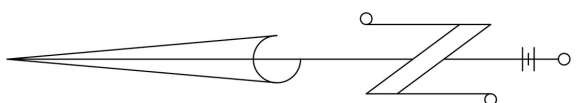


APPROXIMATE LOCATION OF IMPLANTATION TRENCH

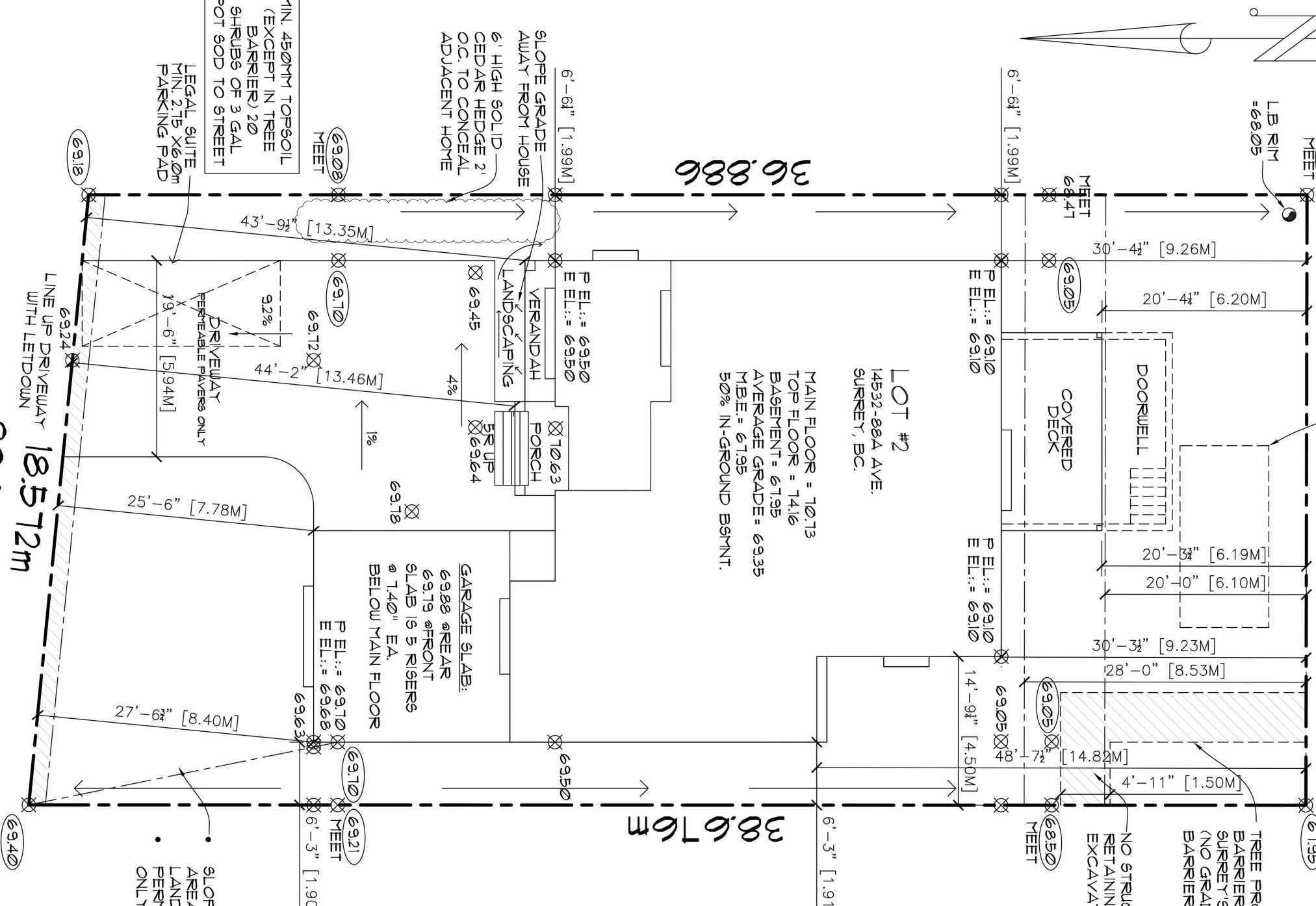
LANE

18.489m



LOT #2
14532-88A AVE.
SURREY, B.C.

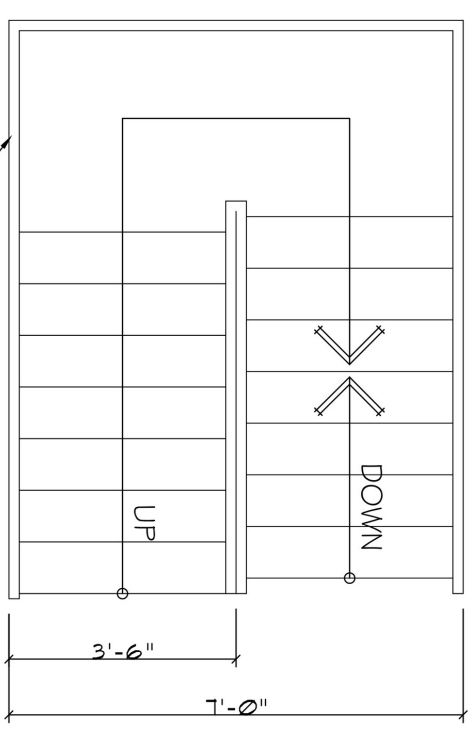
MAIN FLOOR = 1013
TOP FLOOR = 1416
BASEMENT = 6195
AVERAGE GRADE = 6935
M.B.E. = 6195
50% IN-GROUND BSMNT.



SITE PLAN
SCALE: 1/8" = 1'

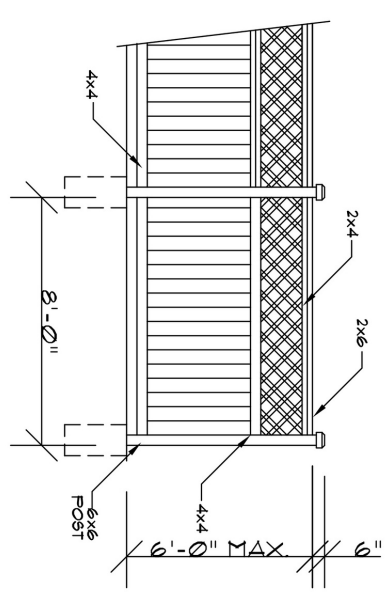
88A AVE
18.572m

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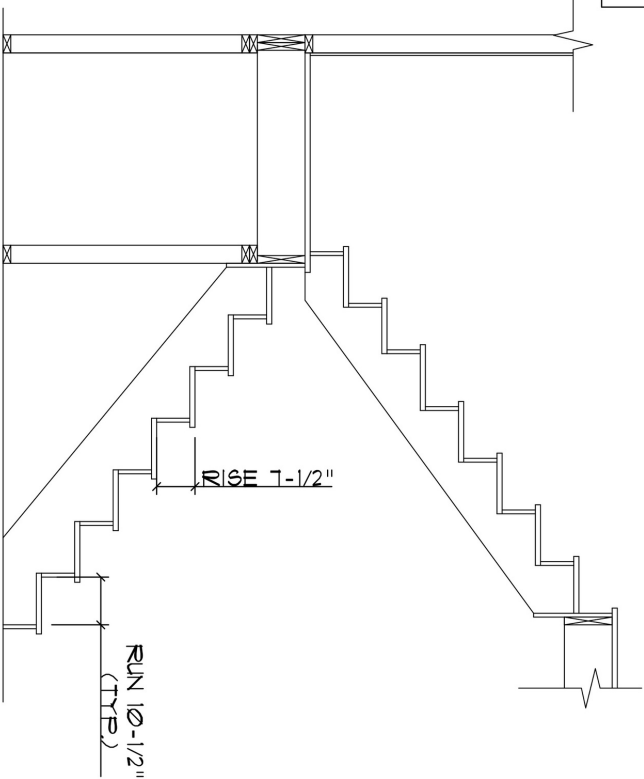
STAIR DETAIL
SCALE: 1/2" = 1'

NOTES:
FENCES ARE NOT REQUIRED, BUT WHERE USED:
01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 18 FEET (6.0 METERS) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4" = 1'

NOTES:
1. CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS, AND OMISSIONS. CONTRACTOR TO NOTIFY BUILDER IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
3. CONTRACTOR OR BUILDER SHALL VERIFY ALL ON-SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 30431 LATEST EDITION.
6. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3500 PSI.
7. ALL TRIMMING AND MILLING SHALL CONFORM TO C.S.A. LATEST EDITION.
8. ALL FINISHING LUMBERS SHALL BE DOUGLAS FIR #2 OR BETTER.
9. ALL TRUSSES SHALL BE DESIGN AND SEALED BY PENK. REDESIGN IN BC.
10. ALL BEAM SIZES AND SUPPORT SYSTEM SHOULD BE DESIGNER'S RESPONSIBILITY. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME AND TRUSSES INSTALLATION.
11. CONCRETE ALL UNDOUBT SIZES AT 91% AFTER ROOF CONCRETE TO C.S.A. (LATEST EDITION) CONFORM TO C.S.A. (LATEST EDITION) REQUIREMENTS.
12. ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
13. ALL CONSTRUCTION TO CONFORM WITH B.C. BUILDING CODE CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.



