

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 6 of the British Columbia Building code unless otherwise noted.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. and B.C.B.C. standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification; no dilution permitted except where specified. House to be built to Step 3 of the BC Energy Step Code.

Demolition

Contractor is liable to maintain the strength and stability of existing structure where renovations and/or additions are proposed. Including but not limited to providing and installing all shoring and props to uphold existing construction. All demolition work must comply with the requirements presented in part 8 of the B.C.B.C. and with WORKSAFEBC.

Structural Design

Structural is based on criteria stated in Part 9 of the BCBC B.C. Building Code. Design live loads as follows:

Design main floor load	-	41.8 p.s.f.	-	2.00 kPa
Design bedroom floor load	-	41.8 p.s.f.	-	2.00 kPa
Design decks and balconies	-	62.7 p.s.f.	-	3.00 kPa
Design roof load	-	62.7 p.s.f.	-	3.00 kPa

For heavier snow loading, drawings must be revised.

All interior and exterior wall bracing to resist lateral loads to comply with B.C.B.C 9.23.13, and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufactures drawings to take precedence over structural design stated within.

Concrete

All concrete used for footings and foundations is to be not less than 15 MPa @ 28 days unless otherwise noted.

All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted. All concrete used for carport, garage floors and exterior steps to be a min. 32 MPa @ 28 days. Exterior stairs, garage and carport slabs air entrainment of 5-8% required. All foundations and footings to be carried down to solid undisturbed bearing.

Rough Carpentry

All construction and materials to comply with the "approved" current issue and amendments of C.W.C. and B.C.B.C. Pre-Manufactured homes and walls to comply with B.C.B.C. and C.S.A. requirements.

All structural framing members are sized for standard grade No. 2 better Spruce-Pine-Fir (in accordance with N.L.G.A. standard grading rules for Canadian Lumber) except where specifically noted otherwise. Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc. Contractor shall be responsible for the proper setting out of all work and ensure no 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 materials to comply with B.C.B.C. 9.10.16.3.

All rated partition walls to have solid blocking installed over within floor joist cavity.

Contractor to ensure all rated partition walls to run uninterrupted to underside of roof sheathing. Rated wall assemblies must run continuous behind tub surrounds and stairs and must contain solid fire blocking continuous at interface with rated horizontal floor assemblies.

No combustible plumbing is to be installed in rated wall assemblies.

All penetrations in rated wall assemblies to be fire protected and caulked.

All doors, dampers & other closures in fire separations must comply with B.C.B.C. 9.10.13.

All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.

Doors, Windows, And Skylights

All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C. 9.7. and 9.36.

All manufactured windows, doors and skylights to comply B.C.B.C 9.4.7.1.(1)(a) and with AAMA/WDMA/CSA 101/15.2/A440,"NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & A440S1-09 "Canadian Supplement to...."NAFS..."

The following window requirements are derived from B.C.B.C. Table C-5 as per B.C.B.C 9.7.4.3, and are to be used to satisfy the requirements of "NAFS": Langford, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2.

Minimum Thermal Resistance ratings of windows as per B.C.B.C 9.36.

Windows and Doors	- U 0.32 -	1.80 USI
Front Entrance Door	- U 0.46 -	2.60 USI
Glass Block	- U 0.51 -	2.90 USI
Skylight	- U 0.51 -	2.90 USI
Skylight shaft walls	- R 15.79 -	2.78 RSI
Overhead Garage Doors	- R 6.25 -	1.10 RSI

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

Site built doors and windows to comply with B.C.B.C 5.10.2. and 9.36.2.7.(3)

Flething to be above all doors and windows not directly protected by eaves.

Limited Water doors are to be used for exterior garage utility doors and the door(s) separating the residence and the garage, and wherever allowed by B.C.B.C. 9.7.4.2.(2)

All interior doors to clear finish flooring by 12mm (1/2") to allow for unobstructed air distribution.

Insulation and Vapour Barrier

Refer 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.

Insulation Values are based of those supplied within the "BC STEP CODE COMPLIANCE CHECKLIST PERFORMANCE PATHS FOR PART 9 BUILDINGS"

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)

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.

Mechanical

Plumbing installation shall comply with B.C.B.C. Part 7, B.C.B.C. 9.31, 9.36.4, and the "Canadian Electrical Code".

Plumbing contractor is to allow for (min.) 2 exterior hose bibs at convenient locations. Contractor to provide 1 hot water heater, of type listed below, inside the main residence or in location shown on plans. Hot water heater to be secured to structure with metal straps designed to resist lateral loads.

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

Hot Water Heater (Primary Residence): [Tankless Type-Gas] See B.C.B.C. Table 9.36.4.2

Input ≤ 73.2 kW, Performance Standard(s): CAN/CSA-P.7

Performance Requirement(s): EF ≥ 0.8

Input > 73.2 kW, Performance Standard(s): ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR,

Part 431, Subpart G

Performance Requirement(s): Ef ≥ 80%

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3. and 9.32.3.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Main residence to use a heat pump system designed by manufacturer to comply with B.C.B.C. 9.32.3.4.(2) and to provide fresh air at 35 litres per second continuous @ 50pa external static pressure. A licensed mechanical tradesperson(s) to size and install ducts for heat pump system and to provide any required ventilation checklist(s).

One air handler to be located in the master bedroom walk in closet ceiling, truss manufacturer to raise trusses 16" to conceal in closet area. Another air handler to be located in the garage or another suitable location determined on site by installer or system designer.

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

Heat Pump (split system): See B.C.B.C. Table 9.36.3.10.

Heating or Cooling Capacity: ≤ 19 kW

Standard: CAN/CSA-C656

Performance Requirements: SEER = 14.5, EER = 11.5

HSPF = 7.1 (region 5 in standard)

Heat pump (all systems): See B.C.B.C. Table 9.36.3.10.

Heating or Cooling Capacity: > 19 kW

Standard: CAN/CSA-C746

Performance Requirements: See Level 2 in standard

All Fans and ducts are to meet the minimum requirements of the B.C.B.C. and manufacture. Fan and duct sizes provided are minimums as per the BCBC 9.32. for the spaces. Mechanical tradesperson to verify actual sizes, speeds and location of fans and ducts on site.

Kitchen fan: See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3).

47 Litres per second intermittent @ 50pa external static pressure

Duct size (Diameter): 125mm rigid, 150mm flexible.

Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed 12m and 2 elbows. (Equivalent length of 28m)

Fan 1 (Bathroom Fan) See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3).

23 Litre per second intermittent or 9 Litre per second continuous @ 50pa External static pressure.

Duct size (Diameter): 100mm rigid, 125mm flexible.

Intermittent control to be wall mounted on/off switch.

Duct not to exceed 16m and 2 elbows. (Equivalent length of 32m)

Fan 2 (Principal Exhaust Fan) See B.C.B.C. Table 9.32.3.5, Table 9.32.3.8.(3).

Main Residence: 28 litres per second (60 cfm) continuous @ 50pa external static pressure

Size (Diameter): 100mm rigid, 125mm flexible.

Size (Area): 79cm² rigid, 123cm² flexible.

Duct not to exceed 5m and 0 elbows. (Equivalent length of 15m)

Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel.

Contractor to ensure 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.

British Columbia Step Code Compliance

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

Mechanical & Special Notes For Secondary Suites

Secondary suites to comply with B.C.B.C. 9.10.9.14, Sound Transmission between secondary suite and primary dwelling unit to comply with 9.11.1.1.(2)(b) (43 STC min. with resilient channels).

