

SKETCH PLAN OF PROPOSED LOT 34 CIVIC: 815 & 835 LATORIA ROAD LOTS 15 & 16, SECTION 70, METCHOSIN DISTRICT, PLAN 1957

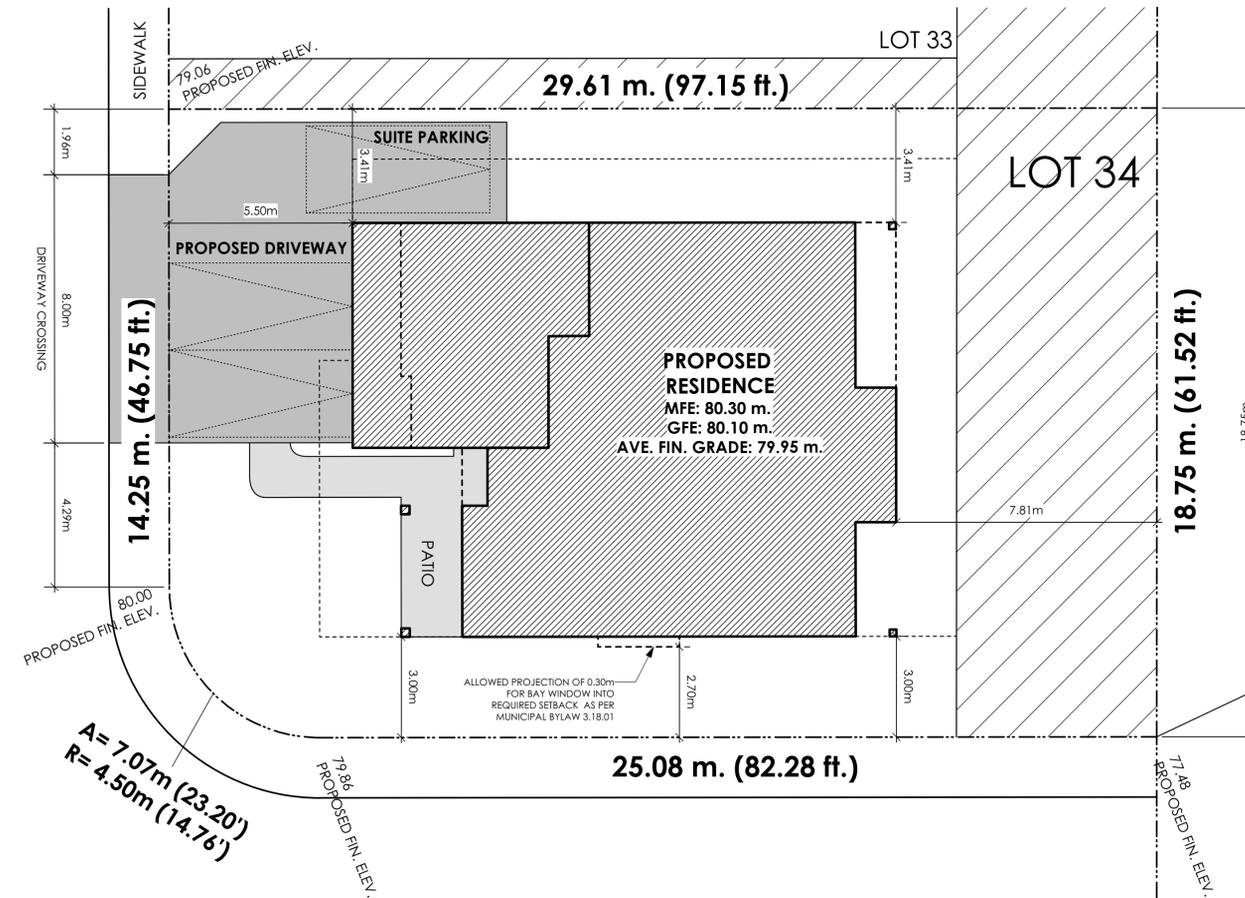
Parcel Identifiers: 029-862-272 / EPP58021 / 34

SITE DATA	RR6A	LOT 34
ITEMS	PERMITTED	PROPOSED
LOT AREA		550.55 sq.m.
LOT COVERAGE	50.00 %	35.16 %
HEIGHT	9.00 m.	7.42 m.
SETBACKS		
- FRONT (WEST)	4.50 m.	5.50 m.
- REAR (EAST)	5.50 m.	7.81 m.
- SIDE (NORTH)	1.50 m.	3.41 m.
- SIDE (SOUTH)	3.00 m.	3.00 m.
- GARAGE	5.50 m.	5.50 m.
FLOOR AREA		
- UPPER		170.23 sq.m.
- MAIN		127.54 sq.m.
- GARAGE		43.49 sq.m.
TOTAL FLOOR AREA		341.26 sq.m.

LEGEND

Elevations are geodetic referred to Langford Integrated Survey

 Denotes Green Space



LIST OF DRAWINGS		
A1	General Notes	
A2	Site plan	
A3	Elevations	
A4	Foundation	
A5	Main Floor	
A6	Upper Floor	
A7	Cross-Section	
D1	Details	
D2	Details Continued	

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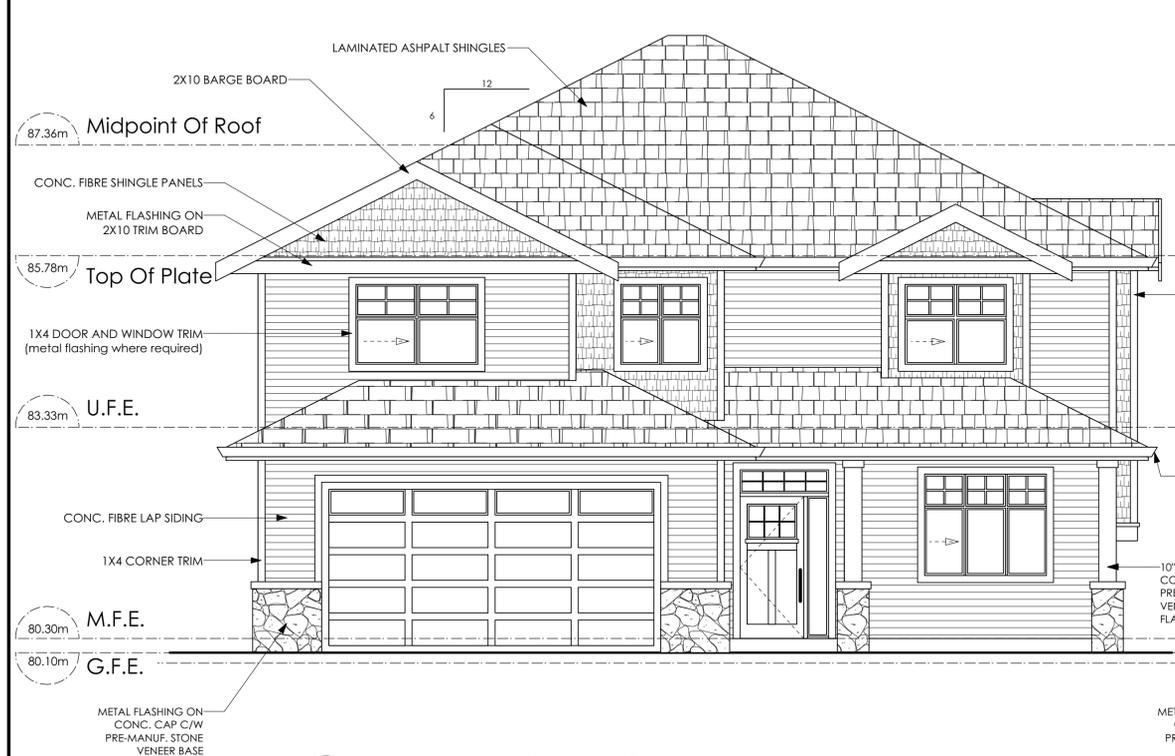
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 Victoria, B. C. F. 250.382.7364
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DATE	Oct 25, 2019	DRWG NO.	7580-34
DRAWN BY	N.S.	REVIEWED BY	J.T.E.
SCALE	As Shown	SHT. NO.	A2 OF A7