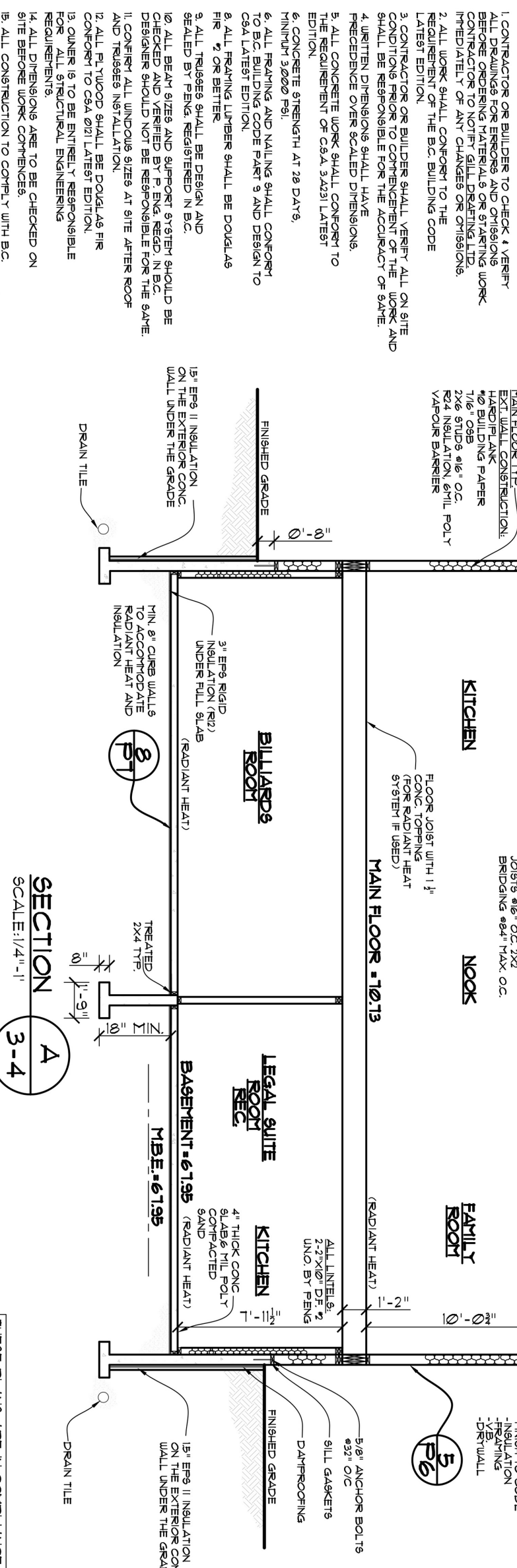
F.A.R.:
TOTAL LOT AREA = 7510 SQ.FT.
ALLOWABLE F.A.R. = 36.00 x 528/35% OF 1510 SF = 4128 SQ.FT.
ACTUAL F.A.R. = 4122 SQ.FT.

SITE COVERAGE:
TOTAL LOT AREA = 7510 SQ.FT.
ALLOWABLE SITE COVERAGE @ 36.93% = 2717 SQ.FT.
ACTUAL SITE COVERAGE = 2712 SQ.FT.

DECK AREA:
ALLOWABLE DECK AREA = 412 (10% OF 4128) - 160 = 252 SQ.FT.
MIN. PORCH/VERANDAH AREA = 160 SQ.FT.
MAIN FLOOR DECK AREA = 196 SQ.FT.
TOP FLOOR DECK AREA = 0 SQ.FT.
TOTAL DECK AREA = 196 SQ.FT.

DOORWELL AREA:
ALLOWABLE DOORWELL AREA = 300 SQ.FT.
ACTUAL DOORWELL AREA = 299 SQ.FT.

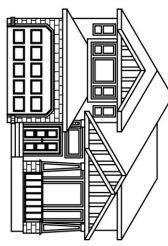
ZONING: R-F



SECTION A-A
SCALE: 1/4" = 1'

WWW.GURUSHOMES.COM
110-30485 CORDONA AVE.
HARRISFORD, BC V2T 0G5
WORK: 604 856 0193
MOBILE: 604 813 0835

PROPOSED RESIDENCE FOR
GURDIP SINGH SANDHU
LOT 2 @ 14532 88A AVENUE
SURREY, B.C.



Gill Drafting Ltd.

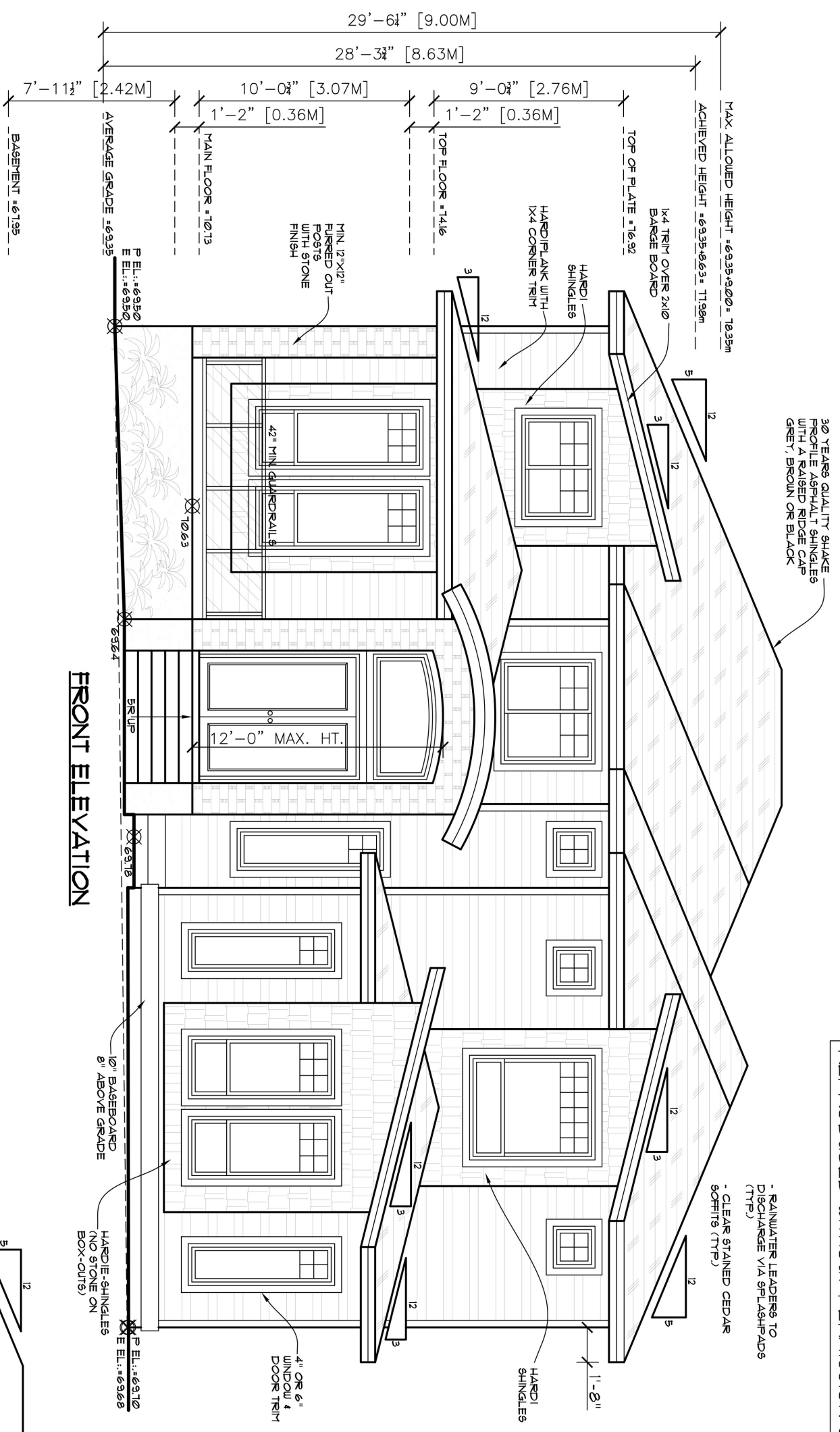
OWN:	JUN
SCALE:	AS NOTED
DATE:	MAR 16 2023
CHKD:	JP5
PHONE:	604-835-3131

SHEET NO.	1 OF 10
DRAWING NO.	GD21-4161

DESIGNER ADDRESS:
GILL DRAFTING LTD.
SURREY DESIGN CENTRE
UNIT #11, 12871-16 AVE.
SURREY, B.C. V3U 1E6
TEL: (604) 593-6666
FAX: (604) 593-6631
WEB SITE: WWW.GILLDRAFTING.COM

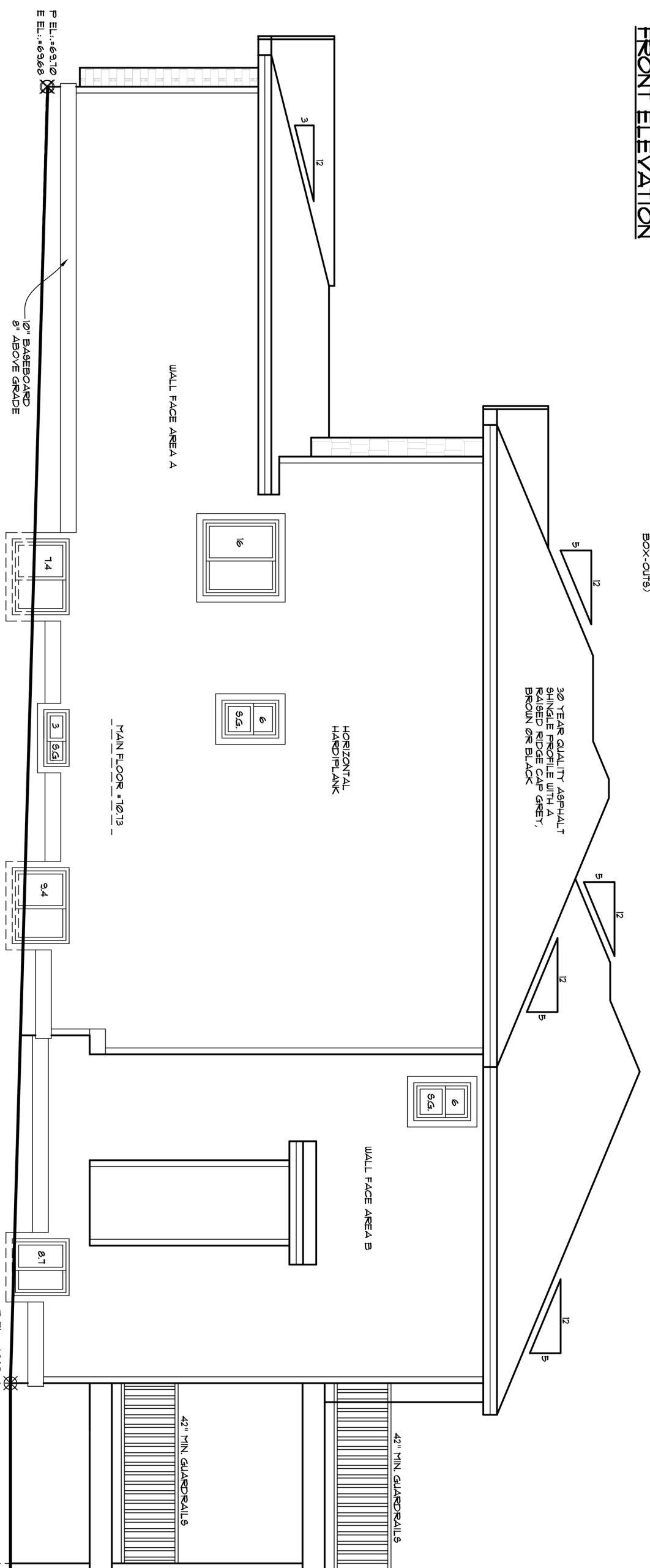
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FRONT ELEVATION

