SITE RECONCILIATION:

LOT SIZE :	754.2 sq. m. or 8,021.53 sq. ft.	
ZONING :	UC465s	
LOT COVERAGE :	MAX. : 45% or 3,609.69 sq. ft.	
	PROP. : 24.66% or 1,978 sq. ft.	
FLOOR SPACE :	MAX.: 3,606 sq. ft.	
	PROP.: 39.46% OR 3,165 sq. ft.	
80% UPPER FLOOR :	MAX.: 80% UPPER FLOOR	
	PROP.: 79.04%	
IMPERVIOUS SURFACE:	MAX.: 60 % OR 4,812.92 sq. ft.	
	PROP. : 35.41% OR 2,840.09 sq. ft.	
BUILDING HEIGHT :	MAX. : (10.50m + 12%) = 11.76m	
	PROP. : 10.81m	
BUILDING SETBACKS :	FRONT :	MIN. - 6.00m PROP. - 7.35m
	INTERIOR (RIGHT/WEST) : MIN. - 1.50m PROP. - 5.01m VARIANCE REQUESTED OF 0.99m	
	REAR :	MIN. - 7.62m PROP. - 7.62m
	EXTERIOR (LEFT/EAST):	MIN. - 3.00m PROP. - 4.08m

CIVIC ADDRESS:

8265 PARR AVE/HANSON DRIVE, MISSION

LEGAL ADDRESS:

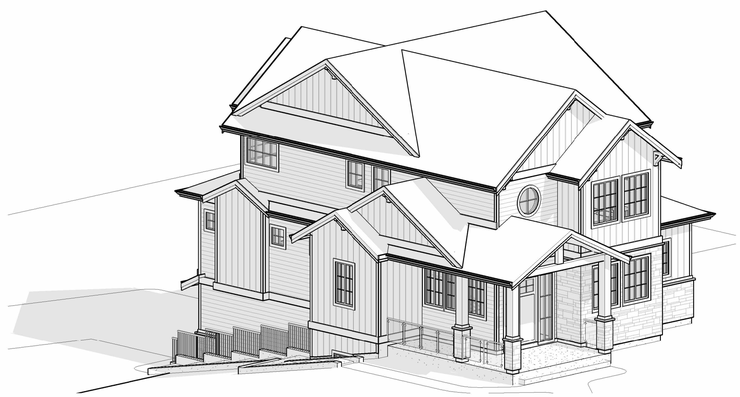
LOT 7, PL: EPP115948, SEC. 27, TWN 17, NWLD P.I.D. - 031693539

SHEET LIST

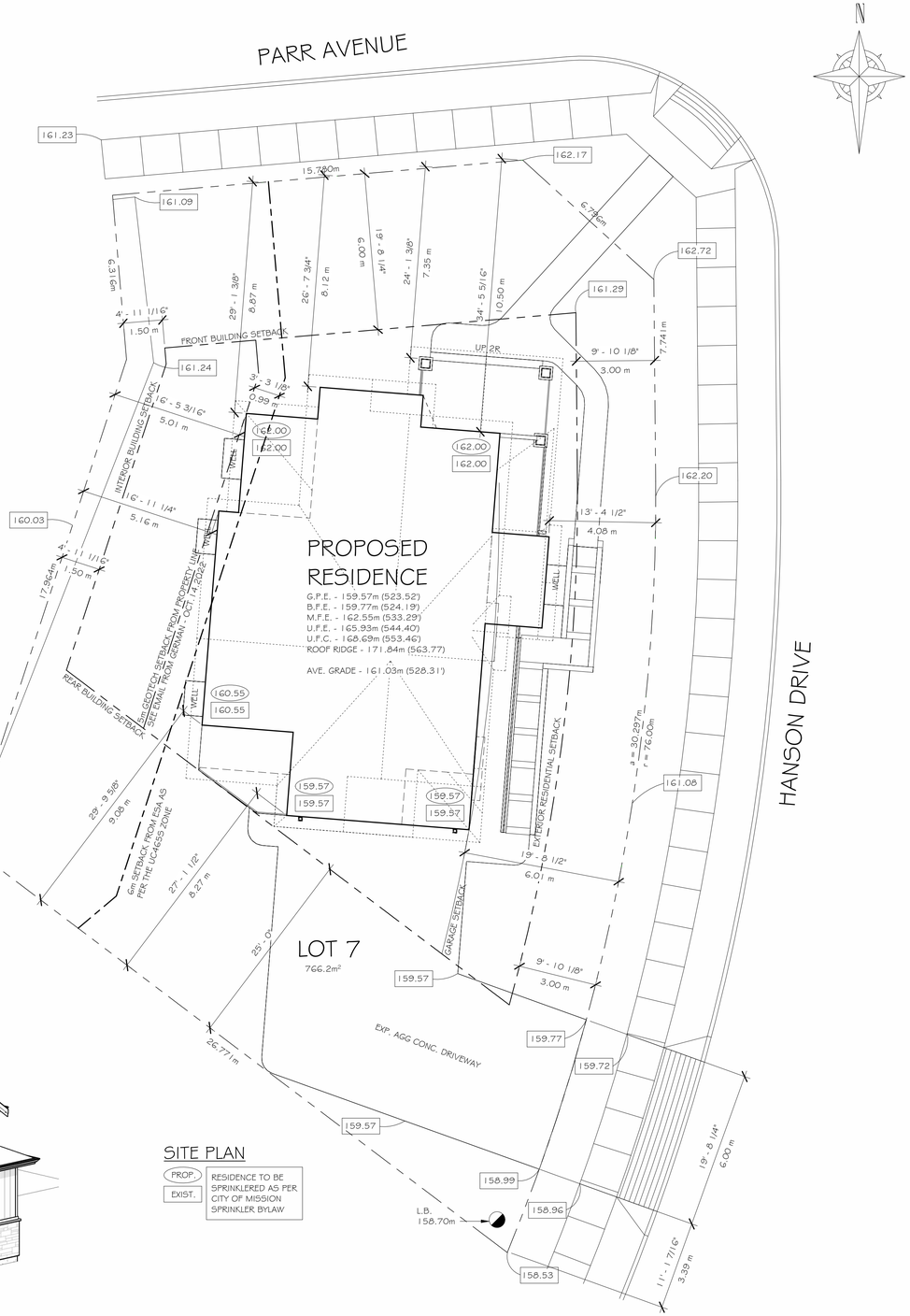
#	SHEET NAME
A1.01	SITE PLAN & GENERAL NOTES
A2.01	FOUNDATION & BASEMENT PLANS
A2.02	MAIN & UPPER FLOOR PLANS
A3.01	FRONT & RIGHT ELEVATIONS
A3.02	REAR & LEFT ELEVATIONS
A4.01	CROSS SECTION A
A4.02	SECONDARY SUITE NOTES
A5.01	CONSTRUCTION DETAILS
A5.02	CONSTRUCTION DETAILS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE CONDUCTED BY THE BUILDER/CONTRACTORS WITH THE LATEST ADOPTED ADDITION OF THE B.C. BUILDING CODE AT THE DATE OF ISSUANCE, AND ALSO CONFORM BY THE LOCAL GOVERNING CODES AND BYLAWS OF THE CITY OF MISSION.
2. THE GENERAL CONTRACTOR AND ANY RETAINED BUILDING TRADES CONTRACTORS ARE RESPONSIBLE TO REVIEW THESE PLANS BEFORE ANY BUILDING MATERIALS ARE ORDERED AND ANY SITE WORK OR CONSTRUCTION COMMENCES. ALL DISCREPANCIES OR ERRORS ARE TO BE REPORTED TO METHOD DESIGN GROUP LTD. IMMEDIATELY.
3. THESE DRAWINGS ARE NOT INTENDED TO BE SCALED. SCALED NOTED ON PLANS IS FOR VISUAL ORIENTATION ONLY. IF A DISCREPANCY IS FOUND, THE BUILDING/CONTRACTOR IS TO CONTACT METHOD DESIGN GROUP LTD. FOR INTERPRETATION OF THE INTENT OR CLARIFICATION BEFORE WORK COMMENCES.
4. THE BUILDER/CONTRACTOR IS TO SUPPLY METHOD DESIGN GROUP WITH ANY AND ALL ENGINEERED DRAWINGS OR SHOP DRAWINGS FOR REVIEW. REVIEW OF SHOP DRAWINGS BY METHOD DESIGN GROUP LTD. IS FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT.
5. THE SITING OF ANY BUILDING TO BE CONFIRMED BY A LEGAL LAND SURVEY, AND NEEDS TO CONFORM TO THE LOCAL GOVERNING BYLAWS REGARDING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.
6. THE BUILDER/CONTRACTOR HALL MAINTAIN AS BUILT DRAWINGS FOR ANY CHANGES DURING CONSTRUCTION.
7. ALL CONCRETE IS TO BE PLACED ON A FIRM, SOLID, GRADE, WITH NO LOOSE OR FROSTED MATERIAL.
8. ALL BUILDING MATERIAL SHALL BE NEW UNLESS NOTED OTHERWISE. LUMBER IS TO BE SPF #NO.1 OR BETTER
9. BUILDING MATERIAL SUBSTITUTIONS SHALL HAVE EQUAL OR GREATER REQUIREMENTS THAN THE MATERIAL BEING REPLACED.
10. A MINIMUM OF TWO HOSE BIBS SHALL BE INSTALLED, LOCATION TO BE SUPPLIED BY THE CONTRACTOR.
11. ALL EXTERIOR AND ENTRANCE DOORS SHALL HAVE A DEADBOLT ASSEMBLY, AND SHALL BE SOLID BLOCKED AS TO RESIST SPREADING DURING FORCIBLE ENTRY.
12. ALL EXTERIOR DOOR HINGES SHALL BE INSTALLED AS SUCH THAT THE DOORS CANT BE REMOVED FROM THE EXTERIOR.
13. ALL STAIRS, LANDING, BALCONIES AND OPENING AROUND STAIRWELLS SHALL HAVE GUARDS AND HANDRAILS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE REQUIREMENTS.
14. WITHIN DWELLING UNITS, ELECTRICALLY CONNECTED SMOKE ALARMS SHALL BE INSTALLED ON EACH STOREY, INCLUDING THE BASEMENT. SMOKE ALARMS SHALL ALSO BE INSTALLED IN EACH BEDROOMSLEEPING AREA IN THE DWELLING UNIT.
15. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ANY DWELLING UNIT CONTAINING A FUEL BURNING APPLIANCE OR ATTACHED STORAGE GARAGE. WHERE A ROOM CONTAINS A FUEL BURNING APPLIANCE, A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE ROOM.
16. THE WALL SEPARATING A GARAGE AND DWELLING UNIT SHALL BE MADE FUME PROOF, AND THE DOORS BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL BE WEATHER STRIPPED AND FITTED WITH A SELF CLOSING DEVICE. THIS ALSO APPLIES TO FURNACE ROOM LOCATED IN GARAGES.
17. ROOF SOFFITS LOCATED WITHIN 1.2m OF A PROPERTY LINE SHALL NOT CONTAIN ANY OPENING.
18. VAPOUR/AIR BARRIERS MUST BE 6 MIL. U.V. RESISTANT TYPE POLY AND MUST BE CONTINUOUS WHERE INTERIOR WALLS MEET EXTERIOR WALLS OR ATTIC CEILINGS, AND WHERE STAIRS, TUBS, OR SHOWERS ARE ATTACHED TO INSULATED WALLS.
19. MINIMUM INSULATION VALUES SHALL CONFORM TO THE CURRENT B.C. BUILDING CODE.
20. HOLES THROUGH THE VAPOUR BARRIERS SHALL BE SEALED.
21. ALL TRUSSES ARE TO BE ENGINEERED. SPANS AND DETAILS TO BE VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION.
22. ALL DOORS AND WINDOWS SHALL COMPLY WITH NAFS HARMONIZED STANDARD REGULATION FOR MANUFACTURED DOORS, WINDOWS, AND SKYLIGHTS, AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS - NORTH AMERICAN FENESTRATION STANDARD/ SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS" AND A440S1-09 CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440.



FRONT PERSPECTIVE



SITE PLAN

PROP. — RESIDENCE TO BE SPRINKLERED AS PER CITY OF MISSION SPRINKLER BYLAW

EXIST.

RESIDENCE IS LOCATED OUTSIDE OF THE DISTRICT OF MISSIONS 10 MIN. FIRE RESPONSE TIME. RESIDENCE TO BE SPRINKLERED

METHOD DESIGN GROUP Ltd.

