

Date: 24-2-27
Time: 9:10:54 AM

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. 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 1011/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

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.

Prescriptive Insulation Values are based on BCBC 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

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

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 5.56) 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 vapor barrier to be supplied uninterrupted around all openings.
Polyethylene vapor 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): Ef ≥ 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 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: 28 litres per second (60 cfm) 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 "PRINCIPAL 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 less.

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.

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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, s12kW, 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).
21 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"

LIST OF DRAWINGS

A1	General Notes
A2	Site Plan
A3	Elevations
A4	Elevations
A5	Foundation & Main Floor
A6	Upper Floor
A7	Cross-Section
D1	Construction Details I
D2	Construction Details II

ISSUED/REVISED

01	02/03/24	Design Draft for Client Review
02	02/27/24	Issued for Building Permit Application



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DATE	Feb 27, 2024	DWG NO.	8524-10
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SCALE	As Shown	SHT. NO.	A1 OF A7

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 10 - 'Jackson'
1236 Ashmore Terrace
Latoria Terrace
Langford, B.C.

SKETCH PLAN OF:

Proposed Lot 10 Latoria Terrace

Parcel Identifier: TBD

LEGEND

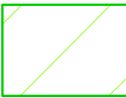
Elevations are geodetic referred to Lanford Integrated Survey

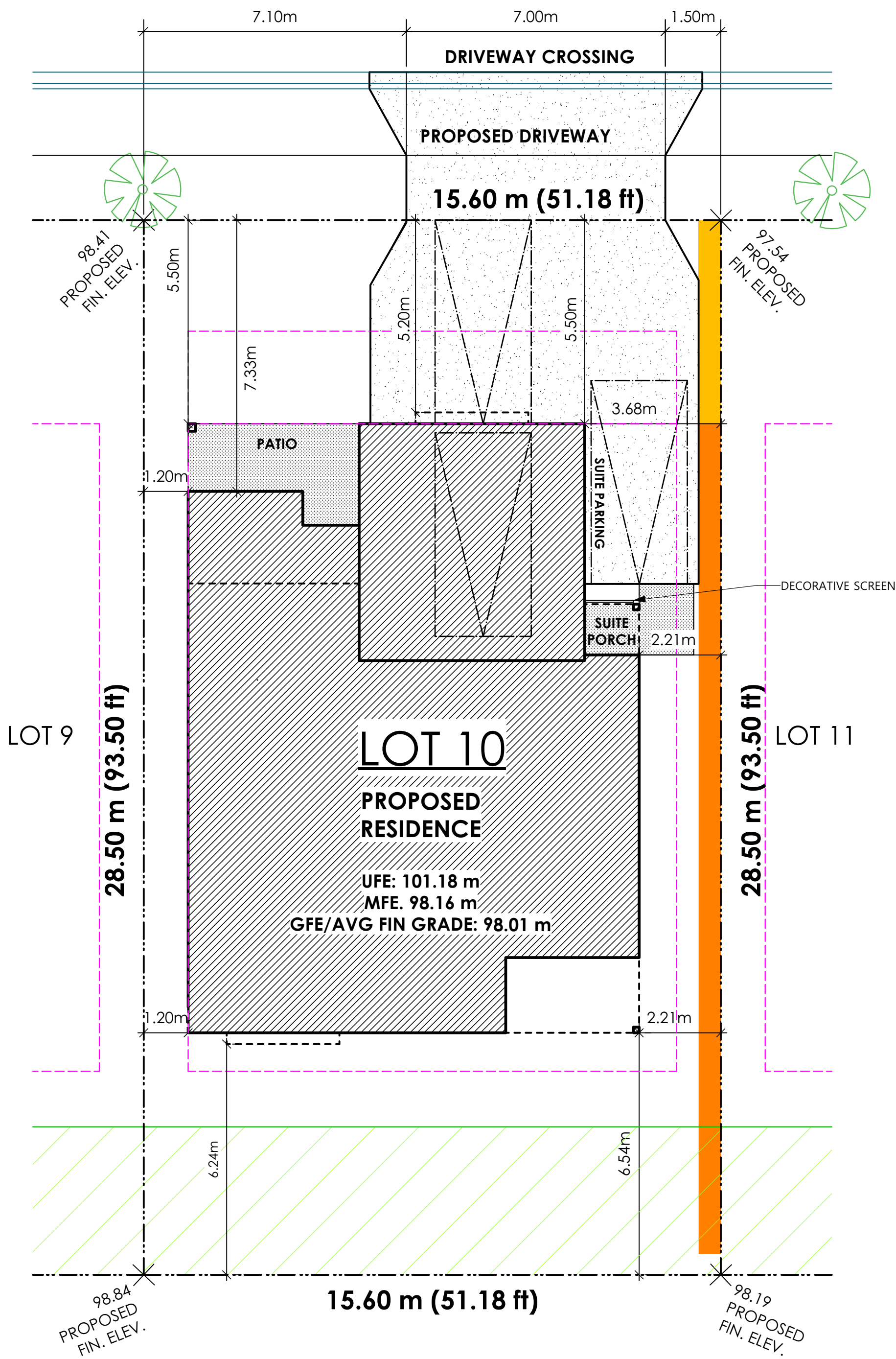
 - denotes Green Space

SITE DATA	R2	LOT 10
ITEMS	PERMITTED	PROPOSED
LOT AREA		444.60 sq.m.
LOT COVERAGE	50.00 %	44.28 %
HEIGHT	9.00 m.	7.64 m.
SETBACKS		
- FRONT	3.00 m.	5.20 m.
- REAR	5.50 m.	6.24 m.
- SIDE (E)	1.20 m.	2.21 m.
- SIDE (W)	1.20 m.	1.20 m.
- GARAGE	5.50 m.	5.50 m.
FLOOR AREA		
- UPPER		166.43 sq.m.
- MAIN		135.27 sq.m.
- GARAGE		39.02 sq.m.
SUBTOTAL FLOOR AREA		340.72 sq.m.

LEGEND

Elevations are geodetic referred to Lanford Integrated Survey

 - denotes Green Space



1
A2
Site Plan
Scale: 1:100

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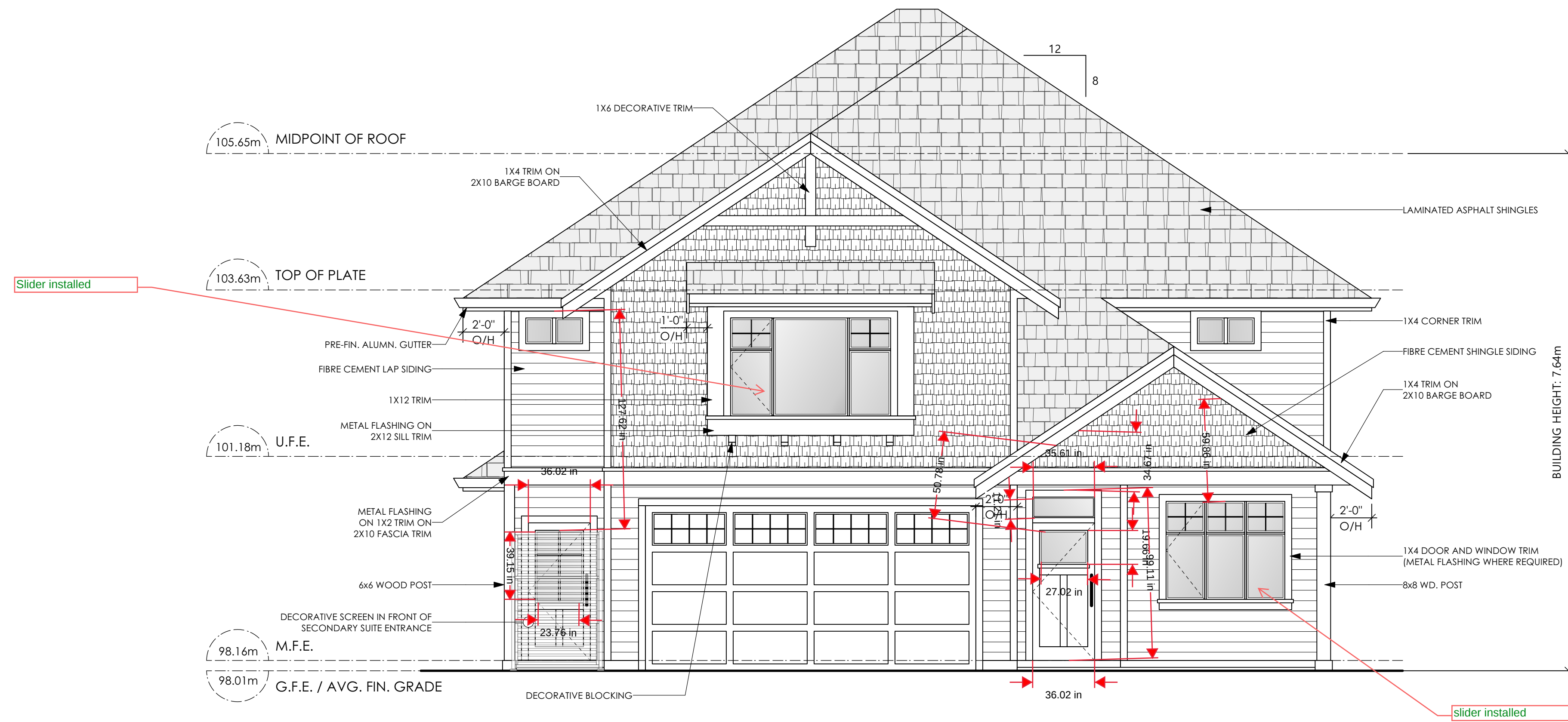
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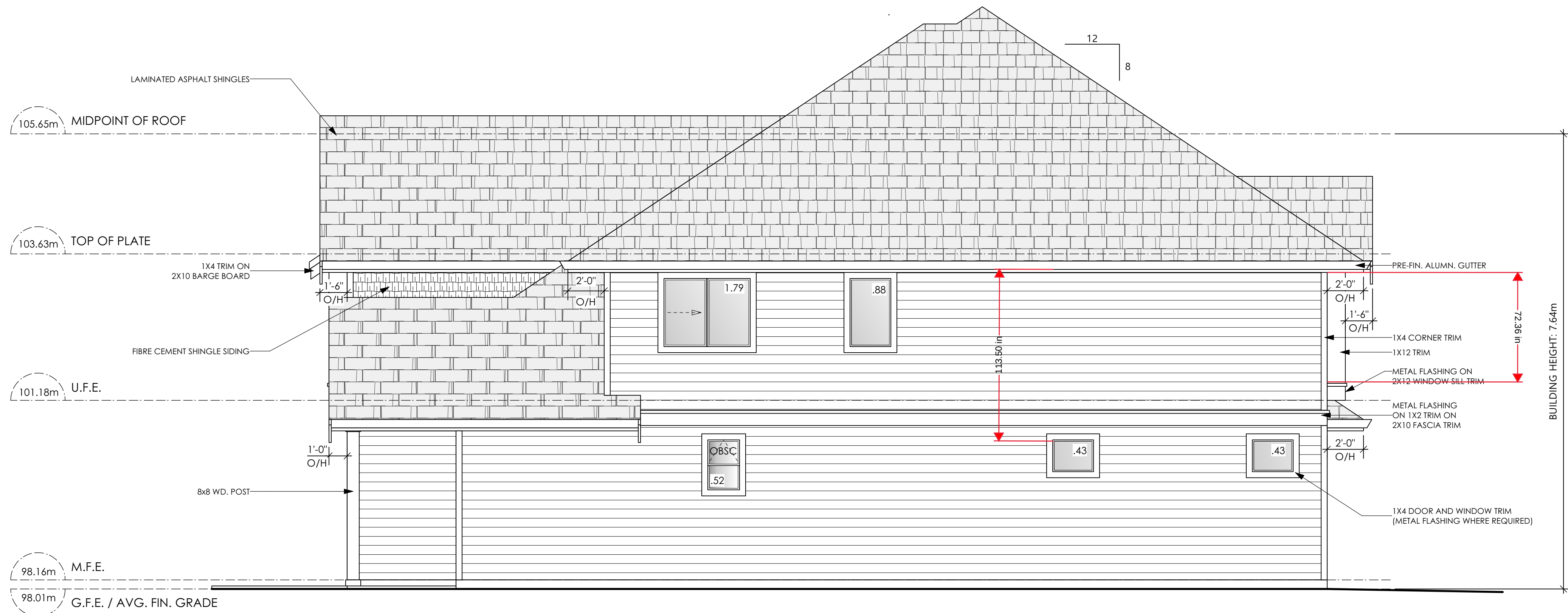
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Langford, B.C.



1
A3

Front (N) Elevation

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



2
A3

Right (W) Side Elevation

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

Limiting Distance	1.20	m
Exposed Building Face	94.05	m ²
Allowable Openings	7.00	%
Allowable Opening Area	7.52	m ²
Proposed Openings	6.58	m ²

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The logo for Victoria Design Group features the letters 'vd' in a large, orange, lowercase font, followed by a vertical line, and then the words 'victoria' and 'design group' in a smaller, grey, lowercase font, with 'design group' on a second line.

