

#### **Development Variance Permit**

Permit Number: DVP PL2024-9927

Owner Name
Owner Address

#### **Conditions of Permit**

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.

2. This permit applies to:

Legal: Lot 13 District Lot 251 Similkameen Division Yale District Plan EPP102133

Civic: 2749 Dartmouth Drive

PID: 031-527-558

- 3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a side-by-side duplex with suites (4 units), as shown in the plans attached in Schedule 'A':
  - a. Section 4.10.2 to not require screening for an electrical transformer.
  - b. Section 5.1.4 to not require a fully automated, underground irrigation system.

#### **General Conditions**

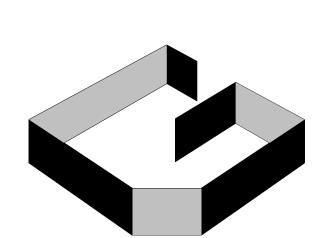
- 4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
- 5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
- 6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
- 7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
- 8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

DVP PL2024-9927 Page 1 of X

Authorized by City Council, the	day of	, 2025.
Issued this day of	, 2025.	
Angela Collison		
Corporate Officer		

DVP PL2024-9927 Page 2 of X

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# GIROUX DESIGN GROUP Quality Home and Building Design Since 1950.

NORDEL HOMES







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-MINIMUM NUMBER OF ENERGIZED OUTLETS FOR LEVEL 2

ELECTRICAL PANEL CAPACITY, WIRING, AND CONTINUOUS CONDUIT OR RACEWAY (AS APPLICABLE) FROM THE PANEL.

TERMINATION BOX, NEMA 14-50R RECEPTACLE, OR NEMA 6-50R RECEPTACLE. ADDITIONAL TERMINATION MEANS MAY

DEFINITION OF LEVEL 2 BY THE STANDARD "SAE ELECTRIC VEHICLE AND PLUG IN HYBRID ELECTRIC VEHICLE

G R Since 1950



PLAN NO. **WP-5844** SHEET NO.

**A1** 

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SITE DRAINAGE AS PER GEOTECH DRAWINGS

LEGAL DESCRIPTION: LOT 13, D.L. 251 S.D.Y.D., PLAN EPP102133

LOT AREA: 5977 sq.ft.

LANDSCAPE SCHEDULE PLANTINGS: Black Mondo Grass (Ophiopogon planiscapus 'Nigrescens') 8 qty. Blue Sedge (Carex flacca) 2 qty.
Elijah Blue Fescue (Festuca glauca 'Elijah Blue') 6 qty.
Golden Japanese Forest Grass (Hakonechloa macra 'Aureola') 1 qty. Hardy Pampas (Erianthus ravennae) 1 qty. Medio Variegata Hosta (Stipa tenuissima) 2 qty. Mexican Feather Grass (Stipa tenuissima) 12 qty.

Emerald Sentinel Sweetgum (Liquidambar styraciflua 'Clydesform') 2 qty.

GARBAGE DISPOSAL: Garbage Container 4 qty. Recycling Container 4 qty.

GROUND COVER/HARD SURFACES: Property Area (5,977 sq.ft.) Asphalt (734 sq.ft.) Grass (1215 sq.ft.) Planting Beds-Bark Mulch (544 sq.ft.) River Rock-2" Rainbow (356 sq.ft.) Landscape Fabric (847 sq.ft.)

4' High Wood Fence (30 lin.ft.) 6' High 'Good Neighbour' Privacy Fence (310 lin.ft.)

LANDSCAPE NOTES:

& TIMERS.

SHRUBS SHALL BE A MIN OF No.2 POT SHRUBS

ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m

CONIFEROUS TREES SHALL BE A MINIMUM 2.5 m IN HEIGHT

NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION

NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA

LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS

LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT. (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)

DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE

GROUP

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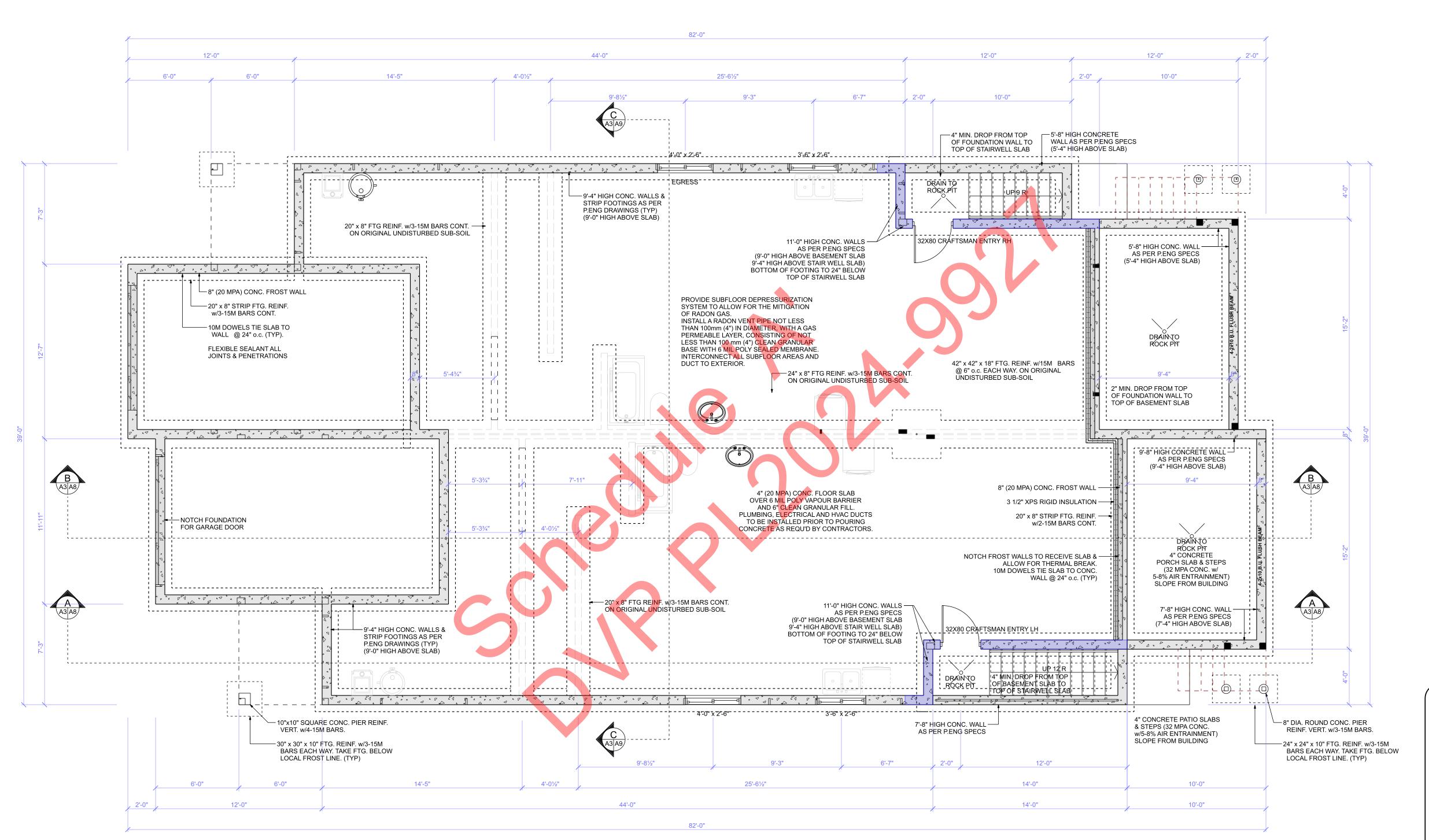
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PLAN NO. WP-5844 SHEET NO.

**A2** 

Page 5 of 16



## BASEMENT FOUNDATION PLAN

SCALE: 1/4" = 1'-0" FOUNDATION REQUIRES REVIEW BY A STRUCTURAL ENGINEER (P.ENG) P.ENG TO CONSULT GEOTECHNICAL REPORT

PLEASE READ CAREFULLY **BEFORE BEGINING PROJECT:** -ALL FRAMING MATERIAL OTHER THAN STUDS SHALL BE No. 1 & 2 S.P.F.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH &
STUDS SHALL CONFORM TO THE LATEST EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND LOCAL CODES, BYLAWS AND REGULATIONS WHERE THESE TAKE PRECEDENCE.
-ALL WORK MUST BE DONE ACCORDING TO THE ACCEPTED PRACTICE OF THE DAY, THIS IS APPLICABLE TO THE GENERAL CONTRACTOR AND ALL SUB-TRADES -THE INTENT IS TO CONSTRUCT A SOUND, ADEQUATE

BUILDING.
-ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND UNLESS OTHERWISE SPECIFIED. -ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN FOR NEGOTIATION BETWEEN THE CONTRACTOR AND THE OWNER.
-WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN

ETROK.
-THE CONTRACTOR OR BUILDER ON THE JOB MUST
CHECK ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. -ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE GOVERNED AND APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.

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Basement Foundation Plan

Page 6 of 16

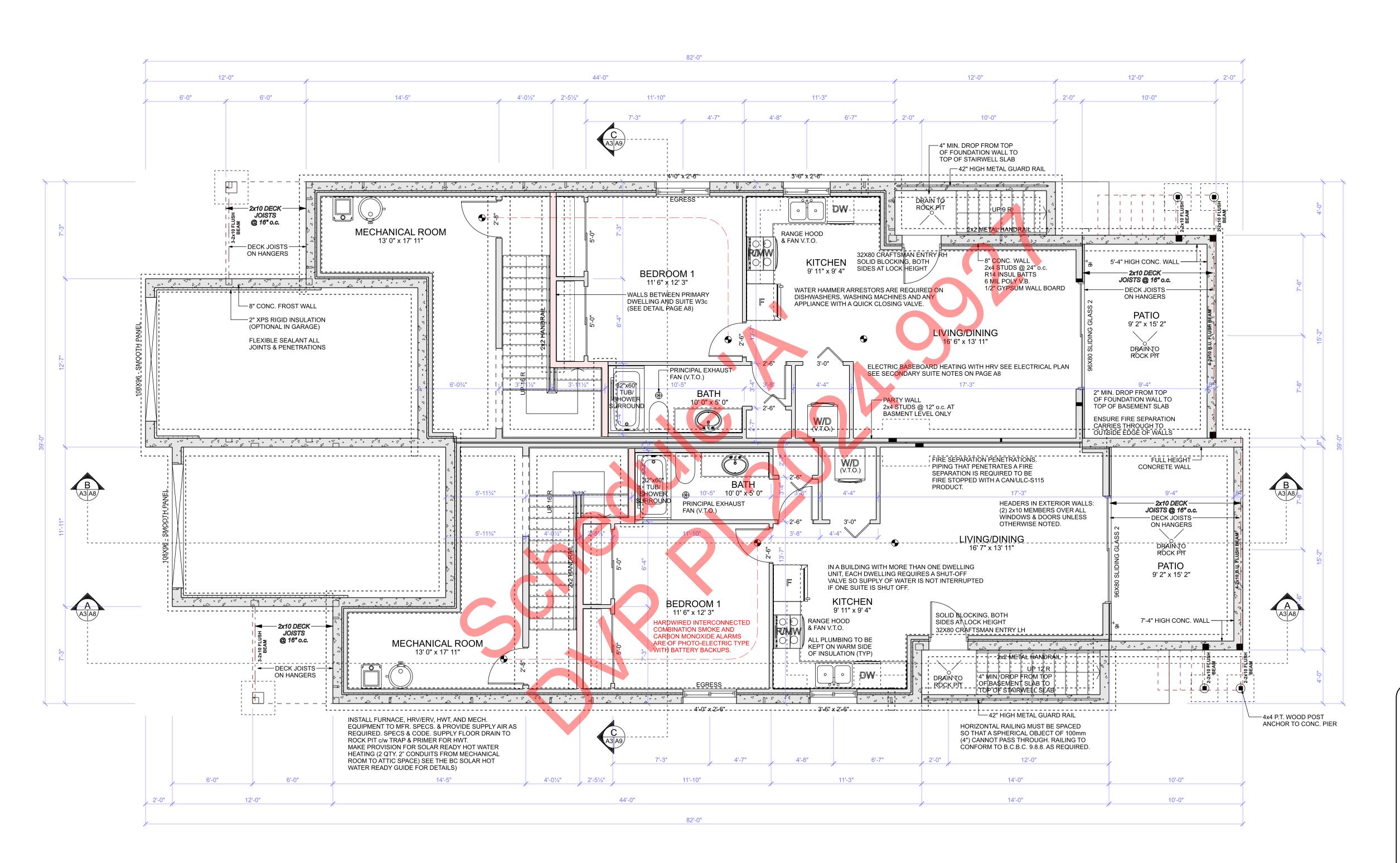
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# BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0" BASEMENT SUITE AREA (PER UNIT): 697.8 sq ft. MECHANICAL & STAIRS: 280.4 sq ft. (PRIMARY SUITE) TOTAL BASEMENT AREA: 1954.6 sq ft.

PLEASE READ CAREFULLY **BEFORE BEGINING PROJECT:** -ALL FRAMING MATERIAL OTHER THAN STUDS SHALL BE No. 1 & 2 S.P.F.

