1 3D VIEW 1

2 3D VIEW 2

3 3D VIEW 3

PROJECT DATA

PROPERTY OWNERS:	MYLES THOMPSON
CIVIC ADDRESS:	2009 LAMBERT DR.
LEGAL DESCRIPTION:	LOT 1, PLAN EPP111187, DISTRICT LOT 230, COMOX LAND DISTRICT
PID#:	031-752-365
ZONE:	R-SSMUH
PROJECT DESCRIPTION: DWELLING	SINGLE FAMILY
BEDROOMS:	3
BATHROOMS:	2
SUITE:	N/A
SPACE CONDITIONING:	HEAT PUMP

SITE DATA

SITE AREA:	561.5 SM	
AVERAGE GRADE:	29.0 M	
	Allowed	Proposed
BUILDING HEIGHT:	11 M	6.98M
LOT COVERAGE:	60%	25.8%

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	DECK	26	280
MAIN FLOOR	LIVING AREA	88.4	952
UPPER FLOOR	LIVING AREA	65.7	706.8
TOTAL LIVING AREA:		**154.1**	**1658.8**

GENERAL NOTES:

1. DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANT'S 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.
2. PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADEPERSONS,AND/OR HOMEOWNER(S) MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.
3. FRAMING CONTRACTOR TO ENSURE THAT WINDOW & DOOR HEAD HEIGHTS ARE THE SAME AND CONSISTENT THROUGHOUT THE BUILDING
4. ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2024.
5. VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
6. VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
7. SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.
8. EGRESS FROM ALL BEDROOMS TO MEET CURRENT 2024 BCBC REGULATIONS.
9. CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC 2024.
10. PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC 2024.
11. PROVIDE, AT MINIMUM, ROUGH IN FOR RADON GAS VENT TERMINALS CONFORMING TO BCBC 9.13.4 FOR ALL CONTIGUOUS AREAS UNDER THE SLAB.

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD AS FOLLOWS.

THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.

ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

PACIFIC HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS AND SPECIFICATION OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. PACIFIC HOMES ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATION, MUNICIPAL BYLAW, OR LOT CONDITIONS.

OWNER TO SUPPLY SITE PLAN, GRADE ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, STREET NAME, AMD LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS.

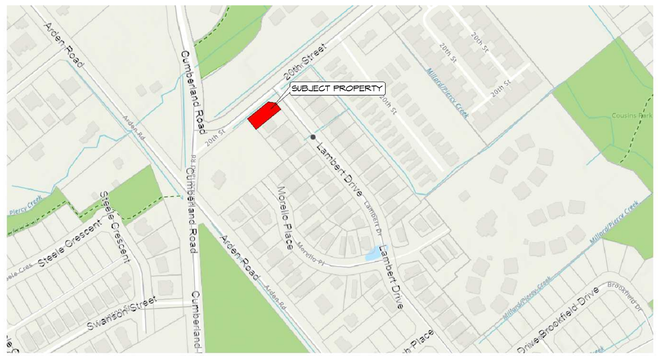
ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

Sheet List

Sheet Number	Sheet Name
A1	COVER
A2	SITE
A3	SITE SURVEY
A4	FOUNDATION PLAN
A4B	RADON CONTROL PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	SECTIONS
A10	DETAILS + SCHEDULES
A11	NOTES & RSI

VICINITY MAP - Courtesy of Courtenay GIS



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2009 LAMBERT DR

MYLES THOMPSON

BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

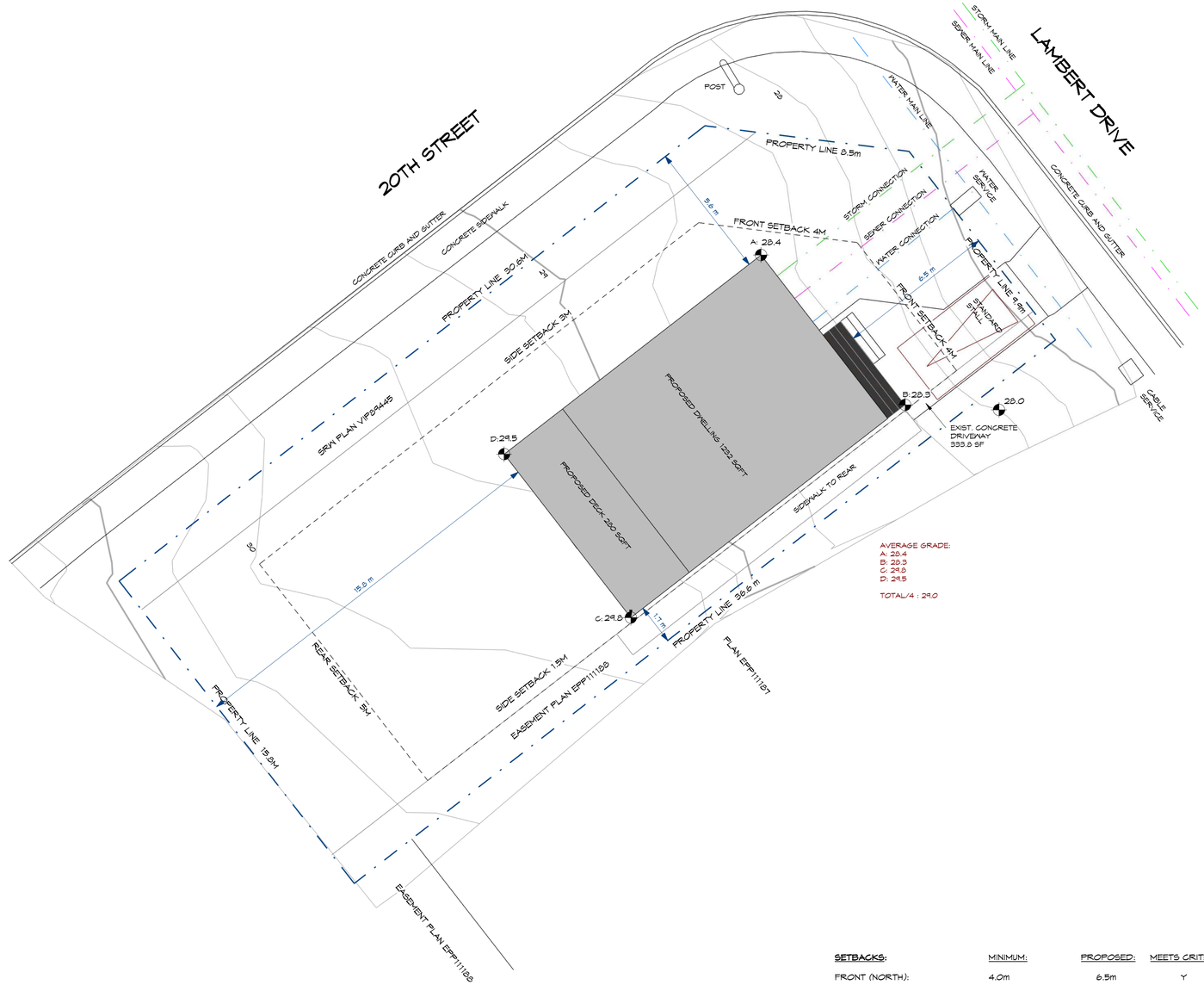
COVER

SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A1

SCALE As Indicated



1 SITE PLAN
1 : 100

N

SETBACKS:

	MINIMUM:	PROPOSED:	MEETS CRITERIA?
FRONT (NORTH):	4.0m	6.5m	Y
REAR (SOUTH):	5.0m	15.8m	Y
SIDE (EAST):	1.5m	1.7m	Y
SIDE (WEST):	3.0m	5.6m	Y

SITE DATA

SITE AREA:	561.5 SM	
AVERAGE GRADE:	29.0 M	
	Allowed	Proposed
BUILDING HEIGHT:	11 M	6.98M
LOT COVERAGE:	60%	25.8%

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	DECK	26	280
MAIN FLOOR	LIVING AREA	88.4	952
UPPER FLOOR	LIVING AREA	65.7	706.8
TOTAL LIVING AREA:		**176.8**	**1904**

PROTECTED ROOT ZONE TO BE FENCED PRIOR TO CONSTRUCTION

CERTIFIED ARBORIST TO BE RETAINED, AT MINIMUM, TO SUPERVISE EXCAVATION OF PAD FOOTINGS, AND IF REQUIRED, TO PROVIDE TREE PROTECTION PLAN.

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MYLES THOMPSON

BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

SITE

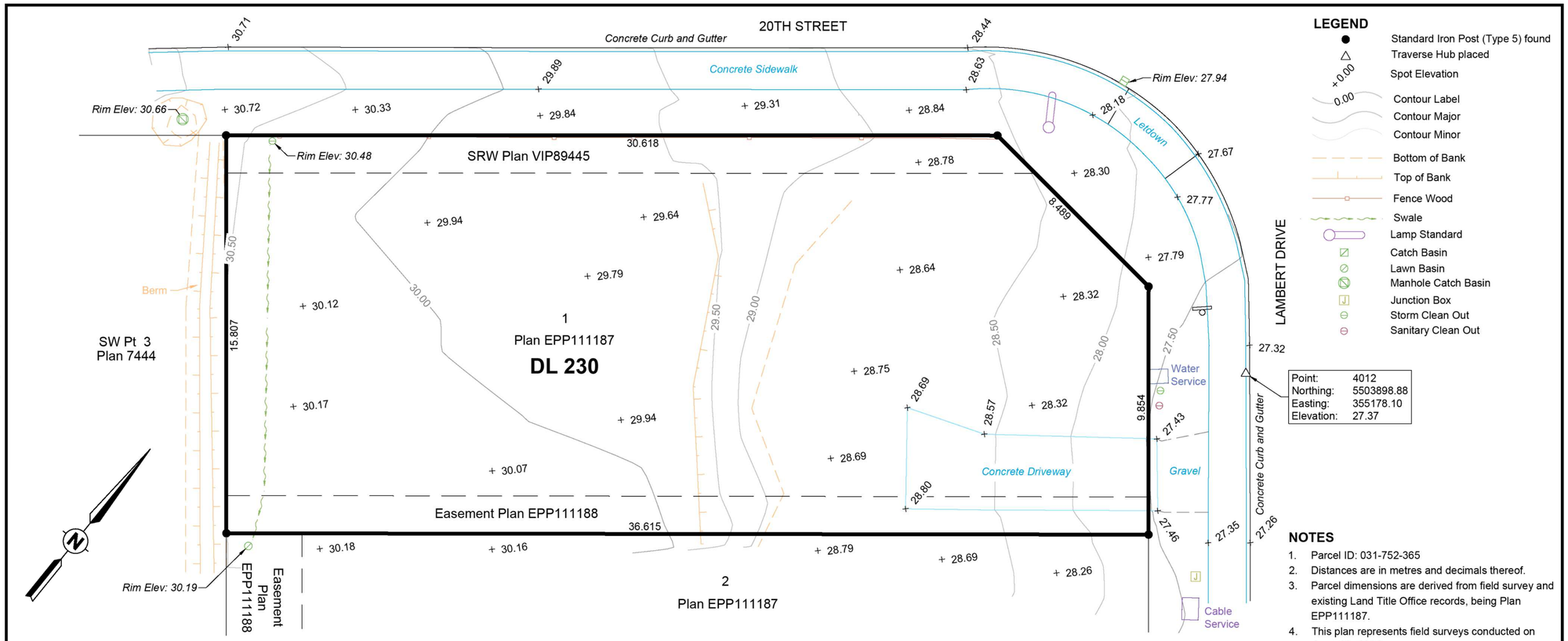
SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A2