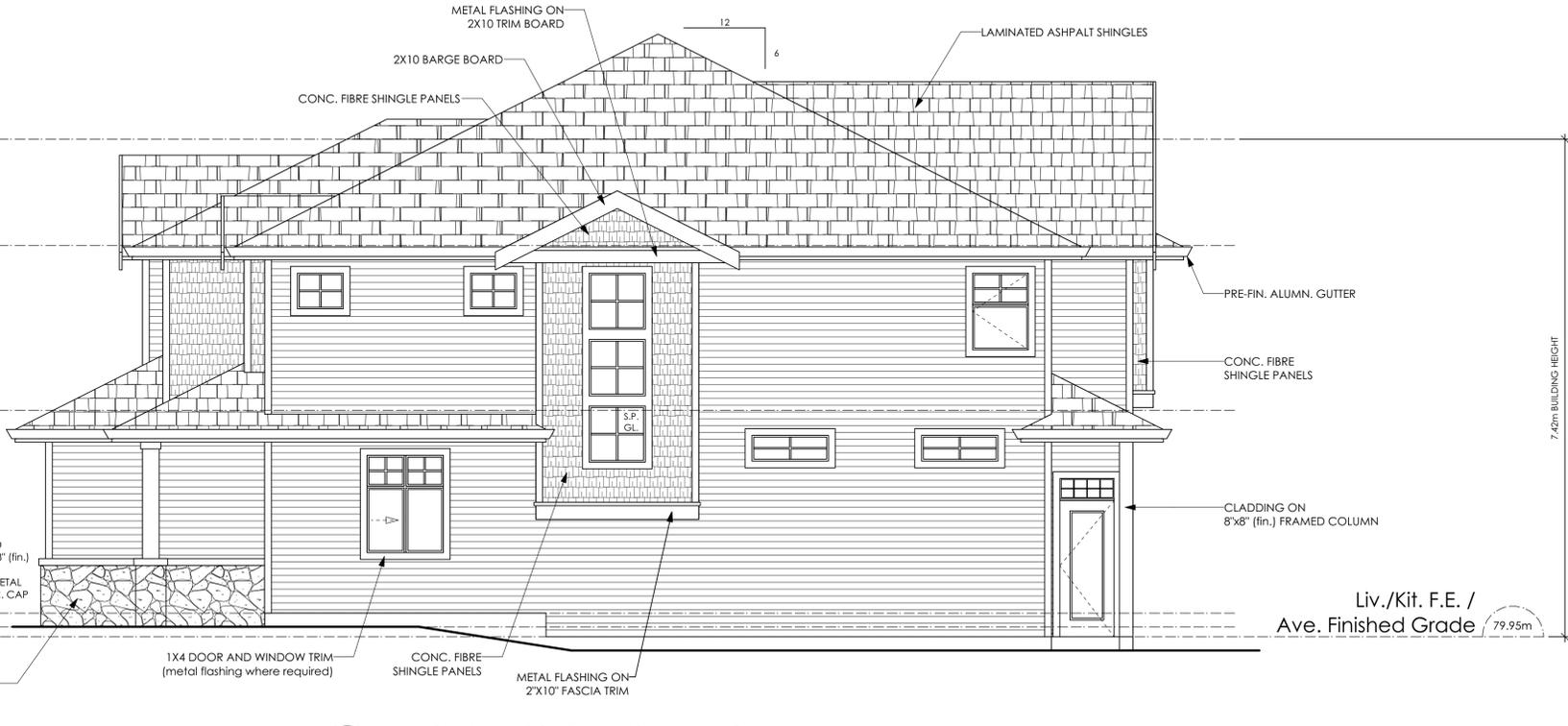
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PROJECT
 Proposed Residence:
 Langdon Weir Construction Ltd.
 Lot 34 Latoria Rise
 3504 Paperbark Cres.
 Langford, B.C.

