

Date: 18/4/17
Time: 5:14:00 PM

General Notes

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

All references to the "British Columbia Building Code" (B.C.B.C.) are for its most current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised. All references to the BCBC is to Division 8 of the British Columbia Building code unless otherwise noted.

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

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

Demolition

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

Structural Design

Structural is based on criteria stated in Part 9 of the 2012 B.C. Building Code. Design live loads as follows:

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

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

Concrete

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

Rough Carpentry

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

Electrical Panel

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

Fire Safety

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

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

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

Doors, Windows, And Skylights

All windows, doors, and skylights to meet the requirements laid forth in B.C.B.C. 9.7. and 9.36.

All manufactured windows, doors and skylights to comply B.C.B.C 9.4.7.1.(1)(a) and with AAMA/WDMA/CSA 101/1.5.2/A440,"NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights"; & A440S1-09 "Canadian Supplement to.....NAFS..."

The following window requirements are derived from B.C.B.C. Table C-4 as per B.C.B.C 9.7.4.3, and are to be used to satisfy the requirements of "NAFS": Langford, CLASS R, DP 940, PG 20, WATER RESIST. 220, A2,

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

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

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

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Insulation and Vapour Barrier

Insulation to be continuous around all openings. Effective R.S.I values are calculated using the Parallel Path Method, with all parts of the assembly taken into account. Any deviation from listed assemblies must be reported to the Building Designer for R.S.I. value recalculation. Refer to section notes for assemblies and to the Thermal Resistance of Wall, Ceiling, and Floor Assemblies calculations listed later on page. Insulation values not to be decreased below required levels at any point around major penetrations, wall-floor connections, window/door headers, behind electrical breaker boxes, or around plumbing or ducting in walls. Refer to B.C.B.C. 9.36, for exceptions.

Insulation Values are based of those in B.C.B.C. 9.36 for Zone 4 (<3000 Heating Degree Days in Celsius Degree-Days):

Trusses or Rafter with Ceiling Joists Roofs (attic spaces)	- R 39.24 -	6.91 RSI
Floors over unheated/exterior spaces	- R 26.52 -	4.67 RSI
Floors over Garages	- R 25.61 -	4.51 RSI
Cathedral Vaults or Flat roofs	- R 26.51 -	4.67 RSI
Exterior Walls above grade	- R 15.79 -	2.78 RSI
Between Garage and Primary Residence	- R 14.88 -	2.62 RSI
Foundation Walls below grade or < 600mm above grade	- R 11.30 -	1.99 RSI
Heated Concrete Slabs (beneath entire slab)	- R 13.17 -	2.32 RSI
Concrete Floor Slabs < 600mm below grade	- R 11.13 -	1.94 RSI
Concrete Floor Slabs > 600mm below grade	- N/A -	N/A

All "rigid insulation" to be extruded polystyrene insulation. If contractor/builder uses expanded polystyrene insulation they must use equivalent RSI values as shown in the insulation table on this page and is to ensure correct RSI values are used. 0.98 RSI (R 5.64) of to be installed between concrete foundation wall and concrete slab connections to provide a thermal break where applicable. Window Headers to be insulated with extruded polystyrene insulation. All trimmer joists to be have 44mm (2 1/2") extruded polystyrene insulation; or R20 fibre glass batt insulation.

Vapour Barriers to comply with B.C.B.C 9.25.4. Tape all seams of extruded polystyrene insulation, fill with spray applied insulation at perimeters to prevent air spaces where required. Extruded Polystyrene to comply with the requirements of B.C.B.C 9.25.4.2.(6) to fulfill the requirements of a vapour barrier. 6 MIL polyethylene vapor barrier to be supplied uninterrupted around all openings. Polyethylene vapour barrier to be structurally supported, by being attached to studs, light fixtures, and plugs. Contractor to supply blocking as required.

Mechanical

Plumbing installation shall comply with B.C.B.C. Part 7, B.C.B.C. 9.31, 9.36.4. and the "Canadian Electrical Code". Plumbing contractor is to allow for (min.) 2 exterior hose bibs at convenient locations. Contractor to provide 1 hot water heater, of type listed below, inside the main residence or in location shown on plans. Hot water heater to be secured to structure with metal straps designed to resist lateral loads.

Hot Water Heater (Primary Residence): (Tankless Type-Gas) See B.C.B.C. Table 9.36.4.2 Input ≤ 73.2 kW, Performance Standard(s): CAN/CSA-P.7 Performance Requirement(s): EF ≥ 0.8 Input > 73.2 kW, Performance Standard(s): ANSI Z21.10.3/CSA 4.3 and DOE 10 CFR, Part 431, Subpart G Performance Requirement(s): EF ≥ 80%

Hot Water Heater (Secondary Suite): (Storage Type-Electric) See B.C.B.C. Table 9.36.4 Size:272l (60 imp. gal), Input 240VAC, ≤12kW, Performance Standard(s): CAN/CSA-C191 Performance Requirement(s): Standby loss (max.): 90 (Top Inlet), 95 (Bottom Inlet)

Heating and/or air conditioning systems are to comply with B.C.B.C. 9.32.3. and 9.36.3. All duct sizes, fans and ventilation requirements to be verified prior to installation and to install to manufacturers specs. Heat pump (Air Cooled) and gas-fired ducted furnace combination system to be installed in primary residence. Heat pump and gas-fired furnace combination system to be installed and to comply with B.C.B.C. 9.36.3. and provide supply air to the primary residence in compliance with B.C.B.C. 9.32.4.(2).

Heat pump (split system): See B.C.B.C. Table 9.36.3.10. Heating or Cooling Capacity: ≤ 19 kW Standard: CAN/CSA-C656 Performance Requirements: SEER = 14.5, EER = 11.5 HSPF = 7.1 (region 5 in standard)

Heat pump (all systems): See B.C.B.C. Table 9.36.3.10. Heating or Cooling Capacity: > 19 kW Standard: CAN/CSA-C746 Performance Requirements: See Level 2 in standard

Gas-fired ducted furnace: See B.C.B.C. 9.36.3.10. Heating or Cooling Capacity: ≤ 117.23 kW Standard: ANSI Z83.8/CSA-2.6 Performance Requirements: EI ≥ 81%

All Fans and ducts are to meet the minimum requirements of the B.C.B.C. and manufacture. Fan and duct sizes provided are minimums as per the BCBC 9.32, for the spaces. Mechanical tradesperson to verify actual sizes, speeds and location of fans and ducts on site.

Kitchen fan: See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3). 47 Litres per second intermittent @ 50pa External static pressure Duct size (Diameter): 125mm rigid, 150mm flexible. Duct shall be noncombustible, corrosion resistant and cleanable, equipped with a grease filter at air intake, and not exceed 12m and 2 elbows. (Equivalent length of 28m)

Fan 1 (Bathroom Fan) See B.C.B.C. Table 9.32.3.6., Table 9.32.3.8.(3). 23 Litres per second intermittent or 9 Liter per second continuous @ 50pa External static pressure Duct size (Diameter): 100mm rigid, 125mm flexible. Intermittent control to be wall mounted on/off switch. Duct not to exceed 16m and 2 elbows. (Equivalent length of 32m)

Fan 2 (Principal Exhaust Fan) See B.C.B.C. Table 9.32.3.5. Table 9.32.3.8.(3). Main Residence: 35 Litre per second continuous @ 50pa External static pressure Size (Diameter):100mm rigid, 125mm flexible. Size (Area): 79cm2 rigid, 123cm2 flexible. Duct not to exceed 5m and 0 elbows. (Equivalent length of 15m)

Fan to run continuously, with on/off switch wall mounted beside the electrical breaker panel. Contractor to ensure switch is labelled "PRINCIPAL VENTILATION EXHAUST FAN". If fan is mounted in a bathroom contractor to ensure fan includes control for both a standard bathroom fan as well as for the principal ventilation located in separate places. Fan to have a sound rating of 1.0 sones.

Fan 3 (Secondary Suite HRV Exhaust Fan) See B.C.B.C. Table 9.32.3.5. 14 Litres per second continuous @ 50pa External static pressure supply and exhaust air. A licensed mechanical(s) to size and install ducts for HRV. HRV to provide a minimum of 14 litre per second continuous exhaust vent. Fan to have a max sound rating of 1.0 sones.

Vent 1: 100cm² (min.) clear, unobstructed area, wall mounted, Air Transfer Grille

Secondary Suites

Secondary suites to comply with B.C.B.C. 9.37. Secondary suite to be heated by independent electric baseboard heating system. Secondary suite to have a separate Heat Recovery Ventilator (HRV) to be installed to provide ventilation to all floors. One interconnected photoelectric smoke alarm to be installed in both the secondary suite and the primary residence in compliance with B.C.B.C. 9.37.2.19 (1) and (2) Fire separation between primary dwelling and secondary suite to have a 30 minute F.R.R. unless noted elsewhere. Door(s) between primary dwelling and secondary suite are to be 20 Minute F.R.R. Solid Core Wood Door and to be gas tight with a self closing device. Door(s) to have bolt lock hardware installed with bolt turn on the property owner side.

All duct chases must not penetrate rated wall assemblies and are to be directed to exterior within self-contained suite. Any ducts that penetrate the rated wall assembly as to be fitted with fire dampers and a duct-type smoke detector to prevent the circulation of smoke in compliance with B.C.B.C. 9.37.2.17.(1).

Water line to have separate shut off valves for main and suite. No combustible plumbing to penetrate the underside of a rated ceiling assemblies.

Thermal Resistance of Wall, Ceiling, and Floor Assemblies.

All Thermal resistance calculations where done using the parallel path method as described in B.C.B.C A-9.36.2.4.(1)

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}}$$

Common Building Materials

The following is a list of building materials called for in the plans. The RSI Values shown are based of those provided in B.C.B.C. Table A-9.36.2.4.(1)D and have either been pre-calculated using the listed thickness shown or by the per mm rate multiplied by the thickness.

Siding

Concrete Fibre Siding (Horizontal Lap, Panel, or Shingle Panel):	0.03 RSI
25mm Thick Cedar Siding (tongue and groove or butt joint):	0.26 RSI
400mm Wood Shingle Siding with 190mm Exposure:	0.15 RSI
Metal or vinyl Siding over sheathing:	0.11 RSI
51mm (2") Thick Pre-Manufactured Stone Veneer:	0.02 RSI
19mm (3/4") Thick Stucco Finish	0.02 RSI

Structural Framing Members

38mm Spruce-Pine-Fir Studs or Joists (on flat):	0.32 RSI
38mm×89mm (2×4) Spruce-Pine-Fir Studs or Joists:	0.76 RSI
38mm×140mm (2×6) Spruce-Pine-Fir Studs or Joists:	1.19 RSI
38mm×185mm (2×8) Spruce-Pine-Fir Studs or Joists:	1.56 RSI
38mm×235mm (2×10) Spruce-Pine-Fir Studs or Joists:	2.00 RSI
38mm×284mm (2×12) Spruce-Pine-Fir Studs or Joists:	2.43 RSI
241mm (9 1/2") Wood I Spruce-Pine-Fir Joists:	2.05 RSI
302mm (11 7/8") Wood I Spruce-Pine-Fir Joists:	2.57 RSI
200mm (8") Cast in Place Concrete Foundation Wall:	0.08 RSI

Air Films and Air Cavities

Exterior Air Film (Ceiling, floors and walls):	0.03 RSI
Interior Air Film (Ceiling):	0.11 RSI
Interior Air Film (Floor):	0.16 RSI
Interior Air Film (Wall):	0.12 RSI
9.5mm (3/8") Wall (Rainscreen) Air Cavity:	0.15 RSI
13mm (1/2") Wall Air Cavity:	0.16 RSI
13mm (1/2") Ceiling (Resilient Metal Channel) Air Cavity:	0.15 RSI

Interior Wall and Ceiling Finishes

12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.09 RSI

Miscellaneous materials

Permeable (#15 Roofing) Felt:	0.01 RSI
12.7mm (1/2") Lime Based Mortar:	0.01 RSI

Assembly Calculations for Effective RSI Values.

Raised Heel Wood Trusses @ 610mm with 368mm (14 1/2") Fibre Glass Loose Fill Insulation.

