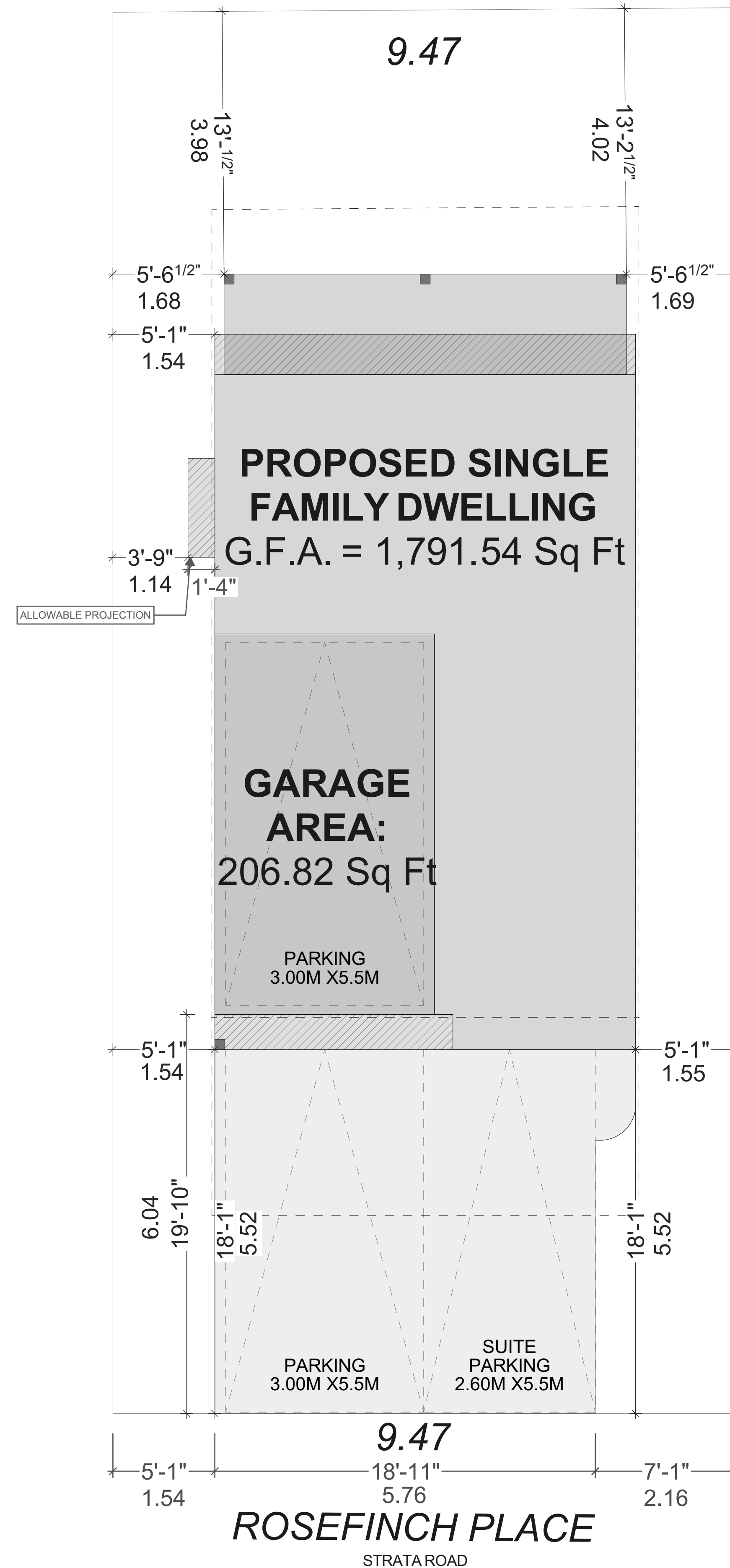


PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Zoning	RS1 - Langford	
Address	Strata Lot 9 - 920 Rosefinch Place	
Lot Size	201.36m ² (2,167.42 ft ²)	
	Proposed	Allowed
Lot coverage (Total)	36.98% 74.46m ²	50% 100.65m ²
Setbacks		
Front Setback	5.52m (18.11ft)	3.00m
Front <u>Garage</u> Setback	6.04m (19.82ft)	6.00m
Rear Setback	3.98m (13.06ft)	3.00m
Side Setback (East)	1.54m (5.05ft)	1.50m
Side Setback (West)	1.55m (5.09ft)	1.50m
Driveway Width	5.76m (18.90ft)	6.00m
Height		
Building Height	9.18m (30.12ft)	11.00m
Floor Area		
Suite Floor Area	33.75 m ² (363.29 ft ²)	
House Lower Floor Area	10.86 m ² (116.94 ft ²)	
Main Floor Area	58.46 m ² (629.29 ft ²)	
Upper Floor Area	63.36 m ² (682.02 ft ²)	
Total Gross Floor Area	166.44 m² (1791.54 ft²)	
Garage Area	19.21 m ² (206.82 ft ²)	



ADDRESS:
SL 9 - 920 ROSEFINCH PLACE,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

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

ISSUE DATE:
FEB 05, 2025
DRAWN BY:
LS
CHECKED BY:
KL

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



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.

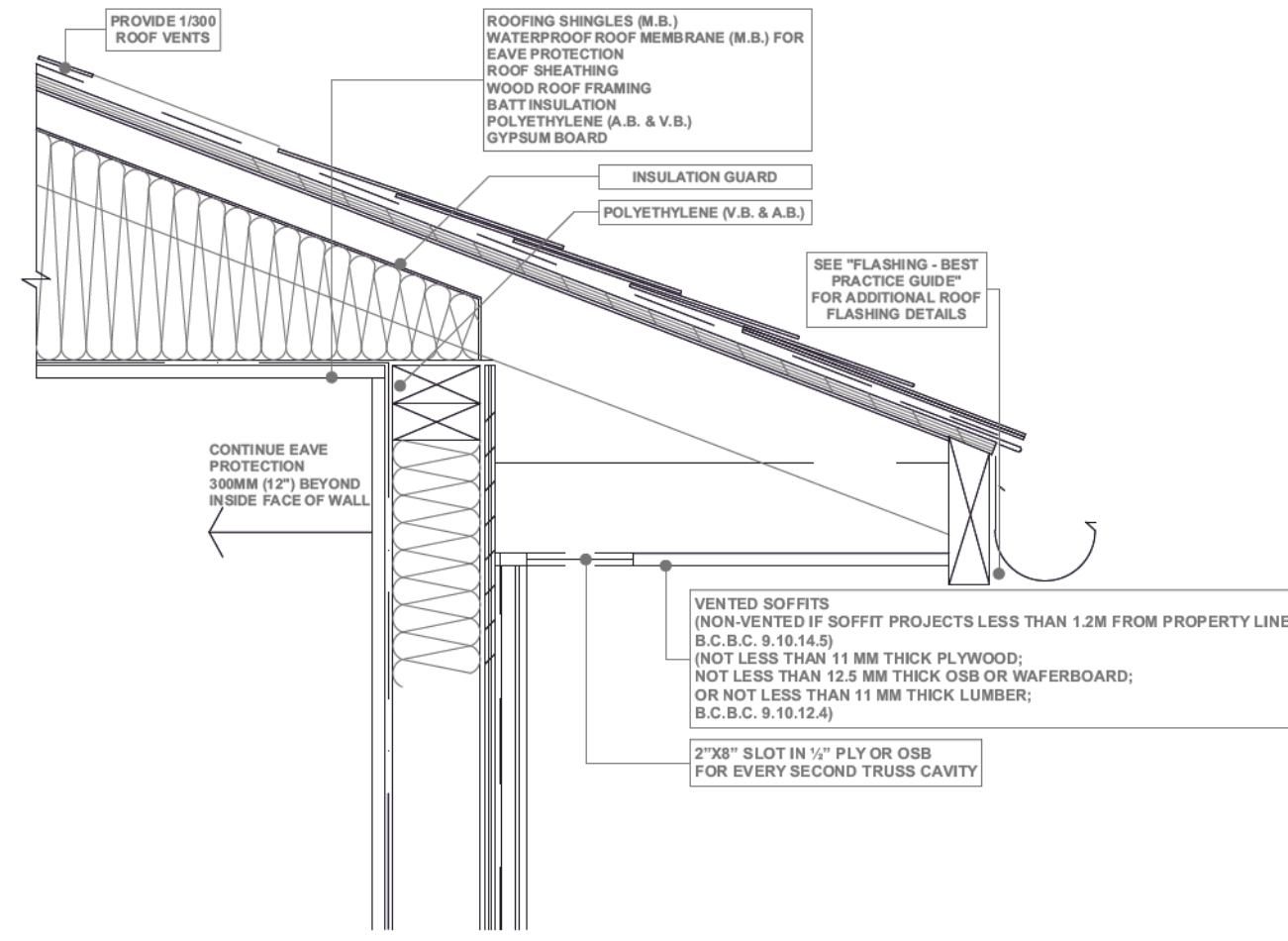
FLASHING
-ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR.
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR 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

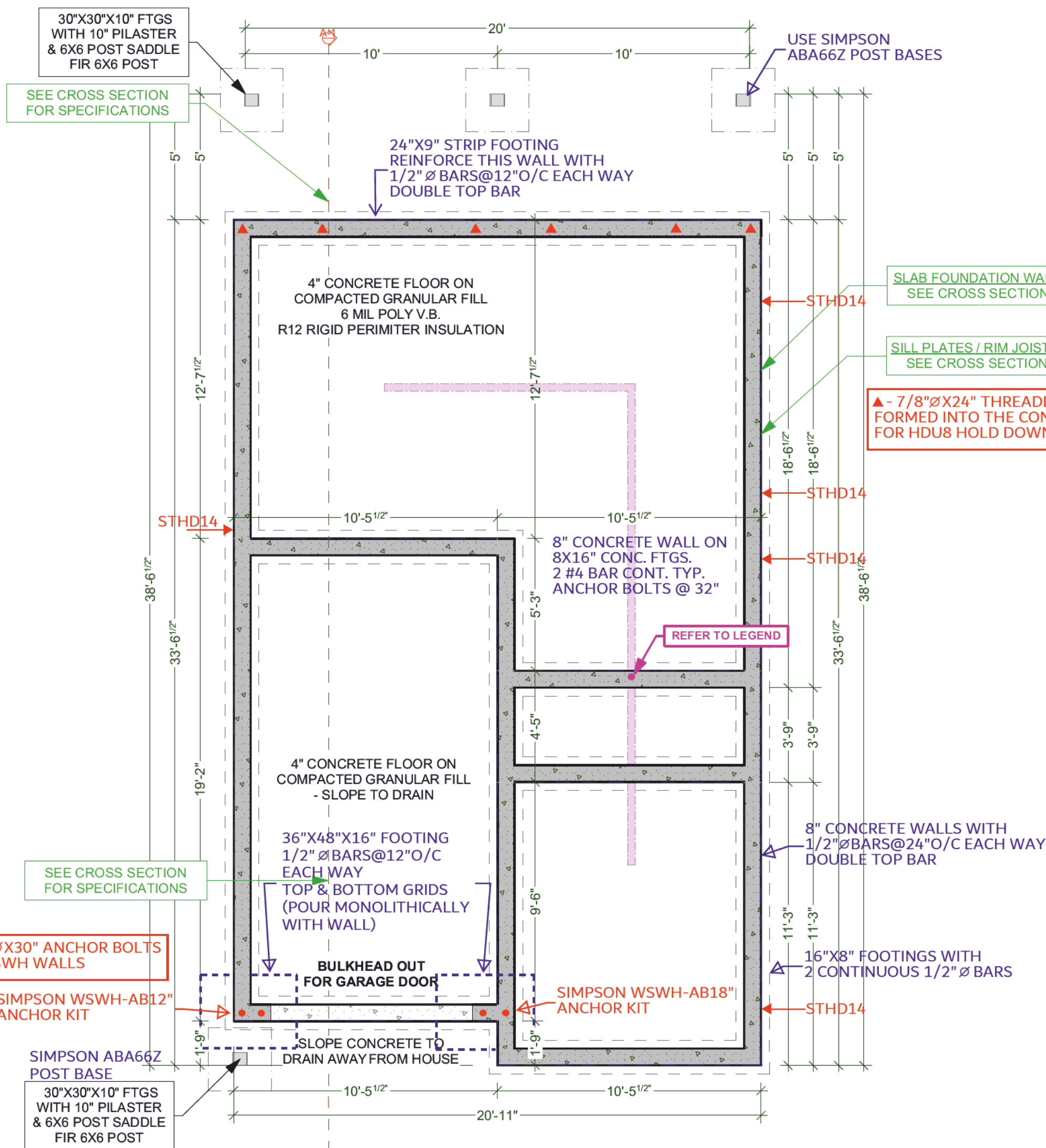
NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS.
-ANY HOUSE BUILT FROM THESE PLANS.

SHEET NUMBER

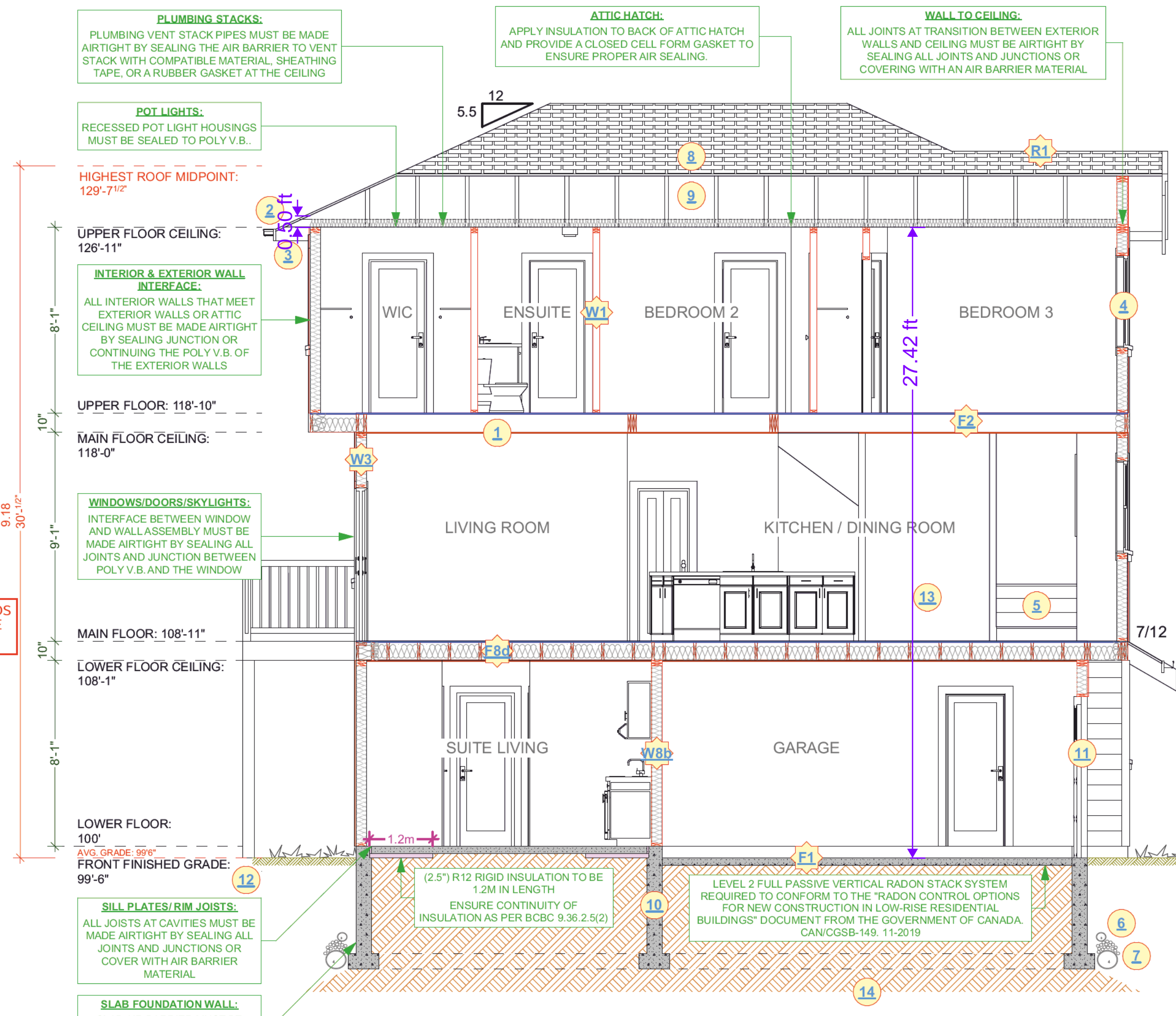
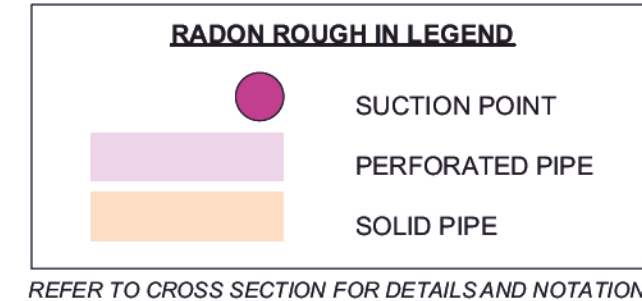
A1



