

GENERAL NOTES

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, AS WELL AS ANY OTHER LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE

ALL MEASUREMENTS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS/SITE CONDITIONS AND MEANS DIMENSIONS & ELEVATIONS HAVE BEEN VERIFIED & ARE ACCEPTABLE

IF ANY DISCREPANCIES ARISE, THEY SHOULD BE REPORTED TO THE DESIGNER

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

FRAMING LUMBER SHALL BE GRADED #2 OR BETTER UNLESS OTHERWISE SPECIFIED

ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES AND MILLWORK TO OWNERS APPROVAL

STAIR TREADS TO BE PLYWOOD OR OTHER ENGINEERED PRODUCT AND SECURED WITH SCREWS AND SUB-FLOOR ADHESIVE

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK. MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%

SITE PLAN

LAYOUT TO BE CONFIRMED BY A CURRENTLY REGISTERED BRITISH COLUMBIA LEGAL LAND SURVEYOR

ALL SET BACKS TO BE CONFIRMED BY THE OWNER AND BUILDER

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER

VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION

FOUNDATION

THE BUILDER IS RESPONSIBLE FOR LOCATING THE FOOT PRINT OF THE STRUCTURE IN THE PROPER PLACE AS PER PLANS

CONCRETE FOUNDATION WALLS NOT SUBJECT TO SURCHARGE SHALL BE INSTALLED ON COMPACTED, UNDISTURBED, INORGANIC STABLE SOILS BELOW THE DEPTH OF FROST PENETRATION WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER. IF SOFTER CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 12.7mm Ø ANCHOR BOLTS SPACED NOT MORE THAN 2.4m O.C. OR FOR BRACED WALL PANELS 2 15mm Ø ANCHOR BOLTS PER BRACED WALL PANEL 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7m O.C. EMBEDDED 100mm DEEP

ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED OR PROTECTED BY A MOISTURE RESISTANT GASKET

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED AND ADVISE THE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE ENGINEERING

ALL FOUNDATION WALLS ARE 200mm THICK 20MPa CONCRETE UNLESS OTHERWISE SPECIFIED

FOUNDATION WALLS MAY BE A MAXIMUM OF 4' HIGH FROM GRADE TO UNDERSIDE OF FLOOR IF Laterally UNSUPPORTED AT TOP. ALL OTHER CONCRETE FOUNDATION WALLS TO BE ENGINEERED

FRAMING

ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER

ALL SPANS AND LOADINGS SHALL CONFORM TO THE CURRENT VERSION OF THE BCBC. VERIFICATION OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNER/BUILDER. ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BCBC SHALL BE DESIGNED BY A QUALIFIED ENGINEER

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS

IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2018 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION. NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 5' UNLESS OTHERWISE NOTED

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL

INTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF DRYWALL TO OUTSIDE OF DRYWALL

ROOM MEASUREMENTS SHOWN ARE TO THE NEAREST INCH. DIMENSIONS SHOWN ARE TO THE NEAREST 1/2"

CONFIRM ALL VANITY'S, BATHTUBS, SHOWERS AND KITCHEN CUPBOARDS WITH OWNER PRIOR TO FRAMING AS THESE MAY REQUIRE MODIFICATIONS TO THE ROOM SIZES

TYPICAL DOOR AND WINDOW HEADER HEIGHT*

8' CEILINGS: 6'8"
9' CEILINGS: 7'0"
10' CEILINGS: VARIES

ROOFING

ALL ROOFING SHALL BE APPLIED TO THE MANUFACTURERS SPECIFICATIONS AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMMING AND SNOW BUILD UP

PLUMBING AND ELECTRICAL

ANY PLUMBING AND ELECTRICAL SHOWN ON THESE PLANS IS FOR ILLUSTRATIONAL PURPOSES ONLY AND MUST BE DESIGNED AND INSTALLED BY A QUALIFIED PROFESSIONAL

FLASHING

ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING.

ALL ROOFING TO INCLUDE STEP FLASHING.

ALL EXPOSED OPENINGS TO INCLUDE FLASHING

ALL FLASHING END DAMS TO BE 25mm (1") HIGH

DOORS

FRAME OPENING TO BE 1 1/4" WIDER THAN DOOR

FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"

ALL INTERIOR DOORS TO BE 80" TALL U.N.O. PROVIDE MIN. 2-STUDS AT EACH SIDE OF JAMB FRAMING

FENESTRATION

ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NAFS-08 AND THE CANADIAN SUPPLEMENT TO NAFS

FENESTRATION PERFORMANCE REQUIREMENTS:

CLASS R - PG 30 - +VE/-VE DP = 1440Pa/1440Pa - WATER PENETRATION RESISTANCE = 260Pa - CANADIAN AIR INFILTRATION/EXFILTRATION = A2

WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS

GUARDS/HANDRAILS

INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" TO 38" ABOVE STAIR NOSING

INSTALL GUARDS AT ALL BALCONIES, DECKS AND PORCHES GREATER THAN 2' ABOVE GRADE. INSTALL GUARD AT 42" HEIGHT WHERE SURFACE IS GREATER THAN 6' ABOVE ADJACENT SURFACE, OTHERWISE 36" GUARDRAIL ALLOWABLE

TOPLESS GLASS GUARDS TO BE ENGINEERED WITH SEALED DRAWINGS

VENTILATION

PROVIDE ATTIC AND CRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH BCBC

PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH BCBC AND LOCAL BYLAWS

MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION

MISC.

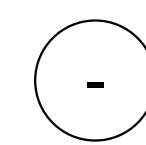
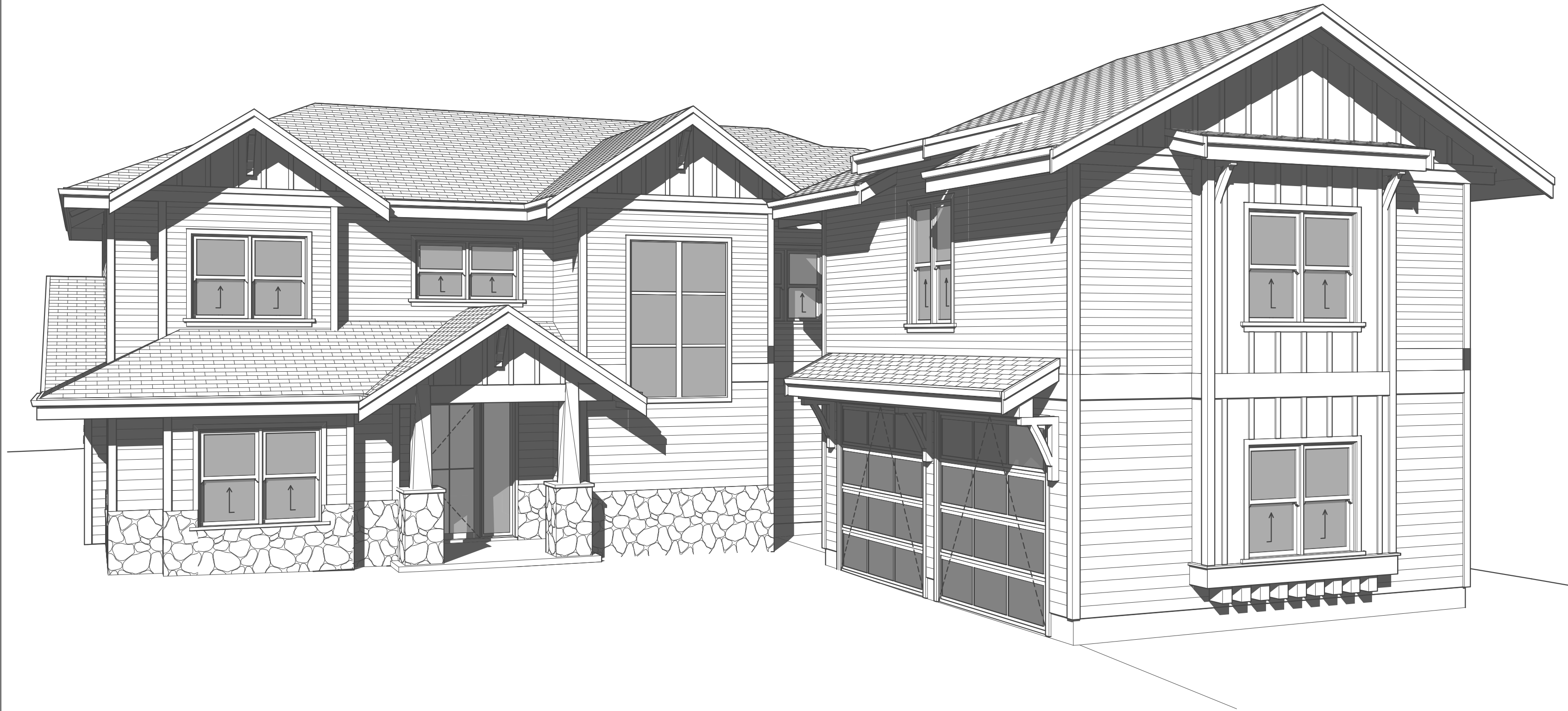
SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED ON EVERY FLOOR AND ARE TO BE HARDWIRED AND WITHIN 5m OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. SMOKE ALARMS TO ALSO BE PROVIDED IN EVERY BEDROOM. ALL SMOKE ALARM LOCATIONS WILL HAVE BOTH PHOTOELECTRIC AND IONIC DETECTION SYSTEMS

BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.8m² WITH NO DIMENSION LESS THAN 15"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION. ADAPT DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE
-CONFORMITY OF PLANS TO SITE
-ERRORS AND/OR OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

THESE PLANS REMAIN THE PROPERTY OF ADAPT DESIGN AND CAN BE RECLAIMED AT ANY TIME



PERSPECTIVE VIEW

NOT TO SCALE

		Issued
COVER SHEET & GENERAL INFO		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
PLANS		
A-101	FOUNDATION PLAN	<input type="checkbox"/>
A-102	MAIN FLOOR PLAN	<input type="checkbox"/>
A-103	UPPER FLOOR PLAN	<input type="checkbox"/>
A-104	ROOF PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
SECTIONS		
A-301	CROSS SECTION	<input type="checkbox"/>
A-302	CROSS SECTION	<input type="checkbox"/>
DETAILS		
A-401	DETAILS	<input type="checkbox"/>

PROJECT:

NEW SINGLE FAMILY DWELLING

ADAPT
DESIGN

1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

**2576 ARBUTUS
ROAD, LOT A**

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COVER SHEET

A-001

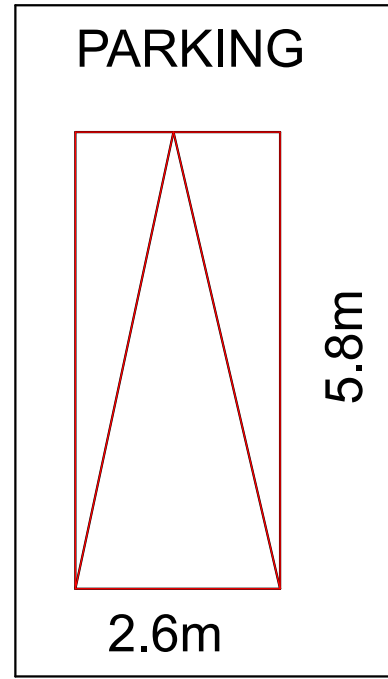
**HEIGHT PROCEDURE #1
AVERAGE GRADE**

A = 16.7m
 B = 16.7m
 C = 17.0m
 D = 17.0m
 E = 17.0m
 F = 16.9m
 G = 17.0m
 H = 17.0m

153.3m/8 = 16.91m

**HEIGHT PROCEDURE #2
AVERAGE GRADE**

POINT	ELEVATION
1	16.7m
2	16.7m
33.4/2 =	16.7m



Property Information

Project Type: New SFD
 Site Address: 2576 Arbutus Road
 Legal Description: Lot A, Section 44, Victoria District, Plan 4349

Zoning:	RS-12	Zoning	Proposed
Setbacks:			
Front	7.50 m		48.57 m
Rear	10.50 m		62.84 m
Left	1.5 m		9.52 m
Right	1.5 m		3.0 m
Cant. Stairs			1.91 m
Height Procedure #1:	7.5 m		7.27 m
Height Procedure #2:	7.5 m		7.40 m

