

### 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 WORKSAFEBC.

### Structural Design

Structural is based on criteria stated in Part 9 of the 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.

### 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 101/15.2/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-5 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.

### Copyright

Design and plans are covered by copyright law and are the sole property of Victoria Design Limited and may not be reproduced or used in any form without written permission from same. Victoria Design Limited permits the purchaser to construct only one (1) building per purchase of plans.

### 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 - | 1.96 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 or perimeter 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 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): EI ≥ 80%

Hot Water Heater (Secondary Suite): (Storage Type-Electric) See B.C.B.C. Table 9.36.4  
 Size:27L (60 imp. gal.), Input 240VAC, s12kW, 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 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 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. 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.

|   |          |  |             |
|---|----------|--|-------------|
| <b>Siding</b>   |          | <b>Sheathing</b>   |             |
| Concrete Fibre Siding (Horizontal Lap, Panel, or Shingle Panel):  | 0.03 RSI | 12.5mm (1/2") Plywood (Generic Softwood) Sheathing:              | 0.11 RSI    |
| 25mm Thick Cedar Siding (Tongue and groove or butt joint):  | 0.26 RSI | R21.2mm (5/8") Plywood (Generic Softwood) Sheathing:             | 0.14 RSI    |
| 400mm Wood Shingle Siding with 190mm Exposure:  | 0.15 RSI | 18.5mm (3/4") Plywood (Generic Softwood) Sheathing:              | 0.16 RSI    |
| Metal or vinyl Siding over sheathing:   | 0.11 RSI | 12.5mm (1/2") Oriented Strandboard Sheathing:                    | 0.12 RSI    |
| 51mm (2") Thick Pre-Manufactured Stone Veneer:  | 0.02 RSI | 15.5mm (5/8") Oriented Strandboard Sheathing:                    | 0.15 RSI    |
| 19mm (3/4") Thick Stucco Finish   | 0.02 RSI | 15.9mm (5/8") Gypsum Sheathing:                                  | 0.10 RSI    |
| <b>Structural Framing Members</b>   |          | <b>Insulation</b>  |             |
| 38mm Spruce-Pine-Fir Studs or Joists (on flat):   | 0.32 RSI | R12 Fibre Glass Batt Insulation:                                 | 2.11 RSI    |
| 38mmx89mm (2x4) Spruce-Pine-Fir Studs or Joists:  | 0.76 RSI | R19 Fibre Glass Batt Insulation (R20 Compressed):                | 3.34 RSI    |
| 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joists:   | 1.19 RSI | R20 Fibre Glass Batt Insulation:                                 | 3.52 RSI    |
| 38mmx185mm (2x8) Spruce-Pine-Fir Studs or Joists:   | 1.56 RSI | R28 Fibre Glass Batt Insulation:                                 | 4.93 RSI    |
| 38mmx235mm (2x10) Spruce-Pine-Fir Studs or Joists:  | 2.00 RSI | R31 Fibre Glass Batt Insulation:                                 | 5.46 RSI    |
| 38mmx286mm (2x12) Spruce-Pine-Fir Studs or Joists:  | 2.43 RSI | R40 Fibre Glass Batt Insulation:                                 | 7.04 RSI    |
| 241mm (9 1/2") Wood 1 Spruce-Pine-Fir Joists:   | 2.05 RSI | Glass Fibre Loose fill Insulation for attics (Per mm):           | 0.01875 RSI |
| 302mm (11 7/8") Wood 1 Spruce-Pine-Fir Joists:  | 2.57 RSI | 12.7mm (1/2") Extruded Polystyrene (Type 2, 3, and 4)            | 0.44 RSI    |
| 200mm (8") Cast in Place Concrete Foundation Wall:  | 0.08 RSI | 25mm (1") Extruded Polystyrene (Type 2, 3, and 4)                | 0.88 RSI    |
| <b>Air Films and Air Cavities</b>   |          | 38mm (1 1/2") Extruded Polystyrene (Type 2, 3, and 4)            | 1.28 RSI    |
| Exterior Air Film (ceiling, floors and walls):  | 0.03 RSI | 51mm (2") Extruded Polystyrene (Type 2, 3, and 4)                | 1.71 RSI    |
| Interior Air Film (Ceiling):  | 0.11 RSI | 64mm (2 1/2") Extruded Polystyrene (Type 2, 3, and 4)            | 2.15 RSI    |
| Interior Air Film (Floor):  | 0.16 RSI | 77mm (3") Extruded Polystyrene (Type 2, 3, and 4)                | 2.59 RSI    |
| Interior Air Film (Wall):   | 0.12 RSI | 89mm (3 1/2") Extruded Polystyrene (Type 2, 3, and 4)            | 2.99 RSI    |
| 9.5mm (3/8") Wall (Rainscreen) Air Cavity:  | 0.15 RSI | 100mm (4") Extruded Polystyrene (Type 2, 3, and 4)               | 3.36 RSI    |
| 13mm (1/2") Wall Air Cavity:  | 0.16 RSI | 12.7mm (1/2") Expanded Polystyrene (Type 3)                      | 0.38 RSI    |
| 13mm (1/2") Ceiling (Resilient Metal Channel) Air Cavity:   | 0.15 RSI | 25mm (1") Expanded Polystyrene (Type 3)                          | 0.76 RSI    |
| <b>Interior Wall and Ceiling Finishes</b>   |          | 38mm (1 1/2") Expanded Polystyrene (Type 3)                      | 1.14 RSI    |
| 12.7mm (1/2") Gypsum Board (X-Type or Regular):   | 0.08 RSI | 51mm (2") Expanded Polystyrene (Type 3)                          | 1.53 RSI    |
| 15.9mm (5/8") Gypsum Board (X-Type or Regular):   | 0.09 RSI | 64mm (2 1/2") Expanded Polystyrene (Type 3)                      | 1.92 RSI    |
| <b>Miscellaneous materials</b>  |          | 77mm (3") Expanded Polystyrene (Type 3)                          | 2.25 RSI    |
| Permeable (#15 Roofing) Felt:   | 0.01 RSI | 89mm (3 1/2") Expanded Polystyrene (Type 3)                      | 2.31 RSI    |
| 12.7mm (1/2") Lime Based Mortar:  | 0.01 RSI | 100mm (4") Expanded Polystyrene (Type 3)                         | 3.00 RSI    |
| <b>Assembly Calculations for Effective RSI Values.</b>  |          | 57mm (2 1/4") Spray Applied Polyurethane Foam (medium density):  | 2.05 RSI    |
|   |          | 152mm (6") Spray Applied Polyurethane Foam (medium density):     | 5.46 RSI    |
|   |          | 184mm (7 1/4") Spray Applied Polyurethane Foam (medium density): | 6.44 RSI    |
| <b>Raised Heel Wood Trusses @ 610mm with 368mm (14 1/2") Fibre Glass Loose Fill Insulation.</b>                             |          |  |             |
|   |          | 279mm (11") Fibre Glass Loose Fill Insulation:                   | 5.23 RSI    |
|   |          | 38mmx89mm (2x4) Bottom Truss Chord @ 610mm (24") with            |             |
|   |          | 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    |
| <b>Raised Heel Wood Trusses @ 610mm (24") with R40 Batt Insulation</b>  |          |  |             |
|   |          | R28 Fibre Glass Batt Insulation:                                 | 4.93 RSI    |
|   |          | 38mmx89mm (2x4) 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    |
| <b>Floor Cantilever, 38mmx235mm (2x10) Floor Joists @ 406mm (16") with R31 Fibre Glass Batt Insulation</b>                  |          |  |             |
|   |          | Interior Air Film (Floor):                                       | 0.11 RSI    |
|   |          | 15.5mm (5/8") Oriented Strandboard Sheathing:                    | 0.15 RSI    |
|   |          | 38mmx235mm (2x10) Joist @ 406mm (16") with R31 Batt Insulation:  | 4.46 RSI    |
|   |          | Interior Air Film (Ceiling):                                     | 0.03 RSI    |
|   |          | Total  | 4.74 RSI    |
| <b>200mm (8") Thick Foundation Walls with 38mm x 89mm (2x4) Furring @ 610mm (24") with R12 Fibre Glass Batt Insulation</b>  |          |  |             |
|   |          | 200mm (8") Cast in Place Concrete Foundation Wall:               | 0.08 RSI    |
|   |          | 13mm (1/2") Wall Air Cavity:                                     | 0.16 RSI    |
|   |          | 38mmx89mm (2x4) 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    |
| <b>200mm (8") Thick Foundation Walls with 38mm x 140mm (2x6) Furring @ 610mm (24") with R19 Fibre Glass Batt Insulation</b> |          |  |             |
|   |          | 200mm (8") Cast in Place Concrete Foundation Wall:               | 0.08 RSI    |
|   |          | House Wrap (A.B.)  | 0.00 RSI    |
|   |          | 38mmx140mm (2x6) 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 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = \frac{100}{19.33 + 23.05} \rightarrow RSI = \frac{100}{42.38} \rightarrow RSI = 2.36$$

|  |          |
|--|----------|
| 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 |
| 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 |

Wall between Garage and Primary Residence, 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{23}{1.19} + \frac{77}{3.34}} \rightarrow RSI = \frac{100}{19.33 + 23.05} \rightarrow RSI = \frac{100}{42.38} \rightarrow RSI = 2.36$$

|   |          |
|---|----------|
| 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 Garage and Primary Residence, 38mmx235mm (2x10) @ 406mm (16") with R31 Fibre Glass Batt Insulation

$$RSI_{parallel} = \frac{100}{\frac{\% \text{ area of framing}}{RSI_f} + \frac{\% \text{ area of cavity}}{RSI_c}} \rightarrow RSI = \frac{100}{\frac{13}{2.00} + \frac{87}{5.46}} \rightarrow RSI = \frac{100}{6.50 + 15.93} \rightarrow RSI = \frac{100}{22.43} \rightarrow RSI = 4.46$$

|   |          |
|---|----------|
| Interior Air Film (Floor):                                      | 0.11 RSI |
| 15.5mm (5/8") Oriented Strandboard Sheathing:                   | 0.15 RSI |
| 38mmx235mm (2x10) Joist @ 406mm (16") with R31 Batt Insulation: | 4.46 RSI |
| 15.9mm (5/8") Gypsum Board (X-Type or Regular):                 | 0.09 RSI |
|   |          |

