

SKETCH PLAN OF:

Proposed Lot 11 Latoria Terrace

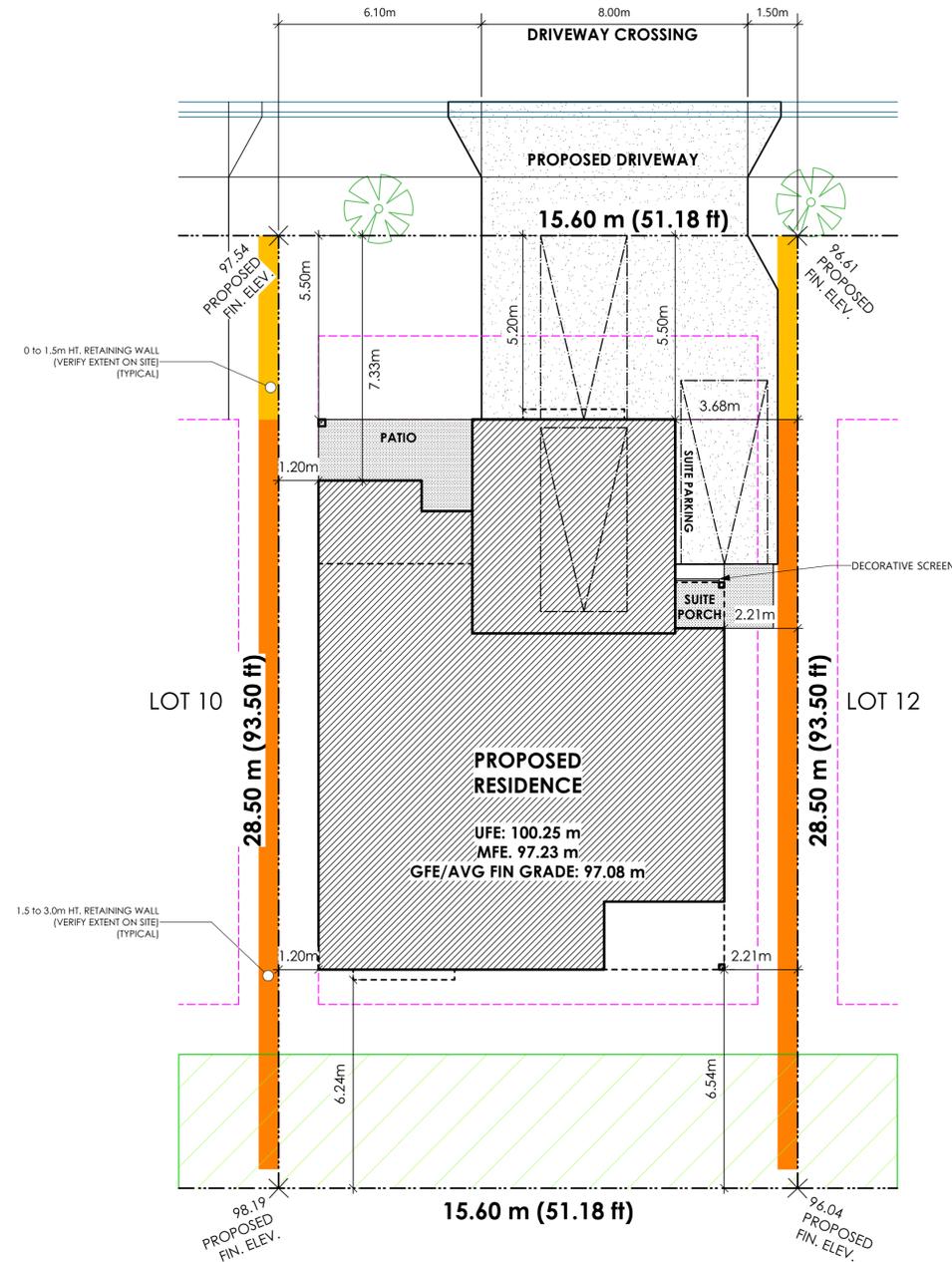
Parcel Identifier: TBD

SITE DATA	R2	LOT 11
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

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

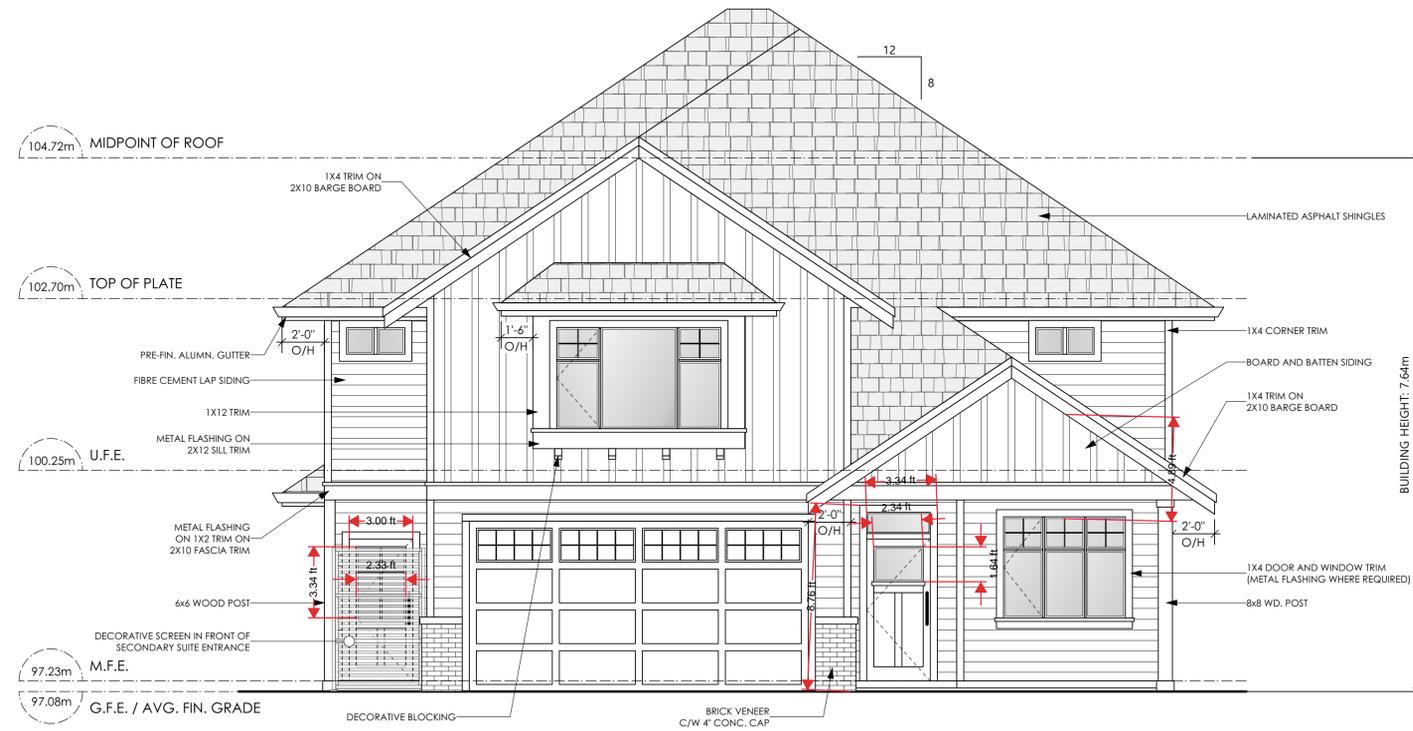
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01	06/07/24	Issued for Building Permit Application

