

Date: 24-1-25
Time: 2:00:06 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 8 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 in consistent with this specification: no dilution permitted except where specified. House to be built to Step 3 of the BC Energy Step Code.

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 manufactures 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 eccentrical 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/I.S.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

Refer BC Energy Compliance Report for thermal resistance rating of all windows and door to be using in this structure.

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

Refer BC Energy Compliance Report for Insulation Values of all walls and floors to be used in this structure.

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 vapor 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.

Refer to BC Step Code Compliance Checklist for Mechanical Energy Use Intensity (MEUI) & Thermal Energy Demand Intensity (TEDI) compliance. The following numbers are the minimum prescriptive requirements set within BCBC 9.36.4.

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 primary bedroom walk in closet ceiling, truss manufacturer to raise trusses 16" 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.

The Following Requirements are the minimum prescriptive requirements set by 9.36.3. See the Energy compliance report for how these actual MEUI of the building. See the General Contractor/owner for the mechanical systems specification sheets and actual SEER, EER, and energy compliance numbers.

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

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.

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"

British Columbia Step Code Compliance

This building is designed to be constructed under Step 3 of the British Columbia Step Code and complies with British Columbia Building Code 9.36.6. See Energy Compliance Report for information regarding the thermal resistance of the building envelope such as the TEDI and resistance calculations of the assemblies contained within.

Copyright ©

Design and plans are covered by copyright law and are the sole property of Victoria Design Limited and may not be reproduced or used in any form without written permission from same. Victoria Design Limited permits the purchaser to construct only one (1) building per purchase of plans.

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

ISSUED/REVISED		
01	01/25/24	For Building Permit Application

vdg

victoria

design group

103 - 891 Aftree Avenue
Victoria, B. C.
V9B 0A6

P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

DATE	Jan 25, 2024	DRWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A1 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

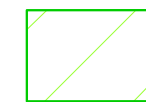
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.

**SKETCH PLAN OF PROPOSED LOT 29
LATORIA TERRACE**
Parcel Identifiers: TBD

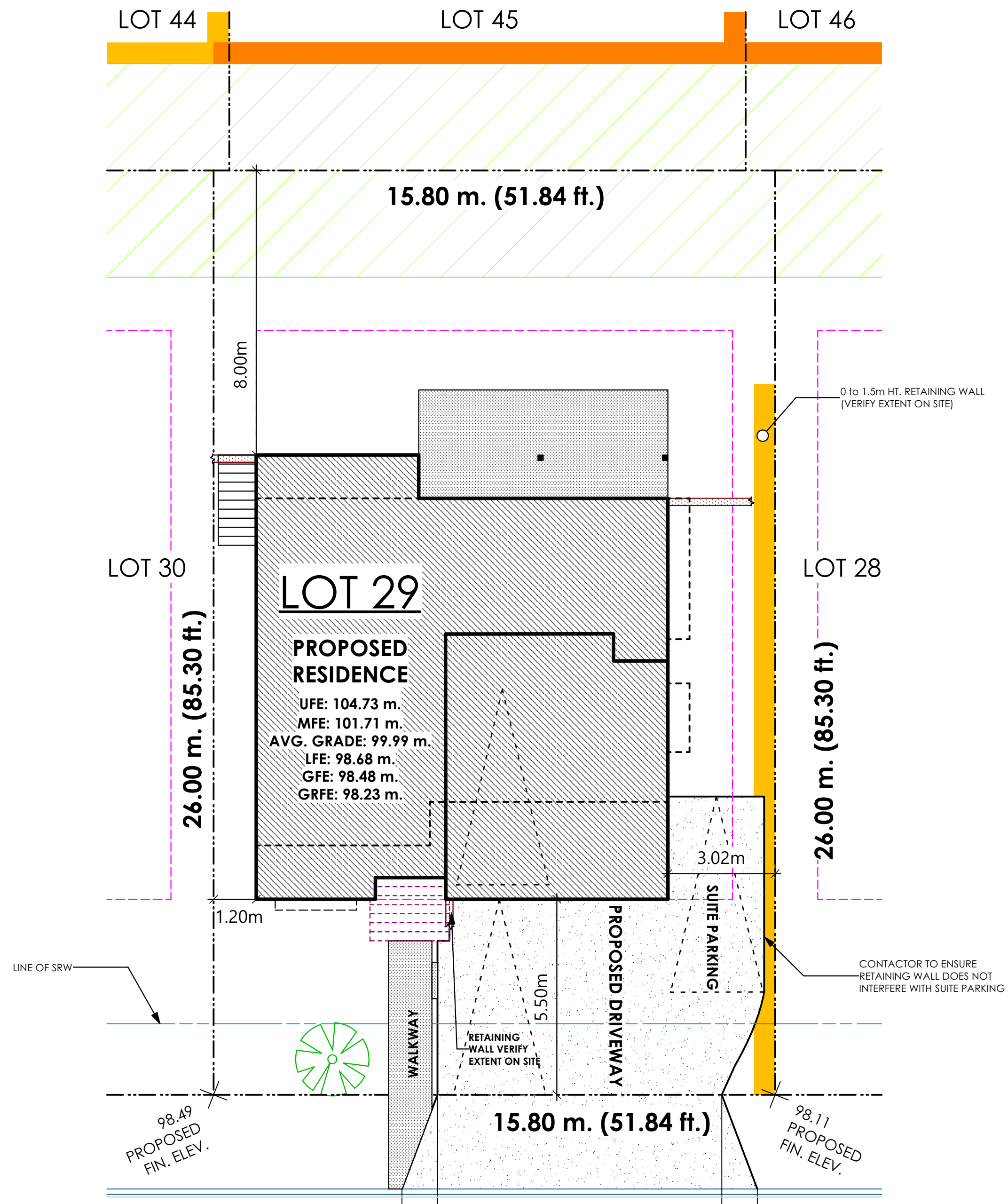
SITE DATA	R2	LOT 29
ITEMS	PERMITTED	PROPOSED
LOT AREA		410.80 sq.m.
LOT COVERAGE	50.00 %	35.98%
HEIGHT	9.00 m.	8.27 m.
SETBACKS		
- FRONT (SOUTH)	3.00 m.	5.50 m.
- REAR (NORTH)	5.50 m.	8.00 m.
- SIDE (WEST)	1.20 m.	1.20 m.
- SIDE (EAST)	1.20 m.	3.02 m.
- GARAGE (SOUTH)	5.50 m.	5.50 m.
FLOOR AREA		
- UPPER		98.76 sq.m.
- MAIN		118.81 sq.m.
- LOWER		86.57 sq.m.
- GARAGE		45.50 sq.m.
SUBTOTAL FLOOR AREA		349.64 sq.m.

LEGEND

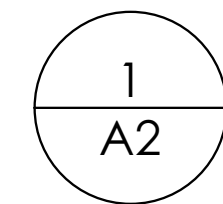
Elevations are geodetic referred to Lanford Integrated Survey



- denotes Green Space



ASHMORE TERR.



Siteplan

Scale: 1:100

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

ISSUED/REVISED		
01	01/25/24	For Building Permit Application



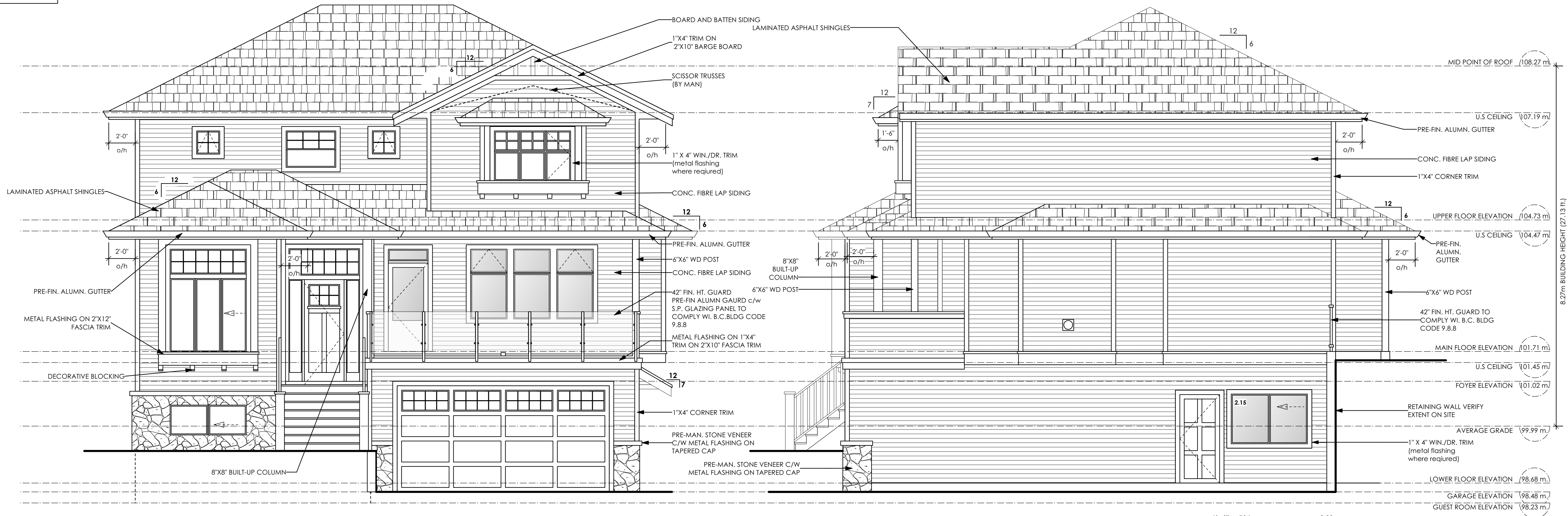
103 - 891 Attree Avenue
Victoria, B. C.
V9B 0A6

P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

DATE Jan 25, 2024	DRWG NO. 8524-29
DRAWN BY N.S.	REVIEWED BY N.S.
SCALE As Shown	SHT. NO. A2 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY
COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF
VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE
REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN
PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE
WORK PREPARED FOR THIS PROJECT ONLY

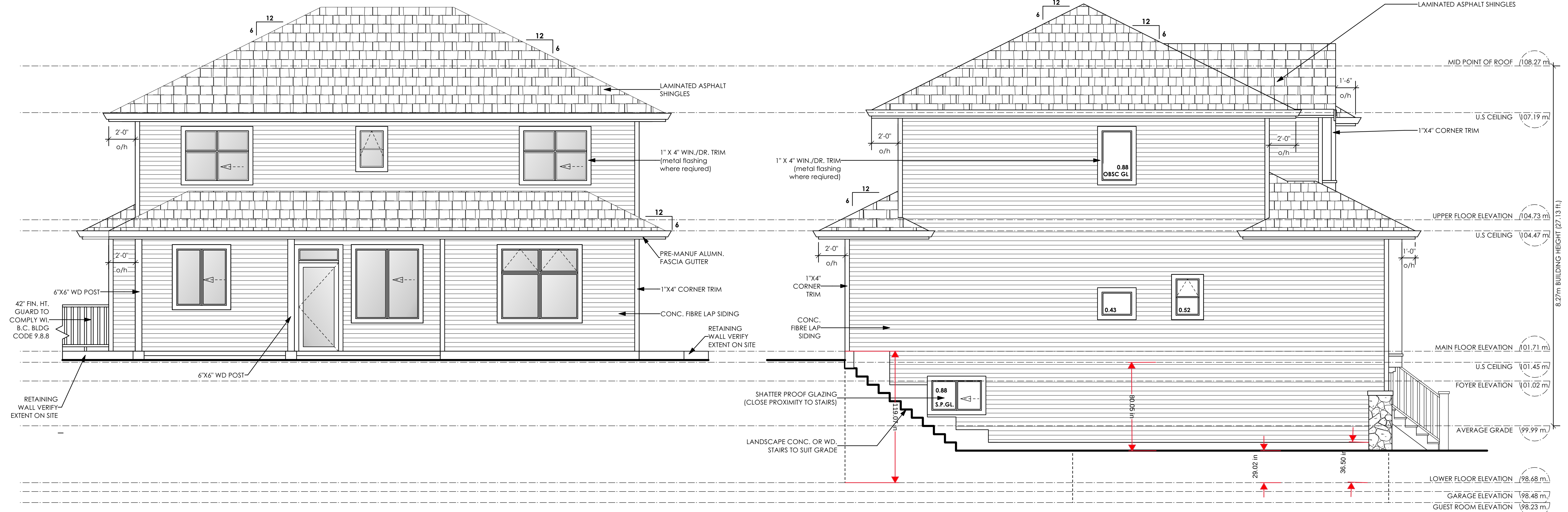
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.



