

GENERAL NOTES

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

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

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

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

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

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

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

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK

MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%

SITE PLAN

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

ALL SET BACKS TO BE CONFIRMED BY THE OWNER AND BUILDER

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER

VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION

FOUNDATION

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

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

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 12 7mm Ø ANCHOR BOLTS SPACED NOT MORE THAN 2 4m O.C. OR FOR BRACED WALL PANELS 2 15mm Ø ANCHOR BOLTS PER BRACED WALL PANEL 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7m O.C. EMBEDDED 100mm DEEP.

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

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

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

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

FRAMING

ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER

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

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

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

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

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

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

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

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

TYPICAL DOOR AND WINDOW HEADER HEIGHT"

8' CEILINGS: 6'8"

9' CEILINGS: 7'0"

10' CEILINGS: VARIES

ROOFING

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

PLUMBING AND ELECTRICAL

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

FLASHING

ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING

ALL ROOFING TO INCLUDE STEP FLASHING

ALL EXPOSED OPENINGS TO INCLUDE FLASHING

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

DOORS

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

FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82 5" FOR INTERIOR DOORS

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

ALL INTERIOR DOORS TO BE 30" WIDE UNLESS OTHERWISE SPECIFIED

FENESTRATION

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

FENESTRATION PERFORMANCE REQUIREMENTS:

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

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

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

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS

GUARDS/HANDRAILS

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

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

TOPLESS GLASS GUARDS TO BE ENGINEERED WITH SEALED DRAWINGS

VENTILATION

PROVIDE ATTIC AND CRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH BCBC

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

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

MISC

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

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

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

- INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE

- CONFORMITY OF PLANS TO SITE

- ERRORS AND/OR OMISSIONS

- ANY HOUSE BUILT FROM THESE PLANS

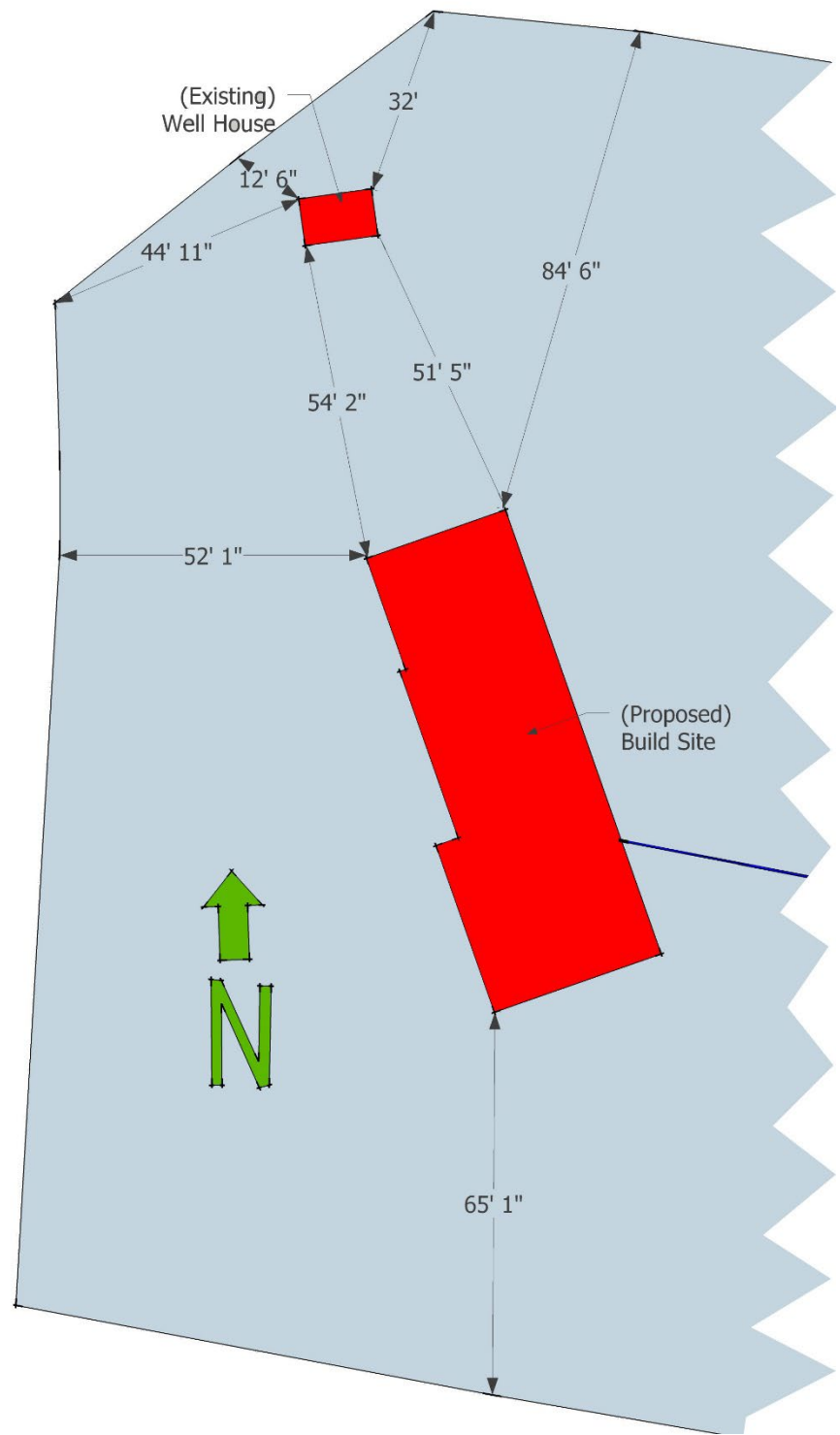
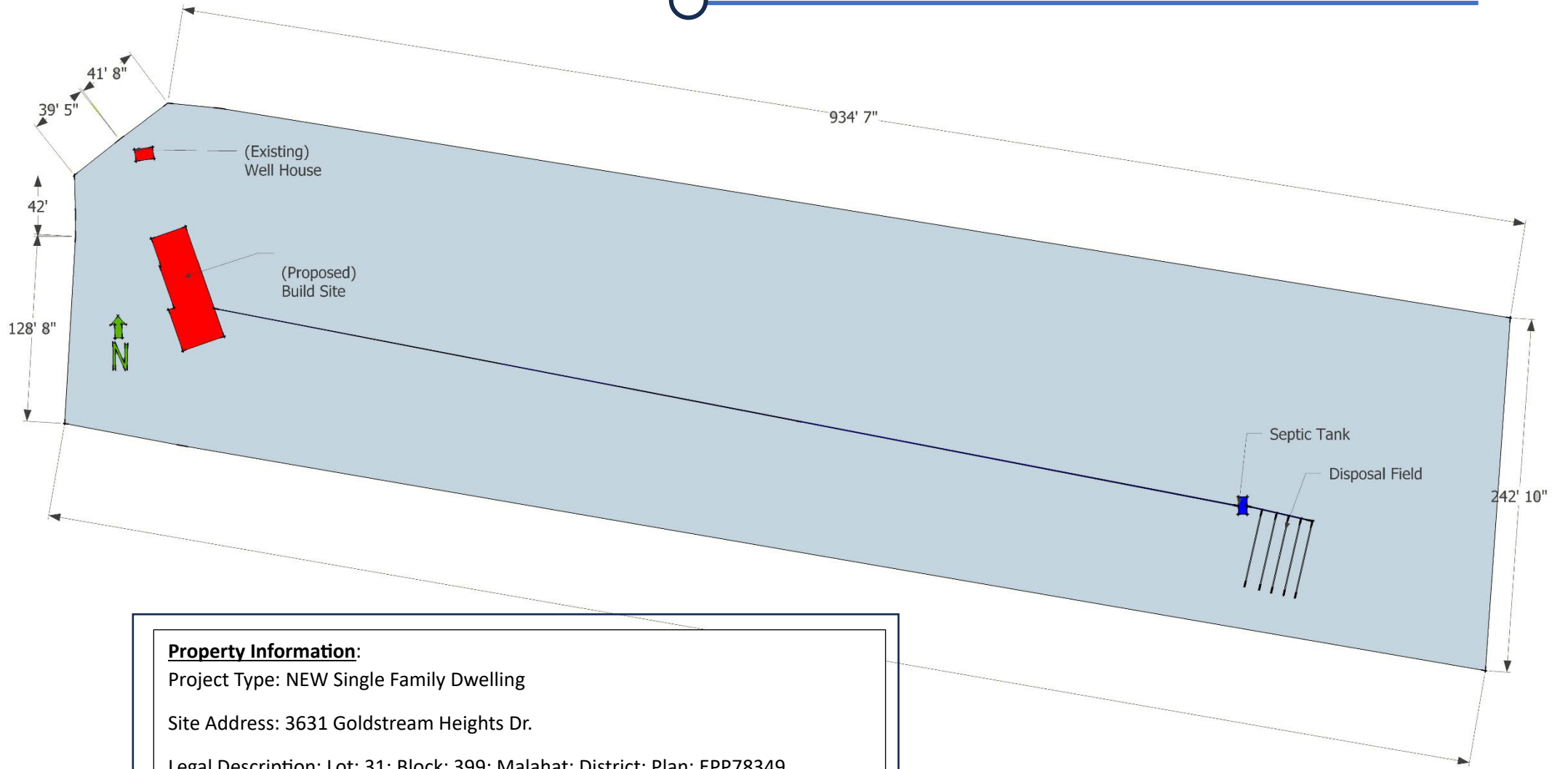
THESE PLANS REMAIN THE PROPERTY OF ADAPT DESIGN AND CAN BE RECLAIMED AT ANY TIME

