



GENERAL NOTES
CODES & STANDARDS

STANDARDS

- THESE DRAWINGS CONFORM TO THE BUILDING CODE IN FORCE IN BRITISH COLUMBIA AT THE TIME OF THEIR PREPARATION. THE OWNER OR BUILDER SHALL ENSURE THAT THE BUILDING CONSTRUCTED FROM THESE DRAWINGS COMPLIES WITH THE REQUIREMENTS OF THE BUILDING CODE IN FORCE AT THE TIME OF ITS CONSTRUCTION AND, ADDITIONALLY, COMPLIES WITH LOCAL BY-LAWS AND REGULATIONS.

- ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO THOSE OUT-LINED BY THE CURRENT BRITISH COLUMBIA BUILDING CODE. IN ADDITION, APPLY OR INSTALL ALL MATERIALS AND EQUIPMENT ACCORDING TO THEIR MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

- THE BUILDER SHALL REVIEW AND VERIFY ALL DIMENSIONS, INFORMATION, AND SPECIFICATIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.

- RESOLUTION OF VARIANCES FROM THE DRAWINGS OR SPECIFICATIONS CAUSED BY EXTENUATING CIRCUMSTANCES SUCH AS UNAVAILABILITY OF MATERIALS, UNUSUAL SITE CONDITIONS, OWNER PREFERENCES, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER AND/OR OWNERS.

- THE BUILDER SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT OF ALL BUILDING COMPONENTS DURING CONSTRUCTION AND SHALL NOT ALLOW MATERIAL STORAGE OR CONSTRUCTION PROCEDURES TO EXCEED THE DESIGN LOADS OF THE COMPONENTS SUPPORTING THEM.

- THE BUILDER SHALL TAKE CARE TO PROTECT PUBLIC SAFETY DURING CONSTRUCTION AS OUTLINED IN THE CURRENT BRITISH COLUMBIA BUILDING CODE AND BY ANY OTHER REGULATORY BODY HAVING JURISDICTION.

- THESE DRAWINGS SHOW THE DESIGN INTENT OF THE COMPLETED BUILDING. THEY DO NOT NECESSARILY INDICATE TEMPORARY STRUCTURES SUCH AS CONCRETE FORM-WORK OR TEMPORARY BRACING, SEQUENCE OF CONSTRUCTION, ASSEMBLY PROCEDURES, ETC.

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

- HORIZONTAL DIMENSIONS ARE TAKEN AT THE FACE OF SHEATHING OR CONCRETE ON EXTERIOR WALLS AND AT THE FACE OR CENTRE-LINE OF STUDS OR CONCRETE AS INDICATED ON INTERIOR WALLS. VERTICAL DIMENSIONS ARE TAKEN AT TOP OF CONCRETE SLAB, FLOOR SHEATHING, OR WALL PLATE AS INDICATED.

- ROOM SIZES, IF INDICATED ON THE PLANS, ARE NOMINAL ONLY. MEASURE ACTUAL SITE CONDITIONS BEFORE ORDERING MATERIALS OR EQUIPMENT THAT ARE DEPENDENT ON EXACT SIZES.

- IN INSTANCES WHERE THESE NOTES CONFLICT WITH ENGINEERING DRAWINGS AND SPECIFICATIONS THE ENGINEERING INFORMATION SHALL TAKE PRECEDENCE.

SITE WORK

- THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE BUILDING AS INDICATED ON THE DRAWINGS AS WELL AS ENSURING COMPLIANCE WITH ALL REGULATIONS GOVERNING IT. REGULATORY BY-LAWS SHALL TAKE PRECEDENCE.

- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE OWNER OR BUILDER SHALL TAKE MEASURES TO INDICATE AND PROTECT ANY EXISTING VEGETATION OR OTHER NATURAL OR MAN-MADE FEATURES THAT ARE NOT TO BE DISTURBED BY CONSTRUCTION PROCESSES.

- ALL ORGANIC MATTER SHALL BE STRIPPED FROM THE LOCATION OF THE PROPOSED STRUCTURE, INCLUDING BENEATH ITS DECKS, PATIOS, WALKWAYS, ETC. FILL AREAS SERVING AS BASES FOR CONCRETE SLABS OR MASONRY PAVERS WITH CLEAN GRANULAR MATERIAL FREE OF ORGANIC MATTER IN MAXIMUM 6" LIFTS COMPACTED BY VIBRATION TO 98% STANDARD DRY PROCTOR DENSITY.

- SLOPE FINISHED GRADES DOWN AWAY FROM THE BUILDINGS AT A MINIMUM OF 1% TO FACILITATE RUN OFF OF SURFACE WATER. DIRECT AND DRAIN RUN-OFF WATER IN A MANNER SATISFACTORY TO THE AUTHORITY HAVING JURISDICTION.

CONCRETE AND FOUNDATIONS

- GARAGE AND CARPORT CONCRETE FLOOR SLABS AND EXTERIOR CONCRETE STAIRS, IF ANY, SHALL BE CONSTRUCTED WITH CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 32 Mpa AT 28 DAYS. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa AT 28 DAYS.

- FOOTINGS SHALL EXTEND TO SUITABLE UNDISTURBED OR ADEQUATELY COMPACTED SOIL BELOW THE FROST PENETRATION DEPTH (EXCEPT IN THE CASE OF SOLID ROCK.)

- THE FOOTINGS (IF) INDICATED ON THESE DRAWINGS ASSUME A 100 Kpa SOIL BEARING CAPACITY. IF LESSER BEARING CAPACITY IS ENCOUNTERED, THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR ENGAGING QUALIFIED PROFESSIONAL ENGINEERING PERSONNEL TO ANALYZE EXISTING CONDITIONS AND TO RE-DESIGN AND CERTIFY THE FOOTINGS AS NECESSARY TO SUIT.

- LATERALLY UNSUPPORTED FOUNDATION WALLS EXCEEDING THE LIMITS STATED IN THE BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER.

- ALLOW OPENINGS IN FOUNDATIONS FOR SERVICES AS REQUIRED. DETERMINE REQUIREMENTS PRIOR TO PLACING CONCRETE.

- FORM THE DEPRESSIONS AND OTHER IRREGULARITIES IN FOUNDATION WALL SURFACES SHALL BE FILLED WITH GROUT OR OTHER SUITABLE MATERIAL TO CREATE RELATIVELY SMOOTH SURFACES.

- CONCRETE SLABS SHALL BE PLACED ON A MINIMUM OF 6" OF CLEAN GRANULAR FILL FREE OF ORGANIC MATTER AND COMPACTED BY VIBRATION TO 98% STANDARD DRY PROCTOR DENSITY.

- DAMP PROOF FOUNDATION WALLS WITH TWO COATINGS OF ASPHALT EMULSION OR EQUIVALENT MATERIAL BELOW FINISHED GRADE.

- CONCRETE AND MASONRY STRUCTURES EXCEEDING THE LIMITATIONS SPECIFIED BY PARTS 3 OR 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER. THE OWNER OR BUILDER SHALL TAKE RESPONSIBILITY FOR OBTAINING SUCH DESIGN AND CERTIFICATION AS REQUIRED.



