



20280 50TH AVENUE DUPLEX DEVELOPMENT

PROJECT STATISTICS

LEGAL DESCRIPTION: LOT 162, PLAN NWP36549, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT
CIVIC ADDRESS: 20280 50TH AVENUE
ZONING: R1
SITE AREA: 1,117.938 SQFT. OR 12,033.384 SQFT.

	PERMITTED	PROPOSED
FLOOR AREA:	TBD	0.68 (8,241.36 SQFT)
BLDG 1 MAIN FLOOR		= 985.67 SQFT.
BLDG 1 UPPER FLOOR		= 1,074.67 SQFT.
BLDG 2 MAIN FLOOR		= 985.67 SQFT.
BLDG 2 UPPER FLOOR		= 1,074.67 SQFT.
BLDG 3 MAIN FLOOR		= 985.67 SQFT.
BLDG 3 UPPER FLOOR		= 1,074.67 SQFT.
BLDG 4 MAIN FLOOR		= 985.67 SQFT.
BLDG 4 UPPER FLOOR		= 1,074.67 SQFT.

SITE COVERAGE: 36% (4,332.02 SQFT.) 35.72% (4,298.68 SQFT.)
BUILDING HEIGHT: 9.00 M
 BLDG 1 = 7.46 M
 BLDG 2 = 7.46 M
 BLDG 3 = 7.46 M
 BLDG 4 = 7.46 M

SETBACKS:
 NORTH: 3.00 M 3.61 M
 SOUTH: 7.00 M 8.66 M
 EAST: 1.50 M 1.50 M
 WEST: 1.50 M 1.51 M

FLOODPLAIN: NO
10 MINUTE FIRE RESPONSE TIME: YES
SPRINKLERED: YES

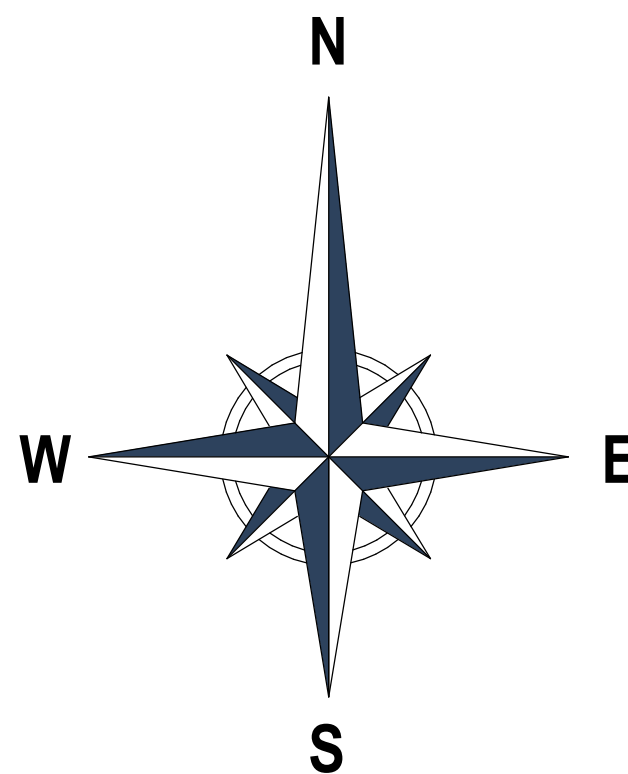
RESIDENTIAL PARKING:
REQUIRED: 8 X 1.5 SPOTS = 12 SPOTS
PROPOSED: 12 SPOTS

GARBAGE:
 PROVIDE INDIVIDUAL PICK-UP SERVICE FOR EACH DWELLING UNIT.

FENCING:
 MAX FENCE HEIGHT @ FRONT OF PROPERTY = 1.20 M
 MAX FENCE HEIGHT @ SIDES & REAR OF PROPERTY = 1.80 M

DRAWING INDEX

- A00 COVER SHEET
- A01 SITE PLAN & PROJECT INFO
- A02 PERSPECTIVES
- A03 DUPLEX 1, 2, 3 & 4 PLANS
- A04 ELEVATIONS DUPLEX 1
- A05 ELEVATIONS DUPLEX 2
- A06 ELEVATIONS DUPLEX 3
- A07 ELEVATIONS DUPLEX 4
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- A09 ENERGY EFFICIENCY REQUIREMENTS
- A10 CODE DETAILS



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.

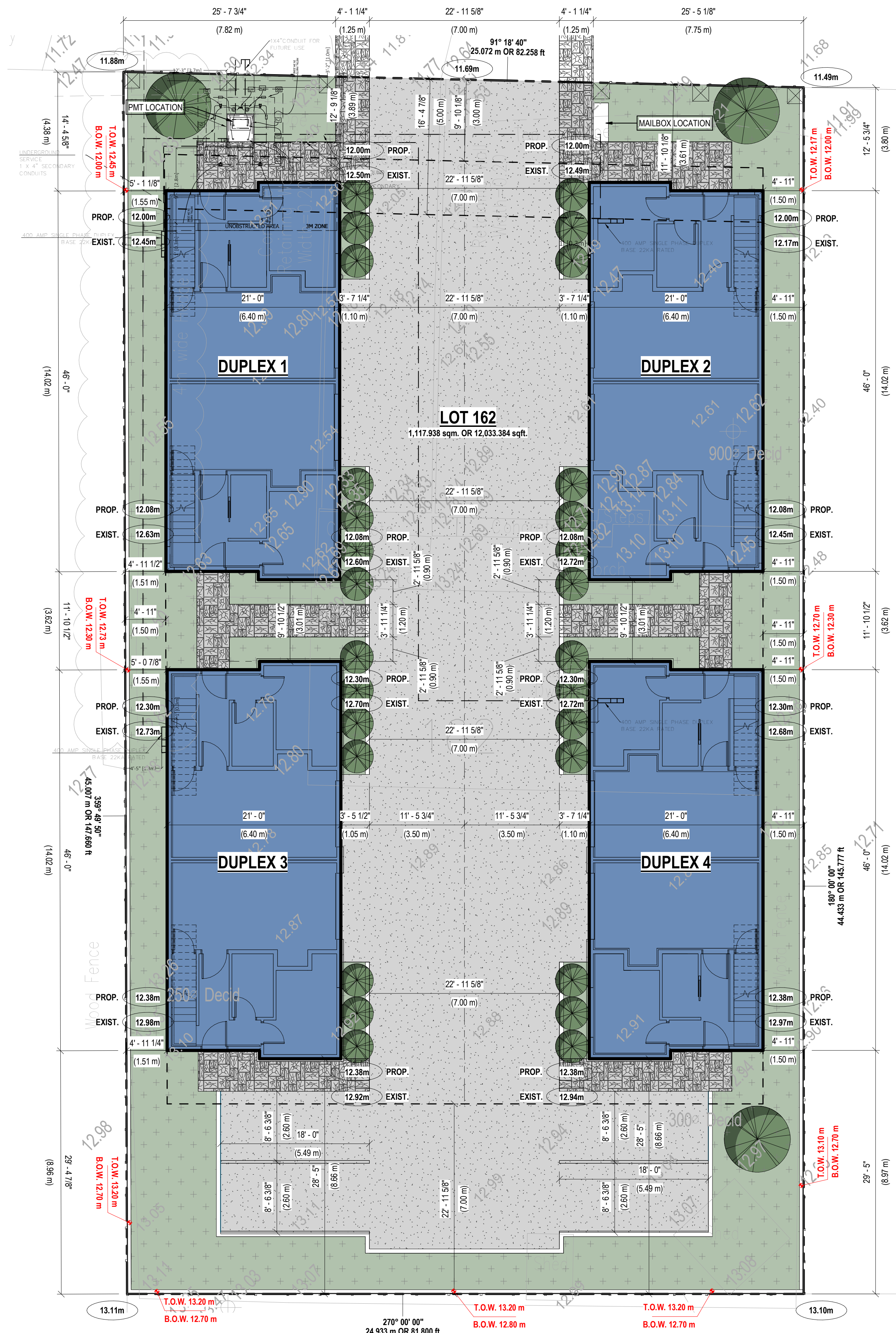
ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

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

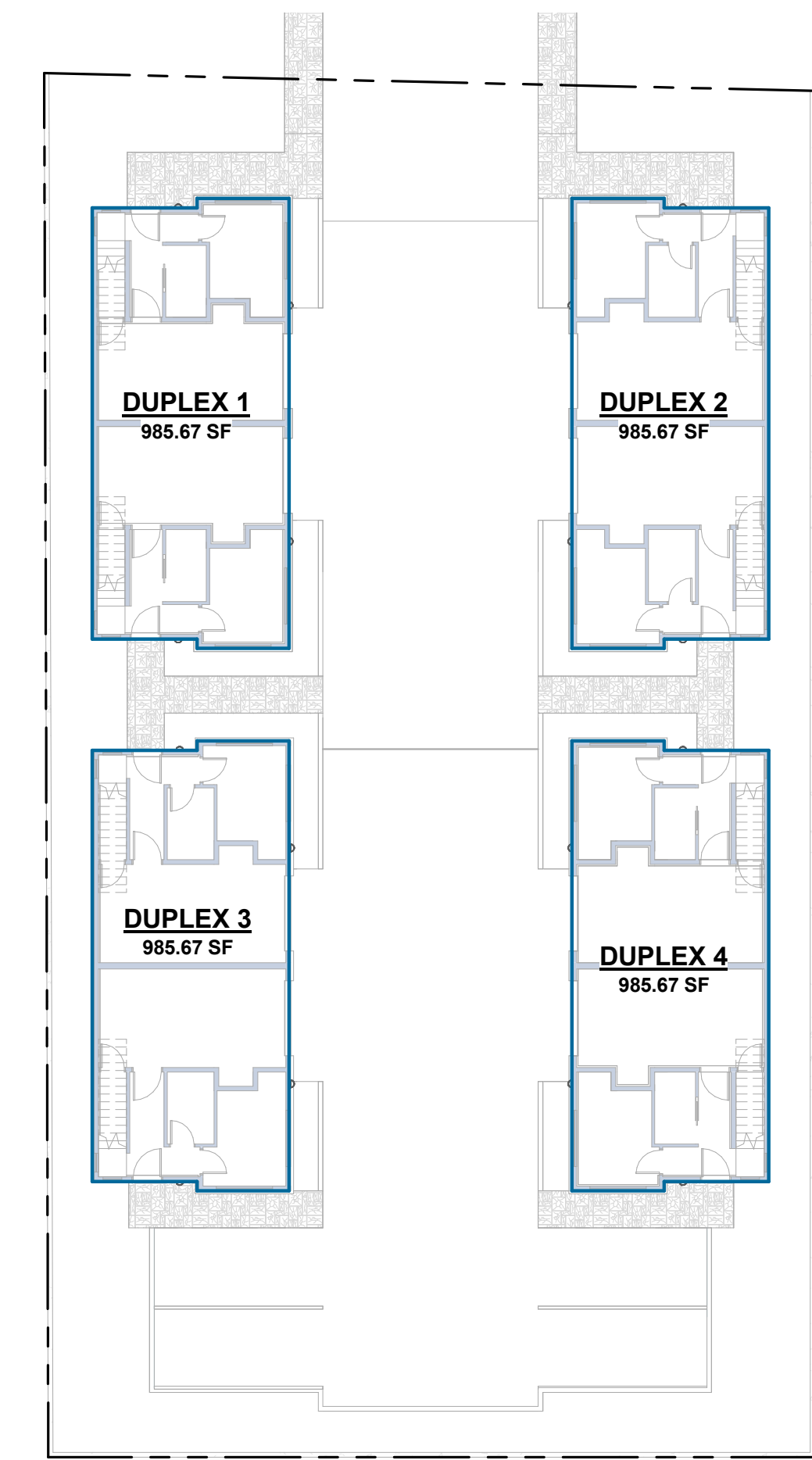
ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

50TH AVENUE



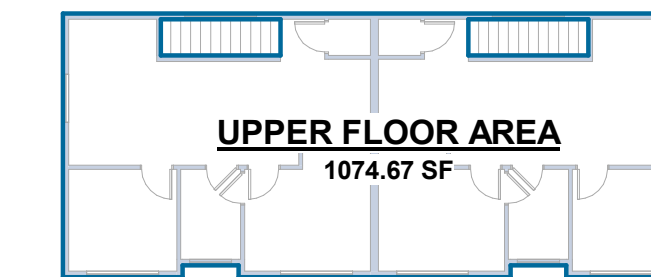
SITE PLAN

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



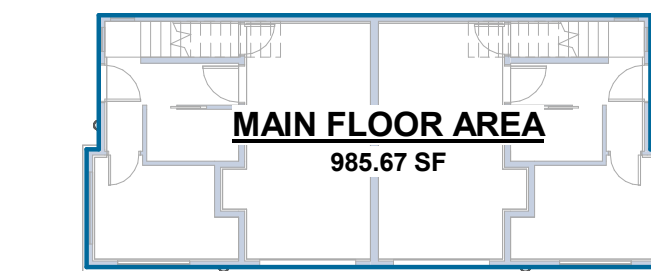
SITE AREA PLAN

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



UPPER FLOOR AREA PLAN

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



MAIN FLOOR AREA PLAN

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



TYPICAL HORIZONTAL SLAT FENCING (COMPOSITE OR ALUMINUM)
 (NO GAPS IN FENCING FOR ANY ADJACENT PROPERTIES)

Date
 2025-04-25
 2026-01-28

Description
 ISSUED FOR DP
 ISSUED FOR BP

No.
 1
 2

20280 50TH AVENUE DUPLEX DEVELOPMENT
 SITE PLAN & PROJECT INFO

BV25-XXXX

Project Number

Date
 JAN 28, 2026

Drawn By
 BAKERVIEW

Checked By
 BAKERVIEW

Scale
 As indicated



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4

Date

2025-04-25
2026-01-28

Description

ISSUED FOR DP
ISSUED FOR BP

No.

1
2

**20280 50TH AVENUE DUPLEX
DEVELOPMENT
PERSPECTIVES**

Project Number

BV25-XXXX

Date

JAN 28, 2026

Drawn By

BAKERVIEW

Checked By

BAKERVIEW

Scale

12" = 1'-0"

A02

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/VAPOR 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 2X10 U.N.O. & PLACED S.O.T.O. WINDOW IS AT...
 6'-9" FOR 8' CLGS
 7'-9" FOR 9' CLGS
 8'-9" FOR 10' CLGS
 U.N.O.

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.

NOTE:
 MAIN DWELLING TO BE HEATED USING FORCED AIR FURNACE
 A) PROVIDE SUPPLY AIR THROUGH THE DUCTING TO EACH BEDROOM.
 B) EACH FLOOR LEVEL WITHOUT A BEDROOM, AND ANCILLARY SPACES THAT CONTAIN AN EXHAUST DEVICE
 C) 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.
 D) DRAW SUPPLY AIR THROUGH DUCTING THAT IS RIGID DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 100 MM OR FLEXIBLE DUCTING WITH AN EQUIVALENT DIAMETER OF AT LEAST 125 MM, AND 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:
 GLAZING INSTALLED OVER STAIRS, RAMPS AND LANDINGS THAT EXTENDS TO LESS THAN 1070 MM ABOVE THE SURFACE OF THE TREADS, RAMP OR LANDING SHALL BE PROTECTED BY GUARDS & NON-OPERABLE AS PER BCBC 2024 9.8.8.1(16) HOUSE WITH SUITE OR GLAZING INSTALLED OVER STAIRS, RAMPS AND LANDINGS THAT EXTENDS TO LESS THAN 1070 MM ABOVE THE SURFACE OF THE TREADS, RAMP OR LANDING SHALL BE PROTECTED BY GUARDS & NON-OPERABLE AS PER BCBC 2024 9.8.8.1(16) HOUSE WITHOUT SUITE

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)