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3. and 9.36.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Secondary suite to be heated by an electric baseboard heating system. Heat Recovery Ventilator (HRV) to be installed to provide ventilation. Baseboard heaters to be installed to provide heating. A licensed mechanical tradesperson to verify, size, install, and provide mechanical checklist to local authority having jurisdiction. Interconnected smoke alarms to be installed in both the secondary suite and the primary residence in compliance with B.C.B.C. 9.10.9.14(4)(c) & 9.10.19.5(1) and 9.10.19.5(3)(a). Fire separation between primary dwelling and secondary suite to have a 45 minute F.R.R. unless noted elsewhere. Door(s) between primary dwelling and secondary suite to be a solid core wood door and have a self-closing device in compliance with B.C.B.C. 9.10.9.3. Door(s) to have bolt lock hardware installed with bolt turn on the property owner side.

Secondary suite Primary Exhaust Fan on/off switch to be mounted in the primary residence. On/Off switches to be labeled "PRIMARY EXHAUST FAN SUITE". All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite.

Hot Water Heater (Secondary Suite): (Storage Type-Electric) See B.C.B.C. Table 9.36.4

Size: 152L (40 imp. gal.), Input 240VAC, ≤12kW, Performance Standard(s): CAN/CSA-C191

Performance Requirement(s): Standby loss (max.): 55 (Top Inlet), 70 (Bottom Inlet)

Water line to have separate shut off valves for main and suite. No combustible plumbing to penetrate the underside of a rated ceiling assemblies.

Kitchen fan: See BCBC Table 9.32.3.6., Table 9.32.3.8.(3).

47 Litre per second intermittent @ 50pa external static pressure

Duct size (Diameter): 125mm smooth, 150mm flexible.

Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed Equivalent length of 32m

Fan 3* - Principal Exhaust / Bathroom Fan: See BCBC Table 9.32.3.5, Table 9.32.3.8.(3).

21 Litre per second continuous @ 50pa External static pressure supply and exhaust air.

Intermittent control to be wall mounted on/off switch. Fan to have a sound rating of 1.0 sones or better.

* Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel.

Contractor to ensure switch is labelled: "PRINCIPAL EXHAUST FAN SUITE"

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.

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ISSUED/REVISED

01	07/10/24	Submission for BP
02	07/12/24	Resubmission for BP
03	07/24/24	Revised Siteplan

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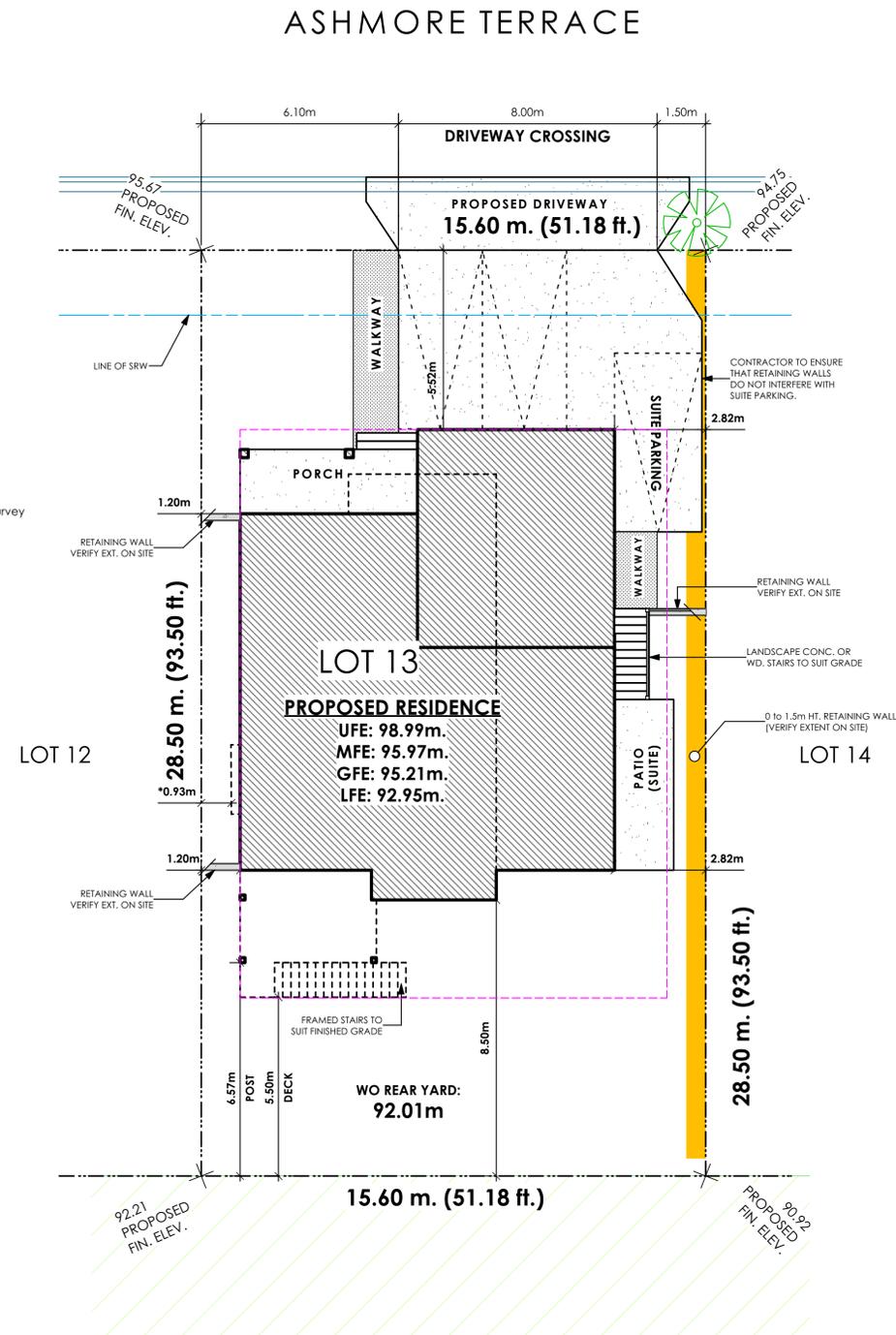
PROJECT

Proposed Residence:
Langdon Weir Construction Ltd.
1241 Ashmore Terrace
Lot 13 Latoria Terrace
Langford, B.C.

SKETCH PLAN OF PROPOSED LOT 13 LATORIA TERRACE

SITE DATA	R2	LOT 13
ITEMS	PERMITTED	PROPOSED
LOT AREA		444.60 sq.m.
LOT COVERAGE	50.00 %	40.82 %
HEIGHT	9.00 m.	8.71 m.
SETBACKS		
- FRONT	3.00 m.	5.52 m.
- REAR	5.50 m.	5.50 m.
- SIDE	1.20 m.	1.20 m.
- SIDE	1.20 m.	2.82 m.
- GARAGE	5.50 m.	5.52 m.
FLOOR AREA		
- UPPER		88.22 sq.m.
- MAIN		98.35 sq.m.
- LOWER		107.57 sq.m.
- GARAGE		40.88 sq.m.
G.F.A		294.14 sq.m.

