

WEST ELEVATION  
1/4" = 1'-0"

34.37  
37.93

PROJECT DATA : ZONE : RS-12

BYLAW ITEM	REQUIRED	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
LOT AREA	MIN. 930 m <sup>2</sup> (10,400 SF)	11873 m <sup>2</sup> (12,781 SF) EXIST.	11873 m <sup>2</sup> (12,781 SF)
LOT WIDTH	MIN. 22 m (72.1 FT)	22.8 m (107.6 FT) EXIST.	22.8 m
LOT COVERAGE	MAX. 40% OR 4140 m <sup>2</sup> (512,450 SF)	14.4% (170,472 m <sup>2</sup> )	19.42% (230,660 m <sup>2</sup> )
GROSS FLOOR AREA	MAX. 667 m <sup>2</sup> (7179 SF) 75% MAX.	340.9 m <sup>2</sup> (3670 SF)	389.43 m <sup>2</sup> (4192 SF)
F S R	MAX. 0.80 OR 3081 m <sup>2</sup> (33250 SF)	0.287 to 1	0.327 to 1
HEIGHT	MAX. 7.5 m (24.6 FT)	6.96 m (22'-10")	6.72 m (22'-0")
FRONT SETBACK	MIN. 7.5 m (117 FT)	13.09 m (43 FT)	6.16 m (20'-2")
REAR SETBACK	MIN. 10.0 m (32.8 FT)	11.0 m	11.0 m (36'-0")
TOTAL FRONT AND REAR	N/A	N/A	N/A
SIDE SETBACK (INTERIOR)	MIN. 1.5 m (4.9 FT)	6.03 m (19'-7")	6.03 m (19'-7")
SIDE SETBACK (EXTERIOR)	MIN. 3.5 m (11.5 FT)	6.0 m (19'-6")	3.5 m
TOTAL, BOTH SIDES	MIN. 4.5 m (14.8 FT)		9.53 m

