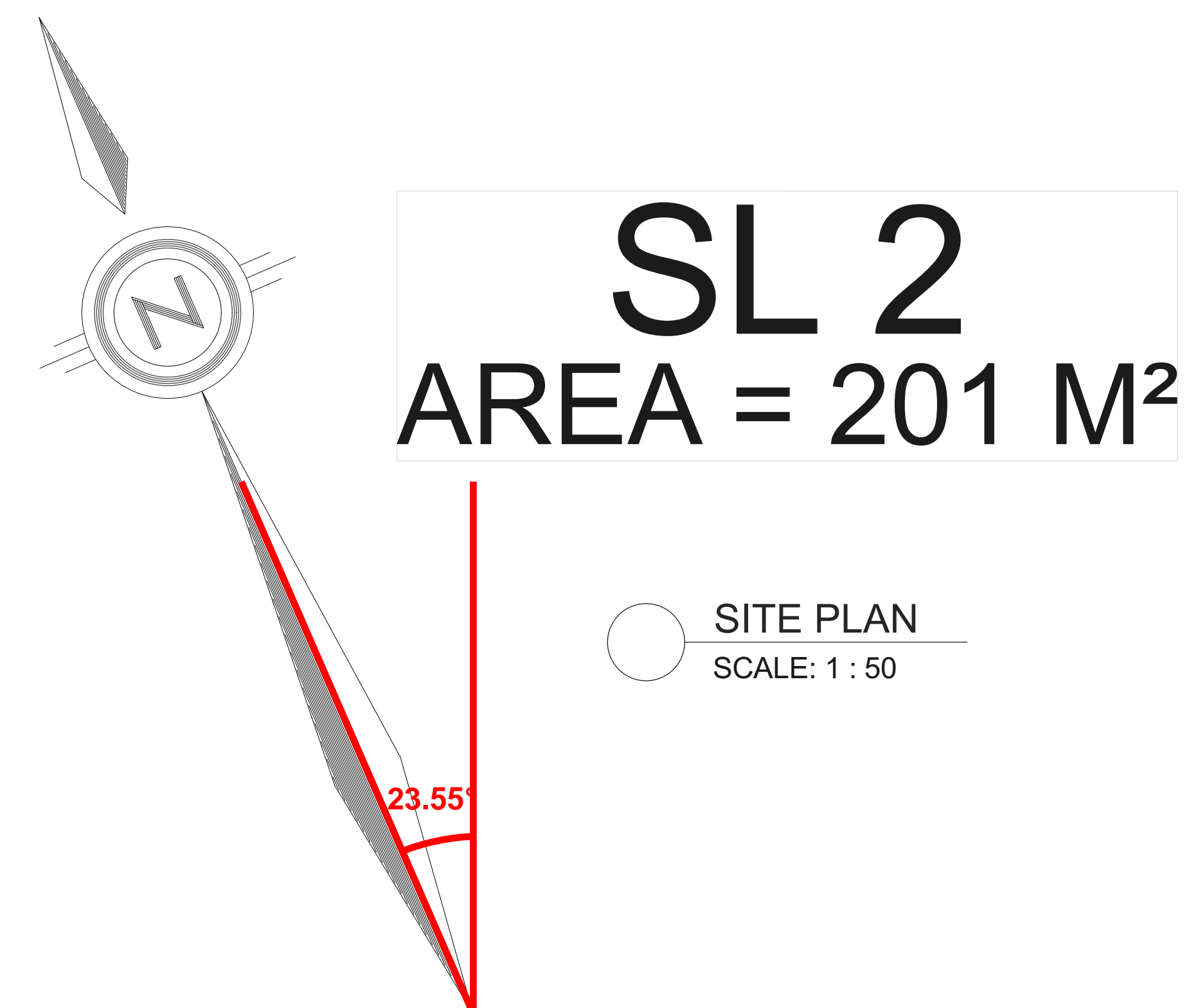
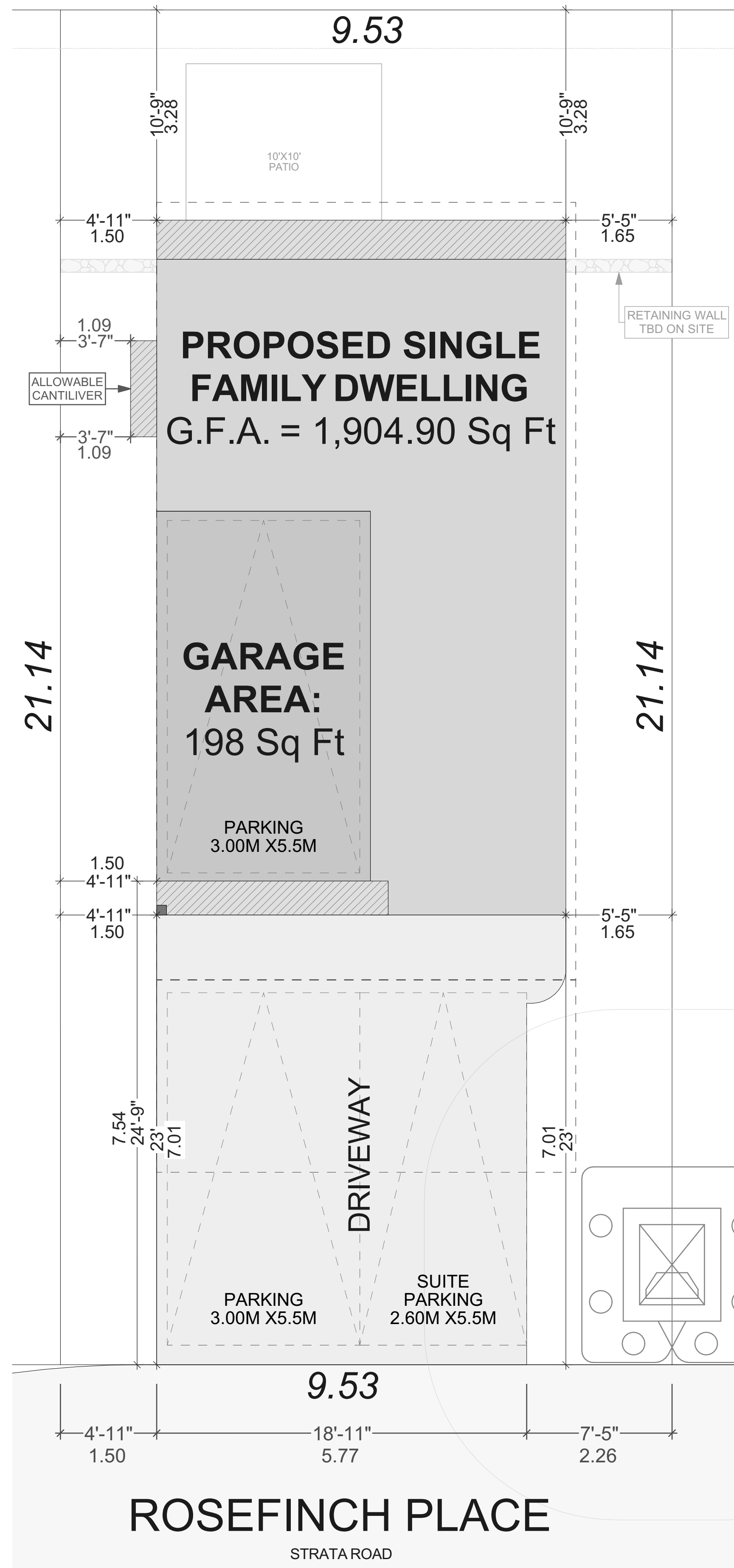


PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Zoning	RS1	
Address	SL 2 - 909 Rosefinch Place, Langford	
Lot Size	201.00m ² (2,163.54 ft ²)	
	Proposed	Allowed
Lot coverage (Total)	34.61% 69.67m ²	50% 100.50m ²
Setbacks		
Front Setback	7.01m	3.00m
Front <u>Garage</u> Setback	7.54m	6.00m
Rear Setback	3.28m	3.00m
Side Setback (East)	1.65m	1.50m
Side Setback (West)	1.50m	1.50m
Driveway Width	5.77m	6.00m
Height		
Building Height	7.82m	11.00m
Floor Area		
Suite Floor Area	34.15 m ² (367.63 ft ²)	
Lower Floor Area	10.91 m ² (117.51 ft ²)	
Main Floor Area	64.31 m ² (692.24 ft ²)	
Upper Floor Area	67.58 m ² (727.52 ft ²)	
Total Gross Floor Area	176.97 m² (1,904.90 ft²)	
Garage Area	18.40 m ² (198.14 ft ²)	



ADDRESS: SL 2 - 909 ROSEFINCH PLACE, LANGFORD
CUSTOMER: TEKLOCH HOMES LTD.