UNIT #202-34654 DELAIR RD.
ABBOTSFORD, B.C. V2S 2C9
TEL: (604) 217-9097
WWW.METHODDESIGNGROUP.COM

No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

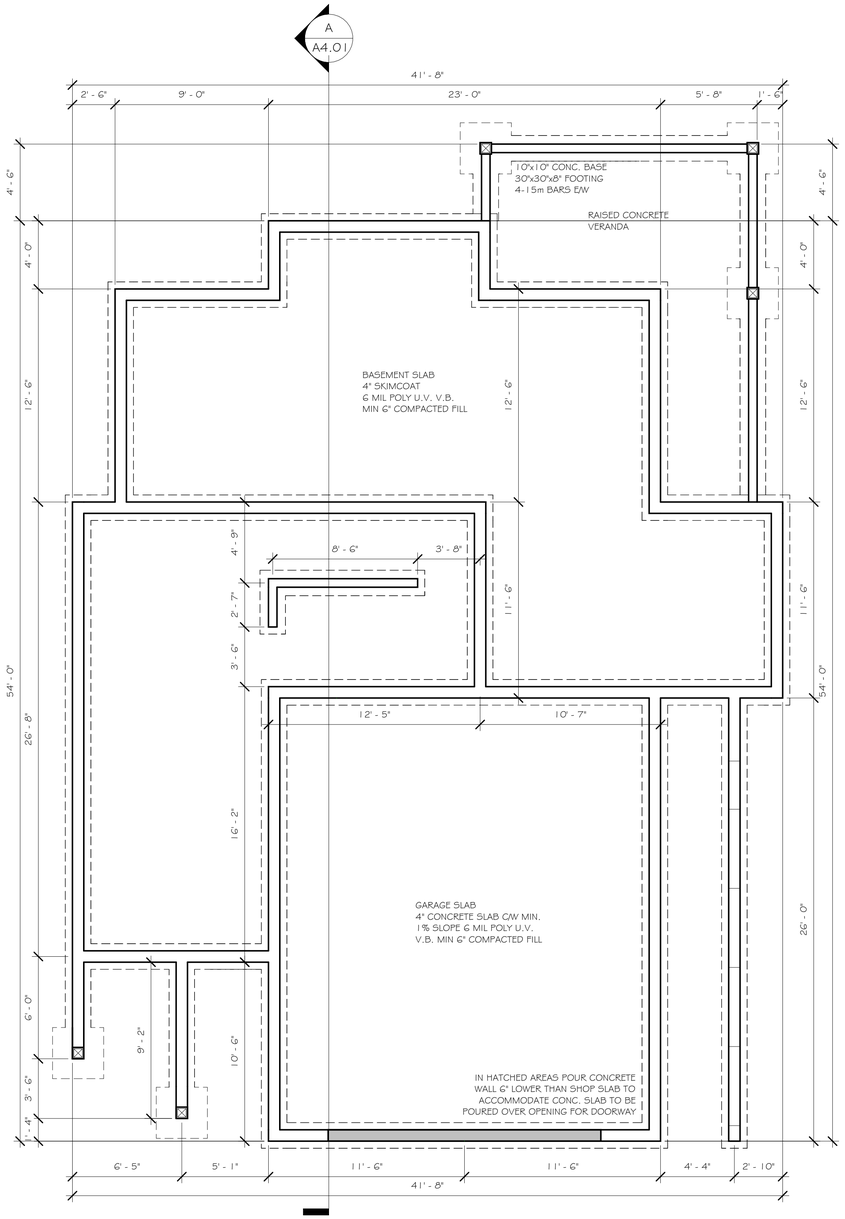
PROJECT NUMBER: MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/8" = 1'-0"

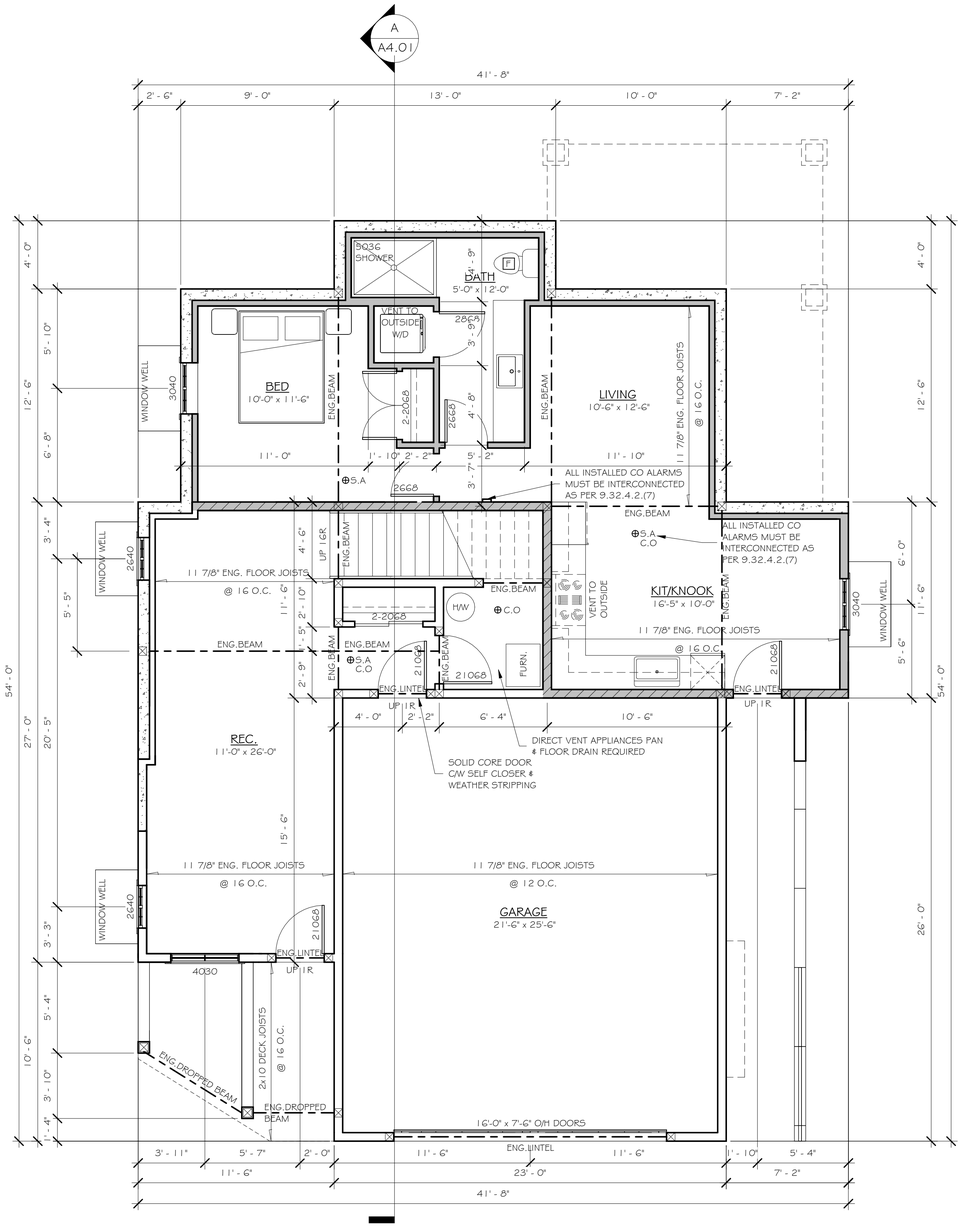
SHEET TITLE: SITE PLAN & GENERAL NOTES

ADDRESS: 8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING: A1.01



FOUNDATION PLAN



BASEMENT FLOOR

STAIRS	50.00 ft²
LIVING	384.63 ft²
GARAGE	609.50 ft²
SUITE	663.30 ft²
TOTAL AREA:	1,707.42 ft²

REPRESENTS SUITE SEPARATION MIN. 45 MIN. F.R.R.

DARK HATCHED AREA REPRESENTS THE SECONDARY SUITE.

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No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
- GLAZING ENCLOSED SHOWERS & BATH TUBS TO BE SAFETY GLASS
- GLAZED GUARDRAILS TO BE CONSTRUCTED OF SAFETY GLASS
- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL HANDRAILS TO BE DESIGNED & CONSTRUCTED AS PER B.C. BUILDING CODE SECTION 9.8.7. CODE SECTION 9.7
- REFER TO STRUCTURAL ENGINEERS PLAN FOR ALL STRUCTURE SPECIFICATIONS
- ATTIC HATCHES TO INCLUDE WEATHER STRIPPING & INSULATION
- WINDOWS TO CONFORM TO B.C. BUILDING
- ALL BEDROOMS/SLEEPING AREAS TO PROVIDE AN UNOBSTRUCTED MEANS OF EGRESS TO THE EXTERIOR OF THE RESIDENCE, TO CONFORM TO THE B.C. BUILDING CODE.
- ALL DIFFERING BUILDING MATERIALS & ALL UNPROTECTED OPENING TO HAVE FLASHING OVER
- ALL BEDROOMS/SLEEP AREA TO HAVE AN INTERCONNECTED SMOKE ALARM
- ALL RESIDENCE TO HAVE AN INTERCONNECTED SMOKE ALARM & CARBON MONOXIDE ALARM INSTALLED
- ALL BEAMS AND LINTELS ARE 2-2X10 UNLESS NOTED OTHERWISE ON THE PLANS OR BY A STRUCTURAL ENGINEERS PLANS

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PROJECT NUMBER:
MDG22-143

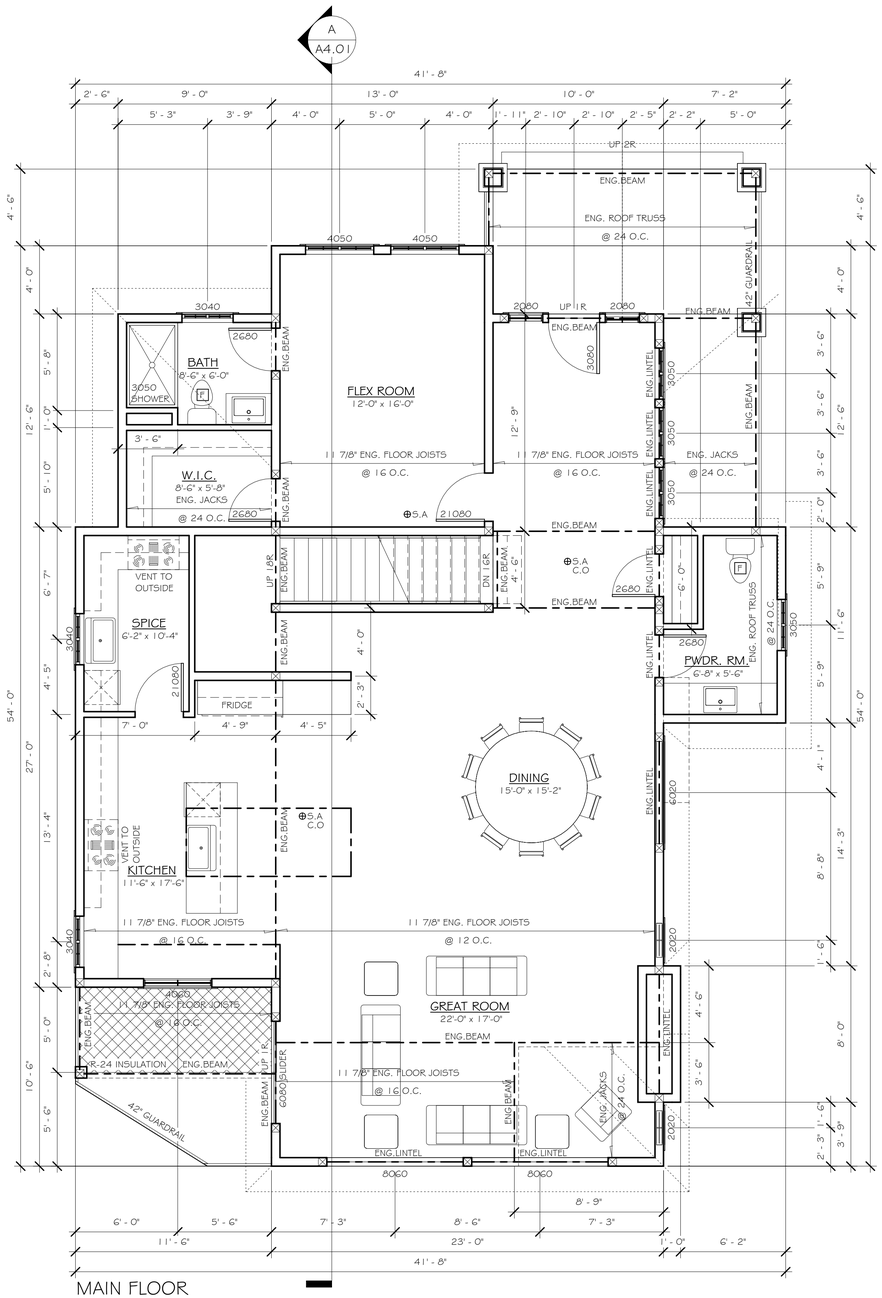
DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE:
FOUNDATION & BASEMENT PLANS

