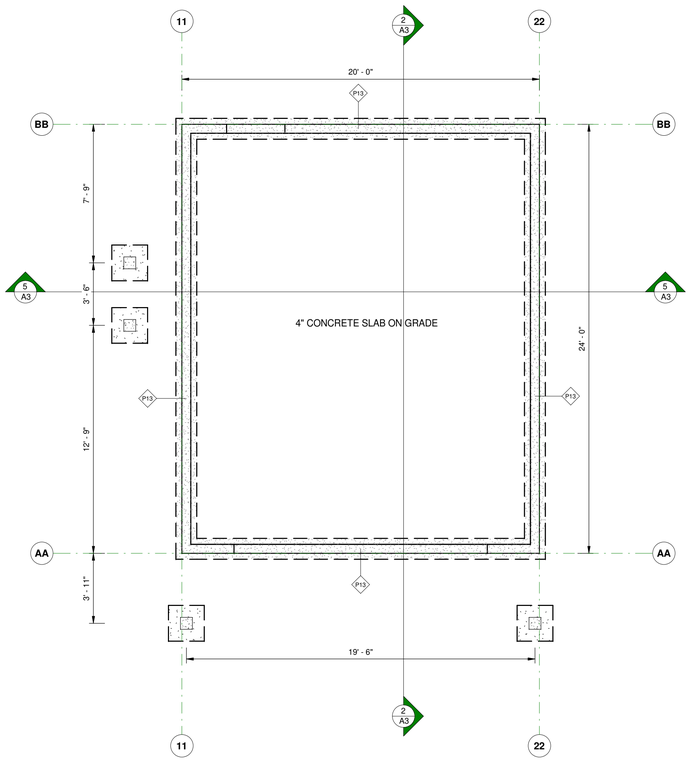
CARRIAGE HOUSE

DRAWING LIST	
SHEET #	**SHEET NAME**
A1.1	FOUNDATION PLAN + ASSEMBLIES
A1.2	FLOOR PLANS + ELEVATIONS
A2	BRACING
A3	SECTION, NOTES, + DETAILS

FRONT-LEFT PERSPECTIVE



FOUNDATION PLAN

1/4" = 1'-0"

GENERAL NOTES

- ALL CONSTRUCTION MUST COMPLY WITH THE 2024 BC BUILDING CODE AND MUNICIPAL OR REGIONAL BYLAWS
- OWNER(S), BUILDER(S) AND CONTRACTOR(S) MUST CHECK DRAWINGS AND CORRECT WHERE NECESSARY TO ENSURE ALL NOTES AND REQUIREMENTS ARE MET PRIOR TO CONSTRUCTION
- NOTES BY PROFESSIONAL ENGINEERS, TRUSS SUPPLIERS AND PLAN CHECKERS TO TAKE PRECEDENCE WHERE IN CONFLICT WITH DRAWINGS NOTES. (OWNER TO ADVISE DESIGNER OF SUCH CONFLICTS)
- THE OWNER(S) AND BUILDER(S) TAKE SOLE RESPONSIBILITY FOR ANY DEVIATION FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS
- ALL WORKMANSHIP SHALL CONFORM TO A STANDARD OF GOOD BUILDING PRACTICE
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS
- DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR WALLS AND FROM THE CENTERLINE OF INTERIOR WALLS UNLESS SPECIFICALLY NOTED
- ALL LUMBER SHALL BE SPF#2 OR BETTER
- ALL LINTELS SHALL BE 2-2X10 UNLESS OTHERWISE NOTED

FLOOR AREAS - SQM	
NAME	AREA
GARAGE	44.59 m²
SUITE	44.59 m²
Grand total	89.19 m²

FLOOR AREAS - SQF	
NAME	AREA
GARAGE	480.00 ft²
SUITE	480.00 ft²
Grand total	960.00 ft²

* OPEN DECKS NOT INCLUDED IN GROSS FLOOR AREA

FLOOR TYPES

		FRR	STC	REMARKS
F5	**TYPICAL FLOOR - 2X10 W/ 5/8" SHEATHING 16" O.C.** FLOORING FINISH (TBD) C/W ACOUSTIC UNDERLAYMENT 5/8" T&G PLYWOOD DECKING 2X10 OR TJI WOOD JOISTS @ 16" O.C. INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 1/2" GWB	0 h	N/A	
F6	**TYPICAL FLOOR - 2X10 W/ 5/8" SHEATHING 12" O.C.** FLOORING FINISH (TBD) C/W ACOUSTIC UNDERLAYMENT 5/8" T&G PLYWOOD DECKING 2X10 OR TJI WOOD JOISTS @ 12" O.C. INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 1/2" GWB	0 h	N/A	
F19	**2X8 DURADECK OR EQ. FINISH DECK FLOOR** DURADECK OR EQUIVALENT DECK FINISH 5/8" T&G PLYWOOD DECKING 2X8 WOOD JOISTS @ 16" O.C.	0 h	N/A	
F20	**2X10 DURADECK OR EQ. FINISH DECK FLOOR** DURADECK OR EQUIVALENT DECK FINISH 5/8" T&G PLYWOOD DECKING 2X10 WOOD JOISTS @ 16" O.C.	0 h	N/A	
F24	**SLAB ON GRADE** 4" C.I.P CONCRETE SLAB ON GRADE C/W WELDED MESH REINFORCEMENT 10 MIL POLY VAPOUR BARRIER SEALED AT ALL EDGES MIN 6" COMPACTED GRAVEL	0 h	N/A	ENSURE TO PROVIDE RADON MITIGATION
F26	**9 7/8" ENGINEERED FLOOR** FLOORING FINISH (TBD) C/W ACOUSTIC UNDERLAYMENT 3/4" T&G PLYWOOD DECKING 2X10 TJI WOOD JOISTS SPACING AS PER SUPPLIER OR P.ENG INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 1/2" GWB	0 h	N/A	
F27	**11 7/8" ENGINEERED FLOOR** FLOORING FINISH (TBD) C/W ACOUSTIC UNDERLAYMENT 3/4" T&G PLYWOOD DECKING 2X12 OR TJI WOOD JOISTS SPACING AS PER SUPPLIER OR P.ENG INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 1/2" GWB	0 h	N/A	

