

4		
3		
2	13032022	Development Plans
1	16022022	Preliminary Plans
N0:	Date	Revisions

1026 10th ST Courtenay
BC V9N 1R4

CLIENT:

JGPB

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FLOOR PLANS

SCALE: AS MENTIONED

DATE: 22-04-2022

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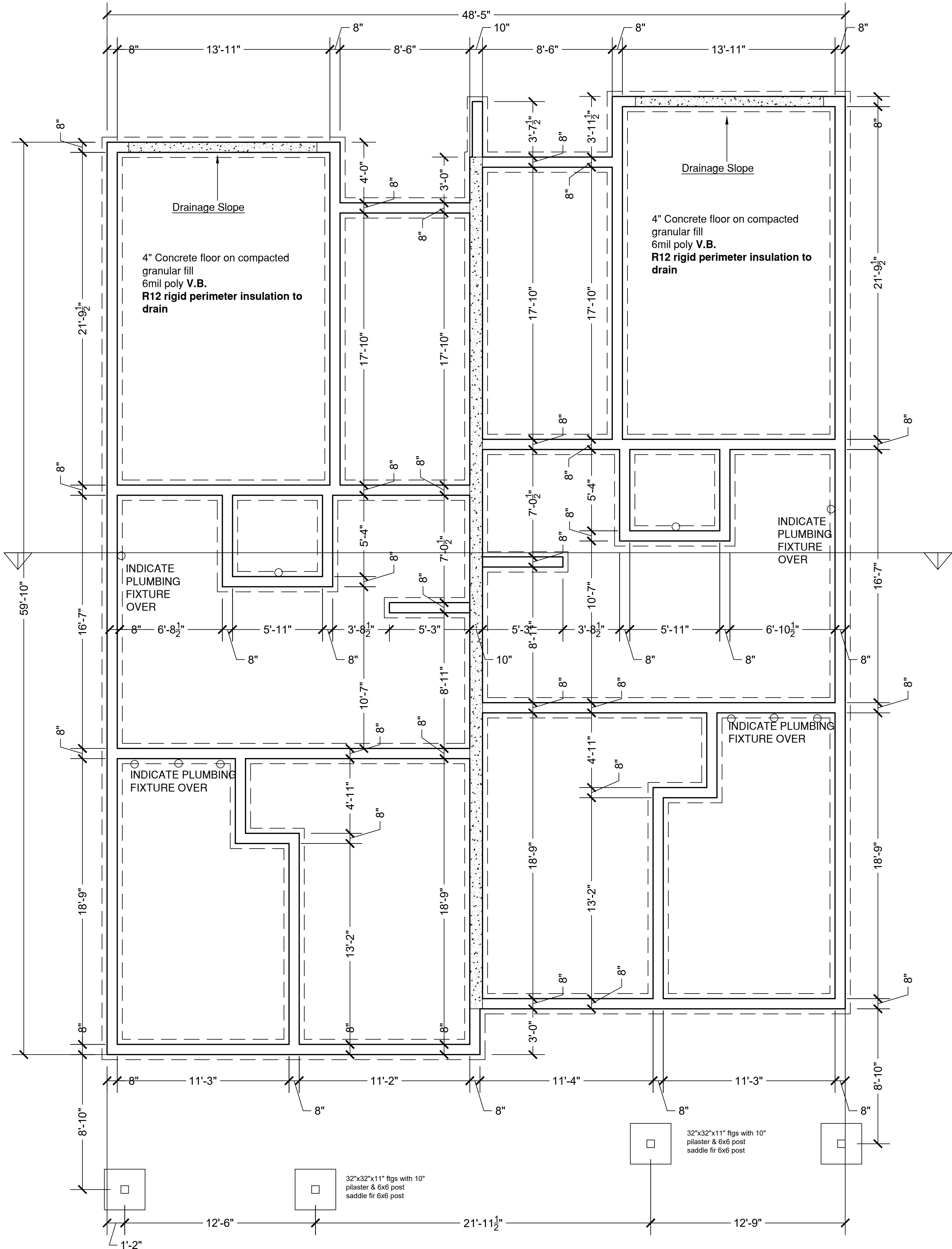
FOUNDATION PLAN

