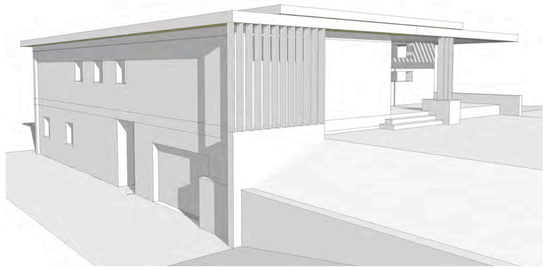
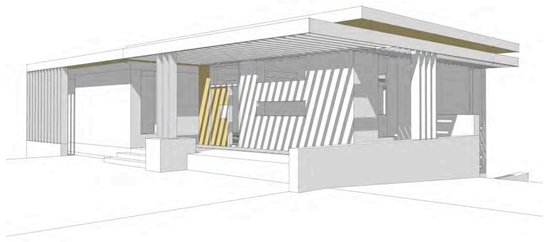


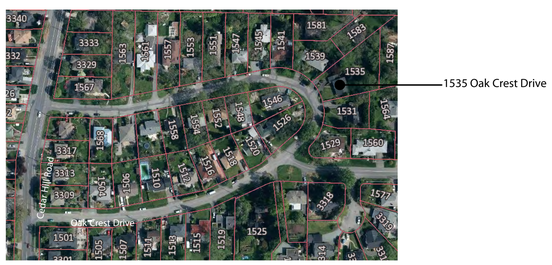


BERNHARDT RESIDENCE

OCTOBER 19, 2012 - CONSTRUCTION DRAWINGS

Client:
BERNHARDT CONTRACTING LTD.
3540 Richmond Road
Victoria, BC

Architect:
CASCADIA ARCHITECTS INC.
101 - 814 BROUGHTON ST.
VICTORIA, BC, V8W 1E4

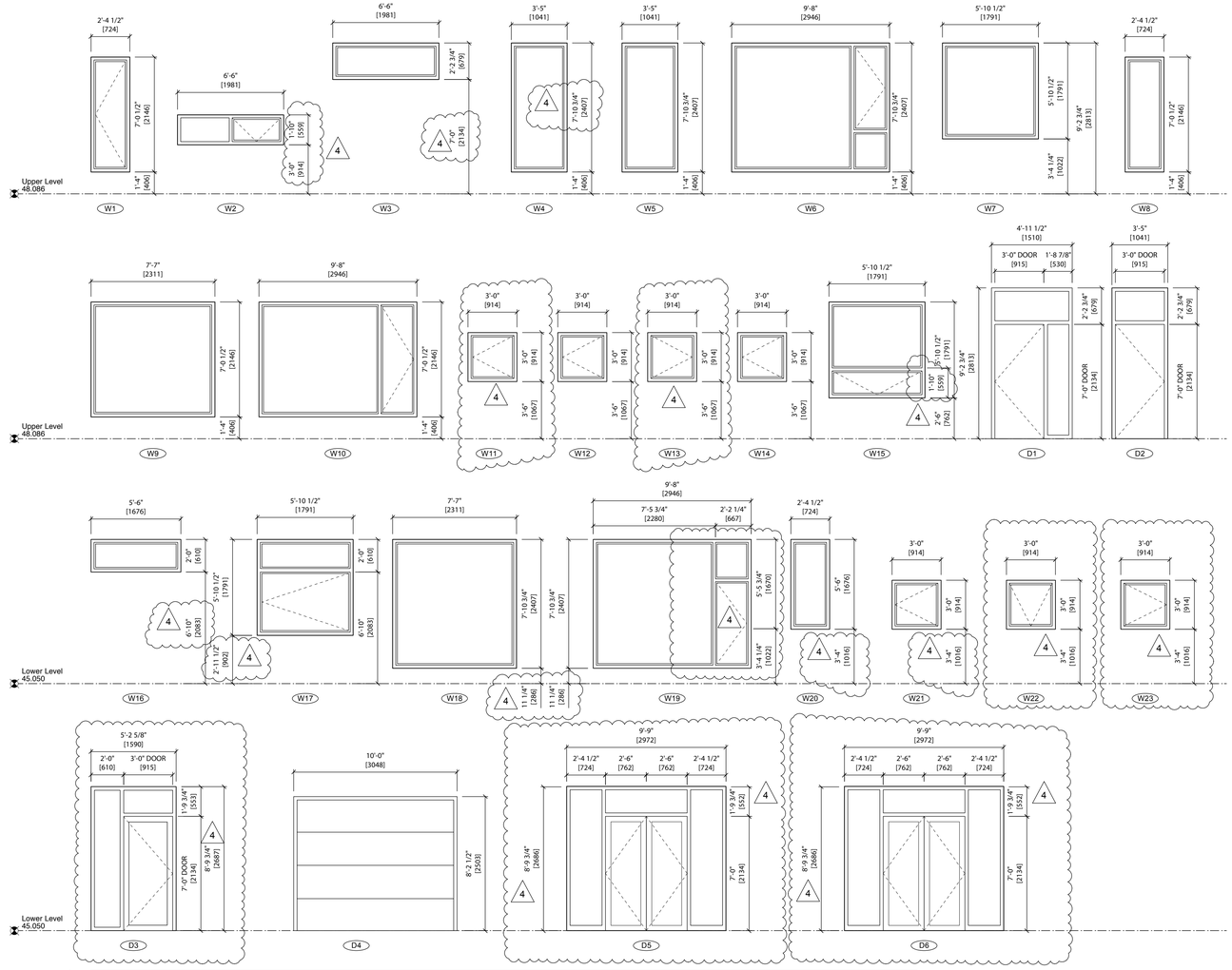


DRAWING LIST:

FULL SIZE DRAWING LIST

DRAWINGS

CASCADIA ARCHITECTS
DAMANT + JOHANNKNECHT



4

WINDOW/DOOR SCHEDULE

WINDOW	LOCATION	SIZE (W x H)	ROUGH OPENING (W x H)	SILL HEIGHT	CONFIGURATION	FRAME TYPE	NOTES
W1	OFFICE	2'-4 1/2 x 7'-0 1/2	2'-5 1/4 x 7'-1 1/4	1'-4	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W2	KITCHEN	6'-6 x 1'-10	6'-6 3/4 x 1'-10 3/4	3'-0	COMBINATION PICTURE AND TILT ONLY	FIBERGLASS/VINYL COMPOSITE	
W3	KITCHEN	6'-6 x 2'-2 3/4	6'-6 3/4 x 2'-3 1/2	7'-0	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W4	KITCHEN	3'-5 x 7'-10 3/4	3'-5 3/4 x 7'-11 1/2	1'-4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W5	DINING ROOM	3'-5 x 7'-10 3/4	3'-5 3/4 x 7'-11 1/2	1'-4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W6	DINING ROOM	9'-8 x 7'-10 3/4	9'-8 3/4 x 7'-11 1/2	1'-4	COMBINATION PICTURE AND CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W7	LIVING ROOM	5'-10 1/2 x 5'-10 1/2	5'-11 1/4 x 5'-11 1/4	3'-4 1/4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W8	HALL	2'-4 1/2 x 7'-0 1/2	2'-5 1/4 x 7'-1 1/4	1'-4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W9	MASTER BEDROOM	7'-7 x 7'-0 1/2	7'-7 3/4 x 7'-1 1/4	1'-4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W10	MASTER BEDROOM	9'-8 x 7'-0 1/2	9'-8 3/4 x 7'-1 1/4	1'-4	COMBINATION PICTURE AND CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W11	ENSUITE	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-6	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W12	