### **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 B 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., 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

- 41.8 p.s.f. - 2.00 kPa

-41.8 p.s.f. - 2.00 kPa

-62.7 p.s.f. - 3.00 kPa

Structural is based on criteria stated in Part 9 of the B.C. Building Code. Design live loads as follows:

Design main floor load Design bedroom floor load Design decks and balconies 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 manufactures 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 eccentrical 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 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

## Crawl spaces

Crawl spaces to comply with 9.18.

within self-contained suite.

Heated crawl space ventilation to comply with B.C.B.C. 9.32.3.7 Contractor to ensure heated crawl space is vented into primary living space above by two (2) grilles of the size(s) noted below. If heated crawl space is divided into two (2) or more compartments, each heated compartment shall be vented by grilles of the size(s) noted below.Heated crawl space to hAvg continuous 64mm (2 1/2") Extruded Polystyrene insulation around entire perimeter.

Crawl space access to be a 600mm x 760mm (22" x 24") hatch type access placed in either the laundry room, mud room, walk in closet, or in a location specified on the plans.

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/I.S.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 satisity the requirements of "NAFS":

Courtenary, Class R, DP 1440, PG30, Water Resistance 220, A2, Minimum Thermal Resistance ratings of windows as per B.C.B.C 9.36.

	0		
Windows and Doors Front Entrance Door Glass Block		- U 0.32 - - U 0.46 - - U 0.51 -	1.80 USI 2.60 USI 2.90 USI
Skylight		- U 0.51 -	2.90 USI
Skylight shaft walls Overhead Garage Doors		- R 15.79 - - R 6.25 -	2.78 RSI 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 whereever 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.

### 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.

designed to resist lateral loads.

Tape all seams of extruded polystyrene insulation, fill with spray applied insulation at perimeters 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 vapor 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

Hot Water Heater: (Storage Type-Gas) See B.C.B.C. Table 9.36.4 Size:272L (60 imp. gal.), Input < 22kW, Performance Standard(s): CAN/CSA-P.3 Performance Requirement(s): EF  $\ge$  0.534

#### OR

Hot Water Heater: (Storage Type-Gas) See B.C.B.C. Table 9.36.4 Size:272L (60 imp. gal.), Input ≥22kW, Performance Standard(s): ANSI Z21.10.3/CSA 4.3 Performance Requirement(s): Et  $\ge$  80% and Standby loss (max.)  $\le$  rated input/1073.279

Heating and/or air conditioning systems are to comply with BCBC 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. An air-cooled heat pump with base board heaters to provide supplement heat for cold weather when needed to be used for main residence to comply with BCBC 9.32.3.4.(2). Gas Fire place to provide supplemental heating in living room A licensed mechanical tradesperson to verify, size, install, and provide mechanical checklist to local authority having jurisdiction.

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

All Fans and ducts are to meet the minimum requirements of the B.C.B.C. and manufacturer. Gas Fireplace: B.C.B.C. 9.36.3.10.(2)

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 Litre 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 Litre 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), 28 Liter per second continuous @ 50pa External static pressure Size (Diameter): 150 mm flexible, 125 mm rigid Size (Area): 177 cm2 flexible, 123 cm2 rigid

Ducts not to exceed equivalent length of 40 m 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". Fan to have a sound rating of 1.0 sones.

Vent 1: 76mm x 254mm (3"x10") Crawlspace Air Transfer Grille with 103.5 cm2 (16in2) clear area

#### Copyright

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General Contractor and or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of all work. Any discrepancies are to be reported to Building Designer immediately. Building Designer not liable for changes made to plan on site or failure to report discrepancies. Refer to General notes included on plan.

Structural Engineer to review plan (where required), and specify structure as deemed necessary. It is the responsibility of the owner or contractor to verify and commission all engineering requirements with municipal building departments prior to starting work.

Truss Manufacturer to review plans to verify roof design where eng. roof trusses are shown, and to contact building designer to advise if revisions are necessary.

Note: Where final construction differs from approved working drawings following an on-site alterations or modification executed by the contractor or owner, as-built revisions to plans for municipal submission shall be for the account of the contractor or owner. Such plan revisions shall be provided at the hourly Victoria Design Group technical drafting rate applicable at the time of revision.

