

# Assemblies - With HRV

- 101 Concrete Foundation 8x20 Min. 3'-0" Below Grade c/w 4" Perimeter Drain

- 102 8" Reinforced Concrete Wall

- 103 Column on 12x30x30 Concrete Footing on Compacted Fill

- 105 Floor Finish on 4" Concrete Slab on Grade 6MIL Poly Vapour Barrier 4" Min. Screened Gravel on (For RG Exhaust)

- 106 4" Concrete Slab on Grade 12" Min. Gravel on Compacted Fill

- 107 5" Concrete Slab on Grade 4" Min. Screened Gravel on Compacted Fill

Description	Nominal	Effective
8" Foundation Wall	0.25	0.25
Damproofing Below Grade		
3" Airspace	0.16	0.16
2x4 @ 2" o/c		
Batt Insulation	RSI 3.52(R-20)	RSI 2.8(R-15.9)
1/2" Gypsum Board	0.08	0.08
Interior Air Film	RSI 0.12	RSI 0.12
<b>TOTAL (eff.) R-Value</b>		<b>RSI: 3.41 (R-19.7)</b> Min. 2.96 (R-16.9)

- 201 1/2" Gypsum Board Both Sides of 2x4 @ 16" o/c

- 202 1/2" Gypsum Board Both Sides of 2x6 Supporting Wall on 8x20 Footing

- 110 4'-0" Wide Perimeter 3" SM Rigid Insulation RSI 2.64 Where Slab is at Grade

Description	Nominal	Effective
Garage Wall		
5/8" Type "X" GWB	RSI 0.12	RSI 0.12
2x6 @ 16" o/c		
Batt Insulation	RSI 3.52(R-20)	RSI 2.8(R-15.9)
6 MIL Poly Vapour Barrier		
1/2" Gypsum Board	RSI 0.08	RSI 0.08
Interior Air Film	RSI 0.12	RSI 0.12
<b>TOTAL (eff.) R-Value</b>		<b>RSI: 3.12 (R-17.7)</b> Min. 2.92 (R-16.6)

Description	Nominal	Effective
Fibre Cement - Horizontal Siding		
Building Paper		
1/2" Plywood (Ext) Sheathing	0.11	
2x6 @ 24" o/c		
Batt Insulation	RSI 4.23(R-24)	RSI 2.8(R-15.9)
6 MIL Poly Vapour Barrier		
1/2" Gypsum Board	0.08	0.08
Interior Air Film	0.12	0.12
<b>TOTAL (eff.) R-Value</b>		<b>RSI: 3.14 (R-17.8)</b> Min. 3.08 (R-17.5)

Description	Nominal	Effective
Fibre Cement - Vertical Siding		
Building Paper		
1/2" Plywood (Ext) Sheathing	0.11	
2x6 @ 24" o/c		
Batt Insulation	RSI 4.23(R-24)	RSI 2.8(R-15.9)
6 MIL Poly Vapour Barrier		
1/2" Gypsum Board	0.08	0.08
Interior Air Film	0.12	0.12
<b>TOTAL (eff.) R-Value</b>		<b>RSI: 3.14 (R-17.8)</b> Min. 3.08 (R-17.5)

- 401 Asphalt Shingles on Building Paper 7/16" Roof Sheathing Pre-Engineered Trusses

- 402 RSI 8.8 Insulation R-50 6 MILs Poly Vapour Barrier 1/2" Gypsum Board RSI 0.08 **TOTAL RSI: 8.88**

- 403 Perforated Aluminum Soffit

- 404 1x10 + 1x4 Double Fascia

- 405 8" Smart Trim Accent Band

- 501 Pre-Engineered Dropped Beam

- 502 Pre-Engineered Flush Beam

### GENERAL NOTES:

- These documents outline the general character and quality of the work and some of its details. Parts not detailed shall be constructed in accordance with best practices of work of this class, and shall provide the required strength and quality to complete all requirements of the work.
- The construction shall be in accordance with the British Columbia Building Code, 2018 Edition. Every effort will be made to ensure that any changes to the code are complied with and all amendments are incorporated in the work. Materials and workmanship shall be per BCBC, Part 10 "Energy and Water Efficiency".
- All work shall conform to local building codes and by-laws whichever may take precedence.
- Prior to proceeding with construction, the Contractor must verify all information. Start of construction signifies the Contractor's acceptance of the contract documents.
- Any variances from the drawings and specifications, and adverse conditions encountered at the job site, shall be resolved by the Owner Representative in consultation with the Designer.
- All workmanship is to be of a standard equal in all respects to good building practice.
- The Consultants do not assume liability for any errors or omissions in the contract documents, unless advised in writing of such errors or omissions prior to commencement of construction. The Contractor shall advise the Consultants if any discrepancies are observed or explanations are required.
- Dimensions are to face of studs.
- All doors between garage and dwelling units, including mechanical rooms, to be tight fitting, weather stripped and shall be fitted with a self-closing device (excluding closets and storage).
- Provide interconnected Smoke Alarms as per Building Code.

### CONSTRUCTION NOTES:

- Exterior walls to liveable area: 2x6 studs at 24" o.c.
- Range hood and dryer to be exhausted to outside;
- All ceilings 1/2" gypsum board;
- 5/8" fire guard gypsum board at all garage walls/ceilings common to liveable area;
- All handrails as per BCBC;
- Provide 6 mil. poly vapour barrier at warm side of insulation (heating mode) under wall finish and under all concrete slabs on grade;
- Exterior wall insulation: RSI 4.2 glass fibre batt at 6" walls; attic insulation to be RSI 8.8 glass fibre;
- 25% of required attic vents to be at top 1/3 of roof as per BCBC;
- Verify all rough opening requirements for doors, windows, equipment, and fixtures before ordering;
- Verify/coordinate these plans with truss system final design;
- All bedroom windows to have a minimum vent size of 24" x 36" for egress;

