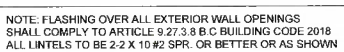
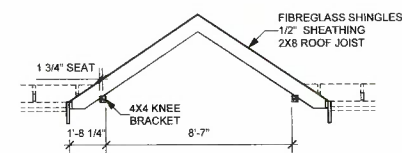


FRONT ELEVATION  
Scale: 1/4" = 1'-0"

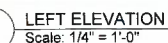
RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



BRACING FOR RESISTANCE TO LATERAL LOADS  
SHALL BE DESIGN BY A P. ENG.



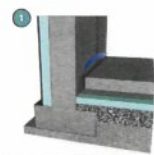
D ENTRANCE ROOF DETAIL  
1/2 Scale: 1/4" = 1'-0"



SHEET  
1 OF 6

# Leakage Paths in Problematic Air Barrier Details

Sub Foundation Wall



The floor slab air barrier must be made airtight by sealing the floor slab to the foundation wall.

Foundation to Sill Plate and Rim Joist



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



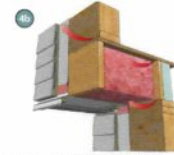
Interior walls that meet exterior walls or ceilings with an interior plane of airtightness must be made airtight by either sealing all joints between the structural components, covering the structural components with an air barrier material and sealing it to the adjacent air barrier material, or maintaining 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



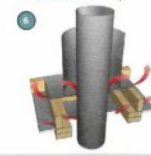
The interface between window head joints and wall assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.

Window Sill



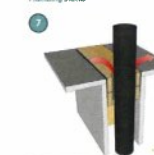
The interface between window sill and wall assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.

Mechanical Flues and Chimneys



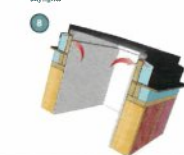
Steel-bred chimneys that penetrate the building envelope must be made airtight by blocking the void between required clearances for metal chimneys and surrounding construction with sheet metal and insulating material of outstanding high temperatures.

Plumbing Stacks



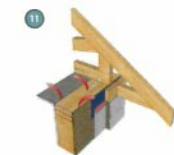
Plumbing vent stack pipes that penetrate the building envelope must be made airtight by either sealing the vent stack to the wall with a compatible material or sheathing tape, or installing a rubber gasket or pre-fabricated seal flange at the penetration of the plane of airtightness and sealing it to the top plate.

Skylights



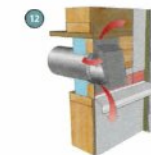
The interface between the skylight and wall assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.

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



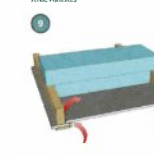
Duct penetrations through the building envelope must have an airtight seal.

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.

