

Date: 24-5-8
Time: 11:58:22 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.

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 most current edition of the 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 material 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.

Crawl spaces

Crawl spaces to comply with 9.18.
Heated crawl space ventilation to comply with B.C.B.C. 9.32.3.7
Contractor to ensure heated crawl space is vented into primary living space above by two (2) grilles of the size(s) noted below. If heated crawl space is divided into two (2) or more compartments, each heated compartment shall be vented by grilles of the size(s) noted below. Heated crawl space to have continuous 64mm (2 1/2") Extruded Polystyrene insulation around entire perimeter.

Crawl space access to be a 600mm x 760mm (22" x 24") hatch type access placed in either the laundry room, mud room, walk in closet, or in a location specified on the plans.

Doors, Windows, And Skylights

All windows, doors, and skylights to meet the requirements laid forth in BCBC 9.4.7.1. (1), 9.7., 9.36. and, to comply with AAMA/WDMA/CSA 101/1.5.2/A440-08, "NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & A440S1-09 "Canadian Supplement to... ..NAFS..."

See "Section Notes" for required performance of Windows and Doors for this residence, as per BCBC 9.7.4.3., Table C-5

Minimum thermal resistance ratings as per BCBC 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
Garage Doors (if garage heated)	- R 6.25 -	1.10 RSI

Site built doors and windows to comply with 9.7.5 and 9.36.2.7.(3)
Flashing to be above all doors and windows not directly protected by eaves.
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/builders 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 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. Heat pump performance requirements to comply with B.C.B.C. Table 9.36.3.10.

Hot Water Heater: (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, and 9.36.3.
All duct sizes, fans and ventilation requirements to be verified prior to installation and to instll to manufacturers specs. CRV (central recirculating ventilator) to provide mechanical ventilation for the primary residence and must comply with B.C.B.C. 9.32.2.4(5)
A licensed mechanical tradesperson to design, verify, size, install, and provide mechanical checklist to local authority having jurisdiction.
Direct vent gas wall furnaces and baseboard heaters to provide heat. Mechanical tradesperson to locate gas wall furnaces and baseboard heaters on site.

Gas-fired unit heater: See B.C.B.C. Table 9.36.3.10.
Heating or Cooling Capacity: ≤ 117.23 kW
Standard: CAN/CSA-P.11
Performance Requirements: Et ≥ 82%

Gas-fired fireplace: See B.C.B.C. 9.36.3.10.(2) and Table 9.36.3.10

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 Litre 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 Litres 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 (primary residence)) See B.C.B.C. Table 9.32.3.5., Table 9.32.3.8.(3).
28 Litres per second continuous @ 50pa External static pressure.
Duct size (Diameter): 125mm rigid, 100mm flexible.
Duct size (Area): 123 sq.cm rigid, 79 sq.cm. flexible.
Duct not to exceed 5m and 0 elbows (Equivalent length of 15m)
Fan to run continuously, with on/off switch mounted beside the electrical bracker panel. Contractor to ensure switch is labelled "PRINCIPAL VENTILATION EXHAUST FAN".
Fan to have a sound rating of 1.0 sones.

Fan 3 (Principal Exhaust Fan (suite)) See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3).
21 Litres per second continuous @ 50pa External static pressure.
Duct size (Diameter): 125mm flexible, 100mm rigid.
Duct size (Area): 123 sq.cm. flexible, 79 sq.cm rigid.
Duct not to exceed 5m and 0 elbows (Equivalent length of 15m)
Fan to run continuously, with on/off switch mounted beside the electrical bracker panel. Contractor to ensure switch is labelled "PRINCIPAL VENTILATION EXHAUST FAN".
If fan is mounted in a bathroom and principal ventilation exhaust fan vents at a lower rate than 23 L/s, 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.

Vent 1 (Passive Supply Grilles in Secondary Suite)
Passive Supply grilles to be located at least 1800mm (6'-0") off the ground and to have an unobstructed area of 25cm²

Vent 1: 25cm² (4 in²) Crawl space Air Transfer Grille

Soil Gas Control

Soil Gas Control to comply with BCBC 9.13.4.
Rough-in radon gas vent to be installed as per 9.13.4.3, and to have a cap that is labelled "RADON GAS".
Vent rough-in to be installed in a location to permit extension to the top of roof.
Air Barriers and 100mm (4") of crushed rock to be installed under all interior slabs.
All penetration through the slab are to be sealed including the penetrations around the radon gas vent rough in.

© 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 construct one (1) dwelling on the specified lot indicated in the Title Block.

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	05/08/24	For Building Permit Application



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

DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	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

PROJECT
**Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.**

SKETCH PLAN OF PROPOSED LOT 28 - LATORIA TERRACE

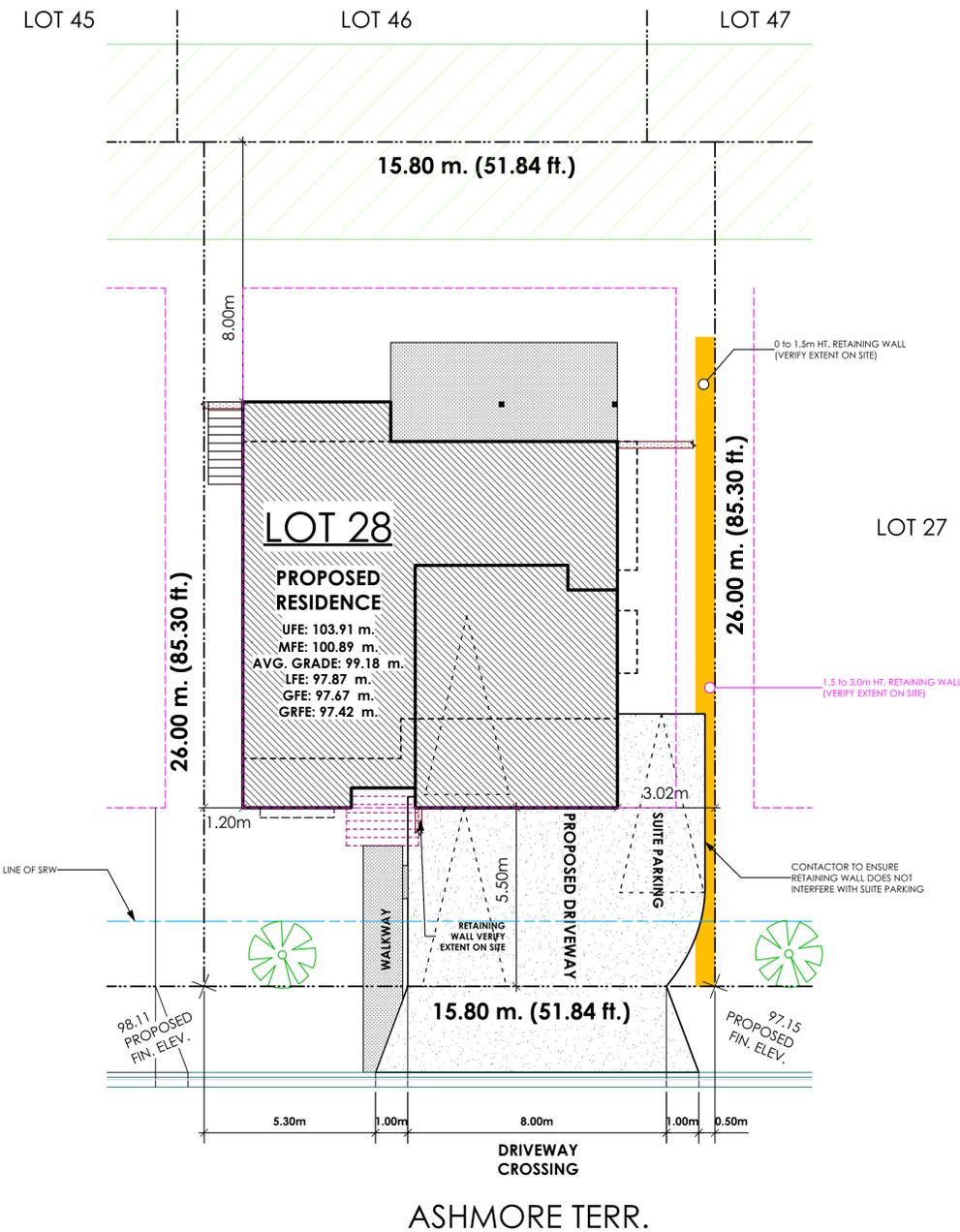
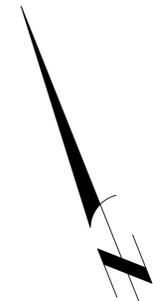
Parcel Identifiers: TBD

LEGEND

Elevations are geodetic referred to Lanford Integrated Survey

 - denotes Green Space

SITE DATA	R2	LOT 28
ITEMS	PERMITTED	PROPOSED
LOT AREA		410.80 sq.m.
LOT COVERAGE	50.00 %	35.98%
HEIGHT	9.00 m.	8.40 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.



