

PROJECT STATISTICS

LEGAL DESCRIPTION: LOT 9, SECTION 11, TOWNSHIP 6, NEW WEST DISTRICT, PLAN NWP10211

CIVIC ADDRESS: 4945 224 STREET, TWSHP OF LANGLEY, B.C.

ZONING: SR-1

GROSS SITE AREA: 1,299,839 SQM OR 13,991,351 SQFT.

NET SITE AREA: 1,295,141 SQM OR 13,940,785 SQFT. (WITH 3M TRUNCATION)

	PERMITTED	PROPOSED
FLOOR AREA:	N/A	1,983.84 PER DWELLING X 4 7,935.36 TOTAL
SITE COVERAGE:	33% (4,600.45 SQFT.)	33% (4,598.02 SQFT.)
BUILDING HEIGHT:	9.00 M	6.74 M
SETBACKS:		
EAST:	9.75 M	9.75 M
WEST:	7.50 M	7.50 M
NORTH:	4.50 M	4.50 M
SOUTH:	3.00 M	3.00 M
FLOODPLAIN:	NO	
10 MINUTE FIRE RESPONSE TIME:	YES	
SPRINKLERED:	NO	

GENERAL NOTES

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

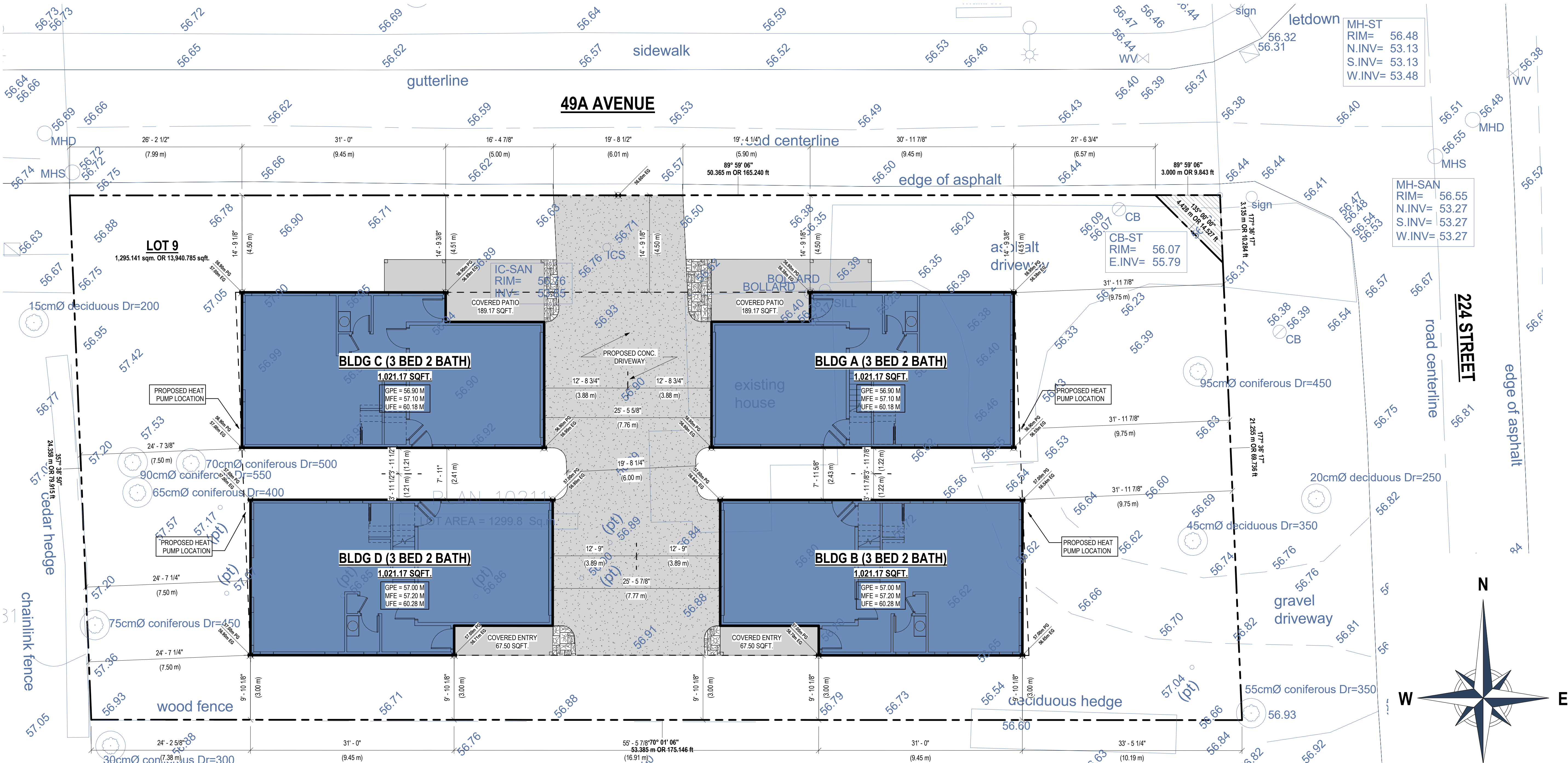
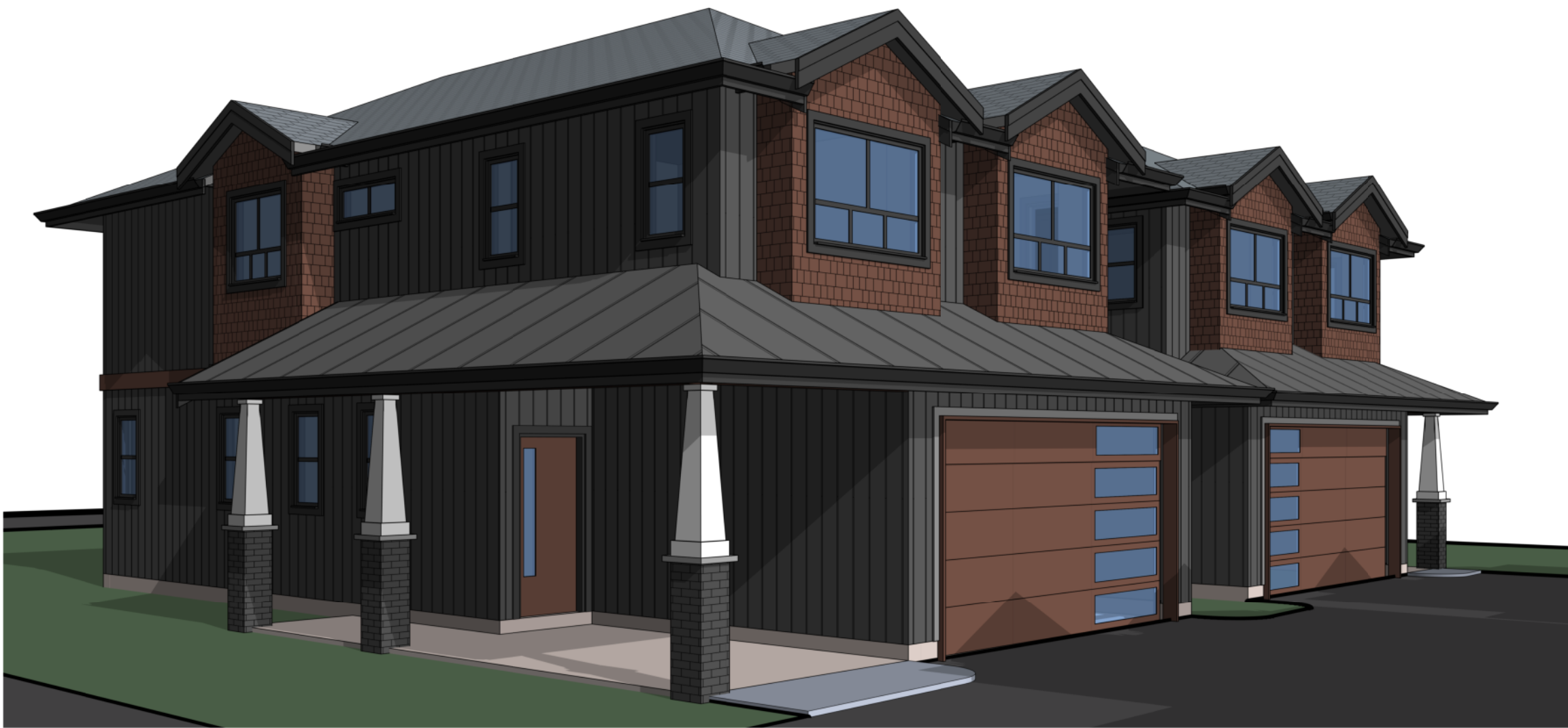
CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

DRAWING INDEX

- A01 SITE PLAN & PROJECT INFO
- A02 BLDG A FOUNDATION & MAIN FLOOR PLANS
- A03 BLDG A UPPER FLOOR & ROOF PLANS
- A04 BLDG A ELEVATIONS
- A05 BLDG A SECTIONS & DETAILS
- A06 BLDG B FOUNDATION & MAIN FLOOR PLANS
- A07 BLDG B UPPER FLOOR & ROOF PLANS
- A08 BLDG B ELEVATIONS
- A09 BLDG B SECTIONS & DETAILS
- A10 BLDG C FOUNDATION & MAIN FLOOR PLANS
- A11 BLDG C UPPER FLOOR & ROOF PLANS
- A12 BLDG C ELEVATIONS
- A13 BLDG C SECTIONS & DETAILS
- A14 BLDG D FOUNDATION & MAIN FLOOR PLANS
- A15 BLDG D UPPER FLOOR & ROOF PLANS
- A16 BLDG D ELEVATIONS
- A17 BLDG D SECTIONS & DETAILS
- A18 BLDG D TYPICAL DETAILS
- A19 BLDG D ENERGY EFFICIENCY REQUIREMENTS



SITE PLAN

SCALE: 1/8" = 1'-0"



Date	Description	No.
2026-05-20	ISSUED FOR PERMIT	1

4945 224 STREET		
SITE PLAN & PROJECT INFO		
Project Number		
BV25-XXXX		

Date	MAY 20, 2026
Drawn By	BAKERVIEW
Checked By	BAKERVIEW
Scale	As indicated

A01

PLAN NOTES

THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

PRESSURE TREATED POSTS ARE TO BE USED WITHIN BUILT-UP COLUMNS OR IF EXPOSED TO THE WEATHER

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO T.O. WINDOW IS AT...
6'-9" FOR 8' CLGS
7'-9" FOR 9' CLGS
8'-9" FOR 10' CLGS
U.N.O.

NOTE:
MAIN DWELLING TO BE HEATED USING FORCED AIR FURNACE
A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO
I) EACH BEDROOM,
II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE
B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS THE RETURN AIR PLENUM,
I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
II) IF A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN LENGTH
C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS
I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM, OR
II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND
D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY.
AS PER BCBC 2024 9.32.3.4.(2)

NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM.
AS PER BCBC 2024 9.19.2.1.(2)

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

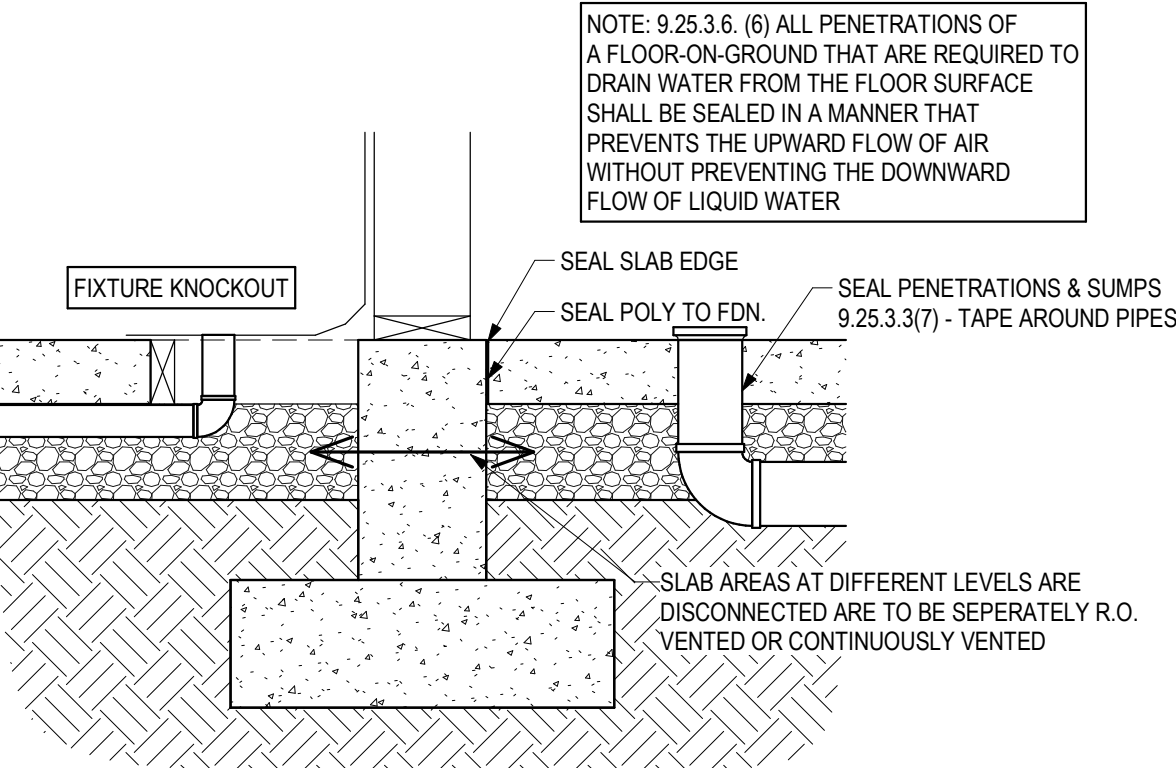
NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR

FOUNDATION NOTES

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS

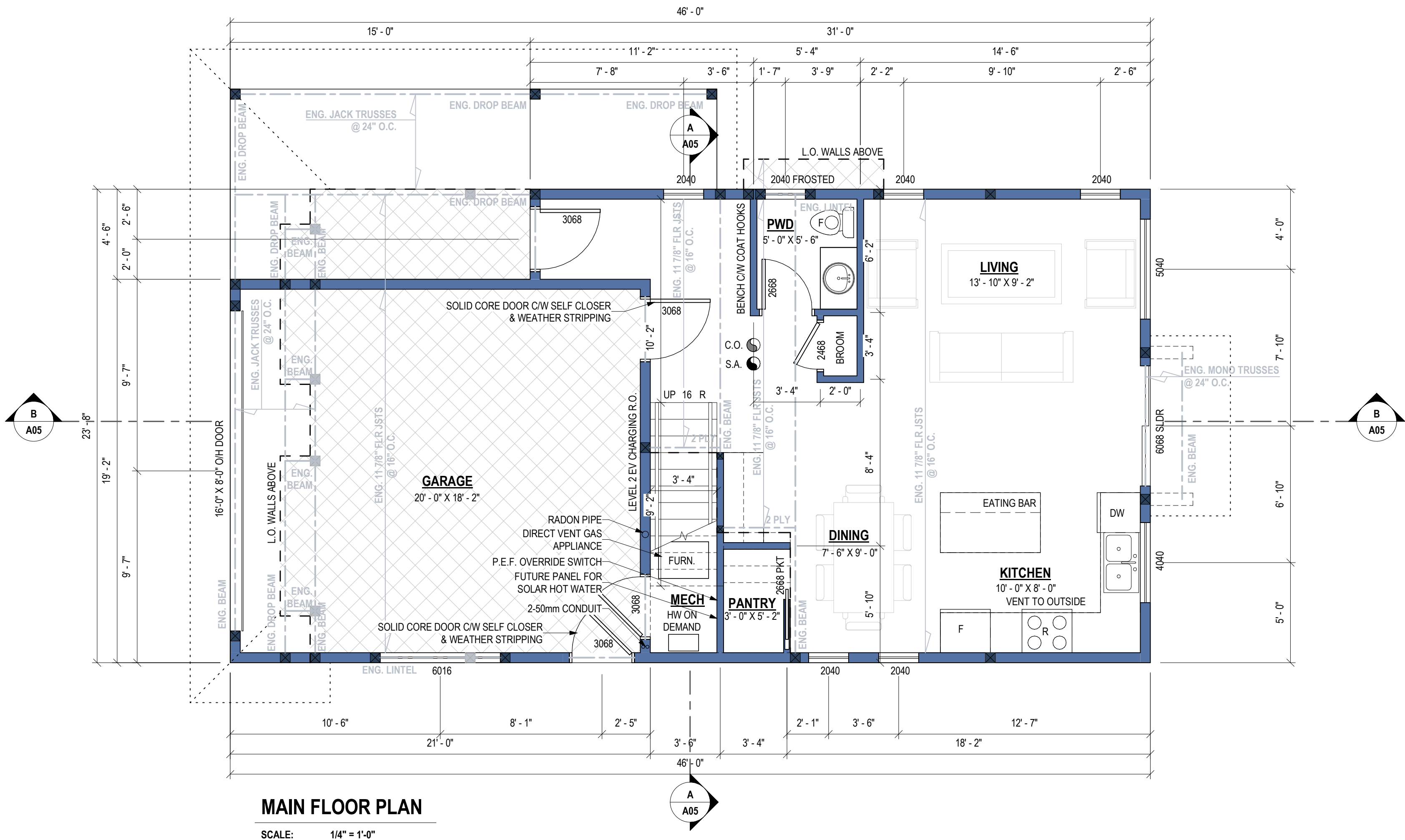
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HATCHED AREA DENOTES 4" EPS



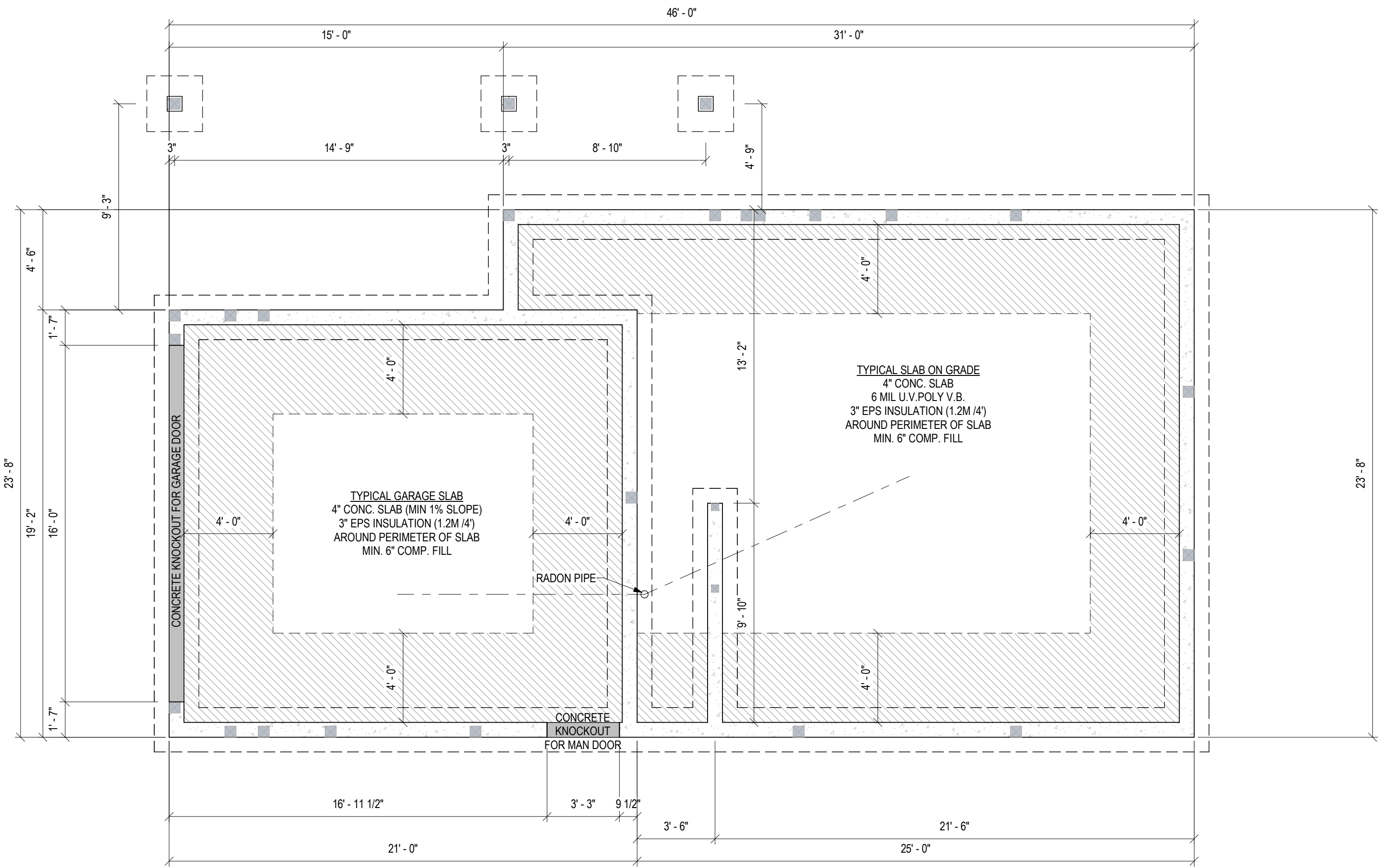
RADON PENETRATION

SCALE: 1" = 1'-0"



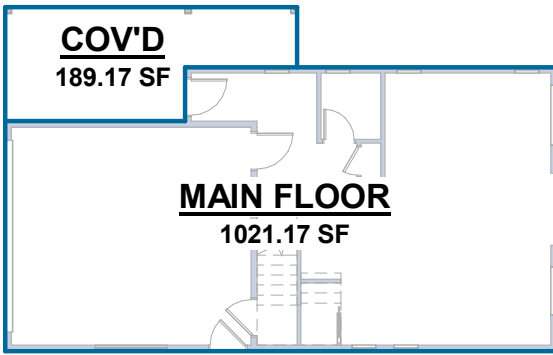
MAIN FLOOR PLAN

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



FOUNDATION PLAN

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



MAIN FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

IBAKERVIEWBUILDING DESIGN

No.	Description	Date
1	ISSUED FOR PERMIT	2026-05-20

4945 224 STREET

BLDG A FOUNDATION & MAIN FLOOR PLANS

BV25-XXXX

Project Number

Date	MAY 20, 2026
Drawn By	BAKERVIEW
Checked By	BAKERVIEW
Scale	As indicated

A02

PLAN NOTES

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REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

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D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY.
AS PER BCBC 2024 9.32.3.4.(2)

NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM.
AS PER BCBC 2024 9.19.2.1.(2)

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR

ROOF NOTES

NOTE:
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION-(NAFS)

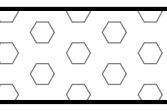
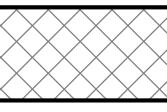
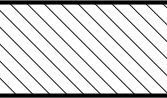
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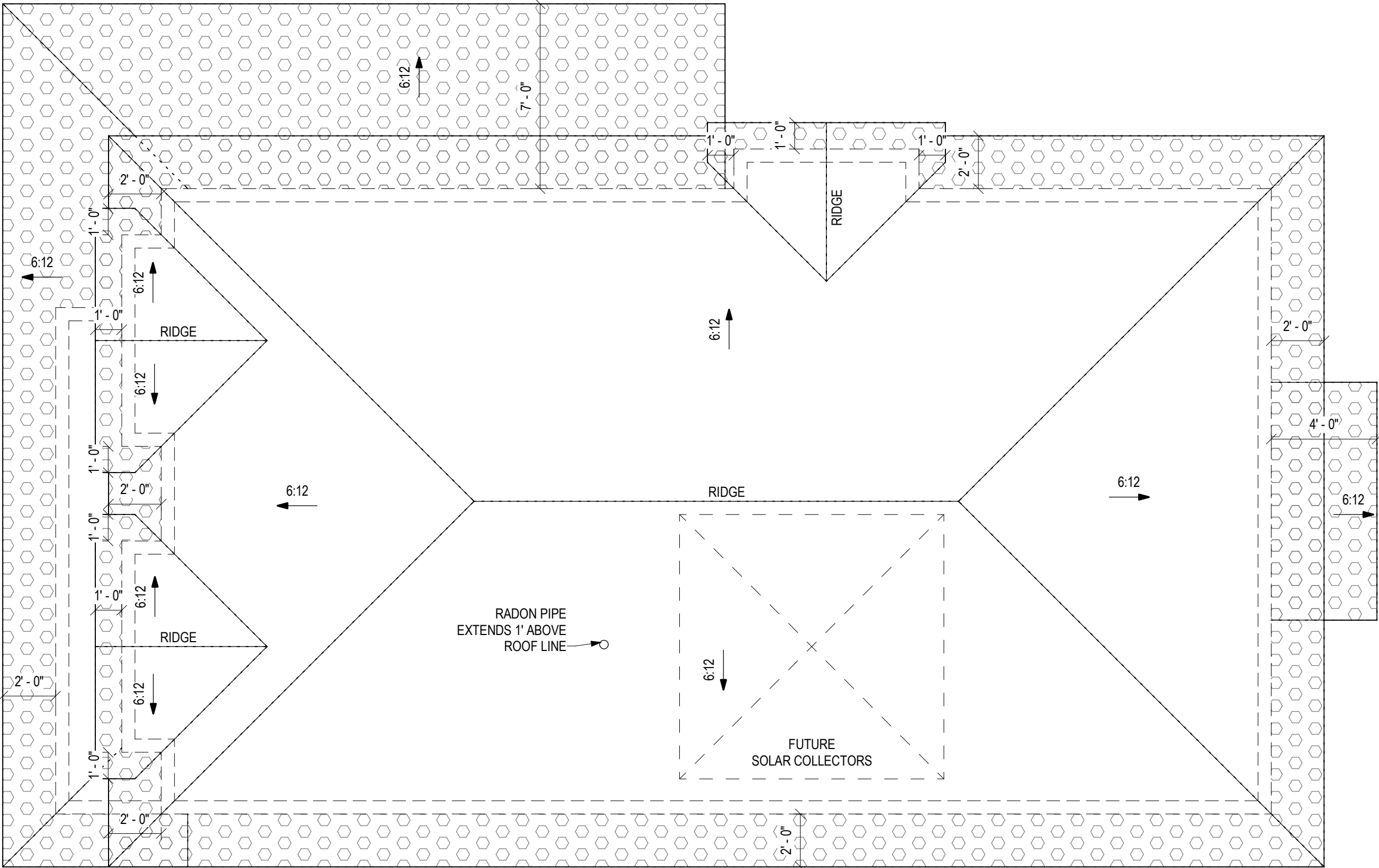
NOTE:
TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
CONFIRM HEEL HEIGHT

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM
3 (1) SUBJECT TO SUBSECTION (2), 2 CONDUIT RUNS AND AN AREA THAT
(A) IS NOT LESS THAN 9.3 SQUARE METRES,
(B) HAS NO DIMENSION LESS THAN 2.7 METRES, AND
(C) IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA-F383-87 MUST BE INCORPORATED IN CONSTRUCTION OF NEW BUILDINGS OF RESIDENTIAL
(D) ONE DWELLING UNIT, OR
(E) ONE DWELLING UNIT AND ONE SECONDARY SUITE.