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-ALL WORK MUST BE DONE ACCORDING TO THE ACCEPTED PRACTICE OF THE DAY, THIS IS APPLICABLE TO THE GENERAL CONTRACTOR AND ALL SUB-TRADES.
-THE INTENT IS TO CONSTRUCT A SOUND, ADEQUATE

BUILDING.
-ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND UNLESS OTHERWISE SPECIFIED. -ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN FOR NEGOTIATION BETWEEN THE CONTRACTOR AND THE OWNER.
-WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN

-THE CONTRACTOR OR BUILDER ON THE JOB MUST CHECK ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. -ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE GOVERNED AND APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.

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Basement Floor Plan

DVP PL2024-9927

Page 7 of 16

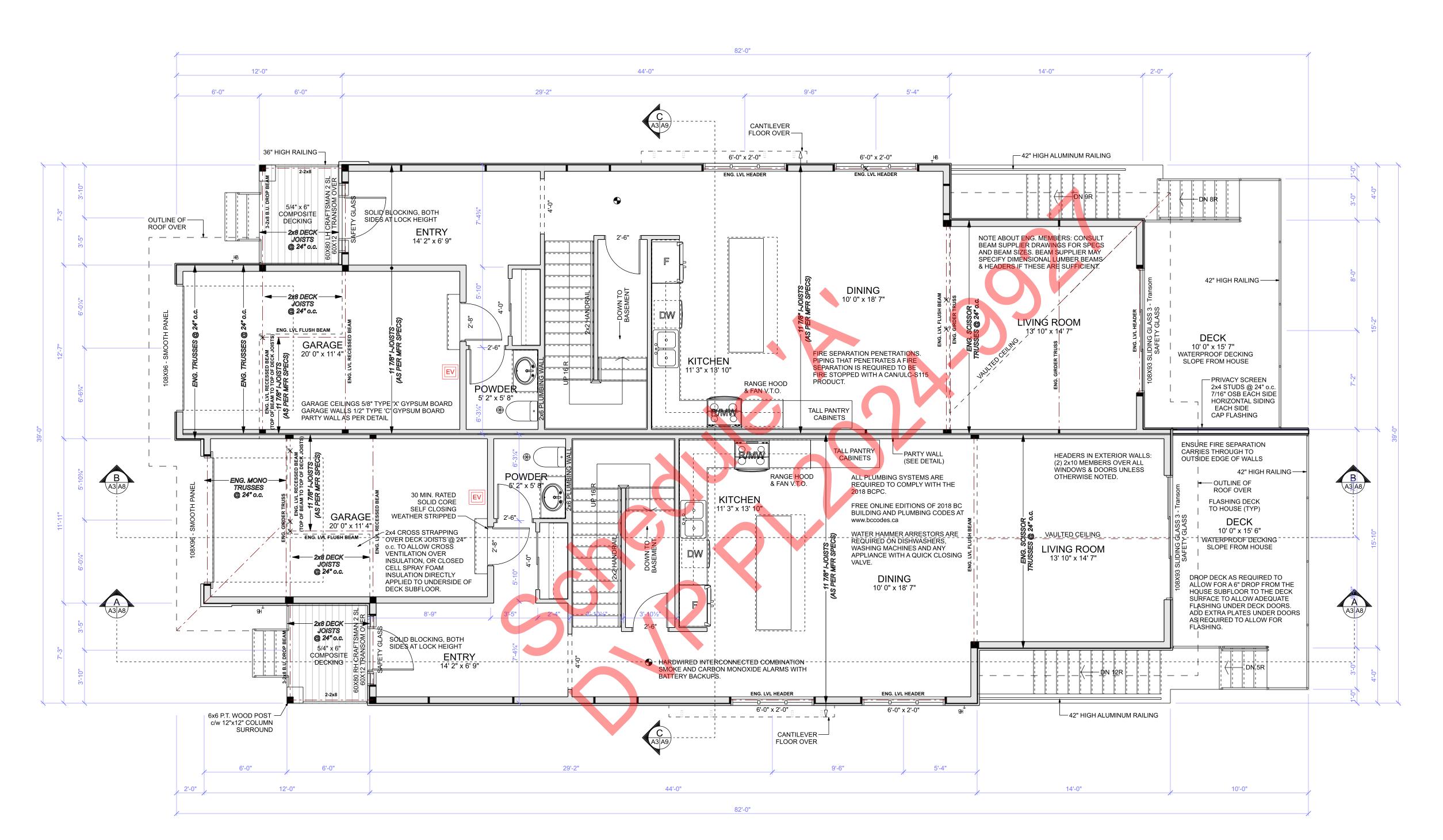
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## MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA (PER UNIT): 964.5 sq ft.
GARAGE AREA (PER UNIT):257.0 sq ft.
PORCH AREA (PER UNIT): 43.5 sq ft.
DECK AREA (PER UNIT): 164.4 sq ft.
TOTAL MAIN FLOOR LIVING AREA: 1940.7 sq ft.
TOTAL BUILDING LIVING AREA: 3769.0 sq ft. (NOT INCLUDING BASEMENT)

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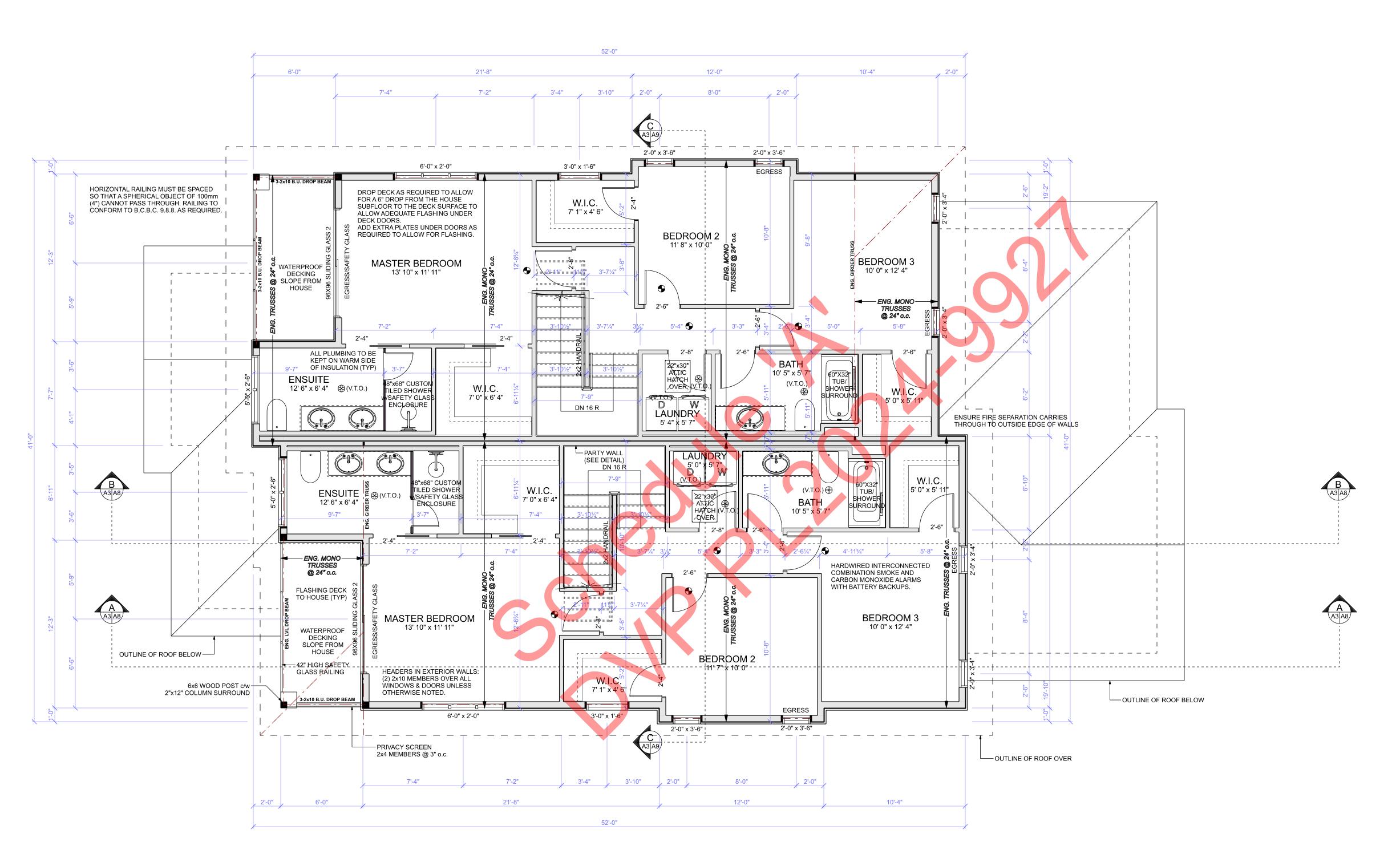
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## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" SECOND FLOOR AREA (PER UNIT): 913.5 sq ft. TOTAL SECOND FLOOR LIVING AREA: 1828.3 sq ft.

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**BUILDING PLACEMENT & SETBACKS:** IT IS THE RESPONIBILITY OF THE HOMEOWNER OR HIS APPROVED CONTRACTOR TO CONFIRM ALL SETBACKS AND SITE CALCULATIONS TO ENSURE THEY CONFORM WITH LOCAL BYLAWS PRIOR TO ANY SITE WORK OR CONSTRUCTION.

DRAWING DIMENSIONS GOVERN OVER SCALE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR, INTERIOR WALLS DIMENSIONED TO THE CENTER OF THE WALL, AND OPENINGS DIMENSIONED TO THE CENTER OF THE OPENING.

CONCRETE COMPRESSIVE STRENGTH:
UNLESS OTHERWISE NOTED THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN: 20 MPa (3000 psi) FOR CONCRETE WALLS, COLUMNS, PIERS, FOOTINGS, FOUNDATION WALLS & GRADE BEAMS. 20 MPa (3000 psi) FOR STANDARD SLABS OTHER THAN THOSE IN GARAGE &

32 MPa (4600 psi) FOR GARAGE SLABS, CARPORT SLABS & EXTERIOR STEPS (5-8% AIR ENTRAINMENT).

STRIP FOOTINGS:
STRIP FOOTINGS ON ORIGINAL UNDISTURBED SUB-SOIL AND BELOW LOCAL FROST-LINE. STEP FOOTINGS WHERE APPLICABLE WITH A MAXIMUM VERTICAL RISE OF 24" (600 mm) AND MINIMUM HORIZONTAL RUN OF 24" (600 12" x 8" (300mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS. 16" x 8" (400mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS. 20" x 8" (500mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.

24" x 8" (600mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.

INSULATED CONCRETE FORMS:

I.C.F. FORMS TO BE USED IN ACCORDNACE WITH MAUFACTURERS

OF THE PROPERTY OF THE PRO SPECIFICATIONS. CONSULT WITH MANUFACTURER & BUILDING CODE FOR HORIZONTAL & VERTICAL REINFORCEMENT REQUIREMENTS.

ANCHORAGE OF BUILDING FRAME: FASTEN THE SILL PLATE TO THE FOUNDATION WITH ANCHOR BOLTS A MINIMUM OF 1/2" (12.7 mm) IN DIAMETER PENETRATING A MINUMUM OF 7" (180 mm) INTO THE FOUNDATION. ANCHOR BOLTS TO BE SPACED A MAXIMUM OF 6'-0" (1.8 m) APART AND AT LEAST TWO PER PLATE.

ANCHORAGE OF COLUMNS & POSTS: EXTERIOR COLUMNS AND POSTS SHALL BE ANCHORED TO RESIST UPLIFT AND LATERAL MOVEMENT.

BACKFILL:
BACKFILL WITHIN 24" (600 mm) OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 10" (250 mm) DIAMETER. COMPACT BACKFILL IN 12" (300 mm) LAYERS TO 98% PROCTOR

ALL GRADES TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMILATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY OR SCEPTIC TANK DISPOSAL BED. WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE POVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER WHICH WILL PREVENT SOIL EROSION. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAINS (DRAINAGE PIPE OR WEEPING TILE) SHALL DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL. DRY WELLS SHALL NOT BE LESS THAN 16'-6" (5.0 m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FOM THE

AN ACCESS OPENING OF NOT LESS THAN 20" (500 mm) BY 28" (700 mm) SHALL BE PROVIDED TO THE CRAWL SPACE. THE OPENING SHALL BE FITTED WITH A DOOR OR HATCH EXCEPT WHEN THE CRAWLSPACE IS HEATED AND THE ACCESS IS FROM A HEATED SPACE.

IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR THE CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL NOT BE LESS THAN 18" (450 mm) OR SHALL BE TREATED WITH A CHEMICAL THAT IS TOXIC TO TERMITES, AND SHALL BE IDENTIFIED BY A MARK TO INDICATE THE TYPE OF PRESERVATIVE USED AND CONFORMANCE TO THE RELEVANT REQUIRED USE CATEGORY

DECAY PROTECTION: STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY, WHERE THE VERTICAL CLEARANCE FROM THE FINISHED GROUND IS LESS THAN 6" (150 mm). OR THE WOOD ELEMENTS ARE NOT PROTECTED FROM EXPOSURE TO PRECIPITATION. OR THE CONFIGURATION IS CONDUCIVE TO MOISTURE ACCUMILATION AND THE

FRAMING: EXTERIOR WALLS ARE 2x6 STUDS AT 16" (490 mm) o.c. WITH 7/16" (11.1 mm) OSB SHEATHING AND INTERIOR WALLS ARE 2x4 STUDS AT 16" (400 mm) o.c. UNLESS OTHERWISE NOTED. INTERIOR BEARING WALLS ARE 2x6 STUDS AT 16" (400 mm) o.c. WITH 2x6 BLOCKING AT MIDSPAN OR 1/2" (12.7 mm) GYPSUM BOARD ON EACH SIDE. EACH WALL ASSEMBLY SHALL BE FRAMED WITH ONE BOTTOM PLATE AND TWO TOP PLATES, JOINTS IN THE TOP PLATES OF LOAD BEARING WALLS SHALL BE STAGGERED NOT LESS THAN THE WIDTH OF ONE STUD SPACING. FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS. THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY, ANY/ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMER'S EXPENSE. ALL ANGLED WALLS FRAMED AT A 45° ANGLE UNLESS OTHERWISE NOTED.