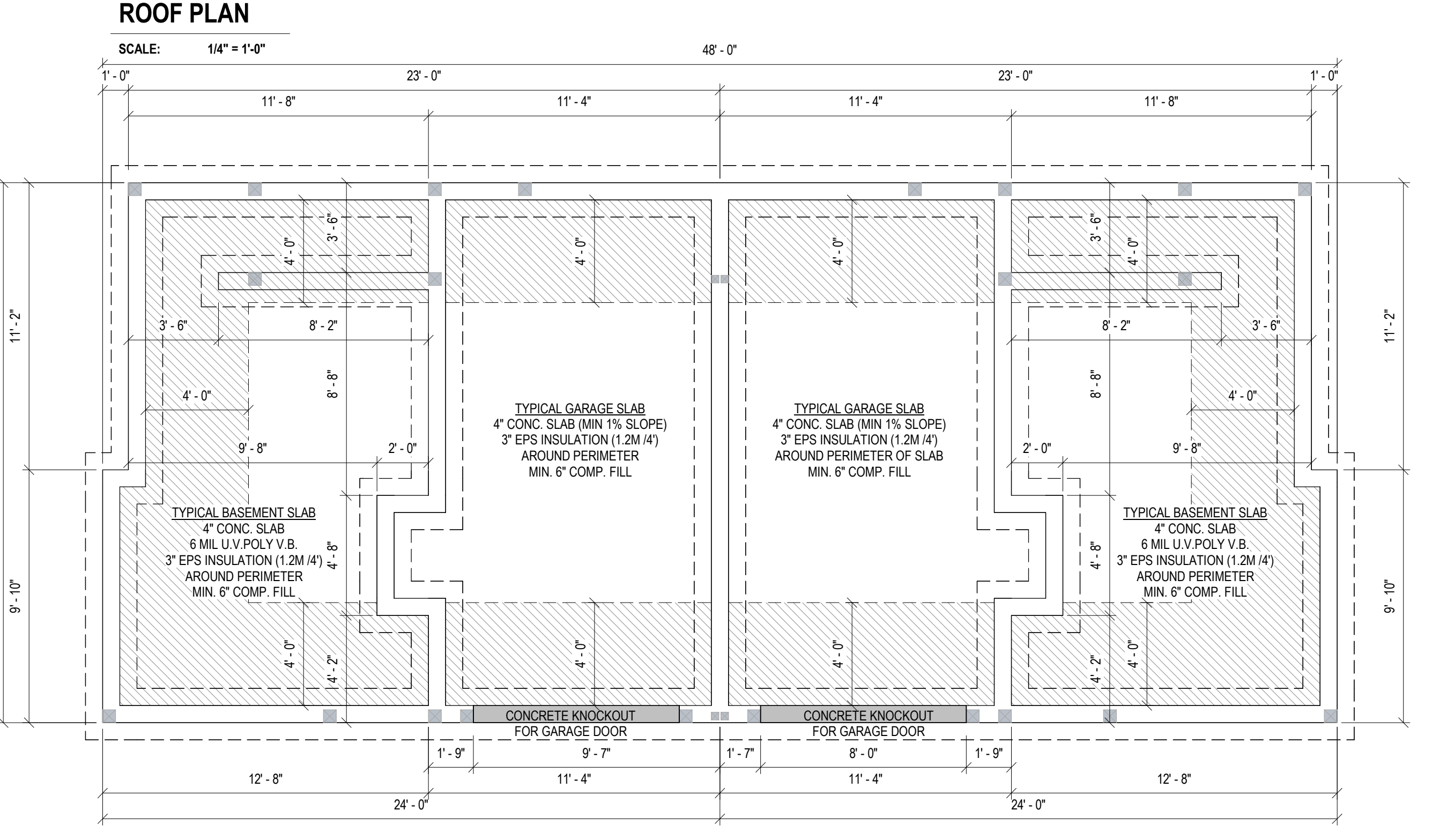
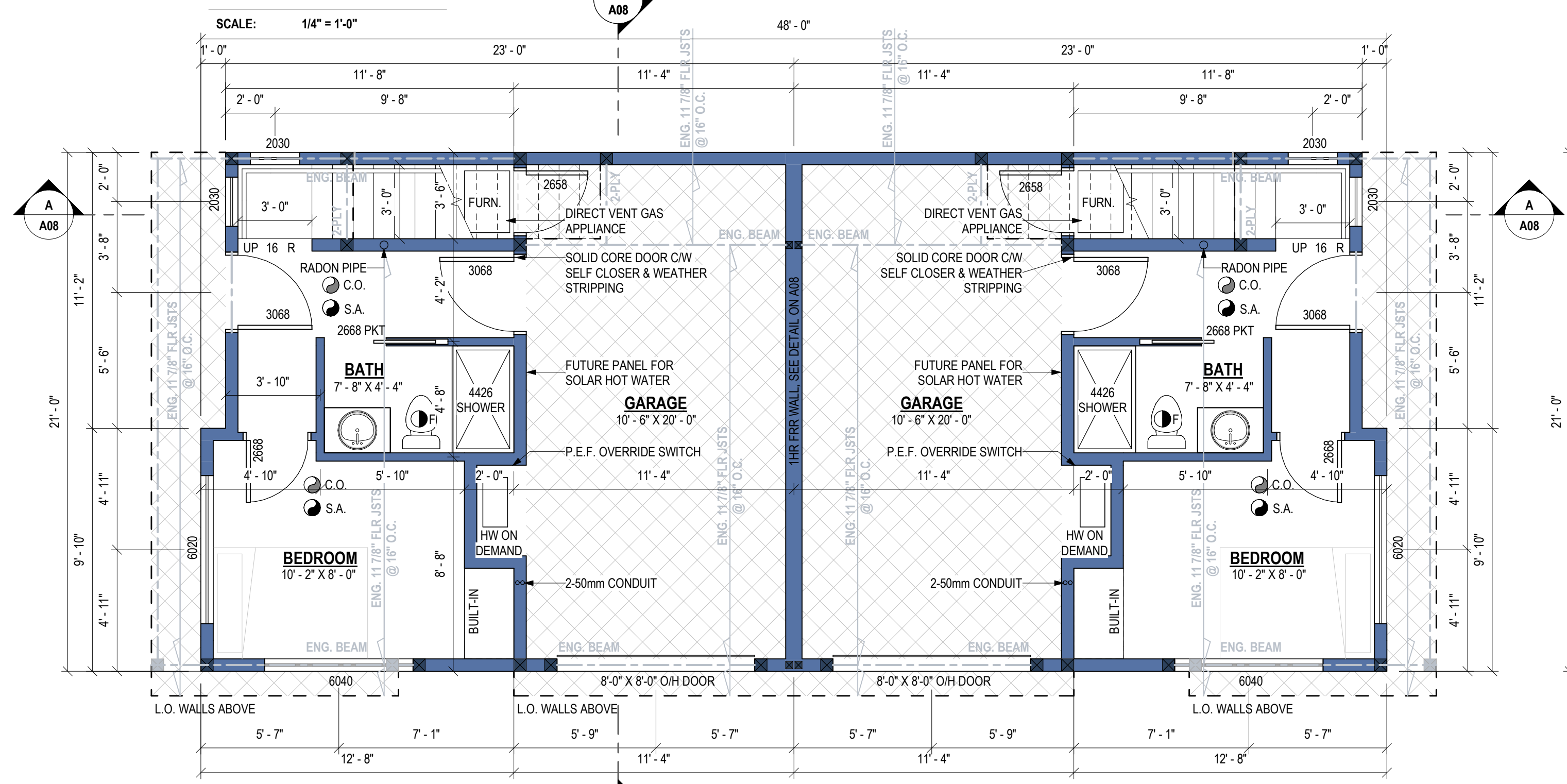
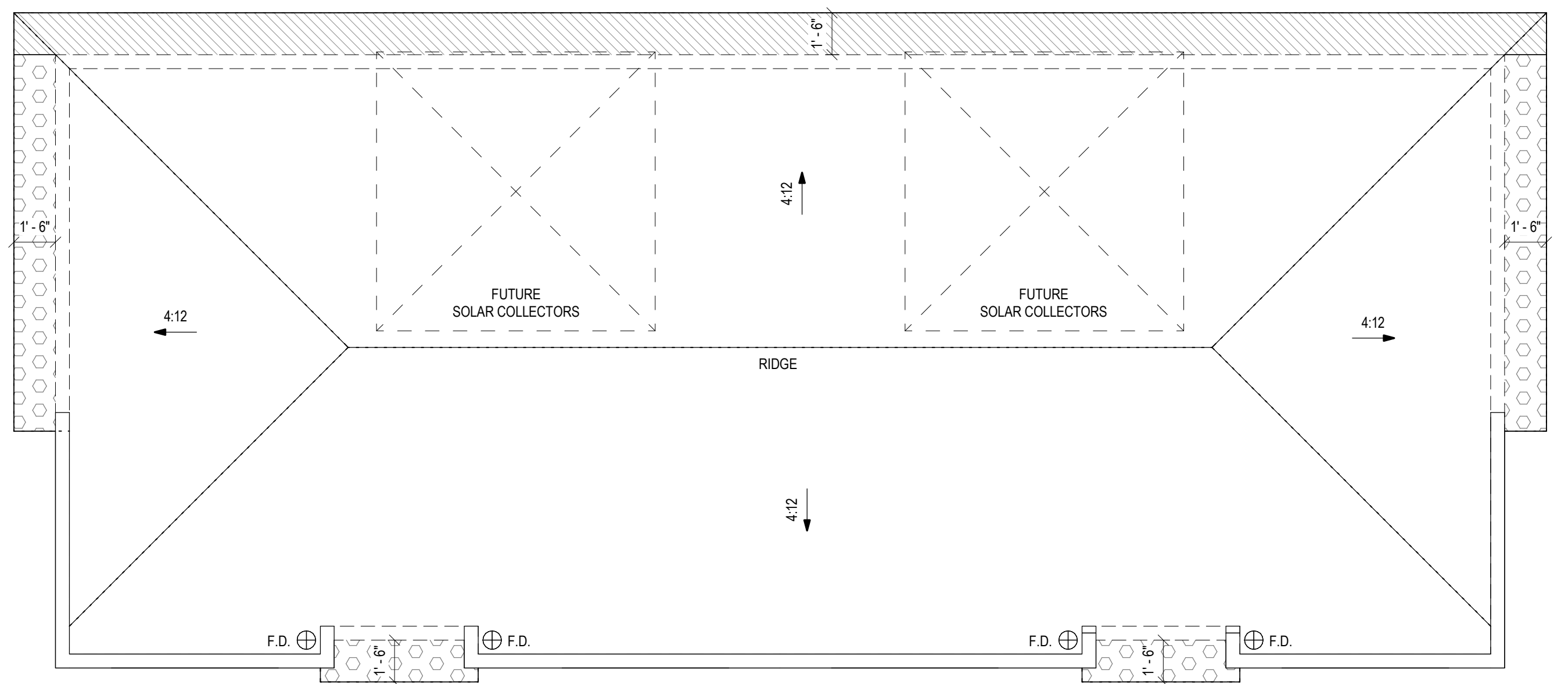
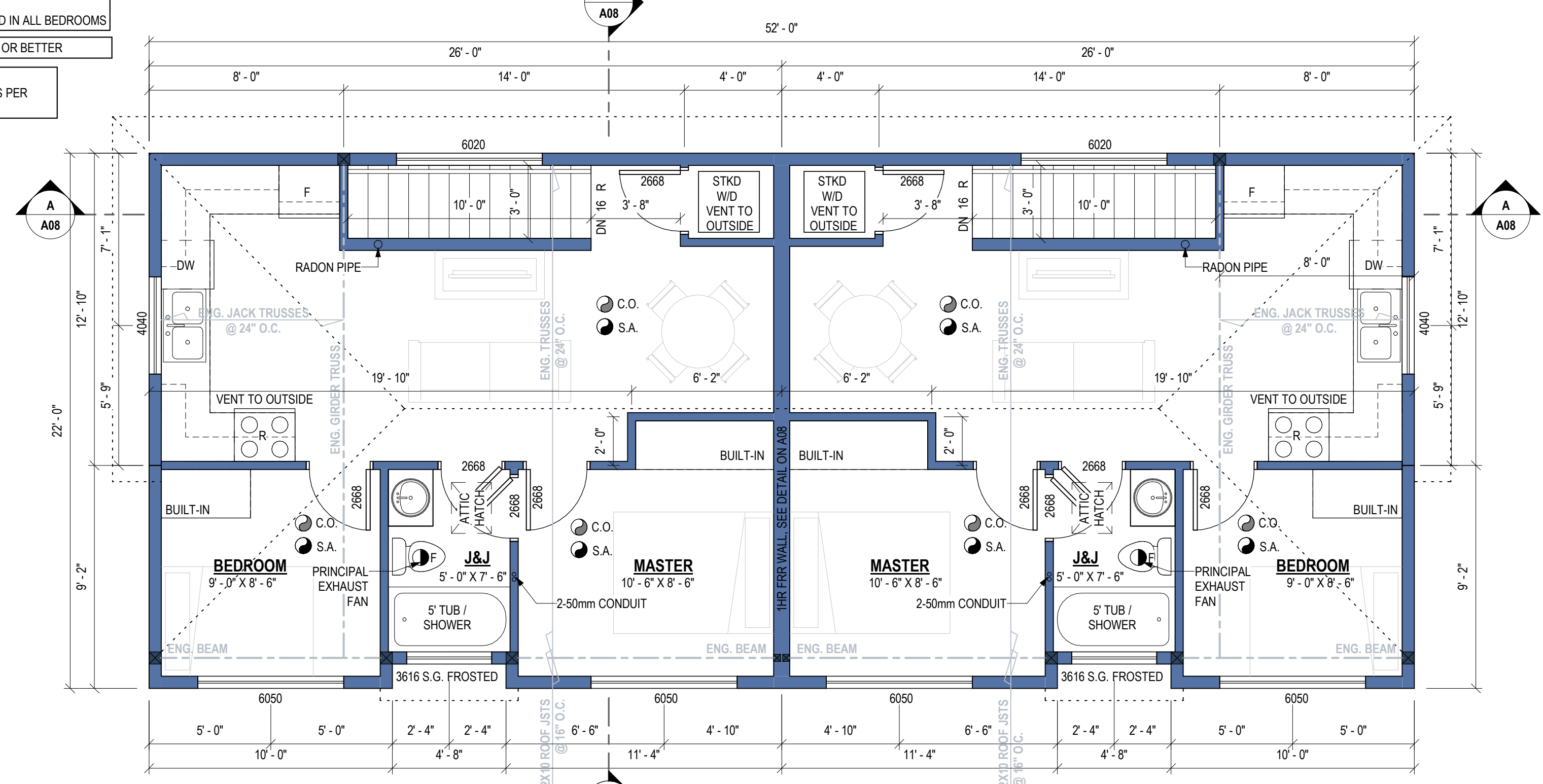
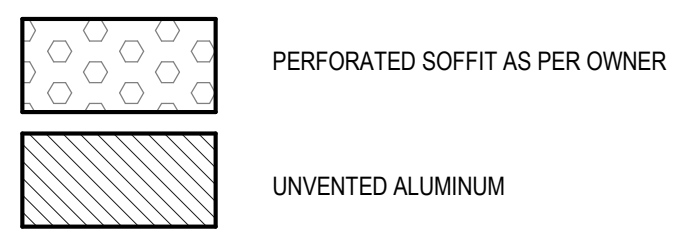
NOTE:
 THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE 2024 BC BUILDING CODE. ADDITIONAL SPECIFICATIONS BY A STRUCTURAL ENGINEER IS AN INTEGRAL PART OF THE DRAWINGS.

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 ONE DWELLING UNIT, OR
 (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 THAT SUBSECTION IF THE LOCAL GOVERNMENT OF THE JURISDICTION TO WHICH THIS REGULATION 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% =

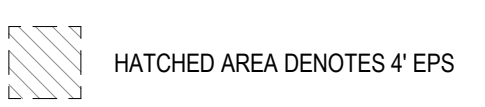
VENTED ROOF SPACE	1059.67 sqft.				1059.67 sqft.
ROOF FACTOR	1/300				1/300
1059.67 sqft. X 0.003	=	3.53 sqft.			
25% @ SOFFIT	=	0.88 sqft.			
VENT @ SOFFIT	=	55.50 sqft.	X	5% PERFORATION	
PROPOSED VENTING	=	2.78 sqft.			



FOUNDATION NOTES

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

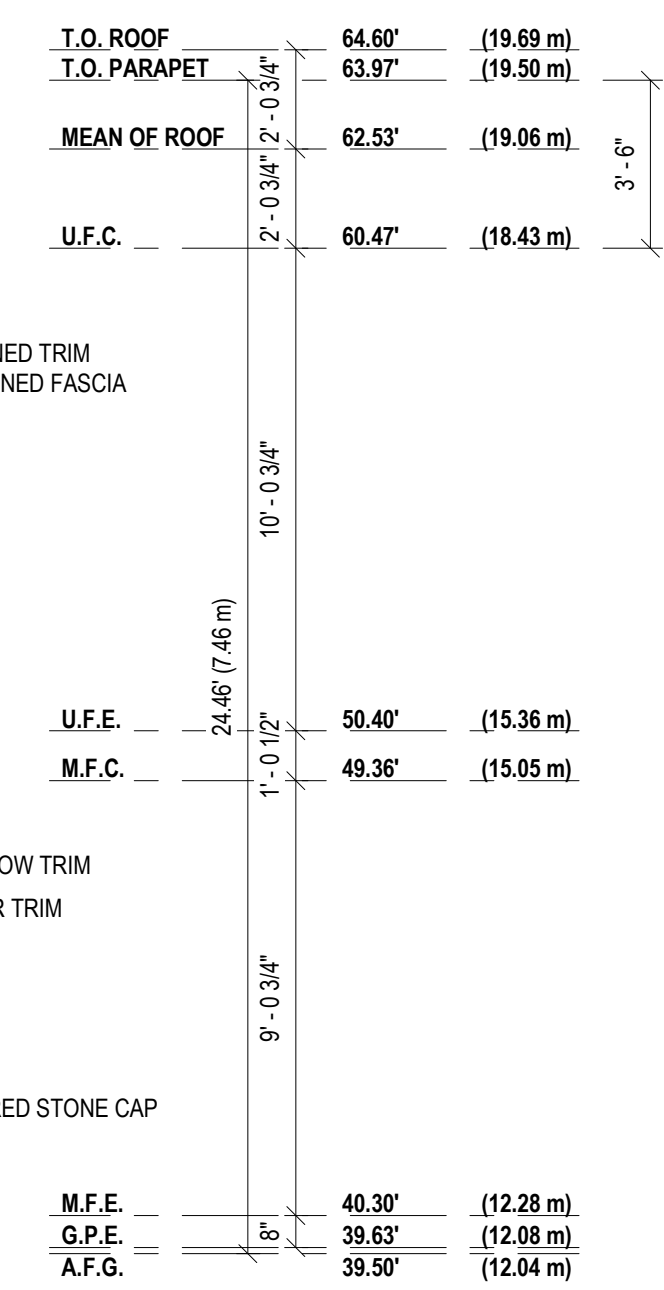
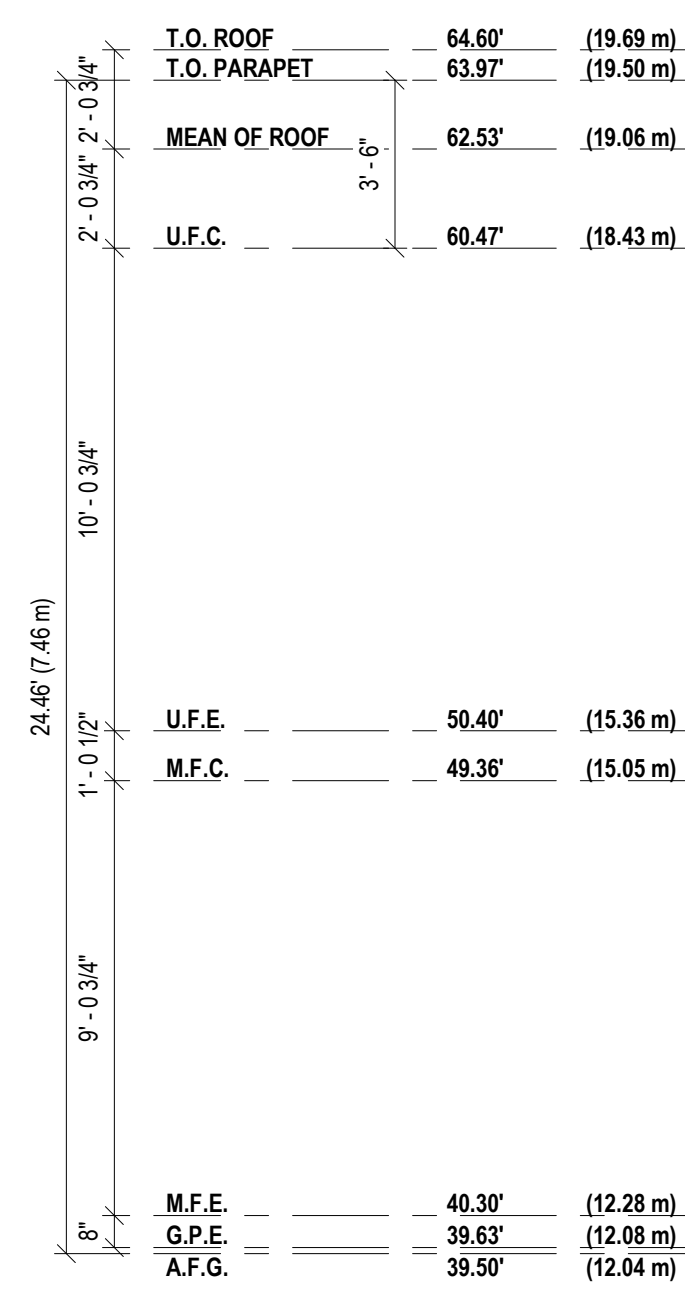
NOTE:
 ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL BELOW THE MAXIMUM FROST PENETRATION DEPTH



No.	Description	Date
1	ISSUED FOR DP	2025-04-25
2	ISSUED FOR BP	2026-01-28

20280 50TH AVENUE DUPLEX DEVELOPMENT
DUPLEX 1,2,3 & 4 PLANS
 Project Number: BV25-XXXX

A03
 JAN 28, 2026
 Drawn By: BAKERVIEW
 Checked By: BAKERVIEW
 Scale: 1/4" = 1'-0"