LEGEND
Elevations are geodetic referred to Lanford Integrated Survey
- denotes Green Space



1
A2 Site Plan
Scale: 1:100

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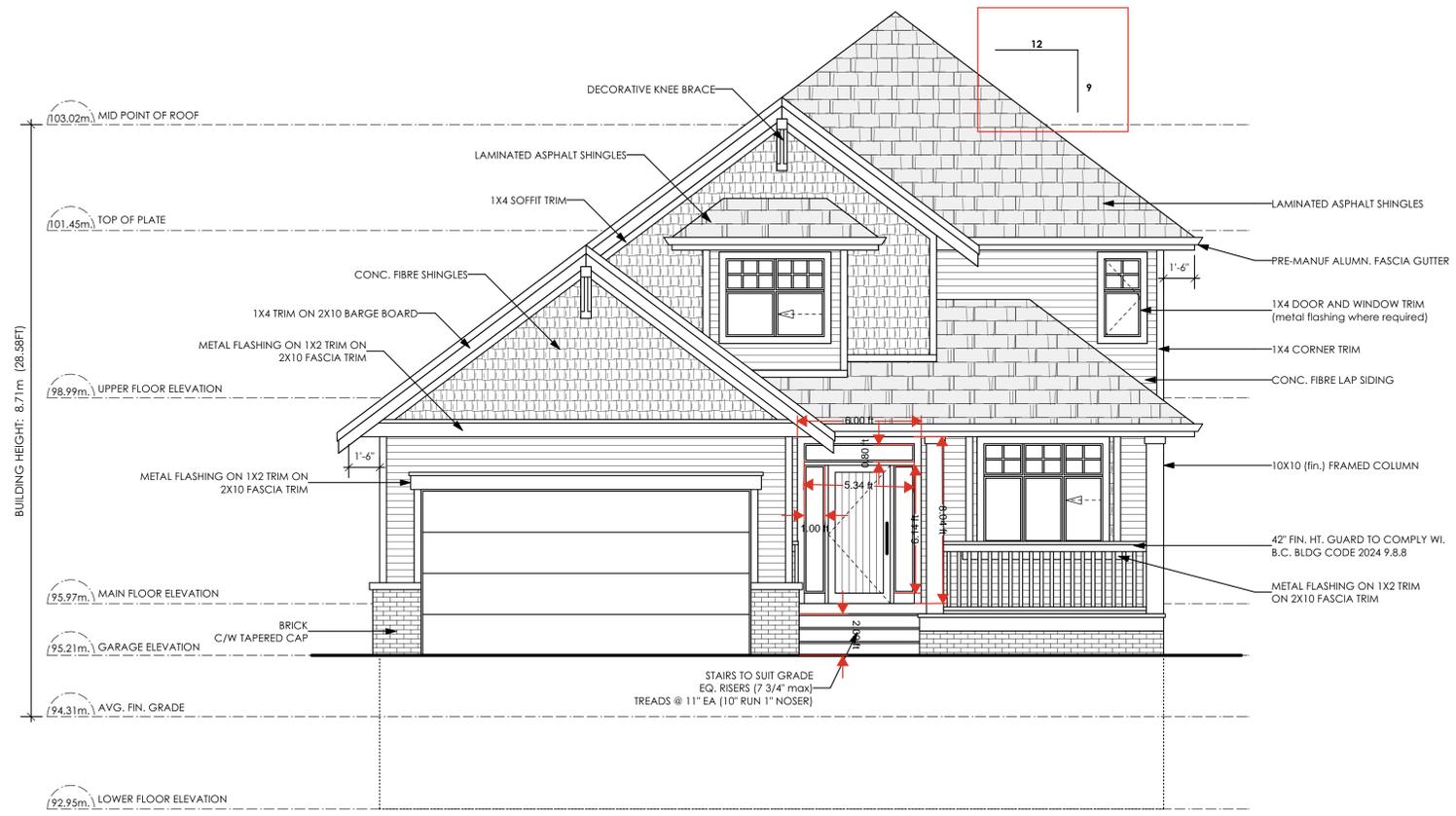
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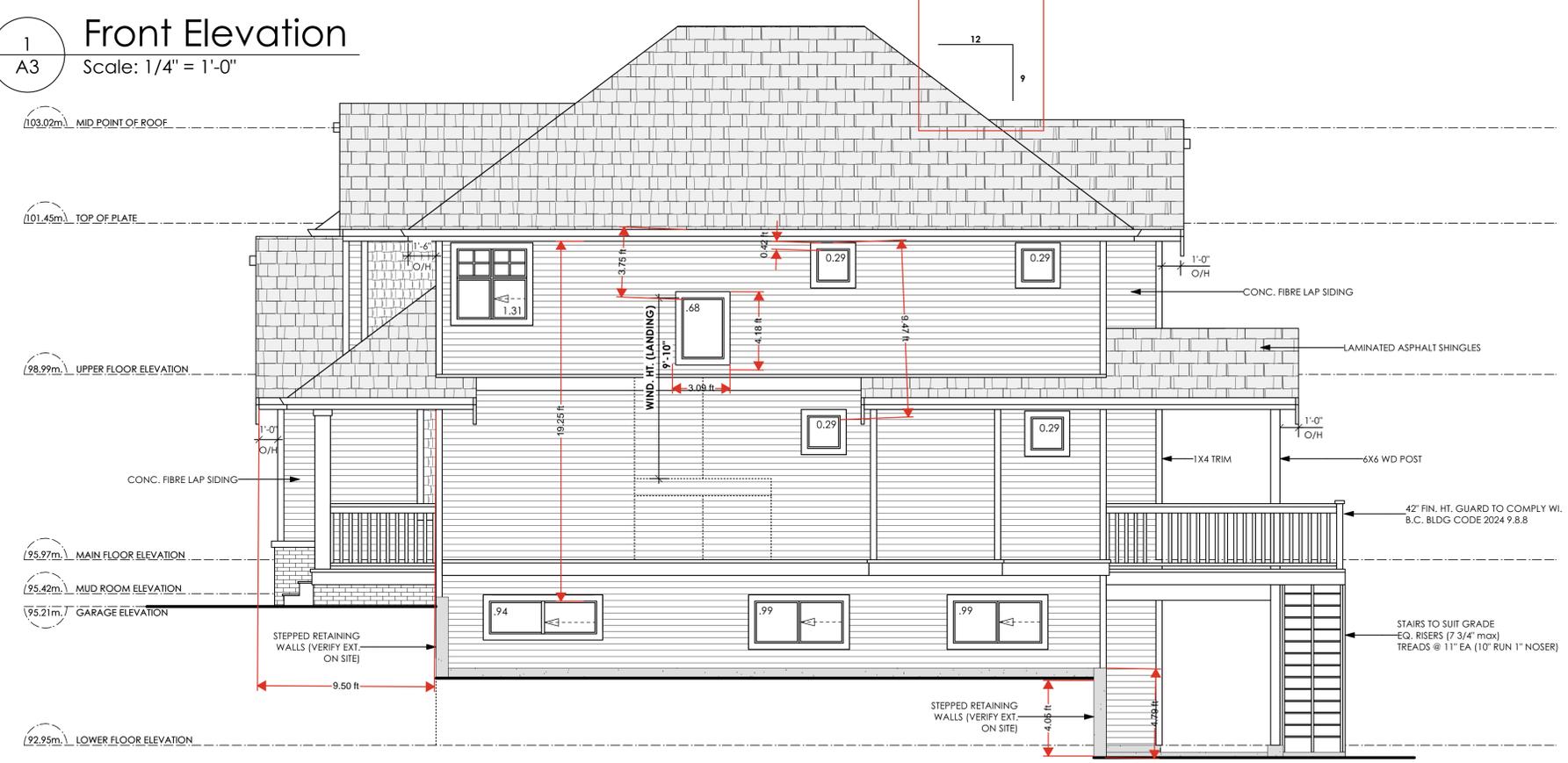
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1 Front Elevation
A3 Scale: 1/4" = 1'-0"



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

Limiting Distance	1.20 m.
Exposed Building Face	102.60 sq.m.
Allowable Openings	7.0 %
Allowable Opening Area	7.18 sq.m.
Proposed Openings	6.07 sq.m.