FRAMING LUMBER: FRAMING LUMBER SHALL BE WELL SEASONED AND THE MOISTURE CONTENT OF THE LUMBER SHALL NOT BE MORE THAN 19% AT THE TIME OF INSTALLATION, ALL LUMBER SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE IS OF THE FOLLOWING GRADES OR BETTER UNLESS OTHERWISE NOTED:

JOISTS S.P.F. No. 1&2 BUILT-UP BEAMS S.P.F. No. 1&2

STUDS S.P.F. No. 1&2

MOISTURE INDEX IS GREATER THAN 1.00.

OPENING HEADERS:
OPENINGS IN NON-LOADBEARING WALLS SHALL BE FRAMED WITH NOT LESS THAN 2" (38mm) MATERIAL THE SAME WIDTH AS THE STUDS, SECURELY NAILED TO THE ADJACENT STUDS. OPENINGS IN LOADBEARING WALLS GREATER THAN THE REQUIRED STUD SPACING SHALL BE FRAMED WITH (2) 2x10 MEMBERS UNLESS OTHERWISE NOTED. HEADER MEMBERS ARE PERMITTED TO BE SEPARATED BY FILLER PIECES. ALL HEADERS ON WHICH STRUCTURAL POINT LOADS BEAR SHALL BE ENGINEERED LAMINATED WOOD OR STEEL MEMBERS.

SUPPORT OF WALLS: NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. BLOCKING SHALL BE NOT LESS THAN 2x4 LUMBER SPACED NOT MORE THAN 4'-0" (1.2 m) APART

S.P.F. No. 1&2 STUDS SUPPORTING BEAMS SHALL HAVE THE SAME NUMBER AS THE BUILT-UP BEAMS AND SHALL NOT BE LESS THAN THE WIDTH OR DIAMETER OF THE SUPPORTED MEMBER. WOOD COLUMNS SHOULD BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP, CONSISTING OF NOT LESS THAN 1 1/2" (38 mm) THICK FULL LENGTH MEMBERS. DAMPROOF AND ANCHOR ALL POSTS AND COLUMNS TO FOUNDATION WHERE IN CONTACT.

ENGINEERED FRAMING MEMBERS:
SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS, POSTS, LINTELS, AND HEADERS PRIOR TO CONSTRUCTION. BEAM MANUFACTURER TO SPECIFY ALL CONNECTORS AND HANGERS WHERE NEEDED.

<u>DRYWALL:</u>
ALL JOINTS IN DRYWALL ARE TO BE TAPED AND SANDED. 1/2" (12.7 mm) DRYWALL BOARD INTERIOR WALLS. 1/2" (12.7 mm) WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOÓLS.

5/8" (15.9 mm) DRYWALL INTERIOR CEILINGS. 1/2" (12.7 mm) TYPE 'C' DRYWALL GARAGE WALLS 5/8" (15.9 mm) TYPE 'X' DRYWALL GARAGE CEILINGS.

FIRE BLOCKING:
INSTALL APPROVED FIRE BLOCKING AS REQUIRED IN B.C.B.C. 9.10.6. FOR VERTICAL AND HORIZOTNAL CONCEALED SPACES TO PREVENT THE SPREAD OF FIRE

**EFFECTIVE THERMAL RESISTANCE REQUIREMENTS:** FOR BUILDINGS WITH A HEAT RECOVERY VENTILATOR IN ZONE 5. THERMAL INSULATION SHALL BE PROVIDED BETWEEN HEATED AND UNHEATED SPACES AS LISTED BELOW. INSULATED WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SO AS TO PROVIDE A BARRIER TO DIFFUSUION OF WATER VAPOUR FROM THE INTERIOR INTO WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES. CEILING BELOW ATTIC ASSEMBLIES RSI: 6.91 (R-39)

CATHEDRAL CEILING OR FLAT ROOF ASSEMBLIÈS RSI: 4.67 RSI (R-27)

EXTERIOR WALL ASSEMBLIES RSI: 2.97 (R-17) FLOOR OVER UNHEATED SPACE ASSEMBLIES RSI: 4.67 (R-27) RIM JOIST ASSEMBLIES RSI: 2.97 (R-17) GARAGE/DWELLING WALL ASSEMBLIES RSI: 2.81 (R-16) GARAGE/DWELLING FLOOR ASSEMBLIES RSI: 4.51 (R-26) FOUNDATION WALL ASSEMBLIES RSI: 2.98 (R-17) FLOORS ON GROUND (SLAB ON GRADE) ASSEMBLIES BELOW FROST LINE - UNINSULATED ABOVE FROST LINE (UNHEATED) RSI: 1.96 (R-11) ABOVE FROST LINE (HEATED) RSI: 2.32 (R-13) WINDOWS AND DOORS (MAXIMUM U-VALUE 1.80)

SKYLIGHTS (MAXIMUM U-VALUE 2.90)

COMPOSITE OR WOOD DECKING AS PER FLOOR PLANS. COVER SOLID SURFACE DECKS WITH WATERPROOF DECKING. FLASH DECKS TO HOUSE SLOPE DECKS FROM HOUSE TO PREVENT FLOODING AND POOLING. MAKE PROVISION FOR A DROP TO DECK SURFACE AS REQUIRED BY LOCAL BUILDING CODE TO ALLOW FOR ADEQUATE FLASHING UNDER DECK DOORS. DECK RAILINGS ARE REQUIRED WHERE THE DROP FROM THE DECK SURFACE TO THE ADJACENT GROUND EXCEEDS 24" (600 mm). DECK RAILINGS TO BE A MINIMUM OF 42" (1070 mm) HIGH WITH A MAXIMUM OPENING OF 4" (100 mm) BETWEEN SPINDLES. GLASS RAILINGS TO BE SAFETY GLASS. AREA UNDER DECK SHOULD BE CLEARED OF ALL VEGETATION AND BIODEGRADABLE MATERIAL. SLOPE GRADE UNDER DECKS AWAY FROM HOUSE.

EXCEPT WHERE SUPPORTED ON RIBBON BOARDS, FLOOR JOISTS SHALL HAVE NOT LESS THAN 1 1/2" (38 mm) LENGTH OF END BEARING. SHEET FLOOR WITH 23/32" (18.3 mm) TONGUE & GROOVE OSB DECKING GLUED & SCREWED OR NAILED TO FLOOR JOISTS. INSTALL PLYWOOD SUB-FLOOR WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO FLOOR JOISTS. PANELS TO BE FASTENED WITH 1 3/4" (45 mm) RING THREAD NAILS OR SCREWS AT 6" (150 mm) o.c. ALONG PANEL EDGES AND AT 12" (300 mm) o.c. ALONG INTERMEDIATE SUPPORTS. JOISTS TO BE DOUBLED UNDER PARTITIONS WHEN PARTITIONS ARE RUNNING PARALLEL TO JOISTS. SUBMIT SHOP DRAWINGS FOR ENGINEERED FLOOR SYSTEM PRIOR TO CONSTRUCTION.

BRIDGING TO BE A MINIMUM 1x3 (19x64 mm) OR 2x2 (38x38 mm) CROSS BRIDGING LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING, AND RUNNING CONTINUOUSLY TO SILL OR STRAPPING TO BE A MINUMUM 1x3 (19x64 mm) NAILED TO THE BOTTOM OF THE JOIST, LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING, FASTENED AT THE ENDS TO SILL OR HEADER.

ENGINEERED TRUSSES AT 24" o.c. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION (DESIGN TO LOCAL SNOW LOAD). ROOF SHEATHING SHALL BE 7/16" OSB w/H-CLIPS NAILED TO TRUSSES. INSTALL SHEATHING WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO TRUSSES. PANELS TO BE FASTENED WITH 2 1/2" COMMON NAILS AT 6" o.c. ALONG PANEL EDGES AND AT 12" o.c. ALONG INTERMEDIATE SUPPORTS.

WHERE INSULATION IS LOCATED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE SPACE TO THE EXTERIOR. THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, 25% REQUIRED AT THE TOP AND 25% REQUIRED AT THE BOTTOM. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 (2/12) OR IN ROOFS THAT ARE CONSTRUCTED BY ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. EXCEPT WHERE EACH JOIST SPACE IS SEPERATELY VENTED. ROOF JOIST SPACES SHALL BE INTERCONECTED BY INSTALLING PURLINS NOT LESS THAN 2x2 (38 mm x 38 mm) ON THE TOP OF THE ROOF JOISTS, NOT LESS THAN 2 1/2" (63 mm) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING FXCEPT AT THE JUNCTION OF SLOPED ROOFS AND THE EXTERIOR WALLS WHERE BAFFLES ARE USED TO ALLOW NOT LESS THAN 1" (25 mm) AIR SPACE.

FLASHING REQUIRED ABOVE AND BELOW ALL WINDOWS, EXTERIOR OPENINGS AND BREAKS IN FINISH OR CLADDING.

AS EACH WINDOW MANUFACTURER HAS IT OWN SPECIFICATIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND WINDOW SUPPLIER TO ENSURE THAT ALL REQUIRED EMERGENCY EGRESS WINDOWS HAVE ADEQUATE CLEARANCE AS REQUIRED IN THE CURRENT BUILDING CODE. WINDOW SIZES SHOWN IN THESE DRAWINGS DEAL WITH TYPICAL WINDOW STANDARDS AND DO NOT TAKE INTO ACCOUNT DIFFERING FRAME WIDTHS OR HINGE SIZES.

EXTERIOR WALL CLADDING SYSTEMS: SOME BUILDING CODES AND LOCAL BUILDING AUTHORITIES REQUIRE TWO PLANES OF MOISTURE PROTECTION TO AVOID WATER PENETRATION PROBLEMS IN WET CLIMATES OR REGIONS (TYPICALLY BUT NOT LIMITED TO COASTAL, LAKE SHORE, AND COASTAL MOUNTAINS). THE FIRST PLANE IS THE CLADDING (SIDING, STUCCO, MASONRY VENEÉR, ETC.), AND THE SECOND PLANE IS THE SHEATHING MEMBRANE (BUILDING PAPER) AND IS LOCATED BEHIND THE CLADDING. A 3/8" (10 mm) MINIMUM VENTED AIR SPACE (A CAPILLARY BREAK) SEPARATES THE TWO PLANES OF PROTECTION. THE TWO PLANES OF PROTECTION PLUS THE VENTED AIR SPACE BETWEEN THEM CREATE WHAT IS COMMONLY CALLED A RAINSCREEN. CREATING A RAINSCREEN CAN BE ACHIEVED BY USING A NUMBER OF DIFFERENT METHODS AND PRODUCTS. PLEASE CHECK WITH YOUR LOCAL BUILDING AUTHORITY TO DETERMINE IF YOU REQUIRE A RAINSCREEN INSTALLED ON YOUR HOME BECAUSE OF YOUR JOBSITE LOCATION AND SURROUNDINGS.

