Date: 24-10-29
Time: 6:50:00 PM

General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultants drawings prior to work commencement.
Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.
Prior to any alterations or modifications of plans or details on site, Contractor(s), tradesperson(s), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are for its most current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised. All references to the BCBC is to Division B of the British Columbia Building code unless otherwise noted.

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

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

Demolition

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

Structural Design

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

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

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

Concrete

All concrete used for footings and foundations is to be not less than 15 MPa @ 28 days unless otherwise noted.
All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted.
All concrete used for carport, garage floors and exterior steps to be a min. 32 MPa @ 28 days.
Exterior stairs, garage and carport slabs air entrainment of 5-8% required.
All foundations and footings to be carried down to solid undisturbed bearing.

Rough Carpentry

All construction and materials to comply with the "approved" current issue and amendments of C.W.C. and B.C.B.C. Pre-Manufactured homes and walls to comply with B.C.B.C. and C.S.A. requirements.
All structural framing members are sized for standard grade No. 2 better Spruce-Pine-Fir (in accordance with N.L.G.A. standard grading rules for Canadian Lumber) except where specifically noted otherwise.
Framing contractor is to provide backing for all plumbing accessories, shelving, curtain rods, cabinets, etc.
Contractor shall be responsible for the proper setting out of all work and ensure no eccentrical loads occur.

Electrical Panel

Electrical Facilities to comply with B.C.B.C. 9.34 and 9.36.
All electrical facilities, panels, lighting and any fixed equipment shall comply with the Canadian Electrical Code, BCBC 9.34 and 9.36. and shall be installed by a certified electrician. A registered professional to design and/or verify work as required by the local authority having jurisdiction.

Fire Safety

All concealed spaces to be fireblocked in compliance with B.C.B.C. 9.10.16. Fire block materials to comply with B.C.B.C. 9.10.16.3.

All rated partition walls to have solid blocking installed over within floor joist cavity.
Contractor to ensure all rated partition walls to run uninterrupted to underside of roof sheathing.
Rated wall assemblies must run continuous behind tub surrounds and stairs and must contain solid fire blocking continuous at interface with rated horizontal floor assemblies.
No combustible plumbing is to be installed in rated wall assemblies.
All penetrations in rated wall assemblies to be fire protected and caulked.
All doors, dampers & other closures in fire separations must comply with B.C.B.C. 9.10.13.

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

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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/I.S.2/A440,"NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & A440S1-19 "Canadian Supplement to... ...NAFS..."

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

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

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

Site built doors and windows to comply with B.C.B.C 5.10.2. and 9.36.2.7.(3)
Flashing to be above all doors and windows not directly protected by eaves.
Limited Water doors are to be used for exterior garage utility doors and the door(s) separating the residence and the garage, and wherever allowed by B.C.B.C. 9.7.4.2.(2)
All interior doors to clear finish flooring by 12mm (1/2") to allow for unobstructed air distribution.

Insulation and Vapour Barrier

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 claculated 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): Et ≥ 80%

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3., 9.36.3. and 9.32.3.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Main residence to use a heat pump system designed by manufacturer to comply with B.C.B.C. 9.32.3.4.(2) and to provide fresh air at 35 litres per second continuous @ 50pa external static pressure. A licensed mechanical tradesperson(s) to size and install ducts for heat pump system and to provide any required ventilation checklist(s).

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

The Following Requirements are the minimum prescriptive requirements set by 9.36.3. See the Energy compliance report for how these actual MEUI of the buidling. 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.

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 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.

British Columbia Step Code Complaiance

This buidling 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 (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.

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.

LIST OF DRAWINGS

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

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01	10/28/24	Issued for Building Permit

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DATE: Oct 29, 2024	DRW'G NO.: 8524-15c
DRAWN BY: NS/MDK	REVIEWED BY: -
SCALE: As Shown	SHT. NO.: A1 OF A6

PROJECT

PROPOSED RESIDENCE:
Langdon Weir Construction
Lot 15C - Latoria Terrace
1264 Ashmore Terrace
Langford BC

Date: 24-10-29
Time: 6:50:00 PM

SKETCH PLAN OF:

Proposed Lot 27 Latoria Terrace

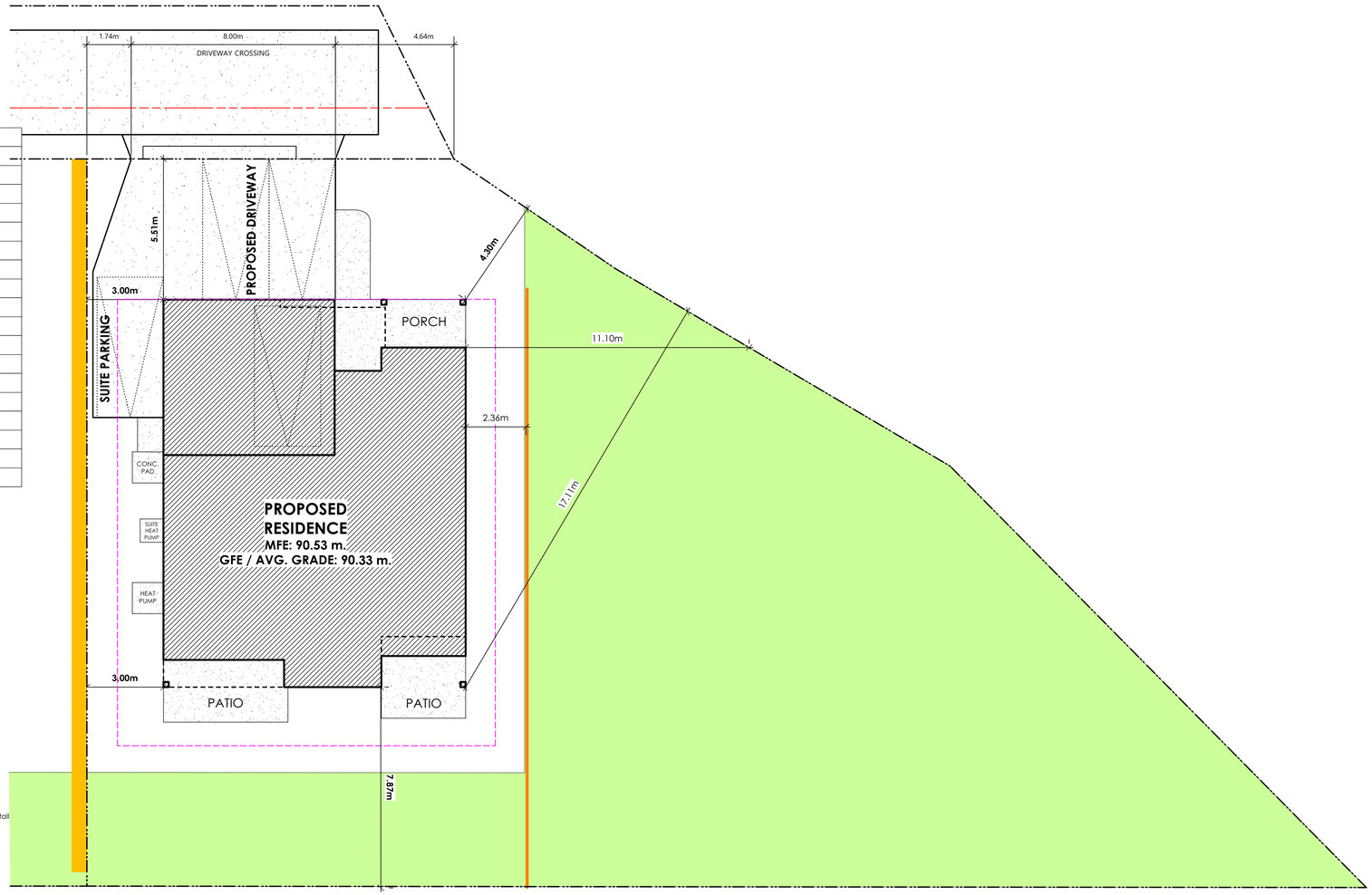
Parcel Identifier: TBD

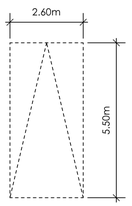
LEGEND

Elevations are geodetic referred to Lanford Integrated Survey

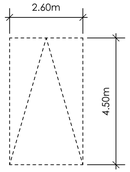
- denotes Green Space

SITE DATA	R2	LOT 15C
ITEMS	PERMITTED	PROPOSED
LOT AREA		978.10 sq.m.
LOT COVERAGE	50.00 %	18.38 %
HEIGHT	11.00 m.	7.19 m.
SETBACKS		
- FRONT	3.00 m.	5.51 m.
- REAR	3.00 m.	7.87 m.
- SIDE (E)	1.20 m.	3.00 m.
- SIDE (W)	1.20 m.	4.30 m.
- GARAGE	5.50 m.	5.51 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.





PARKING STALL DIMENSIONS



SMALL CAR PARKING STALL DIMENSIONS

* as per 2.2.02a allowing one stall to be a small car parking stall

LEGEND

Elevations are geodetic referred to Lanford Integrated Survey

- denotes Green Space

1 / A2 Site Plan
Scale: 1:100

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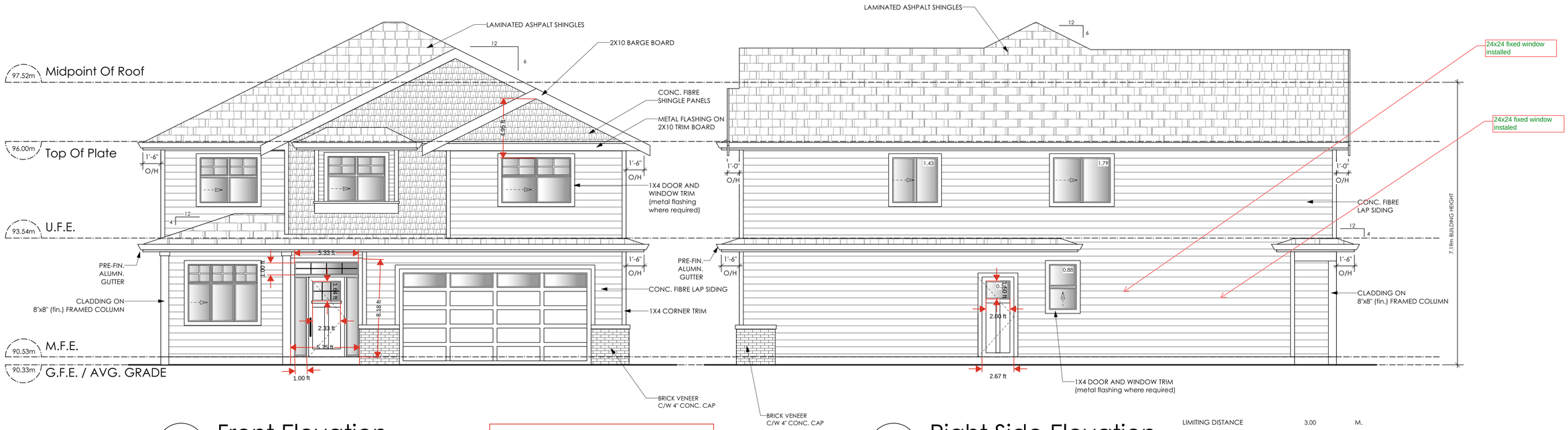
DATE	DRW'G NO.
Oct 29, 2024	8524-15c
DRAWN BY: NS/MDK	REVIEWED BY: -
SCALE: As Shown	SHT. NO.: A2 OF A6

PROJECT

PROPOSED RESIDENCE:
Langdon Weir Construction
Lot 15C - Latoria Terrace
1264 Ashmore Terrace
Langford BC