Floor Area:	
Main	168.91 m ²
Upper	179.85 m ²
Garage	46.04 m ²
Garage allowance	50.0 m ²
Total	394.80 m ²

Lot Area:	4003m ²
Building Footprint:	214.95 m ²

Lot Coverage:	40%	5.3%
Floor Space Ratio	0.5	0.37

Main Floor Elevation	16.99m
Garage Slab Elevation	16.69m
Average Grade	16.91m



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Applicable Codes

-BC Building Code Current Edition (2018)

Energy

Compliance path: BCBC 9.36
 Requirements applicable to this project: Step Code 3

Ventilation

BCBC 9.32

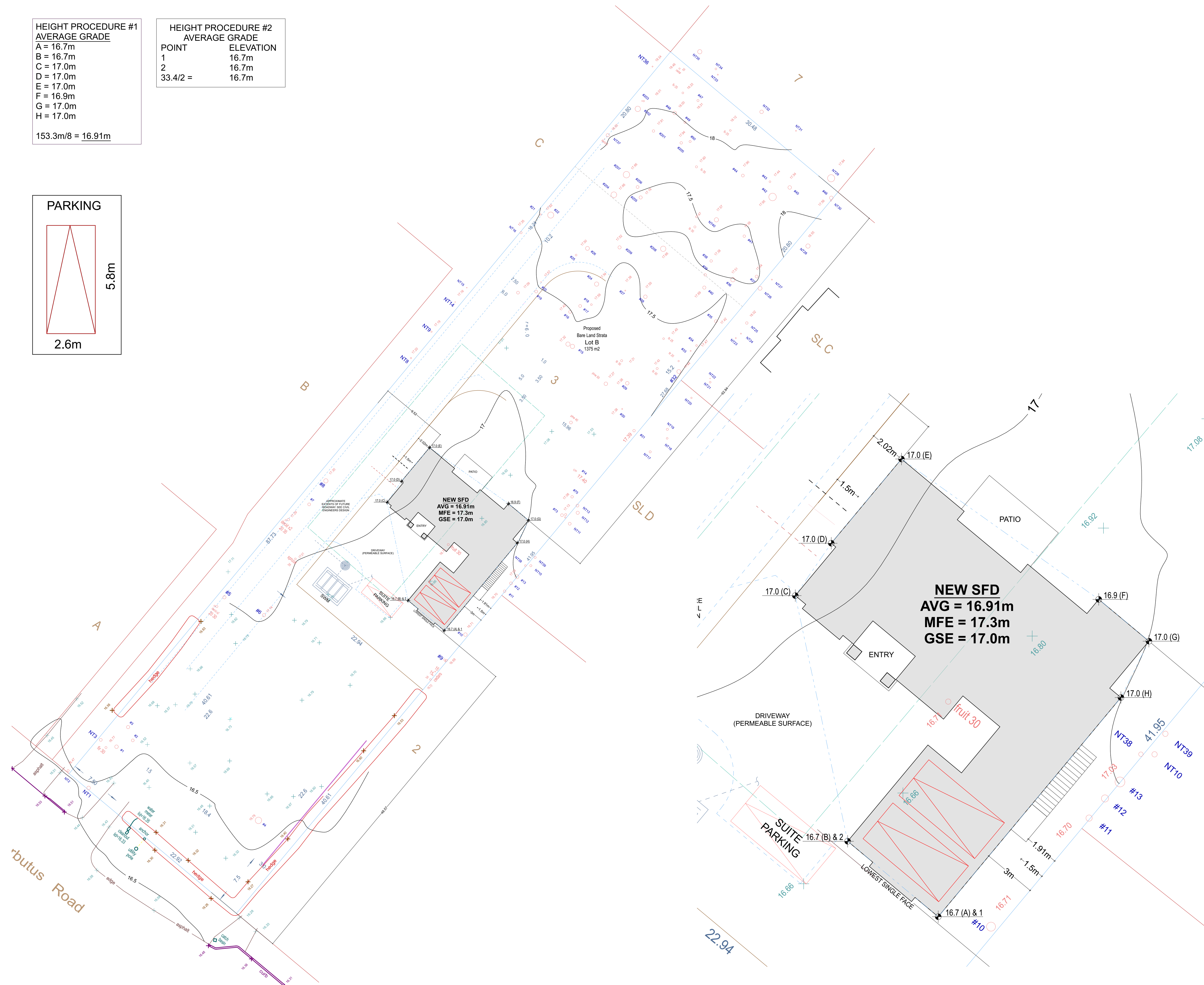
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SITE PLAN

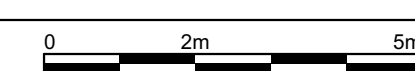
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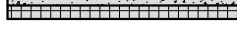




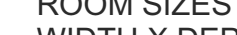





1 OVERALL SITE PLAN
 SCALE: 1:250

1 SITE PLAN
 SCALE: 1:100



PLAN LEGEND

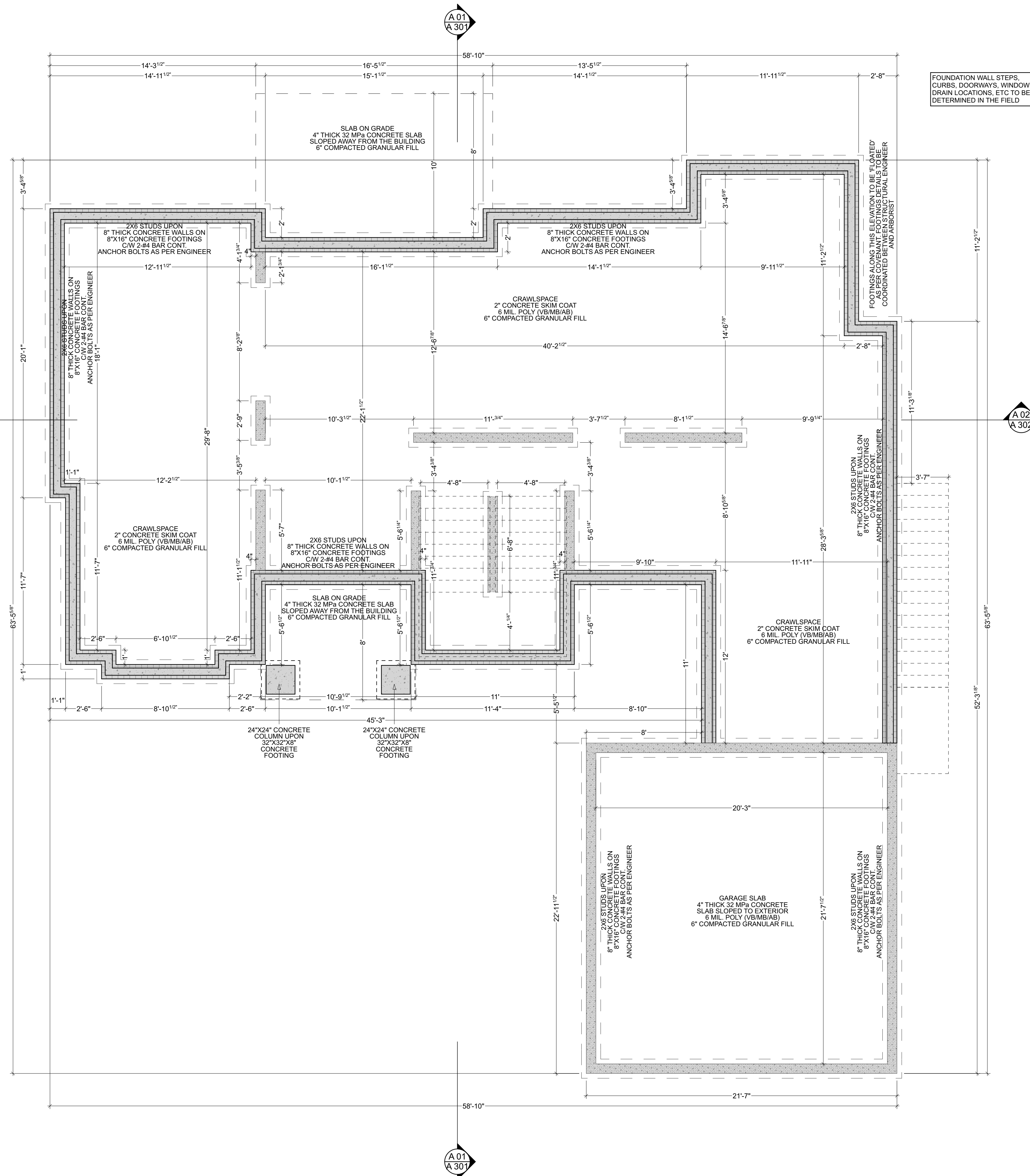
-  2X4 PARTITION WALL
-  2X6 PARTITION WALL
-  2X6 GARAGE WALL
-  2X6 EXTERIOR WALL
-  FOUNDATION WALL
-  ICF FOUNDATION WALL
-  COLUMN
-  BEAM
-  FLOOR DRAIN
-  DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS
WIDTH X DEPTH
-  HARDWIRED INTERCONNECTED CO DETECTOR
-  HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
-  HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
-  BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
-  KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
-  CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
-  FRESH AIR SUPPLY
-  PASSIVE AIR INLET

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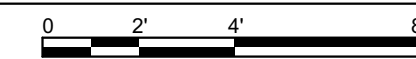
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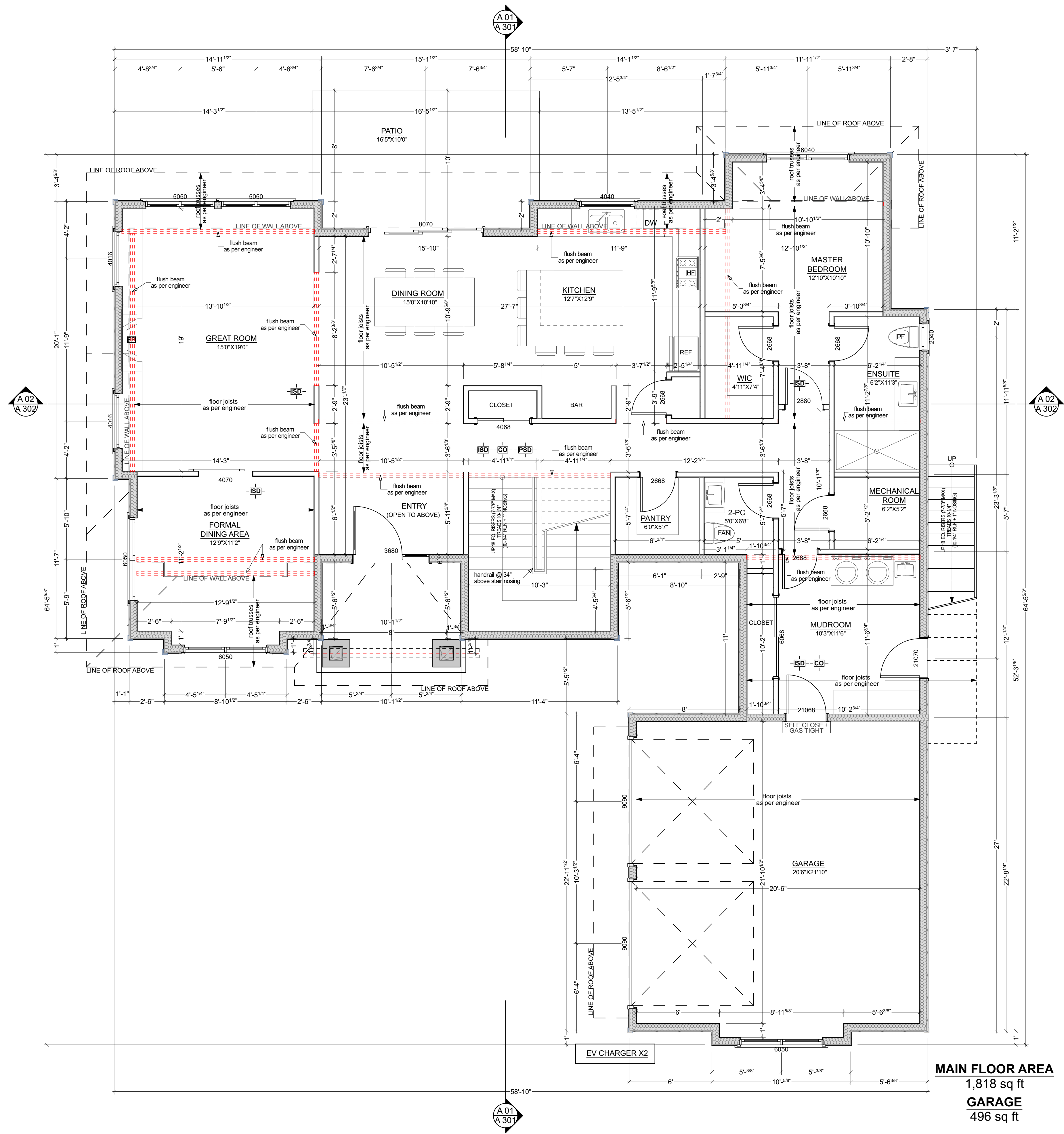
FOUNDATION PLAN