CARPENTRY

- FRAMING LUMBER SHALL BE No. 1 & 2 SPF UNLESS INDICATED OTHERWISE.

- PROTECT ALL LUMBER IN CONTACT WITH CONCRETE BY INSTALLING A 49LB. FELT OR 6 MIL POLYETHYLENE DAMP PROOFING LAYER OR OTHER APPROVED METHOD.

- ANCHOR SILL PLATES TO CONCRETE FOUNDATION WITH 5/8" DIAMETER x 8" LONG GALVANIZED STEEL ANCHOR BOLTS AT A MAXIMUM SPACING OF 6'-0"

- UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS EXTERIOR WALL FRAMING SHALL BE 2x6 STUDS @ 16"oc AND INTERIOR WALL FRAMING SHALL BE 2x4 OR 2x6 STUDS @ 16"oc.

- INSTALL BACKING AND BLOCKING AS REQUIRED FOR DRYWALL, PLUMBING FIXTURES, HANDRAILS, ELECTRIC FIXTURES, ETC. BACKING AND BLOCKING LOCATIONS AND SIZES NOT NECESSARILY INDICATED ON DRAWINGS - CHECK REQUIREMENTS WITH MANUFACTURERS OR SUPPLIERS OF MATERIALS AND EQUIPMENT.

- DOUBLE UP FLOOR JOISTS UNDER PARTITIONS PARALLEL TO THE JOIST SPAN DIRECTION OR INSTALL BLOCKING THE SAME DEPTH AS THE JOISTS @ 32"oc BETWEEN THE JOISTS FLANKING BOTH SIDES OF THE PARTITION.

- WHERE JOIST SPANS EXCEED 7'-0", INSTALL 2x2 CROSS BRIDGING OR FULL DEPTH SOLID BLOCKING BETWEEN THE JOISTS IN ROWS HAVING A MAXIMUM SPACING OF 7'-0" UNLESS DIRECTED OTHERWISE BY A STRUCTURAL ENGINEER'S SPECIFICATIONS.

- FLUSH FRAMED WOOD MEMBERS SHALL BE SECURED IN 2,000 LB. GALVANIZED STEEL FRAMING ANCHORS UNLESS INDICATED OTHERWISE BY A STRUCTURAL ENGINEER'S SPECIFICATIONS.

- LINTELS SHALL BE 2-x10 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

- TRUSSES, MANUFACTURED BEAMS, MANUFACTURED JOISTS, AND STRUCTURAL MEMBERS EXCEEDING THE LIMITATIONS SPECIFIED BY PARTS 3 OR 9 OF THE BRITISH COLUMBIA BUILDING CODE SHALL BE DESIGNED AND CERTIFIED BY A BRITISH COLUMBIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.

- WOOD EXPOSED TO THE WEATHER TO BE PRESSURE TREATED USING ACO PRESSURE TREATING. METAL FASTENERS TO BE STAINLESS STEEL.

GLAZING

- GLAZING WEIGHTS SHALL CONFORM TO THE REQUIREMENTS OF PARTS 3 OR 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE AS APPLICABLE.

- GLASS IN DOORS AND SIDELIGHTS SHALL BE LAMINATED SAFETY GLASS.

- GLAZING IN BATHROOMS SHALL BE TEMPERED OR LAMINATED SAFETY GLASS.

- BEDROOMS SHALL BE FITTED WITH AT LEAST ONE DOOR / WINDOW WITH AN OPENING SIZE SUITABLE FOR EMERGENCY EGRESS AS STATED IN PART 9.9.10 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE.

- WINDOWS LOCATED WITHIN 2 METERS OF THE ADJACENT GROUND LEVEL OR THE FLOOR LEVEL OF A DECK ACCESSIBLE FROM THE EXTERIOR SHALL BE DESIGNED TO RESIST FORCIBLE ENTRY AS OUTLINED IN PART 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE.

- PENETRATION PERFORMANCE REQUIREMENTS:
CLASS R - PG 20 - DESIGN PRESSURE = +980Pa/-980Pa - WATER PENETRATION RESISTANCE = 180Pa CANADIAN AIR INFILTRATION / EXFILTRATION - A2

- WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION

FLASHING

- FLASHING SHALL BE PRE-FINISHED AND OF A MATERIAL SUITABLE FOR ITS INTENDED USE IN ACCORDANCE WITH PARTS 3 OR 9 OF THE CURRENT BRITISH COLUMBIA BUILDING CODE AS APPLICABLE.

- FLASHING SHALL BE OF A MATERIAL COMPATIBLE WITH ADJACENT MATERIALS OR SHALL BE TREATED SO AS TO PREVENT ADVERSE REACTIONS WITH ADJACENT MATERIALS.

- INSTALL SHEET METAL FLASHING TO PROTECT FROM MOISTURE PENETRATION ALL EXTERIOR HORIZONTAL OR OBLIQUE CHANGES OF PLANE OR MATERIAL.

- SEAL AROUND ALL OPENINGS TO THE EXTERIOR WITH A NON-HARDENING CAULKING MATERIAL.

- ALL FLASHINGS SHALL HAVE A MINIMUM 20% SLOPE AWAY FROM THE BUILDING (OR WHERE FLASHING TERMINATES ONTO A SLOPED ROOF, MATCH SLOPE.)

- ALL FLASHINGS ARE TO HAVE A FORMED DRIP EDGE (NOT REQUIRED WHERE FLASHING TERMINATES ON SLOPED ROOF.)

- IF FLASHINGS COVERING SELF-ADHERING MEMBRANES ARE TO BE DARK COLOURED, USE A HIGH TEMPERATURE RESISTANT TYPE OF SELF-ADHERING MEMBRANE.

- CAULKING TO BE A THERMO-PLASTIC TYPE SUCH AS "TREMCO DYMONIC" OR "SONNOBORN NPL"

ROOFS

- APPLY ROOFING MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE STANDARDS ESTABLISHED BY THE ROOFING CONTRACTORS' ASSOCIATION OF BRITISH COLUMBIA.

- PARAPET FLASHING AND ROOF PENETRATIONS SHALL BE CONSTRUCTED ACCORDING TO THE GUIDELINES ESTABLISHED BY THE ROOFING CONTRACTORS' ASSOCIATION OF BRITISH COLUMBIA.

- FLAT ROOFS AND ROOF DECKS SHALL BE PROVIDED WITH A MINIMUM 1/4" IN 12' SLOPE DOWN TOWARD A ROOF DRAIN.

- ROOF DRAINS SHALL EMPTY INTO A SEPARATE, TIGHT PIPE PERIMETER DRAINAGE SYSTEM LOCATED AT A DEPTH BELOW FROST PENETRATION.

DOORS

- FRAME OPENING 2" WIDER THAN DOOR. FRAME HEIGHT 1 1/2" HIGHER FOR ALL INTERIOR DOORS AND 3" HIGHER FOR ALL EXTERIOR DOORS. BUILDER TO CONFIRM ALL FINAL DOOR SIZES.