# SKETCH PLAN OF PROPOSED LOT 30 CIVIC: 815 & 835 LATORIA ROAD LOTS 15 & 16, SECTION 70, METCHOSIN DISTRICT, PLAN 1957

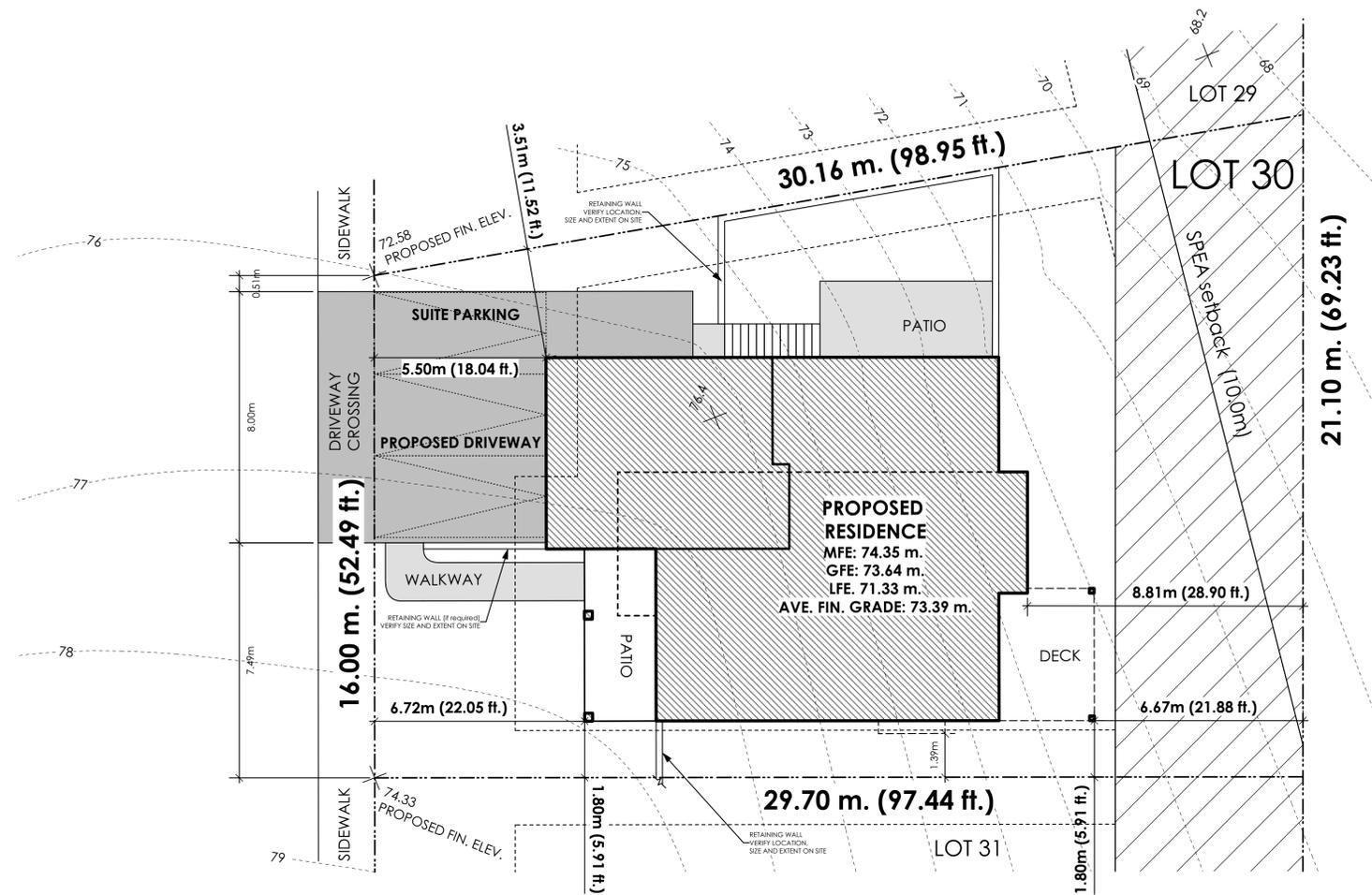
Parcel Identifiers: 029-862-230 / EPP58021



| SITE DATA           | RR6A      | LOT 30       |
|---------------------|-----------|--------------|
| ITEMS               | PERMITTED | PROPOSED     |
| LOT AREA            |           | 551.07 sq.m. |
| LOT COVERAGE        | 50.00 %   | 29.86 %      |
| HEIGHT              | 9.00 m.   | 8.00 m.      |
| SETBACKS            |           |              |
| - FRONT (WEST)      | 4.50 m.   | 5.50 m.      |
| - REAR (EAST)       | 5.50 m.   | 6.67 m.      |
| - SIDE (NORTH)      | 1.50 m.   | 3.51 m.      |
| - SIDE (SOUTH)      | 1.50 m.   | 1.80 m.      |
| - GARAGE            | 5.50 m.   | 5.50 m.      |
| FLOOR AREA          |           |              |
| - UPPER             |           | 88.55 sq.m.  |
| - MAIN              |           | 107.99 sq.m. |
| - LOWER             |           | 106.42 sq.m. |
| - GARAGE            |           | 45.57 sq.m.  |
| SUBTOTAL FLOOR AREA |           | 348.53 sq.m. |

## LEGEND

Elevations are geodetic referred to Langford Integrated Survey



| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |



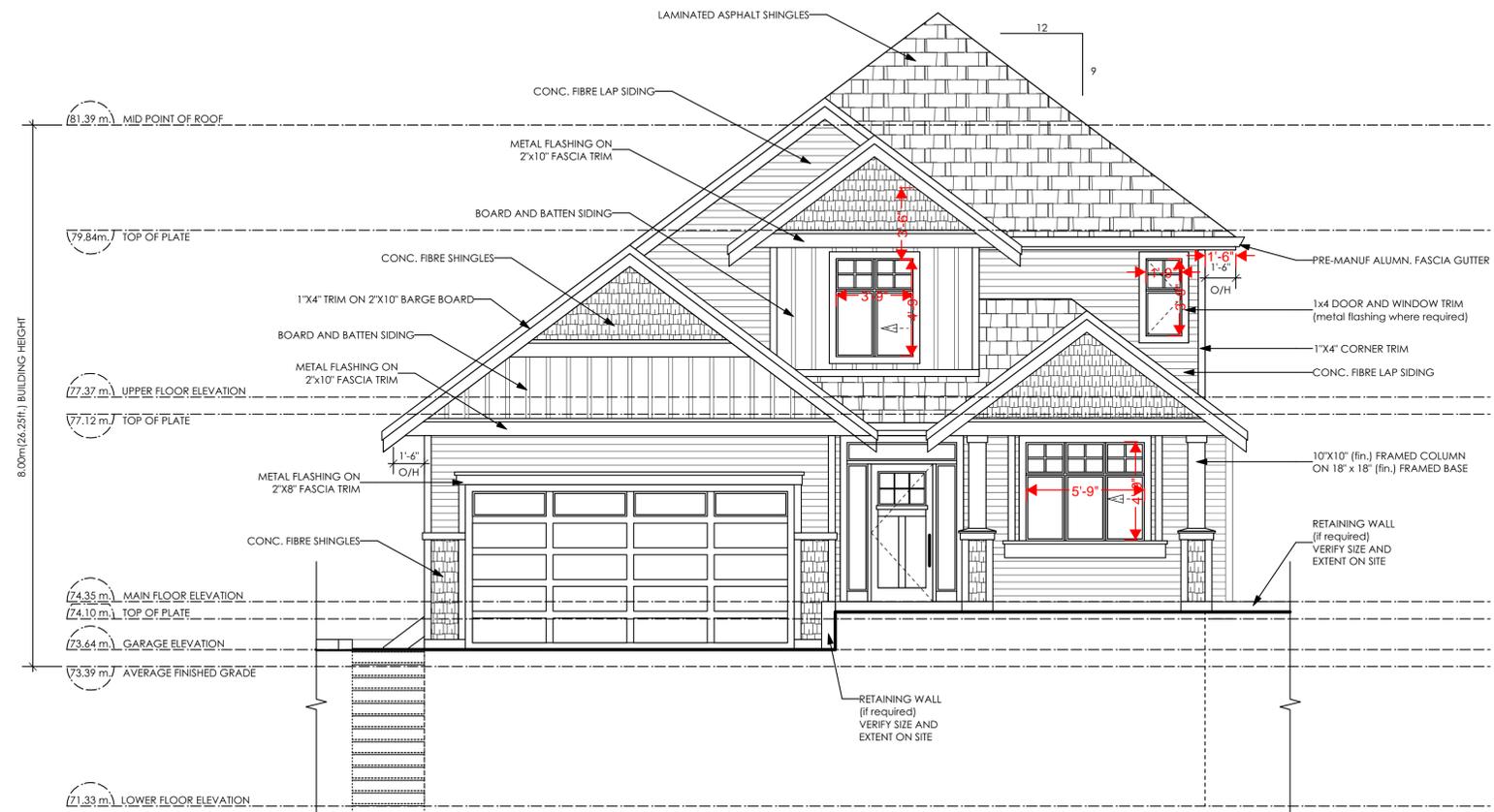
103 - 891 Attree Avenue P. 250.382.7374  
Victoria, B. C. F. 250.382.7364  
V9B 0A6 www.victoriadesigngroup.ca

|          |               |             |          |
|----------|---------------|-------------|----------|
| DATE     | July 24, 2019 | DRWG NO.    | 7580-30  |
| DRAWN BY | N.S.          | REVIEWED BY | M.D.K.   |
| SCALE    | As Shown      | SHT NO.     | A2 OF A7 |

