

Date: 8/4/18
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General Notes

Dimensions provided shall take precedence 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 B 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 WORKSAFEBC.

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 manufacturers 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.

Crawl spaces

Crawl spaces to comply with 9.18. Heated crawl space ventilation to comply with B.C.B.C. 9.32.3.7. Contractor to ensure heated crawl space is vented into primary living space above by two (2) grille of the size noted in Mechanical subsection. If heated crawl space is divided into two (2) or more compartments, each heated compartment shall be vented by grilles of the size(s) noted below. Heated crawl space to have continuous 64mm (2 1/2") Extruded Polystyrene insulation around entire perimeter.

Crawl space access to be a 500mm x 700mm (20" x 28") hatch type access placed in either the laundry room, mud room, walk in closet, or in a location specified on the plans.

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 960, 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.

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 Rofs (attic spaces)	- R 39.24 -	6.91 RSI
Floors over unheated/external 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 -	1.96 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 5.56) 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 64mm (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.(4) to fulfill the requirements of a vapour barrier. 6 MIL polyethylene vapour 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): Et ≥ 80%

Hot Water Heater (Secondary Suite): (Storage Type-Electric) See B.C.B.C. Table 9.36.4 Size:152L (40 imp. gal.), Input 240VAC, ≤12kW, Performance Standard(s): CAN/CSA-C191 Performance Requirement(s): Standby loss (max.): 55 (Top Inlet), 70 (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. 9.32.3.4.(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: Et ≥ 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 non-combustible, 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 Litre per second intermittent or 9 litre 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: 28 Litre per second continuous @ 50pa External static pressure Size (Diameter):125mm rigid, 100mm flexible. Size (Area): 123cm2 rigid, 79cm2 flexible. Duct not to exceed 5m and 2 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 tradesperson(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 sound rating of 1.0 sones.

Vent 1: 95 cm² clear unobstructed area CrawlSpace Air Transfer Grilles

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. Fire separation between primary dwelling and secondary suite to have a 1 hour F.R.R. unless noted elsewhere. Door(s) between primary dwelling and secondary suite are to be 45 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 are 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 any 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):	0.24 RSI
400mm Wood Shingle Siding with 190mm Exposure:	0.15 RSI
Metal or vinyl Siding over sheathing:	0.11 RSI
Concrete Floor Slabs < 600mm below grade:	0.02 RSI
19mm (3/4") Thick Stucco Finish	0.02 RSI

Sheathing

12.5mm (1/2") Plywood (Generic Softwood) Sheathing:	0.11 RSI
15.2mm (5/8") Plywood (Generic Softwood) Sheathing:	0.14 RSI
18.5mm (3/4") Plywood (Generic Softwood) Sheathing:	0.16 RSI
12.5mm (1/2") Oriented Strandboard Sheathing:	0.12 RSI
15.5mm (5/8") Oriented Strandboard Sheathing:	0.15 RSI
15.9mm (5/8") Gypsum Sheathing:	0.10 RSI

Structural Framing Members

38mm Spruce-Pine-Fir Studs or Joists (on flat):	0.32 RSI
38mmx89mm (2x4) Spruce-Pine-Fir Studs or Joists:	0.74 RSI
38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joists:	1.19 RSI
38mmx185mm (2x8) Spruce-Pine-Fir Studs or Joists:	1.56 RSI
38mmx235mm (2x10) Spruce-Pine-Fir Studs or Joists:	2.00 RSI
38mmx286mm (2x12) Spruce-Pine-Fir Studs or Joists:	2.43 RSI
241mm (9 1/2") Wood 1 Spruce-Pine-Fir Joists:	2.05 RSI
302mm (11 7/8") Wood 1 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.

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{7}{0.76} + \frac{93}{1.67}} \rightarrow RSI = 1.54$$

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

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

Floor Cantilever, 38mmx235mm (2x10) Floor Joists @ 406mm (16") with R31 Fibre Glass Batt Insulation

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

Attic Trusses (Vertical Wall Component) @ 610mm (24") with R19 Batt Insulation

$$RSI = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{10}{1.19} + \frac{90}{3.34}} \rightarrow RSI = 2.83$$

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Assembly Calculations for Effective RSI Values.

Exterior 38mmx140mm (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:	0.16 RSI
38mmx140mm (2x6) 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 38mmx140mm 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:	0.16 RSI
38mmx140mm (2x6) Studs @ 406mm (16") with R-19 Batt Insulation:	2.32 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, 38mmx140mm (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
38mmx140mm (2x6) 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 Secondary Suite and Garage, 38mmx235mm (2x10) @ 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):	0.14 RSI
15.5mm (5/8") Oriented Strandboard Sheathing:	0.15 RSI
38mmx235mm (2x10) Joist @ 406mm (16") with R31 Batt Insulation:	4.46 RSI
2 Layers 15.9mm (5/8") Gypsum Board (X-Type):	0.18 RSI
Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Total	4.98 RSI

Attic Truss Floor between Secondary Suite and Garage, 38mmx235mm (2x10) @ 610mm (24") with R31 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{10}{2.00} + \frac{90}{5.46}} \rightarrow RSI = 4.65$$

Interior Air Film (Floor):	0.16 RSI
15.5mm (5/8") Oriented Strandboard Sheathing:	0.15 RSI
38mmx235mm (2x10) Joist @ 406mm (16") with R31 Batt Insulation:	4.65 RSI
2 Layers 15.9mm (5/8") Gypsum Board (X-Type):	0.18 RSI
Exterior Air Film (ceiling, floors and walls):	0.03 RSI
Total	5.17 RSI

PROFESSIONAL SEALS

CONSULTANTS

LIST OF DRAWINGS

No.	DATE	ISSUED/REVISED
A1	General Notes	
A2	Siteplan	
A3	Elevations Front & Right	
A4	Elevations Left & Rear	
A5	Foundation Plan	
A6	CrawlSpace Plan	
A7	Main Floor Plan	
A8	Upper Floor Plan	
A9	Section	
D1	Rainscreen Details	
D2	Rainscreen Details	

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	06/04/18	Client Check-Set
02	06/08/18	Client Check-Set
03		
04		
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06		
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08		

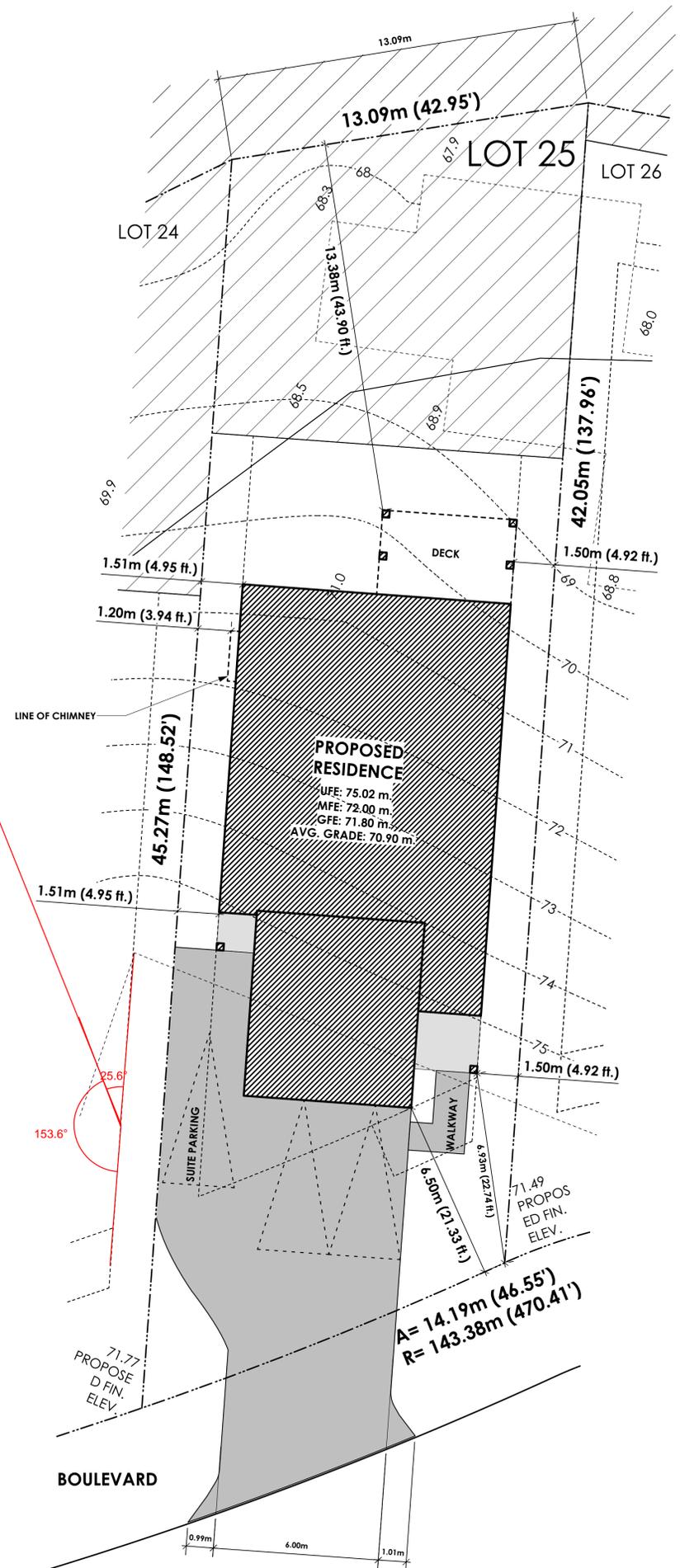
General Contractor

SKETCH PLAN OF PROPOSED CIVIC: 3540 PAPERBARK CRES. LOT 25, SECTION 70, METCHOSIN DISTRICT Parcel Identifiers: 029-862-183

SITE DATA	RR-6A	LOT 25
ITEMS	PERMITTED	PROPOSED
LOT AREA		561.72 sq.m.
LOT COVERAGE	50.00 %	32.92 %
HEIGHT	9.00 m.	8.59 m.
SETBACKS		
- FRONT (SOUTH)	4.50 m.	6.50 m.
- REAR (NORTH)	5.50 m.	13.38 m.
- SIDE (EAST)	1.50 m.	1.50 m.
- SIDE (WEST)	1.50 m.	1.51 m.
- GARAGE	5.50 m.	6.50 m.
FLOOR AREA		
- UPPER		158.25 sq.m.
- MAIN		122.54 sq.m.
- GARAGE		40.88 sq.m.
SUBTOTAL FLOOR AREA		321.67 sq.m.