A (2) SUBSECTION (1) DOES NOT APPLY WITH RESPECT TO NEW CONSTRUCTION REFERRED TO IN
B. THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION
C. APPLIES AND WITHIN WHICH THE NEW CONSTRUCTION IS TO OCCUR IS SATISFIED THAT BUILDING SITE CONDITIONS DO NOT PERMIT EFFECTIVE USE OF SOLAR HOT WATER HEATING..FT. X 30% =

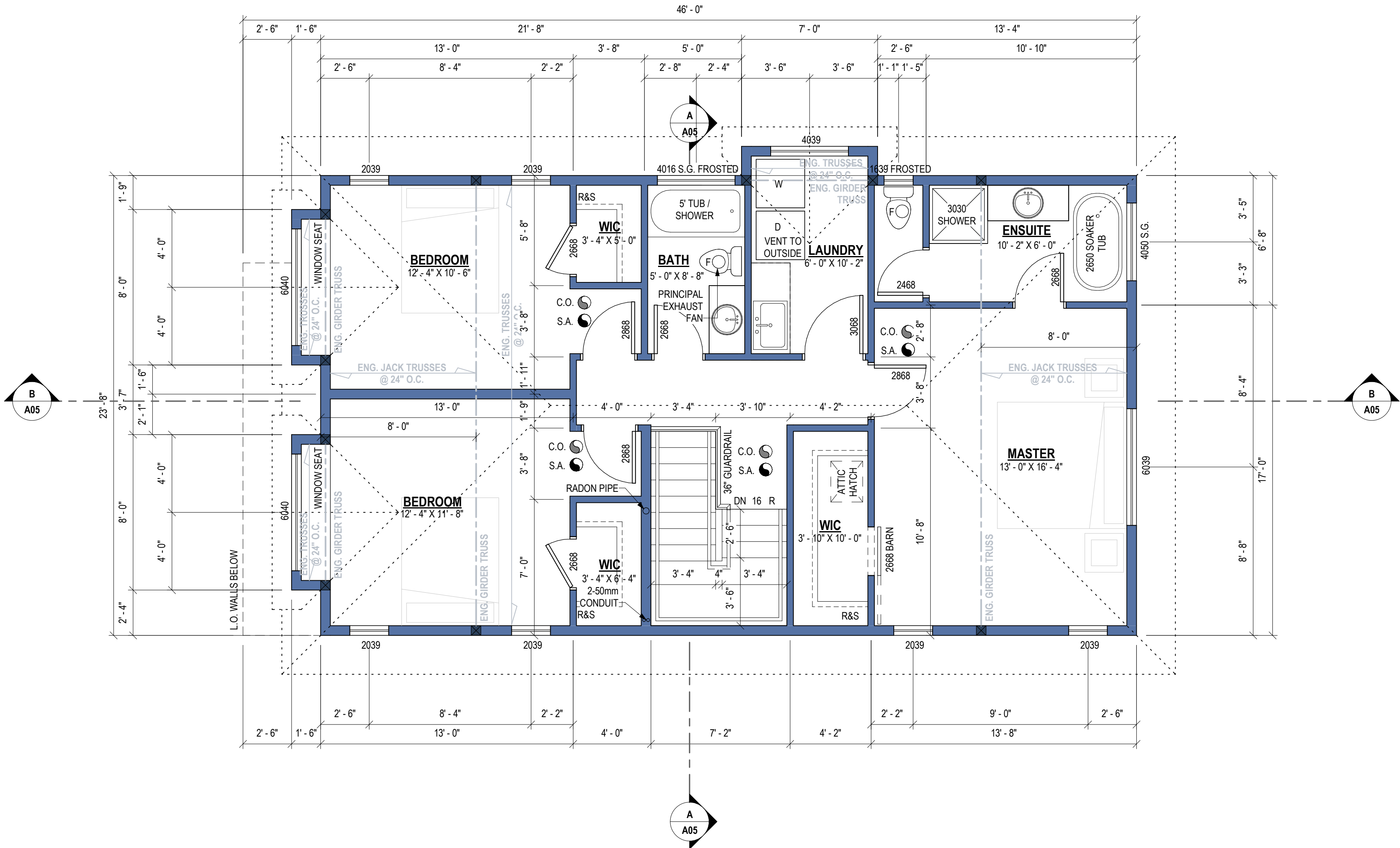
VENTED ROOF SPACE					959.33 sqft.
ROOF FACTOR					1 / 300
959.33 sqft.	X	0.003	=	3.20 sqft.	
25% @ SOFFIT			=	0.80 sqft.	
VENT @ SOFFIT			=	258.67 sqft.	X 5% PERFORATION
PROPOSED VENTING			=	12.93 sqft.	

	PERFORATED SOFFIT AS PER OWNER
	NON VENTILATED SOFFIT
	UNVENTED ALUMINUM



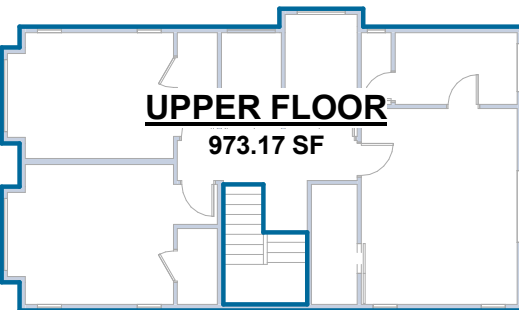
ROOF PLAN

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



UPPER FLOOR PLAN

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

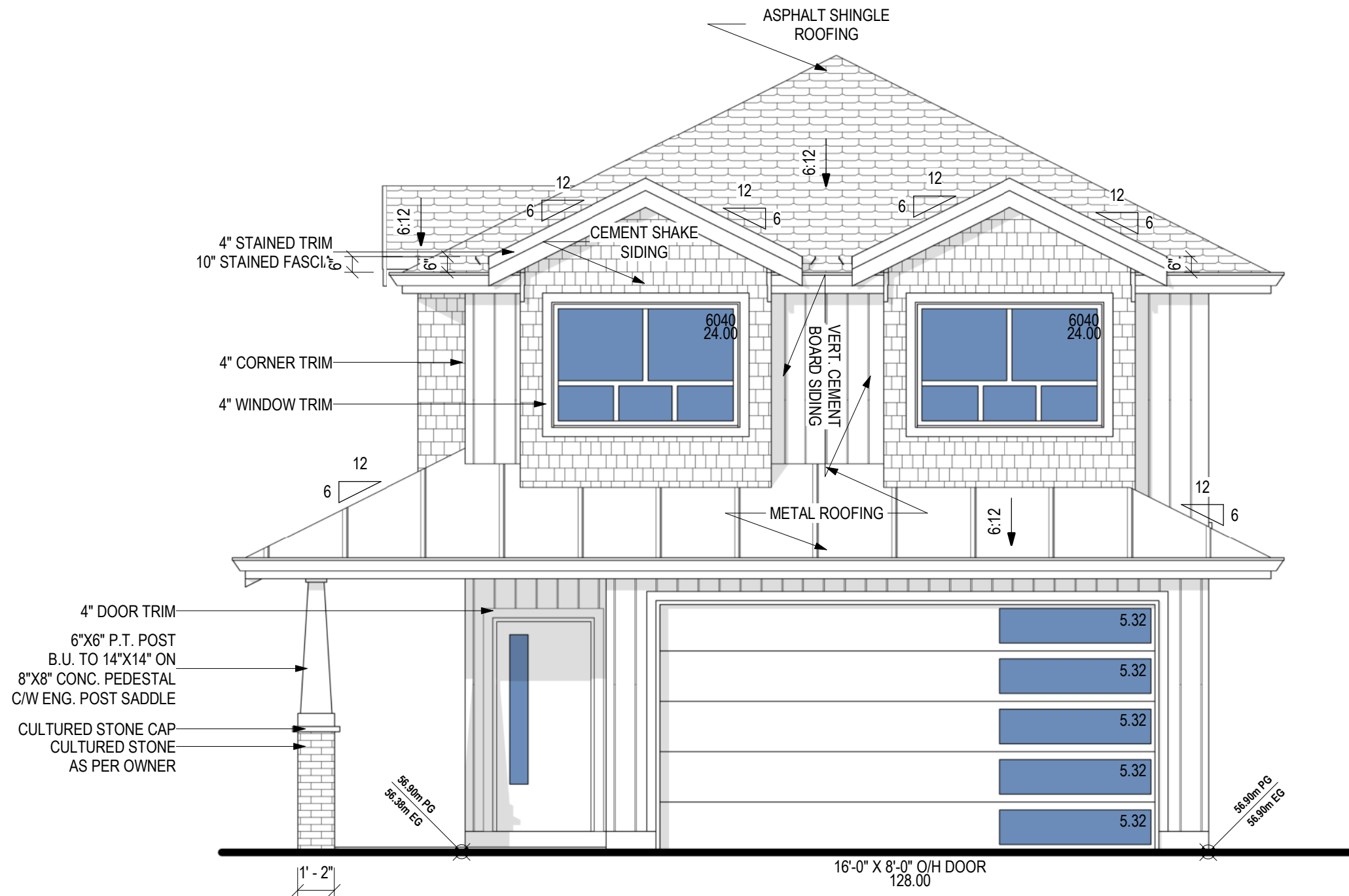


UPPER FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

A03		Project Number		BV25-XXXX	
As indicated		BLDG A UPPER FLOOR & ROOF PLANS		4945 224 STREET	
BAKERVIEW					
BAKERVIEW					
MAY 20, 2026					
		No.		Date	
		1		2026-05-20	

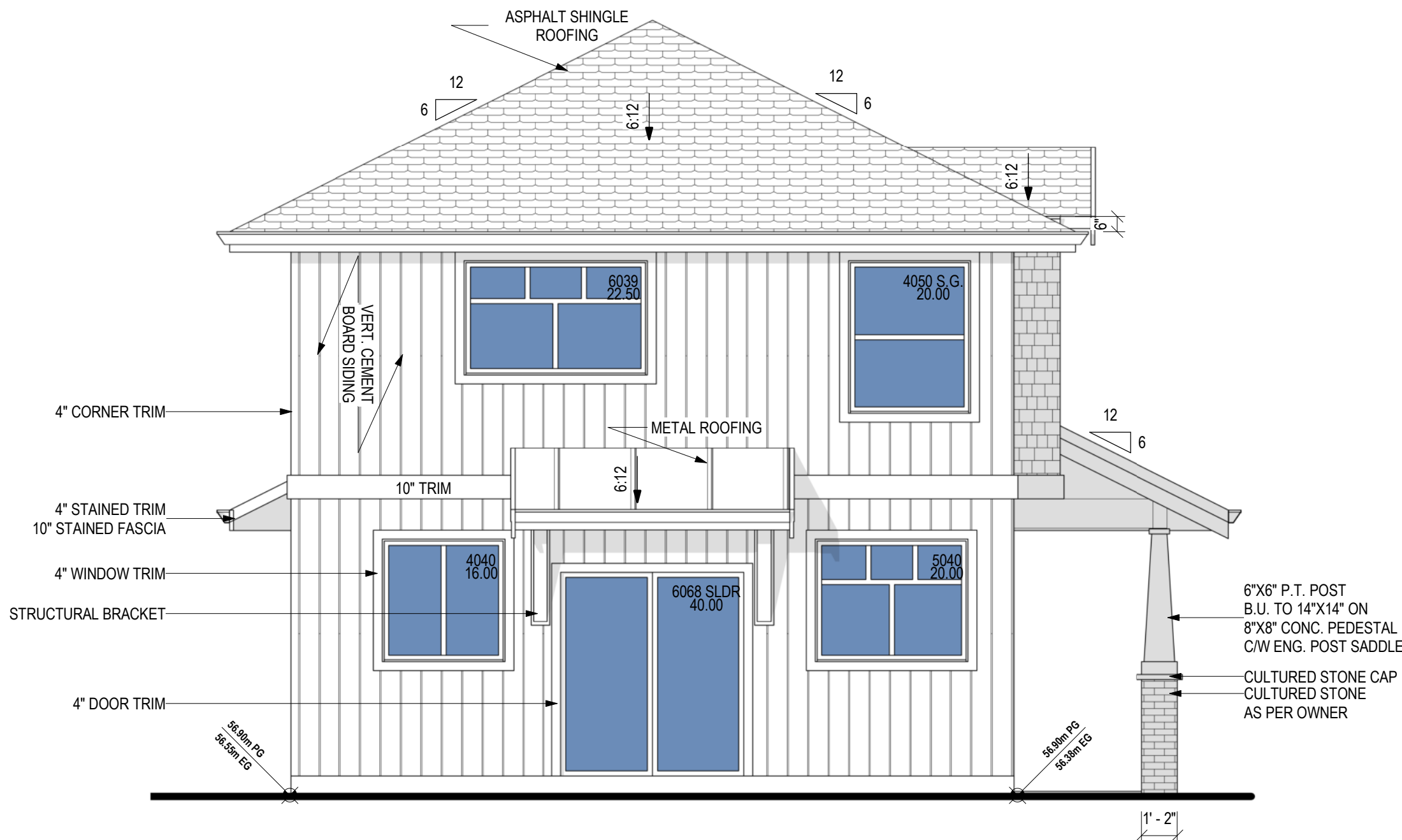
9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4	
COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80



WEST ELEVATION

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

WALL AREA	462.66 sqft.	OR	42.98 sqm.
LIMITING DIST.	3.88 m		
MAX U.P.O.	29.60 %	OR	136.95 sqft.
PROP U.P.O.	16.12 %	OR	74.60 sqft.

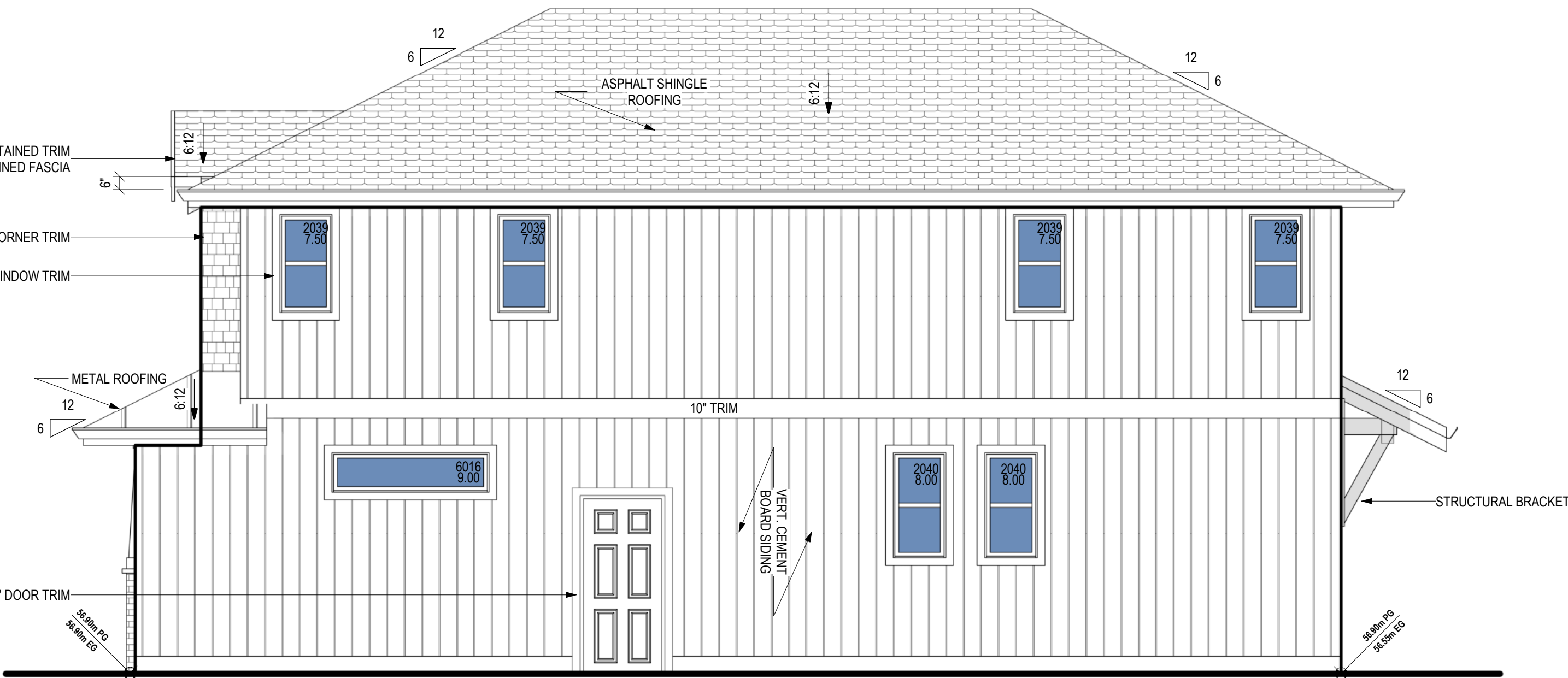


EAST ELEVATION

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

ROOF RIDGE	212.06'	(64.64 m)
MEAN OF ROOF	208.79'	(63.64 m)
U.F.C.	205.51'	(62.64 m)
U.F.E.	197.45'	(60.18 m)
M.F.C.	196.41'	(59.87 m)
M.F.E.	187.35'	(57.10 m)
G.P.E. / AVG GRADE	186.68'	(56.90 m)

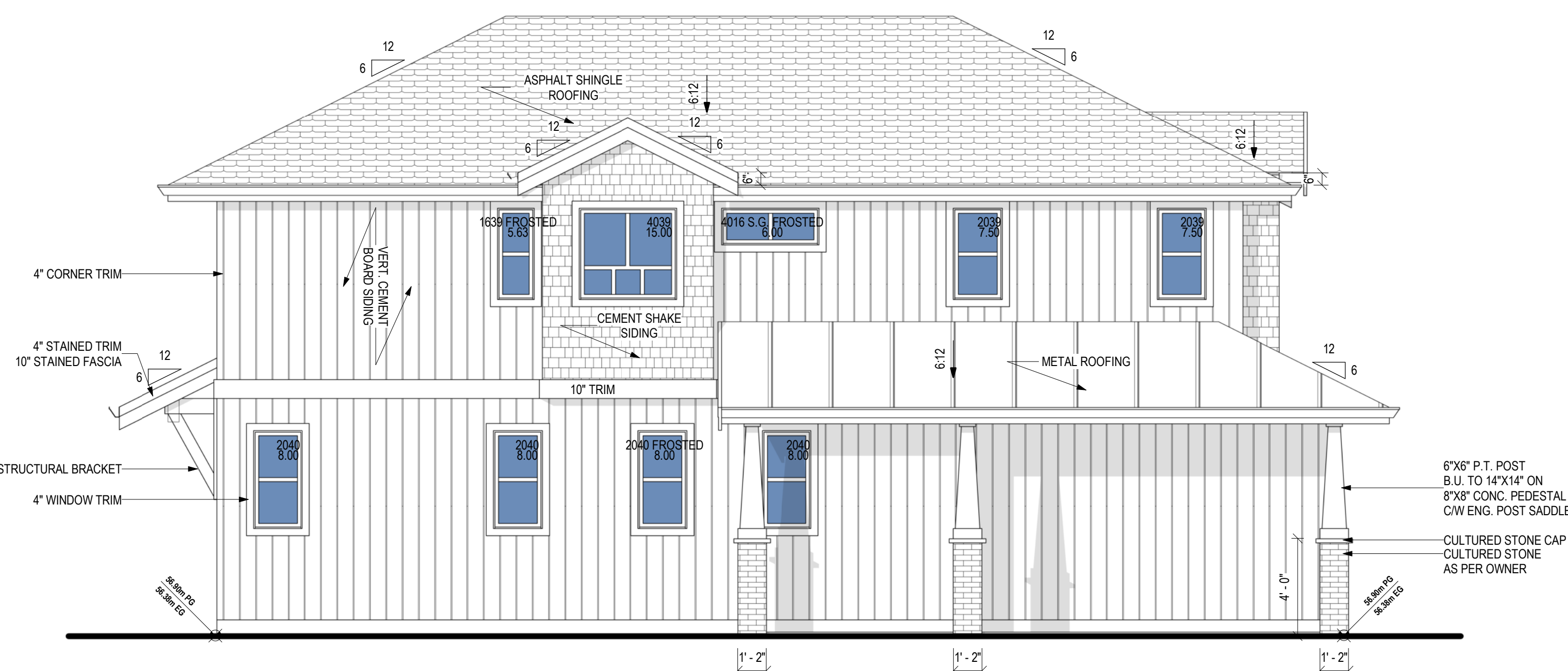
ROOF RIDGE	212.06'	(64.64 m)
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M.F.C.	196.41'	(59.87 m)
M.F.E.	187.35'	(57.10 m)
G.P.E. / AVG GRADE	186.68'	(56.90 m)



SOUTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	1.22 m		
MAX U.P.O.	7.07 %	OR	56.28 sqft.
PROP U.P.O.	6.91 %	OR	55.00 sqft.



NORTH ELEVATION

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

ELEVATION NOTES

NOTE
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE
ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION (NAFS).

NOTE:
RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL.

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NOTES: REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS.
NOTE: ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH.
NOTE: TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION. CONFIRM HEEL HEIGHT.



Date		MAY 20, 2026		4945 224 STREET BLDG A SECTIONS & DETAILS	No.	Description	Date
Drawn By		BAKERVIEW					
Checked By		BAKERVIEW					
Scale		As indicated					
A05				Project Number	BV25-XXXX		
IBAKERVIEW UILDING DESIGN							

PLAN NOTES

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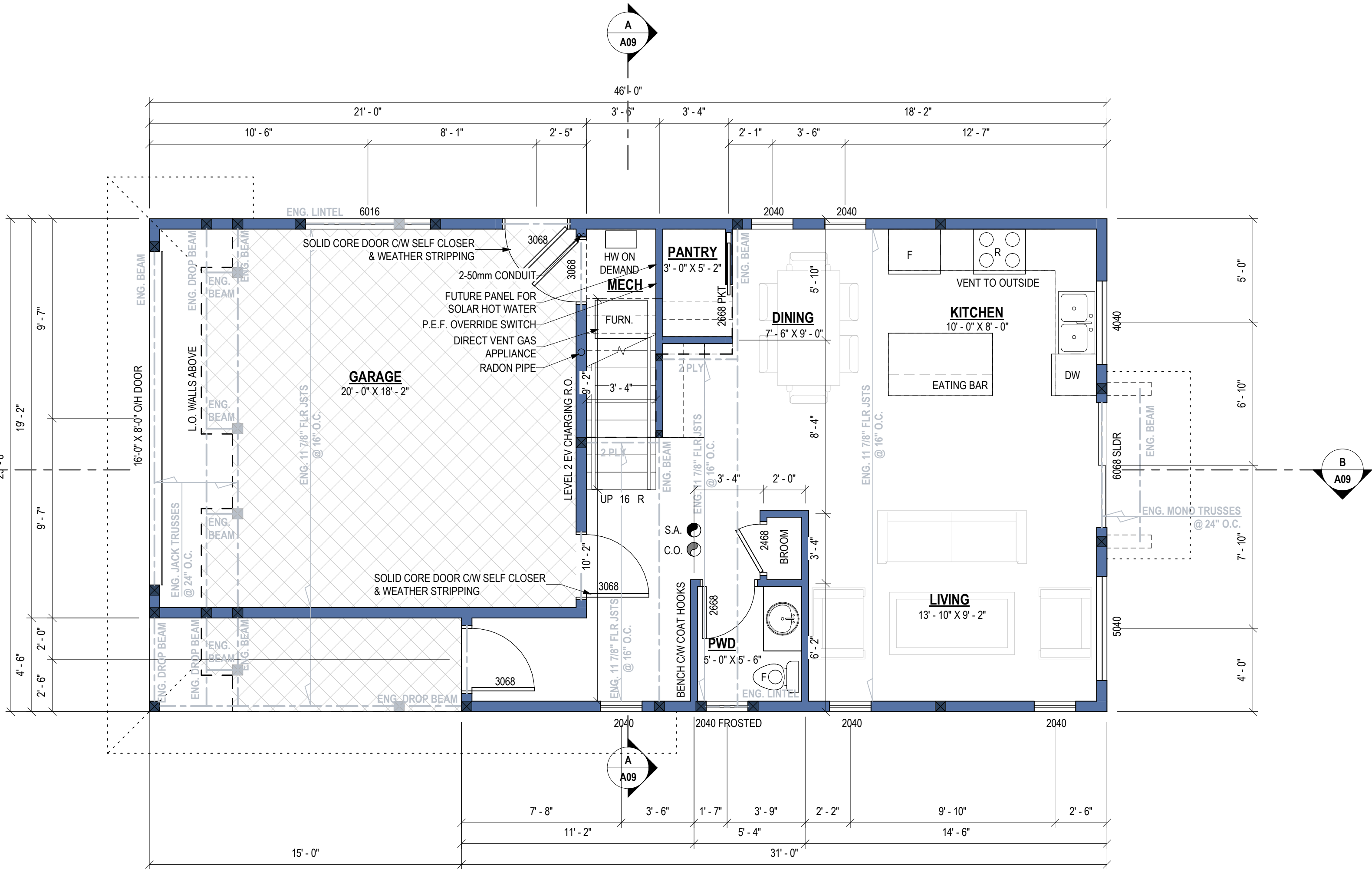
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ELECTRICAL PANEL LOCATION AS PER CONTRACTOR

FOUNDATION NOTES

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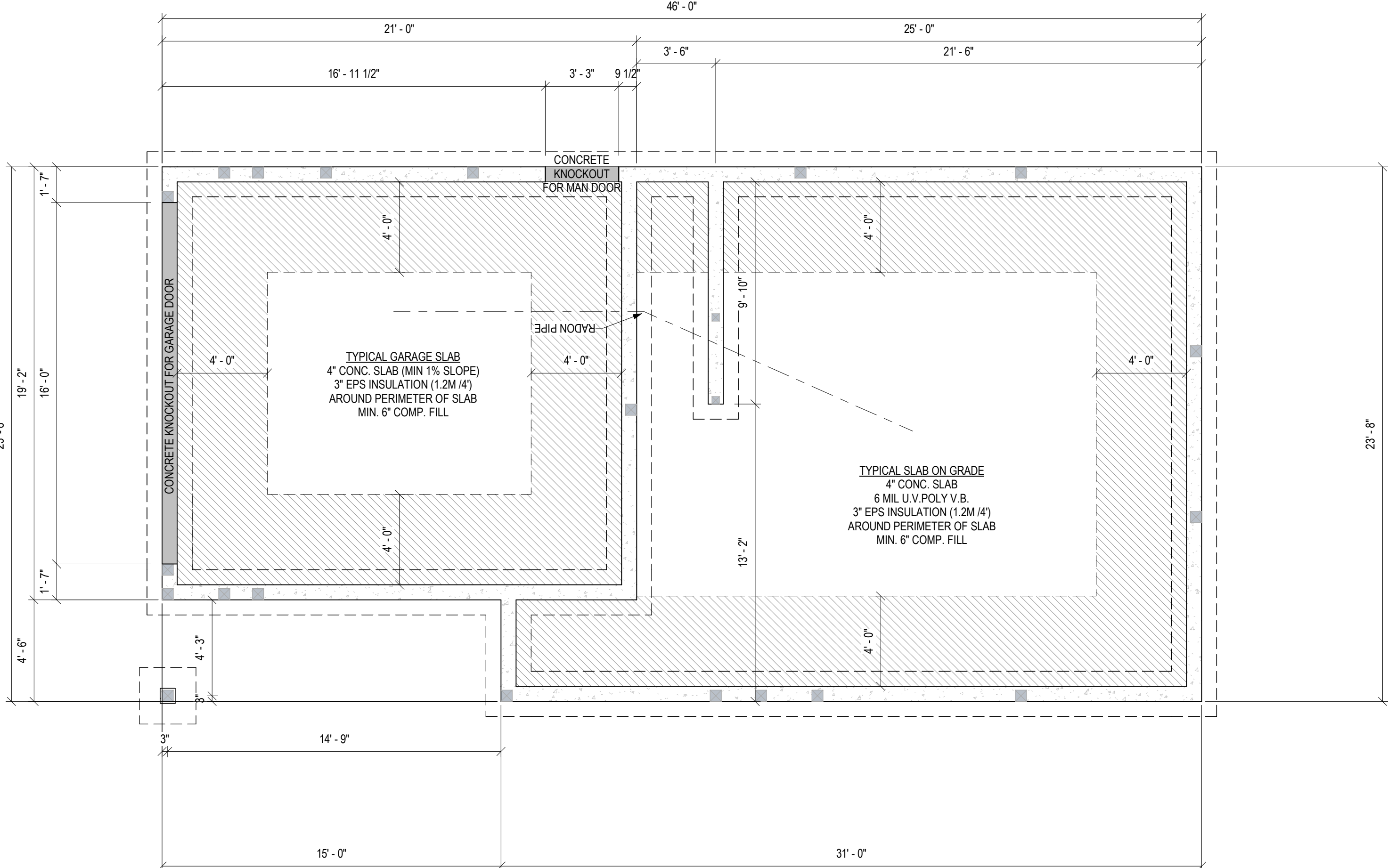
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HATCHED AREA DENOTES 4" EPS