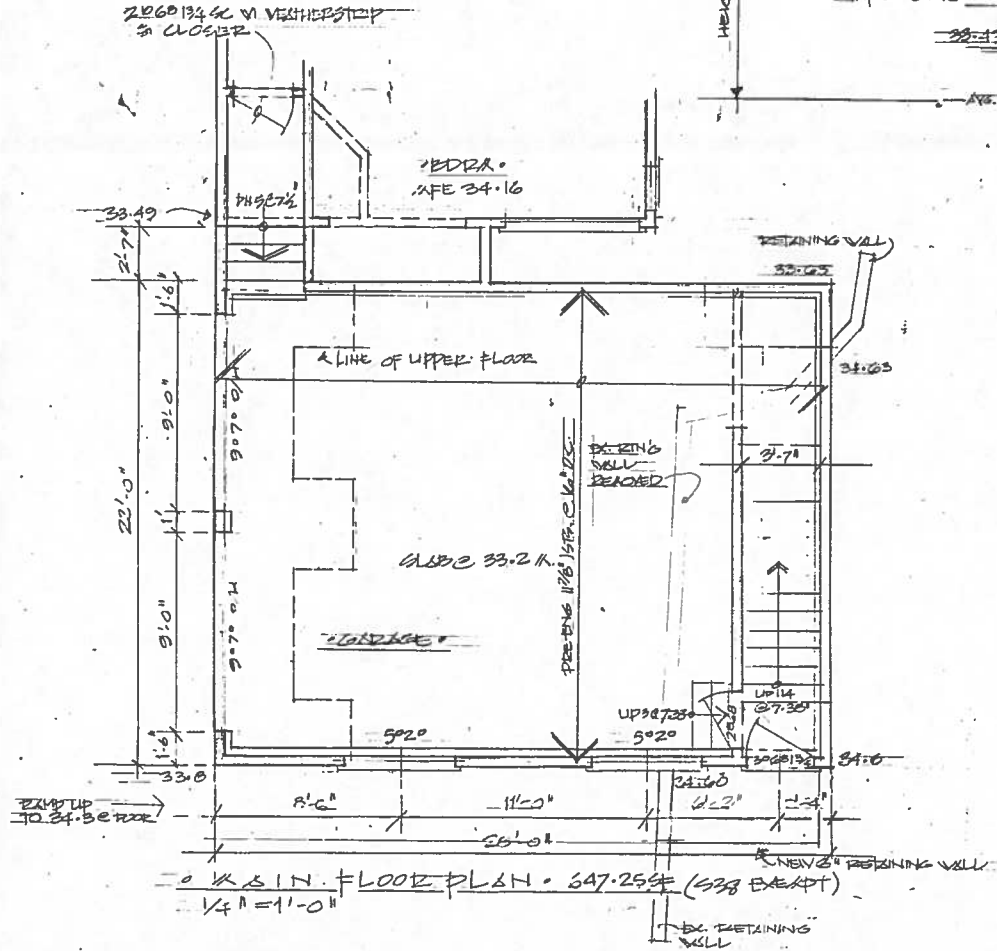
- WALL SCHEDULE
- EXISTING TO REMAIN
  - NEW CONSTRUCTION
  - EXISTING REMOVED



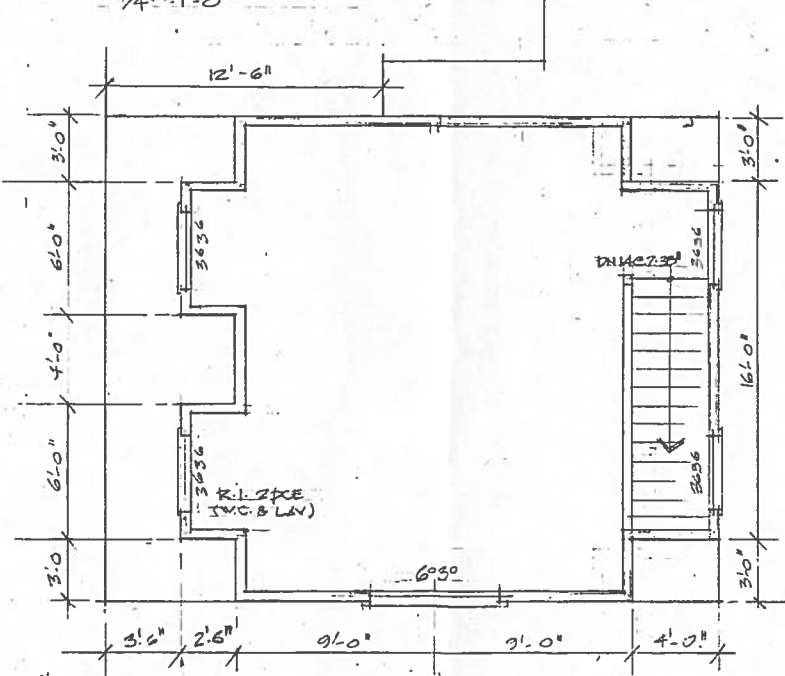
NORTH ELEVATION  
1/4" = 1'-0"