SCALE: AS MENTIONED

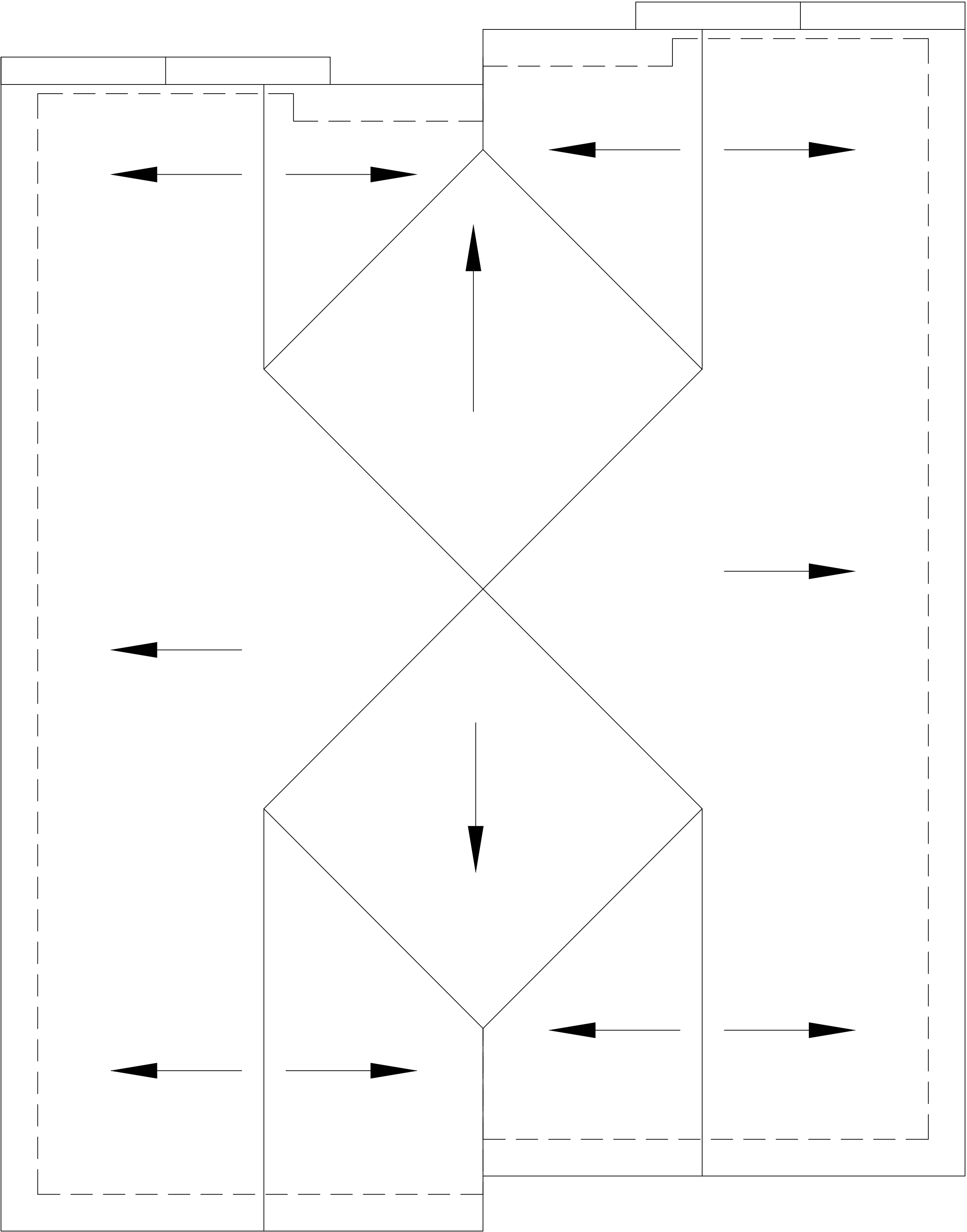
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