MAIN FLOOR PLAN

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

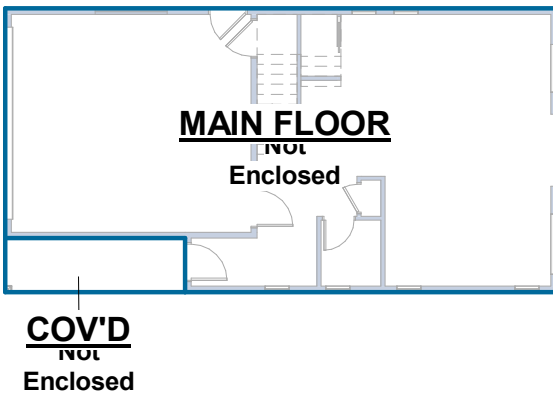
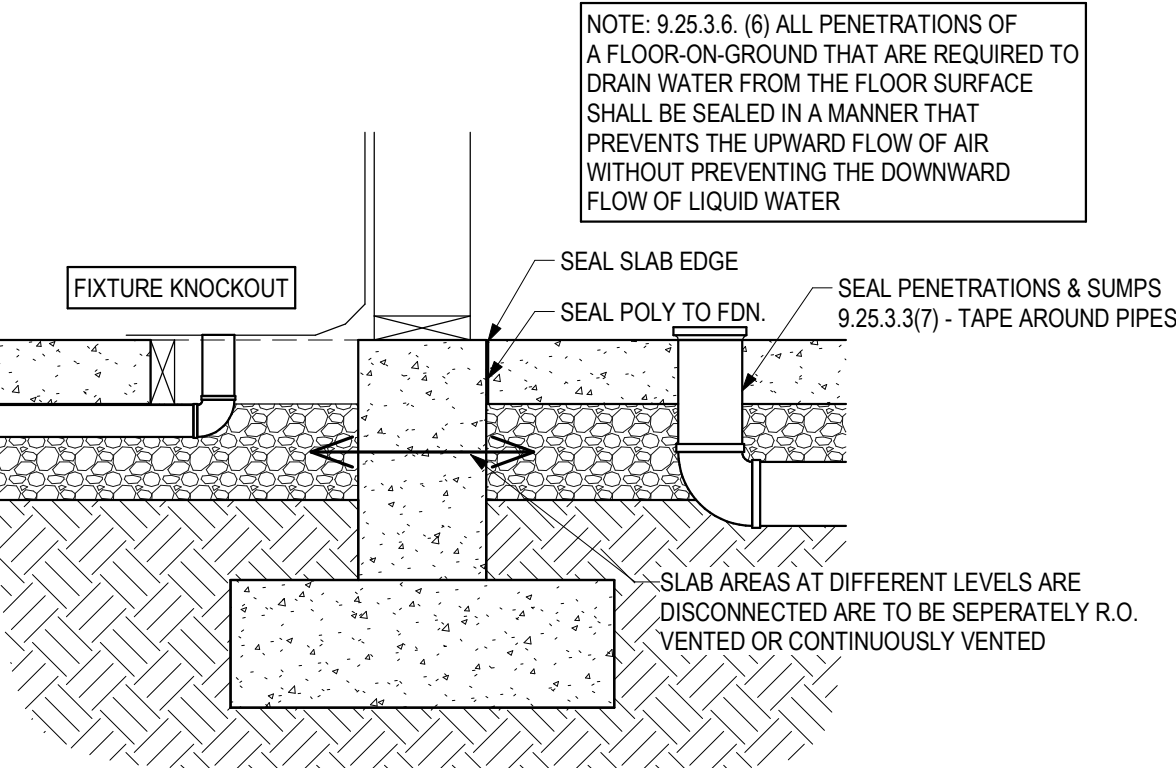


FOUNDATION PLAN

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

RADON PENETRATION

SCALE: 1" = 1'-0"



MAIN FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

IBAKERVIEWBUILDING DESIGN		Date		2026-05-20	
4945 224 STREET		Description		ISSUED FOR PERMIT	
BLDG B FOUNDATION & MAIN FLOOR PLANS		No.		1	
Project Number		BV25-XXXX			
MAY 20, 2026		BAKERVIEW		As indicated	
A06		Checked By			
		Scale			

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II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE
B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS THE RETURN AIR PLENUM,
I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
II) IF A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN LENGTH
C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS
I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM, OR
II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND
D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY.
AS PER BCBC 2024 9.32.3.4.(2)

NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 900 MM.
AS PER BCBC 2024 9.19.2.1.(2)

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR

ROOF NOTES

NOTE:
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION-(NAFS)

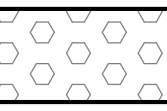
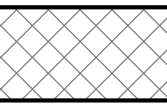
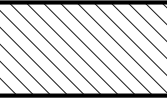
NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

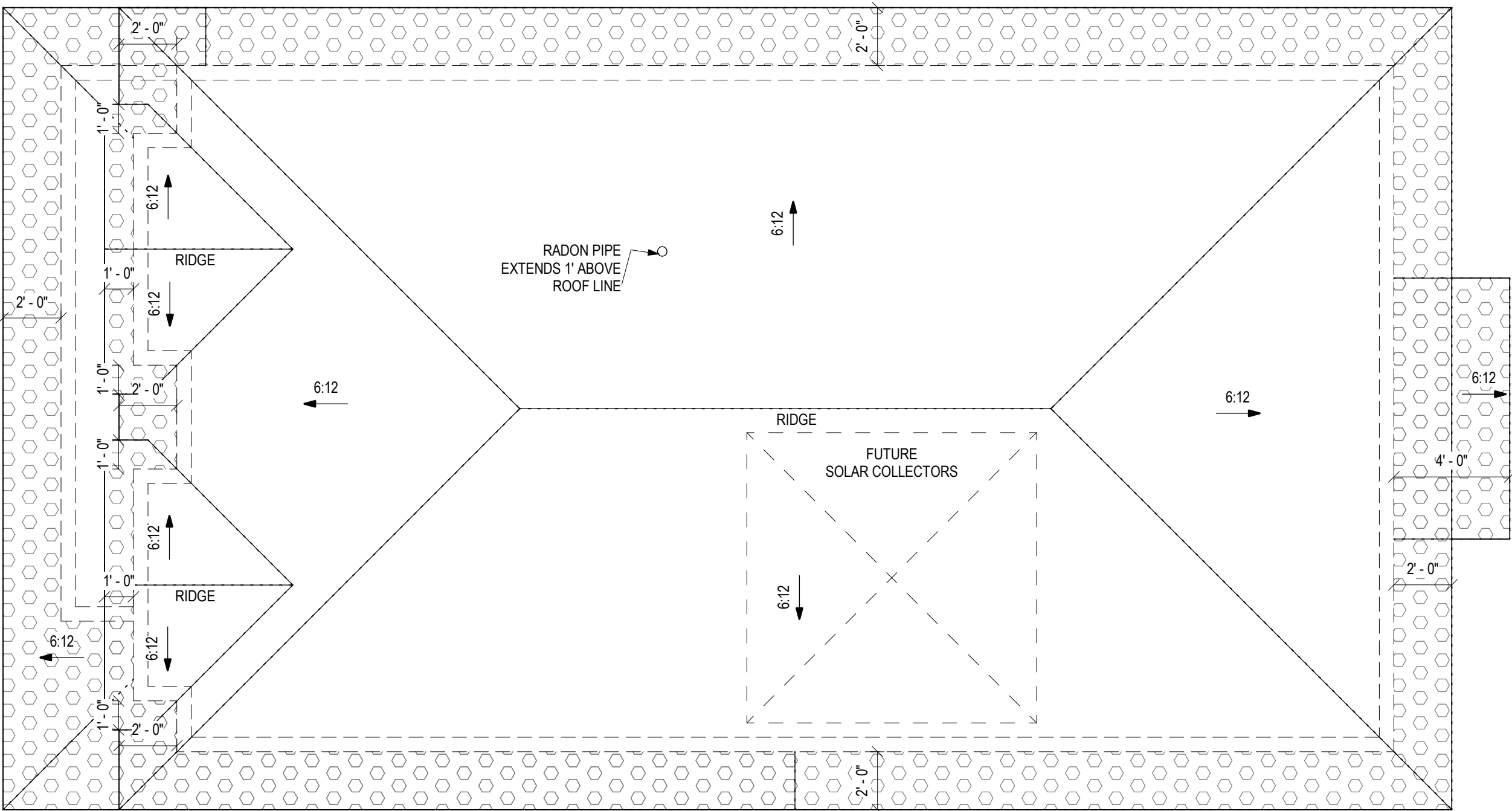
NOTE:
- TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
- CONFIRM HEEL HEIGHT

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM
3 (1) SUBJECT TO SUBSECTION (2), 2 CONDUIT RUNS AND AN AREA THAT
(A) IS NOT LESS THAN 9.3 SQUARE METRES,
(B) HAS NO DIMENSION LESS THAN 2.7 METRES, AND
(C) IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA-F383-87 MUST BE INCORPORATED IN CONSTRUCTION OF NEW BUILDINGS OF RESIDENTIAL
(D) ONE DWELLING UNIT, OR
(E) ONE DWELLING UNIT AND ONE SECONDARY SUITE.

A (2) SUBSECTION (1) DOES NOT APPLY WITH RESPECT TO NEW CONSTRUCTION REFERRED TO IN
B. THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION
C. APPLIES AND WITHIN WHICH THE NEW CONSTRUCTION IS TO OCCUR IS SATISFIED THAT BUILDING SITE CONDITIONS DO NOT PERMIT EFFECTIVE USE OF SOLAR HOT WATER HEATING..FT. X 30% =

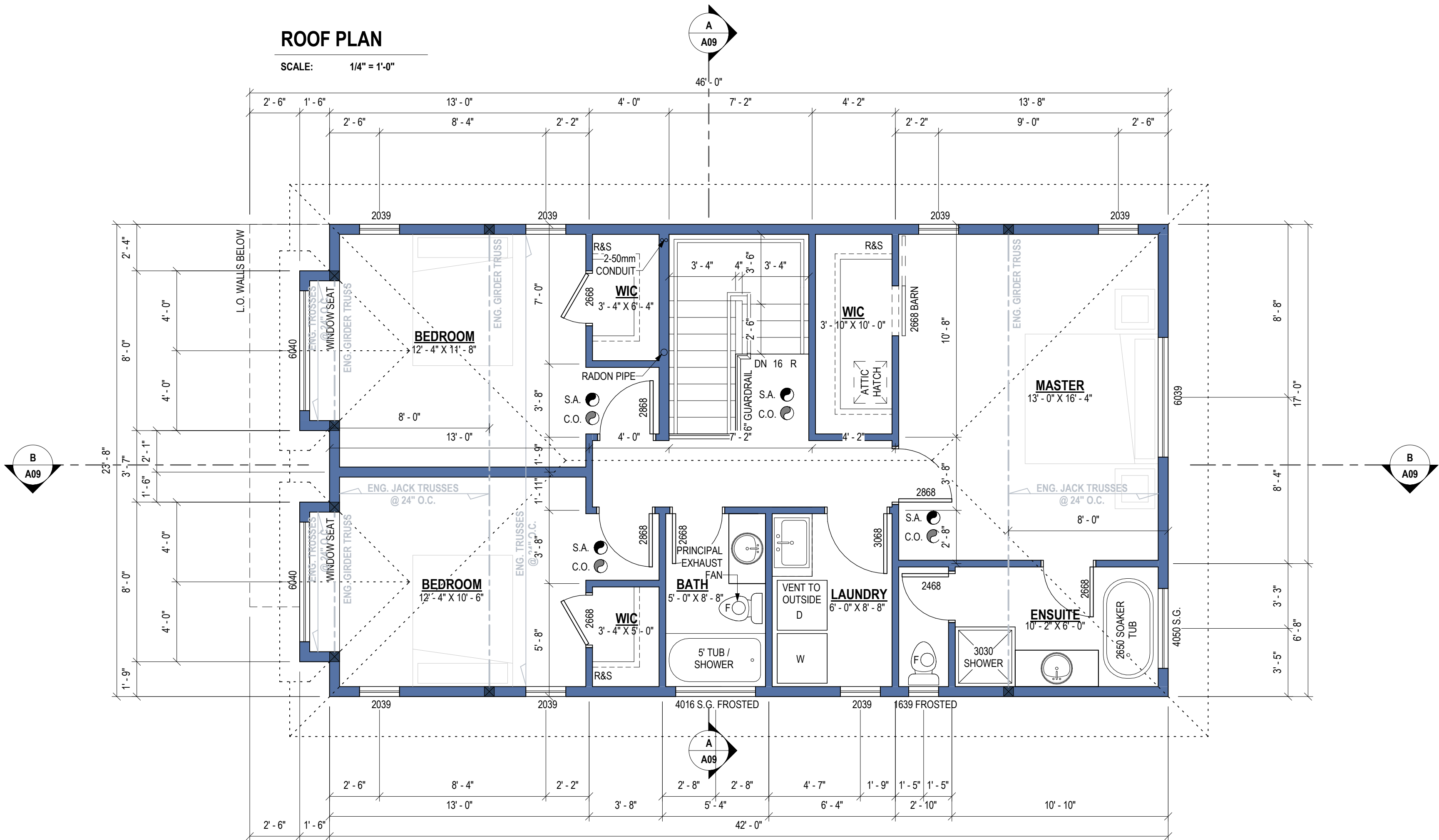
VENTED ROOF SPACE	950.33 sqft.
ROOF FACTOR	1 / 300
950.33 sqft. X 0.003 =	3.17 sqft.
25% @ SOFFIT =	0.79 sqft.
VENT @ SOFFIT =	264.67 sqft. X 5% PERFORATION
PROPOSED VENTING =	13.23 sqft.

	PERFORATED SOFFIT AS PER OWNER
	NON VENTILATED SOFFIT
	UNVENTED ALUMINUM



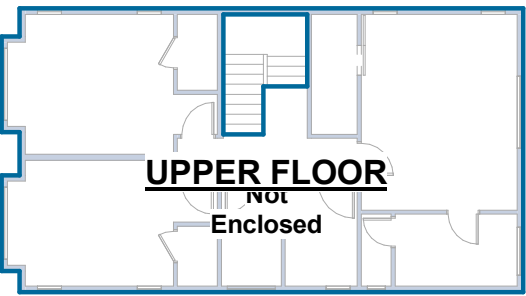
ROOF PLAN

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



UPPER FLOOR PLAN

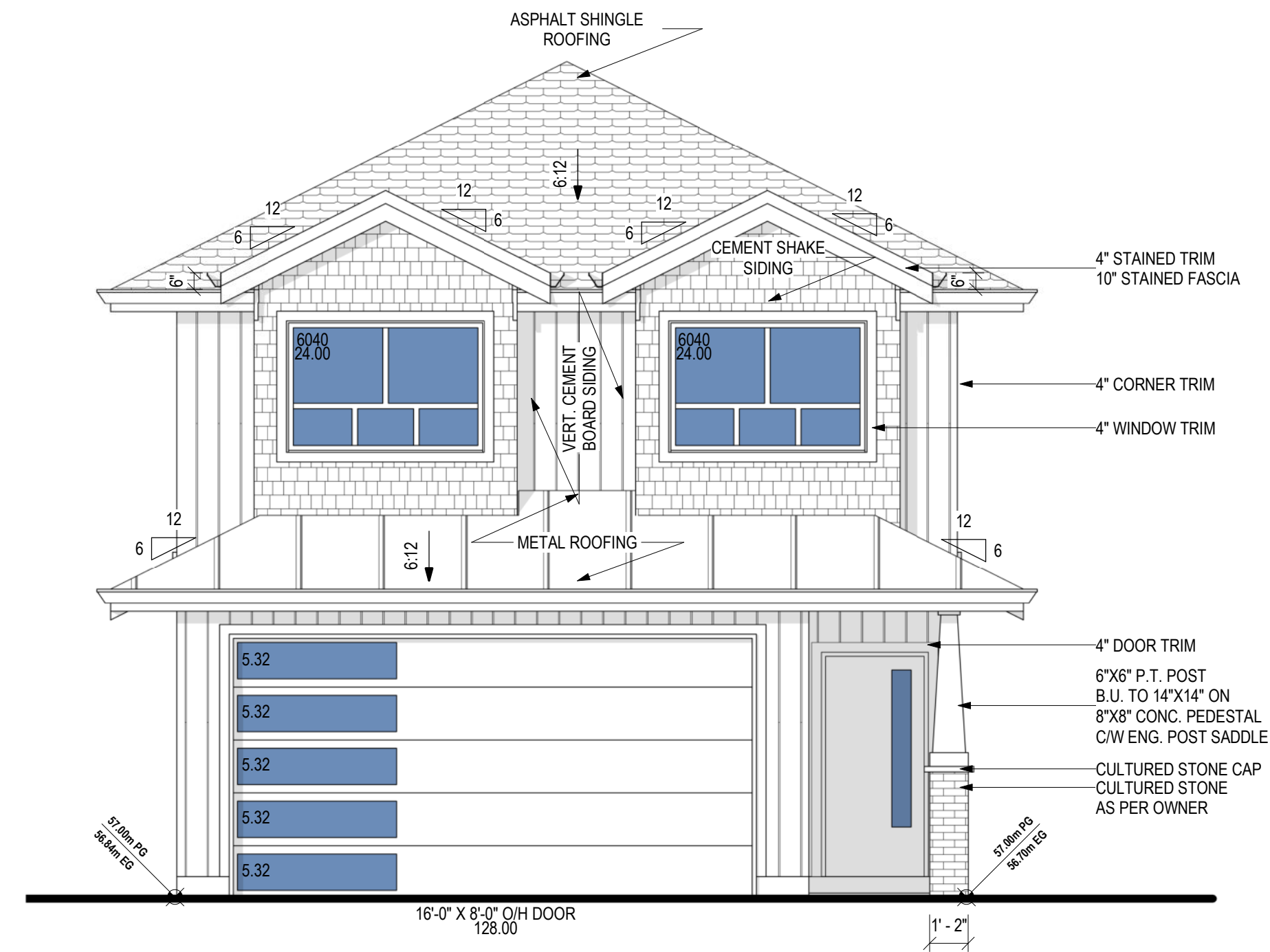
SCALE: 1/4" = 1'-0"



UPPER FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

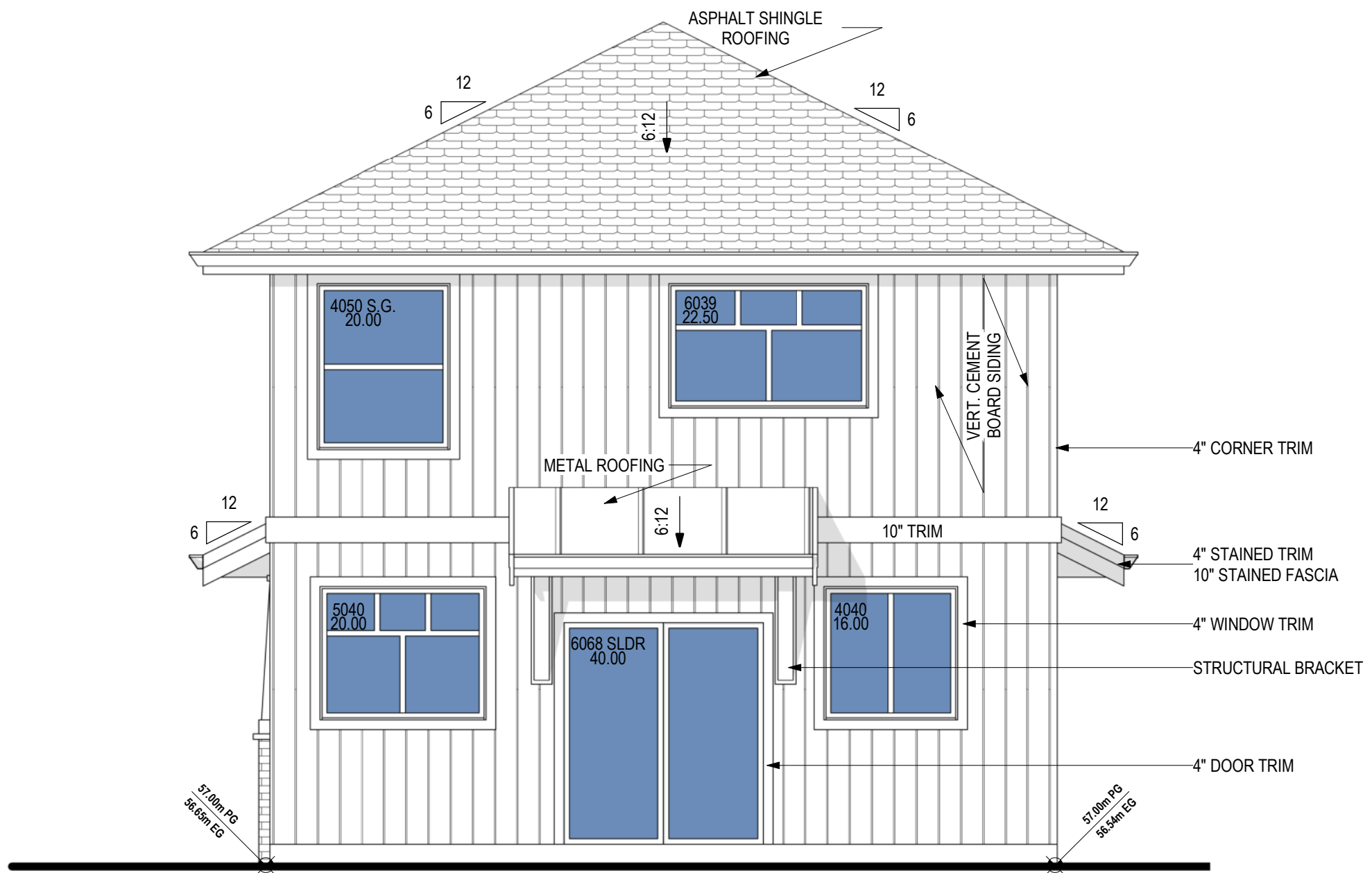
			
Date	Description	No.	
MAY 20, 2026	ISSUED FOR PERMIT	1	
BAKERVIEW			
BAKERVIEW			
As indicated			
4945 224 STREET		BLDG B UPPER FLOOR & ROOF PLANS	
Project Number		BV25-XXXX	
A07			



WEST ELEVATION

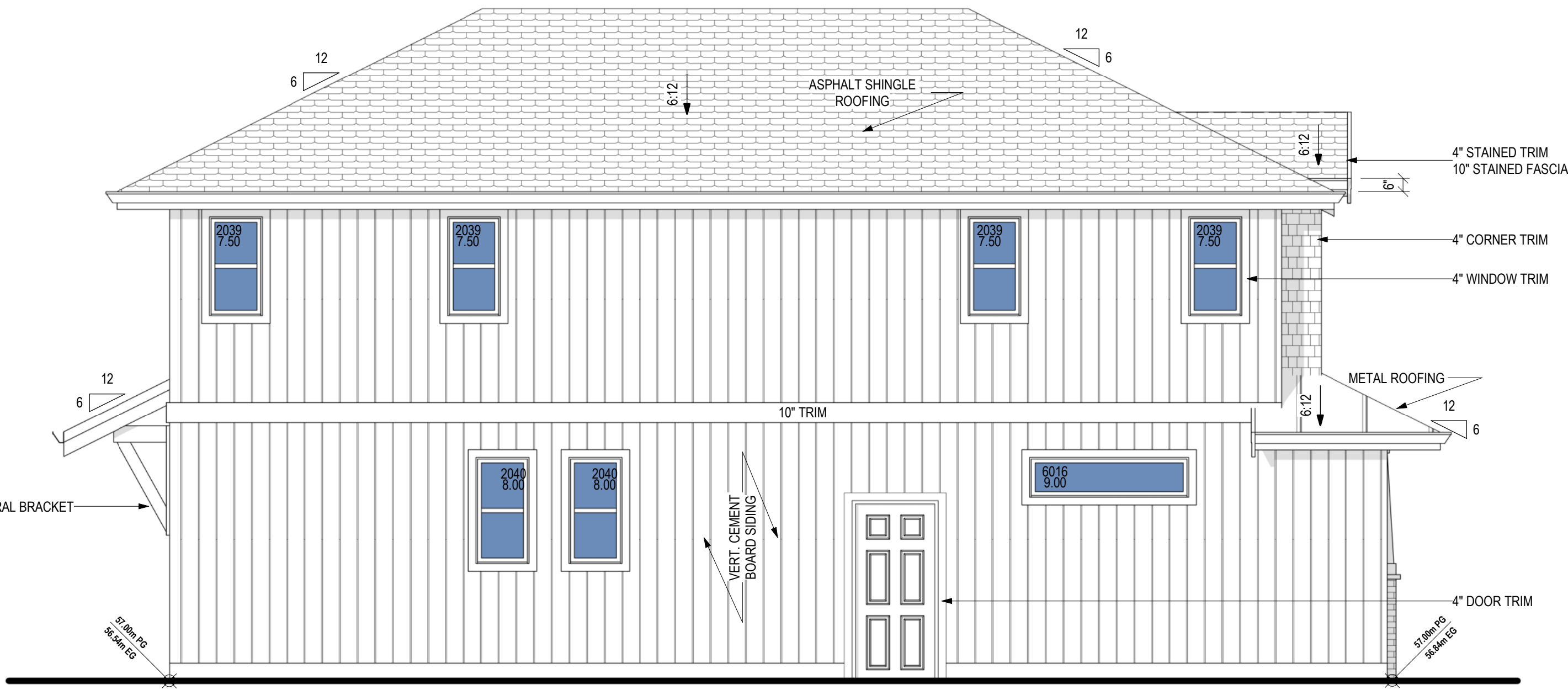
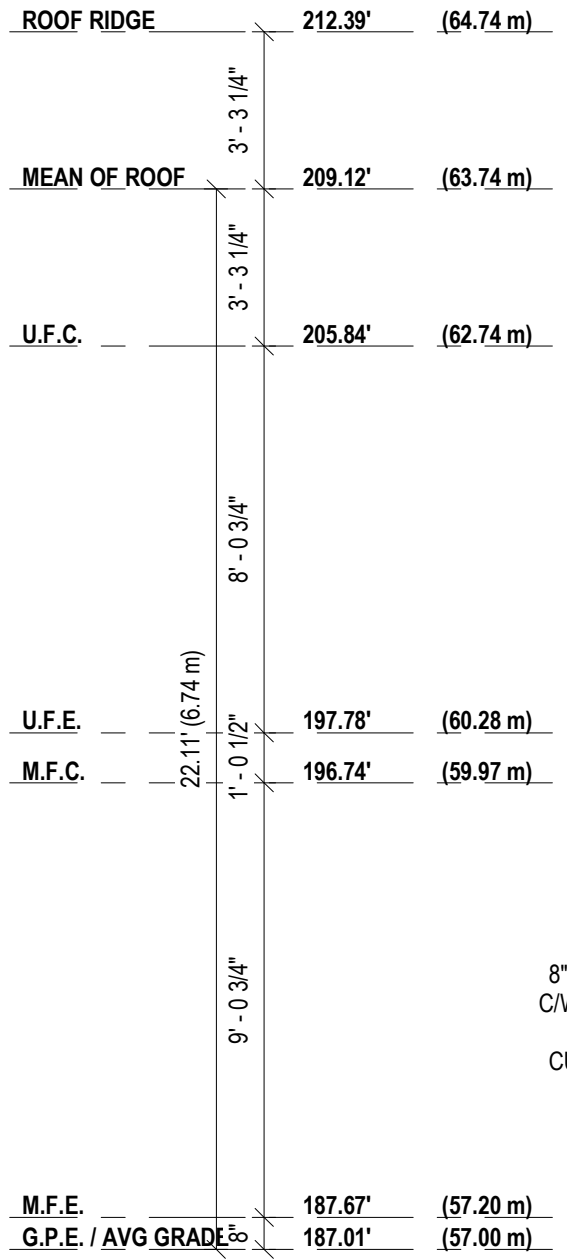
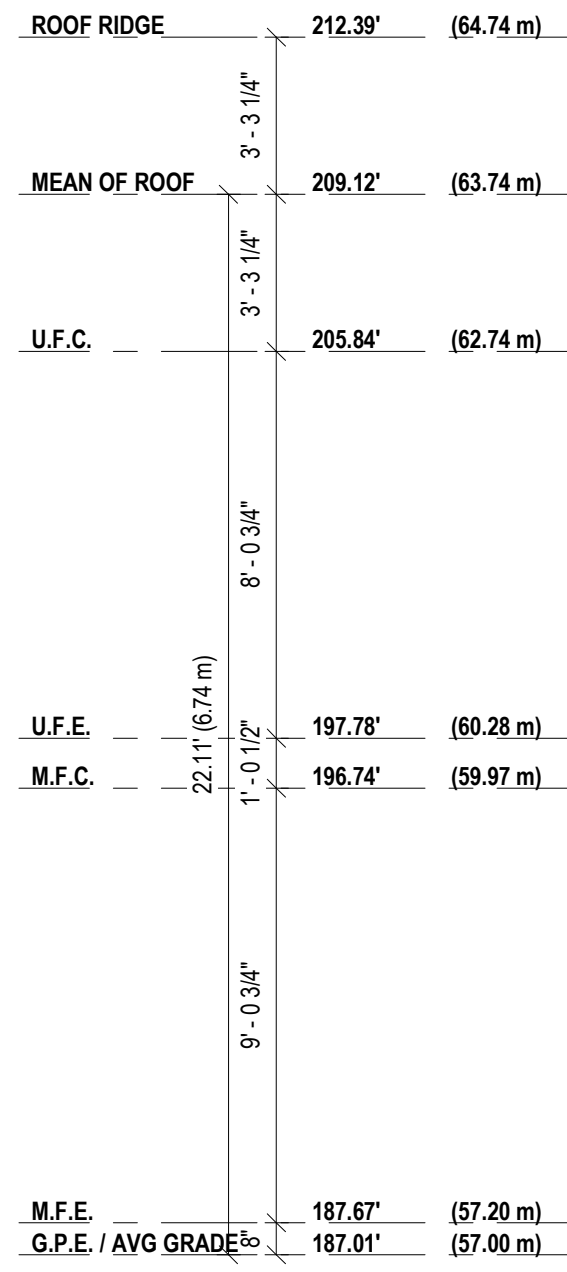
SCALE: 1/4" = 1'-0"

WALL AREA	449.00 sqft.	OR	41.71 sqm.
LIMITING DIST.	3.89 m		
MAX U.P.O.	30.19 %	OR	135.55 sqft.
PROP U.P.O.	16.61 %	OR	74.60 sqft.