COMMENCEMENT OF CONSTRUCTION OR DEMOLITION MEANS THAT YOU HEREBY EXPRESSLY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH HAVE OR MAY IN FUTURE HAVE, AGAINST ADAPT DESIGN, AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, SHAREHOLDERS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, "RELEASEES"), ON ACCOUNT OF ERRORS OR OMISSIONS ON THE DRAWINGS WHICH MAY RESULT IN CONSEQUENTIAL LOSS, INJURY, DAMAGE INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS AND LOSS OF MARKETS. I COVENANT NOT TO MAKE OR BRING ANY SUCH CLAIM, INCLUDING CLAIMS OF NEGLIGENCE, AGAINST ADAPT DESIGN OR ANY OTHER RELEASEE, AND FOREVER RELEASE AND DISCHARGE ADAPT DESIGN AND ALL OTHER RELEASEES FROM LIABILITY UNDER SUCH CLAIMS



PERSPECTIVE VIEW
NOT TO SCALE

COVER SHEET & GENERAL INFO		
A-001	Cover Sheet	<input type="checkbox"/>
A-002	Site Plan	<input type="checkbox"/>
PLANS		
A-101	Foundation Plan	<input type="checkbox"/>
A-102	1 st Floor Plan	<input type="checkbox"/>
A-103	2 nd Floor Plan	<input type="checkbox"/>
A-104	3 rd Floor Plan	<input type="checkbox"/>
A-105	Roof Plan	<input type="checkbox"/>
ELEVATIONS		
A-201	Elevations North	<input type="checkbox"/>
A-202	Elevations South	<input type="checkbox"/>
A-203	Elevations East + West	<input type="checkbox"/>
SECTIONS		
A-301	Cross Section North + South	<input type="checkbox"/>
A-302	Cross Section East + West	<input type="checkbox"/>
DETAILS		
A-401	Wall Detail	<input type="checkbox"/>
A-402	Wall Detail Breakdown	<input type="checkbox"/>
A-403	Perspective Views	<input type="checkbox"/>



Property Information:

Project Type: NEW Single Family Dwelling
 Site Address: 3631 Goldstream Heights Dr.
 Legal Description: Lot: 31; Block: 399; Malahat: District; Plan: EPP78349
 PID: 030-838-878
 Zoning: RR-2

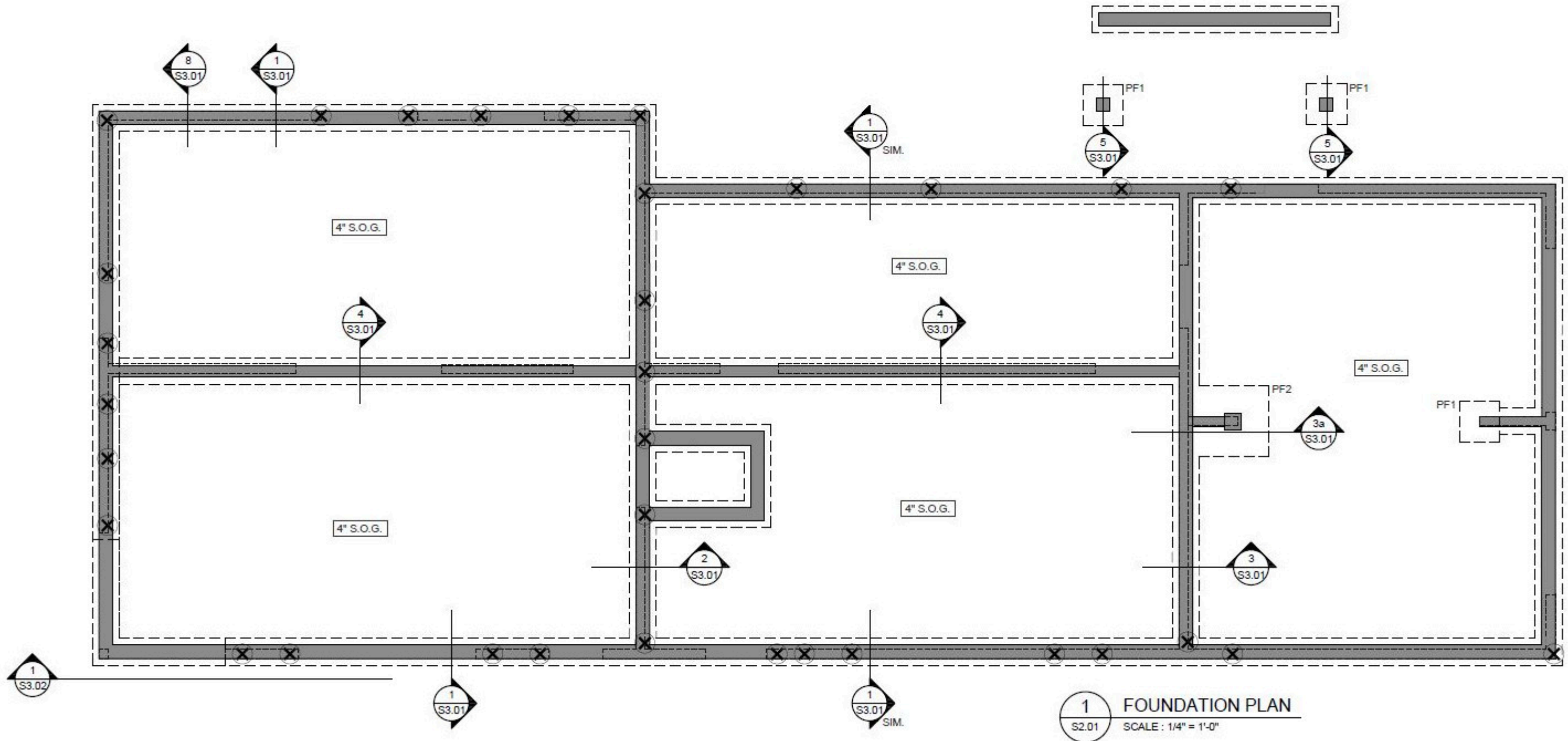
Setbacks	Zoning	Proposed
Front:	7.5m	15.8
Rear:	10.0m	284.6
Left:	3.0m	25.8
Right	3.0m	19.8
Roof Height	10.5m	9.9m

