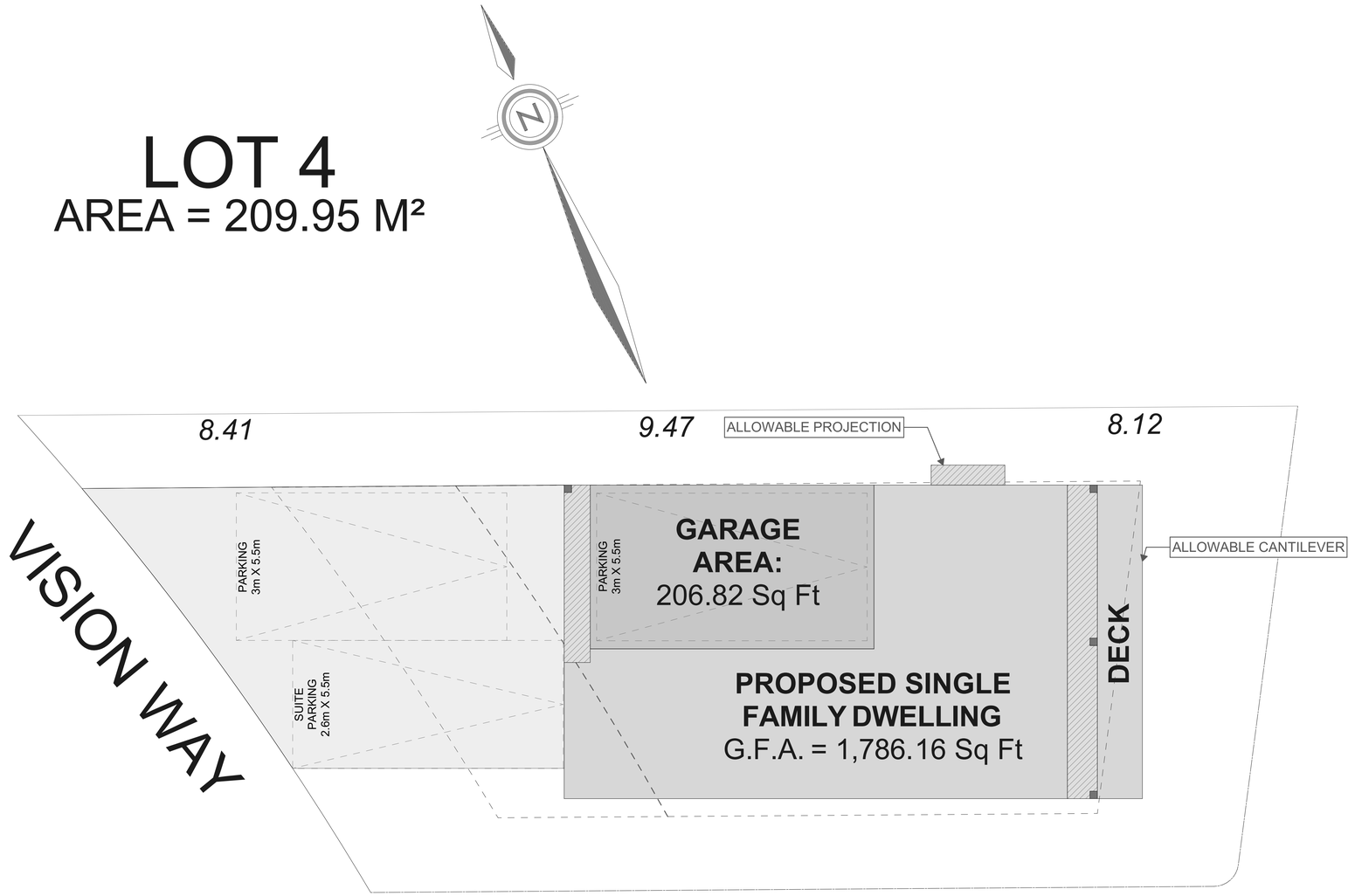
LOT 4
AREA = 209.95 M²

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Zoning	RS1 - Langford	
Address	Lot 4 - 3485 Vision Way	
Lot Size	209.95m² (2,259.88 ft²)	
	Proposed	Allowed
Lot coverage (Total)	35.67% 74.89m²	50% 100.65m²
Setbacks		
Front Setback	4.37m (14.34ft)	3.00m
Front Garage Setback	6.39m (20.96ft)	6.00m
Rear Setback	3.01m (9.88ft)	3.00m
Side Setback (North)	1.50m (4.92ft)	1.50m
Side Setback (South)	1.80m (5.91ft)	1.50m
Driveway Width	5.73m (18.80ft)	6.00m
Height		
Building Height	9.04m (29.66ft)	11.00m
Floor Area		
Suite Floor Area	33.75 m² (363.29 ft²)	
House Lower Floor Area	10.51 m² (113.16 ft²)	
Main Floor Area	58.46 m² (629.29 ft²)	
Upper Floor Area	63.22 m² (680.46 ft²)	
Total Gross Floor Area	165.94 m² (1786.16 ft²)	
Garage Area	19.21 m² (206.82 ft²)	



SITE PLAN
SCALE: 1:50

ADDRESS:
LOT 4 - 3485 VISION WAY,
LANGFORD

CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
SITE PLAN & DATA BOX

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
FEB 11, 2025

DRAWN BY:
LS

CHECKED BY:
KYLE LEGGETT

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

JAVA DESIGNS

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 DISCREPENCIES 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 MOFICATIONS 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 PENTRATIONS 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 ALRAMS TO CONFORM TO CSA 6.19

NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

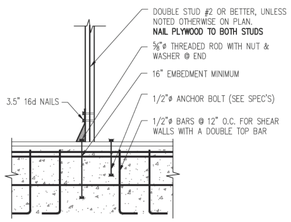
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.

-CONFORMITY OF PLANS TO SITE.

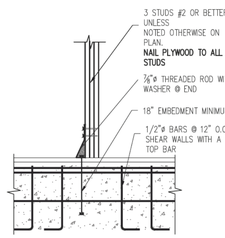
-ERRORS AND OMMISSIONS.

-ANY HOUSE BUILT FROM THESE PLANS.