BEDROOM	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-6	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W13	BEDROOM	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-6	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W14	BATHROOM	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-6	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W15	MEDIA ROOM	5'-10 1/2 x 5'-10 1/2	5'-11 1/4 x 5'-11 1/4	2'-6 1/2	COMBINATION PICTURE AND TILT ONLY	FIBERGLASS/VINYL COMPOSITE	
W16	GUEST BEDROOM	5'-6 x 2'-0	5'-6 3/4 x 2'-0 3/4	6'-10	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W17	BEDROOM	5'-10 1/2 x 5'-10 1/2	5'-11 1/4 x 5'-11 1/4	2'-11 1/2	COMBINATION PICTURE AND CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W18	LIVING ROOM	7'-7 x 7'-10 3/4	7'-7 3/4 x 7'-11 1/2	11-1/4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W19	LIVING ROOM	9'-8 x 7'-10 3/4	9'-8 3/4 x 7'-11 1/2	11-1/4	COMBINATION PICTURE AND CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W20	LIVING ROOM	2'-4 1/2 x 5'-6	2'-5 1/4 x 5'-6 3/4	3'-4	PICTURE	FIBERGLASS/VINYL COMPOSITE	
W21	LIVING ROOM	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-4	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
W22	KITCHEN	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-4	TILT ONLY	FIBERGLASS/VINYL COMPOSITE	
W23	OFFICE	3'-0 x 3'-0	3'-0 3/4 x 3'-0 3/4	3'-4	CASEMENT	FIBERGLASS/VINYL COMPOSITE	
		DOOR		FRAME			
DOOR NUMBER	LOCATION	SIZE (W x H)	TYPE/MATERIAL	TYPE/ MATERIAL	HARDWARE GROUP	NOTES	
D1	FRONT DOOR	3'-0 x 7'-0	1 SCW	FBG / VNYL	DOOR WITH LITE		
D2	KITCHEN	3'-0 x 7'-0	1 SCW	FBG / VNYL	DOOR		
D3	SUITE DOOR	3'-0 x 7'-0	1 SCW	FBG / VNYL	DOOR WITH LITE		
D4	GARAGE	10'-0 x 8'-2 1/2	O/H SECTIONAL DR	BY DR MAN	GARAGE		
D5	PATIO DOOR	2'-6 x 7'-0 (2)	FBG/VNYL	FBG / VNYL	DOOR WITH LITE		
D6	PATIO DOOR	2'-6 x 7'-0 (2)	FBG/VNYL	FBG / VNYL	DOOR WITH LITE		