SOFFIT DETAIL
SCALE: 1" = 1' - 0"



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



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

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	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
E2 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	W1 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
W1 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	W2 2X6 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)
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)	F1 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F1 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F2 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
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F3 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F4 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F4 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F5 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)
F5 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)	F6 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F6 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F7 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F7 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F8 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F8 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F9 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F9 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F10 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)
F10 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)	F11 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F11 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F12 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F12 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F13 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F13 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F14 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F14 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F15 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)
F15 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)	F16 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F16 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F17 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F17 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F18 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F18 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F19 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F19 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F20 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)
F20 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)	F21 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
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F22 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F23 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F23 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F24 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F24 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F25 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)
F25 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)	F26 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F26 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F27 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F27 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F28 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F28 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F29 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F29 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F30 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)
F30 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)	F31 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F31 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F32 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F32 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F33 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F33 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F34 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F34 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F35 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)
F35 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)	F36 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F36 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F37 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F37 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F38 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F38 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F39 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F39 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F40 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)
F40 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)	F41 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F41 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F42 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F42 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F43 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F43 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F44 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F44 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F45 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)
F45 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)	F46 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F46 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F47 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F47 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F48 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F48 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F49 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F49 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F50 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)
F50 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)	F51 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F51 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F52 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F52 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F53 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F53 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F54 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F54 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F55 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)
F55 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)	F56 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F56 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F57 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F57 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F58 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F58 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F59 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F59 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F60 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)
F60 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)	F61 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F61 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F62 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F62 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F63 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F63 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F64 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F64 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F65 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)
F65 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)	F66 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F66 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F67 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F67 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F68 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F68 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F69 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F69 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F70 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)
F70 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)	F71 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F71 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F72 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F72 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F73 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F73 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F74 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F74 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F75 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)
F75 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)	F76 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F76 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F77 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F77 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F78 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F78 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F79 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F79 2X6 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F80 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)
F80 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)	F81 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL
F81 4" CONCRETE FLOOR ON 6 MIL POLY V.B. COMPACTED GRANULAR FILL	F82 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.
F82 2X10 FLOOR JOIST 16" O.C. TYP. NAIL AND GLUE 3/4" T&G PLYWOOD X BRIDGING @ 6" O.C. TYP.	F83 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT
F83 2X4 FRAMING 16" O.C. TYP. 1/2" GWB FINISH THROUGHOUT	F84 2X6 FRAMING 1

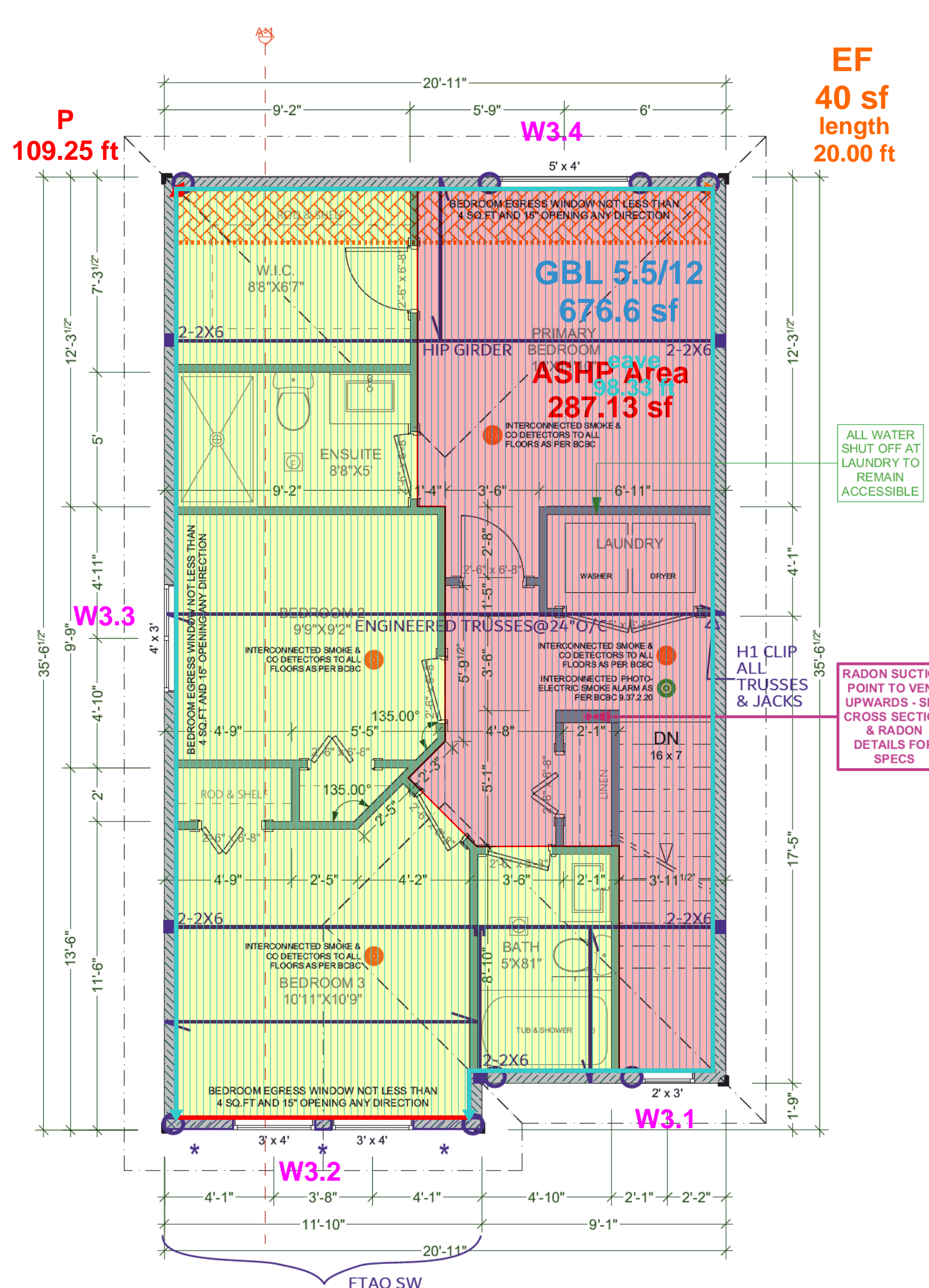
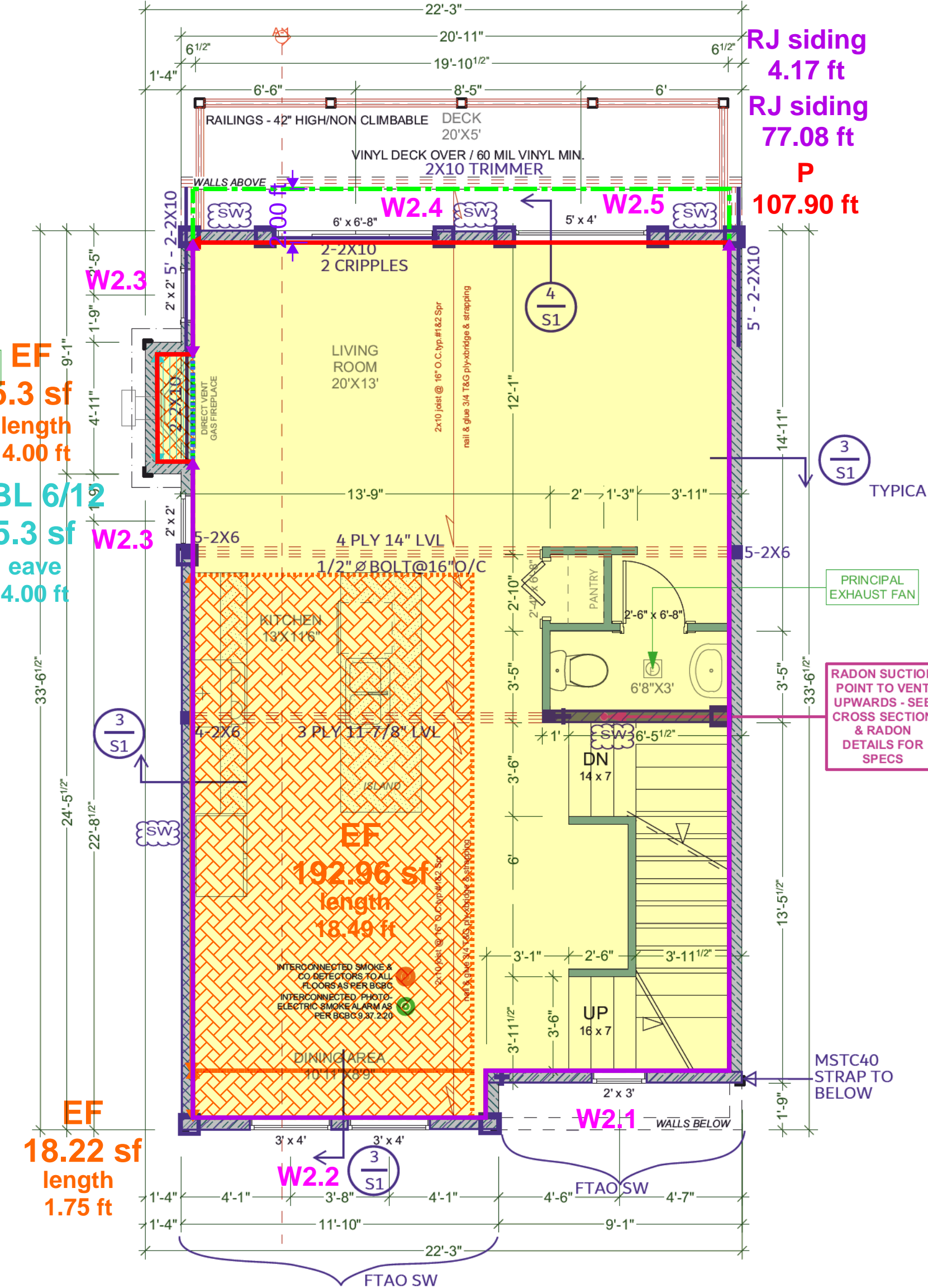
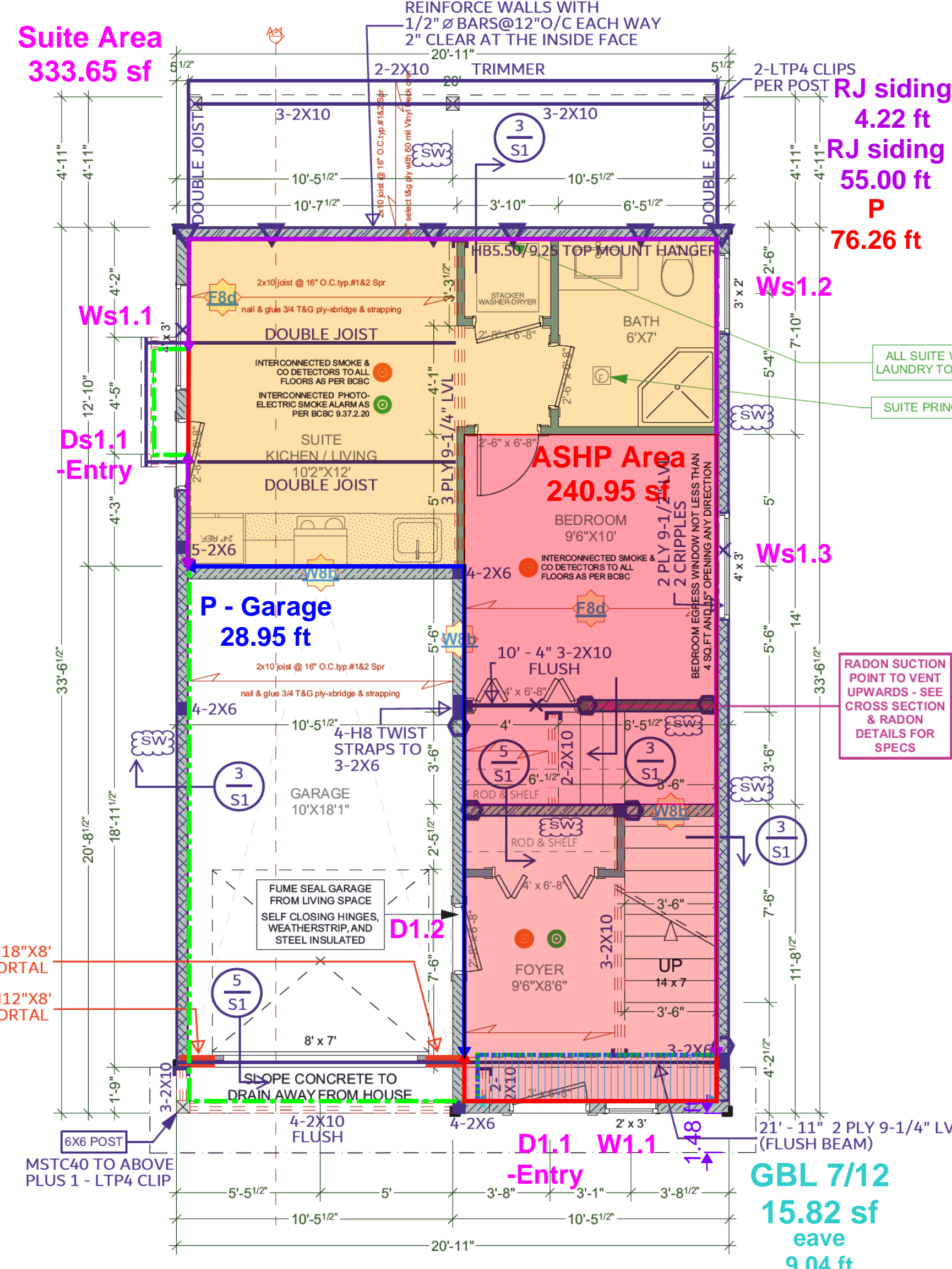
WALKOUT - h=8.083'
L = 105.21 ft
A = 440.6 sf

CONNECT THE DECK LEDGER TO HOUSE WITH 3 ROWS OF 3-1/2" NAILS @ 8" O/C PLUS SIMPSON SDS 1/4"X3-1/2" SCREWS @ 8" O/C STAGGERED.