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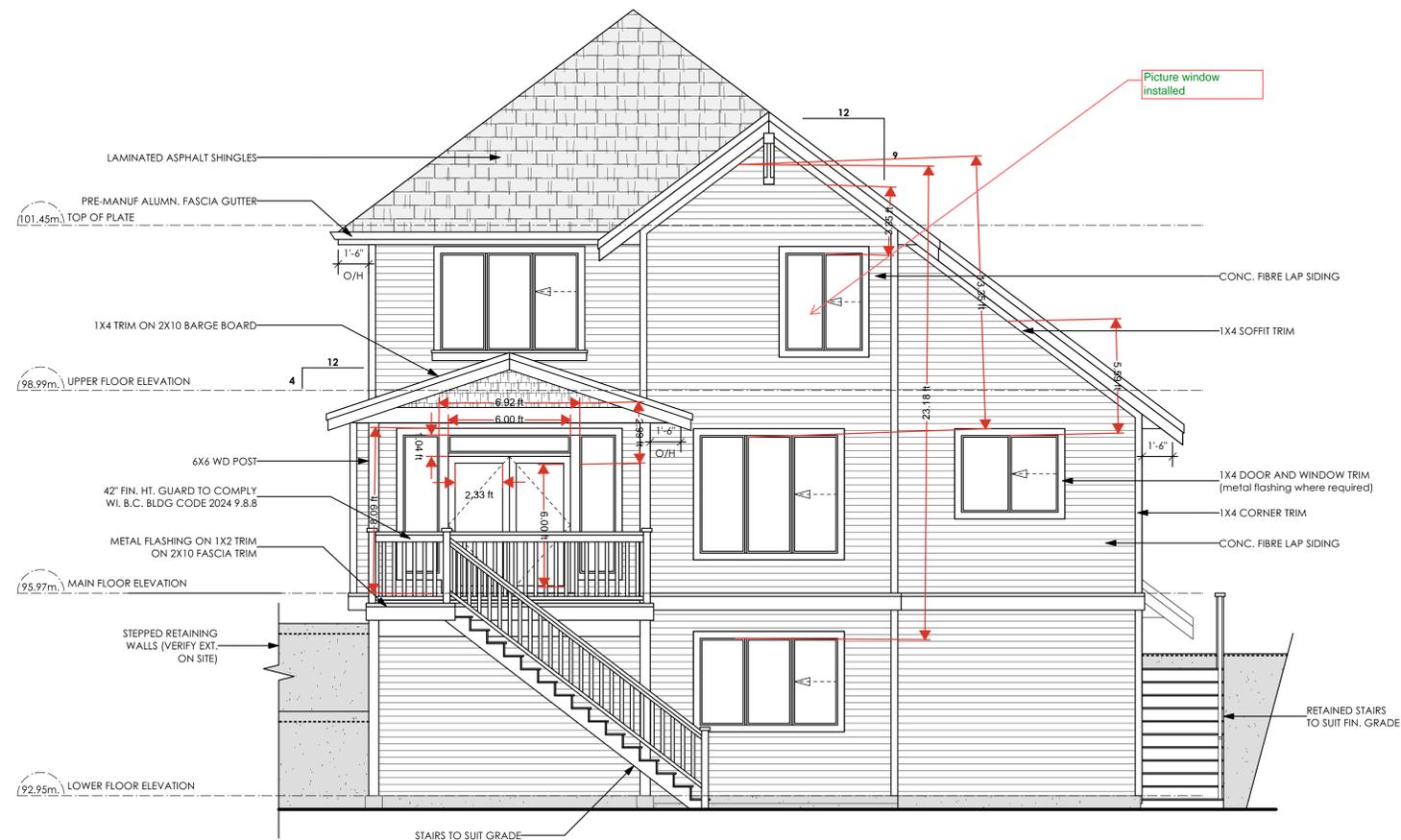
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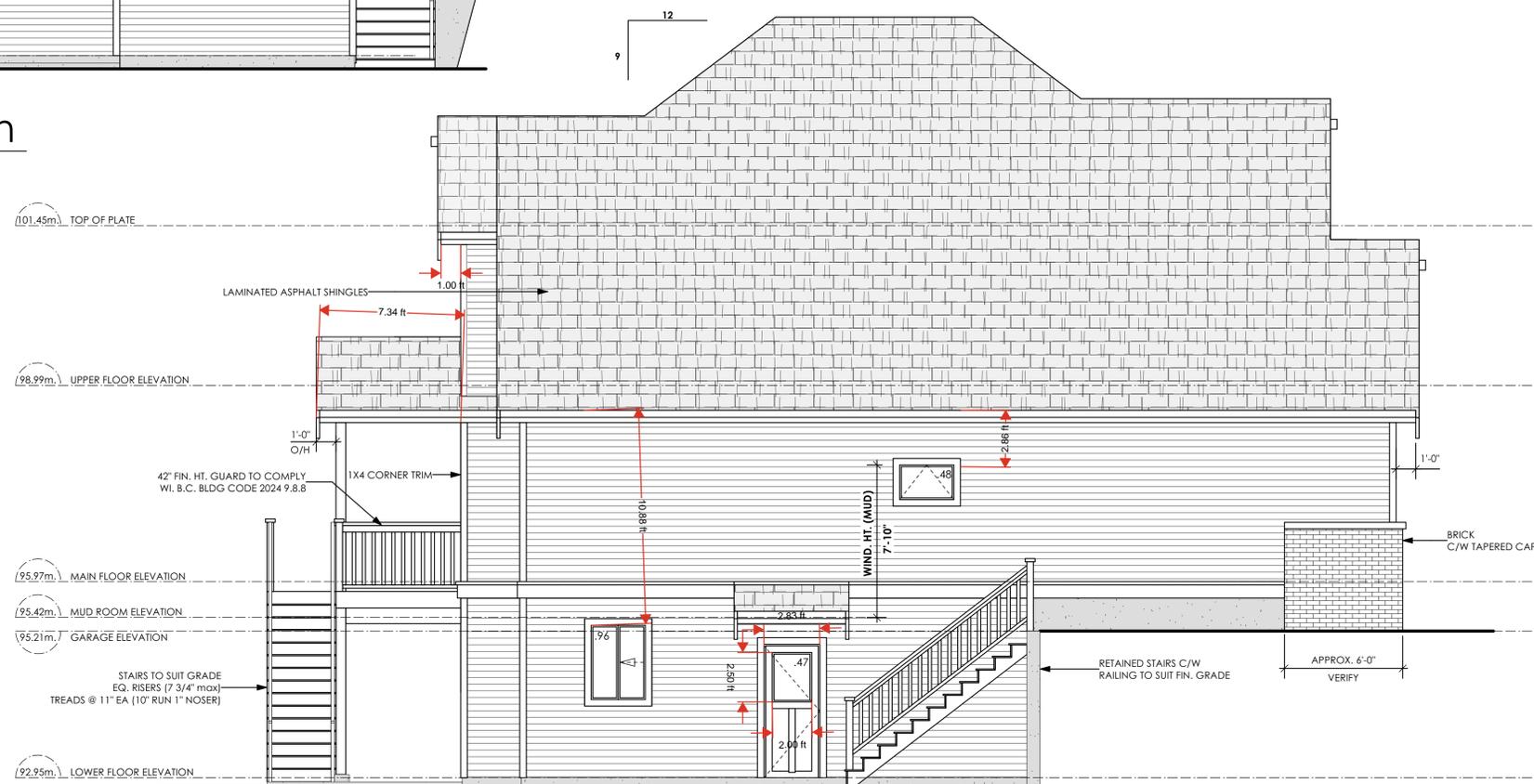
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1
A4 Rear Elevation
Scale: 1/4" = 1'-0"



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

Limiting Distance	2.02 m.
Exposed Building Face	70.18 sq.m.
Allowable Openings	9.0 %
Allowable Opening Area	6.32 sq.m.
Proposed Openings	1.91 sq.m.

