

<b>Date: 24-9-6</b> <b>Time: 2:42:22 PM</b>	<b>General Notes</b>																		
<p>Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultants drawings prior to work commencement.</p> <p>Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.</p> <p>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.</p> <p>All references to the "British Columbia Building Code" [B.C.B.C.] are for its most current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised. All references to the BCBC is to Division 8 of the British Columbia Building code unless otherwise noted.</p> <p>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.</p> <p>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.</p>																			
<b>Demolition</b>																			
<p>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.</p>																			
<b>Structural Design</b>																			
<p>Structural is based on criteria stated in Part 9 of the BCBC B.C. Building Code.</p> <p>Design live loads as follows:</p> <table border="0"> <tr> <td>Design main floor load</td> <td>- 41.8 p.s.f. -</td> <td>2.00 kPa</td> </tr> <tr> <td>Design bedroom floor load</td> <td>- 41.8 p.s.f. -</td> <td>2.00 kPa</td> </tr> <tr> <td>Design decks and balconies</td> <td>- 62.7 p.s.f. -</td> <td>3.00 kPa</td> </tr> <tr> <td>Design roof load</td> <td>- 62.7 p.s.f. -</td> <td>3.00 kPa</td> </tr> </table> <p>For heavier snow loading, drawings must be revised.</p> <p>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.</p>		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						
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Design roof load	- 62.7 p.s.f. -	3.00 kPa																	
<b>Concrete</b>																			
<p>All concrete used for footings and foundations is to be not less than 15 MPa @ 28 days unless otherwise noted.</p> <p>All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted.</p> <p>All concrete used for carport, garage floors and exterior steps to be a min. 32 MPa @ 28 days.</p> <p>Exterior stairs, garage and carport slabs air entrainment of 5-8% required.</p> <p>All foundations and footings to be carried down to solid undisturbed bearing.</p>																			
<b>Rough Carpentry</b>																			
<p>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.</p> <p>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.</p> <p>Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc.</p> <p>Contractor shall be responsible for the proper setting out of all work and ensure no eccentric loads occur.</p>																			
<b>Electrical Panel</b>																			
<p>Electrical Facilities to comply with B.C.B.C. 9.34 and 9.36.</p> <p>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.</p>																			
<b>Fire Safety</b>																			
<p>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.</p> <p>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.</p> <p>No combustible plumbing is to be installed in rated wall assemblies.</p> <p>All penetrations in rated wall assemblies to be fire protected and caulked.</p> <p>All doors, dampers &amp; other closures in fire separations must comply with B.C.B.C. 9.10.13.</p> <p>All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.</p>																			
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<p>Design and plans are covered by copyright law and are the sole property of Victoria Design Limited and may not be reproduced or used in any form without written permission from same. Victoria Design Limited permits the purchaser to construct only one (1) building per purchase of plans.</p>																			
<b>Doors, Windows, And Skylights</b>																			
<p>All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C. 9.7, and 9.36.</p> <p>All manufactured windows, doors and skylights to comply B.C.B.C 9.4.7.1.(1)(a) and with AAMA/WDMA/CSA 1011/US2/A440,"NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", &amp; A440S1-09 "Canadian Supplement to... ..NAFS..."</p> <p>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.</p> <p>Minimum Thermal Resistance ratings of windows as per B.C.B.C 9.36.</p> <table border="0"> <tr> <td>Windows and Doors</td> <td>- U 0.32 -</td> <td>1.80 USI</td> </tr> <tr> <td>Front Entrance Door</td> <td>- U 0.46 -</td> <td>2.60 USI</td> </tr> <tr> <td>Glass Block</td> <td>- U 0.51 -</td> <td>2.90 USI</td> </tr> <tr> <td>Skylight</td> <td>- U 0.51 -</td> <td>2.90 USI</td> </tr> <tr> <td>Skylight shaft walls</td> <td>- R 15.79 -</td> <td>2.78 RSI</td> </tr> <tr> <td>Overhead Garage Doors</td> <td>- R 6.25 -</td> <td>1.10 RSI</td> </tr> </table> <p>Refer BC Energy Compliance Report for thermal resistance rating of all windows and door to be using in this structure.</p> <p>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.</p>		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
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<b>Insulation and Vapour Barrier</b>
<p>Refer to the "Cross-Section Notes" for Walls, Roof(s) and Floor(s) assemblies used in this building. Insulation values are not to be decreased below required levels at any point around major penetrations, wall-floor connections, window and door headers, behind electrical breaker boxes, or around plumbing and ducting in walls. See BC Step Code Compliance Checklist provided by a certified energy advisor for calculated assembly values.</p> <p>Insulation Values are based of those supplied within the "BC STEP CODE COMPLIANCE CHECKLIST PERFORMANCE PATHS FOR PART 9 BUILDINGS"</p> <p>Window and door headers to be insulated with 64mm (2 1/2") extruded polystyrene insulation, where possible. Spray applied polyurethane insulation (medium density) to comply with CAN/ULC-S705.1 and be installed in accordance with CAN/ULC-S705.2 - (Decks over living space)</p> <p>Vapour Barriers to comply with BCBC 9.25.4. Extruded Polystyrene to comply with BCBC 9.25.4.2.(6) to fulfill the requirements of a vapour barrier. Tape all seams and fill with spray applied insulation at perimeters to prevent air penetration where required. 6 Mil. polyethylene vapour barrier to be supplied uninterrupted around all openings, and to be structurally supported by being attached to studs, light fixtures, and plugs. Contractor to supply blocking as required.</p>
<b>Mechanical</b>
<p>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.</p> <p>Refer to BC Step Code Compliance Checklist for Mechanical Energy Use Intensity (MEUI) &amp; Thermal Energy Demand Intensity (TEDI) compliance. The following numbers are the minimum prescriptive requirements set within BCBC 9.36.4.</p> <p>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 Part 431, Subpart G Performance Requirement(s): Et ≥ 80%</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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)</p> <p>Heat pump (all systems): See B.C.B.C. Table 9.36.3.10. Heating or Cooling Capacity: &gt; 19 kW Standard: CAN/CSA-C746 Performance Requirements: See Level 2 in standard</p> <p>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.</p> <p>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]</p> <p>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]</p> <p>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 (40 cfm) continuous @ 50pa External static pressure Size (Diameter): 100mm rigid, 125mm flexible. Size (Area): 79cm<sup>2</sup> rigid, 123cm<sup>2</sup> flexible. Duct not to exceed 5m and 0 elbows. [Equivalent length of 15m] Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel. Contractor to ensure switch is labelled "PRINCIPAL VENTILATION EXHAUST FAN". If fan is mounted in a bathroom contractor to ensure fan includes control for both a standard bathroom fan as well as for the principal ventilation located in separate places. Fan to have a sound rating of 1.0 sones or less.</p>
<b>Mechanical &amp; Special Notes For Secondary Suites</b>
<p>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).</p> <p>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) &amp; 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.</p> <p>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.</p> <p>Hot Water Heater (Secondary Suite): [Storage Type-Electric] See B.C.B.C. Table 9.36.4 Size: 152L (40 imp. gal.), Input 240VAC, ≤12kW, Performance Standard(s): CAN/CSA-C191 Performance Requirement(s): Standby loss (max.): 55 (Top Inlet), 70 (Bottom Inlet)</p> <p>Water line to have separate shut off valves for main and suite. No combustible plumbing to penetrate the underside of a rated ceiling assemblies.</p> <p>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</p> <p>Fan 3 (Secondary Suite HRV Exhaust Fan) See B.C.B.C. Table 9.32.3.5. 21 Litres per second continuous @ 50pa External static pressure supply and exhaust air. A licensed mechanical tradesperson(s) to size and install ducts for HRV. HRV to provide a minimum of 14 litre per second continuous exhaust vent. Fan to have a sound rating of 1.0 sones or less. Ensure Supply Air to each bedroom and each level without a bedroom.</p> <p>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.</p>
<b>Soil Gas Control</b>
<p>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 comply with BCBC 9.13.4.3, to be installed in a location to permit extension to the top of roof (to comply with CAN/CGSB-149.1, Section 7.2.4.6) or side-wall discharge near ground level with indoor fan (to comply with CAN/CGSB-149.1, Section 7.3.4) All penetration through the slab are to be sealed including the penetrations around the radon gas vent rough in.</p>
<b>British Columbia Step Code Compliance</b>
<p>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.</p>