SCALE As indicated

C:\Users\Denny Dillon\Google Drive\INNOVATE 1 (1)\inDESIGN\PH-2009 LAMBERT DR\A - Design\99 - REVIT models\CONCEPT REVIT FILE\851 LORNE WHITE PL 2024-04-14.rvt



This plan shows horizontal ground level distances, unless otherwise specified.

Elevations were derived from GNSS observations using the Real Time Network HxGN Smartnet and referenced to CGVD28 using HT2.0 geoid.

The coordinates shown are in a local ground system.

3 1.5 0 m 1.5 3 4.5 6 9 12

SCALE 1:150
UNLESS OTHERWISE NOTED

Original Drawing Size: (279mm x 432mm)

NOTES

1. Parcel ID: 031-752-365
2. Distances are in metres and decimals thereof.
3. Parcel dimensions are derived from field survey and existing Land Title Office records, being Plan EPP111187.
4. This plan represents field surveys conducted on June 4th, 2024.
5. Property Subject to: Housing Agreement Notice CA7640127, and Permits CA8012422 and ET16824, and Covenants ET30108, CA7640118, CA7640124, CB116965, CB116974, AND CB116978
6. This document shall not be used to define property lines or property corners.

REV	DATE	DESCRIPTION	DRAF	APRV
0	2024-06-13	Plan Issued	CDP	CJF

REVISIONS

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

McElhanney

1211 Ryan Road,
Courtenay BC V9N 3R6
Tel.
250-338-5495

PLAN ID.: 22110594900-V-SITE-001 **SHEET 1 OF 1 SHEETS**

THOMPSON, MYLES

TOPOGRAPHIC SURVEY OF LOT 1, DISTRICT LOT 230, COMOX DISTRICT, PLAN EPP111187

2009 Lambert Drive, City of Courtenay, BC

1 SURVEY
NTS

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DATE	ISSUED FOR
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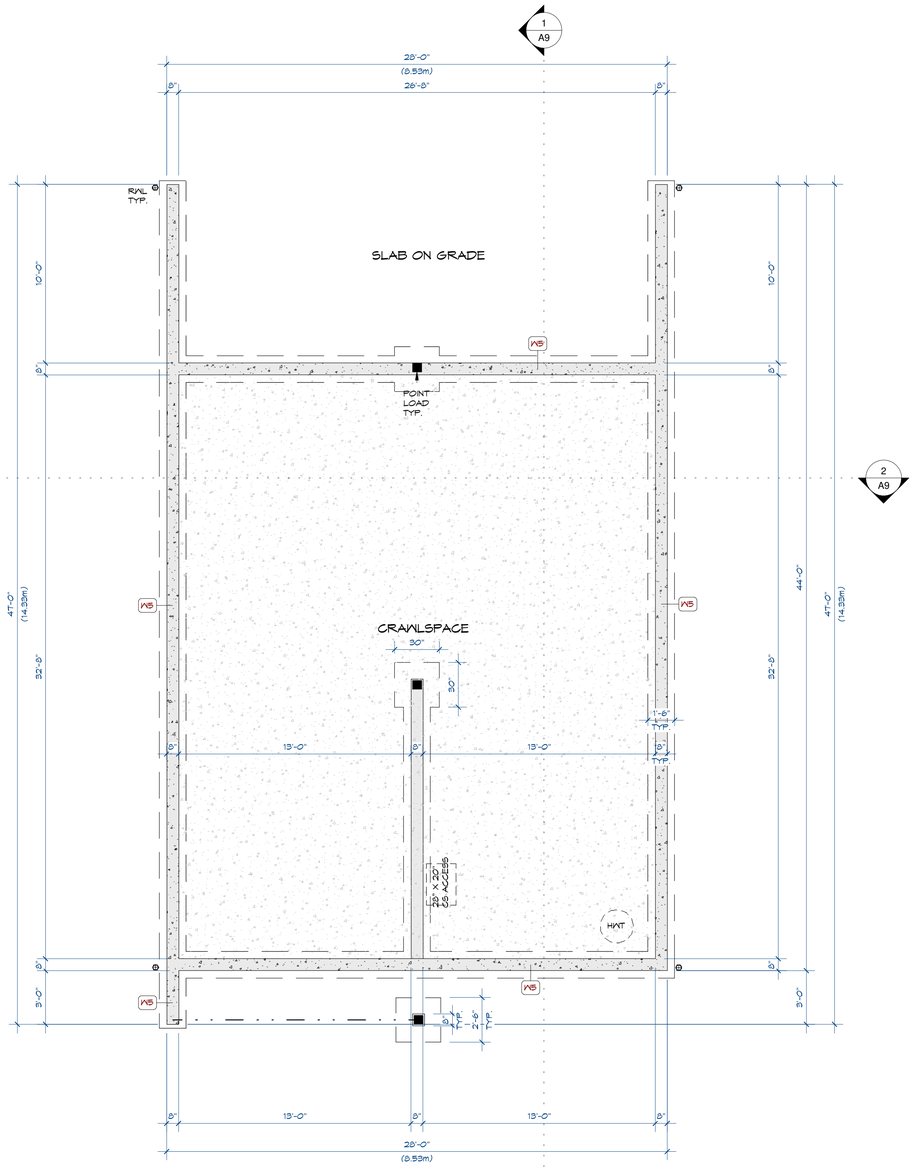
SITE SURVEY

SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A3

SCALE



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

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/M
X-BRIDGING @ JOIST MID-POINT (OR 7 O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
- SLOPE SLAB MINIMUM 1/8" / 12" TO DRAINS

F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
- 2X2 X-BLOCKING @ JOIST MID-POINTS (OR MIN 7 O.C.)
- DOUBLE 2X10 @ BEAMS, OR AS PER PLAN (CONFIRM WITH STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W2 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W4 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 SPF OR BETTER STUDS @ 16" O.C.

W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

FOUNDATION KEY NOTES:

- FOUNDATION DIMENSIONS ARE TO FACE OF CONCRETE
- PROVIDE, AT MINIMUM, ROUGH IN FOR RADON GAS VENT TERMINALS CONFORMING TO BCBC 9.13.4 FOR ALL CONTIGUOUS AREAS UNDER THE SLAB OR GROUND SEAL - SEE NOTES @ BACK
- ALL FOOTING DEPTHS TO BE VERIFIED WITH ENGINEER FOR BEARING, AS PER SITE CONDITIONS, AND FOR FROST PROTECTION
- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS
- CRAWLSPACE PARTITION: LOCATE ONE 22X30" ACCESS PER SECTION OF CRAWLSPACE

LEGEND:

CO CARBON MONOXIDE ALARM AS PER BCBC 9.32.4.2
S/A INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS CONFORMING TO 9.10.19. & 9.37.2.19.
Fan EXHAUST FANS CONNECTED TO A PRINCIPAL EXHAUST VENTILATION SYSTEM AS PER BCBC 9.32.3.
W1 WALL/FLOOR/ROOF ASSEMBLY TAG
W1 WINDOW TAG
201 DOOR TAG
? MATERIAL TAG
1 NOTE TAG
BATT/BLOWN INSULATION
TRUSS/JOIST SPAN
MINERAL WOOL INSULATION
RADON SOLID PIPE
CLOSED CELL SPF INSULATION
CONCRETE
EARTH
EPS FOAM
EPS FOAM (ICF WALLS)
RAINWATER LEADER
HB HOSE BIB
RADON PERFORATED PIPE
PROPERTY LINE
BEAM LINE
ROOF OVER
ROOF BELOW
WALLS/FLOOR OVER
WALLS/FLOOR BELOW
WALLS/FEATURES REMOVED

ASSEMBLY FILL PATTERN LEGEND

NEW WALLS
CONCRETE WALLS

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	DECK	26	280
MAIN FLOOR	LIVING AREA	88.4	952
UPPER FLOOR	LIVING AREA	65.7	706.8
TOTAL LIVING AREA:		154.1	1658.8

***ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED**

5 4 3 2 1 0 5 10 20 FEET

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MYLES THOMPSON

BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

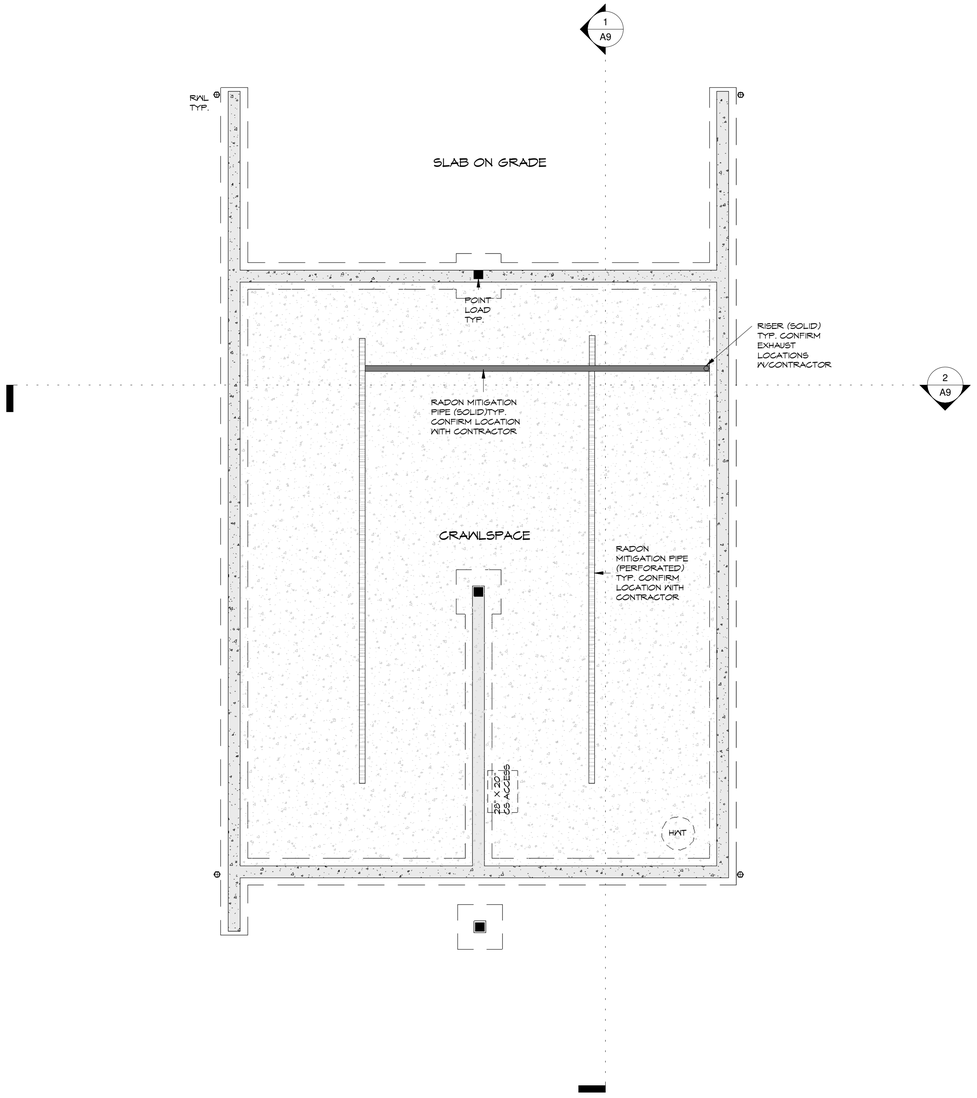
FOUNDATION PLAN

SHEET ISSUE DATE 2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A4

SCALE As indicated



1 RADON CONTROL PLAN
1/4" = 1'-0"

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/W
X-BRIDGING @ JOIST MID-POINT (OR 7 O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
- SLOPE SLAB MINIMUM 1/8" / 12" TO DRAINS

F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
- 2X2 X-BLOCKING @ JOIST MID-POINTS (OR MIN 7 O.C.)
- DOUBLE 2X10 @ BEAMS, OR AS PER PLAN (CONFIRM WITH STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W2 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W4 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 SPF OR BETTER STUDS @ 16" O.C.

W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

FOUNDATION KEY NOTES:

- FOUNDATION DIMENSIONS ARE TO FACE OF CONCRETE
- PROVIDE, AT MINIMUM, ROUGH IN FOR RADON GAS VENT TERMINALS CONFORMING TO BCBC 9.13.4 FOR ALL CONTIGUOUS AREAS UNDER THE SLAB OR GROUND SEAL - SEE NOTES @ BACK
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- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS
- CRAWLSPACE PARTITION: LOCATE ONE 22X30" ACCESS PER SECTION OF CRAWLSPACE

LEGEND:

CO CARBON MONOXIDE ALARM AS PER BCBC 9.32.4.2
S/A INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS CONFORMING TO 9.10.19. & 9.37.2.19.
FAN EXHAUST FANS CONNECTED TO A PRINCIPAL EXHAUST VENTILATION SYSTEM AS PER BCBC 9.32.3.
W1 WALL/FLOOR/ROOF ASSEMBLY TAG
201 WINDOW TAG
207 DOOR TAG
? MATERIAL TAG
1 NOTE TAG
BATT/BLOWN INSULATION
TRUSS/JOIST SPAN
MINERAL WOOL INSULATION
RADON SOLID PIPE
CLOSED CELL SPF INSULATION
CONCRETE
EARTH
EPS FOAM
EPS FOAM (ICF WALLS)
RAINWATER LEADER
HB HOSE BIB
RADON PERFORATED PIPE
PROPERTY LINE
BEAM LINE
ROOF OVER
ROOF BELOW
WALLS/FLOOR OVER
WALLS/FLOOR BELOW
WALLS/FEATURES REMOVED

ASSEMBLY FILL PATTERN LEGEND

NEW WALLS
CONCRETE WALLS

***ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED**

5 4 3 2 1 0 5 10 20 FEET

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BUILDING PERMIT

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RADON CONTROL PLAN

SHEET ISSUE DATE 2024-07-09

PROJECT NUMBER TBD
DRAWN BY DD
CHECKED BY DE

A4B

SCALE As Indicated

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DOOR SCHEDULE

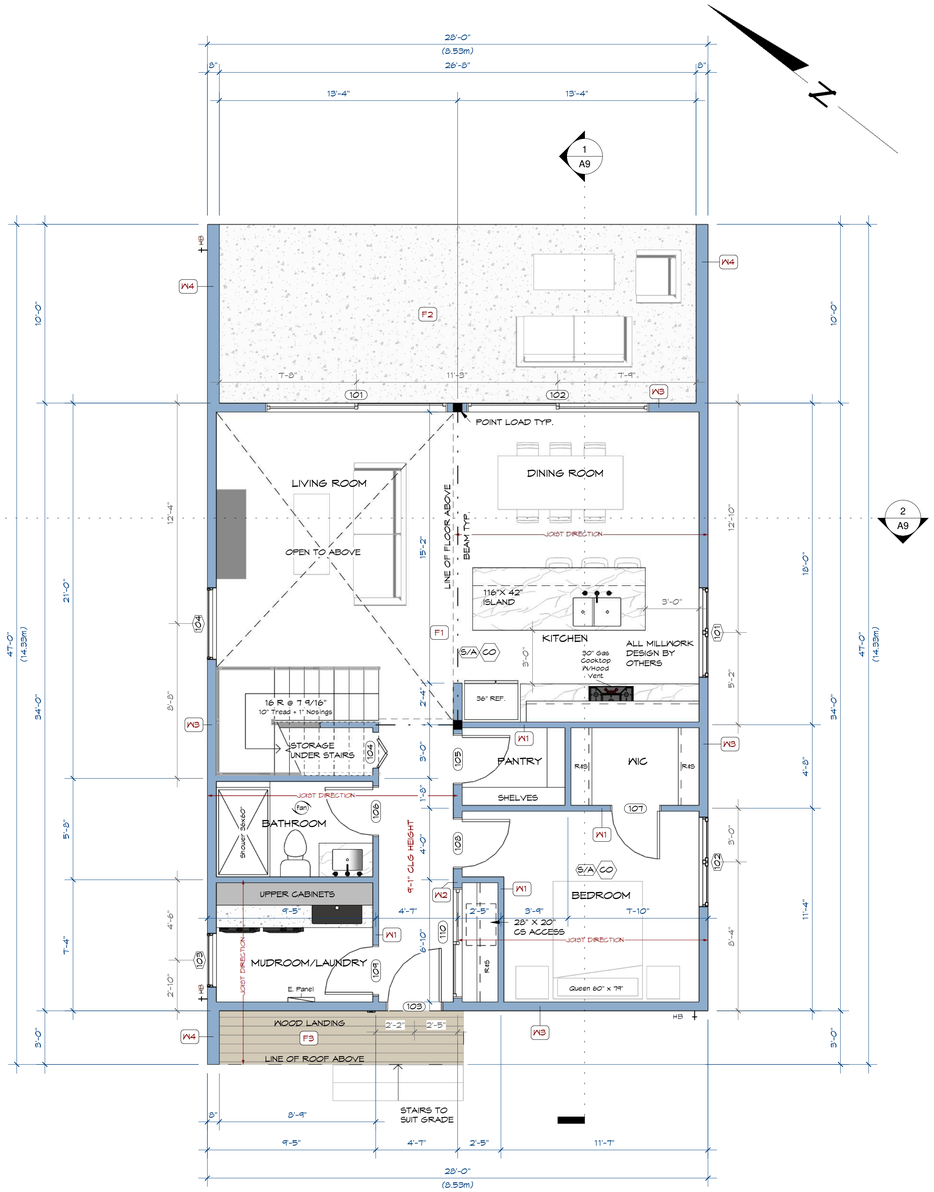
CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Function	Description	Width	Height	RO Width	RO Height	Comments
MAIN FLOOR	101	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	102	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	103	Interior	Sing. 5 Panel	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	104	Interior	Sing. Bifold	2' - 0"	6' - 8"	2' - 1"	6' - 10"	
MAIN FLOOR	105	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	106	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	107	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	108	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	109	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	110	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	201	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	202	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	203	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	204	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	205	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	

WINDOW SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Description	RO Width	RO Height	RO Head Height	Comments
MAIN FLOOR	101	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	102	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	EGRESS
MAIN FLOOR	103	Fixed	3' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	104	Fixed	4' - 0"	5' - 0"	8' - 0"	
UPPER FLOOR	201	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	202	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	203	Fixed w. Awning Transom	4' - 10"	5' - 6"	6' - 6"	EGRESS
UPPER FLOOR	204	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	205	Sing. Casement R	3' - 0"	6' - 0"	7' - 6"	EGRESS
UPPER FLOOR	301	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	302	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	303	Fixed Skylight	2' - 0"	4' - 0"		



1 MAIN FLOOR
1/4" = 1'-0"

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	DECK	26	280
MAIN FLOOR	LIVING AREA	88.4	952
UPPER FLOOR	LIVING AREA	65.7	706.8
TOTAL LIVING AREA:		154.1	1658.8

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/W X-BRIDGING @ JOIST MID-POINT (OR T O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
- SLOPE SLAB MINIMUM 1/8" / 12" TO DRAINS

F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
- 2X2 X-BLOCKING @ JOIST MID-POINTS (OR MIN T O.C.)
- DOUBLE 2X10 @ BEAMS, OR AS PER PLAN (CONFIRM WITH STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W2 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W4 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 SPF OR BETTER STUDS @ 16" O.C.