LEGEND
Elevations are geodetic, referred to Lanford Integrated Survey
- denotes Green Space

1 Siteplan
A2 Scale: 1:100



PROFESSIONAL SEALS

CONSULTANTS

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A9	Section
D1	Rainscreen Details
D2	Rainscreen Details

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	06/04/18	Client Check-Set
02	06/08/18	Client Check-Set
03		
04		
05		
06		
07		
08		

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.

Structural Engineer to review plan (where required), and specify structure as deemed necessary. It is the responsibility of the owner or contractor to verify and commission all engineering requirements with municipal building departments prior to starting work.

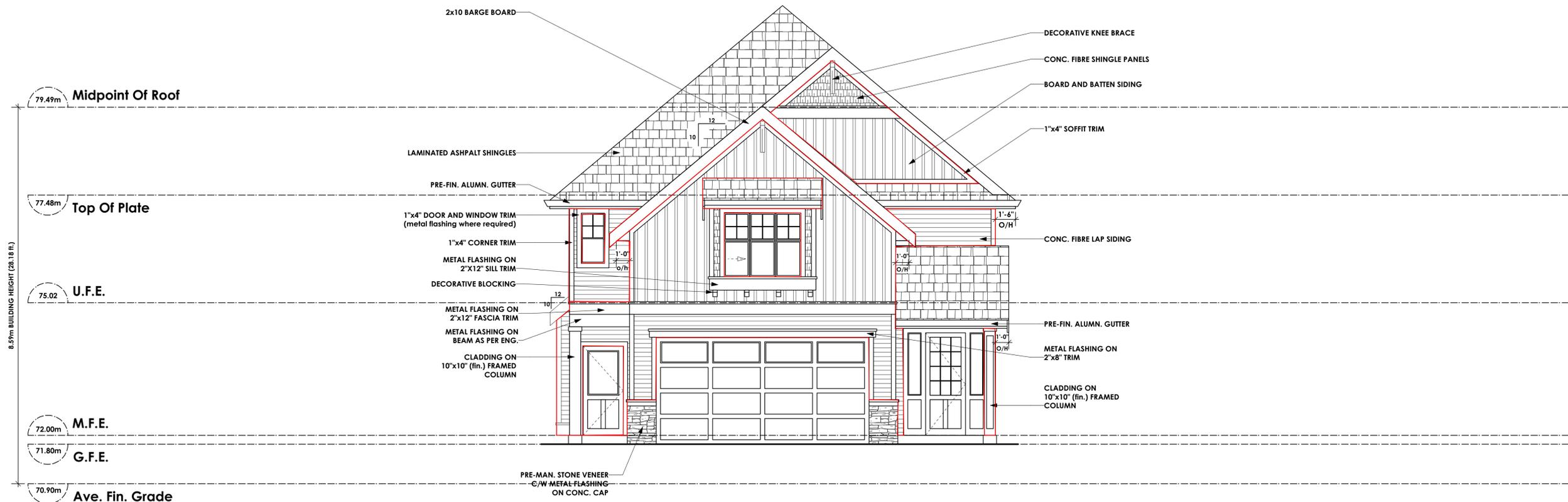
Truss Manufacturer to review plans to verify roof design where eng. roof trusses are shown, and to contact building designer to advise if revisions are necessary.

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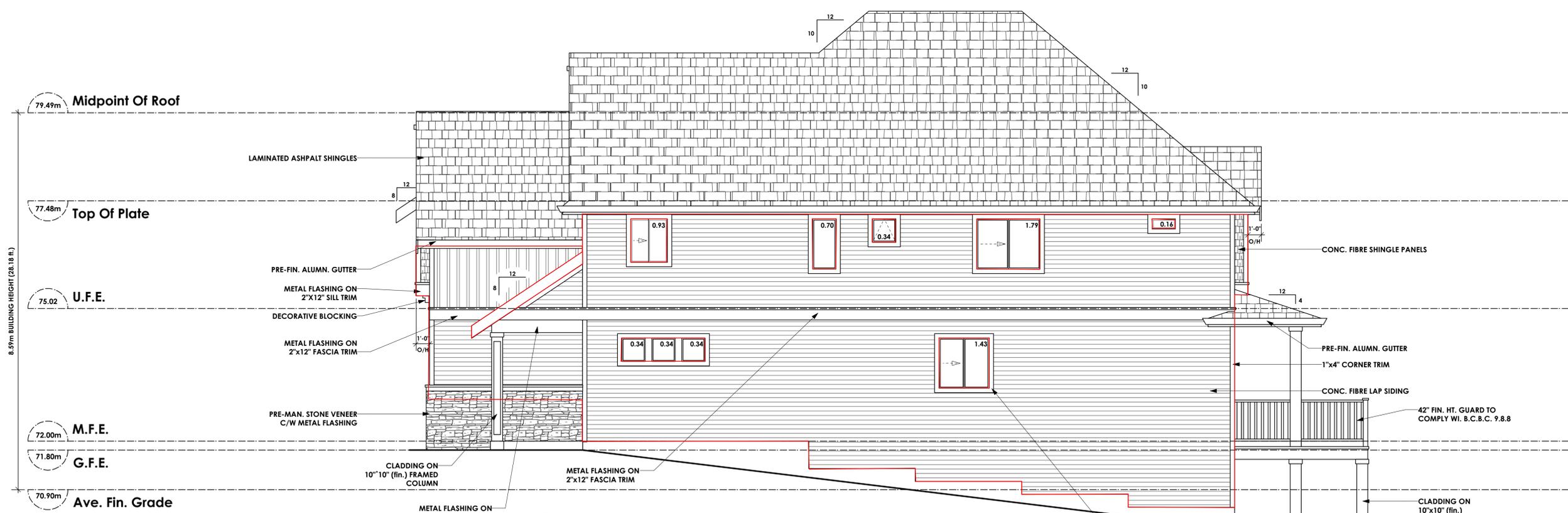
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<p>VICTORIA DESIGN GROUP 103 - 891 STERE AVENUE VICTORIA, B.C. V 9B 0A6 PH: 250-382-7374 FAX: 250-382-7364 WWW.VICTORIADESIGNGROUP.CA</p>	DRWG NO. 7580-25
	SHT. NO. A2 OF A9
	DATE June 8, 2018
	SCALE As Shown
DRAWN N.S.	REVIEWED BY M.D.K.

PROJECT Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.



1 Front Elevation
Scale: 1/4" = 1'-0"



2 Right Side Elevation
Scale: 1/4" = 1'-0"

Limiting Distance	1.50	m.
Exposed Building Face	81.83	sq.m.
Allowable Openings	8	%
Allowable Opening Area	6.55	sq.m.
Proposed Openings	6.37	sq.m.

PROFESSIONAL SEALS

CONSULTANTS

LIST OF DRAWINGS

A1	General Notes
A2	Siteplan
A3	Elevations Front & Right
A4	Elevations Left & Rear
A5	Foundation Plan
A6	Crawspace Plan
A7	Main Floor Plan
A8	Upper Floor Plan
A9	Section
D1	Rainscreen Details
D2	Rainscreen Details

ISSUED/REVISED

No.	DATE	ISSUED/REVISED
01	06/04/18	Client Check-Set
02	06/08/18	Client Check-Set
03		
04		
05		
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07		
08		

General Contractor and 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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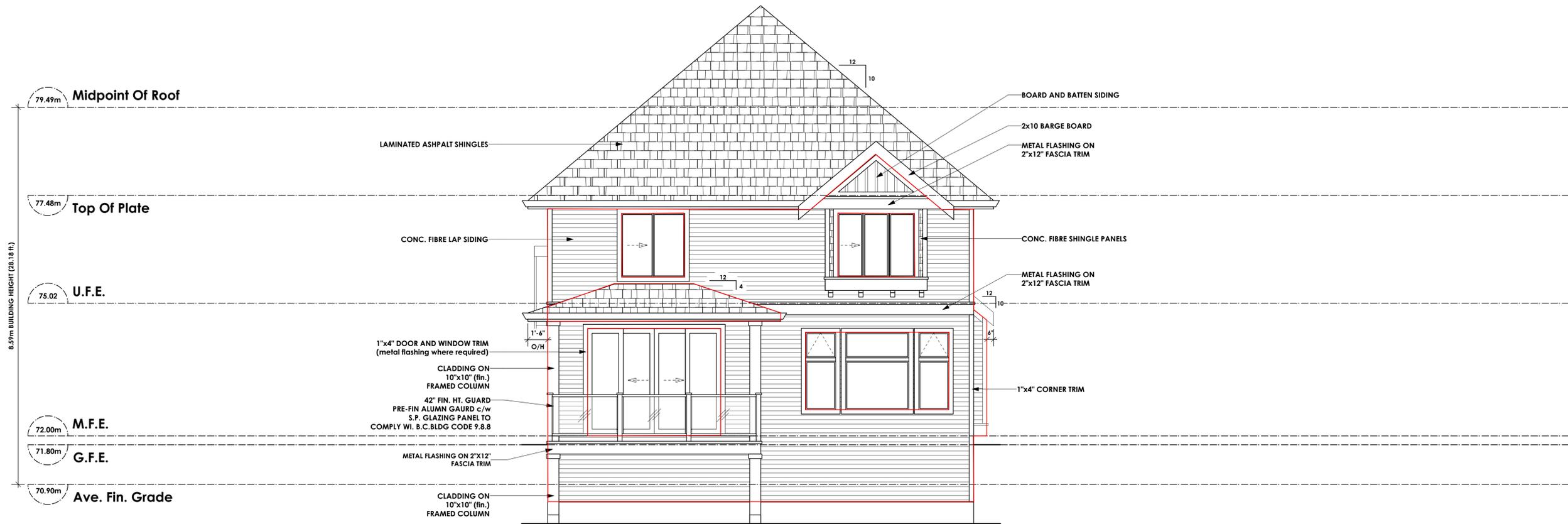
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VICTORIA DESIGN GROUP