PROP. 12.08m
EXIST. 12.60m

EAST ELEVATION

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

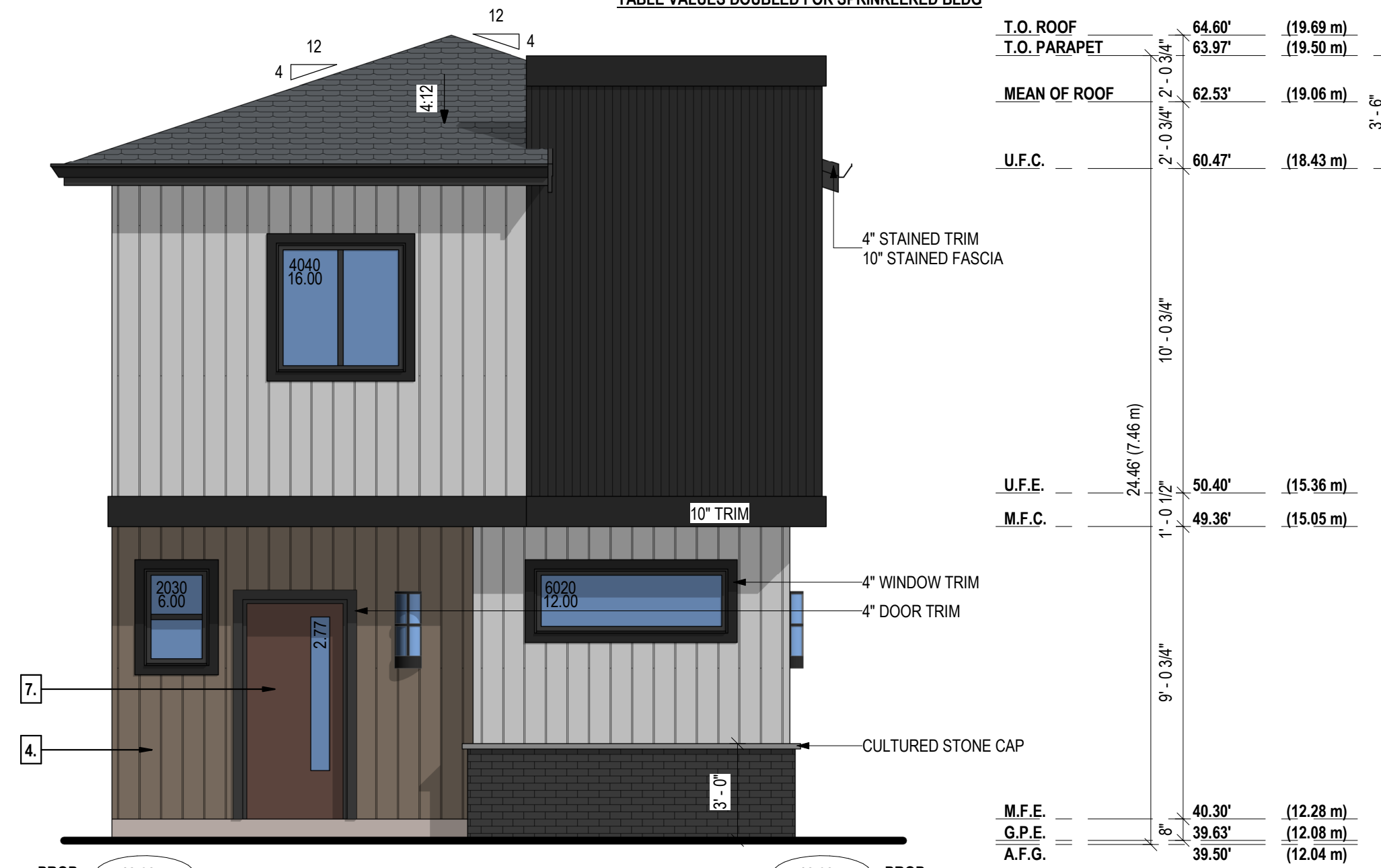
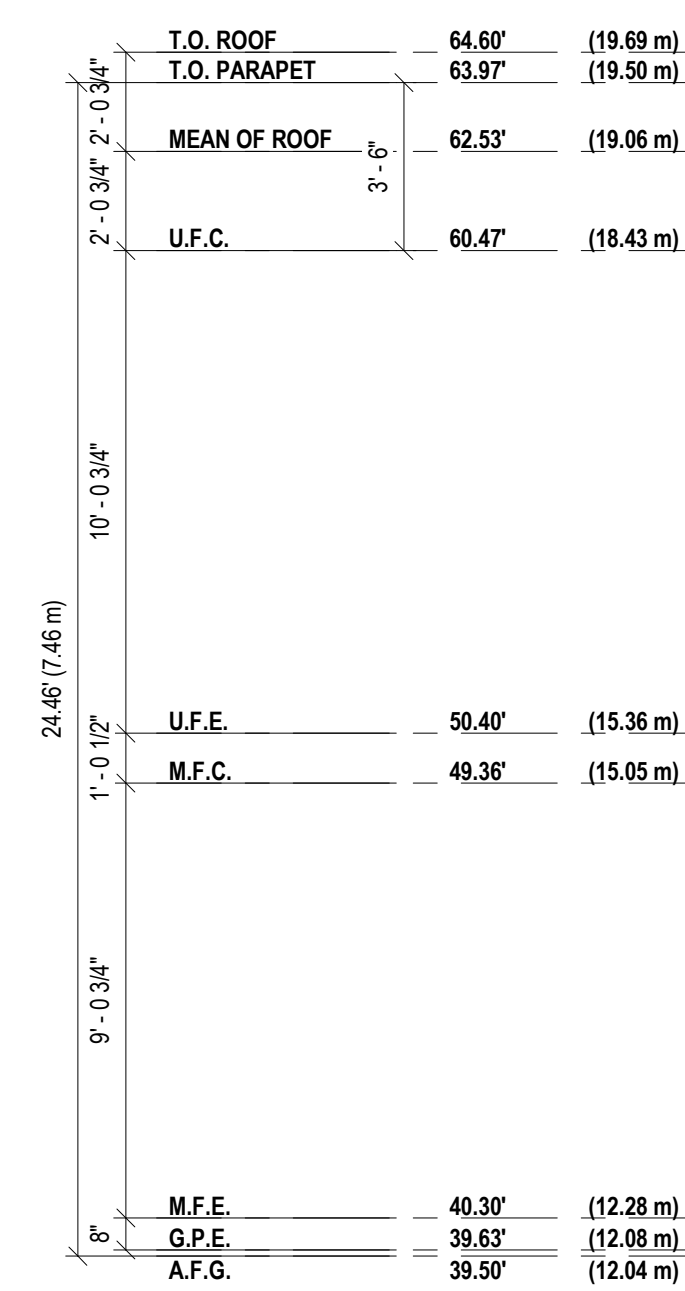
WALL AREA	1188.79 sqft.	OR	110.44 sqm.
LIMITING DIST.	4.60 m		
MAX U.P.O.	28.20 %	OR	335.24 sqft.
PROP U.P.O.	17.02 %	OR	202.30 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.00m
EXIST. 12.50m

NORTH ELEVATION

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



PROP. 12.08m
EXIST. 12.63m

SOUTH ELEVATION

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

WALL AREA	473.87 sqft.	OR	44.02 sqm.
LIMITING DIST.	1.51 m		
MAX U.P.O.	16.06 %	OR	76.10 sqft.
PROP U.P.O.	7.76 %	OR	36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.00m
EXIST. 12.45m

WEST ELEVATION

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

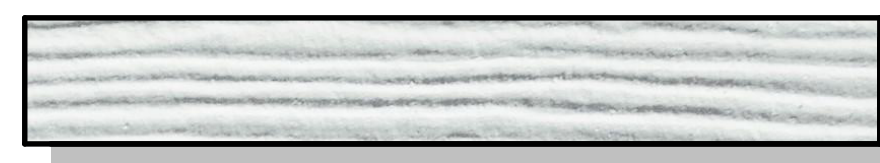
WALL AREA	1016.79 sqft.	OR	94.46 sqm.
LIMITING DIST.	1.51 m		
MAX U.P.O.	16.04 %	OR	163.09 sqft.
PROP U.P.O.	3.54 %	OR	36.00 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

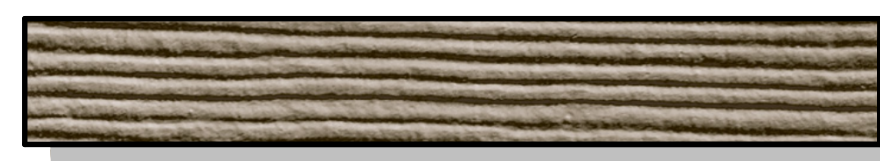
MATERIAL LEGEND

1.	CULTURED STONE	BLACK BRICK
2.	VERT. COMPOSITE SIDING	BLACK
3.	JAMES HARDI BOARD	ARCTIC WHITE
4.	JAMES HARDI BOARD	KHAKI BROWN
5.	LONGBOARD SIDING	DARK WALNUT
6.	GARAGE DOOR	DARK WALNUT STAIN
7.	DOOR	DARK WALNUT STAIN
8.	TRIM / FLASHING	PAINTED BLACK
9.	WINDOWS	CLEAR GLASS C/W BLACK FRAME

JAMES HARDI - ARCTIC WHITE



JAMES HARDI - KHAKI BROWN



VERT. COMPOSITE SIDING - BLACK



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.

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

ENERGY EFFICIENCY NOTES

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2 THROUGH 9.36.4.

SECTION 9.36. DENOTES SIX CLIMATE ZONES. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO CLIMATE ZONE 4.

THE PROPOSED DWELLING MUST COMPLY WITH 9.36.2 PERTAINING TO BUILDING ENVELOPE. THERMAL INSULATION REQUIREMENTS ARE NOW DEFINED IN TERMS OF EFFECTIVE INSULATION. PREVIOUS VERSIONS OF THE CODE REFERENCED NOMINAL INSULATION.

SECTION 9.36.2.5 RELATES TO THE CONTINUITY OF THE EFFECTIVENESS OF THE INSULATION AND THE PROPOSAL MUST COMPLY WITH THESE REQUIREMENTS.

THE THERMAL CHARACTERISTICS OF THE BUILDING ASSEMBLIES BEING USED SHOULD CONFORM TO 9.36.2.6 - 9.36.2.8 INCLUSIVE.

THE THERMAL CHARACTERISTICS OF ALL FENESTRATION, DOORS AND SKYLIGHTS SHOULD BE IN COMPLIANCE WITH 9.36.2.7.

UNDER ARTICLE 9.36.2.9, A CONTINUOUS AIR BARRIER IS REQUIRED. THE CONTINUITY SHOULD BE: ACROSS JOINTS, BETWEEN ASSEMBLIES, AND AROUND PENETRATIONS. FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SUBSECTION 9.25.3. OF THE CODE.

HVAC EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. ONLY HVAC EQUIPMENT DESIGNED STRICTLY FOR OUTDOOR INSTALLATION CAN BE LOCATED OUTSIDE THE CONDITIONED SPACE. ATTACHED GARAGES, EVEN IF HEATED, ARE CONSIDERED UNCONDITIONED SPACE.

VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

Date
2025-04-25
2026-01-28

Description
ISSUED FOR DP
ISSUED FOR BP

No.
1
2

20280 50TH AVENUE DUPLEX
DEVELOPMENT
ELEVATIONS DUPLEX 1

Project Number
BV25-XXXX

Date
JAN 28, 2026

Drawn By
BAKERVIEW

Checked By
BAKERVIEW

Scale
As indicated

A04

T.O. ROOF	64.60'	(19.69 m)
T.O. PARAPET	63.97'	(19.50 m)
MEAN OF ROOF	62.53'	(19.06 m)
U.F.C.	60.47'	(18.43 m)
U.F.E.	50.40'	(15.36 m)
M.F.C.	49.36'	(15.05 m)
M.F.E.	40.30'	(12.28 m)
G.P.E.	39.63'	(12.08 m)
A.F.G.	39.50'	(12.04 m)



PROP. 12.00m
EXIST. 12.49m

WEST ELEVATION

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

WALL AREA	1188.79 sqft.	OR	110.44 sqm.
LIMITING DIST.	4.60 m		
MAX U.P.O.	28.20 %	OR	335.24 sqft.
PROP U.P.O.	17.02 %	OR	202.30 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

12.08m PROP.
12.72m EXIST.

T.O. ROOF	64.60'	(19.69 m)
T.O. PARAPET	63.97'	(19.50 m)
MEAN OF ROOF	62.53'	(19.06 m)
U.F.C.	60.47'	(18.43 m)
U.F.E.	50.40'	(15.36 m)
M.F.C.	49.36'	(15.05 m)
M.F.E.	40.30'	(12.28 m)
G.P.E.	39.63'	(12.08 m)
A.F.G.	39.50'	(12.04 m)



PROP. 12.08m
EXIST. 12.72m

SOUTH ELEVATION

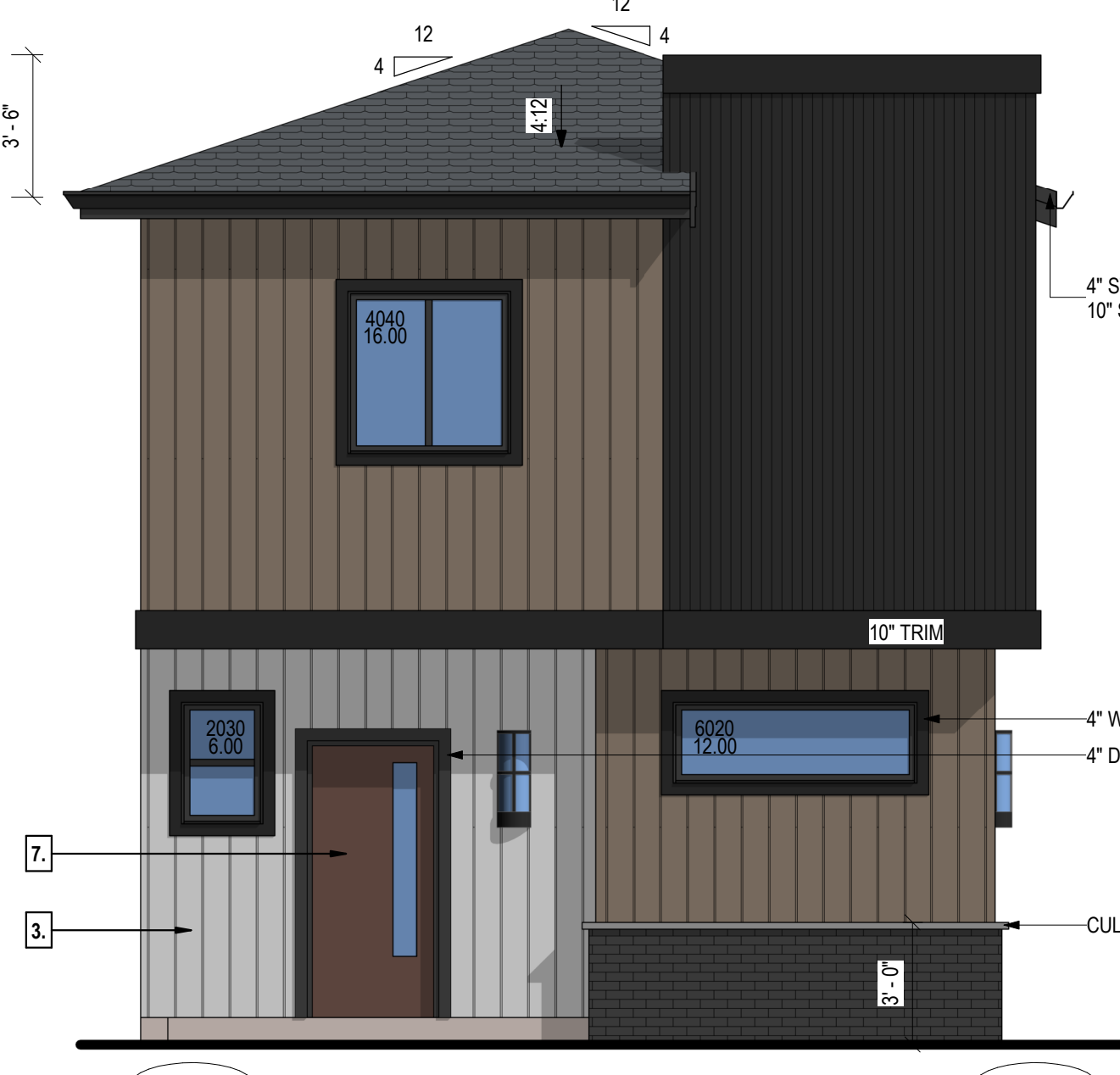
SCALE: 1/4" = 1'-0"

WALL AREA	473.87 sqft.	OR	44.02 sqm.
LIMITING DIST.	1.51 m		
MAX U.P.O.	16.06 %	OR	76.10 sqft.
PROP U.P.O.	7.76 %	OR	36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

12.08m PROP.
12.45m EXIST.

T.O. ROOF	64.60'	(19.69 m)
T.O. PARAPET	63.97'	(19.50 m)
MEAN OF ROOF	62.53'	(19.06 m)
U.F.C.	60.47'	(18.43 m)
U.F.E.	50.40'	(15.36 m)
M.F.C.	49.36'	(15.05 m)
M.F.E.	40.30'	(12.28 m)
G.P.E.	39.63'	(12.08 m)
A.F.G.	39.50'	(12.04 m)



PROP. 12.00m
EXIST. 12.17m

NORTH ELEVATION

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

T.O. ROOF	64.60'	(19.69 m)
T.O. PARAPET	63.97'	(19.50 m)
MEAN OF ROOF	62.53'	(19.06 m)
U.F.C.	60.47'	(18.43 m)
U.F.E.	50.40'	(15.36 m)
M.F.C.	49.36'	(15.05 m)
M.F.E.	40.30'	(12.28 m)
G.P.E.	39.63'	(12.08 m)
A.F.G.	39.50'	(12.04 m)

12.00m PROP.
12.49m EXIST.



PROP. 12.08m
EXIST. 12.45m

EAST ELEVATION

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

WALL AREA	1016.79 sqft.	OR	94.46 sqm.
LIMITING DIST.	1.50 m		
MAX U.P.O.	16.00 %	OR	162.69 sqft.
PROP U.P.O.	3.54 %	OR	36.00 sqft.

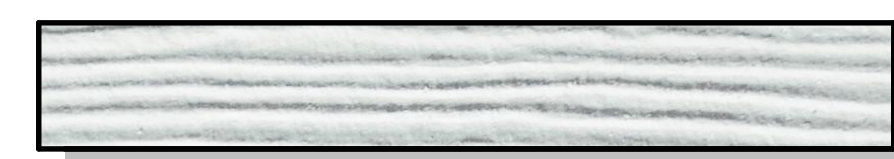
TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

12.00m PROP.
12.17m EXIST.

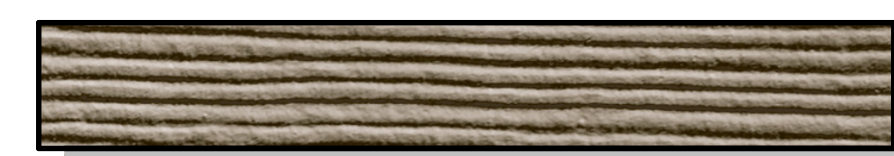
MATERIAL LEGEND

1	CULTURED STONE	BLACK BRICK
2	VERT. COMPOSITE SIDING	BLACK
3	JAMES HARDI BOARD	ARCTIC WHITE
4	JAMES HARDI BOARD	KHAKI BROWN
5	LONGBOARD SIDING	DARK WALNUT
6	GARAGE DOOR	DARK WALNUT STAIN
7	DOOR	DARK WALNUT STAIN
8	TRIM / FLASHING	PAINTED BLACK
9	WINDOWS	CLEAR GLASS C/W BLACK FRAME

JAMES HARDI - ARCTIC WHITE



JAMES HARDI - KHAKI BROWN



VERT. COMPOSITE SIDING - BLACK



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:**
RAINSREEN 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.