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

UPPER - h=8.083'
L = 109.25 ft
A = 676.6 sf

Suite Area
333.65 sf



LOWER FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
 LOWER FLOOR AREA: 116.94 sq ft
 SUITE FLOOR AREA: 363.29 sq ft
 TOTAL FLOOR AREA: 480.23 sqft
 GARAGE AREA: 206.82 sq ft

MAIN FLOOR PLAN (9'-0 3/4" WALLS)

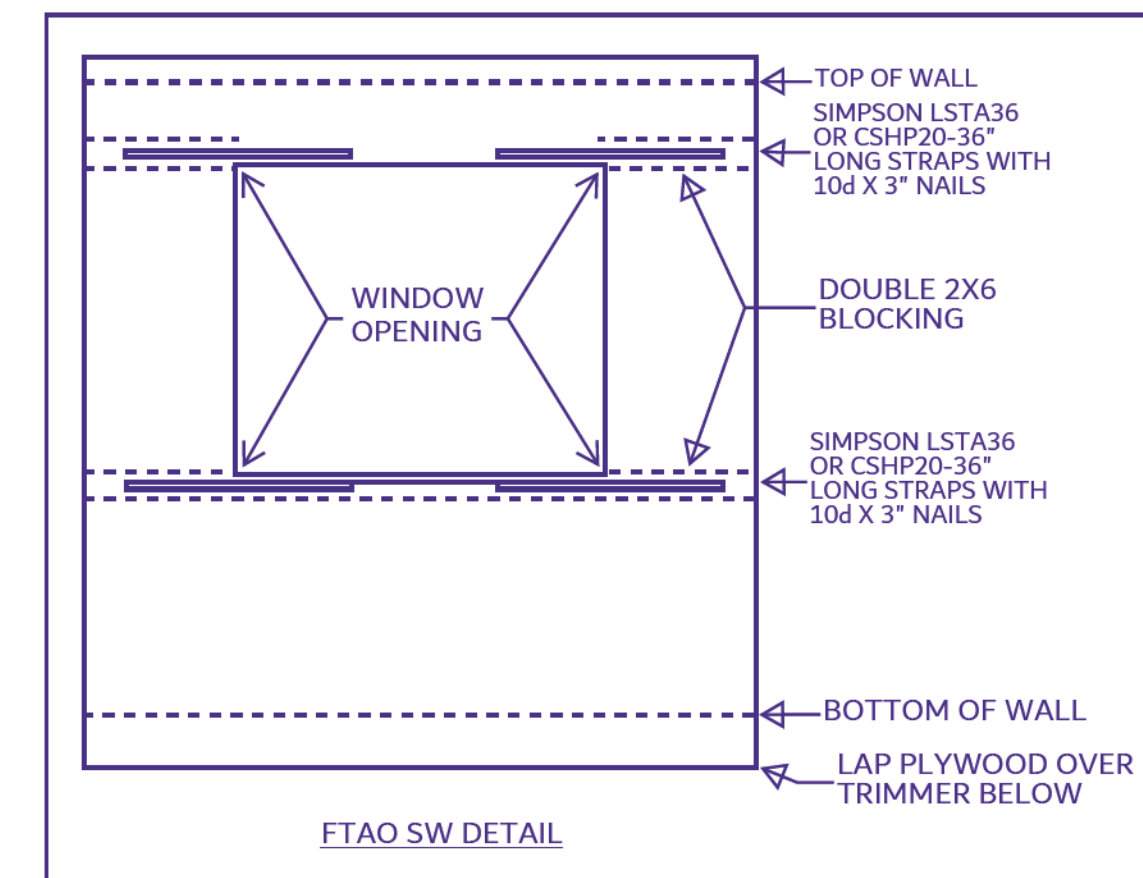
SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 629.29 sq ft

UPPER FLOOR PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
 UPPER FLOOR AREA: 682.02 sq ft

<p>DEMISING WALL: (6MM AS PER W88 - 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</p>	<p>DEMISING FLOOR: (30MM AS PER F80 - TABLE A-9.10.3.1.B) • SUBFLOOR OF 15.9MM PLYWOOD, OSB OR WAFERBOARD, OR 17MM TONGUE AND GROOVE LUMBER • WOOD JOISTS OR WOOD LAGERS SPACED MAX. OF 600MM O.C. • ABSORPTIVE MATERIAL IN CAVITY • RESILIENT METAL CHANNELS SPACED 600MM • 15.9MM TYPE "X" GYPSUM WALL BOARD</p>
--	---

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



EXTERIOR WALLS: 2X6@16"O.C.
 7/16" OSB WITH 2-1/2" NAILS@6" THROUGHOUT -GAP EDGES 1/4"
 1/2"X8" ANCHOR BOLTS@32"O.C.
 SHEAR WALL (SW): 7/16" OSB -GAP EDGES 1/8"
 2-1/2" NAILS@3"O.C. AT EDGES
 2-1/2" NAILS@6"O.C.@INTERMEDIATE STUDS
 1/2"X8" ANCHOR BOLTS@16"O.C.
 PLACE ALL SHEETS HORIZONTALLY
 (ALL 2-1/2" NAILS = 0.131" SHANK)

SCOTT ENGINEERING INC.
 JOHN G. SCOTT, P.Eng.
 Structural Engineer
 148 ANIMOUS CRESCENT
 COLWOOD, BC V8B 5P5
 TEL: 250 893 1444
 jgscott@scottengr.com

SEE DETAILS ON PAGE S1
 ALL LINTELS ARE 2-2X10 (U.N.O.)

SYMBOL	DESCRIPTION	DETAIL
▽	NITS HOLD DOWN	(S1)
▽	HOUR HOLD DOWN WITH STUDS	(S1)
□	MSTC40	(S1)
○	GRK R55 SCREWS	(S1)
+	MSTC483	(S1)

ADDRESS: SL 9 - 920 ROSEFINCH PLACE, LANGFORD
 CUSTOMER: TEKLOCH HOMES LTD.

DRAWING NAME: LOWER, MAIN, & UPPER FLOOR PLANS
 DRAWING SCALE: SEE DRAWINGS

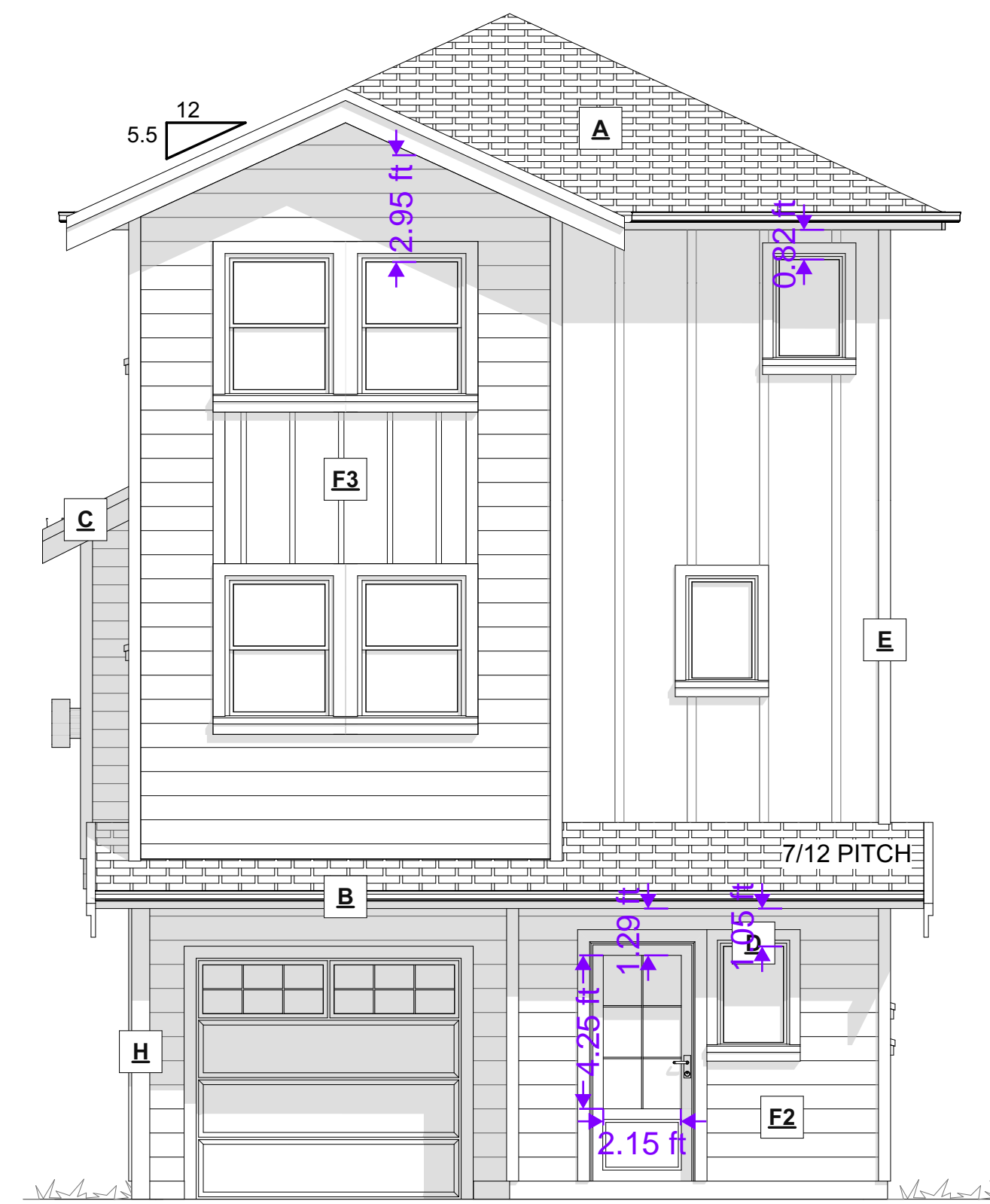
ISSUE DATE: FEB 05, 2025
 DRAWN BY: LS
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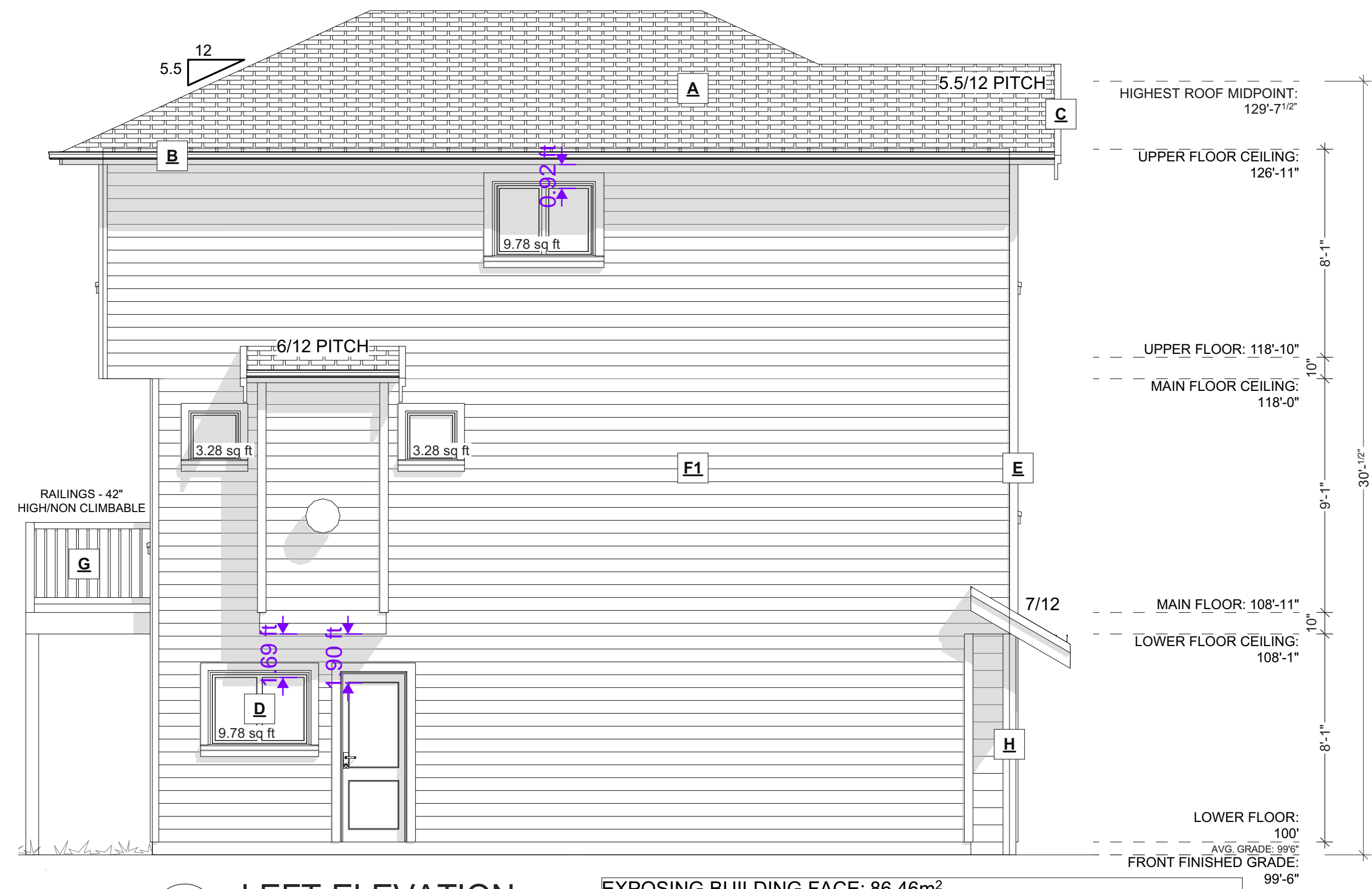
JAVA DESIGNS

