

GENERAL NOTES:

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.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

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

STAIR TREADS TO BE PLYWOOD OR SOLID WOOD AND SECURED WITH SCREWS AND SUBFLOOR ADHESIVE.

TEMPORARY HEAT REQUIRED PRIOR TO V.B. + DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK.

MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%.

SITE PLAN

ALL SETBACKS TO BE CONFIRMED BY THE OWNER/BUILDER
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER

FOUNDATION:

THE OWNER BUILDER IS RESPONSIBLE FOR LOCATING THE FOOTPRINT 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 95 kPa(2000 PSI) 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 AS PER ENGINEERING PLANS.

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

ALL FOUNDATION WALLS ARE 200mm THICK 25MPa CONCRETE UNLESS OTHERWISE SPECIFIED.

FRAMING:

ALL ENGINEERED TRUSS COMPONENTS TO BE SIZED BY SUPPLIER VICTORIA TRUSS LTD.
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

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.

ALIGN MOST WINDOW JAMBS W/ WINDOW/ DOOR JAMBS BELOW WHERE WITHIN 3".

IT IS ASSUMED THAT THE OWNER/BUILDER 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 2X8 S S. SPF FOR CLEAR SPANS UP TO 5' UNLESS OTHERWISE NOTED.

EXTERIOR WALL THICKNESSES 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".

1/2" GAP IN SHEATHING.

TYPICAL DOOR AND WINDOW HEADER HEIGHT:

8' CEILINGS: 7'2"
10' CEILINGS: 9'2"
12' CEILINGS: 11'2"

TYPICAL WINDOW SILL HEIGHT:

2'0"

ROOFING:

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

PLUMBING:

AS PER PLUMBING ISOMETRICS.

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 2" WIDER THAN DOOR.

FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS UNLESS NOTED OTHERWISE.

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

ALL INTERIOR DOORS TO BE AT LEAST 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 = 220Pa
CANADIAN AIR INFILTRATION-EXFILTRATION = A2.

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

ALL WINDOWS IMMEDIATELY ADJACENT TO BATH TUBS TO BE SAFETY GLASS

WINDOW SCHEDULE

TYPICAL WINDOW IS 3660 (36 x 60"). SAFETY AND EVAC AS INDICATED.
1ST FLOOR: ONE 6036 (60 x 36") WINDOW AS INDICATED.
3RD FLOOR: ONE 4848 (48 x 48") WINDOW AS INDICATED.

DOOR SCHEDULE

TYPICAL EXTERIOR DOOR IS 3882 (38 x 82")
1ST FLOOR: TWO 108-84 GARAGE (108 x 84")
1ST FLOOR: ONE 7680 SLIDING GLASS (76 x 80")
2ND FLOOR: ONE 4884 MAIN DOOR (48 x 48")

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.

TYPICAL RAILING USING "PEAK CABLE RAILING" SYSTEM AS DETAILED ON PEAKPRODUCTS.COM

VENTILATION:

PROVIDE ATTIC 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 SWITCHES & OUTLETS INTENDED FOR OCCUPANT USE TO BETWEEN 455mm - 1200mm (17"-48")

ALL SMOKE ALARM LOCATIONS SHALL BE OF THE PHOTO-ELECTRIC TYPE INTERCONNECTED SO THAT THE ACTUATION OF ANY ONE SMOKE ALARM CAUSES ALL OTHER SMOKE ALARMS TO SOUND.

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



COVER SHEET & GENERAL INFO

A-001 Cover Sheet

A-002 Site Plan

PLANS:

A-100 Foundation Plan

A-101 1st Floor Plan

A-102 2nd Floor Plan

A-103 3rd Floor Plan

A-104 Roof Plan

ELEVATIONS:

A-201 Elevations North

A-202 Elevations South

A-203 Elevations East + West

SECTIONS:

A-301 Cross Section North + South

A-302 Cross Section East + West

DETAILS:

A-401 Radon + Mechanical

A-402 Cladding Detail

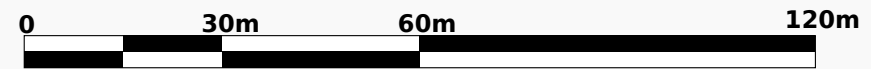
A-403 Plumbing Detail

A-404 Perspective Views

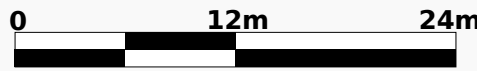
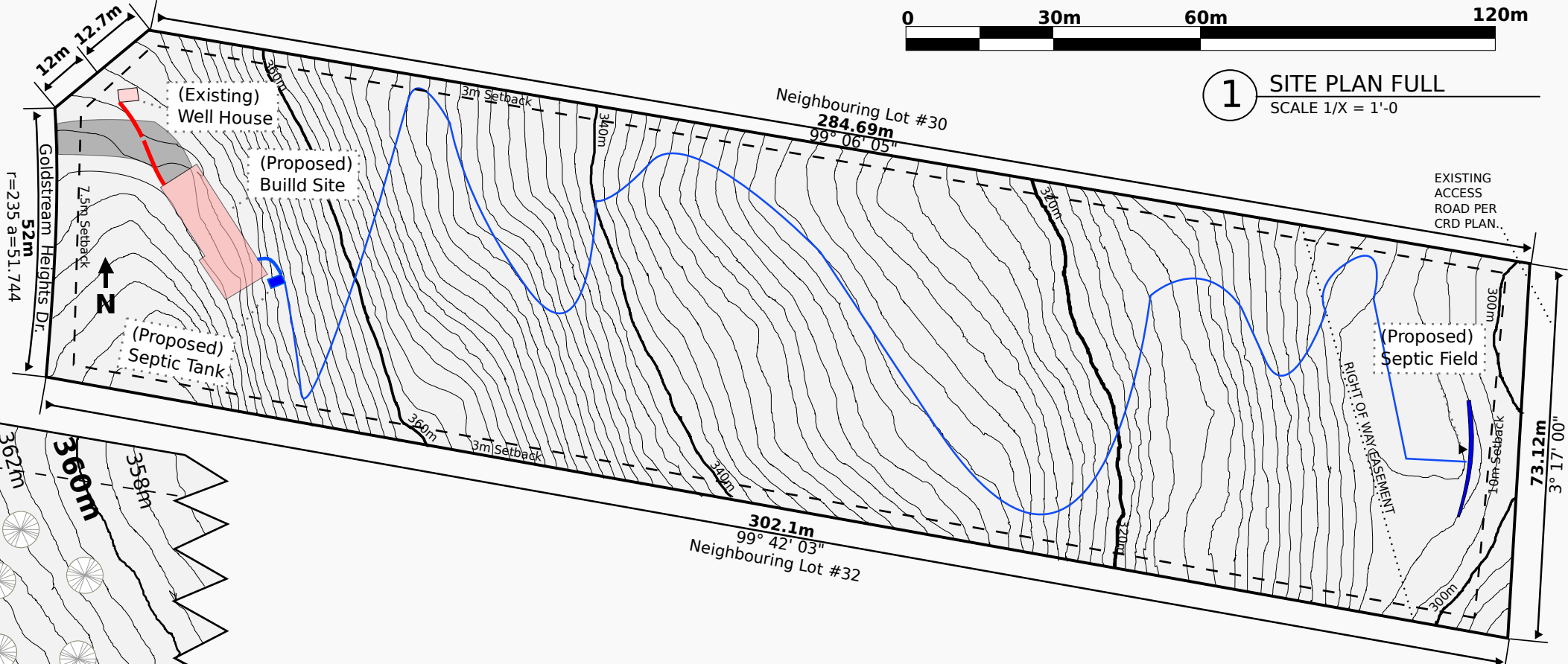
3631 Goldstream Heights Dr.

Malahat, V0R 2L0

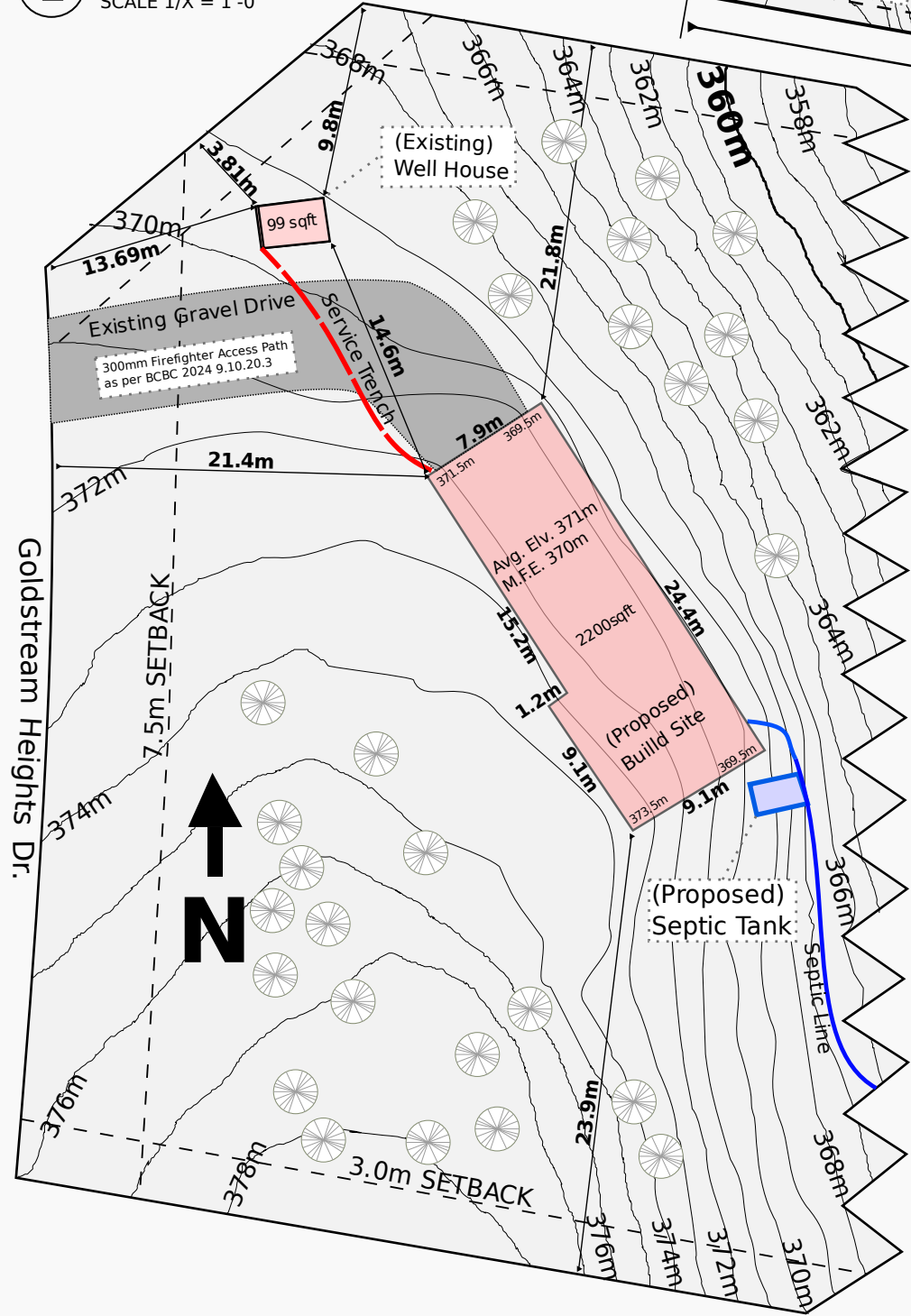
Adam Withers



1 SITE PLAN FULL
SCALE 1/X = 1'-0



2 SITE PLAN ENLARGED
SCALE 1/X = 1'-0



Setbacks:	Zoning:	Proposed:
Front:	7.5 m	21.4 m
Rear:	10.0 m	284.6 m
Left:	3.0 m	21.8 m
Right:	3.0 m	23.9 m
Average Roof Height:	10.5 m	9.9 m

Floor Area:	Zoning:	Proposed:
Foundation:	204.3 sqm	2200 sqft
1st Floor:	156.1 sqm	1680 sqft
2nd Floor:	162.1 sqm	1745 sqft
3rd Floor:	155.6 sqm	1675 sqft
Roof:	202.8 sqm	2183 sqft

Lot Area:	22,662 sqm
Building Footprint:	204.3 sqm
Site Coverage:	<1%
Main Floor Elevation:	370 m
Average Grade:	370 m

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

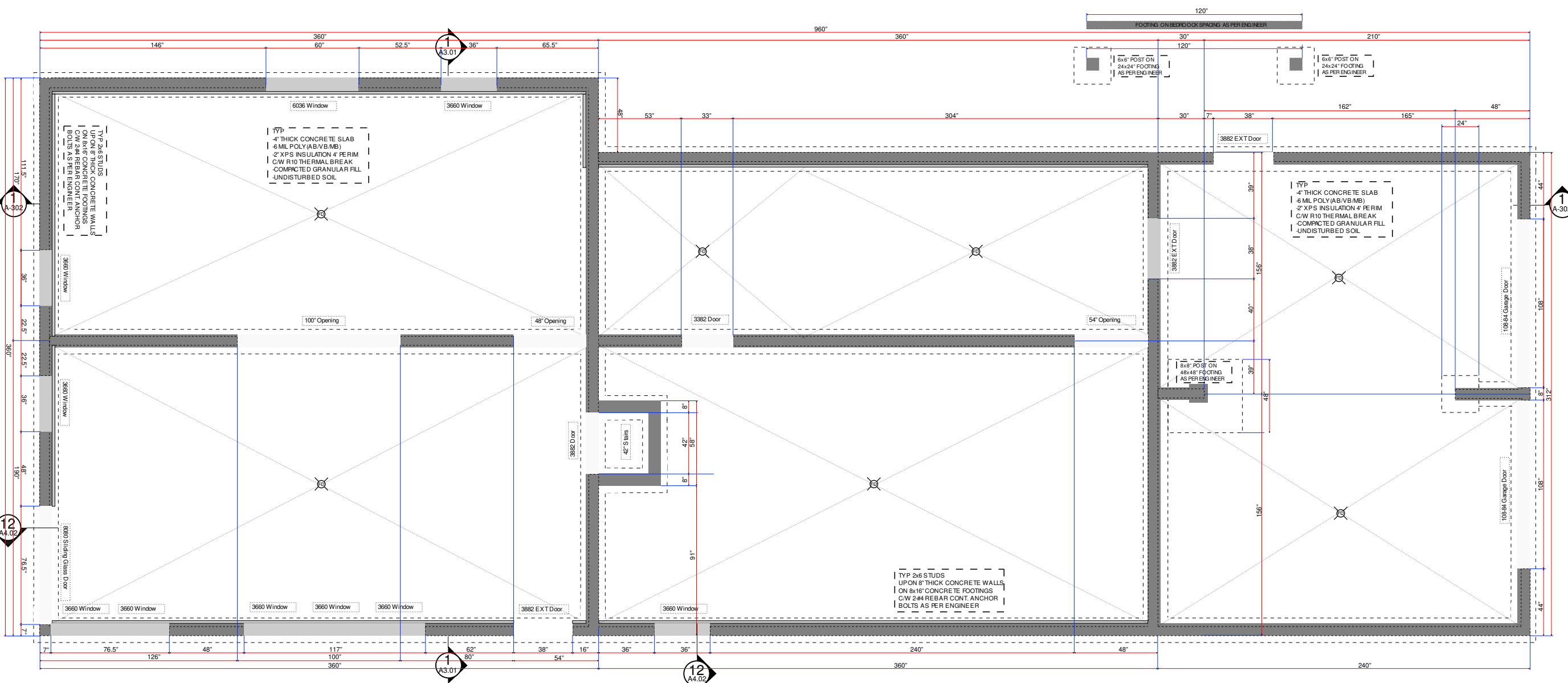
Applicable Codes:
 BC Building Code Current Edition (2018)