- ACCESS DOORS FROM THE EXTERIOR TO INTERIOR SPACES AND THEIR ASSOCIATED FRAMING SHALL CONFORM TO THE REQUIREMENTS TO RESIST FORCIBLE ENTRY AS OUTLINED IN PART 9 OF THE BRITISH COLUMBIA BUILDING CODE.

- EXTERIOR DOORS ACCESSING INTERIOR, HEATED SPACE SHALL BE SUITABLY WEATHERSTRIPPED.

- EXTERIOR DOORS SHALL BE FITTED WITH DEADBOLT LOCKS HAVING A MINIMUM THROW OF 25 MILLIMETERS.

- UNDERCUT INTERIOR DOORS 1/2" TO AD VENTILATION.

MISCELLANEOUS

- THE BUILDER SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE "HOMEOWNER PROTECTION ACT" REGULATIONS.

- THE BUILDER SHALL BE RESPONSIBLE FOR ASSURING THAT ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT AND INSTALLATIONS MEET THE REQUIREMENTS OF THE BC BUILDING CODE AND PURSUANT REGULATIONS; AND THAT ALL INSTALLATIONS ARE IN PROPER WORKING ORDER.

- THE BUILDER SHALL BE RESPONSIBLE FOR ASSURING THAT ALL STRUCTURAL MEMBERS AND INSTALLATIONS MEET THE REQUIREMENTS OF THE BC BUILDING CODE AND PURSUANT REGULATIONS. STRUCTURAL SPECIFICATIONS PROVIDED BY A BC REGISTERED PROFESSIONAL STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER STRUCTURAL INFORMATION PROVIDED ON THESE DRAWINGS.

- INSTALL GUARDRAILS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION IN ALL LOCATIONS WHERE PUBLIC OR PRIVATE WALKWAYS, VIEWING POSITIONS, STAIRWAYS, ETC. ABUT ABRUPT DROPS TO THE ADJACENT GRADE 24" OR MORE IN HEIGHT. THE CONTRACTOR SHALL ENSURE THAT THE MANUFACTURE AND INSTALLATION OF GUARDRAILS MEET THE BC BUILDING CODE REQUIREMENTS FOR LATERAL RESTRAINT.

- ALL STAIRWAYS SHALL BE CONSTRUCTED AS PER THE BRITISH COLUMBIA BUILDING CODE, SECTION 9.8, NOTING IN PARTICULAR THE FOLLOWING:

- SLP RESISTANT SURFACE TREATMENTS AND FINISHES AS PER ARTICLE 9.8.9.6;
- HANDRAIL CONSTRUCTION AS PER SUBSECTION 9.8.7;
- GUARDRAIL CONSTRUCTION AS PER SUBSECTION 9.8.8;

- KITCHEN AND BATHROOM CABINETRY INDICATED ON DRAWINGS IS DIAGRAMMATIC ONLY. MILLWORK DETAILS SHALL BE PROVIDED BY OTHERS.

- INTERIOR FLOOR, CEILING, AND WALL FINISHES, SPECIFICATIONS FOR ELECTRICAL AND PLUMBING FIXTURES AND EQUIPMENT, SPECIFICATIONS FOR APPLIANCES OR APPLIANCE ROUGH-INS, AND SPECIFICATIONS FOR WINDOWS AND DOORS SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

- CONCEALED SPACES SHALL BE FIRESTOPPED AS PER SUBSECTION 3.1.11 OR 9.10.16 OF THE BC BUILDING CODE.

- CONSULT ALSO BUILDING ENVELOPE ENGINEER'S DETAILS. BUILDING ENVELOPE DETAILS OF THE BC BUILDING CODE.

- CONSULT ALSO BUILDING ENVELOPE ENGINEER'S DETAILS. BUILDING ENVELOPE DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. INFORM OWNER OR CONTRACTOR OF ANY DISCREPANCIES.

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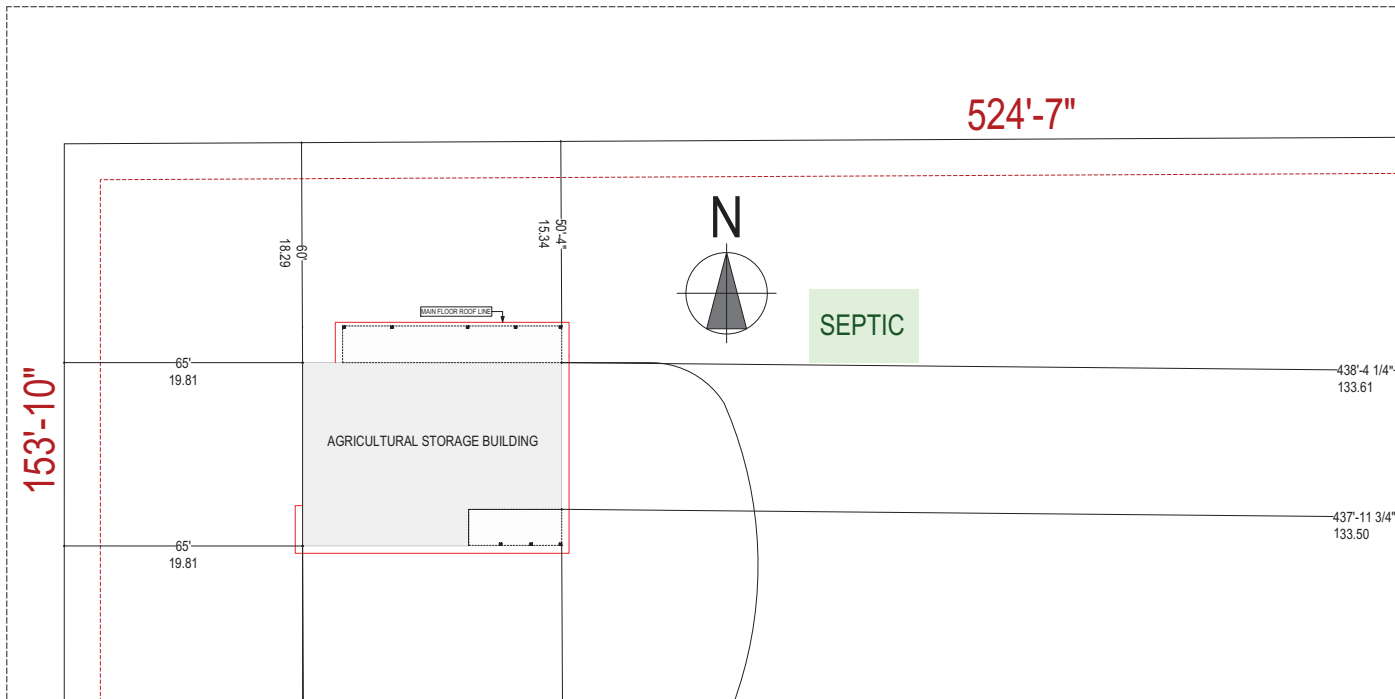
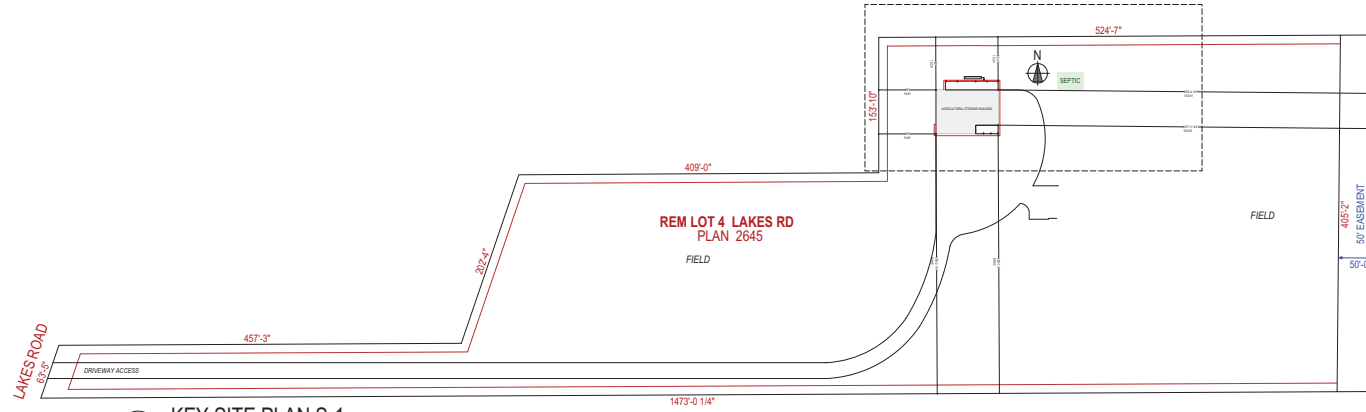
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PROJECT TITLE
MIDCO HOLDINGS LTD.
6651 LAKES ROAD - LOT 4
DUNCAN B.C. V9L 5V7