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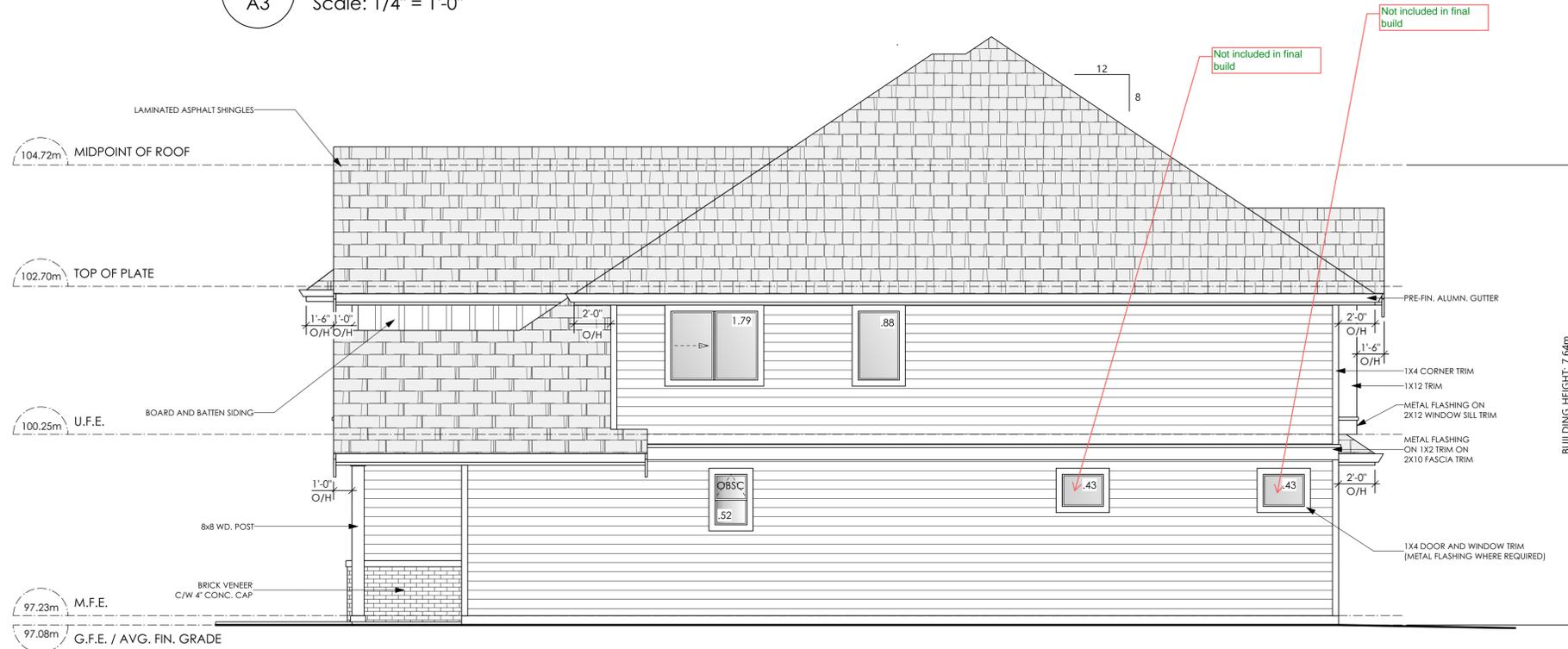
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PROJECT
 Proposed Residence:
 Langdon Weir Construction Ltd.
 Lot 11 - 'Jackson'
 Latoria Terrace
 Langford, B.C.