Floor Area:	
1 st Floor	195sqm
2 nd Floor	163ssqm
3 rd Floor	163ssqm

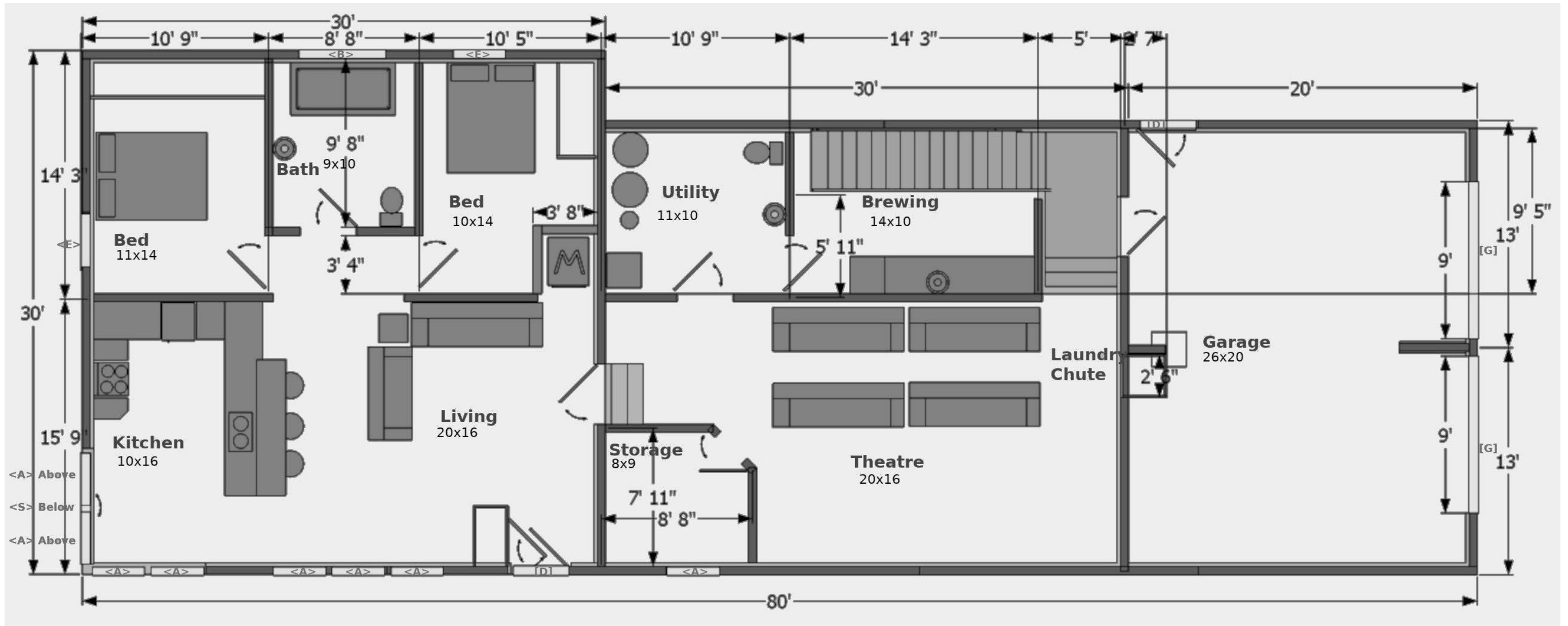
Lot Area	22662sqm
Building Footprint	195sqm
Site Coverage	<1%
Main Floor Elevation	376.1m
Average Grade	374.9m

Applicable Codes

-BC Building Code Current Edition (2018)
Energy:
 Compliance Path: BCBC 9.36
 Requirements applicable to this project: Prescriptive
Ventilation:
 BCBC 9.32

