

JOHNCOX RESIDENCE

Sakinaw Lake

AJIA

CANADIAN BUILDING SYSTEMS INC.

AJIA CUSTOM PREFAB HOMES
1-888-990-AJIA (2542)
www.ajia.ca

AJIA CANADIAN BUILDING SYSTEMS INC
1367 CROWN STREET
NORTHVANCOUVER, BC
V7J 1G4

TEL:604-990-1133, FAX:604-990-1163

ENGINEER:
MALCOLM MACQUARRIE/AJIA
ADDRESS: 1367 CROWN ST.
N. VANCOUVER, BC V7J 1G4

TEL:604-990-1133, FAX:604-990-1163

Johncox Residence

Site Plan

SITE ADDRESS:
Lot 5 Sakinaw Lake, V7L 2R6

LEGAL DESCRIPTION:
Lot 5 Plan 11997
PID 008-975-230

SQ. FOOTAGE: 1236.7
DESIGN BY: HS
DRAWN BY: RC
SCALE: As Noted
ISSUED FOR:

Building Permit

SHEET:

A1.

JOB No.:
18-19

Date: 3/13/19
Time: 3:57:30 PM

Roof & Floors	
ASSEMBLY	RSI EFFECTIVE / RSI 4.67 REQ'D
R1 METAL ROOF - INSULATED	
AIR FILM - EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING C/W 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
11 7/8" BCI 6000 ROOF JOISTS @ MAX 24" O.C.	-
R-32 ROXUL COMFORTBATT INSULATION	-
100/(13/2.429+87/5.64)	4.813
6 MIL POLY VAPOUR BARRIER	0.076
1/2" NO-SAG' GWB CEILING	0.11
AIR FILM - INTERIOR	5.029
RSI PROVIDED	
R2 METAL ROOF - INSULATED	
AIR FILM - EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING C/W 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X12 ROOF JOISTS @ 16" O.C.	-
R-31 F.G. BATT INSULATION	-
100/(13/2.429+87/5.64)	4.813
6 MIL POLY VAPOUR BARRIER	0.076
1/2" NO-SAG' GWB CEILING	0.11
AIR FILM - INTERIOR	5.029
RSI PROVIDED	
R3 METAL ROOF - UNINSULATED	
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING C/W 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X8 ROOF JOISTS @ 16" O.C.	-
1x8 T&G CEDAR SOFFIT	-
UNINSULATED	
R4 METAL ROOF - INSULATED	
AIR FILM - EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING C/W 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X10 ROOF JOISTS @ 16" O.C.	-
R-31 F.G. BATT INSULATION	-
100/(13/1.997+87/5.64)	4.559
6 MIL POLY VAPOUR BARRIER	0.076
1/2" NO-SAG' GWB CEILING	0.11
AIR FILM - INTERIOR	4.775
RSI PROVIDED	
F1 MAIN FLOOR SLAB - HYDRONIC HEATING	
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
REINFORCED 4" CONCRETE SLAB - SEE STRUCTURAL	0.041
CONFIRM SLAB THICKNESS WITH HYDRONIC MANUF. RECOMMENDATIONS	-
6 MIL POLY VAPOUR BARRIER - TAPE AND SEALED TO FOUNDATION WALL	-
MIN. R14 RIGID INSULATION UNDER ENTIRE FLOOR	2.467
MIN. 6" COMPACTED CRUSHED STONE - SEE GEOTECH. REPORT	2.668
RSI PROVIDED	
F2 SLAB-ON-GRADE (GARAGE)	
4" CONCRETE SLAB - SLOPE TO DRAIN	-
MIN. 6" COMPACTED CRUSHED STONE	-
UNINSULATED	
F3 INTERIOR FLOOR - UPPER LEVEL	
FINISH FLOOR TO SPEC.	-
1 1/2" CONC. TOPPING WITH HYDRONIC TUBES	-
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	-
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
CROSS BRIDGING TO MANUF. SPEC.	-
1/2" GWB CEILING	-
UNINSULATED	
F4 INTERIOR FLOOR - INSULATED	
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	0.135
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
R28 F.G. BATT INSULATION	-
100/(9/2.564+91/4.93)	4.552
CROSS BRIDGING PER MANUF. RECOMMENDATIONS	-
1/2" GWB CEILING OR VENTED SOFFIT	-
AIR FILM	0.03
RSI PROVIDED EXCEEDS MIN. PRESCRIBED STANDARDS	4.847
F5 DECK OVER EXTERIOR SPACE - UNINSULATED	
DECK BOARDS ON REVERSE TAPERED SLEEPERS	-
DRIP DECK	-
2X12 ACQ @16" O.C.	-
CROSS BRIDGING AT MID-SPAN	-
UNINSULATED	

Exterior Walls	
ASSEMBLY	RSI EFFECTIVE / RSI 2.30 REQ'D
CW1 CONCRETE FOUNDATION WALL - INSULATED CRAWLSPACE	
DRAIN MAT WITH TERM BAR AT TOP	-
2 COATS BITUMINOUS DAMPROOFING	-
8" CONCRETE FOUNDATION WALL - SEE STRUCTURAL	0.081
3" TYPE 1 EXPANDED RIGID INSULATION	1.95
RSI PROVIDED	2.031
W1 EXTERIOR WALL - SIDING	
EXT. AIR FILM	0.03
SIDING	0.026
- SEE ELEVATIONS FOR MATERIAL, LOCATION AND EXTENT	-
1/2" X 1/2" VERTICAL F.I. PLYWOOD STRAPPING @ 16" O.C.	0.15
1 1/2" ROXUL 80 BOARD WITH Z-GIRT	1.05
BUILDING WRAP/AIR BARRIER (TYVEK OR EQUAL)	-
3/8" PLYWOOD SHEATHING - SEE STRUCTURAL	0.083
2X6 WOOD FRAMING (SPACING AS PER STRUCT)	2.36
R-20 F.G. BATT INSULATION	-
6 MIL POLY VAPOUR BARRIER - AIR BARRIER	0.08
1/2" GWB	0.12
PRIME AND PAINT FINISH (AIR FILM RSI)	3.899
RSI PROVIDED	
Interior Walls	
ASSEMBLY	RSI EFFECTIVE / UNINSULATED
W2 INTERIOR PARTITION WALL	
1/2" GWB	-
2x4 STUD FRAMING @ 16" O.C.	-
PROVIDE 2x6 STUD FRAMING AT PLUMBING WALLS	-
1/2" GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	-
UNINSULATED	
W3 INSULATED WALL - GARAGE / LIVING	
GARAGE SIDE (AIR FILM)	0.03
1/2" GWB	0.08
2x6 STUD FRAMING @ 16" O.C.	2.36
R-20 F.G. BATT INSULATION	-
6 MIL POLY VAPOUR BARRIER	0.08
1/2" GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	-
LIVING SIDE (AIR FILM)	0.12
RSI PROVIDED	2.67
W4 DEMISING WALL - 1 HR FIRE RESISTANCE RATING	
ASSEMBLY W6C BCBC 2012 A9.10.3.1.A STC 53	AT GARAGE
GARAGE SIDE (AIR FILM)	0.03
2 LAYERS 1/2" TYPE X GWB	0.155
RESILIENT METAL CHANNELS @ 16" O.C.	-
2x6 STUD FRAMING @ 16" O.C.	2.36
R-20 F.G. BATT INSULATION	-
6 MIL POLY VAPOUR BARRIER	0.08
2 LAYERS 1/2" TYPE X GWB	0.155
PRIME AND PAINT FINISH - BOTH SIDES	-
LIVING SIDE (AIR FILM)	0.12
RSI PROVIDED	2.82

Energy Zone # 5 AS PER SCRD

CLIMATIC & SEISMIC DATA
Green River / Wedge Woods

Frost Protection min .46m (18")

Ground snow load, snow component Ss 2.3 kPa
Ground snow load, rain component Sr 0.4

Wind Data
Hourly wind pressure 1/10 0.36
Hourly wind pressure 1/50 0.53

Seismic Data
Spectral response acceleration, Sa(t)

Sa(0.2)	0.850
Sa(0.5)	0.599
Sa(1.0)	0.321
Sa(2.0)	0.168
PGA(g)	0.411

SUMMARY OF EFFECTIVE R-VALUE OF CONSTRUCTION ASSEMBLIES. SEE PAGE

BUILDING ASSEMBLY	ZONE 5 - 3000 TO 3999 HDD	INSTALLED EFFECTIVE RSI VALUE
CEILING BELOW ATTICS	8.67	N/A
CATHEDRAL CEILINGS AND FLAT ROOF	4.67	5.02
WALLS	2.92	2.84
FLOOR OVER UNHEATED SPACE	4.67	4.877
FOUNDATION WALL	2.98	2.031
UNHEATED FLOOR ABOVE FROST LINE	1.96	N/A
HEATED FLOORS	2.32	N/A