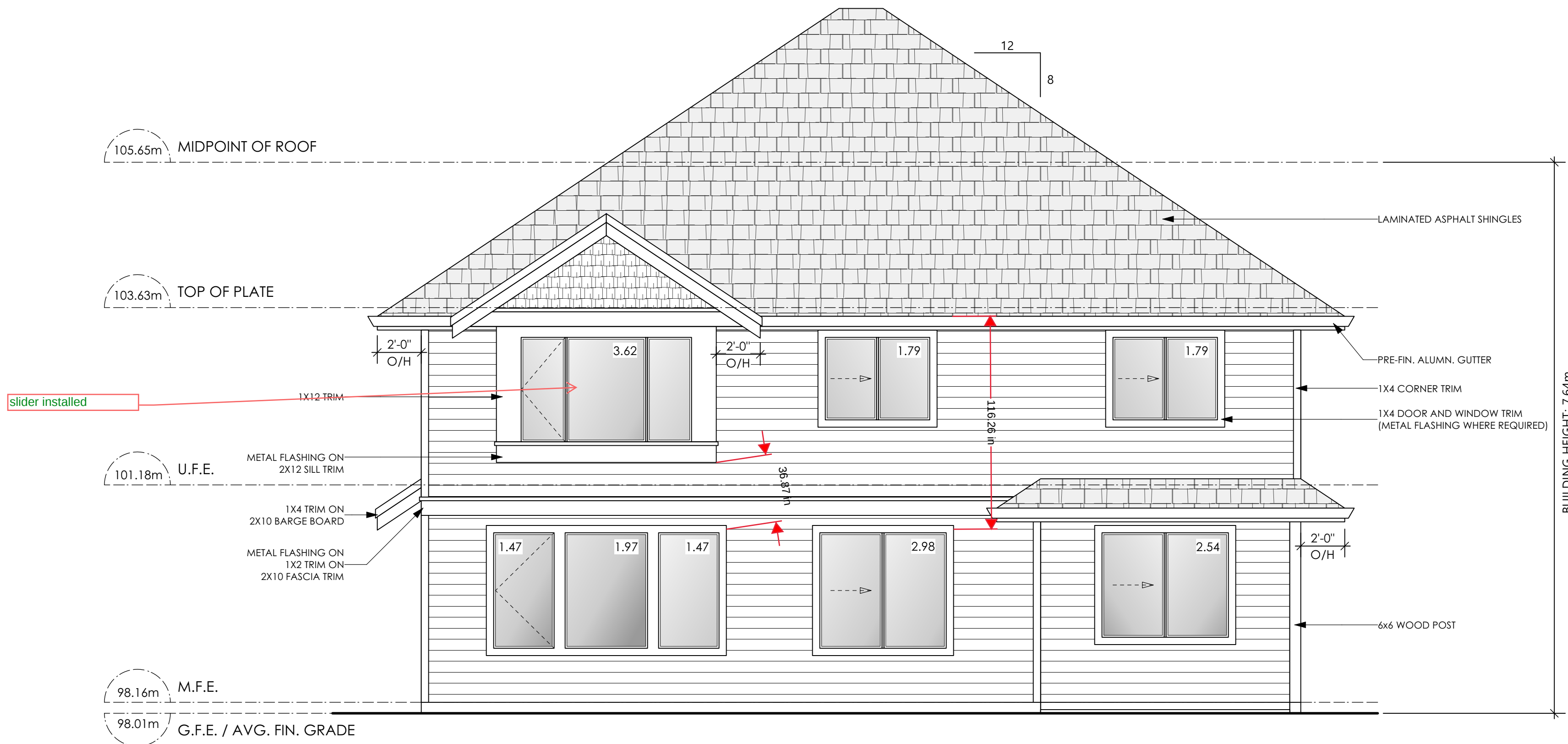
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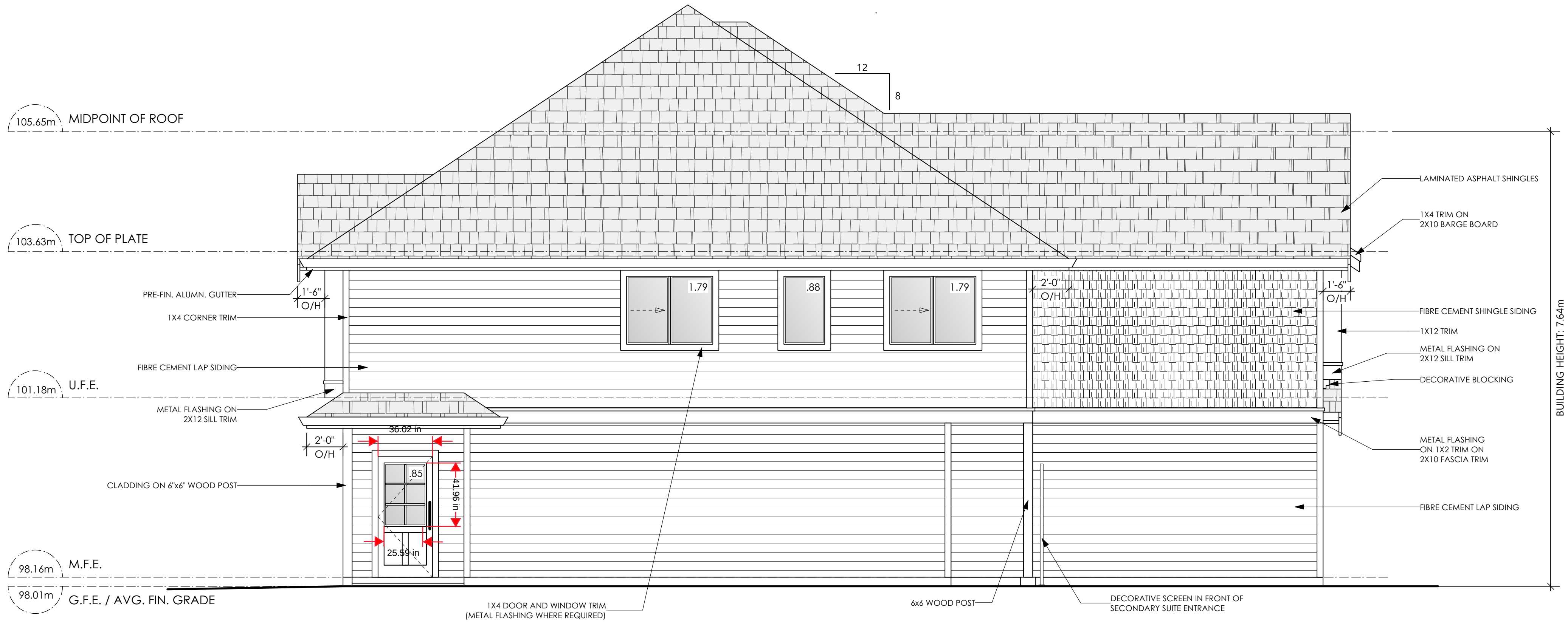
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1 Rear (S) Elevation
A4 Scale: 1/4" = 1'-0"

Limiting Distance	6.24	m.
Exposed Building Face	68.55	m ²
Allowable Openings	36.64	%
Allowable Opening Area	25.12	m ²
Proposed Openings	17.63	m ²



2 Left (E) Side Elevation
A4 Scale: 1/4" = 1'-0"

Limiting Distance	2.21	m.
Exposed Building Face	82.68	m ²
Allowable Openings	9.00	%
Allowable Opening Area	7.44	m ²
Proposed Openings	5.31	m ²

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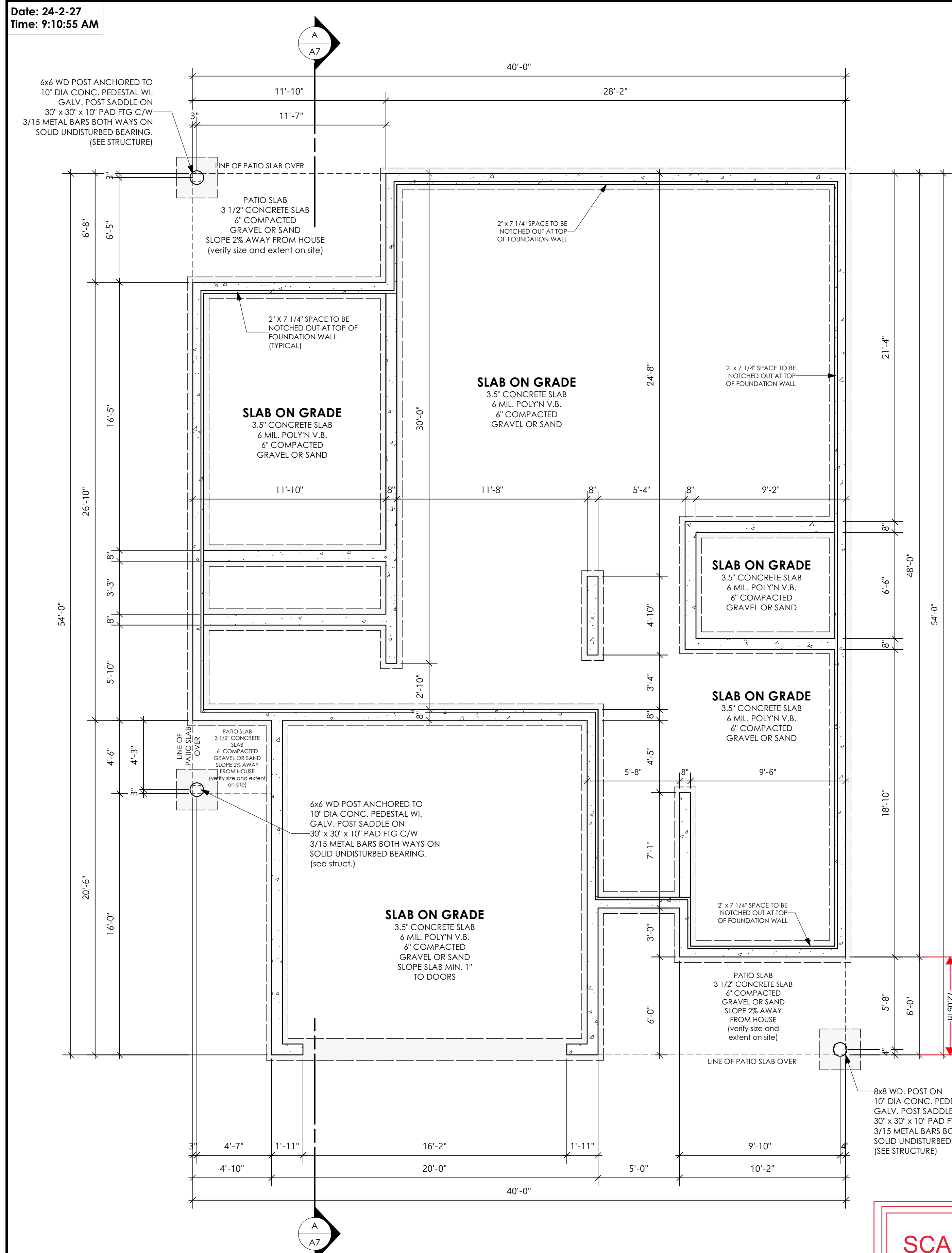
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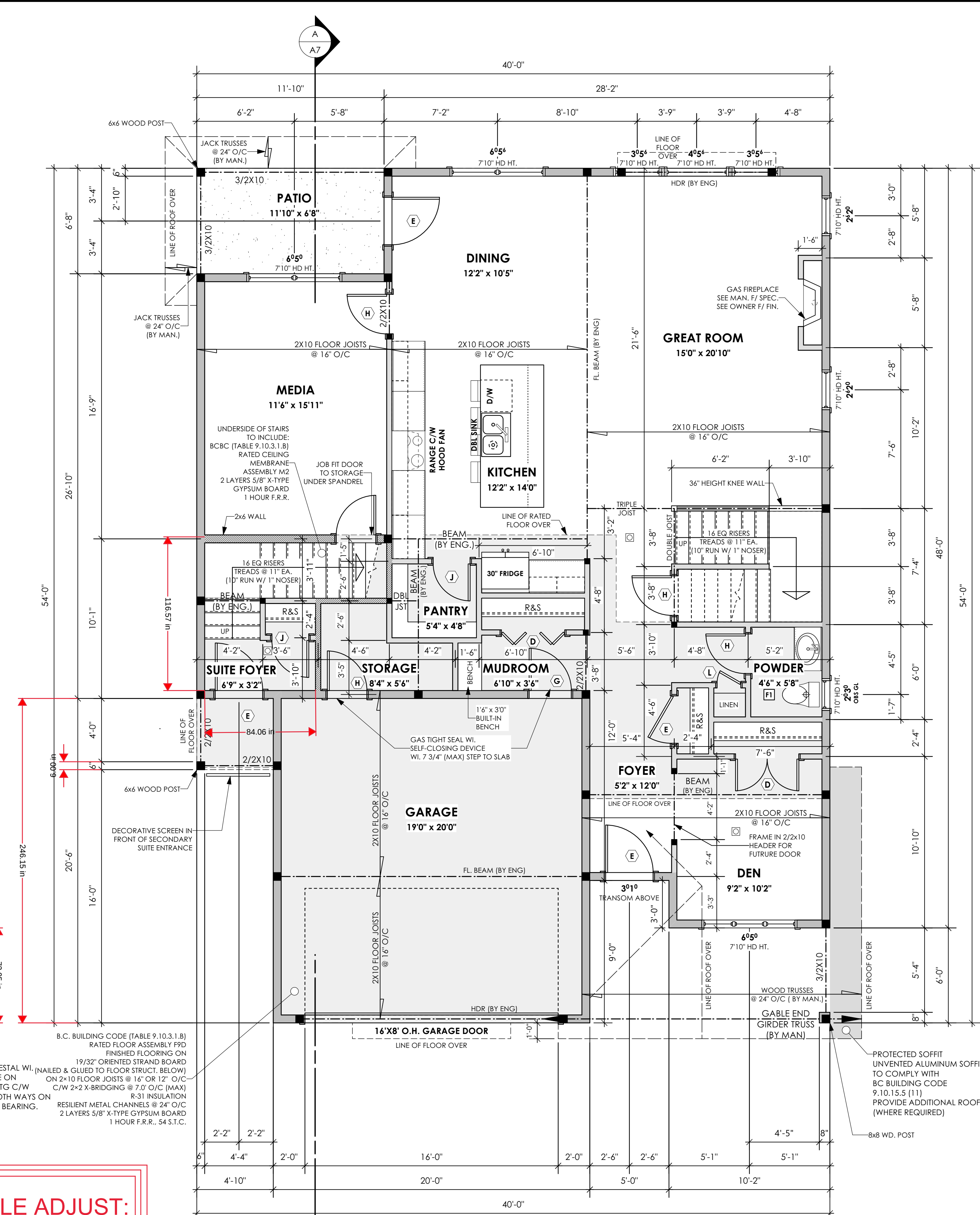
Date: 24-2-27
Time: 9:10:55 AM



