

Date: 23-7-27
Time: 1:58:34 PM

General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building 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 precedence.
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 accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are for its most current edition or published revision thereto, as approved by 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 best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised. All references to the BCBC is to Division B of the British Columbia Building code unless otherwise noted.

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 manufacturers printed directions, where not inconsistent with this specification; no dilution permitted except where specified.

Demolition

Contractor is liable to maintain the strength and stability of existing structure where renovations and/or additions are proposed. Including but not limited to providing and installing all shoring and props to uphold existing construction. All demolition work must comply with the requirements presented in part 8 of the B.C.B.C. and with WORKSAFEBC.

Structural Design

Structural is based on criteria stated in Part 9 of the BCBC B.C. Building Code.
Design live loads as follows:

Design main floor load	- 41.8 p.s.f. -	2.00 kPa
Design bedroom floor load	- 41.8 p.s.f. -	2.00 kPa
Design decks and balconies	- 62.7 p.s.f. -	3.00 kPa
Design roof load	- 62.7 p.s.f. -	3.00 kPa

For heavier snow loading, drawings must be revised.
All interior and exterior wall bracing to resist lateral loads to comply with B.C.B.C. 9.23.13, and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufacturers drawings to take precedence over structural design stated within.

Concrete

All concrete used for footings and foundations is to be not less than 15 MPa @ 28 days unless otherwise noted.
All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted.
All concrete used for carport, garage floors and exterior steps to be a min. 32 MPa @ 28 days.
Exterior stairs, garage and carport slabs air entrainment of 5-8% required.
All foundations and footings to be carried down to solid undisturbed bearing.

Rough Carpentry

All construction and materials to comply with the "approved" current issue and amendments of C.W.C. and B.C.B.C. Pre-Manufactured homes and walls to comply with B.C.B.C. and C.S.A. requirements.
All structural framing members are sized for standard grade No. 2 better Spruce-Pine-Fir (in accordance with N.L.G.A. standard grading rules for Canadian Lumber) except where specifically noted otherwise.
Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc.
Contractor shall be responsible for the proper setting out of all work and ensure no eccentric loads occur.

Electrical Panel

Electrical Facilities to comply with B.C.B.C. 9.34 and 9.36.
All electrical facilities, panels, lighting and any fixed equipment shall comply with the Canadian Electrical Code, BCBC 9.34 and 9.36, and shall be installed by a certified electrician. A registered professional to design and/or verify work as required by the local authority having jurisdiction.

Fire Safety

All concealed spaces to be fireblocked in compliance with B.C.B.C. 9.10.16. Fire block materials to comply with B.C.B.C. 9.10.16.3.
All rated partition walls to have solid blocking installed over within floor joist cavity. Contractor to ensure all rated partition walls to run uninterrupted to underside of roof sheathing. Rated wall assemblies must run continuous behind tub surrounds and stairs and must contain solid fire blocking continuous at interface with rated horizontal floor assemblies.
No combustible plumbing is to be installed in rated wall assemblies.
All penetrations in rated wall assemblies to be fire protected and caulked.
All doors, dampers & other closures in fire separations must comply with B.C.B.C. 9.10.13.

All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.

Doors, Windows, And Skylights

All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C. 9.7, and 9.36.

All manufactured windows, doors and skylights to comply B.C.B.C 9.4.7.1.(1)(a) and with AAMA/WDMA/CSA 101/1.3.2/A440, "NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & A440S1-09 "Canadian Supplement to... ..NAFS..."

The following window requirements are derived from B.C.B.C. Table C-5 as per B.C.B.C. 9.7.4.3, and are to be used to satisfy the requirements of "NAFS":
Langford, CLASS R, DP 960, PG 20, WATER RESIST, 220, A2.

Minimum Thermal Resistance ratings of windows as per B.C.B.C 9.36.

Windows and Doors	- U 0.32 -	1.80 USI
Front Entrance Door	- U 0.46 -	2.60 USI
Glass Block	- U 0.51 -	2.90 USI
Skylight	- U 0.51 -	2.90 USI
Skylight shaft walls	- R 15.79 -	2.78 RSI
Overhead Garage Doors	- R 6.25 -	1.10 RSI

Site built doors and windows to comply with B.C.B.C. 5.10.2, and 9.36.2.7.(3)
Flashing to be above all doors and windows not directly protected by eaves.
Limited Water doors are to be used for exterior garage utility doors and the door(s) separating the residence and the garage, and wherever allowed by B.C.B.C. 9.7.4.2.(2)
All interior doors to clear finish flooring by 12mm (1/2") to allow for unobstructed air distribution.

Insulation and Vapour Barrier

Insulation to be continuous around all openings. Effective R.S.I values are calculated using the Parallel Path Method, with all parts of the assembly taken into account. Any deviation from listed assemblies must be reported to the Building Designer for R.S.I. value recalculation. Refer to section notes for assemblies and to the Thermal Resistance of Wall, Ceiling, and Floor Assemblies calculations listed later on page.
Insulation values not to be decreased below required levels at any point around major penetrations, wall/floor connections, window/door headers, behind electrical breaker boxes, or around plumbing or ducting in walls. Refer to B.C.B.C. 9.36, for exceptions.

Insulation Values are based of those in B.C.B.C. 9.36 for Zone 4 (<3000 Heating Degree Days in Celsius Degree-Days):

Trusses or Rafter with Ceiling Joists Roofs (attic spaces)	- R 39.24 -	6.91 RSI
Floors over unheated/ exterior spaces	- R 26.52 -	4.67 RSI
Floors over Garages	- R 25.61 -	4.51 RSI
Cathedral Vaults or Flat roofs	- R 26.51 -	4.67 RSI
Exterior Walls above grade	- R 15.79 -	2.78 RSI
Between Garage and Primary Residence	- R 14.88 -	2.62 RSI
Foundation Walls below grade or < 600mm above grade	- R 11.30 -	1.99 RSI
Heated Concrete Slabs (beneath entire slab)	- R 13.17 -	2.32 RSI
Concrete Floor Slabs < 600mm below grade	- R 11.13 -	1.96 RSI
Concrete Floor Slabs > 600mm below grade	- N/A -	N/A

All "rigid insulation" to be extruded polystyrene insulation. If contractor/builder uses expanded polystyrene insulation they must use equivalent RSI values as shown in the insulation table on this page and is to ensure correct RSI values are used.
0.98 RSI (R 5.54) of to be installed between concrete foundation wall and concrete slab connections to provide a thermal break where applicable. Window Headers to be insulated with extruded polystyrene insulation. All trimmer joists to be have 64mm (2 1/2") extruded polystyrene insulation; or R20 fibre glass batt insulation.

Vapour Barriers to comply with B.C.B.C. 9.25.4.
Tape all seams of extruded polystyrene insulation, fill with spray applied insulation at perimeters to prevent air spaces where required. Extruded Polystyrene to comply with the requirements of B.C.B.C. 9.25.4.2.(6) to fulfill the requirements of a vapour barrier.
6 MIL polyethylene vapour barrier to be supplied uninterrupted around all openings. Polyethylene vapour barrier to be structurally supported, by being attached to studs, light fixtures, and plugs. Contractor to supply blocking as required.

Mechanical

Plumbing installation shall comply with B.C.B.C. Part 7, B.C.B.C. 9.31, 9.36.4, and the "Canadian Electrical Code".
Plumbing contractor is to allow for (min.) 2 exterior hose bibs at convenient locations. Contractor to provide 1 hot water heater, of type listed below, inside the main residence or in location shown on plans. Hot water heater to be secured to structure with metal straps designed to resist lateral loads.

Hot Water Heater (Primary Residence): (Tankless Type-Gas) See B.C.B.C. Table 9.36.4.2
Input ≤ 73.2 kW, Performance Standard(s): CAN/CSA-P.7
Performance Requirement(s): EF ≥ 0.8
Input > 73.2 kW, Performance Standard(s): ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR, Part 431, Subpart G
Performance Requirement(s): Et ≥ 80%

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3., 9.36.3, and 9.32.3.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Main residence to use a heat pump system designed by manufacturer to comply with B.C.B.C. 9.32.3.4.(2) and to provide fresh air at 35 litres per second continuous @ 50pa external static pressure. A licensed mechanical tradesperson(s) to size and install ducts for heat pump system and to provide any required ventilation checklist(s).

One air handler to be located in the master bedroom walk in closet ceiling, truss manufacturer to raise trusses 12" to conceal in closet area. Another air handler to be located in the garage or another suitable location determined on site by installer or system designer.

Heat Pump (split system): See B.C.B.C. Table 9.36.3.10.
Heating or Cooling Capacity: ≤ 19 kW
Standard: CAN/CSA-C656
Performance Requirements: SEER = 14.5, EER = 11.5
HSPF = 7.1 (region 5 in standard)

Heat pump (all systems): See B.C.B.C. Table 9.36.3.10.
Heating or Cooling Capacity: > 19 kW
Standard: CAN/CSA-C746
Performance Requirements: See Level 2 in standard

Gas-fired ducted furnace: See B.C.B.C. 9.36.3.10.
Heating or Cooling Capacity: ≤ 117.23 kW
Standard: ANSI Z83.8/CSA- 2.6
Performance Requirements: Et ≥ 81%

All Fans and ducts are to meet the minimum requirements of the B.C.B.C. and manufacture. Fan and duct sizes provided are minimums as per the BCBC 9.32, for the spaces. Mechanical tradesperson to verify actual sizes, speeds and location of fans and ducts on site.

Kitchen fan: See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3).
47 Litres per second intermittent @ 50pa external static pressure
Duct size (Diameter): 125mm rigid, 150mm flexible.
Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed 12m and 2 elbows. (Equivalent length of 28m)

Fan 1 (Bathroom Fan) See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3).
23 Litre per second intermittent or 9 Litre per second continuous @ 50pa external static pressure.
Duct size (Diameter): 100mm rigid, 125mm flexible.
Intermittent control to be wall mounted on/off switch.
Duct not to exceed 16m and 2 elbows. (Equivalent length of 32m)

Fan 2 (Principal Exhaust Fan) See B.C.B.C. Table 9.32.3.5, Table 9.32.3.8.(3).
Main Residence: 35 Litre per second continuous @ 50pa external static pressure
Size (Diameter):100mm rigid, 125mm flexible.
Size (Area): 79cm2 rigid, 123cm2 flexible.
Duct not to exceed 5m and 0 elbows. (Equivalent length of 15m)
Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel. Contractor to ensure switch is labelled "PRINCIPAL VENTILATION EXHAUST FAN".
If fan is mounted in a bathroom contractor to ensure fan includes control for both a standard bathroom fan as well as for the principal ventilation located in separate places.
Fan to have a sound rating of 1,0 sones or better.

