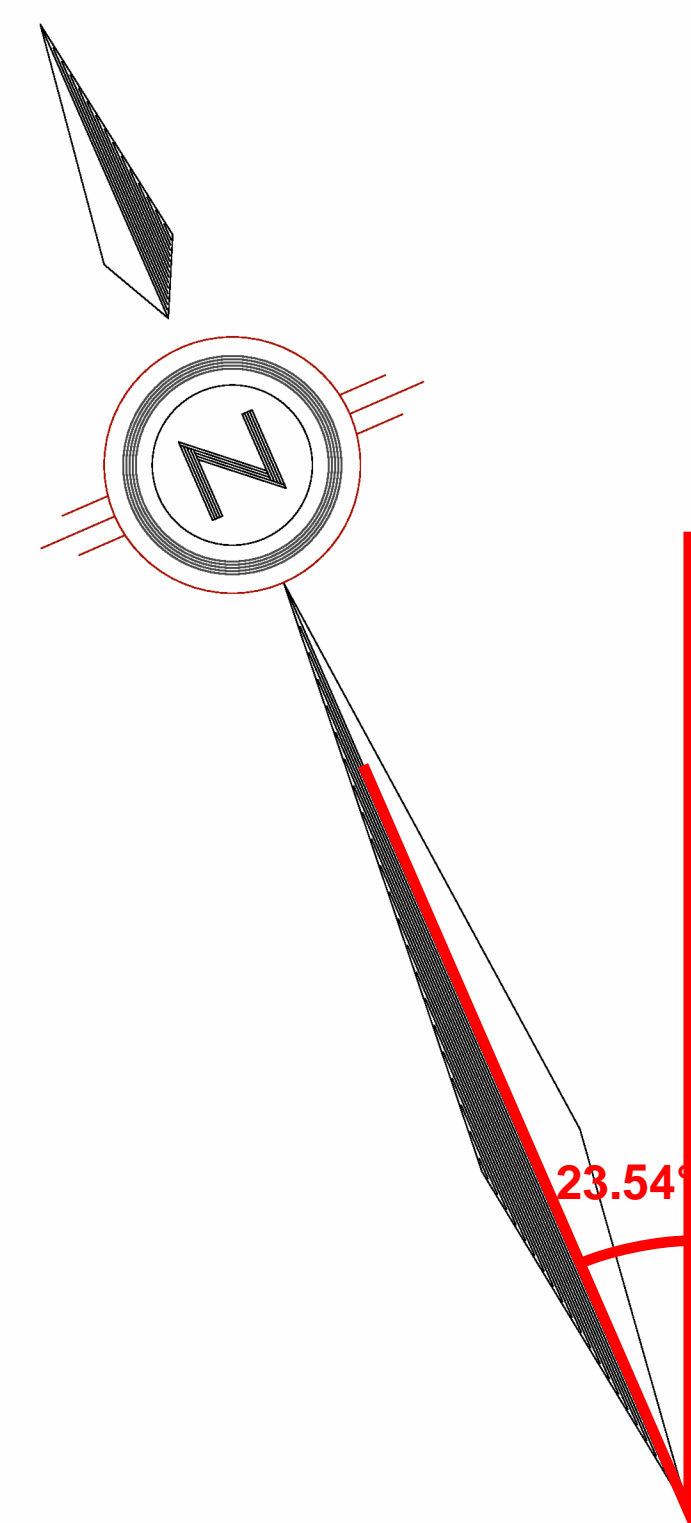


SL 1
AREA = 357 M²



SITE PLAN
 SCALE: 1 : 50

PROJECT DATATABLE - SINGLE FAMILY DWELLING		
Zoning	RS1	
Address	SL 1 - 905 Rosefinch Place, Langford	
Lot Size	357.00m ² (3,842.71 ft ²)	
	Proposed	Allowed
Lot coverage (Total)	34.37% 122.73m ²	50% 178.50m ²
Setbacks		
Front Setback	4.84m	3.00m
Front <u>Garage</u> Setback	7.32m	6.00m
Rear Setback	4.08m	3.00m
Side Setback (East)	2.70m	1.50m
Side Setback (West)	3.07m	1.50m
Driveway Width	5.74m	6.00m
Height		
Building Height	6.75m	11.00m
Floor Area		
House Main Floor Area	79.07 m ² (851.14 ft ²)	
Suite Main Floor Area	12.01 m ² (129.34 ft ²)	
House Upper Floor Area	69.62 m ² (749.47 ft ²)	
Suite Upper Floor Area	44.23 m ² (476.09 ft ²)	
Total Gross Floor Area	204.94 m² (2,206.04 ft²)	
Garage Area	27.95 m ² (300.86 ft ²)	

ADDRESS:
 SL 1 - 905 ROSEFINCH PLACE,
 LANGFORD
 CUSTOMER:
 TEKLOCH HOMES LTD.

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

ISSUE DATE:
 DEC. 05, 2024
 DRAWN BY:
 KH
 CHECKED BY:
 KYLE LEGGETT

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

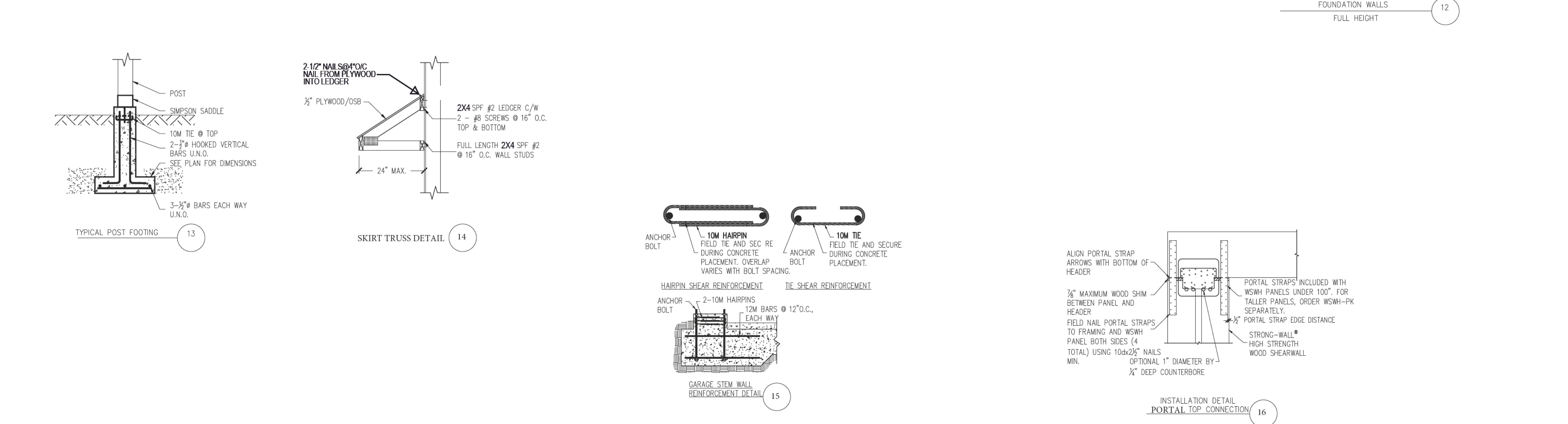
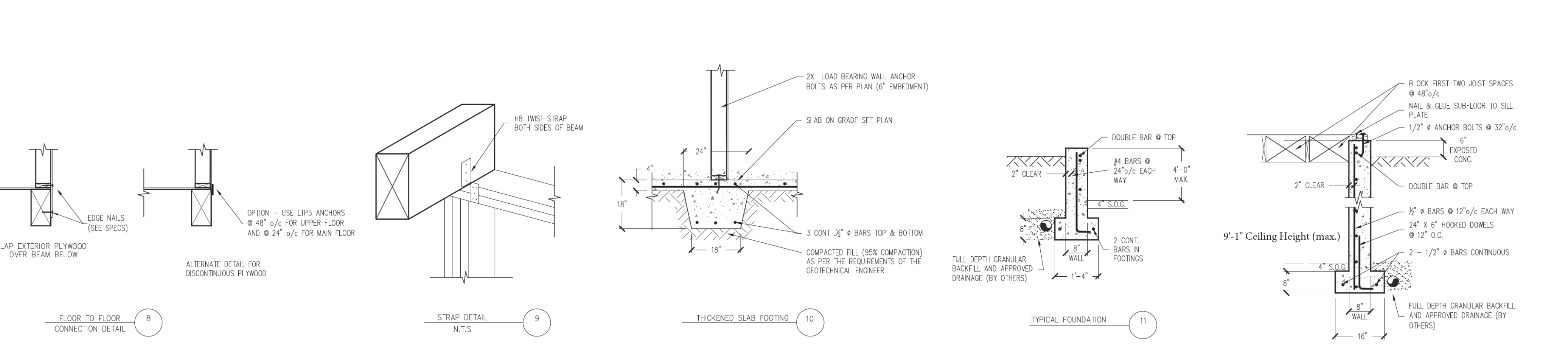
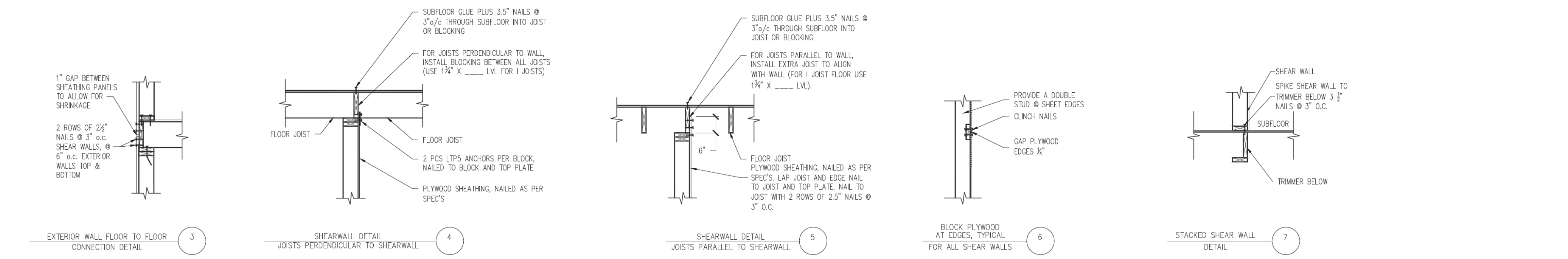
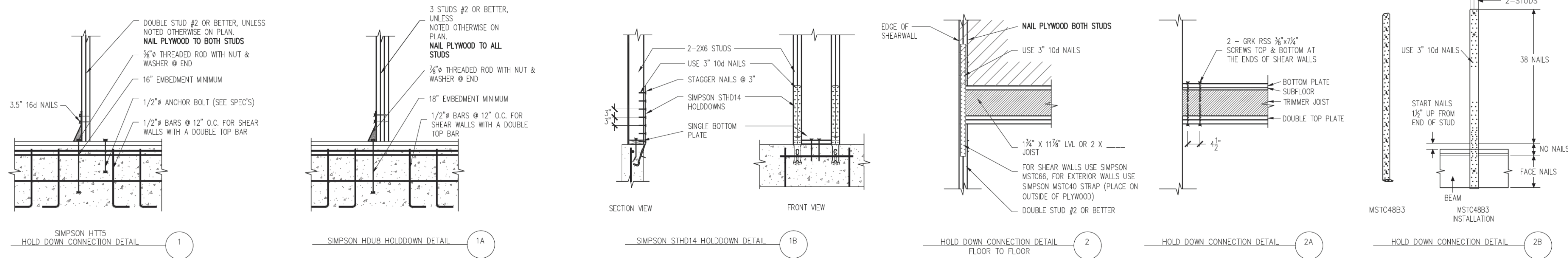
FLASHING
 -ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
 ALL ROOFING SHALL INCORPORATE STEP FLASHING.
 ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
 DOORS - ROUGH OPENING SIZES
 FRAME OPENING 1 1/4" WIDER THAN DOOR.
 FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5"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



DESIGN CRITERIA

- 2024 BC BUILDING CODE PART 9
- LATERAL LOAD DESIGN AS PER 9.23.13.2(2)(c) - Seismic Design as per the 2018 BC Building Code

GENERAL NOTES

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE PLANS.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THESE PLANS, COORDINATE THEM WITH OTHER TRADES, AND BE RESPONSIBLE FOR CLARIFICATION.
- ALL WORK MUST CONFORM TO THE 2024 B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS.
- ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THOSE OF OTHER CONSULTANTS ARE TO BE REPORTED IN WRITING TO THE ENGINEER FOR CLARIFICATION.
- THE DRAWINGS SHOW THE COMPLETED STRUCTURE. COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY ARE NOT INCLUDED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION SAFETY ON AND ABOUT THE JOB SITE DURING CONSTRUCTION.

ITEMS NOT COVERED BY SCOTT ENGINEERING INC.

- SOME ELEMENTS AND COMPONENTS MAY NEED PROFESSIONAL DESIGN BY OTHER PROFESSIONALS. THIS MAY OR MAY NOT INVOLVE STRUCTURAL DESIGN AND REVIEW. THIS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO ARRANGE AND COMPLETE. UNLESS NOTED OTHERWISE, SCOTT ENGINEERING INC. IS ONLY RESPONSIBLE FOR THE DESIGN OF THE PRIMARY STRUCTURE.
- SCOTT ENGINEERING INC. IS NOT RESPONSIBLE AND DOES NOT PROVIDE DESIGN OR REVIEW FOR THE FOLLOWING ITEMS: CONCRETE SLABS POURED ON GRADE INCLUDING BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, GARAGE FLOOR SLABS OR BASEMENT FLOOR SLABS, RAILINGS, RETAINING WALLS THAT HAVEN'T BEEN REVIEWED, CLADDING, GLAZING, BRICK OR STONE VENEERS & CHIMNEYS.
- SCOTT ENGINEERING INC. RECOMMENDS THAT A QUALIFIED BUILDING ENVELOPE ENGINEER BE RETAINED FOR DESIGN OF THE BUILDING ENVELOPE SYSTEM AND DETAILS.

CONCRETE

- USE MINIMUM 3625 PSI (25 MPa) CONCRETE FOR ALL FOOTINGS AND FOUNDATIONS UNLESS NOTED OTHERWISE.
- CENTER FOOTINGS UNDER ALL WALLS AND COLUMNS.
- NOTIFY ENGINEER 48 HOURS (MINIMUM) IN ADVANCE FOR INSPECTION OF FOOTINGS, FOUNDATION WALLS AND STRUCTURAL FRAMING.
- DO NOT POUR CONCRETE IF AMBIENT TEMPERATURE IS LESS THAN 5 DEG CELSIUS FOR A PERIOD OF 48 HOURS FROM THE TIME OF POUR.
- CONCRETE SHALL CONFORM TO CSA A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".

REINFORCING

- REINFORCING TO CONFORM TO CAN/CSA G30.18, GRADE 400 MPA
- MINIMUM LAP LENGTH = 48 X (BAR DIAM.), UNLESS NOTED OTHERWISE
- PROVIDE 24"x24" CORNER BARS AT ALL CORNERS FOR EVERY HORIZONTAL BAR, OF EQUIVALENT BAR DIAMETER.
- FOOTINGS POURED SEPARATE FROM WALLS MUST BE DOWELED WITH #2 BARS AT 12" o/c IN SHEARWALLS AND WALLS OVER 4' (24" o/c IN ALL OTHER WALLS). CURB WALLS SHOULD BE POURED MONOLITHICALLY WITH THE FOOTINGS.