### General Foundation Notes:

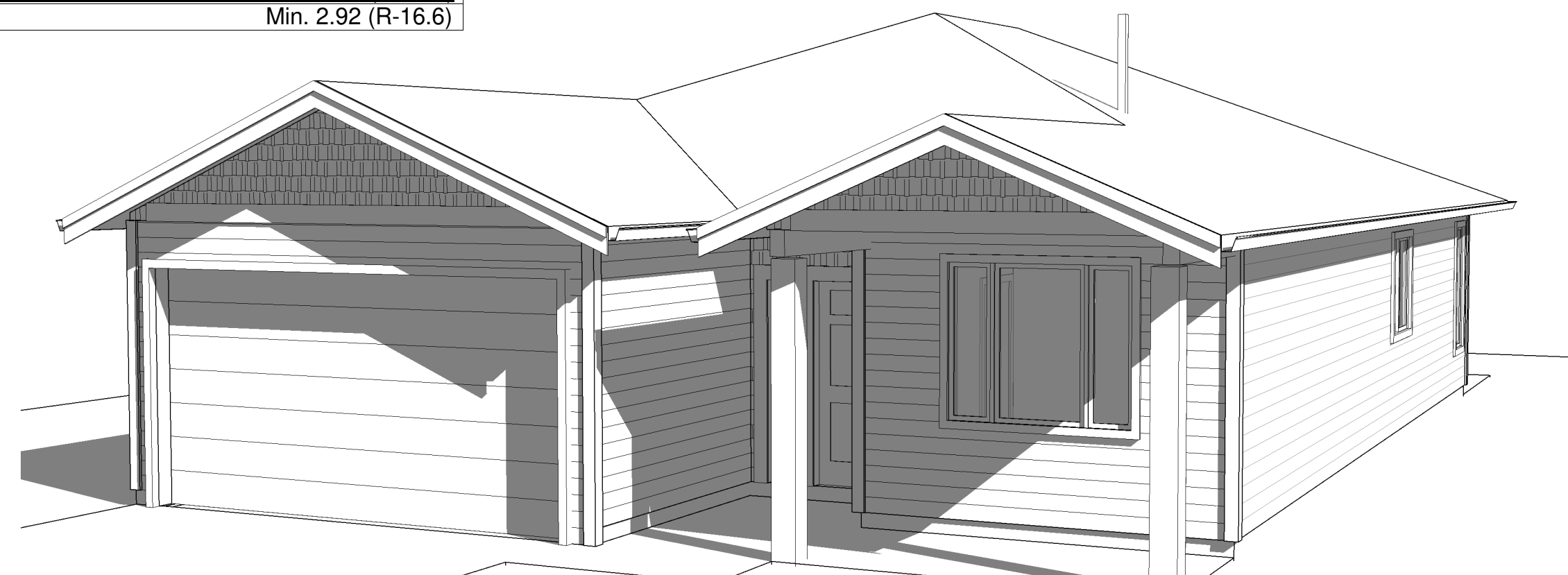
- All work to be in accordance with Structural Drawings and Specifications.
- Footings and foundation walls indicated on the drawings are generic. The Contractor is responsible for testing the soil and assure adequacy of the structure.
- All concrete to:
  - be minimum 3,000 psi (28 day)
  - conform to C.S.A. A23.1
  - have 1" max. aggregate size
  - foundation walls, footings, and interior slabs - h minimum 3% - 4% air entrainment +/- 1%
  - exterior slabs - h min. 5% - 7% air entrainment +/- 1%
  - have maximum 4" slump;
- Consolidate concrete in forms with high frequency internal vibrators - do not over vibrate so as to cause separation of the mix or use vibrators to move concrete.
- All concrete reinforcing to:
  - be of new deformed stock
  - be of minimum grade 400mpa steel
  - be placed in accordance with the latest edition of the A.C.I. detailing manual no. 315;
- Verify all site conditions in conjunction with the drawings notify the architect and owner of any discrepancies in writing;
- Footings to bear on undisturbed native material or engineered fill at a depth below the frost line. Where an engineer's soils report is available verify requirements & comply with recommendations contained therein.
- Notify the architect and owner in writing where soil conditions are found to be infirm or potentially unstable;
- Welded wire fabric to conform to C.S.A. G30.6 and to be lapped min. 6" or one full grid whichever greater;
- Un-detailed lap splices to be 40 bar diameters staggered;
- Provide damp proofing below grade & approved perimeter footing drainage system;
- Where required, step footings and foundation walls at min. 24" vertical & horizontal increments;
- Maintain minimum 8" clear from top of foundation walls to finished Grade;
- Exterior concrete slabs/stairs abutting concrete foundation to be doweled using 10m bar @ 2'-0" typical;
- All bearing columns of girder trusses and support beams are to be posted to foundation;
- All Slab thickening to c/w 2 rows longitudinal 15m rebar.

### General Framing Notes:

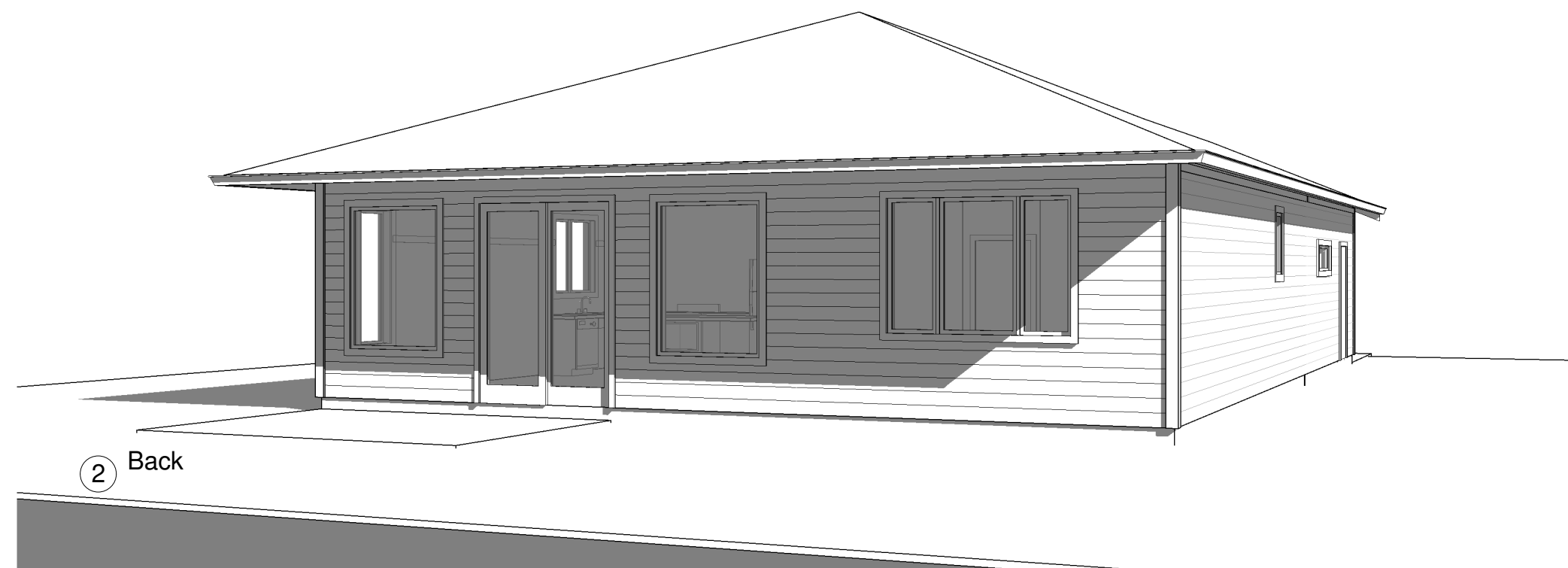
- Framing lumber to be S.P.F. # 2 or better;
- All beams/headers to be minimum 3 1/2" "timberstrand" "LSL";
- Roof/floor truss system design by registered structural engineer;
- Verify/coordinate design with these plans prior to ordering of material;
- Truss system supplier to provide all required blocking/bracing for roof system;
- All trusses to be secured to wall plate with "hurricane anchors" or equal;
- All truss ends to be braced with continuous 2x4 stringer
- All "TJI" equivalent engineered wood joists rim/edge of wall to suit manufacturer's requirements;
- All lintels in exterior and bearing walls to be 3 - 2x10's unless otherwise specified;
- At exterior walls provide sealed membrane flashings around all openings. Provide box-outs / sleeves for service penetrations. Seal around service penetrations with caulking on rigid foam filler, or fill with water resistant expanding foam insulation.
- All interior doors to be framed at 6" from corner of wall at hinge side U.N.O.

