



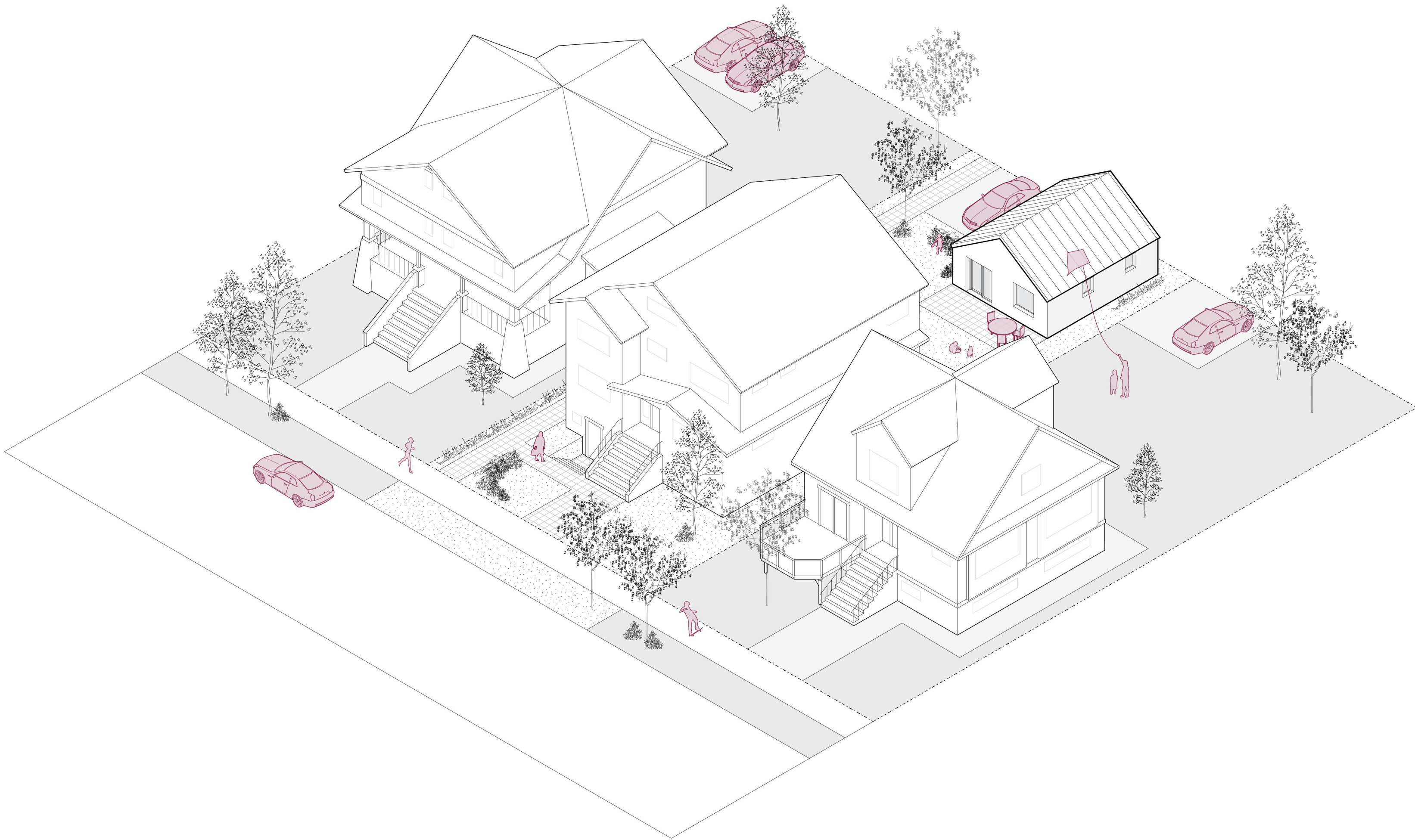
HOUSING DESIGN CATALOGUE

BC - ACCESSORY DWELLING UNIT 01

CMHC HOUSING DESIGN CATALOGUE

BC ACCESSORY DWELLING UNIT 01

ARCHITECTURAL DRAWINGS



BUILDING DATA	
BUILDING FOOTPRINT	50.2 m² / 573 ft²
BUILDING HEIGHT	4.62 m / 15' - 2"
STOREYS	1 STOREY
NUMBER OF UNITS	1
UNIT SUMMARY	
UNIT 1	1 BEDROOM, 1 BATHROOM, ADAPTABLE*
ADAPTABLE*: THIS UNIT CAN BE ADAPTED TO AN BCBC ACCESSIBLE UNIT WITH MODERATE EFFORT, MEANING WITHOUT SIGNIFICANT STRUCTURAL OR MECHANICAL MODIFICATIONS, AS DEFINED IN THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2024. PLANS TITLED FLOOR PLAN - BCBC ADAPTABLE SHOW COMPLIANCE TO ADAPTABILITY REQUIREMENTS IN BCBC 2024 SECTION 3.8.5	

ARCHITECTURAL SHEET LIST	
A001	COVER SHEET
A002	EXTERIOR ASSEMBLIES SCHEDULE
A003	INTERIOR ASSEMBLIES SCHEDULE
A004	DOOR AND WINDOW SCHEDULE
A005	FIRE RATING DETAILS
A006	TYPICAL DETAILS
A007	TYPICAL DETAILS 2
A010	SITE PLAN & CODE MATRIX
A011	CODE - OPENINGS
A101	MAIN FLOOR PLAN
A101a	MAIN FLOOR PLAN - BCBC ADAPTABLE
A104	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A300	SECTIONS



DISCLAIMER

This drawing was created for use solely as part of the CMHC Housing Design Catalogue. It is a sample of standardized housing design, reflecting general design intention only and does not incorporate any elements or other information specific to any location or project. This design is provided for illustrative purposes only and must not be used for construction or permitting purposes. In using this design, you are responsible for your compliance with the Terms and Conditions, including but not limited to engaging the services of a Qualified Professional.

ABBREVIATIONS

ABBREVIATIONS MAY OR MAY NOT INCLUDE PERIOD PUNCTUATION. ABBREVIATIONS APPLY TO ARCHITECTURAL DOCUMENTS ONLY.

ARCH	ARCHITECTURAL
ASHP	AIR SOURCE HEAT PUMP
BCBC	BRITISH COLUMBIA BUILDING CODE
BF	BARRIER FREE
C/C	CENTRE TO CENTRE
CL	CENTRE LINE
CIV	CIVIL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EO	EQUAL
GEOTECH	GEOTECHNICAL
GWB	GYPSUM WALL BOARD
FFE	FINISH FLOOR ELEVATION
FRR	FIRE RESISTANCE RATING
FD	FLOOR DRAIN
HR	HOUR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
O/C	ON CENTRE
RM	ROOM
R/O	ROUGH OPENING
RWL	RAIN WATER LEADER
SBS	STYRENE BUTADIENE STYRENE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SM	SQUARE METER
SPEC	SPECIFICATION
STC	SOUND TRANSMISSION CLASS
STRUC	STRUCTURAL
TBD	TO BE DETERMINED
T/O	TOP OF
T&G	TOUNGE & GROOVE
TYP	TYPICAL
U/S	UNDERSIDE
WIC	WASHROOM

GENERAL NOTES

- ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS TO BE TAKEN OFF THE RESPECTIVE DISCIPLINE'S DOCUMENTS. NO STRUCTURAL, MECHANICAL AND/OR ELECTRICAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.
- ALL UNDERGROUND SERVICES ARE TO BE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK AND EXCAVATIONS.
- ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNLESS OTHERWISE NOTED.

ANNOTATION LEGEND

ASSEMBLY TAGS

◊#	EXTERIOR WALL TAG
◊#	INTERIOR PARTITION TAG
▣#	ROOF TAG
▣#	FLOOR TAG

(REFER TO ASSEMBLIES SCHEDULES)

TAGS

DOOR#	DOOR TAG REFER TO DOOR SCHEDULE
WINDOW# ### AEF ###	WINDOW TAG REFER TO WINDOW SCHEDULE
XYZ-#	MATERIAL TAG
##	KEYNOTES REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE

DRAWING TAGS

1 A101	DETAIL NUMBER DRAWING SHEET NUMBER
1 A101	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
1 A101	EXTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
0	GRID BUBBLE
SPOT ELEVATION (ABOVE FINISH FLOOR)	
UNIT #	ROOM TAG
CL	CENTRELINE

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING

NO.	DATE	DESCRIPTION
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PROJECT:
CMHC HOUSING DESIGN CATALOGUE

BRITISH COLUMBIA, CANADA

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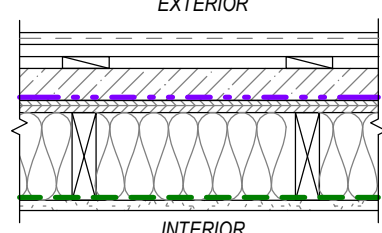
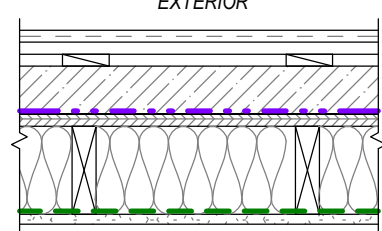
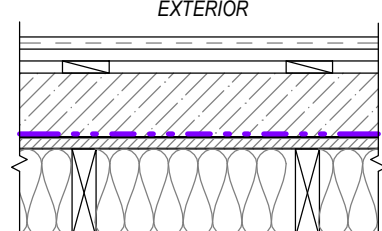
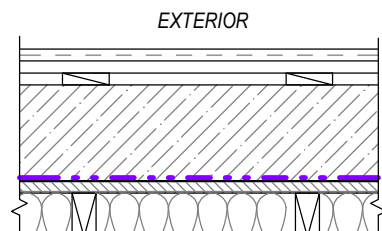
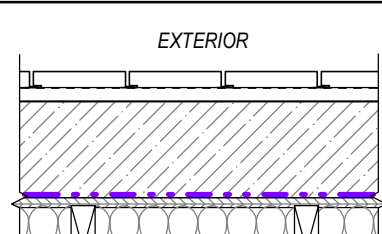
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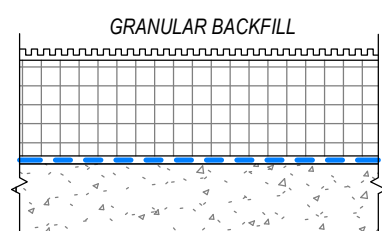
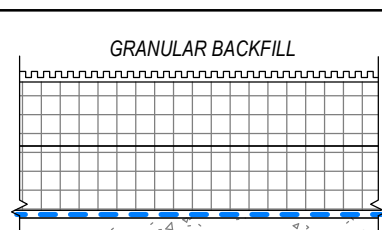
BC Accessory Dwelling Unit 01

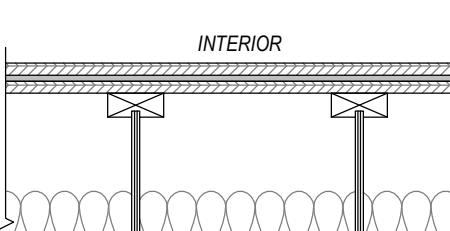
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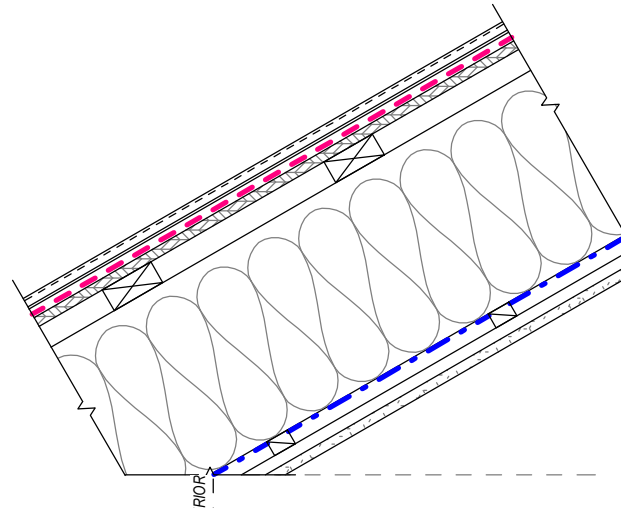
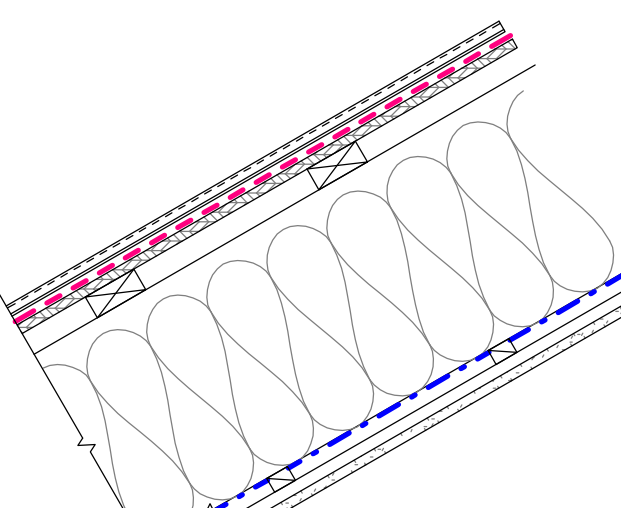
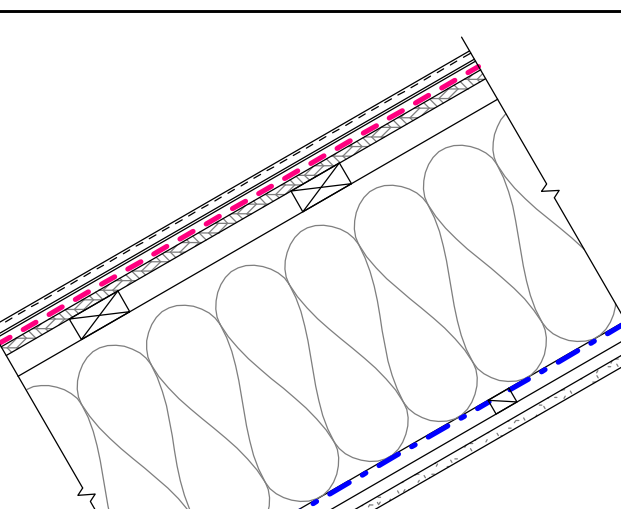
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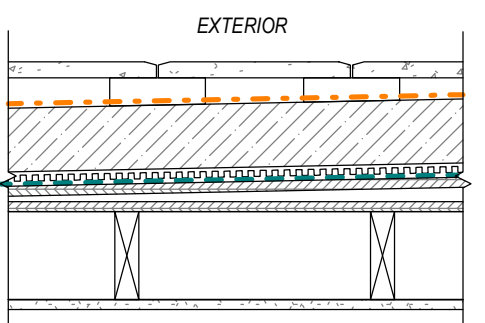
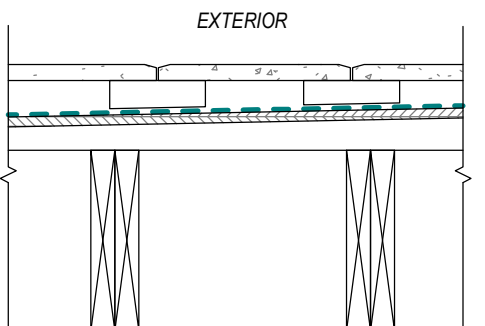
A001