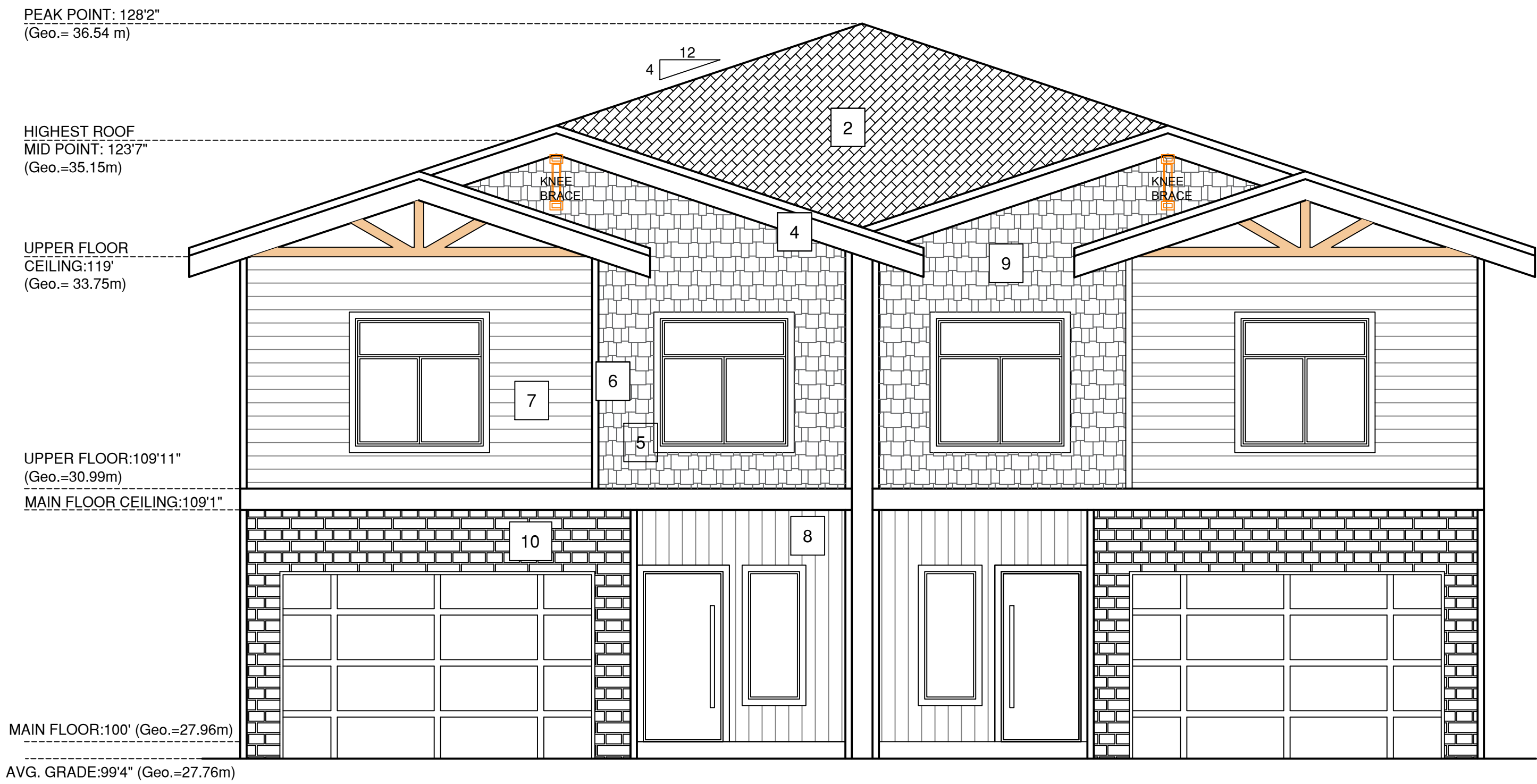
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



