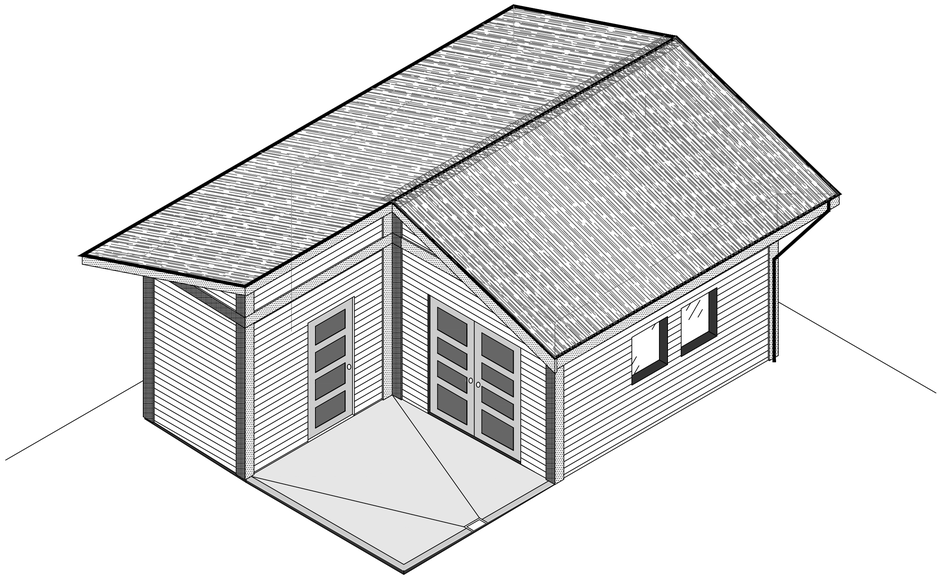

MORRISON RESIDENCE:
STUDIO ACCESSORY BUILDING

1454 BEGBIE STREET, VICTORIA BC, V8R 1K7
Lot 96 Plan VIP262 Section 75 Land District 57, PID: 003-871-053

SHEET INDEX:

PROJECT NOTES:

OWNER NAME:	RICK MORRISON, CLIFF MORRISON
PROJECT ADDRESS:	1454 BEGBIE STREET, VICTORIA BC V8R 1K7
PLANS PREPARED BY:	WOODROW MORRISON
PHONE:	250 886-2683
OCCUPANCY GROUP:	RESIDENTIAL R-2 (RI-B REQUIREMENTS)
CONSTRUCTION TYPE:	NEW WOOD FRAMED
PROJECT DESCRIPTION:	ACCESSORY BUILDING

NOTES AND SPECIFICATIONS

SITEWORK:

GRAVEL AND FILL MATERIALS:

CLEAR CRUSH ¾":	SUPERIOR DRAINAGE AND COMPACTION TO ROAD BASE, CLEAR CRUSH WILL BE USED SELECTIVELY WHERE SPECIFIED.
ROAD BASE ¾":	CONTAINS FINES AND HAS SUB-OPTIMAL DRAINAGE QUALITIES, IT WILL BE USED FOR GENERAL COMPACT FILL
EXISTENT SOIL:	MUST BE FREE OF ORGANIC MATERIAL TO BE REUSED
CLAY:	SAVED DURING EXCAVATION TO REUSE AS A CLAY CAP

FOUNDATION:

CONCRETE STRENGTH:
*MUST CONTAIN 5-8% AIR ENTRAINMENT

15 MPA (MIN) REQUIREMENT:
FOUNDATION FOOTING
FOUNDATION WALL
COLUMN FOOTING
COLUMN PIER WALL

20 MPA (MIN) REQUIREMENT
INTERIOR CONCRETE SLAB FLOOR
EXTERIOR CONCRETE ENTRY LANDING

FOOTING BEARING:
MUST OCCUR ON UNDISTURBED EARTH OR GRAVEL. IF COMPACTED GRAVEL IS TO BE USED UNDER FOOTING IT MUST NOT EXCEED 5" IN DEPTH

FOUNDATIONAL WALL DESIGN:
1) A REDUCTION OF THICKNESS WILL OCCUR TO ACCOMMODATE THE XPS FOAM ACTING AS BOND BREAK BETWEEN SLAB AND FOUNDATION WALL.
2) THE REDUCTION IN THICKNESS CAN OCCUR TO A MAXIMUM OF 14" IN VERTICAL DISTANCE, TO A MINIMUM OF 8-½" IN WALL THICKNESS.
3) FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" ABOVE FINISHED GROUND

FRAMING:

BUILT-UP WOOD COLUMNS:
1) 4-2X6 SPF (MIN)
2) NAILED WITH 8" NAILS AT 12" O/C (MIN)
3) ANCHORED TO THE BOTTOM PLATE WITH SIMPSON HARDWARE
4) WHERE CONTINUITY OF COLUMNS IS BROKEN BY WALL PLATES THE COLUMN SECTIONS WILL BE JOINED ACROSS PLATES USING SIMPSON HARDWARE
5) EACH MEMBER OF THE BUILT-UP COLUMN WILL BE NAILED TO WALL SHEATHING AS PER B.W.P. REQUIREMENTS (AT OWNERS REQUEST. NOT REQUIRED BY CODE FOR THIS BUILDING)

ENGINEERED RIDGE BEAM
TO BE WAYERHAUSER MICROLAM LVL AS PER MANUFACTURER'S INSTRUCTION
* SEE THE CALCULATION NOTES FOR ACCEPTABLE SOLUTIONS

NOTCHING AND DRILLING:
- IN ROOF FRAMING MUST OCCUR 2" AWAY FROM EDGES OF FRAMING AND NOT EXCEED ¼ OF THE FRAMING MEMBERS WIDTH
- IN STUDS MUST NOT EXCEED ¼ OF THE STUD WIDTH AND OCCUR AT LEAST 2" AWAY FROM EDGES. (MAXIMUM 1-½" FOR 2X6 STUD WHEN DEAD CENTER)
- IN TOP PLATES THE REDUCED WIDTH MUST BE AT LEAST 2" UNLESS SUITABLY REINFORCED

MOISTURE PROTECTION & INSULATION:

FLASHING:
SHEET METAL FLASHING SHALL NOT BE LESS THAN:
0.33MM THICK STEEL OR COPPER
0.35MM THICK ZINC
0.48MM THICK ALUMINUM

DRAIN WATER LEADER:
D.W.L. WILL BE DISCHARGED INTO YARD AT A DISTANCE GREATER THAN THE CLAY CAP EXTENDS BEYOND THE BACKFILL. IT WILL BE DISCHARGED INTO, AND HIDDEN BY, A SHALLOW BED OF DRAINAGE ROCK. THE D.W.L WILL NOT CONNECT TO CITY SERVICES.

PERIMETER DRAIN:
- EITHER 6" OR 4" RIGID PERFORATED PVC PIPE
- DOUBLE-45° OR LONG SWEEP CORNERS
- TWO WAY CLEANOUTS LOCATED REGULARLY
- ACHIEVES 1% SLOPE MINIMUM (2% BEST PRACTICE)
- HOLES PLACED DOWNWARD
- BOTTOM OF PIPE 2 INCHES BELOW THE TOP OF FOOTING (MIN)
- P.D. TO BE COVERED IN 6" (MIN) OF CLEAR CRUSH AROUND ALL SIDES
- FILTER FABRIC MUST ENCLOSE LAYER OF CLEAR CRUSH AROUND THE P.D. AND MUST NOT BE IN DIRECT CONTACT WITH THE P.D.

VENTILATION & INTERIOR AIR QUALITY:

AS PER BCBC 9.32:
THIS ACCESSORY BUILDING IS NOT A DWELLING UNIT AND THEREFORE INTERIOR VENTILATION IS NOT REQUIRED, HOWEVER THE FOLLOWING DESIGN SHALL BE USED AND WILL EXCEED CODE REQUIREMENTS:

NON-HEATING SEASON VENTILATION REQUIREMENTS:
- WILL BE MET USING PASSIVE MEANS SUCH AS WINDOWS
- VENTILATION AREA SHALL BE 2% (MIN) OF INTERIOR FLOOR AREA
- MAIN ROOM REQUIRES 4.9 FT^2 OF VENTILATION
- STORAGE ROOM REQUIRES 1.06 FT^2 OF VENTILATION AND WILL BE VENTED INTO THE MAIN ROOM THROUGH VENT IN SHARED WALL.