1 Foundation Plan
A5 Scale: 1/4" = 1'-0"

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)



2 A5 Main Floor Plan

PRIMARY: 1363.46 ft² (126.67 m²)
SUITE: 92.58 ft² (8.60 m²)
TOTAL: 1456.04 ft² (135.27 m²)
GARAGE: 420.00 ft² (39.02 m²)

MECHANICAL FAN(S) & VENT(S)

- | | |
|-----------|---|
| F1 | BATHROOM FAN:
23L/S (50 CFM) INTERMITTENT
9 L/S (20 CFM) CONTINUOUS |
| F2 | PRINCIPAL EXHAUST FAN:
28 L/S (60 CFM) CONTINUOUS |
| F3 | PRINCIPAL EXHAUST & BATHROOM FAN FOR SUITE:
23 L/S (50 CFM) INTERMITTENT
21 L/S (45 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") | F | 2'10" X 6'8" (34" X 80") |
| B | 6'0" X 6'8" (72" X 80") | G | 2'8" X 6'8" (32" X 80") |
| C | 5'0" X 6'8" (60" X 80") | H | 2'6" X 6'8" (30" X 80") |
| D | 4'0" X 6'8" (48" X 80") | J | 2'4" X 6'8" (28" X 80") |
| E | 3'0" X 6'8" (36" X 80") | K | 2'0" X 6'8" (24" X 80") |
| | | L | 1'6" X 6'8" (18" X 80") |

LIST OF DRAWINGS

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A4	Elevations
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A6	Upper Floor
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D2	Construction Details II

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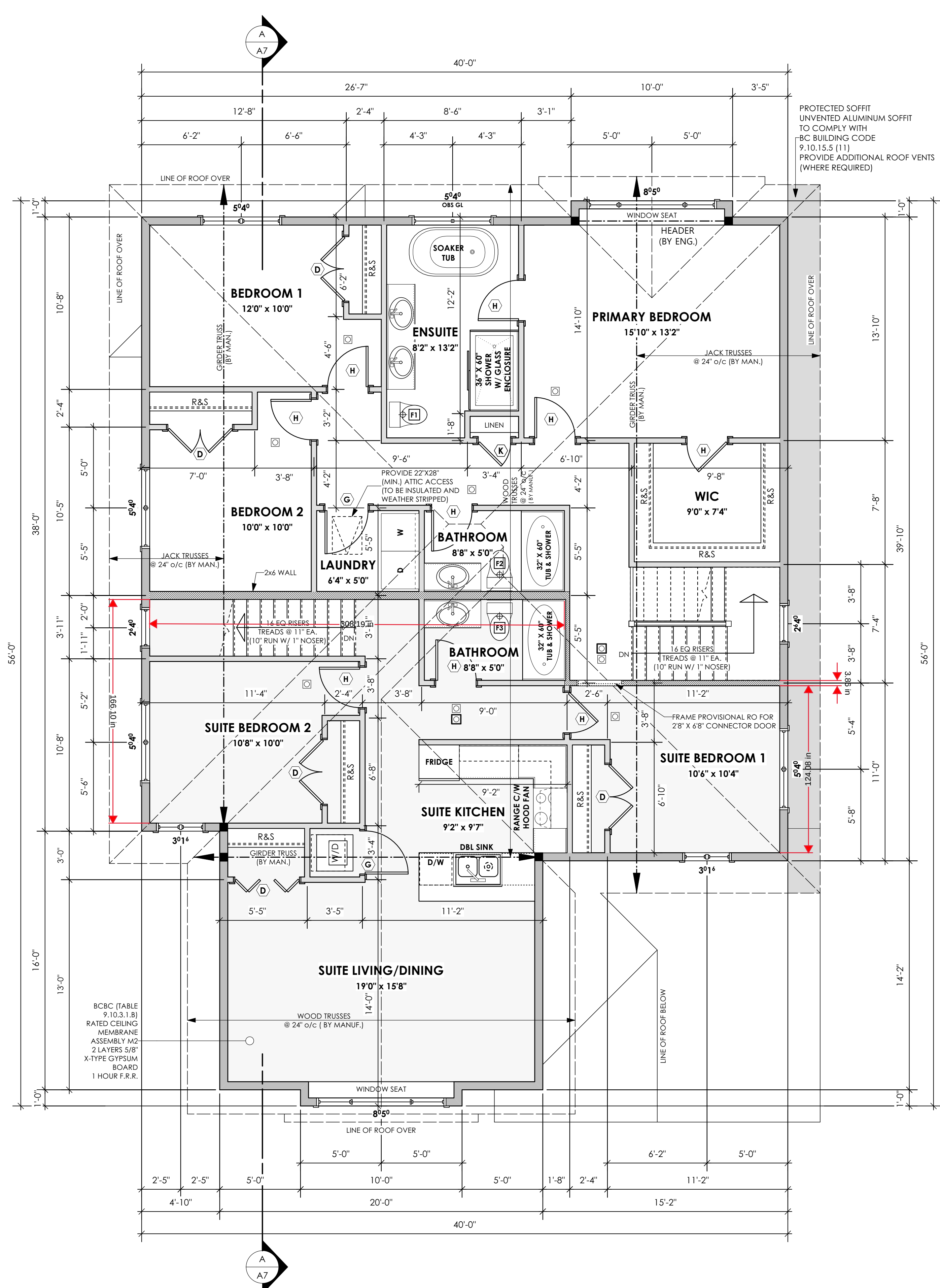
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SCALE	As Shown	SHT. NO.	A5 OF A7

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 10 - 'Jackson'
1236 Ashmore Terrace
Latoria Terrace
Langford, B.C.



1 Upper Floor Plan
A6 Scale: 1/4" = 1'-0"
PRIMARY: 963.20 ft² (89.48 m²)
SUITE: 828.31 ft² (76.95 m²)
TOTAL: 1791.51 ft² (166.43 m²)

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 PRESURE TREATED WITH A PRESERVATIVE
FOR TERMITE AND DECAY PROTECTION B.C.B.C. 9.3.2.9.(3)

MECHANICAL FAN(S) & VENT(S)

- F1 BATHROOM FAN:
23 L/S (50 CFM) INTERMITTENT
9 L/S (20 CFM) CONTINUOUS
- F2 PRINCIPAL EXHAUST FAN:
28 L/S (60 CFM) CONTINUOUS
- F3 PRINCIPAL EXHAUST & BATHROOM FAN FOR SUITE:
23 L/S (50 CFM) INTERMITTENT
21 L/S (45 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
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- POINT LOAD ON BEAM FROM ABOVE

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9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR
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PRIOR TO ORDERING

DOOR SCHEDULE

- 2'10 X 6'8 (34" X 80")
- 8'0 X 6'8 (96" X 80")
- 2'8 X 6'8 (32" X 80")
- 6'0 X 6'8 (72" X 80")
- 2'6 X 6'8 (30" X 80")
- 5'0 X 6'8 (60" X 80")
- 2'4 X 6'8 (28" X 80")
- 4'0 X 6'8 (48" X 80")
- 2'0 X 6'8 (24" X 80")
- 3'0 X 6'8 (36" X 80")
- 1'6 X 6'8 (18" X 80")

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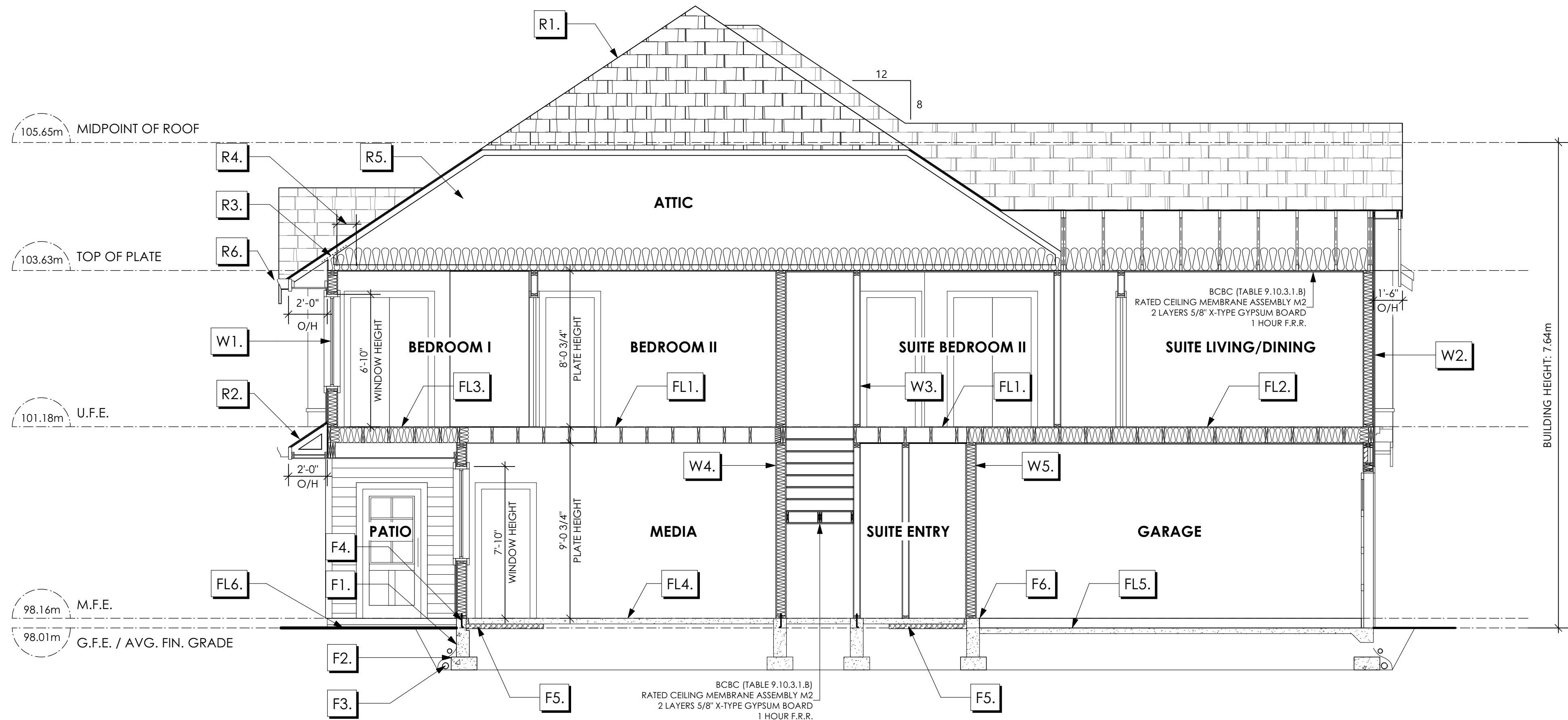
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1
A7

Section A-A

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

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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)

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 POLY'N 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
- 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 BATTLES TO BE INSTALLED WHERE REQUIRED 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/ BCBC 9.19.1)
- R6. PRE-FIN. ALUMINUM GUTTER 2"X8" FASCIA BD. 2"X4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (SEE CONTRACTOR)
- R7. PROTECTED SOFFIT PRE-FIN. ALUMINUM FASCIA GUTTER 2"X8" FASCIA BD. 2"X4" SUB. FASCIA BD. UNVENTED ALUMINUM SOFFIT TO COMPLY W/ BCBC 9.10.15.5.(11) (NOT SHOWN IN SECTION)