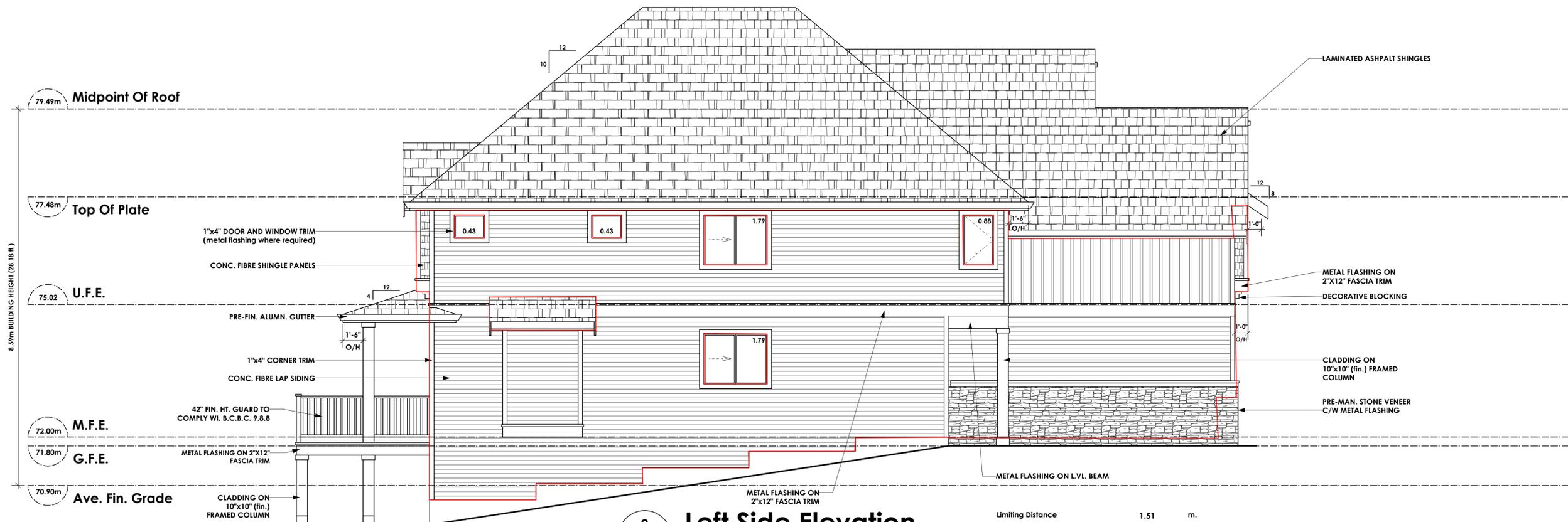
DRWG NO. **7580-25**
SHT. NO. **A3 OF A9**
DATE **June 8, 2018**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **M.D.K.**

103 - 891
4 TREE AVENUE
VICTORIA B.C.
V9B 0A6
PH: 250-382-7374
FAX: 250-382-7364
WWW.VICTORIADESIGNGROUP.CA

PROJECT
Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.



1 Rear Elevation
A4 Scale: 1/4" = 1'-0"



2 Left Side Elevation
A4 Scale: 1/4" = 1'-0"

Limiting Distance	1.51	m.
Exposed Building Face	68.87	sq.m.
Allowable Openings	8	%
Allowable Opening Area	5.51	sq.m.
Proposed Openings	5.32	sq.m.

PROFESSIONAL SEALS

CONSULTANTS

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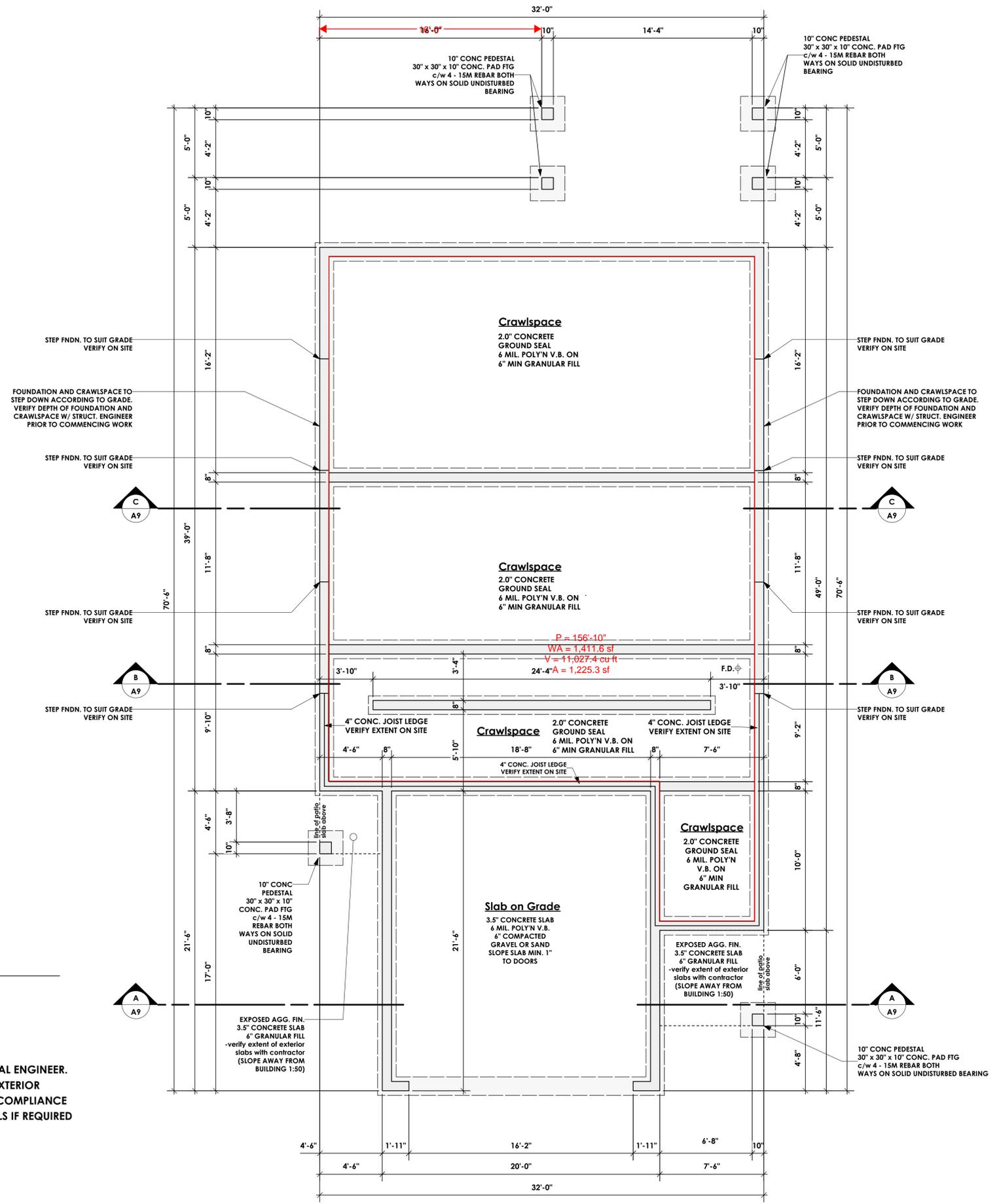
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103 - 891
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V8B 0A6

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DRWG NO. 7580-25
SHT. NO. A4 OF A9
DATE June 8, 2018
SCALE As Shown
DRAWN N.S.
REVIEWED BY M.D.K.

PROJECT Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.