HEATING SEASON VENTILATION:
AS PER BCBC 9.32.3.4 (6)(B):
- JANUARY DESIGN TEMPERATURE ALLOWS FOR PASSIVE HEATING SEASON VENTILATION
- PASSIVE SUPPLY AIR WILL BE PROVIDED FROM OUTDOORS THROUGH A DEDICATED INLET SERVING THE ONE COMMON AREA (MAIN ROOM)
- THE INLET WILL BE AT LEAST 6' ABOVE THE FLOOR AND HAVE AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 4 IN^2
- THE PASSIVE AIR INLET WILL BE AT THE NORTH GABLE END WALL.

NAILING:

FRAMING NAILING:

STUD TO PLATE (TOE NAIL):	4 NAILS, 2-¼" LONG (MIN)
STUD TO PLATE (END NAIL):	2 NAILS, 3-¼" LONG
DOUBLE STUDS AT OPENINGS:	3" NAILS, 30" O.C.
DOUBLE TOP PLATES:	3" NAILS, 24" O.C.
LINTELS TO STUDS:	2 NAILS EACH END, 3-¼" LONG
ROOF JOIST TO TOP PLATE.	3 NAILS, 3-¼" LONG
ROOF JOIST TO RIDGE BOARD (TOE NAIL OR END NAIL):	3 NAILS, 3-¼" LONG

SHEATHING NAILING:
- 2" NAILS (MIN)
- 6" O.C. AT EDGES
- 12" O.C. AT INTERMEDIATE SUPPORTS

ROOF SHEATHING NAILING:
- 3" O.C. NAILING ABOVE EAVE UNTIL WITHIN EXTERIOR WALLS PERIMETER
- GALVANIZED ROOFING NAILS OF SUFFICIENT LENGTH TO PENETRATE ½" INTO SHEATHING

BRACED WALL PANELS:

B.W.P. WILL BE 24" (MIN) LONG WHERE INTERSECTING ANOTHER B.W.P. OR 30" (MIN) WHERE IT IS INDEPENDENT. SHEATHING WILL BE 1/2" (MIN).

B.W.P WILL BE NAILED:
- 3" O.C. AT EDGES
- 12" O.C. AT INTERMEDIATE SUPPORTS
- USING 2-¼" NAILS

GRIDLINE NOTES:

"GRIDLINE A" IS 36" SETBACK FROM, AND PARALLEL TO THE REAR LOT PROPERTY LINE
"GRIDLINE 1" REPRESENTS THE SIDE LOT PROPERTY LINE
"GRIDLINE 2" IS 24" SETBACK FROM, AND PARALLEL TO THE SIDE LOT

CALCULATIONS:

COLUMN FOOTING: 48 X 24 = 1152 IN^2, 10" THICK
COLUMN SPACING: 15.75 FT O.C.

BCBC 9.15.3.3. BCBC 9.15.3.7. TABLE 9.15.3.4

- COLUMNS SPACED 9.84 FT O.C. REQUIRE 620 IN^2 FOOTING AREA
- FOOTING AREA FOR COLUMNS SPACED OTHER 9.84 FT O.C. SHALL BE ADJUSTED IN PROPORTION TO THE DISTANCE BETWEEN COLUMNS.

FOOTING AREA FOR COLUMN SPACED 15.75 FT O.C. = 993 IN2 (MIN)
15.75 O.C./ 9.84 O.C.= 1.6
1.6 X 620 IN2 = 993 IN2

THE COLUMN FOOTING WILL BE 24 X 48 = 1152 IN^2 > 993 IN^2
(EXCEEDS MIN FOOTING AREA)

BUILT-UP WOOD COLUMN:

BCBC 9.17.4.1

- 4-2X6 SPF (MINIMUM)
- AT LEAST 5-1/2" X 5-1/2"
- EXCEED WIDTH OF THE SUPPORTED MEMBER (LVL BEAM)
- SHEATHING NAILED TO EACH INDIVIDUAL MEMBER

ROOF AND BEAM LOAD CALCULATION:

ROOF ASSEMBLY LOAD:
2X12 ROOF JOIST 24" O.C.: 2.5 LB/FT2
5/8 DRYWALL: 2.5 LB/FT2
R-30 BATT: 6 LB/FT2
2X4 FURLINS 24" O.C.: 0.5 LB/FT2
5/8 SHEATHING PLY: 1.5 LB/FT2
LVL BEAM: 1.8 LB/FT2
ASPHALT SHINGLE: 2.5 LB/FT2
TOTAL DEAD LOAD: 17.3 LB/FT2
TOTAL LIVE LOAD: 32 LB/FT2 (BASED ON 1.5 KPA CLIMACTIC DATA)
COMBINED DEAD AND LIVE LOAD: 49.3 LB/FT2

BEAM TRIBUTARY AREA:
CLEAR SPAN OF BEAM IS 15.2 FT
SUPPORTED ROOF JOISTS SPAN 8' (4 FT PER SIDE)
BEAM TRIBUTARY AREA IS 15.2 X 8 = 121.6 FT2

BEAM LOAD IN PSF:
121.6 FT2 X 49.3 PSF = 5995 LB

BEAM LOAD IN PLF:
5995 LB / 15.2 (BEAM CLEAR SPAN) = 395 PLF

BEAM SIZE CALCULATION:
REFERENCE DOCUMENT:
WEYERHAEUSER MICROLAM LVL 2.0E
#TJ-9000 SPECIFIERS GUIDE
PAGE 15, 16'-6" SPAN

BASED ON 395 BEAM LOAD PLF

ACCEPTABLE BEAM SOLUTIONS:

2 PLY LVL

3-1/2" X 14"	805 PLF
3-1/2" X 16"	1035 PLF
3-1/2" X 18"	1291 PLF

3 PLY LVL

5-1/4" X 11-1/4"	765 PLF
5-1/4" X 11-7/8"	886 PLF
5-1/4" X 14"	1208 PLF
5-1/4" X 16"	1552 PLF

PROJECT INFORMATION

PROJECT SUMMARY
THE WORK WILL INCLUDE THE CONSTRUCTION OF AN ACCESSORY BUILDING OF APPROXIMATELY 340 FT2 IN THE REAR LOT. IT WILL HAVE A VAULTED CEILING SUPPORTED BY A RIDGE BEAM AND BE RESTING ON A FOUNDATION WALL, AND A CONCRETE FLOOR.

WORK RESTRICTION
HOURS OF WORK MUST COMPLY WITH THE MUNICIPAL BYLAW AS FOLLOWS:

"A PERSON MAY CARRY OUT ANY CONSTRUCTION THAT DISTURBS THE QUIET, PEACE, REST OR ENJOYMENT OF THE PUBLIC, ONLY:
(A) BETWEEN 7:00 A.M. AND 7:00 P.M. ON A WEEKDAY THAT IS NOT A HOLIDAY;
(B) BETWEEN 10:00 A.M. AND 7:00 P.M. ON A SATURDAY THAT IS NOT A HOLIDAY."

ADVANCE NOTICE OF WORK ACTIVITIES OF LOUD AND ENDURING NOISE SUCH AS JACK HAMMERING, ONGOING CUTTING, SANDING OR GRINDING OR EXCAVATION TO BE PROVIDED TO NEIGHBORS.

SITE ACCESS
SITE ACCESS WILL BE VIA THE DRIVEWAY OFF OF BEGBIE STREET. IF ACCESS TO THE REAR LOT IS REQUIRED FOR HEAVY EQUIPMENT OR MATERIALS, SUCH AS AN EXCAVATOR, IT MUST FIRST BE DEMONSTRATED THAT THE CONCRETE SLAB CAN BEAR THE LOAD WITHOUT CRACKING.

TEMPORARY FACILITIES
A LARGE GARBAGE BIN AND CANOPIED WORK AREA PROTECTED FROM WEATHER MAY BE REQUIRED ON SITE.

SITE SAFETY
A FIRST AID KIT, EYE WASH AND GLASS ABC FIRE EXTINGUISHER MUST BE AVAILABLE AT ALL TIMES. FOR WORK AT HEIGHTS OR AROUND HEAVY MACHINERY THERE MUST BE ANOTHER PERSON AT THE RESIDENCE.