FLOORS

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (NAILED & GLUED TO FLOOR STRUCTURE 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. B.C. BUILDING CODE (TABLE 9.10.3.1-B) RATED FLOOR ASSEMBLY F9d FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (NAILED & GLUED TO FLOOR STURCTURE 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. (NOT SHOWN IN SECTION)
- FL3. 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
- FL4. FINISHED FLOORING ON 3 1/2" CONCRETE SLAB 6 MIL POLY'N V.B. 6" COMPACTED GRAVEL OR SAND
- FL5. 3 1/2" CONCRETE SLAB 6 MIL POLY'N V.B. 6" COMPACTED GRAVEL OR SAND UNVENTED ALUMINUM SOFFIT (NOT SHOWN IN SECTION)
- FL6. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (PORCH & PATIO) (SLOPE 2% AWAY FROM HOUSE)

WALLS

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"X10" UNITE OVER (W BEARING WALLS ONLY) (TYPICAL W/ 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS T18 SHATTERPROOF) 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 A.A.M.A./W.D.M.A./C.S.A 1011.5.2(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. BCBC (TABLE 9.10.3.1-A) RATED WALL ASSEMBY W1g 1 LAYER 5/8" X-TYPE GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS FRICTION FITTED AND SOLID FILLED 1 HR. F.R.R. 36 S.T.C (BETWEEN PRIMARY LIVING & SECONDARY SUITE)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" O/C C/W R-20 INSULATION 6MIL POLY'N V.B 1/2" GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE)
- W6. 6" X 6" WOOD POST ANCHORED TO 10" DIA. CONC. PEDESTAL ON 30" X 30" X 10" CONC. PAD FTG C/W 3/15 METAL BARS BOTH WAYS ON UNDISTURBED SOIL (SOLID BEARING)) (NOT SHOWN IN SECTION)

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

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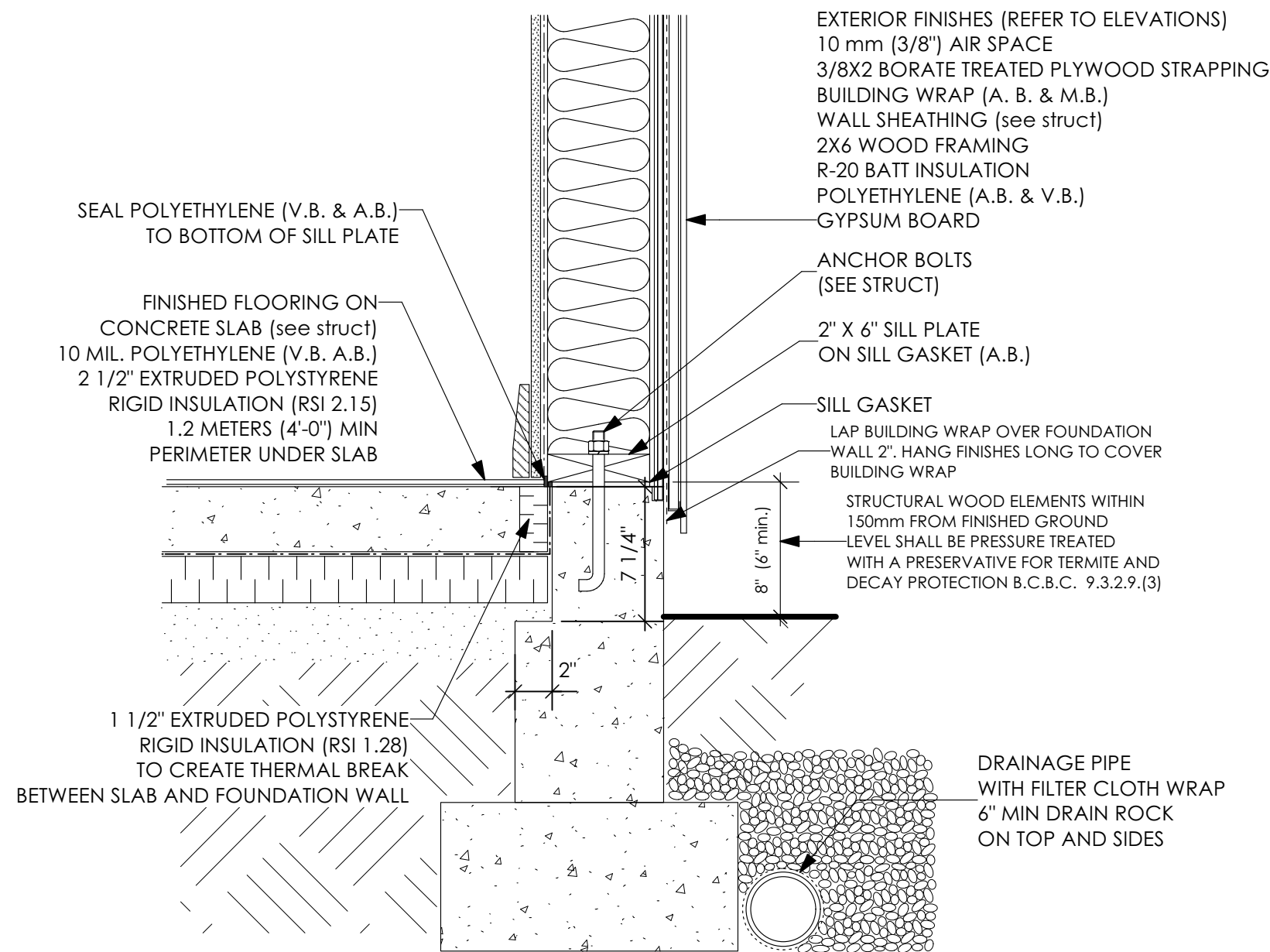
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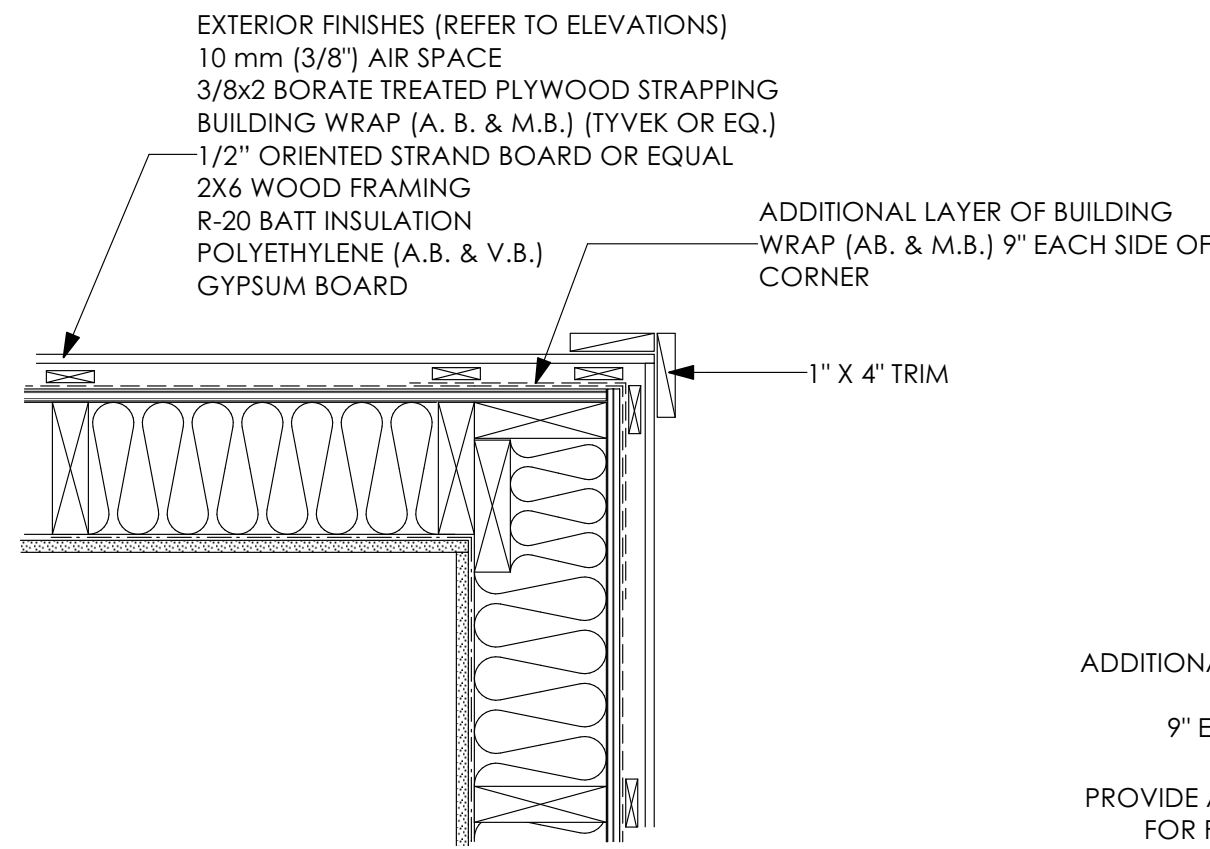
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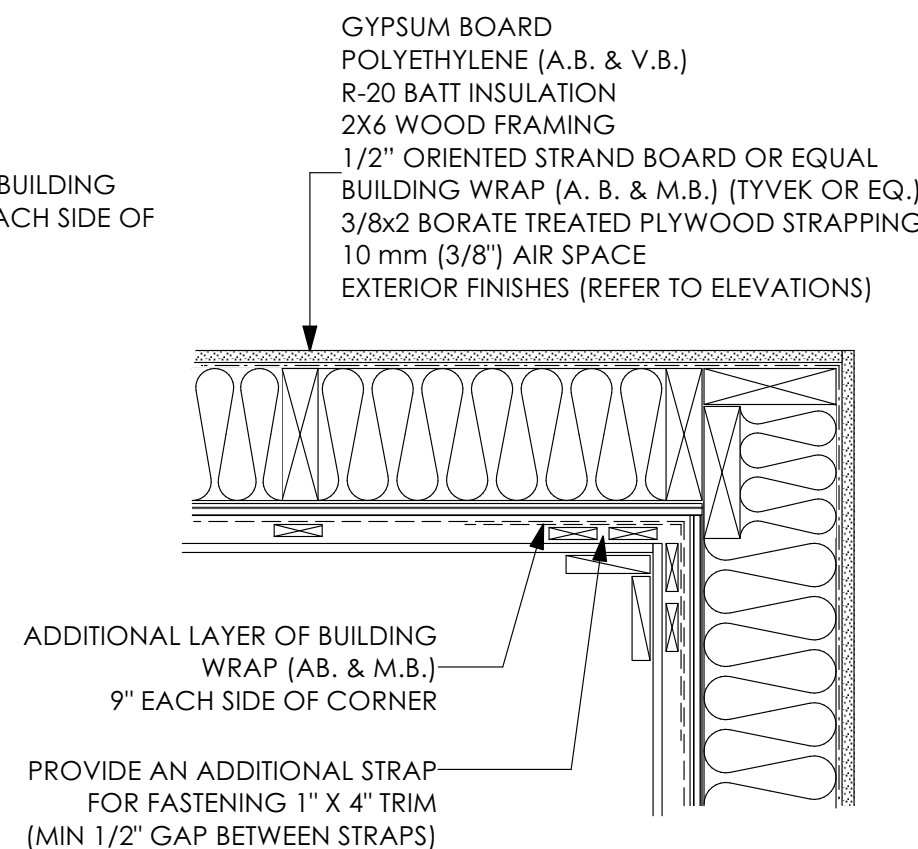
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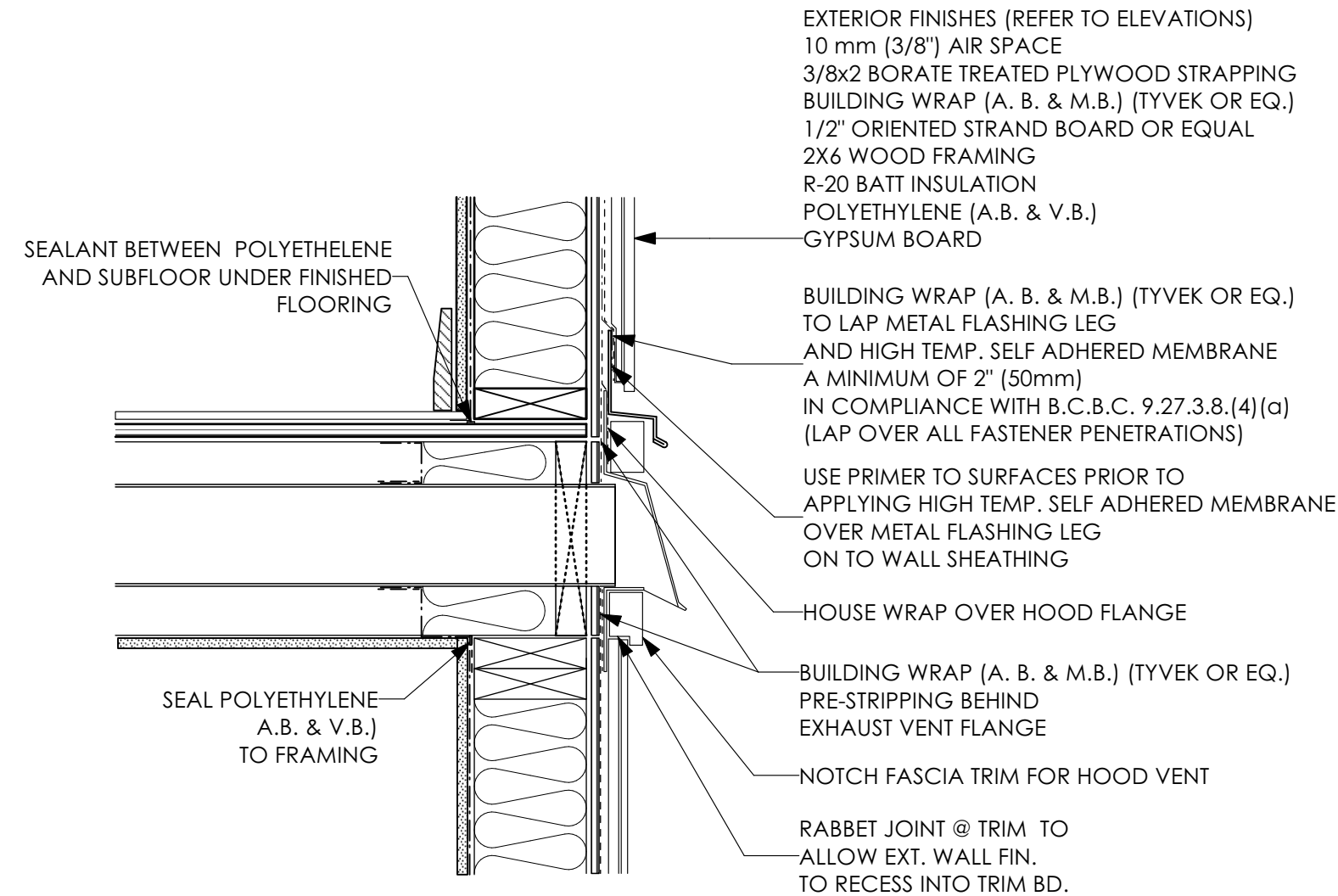
1 Slab on Grade
D1 Scale: 1 1/2" = 1'-0"