1
A5 **Foundation Plan**
Scale: 1/4" = 1'-0"

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

WALL LEGEND
REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 10 RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

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)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 95 cm² Crawlspace Air Transfer Grille

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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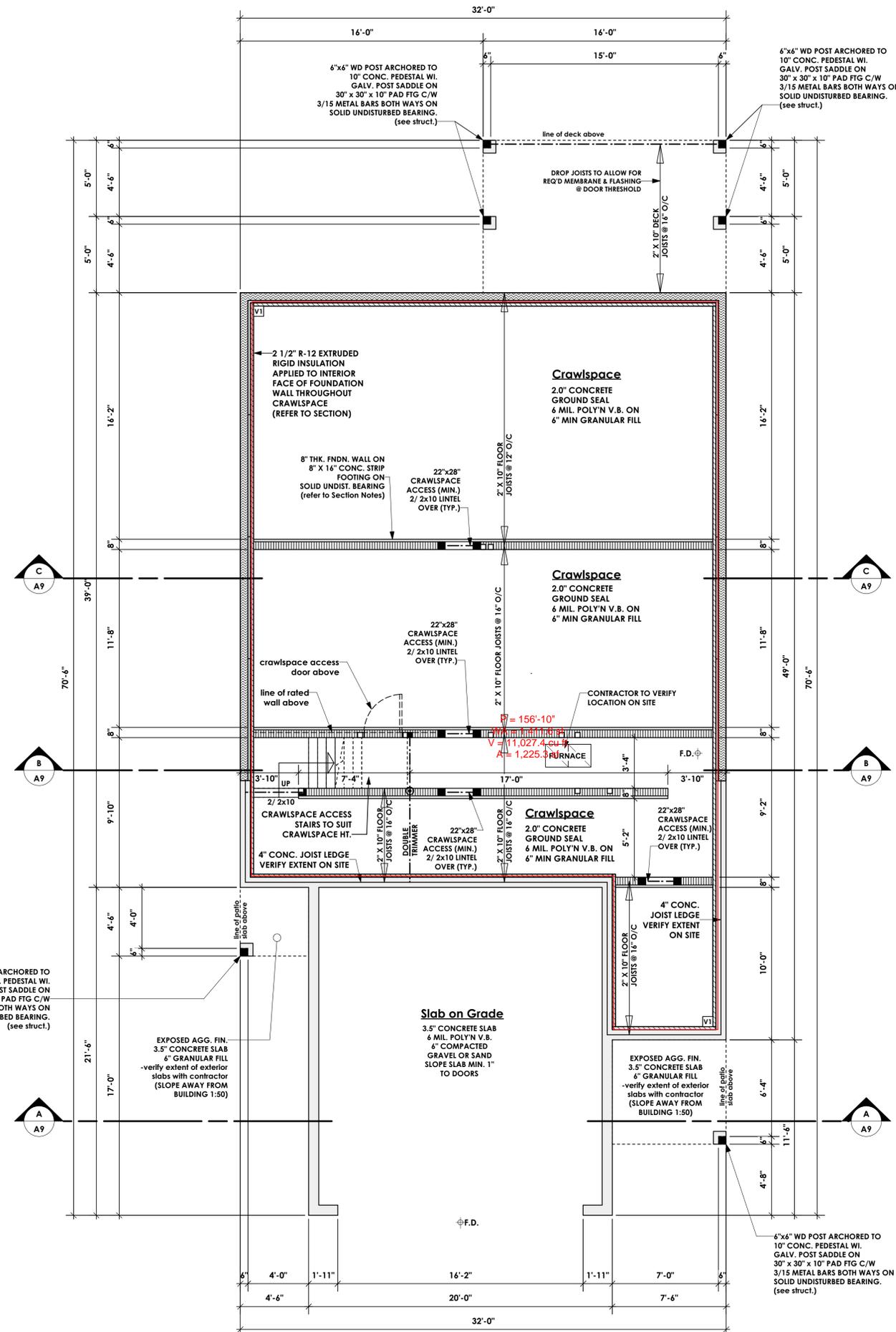
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103 - 891
STERE AVENUE
VICTORIA B.C.
V9B 0A6
PH: 250-382-7374
FAX: 250-382-7364
WWW.VICTORIADESIGNGROUP.CA

DRWG NO. **7580-25**
SHT. NO. **A5** OF **A9**
DATE **June 8, 2018**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **M.D.K.**

PROJECT
Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.



1
A6 **Crawlspace Plan**
Scale: 1/4" = 1'-0"

Crawlspace 1329.67 sq.ft. (113.66 sq.m.)

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WALL LEGEND
REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
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- W3 W 1 or RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

DOOR SCHEDULE

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- 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)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 95 cm² Crawlspace Air Transfer Grille

Refer to general notes

PROFESSIONAL SEALS

CONSULTANTS

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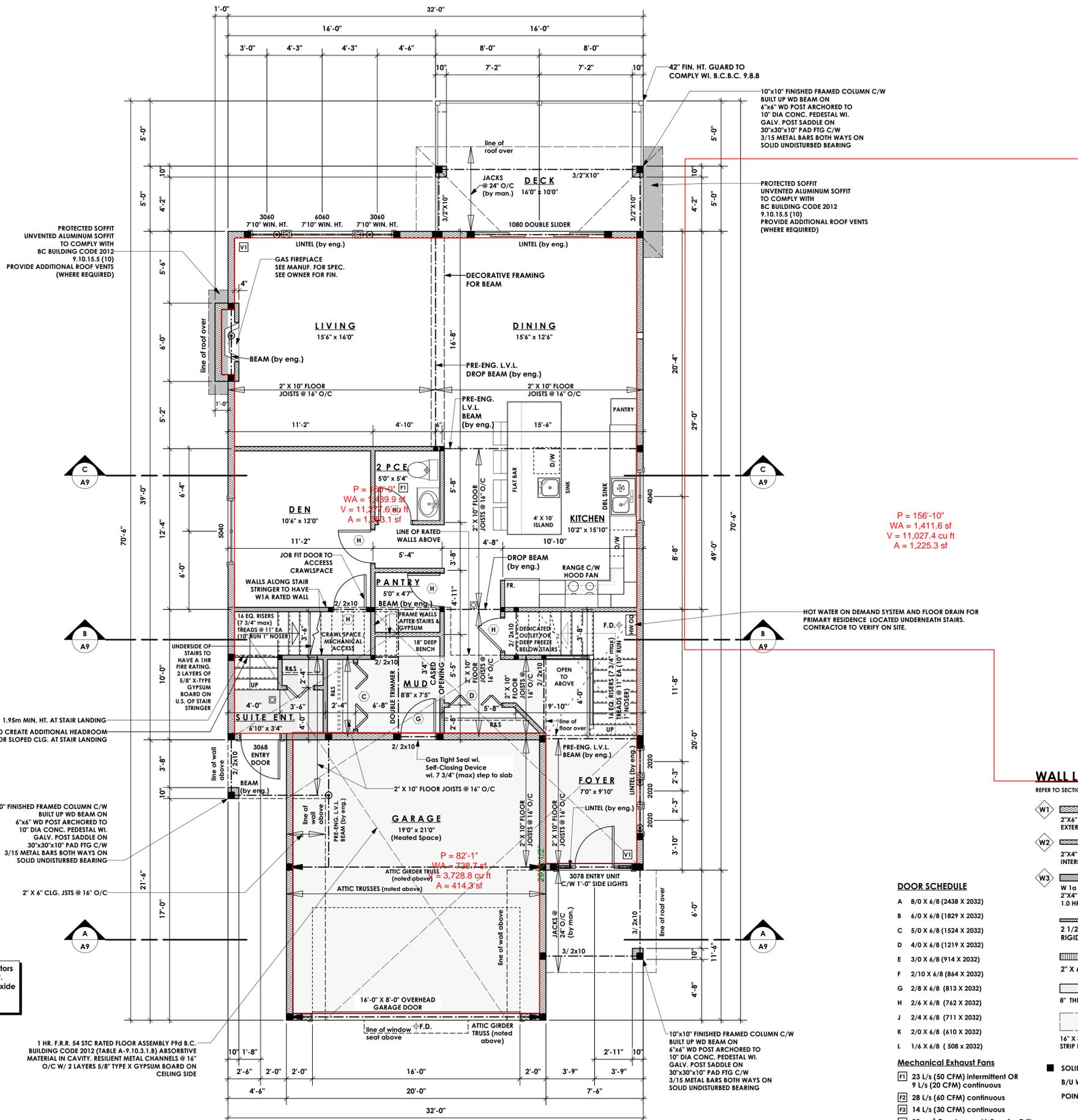
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103 - 891
STERE AVENUE
VICTORIA, B.C.
V 9B 0A6
PH: 250-382-7374
FAX: 250-382-7364
WWW.VICTORIADISIGNGROUP.CA

DRWG NO. **7580-25**
SHEET NO. **A6 OF A9**
DATE **June 8, 2018**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **M.D.K.**

PROJECT
Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.



PROTECTED SOFFIT
UNVENTED ALUMINUM SOFFIT
TO COMPLY WITH
BC BUILDING CODE 2012
9.10.15.5 (10)
PROVIDE ADDITIONAL ROOF VENTS
(WHERE REQUIRED)

10"x10" FINISHED FRAMED COLUMN C/W
BUILT UP WD BEAM ON
6"x6" WD POST ARCHORED TO
10" DIA CONC. PEDESTAL W/
GALV. POST SADDLE ON
30"x30"x10" PAD FIG C/W
3/15 METAL BARS BOTH WAYS ON
SOLID UNDISTURBED BEARING

PROTECTED SOFFIT
UNVENTED ALUMINUM SOFFIT
TO COMPLY WITH
BC BUILDING CODE 2012
9.10.15.5 (10)
PROVIDE ADDITIONAL ROOF VENTS
(WHERE REQUIRED)

P = 156'-10"
WA = 1,411.6 sf
V = 11,027.4 cu ft
A = 1,225.3 sf

P = 82'-11"
WA = 738.7 sf
V = 3,728.8 cu ft
A = 414.3 sf

HOT WATER ON DEMAND SYSTEM AND FLOOR DRAIN FOR
PRIMARY RESIDENCE LOCATED UNDERNEATH STAIRS.
CONTRACTOR TO VERIFY ON SITE.

WALL LEGEND
REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 1/2" RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR
- 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION
- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
- B/U WD POST (LOAD ABOVE)
- POINT LOAD

DOOR SCHEDULE

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- 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)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 95 cm² Crawlspace Air Transfer Grille

Refer to general notes

1 Main Floor Plan
A7 Scale: 1/4" = 1'-0"

Primary Living 1232.04 sq.ft. (114.46 sq.m.)
Secondary 86.97 sq.ft. (8.08 sq.m.)
Total 1319.01 sq.ft. (122.54 sq.m.)

Garage 440.03 sq.ft. (40.88 sq.m.)

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.