Energy:
 Compliance Path: BCBC 9.36
 Requirements applicable to this project: Prescriptive

Ventilation:
 BCBC 9.32

3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
SITE MAP A-002
 PRINTED MAY 29, 2024
 ISSUED:



PLAN LEGEND

- 2x2 CLOSET WALL
- 2x4 PARTITION WALL
- 2x6 EXTERIOR WALL INSULATED
- 2x6 INTERIOR WALL STRUCTURAL
- FOUNDATION WALL
- FOUNDATION FROST WALL
- H.WIRED INTERCON. CO DETECTOR
- H.WIRED INTERCON. IONIC SMOKE DET.
- INSTALL SMOKE ALARMS AS PER BCBC 229.10.10.3
- BATH FAN: 35CFM INTERMIT.
- KITCHEN FAN: 50CFM INTERMIT.
- CONTINUOUS PRL. EXHAUST FAN
- FRESH AIR SUPPLY
- PASSIVE AIR VENT
- COLUMN
- BEAM
- FLOOR-DRAIN
- 1.06m RAILING COLUMN

TODO
WINDOW IN CONCRETE DETAIL
DOOR IN CONCRETE DETAIL

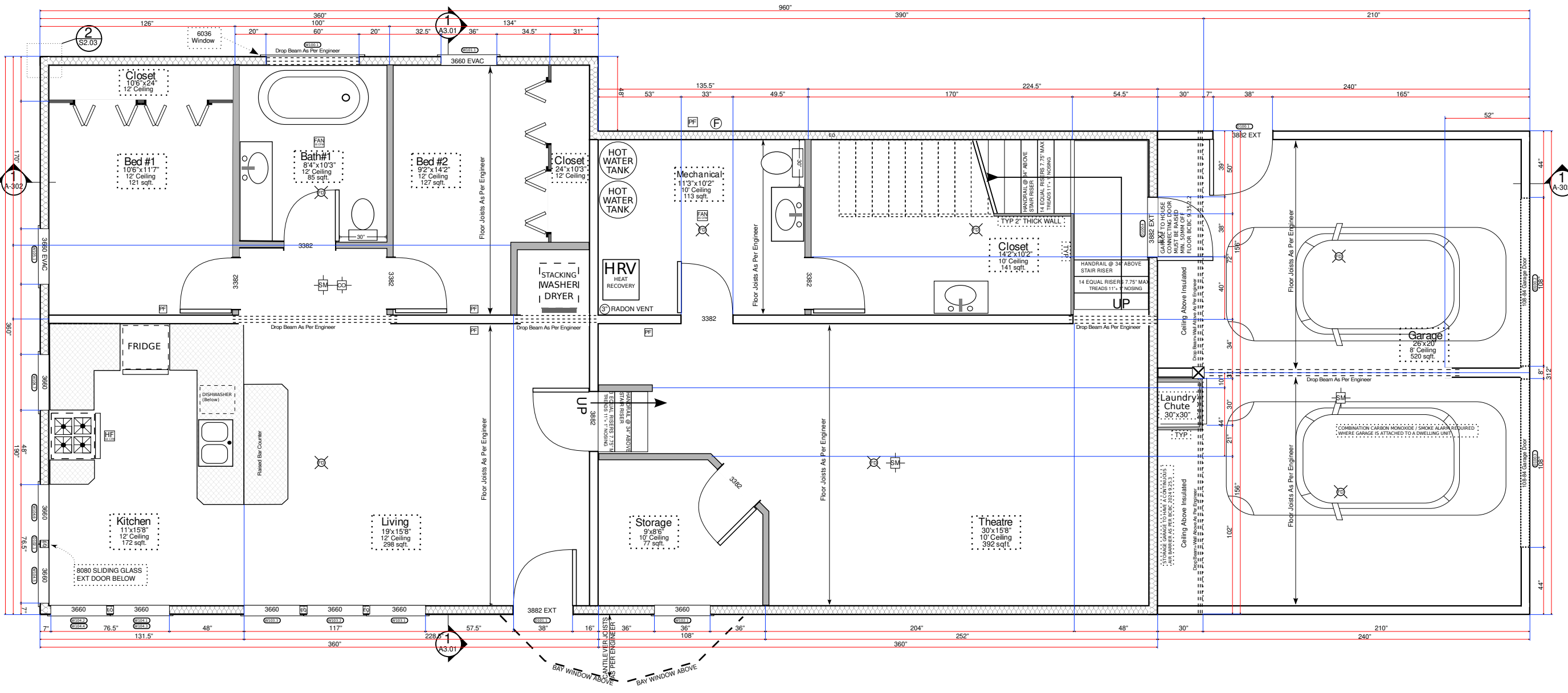
1 FOUNDATION PLAN
SCALE 1:50

FOUNDATION AREA
204.3 sqm Finished

NOTE: ALL IMPERIAL DIMENSIONS ROUNDED TO NEAREST 1/2"

3631 Goldstream Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
FOUNDATION PLAN
A-100
PRINTED MAY 29, 2024
ISSUED:



- PLAN LEGEND**
- 2x2 CLOSET WALL
 - 2x4 PARTITION WALL
 - 2x6 EXTERIOR WALL INSULATED
 - 2x6 INTERIOR WALL STRUCTURAL
 - FOUNDATION WALL
 - FOUNDATION FROST WALL
 - ⊠ H.WIRED INTERCON. CO DETECTOR
 - ⊠ H.WIRED INTERCON. IONIC SMOKE DET. (INSTALL SMOKE ALARMS AS PER BCBC 229.10.19.3)
 - ⊠ BATH FAN: 35CFM INTERMIT.
 - ⊠ KITCHEN FAN: 50CFM INTERMIT.
 - ⊠ CONTINUOUS PRL. EXHAUST FAN
 - ⊠ FRESH AIR SUPPLY ⊕ PASSIVE AIR VENT
 - ⊠ COLUMN ⊠ BEAM ⊠ FLOOR-DRAIN
 - ⊠ 1.06m RAILING COLUMN

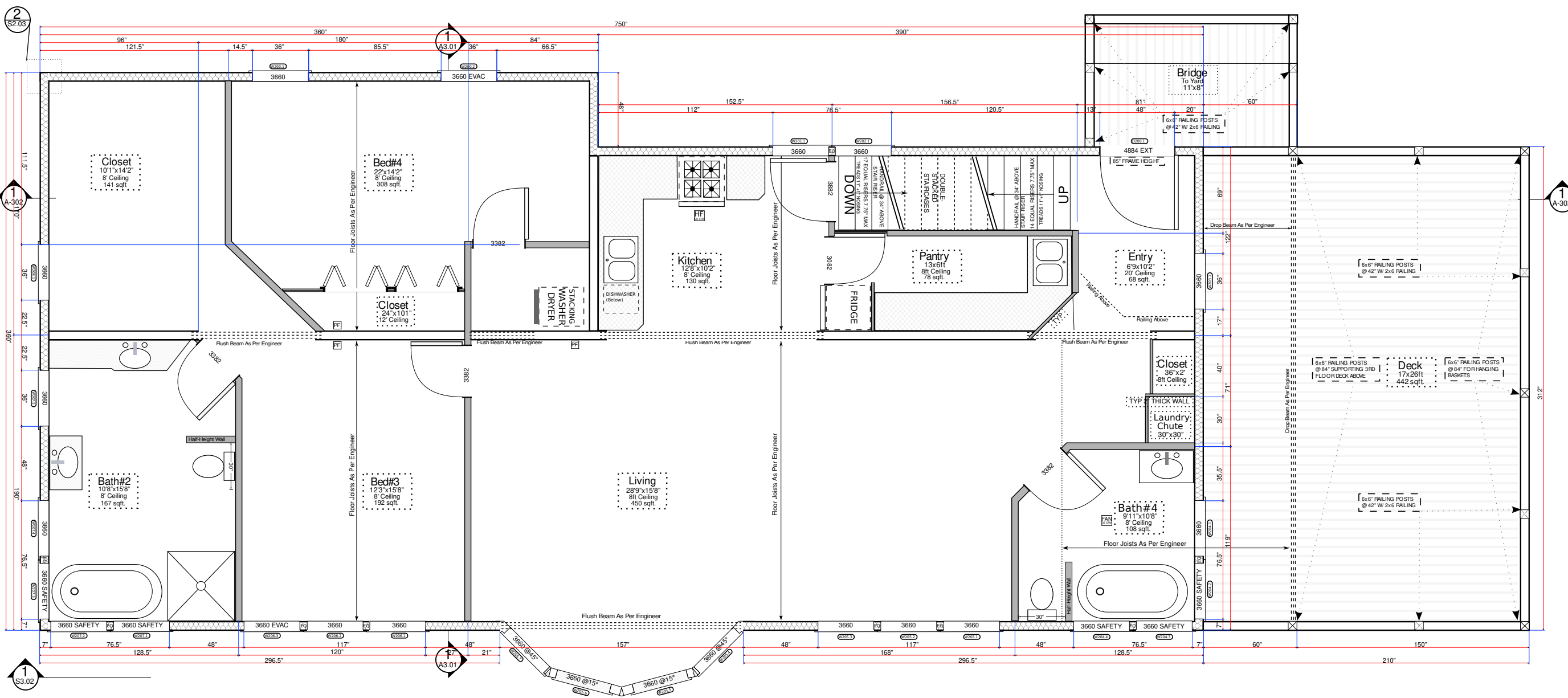
1 FIRST FLOOR
SCALE 1:50

1ST FLOOR AREA
1745 sqft Finished
520 sqft Unfinished

NOTE: ALL IMPERIAL DIMENSIONS ROUNDED TO NEAREST 1/2"

3631 Goldstream
Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
1ST FLOOR
PLAN A-101
PRINTED MAY 29, 2024
ISSUED:



- PLAN LEGEND**
- 2x2 CLOSET WALL
 - 2x4 PARTITION WALL
 - 2x6 EXTERIOR WALL INSULATED
 - 2x6 INTERIOR WALL STRUCTURAL
 - FOUNDATION WALL
 - FOUNDATION FROST WALL
 - ⊠ H.WIRED INTERCON. CO DETECTOR
 - ⊠ H.WIRED INTERCON. IONIC SMOKE DET.
 - ⊠ BATH FAN: 35CFM INTERMIT.
 - ⊠ KITCHEN FAN: 50CFM INTERMIT.
 - ⊠ CONTINUOUS PRL. EXHAUST FAN
 - ⊠ FRESH AIR SUPPLY ⊠ PASSIVE AIR VENT
 - ⊠ COLUMN ⊠ BEAM ⊠ FLOOR-DRAIN
 - ⊠ 1.06m RAILING COLUMN

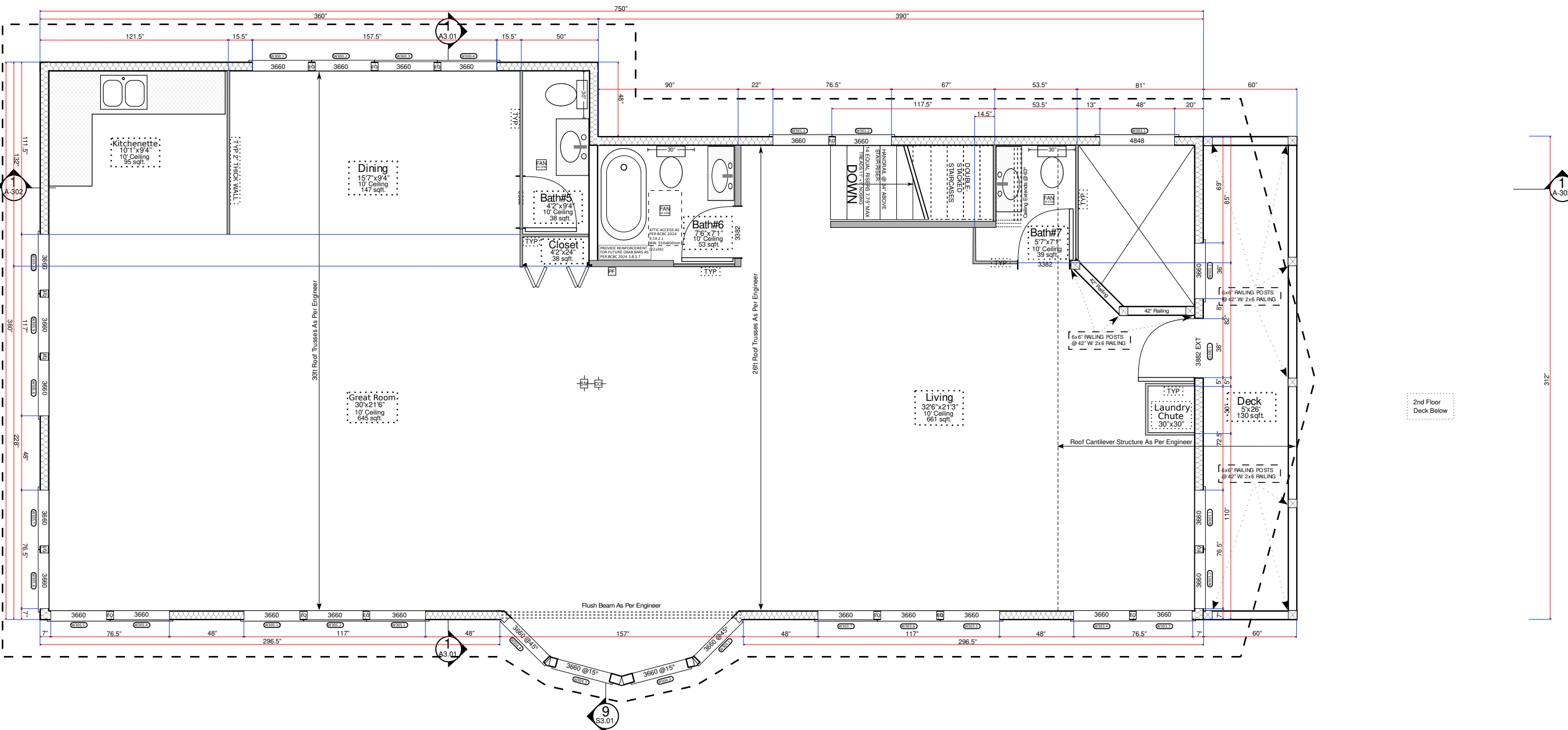
① 2ND FLOOR
SCALE 1:50

2ND FLOOR AREA
1,715 sqft Finished

NOTE: ALL IMPERIAL DIMENSIONS ROUNDED TO NEAREST 1/2"

3631 Goldstream
Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
2ND FLOOR
PLAN A-102
 PRINTED MAY 29, 2024
 ISSUED:



- PLAN LEGEND**
- 2x2 CLOSET WALL
 - 2x4 PARTITION WALL
 - 2x6 EXTERIOR WALL INSULATED
 - 2x6 INTERIOR WALL STRUCTURAL
 - FOUNDATION WALL
 - FOUNDATION FROST WALL
 - ⊕ H.WIRED INTERCON. CO DETECTOR
 - ⊕ H.WIRED INTERCON. IONIC SMOKE DET.
 - ⊕ INSTALL SMOKE ALARMS AS PER BCBC 229.10.19.3
 - ⊕ BATH FAN: 35CFM INTERMIT.
 - ⊕ KITCHEN FAN: 50CFM INTERMIT.
 - ⊕ CONTINUOUS PRL. EXHAUST FAN
 - ⊕ FRESH AIR SUPPLY ⊕ PASSIVE AIR VENT
 - ⊗ COLUMN ⊕ BEAM ⊗ FLOOR-DRAIN
 - ⊗ 1.06m RAILING COLUMN