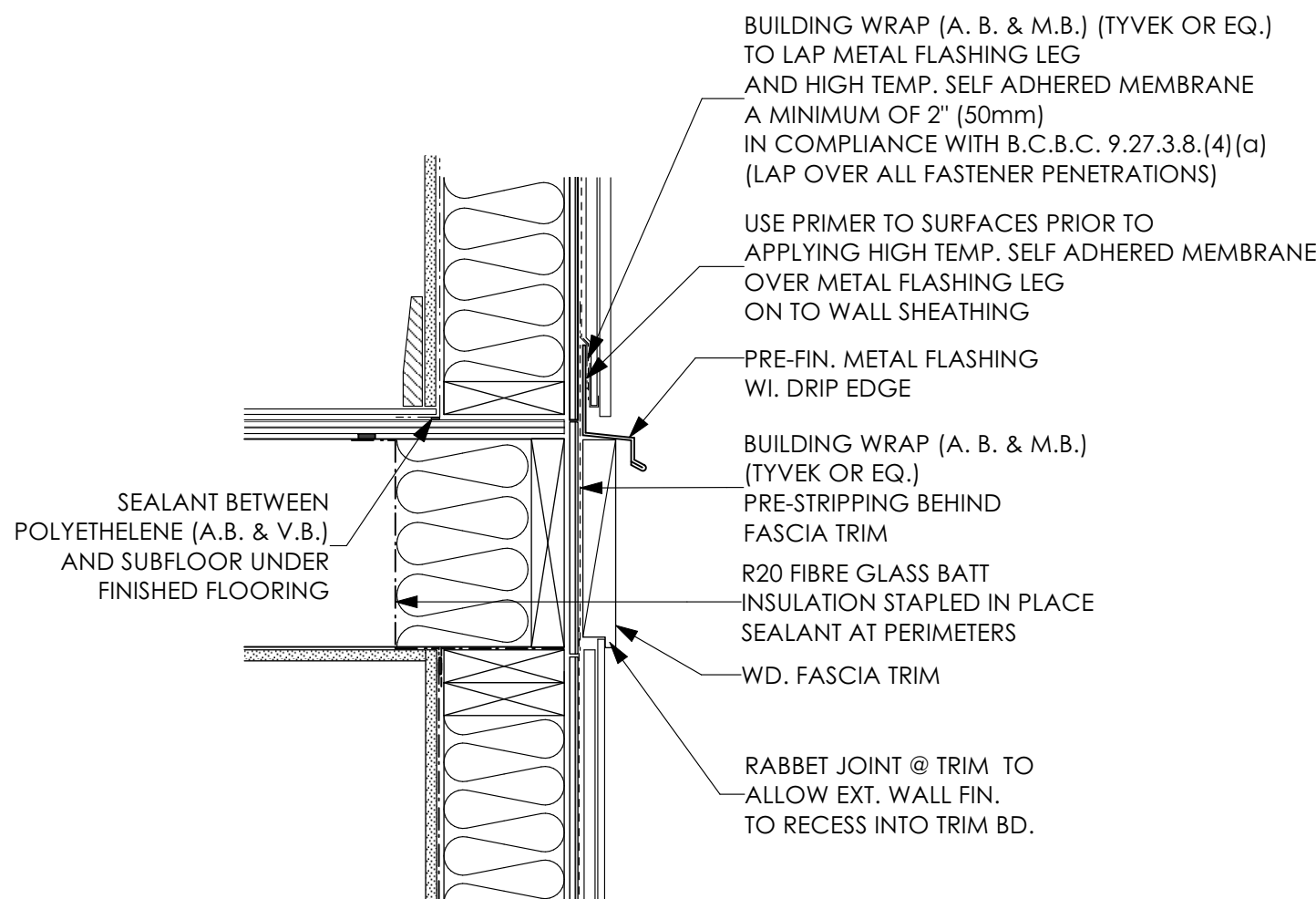
2 Exterior Corner
D1 Scale: 1 1/2" = 1'-0"



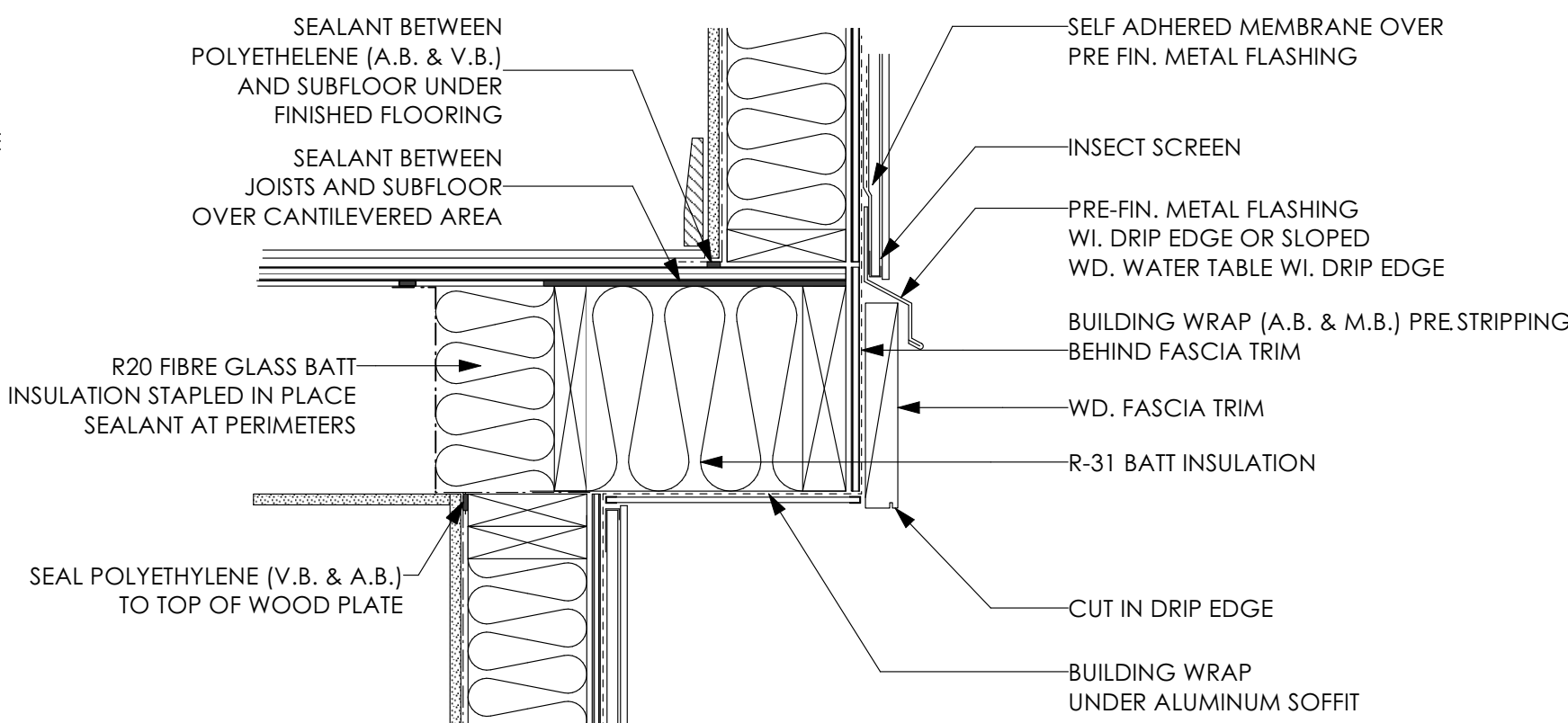
3 Interior Corner
D1 Scale: 1 1/2" = 1'-0"



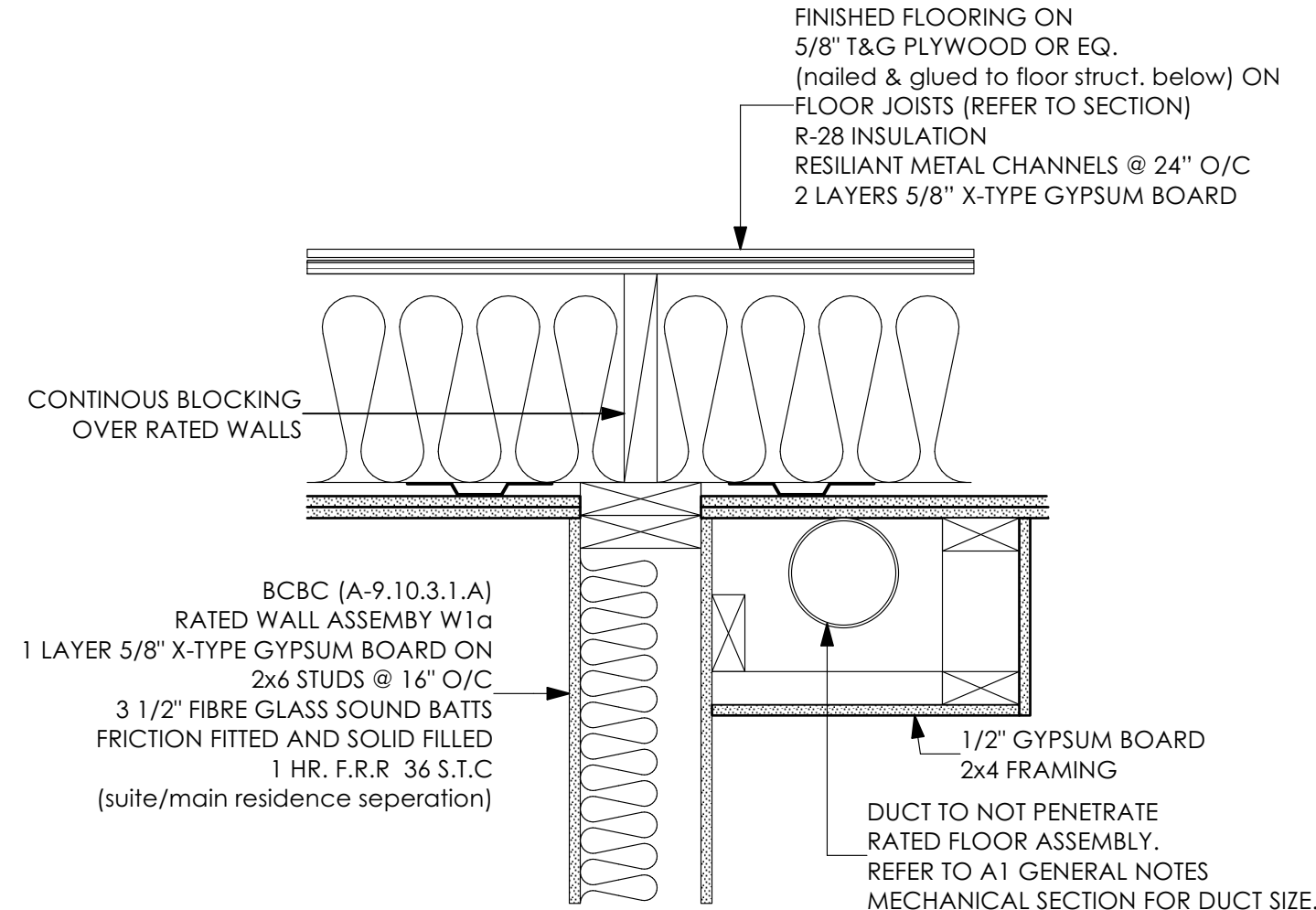
4 Wall Exhaust Vent
D1 Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