SHEET NUMBER

A3



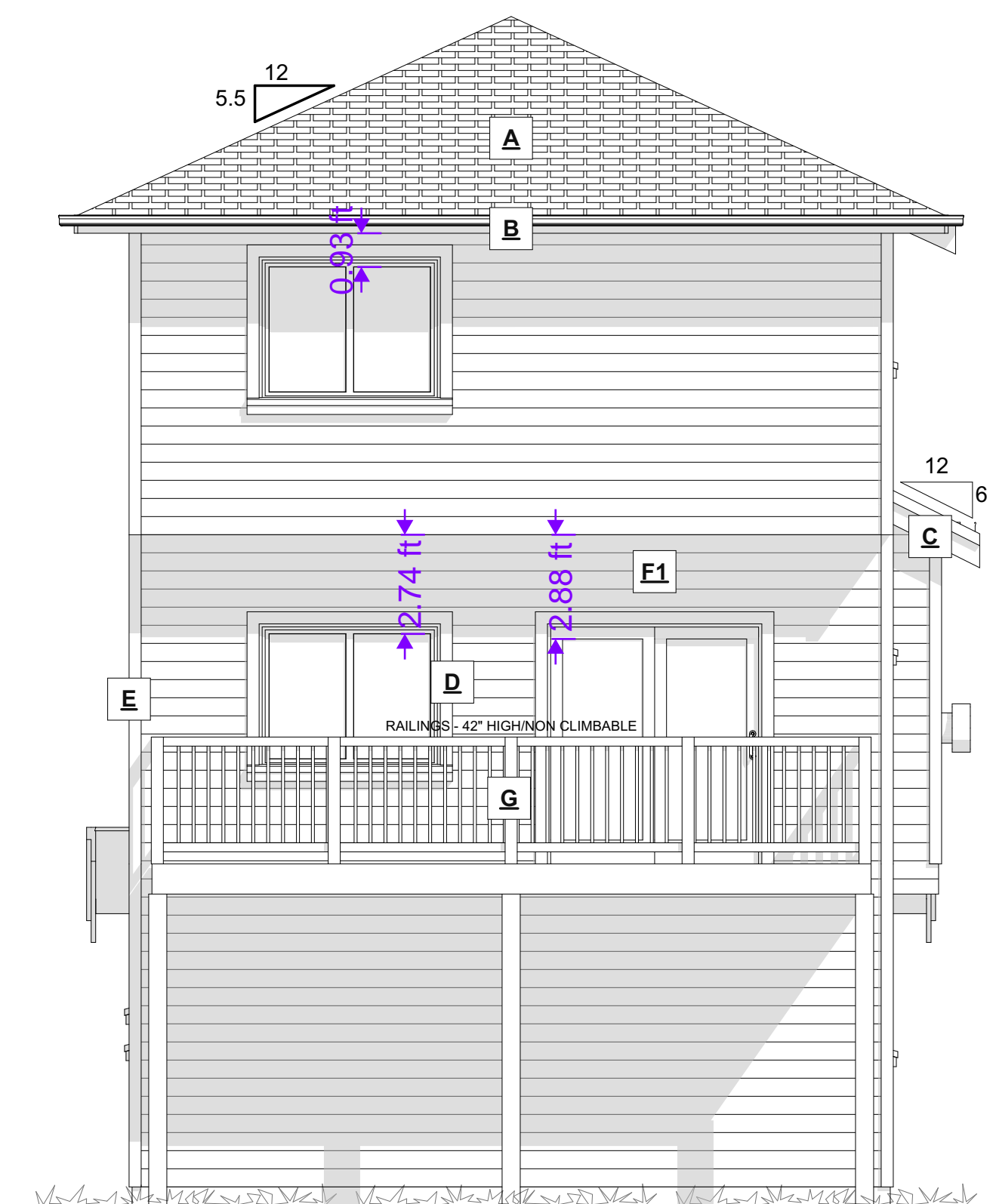
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



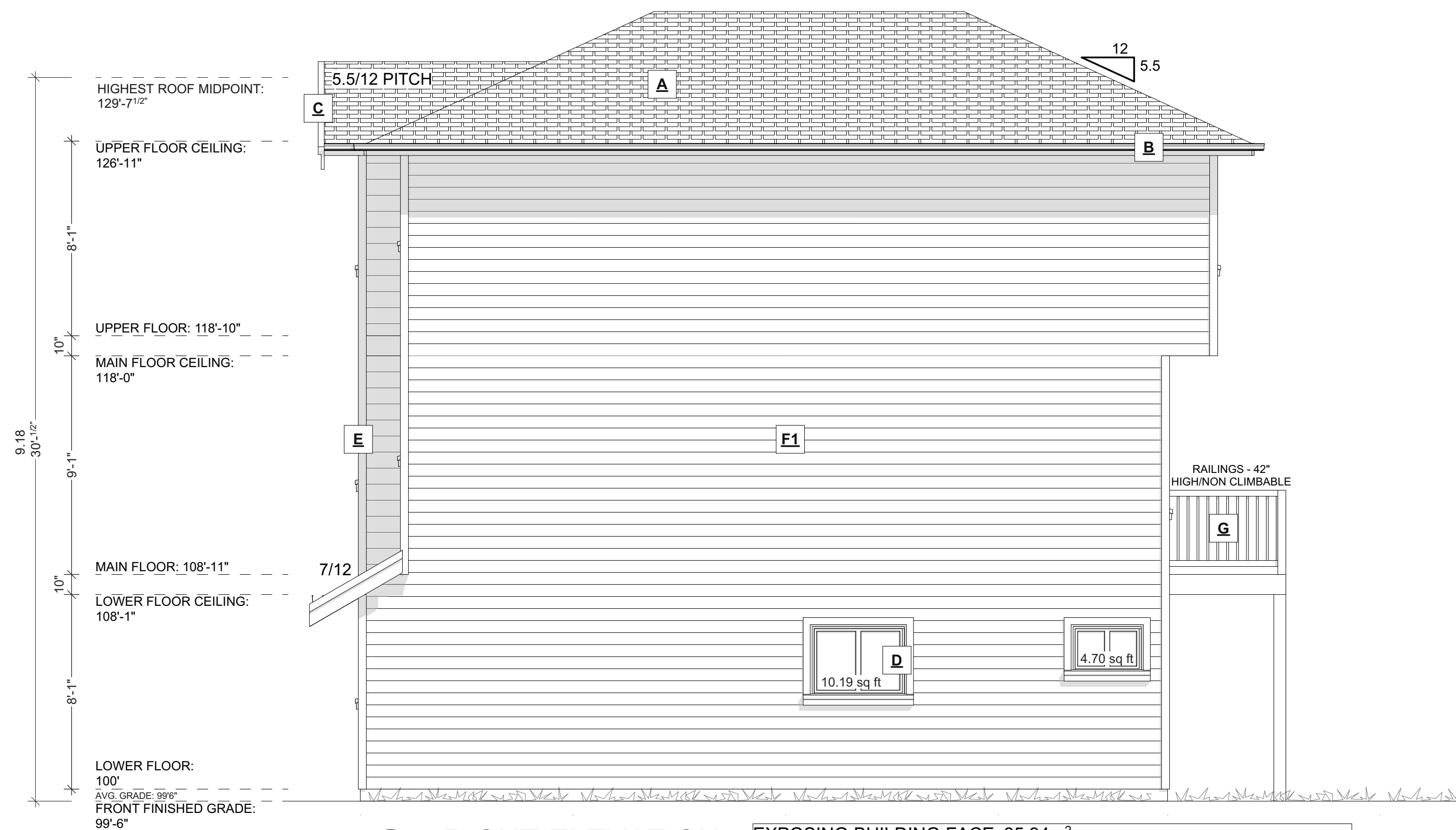
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 86.46m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 2.43m²
% GLAZED OPENINGS: 2.81%
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: 6.92m²

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 6" 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 RAILING:	RAILINGS - 42" HIGH/NON CLIMBABLE
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: 1.50m
AREA OF GLAZED OPENINGS: 1.30m²
% GLAZED OPENINGS: 1.51%
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: 6.88m²

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LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
ELEVATIONS
DRAWING SCALE:
SEE DRAWINGS

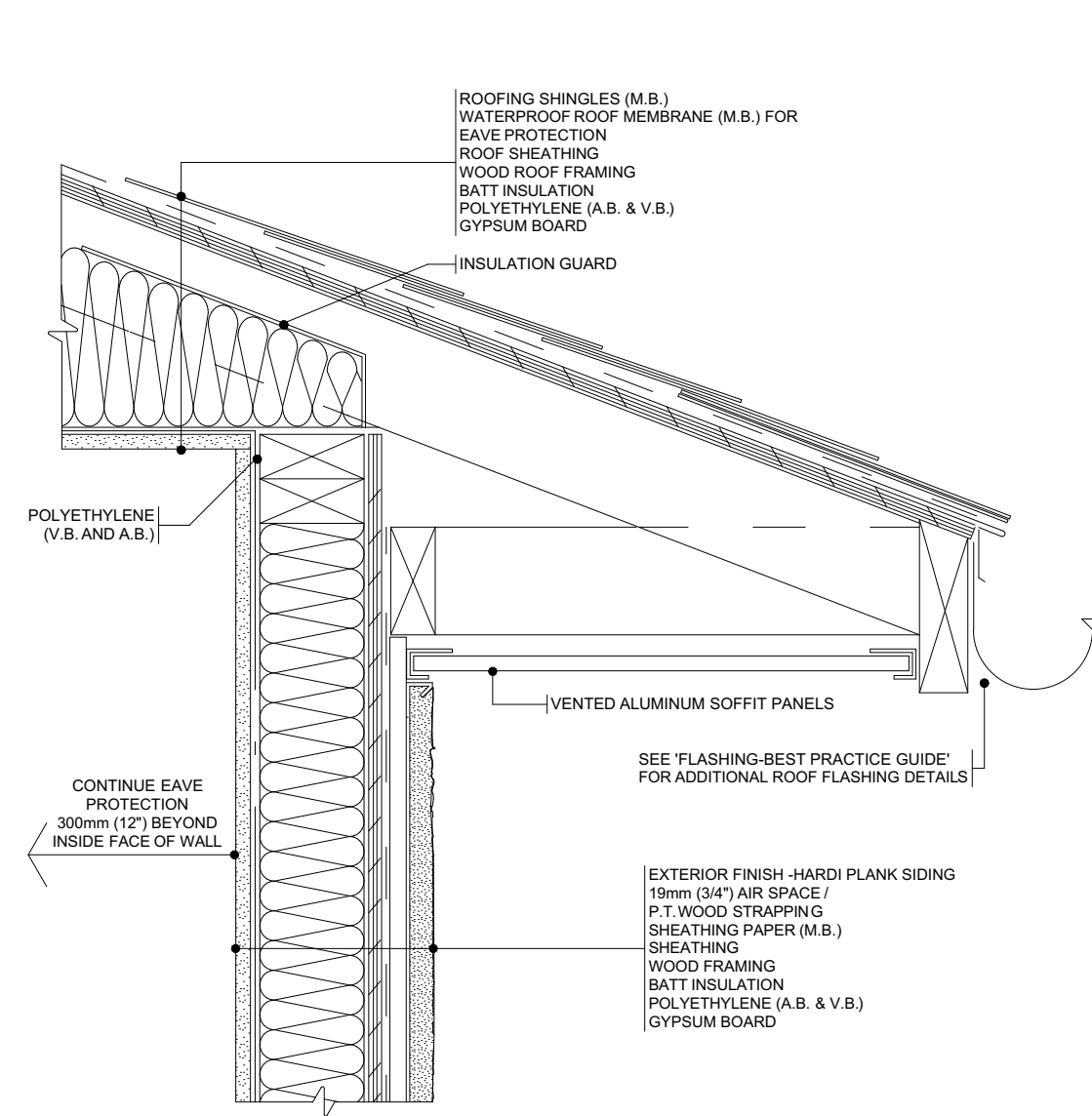
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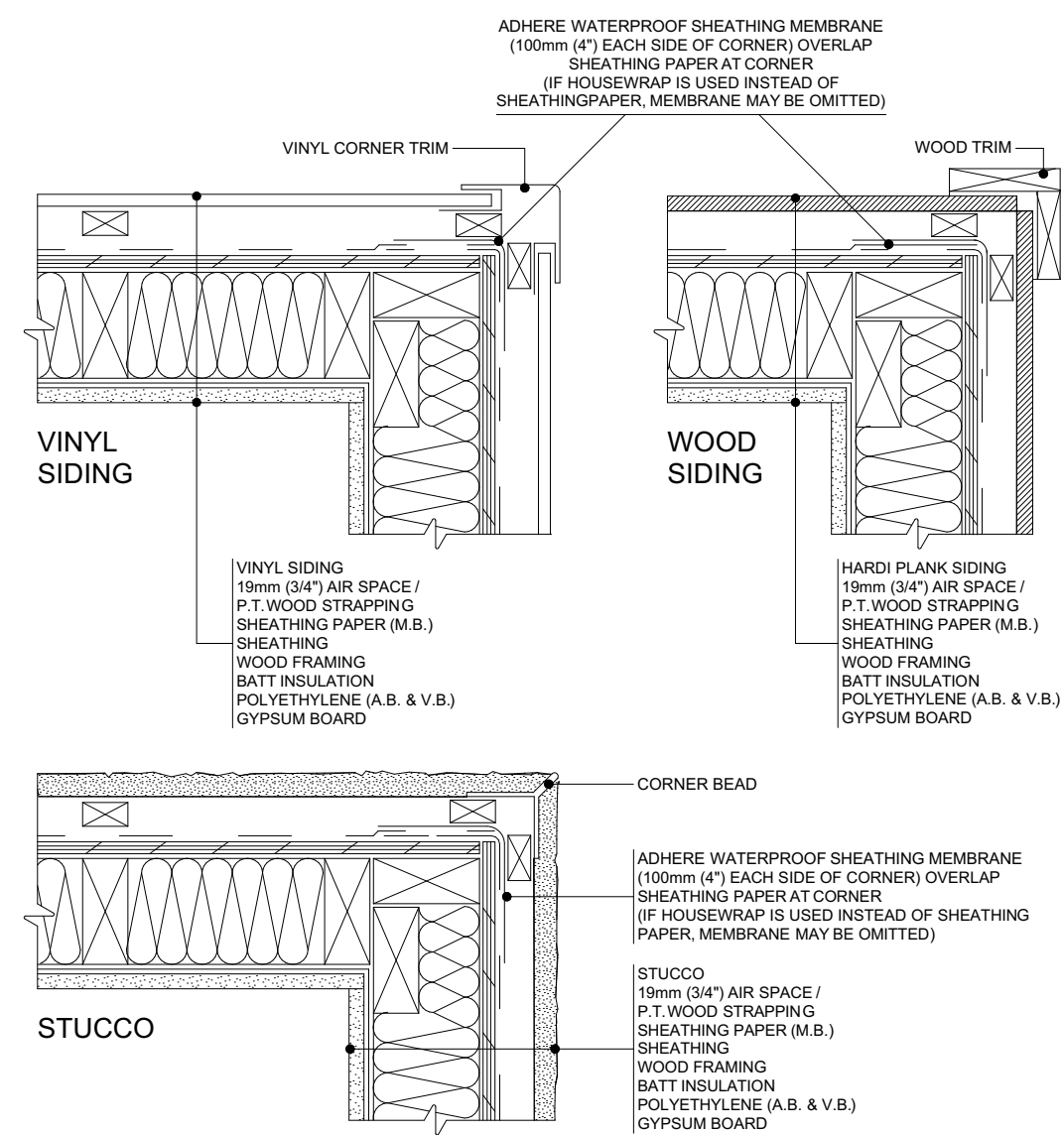
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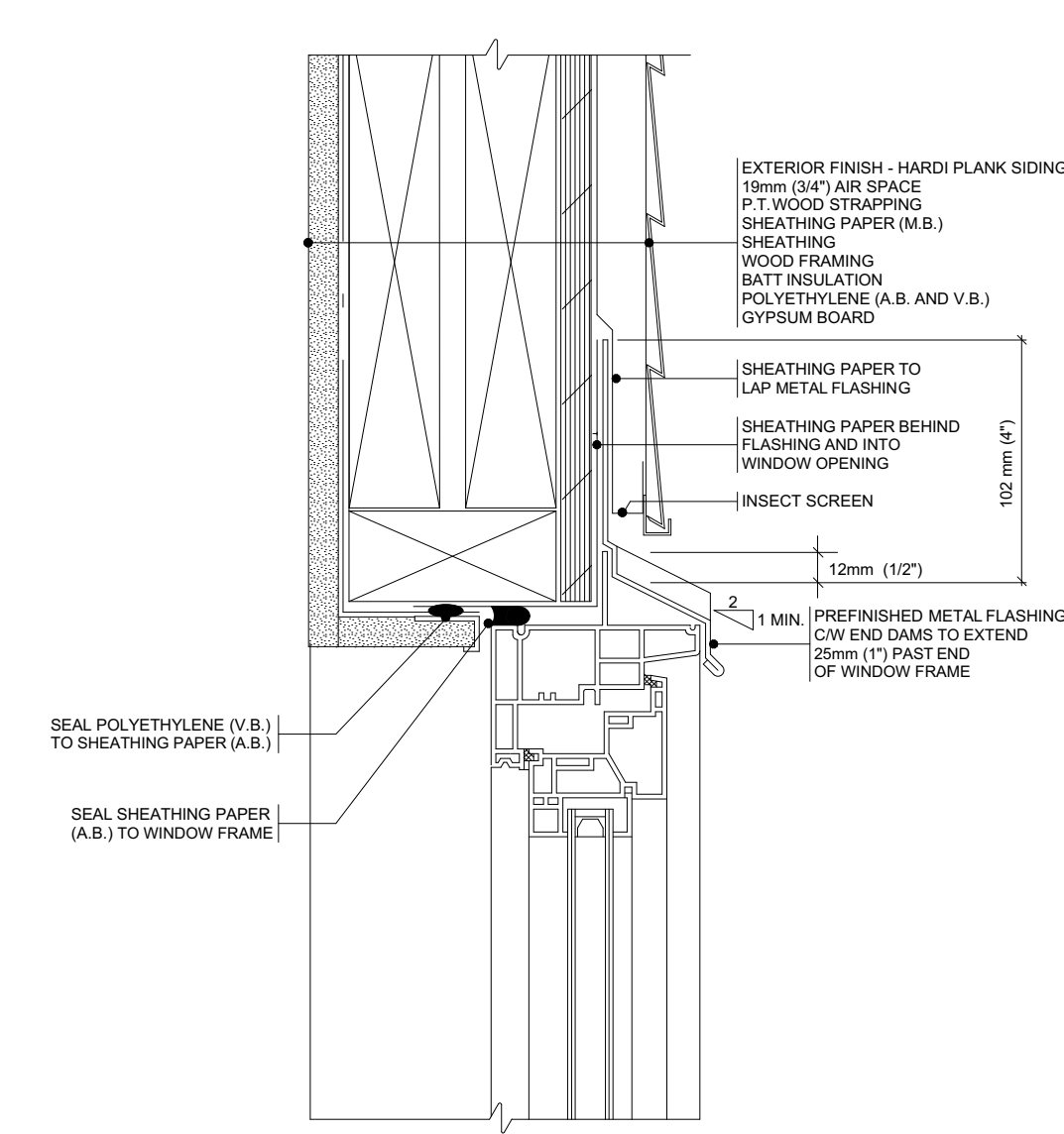
A4