1
A3 Front (S) Elevation
Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

2
A3 Right (E) Elevation
Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

Limiting Distance	3.02 m.
Exposed Building Face	86.36 sq.m.
Allowable Openings	9 %
Allowable Opening Area	8.42 sq.m.
Proposed Openings	2.15 sq.m.



3
A3 Rear (N) Elevation
Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

4
A3 Left (W) Elevation
Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

Limiting Distance	1.20 m.
Exposed Building Face	88.39 sq.m.
Allowable Openings	7 %
Allowable Opening Area	6.19 sq.m.
Proposed Openings	2.71 sq.m.

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

ISSUED/REVISED		
01	01/25/24	For Building Permit Application

vdg | victoria
design group

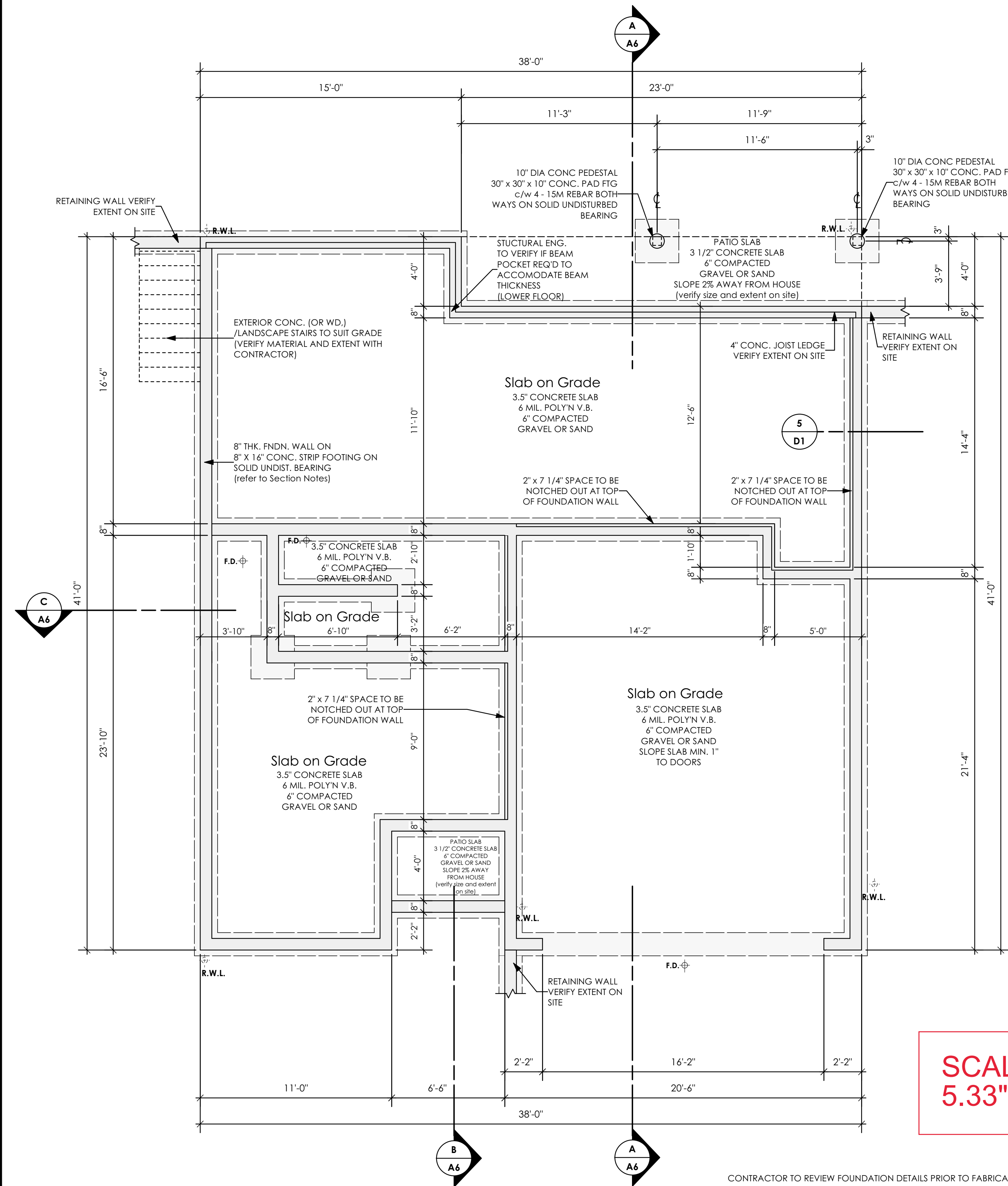
103 - 891 Attree Avenue
Victoria, B. C.
V9B 0A6

P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

DATE	Jan 25, 2024	DRWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT. NO.	A3 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.



SCALE ADJUST:
5.33" = 256"

NOTE:
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 9.23.13. AND SUPPLY DETAILS IF REQUIRED

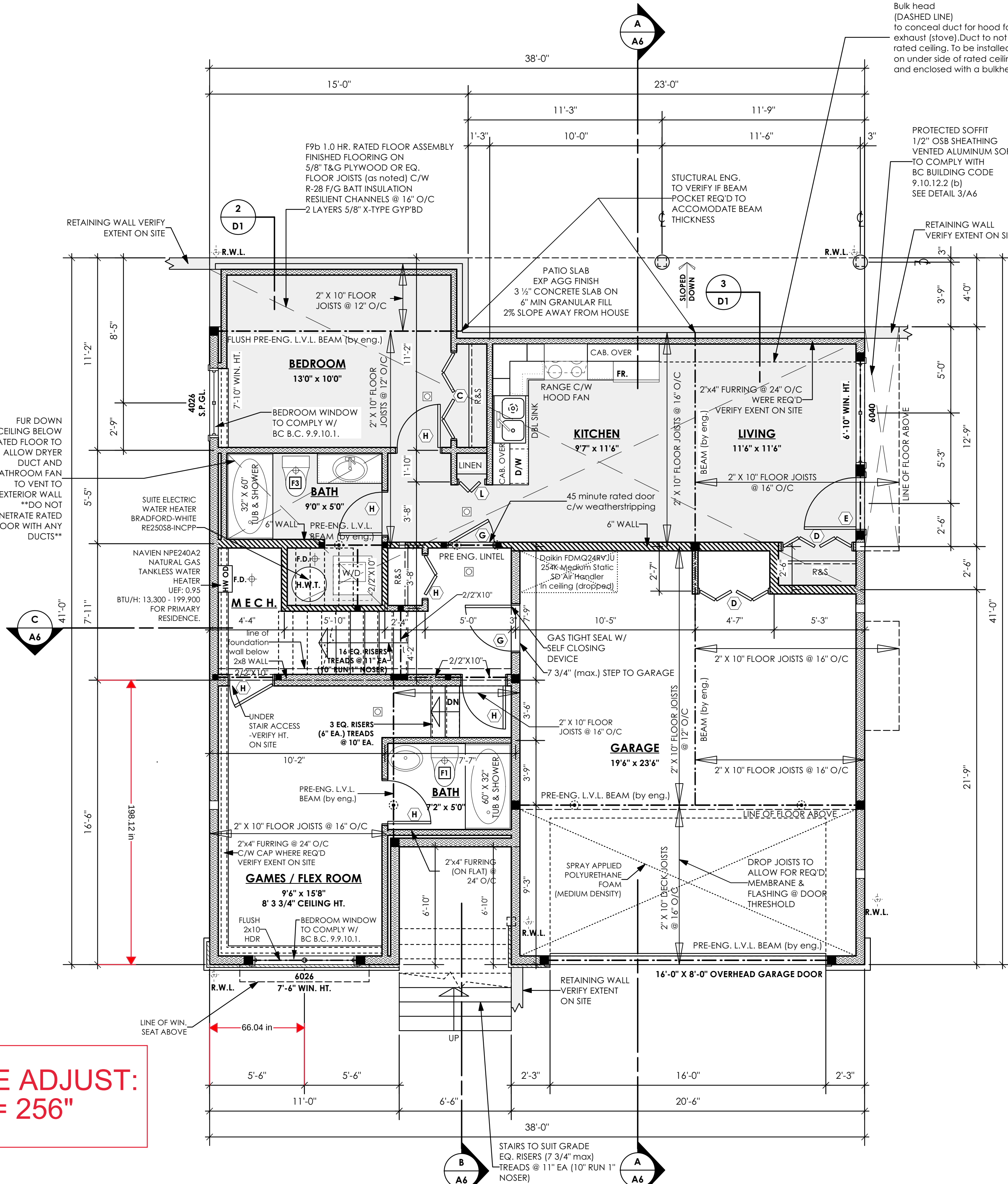
STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED
GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE
FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3)

1
A4
Foundation Plan
Scale: 1/4" = 1'-0"

CONTRACTOR TO REVIEW FOUNDATION DETAILS PRIOR TO FABRICATING CONCRETE FORMS.

SLAB ON GRADE PORTIONS REQUIRE 1 1/2" THERMAL BREAK AND 2" X 7 1/4" "KNOCKOUT" IN FOUNDATION WALLS.

CONTRACTOR TO VERIFY PLACEMENT OF RAIN WATER LEADERS (R.W.L.) PRIOR TO EXCAVATION



2
A4
Lower Floor Plan
Scale: 1/4" = 1'-0"

MAIN RESIDENCE: 360.37 sq.ft. (33.48 sq.m.)
SECONDARY SUITE: 571.46 sq.ft. (53.09 sq.m.)
GARAGE: 489.76 sq.ft. (45.50 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

- [S] INTERCONNECTED SMOKE DETECTORS
TO COMPLY WITH BCBC 9.10.19
INTERCONNECTED CARBON MONOXIDE
DETECTORS TO COMPLY WITH BCBC 9.32.4.2.
- [D] 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") (G) 2'8 X 6'8 (32" X 80")
- (B) 6'0 X 6'8 (72" X 80") (H) 2'6 X 6'8 (30" X 80")
- (C) 5'0 X 6'8 (60" X 80") (J) 2'4 X 6'8 (28" X 80")
- (D) 4'0 X 6'8 (48" X 80") (K) 2'0 X 6'8 (24" X 80")
- (E) 3'0 X 6'8 (36" X 80") (L) 1'6 X 6'8 (18" X 80")

LIST OF DRAWINGS

A1	General Notes
A2	Site plan
A3	Elevations
A4	Foundation & Lower Floor
A5	Main & Upper Floors
A6	Cross-Section
D1	Details
D2	Details

ISSUED/REVISED

01	01/25/24	For Building Permit Application
----	----------	---------------------------------