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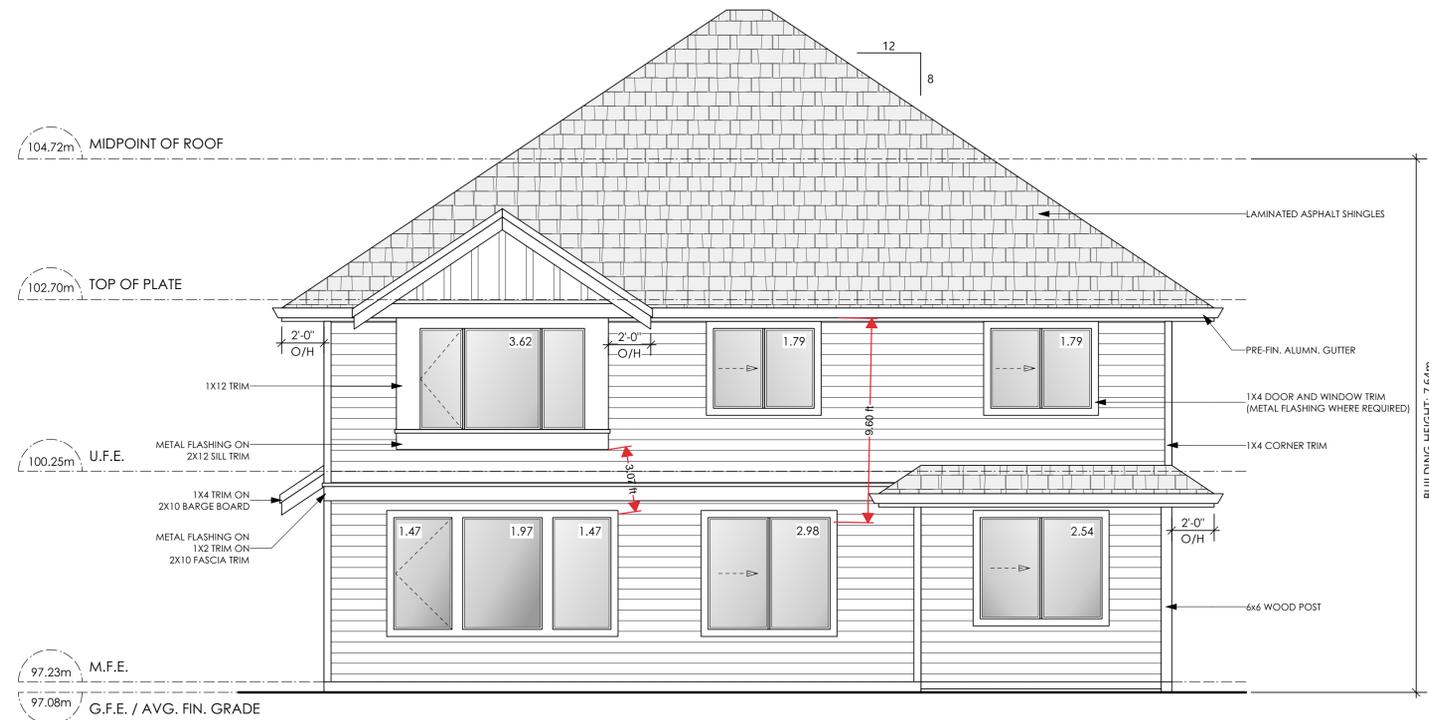
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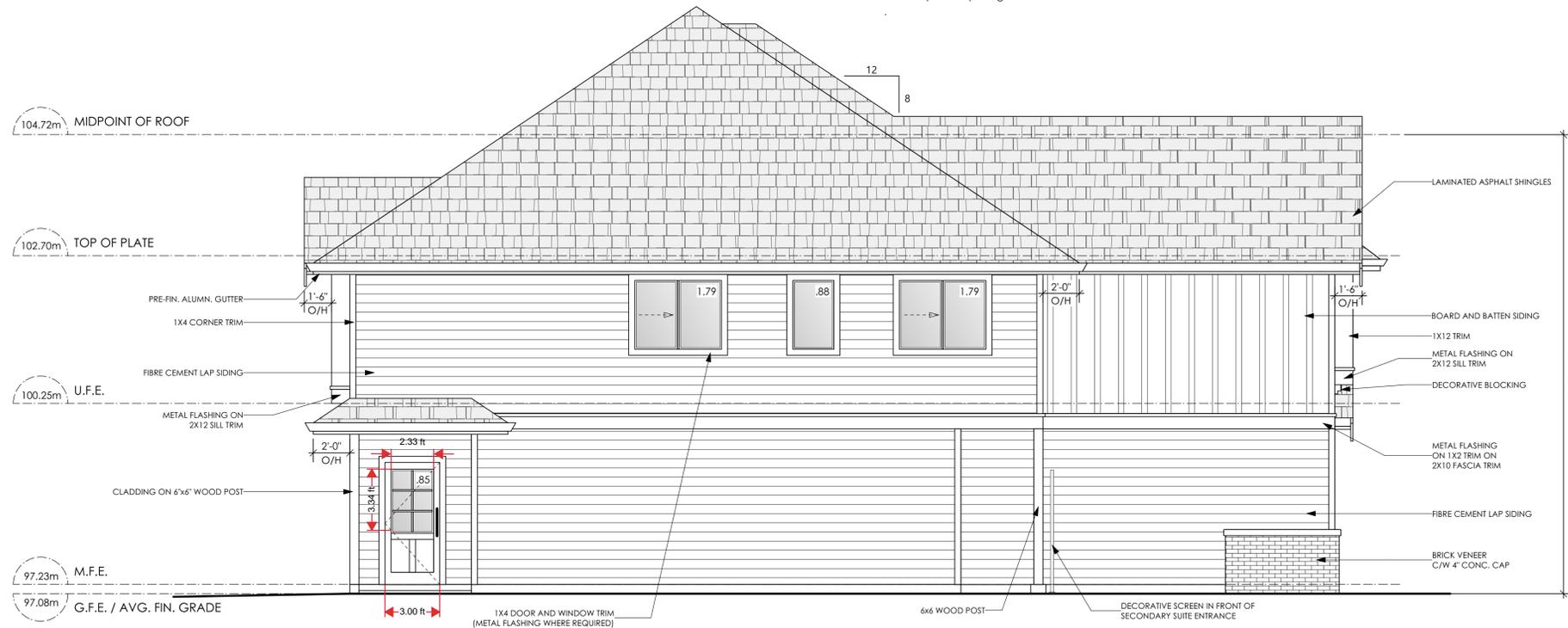
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1
A4 Rear (S) Elevation
Scale: 1/4" = 1'-0"