W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

FLOOR PLAN KEYNOTES:

- FOUNDATION DIMENSIONS ARE TO FACE OF CONCRETE OR CENTER OF COLUMNS
- EXTERIOR WALL DIMENSIONS ARE TO FACE OF FRAMING
- INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS
- DESIGNER RECOMMENDS INSTALLATION OF BACKING @ POCKET DOOR WALLS, AND WHERE TV'S, CABINETS, AND CLOSET ORGANIZERS WILL BE HUNG.
- FRAME FIREPLACE WALLS ACCORDING TO FIREPLACE MANUFACTURER'S SPECIFICATIONS
- ALL FOOTINGS TO BE ON SOLID BEARING AND TO BE VERIFIED BY ENGINEER FOR POINT LOADS
- ALL BEAMS DROPPED, UNLESS SPECIFIED OTHERWISE
- EGRESS: EACH BEDROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW THAT CONFORMS TO BCBC 9.9.10
- SEE PACIFIC HOMES SPEC PACKAGE FOR ADDITIONAL OR CORRESPONDING INFORMATION REGARDING THE BUILD.
- SEE ENGINEER'S SPECIFICATIONS FOR ALL STRUCTURAL COMPONENTS

LEGEND:

- CO — CARBON MONOXIDE ALARM AS PER BCBC 9.32.4.2
- S/A — INTERCONNECTED PHOTO-ELECTRIC OR IONIC SMOKE ALARMS CONFORMING TO 9.10.19. & 9.37.2.19.
- Fan — EXHAUST FANS CONNECTED TO A PRINCIPAL EXHAUST VENTILATION SYSTEM AS PER BCBC 9.32.3.
- W1 — WALL/FLOOR/ROOF ASSEMBLY TAG
- 201 — WINDOW TAG
- 207 — DOOR TAG
- ? — MATERIAL TAG
- 1 — NOTE TAG
- BATT/BLOWN INSULATION
- TRUSS/JOIST SPAN
- MINERAL WOOL INSULATION
- RADON SOLID PIPE
- PROPERTY LINE
- BEAM LINE
- ROOF OVER
- ROOF BELOW
- CLOSED CELL SPF INSULATION
- CONCRETE
- EARTH
- EPS FOAM
- EPS FOAM (ICF WALLS)
- RAINWATER LEADER
- HB — HOSE BIB
- RADON PERFORATED PIPE
- WALLS/FLOOR OVER
- WALLS/FLOOR BELOW
- WALLS/FEATURES REMOVED

ASSEMBLY FILL PATTERN LEGEND

- NEW WALLS
- CONCRETE WALLS

***ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED**

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DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

MAIN FLOOR PLAN

SHEET ISSUE DATE 2024-07-09

PROJECT NUMBER TBD
DRAWN BY DD
CHECKED BY DE

A5

SCALE 1/4" = 1'-0"

DOOR SCHEDULE

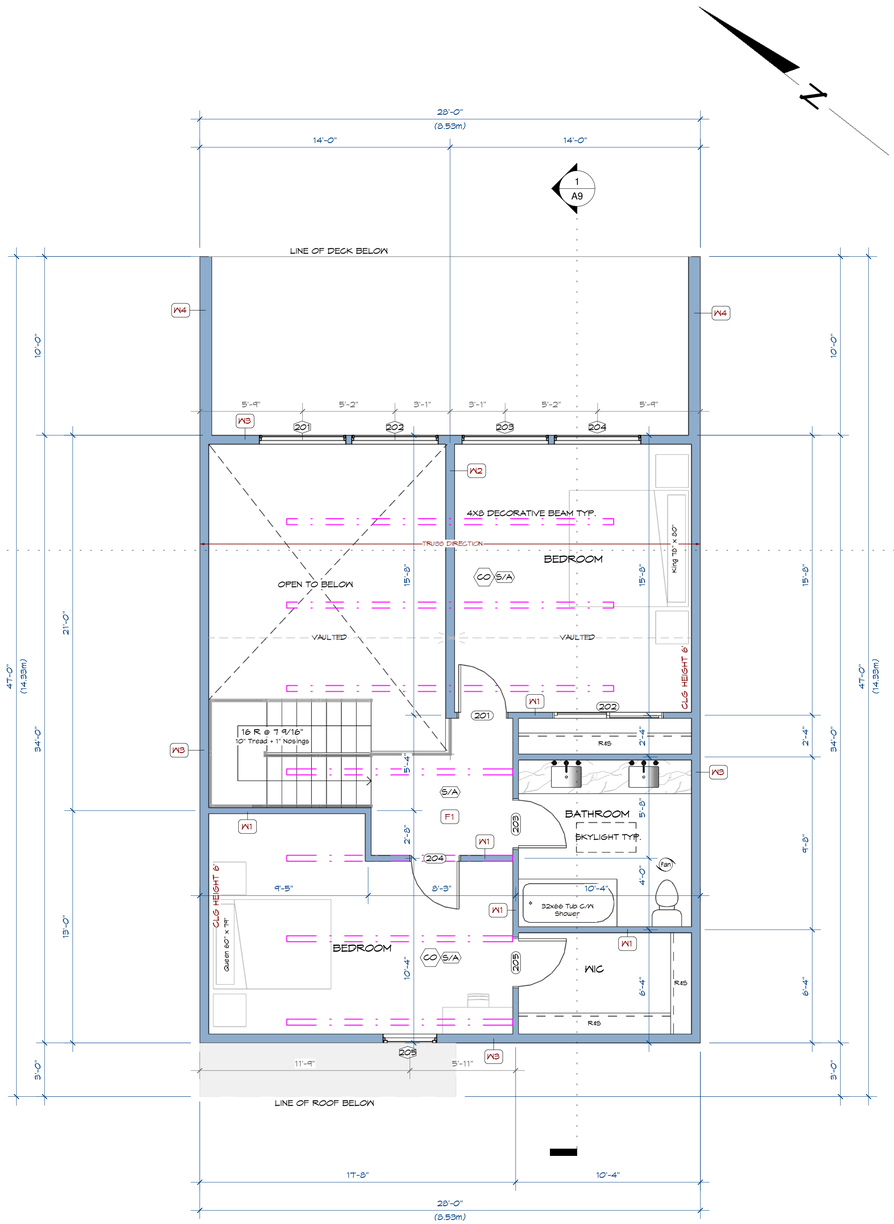
CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Function	Description	Width	Height	RO Width	RO Height	Comments
MAIN FLOOR	101	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	102	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	103	Interior	Sing. 5 Panel	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	104	Interior	Sing. Bifold	2' - 0"	6' - 8"	2' - 1"	6' - 10"	
MAIN FLOOR	105	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	106	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	107	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	108	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	109	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	110	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	201	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	202	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	203	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	204	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	205	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	

WINDOW SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Description	RO Width	RO Height	RO Head Height	Comments
MAIN FLOOR	101	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	102	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	EGRESS
MAIN FLOOR	103	Fixed	3' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	104	Fixed	4' - 0"	5' - 0"	8' - 0"	
UPPER FLOOR	201	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	202	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	203	Fixed w. Awning Transom	4' - 10"	5' - 6"	6' - 6"	EGRESS
UPPER FLOOR	204	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	205	Sing. Casement R	3' - 0"	6' - 0"	7' - 6"	EGRESS
UPPER FLOOR	301	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	302	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	303	Fixed Skylight	2' - 0"	4' - 0"		



1 UPPER FLOOR
1/4" = 1'-0"

FLOOR AREAS

Level	Name	Area m2	Area SF
MAIN FLOOR	DECK	26	280
MAIN FLOOR	LIVING AREA	88.4	952
UPPER FLOOR	LIVING AREA	65.7	706.8
TOTAL LIVING AREA:		154.1	1658.8

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/W X-BRIDGING @ JOIST MID-POINT (OR T O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
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F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
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WALL ASSEMBLIES

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-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

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-2X6 WOOD STUDS @ 16" O.C. (typ.)
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W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
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W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
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- TRUSS/JOIST SPAN
- MINERAL WOOL INSULATION
- RADON SOLID PIPE
- PROPERTY LINE
- BEAM LINE
- ROOF OVER
- ROOF BELOW
- CLOSED CELL SPF INSULATION
- CONCRETE
- EARTH
- EPS FOAM
- EPS FOAM (ICF WALLS)
- RAINWATER LEADER
- HB — HOSE BIB
- RADON PERFORATED PIPE
- WALLS/FLOOR OVER
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- WALLS/FEATURES REMOVED