Date: 24-10-29
Time: 6:50:00 PM



1/A3 Front Elevation

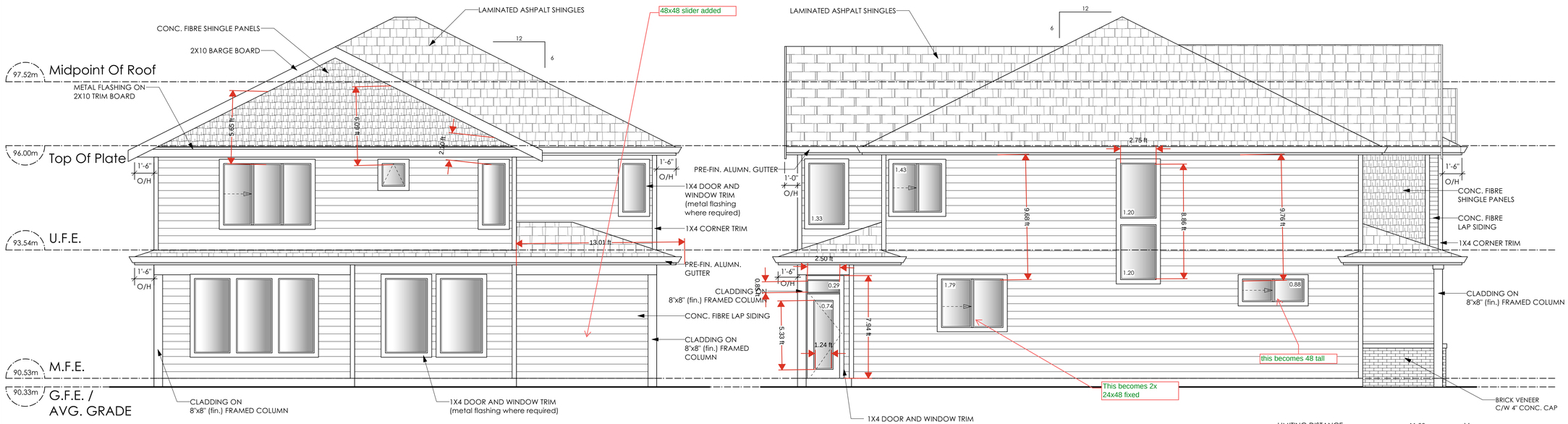
Scale: 1/4" = 1'-0"

SCALE ADJUSTMENT:
1" = 4'

2/A3 Right Side Elevation

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

LIMITING DISTANCE	3.00	M.
EXPOSED BUILDING FACE	82.89	SQ.M.
ALLOWABLE OPENINGS	13.50	%
ALLOWABLE OPENING AREA	11.19	SQ.M.
PROPOSED OPENINGS	4.46	SQ.M.



3/A3 Rear Elevation

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

4/A3 Left Side Elevation

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

LIMITING DISTANCE	11.00	M.
EXPOSED BUILDING FACE	86.27	SQ.M.
ALLOWABLE OPENINGS	100.00	%
ALLOWABLE OPENING AREA	86.27	SQ.M.
PROPOSED OPENINGS	8.86	SQ.M.

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PROJECT

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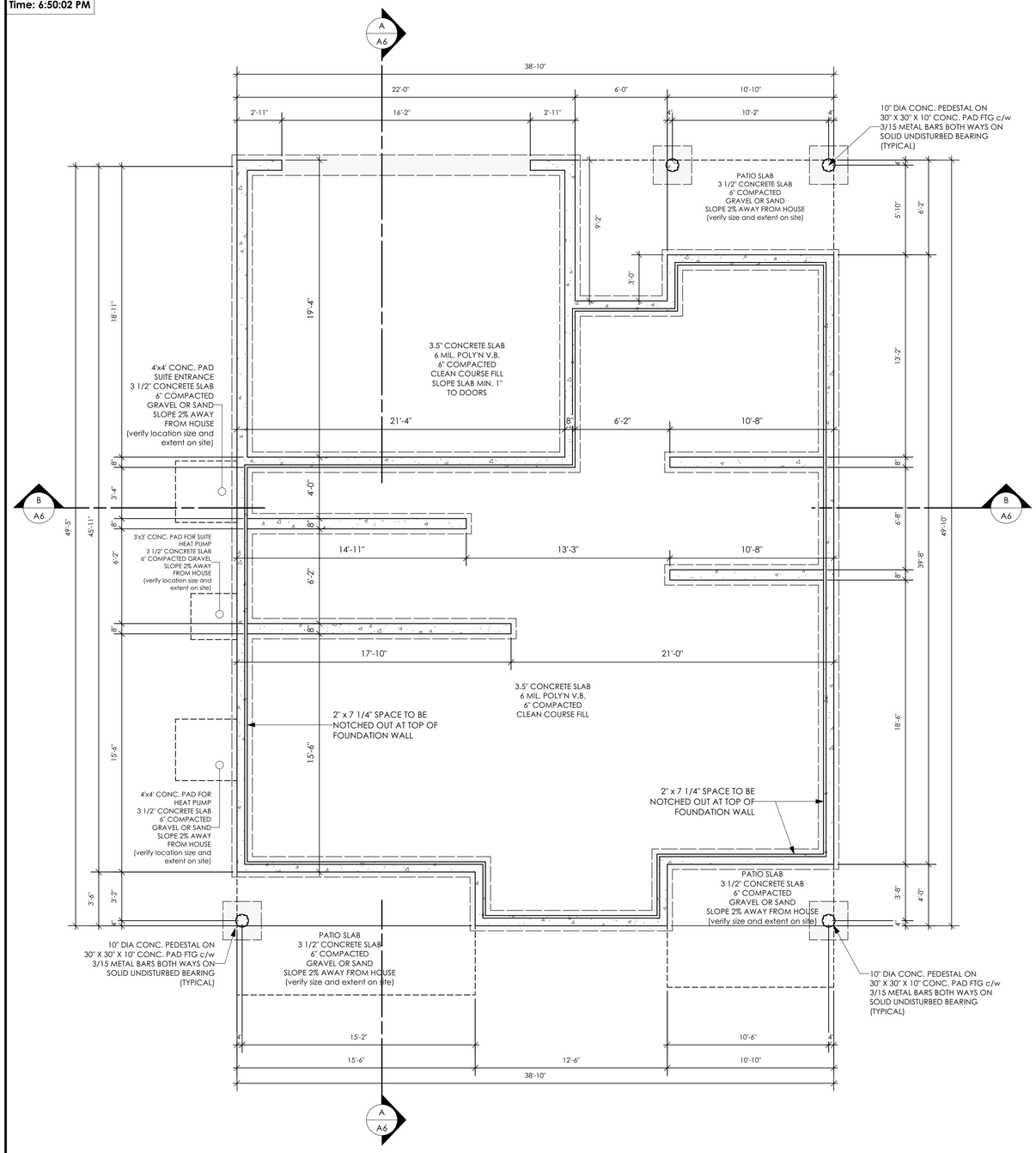

