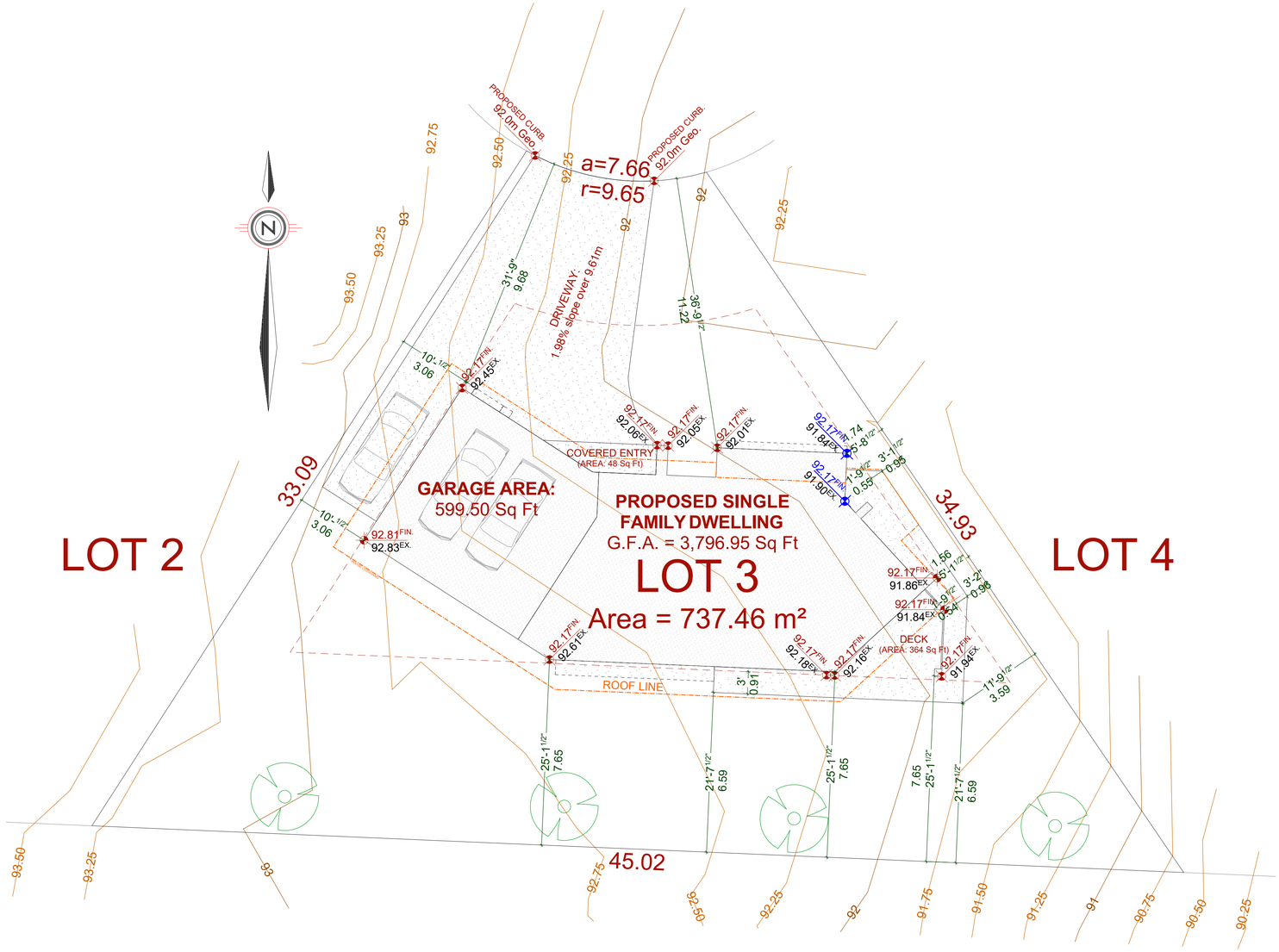
SITE PLAN

SCALE: 1:100

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Lot 3 - 5197 Del Monte Avenue, Saanich	
Lot Size	737.46 m² (7,937.97 ft²)	
Zoning	RS-8	
	Proposed	Allowed
Lot coverage		
Lot coverage (Principle residence)	229.99 m² (2,475.59 ft²)	
Lot coverage (Accessory building(s))	-	10.00 % 73.75 m² (793.80 ft²)
Lot coverage (total)	31.19 % 229.99 m² (2,475.59 ft²)	35.00 % 258.11 m² (2,778.29 ft²)
Setbacks		
Front lot line setback	9.68 m (31.75 ft)	6.00 m (19.7 ft)
Rear lot line setback	7.65 m (25.11 ft)	7.50 m (24.6 ft)
Combined front and rear setback	17.33 m (56.86 ft)	15.00 m (49.2 ft)
Interior side lot line setback (West)	3.06 m (10.03 ft)	1.50 m (4.9 ft)
Interior side lot line setback (East)	1.56 m (5.12 ft)	1.50 m (4.9 ft)
Combined sideyard setback	4.62 m (15.15 ft)	4.50 m (14.8 ft)
Height		
Average grade	92.13 m Geo.	
Highest sloped roof height	7.49 m (24.57 ft)	7.50 m (24.6 ft)
Highest flat roof height	6.18 m (20.29 ft)	6.50 m (21.3 ft)
Single Face Height		
Average grade lowest outer most wall	91.87 m Geo.	
Single face height	6.44 m (21.13ft)	6.50 m (21.3 ft)
Floor Area		
Upper floor area	163.28 m² (1,757.53 ft²)	
Main floor area	107.58 m² (1,158.03 ft²)	
Lower floor area	81.88 m² (881.39 ft²)	
Garage	55.70 m² (599.50 ft²)	
Garage exemption	50.00 m² (538 ft²)	
Total gross floor area	358.44 m² (3,858.45 ft²)	364.00 m² (3,918 ft²)
Floor space ratio	0.4860 358.44 m² (3,858.45 ft²)	0.5 368.73 m² (3,968.99 ft²)
Basement area	81.88 m² (881.39 ft²)	
Total non-basement area	75.00 % 276.56 m² (2,977.06 ft²)	80.00 % 294.98 m² (3,175.19 ft²)
Secondary suite floor area (incl. above)	89.82 m² (966.77 ft²)	



CUSTOMER: **BEESPOT NEIGHBOURHOODS**
ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **SITE PLAN**
DRAWING SCALE: **SEE DRAWINGS**

ISSUE DATE: JULY 16, 2019
DRAWN BY: KYLE LEGGETT

JAVA DESIGNS
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NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPENCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR.
ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MOFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE AND FOUNDATIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPA

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.

