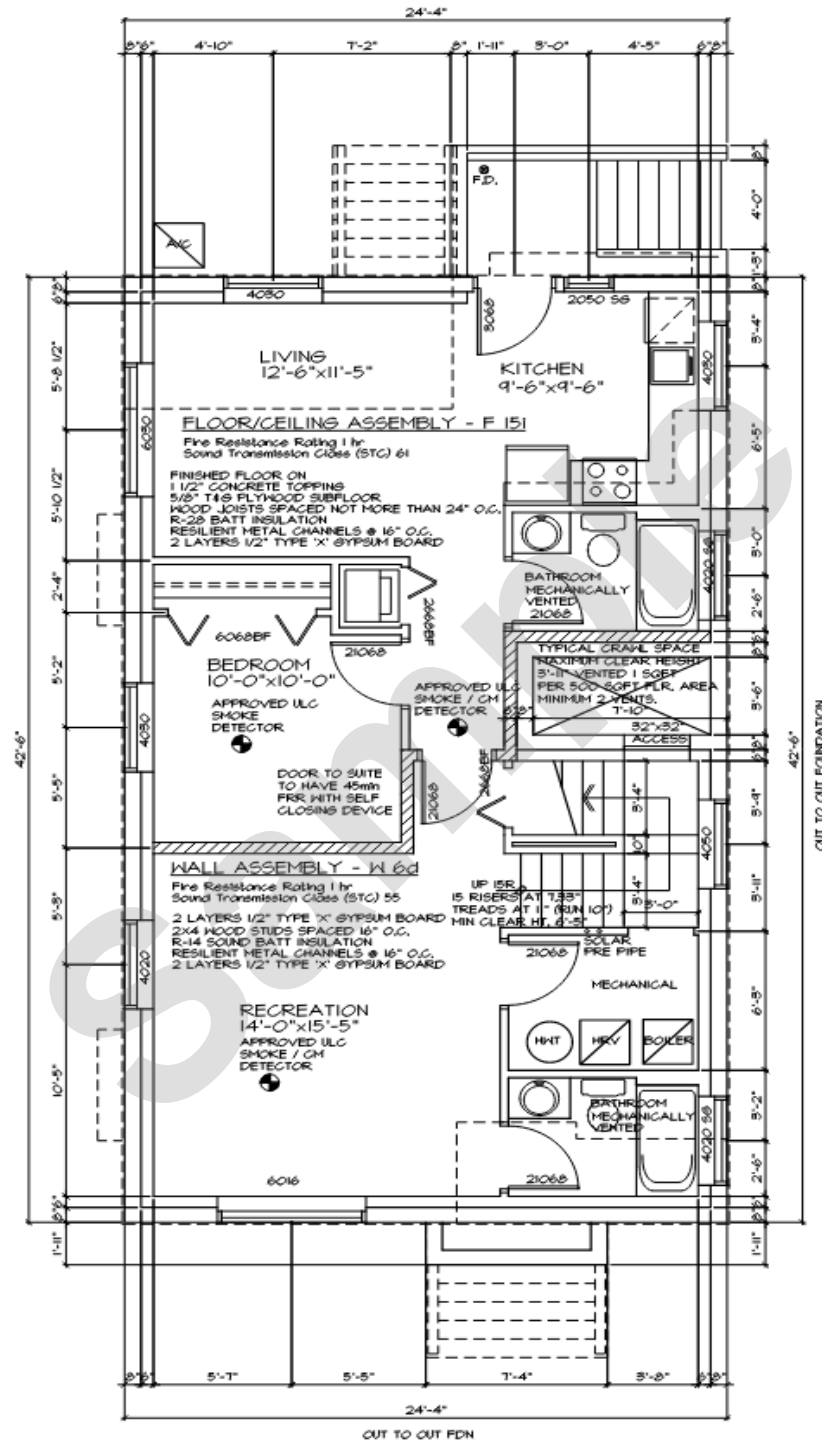




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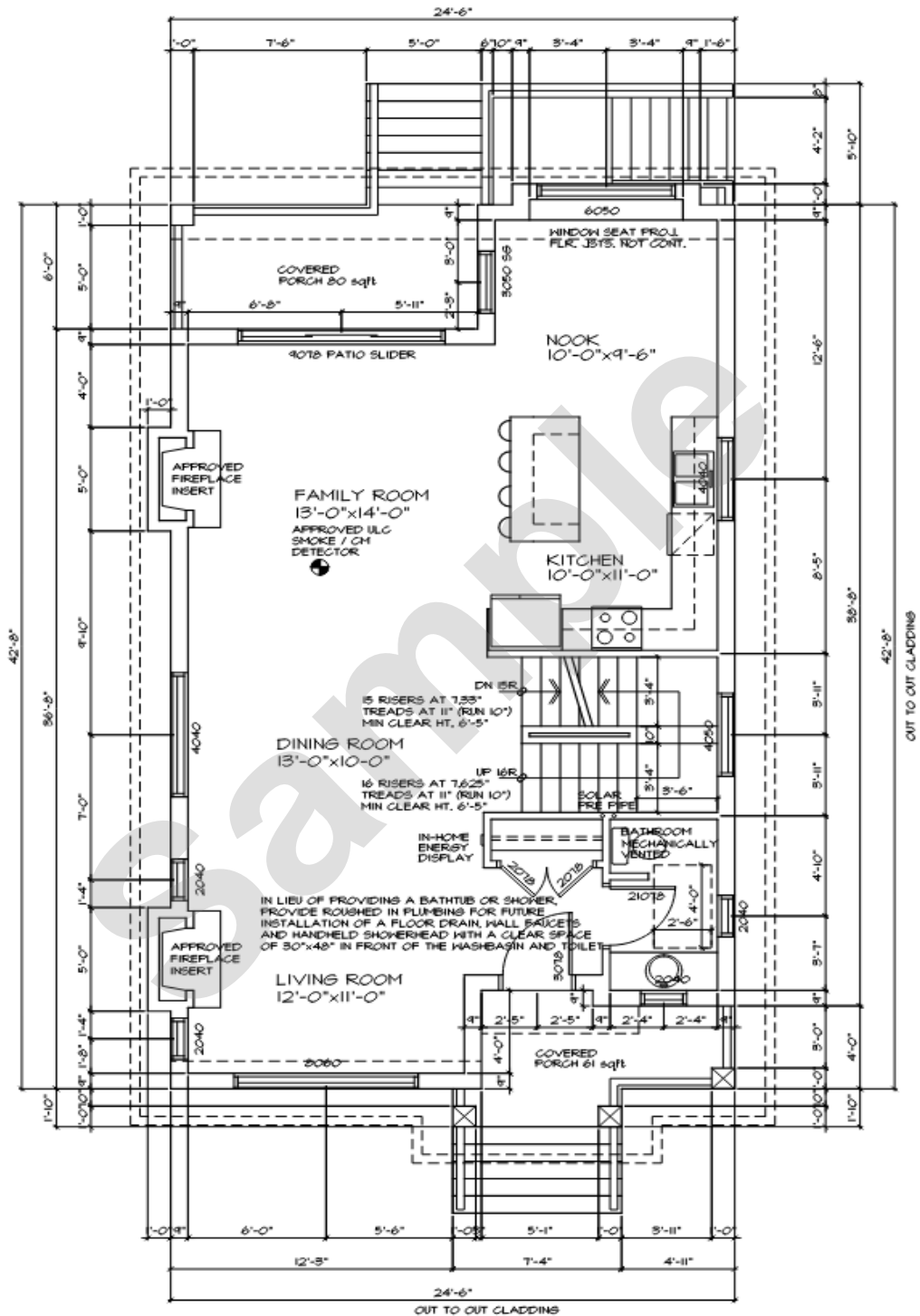
SAFETY GLASS TO BE USED WITHIN 3'-0" OF DOOR, ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS, NEAR BATHTUBS AND JACUZZIS