GENERAL NOTES:

SUMMARY OF WORK

Construction of a new single family home with secondary suite to meet requirements of existing RS-6 Zone.

REGULATORY REQUIREMENTS

1. Execute the Work in accordance with applicable bylaws, regulations, and building codes; conform to latest published revisions, addenda, supplementary and appropriate current standards presently recognized and enforced by authorities having jurisdiction.
2. All construction must conform with the following laws, regulations, codes, practices and standards, as replaced or amended from time to time, unless specifically exempted on the Building Permit.
- 2006 British Columbia Building Code.
- 2006 British Columbia Fire Code.
- 2006 British Columbia Plumbing Code.
- 2006 British Columbia Electrical Code Regulation.

Should conflicts arise between one document or authority and another, obtain clarification from the Consultant before proceeding with Work. The most stringent regulation will govern.
3. The Contractor shall submit for and obtain all necessary permits required to complete the Work as stipulated by Provincial and Municipal Authorities prior to the commencement of work.
4. Should hazardous materials be encountered, stop work and notify Consultant immediately. Do not proceed until written instructions have been received from Owner.
5. Comply with federal and provincial legislation, guidelines and codes of practice, including WorkSafeBC.

DRAWINGS AND DOCUMENTS

6. These drawings shall be used in conjunction with the complete set of construction documents. The document components are not intended to identify contractual limits between Subcontractors, nor between the Contractor and his Subcontractors and the Contractor is responsible to coordinate and integrate the scope of work described in these component pieces. Refer to the architectural cover sheet for the complete list of consultants and drawings. Confirm document package with the Consultant prior to construction.
7. All dimensions are to gridlines, face of concrete, face of exterior sheathing, face of stud (interior walls), centerline of window/door R O. unless noted otherwise (u.n.o.) Contractor to verify all dimensions and confirm same on site.
8. Do not scale from drawings. Consultant to be contacted regarding any discrepancies prior to commencement of construction work.
9.All existing and new datums are geodetic (meters).