1 / A4 **Foundation Plan**
Scale: 1/4" = 1'-0"

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")	F	2'10 X 6'8 (34" X 80")
B	6'0 X 6'8 (72" X 80")	G	2'8 X 6'8 (32" X 80")
C	5'0 X 6'8 (60" X 80")	H	2'6 X 6'8 (30" X 80")
D	4'0 X 6'8 (48" X 80")	J	2'4 X 6'8 (28" X 80")
E	3'0 X 6'8 (36" X 80")	K	2'0 X 6'8 (24" X 80")
		L	1'6 X 6'8 (18" X 80")

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:
23L/s (50 CFM) intermittent
9 L/s (20 CFM) continuous

F2 Principal Exhaust Fan:
28 L/s (60 CFM) continuous

F3 Principal Exhaust & Bathroom Fan For Suite:
23 L/s (50 CFM) intermittent
21 L/s (45 CFM) continuous

Refer to general notes

Interconnected Smoke detectors to comply with BCBC 9.10.19. Interconnected Carbon Monoxide detectors to comply with BCBC 9.32.4.2.

Interconnected Photoelectric Smoke Alarms to comply with BCBC 9.37.2.19 (1) and (2)

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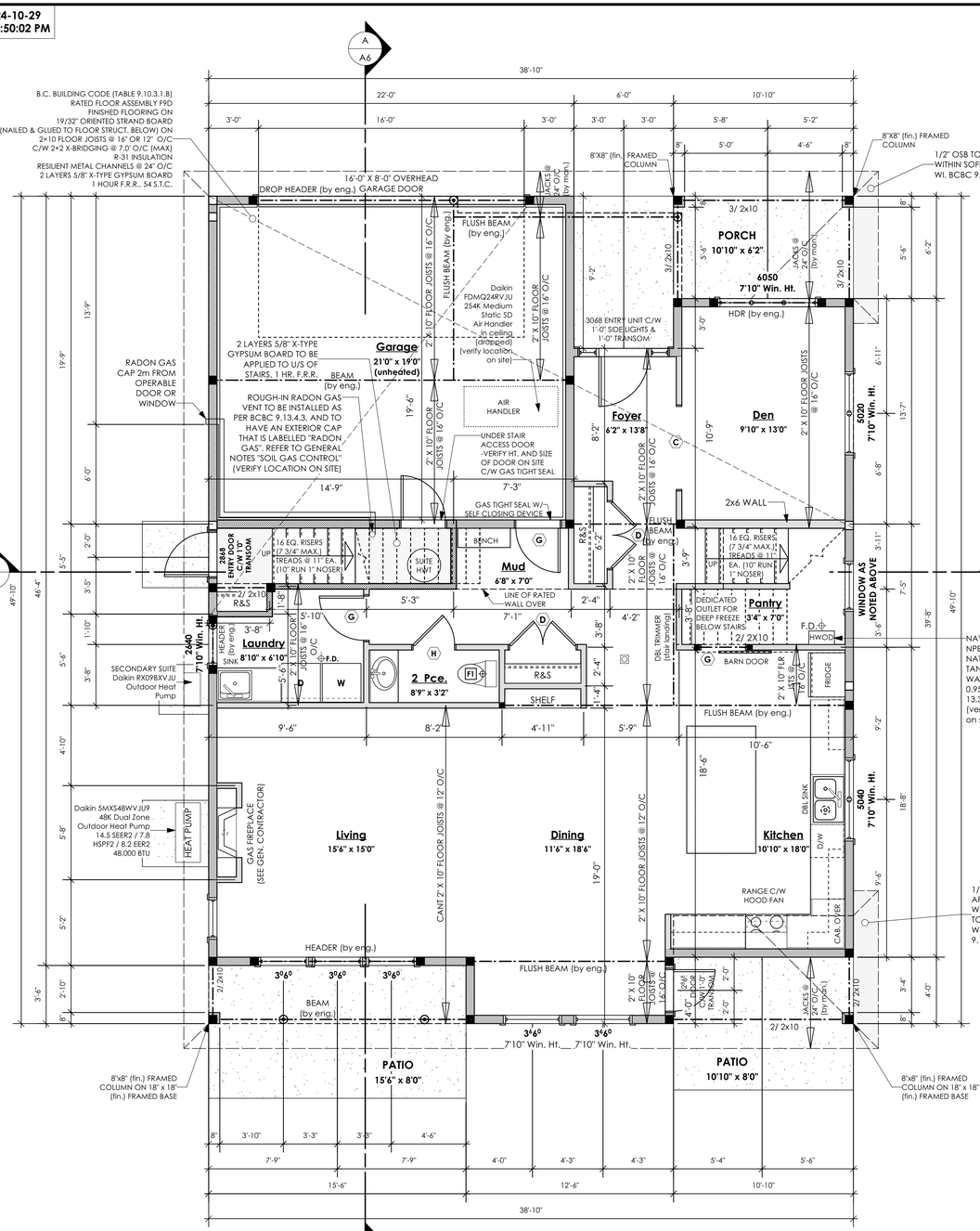