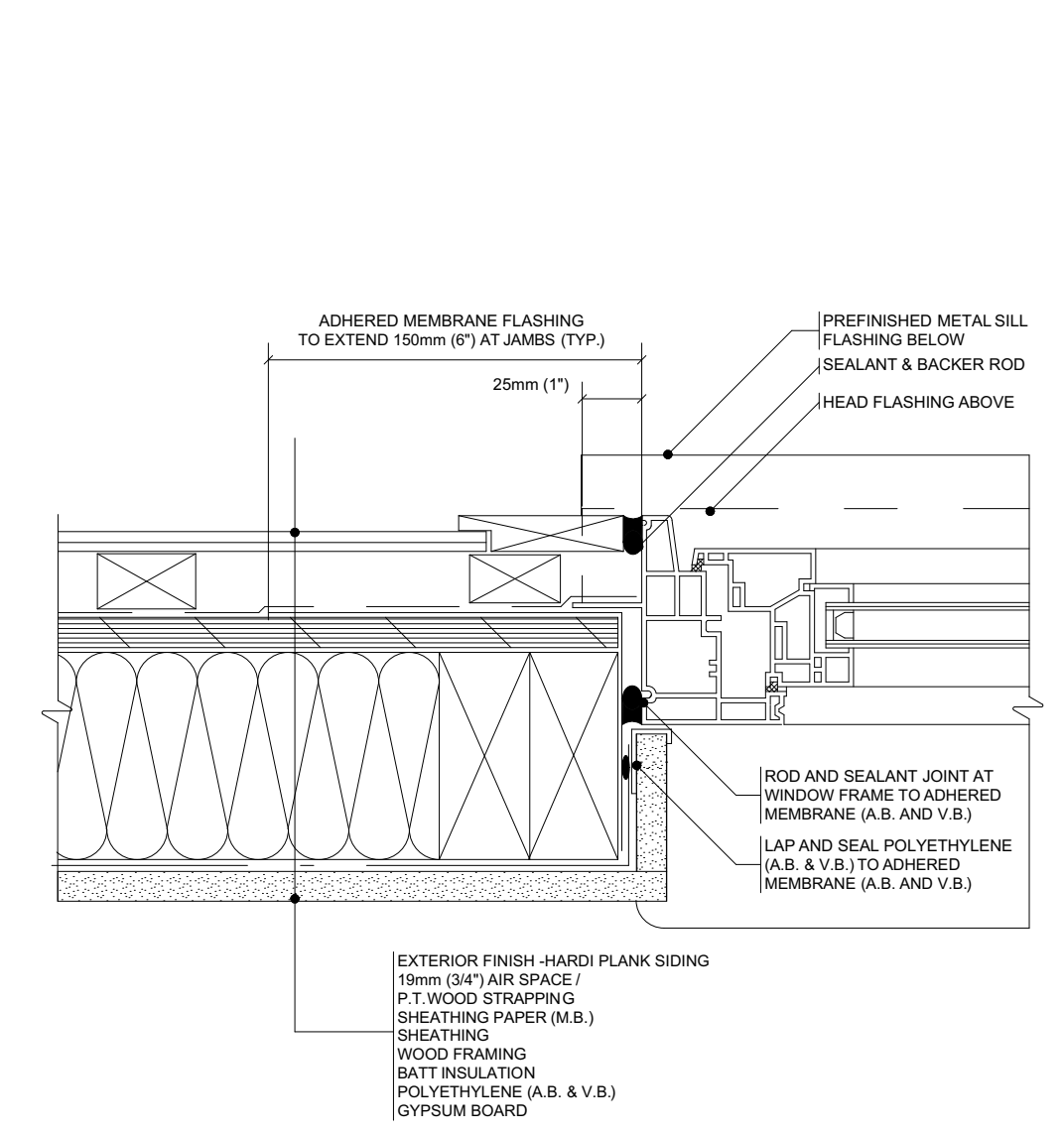
5 SPA
WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



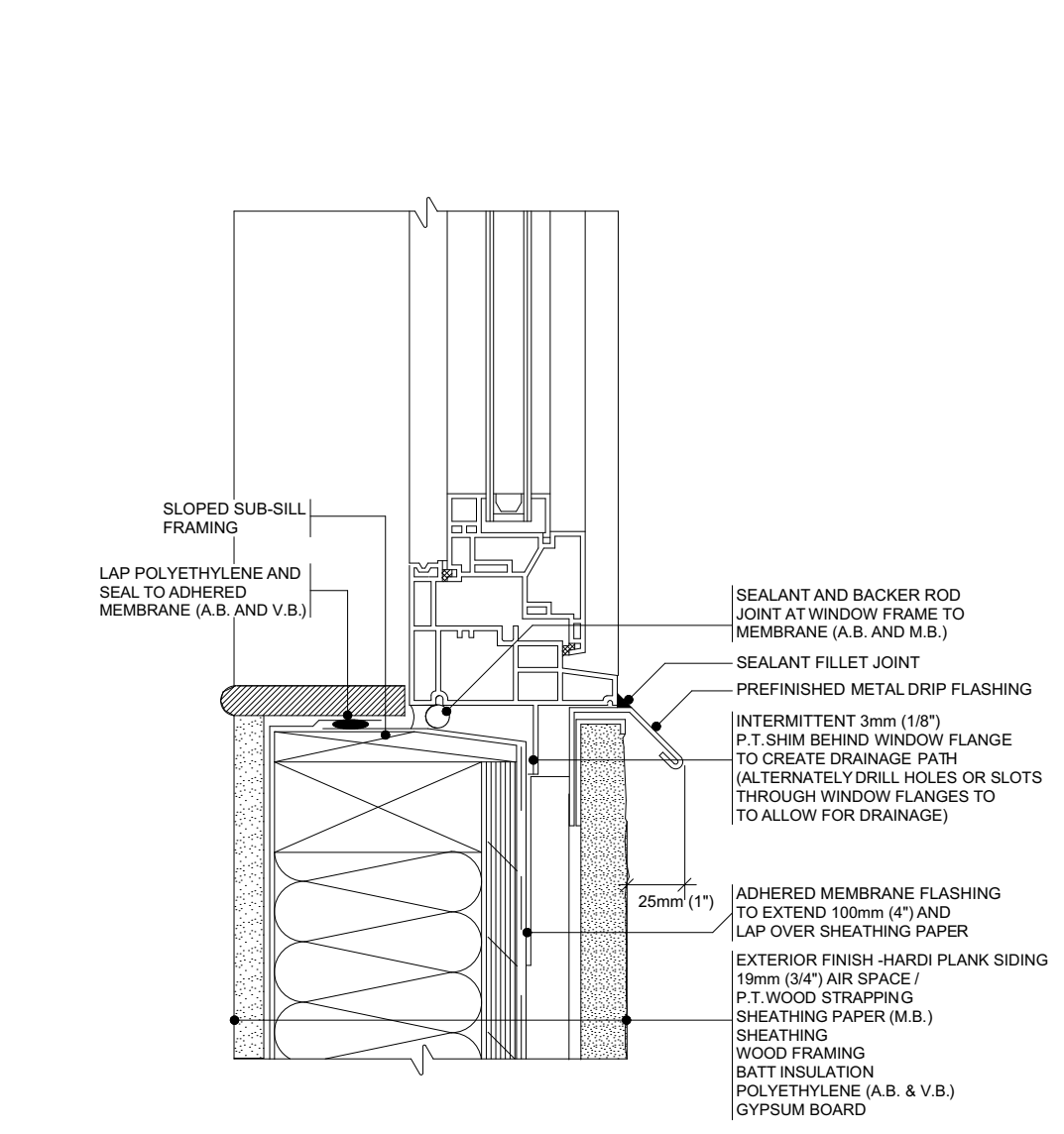
8 SPA
EXTERIOR CORNER
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