A-101



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





PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- ICF FOUNDATION WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
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2576 ARBUTUS ROAD, LOT A

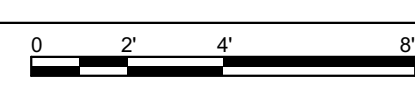
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MAIN FLOOR AREA
1,818 sq ft
GARAGE
496 sq ft

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

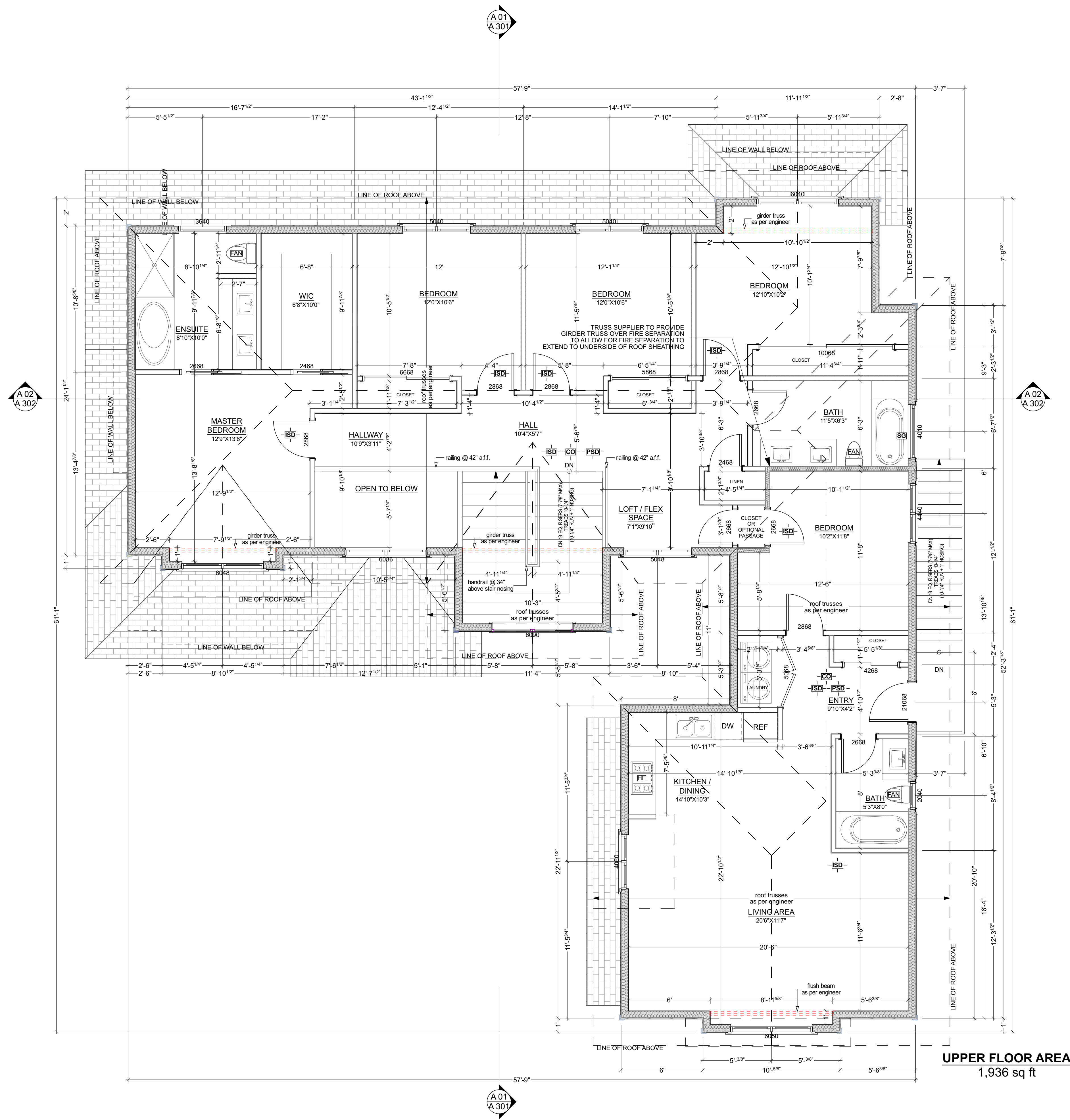


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MAIN FLOOR PLAN

A-102

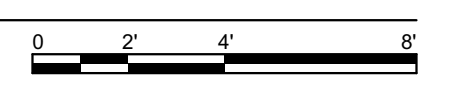


UPPER FLOOR AREA
1,936 sq ft

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- ICF FOUNDATION WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
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- FRESH AIR SUPPLY
- PASSIVE AIR INLET

1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



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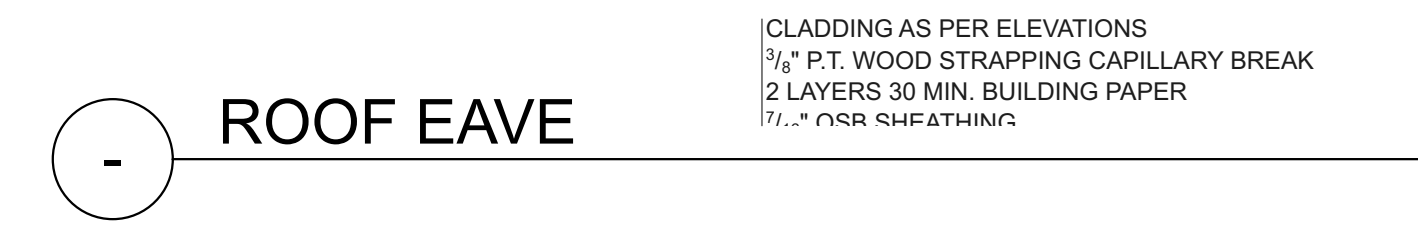
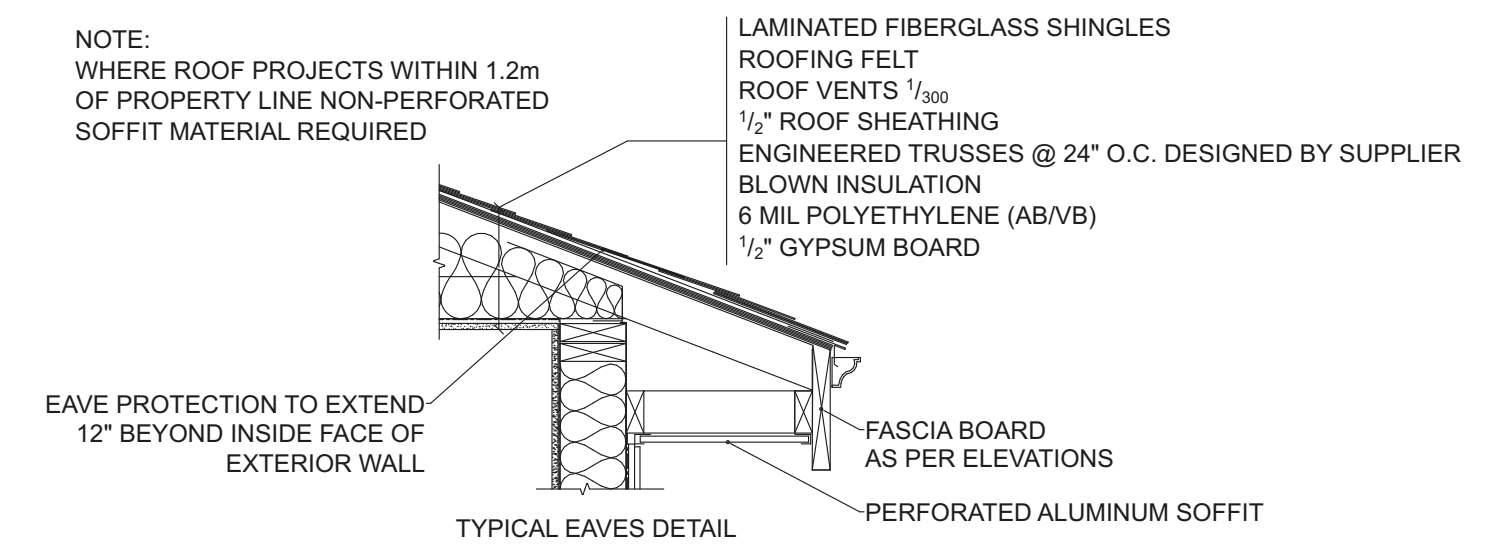
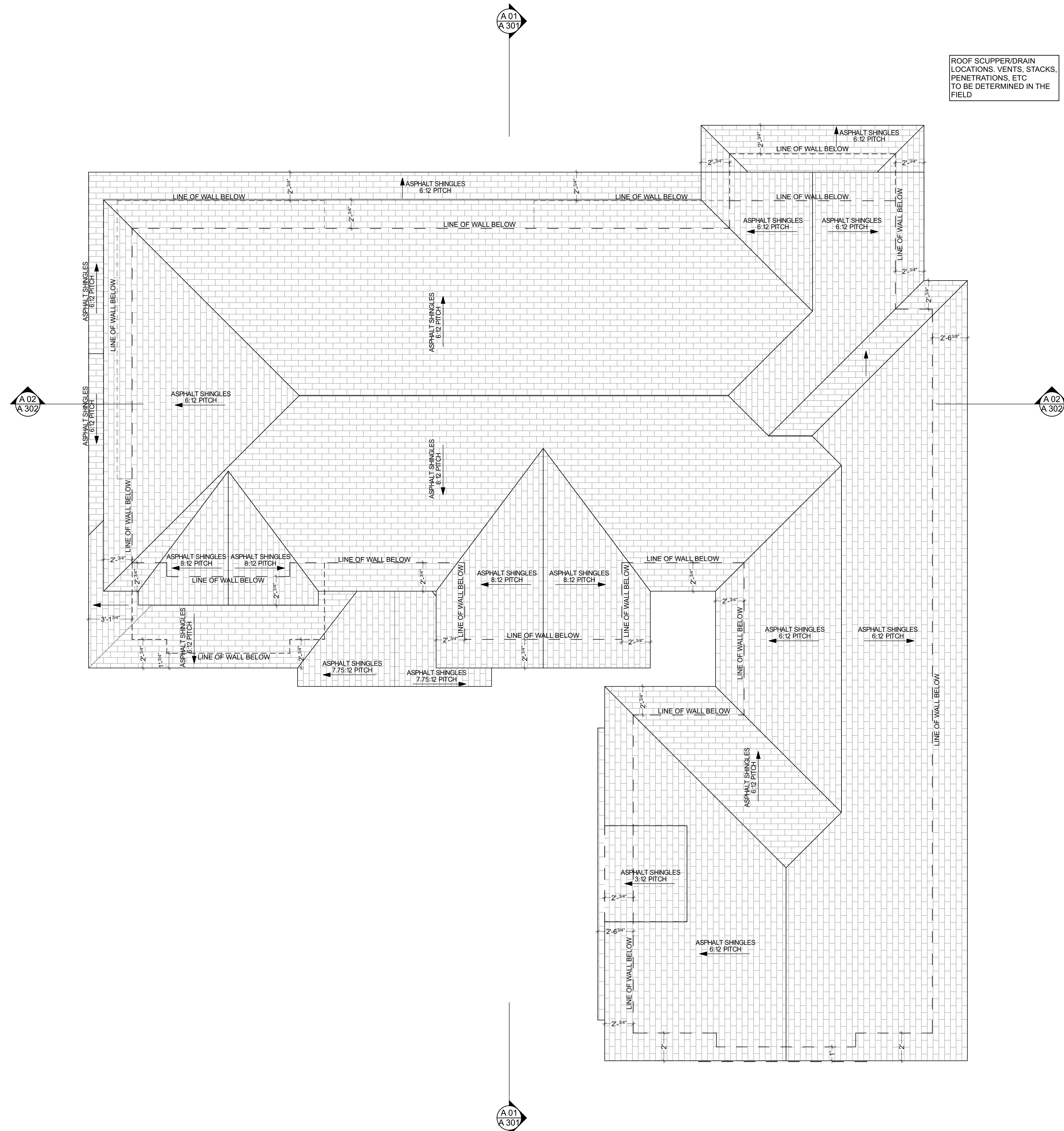
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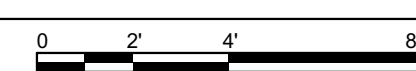
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UPPER FLOOR PLAN