### LEGAL DESCRIPTION:

### CIVIC ADDRESS:



1 Front



2 Back



250.307.6818-925RDesign.com

No.	Description	Date
1	IFC CONSTRUCTION	Apr 28 2021

Parker Cove 5

Cover Sheet

Date Apr 28 2021

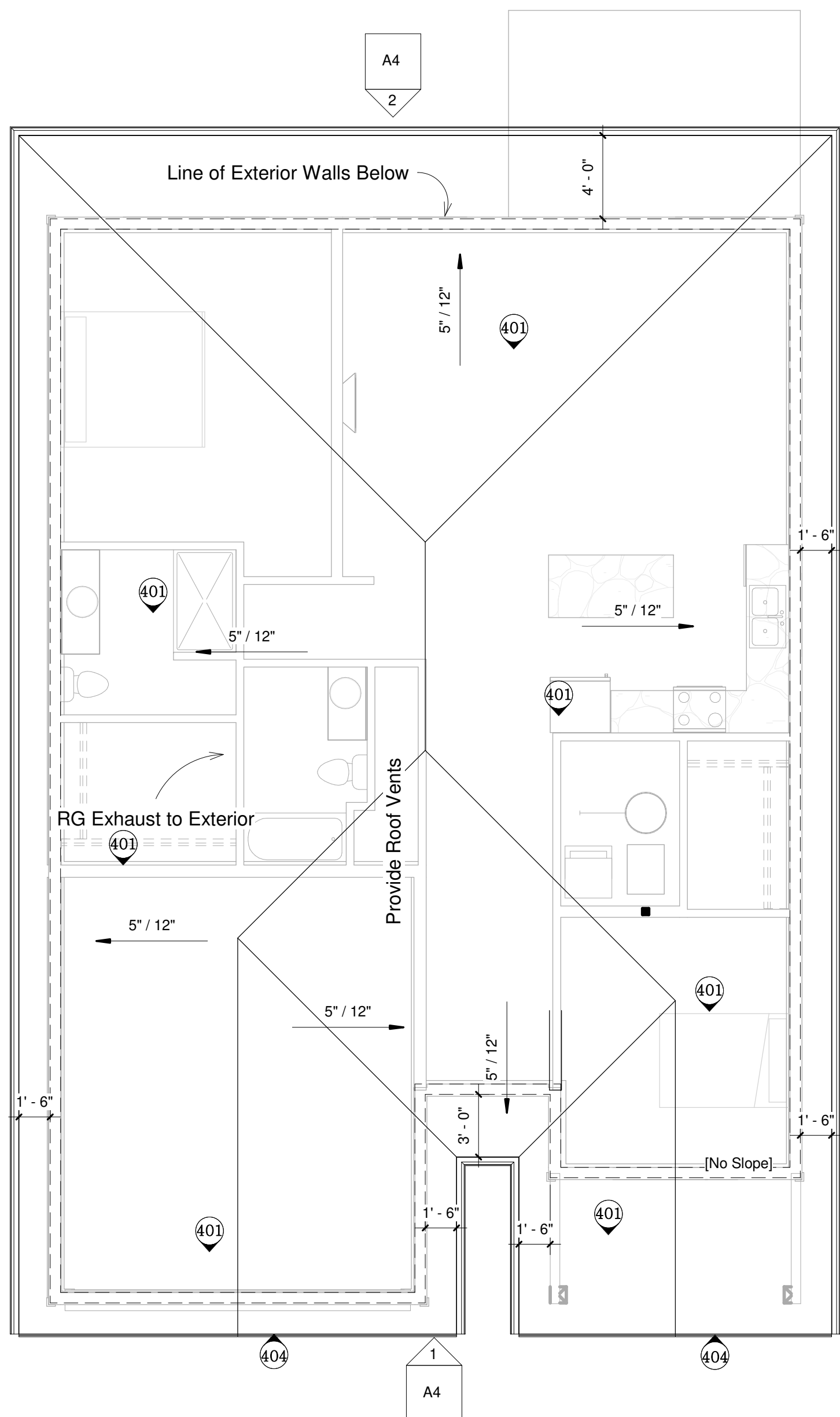
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Project No. 925RDi 21061

