LEGACY TOURISM GROUP
CREATING TOURISM SOLUTIONS AND LEGACIES WORLDWIDE

#2-2204 South Island Highway
Campbell River, BC V9W 1R3
778-420-1105

Fort Babine Lodge

Lake Babine First Nation

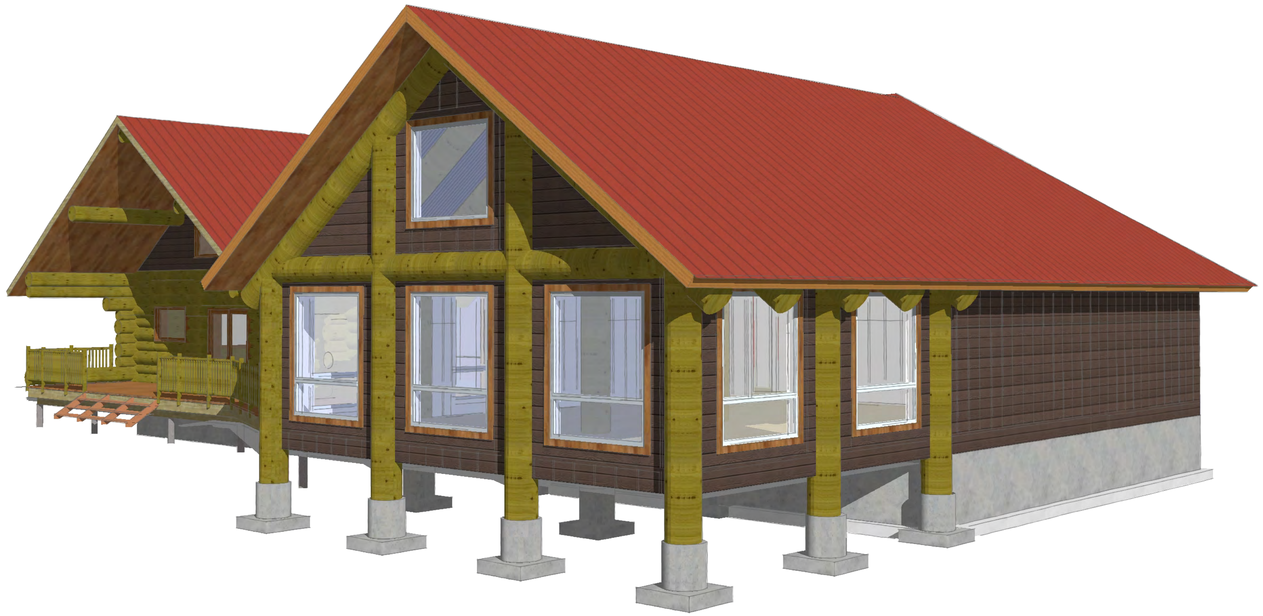
PO BOX 879-225
Sus Ave.
Burns Lake, BC

Document Date:
February 26 2018

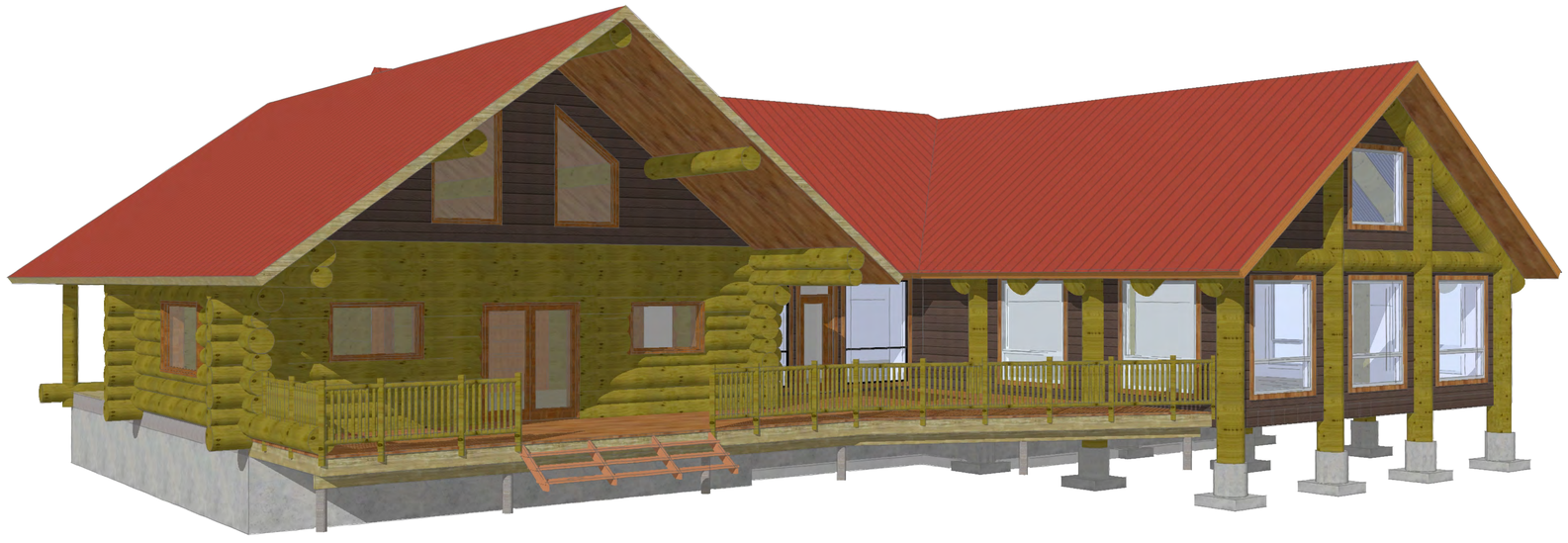
rev.	date	remark
1		

Lodge
Rendering

A2.



1 A2. Front Perspectives
NTS



1 A2. Front Perspectives
NTS

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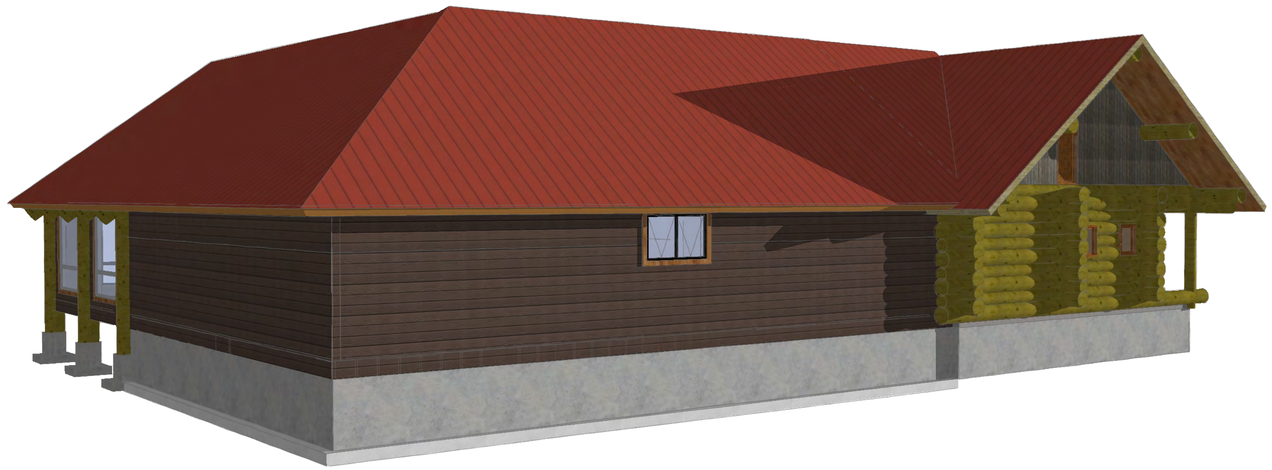
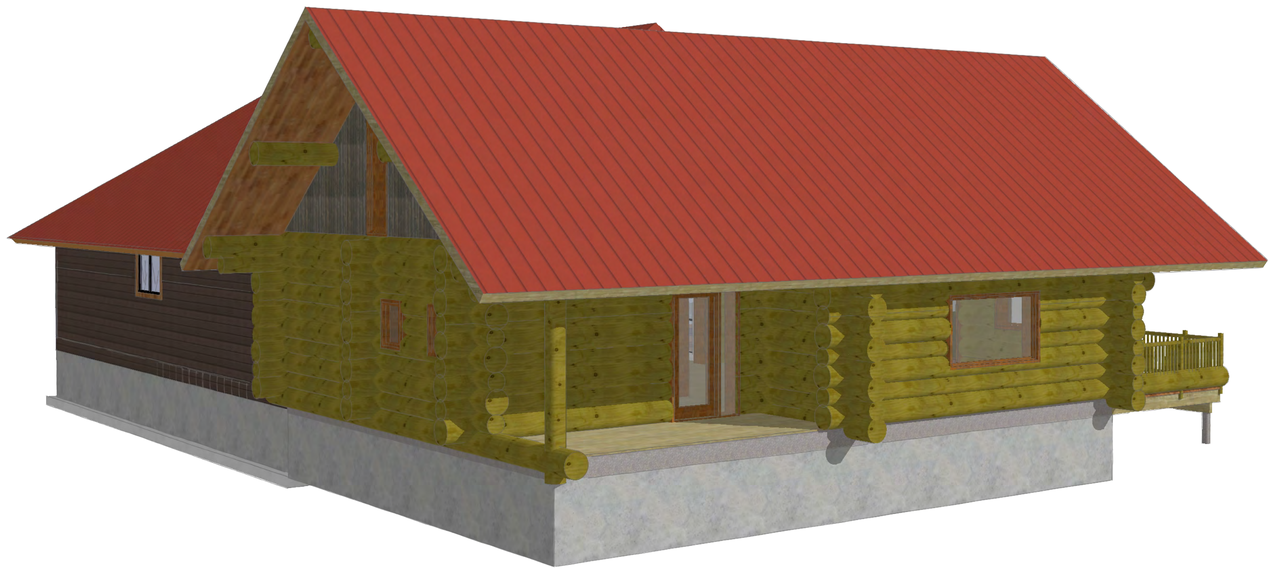
Front
Perspectives

A2.