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	05/08/24	For Building Permit Application



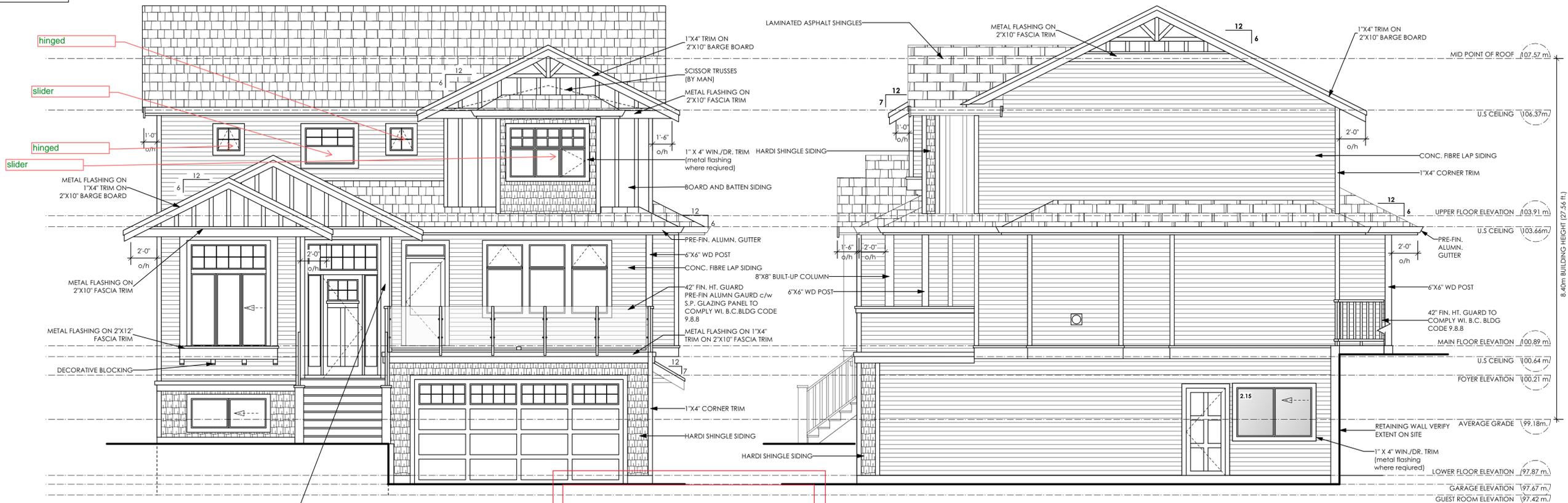
103 - 891 Attree Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	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.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.**

1 Site Plan
A2 Scale: 1:100

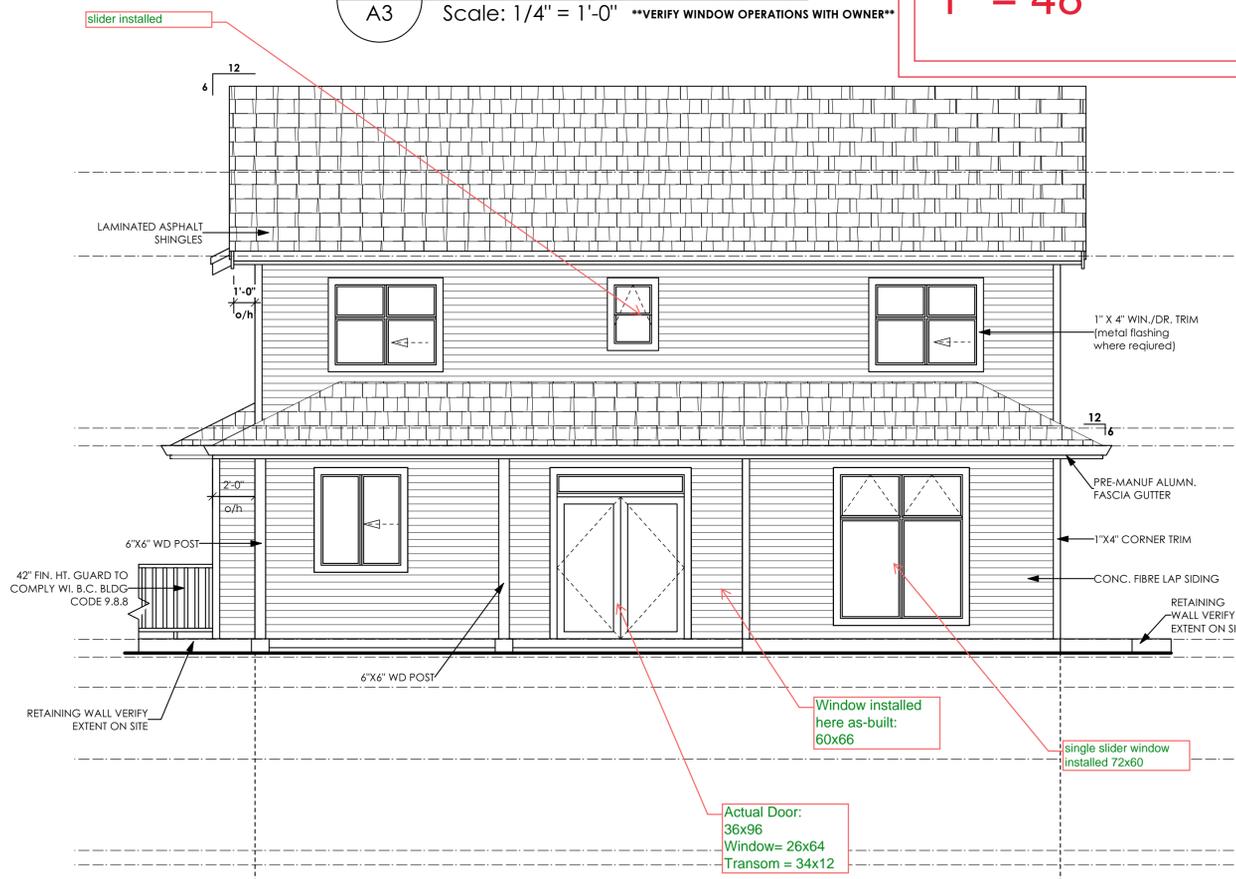


1 Front (S) Elevation
A3 Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

**SCALE ADJUST:
1" = 48"**

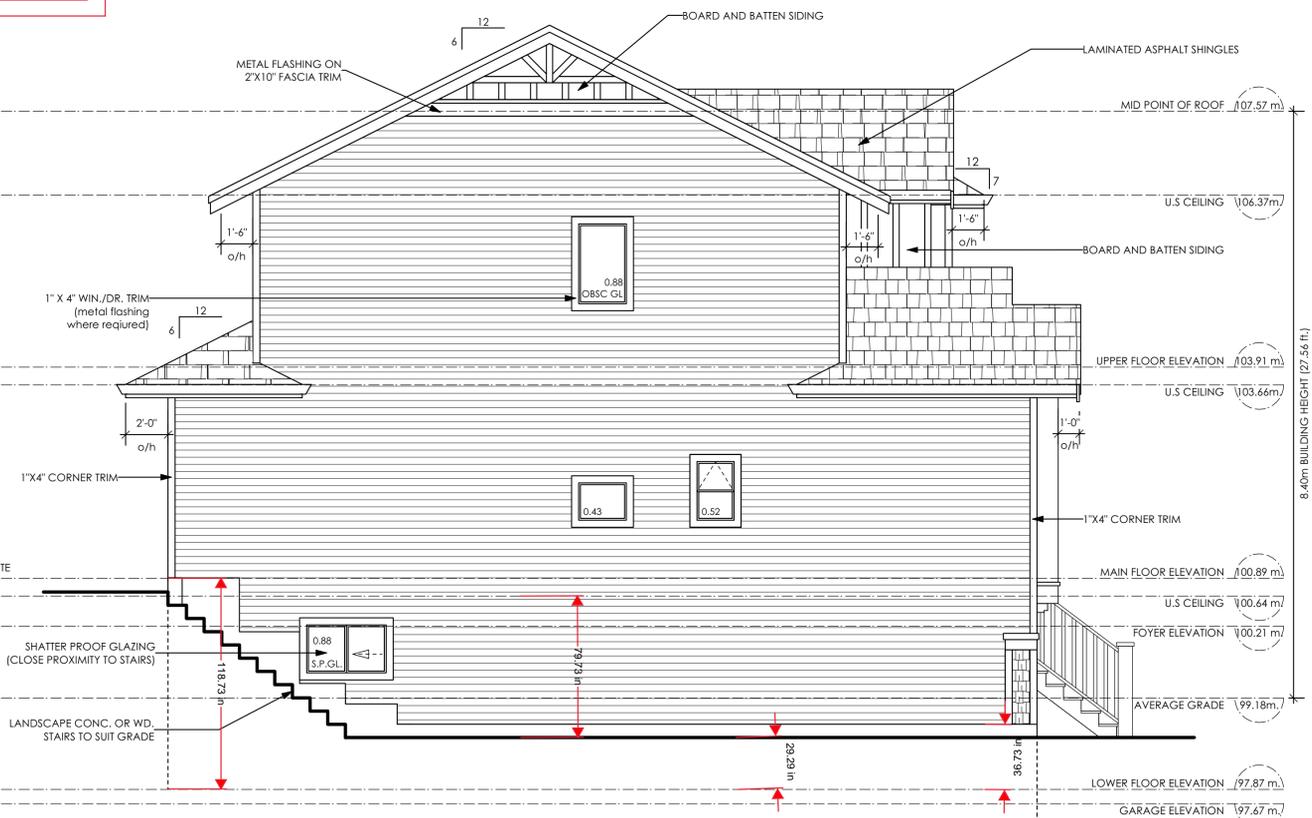
2 Right (E) Elevation
A3 Scale: 1/4" = 1'-0" **VERIFY WINDOW OPERATIONS WITH OWNER**

Limiting Distance	3.02 m.
Exposed Building Face	86.36 sq.m.
Allowable Openings	9 %
Allowable Opening Area	7.77 sq.m.
Proposed Openings	2.15 sq.m.