PROJECT INFORMATION

CIVIC ADDRESS	LOT 5 SAKINAW LAKE
NEIGHBORHOOD	EGMOND/PENDER HARBOUR
PROJECT TYPE	PROPOSED NEW SINGLE FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	SCRD
PID	008-975-230
FOLIO	746.06007.009
LEGAL DESCRIPTION	LOT 5
ZONE	RU-1
ELECTORAL	AREA A
ELEVATION	
SNOW LOAD	

ZONING ANALYSIS

SETBACKS	FRONT YARD	REAR YARD	INT. SIDE YARD	OCEAN NATURAL BOUNDARY
STRUCTURE				
PRINCIPAL BUILDING	5M	5M	1.5M	7.5M
SETBACK EXCLUSION				
reduction of 2 metres, provided that the reduction shall apply only to the projecting feature				

LOT AREA

LOT WIDTH			
LOT AREA	0.51 acres	2063.90 m2	22207.53 sq ft
TOTAL DECK AREA			
PARCEL COVERAGE ALLOWED	15%	309.58 m2	3331.13 sq ft
FSR PROPOSED		0.0%	

BUILDING

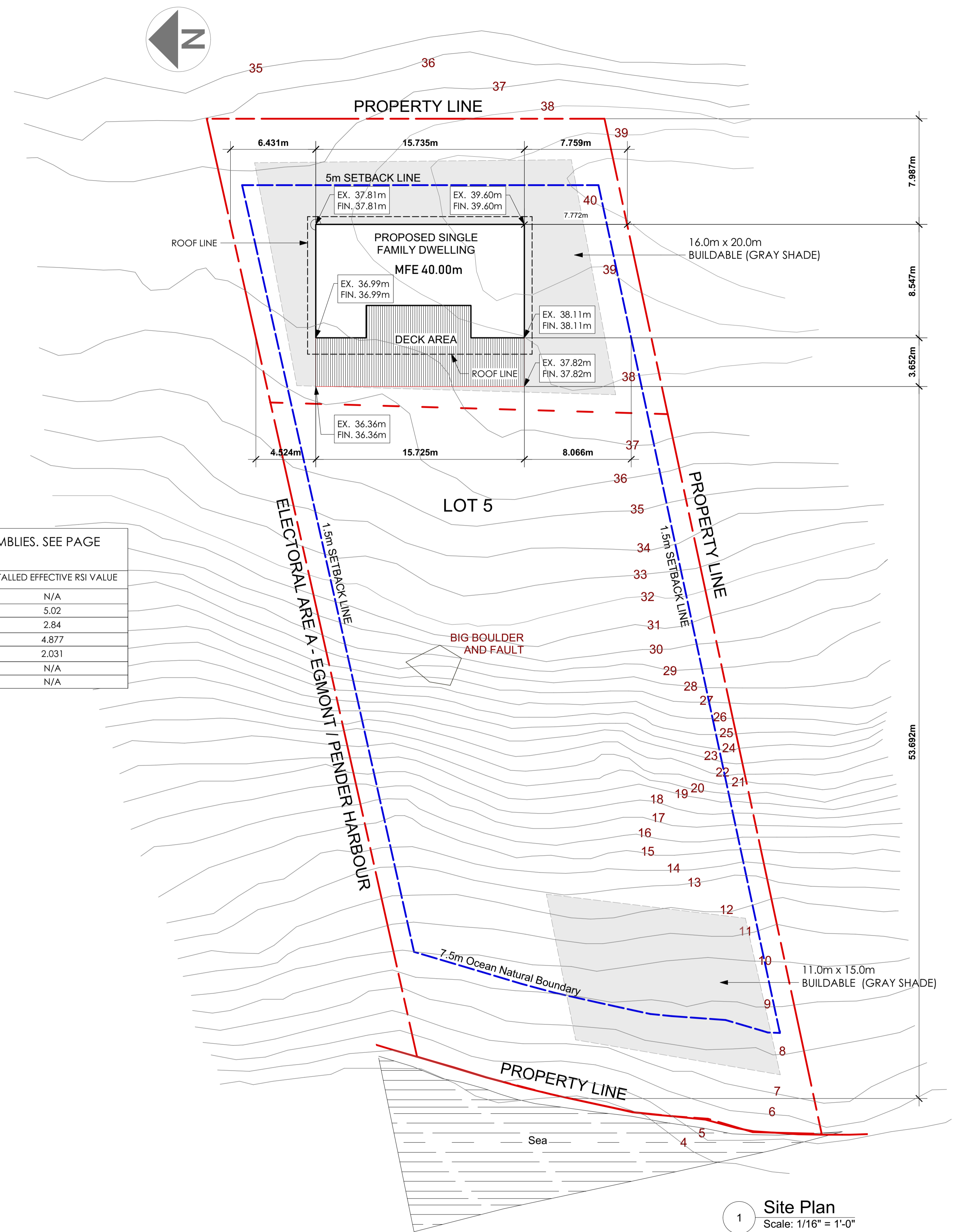
FLOOR AREA	REFER TO SUMMARY TABLE
HEIGHT ALLOWED	11m
HEIGHT ACTUAL	

APPLIED DEFINITIONS

"grade, average finished" means the average ground elevation, after placement of fill, removal of soil, regrading or construction, adjoining the perimeter of a building or structure excluding steps, eaves, sunlight controls, canopies, balconies, open porches, patios, and uncovered swimming pools.

"parcel coverage" means the horizontal area within the extreme outer limits of all structures on a parcel expressed as a percentage of the parcel area.

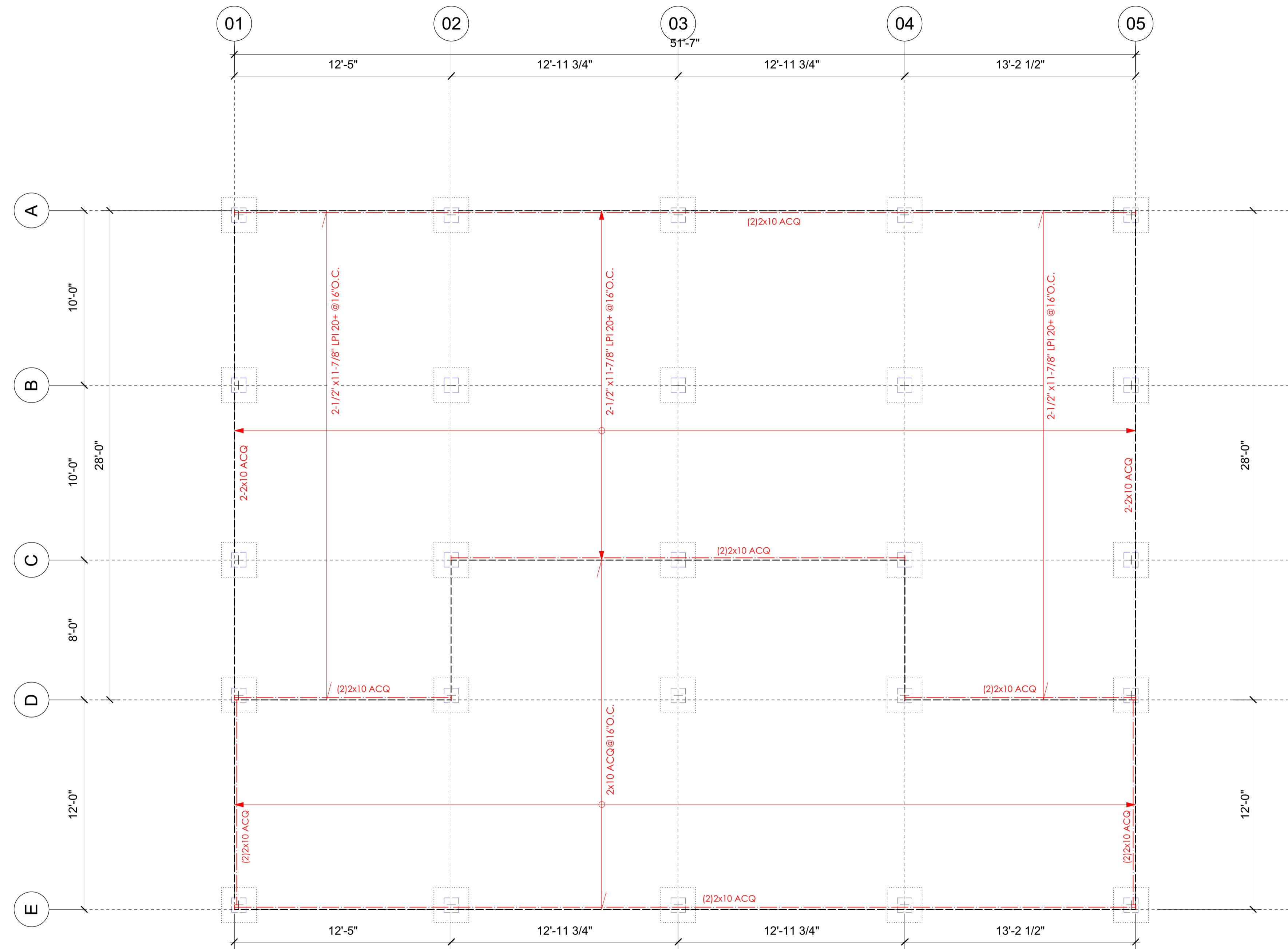
"structure" means any erection or construction fixed to, supported by or sunk into land or water excluding:



1 Site Plan
Scale: 1/16" = 1'-0"

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**Johncox
Residence**

**Foundation
Plan**

SITE ADDRESS:

Lot 5 Sakinaw Lake, V7L 2R6

LEGAL DESCRIPTION:

Lot 5 Plan 11997
PID 008-975-230

SQ. FOOTAGE: 1236.7

DESIGN BY: HS

DRAWN BY: RC

SCALE: As Noted

ISSUED FOR:

Building Permit

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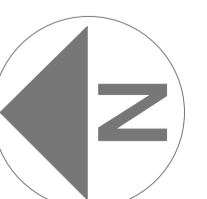
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Main Floor

SITE ADDRESS:
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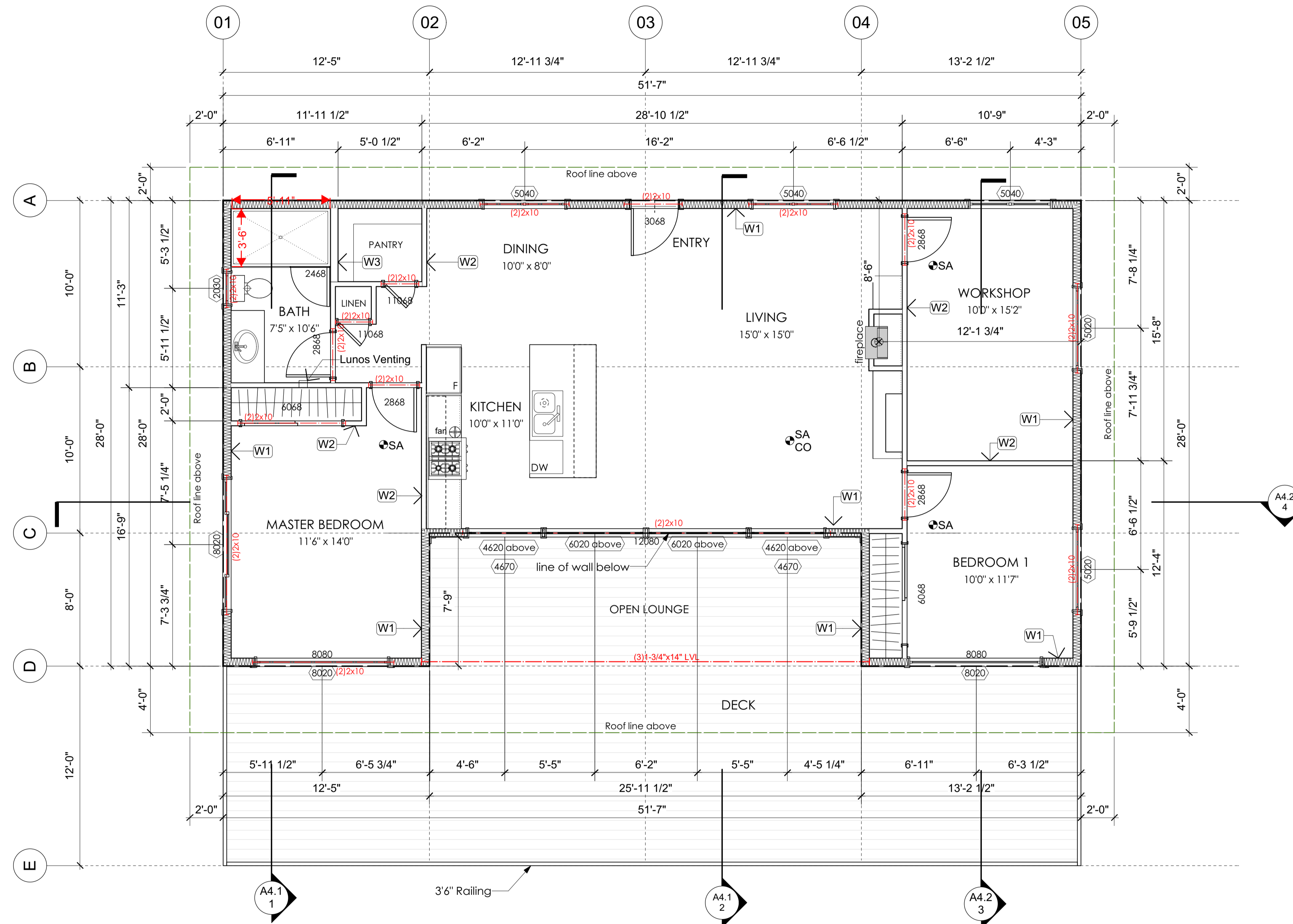
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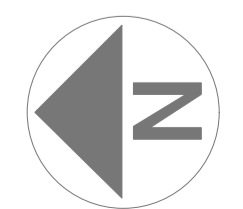
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Main Floor Layout
Scale: 1:48

MAIN FLOOR
1272.8 sq ft



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Roof Plan

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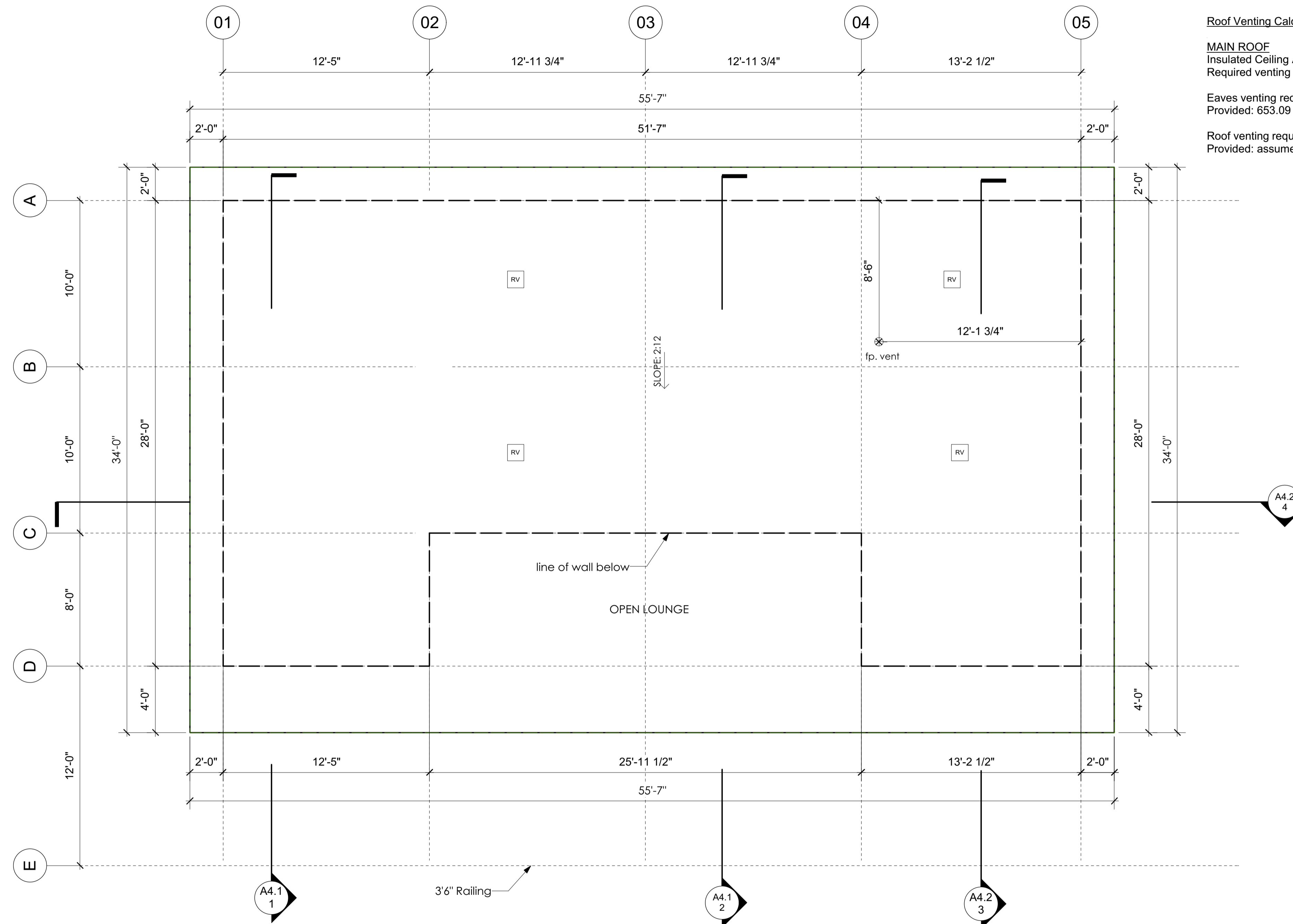
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Roof Venting Calculations:

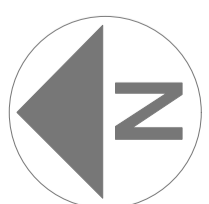
MAIN ROOF

Insulated Ceiling Area: 1236.67 sq.ft
Required venting 1/150 of insulated ceiling area: 8.24 sq.ft

Eaves venting required: 25% of 8.24 sq.ft = 2.06 sq.ft
Provided: 653.09 sq.ft @ 6.4% Efficient = 41.79 sq.ft

Roof venting required: 25% of 8.24 sq.ft = 2.06 sq.ft
Provided: assume 0.67 sq.ft. per 1 roof vent (RV) as shown = 2.67 sq.ft

2 Roof Layout
Scale: 1/4" = 1'-0"



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Elevations

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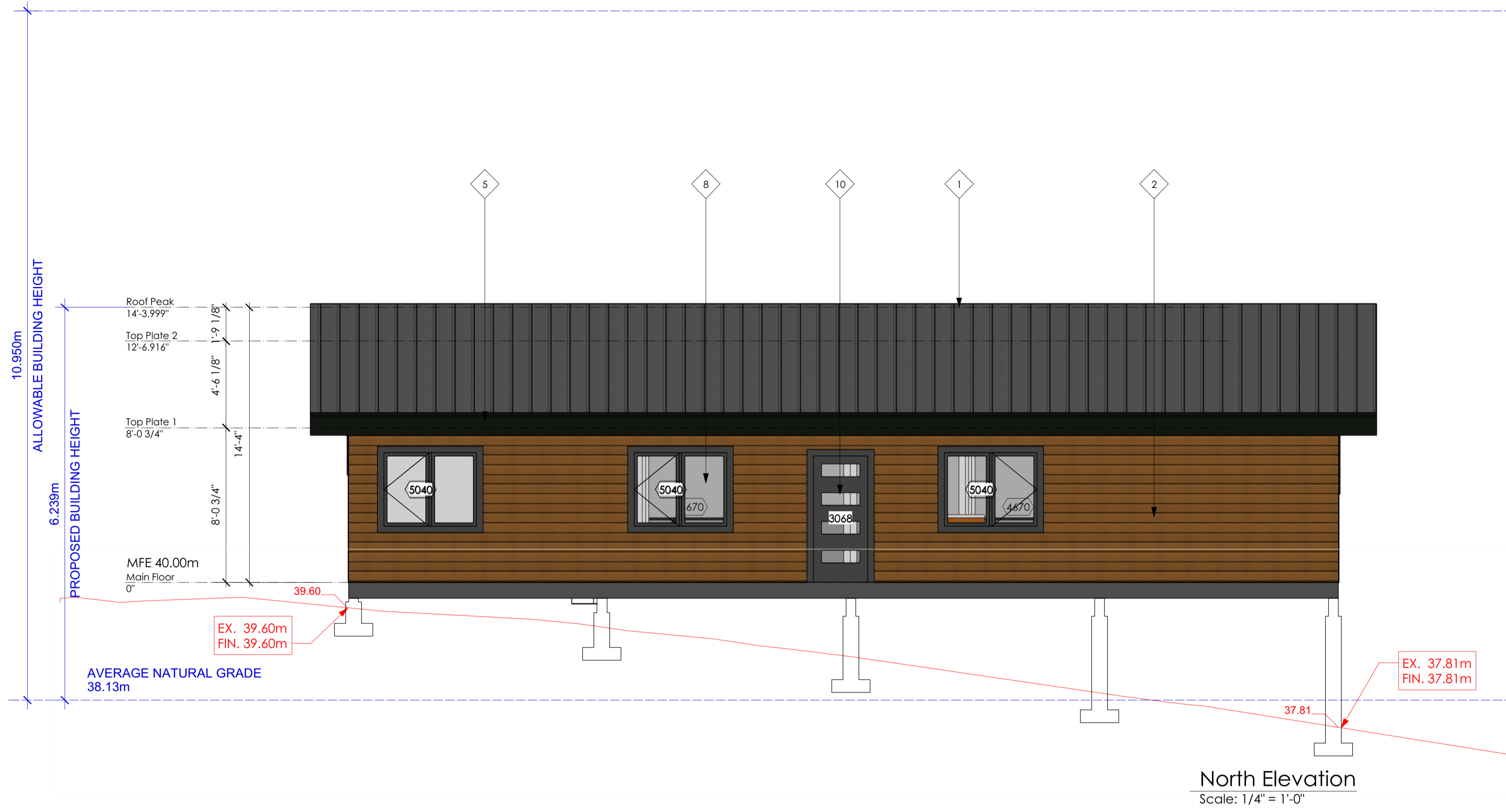
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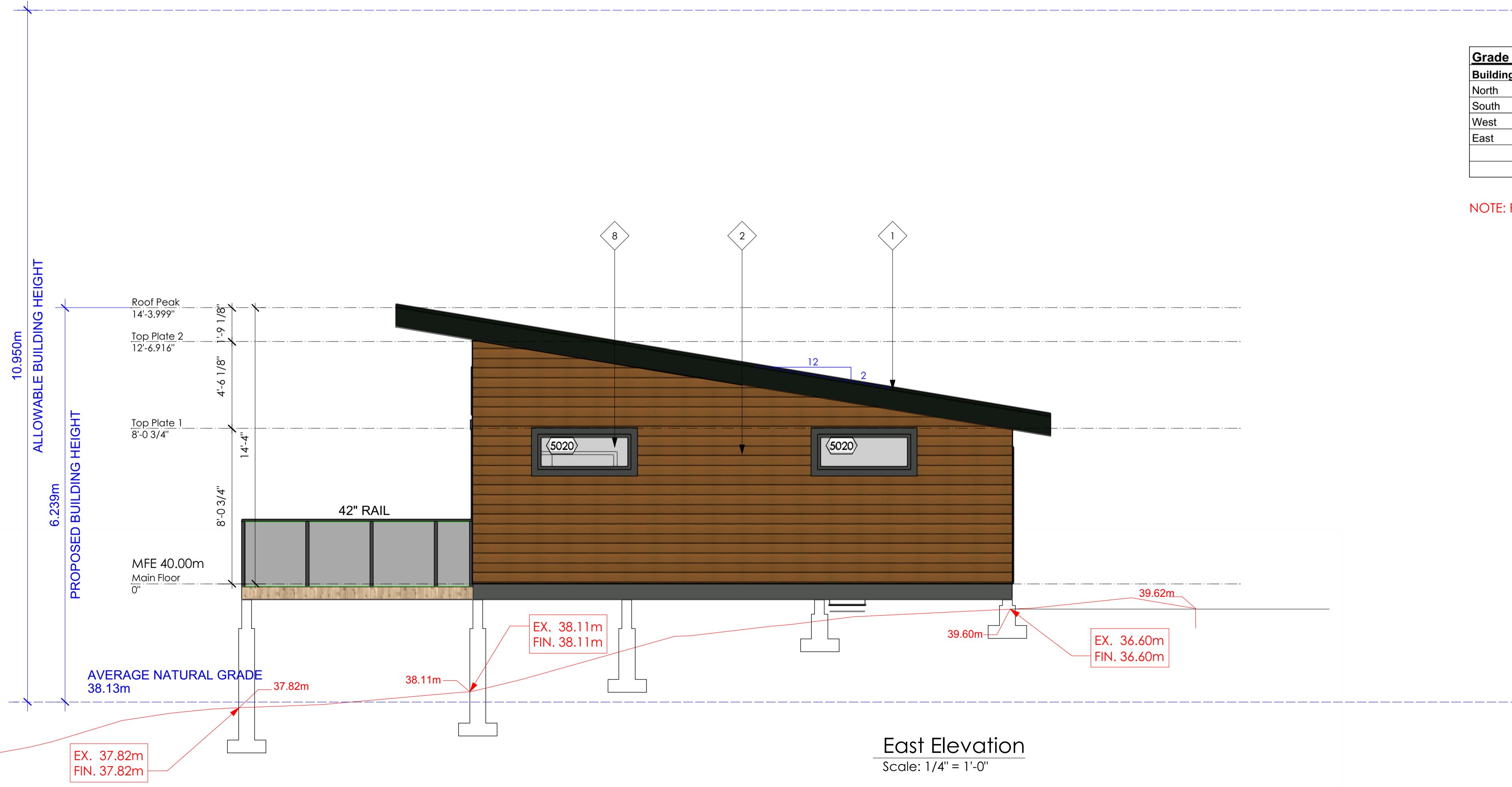
EXTERIOR FINISHES - SEE COLOUR SCHEDULE

