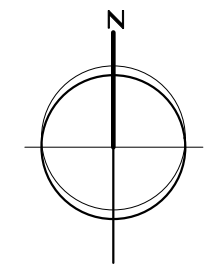




SITE PLAN
1:1000



SITE PLAN BLOCK C
1:800

GENERAL NOTES

- A. NOTES**
- THESE DRAWINGS AND THE IDEAS CONTAINED IN THEM ARE, AND REMAIN, THE EXCLUSIVE PROPERTY OF PRECISION ASSOCIATES.
 - THE BUILDER SHALL CHECK AND VERIFY ALL DRAWINGS AND DIMENSIONS FOR ACCURACY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO PRECISION ASSOCIATES.
 - DRAWINGS MAY BE SCALED, BUT WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.
 - CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN THE B.C. BUILDING CODE (DECEMBER 2018 EDITION) AND ALL APPENDIX THERE TO, AS WELL AS ANY APPLICABLE LOCAL BYLAWS.
 - THE BUILDER SHALL TAKE PRECAUTIONS AS OUTLINED BY THE CANADIAN CONSTRUCTION SAFETY CODE TO ENSURE THE PUBLIC'S SAFETY DURING CONSTRUCTION.
 - THE BUILDER SHALL TAKE ADEQUATE PRECAUTIONS TO STORE MATERIALS PROPERLY ON SITE TO SAVE THEM FROM DAMAGE.
 - READ THESE DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, GEOTECHNICAL, CIVIL, AND SHOP DRAWINGS PREPARED BY OTHER CONSULTANTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT ALL RELEVANT PERMITS, AND SHALL CALL FOR ALL NECESSARY INSPECTIONS BY AUTHORITY HAVING JURISDICTION.
- B. SITE WORK**
- SLOPE ALL FINISHED GRADES AWAY FROM THE BUILDING AT A MINIMUM OF 1% TO FACILITATE RUN-OFF OF SURFACE WATER.
 - DO NOT DRAIN SURFACE WATER ONTO ADJACENT PROPERTIES.
 - GRADED SLOPES SHALL NOT EXCEED THE NATURAL ANGLE OF REPOSE FOR THE TYPE OF MATERIAL BEING USED UNLESS APPROVED COUNTERACTING MEASURES ARE UNDERTAKEN.
- C. FOUNDATIONS**
- FOOTINGS SHALL REST ON SUITABLE BEARING BELOW FROST PENETRATION DEPTH (18')
 - ALLOW OPENINGS IN FOUNDATIONS FOR SERVICES AS REQUIRED, CONFIRM BEFORE POURING CONCRETE.
 - DO NOT BACKFILL BEFORE FLOOR JOISTS AND SUBFLOORING ARE SECURELY IN PLACE, NOR BEFORE CONCRETE HAS REACHED ITS 28 DAY STRENGTH.
 - ANCHOR ALL PLATES TO FOUNDATION WITH 5/8" DIAM. X 8' LONG STEEL ANCHOR BOLTS.
 - PROTECT WOOD MEMBERS IN CONTACT WITH CONCRETE WITH A 45 LB. DAMP PROOFING COURSE OR A LAYER OF 6 MIL POLY.
 - FOUNDATION WALLS ENCLOSING INTERIOR SPACE SHALL HAVE 2 COATS OF APPROVED WATERPROOFING COMPOUND APPLIED TO THE EXTERIOR FACE BELOW FINISHED GRADE LEVEL.
 - FOUNDATION WALL AND FOOTING CONCRETE STRENGTH TO BE MIN 15 MPa, GARAGE FLOORS- MIN 32 MPa, AND SLABS- MIN 20 MPa.
- D. FRAMING**
- FRAMING LUMBER SHALL BE #2 OR BETTER, DOUGLAS FIR UNLESS NOTED OTHERWISE.
 - FRAMING METHODS AND PROCEDURES SHALL CONFORM TO SECTION 9.23 B.C. BUILDING CODE.
 - ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE COMPOUND, TOUCH UP ALL SAWCUTS, SPLITS, ETC.
 - DOUBLE UP FLOOR JOISTS UNDER PARTITIONS AND CABINETS, AND SECURE FLUSH FRAMED WOOD MEMBERS WITH APPROVED METAL FRAMING ANCHORS.
 - PLYWOOD SUBFLOORING TO BE GLUED AND SCREWED TO ITS SUPPORTING JOIST STRUCTURE.
 - INSTALL 2" X 2" CROSS BRIDGING BETWEEN JOISTS AT 7'-0" MAX CENTERS, WHERE ONLY ONE ROW IS REQUIRED LOCATE AT MID SPAN.
 - STAIR CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE B.C. BUILDING CODE.
- E. DOORS AND WINDOWS**