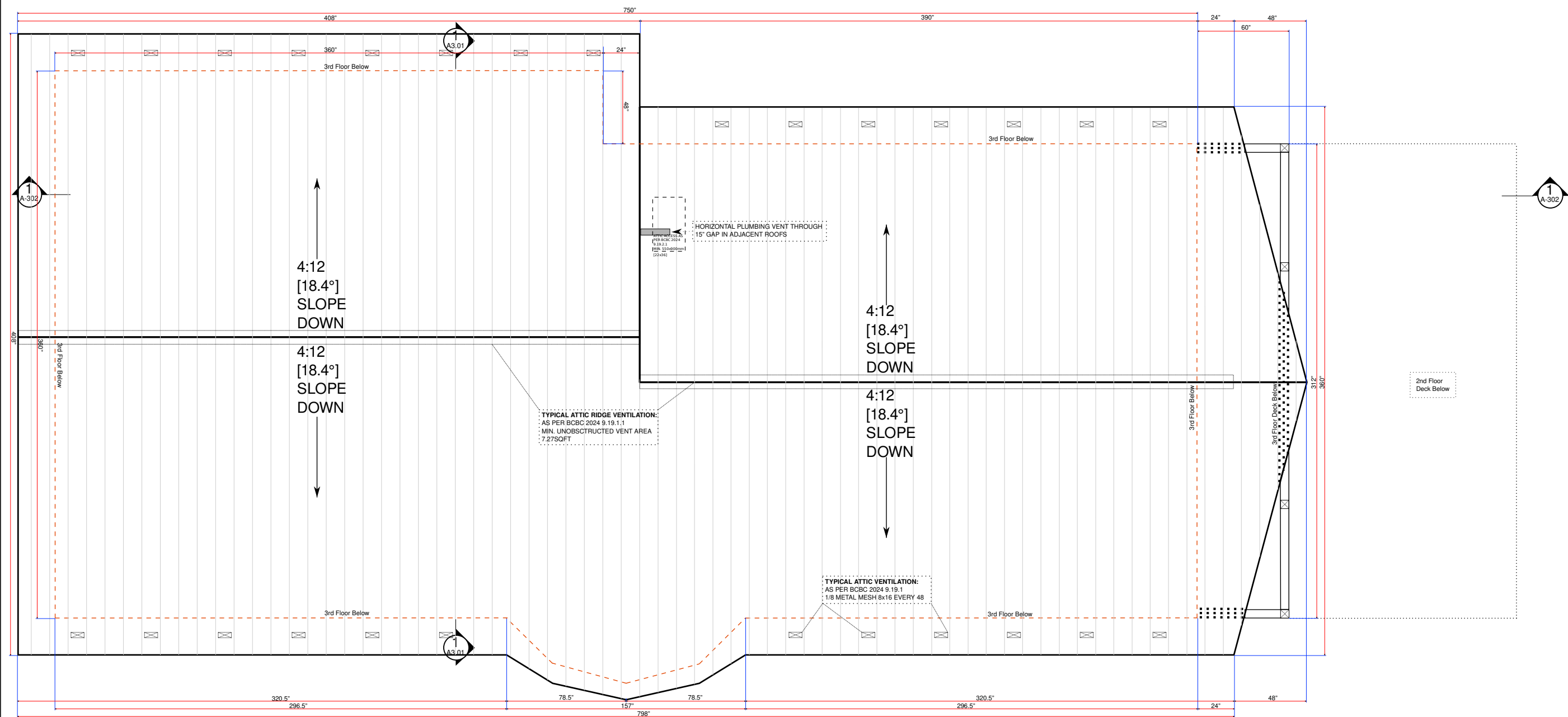
1 3RD FLOOR
SCALE 1:50

3RD FLOOR AREA
1,713 sqft Finished

NOTE: ALL IMPERIAL DIMENSIONS ROUNDED TO NEAREST 1/2"

3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
3RD FLOOR PLAN A-103
 PRINTED MAY 29, 2024
 ISSUED:



TYPICAL ATTIC RIDGE VENTILATION:
 AS PER BCBC 2024 9.19.1.1
 MIN. UNOBSTRUCTED VENT AREA
 : 7.27SQFT

TYPICAL ATTIC VENTILATION:
 AS PER BCBC 2024 9.19.1
 1/8 METAL MESH 8x16 EVERY 48"

ALL ROOFS:
 STANDING SEAM METAL ROOFING
 4:12 PITCH
 OVERHANGS: 24"

PLAN LEGEND

- 2x2 CLOSET WALL
- 2x4 PARTITION WALL
- 2x6 EXTERIOR WALL INSULATED
- 2x6 INTERIOR WALL STRUCTURAL
- FOUNDATION WALL
- FOUNDATION FROST WALL
- ⊙ H.WIRED INTERCON. CO DETECTOR
- ⊙ H.WIRED INTERCON. IONIC SMOKE DET.
- ⊙ BATH FAN: 35CFM INTERMIT.
- ⊙ KITCHEN FAN: 50CFM INTERMIT.
- ⊙ CONTINUOUS PRL. EXHAUST FAN
- ⊙ FRESH AIR SUPPLY ⊙ PASSIVE AIR VENT
- ⊗ COLUMN ⊞ BEAM ⊗ FLOOR-DRAIN
- ⊗ 1.06m RAILING COLUMN

TODO
 SCUPPER from jane?
 I can't find it

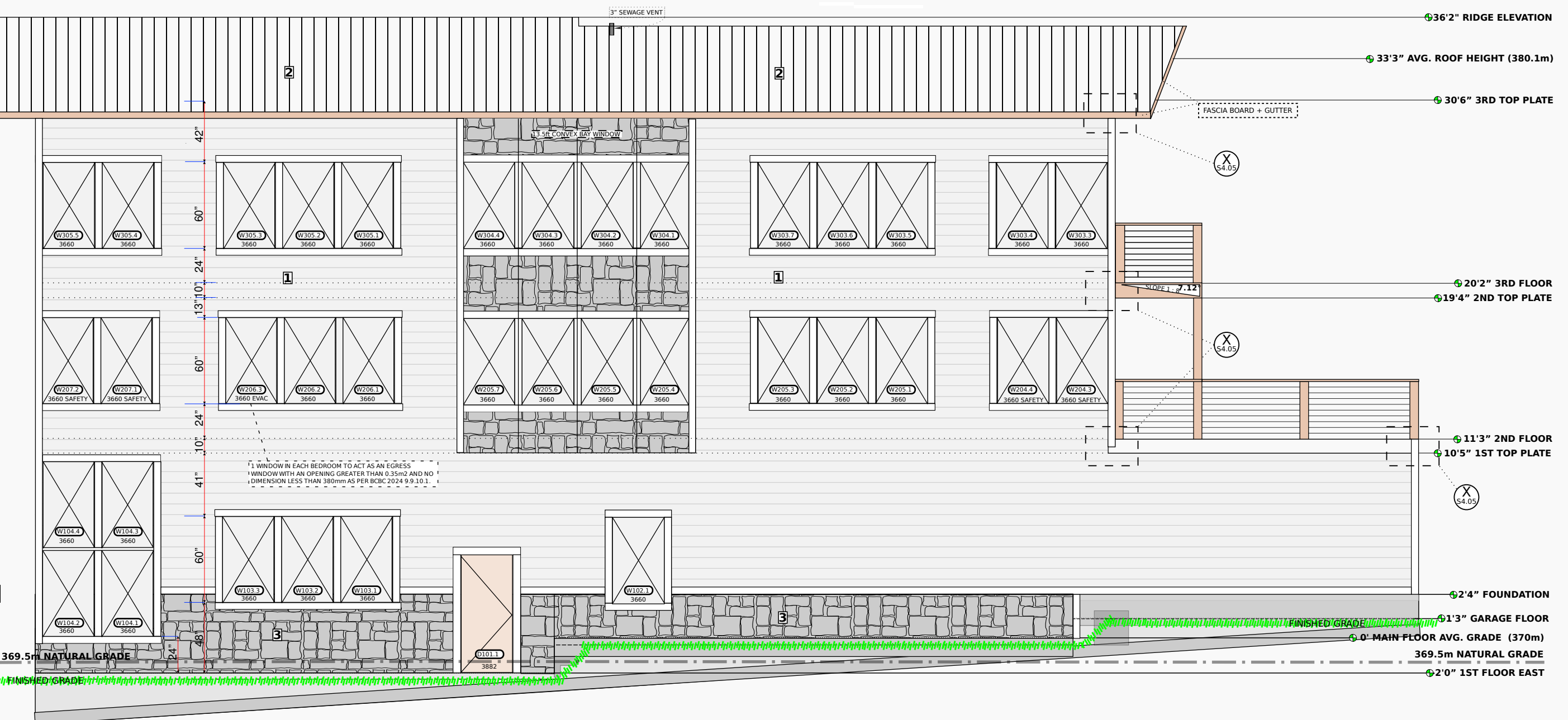
1 4TH FLOOR
 SCALE 1:50

ROOF AREA
 2,183 sqft Finished

NOTE: ALL IMPERIAL DIMENSIONS ROUNDED TO NEAREST 1/2"

3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
ROOF PLAN
A-104
 PRINTED MAY 29, 2024
 ISSUED:



1 WINDOW IN EACH BEDROOM TO ACT AS AN EGRESS
 1 WINDOW WITH AN OPENING GREATER THAN 0.35m² AND NO DIMENSION LESS THAN 380mm AS PER BCBC 2024 9.9.10.1

TO DO:
 WHICH DETAILS
 SHOULD GO HERE?
 Choose from the
 details page S4.05

STANDING SEAM ROOFING DETAILS
 BUILDING PAPER UNDERLAY c/w ON
 2 PLYS 15# ASPHALT SAT. FELT EAVE
 PROTECTION ON
 0.5" PLY / ROOF SHEATHING ON
 PRE-ENG ROOF TRUSSES (SEE ATTACHED)(TYP)

**SPATIAL SEPARATION
 AS PER BCBC 9.10.15.4**

LIMITING DISTANCE	32.8ft	10m
PROPOSED DISTANCE	873ft	266m
EXPOSING BUILDING FACE	2103sqft	195msq
ALLOWABLE OPENINGS	34%	34%
PROPOSED OPENING AREA	560sqft	52m
PROPOSED OPENINGS	26.6%	26.6%

EXTERIOR CLADDING LEGEND

- 7.5" HORIZONTAL PLANKS PAINTED
- STANDING SEAM METAL ROOFING
- STONE VENEER

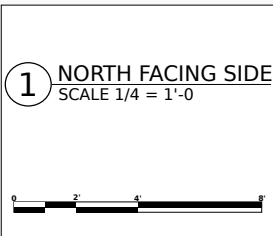
FOUNDATION DETAILS
 4" 32mpa SLAB ON GRADE ON
 MIN. 0.15mm POLYETHYLENE VAPOUR
 BARRIER
 ON MIN. 6" COMPACTED GRAVEL (TYP)

HORIZONTAL SIDING DETAILS
 8.25" HARDIBOARD SIDING ON
 10mm P.T STRAPPING @ 16" o/c ON
 TYVEK BUILDING PAPER ON
 1/2" EXT. PLY/ SHEATHING ON
 2x6 EXTERIOR WALLS (TYP)

RAILING SPECIFICATIONS:
 6x6 POSTS @ 42"
 1/8" STEEL TENSION CABLE
 9 LINES SPACED AT 4.5"

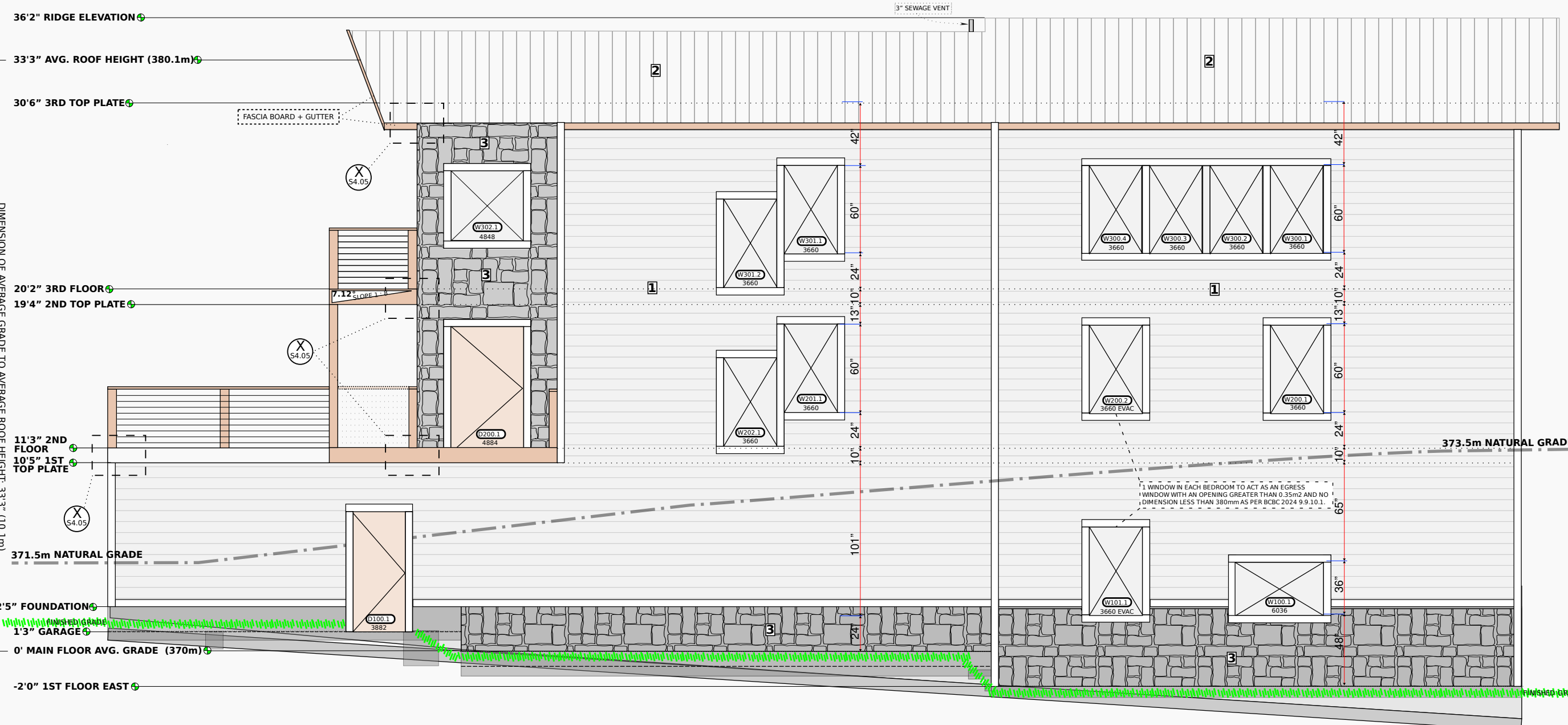


TO DO:
 B.Randon review
 heights with me



**3631 Goldstream
 Heights Dr.**
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
NORTH ELEVATION
A-201
 PRINTED MAY 29, 2024
 ISSUED:

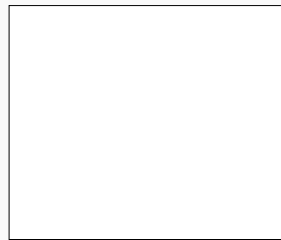
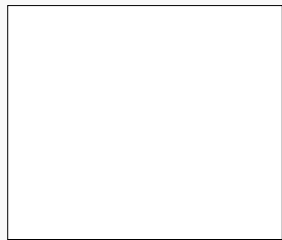