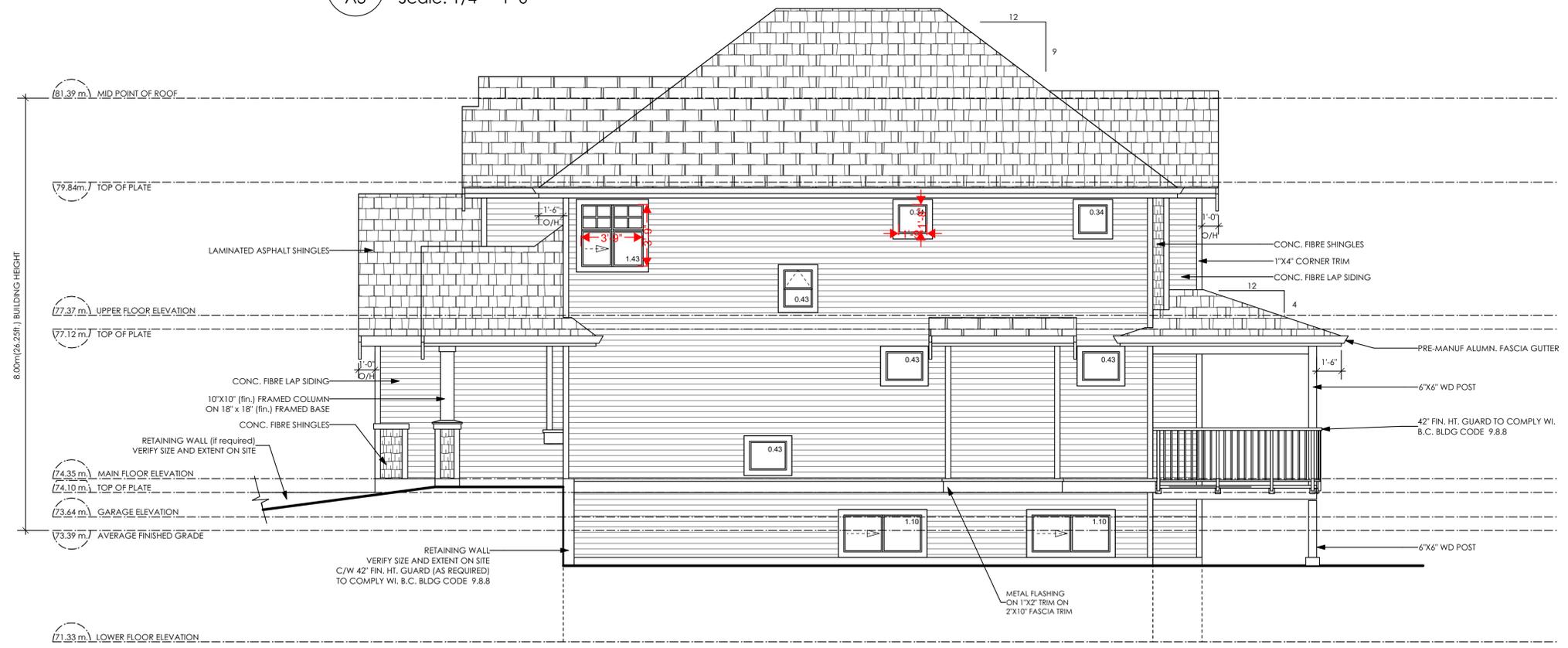
© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME.  
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT  
Proposed Residence:  
Langdon Weir Construction Ltd.  
Lot 30 Latoria Rise  
3520 Paperbark Cres.  
Langford, B.C.

1 Site Plan  
A2 Scale: 1:100



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



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

|                        |             |
|------------------------|-------------|
| Limiting Distance      | 1.80 m.     |
| Exposed Building Face  | 77.60 sq.m. |
| Allowable Openings     | 8.60 %      |
| Allowable Opening Area | 6.67 sq.m.  |
| Proposed Openings      | 6.03 sq.m.  |

| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |

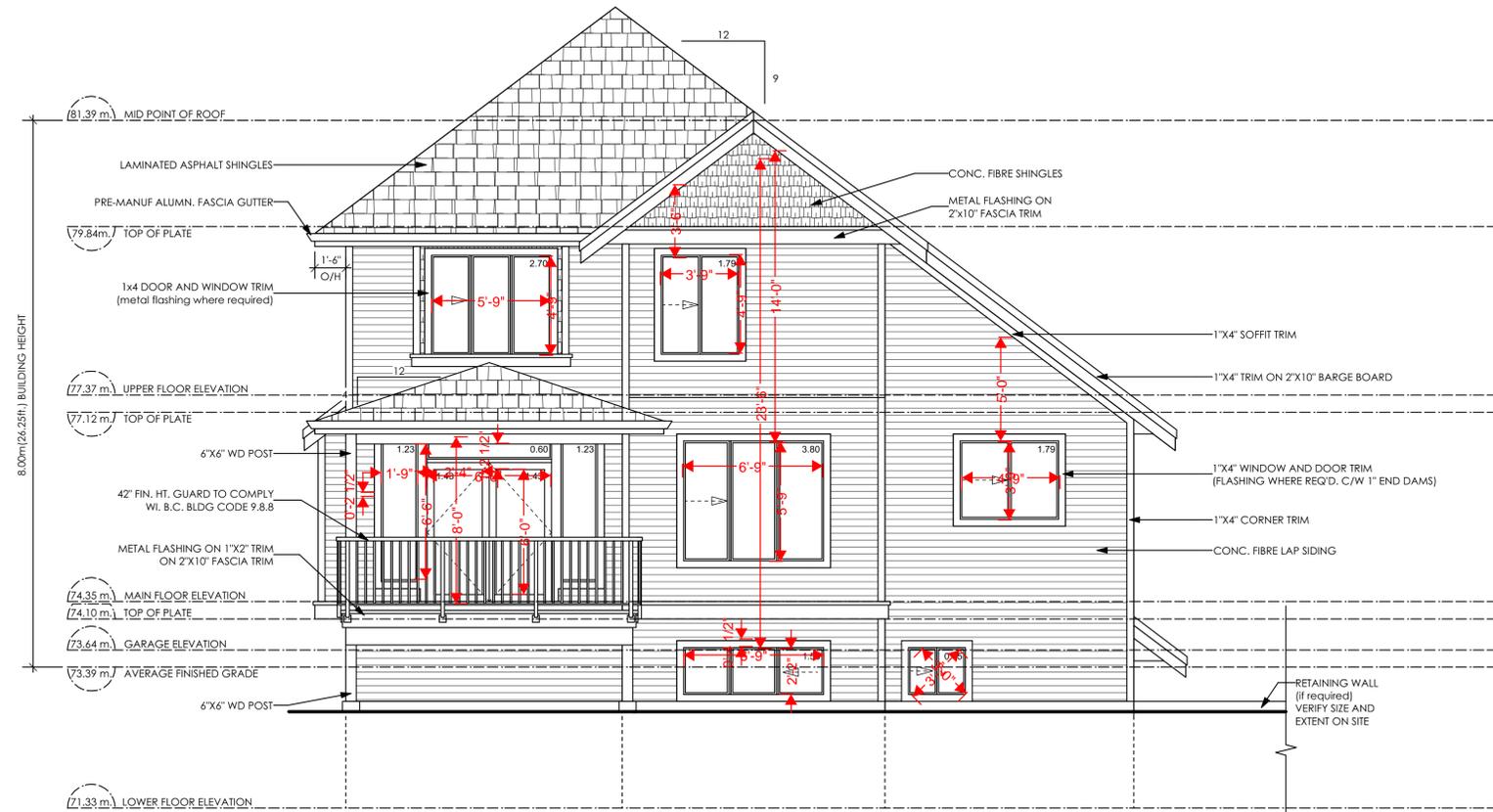


103 - 891 Attree Avenue P. 250.382.7374  
Victoria, B. C. F. 250.382.7364  
V9B 0A6 www.victoriadesigngroup.ca

|          |               |             |          |
|----------|---------------|-------------|----------|
| DATE     | July 24, 2019 | DRWG NO.    | 7580-30  |
| DRAWN BY | N.S.          | REVIEWED BY | M.D.K.   |
| SCALE    | As Shown      | SHT NO.     | A3 OF A7 |

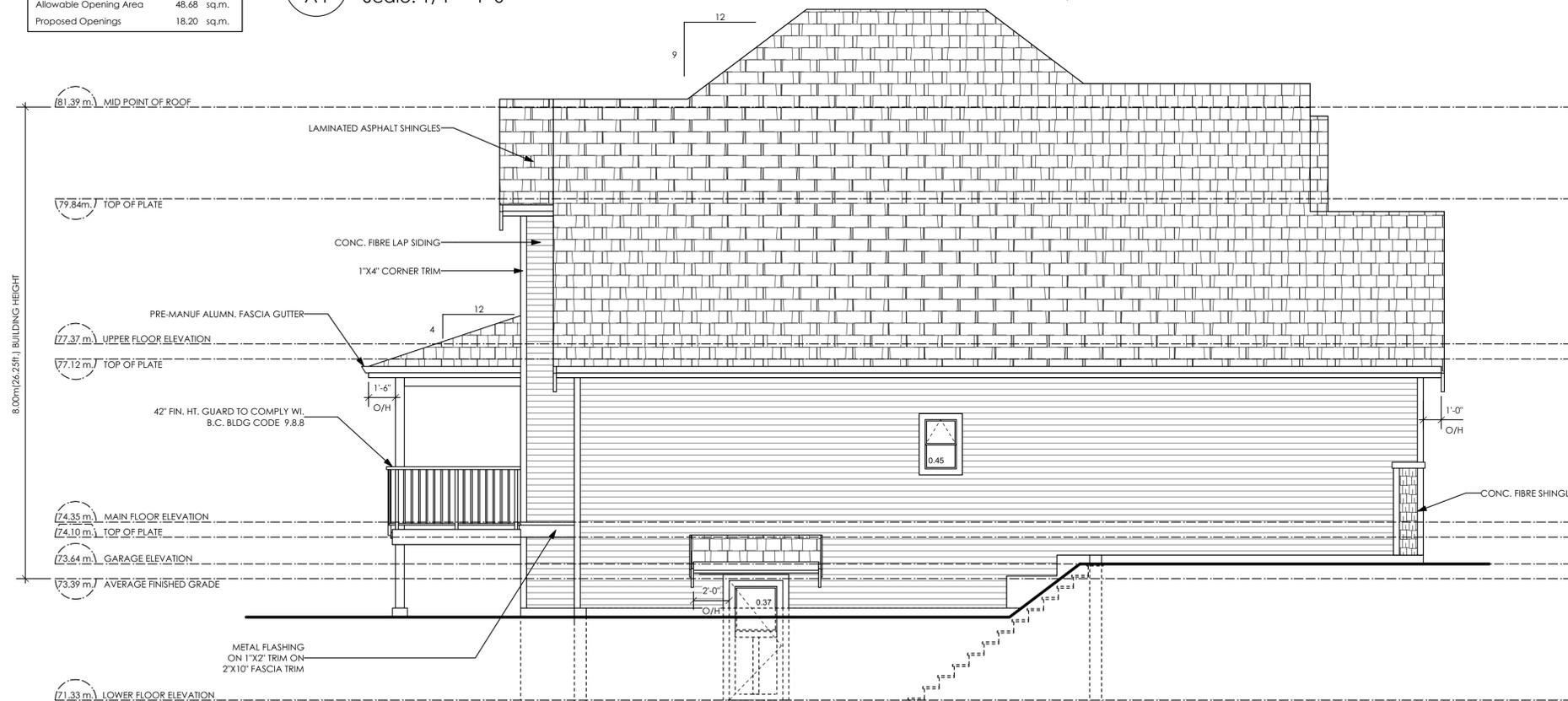
© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME. VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT  
Proposed Residence:  
Langdon Weir Construction Ltd.  
Lot 30 Latoria Rise  
3520 Paperbark Cres.  
Langford, B.C.