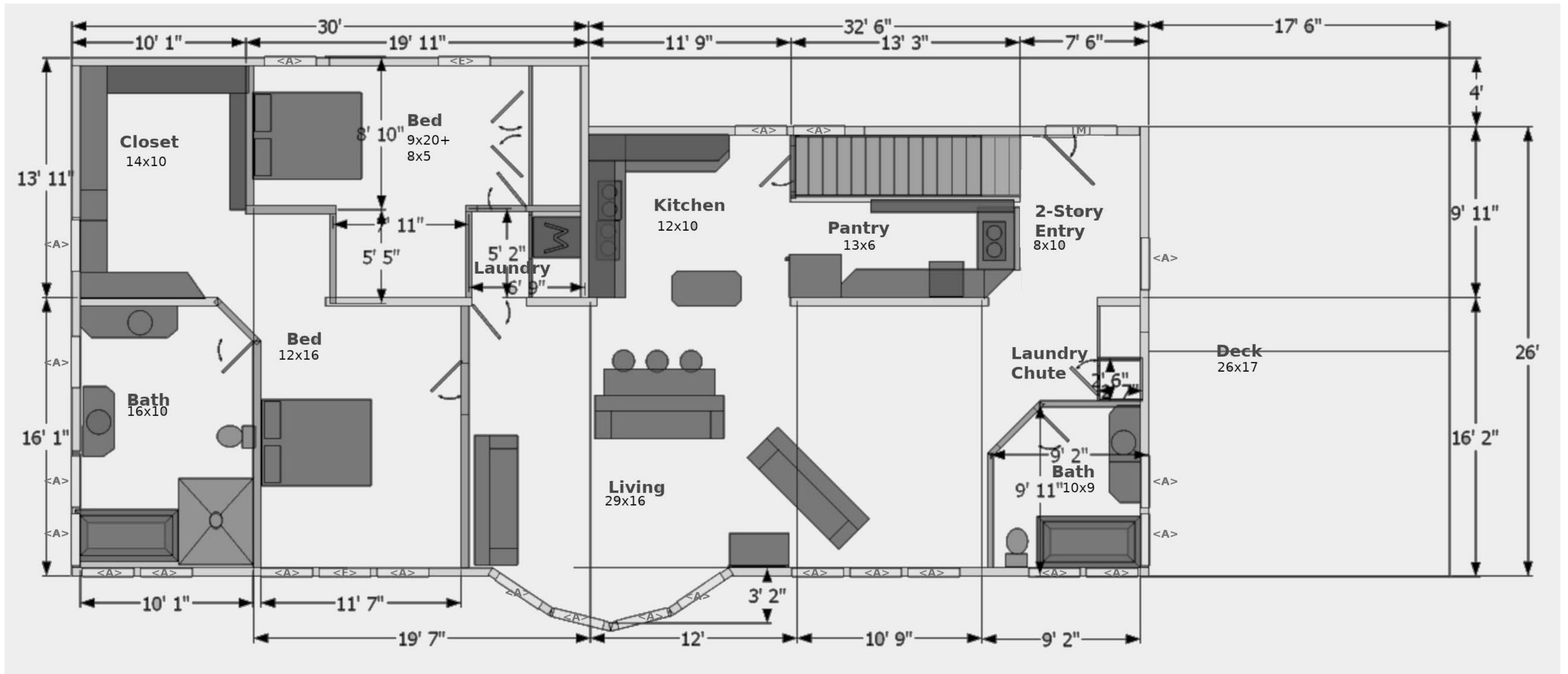


FOUNDATION PLAN



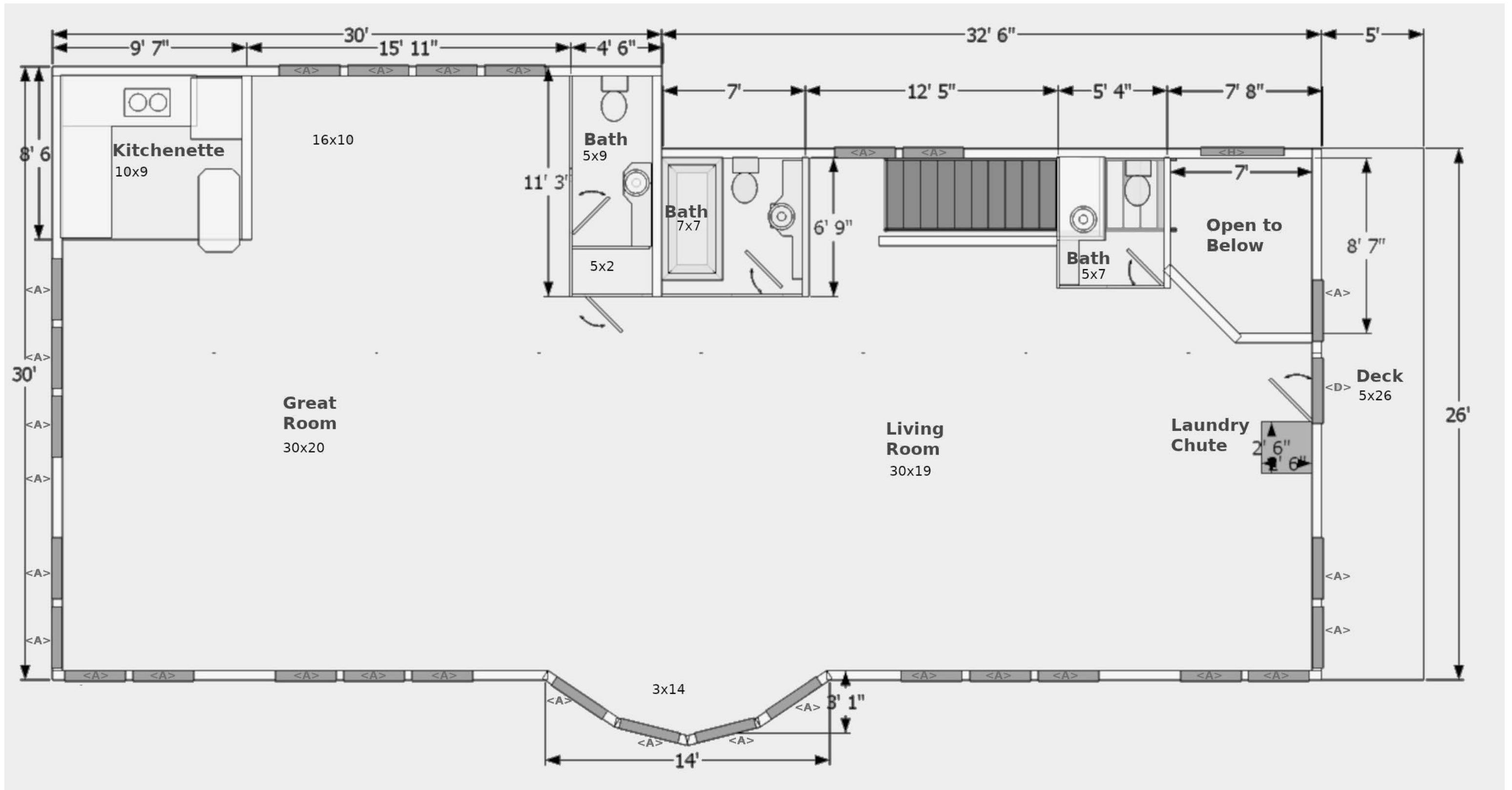
○ 1st FLOOR

1st Floor Area:
195 sqm



○ 2ND FLOOR

2nd Floor Area:
163 sqm



3RD FLOOR

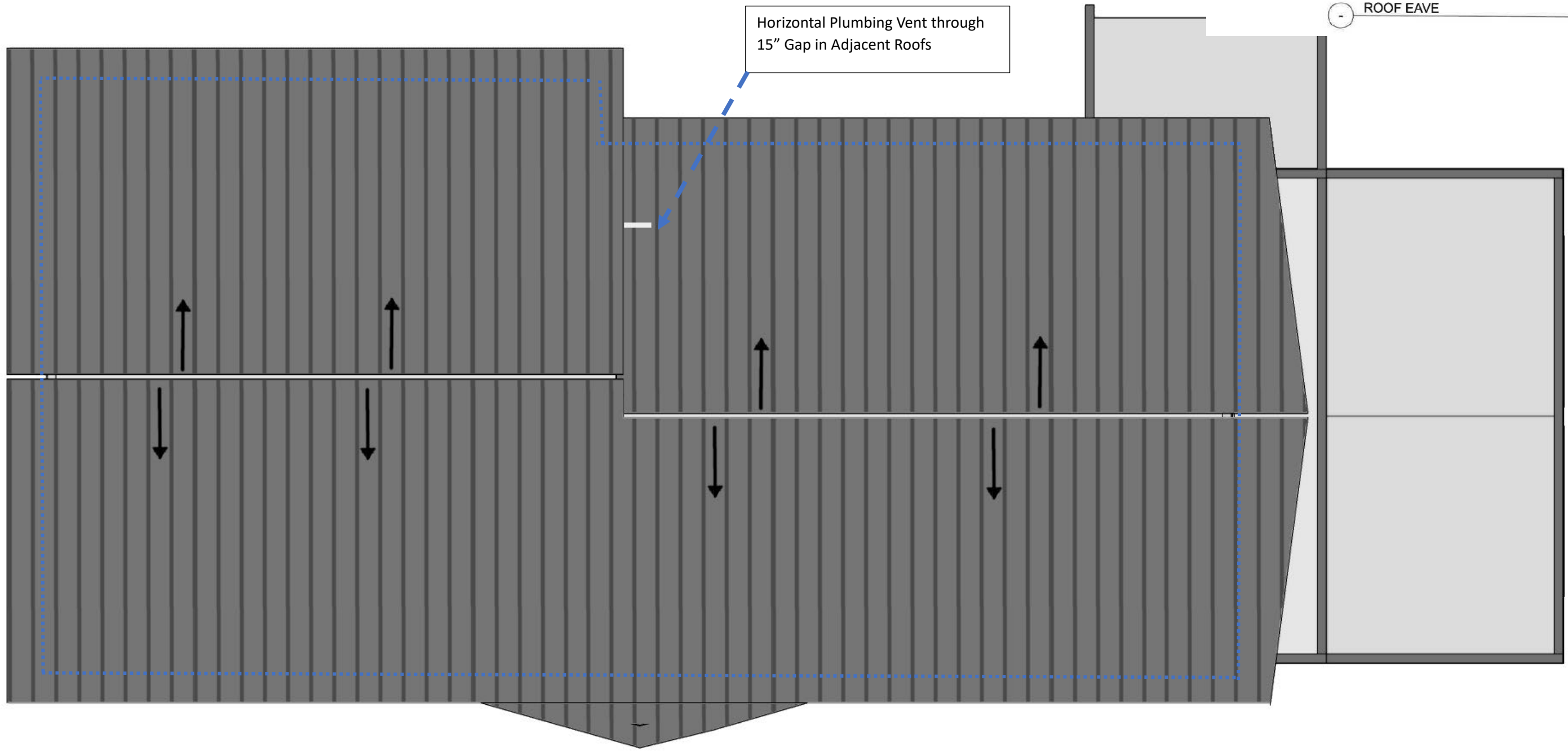
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Malahat, VOR 2L0

