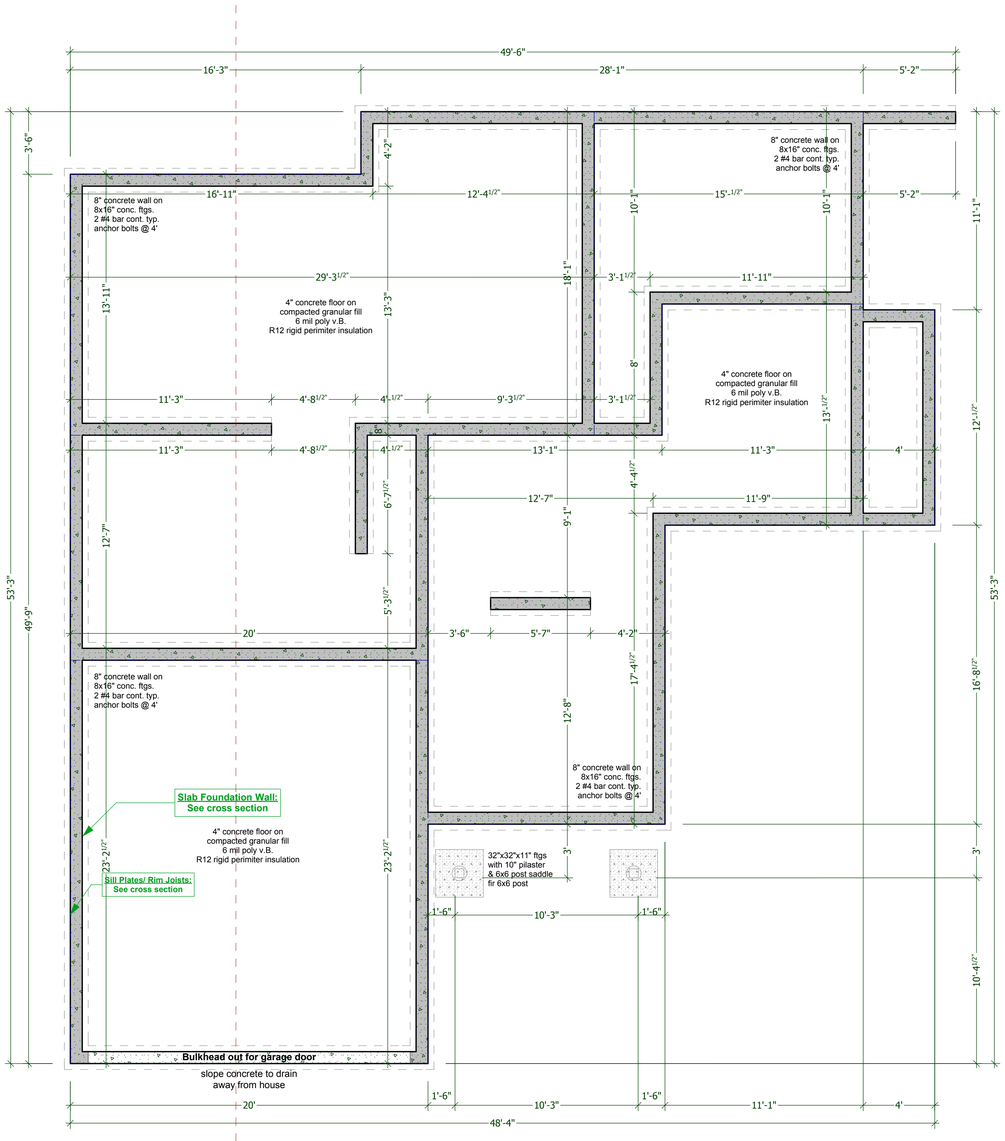