LOWER FLOOR PLAN 1007 SQFT
 SCALE 1/4" = 1'-0"



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OUT TO OUT CLADDING

SAFETY GLASS TO BE USED WITHIN 8'-0" OF DOOR, ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS, NEAR BATHTUBS AND JACUZZIS

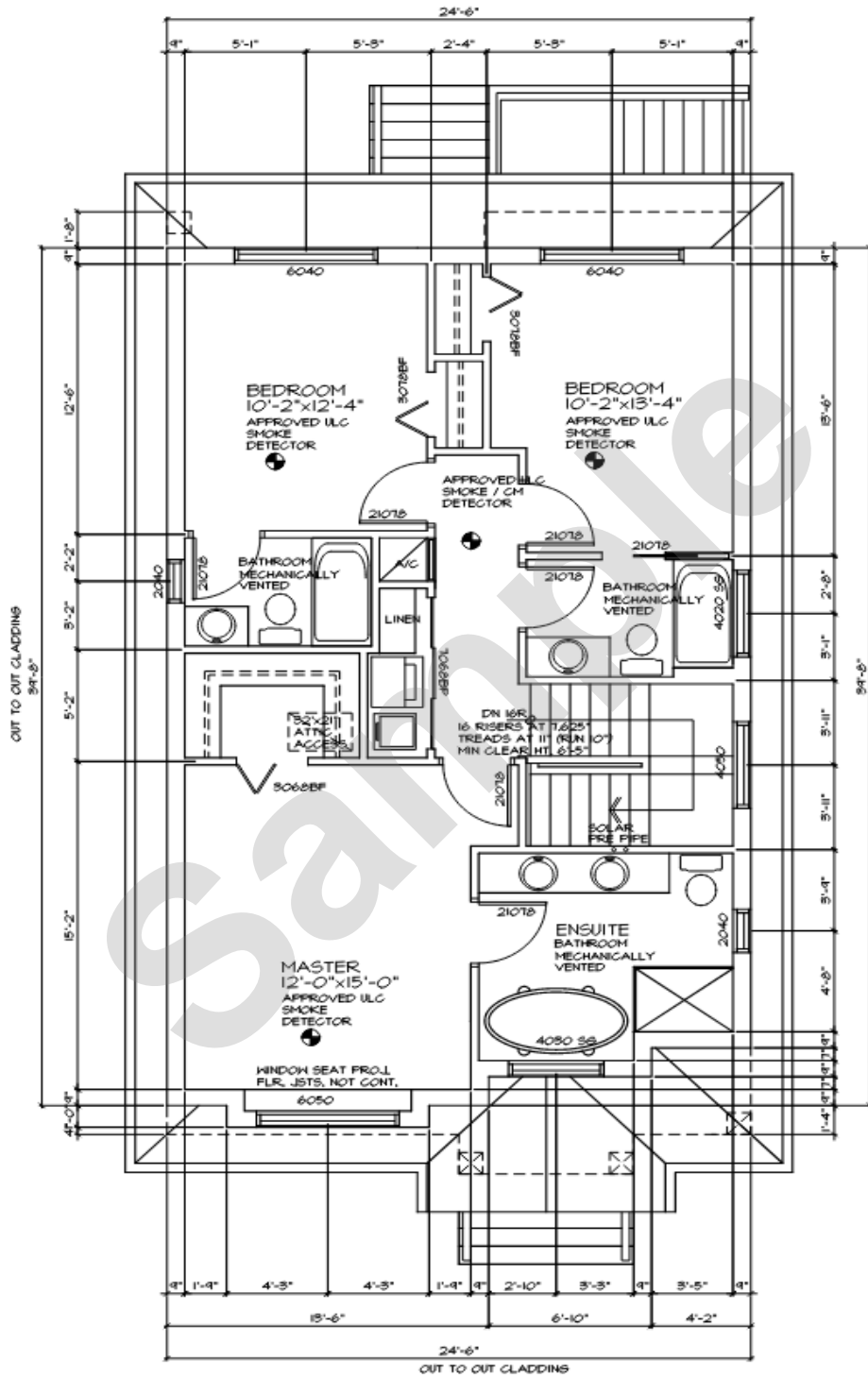
ALL SOFFITS LESS THAN 5.94 FT FROM PROPERTY LINE TO BE NON VENTED SOLID MATERIAL CONSTRUCTION