DRAWING TITLE
GENERAL NOTES | CODES & STANDARDS

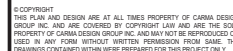
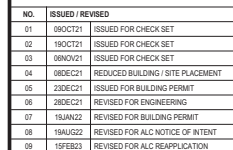
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| 15JAN2022 | 1023 | |
| DESIGNED BY NH | REVIEWED BY CL | A.00 |
| SCALE SEE DRAWINGS | | |



| NORTH COWICHAN - AGRICULTURAL STORAGE BUILDING PROPOSED | | | |
|---|--|--|--|
| ADDRESS | | 6651 LAKES ROAD (Lot 4) | |
| LOT SIZE | | 3.2846 ha (32,846.17m ²) | |
| ZONING | | A2 | |
| | | PROPOSED | ALLOWED |
| LOT COVERAGE | | | |
| AGRICULTURAL BUILDING LOT COVERAGE | | 1.17% 383.97m ² (4,126.50ft ²) | |
| ALL STRUCTURES LOT COVERAGE | | 2.96% 971.65m ² (10,453.08ft ²) | 10% 3,284.62m ² (35,355.36ft ²) |
| SETBACKS | | | |
| FRONT LOT LINE | | N/A | 25.0m (82.02ft) |
| REAR LOT LINE | | 133.50m (437.99ft) | 15m (49.21ft) |
| INTERIOR SIDE | | 89.92m (295.01ft) | 15m (49.21ft) |
| INTERIOR SIDE | | 15.34m (50.34ft) | 15m (49.21ft) |
| HEIGHT | | | |
| HIGHEST ROOF HEIGHT | | 8.94m (29.33ft) | 9.0m (29.53ft) |
| FLOOR AREA | | | |
| FIRST STOREY AREA / GFA | | 304.75m ² (3,280.08ft ²) | |
| NO VARIANCES REQUIRED | | | |

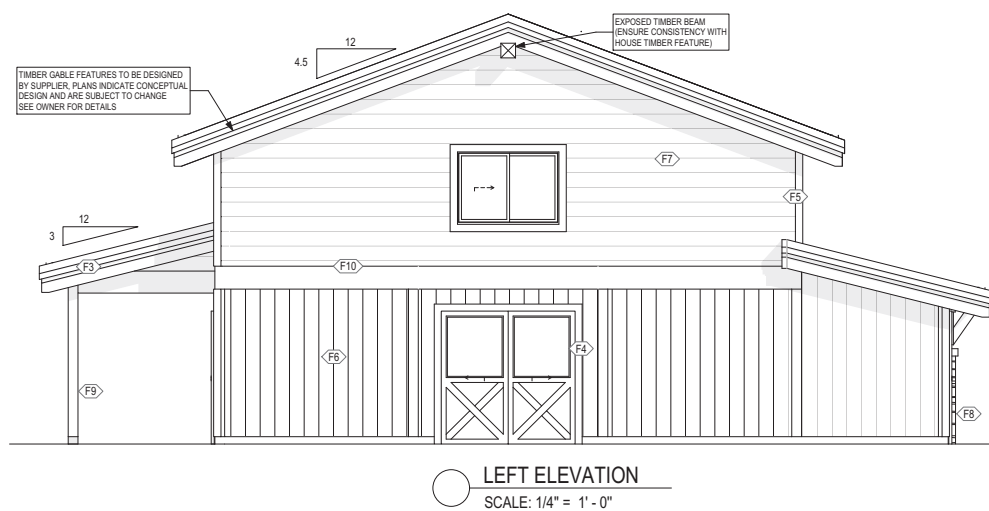
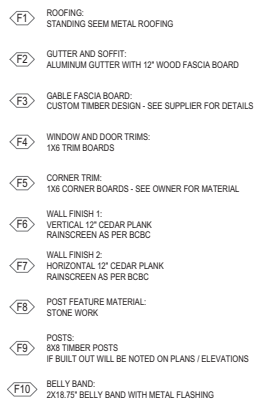
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| 06 | 28DEC21 REVISED FOR ENGINEERING |
| 07 | 15JAN22 REVISED FOR BUILDING PERMIT |
| 08 | 18AUG22 REVISED FOR ALC NOTICE OF INTENT |
| 09 | 15FEB23 REVISED FOR ALC REAPPLICATION |





MIDCO HOLDINGS LTD.
6651 LAKES ROAD - LOT 4
DUNCAN B.C. V9L 5V7

| | | |
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| DRAWN BY NH | REVIEWED BY CL | |
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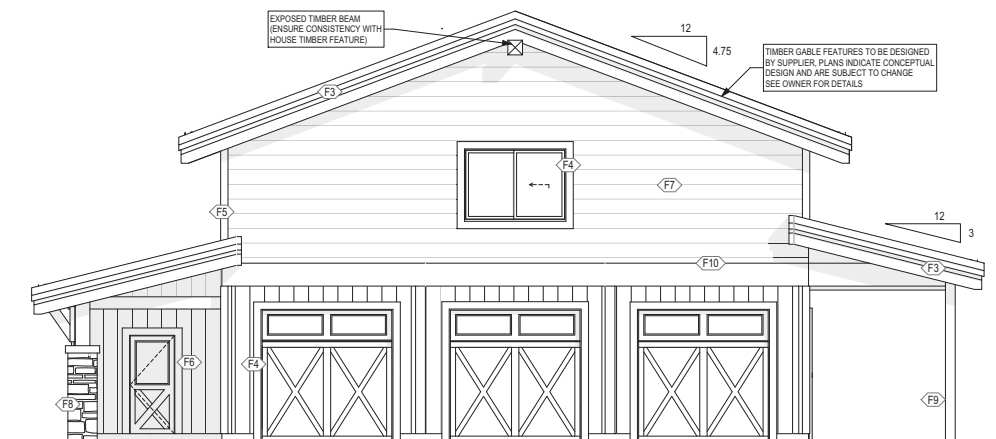