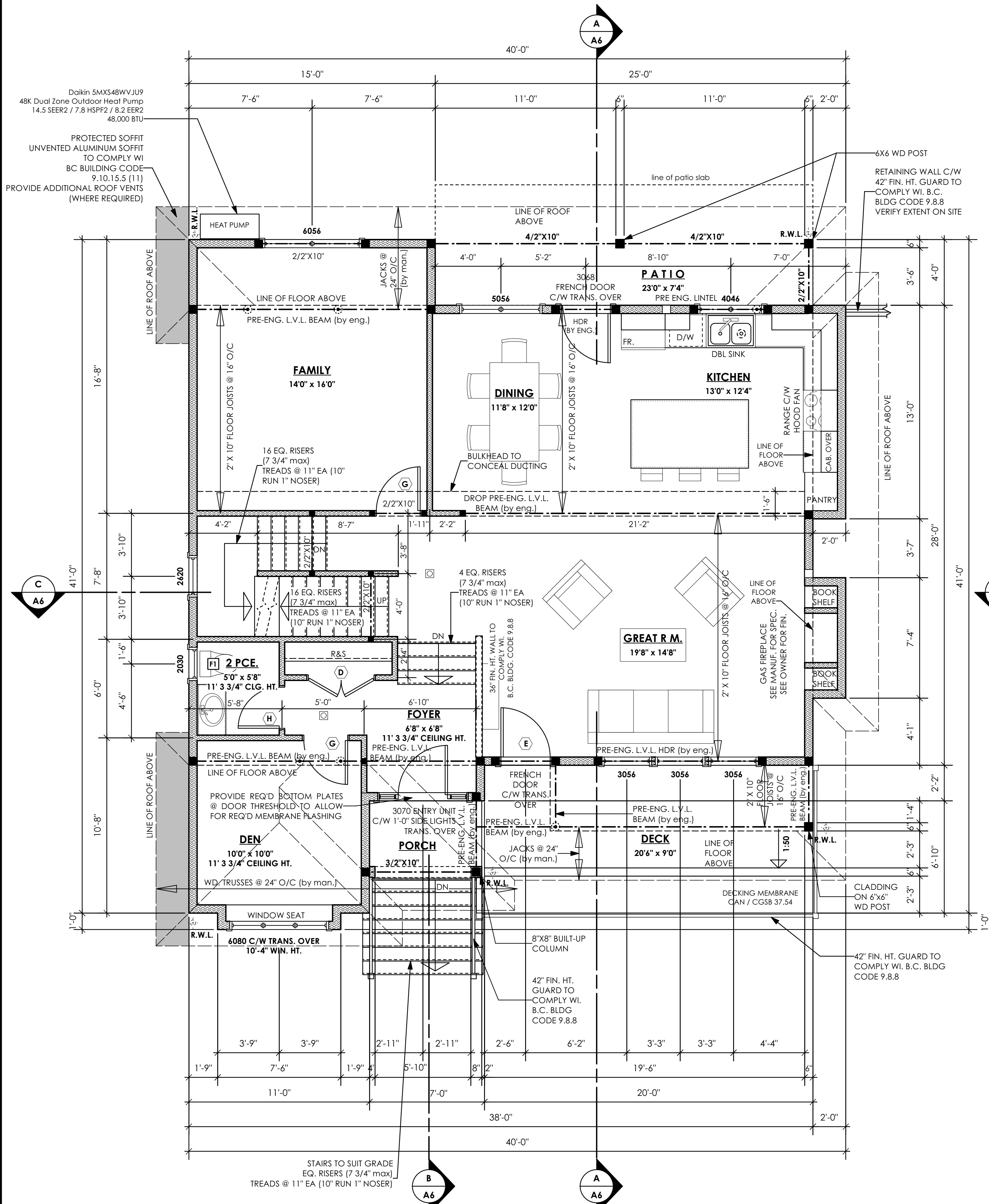
vdg | victoria
design group

103 - 891 Attree Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

DATE	Jan 25, 2024	DRWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A4 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY
COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF
VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE
REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN
PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE
WORK PREPARED FOR THIS PROJECT ONLY

PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.



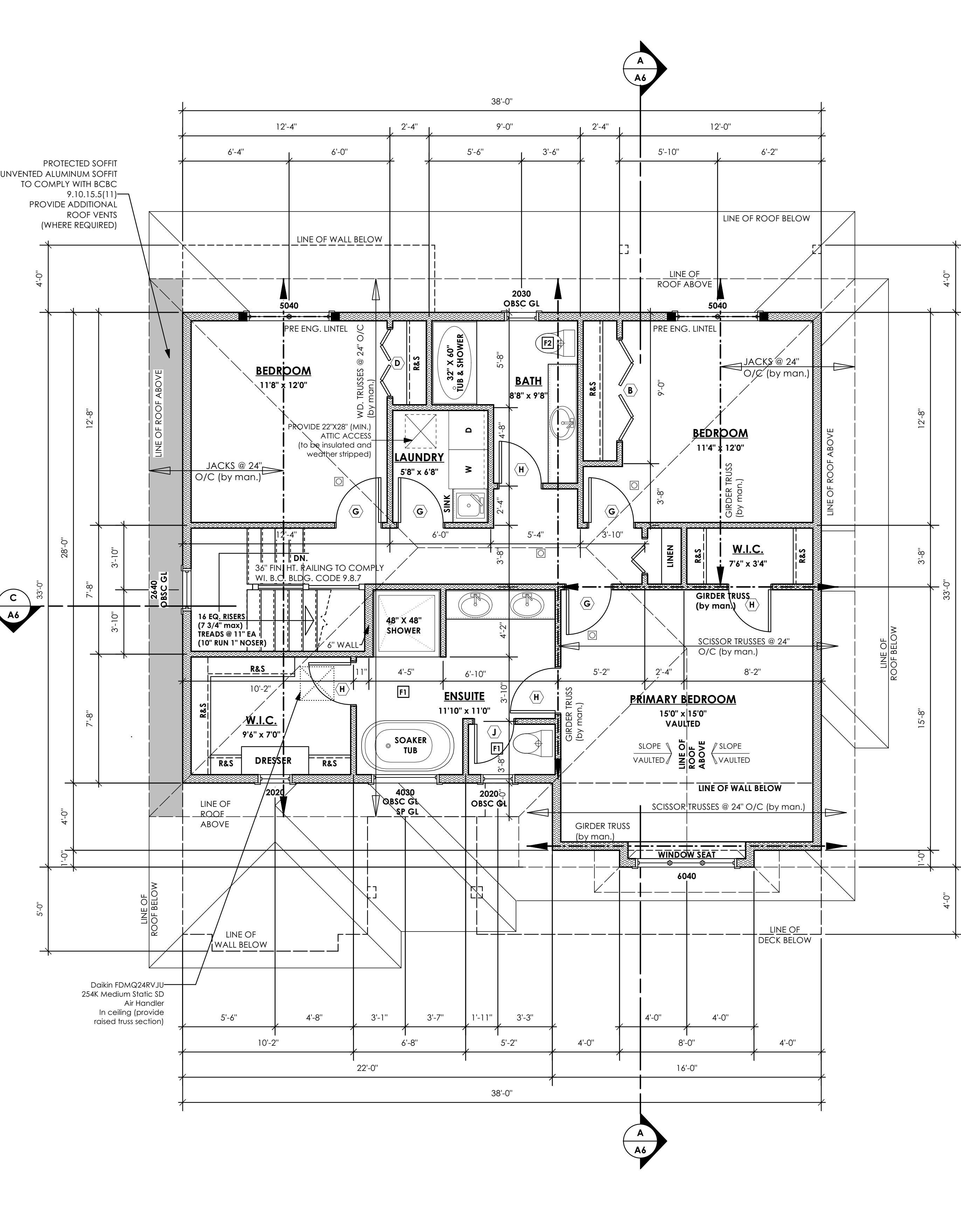
NOTE:
ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 9.23.13. AND SUPPLY DETAILS IF REQUIRED

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)

1 Main Floor Plan

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

LIVING: 1278.86 sq.ft. (118.81 sq.m.)
DECK: 183.52 sq.ft. (17.05 sq.m.)



2 Upper Floor Plan

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

LIVING: 1063.04 sq.ft. (98.76 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

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

LIST OF DRAWINGS

A1	General Notes
A2	Site plan
A3	Elevations
A4	Foundation & Lower Floor
A5	Main & Upper Floors
A6	Cross-Section
D1	Details
D2	Details

ISSUED/REVISED

01	01/25/24	For Building Permit Application
----	----------	---------------------------------

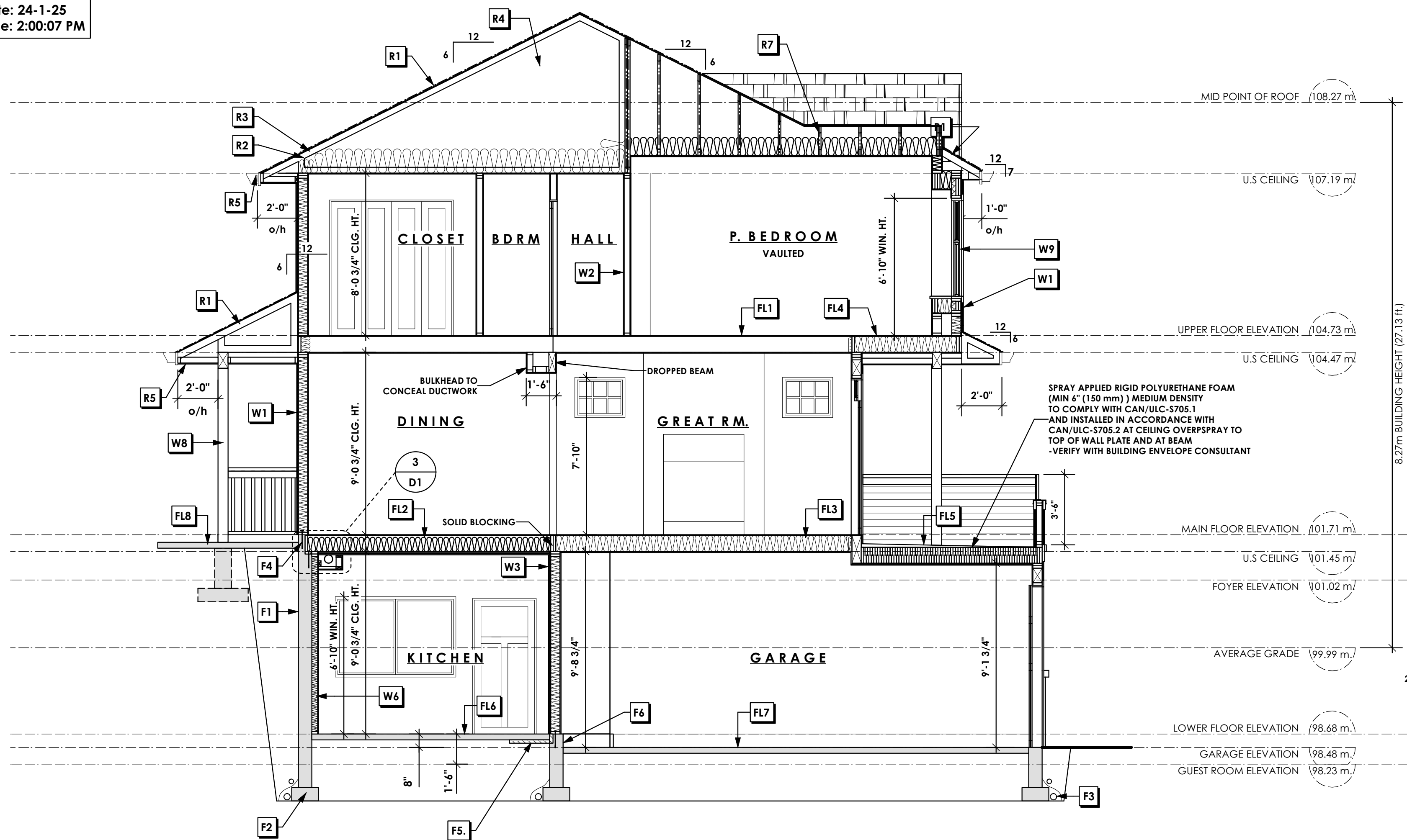
vdg | victoria
design group

103 - 891 Attree Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

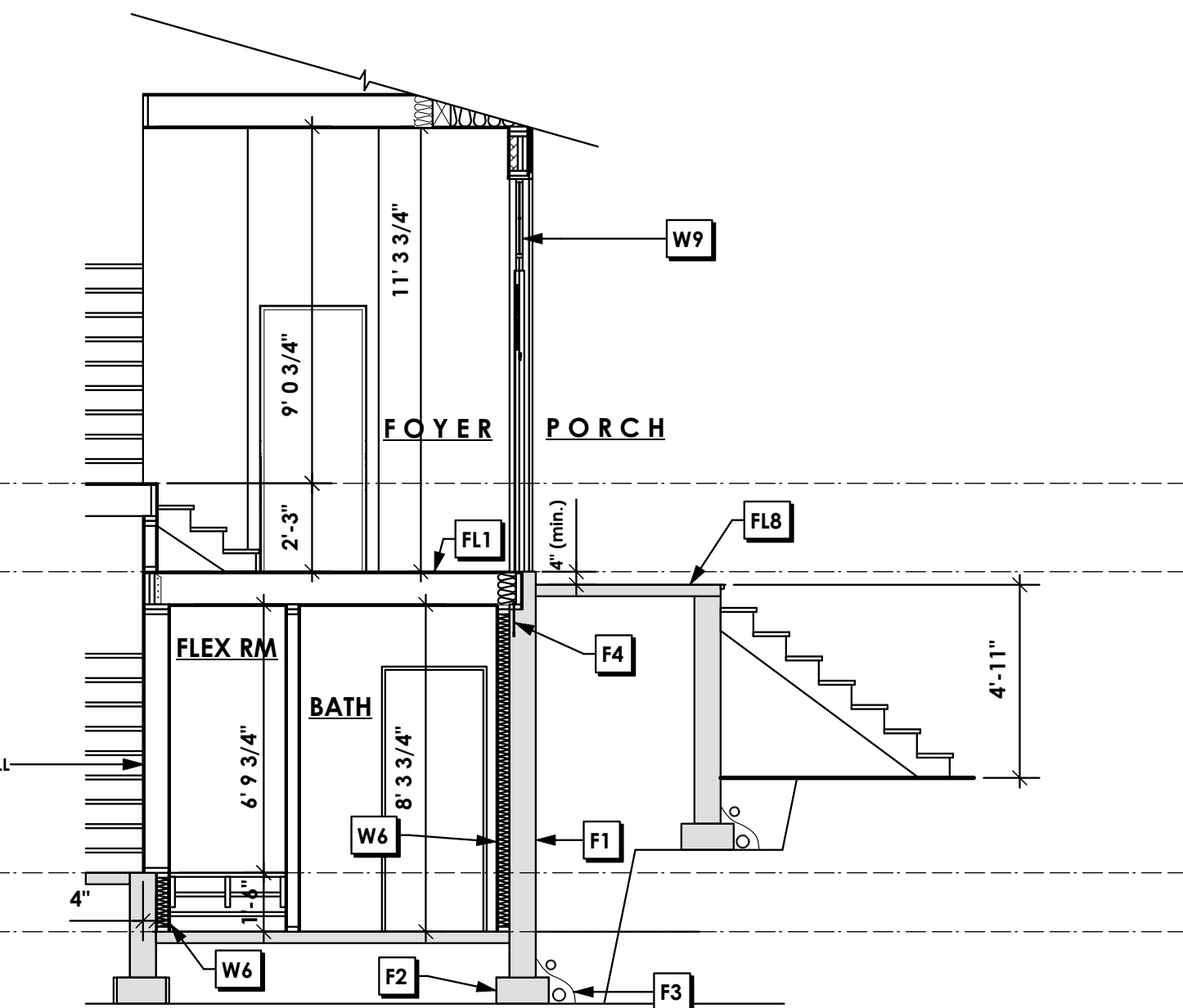
DATE	Jan 25, 2024	DWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A5 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY
COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF
VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE
REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN
PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE
WORK PREPARED FOR THIS PROJECT ONLY