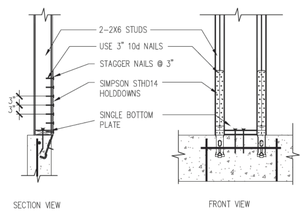
SHEET
NUMBER
A1



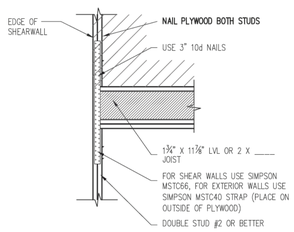
SIMPSON HTT5
HOLD DOWN CONNECTION DETAIL — 1



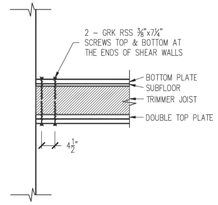
SIMPSON HDU8 HOLDDOWN DETAIL — 1A



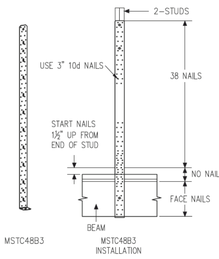
SIMPSON STHD14 HOLDDOWN DETAIL — 1B



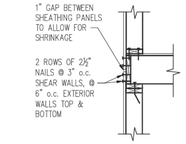
HOLD DOWN CONNECTION DETAIL
FLOOR TO FLOOR — 2



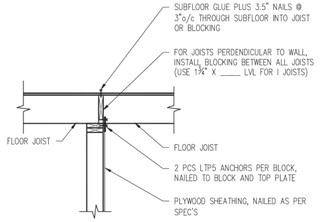
HOLD DOWN CONNECTION DETAIL — 2A



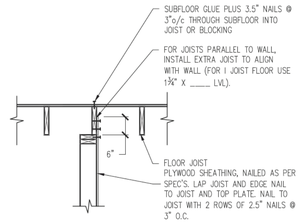
HOLD DOWN CONNECTION DETAIL — 2B



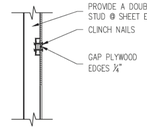
EXTERIOR WALL FLOOR TO FLOOR
CONNECTION DETAIL — 3



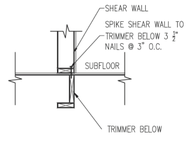
SHEARWALL DETAIL
JOISTS PERDENDICULAR TO SHEARWALL — 4



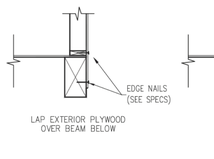
SHEARWALL DETAIL
JOISTS PARALLEL TO SHEARWALL — 5



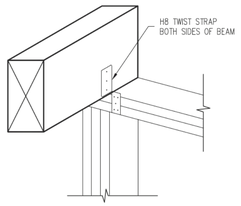
BLOCK PLYWOOD
AT EDGES, TYPICAL
FOR ALL SHEAR WALLS — 6



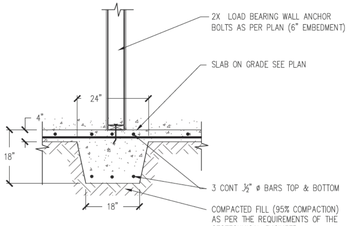
STACKED SHEAR WALL
DETAIL — 7



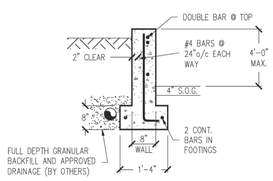
FLOOR TO FLOOR
CONNECTION DETAIL — 8



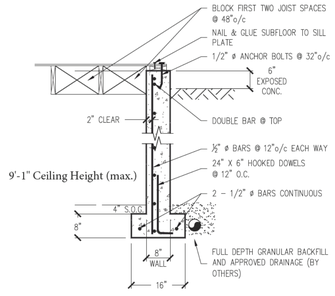
STRAP DETAIL
N.T.S — 9



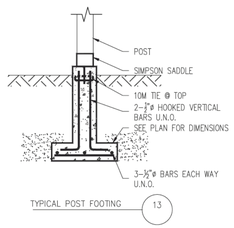
THICKENED SLAB FOOTING — 10



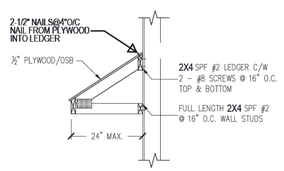
TYPICAL FOUNDATION — 11



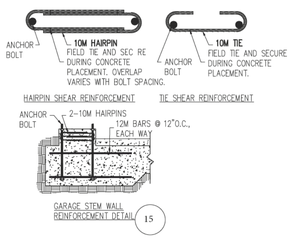
FOUNDATION WALLS
FULL HEIGHT — 12



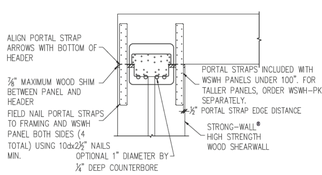
TYPICAL POST FOOTING — 13



SKIRT TRUSS DETAIL — 14



15



INSTALLATION DETAIL
PORTAL TOP CONNECTION — 16

DESIGN CRITERIA

1. 2024 BC BUILDING CODE PART 9
2. LATERAL LOAD DESIGN AS PER 9.23.13.2(2)(c) - Seismic Design as per the 2018 BC Building Code

GENERAL NOTES

1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS – DO NOT SCALE PLANS.
2. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THESE PLANS, COORDINATE THEM WITH OTHER TRADES, AND BE RESPONSIBLE FOR THE SAME.
3. ALL WORK MUST CONFORM TO THE 2024 B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS.
4. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND THOSE OF OTHER CONSULTANTS ARE TO BE REPORTED IN WRITING TO THE ENGINEER FOR CLARIFICATION.
5. 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.

1. 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.

2. 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.

3. SCOTT ENGINEERING INC. RECOMMENDS THAT A QUALIFIED BUILDING ENVELOPE ENGINEER BE RETAINED FOR DESIGN OF THE BUILDING ENVELOPE SYSTEM AND DETAILS.