- 1 PREFINISHED METAL ROOFING
- 2 FIBRE-CEMENT SIDING [HORIZONTAL] ON RAINSCREEN - PAINT FINISH
- 3 CEDAR SOFFT
- 4 CULTURED STONE ON RAINSCREEN
- 5 2 X 8 FASCIA BOARD
- 6 2 X 10 TRIM
- 7 1 X 6 WOOD TRIM
- 8 VINYL FRAMED WINDOWS
- 9 WOOD COLUMN - STAINED COMBED FACE FINISH
- 10 EXTERIOR ENTRY DOOR
- 11 OVERHEAD DOOR - PAINT FINISH
- 12 METAL GUTTER & DOWNSPOUT
- 13 PREFINISHED METAL RAILING - GLAZED PANEL
- 14 2X10 GABLE BOARD W/ 1 X4 TRIM
- 15 DECORATIVE GABLE BRACKET
- 16 TIMBER BEAM



Grade Calculation:			
Building Face	High	Low	Average
North	39.6	37.81	38.705
South	38.11	36.99	37.55
West	37.81	36.99	37.4
East	39.6	38.11	38.855
	Total	152.51	
	Grade	38.13 m	

NOTE: RED COLOUR INDICATES EXISTING GRADE IN METERS U.N.O.