FRAMING

- ALL FRAMING, LUMBER MATERIALS AND INSTALLATION MUST CONFORM TO THE CURRENT B.C. BUILDING CODE AND CSA 086 STANDARD.
- ALL FRAMING MEMBERS TO BE #2 OR BETTER.
- STEEL BEAMS AND COLUMNS TO BE MINIMUM GRADE 350W STEEL CONTAINED IN CSA C40.21 "STRUCTURAL QUALITY STEEL". USE A325M BOLTS AND E480XX ELECTRODES FOR WELDED JOINTS. HEADERS AND LINTELS NOT NOTED ELSEWHERE, ARE TO BE 2 - 2x10 #2 SPF OR BETTER.
- USE SIMPSON U210 HANGERS (OR EQUIVALENT) ON ALL DIMENSIONAL LUMBER JOISTS AND BEAMS FLUSH FRAMING.
- PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO FRAMING INSPECTION.
- TRUSSES SHALL BE PLACED AND BRACED AS PER MANUFACTURER'S SPECIFICATIONS. REMOVAL OF BRACES, DRILLING OR CUTTING TRUSS CHORDS IS NOT PERMITTED.
- MINIMUM BEARING FOR ENGINEERED BEAMS IS 3" CRIPPLE OR 3.5" PLATE BEARING. U.N.O.
- FLOOR SYSTEM SUPPLIER MUST DESIGN AND SUPPLY THE ENTIRE FLOOR SYSTEM INCLUDING THE FOLLOWING ELEMENTS:
 - ENGINEERED I-JOIST WITH DESIGN FOR MINIMUM L/480 DEFLECTION AND ALL APPLICABLE LOADS
 - ENGINEERED BEAMS WITH DESIGN FOR MINIMUM L/480 DEFLECTION AND ALL APPLICABLE LOADS
 - ALL REQUIRED HANGERS AND CONNECTIONS PER THEIR MANUFACTURER'S SPECIFICATIONS
 - ALL BLOCKING LOCATIONS AS REQUIRED
 - ALL RIM JOIST MATERIAL SHALL BE MINIMUM 1.75" THICK
 - ALL COMPONENTS SHALL COME WITH SEALED SHOP DRAWINGS AND LAYOUTS BY THE SUPPLIER'S COMPONENT ENGINEER
 - ALL COMPONENTS TO BE MINIMUM 2900 Fb 2.0E LVL OR PSL UNLESS NOTED OTHERWISE. USE HIGUS HANGERS WITH 3.5" NAILS U.N.O.
- ALL ROOF, EXTERIOR WALL AND SHEAR WALL NAILS ARE 2.5" 0.131" SMOOTH SHANK NAILS.
- MINIMUM NAILING OF ROOF SHEATHING IS 2.5" NAILS @ 6" THROUGHOUT.
 - 5/8" T&G PLYWOOD FOR ROOF SLOPES LESS THAN 3/12 (UNLESS NOTED OTHERWISE ON PLANS).
 - 1/2" PLYWOOD WITH H CLIPS FOR ROOF SLOPES GREATER THAN 3/12 (UNLESS NOTED OTHERWISE ON PLANS).
- SEE PLAN FOR EXTERIOR WALL AND SHEAR WALL SHEATHING REQUIREMENTS. NAIL ALL WALL DOUBLE TOP PLATES TOGETHER WITH 2-3" NAILS @ 12" O.C.
- DOUBLE STUD SHEARWALL SHEET EDGES. STITCH NAIL DOUBLE STUD WITH 2-3" NAILS @ 5" O.C.
- GLUE & NAIL ALL SUB-FLOOR SHEATHING TO FLOOR JOISTS. 3" NAILS @ 6" O.C. THROUGHOUT.
- CONNECT DECK LEDGER TO HOUSE WITH 3 ROWS OF 3 1/2" NAILS @ 8" O.C. PLUS SIMPSON SDS 1/2"x3/8" SCREWS @ 8" O.C. STAGGERED.
- CONNECT ALL BUILT-UP 2x4 COLUMNS WITH 3" NAILS @ 9" O.C., 2x6 POSTS WITH 2 ROWS OF 3" NAILS @ 9" O.C.

BEAM NAILING PATTERNS

- BUILT UP BEAMS - 4 ROWS OF 3" NAILS @ 12" O.C. U.N.O.
- LVL BEAMS UP TO 11-7/8" DEPTH - 3 ROWS OF 3.5" NAILS @ 12" O.C. U.N.O.
- LVL BEAMS DEEPER THAN 11-7/8" - 4 ROWS OF 3.5" NAILS @ 12" O.C. U.N.O.

PROJECT DATA

ROOF: LIVE LOAD (psf) = 26.9
DEAD LOAD (psf) = 10
(Ss=37.6 Sr=6.3)

FLOOR: LIVE LOAD (psf) = 40
DEAD LOAD (psf) = 10

WALL: DEAD LOAD (psf) = 10

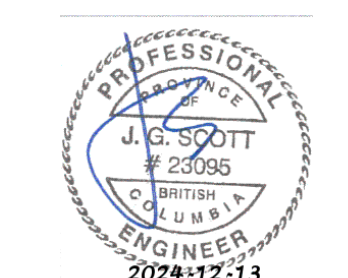
CONCRETE ROOF TILE (psf) = None

CONCRETE TOPPING (psf) = None

ASSUMED ALLOWABLE SOIL BEARING CAPACITY (psf) = 3000

Sa (0.2) = 1.32
Sa (0.5) = 1.19
Rd = 3.0
Ro = 1.7
SITE CLASS = C
I = 1.0

Wind Parameters:
Q50=8.7psf

	
Dec. 12, 2024	ISSUED FOR PERMIT & CONSTRUCTION
Date	Revision
REVISIONS	

SCOTT
ENGINEERING INC.

Permit no.: 1000106

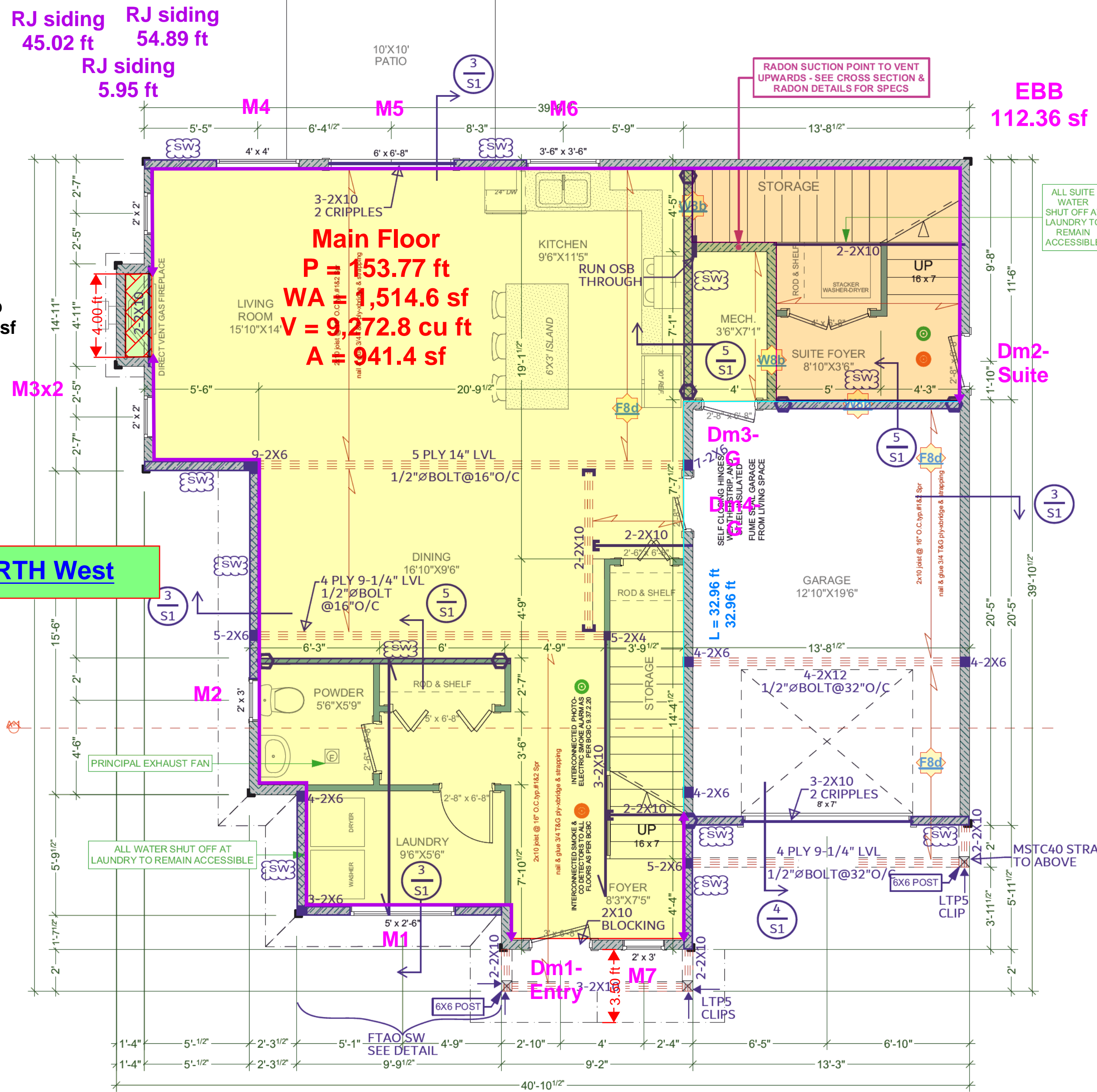
JOHN G. SCOTT, P.Eng.
Structural Engineer

3148 ANTROBUS CRESCENT
COLWOOD, BC V9B 5P5
TEL.: 250 893 1444
scottengineering@shawcable.com

GENERAL NOTES & DETAILS

Drawn By	Date	Drawing No.
coak	Dec. 12, 2024	S1
Checked By	Scale	
J. SCOTT		
Project Name		
TEKloch Homes Ltd 905 Rosefinch Place Langford		

NORTH East



NORTH West

SOUTH West

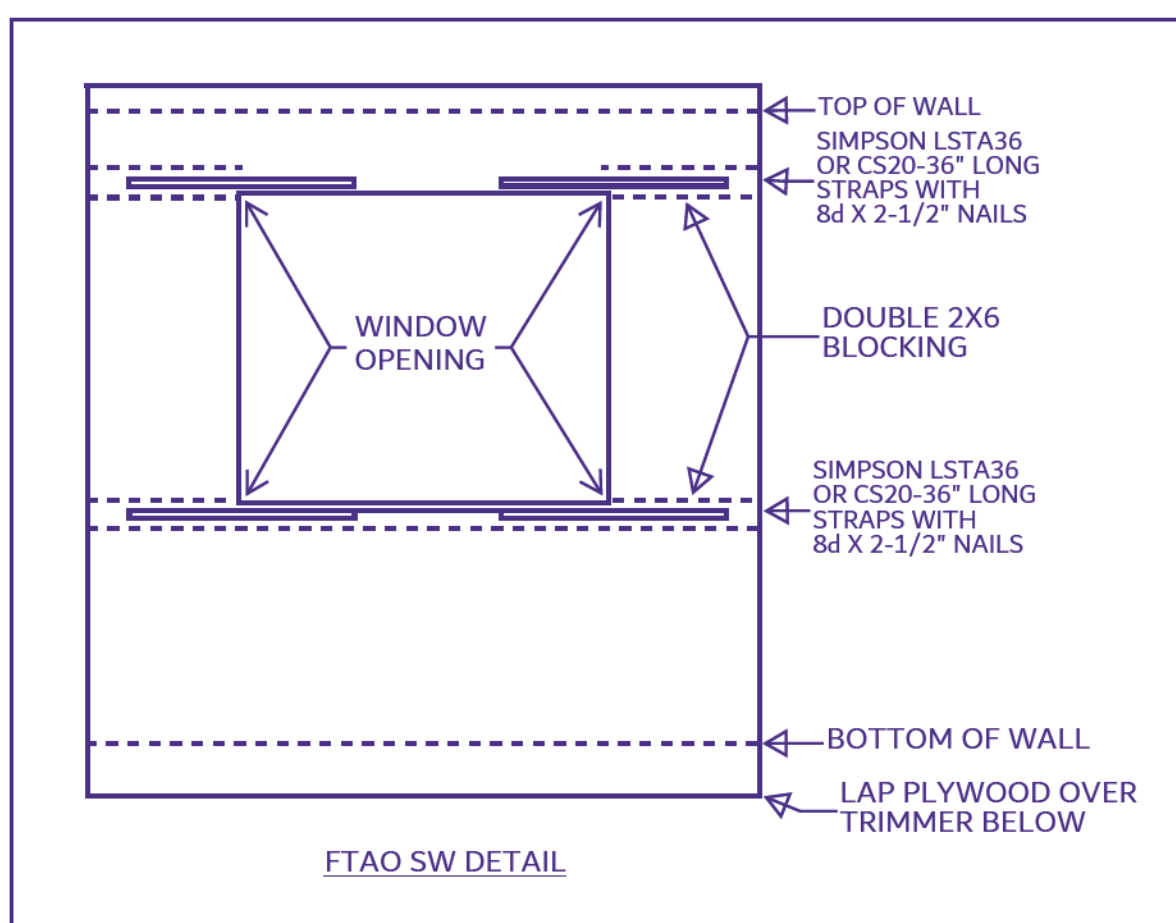
MAIN FLOOR PLAN (9'-0 3/4" WALLS)

SCALE: 1/4" = 1' - 0"
 MAIN FLOOR AREA: 851.14 sq ft (79.07 sq m)
 SUITE MAIN FLOOR AREA: 129.34 sq ft (12.01 sq m)
 TOTAL MAIN FLOOR AREA: 980.49 sq ft (91.09 sq m)
 GARAGE FLOOR AREA: 300.86 sq ft (27.95 sq m)