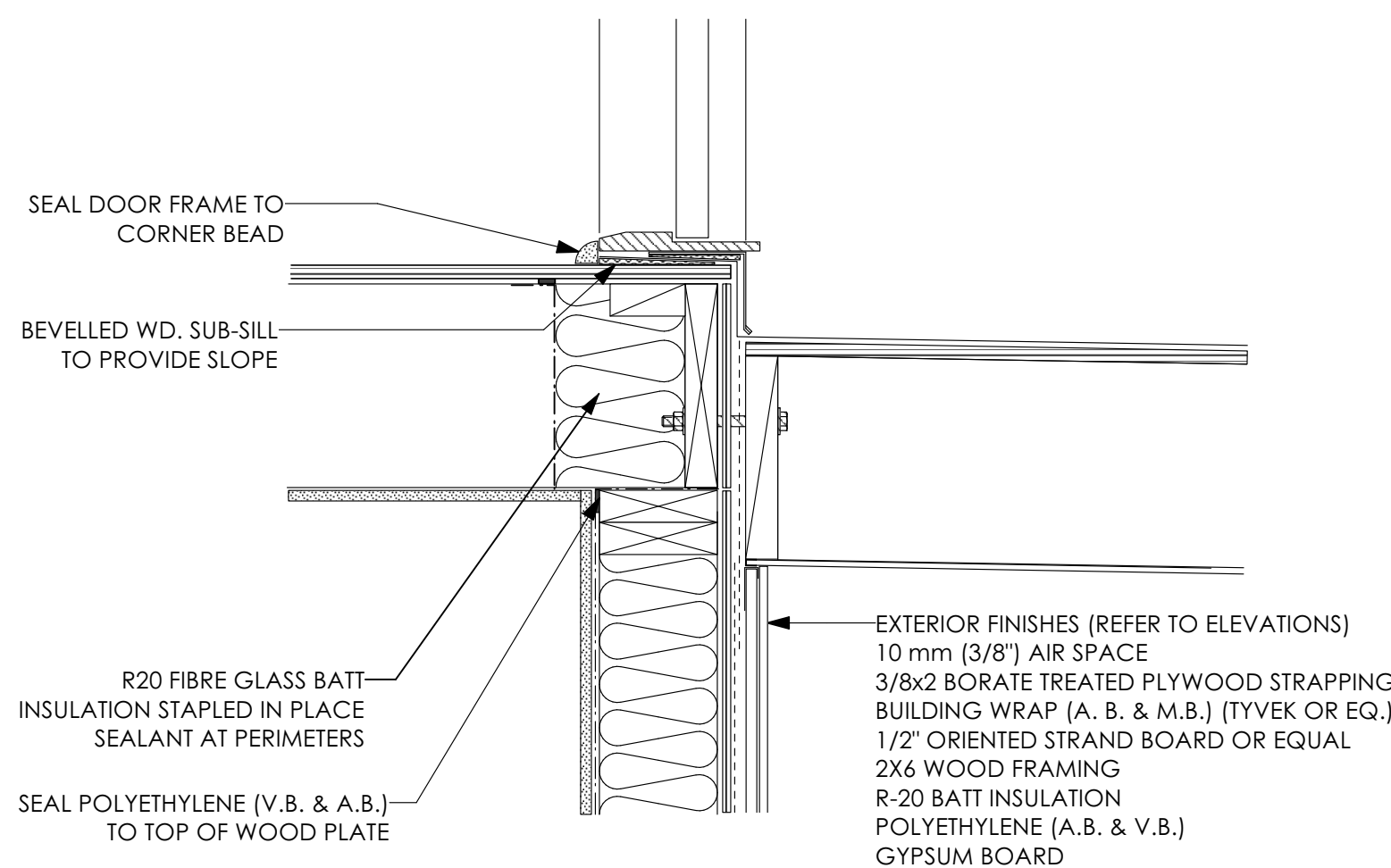
5 Trimmer Joist
D1 Scale: 1 1/2" = 1'-0"



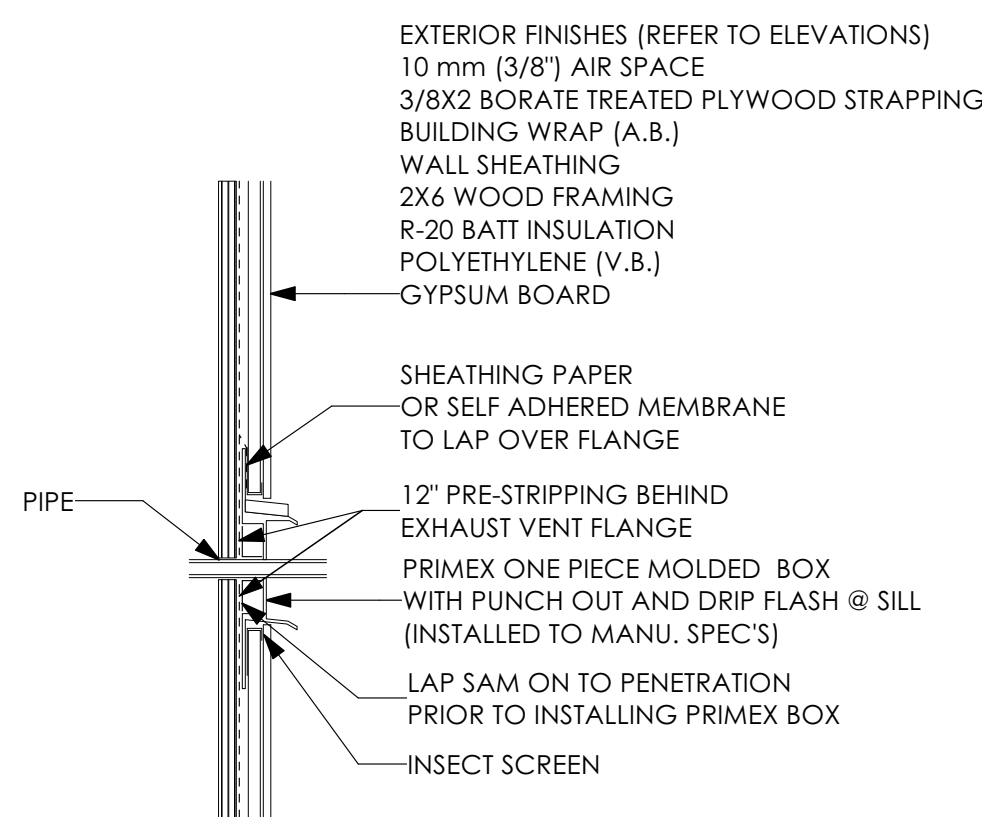
6 Cantilevered Floor
D1 Scale: 1 1/2" = 1'-0"



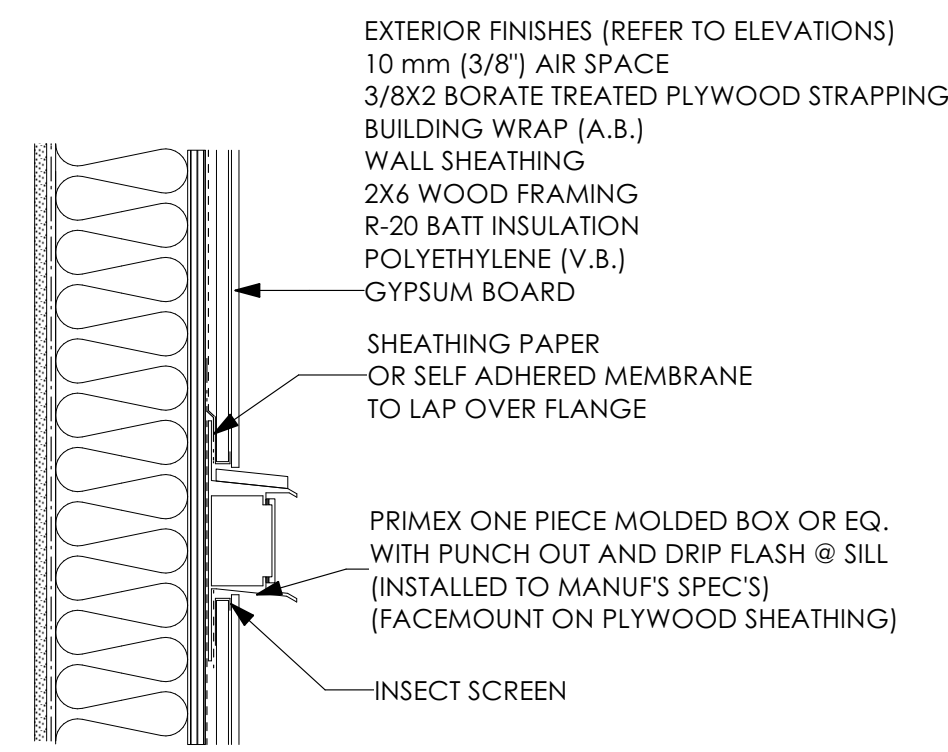
7 Bulkhead (Suite)
D1 Scale: 1 1/2" = 1'-0"