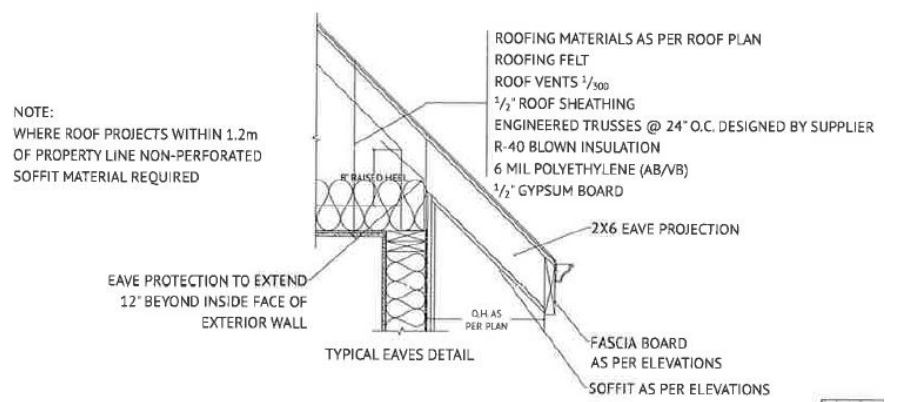
Adam Withers

A-104

ROOF PLAN



Horizontal Plumbing Vent through
15" Gap in Adjacent Roofs



ROOF EAVE



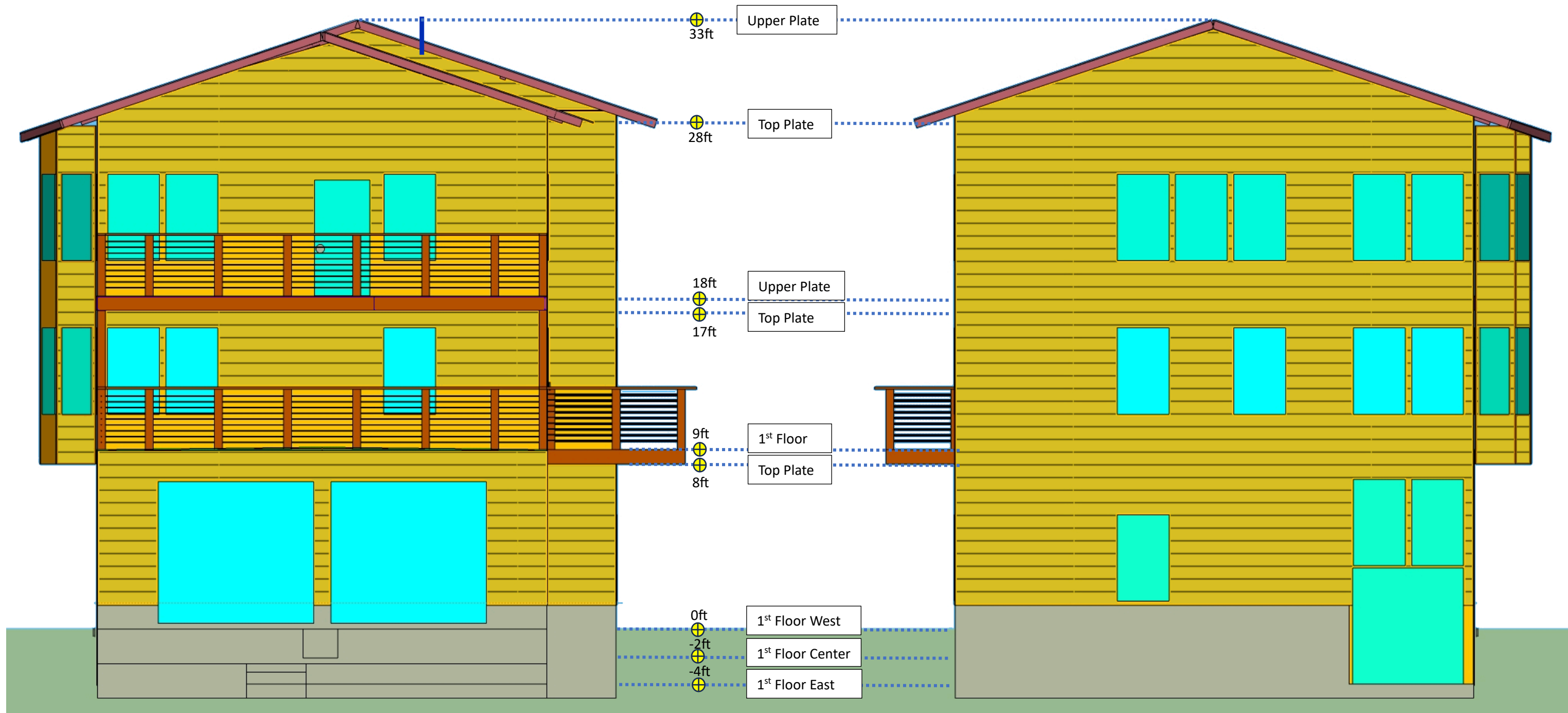
○ CROSS SECTION NORTH

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Malahat, VOR 2L0 Adam Withers