1 A2. Back Perspectives
NTS



1 A2. Back Perspectives
NTS

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Back Perspectives

A2.

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ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE,
UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED
EITHER AT CENTER OF SPACE OR 3" OFF CORNER,
2-2x10 LINTELS UP TO 72", 3-2x10 OVER WITH 2x CRIPPLES

SITE PLAN NOT PROVIDED

BUILDER TO CONFIRM BUILDING HEIGHT

BUILDER TO CONFIRM PLACEMENT ON SITE WITHIN SETBACKS

VENTILATION TO BE DESIGNED BY HVAC
IN ACCORDANCE TO BCBC 2012 (9.32)

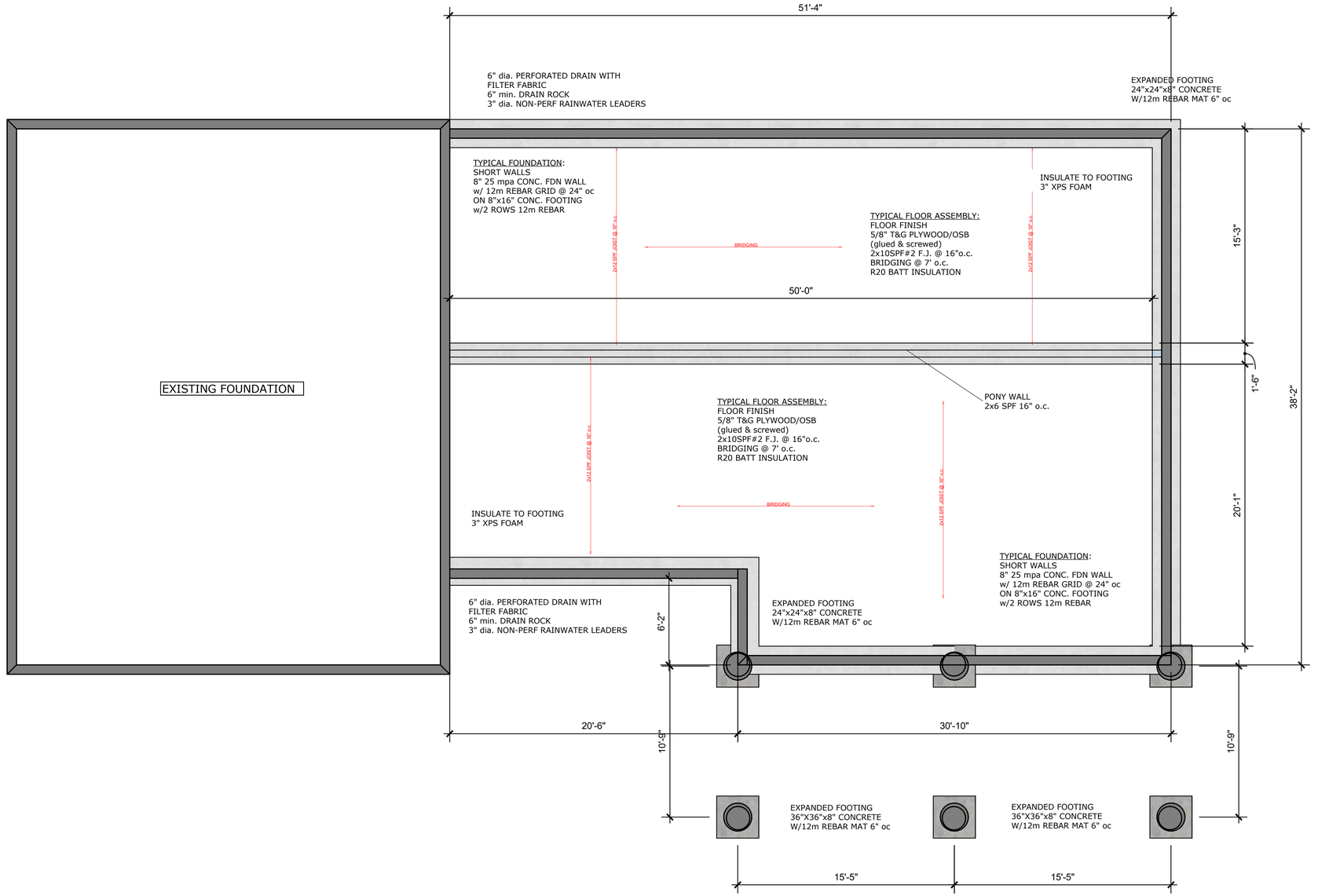
SEISMIC SCHEMATIC BCBC 2012 A-9.23.13.1.(2)(b)(i)

UNRESTRICTED CONSTRUCTION
SEISMIC ACCELERATION Sa(0.2) 1.1
BRACE WALL BANDS MAX 7.6 m o.c.

LEGEND:

- BEAM ENGINEERED WOOD
- BEAM 2X LUMBER
- COLUMN OR CRIPPLE SIZE (2X4)
- (SHEET) DRYWALL BRACEWALL
- GIRDER TRUSS
- WOOD TRUSS OR RAFTERS
- I-JOIST OR ENGINEERED JOIST
- (BW 1) BRACEWALL
- BRACEWALL BANDS
- VAULTED CEILING
- HOLDDOWN ANCHOR
- ANCHOR FROM ABOVE
- SHEATHED CEILING

NOTE: UN-NOTED BEAMS AND LINTELS TO BE 2-2X10 SPF2
SHEARWALL STUD SPACING TO BE 16" o.c. WITH NO FINGER JOINT STUDS



COLOUR COPY FOR FRAMING CONTRACTOR
For ease of construction please provide
a colour copy of these drawings to your framing contractor

1 / A2. Basement Floor Plan
1/4"= 1'-0"

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Basement Floor Plan

A2.

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SITE PLAN NOT PROVIDED

BUILDER TO CONFIRM BUILDING HEIGHT

BUILDER TO CONFIRM PLACEMENT ON SITE WITHIN SETBACKS

VENTILATION TO BE DESIGNED BY HVAC
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SEISMIC SCHEMATIC BCBC 2012 A-9.23.13.1.(2)(b)(i)

UNRESTRICTED CONSTRUCTION
SEISMIC ACCELERATION Sa(0.2) 1.1
BRACE WALL BANDS MAX 7.6 m o.c.

LEGEND:

