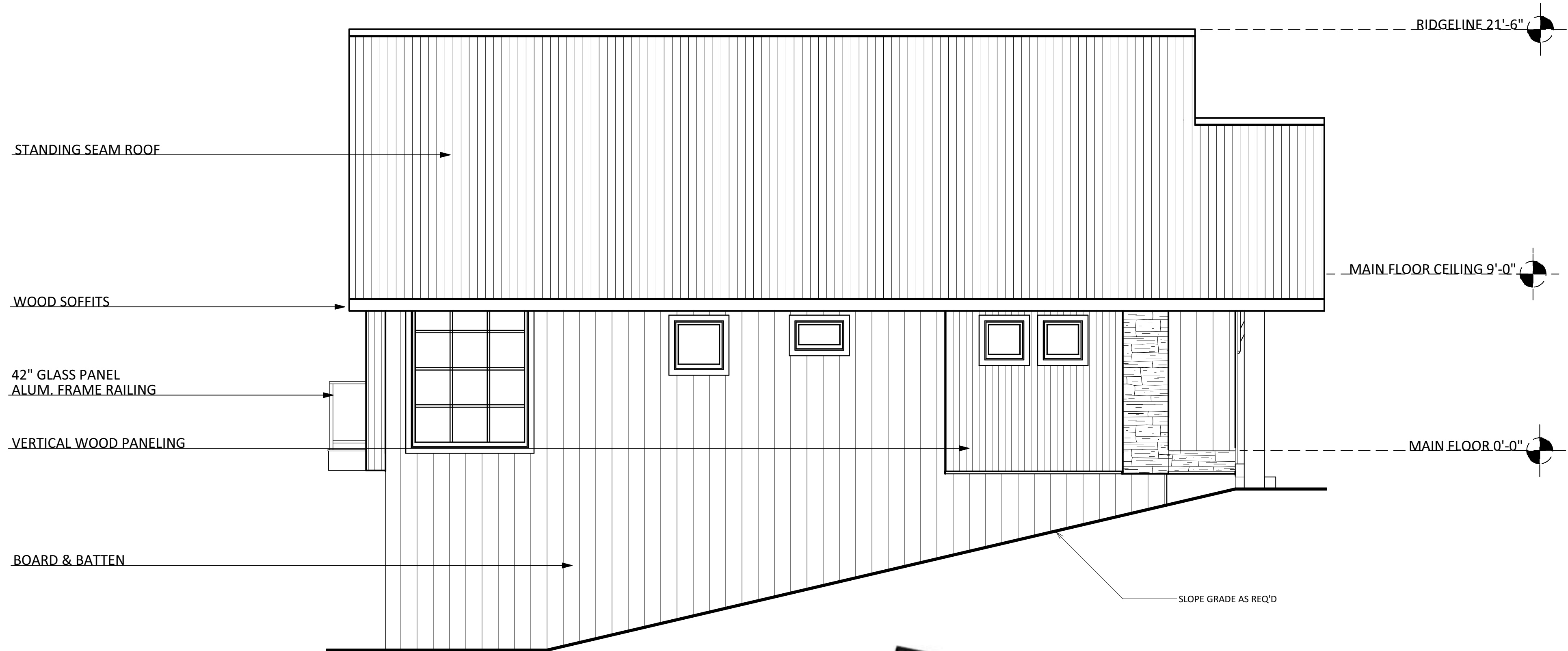
PROJECT DESCRIPTION:
KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

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DATE:
2021.03.31

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

SHEET:
A-2



LEFT ELEVATION



SPATIAL CALCULATIONS	RIGHT	LEFT
TOTAL EXPOSED FACE	71m <sup>2</sup>	65m <sup>2</sup>
LIMITING DISTANCE	3m	3m
OPENINGS	3.8m <sup>2</sup> (9.4%)	6m <sup>2</sup> (7.5%)

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ACTUAL FINISH GRADE TO BE DETERMINED ACCORDING TO SITE CONDITIONS.

Ashbury Homes  
ashburyhomes.ca

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NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31