EAST ELEVATION

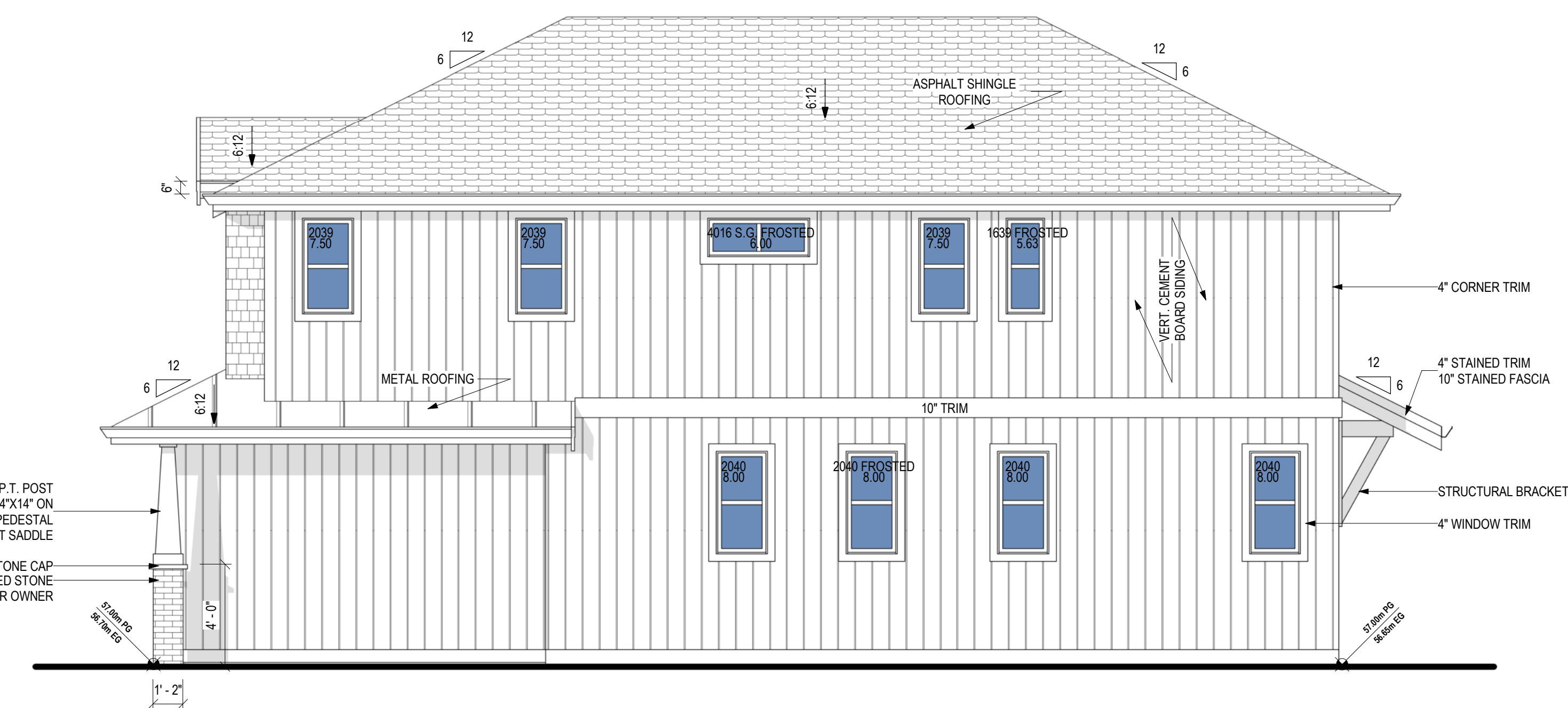
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	1.22 m		
MAX U.P.O.	7.07 %	OR	56.28 sqft.
PROP U.P.O.	6.91 %	OR	55.00 sqft.



SOUTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	3.00 m		
MAX U.P.O.	16.37 %	OR	130.31 sqft.
PROP U.P.O.	8.31 %	OR	66.13 sqft.

ELEVATION NOTES

NOTE:
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION (NAFS).

NOTE:
RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL.

NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

Date
2026-05-20

Description
ISSUED FOR PERMIT

No.
1

4945 224 STREET

BLDG B ELEVATIONS

Project Number
BV25-XXXX

MAY 20, 2026

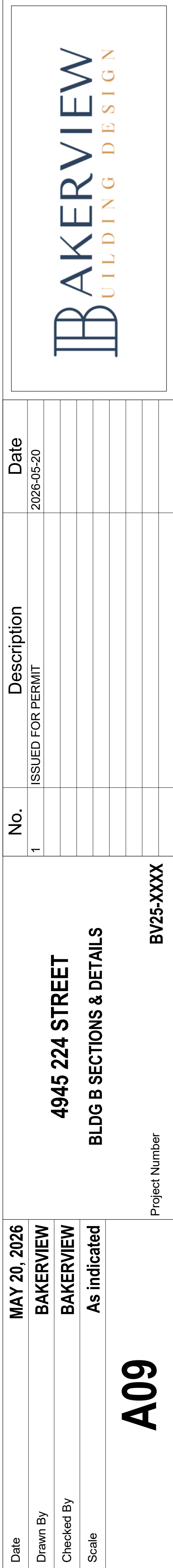
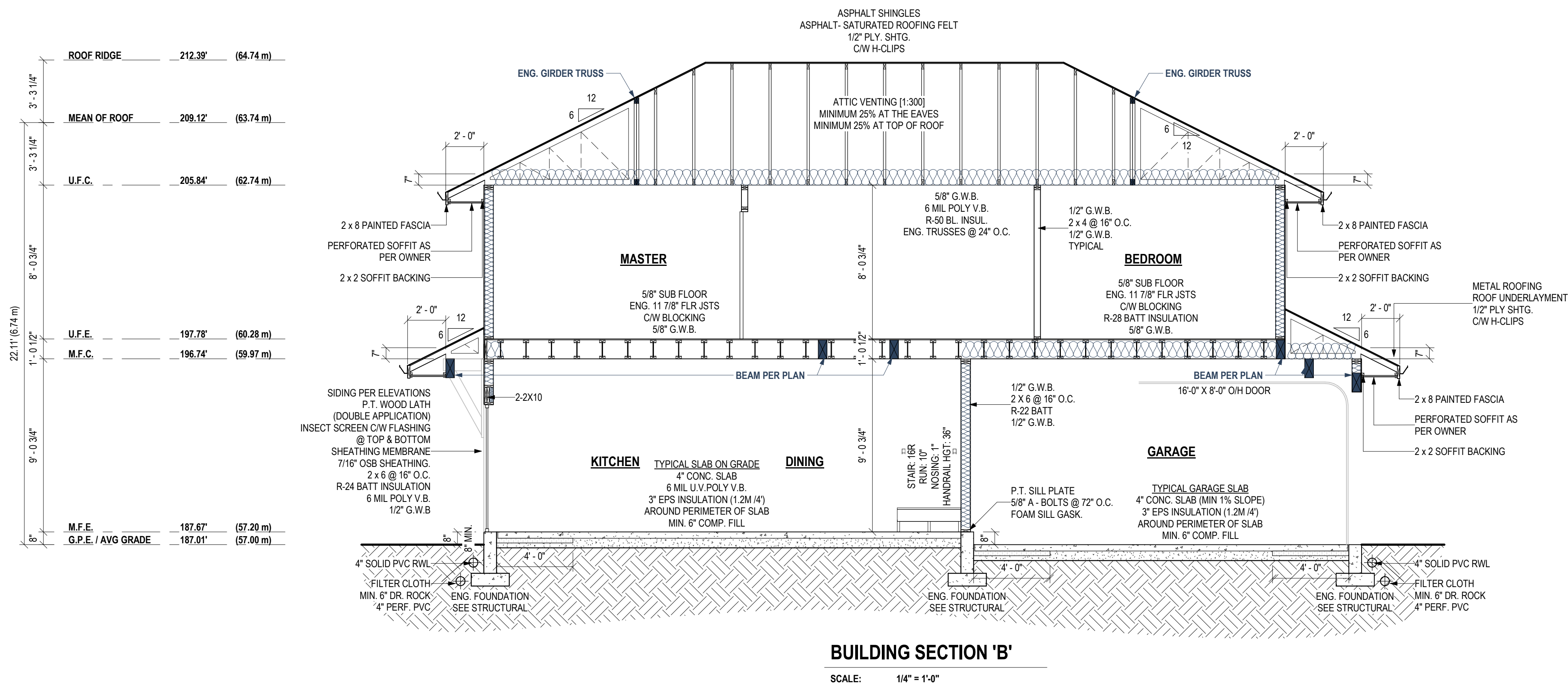
BAKERVUE

BAKERVUE

1/4" = 1'-0"

A08

NOTES: REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS.
NOTE: ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH.
NOTE: TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION. CONFIRM HEEL HEIGHT.



THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR
ADDITIONAL FOUNDATION REQUIREMENTS

PRESSURE TREATED POSTS ARE TO BE USED WITHIN BUILT-UP COLUMNS OR IF EXPOSED TO THE WEATHER

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO T.O. WINDOW IS AT...

6' - 9"	FOR	8' CLGS
7' - 9"	FOR	9' CLGS
8' - 9"	FOR	10' CLGS
U.N.O.		

NOTE:
MAIN DOWELLING TO BE HEATED USING FORCED AIR FURNACE

A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO

- I) EACH BEDROOM,
- II) EACH FLOOR LEVEL THROUGH A BEDROOM, AND
- III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE

B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS THE AIR FLOW PLenum.

- I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
- II) IF A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN LENGTH.

C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS

- I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM, OR
- II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND

D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY.

AS PER CBC 2024 9.32.34.2

NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN
0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM.
AS PER BCBC 2024 9.19.2.1.(2)

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

NOTE:
ELECTRICAL PANEL LOCATION AS PER
CONTRACTOR.



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



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

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR
FOUNDATION REQUIREMENTS

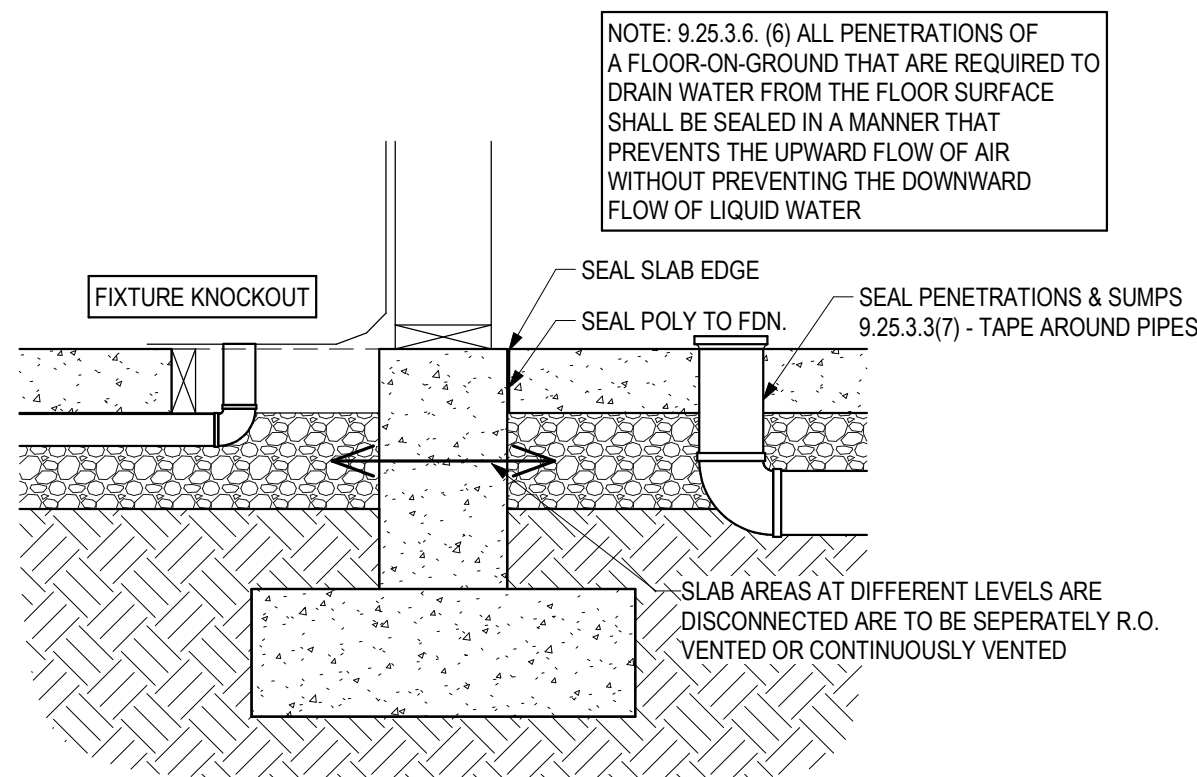
NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE
MAXIMUM FROST PENETRATION DEPTH

 HATCHED AREA DENOTES 4" EPS



SCALE: 1/16" = 1'-0"

SCALE: 1" = 1'-0"



	IBAKERVIEW UILDING DESIGN					
Date	MAY 20, 2026			No.	Description	Date
Drawn By	BAKERVIEW			1	ISSUED FOR PERMIT	2026-05-20
Checked By	BAKERVIEW					
Scale	As indicated					
A10		4945 224 STREET				
		BLDG C FOUNDATION & MAIN FLOOR PLANS				
		Project Number				
		BV25-XXXX				

PLAN NOTES

THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

PRESSURE TREATED POSTS ARE TO BE USED WITHIN BUILT-UP COLUMNS OR IF EXPOSED TO THE WEATHER

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO T.O. WINDOW IS AT...
6'-9" FOR 8' CLGS
7'-9" FOR 9' CLGS
8'-9" FOR 10' CLGS
U.N.O.

NOTE:
MAIN DWELLING TO BE HEATED USING FORCED AIR FURNACE
A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO
I) EACH BEDROOM,
II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE
B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS THE RETURN AIR PLENUM,
I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
II) IF A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN LENGTH
C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS
I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM, OR
II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND
D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY.
AS PER BCBC 2024 9.32.3.4.(2)

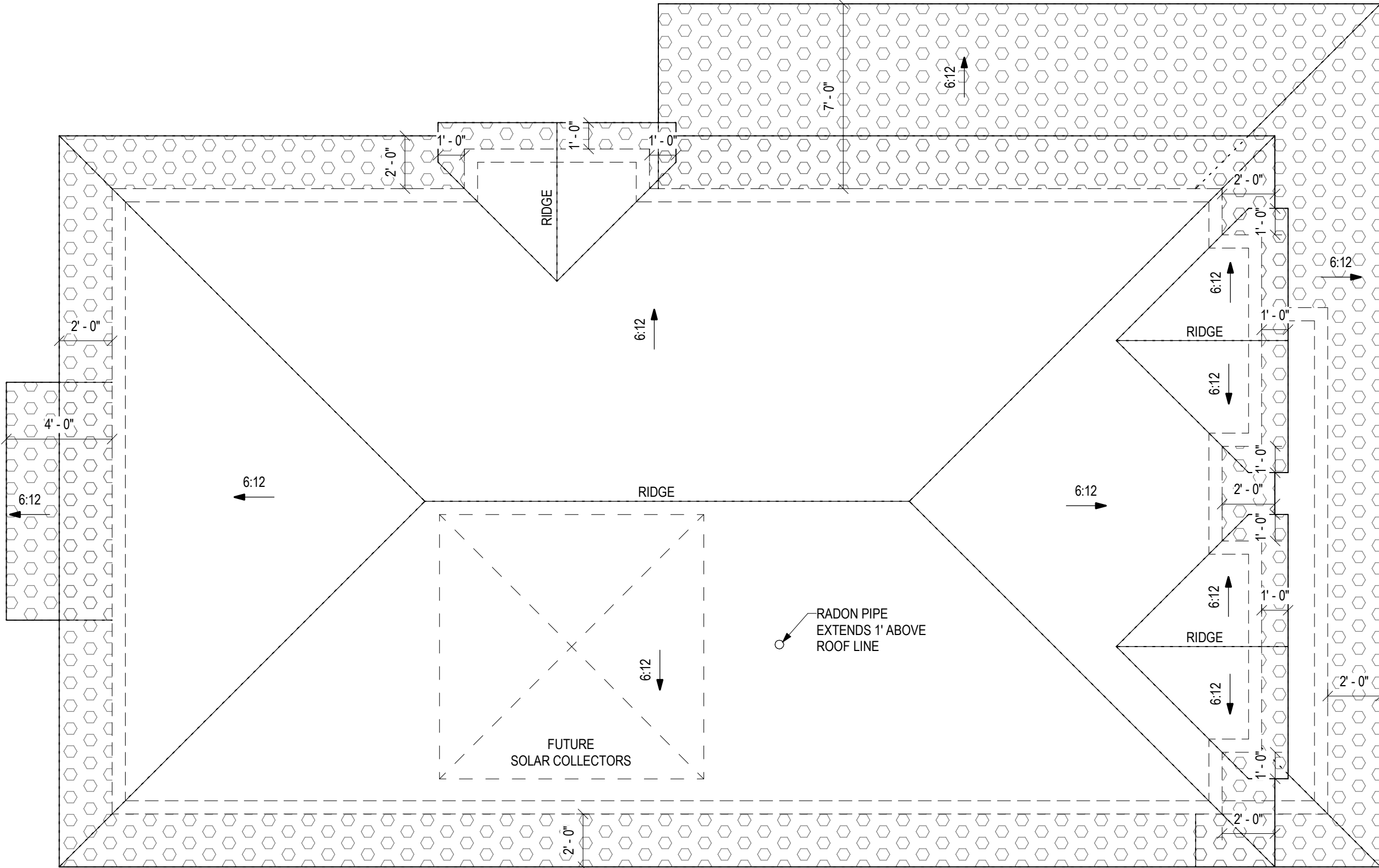
NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM.
AS PER BCBC 2024 9.19.2.1.(2).

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR



ROOF PLAN

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

ROOF NOTES

NOTE:
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION (NAFS)

NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

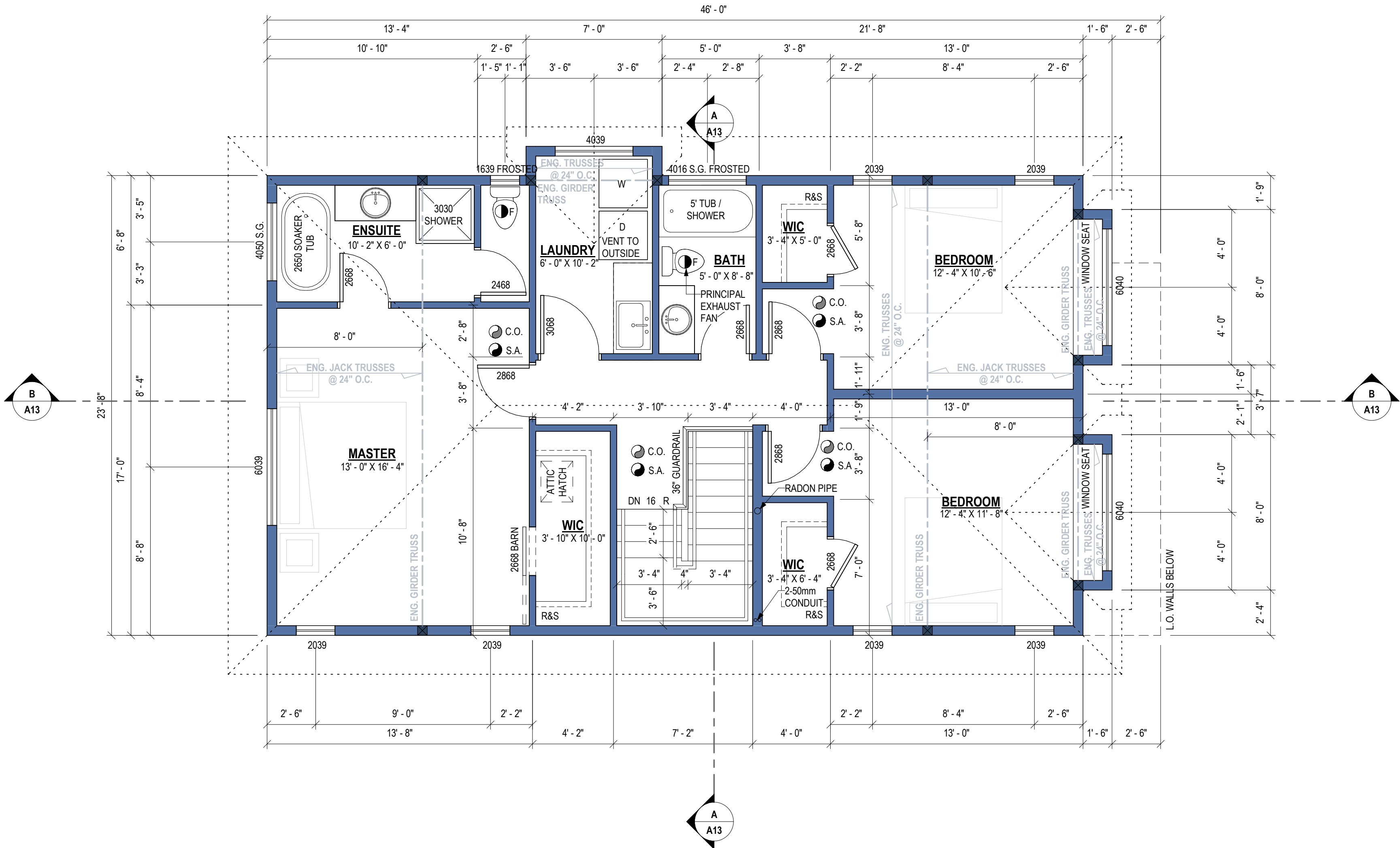
NOTE:
- TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
- CONFIRM HEEL HEIGHT

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM
3 (1) SUBJECT TO SUBSECTION (2), 2 CONDUIT RUNS AND AN AREA THAT
(A) IS NOT LESS THAN 9.3 SQUARE METRES,
(B) HAS NO DIMENSION LESS THAN 2.7 METRES, AND
(C) IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA-F383-87 MUST BE INCORPORATED IN CONSTRUCTION OF NEW BUILDINGS OF RESIDENTIAL
(D) ONE DWELLING UNIT, OR
(E) ONE DWELLING UNIT AND ONE SECONDARY SUITE.

A (2) SUBSECTION (1) DOES NOT APPLY WITH RESPECT TO NEW CONSTRUCTION REFERRED TO IN
B. THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION
C. APPLIES AND WITHIN WHICH THE NEW CONSTRUCTION IS TO OCCUR IS SATISFIED THAT BUILDING SITE CONDITIONS DO NOT PERMIT EFFECTIVE USE OF SOLAR HOT WATER HEATING..FT. X 30% =

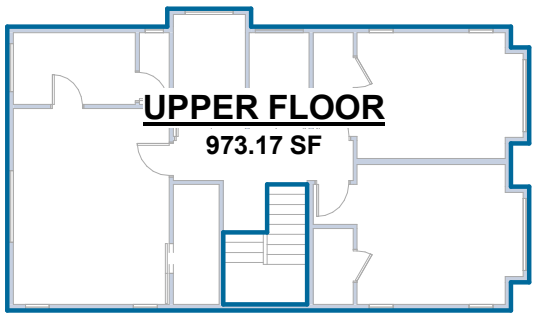
VENTED ROOF SPACE		959.33 sqft.	
ROOF FACTOR		1 / 300	
959.33 sqft.	X 0.003	=	3.20 sqft.
25% @ SOFFIT		=	0.80 sqft.
VENT @ SOFFIT		=	258.67 sqft. X 5% PERFORMATION
PROPOSED VENTING		=	12.93 sqft.

	PERFORATED SOFFIT AS PER OWNER
	NON VENTILATED SOFFIT
	UNVENTED ALUMINUM



UPPER FLOOR PLAN

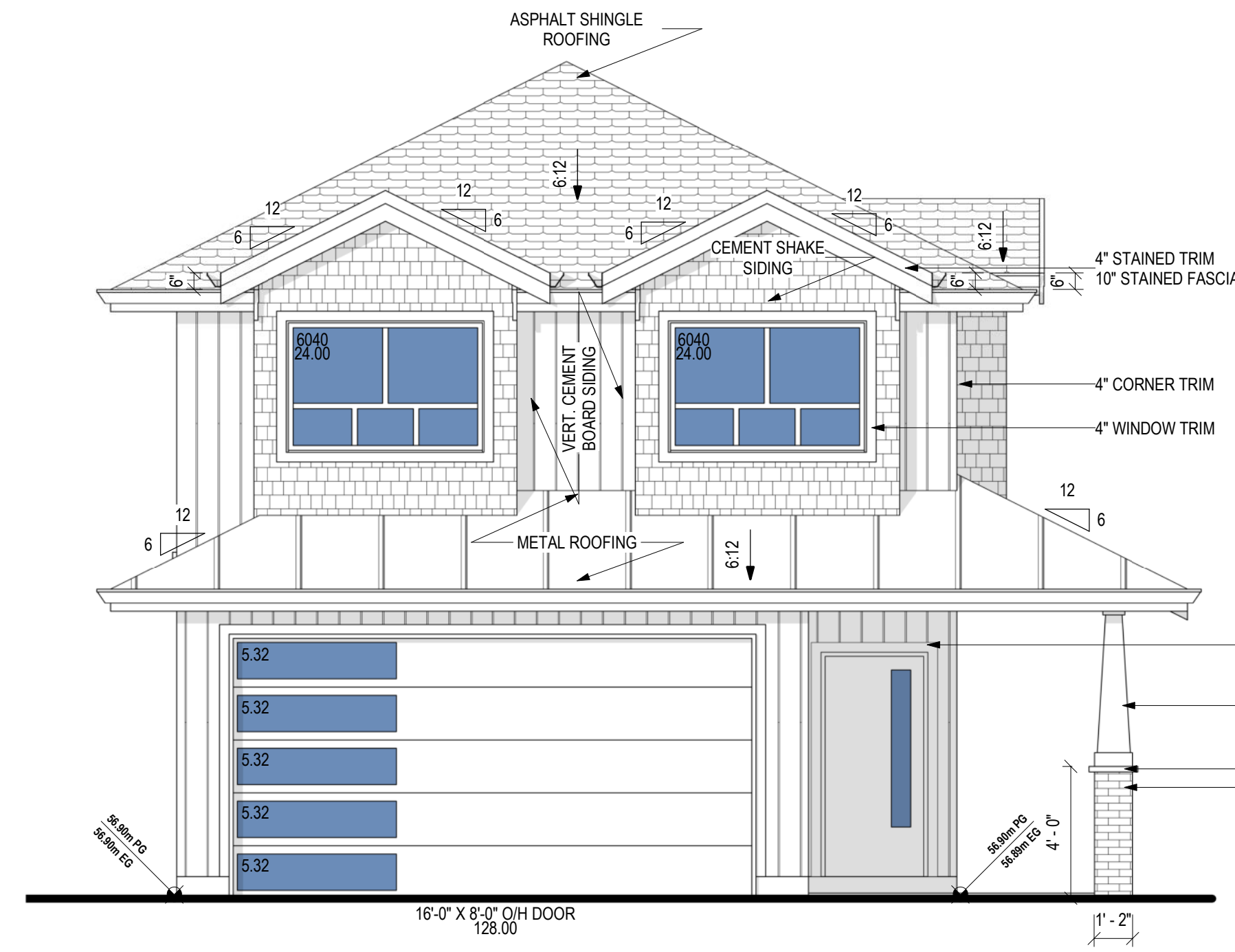
SCALE: 1/4" = 1'-0"



UPPER FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

IBAKERVIEWBUILDING DESIGN	
Date	May 20, 2026
Drawn By	BAKERVIEW
Checked By	BAKERVIEW
Scale	As indicated
A11	
4945 224 STREET	
BLDG C UPPER FLOOR & ROOF PLANS	
BV25-XXXX	
Project Number	
No.	1
Description	ISSUED FOR PERMIT
Date	2026-05-20

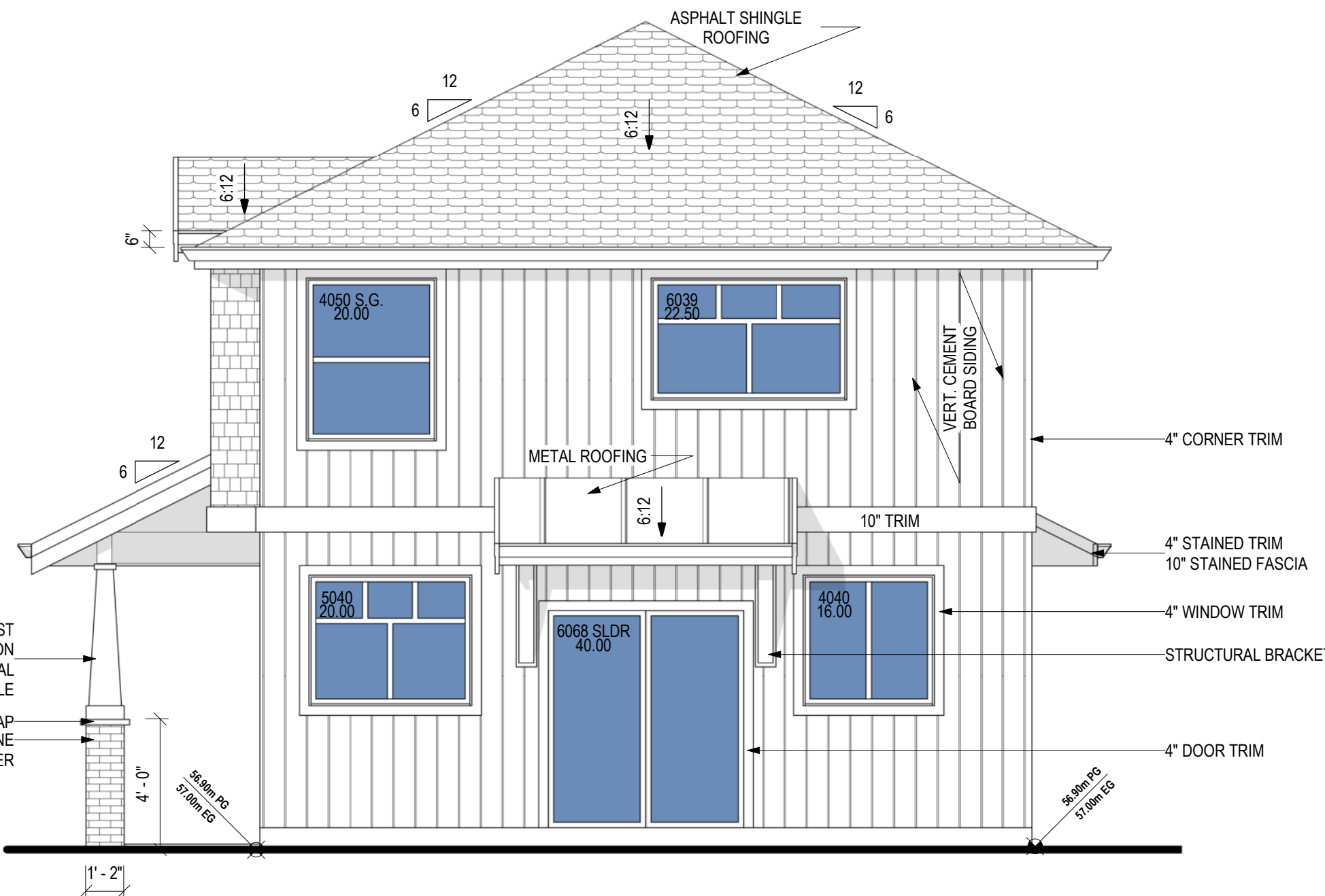


ROOF RIDGE	212.06'	(64.64 m)
MEAN OF ROOF	208.79'	(63.64 m)
U.F.C.	205.51'	(62.64 m)
U.F.E.	197.45'	(60.18 m)
M.F.C.	196.41'	(59.87 m)
M.F.E.	187.35'	(57.10 m)
G.P.E. / AVG GRADE	186.68'	(56.90 m)

EAST ELEVATION

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

WALL AREA	462.66 sqft.	OR	42.98 sqm.
LIMITING DIST.	3.88 m		
MAX U.P.O.	29.60 %	OR	136.95 sqft.
PROP U.P.O.	16.12 %	OR	74.60 sqft.