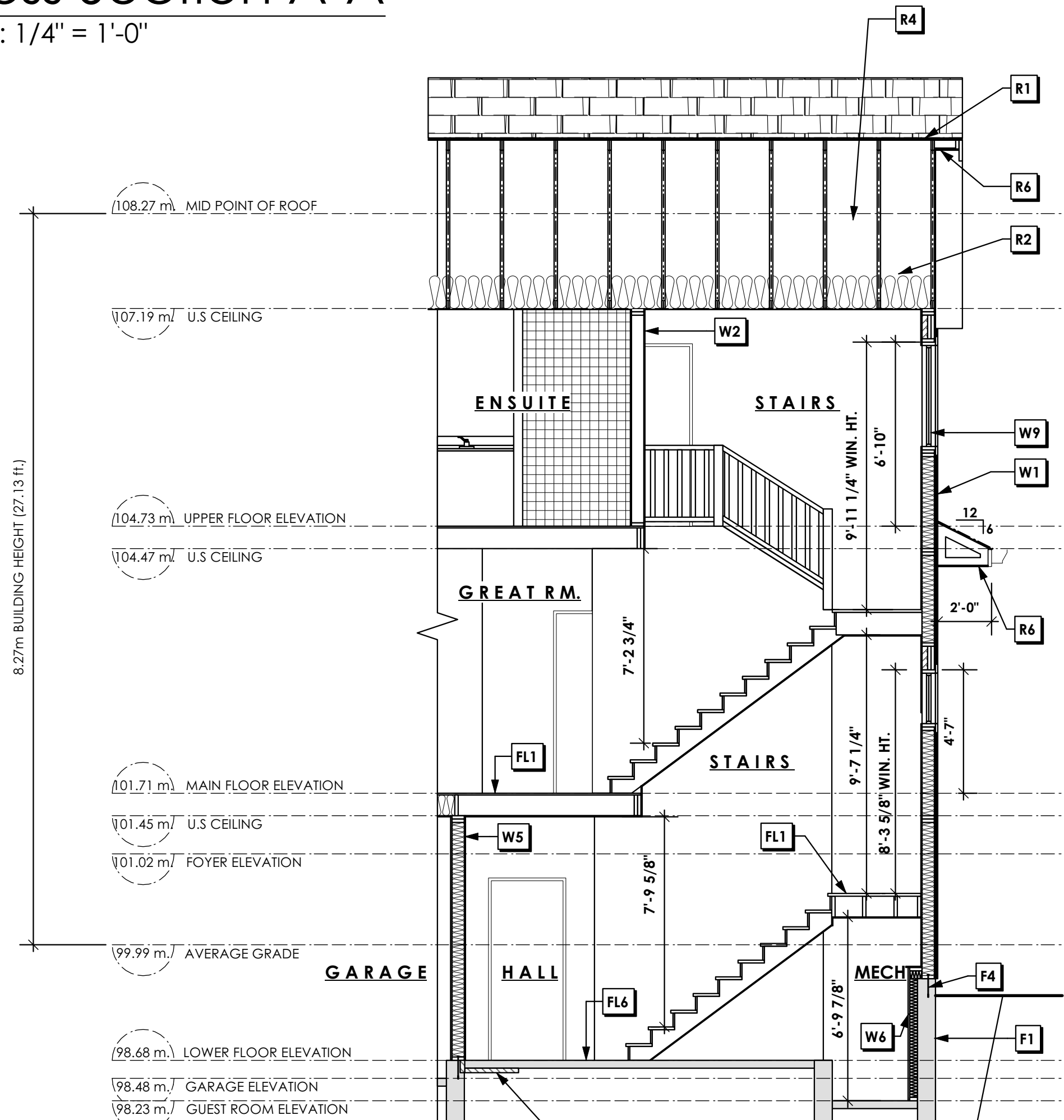
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.



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



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



3
A6
Cross Section C-C
Scale: 1/4" = 1'-0"

Walls

W1. CONC. FIBRE SIDING (James Hardie or eq.) 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)

W2. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" o/c OR 2x6 STUDS @ 16" o/c (if noted)

W3. 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 BATTS FRICTION FITTED AND SOLID FILLED 45 MIN. F.R.R., 43 S.T.C. (BETWEEN SECONDARY SUITE & GARAGE)

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 BATTS 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. 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 B.C. Bldg. Code 9.10.1.6.)

W7. PRE-MANUFACTURED STONE VENEER (installed to manuf. spec) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 1/2" PLYWOOD SHEATHING OR EQ. ON 2x6 STUDS @ 16" (as required) (not shown in section)

W8. 6" X 6" POST ANCHORED TO 10" DIA CONC. PEDESTAL 30" x 30" x 10" CONC. PAD FTG c/w 4 - 15M REBAR BOTH WAYS ON SOLID UNDISTURBED BEARING

W9. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2 1/2" X 10" LUNEL OVER (to bearing walls only) (TYPICAL, w/ 2 1/2" XPS insulation) FLASHING OVER EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SPI) 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/WDA/CSA 101.1/5.2/4/A40, "NAF": LANGFORD, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2, RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

Roofs

R1. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD (NO INSULATION OVER UNCONDITIONED SPACE)

R2. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-40 INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection)

R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.

R4. 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)

R5. PRE-FIN. ALUMINUM FASCIA GUTTER 2"x8" SUB. FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED SOFFIT TO COMPLY W/ B.C. BLDG. CODE 9.10.15.5.(11) (verify material)

R6. PROTECTED SOFFIT UNVENTED ALUMINUM SOFFIT TO COMPLY WITH B.C. BLDG. CODE 9.10.15.5 (11) (WHERE REQ'D)

R7. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS SCISSOR TRUSSES (DESIGNED BY MANUF.) R-40 BATT. INSULATION 6 MIL POLYN V.B. 5/8" GYPSUM BOARD

Floors

FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2"x10" FLOOR JOISTS @ 12" OR 16" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD

FL2. F9b RATED FLOOR ASSEMBLY (2012 BCBC table A-9.10.3.1.B) FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 16" O/C C/W CROSS BRIDGING @ 82" O/C (min.) C/W R-28 F/G BATT INSULATION RESILIENT CHANNELS @ 16" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD FR: 1.0 hr. STC: 52

FL3. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2"x10" FLOOR JOISTS @ 12" OR 16" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) R-31 INSULATION 6 MIL POLYN V.B. 5/8" X-TYPE GYPSUM BOARD (between garage and living space)

FL4. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2"x10" FLOOR JOISTS @ 12" OR 16" 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. DECKING MEMBRANE (to comply with CAN/CSG 37.54) ON 5/8" ORIENTED STRAND BOARD C/W "H" CLIPS TAPERS TO PROVIDE MIN. 1:50 SLOPE ON 2"x10" DECK JOISTS @ 12" OR 16" O/C SPRAY APPLIED RIGID POLYURETHANE FOAM (MIN 6" (150 mm)) MEDIUM DENSITY TO COMPLY WITH CAN/ULC-5705.1 AND INSTALLED IN ACCORDANCE WITH CAN/ULC-5705.2 (VERIFY WITH BUILDING ENVELOPE CONSULTANT) 5/8" X-TYPE GYPSUM BOARD (provide adequate membrane 'upstand' @ ext. wall.)

FL6. FINISHED FLOORING ON 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND

FL7. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"

FL8. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (patio)

Foundation Walls

F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W

F2. 16"x8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOTT. 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 FOOT LINE. (verify with municipality depth of frost line)

F6. STEP DOWN TO GARAGE SLAB MAY VARY. VERIFY EXTENT ON SITE

LIST OF DRAWINGS

A1	General Notes
A2	Site plan
A3	Elevations
A4	Foundation & Lower Floor
A5	Main & Upper Floors
A6	Cross-Section
D1	Details
D2	Details

ISSUED/REVISED

01	01/25/24	For Building Permit Application
----	----------	---------------------------------

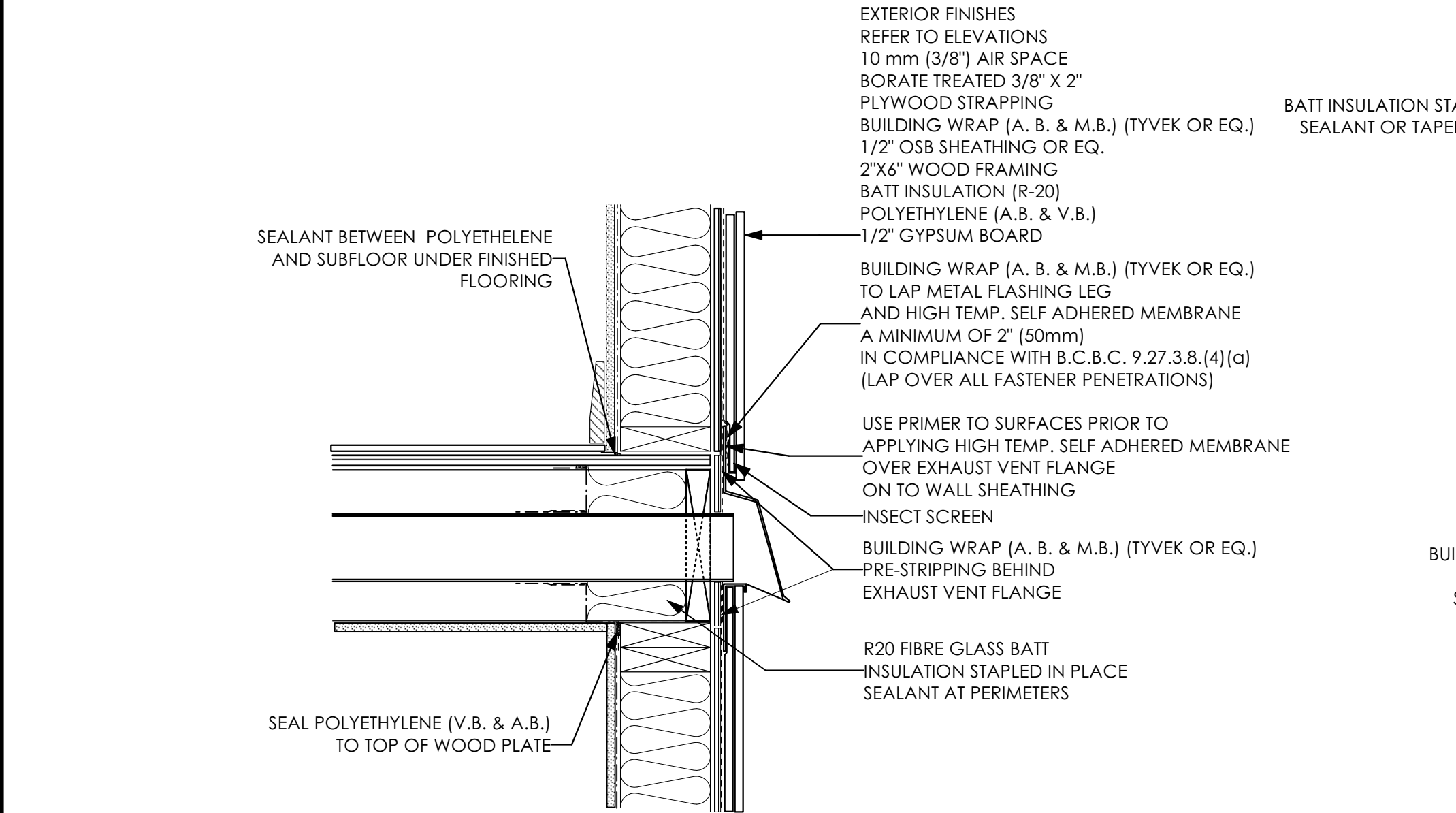
vdg | victoria
design group

103 - 891 Aftree Avenue
Victoria, B. C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