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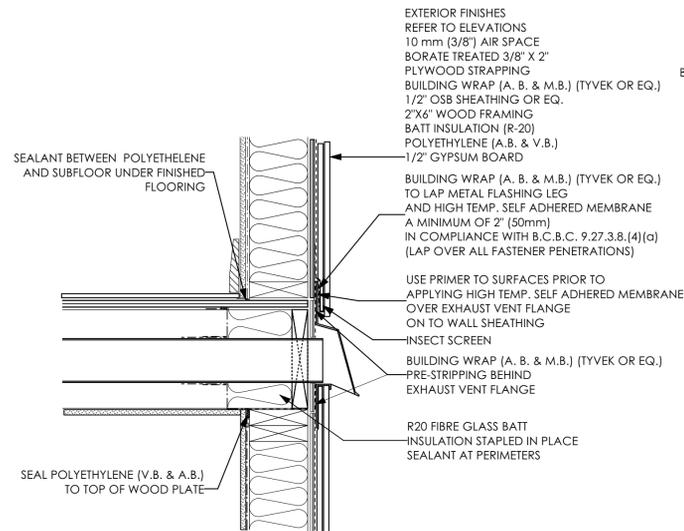


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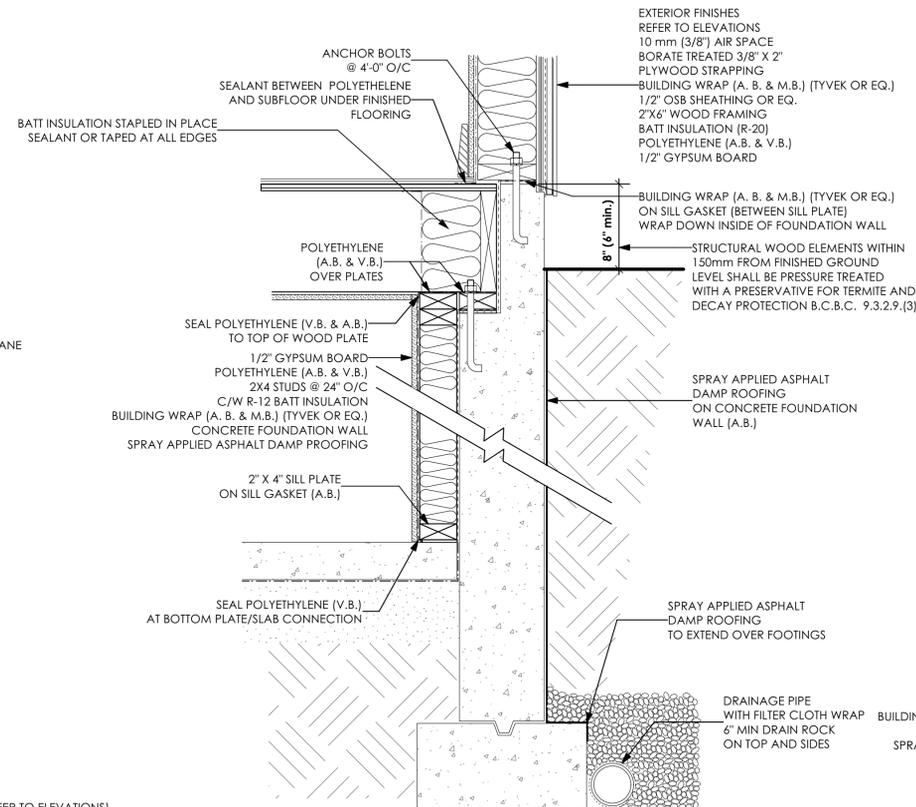
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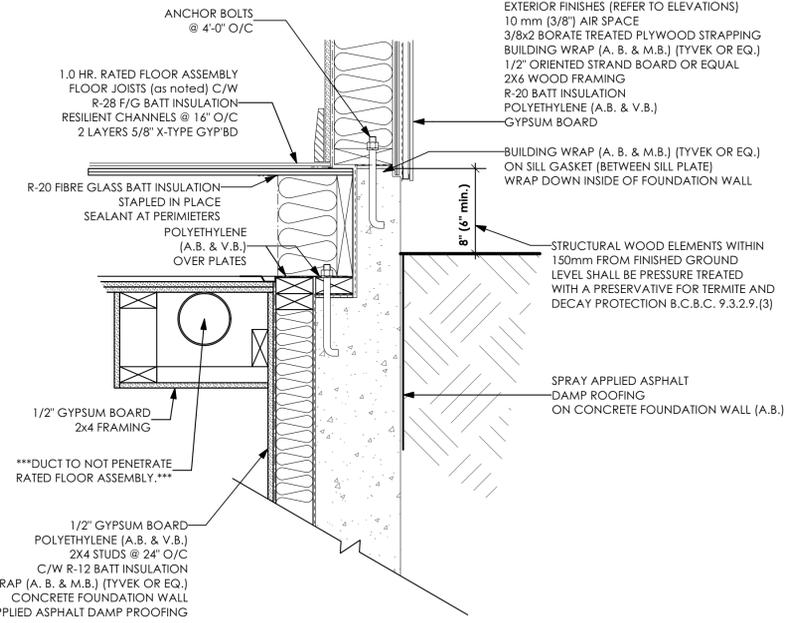
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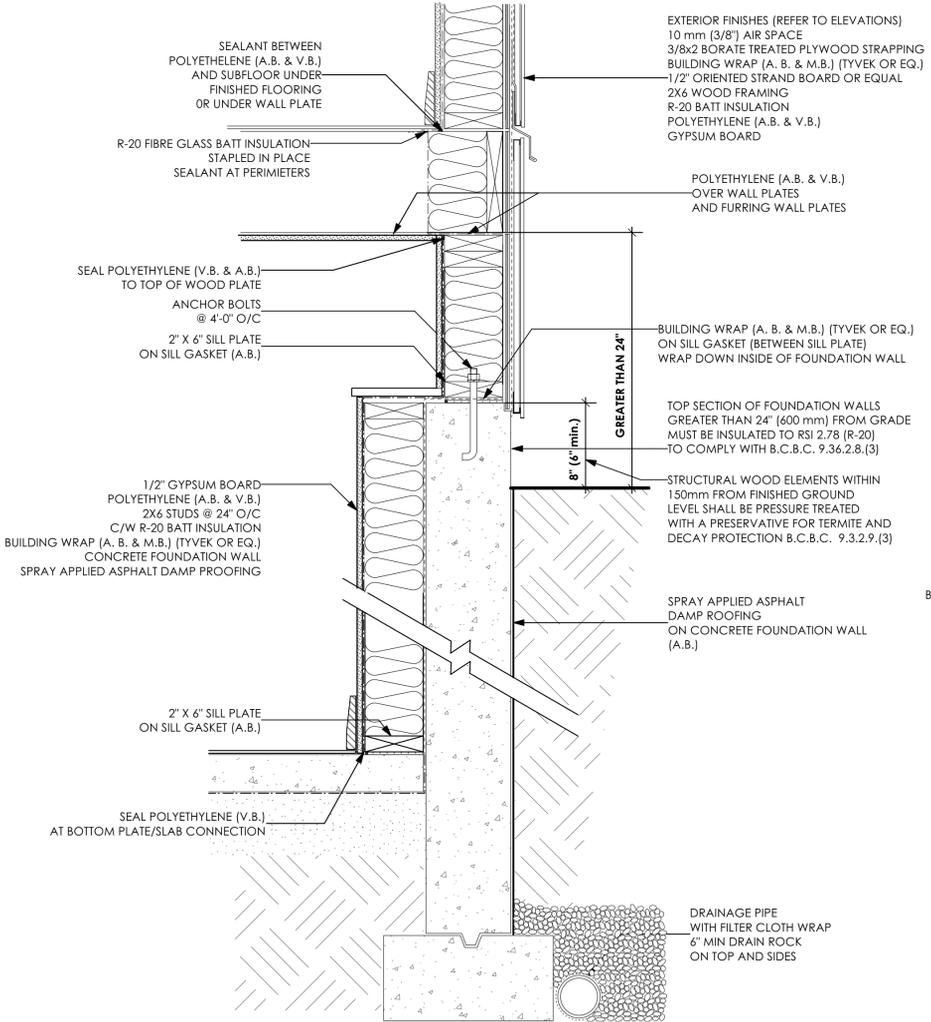
1 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