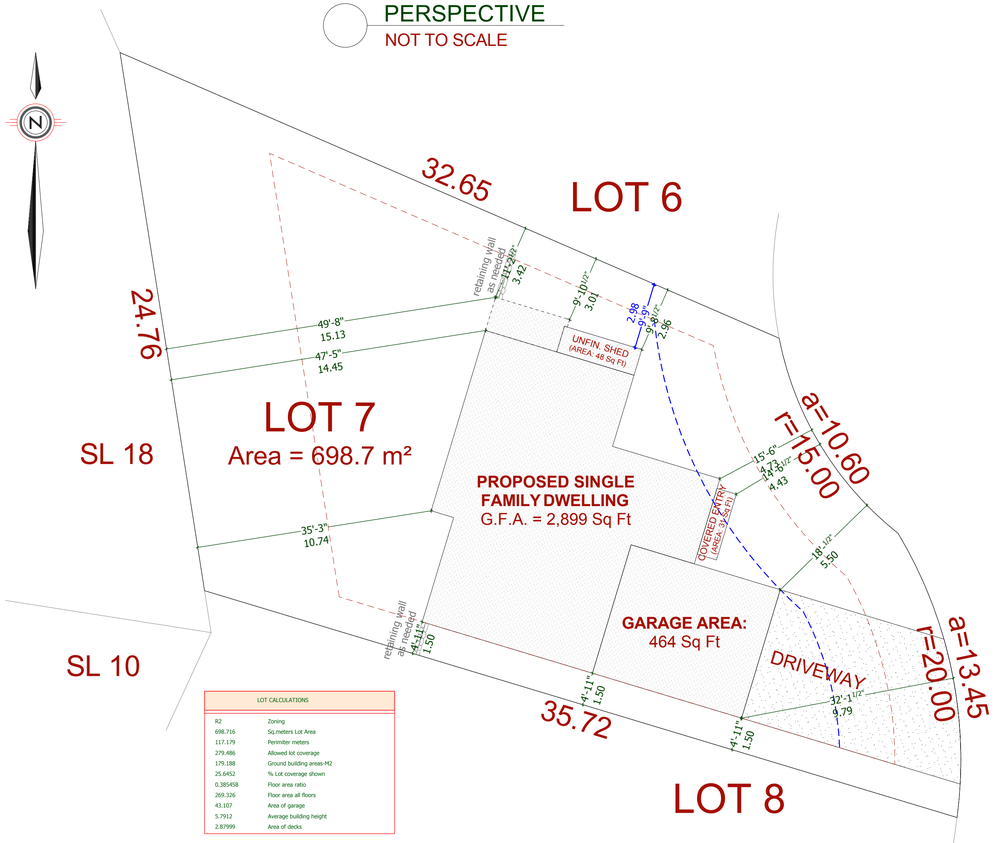