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Civic A	ddress:
	26 10th ST Courtena
	V9N 1R4
P.I.D.:	004-598-849
Legal [	Description:
Lot:	В
Plan:	13590
DISTR	ICT LOT: 104
	: Courtenay
Zoning	: R2

Municipalty of Courtnary

ALLOWED PROPOSED HEIGHT 7.39 m 8 m

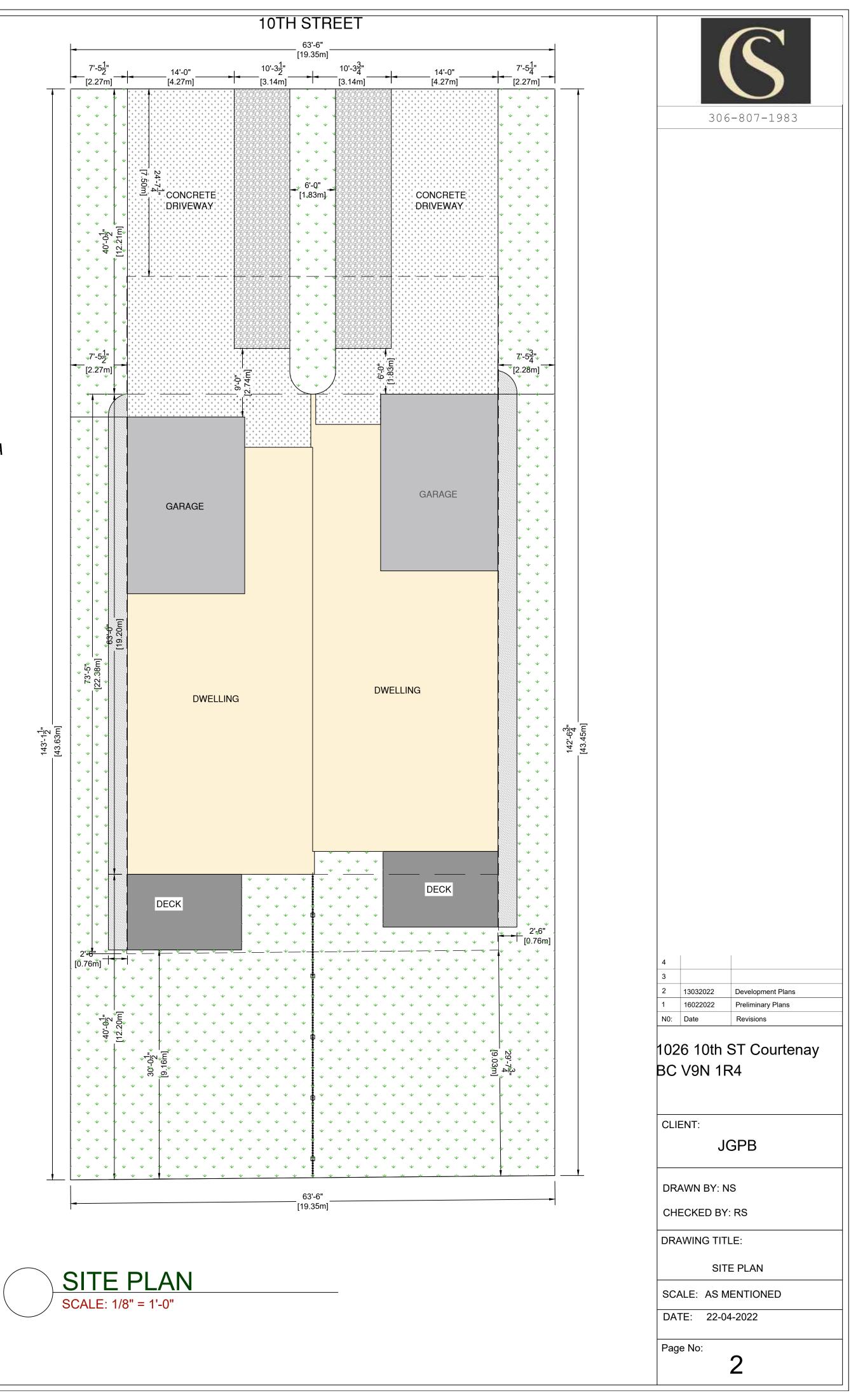
