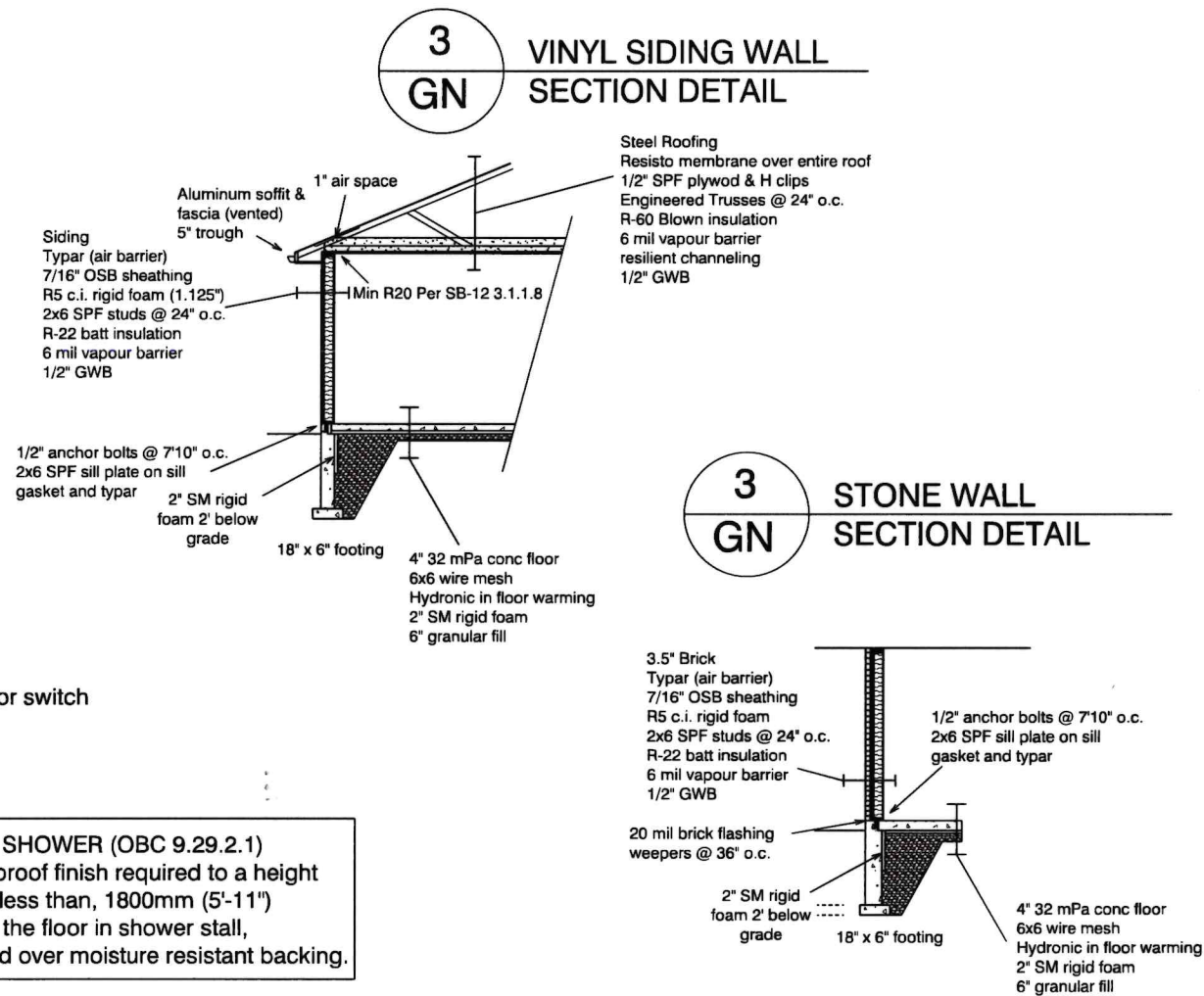
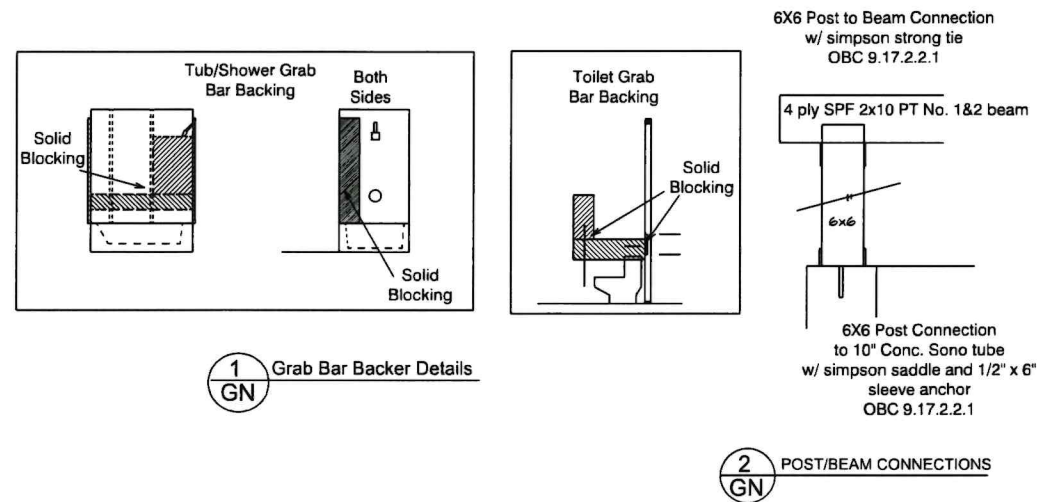