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
A4 Left (E) Side Elevation
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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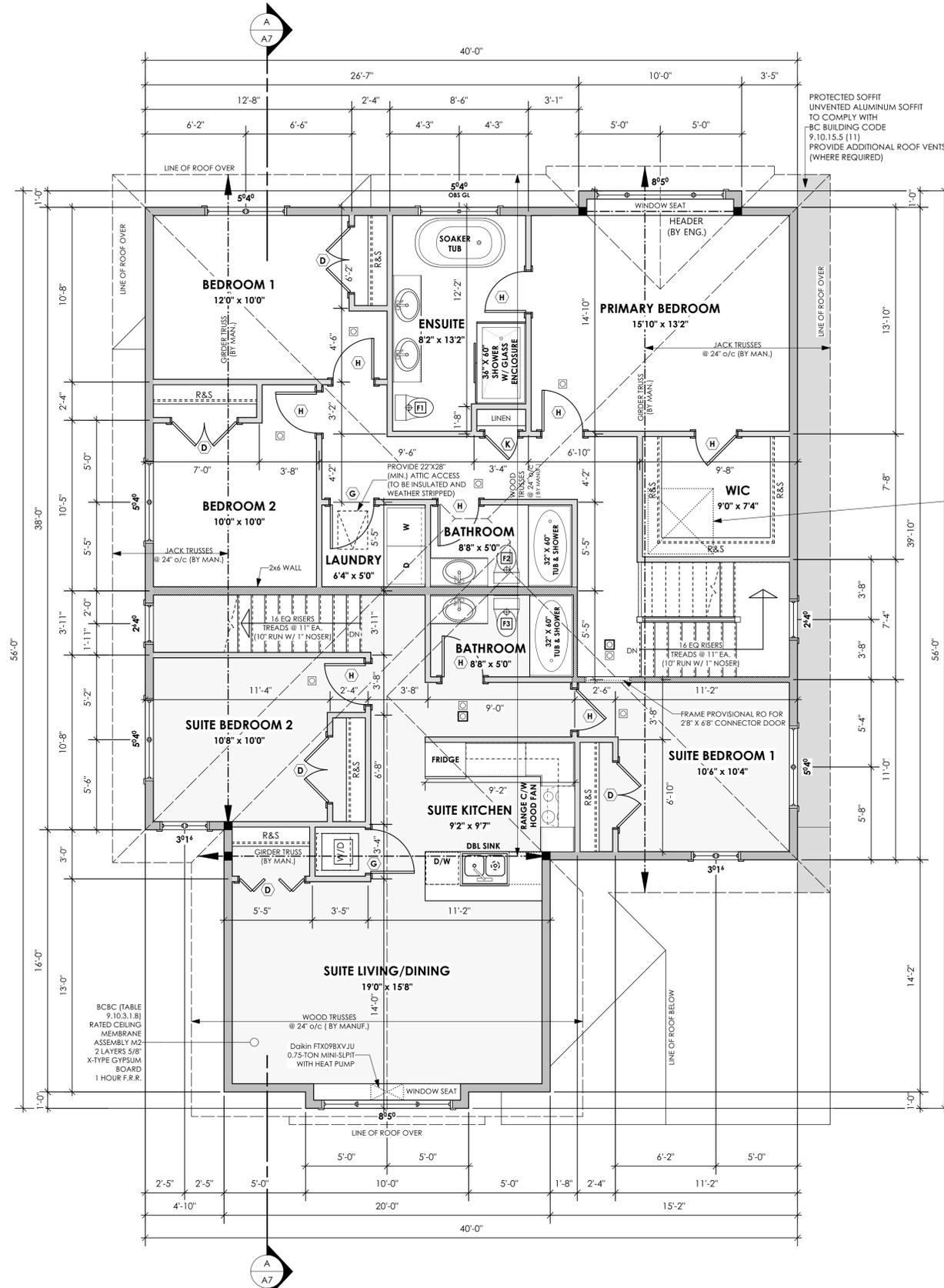


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1 Upper Floor Plan
A6 Scale: 1/4" = 1'-0"
PRIMARY: 963.20 ft² (89.48 m²)
SUITE: 828.31 ft² (76.95 m²)
TOTAL: 1791.51 ft² (166.43 m²)

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 PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITES 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 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