Lot Area:	842.68 m <sup>2</sup>	
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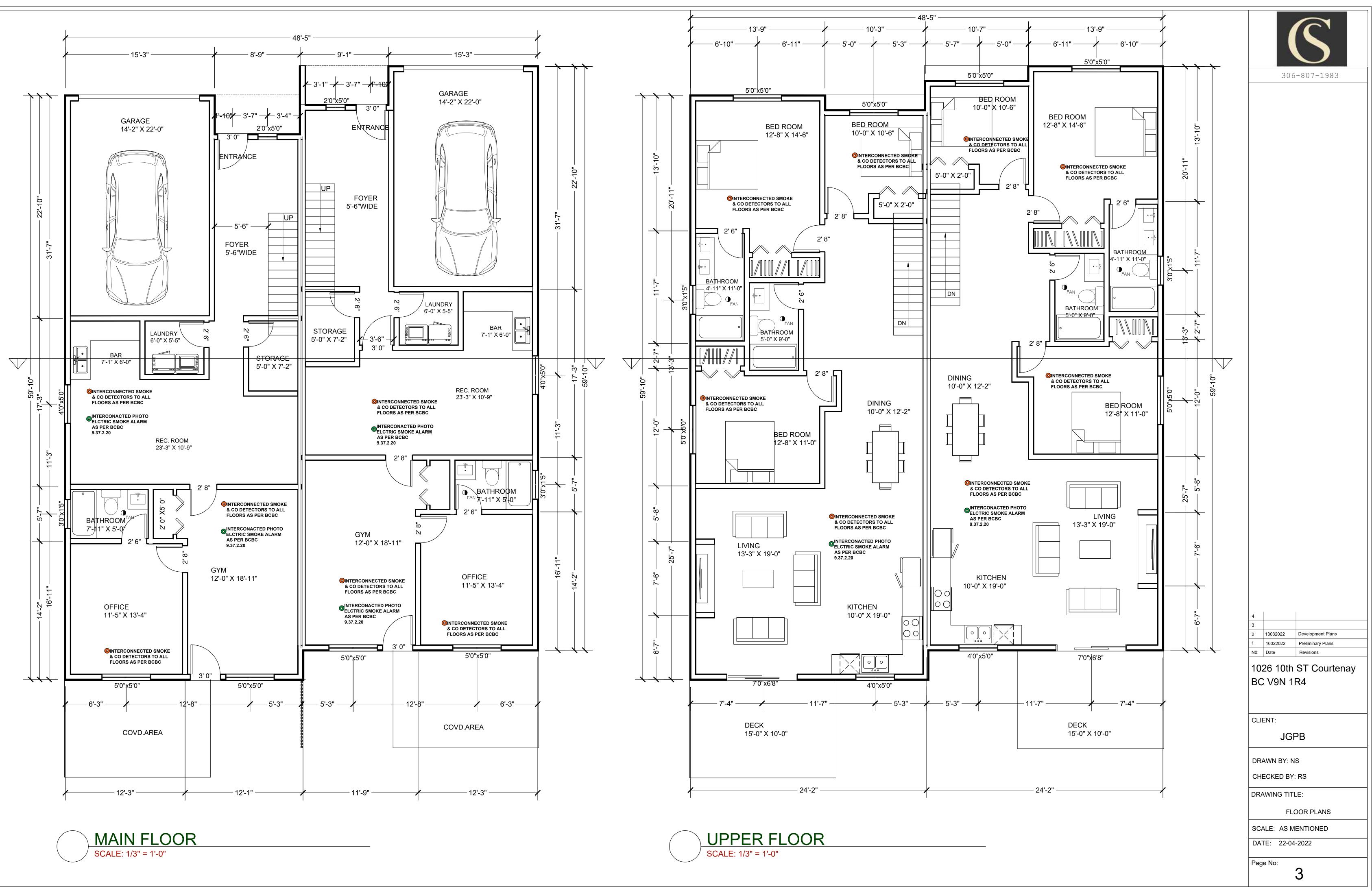
LOT COVERAGE	Allowed	Proposed
%	40 %	33.74 %
sq. metres	336.9 m <sup>2</sup>	284.2 m <sup>2</sup>
sq. feet	3626.3 ft <sup>2</sup>	3059.5 ft <sup>2</sup>
sq. feet	3626.3 ft <sup>2</sup>	3059.5 ft