1. Continuous air barrier system as per O.B.C. 9.25.3.1.
2. Interconnected smoke and smoke/CO detectors located in each bedroom and adjacent to bedroom doors respectively as per O.B.C. 9.10.19. and 9.33.4. complete with visual signalling component. (see plans for location)
3. Water Closets to be 4.8 lpf
4. Garage to be sealed from house to prevent entry of noxious gases
5. Engineered truss drawings provided at framing inspection
6. Reinforcement shall be installed to permit future grab bar installation in shower/bath as well as toilet O.B.C. 9.5.2.3.
7. All hot water is thermostatically controlled by mixing valve with Max temp of 49 deg. C
8. Concrete shall be 32 mPa for floors with 5-8% entrainment and 20 mPa for walls
9. All attic spaces provided with a sealed attic hatch (O.B.C. 9.19.2.1.) and vented with both soffit and roof vents (O.B.C. 9.19.1.)
10. All construction to comply with OBC
11. All window headers 2-2x10 SPF unless stated otherwise by pEng truss design
12. All wood separated from concrete with dampproofing
13. All framing material meets obc 9.3.2. unless pEng provided
14. Drain Water Heat Recovery unit installed if achievable
15. All exits equipped with exterior lighting (wall or soffit) and interior switch



INTERIOR WALL SPECS
Non load bearing
SPF 2x4 walls w. studs @ 24" o.c.
cladded with 1/2" GWB on both sides
Load bearing
SPF 2x6 walls w. studs @ 16" o.c.

TILED SHOWER (OBC 9.29.2.1)
Waterproof finish required to a height of not less than, 1800mm (5'-11") above the floor in shower stall, Applied over moisture resistant backing.

The undersigned has reviewed and takes responsibility for the design work

Isaac Van Huizen
BCIN 34303



**VAN HUIZEN
HOMES Ltd.**

287 Sunrise Dr



287 SUNRISE DRIVE, BELLEVILLE
Main - 1600 SQFT
Second Floor - 724 SQFT
Garage - 744 SQFT

Date: April, 2025

GN

Notes

The undersigned has reviewed and takes responsibility for the design work



Isaac Van Huizen
BCIN 34303



VAN HUIZEN
HOMES Ltd.