SHEET TITLE: LEFT ELEVATION
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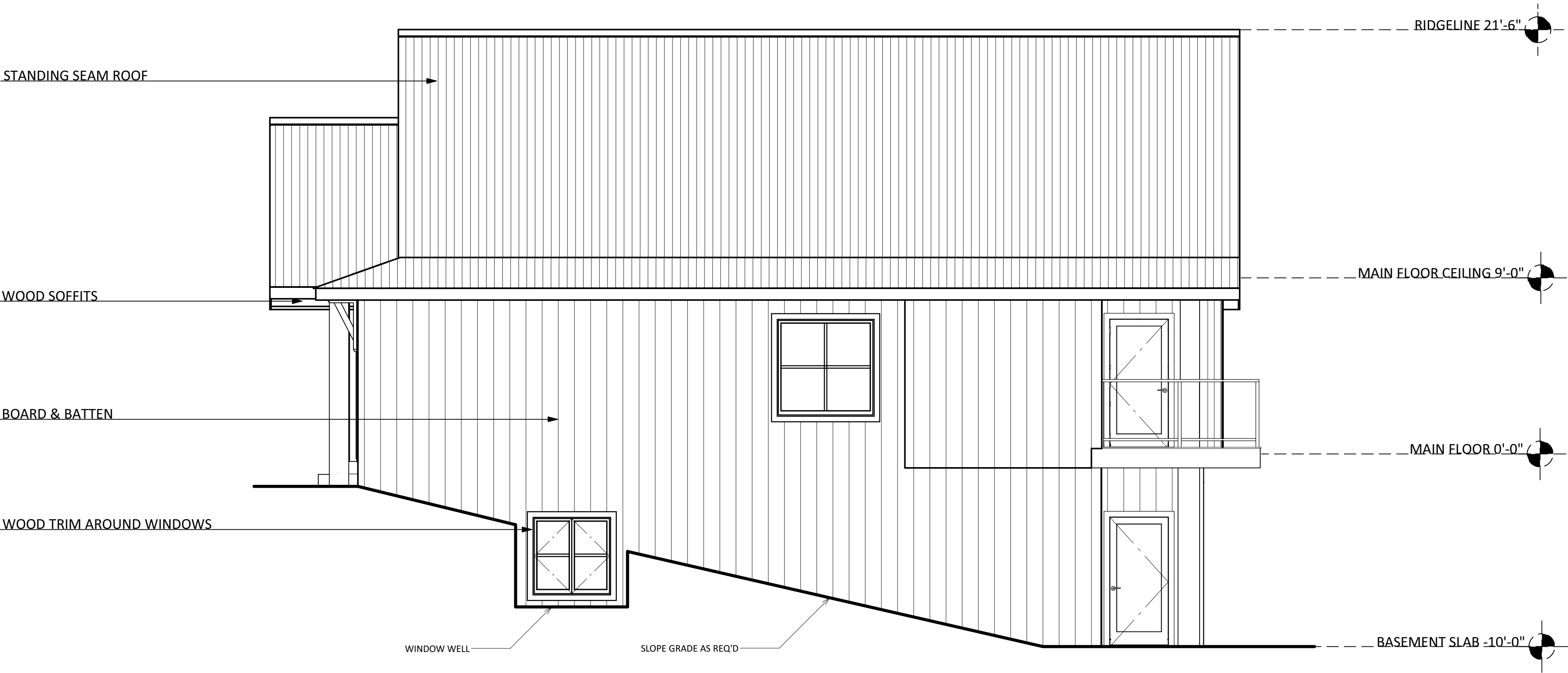
PROJECT DESCRIPTION: KNOLL RESIDENCE LOT 76 FEATHERTOP WAY, BIG WHITE, BC
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DATE: 2021.03.31
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SCALE:
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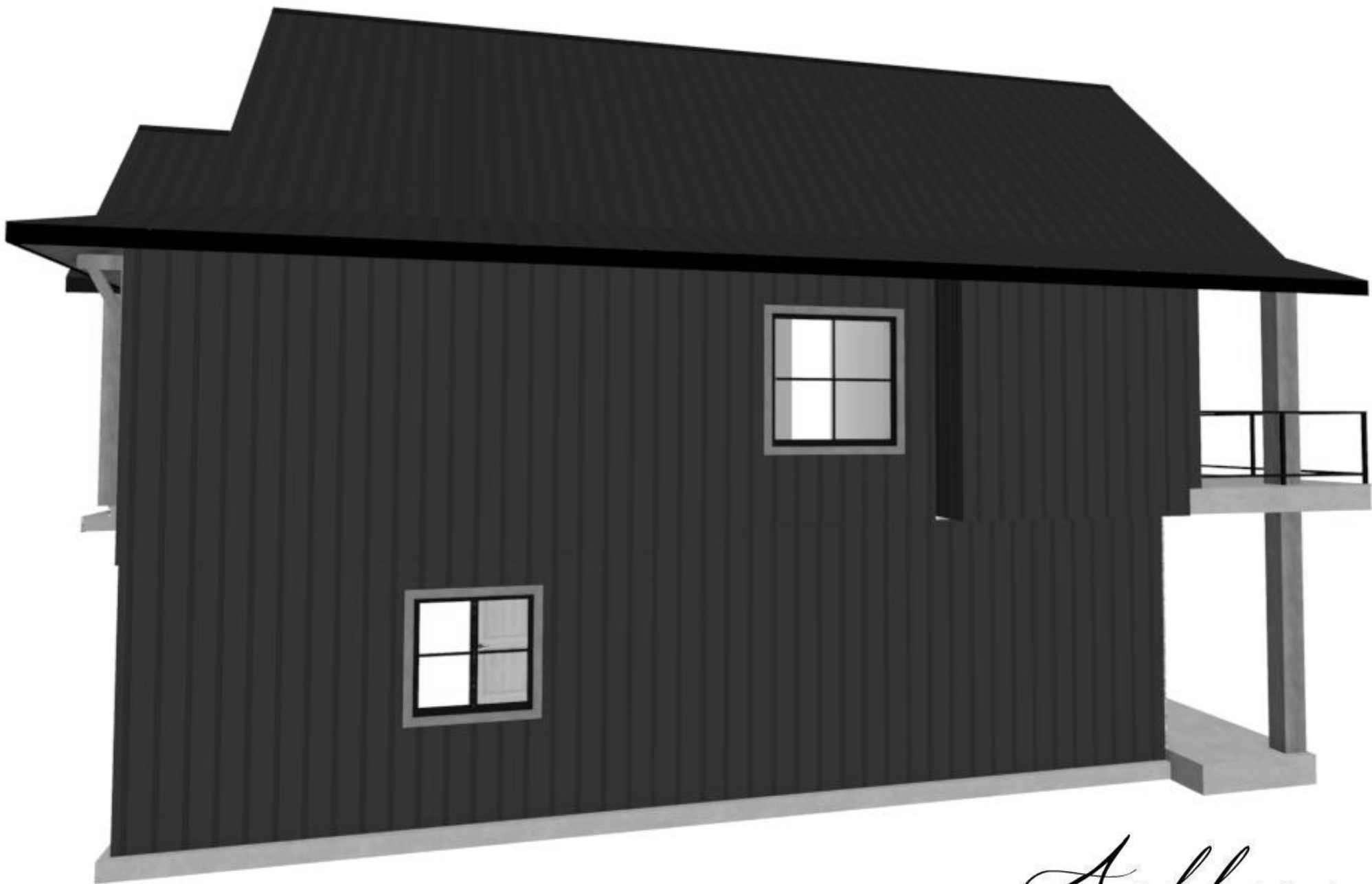
SHEET: A-3
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RIGHT ELEVATION

SPATIAL CALCULATIONS	RIGHT	LEFT
TOTAL EXPOSED FACE	71m <sup>2</sup>	65m <sup>2</sup>
LIMITING DISTANCE	3m	3m
OPENINGS	3.8m <sup>2</sup> (9.4%)	6m <sup>2</sup> (7.5%)

GRADE ELEVATIONS ARE FOR CONCEPTUAL USE ONLY.  
ACTUAL FINISH GRADE TO BE DETERMINED ACCORDING TO SITE CONDITIONS.