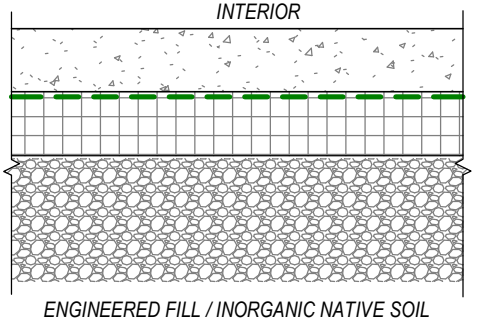
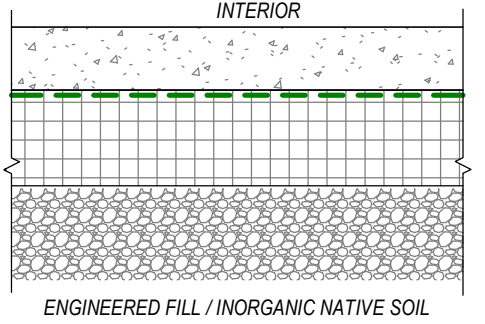
EW - EXTERIOR WALL ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
W1.1		2x6 WOOD STUD W/ EXTERIOR INSULATION VERTICAL LIGHTWEIGHT CLADDING PLACEHOLDER HORIZONTAL TREATED PLY STRAPPING @ 16" C/C SEMI-RIGID INSULATION AIR BARRIER, VAPOUR PERMEABLE MIN 3/4" PLYWOOD SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING, SPACING PER STRUCTURAL CW IN-FILL INSULATION VAPOUR CONTROL BARRIER GYPSUM WALL BOARD	R_e EFFECTIVE	24.1
			R_e EFFECTIVE	4.24
W1.2		2x6 WOOD STUD W/ EXTERIOR INSULATION VERTICAL LIGHTWEIGHT CLADDING PLACEHOLDER HORIZONTAL TREATED PLY STRAPPING @ 16" C/C VERTICAL TREATED PLY STRAPPING @ 16" C/C SEMI-RIGID INSULATION AIR BARRIER, VAPOUR PERMEABLE MIN 3/4" PLYWOOD SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING, SPACING PER STRUCTURAL CW IN-FILL INSULATION VAPOUR CONTROL BARRIER GYPSUM WALL BOARD	R_e EFFECTIVE	32.1
			R_e EFFECTIVE	5.65
W1.3		2x6 WOOD STUD W/ EXTERIOR INSULATION VERTICAL LIGHTWEIGHT CLADDING PLACEHOLDER HORIZONTAL TREATED PLY STRAPPING @ 16" C/C VERTICAL TREATED PLY STRAPPING @ 16" C/C SEMI-RIGID INSULATION AIR BARRIER, VAPOUR PERMEABLE MIN 3/4" PLYWOOD SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING, SPACING PER STRUCTURAL CW IN-FILL INSULATION VAPOUR CONTROL BARRIER GYPSUM WALL BOARD	R_e EFFECTIVE	38.1
			R_e EFFECTIVE	6.71
W1.4		2x6 WOOD STUD W/ EXTERIOR INSULATION VERTICAL LIGHTWEIGHT CLADDING PLACEHOLDER HORIZONTAL TREATED PLY STRAPPING @ 16" C/C VERTICAL TREATED PLY STRAPPING @ 16" C/C SEMI-RIGID INSULATION AIR BARRIER, VAPOUR PERMEABLE MIN 3/4" PLYWOOD SHEATHING (REF ALSO STRUC) WOOD STUD FRAMING, SPACING PER STRUCTURAL CW IN-FILL INSULATION VAPOUR CONTROL BARRIER GYPSUM WALL BOARD	R_e EFFECTIVE	40.1
			R_e EFFECTIVE	7.06
W2		NON-COMBUSTIBLE EXTERIOR CLADDING VERTICAL LIGHTWEIGHT CLADDING PLACEHOLDER HORIZONTAL META FURRING @ 16" C/C INSULATION PER EW1, THICKNESS AS REQ'D FOR CLIMATE ZONE AIR BARRIER, SHEATHING, FRAMING, INSULATION, VAPOUR BARRIER AND GY PER EW1	R_e EFFECTIVE	MATCH W1.X
			R_e EFFECTIVE	MATCH W1.X

FW - FOUNDATION WALL ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
FW1.2		FOUNDATION WALL DRAINAGE AND PROTECTION BOARD RIGID INSULATION (R-30.0) FOUNDATION DAMPROOFING CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)	R_e EFFECTIVE	30.0
			R_e EFFECTIVE	5.28
FW1.3		FOUNDATION WALL DRAINAGE AND PROTECTION BOARD RIGID INSULATION (R-40.0) FOUNDATION DAMPROOFING CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)	R_e EFFECTIVE	40.0
			R_e EFFECTIVE	7.04

S - SOFFIT ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
S1		SOFFIT, SAME UNIT FLOOR FINISH W/ UNDERLAY DESIGN THICKNESS OF FLOOR FINISH 1 1/8" T&G SUBFLOOR PLYWOOD PANEL (GLUED - ACTS AS VAPOUR CONTROL BARRIER) PRE-ENG WOOD JOISTS @ 24" C/C U.N.O. REFER TO STRUCTURAL 5 1/2" IN-FILL INSULATION PLYWOOD SHEATHING AIR BARRIER SEMI-RIGID INSULATION RESILIENT CHANNEL PREFINISHED LIGHTWEIGHT CLADDING	R_e EFFECTIVE	34.6
			R_e EFFECTIVE	6.10

R - ROOF ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
R1.1		VAULTED ROOF ROOFING PLACEHOLDER IMPERMEABLE ROOFING UNDERLAYMENT PLYWOOD SHEATHING WOOD STRAPPING AT MAX 24" C/C PRE-ENG WOOD JOISTS OR TRUSSES @ MAX 24" C/C - REFER TO STRUCTURAL 1" IN-FILL INSULATION (2" SPACE BETWEEN INSULATION AND U/S PLY) POLY AIR VAPOUR BARRIER HORIZONTAL STRAPPING (SERVICE CHASE) VERTICAL STRAPPING (SERVICE CHASE) GYPSUM BOARD CEILING	R_e EFFECTIVE	36.5
			R_e EFFECTIVE	6.43
R1.2		VAULTED ROOF ROOFING PLACEHOLDER IMPERMEABLE ROOFING UNDERLAYMENT PLYWOOD SHEATHING WOOD STRAPPING AT MAX 24" C/C PRE-ENG WOOD JOISTS OR TRUSSES @ MAX 24" C/C - REFER TO STRUCTURAL 1" IN-FILL INSULATION (2" SPACE BETWEEN INSULATION AND U/S PLY) POLY AIR VAPOUR BARRIER HORIZONTAL STRAPPING (SERVICE CHASE) VERTICAL STRAPPING (SERVICE CHASE) GYPSUM BOARD CEILING	R_e EFFECTIVE	43.2
			R_e EFFECTIVE	7.61
R1.3		VAULTED ROOF ROOFING PLACEHOLDER IMPERMEABLE ROOFING UNDERLAYMENT PLYWOOD SHEATHING WOOD STRAPPING AT MAX 24" C/C PRE-ENG WOOD JOISTS OR TRUSSES @ MAX 24" C/C - REFER TO STRUCTURAL 1" IN-FILL INSULATION (2" SPACE BETWEEN INSULATION AND U/S PLY) POLY AIR VAPOUR BARRIER HORIZONTAL STRAPPING (SERVICE CHASE) VERTICAL STRAPPING (SERVICE CHASE) GYPSUM BOARD CEILING	R_e EFFECTIVE	49.5
			R_e EFFECTIVE	8.72

R2		TERRACE / DECK ROOF ABOVE SAME UNIT DECK FINISH EPDM OR COMPOSITE SHIMS UV STABLE FILTER FABRIC XPS INSULATION DRAINAGE MAT 2-PLY SBS ROOFING MEMBRANE SLOPED PLYWOOD DECK MIN 2% WOOD TAPERS WOOD JOISTS @ MAX 24" C/C MIN DEPTH 5 1/2", REFER TO STRUCTURAL GYPSUM BOARD	R_e EFFECTIVE	23.2
			R_e EFFECTIVE	4.09
R4		BALCONY ABOVE CARPORT DECK FINISH EPDM OR COMPOSITE SHIMS 2-PLY SBS ROOFING MEMBRANE SLOPED WOOD TAPERS MIN 2% DOUBLED WOOD JOISTS @ MAX 16" C/C REFER TO STRUCTURAL	R_e EFFECTIVE	
			R_e EFFECTIVE	

SOG - SLAB ON GRADE ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
SOG1.2		SLAB ON GRADE CAST-IN-PLACE CONCRETE SLAB-ON-GRADE, W/ STEEL REINFORCEMENT, REFER TO STRUC VAPOUR CONTROL + SOIL GAS BARRIER - AIR TIGHT RIGID INSULATION (R-30.0) COMPACTED, FREE-DRAINING GRANULAR BASE, ENSURE BASE CONTAINS LESS THAN 10% MATERIAL THAT WOULD PASS THROUGH A 4mm SIEVE.	R_e EFFECTIVE	30.0
			R_e EFFECTIVE	5.28
SOG1.3		SLAB ON GRADE CAST-IN-PLACE CONCRETE SLAB-ON-GRADE, W/ STEEL REINFORCEMENT, REFER TO STRUC VAPOUR CONTROL + SOIL GAS BARRIER - AIR TIGHT RIGID INSULATION (R-40.0) COMPACTED, FREE-DRAINING GRANULAR BASE, ENSURE BASE CONTAINS LESS THAN 10% MATERIAL THAT WOULD PASS THROUGH A 4mm SIEVE.	R_e EFFECTIVE	40.0
			R_e EFFECTIVE	7.04

ASSEMBLY GENERAL NOTES				
1.	UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS FOLLOWS: A. TO CENTRE OF STUD WALL ASSEMBLIES B. TO EXTERIOR FACE OF CONCRETE AND CMU C. TO EXTERIOR FACE OF EXTERIOR SHEATHING D. TO EXTERIOR FACE OF GLASS.			
2.	REFER TO STRUCTURAL DRAWINGS AND DOCUMENTATION FOR STRUCTURAL DESIGN PARAMETERS INCLUDING BRACE WALLS, STAIRS, CONCRETE ETC.			
3.	UNLESS OTHERWISE NOTED, ALL PARTITION INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUCTURAL DECK/SLAB TO U/S OF STRUCTURAL DECK/SLAB ABOVE.			
4.	IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS. ENSURE THE CONTINUITY OF ALL FIRE SEPARATIONS AS REQUIRED AND PROVIDE ULC LISTED FIRESTOPPING SYSTEMS FOR ALL CONDITIONS.			
5.	LOADBEARING WALLS AND OTHER ELEMENTS SHALL HAVE THE SAME FIRE RATINGS AS THE FLOOR ASSEMBLY IT IS SUPPORTING.			
6.	STEEL SUPPORTING A FIRE RATED ASSEMBLY SHALL BE PROTECTED TO MATCH THE RATING OF THE SUPPORTED ASSEMBLY.			
7.	PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES. REFER TO FINISH PLANS. REFER TO SPECIFICATIONS. ENSURE TILE BACKER IS TYPE X GYPSUM AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES.			
8.	IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.			
9.	COORDINATE ACCESS PANELS LOCATED WITHIN SUSPENDED GYPSUM BOARD CEILING ASSEMBLIES TO BE PAINTED OUT TO MATCH THE SURROUNDING CEILING FINISH. PROVIDE ULC-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS.			
10.	UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE.			
11.	PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, ADULT CHANGE TABLES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ROOF ACCESS LADDER ECT. DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED. FULLY COORDINATE ALL ADDITIONAL SUPPORT REQUIRED FOR ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES.			
12.	GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN.			
13.	PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.			
14.	IF FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2% . REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.			
15.	REPAIR EXISTING EXTERIOR WALL VAPOUR OR AIR BARRIERS DISTURBED BY THE WORK.			
16.	COORDINATE MINIMUM STUD SPACE REQUIRED TO SUPPORT EQUIPMENT AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.			
17.	ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.			
18.	MAINTAIN CONTINUITY OF BUILDING ENVELOPE AIR AND AIR/VAPOUR BARRIER AT TRANSITIONS AND PENETRATIONS.			
19.	COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, MEZZANINE, ETC.). TO BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A U.L.C. CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATINGS NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS.			
20.	ALL ROOFS, GUTTERS AND TROUGHS HAVE POSITIVE SLOPE TO DRAIN.			
21.	ALL CAP FLASHINGS SLOPE INWARDS TOWARDS ROOF DECKS.			
22.	PROVIDE CONTINUOUS DAMPROOFING TO FULL DEPTH OF PERIMETER FOOTINGS TO FULL PERIMETER OF BUILDING.			
23.	PROVIDE BUG SCREEN AT ALL OPENINGS GREATER THAN 5MM IN THE NARROWEST DIRECTION IN ALL EXTERIOR WALL ASSEMBLIES.			
24.	PROVIDE PHYSICAL BARRIER OR SPATIAL SEPARATION BETWEEN DISSIMILAR METALS AS REQUIRED TO PREVENT GALVANIC CORROSION.			
25.	AIR BARRIER MATERIALS FOR SLABS-ON-GRADE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH 9.25.3.6.			
26.	PROVIDE A BOND BREAKING MATERIAL BETWEEN FLOOR SLABS AND FOOTINGS AND ROCKS.			
27.	ENDS OF WOOD MEMBERS FRAMING INTO CONCRETE SHALL BE TREATED TO PREVENT DECAY WHERE THE BOTTOM MEMBER IS AT OR BELOW GROUND LEVEL.			
28.	WOOD FRAMING MEMBERS WITHIN 6" (150mm) OF GROUND, THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND THAT ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND, SHALL BE SEPARATED FROM THE CONCRETE BY NO LESS THAN 0.05mm POLYETHYLENE FILM.			
29.	CONFIRM SLOPES OF ROOFING CLADDING COMPLY WITH MANUFACTURER REQUIREMENTS.			
30.	REFER TO 9.27.5.4. FOR REQUIRED SPACING OF FASTENERS FOR CLADDING.			
31.	PROVIDE WEATHERPROOF ENCLOSURES FOR EXTERIOR DEVICES AS REQUIRED.			

ASSEMBLY MATRIX					
	EXTERIOR WALL	ROOF	SLAB ON GRADE	FOUNDATION WALL	GLAZING
CZ4	W1.4 / W2.4	R1.3	SOG1.2	FW1.2	TRIPLE
CZ5	W1.4 / W2.4	R1.3	SOG1.2	FW1.2	TRIPLE
CZ6	W1.4 / W2.4	R1.3	SOG1.3	FW1.3	TRIPLE
NOTES: - EXTERIOR CLADDING AND/OR WALL CONSTRUCTION SHALL BE NON-COMBUSTIBLE WHERE REQUIRED - SEE 'BC ENERGY MODELLING GUIDELINE FOR MORE INFORMATION REGARDING ASSUMED MODELLING PARAMETERS AND NEXT STEPS FOR COMPLIANCE TO APPLICABLE CODES AND STANDARDS' - ASSUMED INSULATION R-VALUES ARE LISTED IN ACCORDANCE TO BCBC SUBSECTION 9.35.5. FURTHER CALCULATIONS ARE REQUIRED IF CONFORMING TO SUBSECTION 10.2.3.4. SEE USER GUIDE AND MATERIAL GUIDE FOR MORE INFORMATION ON PRODUCT SELECTION FOR ASSEMBLIES THAT ACHIEVE REQUIRED PERFORMANCE TO APPLICABLE CODES AND STANDARDS. - $R_e = hr \cdot R_e \cdot F \cdot BTU$ - $R_e = m^2 \cdot KW$					



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MEMBRANE LEGEND	
	AIR BARRIER, VAPOUR PERMEABLE
	AIR BARRIER, NON-VAPOUR PERMEABLE
	UV STABLE FILTER FABRIC
	THROUGH-WALL FLASHING
	VAPOUR CONTROL BARRIER
	FOUNDATION DAMP PROOFING
	PRE-FIN METAL FLASHING
	SBS ROOFING MEMBRANE
	IMPERMEABLE ROOFING UNDERLAY
INSULATION LEGEND	
	SEMI-RIGID INSULATION
	RIGID INSULATION 1
	RIGID INSULATION 2, HIGH DENSITY
	SPRAY FOAM
	STUD CAVITY IN-FILL INSULATION

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING
NO.	DATE	DESCRIPTION

PROJECT:
CMHC HOUSING DESIGN CATALOGUE

BRITISH COLUMBIA, CANADA

NOT FOR PERMIT OR CONSTRUCTION

SHEET TITLE:
EXTERIOR ASSEMBLIES SCHEDULE

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:
A002

[illegible]

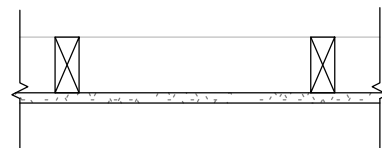
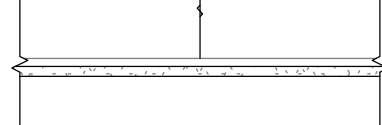
BRITISH COLUMBIA, CANADA

NOT FOR PERMIT
OR CONSTRUCTION

BC Accessory Dwelling Unit 01

SHEET NO:
A003

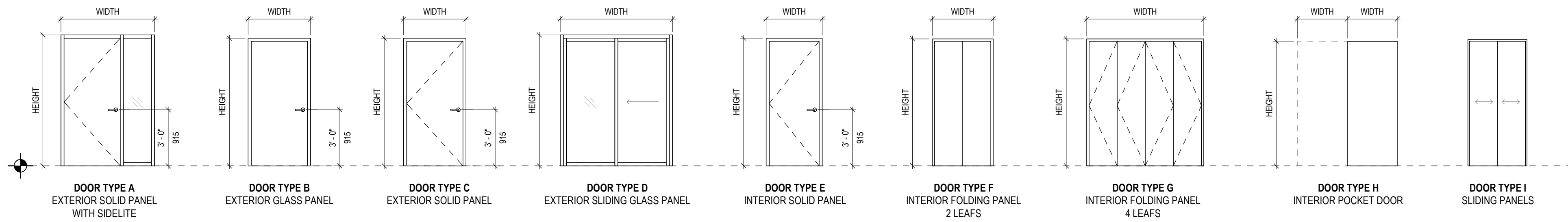
REF ST: 2 SW2-A
TYPE EFFECTED:
ROW 1, 4 PLEX 1, 4
PLEX 2