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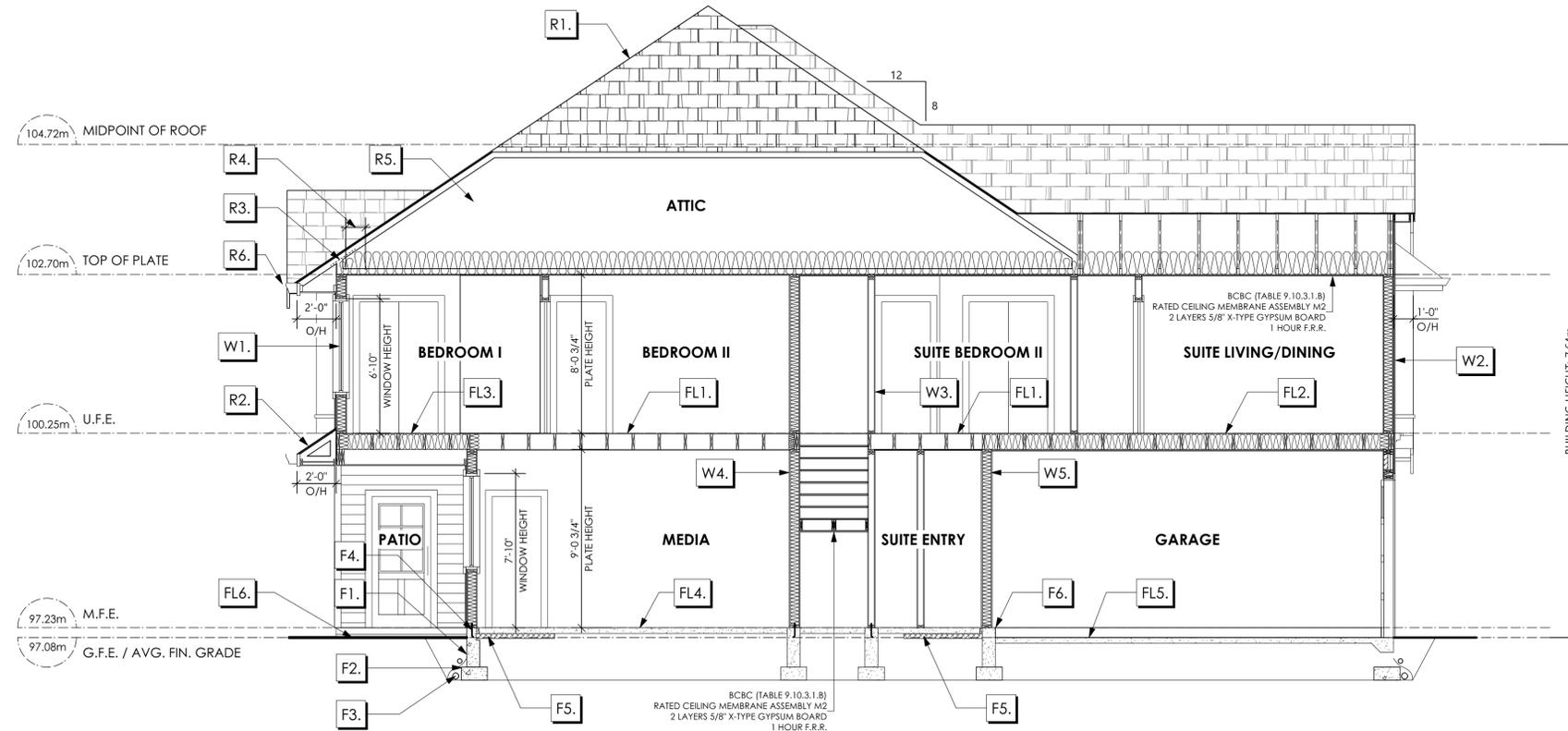


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Victoria, B. C. V9B 0A6
P. 250.382.7374
F. 250.382.7364
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Section A-A
Scale: 1/4" = 1'-0"

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STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESERVATIVE 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 POLYN V.B. 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 1/2" PLYWOOD SHEATHING OR EQ. 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 Baffles 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.(1) (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 STRUCTURE 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 POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL5. 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (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 (# BEARING WALLS ONLY) (TYPICAL W/ 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TB 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.M./W.D.M./G.S.A. 1011/5.22/440. "NAIS": 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 9.2mm (3/8") AIR SPACE / STRAPPING 3/8"-2" 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 (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 ASSEMBLY 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 POLYN 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"W 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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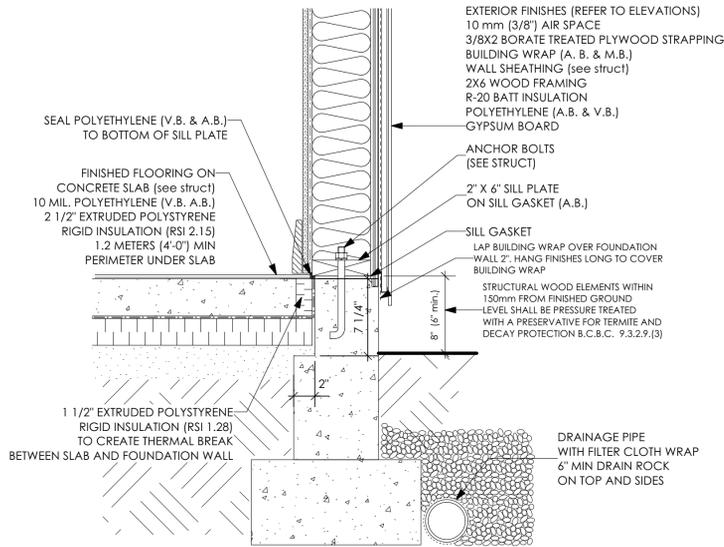