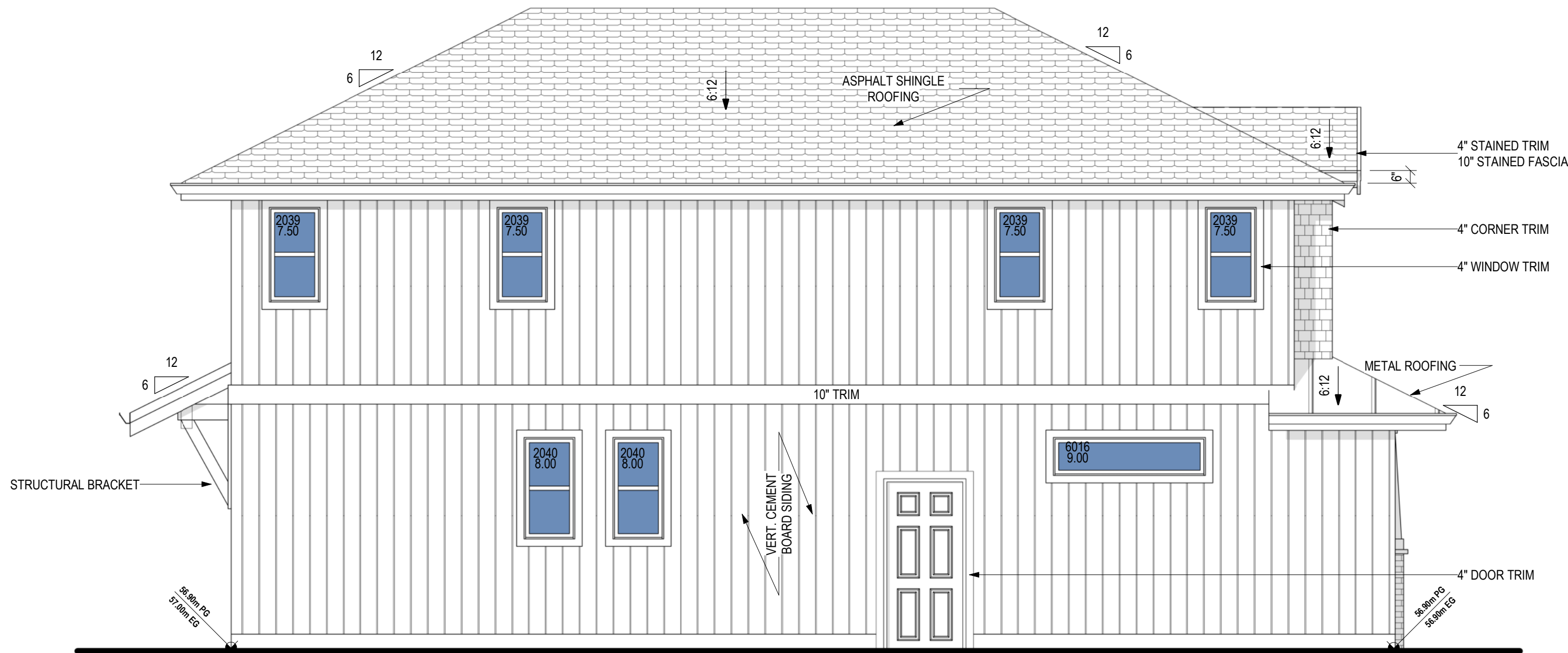


ROOF RIDGE	212.06'	(64.64 m)
MEAN OF ROOF	208.79'	(63.64 m)
U.F.C.	205.51'	(62.64 m)
U.F.E.	197.45'	(60.18 m)
M.F.C.	196.41'	(59.87 m)
M.F.E.	187.35'	(57.10 m)
G.P.E. / AVG GRADE	186.68'	(56.90 m)

WEST ELEVATION

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

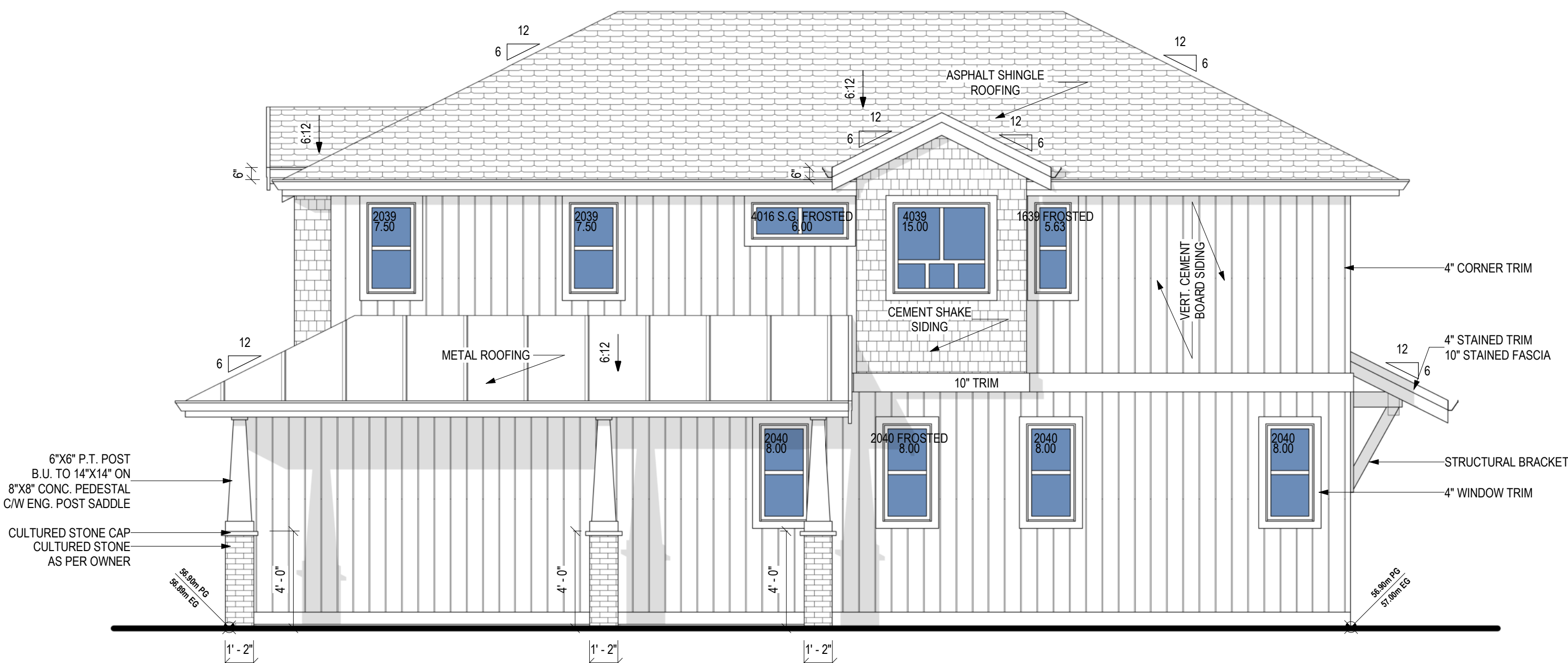
WALL AREA	433.35 sqft.	OR	40.26 sqm.
LIMITING DIST.	7.50 m		
MAX U.P.O.	92.17 %	OR	399.42 sqft.
PROP U.P.O.	27.35 %	OR	118.50 sqft.



SOUTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	1.21 m		
MAX U.P.O.	7.03 %	OR	55.96 sqft.
PROP U.P.O.	6.91 %	OR	55.00 sqft.



NORTH ELEVATION

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

ELEVATION NOTES

NOTE:
· ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
· ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

NOTE:
· ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION (NAFS).

NOTE:
· RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL.

NOTE:
· THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

Date
2026-05-20

Description
ISSUED FOR PERMIT

No.
1

4945 224 STREET
BLDG C ELEVATIONS

BV25-XXXX

Project Number

MAY 20, 2026
BAKERVIEW
BAKERVIEW
1/4" = 1'-0"

Date
Drawn By
Checked By
Scale

NOTES: REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS.
NOTE: ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH.
NOTE: TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION. CONFIRM HEEL HEIGHT.



THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR
ADDITIONAL FOUNDATION REQUIREMENTS

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO T.O. WINDOW IS AT...
6' - 9" FOR 8' CLGS

NOTE:
MAIN DWELLING TO BE HEATED USING FORCED AIR FURNACE

A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO
I) EACH BEDROOM.
II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
III) ANCHILARY SPACES THAT CONTAIN AN EXHAUST DEVICE

B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED
TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN
REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM
THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS
THE RETURN AIR PLENUM.
I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
II) A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN
LENGTH.

C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS
I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST
100 MM, OR
II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT
LEAST 125 MM, AND

D) HAVE SUPPLY AIR OR AIR CIRCULATING FAN TO RUN CONTINUOUSLY.
45 PER R-10-2024 32.3.14.2

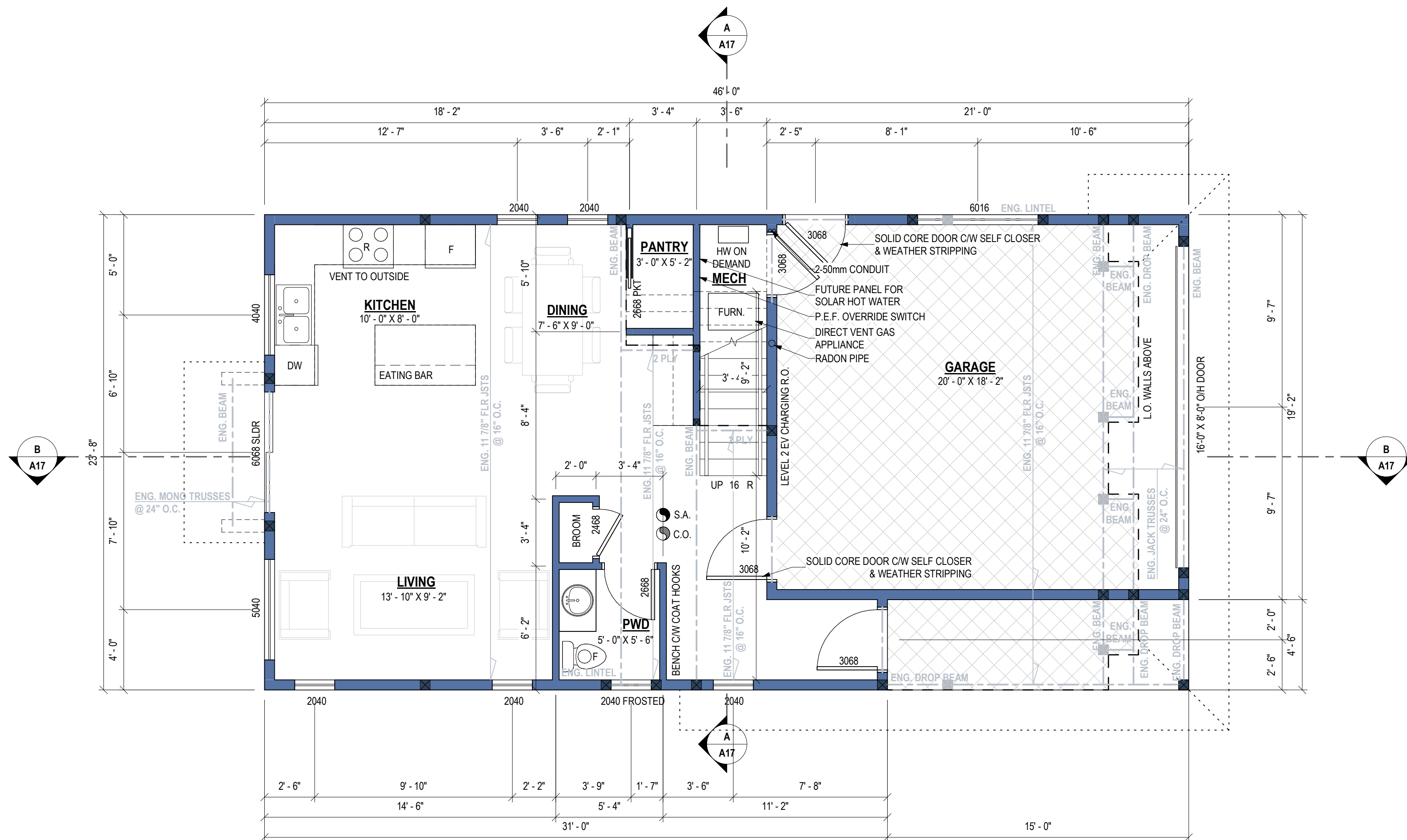
NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN
0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM.
AS PER BCBC 2024 9.19.2.1.(2)

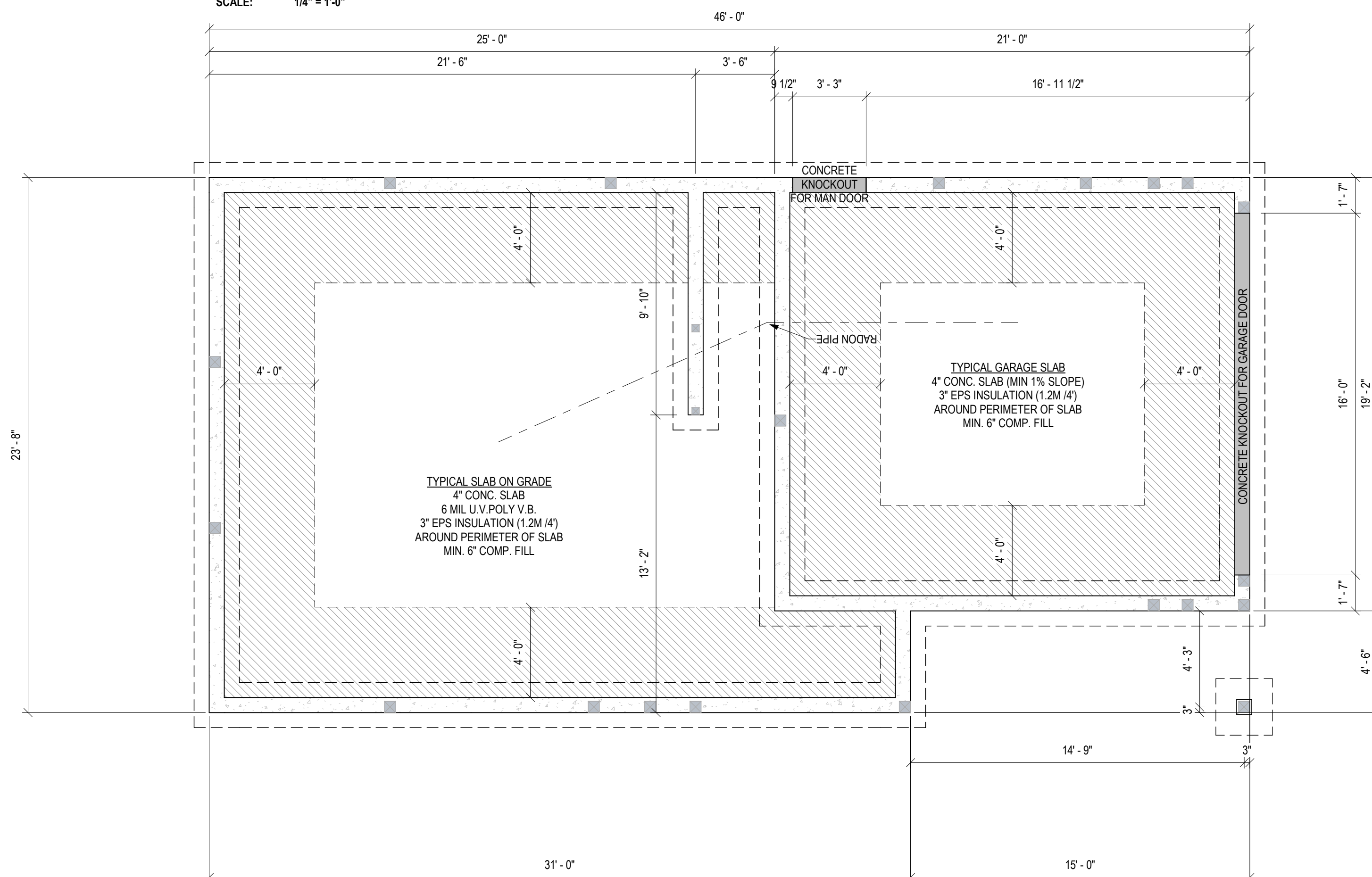
NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

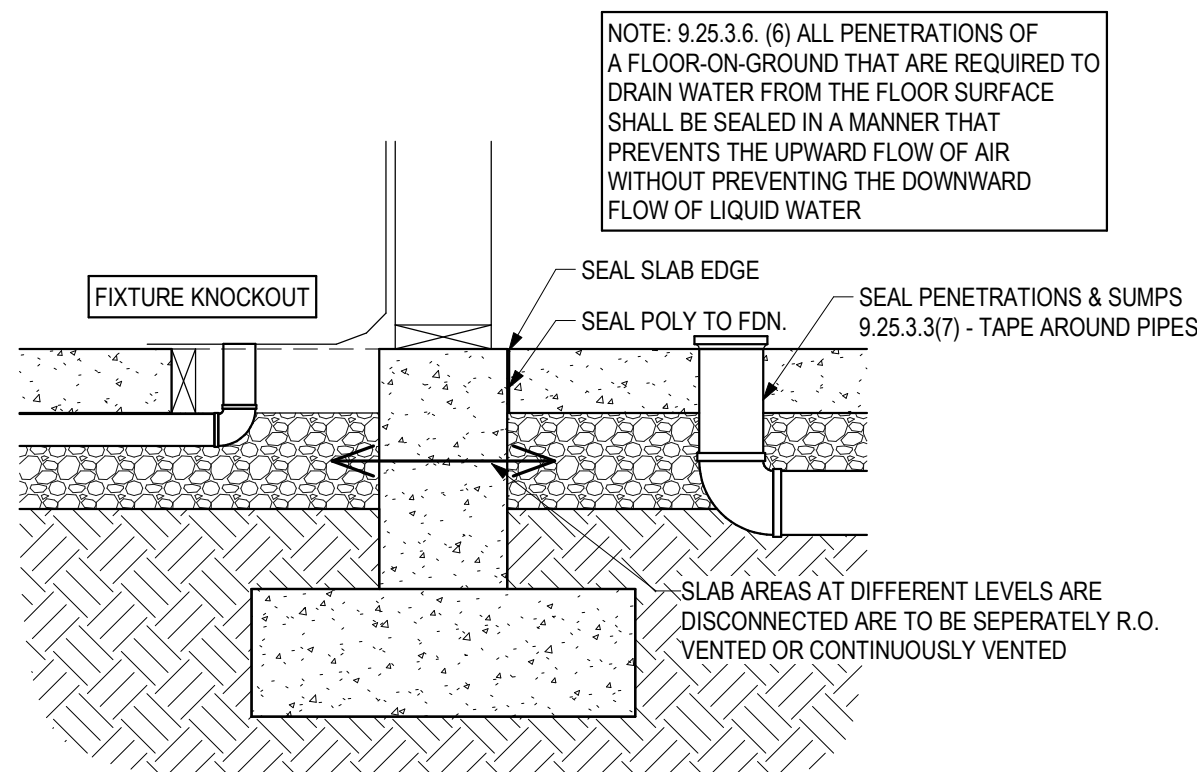
NOTE:
ELECTRICAL PANEL LOCATION AS PER
CONTRACTOR.



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



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

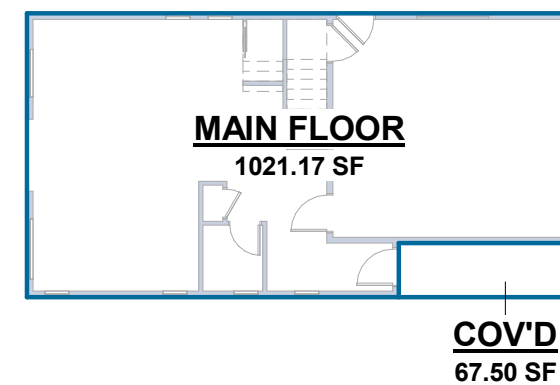


SCALE: 1" = 1'-0"

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR
FOUNDATION REQUIREMENTS

NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE
MAXIMUM FROST PENETRATION DEPTH

 HATCHED AREA DENOTES 4" EPS



SCALE: 1/16" = 1'-0"

Date		MAY 20, 2026		4945 224 STREET BLDG D FOUNDATION & MAIN FLOOR PLANS Project Number BV25-XXXX	No.	Description	Date
Drawn By		BAKERVIEW					
Checked By		BAKERVIEW					
Scale		As indicated					
							

PLAN NOTES

THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

ALL LANDINGS ARE TO BE MOUNTED TO LEDGER BOARDS TO ALLOW FOR A CONTINUOUS AIR/VAPOUR BARRIER INSTALLATION.

REFER TO ATTACHED DETAILS AND ENGINEERS DRAWINGS FOR ADDITIONAL FOUNDATION REQUIREMENTS

PRESSURE TREATED POSTS ARE TO BE USED WITHIN BUILT-UP COLUMNS OR IF EXPOSED TO THE WEATHER

ALL HEADERS TO BE 2-2X10 U.N.O. & PLACED SO T.O. WINDOW IS AT...
6'-9" FOR 8' CLGS
7'-9" FOR 9' CLGS
8'-9" FOR 10' CLGS
U.N.O.

NOTE:
MAIN DWELLING TO BE HEATED USING FORCED AIR FURNACE
A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO
I) EACH BEDROOM,
II) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
III) ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE
B) DRAW SUPPLY AIR FROM AN OUTDOOR INLET THAT IS CONNECTED TO THE CABINET CONTAINING THE FURNACE AIR CIRCULATING FAN REQUIRED BY CLAUSE (D) BY DUCTING THAT MEASURES, FROM THAT CABINET TO THE POINT AT WHICH THE DUCTING INTERSECTS THE RETURN AIR PLENUM,
I) BETWEEN 3 M AND 4.5 M IN LENGTH, OR
II) IF A FLOW CONTROL DEVICE IS USED, NOT MORE THAN 4.5 M IN LENGTH
C) DRAW SUPPLY AIR THROUGH DUCTING THAT IS
I) RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM, OR
II) FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND
D) HAVE A FURNACE AIR CIRCULATING FAN TO RUN CONTINUOUSLY. AS PER BCBC 2024 9.32.3.4.(2)

NOTE:
WATERPROOF FINISH ON MOISTURE RESISTANT BACKING BEHIND
A) SHOWER STALL (1.8M TALL)
B) TUB DECKS WITH SHOWERS (1.2M TALL)
C) TUB DECKS WITHOUT SHOWERS (400MM TALL)
AS PER BCBC 2024 9.29.2.1.

NOTE:
ATTIC HATCHES TO BE WEATHERSTRIPPED & SHALL BE NOT LESS THAN 0.32 M2 IN AREA WITH NO DIMENSION LESS THAN 500 MM. AS PER BCBC 2024 9.19.2.1.(2).

NOTE:
SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS

ALL LUMBER TO BE K.D.-S.P.F. #2 OR BETTER

NOTE:
ELECTRICAL PANEL LOCATION AS PER CONTRACTOR

ROOF NOTES

NOTE:
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD SPECIFICATION-(NAFS)

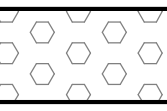
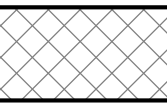
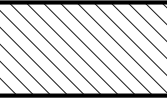
NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

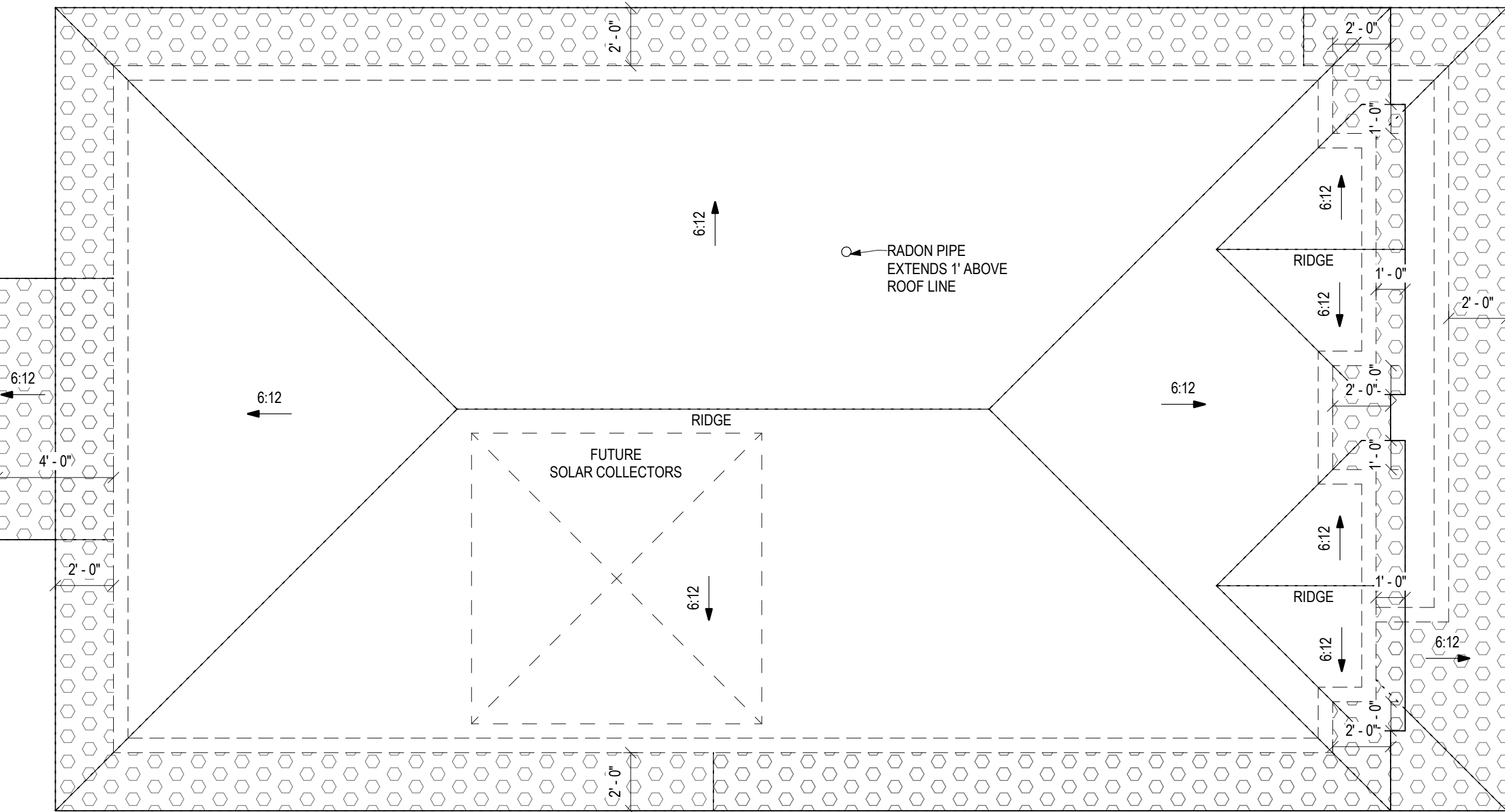
NOTE:
- TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION
- CONFIRM HEEL HEIGHT

SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM
3 (1) SUBJECT TO SUBSECTION (2), 2 CONDUIT RUNS AND AN AREA THAT
(A) IS NOT LESS THAN 9.3 SQUARE METRES,
(B) HAS NO DIMENSION LESS THAN 2.7 METRES, AND
(C) IS DESIGNATED FOR FUTURE INSTALLATION OF SOLAR COLLECTORS FOR A SOLAR DOMESTIC HOT WATER SYSTEM IN COMPLIANCE WITH CAN/CSA-F383-87 MUST BE INCORPORATED IN CONSTRUCTION OF NEW BUILDINGS OF RESIDENTIAL
(D) ONE DWELLING UNIT, OR
(E) ONE DWELLING UNIT AND ONE SECONDARY SUITE.