ROOFING

ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL

ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING

ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENTRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".

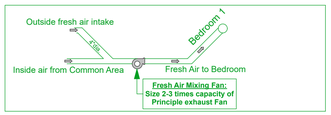
MISC.

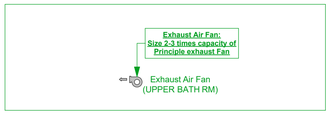
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALRAMS TO CONFORM TO CSA 6.19

SHEET NUMBER

A1

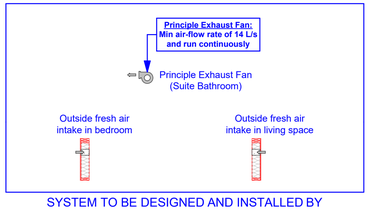
VENTILATION SYSTEM FOR HOUSE TO BE A DUCTED RECIRCULATION SYSTEM USING A 2 FAN SYSTEM.



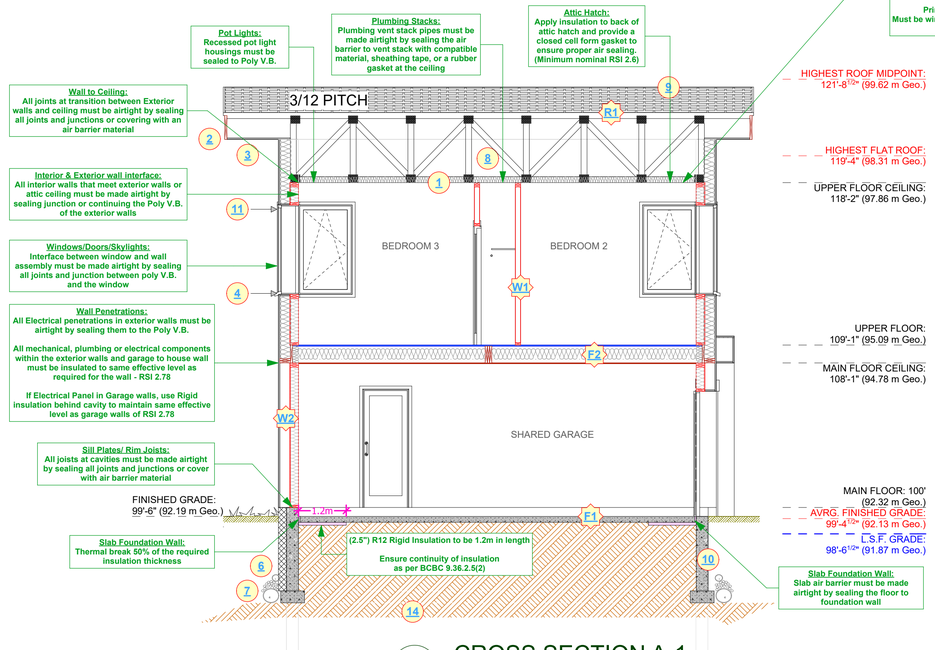


SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

VENTILATION SYSTEM FOR SUITE TO BE PASSIVE SUPPLY SYSTEM USING A 1 FAN SYSTEM.



SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR



CROSS SECTION A-1

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

HOUSE HEAT SOURCE: TO BE DUCTLESS HEAT PUMP WITH AN HRV

SUITE HEAT SOURCE: TO BE BASEBOARD HEATERS

CONSTRUCTION NOTES:

1. R40 insulation , 6 mil poly V.B. 1/2" Ceiling Board. RSI VALUE OF 6.91
2. Continuous gutters
3. Aluminum Gutters and Non-Vented Soffits- Roof overhangs as per plans
4. All windows vinyl, supply rain -pan under, rainscreen as per BCBC Windows in doors to be safety glass
5. Stairs: 7 5/8" rise, 10" thread, 1" nosing with continuous handrail.
6. Provide drains to perimiter system
7. 4" draintile with 6" rock over
8. Provide roof vents: vent 1/300 using Shinglevent II ridge vent
9. eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 conc. footing. NOT SHOWN
13. 42" Non climable Continuous Handrail.
14. Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

- F1: 4" concrete floor on compacted granular fill, 6 mil poly VB
- F2: 11 7/8" engineered joists typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- F3: vinyl deck on 3/4" select T&G Ply on eng. joists @ 16" O.C. Slope to drain (Not Shown)
- R1: Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), engineered trusses designed by supplier @ 24" O.C. typ., R28 batt insulation, 6 mil U.V. poly V.B. 5/8" GWB
- W1: 2x4 framing 16" O.C. typ. 1/2" drywall finish througout
- W2: 1/2" or 5/8" drywall , 2x4 @ 24" OC 5/8" Ply , Air Barrier Membrane 9.5" I joist, WRB, Strapping Size TBD, Siding
- F8d: DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
  - SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
  - WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
  - ABSORPTIVE MATERIAL IN CAVITY
  - RESILIENT METAL CHANNELS SPACED 600mm
  - 15.9mm TYPE "X" GYPSUM BOARD
- W8b: DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
  - 2 layers of 12.7mm Type X gypsum board to one side
  - Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
  - 89mm thick absorptive material on one side
  - 12.7mm Type X gypsum board on other side

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A)
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN **30 min.** AS PER 9.37.2.15.(b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS..... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Built-up Torch on roofing	0
Building Paper	0
3/4" Sheathing	0.161
Attic air film	0.03
R40 blown fibreglass insulation above truss cord	5.3
Wood trusses @ 24" O.C.	1.47
RSI=100/[(11/0.76)+(89/1.67)] = 1.47	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=7.24

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
RSI=100/[(23/1.19)+(77/3.34)] = 2.36	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.86

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation *(See Calculation Below)*	2.36
2x6 Wood studs @ 16" O.C.	
RSI=100/[(23/1.19)+(77/3.34)] =	2.36
6 Mil Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=2.67

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can reduced by 0.16

EFFECTIVE R-VALUE FLOOR OVER GARAGE:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R40 Batt insulation	
11 7/8" I-Joists @ 16" O.C.	
RSI=100/[(9/2.58)+(91/7.04)] =	*6.09*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=6.52

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:

Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
	RSI=2.25

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

Values from Table A-9.36.2.4.(1)D

CUSTOMER: **BEESPOT NEIGHBOURHOODS**
ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **CROSS SECTION A-1**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: JULY 16, 2019
DRAWN BY: KYLE LEGGETT

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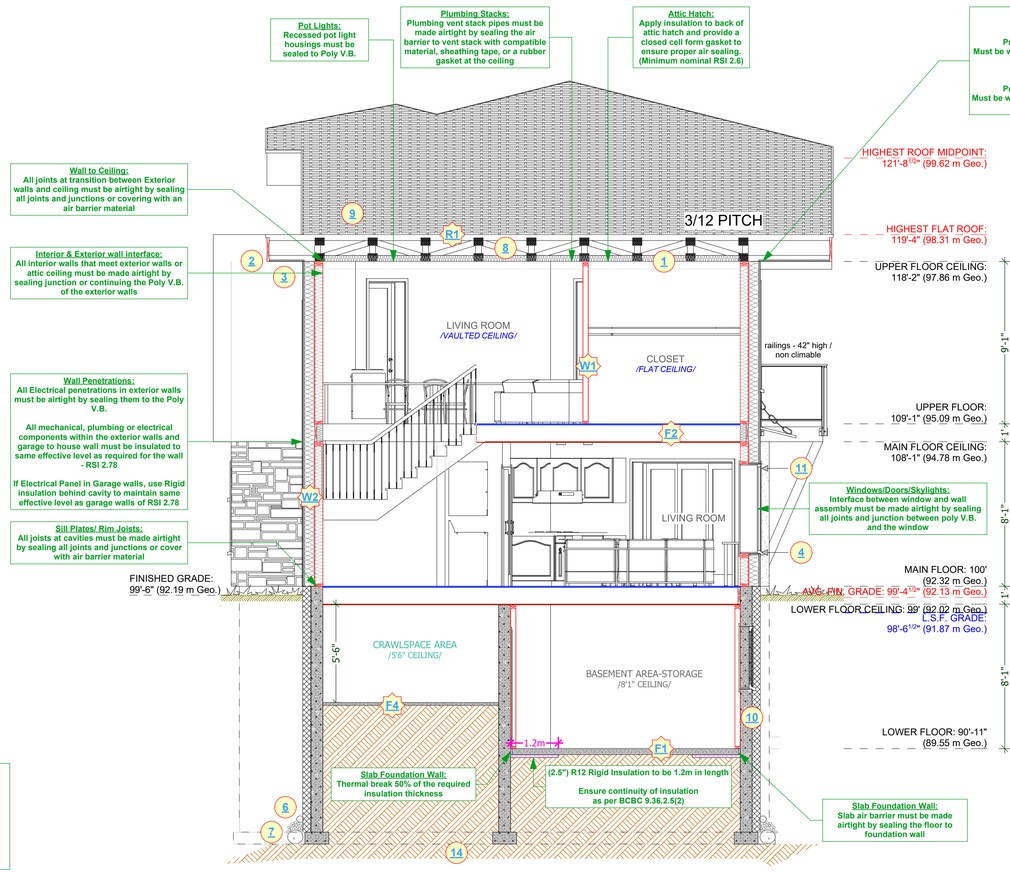
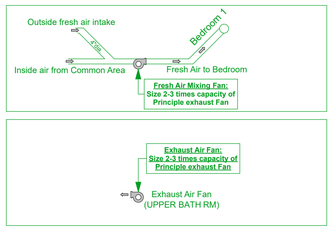
SHEET NUMBER
A2

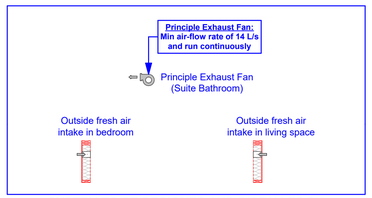


VENTILATION SYSTEM FOR HOUSE TO BE A DUCTED RECIRCULATION SYSTEM USING A 2 FAN SYSTEM.



SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

VENTILATION SYSTEM FOR SUITE TO BE PASSIVE SUPPLY SYSTEM USING A 1 FAN SYSTEM.



SYSTEM TO BE DESIGNED AND INSTALLED BY MECHANICAL CONTRACTOR

CROSS SECTION A-2

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

HOUSE HEAT SOURCE: TO BE DUCTLESS HEAT PUMP WITH AN HRV

SUITE HEAT SOURCE: TO BE BASEBOARD HEATERS

CONSTRUCTION NOTES:

1. R40 insulation , 6 mil poly V.B. 1/2" Ceiling Board. RSI VALUE OF 6.91
2. Continuous gutters
3. Aluminum Gutters and Non-Vented Soffits- Roof overhangs as per plans
4. All windows vinyl, supply rain -pan under, rainscreen as per BCBC Windows in doors to be safety glass
5. Stairs: 7 5/8" rise, 10" thread, 1" nosing with continuous handrail.
6. Provide drains to perimiter system
7. 4" draintile with 6" rock over
8. Provide roof vents: vent 1/300 using Shinglevent II ridge vent
9. eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 conc. footing. NOT SHOWN
13. 42" Non climable Continuous Handrail.
14. Undisturbed non-organic soil

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A)
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN **30 min.** AS PER 9.37.2.15.(b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS.... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

CONSTRUCTION ASSEMBLIES:

- F1: 4" concrete floor on compacted granular fill, 6 mil poly VB
- F2: 11 7/8" engineered joists typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- F3: vinyl deck on 3/4" select T&G Ply on eng. joists @ 16" O.C. Slope to drain (Not Shown)
- F4: 2" concrete slab on 6 mil. poly V.B. compacted granular fill
- R1: Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), engineered trusses designed by supplier @ 24" O.C. typ., R28 batt insulation, 6 mil U.V. poly V.B. 5/8" GWB
- W1: 2x4 framing 16" O.C. typ. 1/2" drywall finish througout
- W2: 1/2" or 5/8" drywall , 2x4 @ 24" OC 5/8" Ply , Air Barrier Membrane 9.5" I joist, WRB, Strapping Size TBD, Siding
- F8d: DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
  - SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
  - WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
  - ABSORPTIVE MATERIAL IN CAVITY
  - RESILIENT METAL CHANNELS SPACED 600mm
  - 15.9mm TYPE "X" GYPSUM BOARD
- W8b: DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
  - 2 layers of 12.7mm Type X gypsum board to one side
  - Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
  - 89mm thick absorptive material on one side
  - 12.7mm Type X gypsum board on other side

