

**FINISH SCHEDULE KEY**

- 1 ASPHALT SHINGLE ROOF MEM. (REVISE AS REQ.)
- 2 DECORATIVE FINAL PAINT
- 3 1x6 FASIA (PAINTED) C/ W ACCENT TRIM 1x4 (PAINTED) OVERHANG
- 4 2x10 FELLY BAND (PAINTED) OR AS TO SPEC. C/ W CONT. WATERLINE FLASH OVER
- 5 PREFIN. METAL GUTTER ON 1x6 TRIM PAINTED C/ W EXPOSED RAFTER TAILS
- 6 HORIZONTAL CEMENT PANEL BOARDS Siding (COLOUR MATCH OR PAINTED)
- 7 VERTICAL PANEL BOARD SMOOTH Siding P&B (COLOUR MATCH OR PAINTED)
- 8 1x3 WOOD CLADDING OR AS SPEC. (STAINED)
- 9 1x3 WOOD SOFFIT OR AS SPEC. (STAINED) C/ W VENTILATION
- 10 WINDOW/ DOOR TRIM (PAINTED) FLASHING OVER ALL DOORS & WINDOWS (TYP.) C/ W 2" CANTED SILL C/ W CONT. DRIP EDGE (TYP. ALL WINDOWS FLASH OVER)
- 11 WOOD DOOR WITH GLAZING, PREFINISHED
- 12 CULTURED STONE VENEER B/ UP AS TO SPEC. (12" TO 18" B/ UP)
- 13 ALUM. GLASS RAILING 42" OR HGT. AS NOTED COLOUR TO MATCH OR AS TO SPEC.
- 14 CONC. STAIRS OR PATIO
- 15 EXPOSED CONCRETE (MIN. 6" ABOVE GRADE)

**NOTES:**

WINDOW OPERATION (I.E. DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTOR'S DECISION AND CONFORM TO B.C.C. 2015 REG. EGRESS.

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

ALL COLOURS TO BE CONFIRMED BY DESIGNER/ OWNER/ CONTRACTOR

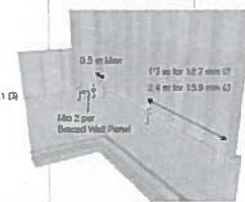
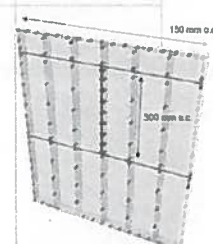
ALL LANDINGS FRONT ENTRY TO BE CONCRETE STAIRS OR PATIO

Construction Requirement	Code Reference (see Appendix)	Description
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Healing of Framing 9.23.3.4 (1) 82 mm Heals at 150 mm o.c.

Fasteners for Sheathing 9.23.3.5 (2) Table 9.23.3.5.B. 150 mm o.c.

Anchorage of Bulging Frames 9.23.6.1 (2) 9.5 m Slab (7) as for 12.7 mm (1) 2.4 m for 13.9 mm (1)



Construction Requirement	Code Reference (see Appendix)	Description
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Support of Walls 9.23.9.8 (B) All walls supported (blocking in place) for required fastening

Bracing and Lateral Support 9.23.15.2 (1) Provision of bracing with blocking for strapping

Required Roof Sheathing 9.23.16.1 (1) 9.23.16.1.5 (2) All roofs in the high seismic region must have roof sheathing or continuous, diagonal lumber

Spacing of Nails 9.23.8.4 (4) Nails for gypsum board spaced not more than 700 mm o.c.

Spacing of Screws 9.23.3.9 (4) Screws for gypsum board spaced not more than 300 mm o.c.

Nails and Staples 9.23.6.3 (2) Table 9.23.3.5.B. Nail and staple spacing for drywood sheathing

Nails 9.23.8.3 (2) Table 9.23.3.5.B. Nail spacing for OSB or waferboard sheathing

ALLOWABLE HEIGHT 7.60 m (24.6 ft.)



1 Front (north) Elevation  
1/4" = 1'-0"



2 Right (west) Elevation  
1/4" = 1'-0"

**RECEIVED**  
JUN 13 2019  
PLANNING DEPT.  
DISTRICT OF SAANICH

**Premium Urban Design**  
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Revision Number	Revision Description	Revision Date

Proposed Residence for:  
**iQube Developments**  
1542 Athlone Ave, Victoria, BC, Lot B

DATE: APR 2019  
DRAWN BY: MS  
JOB #: A16-\*\*\*  
SHEET:  
**A4**  
SHEET A4 OF 04

ALL DIMENSIONS ARE TO FACE OF SHEATHING OR CONCRETE, UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-2x10 LINTELS UP TO 72", 3-2x10 OVER W 2x CRIPPLES.