Attic Hatches

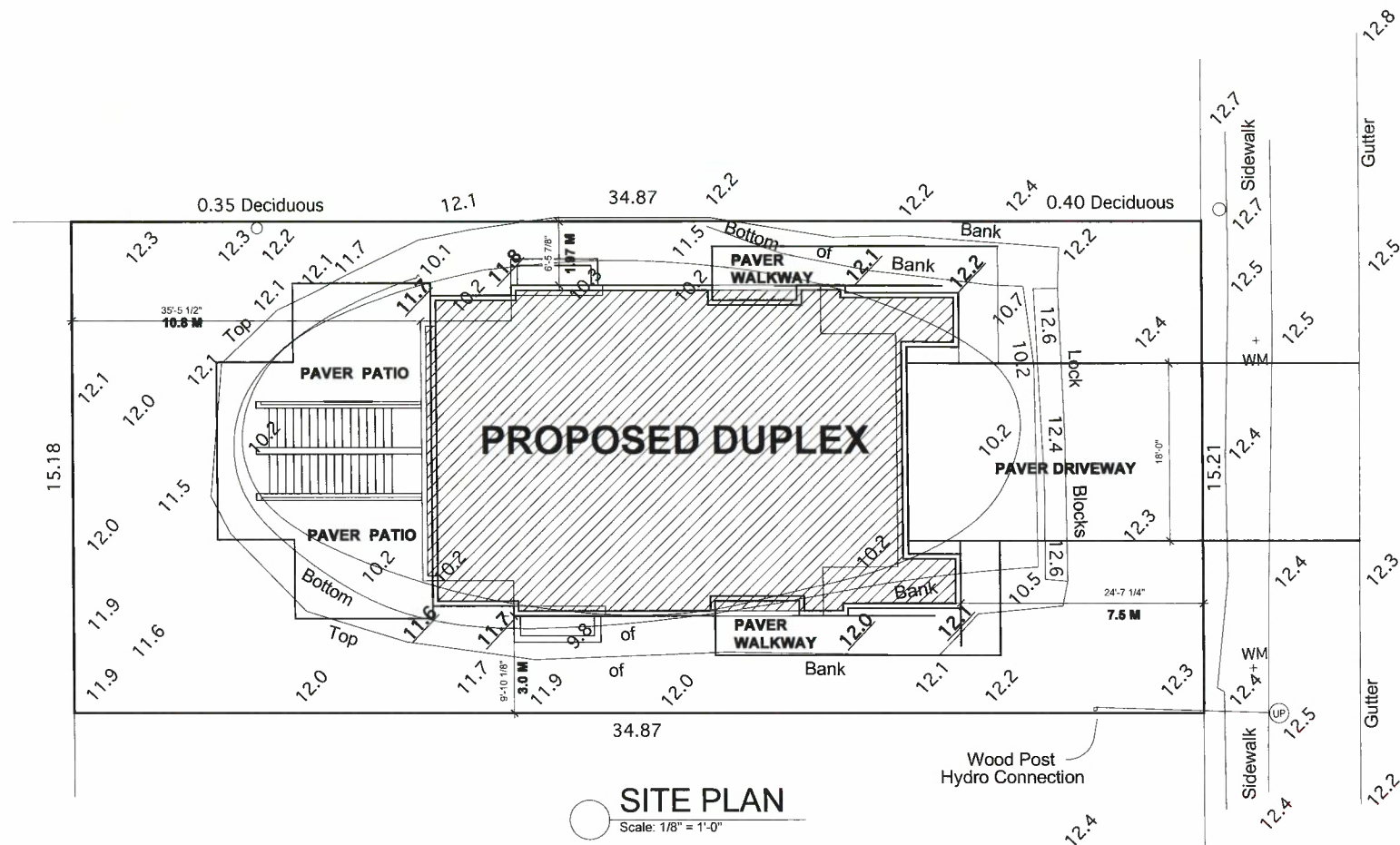


Air leakage occurs through the joint between the hatch and ceiling. The hatch is most often a piece of system board or a piece of plywood on a hinge made from wood or metal on the edge of the ceiling. Air sealing can be achieved by ensuring the hatch is closed properly so that it has enough contact with the ceiling ledge and providing a closed cell foam gasket.

Port Lights



Recessed port 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 flange housing holes and electrical connections. Installing foam around the port light which is sealed to the air barrier is an effective way to deal with this issue.



## SITE PLAN

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

SITE DATA	PROPOSED	PERMITTED
OWNER	480 & 482 GRAFTON STREET	
ADDRESS	RD-1 ZONING	
ZONE	LOT 5, SUBURBAN LOT 29	
LEGAL DESCRIPTION	1428	
LOT	ESQUIMALT	
PLAN		
SECTION		
DISTRICT		
SITE AREA	5701.6 SQ.FT. 529.7 SQ.M.	
SITE COVERAGE	1673.521 SQ.FT. 155.47 SQ.M. 29.35%	30% MAX
FLOOR AREA RATIO	2269.861 SQ.FT. 210.87 SQ.M. .39	.4 MAX
SETBACKS		
FRONT	7.5 M	7.5 M MIN
REAR	10.8 M	7.5 M MIN
SIDE	1.97 M	1.5 M MIN
SIDE	3.0 M	
TOTAL SIDE COMBINATION	4.97 M	4.5 M MIN
BUILDING HEIGHT	23'-8 3/8" (7.22 M)	7.3 M MAX



GENERAL NOTES:  
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE  
BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION  
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY  
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 30 MPa (3000 P.S.I.) AT 28 DAYS.  
ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2018

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C OR AS SHOWN  
MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2018  
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2018

ALL FRAMING LUMBER #2 SPRUCE OR BETTER  
ALL WINDOW STANDARDS TO COMPLY TO AAMA/WDMA/CSA 101/1.5.2/A440 SUBSECTION 9.7.4 B.C. BUILDING CODE 2018  
NAFS (North American Fenestration Standard) & LW (Limited Water) water penetration resistance rating TO BE SUBMITTED BY WINDOW & DOOR MANUF.

FIREPLACES TO COMPLY WITH SEC. 9.22 B.C. BUILDING CODE 2018  
HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN

DUCTLESS HEAT PUMP  
ELECTRIC BASEBOARD HEATING  
THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1999 EDITION



HARTMANN'S  
DRAFTING & DESIGN  
3404 MAPLEWOOD RD. VICTORIA, B.C.  
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"  
DATE AUG 2021  
DRAWN BY TMAR  
CHK BY KMAR  
PLAN # 1486

PROPOSED DUPLEX FOR  
480 / 482 GRAFTON STREET

SHEET  
OF 6  
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