ROOF ASSEMBLIES

		FRR	STC	REMARKS
R1	**SLOPED ROOF - VAULTED CEILING** STANDING SEAM METAL OR ASPHALT ROOF SHINGLES ROOFING FELT/MEMBRANE C/W EAVE PROTECTION 1/2" EXT. GRADE PLYWOOD SHEATHING 3" (MIN 2.5") AIR GAP 2X3 ON FLAT CROSS STRAPPING ENSURE ADEQUATE VENTING @ PERIMETER & RIDGE PARACORD TRUSSES AS PER SUPPLIER BATT INSUL. AS PER ENERGY PRECOMPLIANCE REPORT 6 MIL. POLY AIR & VAPOUR BARRIER 1/2" GWB	0 h	N/A	ROOF VENTING CAN ALSO BE ACHIEVED WITHOUT STRAPPING BY USING 14" PARALLEL CHORD TRUSSES OR TJIS AND LEAVING A 2.5" VENTILATION GAP FROM SHEATHING TO T.O. INSULATION.
R2	**SLOPED ROOF - VAULTED CEILING (SPRAY-IN INSULATION)** STANDING SEAM METAL OR ASPHALT ROOF SHINGLES ROOFING FELT/MEMBRANE C/W EAVE PROTECTION 1/2" EXT. GRADE PLYWOOD SHEATHING 3" (MIN 2.5") AIR GAP 2X3 ON FLAT CROSS STRAPPING ENSURE ADEQUATE VENTING @ PERIMETER & RIDGE PARACORD TRUSSES AS PER SUPPLIER SPRAY FOAM INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 6 MIL. POLY AIR & VAPOUR BARRIER 1/2" GWB	0 h	N/A	ROOF VENTING CAN ALSO BE ACHIEVED WITHOUT STRAPPING BY USING 14" PARALLEL CHORD TRUSSES OR TJIS AND LEAVING A 2.5" VENTILATION GAP FROM SHEATHING TO T.O. INSULATION.
R3	**SLOPED ROOF - FLAT CEILING** STANDING SEAM METAL OR ASPHALT ROOF SHINGLES ROOFING FELT/MEMBRANE C/W EAVE PROTECTION 1/2" EXT. GRADE PLYWOOD SHEATHING 3" (MIN 2.5") AIR GAP 2X3 ON FLAT CROSS STRAPPING ENSURE ADEQUATE VENTING @ PERIMETER & RIDGE PRE-ENG 9 7/8" TJI OR 2X10 ROOF RAFTERS BATT INSUL. AS PER ENERGY PRECOMPLIANCE REPORT 2X10 CEILING JOISTS @ 24" O.C. 6 MIL. POLY AIR & VAPOUR BARRIER 1/2" GWB	0 h	N/A	ROOF VENTING CAN ALSO BE ACHIEVED WITHOUT STRAPPING BY USING 14" PARALLEL CHORD TRUSSES OR TJIS AND LEAVING A 2.5" VENTILATION GAP FROM SHEATHING TO T.O. INSULATION.

SOFFIT ASSEMBLIES

		FRR	STC	REMARKS
	INSULATED SOFFIT OVER UNINSULATED SPACE FLOORING FINISH (TBD) C/W ACOUSTIC UNDERLAYMENT 3/4" T&G PLYWOOD DECKING (BUTT JOINTS TO BE SEALED W/ CLEAR SEALANT) VAPOUR BARRIER PRE-ENG TJI OR 2X10 WOOD JOISTS @ 24 O.C. BATT INSUL. AS PER ENERGY PRECOMPLIANCE REPORT AIR & MOISTURE BARRIER 1/2" CROSS STRAPPING SOFFIT FINISH C/W VENTS	0 h	54 (IIC 48)	FRR & STC REFERENCE: BCBC 2024 D-2.3.4.

WALL ASSEMBLIES

		FRR	STC	REMARKS
P1	0' - 6" **EXTERIOR WALL 2X6 (RATED)** CLADDING PER ELEVATIONS 1/2" x 2" PT PLYWOOD STRAPPING @ 16" O.C. INSTALLED OVER STUDS AIR & MOISTURE BARRIER (TYVEK WANSCREEN) - TAPE ALL JOINTS (TRANSITION TO VAPOUR BARRIER & AIR BARRIER @ ROOF - PRE-STRIP TOP PLATES) 1/2" GYPSUM BOARD 2X6 WOOD STUDS @ 24" O.C. BATT INSULATION AS PER ENERGY PRECOMPLIANCE REPORT 6 MIL UV RATED POLY VAPOUR BARRIER 1/2" GWB	0 h	N/A	PRE-STRIP AIR BARRIER @ TOP PLATE OF WALL TRANSITION FROM WALL TO ROOF (AIR TO AIR & VAPOUR BARRIER)
P3	0' - 4 1/2" **TYPICAL INTERIOR 2X4 PARTITION WALL** 1/2" GWB 2X4 WOOD STUDS @ 16" O.C. 1/2" GWB	0 h	N/A	GWB AT INTERIOR FACE OF WASHROOMS TO BE: - PAPERLESS GWB, OR - TILE BACKER BOARD AT TILED AREAS ADD BATT INSULATION AROUND WASHROOMS
P6	0' - 6 1/2" **INTERIOR 2x6 (PLUMBING) PARTITION WALL** 1/2" GWB 2X6 WOOD STUDS @ 16" O.C. 1/2" GWB	0 h	N/A	GWB AT INTERIOR FACE OF WASHROOMS TO BE: - PAPERLESS GWB, OR - TILE BACKER BOARD AT TILED AREA
P13	0' - 6" **FOUNDATION WALL - UNINSULATED** 6" C.I.P. REINFORCED CONCRETE WALLS	0 h	N/A	MINIMUM FOOTING SIZES: - STRIP FTGs = 16" WIDE BY 10" - POST FTGs = 24" x 24" x 10" (SUPPORTING 2 FLOORS) - POST FTGs = 25" x 25" x 10" (SUPPORTING 1 FLOOR)