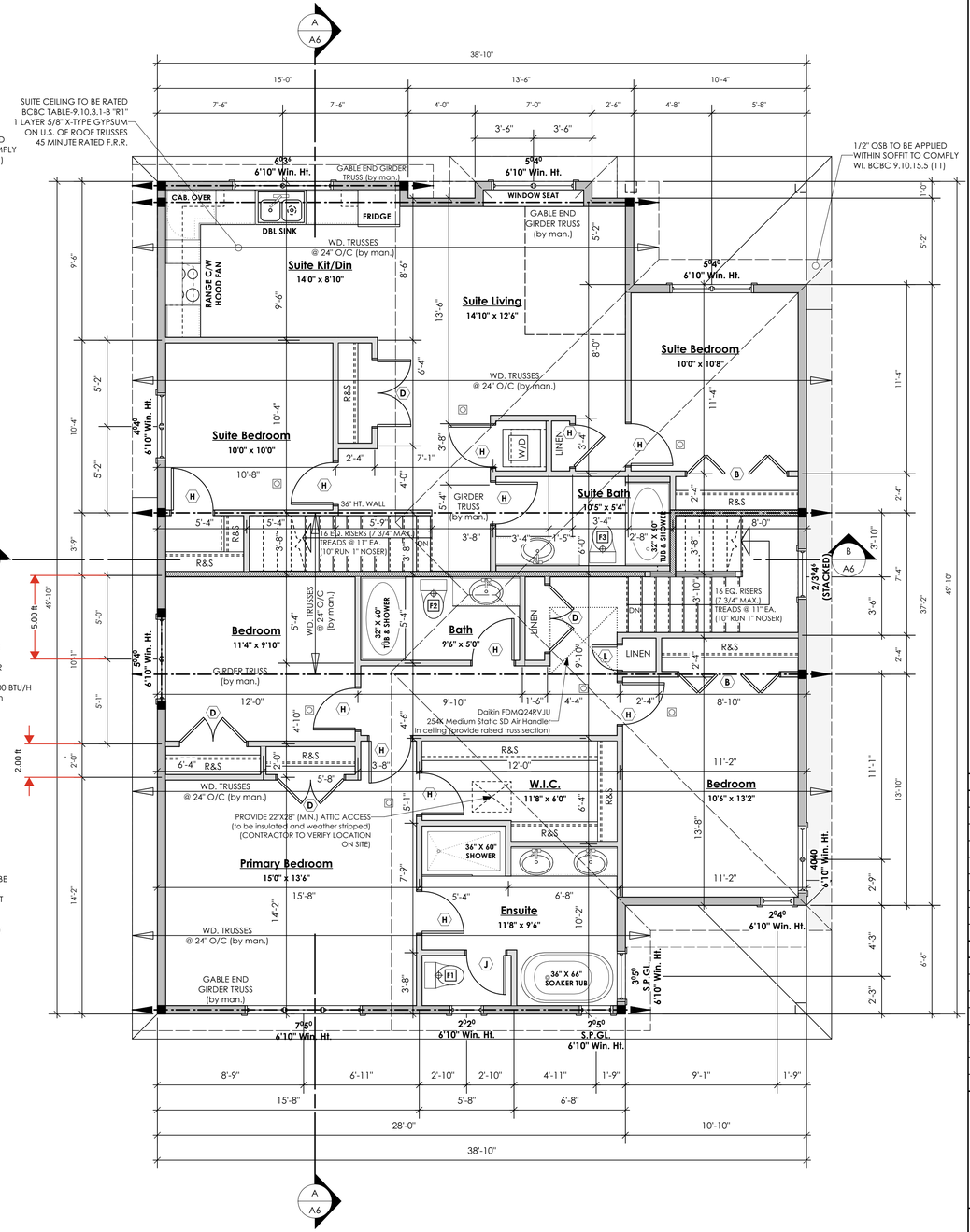

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D	4'0 X 6'8 (48" X 80")	J	2'4 X 6'8 (28" X 80")
E	3'0 X 6'8 (36" X 80")	K	2'0 X 6'8 (24" X 80")
		L	1'6 X 6'8 (18" X 80")

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:
23L/s (50 CFM) intermittent
9 L/s (20 CFM) continuous

F2 Principal Exhaust Fan:
28 L/s (60 CFM) continuous

F3 Principal Exhaust & Bathroom Fan For Suite:
23 L/s (50 CFM) intermittent
21 L/s (45 CFM) continuous

Refer to general notes

Interconnected Smoke detectors to comply with BCBC 9.10.19. Interconnected Carbon Monoxide detectors to comply with BCBC 9.32.4.2.

Interconnected Photoelectric Smoke Alarms to comply with BCBC 9.37.2.19 (1) and (2)

LIST OF DRAWINGS

ISSUED/REVISED

01	10/28/24	Issued for Building Permit

vdg victoria design group
105 - 859 Orono Avenue
Victoria, B. C.
V9B 2T9
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DATE: Oct 29, 2024	DRW'G NO.: 8524-15c
DRAWN BY: NS/MDK	REVIEWED BY: -
SCALE: As Shown	SHT. NO.: A5 OF A6

PROJECT

PROPOSED RESIDENCE:
Langdon Weir Construction
Lot 15C - Latoria Terrace
1264 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.)

2 / A5 Upper Floor Plan

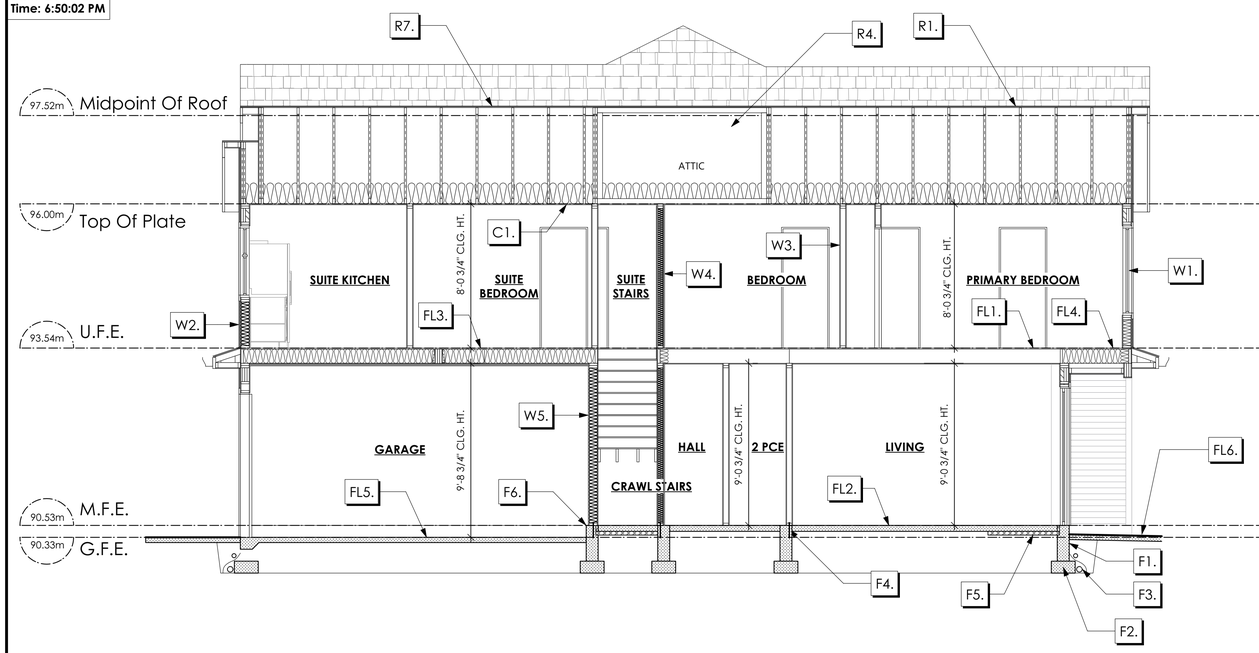
Scale: 1/4" = 1'-0"

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.)

