

General Notes

- These drawings are the property of Open Interiors Inc. and may not be copied or reproduced in any manner other than that defined on the drawings without express written permission.
- Do not scale the drawings. Larger scale drawings shall take precedence over small scale drawings.
- Construction procedures and materials shall conform to the current edition of the B.C. Building Code, and all addenda there to as well as all local Bylaws and Regulations.
- The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
- The Owner shall obtain the municipal building permit. The Contractor shall obtain all other required permits.
- Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated.
- The Contractor shall visit the site and ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
- Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
- All materials purchased for and delivered to the site shall remain on site.
- The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgement, be beneficial or expedite the execution of his work or that of other trades.
- Substitutions in materials or methods of construction, when necessary because of material shortages or in respect to avoid serious delays, may be made only after consultation with and receipt of written approval from the designer.
- Workmanship shall be best quality and good trade practice, executed by workers experience and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- Framing lumber shall be SPF No 2 or Better unless noted otherwise.
- Lintels over openings shall be 2x2/10 minimum unless noted otherwise.
- Built up posts shall have laminations equal in number to the laminations of the supported beam.
- Footings shall bear on solid undisturbed native soil or engineered granular fill below the frost depth.
- Engineered manufactured joists and beams shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered manufactured joists and beams shall be signed and sealed by a professional engineer licensed to practice in British Columbia.
- Engineered wood roof trusses shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered wood roof trusses shall be signed and sealed by a professional engineer licensed to practice in British Columbia.

Construction Notes

- All exterior walls to be W2 unless otherwise noted
- All interior walls to be W5 unless otherwise noted
- Forced Air Furnace with Heat Pump
- Hot Water on Demand in Addition

Construction Facilitator

Construction and project to be managed by Shiring Knight Construction

RECEIVED
S.O.V. 4.8
2021-FEB-04
Current Planning

Open Interiors
PROFESSIONAL DESIGN SERVICES
3011 Meadow Drive
Nanaimo BC V9R 7G5
info@openinteriors.ca

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Revision	Date	By
1. Client Review	May 11.18	JL
2. Client Review	Aug 2.18	JL
3. Client Review	June 04.20	JL
4. Issued to Consultants	Aug 28.20	JL
5. Issued to Consultants	Sep 21.20	JL
6. Issued for Pricing	Sep 23.20	JL
7. Client Review	Oct 1.20	JL
8. Issued to Consultants	Nov 2.20	JL
9. Issued for Permit	Dec 1.20	JL

Project Name
Fulford Residence
1382 Rose Ann Dr. Nanaimo, BC

Drawing Name

Exterior Elevations

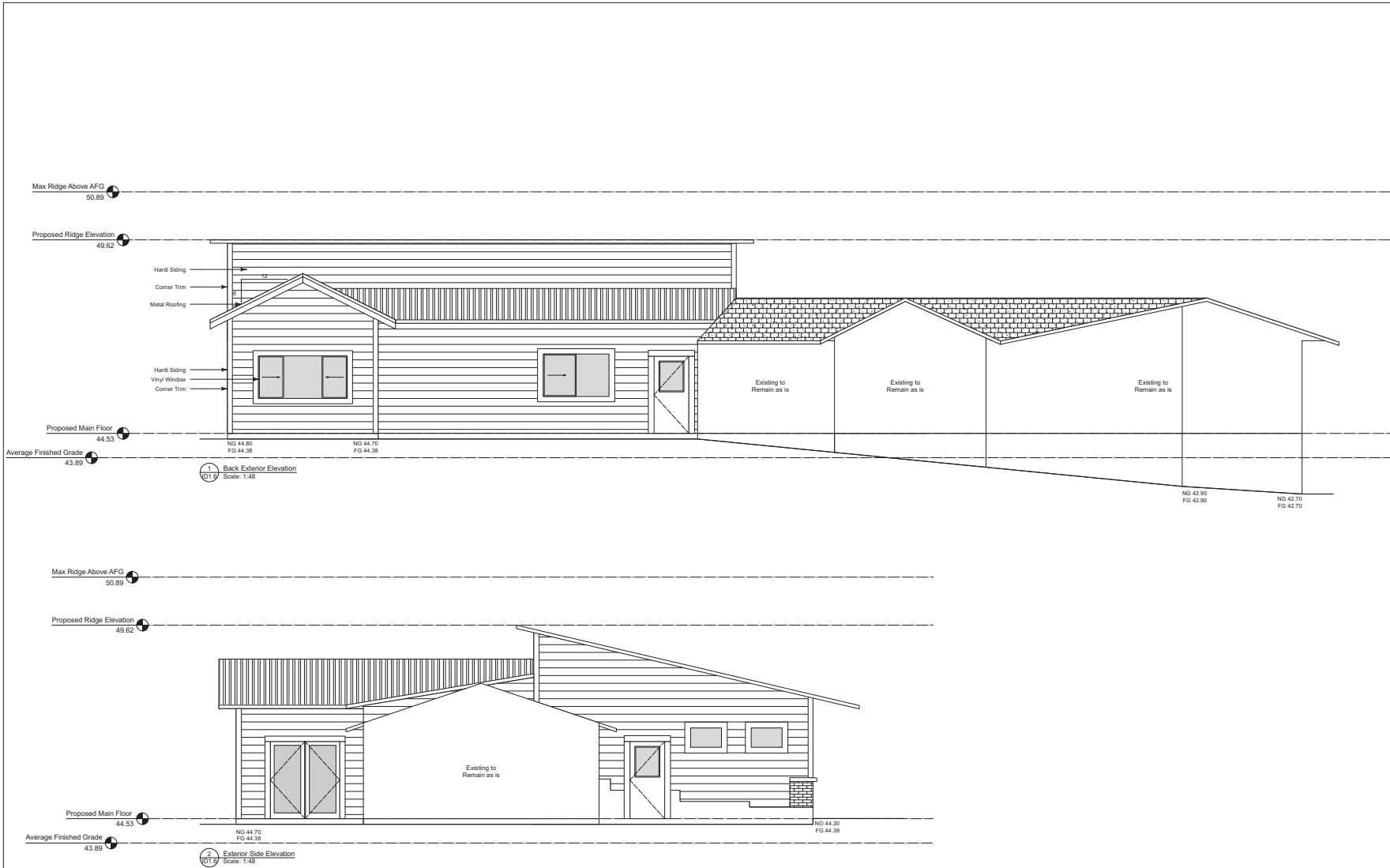
Drawn By
Julene Lypkie

Date
01.12.2020


Revision No.
9

Scale
As Noted

Sheet Number
ID1.5



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RECEIVED BOV 748 2021 FEB 04 CURRENT PLANNING	
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Exterior Elevations	
Drawing By	
Julene Lypkie	
Date	Revision No.
01.12.2020	9
Scale	Sheet Number
As Noted	ID1.6



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