DEPENDENCIES
*ELECTRICAL PLAN PRIOR TO FOUNDATION CONSTRUCTION
*BC 1 CALL TICKET ACQUISITION
*SOIL BEARING 75 KPA MINIMUM CONFIRMED BY PICKET TEST

ABBREVIATIONS

GWB	GYPSUM WALL BOARD
PD	PERIMETER DRAIN
DWL	DRAIN WATER LEADER
FG	FIBER GLASS
VB	VAPOR BARRIER
BWP	BRACED WALL PANEL
BWB	BRACED WALL BAND
XPS	EXTRUDED POLYSTYRENE

DESIGN CRITERIA
ASSUMED SOIL
BEARING CAPACITY: 75 KPA

SEISMIC DATA: $S_a(0.2)$: 1.2
SNOW LOAD 1/50 KPA: 1.5 S_s, 0.2 S_R
HOURLY WIND 1/50 KPA: 0.57
JANUARY DESIGN TEMP: 2.5% ° C: -4

DEGREE DAYS
BELOW 18° C: 2700

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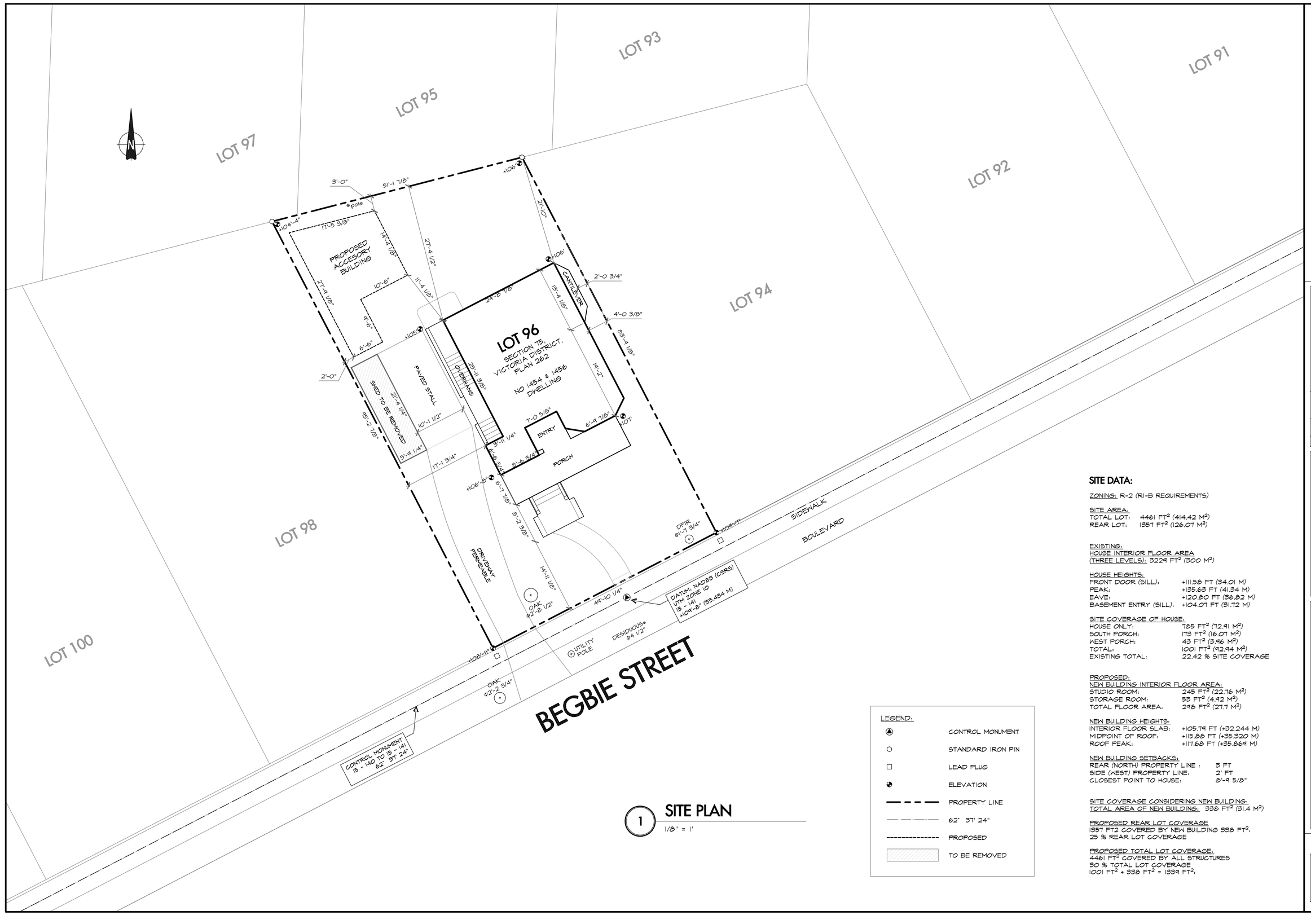
NO.	DATE	COMMENTS
1	12.03.2021	ISSUED FOR PERMIT

1454 BEGBIE STREET
VICTORIA BC, V8R 1K7
DATE: 12.03.2021
SCALE: (COVER SHEET)

STUDIO ACC. BUILDING
COVER SHEET

~SHEET~
1 OF 8



1 SITE PLAN
1/8" = 1'

LEGEND:

- CONTROL MONUMENT
- STANDARD IRON PIN
- LEAD PLUG
- ELEVATION
- PROPERTY LINE
- 62° 37' 24"
- PROPOSED
- TO BE REMOVED

SITE DATA:

ZONING: R-2 (R1-B REQUIREMENTS)

SITE AREA:
TOTAL LOT: 4461 FT² (414.42 M²)
REAR LOT: 1357 FT² (126.07 M²)

EXISTING:
HOUSE INTERIOR FLOOR AREA
(THREE LEVELS): 3229 FT² (300 M²)

HOUSE HEIGHTS:

FRONT DOOR (SILL):	+111.58 FT (34.01 M)
PEAK:	+135.63 FT (41.34 M)
EAVE:	+120.80 FT (36.82 M)
BASEMENT ENTRY (SILL):	+104.07 FT (31.72 M)

SITE COVERAGE OF HOUSE:

HOUSE ONLY:	785 FT² (72.91 M²)
SOUTH PORCH:	173 FT² (16.07 M²)
WEST PORCH:	43 FT² (3.96 M²)
TOTAL:	1001 FT² (92.94 M²)
EXISTING TOTAL:	22.42 % SITE COVERAGE

PROPOSED:
NEW BUILDING INTERIOR FLOOR AREA:

STUDIO ROOM:	245 FT² (22.76 M²)
STORAGE ROOM:	53 FT² (4.92 M²)
TOTAL FLOOR AREA:	298 FT² (27.7 M²)

NEW BUILDING HEIGHTS:

INTERIOR FLOOR SLAB:	+105.79 FT (+32.244 M)
MIDPOINT OF ROOF:	+115.88 FT (+35.320 M)
ROOF PEAK:	+117.68 FT (+35.869 M)

NEW BUILDING SETBACKS:

REAR (NORTH) PROPERTY LINE :	3 FT
SIDE (WEST) PROPERTY LINE:	2' FT
CLOSEST POINT TO HOUSE:	8'-9 5/8"

SITE COVERAGE CONSIDERING NEW BUILDING:
TOTAL AREA OF NEW BUILDING: 338 FT² (31.4 M²)

PROPOSED REAR LOT COVERAGE
1357 FT2 COVERED BY NEW BUILDING 338 FT²:
25 % REAR LOT COVERAGE

PROPOSED TOTAL LOT COVERAGE:
4461 FT² COVERED BY ALL STRUCTURES
30 % TOTAL LOT COVERAGE
1001 FT² + 338 FT² = 1339 FT²:

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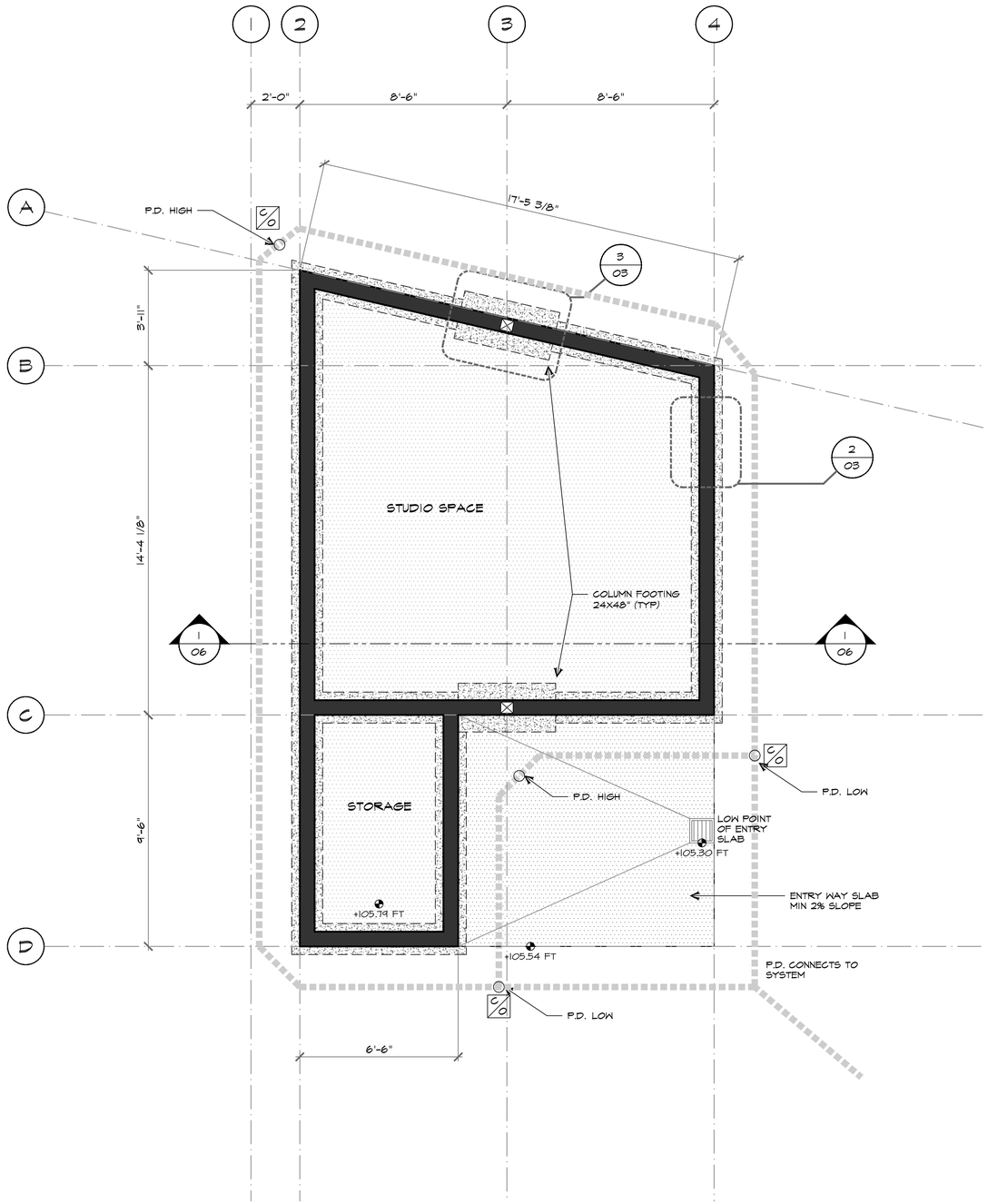
NO.	DATE	COMMENTS
1	11-02-21	

1454 BEGBIE STREET
VICTORIA BC, V8R 1K7
DATE: 12.03.2021
SCALE: 1/8" = 1'

STUDIO ACC. BUILDING

SITE PLAN

~SHEET~
2 OF 8



1 FOUNDATION PLAN

3/8" = 1'

EXCAVATION NOTES:

DEPTH OF EXCAVATION MUST:
BE GREATER OF 1.2M OR FROST PENETRATION DEPTH
ALLOW FOUNDATION AND COLUMN FOOTINGS TO REST ON UNDISTURBED SOIL
ALLOW FOR MINIMUM 1% (BEST PRACTICE 2%) P.D. SLOPE
USE A 2:1 RELIEF ANGLE BELOW FOOTING IF EXTRA DEPTH IS REQUIRED TO ACHIEVE P.D. SLOPE.

SLOPE AND GRADE:
ALL FILL LAYERS MUST SLOPE AT LEAST 2%, AWAY FROM THE FOUNDATION, IDEALLY TO A DISTANCE OF 10 FT. THIS INCLUDES ROUGH GRADE, CLAY CAP, AND FINISHED GRADE.
FINISHED GRADE MUST BE AT LEAST 6" BELOW THE FOUNDATION WALL.
THE CLAY CAP LAYER MUST EXTEND BEYOND THE BACKFILL LAYER, AT LEAST.

FOUNDATION NOTES:

ANCHOR BOLTS:
½" X 8" MINIMUM SIZE
EMBEDDED 6" INTO CONCRETE MINIMUM, SET IN PLACE
TIED TO CONTINUOUS HORIZONTAL REBAR MEMBER
SPACED APPROXIMATELY 48" O/C, AND WITHIN 20" OF CORNERS AND OPENINGS, ON BOTH SIDES.

CONCRETE REINFORCEMENT:
*NOT A CODE REQUIREMENT. PROVIDED AT OWNERS REQUEST.

TYPICAL REBAR SPECIFICATIONS:
- 1/2" (OR 10M) REBAR
- REBAR LAP JOINT IS 18" (MIN)
- VERTICAL BAR TO HAVE 90 DEGREE LEGS WHICH ALTERNATE
- CONCRETE COVERAGE IS 3" (MIN)
- REBAR MUST BE AT LEAST 6" BELOW TOP OF WALLS
- VERTICAL REBAR WILL HAVE 90° LEGS WHICH ALTERNATE DIRECTION INTO FOOTING

FOUNDATION WALL & FOOTING:
- 1 CONTINUOUS HORIZONTAL REBAR AT TOP
- VERTICAL REBAR SPACED 48" O/C THROUGHOUT
- 2 HORIZONTAL REBAR IN BOTTOM THIRD OF FOOTING

COLUMN PIER WALL & FOOTING:
- 2 CONTINUOUS HORIZONTAL REBAR AT TOP
- 3 VERTICAL BAR SPACED 8" OFF WALL ENDS AND ONE AT CENTER
- 4 HORIZONTAL REBAR IN ALL DIRECTIONS FORMING A GRID, IN BOTTOM THIRD OF FOOTING

FLOOR SLAB:
- 16" - 24" GRID (OWNER' S PREFERENCE)

FOUNDATION MOISTURE PROTECTION & INSULATION:
- DAMP PROOFING MEMBRANE APPLIED TO OUTSIDE OF FOUNDATION
- DRAINAGE MAT & FILTER CLOTH WILL BE APPLIED TO FOUNDATION EXTENDING FROM FOOTING TO 6" BELOW GRADE, ENDING WITH A TERMINATION CAP.
- ABOVE THE TERMINATION CAP, THE WALL WILL BE PARGED
- IF FOOTING AND FOUNDATION WALL CONCRETE WILL BE PLACED SEPARATELY, A CAPILLARY BREAK WILL BE INSTALLED.

SLAB MOISTURE PROTECTION & INSULATION:
VAPOR BARRIER:
- WILL BE 6 MIL (MIN) SHEET OF POLYETHYLENE
- JOINTS LAPPED AT LEAST 12" , CAULKED WITH ACOUSTICAL SEALANT AND TAPED (V.B. SPECIFIC TAPE)
- EXTEND BEYOND THE SLAB AT LEAST 24" ON ALL SIDES TO LATER BE JOINED TO THE WALL V.B.

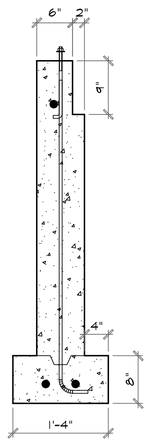
INSULATION AND XPS RIGID FOAM BOARD:
- 2" XPS RIGID FOAM UNDER SLAB
- XPS FOAM WILL EXTEND DOWN THE INSIDE OF THE FOUNDATION WALL 12"
- XPS FOAM WILL ACT AS BOND BREAK BETWEEN SLAB AND FOUNDATION

CLEAR CRUSH DRAINAGE LAYER:
- 4" (MIN) CLEAR CRUSH UNDER SLAB (BEST PRACTICE 6")

LEGEND

C/O CLEAN OUT

PERIMETER DRAIN



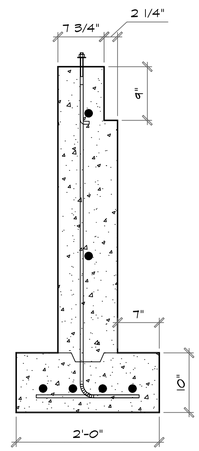
FOUNDATION WALL DETAIL

SPECIFICATIONS:
CONCRETE 15 MPA (MIN)
REBAR ½" OR 10M
REBAR LAP IS 18" (MIN)
REBAR AT LEAST 6" FROM TOP OF WALL
CONCRETE COVERAGE 3" (MIN)
ANCHOR BOLTS EMBEDDED 6" (MIN)
VERTICAL REBAR WILL HAVE 90° LEGS WHICH ALTERNATE DIRECTION INTO FOOTING

REBAR DESIGN:
- 1 CONTINUOUS HORIZONTAL REBAR AT TOP
- VERTICAL REBAR SPACED 48" O/C THROUGHOUT
- 2 HORIZONTAL REBAR IN BOTTOM THIRD OF FOOTING

2 FOUNDATION WALL

1" = 1'