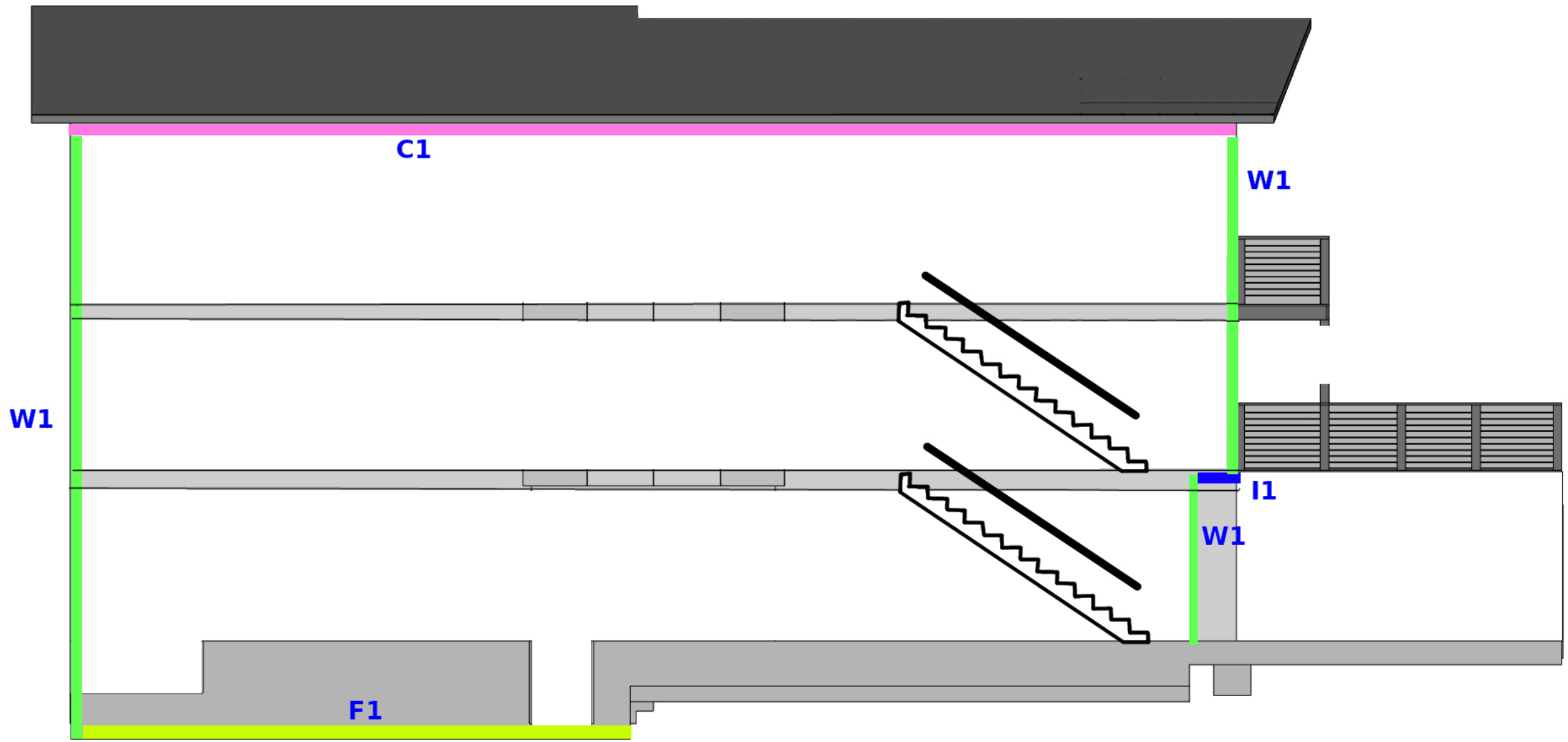
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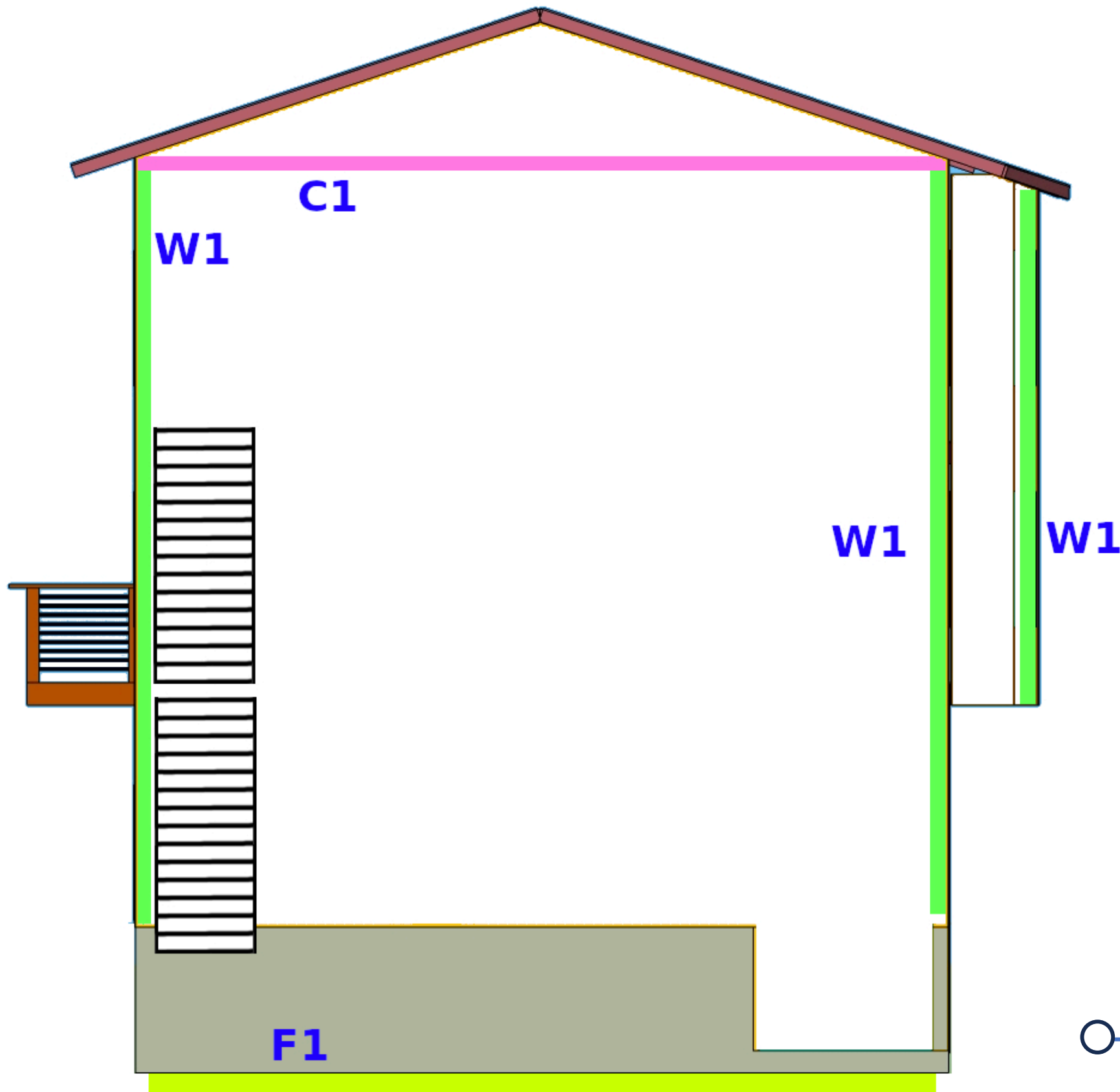
○ CROSS SECTION SOUTH