DRAWING NAME: SITE PLAN & DATA BOX
DRAWING SCALE: SEE DRAWINGS

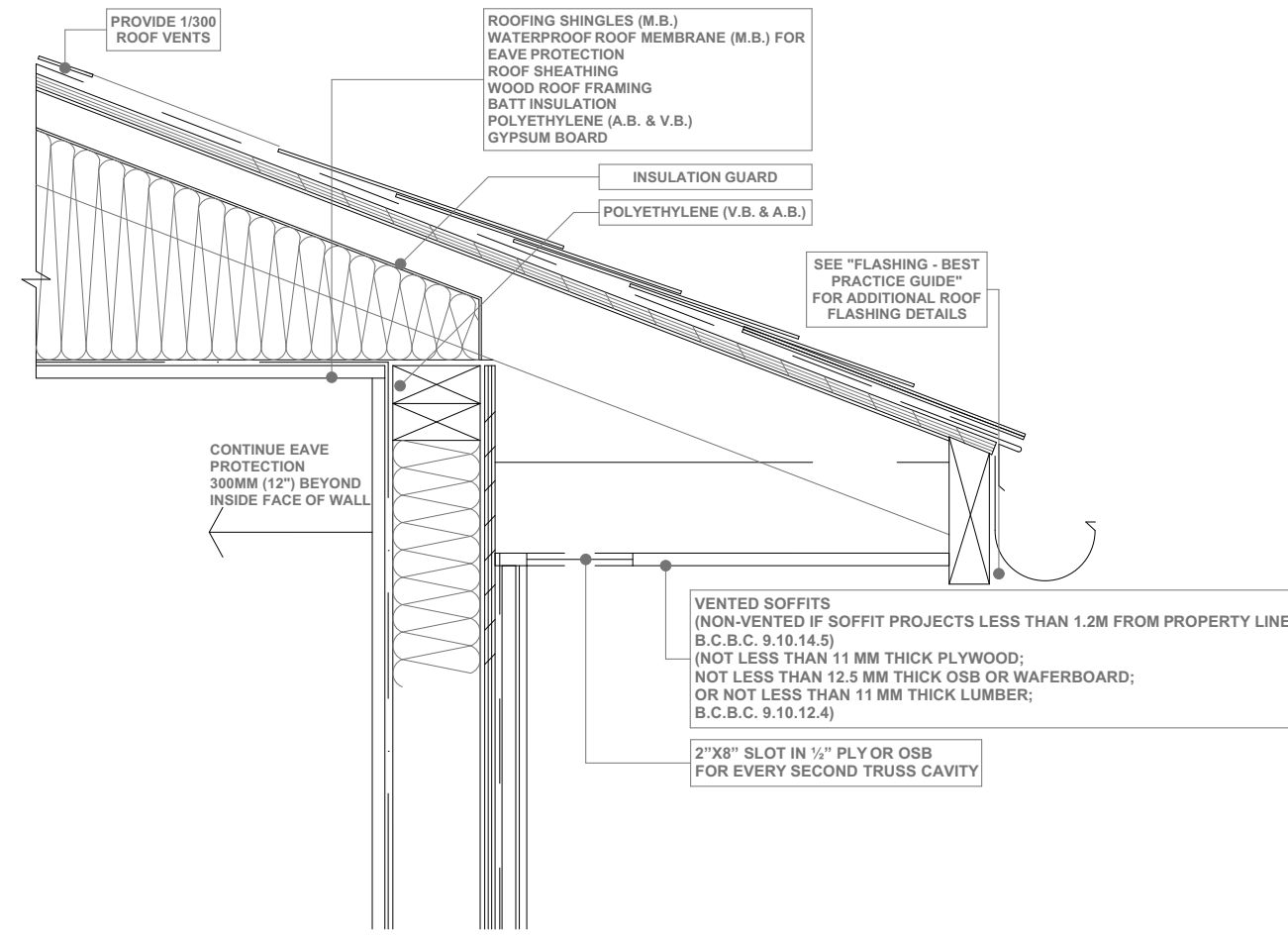
ISSUE DATE: NOV. 08, 2024
DRAWN BY: KH
CHECKED BY: KYLE LEGGETT

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250.590.2468

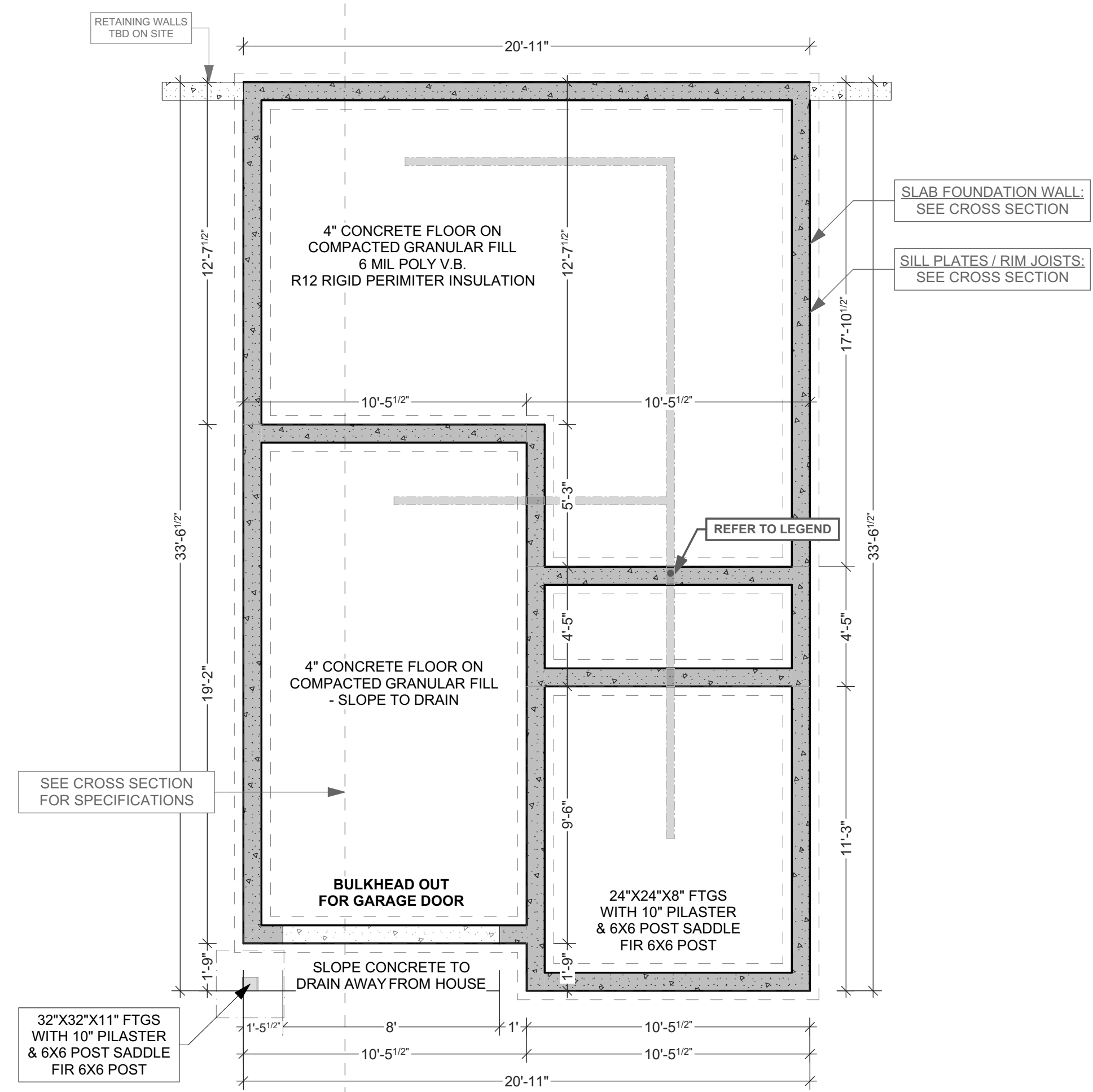
JAVA DESIGNS

SHEET NUMBER
A1

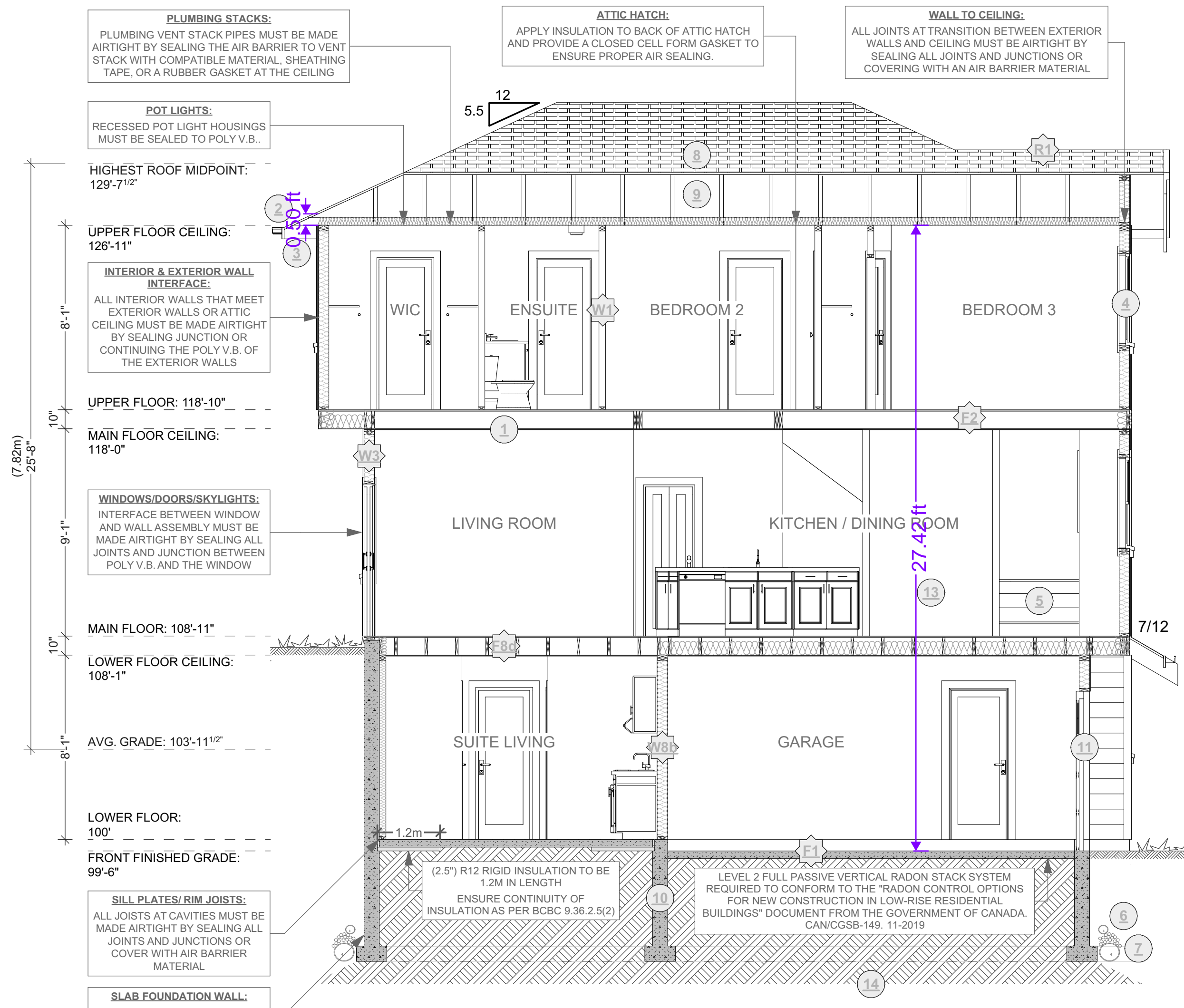
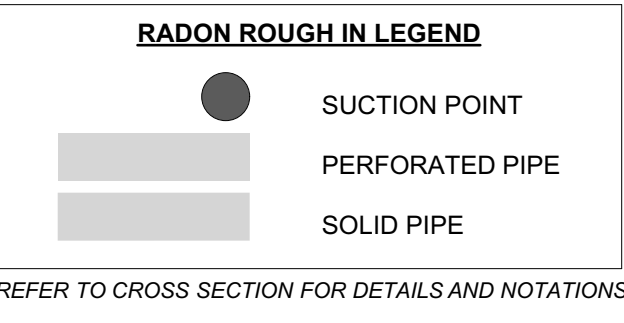
REQUIRED ENERGY STEP CODE 3	GENERAL NOTES ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE. ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAFTED ELEMENTS ARE FRAMED ONLY, NO ALLOWANCES HAVE BEEN ADDED FOR FINISHING ELEMENTS SUCH AS BUT NOT LIMITED TO G.W.B. CLADDING, SHEATHING, ETC. -SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR	SITE PLAN ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE. CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER. CONCRETE AND FOUNDATIONS ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.	IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER. GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438. ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED. ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.	LUMBER, FRAMING, AND BEAMS BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C. ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER. ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.	TRUSSES TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING. ROOFING ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP. PLUMBING & ELECTRICAL ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.	FLASHING -ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING. ALL ROOFING SHALL INCORPORATE STEP FLASHING. ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING. DOORS - ROUGH OPENING SIZES FRAME OPENING 1 1/4" WIDER THAN DOOR. FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".	MISC. CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19	NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING: -INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE. -CONFORMITY OF PLANS TO SITE. -ERRORS AND OMISSIONS. -ANY HOUSE BUILT FROM THESE PLANS.
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SOFFIT DETAIL
SCALE: 1" = 1' - 0"



FOUNDATION PLAN
SCALE: 1/4" = 1' - 0"



CROSS SECTION A-1
SCALE: 1/4" = 1' - 0"

HOUSE HEAT SOURCE TO BE: DUCTED HEAT PUMP WITH COOLING
SUITE HEAT SOURCE TO BE: DUCTLESS HEAT PUMP WITH COOLING

ALL COMPONENTS RELATING TO ENERGY EFFICIENCY (IE. COOLING, HEATING, VENTILATION, WINDOWS, BUILDING ENVELOPE) ARE REQUIRED TO COMPLY WITH STEP 3 OF THE BC ENERGY STEP CODE

REFER TO RADON DETAIL PAGE AND GOVERNMENT OF CANADA CAN/CGSB-149.11-2019 DOCUMENT FOR SPECIFICATIONS

PRINCIPAL EXHAUST FAN:
HOUSE:
PRINCIPAL EXHAUST FAN CAPACITY @50 PASCAL AND MIN. VENTILATION RATE OF 28 AS PER 9.32.3.5 MUST BE WIRED TO RUN CONTINUOUSLY, CONTROLLED BY DEDICATED SWITCH, SOUND RATING NOT TO EXCEED 1.0 SONE(SEE TABLE 9.32.3.3.A)

SUITE:
PRINCIPAL EXHAUST FAN CAPACITY @50 PASCAL AND MIN. VENTILATION RATE OF 14 AS PER 9.32.3.5 MUST BE WIRED TO RUN CONTINUOUSLY, CONTROLLED BY DEDICATED SWITCH, SOUND RATING NOT TO EXCEED 1.0 SONE(SEE TABLE 9.32.3.3.A)

CONSTRUCTION ASSEMBLIES:

E1 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL

E2 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" X 8G PLYWOOD X BRIDGING @ 6" O.C. TYP.

W1 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT

W2 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT

W3 EXTERIOR FINISH, 3/4" AIR SPACE, PRESSURE TREATED STRAPPING, SHEATHING PAPER, 1/2" SHEATHING, 2X6 STUDS AT 16" O.C., R-20 BATT INSULATION, 6 MIL. POLY V.B., 1/2" GWB. (SEE ELEVATIONS)

R1 ASPHALT SHINGLES, BUILDING PAPER, 7/16" O.S.B. (OR 1/2" PLYWOOD), ENGINEERED TRUSSES DESIGNED BY SUPPLIER @ 24" O.C. TYP., R40 BATT INSULATION, 6 MIL U.V. POLY V.B. 5/8" GWB

W8 DEMISING WALL (65MM AS PER W8B - TABLE 9.10.3.1.A) MINIMUM STC RATING OF 43 AS PER BCBC

W8B 2 LAYERS OF 12.7MM TYPE "X" GYPSUM WALL BOARD TO ONE SIDE + 2 ROWS 38MM X 89MM STUDS SPACED 600MM O.C. STAGGERED ON COMMON 38MM X 140MM PLATE + 89MM THICK ABSORPTIVE MATERIAL ON ONE SIDE + 12.7MM TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE

F8 DEMISING FLOOR (30MM AS PER F8D - TABLE 9.10.3.1.B)

F8D SUBFLOOR OF 15.9MM PLYWOOD, OSB OR WAFFERBOARD, OR 17MM TONGUE AND GROOVE LUMBER + WOOD JOISTS OR WOOD I-JOISTS SPACED MAX. OF 600MM O.C. + ABSORPTIVE MATERIAL IN CAVITY + RESILIENT METAL CHANNELS SPACED 600MM + 15.9MM TYPE "X" GYPSUM WALL BOARD

CONSTRUCTION NOTES:

- R40 INSULATION, 6 MIL POLY V.B. 1/2" CEILING BOARD
- CONTINUOUS GUTTERS
- ALUMINUM GUTTERS AND VENTED SOFFITS - ROOF OVERHANGS AS PER PLANS
- ALL WINDOWS VINYL, SUPPLY RAIN PAN UNDER, RAINSCREEN AS PER BCBC, WINDOWS IN DOORS TO BE SAFETY GLASS
- STAIRS: 7.5/8" RISE, 10.05" TREAD, 1" NOSING WITH CONTINUOUS HANDRAIL
- PROVIDE DRAINS TO PERIMETER SYSTEM
- 4" DRAIN TILE WITH 6" ROCK OVER
- PROVIDE ROOF VENTS: VENT 1/150 USING SHINGLE VENT II RIDGE VENT
- EAVE PROTECTION TO 12" BEYOND HEATED WALL
- 8" CONCRETE WALL ON 8"x16" CONCRETE FOOTINGS - 2#4 BAR CONTINUOUS - R12 RIGID INSULATION - 2 COATS DAMP PROOFING
- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS
- 10"x10" POST SADDLE ON 8" PILASTER
- 26"x26" CONCRETE FOOTING (NOT SHOWN)
- 42" NON-CLIMBABLE CONTINUOUS HANDRAIL
- UNDISTURBED NON-ORGANIC SOIL

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min AS PER 9.37.2.15 (b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE "X" DRYWALL

ADDRESS:
SL 2 - 909 ROSEFINCH PLACE,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
FOUNDATION PLAN,
CROSS SECTION, & DETAILS
DRAWING SCALE:
1/4" = 1'-0" / SEE DRAWINGS