TYPICAL BUILDING SPECIFICATIONS

1. FOUNDATION
- 6" x 16" FOOTING ON UNDISTURBED SOIL AS PER SITE CONSIDERATIONS
- 18" REQUIRED FROM TOP OF GRADE TO FOOTING FOR FROST PROTECTION
- WHERE CONNECTING TO SOLID ROCK, DRILL AND GROUT MIN 10M REBAR FOR FOOTING CONNECTION
- 24" x 24" x 8" POINT LOAD FOOTINGS OR AS NOTED
- ENSURE ALL LOADS ARE CONTINUOUS THROUGH THE FOUNDATION
- 6" CONCRETE WALL OR AS NOTED
- 8" MINIMUM BETWEEN GRADE AND WOOD COMPONENTS
- PROVIDE MINIMUM 1/2" ANCHOR BOLTS MAX 7'-0" O.C. (EXCEPT AS REQUIRED FOR LATERAL BRACING)
- PROVIDE A SILL GASKET UNDER BOTTOM PLATE
- CONSULT OWNERS REGARDING OPTIONAL REBAR PLACEMENTS IN STRIP FOOTINGS AND WALLS
- CONCRETE DAMPROOFED BELOW GRADE TO 9.13.2.1
- WHERE STEP FOOTINGS ARE USED:
  A) THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND
  B) THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 600 mm.

2. DRAINAGE
- 4" CSA APPROVED PERFORATED DRAIN PIPE WITH 6" DRAIN ROCK OVER. ENSURE TOP OF PIPE BELOW BOTTOM OF SLAB OR CRAWL SPACE FLOOR
- 3" CSA APPROVED SOLID DRAIN TO CONNECT RAINWATER LEADS AS PER PLUMBING CODE (SEE 9.26.18.1)
- REQUIRED DRAINAGE TO PROVIDE GRAVITY CONNECTION TO STORM SEWER OR A DRY WELL LOCATED A MINIMUM OF 5m FROM BUILDING FOUNDATION (WITH PROVISION FOR SUMP) (9.14.5.3)
- WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION (9.26.18.2)
- THE BUILDING SITE SHALL BE GRADED SO THAT SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR A BUILDING (9.14.6.1)
- CATCH BASINS REQUIRED IF RUNOFF WATER FROM DRIVEWAY IS LIKELY TO ACCUMULATE OR ENTER A GARAGE(9.14.6.4).

3. SLAB FLOOR
- MINIMUM 3 " SLAB ON COMPACTED BASE WITH BOND BREAK
- 15 mm POLY VAPOUR BARRIER (9.13.2.6) WITH JOINTS LAPPED AND SEALED IN COMPLIANCE WITH SOIL GAS CONTROL REQUIREMENTS (9.13.4)
- INSULATION AS PER PRECOMPLIANCE REPORT

4. FLOOR
- FINISH FLOOR COVERINGS (CONSULT OWNER)
- 5/8" T&G SUBFLOOR OR AS NOTED
- FLOOR JOISTS AS NOTED
- PROVIDE SOLID BLOCKING THRU TO FOUNDATION TO SUPPORT POSTS AND BEAMS

5. DECKS/PATIOS
- CONSULT OWNER REGARDING CHOICE OF PATIO FINISH
- DECKS/PATIOS TO BE A MINIMUM SLOPE 1/4" :1"

6. EXTERIOR WALLS
- CONSULT OWNER RE: SIDING AND EXTERIOR FINISHING (HARDI SHOWN AS CHOICE)
- TYVEC AIR AND MOISTURE BARRIER OR EQUIVALENT
- WALL SHEATHING AS SPECIFIED IN TABLE 9.23.3.5.-C
- 2x6 STUDS @ 16" O.C. OR AS NOTED
- INSULATION AS PER PRECOMPLIANCE REPORT
- 6 MIL. POLY VAPOR BARRIER
- INTERIOR GYPSUM BOARD FINISH (TO MEET SUPPORTING ASSEMBLY DESIGN IF REQUIRED)

7. INTERIOR WALLS
- 2x4 STUDS @ 16" O.C.
- CONFIRM ALL POINT LOADS THROUGH INTERIOR WALLS AND PROVIDE BUILT UP COLUMNS TO 9.26
- 1/2" GYPSUM BOARD EACH SIDE (OR AS NOTED FOR FIRE SEPARATION)
- SEE OWNERS FOR FEATURE WALLS AND CUSTOM CABINETRY, SHELVES AND NOOKS

8. BEAMS AND COLUMNS
- AS NOTED OR AS PER ENGINEERED FLOOR DESIGN /P.ENG

9. CEILING
- 5/8" GYPSUM BOARD CEILING (OR AS NOTED FOR FIRE SEPARATION)
- INSULATION AS PER PRECOMPLIANCE REPORT
- 6 MIL. POLY VAPOR BARRIER
- CONSULT OWNER REGARDING FEATURE CEILING FINISHES

10. ROOF / ATTIC
- ROOFING MATERIALS AS PER TABLE 9.26.2.1.-BAS PER MANUFACTURERS SPECIFICATIONS
- PROVIDE UNDERLAY AS REQUIRED FOR ROOFING TYPE
- 7/16" ROOF SHEATHING WITH H-CLIPS ON TRUSSES
- TRUSSES OR ENG. EQUIVALENT AS PER SUPPLIER
- ENSURE 2/ 2X10 HEADERS FOR BEARING BELOW ROOF LOADS (UNLESS NOTED)
- ROOF SLOPES LESS THAN 1:6, MIN. VENT AREA = 1/150 OF INSULATED CEILING AREA
- ROOF SLOPES GREATER THAN 1:6, MIN. VENT AREA = 1/300 OF INSULATED CEILING AREA,
- EXCEPTION - CATHEDRAL ROOFS TO HAVE MIN. VENT AREA = 1/150 OF INSULATED CEILING AREA
- VENTS MAY BE ROOF, EAVE, OR GABLE END TYPES (OR COMBO)
- MINIMUM 25% OF VENTS MUST BE AT TOP OF ROOF (EVENLY DISTRIBUTED), MINIMUM 25% OF VENTS MUST BE AT BOTTOM (EAVE OR SOFFIT)