C - CEILING ASSEMBLIES					
TYPE	DIAGRAM	DESCRIPTION		PERFORMANCE	
C1	INTERIOR  INTERIOR	2x4/38mm x 89mm 5/8"16mm	2x4 WOOD FRAMING GYPSUM WALL BOARD	FRR	N/A
				STC	N/A
C2	INTERIOR  INTERIOR	5/8"16mm	GYPSUM WALL BOARD	FRR	N/A
				STC	N/A

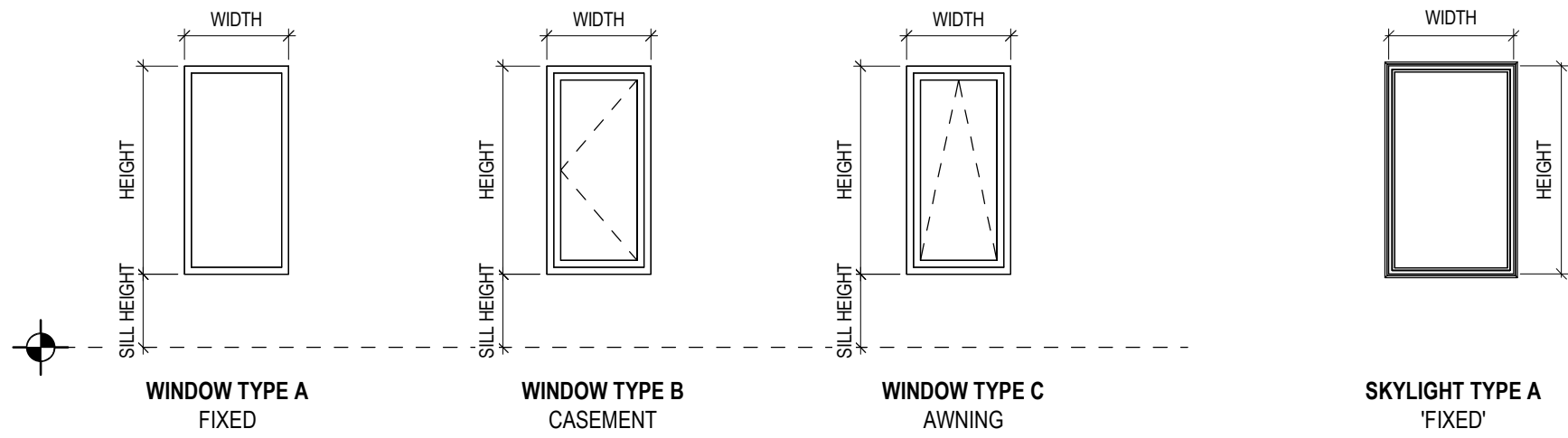
ASSEMBLY GENERAL NOTES

1. THE DESCRIPTION OF THE ASSEMBLIES NOTED IN THE DRAWINGS ARE NOTED "AS BASIS OF DESIGN" AND MAY NOT REPRESENT THE FULL CRITERIA AS DEFINED BY THE TESTING AUTHORITIES.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
 - A. TO CENTRE OF STUD WALL ASSEMBLIES
 - B. TO EXTERIOR FACE OF CONCRETE AND CMU
 - C. TO EXTERIOR FACE OF EXTERIOR SHEATHING
 - D. TO EXTERIOR FACE OF GLASS.
3. REFER TO STRUCTURAL DRAWINGS AND DOCUMENTATION FOR STRUCTURAL DESIGN PARAMETERS INCLUDING BRACE WALLS, STAIRS, CONCRETE ETC.
4. UNLESS OTHERWISE NOTED, ALL PARTITION (INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION) AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUCTURAL DECK/SLAB TO 10'S OF STRUCTURAL DECK/SLAB ABOVE.
5. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS. ENSURE THE CONTINUITY OF ALL FIRE SEPARATIONS AS REQUIRED AND PROVIDE UL LISTED FIRESTOPPING SYSTEMS FOR ALL CONNECTIONS.
6. LOADBEARING WALLS AND OTHER ELEMENTS SHALL HAVE THE SAME FIRE RATING AS THE FLOOR ASSEMBLY IT IS SUPPORTING.
7. ALL FIRE SEPARATIONS SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SHALL RETARD THE PASSAGE OF SMOKE PER 9.10.3.2.
8. PROVIDE UL-LISTED FIRESTOP SYSTEMS AS REQUIRED FOR ALL BUILDING SERVICE PENETRATIONS THROUGH RATED ASSEMBLIES AND TO ENSURE THE CONTINUITY OF RATED ASSEMBLIES. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACT DOCUMENTS.
9. WHERE FIRE BLOCKS ARE PIERCED BY PIPES, DUCTS OR OTHER ELEMENTS, THE EFFECTIVENESS OF THE FIRE BLOCKS SHALL BE MAINTAINED AROUND SUCH ELEMENTS.
10. THE EXPOSED SURFACE OF EVERY INTERIOR WALL AND CEILING, INCLUDING SKYLIGHTS AND GLAZING, SHALL HAVE A SURFACE FLAME-SPREAD RATING OF NOT MORE THAN 150. DOORS DO NOT NEED TO HAVE A FLAME-SPREAD RATING.
11. REQUIRED FLAME-SPREAD RATINGS SHALL COMPLY WITH TESTING STANDARDS ACCORDING TO CODE. REFER TO 9.10.3.2.
12. STEEL SUPPORTING A FIRE RATED ASSEMBLY SHALL BE PROTECTED TO MATCH THE RATINGS OF THE SUPPORTED ASSEMBLY.
13. IF REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL P.E. LICENSED WITHIN THE PROVINCE OF BRITISH COLUMBIA FOR ALL EXTERIOR CLADDING PANEL SYSTEMS, INCLUDING ALL ASSOCIATED SUPPORT FRAMING AND CONNECTIONS, REFER TO SPECIFICATION
14. PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES. REFER TO FINISH PLANS. REFER TO SPECIFICATIONS. ENSURE TILE BACKER IS TYPE X GYPSUM AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES.
15. IN AREAS WITH HIGH VAPOUR CONTACT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOLD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOLD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
16. PROVIDE UL-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS.
17. UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE
18. PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, ADULT CHANGE TABLES, MILK/CRY EQUIPMENT, ELECTRIC PANELS, ROOF ACCESS LADDER ECT. DESIGN/LOAD ALL BLOCKING AND STUD REINFORCING AS REQUIRED. FULLY COORDINATE ALL ADDITIONAL SUPPORT REQUIRED FOR ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES.
19. GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3KN.
20. PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.
21. IF FLOOR DRAINS ARE FLAT IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2%. REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
22. COORDINATE MINIMUM STUD SPACE REQUIRED TO SUPPORT EQUIPMENT AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
23. ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.
24. MAINTAIN CONTINUITY OF BUILDING ENVELOPE AIR AND AIR/VAPOUR BARRIER AT TRANSITIONS AND PENETRATIONS.
25. COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, MEZZANINE, ECT.), TO BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A UL CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS.

DOOR TYPES



WINDOW TYPES



DOOR, WINDOW & SKYLIGHT GENERAL NOTES

1. WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF CBC 9.7.3 AND 9.7.4
2. MAXIMUM U-VALUE FOR WINDOWS TO CONFORM TO CBC TABLE 9.36.2.7 AND EESR PART 3. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.
3. ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER CBC 9.8.1.
4. ALL ENTRY DOORS AND ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIALIZED KNOWLEDGE.
5. ALL SLIDING DOORS SHALL RESIST FORCED ENTRY ACCORDING TO 9.7.5.1.
6. ALL WINDOWS AND GLAZED DOORS WITHIN 2M OF GRADE TO MEET CBC 9.7.5.3
7. SIDELIGHTS NEEDING TO CONFORM TO CBC 9.6.1.4 SHALL HAVE SAFETY GLAZING OR OTHER ACCEPTABLE SOLUTION.
8. PROVIDE DOOR STOPS AT ALL LOCATIONS WHERE THE DOOR MAY DAMAGE THE INTEGRITY OF A FIRE-RATED WALL.
9. MAIN ENTRY DOORS TO DWELLING UNITS SHALL HAVE DOOR VIEWER, TRANSPARENT GLAZING, OR A SIDELIGHT PER CBC 9.7.2.1.(2)

DOOR SCHEDULE

TAG	TYPE	DIMENSIONS		FIRE RATING	NOTES
		WIDTH	HEIGHT		
DA01	DOOR TYPE A	3' - 0"	6' - 10"	N/A	
DD01	DOOR TYPE D	6' - 0"	7' - 0"	N/A	
DE01	DOOR TYPE E	3' - 0"	6' - 8"	N/A	
DF07	DOOR TYPE F	2' - 0"	6' - 8"	N/A	
DG03	DOOR TYPE G	5' - 0"	6' - 8"	N/A	

WINDOW SCHEDULE

TAG	TYPE	OPERATION	DIMENSIONS	
			WIDTH	HEIGHT
WA10	WINDOW TYPE A	Fixed	4' - 9"	4' - 9"
WB01	WINDOW TYPE B	Casement	3' - 0"	3' - 0"
WB07	WINDOW TYPE B	Casement	2' - 6"	3' - 0"



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NO.	DATE	DESCRIPTION
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PROJECT:

CMHC HOUSING DESIGN CATALOGUE

BRITISH COLUMBIA, CANADA

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SHEET TITLE:

DOOR AND WINDOW SCHEDULE

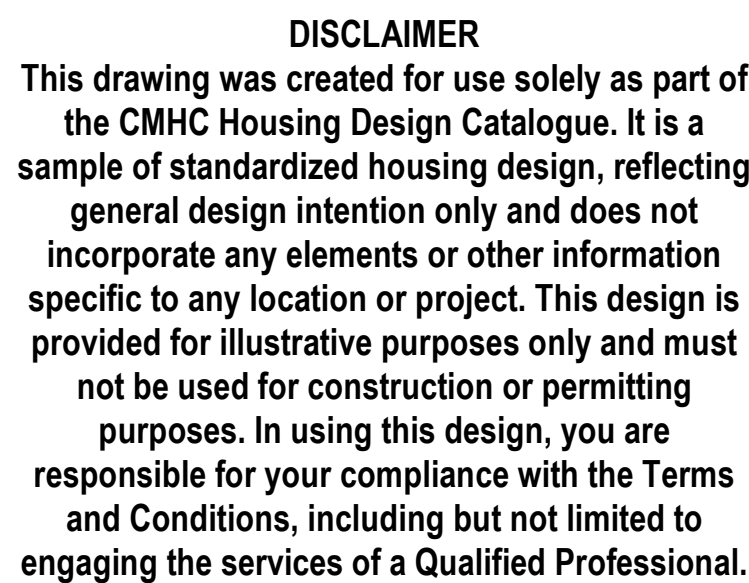
BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A004

1. REQUIRED FIRE-RESISTANCE AND FIRE-PROTECTION RATINGS SHALL BE DETERMINED BY AND IN CONFORMANCE TO METHODS LISTED IN CBCSC CLAUSE 9.10.3.1(f)
2. OPENINGS IN WALL AND CEILING MEMBRANES IN ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL FOLLOW REQUIREMENTS IN CBCSC SUBSECTION 9.10.5
3. THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED WHEN IT ABUTTS ANOTHER FIRE SEPARATION: A FLOOR, A CEILING, A ROOF, OR AN EXTERNAL WALL ASSEMBLY PER CBCSC SUBSECTION 9.10.2
4. PENETRATIONS OF FIRE SEPARATIONS SHALL CONFORM TO PROVISIONS OF CBCSC SUBSECTION 9.10.9.6
5. FIRE BLOCKS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RUN OF STAIRS WHERE APPLICABLE PER CBCSC CLAUSE 9.10.16.1.4)



	AIR BARRIER, VAPOUR PERMEABLE
	AIR BARRIER, NON-VAPOUR PERMEABLE
	UV STABLE FILTER FABRIC
	THROUGH-WALL FLASHING
	VAPOUR CONTROL BARRIER
	FOUNDATION DAMP PROOFING
	PRE-FIN METAL FLASHING
	SBS ROOFING MEMBRANE
	IMPERMEABLE ROOFING UNDERLAY

	SEMI-RIGID INSULATION
	RIGID INSULATION 1
	RIGID INSULATION 2, HIGH DENSITY
	SPRAY FOAM
	STUD CAVITY IN-FILL INSULATION

UNIT A

F1

P6

DISCONTINUOUS FLOOR FRAMING AT WALL INTERSECTION

FIRE BLOCKS IN WALL ASSEMBLIES AS REQUIRED BY BCBC SUBSECTION 9.10.16.2

CONTINUOUS FIRE SEPARATION, BUTT TYPE GWB LAYERS TO TOP PLATE OF PARTITION FRAMING, FIRE STOP JOINTS, TYPE.

P6

UNIT B

UNIT C

P6

UNIT D

UNIT A

F1

P5

UNIT B

UNIT C

P5

UNIT D

CONTINUOUS FIRE SEPARATION; BUTT TYPE 'X' GWB LAYERS TO TOP PLATE OF PARTITION FRAMING, FIRE STOP JOINTS, TYP.

UNIT A

F1

P3

UNIT B

CONTINUOUS FIRE SEPARATION, BUTT TYPE 'X' GWD LAYERS TO TOP PLATE OF PARTITION FRAMING, FIRE STOP JOINTS, TYP.

UNIT B

This technical drawing illustrates a fire stop joint for a wall and floor assembly. The assembly consists of a vertical wall (UNIT A) and a horizontal floor (UNIT B). The wall is constructed with a central core of vertical reinforcement (P3) and is surrounded by a layer of fire-resistant material (F1). The floor is constructed with a central core of horizontal reinforcement (P3) and is surrounded by a layer of fire-resistant material (F1). The fire stop joint is formed by the intersection of the wall and floor, where the fire-resistant materials (F1) meet. The joint is labeled 'CONTINUOUS FIRE SEPARATION, BUTT TYPE 'X' GWD LAYERS TO TOP PLATE OF PARTITION FRAMING, FIRE STOP JOINTS, TYP.'.

UNIT A

UNIT B

P6

F2

DISCONTINUOUS FLOOR FRAMING AT WALL INTERSECTION

FIRE BLOCKS IN WALL ASSEMBLIES AS REQUIRED BY CBC SECTION 9.10.1.6.2

RIM JOIST WITH TYPE 'X' GWB

CONTINUOUS FIRE SEPARATION, BUTT GWB LAYERS TOGETHER, FIRE STOP JOINTS, TYP.