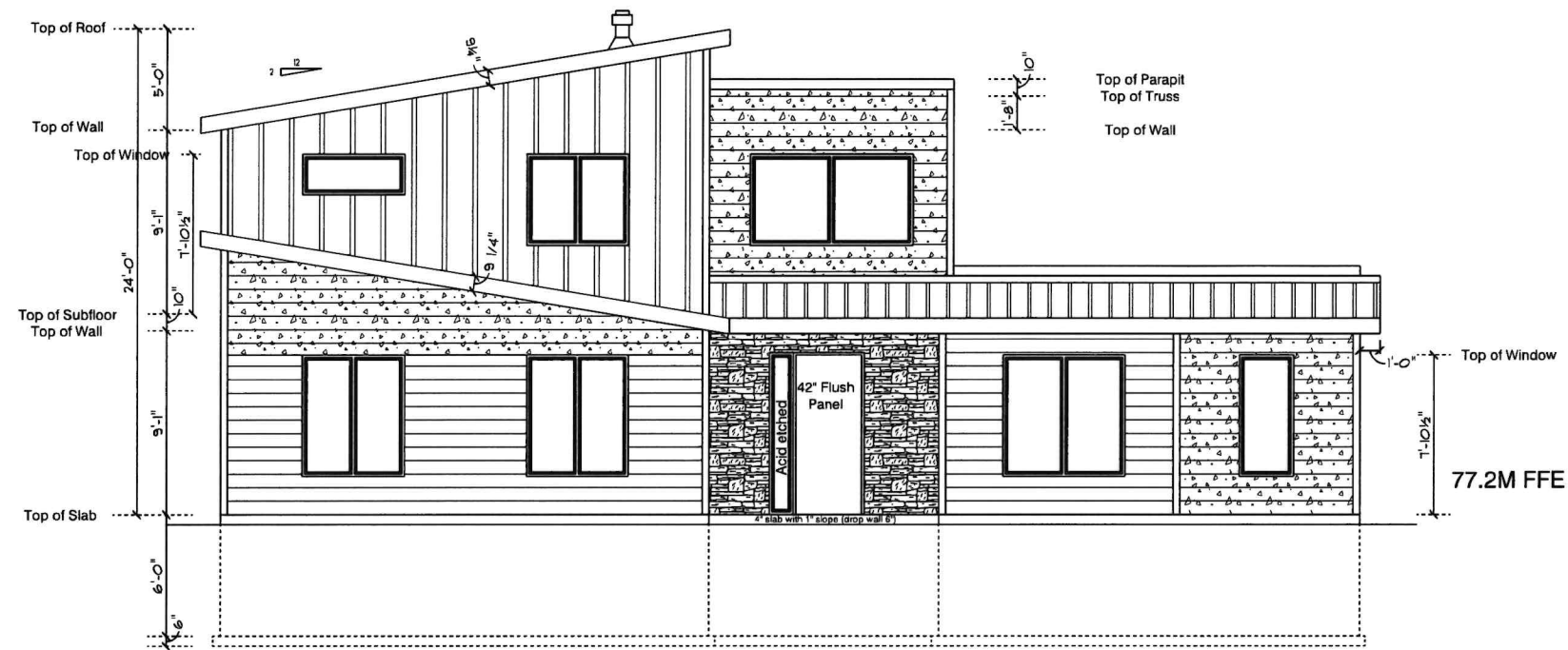
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11. All construction to comply with OBC
12. Interior and exterior gaurds shall conform with SB-7 guidelines
13. HVAC design provided prior to framing inspection
14. Double 2x10 trimmer and header around stair opening
15. All window headers 2-2x10 SPF unless stated otherwise by pEng truss design
16. Handrails to be continuous at winders, and only interrupted at landings O.B.C. 9.8.7.2.
17. Floor joist spans as per the Canadian Wood Council (2014)