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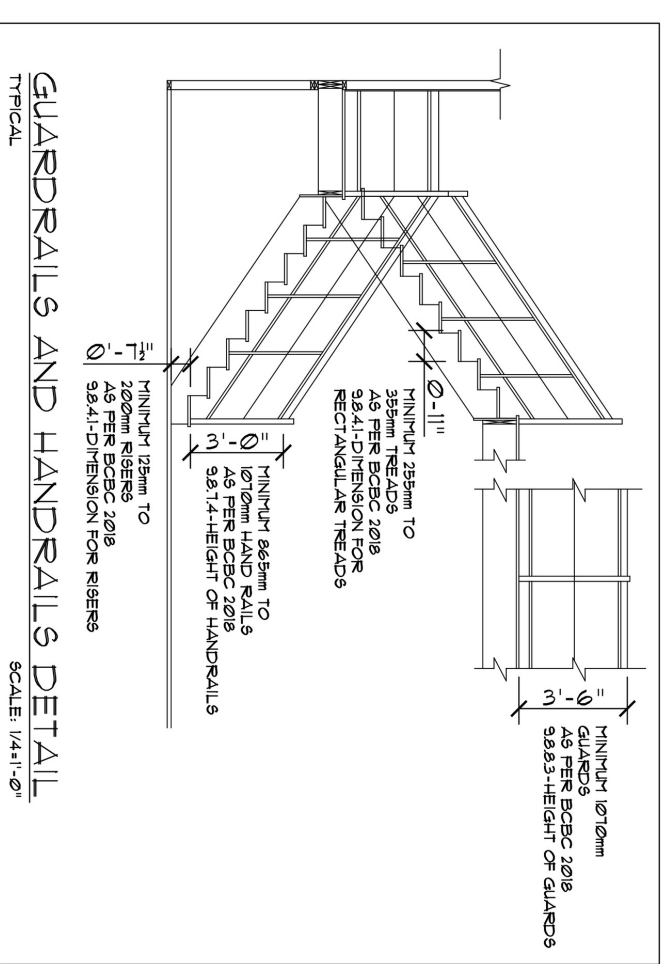


RIGHT ELEVATION

WALL FACE AREA A = 314 SQ.FT.
 LIGHTING DISTANCE = 1.90M
 ALLOWABLE GLASS AREA @83% = 261.1 SQ.FT.
 ACTUAL GLASS AREA = 220 SQ.FT.

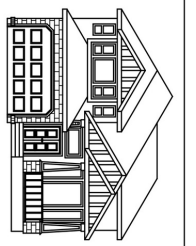
WALL FACE AREA B = 431 SQ.FT.
 LIGHTING DISTANCE = 4.50M
 ALLOWABLE GLASS AREA @4125% = 177.78 SQ.FT.
 ACTUAL GLASS AREA = 14.1 SQ.FT.

DOORWELL



GUARDRAILS AND HANDRAILS DETAIL
 SCALE: 1/4"=1'-0"

PROJECT NAME
 PROPOSED RESIDENCE FOR
 GURDIP SINGH SANDHU
 LOT 2 @ 14532 88A AVENUE
 SURREY, B.C.



Gill Drafting Ltd.

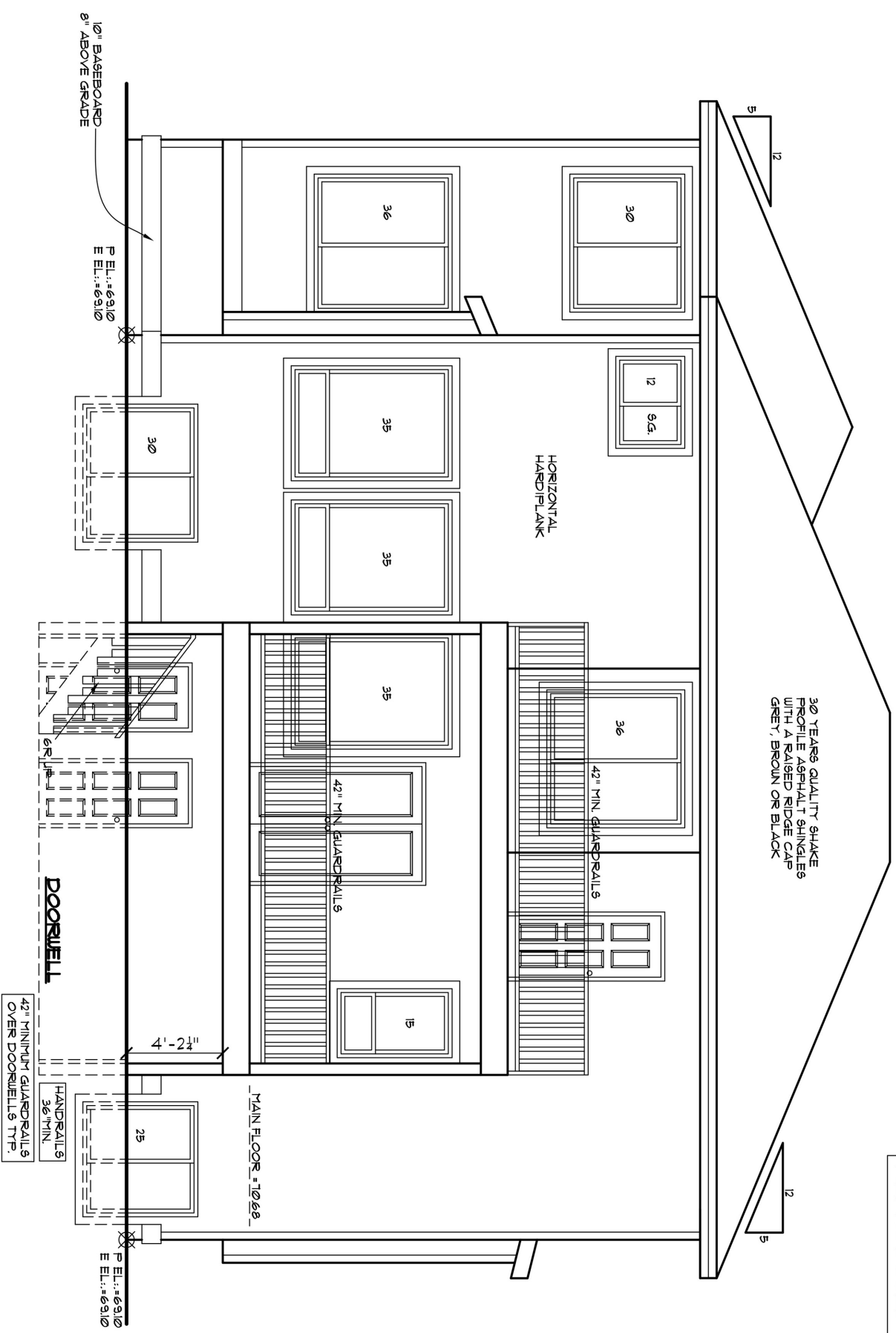
DWN: JUN
 SCALE: AS NOTED
 DATE: MAR 16 2023
 CHKD: JPS
 PHONE: 604-835-3131

SHEET NO. 2 OF 10
 DRAWING NO. GD21-4161

DESIGNER ADDRESS:
 GILL DRAFTING LTD.
 SURREY DESIGN CENTRE
 UNIT #11, 12811-16 AVE.
 SURREY, B.C. V3U 1E6
 TEL: (604) 593-6666
 FAX: (604) 593-6631
 WEB SITE: WWW.GILLDRAFTING.COM

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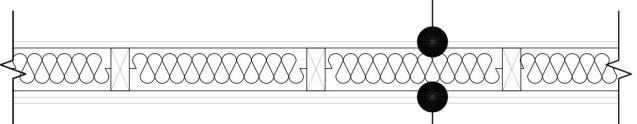
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REAR ELEVATION

- W3(C): STC=43
- 38mm (1 1/2") x 89mm (3 1/2") STUDS SPACED 400mm O.C.
 - WITH 89mm THICK ABSORPTIVE MATERIAL
 - RESILIENT METAL CHANNELS ON ONE SIDE SPACED 400mm O.C.
 - 1 LAYER OF 12mm (1/2") TYPE X GYPSUM BOARD ON EACH SIDE
 - STUDS SPACED 400mm O.C.
- see Division B - Appendix A
Table A-9.10.3.1.A of BCBC 2018