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

ENERGY EFFICIENCY NOTES

- BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2 THROUGH 9.36.4.
- SECTION 9.36. DENOTES SIX CLIMATE ZONES. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO CLIMATE ZONE 4.
- THE PROPOSED DWELLING MUST COMPLY WITH 9.36.2 PERTAINING TO BUILDING ENVELOPE. THERMAL INSULATION REQUIREMENTS ARE NOW DEFINED IN TERMS OF EFFECTIVE INSULATION. PREVIOUS VERSIONS OF THE CODE REFERENCED NOMINAL INSULATION.
- SECTION 9.36.2.5 RELATES TO THE CONTINUITY OF THE EFFECTIVENESS OF THE INSULATION AND THE PROPOSAL MUST COMPLY WITH THESE REQUIREMENTS.
- THE THERMAL CHARACTERISTICS OF THE BUILDING ASSEMBLIES BEING USED SHOULD CONFORM TO 9.36.2.6 - 9.36.2.8 INCLUSIVE.
- THE THERMAL CHARACTERISTICS OF ALL FENESTRATION, DOORS AND SKYLIGHTS SHOULD BE IN COMPLIANCE WITH 9.36.2.7.
- UNDER ARTICLE 9.36.2.9, A CONTINUOUS AIR BARRIER IS REQUIRED. THE CONTINUITY SHOULD BE:
- ACROSS JOINTS,
- BETWEEN ASSEMBLIES, AND
- AROUND PENETRATIONS.
FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SUBSECTION 9.25.3. OF THE CODE.
- HVAC EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. ONLY HVAC EQUIPMENT DESIGNED STRICTLY FOR OUTDOOR INSTALLATION CAN BE LOCATED OUTSIDE THE CONDITIONED SPACE. ATTACHED GARAGES, EVEN IF HEATED, ARE CONSIDERED UNCONDITIONED SPACE.
- VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

Date	2025-04-25
2026-01-28	

Description

ISSUED FOR DP	
ISSUED FOR BP	

No.

1	
2	

20280 50TH AVENUE DUPLEX DEVELOPMENT
ELEVATIONS DUPLEX 2

BV25-XXXX

Project Number

Date

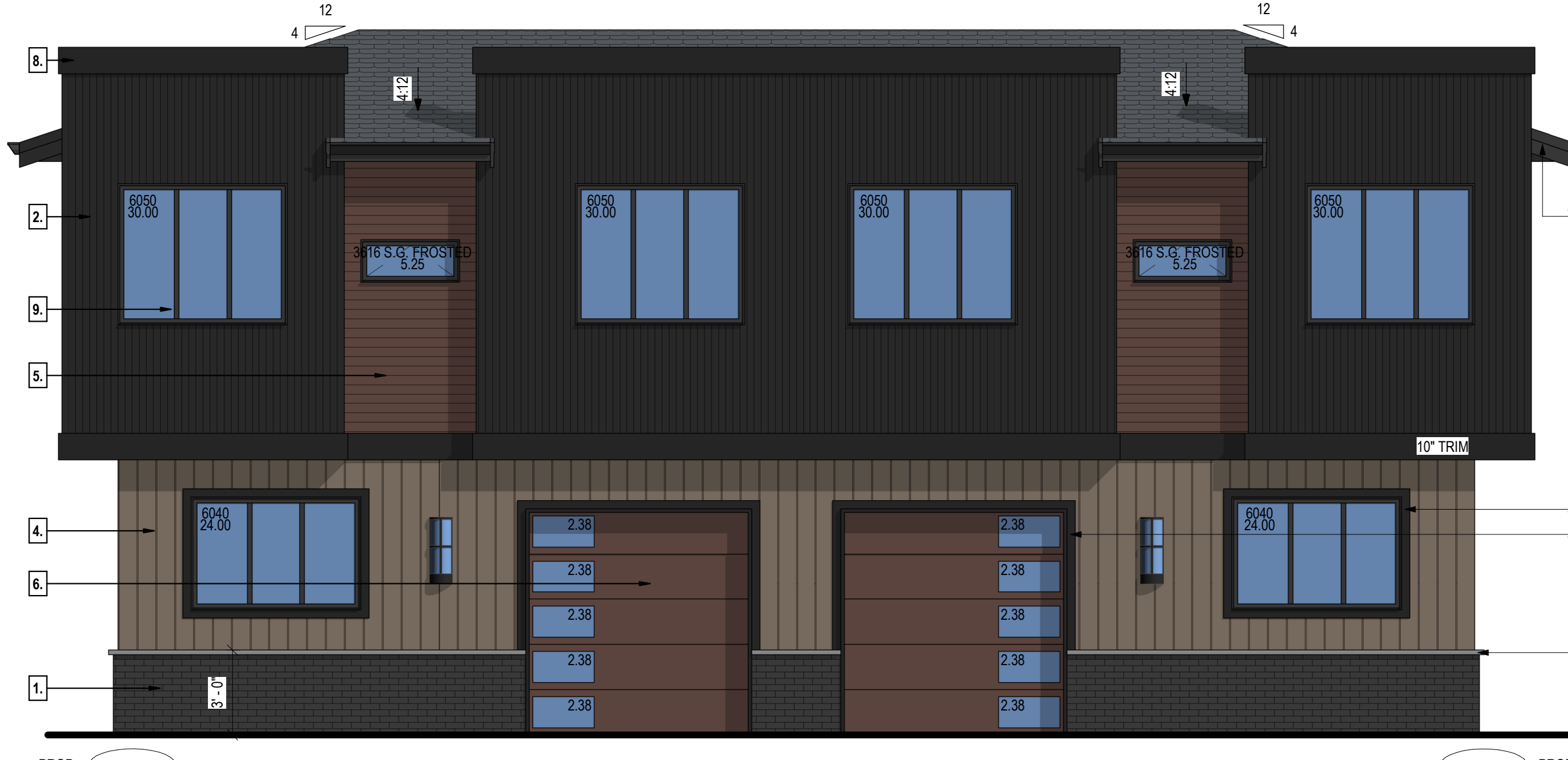
Drawn By

Checked By

Scale

A05

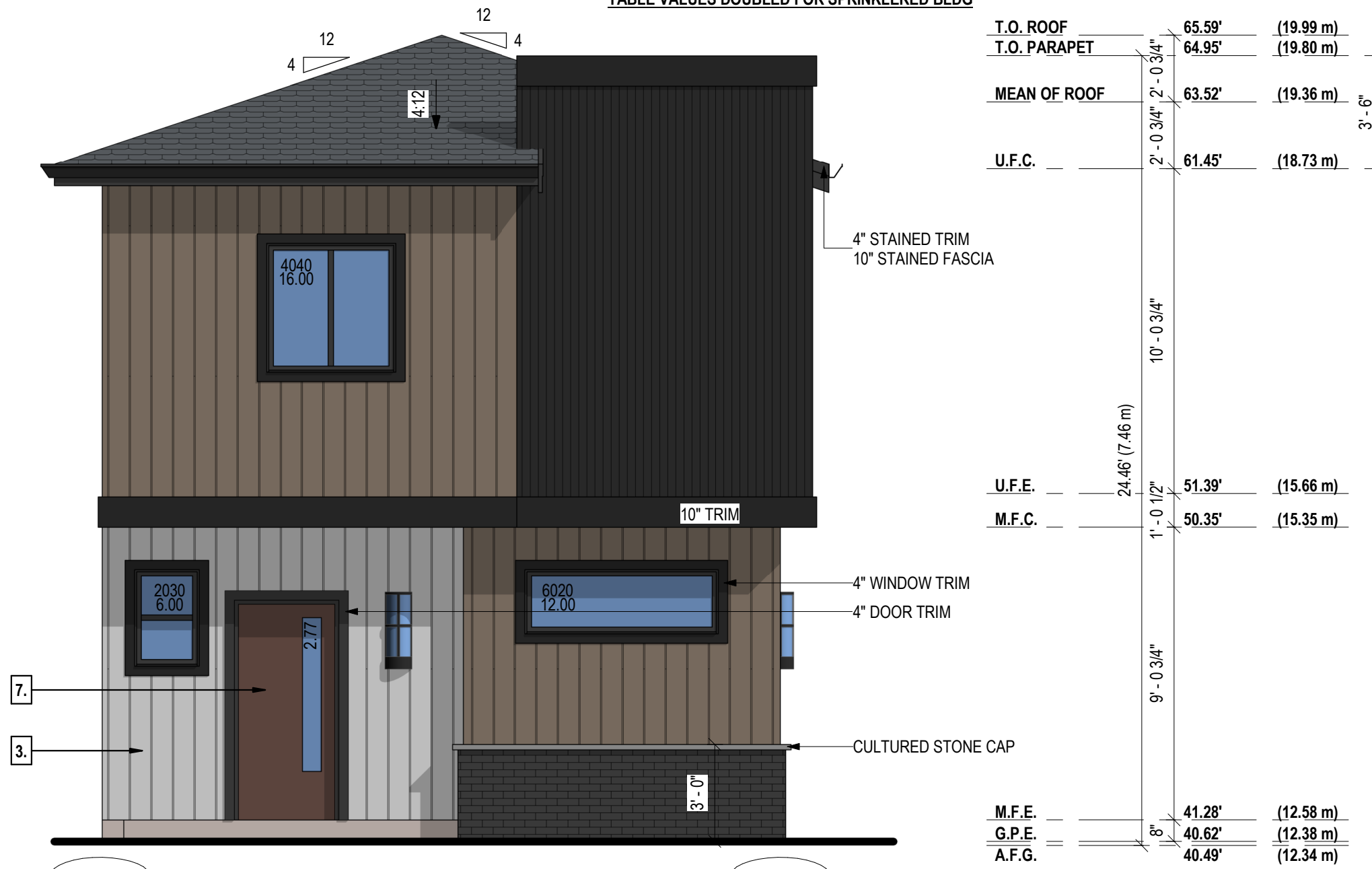
T.O. ROOF	65.59'	(19.99 m)
T.O. PARAPET	64.95'	(19.80 m)
MEAN OF ROOF	63.52'	(19.36 m)
U.F.C.	61.45'	(18.73 m)
U.F.E.	51.39'	(15.66 m)
M.F.C.	50.35'	(15.35 m)
M.F.E.	41.28'	(12.58 m)
G.P.E.	40.62'	(12.38 m)
A.F.G.	40.49'	(12.34 m)



T.O. ROOF	65.59'	(19.99 m)
T.O. PARAPET	64.95'	(19.80 m)
MEAN OF ROOF	63.52'	(19.36 m)
U.F.C.	61.45'	(18.73 m)
U.F.E.	51.39'	(15.66 m)
M.F.C.	50.35'	(15.35 m)
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U.F.C.	61.45'	(18.73 m)
U.F.E.	51.39'	(15.66 m)
M.F.C.	50.35'	(15.35 m)
M.F.E.	41.28'	(12.58 m)
G.P.E.	40.62'	(12.38 m)
A.F.G.	40.49'	(12.34 m)



PROP. 12.38m
EXIST. 12.92m

EAST ELEVATION

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

WALL AREA	1188.79 sqft.	OR	110.44 sqm.
LIMITING DIST.	4.57 m		
MAX U.P.O.	28.02 %	OR	333.10 sqft.
PROP U.P.O.	17.02 %	OR	202.30 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.30m
EXIST. 12.70m

NORTH ELEVATION

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

WALL AREA	473.87 sqft.	OR	44.02 sqm.
LIMITING DIST.	1.51 m		
MAX U.P.O.	16.06 %	OR	76.10 sqft.
PROP U.P.O.	7.76 %	OR	36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.30m
EXIST. 12.73m

PROP. 12.38m
EXIST. 12.98m

SOUTH ELEVATION

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

WALL AREA	473.87 sqft.	OR	44.02 sqm.
LIMITING DIST.	8.66 m		
MAX U.P.O.	100.00 %	OR	473.87 sqft.
PROP U.P.O.	7.76 %	OR	36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.38m
EXIST. 12.92m

PROP. 12.30m
EXIST. 12.73m

WEST ELEVATION

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

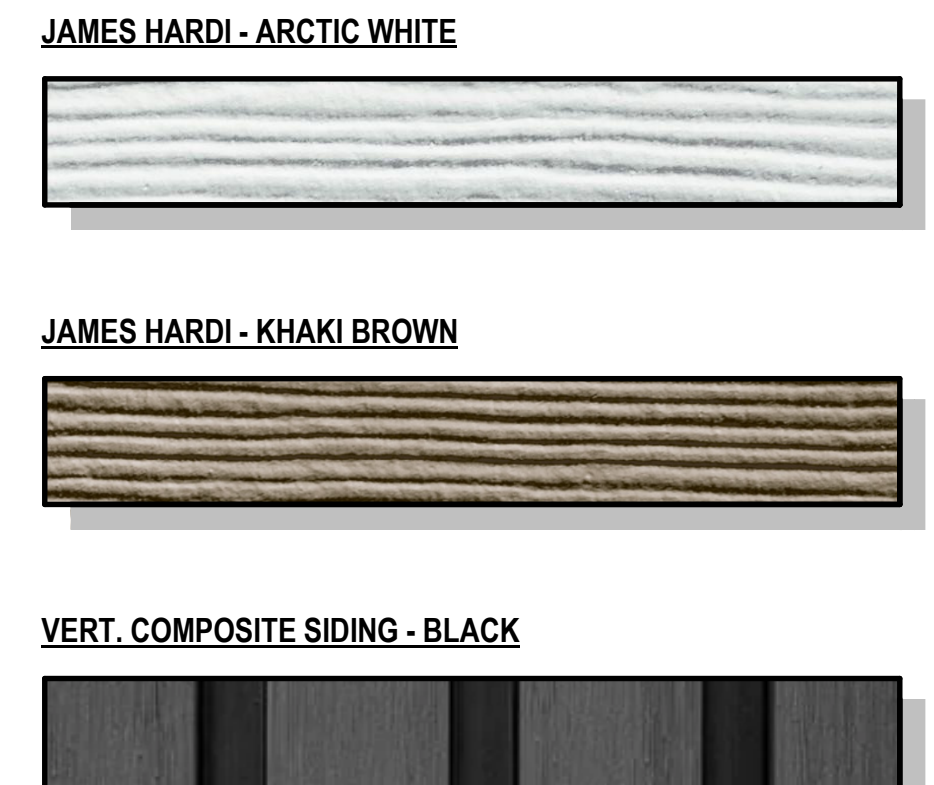
WALL AREA	1016.79 sqft.	OR	94.46 sqm.
LIMITING DIST.	1.51 m		
MAX U.P.O.	16.04 %	OR	163.09 sqft.
PROP U.P.O.	3.54 %	OR	36.00 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.38m
EXIST. 12.98m

MATERIAL LEGEND

1	CULTURED STONE	BLACK BRICK
2	VERT. COMPOSITE SIDING	BLACK
3	JAMES HARDI BOARD	ARCTIC WHITE
4	JAMES HARDI BOARD	KHAKI BROWN
5	LONGBOARD SIDING	DARK WALNUT
6	GARAGE DOOR	DARK WALNUT STAIN
7	DOOR	DARK WALNUT STAIN
8	TRIM / FLASHING	PAINTED BLACK
9	WINDOWS	CLEAR GLASS C/W BLACK FRAME



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).
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- 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.

9.36.2.7. RSI VALUES OF FENESTRATION & DOORS FOR ZONE 4

COMPONENTS	MAX. U-VALUE
FENESTRATION & DOORS	1.80

ENERGY EFFICIENCY NOTES

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2 THROUGH 9.36.4.

SECTION 9.36. DENOTES SIX CLIMATE ZONES. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO CLIMATE ZONE 4.

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SECTION 9.36.2.5 RELATES TO THE CONTINUITY OF THE EFFECTIVENESS OF THE INSULATION AND THE PROPOSAL MUST COMPLY WITH THESE REQUIREMENTS.

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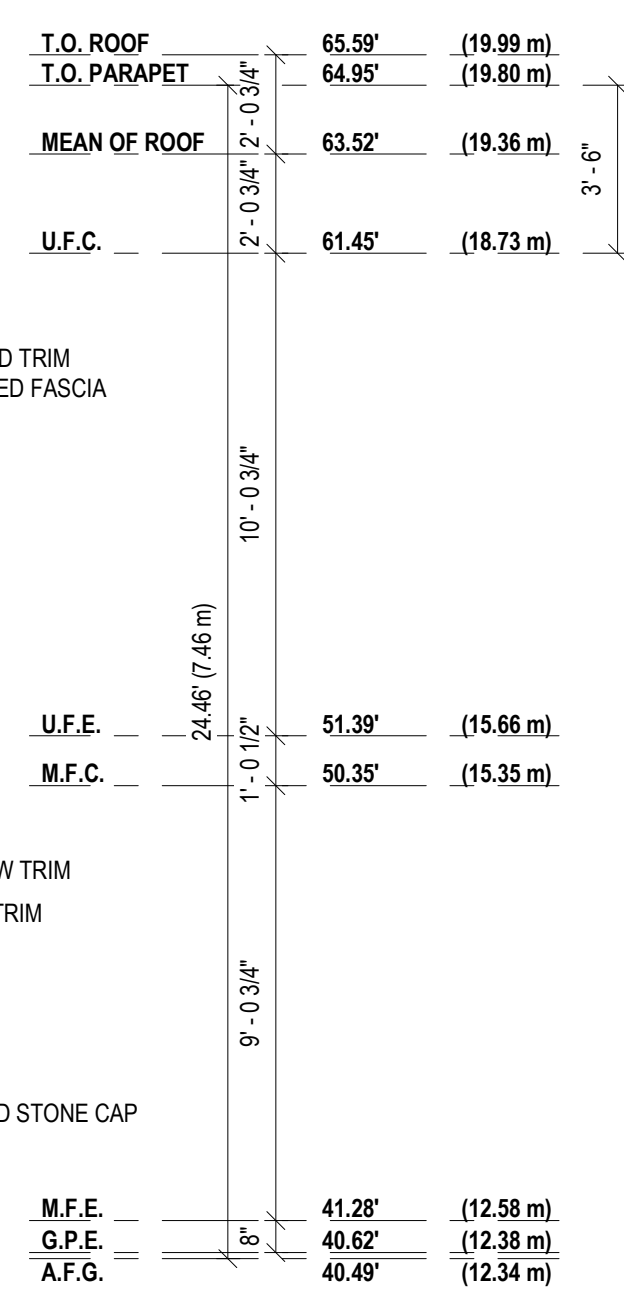
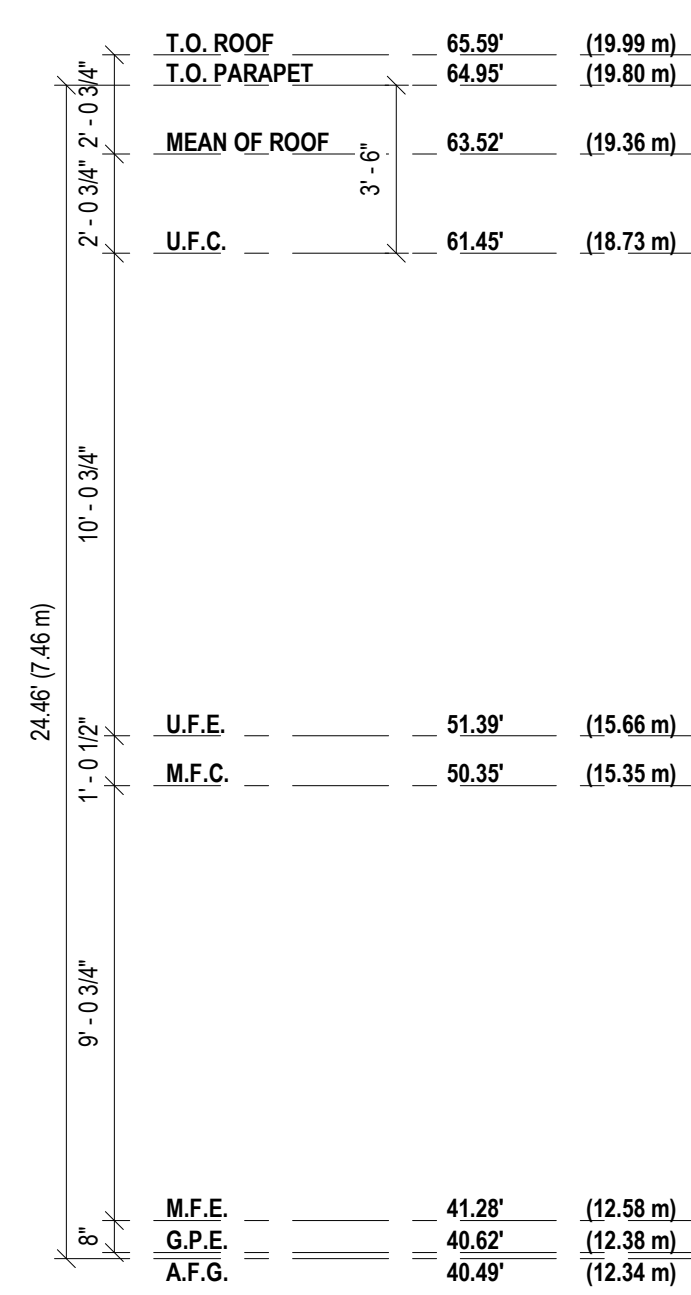
VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

Date	2026-01-28
Description	ISSUED FOR BP
No.	1
Date	JAN 28, 2026
Drawn By	BAKERVIEW
Checked By	BAKERVIEW
Scale	As indicated

20280 50TH AVENUE DUPLEX DEVELOPMENT
ELEVATIONS DUPLEX 3

Project Number: BV25-XXXX

A06



PROP. 12.30m EXIST. 12.72m

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

WALL AREA 1188.79 sqft. OR 110.44 sqm.