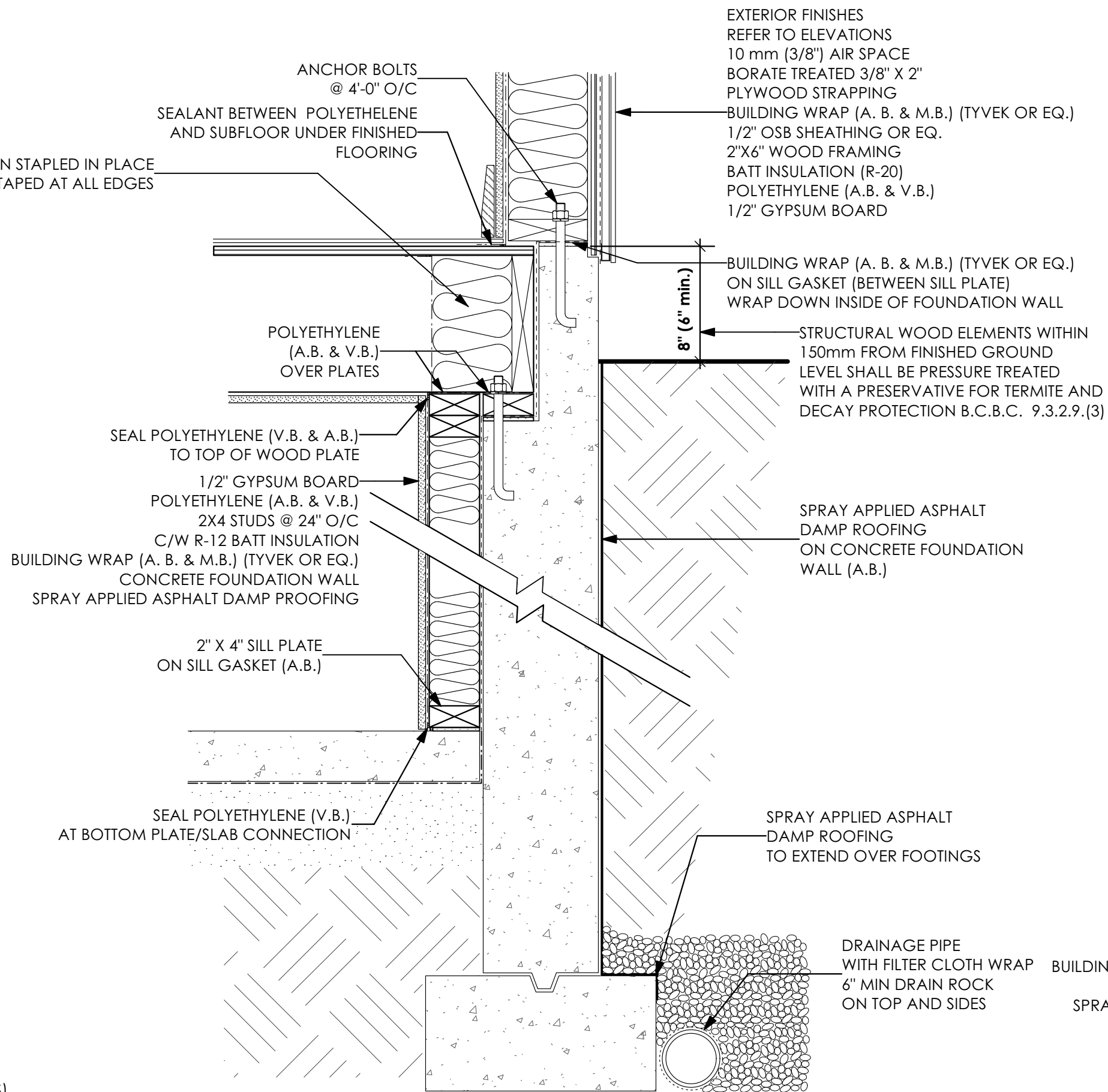
DATE	Jan 25, 2024	DWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A6 OF A6

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME. VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

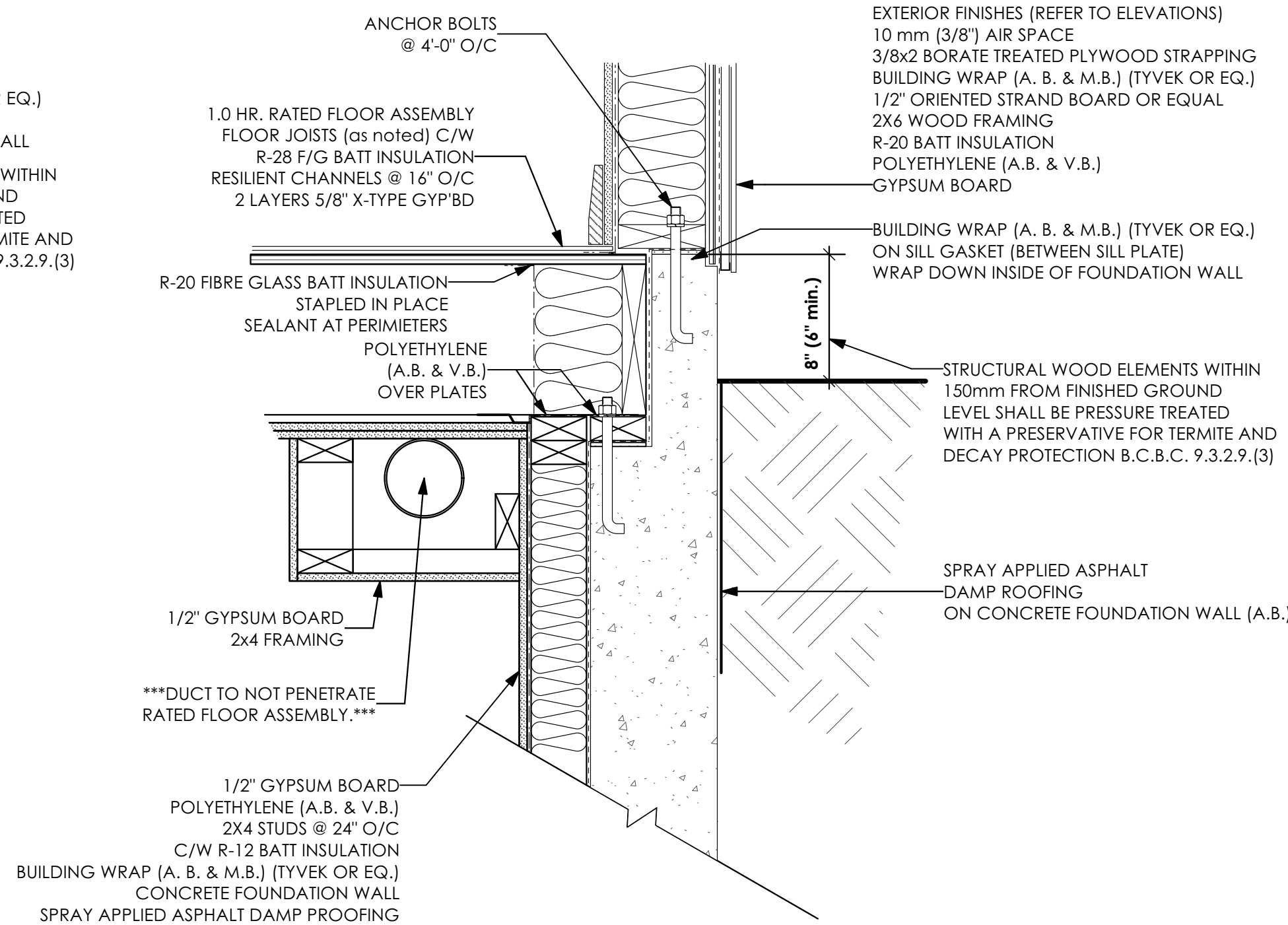
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.



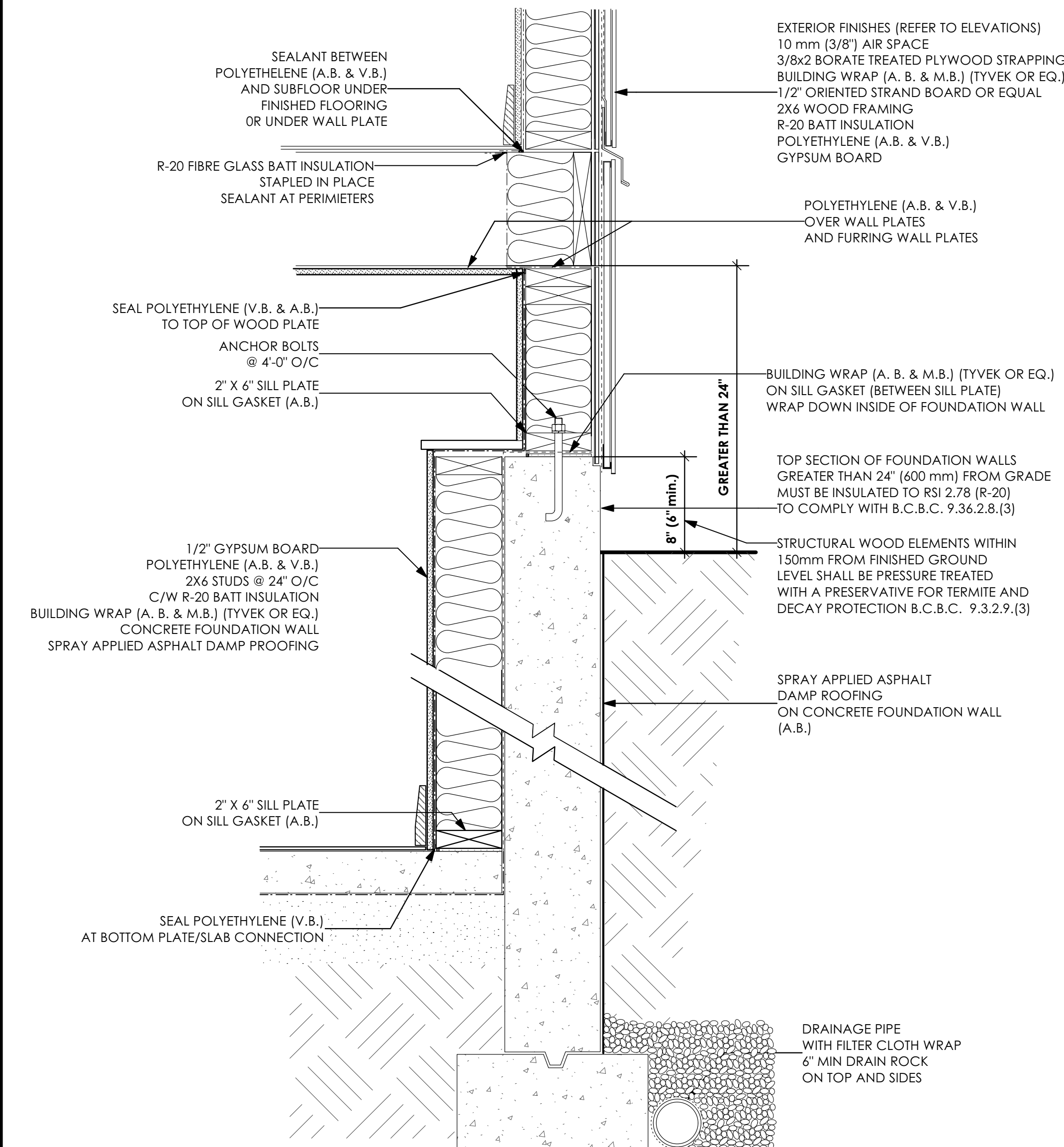
1 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF.
FOR SPECIFICATIONS & INSTALLATION