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STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 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

1 HR. F.R.R. 54 STC RATED FLOOR ASSEMBLY F9d B.C. BUILDING CODE 2012 (TABLE A-9.10.3.1.8) ABSORBIVE MATERIAL IN CAVITY. RESILIENT METAL CHANNELS @ 16" O/C W/ 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

PROFESSIONAL SEALS

CONSULTANTS

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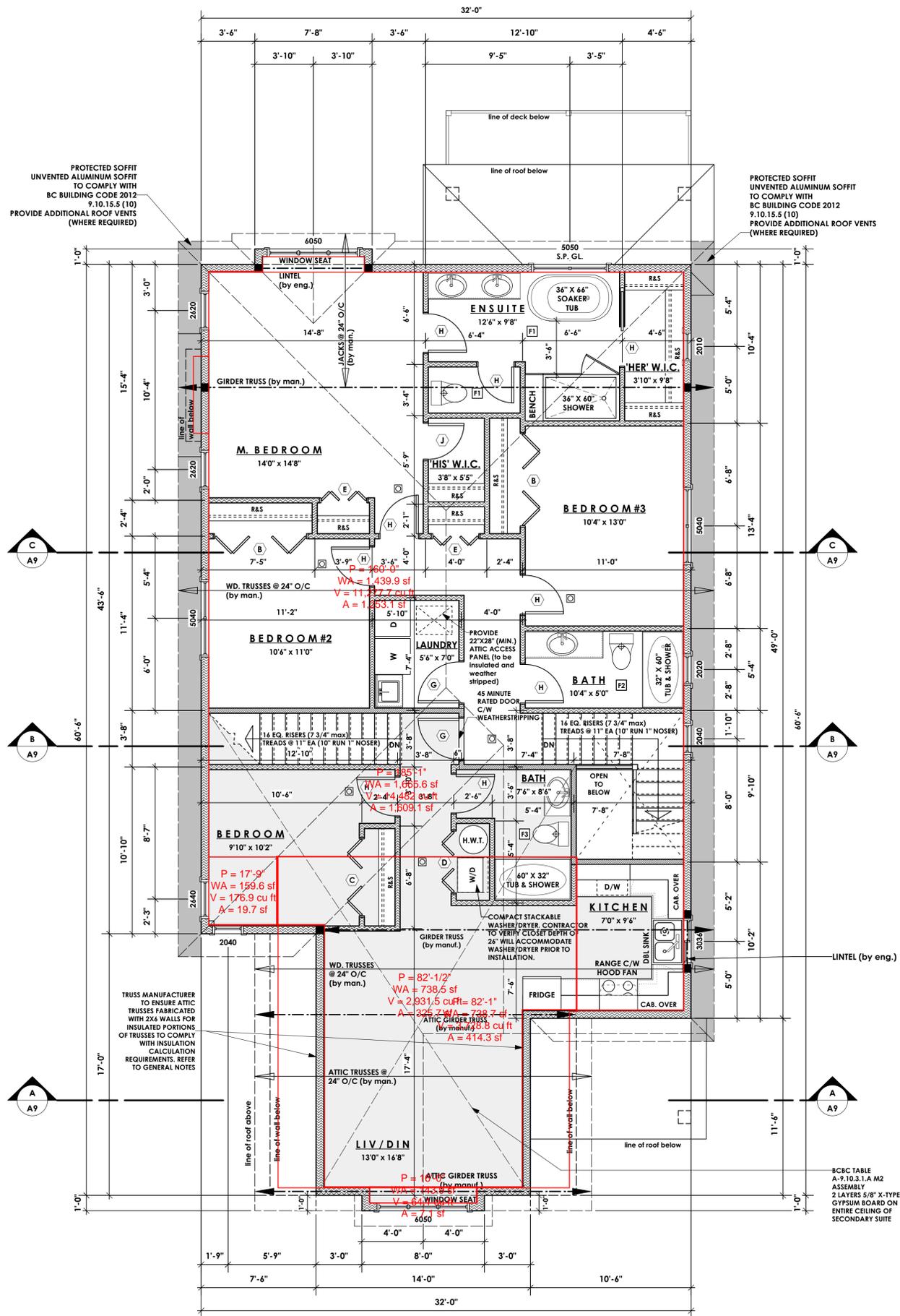
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103 - 891 ATTEREE AVENUE VICTORIA B.C. V9B 0A6
PH: 250-382-7374 FAX: 250-382-7364 WWW.VICTORIADESIGNGROUP.CA

DRWG NO. **7580-25**
SHT. NO. **A7 OF A9**
DATE **June 8, 2018**
SCALE **As Shown**
DRAWN **N.S.**
REVIEWED BY **M.D.K.**

PROJECT **Proposed Residence: Langdon Weir Construction Ltd. Lot 25 Latoria Rise 3540 Paperbark Cres. Langford, B.C.**



1 Upper Floor Plan
Scale: 1/4" = 1'-0"

Primary Living 1037.96 sq.ft. (96.43 sq.m.)
Secondary 665.42 sq.ft. (61.82 sq.m.)
Total 1703.38 sq.ft. (158.25 sq.m.)

☑ 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.

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- 2" X 6" CRAWLSPACE FRAMING
- 8" THK. FNDN WALL
- 16" X 8" CONCRETE STRIP FOOTING
- SOLID BLOCKING
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DOOR SCHEDULE

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- 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)

Mechanical Exhaust Fans

- F1 23 L/s (50 CFM) Intermittent OR 9 L/s (20 CFM) continuous
- F2 28 L/s (60 CFM) continuous
- F3 14 L/s (30 CFM) continuous
- V1 95 cm² Crawlspace Air Transfer Grille

Refer to general notes

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CONSULTANTS

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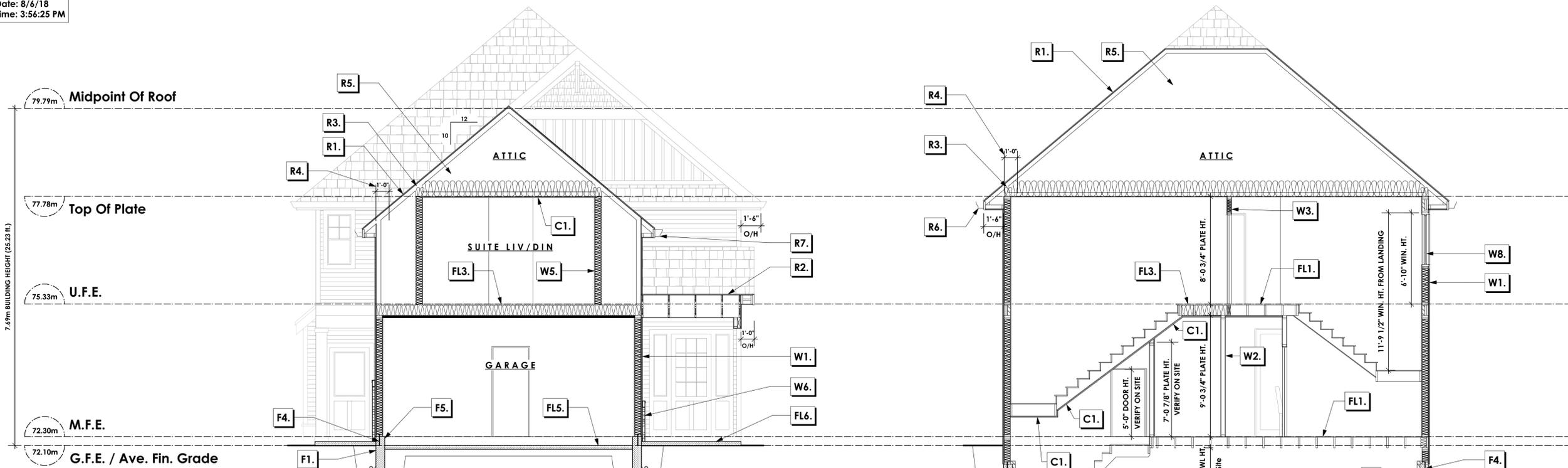
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	SHT. NO. A8 OF A9
	DATE June 8, 2018
	SCALE As Shown
DRAWN N.S.	REVIEWED BY M.D.K.

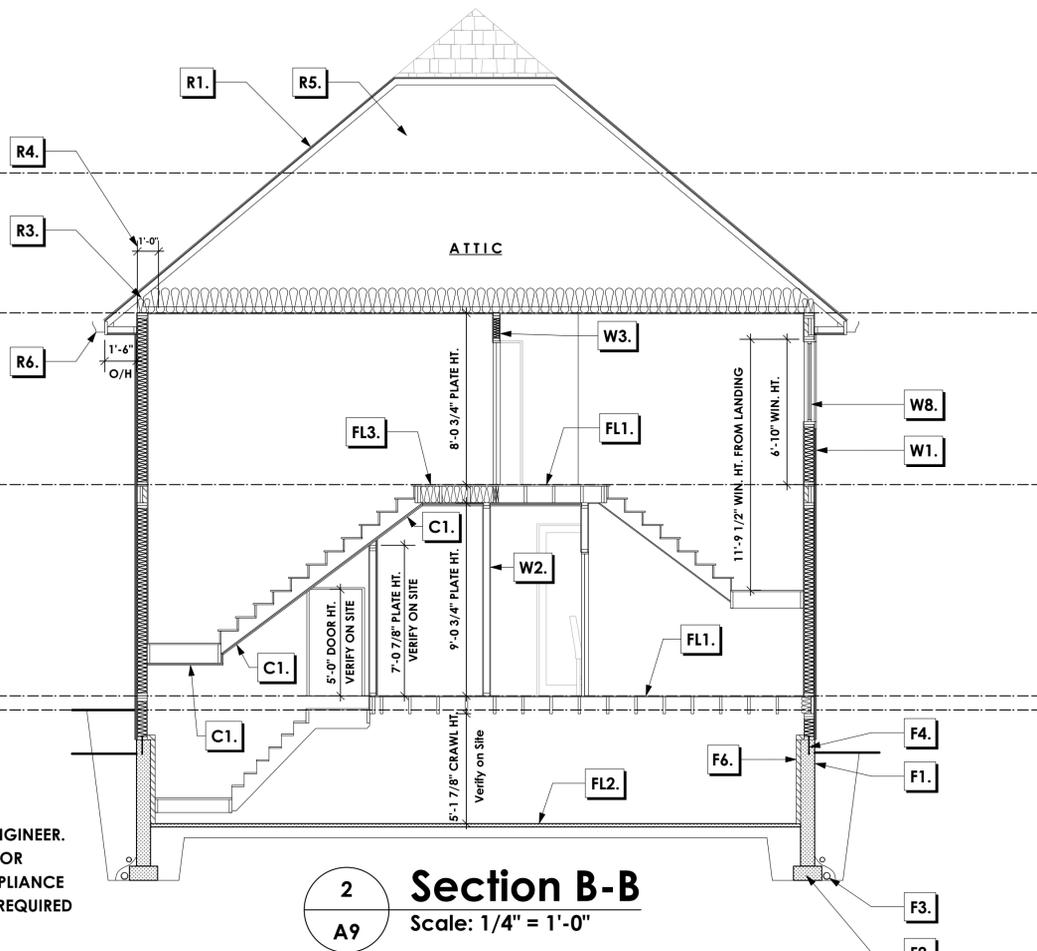
PROJECT **Proposed Residence: Langdon Weir Construction Ltd. Lot 25 Latoria Rise 3540 Paperbark Cres. Langford, B.C.**