A (2) SUBSECTION (1) DOES NOT APPLY WITH RESPECT TO NEW CONSTRUCTION REFERRED TO IN
B. THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION
C. APPLIES AND WITHIN WHICH THE NEW CONSTRUCTION IS TO OCCUR IS SATISFIED THAT BUILDING SITE CONDITIONS DO NOT PERMIT EFFECTIVE USE OF SOLAR HOT WATER HEATING..FT. X 30% =

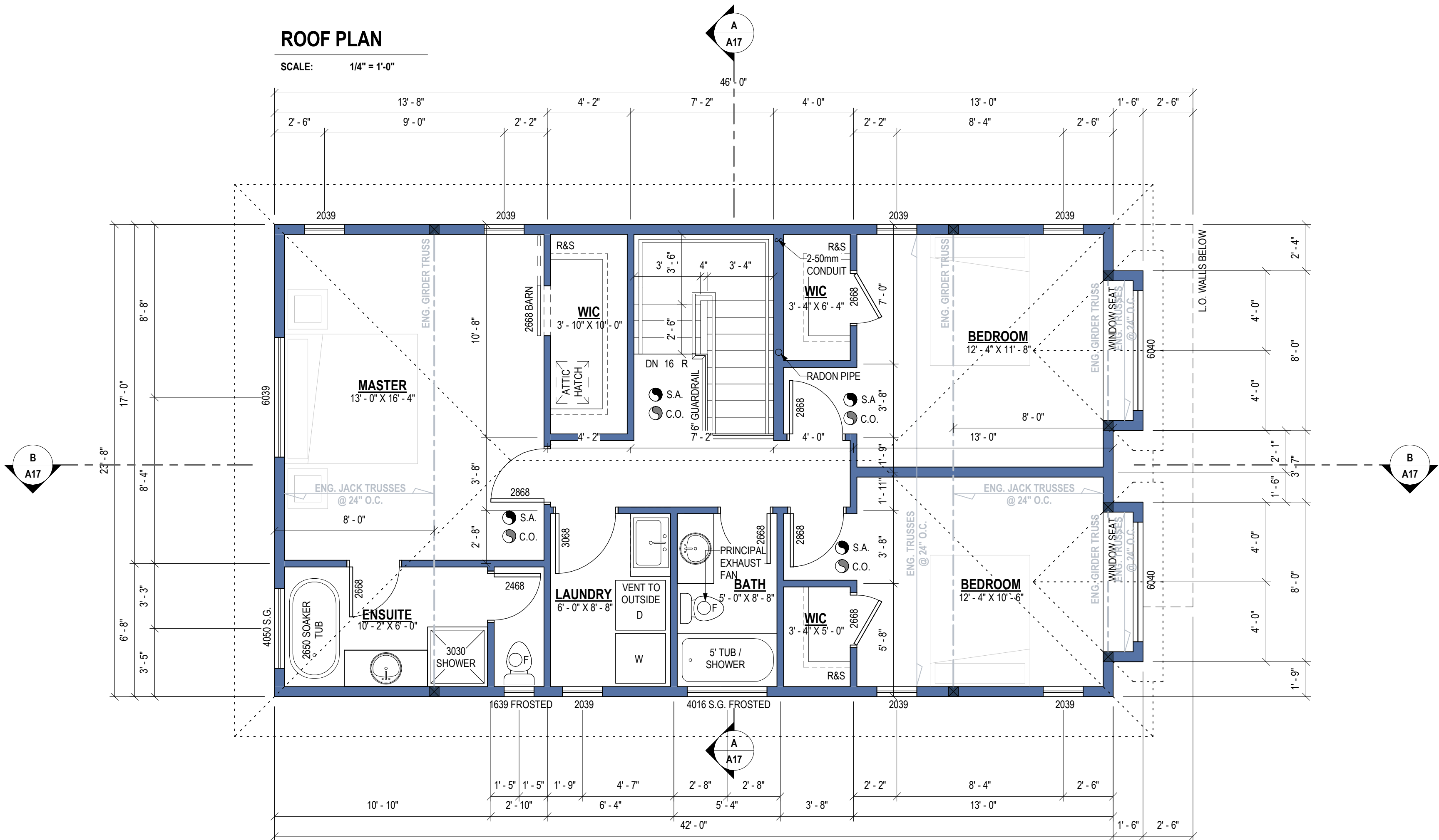
VENTED ROOF SPACE	950.33 sqft.
ROOF FACTOR	1 / 300
950.33 sqft. X 0.003 =	3.17 sqft.
25% @ SOFFIT =	0.79 sqft.
VENT @ SOFFIT =	264.67 sqft. X 5% PERFORMATION
PROPOSED VENTING =	13.23 sqft.

	PERFORATED SOFFIT AS PER OWNER
	NON VENTILATED SOFFIT
	UNVENTED ALUMINUM



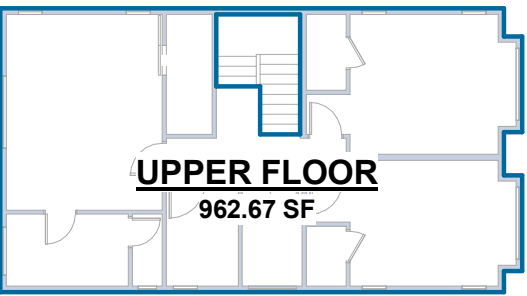
ROOF PLAN

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



UPPER FLOOR PLAN

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



UPPER FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

No.	Description	Date
1	ISSUED FOR PERMIT	2026-05-20

4945 224 STREET
BLDG D UPPER FLOOR & ROOF PLANS
Project Number
BV25-XXXX

MAY 20, 2026	BAKERVIEW
Drawn By	BAKERVIEW
Checked By	As indicated
Scale	
A15	

Date
2026-05-20

Description
ISSUED FOR PERMIT

No.
1

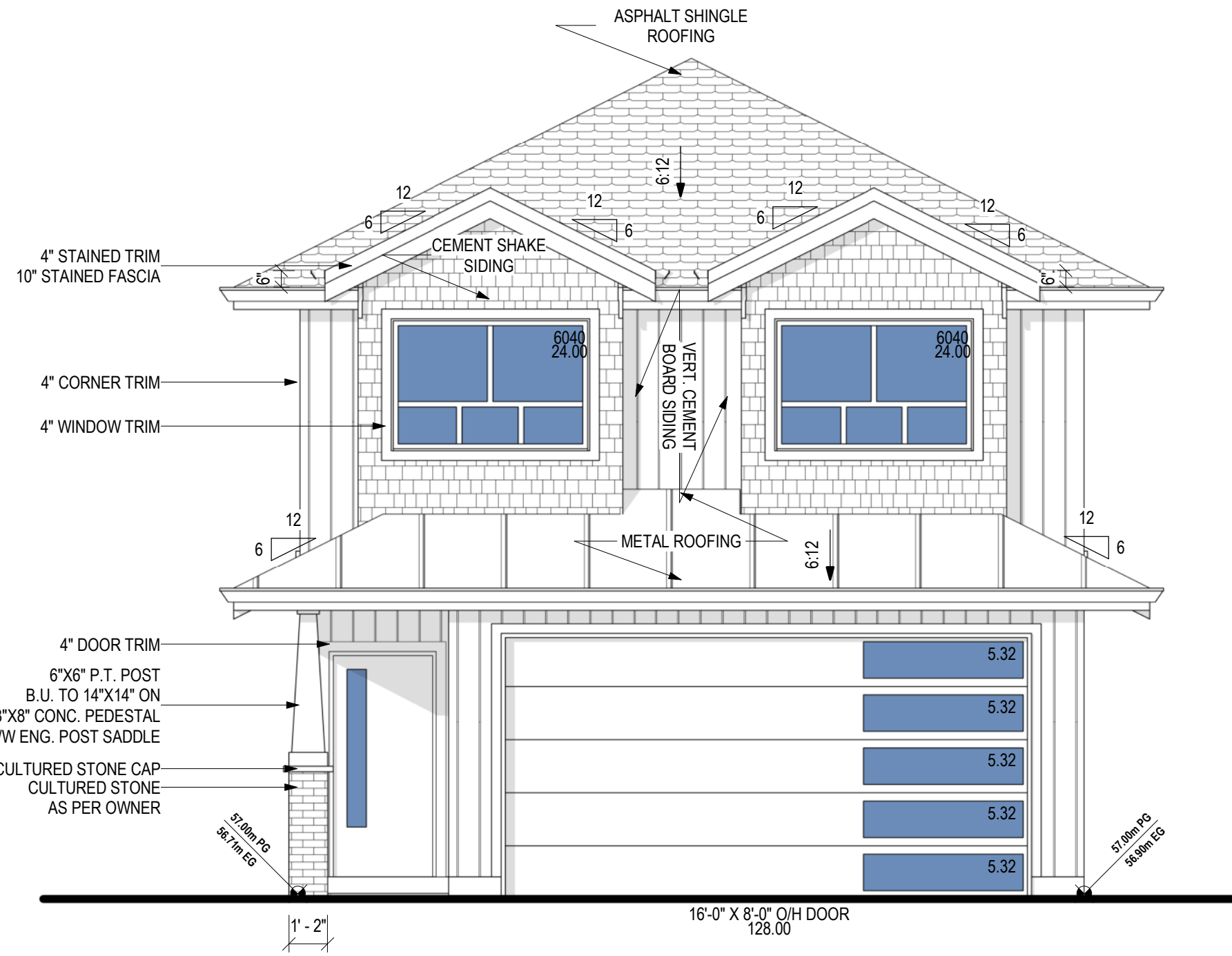
4945 224 STREET
BLDG D ELEVATIONS

Project Number
BV25-XXXX

MAY 20, 2026
BAKERVIEW
BAKERVIEW
1/4" = 1'-0"

A16

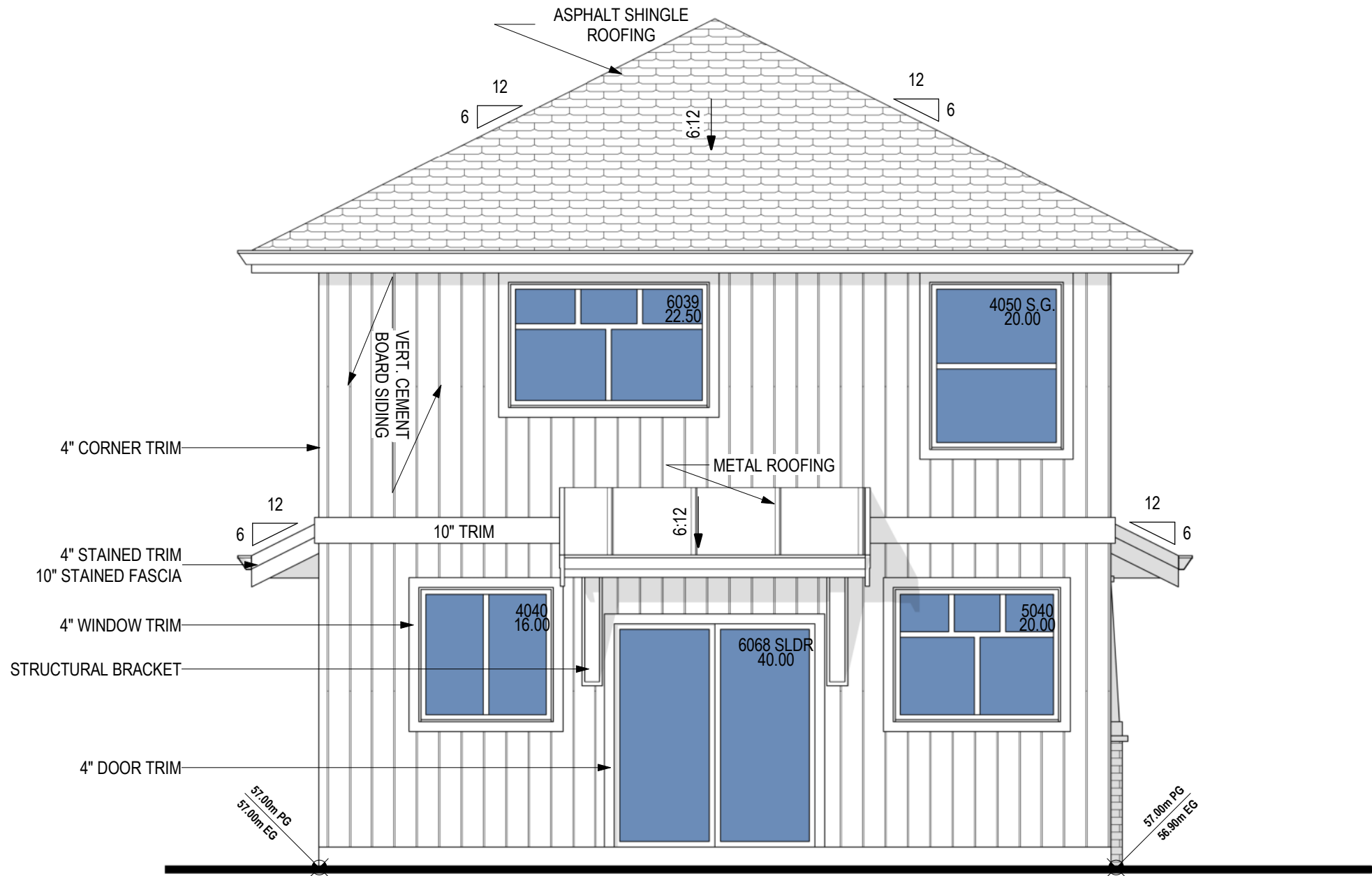
9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4	
COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80



EAST ELEVATION

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

WALL AREA	449.00 sqft.	OR	41.71 sqm.
LIMITING DIST.	3.89 m		
MAX U.P.O.	30.19 %	OR	135.55 sqft.
PROP U.P.O.	16.61 %	OR	74.60 sqft.

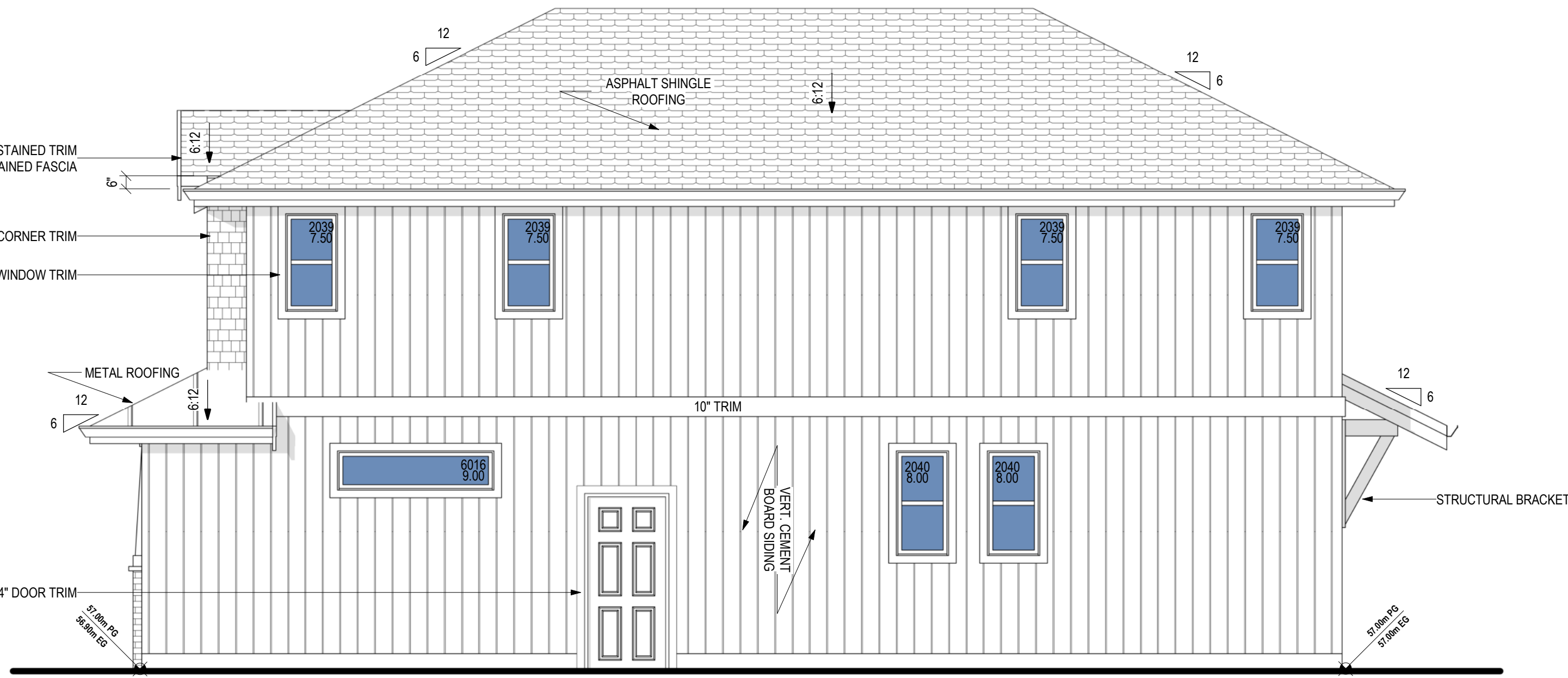


WEST ELEVATION

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

WALL AREA	421.24 sqft.	OR	39.13 sqm.
LIMITING DIST.	7.50 m		
MAX U.P.O.	92.66 %	OR	390.32 sqft.
PROP U.P.O.	28.13 %	OR	118.50 sqft.

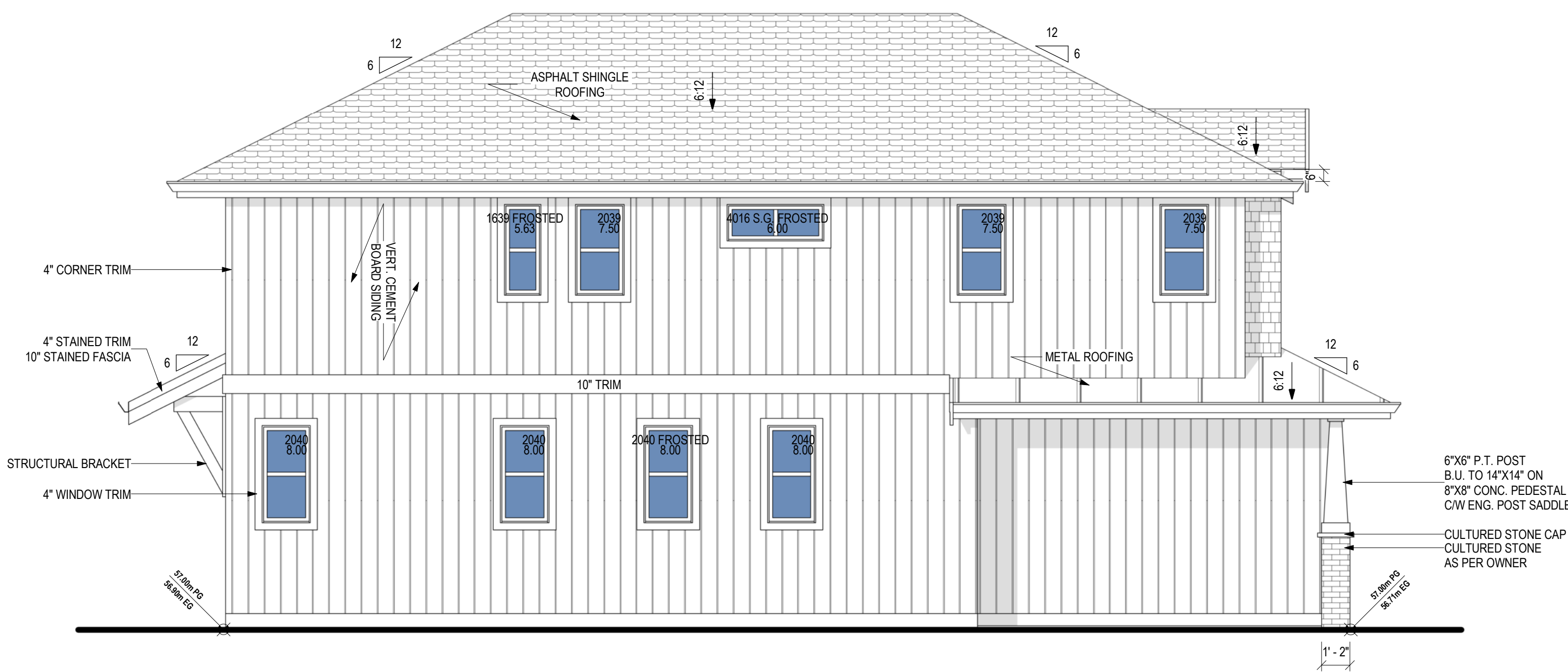
ROOF RIDGE	212.39'	(64.74 m)
MEAN OF ROOF	209.12'	(63.74 m)
U.F.C.	205.84'	(62.74 m)
U.F.E.	197.78'	(60.28 m)
M.F.C.	196.74'	(59.97 m)
M.F.E.	187.67'	(57.20 m)
G.P.E. / AVG GRADE	187.01'	(57.00 m)



NORTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	1.21 m		
MAX U.P.O.	7.03 %	OR	55.96 sqft.
PROP U.P.O.	6.91 %	OR	55.00 sqft.



SOUTH ELEVATION

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

WALL AREA	796.00 sqft.	OR	73.95 sqm.
LIMITING DIST.	3.00 m		
MAX U.P.O.	16.37 %	OR	130.31 sqft.
PROP U.P.O.	8.31 %	OR	66.13 sqft.

ELEVATION NOTES

NOTE
ALL SOFFITS WITHIN 1.20M OF A PROPERTY LINE SHALL BE UNVENTED ALUMINUM AS PER 9.10.15.5(10). ALL SOFFITS NOT WITHIN THE 1.20M SHALL BE VENTED.

NOTE
ALL EXTERIOR WALLS GREATER THAN 0.60M AND LESS THAN 1.20M FROM A PROPERTY LINE SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND THE CLADDING SHALL BE NON-COMBUSTIBLE AS PER 9.10.15.5(3).

NOTE:
ALL WINDOWS, DOORS & SKYLIGHTS MUST CONFORM TO SUBSECTION 9.7.4 OF THE 2024 B.C. BUILDING CODE AND TO THE NORTH AMERICAN FENESTRATION STANDARD (NAFS).

NOTE:
RAINSCREEN REQUIRED FOR ALL CLADDINGS EXCEPT HORIZONTAL VINYL.

NOTE:
THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

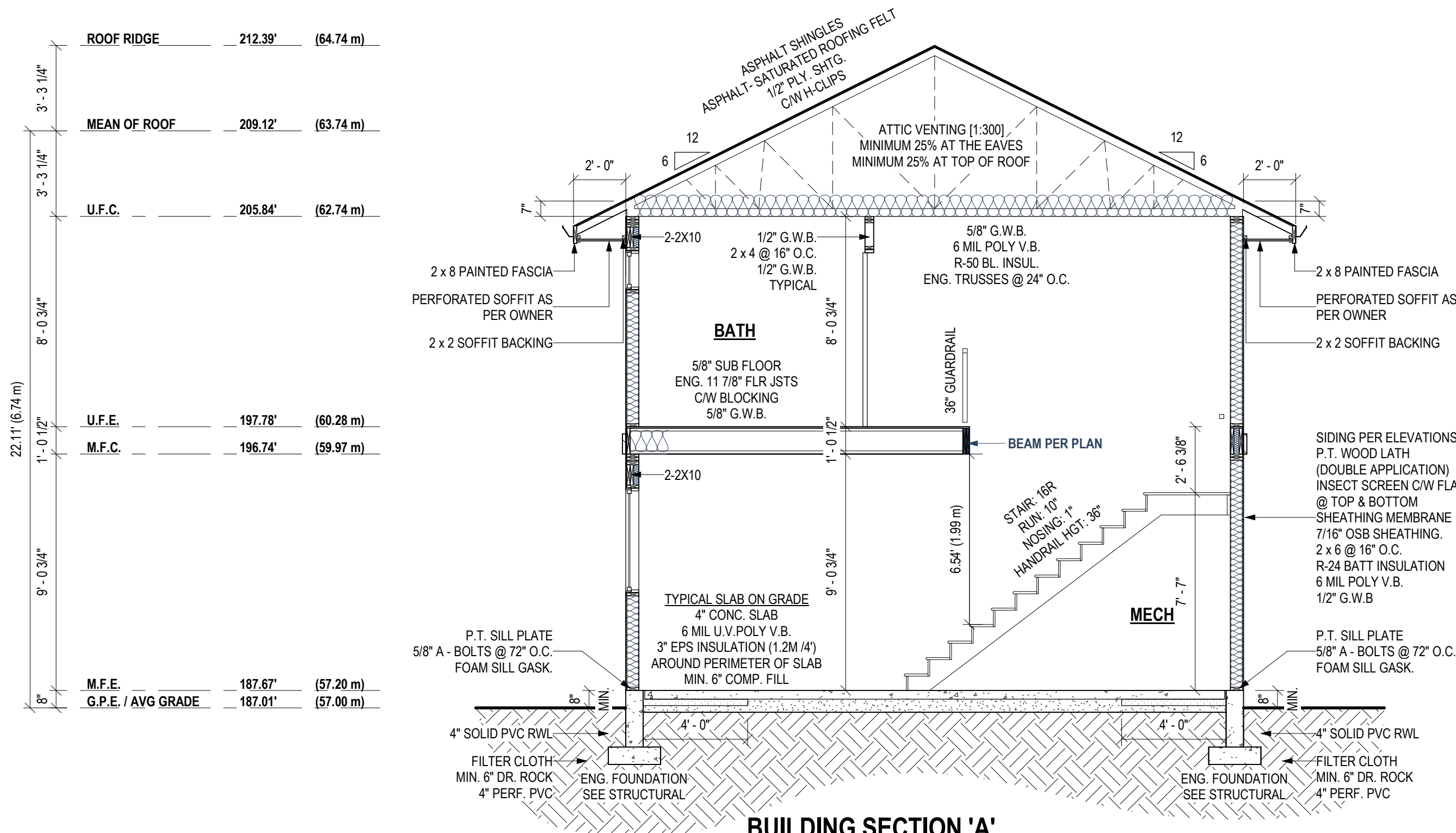
SECTION NOTES

NOTES:
REFER TO ACCOMPANYING ENGINEER'S DRAWINGS FOR FOUNDATION REQUIREMENTS.

NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH.