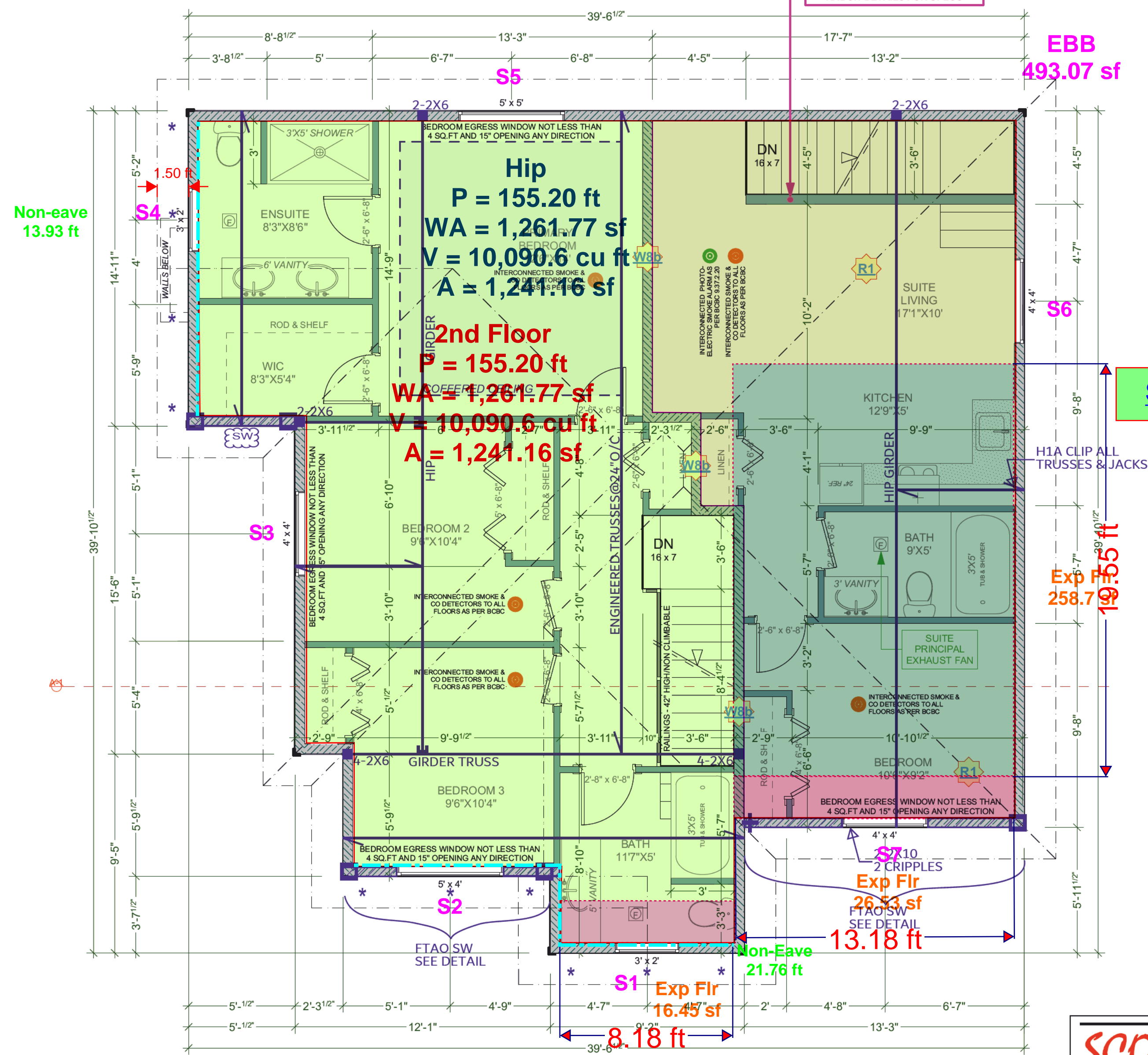
- DEMISING CEILING:** (45MIN AS PER R1 - TABLE A-9.10.3.1.B)
 - WOOD TRUSSES SPACED NOT MORE THAN 600MM O.C.
 - 1 LAYER 15.9MM TYPE "X" GYPSUM WALL BOARD
- DEMISING WALL:** (45MIN AS PER W8B - TABLE A-9.10.3.1.A)
 - MINIMUM STC RATING OF 43 AS PER BCBC
 - 2 LAYERS OF 12.7MM TYPE "X" GYPSUM WALL BOARD 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:** (30MIN AS PER F8D - 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 I-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



SOUTH East



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

SCALE: 1/4" = 1' - 0"
 HOUSE UPPER FLOOR AREA: 749.47 sq ft (69.62 sq m)
 SUITE UPPER FLOOR AREA: 476.09 sq ft (44.23 sq m)
 TOTAL UPPER FLOOR AREA: 1,225.56 sq ft (113.85 sq m)

SYMBOL	DESCRIPTION	DETAIL
○	HTT5 HOLD DOWN	① S1
□	MSTC40	② S1
+	MSTC48B3	③a S1

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)

ADDRESS: SL 1 - 905 ROSEFINCH PLACE, LANGFORD
 CUSTOMER: TEKLOCH HOMES LTD.

ISSUE DATE: DEC. 05, 2024
 DRAWN BY: KH
 CHECKED BY: KYLE LEGGETT

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

JAVA DESIGNS

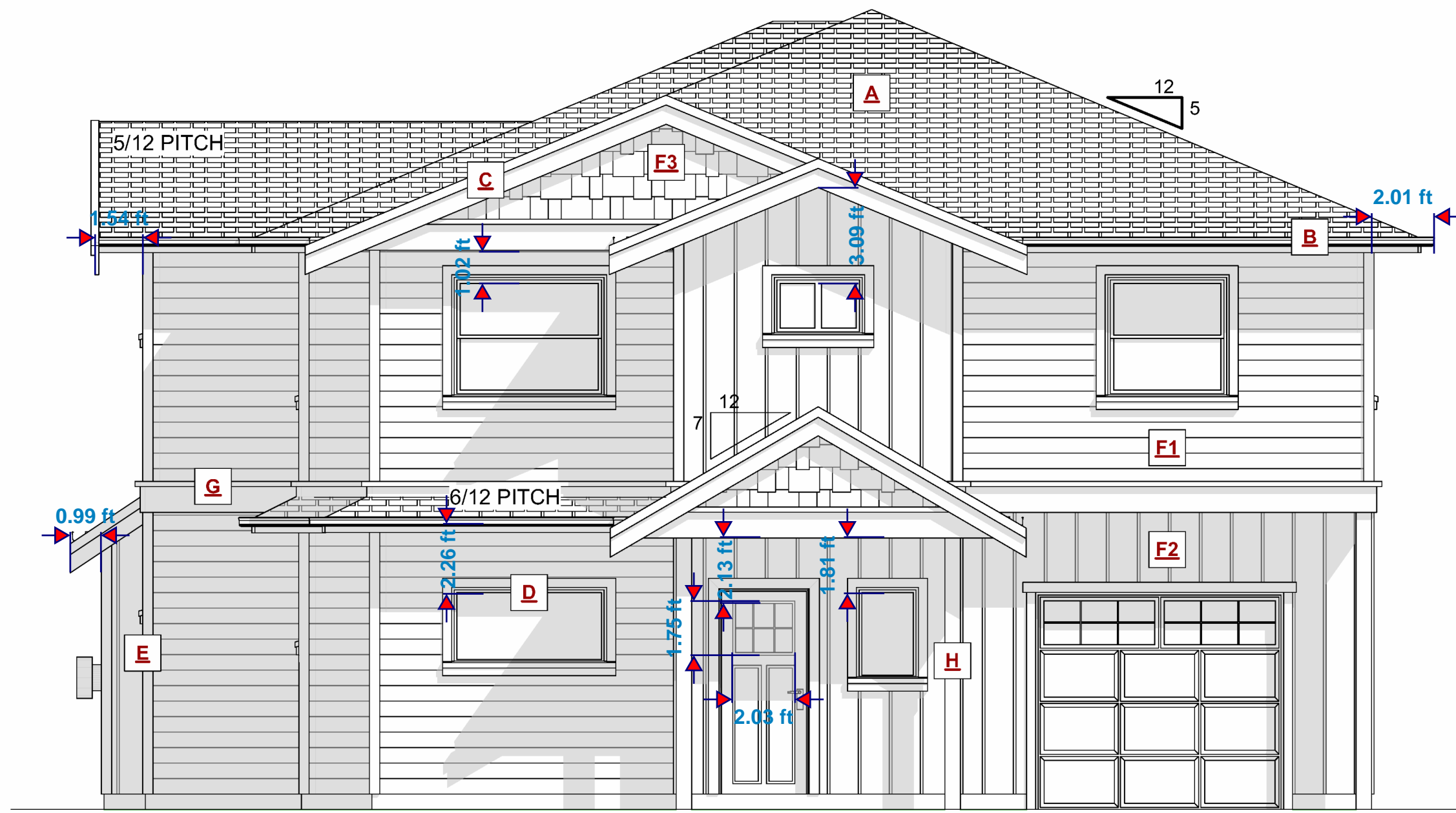
SHEET NUMBER

A3

SCOTT ENGINEERING INC.
 JOHN G. SCOTT, P.Eng
 Structural Engineer

1148 ANIBORIS CIRCLE
 COLWOOD, BC - V9B 8P2
 TEL: 250 893 1444
 jgh@scotteengineering.ca

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

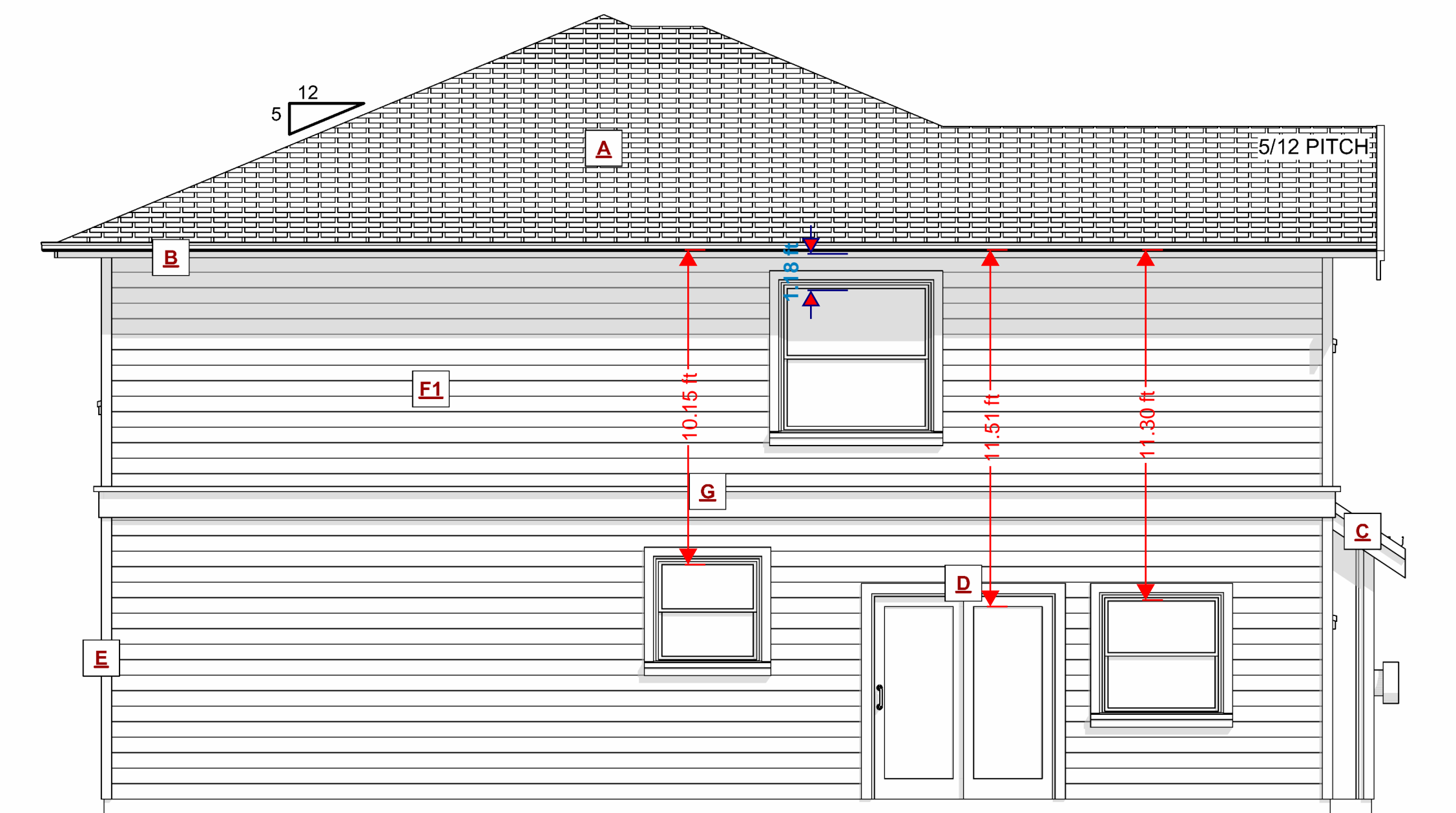


FRONT ELEVATION

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

SOUTH West

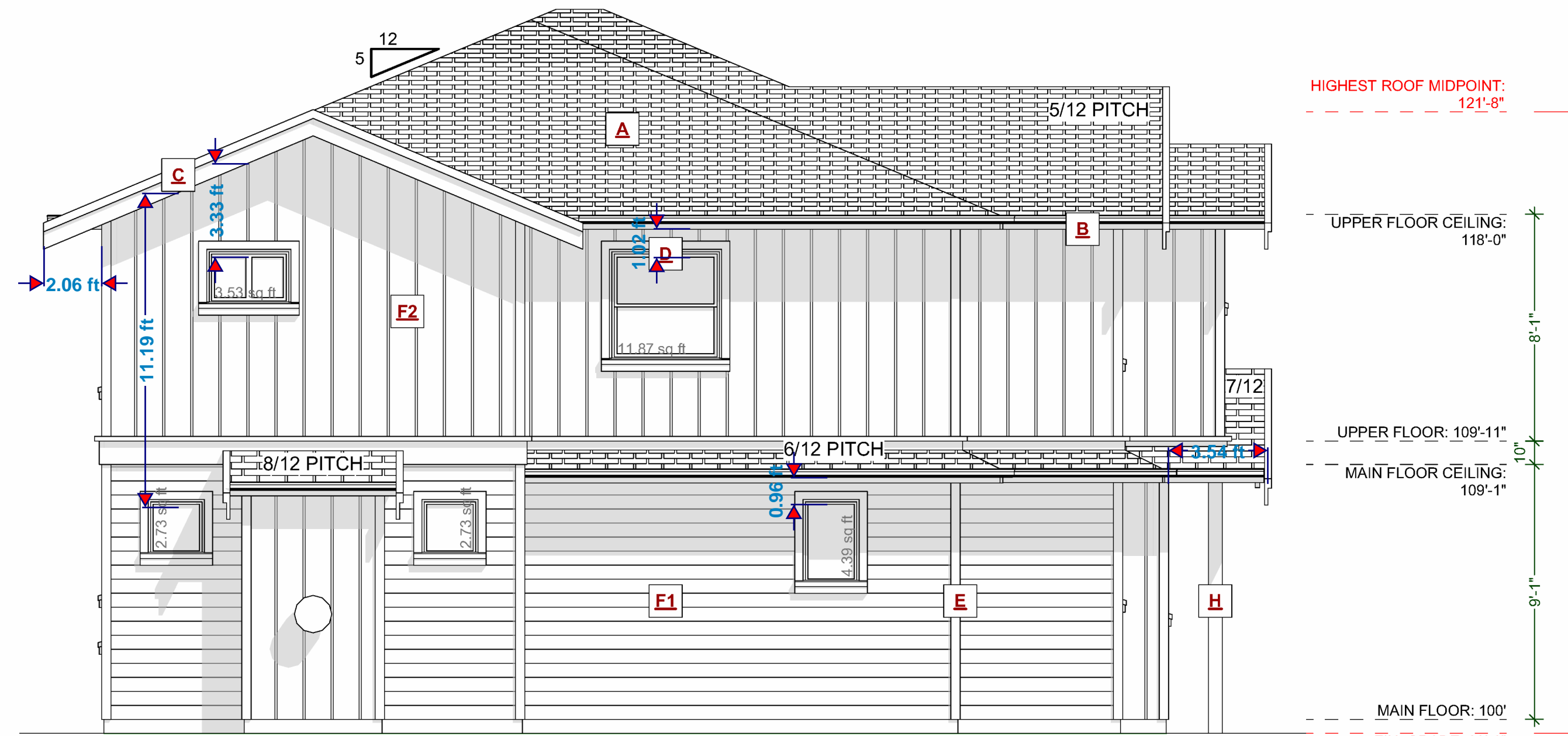
EXTERIOR FINISHES SCHEDULE			
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F1 WALL FINISH: HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F2 WALL FINISH: HARDIE-BOARD AND BATTEN 1x4 @ 16" O.C. RAINSCREEN AS PER BCBC
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	F3 WALL FINISH: HARDIE SHAKES - PAINTED/FINISH - COLOUR AS PER OWNERS SPECS - 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"