ISSUE DATE:
NOV. 08, 2024
DRAWN BY:
KH
CHECKED BY:
KYLE LEGGETT

102 - 2871 JACKLIN ROAD
VICTORIA BC V9B 0P3
JAVADESIGNS.CA
250.590.2468

JAVA DESIGNS

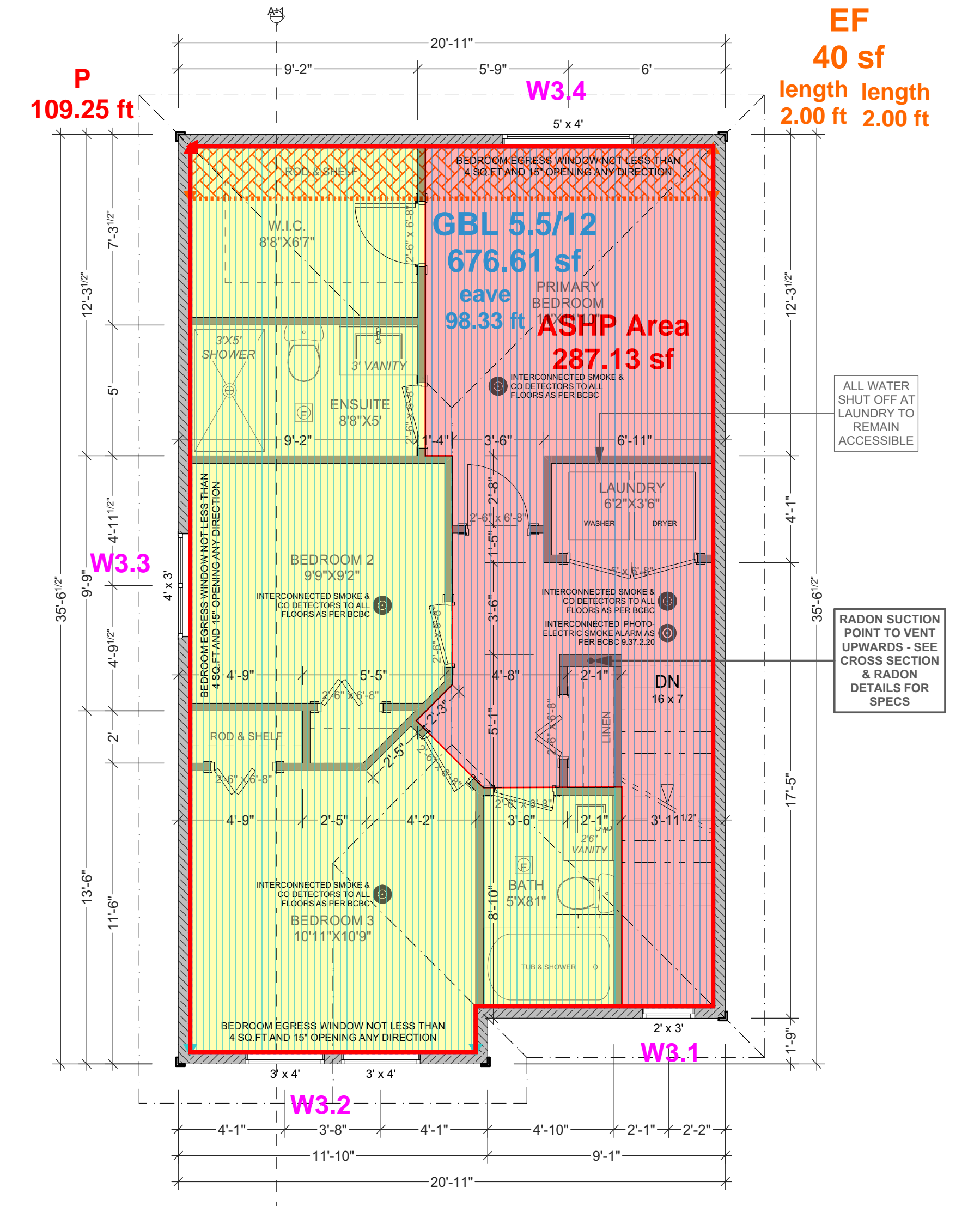
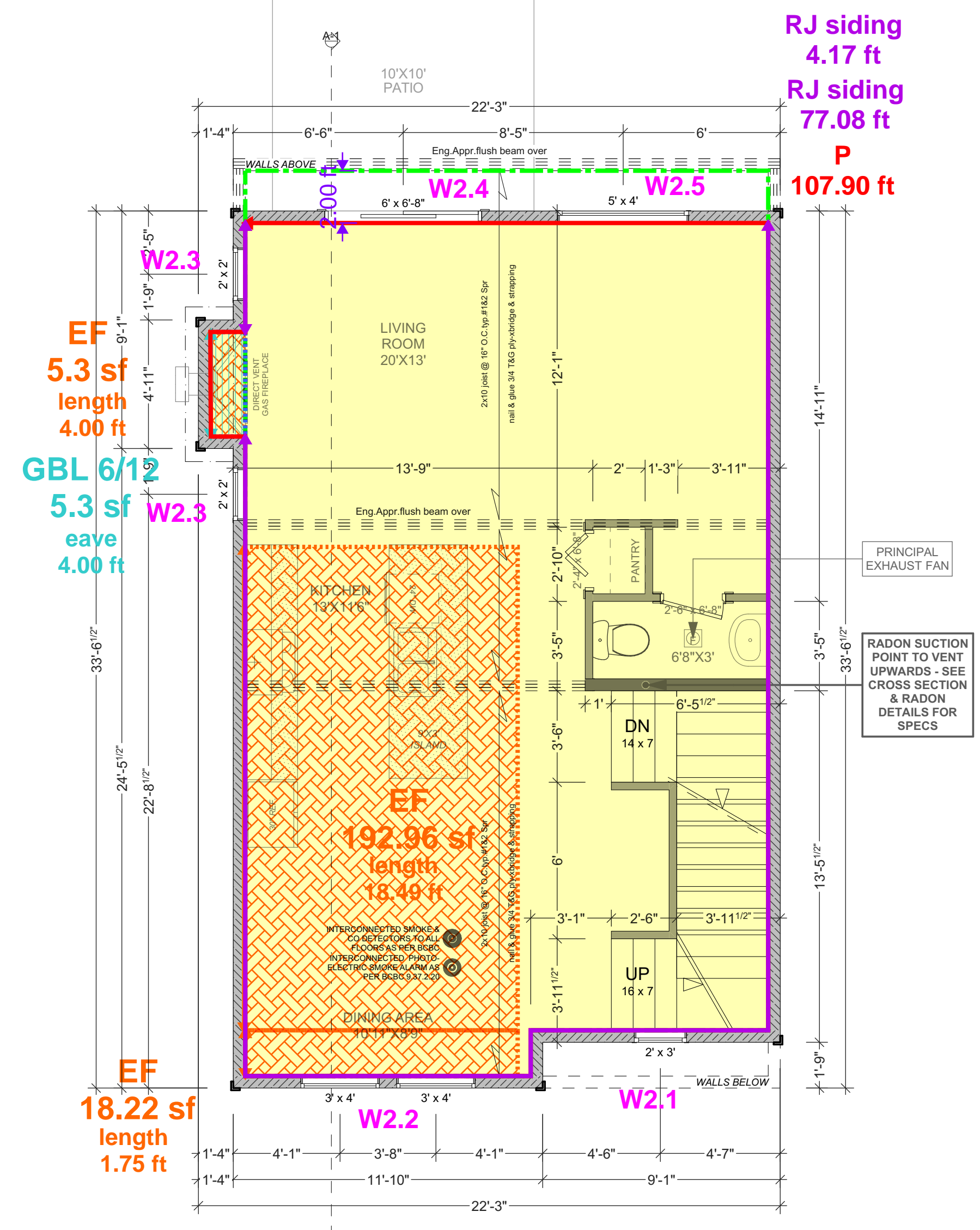
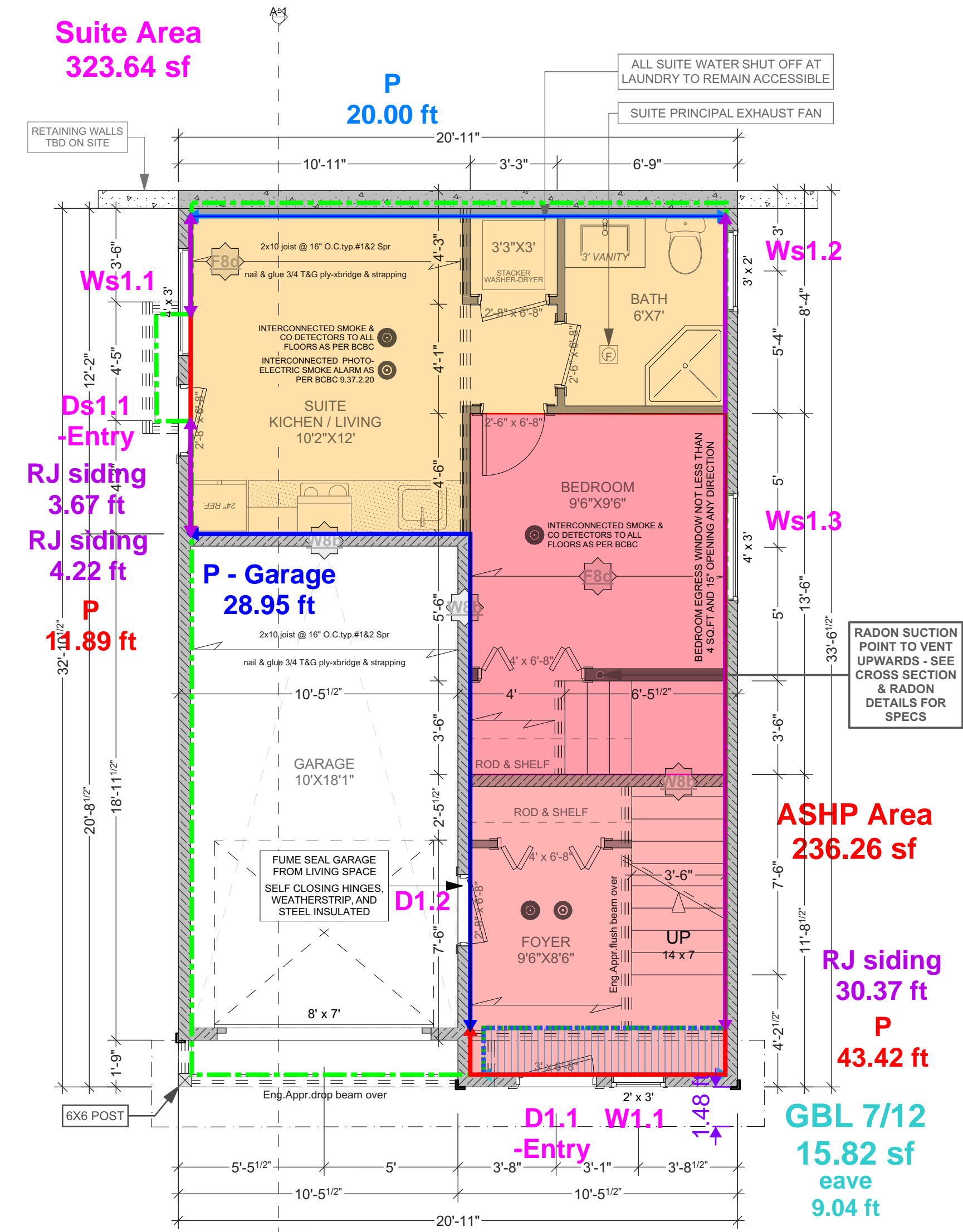
SHEET NUMBER

A2

WALKOUT - h=8.083'
L = 104.25 ft
A = 430.85 sf

MAIN - h=9.083'
L = 107.90 ft
A = 641.9 sf

UPPER - h=8.083'
L = 109.25 ft
A = 676.61 sf



LOWER FLOOR PLAN (8'-0 3/4" WALLS)
 SCALE: 1/4" = 1' - 0"
 HOUSE FLOOR AREA: 117.51 sq ft (10.91 sq m)
 SUITE FLOOR AREA: 367.63 sq ft (34.15 sq m)
 TOTAL LOWER FLOOR AREA: 485.59 sq ft (45.11 sq m)
 GARAGE AREA: 198.14 sq ft (18.40 sq m)

MAIN FLOOR PLAN (9'-0 3/4" WALLS)
 SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 692.24 sq ft (64.31 sq m)

UPPER FLOOR PLAN (8'-0 3/4" WALLS)
 SCALE: 1/4" = 1' - 0"
 UPPER FLOOR AREA: 727.52 sq ft (67.58 sq m)

DEMISING WALL:
 (65MIN AS PER W89 - TABLE A-9.10.3.1.A)
 MINIMUM STC RATING OF 43 AS PER BCBC
 • 2 LAYERS OF 12.7MM TYPE "X" GYPSUM WALL BOARD TO ONE SIDE
 • 2 ROWS 38MM X 89MM STUDS SPACED 600MM O.C. STAGGERED ON COMMON 38MM X 140MM PLATE
 • 89MM THICK ABSORPTIVE MATERIAL ON ONE SIDE
 • 12.7MM TYPE "X" GYPSUM WALL BOARD ON OTHER SIDE

DEMISING FLOOR:
 (60MIN AS PER F80 - TABLE A-9.10.3.1.B)
 • SUBFLOOR OF 15.5MM PLYWOOD, OSB OR WAFERBOARD, OR 17MM TONGUE AND GROOVE LUMBER
 • WOOD JOISTS OR WOOD JOISTS SPACED MAX. OF 600MM O.C.
 • ABSORPTIVE MATERIAL IN CAVITY
 • RESILIENT METAL CHANNELS SPACED 600MM
 • 15.9MM TYPE "X" GYPSUM WALL BOARD

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
 DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min AS PER 9.37.2.15.(b)
 ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE "X" DRYWALL

ADDRESS:
 SL 2 - 909 ROSEFINCH PLACE,
 LANGFORD
 CUSTOMER:
 TEKLOCH HOMES LTD.