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Thermal Resistance of Wall, Ceiling, and Floor Assemblies.

All Thermal resistance calculations where done using the parallel path method as described in B.C.B.C. A-9.36.2.4.(1)

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}}$$

Common Building Materials

The following is a list of building materials called for in the plans. The RSI Values shown are based of those provided in B.C.B.C. Table A-9.36.2.4.(1)D and have either been pre-calculated using the listed thickness shown or by the per mm rate multiplied by the thickness.

Siding		Sheathing		
Concrete Fibre Siding (Horizontal Lap, Panel, or Shingle Panel):	0.03 RSI	12.5mm (1/2") Plywood (Generic Softwood) Sheathing:	0.11 RSI	
25mm Thick Cedar Siding (tongue and groove or butt joint):	0.26 RSI	R20 Fibre Glass Batt Insulation:	2.00 RSI	
400mm Wood Shingle Siding with 190mm Exposure:	0.15 RSI	R31 Fibre Glass Batt Insulation:	2.00 RSI	
Metal or vinyl Siding over sheathing:	0.11 RSI	R40 Fibre Glass Batt Insulation:	2.43 RSI	
51mm (2") Thick Pre-Manufactured Stone Veneer:	0.02 RSI	Glass Fibre Loose fill Insulation for attics (Per mm):	0.01875 RSI	
19mm (3/4") Thick Stucco Finish	0.02 RSI	12.7mm (1/2") Extruded Polystyrene (Type 2, 3, and 4)	0.44 RSI	
		25mm (1") Extruded Polystyrene (Type 2, 3, and 4)	0.88 RSI	
		38mm (1 1/2") Extruded Polystyrene (Type 2, 3, and 4)	1.28 RSI	
		51mm (2") Extruded Polystyrene (Type 2, 3, and 4)	1.71 RSI	
		64mm (2 1/2") Extruded Polystyrene (Type 2, 3, and 4)	2.15 RSI	
		77mm (3") Extruded Polystyrene (Type 2, 3, and 4)	2.59 RSI	
		89mm (3 1/2") Extruded Polystyrene (Type 2, 3, and 4)	2.99 RSI	
		100mm (4") Extruded Polystyrene (Type 2, 3, and 4)	3.36 RSI	
		12.7mm (1/2") Expanded Polystyrene (Type 3)	0.38 RSI	
		25mm (1") Expanded Polystyrene (Type 3)	0.76 RSI	
		38mm (1 1/2") Expanded Polystyrene (Type 3)	1.14 RSI	
		51mm (2") Expanded Polystyrene (Type 3)	1.53 RSI	
		64mm (2 1/2") Expanded Polystyrene (Type 3)	1.92 RSI	
		77mm (3") Expanded Polystyrene (Type 3)	2.25 RSI	
		89mm (3 1/2") Expanded Polystyrene (Type 3)	2.31 RSI	
		100mm (4") Expanded Polystyrene (Type 3)	3.00 RSI	
		57mm (2 1/4") Spray Applied Polyurethane Foam (medium density):2.05 RSI	1.52mm (6") Spray Applied Polyurethane Foam (medium density):	5.46 RSI
		15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.08 RSI	
		15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.09 RSI	
		184mm (7 1/4") Spray Applied Polyurethane Foam (medium density):6.44 RSI		
		Miscellaneous materials		
		Permeable (#15 Roofing) Felt:	0.01 RSI	
		12.7mm (1/2") Lime Based Mortar:	0.01 RSI	

Assembly Calculations for Effective RSI Values.

Raised Heel Wood Trusses @ 610mm with 368mm (14 1/2") Fibre Glass Loose Fill Insulation.

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{7}{0.76} + \frac{93}{1.67}} \rightarrow RSI = 1.54$$

Raised Heel Wood Trusses @ 610mm (24") with R40 Batt Insulation

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{7}{0.76} + \frac{93}{2.11}} \rightarrow RSI = 1.87$$

Floor Cantilever, 38mm×235mm (2×10) Floor Joists @ 406mm (16") with R31 Fibre Glass Batt Insulation

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{13}{2.00} + \frac{87}{5.46}} \rightarrow RSI = 4.46$$

Mechanical & Special Notes For Secondary Suites

Secondary suites to comply with B.C.B.C. 9.10.9.14. Sound Transmission between secondary suite and primary dwelling unit to comply with 9.11.1.1.(2)(b) [43 STC min. with resilient channels].

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3. and 9.36.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Secondary suite to be heated by an electric baseboard heating system. Heat Recovery Ventilator (HRV) to be installed to provide ventilation. Baseboard heaters to be installed to provide heating. A licensed mechanical tradesperson to verify, size, install, and provide mechanical checklist to local authority having jurisdiction. Interconnected smoke alarms to be installed in both the secondary suite and the primary residence in compliance with B.C.B.C. 9.10.9.14(4)(c) & 9.10.19.5(1) and 9.10.19.5(3)(a). Fire separation between primary dwelling and secondary suite to have a 45 minute F.R.R. unless noted elsewhere. Door(s) between primary dwelling and secondary suite to be a solid core wood door and have a self-closing device in compliance with B.C.B.C. 9.10.9.3. Door(s) to have bolt lock hardware installed with bolt turn on the property owner side.

Secondary suite Primary Exhaust Fan on/off switch to be mounted in the primary residence. On/Off switches to be labeled "PRIMARY EXHAUST FAN SUITE". All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.

Hot Water Heater (Secondary Suite): (Storage Type-Electric) See B.C.B.C. Table 9.36.4
Size:152L (40 imp. gal.), input 240VAC, ≤12kW, Performance Standard(s): CAN/CSA-C191
Performance Requirement(s): Standby loss (max.): 55 (Top Inlet), 70 (Bottom Inlet)

Water line to have separate shut off valves for main and suite. No combustible plumbing to penetrate the underside of a rated ceiling assemblies.

Kitchen fan: See BCBC Table 9.32.3.6., Table 9.32.3.8.(3).
47 Litre per second intermittent @ 50pa external static pressure
Duct size (Diameter): 125mm smooth, 150mm flexible.
Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed Equivalent length of 32m

Fan 3* - Principal Exhaust / Bathroom Fan: See BCBC Table 9.32.3.5, Table 9.32.3.8.(3).
14 Litre per second continuous @ 50pa External static pressure supply and exhaust air. .
Intermittent control to be wall mounted on/off switch. Fan to have a sound rating of 1.0 sones or better.
* Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel. Contractor to ensure switch is labelled: "PRINCIPAL EXHAUST FAN SUITE"

Assembly Calculations for Effective RSI Values.

Exterior 38mm×140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Concrete Fibre Siding (Horizontal Lap, Panel, or Shingle Panel):	0.03 RSI
9.5mm (3/8") Wall (Rainscreen) Air Cavity:	0.15 RSI
12.5mm (1/2") Plywood (Generic Softwood) Sheathing:	0.11 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.88 RSI

Exterior 38mm×140mm 2x6 Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with 51mm Thick (2") Pre-Manufactured Stone Veneer

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
51mm (2") Thick Pre-Manufactured Stone Veneer:	0.02 RSI
12.7mm (1/2") Lime Based Mortar:	0.01 RSI
9.5mm (3/8") Wall (Rainscreen) Air Cavity:	0.15 RSI
12.5mm (1/2") Plywood (Generic Softwood) Sheathing:	0.11 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.88 RSI

Wall between Garage and Primary Residence / Secondary Suite, 38mm×140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.09 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.68 RSI

200mm (8") Thick Foundation Walls with 38mm x 89mm (2x4) Furring @ 610mm (24") with R12 Fibre Glass Batt Insulation

$$RS_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RS_{IF}} + \frac{\% \text{ area of cavity}}{RS_{IC}}} \rightarrow RSI = \frac{100}{\frac{13}{0.76} + \frac{87}{2.11}} \rightarrow RSI = 1.71$$

200mm (8") Cast in Place Concrete Foundation Wall:	0.08 RSI
13mm (1/2") Wall Air Cavity:	0.16 RSI
38mm×89mm (2×4) Furring Wall Below Grade @ 610mm (24") with R12 Fibre Glass Batt Insulation:	1.71 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.15 RSI

LIST OF DRAWINGS

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A5	Main & Upper Floors
A6	Cross-Sections
D1	Construction Details
D2	Details Continued

ISSUED/REVISED

01	07/04/23	Siting & Plan Changes for Review
02	07/10/23	Revised Drafting Check-set
03	07/27/23	For Building Permit Application



103 - 891 Athree Avenue P. 250.382.7374
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DATE	July 27, 2023	DRWG NO.	8524-7
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT. NO.	A1 OF A6