NORTH East

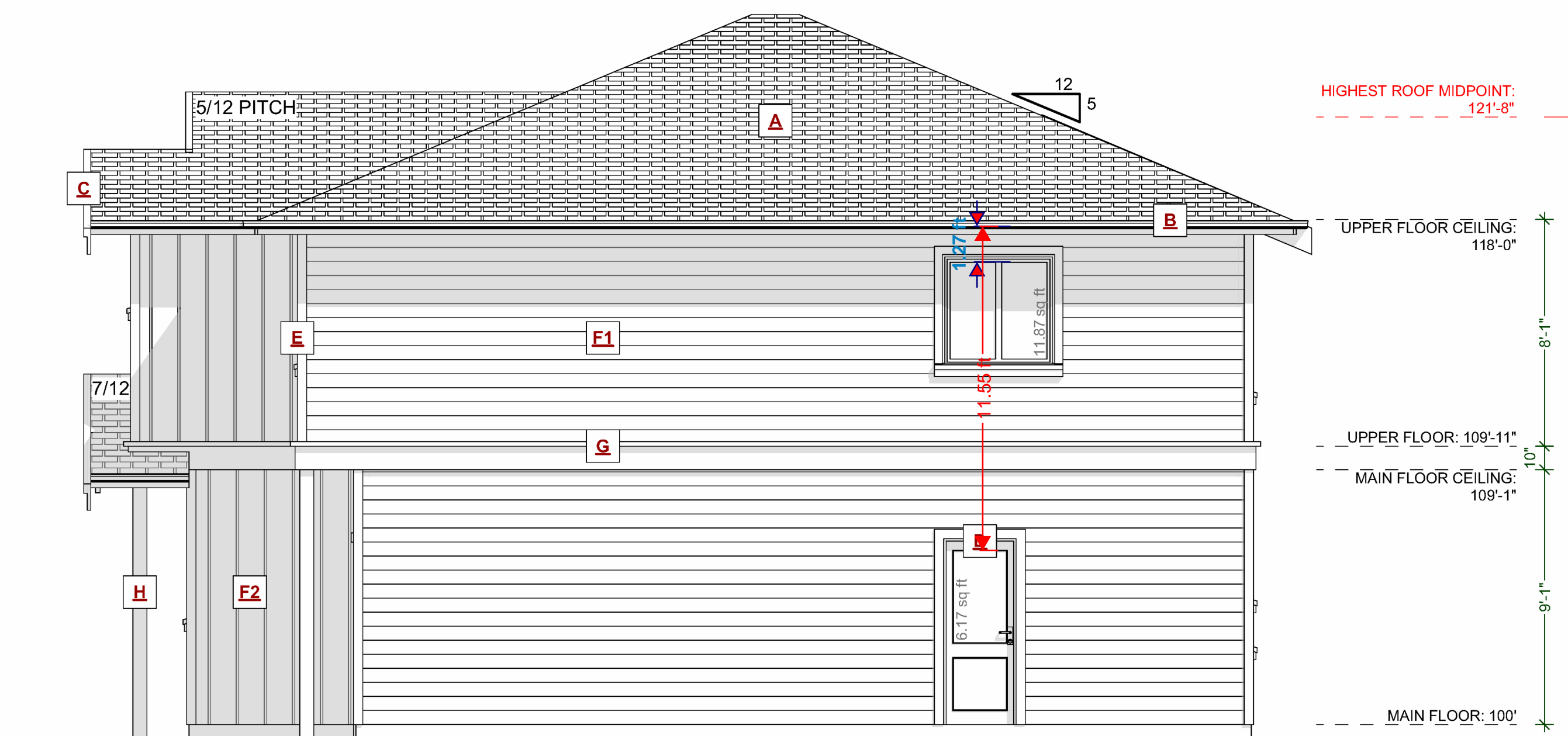


LEFT ELEVATION

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

NORTH West

EXPOSING BUILDING FACE: 66.52m²
 LIMITING DISTANCE: 3.07m
 AREA OF GLAZED OPENINGS: 2.34m²
 % GLAZED OPENINGS: 3.53%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 14.17%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 9.42m²



RIGHT ELEVATION

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

SOUTH East

EXPOSING BUILDING FACE: 56.68m²
 LIMITING DISTANCE: 2.70m
 AREA OF GLAZED OPENINGS: 1.67m²
 % GLAZED OPENINGS: 2.94%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 12.86%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.18m²

ADDRESS:
 SL 1 - 905 ROSEFINCH PLACE,
 LANGFORD
 CUSTOMER:
 TEKLOCH HOMES LTD.

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

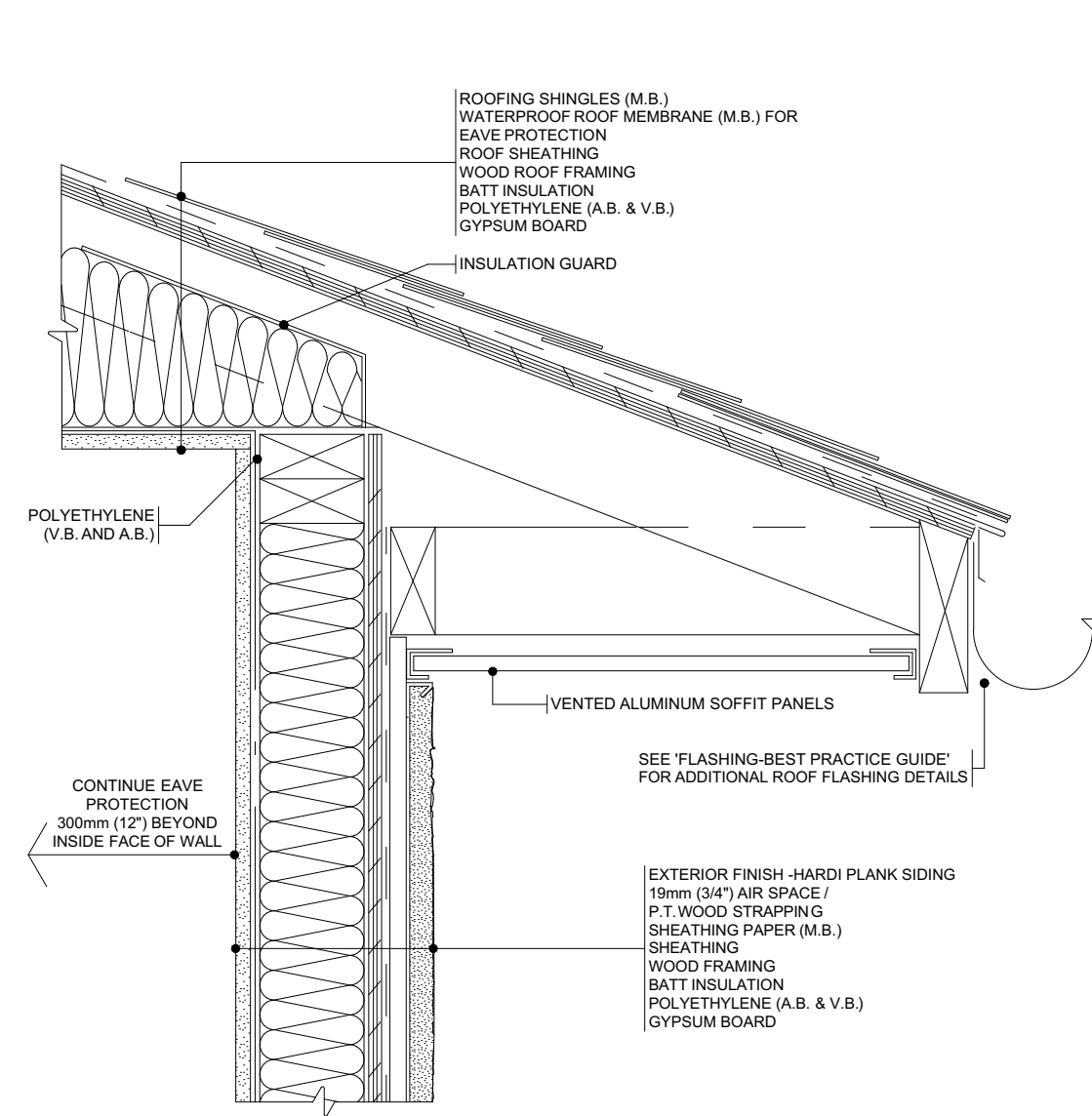
ISSUE DATE:
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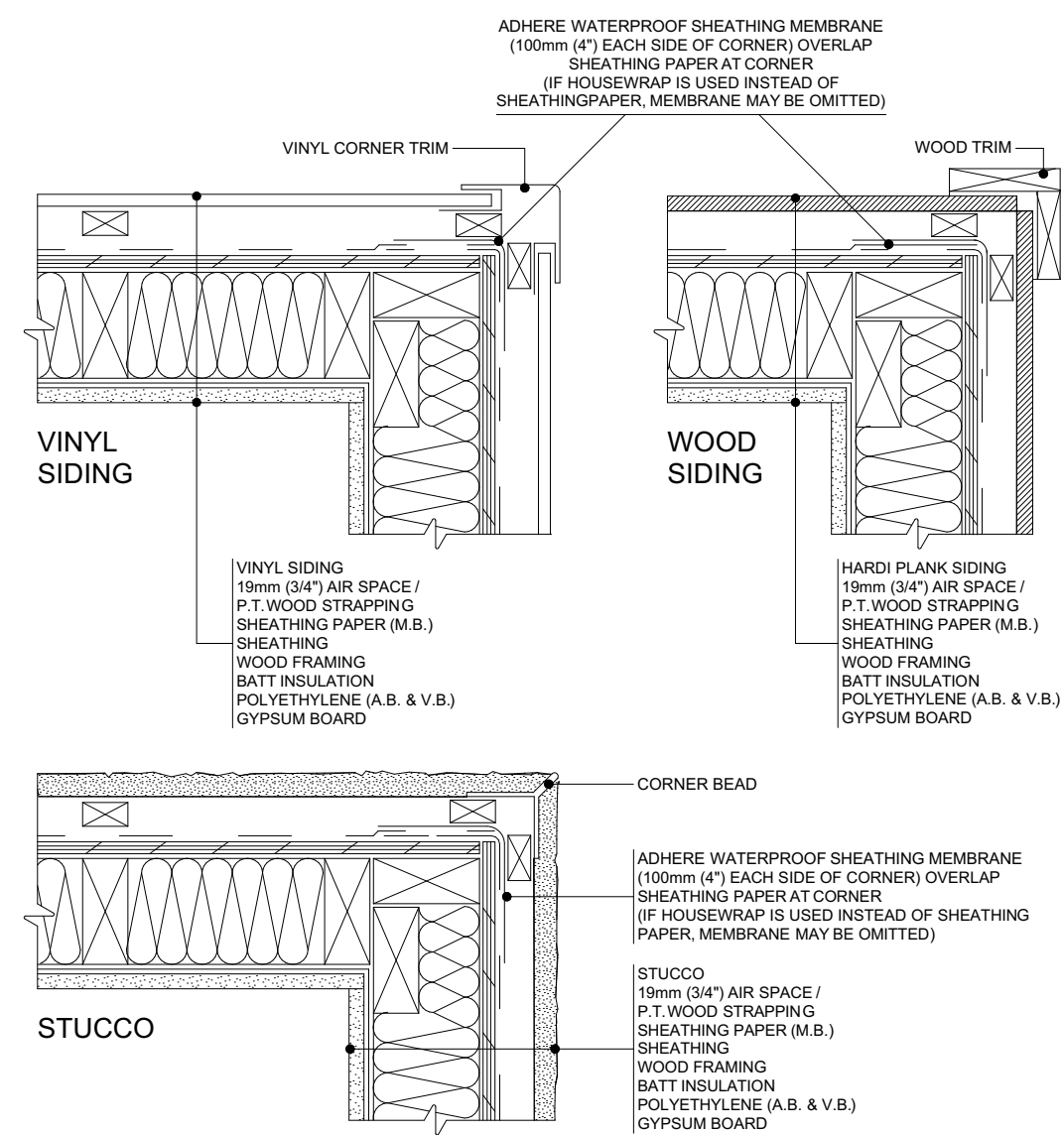
JAVA DESIGNS