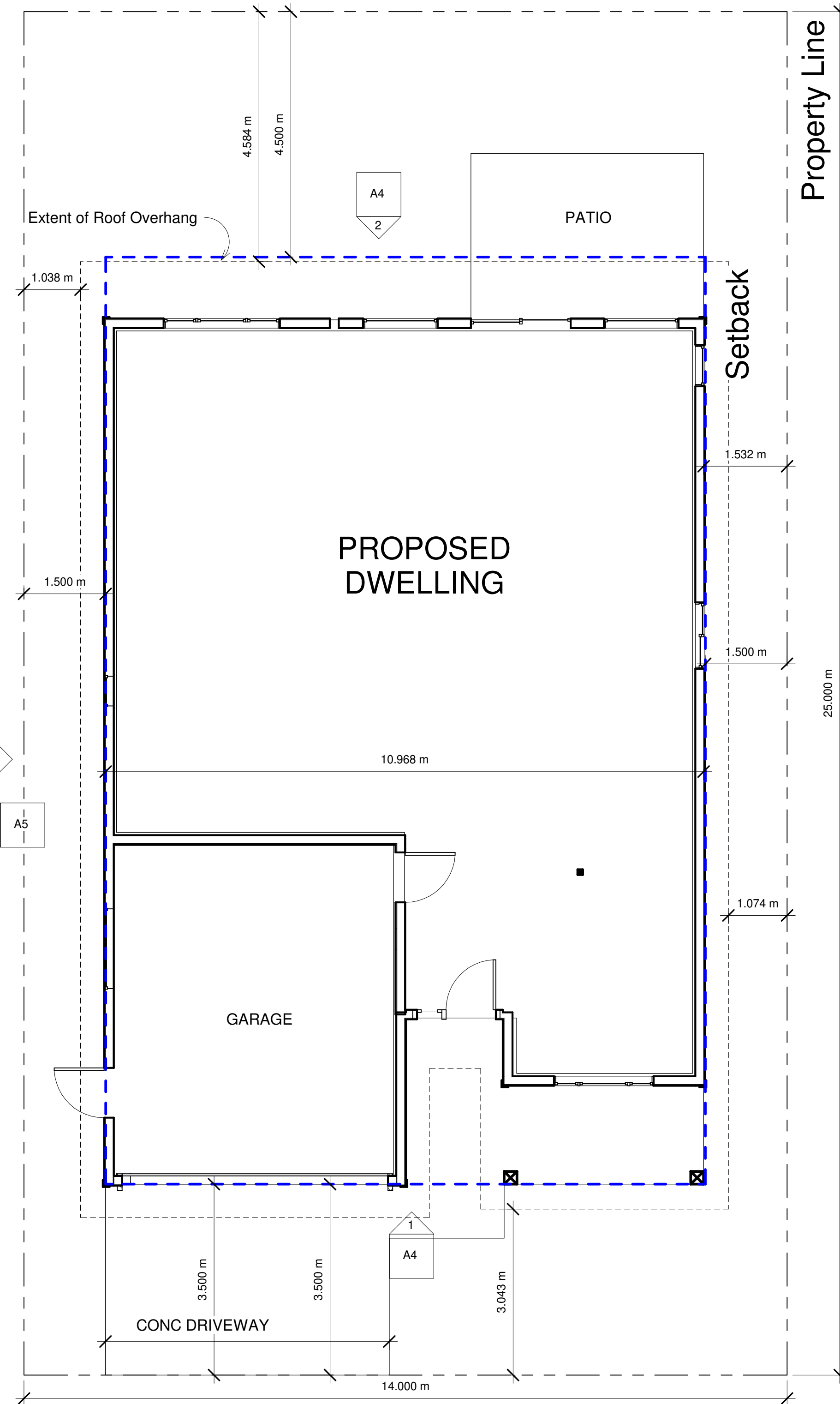
Scale 18"x24" Paper 1/4" = 1'-0"

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② Ceiling  
3/16" = 1'-0"



① Site  
3/16" = 1'-0"

615 Nighthawk Avenue

Site Coverage:  
Site: 3767sf  
House Footprint: 1740sf (46.2%)  
Main Floor 1375sf