A-103



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



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ISSUED:

ROOF PLAN

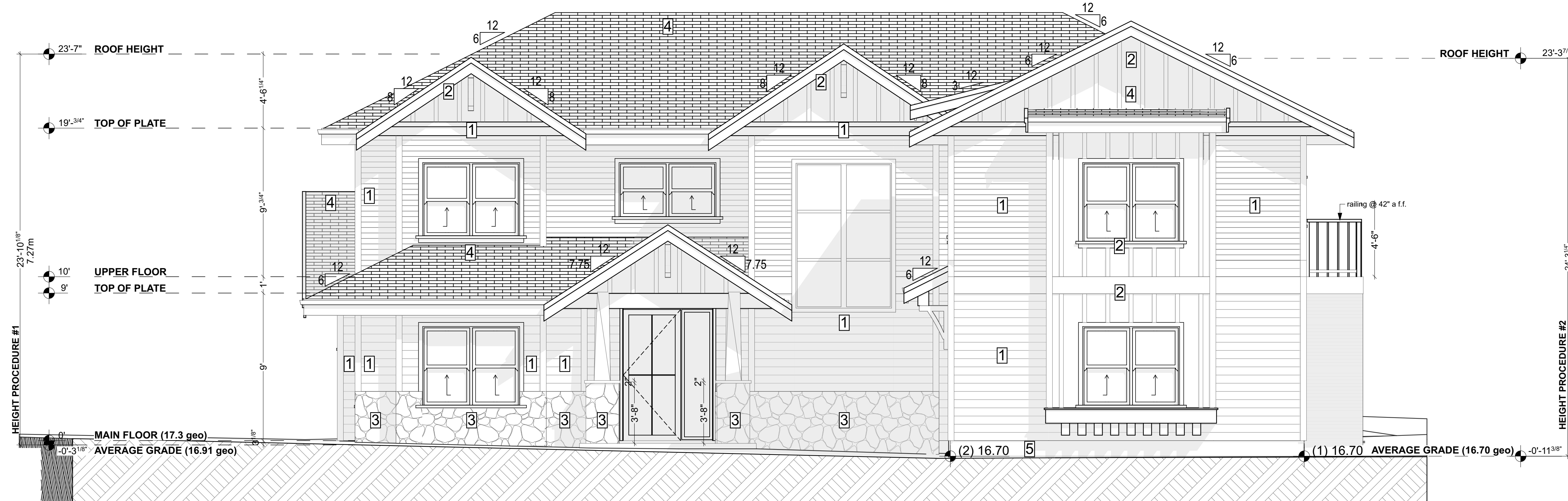
EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD LAP SIDING
- 2 CEMENT BOARD PANEL CW
1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER
AS PER OWNER
- 4 ASPHALT ROOFING SHINGLES
- 5 FINISHED CONCRETE
PARGE

ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
- SOFFIT CW 4"X2" ALUMINUM DOWNSPOUT (PREFINISHED)
- VENTED ALUMINUM (PREFINISHED)
- FASCIA 2X12 COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF 15P/SSCS CW 2X4 SLOPED
- DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
- DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
- CORNER TRIM 1X4 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL E.O. PRIOR TO ORDERING WORKS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS ALL COLOURS AS PER OWNER



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



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10.15.4	3.0 m
LIMITING DISTANCE	95.9 SQ M
EXPOSING BUILDING FACE	8%
ALLOWABLE OPENINGS	1.84 SQ M
PROPOSED AREA	1.92%
PROPOSED OPENINGS	



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD LAP SIDING
- 2 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER AS PER OWNER
- 4 ASPHALT ROOFING SHINGLES
- 5 FINISHED CONCRETE PARGED

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 2" CONTINUOUS ALUMINUM (PREFINISHED)
 SOFFIT: CW 4"X2" ALUMINUM DOWNSPOUT (PREFINISHED)
 VENTED ALUMINUM (PREFINISHED)
 FASCIA: 2X12 COMB FACED SPF (PAINTED)
 WINDOW TRIM: 2X4 COMB FACED SPF 105/SSCS CW 2X4 SLOPED
 SILL & 2X4 SUBSILL (PAINTED)
 2X4 COMB FACED SPF (PAINTED)
 DOOR TRIM: 2X4 COMB FACED SPF (PAINTED)
 CORNER TRIM: 1X4 COMB FACED SPF (PAINTED)

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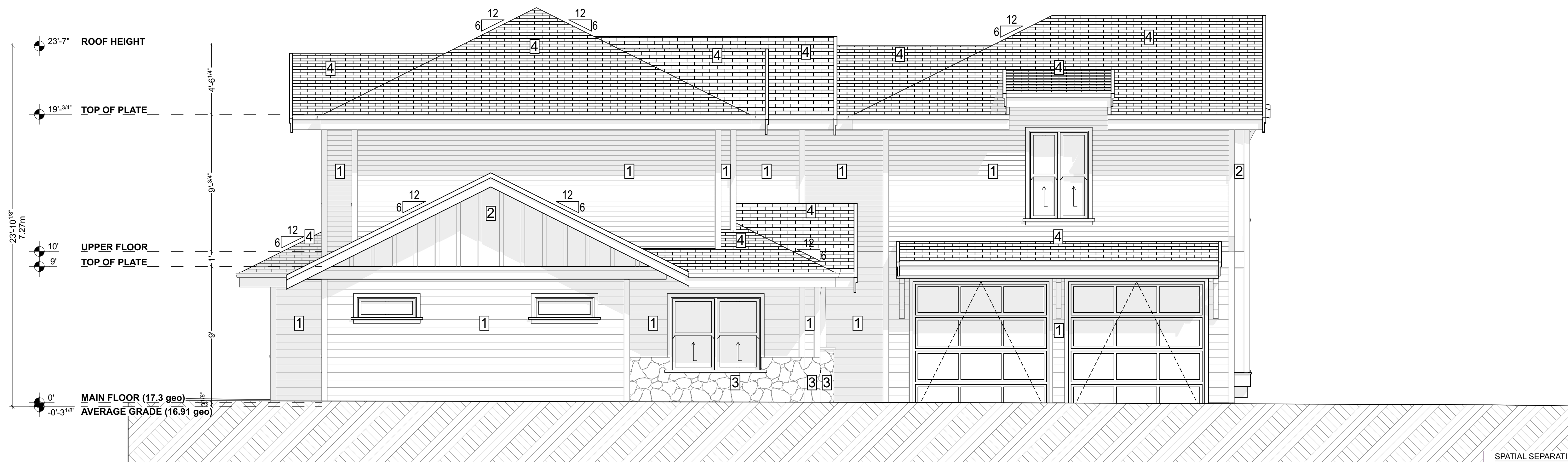
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4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10.15.4

LIMITING DISTANCE	2.02 m
EXPOSING BUILDING FACE	49.38 SQ M
ALLOWABLE OPENINGS	10%
PROPOSED AREA	2.44 SQ M
PROPOSED OPENINGS	4.94%

ISSUED FOR PERMIT

ISSUED:

ELEVATIONS

A-202

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/4" GYPSUM BOARD PAINTED

C2 - SUITE FLOOR F8c STC 48 FRR 45 MIN (NOT SHOWN)

FINISHED FLOORING
1/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
RESILIENT METAL CHANNELS @ 2' OC
1/2" TYPE X GYPSUM BOARD PAINTED

C3 - FLOOR ABOVE CRAWLSPACE

FINISHED FLOORING
1/2" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING

ROOF TYPES

R1 - TRUSS ROOF

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
R40 BLOWN CELLULOSE INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:300

R2 - SUITE ROOF 45 MIN FRR BCBC T9.10.3.1-B ROOF ASSEMBLY R1 (NOT SHOWN)

ENGINEERED ROOF TRUSSES
R40 BATT INSULATION
1/2" TYPE X GYPSUM BOARD PAINTED
*FIRE SEPARATION TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

R3 - ENTRY ROOF (NOT SHOWN)

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
6 MIL. POLY (AB/VB)
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - GROUND SEAL

2" CONCRETE GROUND SEAL
6 MIL. POLY
UNDISTURBED SOIL

S2 - GARAGE SLAB (NOT SHOWN)

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL (NOT SHOWN)

CLADDING AS PER ELEVATIONS
3/8" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MS)
7/16" OSB SHEATHING OR AS PER ENGINEER
2"x6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

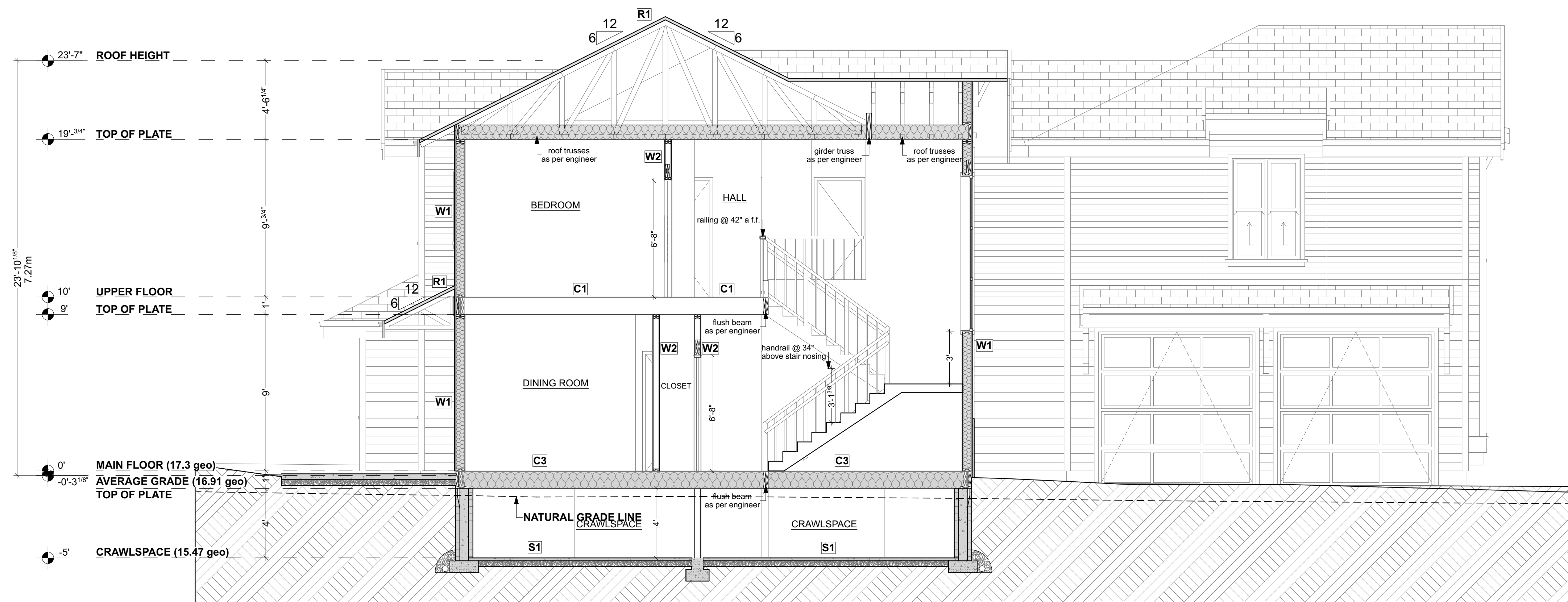
1/2" GYPSUM BOARD PAINTED
2x4 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