<b>LIST OF DRAWINGS</b>		
A1	General Notes	
A2	Site plan	
A3	Elevations	
A4	Foundation Plan	
A5	Main Floor Plan & Upper Floor Plan	
A6	Cross Sections A-A, B-B	
D1	Details 1	
D2	Details 2	
<b>ISSUED/REVISED</b>		
01	07/25/24	Design Draft for Review
02	09/06/24	Issued for Building Permit
		
<p>105 - 859 Orono Avenue P. 250.382.7374 Victoria, B. C. F. 250.382.7364 V9B 2T9 www.victoriadesigngroup.ca</p>		
<b>DATE</b>	<b>SEPT 06, 2024</b>	<b>DWG NO. 8524-27</b>
<b>DRAWN BY</b>	<b>NS</b>	<b>REVIEWED BY MDK</b>
<b>SCALE</b>	<b>As Shown</b>	<b>SHT. NO. A1 OF A6</b>
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<b>PROJECT</b>		
<p><b>PROPOSED RESIDENCE:</b> Langdon Weir Construction Lot 27 - Latoria Terrace 1243 Ashmore Terrace Langford BC</p>		

### SKETCH PLAN OF:

Proposed Lot 27 Latoria Terrace

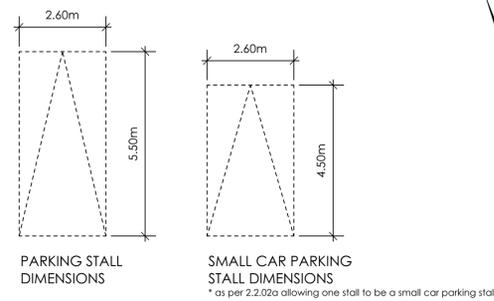
Parcel Identifier: TBD

#### LEGEND

Elevations are geodetic referred to Lanford Integrated Survey

- denotes Green Space

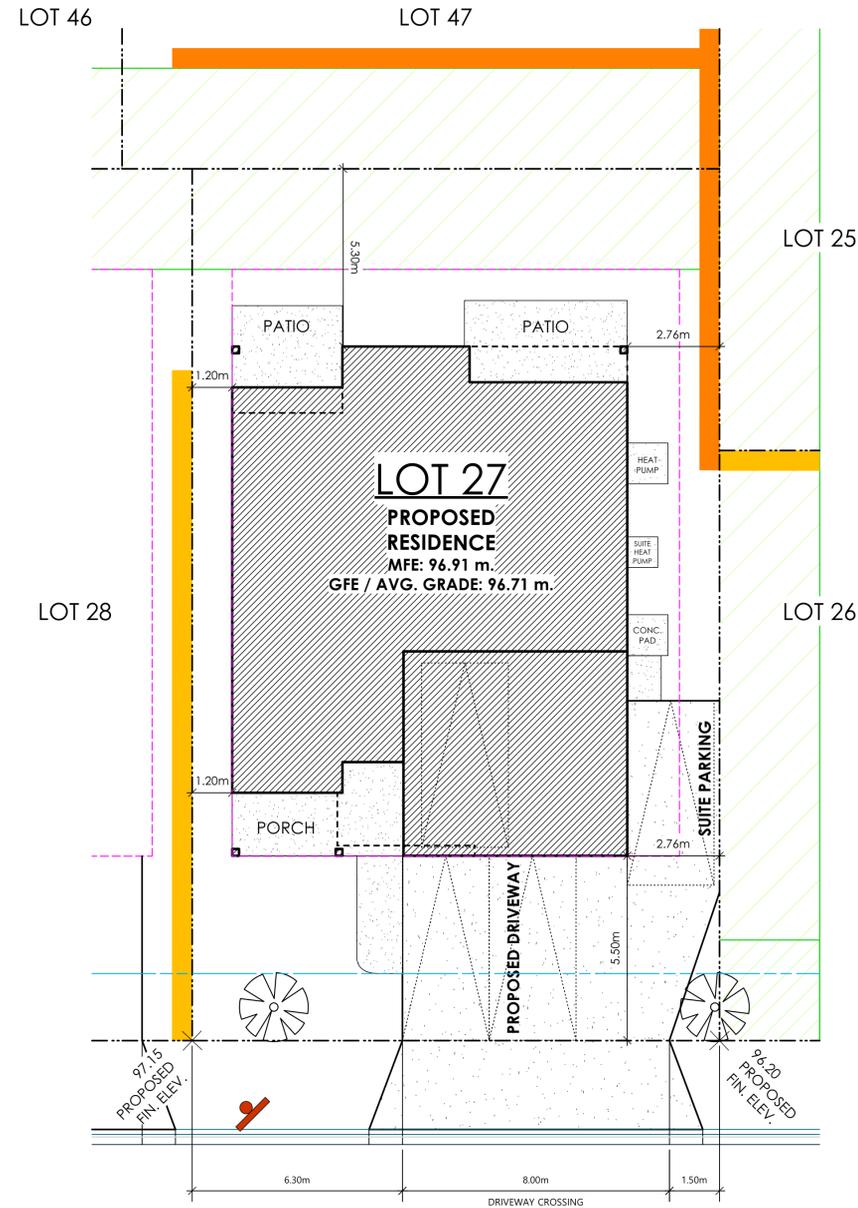
SITE DATA	R2	LOT 27
ITEMS	PERMITTED	PROPOSED
LOT AREA		410.80 sq.m.
LOT COVERAGE	50.00 %	43.77 %
HEIGHT	11.00 m.	7.19 m.
SETBACKS		
- FRONT	3.00 m.	5.50 m.
- REAR	3.00 m.	5.30 m.
- SIDE (E)	1.20 m.	2.76 m.
- SIDE (W)	1.20 m.	1.20 m.
- GARAGE	5.50 m.	5.50 m.
FLOOR AREA		
- UPPER		156.94 sq.m.
- MAIN		118.52 sq.m.
- GARAGE		40.88 sq.m.
SUBTOTAL FLOOR AREA		316.34 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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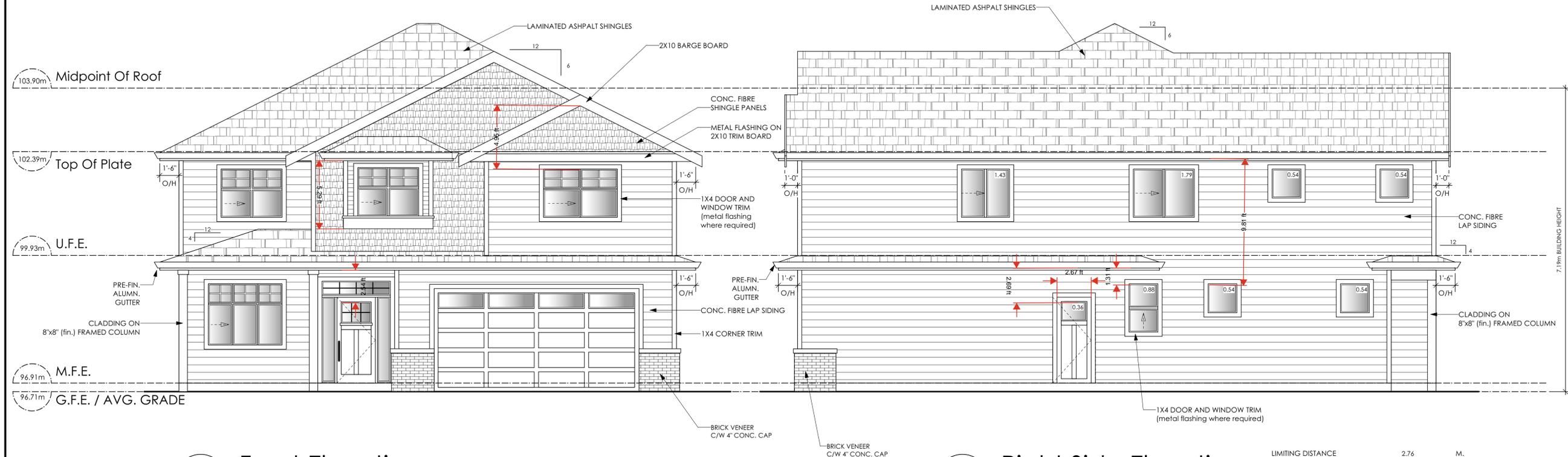
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DATE	Sept 06, 2024	DRWG NO.	8524-27
DRAWN BY	NS	REVIEWED BY	MDK
SCALE	As Shown	SHT. NO.	A2 OF A6