SHEET NUMBER

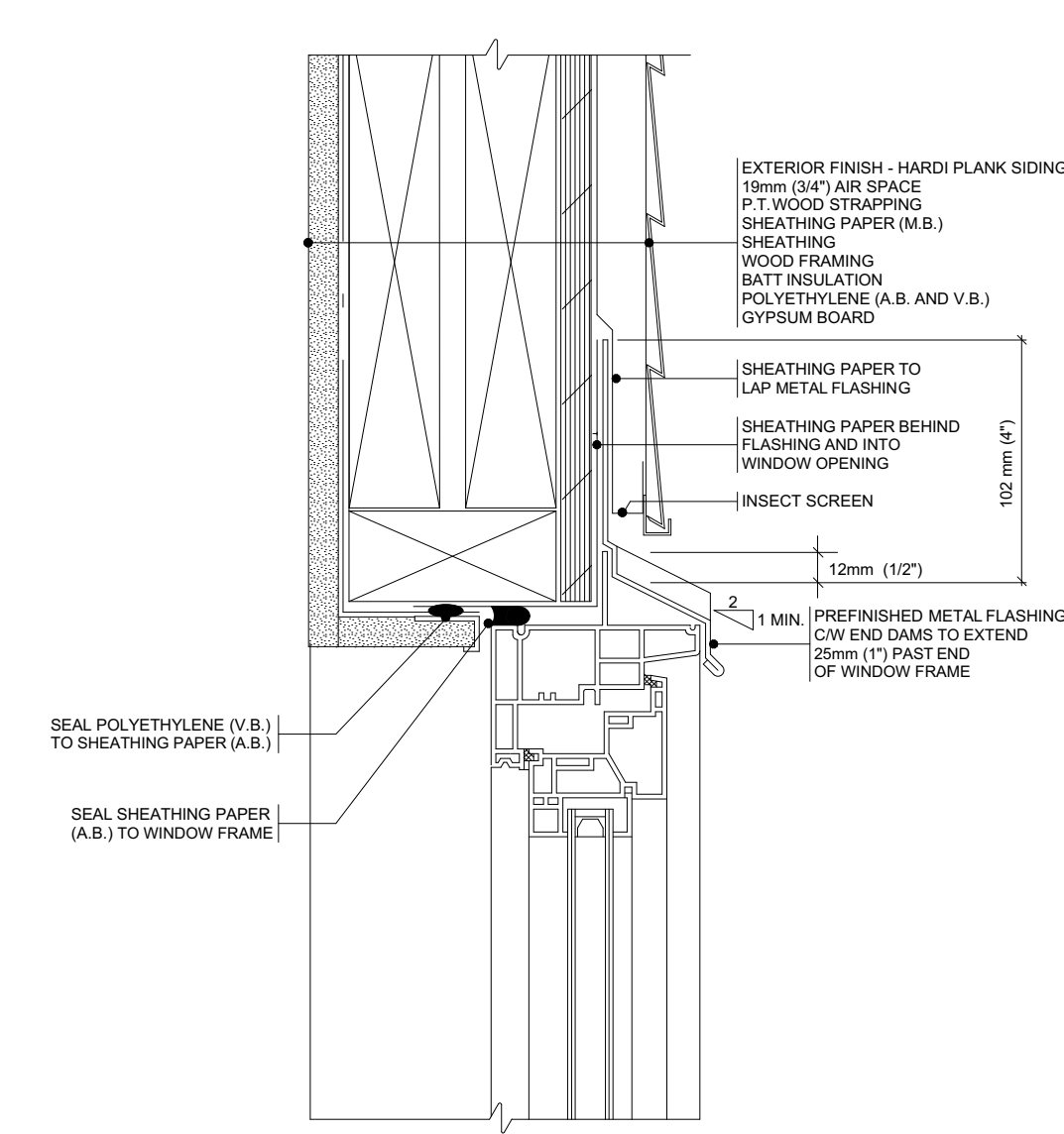
A4



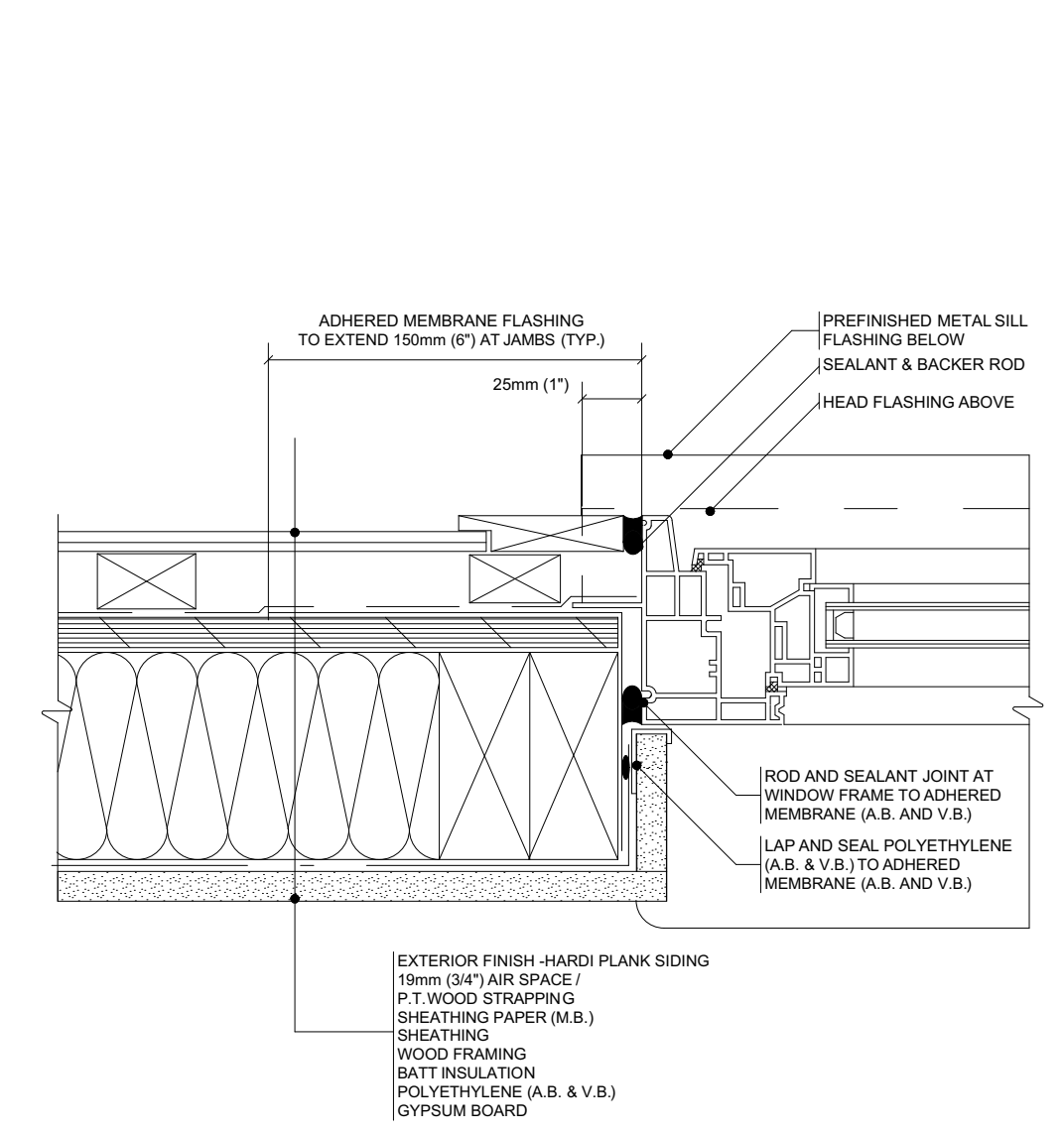
5 SPA
WATER SHEDDING ROOF / WALL SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



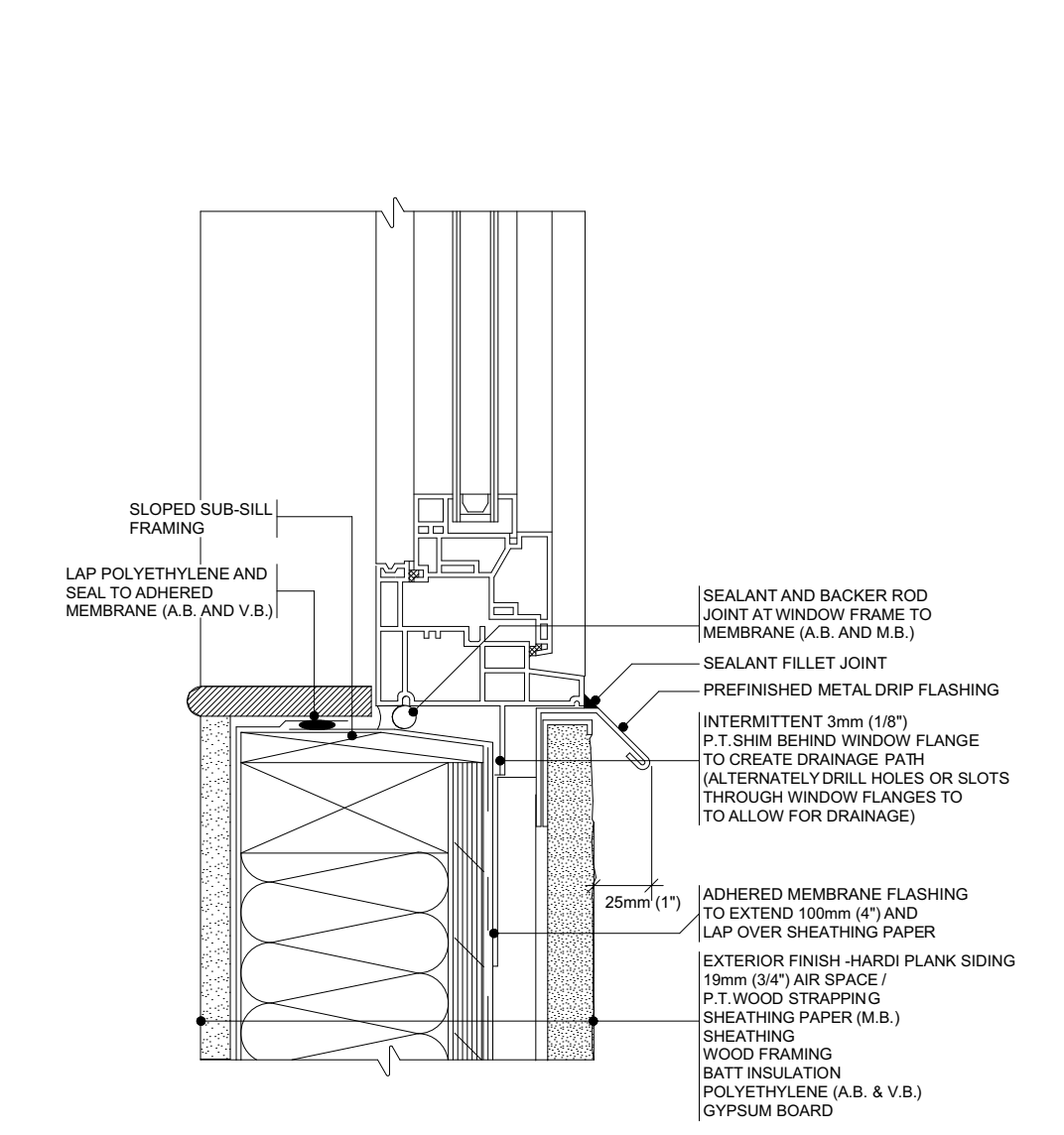
8 SPA
EXTERIOR CORNER SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