1/2" DRYWALL PAINTED
2x6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (GAS BARRIER)
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL W3a STC 45 1 HR FRR (NOT SHOWN)

1/2" TYPE X GYPSUM BOARD PAINTED
2x4 STUDS @ 16" OC
ROXUL SAFE N SOUND BATTS
RESILIENT METAL CHANNELS @ 2' OC
1/2" TYPE X GYPSUM BOARD PAINTED



1 CROSS SECTION 01
SCALE: 1/4" = 1'-0"



BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4	
ASSEMBLY DESCRIPTION	
EFF. RSI	
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & FLAT ROOF	4.67 RSI
EXTERIOR WALLS	2.78 RSI
FLOORS OVER GARAGE/UNHEATED SPACE	4.51 RSI
WALL @ GARAGE	2.62 RSI
HEATED CONCRETE SLABS	2.32 RSI
CONCRETE SLABS	1.96 RSI
FOUNDATION WALL BELOW GRADE	1.99 RSI

EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 RSI	

VAULTED CEILING EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
2X10 RAFTERS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.22 RSI @ 13% CEILING
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
R20 BATT INSULATION	3.52 RSI
R12 BATT INSULATION	2.11 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	5.85 RSI @ 87% CEILING
EFF. THERMAL RESISTANCE = 4.82 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

TRUSS ROOF EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BOTTOM CHORD	0.76 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 11% =	0.98 RSI
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BLOWN INSULATION	1.67 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 89% =	1.89 RSI
EFFECTIVE THERMAL INSULATION @ CAVITY = 1.71 RSI	
12" BLOWN FG ABOVE FRAMING = 5.63 RSI	
TOTAL EFF. THERMAL RESISTANCE = 7.34 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 6.91 RSI	

FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
1/2" SHEATHING	0.16 RSI
2X10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
1/2" SHEATHING	0.16 RSI
R28 BATT INSULATION	4.93 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	5.47 RSI @ 87% FLOOR AREA
EFF. THERMAL RESISTANCE = 4.75 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI	

FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.56 RSI @ 87%
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
2X10 FLOOR JOISTS	1.99 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.46 RSI @ 13%
EFF. THERMAL RESISTANCE = 4.77 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 4.51 RSI	

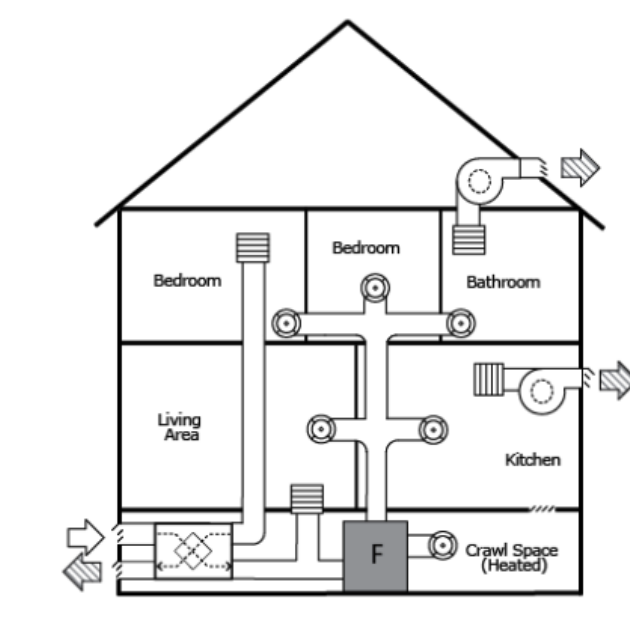
EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.79 RSI	

WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	NIL
2X6 STUD	1.19 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	1.59 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	3.92 RSI @ 77% WALL AREA
EFFECTIVE THERMAL RESISTANCE = 2.93 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.62 RSI	

BASEMENT SLAB ABOVE FROST LINE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
EFF. THERMAL INSULATION =	2.15 RSI
REQUIRED EFF. THERMAL INSULATION =	1.96 RSI (R13.2)
BASEMENT HEATED FLOOR EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI
EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 2.32 RSI	

THERMAL BREAK BETWEEN SLAB AND FOUNDATION WALL EFFECTIVE INSULATION	
1-1/2" XPS	1.32 RSI
50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X	
50% = 1.18 RSI REQUIRED	
EFF. THERMAL INSULATION = 1.32 RSI	
REQUIRED EFF. THERMAL INSULATION = 1.18 RSI	
CRAWLSPACE FOUNDATION WALLS EFFECTIVE INSULATION	
INTERIOR AIR FILM (FLOOR)	0.16 RSI
R12 FOIL BACK INSULATION	0.04 RSI
8" THICK CONCRETE WALL	2.11 RSI
EFF. THERMAL RESISTANCE = 2.31 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 1.99 RSI	

FOUNDATION WALL BELOW GRADE INTERIOR FURRING WALL	
200mm CONCRETE	0.08 RSI
1/2" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
R12 FG BATTS (87%)	2.11 RSI
1/2" GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL INSULATION = 2.22 RSI	
REQUIRED EFF. THERMAL INSULATION MIN. = 1.99 RSI	
FOUNDATION WALL BELOW GRADE EXTERIOR INSULATION	
200mm CONCRETE	0.08 RSI
2-1/2" XPS CONTINUOUS INSULATION	2.15 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL RESISTANCE = 2.35 RSI	
REQUIRED EFF. THERMAL RESISTANCE MIN. = 1.99 RSI	



BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS FORCED AIR HEATING SYSTEM W/ HRV

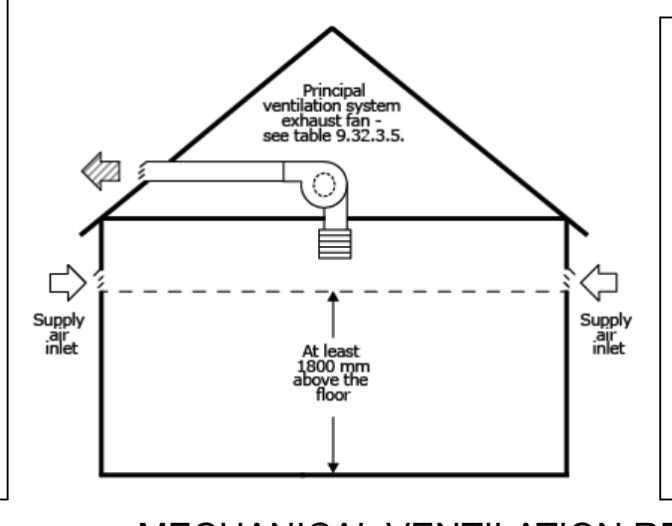
HRV DRAWS SUPPLY AIR FROM EXTERIOR INTO THE RETURN AIR PLENUM OF FURNACE

HRV DRAWS EXHAUST AIR THROUGH DEDICATED DUCTING, ONE OF WHICH IS MIN. 2M ABOVE THE FLOOR OF THE UPPERMOST LEVEL

THE CAPACITY OF THE HRV IS TO BE NO LESS THAN THE AIR FLOW RATE AS PER BCBC T9.32.3.5

PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS

CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION



BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS PASSIVE FRESH AIR SUPPLY

SUPPLY AIR BROUGHT IN PASSIVELY FROM EXTERIOR THROUGH DEDICATED INLETS THAT ARE LOCATED IN EACH BEDROOM AND AT LEAST ONE COMMON AREA

SUPPLY INLETS ARE LOCATED AT LEAST 1.8M ABOVE THE FLOOR

PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS

CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION

ISSUED FOR PERMIT

ISSUED:

CROSS SECTION

A-301

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPSUM BOARD PAINTED

C2 - SUITE FLOOR F8c STC 48 FRR 45 MIN (NOT SHOWN)

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
RESILIENT METAL CHANNELS @ 2' OC
5/8" TYPE X GYPSUM BOARD PAINTED

C3 - FLOOR ABOVE CRAWLSPACE

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING

ROOF TYPES

R1 - TRUSS ROOF

ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
R40 BLOWN CELLULOSE INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:300

R2 - SUITE ROOF 45 MIN FRR BCBC T9.10.3.1-B ROOF ASSEMBLY R1 (NOT SHOWN)

ENGINEERED ROOF TRUSSES
R40 BATT INSULATION
5/8" TYPE X GYPSUM BOARD PAINTED
*FIRE SEPARATION TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

R3 - ENTRY ROOF (NOT SHOWN)

2 PLY TORCH ON SBS ROOFING MEMBRANE
1/2" PLYWOOD C/W H CLIPS
SLOPED TAPERS
6 MIL. POLY (AB/VB)
PERFORATED METAL SOFFIT

SLAB TYPES

S1 - GROUND SEAL

2" CONCRETE GROUND SEAL
6 MIL. POLY
UNDISTURBED SOIL

S2 - GARAGE SLAB (NOT SHOWN)

4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL (NOT SHOWN)

CLADDING AS PER ELEVATIONS
3/8" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2"x6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

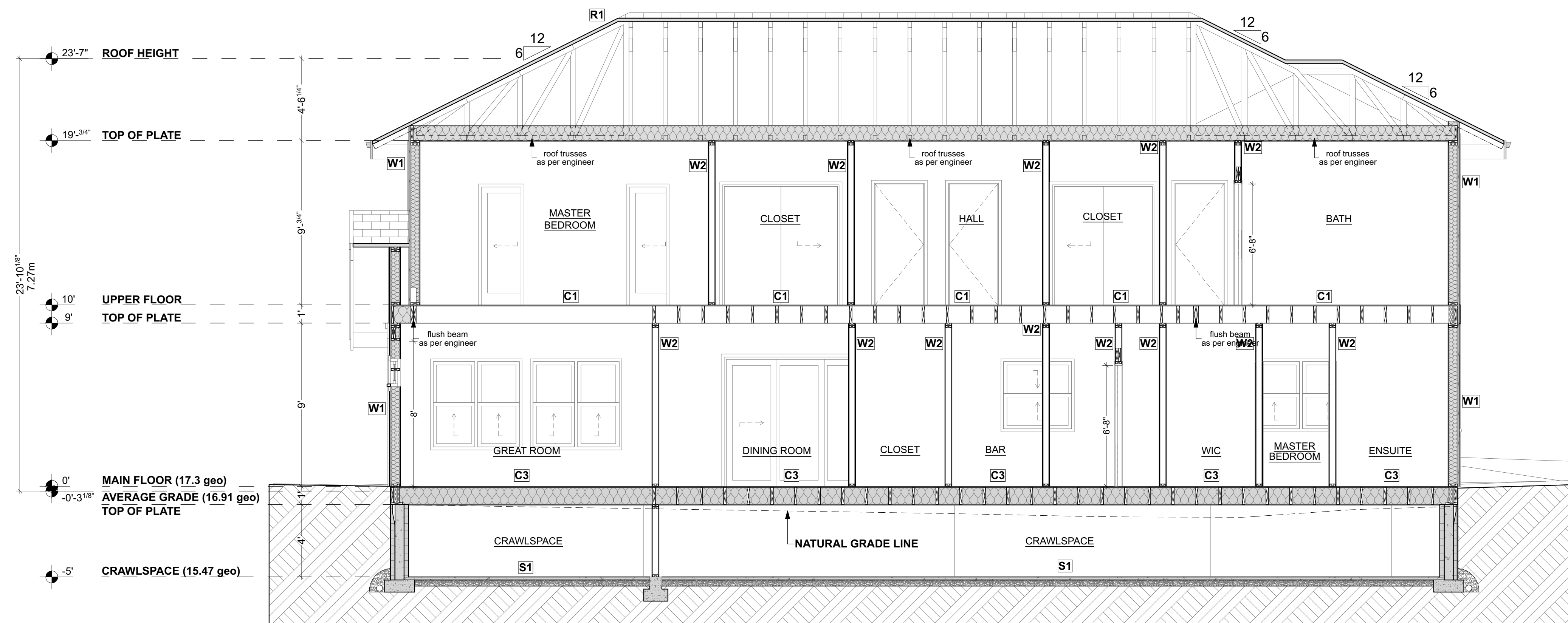
1/2" GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

