

THESE NOTES FORM AN INTEGRAL PART OF THESE PLANS

AND SHOULD NOT BE REMOVED.

PROPOSED RESIDENCE /
BUILDING for :

NAME

LOT #

SECT.

PLAN

DIST.

STREET ADDRESS

GENERAL SPECIFICATIONS
CODES & STANDARDS

-All information including dimensions and specifications must be verified by Builder before proceeding with construction. Any variance from the plans to conditions found on site are the responsibility of the Owner/Builder.

-All work shall comply with the Building Code of British Columbia and the National Building Code of Canada.

-Compliance with municipal or regional zoning health and other bylaws is the sole responsibility of the Owner/Builder.

SITE PLAN

-All layouts shall be confirmed by a registered B.C. Land Surveyor.

-All setbacks shall be confirmed by the Owner/Builder and by the authorities having jurisdiction in the area.

-All grades and elevations are the responsibility of the Owner/Builder and any modifications are to be made on site.

-Conformity of these plans to the actual site, in any respect, is the responsibility of the Owner/Builder.

-All local health and zoning bylaws must be respected.

SNOW LOADS

-Loads for these plans are to be calculated at 60.04 psf, unless otherwise stipulated.

CONCRETE & FOUNDATIONS

-All concrete shall have a minimum compression strength of 2900 psi (20 mpa) at 28 days, mixed, placed and tested in accordance with CAN3-A438.

-132 mpa for garage and carport floors and exterior steps.

-Concrete footings must be placed on undisturbed, non-organic, compacted soil to a suitable depth below frost penetration. If better conditions apply, the soil-bearing capacity and size of footings are to be redesigned by a qualified engineer.

-All walls are 8" concrete unless otherwise noted.

-All walls must have a minimum of 2 #4 rebar continuous and a minimum overlap of 18".

-All grades are estimated only and shall be adjusted on site.

-All concrete walls shall have a damp-proofing agent applied below finished grade.

WOOD & FRAMING

-All wood in contact with concrete shall be treated or separated by a moisture-resistant gasket material.

-All piles are to be anchored with 1/2" anchor bolts 6" on center minimum.

-All beams supporting roof loads shall be sized by the Truss Manufacturer.

-Framing lumber shall be graded #2 or better unless noted otherwise.

-All spans shall conform to the tables set out in "The Span Book" and the National Building Code of Canada.

-Verification of all spans is the responsibility of the Owner/Builder.

-All headers shall be constructed from 2"x10" lumber unless noted otherwise.

TRUSSES

-Trusses and layout are to be engineered and installed according to the manufacturer's specification, including all bracing.

CLADDING

-All cladding shall be installed in accordance with code requirements to provide necessary protection from precipitation.

ROOFING

-All roofing shall be applied to manufacturer's specification.

-All roofing shall include Eave Protection from ice dams and snow build-up.

PLUMBING & ELECTRICAL

-All plumbing and electrical shall comply with the B.C. & National Building Codes.

-Any electrical shown on plans is to serve as a guide only and must be installed by qualified personnel.

-Smoke detectors shall be provided on every floor in accordance with the National and B.C. Building codes.

FLASHING

-All exposed openings shall be provided with adequate flashing.

-All roofing shall incorporate step flashing.

-All penetrations through roof shall include appropriate flashing.

DOORS - rough opening sizes

-Frame opening 2" wider than door.

-Frame height 83 1/2" for exterior doors.

-Frame height 83 1/2" for interior doors.

-Frame opening 1 1/4" wider than Bifold doors.

-Frame height 81 1/2" for Bifold doors.

-All dimensions shall be verified by with the manufacturer.

GENERAL

-Written dimensions supercede scale.

NOTE : THESE PLANS ARE SUBJECT TO APPROVAL BY A QUALIFIED STRUCTURAL ENGINEER.

Braced wall panels, beams, girders, headers, columns, connectors, footings, foundations, and other structural elements are subject to engineer approval.

Sections and framing guides are schematic only. Refer to engineer's plans for actual layout, installation and construction.

Foundation walls, retaining walls, re-inforcing and footings are subject to engineer approval.

All manufactured products must be engineer approved and installed to manufacturer's specification and layout.

LIABILITY

-Virtual Home Design does not accept responsibility for the following:

-Information provided on existing buildings or site.

-Conformity of plans to site.

-Errors or omissions.

-Any house built from these plans.

DRAWN BY:

VIRTUAL HOME DESIGN
P.O. BOX 703
Sooke, B.C.
V8S 1N0 PH: 642-2290

RECEIVED

JAN 31 2017

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PERSPECTIVE VIEW

Plan VIP2546
BLOCK 17
LOT 11

WINDOW AND DOOR PERFORMANCE GRADE CALCULATOR

Province

British Columbia

Geographical Location

Victoria (Mt Tolmie)

Height of building

10 m

Terrain

Open Rough

Product Class

R-Residential

Product Type

Operable

Air	Water	Structural
A2	260 Pa	1440 Pa

PG

30

RD-3		
	BYLAW	ACTUAL
Lot Area (min) (m²)	668	668.9
Lot Frontage (min)(m)	18.3	18.29
Lot Coverage (max) (%)	30.0	29.9
Total Floor Area(m²) 1st&2nd		263.8
Floor Area Ratio (m²)(max)	.40	39.4
Floor Area 1st Level (m²)(min)	88	175.4
Bldg. Footprint (m²)	TOTAL	200.3
BASE LEVEL-finished (m²)	each side	60.7
1st LEVEL- GARAGE (m²)	each side	21.7
1st LEVEL - finished (m²)	each side	66.1
1st LEVEL - TOTAL (m²)	each side	87.7
2nd LEVEL - finished (m²)	each side	65.8
2nd LEVEL - Percentage of 1st	75 %	75 %
Building Height (m) (max)	7.3	7.3
Building Width (m) (min)	7.0	13.62
Setbacks (m) (min)		
Front	7.5	7.67
Rear	7.5	12.21
Side A Int.	2.25	2.33
Side B Int.	2.25	2.33
Hse. to Gar (min)	1.50	1.50

Driveway width (max)
5.5m for both.

N.W. cnr.	14.00
N.E. cnr.	14.49
S.W. cnr.	13.61
S.E. cnr.	13.31
AVERAGE GRADE	13.85

Walk path

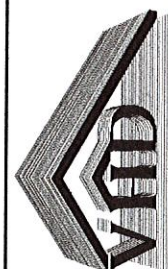
LOT 10
668.9 m²LOT 10
BLOCK 17
SECTION 10
ESQUIMALT DISTRICT
PLAN 2546Plan VIP2546
BLOCK 17
LOT 9