EFFECTIVE R-VALUE CEILING BELOW ATTIC:

Built-up Torch on roofing	0
Building Paper	0
3/4" Sheathing	0.161
Attic air film	0.03
R40 blown fibreglass insulation above truss cord	5.3
Wood trusses @ 24" O.C.	1.47
RSIp=100/[(11/0.76)+(89/1.67)] = 1.47	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=7.24

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
RSIp=100/[(23/1.19)+(77/3.34)] = 2.36	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
	RSI=2.86

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR HOUSE TO GARAGE WALLS:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R-20 Batt insulation *(See Calculation Below)*	2.36
2x6 Wood studs @ 16" O.C.	
RSIp=100/[(23/1.19)+(77/3.34)] =	2.36
6 Mil Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
	RSI=2.67

Values from Table A-9.36.2.4.(1)D
Since an enclosed space rating can reduced by 0.16

EFFECTIVE R-VALUE FLOOR OVER GARAGE:

Exterior Air Film	0.03
1/2" Gypsum Board	0.08
R40 Batt insulation	
11 7/8" I-Joists @ 16" O.C.	
RSIp=100/[(9/2.58)+(91/7.04)] =	*6.09*
3/4" Sheathing	0.161
Interior Air Film	0.16
	RSI=6.52

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR UNHEATED FLOORS ABOVE FROST LINE:

Interior Air Film	0.11
4" poured-in place concrete	0
2.5" R12 Rigid Insulation	2.11
Exterior Air Film	0.03
	RSI=2.25

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete	
(2.5") R12 Rigid Insulation	2.11
	RSI=2.11

Values from Table A-9.36.2.4.(1)D

CUSTOMER: **BEESPOT NEIGHBOURHOODS**
ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **CROSS SECTION A-2**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: JULY 16, 2019
DRAWN BY: KYLE LEGGETT

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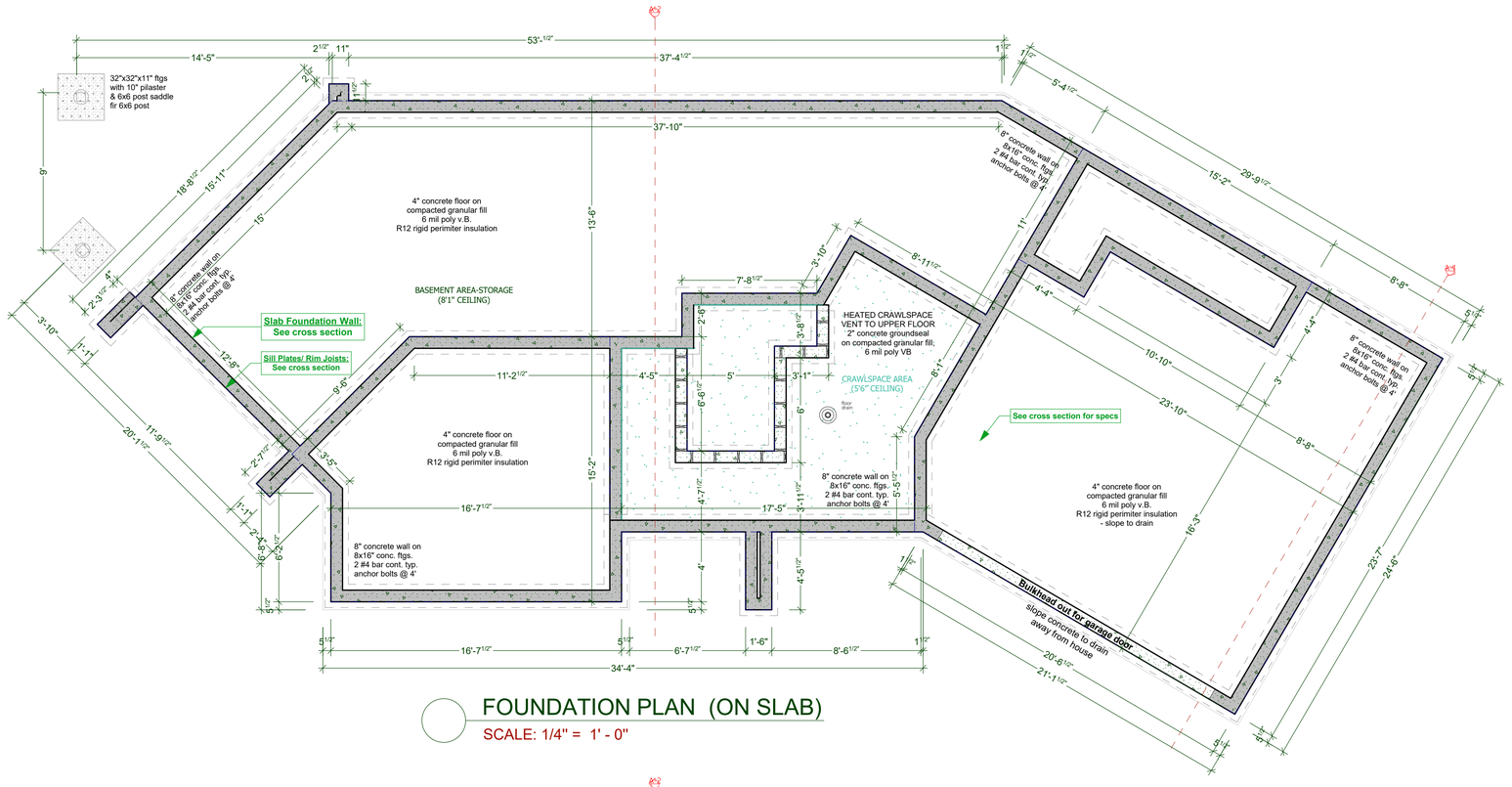
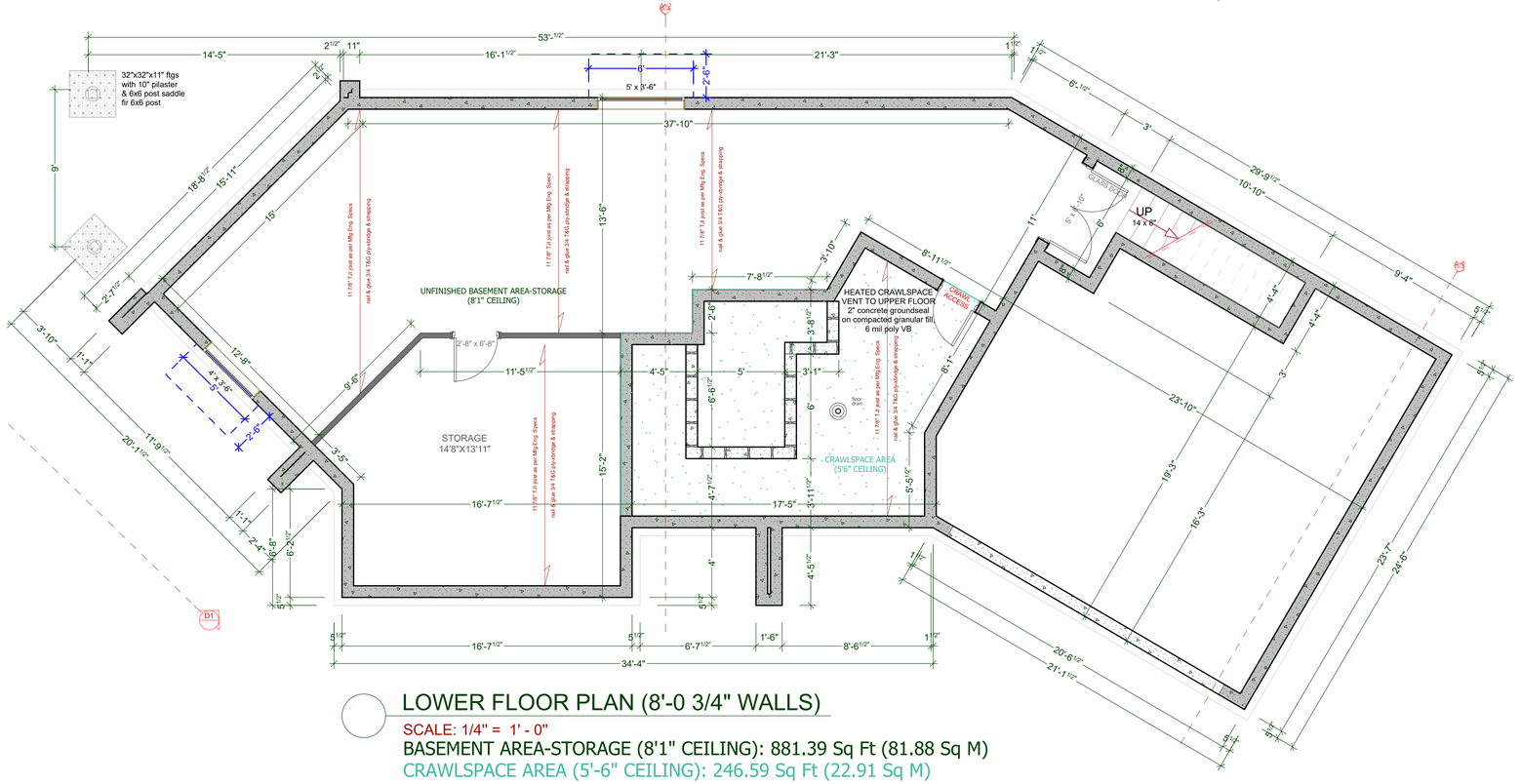
SHEET NUMBER
A3