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

Window installed here as-built: 60x66
Actual Door: 36x96
Window = 26x64
Transom = 34x12
single slider window installed 72x60



4 Left (W) Elevation
A3 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	Foundation & Lower Floor	
A5	Main & Upper Floors	
A6	Cross-Section	
D1	Details	
D2	Details	

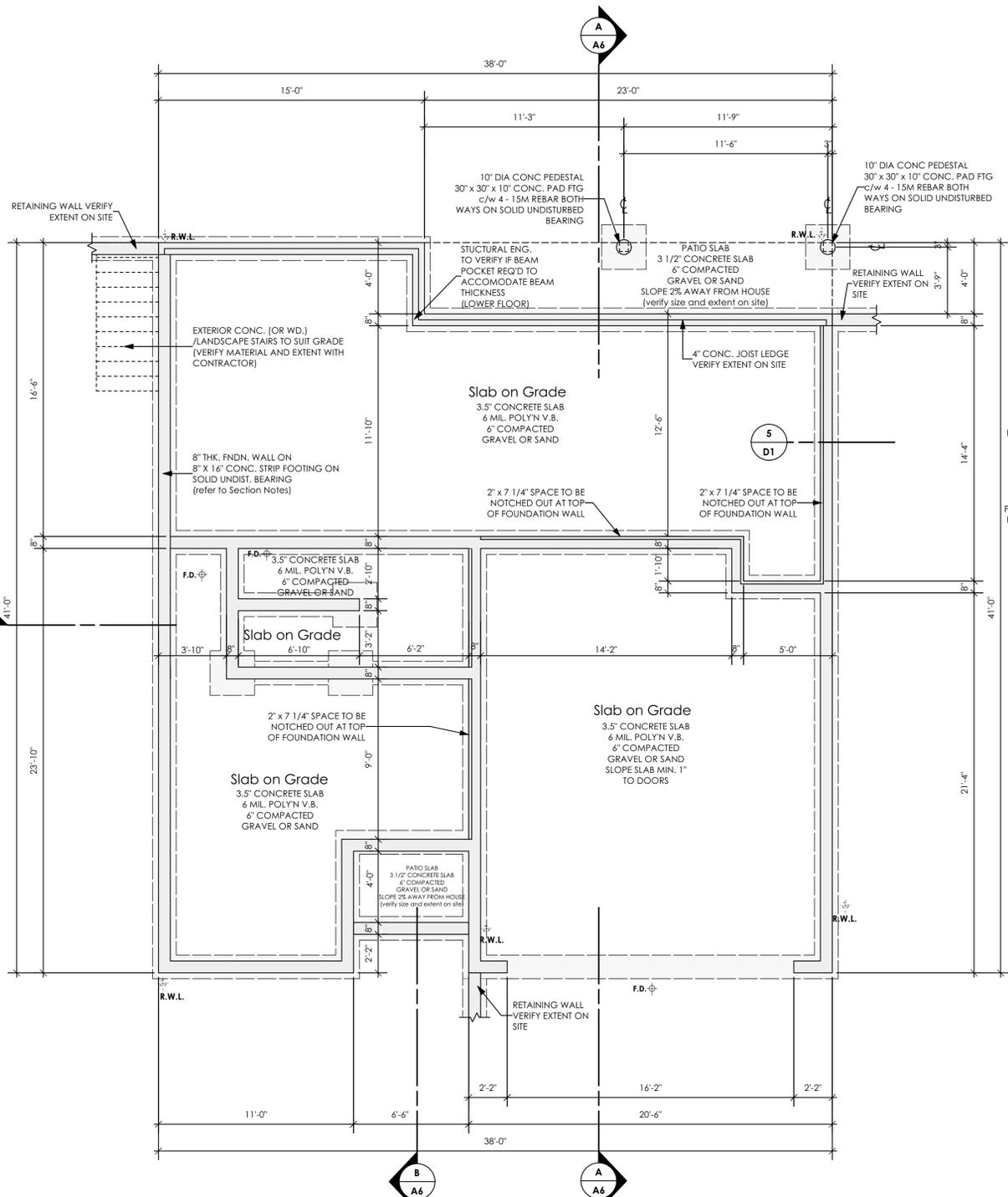
ISSUED/REVISED		
01	05/08/24	For Building Permit Application

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

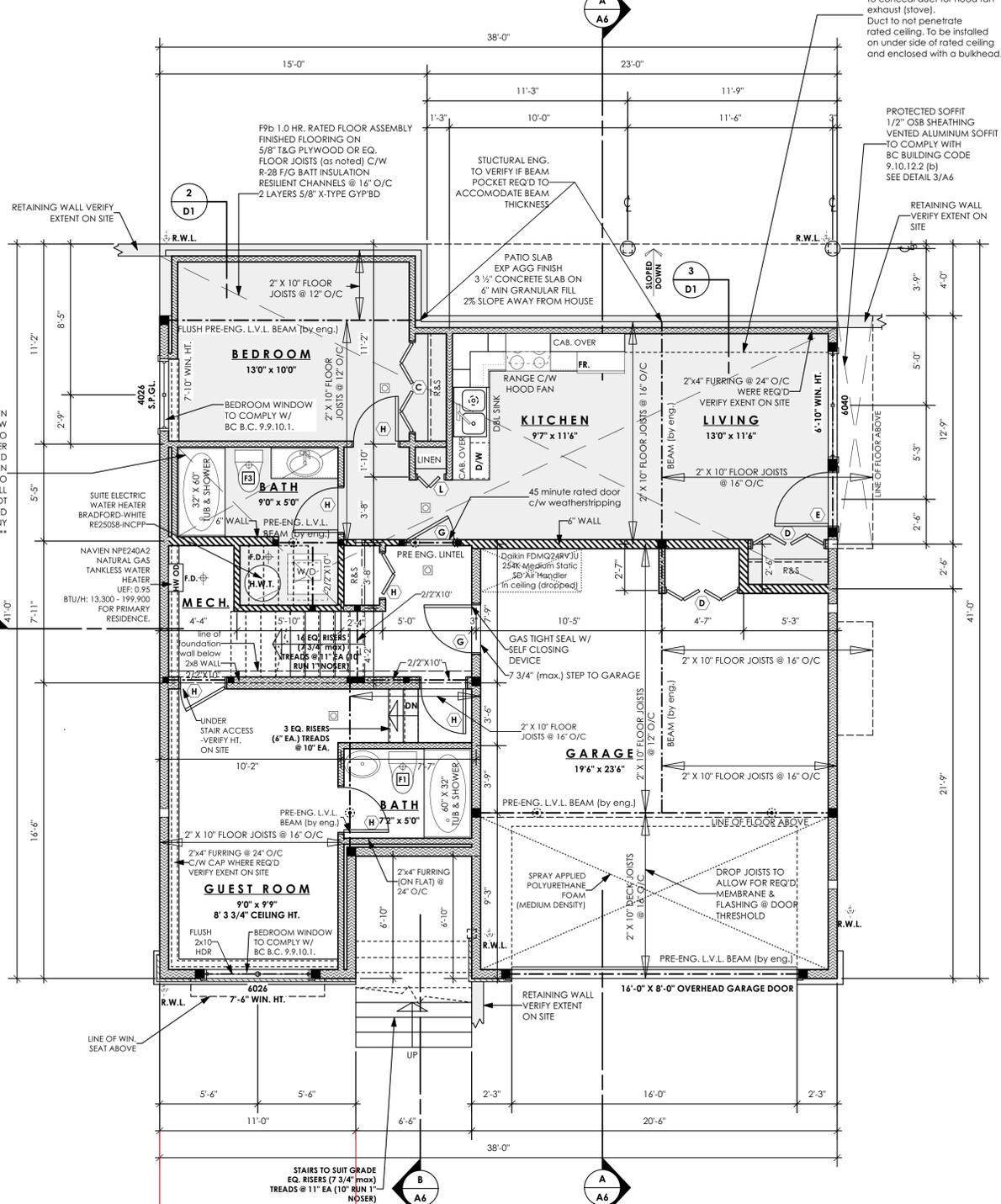
DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A3 OF A6

© 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

**Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.**



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



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

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")

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	05/08/24	For Building Permit Application