MAIN FLOOR PLAN 918 SQFT
SCALE 1/4" = 1'-0"



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OUT TO OUT CLADDINGS

SAFETY GLASS TO BE USED WITHIN 3'-0" OF DOOR.
 ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS,
 NEAR BATHTUBS AND JACUZZIS

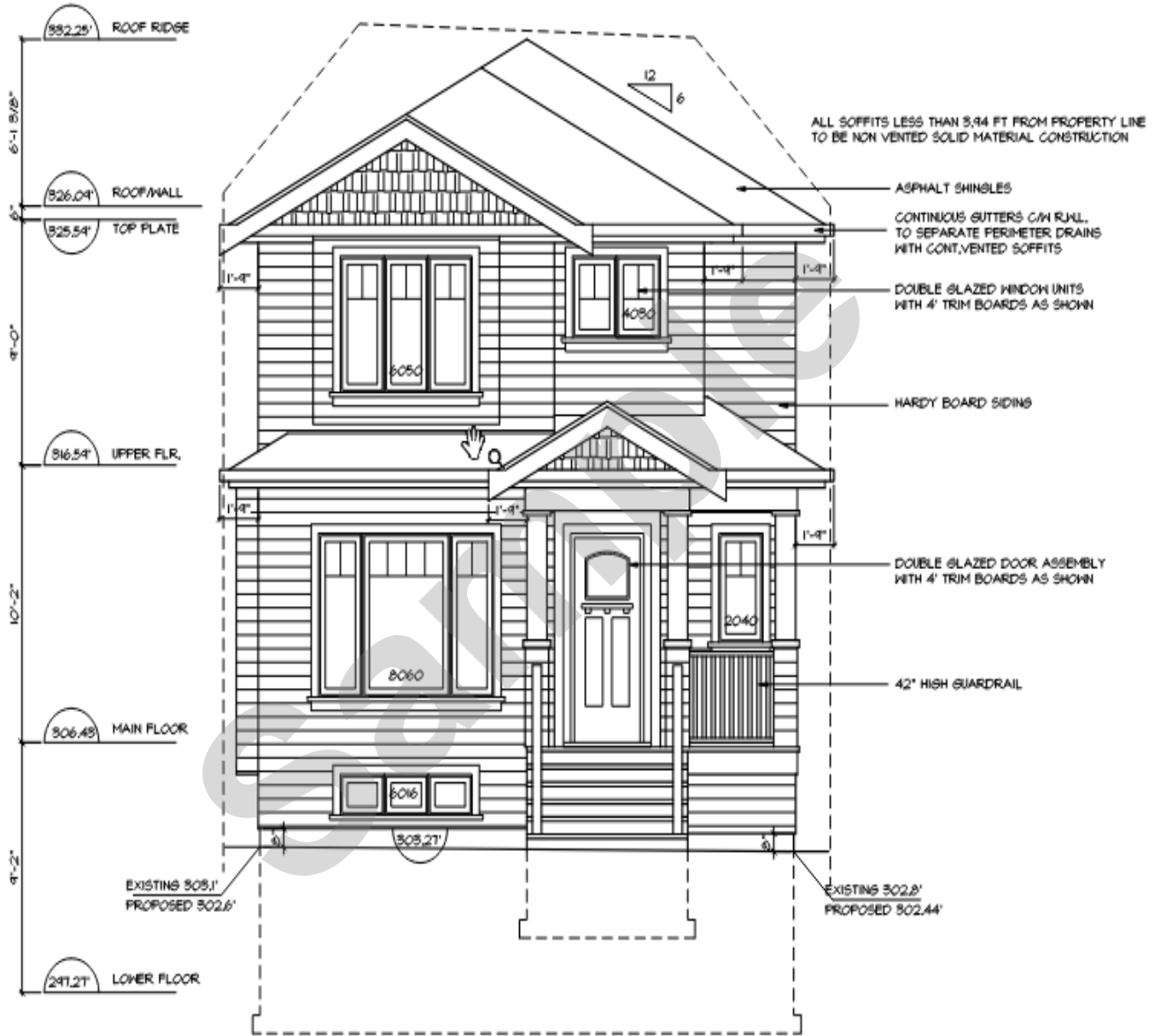
ALL SOFFITS LESS THAN 5.34 FT FROM PROPERTY LINE
 TO BE NON VENTED SOLID MATERIAL CONSTRUCTION