11. EAVES
- CONSULT OWNER REGARDING CHOICE OF HIDDEN GUTTER OR LEAF GUARD GUTTER
- SOFFITS SCREENED AND VENTED TO ATTIC WITH INSULATION STOPS
- ROOF OVERHANGS MAXIMUM 2'-0" INTO SETBACK OR AS NOTED

12. WINDOWS
- CONSULT OWNERS REGARDING STYLE AND LOCATION (SEE SPATIAL SEPARATION REQUIREMENTS)
- WINDOWS TO 6'-8" WITH HEADER OR AS NOTED ON PLANS
- FLASH OVER ALL NON-PROTECTED WINDOWS
- FOR MEANS OF EGRESS - BEDROOM WINDOWS TO HAVE MIN. 3.76 SQ.FT. UNOBSTRUCTED OPENINGS W/NO DIMENSIONS LESS THAN 15"

13. DOORS
- CONSULT OWNER FOR DOOR STYLES AND FINISH
- OPTIONAL FEATURE DOOR AT FRONT ENTRY (ENSURE DOOR VIEWER IF REQUIRED)

14. STAIRS AND RAILINGS
- MINIMUM RISE 4.9" MAXIMUM RISE 7.87" / MINIMUM RUN 10". – MAXIMUM RUN 14"
- RISERS TO BE OF UNIFORM HEIGHT (MAXIMUM TOLERANCE 5MM BETWEEN ADJACENT TREADS)
- CONSULT OWNER REGARDING TREAD FINISH AND ENSURE NON SLIP SURFACE ON ALL EXTERIOR FLIGHTS OF STAIRS
- GRASPABLE HANDRAILS REQUIRED BETWEEN 34"" AND 42" FROM LINE OF NOSINGS ON STAIRS
- EXTERIOR GUARDS TO BE MINIMUM OF 42" FOR DECKS AND LANDINGS MORE THAN 1800 mm ABOVE FINISHED GROUND LEVEL

15. UTILITIES AND NOTES
- GAS AND ELECTRICAL SERVICES REQUIRE PERMITS FROM TECHNICAL SAFETY BC
- NEW OFFSITE SEWER OR WATER CONNECTIONS REQUIRE APPROVAL FROM ENGINEERING DEPARTMENT
- CONSULT OWNER REGARDING LOCATIONS OF OUTSIDE WATER SERVICE TAPS (ENSURE FROST PROTECTION AND BACKFLOW)

REVISIONS

CITY OF DUNCAN - ADU

CARRIAGE HOUSE CONCEPT

Greenplan
designing with nature
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

DESIGNED	DRAWN	CHECKED
JL	JL	

DATE
07/25/2025

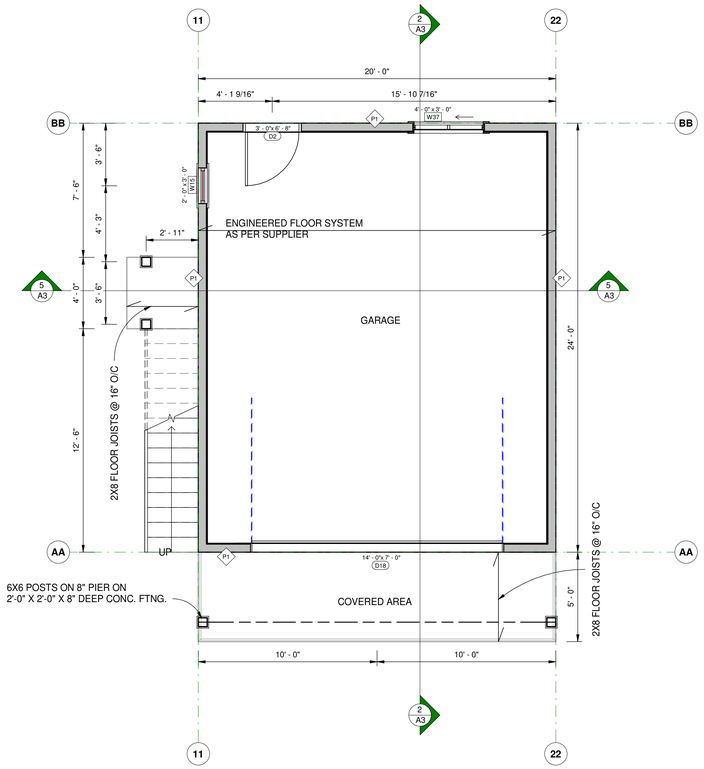
PROJECT
25021A-CARRIAGE HOUSE

DRAWING #
25021A-0725-61

SCALE
As indicated

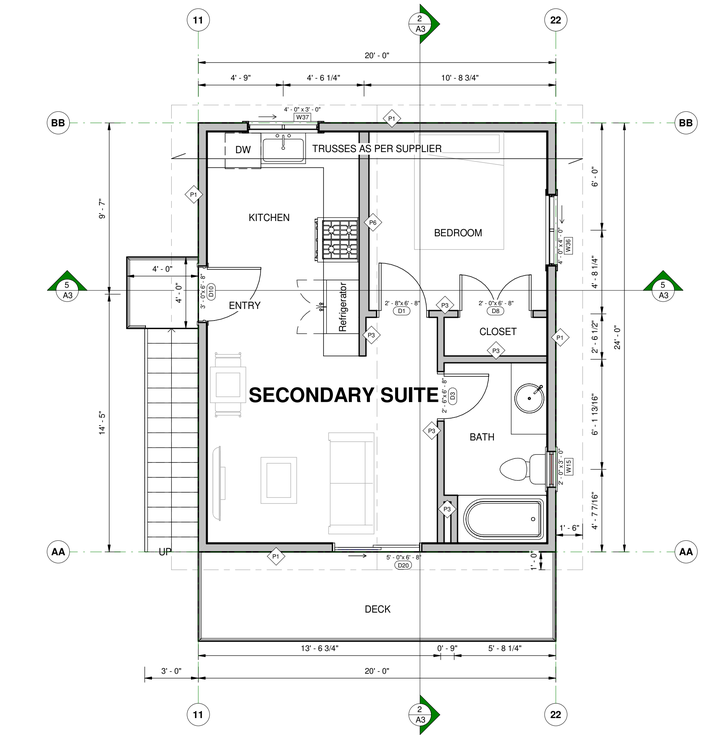
SHEET TITLE
FOUNDATION PLAN + ASSEMBLIES