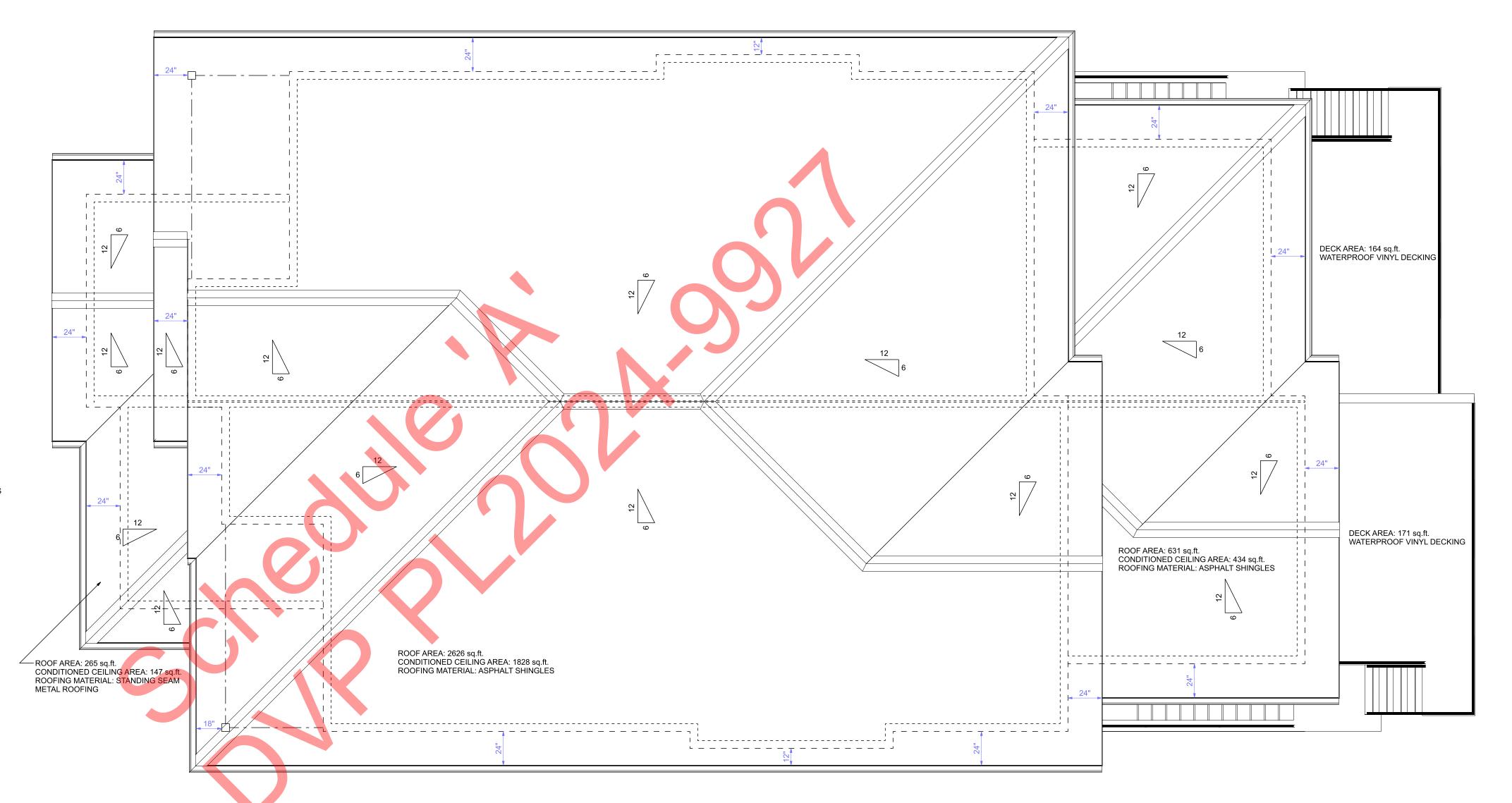
<u>VENTILATION:</u>
NATURAL VENTILATION AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. THE PRINCIPAL VENTILATION EXHAUST FAN SHALL BE CONTROLLED BY A DEDICATED SWITCH THAT HAS TWO SETTINGS, ON AND OFF, IS LOCATED WHERE IT WILL BEACCESSIBLE FOR THE PURPOSE OF SERVICING THE EXHAUST FAN BUT WILL NOT LIKELY BE TURNED OFF INADVERTENTLY, AND IS CLEARLY MARKED "PRINCIPAL VENTILATION EXHAUST FAN."

HEATING & AIR CONDITIONING: THE HEATING CONTRACTOR SHALL PROVIDE A HEATING LAYOUT IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL MEET THE LOCAL WEATHER DEMANDS.

**INDOOR DESIGN TEMPERATURES:** RESIDENTIAL BUILDINGS INTENDED FOR USE IN WINTER MONTHS ON A CONTINUING BASIS SHALL BE EQUIPPED SO THAT AT THE OUTSIDE WINTER DESIGN TEMPERATURE, REQUIRED HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN: 22°C (72°F) IN ALL LIVING SPACES 18°C (64°F) IN UNFINISHED BASEMENTS 15°C (59°F) IN HEATED CRAWL SPACES

THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING. THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS. ALL PLUMBING SYSTEMS, FIXTURES AND APPLIANCES TO BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE AND APPLICABLE PARTS OF THE LOCAL BUILDING CODE. ALL PLUMBING TO BE KEPT TO THE WARM SIDE OF THE INSULATION.

ELECTRICAL:
ELECTRICAL SYSTEM TO CONFORM TO APPLICABLE PARTS OF THE BUILDING CODE AND MEET THE REQUIREMENTS OF THE LOCAL ELECTRICAL SAFETY REGULATION WHERE NO CODES EXIST THE WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA. PREWIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM AS PER OWNERS SPECIFICATIONS. INTERCONNECT ALL SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS (PROVIDE BATTERY BACKUP FOR ALL UNITS). ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR, COMPLIANCE WITH ALL ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.



## ROOF PLAN

SCALE: 1/4" = 1'-0" TOTAL ROOF AREA: 3522 sq.ft. ROOFING MATERIAL: ASPHALT SHINGLES & METAL ROOFING ROOF PITCH: 6/12

ROOF OVERHANG: 24" U.N.O.

NOTE: ALL TRUSSES TO ACCOMMODATE R50 BLOWN IN INSULATION

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Page 10 of 16

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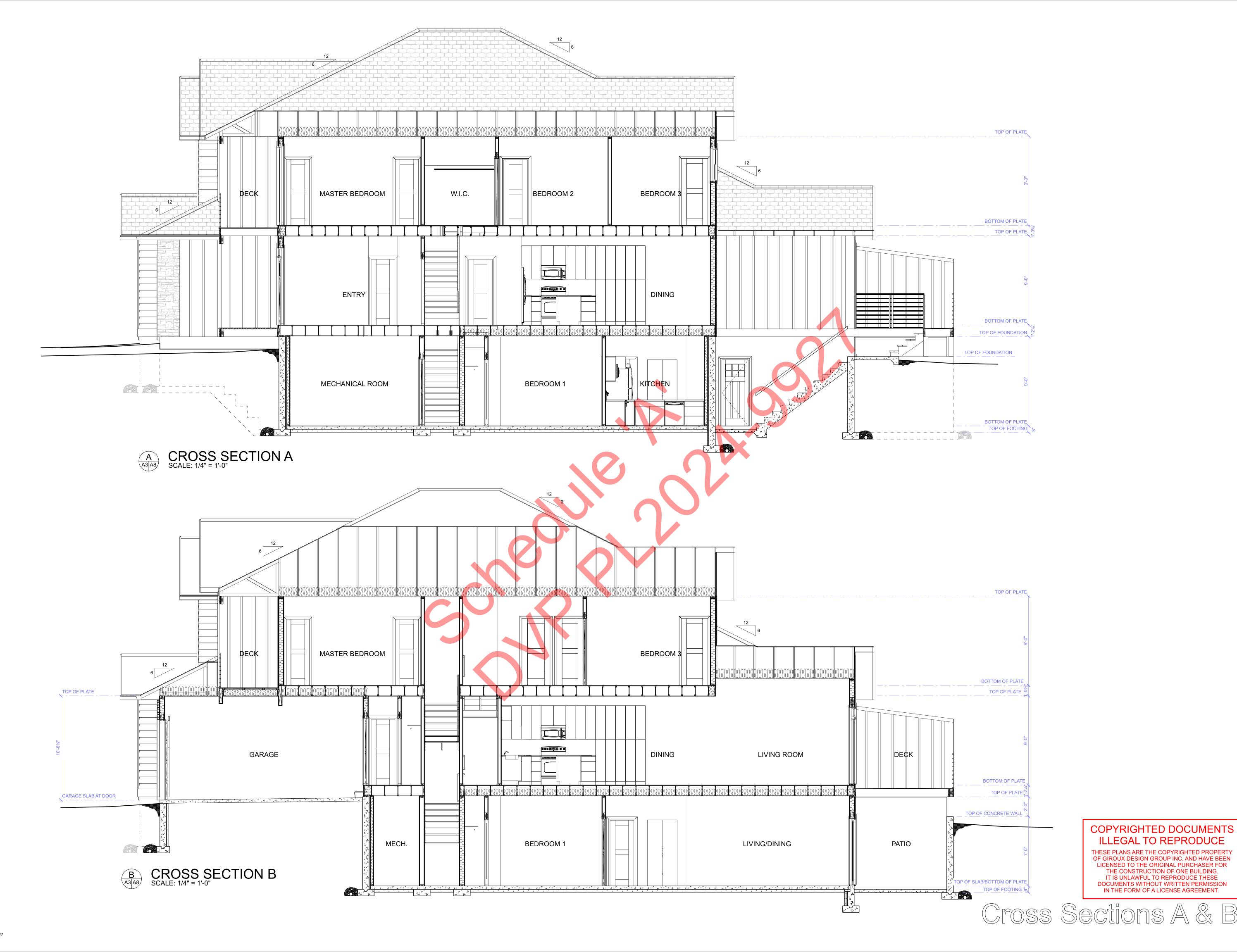
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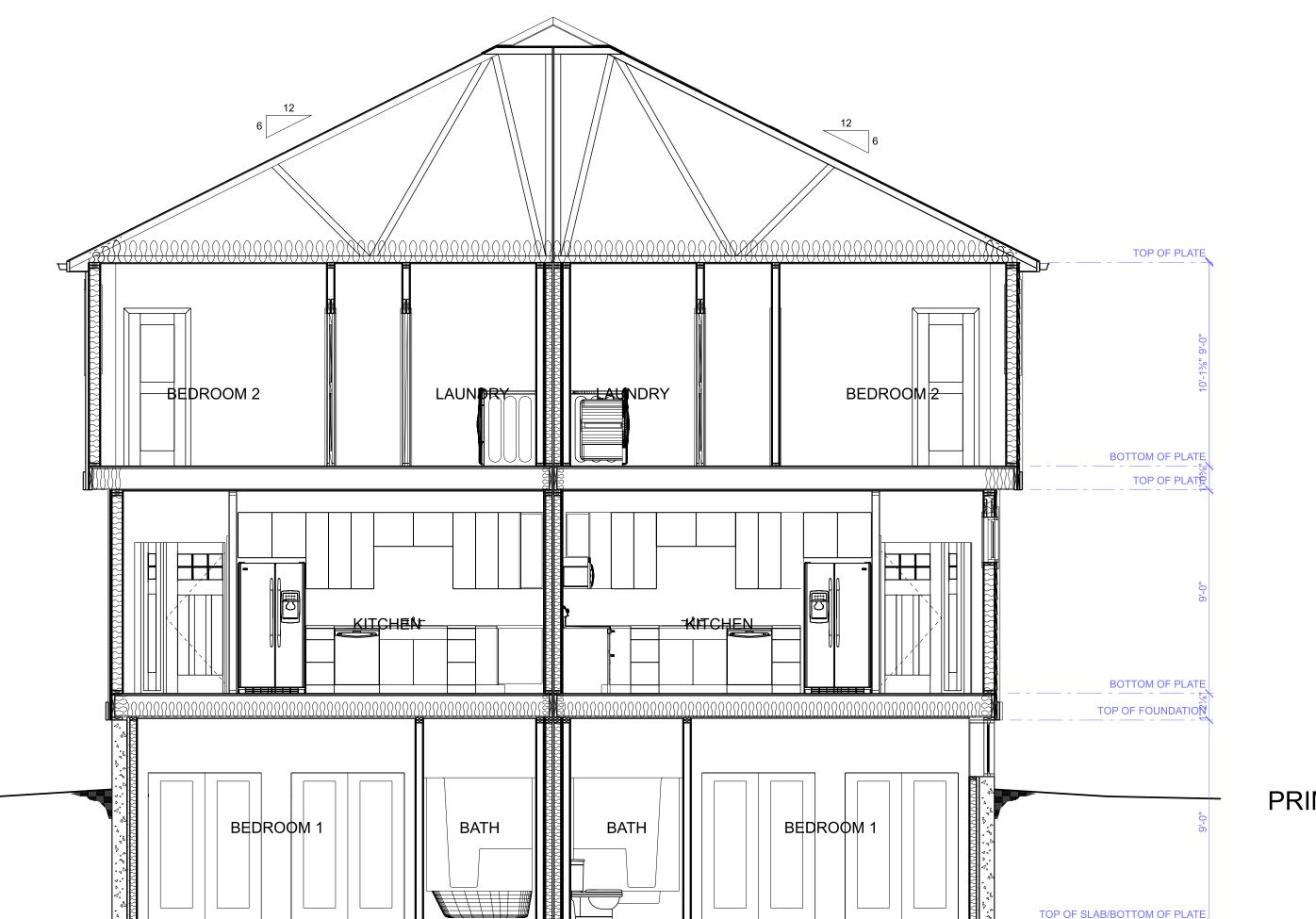
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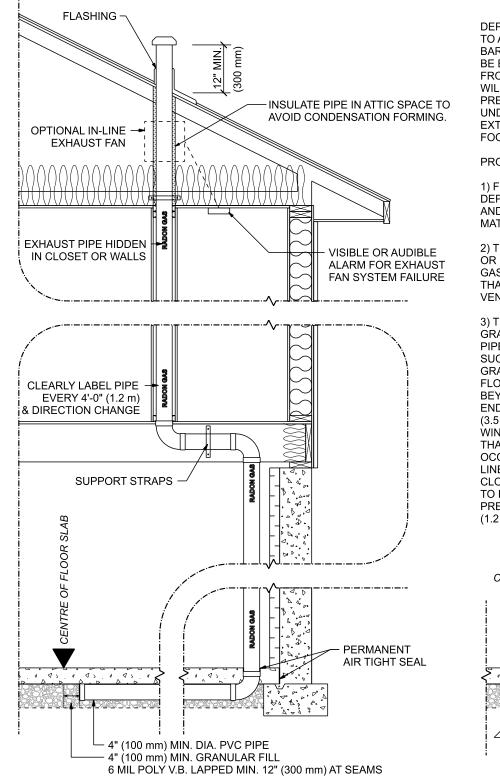
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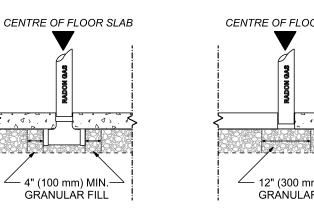


DEPRESSURIZATION OF SOIL GAS: TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (THE PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR (OR IN HEATED CRAWL SPACES UNDERNEATH THE AIR BARRIER). THE ARRANGEMENT AND LOCATION OF THE EXTRACTION SYSTEM INLET(S) MAY HAVE DESIGN IMPLICATIONS WHERE THE FOOTING LAYOUT SEPARATES PART OF THE SPACE UNDERNEATH THE FLOOR. PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM:

1) FLOORS-ON-GROUND SHALL BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION CONSISTING OF: A) A GAS-PERMEABLE LAYER, AN INLET AND AN OUTLET AS DESCRIBED IN SENTENCE (2), OR; B) CLEAN GRANULAR MATERIAL AND A PIPE AS DESCRIBED IN SENTENCE (3).

2) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(A) SHALL INCLUDE: A) HAS ONE OR MORE INLETS THAT ALLOW FOR THE EFFECTIVE DEPRESSURIZATION OF THE GAS-PERMEABLE LAYER; B) TERMINATES OUTSIDE THE BUILDING IN A MANNER THAT DOES NOT CONSTITUTE A HAZARD, AND; C) IS CLEARLY LABELLED "RADON

3) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(B) SHALL INCLUDE A) CLEAN GRANULAR MATERIAL INSTALLED BELOW THE FLOOR-ON-GROUND, AND B) A PIPE NOT LESS THAN 4" (100 mm) IN DIAMETER INSTALLED THROUGH THE FLOOR, SUCH THAT: I) ITS BOTTOM END OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER REQUIRED BY CLAUSE (A) AT OR NEAR THE CENTRE OF THE FLOOR AND NOT LESS THAN 4" (100 mm) OF GRANULAR MATERIAL PROJECTS BEYOND THE TERMINUS OF THÈ PIPE MEASURED ALONG ITS AXIS; II) ITS TOP END TERMINATES NOT LESS THAN 36" (1 m) ABOVE AND NOT LESS THAN 11'-6" (3.5 m) IN ANY OTHER DIRECTION FROM ANY AIR INLET, DOOR OR OPENABLE WINDOW; III) IT TERMINATES NOT LESS THAN 6'-6" (2 m) ABOVE AND NOT LESS THAN 11'-6" (3.5 m) IN ANY OTHER DIRECTION FROM A ROOF THAT SUPPORTS AN OCCUPANCY: IV) IT TERMINATES NOT LESS THAN 6'-0" (1.8 m) FROM A PROPERTY LINE: V) IT IS SHIELDED FROM THE WEATHER: VI) IT IS PROTECTED FROM FROST CLOSURE BY INSULATING THE PIPE OR BY SOME OTHER MANNER. IF SUBJECT TO FROST CLOSURE: VII) THE ACCUMULATION OF MOISTURE IN THE PIPE IS PREVENTED, AND; VIII) IT IS CLEARLY LABELLED "RADON VENT PIPE" EVERY 4'-0" (1.2 m) AND AT EVERY CHANGE IN DIRECTION.



CENTRE OF FLOOR SLAB - 12" (300 mm) MIN. GRANULAR FILL

SOIL GAS DEPRESSURIZATION DETAIL

6" (150 mm) COMPACTED CLEAN GRANULAR FILL

# PRIMARY SUITE

THESE ASSEMBLIES REQUIRE THE INSTALLATION OF AND CARBON MONOXIDE ALARMS ARE OF PHOTO-ELECTRIC TYPE WITH BATTERY BACKUPS. FIRE RATING: 30 min. [45 min.] STC: 48 (MIN. STC 43 REQUIRED FOR SECONDARY SUITES) SUBFLOOR OF 15.5 mm PLYWOOD, OSB OR WAFERBOARD, OR 17 mm TONGUE AND GROOVE LUMBER WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 24" (600 mm) o.c. ABSORPTIVE MATERIAL IN CAVITY RESILIENT METAL CHANNELS SPACED 600 mm o.c 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON CEILING SIDE PRIMARY SUITE SECONDARY SUITE LOAD BEARING - 45 min.

NON-LOAD BEARING - 45 min

STC: 43 (MIN. STC 43 REQUIRED FOR SECONDARY SUITES) 1/2" TYPE 'X' GYPSUM EACH SIDE (ALL EDGES OF DRYWALL MUST BE SUPPORTED) RESILIENT METAL CHANNELS ON ONE SIDE SPACED @ 16" OR 24" o.c. MIN. 3 1/2" (89 mm) THICK ABSORBATIVE MATERIAL

NOTE: AN ASTC RATING OF NOT LESS THAN 40 IS REQUIRED FOR ADJOINING CONSTRUCTIONS.

NOTE: THE FIRE-RESISTANCE RATING VALUE WITHIN SQUARE BRACKETS [1] ONLY APPLIES TO ASSEMBLIES WITH SOLID WOOD JOISTS AND IS ACHIEVED ONLY WHERE ABSORPTIVE MATERIAL INCLUDES: (i) FIBRE PROCESSED FROM ROCK OR SLAG WITH A MINIMUM THICKNESS OF 90 mm AND A MINIMUM SURFACE AREA MASS OF 2.8 KG/m2; OR (ii) SPRAY-APPLIED CELLULOSE FIBRE WITH A MINIMUM DENSITY OF 50 KG/m3 AND A MINIMUM DEPTH OF 90 mm ON THE UNDERSIDE OF THE SUBFLOOR AND OF 90 mm ON THE

- WALL ASSEMBLY TOP VIEW (W3c)

**SECONDARY SUITE FIRE &** SOUND SEPARATION DETAIL NOT TO SCALE

#### SECONDARY SUITE SECTION 9.10. FIRE PROTECTION

9.10.3.1. FIRE-RESISTANCE AND FIRE-PROTECTION RATINGS 2) IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, WHERE A MINIMUM FIRE-RESISTANCE RATING OF 15 min IS PERMITTED, THE CONSTRUCTION DESCRIBED IN CLAUSE 9.11.1.1.(2)(a) IS PERMITTED TO BE USED. 3) IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, WHERE A MINIMUM FIRE-RESISTANCE RATING OF 30 min IS PERMITTED, IT IS PERMITTED TO USE CONSTRUCTION HAVING a) WALLS AND FLOOR/CEILING ASSEMBLIES FRAMED WITH WOOD STUDS,

b) JOIST SPACES FILLED WITH i) PREFORMED INSULATION OF ROCK OR SLAG FIBRES CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS," HAVING A MASS PER UNIT AREA OF NOT LESS THAN 1.22 KG/m² OF FLOOR SURFACE, OR ii) WET-BLOWN CELLULOSE FIBRES CONFORMING TO CAN/ULC-S703, "CELLULOSE FIBRE INSULATION FOR BUILDINGS," HAVING A DENSITY OF NOT LESS THAN 50 KG/m³ TO A MINIMUM DEPTH OF 90 mm ON THE UNDERSIDE OF THE SUBFLOOR AND THE SIDES OF THE STRUCTURAL MEMBERS, c) STUD SPACES OF

i) NON-LOADBEARING ASSEMBLIES FILLED WITH PREFORMED INSULATION OF GLASS FIBRES CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS," HAVING A MASS PER UNIT AREA OF NOT LESS THAN 0.6 KG/m² OF WALL

ii) LOADBEARING ASSEMBLIES FILLED WITH PREFORMED INSULATION OF ROCK OR SLAG FIBRES CONFORMING TO CAN/ÚLC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS," HAVING A MASS PER UNIT AREA OF NOT LESS THAN 1.22 KG/m² OF WALL SURFACE, OR FILLED WITH INSULATION OF CELLULOSE FIBRES CONFORMING TO CAN/ULC-S703, "CELLULOSE FIBRE INSULATION FOR BUILDINGS," HAVING A DENSITY OF NOT LESS THAN 50 KG/m<sup>3</sup> d) RESILIENT CHANNEL ON ONE SIDE OF THE FIRE SEPARATION SPACED 400 OR 600 mm O.C., AND

e) NOT LESS THAN 12.7 mm THICK GYPSUM BOARD ON CEILINGS AND ON BOTH SIDES OF WALLS. (SEE ALSO CLAUSE

d) THAT IS NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING IF THE BUILDING IS SPRINKLERED

9.10.9.14. SEPARATION OF RESIDENTIAL SUITES 4) IN A HOUSE WITH A SECONDARY SUITE, DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER AND FROM ANCILLARY SPACES AND COMMON SPACES WITH A FIRE SEPARATION a) HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 15 min WHEN ALL SMOKE ALARMS WITHIN THE HOUSE ARE OF PHOTO-ELECTRIC TYPE AND INTERCONNECTED AS DESCRIBED IN CLAUSE 9.10.19.5.(2)(a) (SEE ALSO SENTENCE 9.10.3.1.(2)), b) HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 30 min WHEN ADDITIONAL SMOKE ALARMS OF PHOTO-ELECTRIC TYPE ARÉ INSTALLED AND INTERCONNECTED AS DESCRIBED IN CLAUSE 9.10.19.5.(2)(b) (SEE ALSO SENTENCE 9.10.3.1.(3)), c) HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 45 min WHEN SMOKE ALARMS ARE NOT INSTALLED AND INTERCONNECTED AS DESCRIBED IN CLAUSES (a) OR (b), OR

#### SECTION 9.11. SOUND TRANSMISSION 9.11.1.1. REQUIRED PROTECTION

2) WHERE A HOUSE CONTAINS A SECONDARY SUITE, EACH DWELLING UNIT SHALL BE SEPARATED FROM EVERY OTHER SPACE IN THE HOUSE IN WHICH NOISE MAY BE TRANSMITTED BY a) CONSTRUCTION HAVING I) JOIST SPACES FILLED WITH SOUND-ABSORBING MATERIAL OF NOT LESS THAN 150 mm NOMINAL THICKNESS, II) STUD SPACES FILLED WITH SOUND-ABSORBING MATERIAL, III) RESILIENT CHANNEL ON ONE SIDE OF THE SEPARATION SPACED 400 OR 600 mm O.C., AND IV) NOT LESS THAN 12.7 mm THICK GYPSUM BOARD ON CEILINGS AND ON BOTH SIDES OF WALLS, OR

b) CONSTRUCTION PROVIDING AN STC RATING OF NOT LESS THAN 43, OR c) A SEPARATING ASSEMBLY AND ADJOINING CONSTRUCTIONS, WHICH TOGETHER PROVIDE AN ASTC RATING OF NOT LESS THAN 40. (SEE ALSO SENTENCE 9.10.3.1.(2) AND NOTE A-9.11.1.1.(2).)

NOTE A-9.11.1.1.(2) SOUND TRANSMISSION IN HOUSES WITH A SECONDARY SUITE. CONTROLLING SOUND TRANSMISSION BETWEEN DWELLING UNITS IS IMPORTANT TO THE OCCUPANTS' HEALTH AND WELL-BEING. ALTHOUGH THIS MAY BE DIFFICULT TO ACHIEVE IN AN EXISTING BUILDING, IT IS NEVERTHELESS NECESSARY THAT A MINIMUM LEVEL OF SOUND TRANSMISSION PROTECTION BE PROVIDED BETWEEN THE DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE. A SOMEWHAT REDUCED LEVEL OF PERFORMANCE IS ACCEPTABLE IN THE CASE OF SECONDARY SUITES BECAUSE THE OCCUPANTS OF THE HOUSE CONTAINING A SECONDARY SUITE ARE ONLY AFFECTED BY THE SOUND OF ONE OTHER UNIT AND, IN MANY CASES, IT IS THE OWNER OF THE HOUSE WHO WILL DECIDE ON THE DESIRED LEVEL OF PROTECTION. SOUND RESISTANCE CAN BE IMPROVED BY SELECTING FURNISHINGS AND FINISHINGS THAT ABSORB SOUND, SUCH AS CARPET.

9.32.1.2. REQUIRED VENTILATION 2) A SELF-CONTAINED HEATING-SEASON VENTILATION SYSTEM SERVING A SINGLE DWELLING UNIT OR A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES SHALL COMPLY WITH SUBSECTION 9.32.3. (SEE NOTE A-9.32.1.2.(2).) 3) IN HOUSES THAT CONTAIN A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, HEATING-SEASON VENTILATION NÉED NOT BE PROVIDED FOR A) EXITS, B) PUBLIC CORRIDORS, AND C) ANCILLARY SPACES THAT ARE NOT WITHIN A DWELLING UNIT, EXCEPT AS PROVIDED IN SENTENCE (4), (SEE NOTE A-9.32.1.2.(2),) 4) WHERE ANCILLARY SPACES DESCRIBED IN CLAUSE (3)(C) CONTAIN EXHAUST DEVICES, THESE SPACES SHALL BE PROVIDED WITH MAKE-UP AIR IN ACCORDANCE WITH SUBSECTION 9.32.4.