SCALE : 1 = 100

PROPOSED
TWO FAMILY
DWELLING
186.3 m²

COLVILLE ROAD

Center line of Road

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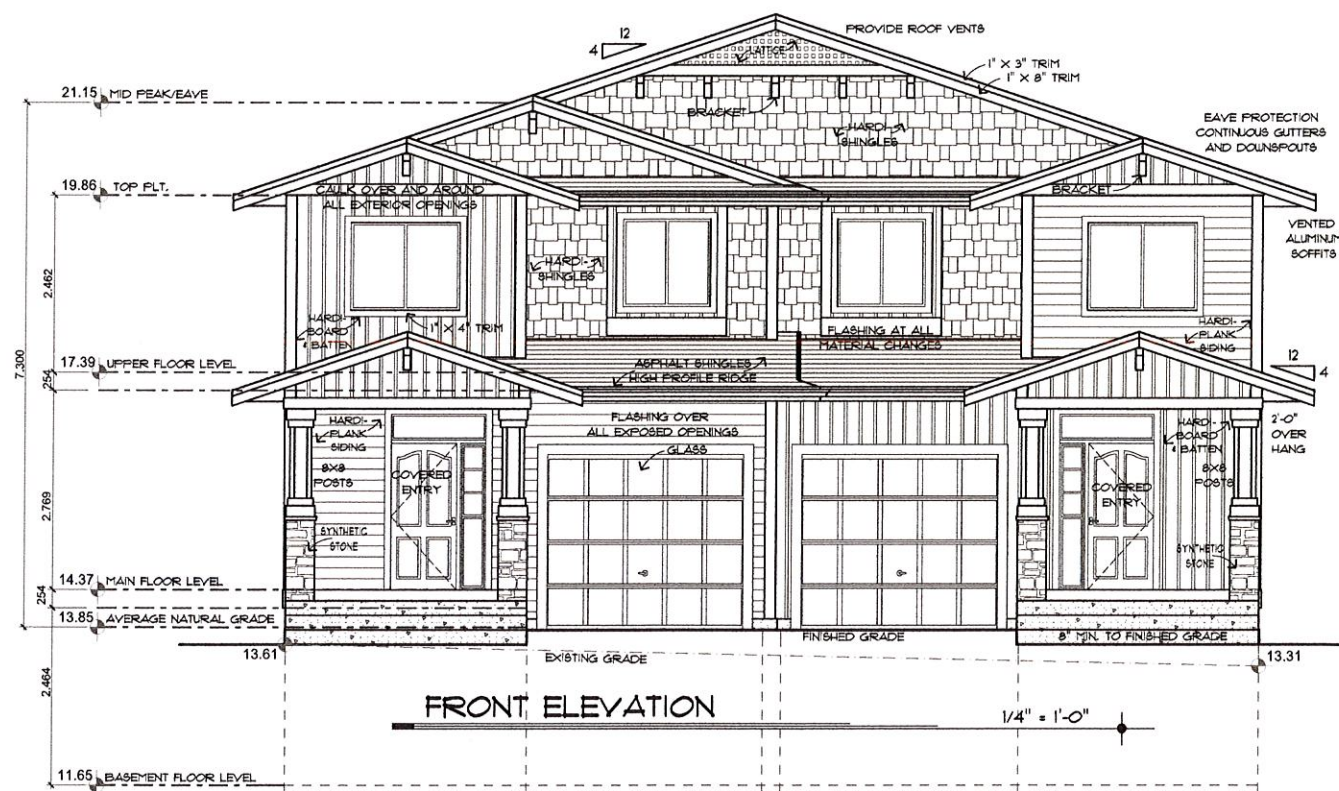
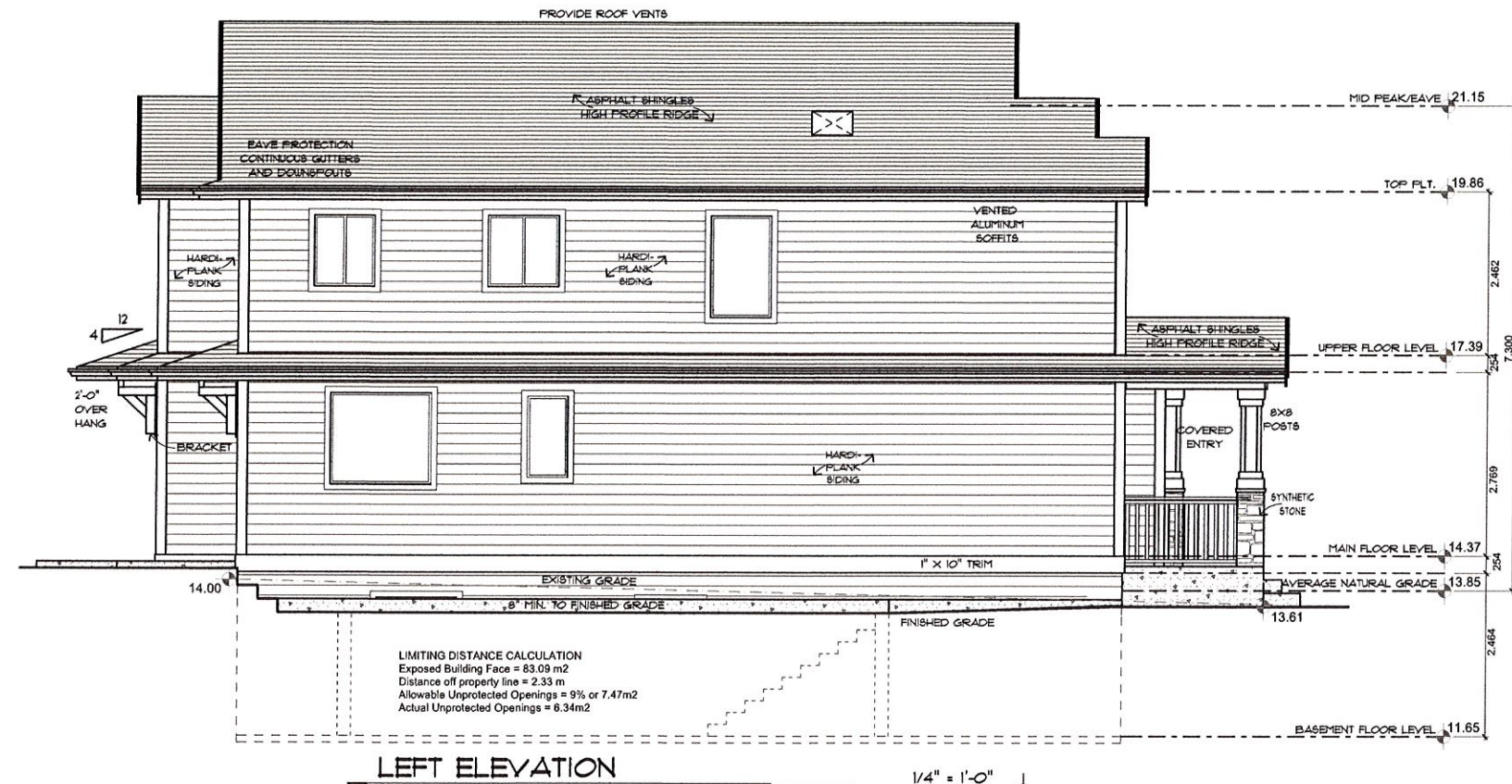
NOTE :
Great care and effort have been taken in the making of this design and blueprint. Since variations can occur with site conditions, local building codes, municipal bylaws, weather conditions, etc., Virtual Home Design cannot assume any responsibility for damage as a result of errors or omissions. It is recommended that the owner and/or the builder consult a local engineer, and check with your local building officials prior to the start of construction.