CONCRETE

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

REINFORCING

1. REINFORCING TO CONFORM TO CAN/CSA G30.18, GRADE 400 MPA
2. MINIMUM LAP LENGTH = 48 X (BAR DIAM.), UNLESS NOTED OTHERWISE
3. PROVIDE 24"x24" CORNER BARS AT ALL CORNERS FOR EVERY HORIZONTAL BAR, OF EQUIVALENT BAR DIAMETER.
4. FOOTINGS POURED SEPARATE FROM WALLS MUST BE DOWELED WITH ½" 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

1. ALL FRAMING, LUMBER MATERIALS AND INSTALLATION MUST CONFORM TO THE CURRENT B.C. BUILDING CODE AND CSA O86 STANDARD.
2. ALL FRAMING MEMBERS TO BE #2 OR BETTER.
3. STEEL BEAMS AND COLUMNS TO BE MINIMUM GRADE 350W STEEL CONTAINED IN CSA G40.21 "STRUCTURAL QUALITY STEEL". USE A325M BOLTS AND E480XX ELECTRODES FOR WELDED JOINTS.
4. HEADERS AND LINTELS NOT NOTED ELSEWHERE, ARE TO BE 2 – 2x10 #2 SPF OR BETTER.
5. USE SIMPSON U210 HANGERS (OR EQUIVALENT) ON ALL DIMENSIONAL LUMBER JOISTS AND BEAMS FLUSH FRAMING.
6. PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO FRAMING INSPECTION.
7. TRUSSES SHALL BE PLACED AND BRACED AS PER MANUFACTURER'S SPECIFICATIONS.
   REMOVAL OF BRACES, DRILLING OR CUTTING TRUSS CHORDS IS NOT PERMITTED.
8. MINIMUM BEARING FOR ENGINEERED BEAMS IS 3" CRIPPLE OR 3.5" PLATE BEARING. U.N.O
9. 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 SPECFICIATIONS
   –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 HGUS HANGERS WITH 3.5" NAILS U.N.O.**
10. ALL ROOF, EXTERIOR WALL AND SHEAR WALL NAILS ARE 2.5" 0.131"ø SMOOTH SHANK NAILS.
11. 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).
12. SEE PLAN FOR EXTERIOR WALL AND SHEAR WALL SHEATHING REQUIREMENTS. NAIL ALL WALL DOUBLE TOP PLATES TOGETHER WITH 2–3" NAILS @ 12" O.C.
13. DOUBLE STUD SHEARWALL SHEET EDGES. STITCH NAIL DOUBLE STUD WITH 2–3" NAILS @ 5" O.C.
14. GLUE & NAIL ALL SUB–FLOOR SHEATHING TO FLOOR JOISTS. 3" NAILS @ 6"o/c THROUGHOUT.
15. CONNECT DECK LEDGER TO HOUSE WITH 3 ROWS OF 3½" NAILS @ 8" O.C. PLUS SIMPSON SDS ¼"x3½" SCREWS @ 8" O.C. STAGGERED.
16. 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

1. BUILT UP BEAMS – 4 ROWS OF 3" NAILS @ 12"o/c U.N.O.
2. LVL BEAMS UP TO 11–7/8" DEPTH – 3 ROWS OF 3.5" NAILS @ 12" o/c U.N.O.
3. 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
(Sw=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: q_{50}=8.7 psf

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — J. G. SCOTT — # 23095 — 2025-02-20