9 32 3 1 REQUIRED VENTILATION 1) EVERY DWELLING UNIT THAT IS SUPPLIED WITH ELECTRICAL POWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM THAT CONFORMS TO A) CAN/CSA-F326-M, "RESIDENTIAL MECHANICAL VENTILATION SYSTEMS," B) THIS SUBSECTION. OR TABLE 9.32.2.2. NATURAL VENTILATION AREA FORMING PART OF SENTENCE 9.32.2.2.(1) LOCATION MINIMUM UNOBSTRUCTED AREA WITHIN A DWELLING UNIT BATHROOMS OR WATER-CLOSET ROOMS 0.09 M2 UNFINISHED BASEMENT SPACE 0.2% OF THE FLOOR AREA DINING ROOMS, LIVING ROOMS, BEDROOMS, KITCHENS, COMBINATION ROOMS, DENS, RECREATION ROOMS AND ALL OTHER FINISHED ROOMS 0.28 M2 PER ROOM OR COMBINATION ROOM OTHER THAN WITHIN A DWELLING UNIT BATHROOMS

OR WATER-CLOSET ROOMS 0.09 M2 PER WATER CLOSET SLEEPING AREAS 0.14 M2 PER OCCUPANT LAUNDRY ROOMS, KITCHENS, RECREATION ROOMS 4% OF THE FLOOR AREA CORRIDORS, STORAGE ROOMS AND OTHER SIMILAR PUBLIC ROOMS OR SPACES 2% OF THE FLOOR AREA UNFINISHED BASEMENT SPACE NOT USED ON A SHARED BASIS 0.2% OF THE FLOOR AREA DIVISION B: ACCEPTABLE SOLUTIONS PART 9 – HOUSING AND SMALL BUILDIN GS BRITISH COLUMBIA BUILDING CODE 2018 REVISION 2.01 DIVISION B C) FOR DUCTED MECHANICAL VENTILATION SYSTEMS SERVING MORE THAN ONE DWELLING UNIT IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, THE MECHANICAL VENTILATION SYSTEM SHALL COMPLY WITH THIS SUBSECTION OR PART 6. (SEE NOTE A-9.32.3.1.(1).)

#### 9.32.3.2. DESIGN AND INSTALLATION 4) IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, WHERE A HEATING OR VENTILATION SYSTEM

SERVES MORE THAN A SINGLE DWELLING UNIT, THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO PREVENT THE CIRCULATION OF SMOKE UPON A SIGNAL FROM A DUCT-TYPE SMOKE DETECTOR. (SEE NOTE A-9.32.3.2.(4).) 5) EXCEPT AS PROVIDED IN SENTENCE 9.10.9.6.(14), DUCTS PENETRATING FIRE SEPARATIONS SHALL BE EQUIPPED WITH FIRE DAMPERS IN CONFORMANCE WITH ARTICLE 3.1.8.10. 9.32.3.4. VENTILATION SYSTEM SUPPLY AIR (SEE NOTE A-9.32.3.4.) 1) EXCEPT AS PROVIDED IN SENTENCE (6), A PRINCIPAL VENTILATION SYSTEM SHALL MECHANICALLY PROVIDE SUPPLY AIR IN ACCORDANCE WITH SENTENCE (2), (3), (4) OR (5). 2) WHERE THE PRINCIPAL VENTILATION SYSTEM IS A DUCTED FORCED-AIR HEATING SYSTEM, THE DUCTED FORCED-AIR HEATING SYSTEM SHALL A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO I) EACH BEDROOM. II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE. WHERE THE SPACE IS NOT WITHIN A DWELLING UNIT IN A HOUSE WITH A SECONDARY SUITE AND WHERE THE HOUSE WITH A SECONDARY SUITE CONTAINS A FUEL-FIRED. SPACE-HEATING APPLIANCE OR FUEL-FIRED WATER-HEATING APPLIANCE OF OTHER THAN DIRECT-VENTED OR MECHANICALLY

9.32.4.2. CARBON MONOXIDE ALARMS 6) FOR EACH SUITE OF RESIDENTIAL OCCUPANCY THAT SHARES A WALL OR FLOOR/CEILING ASSEMBLY WITH A STORAGE GARAGE OR THAT IS ADJACENT TO AN ATTIC OR CRAWL SPACE TO WHICH THE STORAGE GARAGE IS ALSO ADJACENT, A CO

A) INSIDE EACH BEDROOM, OR B) OUTSIDE EACH BEDROOM, WITHIN 5 M OF EACH BEDROOM DOOR, MEASURED FOLLOWING CORRIDORS AND DOORWAYS. 7) WHERE CO ALARMS ARE INSTALLED IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, THE CO ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ANY ONE CO ALARM CAUSES ALL CO ALARMS WITHIN THE HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES TO SOUND

NOTES A-9.32.1.2.(2) APPLICATION OF SUBSECTION 9.32.3. AND VENTILATION OF HOUSES CONTAINING A SECONDARY SUITE. VENTILATION FOR SMOKE CONTROL THE CONTROL OF SMOKE TRANSFER BETWEEN DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE, OR BETWEEN THE

DWELLING UNITS AND OTHER SPACES IN THE HOUSE, IS A CRITICAL SAFETY ISSUE. ALTHOUGH PROVIDING A SECOND VENTILATION SYSTEM TO SERVE THE TWO DWELLING UNITS IS EXPENSIVE – AND POTENTIALLY DIFFICULT IN AN EXISTING BUILDING - IT IS AN IDEAL SOLUTION FOR ACHIEVING A MINIMUM ACCEPTABLE LEVEL OF FIRE SAFETY. OTHER SOLUTIONS TO PROVIDING SEPARATE VENTILATION SYSTEMS FOR THE DWELLING UNITS MUST ADDRESS SMOKE CONTROL. ALTHOUGH FIRE DAMPERS RESTRICT THE SPREAD OF SMOKE BY AUTOMATICALLY CLOSING IN THE EVENT OF A FIRE, THEIR INSTALLATION IN A VENTILATION SYSTEM THAT SERVES BOTH DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE IS NOT CONSIDERED TO BE AN IDEAL SOLUTION BECAUSE THEY ARE VERY EXPENSIVE, REQUIRE REGULAR INSPECTION AND MAINTENANCE, AND MUST BE RESET AFTER EVERY ACTIVATION. VENTILATION FOR AIR EXCHANGE

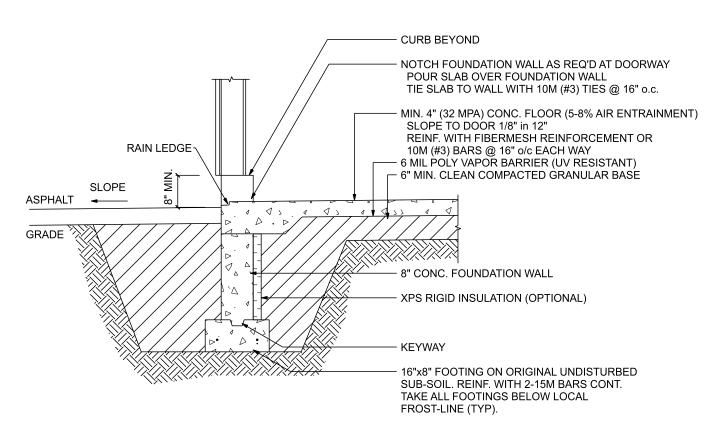
THE PROVISION OF A VENTILATION SYSTEM FOR THE PURPOSE OF MAINTAINING ACCEPTABLE INDOOR AIR QUALITY IS A CRITICAL HEALTH ISSUE. HOWEVER, SENTENCE 9.32.1.2.(3) ALLOWS EXITS AND PUBLIC CORRIDORS IN HOUSES WITH A SECONDARY SUITE TO BE UNVENTILATED. LACK OF ACTIVE VENTILATION OF THESE SPACES IS CONSIDERED ACCEPTABLE BECAUSE OCCUPANTS DO NOT SPEND LONG PERIODS OF TIME THERE AND BECAUSE EXITS ARE SOMEWHAT NATURALLY VENTILATED WHEN DOORS ARE OPENED. CONSIDERING THE COST OF INSTALLING SEPARATE VENTILATION SYSTEMS. SENTENCE 9.32.1.2.(4) ALSO EXEMPTS ANCILLARY SPACES IN HOUSES WITH A SECONDARY SUITE FROM THE REQUIREMENT TO BE VENTILATED, PROVIDED THAT VENTILATION SYSTEM SUPPLY AIR IS SUPPLIED IN ACCORDANCE WITH ARTICLE 9.32.3.4

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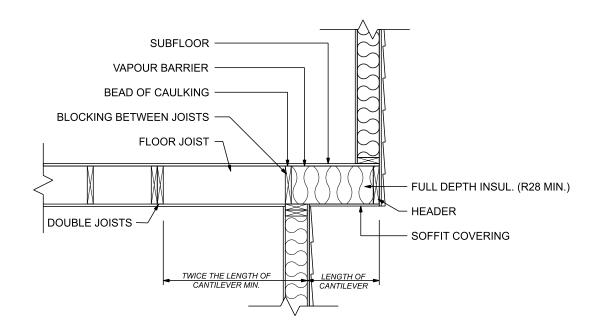
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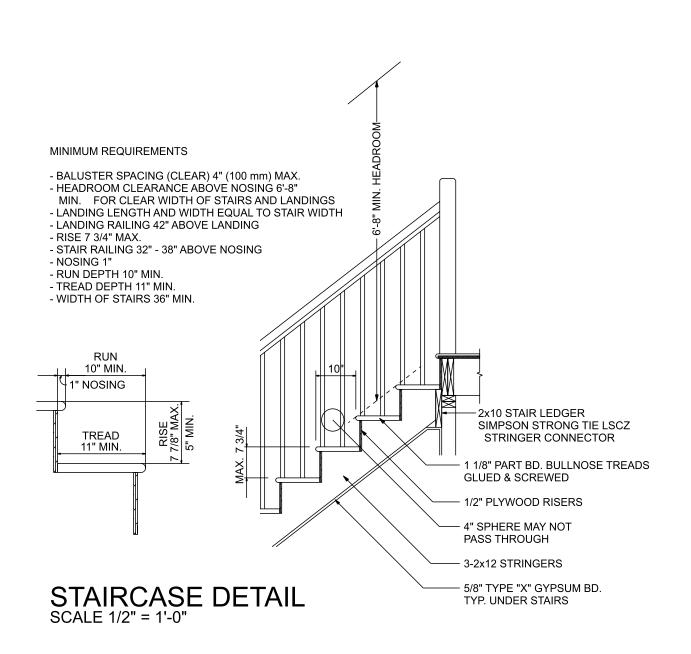
Cross Section C & Details

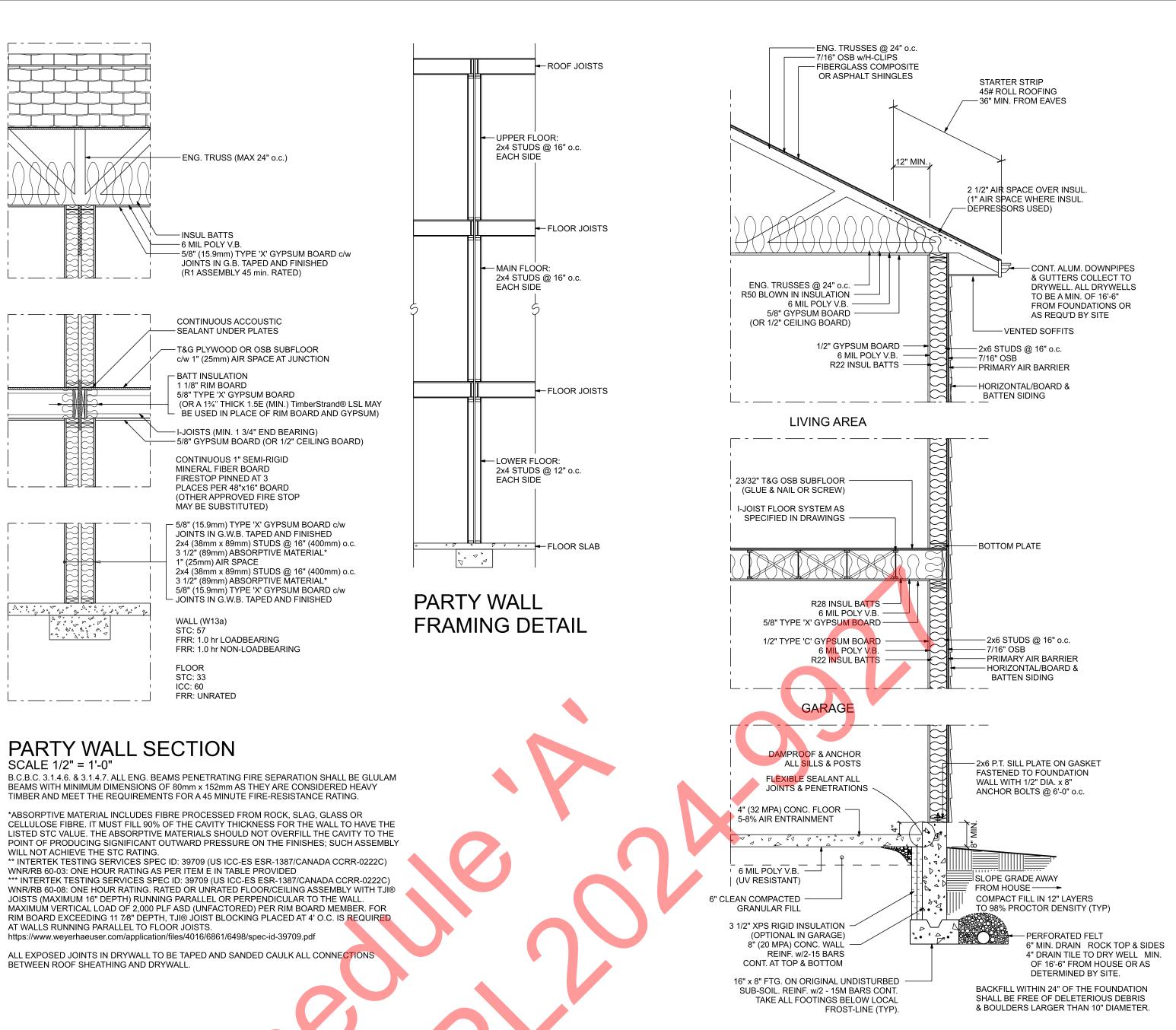


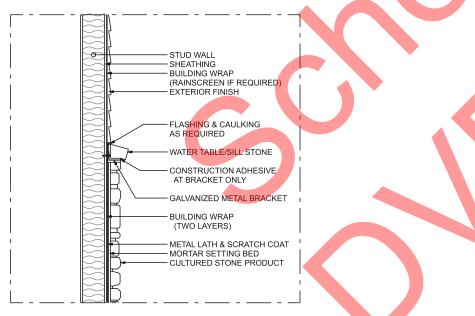
FOUNDATION AT GARAGE DOOR SCALE 1/2" = 1'-0"