PLANS FOR:
LALLI
RESIDENCE
1151 COLVILLE
ROAD

date JAN.30,2017

A-1

sheet number



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JAN 31 2017

CORP. OF TOWNSHIP
OF ESQUIMALT
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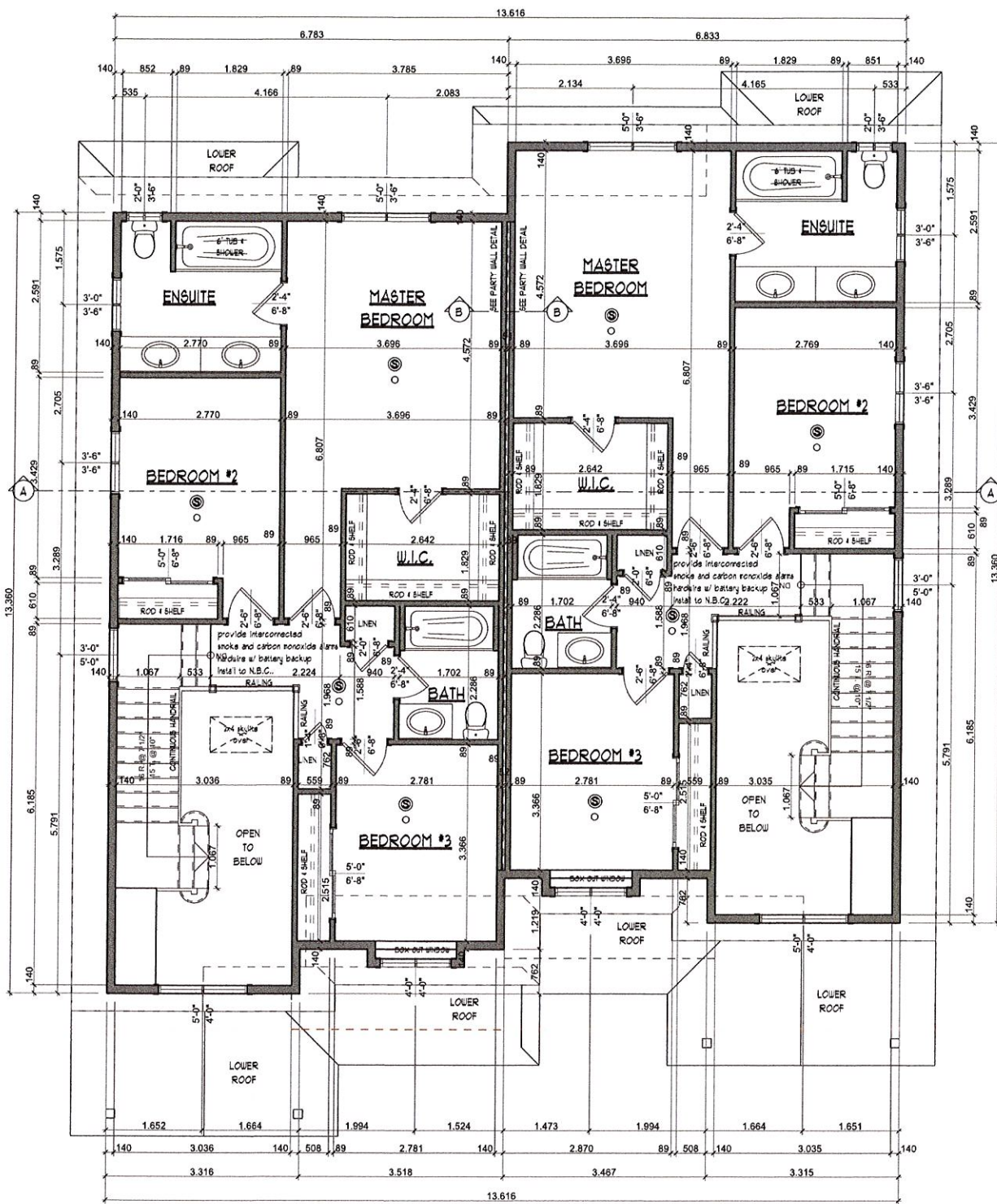


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PLANS FOR:date **JAN.30,2017**

A-2

sheet number



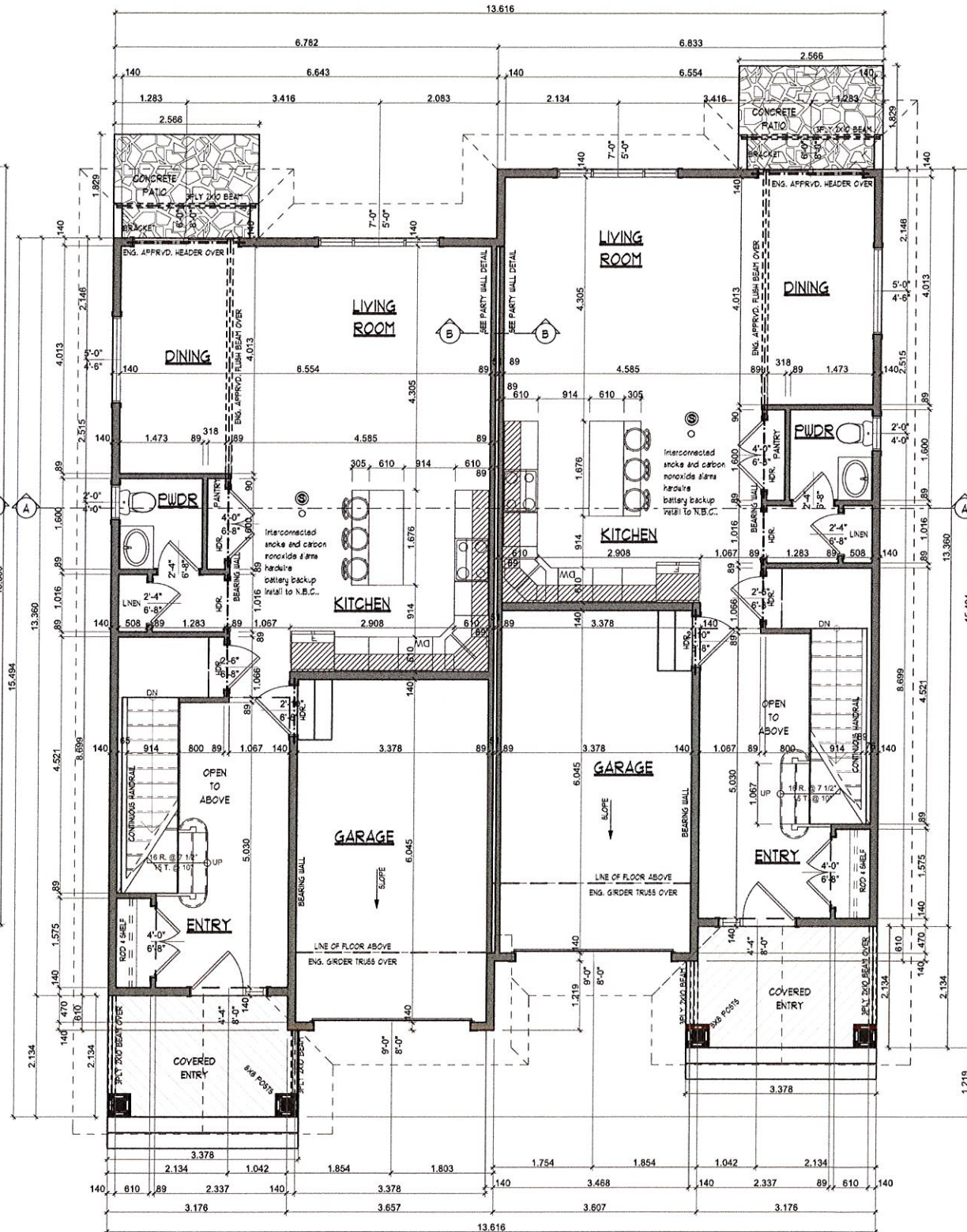
UNIT "B" Finished 708.3 sqft (65.8 m2)

UNIT "A" Finished 708.3 sqft (65.8 m2)

SECOND LEVEL PLAN

1/4" = 1'-0"

NOTE: THESE PLANS ARE SUBJECT TO APPROVAL BY A QUALIFIED STRUCTURAL ENGINEER. BRACED WALL PANELS, BEAMS, GIRDERS, HEADERS, COLUMNS, CONNECTORS, FOOTINGS, FOUNDATIONS AND ANY OTHER STRUCTURAL ELEMENT ARE SUBJECT TO ENGINEER APPROVAL. SECTIONS AND FRAMING GUIDES ARE SCHEMATIC ONLY. REFER TO ENGINEER'S PLANS FOR ACTUAL LAYOUT, INSTALLATION AND CONSTRUCTION. FOUNDATION WALLS, RETAINING WALLS, REINFORCING & FOOTINGS SUBJECT TO ENGINEER APPROVAL. ALL MANUFACTURED PRODUCTS MUST BE ENGINEER APPROVED AND INSTALLED TO MANUFACTURER'S SPECIFICATION AND LAYOUT.