SUBMITTALS

10. Provide a schedule of submittals at commencement of the project. Provide submittals listed for review with reasonable promptness and in an orderly sequence so as to not cause delay in the Work. Allow 10 working days for consultant review of shop drawings and submittals. Submittals shall be provided electronically. Each submittal shall be verified and coordinated with the requirements of the field conditions and the Contract Documents prior to submission to the consultants. Verify field measurements and affected adjacent Work are coordinated.
Do not commence Work affected by the submittal until review is complete.

FIRE-RATED ASSEMBL ES & FIRE STOPPING

11. Maintain the continuity of fire-rated assemblies whether or not shown on the Drawings. Continuity of fire-rated assemblies to be maintained where mechanical and electrical services penetrate fire separations. Fire-stop all penetrations using ULC listed Firestopping assemblies. Provide detailed product and assembly listings to the Consultant for review prior to installation. All firestopping to be concealed by finished surfaces to be reviewed by the Consultant prior to installation of finish surfaces. HRV design to meet 9.36 2.18 to prevent circulation of smoke between suites.
All ducts are to be non-combustible and serve only one fire compartment. 3

PROJECT COORD NATION

12. The Contractor shall coordinate hours of work and noisy activity to meet the bylaw requirements of the Municipality. Coordinate progress of the work, including progress schedules, submittals, use of site, utilities and construction closures with Municipal Authorities and with Owner's Representatives.
13. Maintain existing exits and life safety systems and provide proper and safe means of egress from all parts of the building and site to open spaces at all times to the approval of jurisdictional authorities.

MATERIAL AND EQU PMENT STORAGE & INSTALLATION

14. Product and Material Quality: Defective products will be rejected, regardless of previous inspections. Inspection does not relieve responsibility, but is a precaution against oversight or error. Remove and replace defective products at own expense and be responsible for delays and expenses caused by rejection.
15. Storage, Handling and Protection: Handle and store products in a manner to prevent damage or soiling and in accordance with manufacturer's instructions when applicable. Store packaged or bundled products in original and undamaged condition with manufacturer's seals and labels intact. Unless otherwise indicated install products in accordance with manufacturer's instructions. Improper installation or erection of products, due to failure in complying with these requirements, authorizes the Consultant to require removal and reinstallation at no increase in Contract Price.
16. Hazardous Materials Information: Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials; and regarding labeling and provision of material safety data sheets (MSDS) in accordance with jurisdictional authorities. Deliver copies of Material Safety Data Sheets (MSDS) to Owner on all products intended for use in the building.

CONSTRUCTION PRACTISES

17. t is the Owner / Contractor's responsibilty to have site soil conditions reviewed and advise the Consultant of any soil conditions which may require special foundation or footing design. All footings to bear on firm undisturbed soil or properly compacted fill, as verified by a geotechnical engineer licensed to practise in BC.
18. All wood framing to be SPF unless otherwise noted or engineered. All framing, lintels etc., are to be in accordance with the BC Building Code current edition, Part 9.
19. All structural elements shall be designed, reviewed and approved by an Engineer licensed to practice in the Province of BC, including but not limited to: subsurface bearing conditions, foundations and footings, formwork, spans, shear walls, pre-engineered components, beams, joists, lintels, columns and connections, window framing for wind loads, hand- and guardrail assemblies. The Contractor shall submit to the Consultant for review the Engineer's Letters of Assurance Schedule B and sealed drawings for these elements prior to ordering or installation on site construction. The Contractor will arrange and submit to the Architect the Engineer's Schedule C confirming field review these installed elements prior to requesting Substantial Completion or Occupancy.
20. Do not insulate framing or install vapour barriers and interior finishes on wood framing until the moisture content of the wood is below 19%. Use temporary heat or fans to facilitate drying as required.
21. Provide min. 200mm (8") clearance from grade to finish cladding materials. Concrete foundation walls shall extend min. 200mm (8") above grade. All wood in contact with concrete (ie sill plates) shall be separated by appropriate gasket material. Building water-shedding membrane (building -wrap or 2 layers 30min. building paper) shall be installed lapped and shingled to prevent water penetration of the envelope. Products shall conform to CAN/CGSB 51 32-m.
22. Stair treads shall be constructed of plywood or an engineered material, fastened with screws and sub-floor adhesive. All floor sheathing shall be secured with 40mm (1 5/8") galv. floor screws at max. 6" oc.
23. All metal window, sill, and through-wall flashings shall slope to shed water away from the building envelope. Flashings over openings shall extend min. 25mm (1") beyond opening width in each direction.
24. All openings into rain-screen or other ventilation cavities shall be protected with securely installed bug-screen material.
25. Windows shall meet the requirements of CAN/CGSB -12 and CSA A.400 for air- and water-tightness and security. Ratings shall be at a minimum A1, B3, C3. Windows within 2m of grade shall meet applicable F. These ratings shall be labelled on the windows in conformance with the standard requirements. Windows shall also meet the requ ts of the Provincial Energy Efficiency Act and shall be supplied with intact labels or submittal of calculations confirming conformance prior to installation.
26. Install hard-wired smoke detectors in accordance with BCBC Part 9 and not more than 5m from any bedroom door.