Date	Revision
Feb. 20, 2025	ISSUED FOR PERMIT & CONSTRUCTION

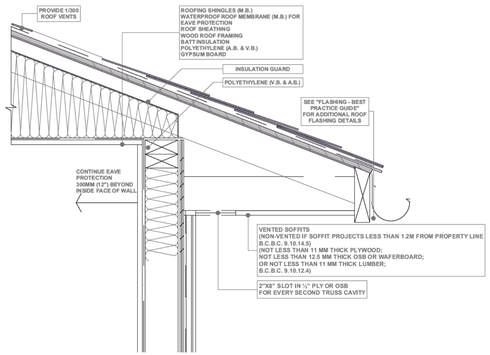
REVISIONS

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

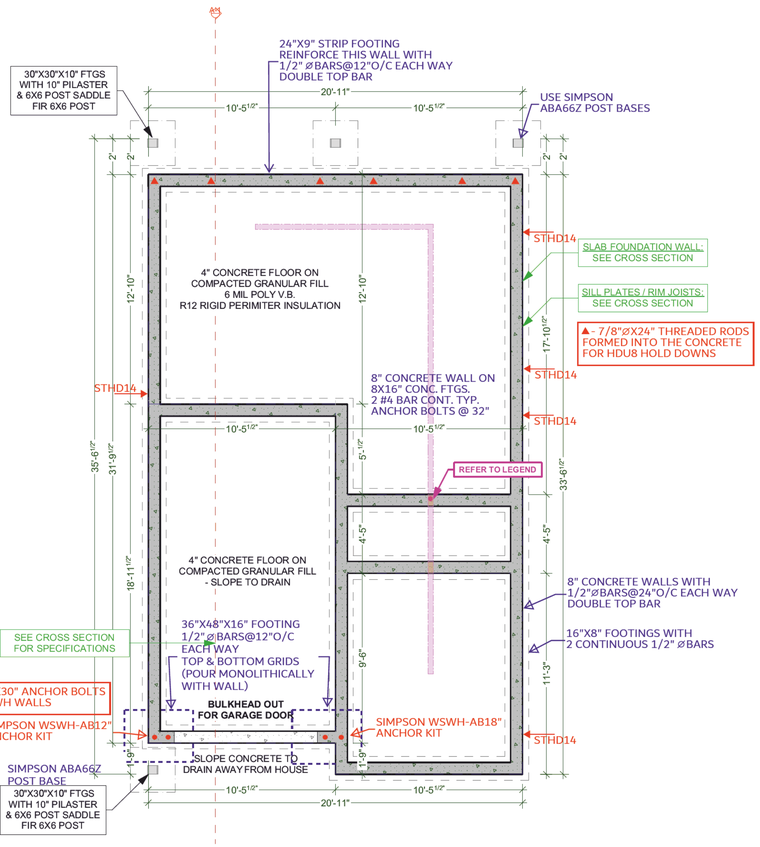
Drawing
GENERAL NOTES & DETAILS

Drawn By	Date	Drawing No.
cak	Feb. 20, 2025	S1
Checked By: J. SCOTT	Scale	

Project Name: TEKloch Homes Ltd
3485 Vision Way
Langford



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



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

RADON ROUGH IN LEGEND
- SUCTION POINT
- PERFORATED PIPE
- SOLID PIPE

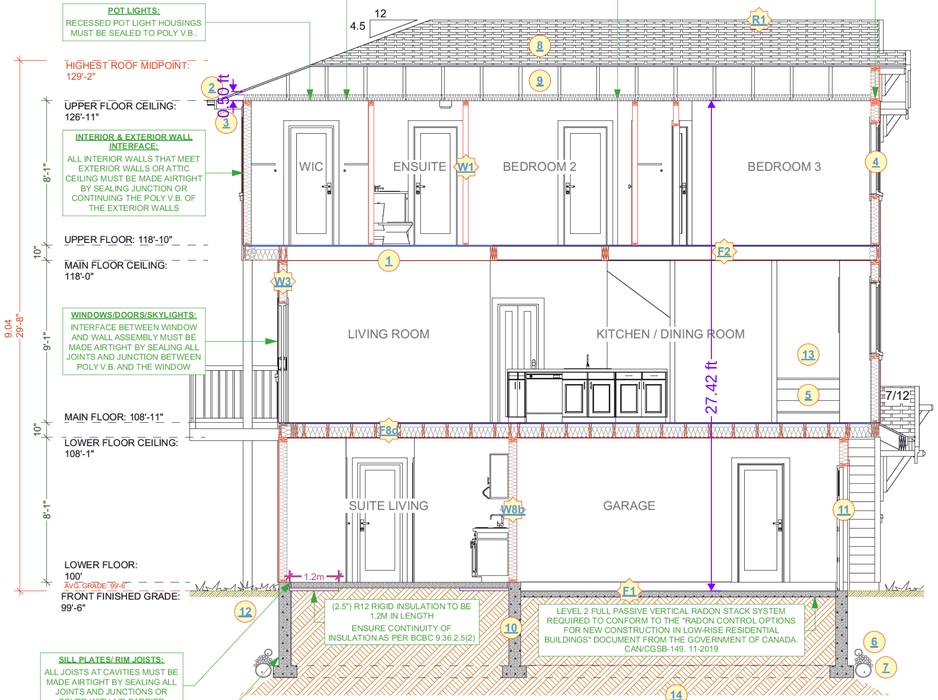
REFER TO CROSS SECTION FOR DETAILS AND NOTATIONS

PLUMBING STACKS:
PLUMBING VENT STACK PIPES MUST BE MADE AIRTIGHT BY SEALING THE AIR BARRIER TO VENT STACK WITH COMPATIBLE MATERIAL, SHEATHING TAPE, OR A RUBBER GASKET AT THE CEILING

POT LIGHTS:
RECESSED POT LIGHT HOUSINGS MUST BE SEALED TO POLY V.B..

ATTIC HATCH:
APPLY INSULATION TO BACK OF ATTIC HATCH AND PROVIDE A CLOSED CELL FORM GASKET TO ENSURE PROPER AIR SEALING.

WALL TO CEILING:
ALL JOINTS AT TRANSITION BETWEEN EXTERIOR WALLS AND CEILING MUST BE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS OR COVERING WITH AN AIR BARRIER MATERIAL



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

HOUSE HEAT SOURCE TO BE: DUCTLESS 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. VENTIALTION 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. VENTIALTION 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:

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.

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

W8b 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

F8d DEMISING FLOOR: (30MIN AS PER F8D - TABLEA-9.10.3.1.B)
- SUBFLOOR OF 15.5MM 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

CONSTRUCTION NOTES:

1. R40 INSULATION, 6 MIL POLY V.B. 1/2" CEILING BOARD
2. CONTINUOUS GUTTERS
3. ALUMINUM GUTTERS AND VENTED SOFFITS - ROOF OVERHANGS AS PER PLANS
4. ALL WINDOWS VINYL, SUPPLY RAIN PAN UNDER, RAINSCREEN AS PER BCBC. WINDOWS IN DOORS TO BE SAFETY GLASS
5. STAIRS: 7 5/8" RISE, 10.05" TREAD, 1" NOSING WITH CONTINUOUS HANDRAIL
6. PROVIDE DRAINS TO PERIMETER SYSTEM
7. 4" DRAIN TILE WITH 6" ROCK OVER
8. PROVIDE ROOF VENTS: VENT 1/150 USING SHINGLE VENT II RIDGE VENT
9. EAVE PROTECTION TO 12" BEYOND HEATED WALL
10. 8" CONCRETE WALL ON 8"X16" CONCRETE FOOTINGS - 2#4 BAR CONTINUOUS - R12 RIDGID INSULATION - 2 COATS DAMP PROOFING
11. CAULK OVER AND AROUND ALL EXTERIOR OPENINGS
12. 10"X10" POST SADDLE ON 8" PILASTER 2'6"X2'6" CONCRETE FOOTING (NOT SHOWN)
13. 42" NON-CLIMBABLE CONTINUOUS HANDRAIL
14. 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

SEE DETAILS ON PAGE S1

SCOTT ENGINEERING INC.
Permit no.: 1000106
JOHN G. SCOTT, P.Eng. Structural Engineer
31148 ANTROBUS CRESCENT COLWOOD, BC V9B 5P5
TEL: 250 893 1444
john@jgcengineering.ca

ADDRESS: LOT 4 - 3485 VISION WAY, LANGFORD
CUSTOMER: TEKLOCH HOMES LTD.
DRAWING NAME: FOUNDATION PLAN, CROSS SECTION, & DETAILS
DRAWING SCALE: SEE DRAWINGS
ISSUE DATE: FEB 11, 2025
DRAWN BY: LS
CHECKED BY: KYLE LEGGETT