NOTE: ALL SITE DATA PROVIDED BY ISLAND LAND SURVEYS, SEPT 16, 2019; FILE NO. 09 BRUNSWICK SP1

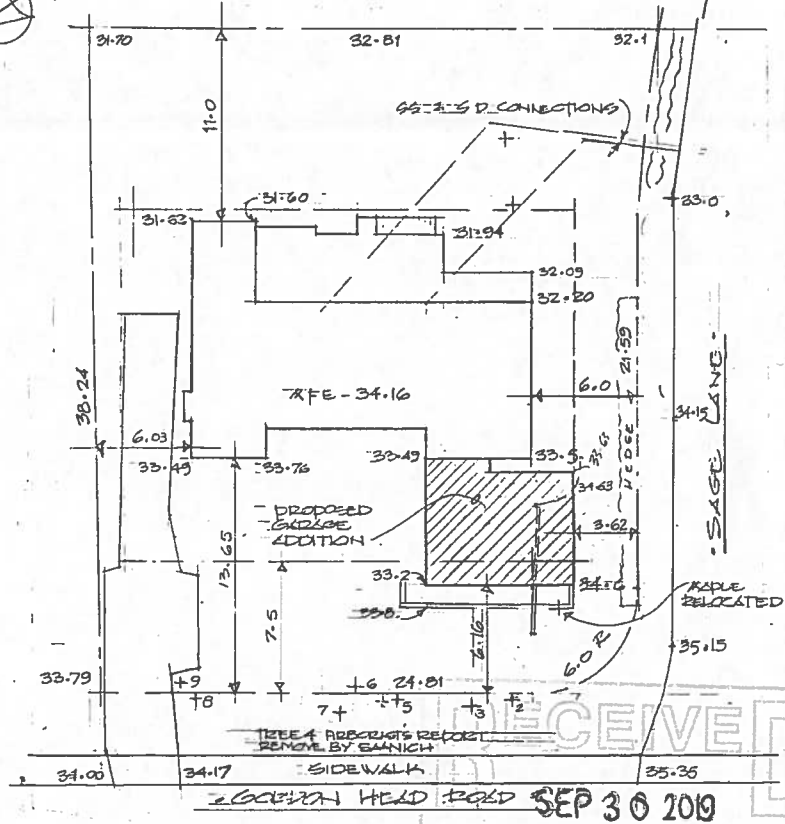
LEGAL DESCRIPTION  
LOT 4 SECTION 45 VICTORIA DISTRICT PLAN V1P 65810



MAIN FLOOR PLAN - 347.25 SF (323 EXCEPT)  
1/4" = 1'-0"



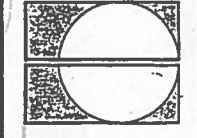
UPPER FLOOR PLAN - 444 SF  
1/4" = 1'-0"



SITE PLAN - 1:200

PROPOSED ADDITION TO RESIDENCE  
for  
KELLY GORRAN & RYAN BERTNICK  
PLANS & ELEVATIONS

banks design



SAATCHI, B.C.

Victoria: 250-388-3331, 4287 GORDON HEAD ROAD

DRAWN: MWB

DESIGN: CYRUS/BANKS

SCALE: 1:200, 1/4" = 1'-0"