ASSEMBLY FILL PATTERN LEGEND

- NEW WALLS
- CONCRETE WALLS

*ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED

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UPPER FLOOR PLAN

SHEET ISSUE DATE 2024-07-09

PROJECT NUMBER TBD
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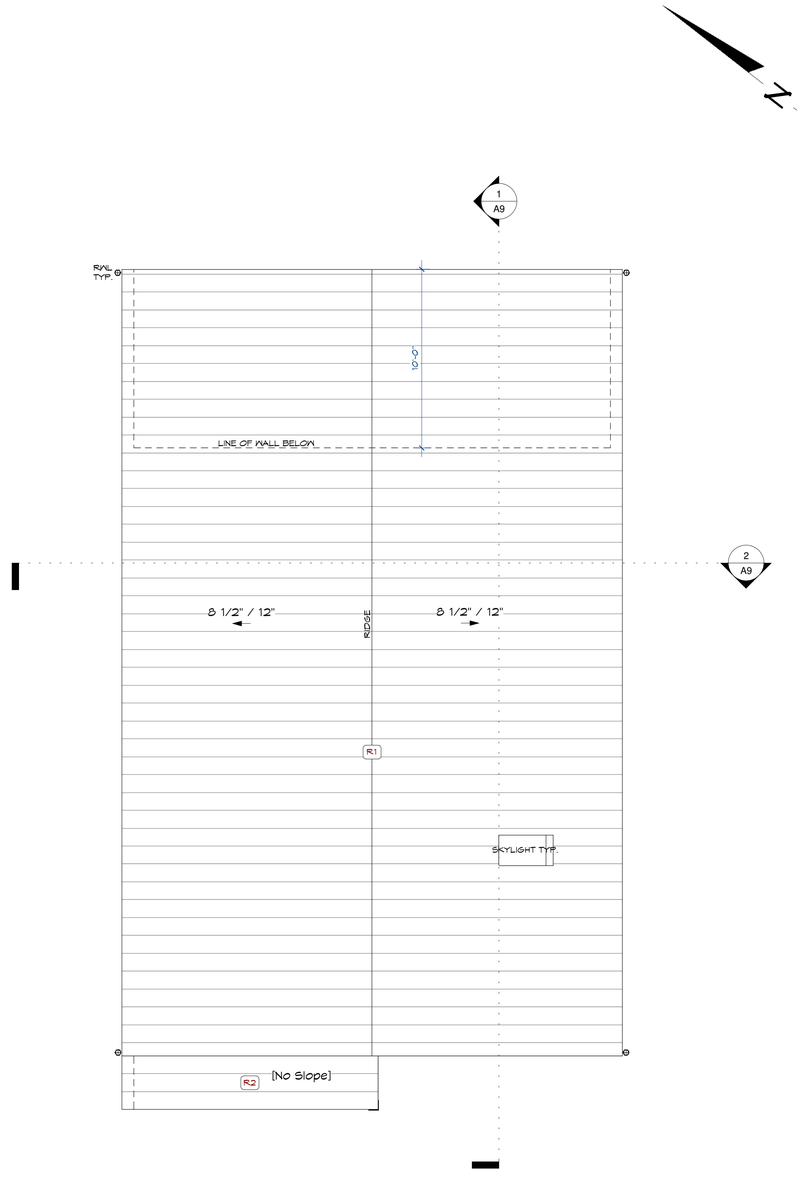
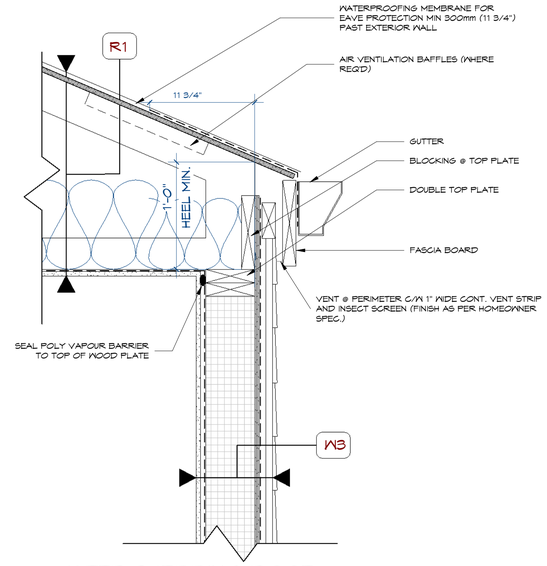
A6

SCALE 1/4" = 1'-0"



1 PROPOSED - ROOF PLAN
1/4" = 1'-0"



2 WATER SHEDDING ROOF
1 1/2" = 1'-0"

ROOF ASSEMBLIES

R1	METAL ROOF - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 1/2" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - R40 BATT INSULATION OVER LIVING AREA - 6MIL POLY VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD - VENTED SOFFIT AT PERIMETER	1503 SF
R2	METAL ROOF - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 1/2" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - 6MIL POLY VAPOUR BARRIER - VENTED SOFFIT AT PERIMETER	43 SF
Grand total		1546 SF

NOTES:

- ROOF AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY ROOFING CONTRACTOR
- ROOFS WITH SLOPE 3:12+ USE 1/2" PLYWOOD SHEATHING
- AS PER BCBC 9.26.3.1(3), PROFILED METAL ROOF CLADDING SYSTEMS SPECIFICALLY DESIGNED FOR LOW SLOPED APPLICATIONS ARE PERMITTED TO BE INSTALLED WITH LOWER SLOPES THAN REQUIRED IN THE BCBC, PROVIDED THEY ARE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS

ROOF VENTILATION

ROOF AREA 1:	MAIN ROOF
• **TOTAL AREA OF INSULATED CEILING:**	1160SF
• **REQUIRED ROOF VENILATION:**	1/300
• **REQUIRED ROOF VENTILATION AREA:**	3.87 SF
• **INTAKE TYPE AND SIZE:**	1" CONTINUOUS SOFFIT SLOT
• **EXHAUST TYPE AND SIZE:**	CONTINUOUS RIDGE VENT

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- 207 — DOOR TAG
- 7 — MATERIAL TAG
- 1 — NOTE TAG
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- TRUSS/JOIST SPAN
- MINERAL WOOL INSULATION
- RADON SOLID PIPE
- CLOSED CELL SPF INSULATION
- CONCRETE
- EARTH
- EPS FOAM
- EPS FOAM (ICF WALLS)
- RAINWATER LEADER
- HB — HOSE BIB
- RADON PERFORATED PIPE

***ENGINEER'S SPECIFICATION TO SUPERCEDE THESE PLANS AS REQUIRED**

FEET
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ROOF PLAN

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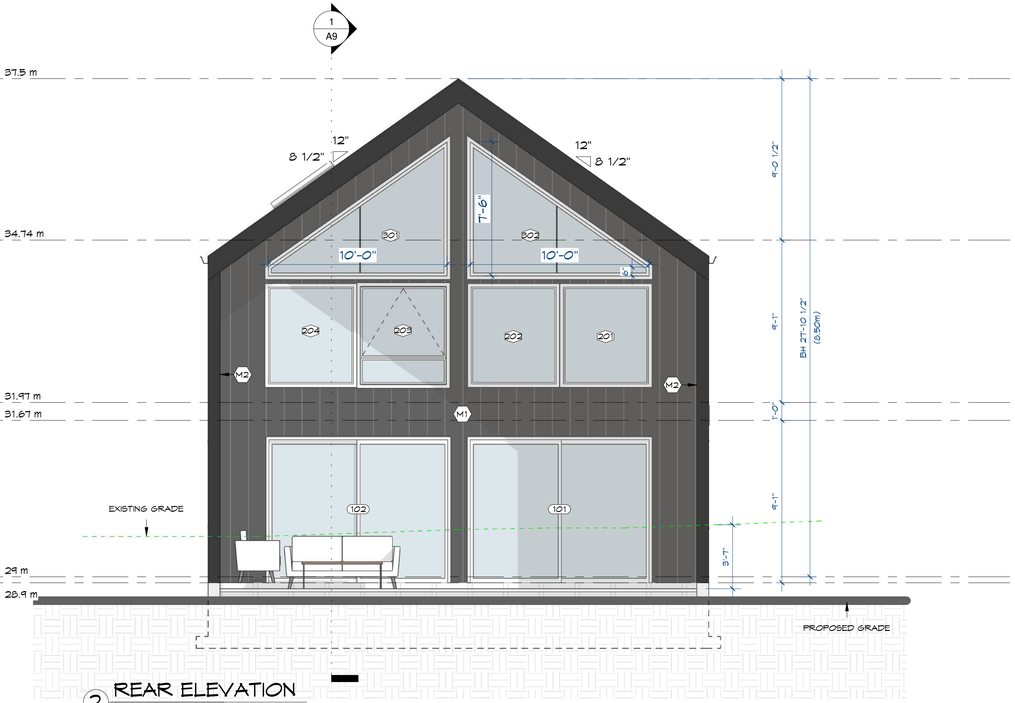
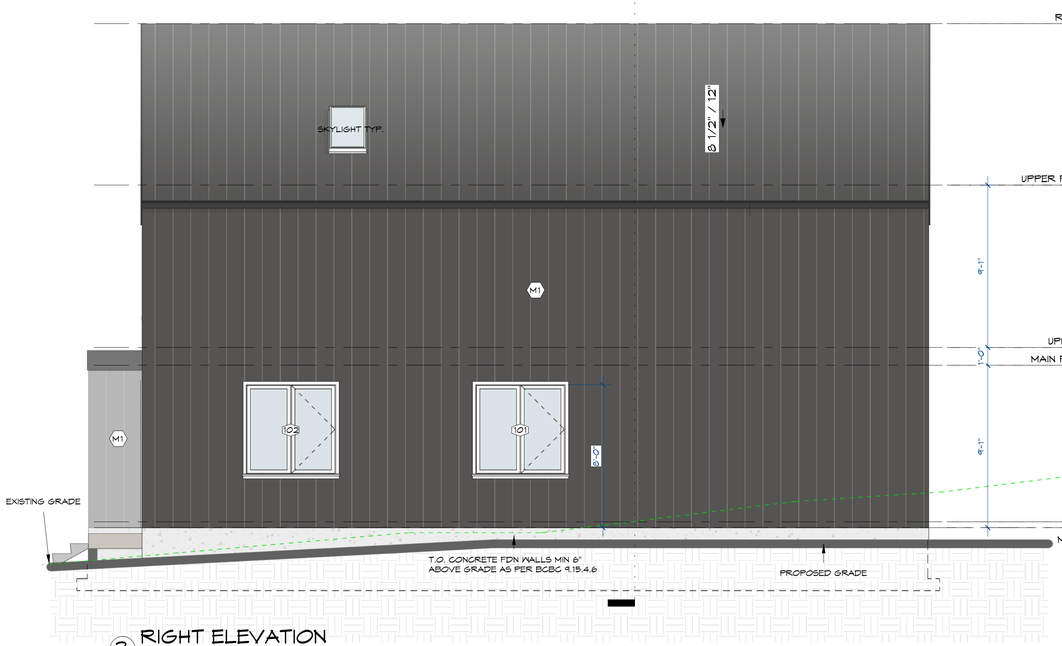
SCALE As indicated