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{7}{0.76} + \frac{93}{1.87}} \rightarrow RSI = 1.54$$

279mm (11") Fibre Glass Loose Fill Insulation:	5.23 RSI
38mm×89mm (2×4) Bottom Truss Chord @ 610mm (24") with R12 Fibre Glass Batt Insulation:	1.87 RSI
89mm (3 1/2") Fibre Glass Loose Fill Insulation:	1.54 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Ceiling):	0.11 RSI
Total	6.96 RSI

Raised Heel Wood Trusses @ 610mm (24") with R40 Batt Insulation

$$RSI = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{7}{0.76} + \frac{93}{2.11}} \rightarrow RSI = 1.87$$

R28 Fibre Glass Batt Insulation:	4.93 RSI
38mm×89mm (2×4) Bottom Truss Chord @ 610mm (24") with R12 Fibre Glass Batt Insulation:	1.87 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Ceiling):	0.11 RSI
Total	6.99 RSI

Floor Cantilever. 38mm×235mm (2×10) Floor Joists @ 406mm (16") with R31 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{13}{2.00} + \frac{87}{5.46}} \rightarrow RSI = 4.46$$

Interior Air Film (Floor):	0.11 RSI
15.5mm (5/8") Oriented Strandboard Sheathing:	0.15 RSI
38mm×235mm (2×10) Joist @ 406mm (16") with R31 Batt Insulation:	4.46 RSI
Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Total	4.74 RSI

200mm (8") Thick Foundation Walls with 38mm x 89mm (2x4) Furring @ 610mm (24") with R12 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{13}{0.76} + \frac{87}{2.11}} \rightarrow RSI = 1.71$$

200mm (8") Cast in Place Concrete Foundation Wall:	0.08 RSI
13mm (1/2") Wall Air Cavity:	0.16 RSI
38mm×89mm (2×4) Furring Wall Below Grade @ 406mm (16") with R12 Fibre Glass Batt Insulation:	1.71 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.15 RSI

200mm (8") Thick Foundation Walls with 38mm x 140mm (2x6) Furring @ 610mm (24") with R19 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{13}{1.19} + \frac{87}{3.34}} \rightarrow RSI = 2.71$$

200mm (8") Cast in Place Concrete Foundation Wall:	0.08 RSI
House Wrap (A.B.)	0.00 RSI
38mm×140mm (2×6) Furring Wall Below Grade @ 610mm (24") with R19 Fibre Glass Batt Insulation:	2.71 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.99 RSI

Assembly Calculations for Effective RSI Values.

Exterior 38mm×140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Concrete Fibre Siding (Horizontal Lap, Panel, or Shingle Panel):	0.03 RSI
9.5mm (3/8") Wall (Rainscreen) Air Cavity:	0.15 RSI
12.5mm (1/2") Oriented Strandboard Sheathing:	0.12 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.89 RSI

Exterior 38mm×140mm 2x6 Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with 51mm Thick (2") Pre-Manufactured Stone Veneer

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
51mm (2") Thick Pre-Manufactured Stone Veneer:	0.02 RSI
12.7mm (1/2") Lime Based Mortar:	0.01 RSI
9.5mm (3/8") Wall (Rainscreen) Air Cavity:	0.15 RSI
12.5mm (1/2") Oriented Strandboard Sheathing:	0.12 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.89 RSI

Wall between Garage and Primary Residence. 38mm×140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = 2.36$$

Exterior Air Film (ceiling, floors and walls):	0.03 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.09 RSI
38mm×140mm (2×6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.36 RSI
6 mil Polyethylene Vapour Barrier	0.00 RSI
12.7mm (1/2") Gypsum Board (X-Type or Regular):	0.08 RSI
Interior Air Film (Wall):	0.12 RSI
Total	2.68 RSI

Floor between Garage and Primary Residence. 38mm×235mm (2×10) @ 406mm (16") with R31 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{13}{2.00} + \frac{87}{5.46}} \rightarrow RSI = 4.46$$

Interior Air Film (Floor):	0.11 RSI
15.5mm (5/8") Oriented Strandboard Sheathing:	0.15 RSI
38mm×235mm (2×10) Joist @ 406mm (16") with R31 Batt Insulation:	4.46 RSI
15.9mm (5/8") Gypsum Board (X-Type or Regular):	0.09 RSI
Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Total	4.83 RSI

38mm×140mm (2x6) Stud Wall @ 610mm (24") with R19 Fibre Glass Batt Insulation (Adjacent to Jack Trusses)

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{20}{1.19} + \frac{80}{3.34}} \rightarrow RSI = 2.45$$

Exterior Air Film (ce

SKETCH PLAN OF PROPOSED LOT 16 CIVIC: 815 & 835 LATORIA ROAD LOTS 15 & 16, SECTION 70, METCHOSIN DISTRICT, PLAN 1957

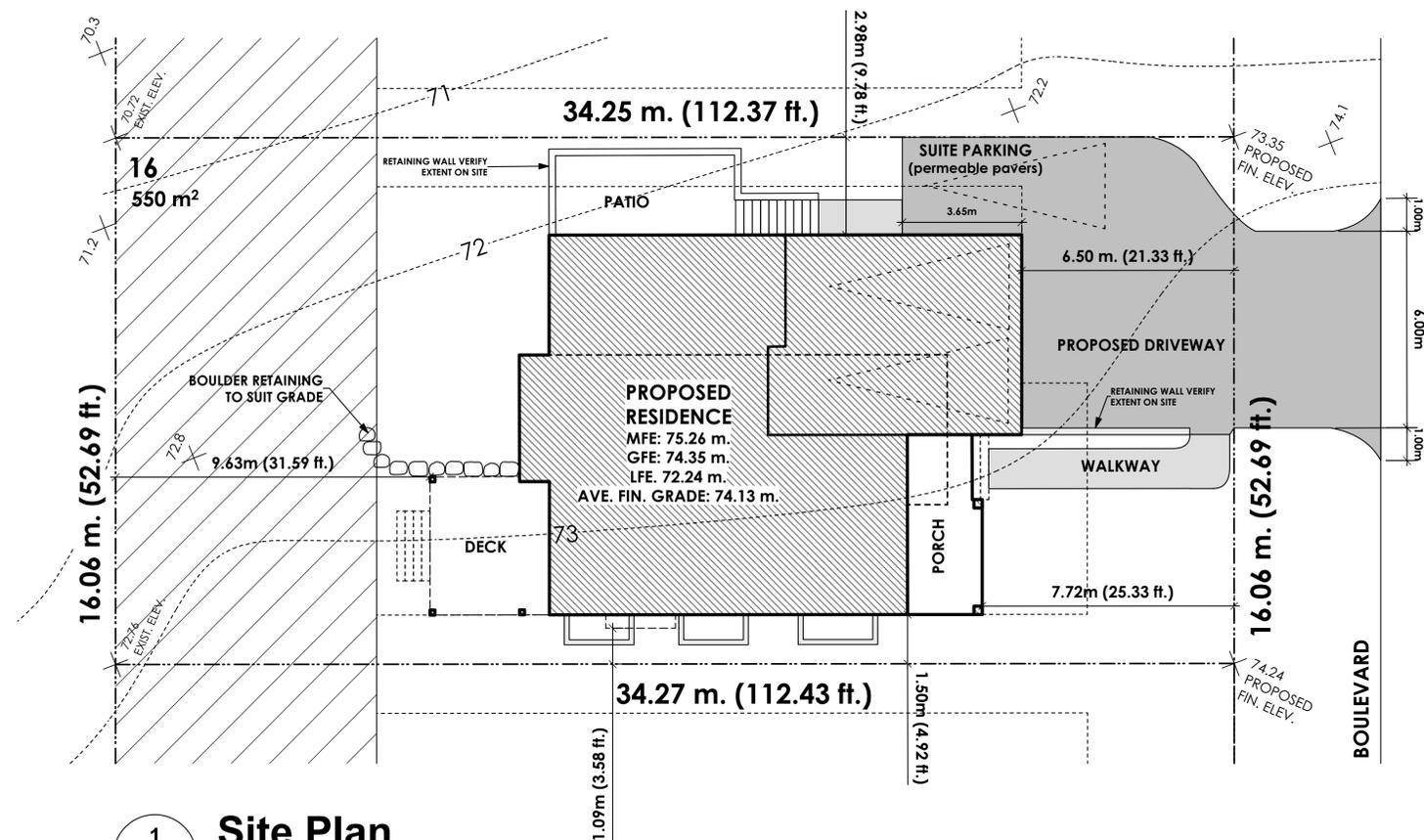
Parcel Identifiers: 029-862-094 / EPP58021

SITE DATA	RR6A	LOT 16
ITEMS	PERMITTED	PROPOSED
LOT AREA		550.22 sq.m.
LOT COVERAGE	50 %	33 %
HEIGHT	9.00 m.	8.18 m.
SETBACKS		
- FRONT (EAST)	4.50 m.	6.50 m.
- REAR (WEST)	5.50 m.	9.63 m.
- SIDE (NORTH)	1.50 m.	2.98 m.
- SIDE (SOUTH)	1.50 m.	1.50 m.
- GARAGE	5.50 m.	6.50 m.
FLOOR AREA		
- UPPER		88.55 sq.m.
- MAIN		106.42 sq.m.
- LOWER		106.42 sq.m.
- GARAGE		45.57 sq.m.
SUBTOTAL FLOOR AREA		346.96 sq.m.

LEGEND

Elevations are geodetic referred to Langford Integrated Survey

 Denotes Green Space



1 **Site Plan**
A2 Scale: 1:100

PROFESSIONAL SEALS

Consultants

List of Drawings

NO.	DESCRIPTION
A1	General Notes
A2	Site Plan
A3	Front & Right Elevations
A4	Rear & Left Elevations
A5	Foundation & Lower Floor Plans
A6	Main & Upper Floor Plans
A7	Section
D1	Rainscreen Details
D2	Rainscreen Details

ISSUED/REVISED

NO.	DATE	DESCRIPTION
1	04/05/17	Client Review
2	04/18/17	For B.P Submission
3		

General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of all work. Any discrepancies are to be reported to Building Designer immediately. Building Designer not liable for changes made to plan on site or failure to report discrepancies. Refer to General notes included on plan.

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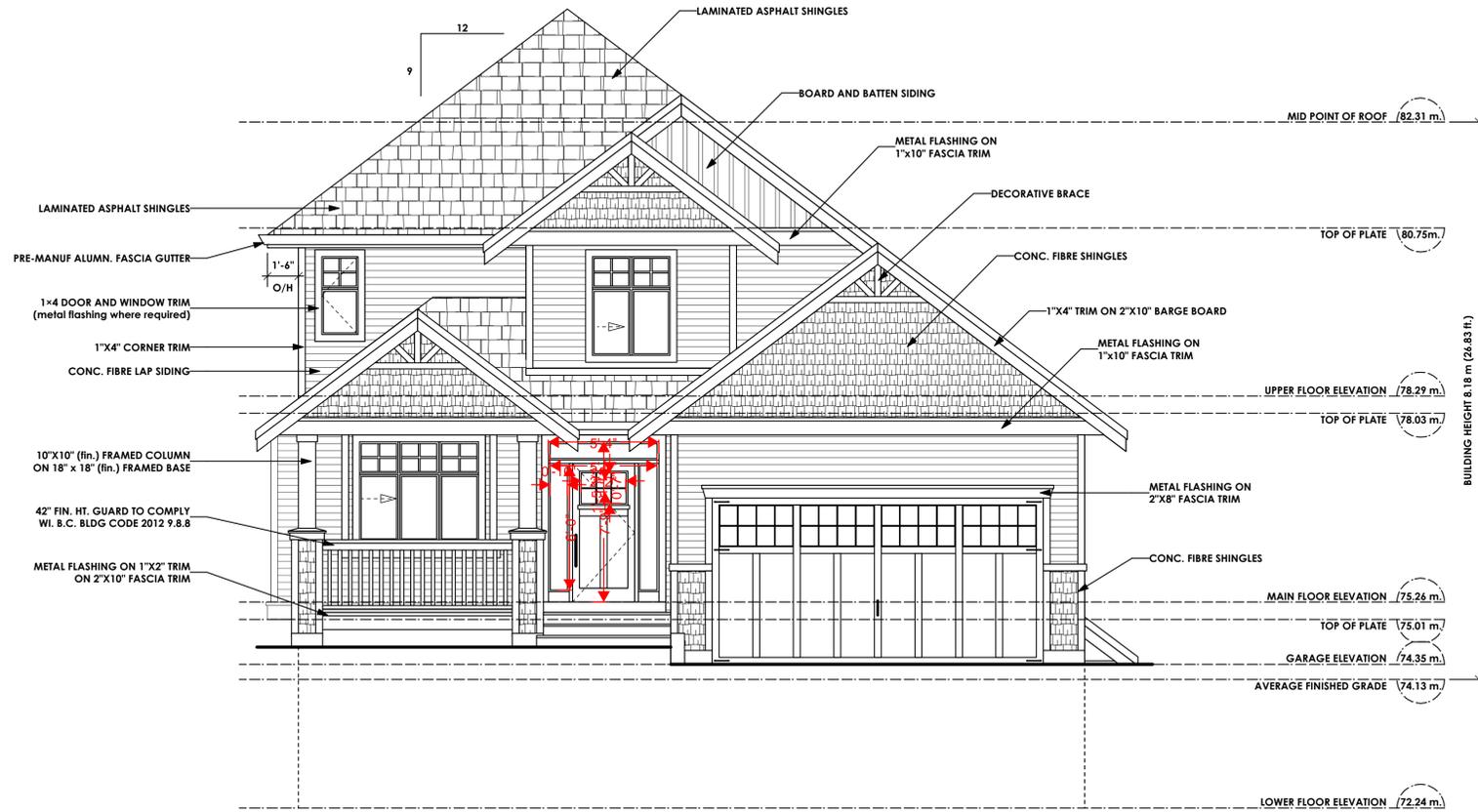
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DRWG NO.	7580-16
SHT. NO.	A2 OF A7
DATE	Apr 18, 2017
SCALE	as shown
DRAWN	N.S.
REVIEWED BY	