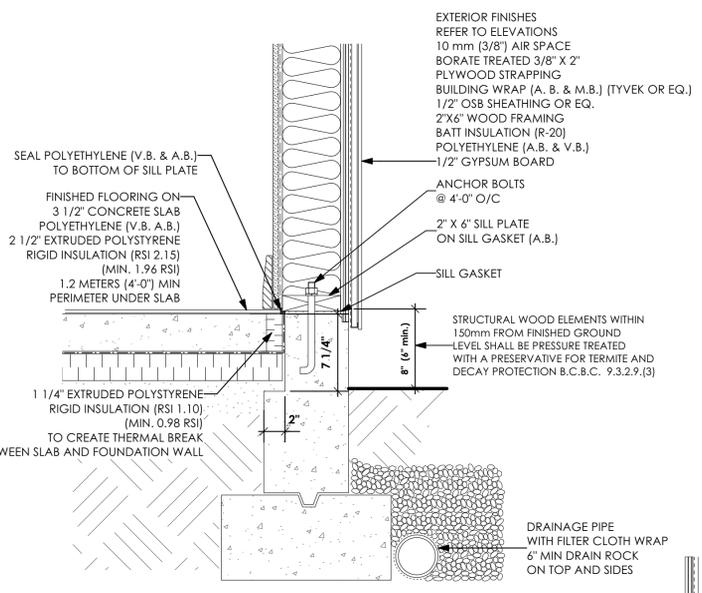
2 Concrete Joist Ledge
Scale: 1 1/2" = 1'-0"



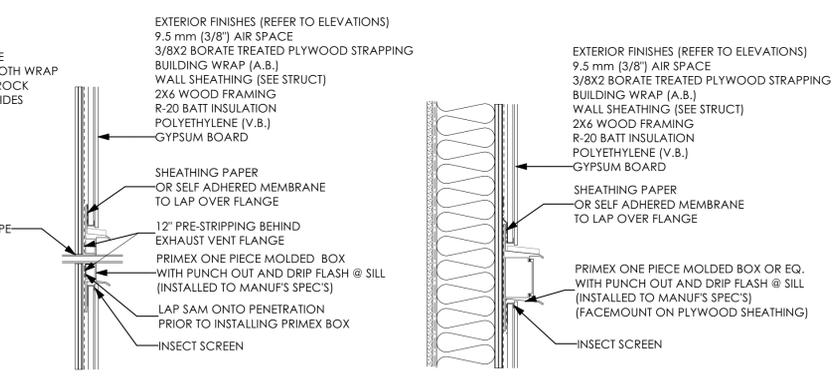
3 Bulk Head (Suite)
Scale: 1 1/2" = 1'-0"



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

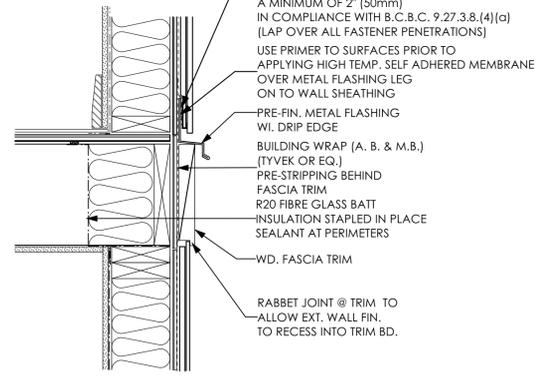


5 Slab on Grade
Scale: 1 1/2" = 1'-0"



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

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



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

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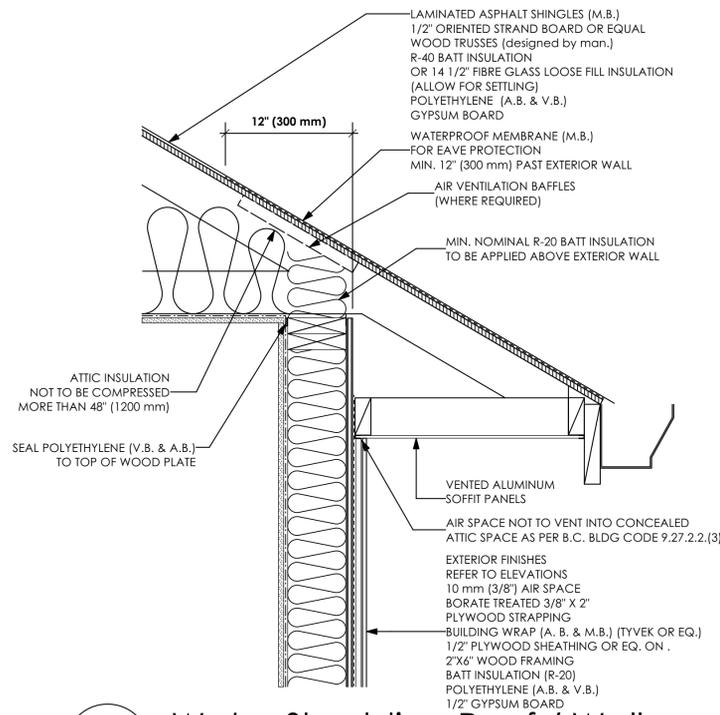
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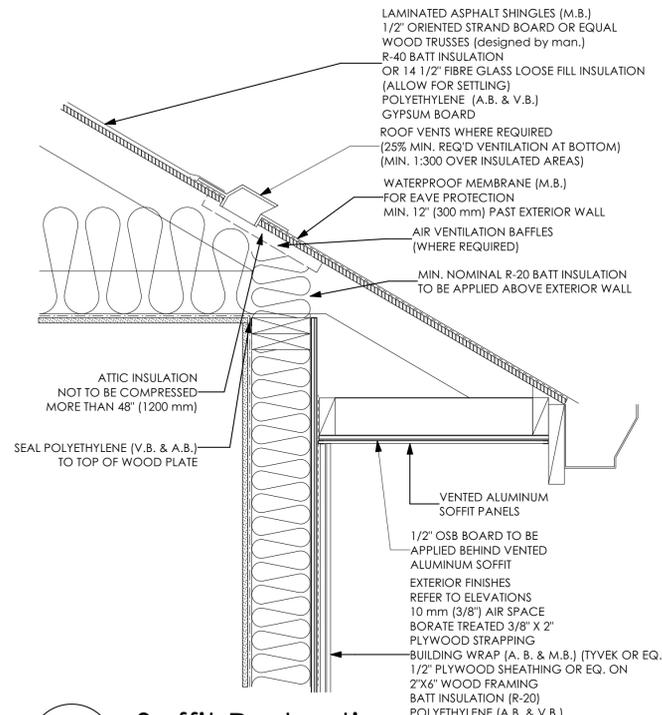
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SCALE	As Shown	SHT NO.	D1 OF D2

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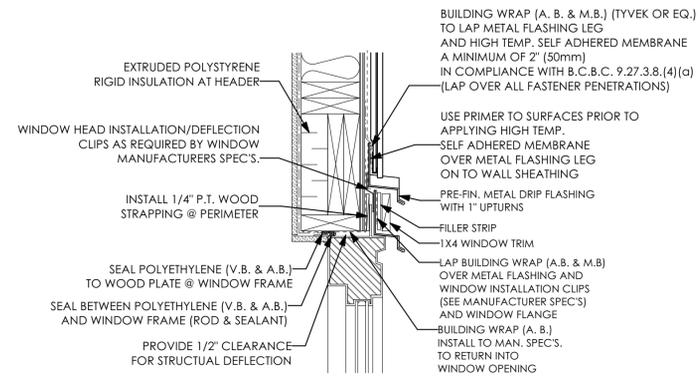
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1241 Ashmore Terrace
Lot 13 Latoria Terrace
Langford, B.C.