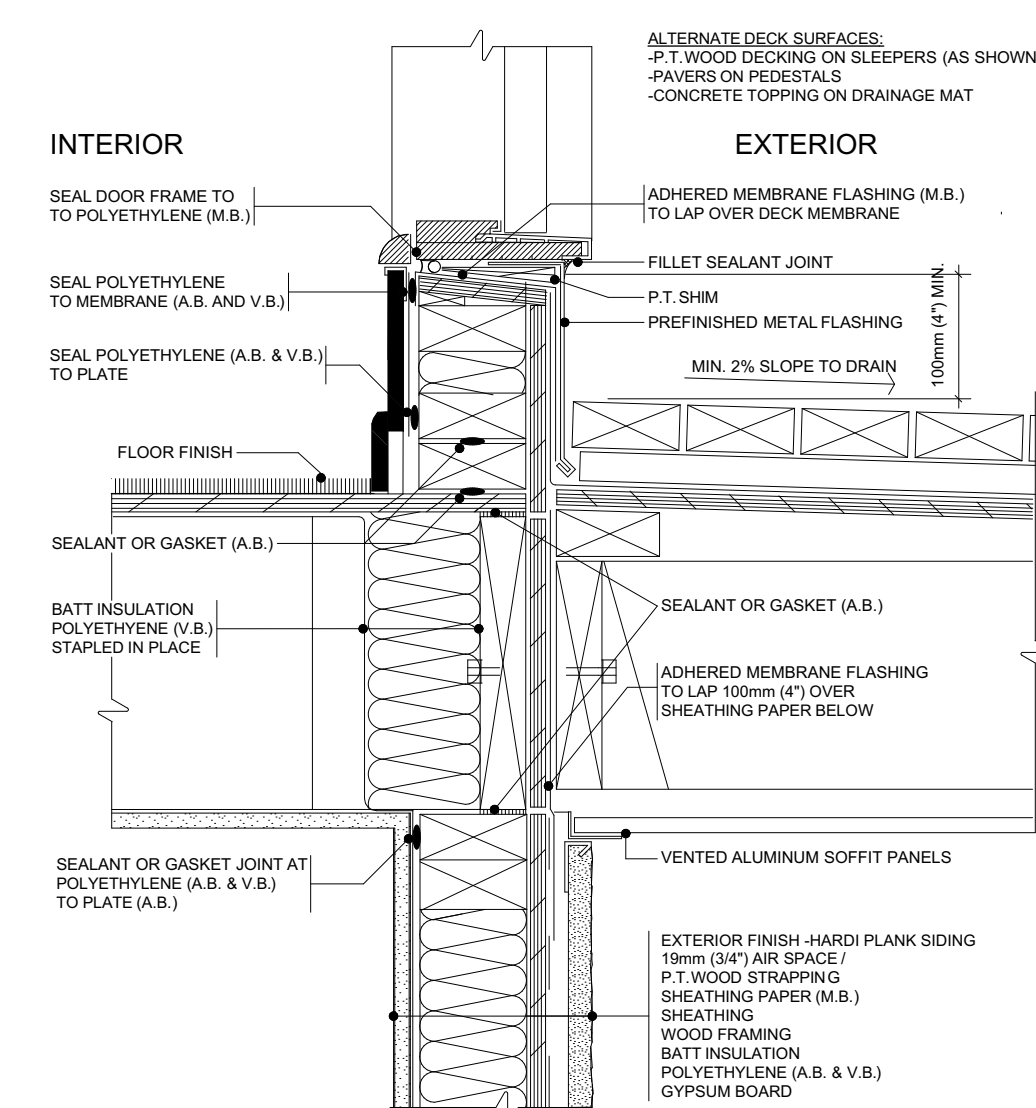
11 SPA
WINDOW HEAD
SEALED POLYETHYLENE APPROACH



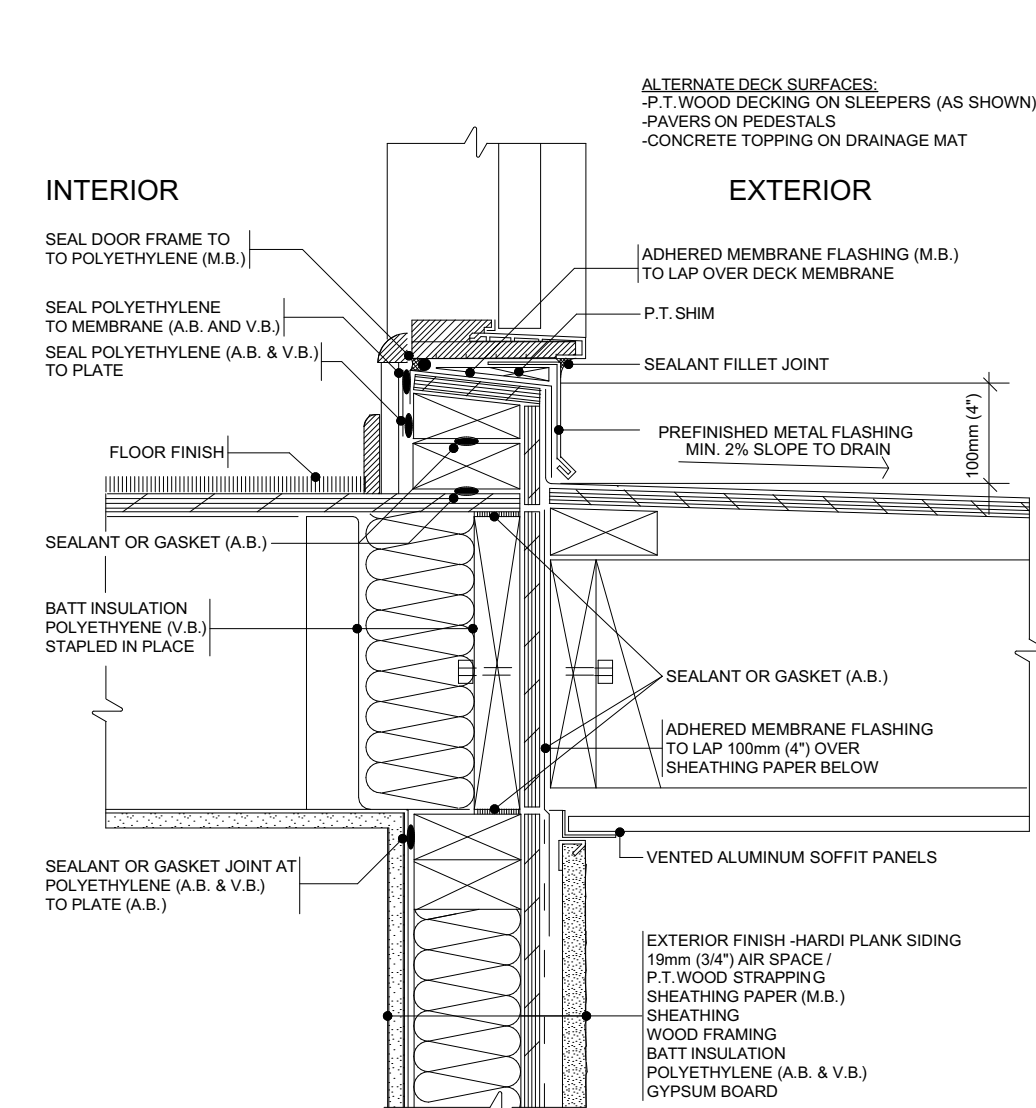
12 SPA
WINDOW JAMB
SEALED POLYETHYLENE APPROACH



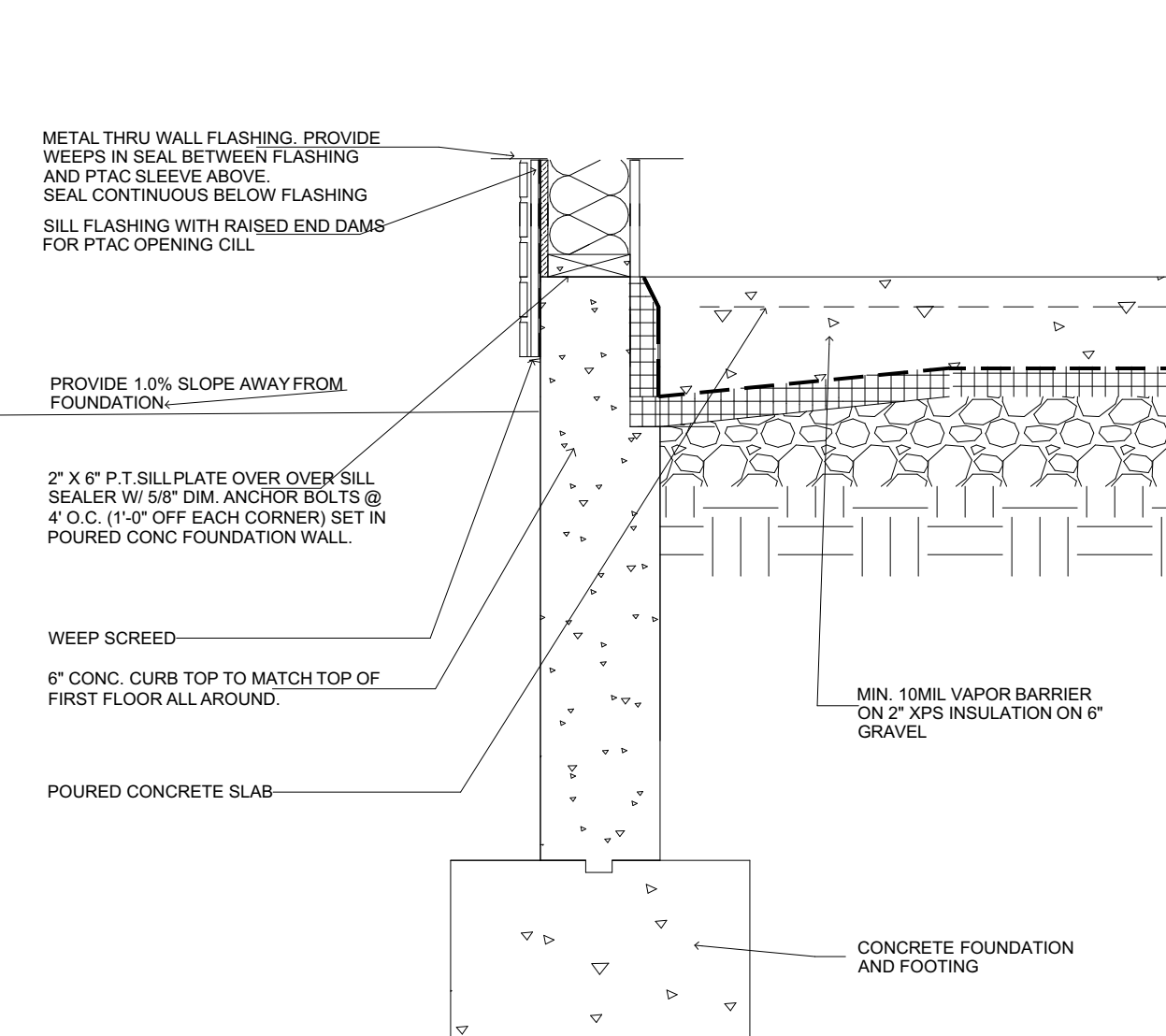
13 SPA
WINDOW SILL
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



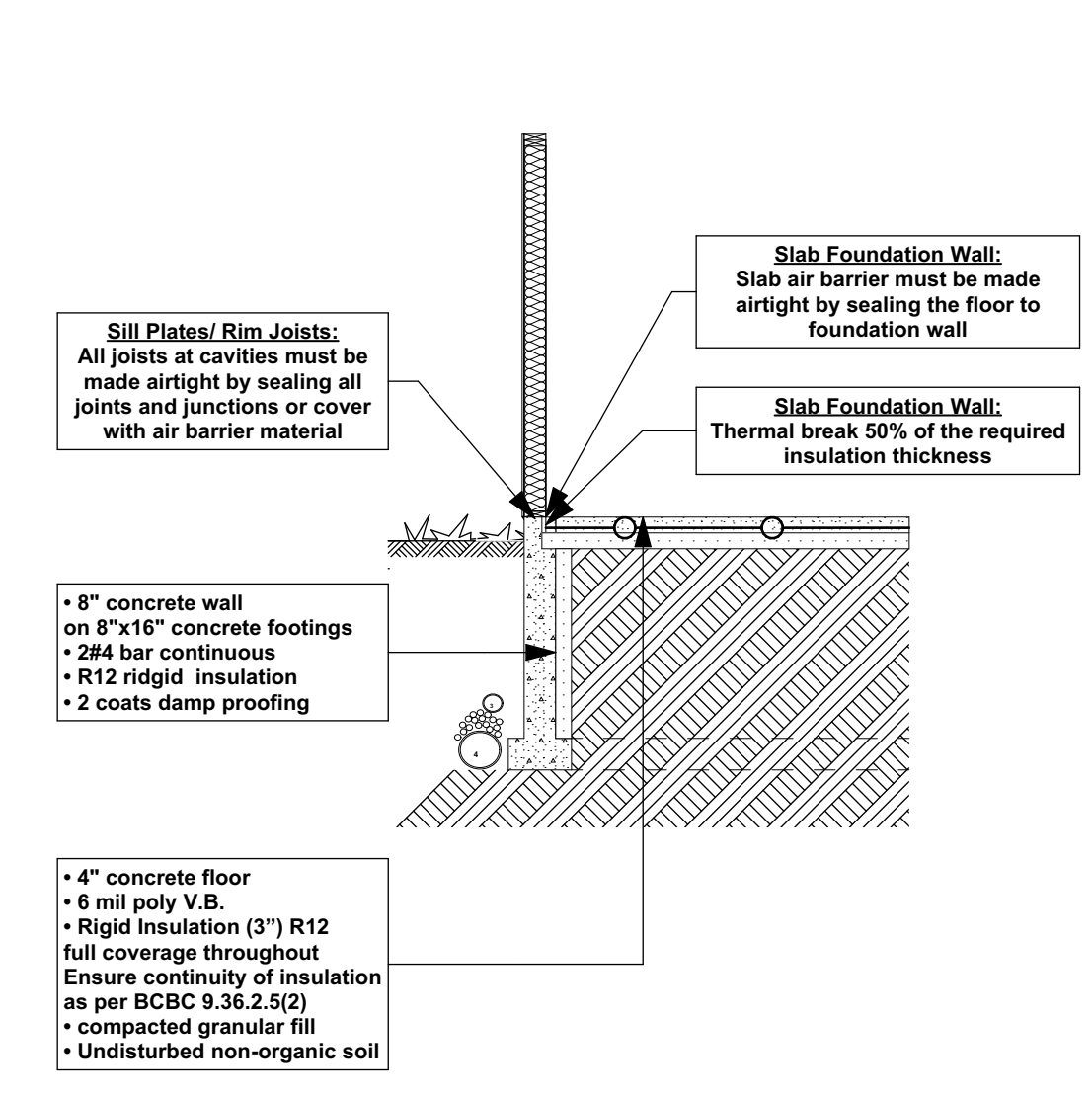
14 SPA
DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



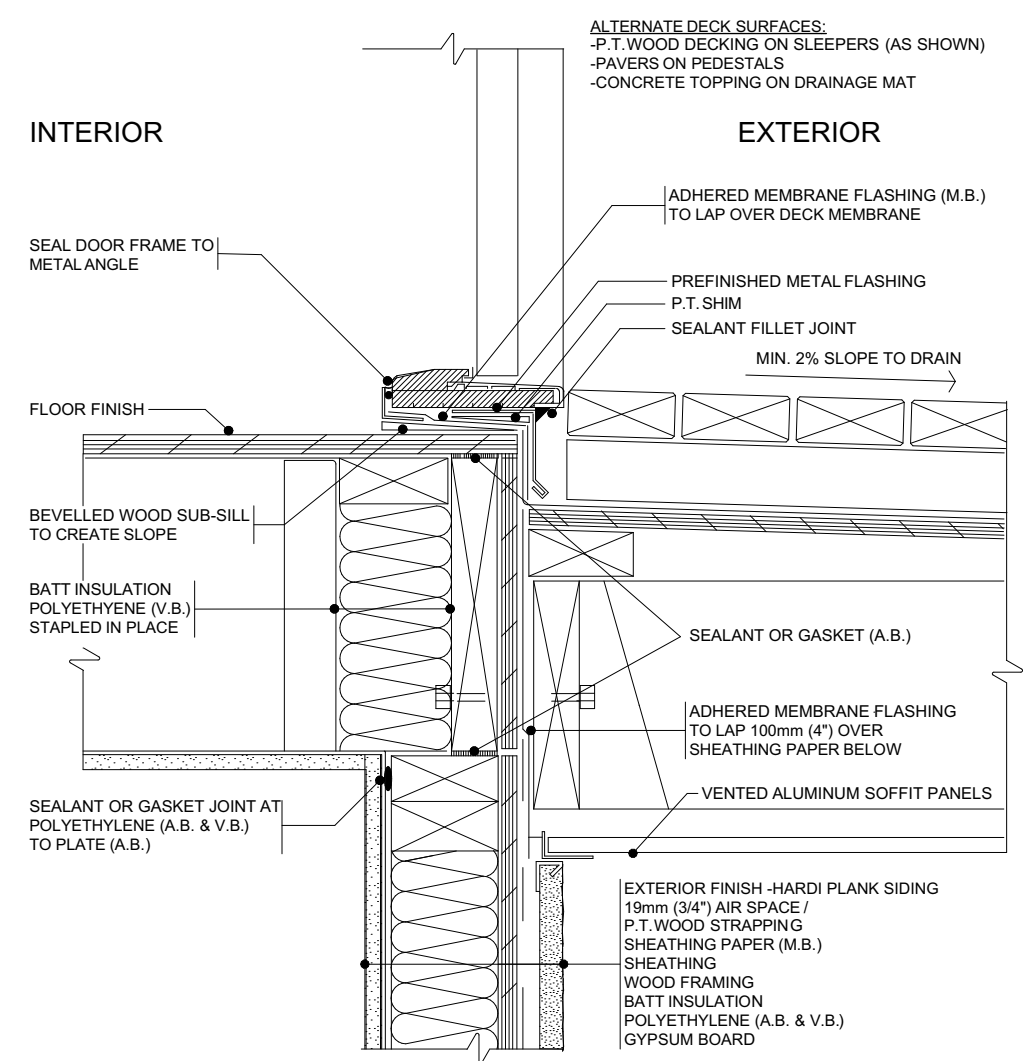
15 SPA
DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



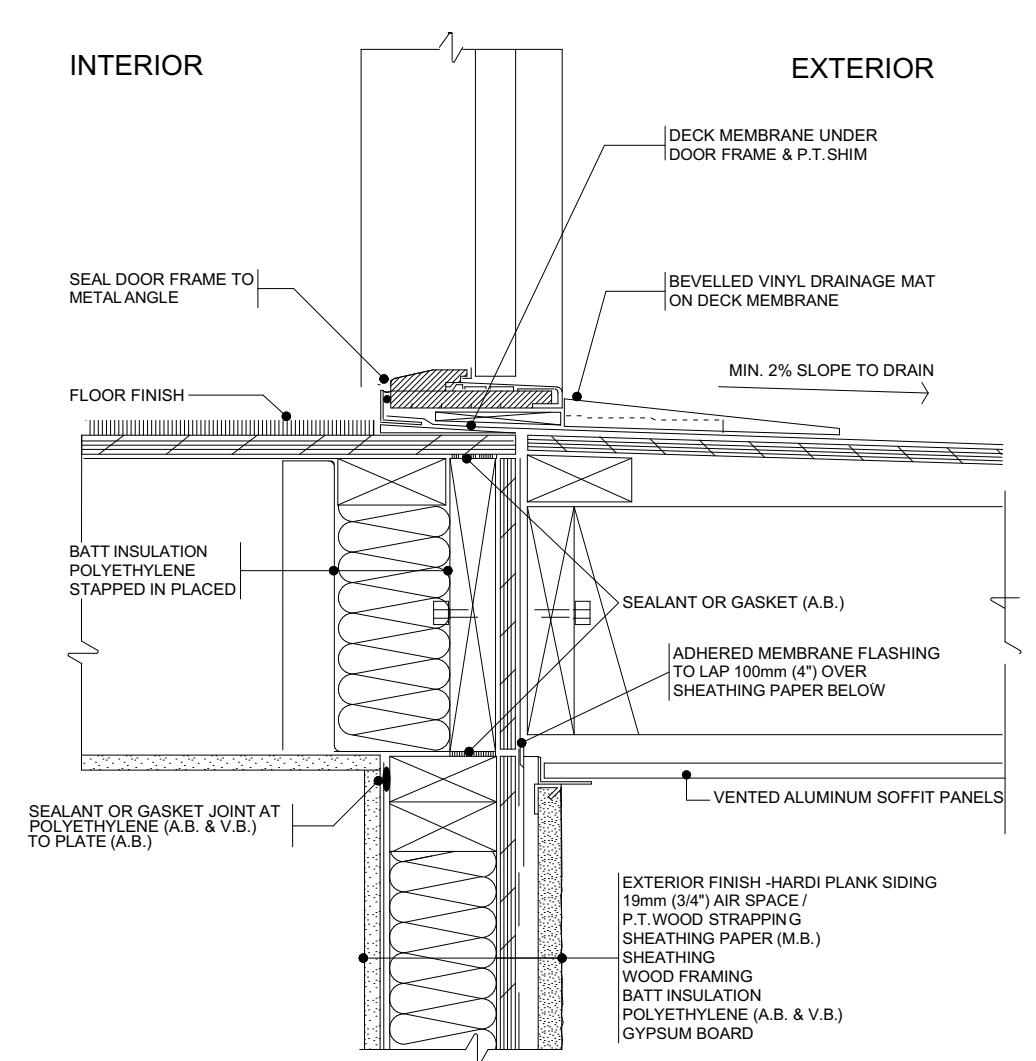
BASE OF STUD WALL DETAIL
SCALE: 1" = 1'-0"