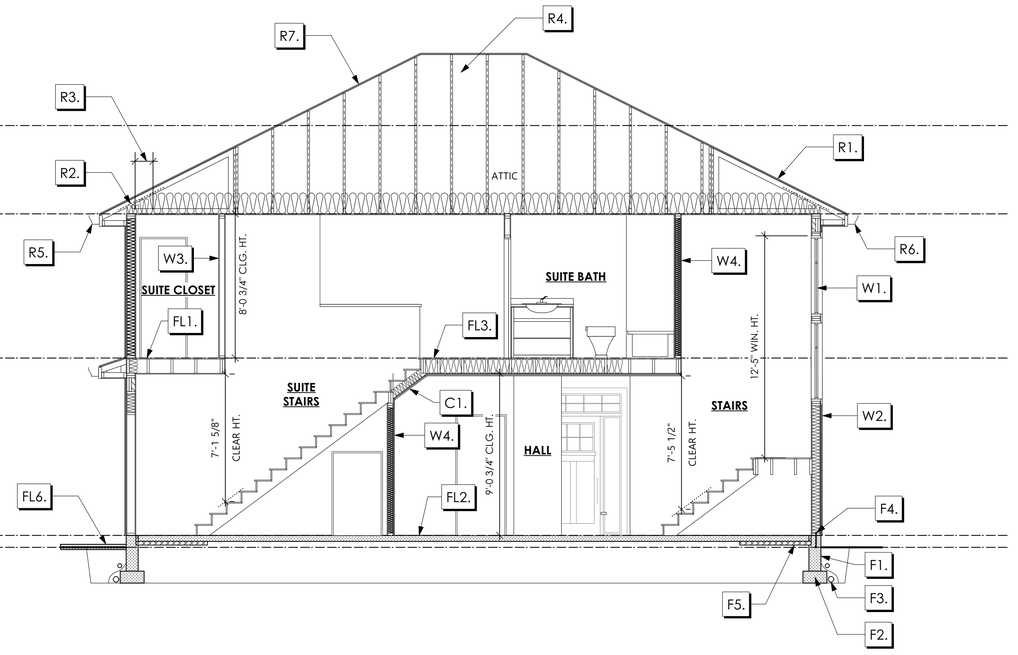
NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

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

Date: 24-10-29
Time: 6:50:02 PM



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



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

Section Notes

* SEE A1 FOR EFFECTIVE RSI CALCULATIONS

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

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 POLY'N 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 ventelation 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 REQUIREDTO BE @ TOP AND BOTTOM
(to comply wi. B.C. bldg. code 9.19.1)

R5. PRE-FIN. ALUMINUM GUTTER
2"X8" FASCIA BD.
2"X4" SUB. FASCIA BD.
VENTED ALUMINIUM SOFFIT
(see contractor)

R6. PRE-FIN. FASCIA GUTTER
2×8 FASCIA BD.
2×4 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 POLY'N 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 POLY'N 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
2×10 FLOOR JOISTS @ 16" OR 12" O/C
C/W 2×2 X-BRIDGING @ 7.0' O/C (max)
1/2" GYPSUM BOARD

FL2. 3 1/2" CONCRETE SLAB
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND

FL3. FPd 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
2×10 FLOOR JOISTS @ 16" OR 12" O/C
C/W 2×2 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. POLY'N 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 OVER (@ BEARING WALLS ONLY)
(TYPICAL, WI. 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-S AS PER BCBC 9.7.4.3. AND ARE TO BE
USED TO SATISFY THE REQUIREMENTS OF
AAMA/WDMA/CSA 101/I.S.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"×2" BORATE TREATED PLYWOOD STRAPPING
HOUSE WRAP (A.B.) (TYVEK OR EQ.)
1/2" ORIENTED STRAND BOARD
2×6 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 2×4 STUDS @ 16" o/c OR
2×6 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 2×4 STUDS @ 16" O/C OR
2×6 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)

W5. 5/8" X-TYPE GYPSUM BOARD ON
2×6 STUDS @ 16" o/c c/w
R-20 INSULATION
6MIL. POLY'N 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 BOTT.
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 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" 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)

LIST OF DRAWINGS	
A1	General Notes
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D1	Details 1
D2	Details 2

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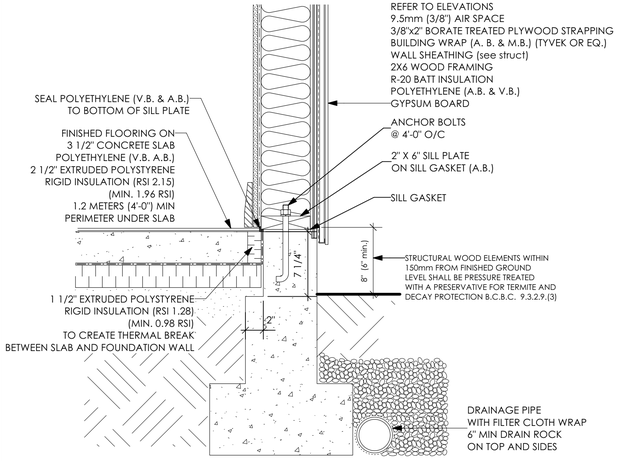
DATE: Oct 29, 2024	DRW'G NO.: 8524-15c
DRAWN BY: NS/MDK	REVIEWED BY: -
SCALE: As Shown	SHT. NO.: A6 OF A6