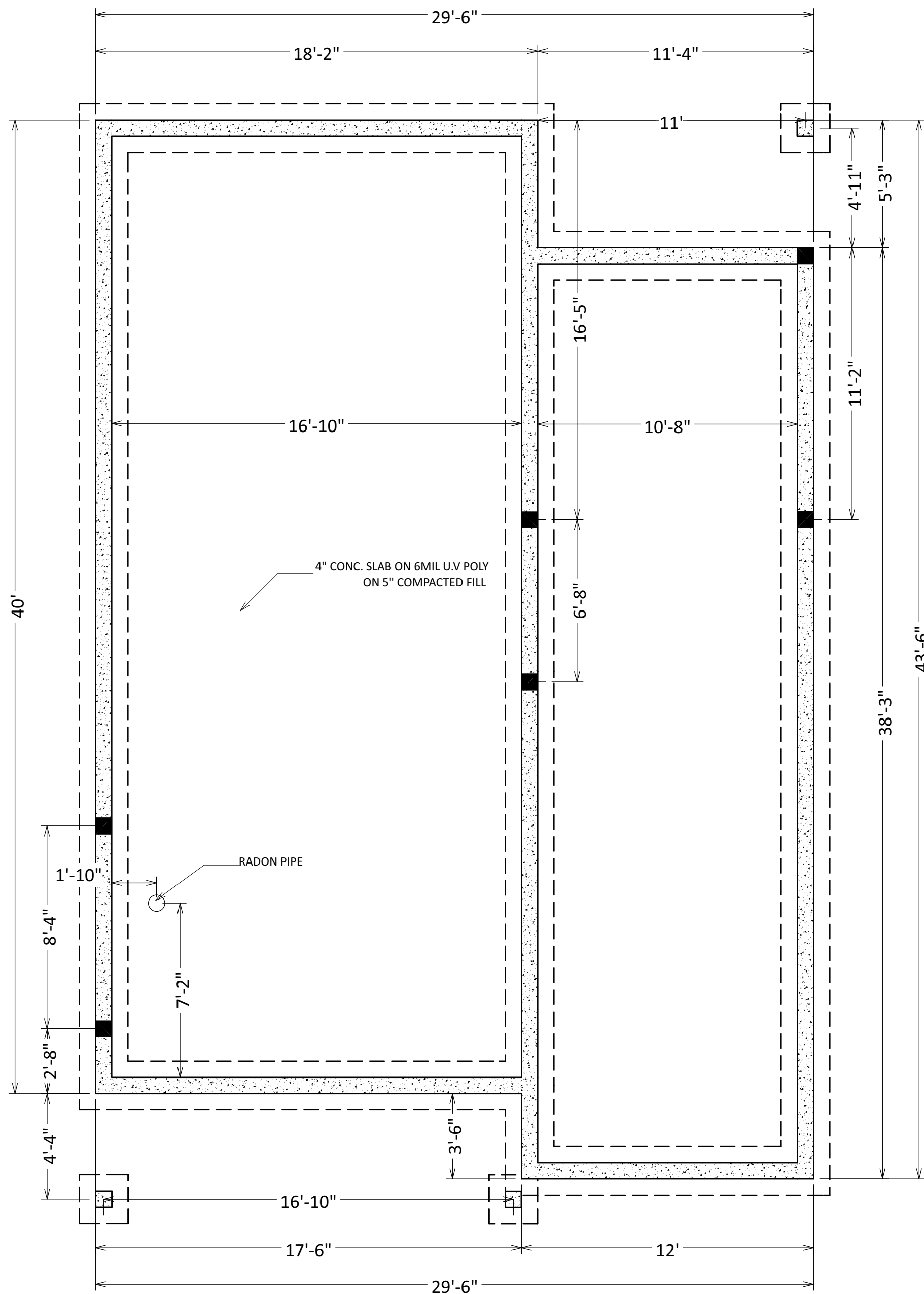
Ashbury Homes  
ashburyhomes.ca

NO.	ISSUED FOR	BY	DATE
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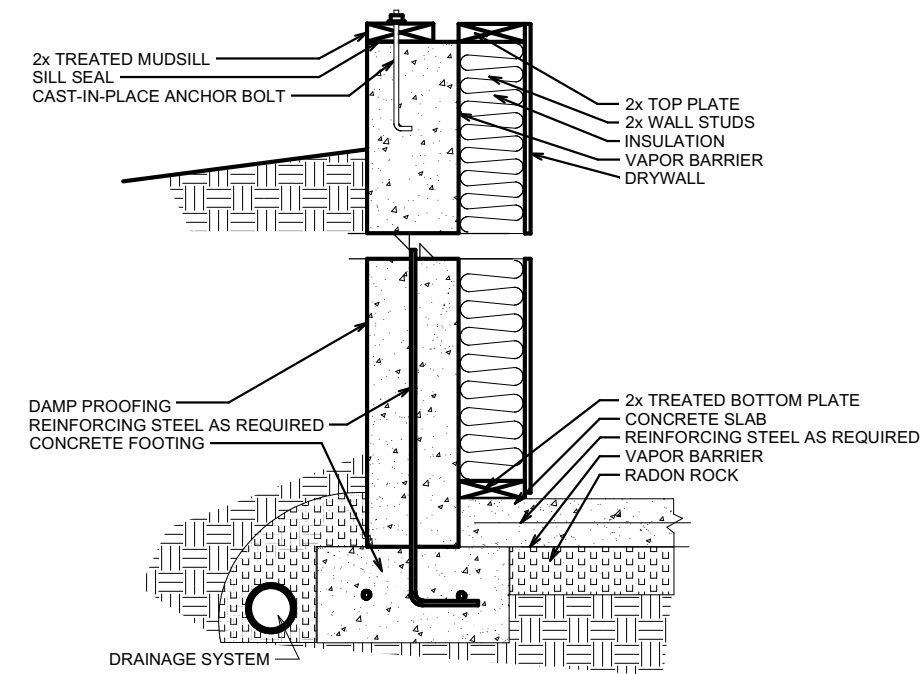
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RIGHT ELEVATION

PROJECT DESCRIPTION:  
KNOLL RESIDENCE  
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

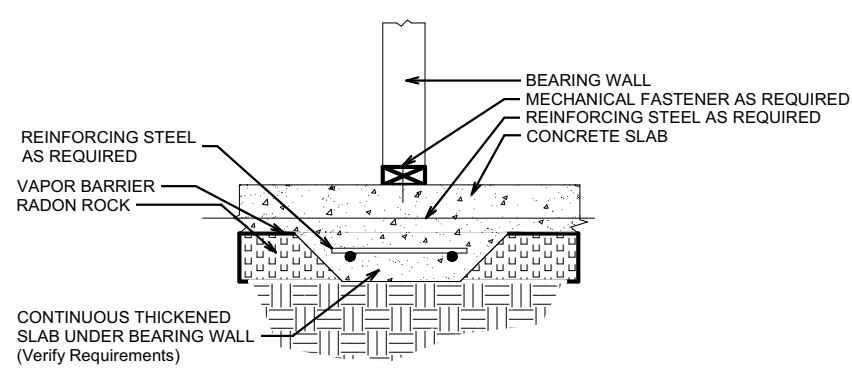
DATE:
2021.03.31
SCALE:
1/4" = 1'-0"
SHEET:
A-4