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PROJECT

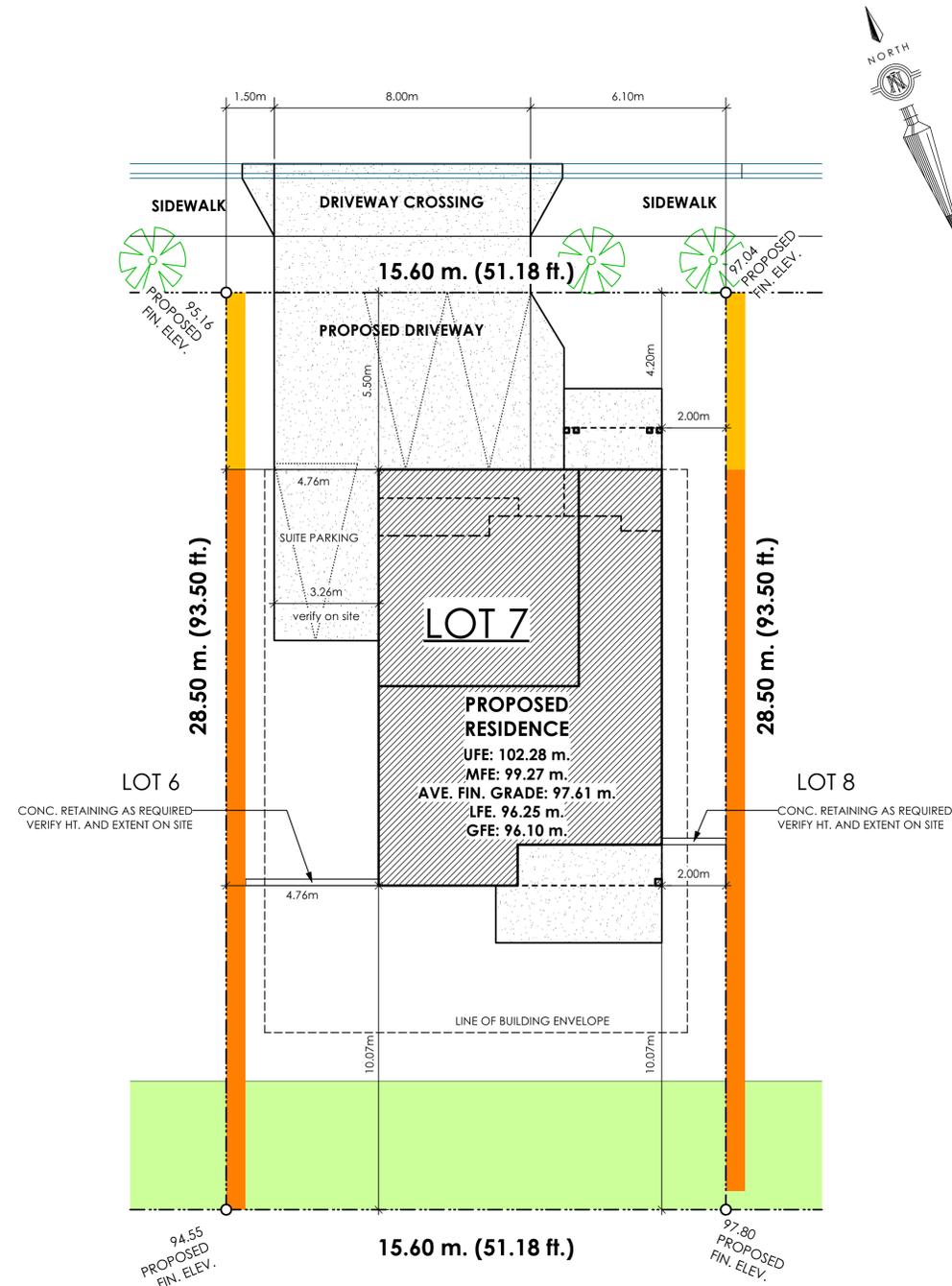
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 7 - 'Delilah' (Modified)
Latoria Terrace
Langford, B.C.

SKETCH PLAN OF PROPOSED LOT 7

Parcel Identifiers: TBD

SITE DATA	R2	LOT 7
ITEMS	PERMITTED	PROPOSED
LOT AREA		444.60 sq.m.
LOT COVERAGE	50.00 %	26.59 %
HEIGHT	9.00 m.	8.49 m.
SETBACKS		
- FRONT	3.00 m.	4.20 m.
- REAR	5.50 m.	10.07 m.
- SIDE	1.20 m.	2.00 m.
- SIDE	1.20 m.	4.76 m.
- GARAGE	5.50 m.	5.50 m.
FLOOR AREA		
- UPPER		93.15 sq.m.
- MAIN		100.39 sq.m.
- LOWER		66.51 sq.m.
- GARAGE		42.06 sq.m.
SUBTOTAL FLOOR AREA		302.11 sq.m.

LEGEND
Elevations are geodetic referred to Lanford Integrated Survey
- denotes Green Space



LIST OF DRAWINGS	
A1	General Notes
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A5	Main & Upper Floors
A6	Cross-Sections
D1	Construction Details
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ISSUED/REVISED		
01	07/04/23	Siting & Plan Changes for Review
02	07/10/23	Revised Drafting Check-set
03	07/27/23	For Building Permit Application



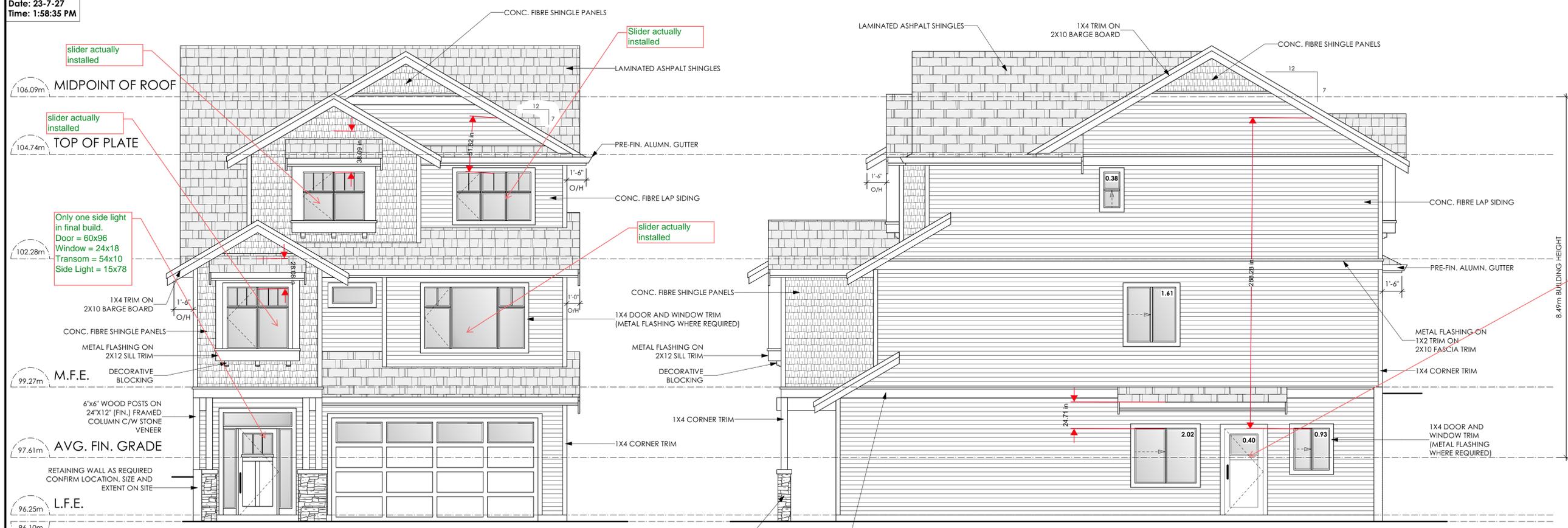
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SCALE	As Shown	SHT. NO.	A2 OF A6

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 7 - 'Delilah' (Modified)
Latoria Terrace
Langford, B.C.

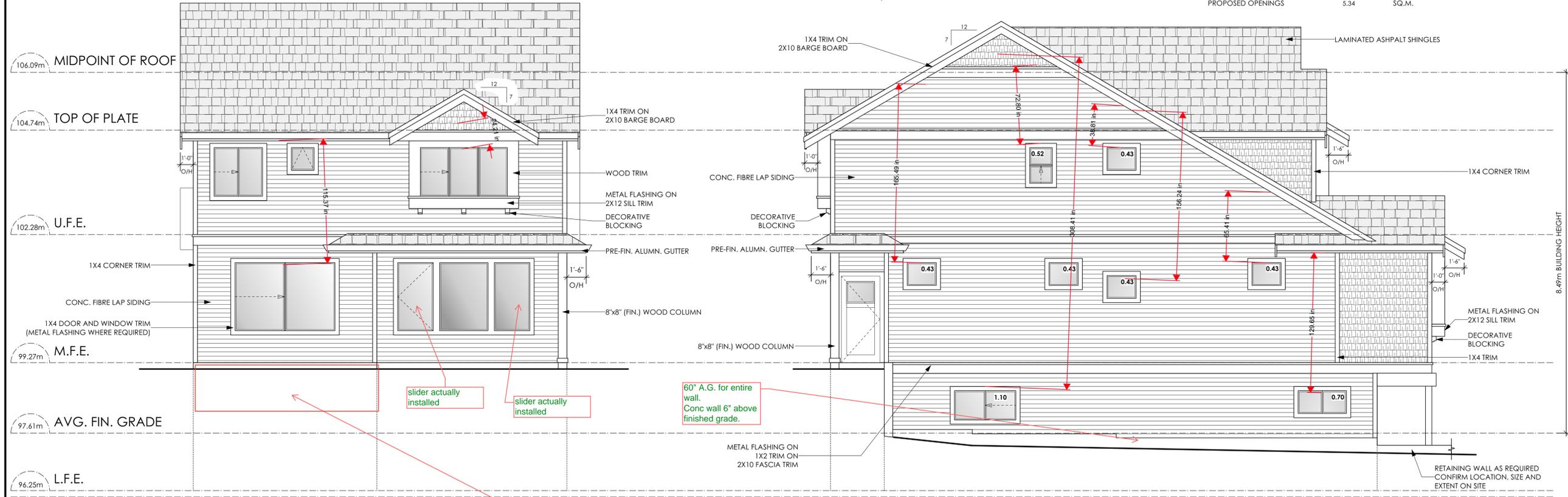
1 Siteplan
A2 Scale: 1:100



1 Front Elevation
A3 Scale: 1/4" = 1'-0"

2 Right Side Elevation
A3 Scale: 1/4" = 1'-0"

LIMITING DISTANCE	4.76	M.
EXPOSED BUILDING FACE	102.62	SQ.M.
ALLOWABLE OPENINGS	14.66	%
ALLOWABLE OPENING AREA	15.04	SQ.M.
PROPOSED OPENINGS	5.34	SQ.M.



3 Rear Elevation
A3 Scale: 1/4" = 1'-0"

4 Left Side Elevation
A3 Scale: 1/4" = 1'-0"

LIMITING DISTANCE	2.00	M.
EXPOSED BUILDING FACE	74.22	SQ.M.
ALLOWABLE OPENINGS	9.00	%
ALLOWABLE OPENING AREA	6.68	SQ.M.
PROPOSED OPENINGS	4.47	SQ.M.