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

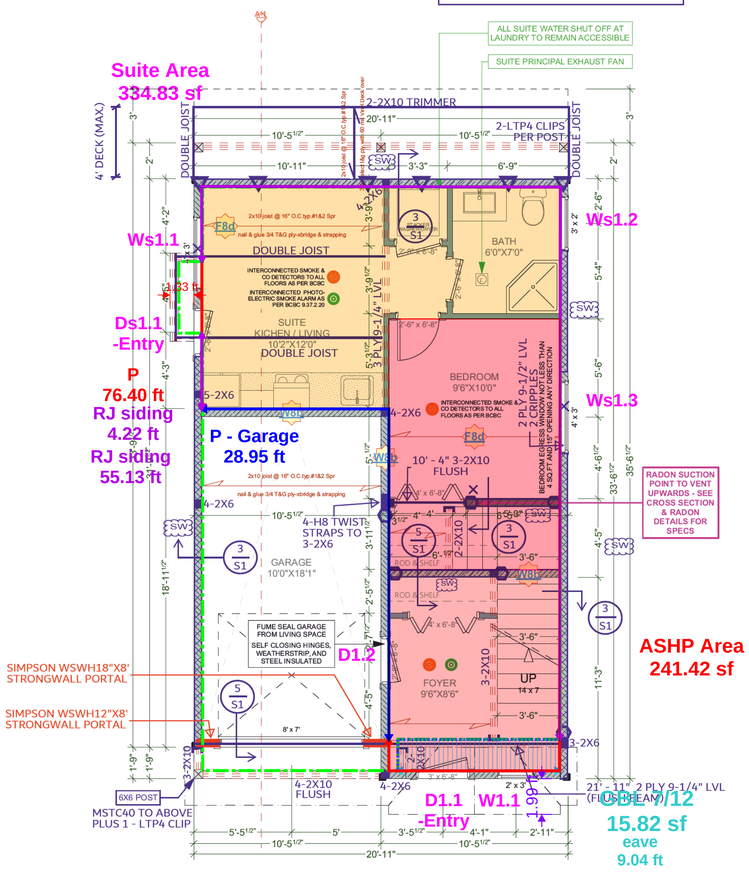
JAVA DESIGNS

SHEET NUMBER
A2

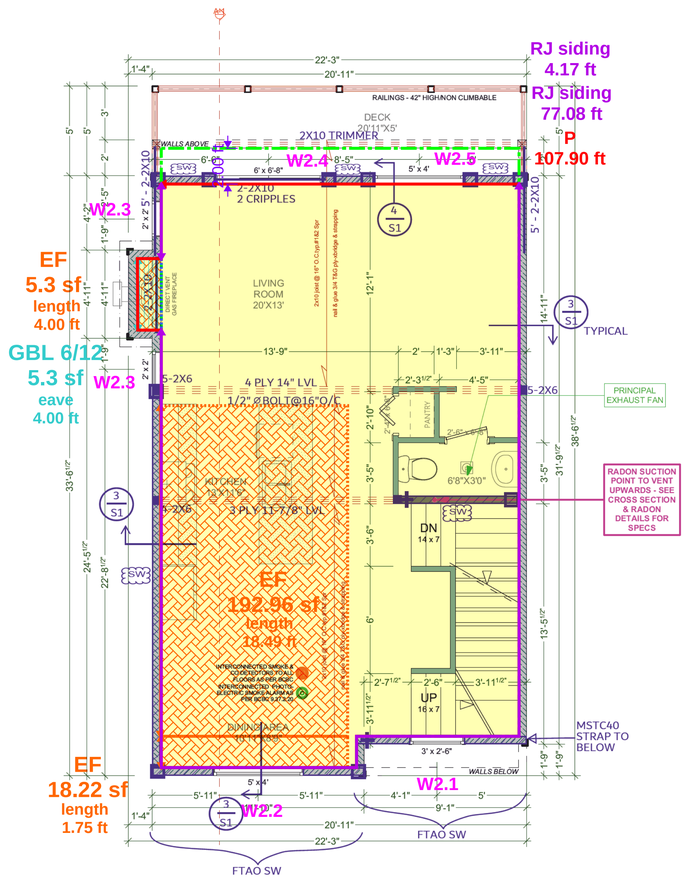
LOWER - h=8.083'
L = 105.33 ft
A = 441.92 sf

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.

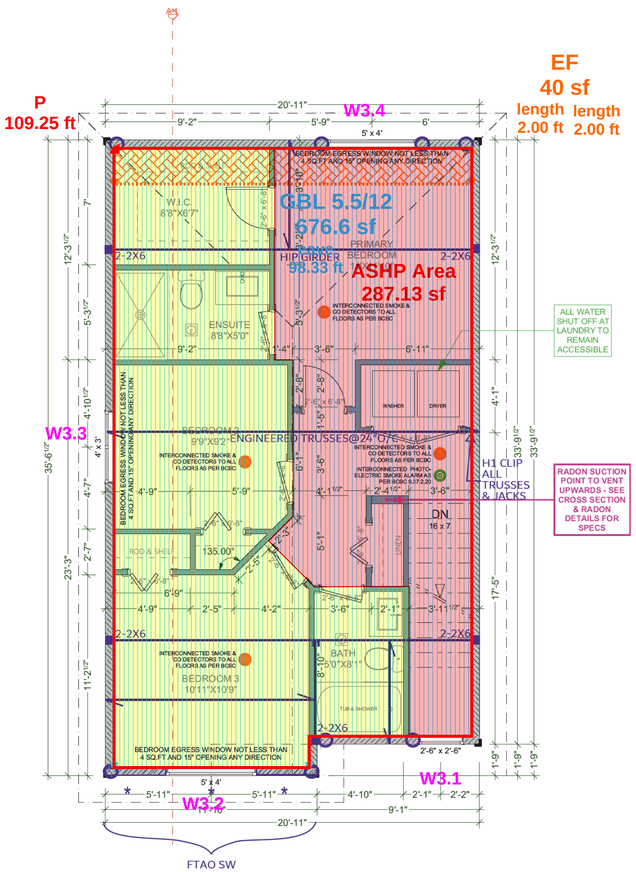
INVERT EVERY SECOND DECK JOIST HANGER



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



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



LOWER FLOOR PLAN (8'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
LOWER FLOOR AREA: 113.162 sq ft
SUITE FLOOR AREA: 363.293 sq ft

GARAGE AREA: 206.822 sq ft

MAIN FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
MAIN FLOOR AREA: 629.288 sq ft

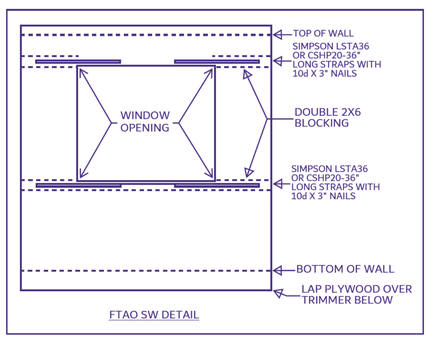
UPPER FLOOR PLAN (8'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
UPPER FLOOR AREA: 680.46 sq ft

W8b — 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

F8d — DEMISING FLOOR:
(30MIN AS PER F8D - 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 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



FTAO SW DETAIL

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

SYMBOL	DESCRIPTION	DETAIL
	HTTS HOLD DOWN	S1 / A3
	HDUS HOLD DOWN WITH STUDS	S1 / A3
	MSTC40 P	S1 / A3
	GRK RSS SCREWS	S1 / A3
	MSTC48B3	S1 / A3