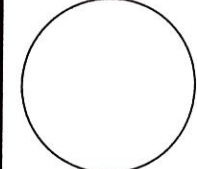


UNIT "B" Finished 711.6 sqft (66.1m2)
Garage 233.3 sqft (21.7m2)

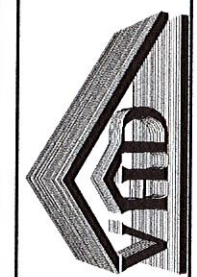
UNIT "A" Finished 711.6 sqft (66.1m2)
Garage 233.3 sqft (21.7m2)

FIRST LEVEL PLAN

1/4" = 1'-0"



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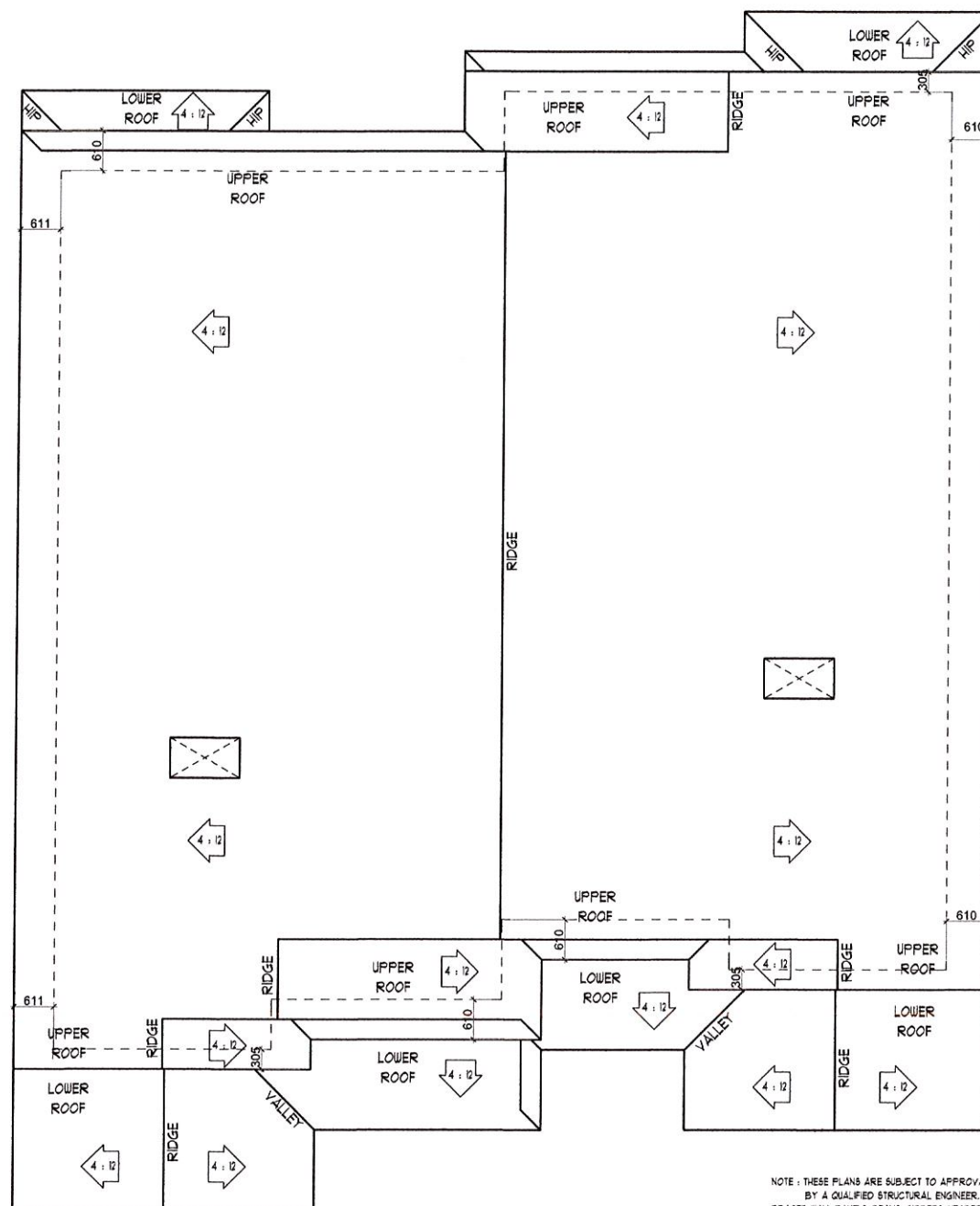
PLANS FOR:

date JAN.30,2017

A-4

sheet number

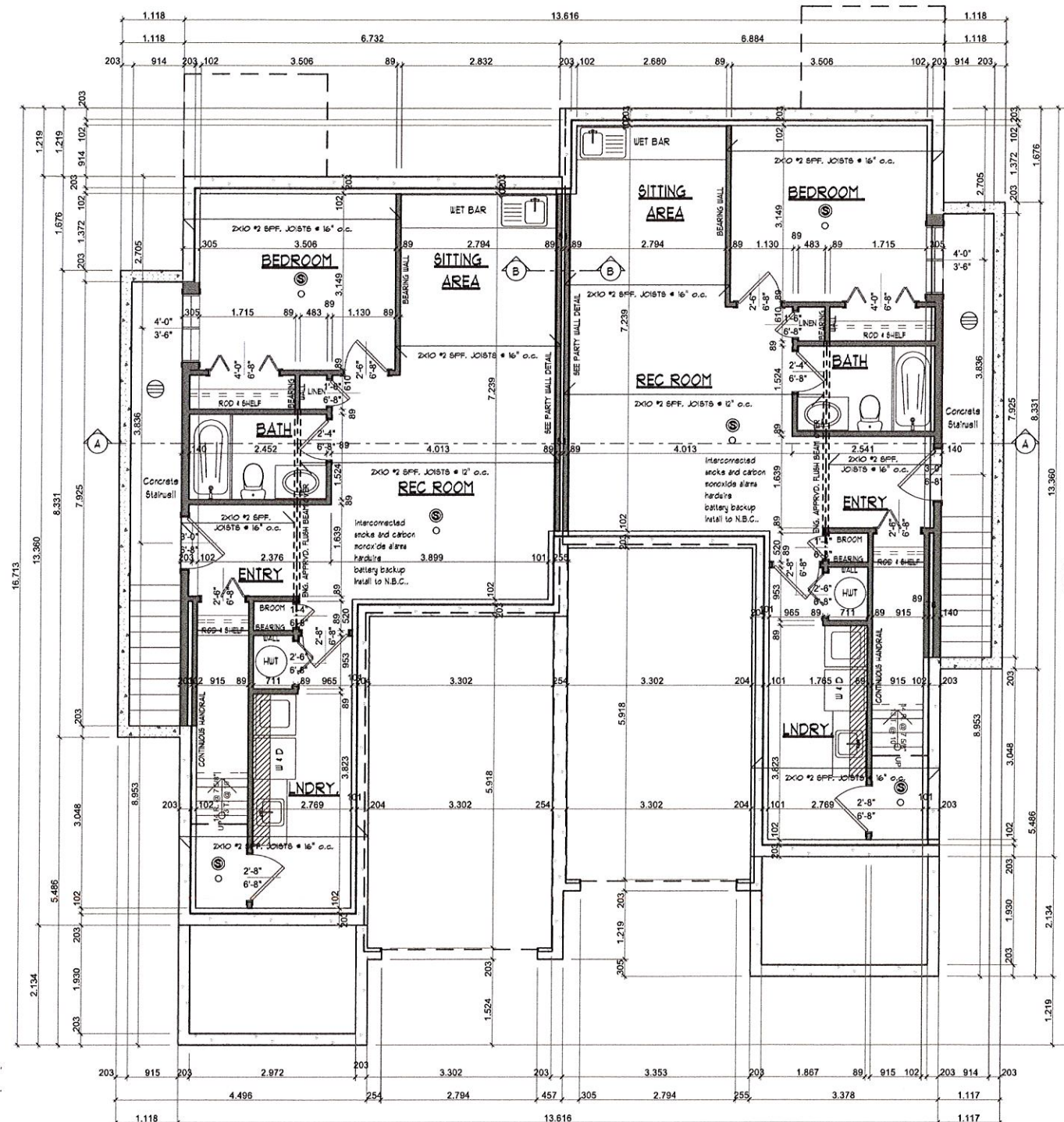




ROOF VIEW

1/4" = 1'-0"

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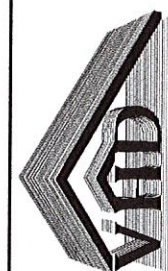
UNIT "B" Finished 667.6 sqft (62.0m2)