LIST OF DRAWINGS	
A1	General Notes
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A3	Elevations
A4	Foundation & Lower Floor
A5	Main & Upper Floors
A6	Cross-Sections
D1	Construction Details
D2	Details Continued

ISSUED/REVISED		
01	07/04/23	Siting & Plan Changes for Review
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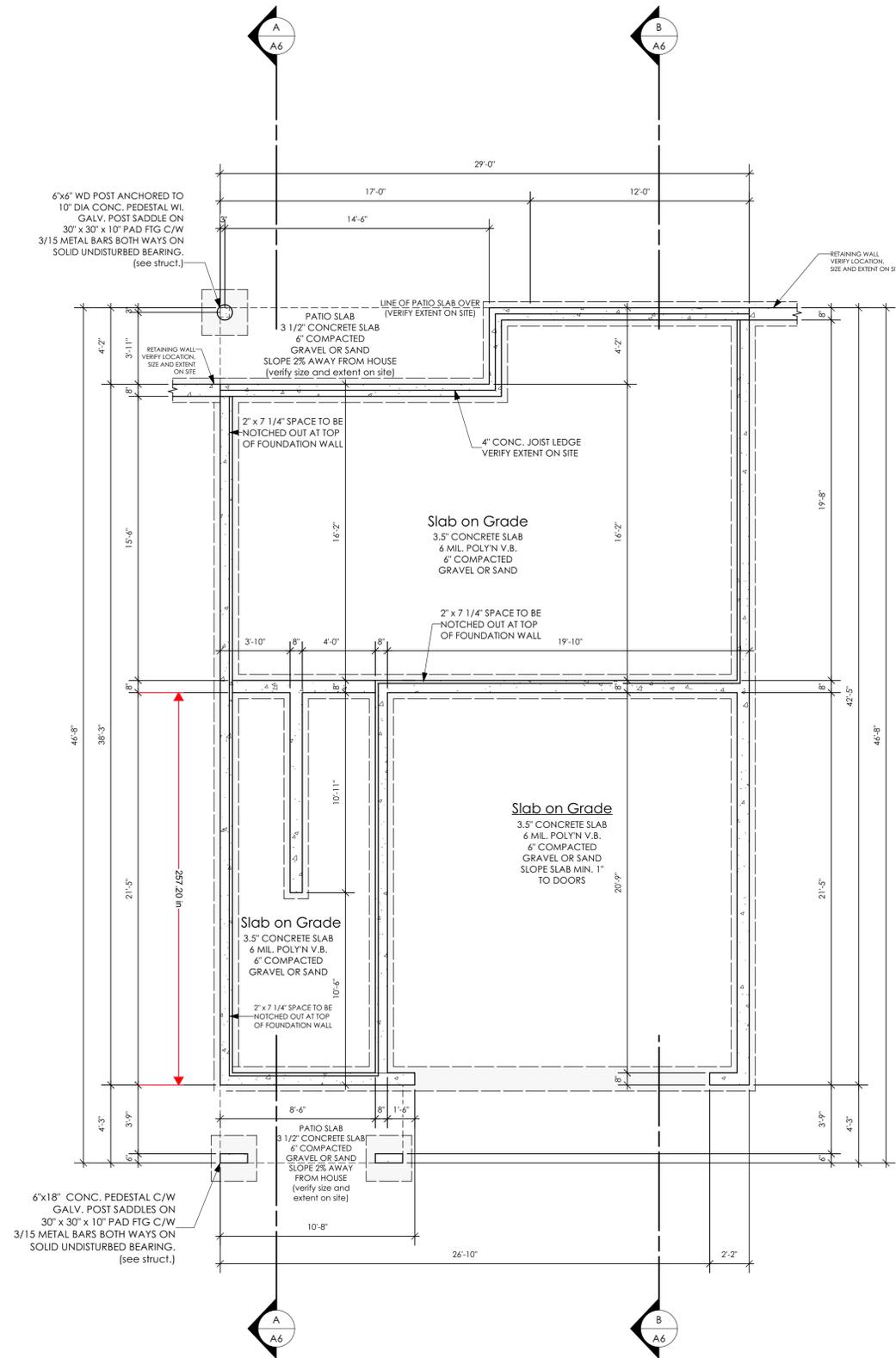


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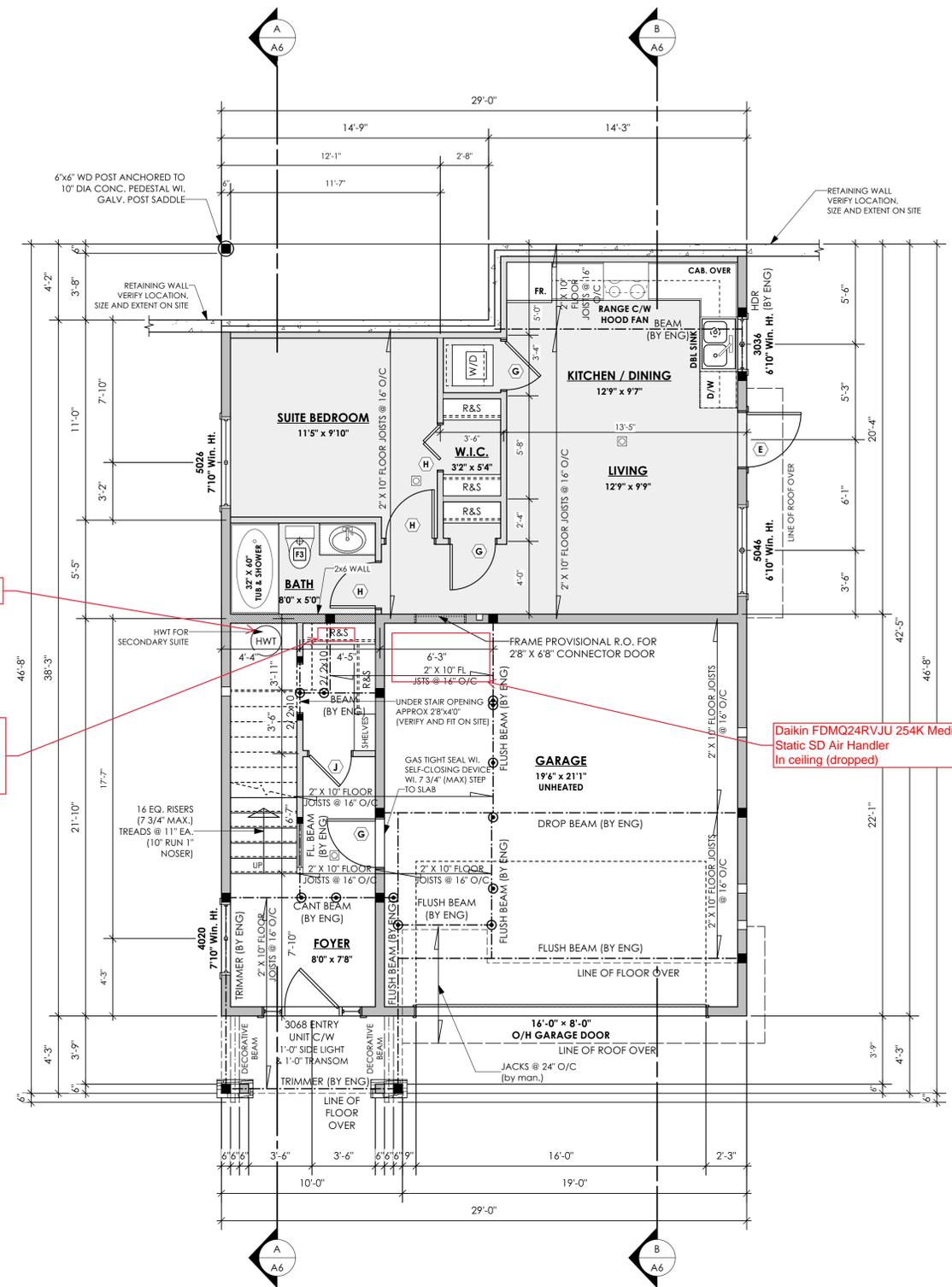
1 Foundation Plan
A4

NOTE:
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STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3)

SUITE ELECTRIC WATER HEATER
BRADFORD-WHITE RE250S8-INCPP

Navien NPE240A2
Natural Gas Tankless
Water Heater
UEF: 0.95
BTU/h: 13,300 - 199,900



2 Lower Floor Plan
A4

PRIMARY: 185.58 sq.ft. (17.24 sq.m.)
SUITE: 530.33 sq.ft. (49.27 sq.m.)
TOTAL: 715.91 sq.ft. (66.51 sq.m.)
GARAGE: 452.71 sq.ft. (42.06 sq.m.)

MECHANICAL FAN(S) & VENT(S)

- F1 BATHROOM FAN: 23 L/S (50 CFM) INTERMITTENT 9 L/S (20 CFM) CONTINUOUS
- F2 PRINCIPAL EXHAUST FAN: 35 L/S (75 CFM) CONTINUOUS
- F3 PRINCIPAL EXHAUST & BATHROOM FAN FOR SUITE: 23 L/S (50 CFM) INTERMITTENT 14 L/S (30 CFM) CONTINUOUS

REFER TO GENERAL NOTES

- INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH BCBC 9.10.19. INTERCONNECTED CARBON MONOXIDE DETECTORS TO COMPLY WITH BCBC 9.32.4.2.
- INTERCONNECTED PHOTOELECTRIC SMOKE ALARMS TO COMPLY WITH BCBC 9.10.14.5(2)(b) & 9.10.19.5(2)(b)

SYMBOLS & WALL LEGEND

- 2" x 4" INTERIOR & FURRING
- 2" x 6" EXTERIOR & INTERIOR
- RATED WALL (SEE ASSEMBLIES)
- 8" THK. CONC. FOUNDATION WALL
- 16" x 8" CONC. STRIP FOOTING
- BUILT-UP WOOD POST
- BUILT-UP WOOD POST TO SUPPORT LOAD FROM ABOVE
- POINT LOAD ON BEAM FROM ABOVE

WINDOWS & DOORS

ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT) VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING

DOOR SCHEDULE

- F 2'10" x 6'8" (34" x 80")
- A 8'0" x 6'8" (96" x 80")
- B 6'0" x 6'8" (72" x 80")
- C 5'0" x 6'8" (60" x 80")
- D 4'0" x 6'8" (48" x 80")
- E 3'0" x 6'8" (36" x 80")
- G 2'8" x 6'8" (32" x 80")
- H 2'6" x 6'8" (30" x 80")
- J 2'4" x 6'8" (28" x 80")
- K 2'0" x 6'8" (24" x 80")
- L 1'6" x 6'8" (18" x 80")