UPPER FLOOR PLAN 952 SQFT
 SCALE 1/4" = 1'-0"



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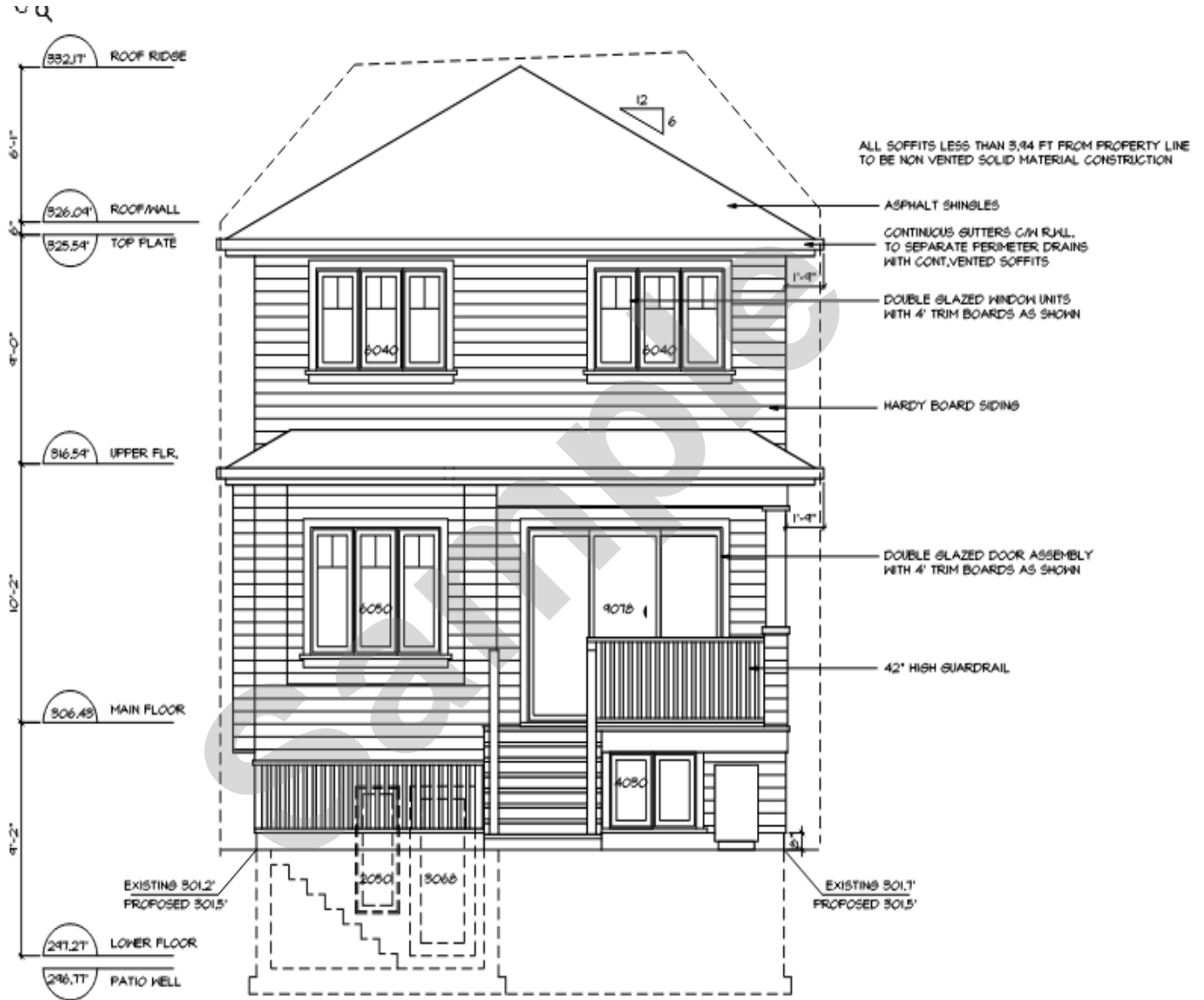


SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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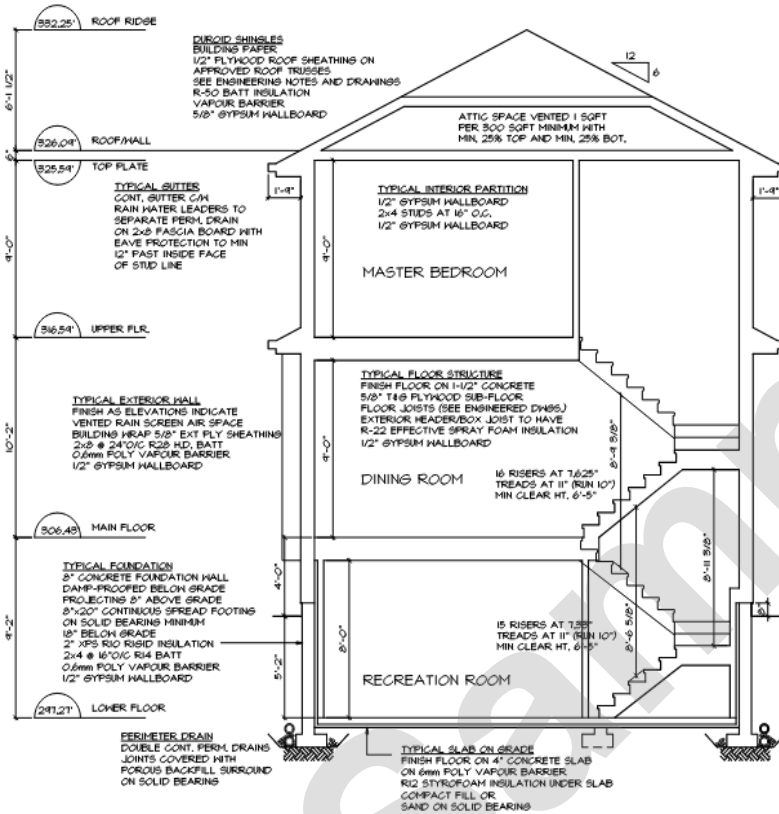


NORTH ELEVATION
SCALE 1/4" = 1'-0"



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SCHEMATIC SECTION
SCALE 1/4"=1'-0"