LIMITING DIST. 4.57 m

MAX U.P.O. 28.02 % OR 333.10 sqft.

PROP U.P.O. 17.02 % OR 202.30 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.38m EXIST. 12.94m

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

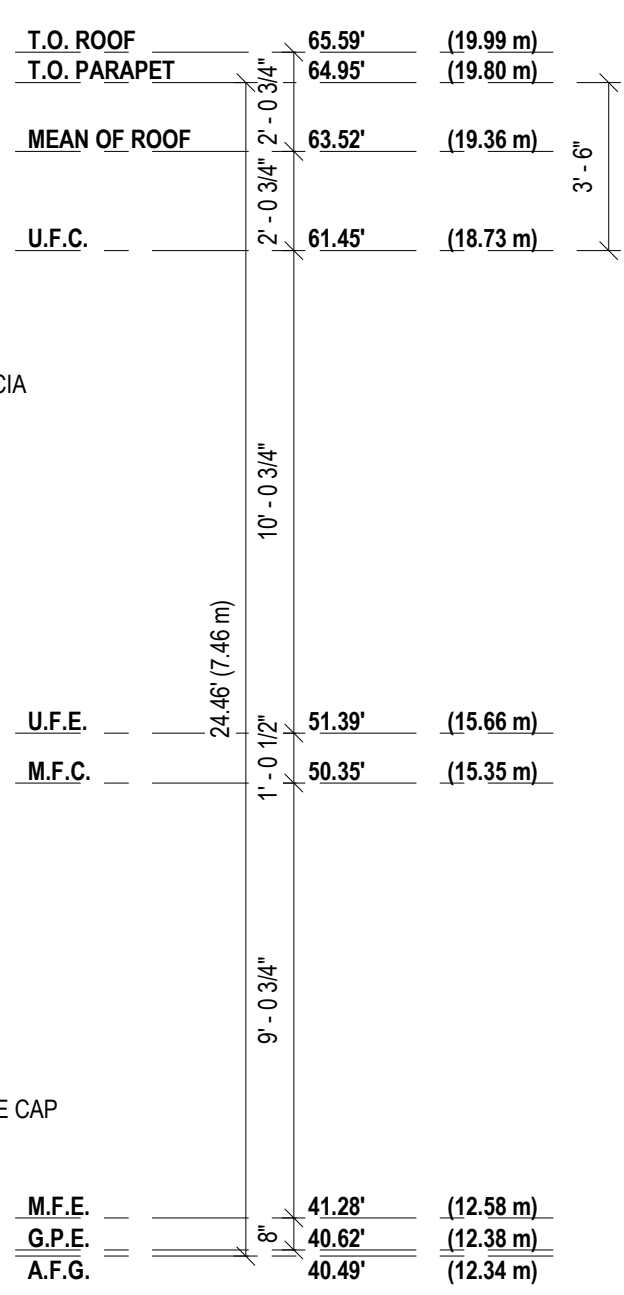
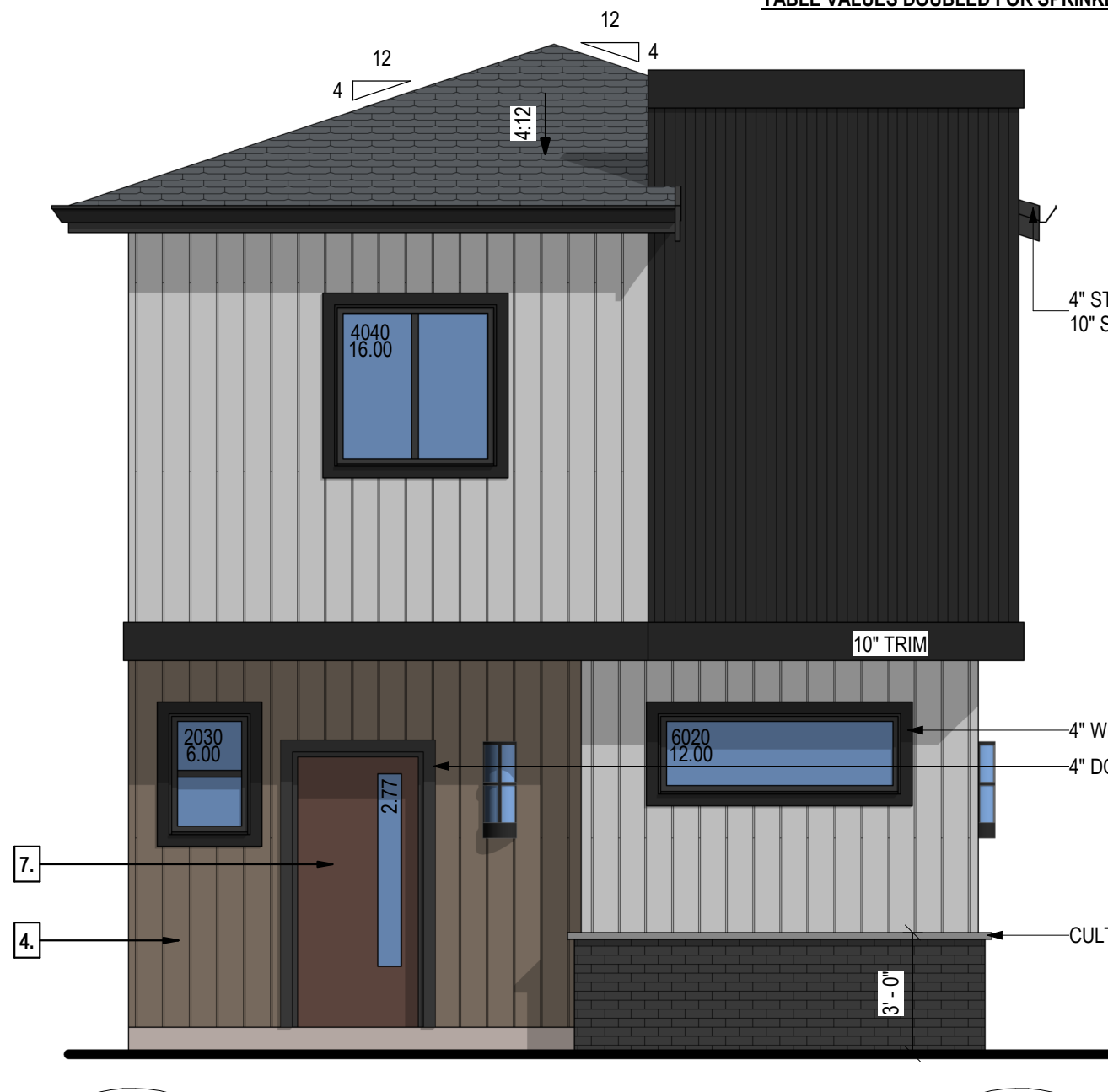
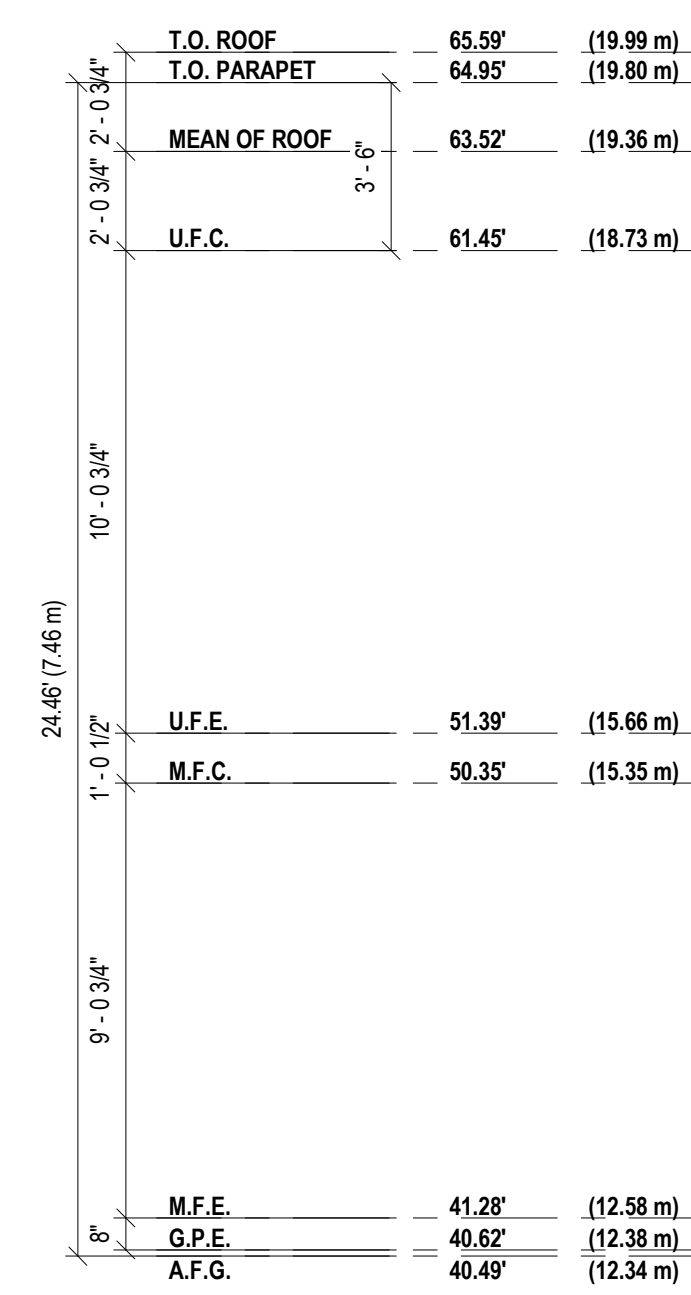
WALL AREA 473.87 sqft. OR 44.02 sqm.

LIMITING DIST. 8.66 m

MAX U.P.O. 100.00 % OR 473.87 sqft.

PROP U.P.O. 7.76 % OR 36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG



PROP. 12.30m EXIST. 12.68m

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

WALL AREA 473.87 sqft. OR 44.02 sqm.

LIMITING DIST. 1.51 m

MAX U.P.O. 16.06 % OR 76.10 sqft.

PROP U.P.O. 7.76 % OR 36.77 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

PROP. 12.38m EXIST. 12.97m

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

WALL AREA 1016.79 sqft. OR 94.46 sqm.

LIMITING DIST. 1.50 m

MAX U.P.O. 16.00 % OR 162.69 sqft.

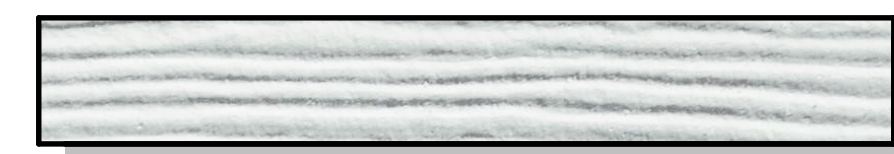
PROP U.P.O. 3.54 % OR 36.00 sqft.

TABLE VALUES DOUBLED FOR SPRINKLERED BLDG

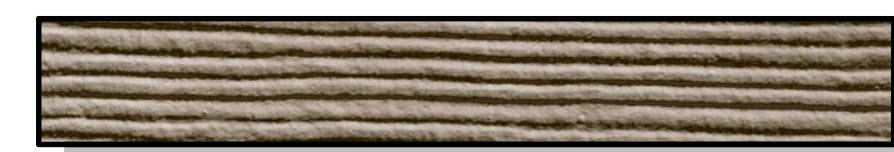
MATERIAL LEGEND

1.	CULTURED STONE	BLACK BRICK
2.	VERT. COMPOSITE SIDING	BLACK
3.	JAMES HARDI BOARD	ARCTIC WHITE
4.	JAMES HARDI BOARD	KHAKI BROWN
5.	LONGBOARD SIDING	DARK WALNUT
6.	GARAGE DOOR	DARK WALNUT STAIN
7.	DOOR	DARK WALNUT STAIN
8.	TRIM / FLASHING	PAINTED BLACK
9.	WINDOWS	CLEAR GLASS C/W BLACK FRAME

JAMES HARDI - ARCTIC WHITE



JAMES HARDI - KHAKI BROWN



VERT. COMPOSITE SIDING - BLACK



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.
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- 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.

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

ENERGY EFFICIENCY NOTES

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2 THROUGH 9.36.4.

SECTION 9.36. DENOTES SIX CLIMATE ZONES. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO CLIMATE ZONE 4.

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VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

Date 2026-01-28

Description ISSUED FOR BP

No. 1

20280 50TH AVENUE DUPLEX DEVELOPMENT ELEVATIONS DUPLEX 4

BV25-XXXX

Project Number

Date JAN 28, 2026

Drawn By BAKERVIEW

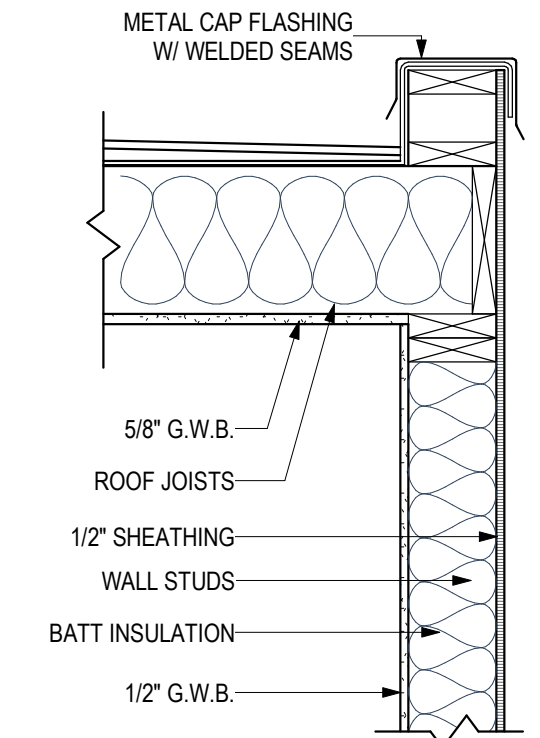
Checked By BAKERVIEW

Scale As indicated

A07

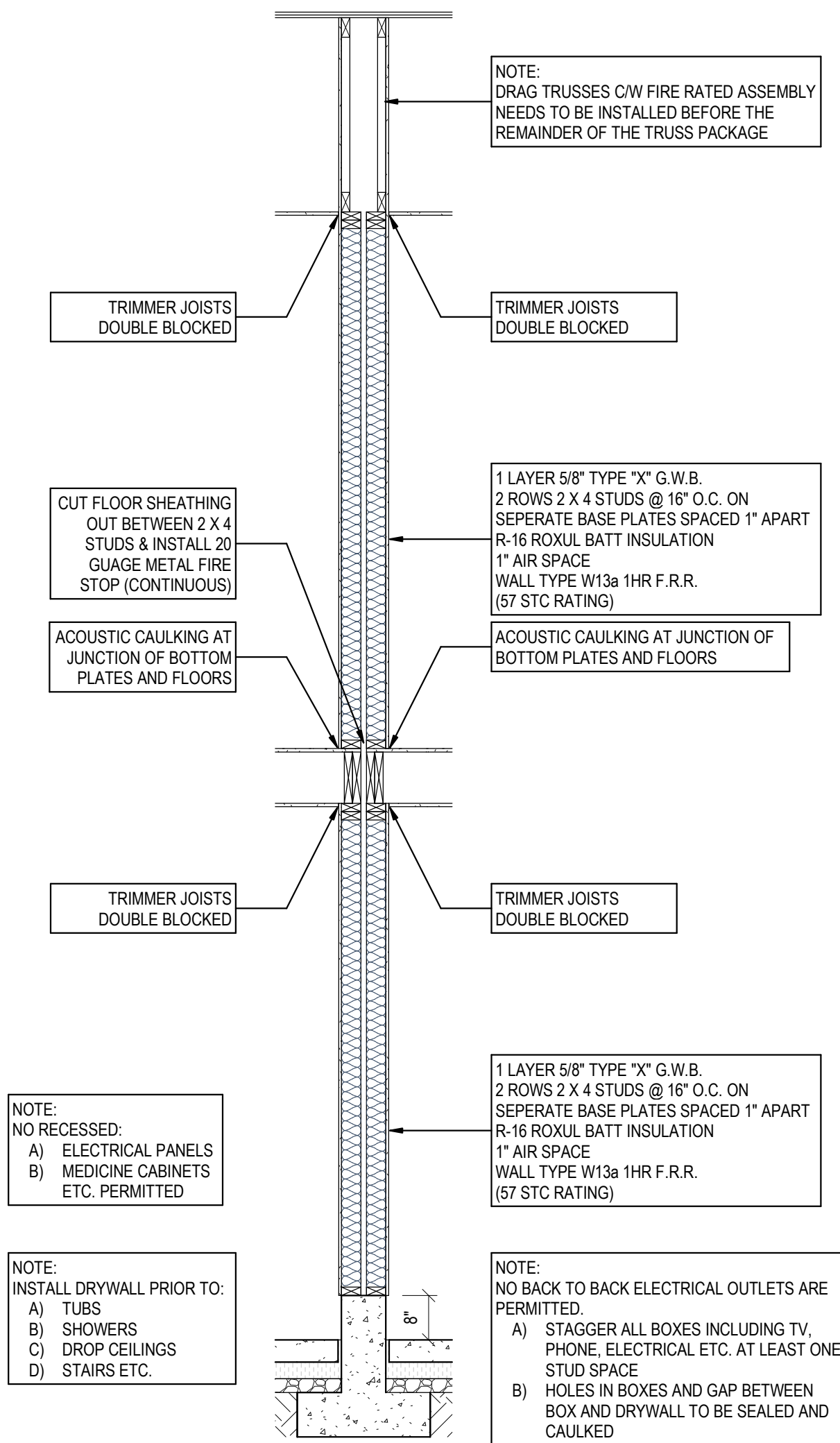
SECTION NOTES

- 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.