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



2 REAR ELEVATION
1/4" = 1'-0"

MATERIAL KEY	
M1	EXTERIOR FINISH - BLACK VERTICAL METAL SIDING
M2	EXTERIOR FINISH - CEDAR HORIZONTAL SIDING



3 RIGHT ELEVATION
1/4" = 1'-0"

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

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ELEVATIONS

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SCALE 1/4" = 1'-0"

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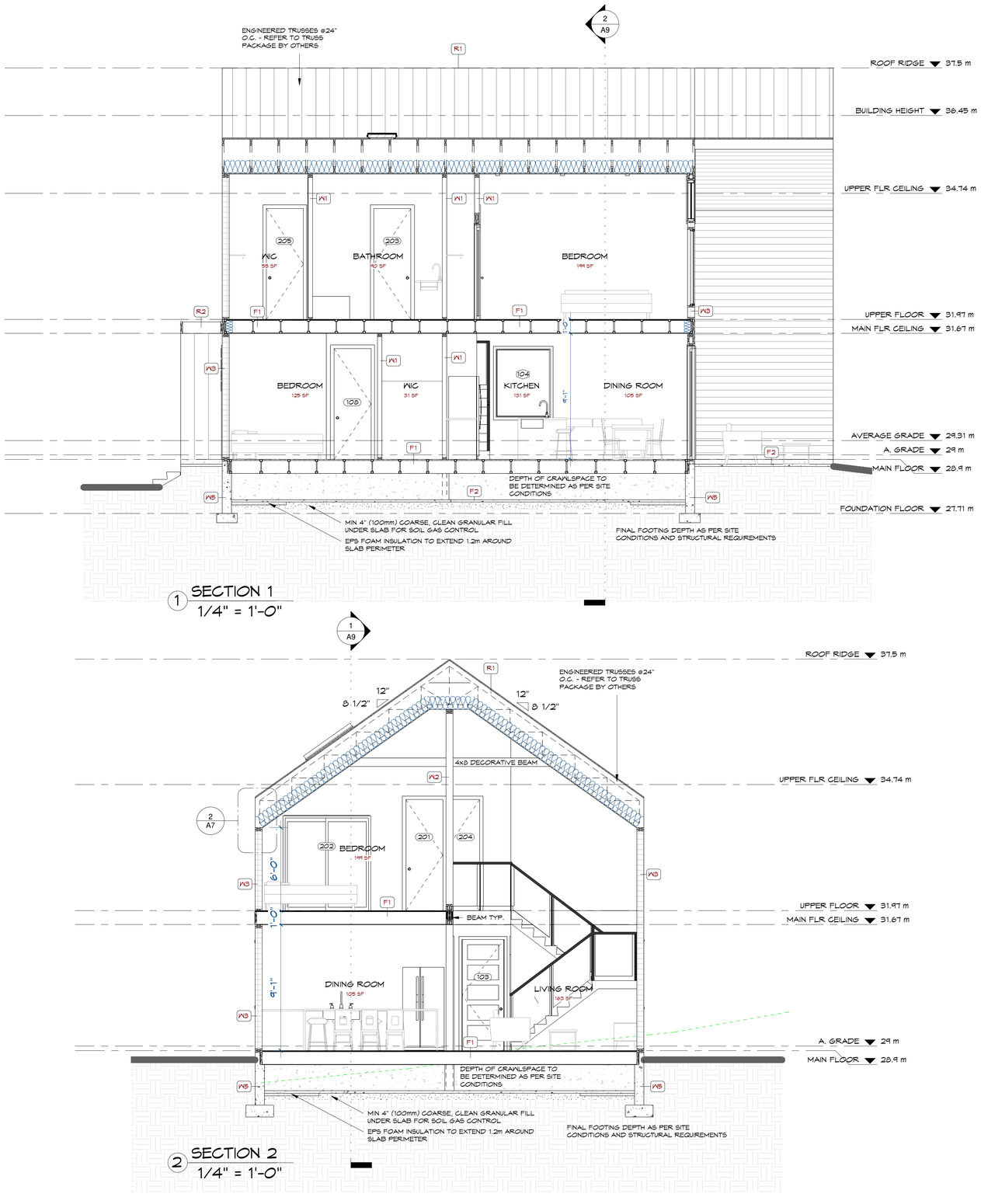


1 SECTION 1
1/4" = 1'-0"

2 SECTION 2
1/4" = 1'-0"

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/M
X-BRIDGING @ JOIST MID-POINT (OR T O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
- SLOPE SLAB MINIMUM 1/8" / 12" TO DRAINS

F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
- 2X2 X-BLOCKING @ JOIST MID-POINTS (OR MIN T O.C.)
- DOUBLE 2X10 @ BEAMS, OR AS PER PLAN (CONFIRM WITH STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W2 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W4 2x8 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X8 SPF OR BETTER STUDS @ 16" O.C.

W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1:1-A REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)

AIR AND VAPOUR BARRIER SEALING NOTES

Principal Exhaust Fan:
Principal exhaust fan capacity @ 50 pascal and min. ventilation rate of 64 as per 9.32.3.5.
Must be wired to run continuously, controlled by dedicated switch, sound rating not to exceed 1.0 sone.

Wall Penetrations:
All Electrical penetrationsin exterior walls must be airtight by sealing them to the poly VB.

All mechanical, plumbing, or electrical componants within the exterior walls and garage to house walls must be insulated to same effective level as required for the wall - RSI 2.78

If electrical panel in garage walls, use rigid insulation behind cavity to maintain same effective level as garage walls - RSI 2.78.

Pot Lights:
Recessed pot light housings must be sealed to poly VB.

Interior and Exterior Wall Interface:
All interior walls that meet exterior walls or attic ceiling must be made airtight by sealing junction or continuing the poly VB of the exterior walls.

Plumbing Stacks:
Plumbing vent stack pipes must be made airtight by sealing the air barrier to the vent stack with compatible material, sheathing tape, or a rubber gasket at the ceiling.

Wall to Ceiling:
All joints at transition between Exterior walls and ceiling must be airtight by sealing all joints and junctions or covering with an air barrier material.

Windows, Doors, and Skylights:
Interface between window and wall assembly must be made airtight by sealing all joints and junctions between poly VB and the window.

Sill Plates/Rim Joists:
All joists at cavities must be made airtight by sealing all joists and junctions or cover with air barrier material.

Attic Hatch:
Apply insulation to back of attic hatch and provide a closed-cell form gasket to ensure proper air sealing. (Min. nominal RSI 2.6)

ROOF ASSEMBLIES

R1	METAL ROOF - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 1/2" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - R40 BATT INSULATION OVER LIVING AREA - 6MIL POLY VAPOUR BARRIER - 1/2" GYPSUM WALL BOARD - VENTED SOFFIT AT PERIMETER	1503 SF
R2	METAL ROOF - METAL ROOFING - STANDING SEAM, LAP AND SEAL AT JOINTS - ROOFING PAPER - 1/2" T&G PLYWOOD SHEATHING - ENG. TRUSSES @ 24" O.C. - 6MIL POLY VAPOUR BARRIER - VENTED SOFFIT AT PERIMETER	43 SF
Grand total		1546 SF

DOOR SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Function	Description	Width	Height	RO Width	RO Height	Comments
MAIN FLOOR	101	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	102	Exterior	Sliding Glass	10' - 0"	8' - 0"	10' - 2"	8' - 2 1/2"	
MAIN FLOOR	103	Interior	Sing. 5 Panel	3' - 0"	8' - 0"	3' - 2"	8' - 2 1/2"	
MAIN FLOOR	104	Interior	Sing. Bifold	2' - 0"	6' - 8"	2' - 1"	6' - 10"	
MAIN FLOOR	105	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	106	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	107	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	108	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	109	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
MAIN FLOOR	110	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	201	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	202	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	203	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	204	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	205	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	

WINDOW SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Description	RO Width	RO Height	RO Head Height	Comments
MAIN FLOOR	101	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	102	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	EGRESS
MAIN FLOOR	103	Fixed	3' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	104	Fixed	4' - 0"	5' - 0"	8' - 0"	
UPPER FLOOR	201	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	202	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	203	Fixed w. Awning Transom	4' - 10"	5' - 6"	6' - 6"	EGRESS
UPPER FLOOR	204	Fixed	4' - 10"	5' - 6"	6' - 6"	
UPPER FLOOR	205	Sing. Casement R	3' - 0"	6' - 0"	7' - 6"	EGRESS
UPPER FLOOR	301	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	302	Fixed Custom	10' - 0"	7' - 6"	14' - 7"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	303	Fixed Skylight	2' - 0"	4' - 0"		

Pacific Homes
Building your trust. Building your dream home.