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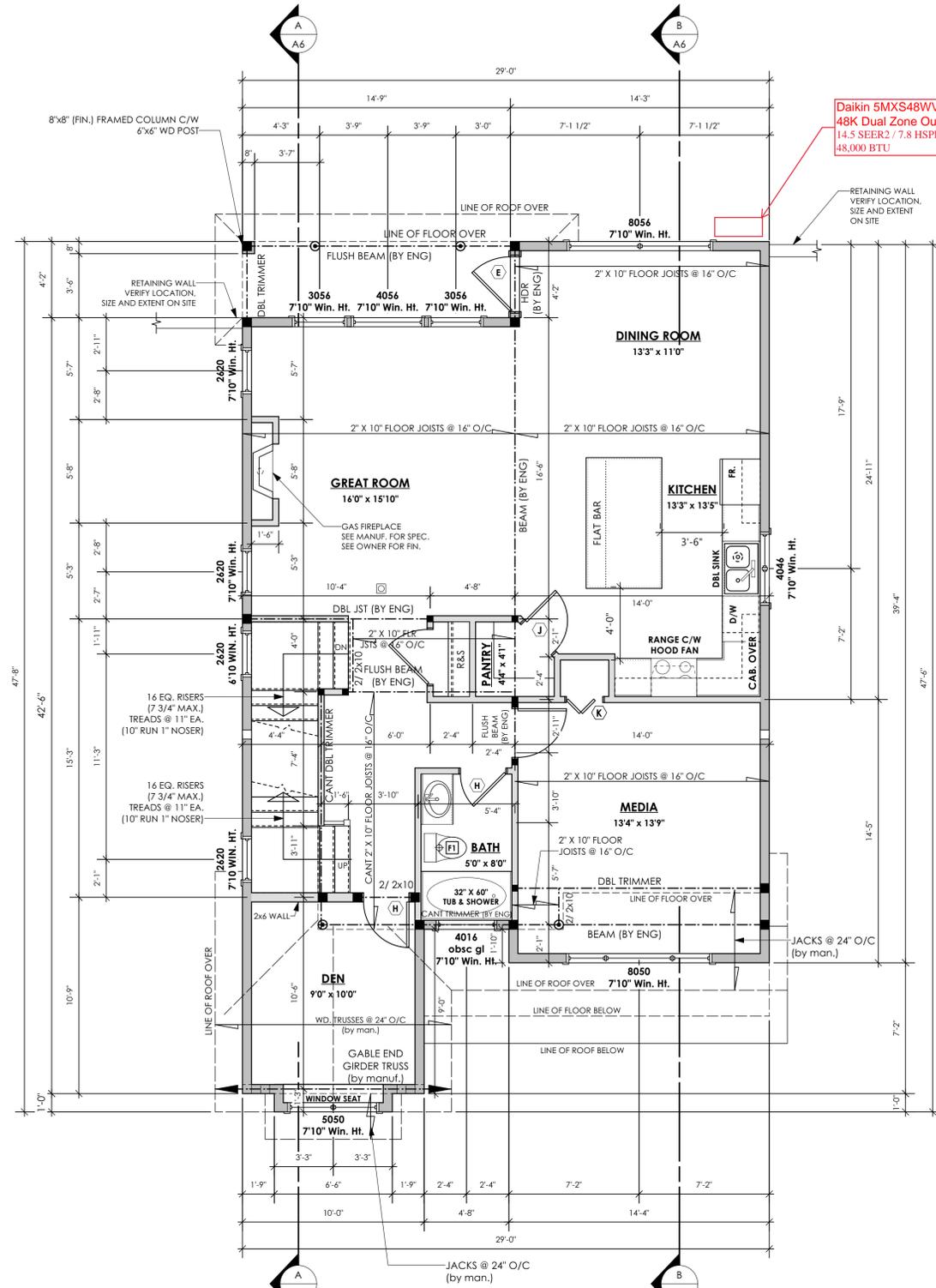


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Langford, B.C.



1 Main Floor Plan
Scale: 1/4" = 1'-0"
PRIMARY: 1080.54 sq.ft. (100.39 sq.m.)

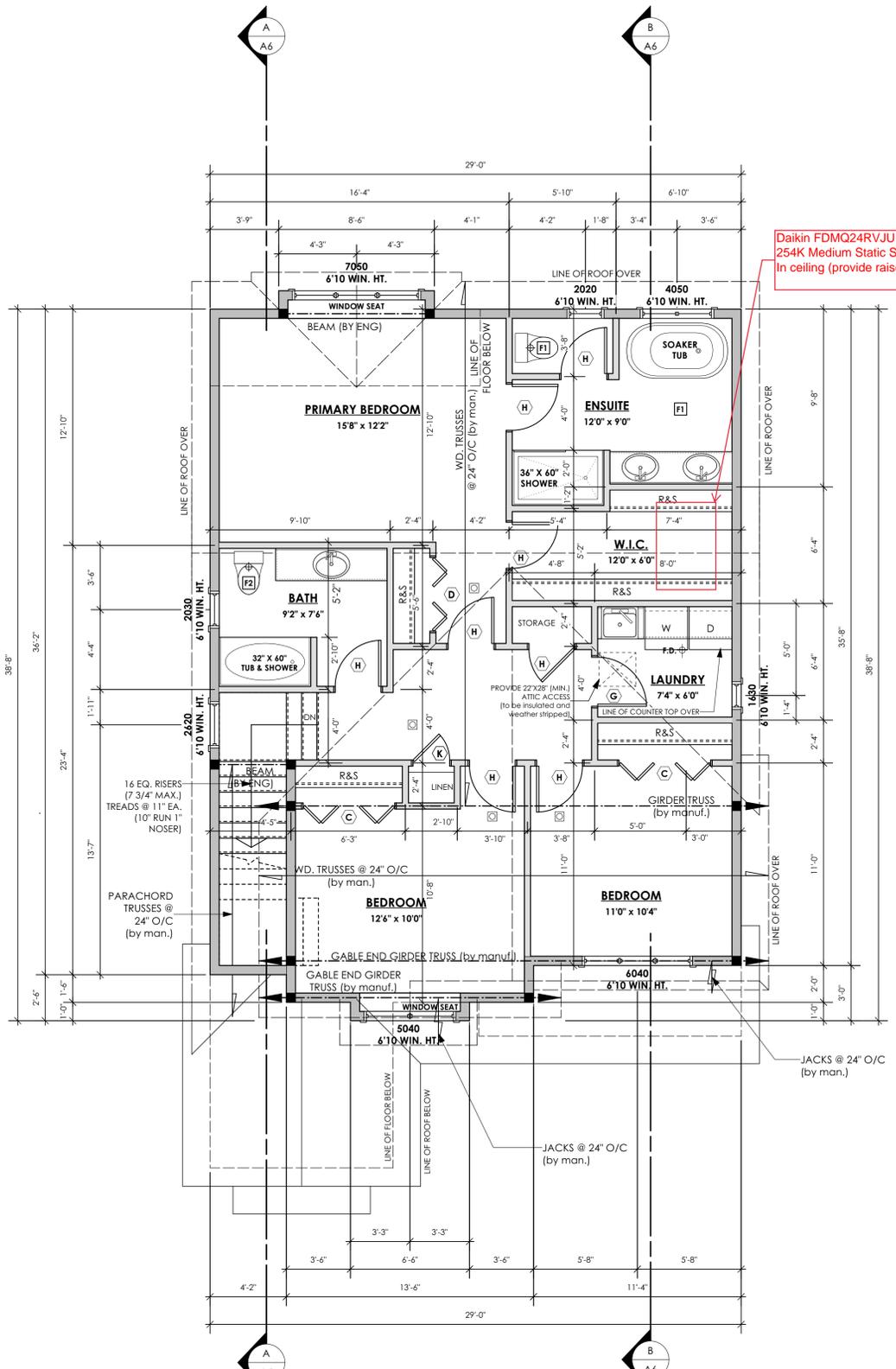
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NOTE:
ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

Daikin 5MXS48VJU9
48K Dual Zone Outdoor Heat Pump
14.5 SEER2 / 7.8 HSPF2 / 8.2 EER2
48,000 BTU

Daikin FDMQ24RVJU
254K Medium Static SD Air Handler
In ceiling (provide raised truss section)



2 Upper Floor Plan
Scale: 1/4" = 1'-0"
PRIMARY: 1002.61 sq.ft. (93.15 sq.m.)

MECHANICAL FAN(S) & VENT(S)

- F1 BATHROOM FAN:
23 L/S (50 CFM) INTERMITTENT
9 L/S (20 CFM) CONTINUOUS
- F2 PRINCIPAL EXHAUST FAN:
35 L/S (75 CFM) CONTINUOUS
- F3 PRINCIPAL EXHAUST & BATHROOM FAN FOR SUITE:
23 L/S (50 CFM) INTERMITTENT
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VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING

DOOR SCHEDULE

- F 2'10" X 6'8" (34" X 80")
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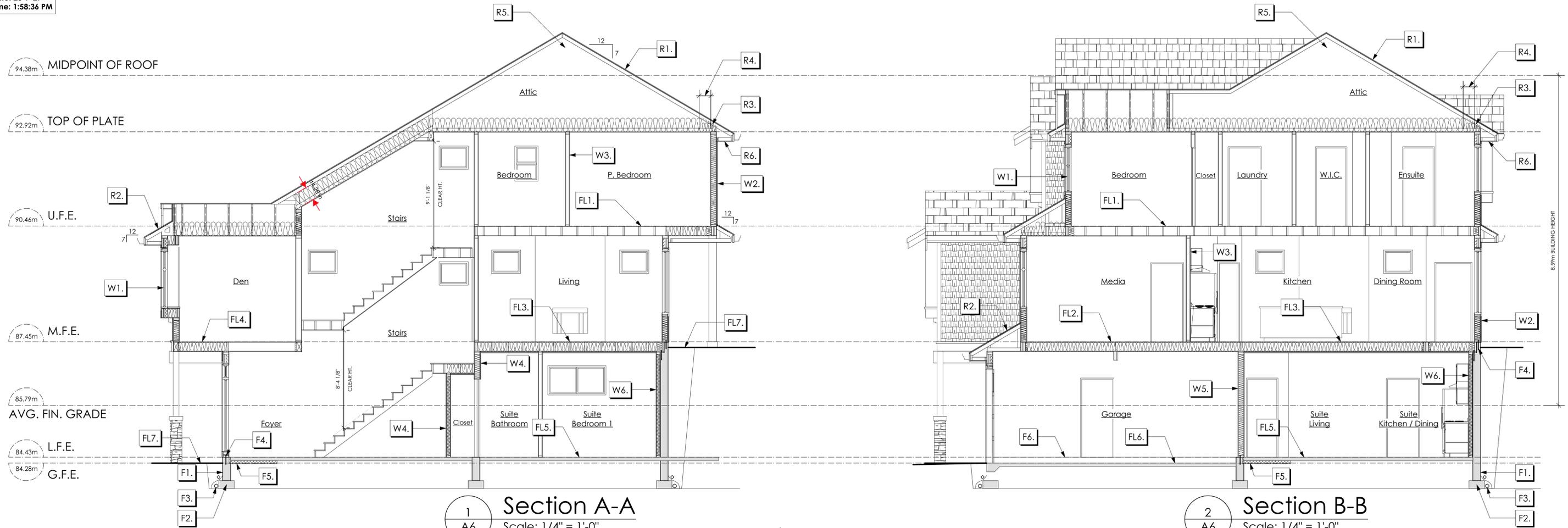


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Langdon Weir Construction Ltd.
Lot 7 - 'Delilah' (Modified)
Latoria Terrace
Langford, B.C.