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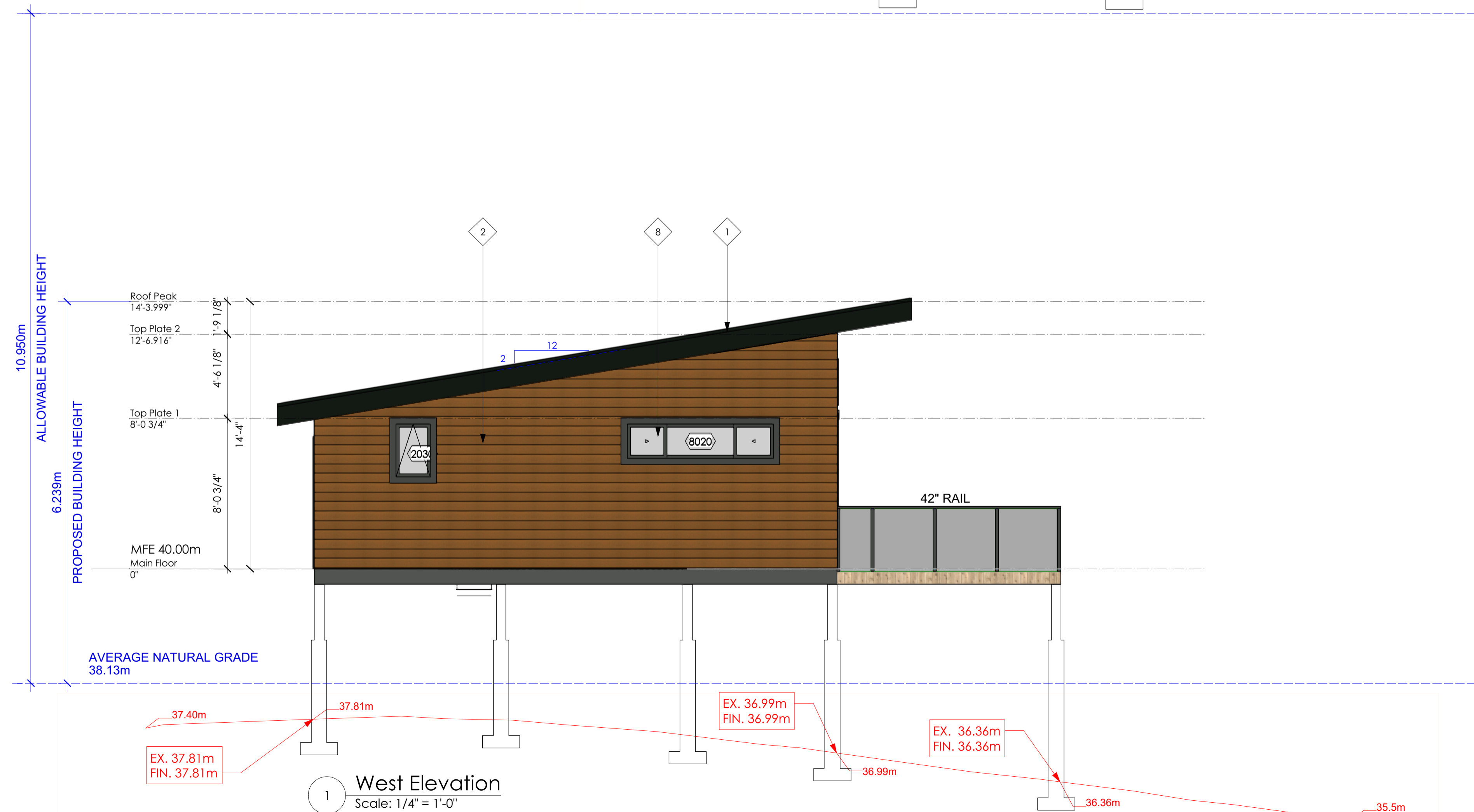
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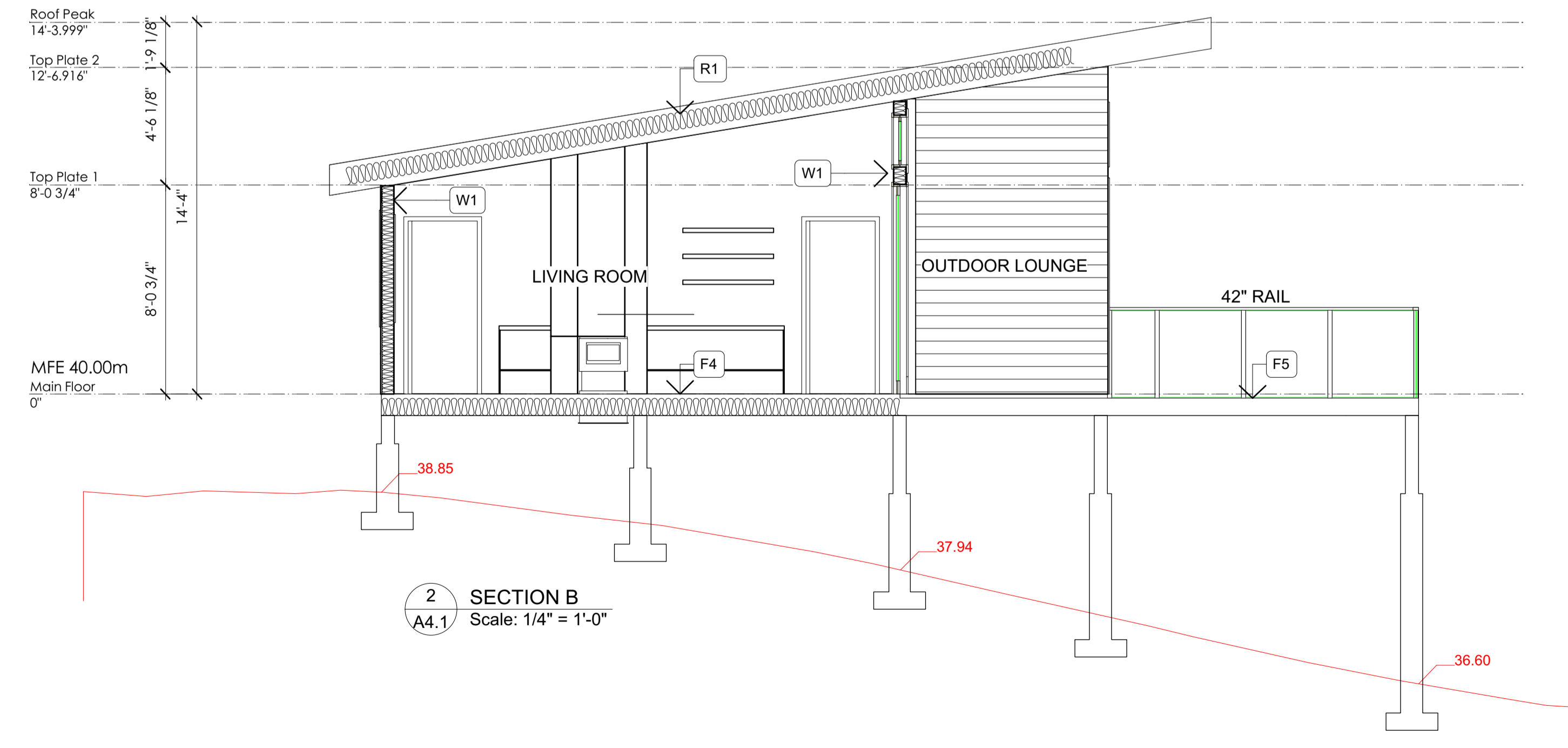
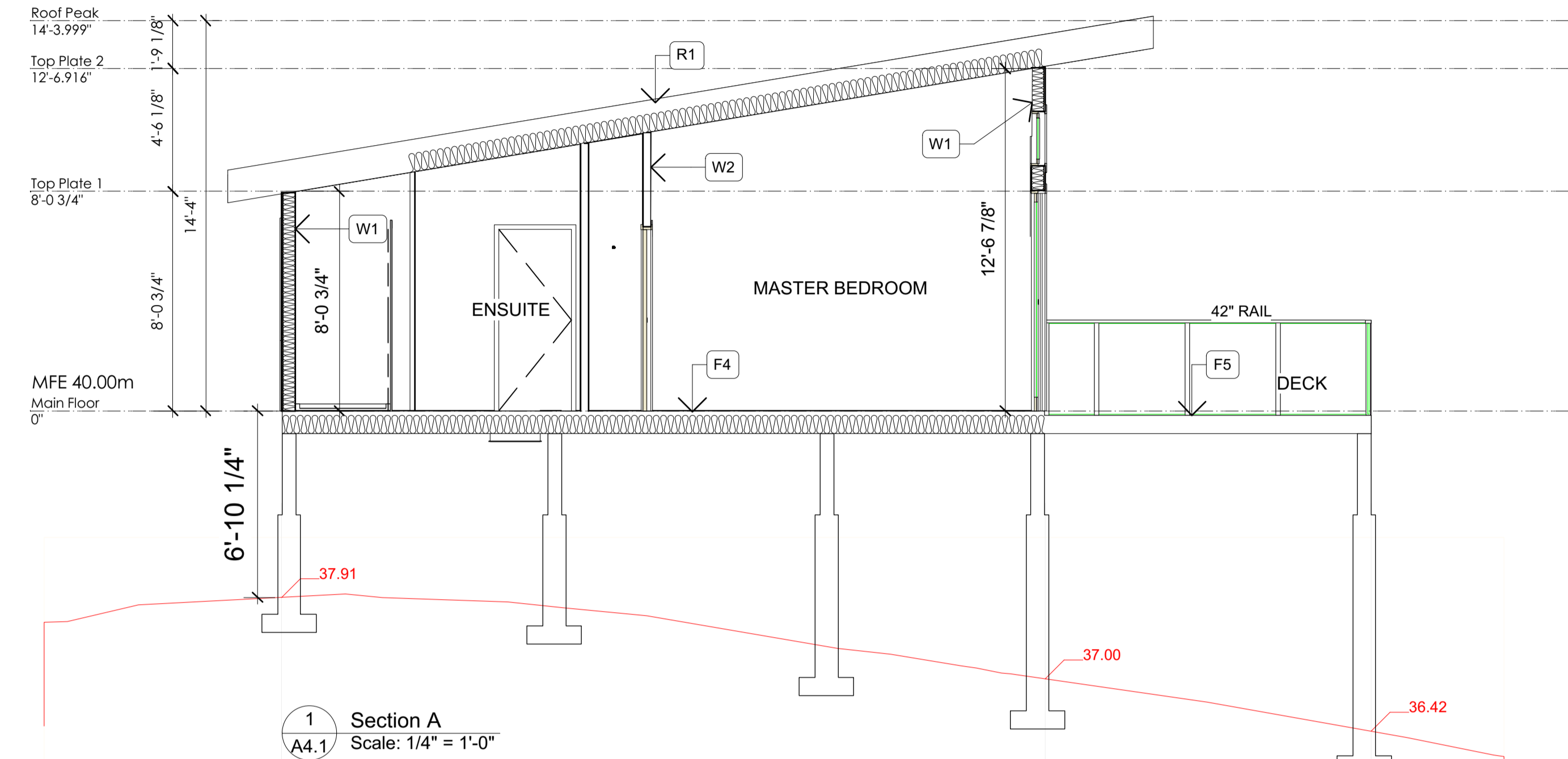
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1x6 T&G CEDAR SOFFIT	-
R4 METAL ROOF - INSULATED	RSI 4.67 REQ'D
AIR FILM- EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING C/W 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X10 ROOF JOISTS @ 16" O.C.	-
R-31 F.G. BATT INSULATION	-
100/(13/1.997+87/5.64)	4.559
6 MIL POLY VAPOUR BARRIER	0.076
1/2" 'NO-SAG' GWB CEILING	0.11
AIR FILM- INTERIOR	0.03
RSI PROVIDED	4.775
F1 MAIN FLOOR SLAB - HYDRONIC HEATING	RSI 2.32 REQ'D
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
REINFORCED 4" CONCRETE SLAB - SEE STRUCTURAL	0.041
CONFIRM SLAB THICKNESS WITH HYDRONIC MANUF. RECOMMENDATIONS	-
5 MIL POLY VAPOUR BARRIER - TAPED AND SEALED TO FOUNDATION WALL	2.467
MIN. R14 RIGID INSULATION UNDER ENTIRE FLOOR	-
MIN. 6" COMPACTED CRUSHED STONE - SEE GEOTECH. REPORT	2.668
RSI PROVIDED	2.668
F2 SLAB-ON-GRADE (GARAGE)	UNINSULATED
4" CONCRETE SLAB - SLOPE TO DRAIN	-
MIN. 6" COMPACTED CRUSHED STONE	-
F3 INTERIOR FLOOR - UPPER LEVEL	UNINSULATED
FINISH FLOOR TO SPEC.	-
1 1/2" CONC. TOPPING WITH HYDRONIC TUBES	-
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	-
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
CROSS BRIDGING TO MANUF. SPEC.	-
1/2" GWB CEILING	-
F4 INTERIOR FLOOR - INSULATED	RSI 4.67 REQ'D
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	0.135
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
R28 F.G. BATT INSULATION	-
100/(9/2.564+91/4.93)	4.552
CROSS BRIDGING PER MANUF. RECOMMENDATIONS	-
1/2" GWB CEILING OR VENTED SOFFIT	-
AIR FILM	0.03
RSI PROVIDED EXCEEDS MIN. PRESCRIBED STANDARDS	4.847
F5 DECK OVER EXTERIOR SPACE - UNINSULATED	UNINSULATED
DECK BOARDS ON REVERSE TAPERED SLEEPERS	-
DRIP DECK	-
2X12 ACQ @ 16" O.C.	-
CROSS BRIDGING AT MID-SPAN	-