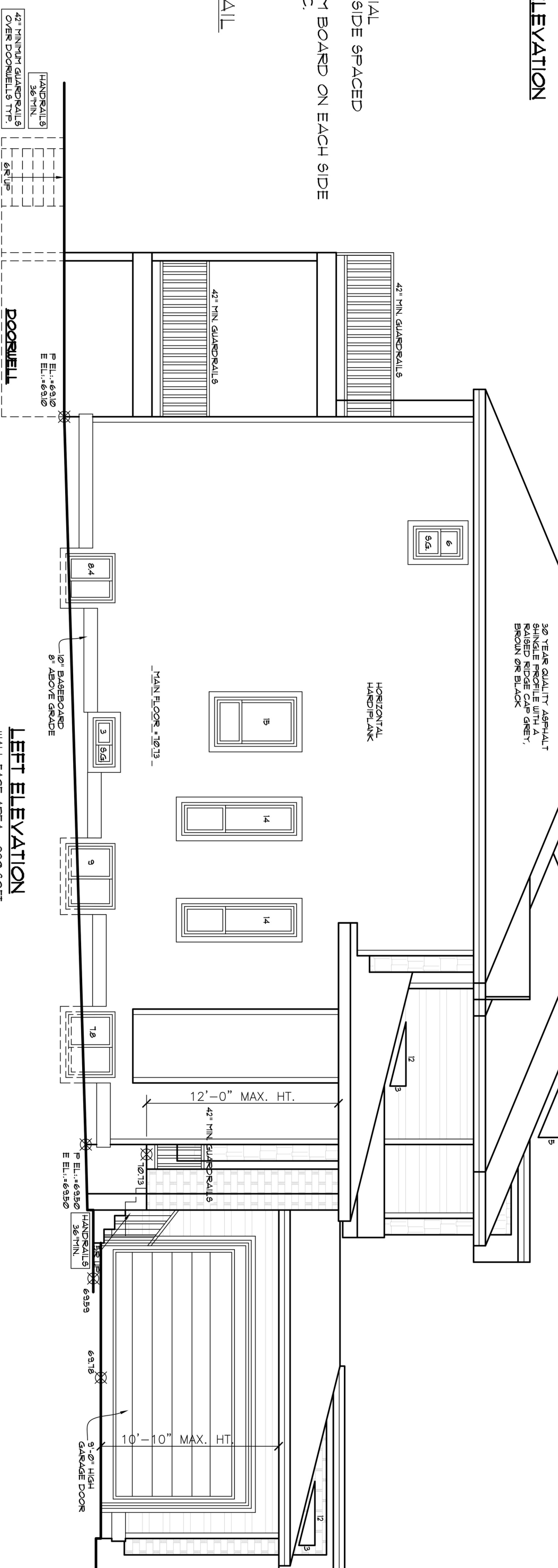
45 MIN. FIRE RATED WALL DETAIL



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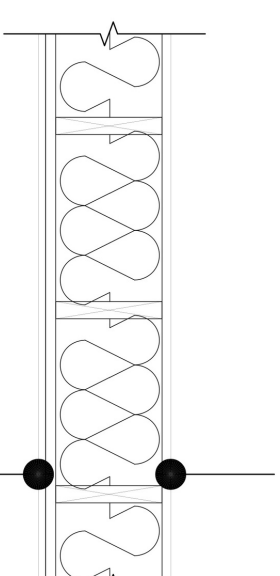


LEFT ELEVATION

WALL FACE AREA = 380 SQFT.
LITTING DISTANCE = 1391
ALL GLASS AREA = 8820 SQFT.
ACTUAL GLASS AREA = 7120 SQFT.

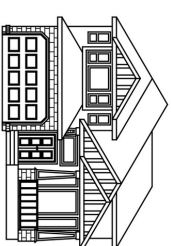
- F6(D): STC=44
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD OR 17mm TONGUE AND GROOVE LUMBER ON WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 600mm O.C.
 - ABSORPTIVE MATERIAL IN CAVITY
 - STEEL FURRING CHANNELS SPACED 600mm O.C.
 - 2 LAYERS OF 15.5mm (5/8") TYPE X GYPSUM BOARD ON CEILING SIDE
- see Division B - Appendix A
Table A-9.10.3.1.B of BCBC 2018

1h FIRE RATED CEILING DETAIL



PROJECT NAME

PROPOSED RESIDENCE FOR
GURDIP SINGH SANDHU
LOT 2 @ 14532 88A AVENUE
SURREY, B.C.



Gill Drafting Ltd.

DWN: JUN

SCALE: AS NOTED
DATE: MAR 16 2023
CHKD: JPS
PHONE: 604-835-3131

SHEET NO.

3 OF 10

DRAWING NO.

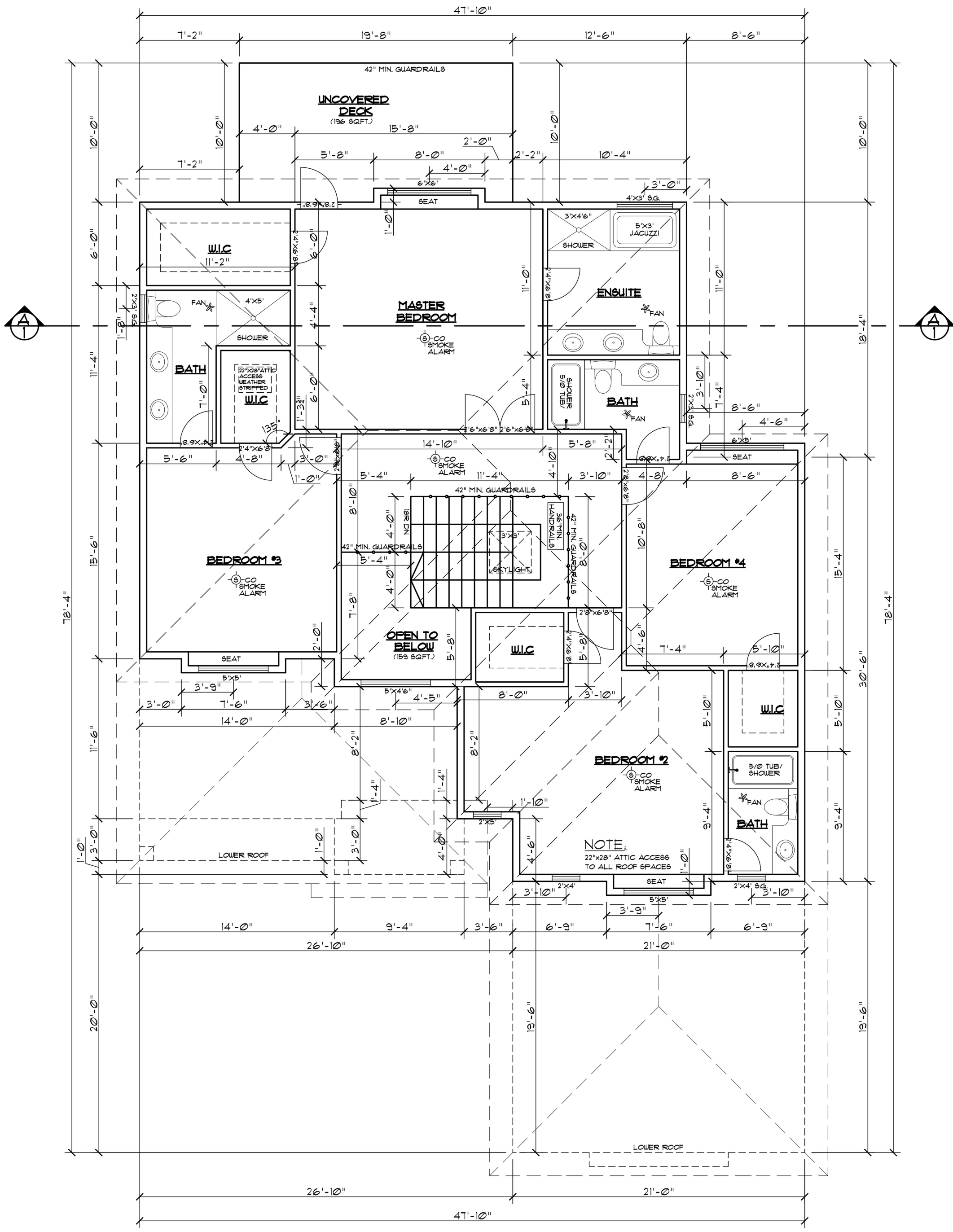
GD21-4161

DESIGNER ADDRESS:

GILL DRAFTING LTD.
SURREY DESIGN CENTRE
UNIT #11, 12811-16 AVE.
SURREY, B.C. V3W 1E6
TEL: (604) 593-6666
FAX: (604) 593-6631
WEB SITE: WWW.GILLDRAFTING.COM

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TOP FLOOR
SCALE: 1/4"=1'

TOP FLOOR AREA = 1814 SQFT.
OPEN AREA = 159 SQFT.
NET TOP FL. AREA = 1655 SQFT.

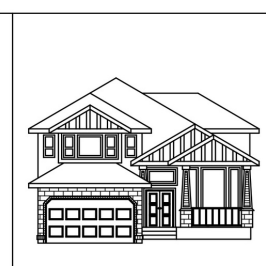
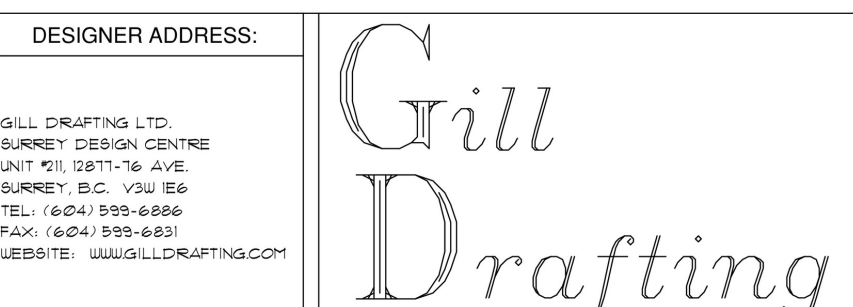
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DWN:	JUN
SCALE:	1/4"=1'-0"
DATE:	MAR 16, 2023
CHKD:	JPS
PHONE:	604-835-3737