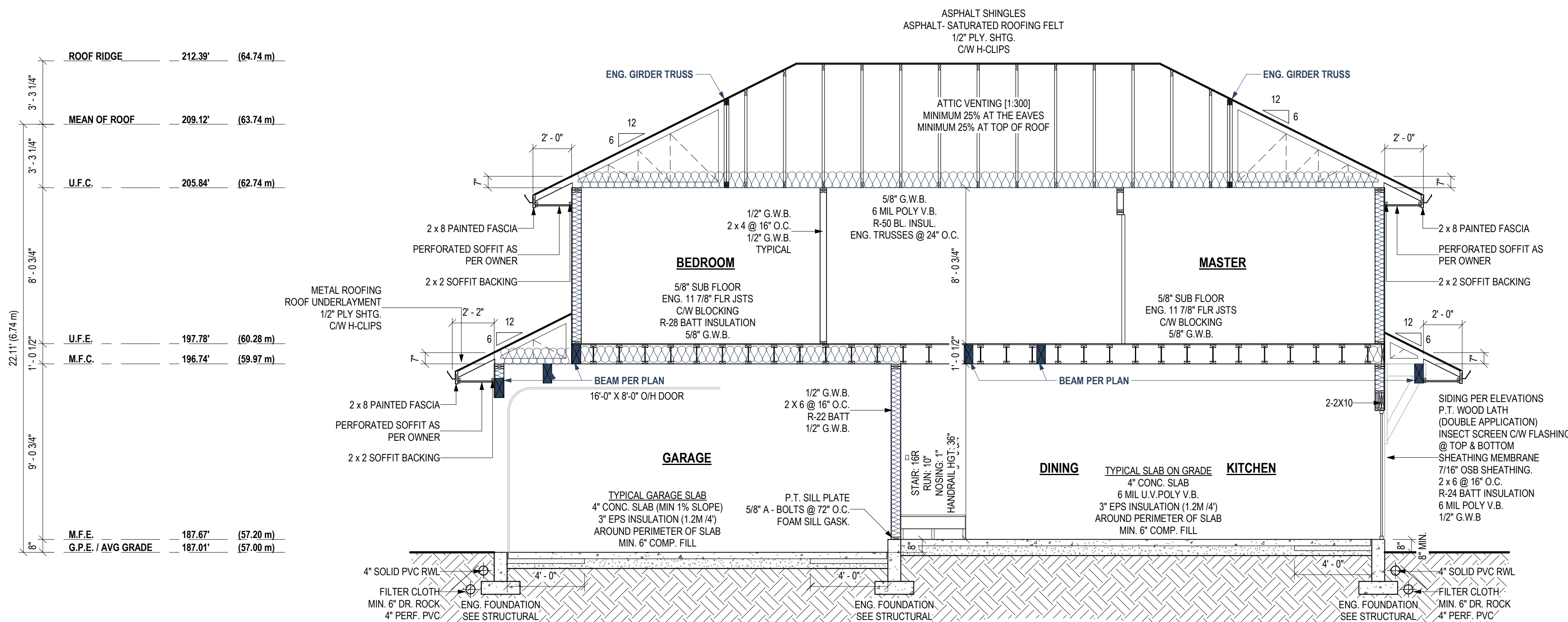
NOTE:
TRUSS LAYOUT TO BE FINALISED AND CONFIRMED WITH TRUSS MANUFACTURER AND ENGINEERED PRIOR TO START OF CONSTRUCTION.

CONFIRM HEEL HEIGHT.



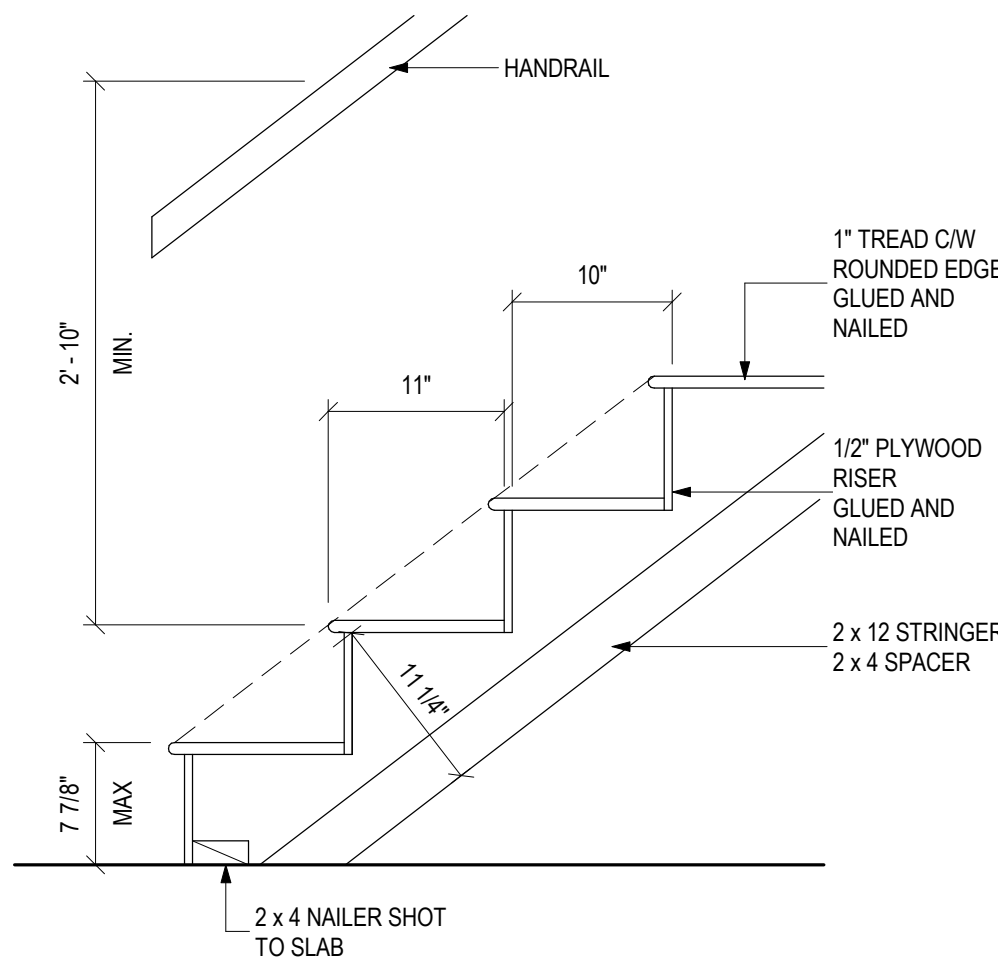
BUILDING SECTION 'A'

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



BUILDING SECTION 'B'

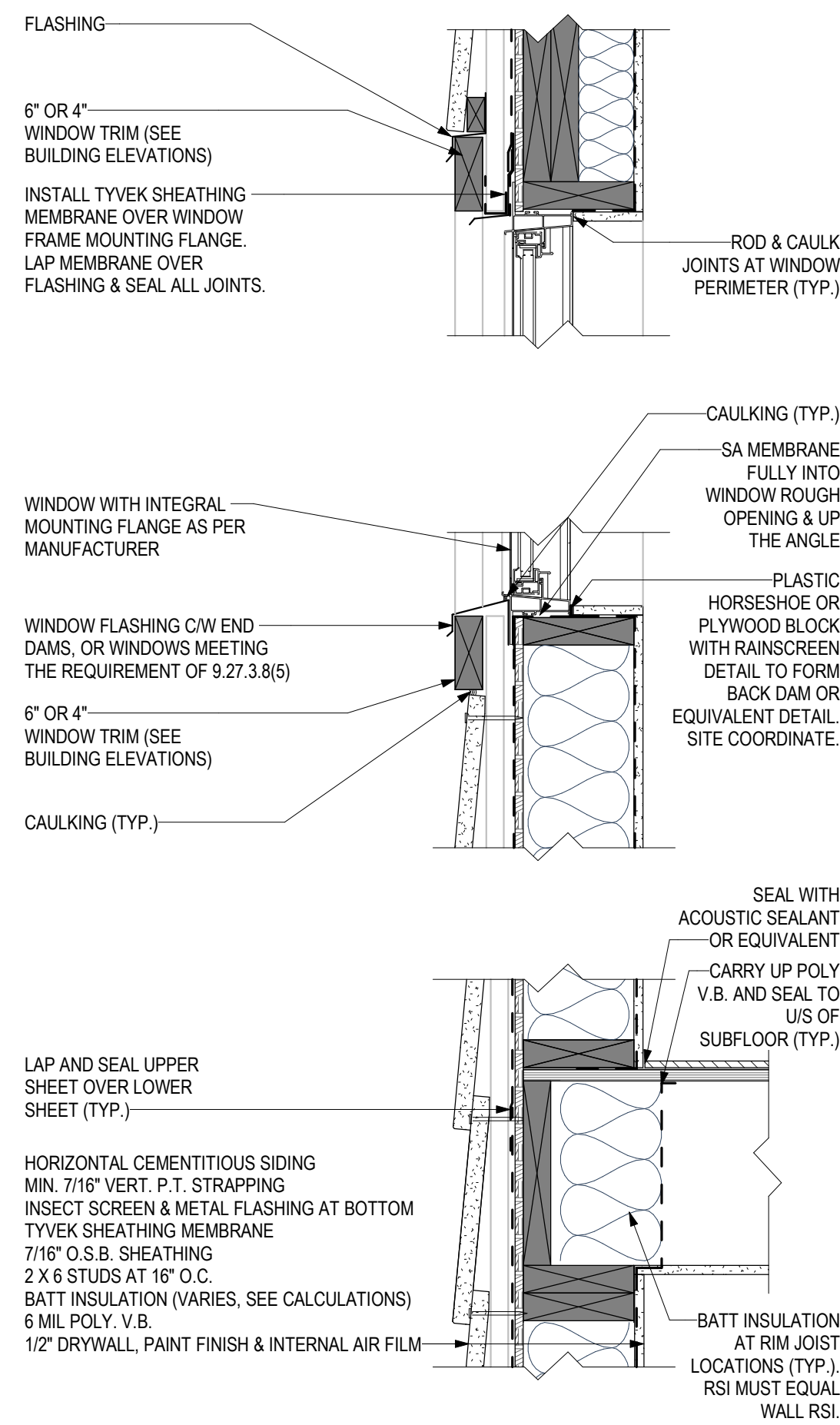
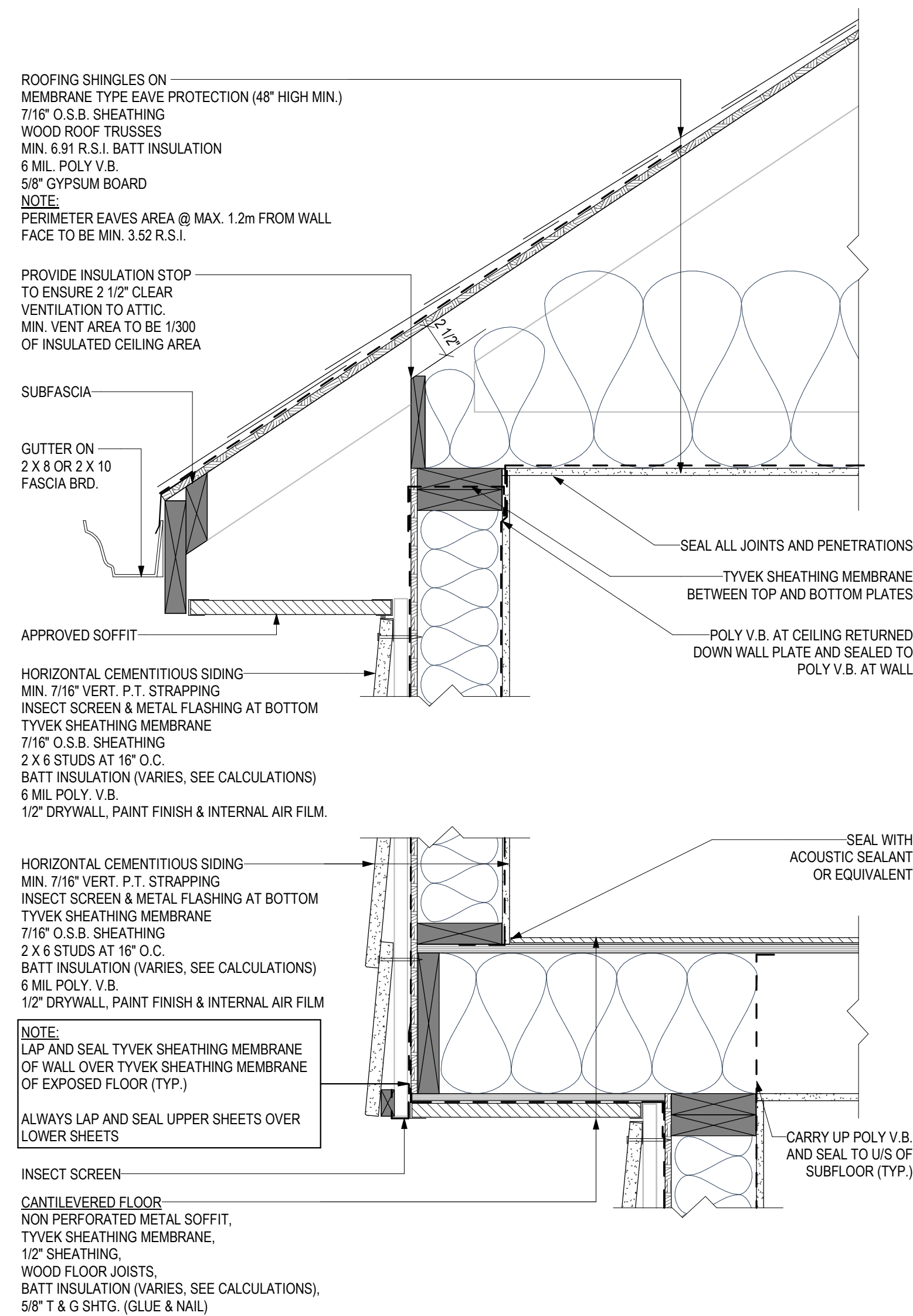
SCALE: 1/4" = 1'-0"



STAIR DETAIL

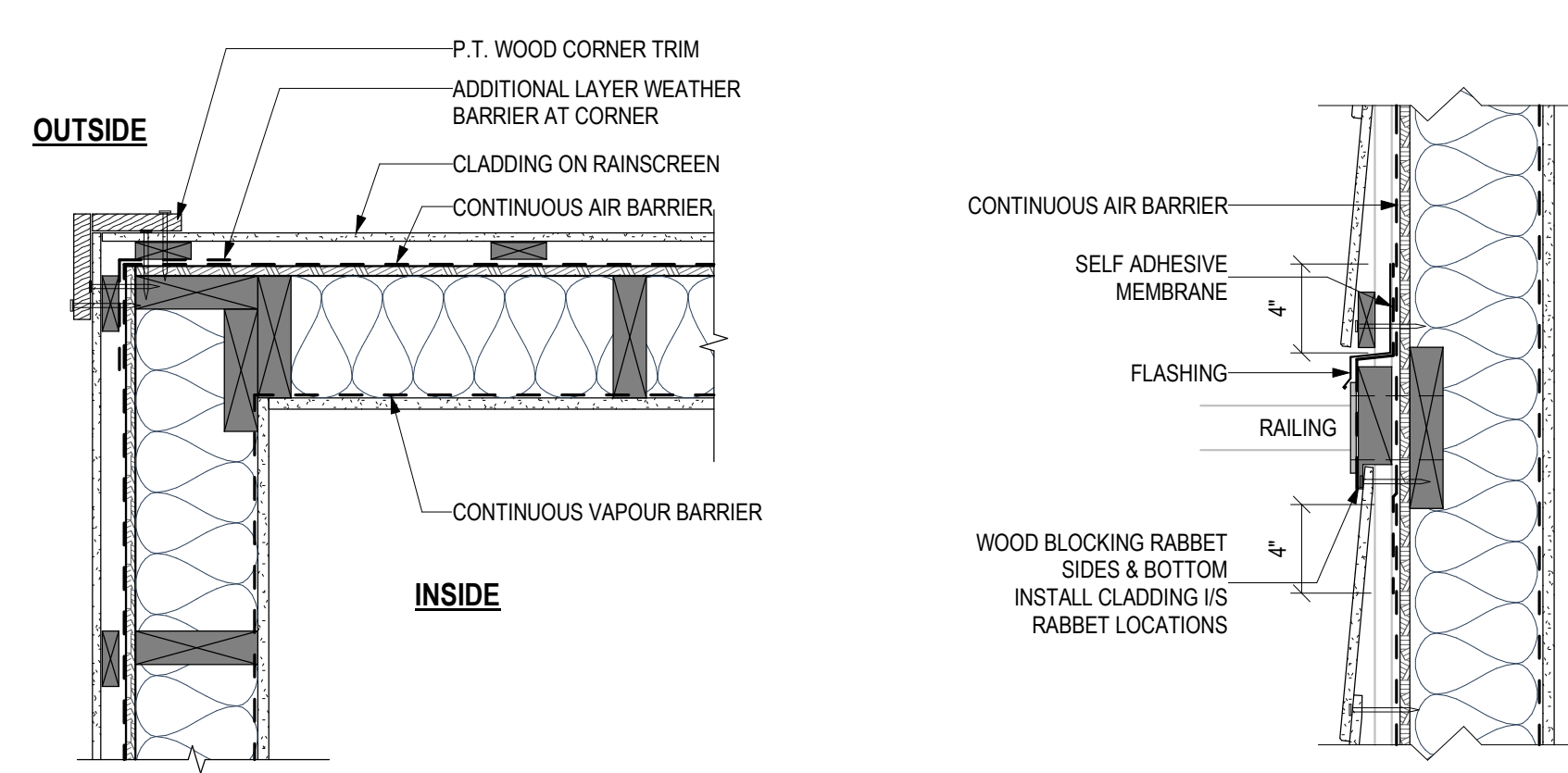
SCALE: 1" = 1'-0"

Date		MAY 20, 2026		A17
Drawn By		BAKERVIEW		
Checked By		BAKERVIEW		
Scale		As indicated		
4945 224 STREET				
BLDG D SECTIONS & DETAILS				
Project Number				
BV25-XXXX				
No.	Description	Date		
1	ISSUED FOR PERMIT	2026-05-20		



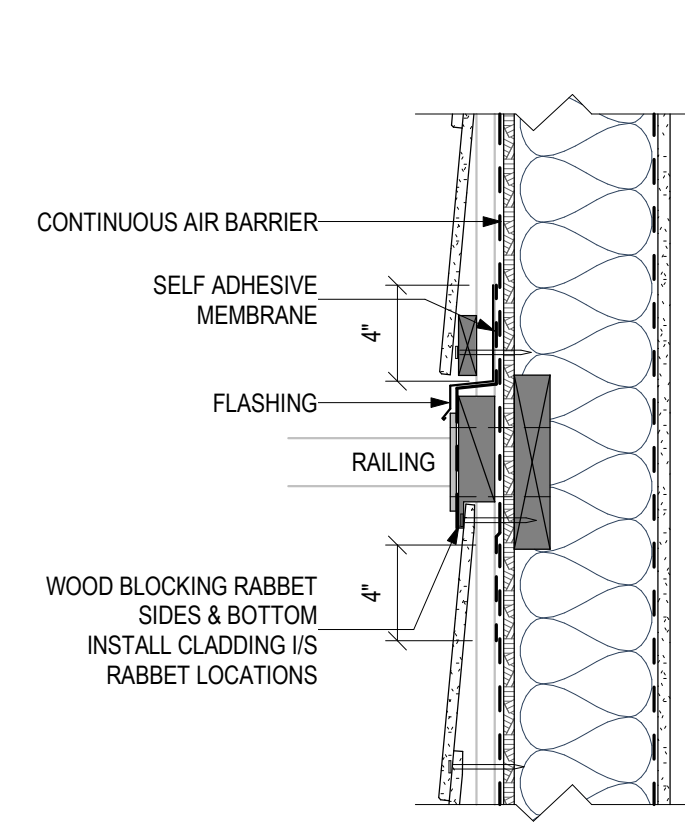
RAINSCREEN DETAILS

SCALE: 1 1/2" = 1'-0"



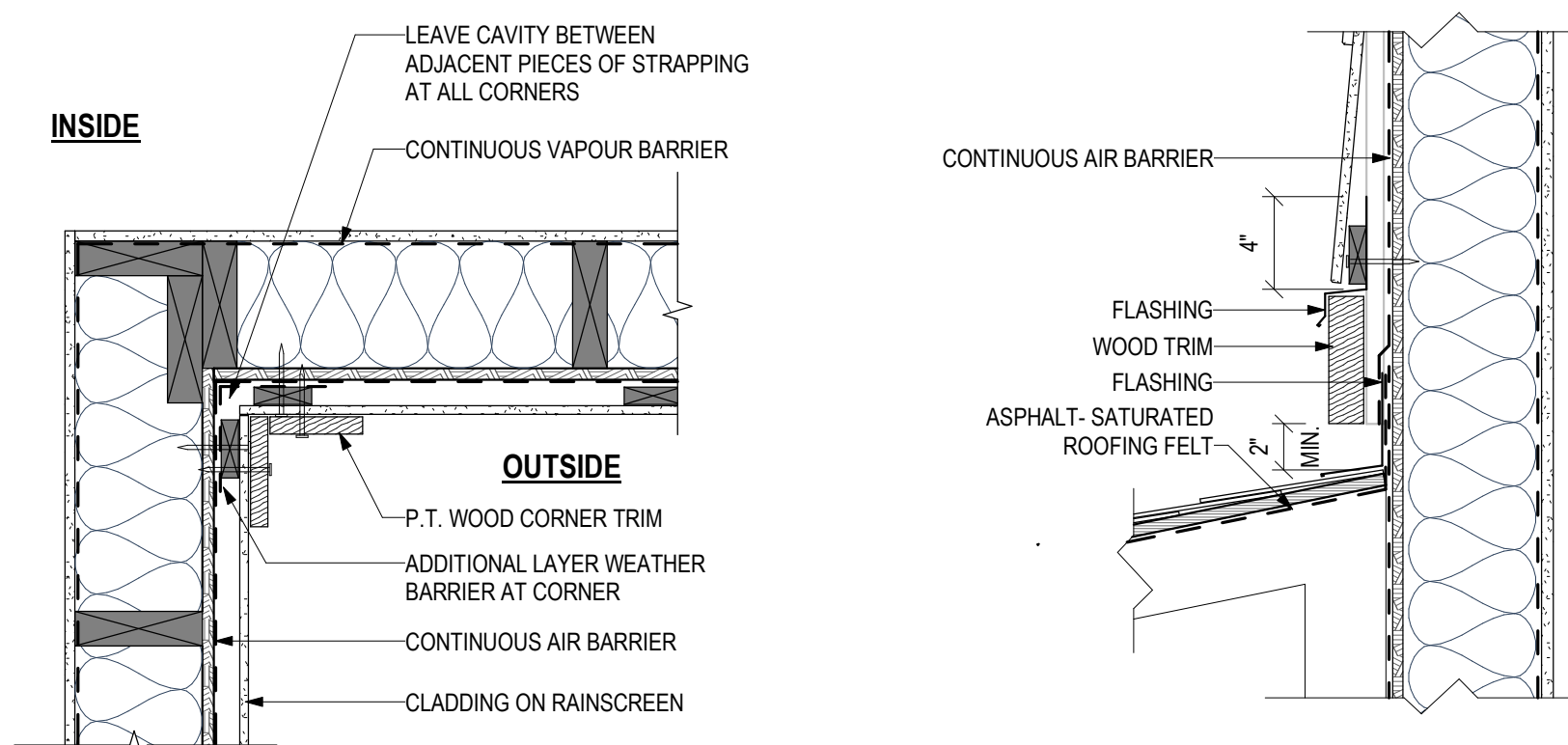
OUTSIDE CORNER PLAN

SCALE: 1 1/2" = 1'-0"



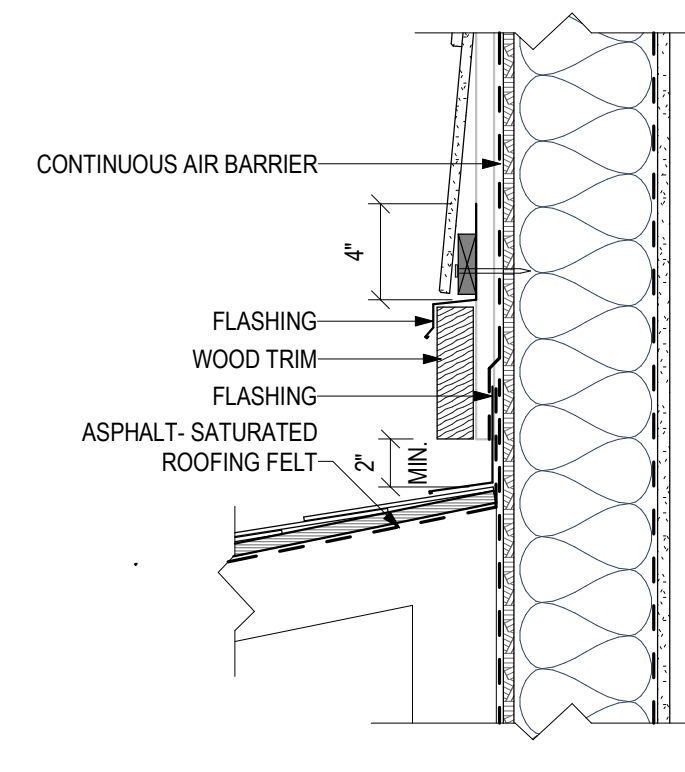
RAILING / WALL CONNECTION

SCALE: 1 1/2" = 1'-0"



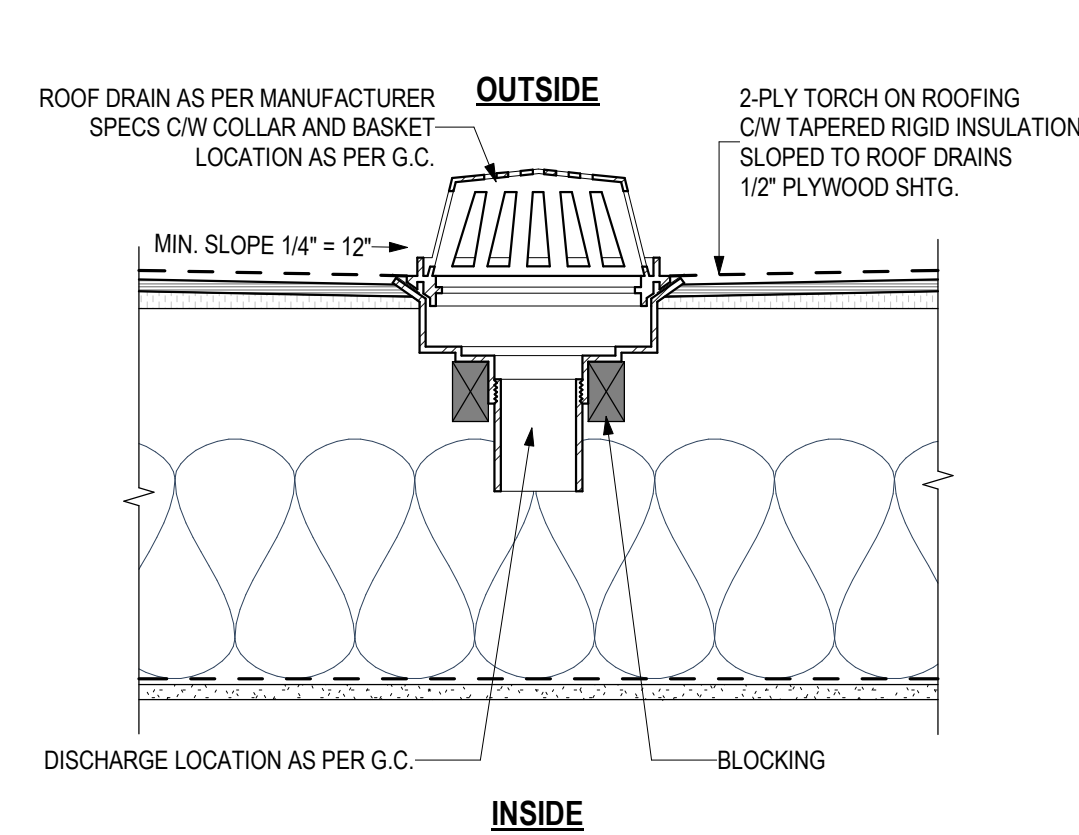
INSIDE CORNER PLAN

SCALE: 1 1/2" = 1'-0"