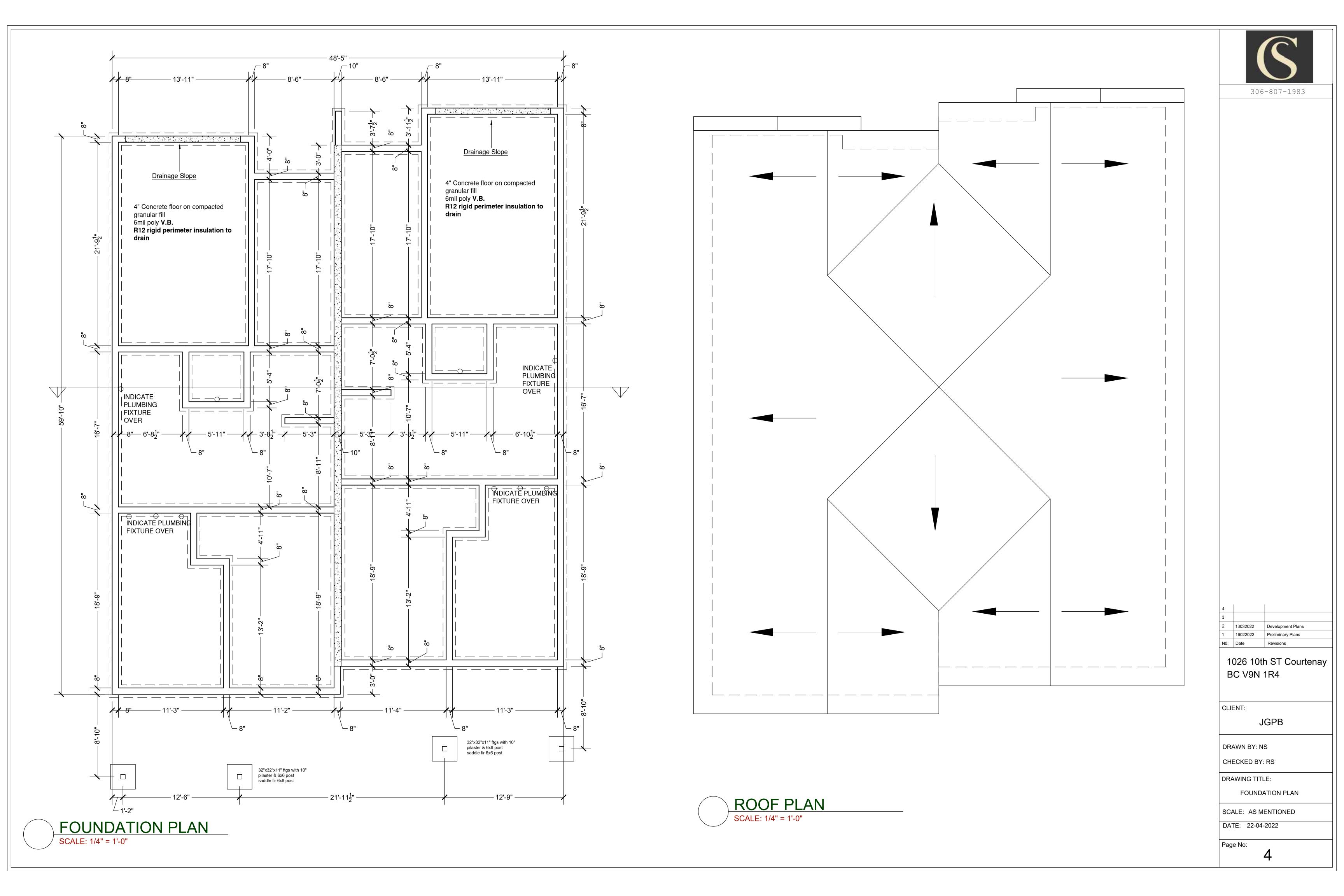
SETBACKS	ALLOWED	PROPOSED
FRONT YARD	7.5 m	12.21m
REAR YARD	9 m	9.16 m
SIDE YARD	1.5 m	2.28 m