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.
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COLWOOD, BC V9B 6P5
TEL.: 250 893 1444
john@scotteng.ca
PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — JOHN G. SCOTT — 23055 — 2025-02-20

ADDRESS:
LOT 4 - 3485 VISION WAY,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
FLOOR PLANS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
FEB 11, 2025
DRAWN BY:
LS
CHECKED BY:
KYLE LEGGETT

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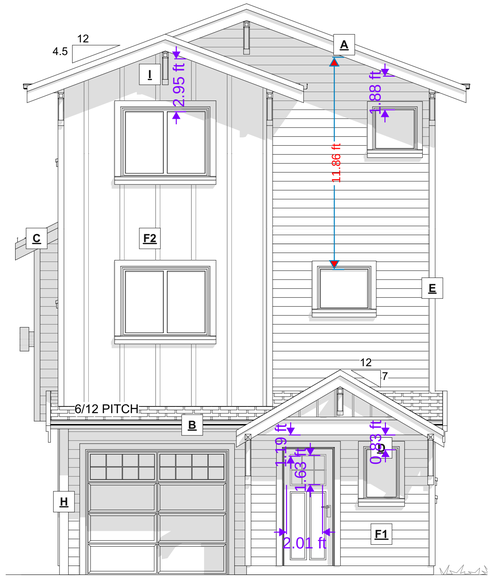
250.590.2468

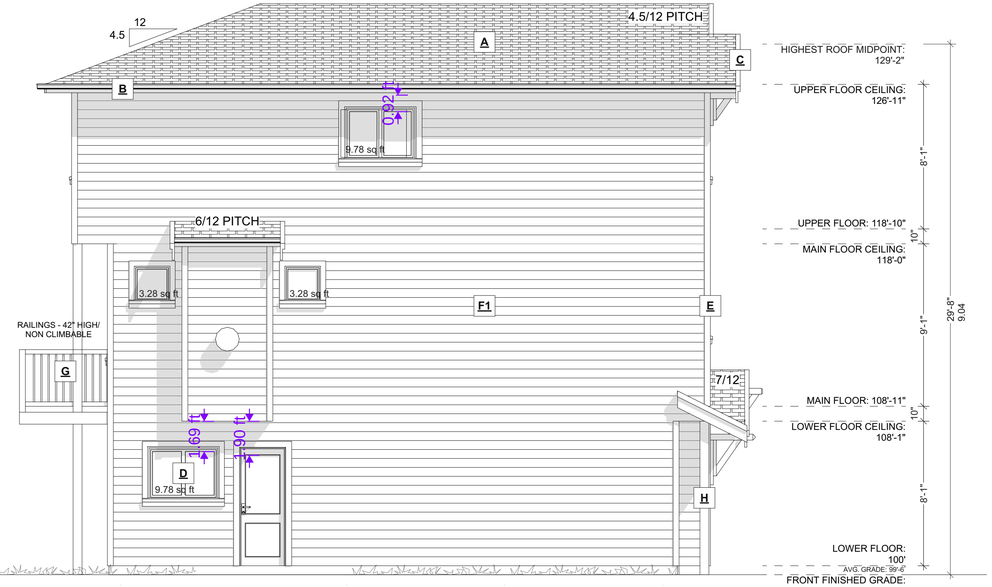
JAVA DESIGNS

SHEET NUMBER
A3



FRONT ELEVATION

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



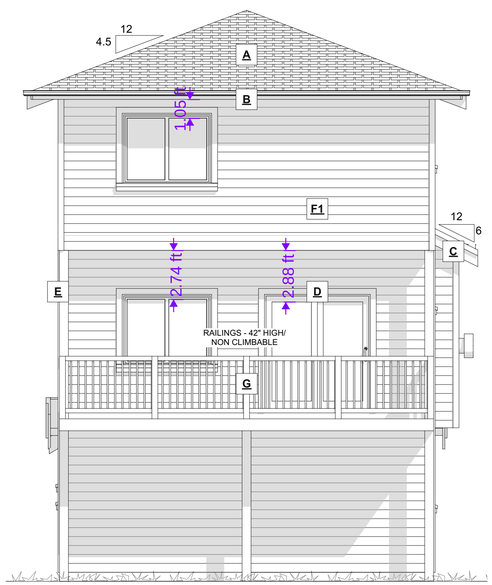
LEFT ELEVATION

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

EXPOSING BUILDING FACE: 85.94m²
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 2.43m²
% GLAZED OPENINGS: 2.83%
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

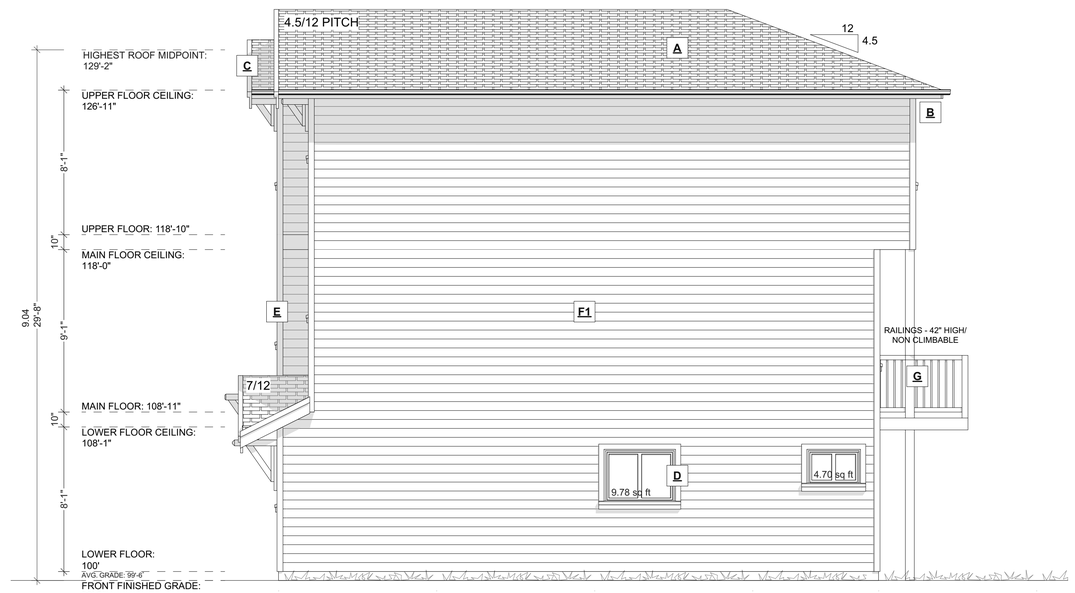
EXTERIOR FINISHES SCHEDULE

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	G	RAILING:	42" HIGH/NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	H	POSTS:	POSTS - PAINTED/STAINED AS PER OWNERS SPECS
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	I	KNEE BRACES:	DECORATIVE WOOD BRACES IN GABLES - SEE ELEVATIONS