|                        |             |
|------------------------|-------------|
| Limiting Distance      | 8.81 m.     |
| Exposed Building Face  | 72.29 sq.m. |
| Allowable Openings     | 67.34 %     |
| Allowable Opening Area | 48.68 sq.m. |
| Proposed Openings      | 18.20 sq.m. |

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



|                        |             |
|------------------------|-------------|
| Limiting Distance      | 3.51 m.     |
| Exposed Building Face  | 59.85 sq.m. |
| Allowable Openings     | 15.80 %     |
| Allowable Opening Area | 9.46 sq.m.  |
| Proposed Openings      | 0.82 sq.m.  |

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

| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |



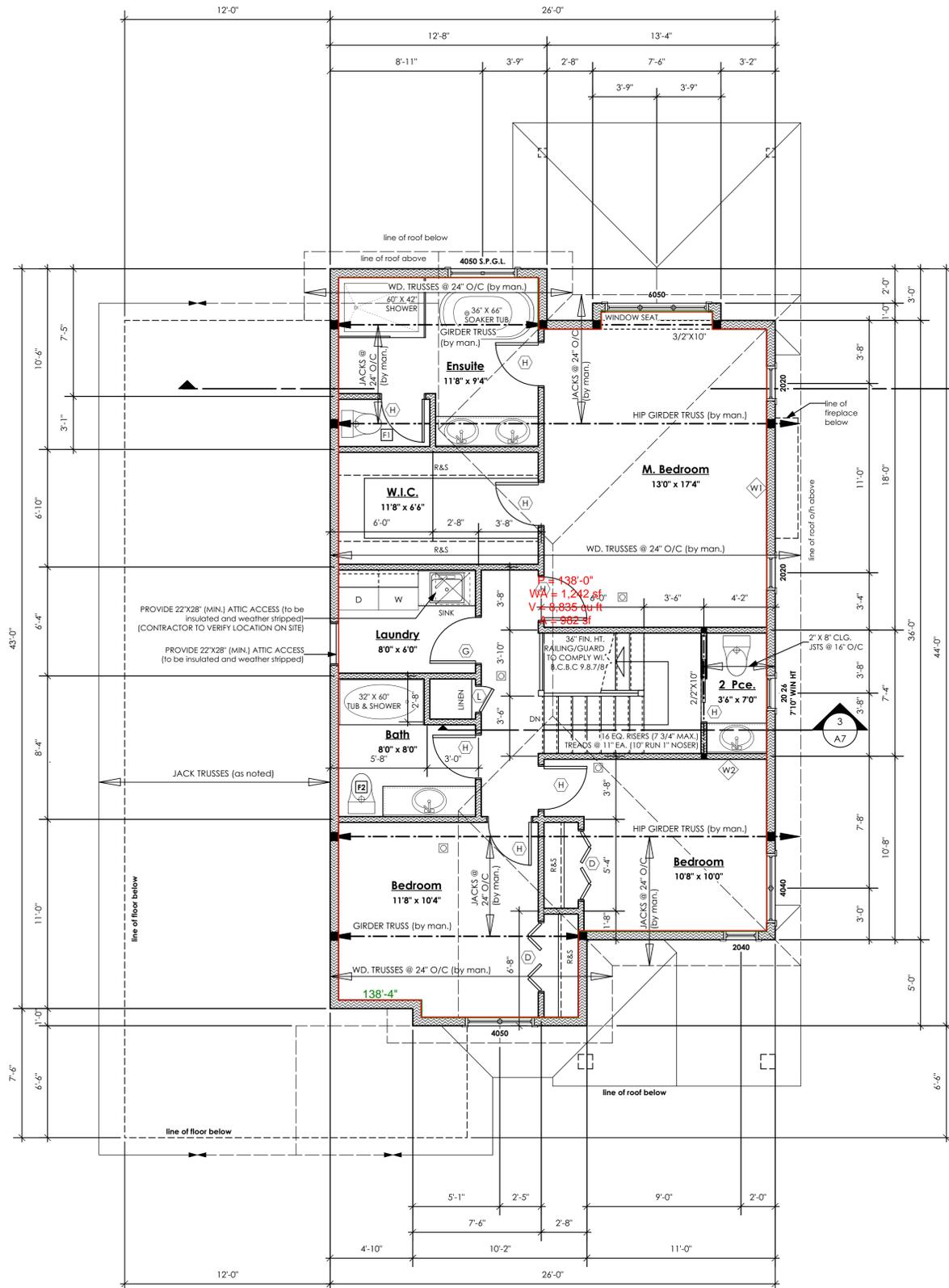
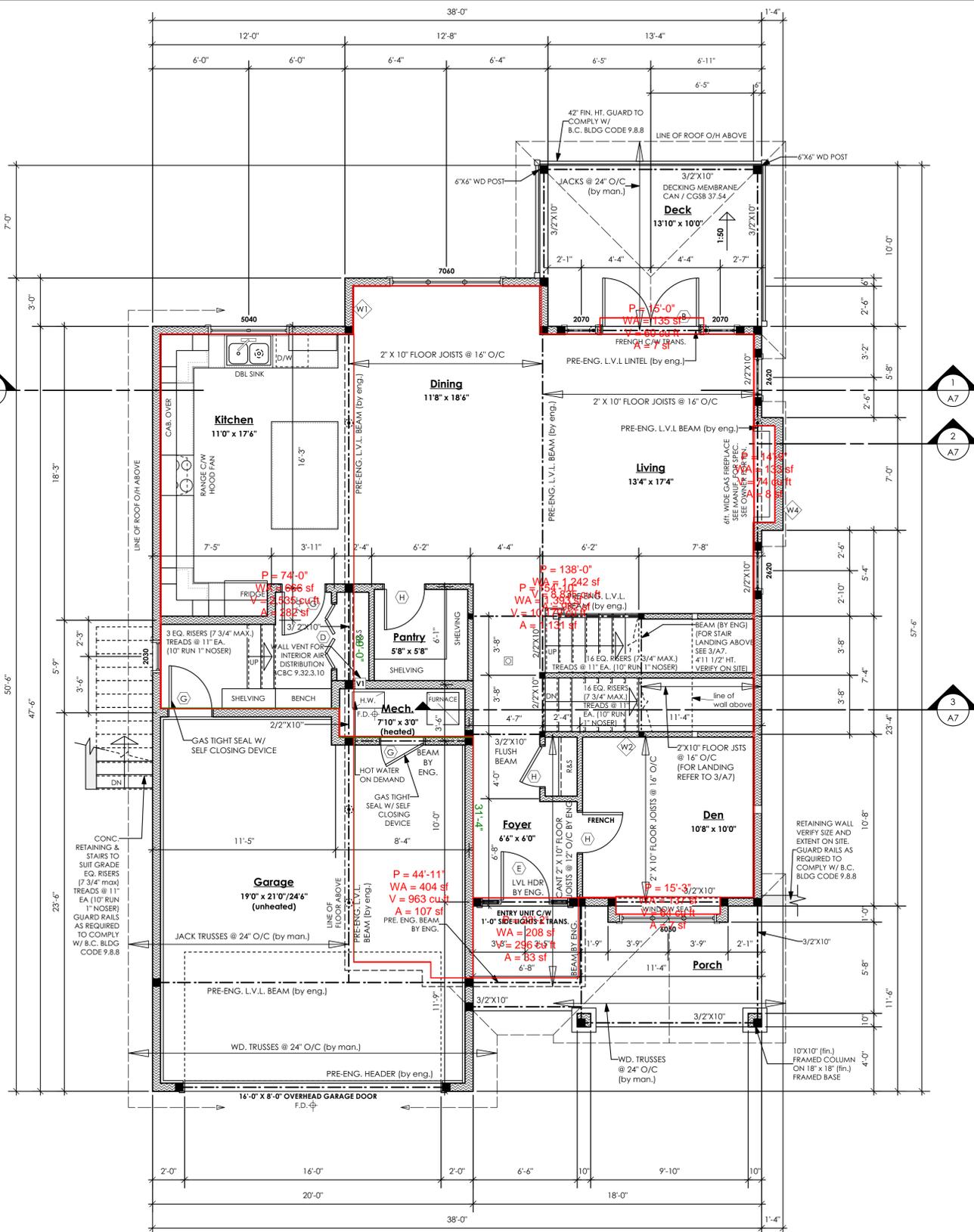
103 - 891 Attree Avenue P. 250.382.7374  
Victoria, B. C. F. 250.382.7364  
V9B 0A6 www.victoriadesigngroup.ca

|          |               |             |          |
|----------|---------------|-------------|----------|
| DATE     | July 24, 2019 | DRWG NO.    | 7580-30  |
| DRAWN BY | N.S.          | REVIEWED BY | M.D.K.   |
| SCALE    | As Shown      | SHT NO.     | A4 OF A7 |

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME.  
VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT  
Proposed Residence:  
Langdon Weir Construction Ltd.  
Lot 30 Latoria Rise  
3520 Paperbark Cres.  
Langford, B.C.





| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |



103 - 891 Attree Avenue  
 Victoria, B. C.  
 V9B 0A6  
 P. 250.382.7374  
 F. 250.382.7364  
 www.victoriadesigngroup.ca

|          |               |             |          |
|----------|---------------|-------------|----------|
| DATE     | July 24, 2019 | DRWG NO.    | 7580-30  |
| DRAWN BY | N.S.          | REVIEWED BY | M.D.K.   |
| SCALE    | As Shown      | SHT NO.     | A6 OF A7 |

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME. VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

**PROJECT**  
 Proposed Residence:  
 Langdon Weir Construction Ltd.  
 Lot 30 Latoria Rise  
 3520 Paperbark Cres.  
 Langford, B.C.