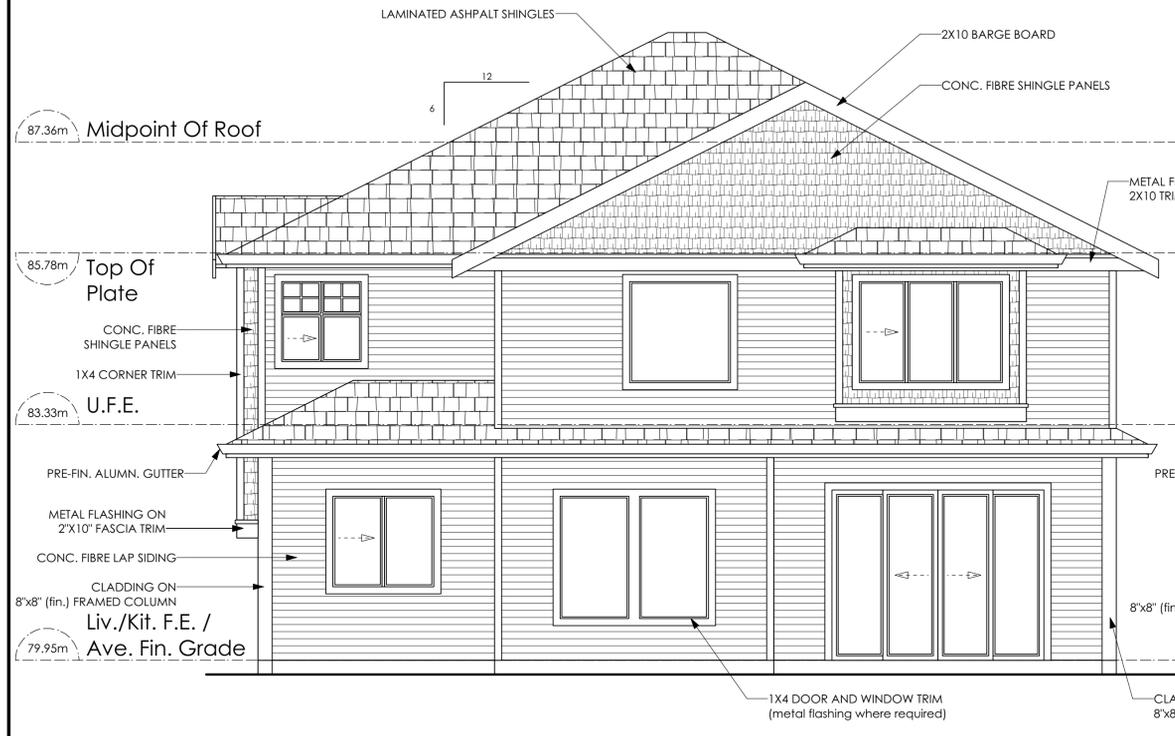
1 Site Plan
A2 Scale: 1:100



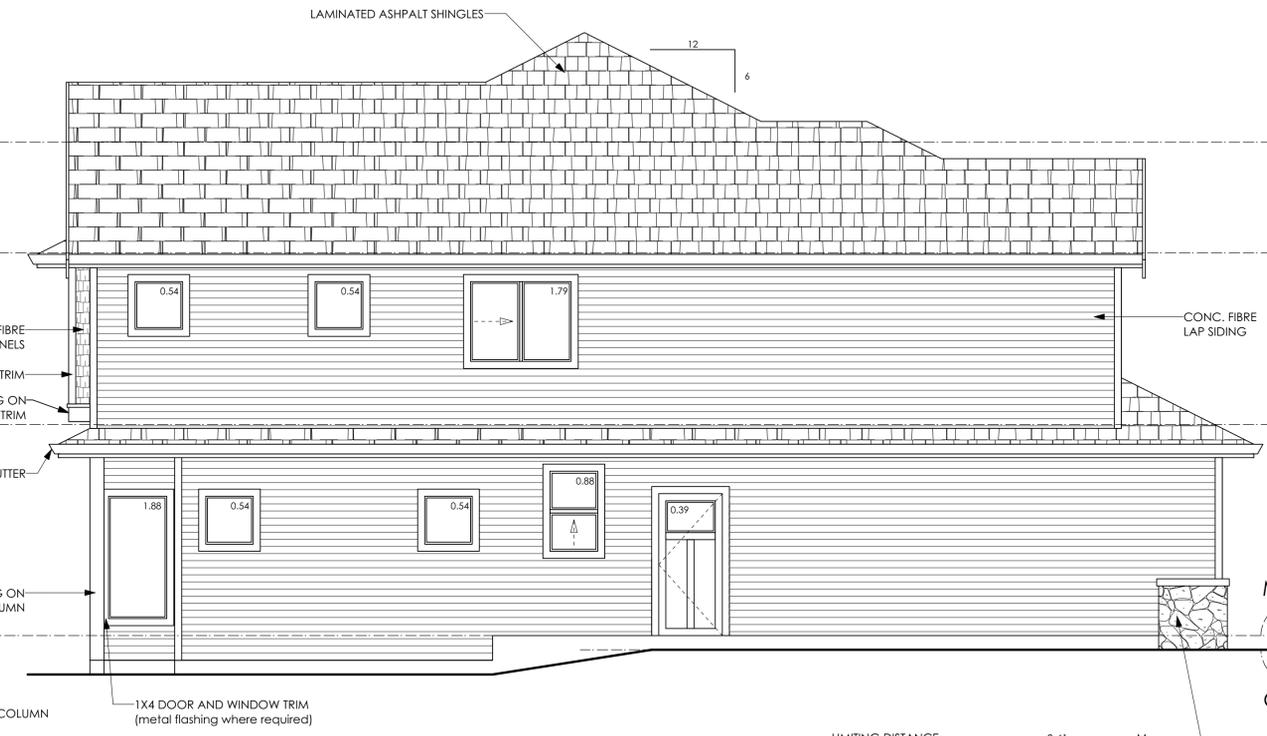
1 Front Elevation
A3 Scale: 1/4" = 1'-0"



2 Right Side Elevation
A3 Scale: 1/4" = 1'-0"



3 Rear Elevation
A3 Scale: 1/4" = 1'-0"



4 Left Side Elevation
A3 Scale: 1/4" = 1'-0"

LIMITING DISTANCE	3.41	M.
EXPOSED BUILDING FACE	92.10	SQ.M.
ALLOWABLE OPENINGS	15.35	%
ALLOWABLE OPENING AREA	14.14	SQ.M.
PROPOSED OPENINGS	7.10	SQ.M.

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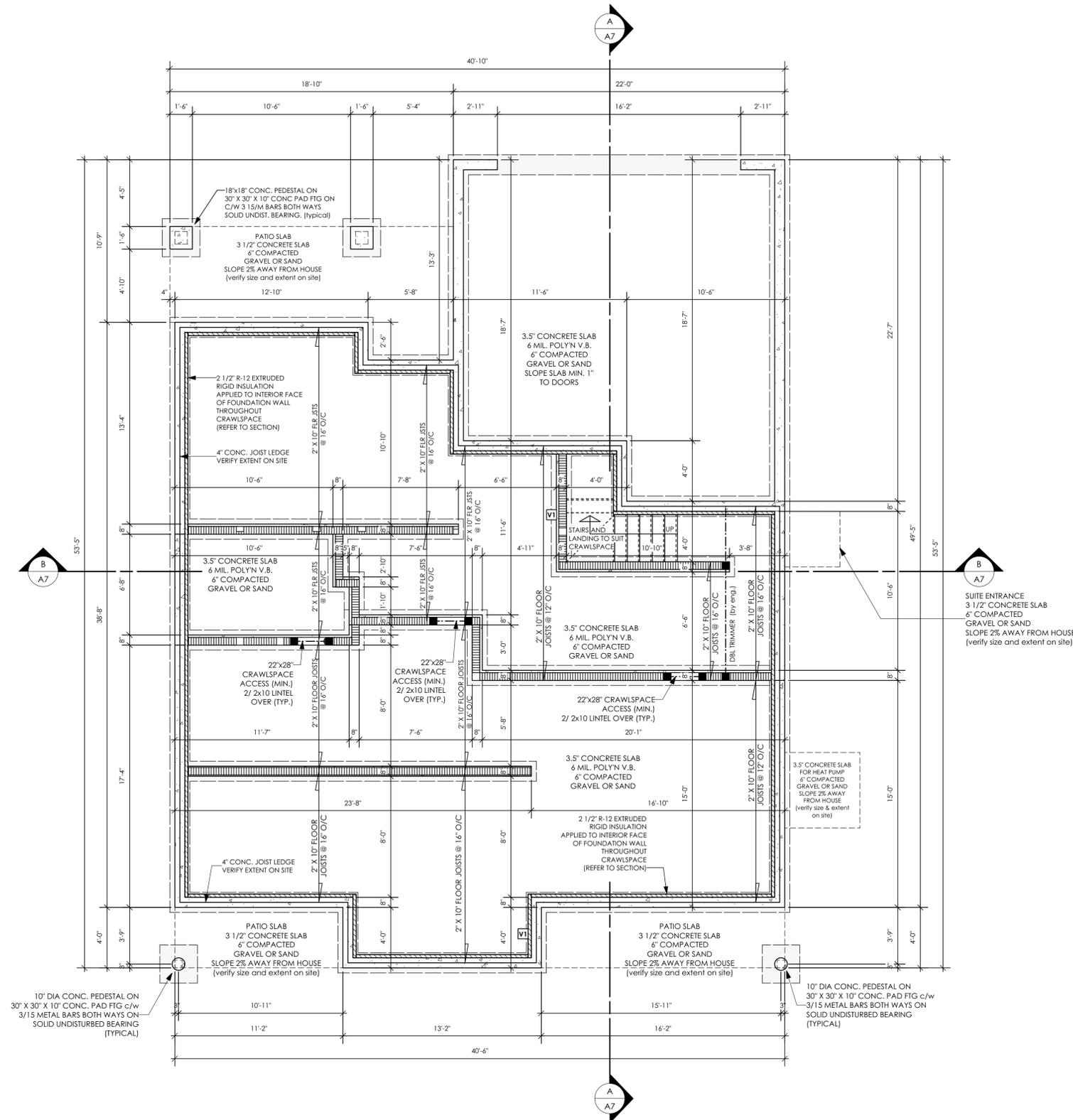


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1
A4

Foundation Plan

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

CRAWLSPACE 1284.61 SQ.FT. (119.34 SQ.M.)