**1. Typical Heel Wood Trusses @ 610mm (24") with R50 (14" approx.)**  
 Fibre Glass Loose Fill Insulation (Target for Compliance = 6.91 RSI)  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 1.47  
 280mm (11") Fibre Glass Loose Fill Insulation 5.25 RSI  
 38mm x89mm (2x4) Bottom Truss Cord @ 610mm (24") with 89mm (3.5")  
 Fibre Glass Loose Fill Insulation 1.47 RSI  
 6mil Polyethylene Vapour Barrier: 0.00 RSI  
 12.5mm (1/2") Gypsum Board (Type-X or Regular) 0.08 RSI  
 Interior Air Film (ceiling) 0.11 RSI  
 TOTAL: 6.91 RSI

**2. Wall Between Garage and Primary Residence, 38mmx89mm (2x6) Stud Wall @ 406mm (16") With R19 Fibre Glass Batt Insulation. (Target for Compliance = 2.62 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 2.36  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 15.9mm (5/8") Gypsum Board (X-Type or Regular): 0.09 RSI  
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.36 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 2.68 RSI

**3. Exterior 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding (Target for Compliance= 2.78 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 3.87  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 Concrete Fibre Siding (Horizontal Lap, Panel or Shingle Panel): 0.03 RSI  
 9.5mm (3/8") Wall (Rainscreen) Air Cavity: 0.15 RSI  
 12.5mm (1/2") Oriented Strandboard Sheathing: 0.12 RSI  
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.36 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 2.89 RSI

**4. House Floor/Crawlspace Detail**  
**200mm (8") Thick Foundation Walls with R12 Foil backed Fibre Glass Batt Insulation on Interior of Walls (Target for Compliance= 2.1 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 4.55  
 200mm(8") Cast in Place Concrete Foundation Wall: 0.08 RSI  
 50mm (2") R12 Foil backed Fibre Glass Batt Insulation 2.11 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 2.31 RSI

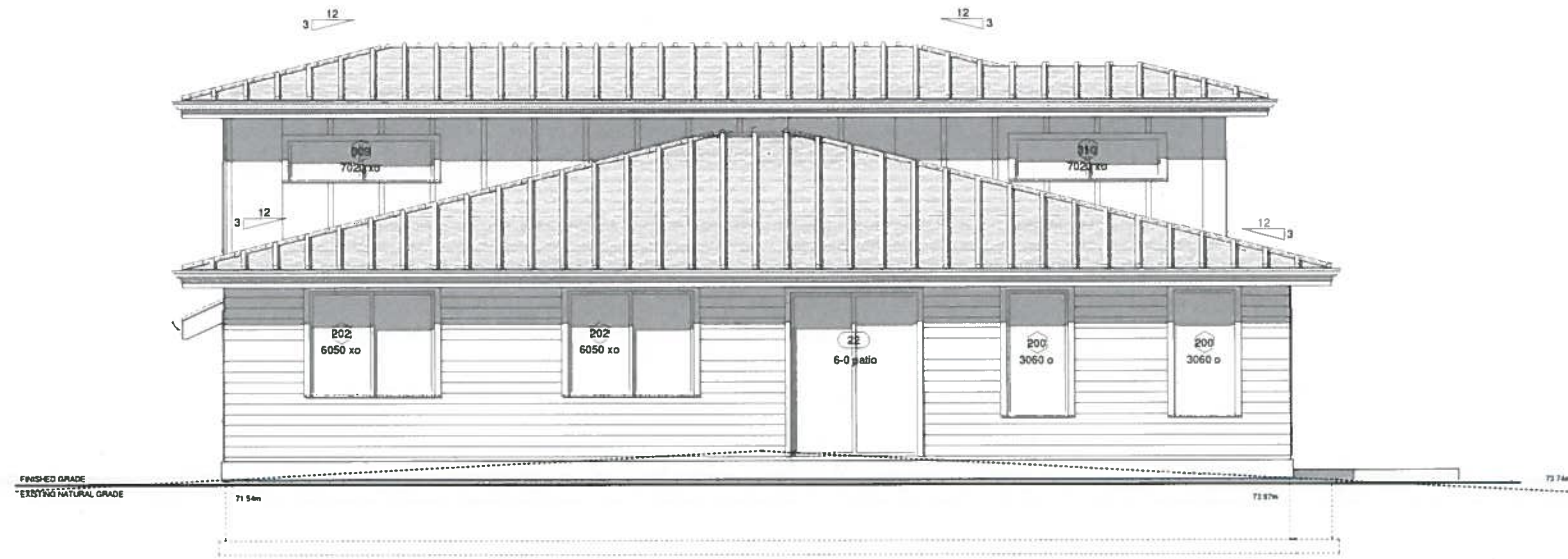
**5. Exterior 38mmx140mm (2x6) Stud Wall @ 304mm (12") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding (Target for Compliance= 2.78 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 4.55  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 Concrete Fibre Siding (Horizontal Lap, Panel or Shingle Panel): 0.03 RSI  
 9.5mm (3/8") Wall (Rainscreen) Air Cavity: 0.15 RSI  
 12.5mm (1/2") Oriented Strandboard Sheathing: 0.12 RSI  
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.347 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 2.877 RSI