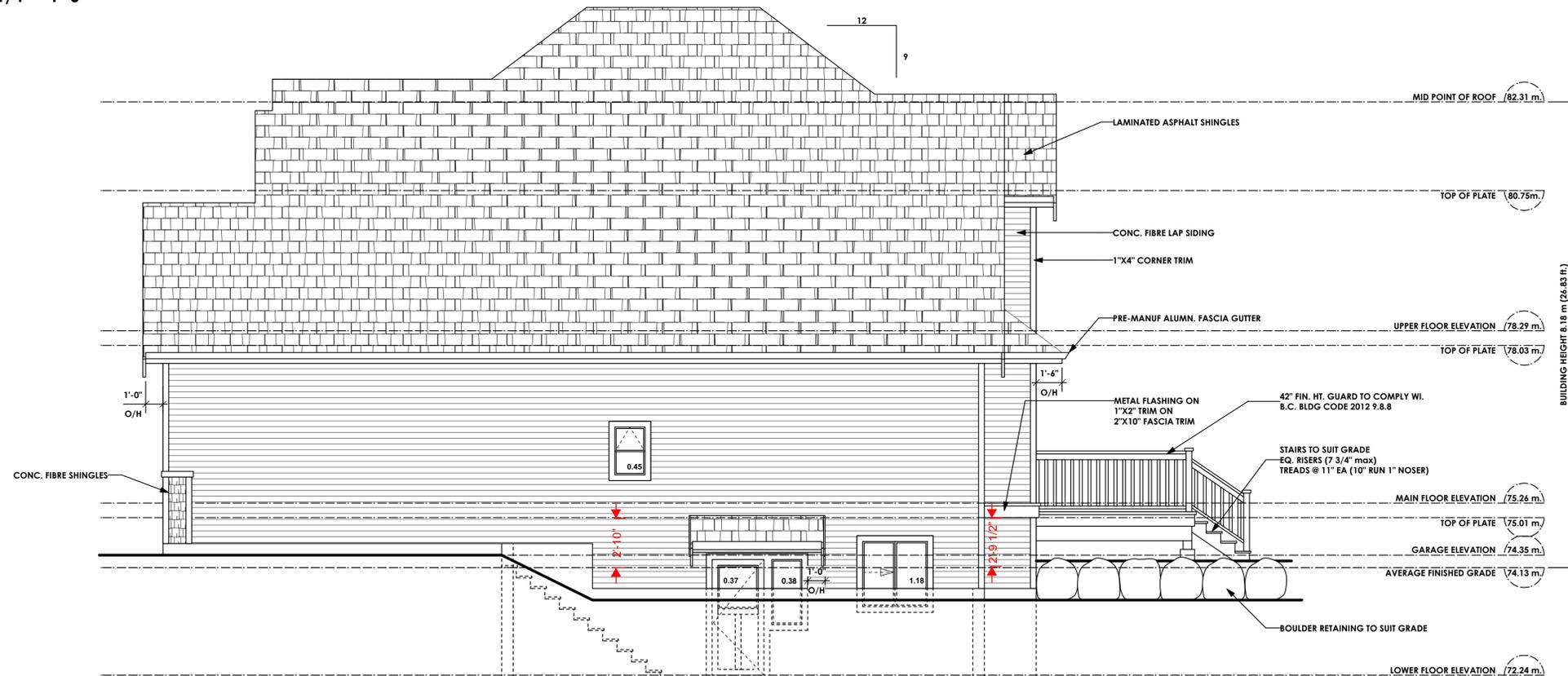
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SITE PLAN

PROJECT **Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 16 Latoria Rise
3576 Paperbark Cres.
Langford, B.C.**



1 Front (East) Elevation
A3 Scale: 1/4" = 1'-0"



2 Right (North) Elevation
A3 Scale: 1/4" = 1'-0"

Limiting Distance	2.98 m.
Exposed Building Face	60.34 sq.m.
Allowable Openings	13 %
Allowable Opening Area	7.84 sq.m.
Proposed Openings	2.38 sq.m.

PROFESSIONAL SEALS

Consultants

List of Drawings

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A3	Front & Right Elevations
A4	Rear & Left Elevations
A5	Foundation & Lower Floor Plans
A6	Main & Upper Floor Plans
A7	Section
D1	Rainscreen Details
D2	Rainscreen Details

ISSUED/REVISED

NO.	DATE	DESCRIPTION
1	04/05/17	Client Review
2	04/18/17	For B.P Submission
3		

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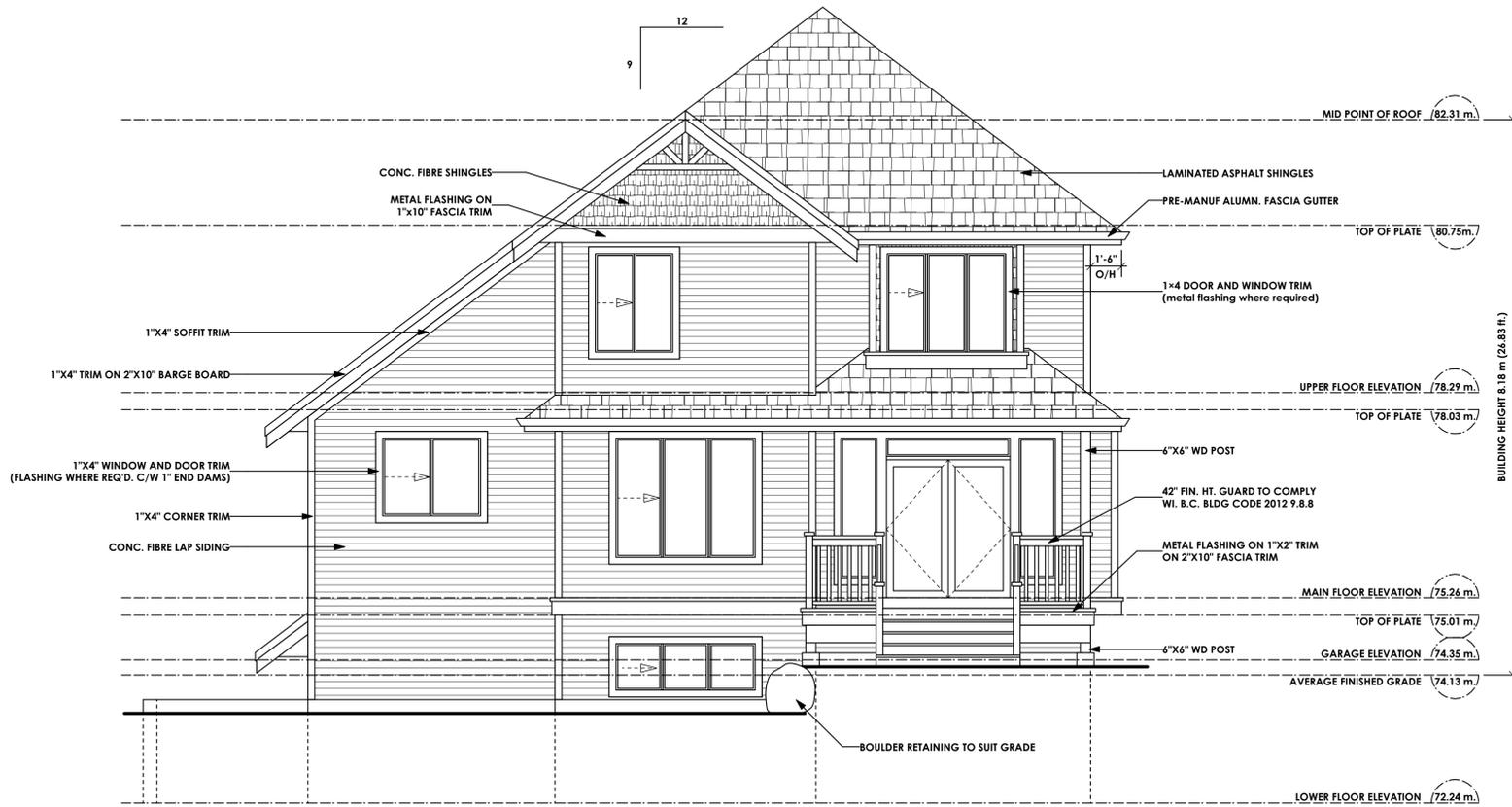
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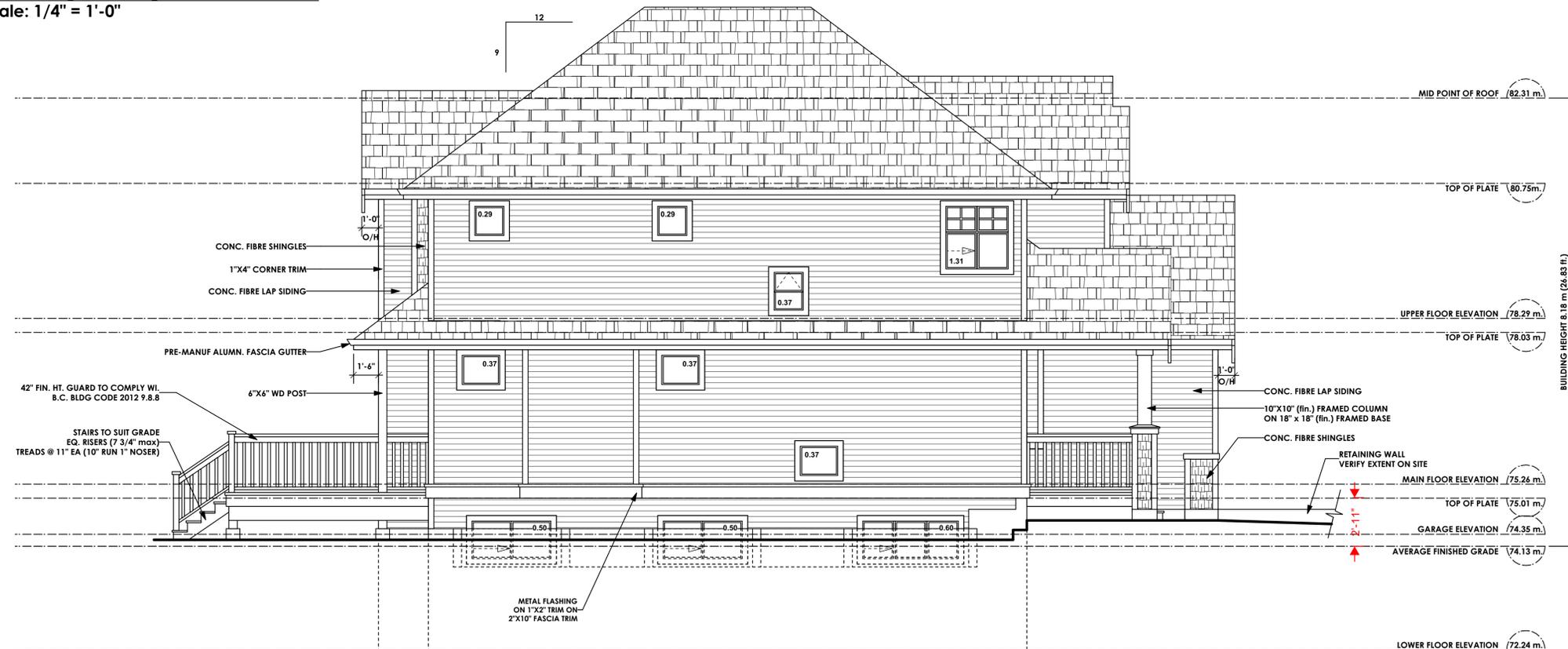
<p>VICTORIA DESIGN GROUP 103 - 801 ATTERLEY AVENUE VICTORIA, B.C. V8B 0A6 PH: 250.382.7374 FAX: 250.382.7364 WWW.VICTORIADESIGNGROUP.CA</p>	DRWG NO.	7580-16
	SHT. NO.	A3 OF A7
	DATE	Apr 18, 2017
	SCALE	as shown
	DRAWN	N.S.
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FRONT & RIGHT ELEVATIONS

PROJECT **Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 16 Latoria Rise
3576 Paperbark Cres.
Langford, B.C.**



1
A4 **Rear (West) Elevation**
Scale: 1/4" = 1'-0"



2
A4 **Left (South) Elevation**
Scale: 1/4" = 1'-0"

Limiting Distance	1.50 m.
Exposed Building Face	71.35 sq.m.
Allowable Openings	8 %
Allowable Opening Area	5.71 sq.m.
Proposed Openings	4.97 sq.m.