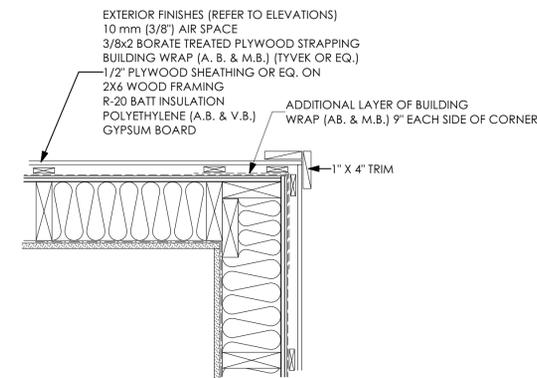
1
D2 **Water Shedding Roof / Wall**
Scale: 1 1/2" = 1'-0"



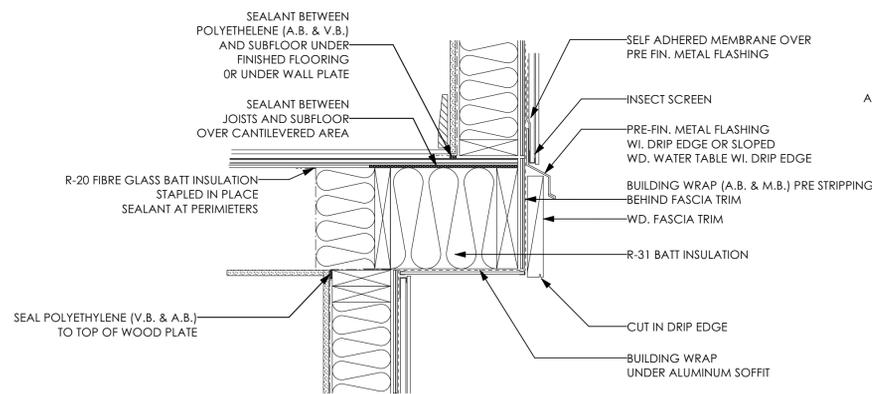
2
D2 **Soffit Protection**
Scale: 1 1/2" = 1'-0"
BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG IS WITHIN 1.20M OF PROPERTY LINE)



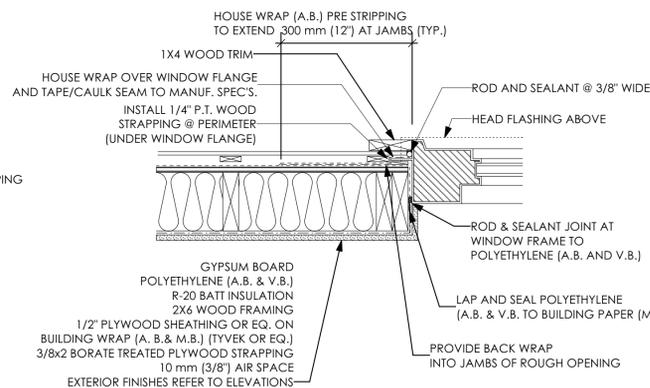
3
D2 **Window Head**
Scale: 1 1/2" = 1'-0"



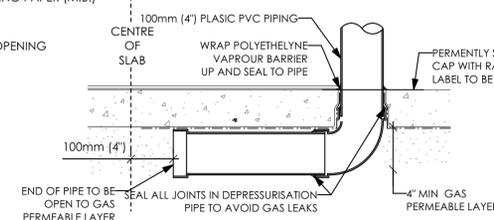
6
D2 **Exterior Corner**
Scale: 1 1/2" = 1'-0"



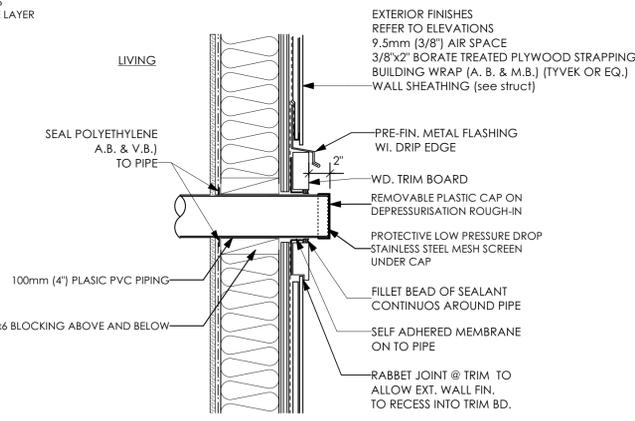
4
D2 **Cantilevered Floor**
Scale: 1 1/2" = 1'-0"



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

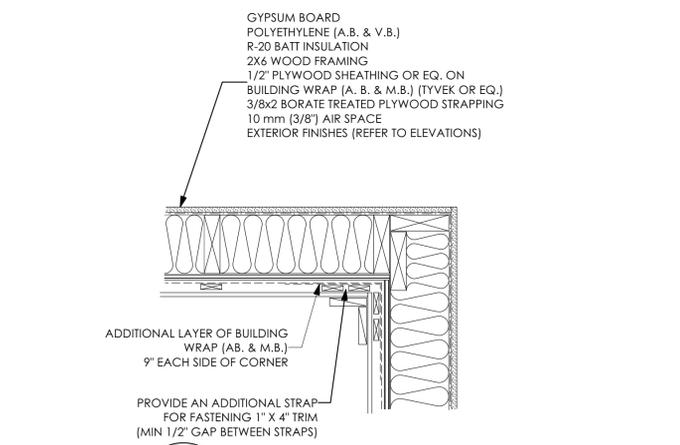


9
D2 **Slab Depressurisation A**
Scale: 1 1/2" = 1'-0"

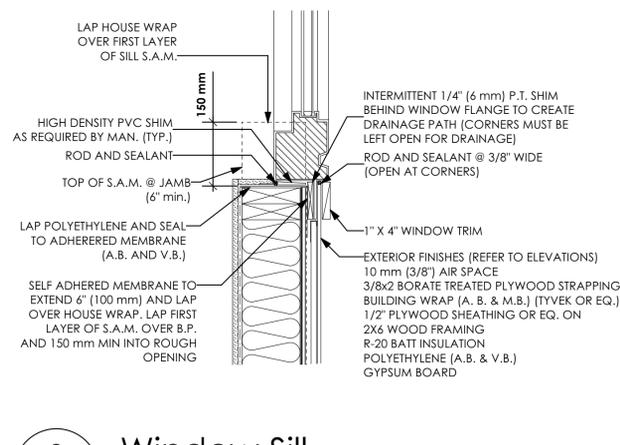


10
D2 **Slab Depressurisation B**
Scale: 1 1/2" = 1'-0"

11
D2 **Slab Depressurisation Exterior Wall Penetration**
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 (Front & Right)
A4	Elevations (Rear & Left)
A5	Foundation/Lower Floor Plan
A6	Main Floor/Upper Floor Plan
A7	Cross Section
D1	Construction Details
D2	Construction Details

ISSUED/REVISED		
01	07/10/24	Submission for BP
02	07/12/24	Resubmission for BP
03	07/24/24	Revised Siteplan



105 - 859 Athree Avenue P. 250.382.7374
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V9B 2T9 www.victoriadesigngroup.ca

DATE	July 12, 2024	DRWG NO.	8524 -13
DRAWN BY	MIS	REVIEWED BY	MDK/NS
SCALE	As Shown	SHT NO.	D2 OF D2

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PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
1241 Ashmore Terrace
Lot 13 Latoria Terrace
Langford, B.C.



LATORIA

TERRACE



1241 Ashmore Terrace (Lot 13)

*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.