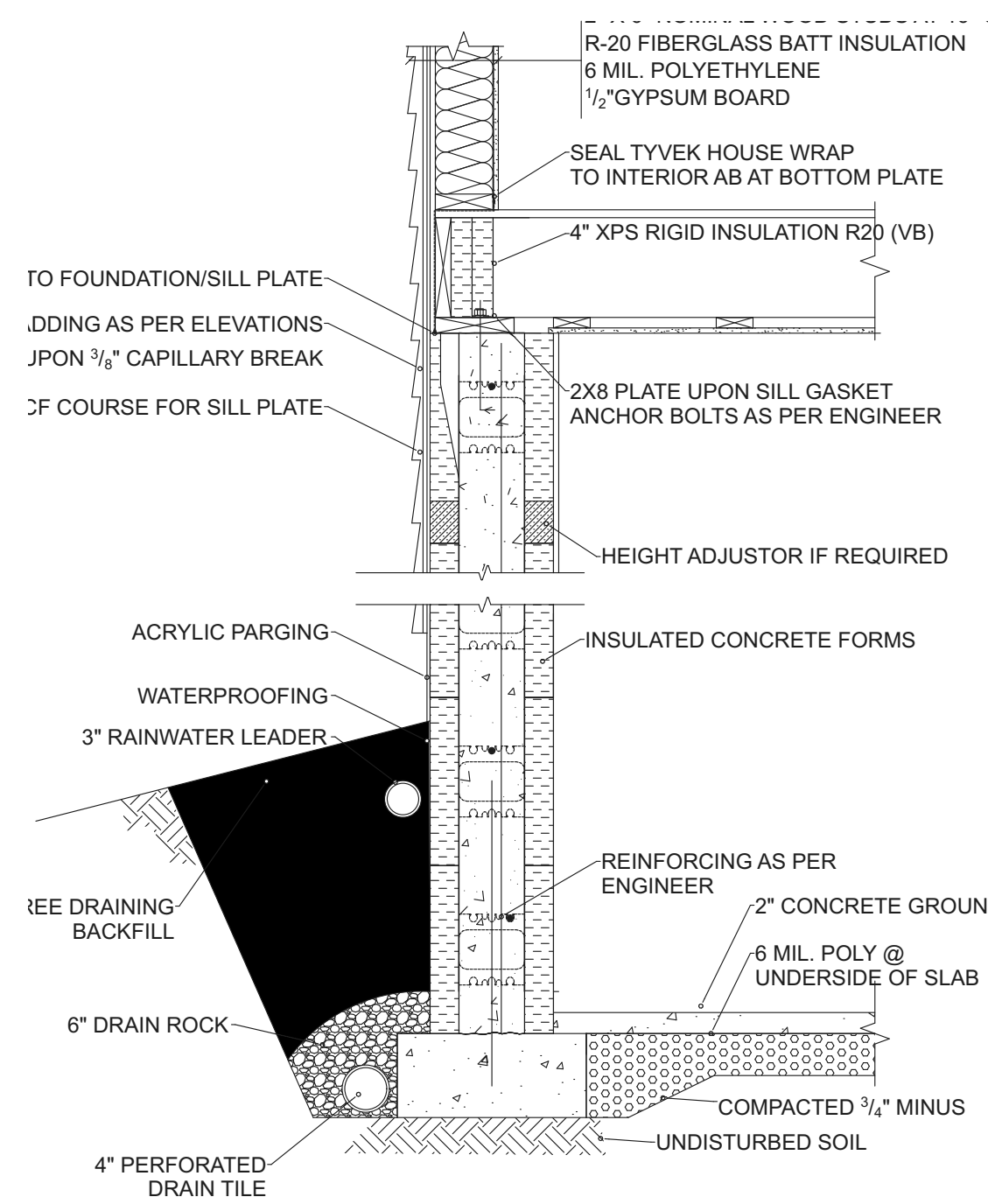
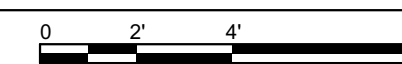
1/2" DRYWALL PAINTED
2X6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (GAS BARRIER)
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL W3a STC 45 1 HR FRR (NOT SHOWN)

5/8" TYPE X GYPSUM BOARD PAINTED
2X4 STUDS @ 16" OC
ROXUL SAFE N SOUND BATTS
RESILIENT METAL CHANNELS @ 2' OC
5/8" TYPE X GYPSUM BOARD PAINTED