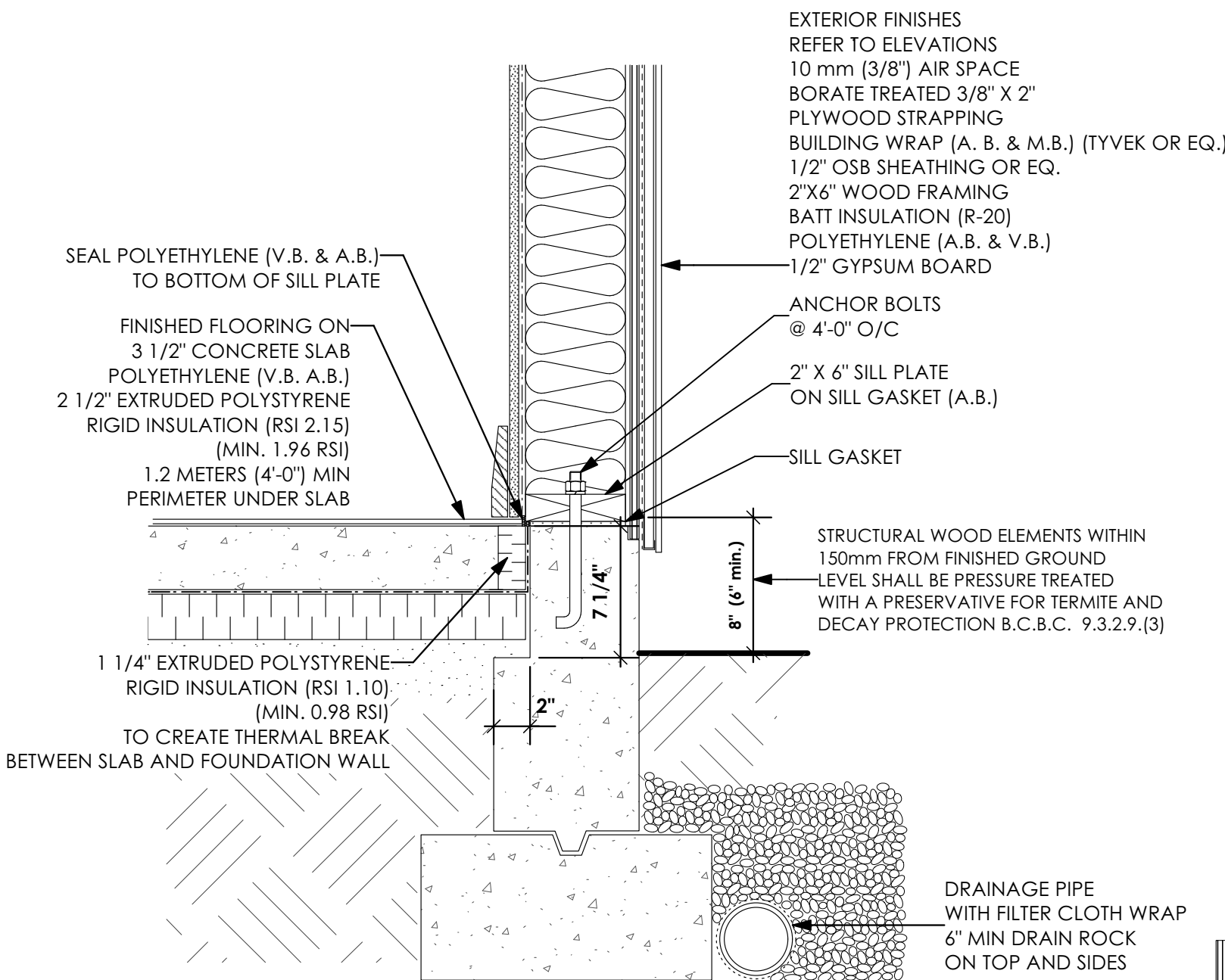
2 Concrete Joist Ledge
Scale: 1 1/2" = 1'-0"



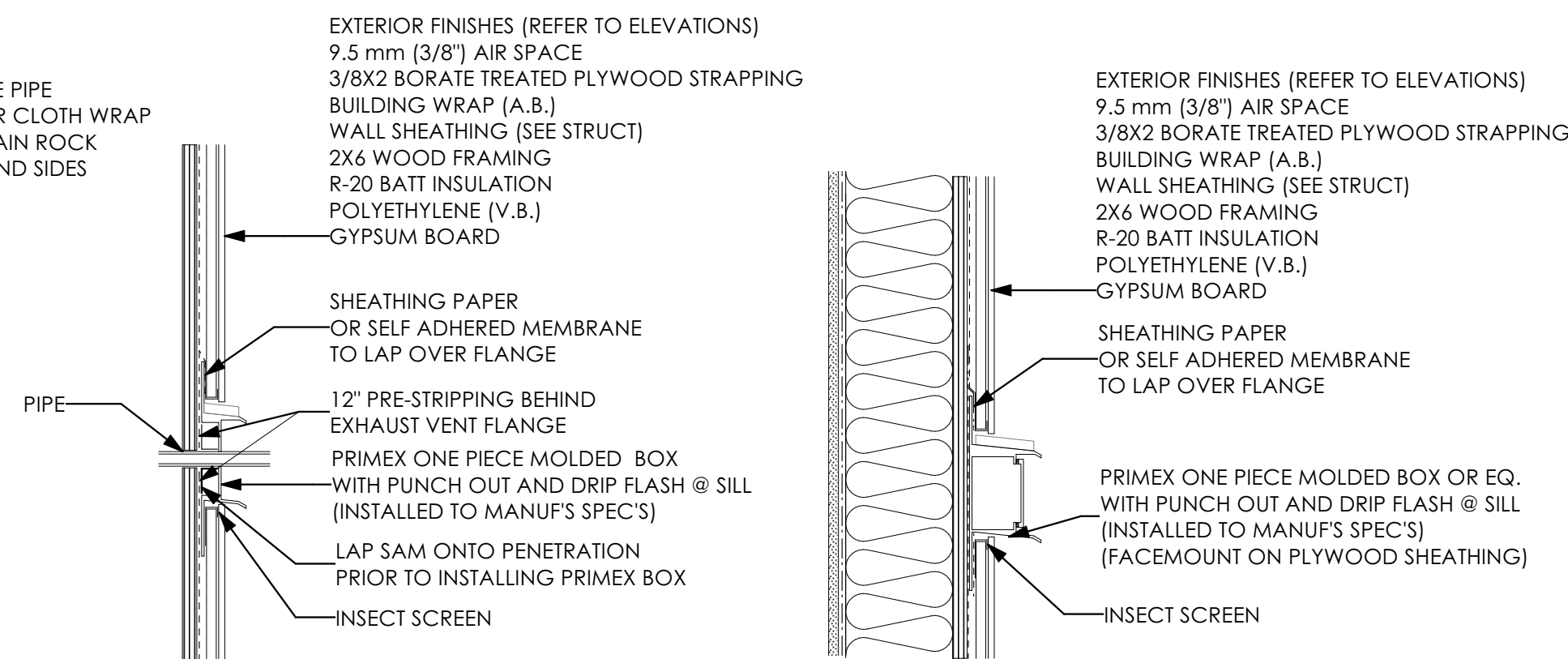
3 Bulkhead (Suite)
Scale: 1 1/2" = 1'-0"



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



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



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

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

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

ISSUED/REVISED		
D1	01/25/24	For Building Permit Application

vdg | victoria
design group

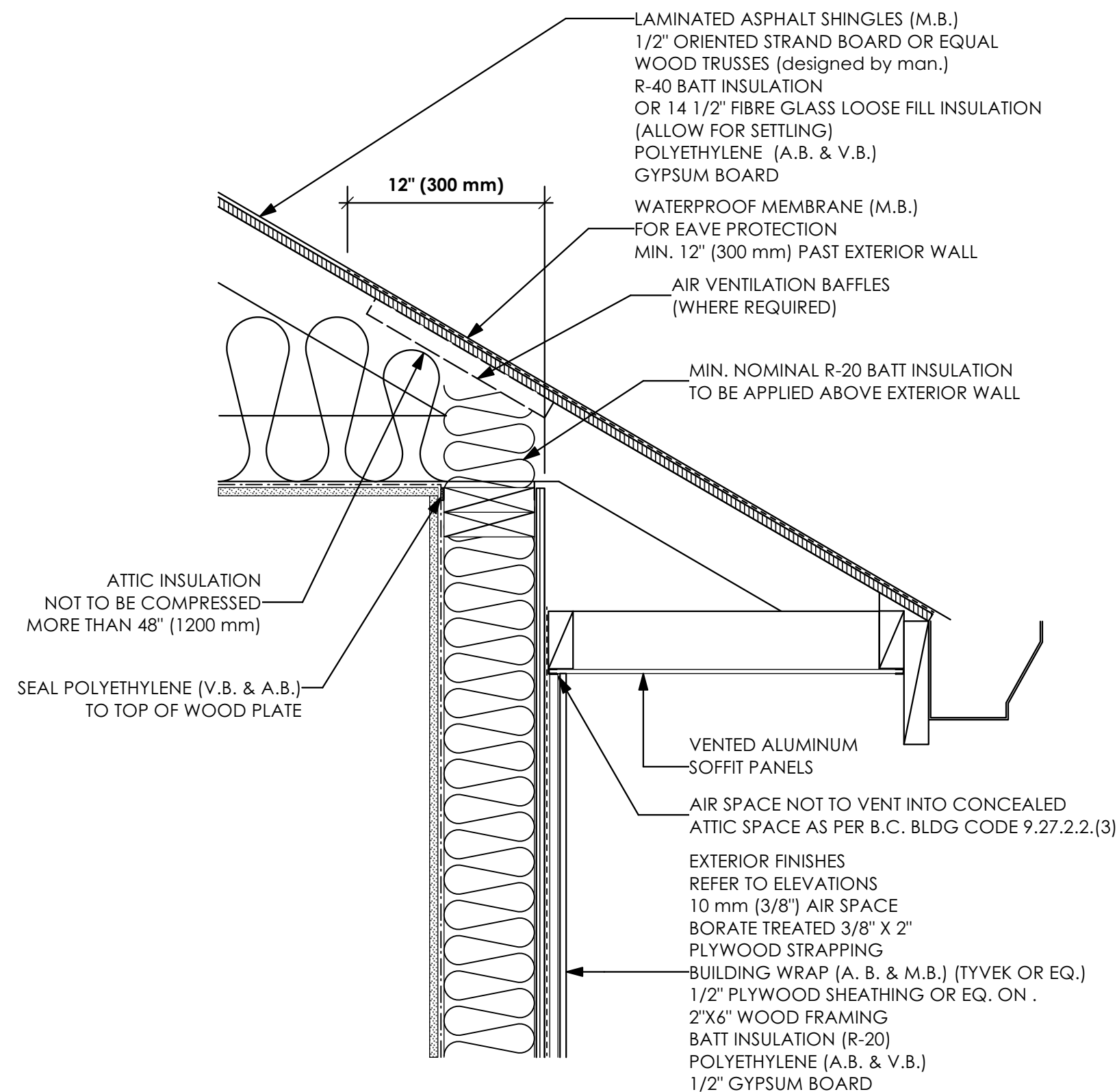
103 - 891 Attree Avenue
Victoria, B. C.
V9B 0A6