1 Section A-A
A6 Scale: 1/4" = 1'-0"

2 Section B-B
A6 Scale: 1/4" = 1'-0"

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Section Notes *SEE A1 FOR EFFECTIVE RSI CALCULATIONS

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD WD TRUSSES (DESIGNED BY MANUF.) R-40 FIBRE GLAS BATT INSULATION OR 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING OR EQUAL C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) VENTED ALUMINUM SOFFIT (5/8" X-TYPE GYPSUM BOARD GYPSUM BOARD IN GARAGE INSTEAD OF ALUMINUM SOFFIT)
- R3. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building. air ventilation baffles to be installed where required in as per BCBC 9.19.)
- R4. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R5. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply w/ B.C. bldg. code 9.19.1)
- R6. PRE-FIN. ALUMINUM GUTTER 2"X8" FASCIA BD. 2"X4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)

3.5" closed cell spray foam insulation installed on-site.

Floors

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (between garage and living space)
- FL3. B.C. BUILDING CODE (TABLE 9.10.3.1-8) RATED FLOOR ASSEMBLY Fpd FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) R-28 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD 1 HOUR F.R.R., 54 S.T.C.
- FL4. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W VENTED SOFFIT (to owners spec's) TO ALL SUSPENDED FLOOR AREAS
- FL5. FINISHED FLOORING ON 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL6. 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (not shown in section)
- FL7. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (SLOPE 2% AWAY FROM HOUSE)

Walls

- W1. DOUBLE GLAZING ENERGY STAR LOW 'E' RATING IN THERMAL BREAK FRAMES 2/2"X10" LINTEL OVER (@ bearing walls only) (TYPICAL, w/ 2 1/2" XPS insulation) FLASHINGS OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/LS.2/A440, "NAFS"; Langford, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- W2. CONC. FIBRE BOARD ON 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 1/2" ORIENTED STRAND BOARD 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (refer to details on D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" o/c OR 2x6 STUDS @ 16" o/c (if noted)
- W4. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3c 1 LAYER 1/2" X-TYPE GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) RESILIENT METAL CHANNELS ON ONE SIDE @ 400mm OR 600mm O.C. C/W 3 1/2" FIBRE GLASS SOUND BATT FRICTION FITTED AND SOLID FILLED 45 MIN. F.R.R., 43 S.T.C. (BETWEEN PRIMARY LIVING & SECONDARY SUITE) (NOT SHOWN IN SECTION)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL POLYN V.B. 1/2" GYPSUM BOARD (between garage & living)
- W6. 2x4 FURRING WALL 1/2" GYPSUM BOARD ON 6 MIL. POLYN V.B. 2x4 STUDS @ 24" o/c c/w R-12 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7mm (1/2") AIR SPACE (provide required firestops in wall assemblies to comply with S.C. Bldg. CODE 7.10.16.)

Actual on-site insulation is 2.5" XPS rigid. No furring.

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16"X 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. o/c MAX c/w SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2m) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY OR VERTICALLY FOR SLABS ABOVE FROST LINE. (verify with municipality depth of frost line)
- F6. STEP DOWN TO GARAGE SLAB MAY VARY, VERIFY EXTENT ON SITE (not shown in section)

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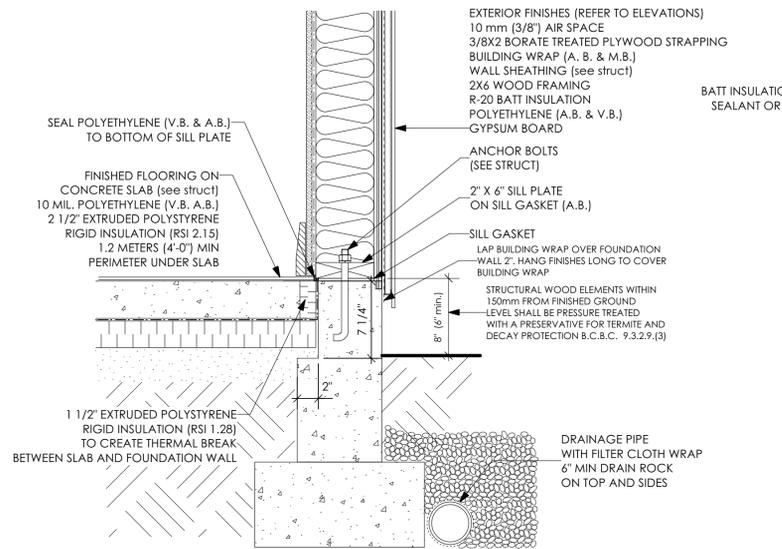


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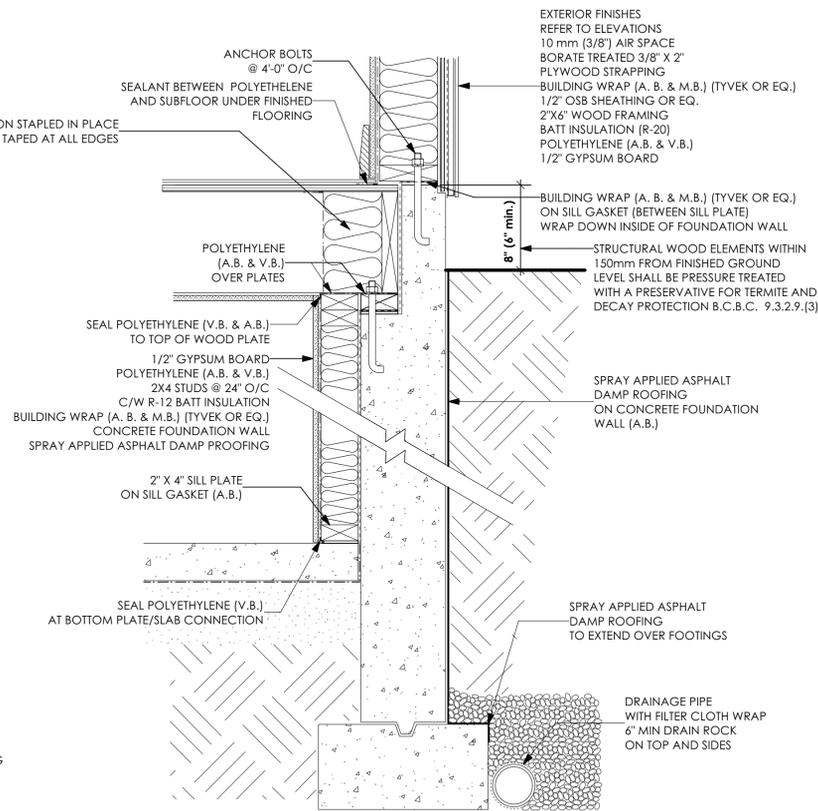
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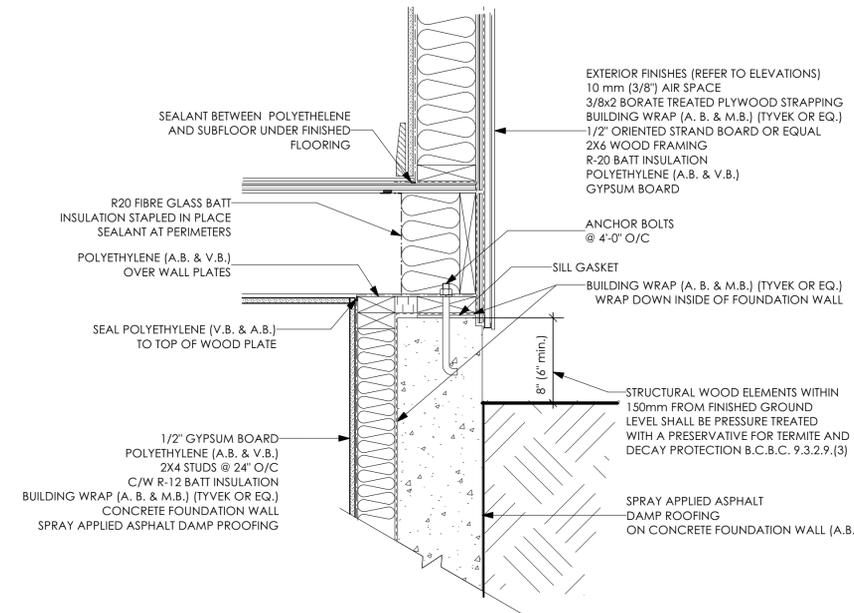
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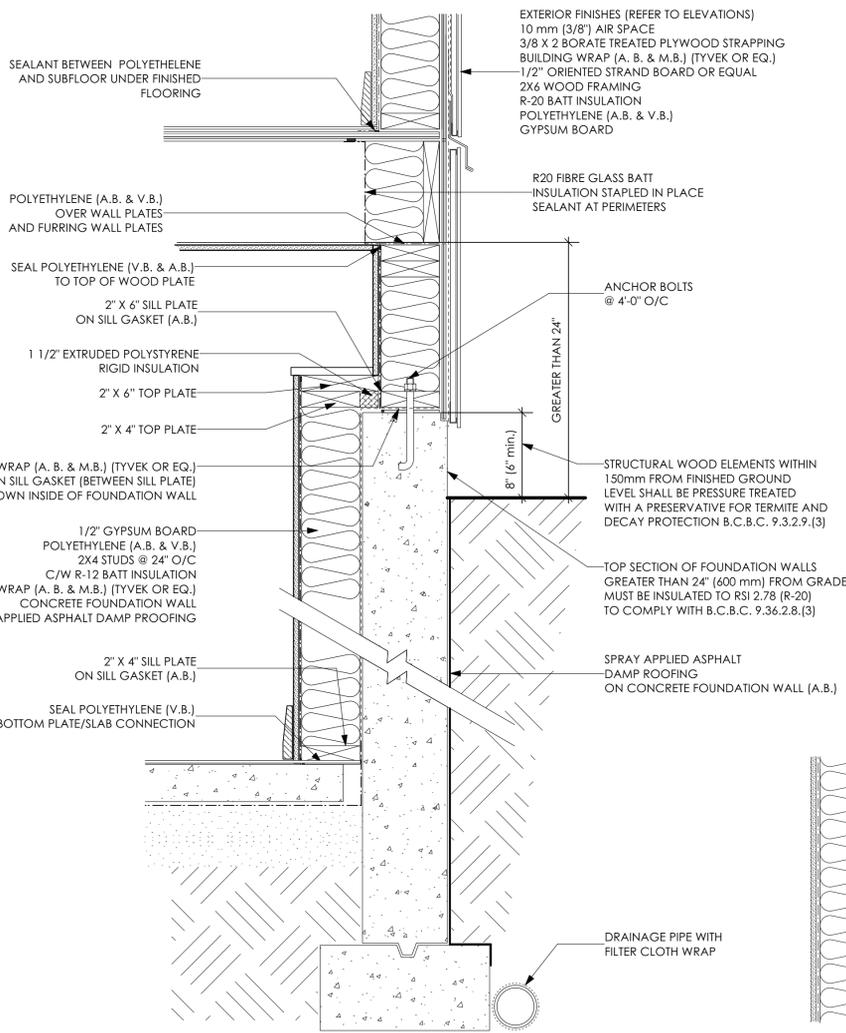
1 Slab on Grade
D1 Scale: 1 1/2" = 1'-0"