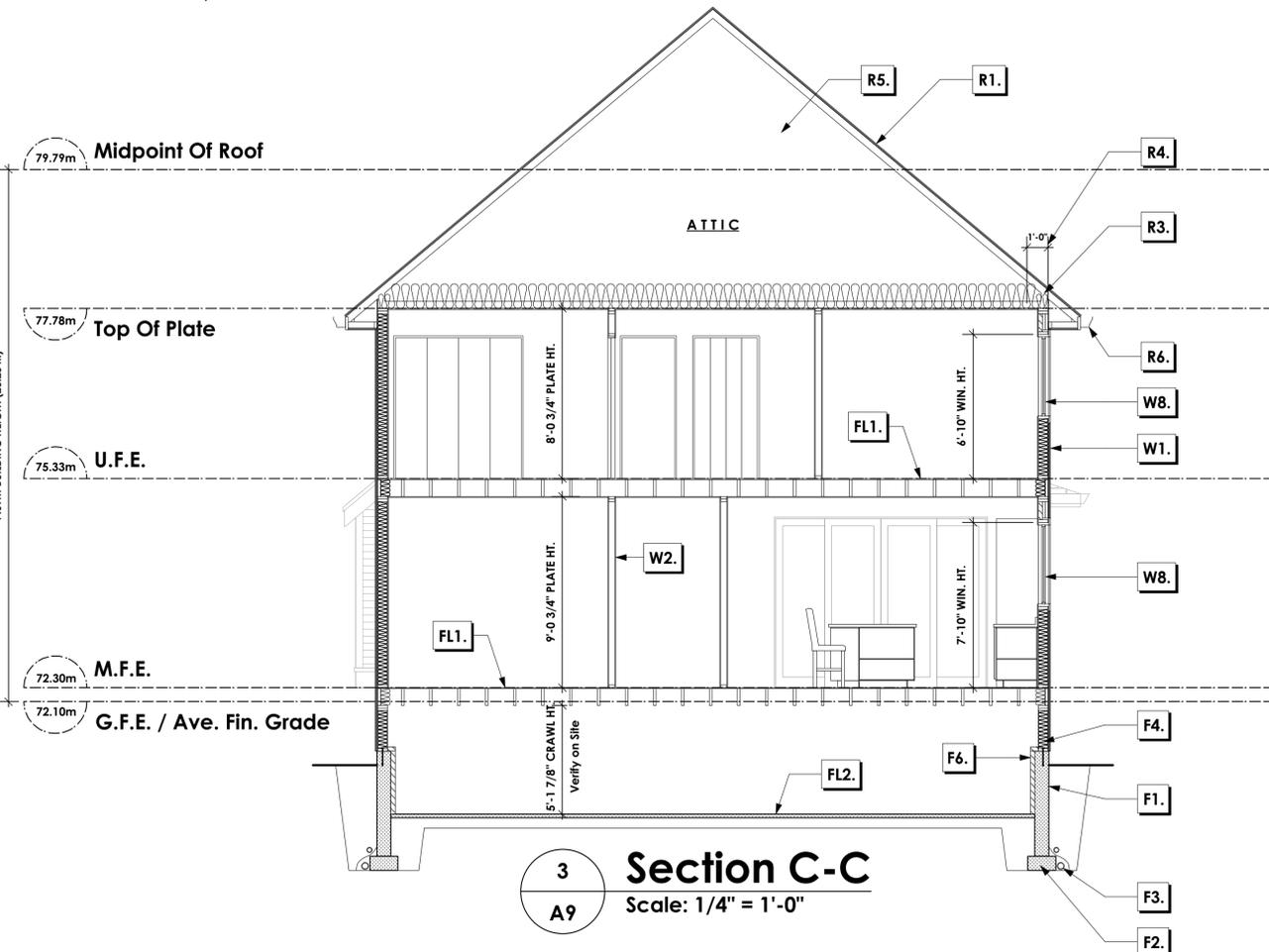
Section A-A
Scale: 1/4" = 1'-0"

Section Notes

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED



Section B-B
Scale: 1/4" = 1'-0"



Section C-C
Scale: 1/4" = 1'-0"

Walls

- W1. CONC. FIBRE SIDING (James Hardie or eq.) ON 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 1/2" ORIENTED STRAND BOARD 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (refer to details on D1)
- 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 ASSEMBY 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 BATT FRICTION FITTED AND SOLID FILLED 1 HR. F.R. 36 S.T.C. (between secondary suite & primary living)
- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (between garage & primary living) (not shown in section)
- W5. 1/2" GYPSUM BOARD 6 MIL POLYETHYLENE VAPOUR BARRIER ATTIC TRUSS @ 24" O/C (by man.) (vertical wall component 2x6 framing) R-20 INSULATION
- W6. 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.) 1/2" PLYWOOD SHEATHING OR EQ. ON 2x6 STUDS @ 16" (as required)
- W7. 10"x10" FINISHED FRAMED COLUMN C/W 6" X 6" POST ANCHORED TO 10" DIA CONIC PEDESTAL 30" x 30" x 10" CONIC PAD FIG c/w 4 - 15M REBAR BOTH WAYS ON SOLID UNDISTURBED BEARING (not shown in section)
- W8. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (@ bearing walls only) (TYPICAL, w/ R-10 F/G BATT INSUL'N.) FLASHING OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) STARLINE WINDOWS TO ENSURE ALL WINDOWS & DOORS TO COMPLY WITH B.C. BLDG. CODE 2012 9.7 & A.A.M.A./W.D.M.A./C.S.A. 101/1.5/2/A440, N.A.F.S. & C.S.A. A44051-09 LANGFORD, Class R - PG20 (220) A2 RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

Floors

- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2"x10" FLOOR JOISTS @ 12" OR 16" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD (no gypsum in crawlspace)
- FL2. 2" CONCRETE SEAL 6 MIL POLYETHYLENE VAPOUR BARRIER 6" COMPACTED GRAVEL OR SAND
- FL3. F9d RATED FLOOR ASSEMBLY (2012 B.C.B.C. Table A-9.10.3.1.B) FINISH FLOORING ON 5/8" OSB SHEATHING ON (nailed & glued to floor struct. below) 2"x10" FLOOR JOISTS @ 16" O/C C/W CROSS BRIDGING @ 82" O/C (min.) C/W R-31 F/G BATT INSULATION RESILIENT CHANNELS @ 16" O/C 2 LAYERS 5/8" X-TYPE GYPSUM BOARD FR: 1.0 hr. STC: S2 (between secondary suite & primary living/garage)
- FL4. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2"x10" FLOOR JOISTS @ 12" OR 16" 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 (not shown in section)
- FL5. 3 1/2" CONCRETE SLAB 6 MIL POLYETHYLENE VAPOUR BARRIER 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"
- FL6. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (patio and porches)

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16"x8" 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. STEP DOWN TO GARAGE SLAB MAY VARY, VERIFY EXTENT ON SITE
- F6. 2 1/2" EXTRUDED POLYSTYRENE RIGID INSULATION APPLIED TO CONC. FDN. WALL (crawl space only) INSULATION TO EXTEND TO TOP OF 2" CONC. GROUND SEAL

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBREGLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) OR R-40 FIBREGLASS BATT INSULATION 6 MIL POLYETHYLENE VAPOUR BARRIER 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) VENTED ALUMINUM SOFFIT
- R3. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection)
- 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 w/ B.C. bldg. code 9.19.1)
- R6. PRE-FN. ALUMINUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. UNVENTED ALUMINUM SOFFIT TO COMPLY W/ B.C. BLDG. CODE 2012 9.10.15.5.(10) (verify material)
- R7. PRE-FN. ALUMINUM FASCIA GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)

Ceiling

- C1. B.C.B.C. TABLE A-9.10.3.1.A M2 ASSEMBLY 2/ 5/8" X-TYPE GYPSUM BOARD 6 MIL POLYETHYLENE VAPOUR BARRIER ON U.S. OF WD. TRUSSES (on rated ceiling in suite) 1.0 F.R.R

PROFESSIONAL SEALS

CONSULTANTS

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A9	Section
D1	Rainscreen Details
D2	Rainscreen Details