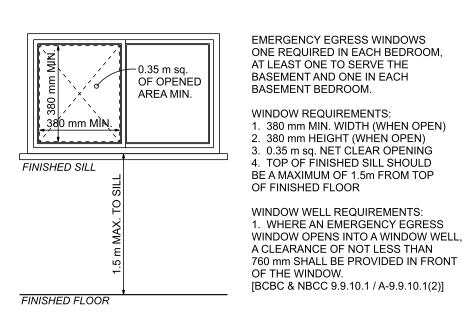
CANTILEVER FLOOR DETAIL SCALE: 1/2" = 1'-0"



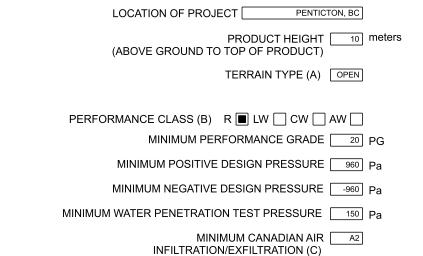




**CULTURED STONE DETAIL** SCALE: 1/2" = 1'-0"



**EMERGENCY EGRESS DETAIL** SCALE: 1/2" = 1'-0"



NAFS PERFORMANCE REQUIREMENTS

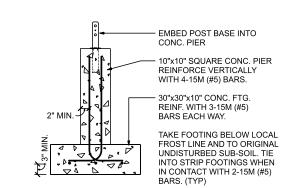
HOMES BUILT ON LOTS WITH A SLOPE GREATER THAN 10% MAY REQUIRE GINEERING FOR THE WINDOWS AND DOORS AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY. WINDOW SUPPLIER AND CONTRACTOR ASSUME ALL RESPONIBILITY TO CONFIRM THESE CALCULATIONS AND ENSURE THAT WINDOWS AND DOORS CONFORM TO THESE REQUIREMENTS, CUSTOM DOORS ARE PERMITTED TO BE EXEMPT FROM THESE REQUIREMNTS AS OUTLINED IN THE BUILDING CODE (A) Terrain Type – definitions from NBC 2015.

TYPICAL GARAGE WALL SECTION

Open terrain – where open terrain is level terrain with only scattered buildings, trees or other obstructions, open water or shorelines Rough Terrain – where rough terrain is suburban, urban or wooded terrain extending upwind from the building uninterrupted for at least 1 km or 20 times the height of the building, whichever is

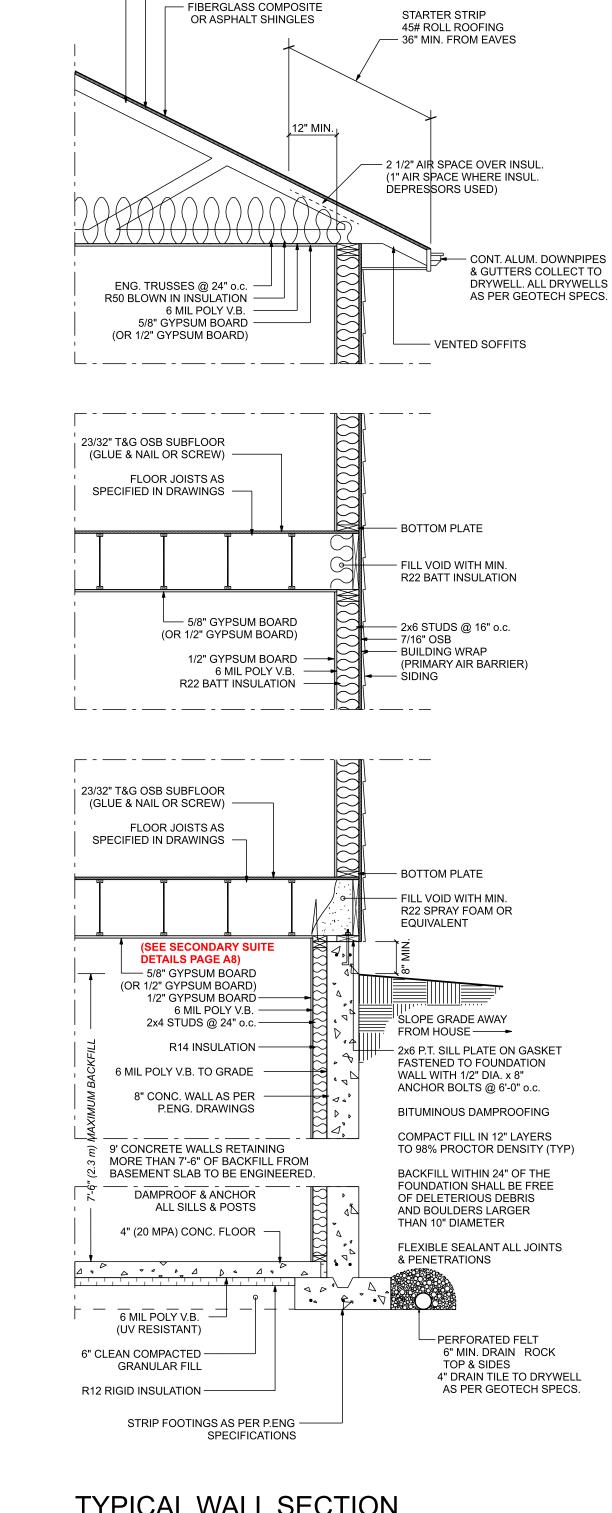
(B) The minimum Performance Class for building code Part 9 compliance is R, project specifications may require a higher Performance Class, please review the specification and NAFS 2011 for more information.

(C) An A3 or Fixed rating exceeds the performance of an A2 rating. (D) The minimum water resistance test pressure for the application may be higher than that required by the PG level in the NAFS standard. Verify all product ratings for code compliance. Calculations based on AAMA/WDMA/CSA 101/I.S. 2/A440-11 (NAFS-11) AND CSA A440S1-17 CANADIAN SUPPLEMENT TO NAFS-11 These calculations are presented as general guidance and technical information from Fenestration Canada – a not-for-profit organization. Review CSA A440S1-17 to confirm your calculations. Consult with a lawyer, accountant, and insurance professional before making any decisions.



SCALE 1/2" = 1'-0"

SQUARE CONCRETE PIER & PAD DETAIL SCALE 1/2" = 1'-0"



- ENG. TRUSSES @ 24" o.c. - 3/8" PLYWOOD OR 7/16" OSB

### TYPICAL WALL SECTION SCALE 1/2" = 1'-0"

DESIGN LOADS		ROOFS		FLOORS		DECKS			
	ASPHALT SHINGLES			WOOD CARPET LINO	CERAMIC TILE, SLATE, OR STONE		VINYL DECKING OR SPRAYED-ON		
LIVE LOAD (PSF)	25			40	40		40		
DEAD LOAD (PSF)	15			15	25		12		
TOTAL (PSF)	40			55	65		52		

SHOULD SOIL AND/OR WEATHER CONDITIONS CAUSE LOADS

OTHER THAN INDICATED IT IS RECOMMENDED THAT A LOCAL

STRUCTURAL ENGINEER (P. ENG.) BE CONSULTED.

**ENERGY STEP CODE** 

THESE PLANS ARE TO MEET THE REQUIREMENTS OF STEP 3

OF THE BC ENERGY STEP CODE AND REQUIRE THE SERVICES

OF A REGISTERED ENERGY CONSULTANT. CONSULT ENERGY

CONSULTANT REPORT FOR FINAL INSUALTION AND

FROM THE INFORMATION PROVIDED ON THIS PLAN SET THE

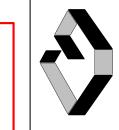
ENERGY CONSULTANTS REPORT SHALL TAKE PRECEDENCE

A COPY OF THE FINAL REPORT IS TO BE PROVIDED TO THE DESIGNER.

WINDOW REQUIREMENTS AND WHERE THE REPORT DIFFERS

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PLAN NO. **WP-5844** SHEET NO. A10

Wall Sections & Details

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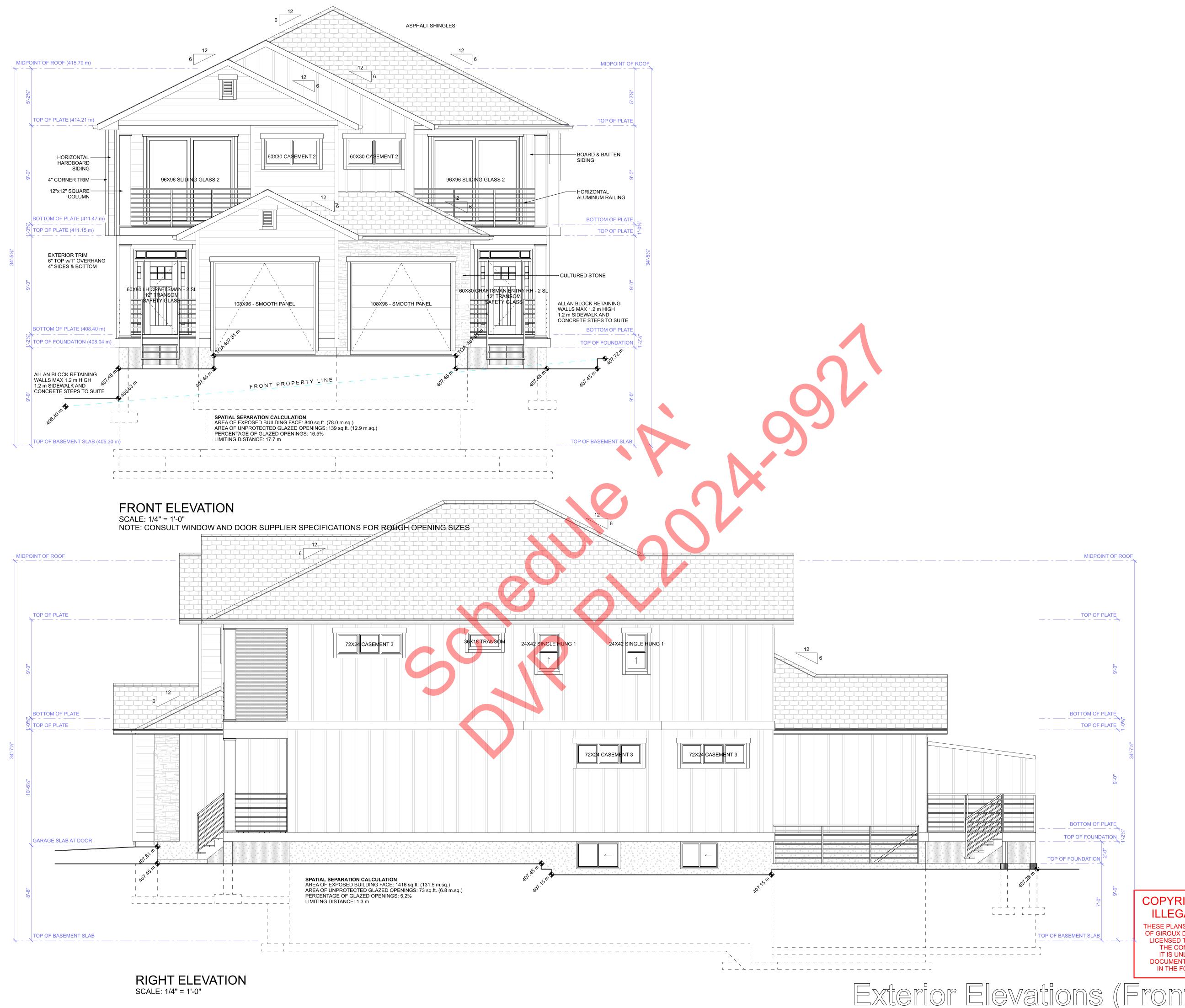
Due to lo site cond construct construct be used and until Additions or overall Therefore drawings