287 SUNRISE DRIVE, BELLEVILLE
Main - 1600 SQFT
Second Floor - 724 SQFT
Garage - 744 SQFT

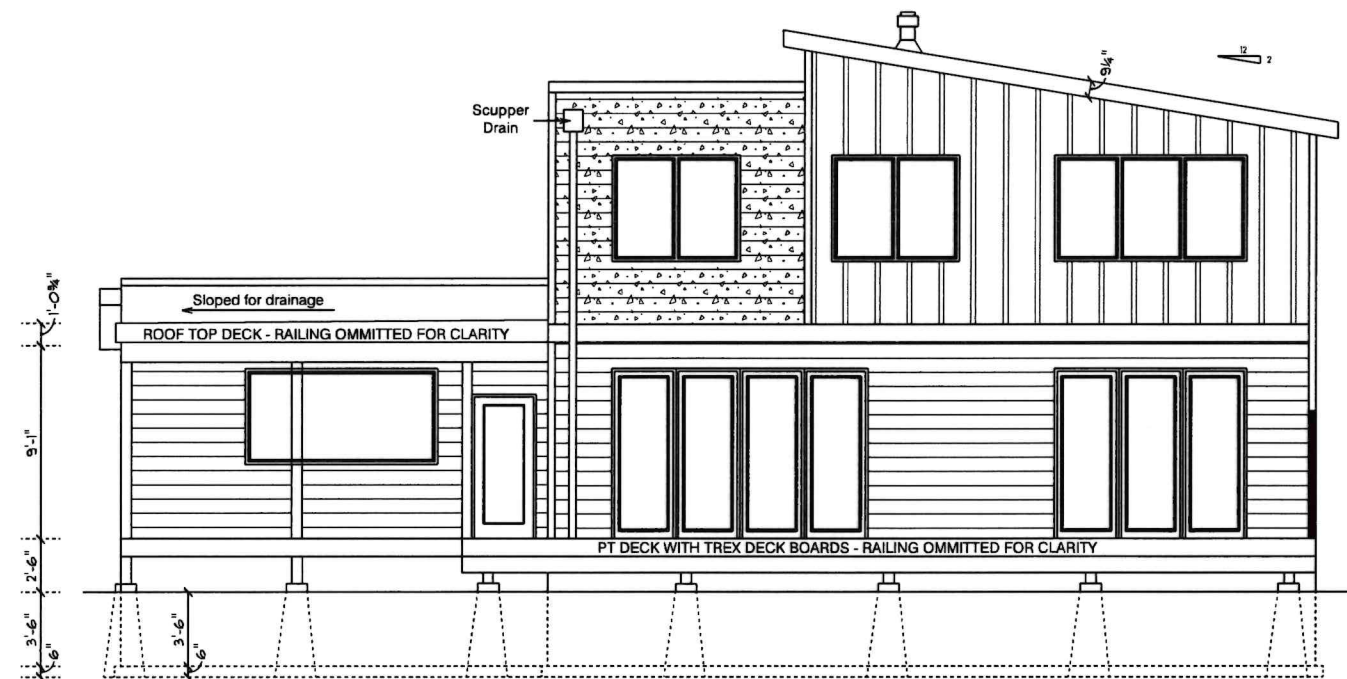
Date: April, 2025

A1

Elevations



South Elevation



North Elevation

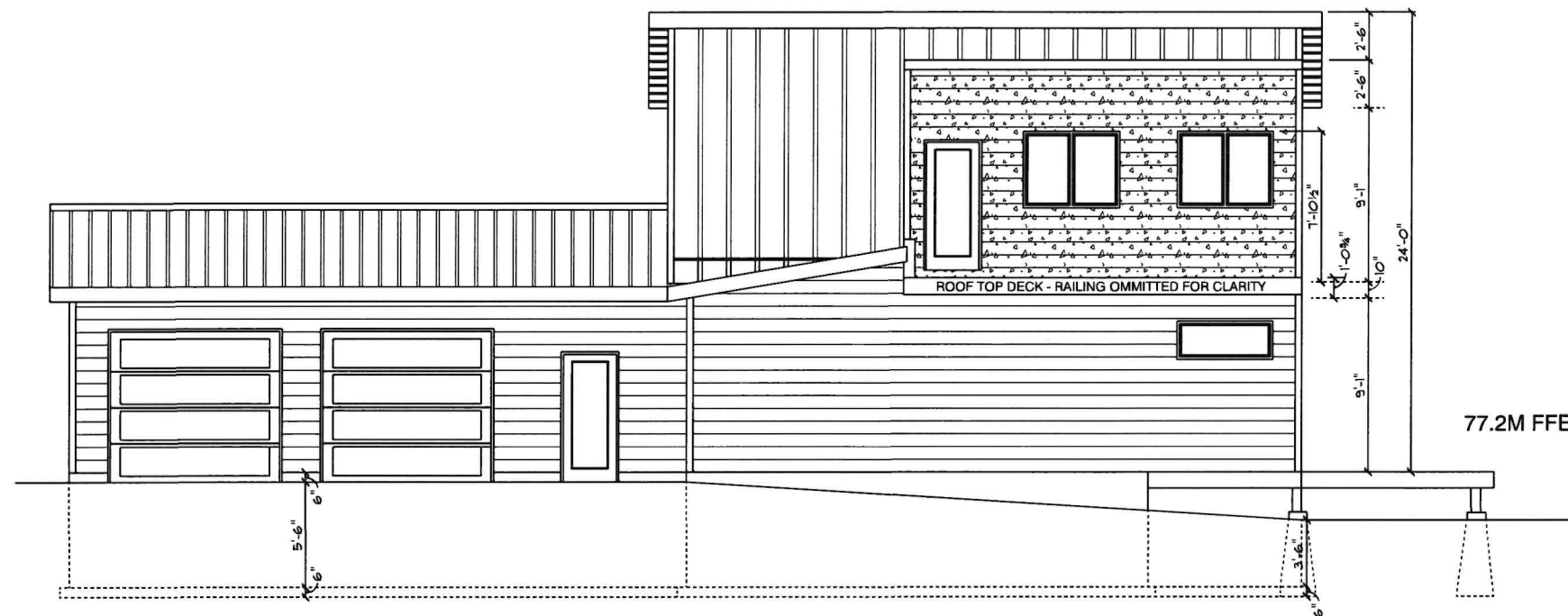
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Isaac Van Huizen
BCIN 34303