PROJECT WASTE MANAGEMENT

Maintain the Work in tidy condition, free from accumulation of waste products and debris. Employ processes that ensure the generation of as little waste to the landfill as possible. Be responsible to provide and pay for proper disposal and salvage of construction materials and waste on this project. Unless otherwise shown on the drawings, all salvaged materials become the property of the Contractor.
Provide a location and facilities for separation of materials for waste or potential salvage and recycling. Recycled materials may be collected together and sorted off-site.
Hazardous materials are to be separated, stored and disposed of in accordance with the requirements of the authorities having jurisdiction including the Provincial Waste Management Act and BC Special Waste Regulation.

PROJECT CLOSEOUT

Final Cleaning: Leave the Work broom clean before the inspection process commences.
Clean and polish glass, hardware, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, mechanical and electrical fixtures. Replace broken, scratched or disfigured glass. Remove stains, spots, marks and dirt from decorative Work, electrical and mechanical fixtures, furniture fitments and walls.
Vacuum clean and dust building interiors, inside millwork, behind grilles, louvres and screens. Damp mop floors in preparation for sealing and waxing.
Upon completion of the Work, submit to Owner red-line, hand-edited, Record Drawings of each sign in the Work of this Contract.
Submit manufacturer's maintenance instructions, and necessary tools to change signage.

WALL SCHEDULE

W1 - TYPICAL EXTERIOR WALL CONSTRUCTION
- 3/4" (19mm) SAND-FLOAT ACRYLIC FINISH STUCCO & METAL LATH on BACKERBOARD
- 3/4" (19mm) VERTICAL P.T. STRAPPING @ 200oc
- 1 LAYER SHEATHING MEMBRANE conforming to CAN/CGSB-51.32-M
- 3/4" (19mm) EXTERIOR PLYWOOD SHEATHING
- 2" x 8" (38mm x 184mm) WOOD STUDS @ 2' (600mm) O.C. c/w INSULATION (min RSI 5.28)
- 1/2" (13mm) OSB AIR/VAPOUR RETARDER, all joints and penetrations sealed with approved A/B membrane tape
- 2" x 4" (38mm x 89mm) WOOD STUD FURRING @ 2' (600mm) O.C. c/w BATT INSULATION (min RSI 2.47)
- 1 LAYER 1/2" (13mm) INTERIOR GWB FINISH

W1a - GARAGE EXTERIOR WALL CONSTRUCTION
- 3/4" (19mm) SAND-FLOAT ACRYLIC FINISH STUCCO & METAL LATH on BACKERBOARD
- 3/4" (19mm) VERTICAL P.T. STRAPPING @ 200oc
- 1 LAYER SHEATHING MEMBRANE conforming to CAN/CGSB-51.32-M
- 3/4" (19mm) EXTERIOR PLYWOOD SHEATHING
- 2" x 8" (38mm x 184mm) WOOD STUDS @ 2' (600mm) O.C. c/w INSULATION (min RSI 5.28)
- 1 LAYER 1/2" (13mm) INTERIOR GWB FINISH