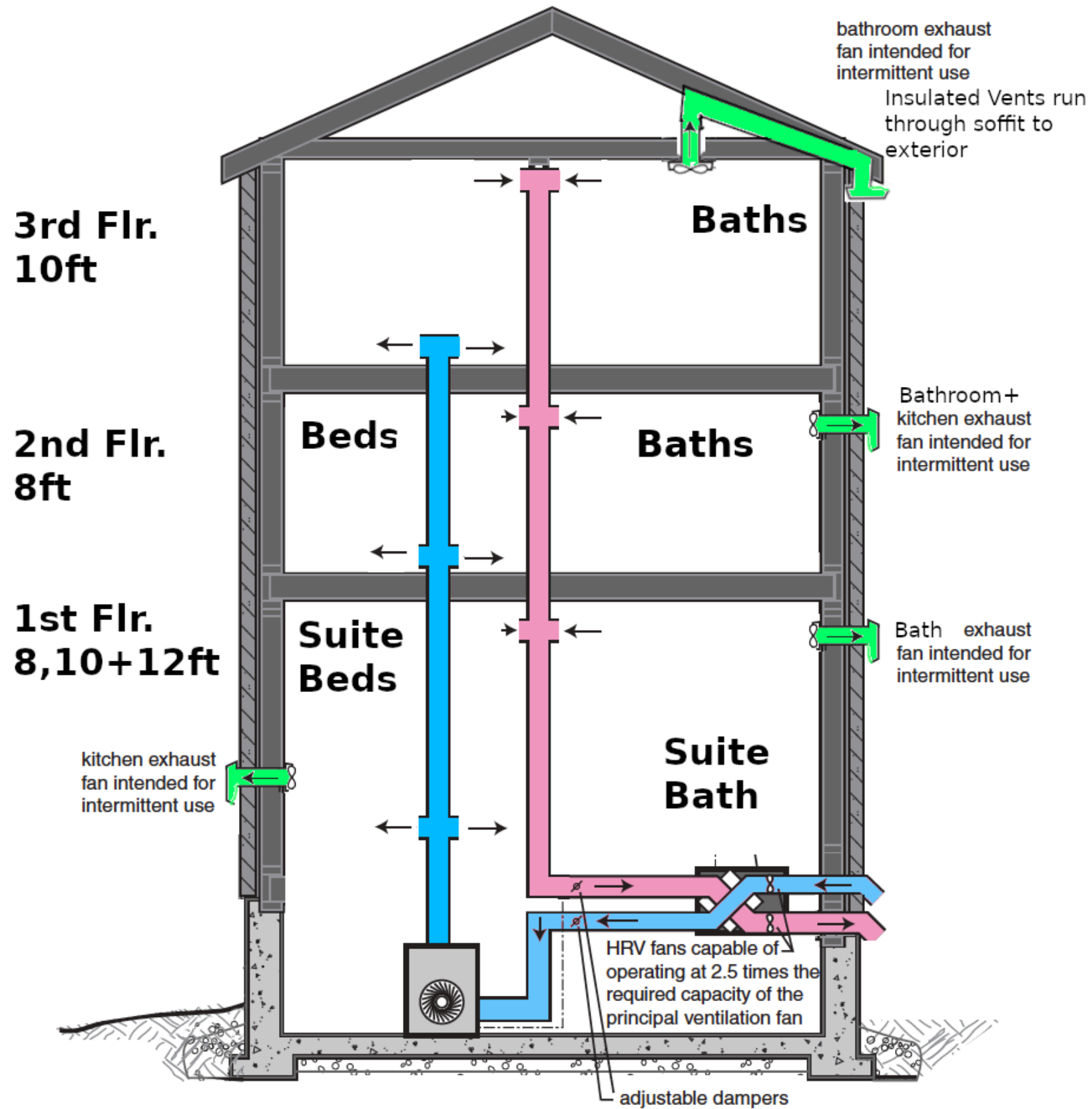


CROSS SECTION EAST WEST



○ CROSS SECTION NORTH + SOUTH





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

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

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

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

PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS.

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

WALL DETAIL

BCBC 9.36

PRESCRIPTIVE PATH

CLIMATE ZONE 4

ASSEMBLY DESCRIPTION	EFF RSI
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & FLAT ROOF	4.67 RSI
EXTERIOR WALLS	2.78 RSI
FLOORS OVER GARAGE/ UNNHEATED SPACE	4.51 RSI
WALL @ GARAGE	2.62 RSI
HEATED CONCRETE SLABS	2.32 RSI
CONCRETE SLABS	1.96 RSI
FOUNDATION WALL BELOW GRADE	1.99 RSI

W1 EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.16 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF R VALUE =	1.86 RSI @ 23% WALL AREA

INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.16 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF R VALUE =	4.19 RSI @ 77% WALL AREA