P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

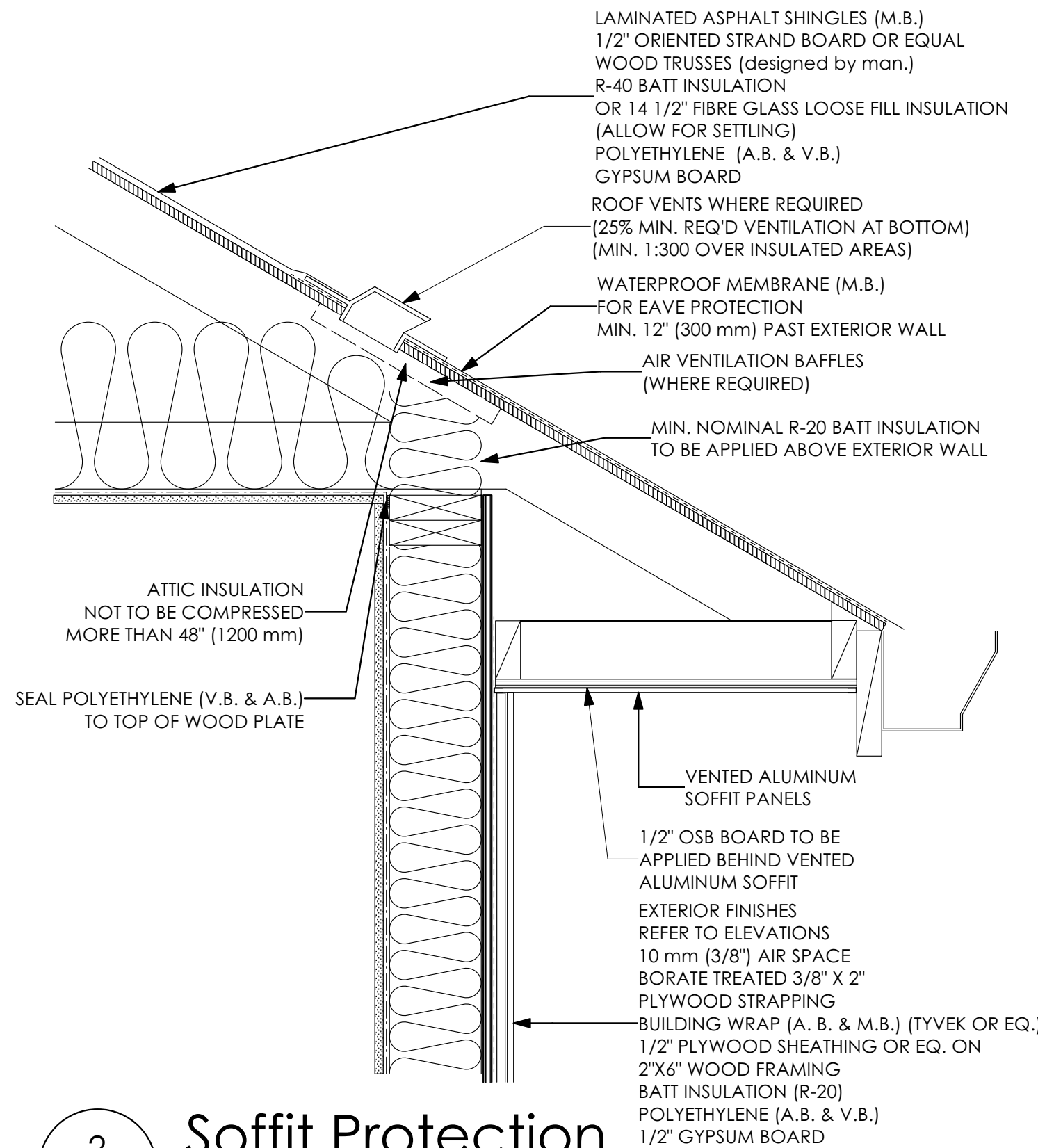
DATE	Jan 25, 2024	DRWG NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	D1 OF D2

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY
COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF
VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE
REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN
PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE
WORK PREPARED FOR THIS PROJECT ONLY

PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.

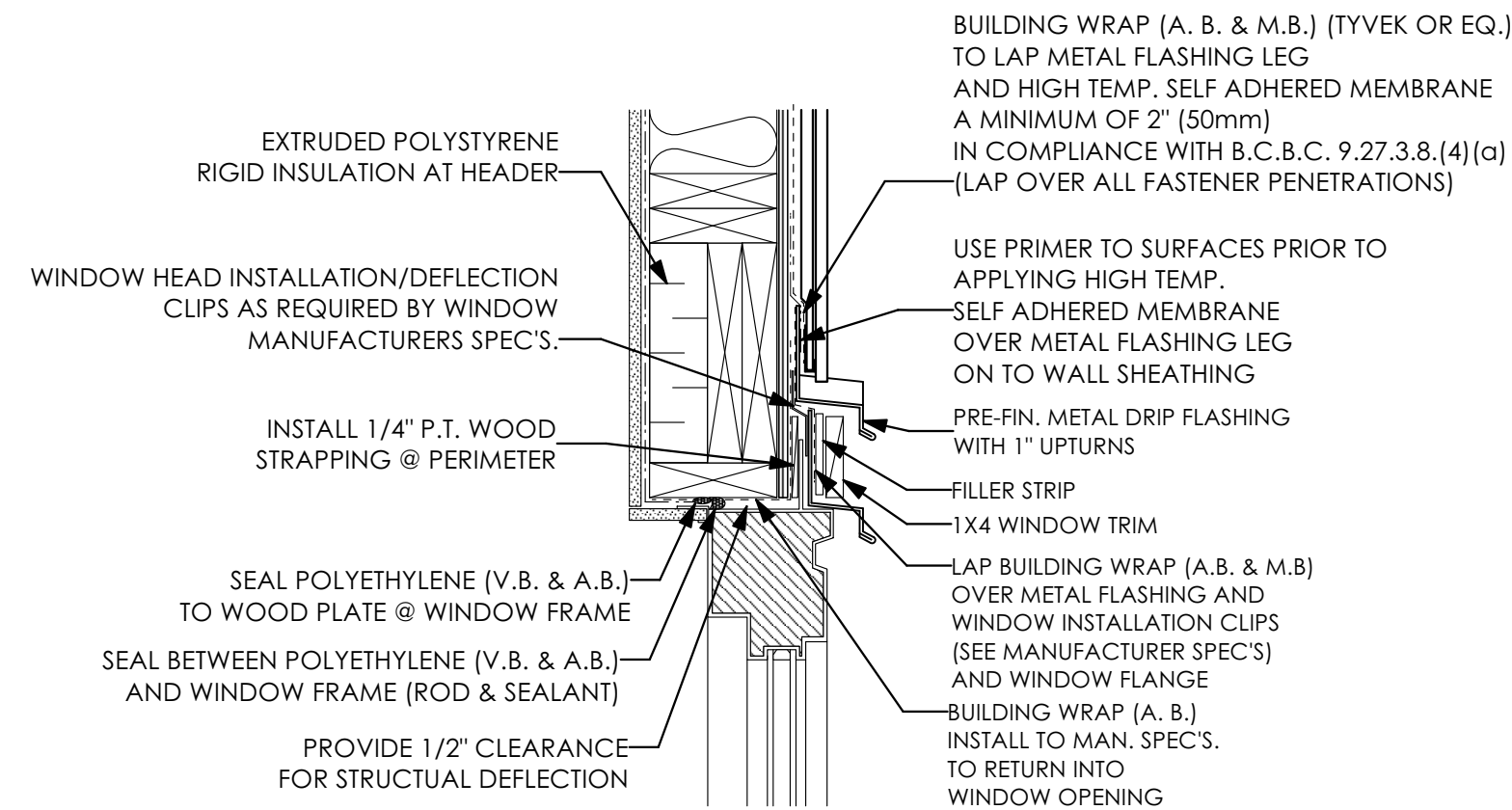


1
D2
Water Shedding Roof / Wall
Scale: 1 1/2" = 1'-0"

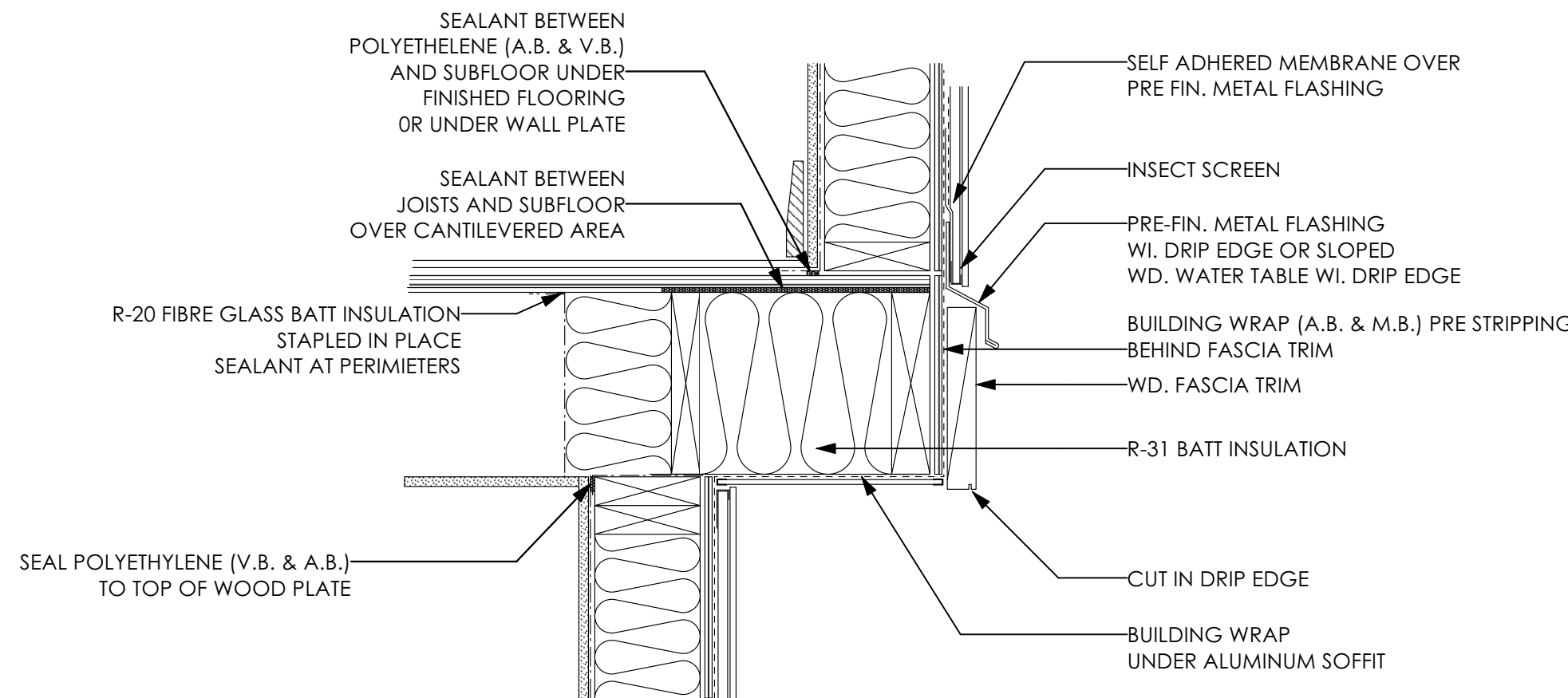


2
D2
Soffit Protection
Scale: 1 1/2" = 1'-0"

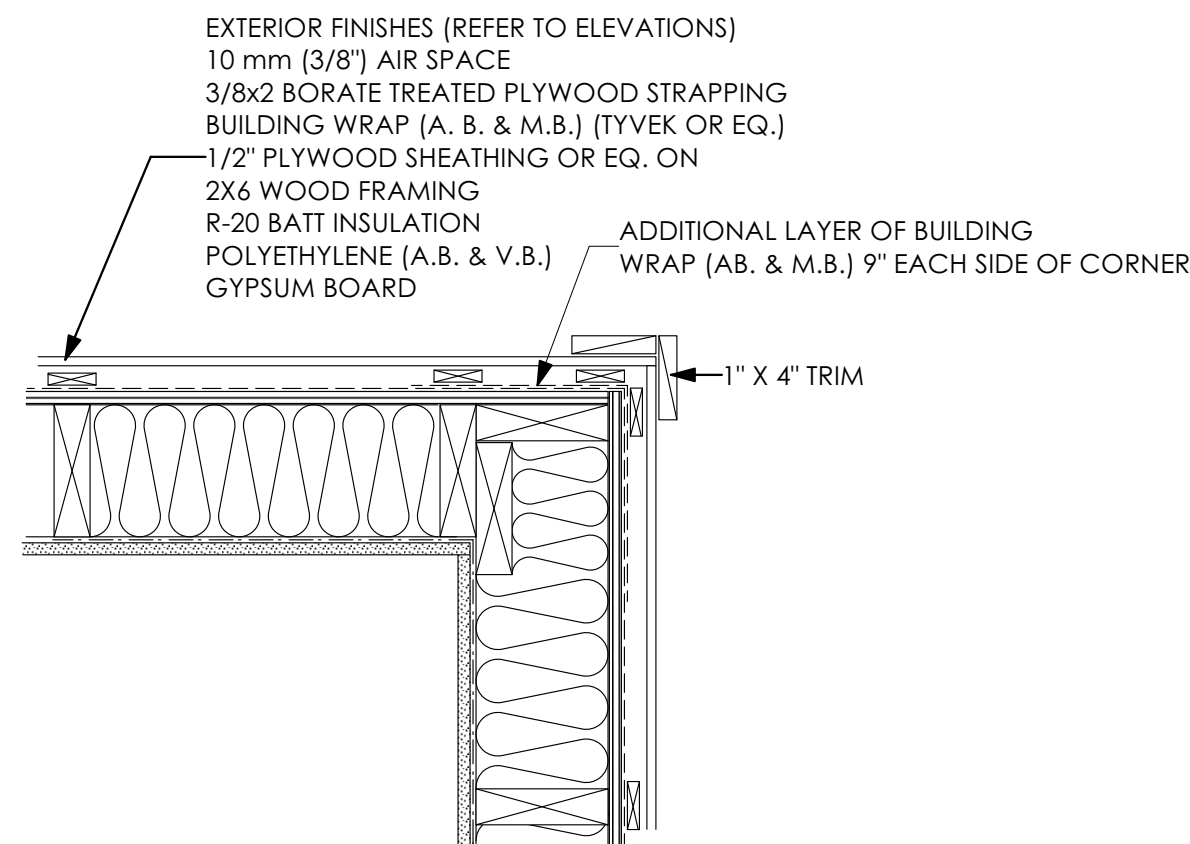
BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG
IS WITHIN 1.20M OF PROPERTY LINE)