FOUNDATION PLAN (ON SLAB)

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

PERSPECTIVE

NOT TO SCALE



LOT CALCULATIONS	
R2	Zoning
698.716	Sq.meters Lot Area
117.179	Perimiter meters
279.486	Allowed lot coverage
179.188	Ground building areas-M2
25.6452	% Lot coverage shown
0.385458	Floor area ratio
269.326	Floor area all floors
43.107	Area of garage
5.7912	Average building height
2.87999	Area of decks

SITE PLAN

SCALE: 3/32" = 1' - 0"

CUSTOMER: TRENT PRASKI

ADDRESS: LOT 7 SELICA

DRAWING NAME: SITE PLAN, PERSPECTIVE AND FOUNDATION PLAN

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: AUG. 03. 2016

DRAWN BY: KYLE LEGGETT

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NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPENCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR.
ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.
ALL GRADE ELEVATIONSARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MOFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE AND FOUNDATIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.

ROOFING

ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL

ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING

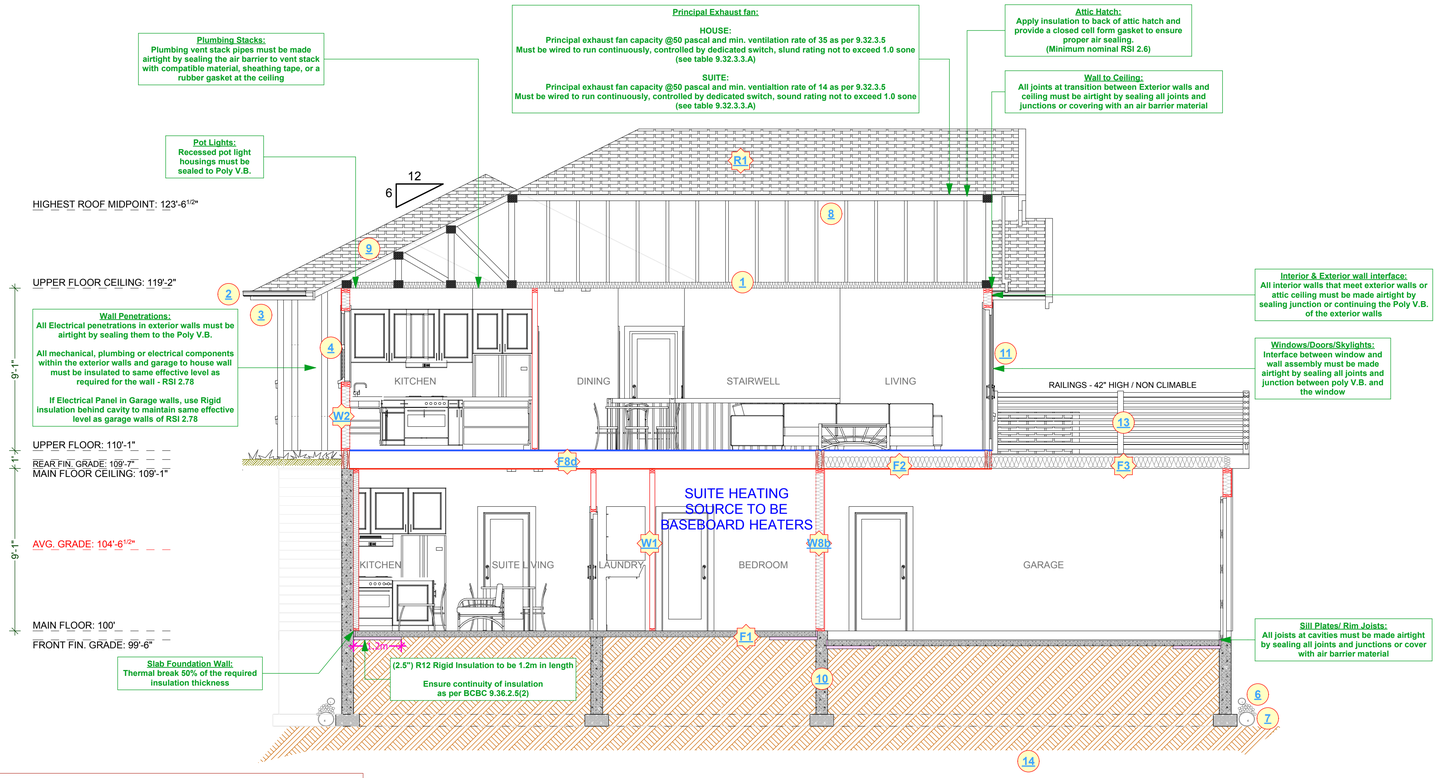
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENTRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".

MISC.

CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALRAMS TO CONFORM TO CSA 6.19

SHEET NUMBER

A1

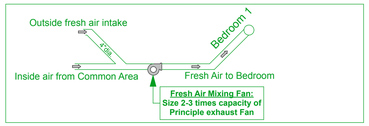


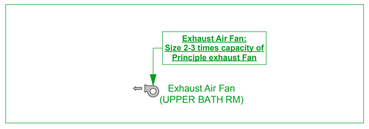
CROSS SECTION A-1

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

HEAT SOURCE: TO BE BASEBOARD HEATERS

VENTILATION SYSTEM FOR HOUSE TO BE A DUCTED RECIRCULATION SYSTEM USING A 2 FAN SYSTEM.

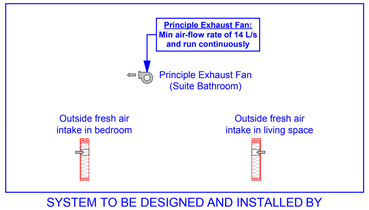




SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

HOUSE HEATING SOURCE TO BE BASE BOARD HEATERS

VENTILATION SYSTEM FOR SUITE TO BE PASSIVE SUPPLY SYSTEM USING A 1 FAN SYSTEM.



SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

SUITE HEATING SOURCE TO BE BASE BOARD HEATERS

CONSTRUCTION NOTES:

1. R40 insulation , 6 mil poly V.B. 1/2" Ceiling Board.
2. Continuous gutters
3. Aluminum Gutters and Non-Vented Soffits- Roof overhangs as per plans
4. All windows vinyl, supply rain -pan under, rainscreen as per BCBC Windows in doors to be safety glass
5. Stairs: 7 5/8" rise, 10" thread, 1" nosing with continuous handrail.
6. Provide drains to perimiter system
7. 4" draintile with 6" rock over
8. Provide roof vents: vent 1/300 using Shinglevent II ridge vent
9. eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 conc. footing. NOT SHOWN
13. 42" Non climable Continuous Handrail.
14. Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

F1 4" concrete floor on compacted granular fill, 6 mil poly VB

F2 2x12 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood, X bridging @ 6' O.C. typ. R28 Batt insulation, 6 MIL Poly V.B. 1/2" Drywall

F3 2x10 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ. with 60 mil Vinyl Deck over

R1 Asphalt Shingles, building paper, 7/16" O.S.B. (or 1/2" plywood) , Engineered Trusses designer by supplier @ 24" O.C. typ.

W1 2x4 framing 16" O.C. typ. 1/2" drywall finish througout

W2 Exterior Finish, 3/4" air space, Preasure treated strapping, 2 layers 30 min building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 Batt insulation, 6 MIL Poly V.B., 1/2" Drywall.
MIN. RS1 VALUE OF 2.78

F8d DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD

W8b DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
- 2 layers of 12.7mm Type X gypsum board to one side
- Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
- 89mm thick absorptive material on one side
- 12.7mm Type X gypsum board on other side

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.36.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.36.2.15.(b)

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A)
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	
2x6 Wood studs @ 16" O.C.	
RSIp=100/[(23/1.19)+(77/3.87)] =	*2.55*
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.88

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
RSIp=100/[(23/1.19)+(77/3.34)] = 2.36	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.86

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation *(See Calculation Below)*	2.36
2x6 Wood studs @ 16" O.C.	
RSIp=100/[(23/1.19)+(77/3.34)] =	2.36
6 Mil Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RS1=2.67

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can reduced by 0.16

EFFECTIVE R-VALUE FLOOR OVER GARAGE:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.43)+(87/5.46)] =	*4.70*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=5.131

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
R31 Batt insulation	
2x12 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.43)+(87/5.46)] =	*4.70*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=5.05

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R40 blown fibreglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
RSIp=100/[(11/0.76)+(89/1.67)] = 1.47	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=7.08

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:

Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
	RSI=2.25

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR BASEMENT FLOOR:

4" poured-in place concrete slab	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

Values from Table A-9.36.2.4.(1)D

CUSTOMER: **TRENT PRASKI**
ADDRESS: **LOT 7 SELICA**
DRAWING NAME: **CROSS SECTION A-1**
DRAWING SCALE: **1/4"=1'-0"**
ISSUE DATE: AUG. 03. 2016
DRAWN BY: KYLE LEGGETT