DATE: JULY 5, 2019



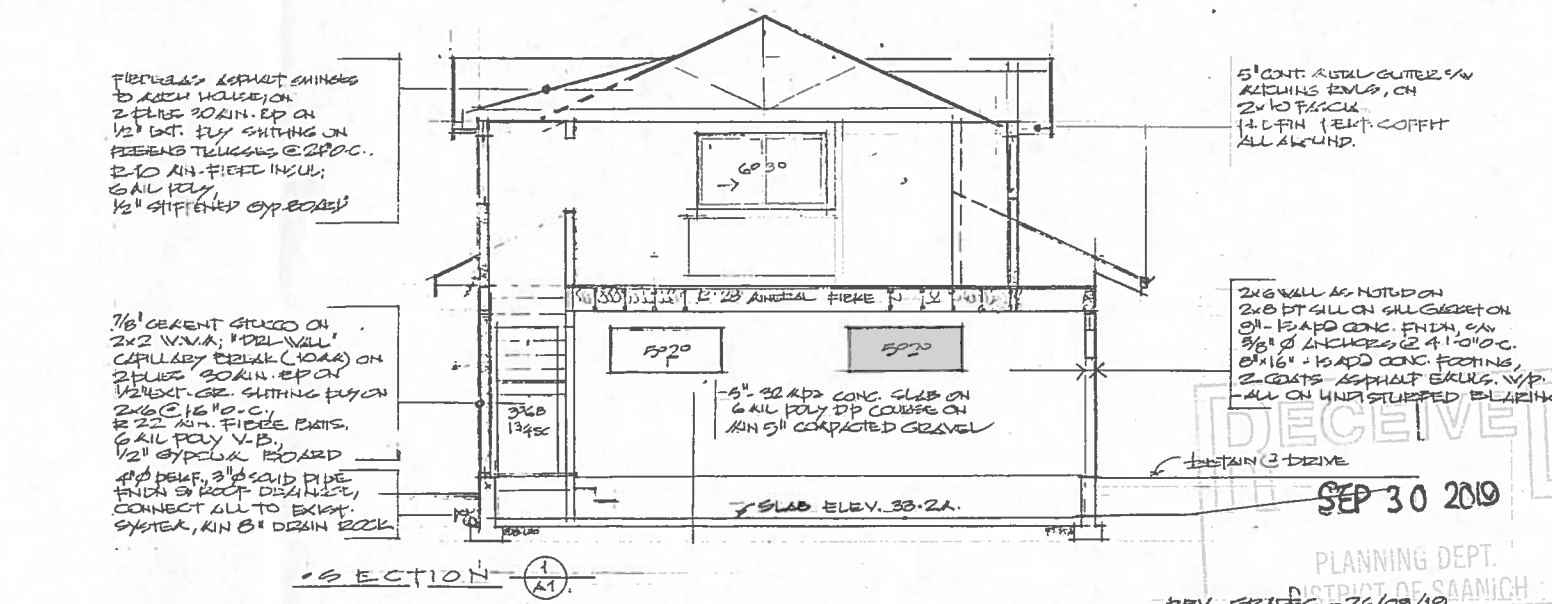