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

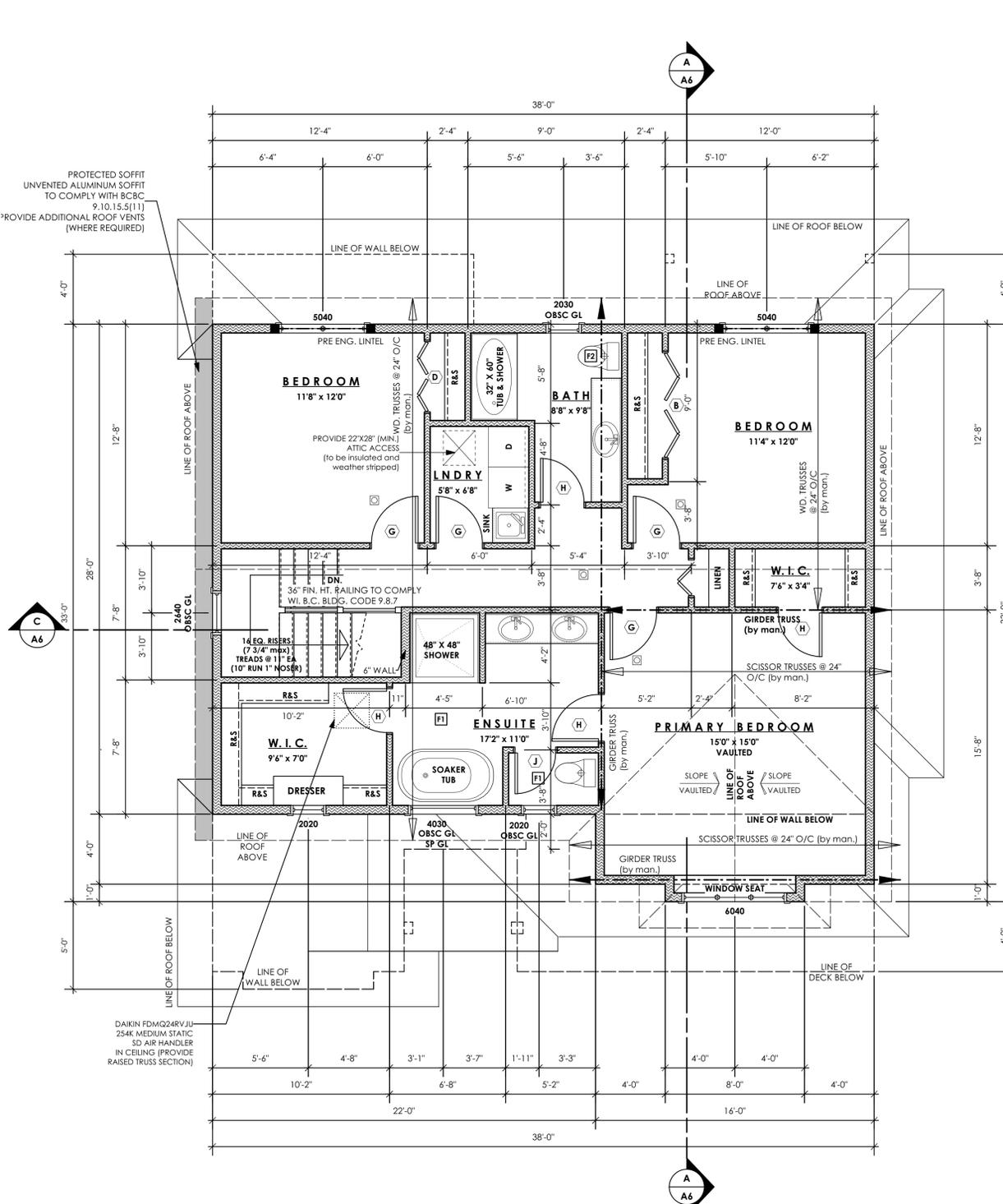
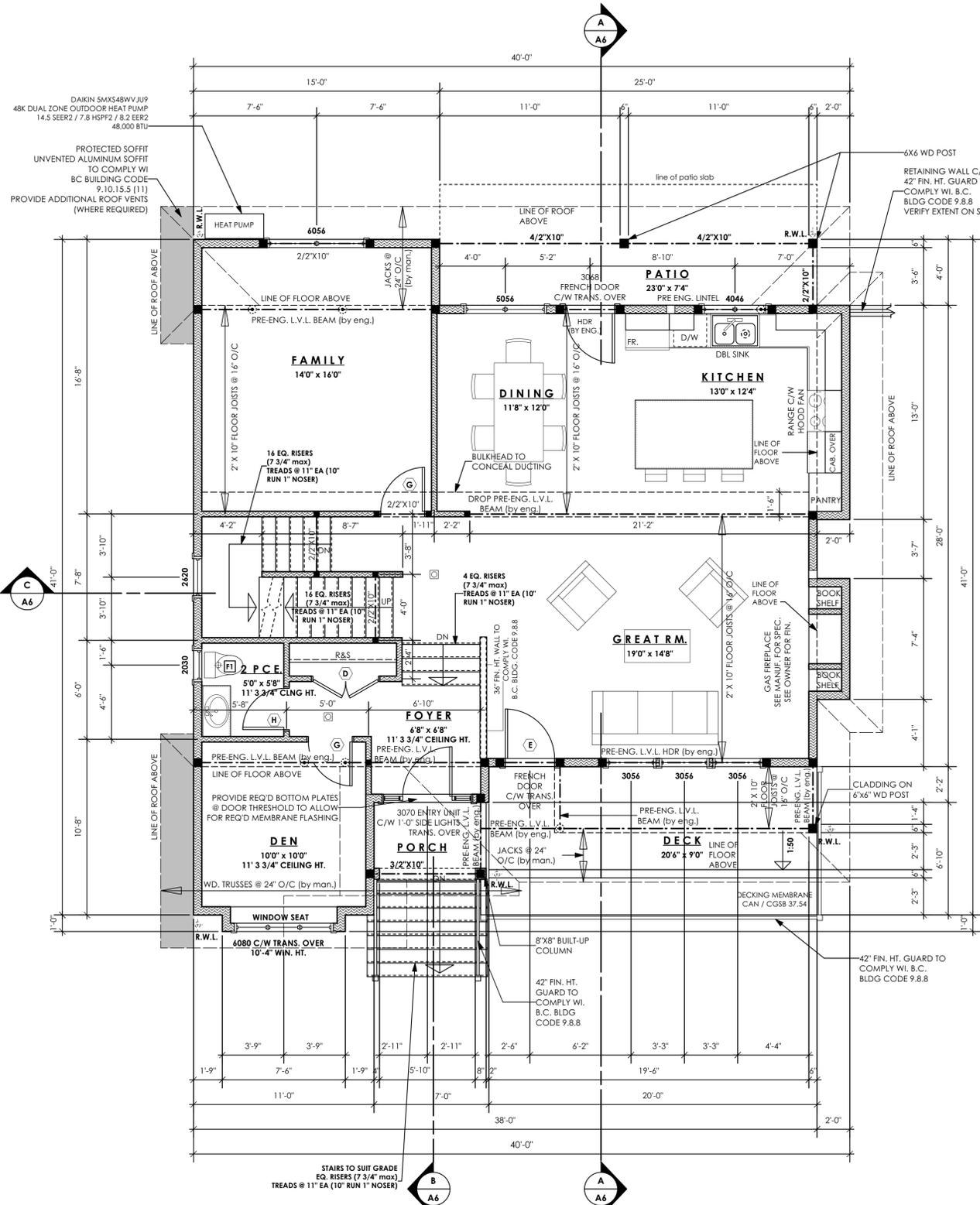
DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A4 OF A6

© 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

Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore 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)



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")

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	05/08/24	For Building Permit Application
----	----------	---------------------------------