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.

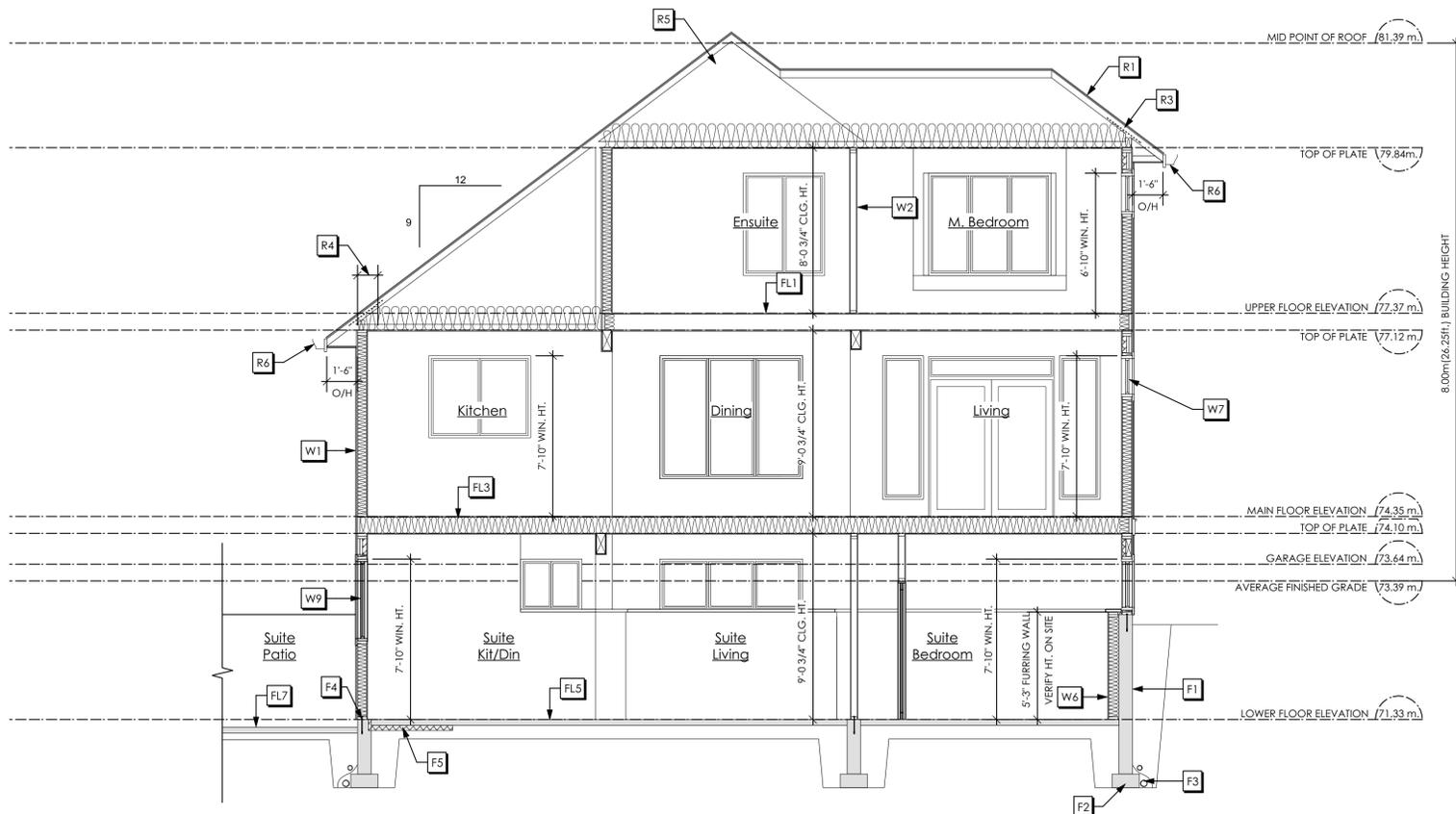
- Mechanical Exhaust Fans**
- F1 23L/s (50 CFM) intermittent or 9 L/s (20 CFM) continuous
  - F2 35 L/s (75 CFM) continuous
  - F3 14L/s (30 CFM) continuous
  - F4 100 sq.cm. clear air transfer grille
- Refer to general notes

**WALL LEGEND**  
 REFER TO SECTION NOTES FOR ASSEMBLIES

- W1 2"x6" STUD EXTERIOR WALL
- W2 2"x4" STUD INTERIOR WALL
- W3 W 10 RATED WALL 2"x4" OR 2"x6" STUD 1.0 HR. FRR

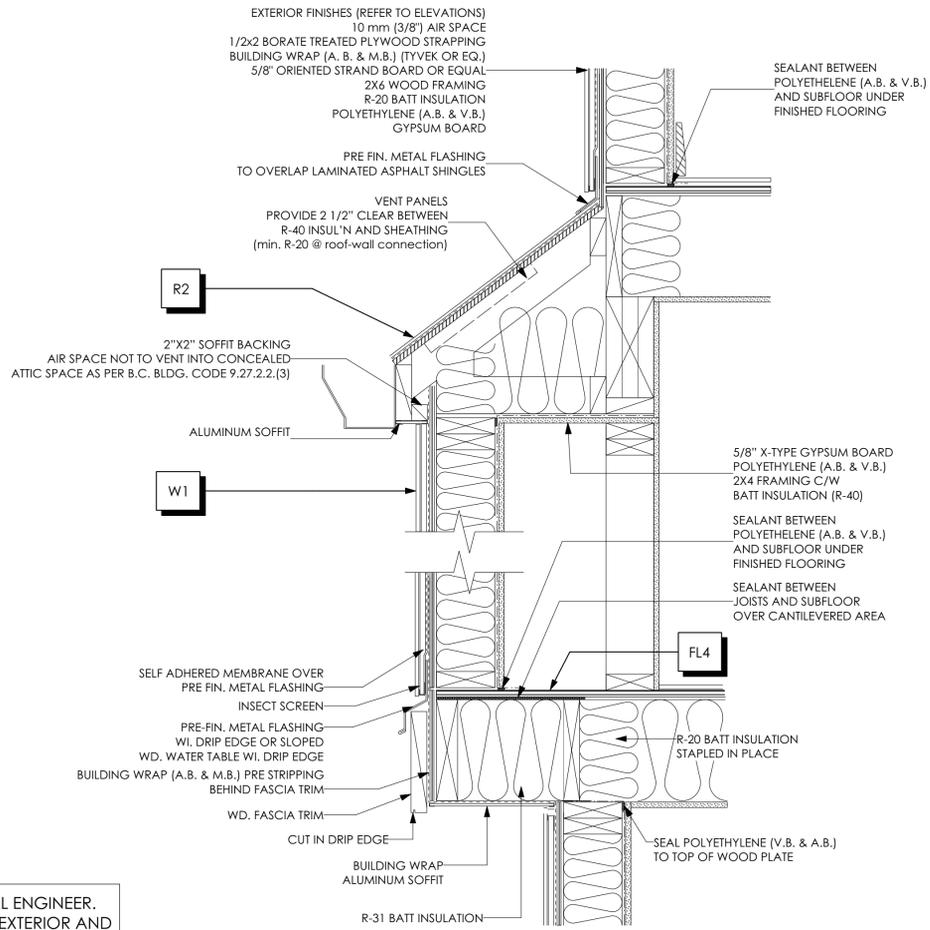
**DOOR SCHEDULE**

- 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)



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

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.



2 Fireplace/Cant. Floor Detail  
A7 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 POLYN 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 POLYN 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 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 w/ B.C. bldg. code 9.19.1)
- R6. PRE-FIN. ALUMINUM FASCIA GUTTER 2"x4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)