- BEAM ENGINEERED WOOD
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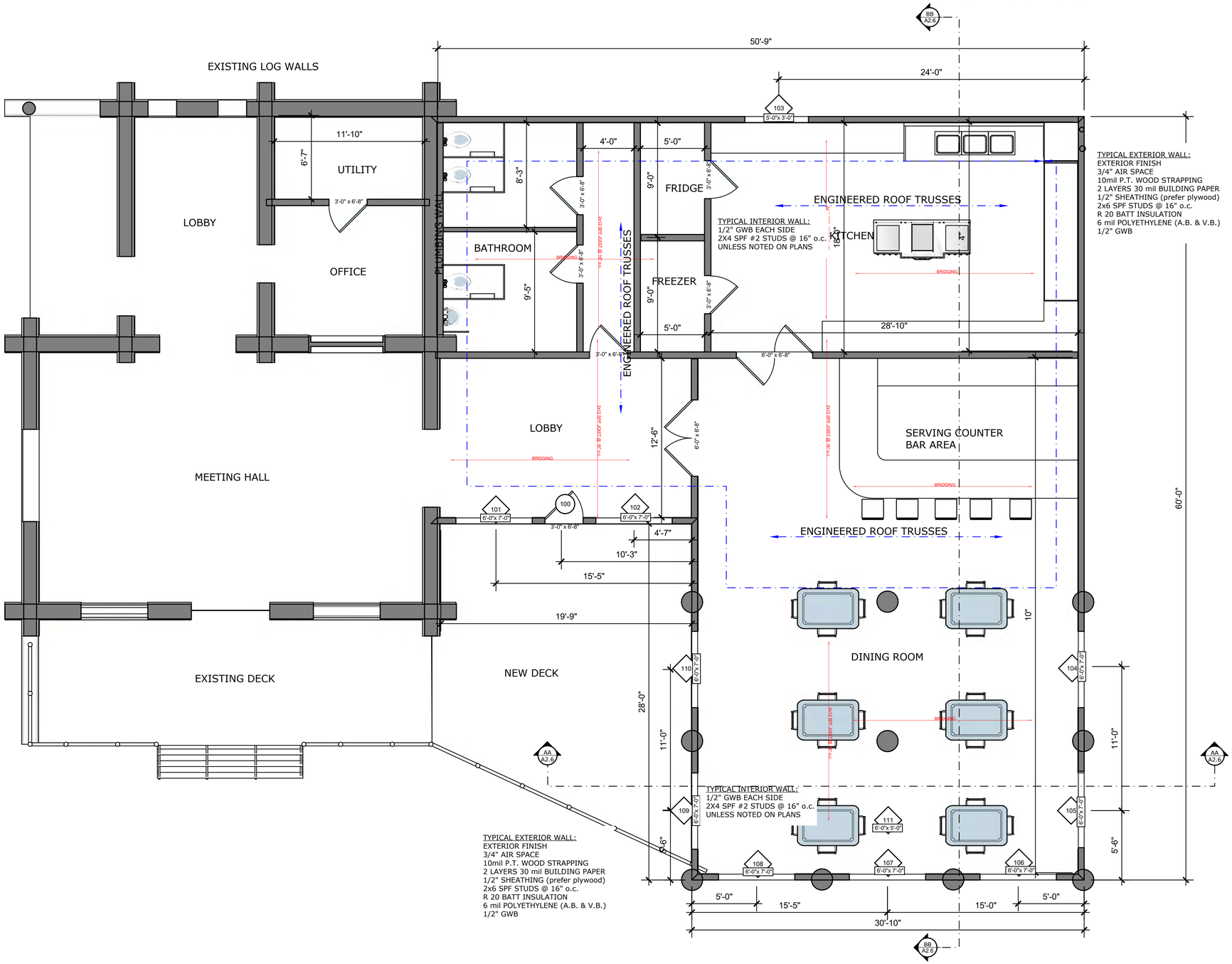

1 First Floor Plan
A2.1 1/4"= 1'-0"

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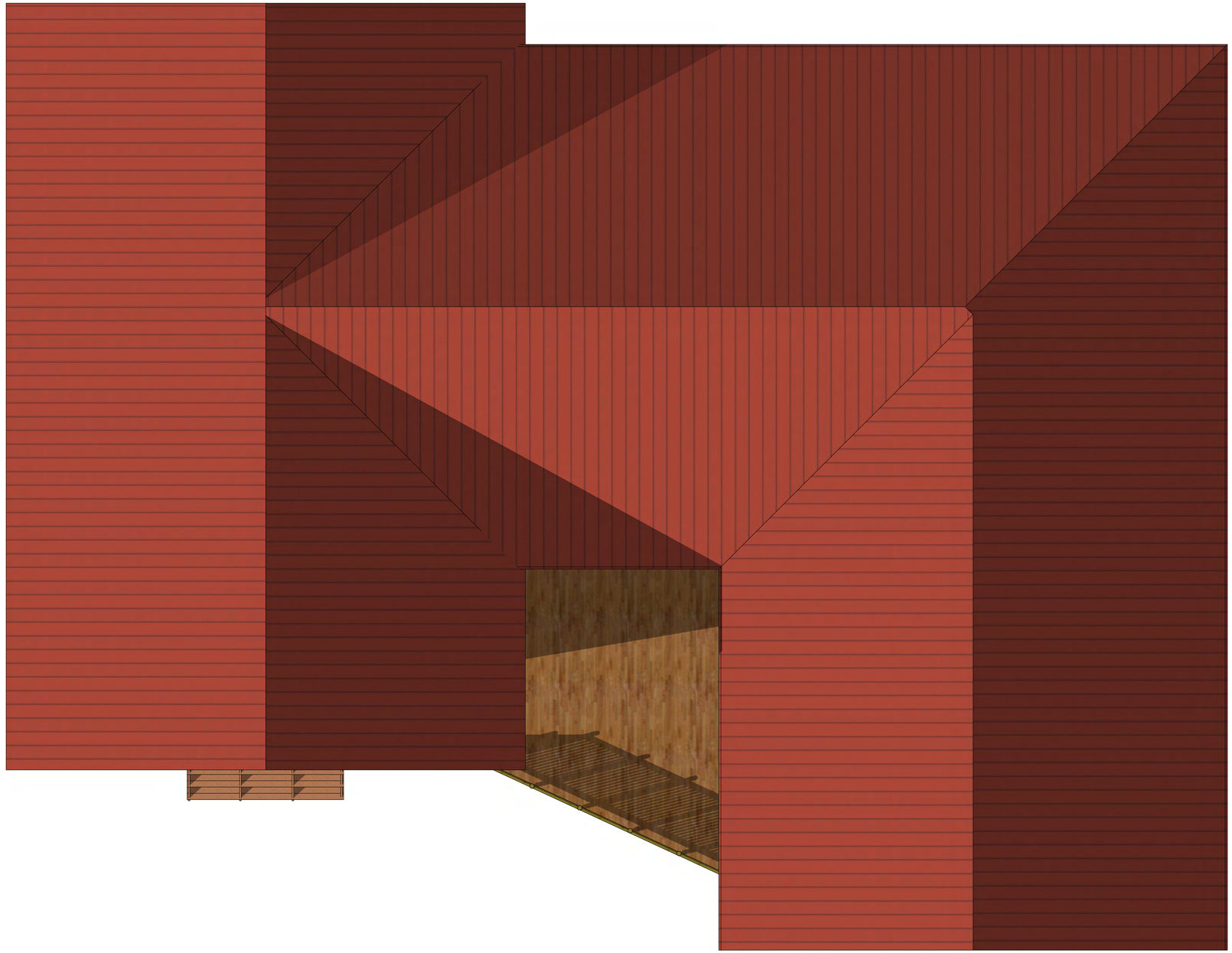
First Floor Plan

A2.1



1 A2.2 Roof Plan
1/4"= 1'-0"

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Roof Plan

A2.2

1 A2.3 RIGHT ELEVATION
1/4" = 1'-0"

1 A2.3 LEFT ELEVATION
1/4" = 1'-0"

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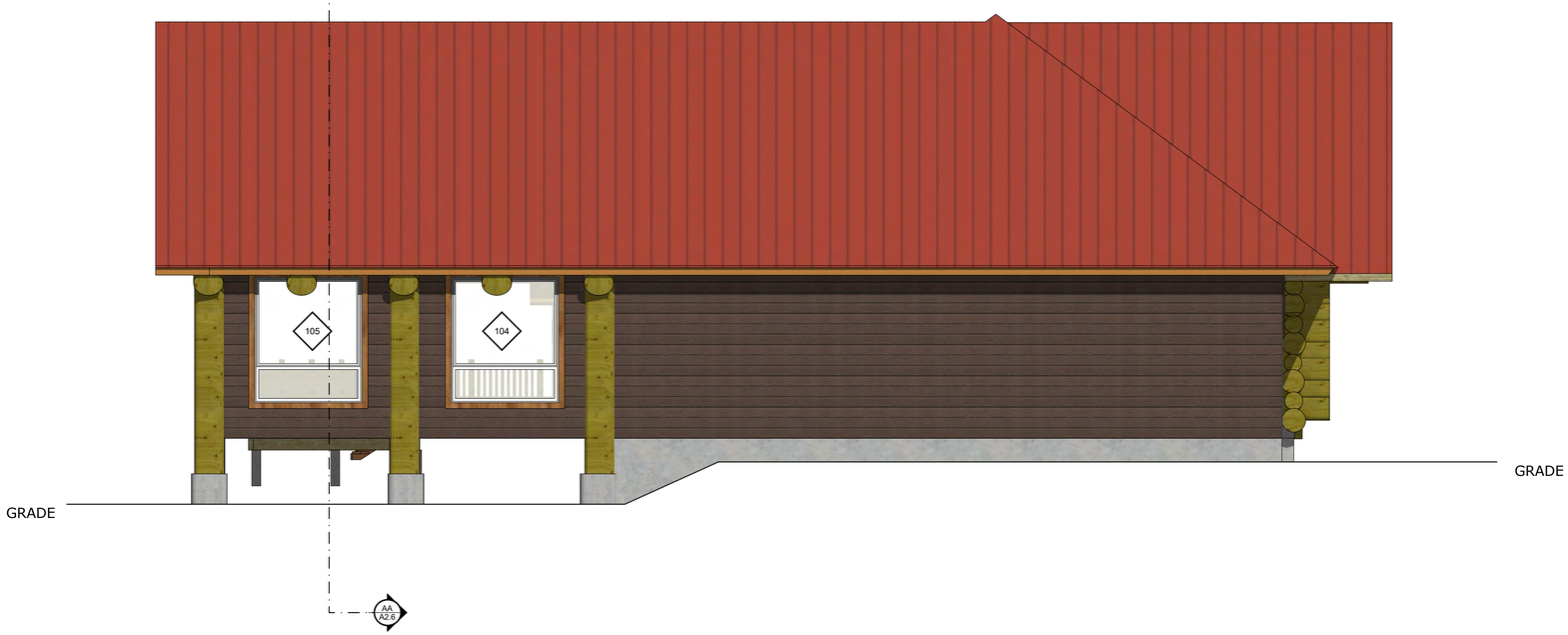
Front & Left Elevations