DRAWING NAME:
 LOWER, MAIN,
 & UPPER FLOOR PLANS
 DRAWING SCALE:
 1/4"=1'-0" / SEE DRAWINGS

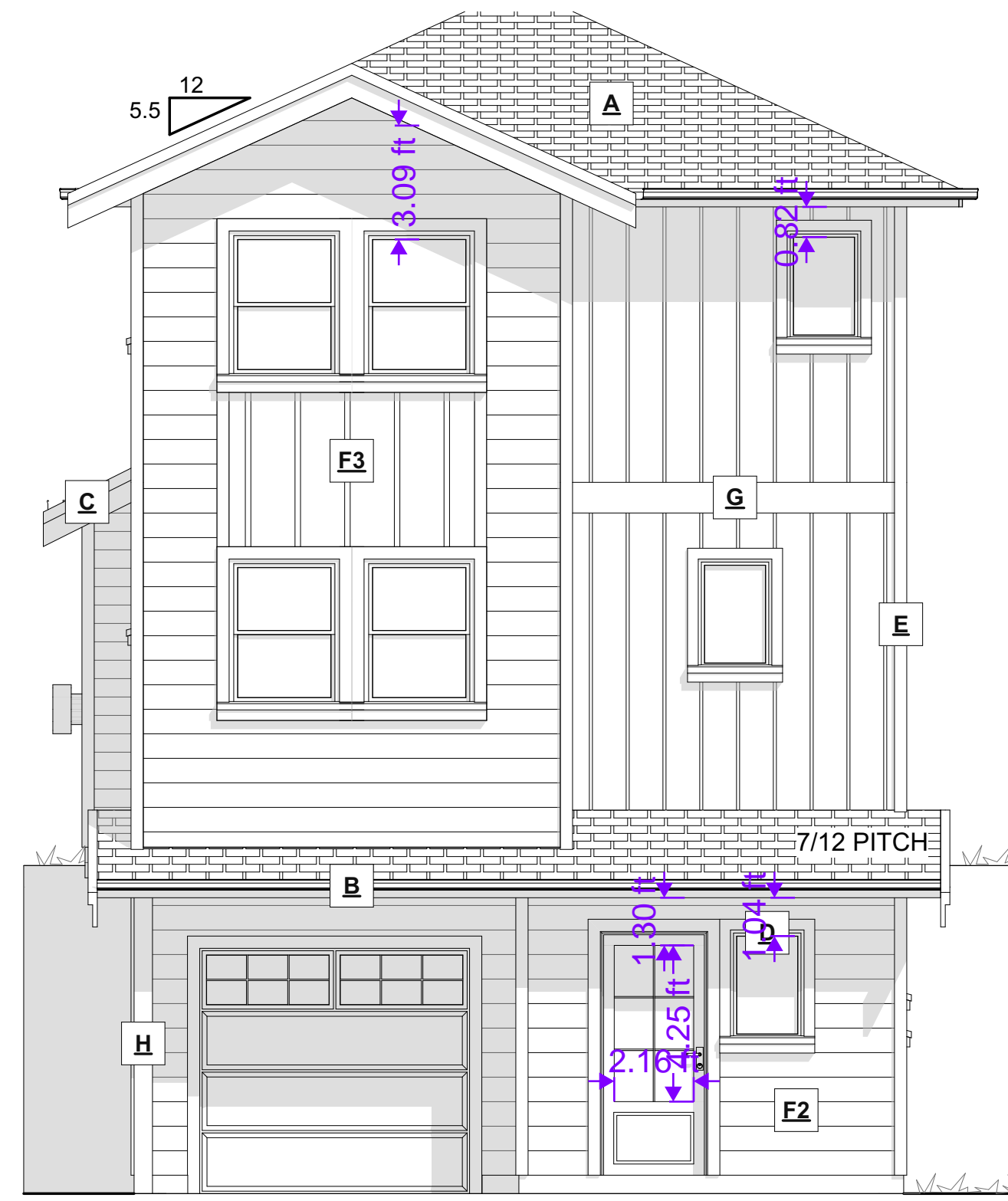
ISSUE DATE:
 NOV. 08, 2024
 DRAWN BY:
 KH
 CHECKED BY:
 KYLE LEGGETT

102 - 2871 JACKLIN ROAD
 VICTORIA BC V9B 0P3
 JAVADESIGNS.CA
 250.590.2468

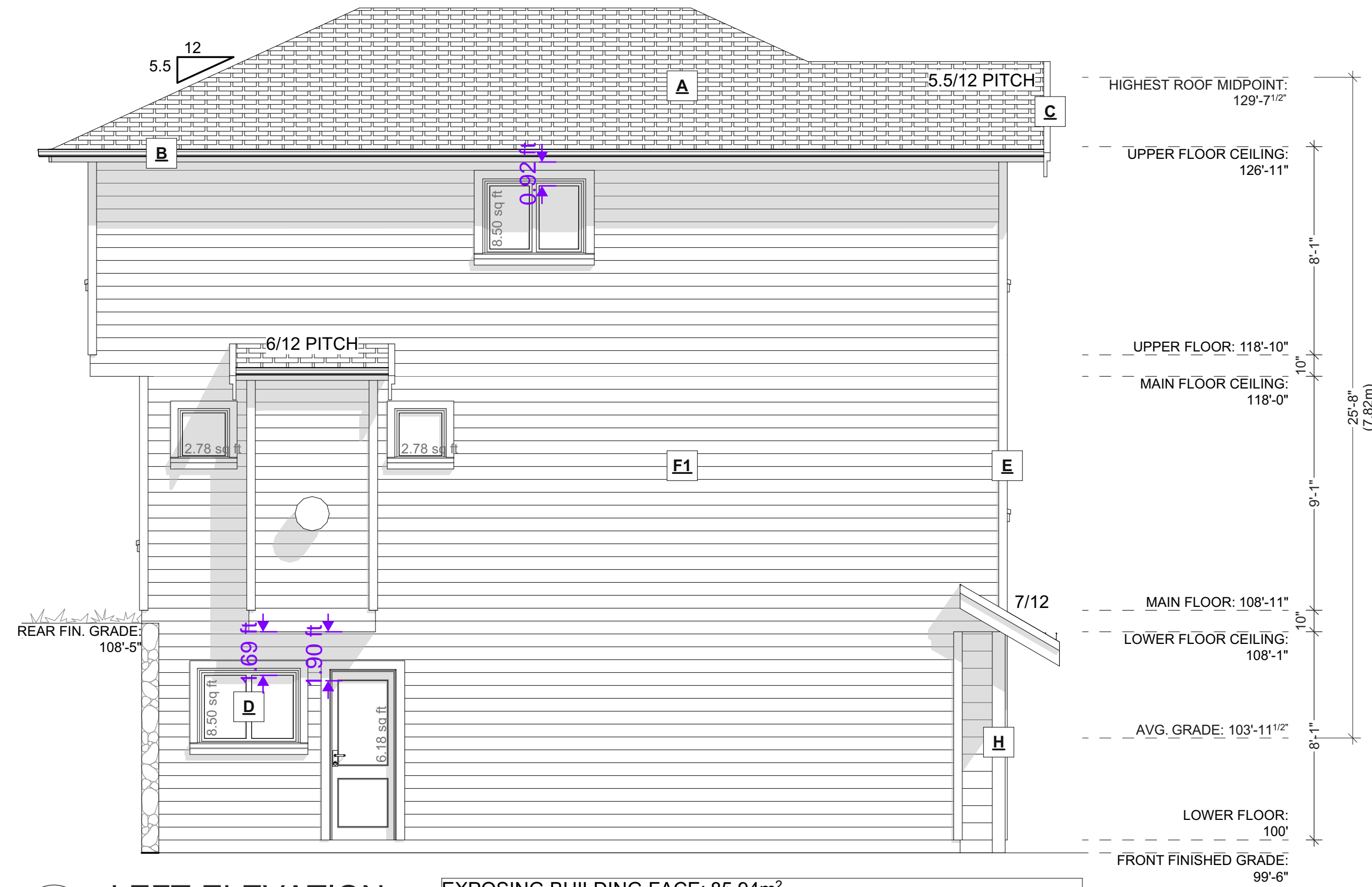
JAVA DESIGNS

SHEET NUMBER

A3



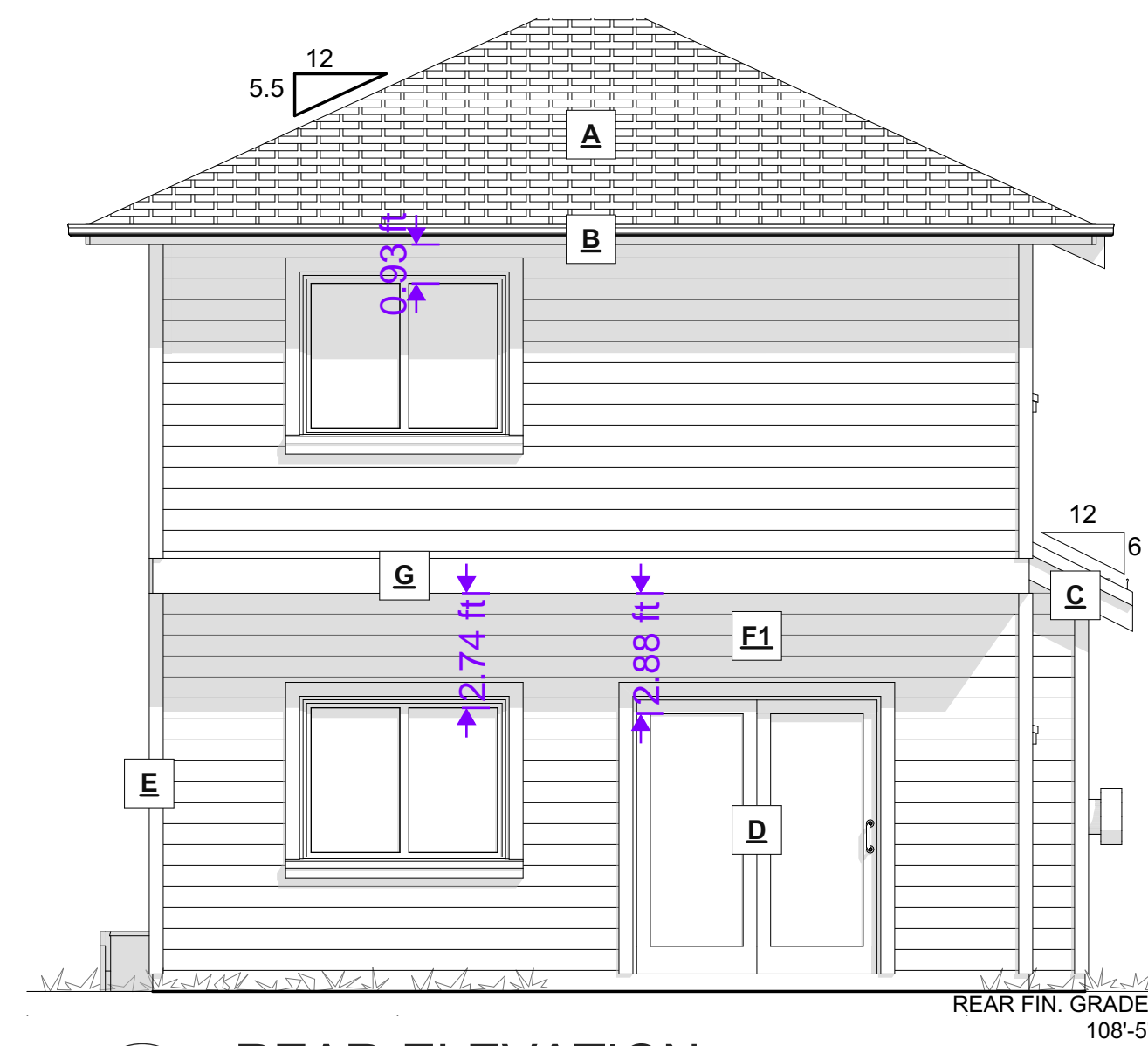
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



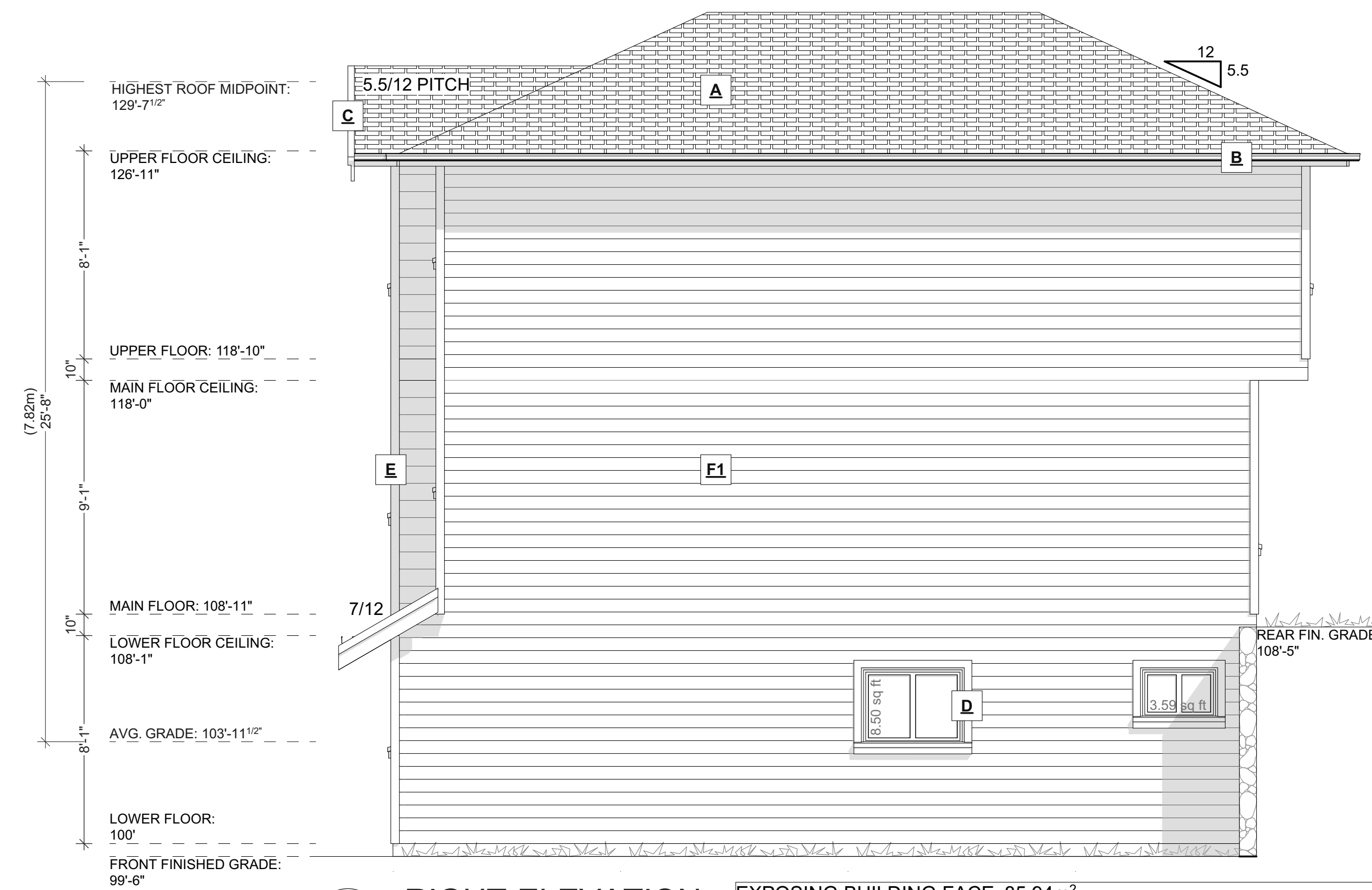
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 85.94m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 2.67m²
% GLAZED OPENINGS: 3.10%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.87m²

EXTERIOR FINISHES SCHEDULE				
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F1 WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F2 WALL FINISH:	HARDIE-PLANK SIDING LAPPED TO 8" EXPOSURE - COLOUR AS PER OWNERS SPECS
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	F3 WALL FINISH:	HARDIE BOARD AND BATTEN 1x4 @ 16" O.C. RAINSCREEN AS PER BCBC
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	G BELLY BAND:	2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	H POSTS:	POSTS - PAINTED/STAINED AS PER OWNERS SPECS



REAR ELEVATION
SCALE: 1/4" = 1' - 0"



RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 85.94m²
LIMITING DISTANCE: 1.65m
AREA OF GLAZED OPENINGS: 1.12m²
% GLAZED OPENINGS: 1.30%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.87m²

ADDRESS:
SL 2 - 909 ROSEFINCH PLACE,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
ELEVATIONS
DRAWING SCALE:
1/4"=1'-0" / SEE DRAWINGS

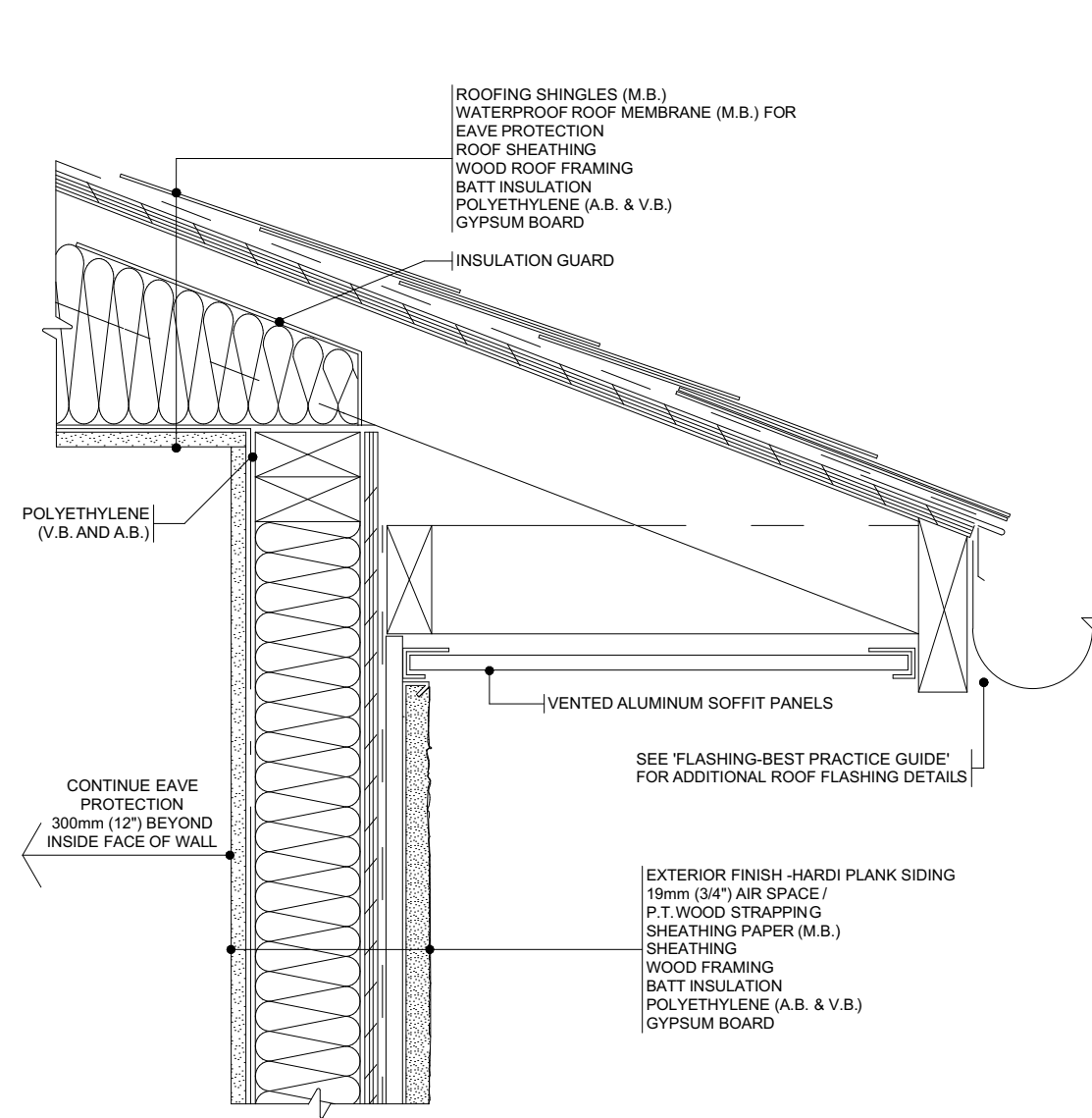
ISSUE DATE:
NOV. 08, 2024
DRAWN BY:
KH
CHECKED BY:
KYLE LEGGETT

102 - 2871 JACKLIN ROAD
VICTORIA BC V9B 0P3
JAVADESIGN.CA
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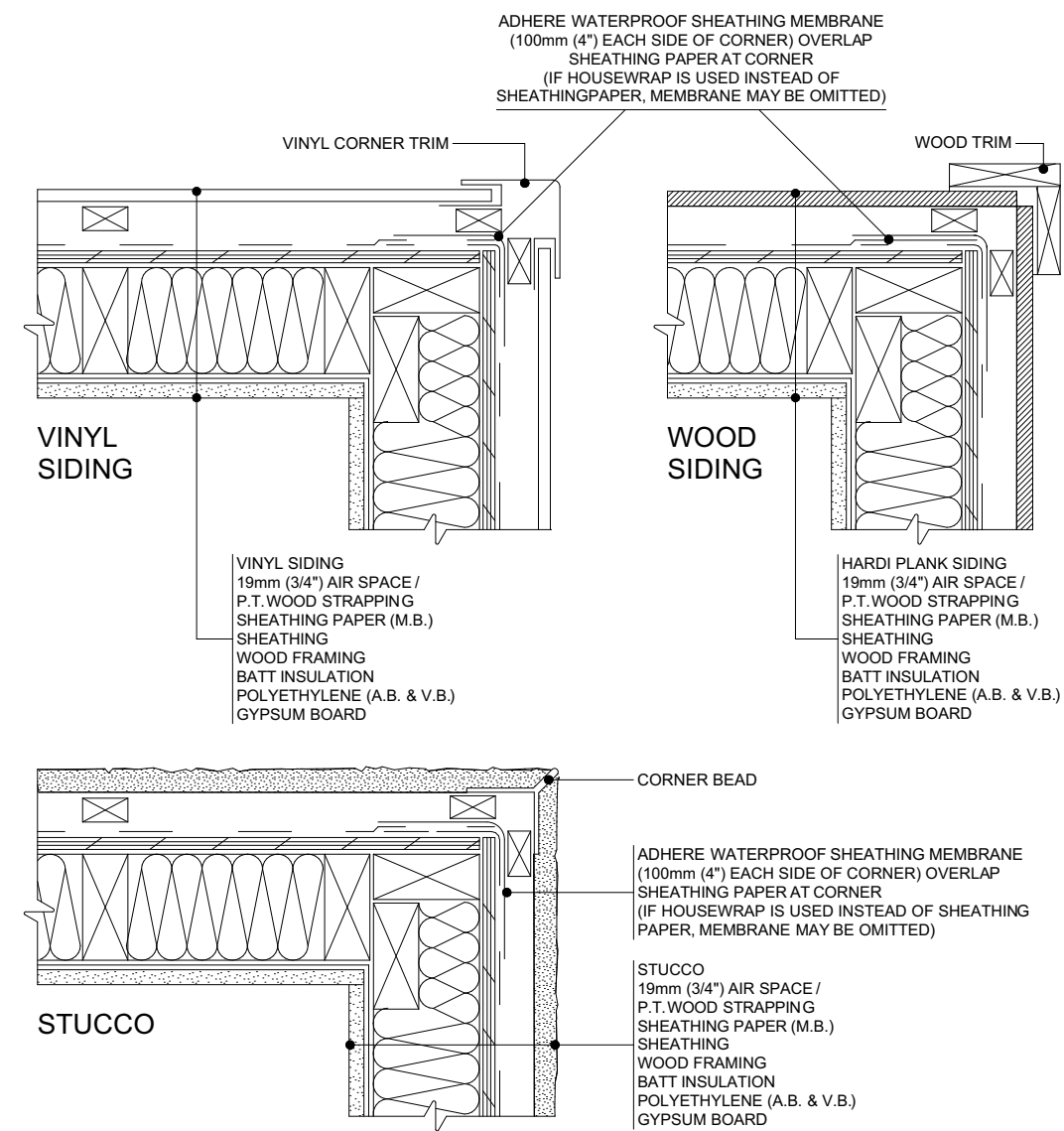