ADDRESS:
8265 PARR AVE/HANSON DRIVE, MISSION

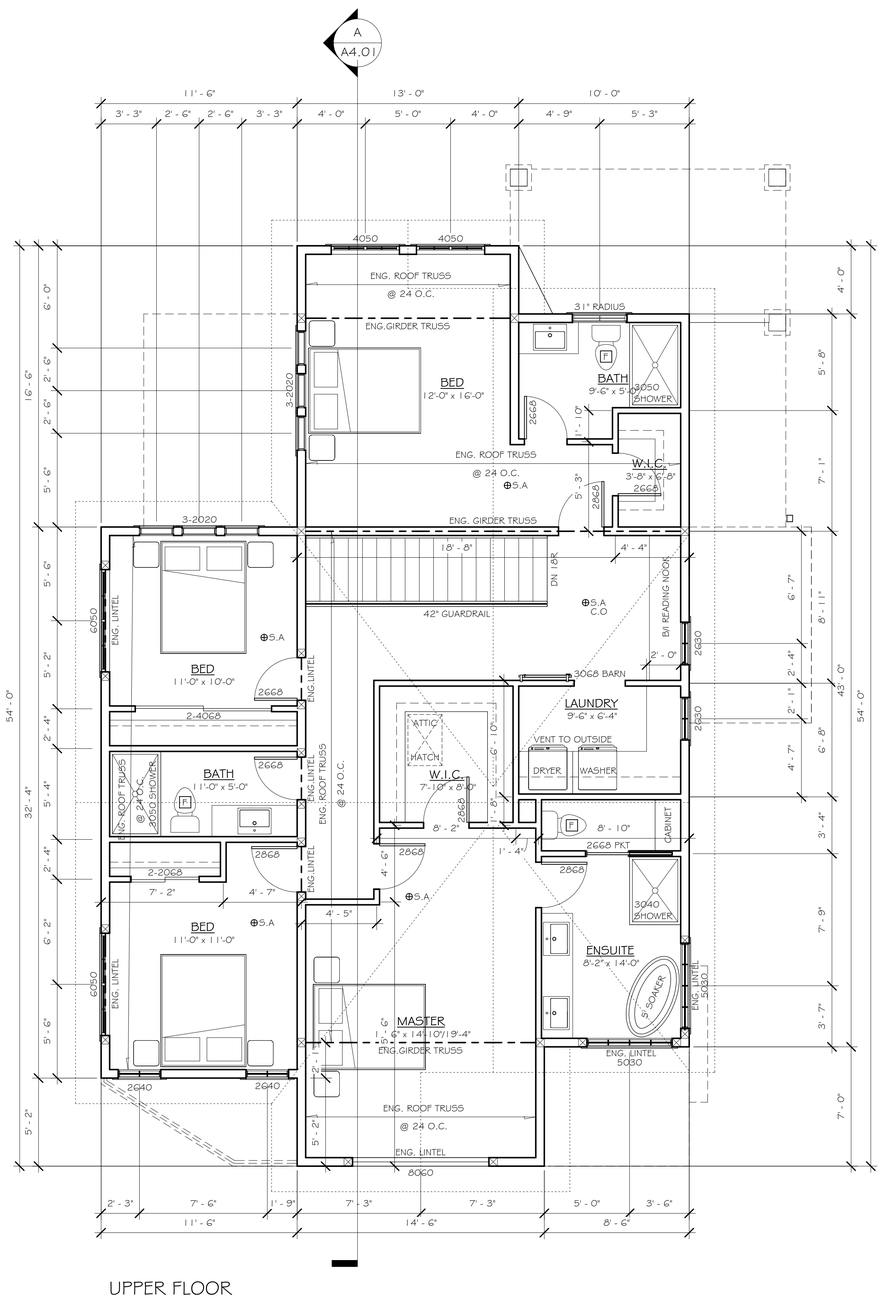
DRAWING:
A2.01

Attachment A



MAIN FLOOR

STAIRS	49.67 ft²
LIVING	1,666.42 ft²
TOTAL AREA:	1,716.09 ft²



UPPER FLOOR

STAIRS	58.73 ft²
LIVING	1,455.60 ft²
TOTAL AREA:	1,514.33 ft²

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No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

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PROJECT NUMBER:
MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE:	SCALE:
FEB.2023	1/4" = 1'-0"

SHEET TITLE:

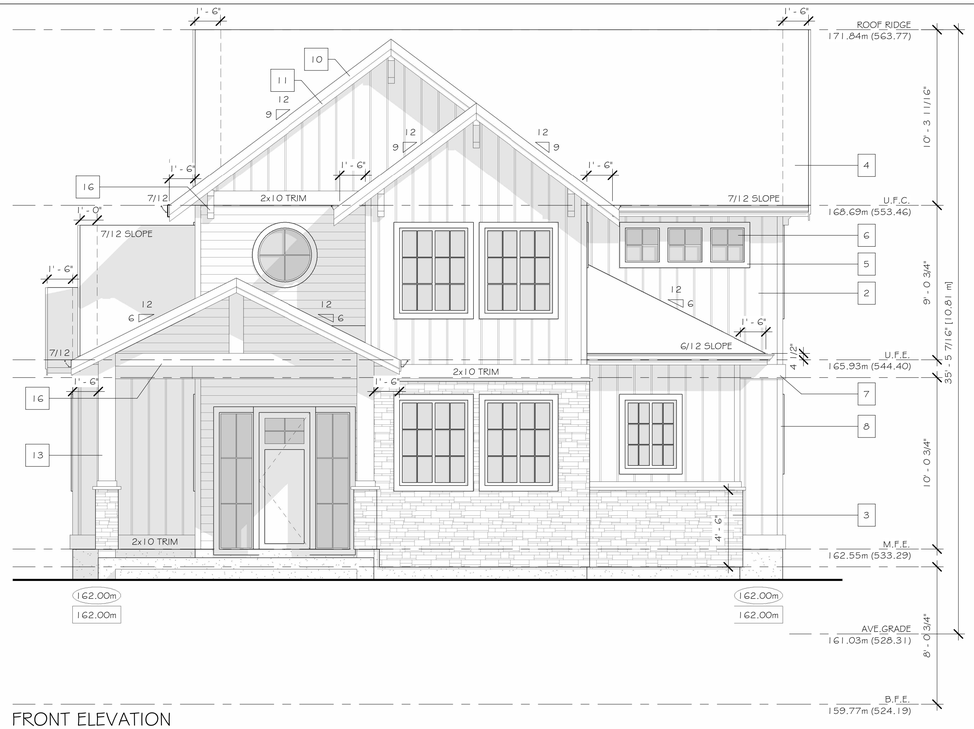
MAIN & UPPER FLOOR PLANS

ADDRESS:

8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING:

A2.02



FRONT ELEVATION

PROP.
EXIST.

NOTE:
ALL VENTS, PIPES, ETC. PROJECTING FROM THE ROOF, WALLS OR SOFFITS ARE TO BE PAINTED TO MATCH THE MATERIAL THEY ARE PROJECTING THROUGH.

RIGHT ELEVATION

PROP.
EXIST.

NOTE:
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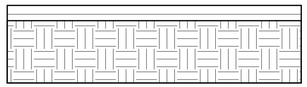
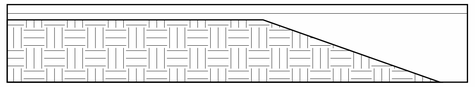


FRONT ELEVATION

TOTAL WALL AREA = 314.09 sq. ft.
BELOW GRADE AREA = 252.28 sq. ft.
BELOW GRADE PERCENTAGE = 80.32%

TOTAL BELOW GRADE PERCENTAGE = 51.80%

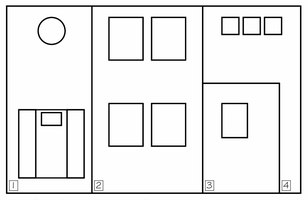


RIGHT ELEVATION

TOTAL WALL AREA = 491.63 sq. ft.
BELOW GRADE AREA = 292.38 sq. ft.
BELOW GRADE PERCENTAGE = 60.50%

MATERIAL LEGEND

1	HARDIE HORIZONTAL SIDING PAINTED FINISH
2	BOARD & BATTEN SIDING PAINTED FINISH
3	CULTURED STONE TO OWNERS SPECS
4	25 YEAR ASPHALT SHINGLE ROOFING C/W RAISED RIDGE CAP
5	WINDOW TRIM
6	VINYL WINDOW
7	2 x 10 TRIM
8	4" TRIM
9	6" TRIM
10	1 X 6 FASCIA BOARD W/ PAINTED FINISH
11	1 X 10 FASCIA BOARD W/ PAINTED FINISH
12	16'-0" x 9'-0" OVERHEAD DOOR
13	1'-0" x 1'-0" POST PAINTED FINISH
14	8" x 8" POST PAINTED FINISH
15	EXTIRIOR LIGHTING
16	TIMBER BRACKET PAINTED FINISH



FRONT ELEVATION

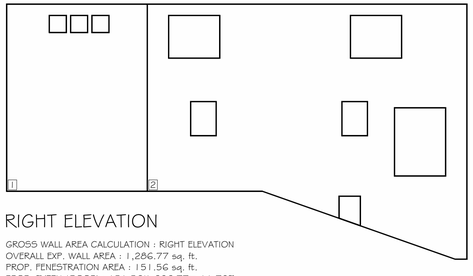
GROSS WALL AREA CALCULATION : FRONT ELEVATION
OVERALL EXP. WALL AREA : 757.56 sq. ft.
PROP. FENESTRATION AREA : 173.21sq. ft.
PROP. %(FEN.&DOOR) : 173.21/757.56 = 22.86%
PROP. %(WALL) : = 77.14%

OVERALL BUILDING FACE - 219.54 sq. ft. (20.40 sq. m.)
EXP. BUILDING FACE #1 : - 219.54 sq. ft.
LIMITING DISTANCE : - 10.51m
MAX. GLAZED OPENINGS : 98.17% = 215.52 sq. ft.
PROP. GLAZED OPENINGS : 19.93% = 43.37 sq. ft.

OVERALL BUILDING FACE - 285.46 sq. ft. (26.52 sq. m.)
EXP. BUILDING FACE #2 : - 285.46 sq. ft.
LIMITING DISTANCE : - 8.01m
MAX. GLAZED OPENINGS : 93.25% = 266.20 sq. ft.
PROP. GLAZED OPENINGS : 29.19% = 80.00 sq. ft.

OVERALL BUILDING FACE - 116.06 sq. ft. (10.78 sq. m.)
EXP. BUILDING FACE #3 : - 116.06 sq. ft.
LIMITING DISTANCE : - 8.76m
MAX. GLAZED OPENINGS : 94.87% = 110.11 sq. ft.
PROP. GLAZED OPENINGS : 10.05% = 12.00 sq. ft.

OVERALL BUILDING FACE - 136.50 sq. ft. (12.68 sq. m.)
EXP. BUILDING FACE #4 : - 136.50 sq. ft.
LIMITING DISTANCE : - 12.40m
MAX. GLAZED OPENINGS : 100.00% = 136.50 sq. ft.
PROP. GLAZED OPENINGS : 8.68% = 12.00 sq. ft.



RIGHT ELEVATION

GROSS WALL AREA CALCULATION : RIGHT ELEVATION
OVERALL EXP. WALL AREA : 1,286.77 sq. ft.
PROP. FENESTRATION AREA : 151.56 sq. ft.
PROP. %(FEN.&DOOR) : 151.56/1,286.77= 11.78%
PROP. %(WALL) : = 88.22%

OVERALL BUILDING FACE - 362.31 sq. ft. (33.66 sq. m.)
EXP. BUILDING FACE #1 : - 362.31 sq. ft.
LIMITING DISTANCE : - 5.01m
MAX. GLAZED OPENINGS : 15.54% = 56.28 sq. ft.
PROP. GLAZED OPENINGS : 3.31% = 12.00 sq. ft.

OVERALL BUILDING FACE - 924.62 sq. ft. (85.90 sq. m.)
EXP. BUILDING FACE #1 : - 924.62 sq. ft.
LIMITING DISTANCE : - 5.16m
MAX. GLAZED OPENINGS : 16.06% = 148.49 sq. ft.
PROP. GLAZED OPENINGS : 15.09% = 139.56 sq. ft.

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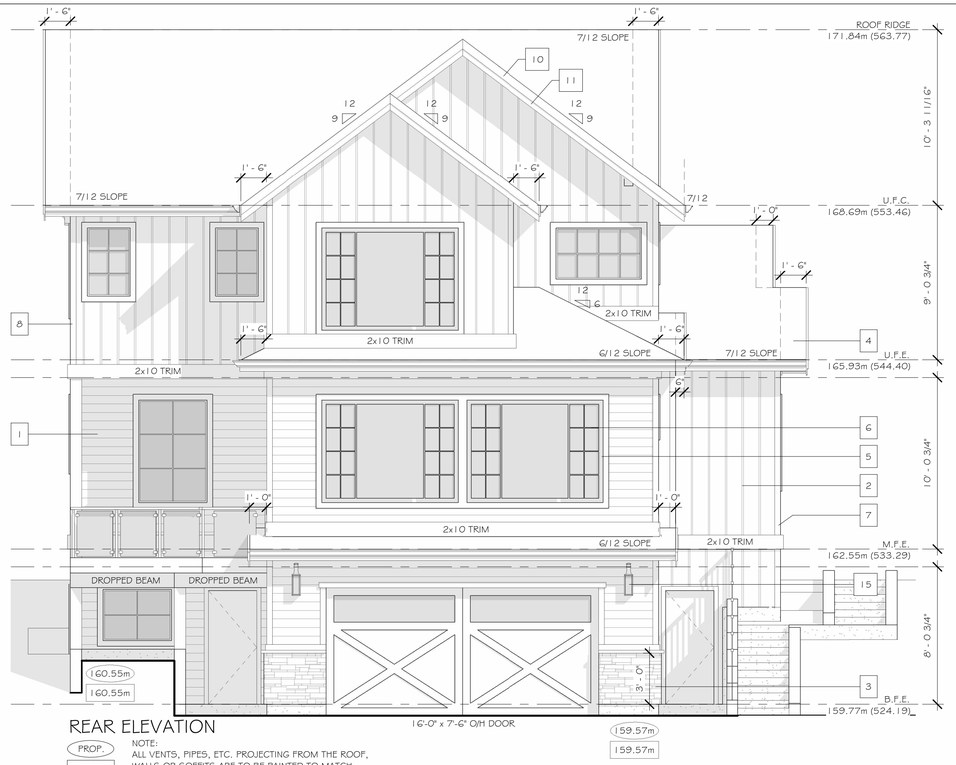
PROJECT NUMBER:
MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE:
FRONT & RIGHT ELEVATIONS

ADDRESS:
8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING:
A3.01



REAR ELEVATION

PROP.
EXIST.