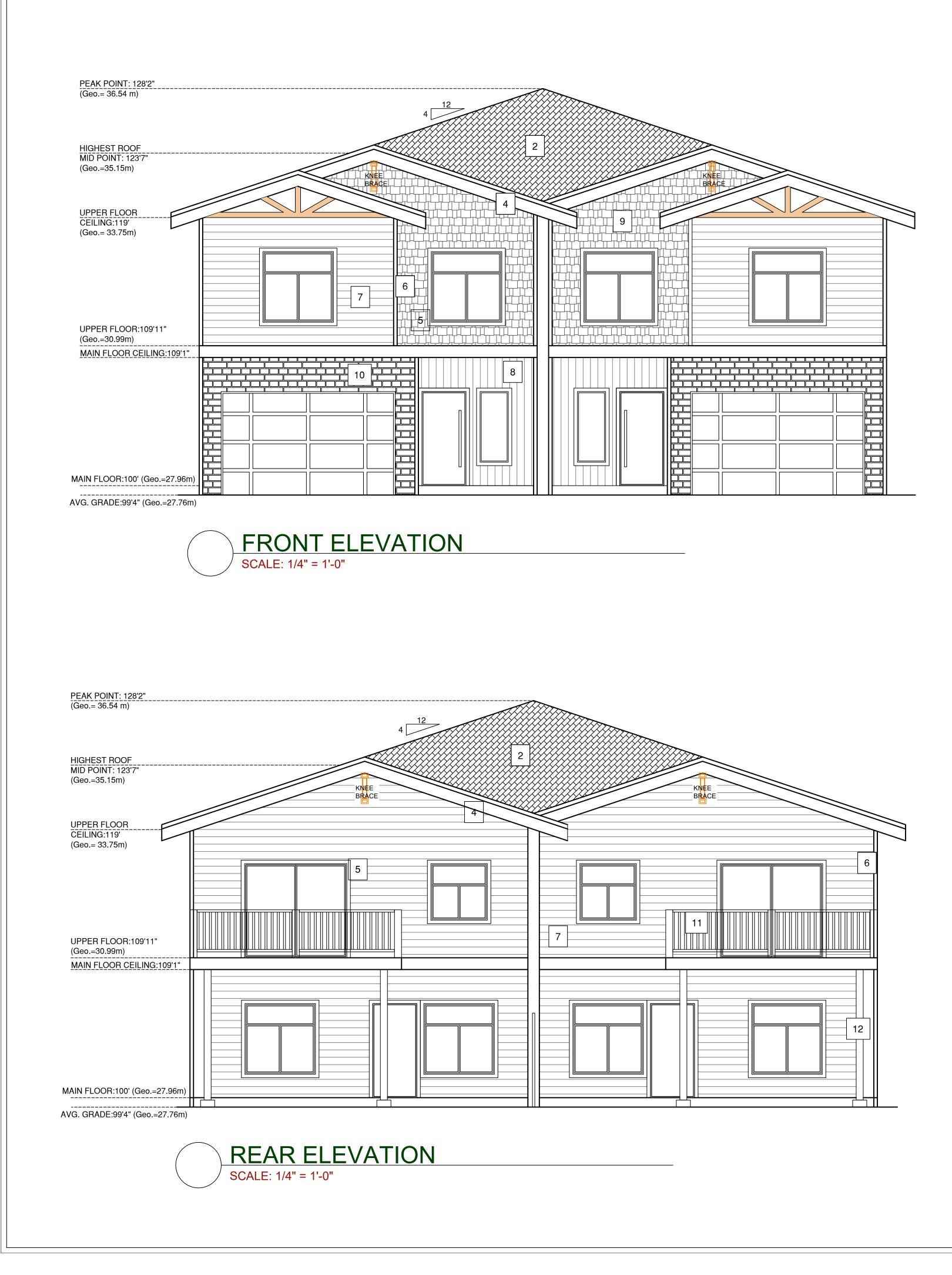
AREAS:	m <sup>2</sup>	ft <sup>2</sup>
MAIN FLOOR	198.02m <sup>2</sup>	2131.5 ft <sup>2</sup>
UPPER FLOOR	262.7m <sup>2</sup>	2827.69 ft <sup>2</sup>
GARAGE	33.11m <sup>2</sup>	356.5 ft <sup>2</sup>
TOTAL (EXCLUDING GARAGE)	460.7m <sup>2</sup>	4959.19 ft <sup>2</sup>