SHEET
NUMBER

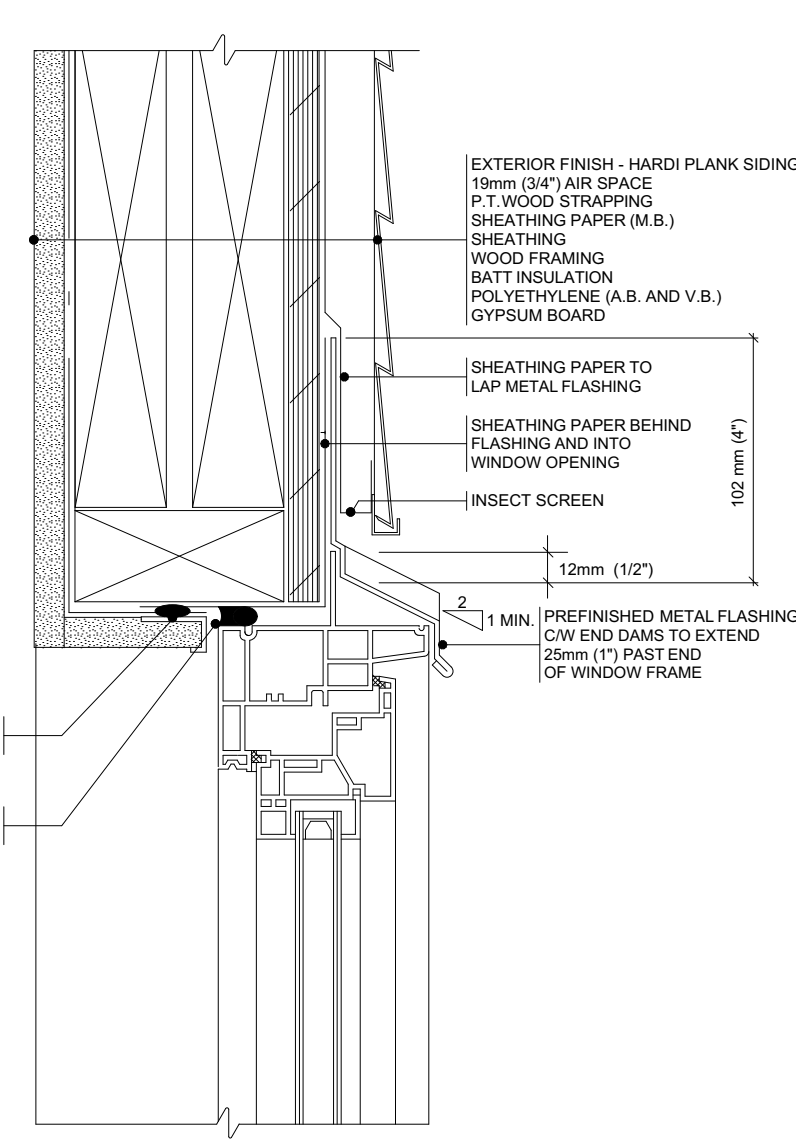
A4



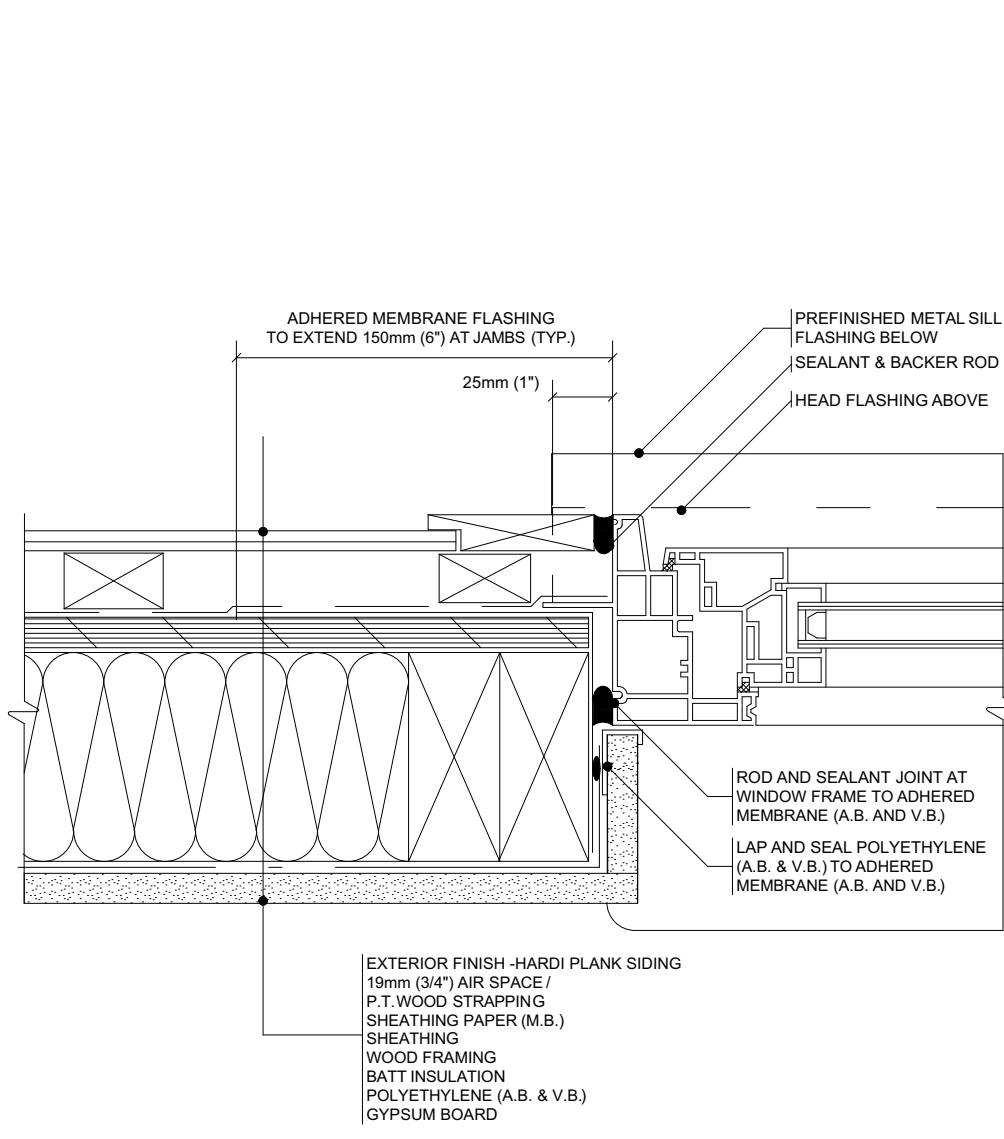
5 SPA
WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



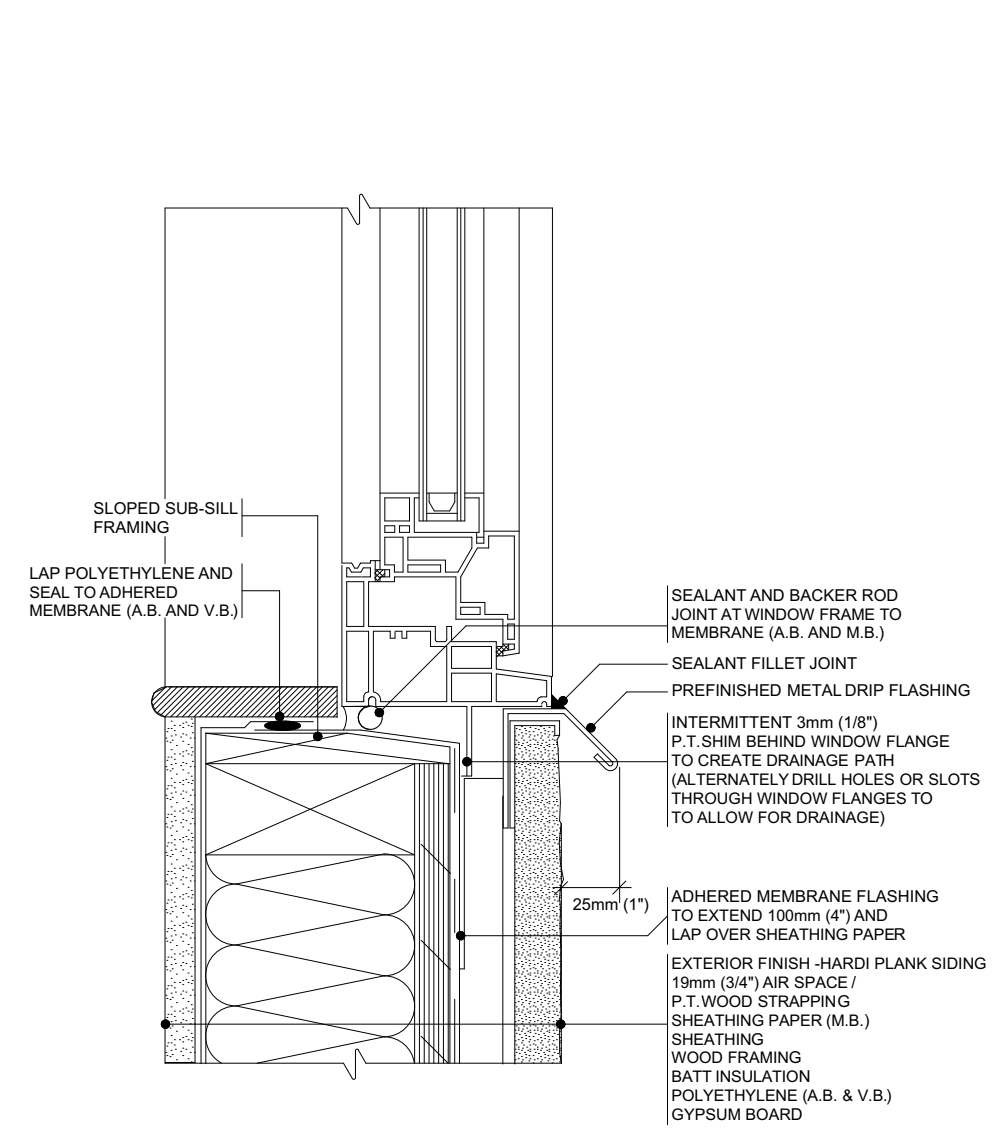
8 SPA
EXTERIOR CORNER
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