A2.3

1 A2.4 Back Elevation
1/4" = 1'-0"



1 A2.4 Right Elevation
1/4" = 1'-0"

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Back & Right Elevations

A2.4

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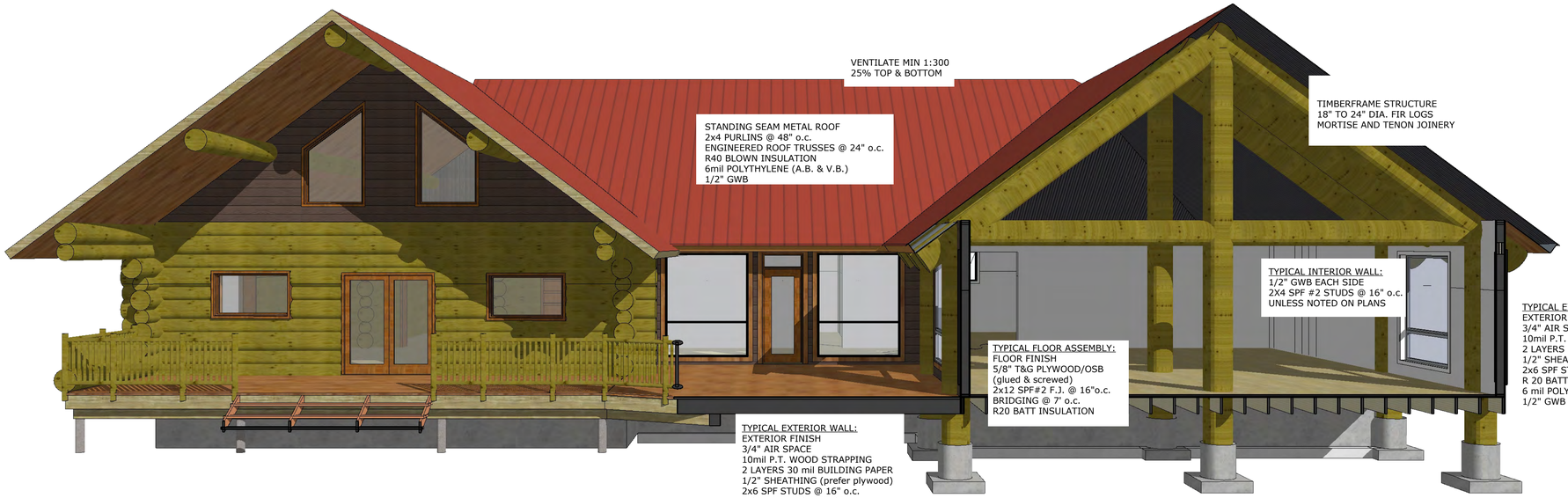
VENTILATION TO BE DESIGNED BY HVAC
IN ACCORDANCE TO BCBC 2012 (9.32)

EXISTING LOG STRUCTURE

NEW ADDITION



1 A2.5 Section AA
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Section AA

A2.5

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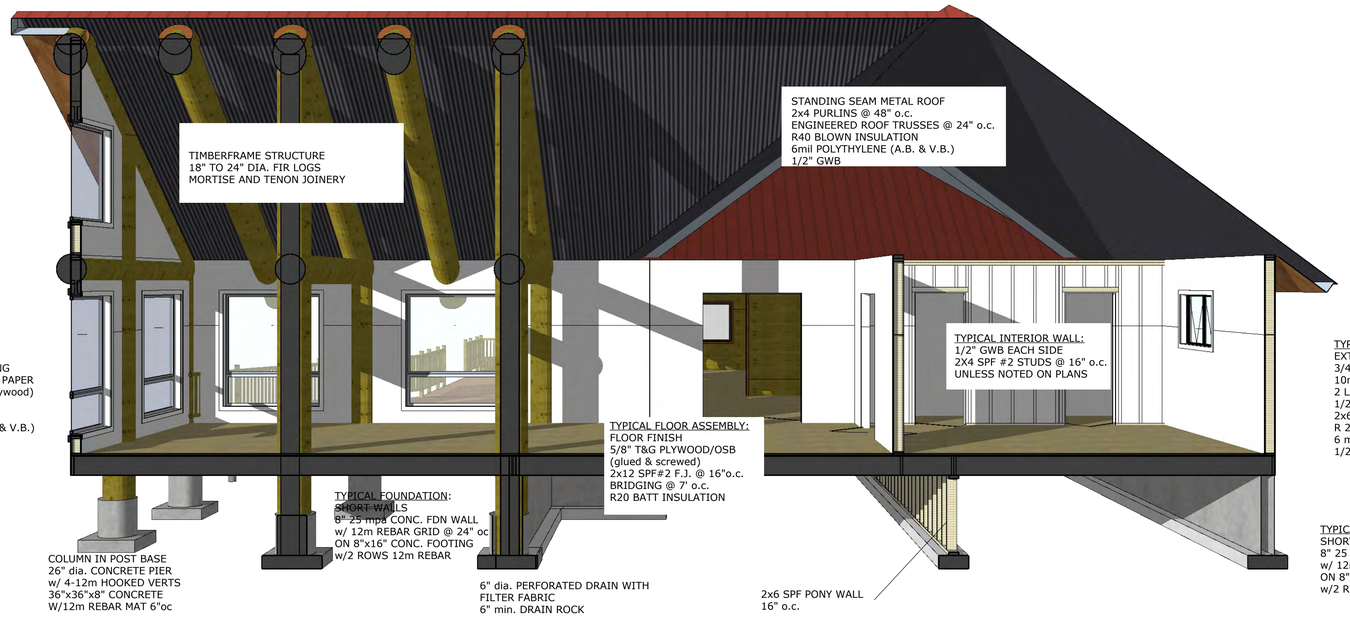

TYPICAL EXTERIOR WALL:
EXTERIOR FINISH
3/4" AIR SPACE
10mil P.T. WOOD STRAPPING
2 LAYERS 30 mil BUILDING PAPER
1/2" SHEATHING (prefer plywood)
2x6 SPF STUDS @ 16" o.c.
R 20 BATT INSULATION
6 mil POLYETHYLENE (A.B. & V.B.)
1/2" GWB

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EXTERIOR FINISH
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10mil P.T. WOOD STRAPPING
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2x6 SPF STUDS @ 16" o.c.
R 20 BATT INSULATION
6 mil POLYETHYLENE (A.B. & V.B.)
1/2" GWB

TYPICAL FOUNDATION:
SHORT WALLS
8" 25 mpa CONC. FDN WALL
w/ 12m REBAR GRID @ 24" oc
ON 8"x16" CONC. FOOTING
w/2 ROWS 12m REBAR

1 A2.6 Section BB
NTS

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Section BB

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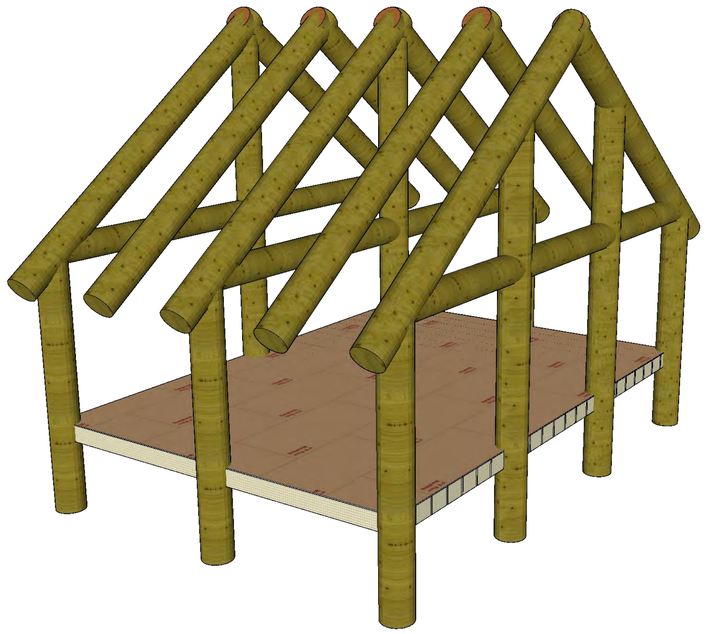
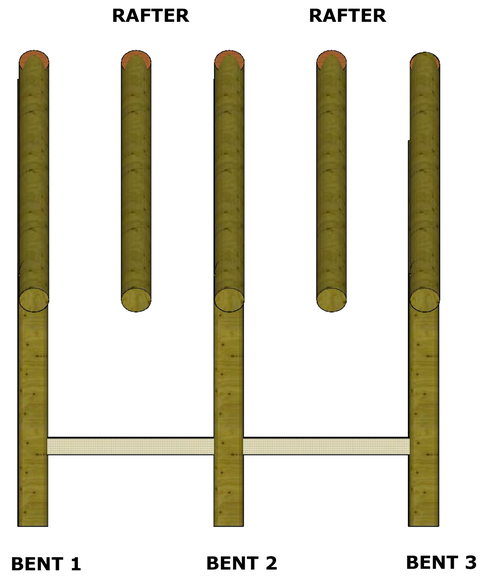