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FRONT ELEVATION

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



REAR ELEVATION

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

EXTERIOR FINISHES SCHEDULE

1	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS
2	ROOFING	
3	GUTTER & SOFFIT	ALUMINIUM GUTTER AND NON-VENTED SOFFIT
4	BARGE BOARD	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR
5	WINDOW & DOOR TRIM	3" TRIM BOARDS - PAINTED/ STAINED
6	CORNER TRIM:	3" CORNER BOARDS - PAINTED/ STAINED
7	WALL FINISH	HARDIE-HORIZONTAL PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS
8	WALL FINISH	HARDIE-VERTICAL PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS
9	WALL FINISH	HARDIE SHINGLES - COLOUR AS PER OWNERS SPECS
10	WALL FINISH	FAUX BRICK STUCCO
11	RAILINGS	METAL RAILINGS - 42" HIGH / NON CLIMBABLE
12	POSTS	6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS
13	FENCING	WOOD FENCING

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

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EXPOSING BUILDING FACE: 359.23 m2
AREA OF GLAZED OPENINGS: 16.46 m2
% GLAZED OPENINGS: 4.5%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS:

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



EXPOSING BUILDING FACE: 359.23 m2
AREA OF GLAZED OPENINGS: 16.46 m2
% GLAZED OPENINGS: 4.5%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS:

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

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PEAK POINT: 128'2"
(Geo.= 36.54 m)

HIGHEST ROOF
MID POINT: 123'7"
(Geo.=35.15m)

UPPER FLOOR
CEILING:119'
(Geo.= 33.75m)

UPPER FLOOR:109'11"
(Geo.=30.99m)

MAIN FLOOR CEILING:109'1"

MAIN FLOOR:100' (Geo.=27.96m)

AVG. GRADE:99'4" (Geo.=27.76m)

SECTION 1

SCALE: 3/8" = 1'-0"

CONSTRUCTION ASSEMBLIES:

- E1** 4" concrete floor on 6 mil poly V.B.
compacted granular fill
- E2** 2x10 floor joist 16" O.C. typ. nail
and glue 3/4" T&G plywood
X brdgng @ 6" O.C. typ.
- E3** Asphalt shingles, building paper, 7/16" O.S.B.
(or 1/2" plywood), engineered trusses designed
by supplier @ 24" O.C. typ. R50 blowing wool insulation,
6 mil U.V. poly V.B. 5/8" GWB
- E4** DEMISING CEILING:
(45min as per R1 - Table A-9.10.3.1.B)
• WOOD TRUSSES SPACED
NOT MORE THAN 600mm O.C.
• 1 LAYER 15.9mm TYPE "X" GYPSUM WALL BOARD
- E5** 2x4 framing 16" O.C. typ.
1/2" GWB finish throughout
- E6** 2x6 framing 16" O.C. typ.
1/2" GWB finish throughout
- E7** Exterior finish, 3/4" air space, pressure
treated strapping, sheathing paper, 1/2"
sheathing, 2x6 studs at 16" O.C., R-24 batt
insulation, 6 mil poly V.B., 1/2" GWB. (See
elevations)
- E8** DEMISING WALL L (45min as per E8b - Table A-9.10.3.1.A)
• 2 layers of 12.7mm Type X gypsum board to one side
• Two rows 38mm x 88mm studs spaced 600mm O.C. staggered
on common 38mm x 140mm plate
• 68mm thick absorptive material on one side
• 12.7mm Type X gypsum board on other side
- E9** DEMISING FLOOR: (30min as per E8d - Table A-9.10.3.1.B)
• SUBFLOOR OF 15.9mm PLYWOOD, OSB OR WAFERBOARD,
OR 17mm TONGUE AND GROOVE LUMBER
• WOOD JOISTS OR WOOD JOISTS SPACED max of 600mm O.C.
• ABSORPTIVE MATERIAL IN CAVITY
• RESILIENT METAL CHANNELS SPACED 600mm
• 15.9mm TYPE "X" GYPSUM BOARD
• MINIMUM STC RATING OF 50
• MINIMUM IIC RATING OF 47

● ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
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 9.37.2.15.(b)

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

CONSTRUCTION NOTES:

- 1** R40 insulation, 6 mil poly
V.B. 1/2" ceiling board.
RSI VALUE OF 5.91
- 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
CBC. Windows in doors to be
safety glass
- 5** Stairs: 7 1/2" rise, 11" tread,
1" nosing with continuous handrail
- 6** Provide drains to perimeter system
- 7** 4" drain tile with 6" rock over
- 8** Provide roof vents:
vent 1/150 using
Singlevent II Ridge Vent
- 9** Eave protection to 12" beyond
heated wall
- 10** 8" concrete wall on 8"x16" concrete
footings - 2M4 bar continuous - R12 rigid
insulation - 2 coats damp proofing
- 11** Caulk over and around all
exterior openings
- 12** Undisturbed non-organic soil

"*ALL WINDOWS MUST COMPLY WITH CBC 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 CEILING BELOW ATTIC:

Asphalt shingles	0
Building Paper	0
1/2" Sheathing	0
Attic air film	0.03
R50 blown wool insulation above truss cord	6.76
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=8.46	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-24 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-24 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
RSI=2.67	

Values from Table A-9.36.2.4.(1)D

*Since an enclosed space rating can be reduced by 0.16"

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

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.0)+(87/4.93)] = 4.14	
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.57	