PROFESSIONAL SEALS

Consultants

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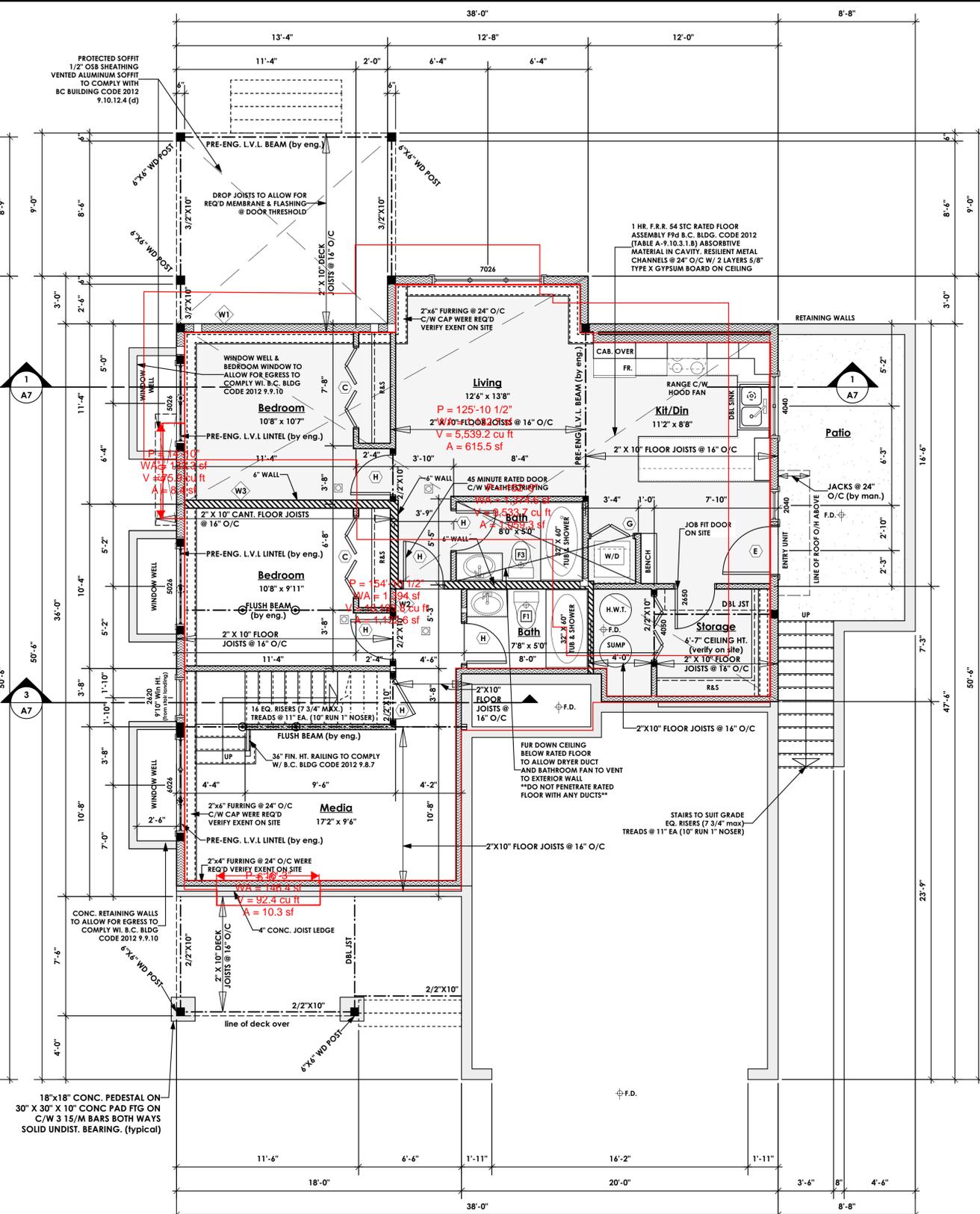
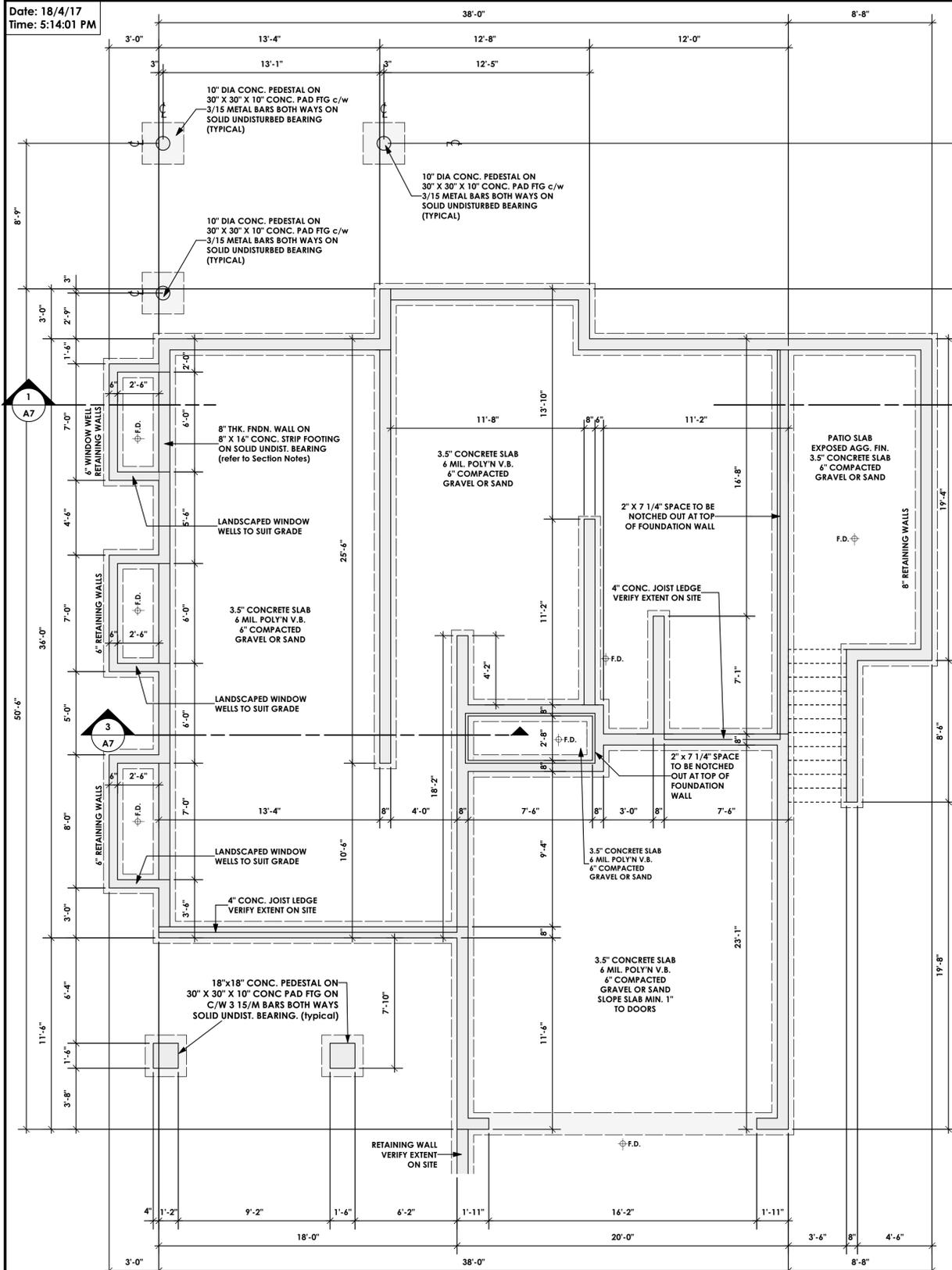
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REAR & LEFT ELEVATIONS

PROJECT **Proposed Residence:
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Consultants