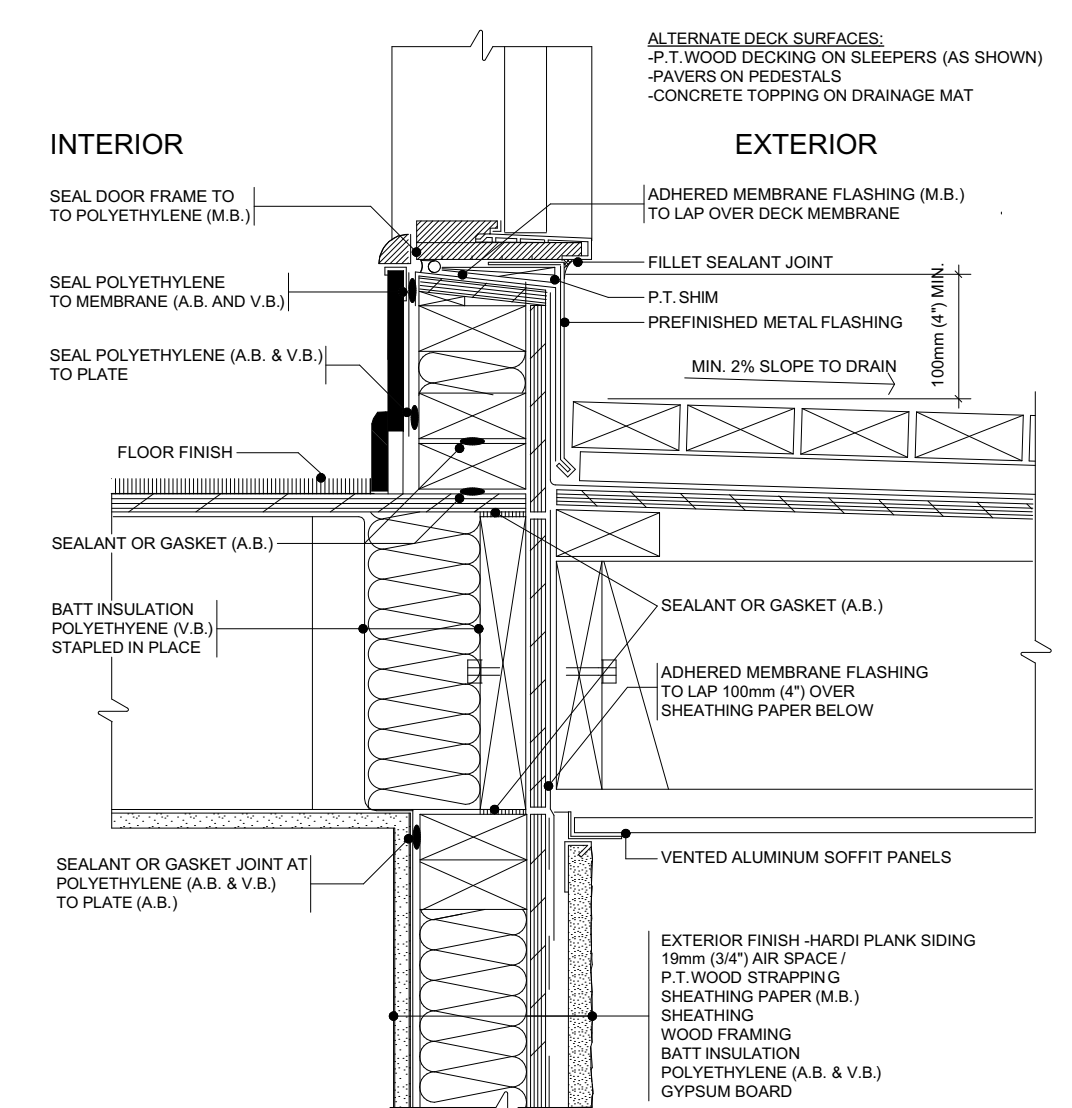
11 SPA
WINDOW HEAD SEALED POLYETHYLENE APPROACH
BEST PRACTICE GUIDE



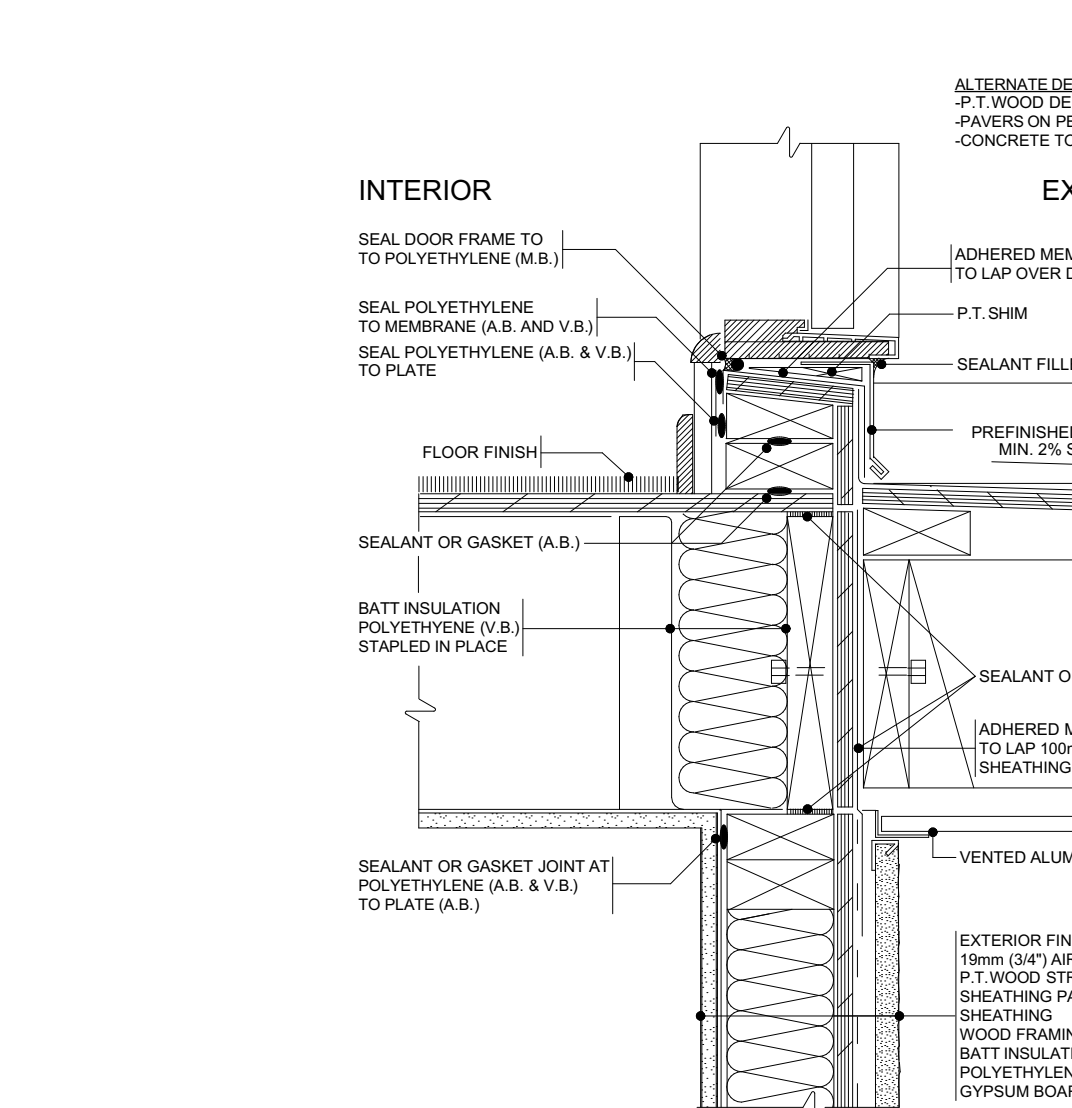
12 SPA
WINDOW JAMB SEALED POLYETHYLENE APPROACH
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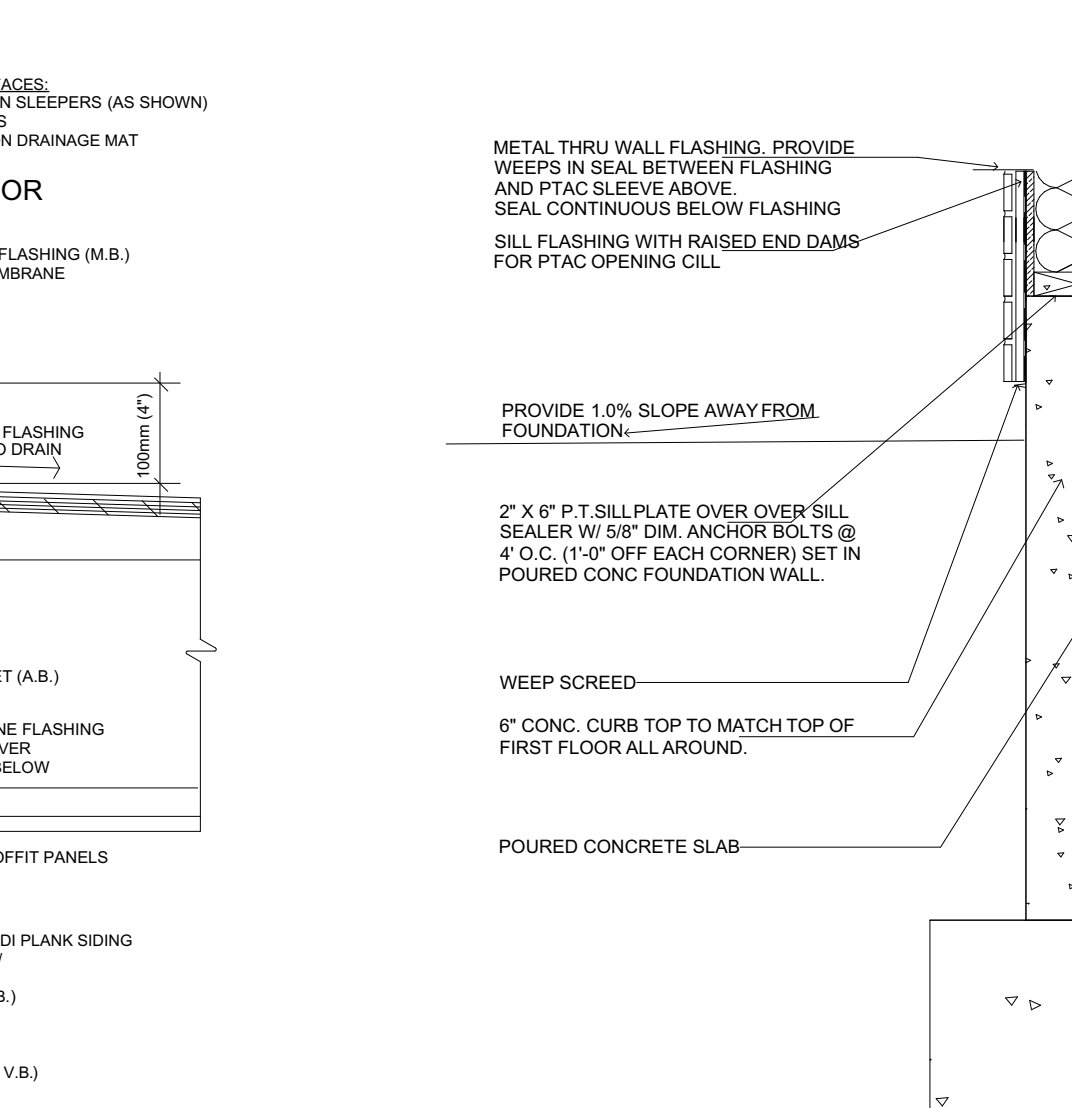
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WINDOW SILL SEALED POLYETHYLENE APPROACH
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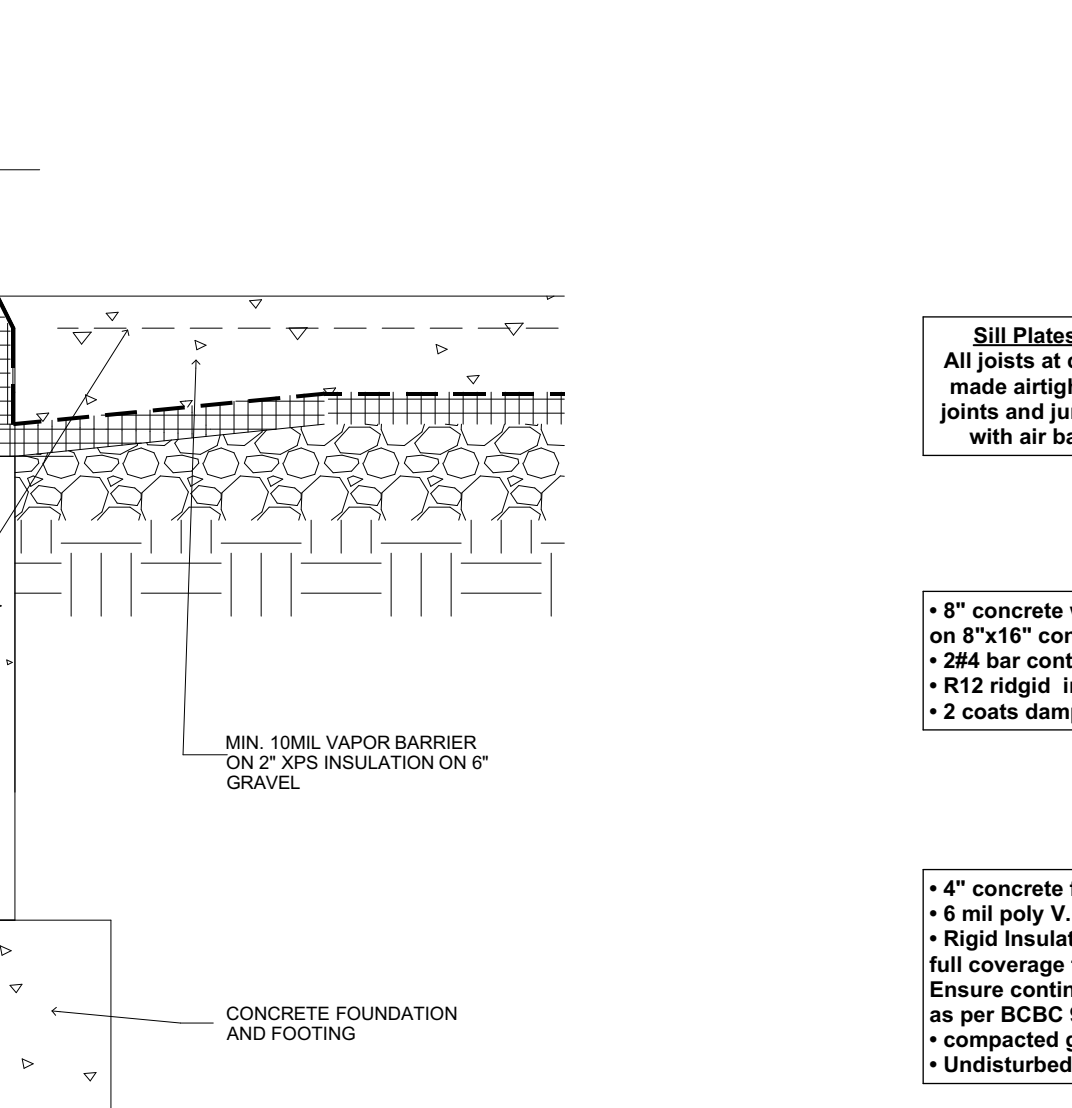
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DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE SEALED POLYETHYLENE APPROACH
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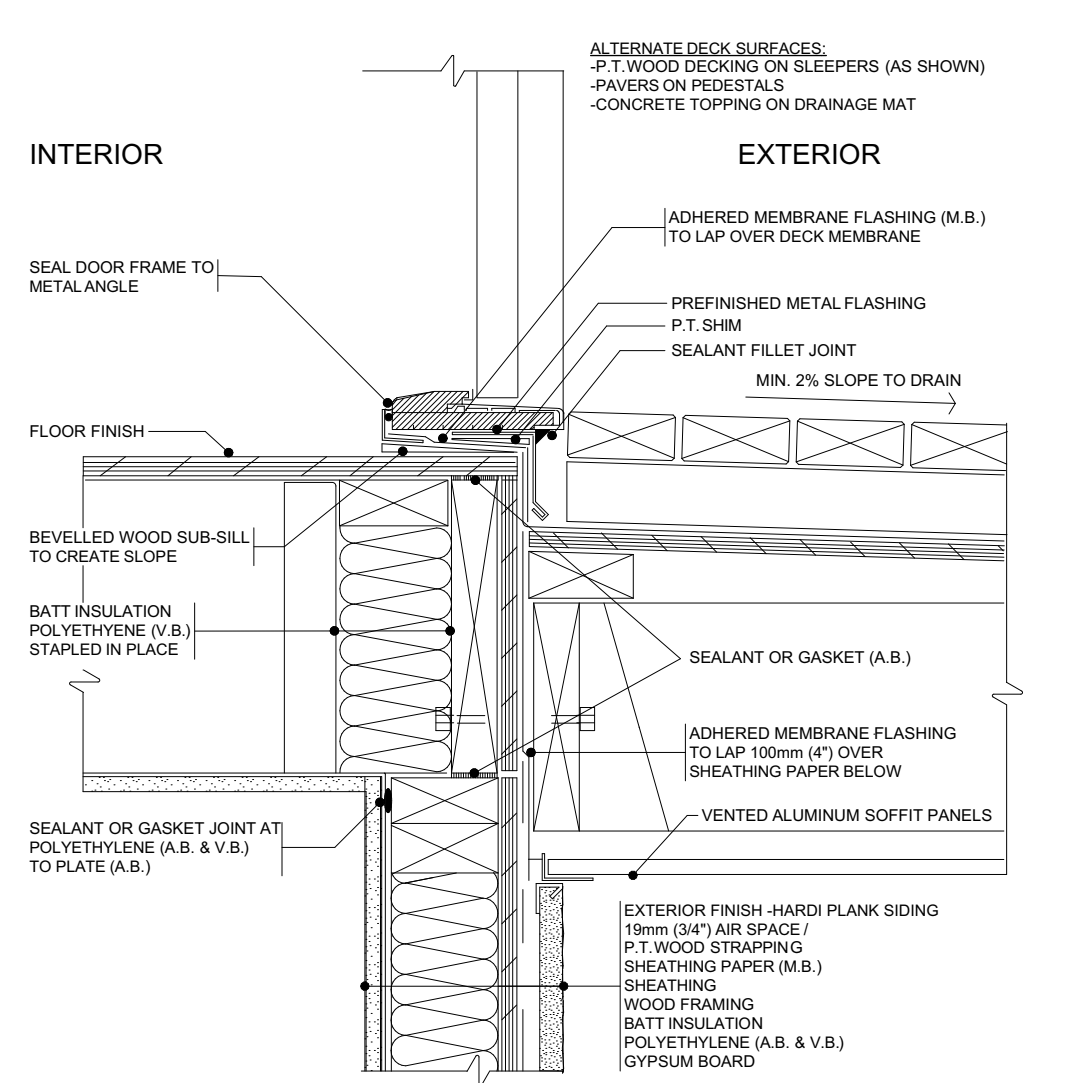
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DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE SEALED POLYETHYLENE APPROACH
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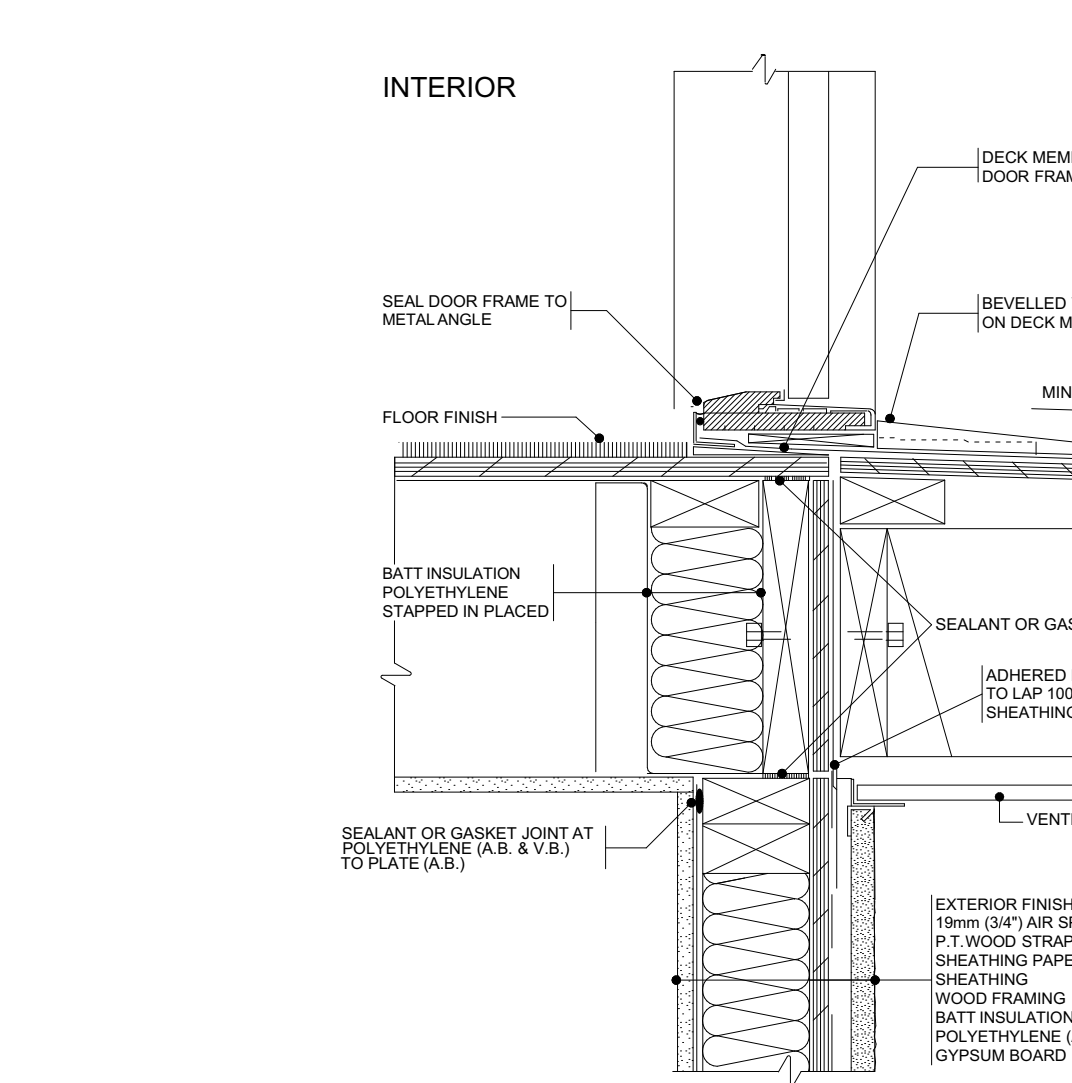
23
EXTERIOR ELEMENT - COLUMN
BEST PRACTICE GUIDE