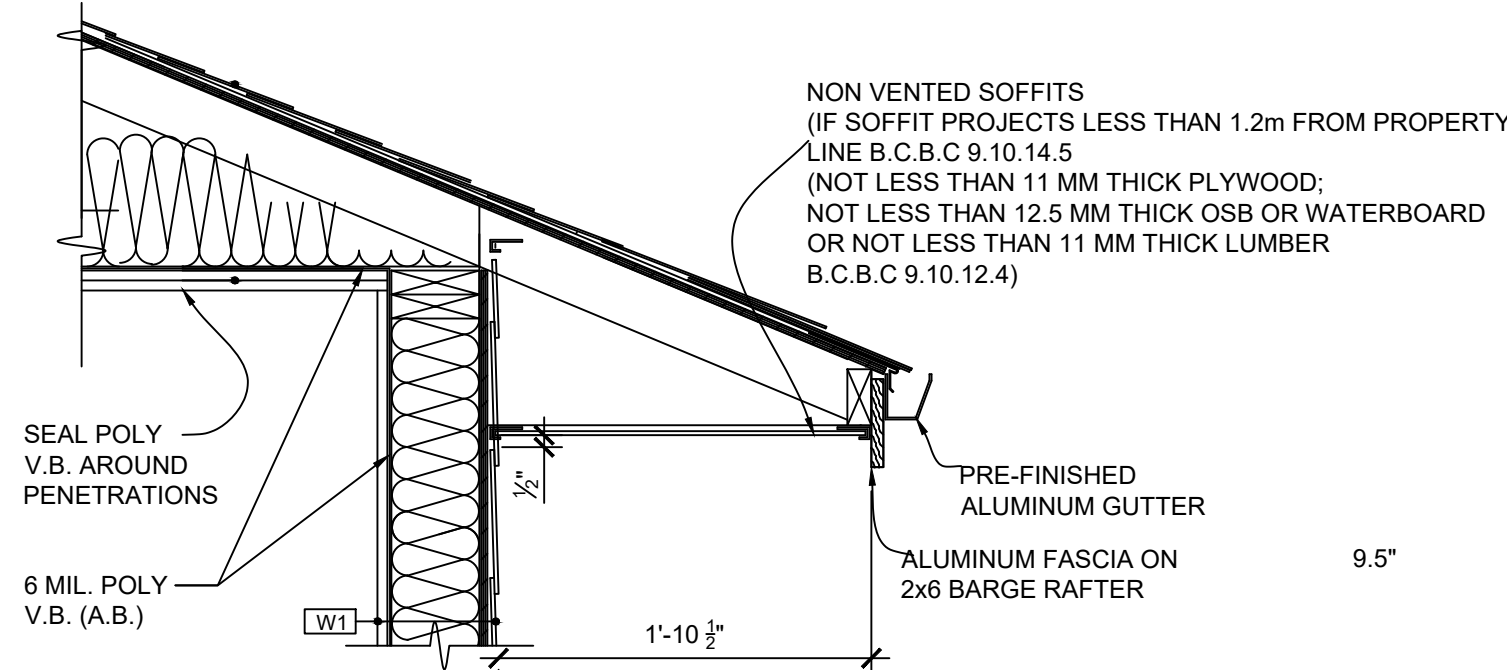
Values from Table A-9.36.2.4.(1)D

Since an enclosed space rating can be reduced by 0.16"

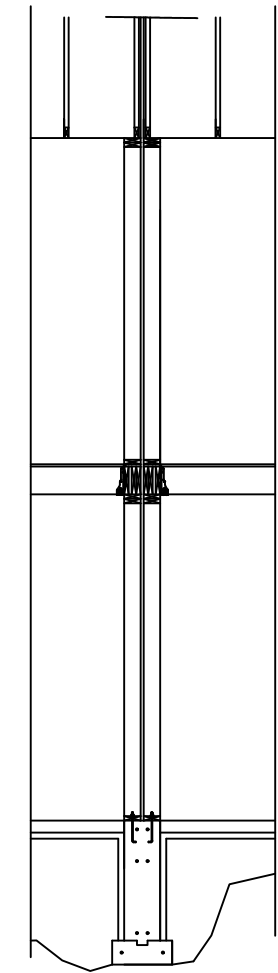
EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
RSIp=100/[(13/2.0)+(87/4.93)] = 4.16	
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.67	