SUFFER OVERFLOWS TO BE PROVIDED AT ALL BALCONIES ENCLOSED WITH PARAPET WALLS

INTERIOR GUARDRAILS TO 36" HIGH
EXTERIOR GUARDRAILS TO 42" HIGH

HANDRAILS ON BOTH SIDES OF STAIRS GREATER THAN 44" WIDE

ALL INTERIOR FRAMING DIMENSIONS ARE TO CENTERLINE OF STUDS UNLESS NOTED OTHERWISE

SECURITY BLOCKING TO BE PROVIDED AT ALL EXTERIOR DOORS

BUILDING TO BE SPRINKLERED TO NFPA 15B

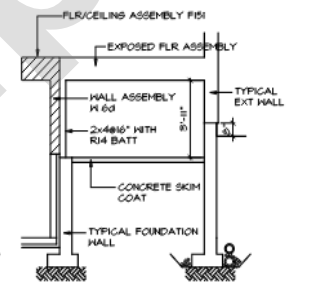
SAFETY GLASS TO BE USED WITHIN 3'-0" OF DOOR ENTRY LOCKS, AT ENTRANCE DOORS AND SIDELIGHTS, NEAR BATHROOMS AND JACUZZIS

WATERPROOF BACKING MATERIAL TO BE PROVIDED AROUND BATHROOMS AND SHOWERS

COMBUSTION AIR TO BE SUPPLIED AT ALL SOLID FUEL BURNING APPLIANCES AT OR NEAR THE APPLIANCES

ALL SOFFITS LESS THAN 8.64 FT FROM PROPERTY LINE TO BE NON VENTED SOLID MATERIAL CONSTRUCTION

SUITE WALL & CEILING ASSEMBLY



CRAWL/SUITE SECTION
SCALE 1/4"=1'-0"

TYPICAL CRAWL SPACE
MAXIMUM CLEAR HEIGHT
3'-11" VENTED 1 SQFT PER 500 SQFT FLR. AREA
MINIMUM 2 VENTS.

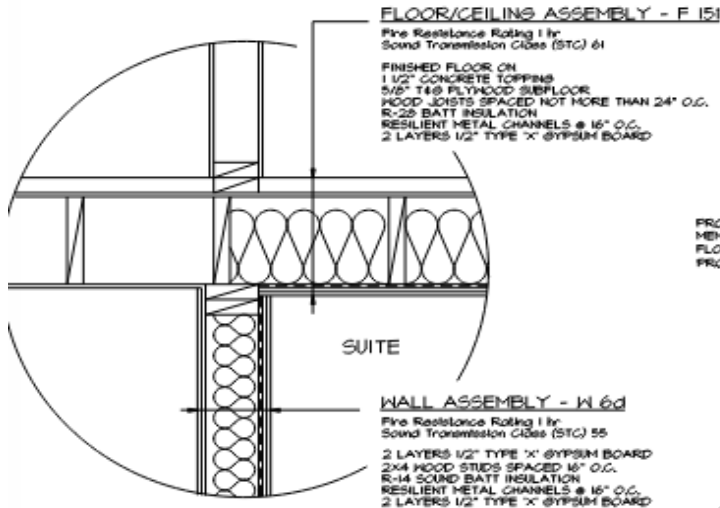
- CEA VERIFICATION GUIDELINES**
- 1.1 ABOVE GRADE WALLS:
ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE AND BULDER PROVIDED R22 GUIDE
 - 1.2 ATTIC AND FLAT CEILING:
ON PLAN ATTIC (R20) AND FLAT CEILING (R28) INSULATION MEETS OR EXCEEDS REG. NOM. R. VALUES
 - 1.3 FOUNDATION WALLS AND UNDER SLAB:
ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE, UNDER SLAB MEETS OR EXCEEDS R12 NOMINAL
 - 1.4 EXPOSED FLOORS:
ON PLAN WALL INSULATION MEETS OR EXCEEDS R20 NOMINAL
 - 1.5 HEADERS:
ON PLAN WALL INSULATION MEETS OR EXCEEDS R22 EFFECTIVE
 - 1.6 CONTINUOUS INSULATION:
INSULATION ON PLAN IS CONTINUOUS INCLUDING DUCTS OUTSIDE THE ENVELOPE
 - 1.7 AIR BARRIER:
AIR BARRIER IS PLANNED TO BE CONTINUOUS
 - 2.1 WINDOWS:
SPECIFIED WINDOWS AND GLASS DOORS MEET U5i 1.4 (R4.06) OR LOWER
 - 2.2 SKYLIGHTS:
SPECIFIED SKYLIGHTS ON PLANS ARE U5i 2.4 (OR LOWER)
 - CEA TO INFORM THAT HRV WITH 65% OR BETTER SENSIBLE HEAT RECOVERY / IN CONDITIONED SPACE / ACCEPTABLE FOR FILTER MAINTENANCE INDICATED
 - 3.2 FURNACE/BOILER:
CEA TO INFORM MINIMUM R26 EFFICIENT AFUE, NO SIDE
 - 3.3 HOT WATER TANK OR ON DEMAND:
CEA TO INFORM THAT DOMESTIC HOT WATER HEATER MUST BE 70% OR GREATER EFFICIENCY OR AT INDIRECT SOURCE, ELECTRIC TANK TO BE WRAPPED R5i 1.75 (R10)
 - 3.4 HOT WATER PIPE:
INFORM THAT THE FIRST 3m FROM AND THE LAST 1m TO ALL HOT WATER SHALL HAVE PIPE INSULATION WITH AN R5i OF 0.55 (R2)
 - 3.5 RECIRCULATING SYSTEM:
CEA TO INFORM THE ENTIRE PIPE SYSTEM MUST BE WRAPPED WITH PIPE INSULATION WITH R5i OF 0.55 (R2.84)