UNIT A

UNIT B

P6

PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

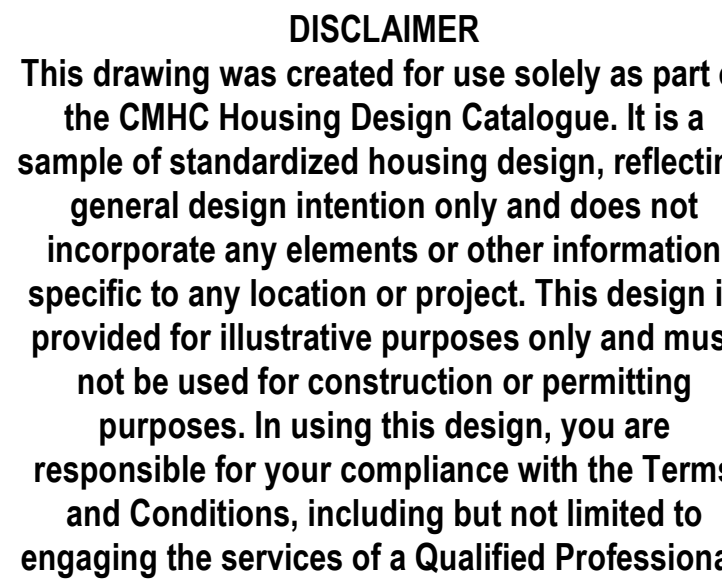
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FIRE RATING DETAILS

BC Accessory Dwelling Unit 01

SHEET NO:

A005



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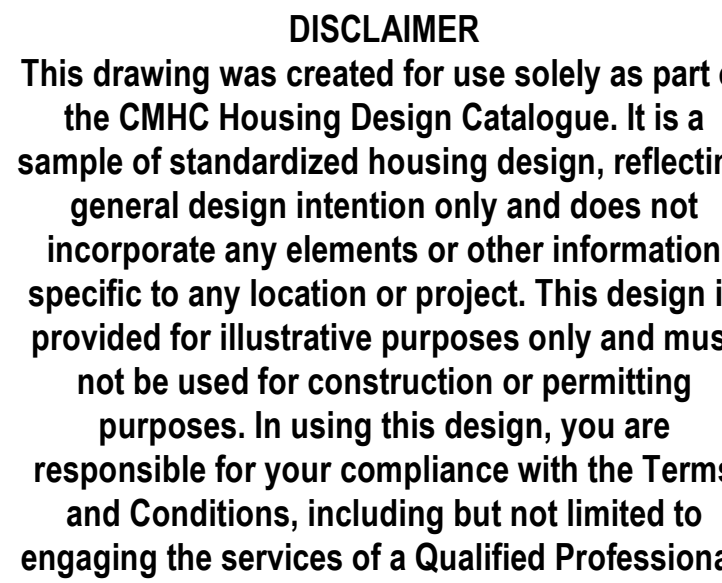
- | | |
|---|----------------------------------|
|  | SEMI-RIGID INSULATION |
|  | RIGID INSULATION 1 |
|  | RIGID INSULATION 2, HIGH DENSITY |
|  | SPRAY FOAM |
|  | STUD CAVITY IN-FILL INSULATION |

A006

7
A006

TYP. OVERHANG WITH CANOPY

1" = 1'-0"



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	SEMI-RIGID INSULATION
	RIGID INSULATION 1
	RIGID INSULATION 2, HIGH DENSITY
	SPRAY FOAM
	STUD CAVITY IN-FILL INSULATION

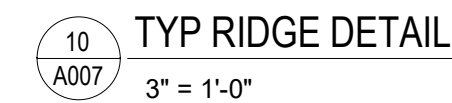
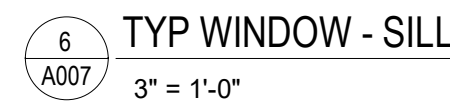
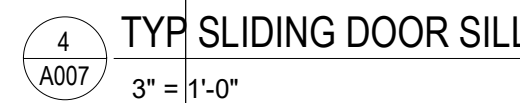
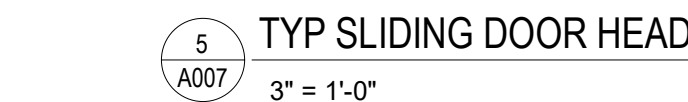
PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

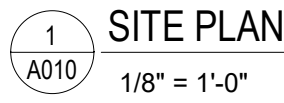
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TYPICAL DETAILS 2

BC Accessory Dwelling Unit 01

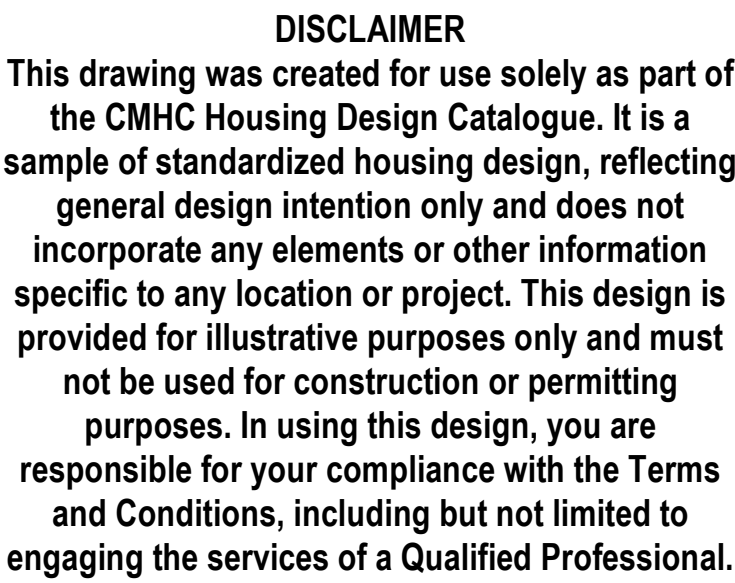
A007





SITE DATA	
ADDRESS	N/A
LOT & PLAN NO.	N/A
ZONING	N/A
LOT AREA	560.0 m ²
BUILDING AREA	50.2 m ²
COVERAGE	9 %
LANDSCAPED OPEN SPACE	509.8 m ²
SOFTSCAPE AREA	
HARDSCAPE AREA	
PARKING SPOTS	N/A
DENSITY	
SETBACKS	
FRONT	6.1 m (SEPARATION)
REAR	0.9 m
SIDE 1	1.2 m
SIDE 2	1.2 m
BUILDING DEPTH	8.0 m

BRITISH COLUMBIA BUILDING CODE SUMMARY											
PART 9 - HOUSING AND SMALL BUILDINGS											
BUILDING CODE VERSION		BC BA 2024 04			LAST AMENDMENT: BC BA 2024 / 04				BCBC REFERENCE		
PROJECT TYPE		NEW CONSTRUCTION CONSTRUCTION OF NEW 1 STOREY SINGLE UNIT RESIDENTIAL BUILDING						[A] 1.3.3.			
MAJOR OCCUPANCY CLASSIFICATION		GROUP / DIVISION:	DESCRIPTION:		USE:		9.10.2				
		C	1 STOREY SINGLE DWELLING BUILDING		RESIDENTIAL						
SUPERIMPOSED MAJOR OCCUPANCIES		NO						9.10.2.3.			
BUILDING AREA (m²)		DESCRIPTION:			TOTAL (m²):		[A] 1.4.1.2..				
		NEW CONSTRUCTION			50.2						
GROSS AREA (m²)		FLOOR LEVEL:	DESCRIPTION:		TOTAL (m²):		[A] 1.4.1.2				
		GROUND FLOOR	1 RESIDENTIAL UNITS		50.2						
		SECOND FLOOR									
		THIRD FLOOR									
		TOTAL (m²):			50.2						
BUILDING HEIGHT		STOREYS ABOVE GRADE			4.6 m ABOVE AVERAGE GRADE			[A] 1.4.1.2. AND 9.10.4.			
NUMBER OF STREETS		TBC						9.10.20			
SPRINKLER SYSTEM		N/A	PROVIDED:					9.10.8.2. TO 9.10.8.4.			
FIRE ALARM SYSTEM		NOT REQUIRED	TYPE PROVIDED: N/A					9.10.18			
WATER SUPPLY IS ADEQUATE		TBC									
CONSTRUCTION TYPE		PERMITTED:	COMBUSTIBLE					9.10.6			
		PROPOSED:	COMBUSTIBLE								
POST-DISASTER BUILDING		YES/NO						[A] 1.3.3.2.(1)			
OCCUPANT LOAD		FLOOR LEVEL:	UNIT #:	OCCUPANCY TYPE:	BASED ON:	OCCUPANT LOAD (PERSONS):	3.1.17.				
		GROUND FLOOR	UNIT 1	RESIDENTIAL	3.1.17.1.(1)(B)	2					
BARRIER-FREE DESIGN		NOT APPLICABLE						9.5.2.			
HAZARDOUS SUBSTANCES		NO						9.10.1.3.			
REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY:		RATING:	SUPPORTING ASSEMBLY:		NON-COMBUSTIBLE IN LIEU OF RATING:		9.10.8.		
		FLOORS EXCEPT CRAWLSPACE:		45 MIN	45 MIN	N/A					
PLUMBING FIXTURE REQUIREMENTS		A KITCHEN SINK, LAVATORY, WATER CLOSET, AND BATHTUB OR SHOWER SHALL BE PROVIDED FOR EVERY DWELLING UNIT								9.31.4(1) and 3.7.2.2.(11)	
NOTES		01 ALL REFERENCES ARE TO DIVISION B OF THE BRITISH COLUMBIA BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C.									
SPATIAL SEPARATION		WALL:	EBF AREA (m²):	LD (m):	% OPENINGS MAX	% PROVIDED	RATING:	CONSTRUCTION TYPE:	CLADDING TYPE:	9.10.14. & 9.10.15	
		FRONT	23.6	3.05	26	25	N/A	COMBUSTIBLE	COMBUSTIBLE		
		REAR	23.6	4.97	62	14	N/A	COMBUSTIBLE	COMBUSTIBLE		
		SIDE	19.3	1.2	7	7	N/A	COMBUSTIBLE	COMBUSTIBLE		
		SIDE	19.3	7.47	97	9	N/A	COMBUSTIBLE	COMBUSTIBLE		

[illegible]

PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

BRITISH COLUMBIA, CANADA

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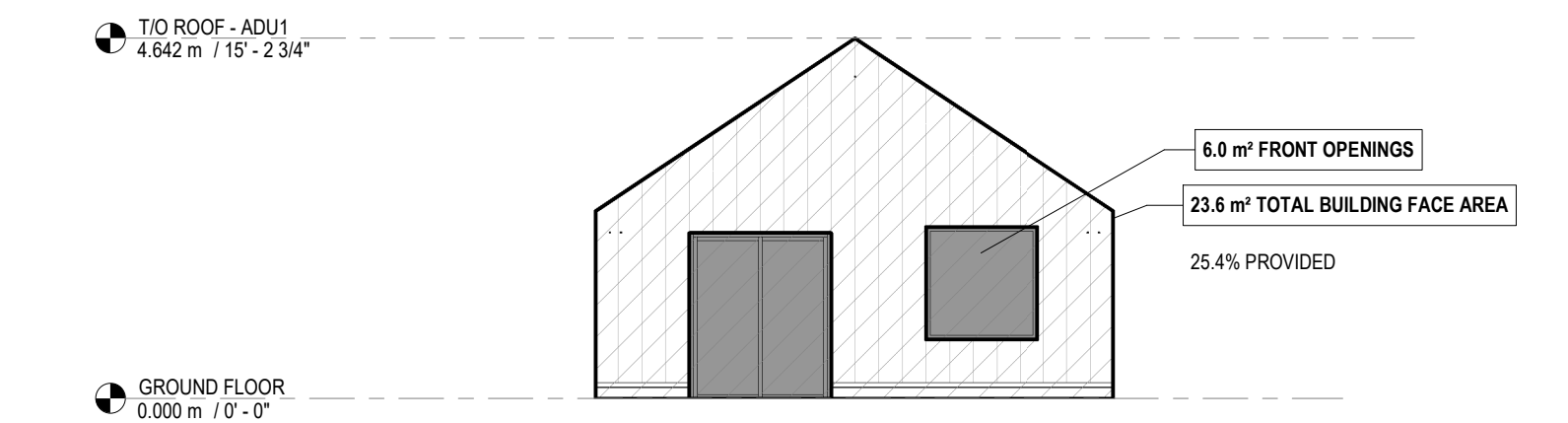
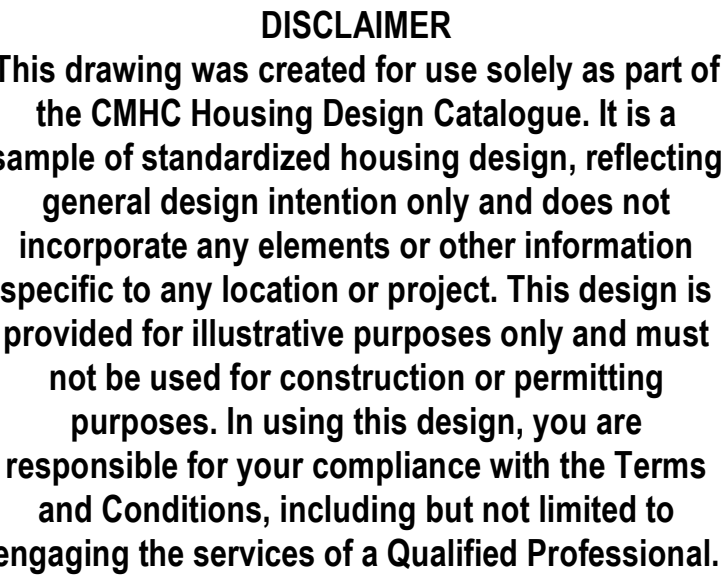
SHEET TITLE:
SITE PLAN & CODE
MATRIX

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A010



T/O ROOF - ADU1
4,642 m² / 15'-2 3/4"

GROUND FLOOR
0.000 m² / 0'-0"

3.3 m² REAR OPENINGS

23.6 m² TOTAL BUILDING FACE AREA

14.0% PROVIDED

T/O ROOF - ADU1
4.642 m / 15' - 2.34"

GROUND FLOOR
0.000 m / 0'-0"

0.8 m² SIDE 2 OPENINGS

19.3 m² TOTAL BUILDING FACE AREA

4.1% PROVIDED

T/O ROOF - ADU1
4.642 m / 15' - 2 3/4"

GROUND FLOOR
0.000 m / 0' - 0"

1.4 m² SIDE 1 OPENINGS

19.3 m² TOTAL BUILDING FACE AREA

7.3% PROVIDED

4 UNPROTECTED OPENINGS ELEVATION - SIDE 1
A011 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
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BRITISH COLUMBIA, CANADA

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SHEET TITLE:

CODE - OPENINGS

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: 1/8" = 1'-0"

SHEET NO:

A011



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PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

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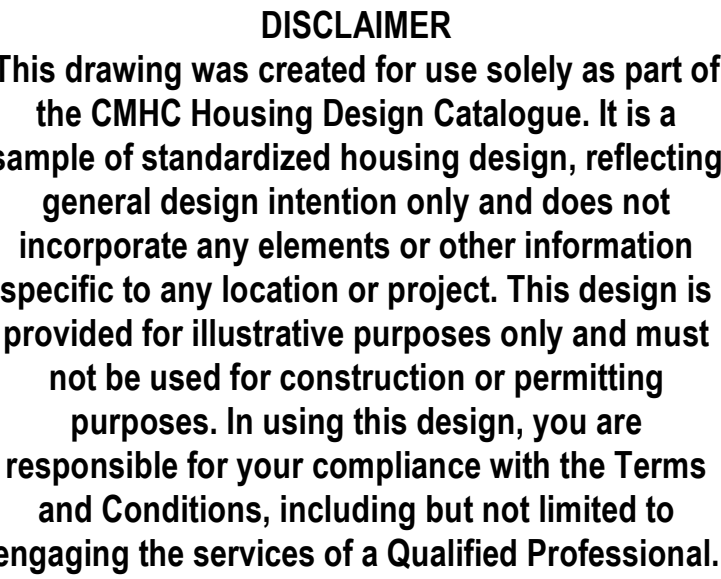
BC Accessory Dwelling Unit 01

SHEET NO:

A101



EXTERIOR ENTRY / INTERIOR DOOR - BCBC ADAPTABLE	EXTERIOR ENTRY / INTERNAL DOORS
SIDE WHERE DOOR SWINGS INTO MIN 600 mm DOOR REQUIRED WIDTH MIN 300 mm SIDE WHERE DOOR DOES NOT SWING	CLOSET DOORS

[illegible]

BRITISH COLUMBIA, CANADA

**NOT FOR PERMIT
OR CONSTRUCTION**

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

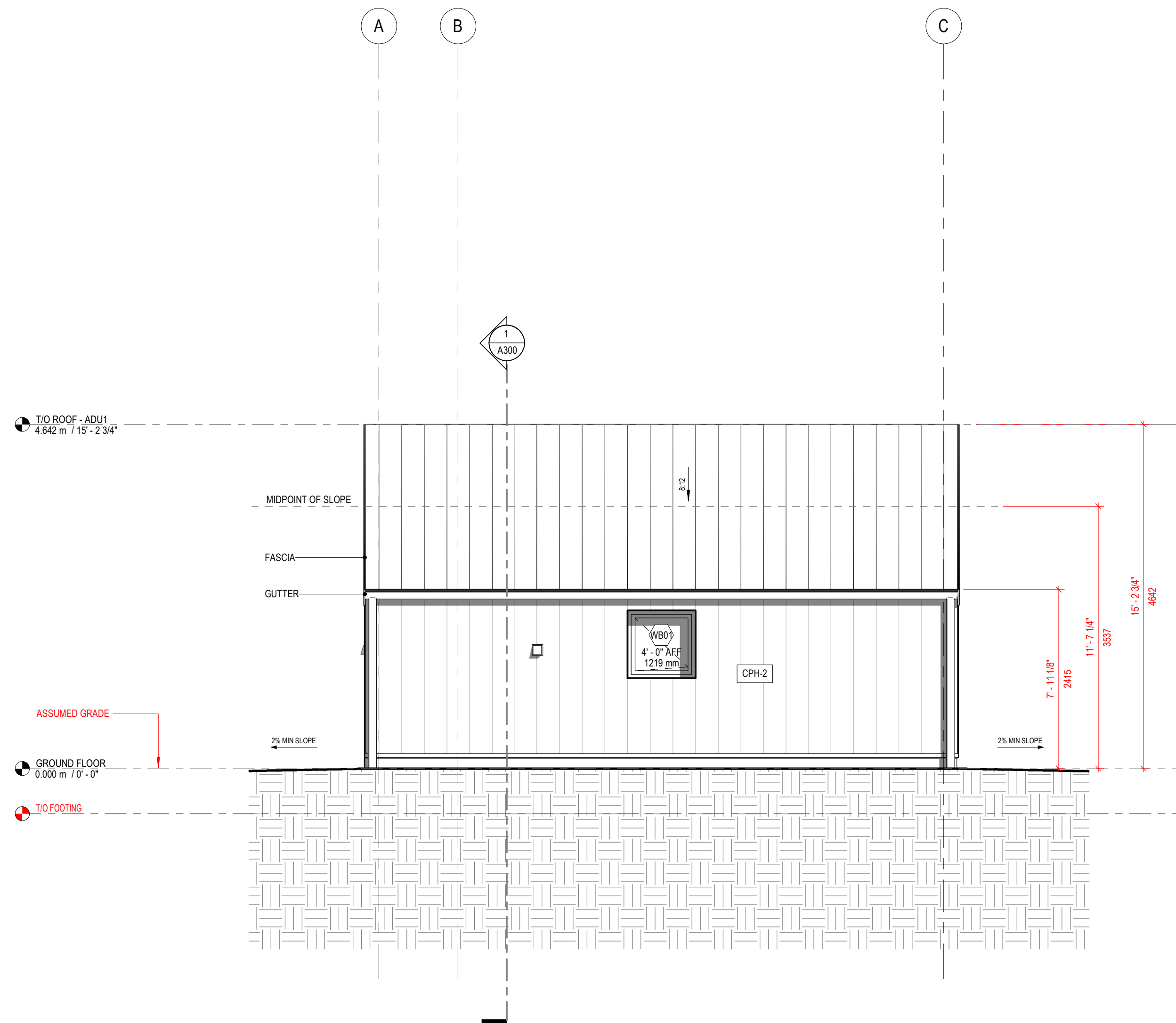
A101a

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CPH-1	CLADDING PLACEHOLDER, TYPE 1
CPH-2	CLADDING PLACEHOLDER, TYPE 2