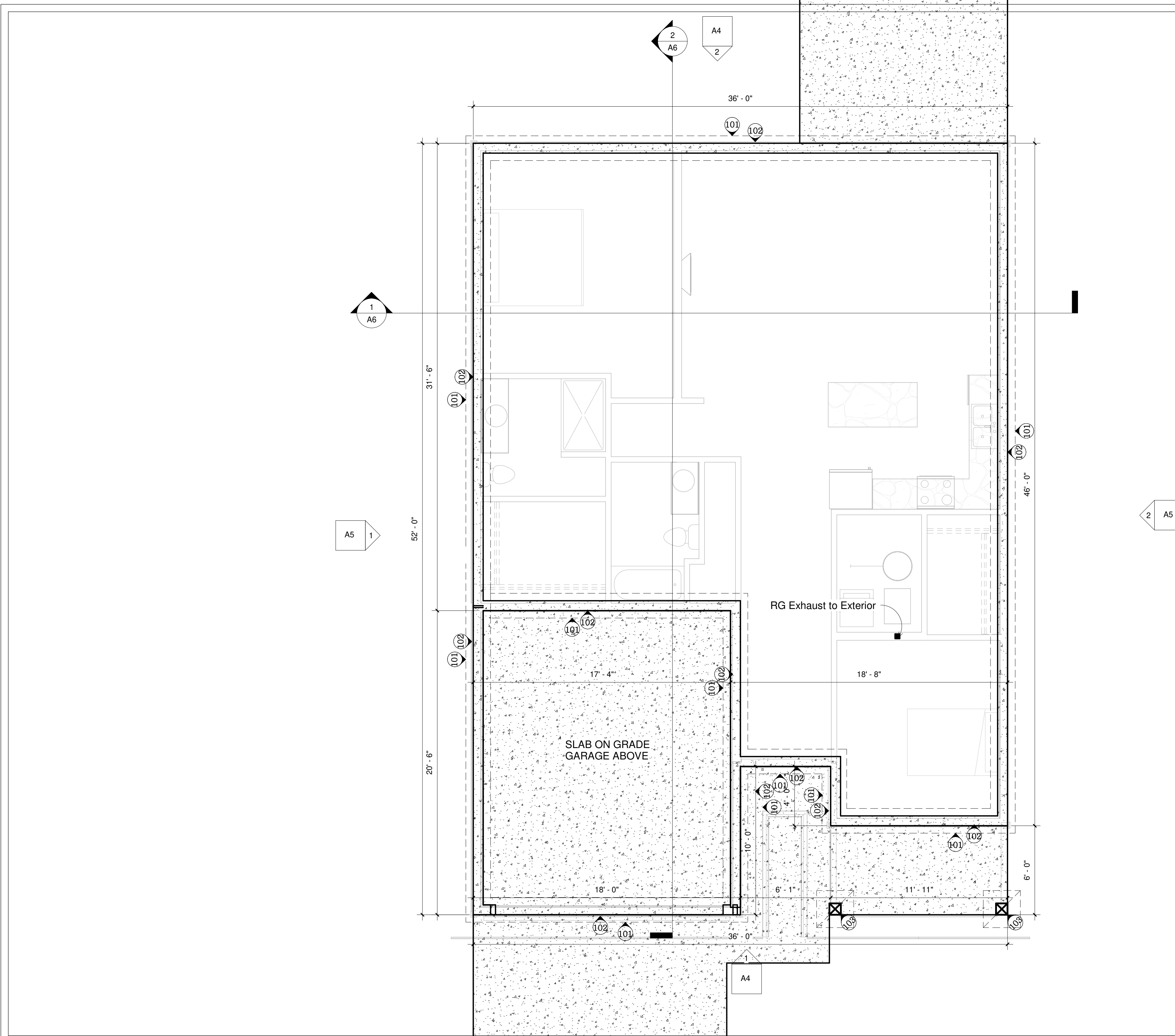
Parker Cove 5

Site / Roof  
Plan

Date	Apr 28 2021
Drawn by	ML
Project No.	925RDj_21061
Scale	3/16" = 1'-0"

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Parker Cove 5

Foundation

Date Apr 28 2021

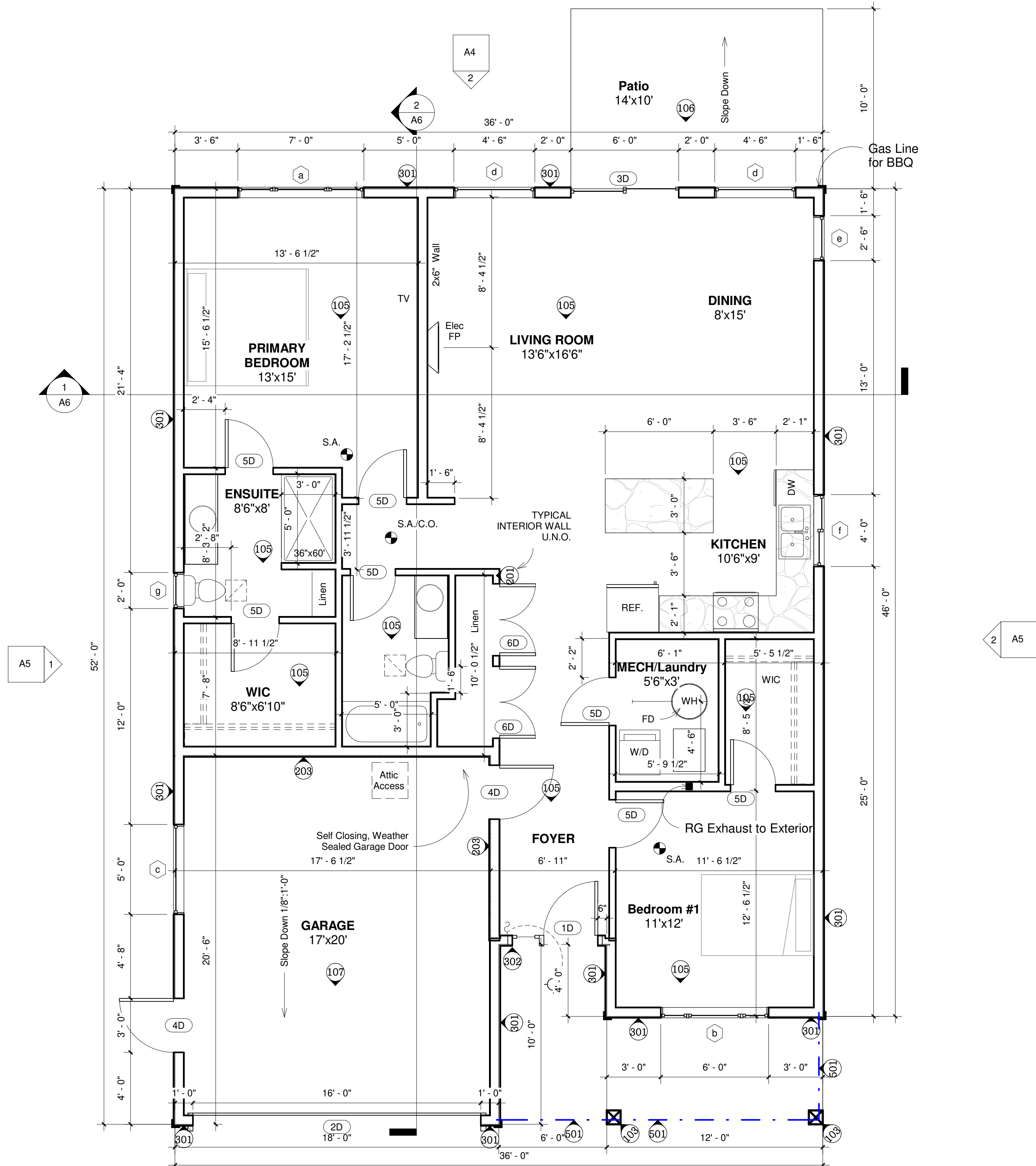
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Project No. 925RDj 21061

Scale 1/4" = 1'-0"