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\*\*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



306-807-1983

EXTERIOR FINISHES SCHEDULE

ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS

ALUMINIUM GUTTER AND NON-VENTED SOFFIT

2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR

3" TRIM BOARDS - PAINTED/ STAINED

3" CORNER BOARDS - PAINTED/ STAINED

HARDIE-HORIZONTAL PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS

HARDIE-VERTICAL PLANK SIDING LAPPED TO 6" EXPOSURE - COLOUR AS PER OWNERS SPECS

HARDIE SHINGLES - COLOUR AS PER OWNERS SPECS

FAUX BRICK STUCCO

METAL RAILINGS - 42" HIGH / NON CLIMBABLE

6x6 POSTS - PAINTED/STAINED AS PER OWNERS SPECS

WOOD FENCING

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CHECKE	ED BY: RS	5
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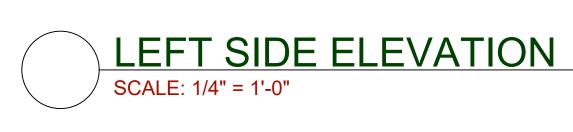
Development Plans

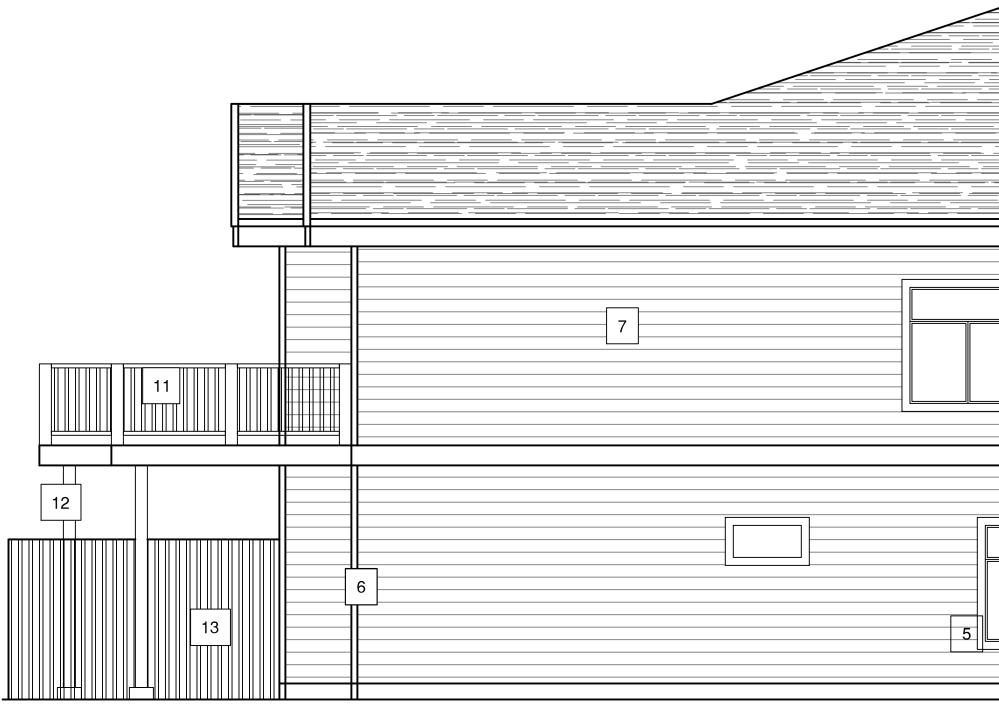
Preliminary Plans

Revisions



PEAK POINT: 128'2"	 
(Geo.= 36.54 m)	
HIGHEST ROOF MID POINT: 123'7"	
Geo.=35.15m)	
UPPER FLOOR	
CEILING:119' Geo.= 33.75m)	
,	
JPPER FLOOR:109'11" Geo.=30.99m)	
AIN FLOOR CEILING:109'1"	
IN ELOOR:100' (Goo -27.06m)	
AIN FLOOR:100' (Geo.=27.96m)	





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)