FOUNDATION PLAN (ON SLAB)

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



LOWER FLOOR PLAN (8'-0 3/4" WALLS)

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

BASEMENT AREA-STORAGE (8'1" CEILING): 881.39 Sq Ft (81.88 Sq M)

CRAWLSPACE AREA (5'-6" CEILING): 246.59 Sq Ft (22.91 Sq M)

CUSTOMER:
BEESPOT NEIGHBOURHOODS

ADDRESS:
LOT 3 - 5197 DEL MONTE AVENUE, SAANICH

DRAWING NAME:
FOUNDATION & LOWER FLOOR PLAN

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

ISSUE DATE:
JULY 16, 2019

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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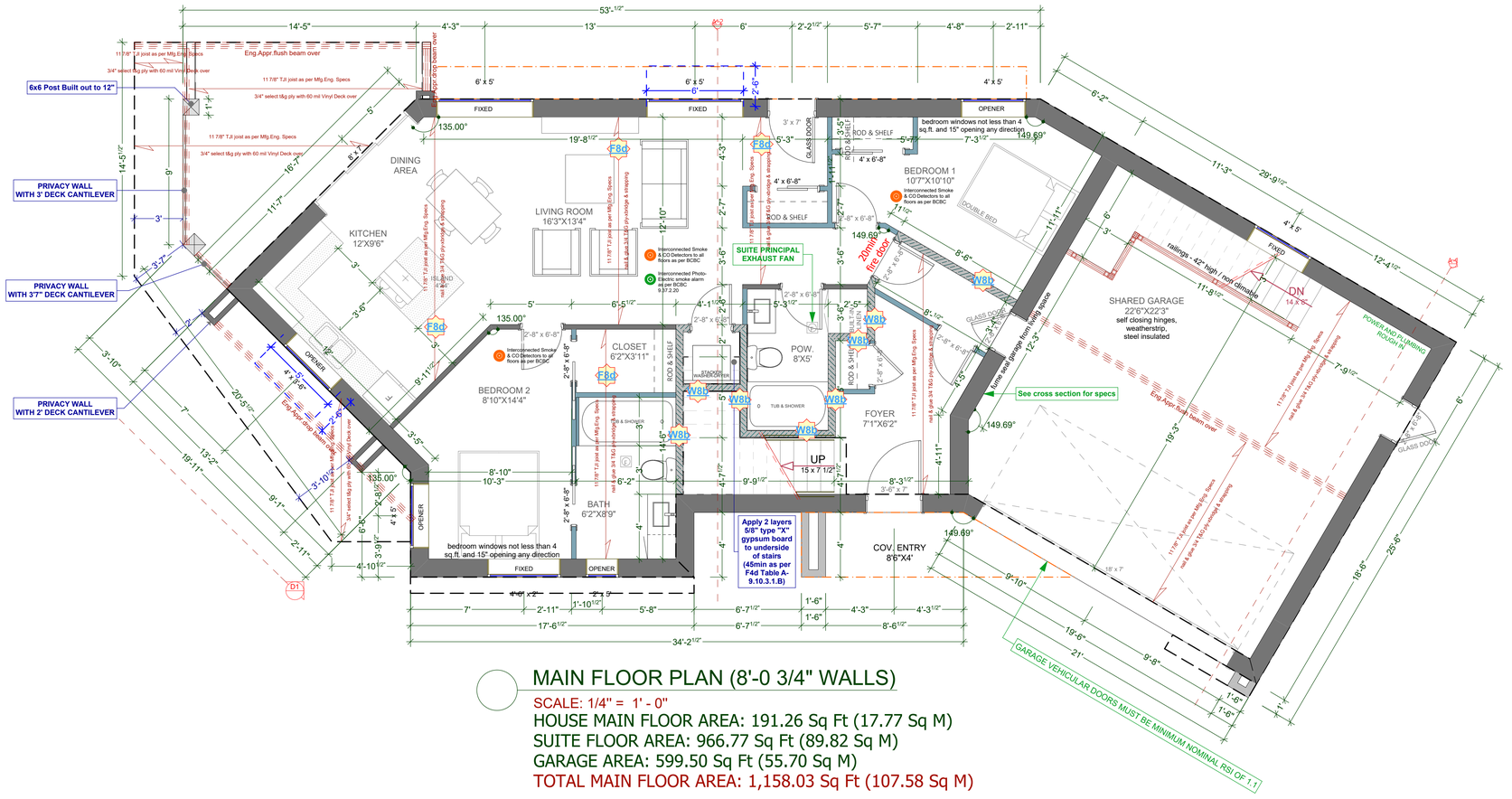
SHEET NUMBER
A4