20"-24" dia. log construction mortise and tenon joinery



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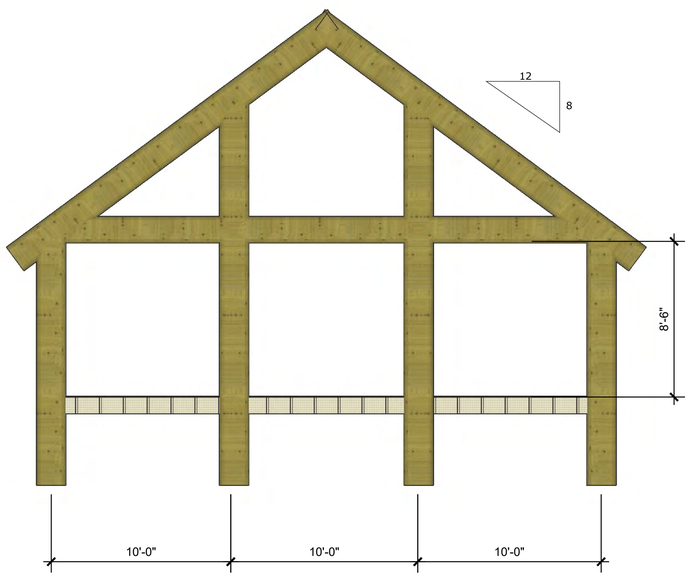

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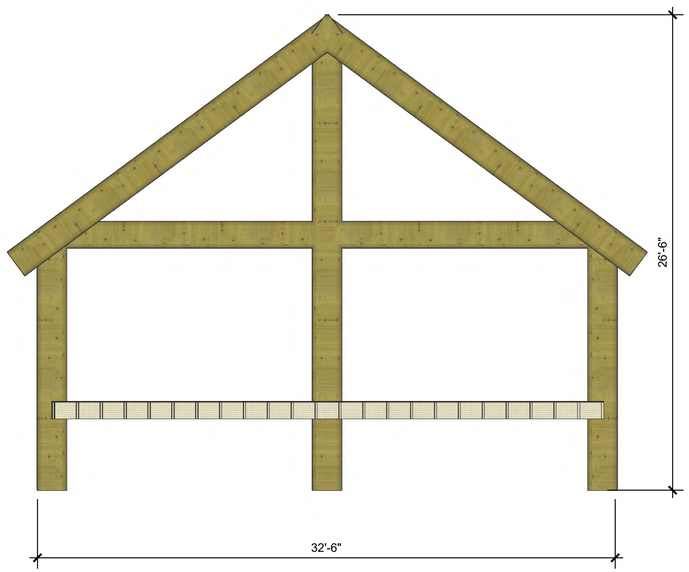

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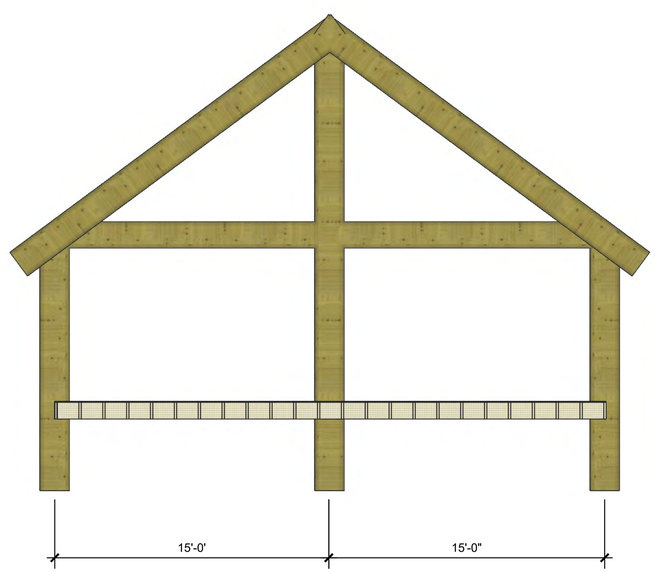

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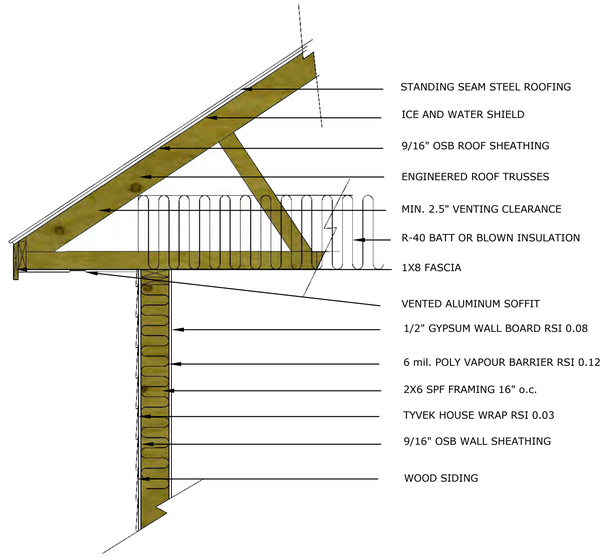
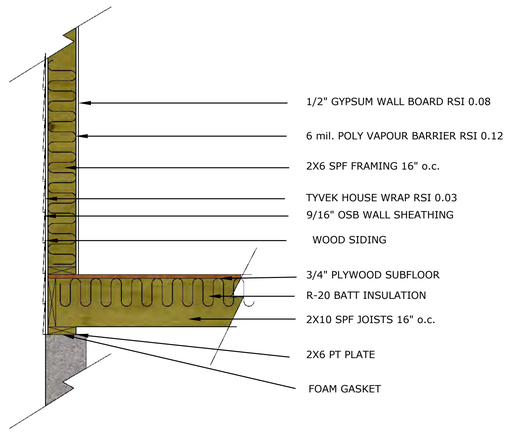
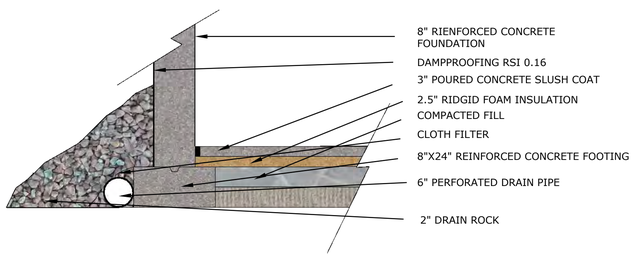
Timerframe Details

A2.7







CROSS-SECTION

PRESCPTIVE 9.36.2 TO 9.36.4 BCBC COMPLIANCE PATHWAY CLIMATE ZONE 4 COWICHAN VALLEY

PROPOSED MECHANICALS:
- GAS FIRED FORCED AIR FURNACE
- ELECTRIC FIRED DOMESTIC HOT WATER TANK
- VENTILATION: CONTINUOUS OPERATION PRINCIPAL EXHAUST FAN IN LAUNDRY ROOM

PRICIPAL EXHAUST FAN:
- PRINCIPAL CONTINUOUS RUNNING EXHAUST FAN MINIMUM AIR FLOW RATE + 28 l/s AT 50 PASCALS AS PER TABLE 9.32.3.5 BCBC
- NOT TO EXCEED 1.0 SONE SOUND RATING
- CONTROLLED BY DEDICATED SWITCH CLEARLY MARKED "PRINCIPAL EXHAUST FAN" ACCESSIBLE FOR SERVICING
- FORCED AIR FURNACE FAN MUST RUN CONTINUOUSLY

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AIR BARRIERS AS PER 9.36.2.10

CANTILEVERED JOISTS
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND / OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER AND SEALING IT TO THE ADJACENT AIR BARRIER HATERIAL

RIM JOIST
ALL JOINTS IN THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER SYSTEM

INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIR TIGHT EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEMS THROUGH THE INTERIOR WALL

FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE DTRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER

WALL TO CEILING
ALL JOINTS IN THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND / OR COVERING THE STRUCTURAL COMPONENTS IN AN AIR BARRIER MATERIAL

SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND SKYLIGHT

WINDOW HEAD
THE INTERFACE BETWEEN THE WINDOW HEAD AND THE WALL ASSEMBLY MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND WINDOW. THIS REQUIREMENT ALSO APPLIES TO DOORS

WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND THE WALL ASSEMBLY MUST BE MADE AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND WINDOW

MECHANICAL FLUES AND CHIMNEYS
STEEL LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR TIGHT BY BLOCKING THE VIOD BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND WITH A SEALANT DESIGNED FOR HIGN TEMPERATURE APPLICATIONS

PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR TIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER BASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIT TIGHTNESS AND SEALING IT TO THE TOP PLATE

WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOP MUST BE MADE AIR TIGHT

9.36 SPECIFIC REQUIREMENTS

EFFECTIVE INSULATION OF WALLS, CEILINGS AND FLOORS HUST MEET THE REQUIREMENTS OF TABLE 9.36.2.6.a AND 9.36.2.6.b FOR THE CORRECT CLIMATE ZONE

THE THERMAL CHARACTORISTICS OF WINDOWS, DOORS AND SKYLIGHTS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.7.a,b AND c FOR THE CORRECT CLIMATE ZONE

EFFECTIVE INSULATION OF FOUNDATIONS MUST MEET THE REQUIREMENTS OF TABLE 9.36.2.8.a OR b FOR THE CORRECT CLIMATE ZONE

DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE MUST BE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS

DAMPERS ARE TO BE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED

PIPING FOR HEATING OR COOLING SYSTEMS IS TO BE LOCATED WITHIN THE THERMAL ENCLOSURE OR TO BE FULLY INSULATED

HVAC EQUIPMENT IS TO BE LOCATED WITHIN THE THERMAL ENCLOSURE OR BE DESIGNED TO BE INSTALLED OUTSIDE THE THERMAL ENCLOSURE

INDOOR POOLS TO BE COVERED OR HAVE AN HRV / DEHUMIDIFIER

HVAC AND SWH EQUIPMENT MUST MEET MINIMUM PERFORMANCE REQUIREMENTS AS DEFINED IN TALBE 9.36.3.10 AND 9.36.4.2

SERVICE WATER HEATING PIPES ARE TO BE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS

WATER HEATER AND ALL AIR CONDITIONING EQUIPMENT MUST BE IN HEATED SPACE AND NOT ALLOWED IN GARAGE WITHOUT THERMAL ENCLOSURE

SERVICE WATER HEATERS ARE TO HAVE TEMPERATURE CONTROLS

TEMOERATURE CONTROLS ARE TO BE INSTALLED ON HEATING AND COOLING EQUIPMENT THE ACCURCY OF THE TEMPERATURE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELCIUS

FENESTRATION (WINDOWS AND DOORS) ARE TO HAVE AN OVERALL THERMAL TRANSMITTANCE NOT GREATER THAN THE VALUES LISTED IN TABLE 9.36.2.7.a FOR THE APPLICABLE HEATING DEGREE DAY CATEGORY CLIMATE ZONE 4 MAXIMUM U - VALUE TO BE 1.80

GENERAL NOTES
- OWNER TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION AND BE SATISFIED AS TO ALL ASPECTS OF THE DESIGN.
- ALL FRAMING LUMBER TO BE #2 OR BETTER HEM /FIR OR SPRUCE
- ALL LINTELS TO BE 2- 2x10 UNLESS OTHERWISE SPECIFIED
- ALL CONCRETE TO BE 3000 LB. @ 28 DAYS MIN.
- CONSTRUCTION TO CONFORM TO B.C. BUILDING CODE AND OR LOCAL MUNICIPAL CODES
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- BUILDER TO CONSULT OWNER IF SPECS. ARE TO BE ALTERED FROM FINAL PLAN
- LOCAL SOIL CONDITIONS AND OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. WHICH MAY REQUIRE CONFITMATION BY A CERTIFIED STRUCTURAL ENGINEER. THIS WILL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO PROVIDE.
- ALL CONCENTRATED LOADS I.E. ENDS OF FLOOR BEAM, GIRDERS TO BE TRANSFERED THROUGH TO FOUNDATION INCL. SQUASH BLOCKS IN FLOOR DIAPHRAM
- LOCAL CODE INTERPRETATION OR LOCAL PRACTICE MAY NECESSITATE USING THE SERVICES ODF A CRETIFIED STRUCTURAL ENGINEER TO REVIEW THE DRAWINGS ANS MODIFY THE SPECIFICATIONS STATED ON THE DRAWING TO MEET THE CRITERIA OF THE ENGINEER, THIS WILL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO PROVIDE.
- ALL STRUCTURALCOMPONENTS FALLING WITHIN PART 4 OF THE B.C. BUILDING CODE MUST BE SEALED BY THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PLAN REVIEW AND PROJECT FIELD REVIEWS, AND BE ACCOMPANIED BY A SCHEDULE B-1 FORM AT THE TIME OF PERMIT APPLICATION ANS SCHEDULE C FORM PRIOR TO FRAMING INSPECTION.
- VENTILATION REQUIREMENTS ARE TO COMFORM TO LOCAL CODES AND BE DETERMINED BY A HEATING AND VENTILATION CONSULTANT. SOME DISTRICTS REQUIRE A "VENT LETTER" BE SUPPLIED PRIOR TO ISSUING A BUILDING PERMIT. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO OBTIAN THIS LETTER IF REQUESTED.
- ALL ENGINEERED COMPONENTS TO BE INSTALLED TO THE MANUFACTURE'S SPECIFICATIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
- BUILDER MUST VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS BEFORE STARING WORK AND NOTIFY THE DESIGNER OF ANY ERRORS.
- JOISTS ARE TO BE DOUBLED UNDER PARTITION WALLS.
- IF APPLICABLE, HOUSE DESIGN TO BE APPROVED BY A BUILDING SCHEME ADVISOR PRIOR TO PERMIT APPLICATION.