2009 LAMBERT DR

MYLES THOMPSON

BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

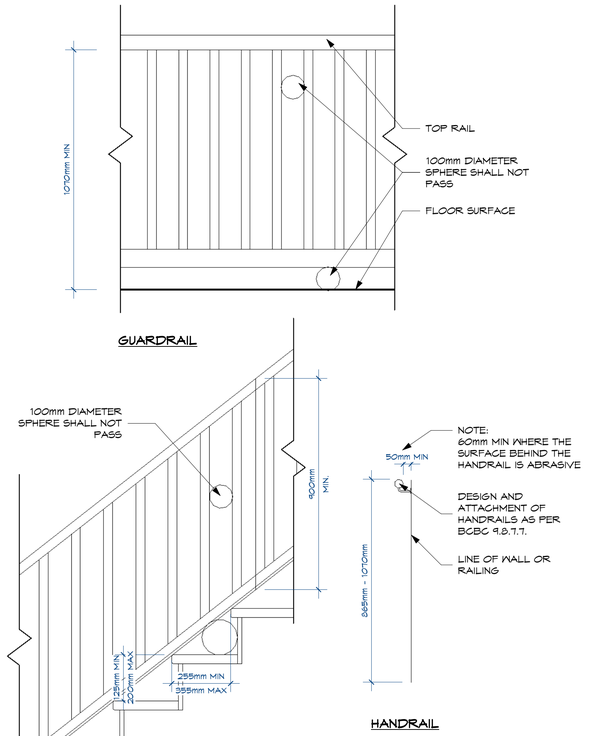
SECTIONS

SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A9

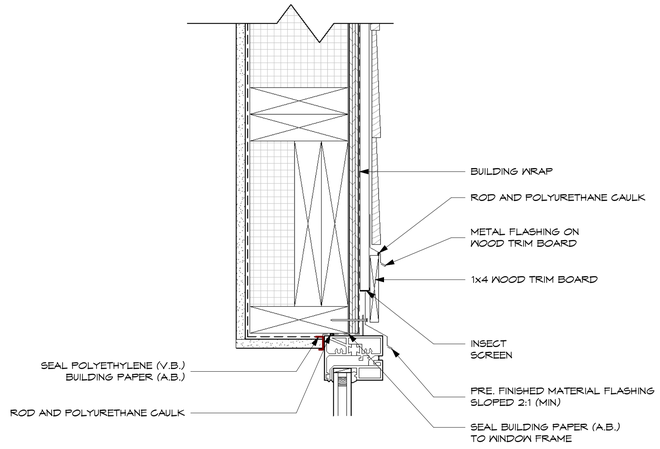
SCALE 1/4" = 1'-0"



NOTES:
1. STAIRS SHALL NOT VARY MORE THAN 5mm FROM RISER TO RISER AND 10mm BETWEEN THE TALLEST AND SHORTEST RISERS ON A FLIGHT

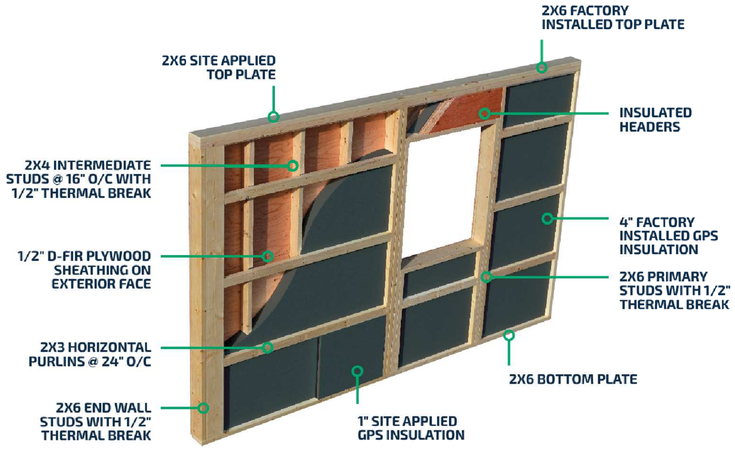
2. HANDRAIL TO BE CONTINUOUS THE FULL LENGTH OF FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER.

1 STAIR/HANDRAIL/GUARDRAIL
1" = 1'-0"

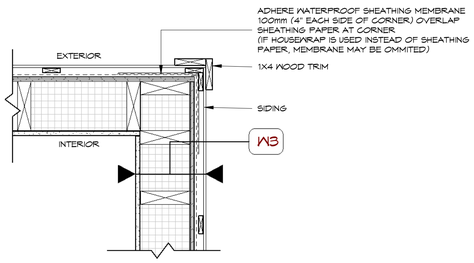


2 WINDOW HEAD
3" = 1'-0"

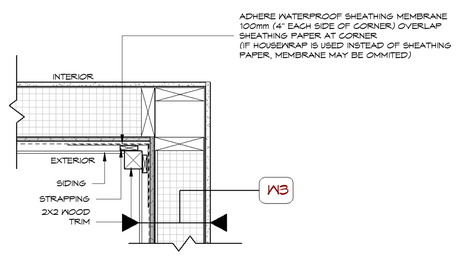
2X6 R22 PACIFIC SMARTWALL®



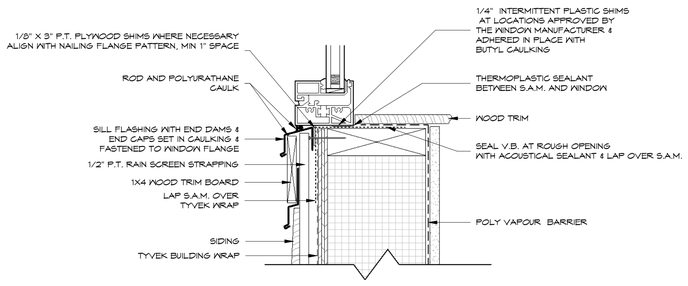
3 PACIFIC HOMES 2X6 SMARTWALL
1 1/2" = 1'-0"



4 EXTERIOR CORNER
1 1/2" = 1'-0"



5 INTERIOR CORNER
1 1/2" = 1'-0"



6 WINDOW SILL
3" = 1'-0"

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BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

DETAILS & SCHEDULES

SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A10

SCALE As indicated

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GENERAL NOTES

Dimensions provided shall take precedence 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.
Owners to review drawings prior to construction and be satisfied as to all aspects of design, or notify Pacific Homes to discuss requirement prior to construction.
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., C.G.S.B. and B.C.B.C. standards.
All materials shall be used strictly according to manufacturers printed directions.

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

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.
Structural Engineering and truss manufactures drawings to take precedence over structural design stated within.
Refer to Structural engineer and Truss engineer for snow loads calculations.

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.N.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.

FIRE SAFETY

All concealed spaces to be fireblocked in compliance with B.C.B.C. 9.10.16. Fire block materials to comply with B.C.B.C. 9.10.16.3.
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 within self-contained suite.

DOOR, WINDOWS & 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-4 as per B.C.B.C 9.7.4.3. and are to be used to satisfy the requirements of "NAFS": Victoria, Class R, DP 960, PG20, Water Resistance 220, A2, Minimum Thermal Resistance ratings of windows as per B.C.B.C 9.36.

Windows and Doors	- U 0.32 - 1.80 USI
Front Entrance Door	- U 0.46 - 2.60 USI
Glass Block	- U 0.51 - 2.90 USI
Skylight	- U 0.51 - 2.90 USI
Skylight shaft walls	- R 15.78 - 2.78 RSI
Overhead Garage Doors	- R 6.25 - 1.10 RSI

Site built doors and windows to comply with B.C.B.C 9.10.2. 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 wherever 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.
EGRESS WINDOWS (Bedroom): Finished sill height maximum 44" above floor.
Net opening to be 5.7 square feet minimum, 20" wide minimum, and 24" height minimum.
All exterior doors shall be provided with dead bolts (min. 1/2" throw) and a viewport.
Windows within 10" of grade shall be provided with latching devices.
All locks shall be operable from the inside without special knowledge or effort.

STAIRS & HANDRAILS

Stairs to be minimum of 36" wide, 7 3/4" max. rise, 11" min. tread, with 1" nosings.
Handrails to be installed between 865mm and 965mm (34"-38") above tread nosing, or 36" above floor.
Exterior handrails to be 1065mm (42") above floor.
Handrails required on areas greater than 24" above ground or floor.
All handrails to be continuous for full length of stairs.
Hand grips portion of all handrails shall be no less than 1 1/4" and no more than 2" in cross sectional dimension, or shape shall provide equivalent surface.
Balusters shall be spaced so that a 4" sphere may not pass between.

CRAWLSPACES

Crawl spaces to comply with 9.18.
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 in Mechanical subsection. 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 have continuous 64mm (2 1/2") Extruded Polystyrene insulation around entire perimeter.
Crawl space access to be a 500mm x 700mm (20" x 28") hatch type access placed in either the laundry room, mud room, walk in closet, or in a location specified on the plans.

INSULATION & 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 34.24 - 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 15.74 - 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

Where a component of the building envelope is protected by an enclosed unconditioned space, such as a sun porch, enclosed veranda, vestibule or attached garage, the required effective thermal resistance of the building envelope component between the building and the unconditioned enclosure is permitted to be reduced by 0.16 (m2·K)/W, as per BCBC 9.36.3.4(4)
All "rigid insulation" to be **EXPANDED** polystyrene insulation. If contractor/builder uses EXTRUDED 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. 0.90 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 expanded polystyrene insulation. All trimmer joists to be have 64mm (2 1/2") expanded polystyrene insulation, or R20 fibre glass batt insulation.
Vapour Barriers to comply with B.C.B.C 9.25.4.
Tape all seams of expanded polystyrene insulation, fill with spray applied insulation at perimeters to prevent air spaces where required. Expanded 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.

STEP CODE

All new homes to be constructed at minimum, to Step Code required by the local authority having jurisdiction. If not required, Pacific Homes recommends building to at minimum Step Code 3.
Step 3 buildings require:
1. an Energy Pre-Construction Report to submit to the authority having jurisdiction when applying for a building permit, to demonstrate that the designed building complies with the BC Building Code's energy-efficiency requirements.
2. An as-built report following construction and prior to final inspection or occupancy to demonstrate the air-tightness and energy performance requirements.
3. A Mid-Construction Verification Report assesses the airtightness of a building partway through the construction process and may be optional depending on the requirements of the municipality. This report also enables Energy Advisors and energy modellers to document installation of energy-efficiency components identified in the Pre-Construction Report.
4. Air tightness - (Sealed Exterior Sheathing Approach) The exterior sheathing, when sealed at joints and interfaces, can also act as the primary air barrier element. This approach uses the exterior sheathing together with sheathing tape to create a continuous air barrier at the sheathing joint.

Step Code 3 buildings:
- Demonstrate 20% more efficiency over pre-step code homes.
- Improve occupant comfort & health, reduce noise levels, and are more durable

Pacific Homes takes no responsibility for the cost of building upgrades required/requested by the Energy Advisor or Modeller as a result of the energy pre-construction report or as-built report compliance.