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 9.23.13. AND SUPPLY DETAILS IF REQUIRED

MECHANICAL FAN(S) & VENT(S)

- F1** Bathroom Fan:
23 L/s (50 CFM) intermittent
9 L/s (20 CFM) continuous
 - F2** Principal Exhaust Fan:
35 L/s (75 CFM) continuous
 - F3** Principal Exhaust & Bathroom Fan For Suite:
23 L/s (50 CFM) intermittent
14 L/s (30 CFM) continuous
 - V1** 100 cm² clear unobstructed area
Crawlspace Air Transfer Grille
- Refer to general notes
- S** Interconnected Smoke detectors to comply with BCBC 9.10.19.
Interconnected Carbon Monoxide detectors to comply with BCBC 9.32.4.2.
 - SA** Interconnected Photoelectric Smoke Alarms to comply with BCBC 9.37.2.19 (1) and (2)

SYMBOLS & WALL LEGEND

- 2 X 4 INTERIOR & FURRING
- 2 X 6 EXTERIOR & INTERIOR
- RATED WALL (SEE ASSEMBLIES)
- 8" THK. CONC. FOUNDATION WALL
- 16" X 8" CONC. STRIP FOOTING
- BUILT-UP WOOD POST
- BUILT-UP WOOD POST TO SUPPORT LOAD FROM ABOVE
- POINT LOAD ON BEAM FROM ABOVE

WINDOWS & DOORS

ONE WINDOW PER BEDROOM TO COMPLY WITH BCBC 9.9.10.1 (EGRESS) FOR BEDROOMS WITHOUT AN EXTERIOR DOOR (EXIT)
VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING

DOOR SCHEDULE	
(F)	2'10" X 6'8" (34" X 80")
(A)	8'0" X 6'8" (96" X 80")
(B)	6'0" X 6'8" (72" X 80")
(C)	5'0" X 6'8" (60" X 80")
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(G)	2'8" X 6'8" (32" X 80")
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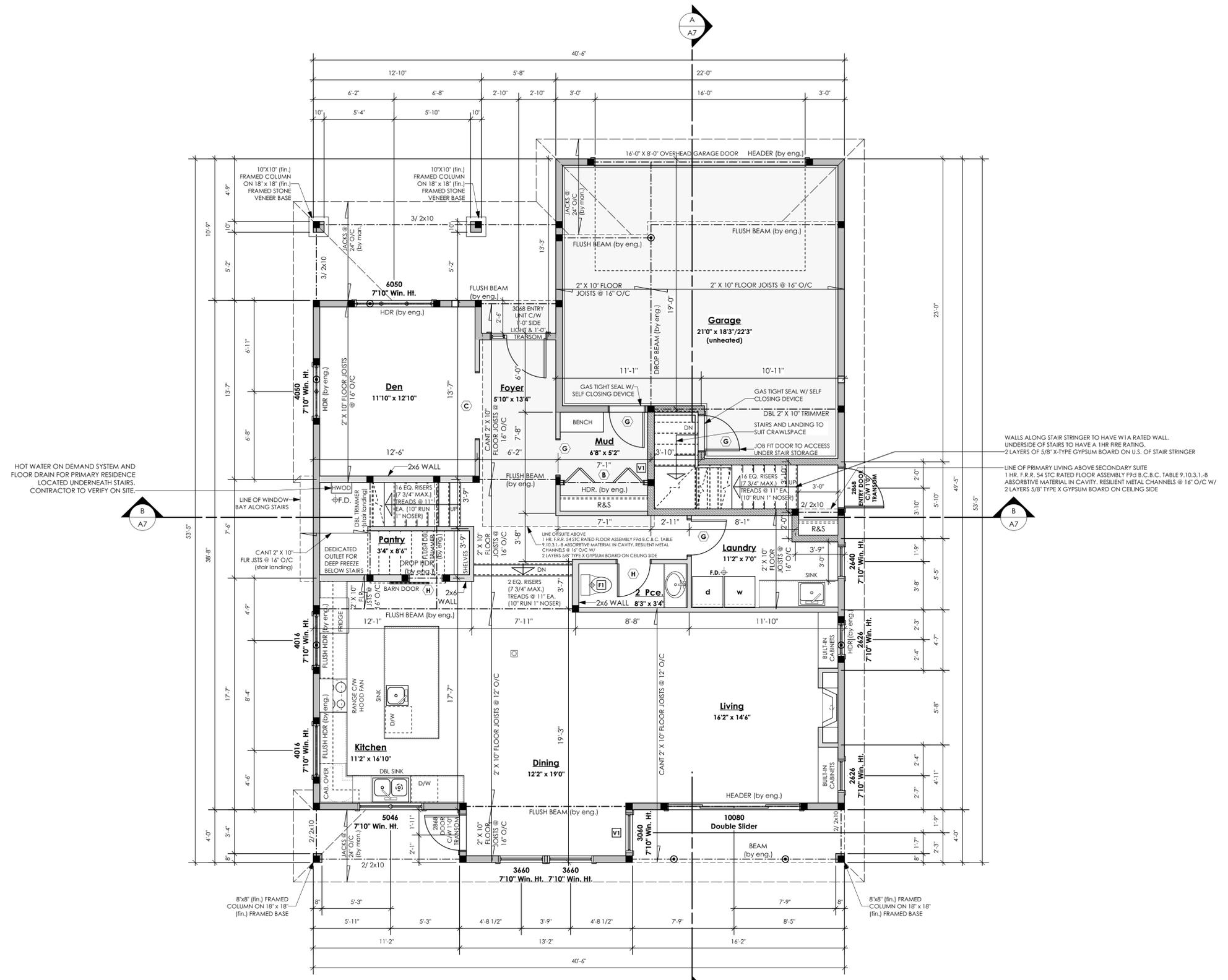
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1
A5 **Main Floor Plan**
Scale: 1/4" = 1'-0"

PRIMARY LIVING 1292.00 SQ.FT. (120.03 SQ.M.)
SECONDARY SUITE 80.83 SQ.FT. (7.51 SQ.M.)
TOTAL LIVING 1372.83 SQ.FT. (127.54 SQ.M.)
GARAGE 468.17 SQ.FT. (43.49 SQ.M.)