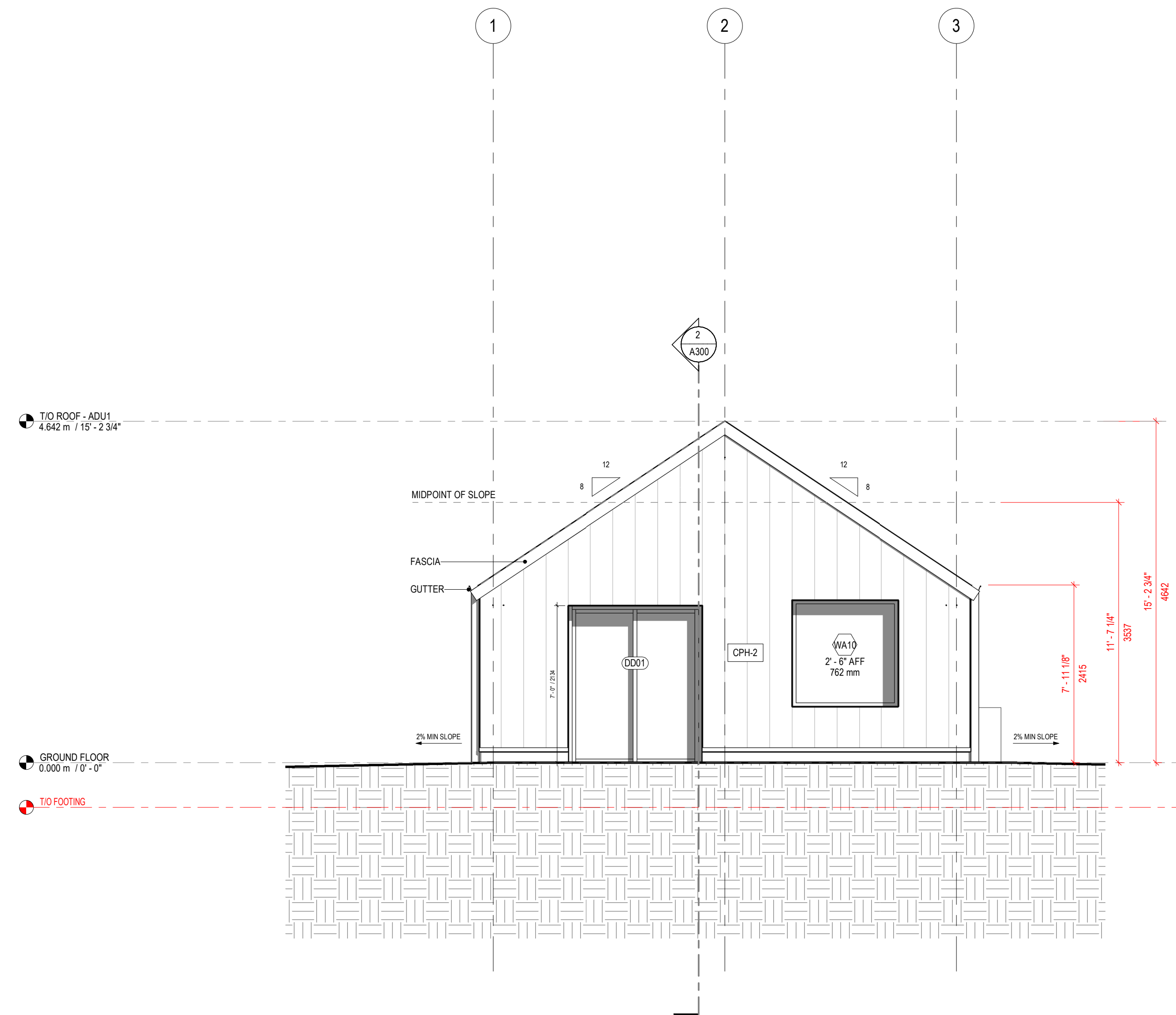


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2 BUILDING ELEVATION - SIDE 2
A200 1/4" = 1'-0"



1 BUILDING ELEVATION - FRONT
A200
1/4" = 1'-0"

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

CMHC HOUSING DESIGN
CATALOGUE

BRITISH COLUMBIA, CANADA

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OR CONSTRUCTION

SHEET TITLE:

ELEVATIONS

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: 1/4" = 1'-0"

SHEET NO:

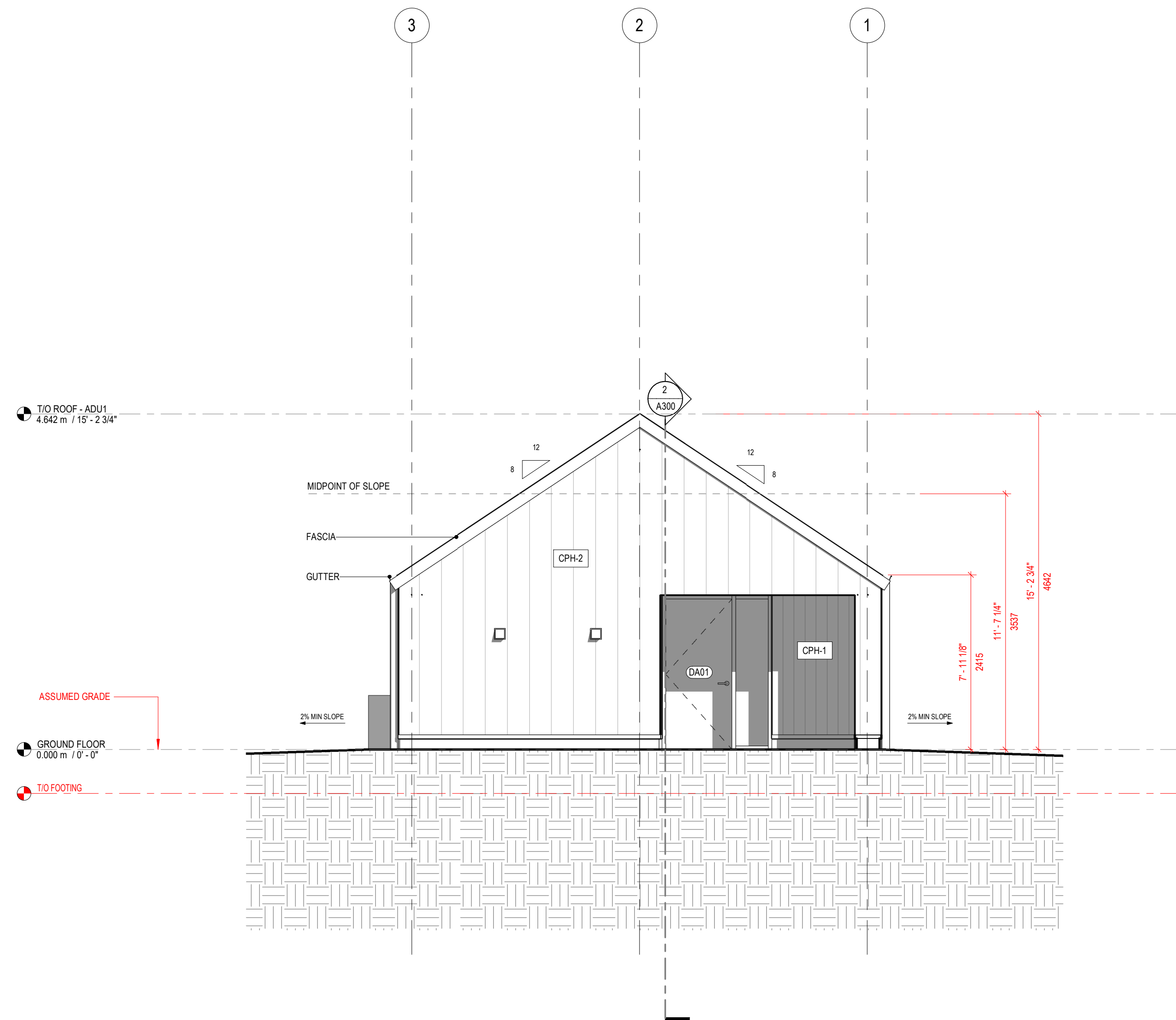
A200

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CPH-1	CLADDING PLACEHOLDER, TYPE 1
CPH-2	CLADDING PLACEHOLDER, TYPE 2

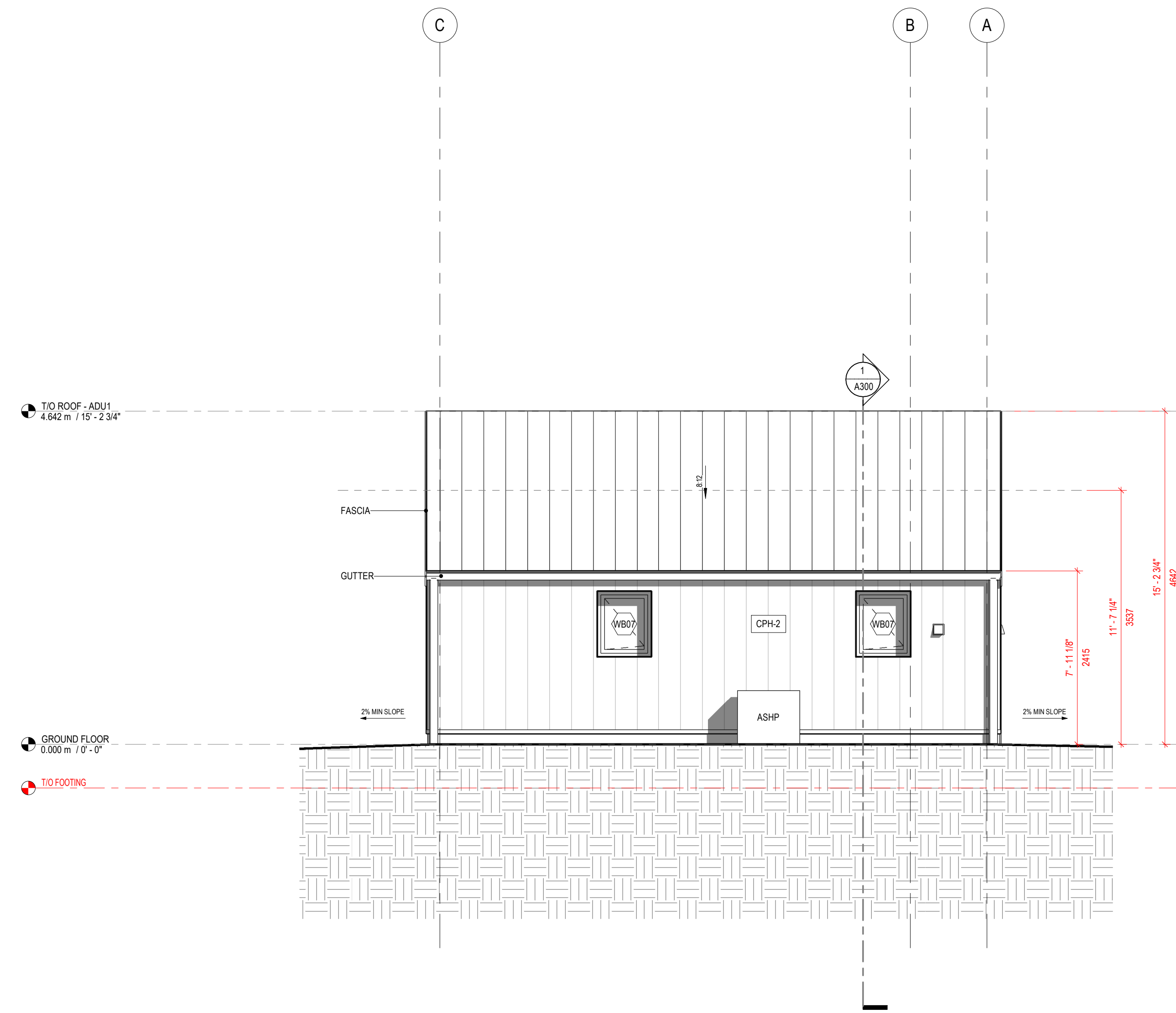


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1 BUILDING ELEVATION - REAR
A201
1/4" = 1'-0"



2 BUILDING ELEVATION - SIDE 1
A201 1/4" = 1'-0"

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING

NO.	DATE	DESCRIPTION
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PROJECT:

CMHC HOUSING DESIGN
CATALOGUE

BRITISH COLUMBIA, CANADA

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OR CONSTRUCTION

SHEET TITLE:

ELEVATIONS

BC Accessory Dwelling Unit 01

PROJECT NO: 241058
SCALE: 1/4" = 1'-0"

SHEET NO:

A201

SECTION GENERAL NOTES	
1.	SITE GRADE TO BE SLOPED AWAY FROM BUILDING AS PER BCBC 9.14.6.1
SECTION KEYNOTES	
01	FOUNDATIONS: ASSUMED; REFER TO STRUCTURAL SUBSECTIONS 9.8 BCBC 9.8
02	STAIRS AND TREADS TO CONFORM TO APPLICABLE SUBSECTIONS 9.8 BCBC 9.8
03	HANDRAILS AND GUARDS TO BE DESIGNED IN CONFORMANCE TO BCBC 9.8.7 AND 9.8.8
04	ASSUMED FINISHED GRADE IS FLUSH WITH FINISHED FLOOR LEVEL TO FACILITATE ZERO STEP ENTRY
FIRE RATED RESISTANCE LEGEND	
	1HR FIRE RESISTANCE RATING



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[illegible]

PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

BRITISH COLUMBIA, CANADA

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SHEET TITLE:

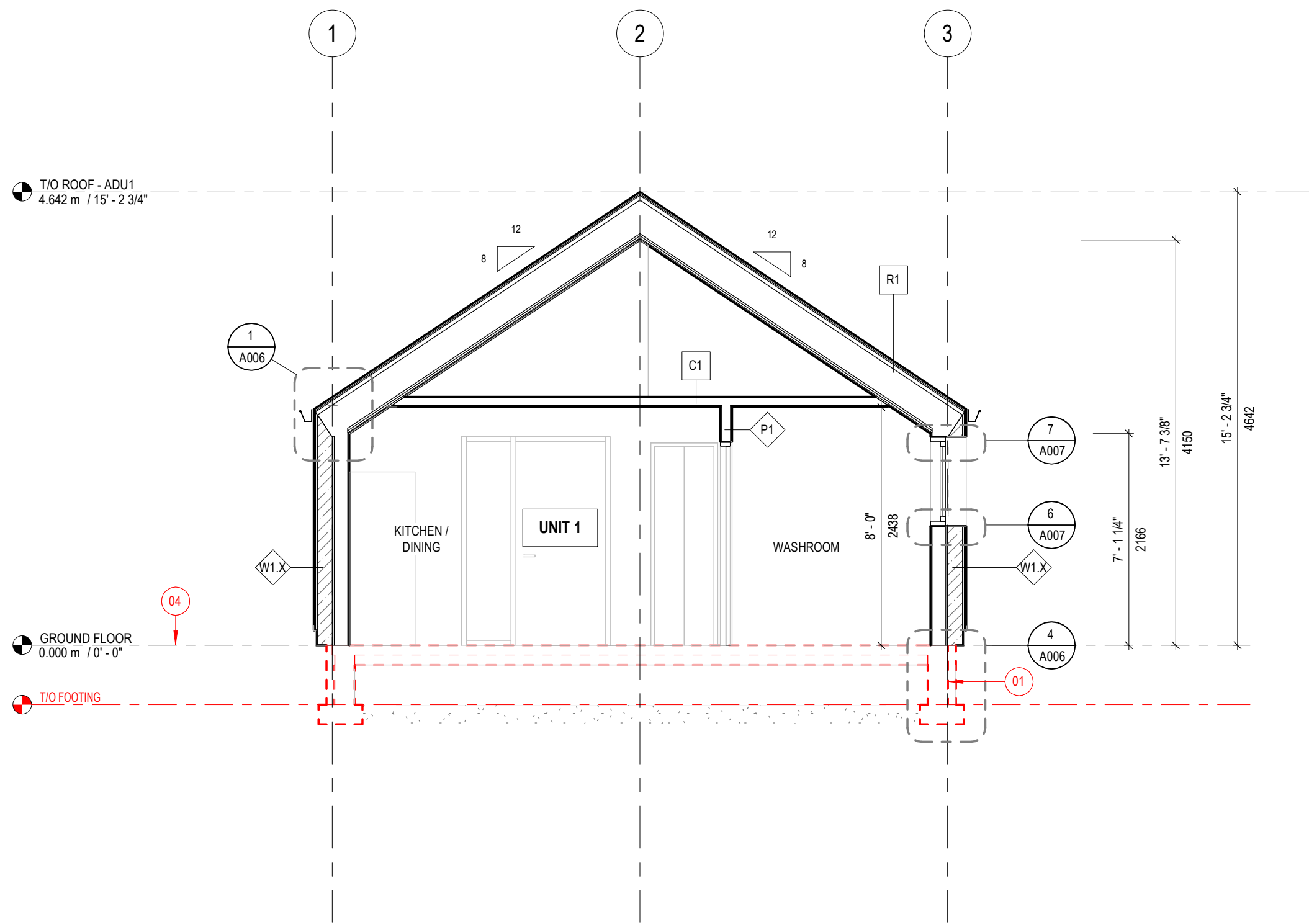
SECTIONS

BC Accessory Dwelling Unit 01

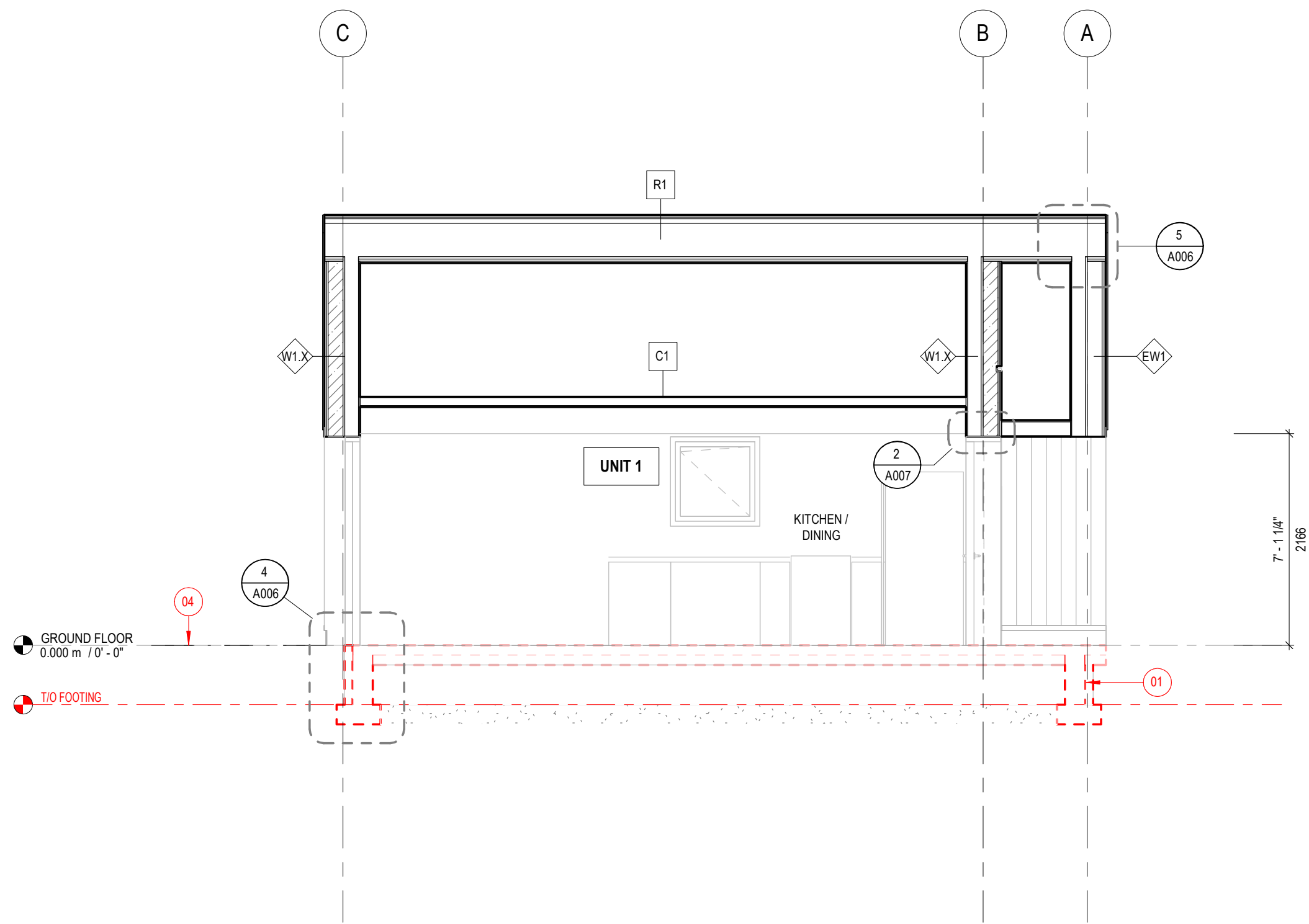
PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A300



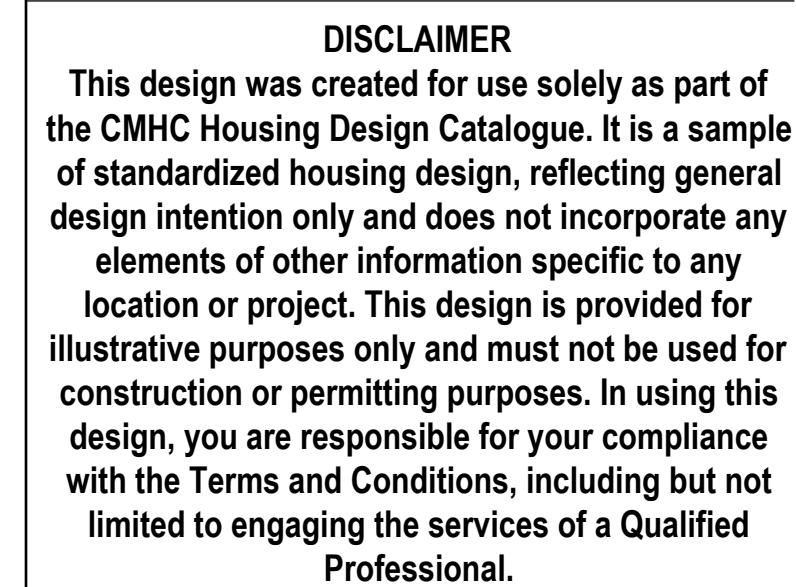
1 BUILDING SECTION
A300 $1/4" = 1'-0"$



BUILDING SECTION

STRUCTURAL DRAWINGS

STRUCTURAL SHEET LIST	
S000	COVER SHEET
S001	GENERAL NOTES AND SCHEDULES
S101	FOUNDATION / MAIN FLOOR PLAN
S104	ROOF PLAN

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:
CMHC HOUSING DESIGN
CATALOGUE

BRITISH COLUMBIA, CANADA

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SHEET TITLE:
COVER SHEET

BC ADU 01

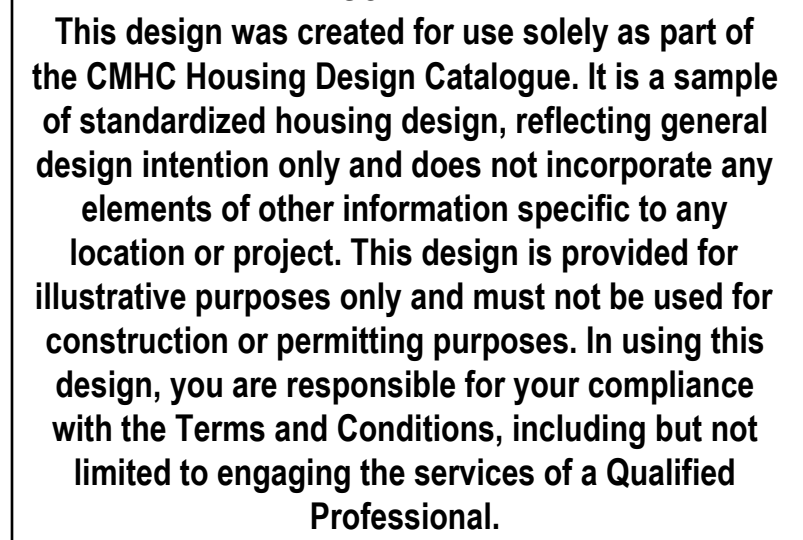
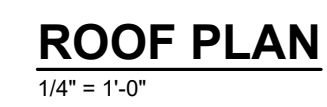
PROJECT NO: 241058
SCALE: NTS

SHEET NO:
S000

- VICTORIA
- VANCOUVER
- KELOWNA
- PRINCE GEORGE

STRUCTURAL ENGINEERING DESIGN TO PART 4 REQUIRED WHERE NOTED ON PLANS.

STRUCTURAL ENGINEERING DESIGN TO PART 4 REQUIRED WHERE NOTED
ON PLANS.



NO.	DATE	DESCRIPTION
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PROJECT NO: 241058
SCALE: As indicated

S104

CMHC HOUSING DESIGN CATALOGUE

BC ACCESSORY DWELLING UNIT 01

MECHANICAL DRAWINGS

MECHANICAL SHEET LIST	
M100	MECHANICAL COVER PAGE
M101	BC ACCESSORY DWELLING UNIT 01 MECHANICAL
M001	MECHANICAL DETAILS
M002	MECHANICAL SPECIFICATIONS

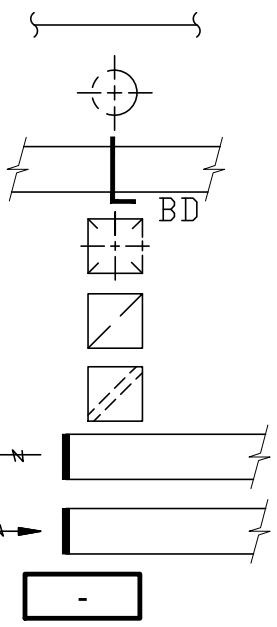


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MECHANICAL SYSTEMS		
	EQUIPMENT	DESCRIPTION
VENTILATION	ENERGY RECOVERY VENTILATOR (ERV)	DWELLING UNIT TO BE SERVED BY A SINGLE ERV (MIN. 80% HEAT RECOVERY EFFECTIVENESS) FOR CONTINUOUS SUPPLY OF OUTDOOR AIR TO ALL OCCUPIED SPACES AND EXHAUST AIR FROM WASHROOM.
HEATING AND COOLING	DUCTLESS SPLIT-SYSTEM HEAT PUMP(FCU-INDOOR UNIT, CU-OUTDOOR UNIT) SUPPLEMENTARY BASEBOARD HEATER (EBBH)	HEATING AND COOLING OF SUITE IS SERVED BY ELECTRIC SPLIT SYSTEM WITH WALL MOUNTED, DUCTLESS INDOOR UNITS. FOR CLIMATE ZONES 5 & 6, ELECTRIC BASEBOARD IS REQUIRED FOR ALL SPACES AS BACK UP HEAT WHEN OUTDOOR AMBIENT TEMPERATURE IS BELOW -15°C, OR DURING POWER OUTAGE
DOMESTIC HOT WATER	HYBRID HEAT PUMP WATER HEATER (DHWT)	DOMESTIC HOT WATER PRODUCTION BY STANDALONE HYBRID HEAT PUMP AND ELECTRIC HOT WATER HEATER
KITCHEN EXHAUST	-	KITCHEN RANGE EXHAUST TO BE SEPARATE FROM MAIN VENTILATION SYSTEM AND TO BE DUCTED DIRECTLY TO OUTSIDE. (NOTE: THIS IS DESIGNED FOR ALL ELECTRIC APPLIANCE. A MAKE-UP AIR (MUA) FAN INTERLOCKED WITH KITCHEN RANGE EXHAUST IS RECOMMENDED FOR HOMES THAT INCLUDE ANY GAS-FIRED OR NATURAL-DRAFTING APPLIANCES OR FIREPLACES, TO PREVENT DEPRESSURIZATION AND BACKDRAFT"
DRYER EXHAUST	-	DRYER EXHAUST TO BE SEPARATE FROM MAIN VENTILATION SYSTEM AND TO BE DUCTED DIRECTLY TO OUTSIDE. (NOTE: THIS IS BASED ON CONVENTIONAL DOMESTIC DRYERS. CONDENSING DRYERS DO NOT REQUIRE DUCTED EXHAUST)

MECHANICAL LEGEND	
LIST OF ABBREVIATIONS	LIST OF SYMBOLS AND SERVICES
C/W DN F/A, T/A F/B, T/B NTS O/A R/A E/A S/A	COMPLETE WITH DOWN FROM ABOVE, TO ABOVE FROM BELOW, TO BELOW NOT TO SCALE OUTSIDE AIR RETURN AIR EXHAUST AIR SUPPLY AIR
	DUCTWORK ROUND DUCT DROP BALANCING DAMPER SUPPLY DIFFUSER RETURN GRILLE EXHAUST GRILLE SUPPLY OUTLET RETURN OR EXHAUST INLET EQUIPMENT TAG



PLUMBING ROUGH-IN SCHEDULE						
TYP E	FIXTURE	SAN	DCW	DHW	VENT	REMARKS
SK	SINK	38 (1½")	12 (½")	12 (½")	32 (1¼")	-
LAV	LAVATORY	32 (1¼")	12 (½")	12 (½")	32 (1¼")	-
WC	WATER CLOSET	75 (3")	12 (½") / 25 (1")	-	38 (1½")	FLUSH TANK
SH	SHOWER	50 (2")	12 (½")	12 (½")	38 (1½")	-
BT	BATHTUB	50 (2")	12 (½")	12 (½")	38 (1½")	-
JS	JANITOR SINK	38 (1½")	12 (½")	12 (½")	32 (1¼")	-
FD-1	FLOOR DRAIN	100 (4")	-	-	-	C/W TRAP PRIMER
CW	DOMESTIC CLOTHES WASHER	75 (3")	20 (¾")	20 (¾")	38 (1½")	
DW	DOMESTIC DISH WASHER	-	-	12 (½")	-	C/W SHOCK ARRESTOR. CONNECT DRAIN HOSE TO ADJACENT SINK.

* MINIMUM SIZE, REFER TO MANUFACTURER'S RECOMMENDATIONS. MULTIPLE ADJACENT APPLIANCES SHALL USE INDEPENDENT PLUMBING CONNECTIONS, SHUT-OFF VALVES, AND SHOCK ARRESTORS (DO NOT GANG CONNECTIONS TOGETHER).