REAR ELEVATION
SCALE: 1/4" = 1' - 0"

EXTERIOR FINISH MATERIALS LEGEND

- F1 ROOFING:
STANDING SEEM METAL ROOFING
- F2 GUTTER AND SOFFIT:
ALUMINUM GUTTER WITH 12" WOOD FASCIA BOARD
- F3 GABLE FASCIA BOARD:
CUSTOM TIMBER DESIGN - SEE SUPPLIER FOR DETAILS
- F4 WINDOW AND DOOR TRIMS:
1X6 TRIM BOARDS
- F5 CORNER TRIM:
1X6 CORNER BOARDS - SEE OWNER FOR MATERIAL
- F6 WALL FINISH 1:
VERTICAL 12" CEDAR PLANK
RAINSCREEN AS PER BCBC
- F7 WALL FINISH 2:
HORIZONTAL 12" CEDAR PLANK
RAINSCREEN AS PER BCBC
- F8 POST FEATURE MATERIAL:
STONE WORK
- F9 POSTS:
8X8 TIMBER POSTS
IF BUILT OUT WILL BE NOTED ON PLANS / ELEVATIONS
- F10 BELLY BAND:
2X18.75" BELLY BAND WITH METAL FLASHING



RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

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6651 LAKES ROAD - LOT 4
DUNCAN B.C. V9L 5V7

DRAWING TITLE
REAR AND RIGHT ELEVATION

| DATE | PROJECT NO. | SHEET NUMBER |
|----------------|-------------------|--------------|
| 15JAN2022 | 1023 | |
| DRAWN BY NH | REVIEWED BY CL | A.03 |

SCALE
SEE DRAWINGS

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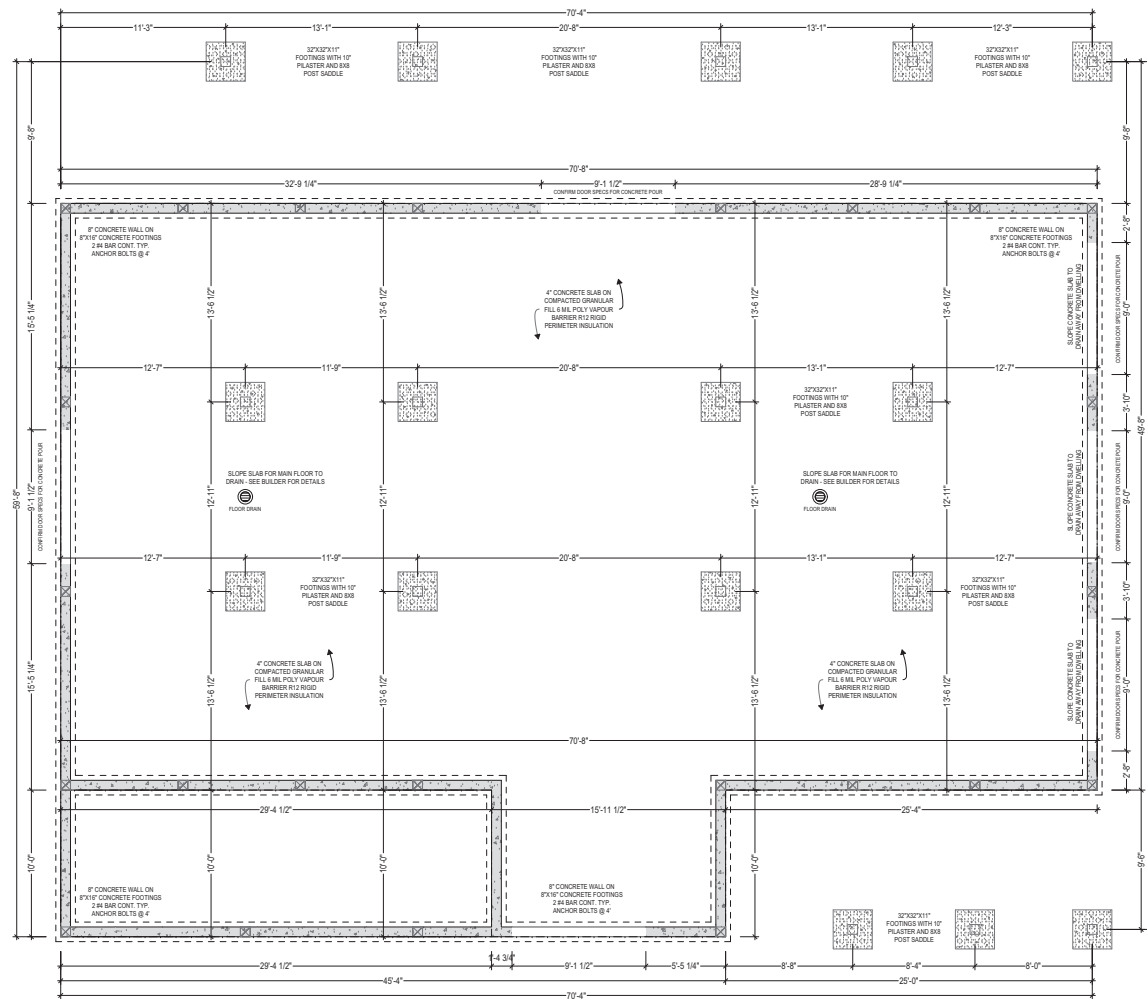
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6651 LAKES ROAD - LOT 4
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DRAWING TITLE
FOUNDATION PLAN

| | | |
|-------------------|---------------------|--|
| DATE 19JAN2022 | PROJECT NO. 1023 | SHEET NUMBER |
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 **FOUNDATION PLAN (ON SLAB)**
SCALE: 1/4" = 1' - 0"