UNIT "A" Finished 667.6 sqft (62.0m2)

BASEMENT LEVEL PLAN

1/4" = 1'-0"

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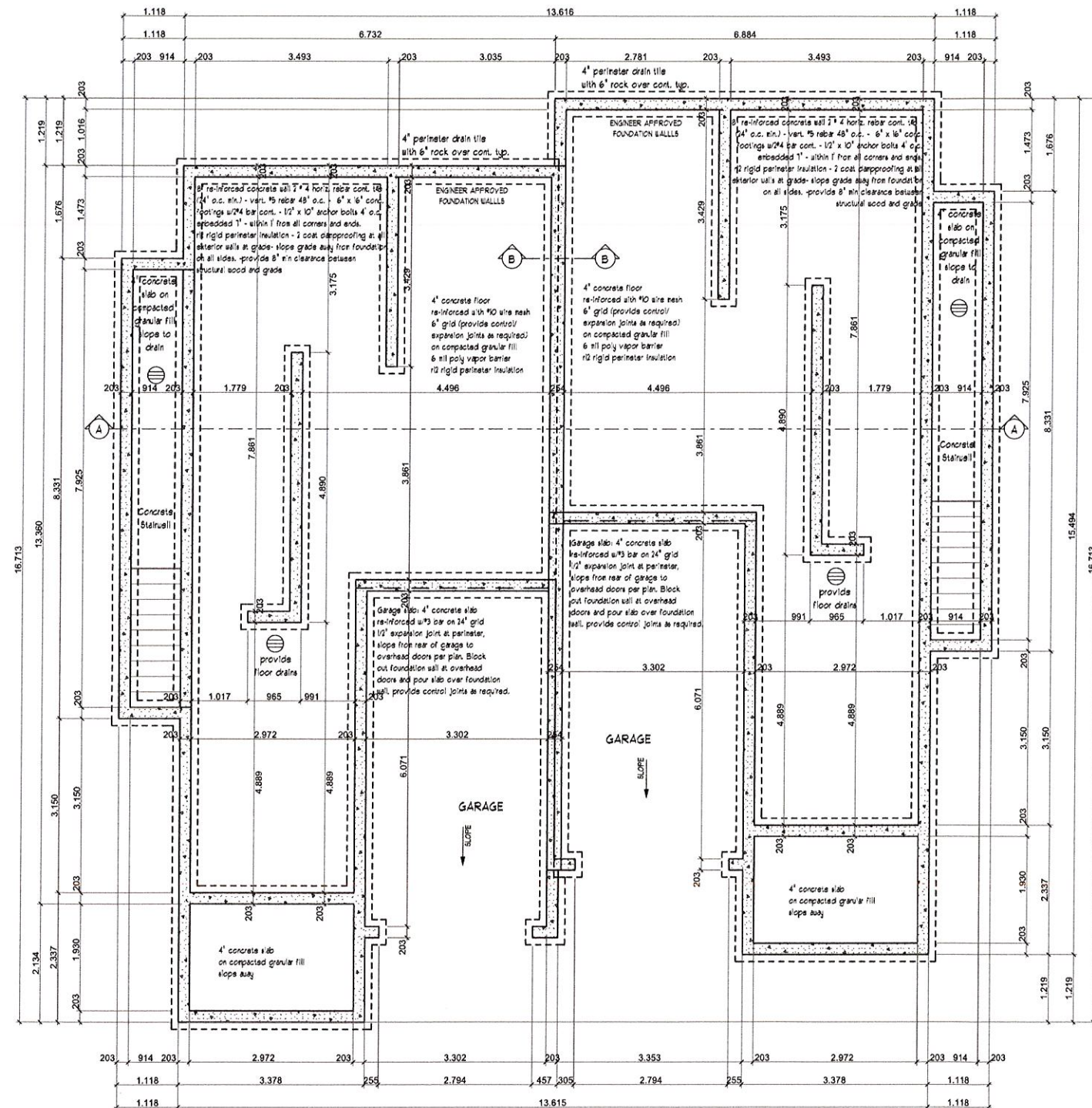
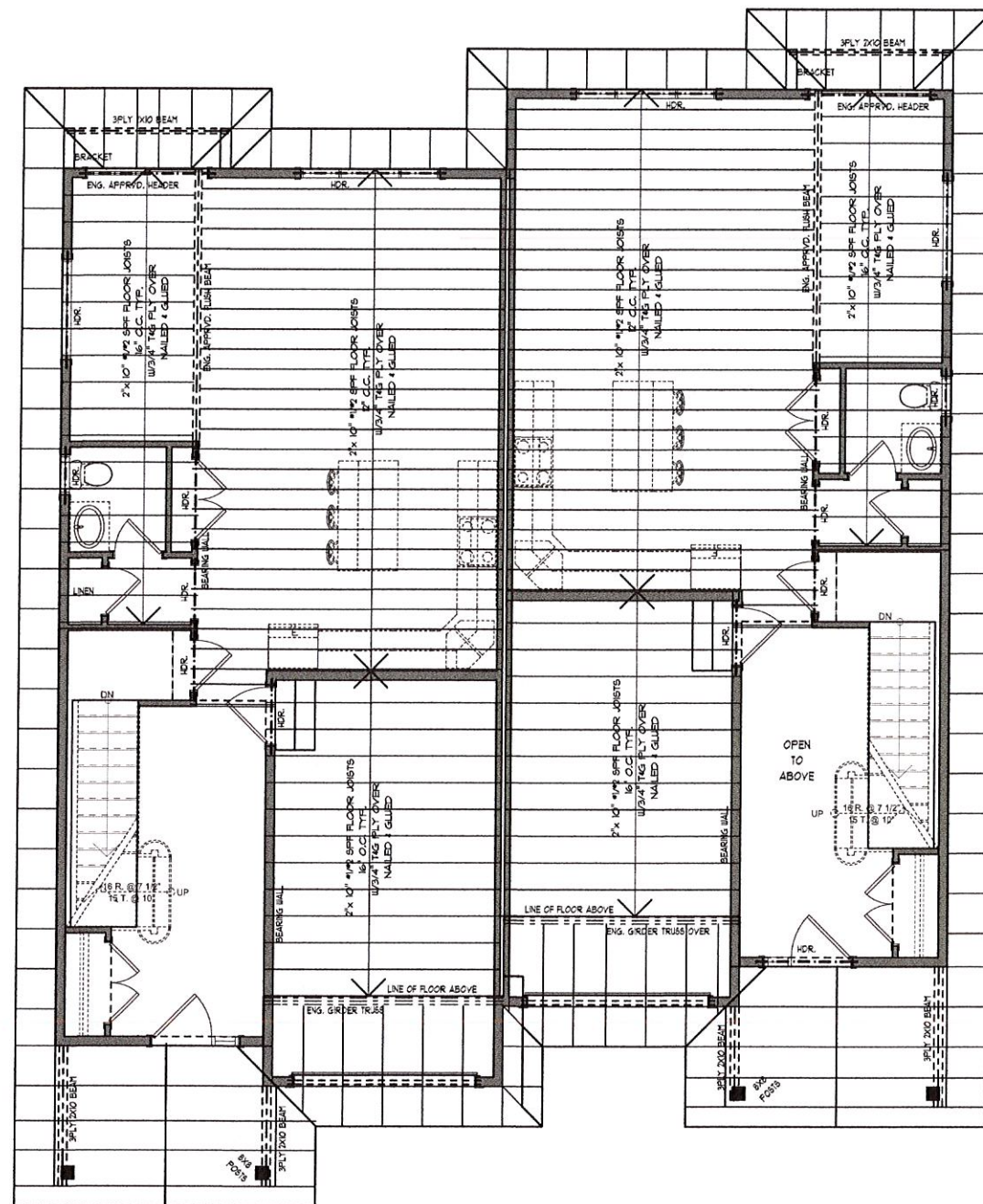
PLANS FOR:

date JAN.30,2017

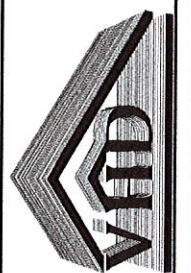
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sheet number