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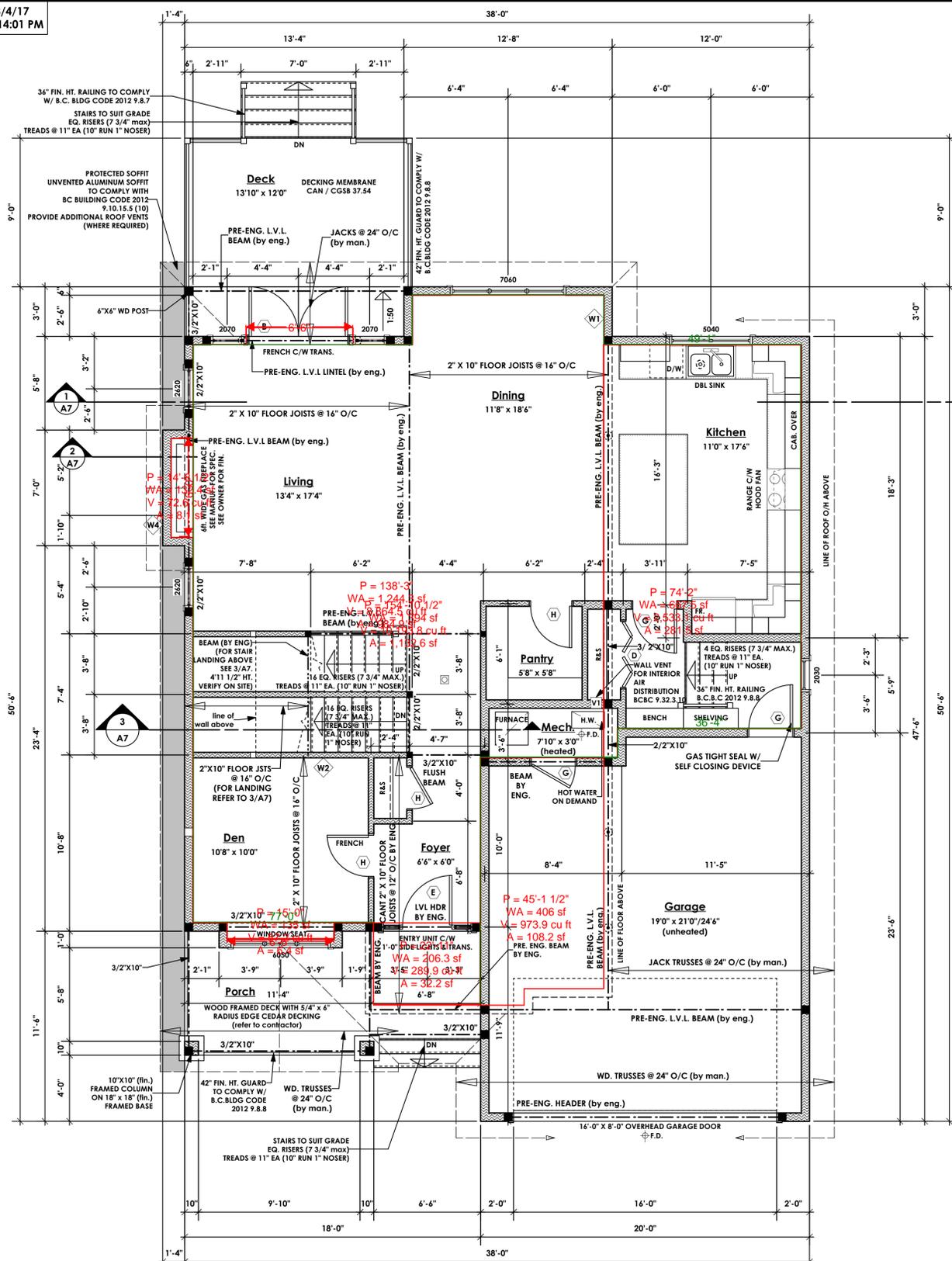
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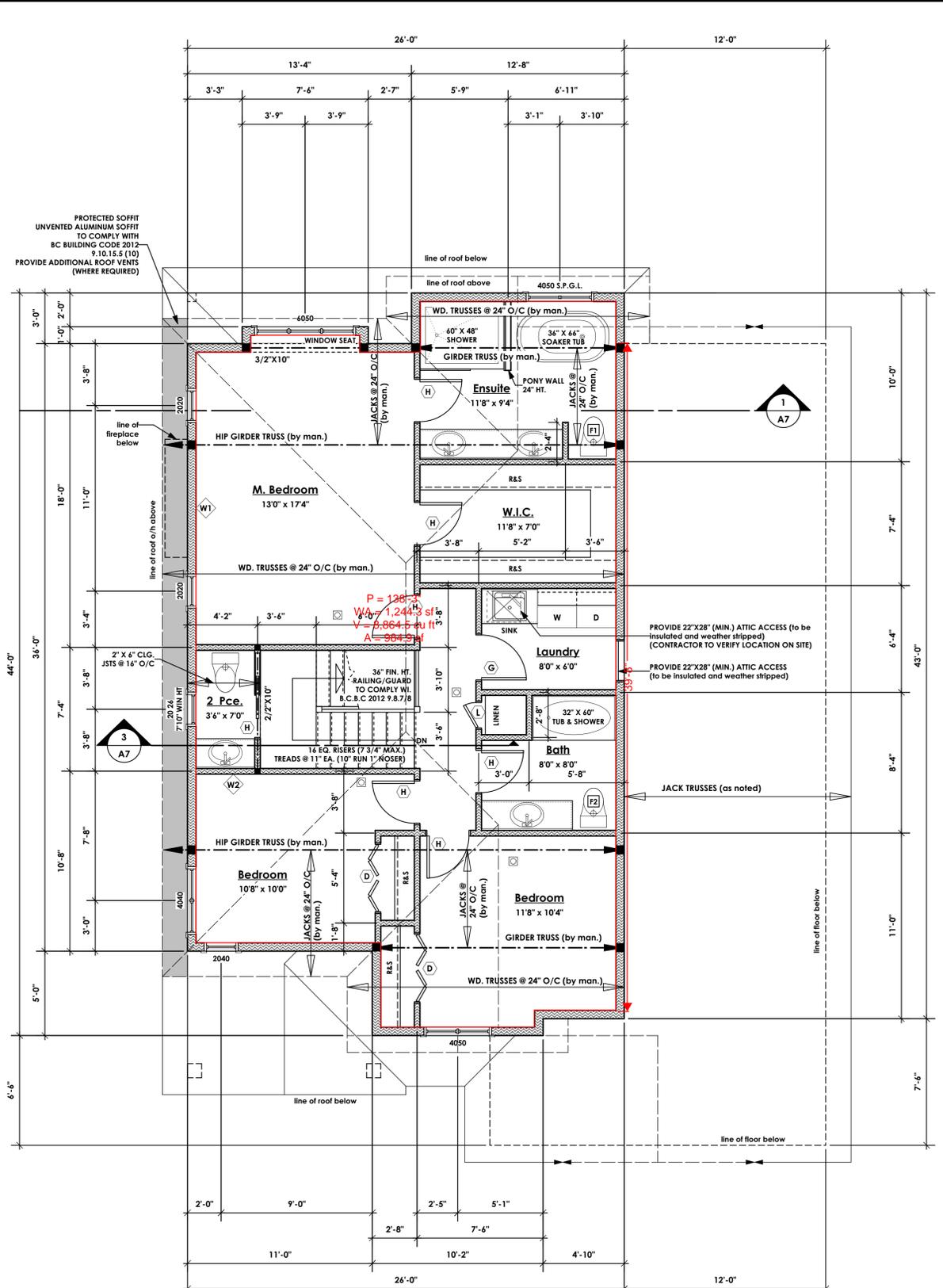
DRWG NO. 7580-16
SHT. NO. A5 OF A7
DATE: Apr 18, 2017
SCALE: as shown
DRAWN: N.S.
REVIEWED BY:

FOUNDATION & LOWER FLOOR

PROJECT Proposed Residence:
Langdon Weir Construction Ltd.
Lot 16 Latoria Rise
3576 Paperbark Cres.
Langford, B.C.



1 Main Floor Plan
Scale: 1/4" = 1'-0"
LIVING 1145.50 sq.ft. (106.42 sq.m.)
GARAGE 490.50 sq.ft. (45.57 sq.m.)



2 Upper Floor Plan
Scale: 1/4" = 1'-0"
LIVING 953.14 sq.ft. (88.55 sq.m.)

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BLDG. CODE 9.23.13.2. AND SUPPLY DETAILS IF REQUIRED.

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

Interconnected Smoke detectors to comply with B.C.B.C. 9.10.19. Interconnected Carbon Monoxide detectors to comply with B.C.B.C. 9.32.4.2.

Mechanical Exhaust Fans
 F1 23L/s (50 CFM) intermittent or 9 L/s (20 CFM) continuous
 F2 35 L/s (75 CFM) continuous
 F3 14L/s (30 CFM) continuous
 V1 100 sq.cm. clear air transfer grille
 Refer to general notes

WALL LEGEND
REFER TO SECTION NOTES FOR ASSEMBLIES

W1	2"x6" STUD EXTERIOR WALL
W2	2"x4" STUD INTERIOR WALL
W3	1 1/2" RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
W4	EW 1 1/2" RATED WALL 1.0 HR. FRR

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)
B	6/0 X 6/8 (1829 X 2032)
C	5/0 X 6/8 (1524 X 2032)
D	4/0 X 6/8 (1219 X 2032)
E	3/0 X 6/8 (914 X 2032)
F	2/10 X 6/8 (864 X 2032)
G	2/8 X 6/8 (813 X 2032)
H	2/6 X 6/8 (762 X 2032)
J	2/4 X 6/8 (711 X 2032)
K	2/0 X 6/8 (610 X 2032)
L	1/6 X 6/8 (508 X 2032)

PROFESSIONAL SEALS

Consultants

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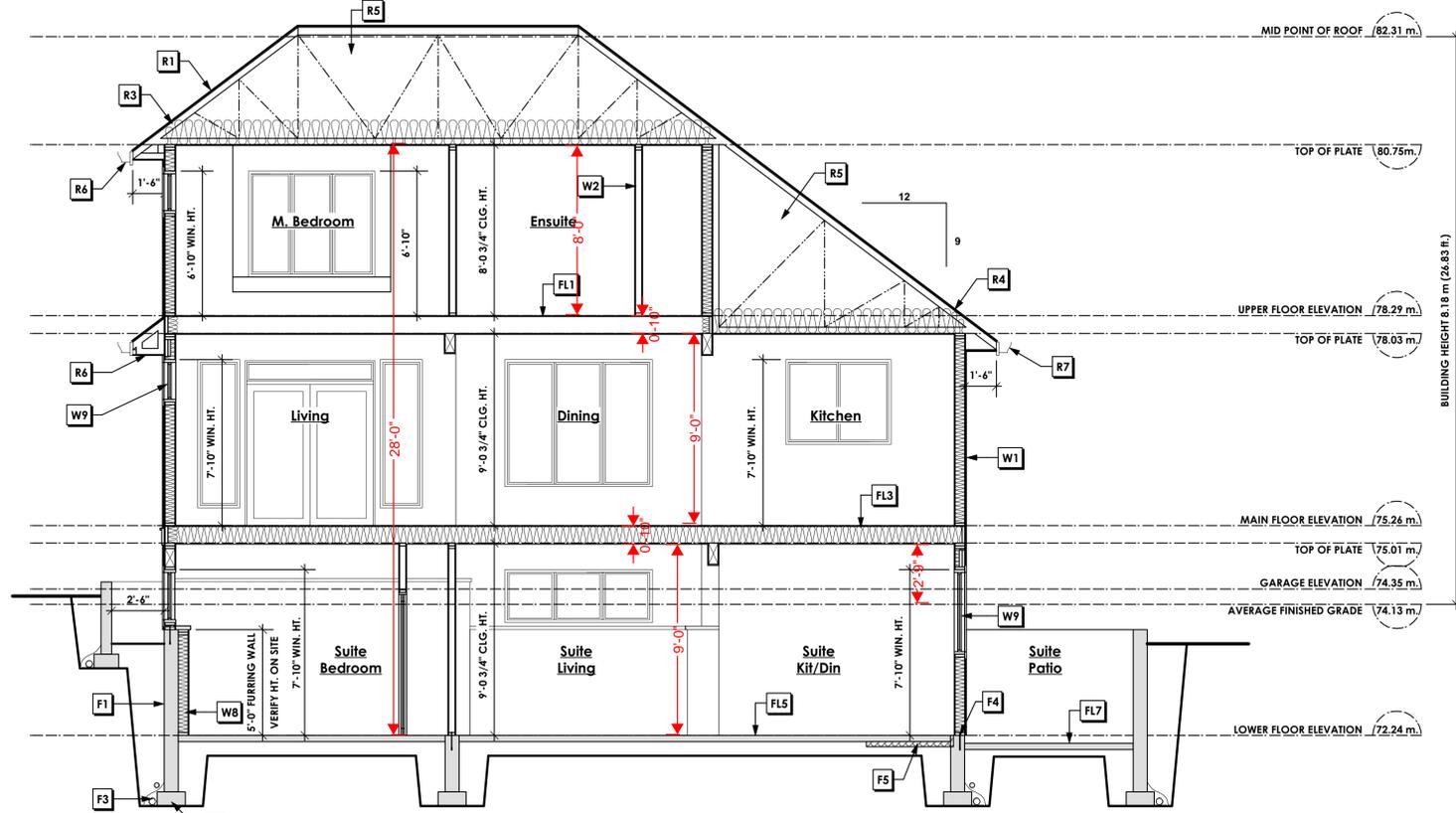
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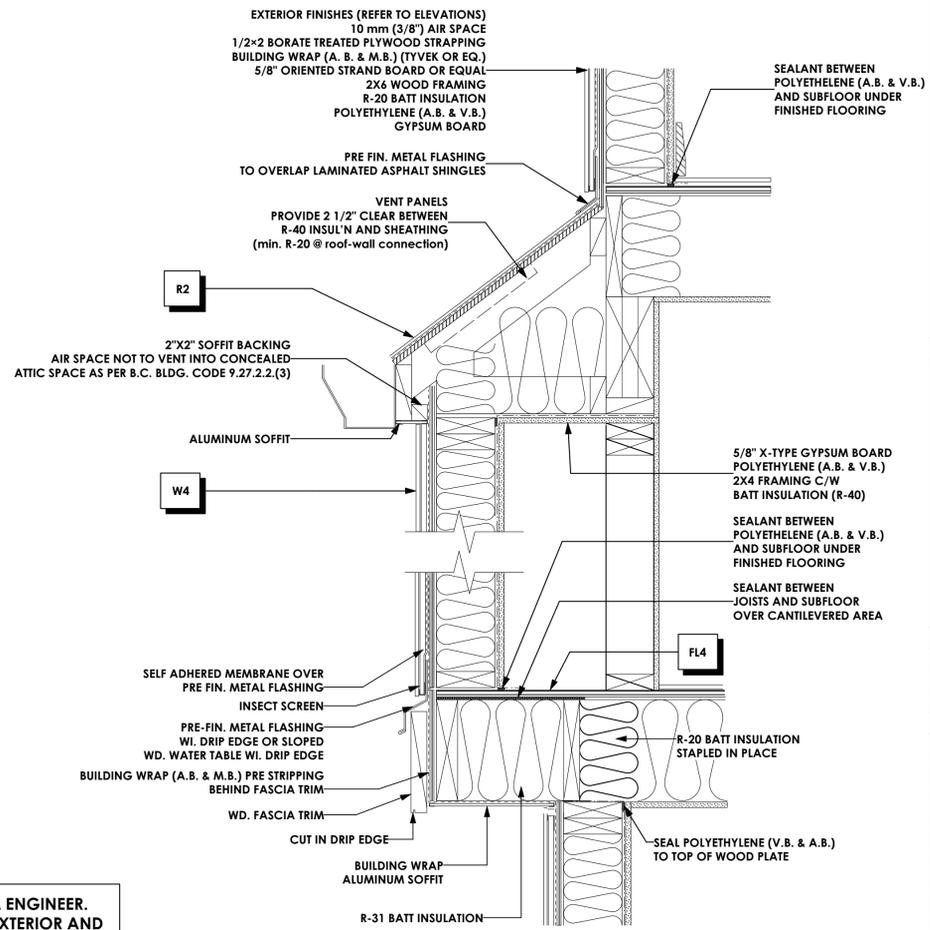
DRWG NO. 7580-16
SHT. NO. A6 OF A7
DATE: Apr 18, 2017
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MAIN & UPPER FLOOR PLANS
PROJECT: **Proposed Residence: Langdon Weir Construction Ltd. Lot 16 Latoria Rise 3576 Paperbark Cres. Langford, B.C.**



