

FLOOR PLAN NOTES:

INTERIOR FLOOR AREA:
STUDIO ROOM: 245 FT²
STORAGE ROOM: 53 FT²
TOTAL: 298 FT²

WALL PLATE ANCHORAGE:

- FRAMING WILL BE TIED TO FOUNDATION WITH 12" ANCHOR BOLTS (CAST IN PLACE)
- TO BE SPACED APPROXIMATELY EVERY 4 FEET O.C.
- AT CORNERS AND DOOR/WINDOW OPENINGS, ADDITIONAL ANCHOR BOLTS WILL BE PLACED WITHIN 20" OF EACH SIDE.
- ANCHOR BOLTS WILL BE JOINED TO REBAR REINFORCEMENT IN FOUNDATION WALLS

TYPICAL ROUGH FRAMING:

- 2X6 FRAMING USING 16" O.C. SPACING FOR WALLS

STUDS:

- SPF PRECUT STUDS - 42-3/4"
- DOUBLE STUDS ON EITHER SIDE OF DOOR AND WINDOW OPENINGS.

CORNER STUDS ASSEMBLY:

- THREE STUD CALIFORNIA CORNERS INSULATED WITH RIGID FOAM INSULATION

BOTTOM PLATE:

- D.FIR WITH SILL GASKET

TOP PLATES:

- SPF DOUBLE PLATE EXCEPT
- D.FIR TOP PLATES WHERE SUPPORTING BEAM AND COLUMNS
- JOINTS TO BE STAGGERED STAGGERED. TOP PLATES LAPPED AND INTERLOCKED AT CORNERS AND INTERSECTING WALLS (4 NAIL MIN)
- IF AN INTERLOCK IS NOT PROVIDED TOP PLATES WILL BE JOINED WITH STRAPPING (75MM X 150MM X 0.91MM GALV. STEEL NAILED WITH 63MM NAILS)

LINTELS:

- LESS THAN 4 FT: 2-2X6 SPF LINTEL (MIN)
- LESS THAN 7 FT: 2-2X8 SPF LINTEL (MIN)

GABLE END WALLS:

- TOP PLATES OF GABLE END PONY WALLS WILL BE DOUBLED.

WALL MOISTURE PROTECTION & INSULATION:

A 6 MIL (MIN) VAPOR BARRIER WILL BE AT INTERIOR FACE OF FRAMING
F.G. BATT INSULATION IN STUD CAVITIES
SHEATHING TO BE COVERED WITH A BUILDING WRAP, POSITIVELY LAPPED
1X3" P.T. RAINSCREEN WILL BE USED

LEGEND

- 2X6 SPF FRAMING 16" O/C TYP
- BRACE WALL PANELS

DOOR & WINDOW SCHEDULE:

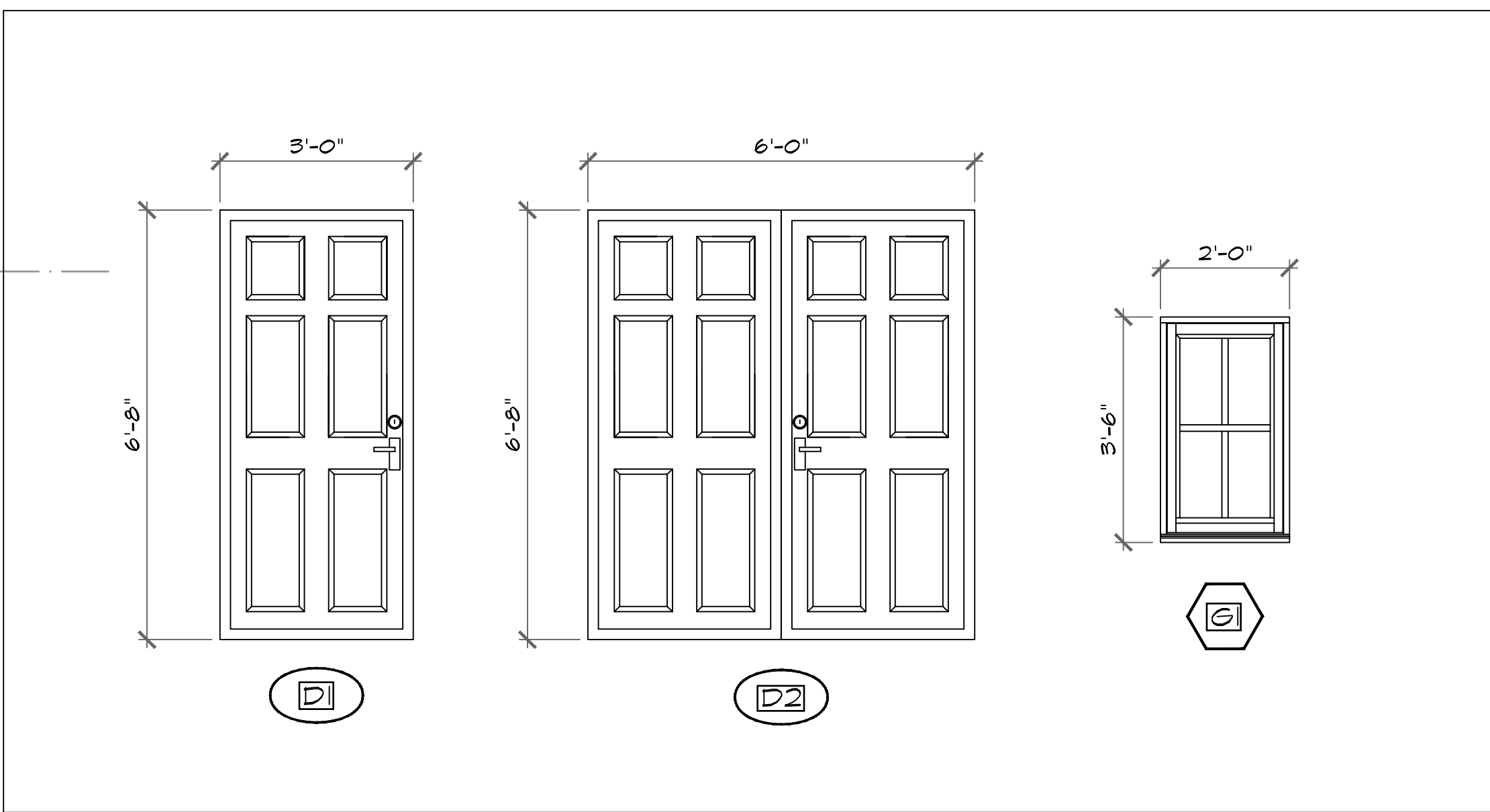
DOORS:

- D1: SINGLE DOOR
- LEFT HAND, REVERSE SWING
- 36" X 80"
- R-10 (CANADA ENERGY STAR)

- D2: DOUBLE DOOR
- RIGHT HAND, REVERSE SWING
- RIGHT ACTIVE, LEFT PASSIVE
- 72" X 80"
- R-10 (CANADA ENERGY STAR)

WINDOWS:

- W1: 24" X 80"
- VERTICAL SLIDING
- U FACTOR = 1.50 W/M²K

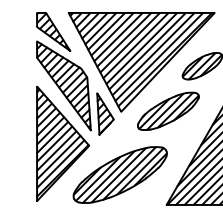


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FLOOR PLAN

3/8" = 1'

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COMMENTS

NO DATE

NO DATE

1454 BEGGIE STREET

VICTORIA BC, V8R 1K7

DATE 12.03.2021

SCALE 3/8" = 1'

STUDIO ACC. BUILDING

FLOOR PLAN

~SHEET~

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