MAIN FLOOR PLAN (8'-0 3/4" WALLS)

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

HOUSE MAIN FLOOR AREA: 191.26 Sq Ft (17.77 Sq M)

SUITE FLOOR AREA: 966.77 Sq Ft (89.82 Sq M)

GARAGE AREA: 599.50 Sq Ft (55.70 Sq M)

TOTAL MAIN FLOOR AREA: 1,158.03 Sq Ft (107.58 Sq M)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS..... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL

F8d — DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD

W8b — DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
- 2 layers of 12.7mm Type X gypsum board to one side
- Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
- 89mm thick absorptive material on one side
- 12.7mm Type X gypsum board on other side

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN **30 min.** AS PER 9.37.2.15.(b)

CUSTOMER: **BEESPOT NEIGHBOURHOODS**

ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **MAIN FLOOR PLAN**

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

ISSUE DATE: JULY 16, 2019

DRAWN BY: KYLE LEGGETT

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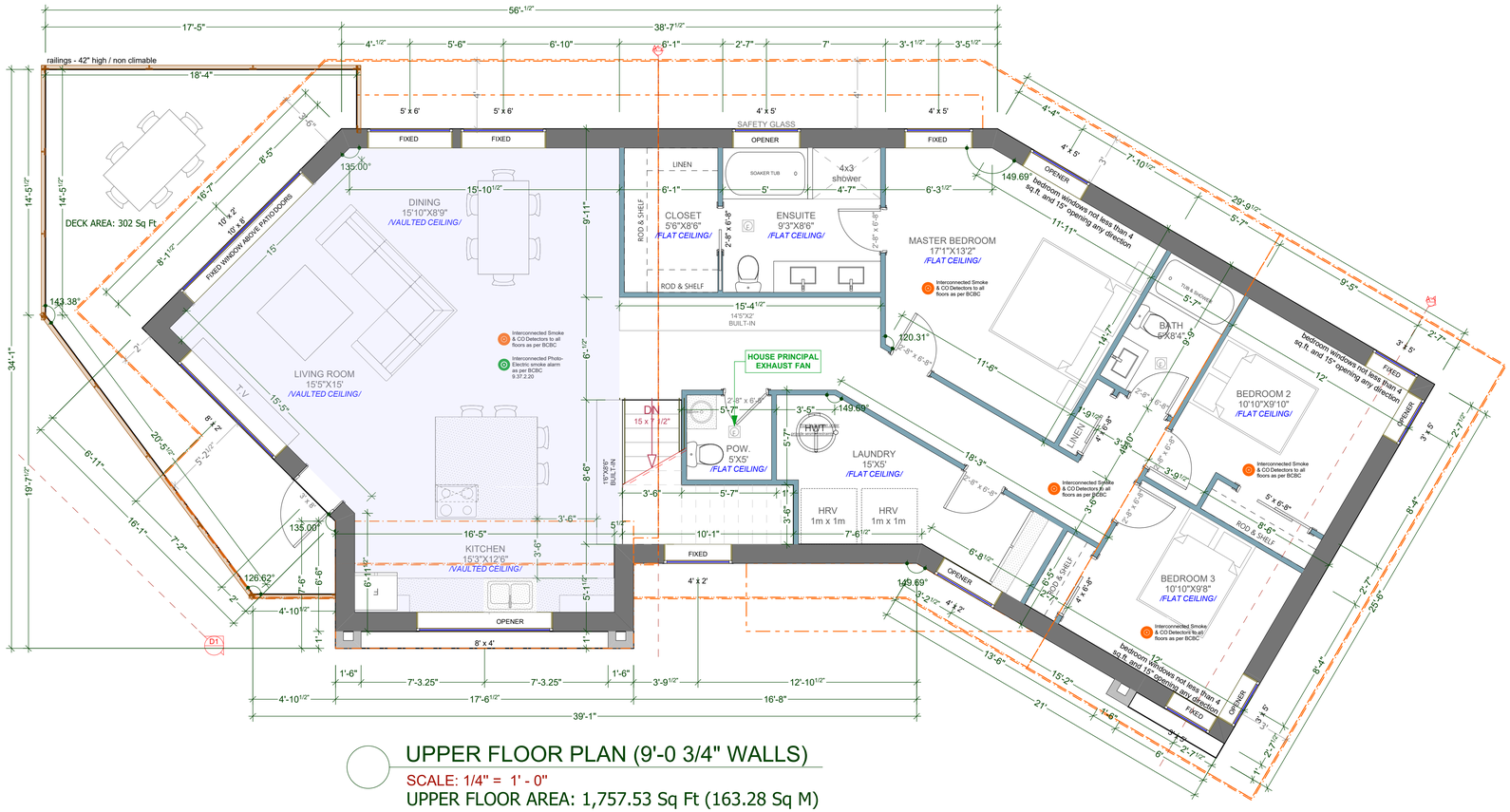
SHEET NUMBER