1
A7 **Cross Section A-A**
Scale: 1/4" = 1'-0"

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2
A7 **Fireplace/Cant. Floor Detail**
Scale: 1 1/2" = 1'-0"

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLY N V.B. 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) R-40 FIBRE GLAS BATT INSULATION 6 MIL POLY N V.B. 5/8" GYPSUM BOARD
- R3. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING (min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building. air ventilation baffles to be installed where required in as per BCBC 9.19.)
- R4. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R5. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply wi. B.C. bldg. code 9.19.1)
- R6. PRE- FN. ALUMINIUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED ALUMINIUM SOFFIT (see contractor)
- R7. PRE- FN. ALUMINIUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. UNVENTED ALUMINIUM SOFFIT TO COMPLY WI. B.C. BLDG. CODE 2012 9.10.15.5.(10) (verify material with contractor)

Floors

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (between garage and living space) (not shown in section)
- FL3. B.C. BUILDING CODE 2012 (TABLE A-9.10.3.1.B) RATED FLOOR ASSEMBLY F9d FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) R-28 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD 1 HOUR F.R.R., 54 S.T.C.
- FL4. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W VENTED SOFFIT (to owners spec's) TO ALL SUSPENDED FLOOR AREAS
- FL5. 3 1/2" CONCRETE SLAB 6 MIL POLY N V.B. 6" COMPACTED GRAVEL OR SAND
- FL6. 3 1/2" CONCRETE SLAB 6 MIL POLY N V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (not shown in section)
- FL7. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (porch & patio) (not shown in section)
- FL8. DECKING MEMBRANE (to comply with CAN/CGS 37.54) ON 5/8" ORIENTED STRAND BOARD C/W "H" CLIPS TAPERS TO PROVIDE MIN. 1:50 SLOPE ON 2x4 WOOD STRAPPING @ 16" O/C 2x10 DECK JOISTS @ 16" O/C C/W (provide adequate membrane "upstand" @ ext. wall.) (not shown in section)

Walls

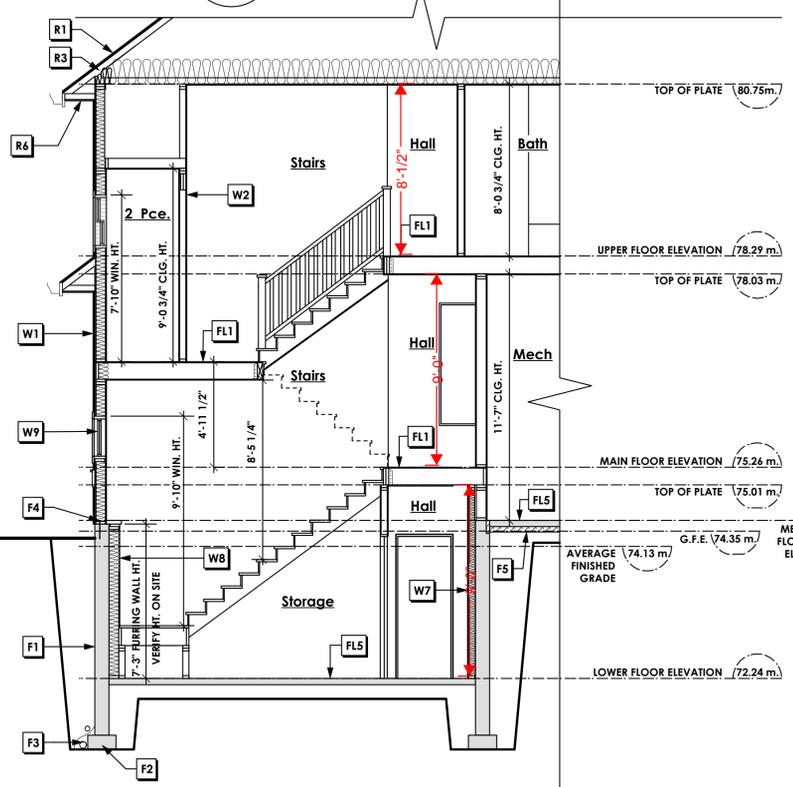
- W1. CONC. FIBRE BOARD ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- W2. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" o/c OR 2x6 STUDS @ 16" o/c (if noted)
- W3. B.C. BUILDING CODE 2012 (A-9.10.3.1.A) RATED WALL ASSEMBLY W1a 1 LAYER 5/8" X-TYPE GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (if noted) c/w 3 1/2" FIBRE GLASS SOUND BATS FRICTION FITTED AND SOLID FILLED 1 HR. F.R.R. 36 S.T.C (not shown in section)
- W4. B.C. BUILDING CODE 2012 (A-9.10.3.1.A) RATED WALL ASSEMBLY W1a CONC. FIBRE BOARD ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- W5. PRE-MANUFACTURED STONE VENEER (installed to manuf. spec) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 5/8" ORIENTED STRAND BOARD 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL POLY N V.B. 5/8" X-TYPE GYPSUM BOARD
- W6. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL POLY N V.B. 1/2" GYPSUM BOARD (between garage & living) (not shown in section)

Walls

- W7. 1/2" GYPSUM BOARD ON 6 MIL POLY N V.B. 2x4 STUDS @ 24" o/c c/w R-12 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7mm (1/2") AIR SPACE (provide required firestops in wall assemblies to comply with B.C. Bldg. Code 9.10.14.) (not shown in section)
- W8. 1/2" GYPSUM BOARD ON 6 MIL POLY N V.B. 2x6 STUDS @ 24" o/c c/w R-19 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7mm (1/2") AIR SPACE (provide required firestops in wall assemblies to comply with B.C. Bldg. Code 9.10.14.)
- W9. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (8" bearing walls only) (TYPICAL, WI. 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-4 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.52/A440, "NAFS": Langford, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- W10. 10" X 10" (fin.) FRAMED COLUMN CONCEALING A 6" X 6" WD. POST ANCHORED TO 8" THK. CONC. FNDN WALL C/W 15 M BARS @ 24" o/c B/W 16" X 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOTT. ON UNDISTURBED SOIL (SOLID BEARING) (not shown in section)
- W11. 6" X 6" WOOD POST ANCHORED TO 10" DIA. CONC. PEDESTAL ON 30" X 30" X 10" CONC. PAD FTG C/W 3/15 METAL BARS BOTH WAYS ON UNDISTURBED SOIL (SOLID BEARING) (not shown in section)

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16" X 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOTT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. o/c MAX c/w SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2m) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY OR VERTICALLY FOR SLABS ABOVE FROST LINE. (verify with municipality depth of frost line)
- F6. STEP DOWN TO GARAGE SLAB MAY VARY. VERIFY EXTENT ON SITE (not shown in section)



3
A7 **Cross Section C-C**
Scale: 1/4" = 1'-0"

PROFESSIONAL SEALS

Consultants

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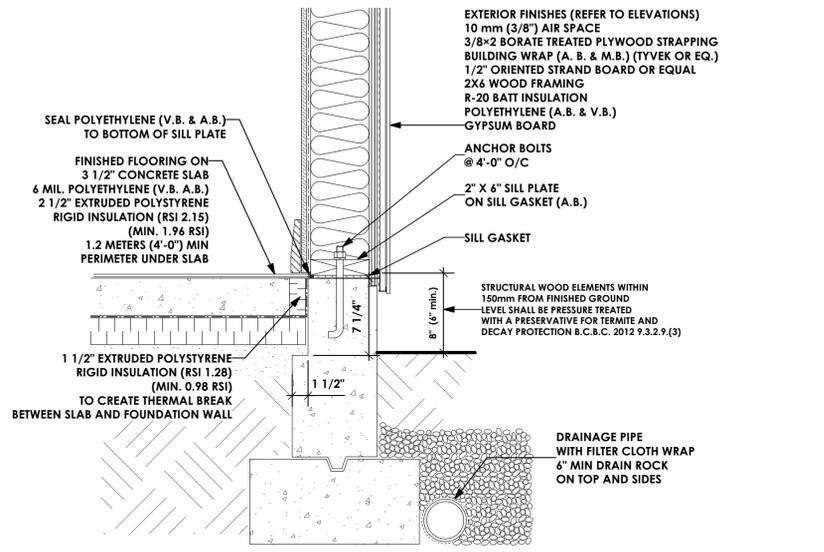
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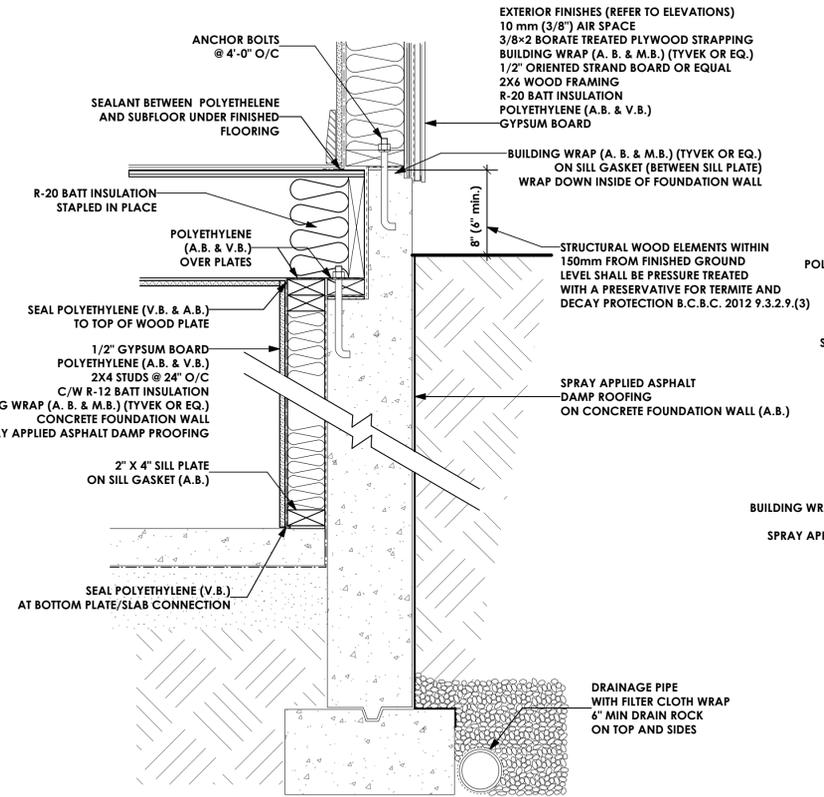
VICTORIA DESIGN GROUP
100 - 801
ATLANTIC AVENUE
VICTORIA, B.C.
V8B 0A6
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FAX: 250.382.7364
WWW.VICTORIADESIGNGROUP.CA