SHEET #
A1.1



FLOOR PLAN - LOWER

1/4" = 1'-0"



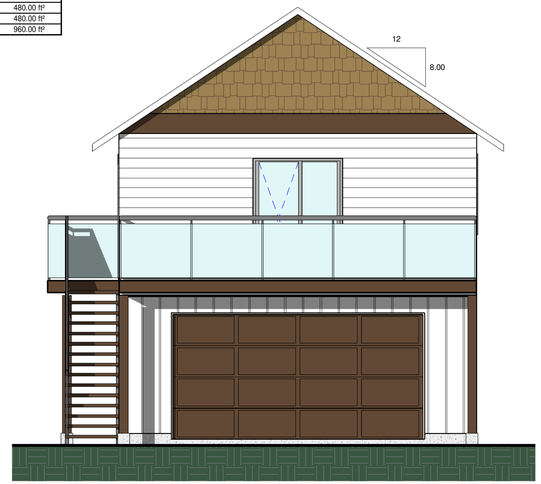
FLOOR PLAN - UPPER

1/4" = 1'-0"

FLOOR AREAS - SQM	
NAME	AREA
GARAGE	44.59 m²
SUITE	44.59 m²
Grand total	89.19 m²

* OPEN DECKS NOT INCLUDED IN GROSS FLOOR AREA

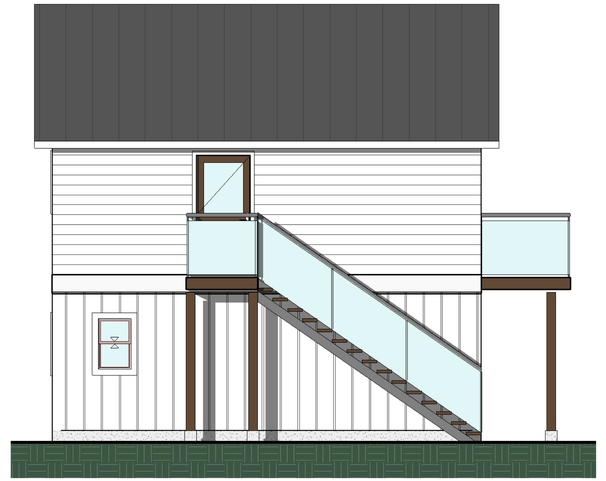
FLOOR AREAS - SQF	
NAME	AREA
GARAGE	480.00 ft²
SUITE	480.00 ft²
Grand total	960.00 ft²



EXPOSED BUILDING FACE = 346.88 FT² (32.23 m²)
33.33 FT² (3.10 m²) PROPOSED
THEREFORE LIMITING DISTANCE MUST BE > OR = 3.6**m**
LIMITING DISTANCE = 3.6m
ALLOWABLE GLAZING = 9.8% = 33.99 FT² (3.16 m²)

FRONT ELEVATION

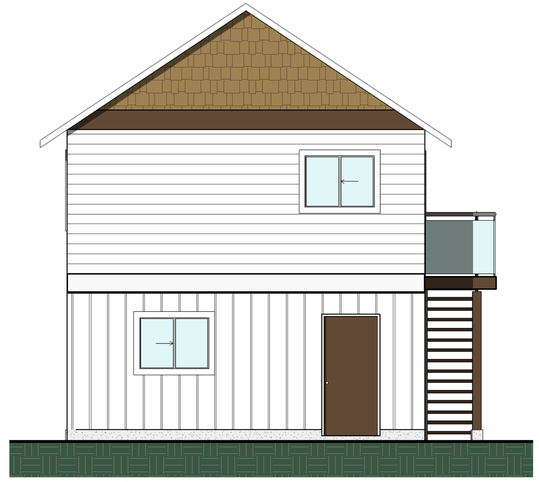
1/4" = 1'-0"



EXPOSED BUILDING FACE = 416.25 FT² (38.67 m²)
12.50 FT² (1.16 m²) PROPOSED
THEREFORE LIMITING DISTANCE MUST BE > OR = 2.4**m**
LIMITING DISTANCE = 2.4m
ALLOWABLE GLAZING = 7% = 29.14 FT² (2.71 m²)

LEFT ELEVATION

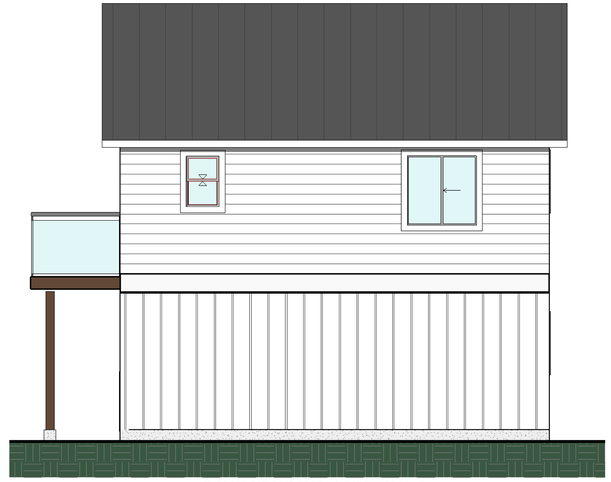
1/4" = 1'-0"



EXPOSED BUILDING FACE = 346.88 FT² (32.23 m²)
24.00 FT² (2.23 m²) PROPOSED
THEREFORE LIMITING DISTANCE MUST BE > OR = 2.4**m**
LIMITING DISTANCE = 2.4m
ALLOWABLE GLAZING = 7% = 24.28 FT² (2.26 m²)

REAR ELEVATION

1/4" = 1'-0"