Ceiling

- C1. 5/8" GYPSUM BOARD 2"x8" CEILING JOISTS @ 16" O/C

Floors

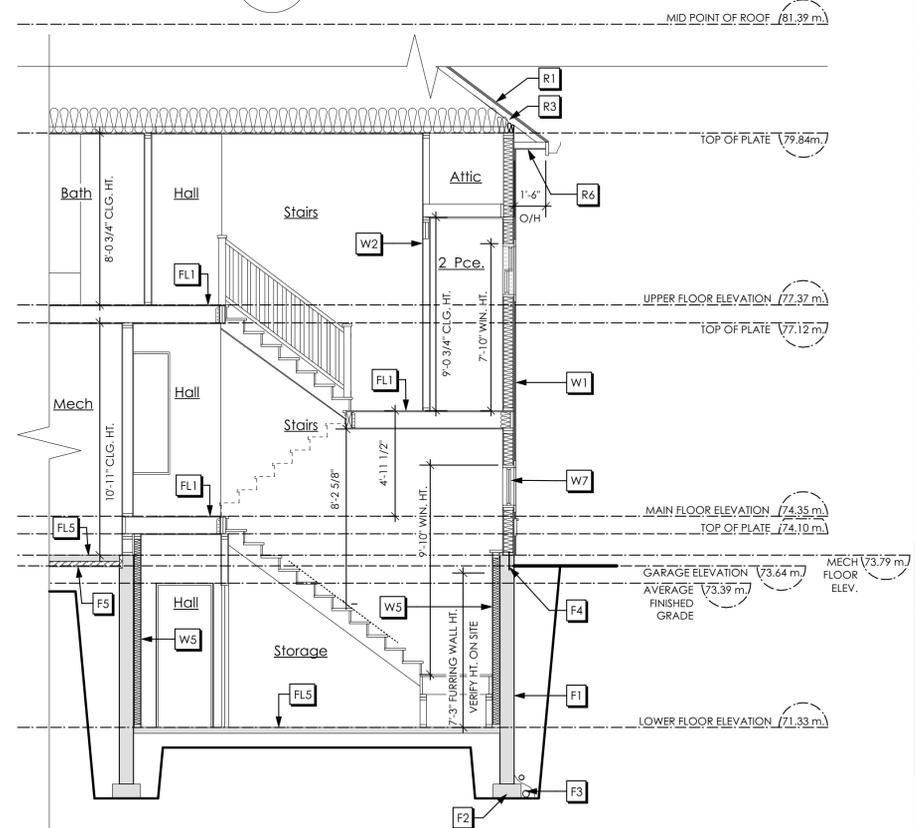
- FL1. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (max) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 5/8" T&G PLYWOOD OR EQ. (nailed & glued to floor struct. below) ON 2x10 FLOOR JOISTS @ 16" 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 (TABLE 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. POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL6. 3 1/2" CONCRETE SLAB 6 MIL. POLYN 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)
- FL8. DECKING MEMBRANE (to comply with CAN/CGSB 37.54) ON 5/8" T&G PLYWOOD OR EQ. C/W "H" CLIPS 2x10 DECK JOISTS @ 16" O/C SLOPE JOISTS TO PROVIDE MIN.1:50 SLOPE (provide adequate membrane "upstand" @ ext. wall.) (not shown in section)

Walls

- W1. CONC. FIBRE BOARD ON 5/8" T&G PLYWOOD OR EQ. 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 5/8" T&G PLYWOOD OR EQ. 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 (TABLE 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 BATTS FRICTION FITTED AND SOLID FILLED 1 HR. F.R.R. 36 S.T.C. (between primary living & secondary suite) (not shown in section)
- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6MIL. POLYN V.B 1/2" GYPSUM BOARD (between garage & living) (not shown in section)
- W5. 2x4 FURRING WALL 1/2" GYPSUM BOARD ON 6 MIL. POLYN 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 freestops in wall assemblies to comply with B.C. Bldg. Code 9.10.14.)
- W6. 2x6 FURRING WALL 1/2" GYPSUM BOARD ON 6 MIL. POLYN 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 freestops in wall assemblies to comply with B.C. Bldg. Code 9.10.14.)

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 BOT. 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 municipally depth of frost line)
- F6. STEP DOWN TO GARAGE SLAB MAY VARY. VERIFY EXTENT ON SITE (not shown in section)



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

| 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             |  |

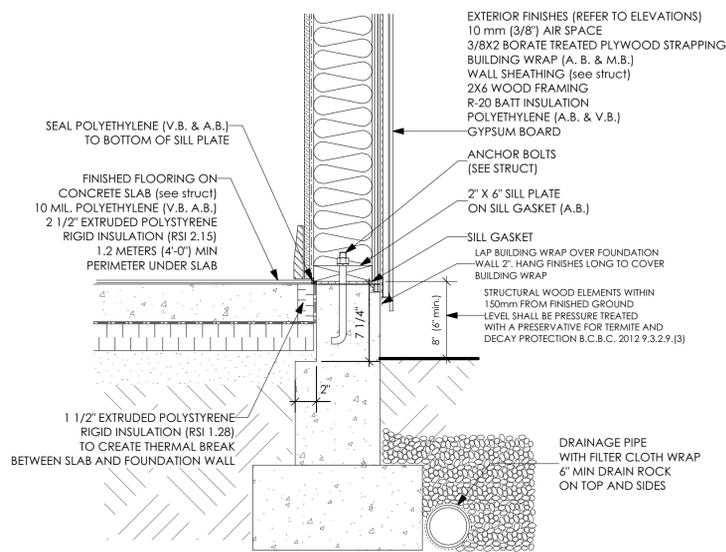
| ISSUED/REVISED |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |

**vgd victoria design group**  
 103 - 891 Atfree Avenue P. 250.382.7374  
 Victoria, B. C. F. 250.382.7364  
 V9B 0A6 www.victoriadesigngroup.ca

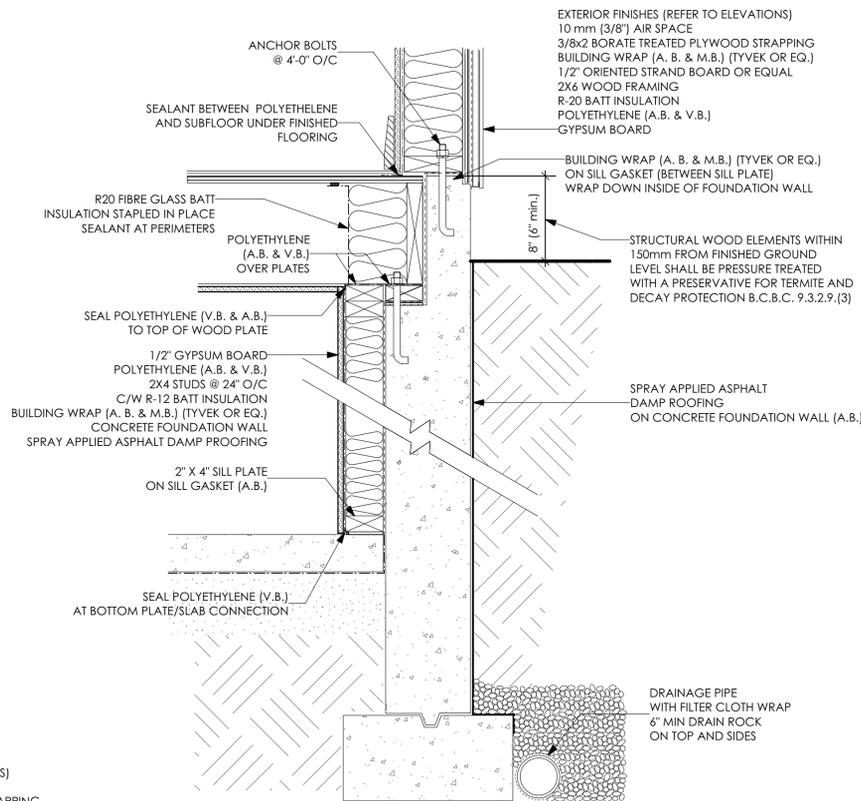
|          |               |             |          |
|----------|---------------|-------------|----------|
| DATE     | July 24, 2019 | DRWG NO.    | 7580-30  |
| DRAWN BY | N.S.          | REVIEWED BY | M.D.K.   |
| SCALE    | As Shown      | SHT NO.     | A7 OF A7 |

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME. VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

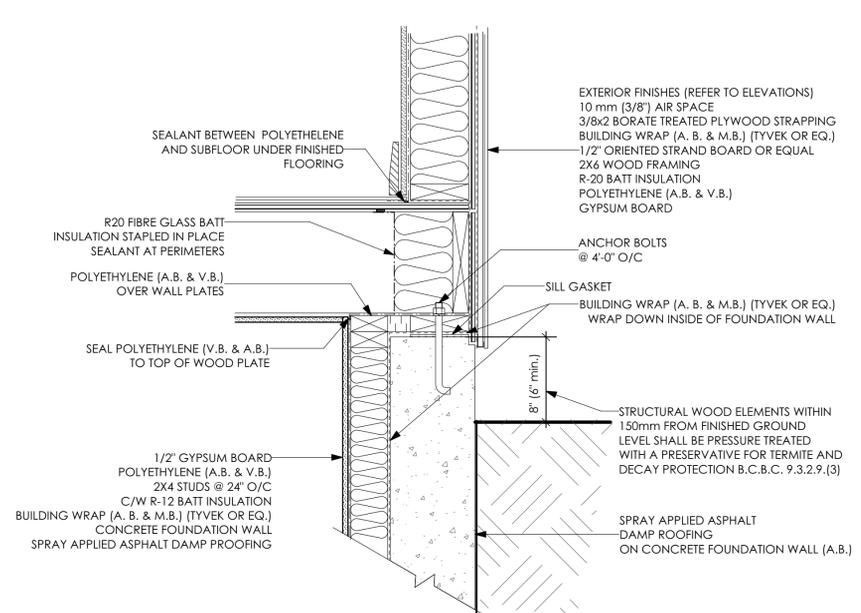
PROJECT  
 Proposed Residence:  
 Langdon Weir Construction Ltd.  
 Lot 30 Latoria Rise  
 3520 Paperbark Cres.  
 Langford, B.C.