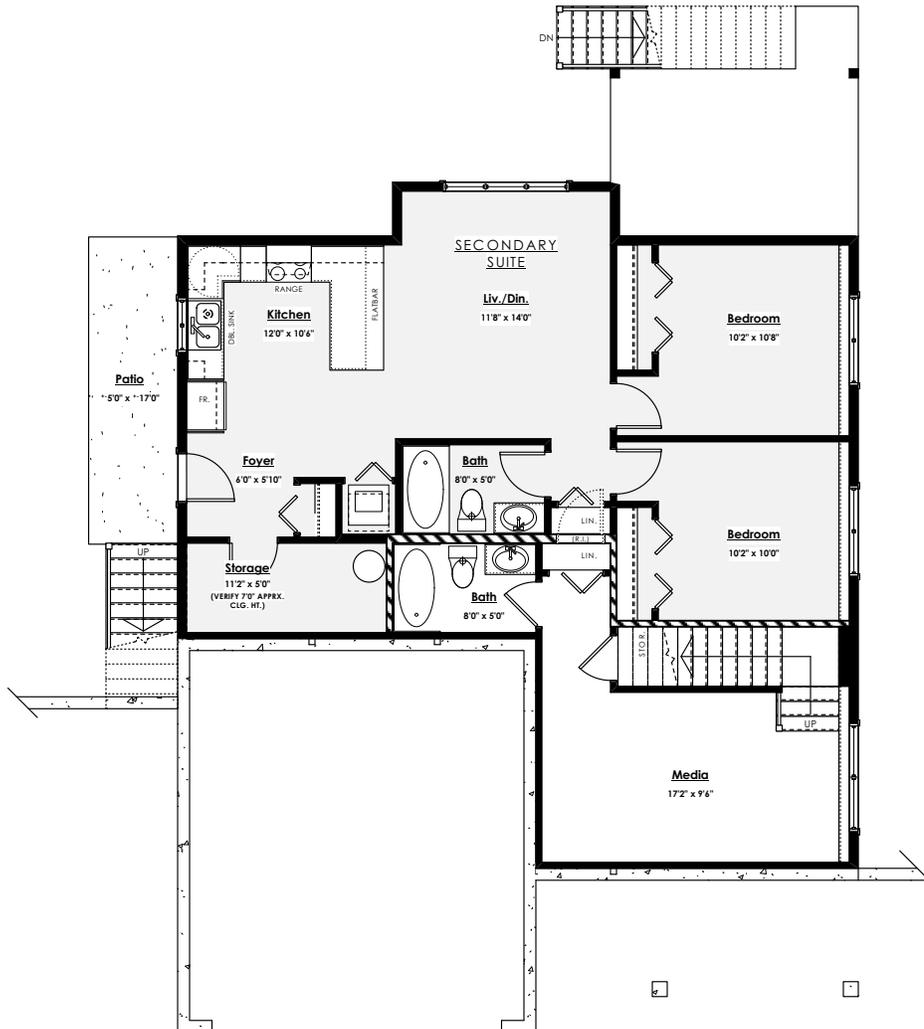
Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval.

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: 335 sq.ft.
 Suite: 820 sq.ft.

LIVING AREA

Primary:	2344 sq.ft.
Suite:	820 sq.ft.
Total:	3164 sq.ft.

OTHER

Garage:	440 sq.ft.
---------	------------



LATORIA

TERRACE



1241 Ashmore Terrace (Lot 13)

*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.

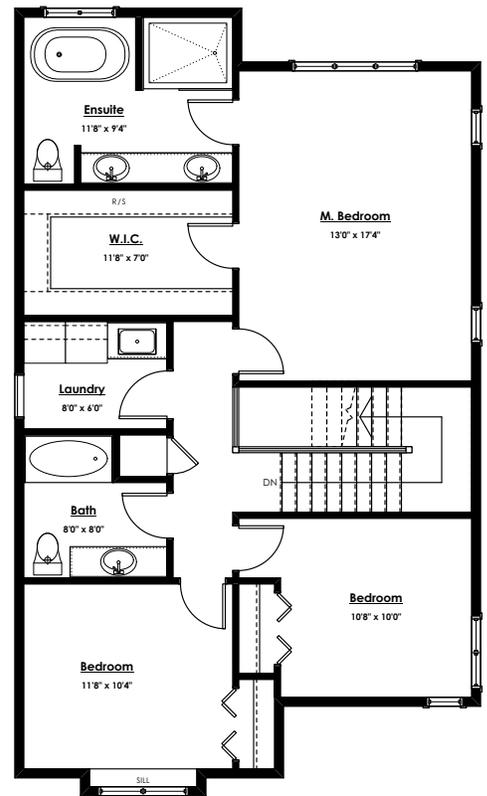
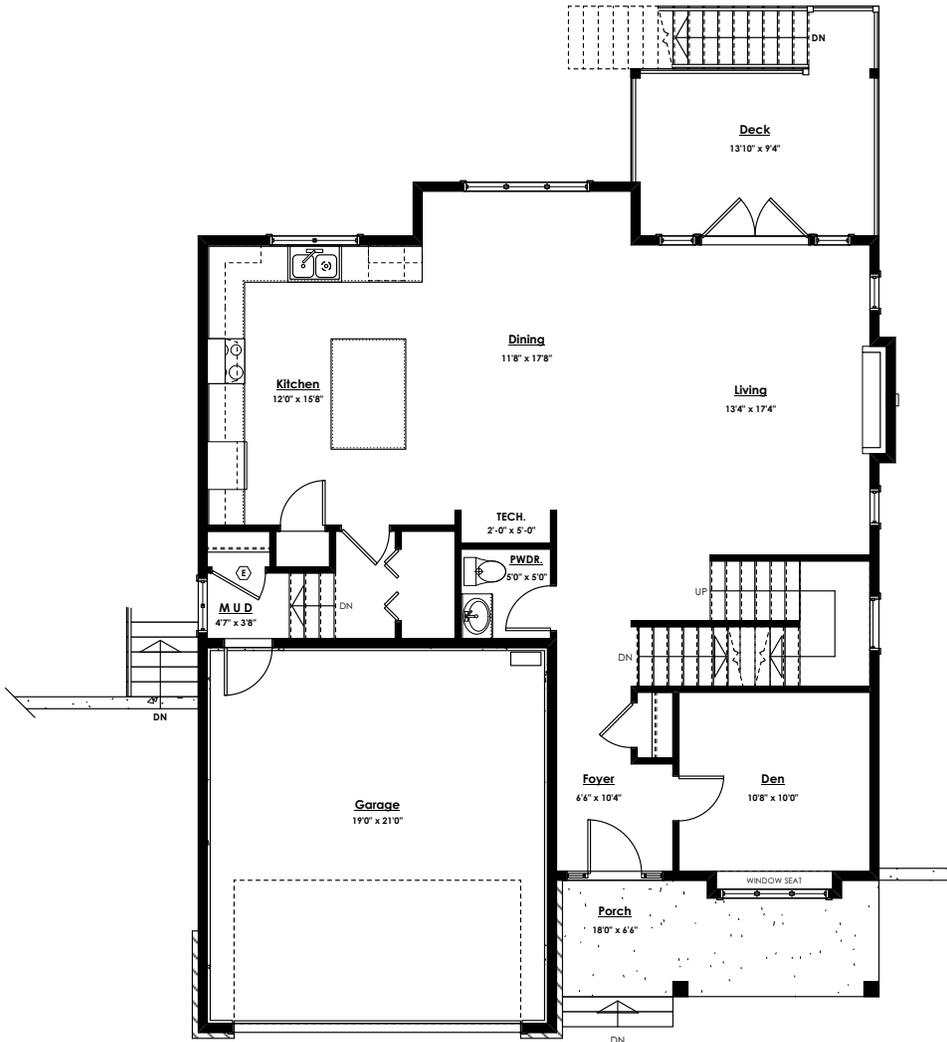
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Retaining Wall construction types:

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- 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: 1059 sq.ft.

LIVING AREA
Primary: 2344 sq.ft.
Suite: 820 sq.ft.
Total: 3164 sq.ft.

OTHER
Garage: 440 sq.ft.

Upper Floor
Primary: 950 sq.ft.