ASSEMBLY	RSI EFFECTIVE
CW1 CONCRETE FOUNDATION WALL - INSULATED CRAWLSPACE	RSI 1.99 REQ'D
DRAIN MAT WITH TERM BAR AT TOP	-
2 COATS BITUMINOUS DAMPROOFING	0.081
6" CONCRETE FOUNDATION WALL - SEE STRUCTURAL	1.95
3" TYPE 1 EXPANDED RIGID INSULATION	2.031
RSI PROVIDED	2.031
W1 EXTERIOR WALL - SIDING	RSI 2.92 REQ'D
EXT. AIR FILM	0.03
SIDING	0.026
-SEE ELEVATIONS FOR MATERIAL, LOCATION AND EXTENT	-
1/2 X 1 1/2" VERTICAL P.L. PLYWOOD SHEATHING @ 16" O.C.	0.15
1 1/2" ROXUL 80 BOARD WITH Z-GIRT	1.05
BUILDING WRAP/AIR BARRIER (TYVEK OR EQUAL)	-
3/8" PLYWOOD SHEATHING - SEE STRUCTURAL	0.083
2X6 WOOD FRAMING (SPACING AS PER STRUCT)	-
R-20 F.G. BATT INSULATION	2.36
6 MIL POLY VAPOUR BARRIER - AIR BARRIER	0.08
1/2" GWB	0.12
PRIME AND PAINT FINISH (AIR FILM RSI)	3.899
RSI PROVIDED	3.899
Interior Walls	
ASSEMBLY	RSI EFFECTIVE
W2 INTERIOR PARTITION WALL	UNINSULATED
1/2" GWB	-
2x4 STUD FRAMING @ 16" O.C.	-
PROVIDE 2x6 STUD FRAMING AT PLUMBING WALLS	-
1/2" GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	-
W3 INSULATED WALL - GARAGE / LIVING	RSI 2.62 REQ'D
GARAGE SIDE (AIR FILM)	0.03
1/2" GWB	0.08
2x6 STUD FRAMING @ 16" O.C.	2.36
R-20 F.G. BATT INSULATION	-
6 MIL POLY VAPOUR BARRIER	0.08
1/2" GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	0.12
LIVING SIDE (AIR FILM)	2.67
RSI PROVIDED	2.67
W4 DEMISING WALL - 1 HR FIRE RESISTANCE RATING	RSI 2.62 REQ'D
ASSEMBLY W6C BCBC 2012 A9.10.3.1.A	STC 53
AT GARAGE	-
GARAGE SIDE (AIR FILM)	0.03
2 LAYERS 1/2" TYPE X GWB	0.155
RESILIENT METAL CHANNELS @ 16" O.C.	-
2x6 STUD FRAMING @ 16" O.C.	-
R-20 F.G. BATT INSULATION	2.36
6 MIL POLY VAPOUR BARRIER	0.155
2 LAYERS 1/2" TYPE X GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	0.12
LIVING SIDE (AIR FILM)	2.82
RSI PROVIDED	2.82



CANADIAN BUILDING SYSTEMS INC.

AJIA CUSTOM PREFAB HOMES
1-888-990-AJIA (2542)
www.ajia.ca

AJIA CANADIAN BUILDING SYSTEMS INC
1367 CROWN STREET
NORTH VANCOUVER, BC
V7J 1G4

TEL:604-990-1133, FAX:604-990-1163

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ENGINEER:

MALCOLM MACQUARRIE/AJIA

ADDRESS: 1367 CROWN ST.

N. VANCOUVER, BC V7J 1G4

TEL:604-990-1133, FAX:604-990-1163

Johncox Residence

Sections

SITE ADDRESS:
Lot 5 Sakinaw Lake, V7L 2R6

LEGAL DESCRIPTION:
Lot 5 Plan 11997
PID 008-975-230

SQ. FOOTAGE: 1236.7

DESIGN BY: HS

DRAWN BY: RC

SCALE: As Noted

ISSUED FOR:

Building Permit

SHEET:

A4.1

JOB No.:

18-19

Date: 3/13/19

Time: 3:57:33 PM

JOHNCOX RESIDENCE

Sakinaw Lake

AJIA

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PID 008-975-230

SQ. FOOTAGE: 1236.7

DESIGN BY: HS

DRAWN BY: RC

SCALE: As Noted

ISSUED FOR:

Building Permit

SHEET:

A4.2

JOB No.:

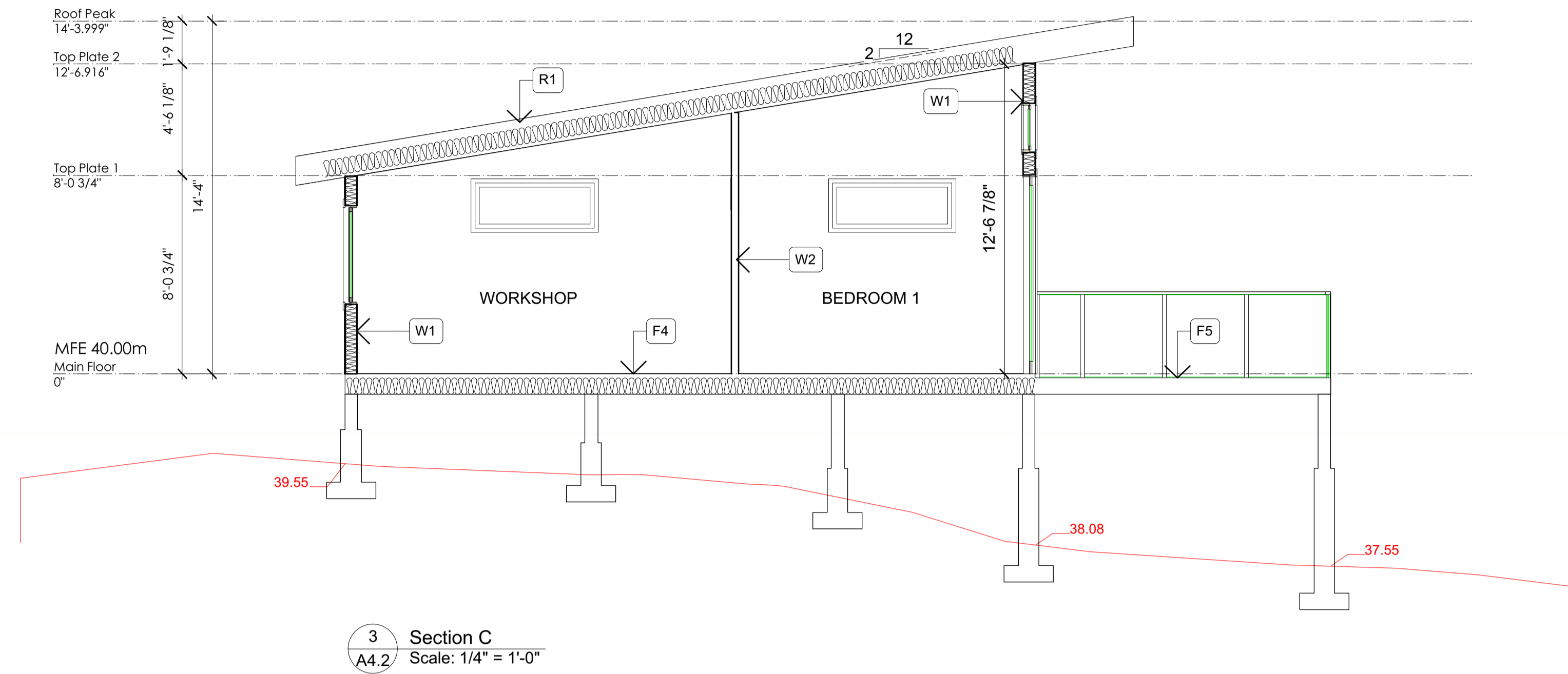
18-19

Date: 3/13/19

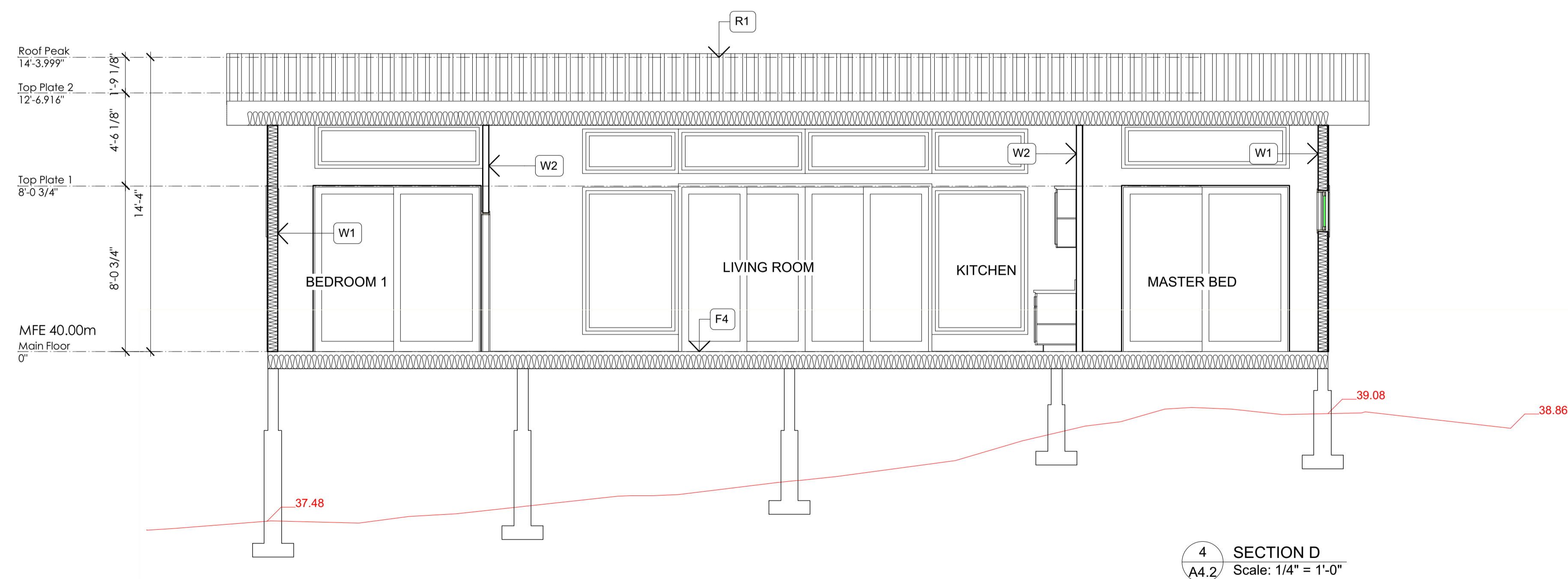
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Roof & Floors	
ASSEMBLY	RSI EFFECTIVE
R1 METAL ROOF - INSULATED	RSI 4.67 REQ'D
AIR FILM-EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING CW 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
11 7/8" BCI 6000 ROOF JOISTS @ MAX 24" O.C.	-
R-32 ROXUL COMFORTBATT INSULATION	-
100(13/2.429+87/5.64)	4.813
6 MIL POLY VAPOUR BARRIER	-
1/2" 'NO-SAG' GWB CEILING	0.076
AIR FILM-INTERIOR	0.11
RSI PROVIDED	5.029
R2 METAL ROOF - INSULATED	RSI 4.67 REQ'D
AIR FILM-EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING CW 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X12 ROOF JOISTS @ 16" O.C.	-
R-31 F.G. BATT INSULATION	-
100(13/2.429+87/5.64)	4.813
6 MIL POLY VAPOUR BARRIER	-
1/2" 'NO-SAG' GWB CEILING	0.076
AIR FILM-INTERIOR	0.11
RSI PROVIDED	5.029
R3 METAL ROOF - UNINSULATED	UNINSULATED
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING CW 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X8 ROOF JOISTS @ 16" O.C.	-
1x6 T&G CEDAR SOFFIT	-
R4 METAL ROOF - INSULATED	RSI 4.67 REQ'D
AIR FILM-EXTERIOR	0.03
PRE-FIN METAL ROOFING TO OWNER'S SPEC.	-
ROOFING FELT	-
1/2" PLYWOOD ROOF SHEATHING CW 'H' CLIPS	-
2X4 PURLINS ON FLAT @ 16" O.C.	-
2X10 ROOF JOISTS @ 16" O.C.	-
R-31 F.G. BATT INSULATION	-
100(13/1.997+87/5.64)	4.559
6 MIL POLY VAPOUR BARRIER	-
1/2" 'NO-SAG' GWB CEILING	0.076
AIR FILM-INTERIOR	0.11
RSI PROVIDED	4.775
F1 MAIN FLOOR SLAB - HYDRONIC HEATING	RSI 2.32 REQ'D
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
REINFORCED 4" CONCRETE SLAB - SEE STRUCTURAL	0.041
CONFIRM SLAB THICKNESS WITH HYDRONIC MANUF. RECOMMENDATIONS	-
5 MIL POLY VAPOUR BARRIER - TAPED AND SEALED TO FOUNDATION WALL	-
MIN. R14 RIGID INSULATION UNDER ENTIRE FLOOR	2.467
MIN. 6" COMPACTED CRUSHED STONE - SEE GEOTECH. REPORT	2.668
RSI PROVIDED	2.668
F2 SLAB-ON-GRADE (GARAGE)	UNINSULATED
4" CONCRETE SLAB - SLOPE TO DRAIN	-
MIN. 6" COMPACTED CRUSHED STONE	-
F3 INTERIOR FLOOR - UPPER LEVEL	UNINSULATED
FINISH FLOOR TO SPEC.	-
1 1/2" CONC. TOPPING WITH HYDRONIC TUBES	-
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	-
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
CROSS BRIDGING TO MANUF. SPEC.	-
1/2" GWB CEILING	-
F4 INTERIOR FLOOR - INSULATED	RSI 4.67 REQ'D
FINISH FLOOR TO OWNER'S SPEC (AIR FILM RSI)	0.16
3/4" T&G OSB SUB-FLOOR - GLUED AND SCREWED TO JOISTS	0.135
- GLUED AND SCREWED TO JOISTS	-
11 7/8" BCI 6000 JOISTS @ 24" O.C.	-
R28 F.G. BATT INSULATION	-
100(9/2.564+91/4.93)	4.552
CROSS BRIDGING PER MANUF. RECOMMENDATIONS	-
1/2" GWB CEILING OR VENTED SOFFIT	-
AIR FILM	0.03
RSI PROVIDED EXCEEDS MIN. PRESCRIBED STANDARDS	4.847
F5 DECK OVER EXTERIOR SPACE - UNINSULATED	UNINSULATED
DECK BOARDS ON REVERSE TAPERED SLEEPERS	-
DRIP DECK	-
2X12 ACQ @ 16" O.C.	-
CROSS BRIDGING AT MID-SPAN	-

Exterior Walls	
ASSEMBLY	RSI EFFECTIVE
CW1 CONCRETE FOUNDATION WALL - INSULATED CRAWLSPACE	RSI 1.99 REQ'D
DRAIN MAT WITH TERM BAR AT TOP	-
2 COATS BITUMINOUS DAMPROOFING	0.081
8" CONCRETE FOUNDATION WALL - SEE STRUCTURAL	1.95
3" TYPE 1 EXPANDED RIGID INSULATION	-
RSI PROVIDED	2.031
W1 EXTERIOR WALL - SIDING	RSI 2.92 REQ'D
EXT. AIR FILM	0.03
SIDING	0.026
-SEE ELEVATIONS FOR MATERIAL, LOCATION AND EXTENT	-
1/2 X 1 1/2" VERTICAL P.L. PLYWOOD SHEATHING @ 16" O.C.	0.15
1 1/2" ROXUL 80 BOARD WITH Z-GIRT	1.05
BUILDING WRAP/AIR BARRIER (TYVEK OR EQUAL)	-
3/8" PLYWOOD SHEATHING - SEE STRUCTURAL	0.083
2X6 WOOD FRAMING (SPACING AS PER STRUCT)	-
R-20 F.G. BATT INSULATION	2.36
6 MIL POLY VAPOUR BARRIER - AIR BARRIER	-
1/2" GWB	0.08
PRIME AND PAINT FINISH (AIR FILM RSI)	0.12
RSI PROVIDED	3.899
Interior Walls	
ASSEMBLY	RSI EFFECTIVE
W2 INTERIOR PARTITION WALL	UNINSULATED
1/2" GWB	-
2x4 STUD FRAMING @ 16" O.C.	-
PROVIDE 2x6 STUD FRAMING AT PLUMBING WALLS	-
1/2" GWB	-
PRIME AND PAINT FINISH - BOTH SIDES	-
W3 INSULATED WALL - GARAGE / LIVING	RSI 2.62 REQ'D
GARAGE SIDE (AIR FILM)	0.03
1/2" GWB	0.08
2x6 STUD FRAMING @ 16" O.C.	-
R-20 F.G. BATT INSULATION	2.36
6 MIL POLY VAPOUR BARRIER	-
1/2" GWB	0.08
PRIME AND PAINT FINISH - BOTH SIDES	-
LIVING SIDE (AIR FILM)	0.12
RSI PROVIDED	2.67
W4 DEMISING WALL - 1 HR FIRE RESISTANCE RATING	RSI 2.62 REQ'D
ASSEMBLY W6C CBC 2012 A9.10.3.1.A	STC 53
AT GARAGE	-
GARAGE SIDE (AIR FILM)	0.03
2 LAYERS 1/2" TYPE X GWB	0.155
RESILIENT METAL CHANNELS @ 16" O.C.	-
2x6 STUD FRAMING @ 16" O.C.	-
R-20 F.G. BATT INSULATION	2.36
6 MIL POLY VAPOUR BARRIER	-
2 LAYERS 1/2" TYPE X GWB	0.155
PRIME AND PAINT FINISH - BOTH SIDES	-
LIVING SIDE (AIR FILM)	0.12
RSI PROVIDED	2.82



3 Section C
A4.2 Scale: 1/4" = 1'-0"



4 SECTION D
A4.2 Scale: 1/4" = 1'-0"

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