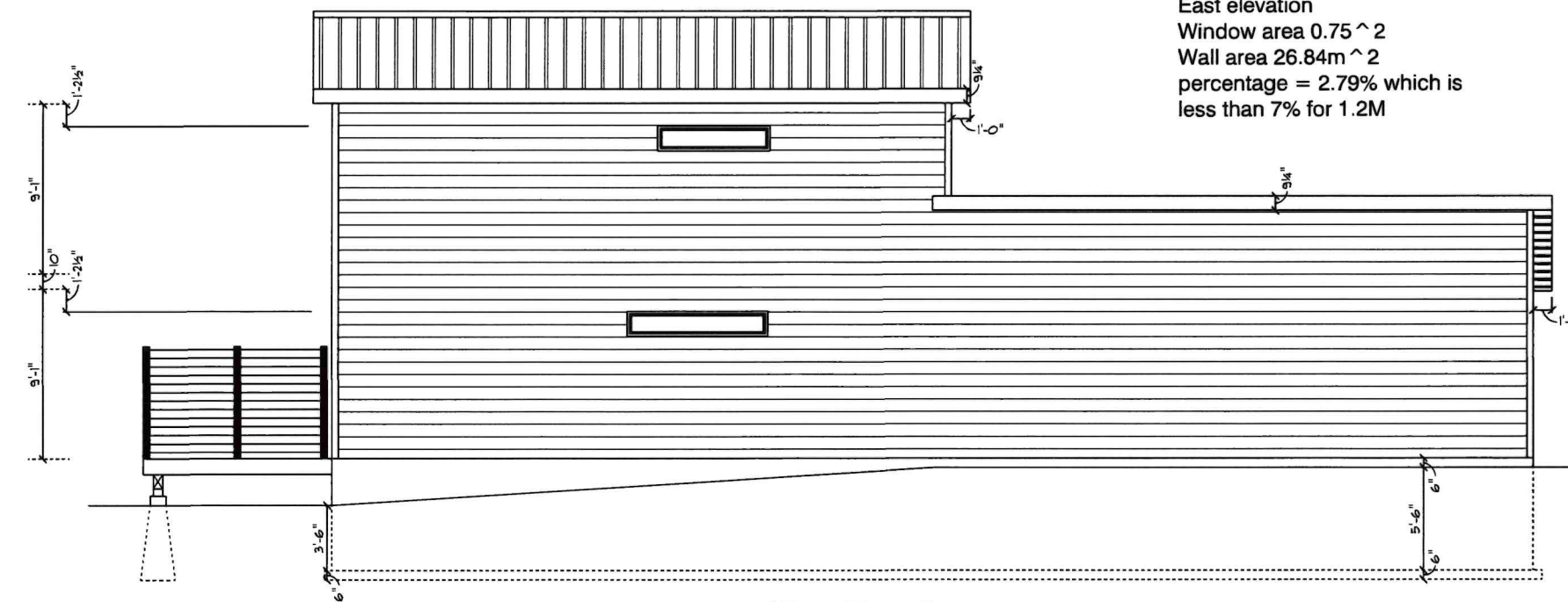


VAN HUIZEN
HOMES Ltd.



East Elevation

Greatest Limiting Distance = 1.2M
 West elevation
 Window area 1.38 m²
 Wall area 93.55 m²
 percentage = 1.47% which is less than 7% for 1.2M
 East elevation
 Window area 0.75 m²
 Wall area 26.84m²
 percentage = 2.79% which is less than 7% for 1.2M