ERV SIZING									
SUITE TYPE	QTY. BEDROOM	QTY. OCCUPANT	QTY. BATHROOM	Area (sqft)	Area (sqm)	OUTDOOR AIR		EXHAUST AIR	
						CFM	L/s	CFM	L/s
ACCESSORY DWELLING UNIT 01	1	2	1			30	14	19	9
1. AIRFLOW RATE PER BCBC2024 PRINCIPAL VENTILATION SYSTEM EXHAUST FAN MINIMUM AIRFLOW RATES (TABLE 9.32.3.5) KITCHEN/BATHROOM EXHAUST FAN MINIMUM AIR-FLOW RATE (TABLE 9.32.3.6) 2. ERV TO OPERATE IN CONSTANT VOLUME TO MEET ABOVE MINIMUM AIRFLOW RATES. OPTIONAL BOOST MODE TO INCREASE WASHROOM EXHAUST INTERMITTENDLY IS RECOMMENDED. 3. ERV TO BE MIN. 1"w.c. ESP 4. ERV TO BE C/W MERV 13 SUPPLY FILTER									

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING

NO.	DATE	DESCRIPTION
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PROJECT:
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SHEET TITLE:
MECHANICAL COVER PAGE

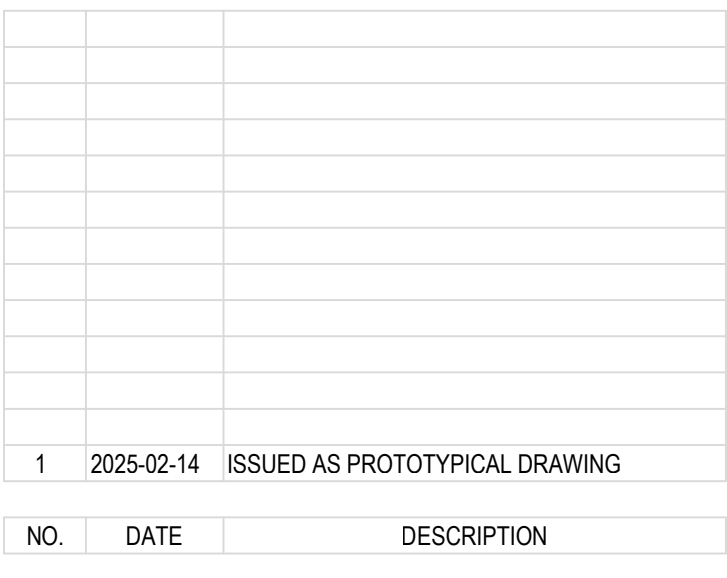
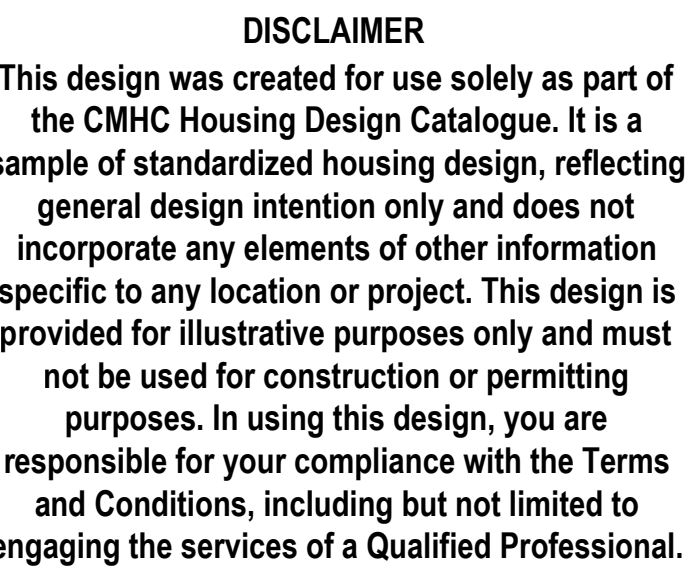
BC ADU_01

PROJECT NO: 241058
SCALE: AS NOTED

SHEET NO:

M100

1. DRYER EXHAUST AND KITCHEN EXHAUST DUCTS VARY BY APPLIANCE MODEL AND SIZE. EXHAUST DUCT SIZED TO MANUFACTURER'S RECOMMENDATION.
2. ELECTRIC BASEBOARD BACK UP HEATERS ARE REQUIRED FOR CLIMATE ZONES 5 & 6 ONLY, AND OPTIONAL FOR CLIMATE ZONE 4.



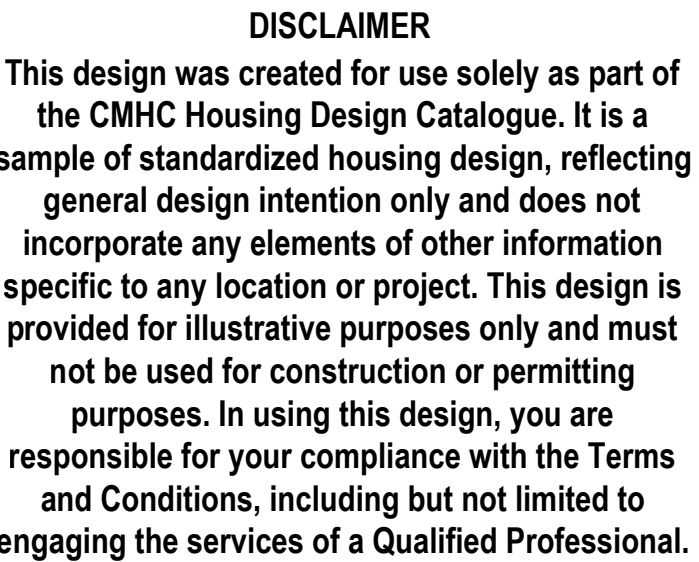
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SCALE: AS NOTED

SHEET NO: _____ DW

M101



SHOCKTROL

COLD AND HOT WATER SUPPLIES

WET VENT STACK IN STUD WALL

PLASTIC CONNECTION BOX
c/w SHUT-OFF VALVES

ESCUTCHEON

CLOTHES WASHER INSTALLED
BY PLUMBING CONTRACTOR
AND SUPPLIED BY OWNER

P-TRAP

WASTE PIPE IN
STUD WALL

FLOOR
LEVEL

P-6: CLOTHES WASHER CONNECTION DETAIL

SCALE NTS

P-10: DISHWASHER CONNECTION DETAIL

SCALE NTS

RETURN AIR GRILLE AS SPECIFIED

RETURN AIR DUCT C/W 25mm (1") THICK ACOUSTIC INSULATION

SUPPLY AIR DUCT 25MM (1") THICK ACOUSTIC INSULATION

OUTDOOR AIR DUCT FROM ERV

HEAT PUMP RETURN AIR PLENUM

HEAT PUMP

CONDENSING UNIT

ACoustically INSULATED WALL

32X32X29mm (1-1/4"x1-1/4"x1-1/8") ANGLE IRON W/ VIBRATION ISOLATOR TO BOLT-DOWN UNIT TO FLOOR

FUNNEL FLOOR DRAIN W/ P-TRAP

CONDENSATE DRAIN LINE

SECURE UNIT TO CURB

CONCRETE PAVER BASE

REFRIGERANT LINES TO BE SIZED AND INSTALLED BY REFRIGERATION CONTRACTOR; SUPPORT REFRIGERANT LINES WITH FLOATING SLEEPERS W/ VIBRATION ISOLATION ALL REFRIGERANT LINES TO BE INSULATED AND PROTECTED WITH WEATHER-RESISTANT HOUSING

M-04-11: TYPICAL HEAT PUMP DETAIL

SCALE NTS

The diagram illustrates a domestic water supply system. An incoming line, labeled "xx"Ø DCW INCOMING LINE", enters from the bottom left. It passes through a valve and a check valve before reaching a Remote Pressure/Battery Assembly (RPBA). A dashed line connects the RPBA to a "REMOTE READER" located outside the building. The water then flows through a check valve and a meter (labeled "W" and "M") which is also connected to a "N.C." (Normally Closed) valve. Finally, the water is directed to a "WATER LINE TO REST OF SUITE". The entire system is labeled "SCALE NTS" (Not To Scale) and "MECHANICAL ROOM".

[illegible]

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PROJECT:
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MECHANICAL DETAILS

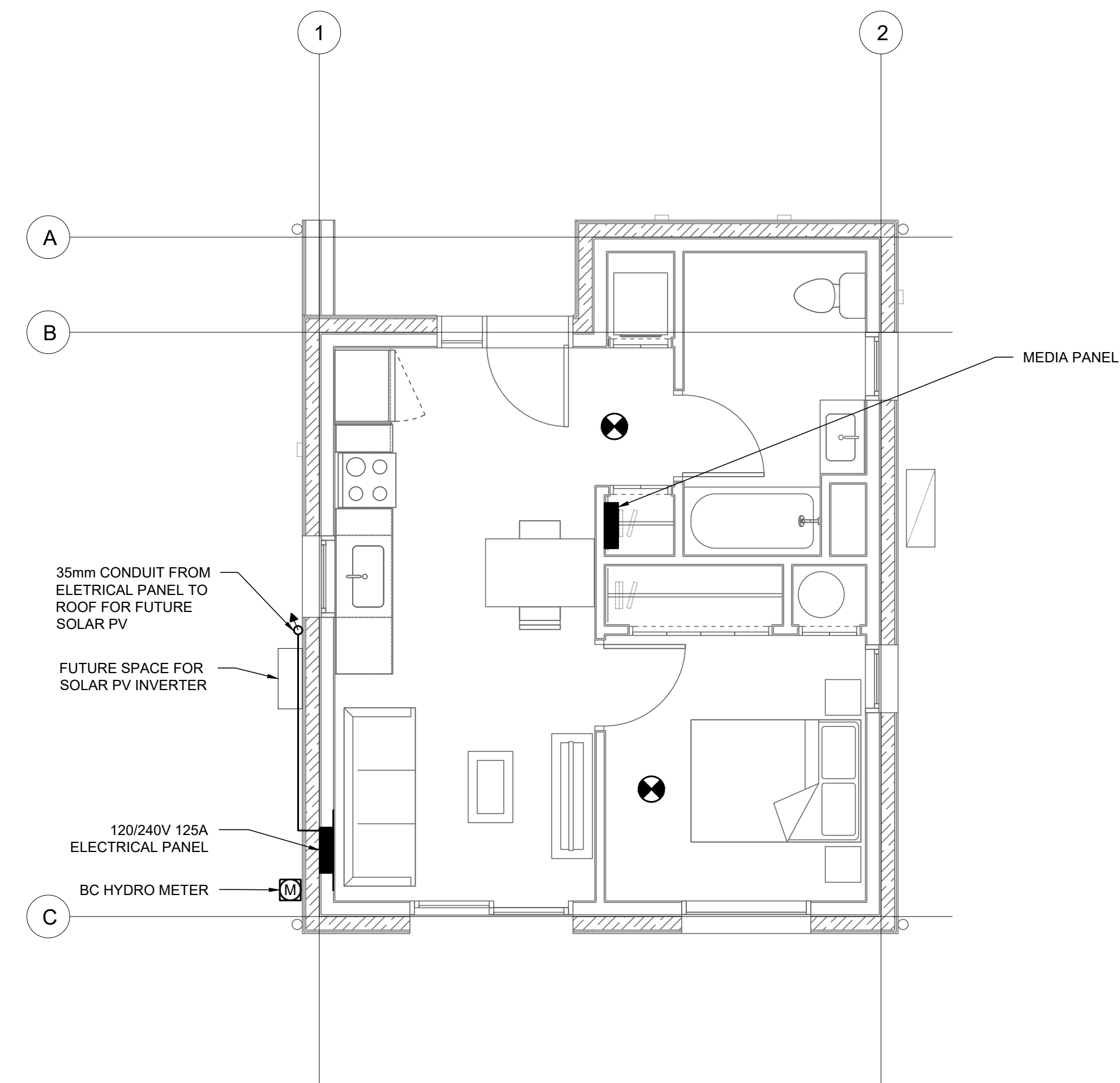
PROJECT NO: 241058
SCALE: AS NOTED

M001

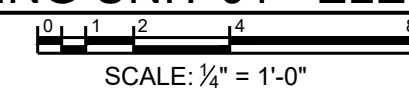


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ACCESSORY DWELLING UNIT 01 - ELECTRICAL FLOOR PLAN



1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING

NO.	DATE	DESCRIPTION
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PROJECT:

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SHEET TITLE:

ACCESSORY DWELLING UNIT 01 - ELECTRICAL FLOOR PLANS

BC ACCESSORY DWELLING UNIT 01

PROJECT NO: 241058
SCALE: AS NOTED

SHEET NO:

E101

1. INTRODUCTION

This document is to be read in conjunction with the Mechanical & Architectural outline specifications and associated drawings to give a full definitive scope of work.

The electrical systems are required to be installed according to all applicable codes and standards and as required by the BC Building Code.

2. GENERAL PROJECT REQUIREMENTS

- General Requirements
 - The most stringent requirements of this and other electrical sections shall govern.
 - All work shall be in accordance with the Project Drawings and Specifications and their intent, complete with all necessary components, including those not normally shown or specified, but required for a complete installation.
 - Provide seismic restraints for all required electrical equipment, piping and ductwork.
 - Connect to equipment specified in other Sections and to equipment supplied and installed by other Trade Contractors or by the Owner. Uncrate equipment, move in place and install complete, start up and test. Include all field assembly of loosely/separately packaged accessories.
- Standards of Material and Workmanship
 - All materials shall be of the quality specified and shall conform to the standards of the Canadian Standards Association.
 - Provide materials, equipment and plant, or specified design, performance and quality, and current models with published certified ratings for which replacement parts are readily available.
 - All work shall be executed in a neat and workmanlike manner by qualified tradespersons. Electrical contractor shall keep a competent foreman and necessary assistants on the job during the progress of the work.
- Codes, Permits and Inspections
 - Comply with all laws, ordinances, rules, regulations and codes of all authorities having jurisdiction relative to this project.
 - Complete installation is to comply with the latest versions of Canadian Electrical Code and the British Columbia Building Code including the latest amendments and local municipal codes and related CSA Electrical Bulletins.
 - Pay all associated fees and obtain all permits, licenses etc. to complete the project.
- Drawings and Specifications
 - The drawings and specifications are complementary each to the other and what is called for by one shall be binding as if called for by both.
- Examination of other Drawings
 - This contractor shall examine carefully the structural, architectural and mechanical drawings and work of other trades to their satisfaction that the work under this contract can be acceptably carried out as shown on the plans.

3. DEFINITIONS

- Electrical and electronic terms: unless otherwise specified or indicated, terms used in these specifications, and on drawings, are those defined by IEEE SP112.
- The "Trade Contractor" is defined as the supplier of the Scope of Work as defined in the Electrical Specifications sections in Division 26.
- "Provide" is defined as "supply, install, test and commission."
- "Install" is defined as all work and materials necessary to place the specified item into full operation, securely fastened, and to give a presentable finished appearance. "Install" also includes all necessary connections and conductors.
- "Coordinate" is defined as: to make all arrangements directly with agencies and individuals, confirm schedules, be in attendance at the time work is being carried out, and take full responsibility for having the work carried out correctly and in a timely manner to meet the construction schedule.

4. PRODUCTS

- Shop Drawings
 - Electrical contractor shall submit shop drawings to the owner for review of electrical components for all relevant systems.
 - All drawings shall be submitted in PDF version via the general contractor for review.
 - The owner's review of shop drawings shall be for general design only and shall not relieve the electrical contractor or suppliers from their responsibility for errors, proper fitting, and construction of the work and furnishing of materials. Electrical contractor shall be responsible for verifying all dimensions.
- Uniformity of Equipment
 - Unless otherwise specifically called for in the specifications, uniformity of manufacture shall be maintained for any item throughout the building.
 - Where the project encompasses renovations or additions to an existing building the manufacturer shall match the existing unless noted otherwise. All new manufacturers' equipment that varies from the existing must be fully compatible with the existing.
- Equivalent Products
 - All tenders shall be based on the product specified or equivalent products.
 - Providing alternate products will not relieve the electrical contractor from providing all necessary components and functions required in the specifications or on the drawings.
 - Alternate service rated equipment shall meet the Utilities' requirements.
 - Any change in the footprint size due to alternate equipment shall not result in a redesign. Any cost to revise the design due to an alternate manufacturers' requirement shall be borne by the electrical contractor.

5. SETTING OUT OF THE WORK

- The electrical contractor shall be responsible for correcting all work completed contrary to the intent of drawings and specifications and shall bear all cost for same. Where intent of drawings and specifications is not clear, he shall obtain clarification of the owner before proceeding with work.
- The electrical contractor shall give the work personal supervision, lay out their own work, do all necessary leveling and measuring or employ a competent engineer to do so. Figures, full size and detail drawings shall take precedence over scale measurements.
- Where equipment supplied by the electrical contractor must be built in with the work of other trades, the electrical contractor shall be responsible for the supplying of the equipment to be built in or measurements to allow necessary openings to be left so as not to hold up the work.
- Electrical contractor shall be responsible for any damage caused the owner or any of the other trades by improper location or carrying out of his work.
- The electrical contractor, in setting out of their work, shall refer to architectural, structural and mechanical drawings. The electrical contractor shall consult with the respective trades in setting out locations for conduit runs, luminaires, panel assemblies, etc., so that conflicts are avoided and symmetrical even spacing is maintained.
- Switch mounting heights shall be coordinated with architectural details and shall be adjusted, if required, to coordinate with millwork, millwork paneling, masonry course lines, etc.
- Where outlets occur in exterior walls, the electrical contractor shall ensure that there is insulation behind the outlet boxes to prevent condensation through the boxes.

6. PAINTING AND FINISHES

- All electrical fittings, supports, hanger rods, pullboxes, channel frames, conduit racks, outlet boxes, brackets, clamps, etc., shall have galvanized finish or paint finish over corrosion-resistant primer.
- All panelboards shall be factory finished with spray-on air dry enamel. All enamel shall be applied over corrosion resistant primer. Matte or flat type finish paint will not be accepted. All panels or similar factory finished units that are scratched or marked during installation shall be touched up with matching spray on air dry lacquer and if required to provide a satisfactory job shall be completely refinished.
- All distribution equipment, panel boards, pull boxes, etc. shall be finished in grey enamel unless noted otherwise.
- Pullboxes, junction boxes, terminal panels, etc. shall be color coded where applicable (fire alarm).