**6. Floor between Garage and Primary Residence, 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation (Target for Compliance= 4.67 RSI- 0.16 RSI buffer)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 4.55  
 Interior Air Film (Floor): 0.16 RSI  
 15.5 (5/8") Plywood (Generic Softwood) Sheathing: 0.14 RSI  
 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation: 4.55 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 Total: 4.96 RSI

**7. Floor between Exterior and Primary Residence, 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation (Target for Compliance= 4.67 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 4.55  
 Interior Air Film (Floor): 0.16 RSI  
 15.5 (5/8") Plywood (Generic Softwood) Sheathing: 0.14 RSI  
 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation: 4.55 RSI  
 Total: 4.85 RSI

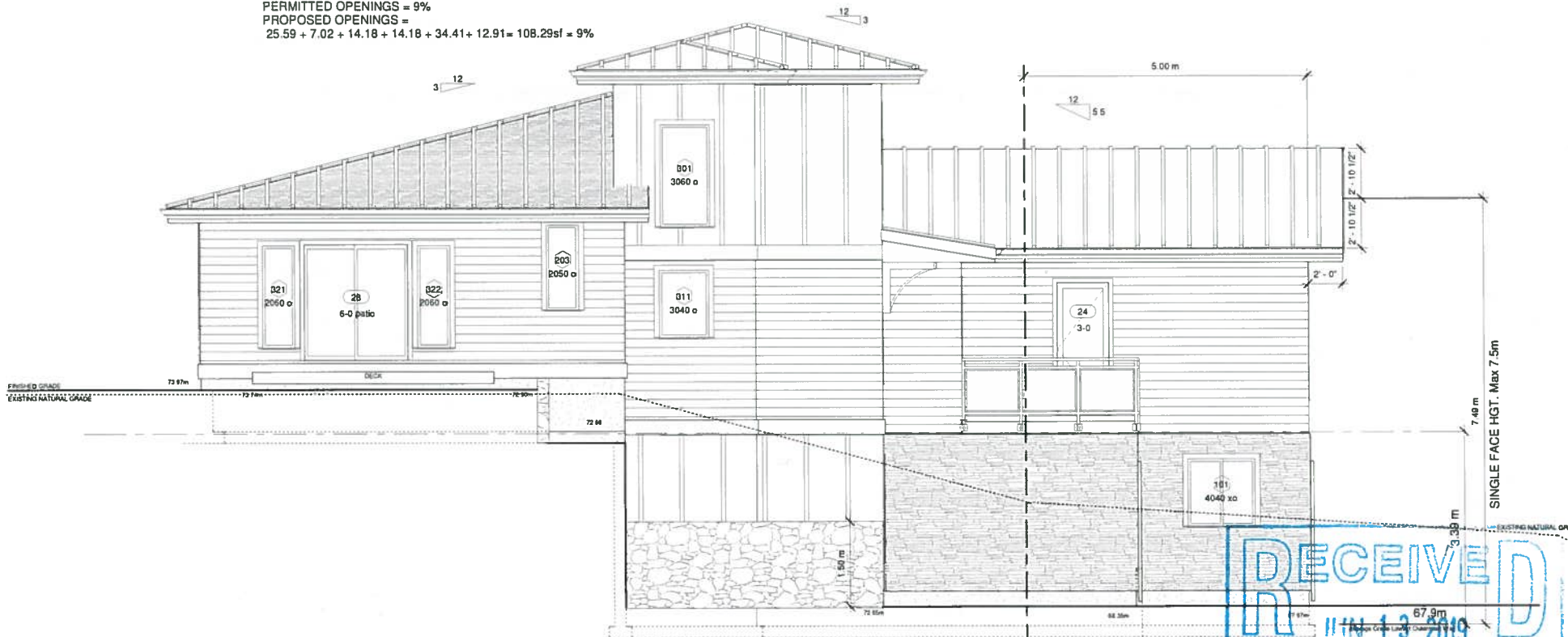
**16. Exterior Wall between Attic and heated space, 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R22 Fibre Glass Batt Insulation (Target for Compliance= 2.78 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 3.87  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R22 Batt: 3.87 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 4.10 RSI