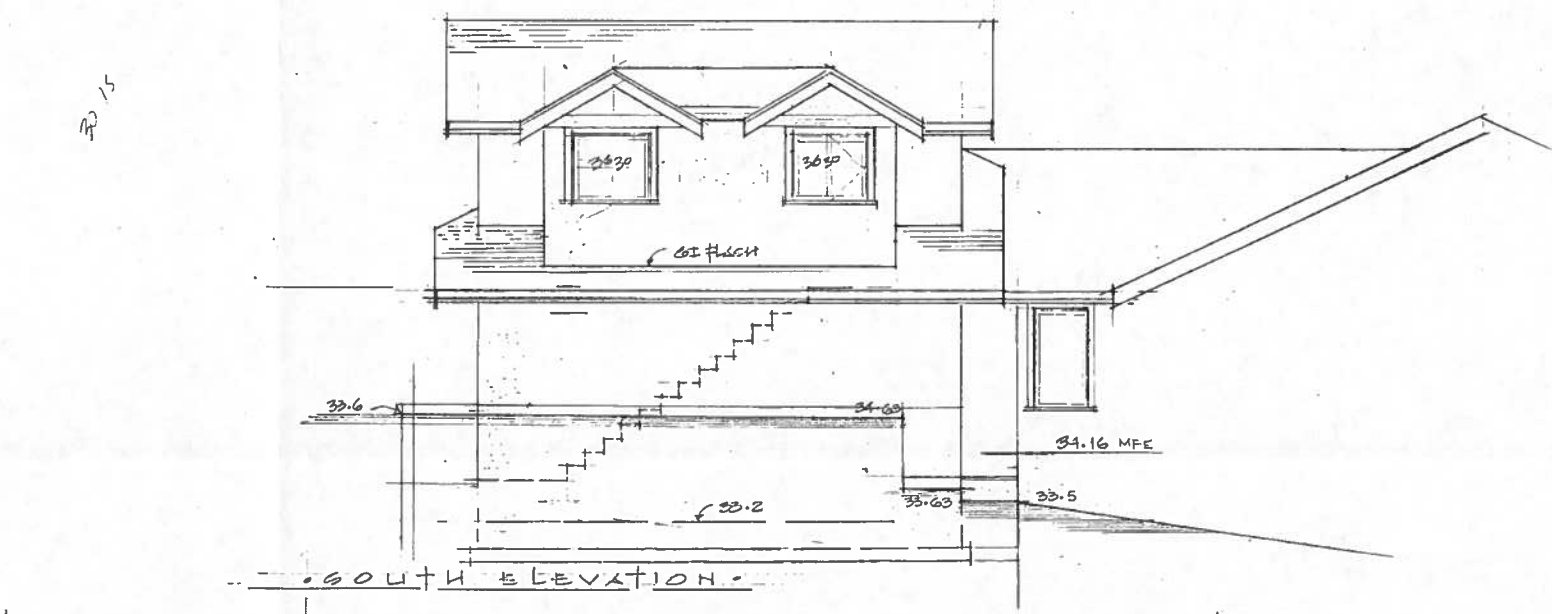
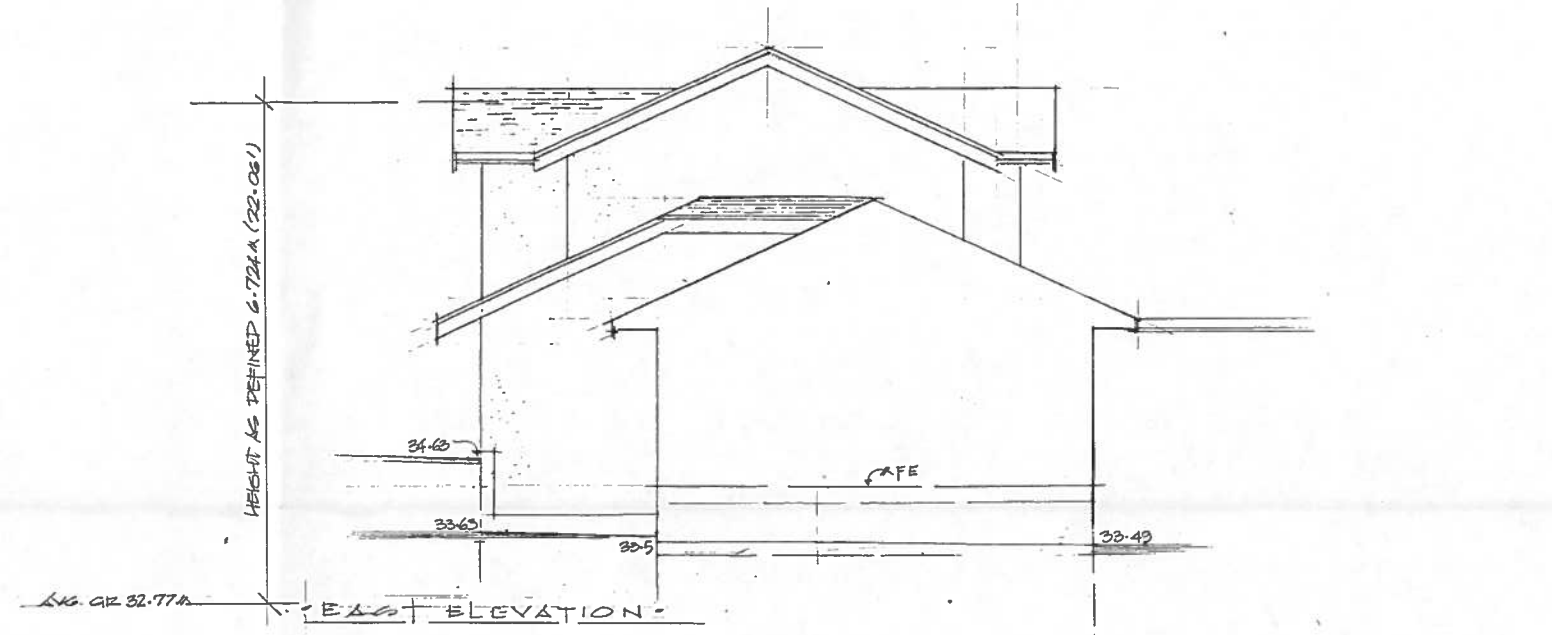
FILE NO. 1907