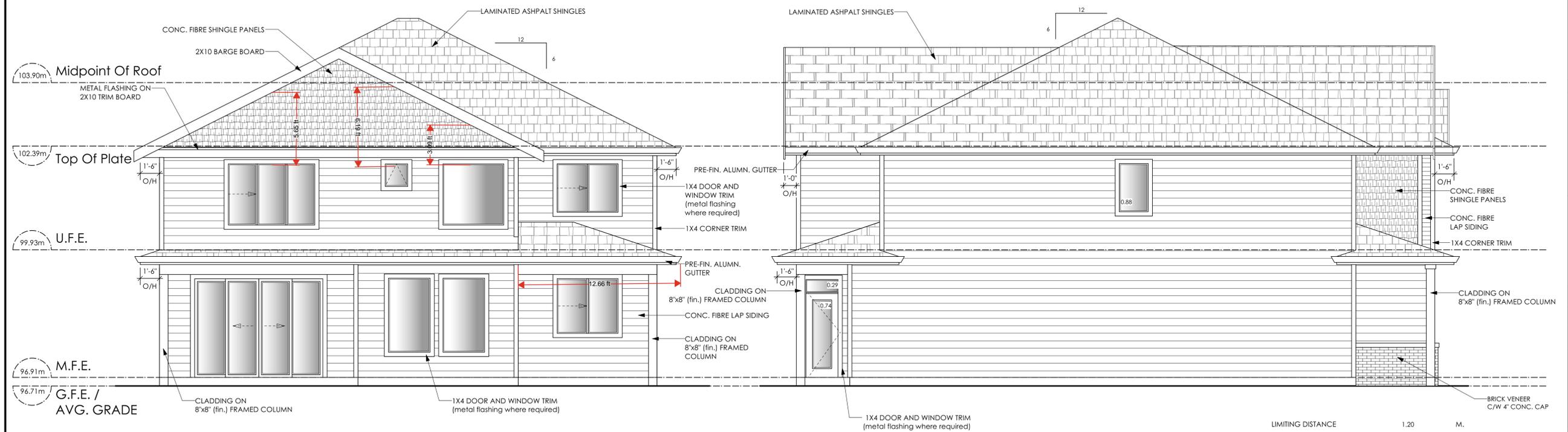
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PROJECT  
**PROPOSED RESIDENCE:**  
 Langdon Weir Construction  
 Lot 27 - Latoria Terrace  
 1243 Ashmore Terrace  
 Langford BC



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

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



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

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

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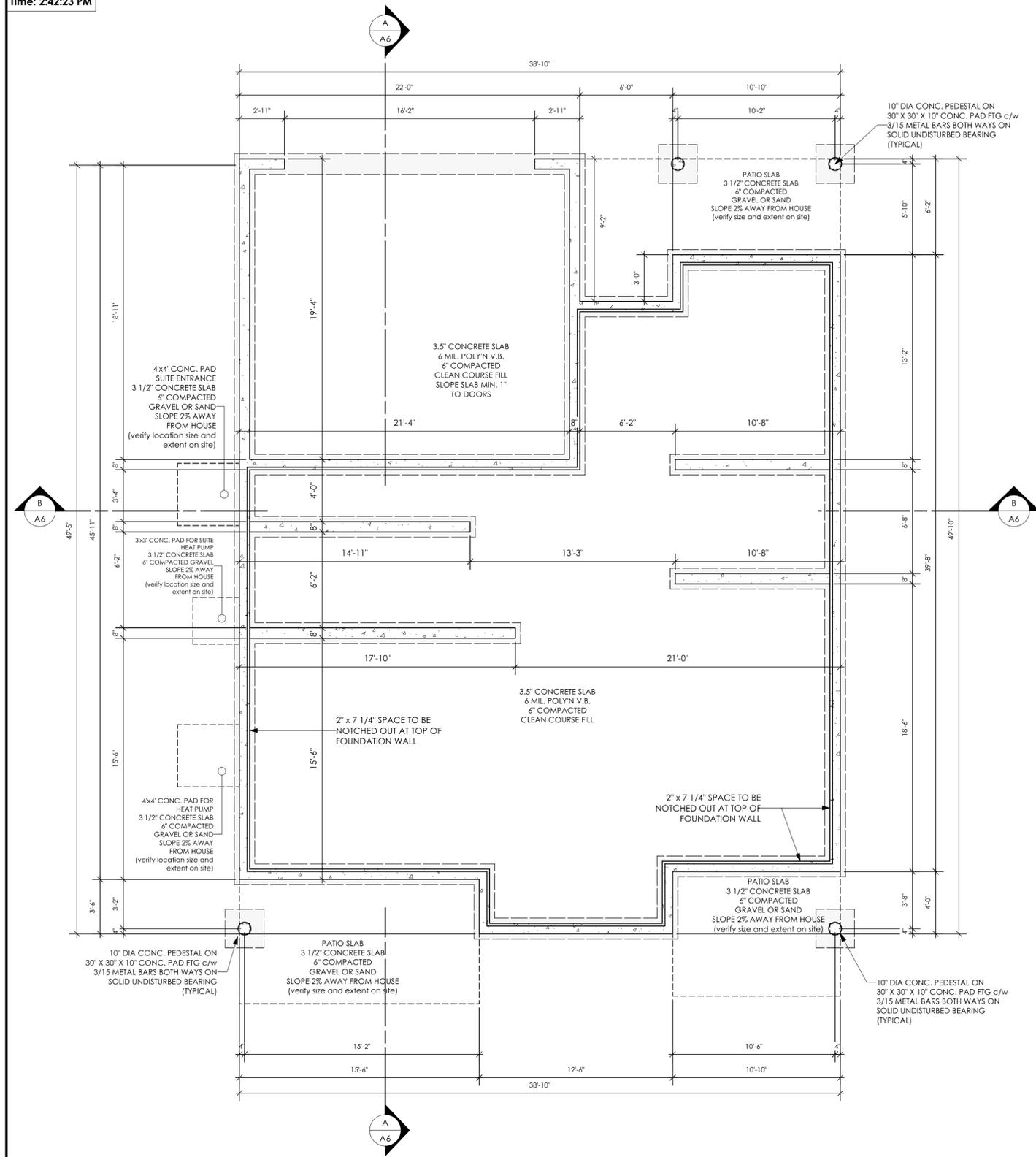
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DATE	Sept 06, 2024	DWG NO.	8524-27
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SCALE	As Shown	SHT. NO.	A3 OF A6