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

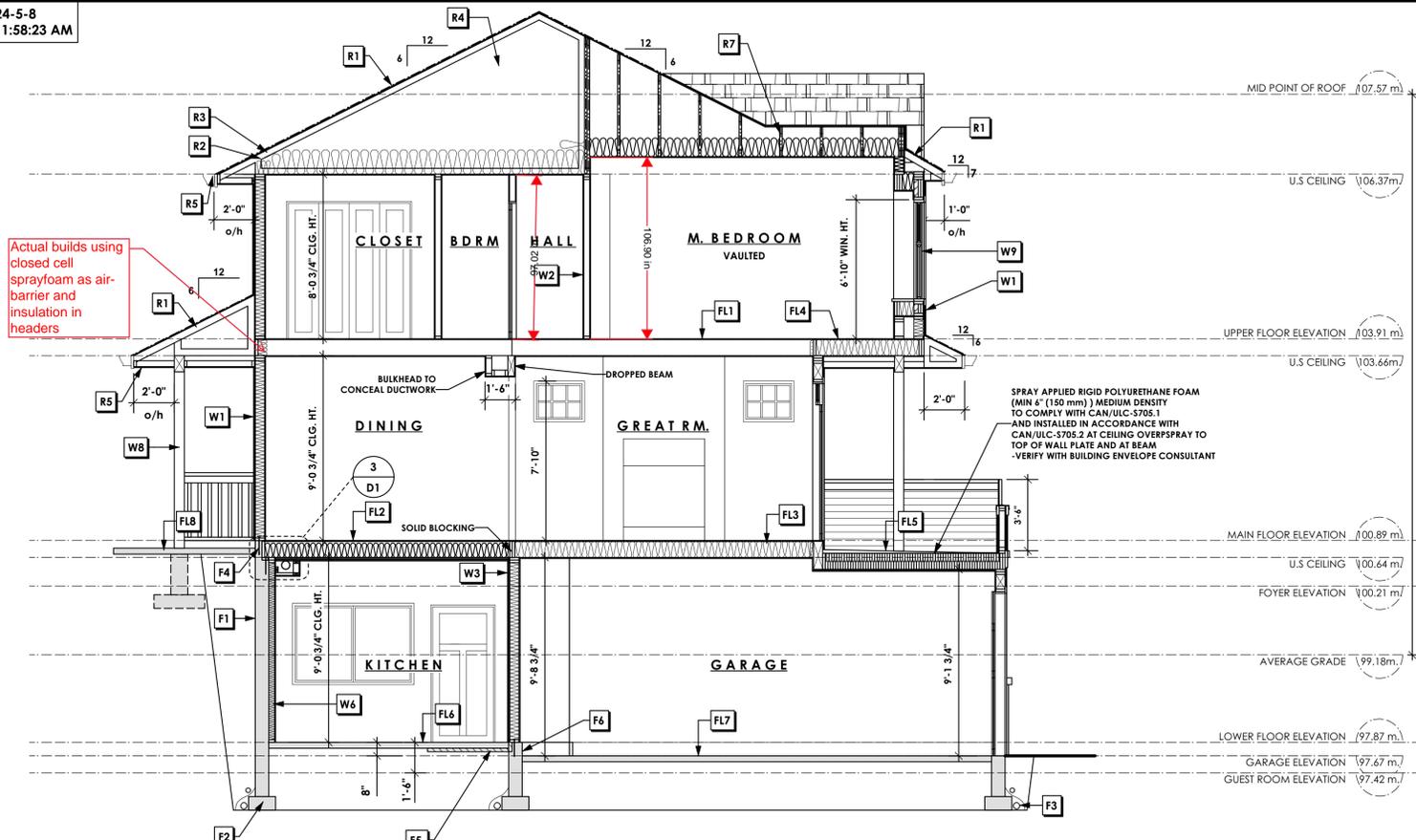
DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	A5 OF A6

© 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

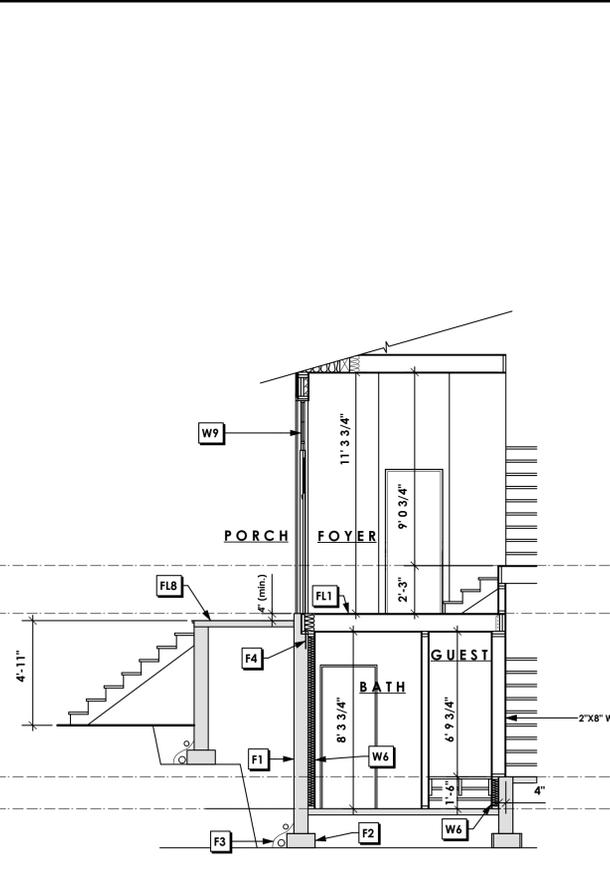
Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.

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

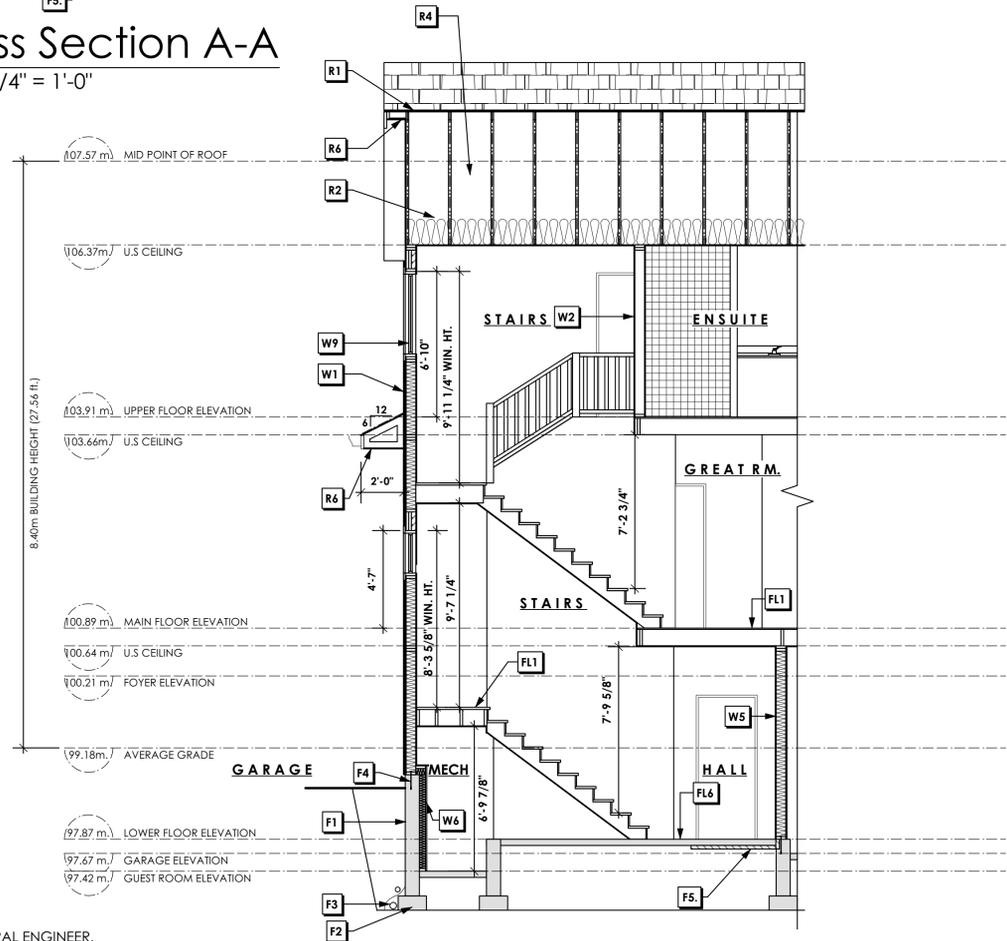


2 Cross Section B-B
Scale: 1/4" = 1'-0"

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 4 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 4MIL. POLY'N V.B. 1/2" GYPSUM BOARD (between garage & living)
- W6. FURRING WALL 1/2" GYPSUM BOARD ON 4 MIL. POLY'N 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 9.10.16.)
- 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. 4" X 6" POST ANCHORED TO 10" DIA CONC. PEDESTAL 30" x 30" x 10" CONC. PAD FIG C/W 4 - 15M REBAR BOTH WAYS ON SOLID UNDISTURBED BEARING
- W9. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAME 2 1/2" X 10" LINTEL OVER (@ 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 shelterproof (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-4 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/LS2/A440, "NAES" Langford, CLASS R, DP 940, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

Actual builds using 2.5" XPS continuous on lower concrete walls instead of batts and furring



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

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 POLY'N V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 1 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-FN. ALUMINUM FASCIA GUTTER 2"X8" FASCIA BD. 2"X4" SUB. FASCIA BD. VENTED SOFFIT TO COMPLY W/ B.C. BLDG. CODE 9.10.15.5.(1) (verify material)
- R6. PROTECTED SOFFIT UNVENTED ALUMINUM SOFFIT TO COMPLY WITH B.C. BLDG. CODE 9.10.15.5 (1) (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 POLY'N 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 R-28 F/G BATT INSULATION RESILIENT CHANNELS @ 16" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD FRR: 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 POLY'N 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/CGSB 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-S705.1 AND INSTALLED IN ACCORDANCE WITH CAN/ULC-S705.2 (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 POLY'N V.B. 6" COMPACTED GRAVEL OR SAND
- FL7. 3 1/2" CONCRETE SLAB 6 MIL POLY'N 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 8/W
- F2. 14"X 8" 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 FROST LINE. (verify with municipality depth of frost line)
- F6. STEP DOWN TO GARAGE SLAB MAY VARY, VERIFY EXTENT ON SITE

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)

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	05/08/24	For Building Permit Application



