

LOADBEARING INTERIOR
DEMISING WALL (BCBC/MS)
• 45 MIN. F.R.R. 4.5 I.C.
• 1/2" TYPE X DRYWALL
• 2x4@6" STUDS @ 16" O.C
• SOUND BATT INSULATION
• RESILIENT METAL CHANNELS
@ 8" O.C
• 1/2" TYPE X DRYWALL

NOTE: 5/8" DRYWALL
RECOMMENDED THROUGHOUT
FOR DEFLECTION

LOADBEARING &
PARTITION WALL:
• 5/8" DRYWALL
• 2x4@6" STUDS @ 16" O.C
• 9/8" DRYWALL

EXT. PLUMBING WALL TO BE
FURRED WITH 2x4" STUDS ON
FLAT CW INSULATION AND
VAPOUR BARRIER BEHIND VAPOR
PLUMBING

LOADBEARING EXTERIOR
WALL (BCBC EXT.):
• WOOD SIDING
• 2 PLY 30 MIN. BUILDING PAPER
• EXTERIOR GRADE PLYWOOD or
2x8 STUDS @ 24" O.C
(SEE STRUCTURAL)
• R22 BATT INSULATION
• 6 MIL AIR & VAPOR BARRIER
• 1/2" or 5/8" DRYWALL

LOADBEARING FOUNDATION WALL:
RSI = 3.48
• DAMPROOFING or WATERPROOFING
BELOW FOUNDATION WALL CW
REINFORCING TO BCBC
• 8" X 16" CONCRETE WALL CW
REINFORCING TO BCBC
• FOOTINGS CW WEPPING TILE
DRAINAGE MAT AND DRAINAGE
ROCK TO FOOTINGS PERIMETER
• PEEL AND STICK MEMBRANE AT
WOOD CONNECTIONS LESS THAN 8"
FROM GRADE
• 1" CLOSED CELL RIGID INSULATION,
R6, NOT T&G OR TAPED SEAMS
• 2x4 FRAMING @ 24" O.C.
• R12 BATT INSULATION
• 6 MIL POLY AIR & VAPOUR BARRIER
• 1/2" or 5/8" DRYWALL

WOOD PATIO:
• SUBSTITUTION OF COMPOSITE
PLYWOOD
• PATIO JOISTS PER SUPPLIER
• SKIRT PER OWNER

GRADE BEAM WALL:
• DAMPROOFING or WATERPROOFING
BELOW GRADE BEAM WALL CW
REINFORCING TO BCBC
• 8" X 16" CONCRETE WALL CW
REINFORCING TO BCBC
• FOOTINGS CW WEPPING TILE
DRAINAGE MAT AND DRAINAGE
ROCK TO FOOTINGS PERIMETER
• PEEL AND STICK MEMBRANE AT
WOOD CONNECTIONS LESS THAN 8"
FROM GRADE
• 1" CLOSED CELL RIGID INSULATION,
R6, NOT T&G OR TAPED SEAMS
• 2x4 FRAMING @ 24" O.C.
• R12 BATT INSULATION
• 6 MIL POLY AIR & VAPOUR BARRIER
• 1/2" or 5/8" DRYWALL

CONCRETE SLAB ON GRADE:
• FINISHED FLOORING CW
UNDERLAY OR TROWEL FINISH
WITH CONCRETE SEALER
• 5" SLAB ON GRADE
• REBAR AS REQUIRED PER BCBC
• FLOORING FINISHING PER
SUPPLIER SHOP DRAWINGS
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
R22 EITHER BATT AND POLY AIR &
VAPOR BARRIER OR 2" X 4" ALS
CLOSED CELL SPRAY FOAM.

WOOD FLOOR:
• FINISHED FLOORING CW
• 5/8" TYPE X WOOD SUBFLOOR
• 1 1/8" FLOOR JOIST (SEE JOIST
SUPPLIER SHOP DRAWINGS)
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
R22 EITHER BATT AND POLY AIR &
VAPOR BARRIER OR 2" X 4" ALS
CLOSED CELL SPRAY FOAM.