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 Langford BC



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

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

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

DOOR SCHEDULE

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

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

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

- (S) Interconnected Smoke detectors to comply with BCBC 9.10.19.  
Interconnected Carbon Monoxide detectors to comply with BCBC 9.32.4.2.
- (S) Interconnected Photoelectric Smoke Alarms to comply with BCBC 9.37.2.19 (1) and (2)

LIST OF DRAWINGS

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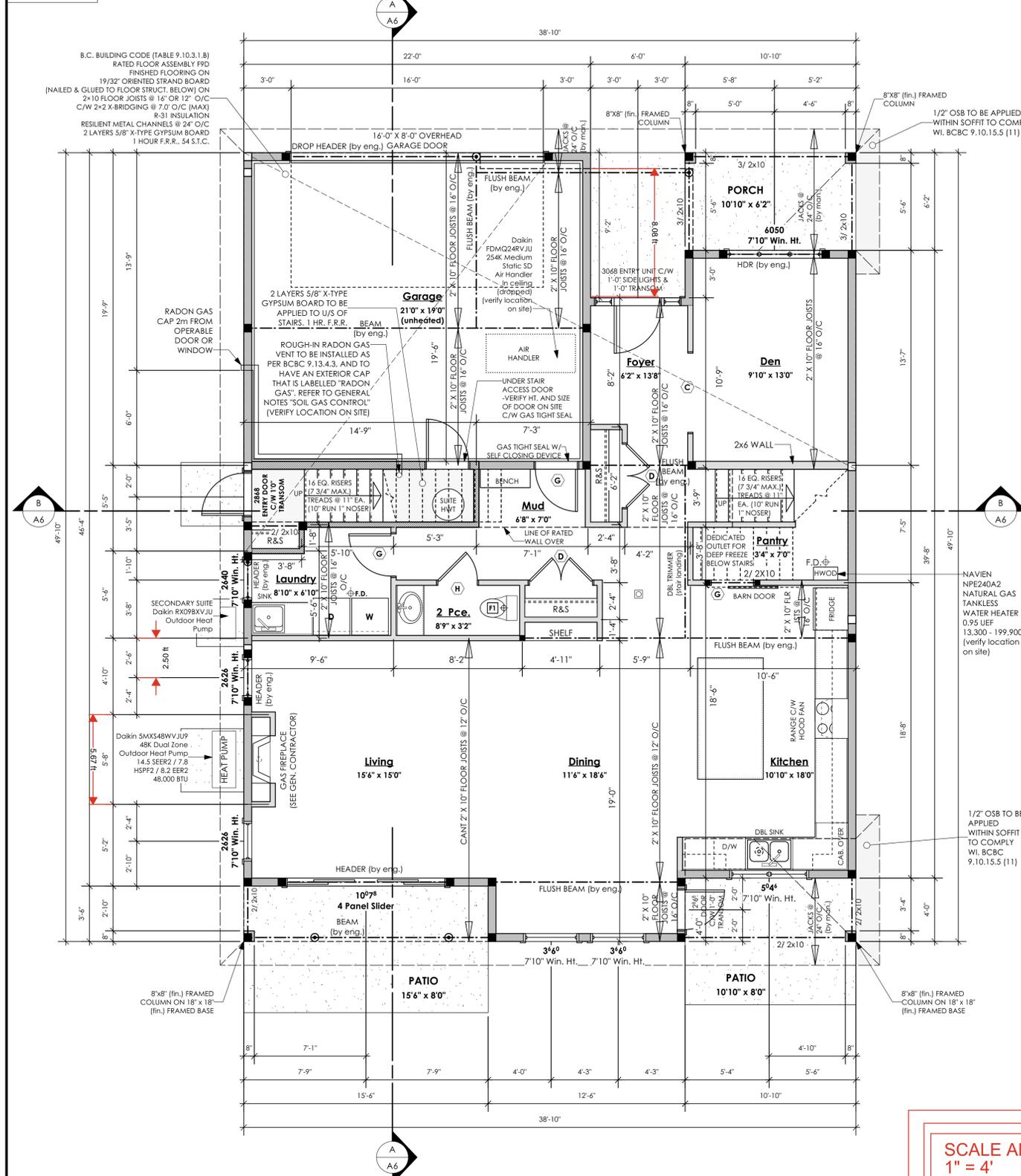


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SCALE	As Shown	SHT. NO.	A4 OF A6

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PROJECT  
PROPOSED RESIDENCE:  
Langdon Weir Construction  
Lot 27 - Latoria Terrace  
1243 Ashmore Terrace  
Langford BC