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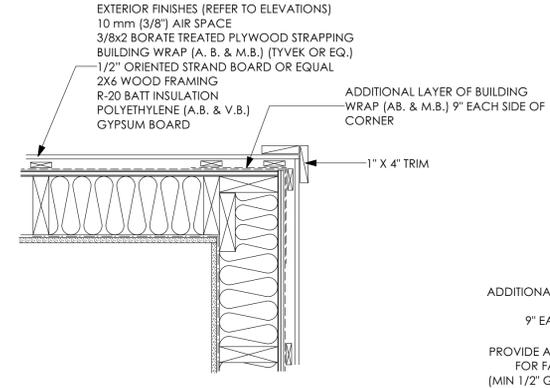
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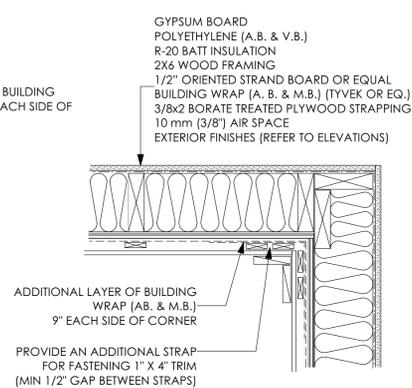
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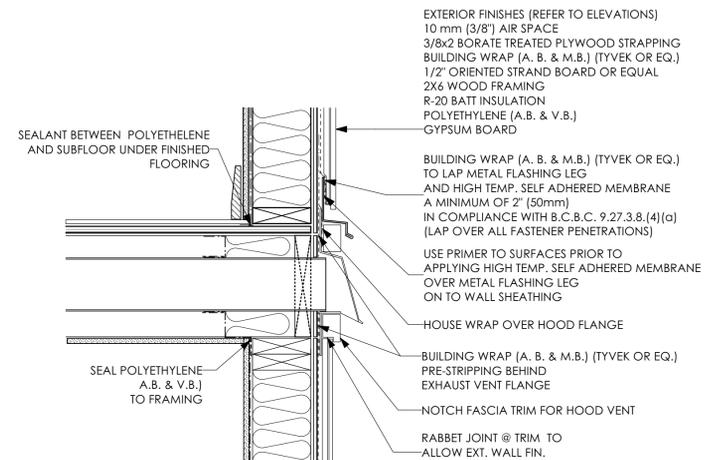
1 Slab on Grade
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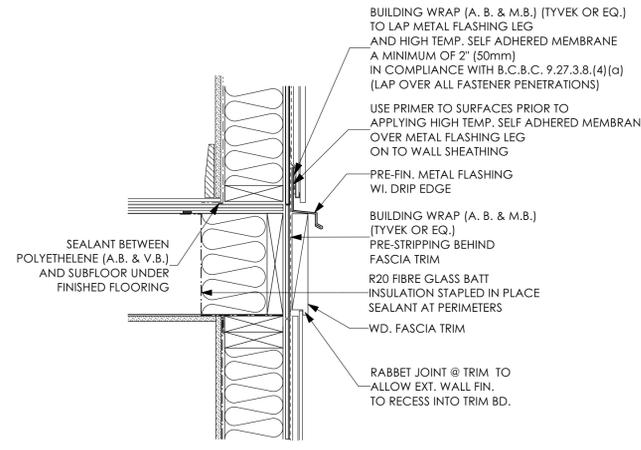
2 Exterior Corner
D1 Scale: 1 1/2" = 1'-0"



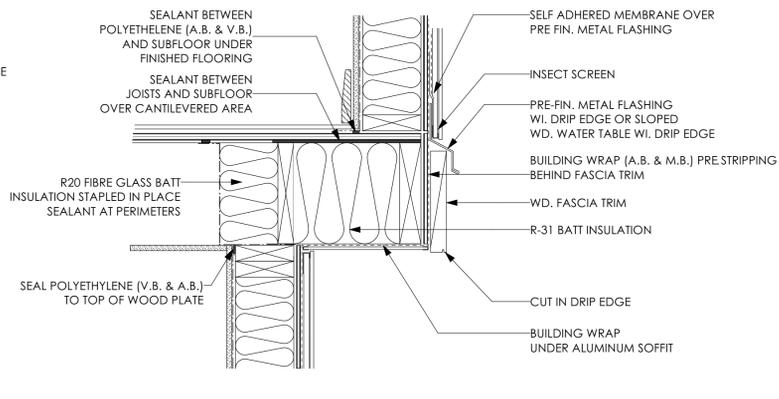
3 Interior Corner
D1 Scale: 1 1/2" = 1'-0"



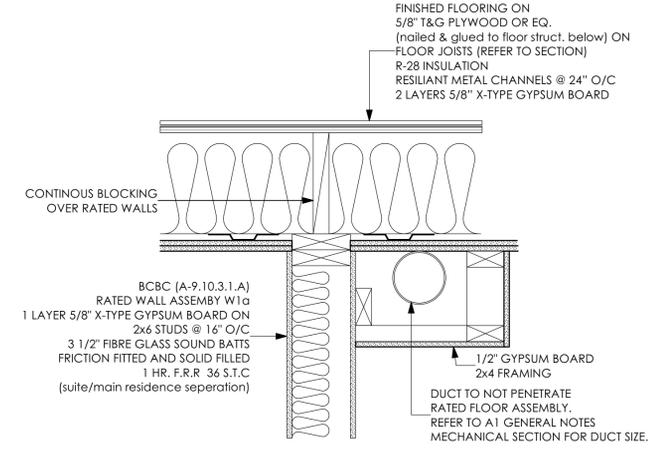
4 Wall Exhaust Vent
D1 Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



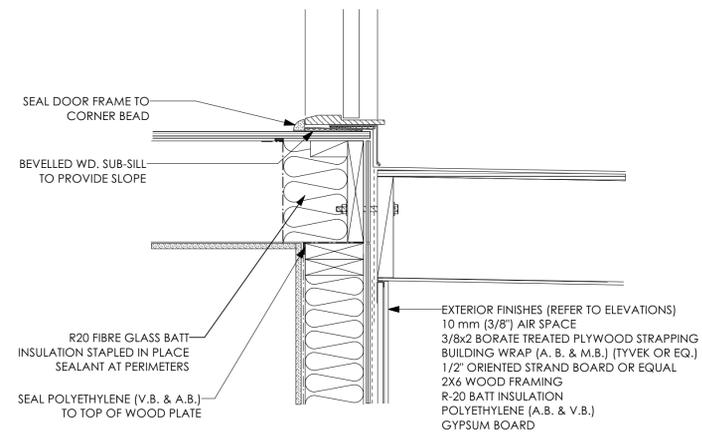
5 Trimmer Joist
D1 Scale: 1 1/2" = 1'-0"



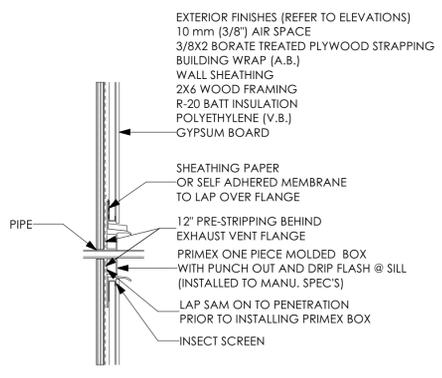
6 Cantilevered Floor
D1 Scale: 1 1/2" = 1'-0"