COLUMN PIER WALL & FOOTING DETAIL

SPECIFICATIONS
CONCRETE 15 MPA (MIN)
REBAR ½" OR 10M
REBAR LAP IS 18" (MIN)
REBAR AT LEAST 6" FROM TOP OF WALL
CONCRETE COVERAGE 3" (MIN)
ANCHOR BOLTS EMBEDDED 6" (MIN)

REBAR DESIGN:
- 2 CONTINUOUS HORIZONTAL REBAR AT TOP
- 3 VERTICAL BAR SPACED 8" OFF WALL ENDS AND ONE AT CENTER
- 4 HORIZONTAL REBAR IN ALL DIRECTIONS FORMING A GRID, IN BOTTOM THIRD OF FOOTING

3 COLUMN PIER WALL & FOOTING

1" = 1'

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NO.	DATE	COMMENTS

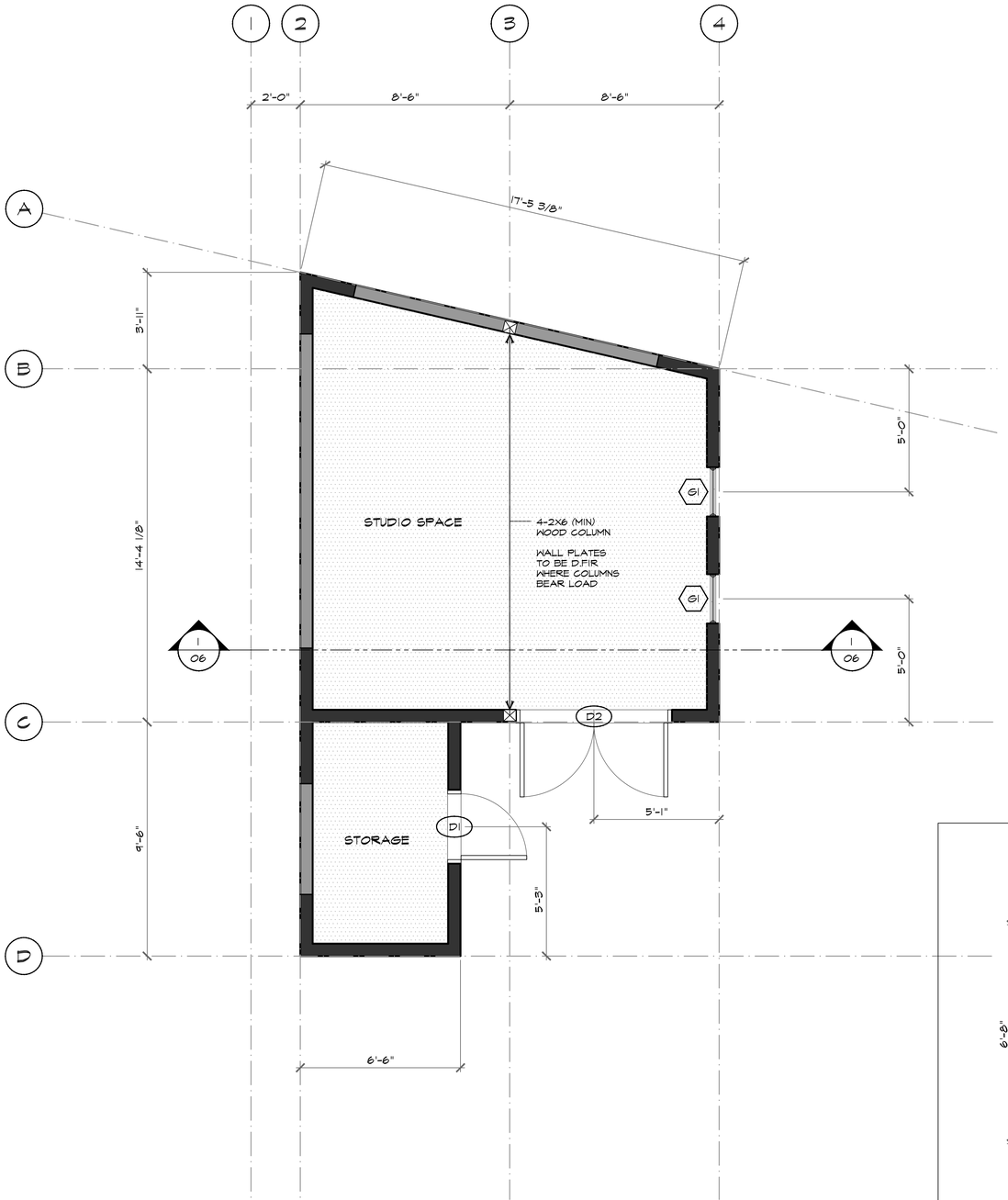
1454 BEGBIE STREET
VICTORIA BC, V8R 1K7
DATE: 12.03.2021
SCALE: MULTIPLE

STUDIO ACC. BUILDING

FOUNDATION PLAN

~SHEET~

3 OF 8



1 FLOOR PLAN

3/8" = 1'

FLOOR PLAN NOTES:

INTERIOR FLOOR AREA:

STUDIO ROOM:	245 FT²
STORAGE ROOM:	53 FT²
TOTAL:	298 FT²

WALL PLATE ANCHORAGE:
- FRAMING WILL BE TIED TO FOUNDATION WITH 12" ANCHOR BOLTS (CAST IN PLACE)
- TO BE SPACED APPROXIMATELY EVERY 4 FEET O.C.
- AT CORNERS AND DOOR/WINDOW OPENINGS, ADDITIONAL ANCHOR BOLTS WILL BE PLACED WITHIN 20". OF EACH SIDE.
- ANCHOR BOLTS WILL BE JOINED TO REBAR REINFORCEMENT IN FOUNDATION WALLS

TYPICAL ROUGH FRAMING:
- 2X6 FRAMING USING 16" O.C. SPACING FOR WALLS

STUDS:
- SPF PRECUT STUDS - 92-⅝"
- DOUBLE STUDS ON EITHER SIDE OF DOOR AND WINDOW OPENINGS.

CORNER STUDS ASSEMBLY:
- THREE STUD CALIFORNIA CORNERS INSULATED WITH RIGID FOAM INSULATION

BOTTOM PLATE:
- D.FIR WITH SILL GASKET

TOP PLATES:
- SPF DOUBLE PLATE EXCEPT
- D.FIR TOP PLATES WHERE SUPPORTING BEAM AND COLUMNS
- JOINTS TO BE STAGGERED STAGGERED. TOP PLATES LAPPED AND INTERLOCKED AT CORNERS AND INTERSECTING WALLS (4 NAIL MIN)
- IF AN INTERLOCK IS NOT PROVIDED TOP PLATES WILL BE JOINED WITH STRAPPING (75MM X 150MM X 0.91MM GALV. STEEL NAILED WITH 63MM NAILS)

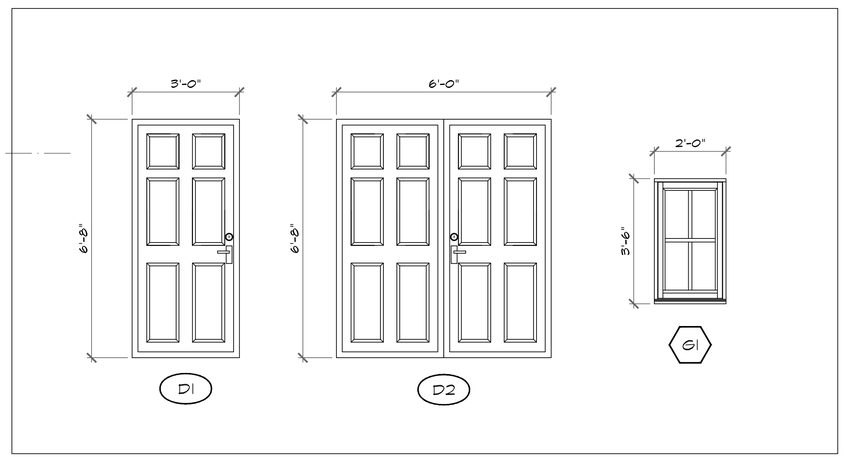
LINTELS:

LESS THAN 4 FT:	2-2X6 SPF LINTEL (MIN)
LESS THAN 7 FT:	2-2X8 SPF LINTEL (MIN)

GABLE END WALLS:
TOP PLATES OF GABLE END PONY WALLS WILL BE DOUBLED.