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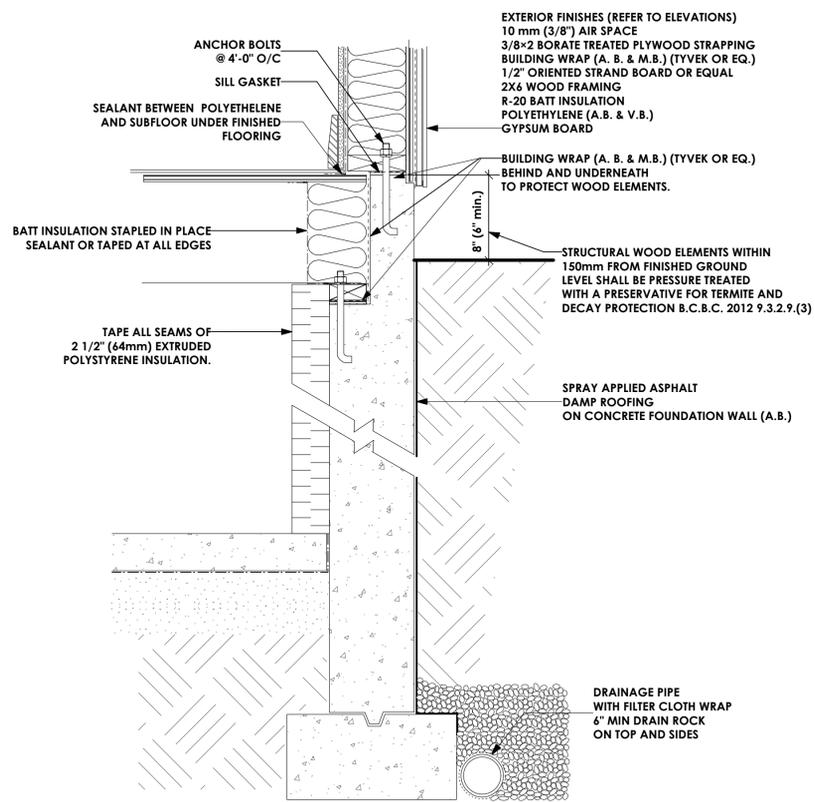
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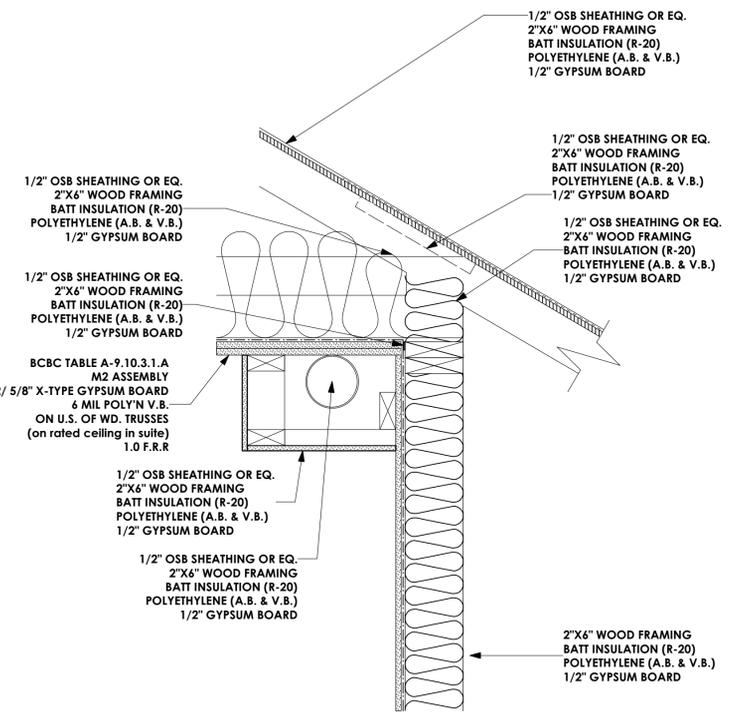
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	SHT. NO.	A9 OF A9
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	DRAWN	N.S.
REVIEWED BY	M.D.K.	

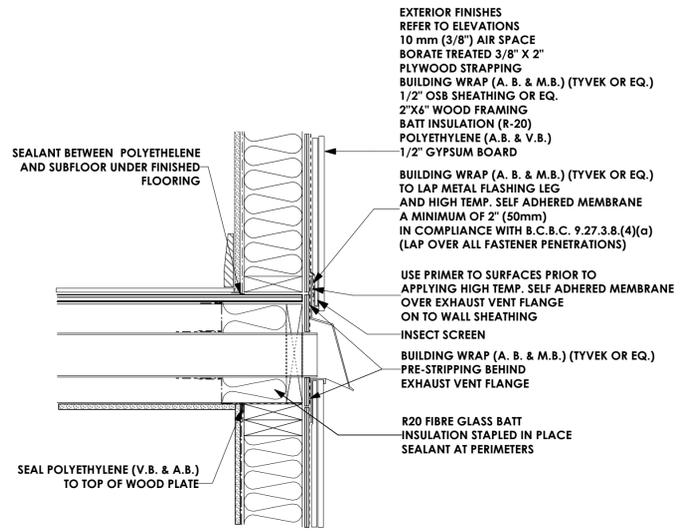
PROJECT
**Proposed Residence:
Langdon Weir
Construction Ltd.
Lot 25 Latoria Rise
3540 Paperbark Cres.
Langford, B.C.**



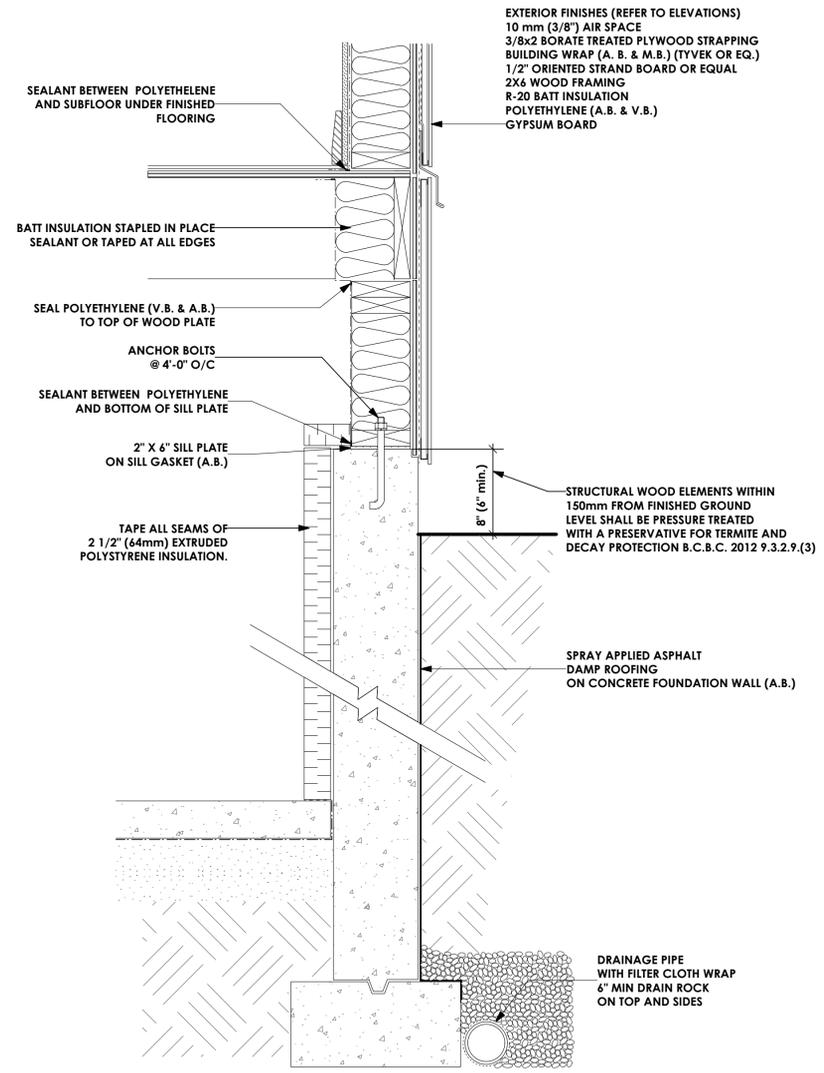
1 Concrete Joist Ledge
Scale: 1 1/2" = 1'-0"
D1



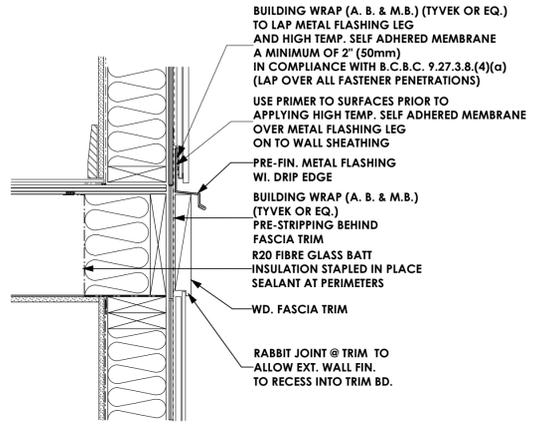
2 Bulk Head (Suite)
Scale: 1 1/2" = 1'-0"
D1



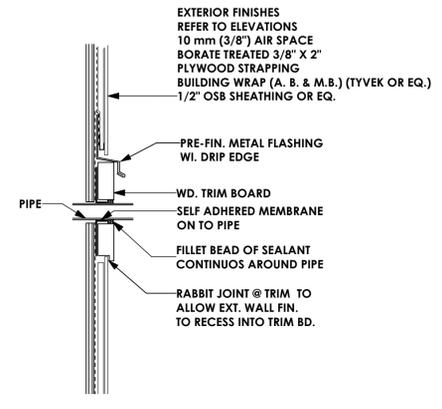
3 Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