MECHANICAL & VENTILATION

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 designed to resist lateral loads.
Hot Water Heater: (Storage Type-Electric) See B.C.B.C. Table 9.36.4Hot Water Heater: (Storage Type-Electric) See B.C.B.C. Table 9.36.4
Size: 272L (60 Imp. gal.), Input 240VAC, ≤ 12kW, Performance Standard(s): CAN/CSA-C191
Performance Requirement(s): Standby loss (max.): 40 (Top inlet), 48 (Bottom inlet)
Heating and/or air conditioning systems are to comply with B.C.B.C. 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.
Heat Recovery Ventilator (HRV) to be installed to provide ventilation.
Baseboard heaters to be installed to provide heating.
A licensed mechanical tradesperson to verify, size, install, and provide mechanical checklist to local authority having jurisdiction.
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 Litres 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 Litres 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 (HRV Supply Fan): See B.C.B.C. Table 9.32.3.5.
Litres per second continuous @ 50pa External static pressure supply and exhaust air.
A licensed mechanical tradesperson(s) to size and install ducts for HRV.
HRV to provide a minimum of ## litre per second continuous exhaust vent in each bathroom.
Fan to have a sound rating of 1.0 sones. Install Fan 2 as requested by homeowner or builder, as long as it meets all sections of B.C. Building code.
Vent 1: (Passive Supply Grilles in Secondary Suite)
Passive Supply Grilles to be located 1800mm (6') off the ground and have an unobstructed are of 28 cm (11".0").
Vent 2: 25cm2 (4 in2) Crawlspace Air Transfer Grille
Vent 3: 36cm2 (5.6 in2) Crawlspace Air Transfer Grille
Vent 4: Interior Distribution Air Transfer Grille: To be located in the wall between the two adjacent spaces and to be not less than 10cm x 10 cm (100cm2)
Attic to be vented minimum 1:300 of area.

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.

RADON & SOIL GAS CONTROL

Locations requiring radon rough ins may be determined in accordance with Article 1.1.3.3. of Division A, however it is the recommendation of the designer that radon vent terminals be provided on all projects for all contiguous areas beneath the slab.
Assemblies separating conditioned space from the ground shall be protected by an air barrier conforming to BCBC 9.25.3.
Rough in must be provided for a radon extraction system (subfloor depressurization system) conforming to BCBC 9.13.4.3.
Floors-on-ground shall be provided with a rough-in for subfloor depressurization consisting of an impermeable air barrier, a gas-permeable layer of coarse granular material and a radon vent pipe.
Gas permeable layer must be a minimum of 4" deep and consists of no more than 10% material which is smaller than 4mm and be installed between the air barrier system and the ground.
Vent pipe to be a minimum of 100mm (4") in diameter constructed to be airtight and installed through the floor on ground.
A vent pipe must open into each contiguous area of granular area.
To prevent soil gases from entering a building through air intakes, windows, and other openings in the building envelope, radon vent pipe terminations should be installed in a similar manner to plumbing vent terminals. Radon vent terminations shall conform to BCBC 9.13.4.3.(3).
Vent pipe must be shielded from the weather in accordance with BCBC 6.3.2.9.(4), from frost closure by insulating the pipe by some other manner if it is susceptible to frost closure, and the accumulation of moisture in the pipe.
Vent pipe must be clearly labeled 'RADON VENT PIPE' every 1.2m and every change in direction.
Where compactable fill is installed under slab-on-grade construction, venting must be mechanically assisted by means of an electrically powered fan installed somewhere along the radon vent pipe.
To ensure effective depressurization of the space between the air barrier and the ground, the extraction pipe opening should not be blocked.

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MAIN FLOOR	110	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	201	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	202	Exterior	Sliding Glass	6' - 0"	6' - 8"	6' - 2"	6' - 10 1/2"	
UPPER FLOOR	203	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	204	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	
UPPER FLOOR	205	Interior	Single Swing	2' - 8"	8' - 0"	2' - 10"	8' - 2 1/2"	

WINDOW SCHEDULE

CONFIRM ALL ROUGH OPENING SIZES WITH WINDOW/DOOR MANUFACTURER PRIOR TO ORDERING. FINAL DOOR AND WINDOW HEAD HEIGHTS TO BE FRAMED SO THAT TRIM LINES UP WITH ONE ANOTHER. HEAD HEIGHT MAY NEED TO DIFFER FROM SCHEDULE DEPENDING ON WINDOW/DOOR MANUFACTURER, SO ADJUSTMENT MAY BE NECESSARY

Level	Mark	Description	RO Width	RO Height	RO Head Height	Comments
MAIN FLOOR	101	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	102	Fixed w Casement R	5' - 0"	5' - 0"	8' - 0"	EGRESS
MAIN FLOOR	103	Fixed	3' - 0"	5' - 0"	8' - 0"	
MAIN FLOOR	104	Fixed	4' - 0"	5' - 0"	8' - 0"	
UPPER FLOOR	201	Fixed	4' - 10"	5' - 8"	6' - 6"	
UPPER FLOOR	202	Fixed	4' - 10"	5' - 8"	6' - 6"	
UPPER FLOOR	203	Fixed w. Awning Transom	4' - 10"	5' - 8"	6' - 6"	EGRESS
UPPER FLOOR	204	Fixed	4' - 10"	5' - 8"	6' - 6"	
UPPER FLOOR	205	Sing. Casement R	3' - 0"	6' - 0"	T - 6"	EGRESS
UPPER FLOOR	301	Fixed Custom	10' - 0"	T - 6"	14' - T"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	302	Fixed Custom	10' - 0"	T - 6"	14' - T"	SEE REAR ELEVATION FOR DIMENSIONS
UPPER FLOOR	303	Fixed Skylight	2' - 0"	4' - 0"		

FLOOR ASSEMBLIES

F1 LIVING AREA
- FINISH AS PER OWNER SPEC.
- 3/4" T&G PLYWOOD SUBFLOOR, SCREWED AND GLUE TO
- 11 7/8" I- JOIST 16" TYP C/W X-BRIDGING @ JOIST MID-POINT (OR T O.C. MAX) NAIL & GLUE(TYP.)
- BATT OR BLOWN INSULATION
- 1/2" GYPSUM BOARD OVER FINISHED AREAS

F2 GROUND SEAL
- 4" CONCRETE SLAB (A.B.)
- 6 MIL POLY (V.B.)
- MIN 100mm COARSE, CLEAN GRANULAR FILL FOR SOIL GAS CONTROL
- SLOPE SLAB MINIMUM 1/8" / 12" TO DRAINS

F3 SPACED WOOD DECKING
- WOOD DECKING AS PER CLIENT SPEC.
- 2X10 WOOD DECK JOISTS @ 16" O.C.
- 2X2 X-BLOCKING @ JOIST MID-POINTS (OR MIN T O.C.)
- DOUBLE 2X10 @ BEAMS, OR AS PER PLAN (CONFIRM WITH STRUCTURAL)

WALL ASSEMBLIES

W1 INTERIOR WALLS
-2X4 STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

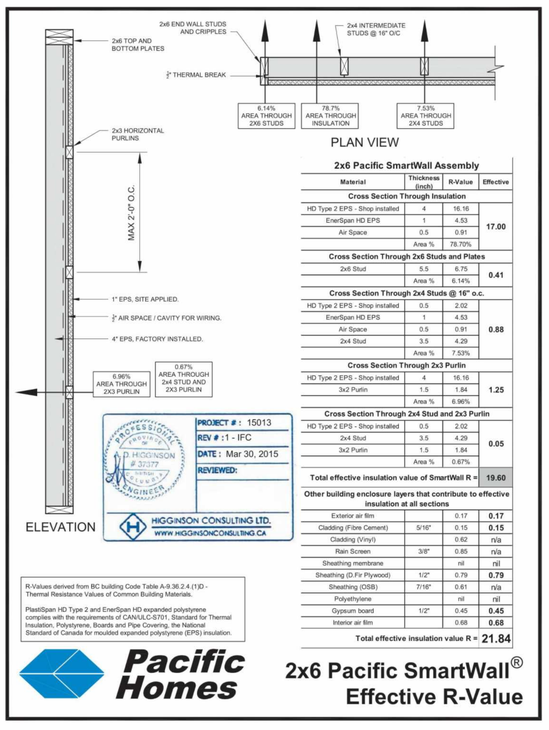
W2 INTERIOR WALLS
-2X6 WOOD STUDS @ 16" O.C. (typ.)
-1/2" GYPSUM WALL BOARD THROUGHOUT

W3 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 PACIFIC SMARTWALL SYSTEM SEE DETAILS @ SHEET A11
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

W4 2x6 EXTERIOR WALLS
- EXTERIOR CLADDING PER MATERIAL KEY (SEE ELEVATIONS)
- 1/2" X 2" P.T. STRAPPING/RAINSCREEN @ 16" O.C.
- 1 LAYER BUILDING WRAP (OR EQUAL) - TAPE AND SEAL ALL CORNERS AND JOINTS
- 1/2" PLYWOOD SHEATHING (TAPE AND SEAL ALL CORNERS AND JOINTS WITH SHEATHING TAPE
- 2X6 SPF OR BETTER STUDS @ 16" O.C.

W5 FOUNDATION WALLS
- 8" CONCRETE FOUNDATION WALL W/ JOIST LEDGE
- 1-#4 REBAR @ TOP OF WALL
- #4 REBAR @ 48" O.C. VERTICALS (VERIFY W/ STRUCTURAL)

STANDARD STRIP FOOTING:
- 16"W x 8"H CONCRETE FOOTING
- 2 - #4 REBAR IN FOOTING
- ON SOLID, UNDISTURBED BEARING (VERIFY W/ STRUCTURAL)



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MYLES THOMPSON

BUILDING PERMIT

DATE	ISSUED FOR
2024-07-09	BUILDING PERMIT V.1

NOTES & RSI

SHEET ISSUE DATE
2024-07-09

PROJECT NUMBER	TBD
DRAWN BY	DD
CHECKED BY	DE

A11

SCALE 12" = 1'-0"