WALL MOISTURE PROTECTION & INSULATION:
A 6 MIL (MIN) VAPOR BARRIER WILL BE AT INTERIOR FACE OF FRAMING
F.G. BATT INSULATION IN STUD CAVITIES
SHEATHING TO BE COVERED WITH A BUILDING WRAP, POSITIVELY LAPPED
1X3" P.T. RAINSCREEN WILL BE USED

LEGEND
- 2X6 SPF FRAMING 16" O/C TYP
- BRACE WALL PANELS



DOOR & WINDOW SCHEDULE:

DOORS:

D1 — D1:
- SINGLE DOOR
- LEFT HAND, REVERSE SWING
- 36" X 80"
- R-10 (CANADA ENERGY STAR)

D2 — D2:
- DOUBLE DOOR
- RIGHT HAND, REVERSE SWING
- RIGHT ACTIVE, LEFT PASSIVE
- 72" X 80"
- R-10 (CANADA ENERGY STAR)

WINDOWS:

G1 — G1:
- 24" X 80"
- VERTICAL SLIDING
- U FACTOR = 1.50 W/M²K

WOODROW TOM MORRISON
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NO.	DATE	COMMENTS

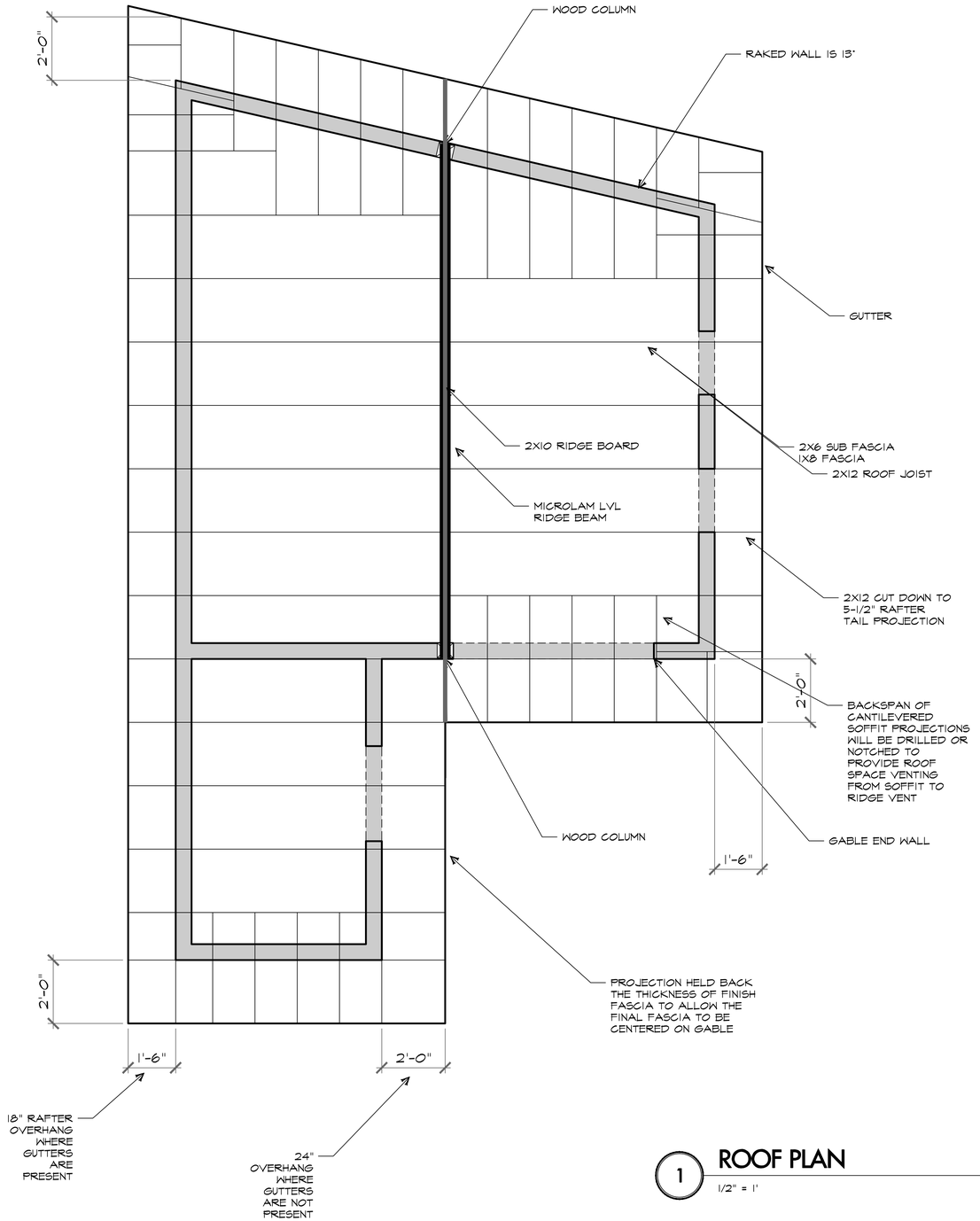
1454 BEGBIE STREET
VICTORIA BC, V8R 1K7
DATE: 12.03.2021
SCALE: 3/8" = 1'

STUDIO ACC. BUILDING

FLOOR PLAN

~SHEET~

4 OF 8



1 ROOF PLAN
1/2" = 1'

ROOF FRAMING

ROOF SLOPE IS 4 IN 12

ROOF JOISTS:
2X12 SPF SPACED AT 24" O/C
ROOF JOISTS TAILS CUT TO 5-½"

RIDGE BOARD
2X10 SPF
WILL REST ON RIDGE BEAM AND BE SECURED WITH NAILS OR SIMPSON HARDWARE
WILL PROJECT BEYOND EXTERIOR WALLS TO FASCIA WITH A REDUCTION IN THICKNESS, TO MATCH THE REST OF SOFFIT FRAMING.

EAVE AND SOFFIT FRAMING:
GABLE END PROJECTIONS WILL BE MADE USING 2X12 REDUCED IN THICKNESS TO 5-½" , SPACED 16" O/C, AND CANTILEVERED WITH AT LEAST 2 FT OF BACK SPAN
END GRAIN OF RAFTER TAIL AND GABLE PROJECTION FRAMING WILL BE SEALED FROM MOISTURE WITH SELF PRIMING SPRAY PAINT.

SOFFIT OVERHANG DISTANCE:
WHERE A GUTTER IS NOT PRESENT OVERHANG TO BE 24" TO FINISHED FASCIA.
WHERE EAVES SUPPORT A GUTTER, OVERHANG TO BE 18" TO FINISHED FASCIA.
AT THE HIGH END OF "SHED STYLE ROOF SECTION" OVERHANG WILL BE HELD BACK THE THICKNESS OF FASCIA ASSEMBLY SO THAT THE FINISHED FASCIA PLANES IN-LINE WITH THE CENTER OF THE GABLE END ROOF, WHICH IT INTERSECTS

ROOF MOISTURE PROTECTION & INSULATION:

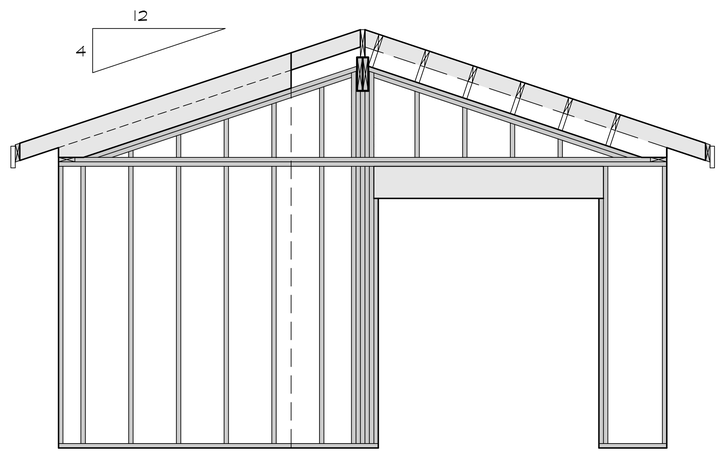
ROOF SPACE VENTING REQUIREMENTS:
WILL BE MET USING VENTED ROOF JOIST CAVITIES AND 2X4 PURLINS, WHICH WILL ALLOW AIR TRAVEL IN ALL DIRECTIONS BENEATH ROOF SHEATHING
A TOTAL GAP FROM INSULATION TO UNDERSIDE OF SHEATHING OF 2-½" BE ACHIEVED USING A COMBINATION OF PURLINS AND HOLDING THE INSULATION BACK THE REMAINING DISTANCE.

ROOF VAPOR BARRIER:
THE AIR TIGHTNESS OF THE POLYETHYLENE BARRIER IS ESSENTIAL IN THIS VAULTED CEILING ASSEMBLY. TAPE, CAULK AND SPRAY FOAM WILL BE USED TO SEAL ALL PENETRATIONS.