TO DO:
WHICH DETAILS
SHOULD GO HERE?
Choose from the
details page S4.05

STANDING SEAM ROOFING DETAILS
BUILDING PAPER UNDERLAY c/w ON
2 PLYS 15# ASPHALT SAT. FELT EAVE
PROTECTION ON
0.5" PLY / ROOF SHEATHING ON
PRE-ENG ROOF TRUSSES (SEE ATTACHED)(TYP)
AS PER BCBC 9.10.15.4
SPATIAL SEPARATION
LIMITING DISTANCE 24.6ft 7.5m
PROPOSED DISTANCE 52.1ft 15.8m
EXPOSING BUILDING FACE 2103sqft 195msq
ALLOWABLE OPENINGS 34% 34%
PROPOSED OPENING AREA 244sqft 22.7m
PROPOSED OPENINGS 11.6% 11.6%

EXTERIOR CLADDING LEGEND
1 7.5" HORIZONTAL PLANKS PAINTED
2 STANDING SEAM METAL ROOFING
3 STONE VENEER
FOUNDATION DETAILS
4" 32mpa SLAB ON GRADE ON
MIN. 0.15mm POLYETHYLENE VAPOUR
BARRIER
ON MIN. 6" COMPACTED GRAVEL (TYP)

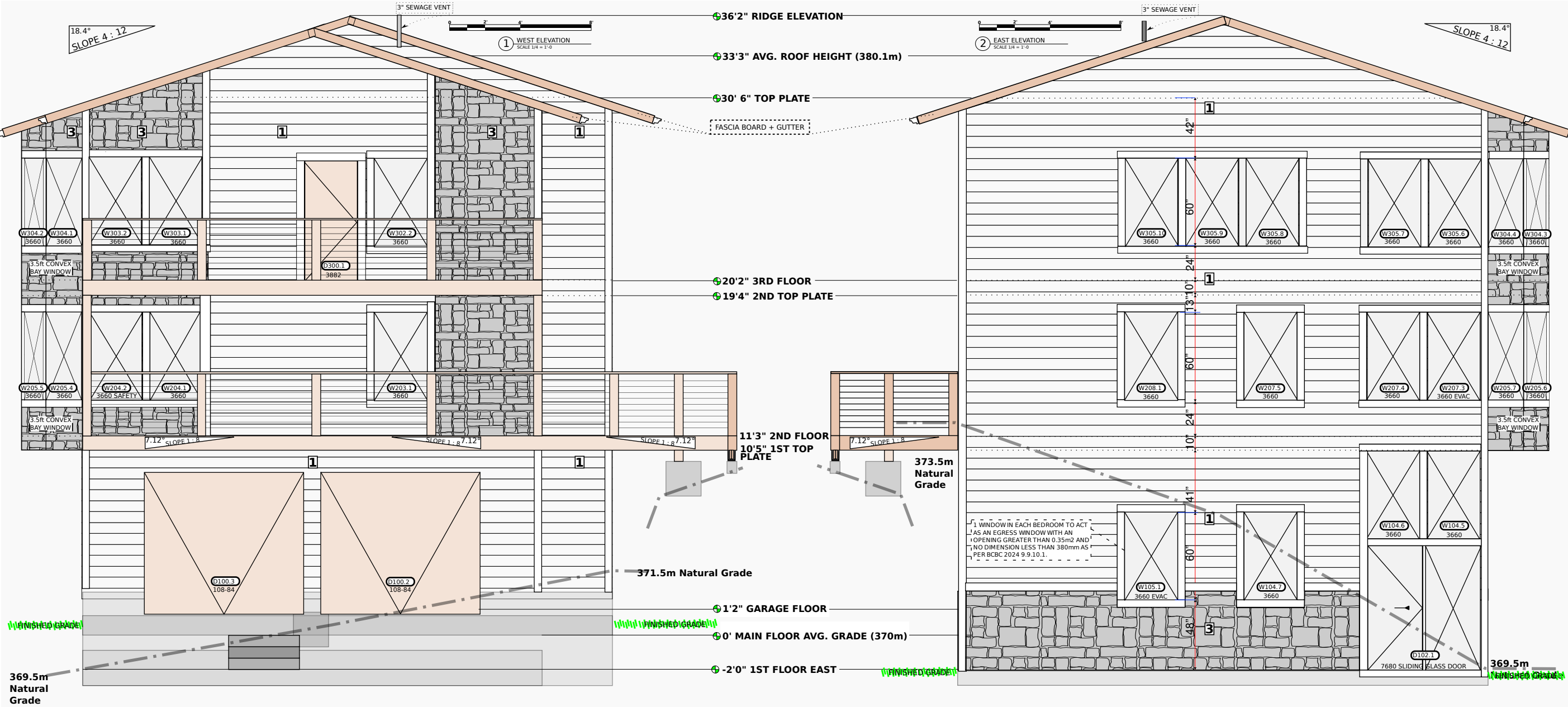
HORIZONTAL SIDING DETAILS
8.25" HARDIBOARD SIDING ON
10mm P.T STRAPPING @ 16" o/c ON
TYVEK BUILDING PAPER ON
1/2" EXT. PLY/ SHEATHING ON
2x6 EXTERIOR WALLS. (TYP)
RAILING SPECIFICATIONS:
6x6 POSTS @ 42"
1/8" STEEL TENSION CABLE
9 LINES SPACED AT 4.5"



1 SOUTH FACING SIDE
SCALE 1/4" = 1'-0"

3631 Goldstream Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
SOUTH ELEVATION A-202
PRINTED MAY 29, 2024
ISSUED:



18.4°
SLOPE 4 : 12

18.4°
SLOPE 4 : 12

1 WEST ELEVATION
SCALE 1/4" = 1'-0"

2 EAST ELEVATION
SCALE 1/4" = 1'-0"

36'2" RIDGE ELEVATION

33'3" AVG. ROOF HEIGHT (380.1m)

30' 6" TOP PLATE

20'2" 3RD FLOOR

19'4" 2ND TOP PLATE

11'3" 2ND FLOOR
10'5" 1ST TOP PLATE

371.5m Natural Grade

1'2" GARAGE FLOOR

0' MAIN FLOOR AVG. GRADE (370m)

-2'0" 1ST FLOOR EAST

373.5m Natural Grade

369.5m Natural Grade

1 WINDOW IN EACH BEDROOM TO ACT AS AN EGRESS WINDOW WITH AN OPENING GREATER THAN 0.35m² AND NO DIMENSION LESS THAN 380mm AS PER BCBC 2024 9.9.10.1.

STANDING SEAM ROOFING DETAILS

- BUILDING PAPER UNDERLAY c/w ON
- 2 PLYS 15# ASPHALT SAT. FELT EAVE PROTECTION ON
- 0.5" PLY / ROOF SHEATHING ON
- PRE-ENG ROOF TRUSSES (SEE ATTACHED)(TYP)

EXTERIOR CLADDING LEGEND

- 1 7.5" HORIZONTAL PLANKS PAINTED
- 2 STANDING SEAM METAL ROOFING
- 3 STONE VENEER

HORIZONTAL SIDING DETAILS

- 8.25" HARDIBOARD SIDING ON
- 10mm P.T STRAPPING @ 16" o/c ON
- TYVEK BUILDING PAPER ON
- 1/2" EXT. PLY/ SHEATHING ON
- 2x6 EXTERIOR WALLS. (TYP)

FOUNDATION DETAILS

- 4" 32mpa SLAB ON GRADE ON
- MIN. 0.15mm POLYETHYLENE VAPOUR BARRIER
- ON MIN. 6" COMPACTED GRAVEL (TYP)

RAILING SPECIFICATIONS:

- 6x6 POSTS @ 42"
- 1/8" STEEL TENSION CABLE
- 9 LINES SPACED AT 4.5"

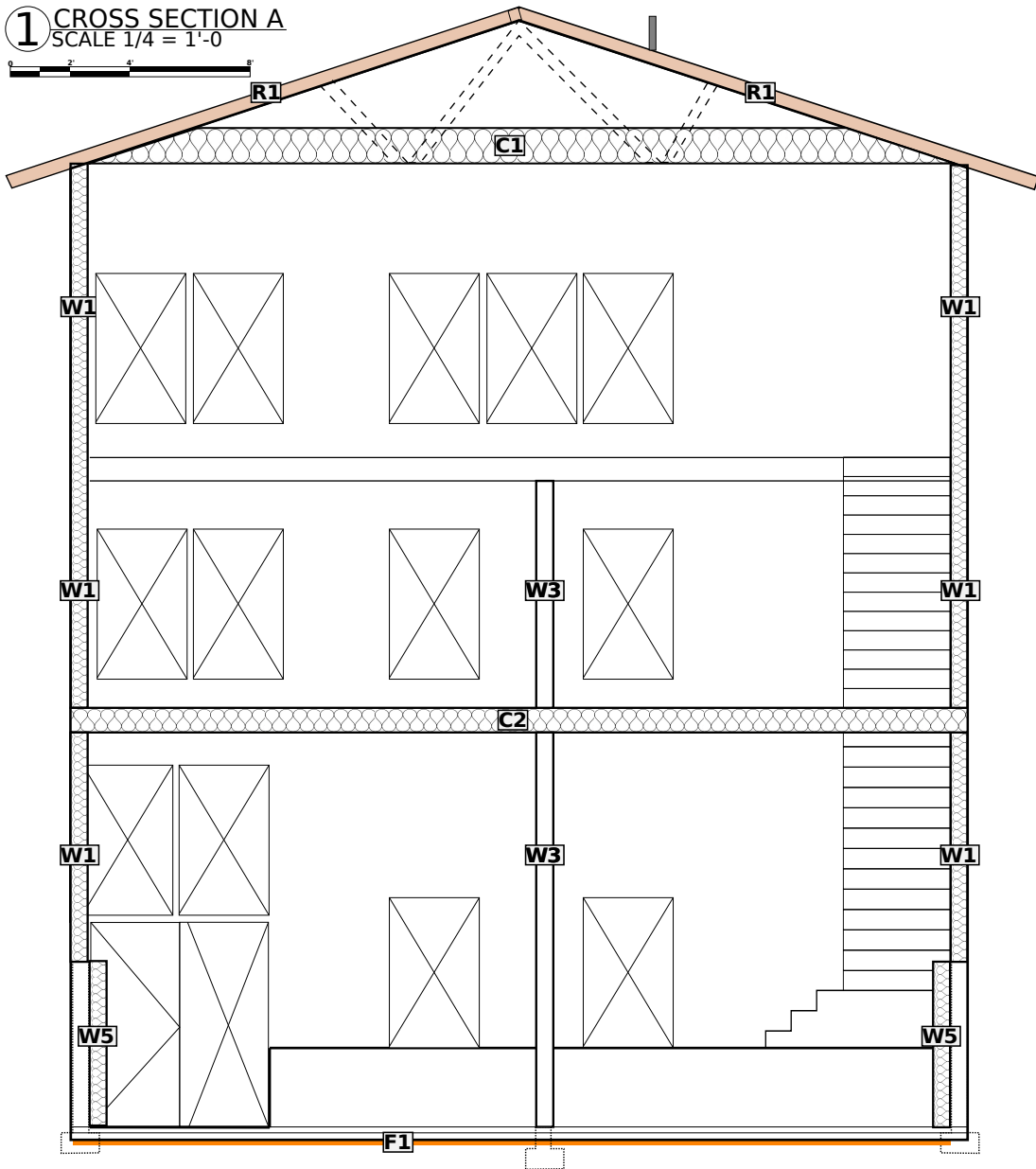
WEST		SPATIAL SEPARATION AS PER BCBC 9.10.15.4		EAST	
9.8ft	3.0m	LIMITING DISTANCE		9.8ft	3.0m
85ft	25.9m	PROPOSED DISTANCE		65ft	19.8m
1015sqft	94msq	EXPOSING BUILDING FACE	1135sqft	105msq	
34%	34%	ALLOWABLE OPENINGS	34%	34%	
266sqft	25msq	PROPOSED OPENING AREA	240sqft	22msq	
26%	26%	PROPOSED OPENINGS	21%	21%	

TO DO:
WHICH DETAILS SHOULD GO HERE?
Choose from the details page S4.05

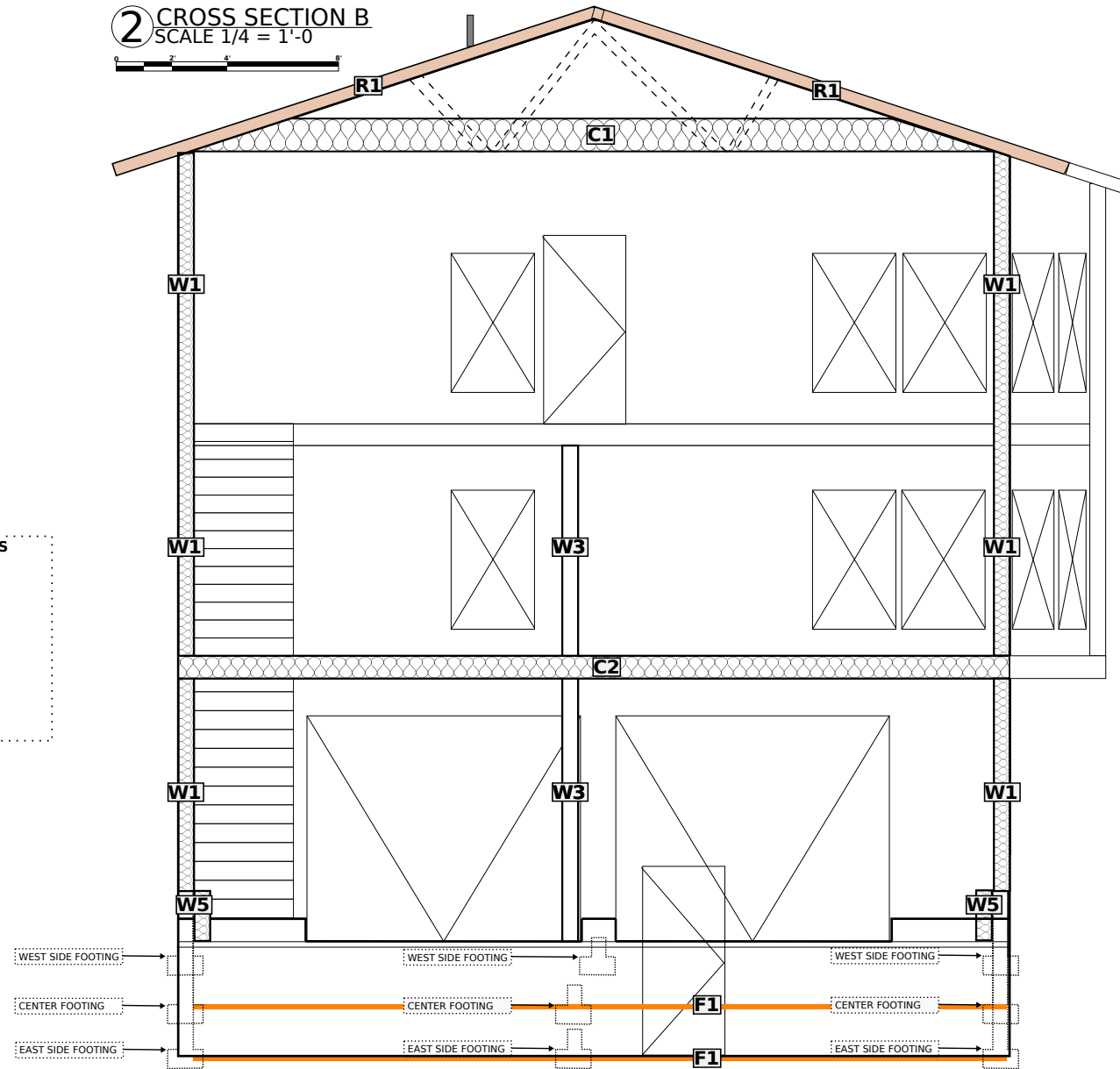
3631 Goldstream Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
EAST+WEST SECTION A-203
PRINTED MAY 29, 2024
ISSUED:

1 CROSS SECTION A
SCALE 1/4" = 1'-0"



2 CROSS SECTION B
SCALE 1/4" = 1'-0"



- INSULATION DETAILS**
- W1** 2x6 EXTERIOR WALL
 - W2** 2x6 INSULATED WALL
 - W3** 2x6 INTERIOR WALL
 - W4** 2x4 THIN WALL
 - W5** 2x6 BASEMENT SHELF
 - G1** GARAGE TO HOUSE
 - C1** ATTIC INSULATION
 - C2** INSULATED CEILING
 - F1** FOUNDATION SLAB
 - R1** TRUSS ROOF

SECTION LEGEND:

APPLIES TO A3.01 +A3.02

WALL TYPES:

W1 - 2x6 EXTERIOR WALL
CLADDING AS PER ELEVATIONS
9MM P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSC SHEATHING AS PER ENGINEER
2x6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MILL POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED

W2 - 2x6 INSULATED WALL
1/2" GYPSUM BOARD PAINTED
2x6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
1/2" GYPSUM BOARD PAINTED

W3 - 2x6 INTERIOR WALL
1/2" GYPSUM BOARD PAINTED
2x6 STUDS @ 16" O.C.
1/2" GYPSUM BOARD PAINTED

W4 - 2x4 THIN WALL
1/2" GYPSUM BOARD PAINTED
2x4 STUDS @ 16" O.C.
1/2" GYPSUM BOARD PAINTED

W5 - 2x6 BASEMENT SHELF
1/2" GYPSUM BOARD PAINTED
6MILL POLY (AB/VB)
2x6 STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
8" CONCRETE FOOTING
CLADDING AS PER ELEVATIONS

SLAB TYPES:

F1 - FOUNDATION SLAB

4" THICK CONCRETE SLAB
6 MIL POLY.
2." XPS RIGID INSULATION 4' PERIM.
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 3/4" MINUS
UNDISTURBED SOIL

ROOF TYPES:

R1 - TRUSS ROOF
STANDING SEAM METAL ROOFING
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER ENGINEER
R40 BLOWN CELLULOSE INSULATION
6MILL POLY (AB/VB)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:300

CEILING TYPES:

C1 - ATTIC INSULATION

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
R-20 (COMP.) BATT INSULATION
CROSS BRIDGING
1/2" GYPSUM BOARD

C2 - INSULATED CEILING

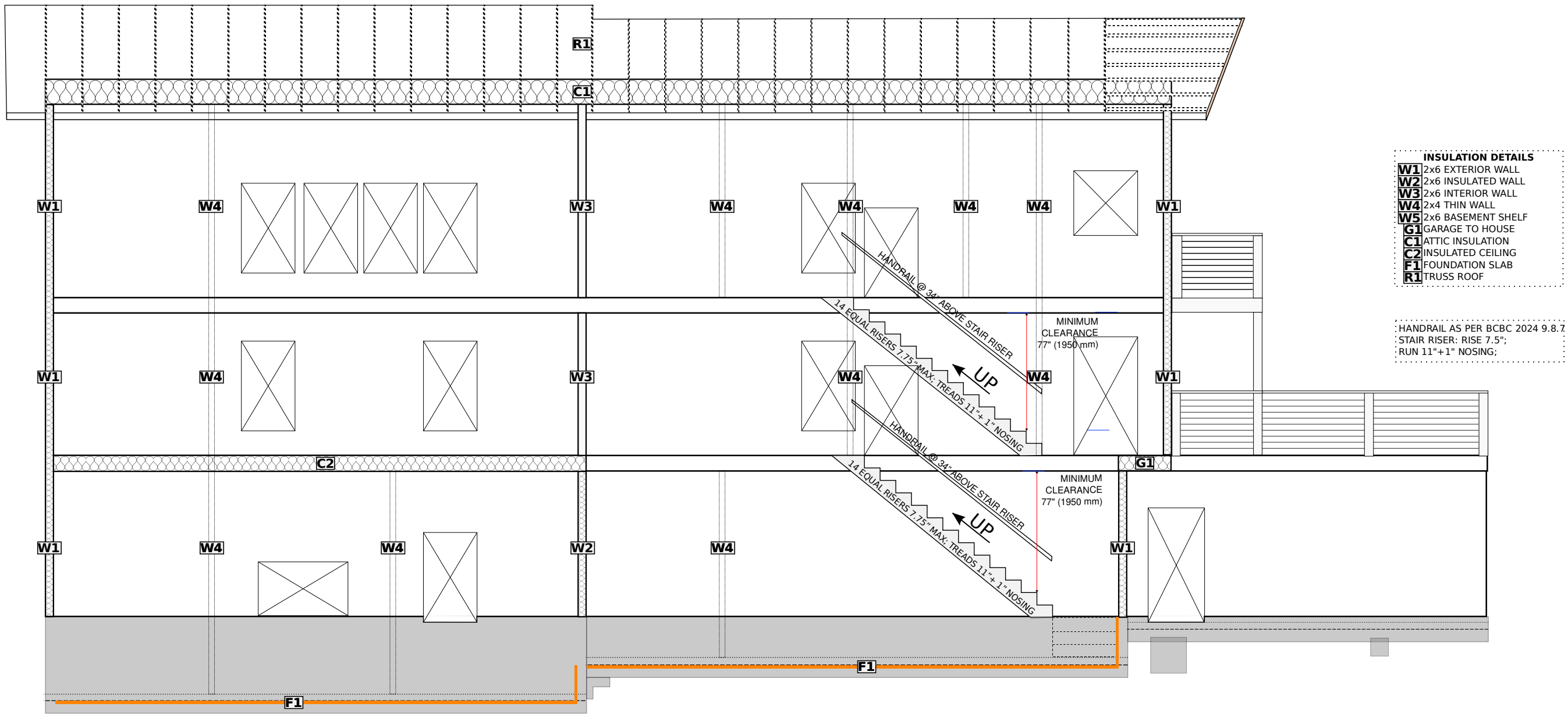
FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
R-20 (COMP.) BATT INSULATION
CROSS BRIDGING
1/2" GYPSUM BOARD

C2 - GARAGE TO HOUSE

FINISHED FLOORING
3/4" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
R-20 (COMP.) BATT INSULATION
CROSS BRIDGING
VAPOUR BARRIER
1/2" GYPSUM BOARD

3631 Goldstream Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
CROSS SECTION NORTH+SOUTH A-301
PRINTED MAY 29, 2024
ISSUED:



- INSULATION DETAILS**
- W1** 2x6 EXTERIOR WALL
 - W2** 2x6 INSULATED WALL
 - W3** 2x6 INTERIOR WALL
 - W4** 2x4 THIN WALL
 - W5** 2x6 BASEMENT SHELF
 - G1** GARAGE TO HOUSE
 - C1** ATTIC INSULATION
 - C2** INSULATED CEILING
 - F1** FOUNDATION SLAB
 - R1** TRUSS ROOF

: HANDRAIL AS PER BCBC 2024 9.8.7
 : STAIR RISER: RISE 7.5";
 : RUN 11"+1" NOSING;

SECTION LEGEND:

APPLIES TO A3.01 +A3.02

WALL TYPES:

W1 - 2x6 EXTERIOR WALL
 CLADDING AS PER ELEVATIONS
 9MM P.T. STRAPPING FASTENED TO FRAMING
 TYVEK HOUSE WRAP (MB)
 7/16" OSC SHEATHING AS PER ENGINEER
 2x6 STUDS @ 16" O.C.
 R-19 (COMPRESSED) BATT INSULATION
 6 MILL POLY (AB/VB)
 1/2" GYPSUM BOARD PAINTED

W2 - 2x6 INSULATED WALL
 1/2" GYPSUM BOARD PAINTED
 2x6 STUDS @ 16" O.C.
 R-19 (COMPRESSED) BATT INSULATION
 1/2" GYPSUM BOARD PAINTED

W3 - 2x6 INTERIOR WALL
 1/2" GYPSUM BOARD PAINTED
 2x6 STUDS @ 16" O.C.

W4 - 2x4 THIN WALL
 1/2" GYPSUM BOARD PAINTED
 2x4 STUDS @ 16" O.C.

W5 - 2x6 BASEMENT SHELF
 1/2" GYPSUM BOARD PAINTED
 6MILL POLY (AB/VB)
 2x6 STUDS @ 16" O.C.
 R-19 (COMPRESSED) BATT INSULATION
 8" CONCRETE FOOTING
 CLADDING AS PER ELEVATIONS

SLAB TYPES:

F1 - FOUNDATION SLAB
 4" THICK CONCRETE SLAB
 6 MIL POLY.
 2." XPS RIGID INSULATION 4' PERIM.
 2" THERMAL BREAK @ SLAB EDGE
 COMPACTED 3/4" MINUS
 UNDISTURBED SOIL

ROOF TYPES:

R1 - TRUSS ROOF
 STANDING SEAM METAL ROOFING
 1/2" PLYWOOD C/W H CLIPS
 TRUSSES AS PER ENGINEER
 R40 BLOWN CELLULOSE INSULATION
 6MILL POLY (AB/VB)
 1/2" GYPSUM BOARD PAINTED
 ROOF VENTED 1:300

CEILING TYPES:

C1 - ATTIC INSULATION
 FINISHED FLOORING
 3/4" T&G PLYWOOD
 FLOOR JOISTS AS PER ENGINEER
 CROSS BRIDGING
 1/2" GYPSUM BOARD

C2 - INSULATED CEILING
 FINISHED FLOORING
 3/4" T&G PLYWOOD
 FLOOR JOISTS AS PER ENGINEER
 R-20 (COMP.) BATT INSULATION
 CROSS BRIDGING
 1/2" GYPSUM BOARD

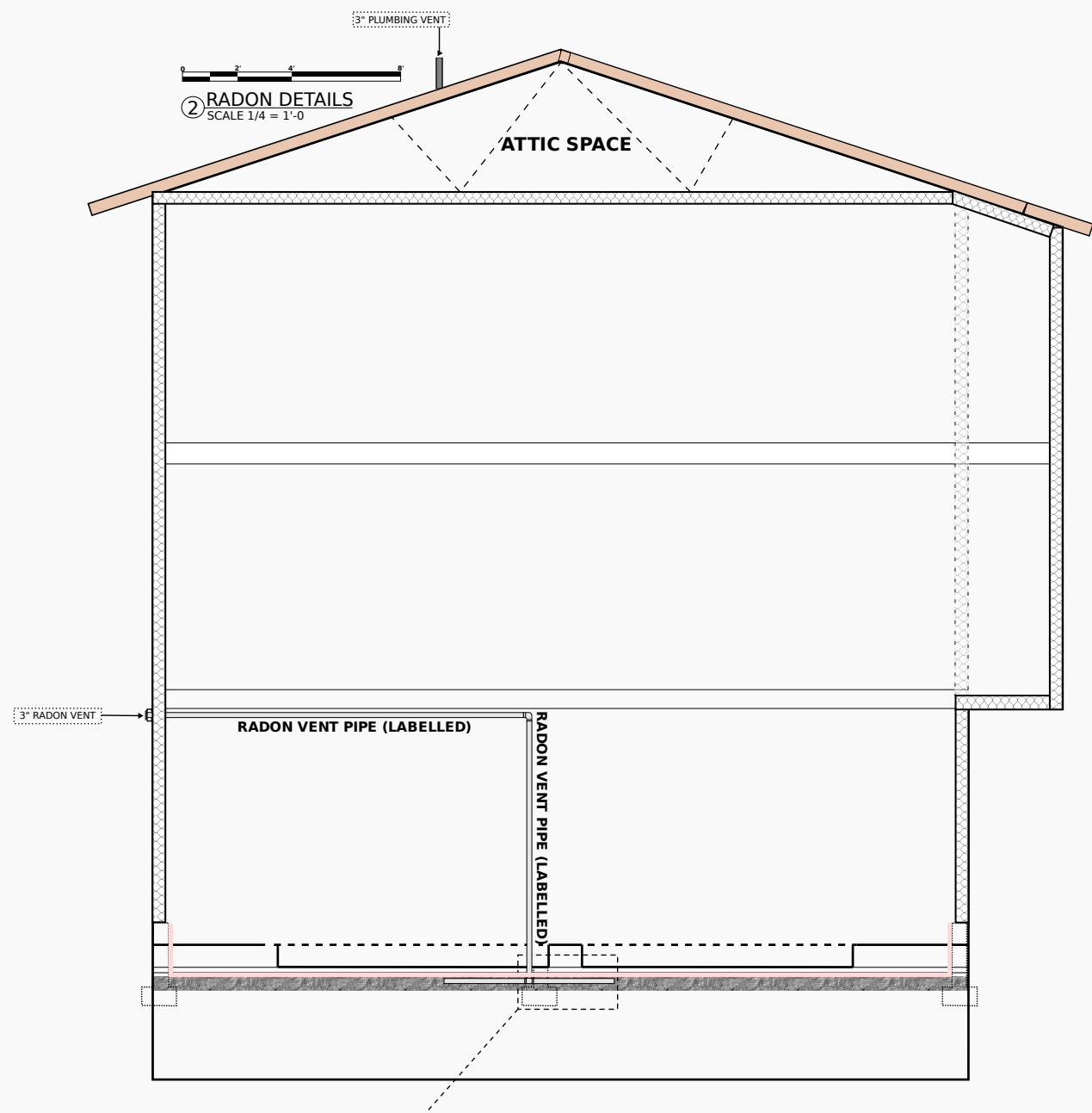
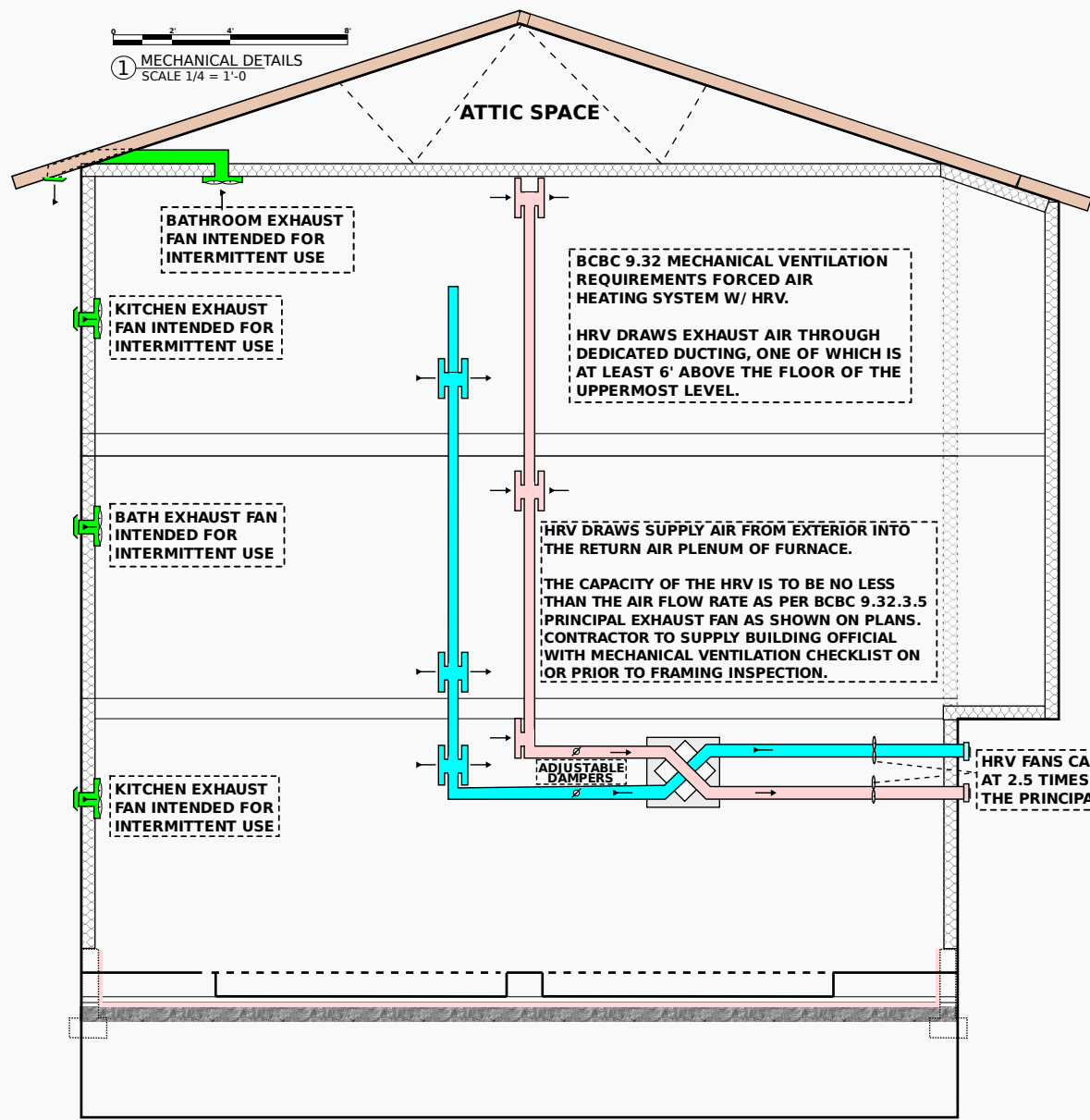
C2 - GARAGE TO HOUSE