EFFECTIVE THERMAL RESISTANCE = 3.27 RSI

REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.79 RSI

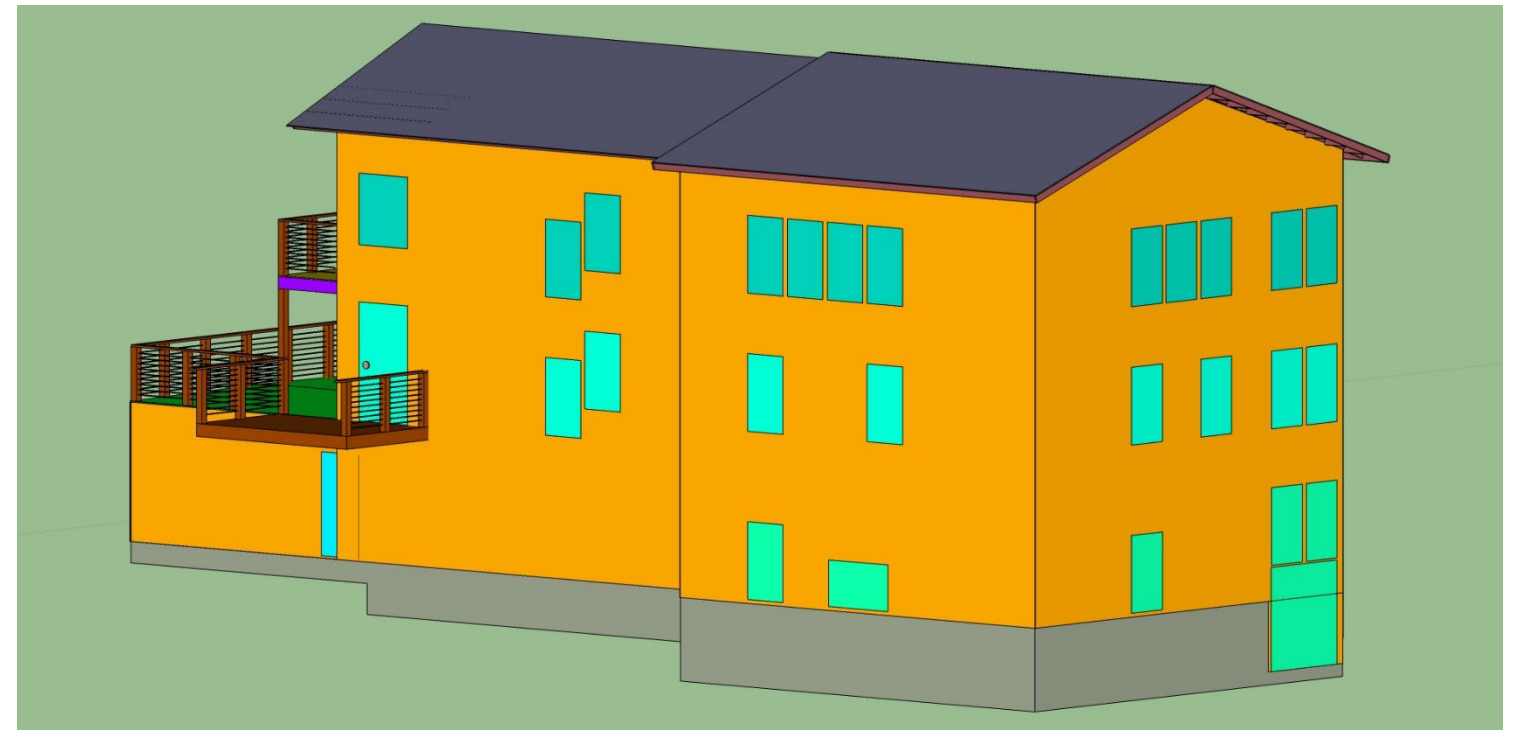
 **WALL DETAIL BREAKDOWN**

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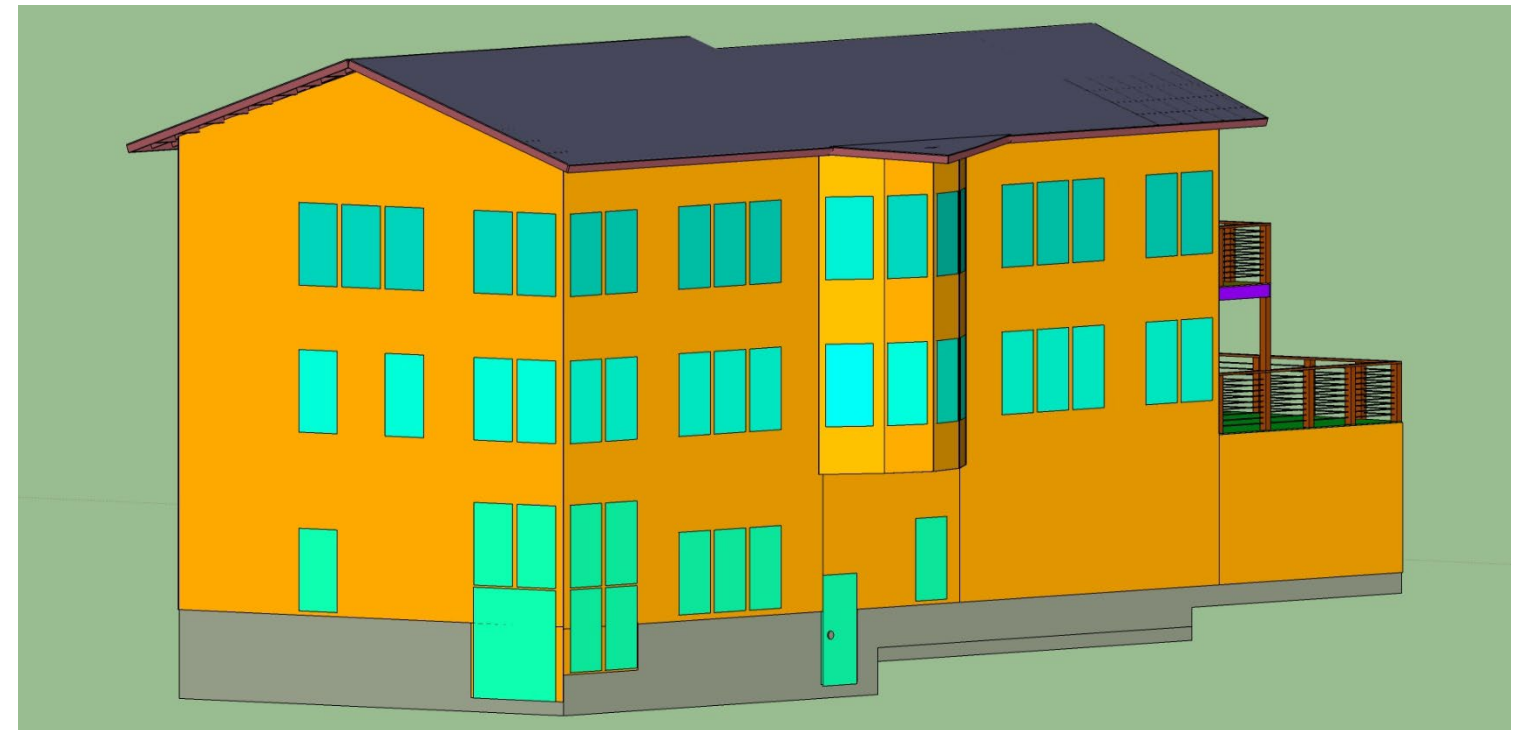
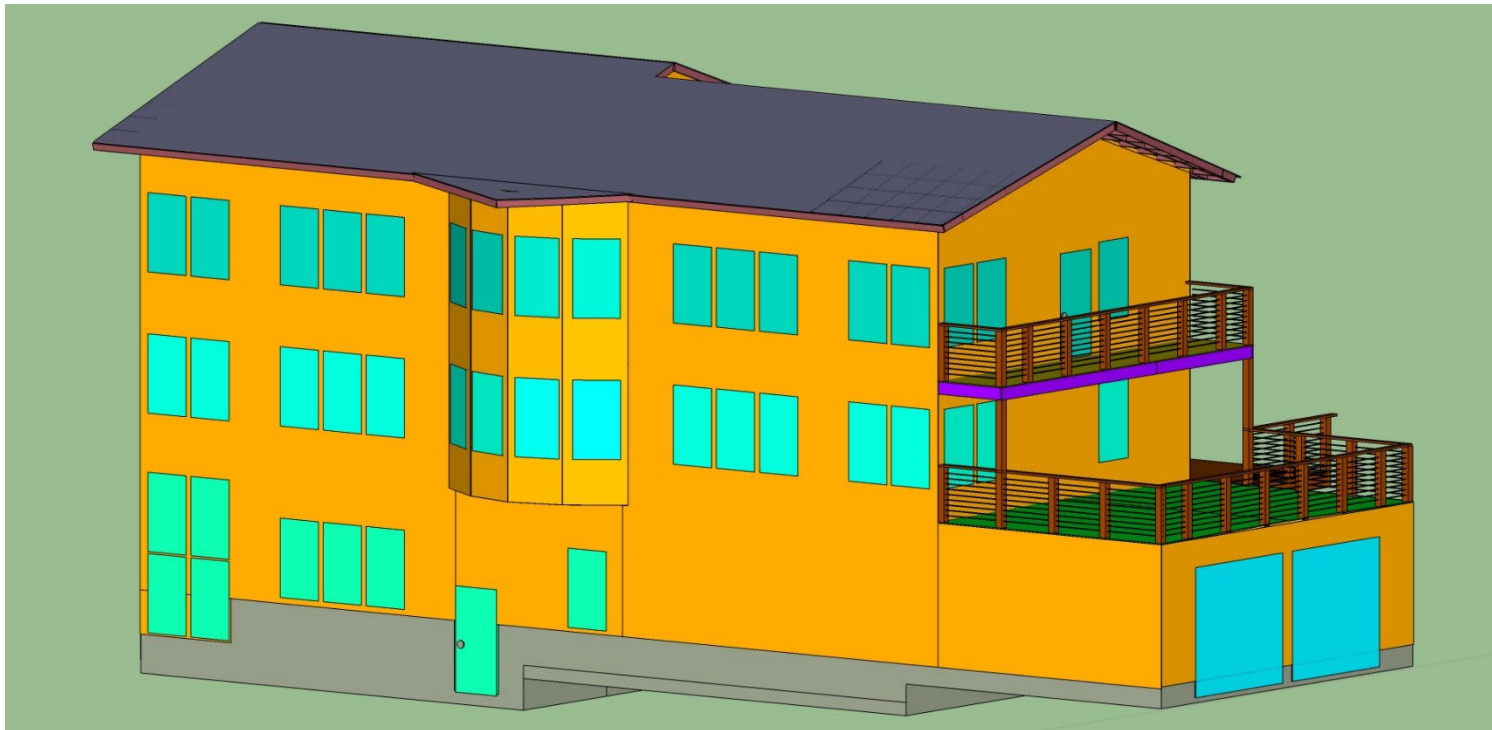
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○ PERSPECTIVE VIEWS



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