8 Door Sill Protected Membrane
D1 Scale: 1 1/2" = 1'-0"



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



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

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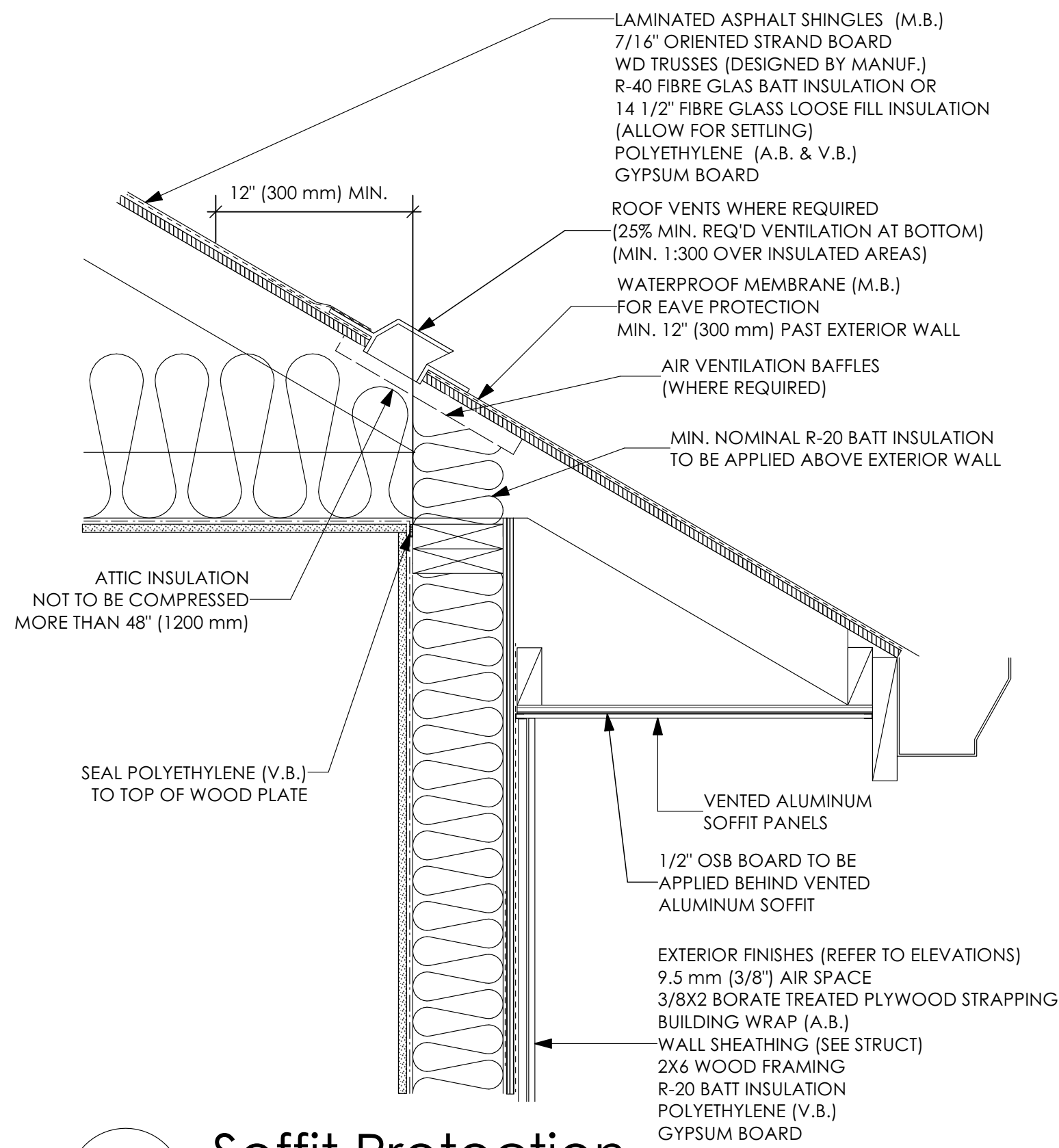
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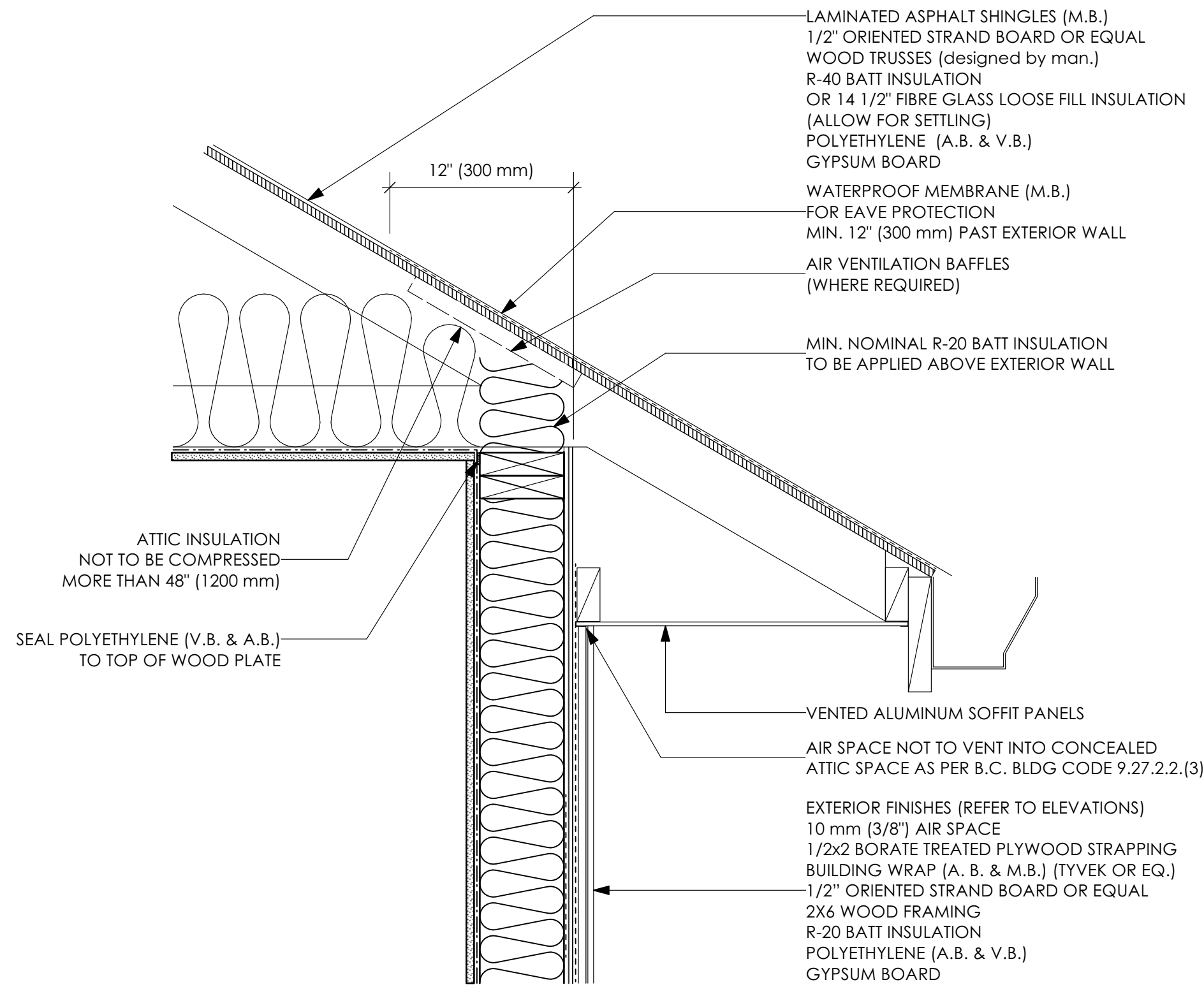
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1 Soffit Protection

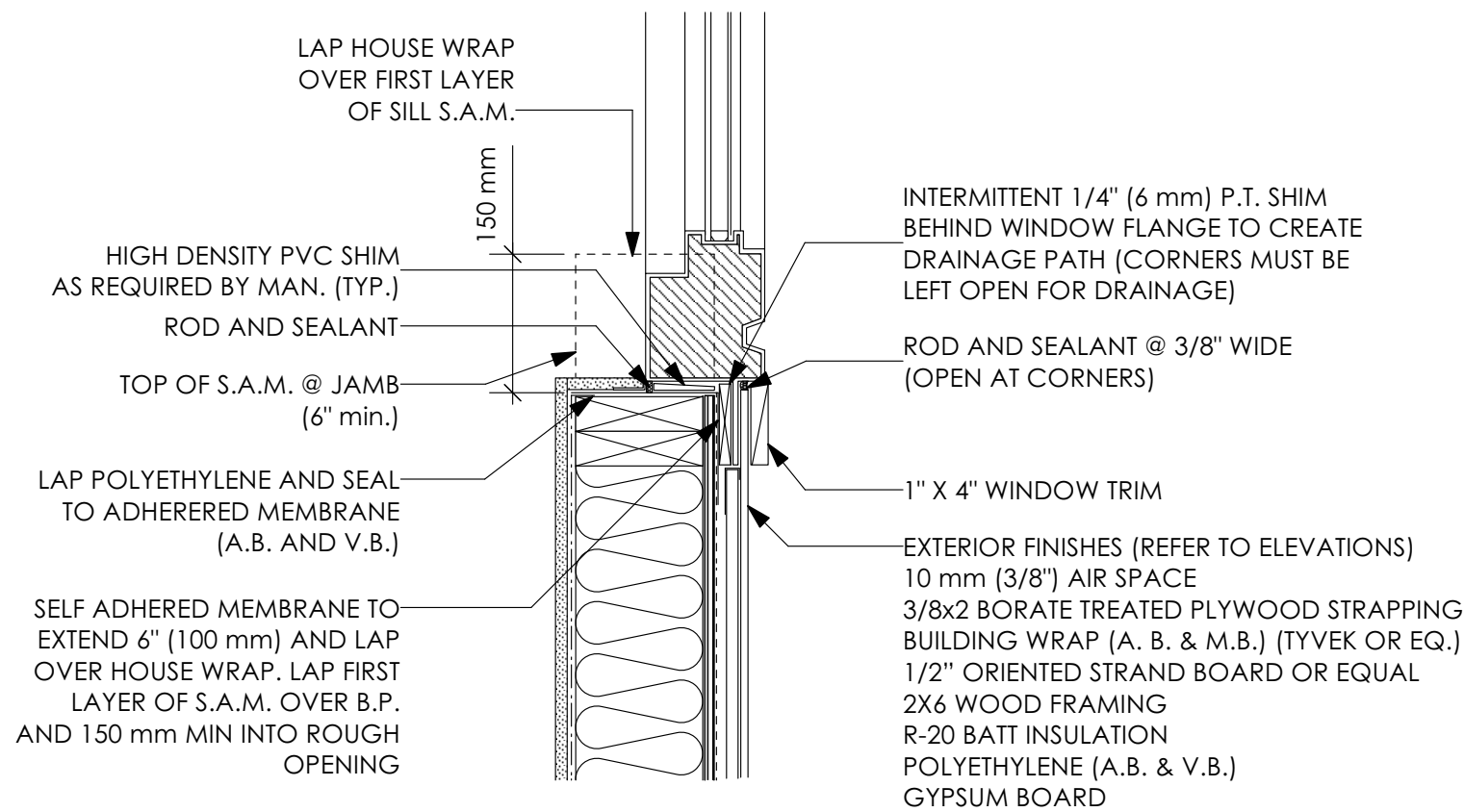
D2 Scale: 1 1/2" = 1'-0"