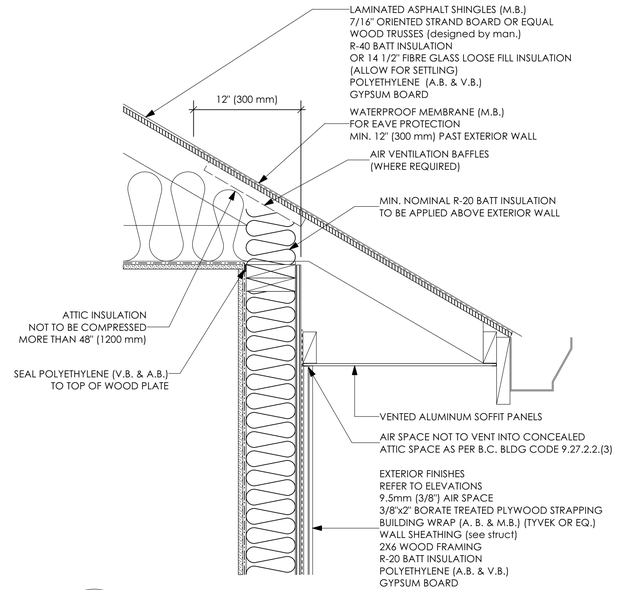
PROJECT

PROPOSED RESIDENCE:
Langdon Weir Construction
Lot 15C - Latoria Terrace
1264 Ashmore Terrace
Langford BC

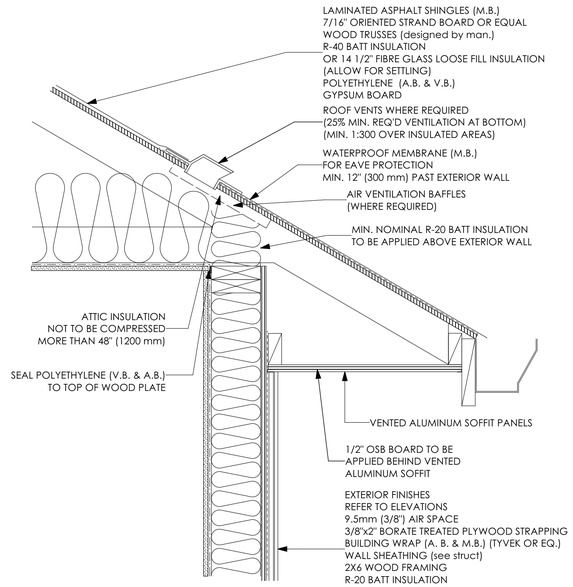
Date: 24-10-29
Time: 6:50:03 PM



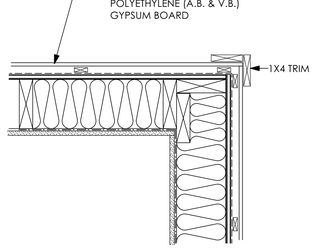
1 / D1 **Slab on Grade**
Scale: 1 1/2" = 1'-0"



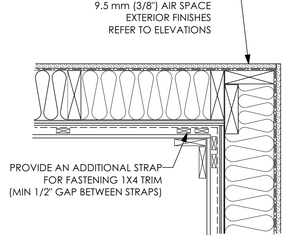
2 / D1 **Water Shedding Roof / Wall**
Scale: 1 1/2" = 1'-0"



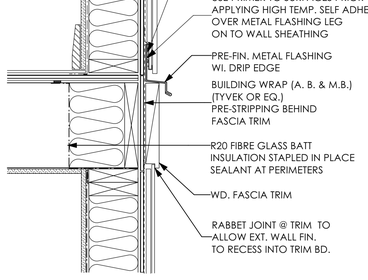
3 / D1 **Soffit Protection**
Scale: 1 1/2" = 1'-0"
BC BUILDING CODE 9.10.15.5 (11)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG IS WITHIN 1.20M OF PROPERTY LINE)



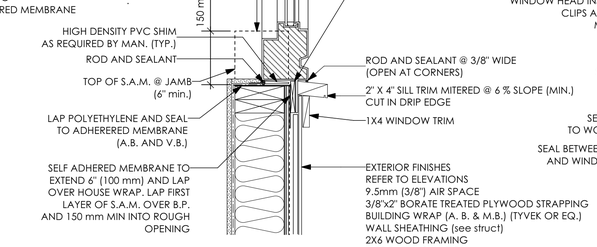
4 / D1 **Exterior Corner**
Scale: 1 1/2" = 1'-0"



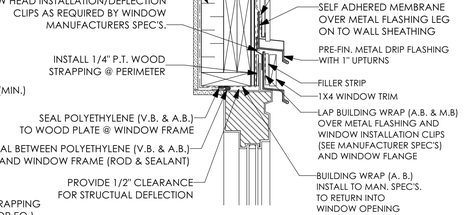
5 / D1 **Interior Corner**
Scale: 1 1/2" = 1'-0"



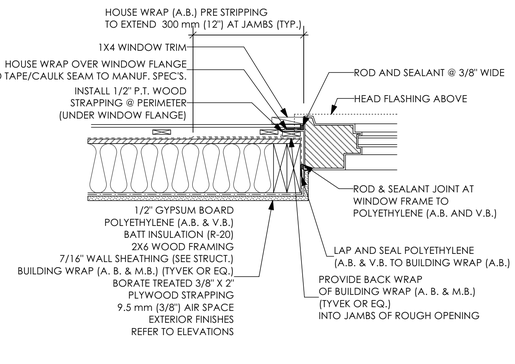
6 / D1 **Trimmer Joist**
Scale: 1 1/2" = 1'-0"



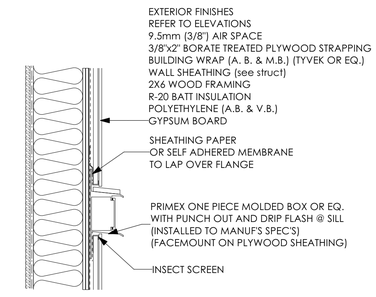
7 / D1 **Window Sill**
Scale: 1 1/2" = 1'-0"



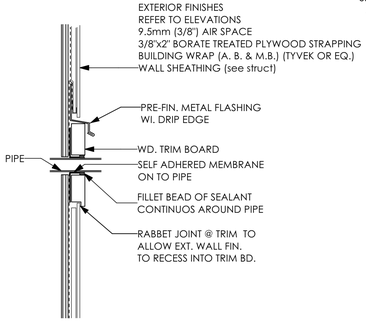
8 / D1 **Window Head**
Scale: 1 1/2" = 1'-0"