NOTE:
ALL VENTS, PIPES, ETC. PROJECTING FROM THE ROOF, WALLS OR SOFFITS ARE TO BE PAINTED TO MATCH THE MATERIAL THEY ARE PROJECTING THROUGH.

LEFT ELEVATION

PROP.
EXIST.

NOTE:
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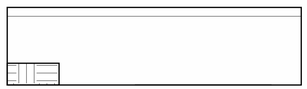
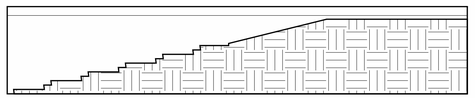


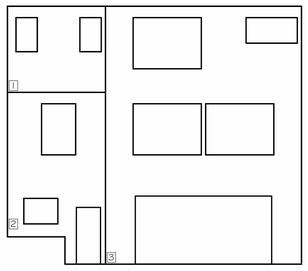
REAR ELEVATION

TOTAL WALL AREA = 314.09 sq. ft.
BELOW GRADE AREA = 15.54 sq. ft.
BELOW GRADE PERCENTAGE = 4.95%



LEFT ELEVATION

TOTAL WALL AREA = 552.51 sq. ft.
BELOW GRADE AREA = 306.16 sq. ft.
BELOW GRADE PERCENTAGE = 55.41%



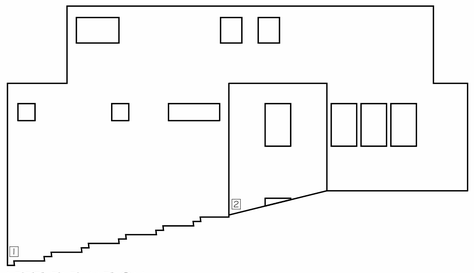
REAR ELEVATION

GROSS WALL AREA CALCULATION : REAR ELEVATION
OVERALL EXP. WALL AREA : 1,022.60 sq. ft.
PROP. GARAGE DOOR FENESTRATION : 128.00 sq. ft.
PROP. FENESTRATION AREA : 236.89 sq. ft.
PROP. %(FEN.&DOOR) : 236.89/1,022.60 = 23.17%
PROP. %(WALL) : = 76.83%

OVERALL BUILDING FACE - 116.20 sq. ft. (10.80sq. m.)
EXP. BUILDING FACE #1 : - 116.20 sq. ft.
LIMITING DISTANCE : - 9.07m
MAX. GLAZED OPENINGS : 73.88% = 85.85 sq. ft.
PROP. GLAZED OPENINGS : 17.21% = 20.00 sq. ft.

OVERALL BUILDING FACE - 210.17 sq. ft. (19.53 sq. m.)
EXP. BUILDING FACE #2 : - 210.17 sq. ft.
LIMITING DISTANCE : - 7.71m
MAX. GLAZED OPENINGS : 56.90% = 119.59 sq. ft.
PROP. GLAZED OPENINGS : 17.13% = 36.00 sq. ft.

OVERALL BUILDING FACE - 696.23 sq. ft. (64.68 sq. m.)
EXP. BUILDING FACE #3 : - 696.23 sq. ft.
LIMITING DISTANCE : - 8.27m
MAX. GLAZED OPENINGS : 63.80% = 444.19 sq. ft.
PROP. GLAZED OPENINGS : 23.27% = 162.00 sq. ft.



LEFT ELEVATION

GROSS WALL AREA CALCULATION : LEFT ELEVATION
OVERALL EXP. WALL AREA : 1,236.58 sq. ft.
PROP. FENESTRATION AREA : 119.39 sq. ft.
PROP. %(FEN.&DOOR) : 119.39/1,236.58 = 9.65%
PROP. %(WALL) : = 90.35%

OVERALL BUILDING FACE - 1,075.29 sq. ft. (99.90 sq. m.)
EXP. BUILDING FACE #1 : - 1,075.29 sq. ft.
LIMITING DISTANCE : - 4.09m
MAX. GLAZED OPENINGS : 12.32% = 132.42 sq. ft.
PROP. GLAZED OPENINGS : 8.83% = 95.00 sq. ft.

OVERALL BUILDING FACE - 161.29 sq. ft. (14.98 sq. m.)
EXP. BUILDING FACE #2 : - 161.29 sq. ft.
LIMITING DISTANCE : - 6.37m
MAX. GLAZED OPENINGS : 20.67% = 33.33 sq. ft.
PROP. GLAZED OPENINGS : 10.32% = 16.64 sq. ft.

RESIDENCE IS LOCATED OUTSIDE OF THE DISTRICT OF MISSIONS 10 MIN. FIRE RESPONSE TIME. RESIDENCE TO BE SPRINKLERED

MATERIAL LEGEND

1	HARDIE HORIZONTAL SIDING PAINTED FINISH
2	BOARD & BATTEN SIDING PAINTED FINISH
3	CULTURED STONE TO OWNERS SPECS
4	25 YEAR ASPHALT SHINGLE ROOFING C/W RAISED RIDGE CAP
5	WINDOW TRIM
6	VINYL WINDOW
7	2 x 10 TRIM
8	4" TRIM
9	6" TRIM
10	1 X 6 FASCIA BOARD W/ PAINTED FINISH
11	1 X 10 FASCIA BOARD W/ PAINTED FINISH
12	16'-0" x 9'-0" OVERHEAD DOOR
13	1'-0" x 1'-0" POST PAINTED FINISH
14	8" x 8" POST PAINTED FINISH
15	EXTIRIOR LIGHTING
16	TIMBER BRACKET PAINTED FINISH

METHOD DESIGN GROUP Ltd.

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ABBOTSFORD, B.C. V2S 2C9
TEL: (604) 217-9097
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No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

PROJECT NUMBER:
MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE:
REAR & LEFT ELEVATIONS

ADDRESS:
8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING:
A3.02

SOLAR HOT WATERS NOTES :

SOLAR COLLECTORS :

- MUST HAVE MINIMUM 2 CONDUIT RUNS AND AN AREA THAT IS NOT LESS THAN 12.0 sq. m AND HAS NO DIMENSION LESS THAN 2.7m, AND IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA F383-87

STRUCTURAL REQUIREMENTS :

- STRUCTURAL MEMBERS OF AREA WHERE SOLAR COLLECTORS PLACED MUST BE DESIGNED TO ACCOMMODATE THE GREAT OF THE FOLLOWING;
  (a) THE ANTICIPATED LOAD;
  (b) A LOAD OF 0.2 kpa IN ADDITION TO DESIGN LOADS REQ'D BY THE B.C.B.C.

CONDUIT RUNS :

- TWO STRAIGHT, CONTINUOUS, CONDUIT RUNS MUST BE PROVIDED THAT EXTEND FROM THE AREA DIRECTLY ADJACENT TO THE BLDG'S PRIMARY SERVICE WATER HEATER TO;

(a) AN ACCESSIBLE ATTIC SPACE ADJACENT TO ROOF AREA DESIGNATED FOR SOLAR COLLECTORS
(b) THE ROOF AREA DESIGNATED FOR SOLAR COLLECTORS FOR A SOLAR DOMESTIC HW SYS.
(c) THE EXT. WALL DIRECTLY ADJACENT TO THE AREA DESIGNATED FOR INSTALLATION OF SOLAR COLLECTORS

CONDUITS RUNS MUST;

(a) BE ACCESSIBLE AT BOTH ENDS,
(b) BE CAPPED OR SEALED AT BOTH ENDS,
(c) BE IDENTIFIED BY MARKINGS THAT ARE PERMANENT, DISTINCT AND EASILY RECOGNIZED
(d) HAVE MINIMUM INSIDE DIA. OR 50mm

B.C.B.C. ENERGY EFF. REQT'S:

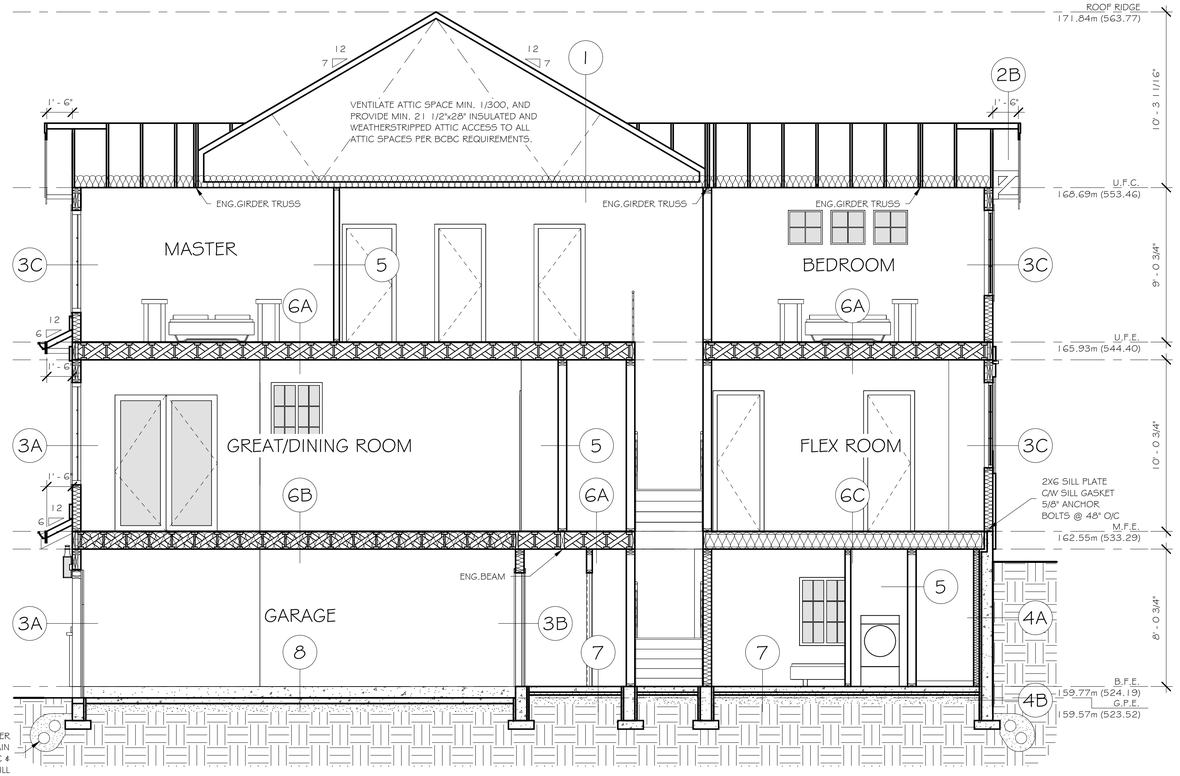
ZONE: 4 (9.36.2.6	BLDGS WITH A HEAT-RECOVERY VENTILATOR *	
ASSEMBLY	RSI	RSI
CEILINGS BELOW ATTICS	6.91	39.23
CATHEDRAL CEILINGS AND FLAT ROOFS	6.91	26.52
WALLS	2.78	15.78
FLOORS OVER UNHEATED SPACES	4.67	26.52
FOUNDATION WALLS	1.99	11.30

NOTE:
VALUES ARE FOR GENERIC INSULATION AND BUILDING ASSEMBLY PRODUCTS, ACTUAL SPECS AS PER CONTRACTOR. CONTRACTOR TO ENSURE ALL PRODUCTS MEET CCMS AND BCBC STANDARDS. ALL MATERIALS MUST MEET OR EXCEED LISTED EFFECTIVE RSI/R VALUES.

NOTE:
-ALL MINIMUM EFFECTIVE THERMAL RESISTANCE VALUES TAKEN FROM TABLES FOR BUILDINGS WITH A HEAT-RECOVERY VENTILATOR FOR ZONE 4.
-ALL R.S.I. VALUES TAKEN FROM TABLE A-9.36.2.4.(1)D. U.N.O.
-SPRAY FOAM INSULATION INSTALLED BEHIND ALL RIM JOISTS TO ≥ MINIMUM EFFECTIVE THERMAL RESISTANCE RATING FOR THAT ASSEMBLY PER 9.36.2.6.(2).
-BATT. INSULATION INSTALLED ABOVE EXTERIOR WALL PLATES TO R.S.I. 3.52 PER 9.36.2.6.(3).
-POLYETHYLENE AIR BARRIER TO CONFORM TO THE REQUIREMENTS OF 9.25.2.(2).
-ALL FENESTRATIONS & DOORS TO BE A MAXIMUM 1.80U EXCEPT ONE DOOR TO A MAXIMUM 2.6U PER 9.36.2.7.(5).
-ATTIC ACCESS HATCH TO BE INSULATED R.S.I. 2.6 PER 9.36.2.7(8).
-ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE TO BE INSULATED TO R.S.I. 2.78 PER 9.36.3.2(3)(b) (SEE DETAIL-SHEET 11).