RECEIVED  
PLANNING DEPT.  
DISTRICT OF SAANICH  
REVISED SITE & ELEV. 23.09  
DATA (P.C.S.) 2019

SEP 30 2019

GENERAL NOTES

- VERIFY ALL DIMENSIONS BEFORE STARTING WORK; DO NOT SCALE FROM DRAWINGS; REPORT ANY DISCREPANCIES TO DESIGNER.
- CONTRACTOR TO CONFIRM ALL BEARING CONDITIONS BEFORE STARTING WORK.
- ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE, 2012, PLUS ALL AMENDMENTS TO DATE.
- DIMENSIONS GIVEN TO FACE OF FRAMING OR FACE OF CONCRETE HORIZONTALLY; TOP OF SLAB OR FLOOR SHEATHING TO UNDERSIDE OF FRAMING OVER VERTICALLY; CONTRACTOR TO CONFIRM BEFORE FORMING OR FRAMING; CONFIRM ALSO SIZE AND EXTENT OF ALL JOIST AND BEAM POCKETS AND MASONRY LEDGES AND CORBELS.
- ALL CONCRETE MIXES & STRENGTHS IN ACCORDANCE WITH SECTION 9.15.
- ALL FRAMING MATERIALS TO BE NO. 2 & BETTER (STANDARD & BETTER OR C45) GRADE D-FIR-LARCH OR HEM-FIR UNLESS SPECIFICALLY NOTED OTHERWISE OR PRE-ENGINEERED MATERIALS SPECIFIED OR USED.
- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16"o/c; GARAGE EXTERIOR 2x6 @ 16"o/c; ALL INTERIOR WALLS TO BE 2x4 @ 16"o/c EXCEPT GARAGE WALL NEXT TO LIVING SPACE 2x6. BEARING WALLS AND SHEAR WALLS TO BE 2x6 OR AS NOTED ON STRUCTURAL DRAWINGS.
- BUILDING SHALL BE CONSTRUCTED WITH BRACED WALL PANELS & BRACED WALL BANDS IN ACCORDANCE WITH REQUIREMENTS OF TABLE 9.23.13.5; ALL AS DIRECTED AND INSPECTED BY P. ENG; SEE STRUCTURAL DRAWINGS.
- PANEL TYPE SHEATHING TO BE SAW CUT IN EACH STUD SPACE AND AT WINDOW AND DOOR CORNERS TO PERMIT PROPER BREATHING OF WALL ASSEMBLY, OR SPACED AS PER CODE.
- EXTERIOR PANEL TYPE SHEATHING TO BE PLYWOOD ONLY; NO OSB TO BE USED. SEE ALSO STRUCTURAL DETAILS FOR PLYWOOD GRADES, THICKNESS & FASTENINGS FOR SHEAR WALLS.
- INTERIOR FINISH TO BE GYPSUM BOARD, 1/2" THICK OVER FRAMING @ 16"o/c; 3/8" THICK OR STIFFENED GRADE 1/2" OVER FRAMING @ 24"o/c; 3/8" TYPE X TO GARAGE; AQUABOARD AT BATH & SHOWER ENCLOSURES.
- WINDOWS TO BE VINYL FRAME TO OWNERS SELECTION; STRICTLY CONFORMING TO AAWA / WDMA / CSA101.15.2 / A440 "NAFS-NORTH AMERICAN FENESTRATION STANDARD / SPECIFICATION FOR WINDOWS, DOORS & SKYLIGHTS" (HARMONIZED STANDARD) AND A4405 "CANADIAN SUPPLEMENT" TO THE ABOVE STANDARD. 1/2" AIR SPACE DOUBLE GLAZED UNITS; SCREENS TO ALL OPERATING SASH. VERIFY LOCATION & SIZE OF ALL OPERATING SASH WITH OWNER BEFORE ORDERING, VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER BEFORE FRAMING.
- ALL WINDOW HEADS ON MAIN FLOOR TO BE FRAMED AT 7'-8" FRAMED HEIGHT; UPPER FLOOR AT 7'-0" UNLESS OTHERWISE NOTED OR REQ'D, VERIFY BEFORE FRAMING.
- VERIFY ALL DOOR TYPES & SIZES WITH OWNER; GENERALLY INTERIOR DOORS WILL BE HOLLOW CORE, PAINT FINISH; EXTERIOR SOLID WOOD, CLEAR OR STAIN FINISH.
- ALL DOOR HARDWARE & LOCKS TO SECURITY REQUIREMENTS OF THE B.C. BUILDING CODE; STYLE & FINISH TO OWNERS SELECTION.
- UNDERCUT DOORS AS REQUIRED FOR BALANCED VENTILATION OPERATION.
- ANY FLOOR AREAS RECEIVING TILE OR RESILIENT FLOORING AS SELECTED BY OWNER TO BE UNDERLAID WITH MIN. 3/8" PLYWOOD (UNDERLAYMENT GRADE) OR AS RECOMMENDED BY FLOORING MANUFACTURER.
- VAPOUR BARRIER INSTALLATION TO INCLUDE THE FOLLOWING: POLYSTRIP BETWEEN EXTERIOR WALLS & INTERSECTING PARTITIONS; POLY BETWEEN FLOOR JOISTS & TRIMMERS/BOX JOISTS; (OR CAULK RIGID INSULATION TO TRIMMER); ALL JOINTS IN VAPOUR BARRIER EITHER SEALED WITH TAPE OR ACOUSTICAL CAULK; JOINTS LAPPED MIN. 4" OVER SOLID BACKING, ALL ELECTRICAL BOXES TO HAVE VAPOUR HATS; ALL PENETRATIONS FOR WIRES, PIPES, DUCTS ETC. TO BE SEALED/CAULKED; RECESSED LIGHT FIXTURES, FANS, ETC. MUST NOT COMPROMISE INTEGRITY OF VAPOUR BARRIER; USE POLY BEHIND UNITS.
- NOTE REQUIREMENT FOR APPLICATION OF HIGH DENSITY FOAM INSULATION IN CANTILEVERED AREAS, TRIMMERS ETC.
- VERIFY ALL INTERIOR TRIM, CASINGS, MOLDINGS & BASEBOARDS WITH OWNER BEFORE STARTING WORK.
- VERIFY CABINET TYPES, FINISH & LAYOUT WITH OWNER.
- VERIFY ALL ELECTRICAL OUTLETS AND LOCATIONS WITH OWNER BEFORE STARTING WORK, ALL WORK TO BE STRICTLY IN ACCORDANCE WITH REQUIREMENTS OF THE ELECTRICAL SAFETY ACT & ALL SMOKE DETECTORS HARDWIRED AND INTERCONNECTED; CARBON MONOXIDE DETECTORS AT ALL FUEL BURNING APPLIANCES.
- PRE-WIRE TO OWNERS DIRECTIONS FOR TELECOMMUNICATIONS, CABLEVISION, DATA, ENTERTAINMENT & SECURITY SYSTEMS, VERIFY ALL LOCATIONS BEFORE STARTING WORK.
- VERIFY ALL PLUMBING FIXTURES, TYPES, FINISHES & FITTINGS WITH OWNER.
- ALL HOT WATER LINES TO BE INSULATED.
- ALL HOSE BIBBS TO BE FROST PROOF TYPE; VERIFY LOCATION WITH OWNER.
- FLASH ALL EXTERIOR HORIZONTAL TRIM & JOINTS, INCLUDING MIN. 25mm END DAMS WHERE REQUIRED AND COMPLETE WITH ALL PROPRIETARY VENT STRIPS AND THE LIKE FOR RAIN SCREEN WALL ASSEMBLY; STUCCO OVER "DRI-WALL" CAPILLARY BREAK BACKING.
- PROVIDE FIRESTOPPING AT ALL VERTICAL AND HORIZONTAL CONCEALED SPACES AND CONNECTIONS BETWEEN THEM THROUGHOUT THE BUILDING, ALL STRICTLY IN ACCORDANCE WITH B.C.B.C. 9.10.16.
- MATERIALS AND SYSTEMS NOTED INDICATE ACCEPTABLE QUALITY OF PRODUCTS AND WORKMANSHIP; CHANGES TO ITEMS SHOWN OR SPECIFIED MUST BE APPROVED BY OWNER.
- TRUSS MANUFACTURER TO VERIFY ALL BEARING CONDITIONS WITH CONTRACTOR BEFORE FABRICATION OF TRUSSES.
- ALL FLOOR SHEATHING TO BE GLUED & SCREWED TO FRAMING.
- HEATING SYSTEM TO BE FORCED AIR HEAT PUMPS, WITH HEAT RECOVERY VENTILATION SYSTEM C/W ALL CONTROLS AS REQ'D. MECHANICAL CONTRACTOR TO SUPPLY VENTILATION CHECKLIST PRIOR TO INSTALLATION.