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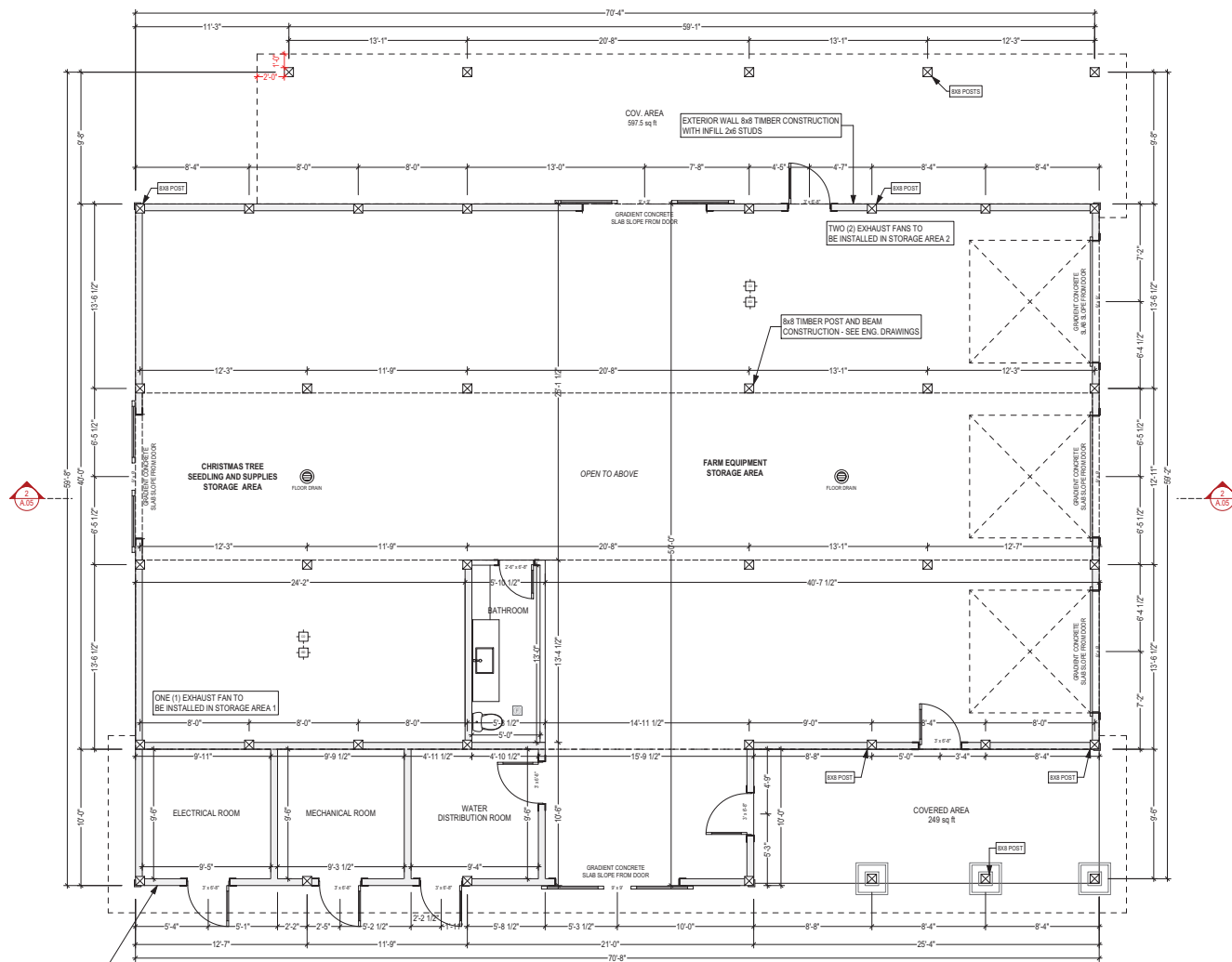
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DRAWING TITLE

FIRST STOREY FLOOR PLAN

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| 15JAN2022 | 1023 | |
| DRAWN BY NH | REVIEWED BY CL | A.05 |

SCALE
SEE DRAWINGS



EXTERIOR WALL & 8x8
TIMBER CONSTRUCTION
WITH INFILL 2x6 STUDS



FIRST STOREY FLOOR PLAN (10'-0 3/4" CEILING HEIGHT) U.N.O.

SCALE: 1/4" = 1' - 0"

CHRISTMAS TREE SEEDLING / SUPPLIES STORAGE AREA: 1,348.5 sq ft (125.25m²)

FARM EQUIPMENT STORAGE AREA: 1,931.5 sq ft (179.5m²)

TOTAL FIRST STOREY FLOOR AREA: 3,280 sq ft (304.75m²)

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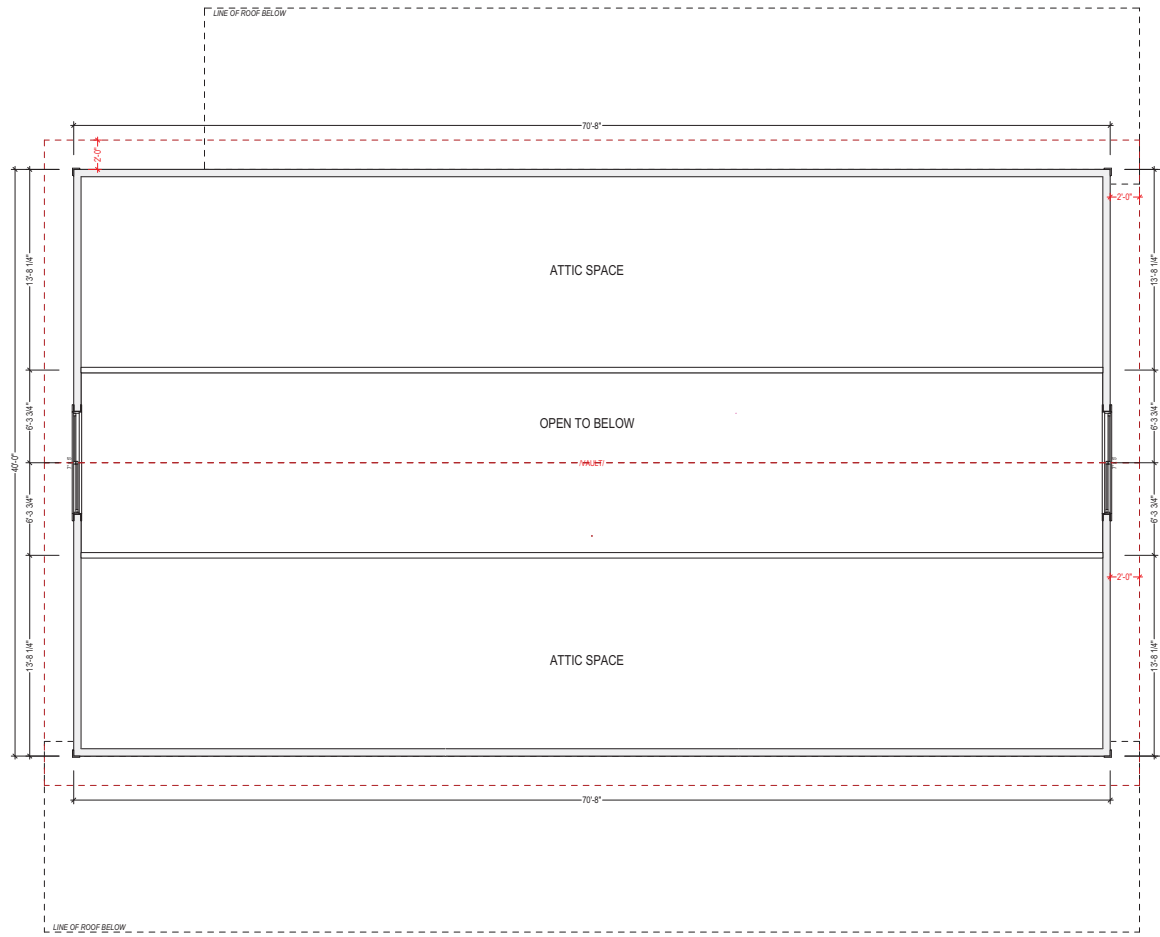
PROJECT TITLE