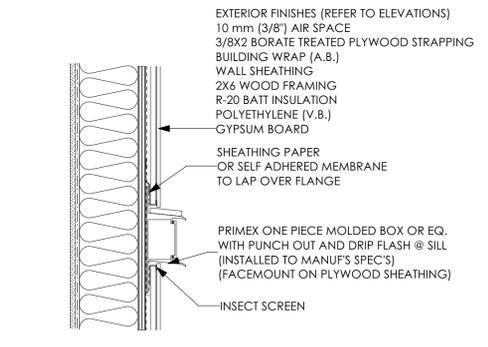
7 Bulkhead (Suite)
D1 Scale: 1 1/2" = 1'-0"



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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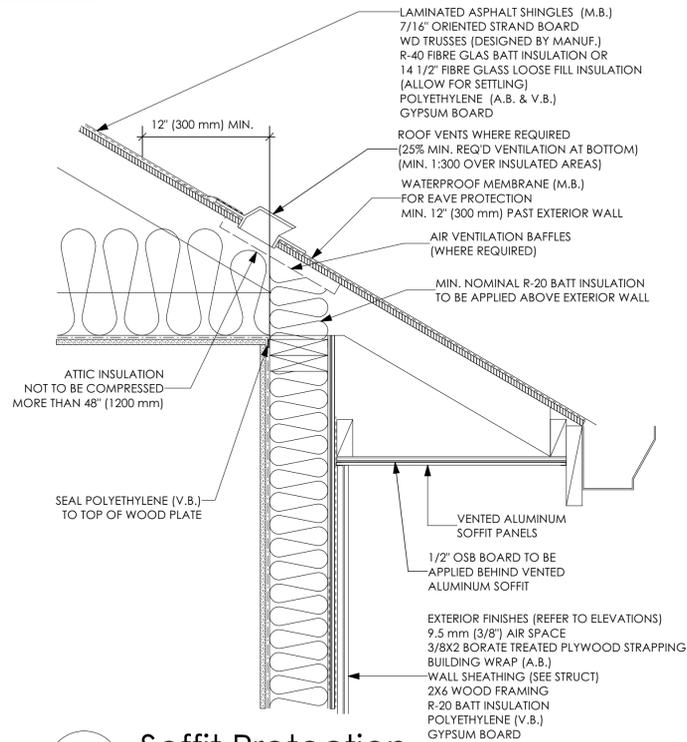
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NS	NS

SCALE	SHT. NO.	OF
As Shown	D1	D2

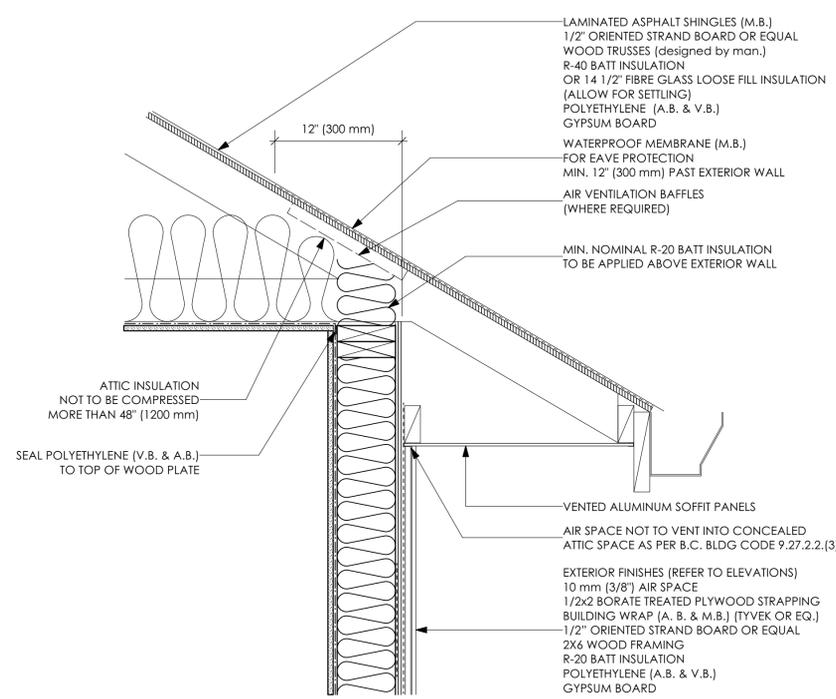
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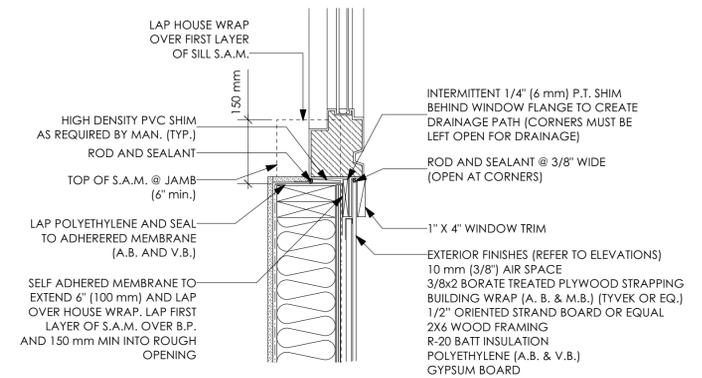
1 Soffit Protection

D2 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)