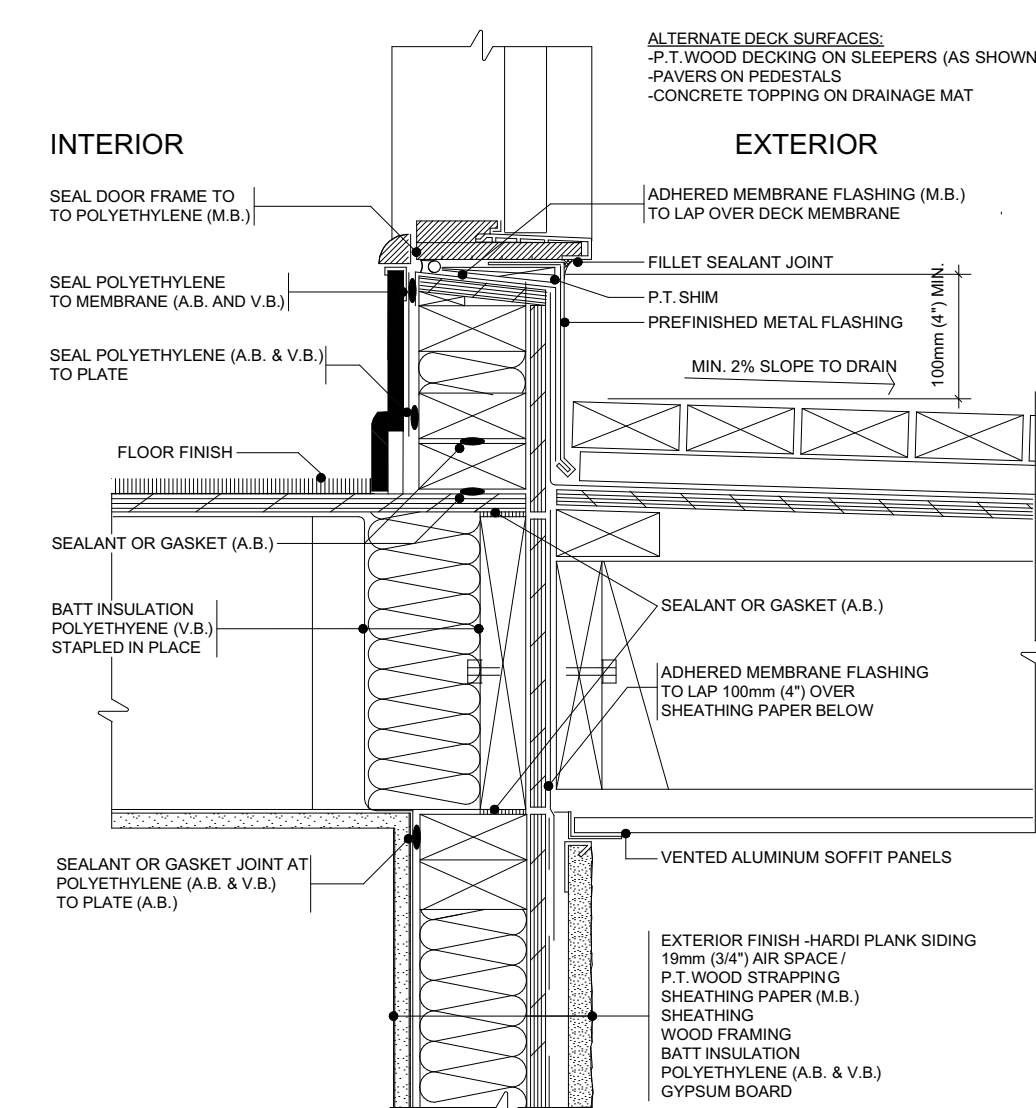
11 SPA
WINDOW HEAD
SEALED POLYETHYLENE APPROACH



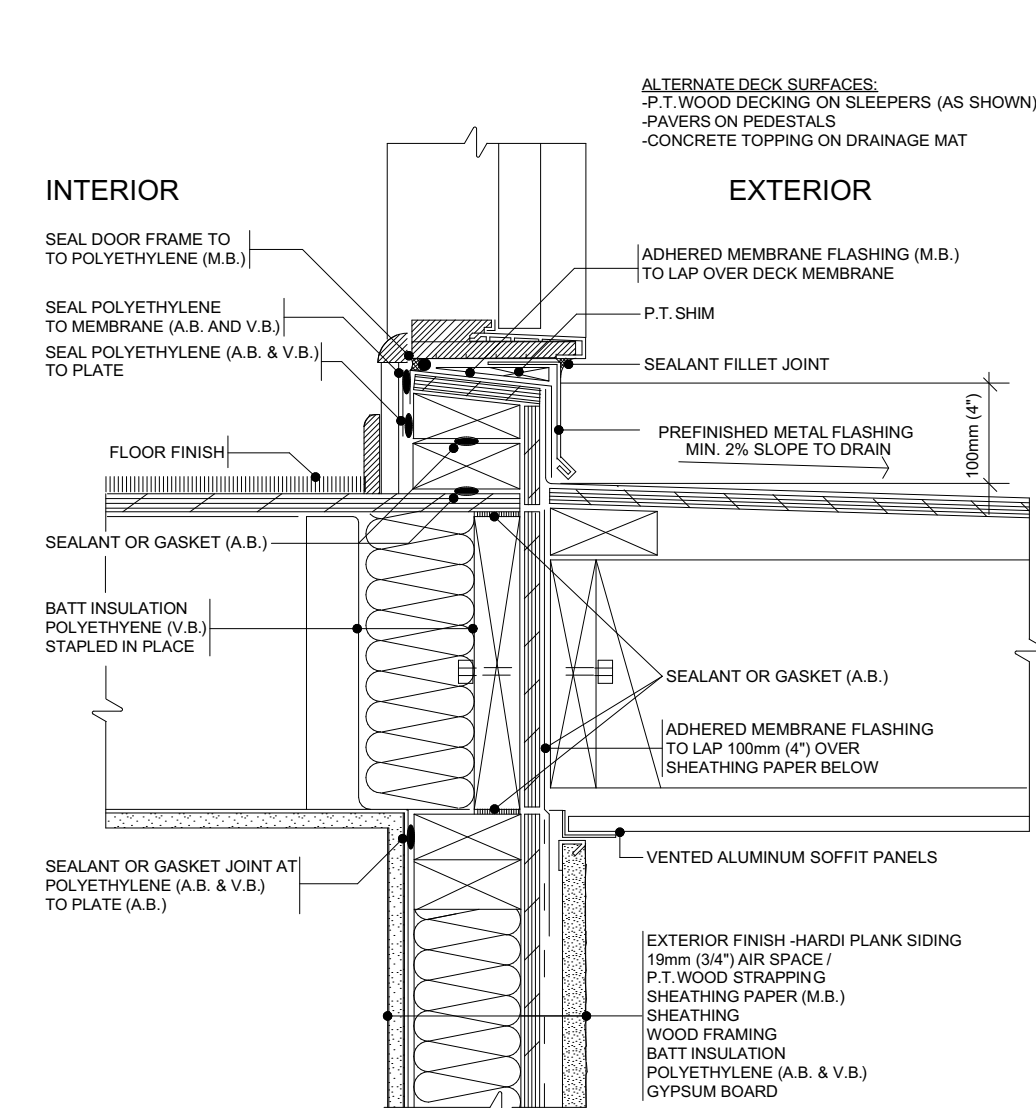
12 SPA
WINDOW JAMB
SEALED POLYETHYLENE APPROACH



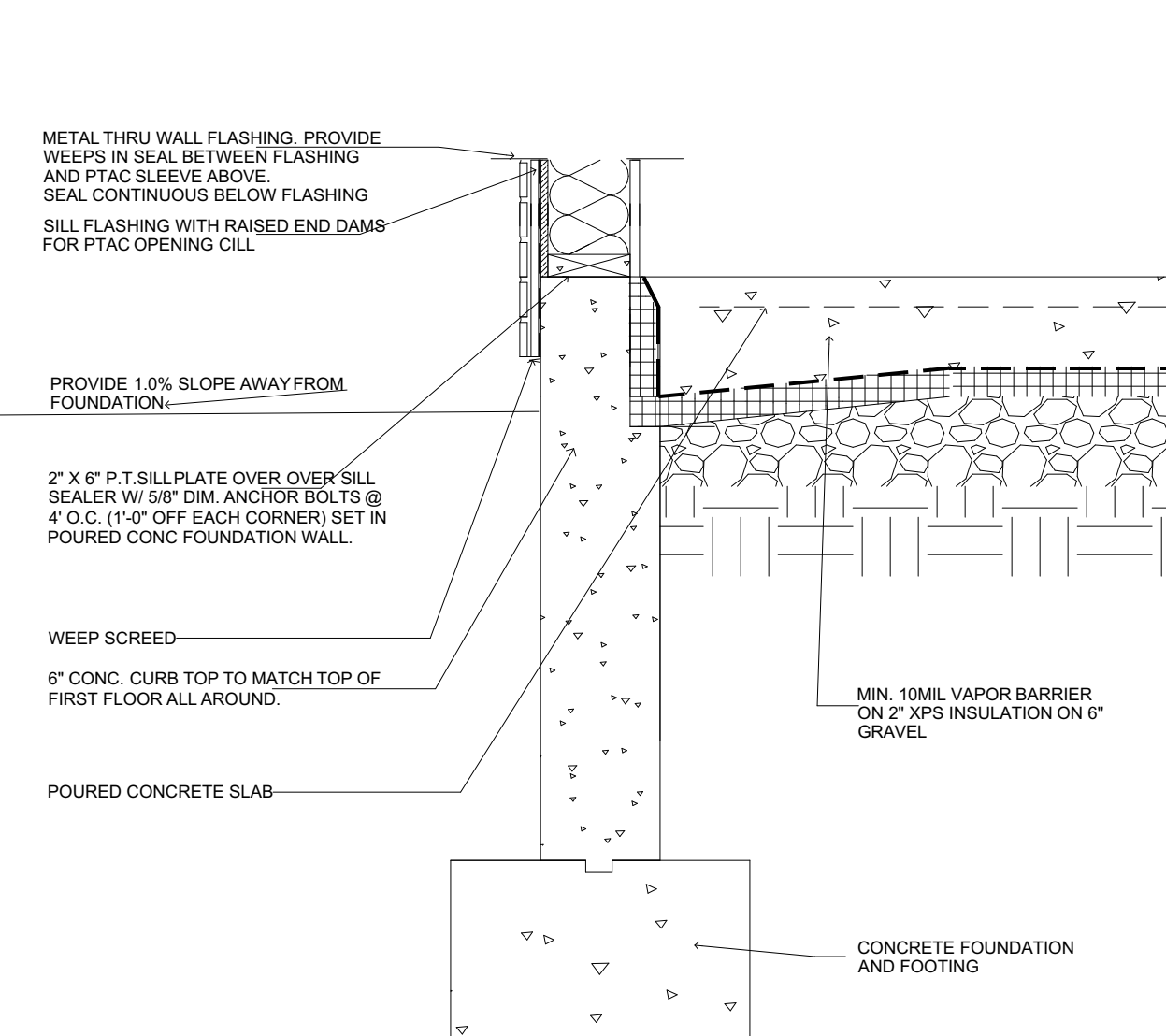
13 SPA
WINDOW SILL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



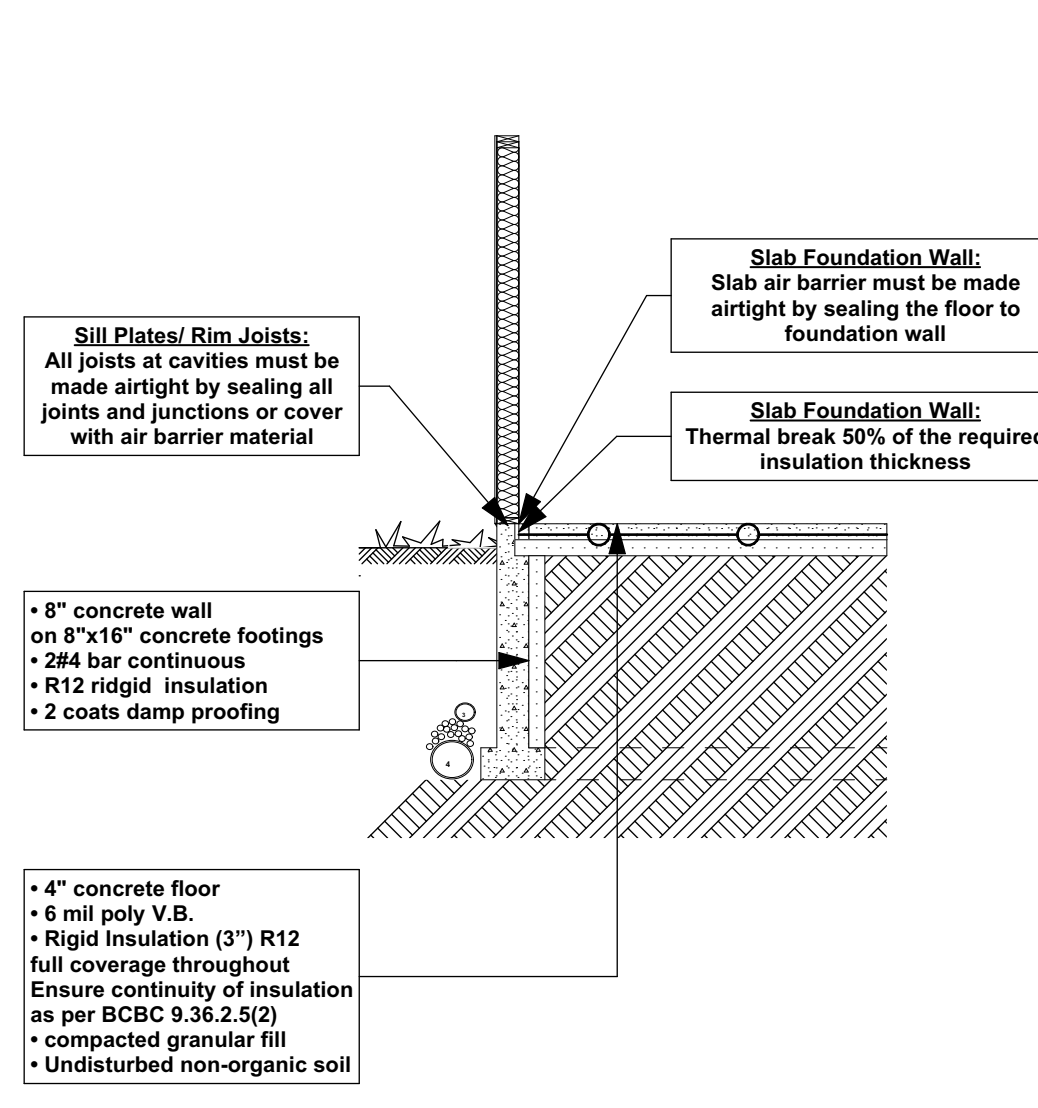
14 SPA
DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



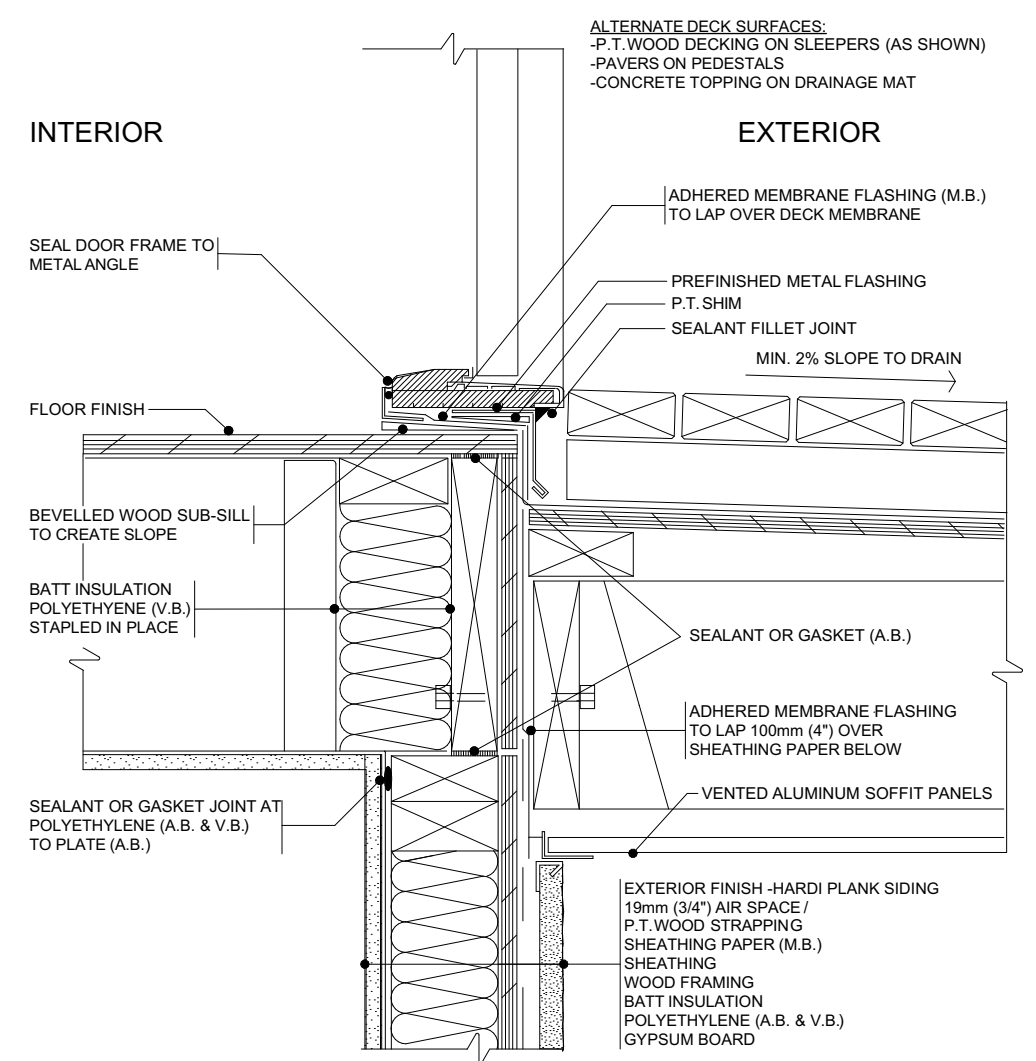
15 SPA
DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