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ELEVATIONS

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SCALE: AS MENTIONED

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Development Plans

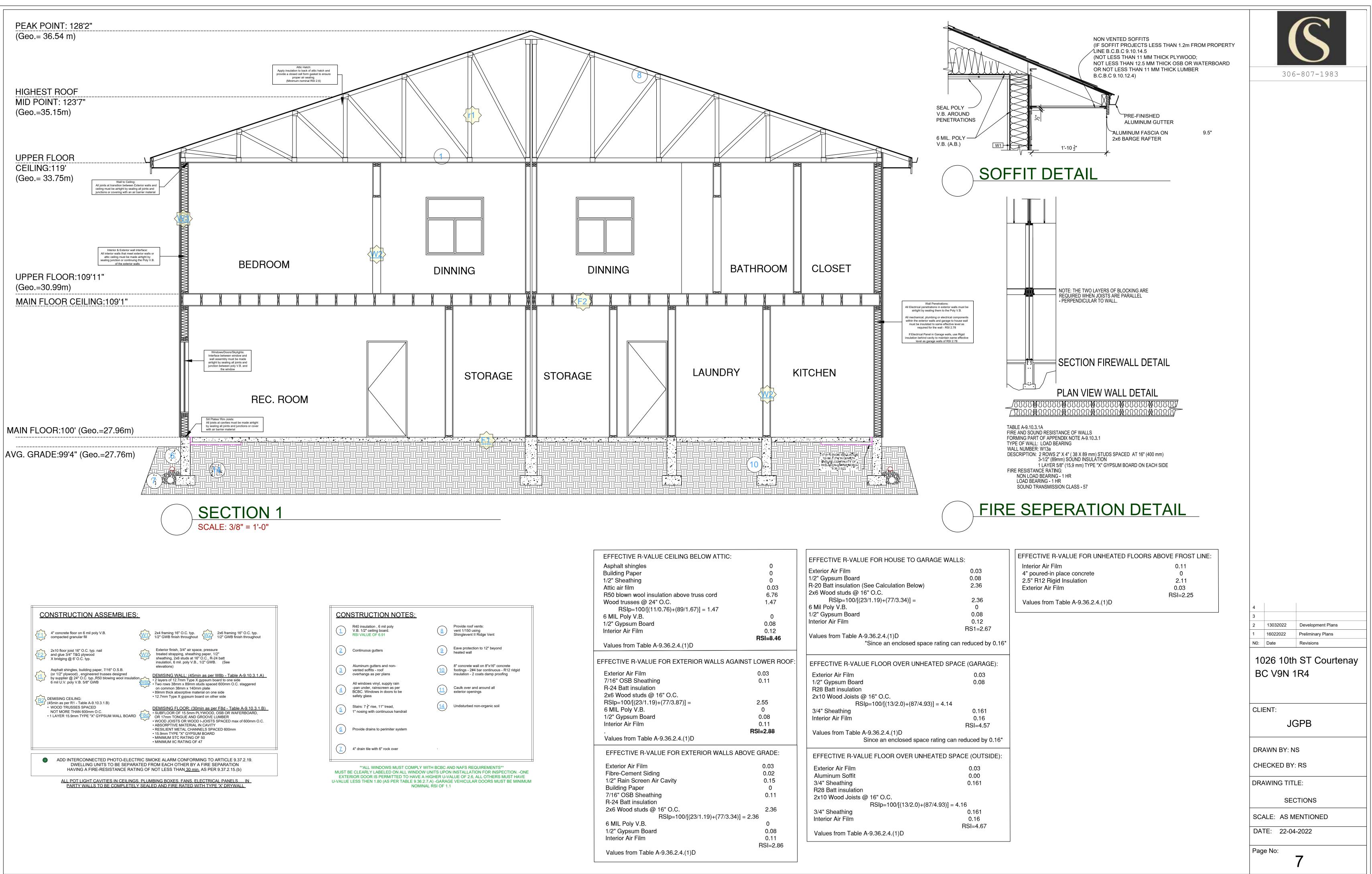
Preliminary Plans

Revisions

1026 10th ST Courtenay

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:

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:



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 A	GAINST LOWER ROU
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
$\lambda$	<b>RSI=2.88</b>
Values from Table A-9.36.2.4.(1)D	
EFFECTIVE R-VALUE FOR EXTERIOR WALLS	S 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.	
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	