West Elevation

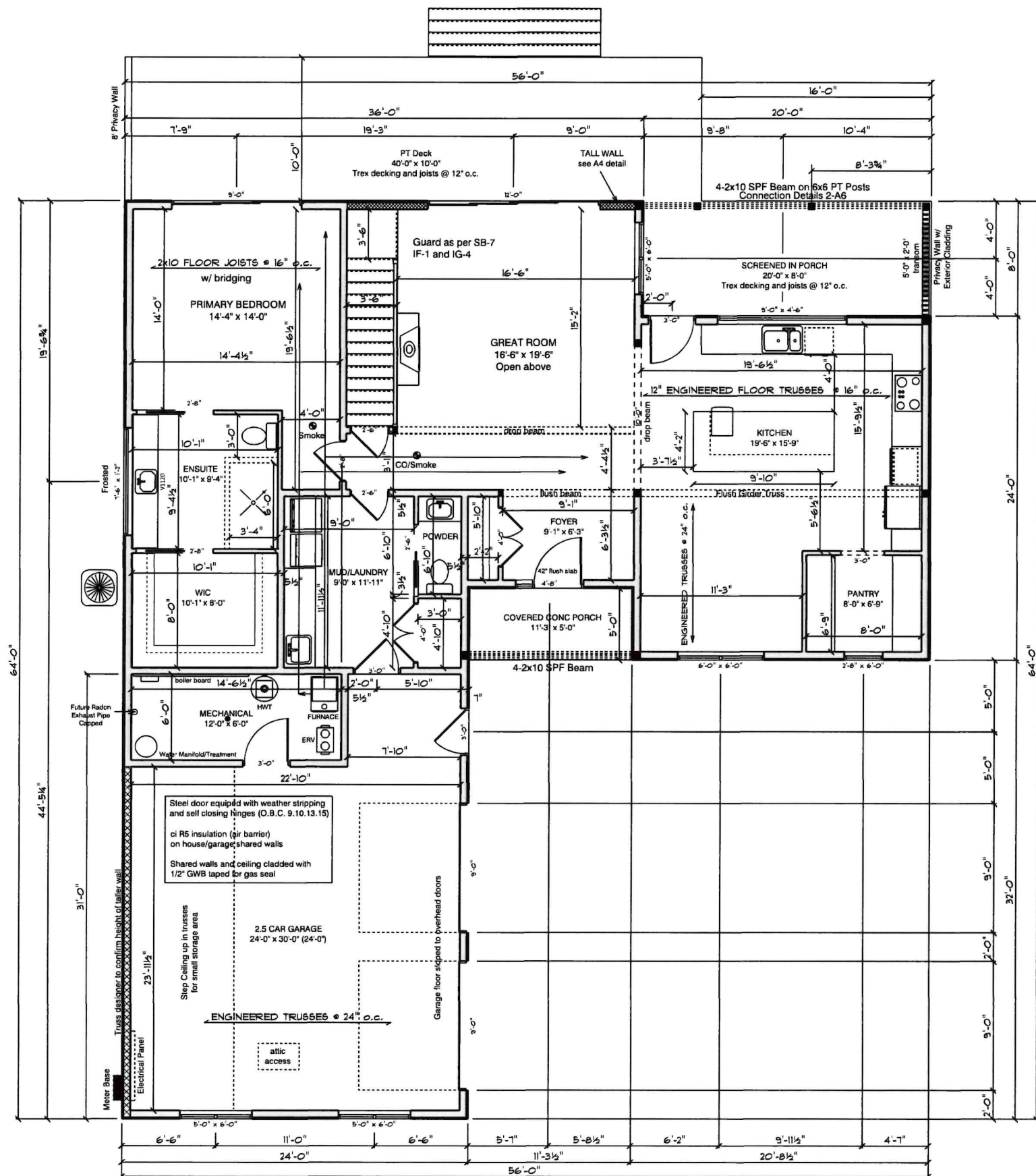
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11. All construction to comply with OBC
12. Interior and exterior gaurds shall conform with SB-7 guidelines
13. HVAC design provided prior to framing inspection
14. Double 2x10 trimmer and header around stair opening
15. All window headers 2-2x10 SPF unless stated otherwise by pEng truss design
16. Handrails to be continuous at winders, and only interupted at landings O.B.C. 9.8.7.2.
17. Floor joist spans as per the Canadian Wood Council (2014)

287 SUNRISE DRIVE, BELLEVILLE
 Main - 1600 SQFT
 Second Floor - 724 SQFT
 Garage - 744 SQFT

Date: April, 2025

A2

Elevations



The undersigned has reviewed and takes responsibility for the design work

Isaac Van Huizen
BCIN 34303



VAN HUIZEN
HOMES Ltd.