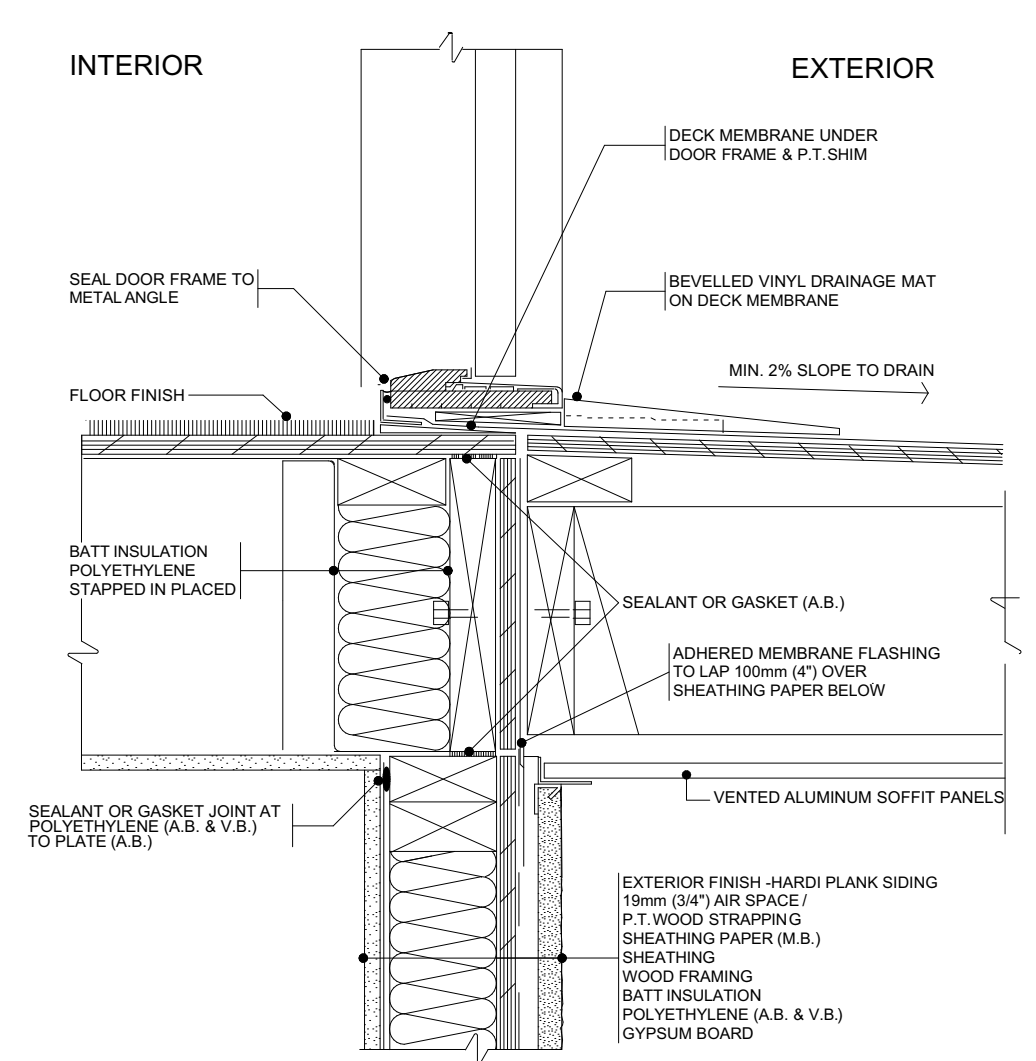
BASE OF STUD WALL DETAIL
SCALE: 1" = 1'-0"



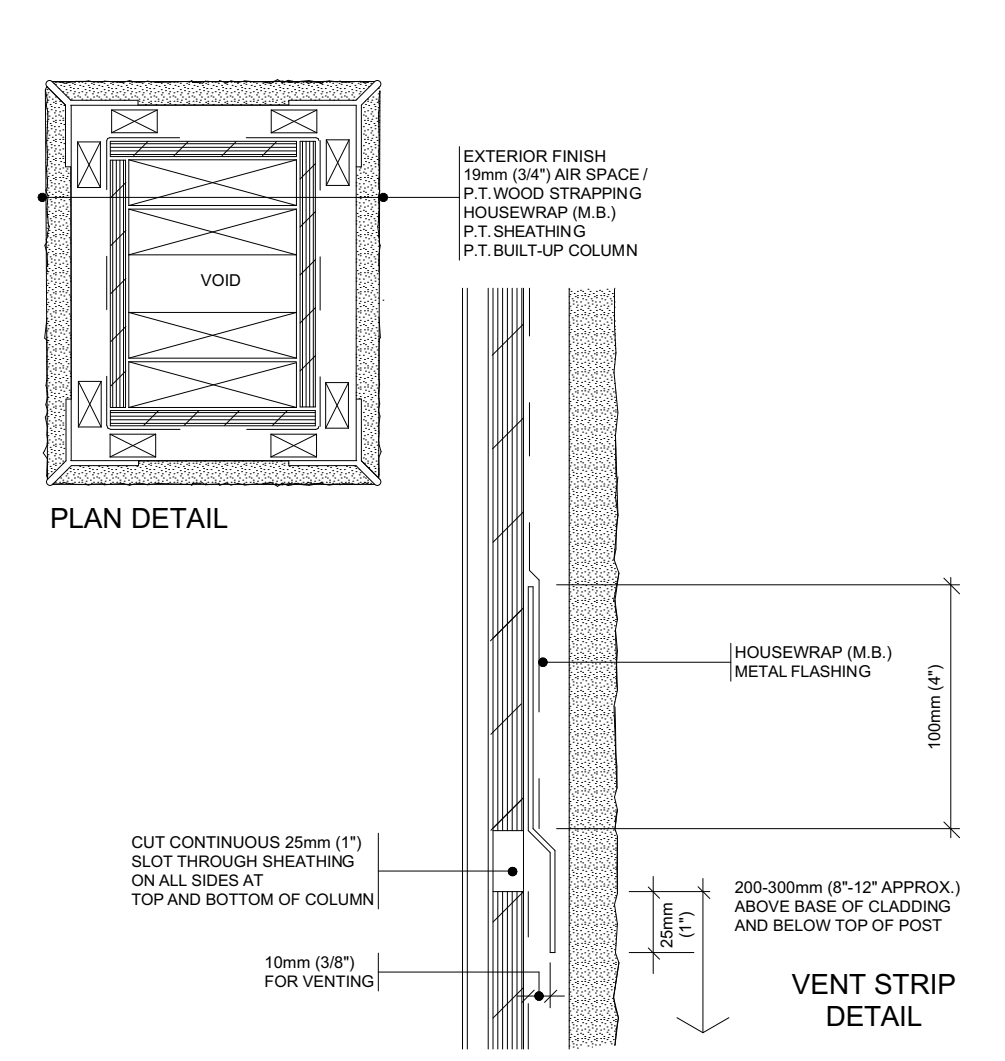
FOUNDATION DETAIL
SCALE: 1/4" = 1' - 0"



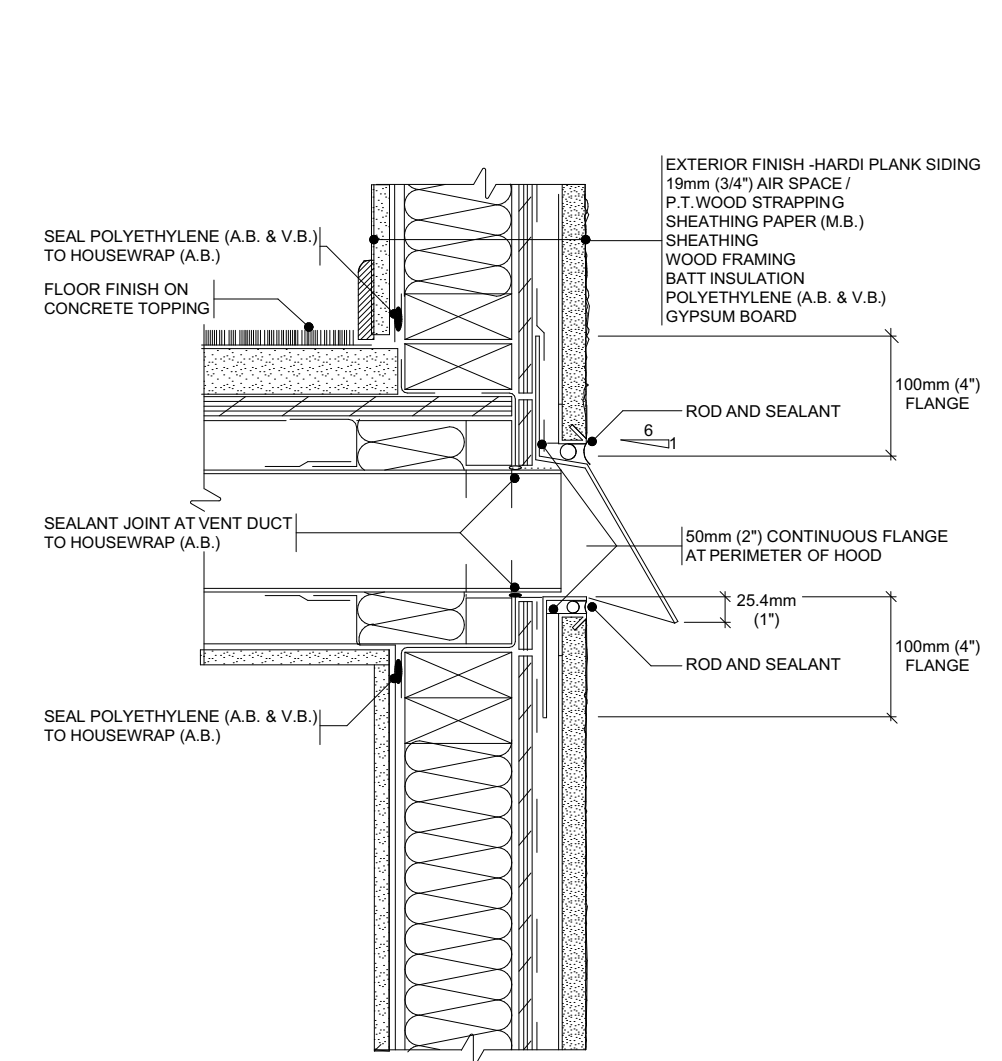
16 SPA
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



17 SPA
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



23
EXTERIOR ELEMENT - COLUMN
BEST PRACTICE GUIDE



27 SPA
WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE

ADDRESS:
SL 2 - 909 ROSEFINCH PLACE,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
DETAILS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
NOV. 08, 2024
DRAWN BY:
KH
CHECKED BY:
KYLE LEGGETT

102 - 2871 JACKLIN ROAD
VICTORIA BC V9B 0P3
JAVADESIGNSCA
250.590.2468

JAVA DESIGNS

SHEET NUMBER

D1

LEVEL 2 FULL PASSIVE VERTICAL RADON STACK SYSTEM REQUIRED WHICH CONFORMS TO THE "RADON CONTROL OPTIONS FOR NEW CONSTRUCTION IN LOW-RISE RESIDENTIAL BUILDINGS" DOCUMENT FROM THE GOVERNMENT OF CANADA CAN/CGSB-149.11-2019 REFER TO DOCUMENT FOR SPECIFICATIONS