R HOUSE TO GARAGE WALI Calculation Below) C. 9)+(77/3.34)] =
2.4.(1)D e an enclosed space rating ca
OOR OVER UNHEATED SPA O.C. 0/[(13/2.0)+(87/4.93)] = 4.14
5.2.4.(1)D an enclosed space rating can
LOOR OVER UNHEATED SP/
' O.C. lp=100/[(13/2.0)+(87/4.93)] = 4

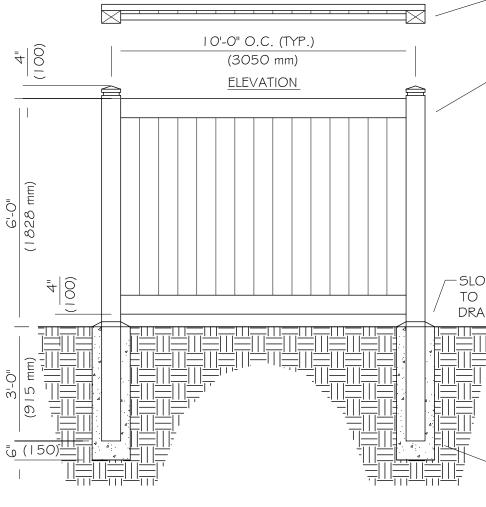


LATIN NAME	FICUS TREE	ACER PALMATUM	THUJA	FESTUCA OVINA	BUXUS	ROSMARINUS OFFICINALIS
COMMON NAME	FIG TREE	JAPANESE MAPLE	ARBORVITAE	BOULDER	BOXWOOD	ROSEMARY
DRAWING SYMBOL				X		
IMAGE						

### NOTES:

- ALL WOOD MEMBERS TO BE

MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN. COLOUR TO BE APPROVED BY OWNER. - FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL. - ALL CUT MEMBERS TO BE STAINED IN FIELD.

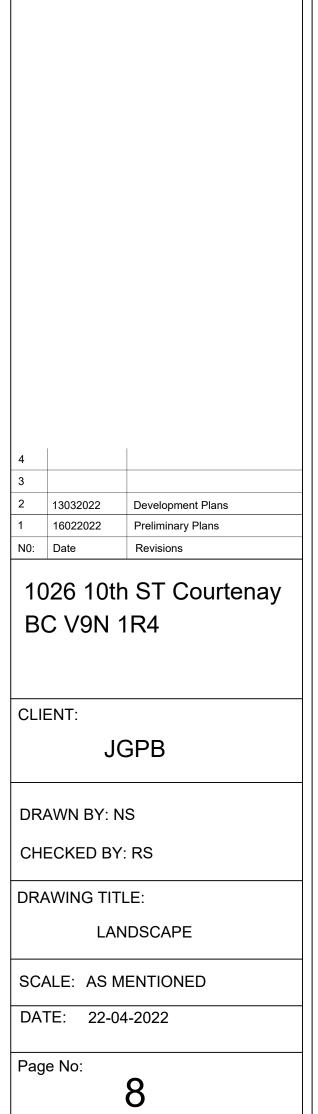


PLAN

- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.

WOOD FENCE

	- 4" x 6" (89 x 140) PRESSURE TREATED WOOD POST C/W BEVELLED TOP CUT.
SECTION	-1/2" (12 mm) DEEP ROUTER CUT 1" (25 mm) WIDE OR DOUBLE BEVEL.
	- 2" x 6" (38 x 140) TOP STRINGER ANCHORED TO POST WITH 4" (89 mm) COATED NAILS.
	- 2" x 6" (38 x 140) TOP RAIL NAILED SECURELY TO BOARDS AND POST WITH 4" (89 mm) ARDOX NAILS.
	-I" x 6" (19 x 140) CEDAR - BUTTED TOGETHER AND NAILED TO STRINGERS WITH 4" (89 mm) ARDOX NAILS.
	- 2" x 6" (38 x 140) BOTTOM STRINGER NAILED TO POST WITH 4" (89 mm) ARDOX NAILS - 3 PER CONNECTION.
	- 2" x 6" (38 x 140) BOTTOM RAIL, TOENAIL TO POST, BOARD, AND FRONT STRINGER.
	- <b>12" (300 mm) Ø 25 Mpa</b> CONCRETE PILE.





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