WOOD FLOOR:
• FINISHED FLOORING CW
• 5/8" TYPE X WOOD SUBFLOOR
• 1 1/8" FLOOR JOIST (SEE JOIST
SUPPLIER SHOP DRAWINGS)
• 1/2" or 5/8" DRYWALL
• JOIST ENDS TO BE INSULATED TO
R22 EITHER BATT AND POLY AIR &
VAPOR BARRIER OR 2" X 4" ALS
CLOSED CELL SPRAY FOAM.

BUILDING ASSEMBLIES

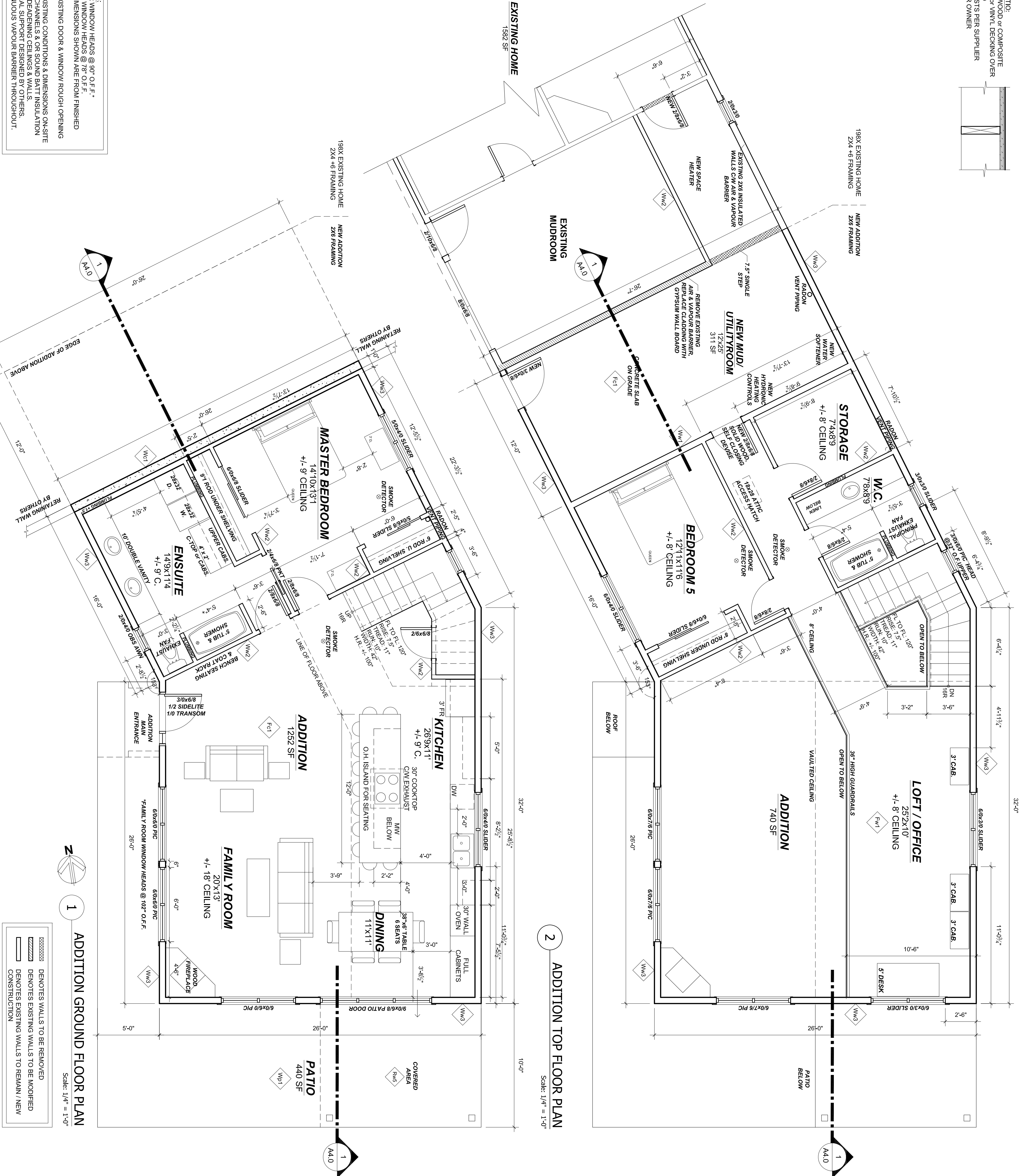
N.T.S.