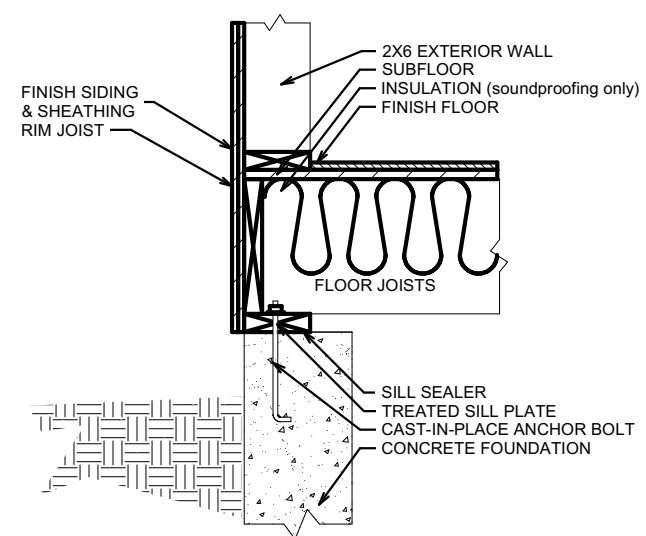
FOUNDATION PLAN



BASEMENT FOUNDATION



THICKENED SLAB



FLOOR AT FOUNDATION

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NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31

SHEET TITLE:
FOUNDATION PLAN

PROJECT DESCRIPTION:
KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

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DATE:

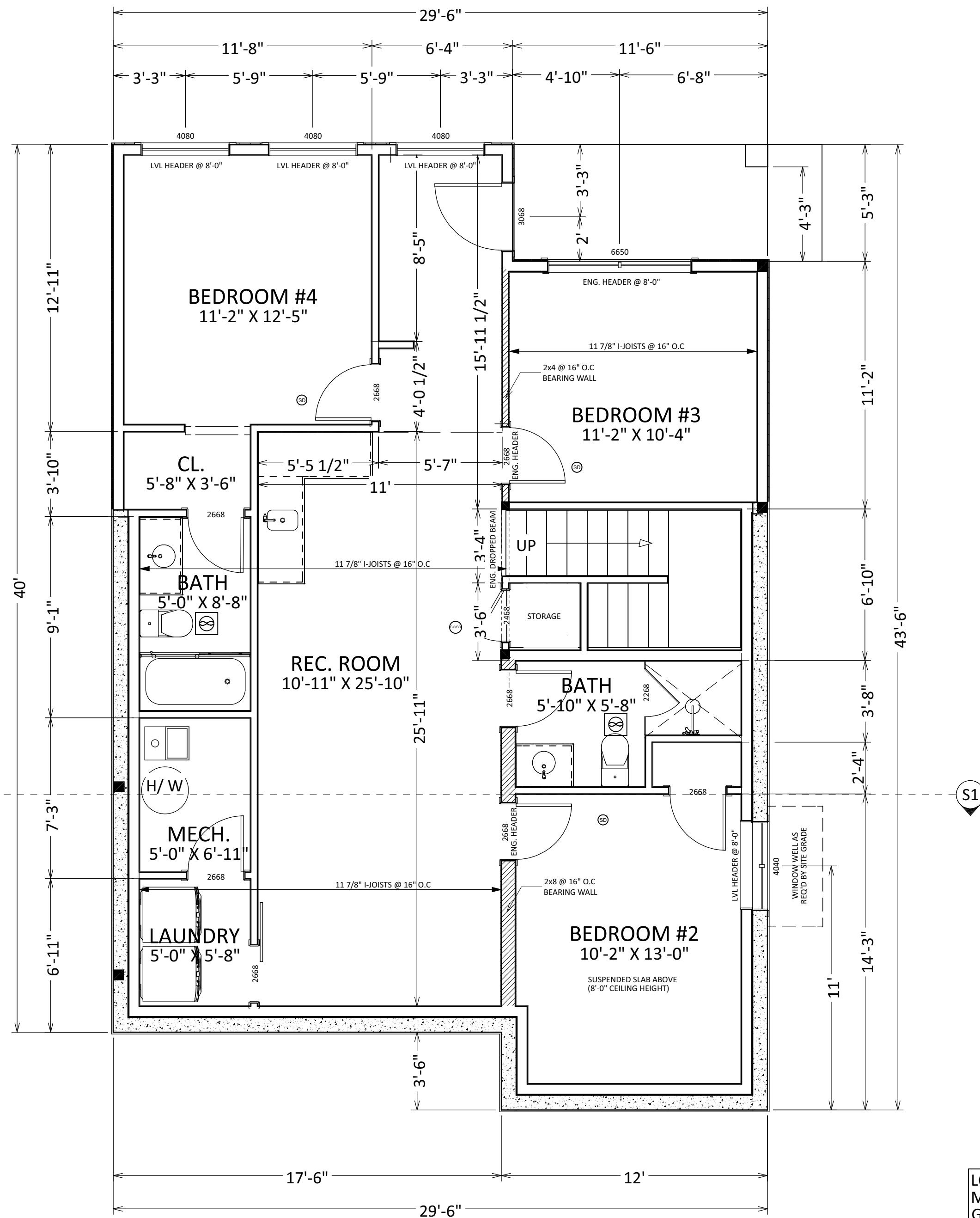
2021.03.31

SCALE:

1/4" = 1'-0"

SHEET:

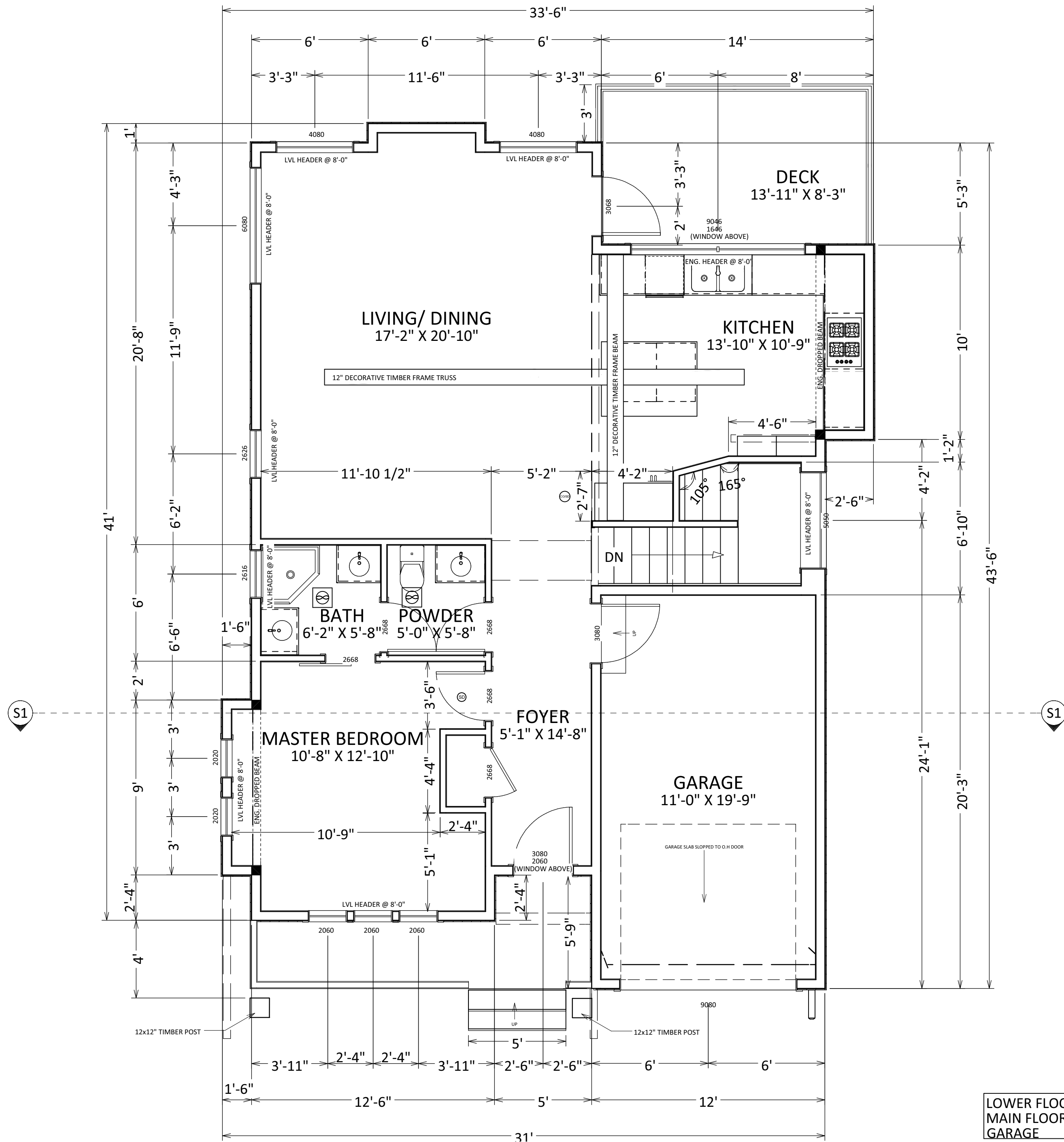
A-5



LOWER FLOOR	1126 SQFT.
MAIN FLOOR	1027 SQFT.
GARAGE	240 SQFT.

LOWER FLOOR PLAN

NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31
SHEET TITLE: LOWER FLOOR PLAN			
PROJECT DESCRIPTION: KNOLL RESIDENCE LOT 76 FEATHERTOP WAY, BIG WHITE, BC			
DATE: 2021.03.31			
SCALE:			
SHEET: A-6			



MAIN FLOOR PLAN

LOWER FLOOR	1126 SQFT.
MAIN FLOOR	1027 SQFT.
GARAGE	240 SQFT.

NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31

SHEET TITLE:
MAIN FLOOR PLAN

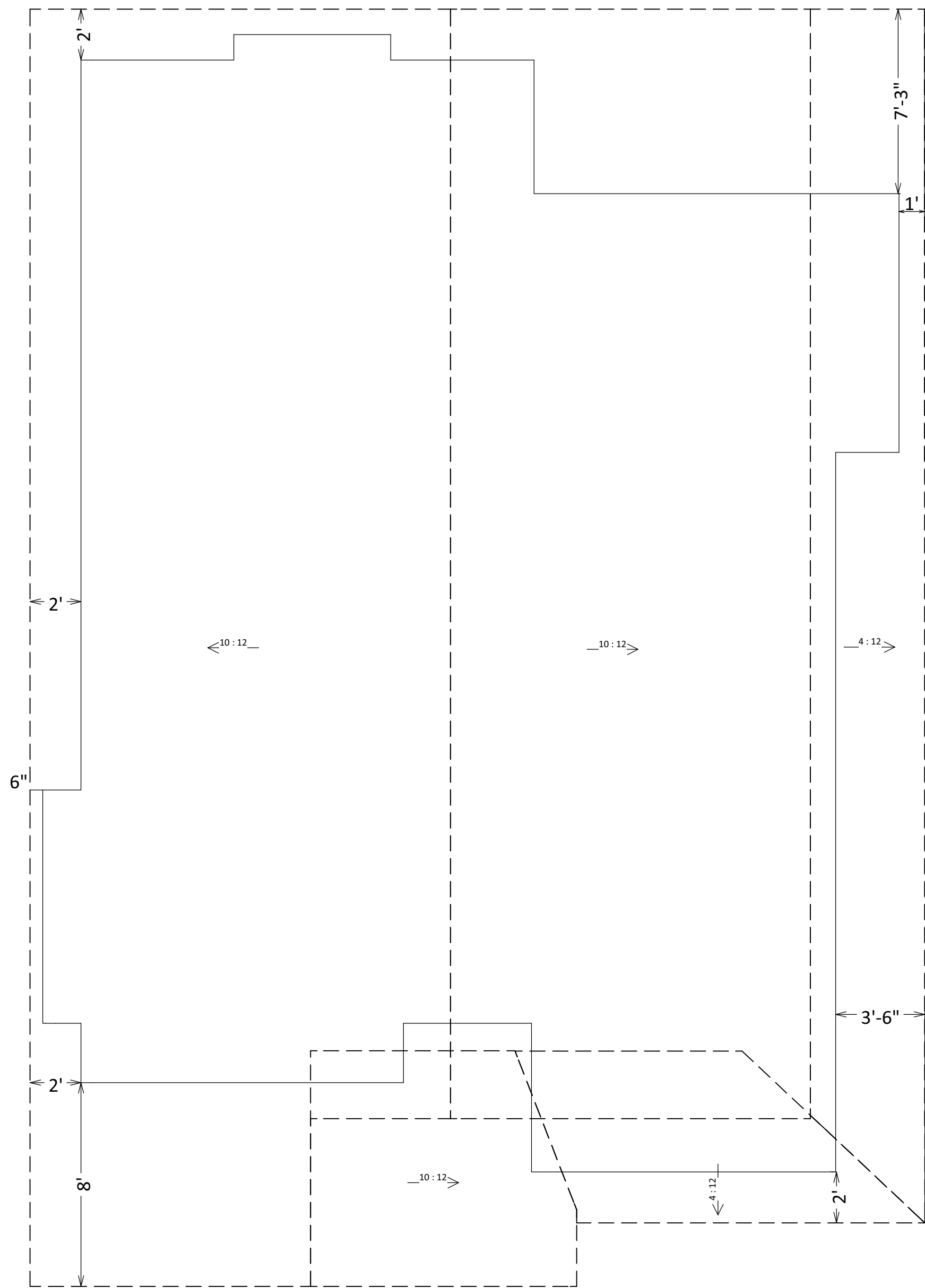
PROJECT DESCRIPTION:
KNOLL RESIDENCE
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