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: 1.35m²
% GLAZED OPENINGS: 1.57%
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

ADDRESS:
LOT 4 - 3485 VISION WAY,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
ELEVATIONS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
FEB 11, 2025
DRAWN BY:
LS
CHECKED BY:
KYLE LEGGETT

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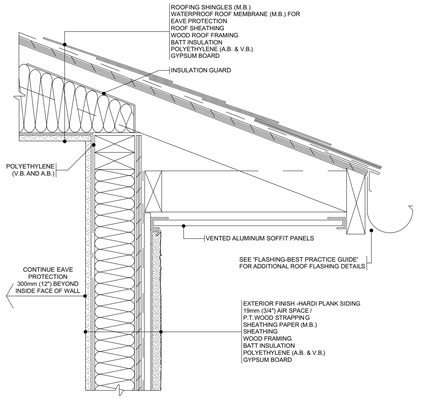
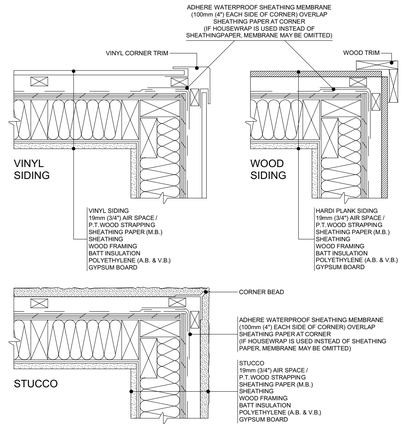
JAVA DESIGNS

SHEET
NUMBER
A4



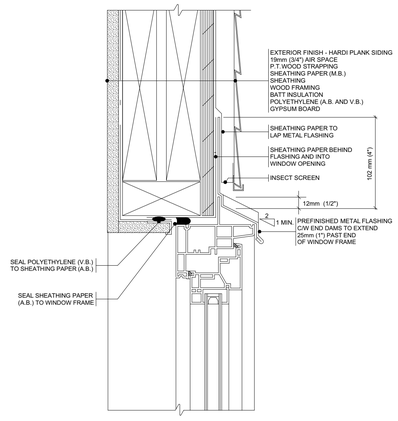
WATER SHEDDING ROOF / WALL
SEALED POLYETHYLENE APPROACH

5 SPA
BEST PRACTICE GUIDE



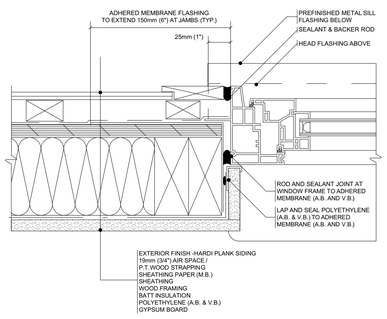
EXTERIOR CORNER
SEALED POLYETHYLENE APPROACH

8 SPA
BEST PRACTICE GUIDE



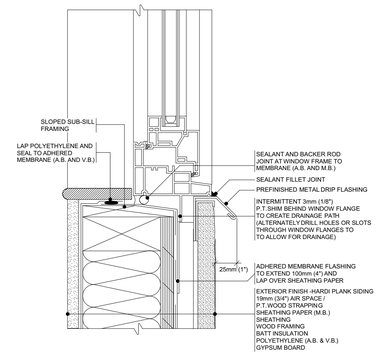
WINDOW HEAD
SEALED POLYETHYLENE APPROACH

11 SPA
BEST PRACTICE GUIDE



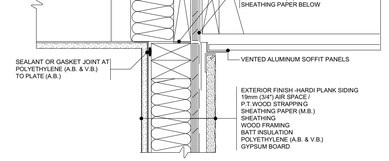
WINDOW JAMB
SEALED POLYETHYLENE APPROACH

12 SPA
BEST PRACTICE GUIDE



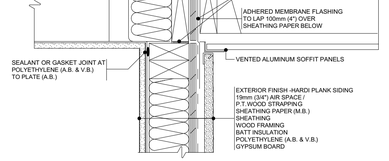
WINDOW SILL
SEALED POLYETHYLENE APPROACH

13 SPA
BEST PRACTICE GUIDE



DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH

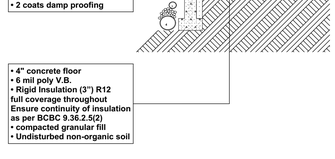
14 SPA
BEST PRACTICE GUIDE



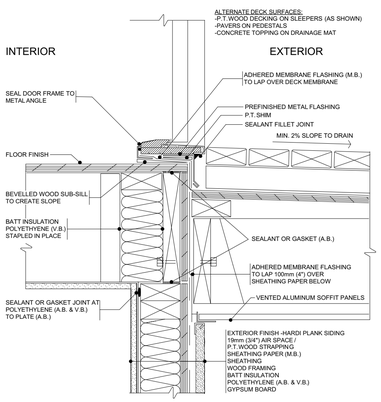
DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH

15 SPA
BEST PRACTICE GUIDE

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

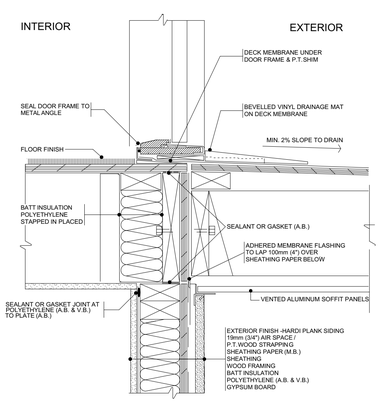


FOUNDATION DETAIL
SCALE: 1/4" = 1' - 0"



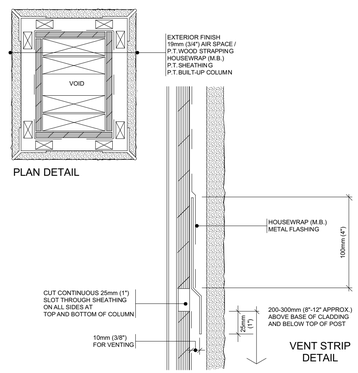
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH

16 SPA
BEST PRACTICE GUIDE



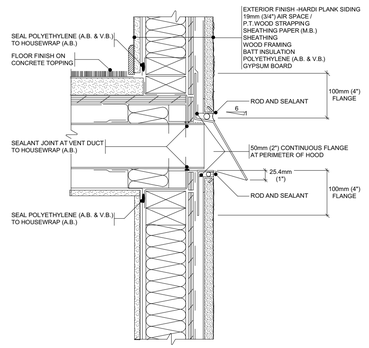
ACCESSIBLE DOOR SILL -
EXPOSED MEMBRANE
PEDESTRIAN SURFACE
SEALED POLYETHYLENE APPROACH

17 SPA
BEST PRACTICE GUIDE



EXTERIOR ELEMENT - COLUMN

23
BEST PRACTICE GUIDE



WALL EXHAUST VENT
SEALED POLYETHYLENE APPROACH

27 SPA
BEST PRACTICE GUIDE

ADDRESS:
LOT 4 - 3485 VISION WAY,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
DETAILS

DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
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LS
CHECKED BY:
KYLE LEGGETT

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

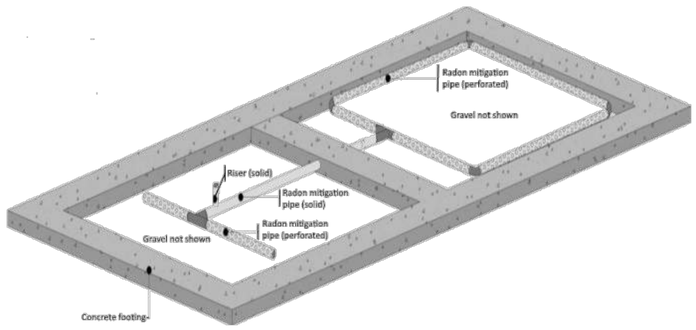

Figure 7.1.2.7— Possible interconnection of two gas permeable layers

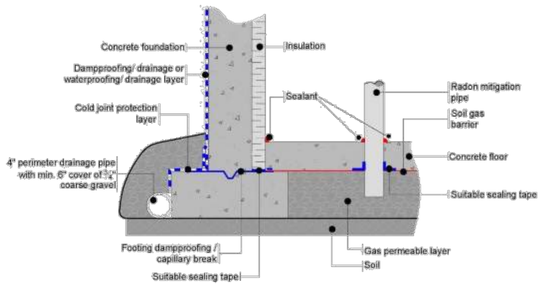

Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

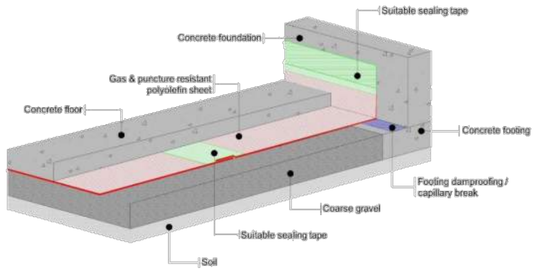

Figure 7.1.4.5.5 — Sealing sub-slab membrane vertically to concrete foundation wall

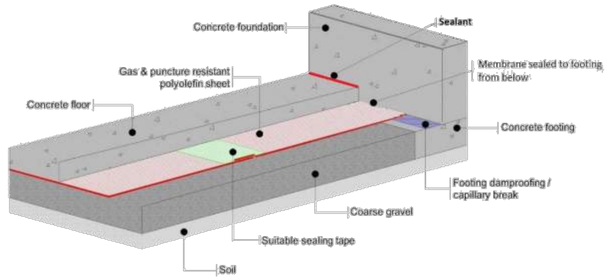

Figure 7.1.4.5.6 — Sealing sub-slab membrane horizontally to concrete footing prior to slab pour and of the slab/wall expansion joint after the slab pour

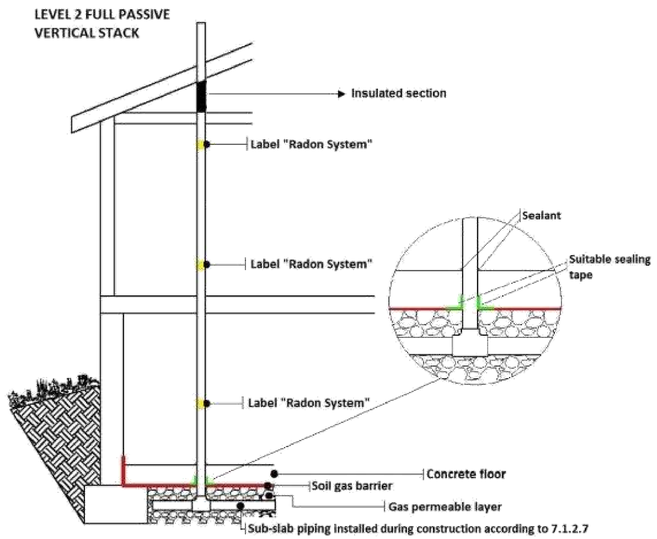

Figure 7.2b — Level 2 — Full passive vertical radon stack

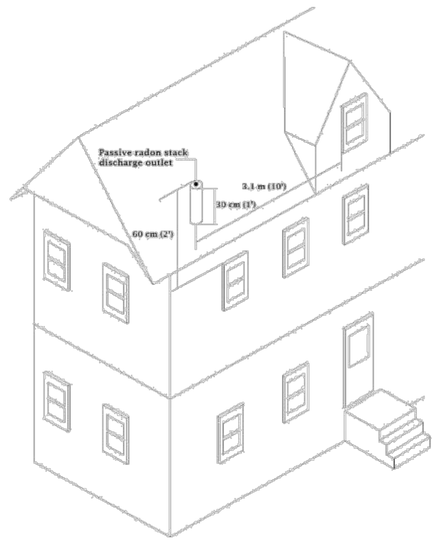

Figure 7.2.4.6 — Conceptual illustration of rooftop passive stack discharge geometry showing proximity to windows and height above roof

ADDRESS:
LOT 4 - 3485 VISION WAY,
LANGFORD
CUSTOMER:
TEKLOCH HOMES LTD.

DRAWING NAME:
RADON DETAILS
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
FEB 11, 2025
DRAWN BY:
LS
CHECKED BY:
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