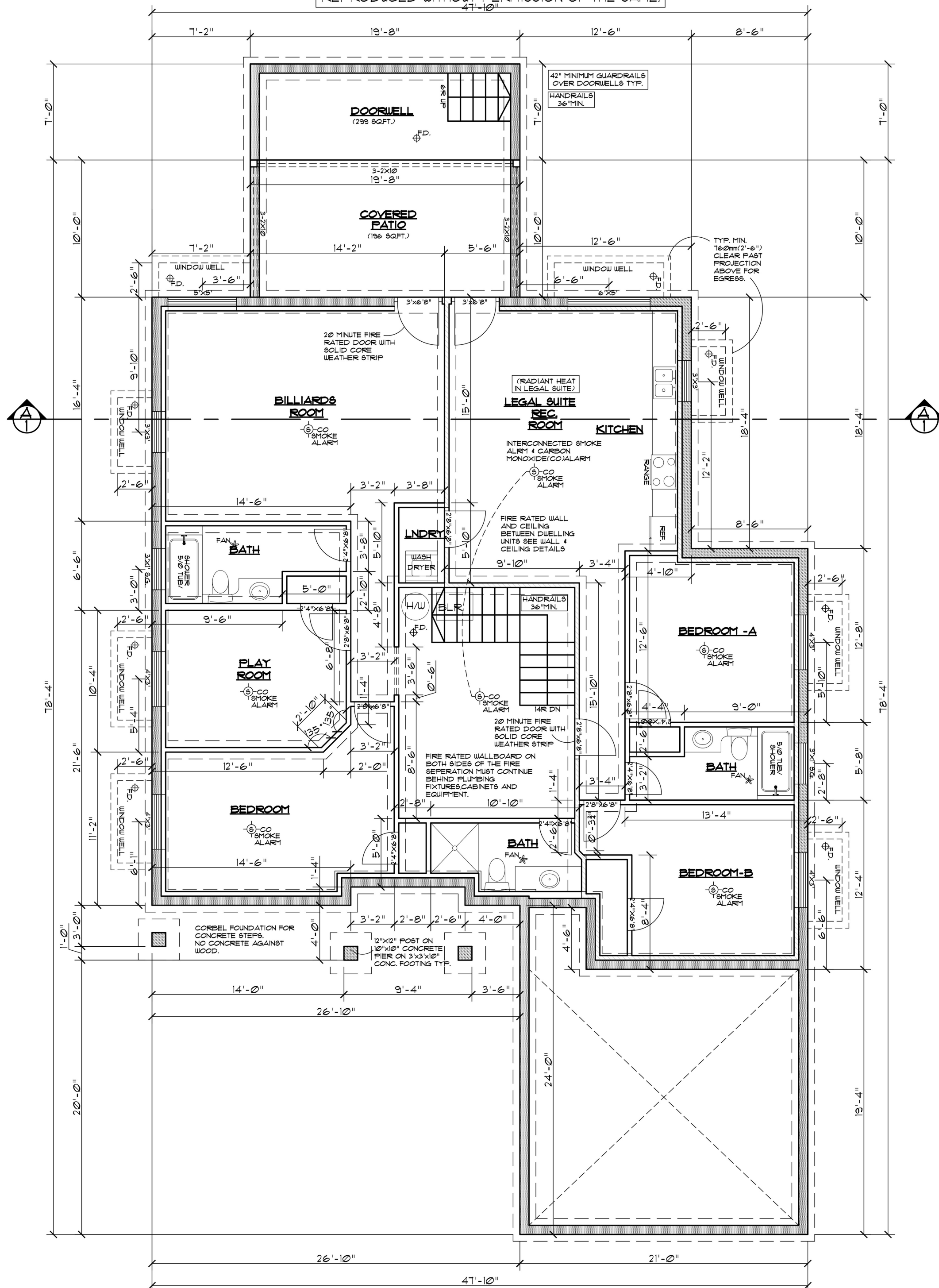
PROJECT NAME	DESIGNER ADDRESS:
PROPOSED RESIDENCE FOR MR. GURDIP SINGH SANDHU LOT #2 @ 14532 88A AVENUE SURREY, BC	GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #21, 12811-76 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 593-6886 FAX: (604) 593-6831 WEBSITE: WWW.GILLDRAFTING.COM



REVISIONS	BY

DRAWING NO.	GD21-4161
SHEET NO.	5 OF 10

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BASEMENT & FDN. FLOOR
SCALE: 1/4" = 1'

BASEMENT FLOOR AREA = 1572 SQFT.
LEGAL SUITE AREA = 886 SQFT.
TOTAL BSMT. FLOOR AREA = 2458 SQFT.

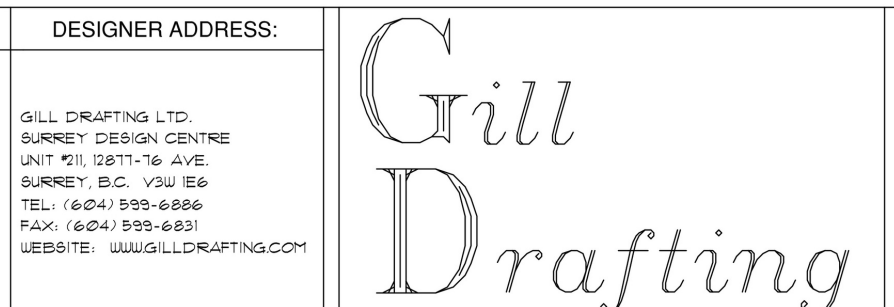
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DWN:	JUN
SCALE:	1/4" = 1'-0"
DATE:	MAR 16 2023
CHKD:	JFS
PHONE:	604-835-3131

PROJECT NAME	DESIGNER ADDRESS:
PROPOSED RESIDENCE FOR MR. GURDIP SINGH SANDHU LOT #2 @ 14532 88A AVENUE SURREY, BC	GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #211 12811-16 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 599-6886 FAX: (604) 599-6831 WEBSITE: WWW.GILLDRAFTING.COM



REVISIONS	BY

DRAWING NO.	GD21-4161
SHEET NO.	6 OF 10

CLIMATE ZONE 4 (HARDPLANK)

AS PER SECTION 936.21.02,
NOTES PERTAINING TO LEAKAGE PATHS
IN PROBLEMATIC AIR BARRIERS

-FOUNDATION TO SILL PLATE AND RFT JOISTS

ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT 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 MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

-RFT JOIST

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

-CANTILEVERED FLOOR

CANTILEVERED FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

-WINDOW HEAD

THE INTERFACE BETWEEN WINDOW HEAD/WALL AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT 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 AIR-TIGHT 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

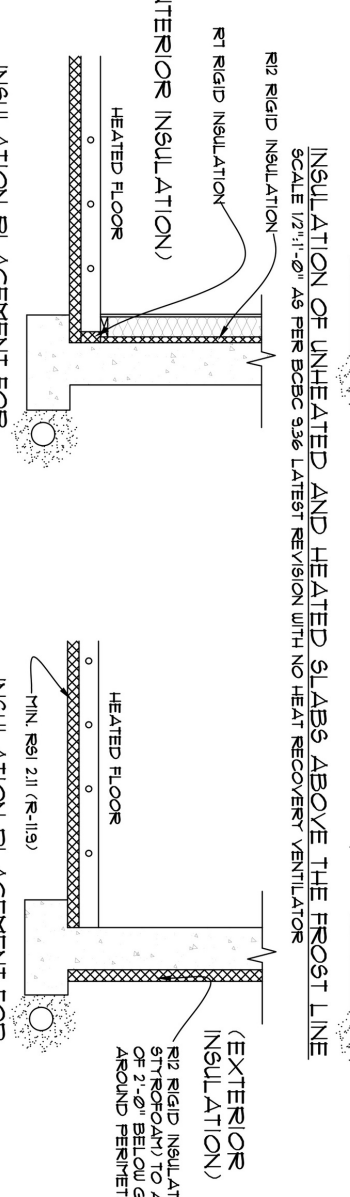
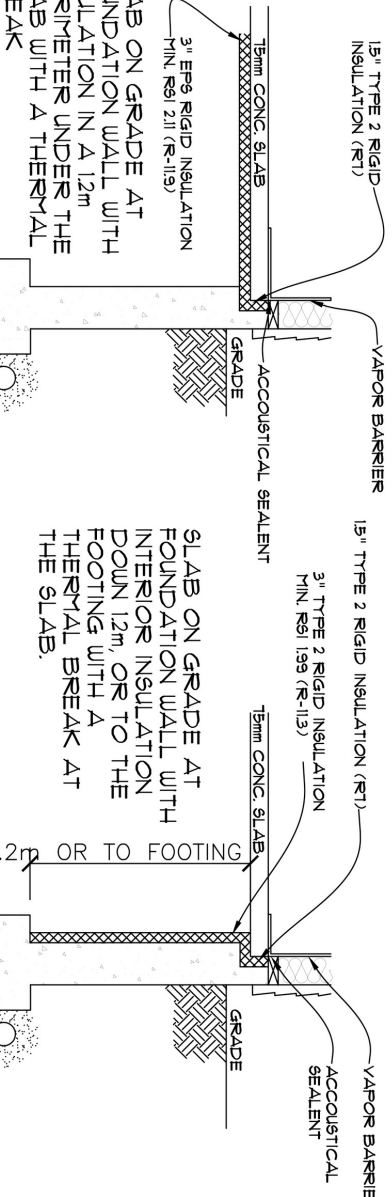
-MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR-TIGHT BY BLOCKING THE CHIMNEY WOOD SHEATHING AND PENETRATING WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES

SPECIFIC REQUIREMENTS

EFFECTIVE INSULATION OF CEILINGS, WALLS AND FLOORS MEET THE REQUIREMENTS OF TABLE 936.26.4 AND TABLE 936.26.5 FOR THE CORRECT CLIMATE ZONE
THE THERMAL CHARACTERISTICS OF WINDOWS, DOORS AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 936.21.1.B, AND C FOR THE CORRECT CLIMATE ZONE
THE CORRECT CLIMATE ZONE REQUIREMENTS OF TABLE 936.26.4 OR B FOR THE CORRECT CLIMATE ZONE MUST BE MET FOR ALL UNHEATED SPACES/EXTERIOR SPACE THAT CONTRIBUTE TO EFFECTIVE INSULATION
PARTS LOCATED OUTSIDE THE THERMAL ENVELOPE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS
PARTS LOCATED WITHIN THE THERMAL ENVELOPE OR DESIGNATED TO BE INSULATED OUTSIDE OF THERMAL ENVELOPE ARE SEALED AND INSULATED TO THE INTERIOR WALL INSULATION REQUIREMENTS
-TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
-TEMPERATURE CONTROLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR FLOORS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR WALLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR CEILING ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
-TEMPERATURE CONTROLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR FLOORS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR WALLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR CEILING ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT
-TEMPERATURE CONTROLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR FLOORS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR WALLS ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER
-INDOOR CEILING ARE COVERED OR HAVE AN HERV/DEHUMIDIFIER