MIDCO HOLDINGS LTD.
6651 LAKES ROAD - LOT 4
DUNCAN B.C. V9L 5V7

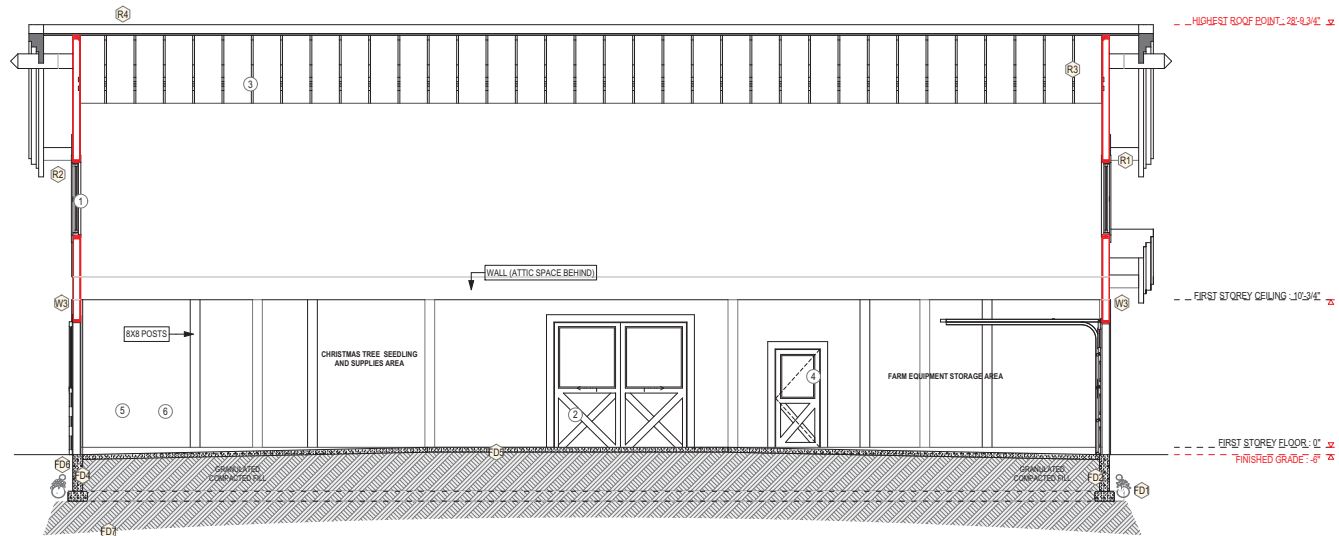
DRAWING TITLE

WINDOW LEVEL PLAN

| | | |
|-----------------------|---------------------|--------------|
| DATE 15JAN2022 | PROJECT NO. 1023 | SHEET NUMBER |
| DRAWN BY NH | REVIEWED BY CL | A.06 |
| SCALE SEE DRAWINGS | | |



○ WINDOW LEVEL PLAN (SEE CROSS SECTION FOR HEIGHTS)
SCALE: 1/4" = 1' - 0"



CONSTRUCTION ASSEMBLIES AND NOTES

NOTES

- ALL WINDOWS TO BE VINYL - RAINSCREEN AS PER BCBC. GLASS IN DOORS AND SIDELIGHTS SHALL BE LAMINATED SAFETY GLASS
- WINDOWS / DOORS / SKYLIGHTS AND THEIR INTERFACE BETWEEN WINDOW AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTION BETWEEN POLY VAPOUR BARRIER AND THE WINDOW
- TRUSS SYSTEM INDICATED ON DRAWINGS ARE DIAGRAMMATIC ONLY
- DOOR PACKAGE DESIGNS INDICATED ON DRAWINGS ARE DIAGRAMMATIC ONLY - DOOR SIZES INDICATED ON FLOOR PLANS
- WALL PENETRATIONS - ALL ELECTRICAL PENETRATIONS IN EXTERIOR WALLS MUST BE AIRTIGHT BY SEALING THEM TO THE POLY VAPOUR BARRIER
- ALL MECHANICAL PLUMBING OR ELECTRICAL COMPONENTS WITHIN THE EXTERIOR WALLS AND GARAGE TO HOUSE WALL MUST BE INSULATED TO SAME EFFECTIVE LEVEL AS REQUIRED FOR THE WALL

FOUNDATION CONSTRUCTION

- INSTALL PERIMETER DRAIN SYSTEM 4" DRAIN TILE WITH 6" OF ROCK OVER
- FOOTINGS SHALL EXTEND TO SUITABLE UNDISTURBED OR ADEQUATELY COMPACTED SOIL BELOW THE FROST PENETRATION DEPTH (EXCEPT IN THE CASE OF SOLID ROCK)
- 32"x32"x11" FOOTINGS WITH 10" PILASTER AND 8x8 POST SADDLE (NOT SHOWN)
- 8" CONCRETE WALL ON 8"x18" CONCRETE FOOTINGS 2 #4 BAR CONT. TYP. ANCHOR BOLTS @ 4"
- 4" CONCRETE SLAB ON 6 MIL. POLY VAPOUR BARRIER COMPACTED GRANULAR FILL
- SLAB FOUNDATION WALL: THERMAL BREAK 50% OF THE REQUIRED INSULATION THICKNESS - SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR TO FOUNDATION WALL - IF REQUIRED
- UNDISTURBED NON-ORGANIC SOIL

ROOFING SYSTEM & COMPONENTS

- CONTINUOUS GUTTERS
- VENTED SOFFITS ROOF OVERHANGS (NON VENTED SOFFITS WILL BE NOTATED ON DRAWINGS)
- STANDING SEAM METAL ROOFING ON 1x4 STRAPPING, BUILDING PAPER, 7/16" O.S.B. (OR 1/2" PLYWOOD), 2x4 STRAPPING TO ALLOW FOR CROSS VENTILATION, ENGINEERED TRUSS DESIGNED BY SUPPLIER @ 24" O.C. TYP. - RAISED HEEL HEIGHTS ARE REQUIRED ON 8/12 PITCHED ROOFS TO KEEP ALL SOFFITS SAME (SEE ELEVATIONS / TRUSS SUPPLIER FOR DETAILS)
- PROVIDE ROOF VENTS : VENT 1/150 USING SHINGLEVENT II RIDGE VENT

WALLS TYPES

- 2X4 FRAMING 16" O.C. TYP. 1/2" DRYWALL FINISH
- 2X6 FRAMING 16" O.C. TYP. 1/2" DRYWALL FINISH
- EXTERIOR MATERIAL: 3/4" AIR SPACE, PRESSURE TREATED STRAPPING, 2 LAYERS 30 MIN. BUILDING PAPER, 1/2" SHEATHING, 2X6 STUDS AT 16" O.C. 6 MIL. POLY VAPOUR BARRIER, 1/2" DRYWALL (SEE ELEVATIONS FOR DETAILS)