REQ'D THERMAL CHARACTERISTICS OF FENESTRATION, DOORS, AND SKYLIGHTS

ZONE: 4		
COMPONENT	MAX. U-VALUE , W/ (m2 x K)	NOTE: VALUES AS PER B.C.B.C. 9.36.2.7. TABLE 9.36.3.7.A. AND 9.36.2.7.B. SELECTED ASSEMBLIES MUST MEET OR EXCEED MIN. REQUIRED U-VALUE. INSTALLATION TO BE IN ACCORDANCE WITH THE LATEST B.C. BUILDING CODE
WINDOWS/DOORS	1.80	
SKYLIGHTS	2.90	



CROSS SECTION A

1 TYPICAL ROOF ASSEMBLY — MIN. R.S.I. = 6.91
ASPHALT SHINGLES — R.S.I. = 0.00 **
15# ASPHALT-SATURATED FELT — R.S.I. = 0.00 **
7/16" OSB SHEATHING — R.S.I. = 0.00**
EXTERIOR AIR FILM — R.S.I. = 0.03
11.5" CONT. BLOWN GLASS FIBRE INSULATION — R.S.I. = 5.48
2x4 TRUSSES @ 24" O.C. (11%)* C/W — R.S.I./F = 0.75
3.5" BLOWN GLASS FIBRE INSULATION (89%)* — R.S.I./C = 1.67
6 MIL POLY VAPOUR/AIR BARRIER — R.S.I. = 0.00
1/2" C.D. GYPSUM WALL BOARD — R.S.I. = 0.08
INTERIOR AIR FILM — R.S.I. = 0.11
EFFECTIVE R.S.I. FOR ASSEMBLY — R.S.I. = 7.17

R.S.I./F = 100/[(11/0.75) + (89/1.67)] = 1.47
* PERCENTAGES PER TABLE A-9.36.2.4.(1)A.
** NOT INCLUDED PER NOTE (5) TO TABLE A-9.36.2.4.(1)D

2A TYPICAL EAVE OVERHANG
DECORATIVE METAL SURFACE GUTTERS
1X8 ON 2X10 LAYERED WOOD FASCIA BOARDS
PERFORATED OR SOLID SOFFIT FINISH
2X6 FRIEZE BOARD

2B TYPICAL GABLE OVERHANG
1X4 ON 2X10 LAYERED WOOD BARGE BOARDS
PERFORATED SOFFIT FINISH
2X6 SOFFIT TRIM

3A EXTERIOR WALL W/HARDIE SIDING — MIN. R.S.I. = 2.78
EXTERIOR AIR FILM — R.S.I. = 0.03
HARDIE SIDING — R.S.I. = 0.06
RAIN SCREEN — R.S.I. = 0.15
BUILDING PAPER — R.S.I. = 0.00
7/16" OSB SHEATHING — R.S.I. = 0.11
2x6 STUDS @ 16" O.C. C/W — R.S.I. = 2.36*
5.5" R19 BATT. INSULATION — R.S.I. = 0.00
6 MIL POLY VAPOUR/AIR BARRIER — R.S.I. = 0.08
1/2" GYPSUM WALL BOARD — R.S.I. = 0.12
INTERIOR AIR FILM — R.S.I. = 2.91
EFFECTIVE R.S.I. FOR ASSEMBLY

* PER TABLE A-9.36.2.6.(1)B.

3B TYPICAL INT. GARAGE/SUITE WALL ASSEMBLY
ACHIEVES MINIMUM 1 HR. F.R.R. FOR LOADBEARING AND NON-LOADBEARING WALLS AND MEETS MIN. STC REQUIREMENTS OF 43
- 5/8" TYPE 'X' G.W.B. ON NON-RESILIENT CHANNEL SIDE
- 2X6 WOOD STUDS @ 16" O.C.
4" ABSORPTIVE MATERIAL
* INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO HAE THE LISTED STC VALUE.
- RESILIENT METAL CHANNELS ON ONE SIDE SPACED AT 16" O.C.
- LAYERS OF 5/8" TYPE 'X' G.W.B. ON RESILIENT CHANNEL SIDE

STC: 51

3A EXTERIOR WALL W/BOARD & BATTEN SIDING — MIN. R.S.I. = 2.78
EXTERIOR AIR FILM — R.S.I. = 0.03
BOARD & BATTEN SIDING — R.S.I. = 0.06
RAIN SCREEN — R.S.I. = 0.15
BUILDING PAPER — R.S.I. = 0.00
7/16" OSB SHEATHING — R.S.I. = 0.11
2x6 STUDS @ 16" O.C. C/W — R.S.I. = 2.36*
5.5" R19 BATT. INSULATION — R.S.I. = 0.00
6 MIL POLY VAPOUR/AIR BARRIER — R.S.I. = 0.08
1/2" GYPSUM WALL BOARD — R.S.I. = 0.12
INTERIOR AIR FILM — R.S.I. = 2.91
EFFECTIVE R.S.I. FOR ASSEMBLY

* PER TABLE A-9.36.2.6.(1)B.

4A TYPICAL FOUNDATION WALL ASSEMBLY — MIN. R.S.I. = 1.99
DAMPROOFING/WATERPROOFING — R.S.I. = 0.00
8" FOUNDATION WALL — R.S.I. = 0.08
1/2" AIR CAVITY — R.S.I. = 0.16
2x4 STUDS @ 24" O.C. C/W
3.5" R12 BATT. INSULATION — R.S.I. = 1.71*
1/2" GYPSUM WALL BOARD — R.S.I. = 0.08
2 COATS VAPOUR BLOCK PRIMER — R.S.I. = 0.00
INTERIOR AIR FILM — R.S.I. = 0.12
EFFECTIVE R.S.I. FOR ASSEMBLY — R.S.I. = 2.15

*PER TABLE A-9.36.2.8.(1)C.

4B EXTERIOR FILL
DAMPWATER-PROOFING
8" CONC. FDN. WALL
MIN. 1-1/2" XPS TIGHT TO CONC.
2X4 @ 16" O.C.
R12 INFILL INSUL.

5 TYPICAL INTERIOR PARTITION WALLS
GYPSUM WALL BOARD BOTH SIDES
2X4 OR 2X6 STUDS @ 16" O.C.

6A TYPICAL WOOD FRAME FLOOR (CONDITIONED EACH SIDE)
FINISH FLOORING
5/8" T&G PLYWOOD SHEATHING (GLUED & NAILED)
11-7/8" FLOOR JOISTS
GYPSUM WALL BOARD (NOT REQUIRED FOR CRAWL CEILING)

6B WOOD-FRAME FLOOR ASSEMBLY
ABOVE GARAGE — MIN. R.S.I. = 4.67
INTERIOR AIR FILM — R.S.I. = 0.16
FINISHED FLOORING (CARPET) — R.S.I. = 0.37
3/4" T&G PLYWOOD SHEATHING (GLUED & NAILED) — R.S.I. = 0.16
11 7/8" TJI JOISTS @ 16" O.C. (9%)* C/W — R.S.I./F = 2.56
R28 BATT. INSULATION (91%)* — R.S.I./C = 4.93
R.S.I./F = 4.55
1/2" GYPSUM WALL BOARD — R.S.I. = 0.08
EXTERIOR AIR FILM — R.S.I. = 0.03
EFFECTIVE R.S.I. FOR ASSEMBLY — R.S.I. = 5.35

R.S.I./F = 100/[(9/2.56) + (91/4.93)] = 5.41
* PERCENTAGES PER TABLE A-9.36.2.4.(1)A.

6C TYPICAL LEGAL SUITE WOOD FRAME FLOOR (CONDITIONED EACH SIDE)
FINISH FLOORING
5/8" T&G PLYWOOD SUBFLOOR
WOOD I-JOISTS SPACED NOT MORE THAN 24" O.C.
6" ABSORPTIVE MATERIAL
2 LAYERS 1/2" TYPE 'X' G.W.B.
STEEL FURRING CHANNELS SPACED 24" O.C.
FLOOR TYPE FGh - TABLE 9.10.3.1.B

6D TYPICAL WOOD-FRAME FLOOR ASSEMBLY
ABOVE EXTERIOR — MIN. R.S.I. = 4.67
EXTERIOR AIR FILM — R.S.I. = 0.03
VENTED SOFFIT — R.S.I. = 0.00
11-7/8" FLOOR JOISTS @ 16" O.C. (9%)* C/W — R.S.I./F = 2.56
R28 BATT. INSULATION (91%)* — R.S.I./C = 4.93
5/8" T&G PLYWOOD SHEATHING — R.S.I. = 0.16
FINISHED FLOORING — R.S.I. = 0.01 **
INTERIOR AIR FILM — R.S.I. = 0.16
EFFECTIVE R.S.I. FOR ASSEMBLY — R.S.I. = 4.91

R.S.I./F = 100/[(9/2.56) + (91/4.93)] = 4.55
* PERCENTAGES PER TABLE A-9.36.2.4.(1)A.
** LOWEST VALUE OF FLOORING USED (TILE) > R.S.I. 0.01

7 TYPICAL SLAB-ON-GRADE FLOOR - BELOW FROST LINE
4" CONCRETE SLAB
6 MIL POLY V.B.
COMPACT GRANULAR FILL

8 TYPICAL GARAGE SLAB
4" CONCRETE SLAB
MIN. 1% SLOPE
6 MIL POLY V.B.
COMPACT GRANULAR FILL

RESIDENCE IS LOCATED OUTSIDE OF THE DISTRICT OF MISSIONS 10 MIN. FIRE RESPONSE TIME. RESIDENCE TO BE SPRINKLERED

METHOD DESIGN GROUP Ltd.

UNIT #202-34654 DELAIR RD.
ABBOTSFORD, B.C. V2S 2C9
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No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
- GLAZING ENCLOSED SHOWERS & BATH TUBS TO BE SAFETY GLASS
- GLAZED GUARDRAILS TO BE CONSTRUCTED OF SAFETY GLASS
- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL HANDRAILS TO BE DESIGNED & CONSTRUCTED AS PER B.C. BUILDING CODE SECTION 9.8.7. CODE SECTION 9.7
- REFER TO STRUCTURAL ENGINEERS PLAN FOR ALL STRUCTURE SPECIFICATIONS
- ATTIC HATCHES TO INCLUDE WEATHER STRIPPING & INSULATION
- WINDOWS TO CONFORM TO B.C. BUILDING
- ALL BEDROOMS/SLEEPING AREAS TO PROVIDE AN UNOBSTRUCTED MEANS OF EGRESS TO THE EXTERIOR OF THE RESIDENCE, TO CONFORM TO THE B.C. BUILDING CODE.
- ALL DIFFERING BUILDING MATERIALS & ALL UNPROTECTED OPENING TO HAVE FLASHING OVER
- ALL BEDROOMS/SLEEP AREA TO HAVE AN INTERCONNECTED SMOKE ALARM
- ALL RESIDENCE TO HAVE AN INTERCONNECTED SMOKE ALARM & CARBON MONOXIDE ALARM INSTALLED
- ALL BEAMS AND LINTELS ARE 2-2X10 UNLESS NOTED OTHERWISE ON THE PLANS OR BY A STRUCTURAL ENGINEERS PLANS

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

PROJECT NUMBER: MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE: CROSS SECTION A

ADDRESS: 8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING: A4.01

SECONDARY SUITE NOTES:

BELOW ARE REFERENCES AS THEY PERTAIN TO DWELLING UNITS AND SECONDARY SUITES WITHIN THE CURRENT EDITION OF THE B.C.B.C. THESE REFERENCES ARE EXTENSIVE BUT NOT EXHAUSTIVE OF ALL STANDARDS LAID OUT WITHIN. ADDITIONAL REQUIREMENTS MAY BE NECESSARY WITHIN EACH JURISDICTION. BUILDERS/CONTRACTORS AND COORDINATING TRADES ARE RESPONSIBLE TO MEET ALL STANDARDS AND REQUIREMENTS WITHIN THE B.C.B.C.

9.9.4.2.(2) FIRE SEPARATION OF EXITS

2) WHERE AN EXIT IS LOCATED IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, THE EXIT SHALL BE SEPARATED FROM ADJACENT FLOOR AREAS WITH A FIRE SEPARATION
   a) HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 15 MIN WHERE ALL SMOKE ALARMS WITHIN THE HOUSE ARE OF PHOTO-ELECTRIC TYPE AND INTERCONNECTED AS DESCRIBED IN CLAUSE 9.10.19.5.(2)(A),
   b) HAVING A FIRE-RESISTANCE RATING NOT LESS THAN 30 MIN WHERE ADDITIONAL SMOKE ALARMS OF PHOTO-ELECTRIC TYPE ARE INSTALLED AND INTERCONNECTED AS DESCRIBED IN CLAUSE 9.10.19.5.(2)(B),
   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 D) THAT IS NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING IF THE BUILDING IS SPRINKLERED.

9.9.9.2.(3) TWO SEPARATE EXITS

1) FOR DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE WHERE AN EGRESS DOOR FROM EITHER DWELLING UNIT OPENS ONTO A SHARED EGRESS FACILITY SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, OTHER THAN AS DESCRIBED IN SENTENCE (2), A SECOND AND SEPARATE MEANS OF EGRESS NEED NOT BE PROVIDED IF THE BUILDING IS SPRINKLERED OR IF THE DWELLING UNITS HAVE SEPARATE AND DIRECT ACCESS FROM EACH STOREY TO
   a) A BALCONY, OR
   b) AN OPENABLE WINDOW CONFORMING TO CLAUSES 9.9.9.1.(2)(A) AND (B). (BELOW)

2) WHERE A DWELLING UNIT IS NOT LOCATED ABOVE OR BELOW ANOTHER SUITE, THE TRAVEL LIMIT FROM A FLOOR LEVEL IN THE DWELLING UNIT TO AN EXIT OR EGRESS DOOR MAY EXCEED 1 STOREY WHERE THAT FLOOR LEVEL IS SERVED BY AN OPENABLE WINDOW
   a) PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1 M IN HEIGHT AND 0.55 M IN WIDTH, AND
   b) LOCATED SO THAT THE SILL IS NOT MORE THAN
      i) 1 M ABOVE THE FLOOR, AND
      ii) 7 M ABOVE ADJACENT GROUND LEVEL.