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

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 9.23.13. AND SUPPLY DETAILS IF REQUIRED

MECHANICAL FAN(S) & VENT(S)

- F1** Bathroom Fan:
23 L/s (50 CFM) intermittent
9 L/s (20 CFM) continuous
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 - F3** Principal Exhaust & Bathroom Fan For Suite:
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 - V1** 100 cm² clear unobstructed area
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- Refer to general notes
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 - [A]** Interconnected Photoelectric Smoke Alarms to comply with BCBC 9.37.2.19 (1) and (2)

SYMBOLS & WALL LEGEND

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WINDOWS & DOORS

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VERIFY WINDOW OPERATIONS WITH OWNER PRIOR TO ORDERING

DOOR SCHEDULE

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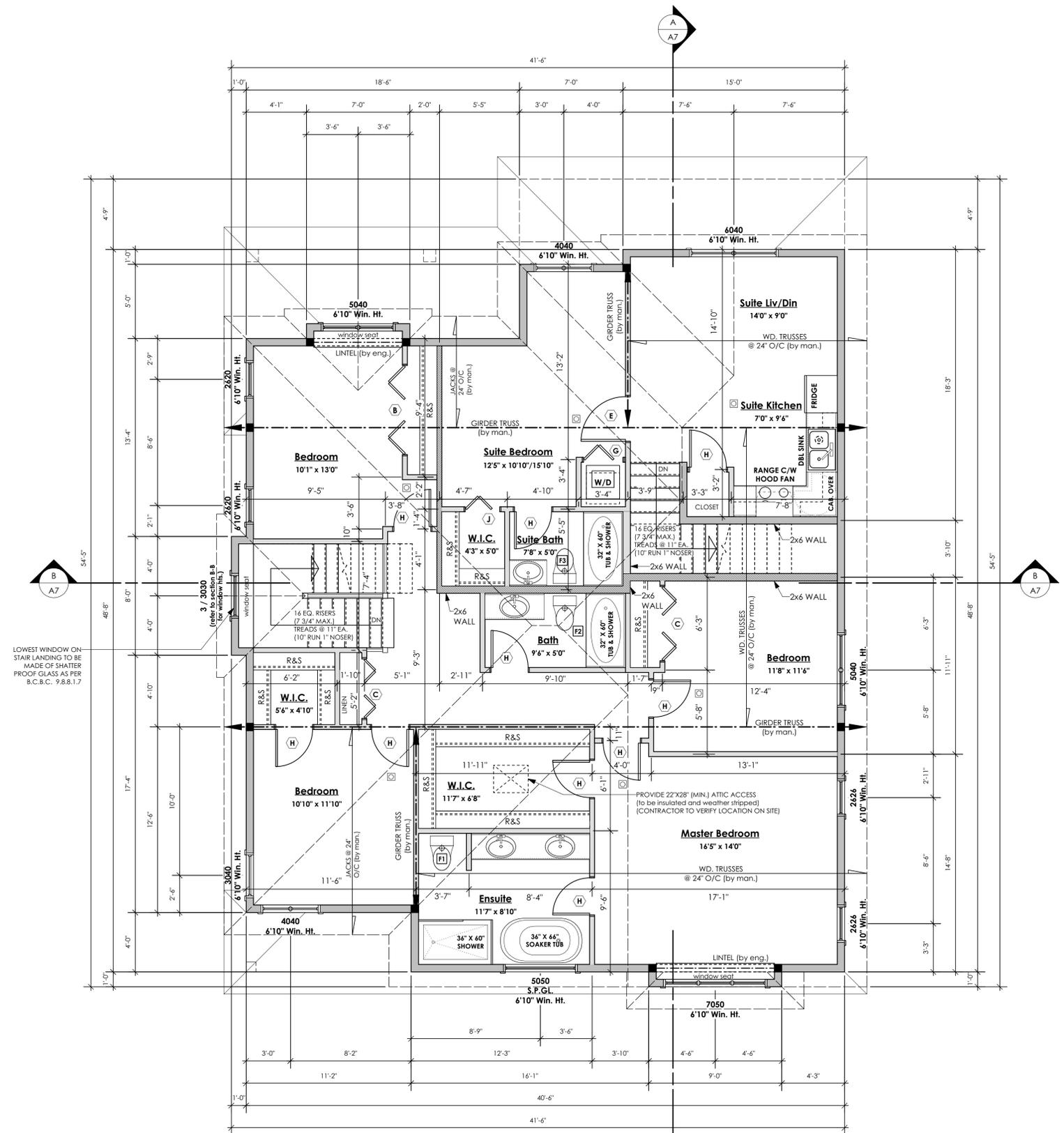


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Langford, B.C.



1 Upper Floor Plan
A6 Scale: 1/4" = 1'-0"

PRIMARY LIVING 1245.90 SQ.FT. (115.75 SQ.M.)
SECONDARY SUITE 586.43 SQ.FT. (54.48 SQ.M.)
TOTAL 1832.33 SQ.FT. (170.23 SQ.M.)

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SYMBOLS & WALL LEGEND

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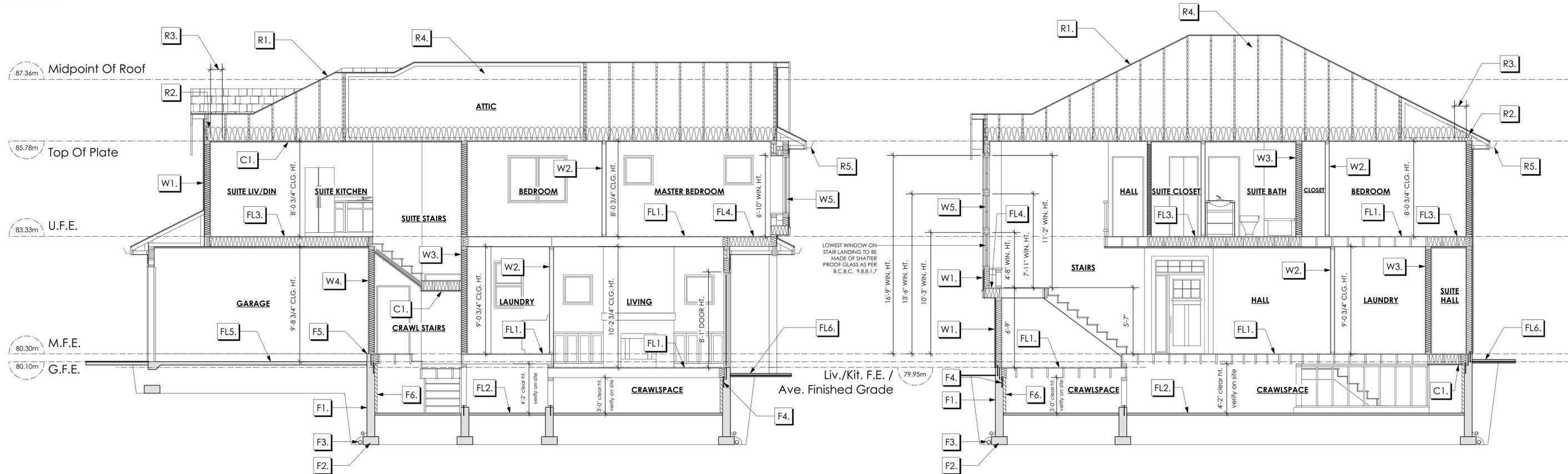


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1 Section A-A
A7 Scale: 1/4" = 1'-0"

Section Notes * SEE A1 FOR EFFECTIVE RSI CALCULATIONS

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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 9.23.13 AND SUPPLY DETAILS IF REQUIRED

2 Section B-B
A7 Scale: 1/4" = 1'-0"

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) R-40 FIBRE GLASS BATT INSULATION OR 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building, or ventilation baffles to be installed where required in as per BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. 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)
- R5. PRE-FIN. ALUMINUM GUTTER 2"x8" FASCIA BD. 2"x4" SUB. FASCIA BD. VENTED ALUMINUM SOFFIT (see contractor)

Ceiling

- C1. BCBC TABLE 9.10.3.1-B M2 ASSEMBLY 2 LAYERS 5/8" X-TYPE GYPSUM BOARD 6 MIL POLYN V.B. ON UNDERSIDE OF WD, TRUSSES AND SUITE STAIRS (rated ceiling for suite) 1.0 F.R.R