FINISHED FLOORING
 3/4" T&G PLYWOOD
 FLOOR JOISTS AS PER ENGINEER
 R-20 (COMP.) BATT INSULATION
 CROSS BRIDGING
 VAPOUR BARRIER
 1/2" GYPSUM BOARD

TO DO:

3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
CROSS SECTION EAST + WEST A-302
 PRINTED MAY 29, 2024
 ISSUED:

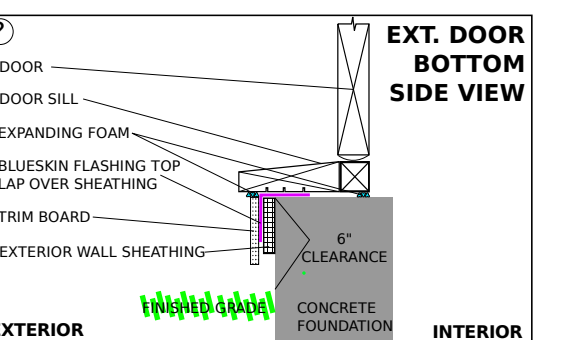
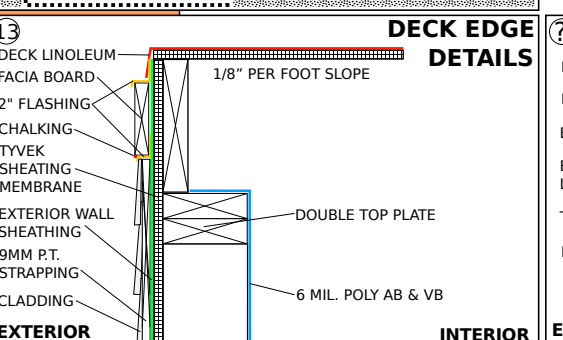
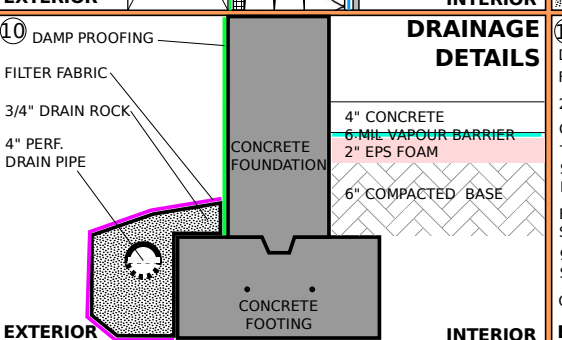
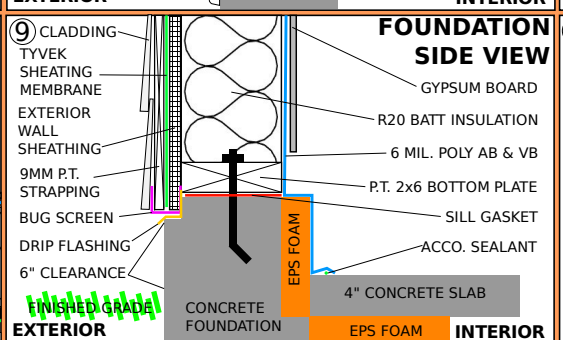
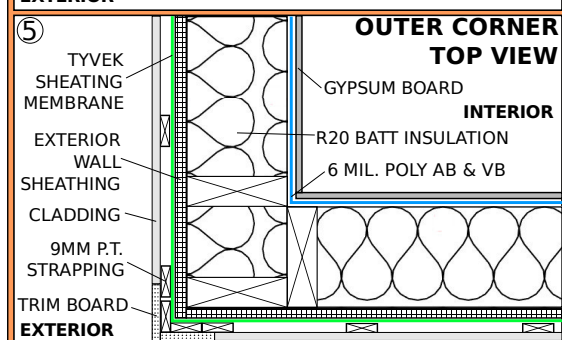
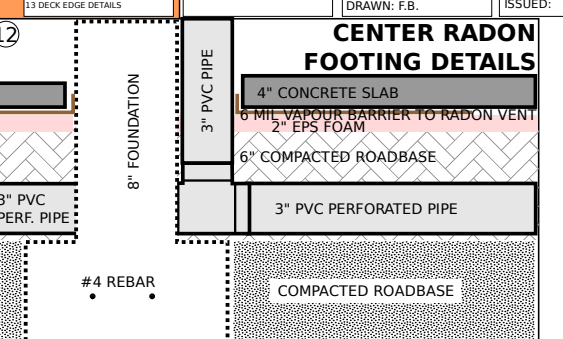
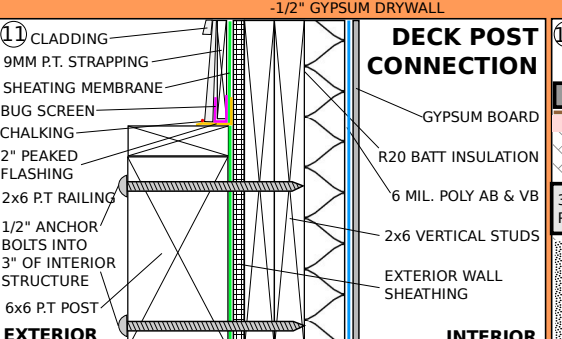
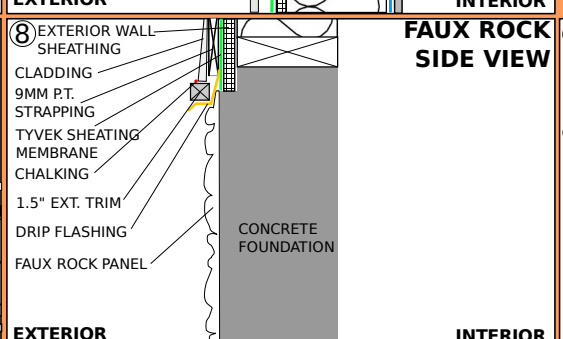
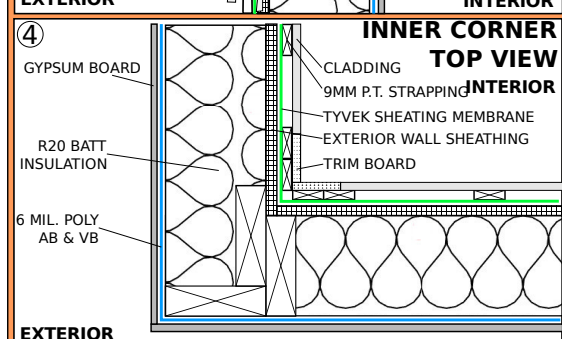
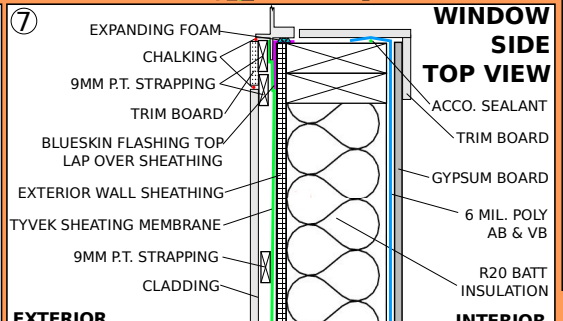
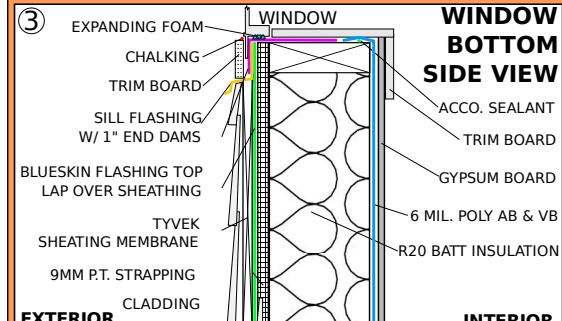
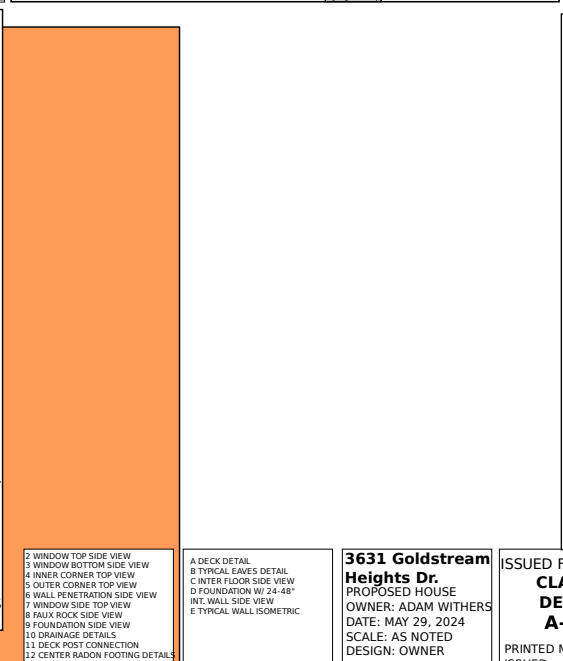
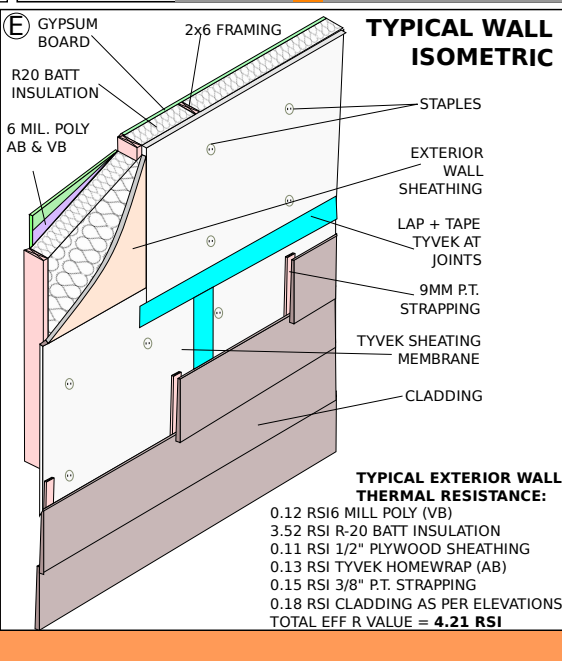
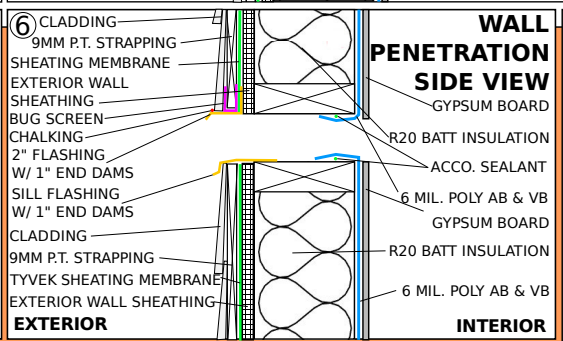
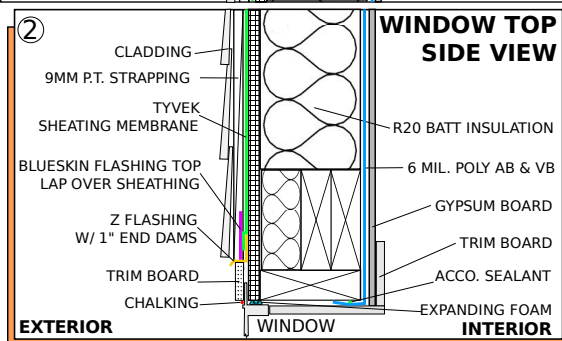
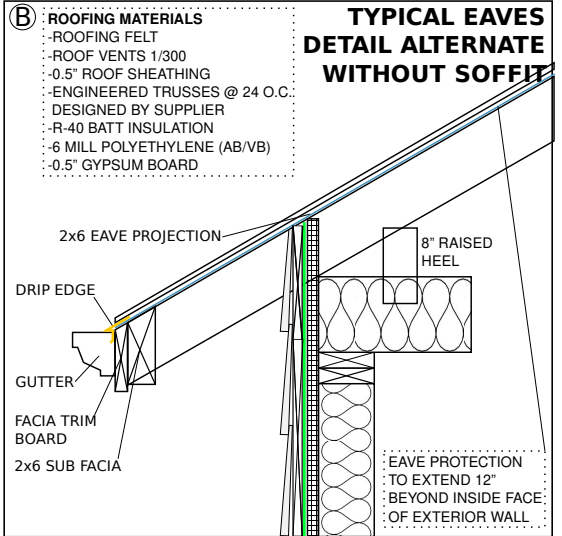
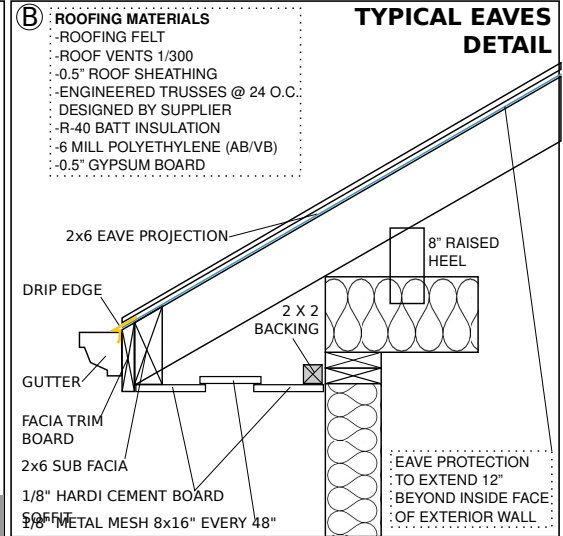
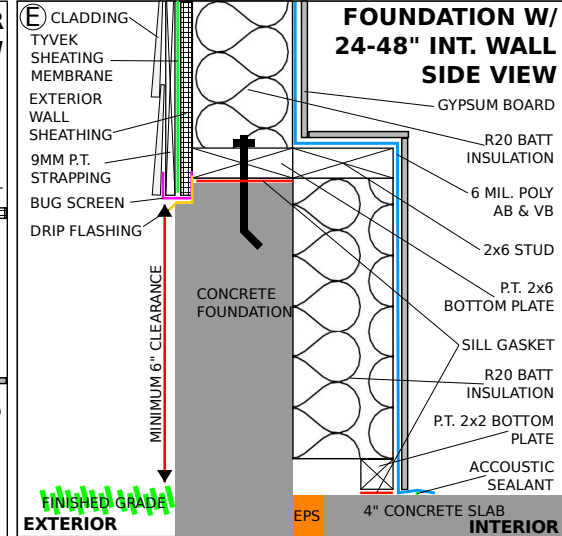
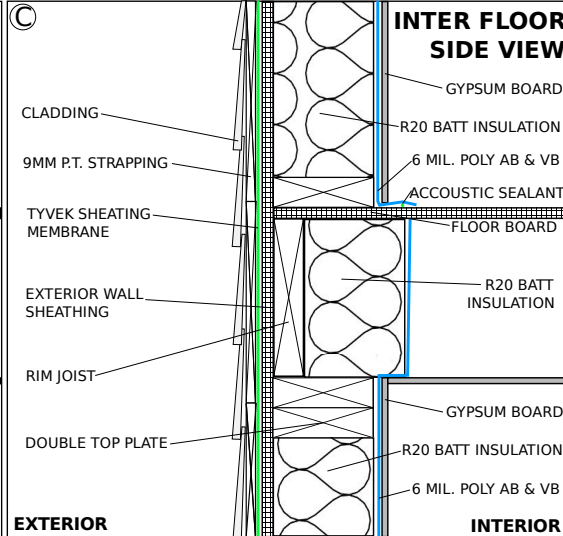
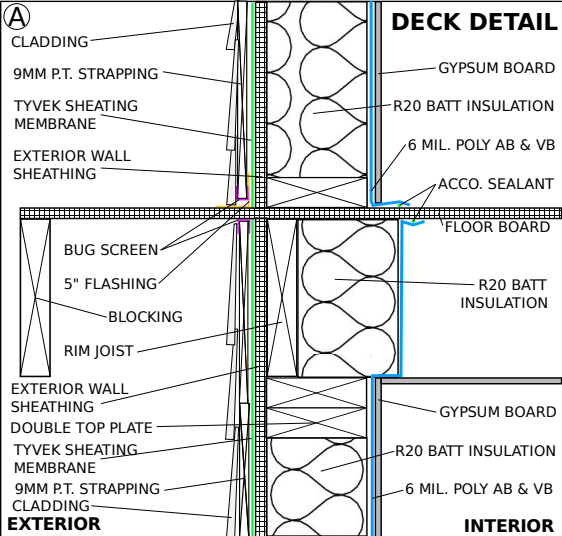