1
A.07 AGRICULTURAL STORAGE BUILDING SECTION
SCALE: 1/4" = 1'-0"

PLEASE READ FOR DETAILS

POT LIGHTS
RECESSED POT LIGHT HOUSINGS MUST BE SEALED TO POLY VAPOUR BARRIER

ATTIC HATCH (WHEN APPLICABLE)
APPLY INSULATION TO BACK OF ATTIC HATCH AND PROVIDE A CLOSED CELL FORM GASKET TO ENSURE PROPER AIR SEALING - IF INSULATION IS REQUIRED

PLUMBING STACKS
PLUMBING VENT STACK TYPES MUST BE MADE AIRTIGHT BY SEALING THE AIR BARRIER TO VENT STACK WITH COMPATIBLE MATERIAL, SHEATING TAPE, OR A RUBBER GASKET AT THE CEILING

WALL TO CEILING
ALL JOINTS AT TRANSITION BETWEEN EXTERIOR WALLS AND CEILING MUST BE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS OR COVERING WITH AN AIR BARRIER MATERIAL

INTERIOR AND EXTERIOR WALL INTERFACE
ALL INTERIOR WALLS THAT MEET EXTERIOR WALLS OR ATTIC CEILING MUST BE MADE AIRTIGHT BY SEALING JUNCTION OR CONTINUING POLY VAPOUR BARRIER OF THE EXTERIOR WALLS

WINDOW, DOORS AND SKYLIGHTS
INTERFACE BETWEEN WINDOW AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTION BETWEEN POLY VAPOUR BARRIER AND THE OPENING WINDOW

SILL PLATES / RIM JOINTS
ALL JOISTS AT CAVITIES MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS OR COVER WITH AIR BARRIER MATERIAL

PRINCIPAL EXHAUST FAN

AGRICULTURAL STORAGE BUILDING
PRINCIPAL EXHAUST FAN LOCATED IN: BATHROOM
CAPACITY: 850 PASCAL, AN MIN. VENTILATION RATE OF 20 AS PER 9.32.3.5
NOTE: MUST BE WIRED TO RUN CONTINUOUSLY, CONTROLLED BY DEDICATED SWITCH, SOUND RATING NOT TO EXCEED 1.0 SONE (SEE TABLE 9.32.3.3.A)

HEAT SOURCE
FIRST STOREY BATHROOM - BASEBOARD

| NO. | ISSUED / REVISED |
|-----|---|
| 01 | 09OCT21 ISSUED FOR CHECK SET |
| 02 | 19OCT21 ISSUED FOR CHECK SET |
| 03 | 08NOV21 ISSUED FOR CHECK SET |
| 04 | 08DEC21 REDUCED BUILDING / SITE PLACEMENT |
| 05 | 21DEC21 ISSUED FOR BUILDING PERMIT |
| 06 | 28DEC21 REVISED FOR ENGINEERING |
| 07 | 15JAN22 REVISED FOR BUILDING PERMIT |
| 08 | 18AUG22 REVISED FOR ALC NOTICE OF INTENT |
| 09 | 15FEB23 REVISED FOR ALC REAPPLICATION |



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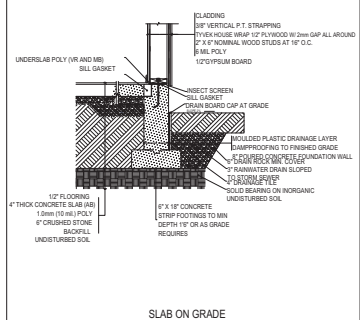
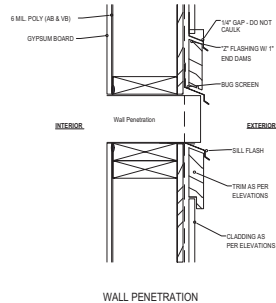
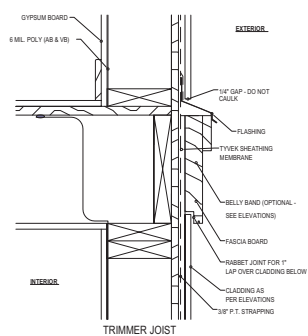
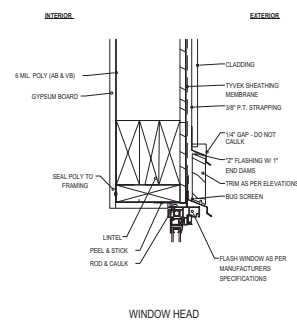
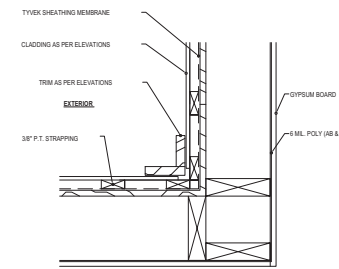
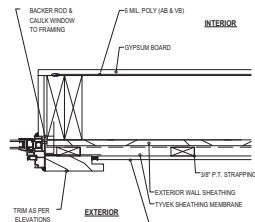
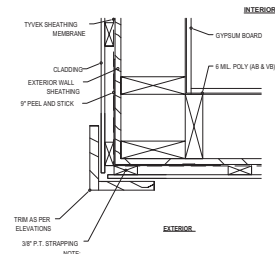
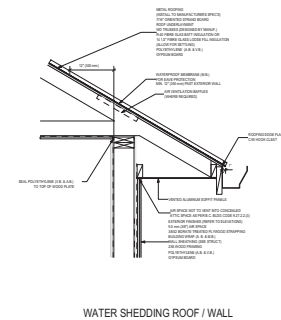
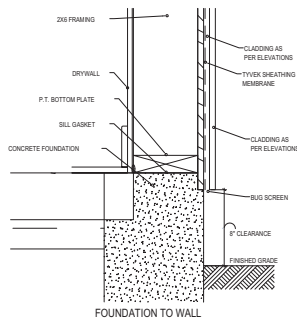
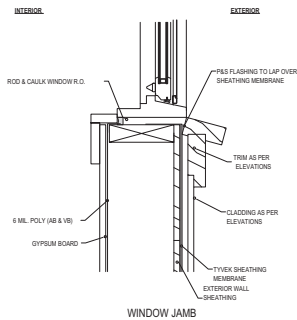
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CROSS SECTION A-1

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| 15JAN2022 | 1023 | |
| DESIGNED BY NH | REVIEWED BY CL | A.07 |

SCALE
SEE DRAWINGS



GENERAL NOTE:
THESE ARE 'TYPICAL' DETAILS AND DO NOT
DETAIL EVERY ASPECT OF APPLICATION.
FOR MORE INFORMATION REFER TO:
*A REFERENCE GUIDE OF TYPICAL RAINSCREEN WALL &
WINDOW DETAILS & THE MANUFACTURERS SPECIFICATIONS

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