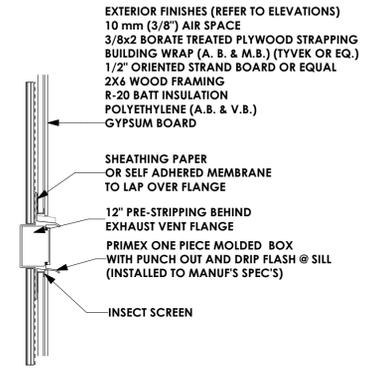
7 Basement Furring Wall
Scale: 1 1/2" = 1'-0"
D1



4 Trimmer Joist
Scale: 1 1/2" = 1'-0"
D1



5 Pipes
Scale: 1 1/2" = 1'-0"
D1



6 Electrical Fixtures
Scale: 1 1/2" = 1'-0"
D1
PRIMEX BOX REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION

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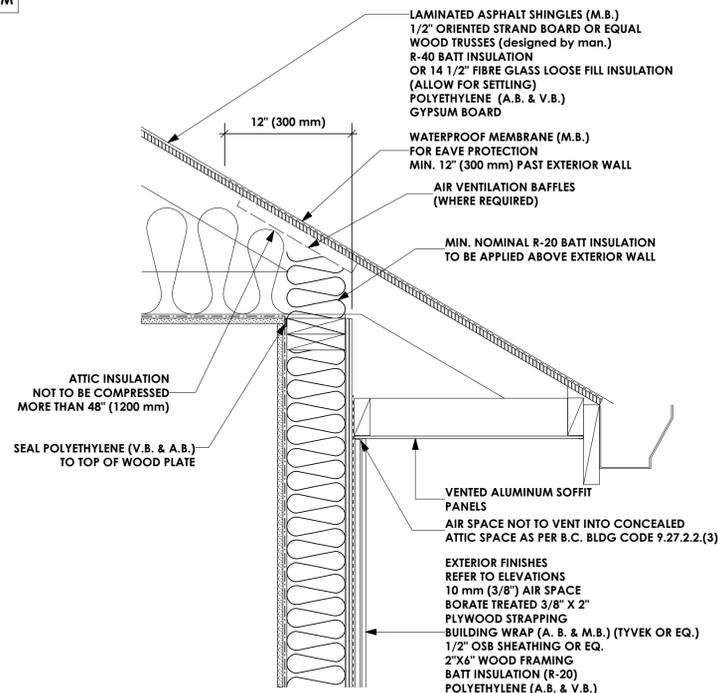
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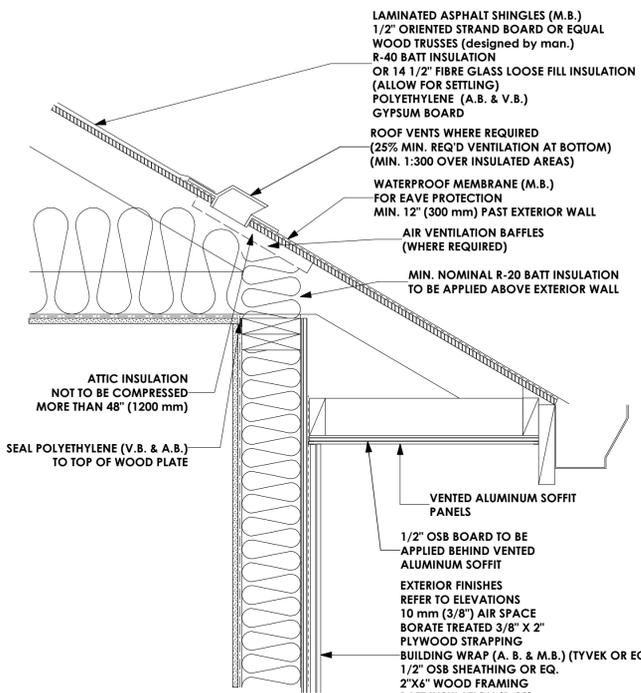
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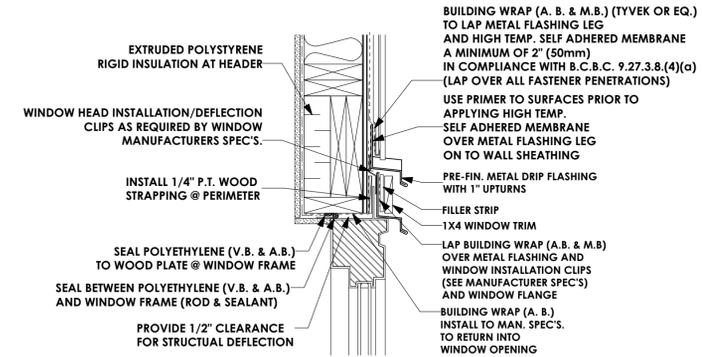
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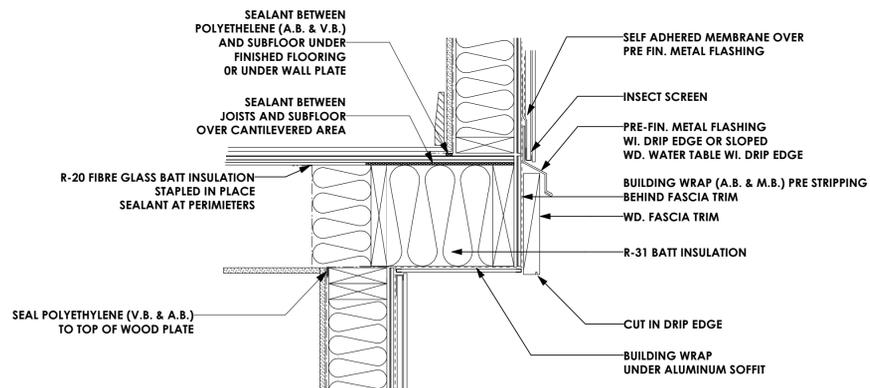
1 Water Shedding Roof / Wall
Scale: 1 1/2" = 1'-0"



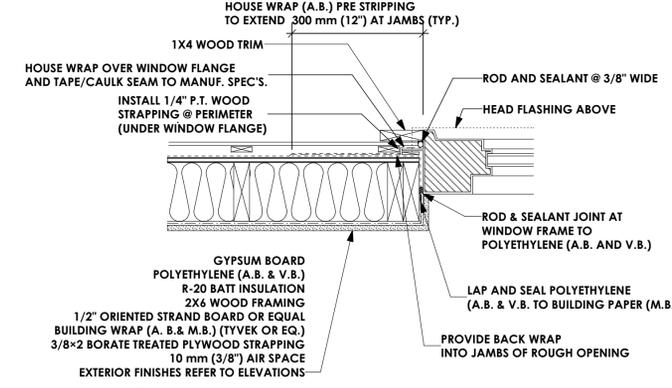
2 Soffit Protection
Scale: 1 1/2" = 1'-0"
2012 BC BUILDING CODE 9.10.15.5 (10)
(USE PROVIDED DETAIL WHEN ROOF OVERHANG IS WITHIN 1.20M OF PROPERTY LINE)



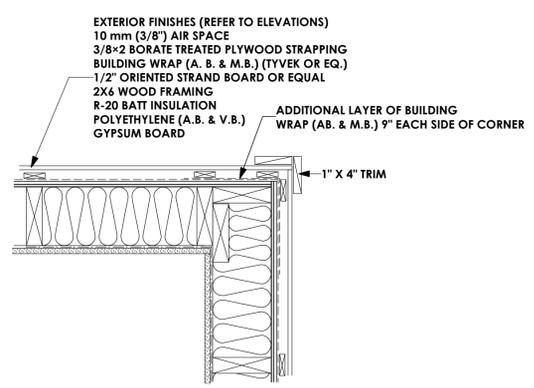
3 Window Head
Scale: 1 1/2" = 1'-0"



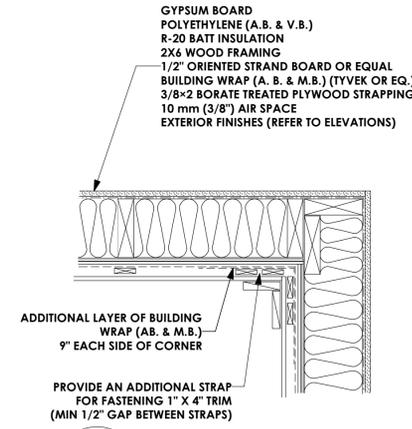
4 Cantilevered Floor
Scale: 1 1/2" = 1'-0"



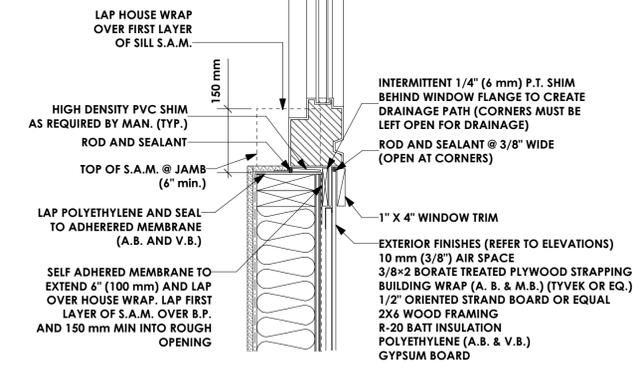
5 Window Jamb
Scale: 1 1/2" = 1'-0"



6 Exterior Corner
Scale: 1 1/2" = 1'-0"



7 Interior Corner
Scale: 1 1/2" = 1'-0"



8 Window Sill
Scale: 1 1/2" = 1'-0"

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STERE AVENUE
VICTORIA B.C.
V 9B 0A6
PH: 250-382-7374
FAX: 250-382-7364
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DRWG NO. **7580-25**
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