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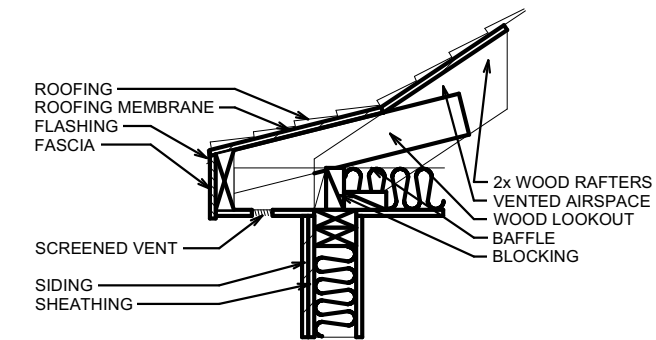
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2021.03.31

SCALE:

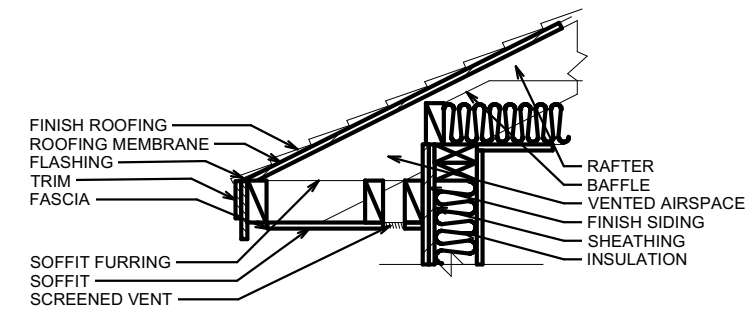
SHEET:
A-7



ROOF PLAN



PROJECTED EAVE WITH SHALLOW SLOPE



VENTED SOFFIT

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NO.	ISSUED FOR	BY	DATE
R1	REVIEW	SK	2021.03.31

SHEET TITLE: ROOF PLAN
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PROJECT DESCRIPTION: KNOLL RESIDENCE LOT 76 FEATHERTOP WAY, BIG WHITE, BC
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DATE:
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2021.03.31
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SCALE:
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SHEET:
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A-8
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1	ROOF CONSTRUCTION	RSI	R
	STANDING SEAM METAL OR ASPHALT SHINGLES	0.08	0.45
	7/16" OSB	0.16	0.91
	24" O.C ENGINEERED TRUSSES	0	0
	R-50 INSULATION	8.81	50
	6 MIL POLY V.B	0	0
	½" DRYWALL	0.8	0.45
	INTERIOR AIR FILM	0.12	0.68
	<b>EFFECTIVE RSI/R VALUE</b>	<b>9.97</b>	<b>52.49</b>
	REQUIRED RSI/R VALUE	8.67	49.2

2	FASCIA/ SOFFIT
	BUILT IN GUTTER
	FASCIA BOARD
	WOOD SOFFIT W/ VENTING
	ATTIC RAFTER VENTS 24" O.C

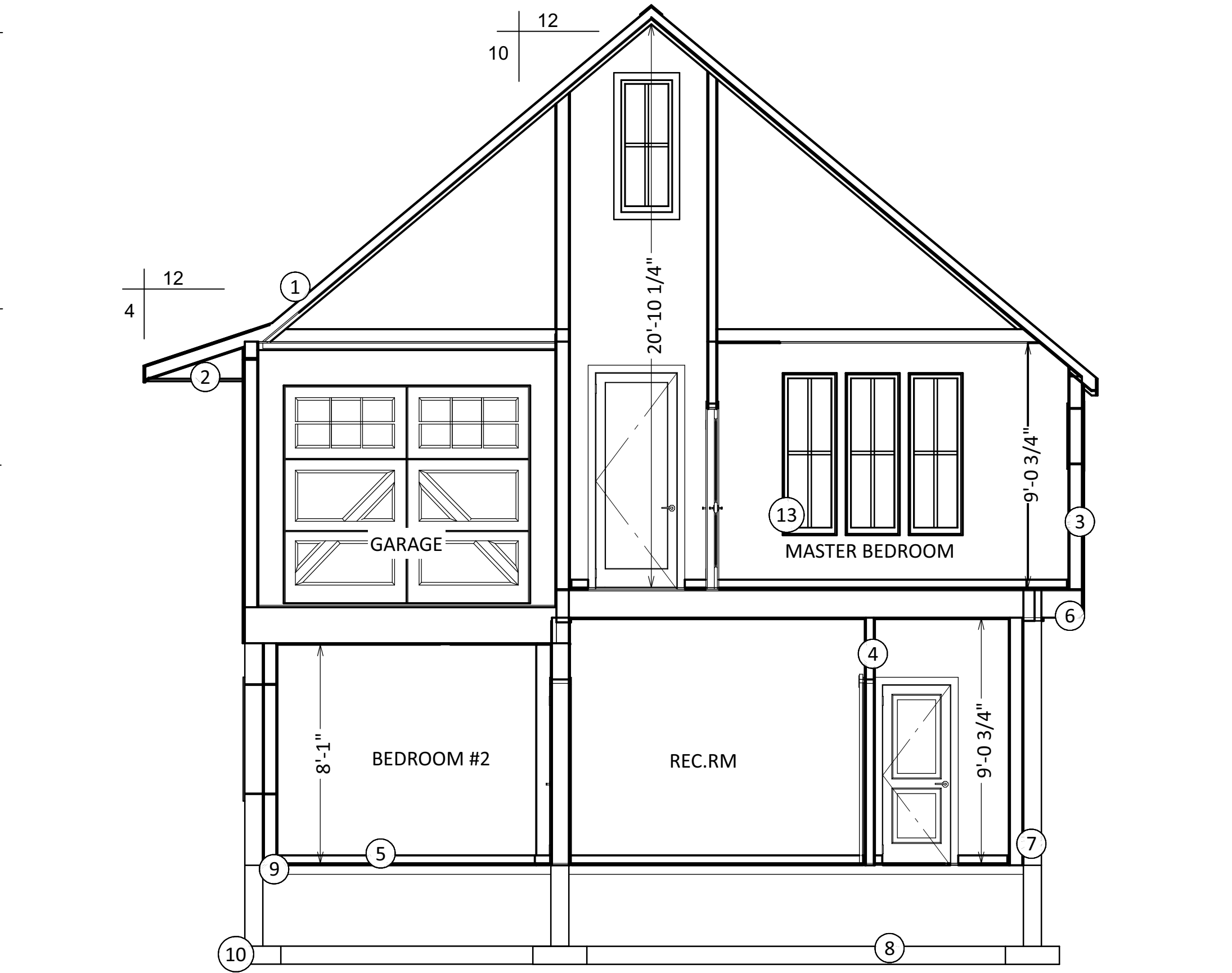
3 EXTERIOR WALL ASSEMBLY			
EXTERIOR AIR FILM		0.03	0.17
FIBRE CEMENT SIDING		0.03	0.15
BUILDING WRAP		0	0
3/8" OSB SHEATHING	0.11	0.62	
2X6" STUDS @16 O.C		0	0
R-24 BATT INSULATION		2.8	15.89
6 MIL POLY V.B		0	0
1/2" DRYWALL		0.08	0.45
INTERIOR AIR FILM		0.12	0.68
EFFECTIVE RSI/R VALUE		93.17	17.96
REQUIRED RSI/R VALUE		3.08	17.5