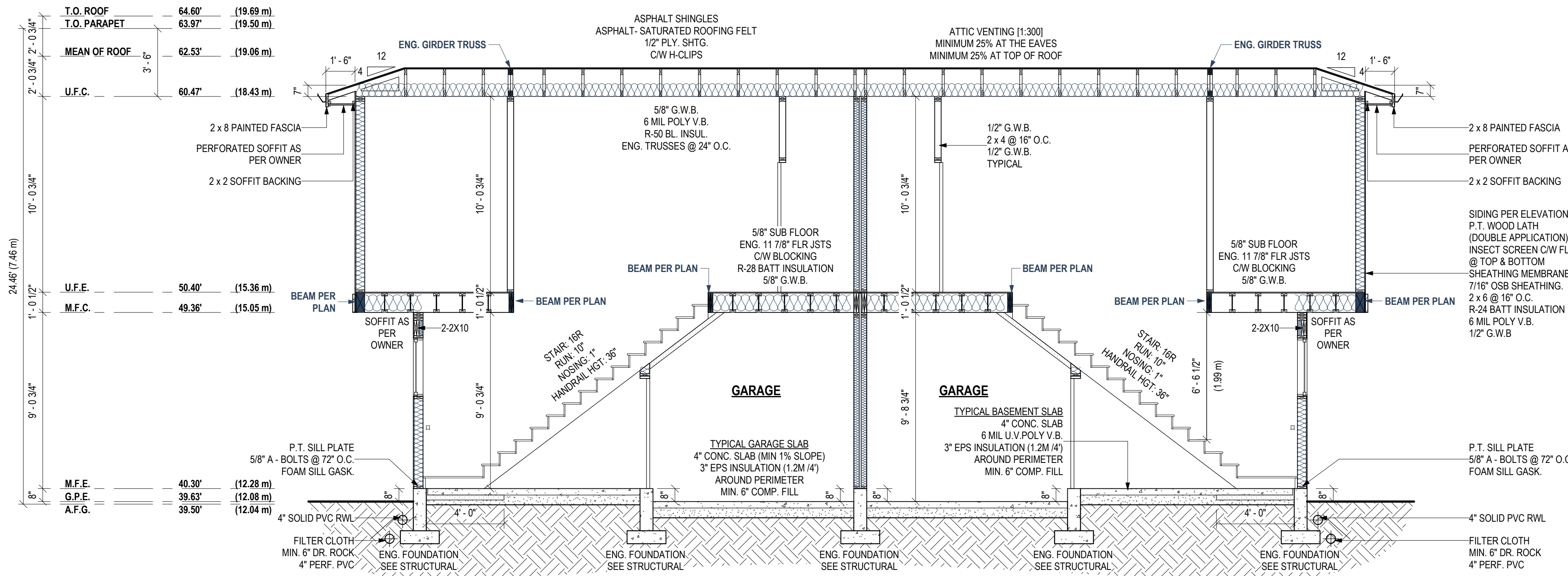
PARAPET DETAIL

SCALE: 1" = 1'-0"



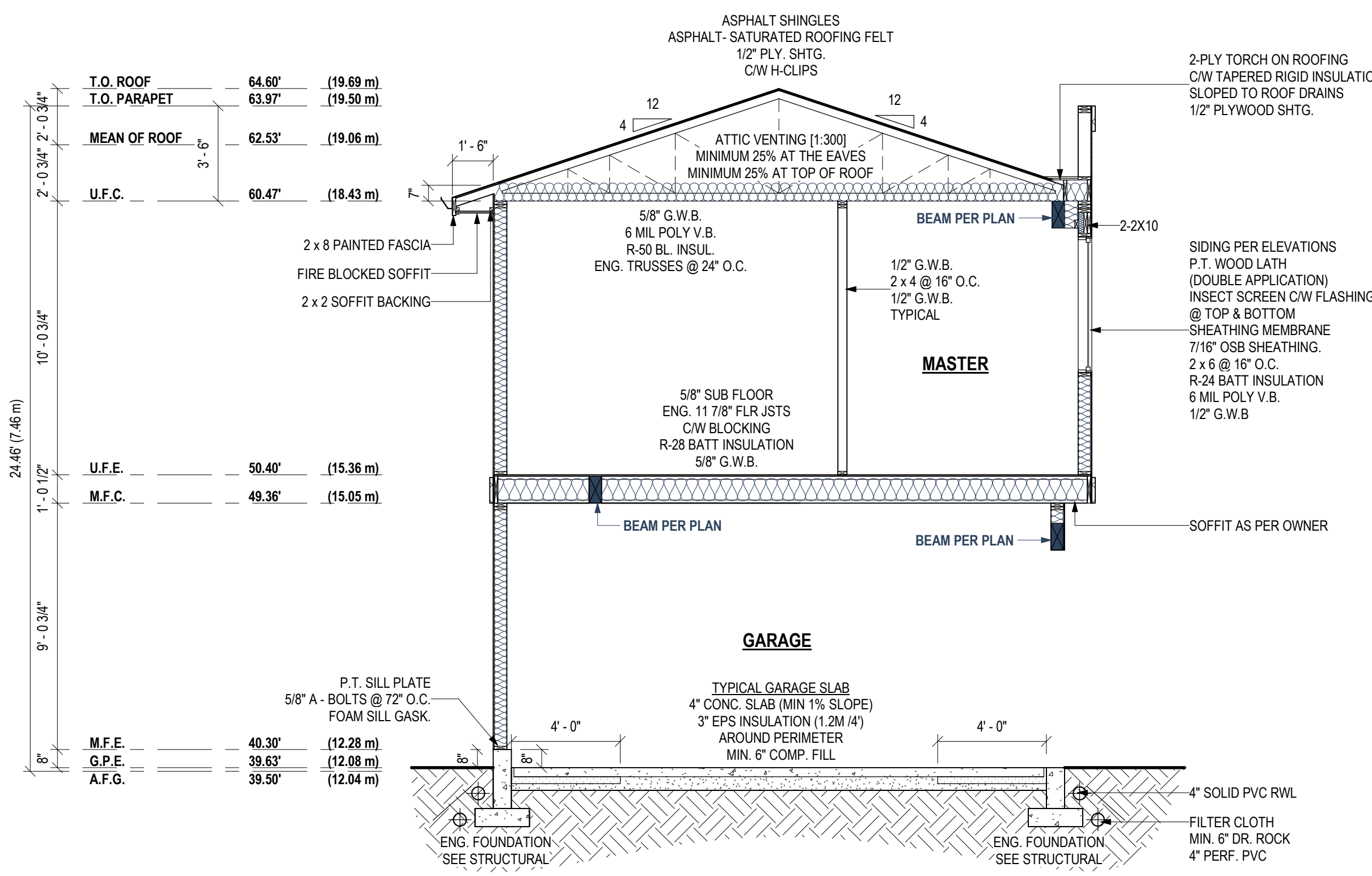
1 HR DEMISING WALL DETAIL (WALL TYPE W13a)

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



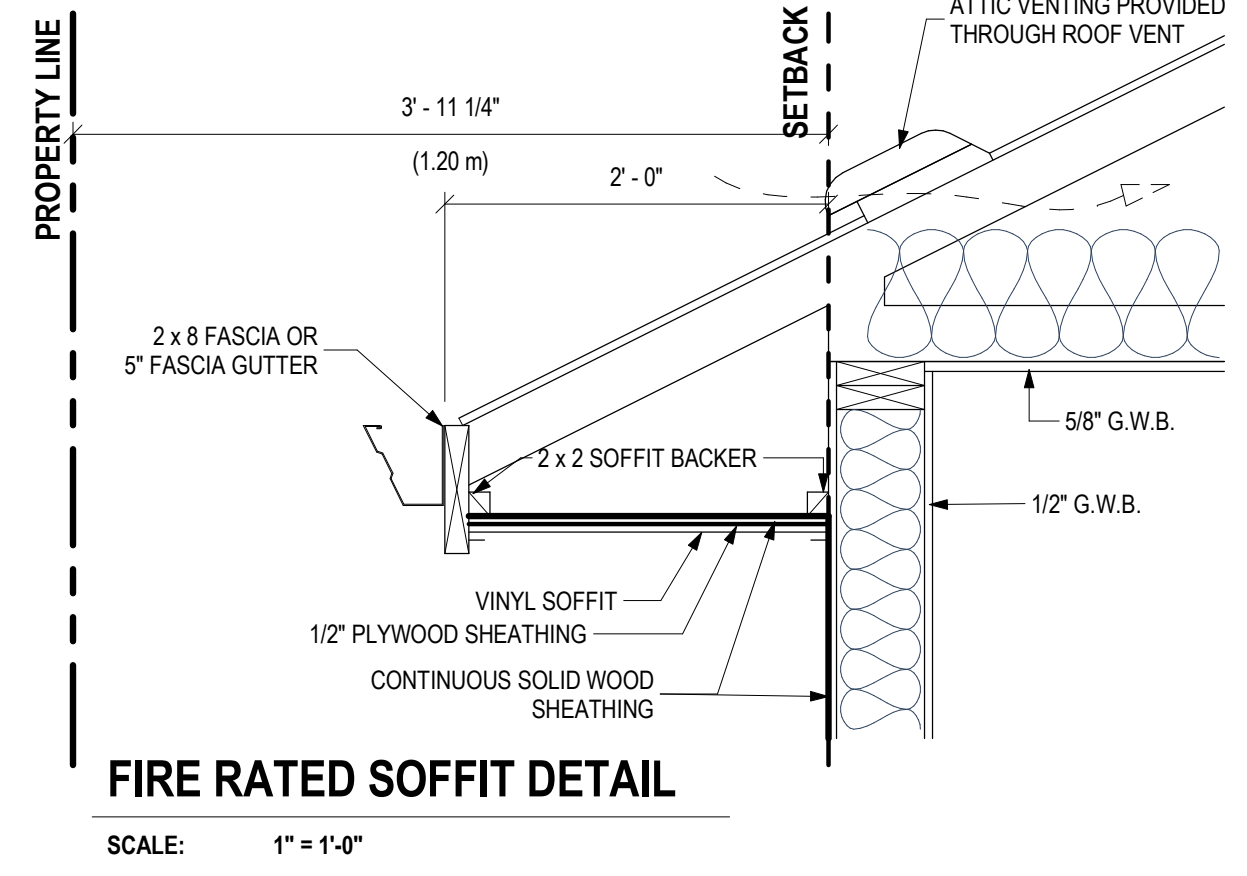
BUILDING SECTION 'A'

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



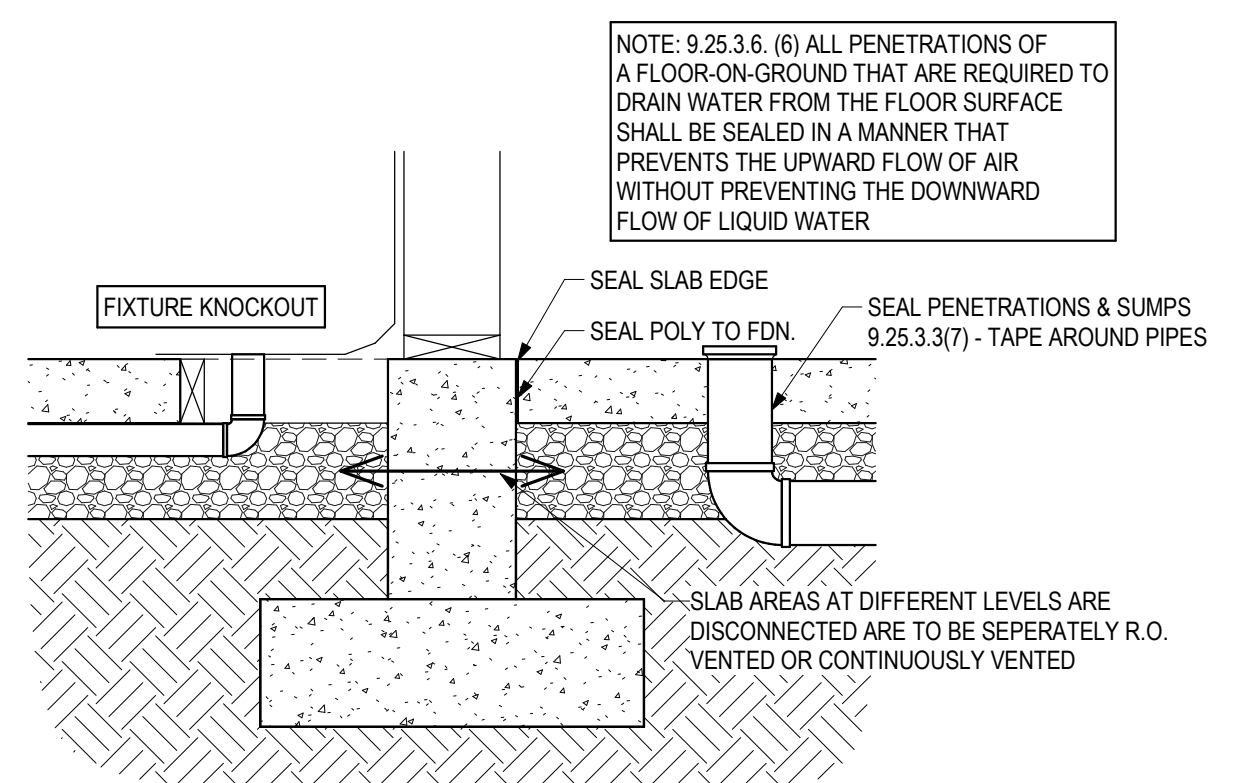
BUILDING SECTION 'B'

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



FIRE RATED SOFFIT DETAIL

SCALE: 1" = 1'-0"



RADON PENETRATION

SCALE: 1" = 1'-0"



Date	Description	No.
2026-01-28	ISSUED FOR BP	2

20280 50TH AVENUE DUPLEX DEVELOPMENT SECTIONS & DETAILS

**JAN 28, 2026
BAKERVIEW
BAKERVIEW
As indicated**

Date
Drawn By
Checked By
Scale

Project Number
BV25-XXXX

A08

CEILING ASSEMBLIES

CEILING BELOW ATTICS-COMMON TRUSS AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
356MM (14") CLASS 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 (2) ROOFING ASPHALT SHINGLES (3) 1/2" PLYWOOD ROOF SHEATHING (4) POLYETHYLENE (5) 5/8" GYPSUM CEILING BOARD (6) INTERIOR AIR FILM	0.03 --- 0.11 --- 0.096 0.12	RSI 0.356 (R-2.02)
TOTAL EFFECTIVE INSULATION VALUE		RSI 7.03 (R-39.89)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS		RSI 6.91 (R-39.20)

CEILING BELOW CATHEDRAL & FLAT ROOFS AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2X12 WOOD FRAMING @ 24" O.C.	RSI 4.93 (R-28)	RSI 4.47 (R-25.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM (2) ROOFING ASPHALT SHINGLES (3) 1/2" PLYWOOD ROOF SHEATHING (4) POLYETHYLENE (5) 5/8" GYPSUM CEILING BOARD (6) INTERIOR AIR FILM	0.03 --- 0.11 --- 0.096 0.12	RSI 0.356 (R-2.02)
TOTAL EFFECTIVE INSULATION VALUE		RSI 4.83 (R-27.43)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS		RSI 4.67 (R-26.52)

ABOVE GRADE WALL ASSEMBLIES

ABOVE GRADE WALL ASSEMBLY (6.35mm FIBRE CEMENT BOARD SIDING) AS PER BCBC 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 (2) 6.35mm FIBRE CEMENT BOARD SIDING (3) 1/2" AIR SPACE FOR RAIN SCREEN (4) SHEATHING MEMBRANE (5) 7/16" O.S.B. SHEATHING (6) POLYETHYLENE (7) 1/2" GYPSUM WALL BOARD (8) INTERIOR AIR FILM	0.03 0.023 0.16 --- 0.08 --- 0.08 0.12	RSI 0.49 (R-2.8)
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 (HOLLOW BACKED VINYL (LONGBOARD SIDING) AS PER BCBC 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 (2) VINYL CLADDING HOLLOW BACKED (3) SHEATHING MEMBRANE (4) 7/16" O.S.B. SHEATHING (5) POLYETHYLENE (6) 1/2" GYPSUM WALL BOARD (7) INTERIOR AIR FILM	0.03 0.11 --- 0.08 --- 0.08 0.12	RSI 0.42 (R-2.38)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.78 (R-15.78)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

ABOVE GRADE WALL ASSEMBLY (VENEERED STONE) AS PER BCBC 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 (2) STONE (QUARTZITE OR SANDSTONE) (3) SCRATCH & SETTING CEMENT BED (4) LATH OR MESH (5) 1/2" AIR SPACE FOR RAIN SCREEN (6) SHEATHING MEMBRANE (7) 7/16" O.S.B. SHEATHING (8) POLYETHYLENE (9) 1/2" GYPSUM WALL BOARD (10) INTERIOR AIR FILM	0.03 0.0003 0.0009 --- 0.16 --- 0.08 --- 0.08 0.12	RSI 0.47 (R-2.67)
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 (WOOD SHINGLES) AS PER BCBC 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 (2) WOOD SHINGLES (400mm, 190mm EXPOSURE) (3) 1/2" AIR SPACE FOR RAIN SCREEN (4) SHEATHING MEMBRANE (5) 7/16" O.S.B. SHEATHING (6) POLYETHYLENE (7) 1/2" GYPSUM WALL BOARD (8) INTERIOR AIR FILM	0.03 0.15 0.16 --- 0.08 --- 0.08 0.12	RSI 0.62 (R-3.5)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.98 (R-16.92)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

ABOVE GRADE WALL ASSEMBLY (STUCCO) AS PER BCBC 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 (2) STUCCO (3) SCRATCH & SETTING CEMENT BED (4) LATH OR MESH (5) 1/2" AIR SPACE FOR RAIN SCREEN (6) SHEATHING MEMBRANE (7) 7/16" O.S.B. SHEATHING (8) POLYETHYLENE (9) 1/2" GYPSUM WALL BOARD (10) INTERIOR AIR FILM	0.03 --- 0.0009 --- 0.16 --- 0.08 --- 0.08 0.12	RSI 0.47 (R-2.67)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.83 (R-16.04)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