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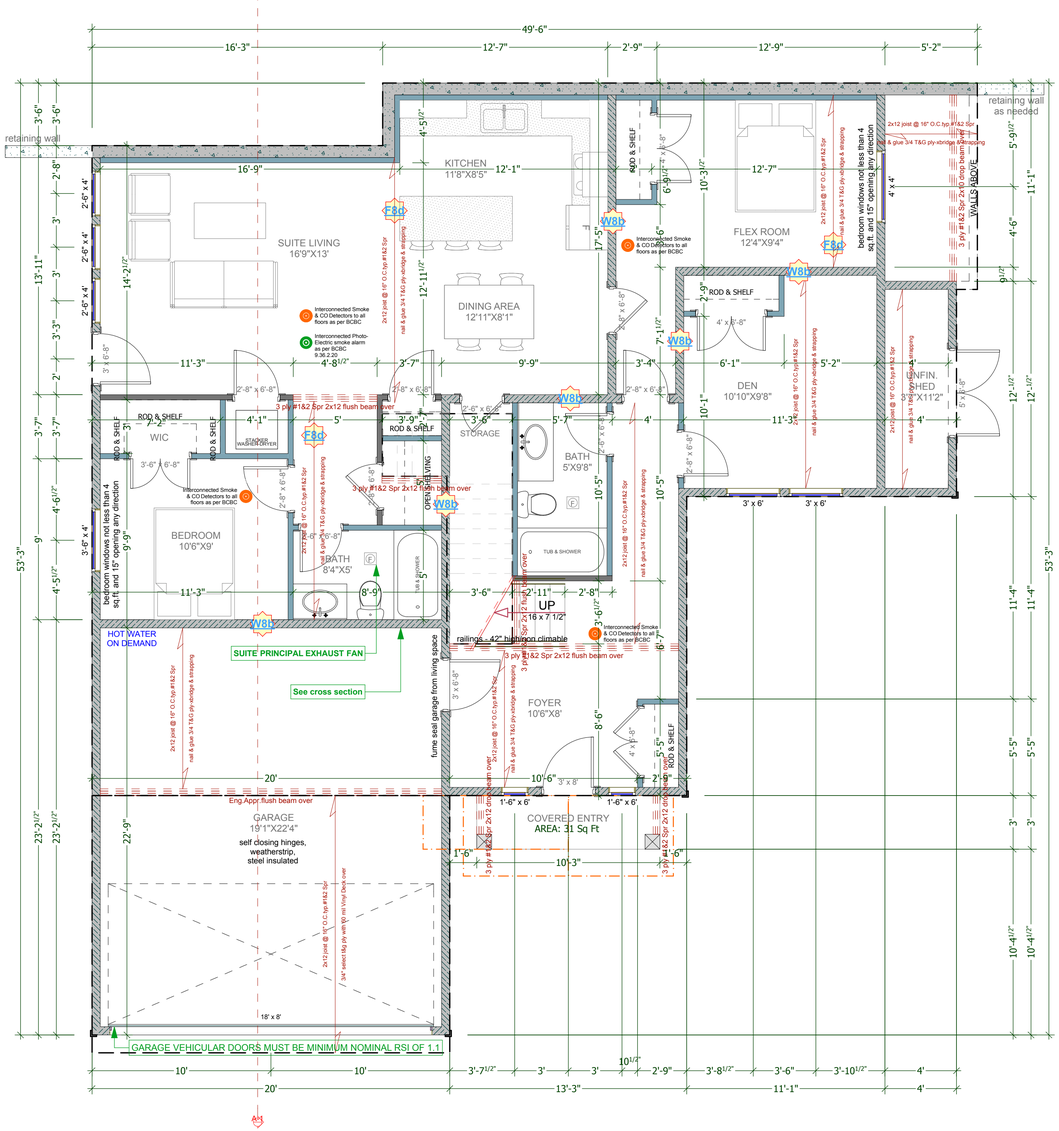