Values from Table A-9.36.2.4.(1)D



SOFFIT DETAIL



SECTION FIREWALL DETAIL

PLAN VIEW WALL DETAIL

TABLE A-9.10.3.1A
FIRE AND SOUND RESISTANCE OF WALLS
FORMING PART OF APPENDIX NOTE A-9.10.3.1
TYPE OF WALL: LOAD BEARING
WALL NUMBER: W13a
DESCRIPTION: 2 ROWS 2" X 4" (38 X 89 mm) STUDS SPACED AT 16" (400 mm)
3-1/2" (89mm) SOUND INSULATION
1 LAYER 5/8" (15.9 mm) TYPE "X" GYPSUM BOARD ON EACH SIDE
FIRE RESISTANCE RATING:
NON LOAD BEARING - 1 HR
LOAD BEARING - 1 HR
SOUND TRANSMISSION CLASS - 57

FIRE SEPERATION DETAIL

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



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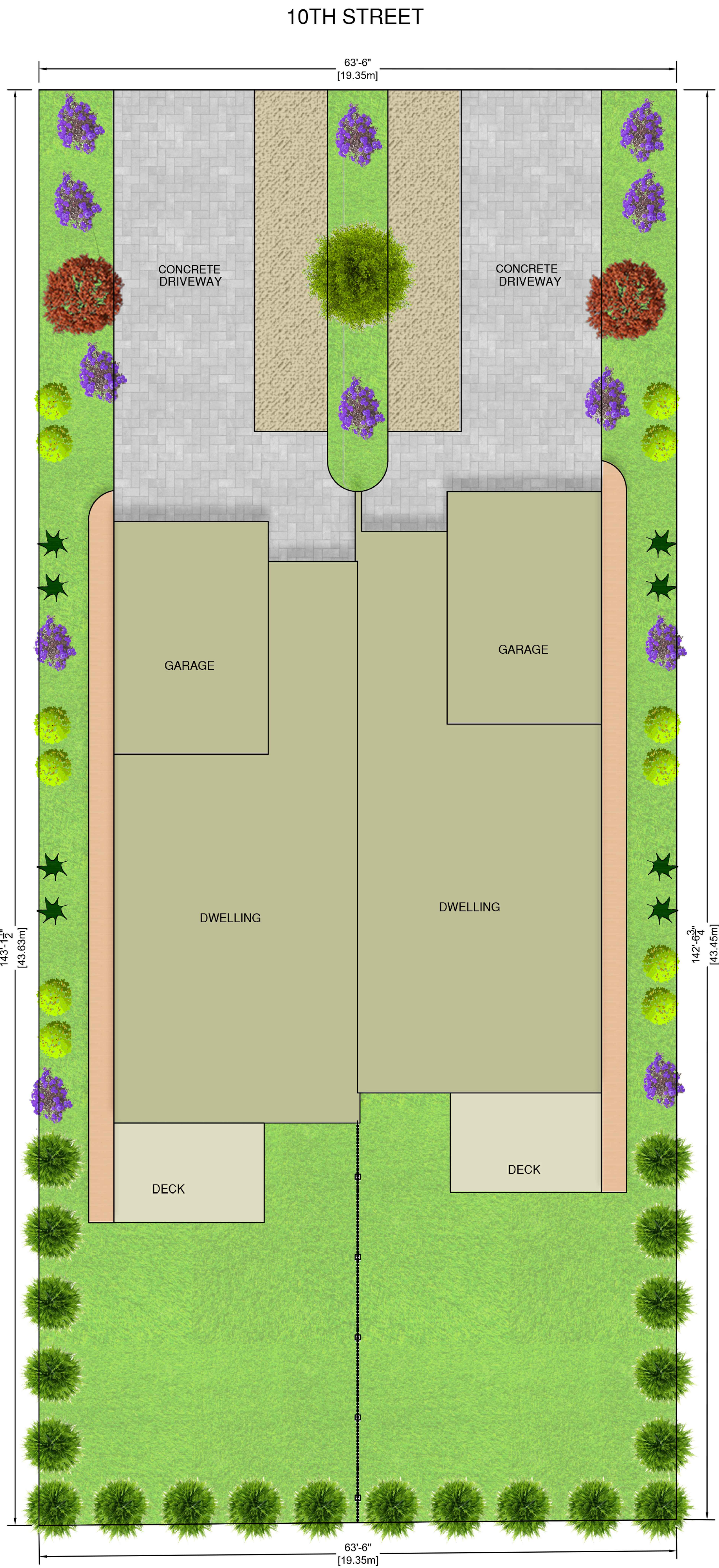
SECTIONS