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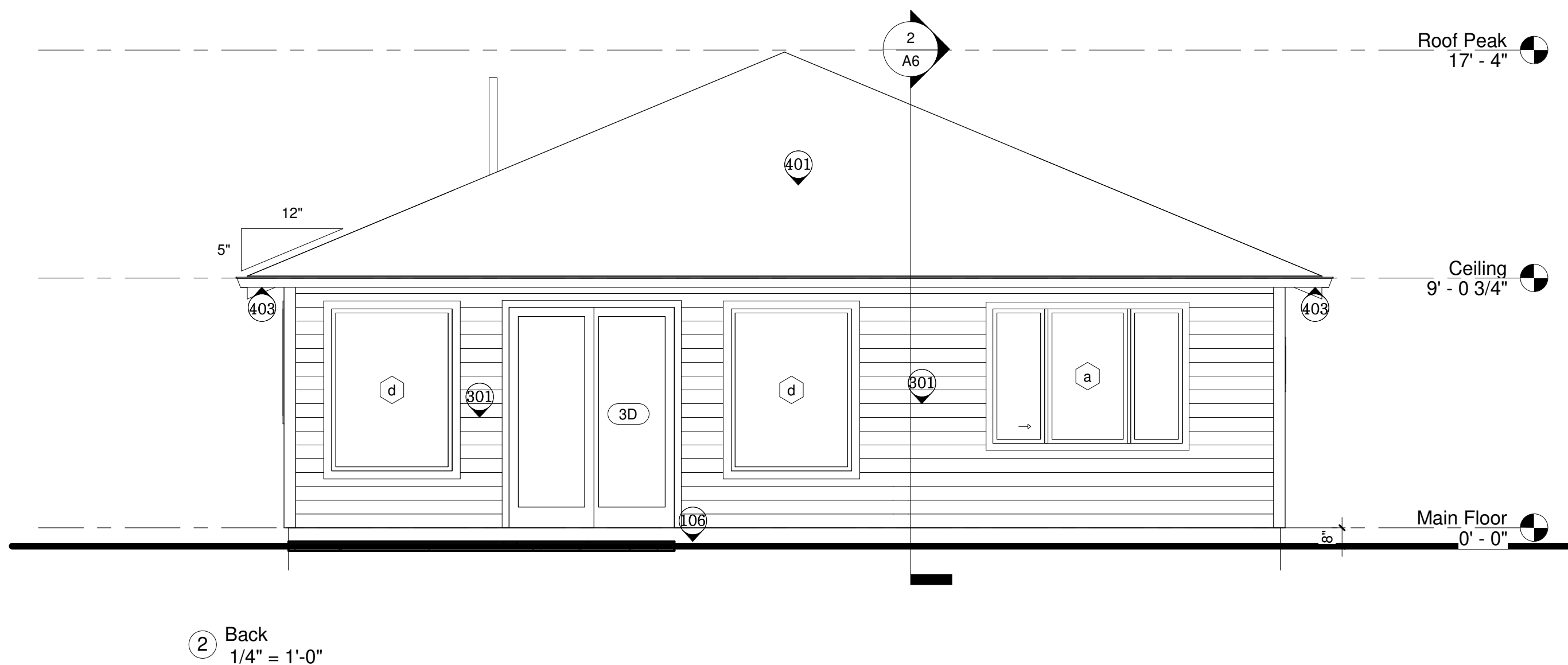
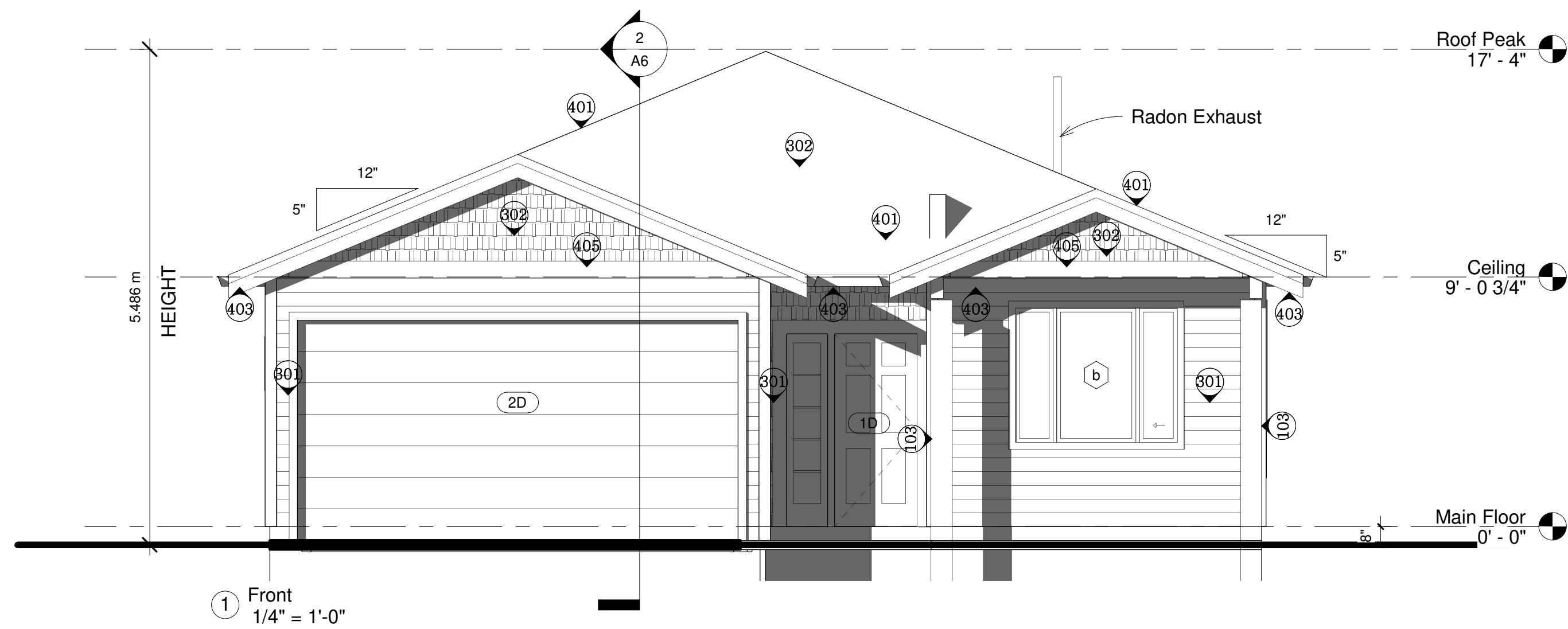
Main Floor AREA: 1375sf  
Patio: 140sf

Parker Cove 5

Main Floor

Date	Apr 28 2021
Drawn by	ML
Project No.	925RDi 21061
Scale	1/4" = 1'-0"

**A3**



\*\* VENTS TO BE PAINTED TO MATCH SIDING

Door Schedule			
Type Mark	Family	Type	Count
1	Single-Raised Panel with Sidelight	36" x 84"	1
2	Overhead-Sectional with trim	16'-0" x 8'-0"	1
3	Sliding-2 Panel	72" x 96"	1
4	Single-Flush	36" x 80"	2
5	Single-Flush	36" x 80"	7
6	Double-Flush	48" x 80"	2