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 (no gypsum in crawlspace)
- FL2. 2" CONCRETE SEAL 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL3. F9d RATED FLOOR ASSEMBLY (BCBC Table 9.10.3.1.-8) 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. 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. GARAGE SLAB 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (min.)
- FL6. EXPOSED AGG. FIN. 3.5" CONCRETE SLAB 6" COMPACTED GRAVEL OR SAND (porch & patio) (slope 2% away from house)

Walls

- W1. CONC. FIBRE BOARD ON 9.5mm (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.8.) (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 (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 BATS FRICTION FITTED AND SOLID FILLED 1 HR, F.R.R. 36 S.T.C. (between primary living & secondary suite)
- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" o/c c/w R-20 INSULATION 6 MIL POLYN V.B. 1/2" GYPSUM BOARD (between garage & living)
- W5. DOUBLE GLAZING ENERGY STAR LOW 'E' RATING IN THERMAL BREAK FRAMES 2/2"x10" UNTEL OVER (@ bearing walls only) (TYPICAL, w/ 2 1/2" XPS insulation) FLASHING OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 1011.5.2/A440, "NAFS", Longford, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16"x 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM 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. 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

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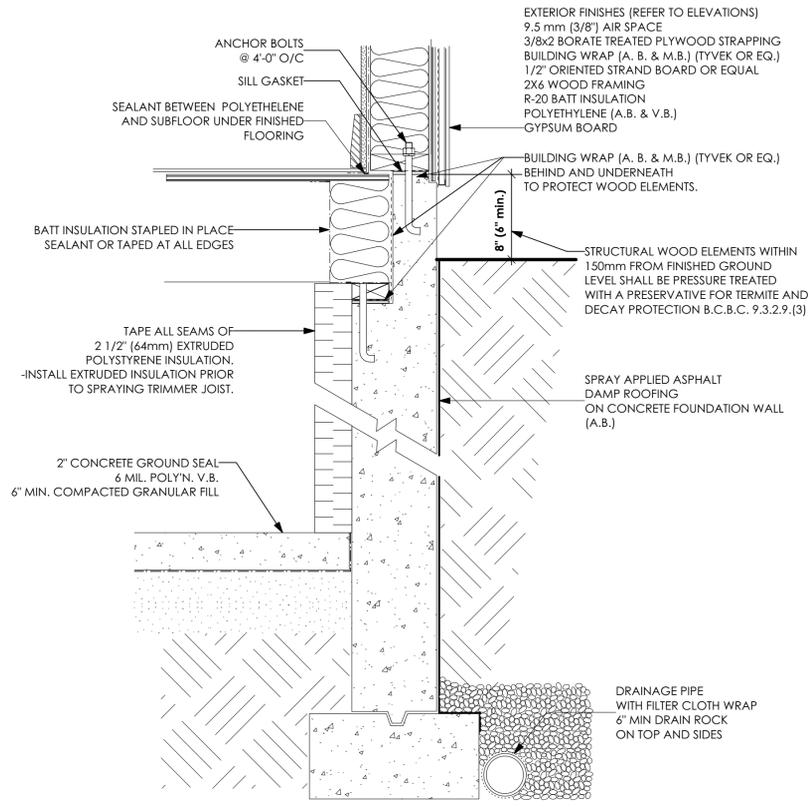
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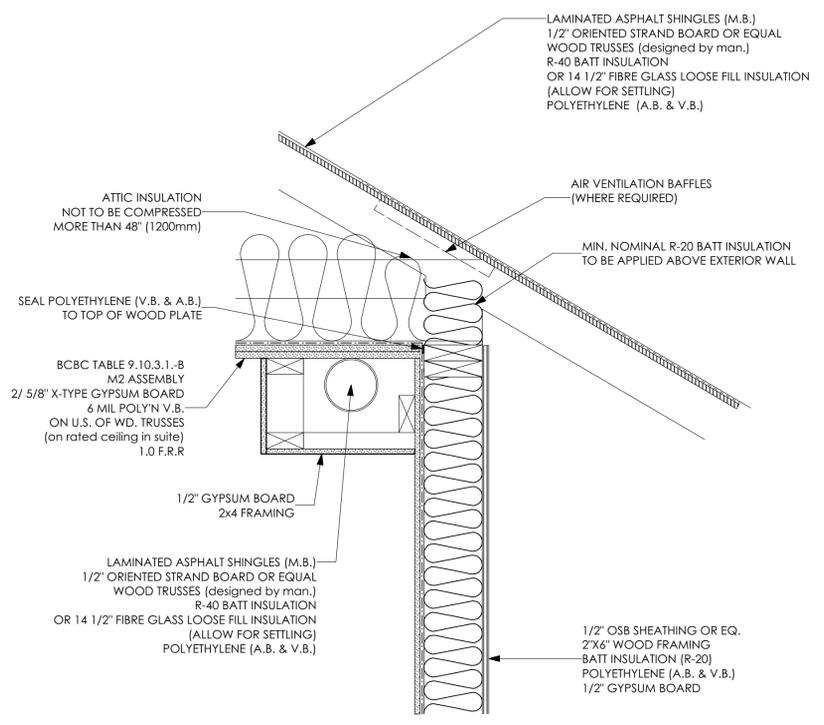
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SCALE	As Shown	SHT. NO.	A7 OF A7

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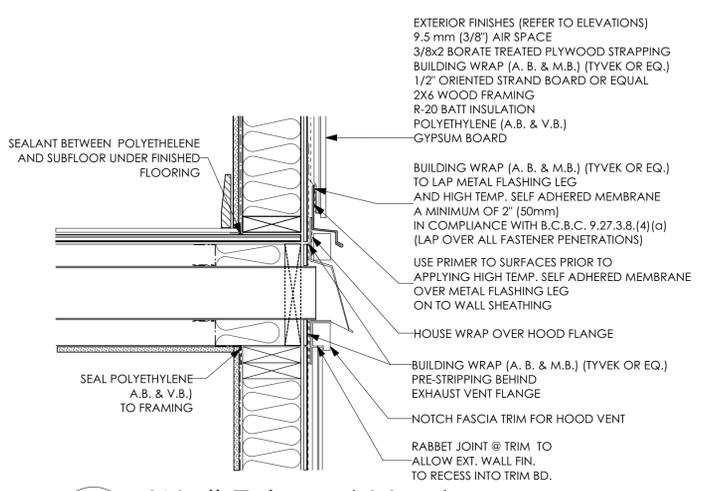
PROJECT
Proposed Residence:
Langdon Weir Construction Ltd.
Lot 34 Latoria Rise
3504 Paperbark Cres.
Langford, B.C.