EXPOSED BUILDING FACE = 416.25 FT² (38.67 m²)
22.00 FT² (2.04 m²) PROPOSED
THEREFORE LIMITING DISTANCE MUST BE > OR = 2.4**m**
LIMITING DISTANCE = 2.4m
ALLOWABLE GLAZING = 7% = 29.14 FT² (2.71 m²)

RIGHT ELEVATION

1/4" = 1'-0"

REVISIONS

CITY OF DUNCAN - ADU
CARRIAGE HOUSE CONCEPT

Greenplan
designing with nature
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

DESIGNED	DRAWN	CHECKED
JL	JL	

DATE
07/25/2025

PROJECT
25021A-CARRIAGE HOUSE

DRAWING #
25021A-0725-61

SCALE
1/4" = 1'-0"

SHEET TITLE
FLOOR PLANS + ELEVATIONS

SHEET #
A1.2

TABLE 9.23.3.5-C (B.C. BUILDING CODE)

REFERENCE FRAMING TYPE		MINIMUM SPECS. FOR FASTENERS		MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS ALONG PANEL EDGES FASTENED TO FRAMING
		COMMON, SPIRAL OR RING THREAD NAILS	SCREWS	
GWB-O (INTERIOR SIDE OF WSP AND DWB FRAMING TYPES)	12.5 mm GYPSUM BOARD FOR 600 mm STUD SPACING	2.48 mm DIAMETER RING THREAD SCREWS W/ 20 mm PENETRATION INTO SUPPORTING FRAMING	3.45 mm SHANK DIAMETER SCREWS, TYPE W W/ 20 mm PENETRATION INTO SUPPORT FRAMING	200 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWB-A	12.5 mm GYPSUM BOARD FOR 600 mm STUD SPACING			200 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWB-B	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			200 mm O.C.
GWB-C	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING OR 12.5 mm GYPSUM BOARD, BLOCKED, FOR 600 mm STUD SPACING			150 mm O.C. OR 200 mm O.C. FOR BLOCKED
GWB-D	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			100 mm O.C.
WSP-A	9.5 mm PLYWOOD, OSB OR WAFERBOARD FOR 400 mm STUD SPACING	2.84 mm X 51 mm	NP	150 mm O.C.
WSP-B	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		150 mm O.C.
WSP-C	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		100 mm O.C.
WSP-D	11 mm PLYWOOD, ODB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.25 mm X 63 mm		75 mm O.C.
WSP-E	15.5 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 600 mm STUD SPACING	3.66 mm X 76 mm		75 mm O.C.
DWB	19 mm DIAGONAL LUMBER BOARD	3.25 mm X 63 mm	3.25 mm X 51 mm	2 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS LESS THAN OR EQUAL TO 184 mm OR 3 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS GREATER THAN 184 mm

LATERAL LOAD INFORMATION

1. SEISMIC REGION - **SEE SEISMIC REPORT**
2. CLIMATIC REGION - **SEE SEISMIC REPORT**
3. LIGHT CONSTRUCTION AS THE BUILDING IS VOID OF A TILE ROOF AND CONCRETE TOPPINGS ON FLOORS
4. THIS DESIGN COMPLIES WITH THE SPECIFIC REQUIREMENTS FROM PART 9 OF THE BC BUILDING CODE CONSTRUCTION REQUIREMENT

MATERIALS IN BRACED WALL PANELS - **SEE SEISMIC REPORT** AND TABLE 9.23.3.5.-C

NAILING OF FRAMING - 9.23.3.4. - **SEE SEISMIC REPORT**

FASTENERS FOR SHEATHING - 9.23.3.5. - **SEE SEISMIC REPORT**

MINIMUM THICKNESSES OF CLADDING, SHEATHING OR INTERIOR FINISH FOR BRACED WALL PANELS - **SEE SEISMIC REPORT**

FASTENERS IN DOUBLED TOP PLACE SPLICE CONNECTIONS - **SEE SEISMIC REPORT**

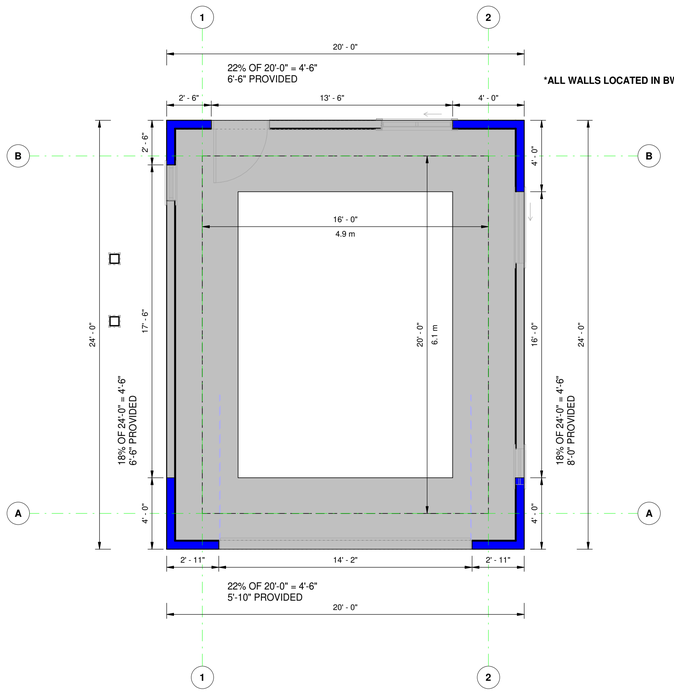
ANCHORAGE OF BUILDING FRAMES - 9.23.6.1**- SEE SEISMIC REPORT**
- MIN. 2 ANCHOR BOLTS PER PANEL
- LOCATED WITHIN 500 mm. OF THE END OF FOUNDATION

ARTICLE 9.23.13.5.:

3. INTERIOR OR EXTERIOR WOOD-SHEATHED BRACED WALL PANELS, OTHER THAN PANELS OF WSP-A FRAMING IN THE UPPERMOST STOREY SHALL:
   - A. EXTEND TO THE ROOF FRAMING, AND
   - B. HAVE THEIR TOP PLATE CONNECTED TO
     - I) TOP CHORDS OF PERPENDICULAR OR OFFSET PARALLEL TRUSSES BY USING BLOCKING PANELS OR OTHER METHODS OF LATERAL LOAD TRANSFER DESIGNED BY THE ROOF TRUSS MANUFACTURER,
     - II) PERPENDICULAR OR OFFSET PARALLEL JOISTS OR RAFTERS BY USING BLOCKING OF THE SAME CONSTRUCTION AS THE BRACED WALL PANEL BELOW, OR
     - III) RAFTERS, JOISTS OR TRUSSES BY USING METHODS OF LATERAL LOAD TRANSFER DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE.
4. THE TOP PLATES OF BRACED WALL PANELS DESCRIBED IN SENTENCE (3) SHALL BE FASTENED IN ACCORDANCE WITH TABLE 9.23.3.4.