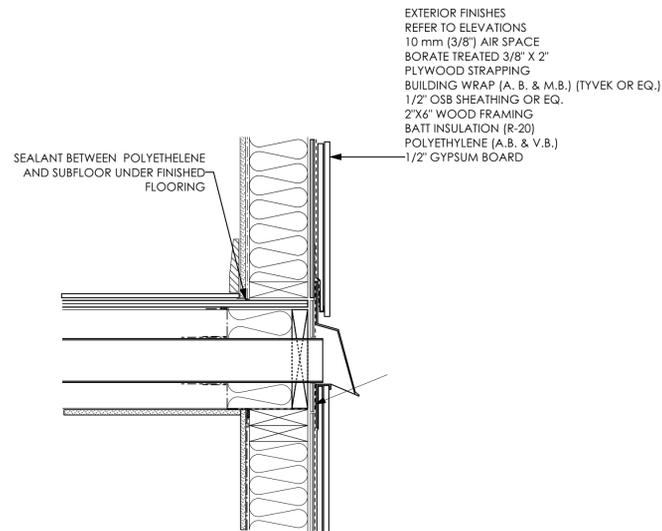
103 - 891 Attree Avenue
Victoria, B. C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

DATE	DRWG NO.	REVISED
May 8th, 2024	8524-28	

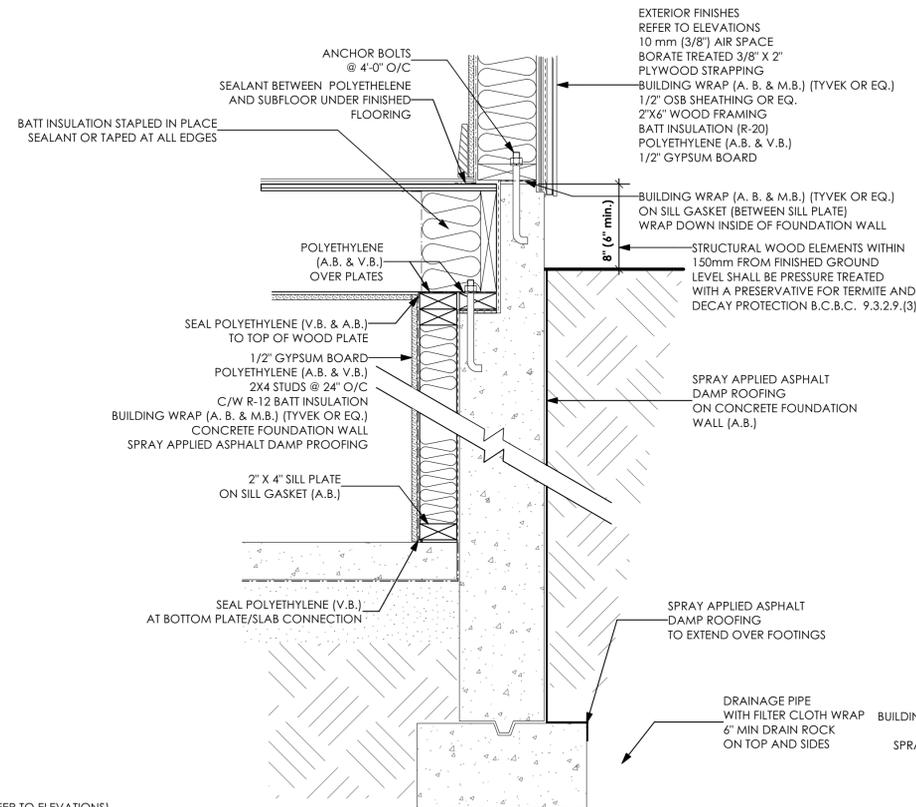
DRAWN BY	REVIEWED BY
MIS	N.S.

© 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

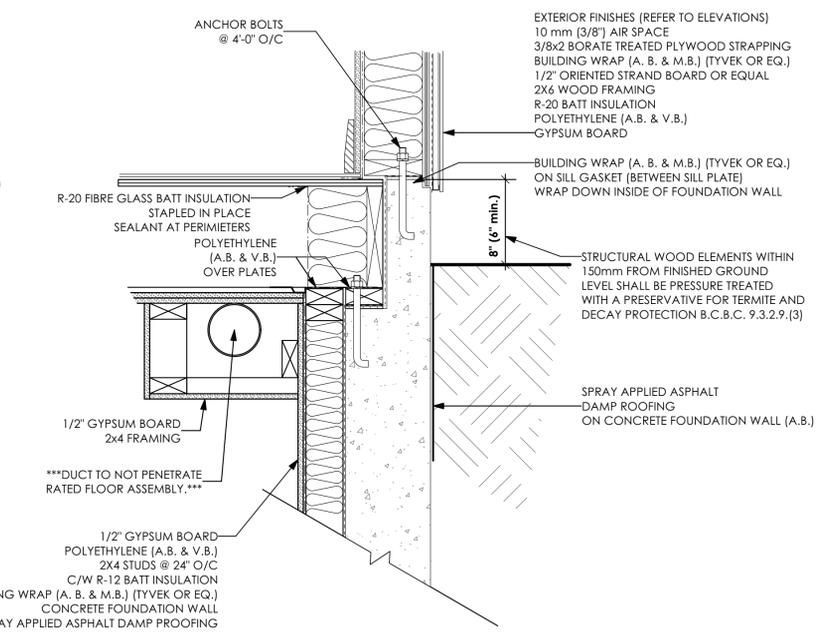
Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.



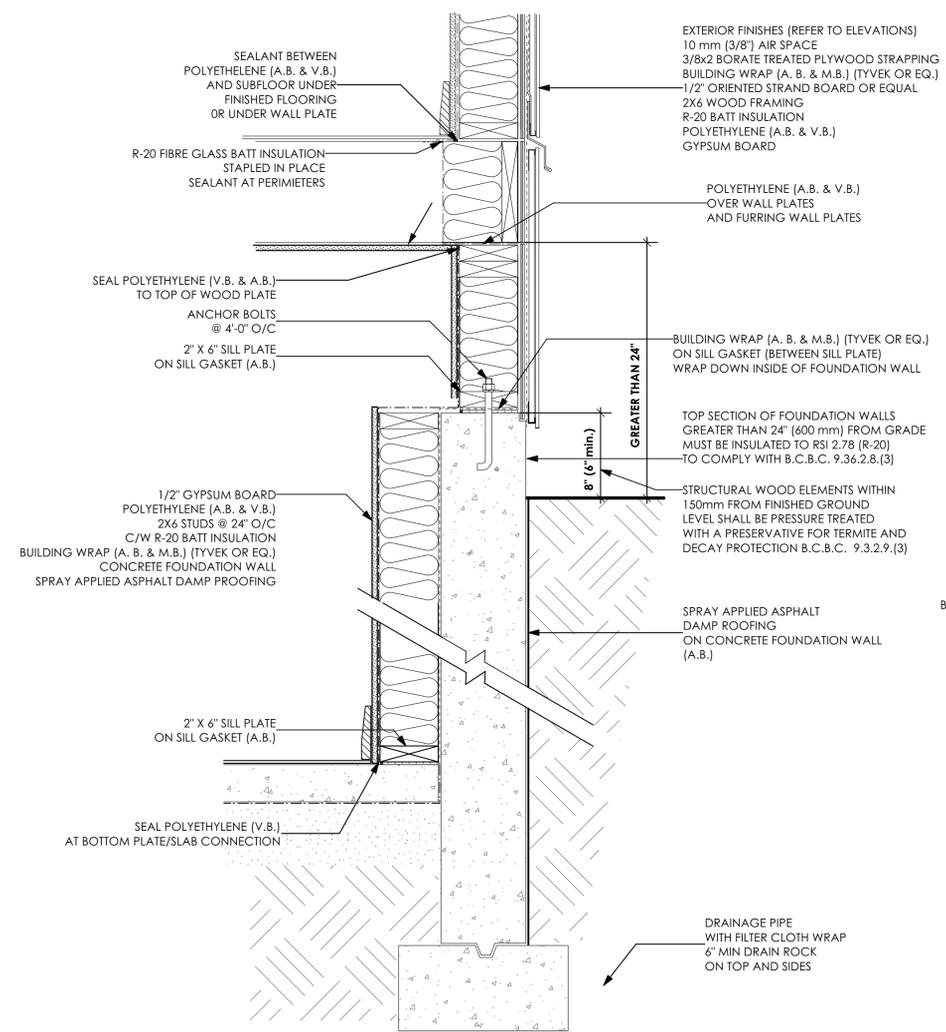
1 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"
D1
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



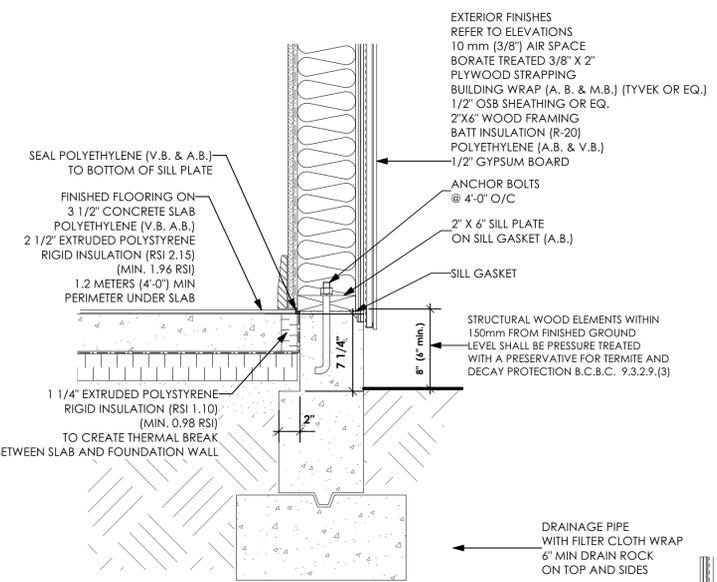
2 Concrete Joist Ledge
Scale: 1 1/2" = 1'-0"
D1