9.9.9.3.(3) SHARED EGRESS FACILITIES

3) FOR DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE WHERE AN EGRESS DOOR FROM EITHER DWELLING UNIT OPENS ONTO A SHARED EGRESS FACILITY SERVED BY A SINGLE EXIT STAIRWAY OR RAMP, OTHER THAN AS DESCRIBED IN SENTENCE (2), A SECOND AND SEPARATE MEANS OF EGRESS NEED NOT BE PROVIDED IF THE BUILDING IS SPRINKLERED OR IF THE DWELLING UNITS HAVE SEPARATE AND DIRECT ACCESS FROM EACH STOREY TO
   a) A BALCONY, OR
   b) AN OPENABLE WINDOW CONFORMING TO CLAUSES 9.9.9.1.(2)(A) AND (B).

9.10.9.2. CONTINUOUS BARRIER

1) EXCEPT AS PERMITTED IN ARTICLE 9.10.9.3., A WALL OR FLOOR ASSEMBLY REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND RETARD THE PASSAGE OF SMOKE.
2) RESERVED.
3) THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF, OR AN EXTERIOR WALL ASSEMBLY. (SEE NOTE A-3.1.8.3.(4).)
4) ALL GYPSUM BOARD JOINTS IN THE ASSEMBLIES DESCRIBED IN SENTENCE (1) SHALL CONFORM TO CSA A82.31-M,"GYPSUM BOARD APPLICATION," AND PENETRATIONS IN THESE ASSEMBLIES SHALL BE SEALED USING FLEXIBLE SEALANT OR TAPE TO MAINTAIN THE INTEGRITY OVER THE ENTIRE SURFACE.

9.10.9.3.(2) OPENINGS TO BE PROTECTED WITH CLOSURES

2) DOORS IN A FIRE SEPARATION WITH A REQUIRED FIRE-RESISTANCE RATING OF 15 MIN, BUT NOT GREATER THAN 45 MIN, NEED NOT HAVE A FIRE-PROTECTION RATING PROVIDED THEY
   a) ARE AT LEAST 45 MM THICK SOLID CORE WOOD DOORS, AND
   b) HAVE A SELF-CLOSING DEVICE.

(SEE SUBSECTION 9.10.13. AND NOTE A-9.10.9.3.(2).)

9.10.9.4.(3) & (4) SEPARATION OF RESIDENTIAL SUITES

3) EXCEPT AS PROVIDED IN SENTENCE (4), DWELLING UNITS THAT CONTAIN 2 OR MORE STOREYS INCLUDING BASEMENTS AS WELL AS HOUSES WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 H. (SEE NOTE A-3.3.4.4.(1).)
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 ARE 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
   d) THAT IS NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING IF THE BUILDING IS SPRINKLERED

9.10.9.15.(4) SEPARATION OF PUBLIC CORRIDORS

4) A PUBLIC CORRIDOR LOCATED IN A HOUSE WITH A SECONDARY SUITE SHALL BE SEPARATED FROM THE REMAINDER OF THE SPACES IN THE HOUSE 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 ARE 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
   d) THAT IS NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING IF THE BUILDING IS SPRINKLERED

9.10.9.16 SEPARATION OF STORAGE GARAGES

2) EXCEPT AS PERMITTED IN SENTENCE (3), STORAGE GARAGES CONTAINING 5 MOTOR VEHICLES OR FEWER SHALL BE SEPARATED FROM OTHER OCCUPANCIES BY A FIRE SEPARATION OF NOT LESS THAN 1 HR.
3) WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR IN WHICH IT IS BUILT, IT SHALL BE CONSIDERED AS PART OF THAT DWELLING UNIT AND THE FIRE SEPARATION REQUIRED IN SENTENCE (2) NEED NOT BE PROVIDED BETWEEN THE GARAGE AND THE DWELLING UNIT.
4) EXCEPT AS PROVIDED IN SENTENCE (5), WHERE A STORAGE GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY,
   a) AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3. SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND
   b) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL CONFORM TO ARTICLE 9.10.13.15. (SEE NOTE A-9.10.9.16.(4).)
5) WHERE MEMBRANE MATERIALS ARE USED TO PROVIDE THE REQUIRED AIRTIGHTNESS IN THE AIR BARRIER SYSTEM, ALL JOINTS SHALL BE SEALED AND STRUCTURALLY SUPPORTED.

* IF BUILDING IS SPRINKLERED THROUGHOUT ENSURE AN ADDITIONAL SPRINKLER HEAD IS INSTALLED WITHIN THE STORAGE GARAGE TO ELIMINATE THE 1HR FIRE SEPARATION REQUIREMENT.

9.10.10.4. LOCATION OF FUEL-FIRED APPLICANCES

1) EXCEPT AS PROVIDED IN SENTENCES (2) AND (3) AND ARTICLE 9.10.10.5., FUEL-FIRED APPLIANCES SHALL BE LOCATED IN A SERVICE ROOM SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION HAVING NOT LESS THAN A 1 H FIRE-RESISTANCE RATING.
2) EXCEPT AS REQUIRED IN THE APPLIANCE INSTALLATION STANDARDS REFERENCED IN SENTENCES 6.2.1.5.(1), 9.33.5.2.(1) AND 9.33.5.3.(1), FUEL-FIRED SPACE-HEATING APPLIANCES, SPACE-COOLING APPLIANCES, SERVICE WATER HEATERS AND LAUNDRY APPLIANCES NEED NOT BE SEPARATED FROM THE REMAINDER OF THE BUILDING AS REQUIRED IN SENTENCE (1),
   a) WHERE THE APPLIANCES SERVE
      i) NOT MORE THAN ONE ROOM OR SUITE, OR
      ii) A BUILDING WITH A BUILDING AREA OF NOT MORE THAN 400 M2 AND A BUILDING HEIGHT OF NOT MORE THAN 2 STOREYS, OR
   b) WHERE THE APPLIANCES
      i) SERVE A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, AND
      ii) ARE LOCATED IN A SERVICE ROOM SEPARATED FROM THE DWELLING UNITS OR THEIR COMMON SPACES BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED FOR THE FIRE SEPARATION BETWEEN THE DWELLING UNITS OR COMMON SPACES.
3) SENTENCE (1) DOES NOT APPLY TO FIREPLACES AND COOKING APPLIANCES.

9.10.19.1. REQUIRED SMOKE ALARMS

1) EXCEPT AS PERMITTED BY ARTICLE 9.10.19.8., SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "STANDARD FOR SMOKE ALARMS," SHALL BE INSTALLED IN
   a) EACH DWELLING UNIT,
   b) EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT, AND
   c) ANCILLARY SPACES AND COMMON SPACES NOT IN DWELLING UNITS IN A HOUSE WITH A SECONDARY SUITE

9.10.19.5. INTERCONNECTION OF SMOKE ALARMS

1) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.
2) EXCEPT AS PROVIDED IN SENTENCE (3), IN A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES
   a) ALL SMOKE ALARMS SHALL BE OF PHOTO-ELECTRIC TYPE AND INTERCONNECTED SO THAT THE ACTUATION OF ANY ONE SMOKE ALARM CAUSES ALL SMOKE ALARMS WITHIN THE HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES TO SOUND WHEN THE FIRE SEPARATIONS DESCRIBED IN ARTICLES 9.9.4.2., 9.10.9.14. AND 9.10.9.15. HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 15 MIN (SEE ALSO SENTENCE 9.10.3.1.(2)), OR
   b) AN ADDITIONAL SMOKE ALARM OF PHOTO-ELECTRIC TYPE SHALL BE INSTALLED IN EACH DWELLING UNIT AND COMMON SPACE AND BE INTERCONNECTED SO THAT THE ACTUATION OF ONE SMOKE ALARM WILL CAUSE THE ADDITIONAL SMOKE ALARMS IN THE OTHER DWELLING UNIT, DWELLING UNITS OR COMMON SPACES TO SOUND WHEN THE FIRE SEPARATIONS DESCRIBED IN ARTICLES 9.9.4.2., 9.10.9.14 AND 9.10.9.15. HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 30 MIN (SEE ALSO SENTENCE 9.10.3.1.(3)).
3) ADDITIONAL SMOKE ALARMS AND INTERCONNECTION OF SMOKE ALARMS BETWEEN DWELLING UNITS AND COMMON SPACES IN A HOUSE WITH A SECONDARY SUITE IS NOT REQUIRED IF
   a) THE FIRE SEPARATIONS DESCRIBED IN ARTICLES 9.10.9.14. AND 9.10.9.15. HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN, OR
   b) THE BUILDING IS SPRINKLERED.

9.11.1. PROTECTION FROM AIRBORNE NOISE

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).)

9.32.1.2. REQUIRED VENTILATION

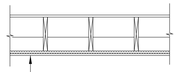
2) A SELF-CONTAINED HEATING-SEASON VENTILATION SYSTEM SERVING A SINGLE DWELLING UNIT OR A HOUSE WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES SHALL COMPLY WITH SUBSECTION 9.32.3. (SEE NOTE A-9.32.1.2.(2).)
3) IN HOUSES THAT CONTAIN A SECONDARY SUITE INCLUDING THEIR COMMON SPACES, HEATING-SEASON VENTILATION NEED 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.

9.32.4.2. CARBON MONOXIDE ALARMS

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.

9.33.4.3. HEATING SYSTEM CONTROL

1) WHERE A SINGLE HEATING SYSTEM SERVES A HOUSE WITH A SECONDARY SUITE, INDIVIDUAL TEMPERATURE CONTROLS SHALL BE PROVIDED IN EACH DWELLING UNIT SERVED BY THE SYSTEM. (SEE NOTE A-9.33.4.3.(1).)

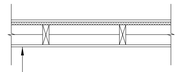


FLOOR TYPE FCh - TABLE 9.10.3.1.B OF THE B.C.B.C.
ACHIEVES MINIMUM 45 MIN. F.R.R. MEETS MIN. STC REQUIREMENT OF 43
- 2 LAYERS 1/2" TYPE 'X' G.W.B.
- STEEL FURRING CHANNELS SPACED 24" O.C.
- WOOD I-JOISTS SPACED NOT MORE THAN 24" O.C.
- MIN. 6" ABSORPTIVE MATERIAL *
- MIN. 5/8" T&G PLYWOOD SUBFLOOR

*" JOIST SPACES FILLED WITH 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 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 80 MM ON THE UNDERSIDE OF THE SUBFLOOR AND THE SIDES OF THE STRUCTURAL MEMBERS.

45 MIN. F.R.R. CEILING DETAIL

N.T.S.



WALL TYPE W3c - TABLE 9.10.3.1.A OF THE B.C.B.C.
ACHIEVES MINIMUM 45 MIN. F.R.R. FOR BOTH LOADBEARING AND NON-LOADBEARING WALLS AND MEETS MIN. STC REQUIREMENT OF 43
- 1/2" TYPE 'X' G.W.B.
- 2X4 or 2X6 WOOD STUDS @ 16" or 24" O.C.
- 4" ABSORPTIVE MATERIAL *
- 1/2" TYPE 'X' G.W.B.

*" INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 80% OF THE CAVITY THICKNESS FOR THE WALL TO HAVE THE LISTED STC VALUE.

- RESILIENT METAL CHANNELS ON ONE SIDE SPACES AT 16" or 24" O.C.

45 MIN. F.R.R. WALL DETAIL

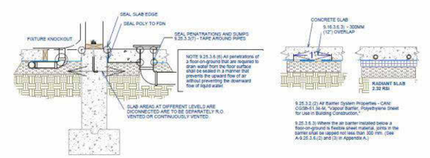
N.T.S.

- PROVIDING A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN ALLOWS SMOKE ALARMS TO NOT BE PHOTO-ELECTRIC AND INTERCONNECTED. SMOKE ALARMS MUST STILL BE INSTALLED AS PER B.C.B.C. 9.10.19.1., 'REQUIRED SMOKE ALARMS'.
- SERVICE ROOMS MUST BE SEPARATED FROM THE DWELLING UNITS OR THEIR COMON SPACES BY A FIRE SEPARATION HAVING A MIN. F.R.R. NOT LESS THAN THE F.R.R. RAITING REQUIRE BETWEEN DWELLING AND COMMON SPACES. IN THIS CASE A MIN. 45 MIN. F.R.R. IS REQUIRED
- SUITE MUST HAVE THEIR OWN HEATING CONTROL 9.33.4.3.

CONCRETE SLAB AT GRADE

BASEMENT FOUNDATION WITH FINISHED WALL (2.98 RSI)

SUGGEST APPLYING A 600MM (24") STRIP OF 6MIL POLY AROUND PERIMETER OF SLAB SEALED TO FOUNDATION THEN OVERLAY WITH REMAINING AREA SECTION USING A REFLECTIVE MEMBRANE ALONG THE FOUR LINE MAY ALSO MITIGATE DAMAGE TO SEAL AT SLAB EDGES.



INTERIOR FOUNDATION AND PENETRATIONS

SLAB DETAILS

METHOD DESIGN GROUP Ltd.