A5



UPPER FLOOR PLAN (9'-0 3/4" WALLS)

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

UPPER FLOOR AREA: 1,757.53 Sq Ft (163.28 Sq M)

CUSTOMER: **BEESPOT NEIGHBOURHOODS**

ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **UPPER FLOOR PLAN**

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

ISSUE DATE: JULY 16, 2019

DRAWN BY: KYLE LEGGETT

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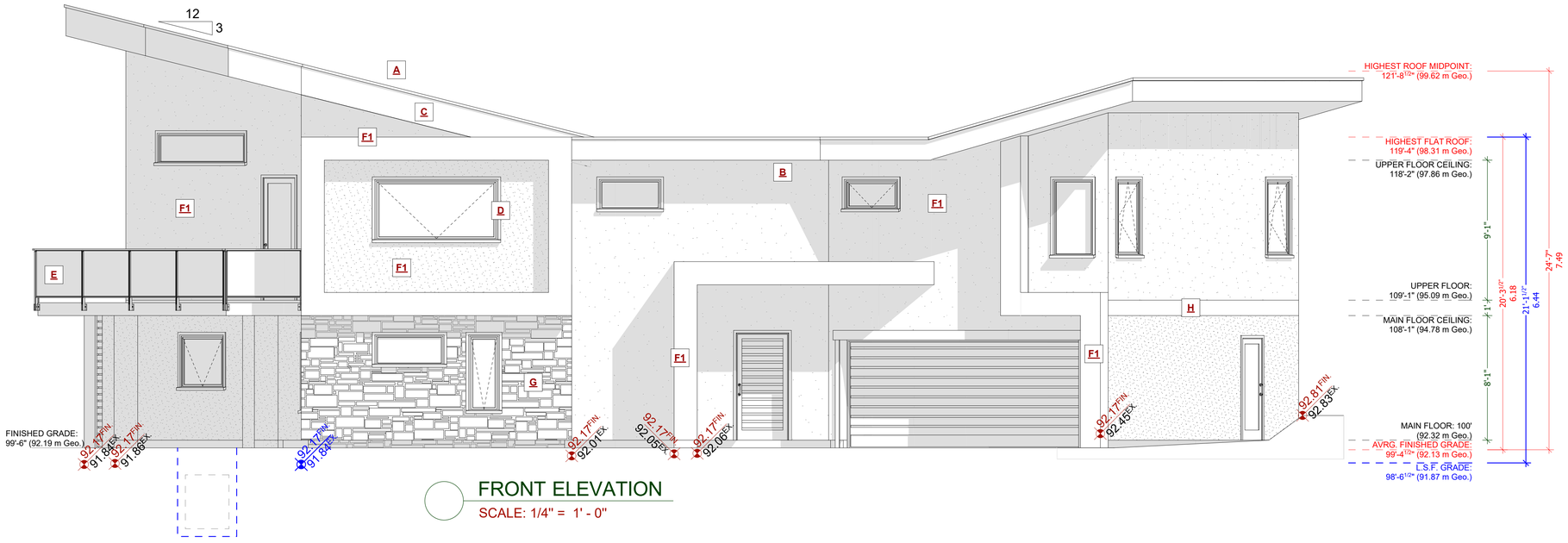
SHEET NUMBER

A6



FRONT ELEVATION

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

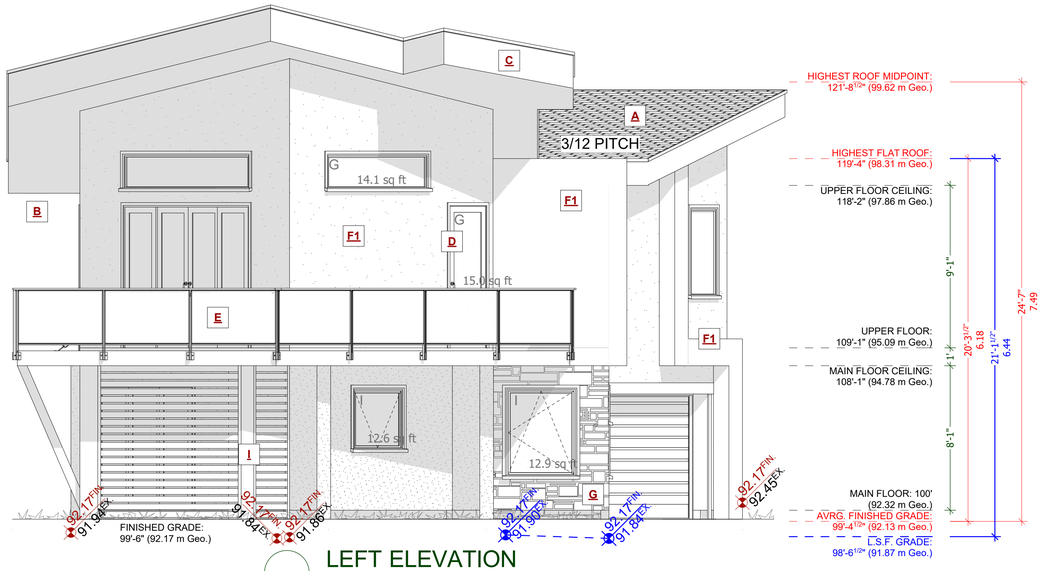
EXTERIOR FINISHES SCHEDULE

A	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	F1	WALL FINISH:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER. ALUMINUM SOFFITS - NON VENTED, SEE ELEVATIONS	G	STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
C	FASCIA:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC	H	BELLY BAND:	2x12 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
D	WINDOW & DOOR TRIM:	1x2 TRIM BOARDS - PAINTED/ STAINED			
E	RAILINGS:	GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE	I	POSTS:	12x12 POSTS - PAINTED/STAINED AS PER OWNERS SPECS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa



LEFT ELEVATION

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

EXPOSING BUILDING FACE: 45.79 m²
LIMITING DISTANCE: 2.24 m
AREA OF GLAZED OPENINGS: 5.07 m²
% GLAZED OPENINGS: 11.07 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 12.73 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 5.83 m²