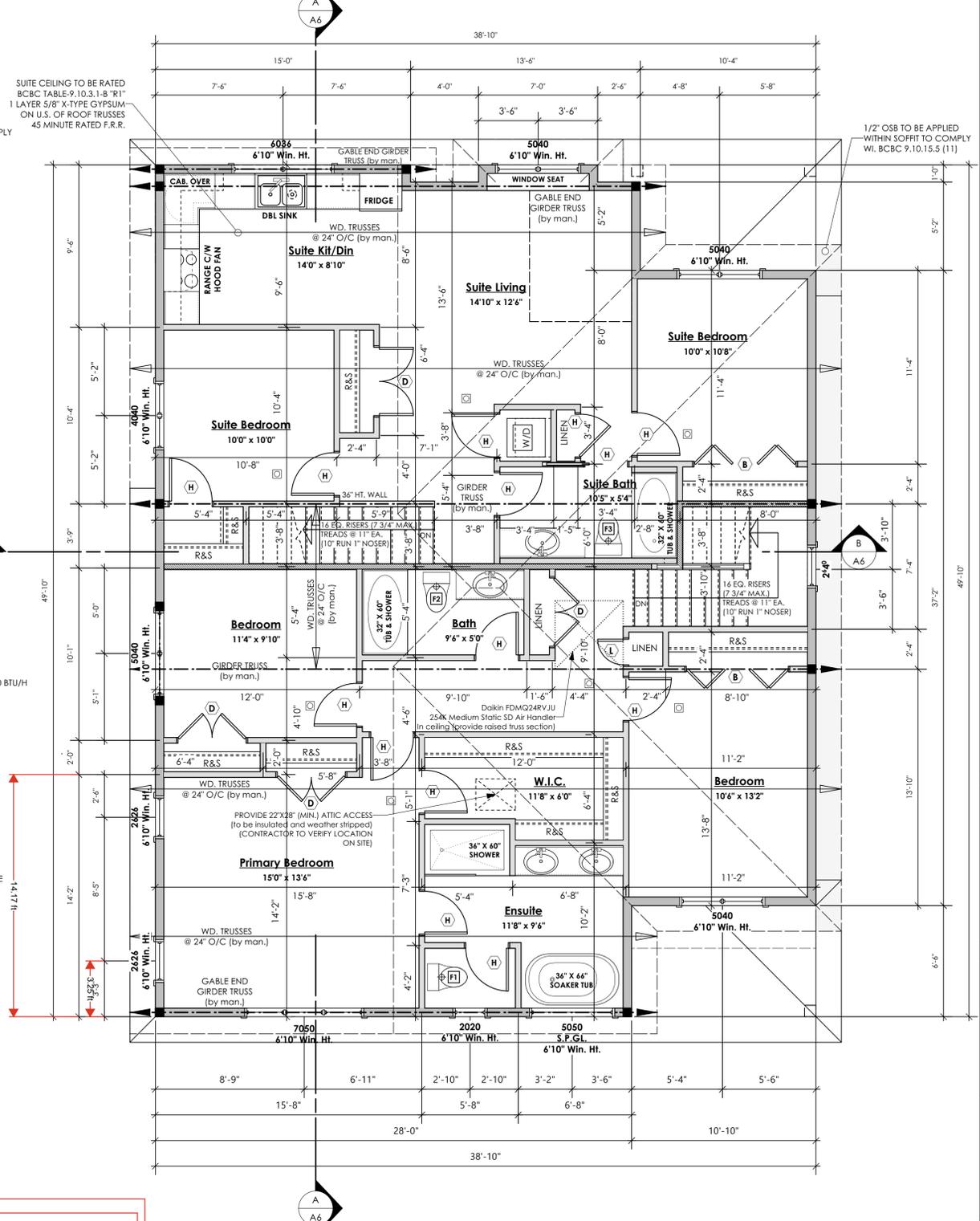
**1**  
A5 **Main Floor Plan**  
Scale: 1/4" = 1'-0"

PRIMARY LIVING 1218.04 SQ.FT. (113.16 SQ.M.)  
SECONDARY SUITE 57.74 SQ.FT. (5.36 SQ.M.)  
TOTAL LIVING 1275.78 SQ.FT. (118.52 SQ.M.)  
GARAGE 440.00 SQ.FT. (40.88 SQ.M.)

**SCALE ADJUSTMENT:**  
1" = 4'

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

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**2**  
A5 **Upper Floor Plan**  
Scale: 1/4" = 1'-0"

PRIMARY LIVING 919.61 SQ.FT. (85.44 SQ.M.)  
SECONDARY SUITE 769.66 SQ.FT. (71.50 SQ.M.)  
TOTAL 1689.27 SQ.FT. (156.94 SQ.M.)

**SYMBOLS & WALL LEGEND**

[Symbol]	2 X 4 INTERIOR & FURRING
[Symbol]	2 X 6 EXTERIOR & INTERIOR
[Symbol]	RATED WALL (SEE ASSEMBLIES)
[Symbol]	8" THK. CONC. FOUNDATION WALL
[Symbol]	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

**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")

**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

**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 9.32.19 (1) and (2)

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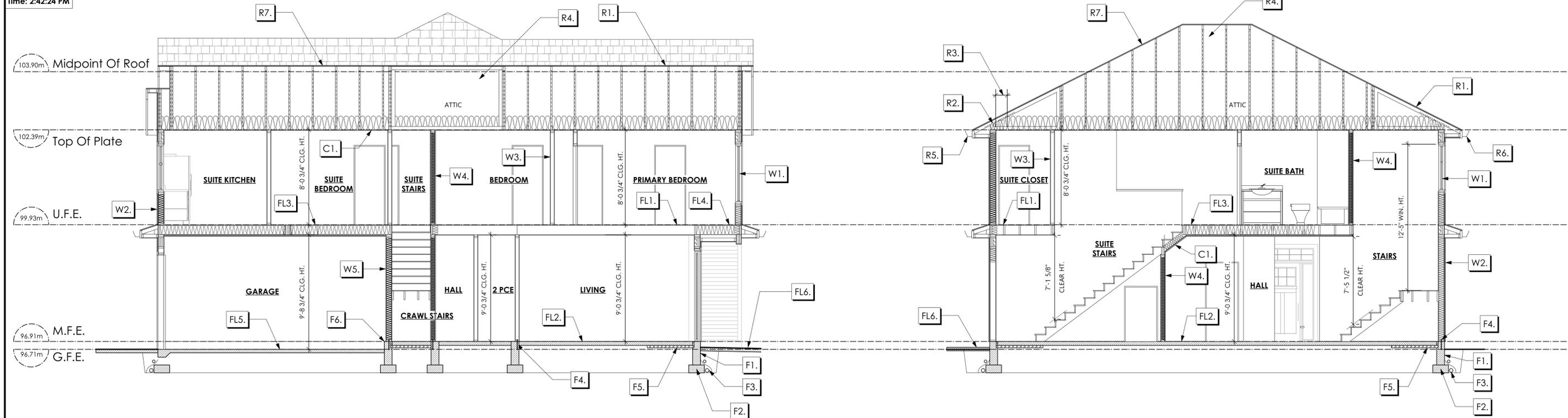


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1 Section A-A  
A6 Scale: 1/4" = 1'-0"

Section Notes \* SEE A1 FOR EFFECTIVE RSI CALCULATIONS

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2 Section B-B  
A6 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.) R-40 FIBRE GLASS BATT INSULATION OR 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building, air ventilation baffles to be installed where required in as per BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply w/ B.C. bldg. code 9.19.1)
- R5. PRE-FIN. ALUMINUM GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)
- R6. PRE-FIN. FASCIA GUTTER 2"x8 FASCIA BD. 2"x4 SUB. FASCIA BD. 1/2" ORIENTED STRAND BOARD VENTED SOFFIT (REFER TO DETAIL 1/D2)
- R7. B.C. BUILDING CODE [TABLE-9.10.3.1-B] RATED ROOF ASSEMBLY R1 LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) R-40 FIBRE GLAS BATT INSULATION OR 14 1/2" FIBRE GLASS LOOSE FILL INSULATION 6 MIL POLYN V.B. 5/8" X-TYPE GYPSUM BOARD 45 MINUTE RATED F.R.R.