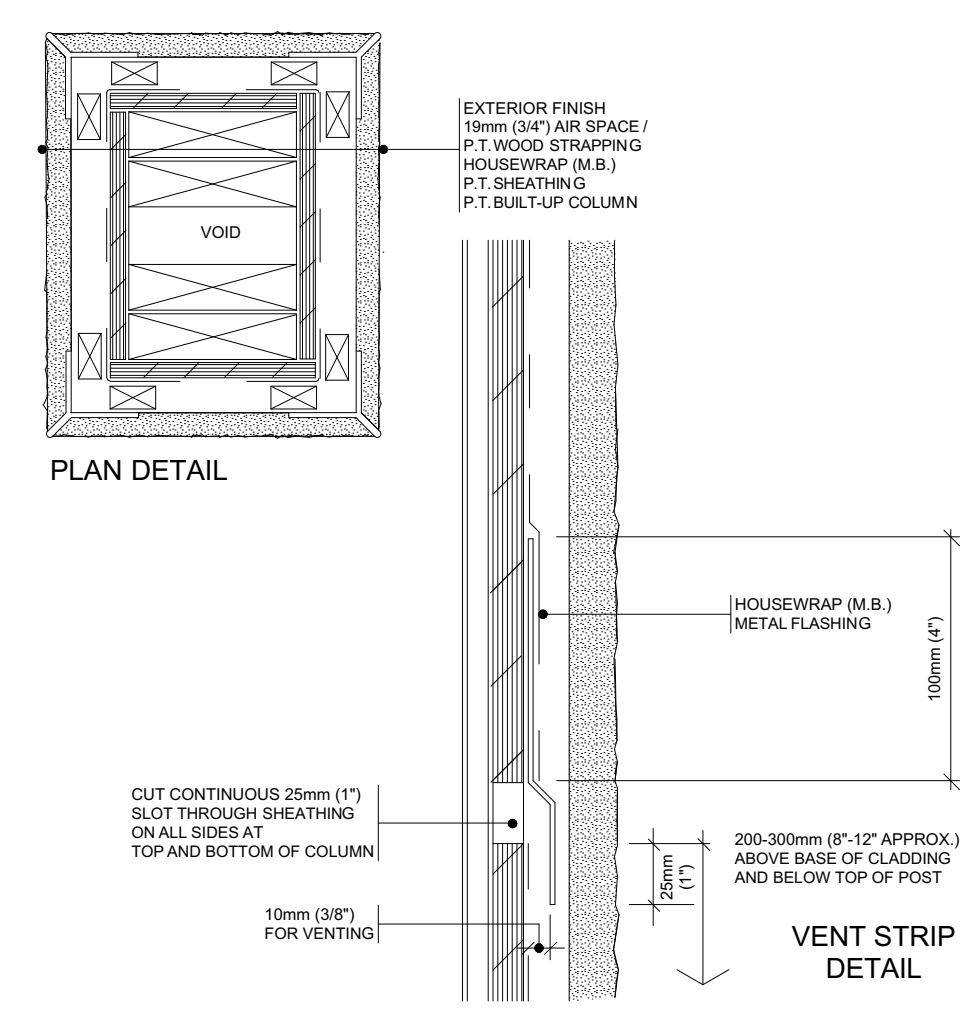
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



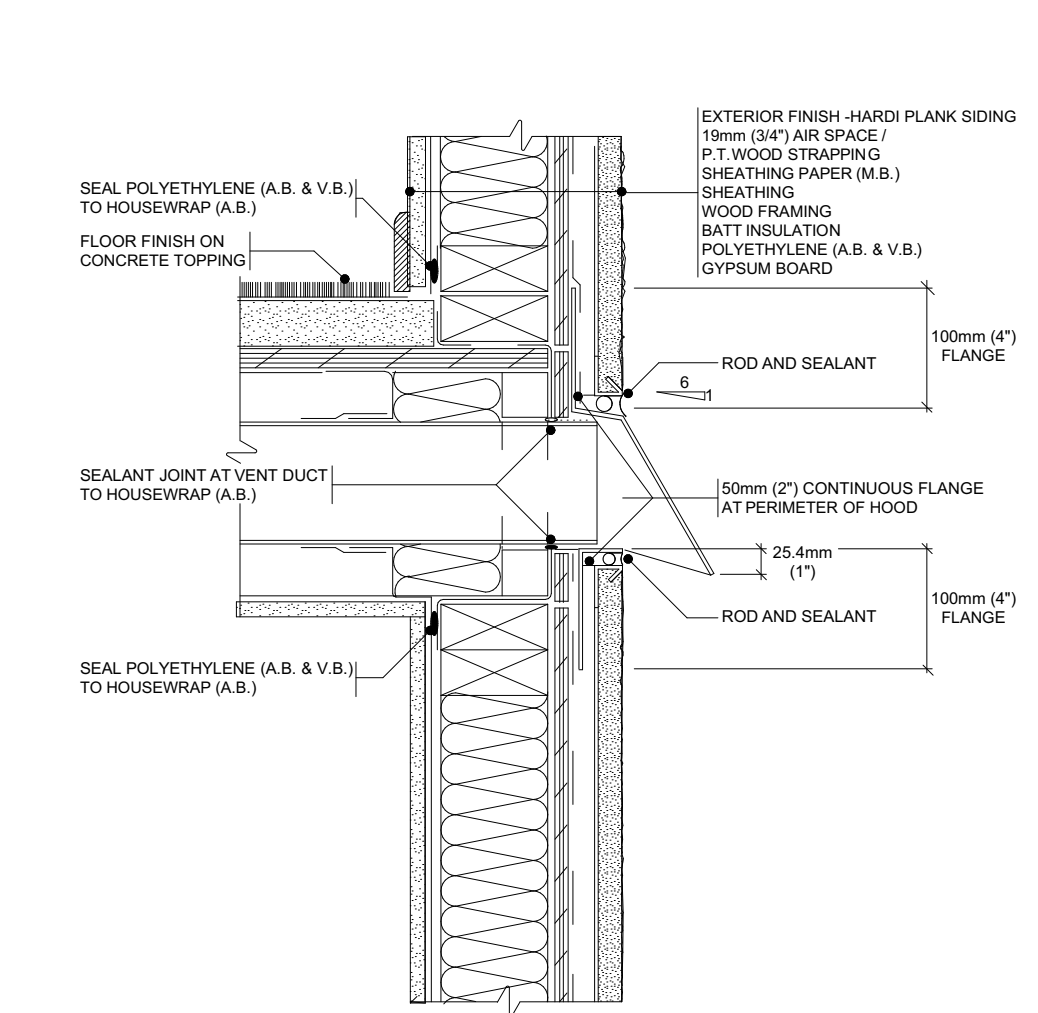
16 SPA
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
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17 SPA
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



23
EXTERIOR ELEMENT - COLUMN
BEST PRACTICE GUIDE



27 SPA
WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE

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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

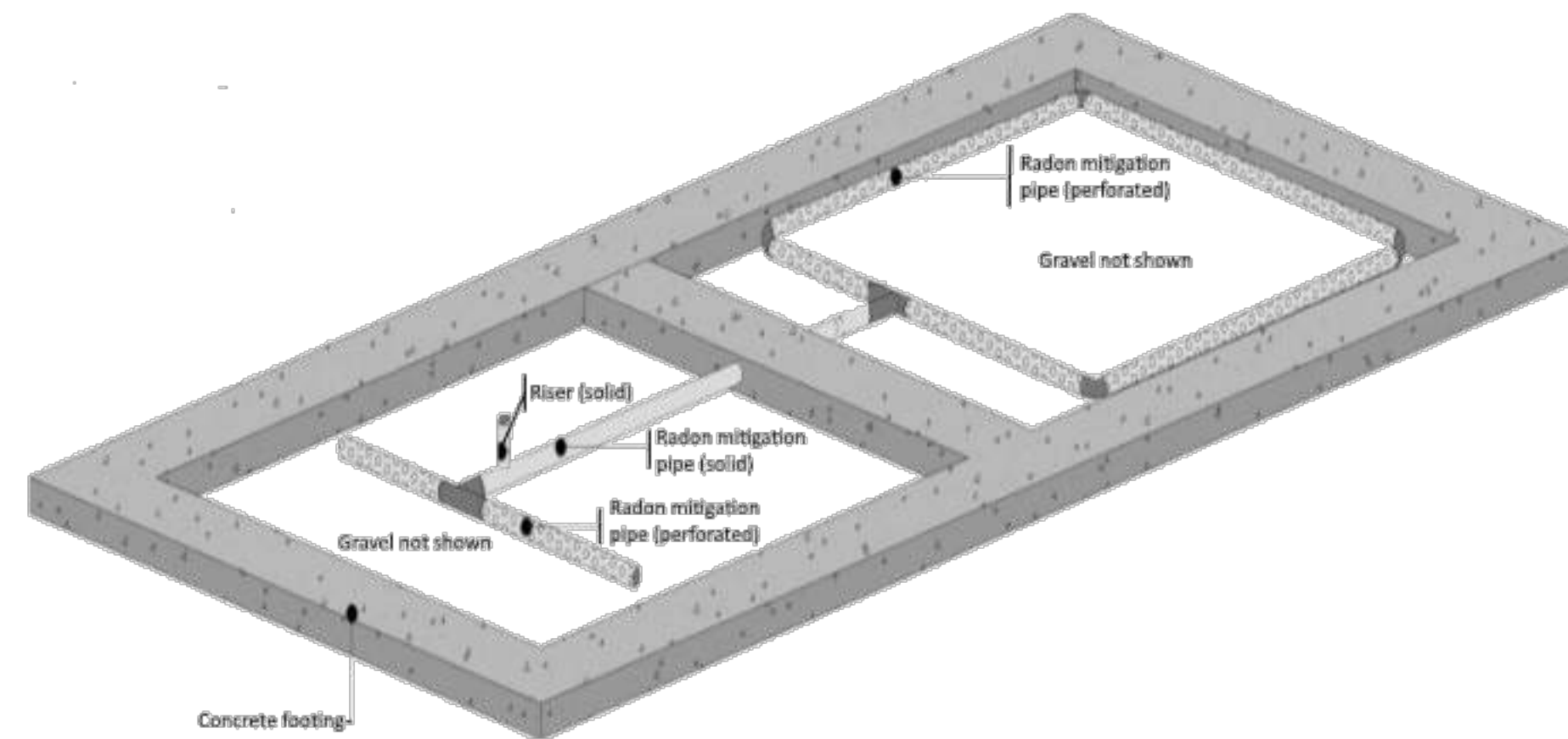


Figure 7.1.2.7— Possible interconnection of two gas permeable layers

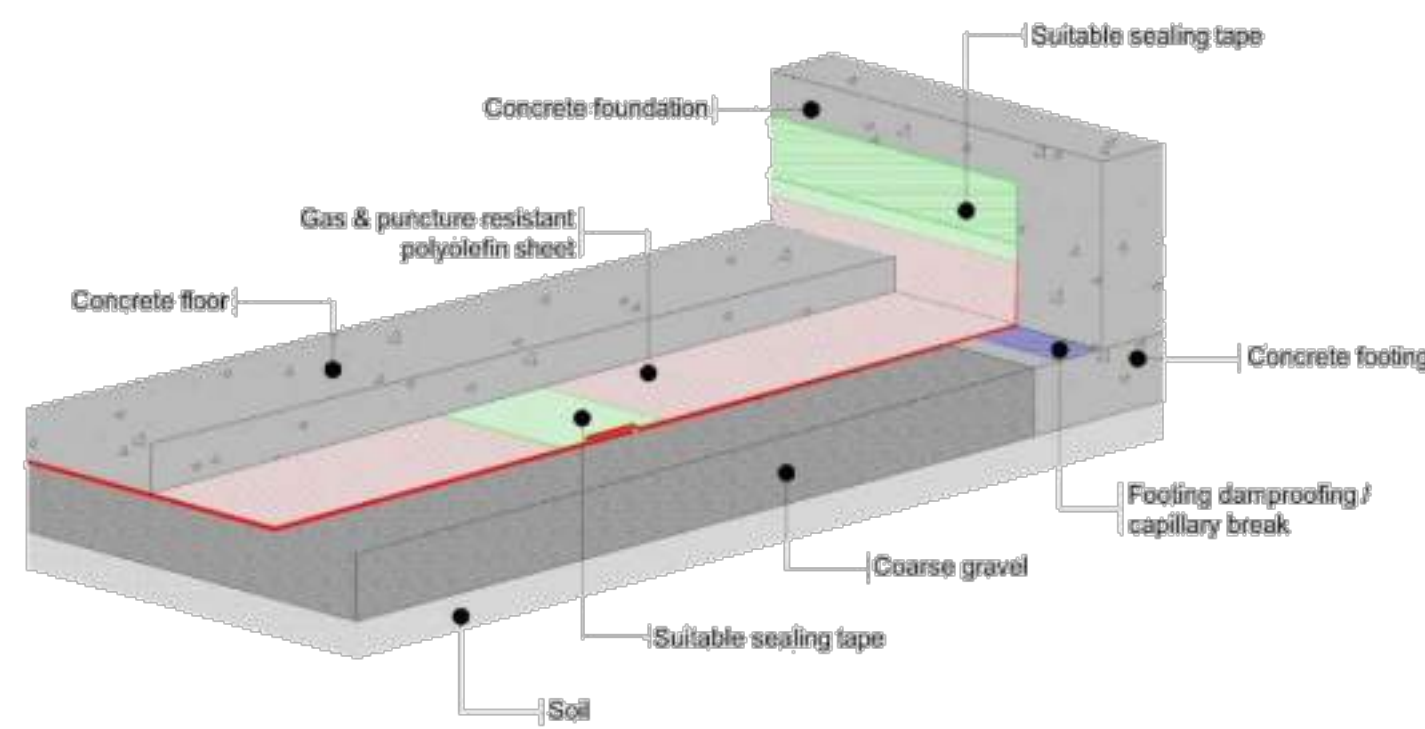


Figure 7.1.4.5.5 — Sealing sub-slab membrane vertically to concrete foundation wall