GARAGE TO INTERNAL WALL ASSEMBLY AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R-22 BATT INSULATION IN 2 X 6 WOOD FRAMING AT 16" O.C.	RSI 3.87 (R-22)	RSI 2.55 (R-14.5)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
(1) EXTERIOR AIR FILM (2) 1/2" GYPSUM WALL BOARD (3) SHEATHING MEMBRANE (4) POLYETHYLENE (5) 1/2" GYPSUM WALL BOARD (6) INTERIOR AIR FILM	0.03 0.08 --- --- 0.08 0.12	RSI 0.47 (R-2.67)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.86 (R-16.24)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS => GARAGE TO INTERNAL WALL		RSI 2.78 (R-15.80)

RSI & R-VALUE REQUIREMENTS

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

FLOOR ASSEMBLIES

FLOORS OVER UNHEATED SPACES (HARDWOOD FLOORING) AS PER BCBC 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 (2) FLOORING MATERIAL: HARDWOOD (3) 5/8" PLYWOOD SUBFLOOR (4) 3/4" AIR BARRIER (5) POLYETHYLENE (6) 5/8" GYPSUM CEILING BOARD (7) EXTERIOR AIR FILM	0.12 0.12 0.14 --- --- 0.10 0.03	RSI 0.69 (R-3.90)
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 4.75 (R-27.00)
TOTAL EFFECTIVE INSULATION VALUE (16" O.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 (CERAMIC TILE FLOORING) AS PER BCBC 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 (2) FLOORING MATERIAL: CERAMIC TILE (3) 1/4" PLYWOOD SUBFLOOR (4) 5/8" PLYWOOD SUBFLOOR (5) 3/4" AIR BARRIER (6) POLYETHYLENE (7) 5/8" GYPSUM CEILING BOARD (8) EXTERIOR AIR FILM	0.12 0.005 0.05 0.14 0.18 --- 0.10 0.03	RSI 0.625 (R-3.55)
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)

FLOORS OVER UNHEATED SPACES (CARPET FLOORING) AS PER BCBC 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 (2) FLOORING MATERIAL: CARPET & RUBBER (3) 5/8" PLYWOOD SUBFLOOR (4) 3/4" AIR BARRIER (5) POLYETHYLENE (6) 5/8" GYPSUM CEILING BOARD (7) EXTERIOR AIR FILM	0.12 0.22 0.14 0.18 --- 0.10 0.03	RSI 0.79 (R-4.50)
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 4.85 (R-27.50)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 4.93 (R-28.00)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.52)

SLAB ON GRADE AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
ASSEMBLY DESCRIPTION:		
4" CONCRETE SLAB	0.08	
POLYETHYLENE	---	
3" EXPANDED POLYSTYRENE INSULATION	2.03	
4" GRANULAR FILL	---	RSI 2.11 (R-11.98)
INSULATION CALC. 3.88R 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 ASSEMBLIES

RIM JOIST SPACE (6.35mm FIBRE CEMENT BOARD SIDING) AS PER BCBC 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.	RSI 4.93 (R-28)	RSI 4.06 (R-23.0)
CONTINUOUS ELEMENTS:		
(1) EXTERIOR AIR FILM (2) 6.35mm FIBRE CEMENT BOARD SIDING (3) 1/2" AIR SPACE FOR RAIN SCREEN (4) SHEATHING MEMBRANE (5) 7/16" O.S.B. SHEATHING (6) POLYETHYLENE (7) 1.5" LUMBER RIM BOARD	0.03 0.023 0.16 --- 0.08 --- 0.325	RSI 0.618 (R-3.509)
CAVITY RSI (PARALLEL):		
$\frac{100}{12.5 + \frac{87.5}{1.19} + 3.52} = 2.82$ 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)

RIM JOIST SPACE (HOLLOW BACKED VINYL SIDING) AS PER BCBC 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.	RSI 4.93 (R-28)	RSI 4.06 (R-23.0)
CONTINUOUS ELEMENTS:		
(1) EXTERIOR AIR FILM (2) VINYL CLADDING HOLLOW BACKED (3) SHEATHING MEMBRANE (4) 7/16" O.S.B. SHEATHING (5) POLYETHYLENE (6) 1.5" LUMBER RIM BOARD	0.03 0.11 --- 0.08 --- 0.325	RSI 0.545 (R-3.09)
CAVITY RSI (PARALLEL):		
$\frac{100}{12.5 + \frac{87.5}{1.19} + 3.52} = 2.82$ 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)

FIRE PLACE ASSEMBLIES

FIREPLACE FLOOR BUMP-OUT / CANTILEVER AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
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) 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)	0.03 0.11 --- 0.11 --- 0.34	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)

FIREPLACE WALL ASSEMBLY (HOLLOW BACKED VINYL (LONGBOARD SIDING) AS PER BCBC 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 (2) VINYL CLADDING HOLLOW BACKED (3) SHEATHING MEMBRANE (4) 5/8" EXTERIOR GRADE GYPSUM WALL BOARD (5) POLYETHYLENE (6) 5/8" TYPE - X GYPSUM WALL BOARD (7) INTERIOR AIR FILM	0.03 0.11 --- 0.099 --- 0.099 0.12	RSI 0.458 (R-2.60)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.82 (R-16.00)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.78)

BELOW GRADE WALL ASSEMBLIES

BELOW GRADE WALL ASSEMBLY AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
8" POURED IN-PLACE CONCRETE WALL		
R-14 BATT 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 (3) POLYETHYLENE (4) 1/2" GYPSUM WALL BOARD (5) INTERIOR AIR FILM	--- 0.18 --- 0.08 0.12	RSI 0.38 (R-2.16)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.29 (R-13.01)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		RSI 1.99 (R-11.30)

9.36.2.5 BLDG ENVELOPE - CONT. OF INSULATION

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 LEDGE AND PROVIDING A CLOSED CELL FOAM GASKET.

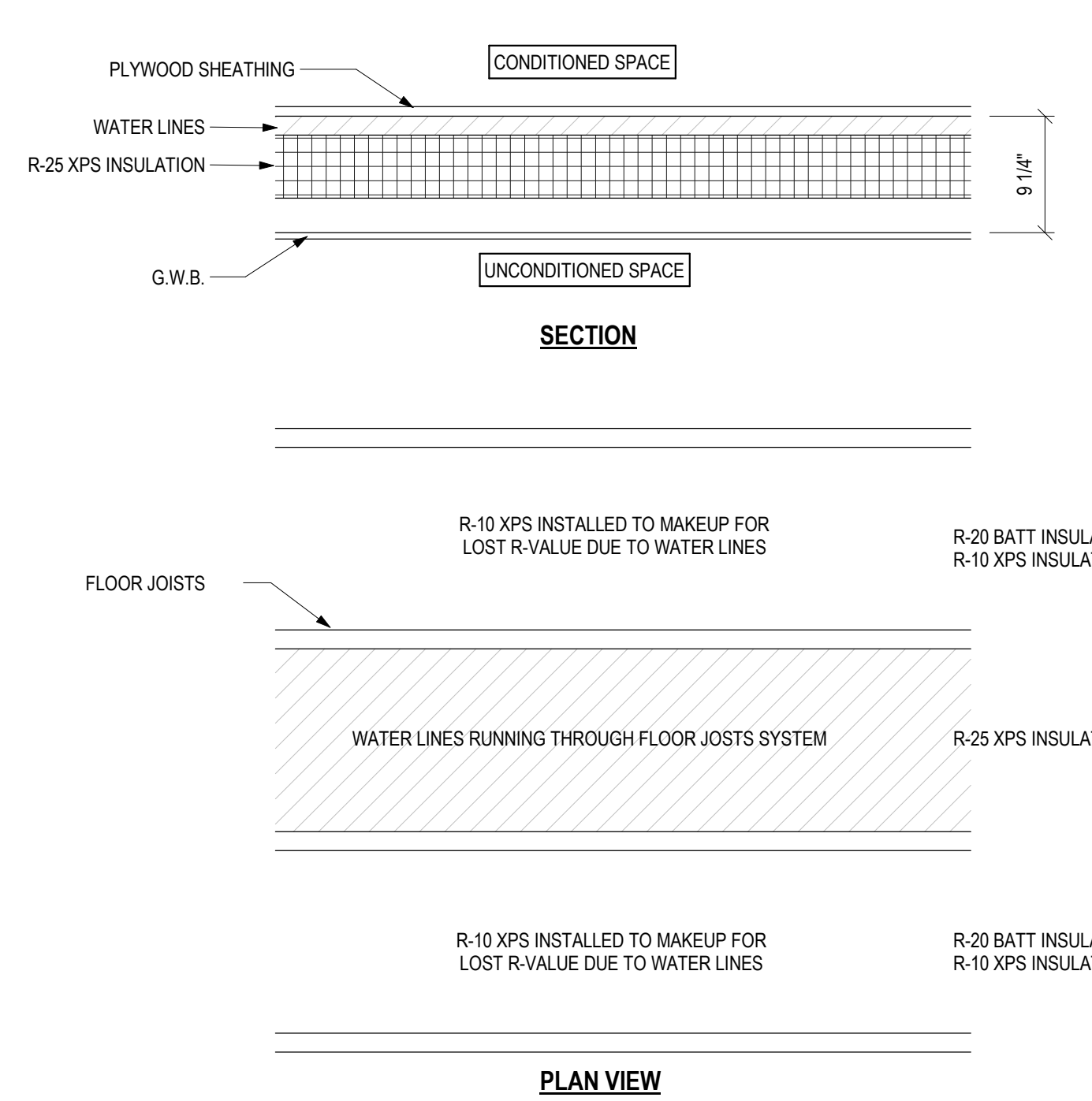
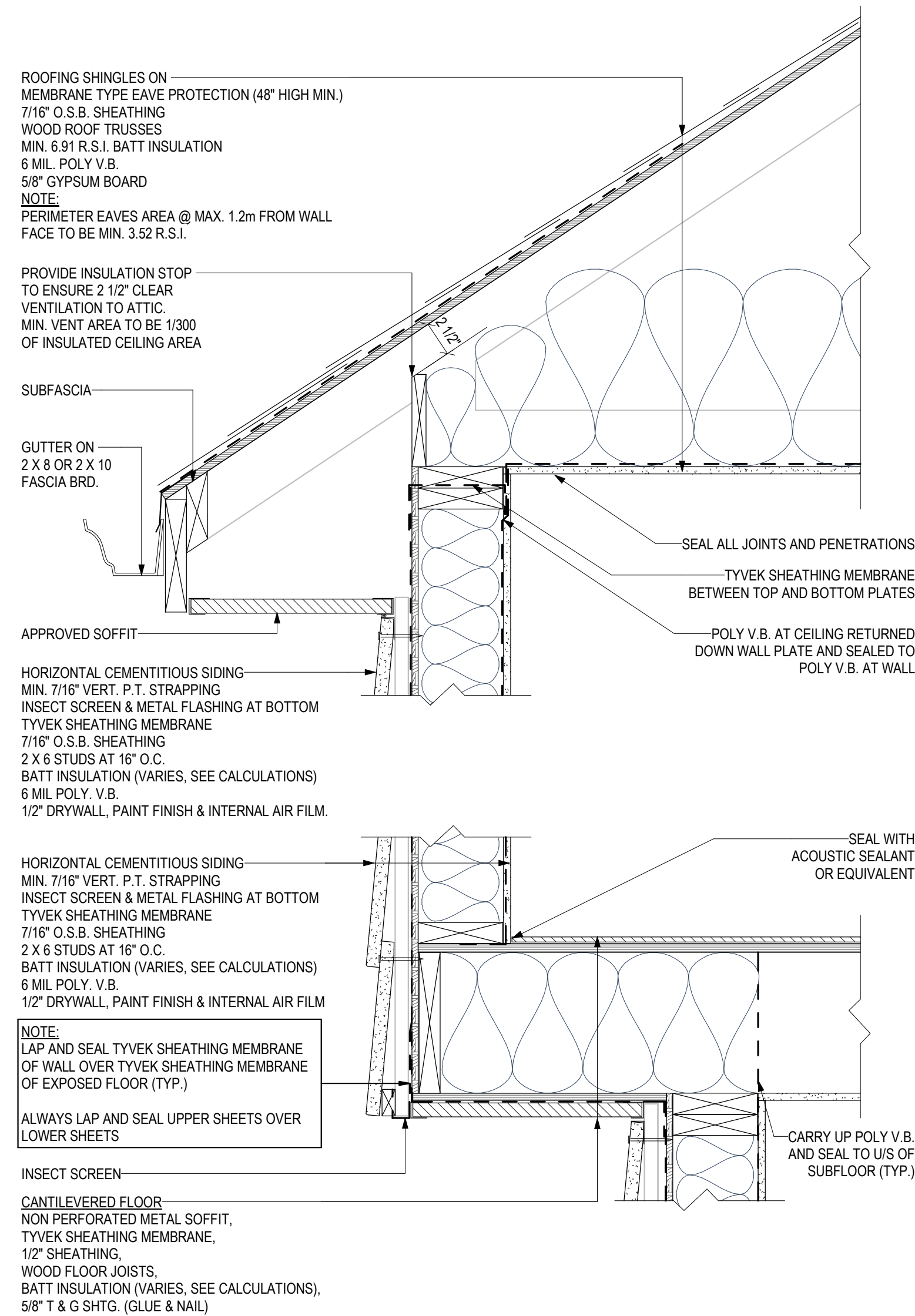
POT LIGHTS
RECESSED POT LIGHT HOUSINGS ARE ONE OF THE MOST COMMON AIR LEAKAGE POINTS THROUGH THE CEILING PLANE INTO THE ATTIC. AIR LEAKAGE OCCURS BETWEEN THE HOUSING AND AIR BARRIER THROUGH THE FIXTURE HOUSING HOLES AND ITS ELECTRICAL CONNECTIONS. INSTALLING BOXES AROUND THE POT LIGHTS WHICH ARE SEALED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

WALL TO 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.

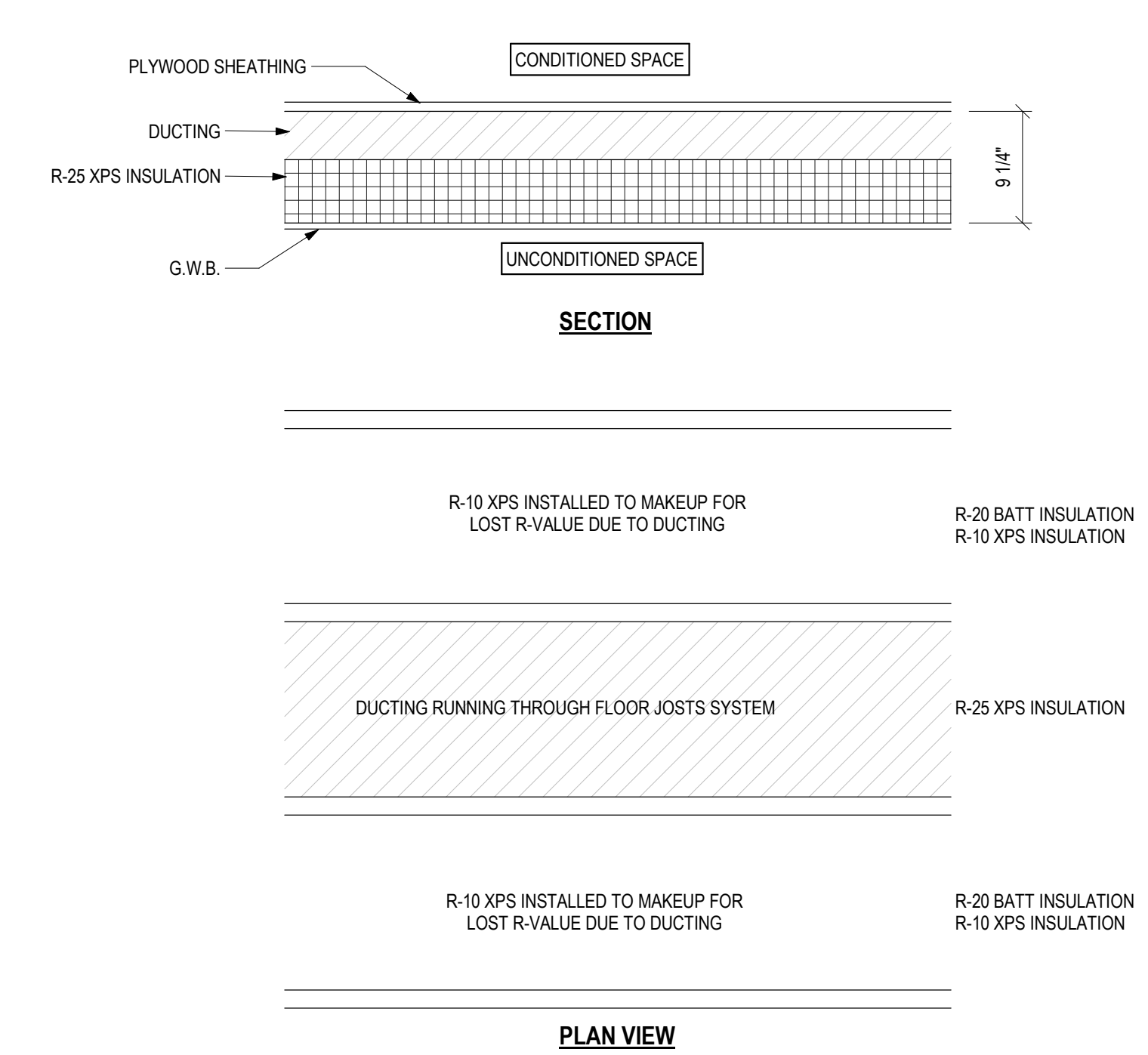
ELECTRICAL PENETRATIONS IN WALLS
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES AND RECESSED LIGHT FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER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