Grand total: 14

Window Schedule		
Type Mark	Family and Type	Count
a	Slider three panel with Trim: 84" x 60"	1
b	Slider three panel with Trim: 72" x 60"	1
c	Fixed with Trim: 60" x 18"	1
d	Fixed with Trim: 54" x 72"	2
e	Fixed with Trim: 30" x 72"	1
f	Slider with Trim: 48" x 48"	1
g	Casement with Trim: 24" x 36"	1

Grand total: 8

Parker Cove 5

Front / Back  
Elevations

Date Apr 28 2021

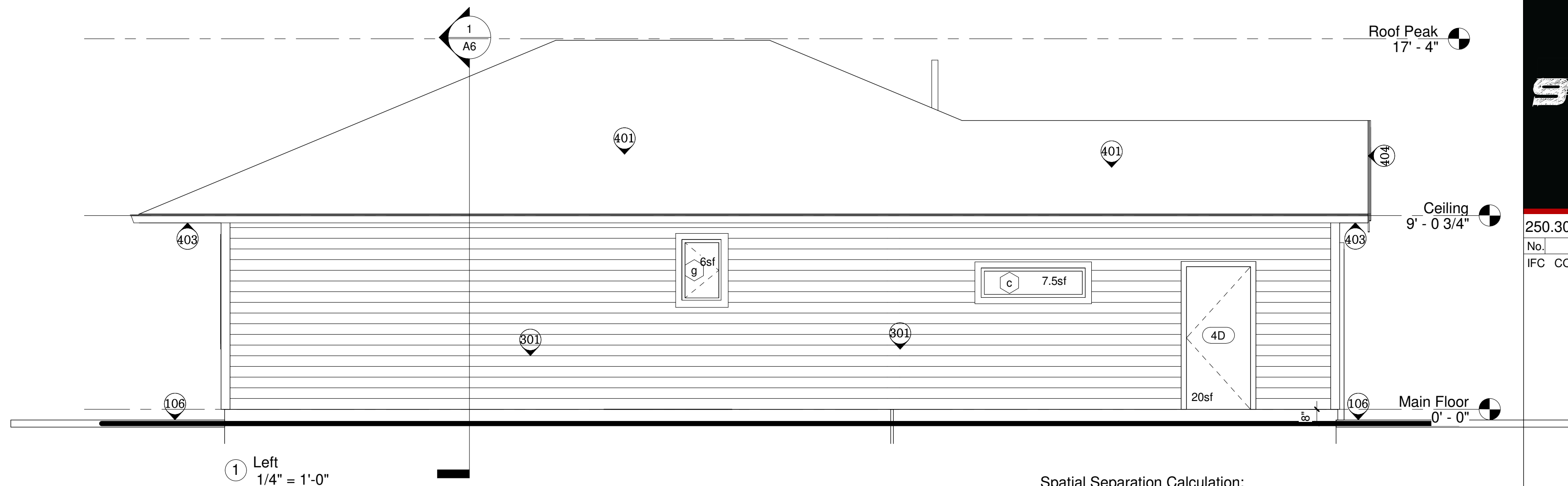
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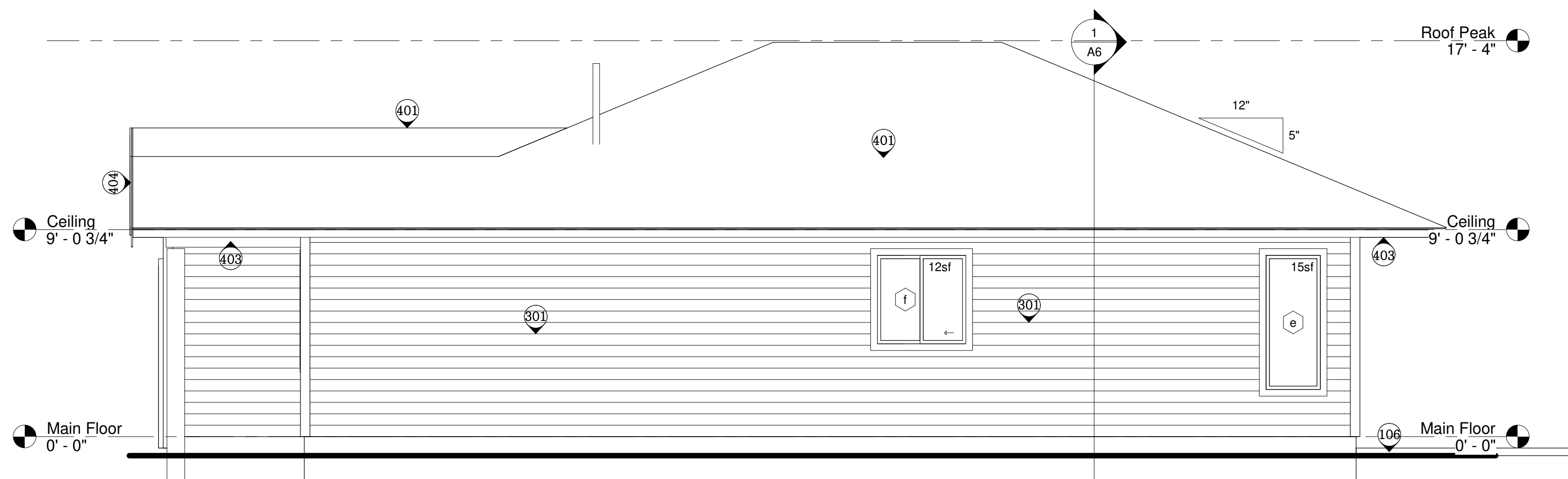
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Spatial Separation Calculation:  
 Limiting Distance: 1.5m (8%)  
 Area of Wall: 480sf  
 Area of Unprotected Openings Allowed: 38.4sf (8%)  
 Area of Unprotected Openings: 34.5sf (7.2%)



Spatial Separation Calculation:  
 Limiting Distance: 1.5m (8%)  
 Area of Wall: 426sf  
 Area of Unprotected Openings Allowed: 34.08sf (8%)  
 Area of Unprotected Openings: 27sf (6.3%)

Door Schedule			
Type Mark	Family	Type	Count
1	Single-Raised Panel with Sidelight	36" x 84"	1
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d	Fixed with Trim: 54" x 72"	2
e	Fixed with Trim: 30" x 72"	1
f	Slider with Trim: 48" x 48"	1
g	Casement with Trim: 24" x 36"	1