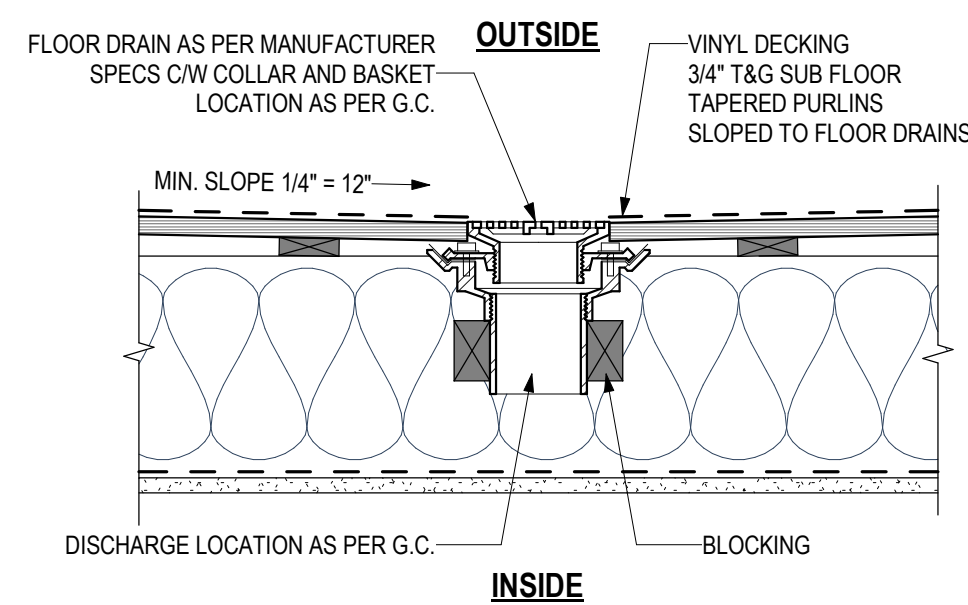
ROOF SKIRT CONNECTION

SCALE: 1 1/2" = 1'-0"



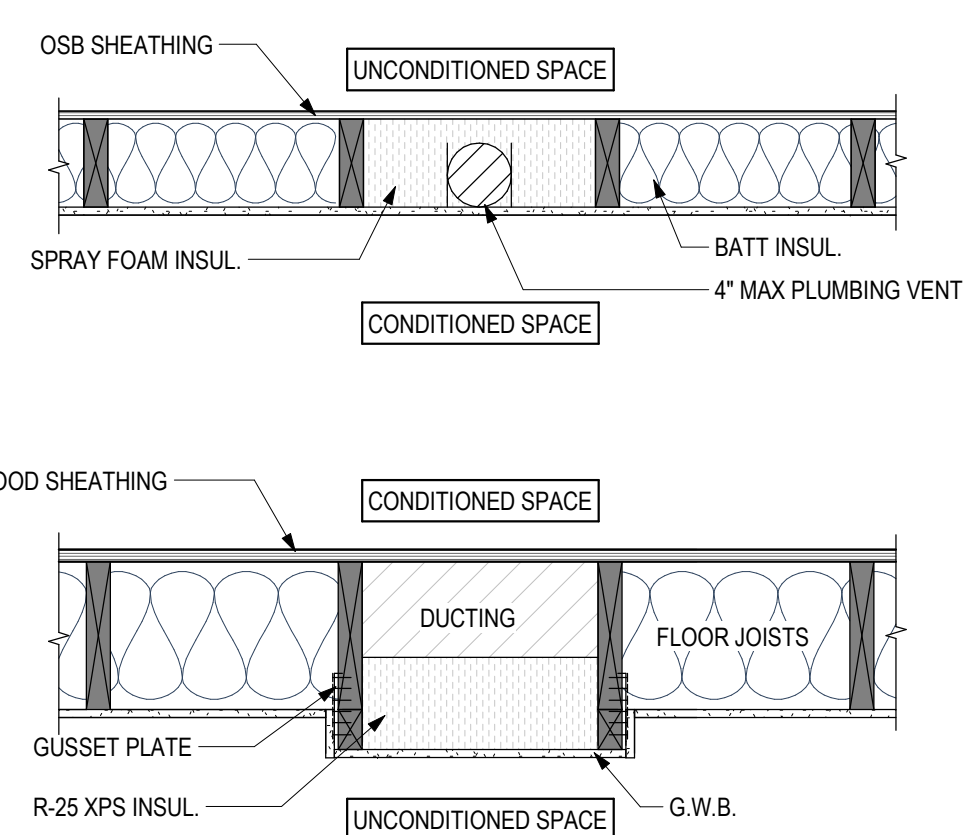
ROOF DRAIN DETAIL

SCALE: 1 1/2" = 1'-0"



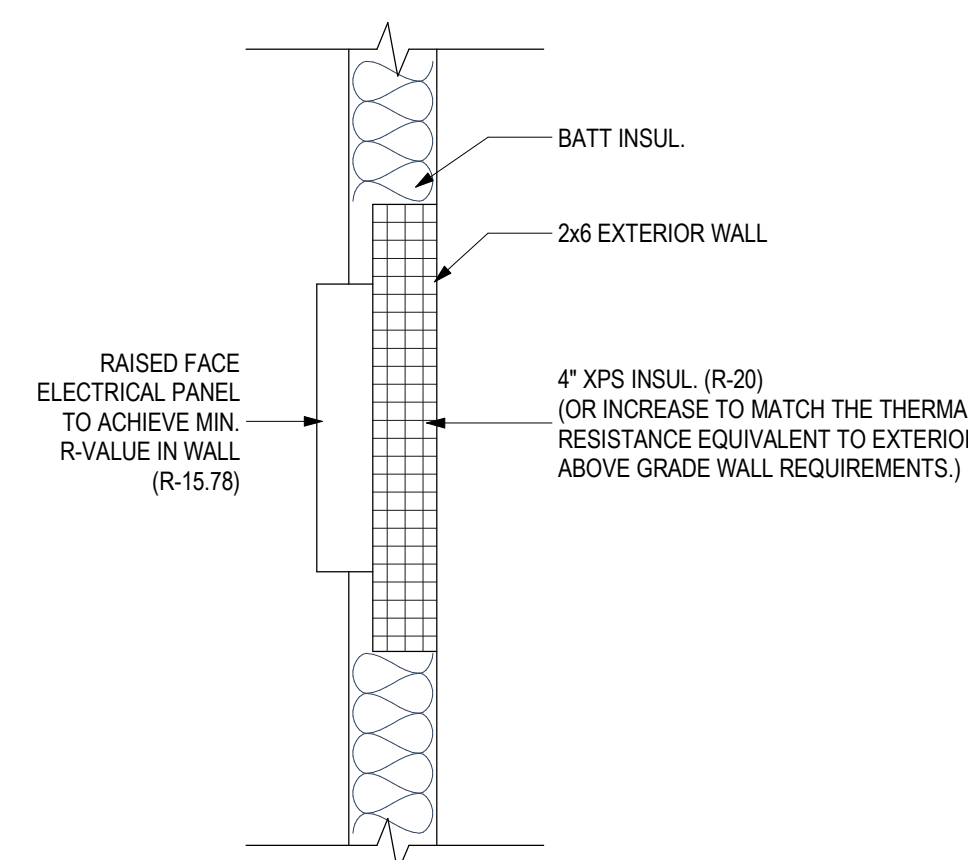
FLOOR DRAIN DETAIL

SCALE: 1 1/2" = 1'-0"



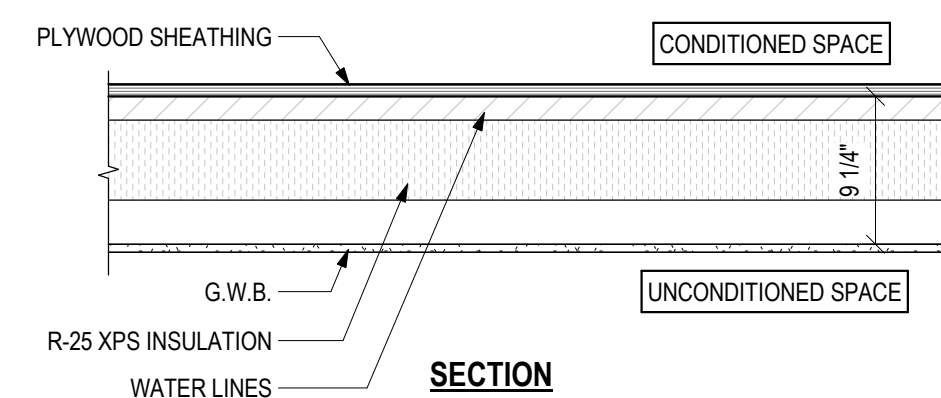
PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"

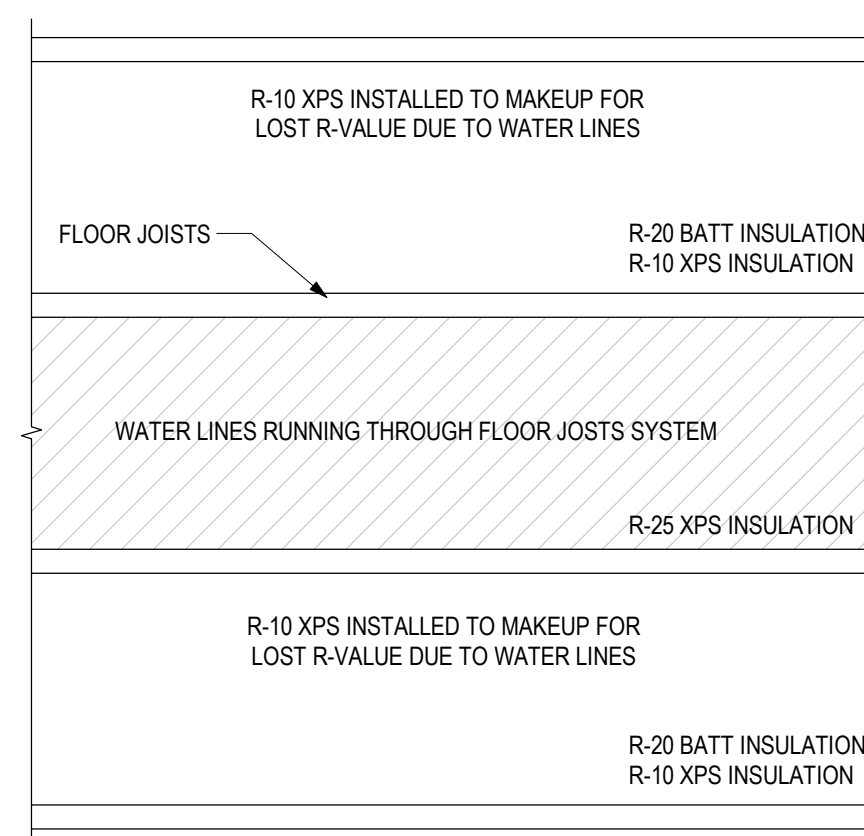


ELEC. PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



SECTION



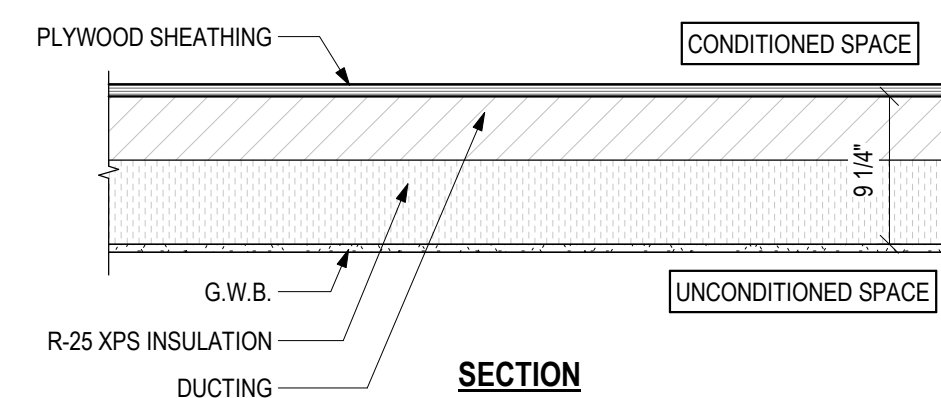
PLAN VIEW

TO REDUCE THERMAL LOSSES FROM PIPING SYSTEMS, PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. (R-26.52)

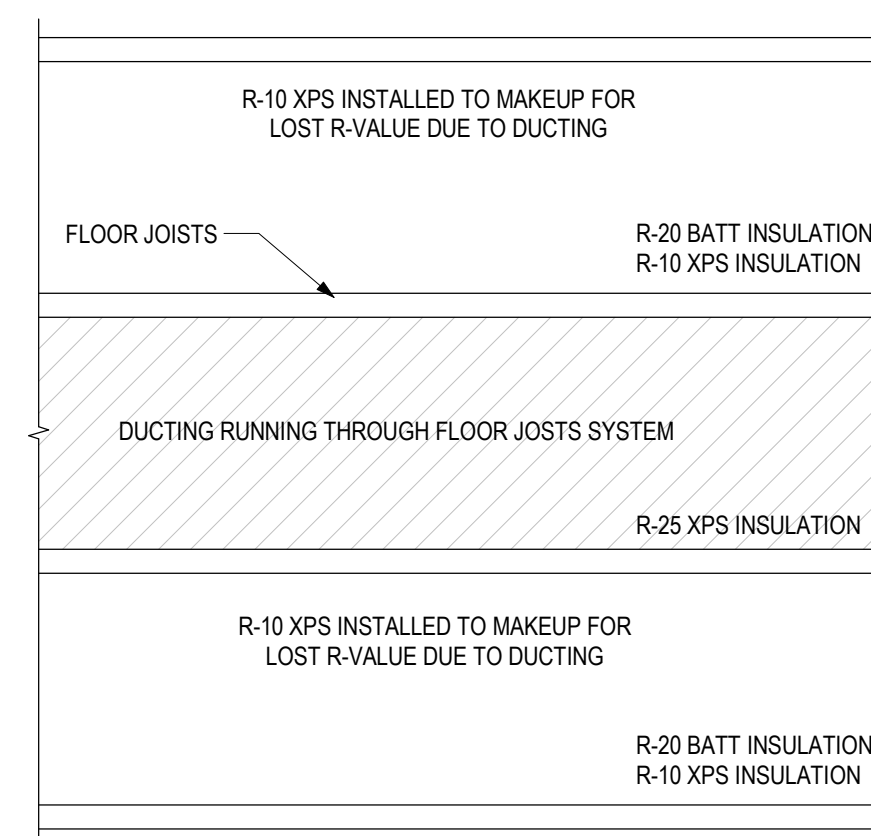
WATER LINES DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

SCALE: 1" = 1'-0"



SECTION



PLAN VIEW

TRANSVERSE AND LONGITUDINAL JOINTS IN DUCT WORK MUST BE SEALED USING AN APPROVED TAPE AND SEALANT WHEN OUTSIDE THE PLANE OF INSULATION

DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.52)

HVAC DETAIL

CEILING BELOW ATTICS-COMMON TRUSS		
AS PER CBC9 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
356MM (14") GLASS FIBRE LOOSE FILL INSULATION FOR ATTICS 2X4 BOTTOM CHORD @ 24" O.C.	RSI 7.04 (R-40)	RSI 6.67 (R-37.9)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM	0.03	
(2) ROOFING ASPHALT SHINGLES	----	
(3) 1/2" PLYWOOD ROOF SHEATHING	0.11	RSI 0.356 (R-2.02)
(2) POLYETHYLENE	----	
(3) 5/8" GYPSUM CEILING BOARD	0.096	
(4) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 7.03 (R-39.89)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS		RSI 6.91 (R-39.20)

ABOVE GRADE WALL ASSEMBLY (6.35mm FIBRE CEMENT BOARD SIDING) AS PER CBC9.9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 6 WOOD FRAMING AT 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM	0.03	
2. 6.35mm FIBRE CEMENT BOARD SIDING	0.023	
3. 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
4. SHEATHING MEMBRANE	0.049 (R-2.8)	
5. 7/16" O.S.B. SHEATHING	0.08	
6. POLYETHYLENE	0.08	
7. 1/2" GYPHUM WALL BOARD	0.08	
8. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.85 (R-16.18)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

ABOVE GRADE WALL ASSEMBLY (WEENERED STONE) AS PER CBC9C 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 6 WOOD FRAMING AT 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM	0.03	
(2) STONE (QUARTZITIC OR SANDSTONE)	0.0003	
(3) SCRATCH & SETTING CEMENT BED	0.0009	
(4) LATH OR MESH	-----	RSI 0.47 (R-2.67)
(5) 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
(6) SHEATHING MEMBRANE	-----	
(7) 7/16" O.S.B. SHEATHING	0.08	
(8) POLYETHYLENE	-----	
(9) 1/2" GYPSUM WALL BOARD	0.08	
(10) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.83 (R-16.04)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

ABOVE GRADE WALL ASSEMBLY (STUCCO) AS PER CBC9 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 6 WOOD FRAMING AT 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM	0.03	RSI 0.47 (R-2.67)
(2) STUCCO	-----	
(3) SCRATCH & SETTING CEMENT BED	0.0009	
(4) LATH OR MESH	-----	
(7) 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
(5) SHEATHING MEMBRANE	-----	
(6) 7/16" O.S.B. SHEATHING	0.08	
(8) POLYETHYLENE	-----	
(9) 1/2" GYPSUM WALL BOARD	0.08	
(10) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.83 (R-16.04)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

WINDOWS, DOORS & SKYLIGHTS		
COMPONENTS	THERMAL CHARACTERISTIC	ZONE 4 - U
WINDOWS & DOORS	MAX U VALUE	1.80
SKYLIGHTS	MAX U VALUE	2.90
ABOVE GRADE - NO HRV		
COMPONENTS	ZONE 4 - RSI	ZONE 4 - R
CEILING BELOW ATTICS	6.91	39.20
CATHEDRAL CEILINGS & FLAT ROOFS	4.67	26.52
WALLS	2.78	15.78
FLOORS OVER UNHEATED SPACE	4.67	26.52
BELOW GRADE - NO HRV		
COMPONENTS	ZONE 4 - RSI	ZONE 4 - R
FOUNDATION WALLS	1.99	11.30
BELOW FROST LINE	UNINSULATED	UNINSULATED
ABOVE FROST LINE	1.96	11.13
ALL FLOORS PERMAFROST	N/A	N/A
HEATED FLOORS	2.32	13.18
SLAB ON GRADE W/ INTEGRAL FOOTING	1.96	11.13

FLOORS OVER UNHEATED SPACES (HARDWOOD FLOORING)		
AS PER CBC9 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 12° C.	RSI 4.93 (R-28)	RSI 4.06 (R-23.0)
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 16° C.	RSI 4.93 (R-28)	RSI 4.14 (R-23.5)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) INTERIOR AIR FILM	0.12	
(2) FLOORING MATERIAL: HARDWOOD	0.12	
(3) 5/8" PLYWOOD SUBFLOOR	0.14	RSI 0.69 (R-3.90)
(4) 3/4" AIR BARRIER	0.18	
(5) POLYETHYLENE	—	
(6) 5/8" GYPSUM CEILING BOARD	0.10	
(7) EXTERIOR AIR FILM	0.03	
TOTAL EFFECTIVE INSULATION VALUE (12° C. FRAMING)		RSI 4.75 (R-27.00)
TOTAL EFFECTIVE INSULATION VALUE (16° C. FRAMING)		RSI 4.83 (R-27.40)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.52)

FLOORS OVER UNHEATED SPACES (CARPET FLOORING)		
AS PER CBCS 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 12° C.	RSI 4.93 (R-28)	RSI 4.06 (R-23.0)
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 16° C.	RSI 4.93 (R-28)	RSI 4.14 (R-23.5)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) INTERIOR AIR FILM	0.12	
(2) FLOORING MATERIAL: CARPET & RUBBER	0.22	
(3) 3/4" PLYWOOD SUBFLOOR	0.14	
(4) 3/4" AIR BARRIER	0.18	
(5) POLYETHYLENE	-----	
(6) 5/8" GYPSUM CEILING BOARD	0.10	
(7) EXTERIOR AIR FILM	0.03	
TOTAL EFFECTIVE INSULATION VALUE (12° C. FRAMING)		RSI 4.85 (R-27.50)
TOTAL EFFECTIVE INSULATION VALUE (16° C. FRAMING)		RSI 4.93 (R-28.00)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.52)

RIM JOIST SPACE (6.35mm FIBRE CEMENT BOARD SIDING) AS PER CBCS 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 12" O.C.		
<u>CONTINUOUS ELEMENTS:</u>		
(1) EXTERIOR AIR FILM	0.03	
(2) 6.35mm FIBRE CEMENT BOARD SIDING	0.0223	
(3) 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
(4) SHEATHING MEMBRANE	----	RSI 0.618 (R-3.509)
(5) 7/16" O.S.B. SHEATHING	0.08	
(6) POLYETHYLENE	----	
(7) 1.5" LUMBER RIM BOARD	0.325	
<u>CAVITY RSI (PARALLEL):</u>		
$\frac{100}{1.19} + \frac{87.5}{3.92} = 2.82 \text{ RSI}$		RSI 2.82 (R-16.01)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.438 (R-19.52)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR RIM JOIST		RSI 2.78 (R-15.78)

<u>FIREPLACE FLOOR BUMP-OUT / CANTILEVER</u> AS PER CBCS 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
<u>DESCRIPTION</u>	<u>NOMINAL</u>	<u>EFFECTIVE</u>
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 16" O.C. OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: (1) EXTERIOR AIR FILM (2) NON-VENTED SOFFIT (3) SHEATHING MEMBRANE (4) 1/2" SHEATHING (5) POLYETHYLENE (6) 7/8" EDGE GOLD O.S.B. (GLUE & NAIL)	RSI 4.93 (R-28) 0.03 0.11 0.11 0.11 0.04 0.34	RSI 4.14 (R-23.5) RSI 0.59 (R-3.35)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 4.73 (R-26.86)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.52)

BELOW GRADE WALL ASSEMBLY		
AS PER CBCS 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
8" POURED IN-PLACE CONCRETE WALL R-14 BAT INSULATION IN 2 X 4 WOOD FRAMING AT 24" O.C.	RSI 2.46 (R-14)	RSI 1.91 (R-10.85)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) DAMPPROOFING	-----	
(2) 1" AIR SPACE	0.18	
(3) POLYETHYLENE		RSI 0.38 (R-2.16)
(4) 1/2" GYPSUM WALL BOARD	0.08	
(5) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.29 (R-13.01)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		RSI 1.99 (R-11.30)

FLOORS OVER UNHEATED SPACES (CEMIC TILE FLOORING)		
AS PER CBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 12° O.C.	RSI 4.93 (R-28)	RSI 4.06 (R-23.0)
R-28 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 16° O.C.	RSI 4.93 (R-28)	RSI 4.14 (R-23.5)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) INTERIOR AIR FILM	0.12	
(2) FLOORING MATERIAL: CERAMIC TILE	0.005	
(3) 1/4" PLYWOOD SUBFLOOR	0.05	
(4) 5/8" PLYWOOD SUBFLOOR	0.14	
(5) 3/4" AIR BARRIER	0.18	
(6) POLYETHYLENE	—	
(7) 5/8" GYPSUM CEILING BOARD	0.10	
(8) EXTERIOR AIR FILM	0.03	
TOTAL EFFECTIVE INSULATION VALUE (12° O.C. FRAMING)		RSI 4.685 (R-26.55)
TOTAL EFFECTIVE INSULATION VALUE (16° O.C. FRAMING)		RSI 4.765 (R-27.05)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.52)

<u>SLAB ON GRADE</u>		
AS PER CBCS 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
<u>DESCRIPTION</u>	<u>NOMINAL</u>	<u>EFFECTIVE</u>
<u>ASSEMBLY DESCRIPTION:</u>		
4" CONCRETE SLAB	0.08	
POLYETHYLENE	*****	
3" EXPANDED POLYSTYRENE INSULATION	2.03	
4" GRANULAR FILL	*****	RSI 2.11 (R-11.98)
INSULATION CALC: 3.85R VALUE PER INCH.		
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.11 (R-11.98)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR SLAB ON GRADE		RSI 1.96 (R-11.13)

RIM JOIST SPACE (HOLLOW BACKED VINYL SIDING)
AS PER CBC 9.26 LATEST REVISION WITH NO HEAT RECOVERY

DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 10 WOOD FRAMING AT 12" O.C.		
<u>CONTINUOUS ELEMENTS:</u>		
(1) EXTERIOR AIR FILM	0.03	
(2) VINYL CLADDING HOLLOW BACKED	0.11	
(3) SHEATHING MEMBRANE	-----	
(4) 7/16" O.S.B. SHEATHING	0.08	
(5) POLYETHYLENE	-----	
(6) 1.5" LUMBER RIM BOARD	0.325	
<u>CAVITY RSI (PARALLEL):</u>		
$\frac{100}{\frac{12.5}{1.19} + \frac{87.5}{3.52}} = 2.82 \text{ RSI}$		RSI 2.82 (R-16.01)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.365 (R-19.11)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR RIM JOIST		RSI 2.78 (R-15.78)

FIREPLACE WALL ASSEMBLY HOLLOW BACKED VINYL / LONGBOARD SIDING AS PER CBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2 X 6 WOOD FRAMING AT 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILL	0.03	
(2) VINYL CLADDING HOLLOW BACKED	0.11	
(3) SHEATHING MEMBRANE	-----	
(4) 5/8" EXTERIOR GRADE GYPSUM WALL BOARD	0.099	
(5) POLYETHYLENE	-----	
(6) 5/8" TYP. - X GYPSUM WALL BOARD	0.099	
(7) INTERIOR AIR FILL	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.82 (R-16.00)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS AS FOLLOWS:

SLAB FOUNDATION WALL / FOUNDATION TO SILL PLATE & RIM JOISTS
THE FLOOR SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR SLAB TO THE FOUNDATION WALL. 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.

INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR 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 THROUGH THE INTERIOR WALL.

RIM JOIST
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/ EXTERIOR 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.

WINDOW HEAD
THE INTERFACE BETWEEN WINDOW HEAD/JAMB 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 ALSO APPLIES TO DOORS AND SKYLIGHTS.

WINDOW SILL
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 ALSO APPLIES TO DOORS AND SKYLIGHTS.

MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE.

SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.

ATTIC HATCHES
AIR LEAKAGE OCCURS THROUGH THE JOINT BETWEEN THE HATCH AND THE CEILING. THE HATCH IS MOST OFTEN A PIECE OF GYPSUM BOARD CUT TO SIZE RESTING ON A LEDGE MADE FROM WOOD TRIM OR THE EDGE OF THE CEILING. AIR SEALING CAN BE ACHIEVED BY ENSURING THE HATCH IS SIZED PROPERLY SO THAT IT HAS ENOUGH CONTACT WITH THE OPENING LEADGE AND PROVIDING A CLOSED CELL FOAM GASKET.

POT LIGHTS
RECESSED POT LIGHT HOUSINGS ARE ONE OF THE MOST COMMON AIR LEAKAGE POINTS THROUGH THE CEILING PLANE INTO THE ATTIC. AIR LEAKAGE OCCURS BETWEEN THE HOUSING AND AIR BARRIER THROUGH THE FIXTURE HOUSING HOLES AND ITS ELECTRICAL CONNECTIONS. INSTALLING BOXES AROUND THE POT LIGHTS WHICH ARE SEALED TO THE AIR BARRIER IS AN EFFECTIVE WAY TO DEAL WITH THIS ISSUE.

WALL 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.

WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

ELECTRICAL PENETRATIONS IN WALLS
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES AND RECESSED LIGHT FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

NOTE: ALL WORK TO COMPLY WITH 9.32 OF 2024 BC BUILDING CODE

9.322.1. REQUIRED VENTILATION

1) ROOMS OR SPACES IN DWELLING UNITS SHALL BE VENTILATED BY A MECHANICAL VENTILATION SYSTEM CONFORMING TO SUBSECTION 9.32.3.

2) WHERE A HABITABLE ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION AS DESCRIBED IN CLAUSE (1) (A), MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM, OR TO INTRODUCE OUTSIDE AIR TO THAT ROOM OR SPACE AT THE RATE OF:

A) ONE-HALF AIR CHANGE PER HOUR IF THE ROOM OR SPACE IS MECHANICALLY COOLED DURING THE NON-HEATING SEASON, OR

B) ONE AIR CHANGE PER HOUR IF IT IS NOT MECHANICALLY COOLED DURING THE NON-HEATING SEASON.

9.322.2. DESIGN AND INSTALLATION

1) ASPECTS OF A MECHANICAL VENTILATION SYSTEM NOT SPECIFICALLY ADDRESSED IN THIS SUBSECTION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH GOOD PRACTICE SUCH AS THAT DESCRIBED IN THE ASHRAE HANDBOOK AND STANDARDS, THE HRAI DIGEST, THE HRAI RESIDENTIAL MECHANICAL VENTILATION MANUAL, THE TECA VENTILATION GUIDELINES, THE HYDRONICS INSTITUTE MANUALS AND THE SMACNA MANUALS.

2) EXHAUST FANS AND SUPPLY FANS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SUBSECTION AND THE MANUFACTURER'S INSTRUCTIONS.

3) THE MECHANICAL COMPONENTS OF A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED SO AS TO BE ACCESSIBLE FOR INSPECTION, MAINTENANCE, REPAIR, AND CLEANING.

9.323.5. PRINCIPAL VENTILATION SYSTEM EXHAUST FAN

1) A PRINCIPAL VENTILATION SYSTEM EXHAUST FAN SHALL

A) RUN CONTINUOUSLY, AND

B) PROVIDE AT LEAST THE AIR-FLOW RATE SPECIFIED IN TABLE 9.32.3.5.

[illegible]