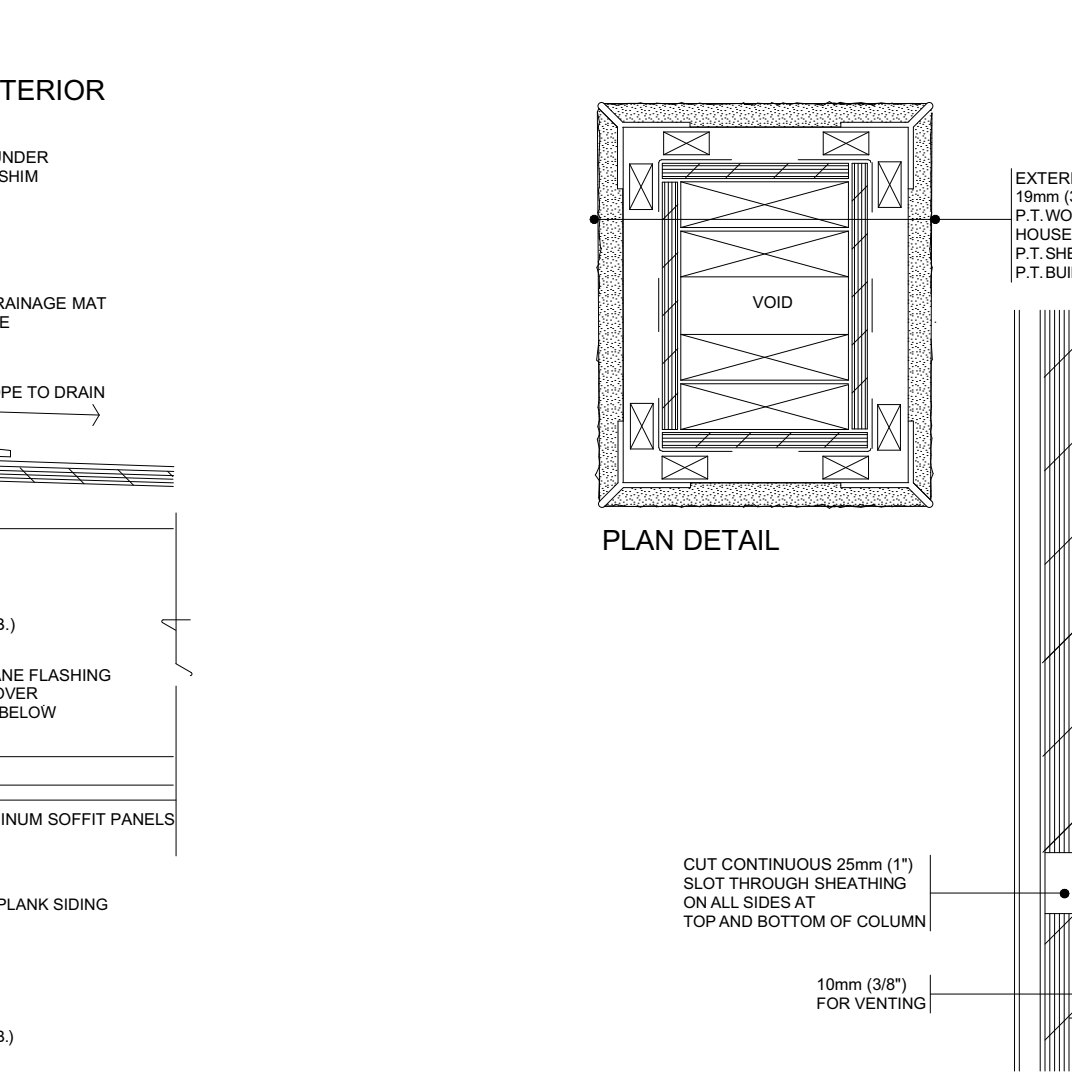
27 SPA
WALL EXHAUST VENT SEALED POLYETHYLENE APPROACH
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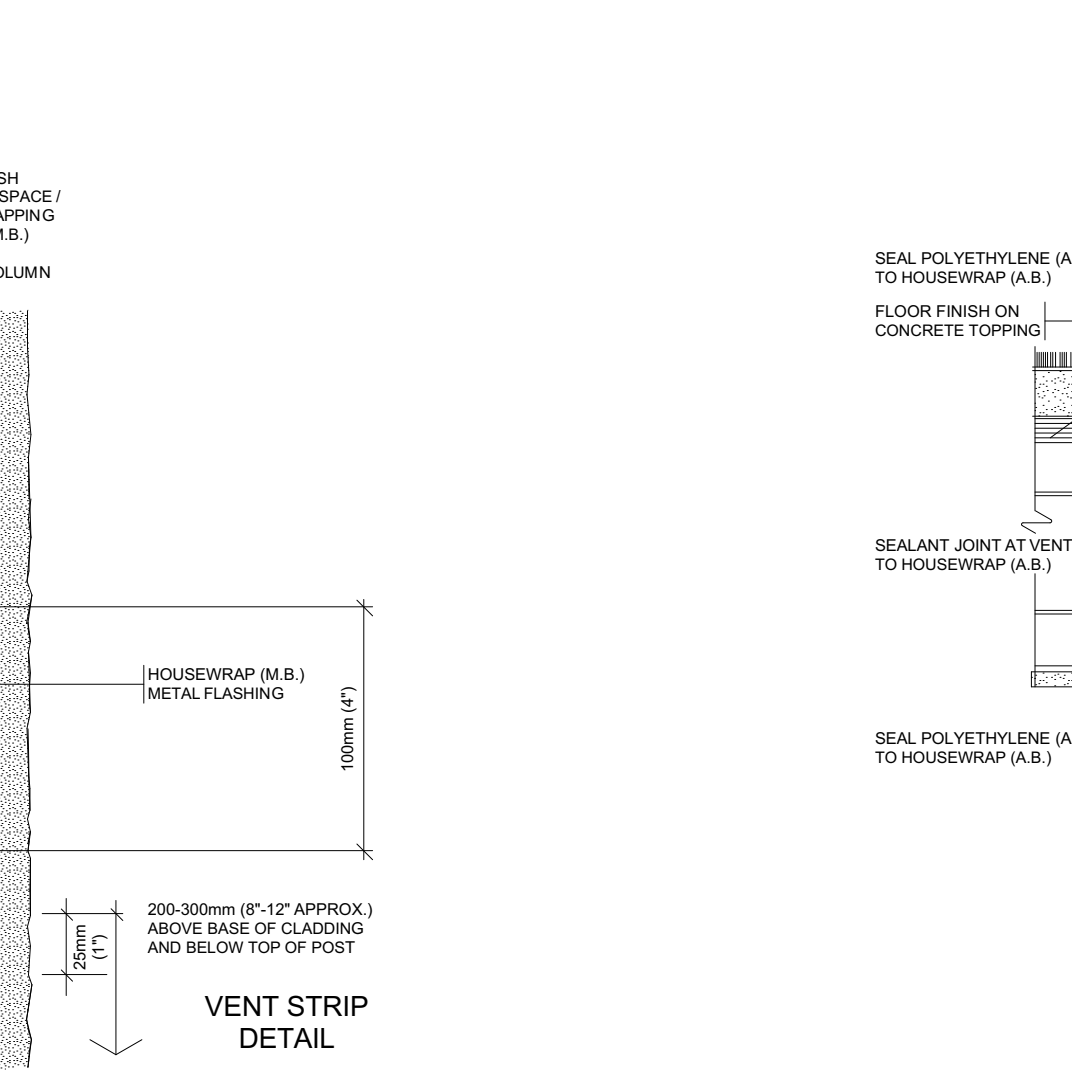
16 SPA
ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE SEALED POLYETHYLENE APPROACH
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17 SPA
ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE SEALED POLYETHYLENE APPROACH
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23
EXTERIOR ELEMENT - COLUMN
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WALL EXHAUST VENT SEALED POLYETHYLENE APPROACH
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DRAWING SCALE:
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KYLE LEGGETT

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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

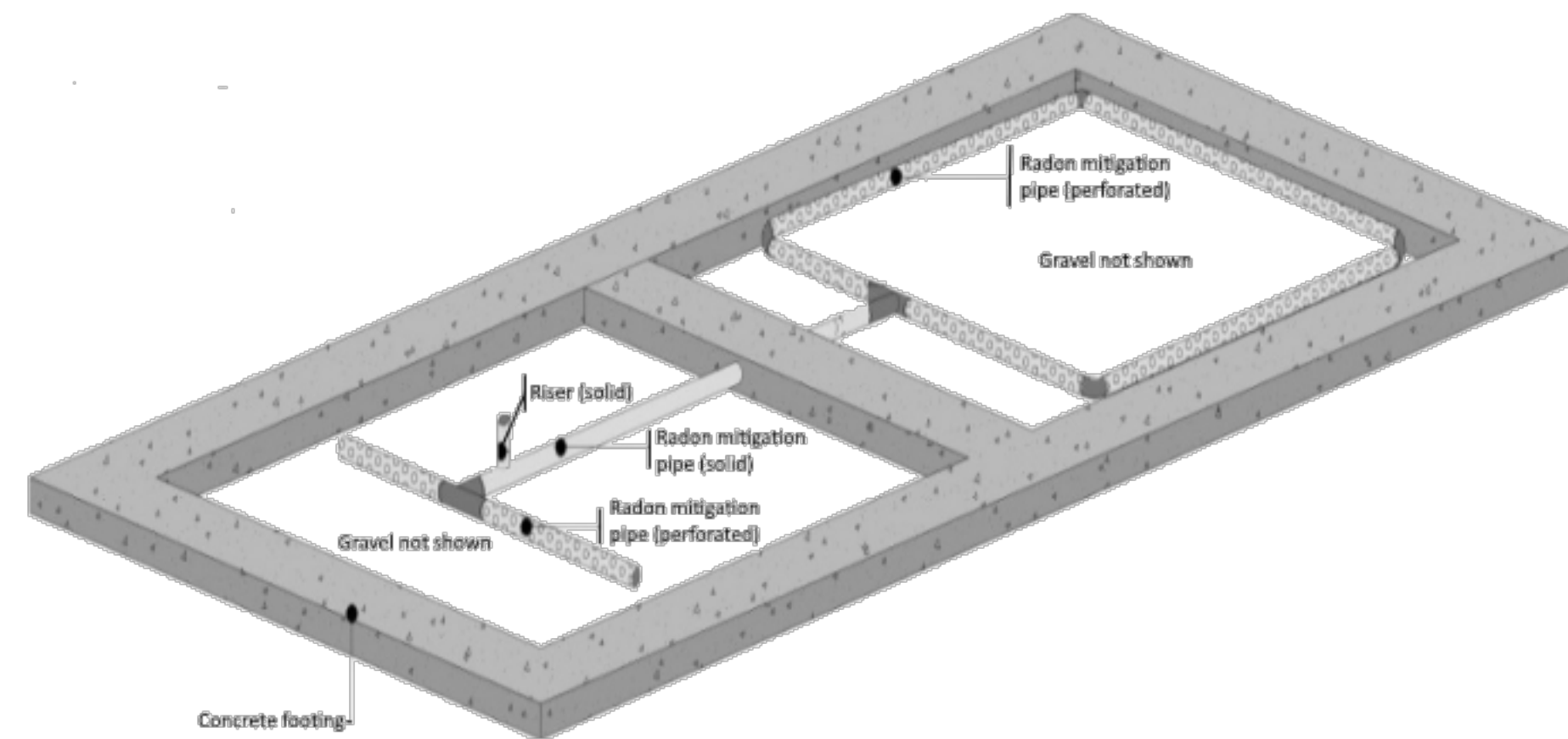


Figure 7.1.2.7— Possible interconnection of two gas permeable layers

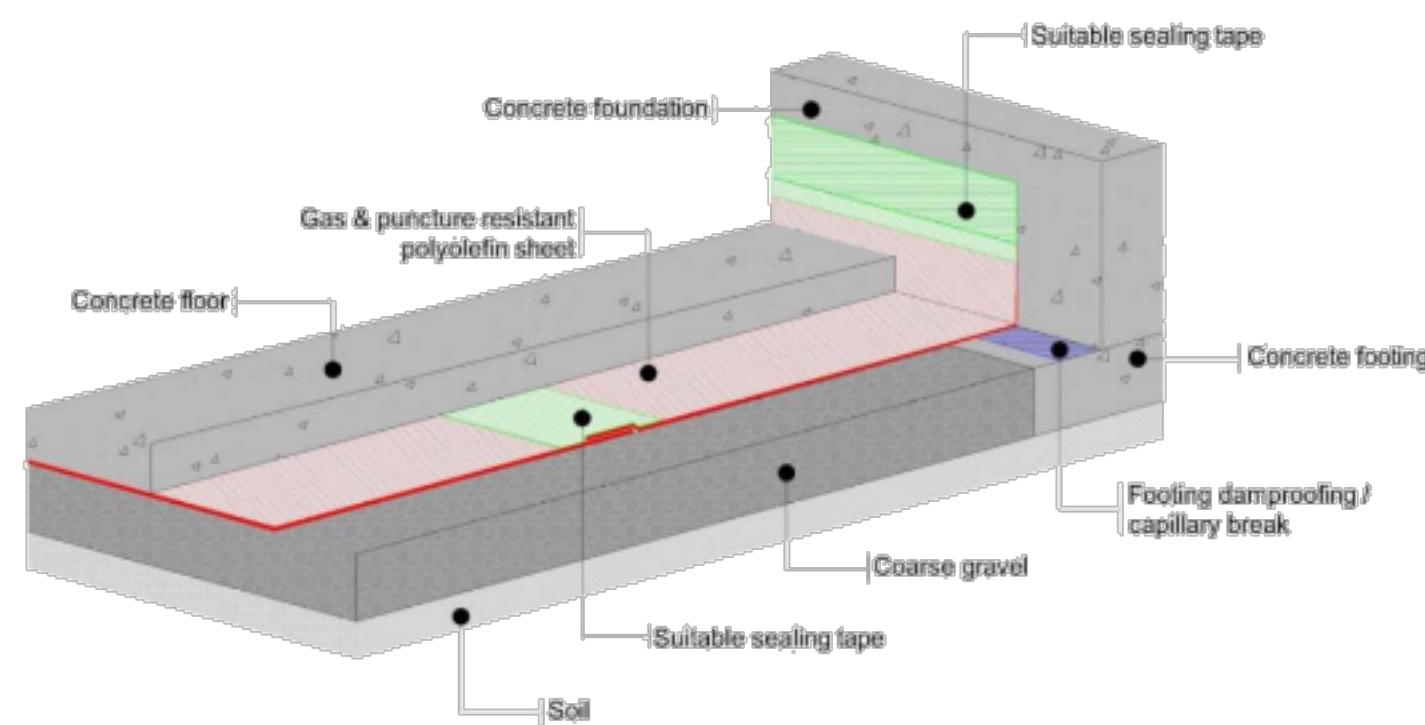


Figure 7.1.4.5.5 — Sealing sub-slab membrane vertically to concrete foundation wall