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PLANS FOR:

date JAN.30,2017

A-6

sheet number

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SECTION NOTES:

- 1. Pre-engineered roof trusses 24" o.c. typ. 7/8" o.s.b. H clips asphalt roof
- 2. Pre-engineered jack trusses 24" o.c. typ. 7/8" o.s.b. H clips asphalt roof
- 3. See Party Wall Detail
- 4. engineer approved laminated beam
- 5. All trusses designed by others
- 6. End post
- 7. vent 1 / 300
- 8. r 40 insulation 6 mil poly v.b. 1/2" ceiling board
- 9. provide 2" clear between insul. and exterior wall w/ sheila board extra protection to 1/2" beyond sheathing
- 10. 2'-0" overhang w/continuous gutters and down spouts
- 11. Vented soffit 1/8" Rafter w/3" Gutter
- 12. Typical Ext. Siding Wall Construction: Hard-plank siding install per Mfr. spec. over 3/8" ply. furring strips 12" o.c. rain screen spaced 1/8" to building paper and 1/4" O.S.B. ext. sheathing on 2x6 framing 16" o.c. w/ double top plate, firestop and corner bracing per code. Provide 1/4" batt insulation, 6mil poly and 1/2" gyp. board interior finish.
- 13. Typical Ext. Stucco Wall Construction: 1" acrylic stucco system on 1 1/2" - 2" stucco lath over breather board - 3/8" ply furring strips 12" o.c./rain screen spaced 1/8" to building paper and 1/4" O.S.B. ext. sheathing on 2x6 framing 16" o.c. w/ double top plate, firestop and corner bracing per code. Provide 1/4" batt insulation, 6mil poly and 1/2" gyp. board interior finish.
- 14. TYPICAL INTERIOR WALL CONSTR.: 2 x 4 studs at 16" o.c. (or as noted on plans) firestop per code. w/ 1/2" gyp. board finish, 1/2" water resistant bd. at tub/shower enclosures.)
- 15. Typical Floor Construction: 3/4" T&G ply nailed and glued on 2x10 #2 SFP Floor Joists 16" o.c. or as noted. (give T&G joints solid blocking 6" o.c. max.)
- 16. 2x10 floor joists 12" o.c. 3/4" T&G ply nail & glue cross-bracing 6" o.c.
- 17. 4" ceiling cont. 4" rad. br/aster spacing
- 18. 60 mil vinyl deck on 3/4" select T&G ply 2x10 T.B. deck joists 16" o.c. slope to drain
- 19. REFER TO ENGINEER'S PLANS FOR ALL FOUNDATION 8" re-inforced concrete wall 2' x 4' horiz. rebar cont. 16" 1/4" o.c. min. - vert. 1/2" rebar 48" o.c. - 8" x 16" conc. footings w/24 bar cont. - 1/2" x 10" anchor bolts 4' o.c. encased 1" - 2" x 10" T bars at corners and ends. r20 rigid perimeter insulation - 3 coat, damp-proofing at all exterior walls at grade- slope grade away from foundation on all sides. provide 8" min clearance between structural wood and grade
- 20. 4" concrete floor - re-inforced with 10 wire mesh - 6" grid (provide control/expansion joints as required) on compacted granular fill - 6 mil poly vapor barrier r20 rigid perimeter insulation
- 21. Concrete Stairwell - Provide Drain
- 22. 2x6 bearing wall 16" o.c. typ.
- 23. 2x4 bearing wall 16" o.c. typ.
- 24. provide perimeter thermal break
- 25. r20 rigid insulation
- 26. 4" drain tile with 6" rock over cont. typ.
- 27. 30"x30"x8" re-inforced concrete footing 8" pilaster - 6" post saddle
- 28. 4" re-inforced concrete slab on compacted granular fill slope away
- 29. undisturbed non-organic bearing soil
- 30. Garage slab: 4" concrete slab re-inforced w/3 bar on 24" grid 1/2" expansion joint at perimeter, slope from rear of garage to overhead doors per plan. Block out foundation wall at overhead doors and pour slab over foundation wall. provide control joints as required.
- 31. CSA Approved Electric Fireplace install to manufacturer's specification and code.
- 32. compacted granular fill
- 33. 5/8" type "X" 1 hour rated gyp. board to be installed at all garage walls and ceilings adjacent to living areas (wrap all columns and beams) Accesses from garage to living areas must be metal clad or solid core fire rated door with auto-close hinges.
- 34. Engineer Approved 10" Concrete foundation wall on 8" x 20" footing
- 35. 8" conc. minimum to grade

ADDITIONAL NOTES
NOT ON SECTION

Window & Door required performance:
DP = 140 FG = 30 Pa = 220

All wood framing in contact with concrete must be treated or separated by a waterproof gasket.

All Lumber #2 or better - S.P.F. unless otherwise noted

Dryer, vent directly under floor to exterior per local code. Provide weatherproof hood at exterior. Washer, gray box in sill for washer hookup. (install washer & dryer in floor pan with drain)

double glazing in thermal break frames not shown in section

caulk over and around all exterior openings

All lumber including headers/studs and plates under bearing points to be #1 or #2 fir only.

Include bathroom and laundry fan size ducts as to spec.

provide 4" fresh air supply to any woodburning appliances

provide continuous handrails on interior stairs

1/2" drywall finish throughout

R-28 insulation in all floors directly above garage and at cantilevers.

maintain 2" clearance from framing to chimney

provide interconnected smoke and carbon monoxide alarm in all bedrooms

hardwire battery backup install to N.B.C.

finishing at all material changes

finishing at all exposed openings

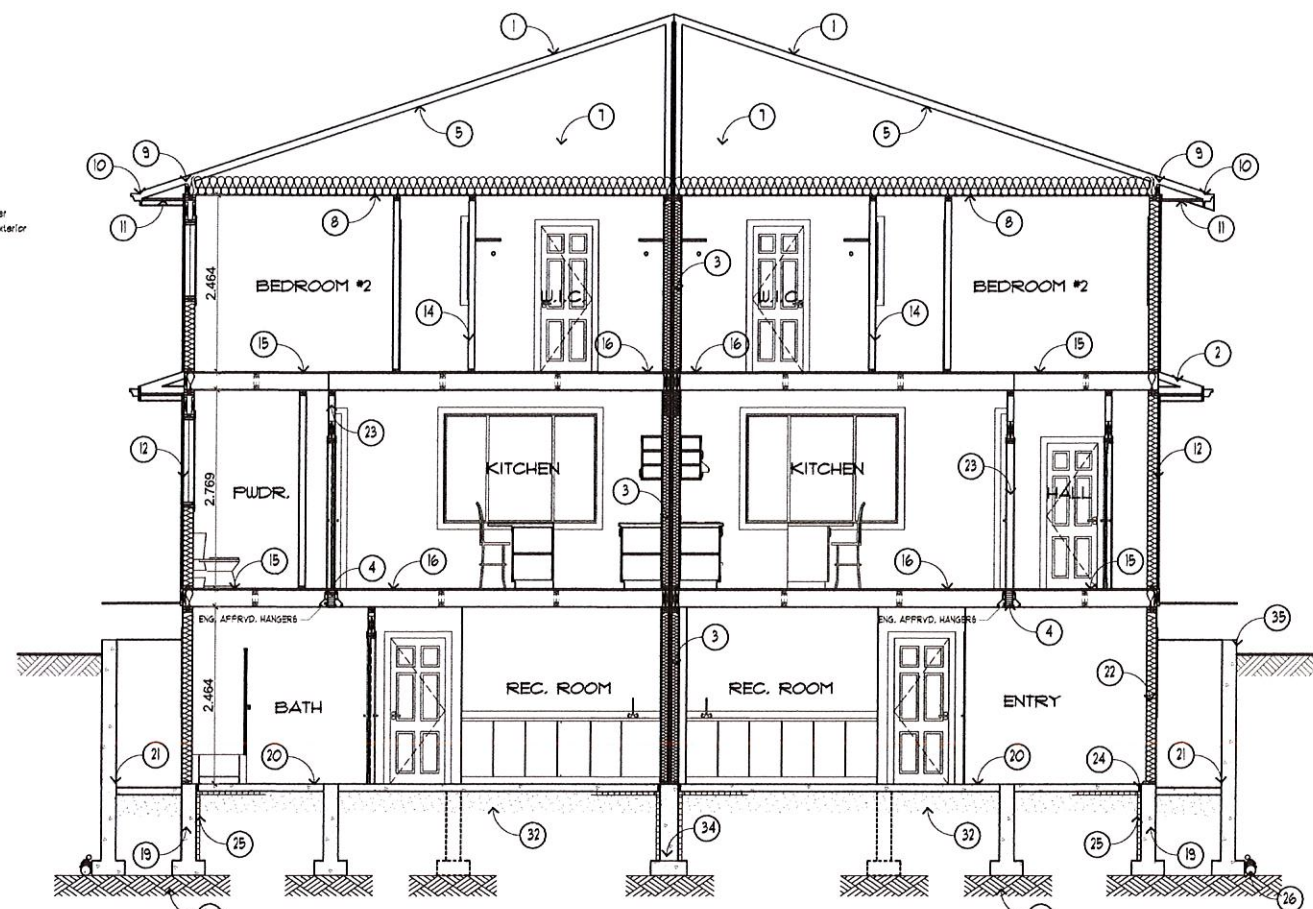
Provide engineer approval for bearing walls beyond 10'-0" in height.