FIBERGLASS & ASPHALT SHINGLES TO EACH HOUSING. 2" EPS 20KIN. EP ON 1/2" EXT. FLS. SHEATHING ON FREESTANDING @ 2" O.C. 2" RIGID INSUL. 5/8" GAIL POLY V.B. 1/2" STIFFENED EXP. BOARD

7/8" CERAMIC STUCCO ON 2x2 W.V.A. 'DRI-WALL' CAPILLARY BREAK (100%) ON 2" EPS 20KIN. EP ON 1/2" EXT. GR. SHEATHING ON 2x6 @ 16" O.C. & 22 MIN. FIBRE PANTS. GAIL POLY V.B. 1/2" GYPSUM BOARD AND BELOW, 3/8" SOLID PIPE FINISH TO ROOF DRAINAGE, CONNECT ALL TO EXTER. SYSTEM, MIN 6" DEEP IN ROCK

5' CONT. RIGID OUTER S/W RIGID INSUL. ON 2x10 POSTS. 1/2" EXT. FLS. SHEATHING ALL AROUND.

2x6 WALL AS NOTED ON 2x6 FT SILL ON SILL GIBBET ON 6" 15 MPD CONC. FINISH ON 3/8" O. LATHING @ 4'-0" O.C. 6" 16" 15 MPD CONC. FOOTING, 2 COATS ASPHALT EXTER. V.P. ALL ON UNDR STUCCO BLANKING

SEP 30 2019

PLANNING DEPT. DISTRICT OF SAANICH. REV. 012106 - 26/09/19

DRWG NO. **AN**  
 DESIGNER: **AN**  
 SCALE: 1/4" = 1'-0"  
 DATE: JULY 18, 2019

PROPOSED ADDITION TO RESIDENCE  
 KELLY GORAN & REYNOLDS DESIGN & FAMILY  
 ELEVATIONS, SECTION & NOTES.  
 BANKS DESIGN  
 VICTORIA 386-3391  
 4257 GORDON HEAD RD.  
 SAANICH B.C.