CUSTOMER: **BEESPOT NEIGHBOURHOODS**
ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **ELEVATIONS**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: JULY 16, 2019
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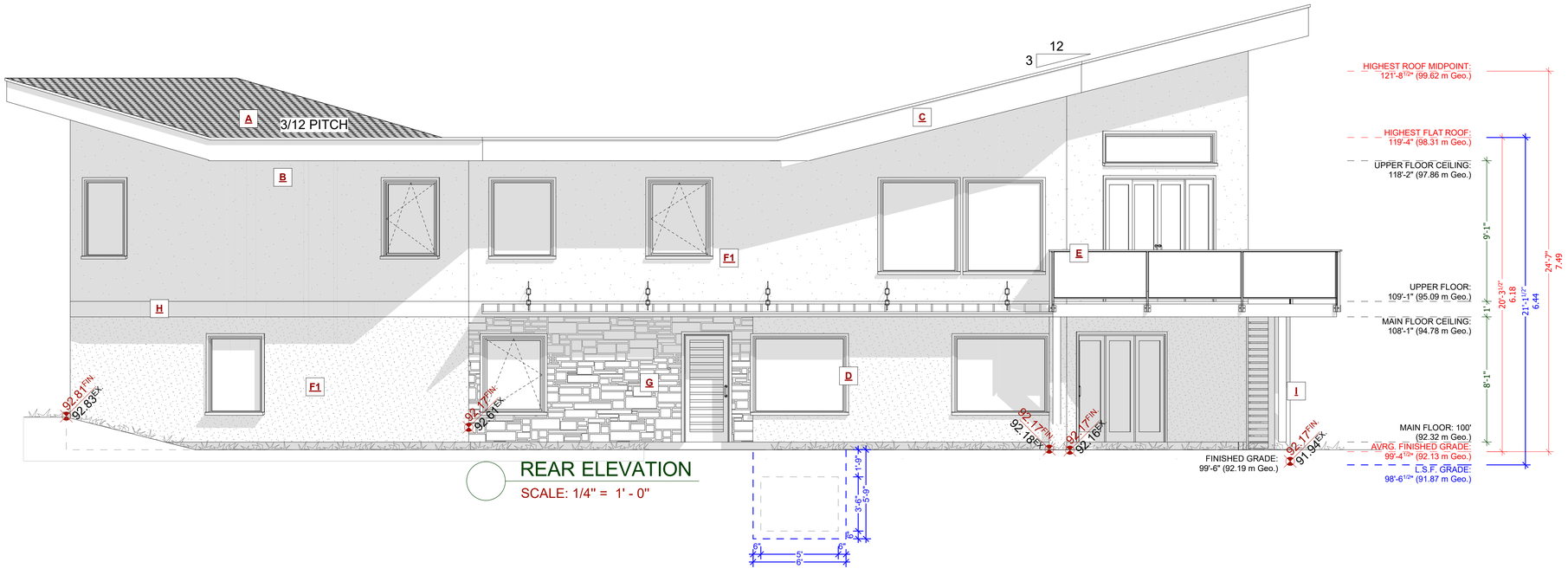
SHEET NUMBER
A7



REAR ELEVATION

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

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS	F1	WALL FINISH:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER. ALUMINUM SOFFITS - NON VENTED, SEE ELEVATIONS	G	STONE:	K2 STONE - RAIN SCREEN AS PER BCBC
C	FASCIA:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC	H	BELLY BAND:	2x12 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOR
D	WINDOW & DOOR TRIM:	1x2 TRIM BOARDS - PAINTED/ STAINED			
E	RAILINGS:	GLASS RAILINGS - 42" HIGH/ NON CLIMBABLE	I	POSTS:	12x12 POSTS - PAINTED/STAINED AS PER OWNERS SPECS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
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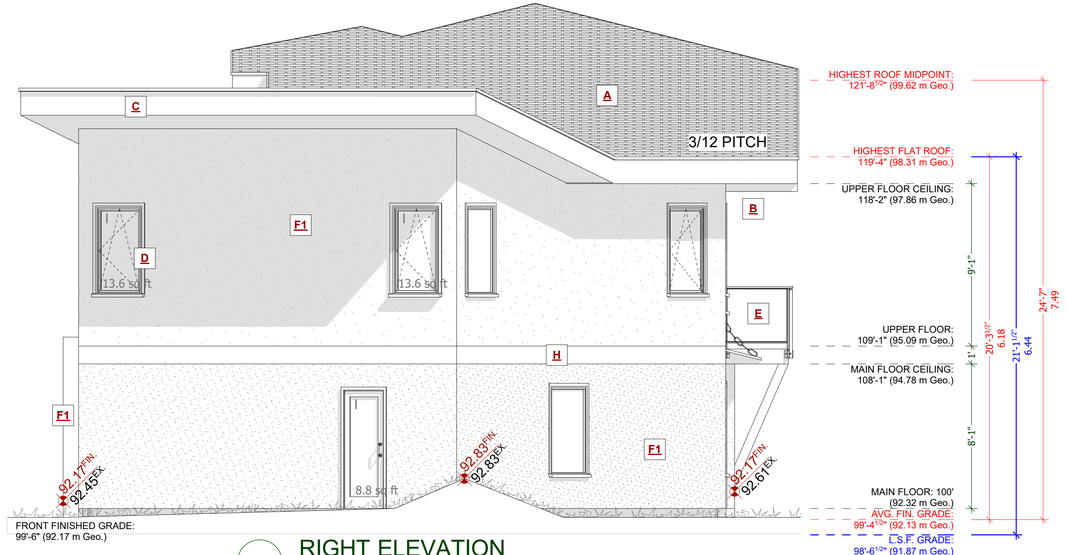
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa



RIGHT ELEVATION

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

EXPOSING BUILDING FACE: 42.46 m²
LIMITING DISTANCE: 3.06 m
AREA OF GLAZED OPENINGS: 3.00 m²
% GLAZED OPENINGS: 7.07 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 21.49 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 9.12 m²

CUSTOMER: **BEESPOT NEIGHBOURHOODS**
ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **ELEVATIONS**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: JULY 16, 2019
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SHEET NUMBER
A8

2x4 I-Joist Wall With Sloped Truss Roof

2x4 I-Joist Wall With Flat Truss Roof

SOG Footing

Window

I-joist Outside Corner

I Joist Attachment
To be Confirmed by Engineer

Through Wall Flash and shrinkage joints

CUSTOMER: **BEESPOT NEIGHBOURHOODS**

ADDRESS: **LOT 3 - 5197 DEL MONTE AVENUE, SAANICH**

DRAWING NAME: **DETAILS**

DRAWING SCALE: **SEE DRAWINGS**

ISSUE DATE: **JULY 16, 2019**

DRAWN BY: **KYLE LEGGETT**

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A9