ASSEMBLY REFERENCE NOTES:
- RATED ASSEMBLIES HAVE BEEN I.D. TO THE BCBC.
- PROVIDE CONTINUOUS AIR & VAPOR BARRIER THROUGHOUT.
- SEAL ALL JOINTS, INTERSECTIONS, LEAVE MIN. 5" LAPS.
- APPLY CONTINUOUS ACOUSTICAL SEALANT TO BASE
PERIMETER OF WALLS, AROUND ELECTRICAL, OTHER
PENETRATIONS.
- PROVIDE CONTINUOUS FLOORING TO BASE CONTROL JOINTS.
- PROVIDE A SIL GASKET IN BETWEEN ALL WOOD MEMBERS
AND CONCRETE. PRESSURE TREATED WOOD.
- REFER TO GEOTECHNICAL, STRUCTURAL AND MECHANICAL
SPECIFICATIONS BY OTHERS.

GENERAL NOTES:
- GROUND FLOOR WINDOW HEADS @ 9" O.F.F.
- SECOND FLOOR WINDOW HEADS @ 7" O.F.F.
- ALL INTERIOR DIMENSIONS SHOWN ARE FROM FINISHED
DRYWALL.
- CONFIRM ALL EXISTING DOOR & WINDOW ROUGH OPENING
DIMENSIONS.
- CONFIRM ALL EXISTING CONDITIONS & DIMENSIONS ON-SITE
- PROVIDE A SIL GASKET IN BETWEEN ALL WOOD MEMBERS
AND CONCRETE. PRESSURE TREATED WOOD.
- NEW STRUCTURAL SUPPORT DESIGNED BY OTHERS.
- ENSURE CONTINUOUS VAPOUR BARRIER THROUGHOUT.

2 ADDITION TOP FLOOR PLAN

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



THIS DRAWING MUST NOT BE SCALED.
VERIFY ALL DIMENSIONS AND DATUMS
PRIOR TO COMMENCEMENT OF WORK.
REPORT ALL ERRORS AND OMISSIONS
TO THE DESIGNER.

VARIATIONS AND NOTIFICATIONS ARE NOT
ALLOWED WITHOUT WRITTEN PERMISSION
FROM THE DESIGNER.
THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF THE DESIGNER.
ANY REPRODUCTION MUST BEAR THEIR
NAME AS DESIGNER.

ISSUED FOR
BUILDING PERMIT

| | |
|-----------------|----------------------------|
| 1. SEP 21 2020 | ISSUED FOR BUILDING PERMIT |
| 2. SEP 22 2020 | ISSUED FOR BUILDING PERMIT |
| 3. SEP 23 2020 | ISSUED FOR BUILDING PERMIT |
| 4. SEP 24 2020 | ISSUED FOR BUILDING PERMIT |
| 5. SEP 25 2020 | ISSUED FOR BUILDING PERMIT |
| 6. SEP 26 2020 | ISSUED FOR BUILDING PERMIT |
| 7. SEP 27 2020 | ISSUED FOR BUILDING PERMIT |
| 8. SEP 28 2020 | ISSUED FOR BUILDING PERMIT |
| 9. SEP 29 2020 | ISSUED FOR BUILDING PERMIT |
| 10. SEP 30 2020 | ISSUED FOR BUILDING PERMIT |

P 9 d

part nine designs
250-864-1971
info@partninedesigns.ca
partninedesigns.ca

BARTHA RESIDENCE
RENOVATION & ADDITION
8991 HIGHWAY 33 EAST
KELOWNA, BC

ADDITION
FLOOR PLANS

Sept 2, 2020
Project P2010

A2.3