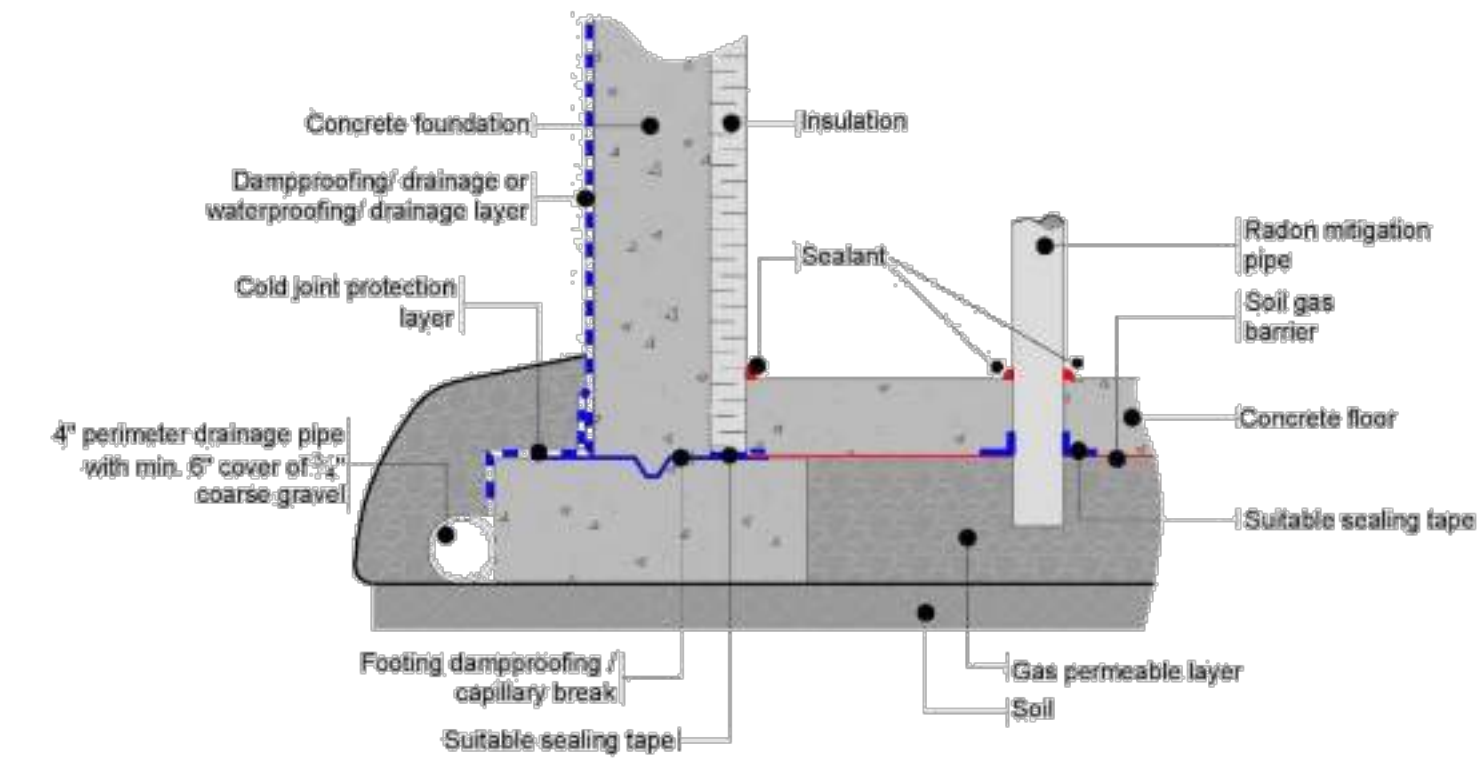


Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

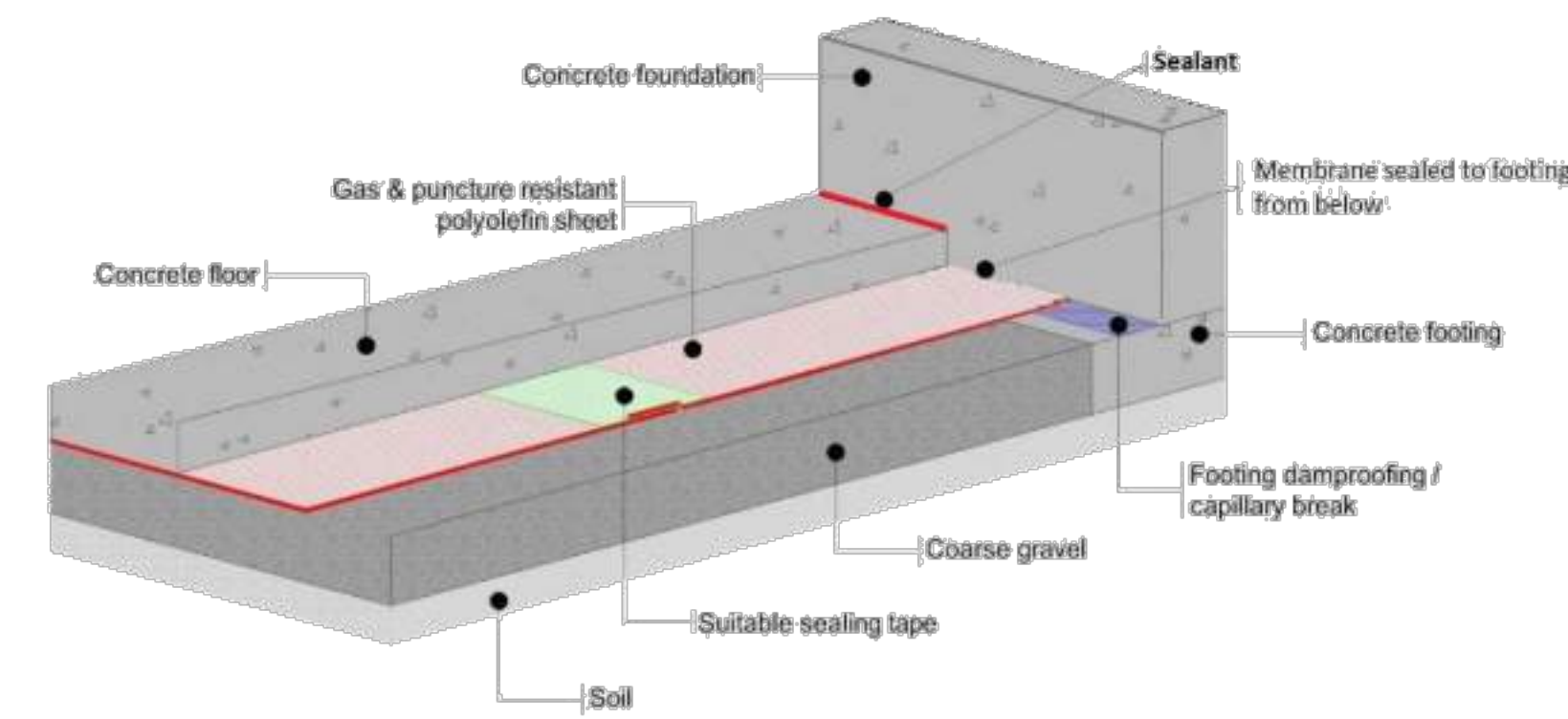


Figure 7.1.4.5.6 — Sealing sub-slab membrane horizontally to concrete footing prior to slab pour and of the slab/wall expansion joint after the slab pour

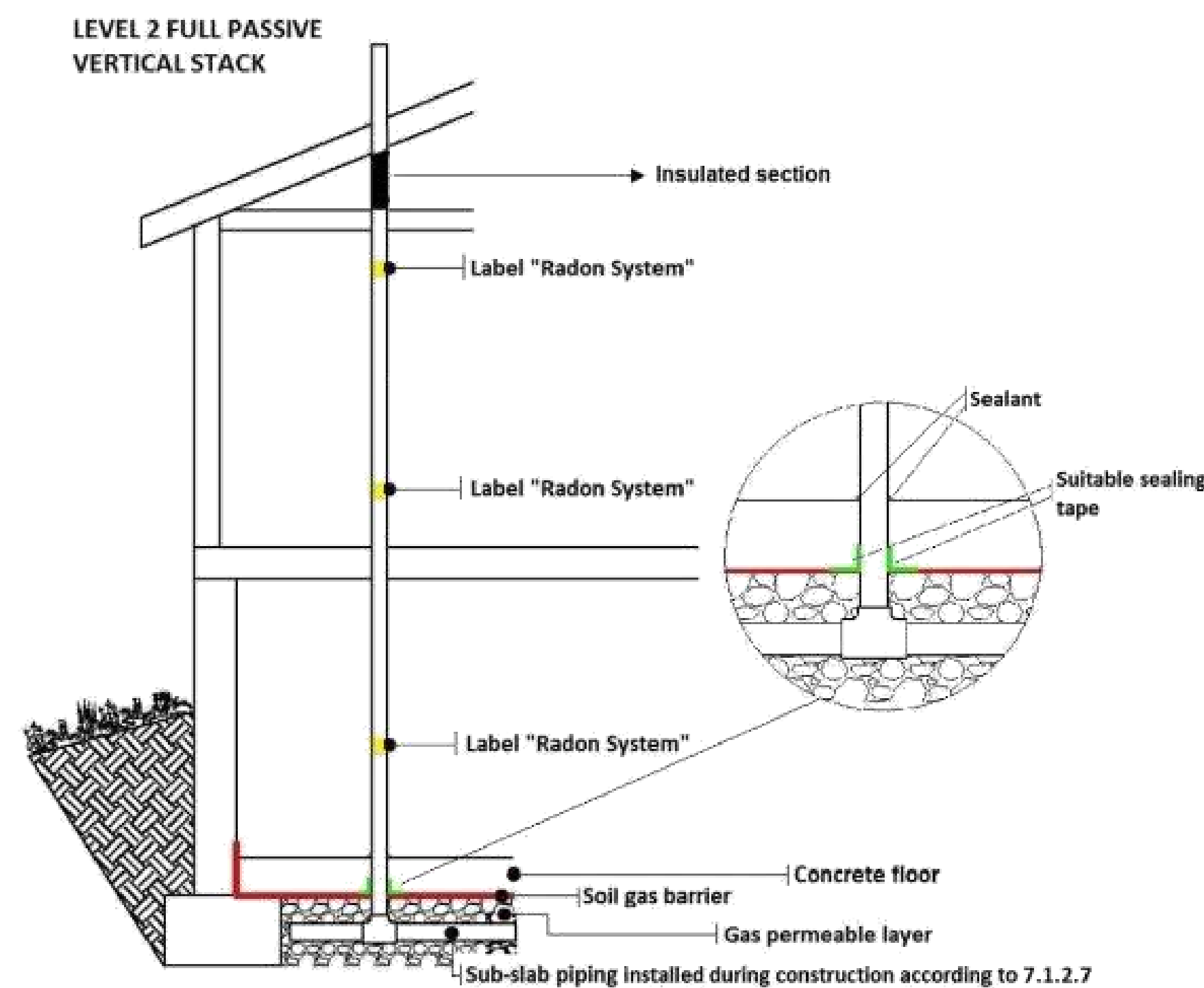


Figure 7.2b — Level 2 — Full passive vertical radon stack

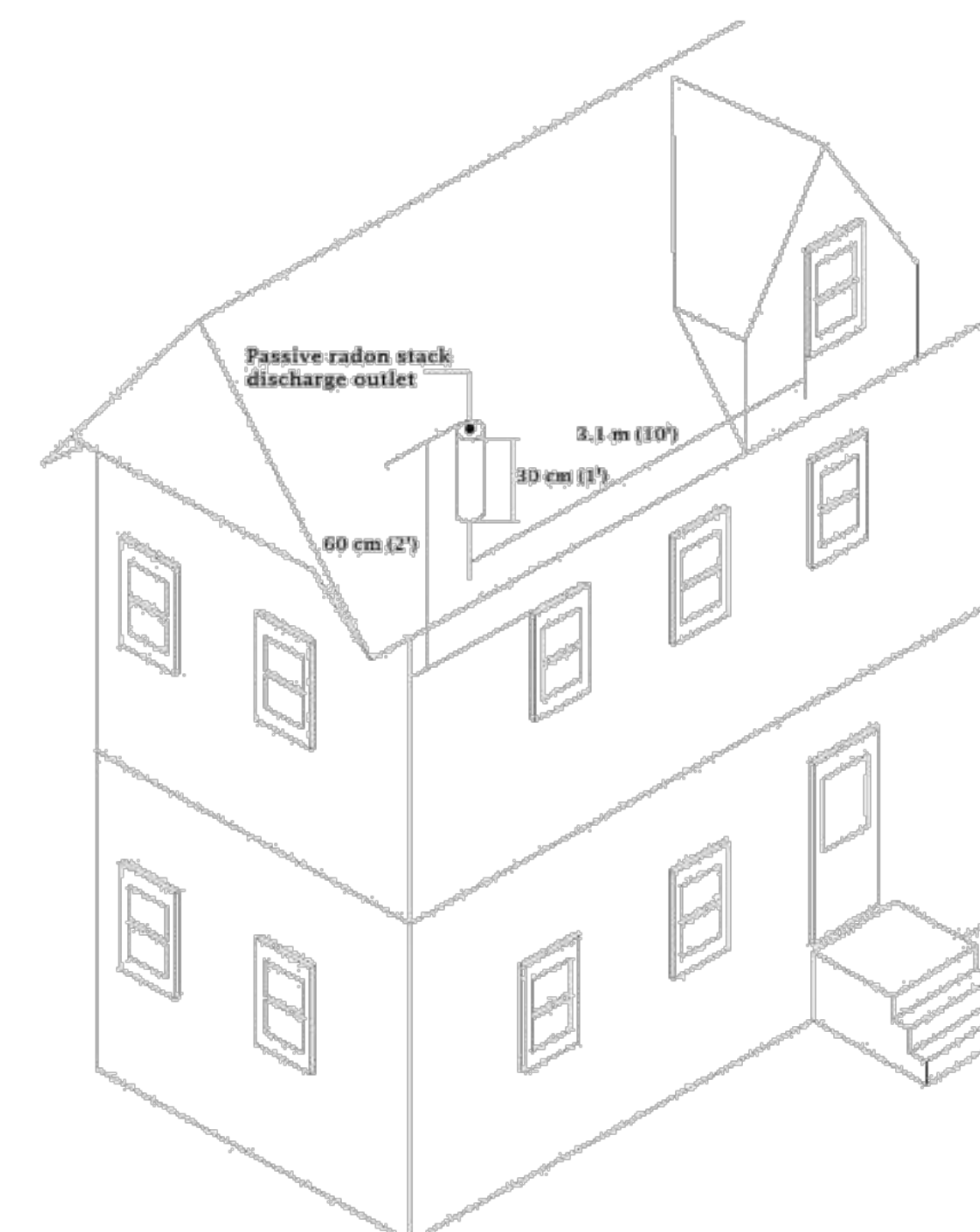


Figure 7.2.4.6 — Conceptual illustration of rooftop passive stack discharge geometry showing proximity to windows and height above roof

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RADON DETAILS
DRAWING SCALE:
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