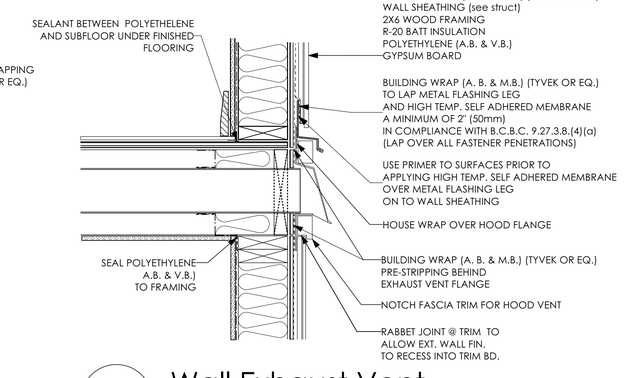
9 / D1 **Window Jamb**
Scale: 1 1/2" = 1'-0"



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



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



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

LIST OF DRAWINGS

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A6	Cross Sections A-A, B-B
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D2	Details 2

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105 - 859 Orono Avenue
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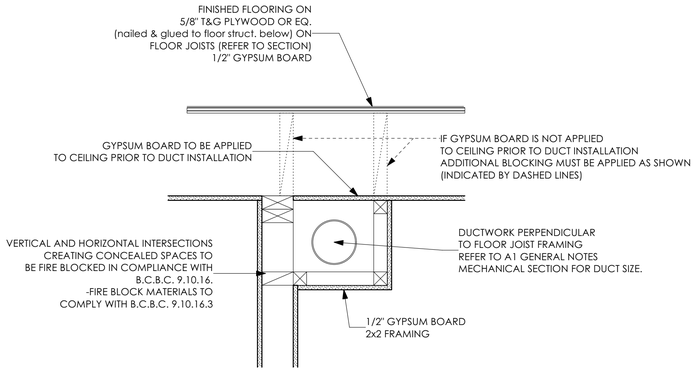
DATE: Oct 29, 2024	DRW'G NO.: 8524-15c
DRAWN BY: NS/MDK	REVIEWED BY: -
SCALE: As Shown	SHT. NO.: D1 OF D2

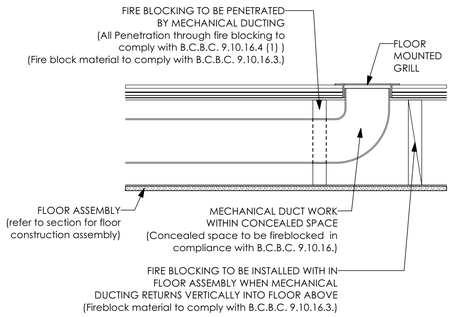
PROJECT

PROPOSED RESIDENCE:
Langdon Weir Construction
Lot 15C - Latoria Terrace
1264 Ashmore Terrace
Langford BC

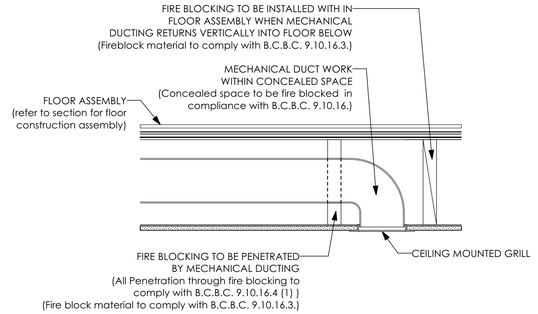
Date: 24-10-29
Time: 6:50:03 PM



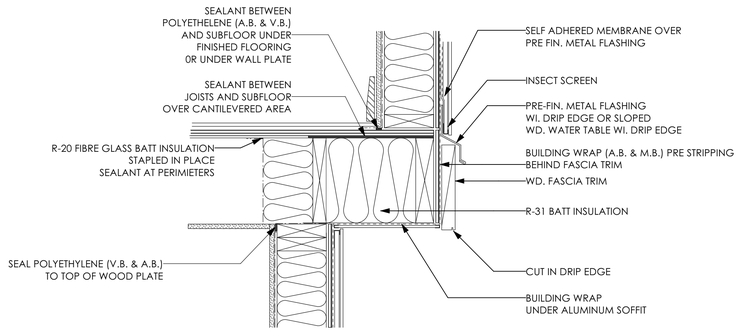
1 / D2 **Fire Blocking Bulkheads**
Scale: 1 1/2" = 1'-0"



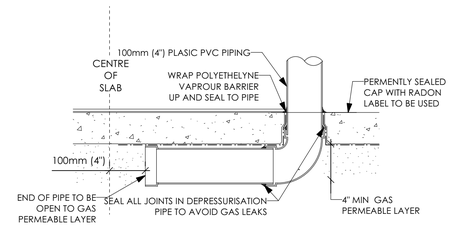
2 / D2 **Fire Blocking Within Floor Detail A**
Scale: 1 1/2" = 1'-0"



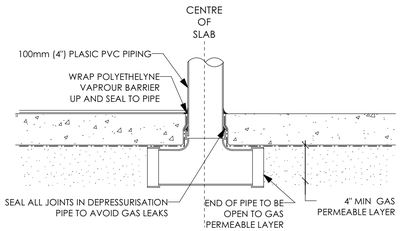
3 / D2 **Fire Blocking Within Floor Detail B**
Scale: 1 1/2" = 1'-0"



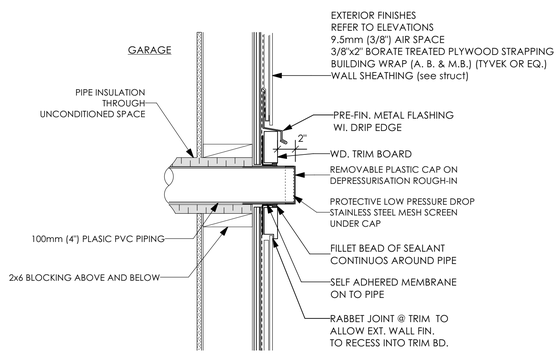
4 / D2 **Cantilevered Floor**
Scale: 1 1/2" = 1'-0"



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



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



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

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PROJECT

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