flush framed members to be anchored with galv. metal joint hangers

Provide roof vents

provide floor drains and sump pit if required

provide rainwater per code.

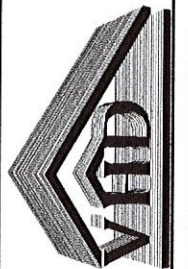


SECTION A - A

1/4" = 1'-0"

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PLANS FOR:

date JAN.30,2017

A-7
sheet number

Insulation and Vapor Barrier
 Insulation to be continuous around all openings. Effective RSI values are calculated using the Parallel Path Method, with all parts of the assembly taken into account. Any deviation from listed assemblies must be reported to the Certified Energy Advisor (CEA) for RSI value recalculation. Insulation values not to be decreased below required levels at any point around major penetrations, wall/floor connections, window/door headers, behind electrical breaker boxes, or around plumbing or ducting in walls. Refer to B.C.C.A. 9.36 for exceptions.

- Insulation Values are based on those in B.C.C.A. 9.34 for Zone 4 (-3000 Heating Degree Days in Celsius Degree-Days):
- Trusses or Rafters with Ceiling Joists (attic spaces) - R 39.24 - 6.91 RSI
 - Floors over unheated exterior spaces - R 26.52 - 4.67 RSI
 - Floors over Garages - R 25.51 - 4.51 RSI
 - Cathedral Vents or Flat roofs - R 26.51 - 4.67 RSI
 - Exterior Walls above grade - R 15.79 - 2.79 RSI
 - Between Garage and Primary Residence - R 14.88 - 2.63 RSI
 - Foundation Walls < 600mm above grade or below grade - R 11.30 - 1.99 RSI
 - Heated Concrete Slabs (beneath entire slab) - R 13.13 - 2.32 RSI
 - Concrete Floor Slabs < below frost line - R 11.13 - 1.96 RSI
 - Concrete Floor Slabs > above frost line - N/A - N/A

- Doors, Windows, and Skylights**
 All windows, doors, and skylights to meet the requirements laid forth in B.C.C.A. 9.7, and 9.36. All windows, doors and skylights to comply with AIAA/VMCA/CSA 1014.5/21444-08, "NAFSA North American Fenestration Standard/Specification for Windows, Doors, and Skylights", & AIAA/08-09
- Windows and Doors - U 0.32 - 0.80 USI
 - Front Entrance Door - U 0.48 - 0.60 USI
 - Glass Block - U 0.51 - 0.90 USI
 - Skylight - U 0.51 - 0.90 USI
 - Skylight shaft walls - R 15.79 - 2.79 RSI
 - Garage Doors - R 6.25 - 1.10 RSI
 - Six built doors and windows to comply with 9.7.5 and 9.36.2.7 (2)

Thermal Resistance of Wall, Ceiling, and Floor Assemblies.
 All Thermal resistance calculations were done using the parallel path method as described in B.C.C.A. 9.36.2.4.(1)

Roofs - Truss			
Element	Details	Effective RSI	Notes
Continuous materials	Asph/Flt	0.00	1
Continuous materials	1/2" OSB	0.00	1
Continuous materials	Exterior air film	0.03	1
Continuous materials	1/2" insulation	0.09	1
Frame-Cavity	2x6 wood framing with 1/2" OSB	1.76	2
Continuous materials	6 mil poly	0.00	3
Continuous materials	1/2" gypsum board	0.04	1
Continuous materials	Interior air film	0.11	1
Total / 1/2" Meets B.C.C.A. 9.36 requirements		0.67	v

1 - Layer to the exterior of the roof air space, therefore excluded from calculation			
1 - Layer-Cavity	1 - Layer-Filled with insulation	RSI	Notes
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.78	

Walls Above and Not in Contact with Ground			
Element	Details	Effective RSI	Notes
Continuous materials	Exterior air film	0.03	1
Continuous materials	4" concrete wall	0.16	1
Continuous materials	1/2" OSB	0.00	1
Continuous materials	1/2" OSB	0.00	1
Frame-Cavity	2x6 wood framing with 1/2" OSB	1.76	2
Continuous materials	6 mil poly	0.00	3
Continuous materials	1/2" gypsum board	0.04	1
Continuous materials	Interior air film	0.11	1
Total / 1/2" Meets B.C.C.A. 9.36 requirements		1.18	v

1 - Layer has negligible contribution to effective thermal resistance			
1 - Layer-Cavity	1 - Layer-Filled with insulation	RSI	Notes
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.78	

Walls Below and in Contact with Ground - Lower Floor			
Element	Details	Effective RSI	Notes
Continuous materials	2 coat dispensoing	0.00	1
Continuous materials	4" concrete wall	0.16	1
Frame-Cavity	2x6 wood framing with 1/2" OSB	1.76	2
Continuous materials	6 mil poly	0.00	3
Continuous materials	1/2" gypsum board	0.04	1
Continuous materials	Interior air film	0.11	1
Total / 1/2" Meets B.C.C.A. 9.36 requirements		1.99	v

1 - Layer has negligible contribution to effective thermal resistance			
1 - Layer-Cavity	1 - Layer-Filled with insulation	RSI	Notes
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.81	