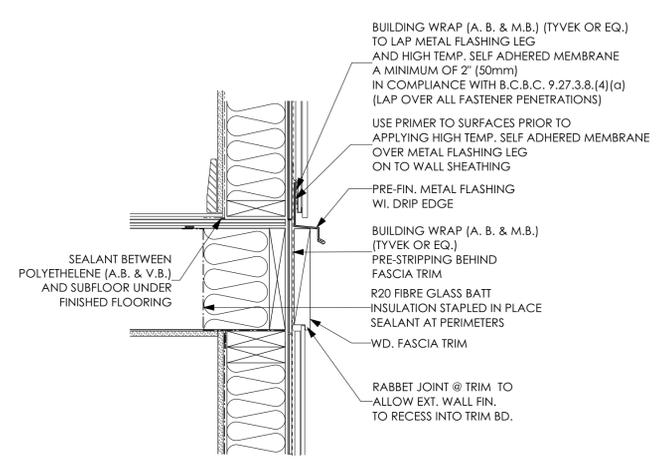
1 Concrete Joist Ledge
D1 Scale: 1 1/2" = 1'-0"



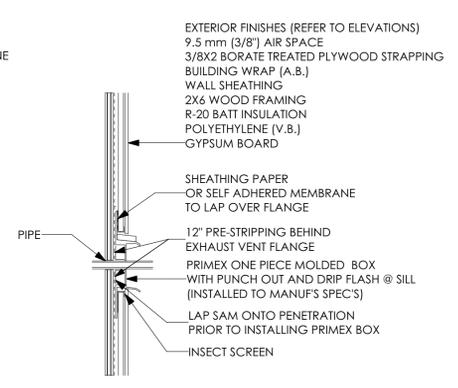
2 Bulk Head (Suite)
D1 Scale: 1 1/2" = 1'-0"



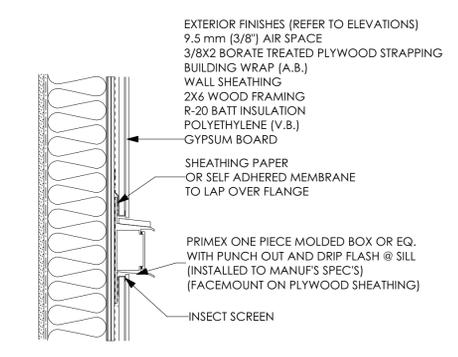
3 Wall Exhaust Vent
D1 Scale: 1 1/2" = 1'-0"
PRIMEX CAP (OR EQ.) REFER TO MANUF. FOR SPECIFICATIONS & INSTALLATION



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



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



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

LIST OF DRAWINGS		
A1	General Notes	
A2	Site plan	
A3	Elevations	
A4	Foundation	
A5	Main Floor	
A6	Upper Floor	
A7	Cross-Section	
D1	Details	
D2	Details Continued	

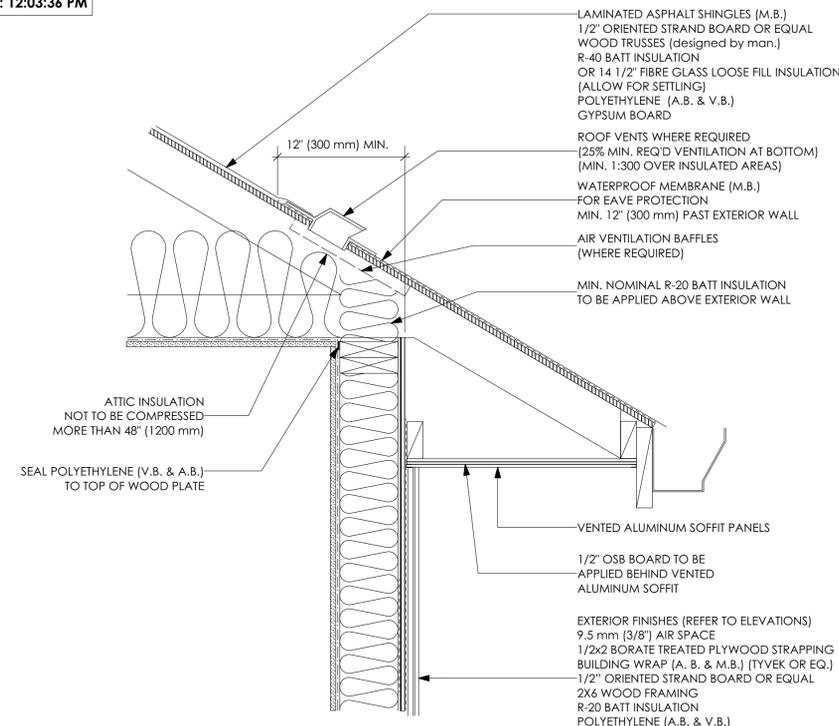
ISSUED/REVISED		
01	10/17/19	Check Set for Client review
02	10/25/19	For Building Permit Application

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

DATE	Oct 25, 2019	DRWG NO.	7580-34
DRAWN BY	N.S.	REVIEWED BY	J.T.E.
SCALE	As Shown	SHT. NO.	D1 OF D2

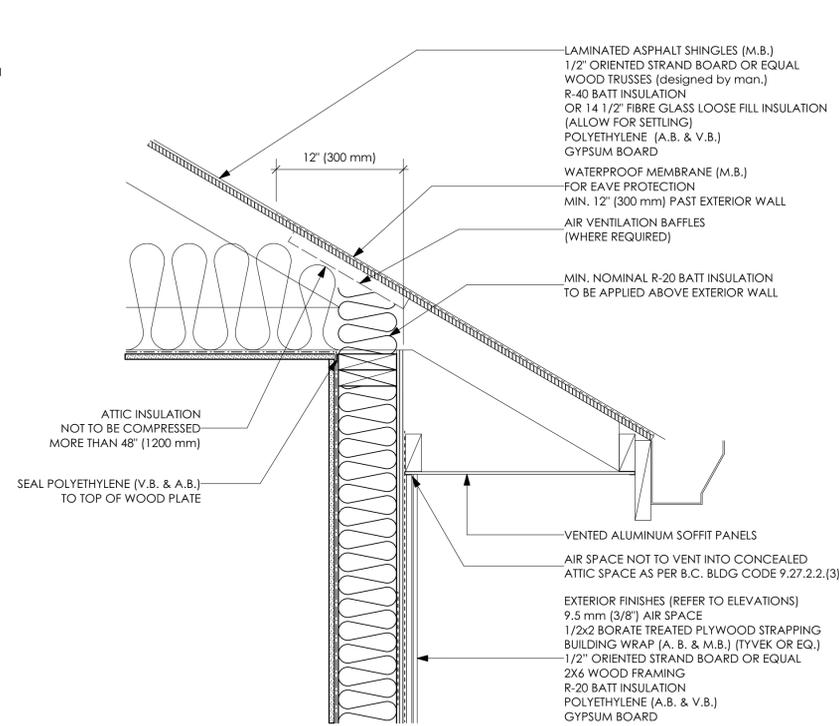
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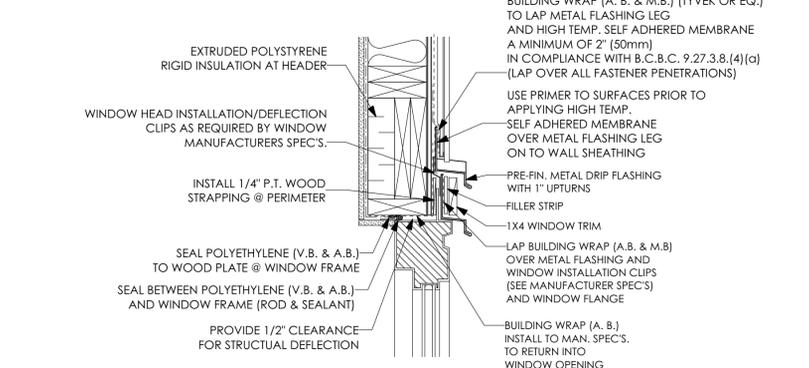
1 Soffit Protection