Ceiling

- C1. BCBC TABLE 9.10.3.1-B M2 ASSEMBLY 2 LAYERS 5/8" X-TYPE GYPSUM BOARD 6 MIL POLYN V.B. ON UNDERSIDE OF SUITE STAIRS 1.0 F.R.R.

Floors

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- FL2. 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL3. F9d RATED FLOOR ASSEMBLY (BCBC Table 9.10.3.1.-B) FINISH FLOORING ON 5/8" OSB SHEATHING ON (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 16" O/C C/W CROSS BRIDGING @ 82" O/C (min.) C/W R-31 F/G BATT INSULATION RESILIENT CHANNELS @ 16" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD FRR: 1.0 hr, STC: 52 (between secondary suite & primary living/garage)
- FL4. 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W VENTED SOFFIT (to owners spec's) TO ALL SUSPENDED FLOOR AREAS
- FL5. GARAGE SLAB 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (min.)
- 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" LINTEL COVER @ BEARING WALLS ONLY (TYPICAL. WL 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/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. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3C 1 LAYER 1/2" X-TYPE GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) RESILIENT METAL CHANNELS ON ONE SIDE @ 400mm OR 600mm O.C. C/W 3 1/2" FIBRE GLASS SOUND BATT FRICTION FITTED AND SOLID FILLED 45 MIN. F.R.R., 43 S.T.C. (BETWEEN PRIMARY LIVING & SECONDARY SUITE)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL. POLYN V.B. 1/2" GYPSUM BOARD (between garage & living)

- W6. 8" X 8" (fin.) FRAMED COLUMN CONCEALING A 6" X 6" WD. POST ANCHORED TO 8" THK. CONC. FNDN WALL C/W 15 M BARS @ 24" o/c B/W 16" X 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOT. 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" EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2m) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY
- F6. STEP DOWN TO GARAGE SLAB MAY VARY. VERIFY EXTENT ON SITE (NOT IN SECTION)

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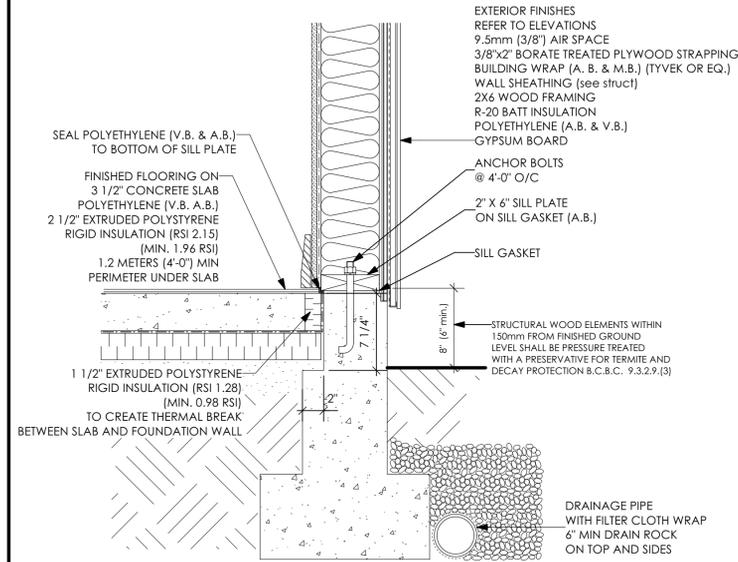
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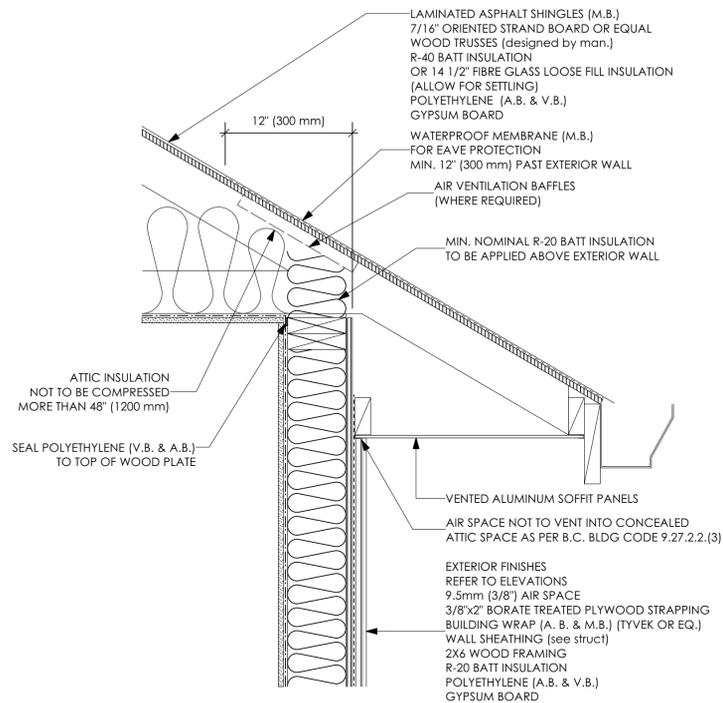
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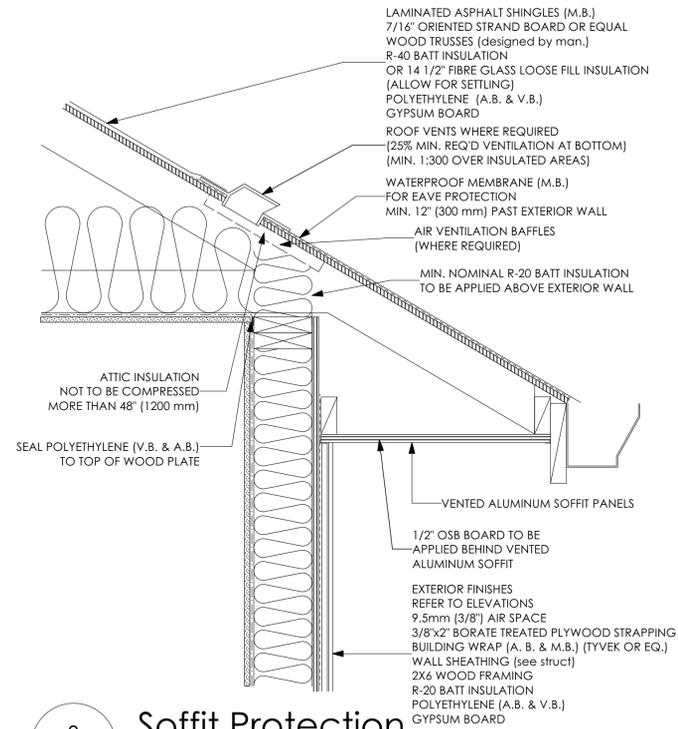
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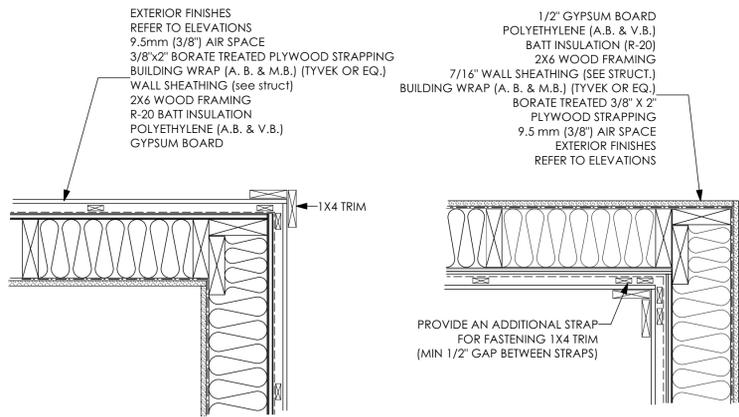
1 Slab on Grade  
D1 Scale: 1 1/2" = 1'-0"