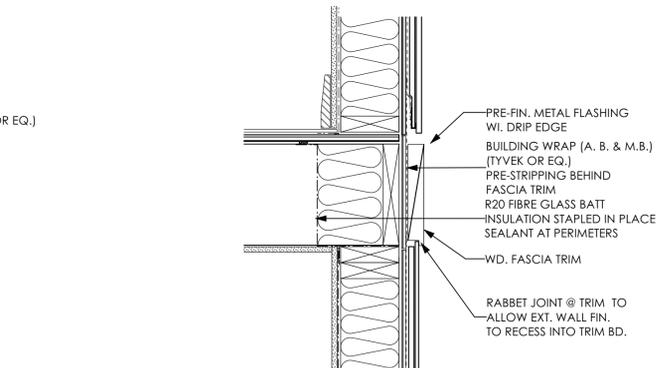
3 Bulkhead (Suite)
Scale: 1 1/2" = 1'-0"
D1



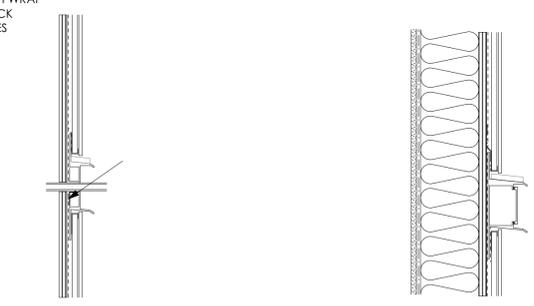
4 Basement Furring Wall
Scale: 1 1/2" = 1'-0"
D1



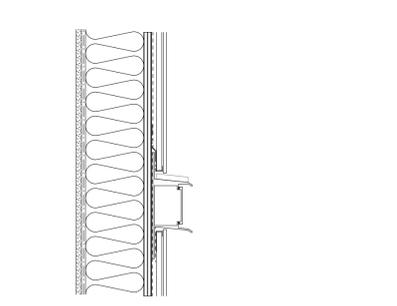
5 Slab on Grade
Scale: 1 1/2" = 1'-0"
D1



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



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



8 Electrical Fixtures
Scale: 1 1/2" = 1'-0"
D1
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	05/08/24	For Building Permit Application

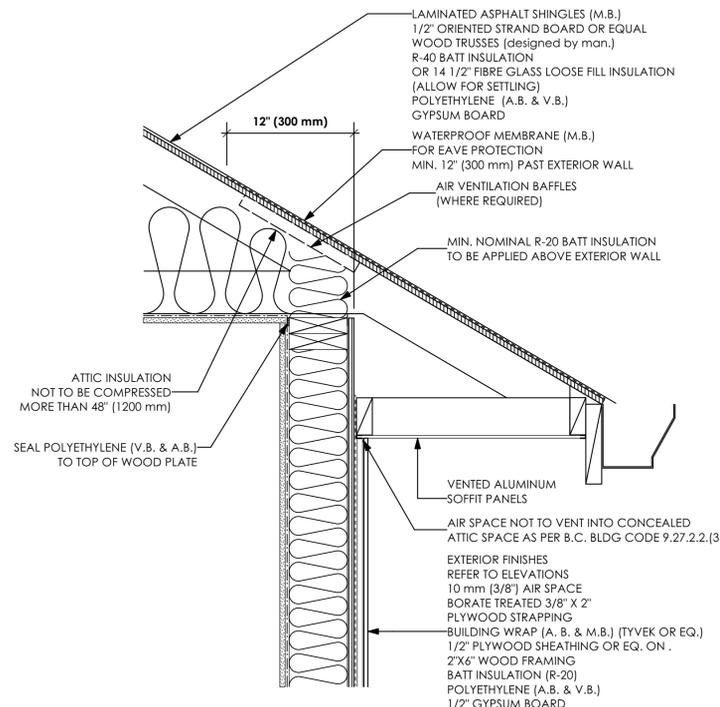


103 - 891 Attree Avenue P. 250.382.7374
Victoria, B. C. F. 250.382.7364
V9B 0A6 www.victoriadesigngroup.ca

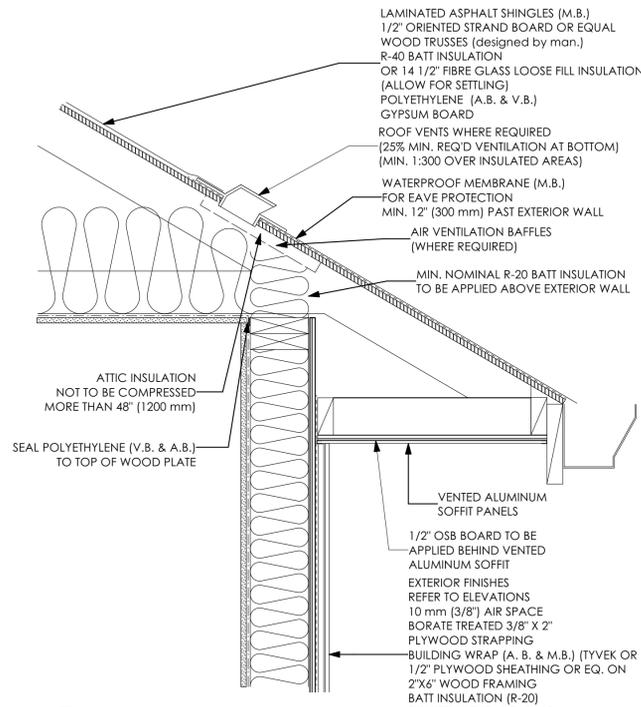
DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	REVIEWED BY	N.S.
SCALE	As Shown	SHT NO.	D1 OF D2

© 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

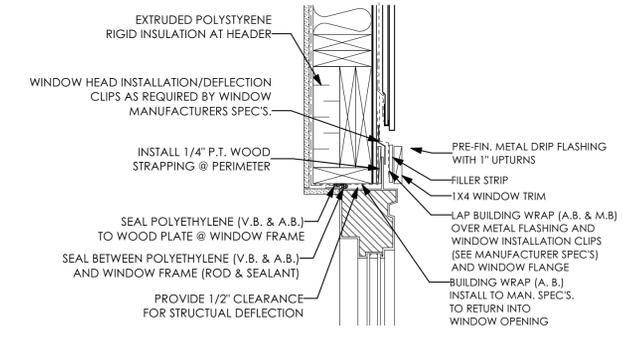
PROJECT
**Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.**



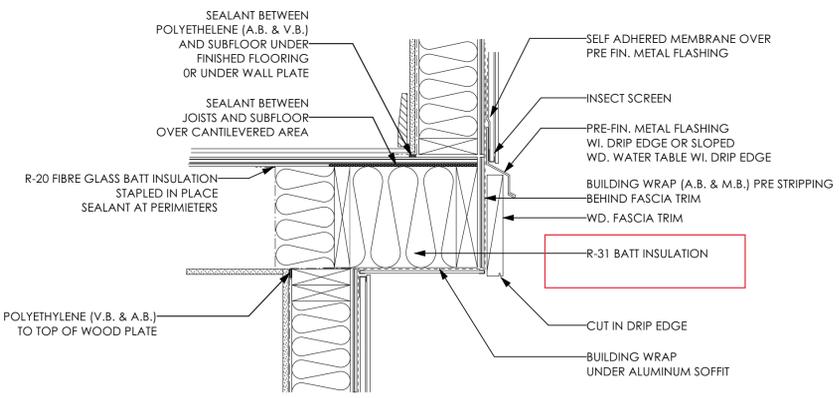
1
D2 **Water Shedding Roof / Wall**
Scale: 1 1/2" = 1'-0"



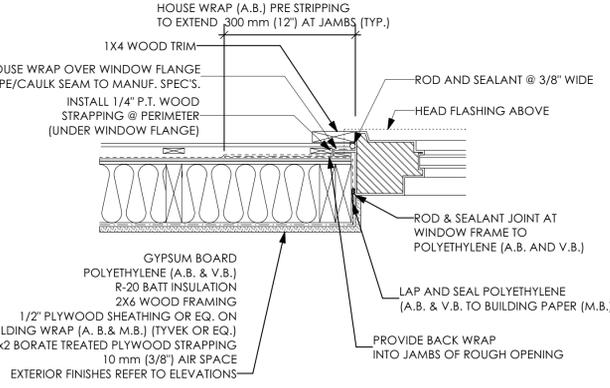
2
D2 **Soffit Protection**
Scale: 1 1/2" = 1'-0"
BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG IS WITHIN 1.20M OF PROPERTY LINE)



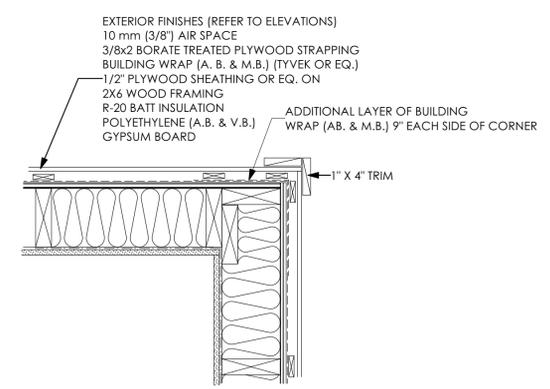
3
D2 **Window Head**
Scale: 1 1/2" = 1'-0"