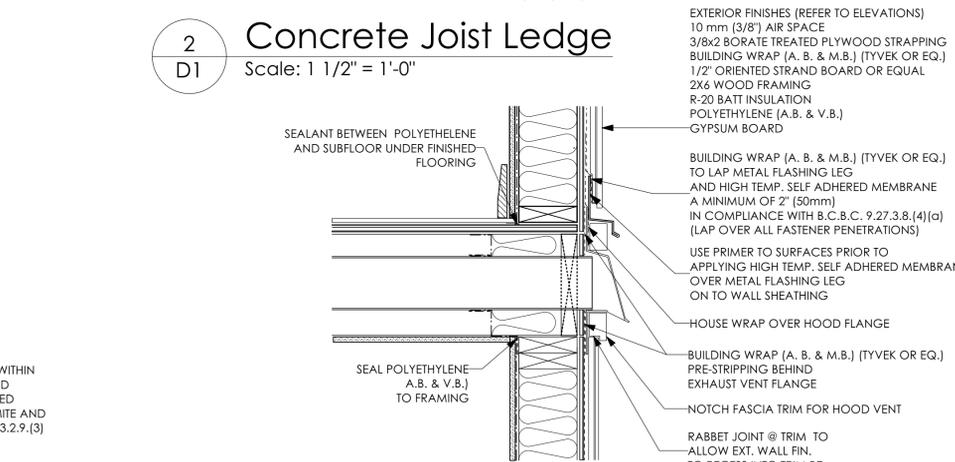
2 Concrete Joist Ledge
D1 Scale: 1 1/2" = 1'-0"



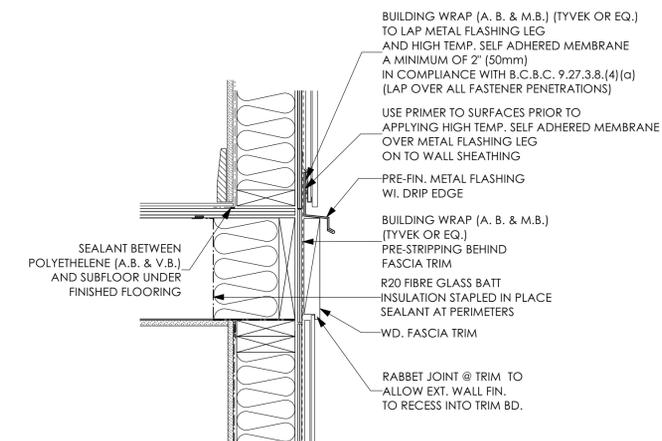
3 Base of Wall/Foundation
D1 Scale: 1 1/2" = 1'-0"



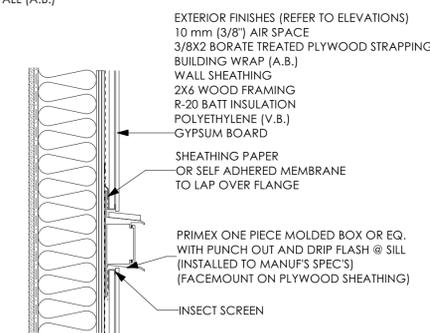
4 Basement Furring Wall
D1 Scale: 1 1/2" = 1'-0"



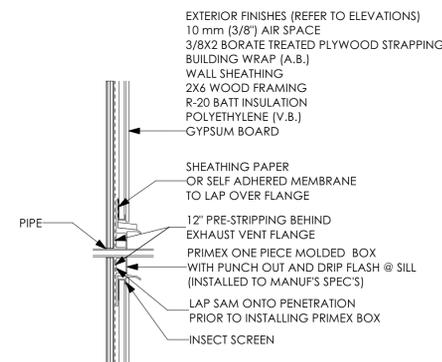
5 Wall Exhaust Vent
D1 Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



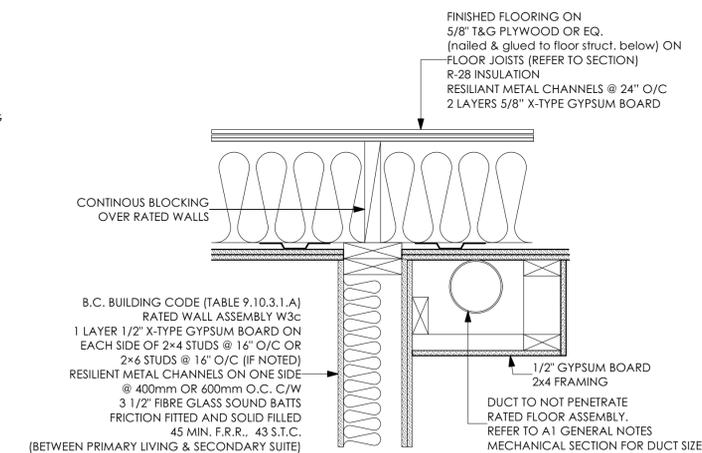
6 Trimmer Joist
D1 Scale: 1 1/2" = 1'-0"



7 Electrical Fixtures
D1 Scale: 1 1/2" = 1'-0"
PRIMEX BOX REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



8 Pipes
D1 Scale: 1 1/2" = 1'-0"
PRIMEX BOX REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



9 Bulkhead (Suite)
D1 Scale: 1 1/2" = 1'-0"

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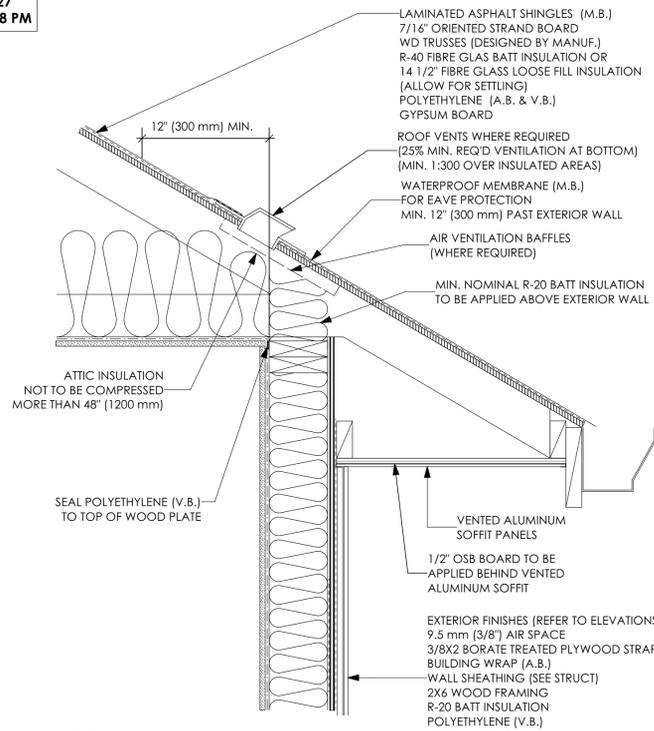
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DATE	DRWG NO.
July 27, 2023	8524-7
DRAWN BY	REVIEWED BY
N.S.	N.S.
SCALE	SHT. NO. OF
As Shown	D1 OF D2

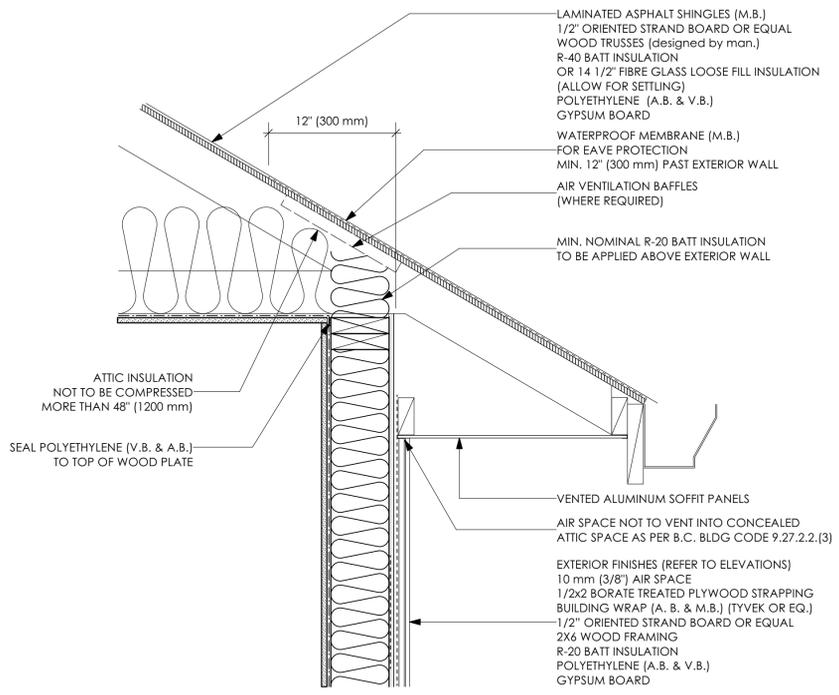
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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 7 - 'Delilah' (Modified)
Latoria Terrace
Langford, B.C.