Grand total: 8

Parker Cove 5

Left / Right  
Elevations

Date Apr 28 2021

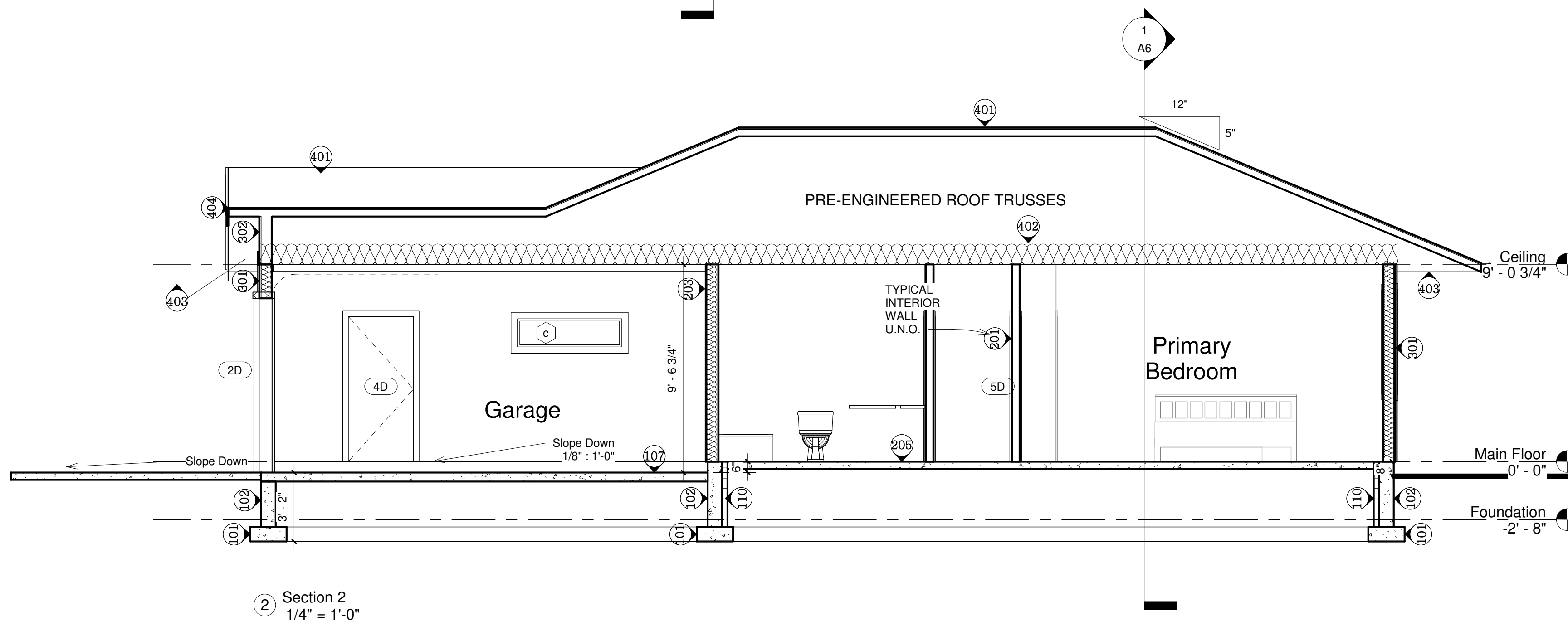
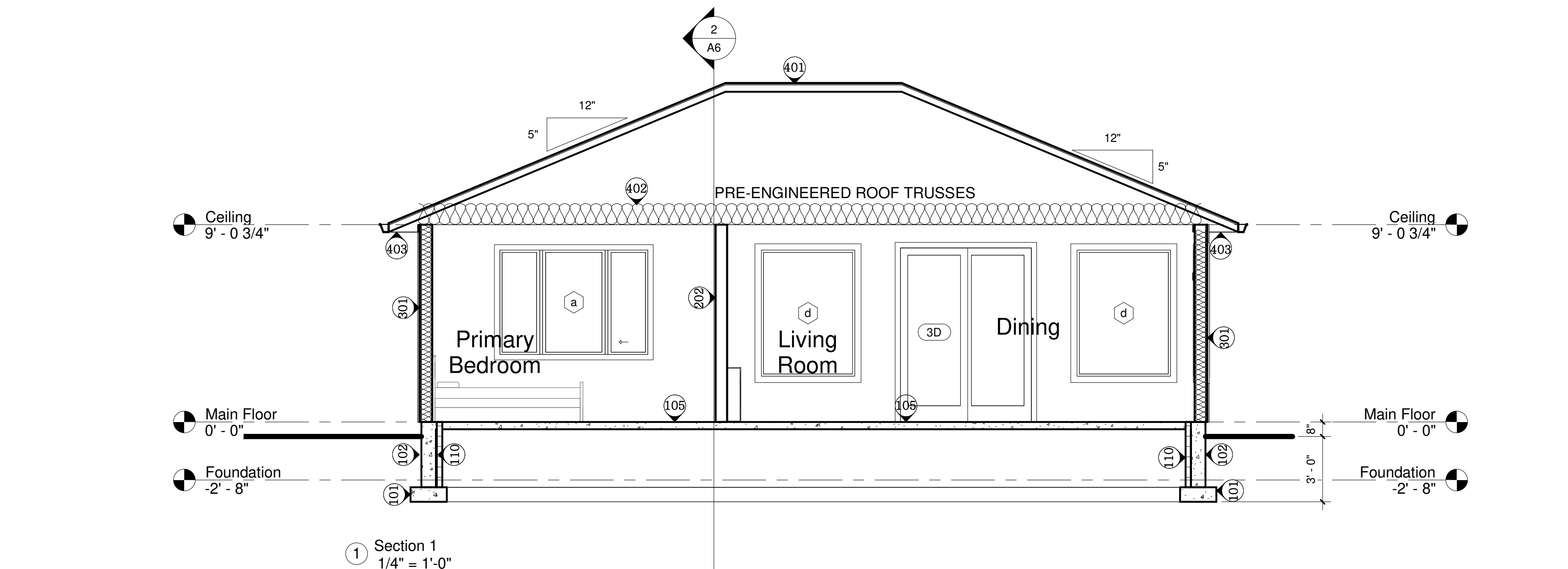
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Project No. 925RD 21061

Scale 1/4" = 1'-0"

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Parker Cove 5

Sections

Date	Apr 28 2021
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