SCALE: AS MENTIONED

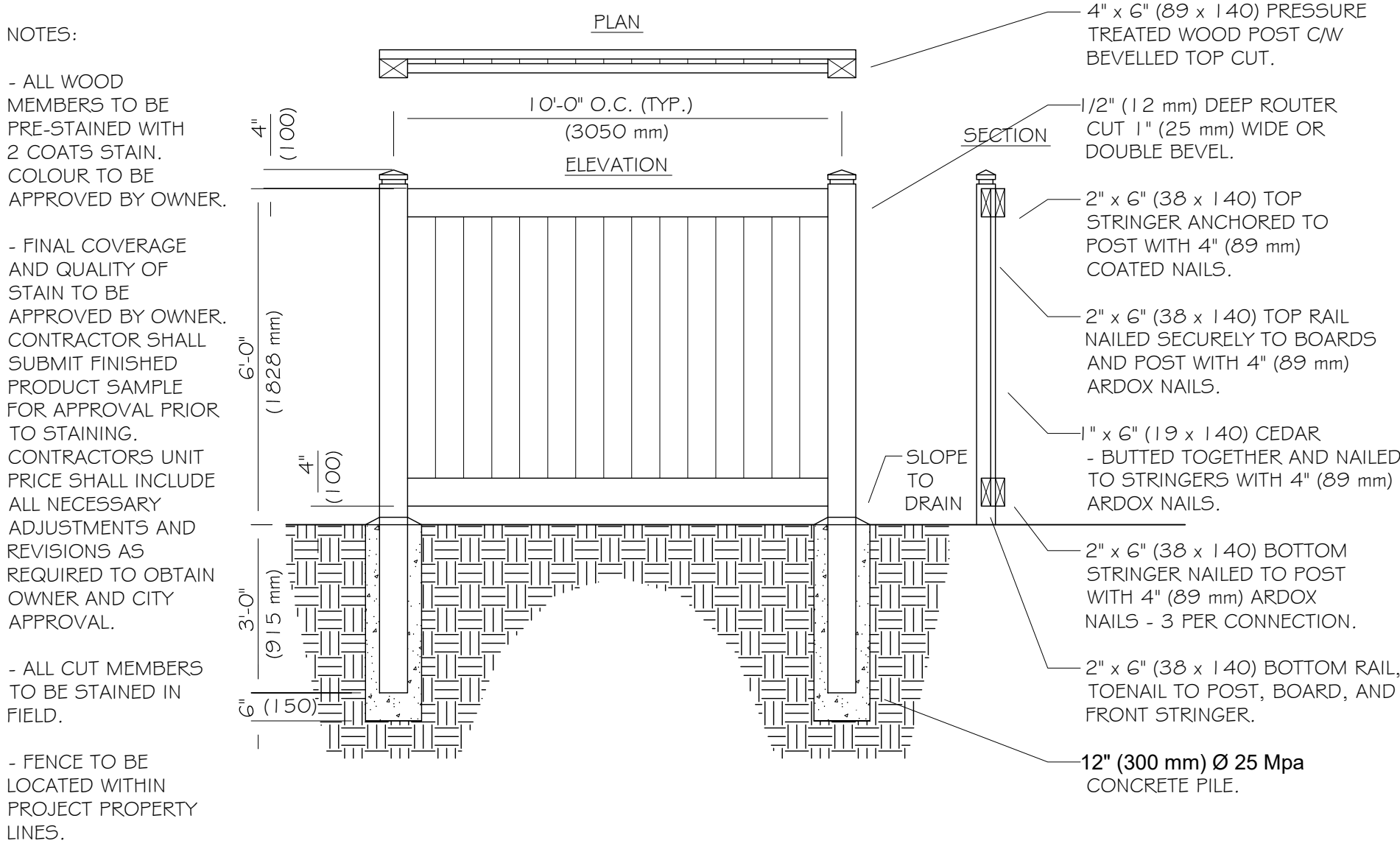
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LATIN NAME	FICUS TREE	ACER PALMATUM	THUJA	FESTUCA OVINA	BUXUS	ROSMARINUS OFFICINALIS
COMMON NAME	FIG TREE	JAPANESE MAPLE	ARBORVITAE	BOULDER	BOXWOOD	ROSEMARY
DRAWING SYMBOL						
IMAGE						



WOOD FENCE