W2 - INSULATED INTERIOR WALL
1 hr FR based on BCBC Appendix D Table 2.3.4.a and TABLE 2.3.4.C as permitted by 9.10.3.1
- 1 LAYER 5/8" (16mm) TYPE 'X' INTERIOR GWB FINISH
- 2" x 8" (38mm x 184mm) WOOD STUDS @ 16" (400mm) O.C. c/w INSULATION (min RSI 5.28) 3
- 1/2" (13mm) OSB AIR/VAPOUR RETARDER, all joints and penetrations sealed with approved A/B membrane tape
- 2" x 4" (38mm x 89mm) WOOD STUD FURRING @ 2' (600mm) O.C. c/w BATT INSULATION (min RSI 2.47)
- 1 LAYER 5/8" (16mm) TYPE 'X' INTERIOR GWB FINISH

W3a - FOUNDATION WALL
- DRAINMAT PROTECTION BOARD
- RIGID EXPANDED POLYSTYRENE INSULATION (min RSI 7.35) full height of wall
- WATERPROOF MEMBRANE
- 8" (200mm) CONCRETE FOUNDATION WALL c/w STEEL RE-INFORCING as per Structural Engineering requirements.
- 2" x 4" (38mm x 89mm) WOOD FURRING STUDS @ 2' (600mm) O.C.
- 1 LAYER 1/2" (13mm) GWB

W3b - GARAGE FOUNDATION WALL
- SELF-ADHERING WATERPROOF MEMBRANE
- 8" (200mm) CONCRETE FOUNDATION WALL c/w STEEL RE-INFORCING as per Structural Engineering requirements.

W4 - 1hr RATED INTERIOR WALL CONSTRUCTION
BCBC Table A-9.10.3.1 #9a 3
- 1 LAYER 5/8" (16mm) TYPE 'X' GWB
- 2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. with acoustic batt insulation
- 1 LAYER 5/8" (16mm) TYPE 'X' GWB

W5 - TYPICAL INTERIOR WALL CONSTRUCTION
- 1 LAYER 1/2" (13mm) GWB
- 2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. with acoustic batt insulation
- 1 LAYER 1/2" (13mm) GWB

SUBSTITUTE 1 LAYER 1/2" (13mm) MOISTURE RESISTANT GWB in BATHROOMS to height of 1.83m and up to & including ceilings over tubs and showers

W6 - TYPICAL INTERIOR WALL CONSTRUCTION - PLUMBING WALL
- 1 LAYER 1/2" (13mm) GWB
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. with acoustic batt insulation
- 1 LAYER 1/2" (13mm) GWB

SUBSTITUTE 1 LAYER 1/2" (13mm) MOISTURE RESISTANT GWB in BATHROOMS to height of 1.83m and up to & including ceilings over tubs and showers

W6a - 1hr RATED INTERIOR WALL CONSTRUCTION - PLUMBING WALL
derived from BCBC Table A-9.10.3.1 W1a 3
- 1 LAYER 5/8" (16mm) TYPE 'X' GWB
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. with acoustic batt insulation
- 1 LAYER 5/8" (16mm) TYPE 'X' GWB

W7 - FURRING WALL
- 1 LAYER 1/2" (13mm) GWB
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 2' (600mm) O.C.

SUBSTITUTE 1 LAYER 1/2" (13mm) DENS GLASS GOLD OR EQUIVALENT BEHIND TUB ENCLOSURES AND SHOWERS

ROOF SCHEDULE

R1 - ROOF
- 2 ply MODIFIED SBS ROOF MEMBRANE on
- 5/8" (16mm) ROOF SHEATHING
- TAPERED WOOD STRAPPING PURLOINS in two layers and directions to achieve min. 1.5% slope to drains & cross ventilation of joist spaces.
- ROOF JOISTS (Refer to structural engineering for depth & spacing)
- BATT INSULATION (min. RSI 9.8)
- 1/2" (13mm) OSB AIR/VAPOUR RETARDER, all joints and penetrations sealed with approved A/B membrane tape
- 2X4 (38X89) FURRING JOISTS @ 2' (600mm) O.C. c/w BATT INSULATION (min RSI 2.47)
- 1 LAYER 1/2" (13mm) GWB