1 CROSS SECTION 02
SCALE: 1/4" = 1'-0"



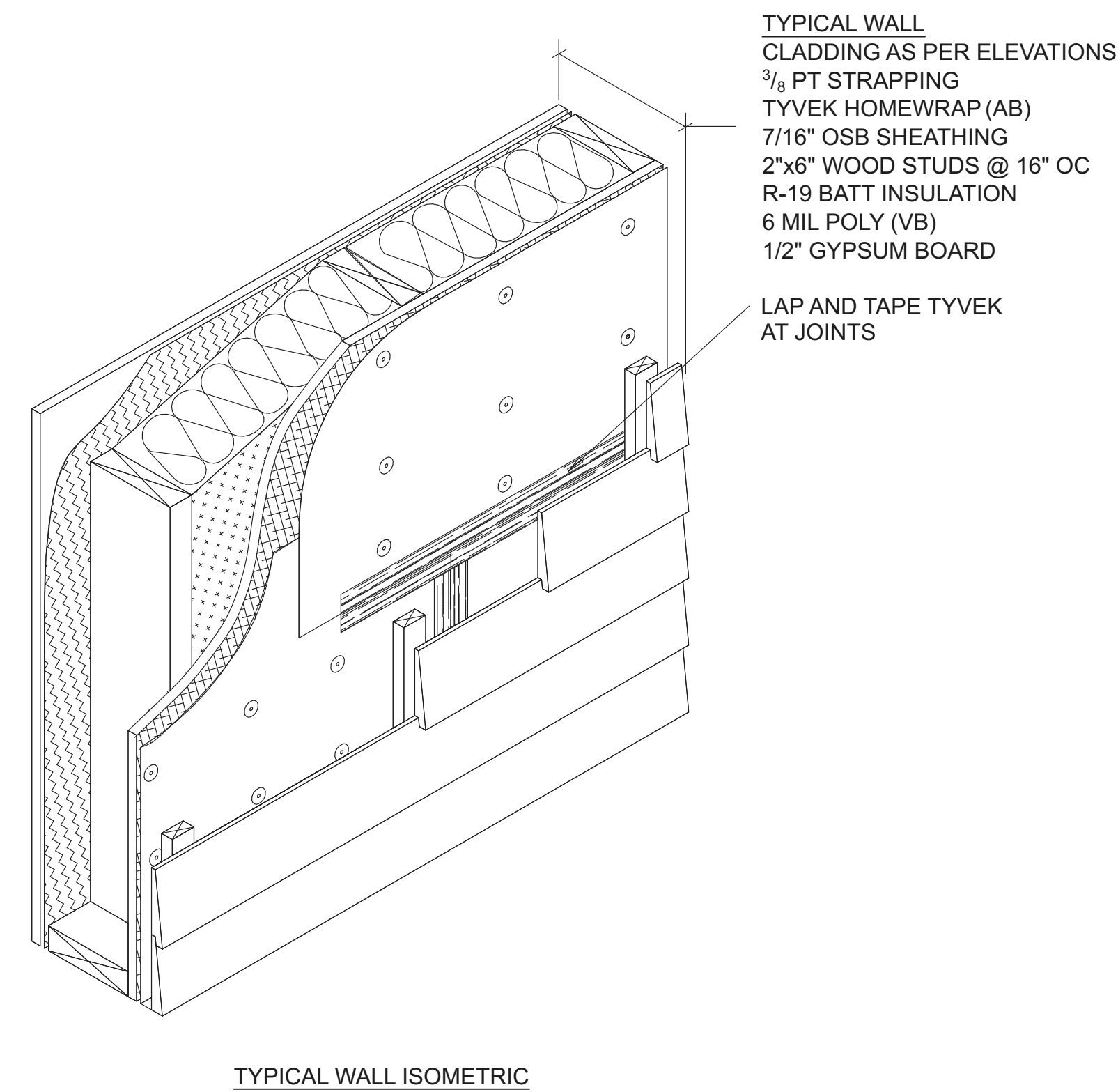
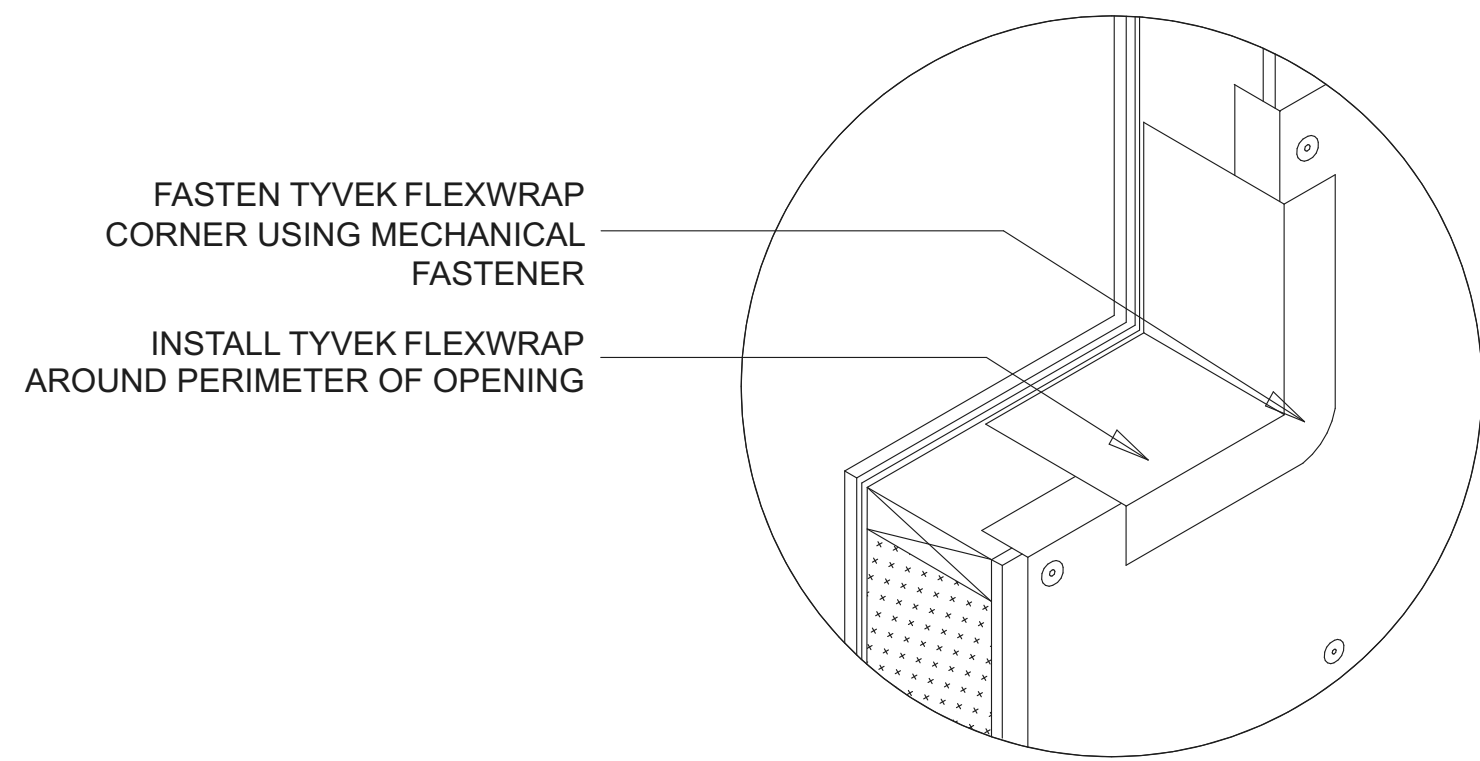
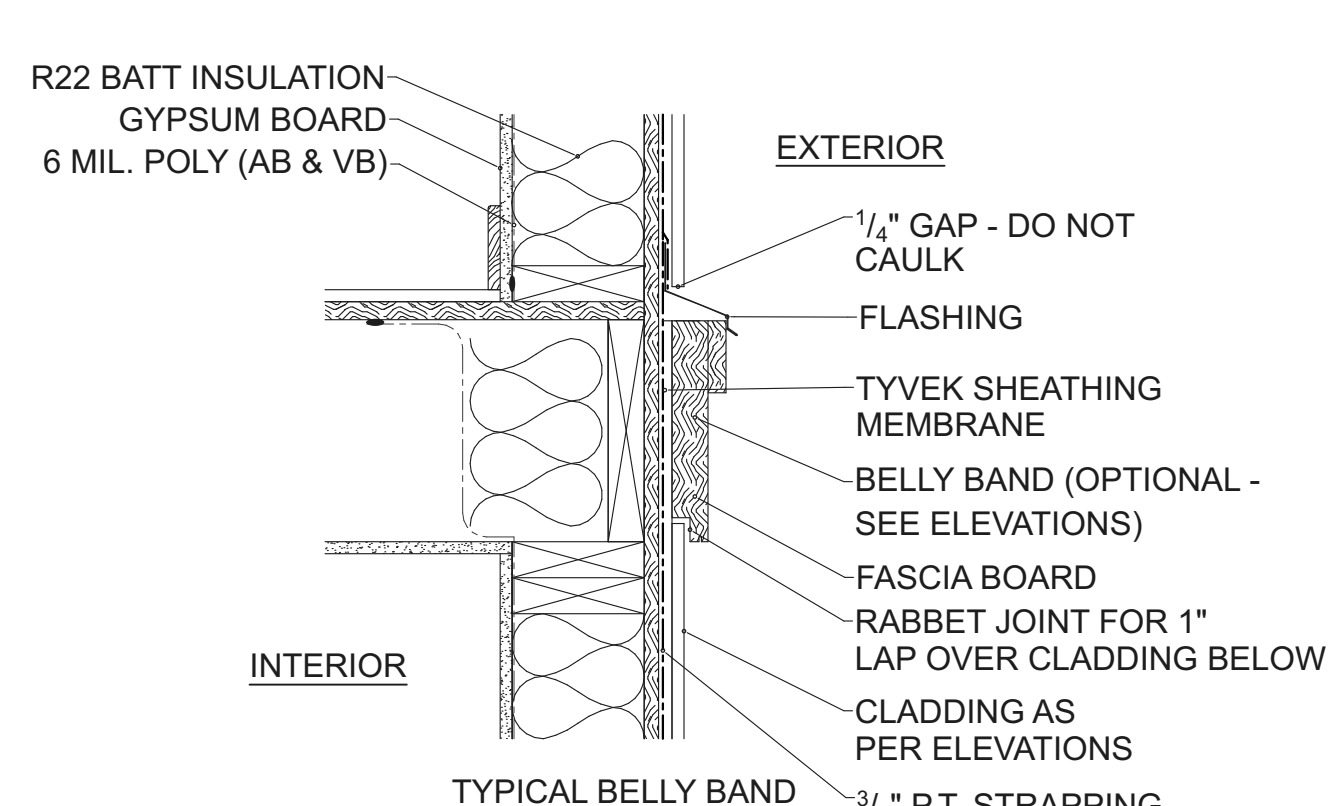
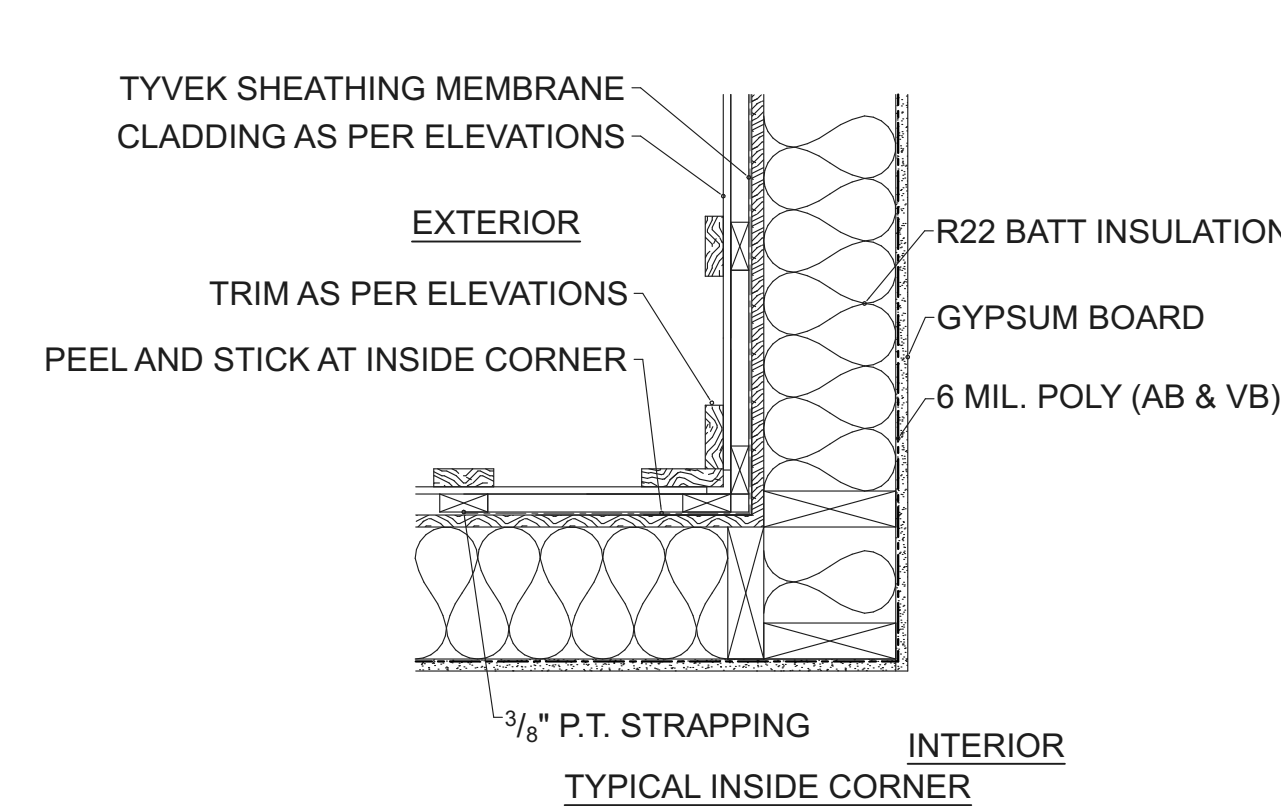
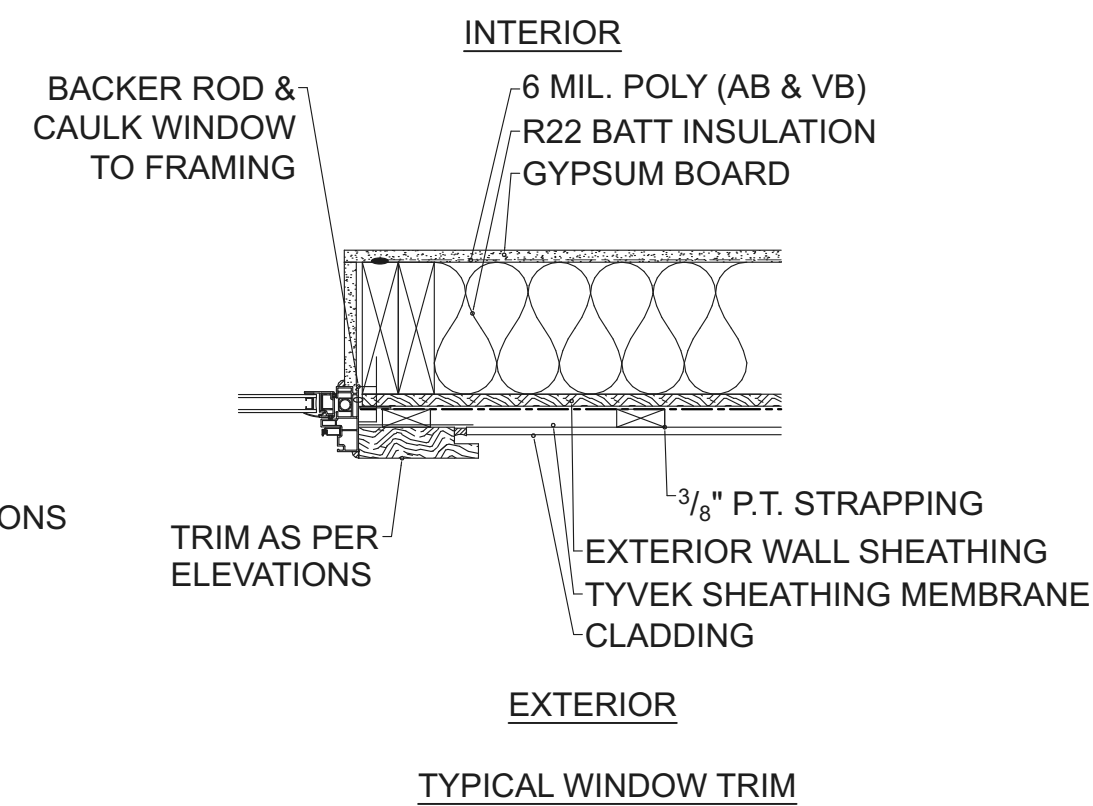
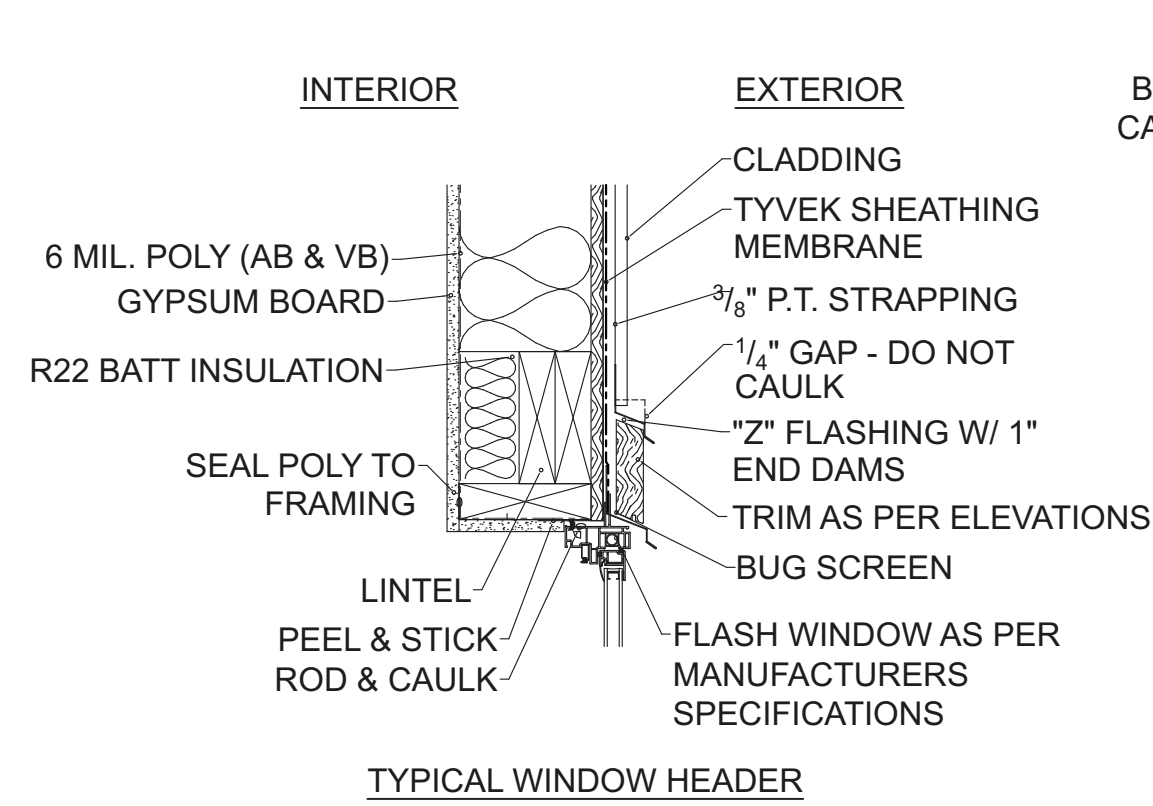