UNIT #202-34654 DELAIR RD.
ABBOTSFORD, B.C. V2S 2C9
TEL: (604) 217-9097
WWW.METHODDESIGNGROUP.COM

No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
- GLAZING ENCLOSED SHOWERS & BATH TUBS TO BE SAFETY GLASS
- GLAZED GUARDRAILS TO BE CONSTRUCTED OF SAFETY GLASS
- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL HANDRAILS TO BE DESIGNED & CONSTRUCTED AS PER B.C. BUILDING CODE SECTION 9.8.7. CODE SECTION 9.7
- REFER TO STRUCTURAL ENGINEERS PLAN FOR ALL STRUCTURE SPECIFICATIONS
- ATTIC HATCHES TO INCLUDE WEATHER STRIPPING & INSULATION
- WINDOWS TO CONFORM TO B.C. BUILDING
- ALL BEDROOMS/SLEEP AREA TO PROVIDE AN UNOBSTRUCTED MEANS OF EGRESS TO THE EXTERIOR OF THE RESIDENCE, TO CONFORM TO THE B.C. BUILDING CODE.
- ALL DIFFERING BUILDING MATERIALS & ALL UNPROTECTED OPENING TO HAVE FLASHING OVER
- ALL BEDROOMS/SLEEP AREA TO HAVE AN INTERCONNECTED SMOKE ALARM
- ALL RESIDENCE TO HAVE AN INTERCONNECTED SMOKE ALARM & CARBON MONOXIDE ALARM INSTALLED
- ALL BEAMS AND LINTELS ARE 2-2X10 UNLESS NOTED OTHERWISE ON THE PLANS OR BY A STRUCTURAL ENGINEERS PLANS

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

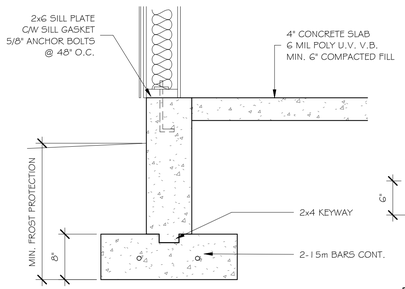
PROJECT NUMBER: MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE:	SCALE:
FEB.2023	1/4" = 1'-0"

SHEET TITLE: SECONDARY SUITE NOTES

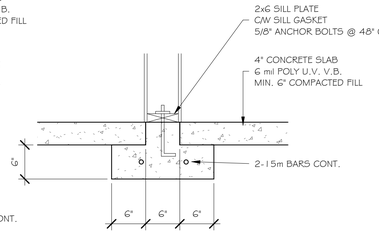
ADDRESS: 8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING: A4.02



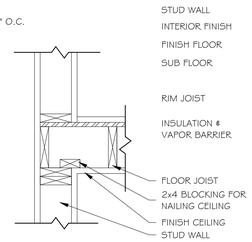
FOUNDATION DETAIL 'A'

SEE STRUCTURAL ENGINEERS DRAWINGS



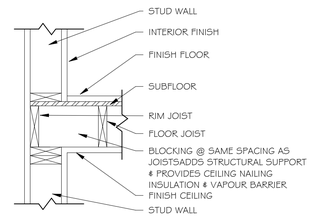
FOUNDATION DETAIL 'B'

SEE STRUCTURAL ENGINEERS DRAWINGS



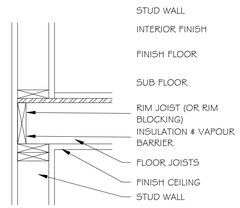
JOIST AT EXTERIOR WALL

JOISTS PARALLEL TO WALL



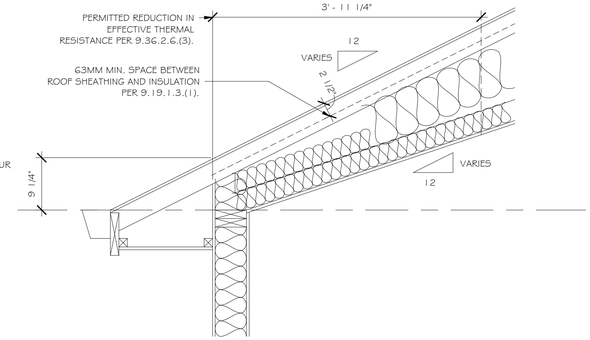
JOIST AT EXTERIOR WALL

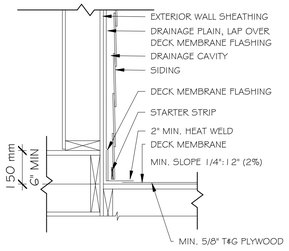
JOISTS PARALLEL TO WALL, W/ BLOCKING



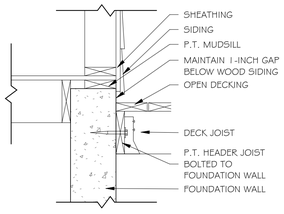
JOIST AT EXTERIOR WALL

JOISTS PERPENDICULAR TO WALL

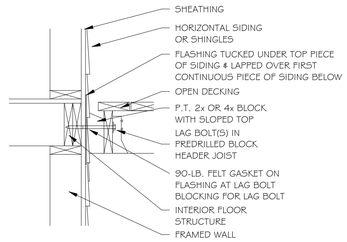




DECK MEMBRANE/WOOD WALL

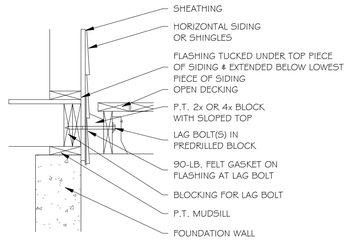


OPEN DECK/FOUNDATION WALL



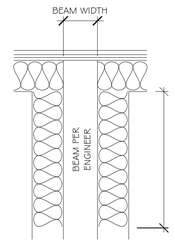
OPEN DECK/WOOD WALL

2ND FLOOR: HORIZONTAL SIDING OR SHINGLES



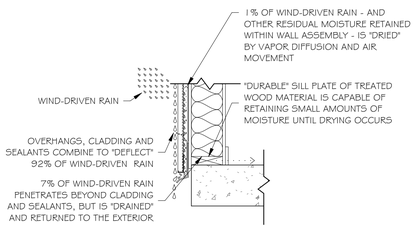
OPEN DECK/WOOD WALL

1ST FLOOR: HORIZONTAL SIDING OR SHINGLES



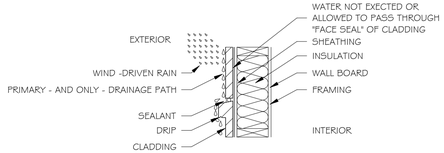
EXTERIOR WALL @ STRUCTURAL PENETRATION

INSULATED INWARDS 4X MEMBER WIDTH FROM FINISHED INTERIOR FACE PER 9.36.2.5.(2)(b)

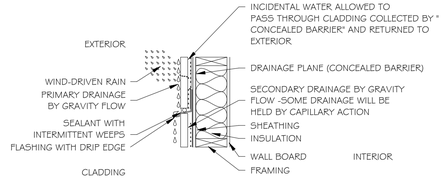


FOUR LINES OF DEFENSE

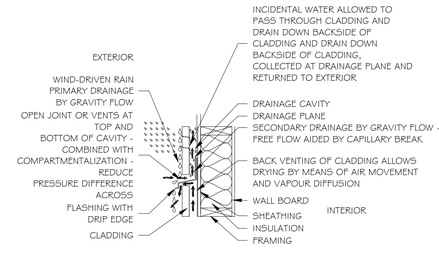
REDUNDANCY IS DESIGNED INTO EXTERIOR WALL SYSTEMS BY PROVIDING MULTIPLE LINES OF DEFENSE



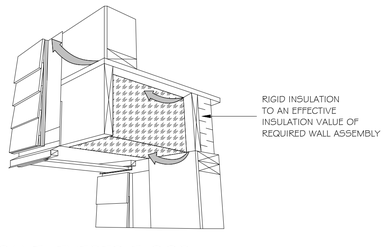
FACE SEAL WALL ASSEMBLY



CONCEALED BARRIER WALL ASSEMBLY

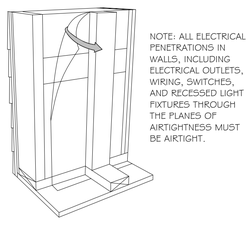


PRESSURE EQUALIZER RAINSCREEN WALL



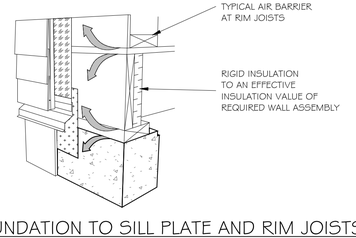
CANTILEVERED FLOOR

CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXT. SPACE 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 AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.



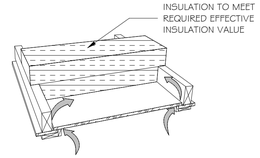
INT. WALL INTERFACE

INT. WALL THAT MEET EXT. WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIRTIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGHOUT THE INT. WALL.



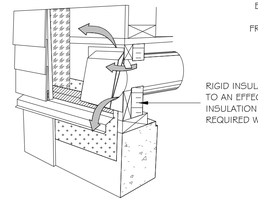
FOUNDATION TO SILL PLATE AND RIM JOISTS

ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.



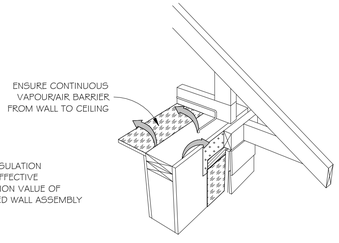
ATTIC HATCH

AIR LEAKAGE OCCURS THROUGH THE JOINT BETWEEN THE HATCH AND CEILING. AIR SEALING CAN BE ACHIEVED BY ENSURING THE HATCH IS SIZED PROPERLY SO THAT IT HAS ENOUGH CONTACT WITH THE OPENING LEDGE AND PROVIDING A CLOSED CELL FOAM GASKET.



WALL VENTED DUCTS

DUCT PENETRATION THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.



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.

METHOD DESIGN GROUP Ltd.

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TEL: (604) 217-9097
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No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

PROJECT NUMBER: MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: FEB.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE:

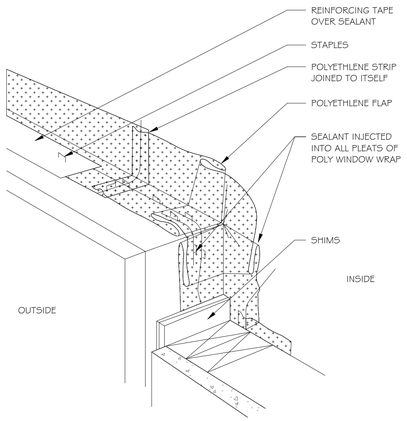
CONSTRUCTION DETAILS

ADDRESS:

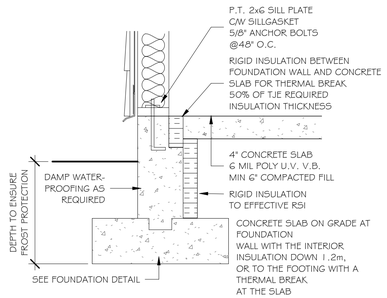
8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING:

A5.01

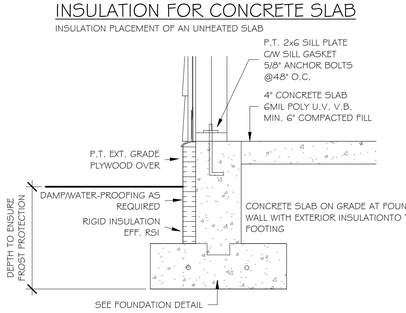


AIR SEALING WINDOWS AND DOOR FRAMES



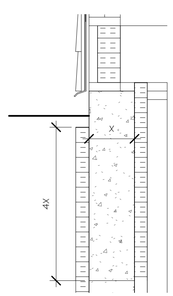
INSULATION FOR CONCRETE SLAB

INSULATION PLACEMENT OF AN UNHEATED SLAB



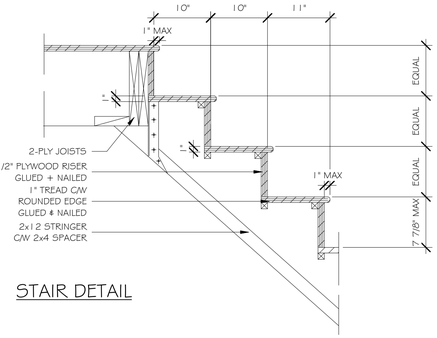
INSULATION FOR CONCRETE SLAB

INSULATION PLACEMENT OF AN UNHEATED SLAB

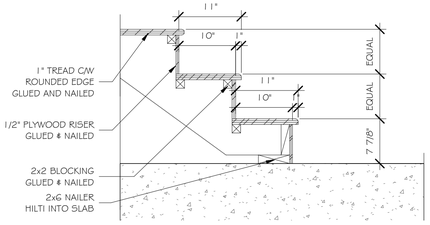


WHERE TWO PLANES OF INSULATION ARE SEPERATED BY A BUILDING ENVELOPE ASSEMBLY AND CAN NOT BT PHYSICALLY JOINED, ONE OF THE PLANES OF THE INSULATION MUST BE EXTENDED TO OCERLAP FOUR TIMES THE THICKNESS OF THE SEPERATION