TO DO:
WHICH DETAILS SHOULD GO HERE?
Choose from the details page S4.05



3631 Goldstream Heights Dr.
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: MAY 29, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: F.B.

ISSUED FOR PERMIT
CROSS SECTION DETAILS
A-401
PRINTED MAY 29, 2024
ISSUED:

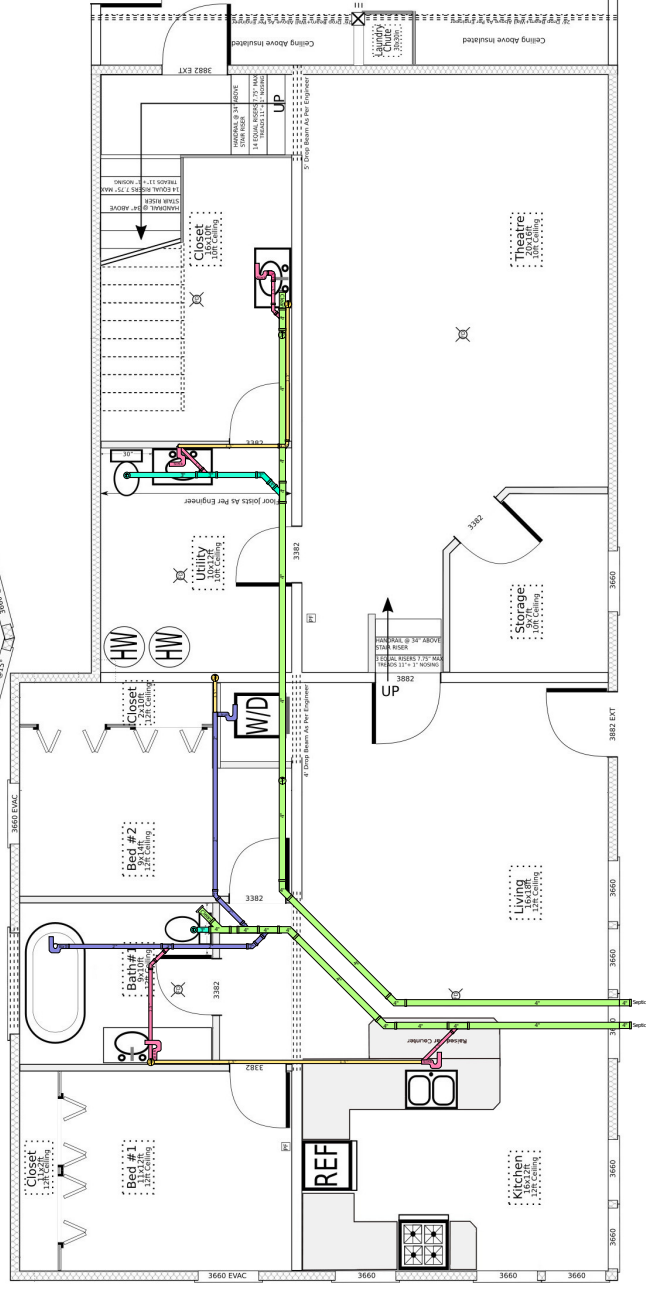
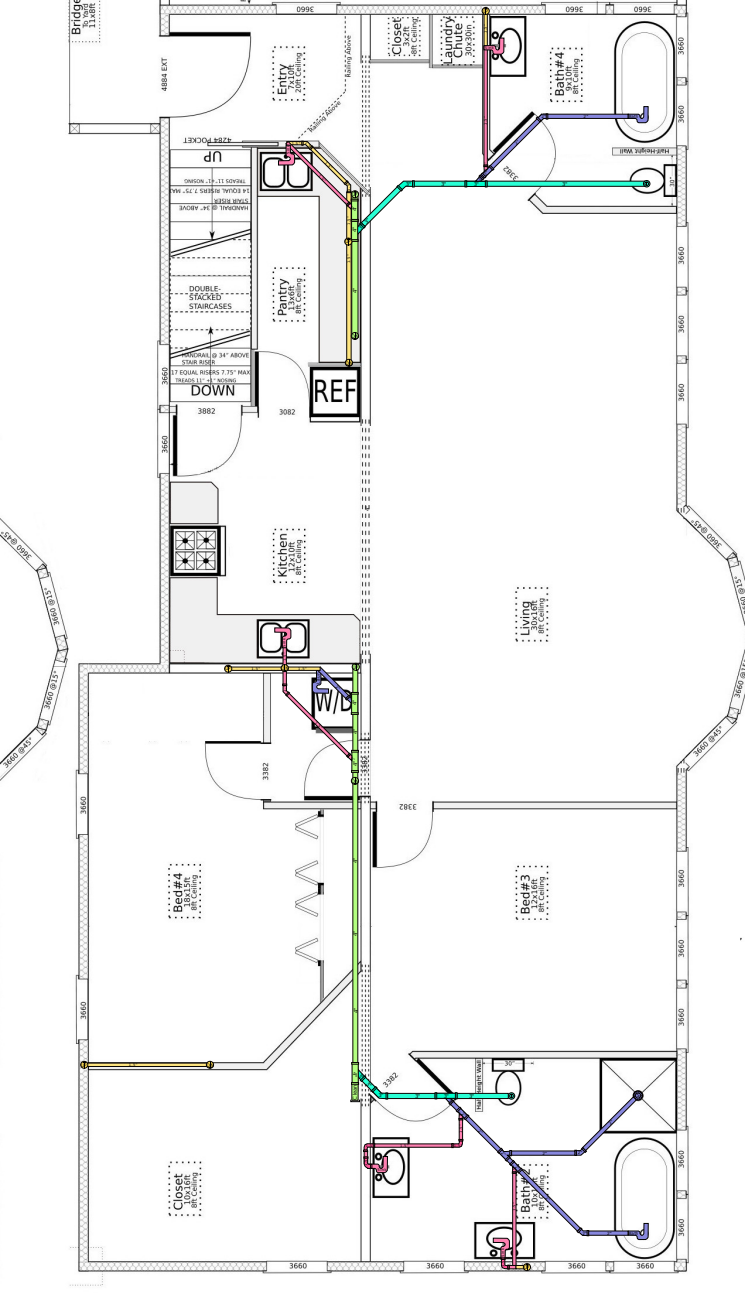
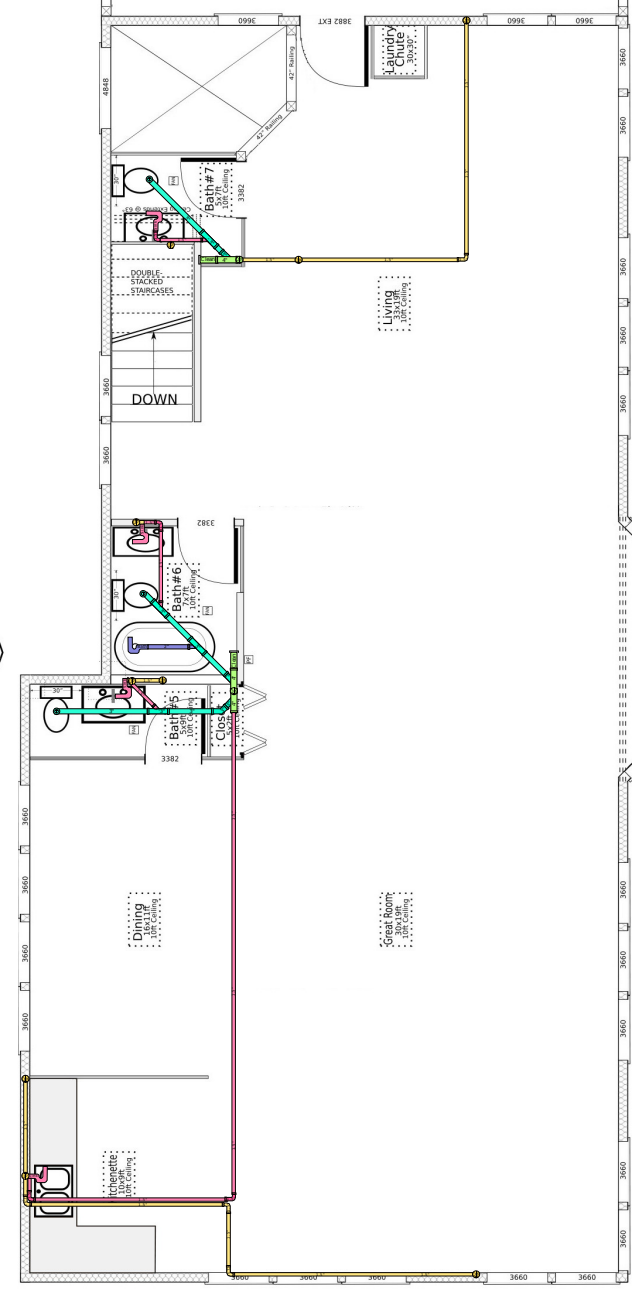
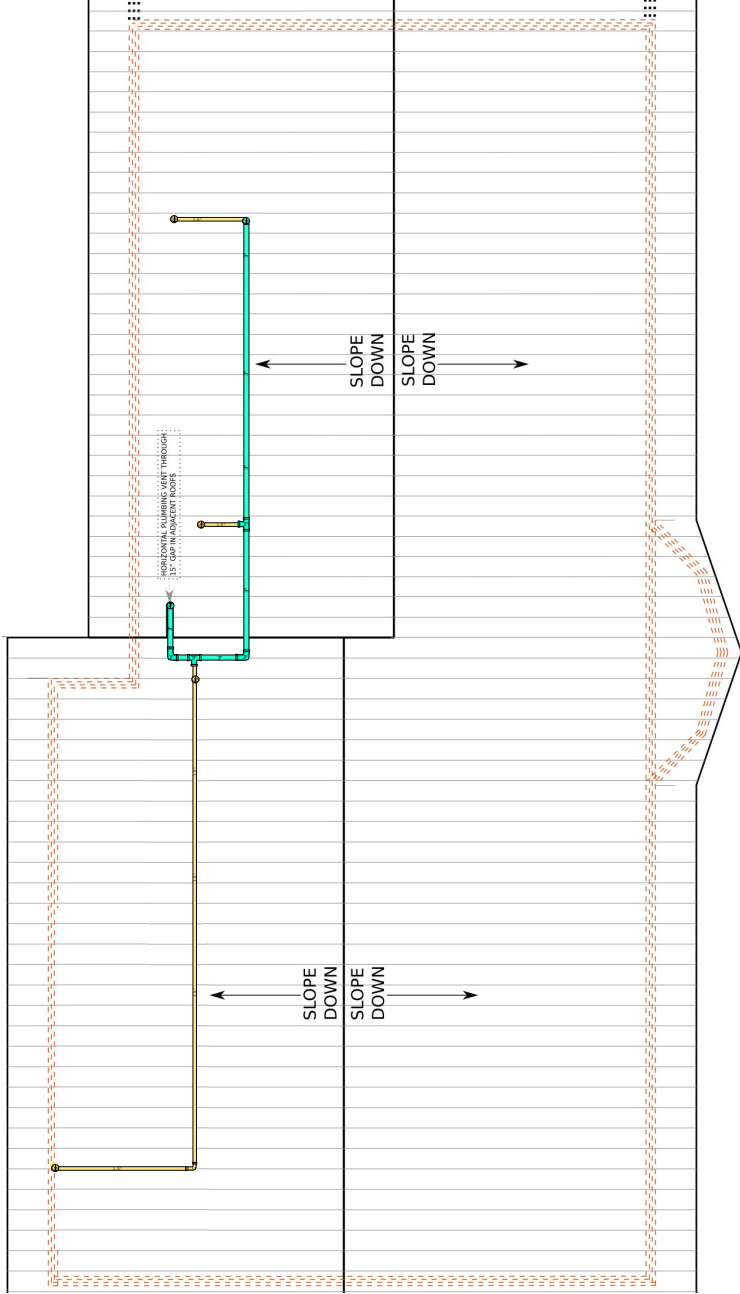


3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT CLADDING DETAILS A-402
 PRINTED: MAY 29, 2024
 ISSUED:

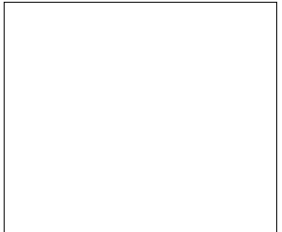
- 2 WINDOW TOP SIDE VIEW
- 3 WINDOW BOTTOM SIDE VIEW
- 4 INNER CORNER TOP VIEW
- 5 OUTER CORNER TOP VIEW
- 6 WALL PENETRATION SIDE VIEW
- 7 WINDOW SIDE TOP VIEW
- 8 FAUX ROCK SIDE VIEW
- 9 FOUNDATION SIDE VIEW
- 10 DRAINAGE DETAILS
- 11 DECK POST CONNECTION
- 12 CENTER RADON FOOTING DETAILS
- 13 DECK EDGE DETAILS