ROOF INSULATION:
THE ROOF WILL BE INSULATED WITH F.G. BATT INSULATION SPACED 1" (MIN) OFF THE UNDERSIDE OF ROOF SHEATHING. ADDITIONAL SITE-MADE RIGID FOAM BAFFLES MAY BE USED TO HELP ENSURE THE GAP.

ROOFING UNDERLAYMENT:
ROOF IS TO BE COVERED WITH ROOFING UNDERLAYMENT WHICH MUST EXTEND A MINIMUM OF 36" UP THE ROOF SLOPE AND 12" FROM INNER FACE OF EXTERIOR WALL
STARTER STRIP OF UNDERLAYMENT WILL BE USED BENEATH ANY FLASHINGS AND GUTTERS, AND THEN ANOTHER LAYER POSITIVELY LAPPED ON TOP OF FLASHING AND GUTTERS.

ASPHALT SHINGLES:
A STARTER STRIP WILL BE USED IN ACCORDANCE WITH 9.26.7.2
A 2" HEAD LAP (MIN) WILL BE USED



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NO.	DATE	COMMENTS
1		

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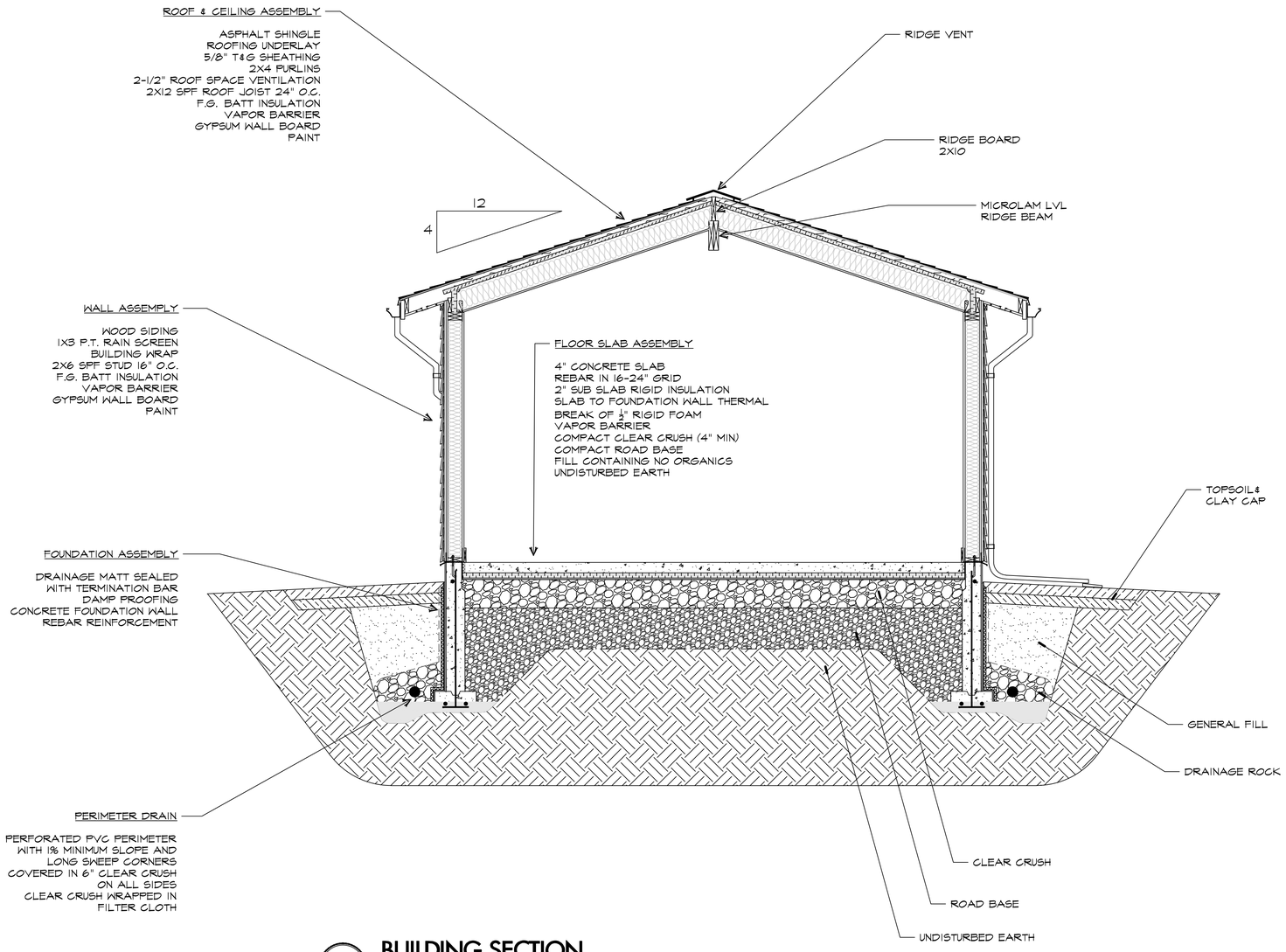
STUDIO ACC. BUILDING

ROOF PLAN

~SHEET~
5 OF 8



1 BUILDING SECTION

1/2" = 1'

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NO.	DATE	COMMENTS
1		

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STUDIO ACC. BUILDING

BUILDING SECTION

~SHEET~

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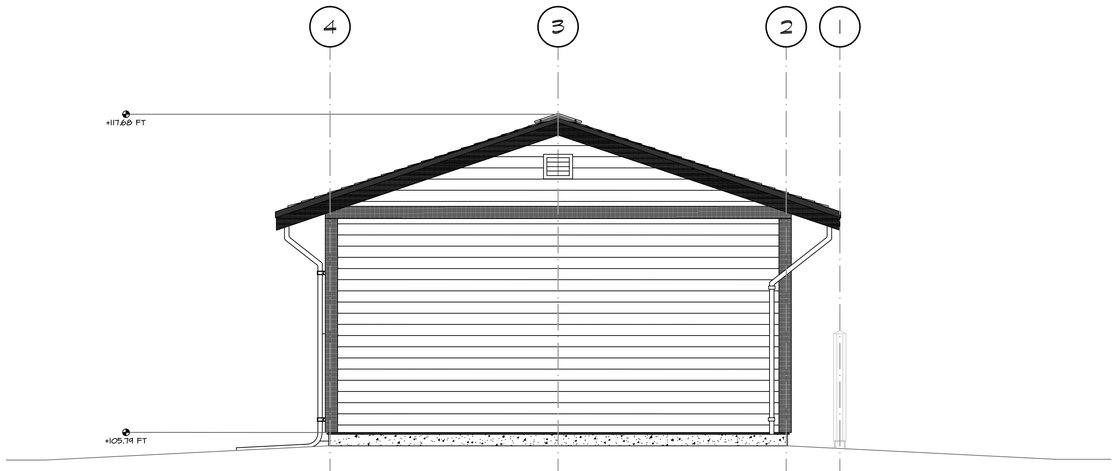
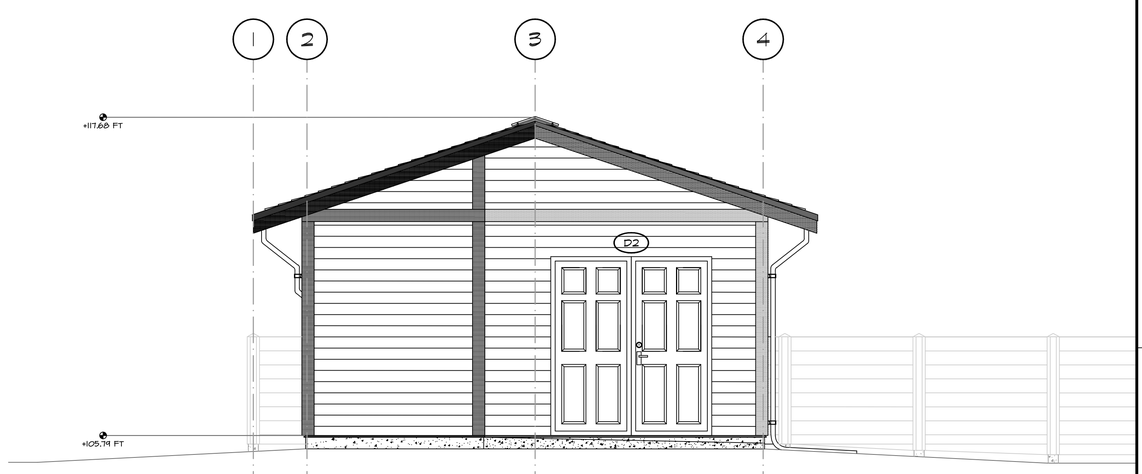