DRWG NO. **7580-16**
SHT. NO. **A7 OF A7**
DATE **Apr 18, 2017**
SCALE **as shown**
DRAWN **N.S.**
REVIEWED BY

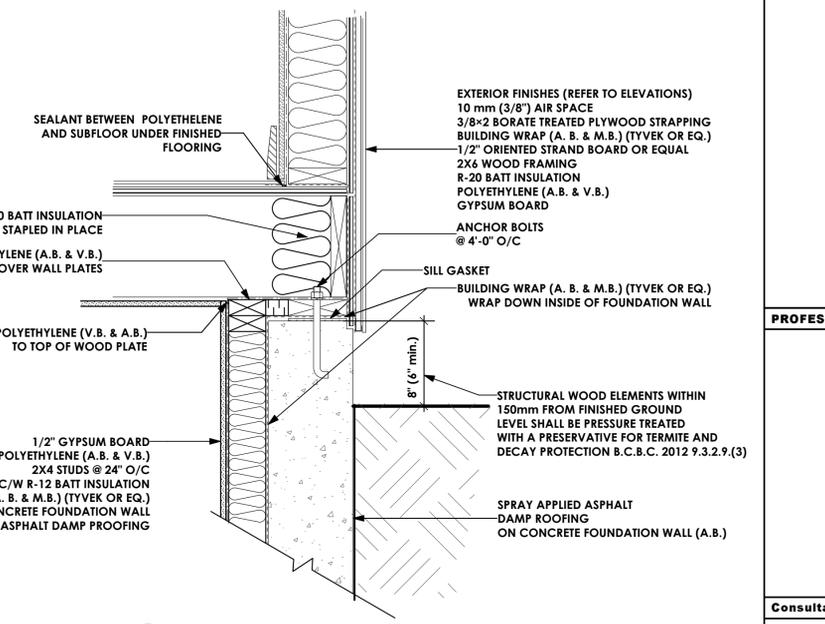
CROSS SECTION
PROJECT **Proposed Residence: Langdon Weir Construction Ltd. Lot 16 Latoria Rise 3576 Paperbark Cres. Langford, B.C.**



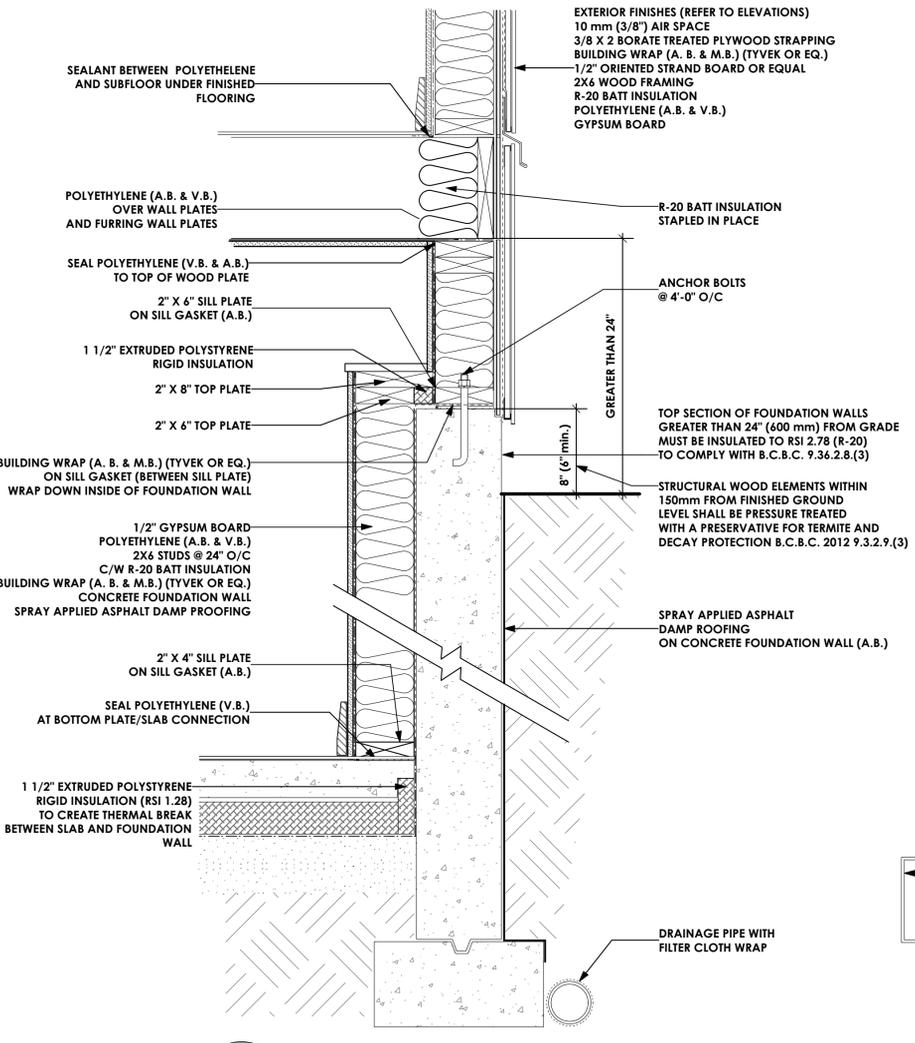
1 Slab on Grade
 Scale: 1 1/2" = 1'-0"



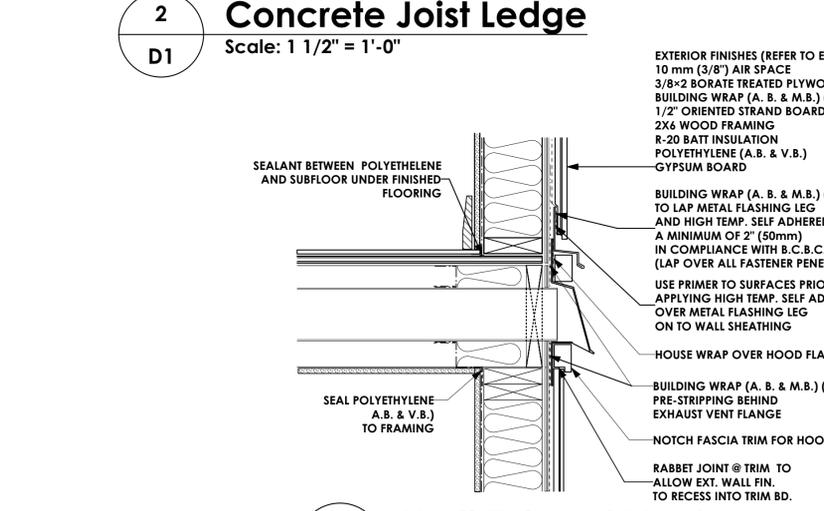
2 Concrete Joist Ledge
 Scale: 1 1/2" = 1'-0"



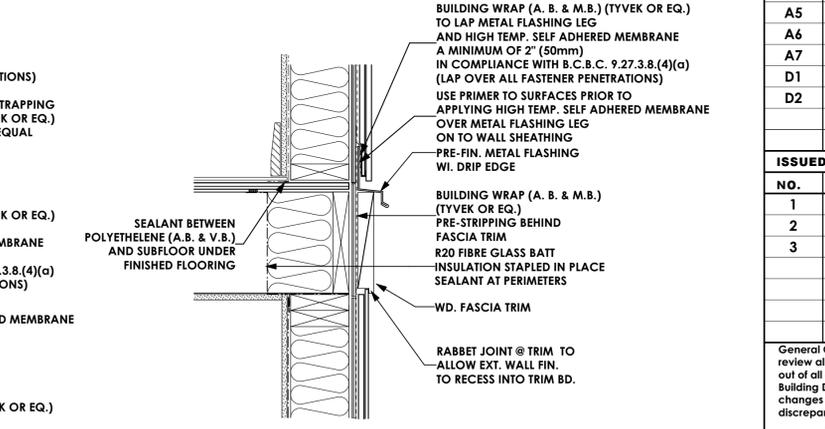
3 Base of Wall/Foundation
 Scale: 1 1/2" = 1'-0"



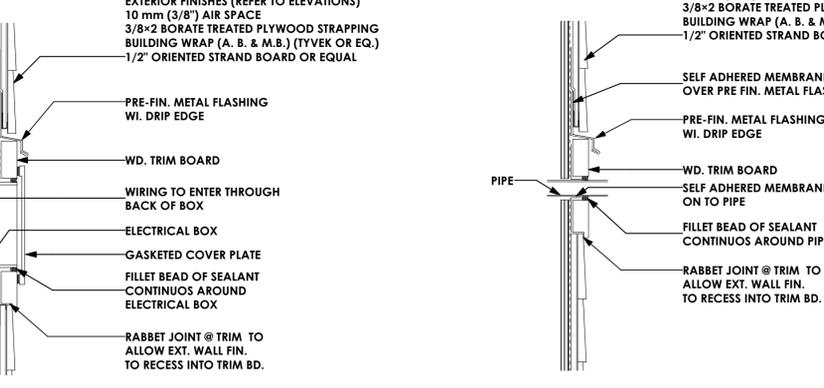
4 Basement Furring Wall
 Scale: 1 1/2" = 1'-0"



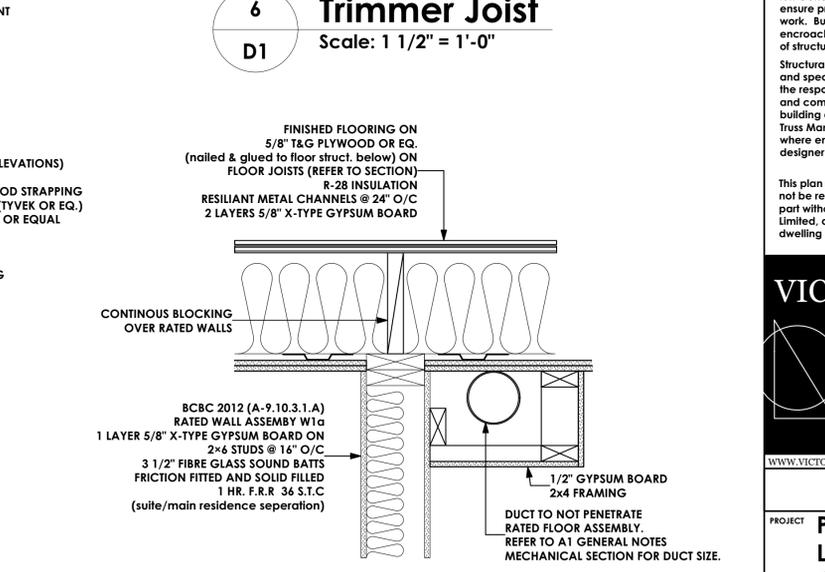
5 Wall Exhaust Vent
 Scale: 1 1/2" = 1'-0"



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



7 Electrical Fixtures
 Scale: 1 1/2" = 1'-0"



9 Bulkhead (Suite)
 Scale: 1 1/2" = 1'-0"

8 Pipes
 Scale: 1 1/2" = 1'-0"

PROFESSIONAL SEALS

Consultants

List of Drawings		
A1	General Notes	
A2	Site Plan	
A3	Front & Right Elevations	
A4	Rear & Left Elevations	
A5	Foundation & Lower Floor Plans	
A6	Main & Upper Floor Plans	
A7	Section	
D1	Rainscreen Details	
D2	Rainscreen Details	

ISSUED/REVISED		
NO.	DATE	DESCRIPTION
1	04/05/17	Client Review
2	04/18/17	For B.P Submission
3		

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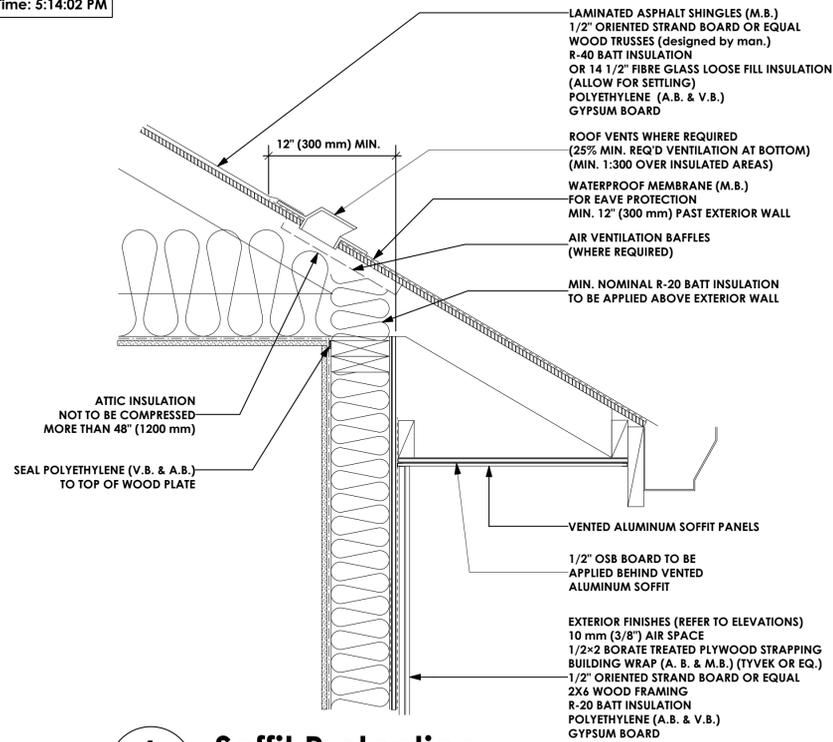
Truss Manufacturer to review plans to verify roof design where eng. roof trusses are shown, and to contact building designer to advise if revisions are necessary.