- EXTERIOR ACCESS DOORS, AND ASSOCIATED FRAMING SHALL BE INSTALLED IN CONFORMANCE WITH SECTIONS 9.7.4, 9.7.5, AND 9.7.6 OF THE B.C.B.C. 2018.
 - INSTALL SHEET METAL FLASHING OVER ALL UNPROTECTED OPENINGS IN EXTERIOR WALLS.
 - CAULK AROUND ALL OPENINGS IN EXTERIOR WALLS.
 - INTERIOR DOORS MUST BE UNDERCUT 12mm FOR CROSS VENTILATION BCBC 9.32.3.10
 - ALL WINDOWS AND DOORS TO HAVE A U-VALUE OF 1.50 IN ZONE 4.
- F. ENERGY STEP CODE**
- BUILDING HAS BEEN DESIGNED FOR CLIMATE ZONE 4 DESIGNED IN ACCORDANCE WITH STEP 1 OF THE BC ENERGY STEP CODE (9.36.6 OF BCBC 2018)
- G. INSULATION AND VAPOUR BARRIER (PRESCRIPTIVE PATH U.N.O.)**
- BUILDING HAS BEEN DESIGNED FOR CLIMATE ZONE 4 INSULATION VALUES TO BE OBTAINED FROM SECTION 9.36.2.5 IN THE B.C. BUILDING CODE
 - THERMAL CHARACTERISTICS OF ALL ASSEMBLIES TO BE DESIGNED TO COMPLY WITH SECTION 9.36.2.6 - 9.36.2.9 IN THE B.C.B.C. 2018.
 - CARBON MONOXIDE (CO) ALARMS SHALL CONFORM TO 9.32.4.2. IN THE B.C.B.C. 2018
- H. HEATING AND VENTILATION (PRESCRIPTIVE PATH U.N.O.)**
- INSTALL SCREENED COVERS TO ALL VENTS, DUCTS, ETC. DESIGNED TO PREVENT ENTRY OF DEBRIS, INSECTS, BIRDS, OR RAIN.
 - INSTALL SCREENS TO CONNECTIONS BETWEEN GUTTERS AND DOWNSPOUTS (OR ROOF AND DRAINS) TO PREVENT ENTRY OF DEBRIS.
 - ALL SOFFITS, WHERE < 12m FROM THE PROPERTY LINE, ARE TO BE SOLID HARDIE PANEL NON-VENTED SOFFITS. AS PER B.C. BUILDING CODE, SECTION 9.10.4.5(9)(10)(11)
 - A CONTINUOUS AIR BARRIER SYSTEM SHALL BE CONSTRUCTED AS PER B.C.B.C. 2018 9.36.2.9
 - HVAC EQUIPMENT AND COMPONENTS MUST BE LOCATED WITHIN THERMAL ENCLOSURE, OR DESIGNED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE AND, MUST COMPLY WITH PERFORMANCE REQUIREMENTS AS PER B.C.B.C. 2018 TABLE 9.36.3.10 & TABLE 9.36.4.2
 - DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE TO BE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
 - PRINCIPAL EXHAUST FAN MUST BE DESIGNED TO RUN CONTINUOUSLY 24 HOURS A DAY, AND THE AIR-FLOW RATE MUST COMPLY WITH TABLE 9.32.3.5. IN THE B.C.B.C. 2018.
 - A PRINCIPLE VENTILATION SYSTEM IS REQUIRED AS PER B.C.B.C. 2018 9.32.1.2
 - PRINCIPAL VENTILATION SYSTEM SUPPLY AIR
 - FORCED-AIR HEATING SYSTEM AIR DISTRIBUTION AS PER B.C.B.C. 2018 FIGURE A-9.32.3.4(2)
 - FORCED-AIR HEATING SYSTEM WITH HEAT RECOVERY VENTILATOR SUPPLY AIR DISTRIBUTION AS PER B.C.B.C. 2018 FIGURE A-9.32.3.4(3)
 - HEAT RECOVERY VENTILATOR SUPPLY AIR DISTRIBUTION AS PER B.C.B.C. 2018 FIGURE A-9.32.3.4(4)
 - CENTRAL RECIRCULATION SYSTEM SUPPLY AIR DISTRIBUTION AS PER B.C.B.C. 2018 FIGURE A-9.32.3.4(5)(b)(i) OR FIGURE A-9.32.3.4(5)(b)(ii)
 - PASSIVE SUPPLY AIR DISTRIBUTION AS PER B.C.B.C. 2018 FIGURE A-9.32.3.4(6)
 - HEATED CRAWL SPACE VENTILATION
 - HEATED BY A DUCTED FORCED-AIR HEATING SYSTEM AS PER B.C.B.C. 2018 9.32.3.7(1)
 - HEATED OTHER THAN BY A DUCTED FORCED-AIR HEATING SYSTEM AS PER B.C.B.C. 2018 9.32.3.7(2)
 - AIR-TRANSFER GRILLES AS PER B.C.B.C. 2018 9.32.3.7(3)
 - WHERE A DEDICATED EXHAUST FAN IS INSTALLED, IT SHALL CONFORM TO B.C.B.C. 2018 9.32.3.7(4)
 - WHERE A CRAWL SPACE IS DIVIDED INTO 2 OR MORE COMPARTMENTS, EACH HEATED COMPARTMENT SHALL CONFORM TO B.C.B.C. 2018 9.32.3.7(5)