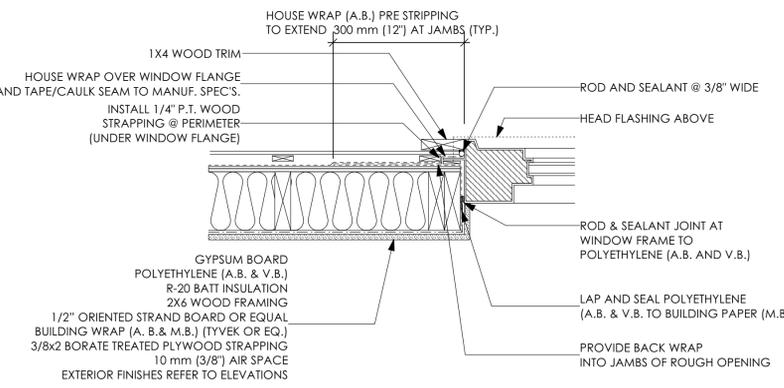
2 Water Shedding Roof / Wall

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



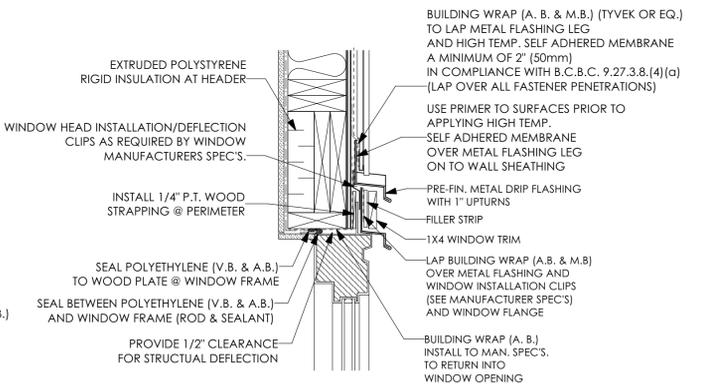
3 Window Sill

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



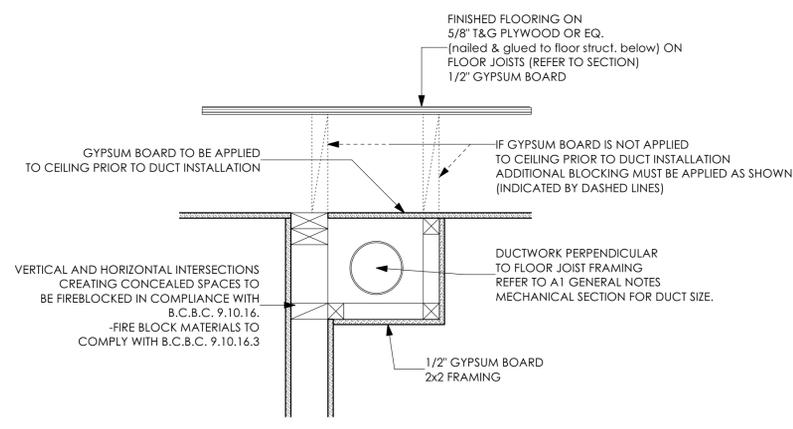
4 Window Jamb

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



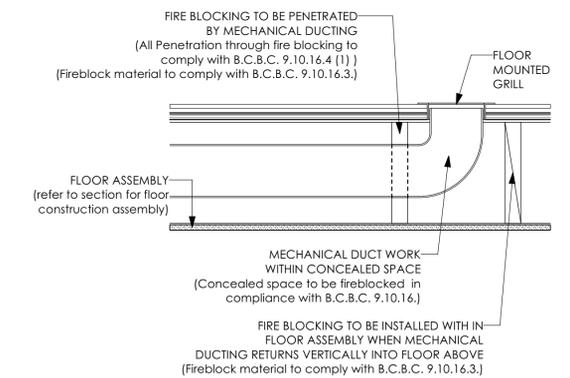
5 Window Head

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



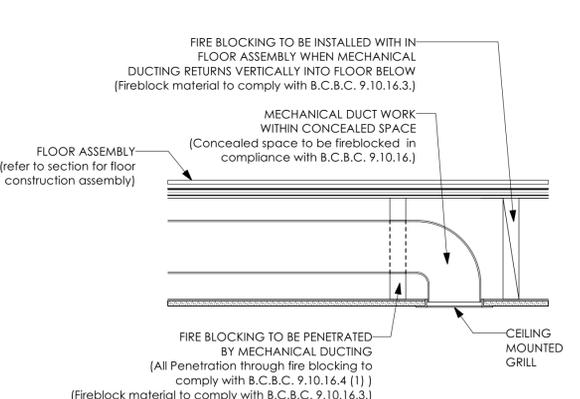
6 Fire Blocking Bulkheads

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



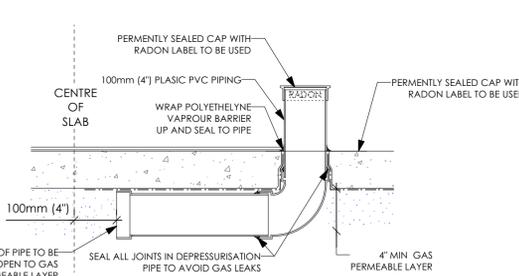
7 Fire Blocking Within Floor Detail A

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



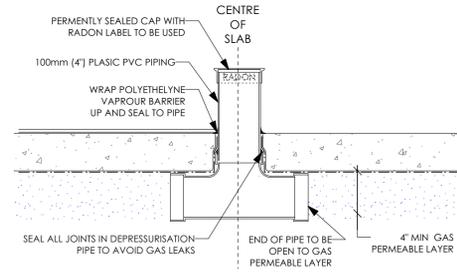
8 Fire Blocking Within Floor Detail B

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



9 Slab Depressurisation 1

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



10 Slab Depressurisation 2

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

LIST OF DRAWINGS		
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A6	Upper Floor	
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D2	Construction Details II	

ISSUED/REVISED		
01	06/07/24	Issued for Building Permit Application



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

DATE	DWG NO.
June 07, 2024	8524-11
DRAWN BY	REVIEWED BY
NS	NS
SCALE	SHT. NO. OF
As Shown	D2 OF D2

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 11 - 'Jackson'
1240 Ashmore Terrace
Latoria Terrace
Langford, B.C.