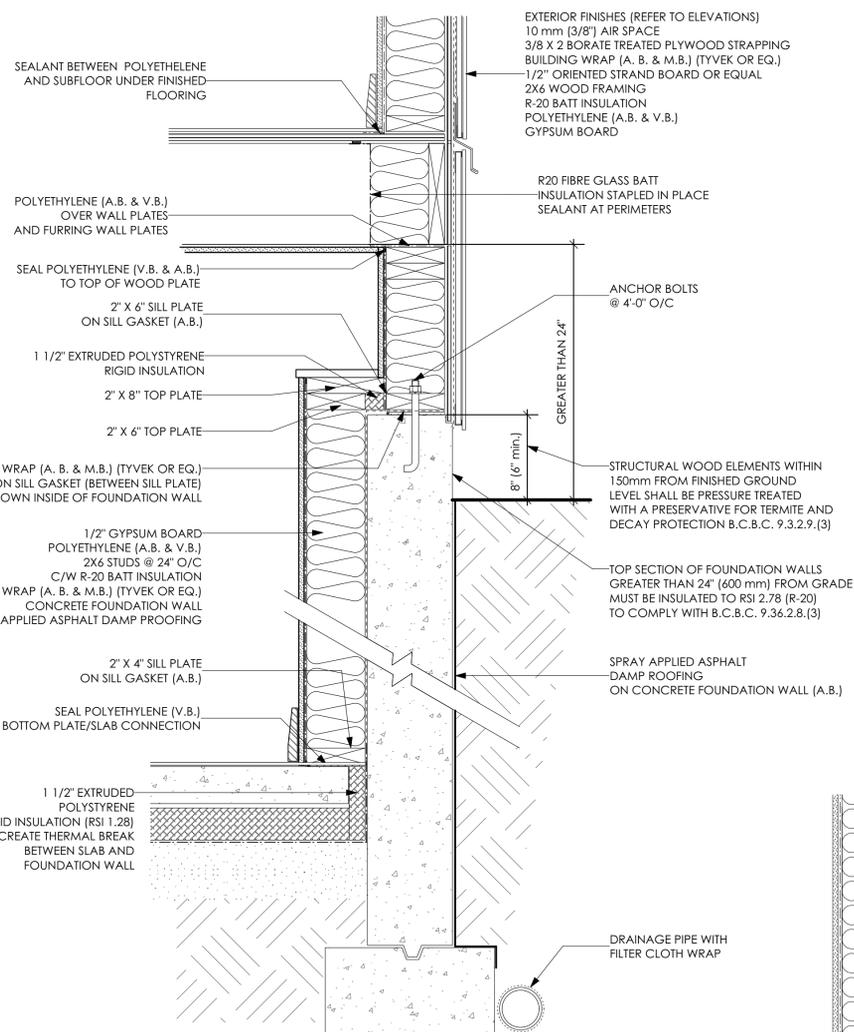
1 Slab on Grade  
 D1 Scale: 1 1/2" = 1'-0"



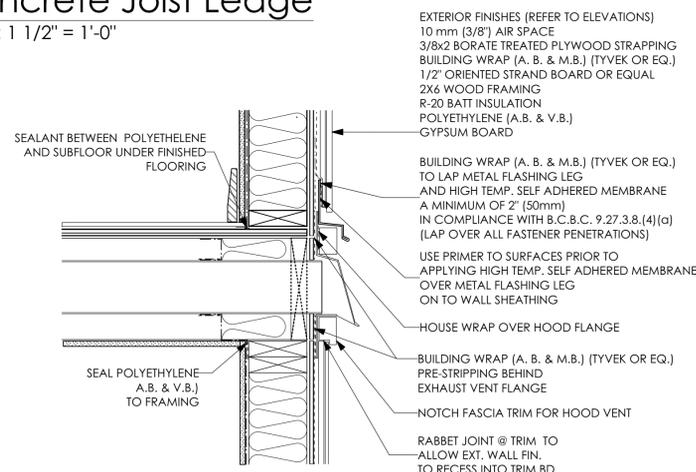
2 Concrete Joist Ledge  
 D1 Scale: 1 1/2" = 1'-0"



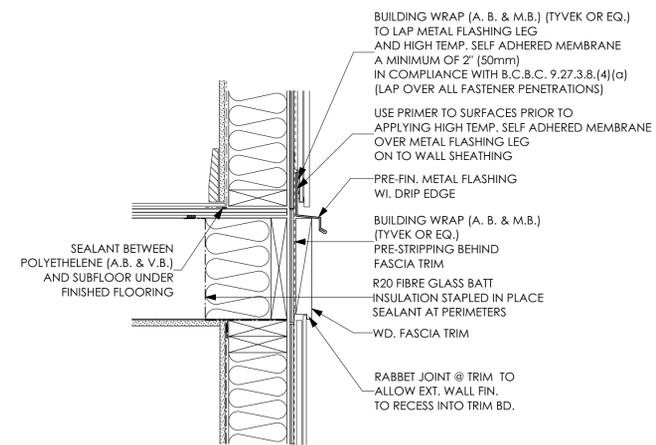
3 Base of Wall/Foundation  
 D1 Scale: 1 1/2" = 1'-0"



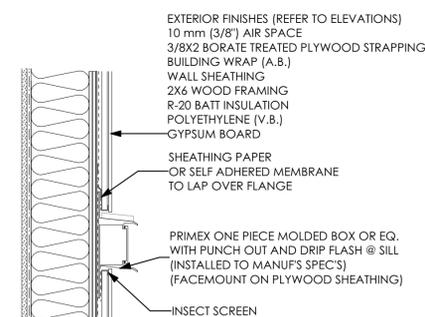
4 Basement Furring Wall  
 D1 Scale: 1 1/2" = 1'-0"



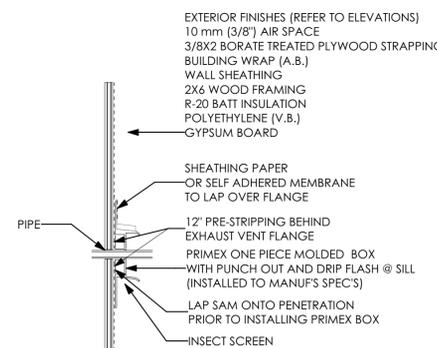
5 Wall Exhaust Vent  
 D1 Scale: 1 1/2" = 1'-0"  
 PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



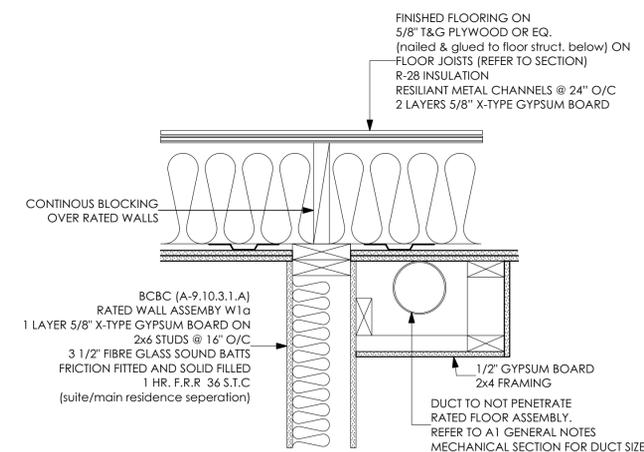
6 Trimmer Joist  
 D1 Scale: 1 1/2" = 1'-0"



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



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



9 Bulkhead (Suite)  
 D1 Scale: 1 1/2" = 1'-0"

| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |

**vgd | victoria design group**

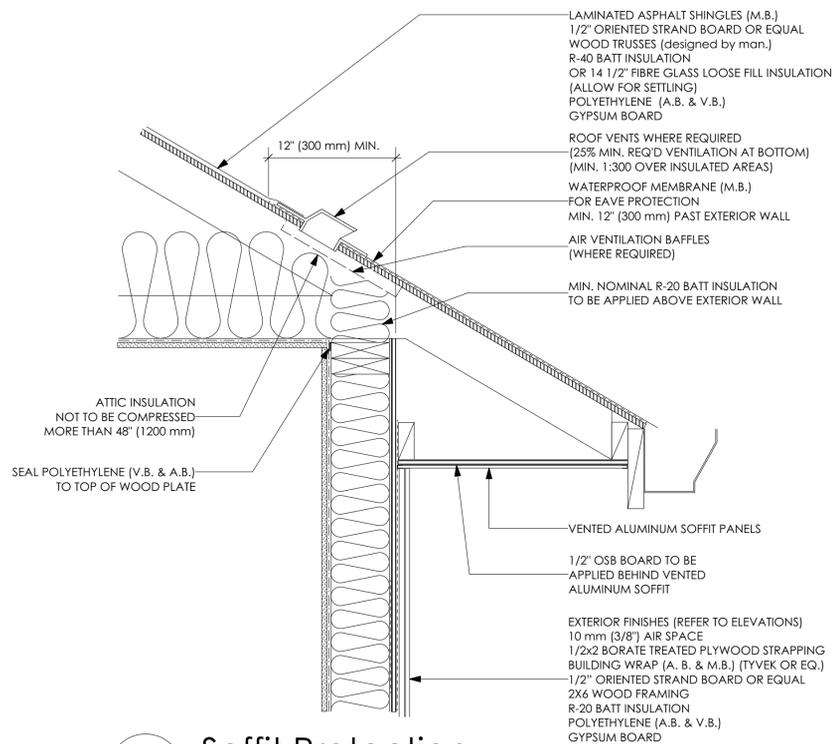
103 - 891 Aftree Avenue  
 Victoria, B. C.  
 V9B 0A6

P. 250.382.7374  
 F. 250.382.7364  
 www.victoriadesigngroup.ca

| DATE          | DRWG NO.    |
|---------------|-------------|
| July 24, 2019 | 7580-30     |
| DRAWN BY      | REVIEWED BY |
| N.S.          | M.D.K.      |
| SCALE         | SHT NO. OF  |
| As Shown      | D1 OF D2    |

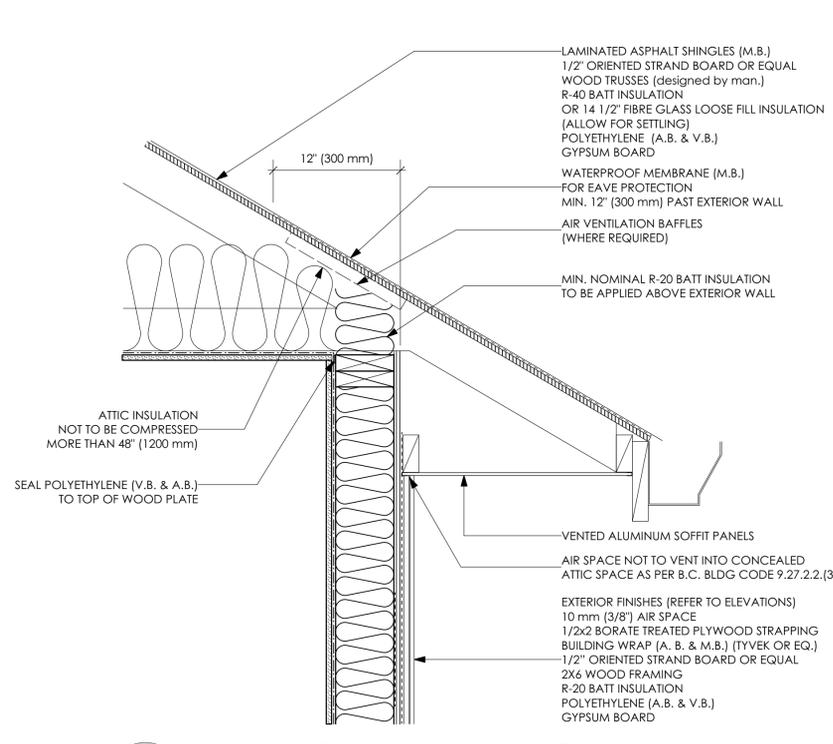
© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME.  
 VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT  
 Proposed Residence:  
 Langdon Weir Construction Ltd.  
 Lot 30 Latoria Rise  
 3520 Paperbark Cres.  
 Langford, B.C.