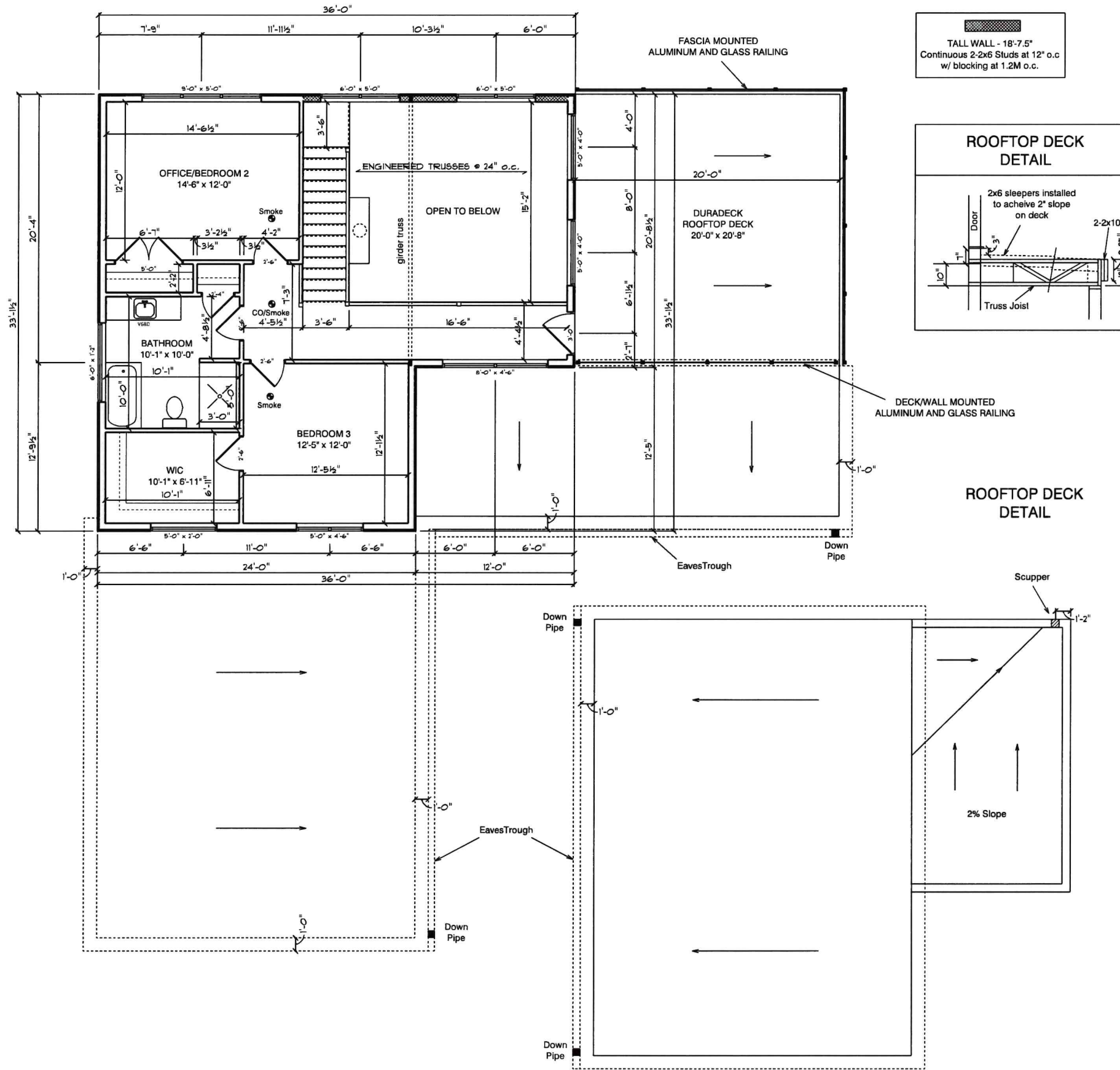
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12. Interior and exterior guards shall conform with SB-7 guidelines
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17. Floor joist spans as per the Canadian Wood Council (2014)

287 SUNRISE DRIVE, BELLEVILLE
Main - 1600 SQFT
Second Floor - 724 SQFT
Garage - 744 SQFT

Date: April, 2025

A3

Main Floor



The undersigned has reviewed and takes responsibility for the design work

Isaac Van Huizen
BCIN 34303



VAN HUIZEN
HOMES Ltd.