**21. SKYLIGHT (OPTIONAL)**  
**38mmx140mm (2x6) Stud Wall @ 406mm (16") with R22 Fibre Glass Batt Insulation (Target for Compliance= 2.78 RSI)**  
 RSI Parallel = 100  
 % area of framing/RSif + % area of cavity/RSic  
 RSI = 3.87  
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI  
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R22 Batt Insulation: 3.87 RSI  
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI  
 Interior Air Film (Wall): 0.12 RSI  
 Total: 4.10 RSI



1 Rear (south) Elevation  
 1/4" = 1'-0"

**UNPROTECTED OPENINGS:**  
 WALL AREA = 1182.76sf (109.88sm)  
 LIMITING DISTANCE = 1.5m  
 PERMITTED OPENINGS = 9%  
 PROPOSED OPENINGS =  
 25.59 + 7.02 + 14.18 + 14.18 + 34.41 + 12.91 = 108.29sf = 9%



2 Left (east) Elevation  
 1/4" = 1'-0"

FINISH SCHEDULE KEY	
1	TORCH ON ROOF MEMBRANE (REVISE AS REQ.)
2	DECORATIVE FINAL PAINT
3	NO FASIA (PAINTED) C/W ACCENT TRIM (X4 (PAINTED) OVERHANG
4	2X10 BELLY BAND (PAINTED) OR AS TO SPEC C/W GAIT WATERLINE FLASH OVER
5	PREFIN. METAL GUTTER ON (NO TRIM PAINTED) C/W EXPOSED RAFTER TAILS
6	HORIZONTAL CEMENT PANEL BOARD SIDING (COLOUR MATCH OR PAINTED)
7	VERTICAL PANEL BOARD SMOOTH SIDING (COLOUR MATCH OR PAINTED)
8	1X3 WOOD CLADDING OR AS SPEC (STAINED)
9	1X3 WOOD SOFFIT OR AS SPEC (STAINED) C/W VENTILATION
10	WINDOW / DOOR TRIM (PAINTED) FLASHING OVER ALL DOORS & WINDOWS (TYP) C/W 2" CANTED SILL C/W CONT. DROP EDGE (TYP. ALL WINDOWS FLASH OVER)
11	WOOD DOOR WITH GLAZING, PREFINISHED
12	CULTURED STONE VENEER B/LP AS TO SPEC (12" TO 16" B/LP)
13	ALUM. GLASS RAILING 42" OR HGT. AS NOTED COLOUR TO MATCH OR AS TO SPEC
14	CONC. STAIRS OR PATIO
15	EXPOSED CONCRETE 1 MIN. 6" ABOVE GRADE

NOTES:  
 WINDOW OPERATION (IE DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTOR'S PREFERENCE AND CONFORM TO B.C.B.C 2015 RES. CODESS  
 FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS  
 ALL COLOURS TO BE CONFIRMED BY DESIGNER/ OWNER/ CONTRACTOR  
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Revision Number	Revision Description	Revision Date

Proposed Residence for:  
**iQube Developments**  
 1542 Athlone Ave, Victoria, BC, Lot B

**RECEIVED**  
 APR 13 2019  
 PLANNING DEPT.  
 DISTRICT OF 8

DATE: APR 2019  
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 SHEET:  
**A5**  
 SHEET A5 OF 5

ALL DIMENSIONS ARE TO FACE OF SHEATHING OR CONCRETE, UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-2x10 LINTELS UP TO 72", 3-2x10 OVER W 2x CRIPPLES.