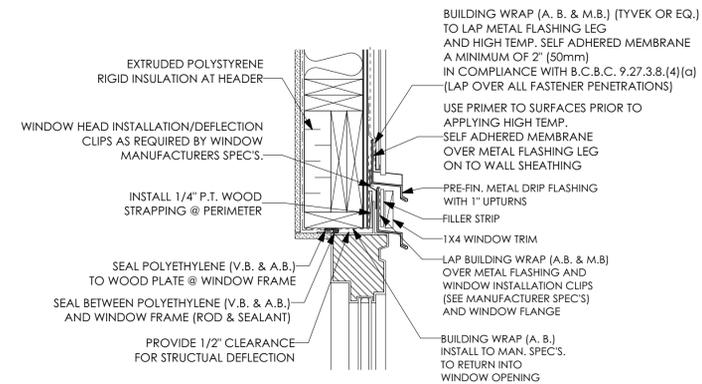
### 1 Soffit Protection

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



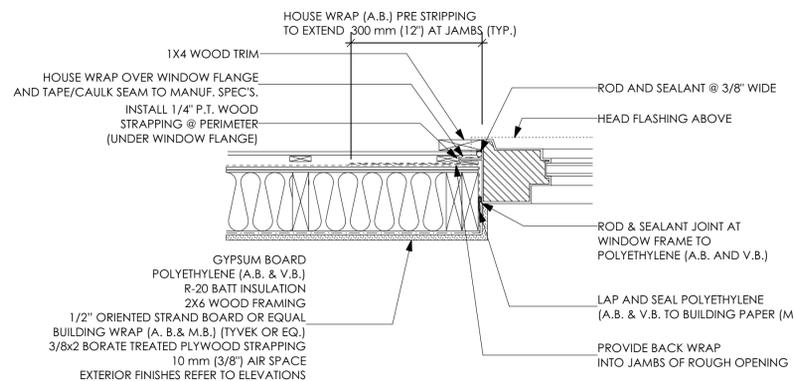
### 2 Water Shedding Roof / Wall

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



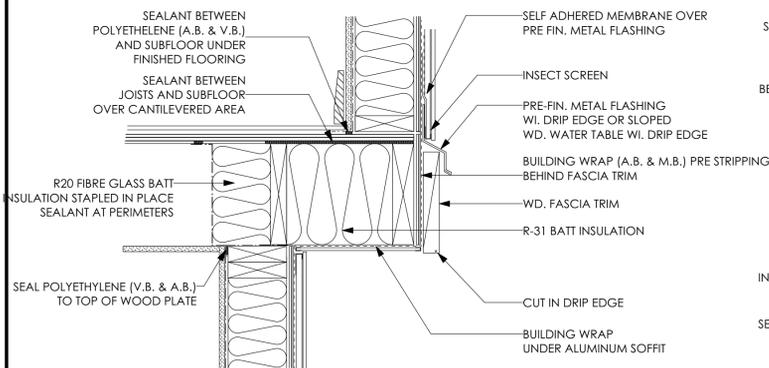
### 3 Window Head

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



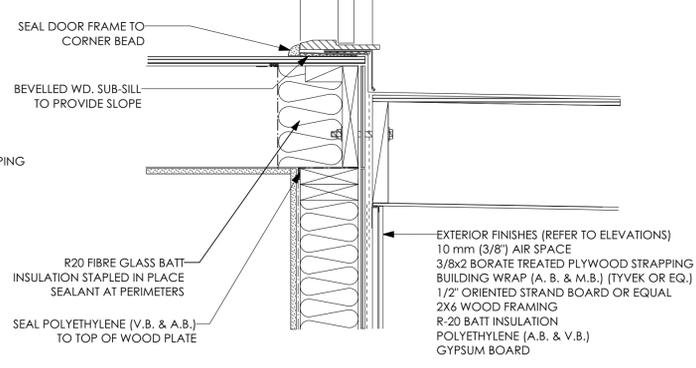
### 4 Window Jamb

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



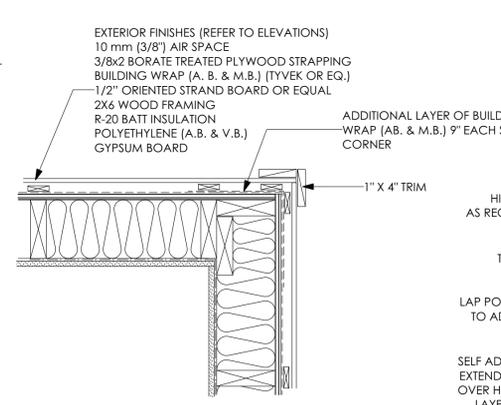
### 5 Cantilevered Floor

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



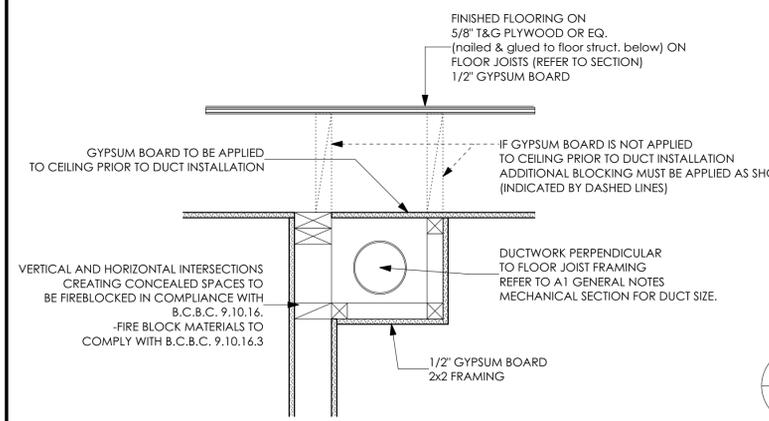
### 6 Door Sill Protected Membrane

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



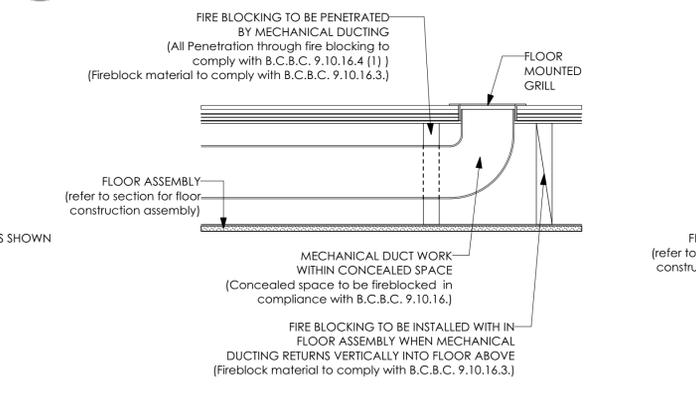
### 7 Exterior Corner

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



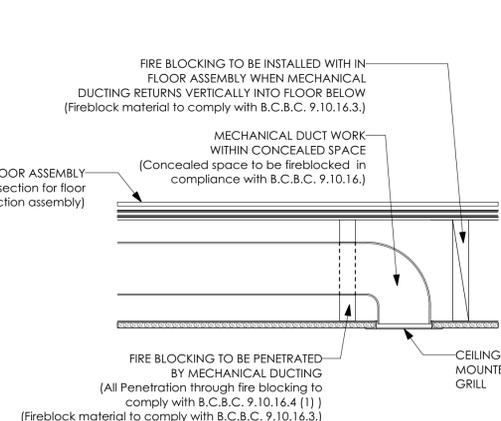
### 9 Fire Blocking Bulkheads

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



### 10 Fire Blocking Within Floor Detail A

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

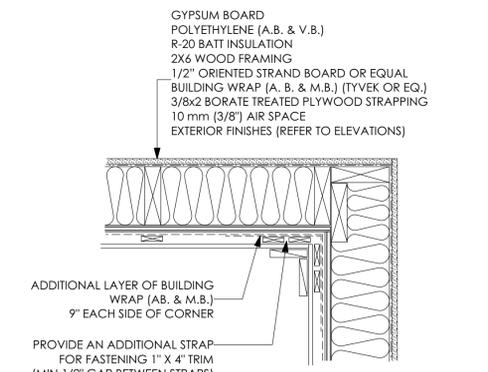


### 11 Fire Blocking Within Floor Detail B

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"

| 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 |          |                             |
|----------------|----------|-----------------------------|
| 01             | 06/06/19 | Site Plan for Client review |
| 02             | 06/20/19 | Completed for BP Submission |
| 03             | 07/24/19 | Revised for BP Submission   |

**vdg** victoria design group

103 - 891 Atfree Avenue P. 250.382.7374  
Victoria, B. C. F. 250.382.7364  
V9B 0A6 www.victoriadesigngroup.ca

| DATE          | DRWG NO.    |
|---------------|-------------|
| July 24, 2019 | 7580-30     |
| DRAWN BY      | REVIEWED BY |
| N.S.          | M.D.K.      |
| SCALE         | SHT NO. OF  |
| As Shown      | D2 OF D2    |

© COPYRIGHT - DESIGN AND PLANS ARE COVERED BY COPYRIGHT LAW AND ARE THE SOLE PROPERTY OF VICTORIA DESIGN LIMITED (VDG) AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM SAME. VDG PERMITS THE PURCHASER OF THIS PLAN TO EXECUTE WORK PREPARED FOR THIS PROJECT ONLY

PROJECT  
Proposed Residence:  
Langdon Weir Construction Ltd.  
Lot 30 Latoria Rise  
3520 Paperbark Cres.  
Langford, B.C.