LEGACY TOURISM GROUP
CREATING TOURISM SOLUTIONS AND LEGACIES WORLDWIDE

#2-2204 South Island Highway
Campbell River, BC V9W 1R3
778-420-1105

Fort Babine Lodge

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Sus Ave.
Burns Lake, BC

Lake Babine First Nation

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Construction Details

A2.8

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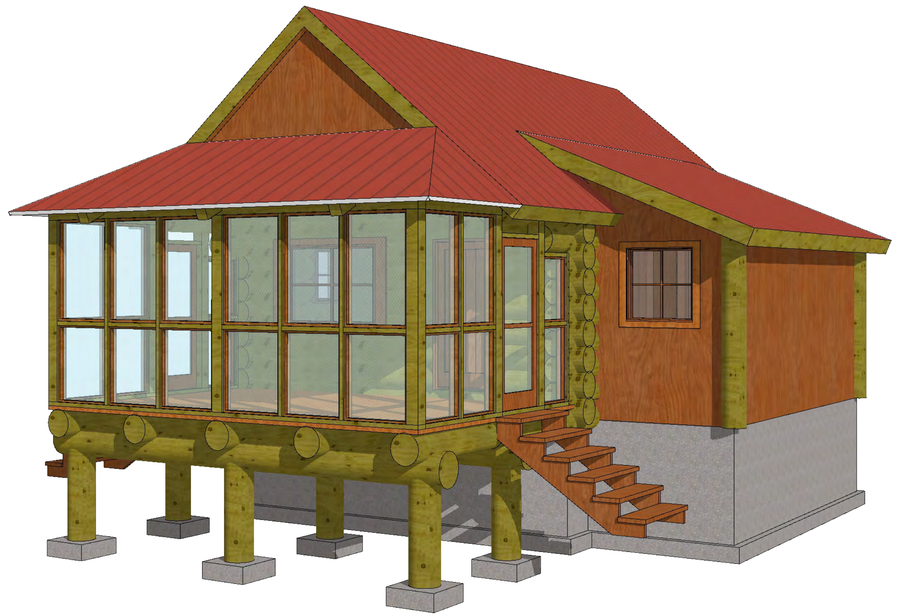
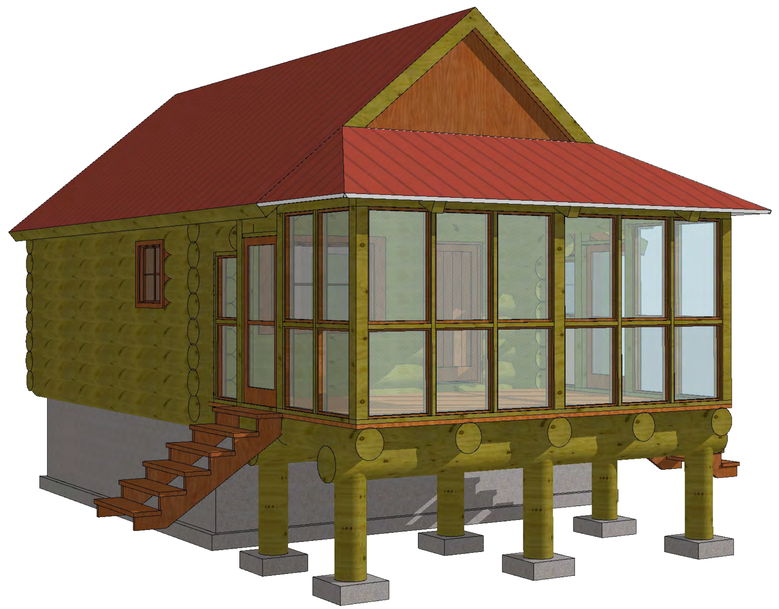
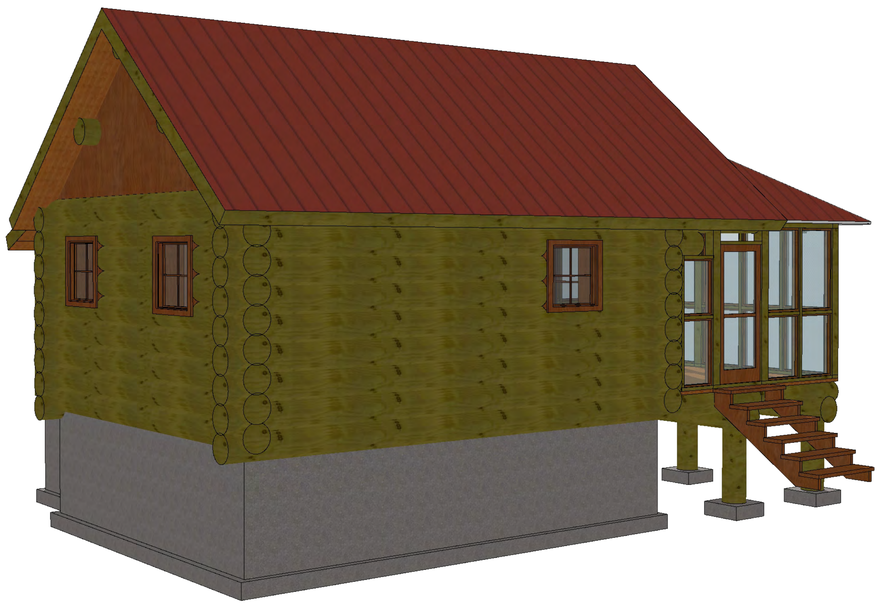
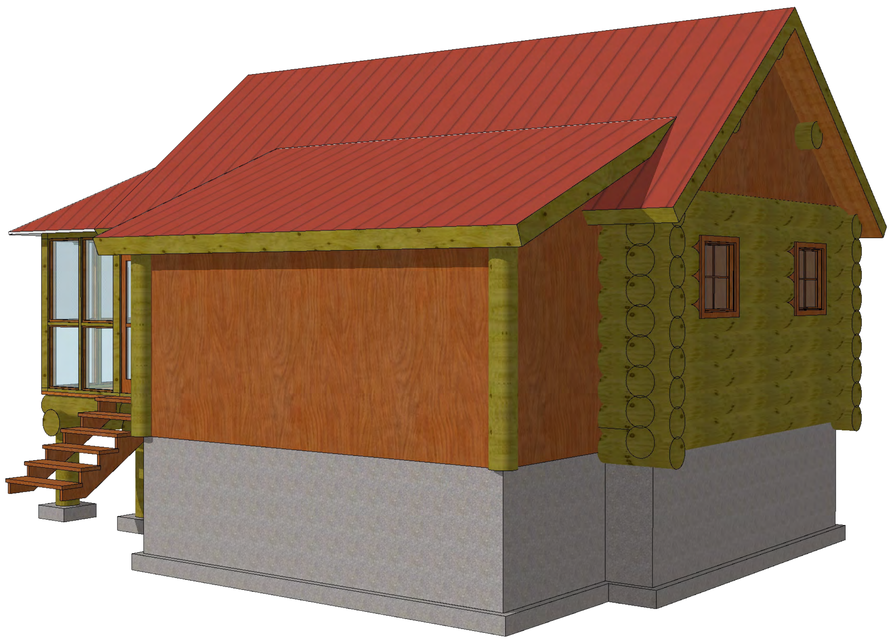
Cabin
Rendering

A2.9









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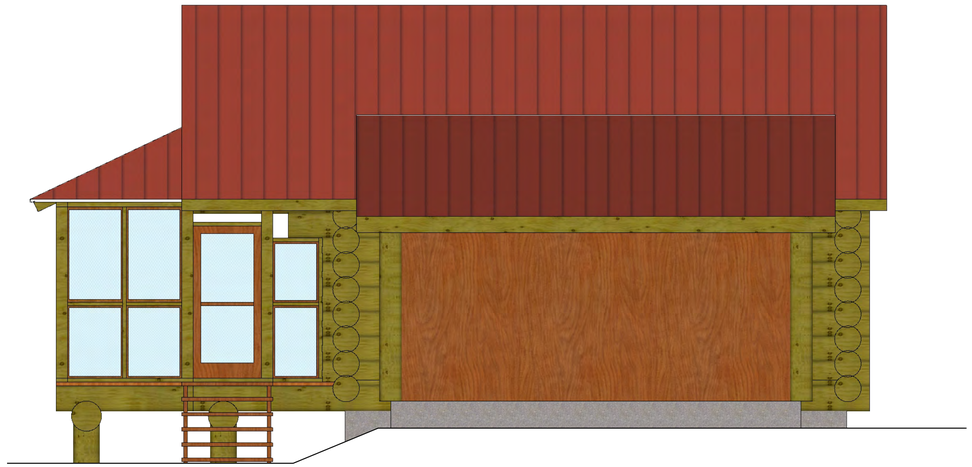
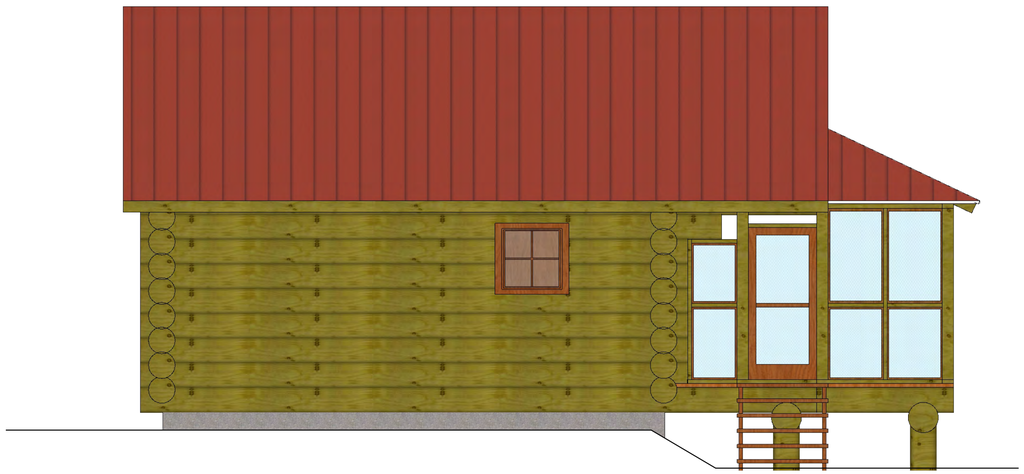
Cabin
Perspectives

A2.10

0 / A2 Back Elevation
Scale: 1/4" : 1'-0"



0 / A2 Right Elevation
Scale: 1/4" : 1'-0"



0 / A2 Left Elevation
Scale: 1/4" : 1'-0"

0 / A2 Front Elevation
Scale: 1/4" : 1'-0"

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Cabin
Elevations

A2.11

General Notes

Dimensions provided shall take preferance over scale. Contractor to verify all dimensions of Builder Designer and Consultants drawings prior to work commencement.
Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take presidence. Prior to any alterations or modifications of plans or details on site Contractor(s), tradesperson(s), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accurcy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are its current edition or published revision therto, as approved by the ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of the best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. AND B.C.B.C. standards. All materials shall be used strictly according to the manufacturers printed directions, where not inconsistent with this specification, no dilution permitted except where specified.zds to comply with B.C.B.C.9.23.13. and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufactures drawings to take precedence over structural design stated within.

ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE,
UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED
EITHER AT CENTER OF SPACE OR 3" OFF CORNER,
2-2x10 LINTELS UP TO 72", 3-2x10 OVER WITH 2x CRIPPLES