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	SHT NO.	D1 OF D2
	DATE	Apr 18, 2017
	SCALE	as shown
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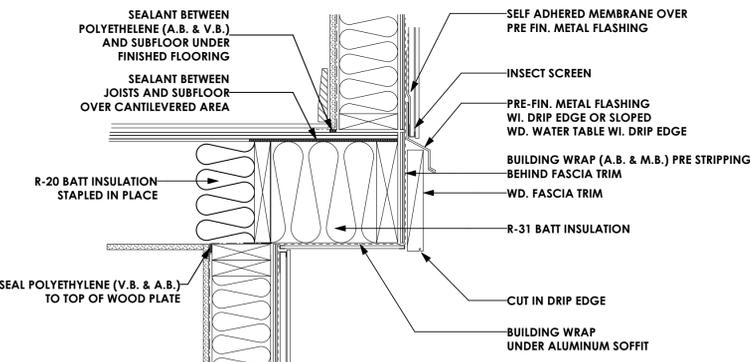
RAINSCREEN DETAILS

PROJECT **Proposed Residence:**
Langdon Weir Construction Ltd.
Lot 16 Latoria Rise
3576 Paperbark Cres.
Langford, B.C.



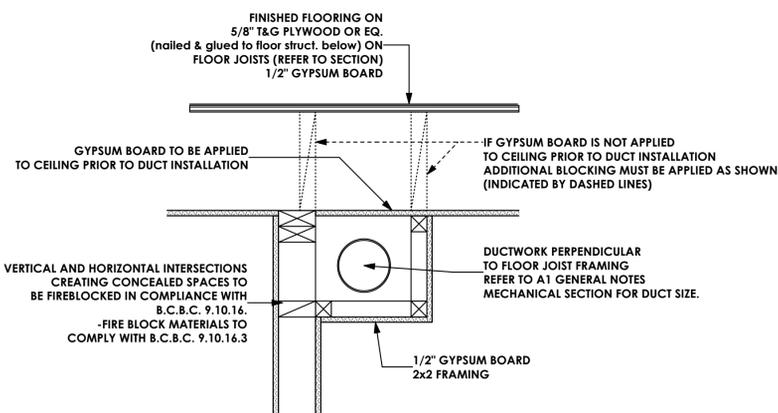
1 Soffit Protection

D2 Scale: 1 1/2" = 1'-0"
2012 BC BUILDING CODE 9.10.15.5 (10)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG
IS WITHIN 1.20M OF PROPERTY LINE)



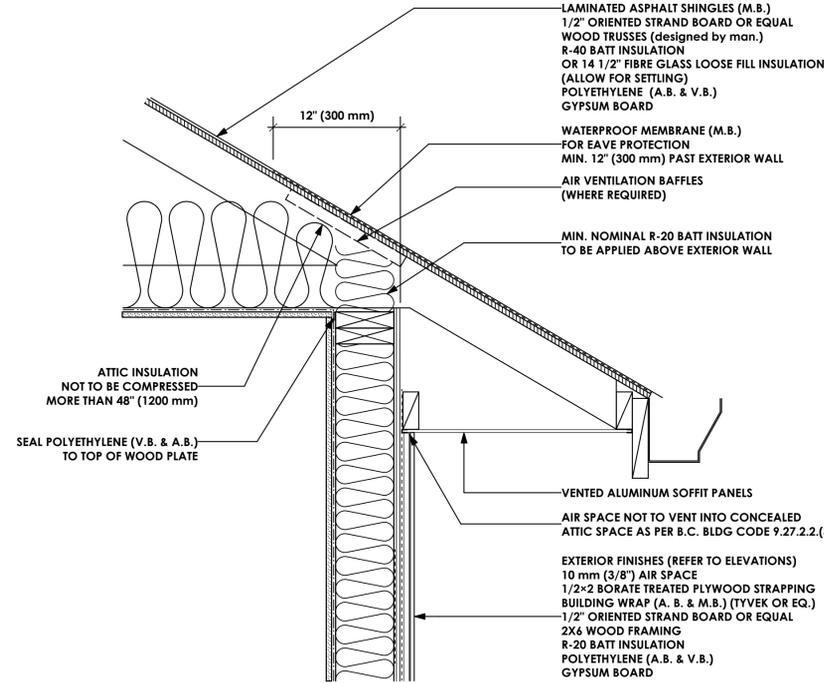
4 Cantilevered Floor

D2 Scale: 1 1/2" = 1'-0"



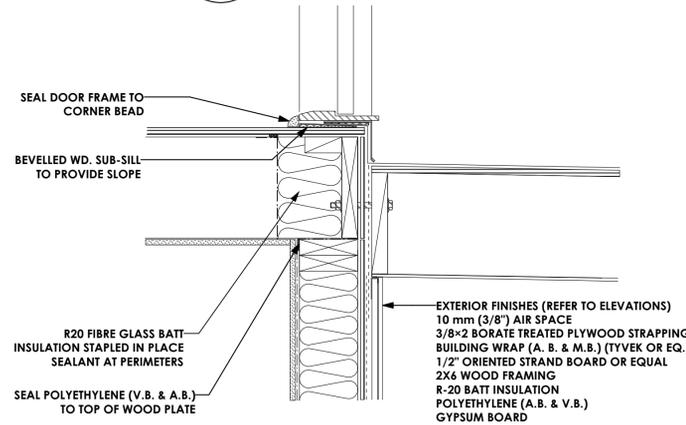
9 Fire Blocking Bulkheads

D2 Scale: 1 1/2" = 1'-0"



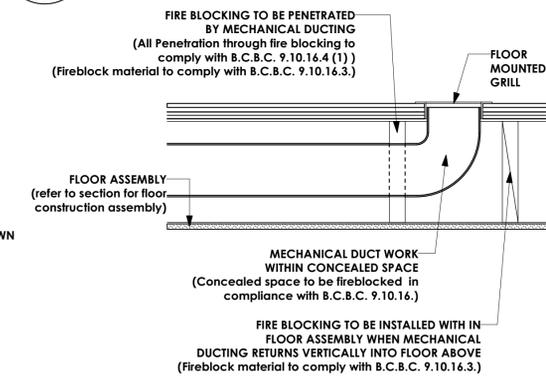
2 Water Shedding Roof / Wall

D2 Scale: 1 1/2" = 1'-0"



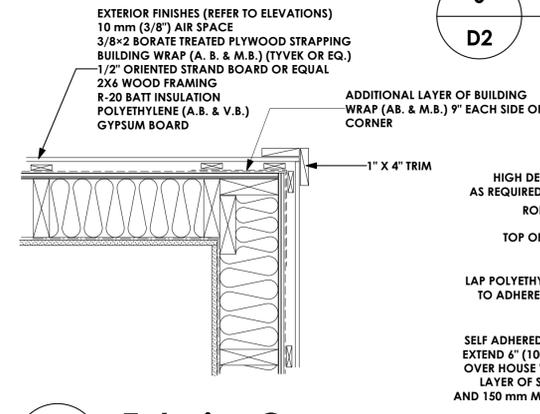
5 Door Sill Protected Membrane

D2 Scale: 1 1/2" = 1'-0"



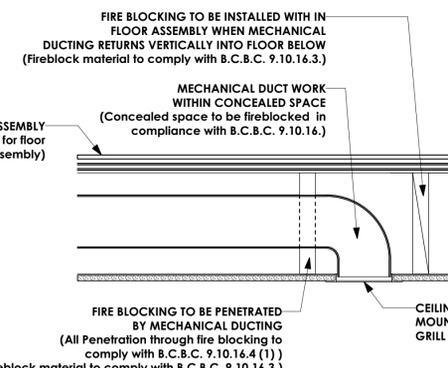
10 Fire Blocking Within Floor Detail A

D2 Scale: 1 1/2" = 1'-0"



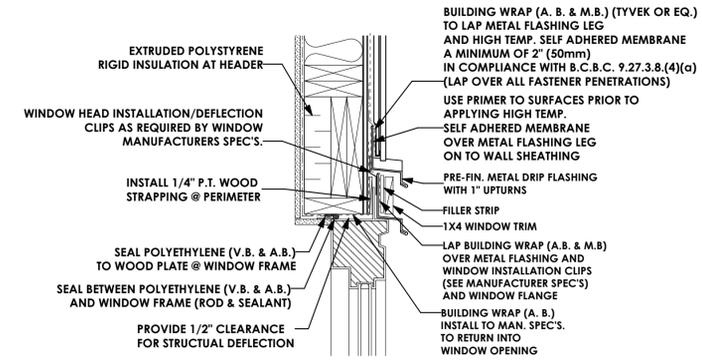
7 Exterior Corner

D2 Scale: 1 1/2" = 1'-0"



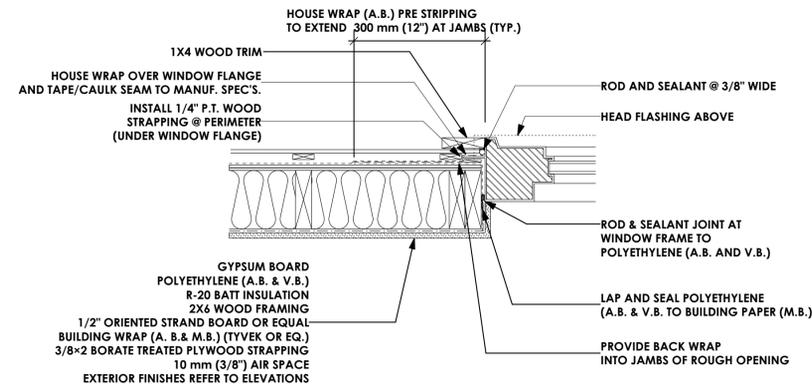
11 Fire Blocking Within Floor Detail B

D2 Scale: 1 1/2" = 1'-0"



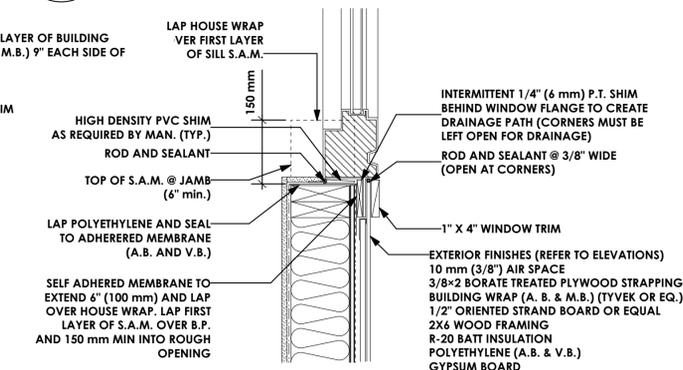
3 Window Head

D2 Scale: 1 1/2" = 1'-0"



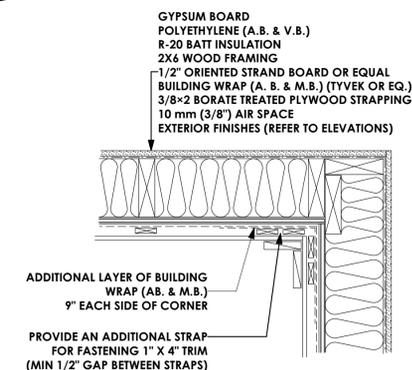
6 Window Jamb

D2 Scale: 1 1/2" = 1'-0"



8 Window Sill

D2 Scale: 1 1/2" = 1'-0"



12 Interior Corner

D2 Scale: 1 1/2" = 1'-0"

PROFESSIONAL SEALS

Consultants

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	SHT NO.	D2 OF D2
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