TEMPERATURE CONTROLS AS PER SECTION 936.36

-TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT, THE ADEQUACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS



1 FLOORS OVER UNHEATED SPACES (CERAMIC TILE FLOORING)

AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-31 BATT INSULATION N TJI WOOD FRAMING @ 16" O.C.	R61 4.93 (R-28)	
OTHER BUILDING ENVELOPE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1 INTERIOR AIR FILM	0.02	
2 FLOORING MATERIAL - CERAMIC TILE	0.005	
3 1/4" PLYWOOD SUBFLOOR	0.14	
4 5/8" AIR BARRIER	0.18	
5 2x4" FLOOR JOIST	0.10	
6 5/8" GYP/PLT CEILING BOARD	0.03	
7 EXTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		R61 5.45 (R-30.93)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		R61 4.61 (R-26.5)

2 FLOORS OVER UNHEATED SPACES (CARPET FLOORING)

AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-31 BATT INSULATION N TJI WOOD FRAMING @ 16" O.C.	R61 4.93 (R-28)	
OTHER BUILDING ENVELOPE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1 INTERIOR AIR FILM	0.02	
2 FLOORING MATERIAL - CARPET + RUBBER PAD	0.22	
3 1/4" PLYWOOD SUBFLOOR	0.14	
4 5/8" AIR BARRIER	0.18	
5 2x4" FLOOR JOIST	0.10	
6 5/8" GYP/PLT CEILING BOARD	0.03	
7 EXTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		R61 5.45 (R-30.93)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		R61 4.61 (R-26.5)

GENERAL INFORMATION

COMPLIANCE PATH: PRESCRIPTIVE WITH TRADE OFFERS PERFORMANCE

VENTILATION DESIGN (ACTIVE OR PASSIVE AIRFLOW, HVAC, CEILING SPACE VENTILATION SCHEDULE, ETC.)

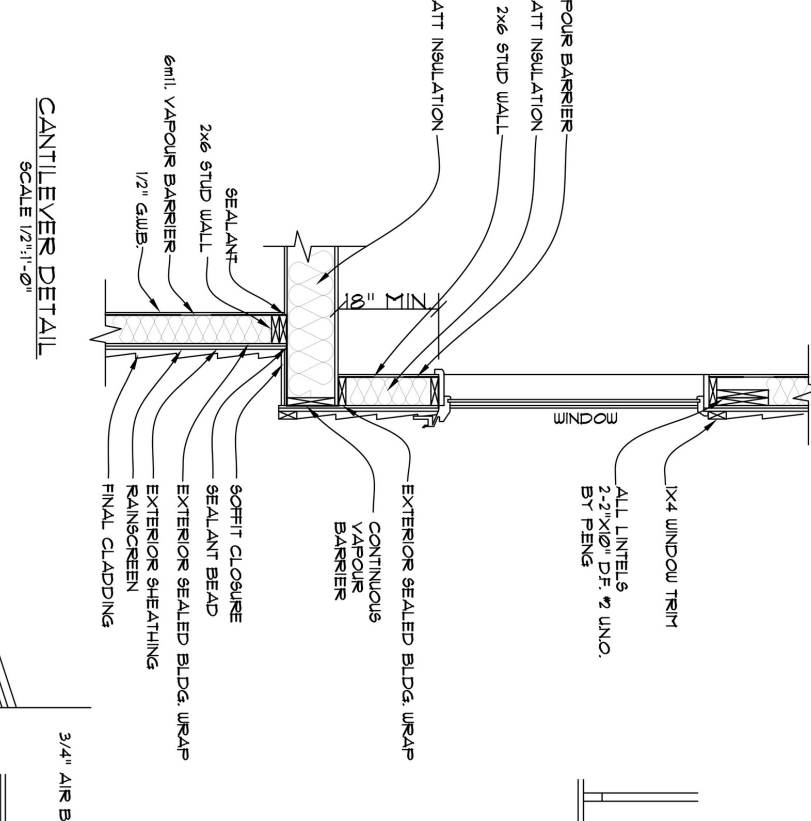
HEATING TYPE: FORCED AIR HYBRID ELECTRIC

CONSTRUCTION AND EFFECTIVE R61 VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4 5000)	REQUIRED EFFECTIVE INSULATION R61 (R-VALUE)	ACTUAL EFFECTIVE INSULATION R61 (R-VALUE)
ABOVE-GRADE OPaque BUILDING ASSEMBLIES	6.81 (28.23)	6.81 (28.23)
CEILING BELOW ATTICS	4.61 (26.52)	4.61 (26.52)
CATHEDRAL CEILING + FLAT ROOF	2.18 (9.18)	3.91 (20.2)
WALLS	1.99 (8.92)	2.91 (16.32)
FOUNDATION WALLS	4.61 (26.52)	5.48 (28.9)
FLOORS OVER UNHEATED SPACES	R61 (R-VALUE)	R61 (R-VALUE)
BELOW-GRADE OPaque BUILDING ASSEMBLIES	UNINSULATED	R61 (R-VALUE)
BELOW FROST LINE	1.96 (8.83)	
ABOVE FROST LINE	2.97 (13.1)	
HEATED FLOORS	1.96 (8.83)	
SLAB-ON-GRADE WITH INTERIOR FLOORING	1.96 (8.83)	
ENERGIZATION AND DOORS	U60	U60
INSULATION AND DOORS	U60	U60
SKYLIGHTS	2.80	

4 CEILING9 BELOW CATHEDRAL + FLAT ROOF9

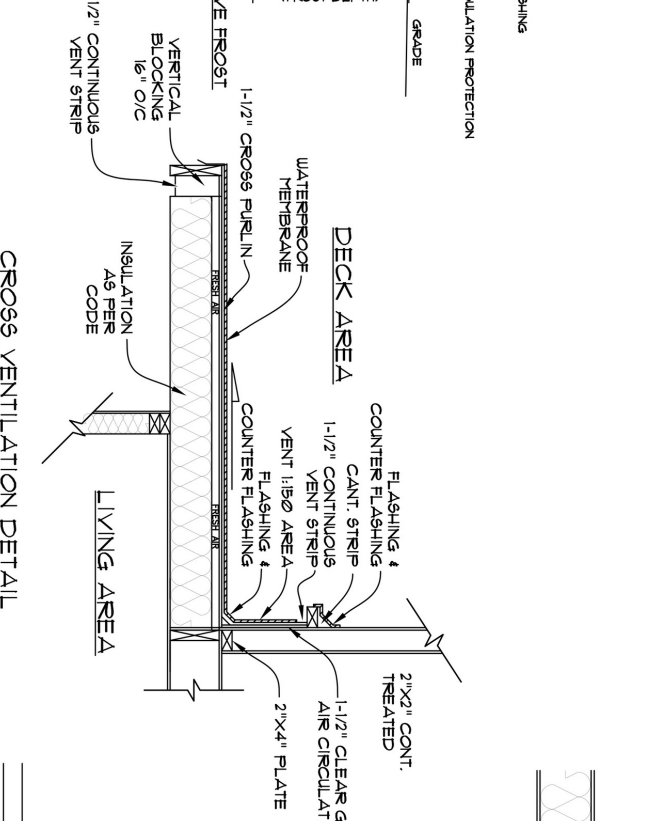
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
N/A	R61 4.93 (R-28)	
OTHER BUILDING ENVELOPE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1 EXTERIOR AIR FILM	0.03	
2 POLYETHYLENE MEMBRANE	0.10	
4 INTERIOR AIR FILM	0.11	
TOTAL EFFECTIVE INSULATION VALUE		N/A
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING9 BELOW CATHEDRAL + FLAT ROOF9		R61 4.61 (R-26.5)