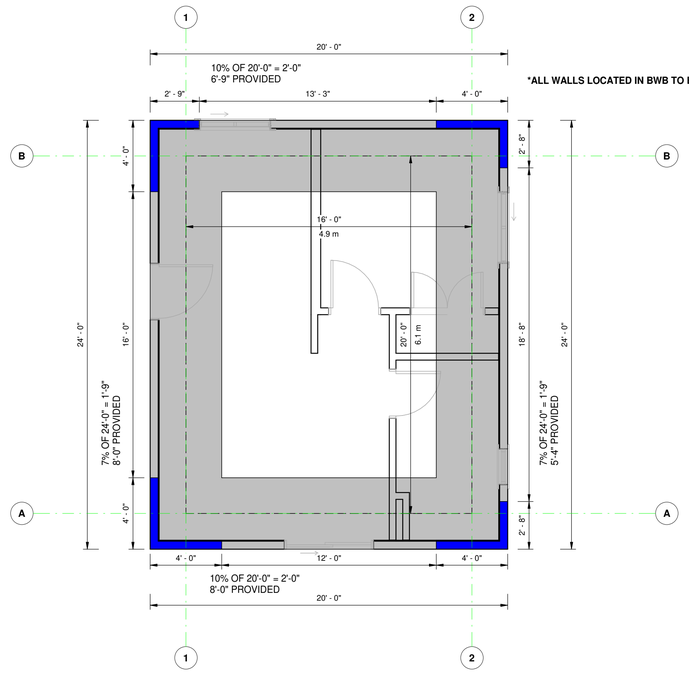
SEE ARTICLE 9.23.13.10. FOR ADDITIONAL SYSTEM CONSIDERATIONS

WHERE RELEVANT: LATERAL BRACING ON LOWER FLOOR APPLIES TO WOOD FRAMED PORTIONS OF WALLS. IN PORTIONS WHERE FOUNDATION WALLS EXTEND TO THE MAIN FLOOR THE LATERAL BRACING ANCHORS ARE AS PER THE MAIN FLOOR BRACED WALL PANEL LAYOUT.



BRACING PLAN - LOWER FLOOR

1/4" = 1'-0"



BRACING PLAN - UPPER FLOOR

1/4" = 1'-0"

REVISIONS

CITY OF DUNCAN - ADU
CARRIAGE HOUSE CONCEPT

Greenplan designing with nature
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

DESIGNED	DRAWN	CHECKED
JL	JL	

DATE
07/25/2025

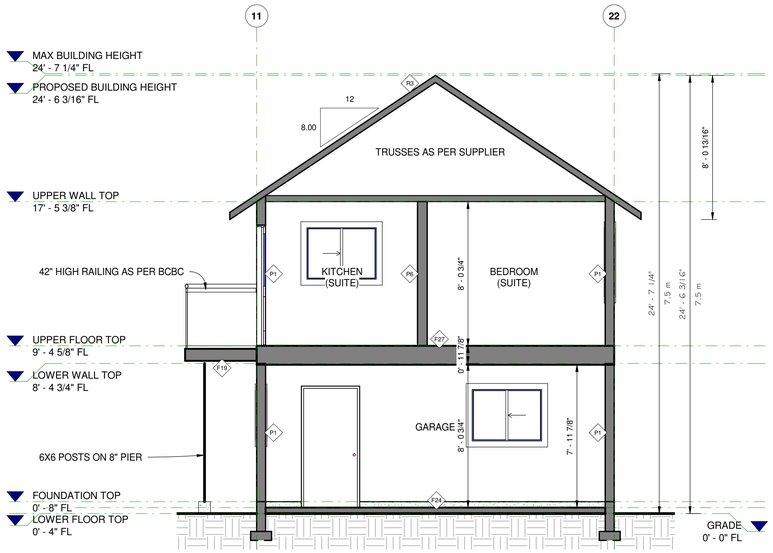
PROJECT
25021A-CARRIAGE HOUSE

DRAWING #
25021A-0725-61

SCALE
1/4" = 1'-0"

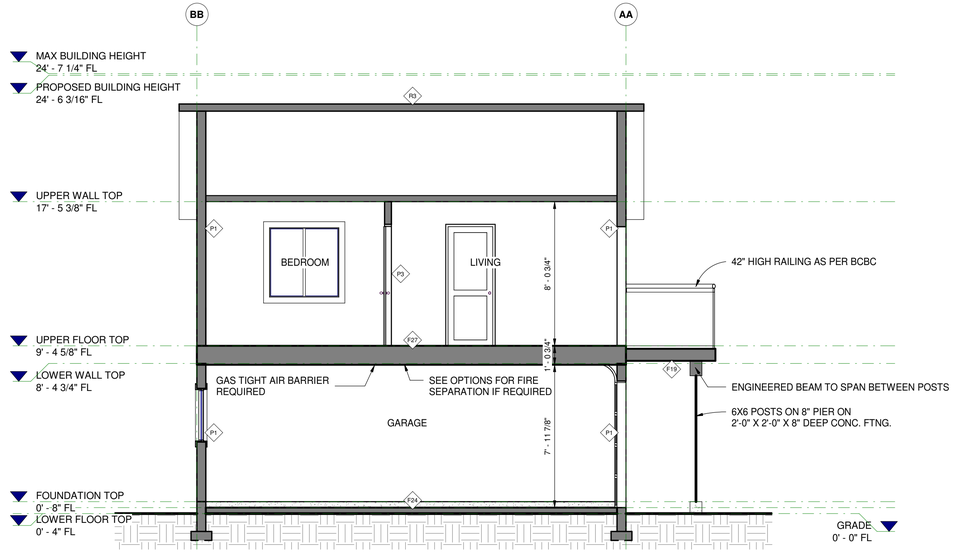
SHEET TITLE
BRACING

SHEET #
A2



SECTION 1

1/4" = 1'-0"