HALL ASSEMBLY	ASSEMBLY	EFFECTIVE R VALUE	EFFECTIVE R5i
2x8 @ 24" O.C. R-28 HD BATT	EXTERIOR AIR FILM	R- 0.17	R5i- 0.08
	CLADDING (HARDY BOARD)	R- 0.10	R5i- 0.018
	VENTED AIR SPACE (1/2" - 3/4" RAIN SCREEN)	R- 0.25	R5i- 0.15
	BUILDING WRAP	R- 0	R5i- 0
	5/8" EXTERIOR GRADE PLYWOOD SHEATHING	R- 0.62	R5i- 0.11
	2x8 @ 24" O.C. WITH R28 HD BATT	R- 19.55	R5i- 5.44
	0.6mm POLY UV A/V BARRIER	R- 0	R5i- 0
	1/2" GYPSUM WALL BOARD	R- 0.45	R5i- 0.08
	INTERIOR AIR FILM	R- 0.68	R5i- 0.12
	TOTAL EFFECTIVE R VALUE		R- 22.44

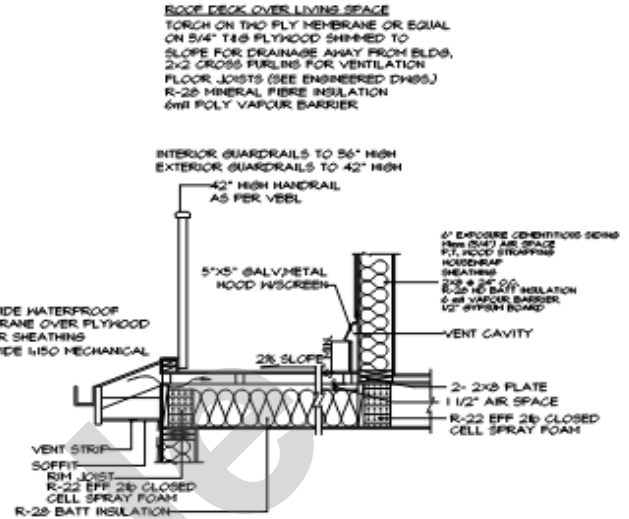


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SUITE WALL & CEILING ASSEMBLY
 SCALE 1" = 1'-0"



ROOF DECK VENTING AND PARAPET DETAIL
 SCALE 1/2" = 1'-0"