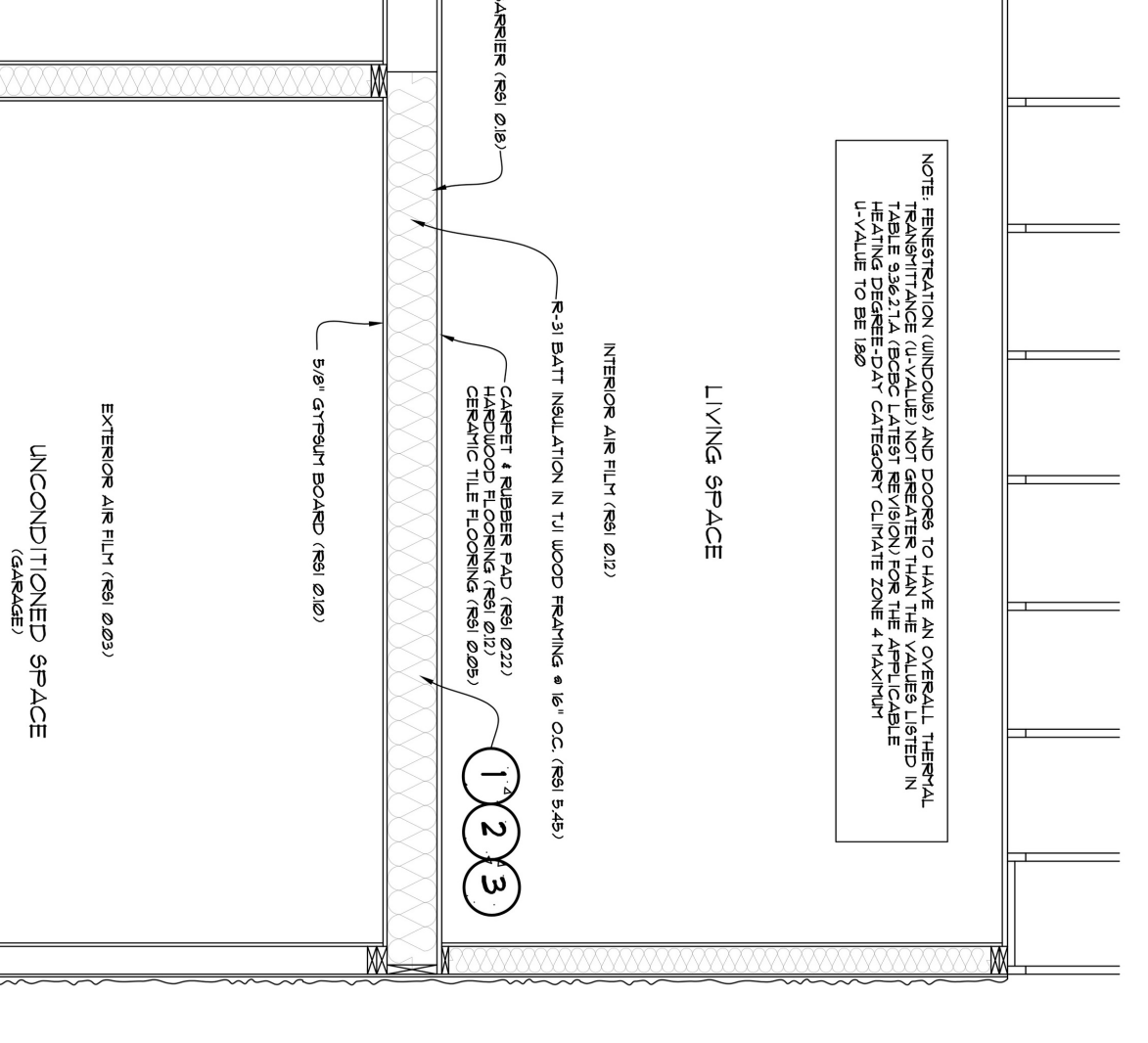
4 CLIMATE ZONE 4 ENERGY EFFICIENCY CEILING9 BELOW CATHEDRAL + FLAT ROOF9 DETAIL

SCALE 1/2" = 1'-0" AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR



DESCRIPTION	NOMINAL	EFFECTIVE
R-31 BATT INSULATION N TJI WOOD FRAMING @ 16" O.C.	R61 4.93 (R-28)	
OTHER BUILDING ENVELOPE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1 INTERIOR AIR FILM	0.02	
2 FLOORING MATERIAL - HARDWOOD	0.14	
3 5/8" PLYWOOD SUBFLOOR	0.18	
4 5/8" AIR BARRIER	0.10	
5 2x4" FLOOR JOIST	0.10	
6 5/8" GYP/PLT CEILING BOARD	0.03	
7 EXTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		R61 5.45 (R-30.93)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		R61 4.61 (R-26.5)

NOTE: PENETRATION (WINDOWS) AND DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 936.21.1.B (DOOR) LATEST REVISION FROM THE APPROPRIATE CLIMATE ZONE + TRANSITION



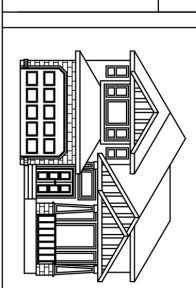
OTHER SEPARATIONS

DOOR TO GARAGE	R61 11 (R-62.5)
ACCESS HATCH	R61 7.6 (R-42.8)
REAR DOOR	R61 7.6 (R-42.8)
GLASS DOOR	R61 7.3 (R-40.7)

CLIMATE ZONE 4 ENERGY EFFICIENCY FLOORS OVER UNHEATED SPACES SCALE 1/2" = 1'-0" AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND BC ENERGY STEP CODE

PROPOSED RESIDENCE FOR GURDIP SINGH SANDHU LOT 2 @ 14532 88A AVENUE SURREY, B.C.



Gill Drafting Ltd.

OWN: JUN
SCALE: AS NOTED
DATE: MAR 16 2023
OHNO: JPS
PHONE: 604-835-3131

SHEET NO. 8 OF 10
DRAWING NO. GD21-4161
DESIGNER ADDRESS: GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #11, 12811-16 AVE. SURREY, B.C. V3U 1E6 TEL: (604) 593-6666 FAX: (604) 593-6631 WEB: WWW.GILLDRAFTING.COM

5 ABOVE GRADE WALL ASSEMBLY (6.35mm FIBRE-CEMENT BOARD SIDING)
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-24 BATT INSULATION N 2x6 WOOD FRAMING @ 16" O.C.	R9i 3.94 (R-19)	
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.023	
2. POLYETHYLENE SHEATHING	0.16	
3. 1/2" AIR SPACE FOR RAIN SCREEN	0.11	
4. SHEATHING MEMBRANE	-	
5. 1/2" FLYWOOD SHEATHING	0.08	
6. POLYETHYLENE BOARD	0.09	
7. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		R9i 3.51 (R-20.21)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		R9i 2.19 (R-15.8)

7 BELOW GRADE WALL ASSEMBLY
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
8" POURED IN-PLACE CONCRETE WALL	R9i 2.46 (R-14)	
R-14 BATT INSULATION N 2x4 WOOD FRAMING @ 24" O.C.		
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. DAMPROOFING	0.21	
2. POLYETHYLENE	0.16	
3. 1/2" GYPSUM WALL BOARD	0.08	
4. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		R9i 2.91 (R-16.5)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		R9i 1.99 (R-11.3)

9 ABOVE GRADE WALL ASSEMBLY (SKYLIGHT SHAFT WALLS)
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-24 BATT INSULATION N 2x6 WOOD FRAMING @ 16" O.C.	R9i 3.91 (R-22)	
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
6. POLYETHYLENE	0.08	
1. 1/2" GYPSUM WALL BOARD	0.12	
8. INTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE		R9i 3.51 (R-20.2)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS (SKYLIGHT SHAFT)		R9i 2.19 (R-15.8)

10 RIM JOIST SPACE (HOLLOW BACKED VINYL SIDING)
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = R9i 2.19 (R-15.8)
2x6 STUDS @ 17" O.C. W/ R-20 BATT INSULATION IN CAVITY

CONTINUOUS ELEMENTS:	0.375	
-1.5" LUMBER RIM BOARD	0.11	
-1/2" FLYWOOD SHEATHING	0.15	
-6.35mm (1/4") FIBRE-CEMENT BOARD	0.023	
-HOLLOW BACKED VINYL SIDING	R9i 0.575 (R-3.26)	
-EXTERIOR AIR FILM		
CAVITY R9i (PARALLEL)		
0.02	R9i 2.82 (R-19.99)	
1.25 2x12 @ 24" = 2.82 R9i		
1.9 3.52		
TOTAL EFFECTIVE INSULATION VALUE		R9i 3.99 (R-23.5)

11 ACCESS HATCH
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = R9i 2.60 (R-14.8)

CONTINUOUS ELEMENTS:	0.29 (R-0.17)	
-EXTERIOR AIR FILM	2.49 (R-14.6)	
-RIGID EPS INSULATION (3" OF TYPE 2)	0.09 (R-0.43)	
-POLYETHYLENE VAPOUR BARRIER		
-GYPSUM WALL BOARD (1/2")	0.1 (R-0.63)	
-INTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE		R9i 2.60 (R-14.8)

5 ABOVE GRADE WALL ASSEMBLY (HOLLOW BACKED VINYL SIDING)
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-24 BATT INSULATION N 2x6 WOOD FRAMING @ 16" O.C.	R9i 3.94 (R-19)	
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.023	
2. VENT CLADDING HOLLOW BACKED	0.11	
3. SHEATHING MEMBRANE	0.11	
4. 1/2" FLYWOOD SHEATHING	0.08	
5. 1/2" GYPSUM WALL BOARD	0.08	
6. POLYETHYLENE BOARD	0.12	
7. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		R9i 3.51 (R-20.21)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		R9i 2.19 (R-15.8)