2018 BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG
IS WITHIN 1.20M OF PROPERTY LINE)



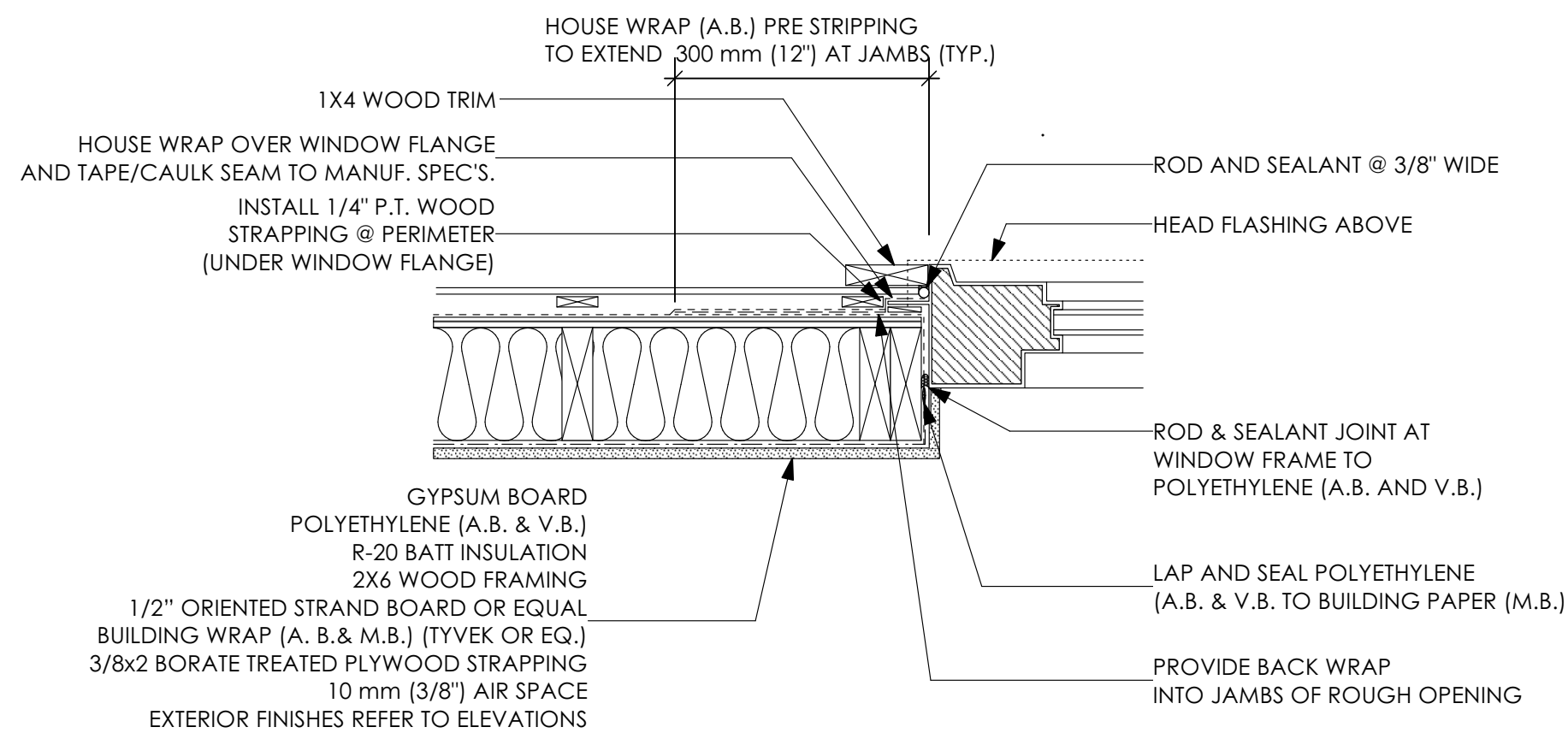
2 Water Shedding Roof / Wall

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



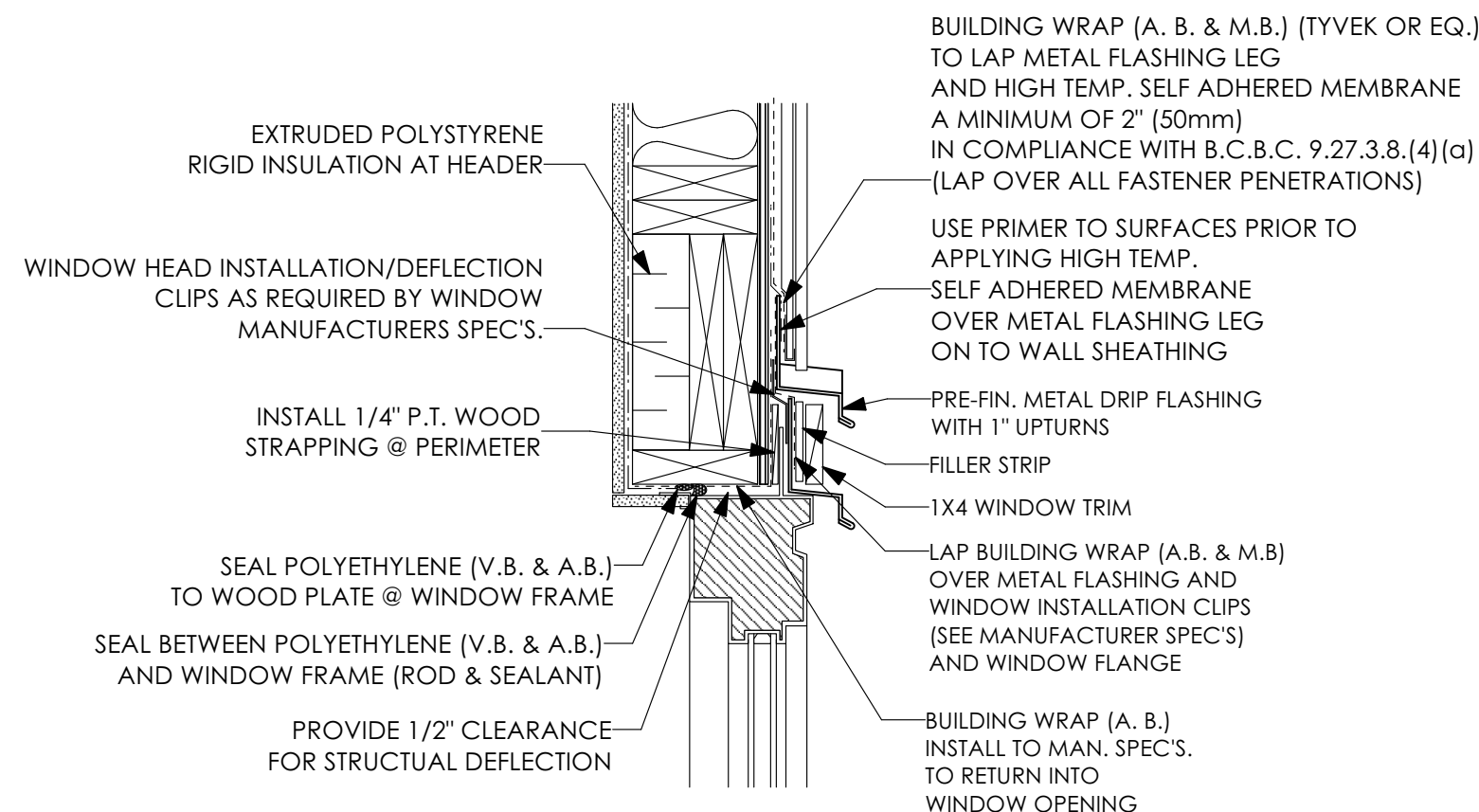
3 Window Sill

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



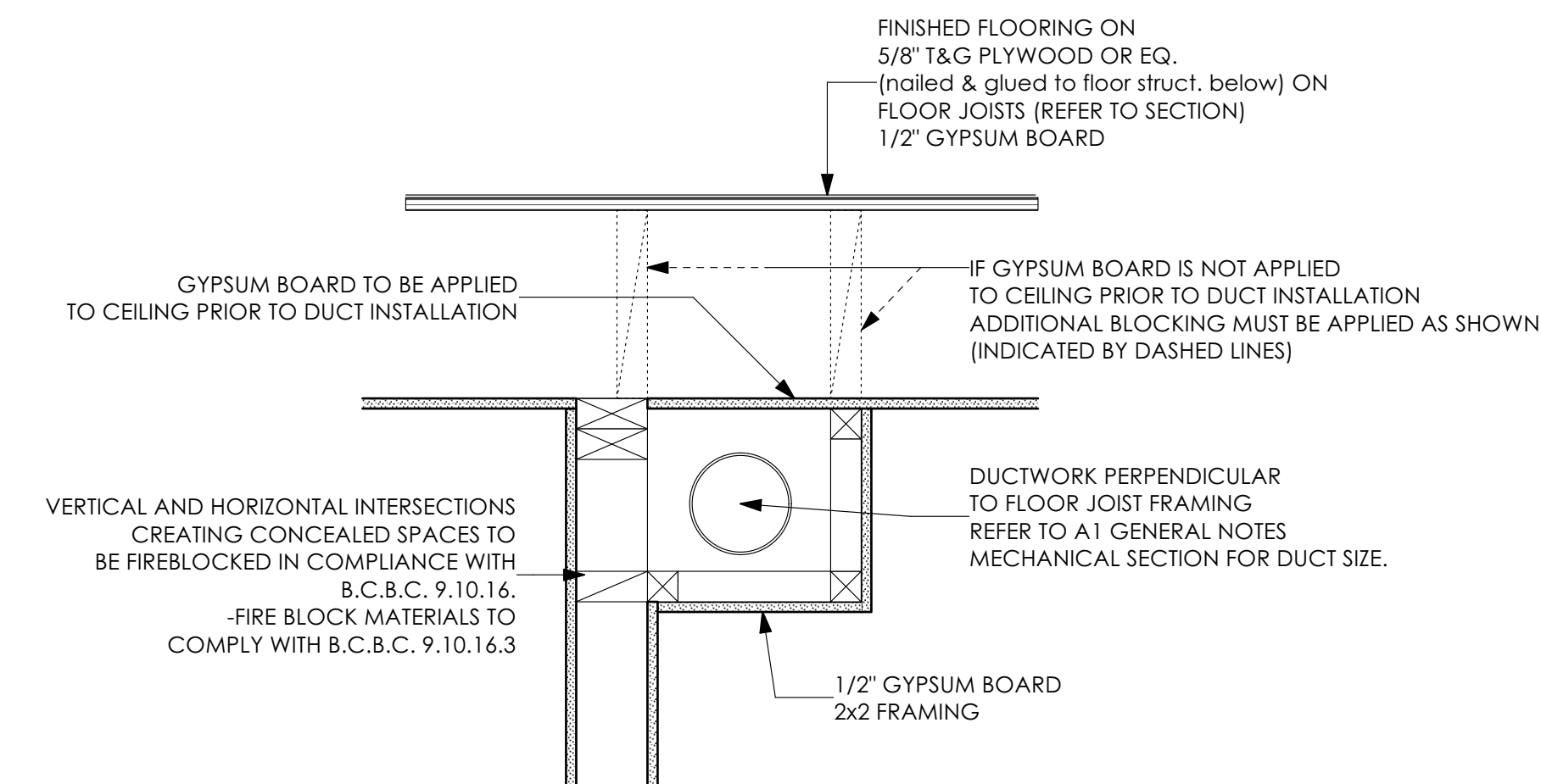
4 Window Jamb

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



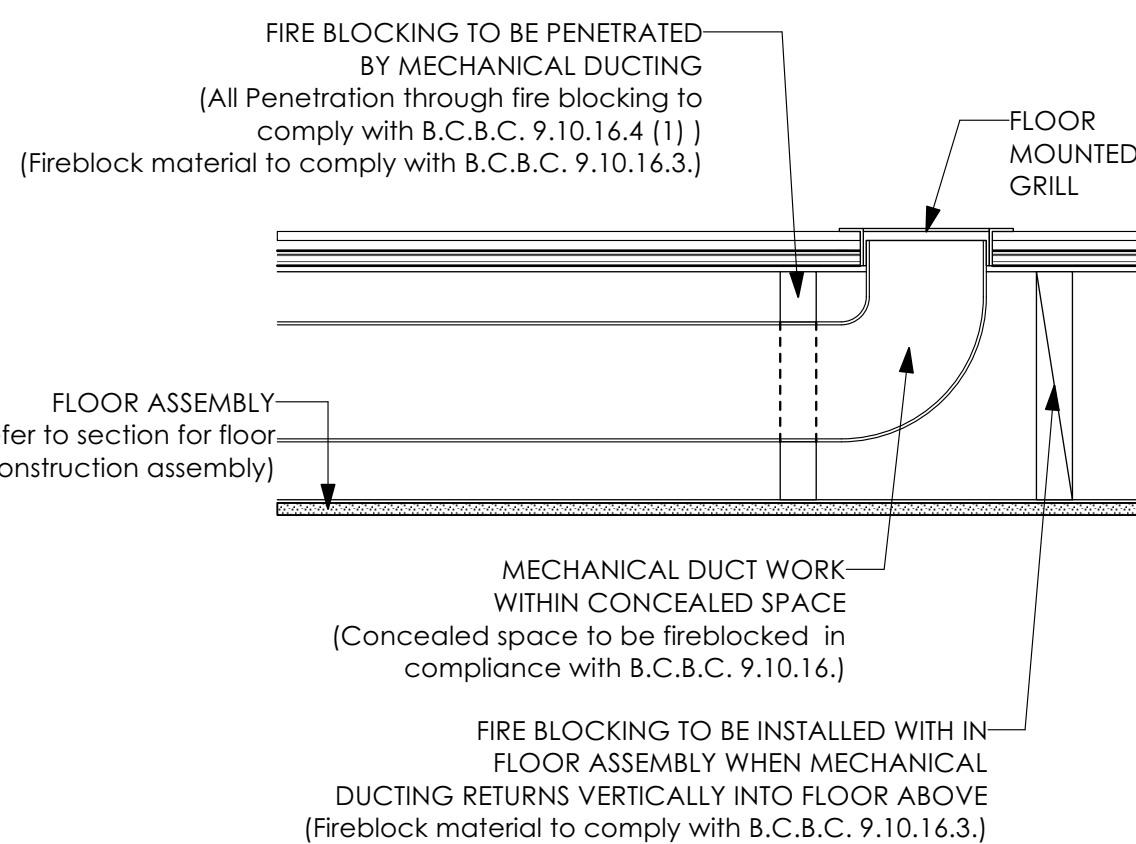
5 Window Head

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



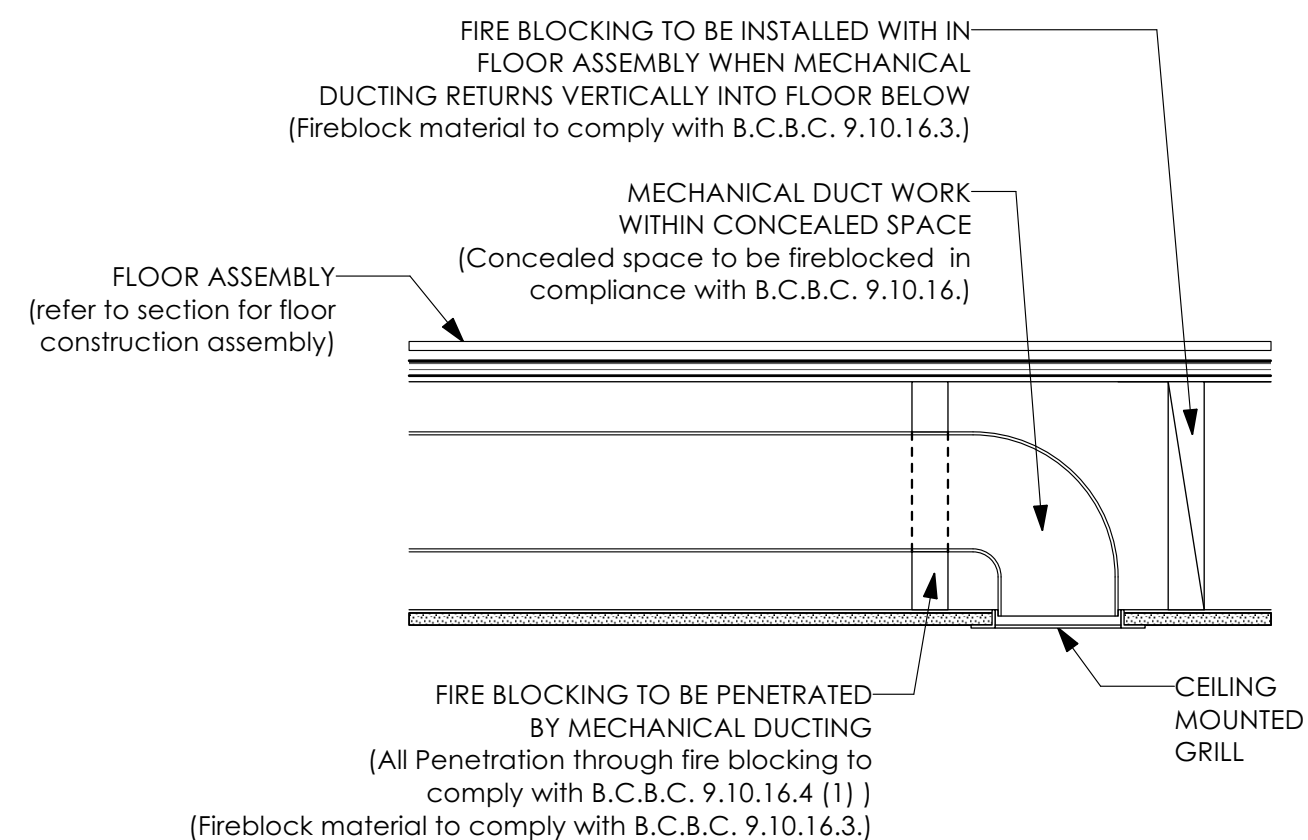
6 Fire Blocking Bulkheads

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



7 Fire Blocking Within Floor Detail A

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



8 Fire Blocking Within Floor Detail B

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

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