9.32 VENTILATION



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



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

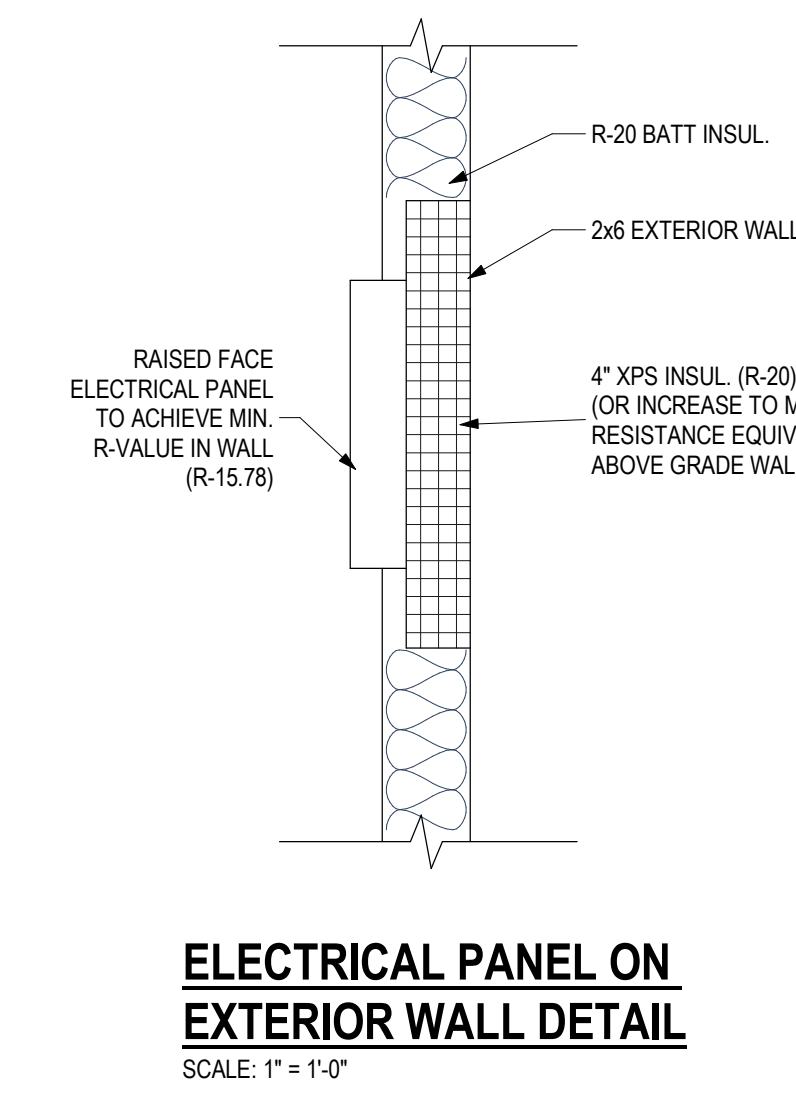
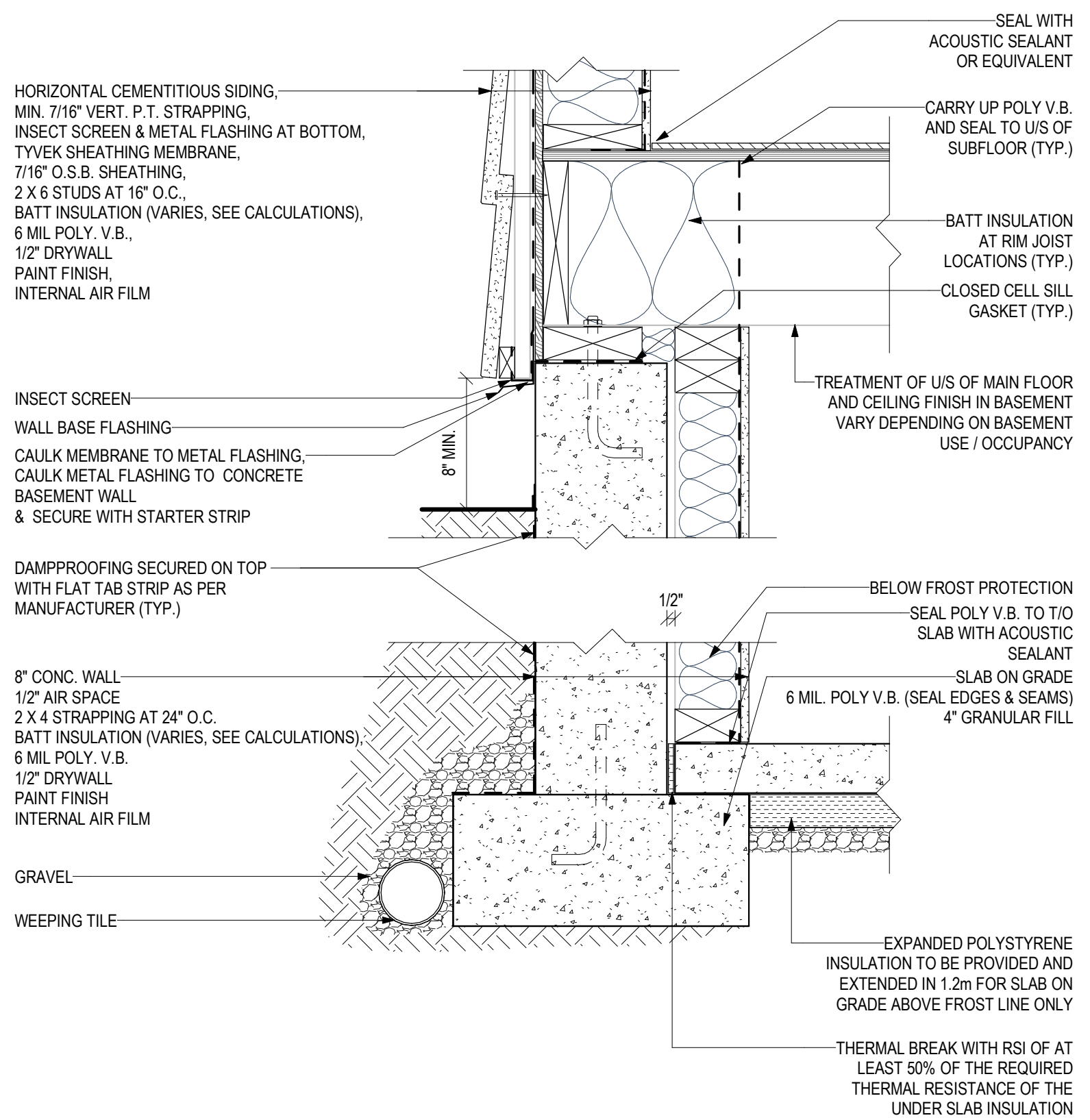
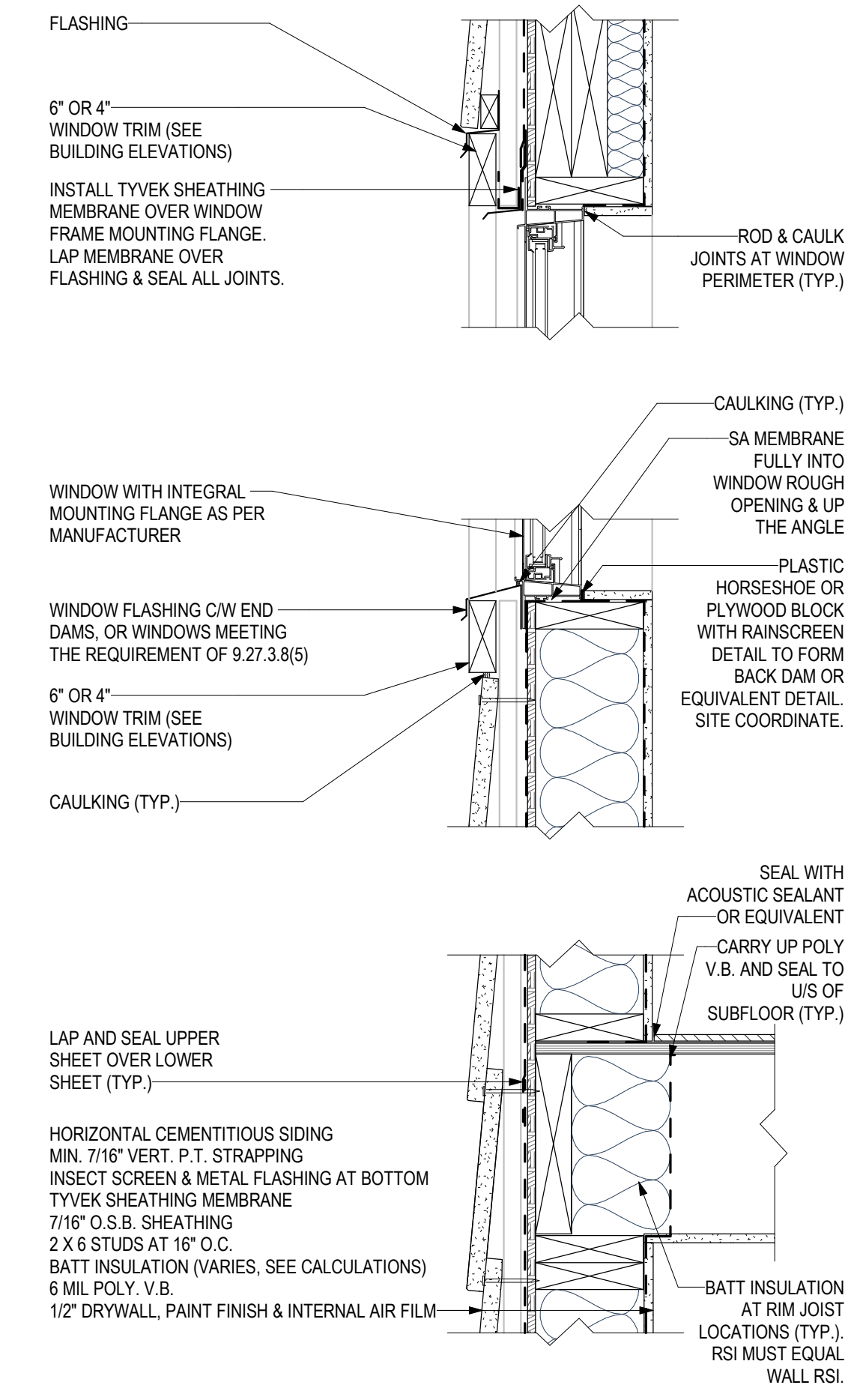
DUCTS MUST BE INSULATED TO THE SAME LEVEL AS REQUIRED FOR WALLS IF THEY ARE OUTSIDE OF THE ENVELOPE AND CARRYING CONDITIONED AIR. (R-26.52)

HVAC DETAIL

FLOOR OVER UNCONDITIONED SPACE TRADE OFF

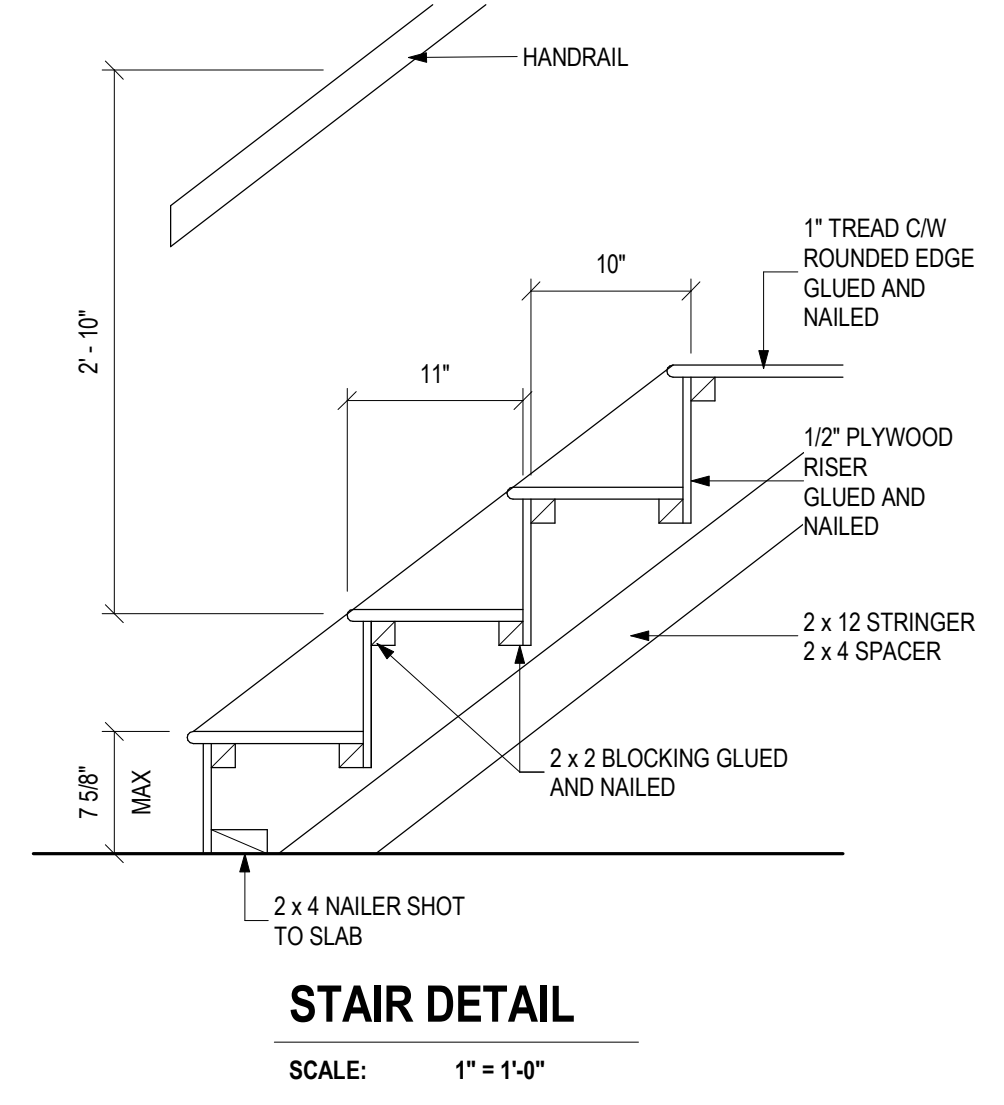
SCALE: 1" = 1'-0"

THE DETAILS SHOWN ON THIS SHEET ARE REPRESENTATIVE OF AN EXTERNAL SIDING TREATMENT REQUIRING A RAINSCREEN SYSTEM (E.G.) CEMENTITIOUS SIDING. IT SHOULD BE NOTED THAT NOT ALL EXTERNAL SIDING REQUIRES A RAINSCREEN SYSTEM (E.G.) VINYL. CONTRACTOR TO CONFIRM PRIOR TO COMMENCEMENT OF WORK ON SITE.



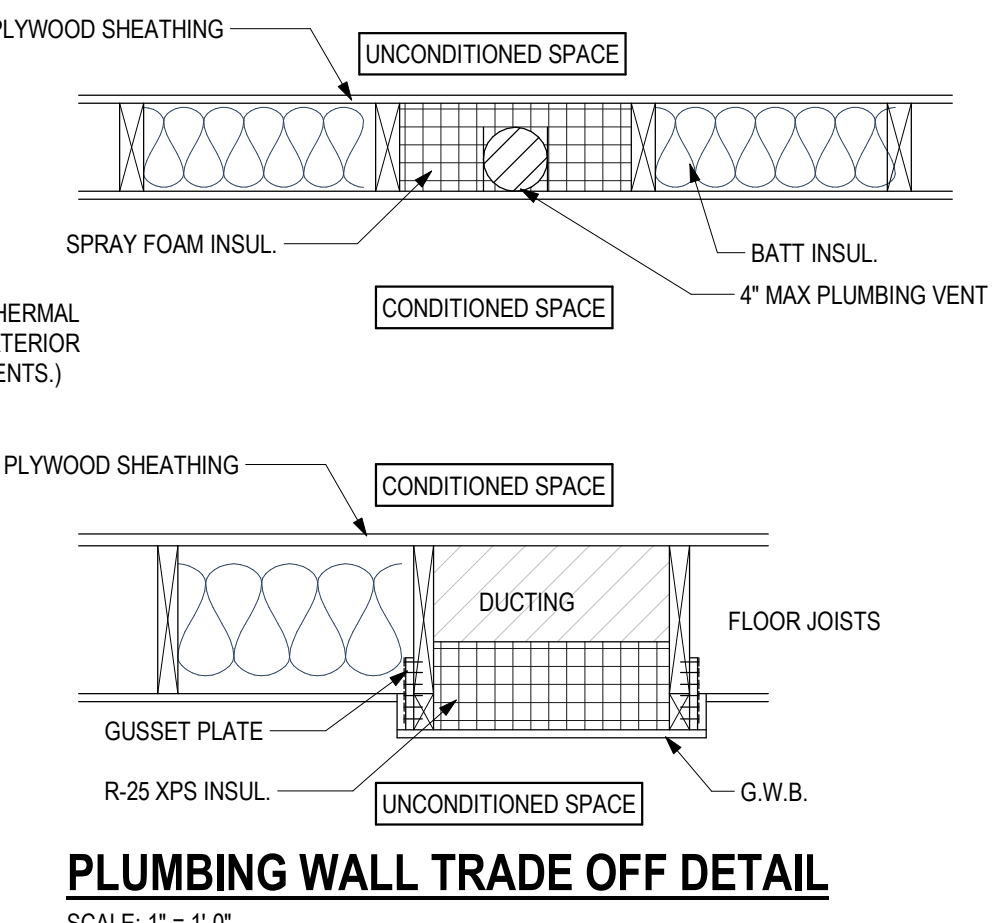
ELECTRICAL PANEL ON EXTERIOR WALL DETAIL

SCALE: 1" = 1'-0"



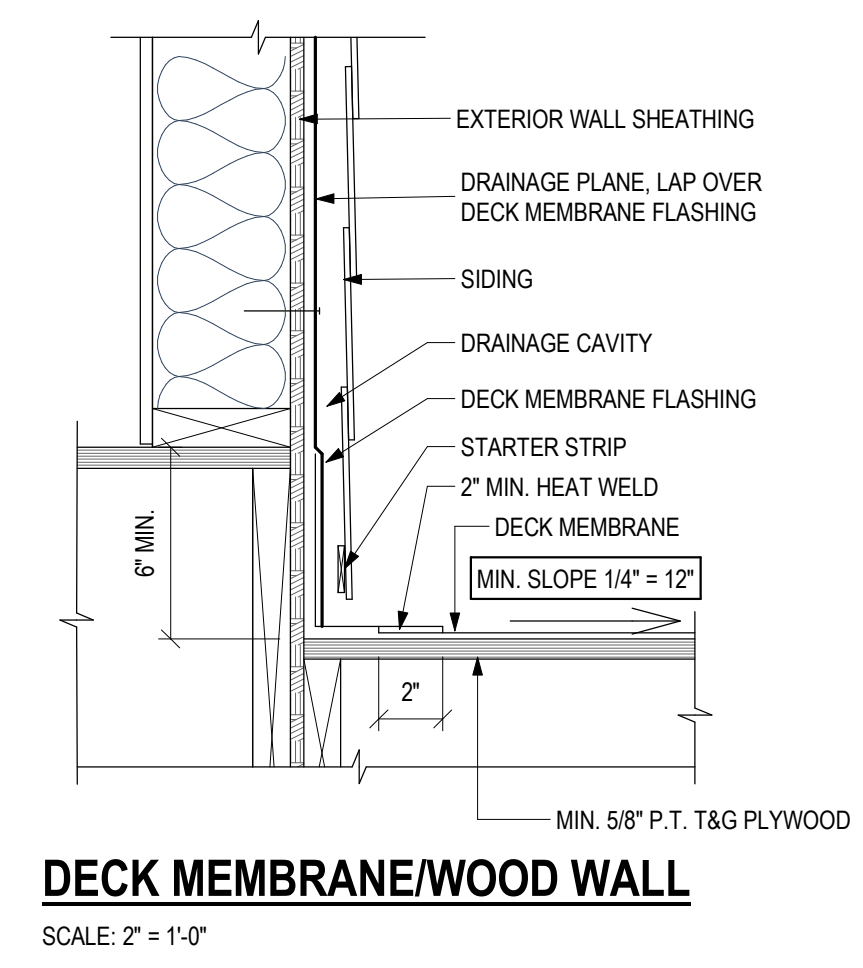
STAIR DETAIL

SCALE: 1" = 1'-0"



PLUMBING WALL TRADE OFF DETAIL

SCALE: 1" = 1'-0"



DECK MEMBRANE/WOOD WALL

SCALE: 2" = 1'-0"

RAINSCREEN DETAILS

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

Date	Description	No.
2026-01-28	ISSUED FOR BP	2

20280 50TH AVENUE DUPLEX DEVELOPMENT
CODE DETAILS
Project Number: **BV25-XXXX**

Date	Drawn By	Checked By	Scale
JAN 28, 2026	BAKERVIEW	BAKERVIEW	As indicated
A10			