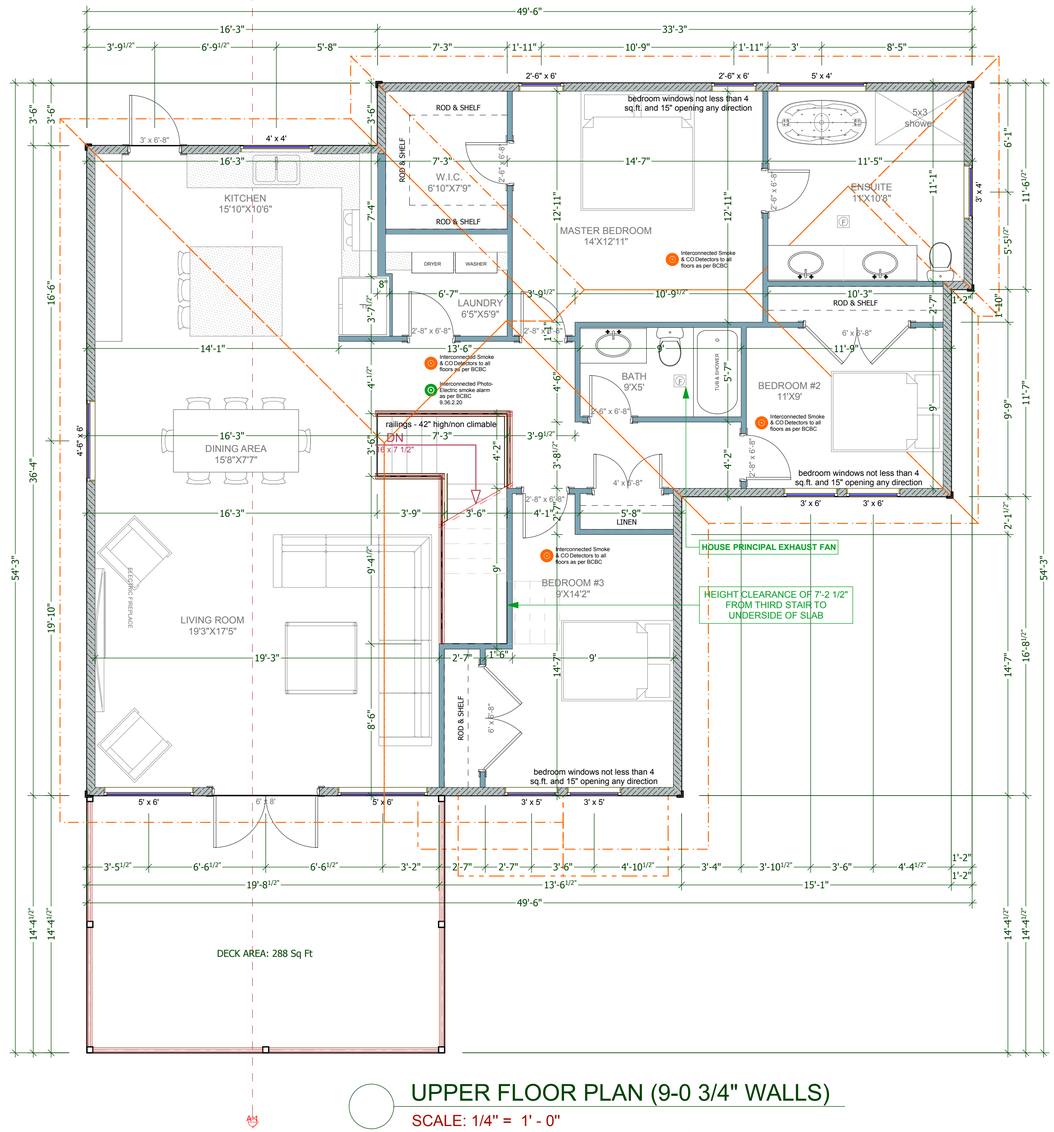
SHEET NUMBER
A2





ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS .... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

F8d **DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)**
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD

W8b **DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)**
- 2 layers of 12.7mm Type X gypsum board to one side
- Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
- 89mm thick absorptive material on one side
- 12.7mm Type X gypsum board on other side

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.36.2.19.
DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN **30 min.** AS PER 9.36.2.15.(b)

MAIN FLOOR PLAN (9'-0 3/4" WALLS)

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

HOUSE MAIN FLOOR AREA (INCL. FLEX ROOM): 636 Sq Ft

SUITE FLOOR AREA: 692 Sq Ft

TOTAL MAIN FLOOR AREA: 1,328 Sq Ft

GARAGE AREA: 464 Sq Ft

SHED AREA: 48 Sq Ft

UPPER FLOOR PLAN (9-0 3/4" WALLS)

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

UPPER FLOOR AREA: 1,571 Sq Ft

CUSTOMER: **TRENT PRASKI**

ADDRESS: **LOT 7 SELICA**

DRAWING NAME: **MAIN FLOOR PLAN AND UPPER FLOOR PLAN**

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

ISSUE DATE: AUG. 03. 2016

DRAWN BY: KYLE LEGGETT

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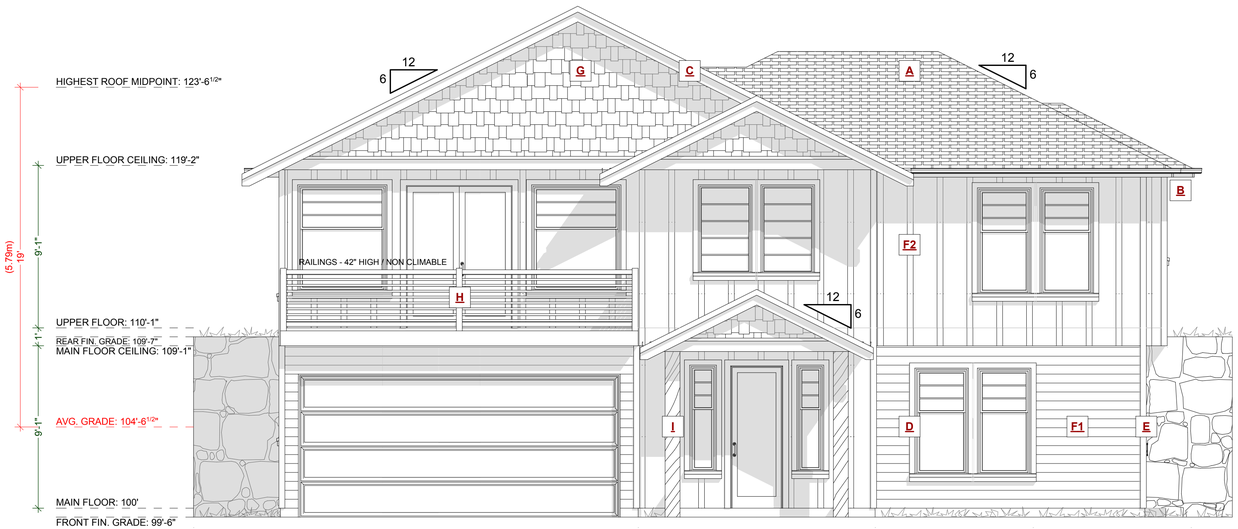
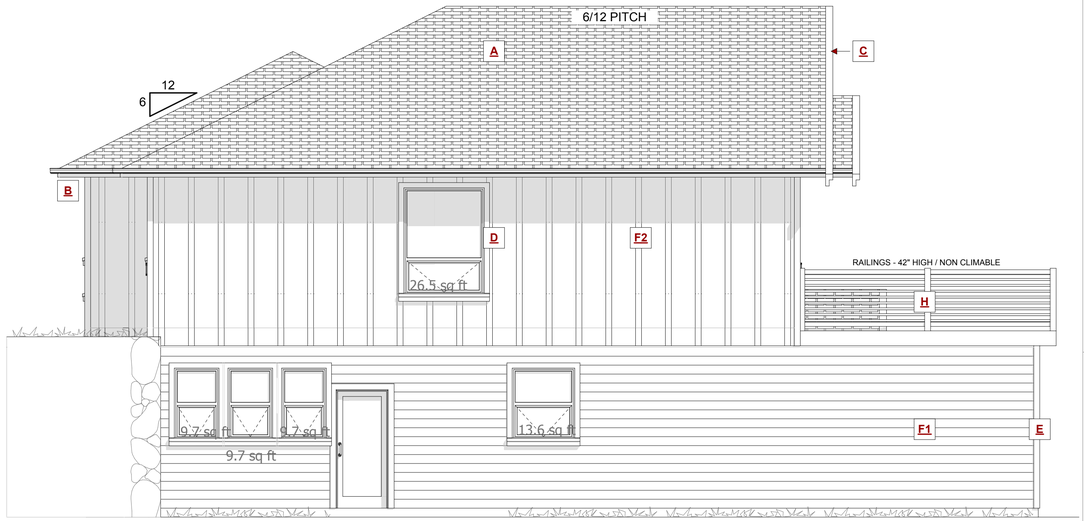
SHEET NUMBER