SITE PLAN NOT PROVIDED

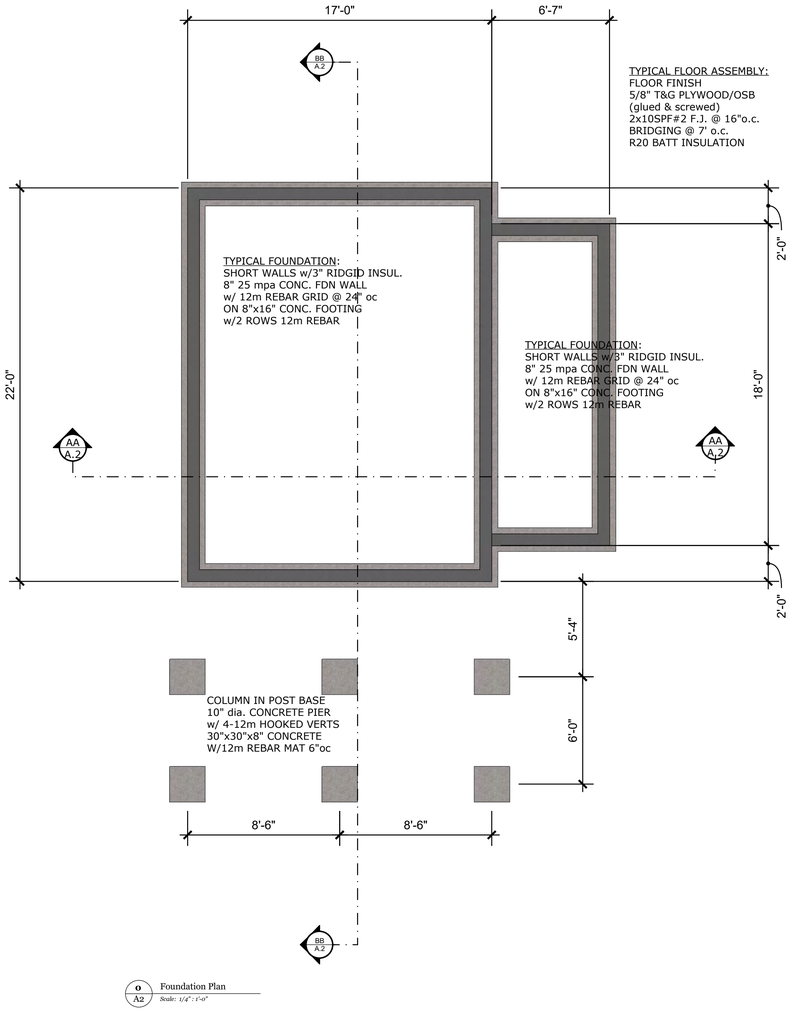
BUILDER TO CONFIRM BUILDING HEIGHT

BUILDER TO CONFIRM PLACEMENT ON SITE WITHIN SETBACKS

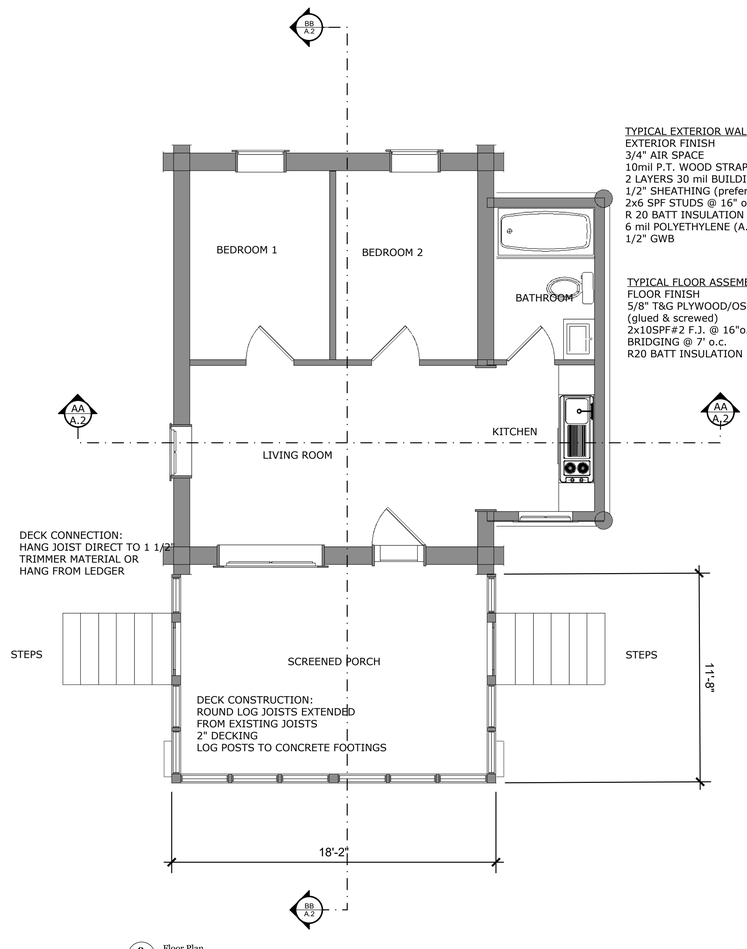
VENTILATION TO BE DESIGNED BY HVAC
IN ACCORDANCE TO BCBC 2012 (9.32)

SEISMIC SCHEMATIC BCBC 2012 A-9.23.13.1.(2)(b)(i)

UNRESTRICTED CONSTRUCTION
SEISMIC ACCELERATION Sa(0.2) 1.1
BRACE WALL BANDS MAX 7.6 m o.c.



0 A2 Foundation Plan
Scale: 1/4" : 1'-0"



0 A2 Floor Plan
Scale: 1/4" : 1'-0"

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Cabin
Foundation and
Floorplan

A2.12

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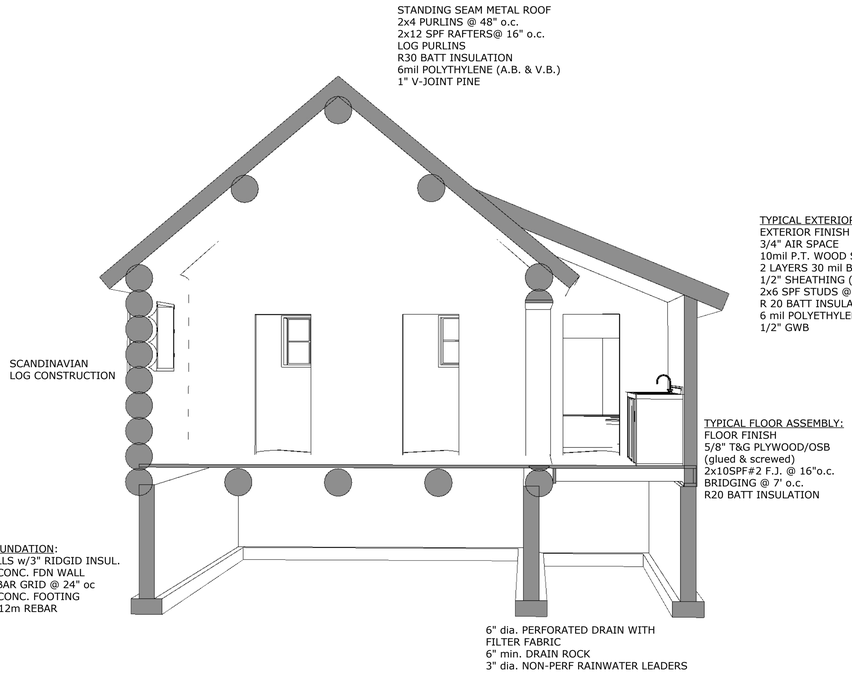
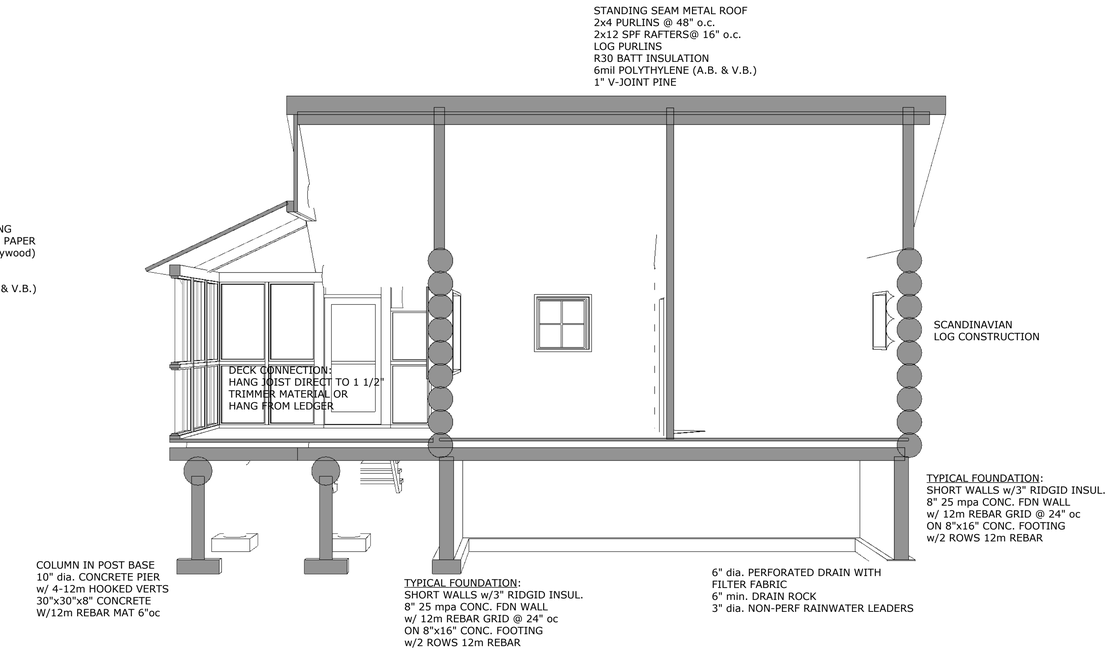


0 / A2 Section AA
Scale: 1/4" : 1'-0"



0 / A2 Section BB
Scale: 1/4" : 1'-0"

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Cabin Sections

A2.13