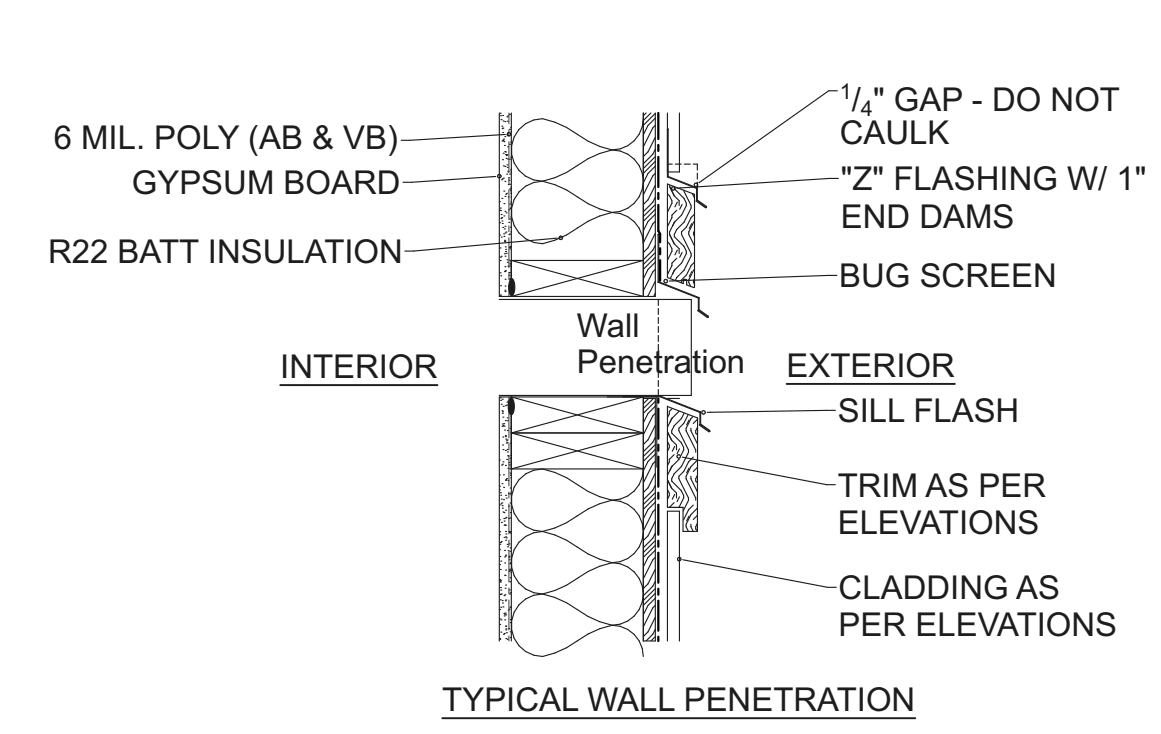
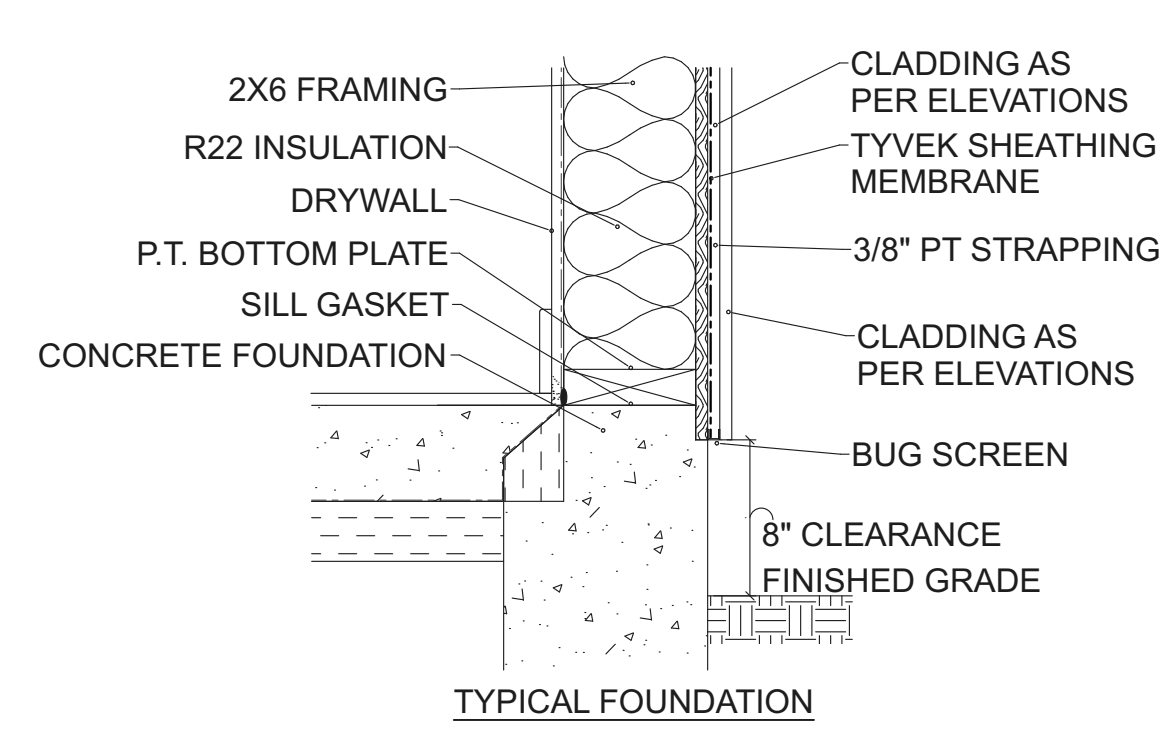
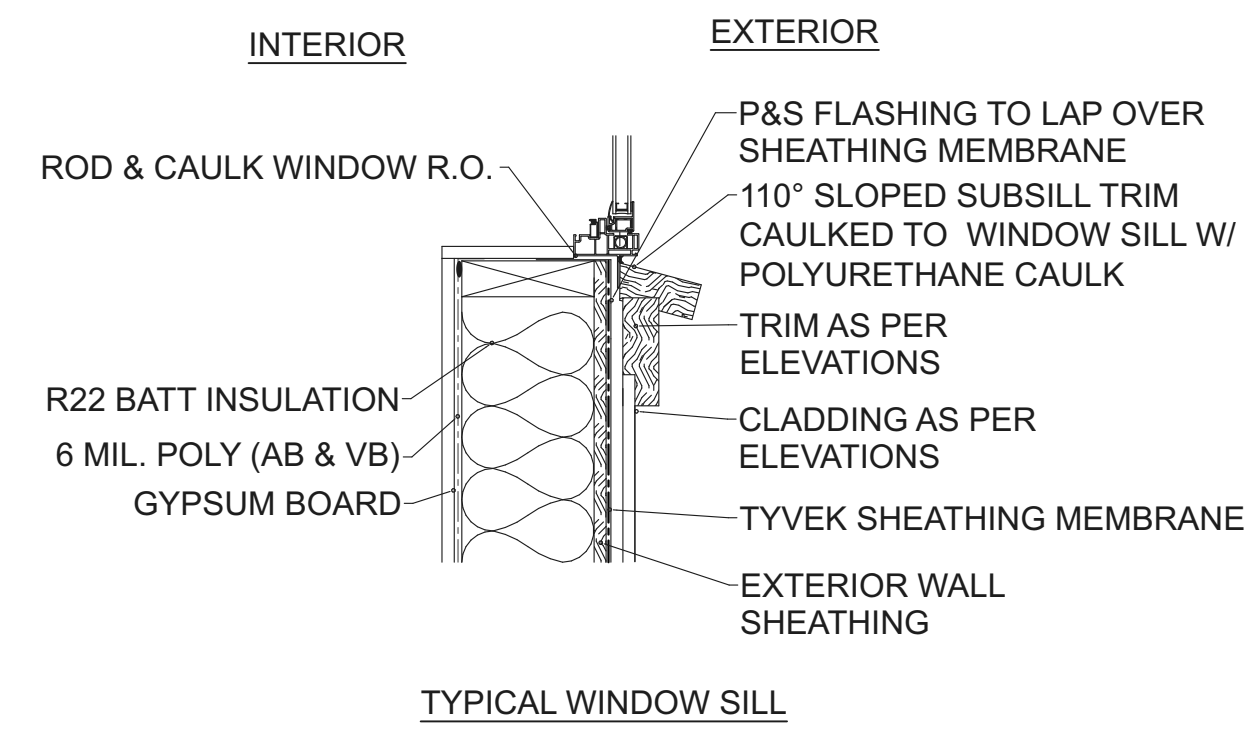
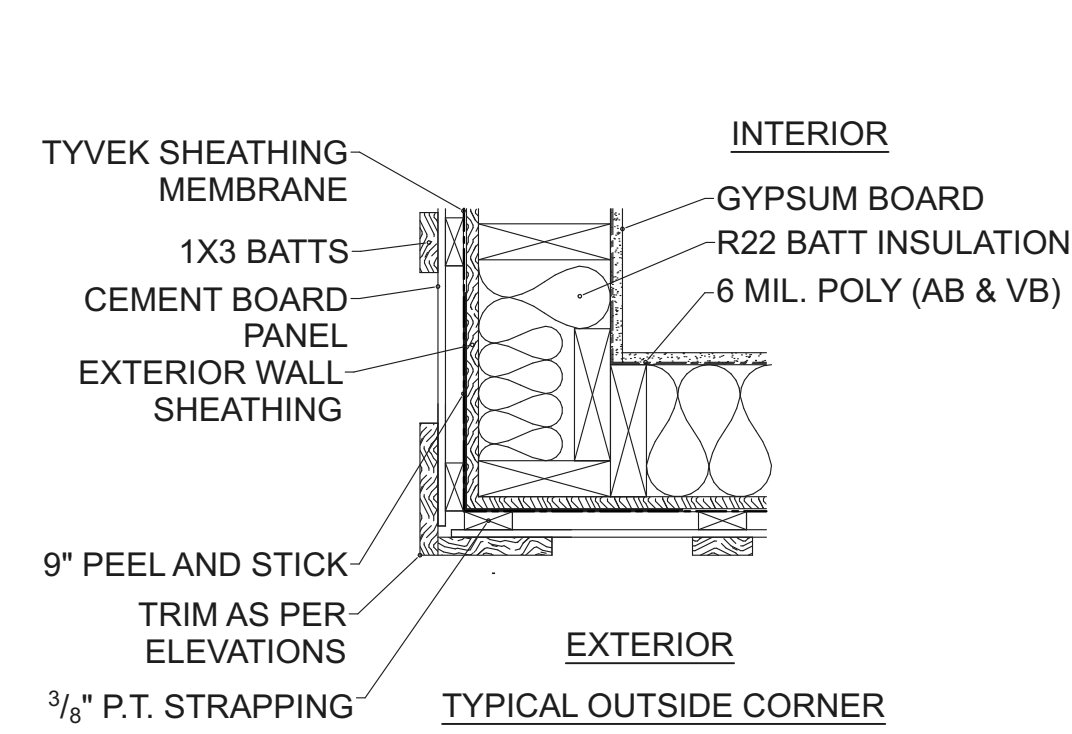
ICF FOUNDATION

ISSUED FOR PERMIT

ISSUED:

CROSS SECTION

A-302



ISSUED FOR PERMIT

ISSUED:

DETAILS