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)



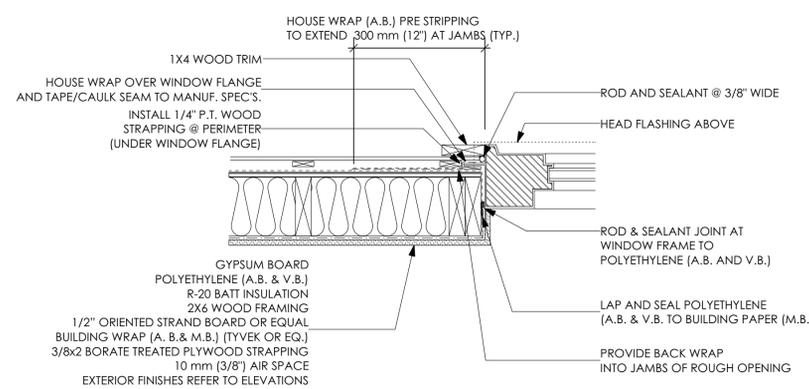
2 Water Shedding Roof / Wall

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



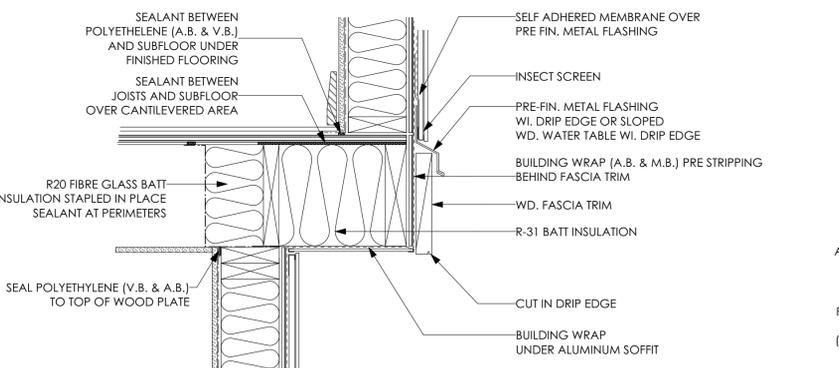
3 Window Head

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



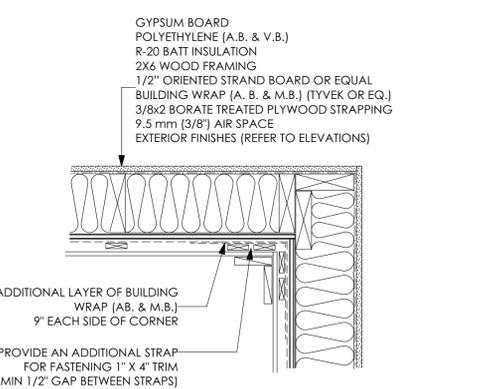
4 Window Jamb

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



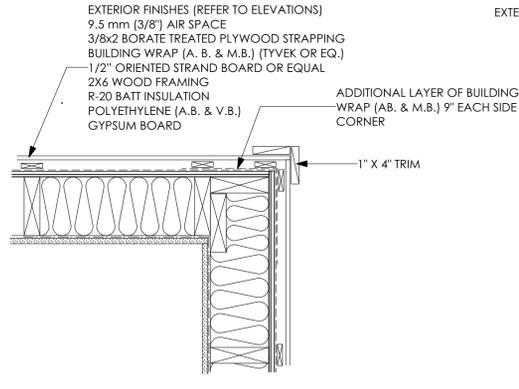
5 Cantilevered Floor

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



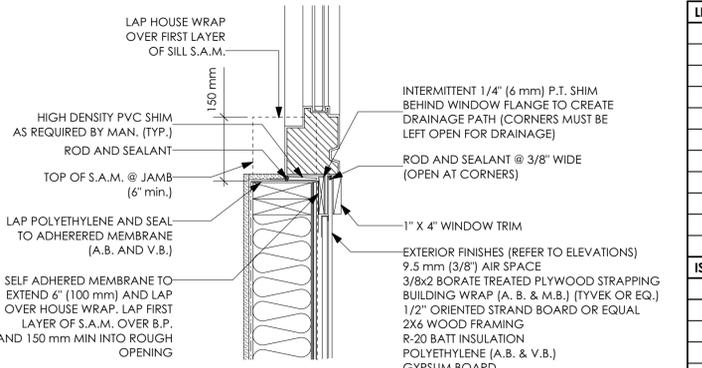
6 Interior Corner

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



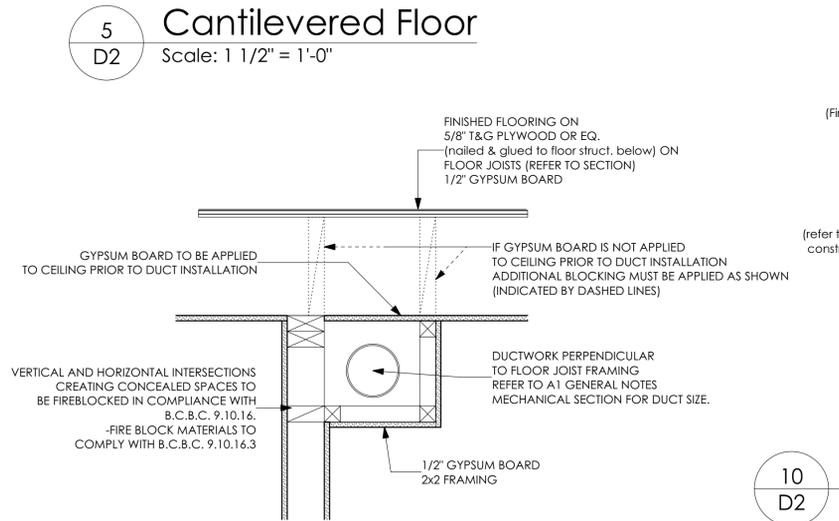
7 Exterior Corner

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



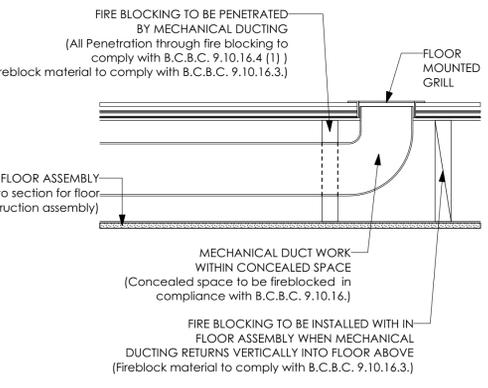
8 Window Sill

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



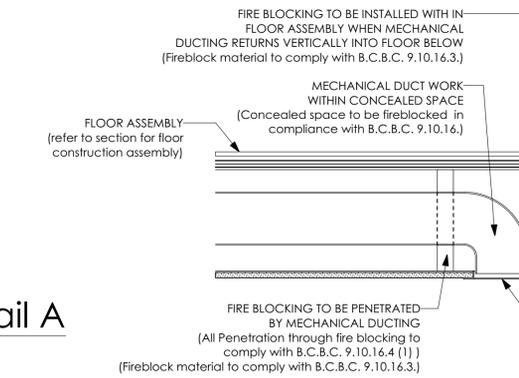
9 Fire Blocking Bulkheads

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"

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SCALE	SHT. NO. OF
As Shown	D2 OF D2

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