4	INTERIOR WALLS
	2x4 WALLS 16" O.C
	SOUND INSULATION AS REQUIRED
	1/2" ULTRALIGHT DRYWALL

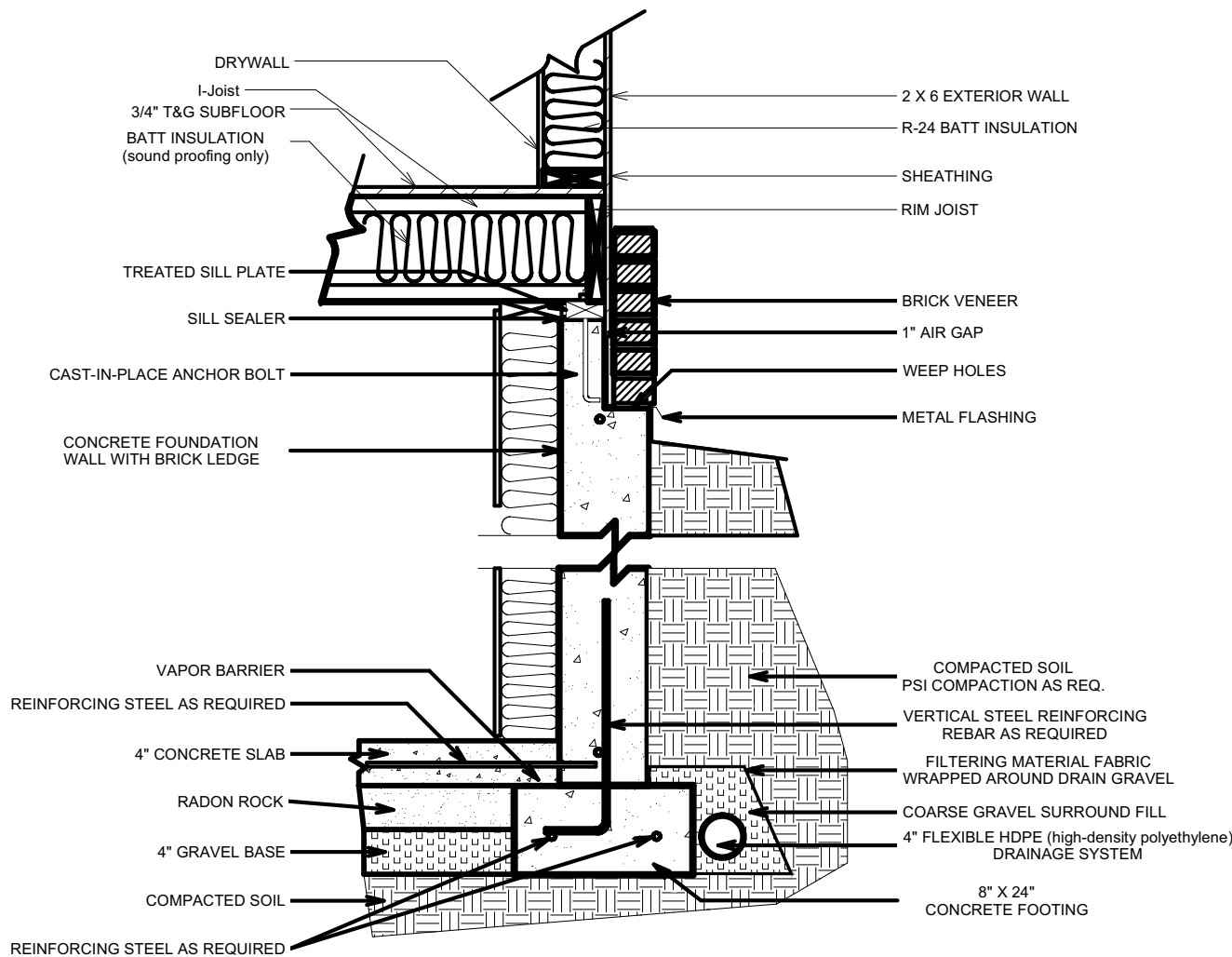
5	FLOOR SYSTEM
	FINISHED FLOORING MATERIAL
	3/4" T&G OSB
	11' 7/8" ENGINEERED I-JOIST @16" O.C
	1/2" ULTRALIGHT DRYWALL