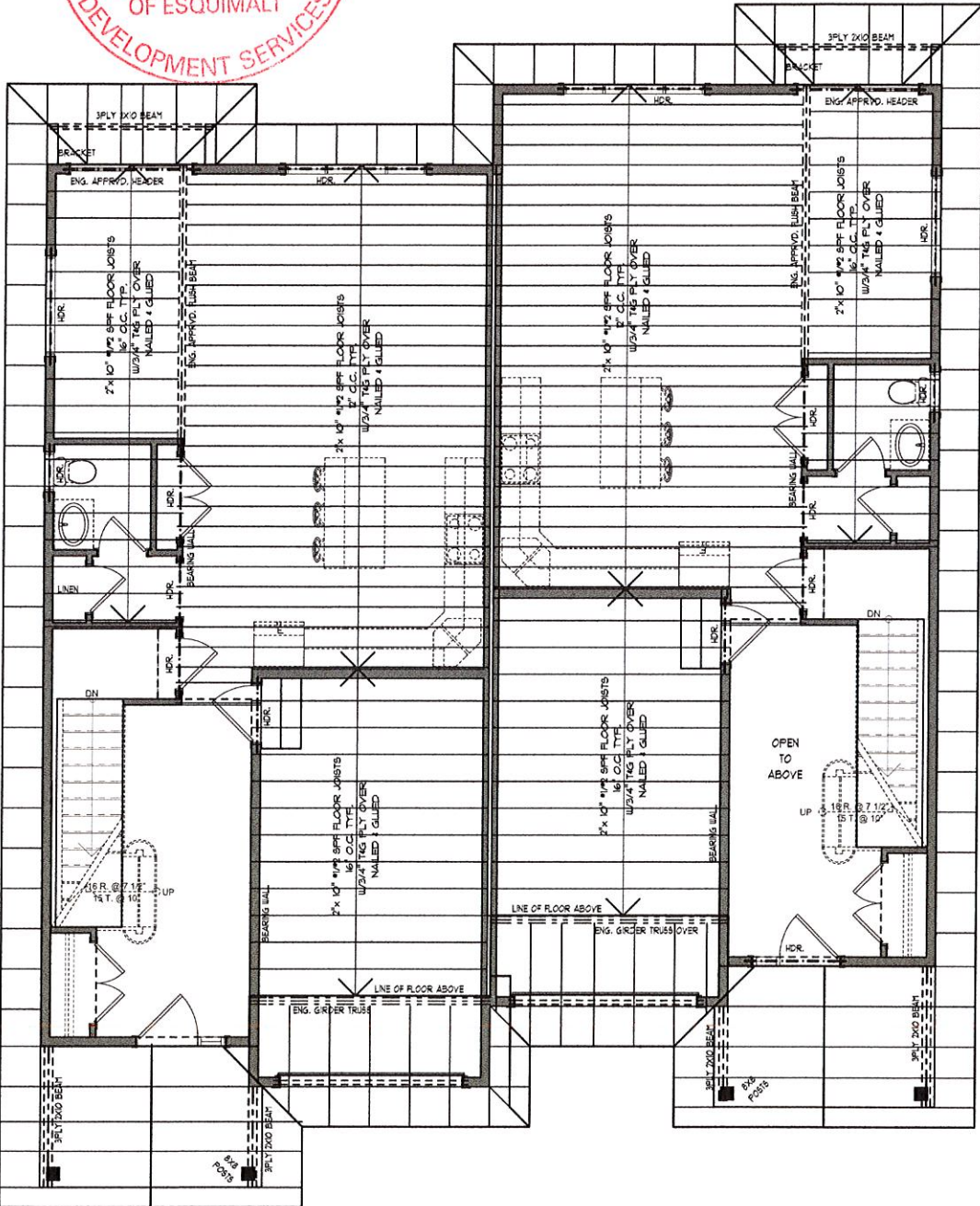
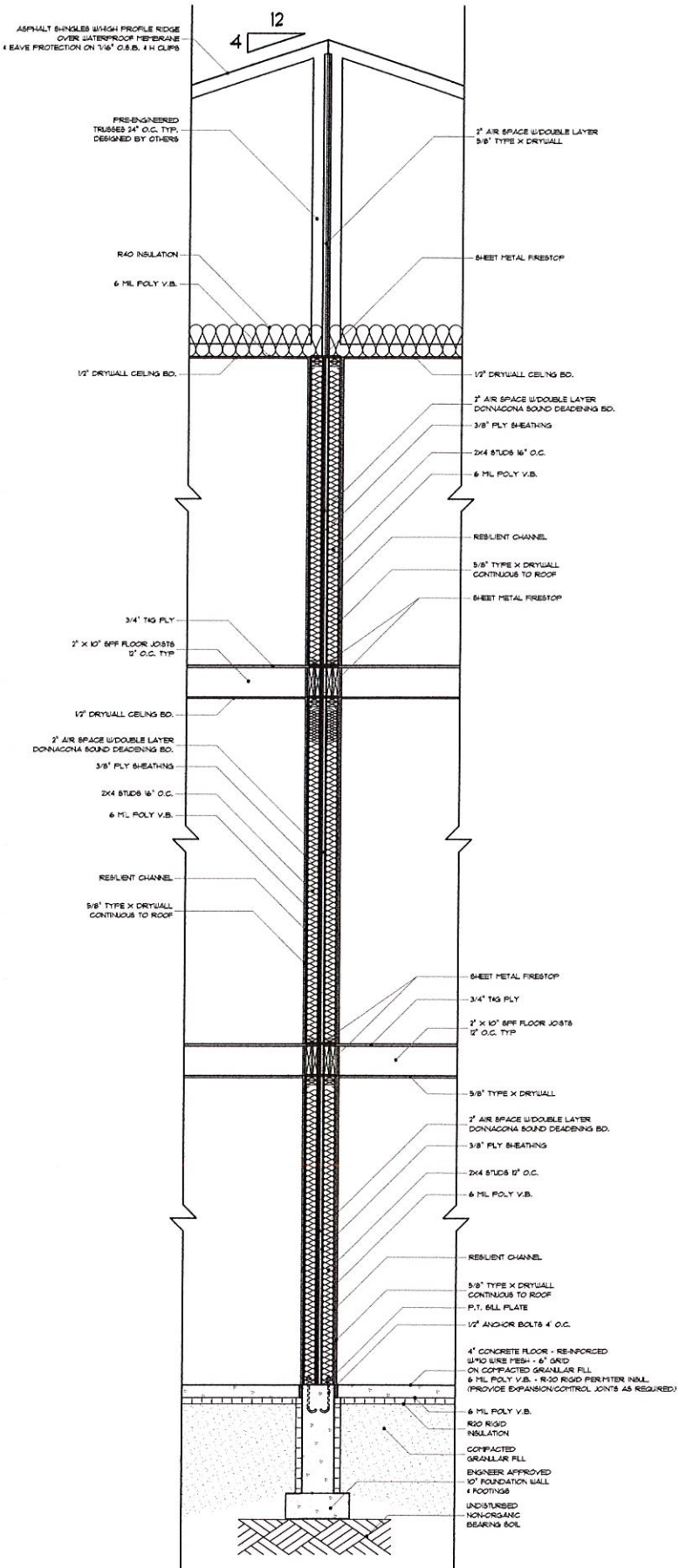
Floors over Unheated Spaces			
Element	Details	Effective RSI	Notes
Continuous materials	Exterior air film	0.03	1
Continuous materials	Floor covering (hardwood assumed)	0.09	1
Continuous materials	3/4" plywood	0.17	1
Frame-Cavity	2x12 Joists 16" OC with 1/2" OSB	0.00	1
Continuous materials	6 mil poly	0.00	3
Continuous materials	1/2" gypsum board	0.04	1
Continuous materials	Interior air film	0.11	1
Total / 1/2" Meets B.C.C.A. 9.36 requirements		0.36	v

1 - Frame-Cavity			
1 - Layer-Filled with insulation	RSI	Notes	
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.81	

2 - Layer-Filled with air			
min framing	min cavity	RSI	Notes
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.81	

3 - Total			
1 - Layer has negligible contribution to effective thermal resistance	RSI	Notes	
min framing	min cavity	1.1	8
min framing	min cavity	0.7	10
RSI framing	RSI cavity	2.10	
RSI	RSI	1.81	

Subsoil-Slabs			
Element	Details	Effective RSI	Notes
Continuous materials	4" concrete floor	0.16	1
Continuous materials	Interior air film	0.11	1
Continuous materials	4" concrete floor	0.16	1
Continuous materials	R20 rigid insulation	0.04	1
Total / 1/2" Meets B.C.C.A. 9.36 requirements		0.32	v



UPPER FLOOR & LOWER ROOF
 FRAMING GUIDE

NOTE: THESE PLANS ARE SUBJECT TO APPROVAL BY A QUALIFIED STRUCTURAL ENGINEER. SECTIONS AND FRAMING GUIDES ARE SCHEMATIC ONLY. REFER TO ENGINEER'S PLANS FOR ACTUAL LAYOUT AND INSTALLATION.

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NOTE:
 Great care and effort have been taken in the making of this design and blueprint. Since variations can occur with site conditions, local building codes, municipal bylaws, weather conditions, etc., Virtual Home Design cannot assume any responsibility for damage as a result of errors or omissions. It is recommended that the owner and/or the builder consult a local engineer, and check with your local building officials prior to the start of construction.

PLANS FOR:

date JAN.30,2017

A-8
 sheet number