A3



FRONT ELEVATION

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



LEFT ELEVATION

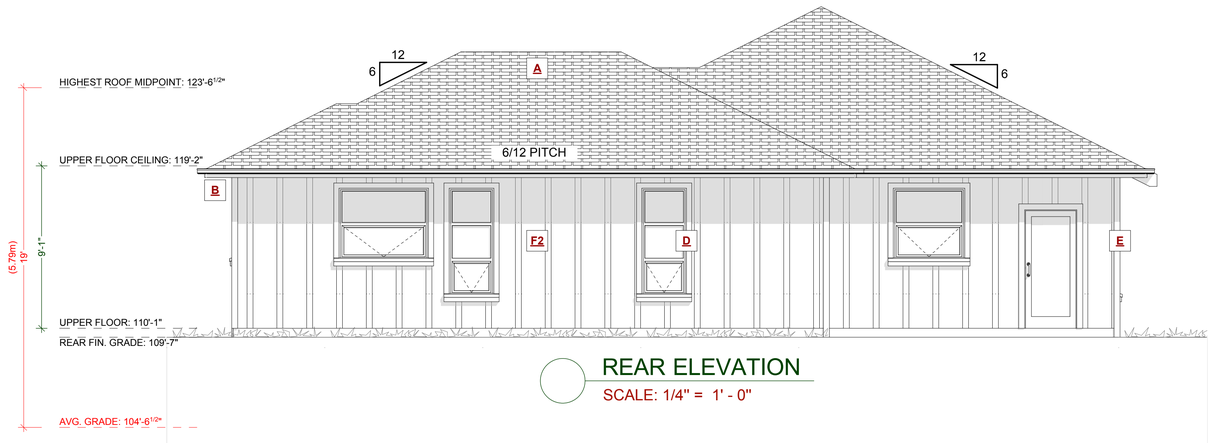
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 82.14m^2
LIMITING DISTANCE: 1.50m
AREA OF GLAZED OPENINGS: 6.43m^2
% GLAZED OPENINGS: 7.83%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.0%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 6.57m^2

EXTERIOR FINISHES SCHEDULE

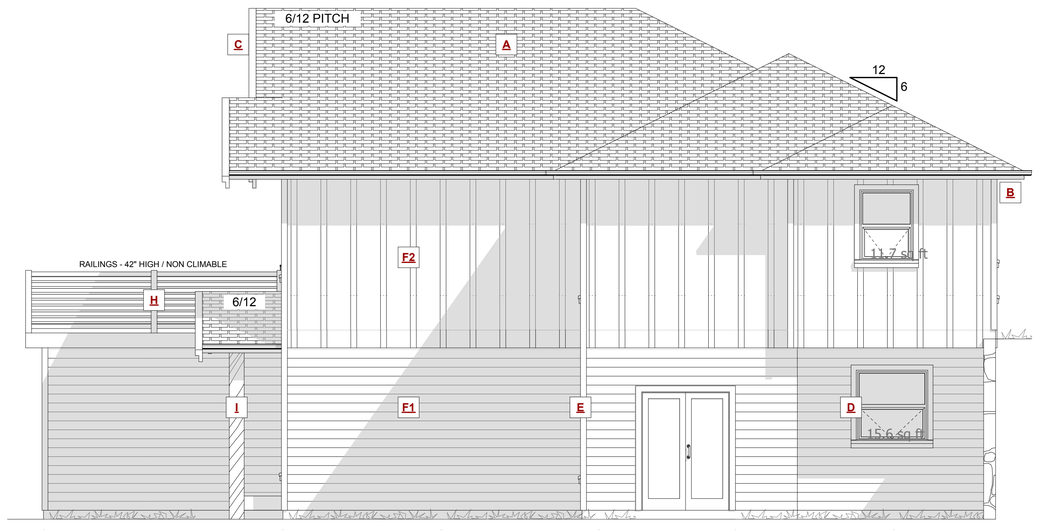
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F1	WALL FINISH:	HARDIPLANK SIDING LAPPED TO 6" EXPOSURE - COLOR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F2	WALL FINISH:	HARDI-BOARD AND BATTON 1x4 @ 16" O.C. RAINSCREEN AS PER BCBC
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR	G	GABLES:	CEDAR SHAKES - RAIN SCREEN AS PER BCBC
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	H	RAILINGS:	RAILINGS - AS PER BUILDERS SPECS - 42" HIGH / NON CLIMABLE
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	I	POSTS:	10" TIMBER POSTS - PAINTED/STAINED AS PER BUILDERS SPECS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



REAR ELEVATION

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



RIGHT ELEVATION

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

EXPOSING BUILDING FACE: 84.10m^2
LIMITING DISTANCE: 2.98m
AREA OF GLAZED OPENINGS: 2.53m^2
% GLAZED OPENINGS: 3.01%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 15.13%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 12.72m^2

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

CUSTOMER: **TRENT PRASKI**
ADDRESS: **LOT 7 SELICA**

DRAWING NAME: **ELEVATIONS**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: AUG. 03, 2016
DRAWN BY: KYLE LEGGETT

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A4