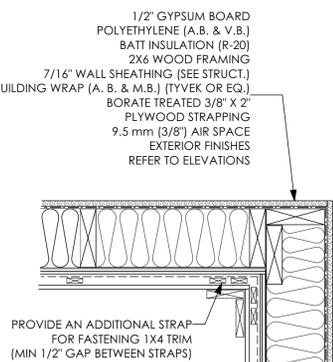
2 Water Shedding Roof / Wall  
D1 Scale: 1 1/2" = 1'-0"



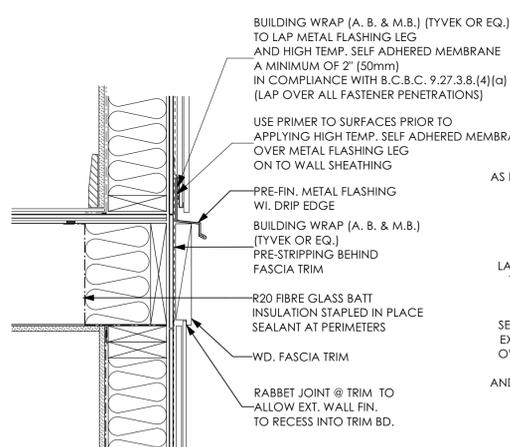
3 Soffit Protection  
D1 Scale: 1 1/2" = 1'-0"  
BC BUILDING CODE 9.10.15.5 (11)  
(USE PROVIDED DETAIL WHEN ROOF OVERHANG IS WITHIN 1.20M OF PROPERTY LINE)



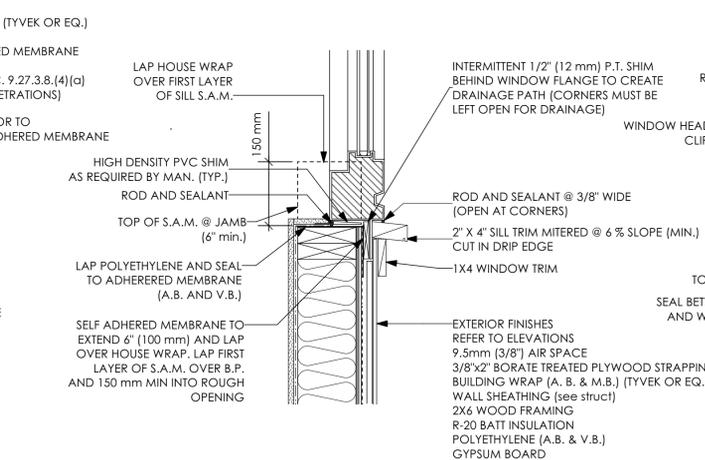
4 Exterior Corner  
D1 Scale: 1 1/2" = 1'-0"



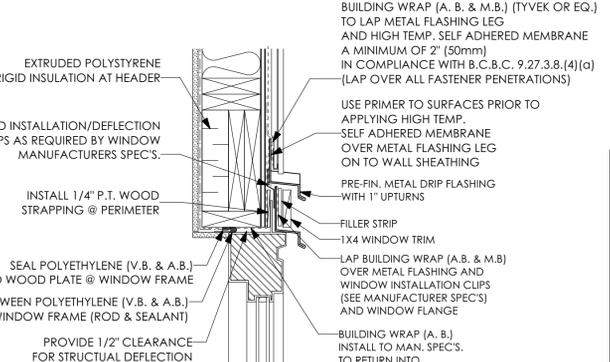
5 Interior Corner  
D1 Scale: 1 1/2" = 1'-0"



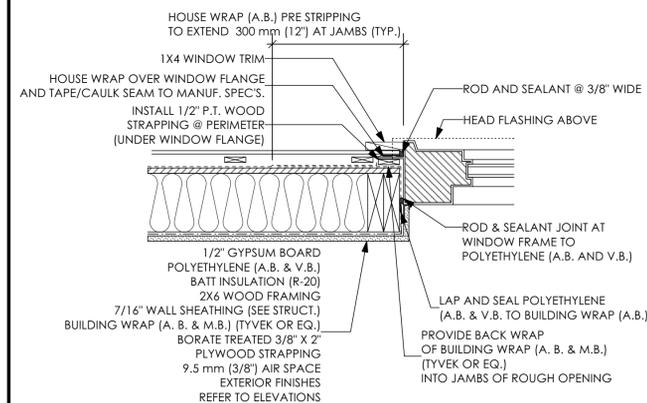
6 Trimmer Joist  
D1 Scale: 1 1/2" = 1'-0"



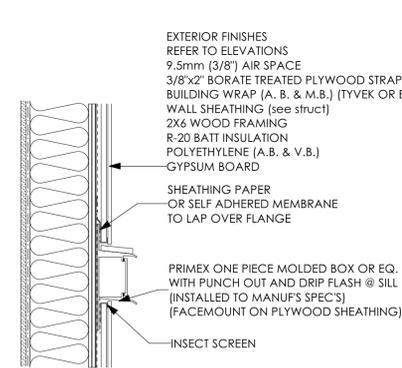
7 Window Sill  
D1 Scale: 1 1/2" = 1'-0"



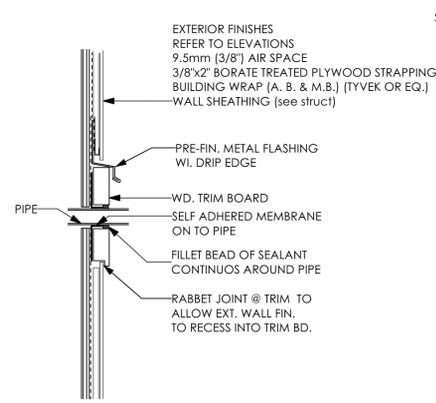
8 Window Head  
D1 Scale: 1 1/2" = 1'-0"