6 FLOOR ASSEMBLY OVER UNHEATED SPACE			
INTERIOR AIR FILM	0.12	0.68	
HARDWOOD FLOORING	0.12	0.68	
3/4" T&G OSB	0.16	0.91	
ENGINEERED I-JOIST	0	0	
2" CLOSED CELL SPRAY FOAM	1.27	7.2	
R-28 BATT INSULATION	4.93	28	
1/2" SOFFIT MATERIAL	0	0	
EXTERIOR AIR FILM	0.3	0.17	
EFFECTIVE RSI/R VALUE	6.63	37.64	
REQUIRED RSI/R VALUE	4.67	26.5	

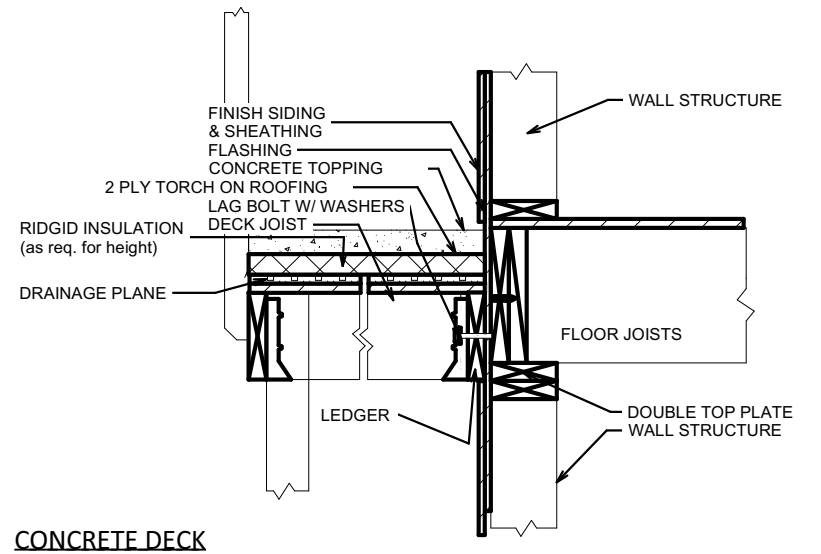
7 FOUNDATION WALLS			
EXTERIOR AIR FILM	0.03	0.17	
DAMP-PROOFING BELOW GRADE	0	0	
ENGINEERED CONCRETE FOUNDATION WALLS	0.08	0.45	
2X6" BACK FRAMING AT 16" O.C	0	0	
R24 BATT INSULATION	2.8	15.89	
6 MIL POLY V.B	0	0	
1/2" STANDARD GYPSUM WALL BOARD	0.08	0.45	
PAINTED FINISH	0.11	0.62	
EFFECTIVE RSI/R VALUE	3.1	17.58	
REQUIRED RSI/R VALUE	2.98	16.9	



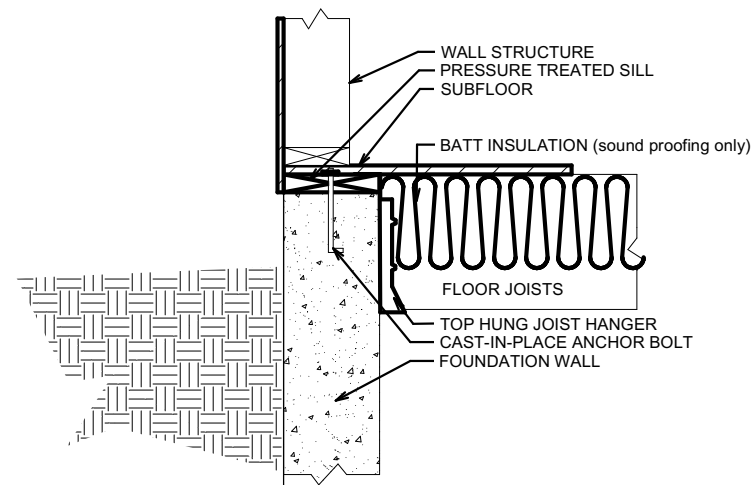
CROSS SECTION



FOUNDATION WALL W/ BRICK LEDGE



CONCRETE DECK



JOISTS HUNG FROM SILL PLATE

8	BASEMENT SLAB CONSTRUCTION	RSI	R
	4" REINFORCED CONCRETE SLAB		
	6" MIL POLY		
	6" COMPACTED GRANULAR FILL		
	ENGINEERED FILL		
	PERIMETER FROST PROTECTION (ADD:)		
	DAMP-PROOFING BELOW GRADE	0	0
	8" CONCRETE FOUNDATION WALLS	0.08	0.45
	2.5" XPS RIGID INSULATION	2.11	11.98
	<b>EFFECTIVE RSI/R VALUE</b>	<b>2.19</b>	<b>12.43</b>
	REQUIRED RSI/R VALUE	1.96	11.1

9	PLATE CONNECTION
	PRESSURE TREATED PLATE
	CONSTRUCTION ADHESIVE
	ANCHOR BOLTS 6-0" O.C

10	DRAINAGE
	PRIMARY
	ROCK PIT
	4" DRAINAGE PIPE W/SOCK
	DRAIN ROCK
	LANDSCAPE FABRIC
	SECONDARY
	ROCK PIT
	4" PVC TO ALL DOWNSPOUT LOCATIONS

11	SUNDECKS
	2" 32MPA CONCRETE SLAB
	1" RIGID FOAM
	DRAINAGE MAT
	2 PLY TORCH ON ROOFING
	3/4" T&G OSB
	9 1/2" I-JOIST
	SOFFIT MATERIAL
	VENTING AS REQUIRED

12	STAIRS
	FINISHED FLOORING MATERIAL
	LVL STRINGER
	1" PLYWOOD TREAD
	RISE NOT TO EXCEED 7 1/2"
	RUN TO BE DETERMINED ON SITE
	HANDRAIL AS REQUIRED

13	WINDOWS & DOORS	USI	U
	DUAL PANE WINDOW W/ LOW-E	1.47	0.26
	GLASS DOORS LOW-E WITH ARGON	1.64	0.29
	<b>REQUIRED RSI/R VALUE</b>	<b>1.8</b>	<b>0.32</b>

DATE	2021.03.31				
BY	SK				
ISSUED FOR	REVIEW				
NO.	R1				

SHEET TITLE:  
CROSS SECTIONS

PROJECT DESCRIPTION:  
KNOLL RESIDENCE  
LOT 76 FEATHERTOP WAY, BIG WHITE, BC

DATE:  
2021.03.31

SCALE:

SHEET:  
A-9