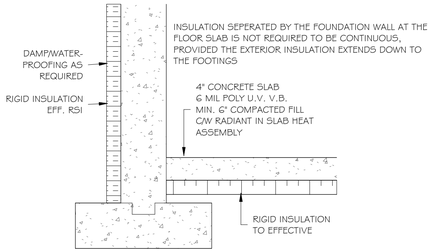
TWO PLANES OF INSULATION



STAIR DETAIL

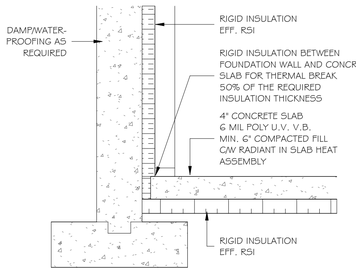


STAIR DETAIL



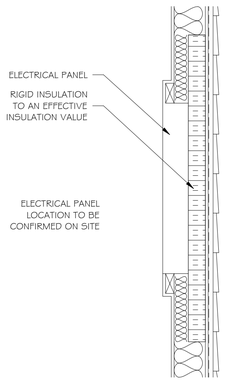
INSULATION FOR CONCRETE SLAB

INSULATION PLACEMENT OF A HEATED SLAB



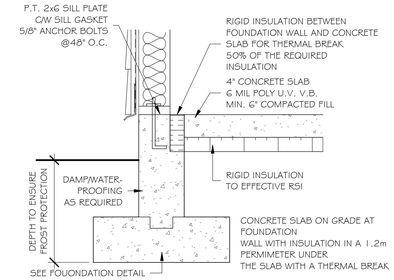
INSULATION FOR CONCRETE SLAB

INSULATION PLACEMENT OF A HEATED SLAB



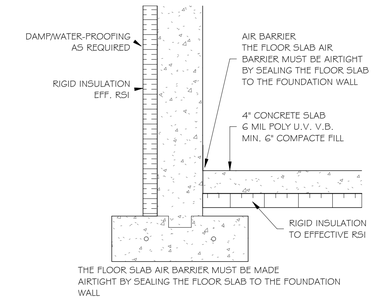
ELECTRICAL PANEL/MECH./PLUMBING DETAIL

MECHANICAL, ELECTRICAL, AND PLUMBING, COMPONENTS PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONENT



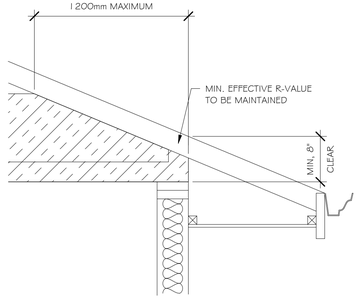
INSULATION FOR CONCRETE SLAB

INSULATION PLACEMENT OF AN UNHEATED SLAB



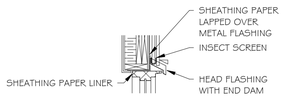
SLAB/FDN WALL AIR BARRIER DETAIL

LEAKAGE PATHS IN PROBLEMATIC AIR BARRIER DETAILS



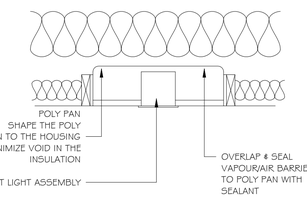
ATTIC INSULATION AT OUTSIDE WALL

A REDUCTION IN THE THERMAL RESISTANCE OF THE ATTIC INSULATION AT THE PERIMETER, PROVIDED THE INSULATION IS CONSTRAINED ONLY BY THE ROOF SLOPE AND THE VENTING REQUIREMENTS, AND THE MINIMUM THERMAL RESISTANCE VALUE ABOVE THE EXTERIOR WALL



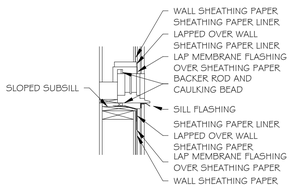
WINDOW HEAD FLASHING

THE INTERFACE BEWTEEN WINDOW HEAD/JAM 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 REUIREMENT APPLIES TO DOORS AND SKYLIGHTS ALSO.



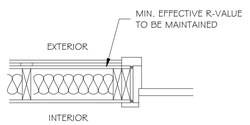
POLY PAN INSTALLATION

POLY PANS ARE TO BE INSTALLED AT THE TIME OF LIGHT INSTALLATION. SLICING THE POLY PAN TO INSTALL LATER IS NOT AN ACCEPTABLE PRACTICE THE FLANGES OF THE POLY PANS WILL REQUIRE BACKING ALL AROUND FOR PROPER AIR SEAL. THE HOLY FOR ELEC. WIRE IS TO BE A TIGHT CUT TO THE PAN & SEALED WITH VAPOUR BARRIER SEALANT



WINDOW SILL FLASHING

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 APPLIES TO DOORS AND SKYLIGHTS ALSO



WALL TO WINDOW/DOOR INTERFACE

JOINTS AND JUNCTIONS BETWEEN WALLS AND OTHER COMPONENTS LIKE WINDOWS AND DOORS NEED TO HAVE THE SAME EFFECT R-VALUE AS THE LOWER OF THE ADJOINING COMPONENTS. FOR WINDOWS AND DOORS, ADDITIONAL INSULATION AT THE ROUGH OPENING IS TYPICALLY NOT REQUIRED

AIRTIGHTNESS - 9.36.2.9

A CONTINUOUS AIR BARRIER IS REQUIRED. ARTICLE 9.36.2.9 REQUIRED THAT THE AIR BARRIER BE CONTINUOUS:
- ACROSS JOINTS
- BETWEEN ASSEMBLIES
- AROUND PENETRATIONS

FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SUBSECTION 9.25.3. OF THE BRITISH COLUMBIA BUILDING CODE.

AIRTIGHTNESS & AIR BARRIER NOTES: 9.36.2.9 & 9.36.2.10 (SEE 9.36. DETAIL SHEETS ATTACHED)

FLEXIBLE SHEET AIR BARRIER MATERIALS REQUIRE ALL JOISTS TO BE :
- LAPPED AT LEAST 50mm (2")
- SEALED WITH NON-HARDENING SEALANTS
- STRUCTURALLY SUPPORTED

JUNCTIONS BETWEEN THE FLOOR AND RIM JOISTS TO FOUNDATION TO BE SEALED.

POLY HATS ARE REQUIRED ON EXTERIOR WALLS AND CEILINGS FOR ELECTRICAL BOXES AND POT LIGHTS AND MUST BE SEALED TO THE AIR/VAPOUR BARRIER.

ATTIC HATCHES AND ALL ELECTRICAL PENETRATIONS INTO THE ATTIC SPACE ALONG ANY GAPS, SPACES PENETRATION, IRREGULARITIES THAT COULD INHIBIT LEAKAGE MUST BE SEALED

GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX TO BE SEALED

METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOUR BARRIER LOCATION

VENTILATION - SECTION 9.32:

EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE. PRINCIPLE EXHAUST FAN TO BE 2 SPEED FAN FOR CONTINUOUS OPERATION AT LOW SPEED WITH WALL SWITCH IN BATHROOM FOR SECOND SPEED WHEN USED FOR MOISTURE EXTRACTION

PRINCIPLE EXHAUST FAN TO HAVE A LABELED OVERRIDE OFF SWITCH FOR FAN MAINTENANCE

CONTRACTOR TO ENSURE ALL VENTILATION REQUIREMENTS CONFORM TO THE 2018 BCBC

CONTRACTOR TO ENSURE AN ADEQUATE GAP IS RETAINED BETWEEN BOTTOM OF DOOR IN BEDROOMS AND FINISHED FLOOR TO ALLOW FOR AIR FLOW FROM BEDROOM

9.32.3.5 PRINCIPLE VENTILATION SYSTEM FAN REQUIREMENTS

FLOOR AREA (sq. m.)	MIN. AIR FLOW RATE l/s NO. OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
<140	14	21	28	35	42
140-280	21	28	35	42	49
281-420	28	35	42	49	56
421-560	35	42	49	56	64
561-700	42	49	56	64	71
>700	49	56	64	71	78

PRIMARY VENTILATION CAN BE ACHIEVED BY THE USE OF AN HRV OR A DEDICATED LO-SONE FAN NOT EXCEEDING 1.0 SONES NOISE LEVEL

CONTINUITY OF INSULATION - 9.36.2.5

THE CONTINUITY OF THE EFFECTIVENESS OF THE INSULATION IS REQUIRED. REFER TO SECTION 9.36.2.5. OF THE BRITISH COLUMBIA BUILDING CODE FOR FURTHER REQUIREMENTS

SUMMARY OF HVAC PERFORMANCE REQ.

EQUIPMENT TYPE	SIZE	PERFORMANCE REQUIREMENTS
GAS FIRED FURNACE	LESS THAN 220,000 BTU/HR (66kW)	ANNUAL FUEL USE EFFICIENCY (AFUE) MUST BE GREATER OR EQUAL TO 92%
GAS FIRED BOILER	LESS THAN OR = 300,000 BTU/HR (88kW)	ANNUAL FUEL USE EFFICIENCY (AFUE) MUST BE GREATER OR EQUAL TO 90%
AIR COOLED UNITARY AIR CONDITIONER & HEAT PUMP SPLIT SYSTEM	LESS THAN OR = 65,000 BTU/HR (19kW)	SEASONAL ENERGY EFF. RATING (SEER) OF 14.5 OR ENERGY EFF. RATING (EER) OF 11.5
GAS FIRED TANKLESS	LESS THAN OR = 250,000 BTU/HR (73.2kW)	ENERGY FACTOR (EF) MUST BE GREATER THAN OR = TO 0.8
ELECTRIC STORAGE	13-71 GAL. (50 TO 270L)	STANDBY LOSS LESS THAN OR EQUAL TO 25+ 0.20V (TOP INLET) 40+0.20V (BOTTOM INLET) WHERE V = THE TANK VOLUME (L)
GAS FIRE STORAGE	LESS THAN 75,000 BTU/HR (22kW)	ENERGY FACTOR (EF) MUST BE GREATER THAN OR = TO 0.67-0.0005V WHERE V = THE TANK VOLUME (L)
GAS FIRED TANKLESS	LESS THAN OR = 250,000 BTU/HR (73.2kW)	ENERGY FACTOR (EF) MUST BE GREATER THAN OR = TO 0.8

HVAC & SERVICE WATER HEATING REQUIREMENTS SECTION 9.36.3 & 9.36.4

THE DESIGN AND INSTALLATION OF HVAC AND SERVICE WATER HEATING SYSTEMS ARE TO CONFORM TO SECTION 9.36.3.1 & 9.36.4.1

HEATING AND AIR CONDITION APPLIANCE TO CONFORM TO BCBC 9.33.4.1 AND SUB SECTION 9.32.3 FOR THE DESIGN OF SYSTEMS PROVIDING VENTILATION

ALL HEATING AND AIR CONDITIONING APPLIANCES TO HAVE A MINIMUM CAPACITY CONFORMING TO BCBC 9.33.5.1 AND BE INSTALLED USING THE STANDARDS LISTED IN SECTION 9.33.5.2

THE OWNER/BUILDER(S) ARE RESPONSIBLE FOR THE SELECTION OF SPACE HEATING/COOLING AND SERVICE WATER HEATING EQUIPMENT THEY MUST ENSURE THE SELECT EQUIPMENT MEETS OF EXCEEDS THE PERFORMANCE RATINGS AS PER THE 2018 BCBC INCLUDING THE LATEST REVISIONS.
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE HEATED SPACE AND CARRY CONDITIONED AIR. ALL TRANSVERSE AND LONGITUDINAL JOINTS MUST BE SEALED USING AN APPROVED TAPE AND SEALED WHEN OUTSIDE THE HEATED SPACE. SEE SECTION 9.36.3.2

FOR AIR INTAKE AND OUTLET DAMPER REQUIREMENTS SEE SECTION 9.36.3.3

EXHAUST DUCTS MUST DISCHARGE TO THE OUTSIDE

EXHAUST & SUPPLY DUCTS MUST BE SIZED AS REQUIRED BY THE MANUFACTURER & EQUIVALENT DIAMETER AS PER TABLE 9.32.3.8.(3)

PIPING FOR HEATING & COOLING SYSTEMS MUST BE LOCATED INSIDE THE PLANE OF INSULATION TO REDUCE THERMAL LOSSES FROM THE PIPING SYSTEM. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO THE EXTERIOR ABOVE GRADE WALL

HEATING & AIR CONDITION EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE

HEATING & COOLING THERMOSTATS MUST BE ACCURATE TO PLUS OR MINUS 0.5 DEGREES CELSIUS.

WATER PIPING MUST BE INSULATED FOR 2m ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12mm THICK,

A 4" DIA. SMOOTH OR 6" FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLENUM A MIN. OF 10' TO A MAXIMUM OF 15' FROM THE FURNACE FAN TO RUN CONTINUOUSLY

METHOD DESIGN GROUP Ltd.

UNIT #202-34654 DELAIR RD.
ABBOTSFORD, B.C. V2S 2C9
TEL: (604) 217-9097
WWW.METHODDESIGNGROUP.COM

No.	Description	Date
1	ISSUE FOR B.P.	FEB.2023

NOTES:

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2018 BRITISH COLUMBIA BUILDING CODE

PROJECT NUMBER: MDG22-143

DRAWN BY:	CHECKED BY:
M.G.	B.W.
DATE: JAN.2023	SCALE: 1/4" = 1'-0"

SHEET TITLE: CONSTRUCTION DETAILS

ADDRESS: 8265 PARR AVE/HANSON DRIVE, MISSION

DRAWING: A5.02