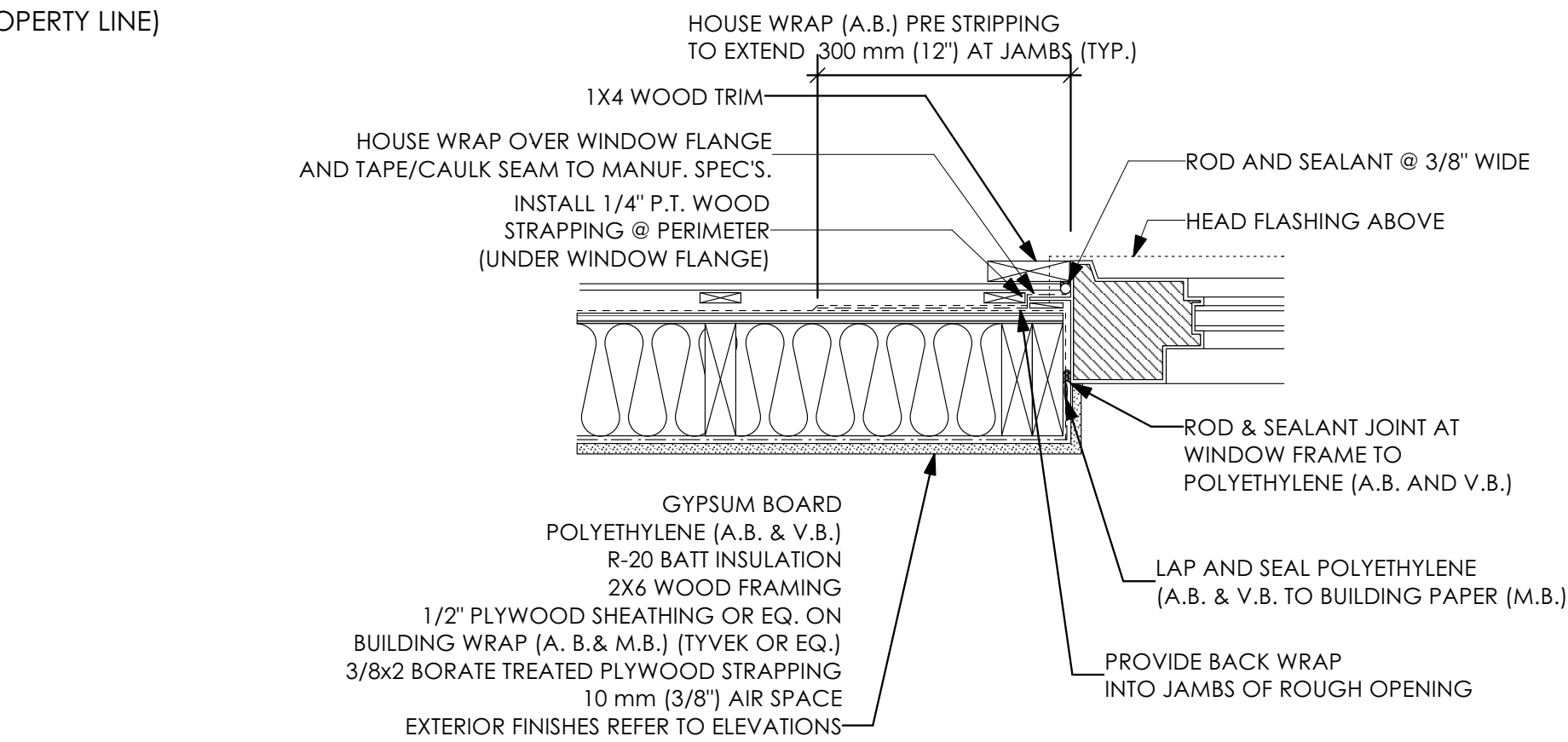
3
D2
Window Head
Scale: 1 1/2" = 1'-0"



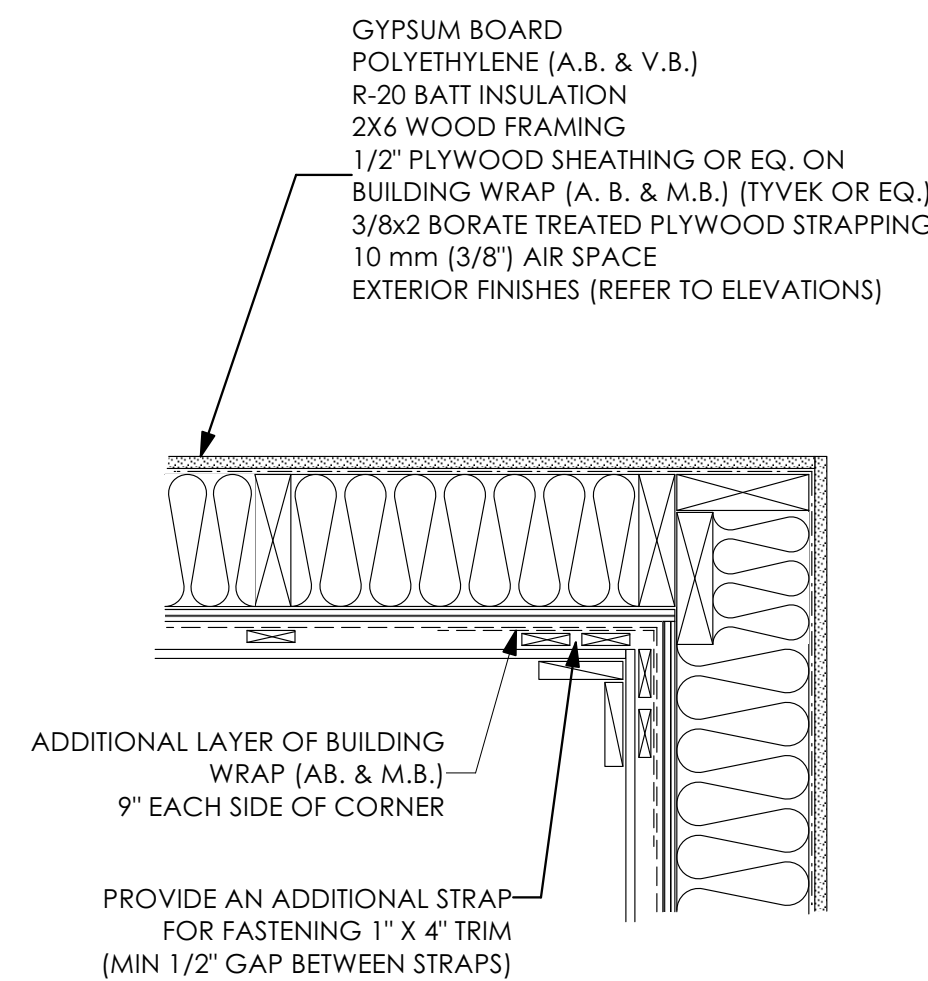
4
D2
Cantilevered Floor
Scale: 1 1/2" = 1'-0"



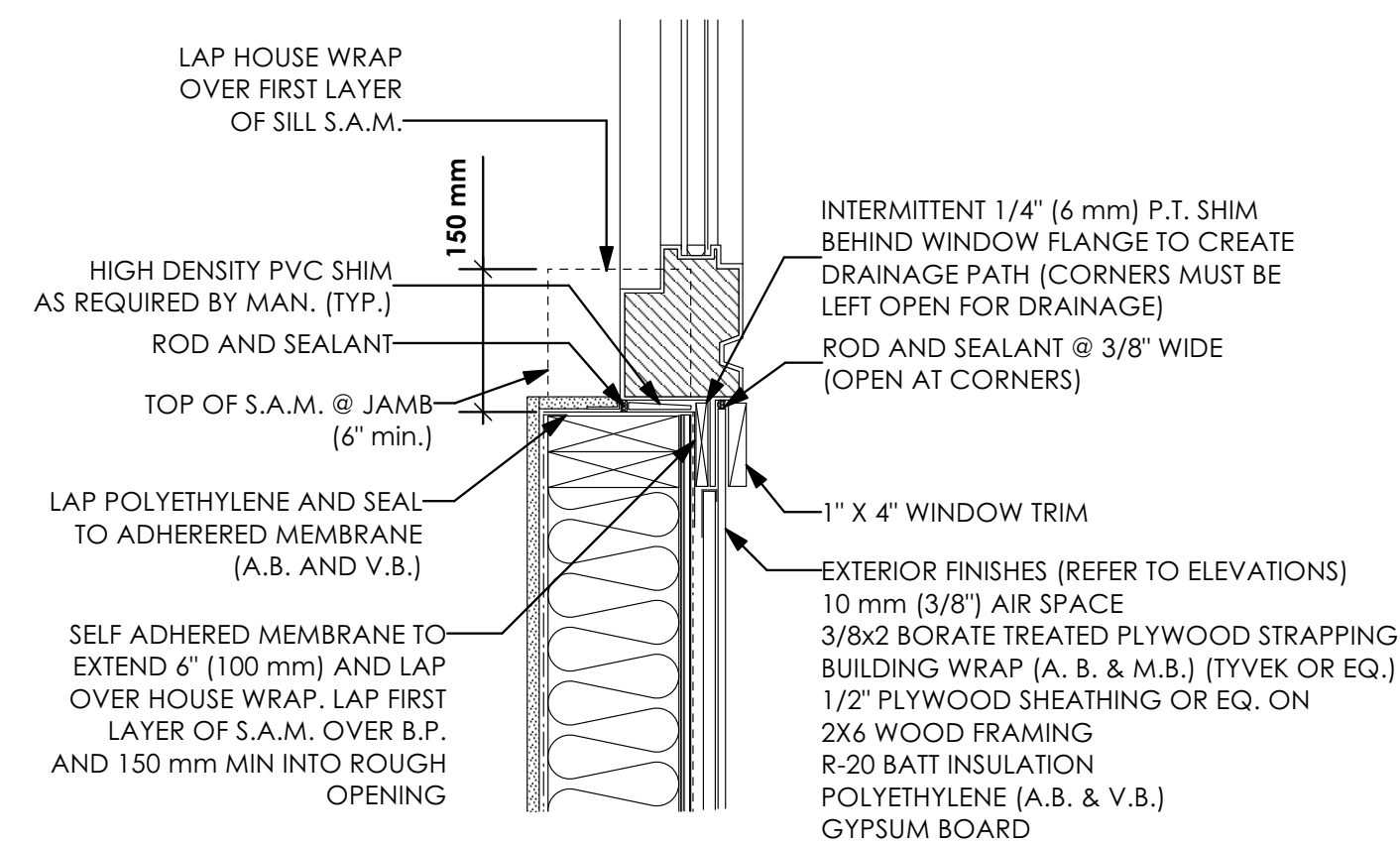
6
D2
Exterior Corner
Scale: 1 1/2" = 1'-0"



5
D2
Window Jamb
Scale: 1 1/2" = 1'-0"



7
D2
Interior Corner
Scale: 1 1/2" = 1'-0"



8
D2
Window Sill
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-Section	
D1	Details	
D2	Details	

ISSUED/REVISED		
01	01/25/24	For Building Permit Application

vdg | victoria
design group

103 - 891 Attree Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

DATE	Jan 25, 2024	DRW'G NO.	8524-29
DRAWN BY	N.S.	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	D2 OF D2

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY
COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF
VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE
REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN
PERMISSION FROM SAME.
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE
WORK PREPARED FOR THIS PROJECT ONLY

PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 29 'Richard'
1235 Ashmore Terr.
(Latoria Terrace)
Langford, B.C.