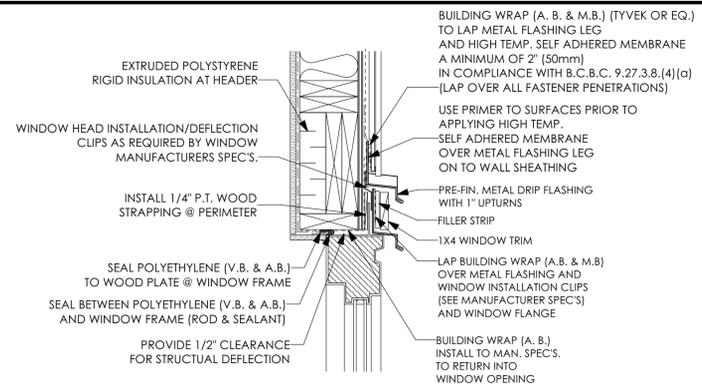
1 Soffit Protection

D2 Scale: 1 1/2" = 1'-0"
2018 BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG
IS WITHIN 1.20M OF PROPERTY LINE)



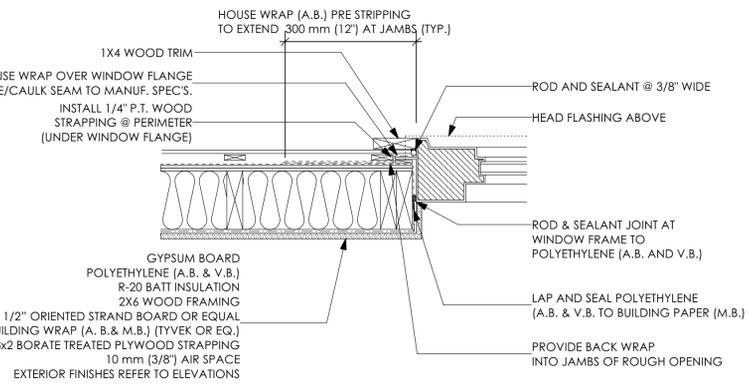
2 Water Shedding Roof / Wall

D2 Scale: 1 1/2" = 1'-0"



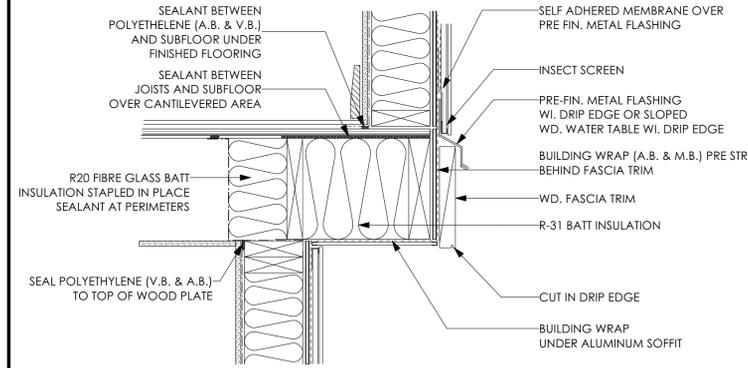
3 Window Head

D2 Scale: 1 1/2" = 1'-0"



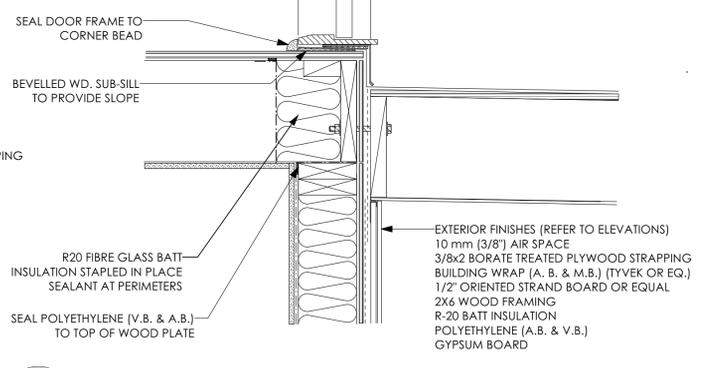
4 Window Jamb

D2 Scale: 1 1/2" = 1'-0"



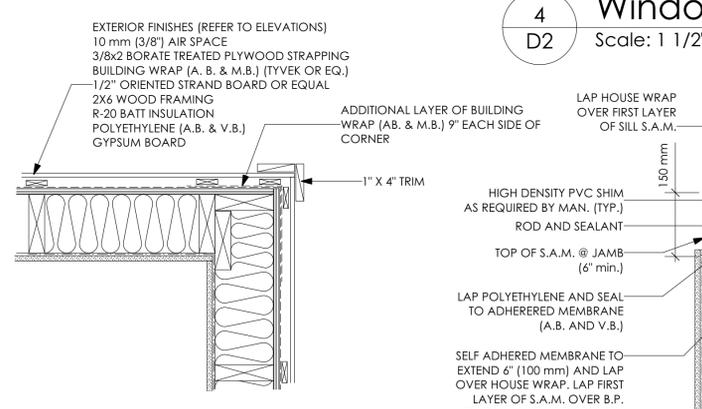
5 Cantilevered Floor

D2 Scale: 1 1/2" = 1'-0"



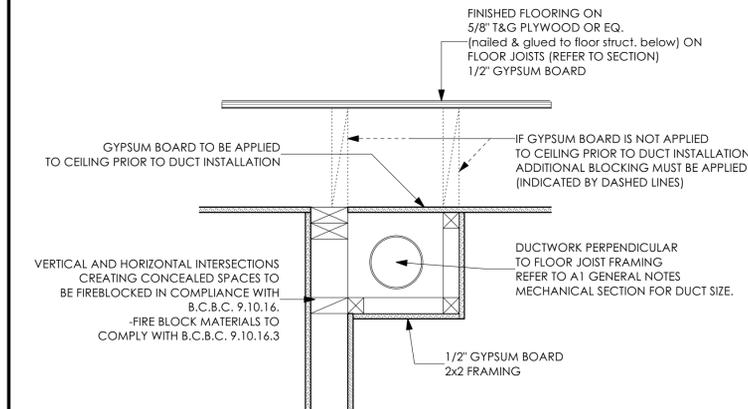
6 Door Sill Protected Membrane

D2 Scale: 1 1/2" = 1'-0"



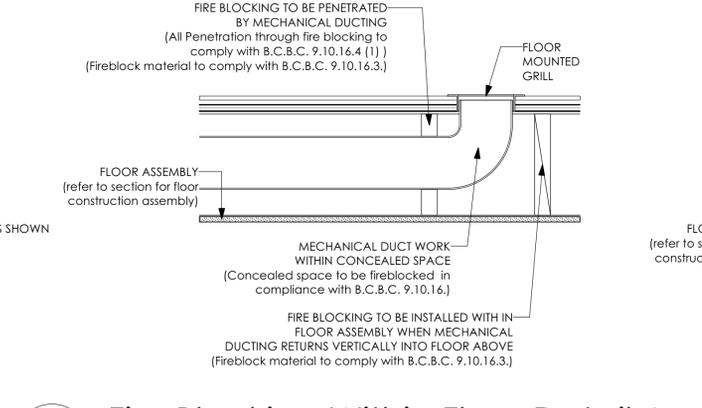
7 Exterior Corner

D2 Scale: 1 1/2" = 1'-0"



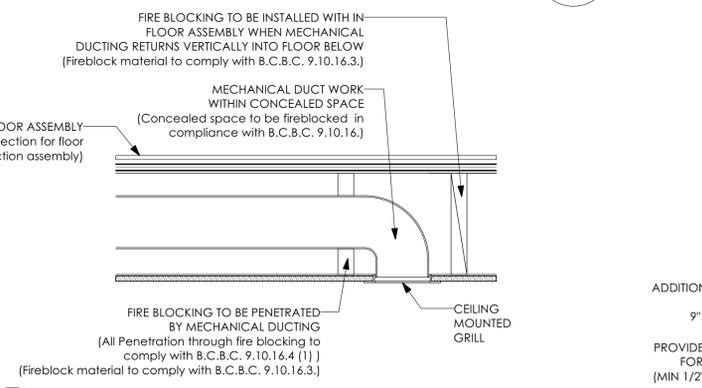
9 Fire Blocking Bulkheads

D2 Scale: 1 1/2" = 1'-0"



10 Fire Blocking Within Floor Detail A

D2 Scale: 1 1/2" = 1'-0"

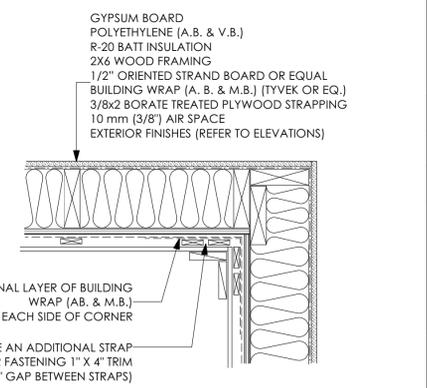


11 Fire Blocking Within Floor Detail B

D2 Scale: 1 1/2" = 1'-0"

8 Window Sill

D2 Scale: 1 1/2" = 1'-0"



12 Interior Corner

D2 Scale: 1 1/2" = 1'-0"

LIST OF DRAWINGS	
A1	General Notes
A2	Site plan
A3	Elevations
A4	Foundation & Lower Floor
A5	Main & Upper Floors
A6	Cross-Sections
D1	Construction Details
D2	Details Continued

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