- A DECK DETAIL
- B TYPICAL EAVES DETAIL
- C INTER FLOOR SIDE VIEW
- D FOUNDATION W/ 24-48" INT. WALL SIDE VIEW
- E TYPICAL WALL ISOMETRIC

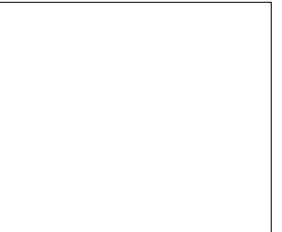


PLAN LEGEND

- 1.5" KITCHEN OR BATHROOM SINK
- 2" LAUNDRY OUTLET W/ SEALED P-TRAP
- 2" BATHTUB DRAIN W/ SEALED P-TRAP
- 2" SHOWER DRAIN W/ SEALED P-TRAP
- 3" TOILET FLANGE
- 4" CLEAN-OUT

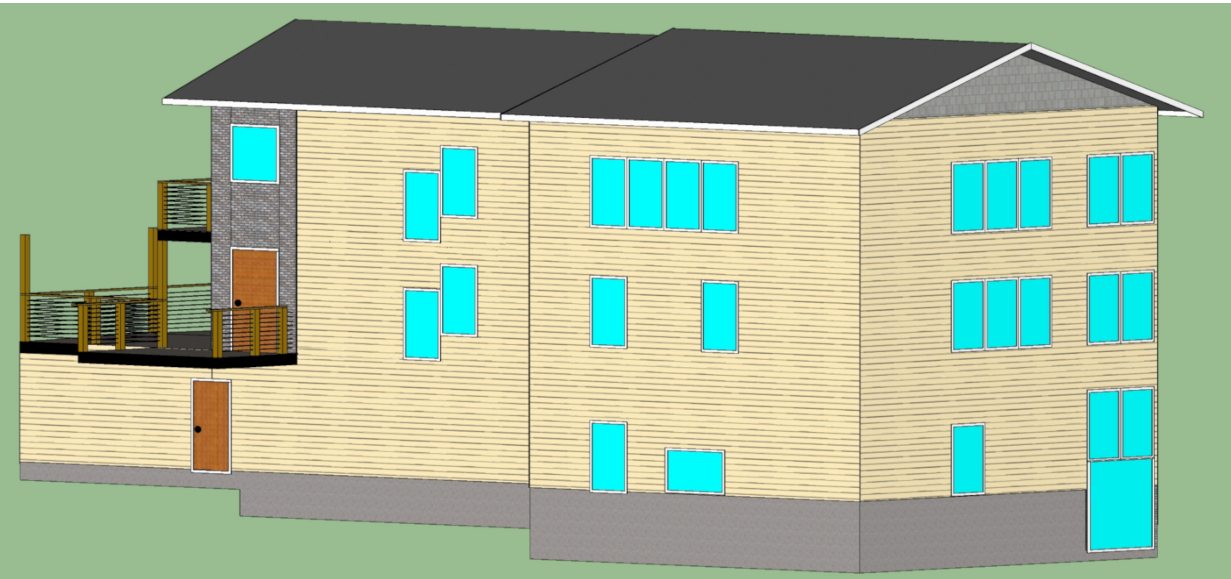


Adam To Do:
Nothing!



3631 Goldstream Heights Dr.
PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: APRIL 21, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: d.f

ISSUED FOR PERMIT
PLUMBING
A-403
 PRINTED APR 26, 2024
 ISSUED:



Adam To Do:
Nothing!



**3631 Goldstream
Heights Dr.**
PROPOSED HOUSE
OWNER: ADAM WITHERS
DATE: APRIL 21, 2024
SCALE: AS NOTED
DESIGN: OWNER
DRAWN: d.f

ISSUED FOR PERMIT
**PRESPERSPECTIVE
VIEWS**
A-404
PRINTED APR 26, 2024
ISSUED:

OPENINGS SCHEDULE:

ALL WINDOWS AND DOORS TO HAVE A MAXIMUM U-VALUE IN CONFORMANCE WITH BCBC 2024 TABLE 9.36.2.7.-A ENERGY MODEL ASSUMES DOUBLE-GLAZED, LOW E COATING, ARGON FILLED GLAZING; US1 1.30; SHGC 0.25;

1ST FLOOR EXTERIOR WINDOWS:

OPENING NUMBER	ROOM NAME & NUMBER	WINDOW TYPE	WINDOW SIZE, FT-IN		WINDOW SIZE, mm	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W100.1	BATH #1	WIDE	5'0"	3'0"	914mm	1524mm
W101.1	BED #2	EVAC	3'0"	5'0"	1524mm	914mm
W102.1	STORAGE	TYP	3'0"	5'0"	1524mm	914mm
W103.1	LIVING #1	TYP	3'0"	5'0"	1524mm	914mm
W103.2	LIVING #1	TYP	3'0"	5'0"	1524mm	914mm
W103.3	LIVING #1	TYP	3'0"	5'0"	1524mm	914mm
W104.1	KITCHEN #1	TYP	3'0"	5'0"	1524mm	914mm
W104.2	KITCHEN #1	TYP	3'0"	5'0"	1524mm	914mm
W104.3	KITCHEN #1	UPPER	3'0"	5'0"	1524mm	914mm
W104.4	KITCHEN #1	UPPER	3'0"	5'0"	1524mm	914mm
W104.5	KITCHEN #1	UPPER	3'0"	5'0"	1524mm	914mm
W104.6	KITCHEN #1	UPPER	3'0"	5'0"	1524mm	914mm
W104.7	KITCHEN #1	TYP	3'0"	5'0"	1524mm	914mm
W105.1	BED #1	EVAC	3'0"	5'0"	1524mm	914mm

2ND FLOOR EXTERIOR WINDOWS:

OPENING NUMBER	ROOM NAME & NUMBER	WINDOW TYPE	WINDOW SIZE, FT-IN		WINDOW SIZE, mm	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W200.1	BED #4	TYP	3'0"	5'0"	1524mm	914mm
W200.2	BED #4	EVAC	3'0"	5'0"	1524mm	914mm
W201.1	KITCHEN #2	TYP	3'0"	5'0"	1524mm	914mm
W202.1	STAIRS	TYP	3'0"	5'0"	1524mm	914mm
W203.1	ENTRY	TYP	3'0"	5'0"	1524mm	914mm
W204.1	BATH #4	TYP	3'0"	5'0"	1524mm	914mm
W204.2	BATH #4	SAFETY	3'0"	5'0"	1524mm	914mm
W204.3	BATH #4	SAFETY	3'0"	5'0"	1524mm	914mm
W204.4	BATH #4	SAFETY	3'0"	5'0"	1524mm	914mm
W205.1	LIVING #2	TYP	3'0"	5'0"	1524mm	914mm
W205.2	LIVING #2	TYP	3'0"	5'0"	1524mm	914mm
W205.3	LIVING #2	TYP	3'0"	5'0"	1524mm	914mm
W205.4	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W205.5	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W205.6	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W205.7	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W206.1	BED #3	TYP	3'0"	5'0"	1524mm	914mm
W206.2	BED #3	TYP	3'0"	5'0"	1524mm	914mm
W206.3	BED #3	EVAC	3'0"	5'0"	1524mm	914mm
W207.1	BATH #2	SAFETY	3'0"	5'0"	1524mm	914mm
W207.2	BATH #2	SAFETY	3'0"	5'0"	1524mm	914mm
W207.3	BATH #2	SAFETY	3'0"	5'0"	1524mm	914mm
W207.4	BATH #2	TYP	3'0"	5'0"	1524mm	914mm
W207.5	BATH #2	TYP	3'0"	5'0"	1524mm	914mm
W208.1	CLOSET	TYP	3'0"	5'0"	1524mm	914mm

3RD FLOOR EXTERIOR WINDOWS:

OPENING NUMBER	ROOM NAME & NUMBER	WINDOW TYPE	WINDOW SIZE, FT-IN		WINDOW SIZE, mm	
			WIDTH	HEIGHT	WIDTH	HEIGHT
W300.1	DINING	TYP	3'0"	5'0"	1524mm	914mm
W300.2	DINING	TYP	3'0"	5'0"	1524mm	914mm
W300.3	DINING	TYP	3'0"	5'0"	1524mm	914mm
W300.4	DINING	TYP	3'0"	5'0"	1524mm	914mm
W301.1	STAIRS	TYP	3'0"	5'0"	1524mm	914mm
W301.2	STAIRS	TYP	3'0"	5'0"	1524mm	914mm
W302.1	ENTRY ABOVE	4-FOOT	4'0"	4'0"	1219mm	1219mm
W302.2	ENTRY ABOVE	TYP	3'0"	5'0"	1524mm	914mm
W303.1	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.2	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.3	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.4	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.5	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.6	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W303.7	LIVING #3	TYP	3'0"	5'0"	1524mm	914mm
W304.1	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W304.2	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W304.3	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W304.4	BAY WINDOW	TYP	3'0"	5'0"	1524mm	914mm
W305.1	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.2	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.3	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.4	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.5	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.6	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.7	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.8	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.9	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm
W305.10	GREAT ROOM	TYP	3'0"	5'0"	1524mm	914mm

ALL EXTERIOR DOORS:

OPENING NUMBER	ROOM NAME & NUMBER	DOOR TYPE	DOOR SIZE, FT-IN		DOOR SIZE, mm	
			WIDTH	HEIGHT	WIDTH	HEIGHT
D100.1	GARAGE EXT	TYP	3'2"	6'10"	965mm	2082mm
D100.2	GARAGE	TYP	9'0"	7'0"	2743mm	2134mm
D100.3	GARAGE	TYP	9'0"	7'0"	2743mm	2134mm
D100.4	GARAGE INT	TYP	3'2"	6'10"	965mm	2082mm
D101.1	LIVING	TYP	3'2"	6'10"	965mm	2082mm
D102.1	SLIDING	TYP	6'4"	6'8"	1930mm	2032mm
D200.1	ENTRY	TYP	4'0"	7'0"	1219mm	2134mm
D300.1	DECK	TYP	3'2"	6'10"	965mm	2082mm



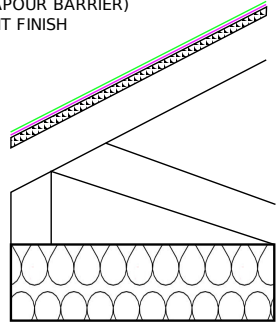
3631 Goldstream Heights Dr.
 PROPOSED HOUSE
 OWNER: ADAM WITHERS
 DATE: MAY 29, 2024
 SCALE: AS NOTED
 DESIGN: OWNER
 DRAWN: F.B.

ISSUED FOR PERMIT
OPENINGS SCHEDULE
A-408
 PRINTED MAY 29, 2024
 ISSUED:

ROOF ASSEMBLIES TYP:

VENTILATED SLOPED ROOF:

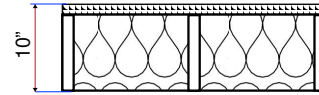
- 12" STANDING SEAM METAL ROOFING
- SA MEMBRANE UNDERLAY (WEATHER BARRIER)
- 3/4" T+G ROOF PLY
- PREFABRICATED ROOF TRUSS (TBC BY APPLICANT)
- MINERAL WOOL BATT INSULATION (R31), FIBREGLASS BATT OR EQUIVALENT IS ACCEPTABLE WITH SIMILAR R/in
- 6 MIL. POLY (VAPOUR BARRIER)
- 1/2" GWB, PAINT FINISH



FLOOR ASSEMBLIES TYP:

WOOD FRAMED FLOOR - WOOD FLOORING:

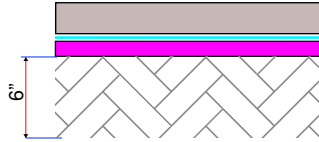
- 3/4" ENGINEERED WOOD FLOOR, C/W
- ACOUSTIC UNDERLAYMENT
- 3/4" PLYWOOD FLOOR SHEATHING
- 14" TJI-580 @ 16" O.C., C/W
- ACOUSTIC BATT INSULATION
- STRAPPING AS REQ.
- 1/2" GWB, PAINT FINISH



CONCRETE SLAB ON GRADE - CRAWLSPACE FLOOR:

- 2" CONCRETE GROUND SEAL ON GRADE; C/W CONCRETE SEALER
- 6 MIL POLY (VAPOUR BARRIER)
- 3" RIGID XPS INSULATION (R15)
- 6" COMPACTED GRANULAR FILL

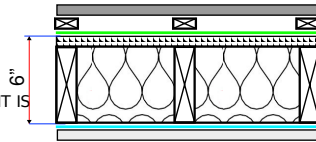
SLOPE 1% MIN. TO DRAIN



EXT. WALL ASSEMBLIES TYP:

EXTERIOR FRAMED WALL - SPLIT INSULATION - 3/4" SIDING:

- 3/4" SIDING
- 3/4" RAINSCREEN FURRING (BCBC 2024 9.27.5.3.)
- 1-1/2" CONTINUOUS MINERAL WOOL BOARD INSULATION (R5)
- VAPOUR PERMEABLE AWB
- 3/4" EXTERIOR GRADE SHEATHING
- 2 X 6 WOOD FRAMING @ 16" O.C. C/W
- MINERAL WOOL BATT INSULATION (R20), FIBREGLASS BATT OR EQUIVALENT IS ACCEPTABLE WITH SIMILAR R/in
- 6 MIL. POLY (VAPOUR BARRIER)
- 1/2" GWB, PAINT FINISH (TYP); REPLACE 1/2" GWB W/ 5/8" TYPE X GWB WHERE 1 HR FRR IS REQUIRED AS INDICATED; REPLACE WITH 1/2" GWB WITH TILE & CEMENTICIOUS BACKER BOARD IN WET LOCATIONS AS REQ.



EXTERIOR CONCRETE WALL - CAST-IN-PLACE OR ICF FOUNDATION ABOVE:

- PARGING
- CEMENTICIOUS BACKING BOARD
- WATERPROOF MEMBRANE
- 2" CONTINUOUS EPS INSULATION (R12)
- C.I.P. 8" CONCRETE WALL
- 2" CONTINUOUS EPS INSULATION (R12)

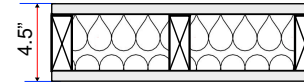
EXTERIOR CONCRETE WALL - CAST-IN-PLACE OR ICF FOUNDATION BELOW GRADE:

- PARGING
- CEMENTICIOUS BACKING BOARD
- WATERPROOF MEMBRANE
- 2" CONTINUOUS EPS INSULATION (R12)
- C.I.P. 8" CONCRETE WALL
- 2" CONTINUOUS EPS INSULATION (R12)

INT. WALL ASSEMBLIES TYP:

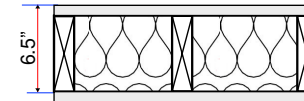
INTERIOR FRAMED WALL - 2 X 4:

- 1/2" GWB, PAINT FINISH
- 2 X 4 WOOD FRAMING @ 16" O.C. C/W
- ACOUSTIC BATT INSULATION
- 1/2" GWB, PAINT FINISH



INTERIOR FRAMED WALL - 2 X 6:

- 1/2" GWB, PAINT FINISH
- 2 X 6 WOOD FRAMING @ 16" O.C. C/W
- ACOUSTIC BATT INSULATION
- 1/2" GWB, PAINT FINISH



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