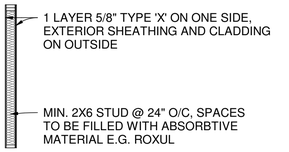
SECTION 2

1/4" = 1'-0"

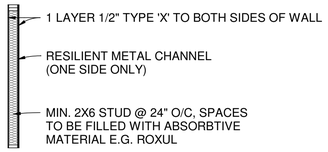
FIRE SEPARATION OPTIONS

- STUD AND JOIST SPACES TO BE FILLED WITH ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNEL SPACED 400 OR 600 MM O.C. IS ON ONE SIDE
- NOT LESS THAN:
- 45 MIN - 2 LAYERS 1/2" TYPE 'X' ON CEILING AND 1 LAYER 1/2" TYPE 'X' TO BOTH SIDES OF WALL OR
- 30 MIN - 1 LAYER 5/8" TYPE 'X' ON CEILING AND 1 LAYER 1/2" TYPE 'X' TO BOTH SIDES OF WALL

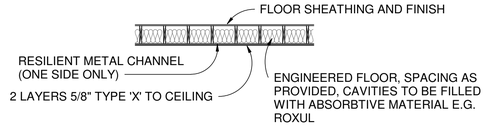
EXTERIOR WALLS (EW2)

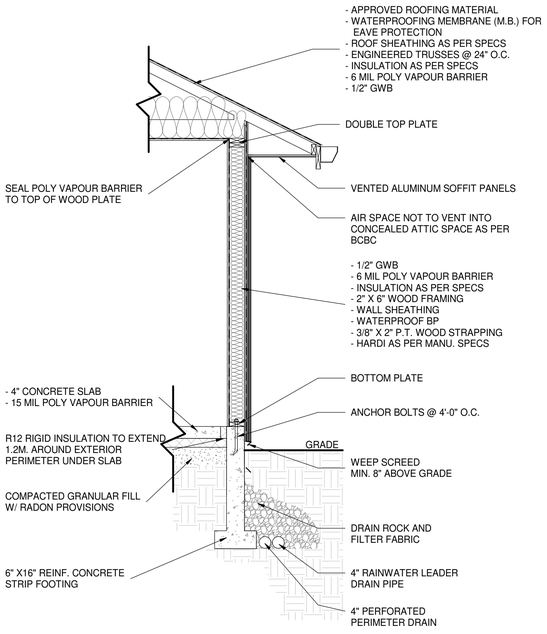


INTERIOR WALLS



FLOOR / CEILINGS (F10)

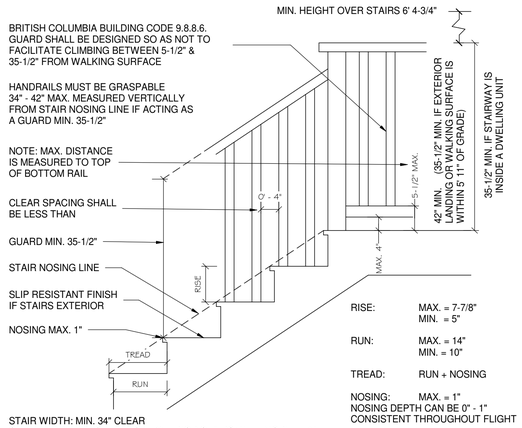




GENERAL WALL ASSEMBLY - S.O.G.

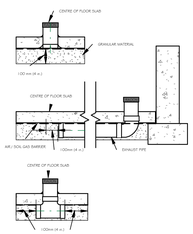
1/2" = 1'-0"

TYPICAL RESIDENTIAL STAIR DETAIL

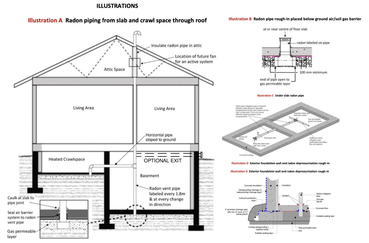


GUIDE FOR RADON MEASURES IN RESIDENTIAL DWELLINGS (HOMES)

LEVEL 1 RADON MITIGATION ROUGH-IN INSTALLATION FOR SUB-SLAB DEPRESSURIZATION SYSTEM



ILLUSTRATIONS



THESE DETAILS DEMONSTRATE THE BASIC RADON PREVENTION CONSTRUCTION MEASURES THAT CAN BE APPLIED WHEN BUILDING A NEW HOME. THE BASIC, LEVEL 1, APPLICATION INVOLVES THE INSTALLATION OF A ROUGH-IN STUB FOR A RADON REDUCTION SYSTEM. A PIECE OF PIPE IS INSTALLED THROUGH THE FOUNDATION FLOOR AND INTO A SOIL GAS COLLECTOR (OFTEN GRAVEL), WHICH ACTS AS AN ENTRY POINT FOR A RADON REDUCTION SYSTEM. THE PIECE OF PIPE TERMINATES JUST ABOVE THE SLAB AND IS CAPPED. A MEMBRANE IS INSTALLED UNDERNEATH THE CONCRETE SLAB WHICH IS SEALED TO THE FOUNDATION WALL IN ORDER TO MINIMIZE RADON INGRESS.

REVISIONS

CITY OF DUNCAN - ADU
CARRIAGE HOUSE CONCEPT

Greenplan designing with nature
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

DESIGNED	DRAWN	CHECKED
JL	JL	

DATE 07/25/2025

PROJECT 25021A-CARRIAGE HOUSE

DRAWING # 25021A-0725-61

SCALE As indicated

SHEET TITLE SECTION, NOTES, + DETAILS

SHEET # A3