6 CEILING BELOW ATTICS
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

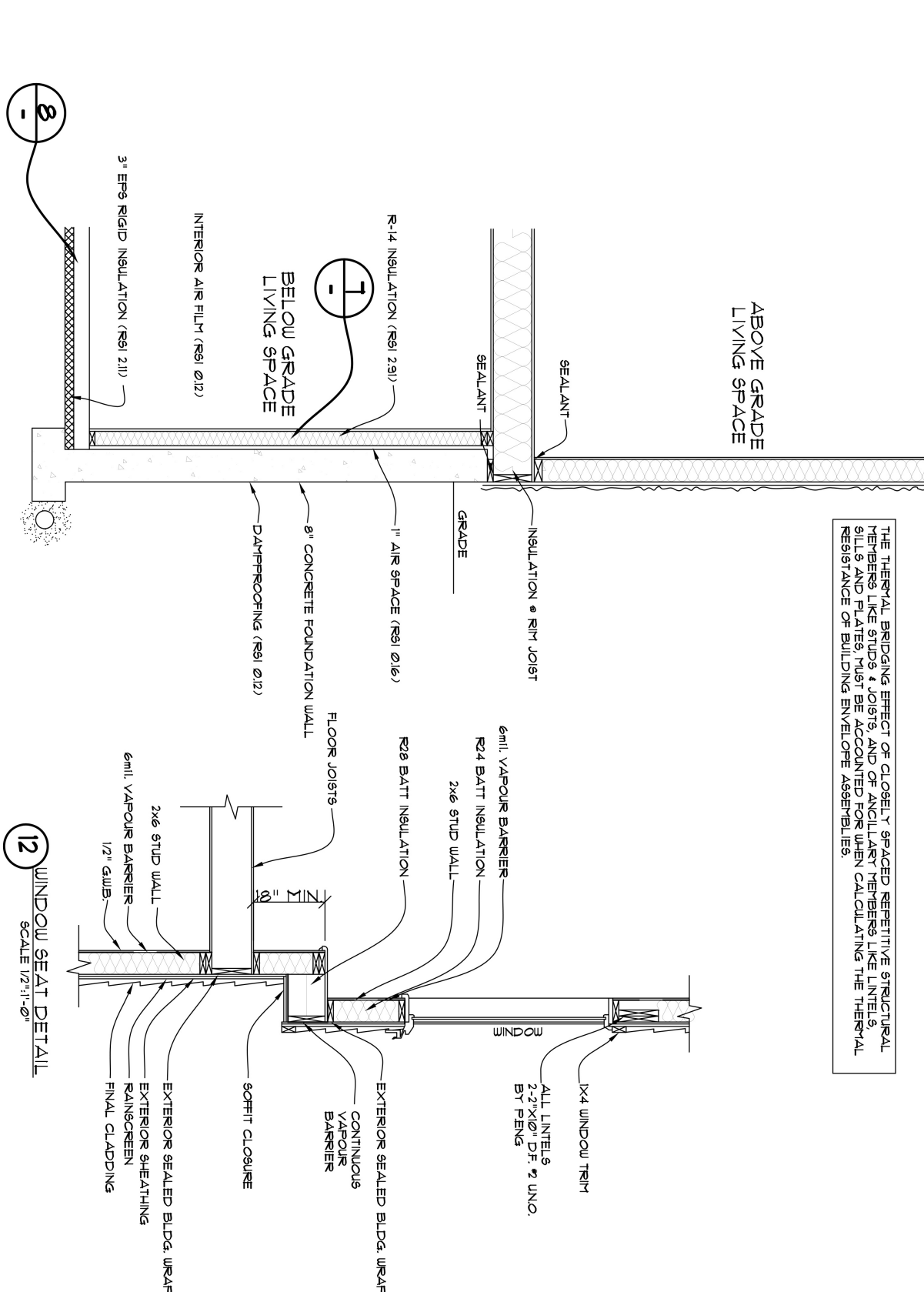
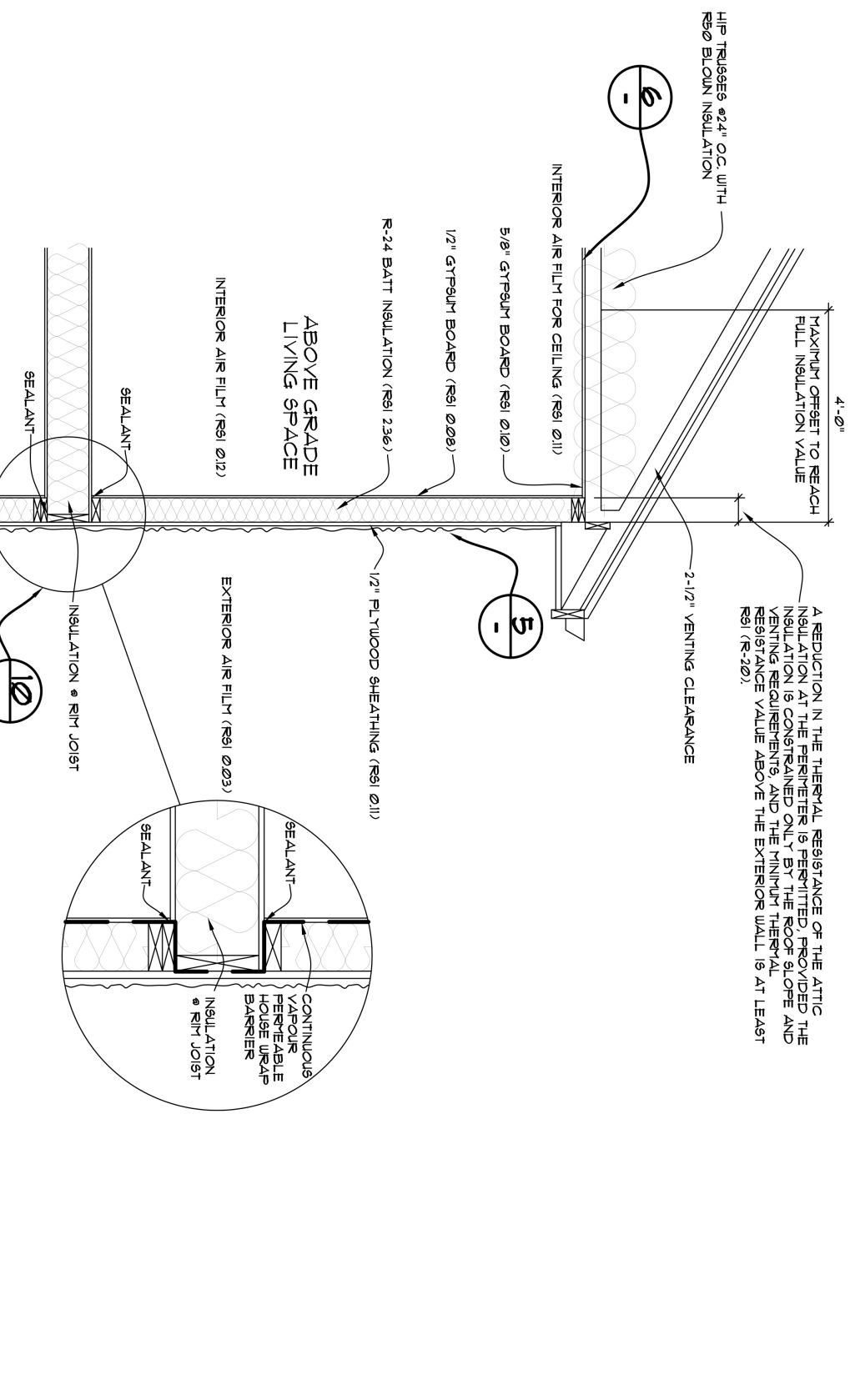
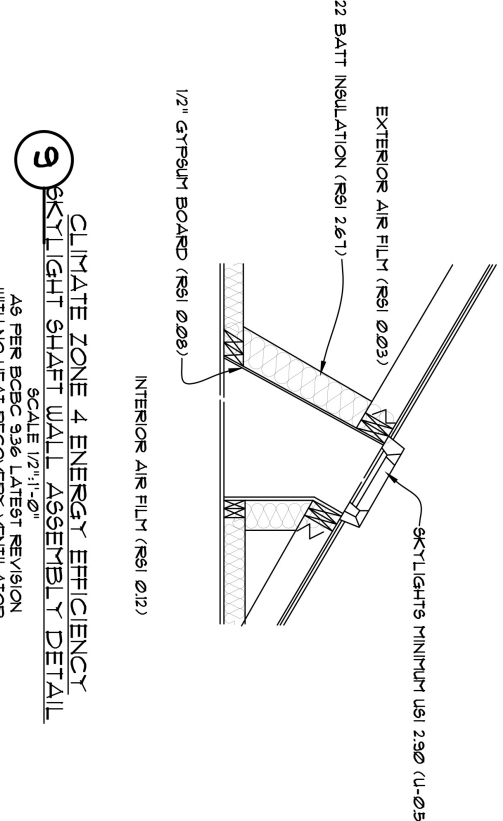
DESCRIPTION	NOMINAL	EFFECTIVE
HIP TRUSSES @ 24" O.C. WITH R20 W/ BLOWN INSULATION	R9i 1.04 (R-40)	
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.023	
2. POLYETHYLENE	0.10	
3. 5/8" GYPSUM CEILING BOARD	0.11	
4. INTERIOR AIR FILM		
TOTAL EFFECTIVE INSULATION VALUE		R9i 0.99 (R-5.024)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW ATTICS		R9i 0.91 (R-3.32)

8 BELOW GRADE HEATED FLOOR
AS PER BCBC 936 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

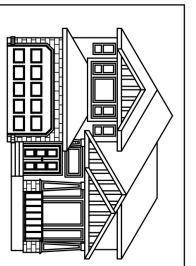
DESCRIPTION	NOMINAL	EFFECTIVE
4" POURED IN-PLACE CONCRETE SLAB	R9i 2.36 (R-13.4)	
3" EPS RIGID INSULATION (R2) UNDER SLAB		
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.16	
2. 3.5" CONCRETE SLAB		
TOTAL EFFECTIVE INSULATION VALUE		R9i 2.11 (R-11.98)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE HEATED FLOORS		R9i 2.32 (R-13.2)

10 RIM JOIST SPACE (6.35mm FIBRE-CEMENT BOARD SIDING)
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = R9i 2.19 (R-15.8)
2x6 STUDS @ 17" O.C. W/ R-20 BATT INSULATION IN CAVITY

CONTINUOUS ELEMENTS:	0.375	
-1.5" LUMBER RIM BOARD	0.11	
-1/2" FLYWOOD SHEATHING	0.15	
-AIR BARRIER SHEATHING MEMBRANE	0.023	
-6.35mm (1/4") FIBRE-CEMENT CLADDING	0.023	
-EXTERIOR AIR FILM	R9i 0.639 (R-3.62)	
CAVITY R9i (PARALLEL)		
0.02	R9i 2.82 (R-19.99)	
1.25 2x12 @ 24" = 2.82 R9i		
1.9 3.52		
TOTAL EFFECTIVE INSULATION VALUE		R9i 3.459 (R-19.61)



PROJECT NAME
PROPOSED RESIDENCE FOR
GURDIP SINGH SANDHU
LOT 2 @ 14532 88A AVENUE
SURREY, B.C.



Gill Drafting Ltd.

CLIMATE ZONE 4 ENERGY EFFICIENCY
OPaque WALL ASSEMBLY DETAIL
AS PER BCBC 936 LATEST REVISION
WITH NO HEAT RECOVERY VENTILATOR

DWN:	JUN
SCALE:	AS NOTED
DATE:	MAR 16 2023
CHND:	JP6
PHONE:	604-835-3131

SHEET NO. 9 OF 10
DRAWING NO. GD21-4161

DESIGNER ADDRESS:
GILL DRAFTING LTD.
SURREY DESIGN CENTRE
UNIT #11, 12611-16 AVE.
SURREY, B.C. V3W 1E6
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THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND B.C. ENERGY STEP CODE