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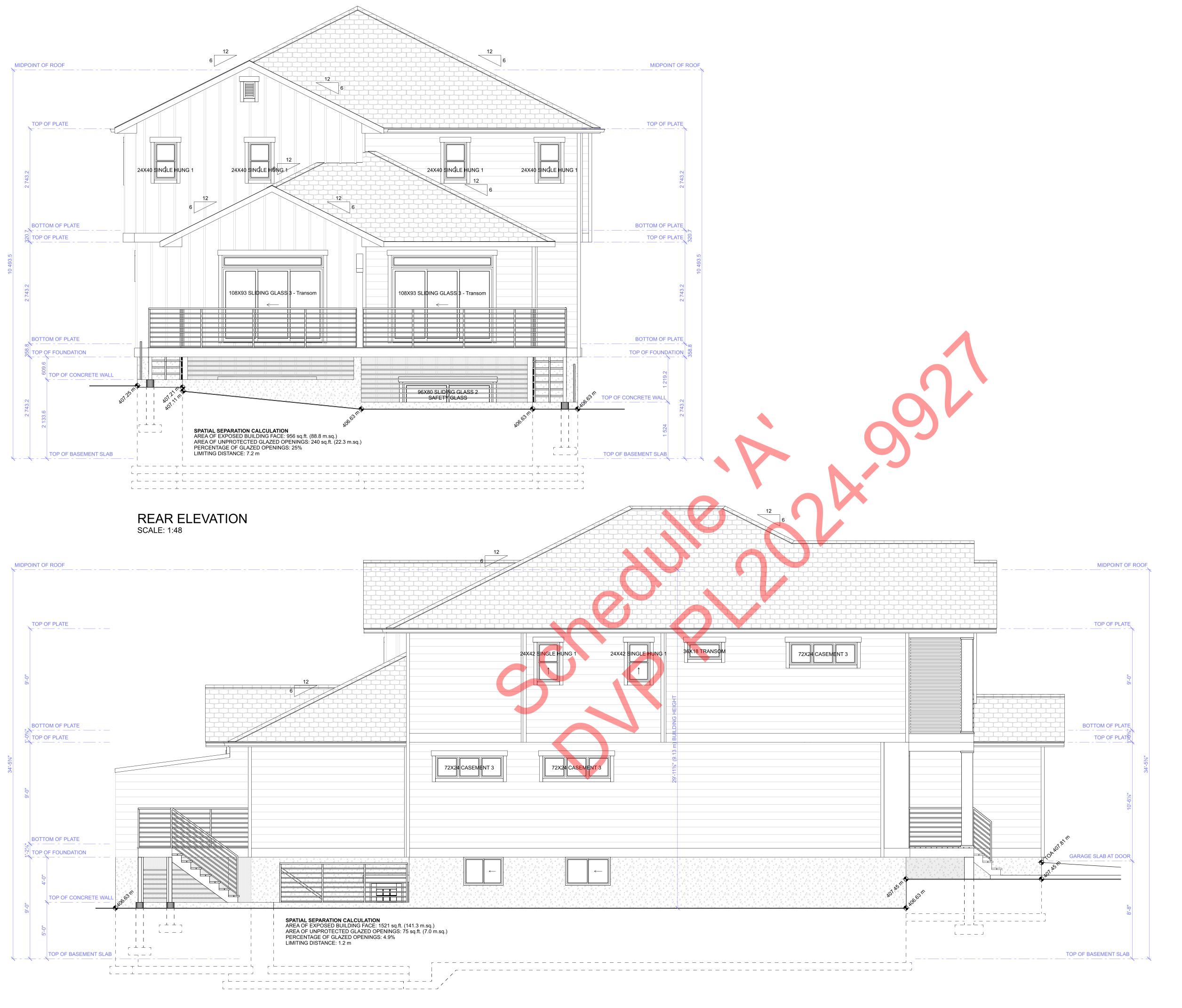
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WP-5844 SHEET NO. **A11** 

Exterior Elevations (Front & Right)

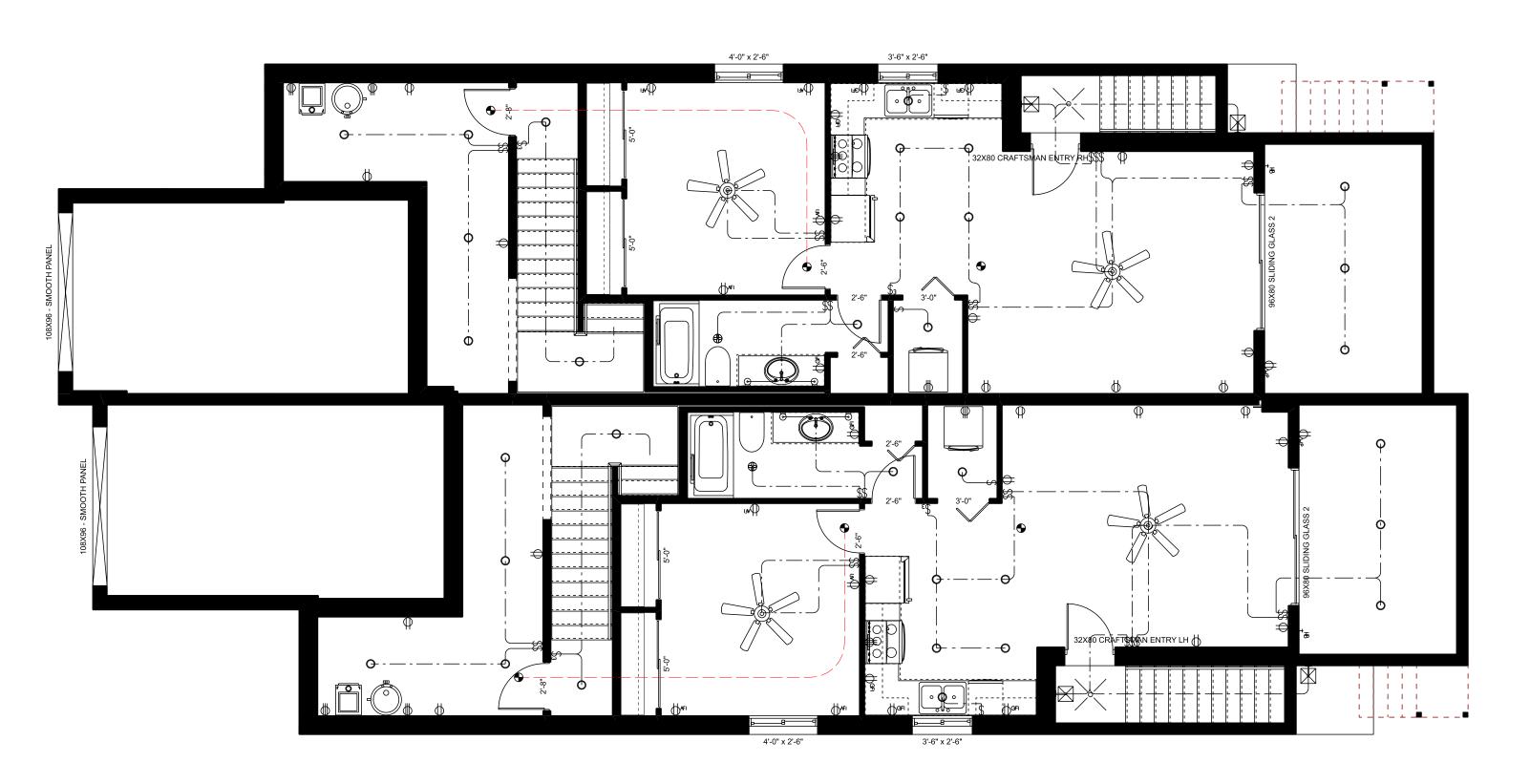


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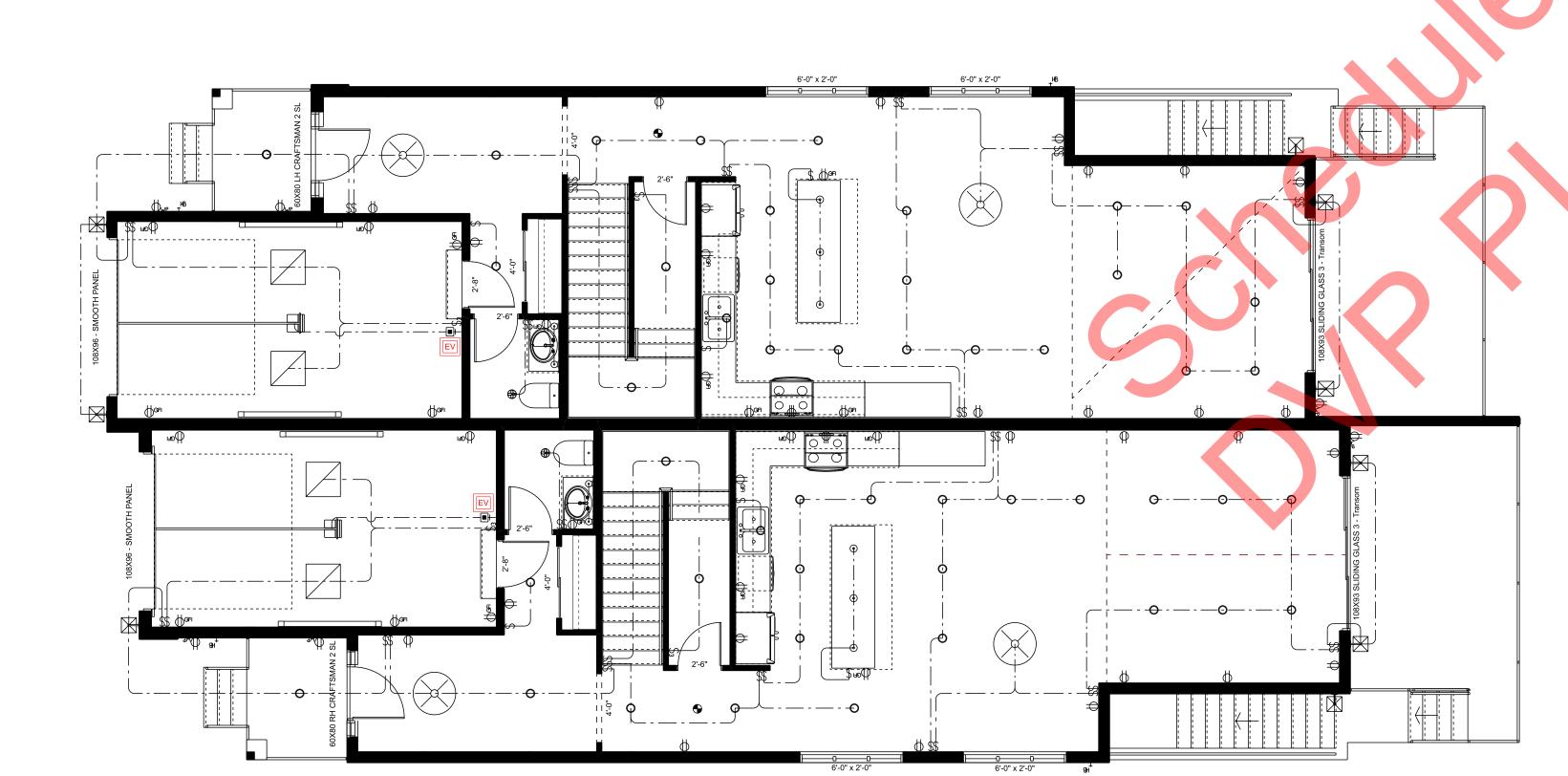
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PLAN NO.
WP-5844
SLAB
SHEET NO.

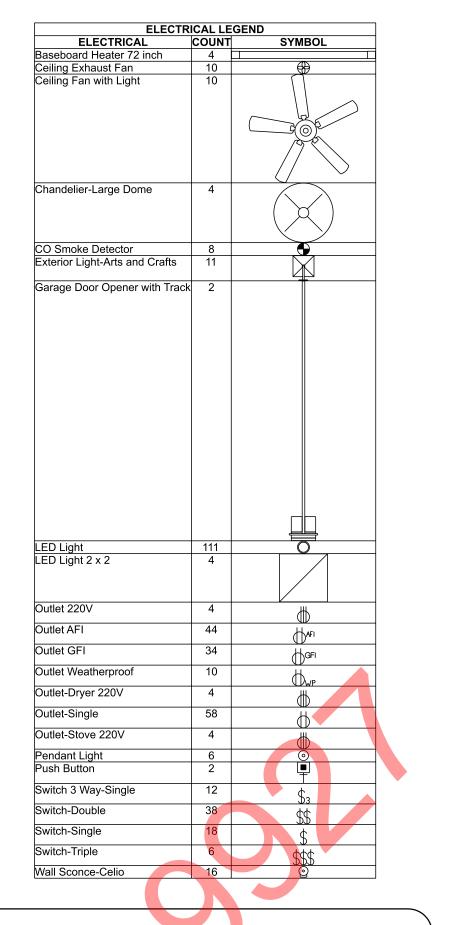
Exterior Elevation (Rear & Left)







MAIN FLOOR ELECTRICAL PLAN SCALE: 3/16" = 1'-0"



## **ELECTRICAL NOTE:**

CONFIRM ALL ELECTRICAL FIXTURE PLACEMENTS AND QUANTITIES WITH HOME OWNER AND BUILDER BEFORE ORDERING. OUTLET LOCATIONS ON PLANS COMPLY WITH MINIMUM BUILDING CODE REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST TO MEET OWNER'S AND/OR LOCAL AUTHORITIES REQUIREMENTS. HARDWIRE INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS, PROVIDE BATTERY BACKUP FOR ALL UNITS. ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS.



SECOND FLOOR ELECTRICAL PLAN SCALE: 3/16" = 1'-0"

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