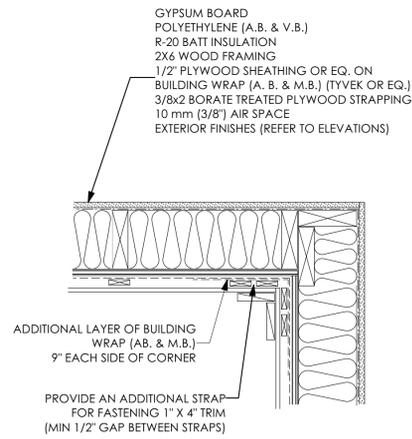
4
D2 **Cantilevered Floor**
Scale: 1 1/2" = 1'-0"



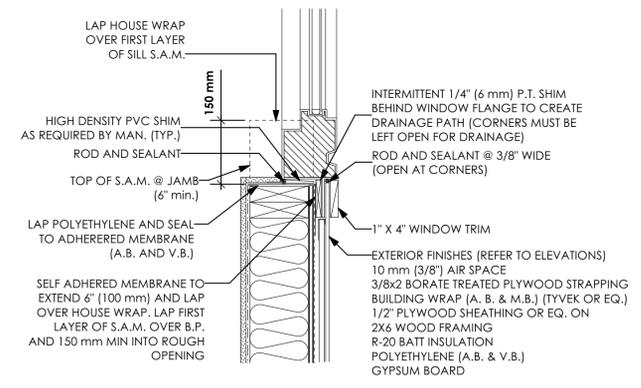
5
D2 **Window Jamb**
Scale: 1 1/2" = 1'-0"



6
D2 **Exterior Corner**
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	05/08/24	For Building Permit Application



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

DATE	May 8th, 2024	DRWG NO.	8524-28
DRAWN BY	MIS	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

Proposed Residence:
Langdon Weir Construction Ltd.
Latoria Terrace - Lot 28
1239 Ashmore Terrace
Langford, B.C.



LATORIA TERRACE

1239 Ashmore Terrace (Lot 28)

'Richard' Plan Type



*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only.

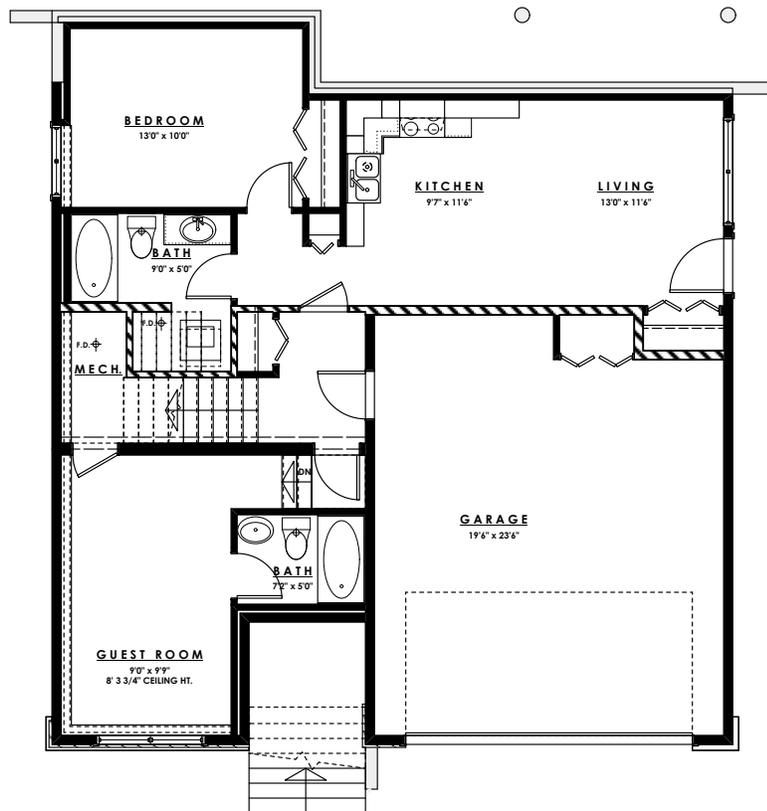
Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

Retaining Wall construction types:

- Non-mortared boulder wall
- Concrete Cast in place wall
- Pre-cast masonry landscape wall

Retaining walls will be designed, placed and constructed in the sole discretion of the developer.

Furniture as shown on plans are for layout purposes only and are not included in the sale.



Lower Floor
 Primary: 360 sq.ft.
 Suite: 571 sq.ft.

LIVING AREA
 Primary: 2702 sq.ft.
 Suite: 571 sq.ft.
 Total: 3273 sq.ft.

OTHER
 Garage: 490 sq.ft.



LATORIA TERRACE

1239 Ashmore Terrace (Lot 28) 'Richard' Plan Type



*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only.

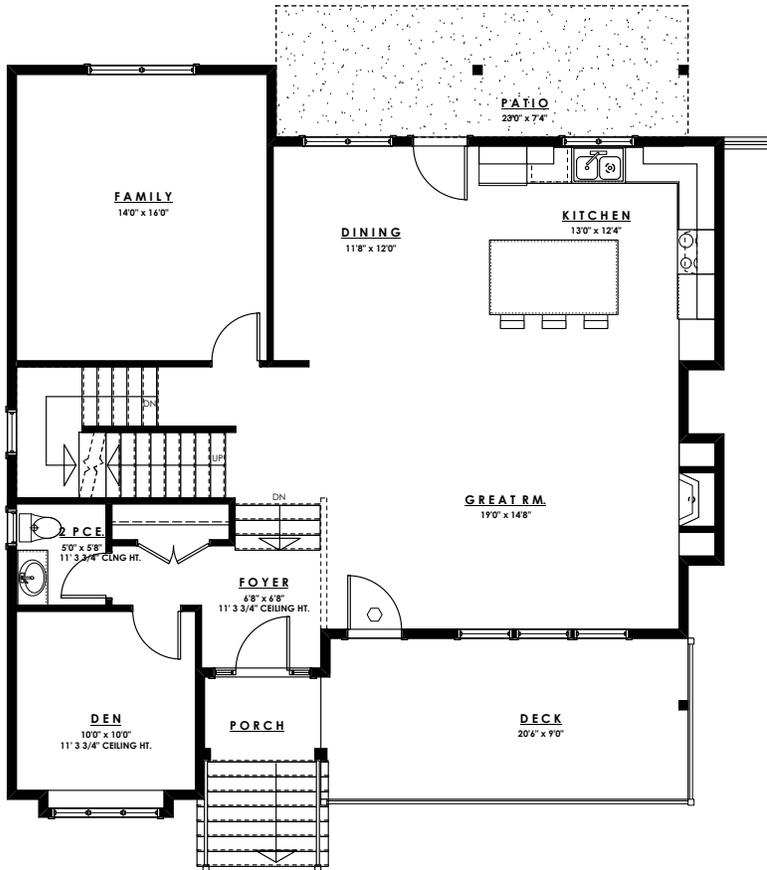
Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

Retaining Wall construction types:

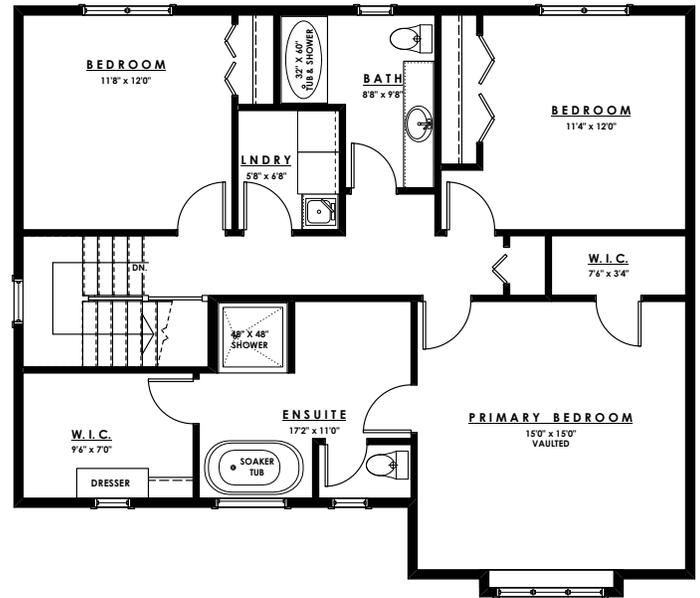
- Non-mortared boulder wall
- Concrete Cast in place wall
- Pre-cast masonry landscape wall

Retaining walls will be designed, placed and constructed in the sole discretion of the developer.

Furniture as shown on plans are for layout purposes only and are not included in the sale.



Main Floor
Primary: 1279 sq.ft.



Upper Floor
Primary: 1063 sq.ft.

LIVING AREA	
Primary:	2702 sq.ft.
Suite:	571 sq.ft.
Total:	3273 sq.ft.

OTHER	
Garage:	490 sq.ft.