RSI ASSEMBLY VALUES (ZONE 4)

<p>CEILING BELOW ATTIC ASSEMBLY:</p> <p>(R-40) 356mm (14") LOOSE FILL, GLASS FIBER INSULATION, 2x4 BOTTOM CHORD @ 24" o/c; NOMINAL RSI = 7.04 EFFECTIVE RSI = 6.67</p> <p>OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. EXTERIOR AIR FILM = 0.03 2. 5/8" GYPSUM CEILING BOARD = 0.10 3. INTERIOR AIR FILM = 0.11 TOTAL EFFECTIVE INSULATION VALUE = RSI 6.91 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS = RSI 6.91</p> <p>ABOVE GRADE EXTERIOR WALL ASSEMBLY:</p> <p>R-22 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" o/c; NOMINAL RSI = 3.34 EFFECTIVE RSI = 2.96</p> <p>OTHER BUILDING ENCLOSURE THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. EXTERIOR AIR FILM = 0.03 2. CLADDING (HARDIE PLANK) = 0.023 3. RAIN SCREEN = 0.16 4. 1/2" PLYWOOD SHEATHING = 0.11 5. 1/2" GYPSUM WALL BOARD = 0.09 6. INTERIOR AIR FILM = 0.12 TOTAL EFFECTIVE INSULATION VALUE = RSI 2.883 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE EXTERIOR WALLS = RSI 2.78</p> <p>WOOD FLOORS OVER UNHEATED SPACES:</p> <p>R-28 BATT INSULATION IN 2x10 WOOD FRAMING @ 16" o/c; NOMINAL RSI = 4.93 EFFECTIVE RSI = 4.14</p> <p>OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. INTERIOR AIR FILM = 0.12 2. 5/8" PLYWOOD SUBFLOOR = 0.14 3. 3/4" AIR BARRIER = 0.18 4. 5/8" GYPSUM CEILING BOARD = 0.10 5. EXTERIOR AIR FILM = 0.03 TOTAL EFFECTIVE INSULATION VALUE = RSI 4.71 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR WOOD FLOORS OVER UNHEATED SPACE = RSI 4.67</p>	<p>UNHEATED CONCRETE SLAB ABOVE FROST LINE:</p> <p>2.5" RIGID INSULATION: NOMINAL RSI = 2.1 OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. INTERIOR AIR FILM = 0.16 2. 4" CONCRETE SLAB = 0.04 TOTAL EFFECTIVE INSULATION VALUE = RSI 2.3 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR UNHEATED CONCRETE SLAB ABOVE FROST LINE = RSI 1.96</p> <p>BELOW GRADE WALL ASSEMBLY:</p> <p>2" XPS INSULATION OVER 8" CONC. FDN WALLS NOMINAL RSI = 1.76 EFFECTIVE RSI = 1.82</p> <p>OTHER BUILDING ENCLOSURE THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. DAMPROOFING 2. INTERIOR AIR FILM RSI = 0.33 TOTAL EFFECTIVE INSULATION VALUE = RSI 2.15 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE EXTERIOR WALLS = RSI 1.99</p> <p>FLAT/CATHEDRAL ROOFS:</p> <p>R-28 BATT INSULATION IN 2x10 WOOD FRAMING @ 24" o/c; NOMINAL RSI = 4.93 EFFECTIVE RSI = 4.14</p> <p>OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: 1. BUILT UP ROOFING = 0.06 2. 1/2" PLYWOOD SHEATHING = 0.109 3. AIR BARRIER = 0.16 4. 5/8" GYPSUM CEILING BOARD = 0.10 5. INTERIOR AIR FILM = 0.12 TOTAL EFFECTIVE INSULATION VALUE = RSI 4.69 MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLAT/CATHEDRAL ROOF SPACE = RSI 4.67</p>
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NOTES PERTAINING TO LEAKAGE PATHS

- AS PER SECTION 9.36.2.10**
- FOUNDATION TO SILL PLATE AND RIM JOISTS**
 ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
 - INTERIOR WALL INTERFACE**
 INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL
 - RIM JOIST**
 ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
 - CANTILEVERED FLOOR**
 CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL
 - WINDOW HEAD**
 THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS
 - WINDOW SILL**
 THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS
 - MECHANICAL FLUES AND CHIMNEYS**
 STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HEAT
 - PLUMBING STACKS**
 PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR-TIGHTNESS AND SEALING IT TO THE TOP PLATE
 - SKYLIGHTS**
 THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT
 - WALL TO CEILING**
 ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL
 - WALL VENTED DUCTS**
 DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL
 - ELECTRICAL PENETRATION IN WALL**
 ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHED, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR-TIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

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