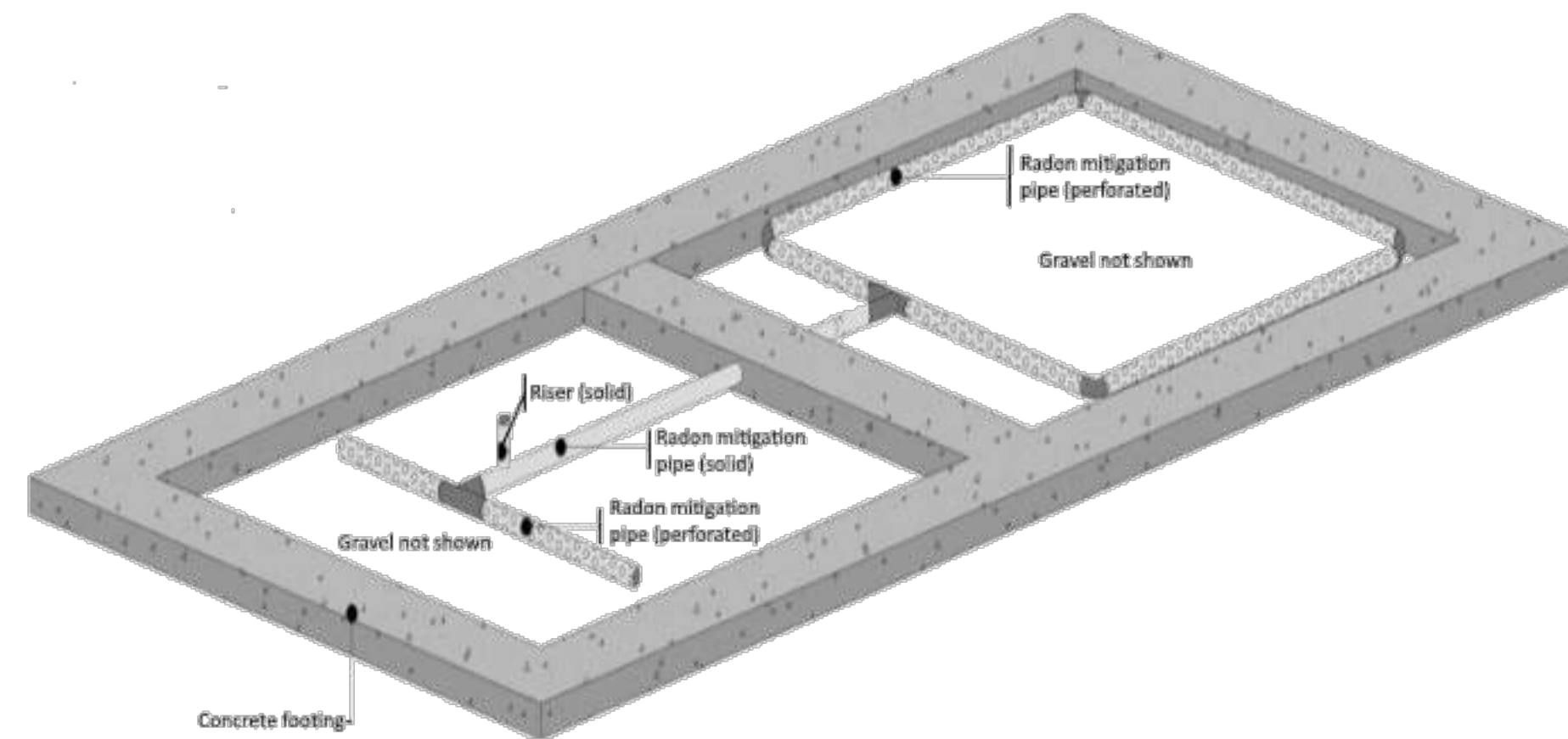


Figure 7.1.2.7— Possible interconnection of two gas permeable layers

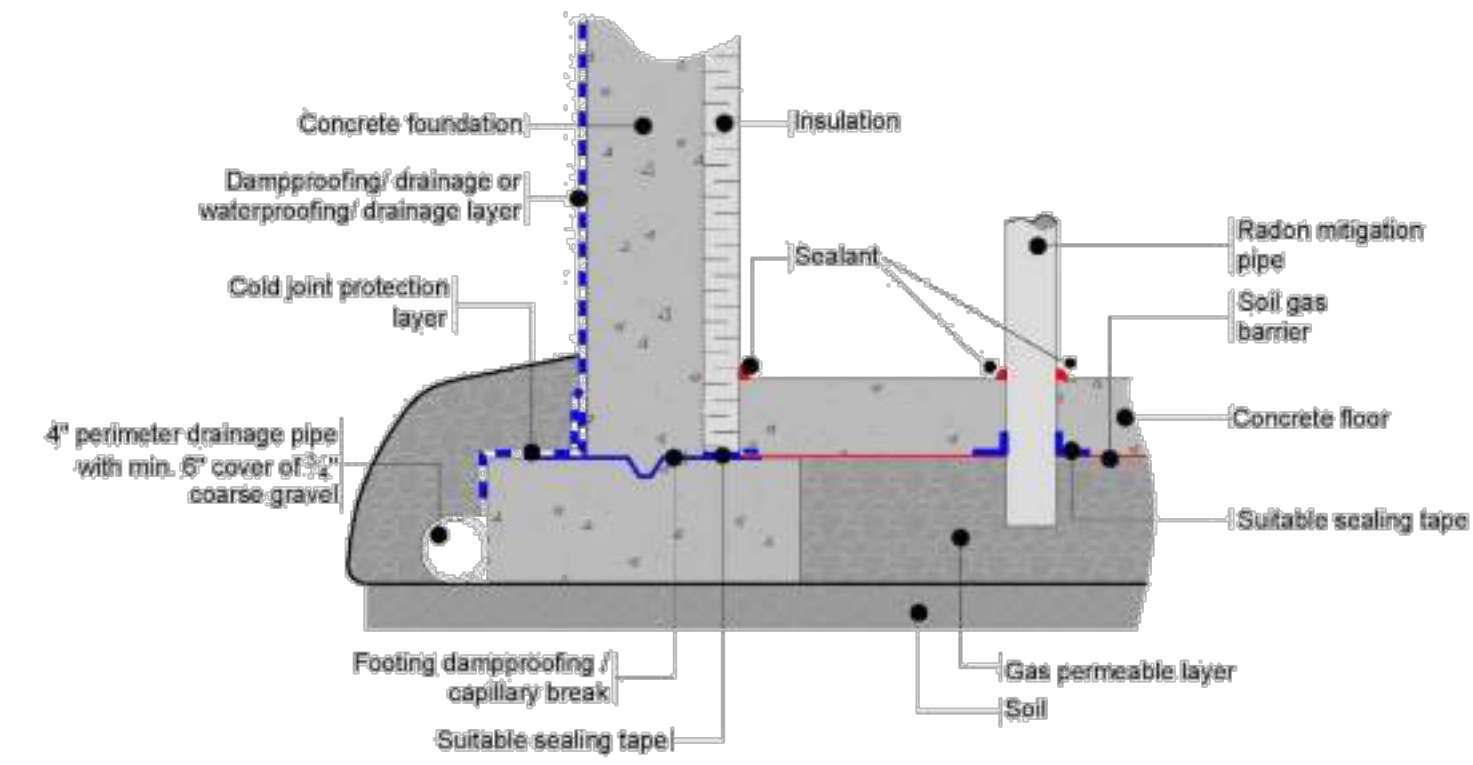


Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

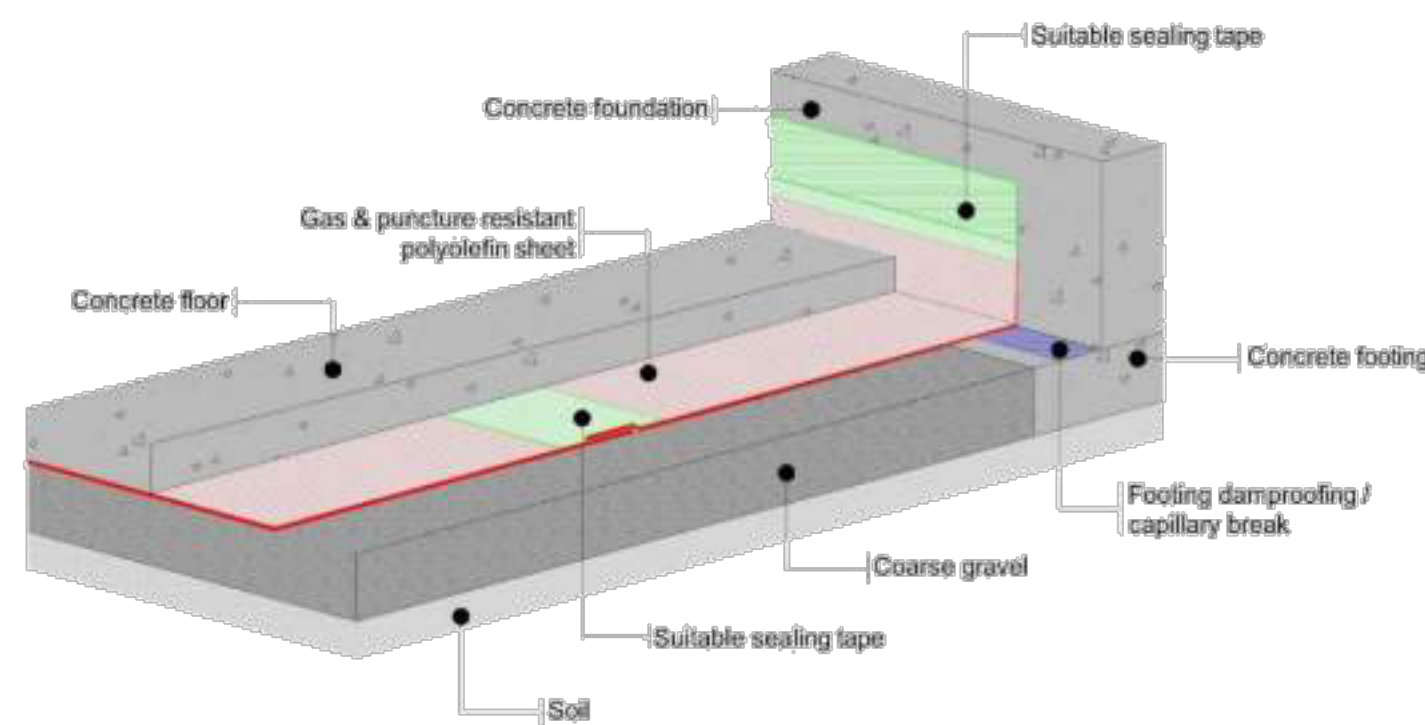


Figure 7.1.4.5.5 — Sealing sub-slab membrane vertically to concrete foundation wall

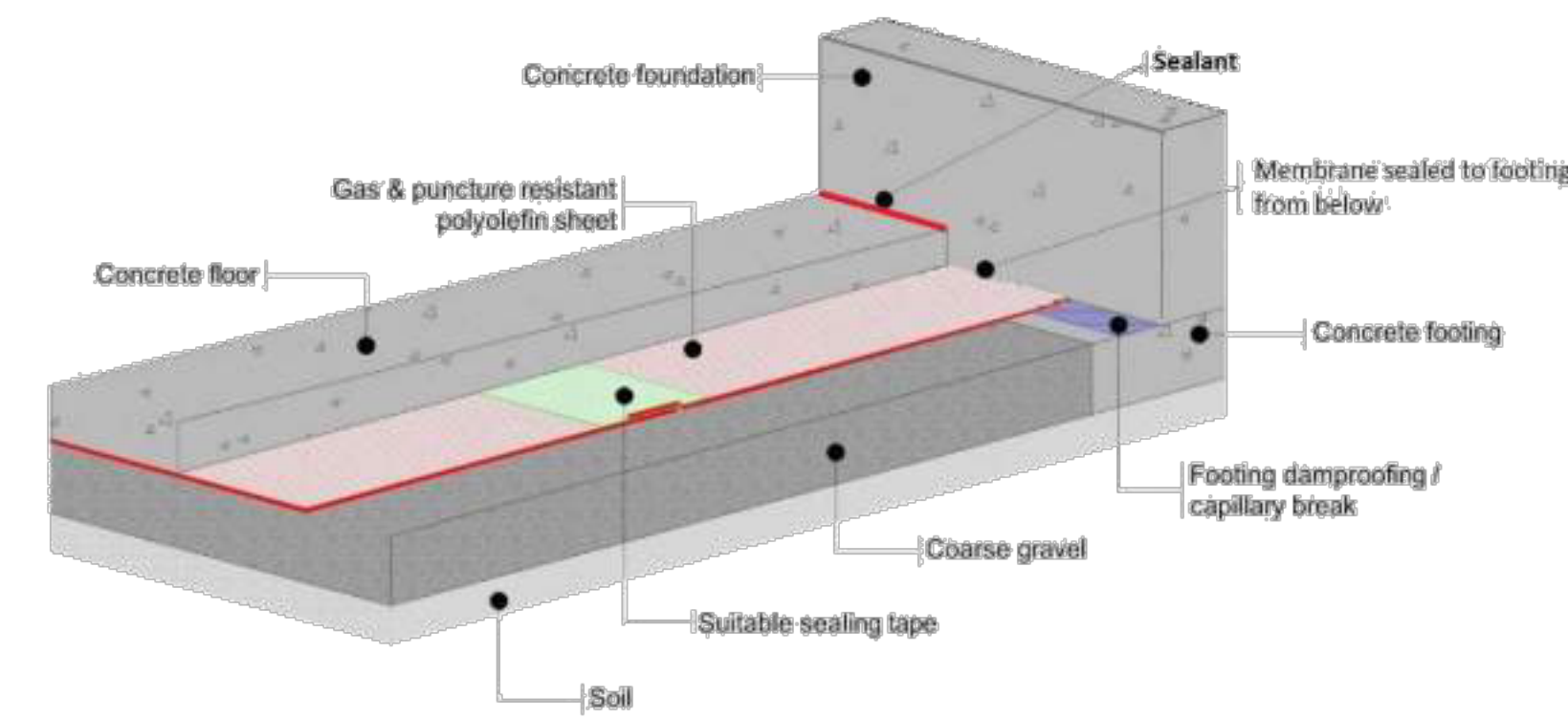


Figure 7.1.4.5.6 — Sealing sub-slab membrane horizontally to concrete footing prior to slab pour and of the slab/wall expansion joint after the slab pour

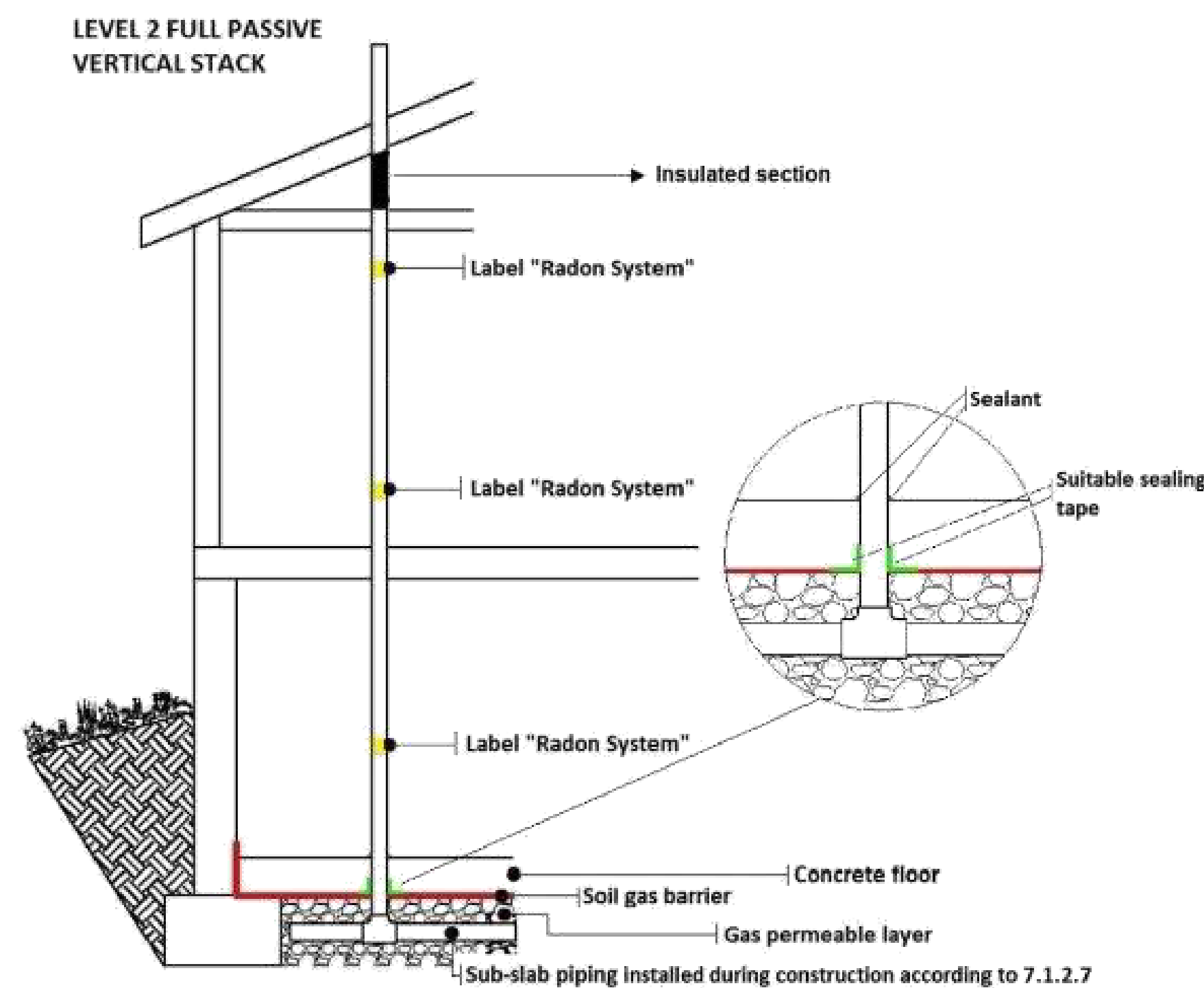


Figure 7.2b — Level 2 — Full passive vertical radon stack

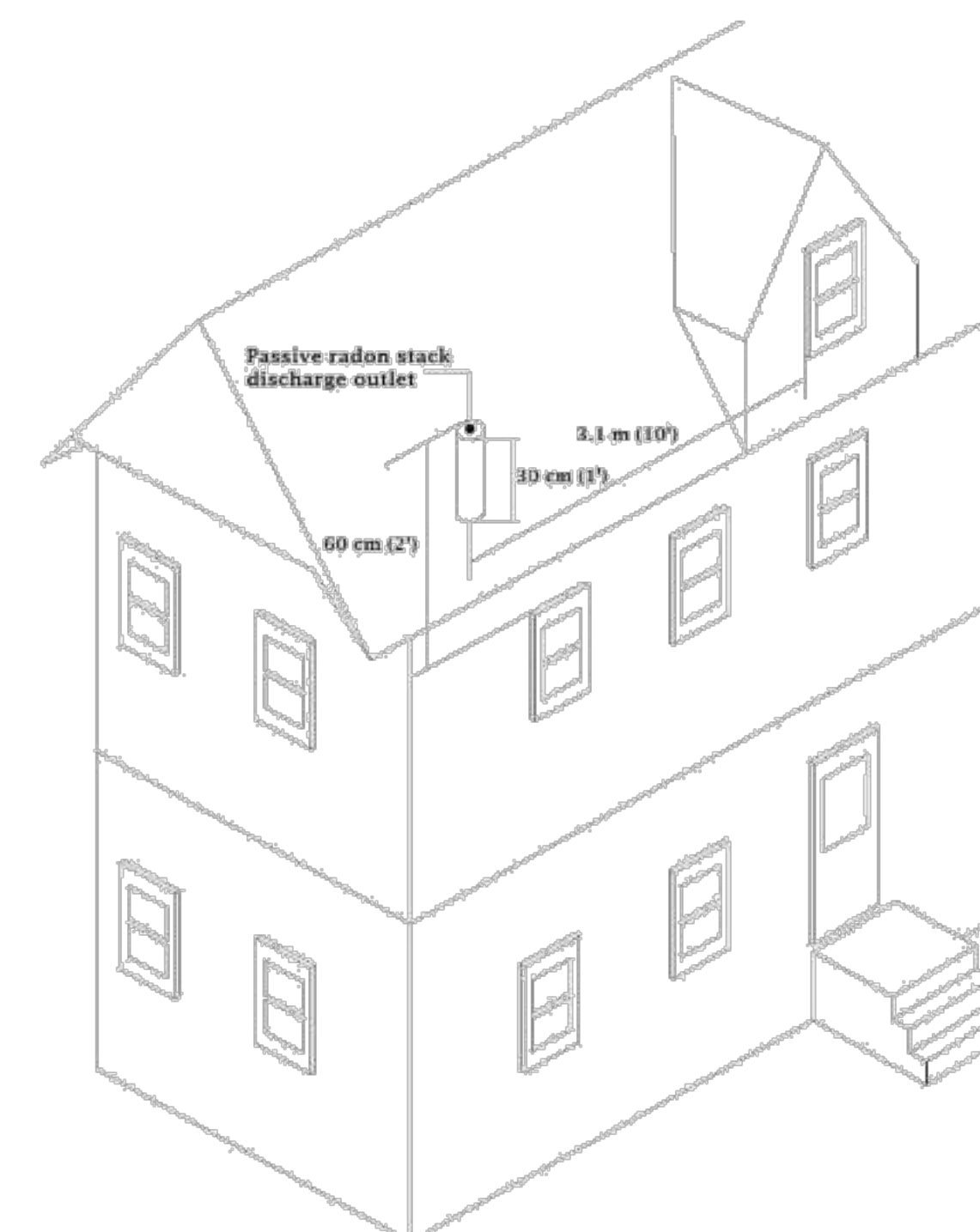


Figure 7.2.4.6 — Conceptual illustration of rooftop passive stack discharge geometry showing proximity to windows and height above roof

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DRAWING NAME:
RADON DETAILS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
NOV. 08, 2024
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D2