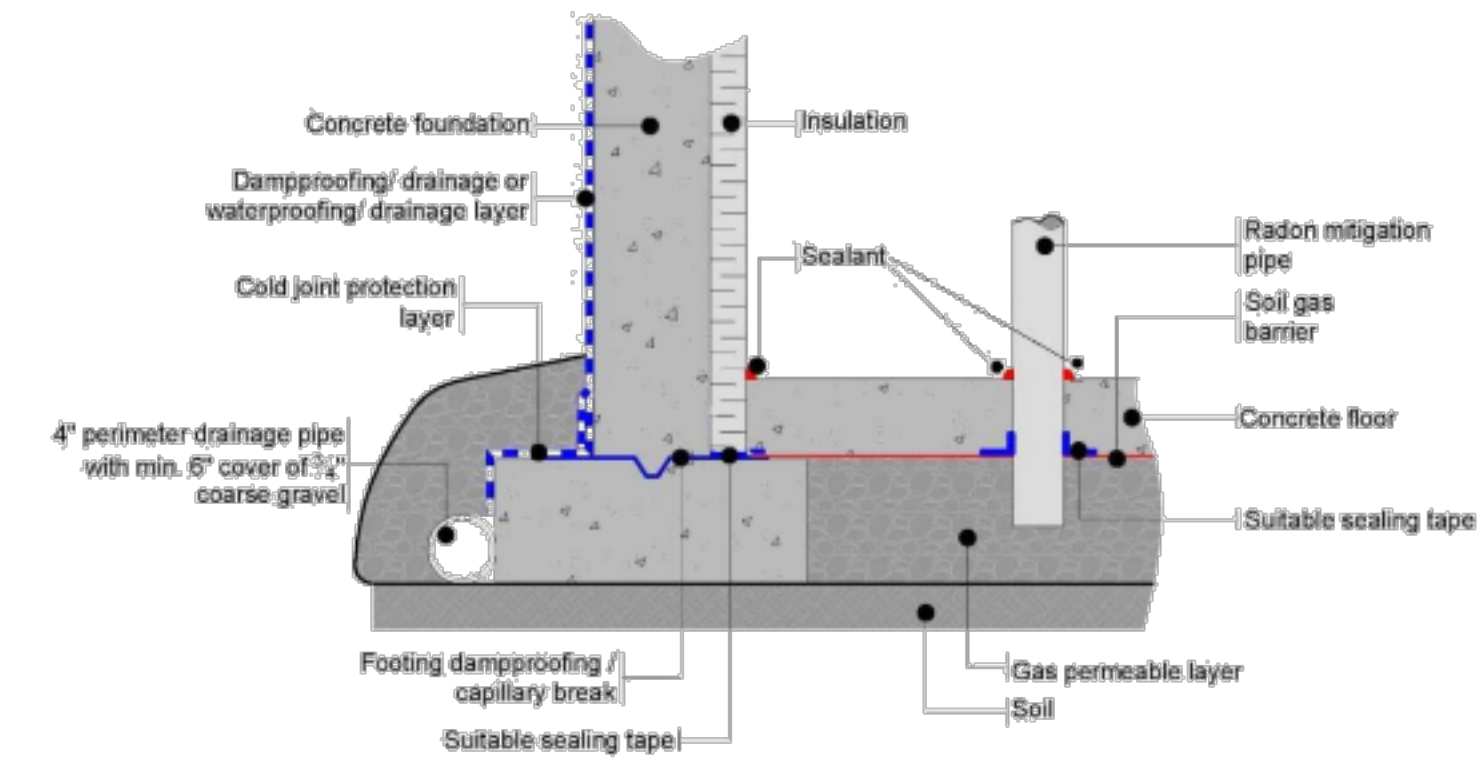


Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

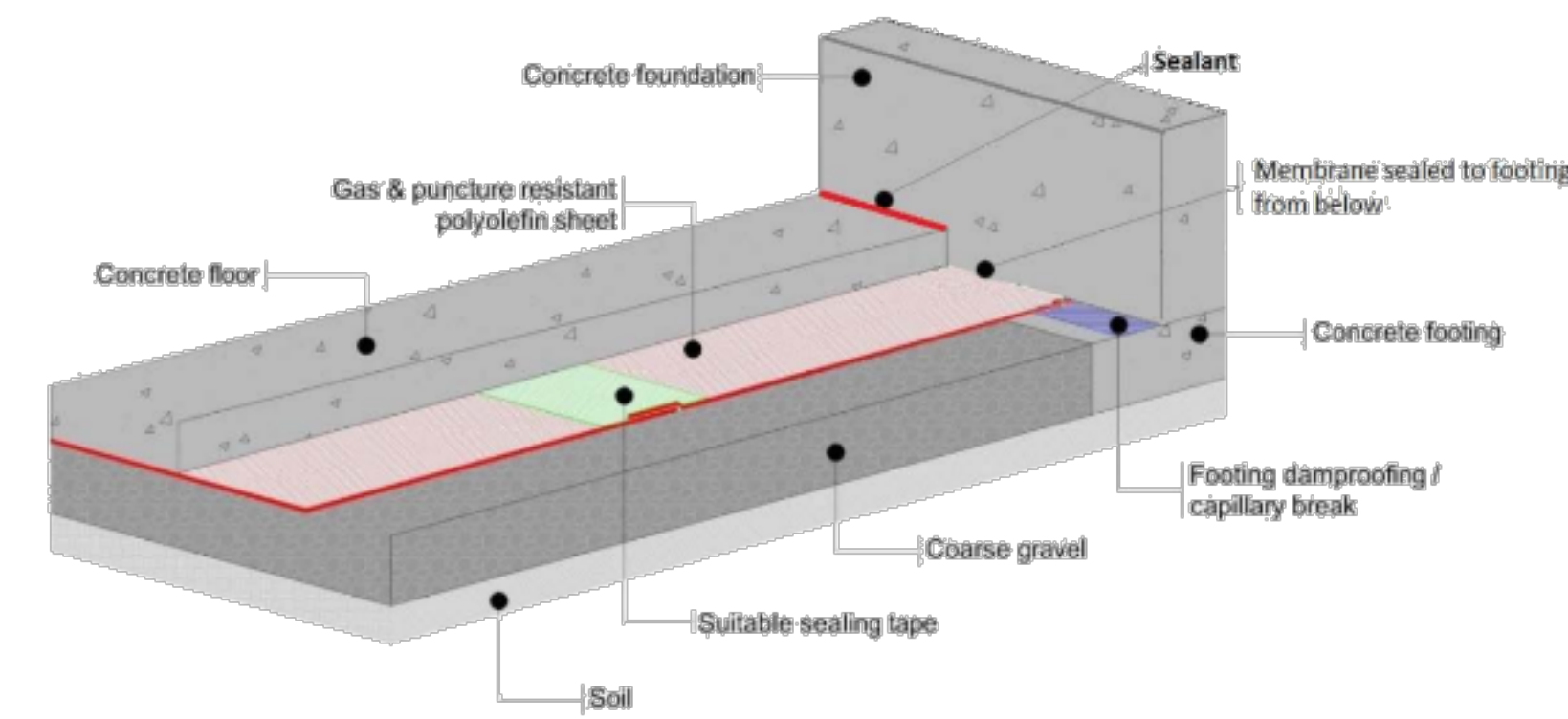


Figure 7.1.4.5.6 — Sealing sub-slab membrane horizontally to concrete footing prior to slab pour and of the slab/wall expansion joint after the slab pour

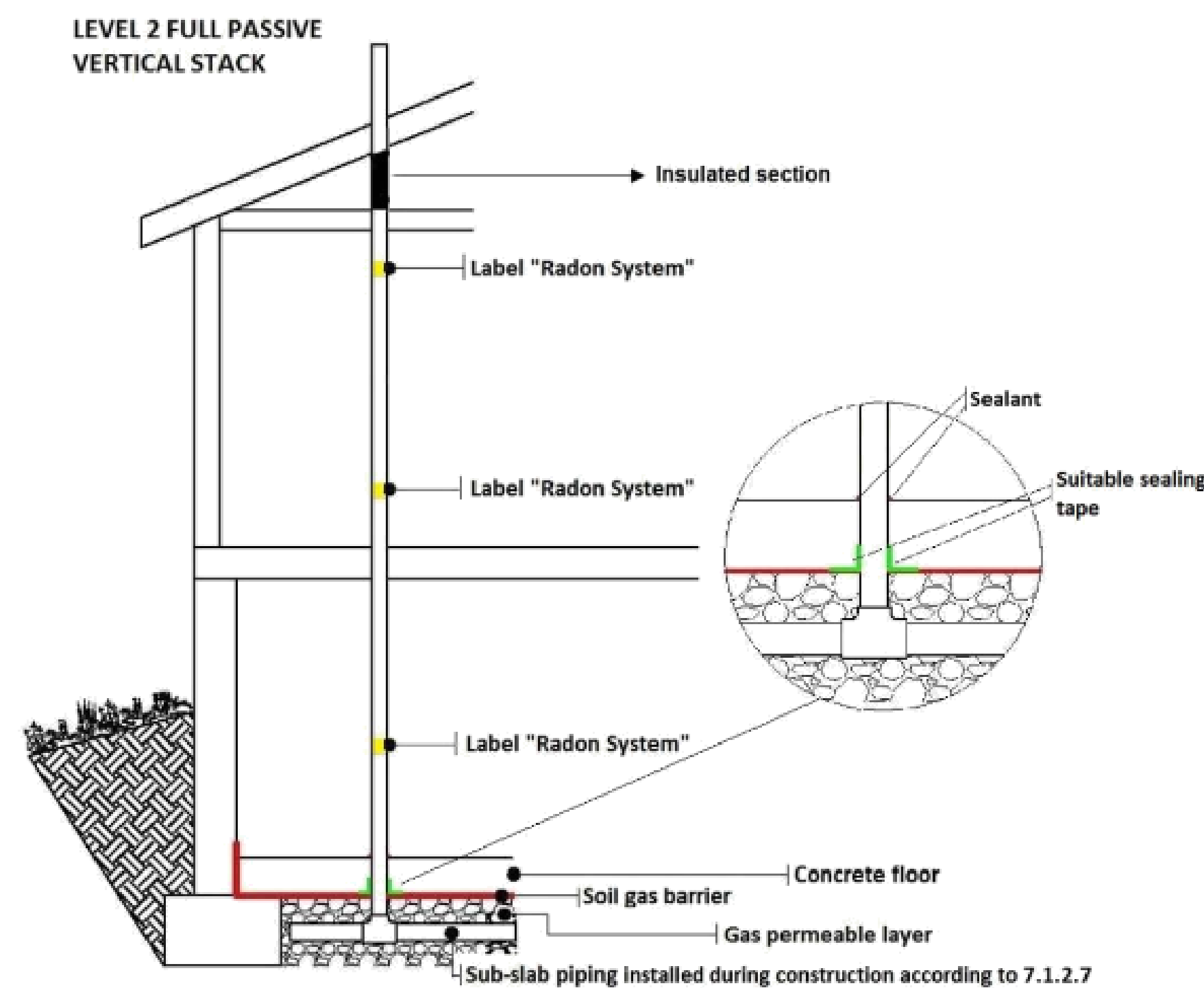


Figure 7.2b — Level 2 — Full passive vertical radon stack

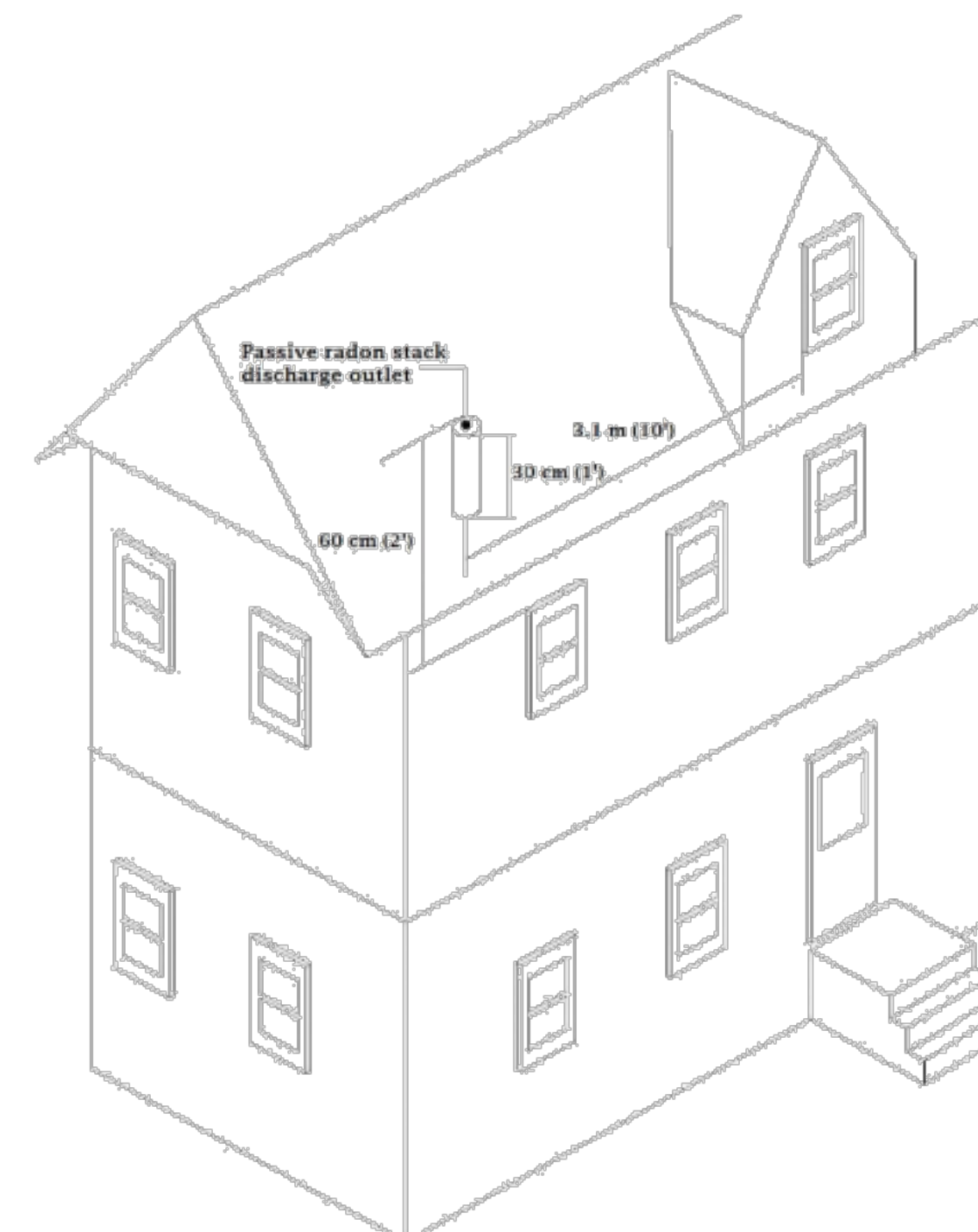


Figure 7.2.4.6 — Conceptual illustration of rooftop passive stack discharge geometry showing proximity to windows and height above roof

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