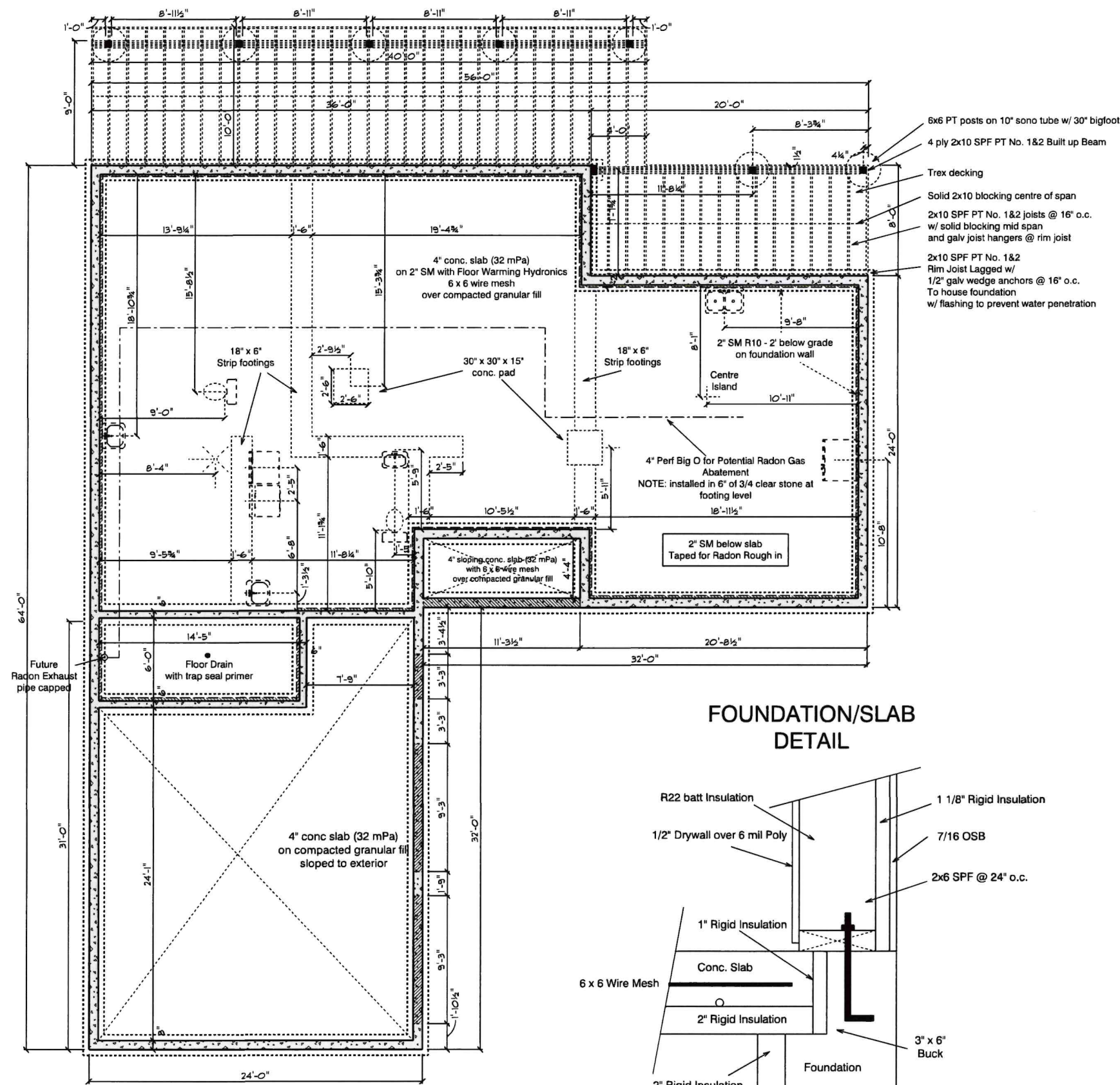
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17. Floor joist spans as per the Canadian Wood Council (2014)

287 SUNRISE DRIVE, BELLEVILLE
Main - 1600 SQFT
Second Floor - 724 SQFT
Garage - 744 SQFT

Date: April, 2025

A4

Second Floor



**FOUNDATION/SLAB
DETAIL**

The undersigned has reviewed and takes responsibility for the design work

Isaac Van Huizen
BCIN 34303



**VAN HUIZEN
HOMES Ltd.**

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Date: April, 2025

A5

Foundation