7. PROJECT CLEAN-UP

- The electrical contractor and their sub-trades shall always during construction, keep the site free of all debris, boxes, packing, etc., resulting

from work of this trade.

- At the completion of the work, the electrical installation shall be left in a clean finished condition to the satisfaction of the owner.

8. ELECTRICAL SYSTEMS TESTS

- All portions of the electrical work shall be tested and checked for satisfactory operation.
 - Before energizing any portion of the electrical system, perform megohmmeter tests on all feeders and branch circuits. Results of such tests shall conform to the requirements of the Canadian Electrical Code and shall be to the satisfaction of the authorized inspection agency and the engineer where applicable.
 - Upon completion of the contract and immediately prior to substantial review and takeover, check the load balance on all feeders and at distribution centers, panels, etc. The tests shall be carried out by turning on all possible loads in the contract area and checking load current balance. If load unbalance exceeds 15%, reconnect circuits to balance the load.

9. SUBSTANTIAL COMPLETION

- Before calling for substantial completion review the contractor shall provide the following relevant documents to the owner (as applicable):
 - Sealed Seismic drawings and Letter of Assurance from the Seismic Engineer have been submitted to owner and included in Maintenance Manual.
 - All lighting in stairwells, corridors and public areas installed and operational.
 - All junction outlet boxes covered, maintenance manuals submitted for review.

10. SEISMIC RESTRAINTS

- Retain the services of a qualified seismic engineer to provide seismic restraint requirements, installator details, site reviews and letter of Assurance for the project. Exact scope of seismic work shall be determined by the seismic engineer. All seismic details shall be submitted as shop drawings to the developer and owner.

11. BASIC ELECTRICAL MATERIALS AND METHODS

- The electrical systems will be designed to conform to the BC Building Code, Canadian Electrical Code, CAN ULIC 524 and the BC Fire Code.
- Electrical equipment and installation methods will be consistent with a Part 9 building utilizing residential or commercial grade equipment.
- Wiring materials will be in accordance with Canadian Electrical Code including NMD90, EMT conduit or PVC underground. Tack cable and Armored cabling may be used where permissible by code.
- Provide AFGI and GFCI circuits as required by Canadian Electrical Code.

12. BRANCH CIRCUIT WIRING

- Generally speaking, not more than 8 devices will be connected to a circuit with the exception of low voltage connections.
- No wire smaller than No.14 AWG shall be used for branch circuit wiring. Wiring shall be color coded to the Canadian Electrical Code requirements. Rigid threaded galvanized steel conduit shall be used where required by Code. 90 degree wiring may be used but shall be de-rated to 75 degree wiring where connected to 75 degree rated equipment.
 - Wiring larger than 2/0 may be paralleled as permitted by Code.
 - Cabling may be aluminum when sized 1/0 or larger.
 - Cabling shall meet flame spread requirements of the National Building Code of Canada.
 - Armoured cabling may be used where permissible by code, Riser/tack 90 Cable or equal shall be used for vertical runs.
 - Cofline flexible conduit may be used in slabs where permissible by the Canadian Electrical Code.
 - AC90 (BX) cable shall be complete with anti-shock bushings. AC90 cable may be used as permissible by code.
 - Non-metallic sheathed cable (Lumex) will be used where applicable by the Canadian Electrical Code.
 - Conductors to be sized to limit voltage drop to the limits outlined in the Canadian Electrical Code.
 - Aluminum wiring shall not be used for connections to vibrating equipment such as motors, roof top units etc.
- WIRING DEVICES
 - Line voltage switches shall be rated at 20A and 125V, white nylon handle and residential grade. Two pole and 3 way switches, were required, shall be of matching type. Provide decoara style switches. Gang switches whenever possible. Install on latch side of door.
 - Line voltage dimmers shall be rated at 20A, 125V, wattage to match circuit as noted on drawings. Three way switches/dimmer to be of matching type. Gang with switches where possible. Install on latch side of door.
 - Receptacles shall be rated at 15/20A and 125V, white nylon, residential grade. Provide decoara style Receptacles. Provide tamper resistant receptacles where shown and as required by Code.
 - Ground Fault Circuit Interrupting receptacles (GFI) shall be rated at 15/20A and 125V, white nylon, residential grade. GFI shall have indicator lamp and be tamper resistant where required by Code. Provide wet location cover plates which provide a seal whether or not a plug is inserted into the receptacle.
 - Cover plates for devices shall match device in color, be nylon and match devices in manufacturer.
 - Breakers for branch circuits will generally be 20A 120V connected to 15/20A "T" slot receptacles.

14. MECHANICAL EQUIPMENT WIRING

- Electrical contractor shall provide all conduits, wire, manual motor protection switches, make all power connections, etc. to mechanical equipment as outlined herein and indicated on the mechanical drawings.
- All low voltage controls and control wiring (24 volt DC and less) will be the responsibility of the mechanical trade and/or its control sub-trade. Electrical contractor shall confirm with the mechanical contractor the size, characteristics and locations of all mechanical equipment before installation of conduits, outlets, etc.
- All line voltage equipment, controls, wiring and connections will be the responsibility of the electrical contractor. Review the mechanical drawings and conform with the mechanical contractor to determine the scope of work.
- Connections to motors and other vibrating equipment shall be made with flexible cabling, weather proof where required.

15. PULLBOXES AND OUTLET BOXES

- Supply and install pullboxes and junction boxes as required to suit job conditions. Pullboxes shall conform to Canadian Electrical Code requirements and shall be finished in enamel over corrosion resistant primer with screw-on or hinged cover. Utilize the CEC for determining sizes of boxes.
- In removable ceiling areas, pullboxes are to be installed above the ceiling. Pullboxes in finished walls and plaster or non-removable ceilings shall have overlapping type trims with covers prime coated and painted on job to match wall or ceiling. Color pull box covers as noted in other sections of this specification.
- Device outlet boxes shall be 4x4 with single or double gang plaster ring, depth to be as required, coordinate with general contractor for depth of wall finishing. Outlet boxes shall be supported on two sides. Handy boxes shall not be used.
- When installed in concrete utilize appropriate masonry boxes intended for such applications.

- Mounting heights for device outlets shall be as follows:

- Receptacles - 450mm
- Switches - 1200mm
- Exterior Receptacles - 600mm
- Te/Data Outlet - 450mm
- Card Reader - 1200mm
- Thermostat - 1200mm
- Emergency Battery Pack - 2100mm or 300mm down from ceiling
- Exit Lights - Ceiling mounted, 300mm down from the ceiling or 450mm above the door.
- Wall Sconces - 2140mm
- Pull Stations - 1150mm
- Horn-Strobe/Bells - 2100mm or 300mm down from ceiling
- Clocks/Cameras - 2100mm or 300mm down from ceiling

- Where devices are installed in an adaptable units, heights of devices shall meet the requirements of the BC Building Code for accessibility.

16. ACCESS DOORS

- The electrical contractor shall supply and install access doors required for proper servicing of all electrical work. Access doors shall be complete with necessary frames and hinged doors held closed with captive studs. Access panel shall be of not less than 3 mm steel, prime coat finished and painted on

the job to match the wall or ceiling finish.

- Number of access doors to be kept to an absolute minimum.
- Access doors to be fire rated where required.

17. GROUNDING AND BONDING

- Supply and install complete grounding and bonding system as indicated and as required by Canadian Electrical Code, the local electrical inspection department and as defined in other sections of this specification.
- Provide #6 monon groundng conductor from the neutral grounding terminal to the grounding electrode(s). Installing a grounding plate in lieu of ground rods as permissible by the Canadian Electrical Code.
 - All components shall be securely and adequately bonded to ground and where required to accomplish this, bonding jumpers, bonding studs and bushings shall be used. Ensure that all raceways, distribution equipment, terminal panels and equipment for low voltage systems, fire alarm, sound, etc. are securely and adequately bonded.
 - Ground the secondary star point of step down transformers, sized to the Canadian Electrical Code. Where indicated, isolated ground panels shall have its isolated ground source at the star point of the upstream transformer feeding the panel.
 - Provide bonding conductor to water main where called for or where required.

18. 26 05 34 - CONDUIT, FASTENINGS AND FITTINGS

- All EMT conduit will utilize steel connectors and couplings. Provide expansion joints and EMT to PVC connectors for all seismic or expansion joints and as required.
- EMT conduits and junction boxes will be color coded and painted. Junction boxes will also be labelled with circuits contained within.

19. 26 05 45 - ELECTRICAL FIRESTOPPING

- All fire stopping solutions will be in accordance with the BC Building Code.
- All fire stopping installations will be labelled beside the penetration.

20. 26 09 23 - METERING INSTRUMENTATION

- Metering will be provided and installed as required per BC Hydro. Locate metering in accordance with BC Hydro standards.

21. 26 11 10 - SHORT CIRCUIT, PROTECTIVE DEVICE COORDINATION & ARC FLASH ANALYSIS

- An arc flash study will be completed by the electrical equipment supplier in conjunction with the electrical trade.
- The electrical equipment will be provided indicating the incident energy rating.

22. SERVICE UTILITY CONNECTIONS

- Provide conduit and wire from pole mounted transformer to service entrance equipment to BC Hydro or Fortis standards or alternately provide primary conduit and wire from property line to utility pad mount transformer and secondary conduit and wire from utility transformer to service entrance equipment to BC Hydro or Fortis standards.
- Provide service mast and head when required for overhead connection by BC Hydro or Fortis.
- Provide plaster to Utilities standards at service pole for connection by BC Hydro or Fortis.
- Include for drainage of service entrance conduits.
- Provide concrete transformer pad if applicable to utility standards. Install grounding to utility standards.
- Primary and secondary conduits to be DB2.
- Provide protective bollards as as required by utilities standards.
- Trenching, backfilling and concrete encasing shall be provided by the general contractor.
- Co-ordinate exact requirements and scope of work with BC Hydro or Fortis and co-ordinate service connection and install with utility during construction.
- All fees for the utility shall be paid for by the contractor.

23. 26 23 00 - ELECTRICAL DISTRIBUTION

- All electrical distribution equipment for this project will be of residential grade utilizing copper bussing, push-on breakers and lockable clamps.
- Service entrance equipment shall be rated and sized for utility requirements.
- Service entrance distribution board shall be sized as noted on the electrical drawings. Metering will be provided and installed as required per BC Hydro.
- Multi-unit facility: the main distribution center (MDC) shall have a utility wire way, C/T-P/T cabinet and digital metering to utility standards.
- All floor mounted equipment will be installed on concrete housekeeping pad. Vibrating equipment will have isolators to mitigate vibrations to the structure.
- All electrical equipment will be provided with 10% spare ampacity and 10% spare physical space for new breakers.
- Panels to be surface or flush mounted complete with panel trim having concealed hinges and trim mounting screws, hinged locking door with flush catch. Provide push-in branch circuit breakers for all panelboards. Provide new typewritten panel directories for all panels and affix to inside of panelboard doors.
- All AIC ratings shall be a minimum of 10k.

24. 26 50 00 - LIGHTING

- Provide and install a complete lighting system in accordance with the Canadian Electrical Code, Provincial and Local Codes, requirements of authorities having jurisdiction and the applicable standards.
- Provide lighting of entrances including an exterior lighting outlet controlled by a wall switch located inside the building as per BC Building Code.
- In adaptable units, provide illumination to an average level not less than 50 lux at floor or tread level at exits as per BC Building Code. The minimum level of illumination at exits shall be 10 lux.
- All lighting will be easily maintainable, readily sourced and come with all necessary parts and pieces for a complete installation.
- Electrical contractor shall supply and install luminaires complete with mounting brackets, lenses, LEDs, drivers and all necessary accessories in accordance with luminaire types selected for the project unless otherwise directed by the owner.
- Recessed down light luminaires shall be of the approved pre-wired type with junction box forming an integral part of luminaires assembly with access facility to the satisfaction of the electrical inspection authority. Supply and install all necessary plaster rings, supports, etc. required for complete and proper installation.
- Where recessed luminaires are to be mounted in drywall ceilings or type of ceilings requiring frames, supply drywall frames for the recessed luminaires and turn frames over to the general contractor for installation.
- Supply and install complete and proper support and hangers for all luminaires in ceiling space where required for proper support of outlet boxes and luminaire hanger assemblies.

- Lumen maintenance as per IES TM-21-11 "projecting long term lumen maintenance of LED light sources" to be a minimum of 30,000 hours at L90.
- Fixtures selected will be low glare, indirect where possible. Fixtures with replaceable LED strips and drivers will be provided.
- Fixtures will be of 3 step bin rating, minimum CRI of 80, LED between 50,000 - 90,000 hours at L70 rated. Generally, fixtures will be at 2500-3500 Kelvin and provide a warm colour temperature.

32. COMMUNICATION SYSTEM

- Provide, install, test, and commission a complete communication distribution system as detailed on the drawings and this specification. The complete install shall be as per manufacturer's requirements, in accordance with the Canadian Electrical Code, Provincial and Local Codes, requirements of authorities having jurisdiction and the applicable standards.
- Provide entrance equipment and installation to TELUS or ROGERS installation requirements.
- Provide communications backbone cabling from the utility to demarcation point to utility standards.
- A dedicated 120V - 20 amp T-slot duplex receptacle shall be provided at each distribution panel.
- Provide CAT 5e horizontal cabling and modular phone jacks for all telephone locations.
- Provide a multimedia panel within each unit.
- Furnish all labor, supervision, tooling, miscellaneous mounting hardware and consumables for each cabling system installed.

25. CATV SYSTEM

- Provide a television cable system as shown on the drawings and as specified herein.
- Reference ANSI/TIA standards.
- Reference BICSI TDMM (latest Edition) standards.
- Coordinate installation with the cable television carrier prior to proceeding with work.

- Horizontal cabling conduit runs from the distribution panel to the last outlet shall not exceed 50 meters.
- The maximum conduit length, without a pull box, is not to exceed 30 meters.
- Pull wires or cords are required for conduit lengths in excess of 5 meters.
- The conduit must be continuous into the distribution panel.
- A pull box is required after two 90 degree bends (regardless of whether they are vertical or horizontal). Paint pull box covers blue with a yellow stripe.
- Where a pull box is required, they shall be of the appropriate size, but never smaller than the standard 10 cm x 10 cm x 3.8 cm box.
- All outlet boxes shall be the standard 10 cm x 10 cm x 3.8 cm size, with plaster ring.
- The distribution panel(s) shall be of the sizes specified by the local operator.
- A backboard of plywood shall be provided at each distribution panel.
- A dedicated 120V - 20 amp T-slot duplex receptacle shall be provided at each distribution panel.
- A primary PVC conduit (78 mm minimum) must be provided from a designated point at the property line to the entrance facility.
- Coaxial cable shall be type RG-6 type to suit cable TV operator. Type of cable used may vary depending on local conditions and must be approved by the cable TV operator.
- Coverplate complete with connector shall be modular design to match switches and receptacles; color to match receptacles and switches.
- Install coaxial cable in conduit and cable tray system to Cable TV Company requirements. Each outlet shall be serviced by an individual cable.
- Connect coaxial cable to cable distribution system; terminate utilizing tools designed specifically for the task.
- At each TV outlet, install coaxial cable; terminate utilizing tools designed specifically for the task.
- Test cable attenuation lost and signal strength at each outlet to ensure proper and acceptable operation of each outlet.

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- Test cable attenuation lost and signal strength at each outlet to ensure proper and acceptable operation of each outlet.

26. 33 71 73 - UNDERGROUND ELECTRICAL SERVICE

- The BC Hydro and TELUS or ROGERS service to the site will be installed in-ground in a PVC duct bank.

27. SMOKE ALARMS

- Provide line voltage smoke alarms complete with sounder bases, battery backup, and strobes where required by BC Building Code and as noted on the electrical drawings. Combination smoke and CO alarms shall be provided in locations adjacent to, and on floors above, and below gas-fired equipment.
- Smoke alarms shall be interconnected so that the activation of any one alarm causes all alarms within the dwelling unit to sound.

END OF SPECIFICATION



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ISSUE DATE: 2025-02-14

1	2025-02-14	ISSUED AS PROTOTYPICAL DRAWING

NO.	DATE	DESCRIPTION
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PROJECT:

CMHC HOUSING DESIGN CATALOGUE

BRITISH COLUMBIA, CANADA

NOT FOR PERMIT OR CONSTRUCTION

SHEET TITLE:

ELECTRICAL SPECIFICATIONS

BC ACCESSORY DWELLING UNIT 01

PROJECT NO: 241058

SCALE: AS NOTED

SHEET NO:

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