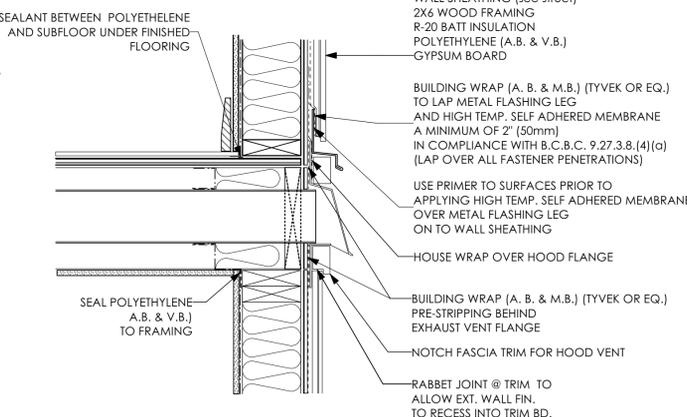
9 Window Jamb  
D1 Scale: 1 1/2" = 1'-0"



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



11 Pipes  
D1 Scale: 1 1/2" = 1'-0"



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

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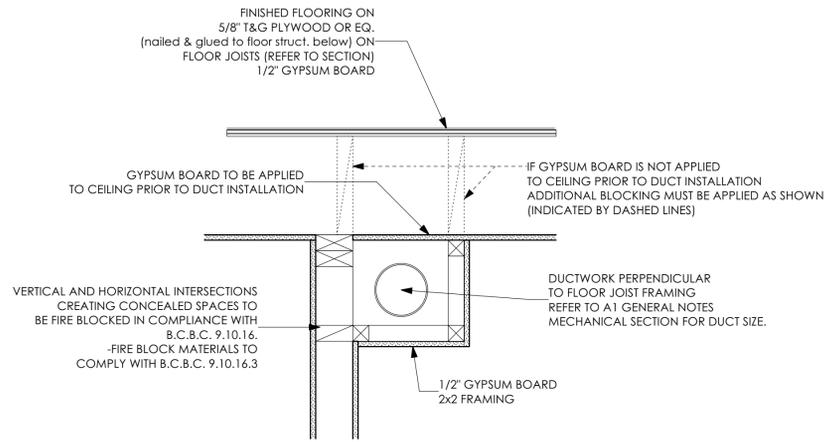


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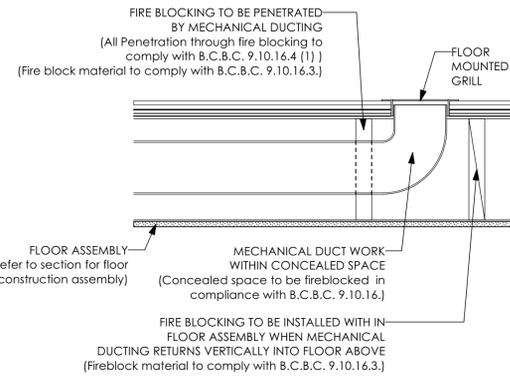
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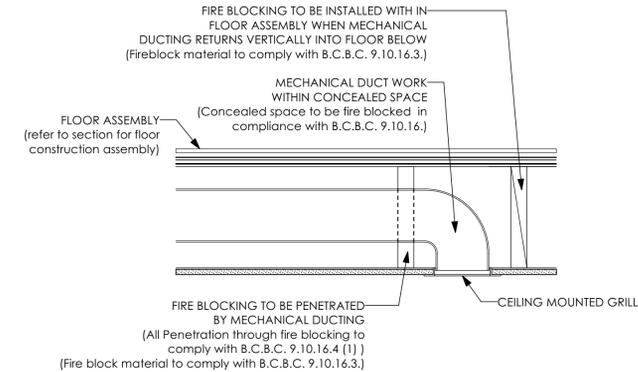
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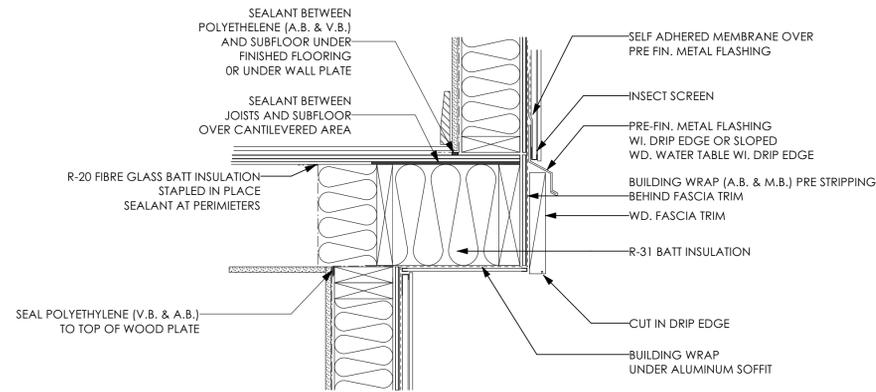
**1** Fire Blocking Bulkheads  
D2 Scale: 1 1/2" = 1'-0"



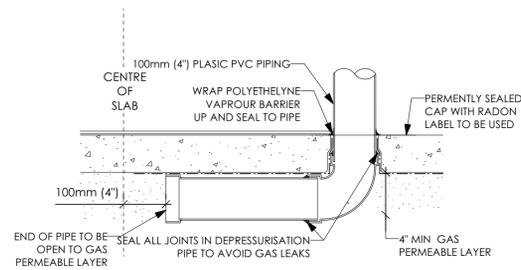
**2** Fire Blocking Within Floor Detail A  
D2 Scale: 1 1/2" = 1'-0"



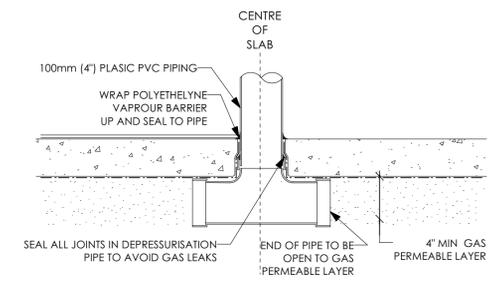
**3** Fire Blocking Within Floor Detail B  
D2 Scale: 1 1/2" = 1'-0"



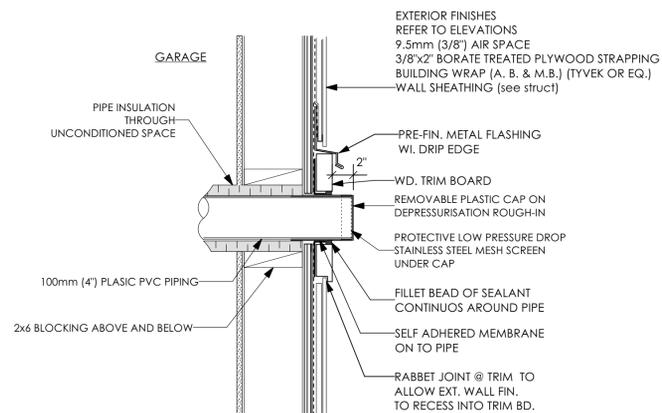
**4** Cantilevered Floor  
D2 Scale: 1 1/2" = 1'-0"



**5** Slab Depressurisation A  
D2 Scale: 1 1/2" = 1'-0"



**6** Slab Depressurisation B  
D2 Scale: 1 1/2" = 1'-0"



**7** Slab Depressurisation Garage Wall Penetration Detail  
D2 Scale: 1 1/2" = 1'-0"

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