1 NORTH ELEVATION

3/8" = 1'

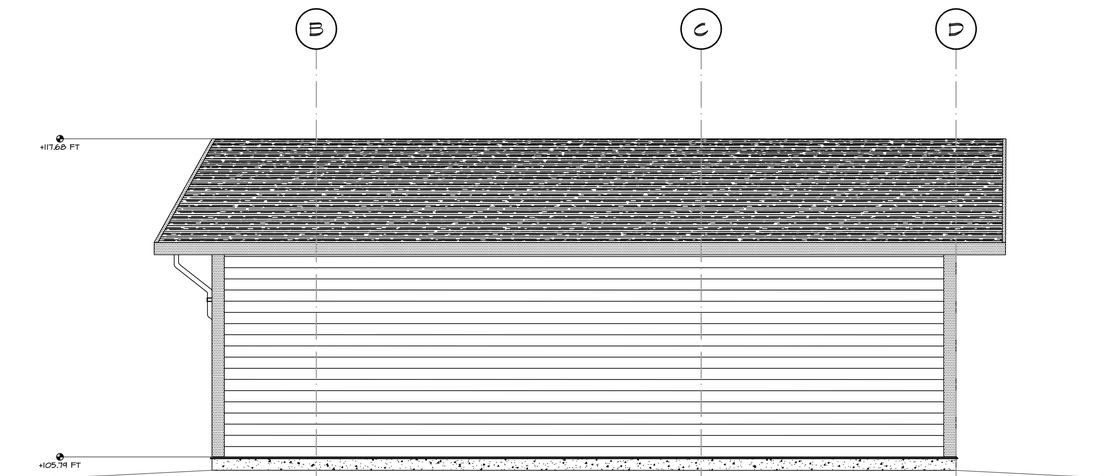
GLAZED OPENINGS: = 0



2 SOUTH ELEVATION

3/8" = 1'

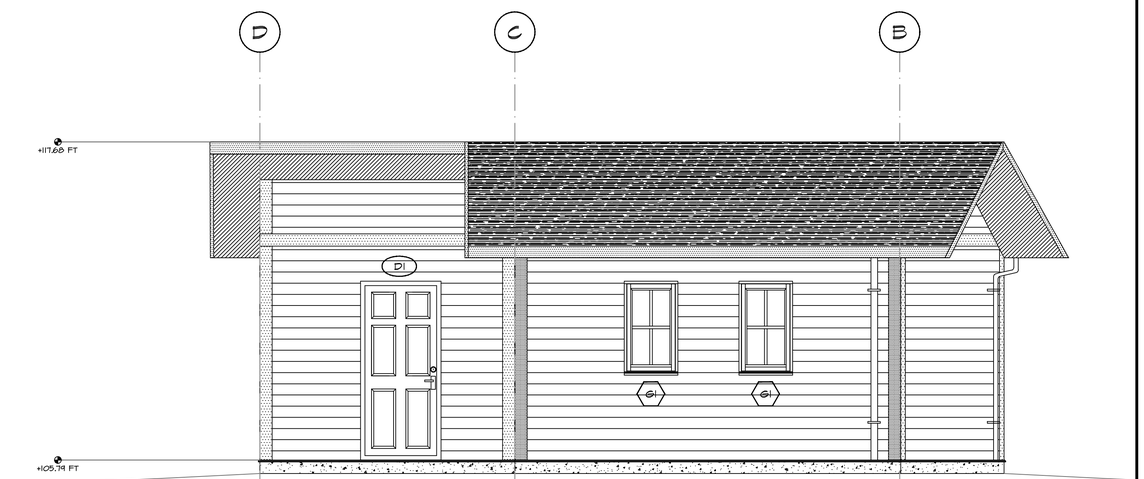
GLAZED OPENINGS: = 0



3 WEST ELEVATION

3/8" = 1'

GLAZED OPENINGS: = 0



4 EAST ELEVATION

3/8" = 1'

GLAZED OPENINGS: = 14 FT^2 (9%)
ELEVATION TOTAL = 190 FT^2

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NO.	DATE	COMMENTS
1	12.03.2021	ISSUED FOR PERMIT

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VICTORIA BC, V8R 1K7
DATE: 12.03.2021
SCALE: 3/8" = 1'

STUDIO ACC. BUILDING

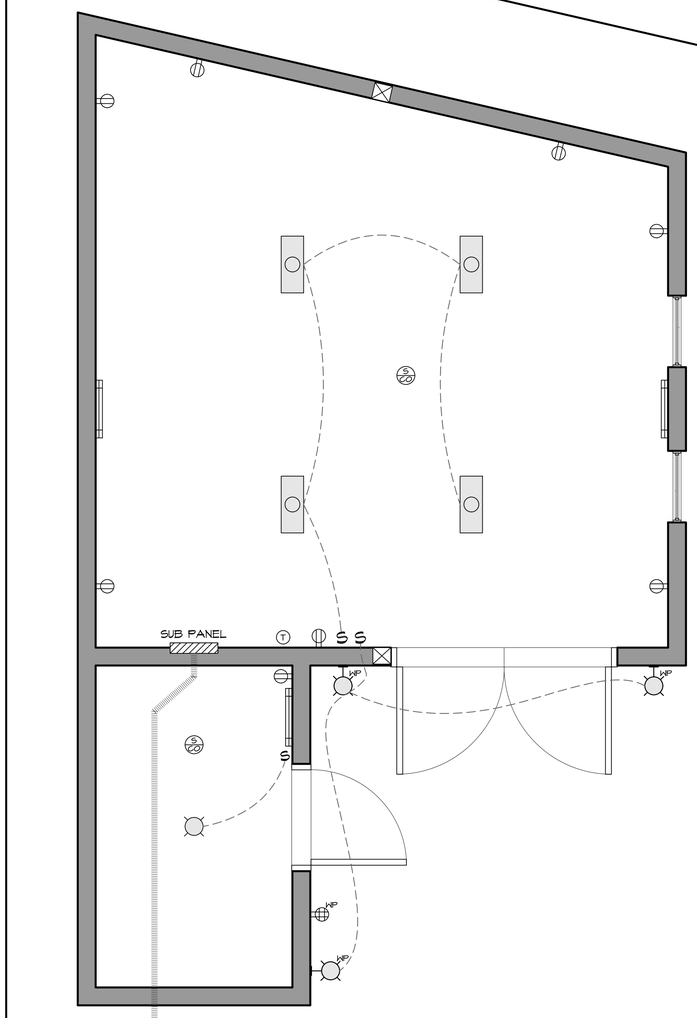
ELEVATIONS

~SHEET~

7 OF 8

1 ELECTRICAL PLAN

1/2" = 1'

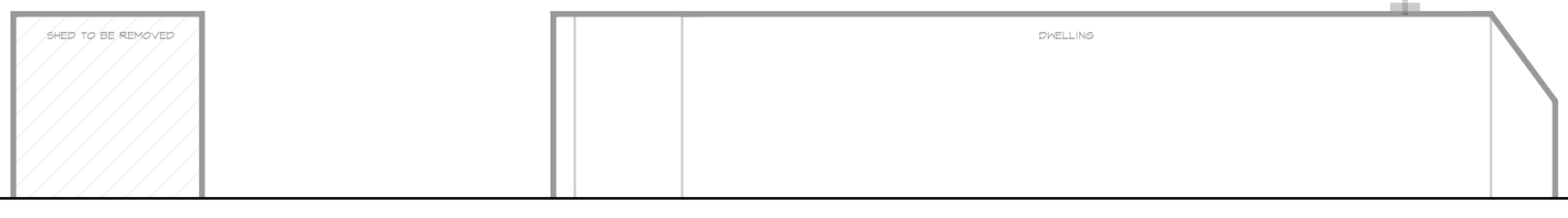


LEGEND:

- DUPLEX RECEPTACLE
- WP — QUAD RECEPTACLE - WP
- S — LIGHT SWITCH
- S/CO — SMOKE & CO DETECTOR
- T — THERMOSTAT
- CEILING LIGHT
- WP — WALL LIGHT - WP
- HANGING LIGHT FIXTURE
- BASEBOARD HEATER
- SUB PANEL
- ELECTRICAL SUPPLY

ELECTRICAL SUPPLY:

IN PVC CONDUIT
BURIED IN LAYER OF SAND
(DEPTH DEPENDENT ON CABLE CHOICE)



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NO.	DATE	COMMENTS
1	11-03-2021	

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STUDIO ACC. BUILDING

ELECTRICAL PLAN

~SHEET~

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