FLOOR SCHEDULE

F1 - CONCRETE FLOOR SLAB
- FINISHED FLOOR
- 4" (100mm) RE-INFORCED CONCRETE SLAB ON GRADE
- POLY VAPOUR RETARDER
- EPS RIGID INSULATION (min. RSI 7.5)
- MIN. 6" (150mm) GRANULAR DRAINAGE LAYER
- UNDISTURBED NATIVE SOIL OR COMPACTED FILL (as approved by Geotechnical Engineer to suit loading)

F2 - SUSPENDED WOOD FLOOR ASSEMBLY; TABLE A-9.10.3.1.B FLOOR ASSEMBLY F8d
- FINISHED FLOOR
- 5/8" (16mm) PLYWOOD SUBFLOOR
- MIN. 2" x 10" (38mm x 235mm) WOOD JOISTS or 241mm dp I-JOISTS @ 2' (600mm) MAX. O.C. C/W acoustic batt insulation
- RESILIENT METAL CHANNELS @ 24" (600mm) O.C.
- 1 LAYER 5/8" (16mm) TYPE 'X' GWB, staggered joints

F3 - SUSPENDED, INSULATED WOOD FLOOR ASSEMBLY OVER GARAGE
- FINISHED FLOOR, based on TABLE A-9.10.3.1.B FLOOR ASSEMBLY F8d
- 5/8" (16mm) PLYWOOD SUBFLOOR, all joints and penetrations sealed with approved A/B membrane tape
- MIN. 2" x 10" (38mm x 235mm) WOOD JOISTS or 241mm dp I-JOISTS @ 2' (600mm) MAX. O.C. C/W BATT INSULATION (min. RSI 9.8)
- RESILIENT METAL CHANNELS @ 16" (400mm) O.C.
- 2 LAYERS 5/8" (16mm) TYPE 'X' GWB

ZONING AND PROJECT INFORMATION:

PROPERTY LEGAL DESCRIPTION:
Lot A, (DD B45943), of Lot 14, Block 1, Section 36, Victoria District, Plan 7977

CURRENT ZONING:
RS-6

LOT AREA:
1748 m2

EXISTING LOT COVERAGE:
6.8% (118.77 m2)

PROPOSED LOT COVERAGE:
10.3% (180 m2)

MAIN FLOOR AREA:
180 m2

LOWER FLOOR AREA:
179 m2 (includes 49 m2 of garage)

GROSS FLOOR AREA:
359 m2

GARAGE FLOOR AREA:
49 m2

BASEMENT FLOOR AREA:
72 m2

FLOOR SPACE RATIO:
0.165:1

HEIGHT OF BUILDING FROM AVERAGE GRADE:
6.375 m

TOTAL IMPERVIOUS SURFACE AREA:
535.43 m2 (30.6% of Lot Area)

SETBACKS:

Front Yard:	11.3m	(6m required)
Rear Yard:	17.85m	(7.5m required)
Side Yards:	South 1.57m	(1.5m min.)
	North 6.85m	
	Total 8.42 total	(4.5m Required)

NUMBER OF STORIES:
2

OPEN SITE SPACE CALCULATION:

77.3%

Building Area:	180 m2
Parking/Driveway:	+188 m2
Total:	368 m2
Lot Area:	1748 m2
Building/Parking Area:	- 368 m2
Open Site Space:	1380 m2
Open Site Space:	1380 m2
Lot Area:	/ 1748 m2
Percentage Open Site:	79%

rev no	description	date
4	Construction Set	12.10.19
3	Building Permit revisions	12.09.05
2	window revisions	12.08.29
1	issued for Building Permit	12.08.02

CASCADIA ARCHITECTS
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VICTORIA B.C. V8W 1E4
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T 250.881.4841
T 778.679.8739
F 250.519.0118

TITLE
BUILDING CODE SITE INFORMATION and SCHEDULES

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE: not to scale

DAMANT PROJECT NUMBER

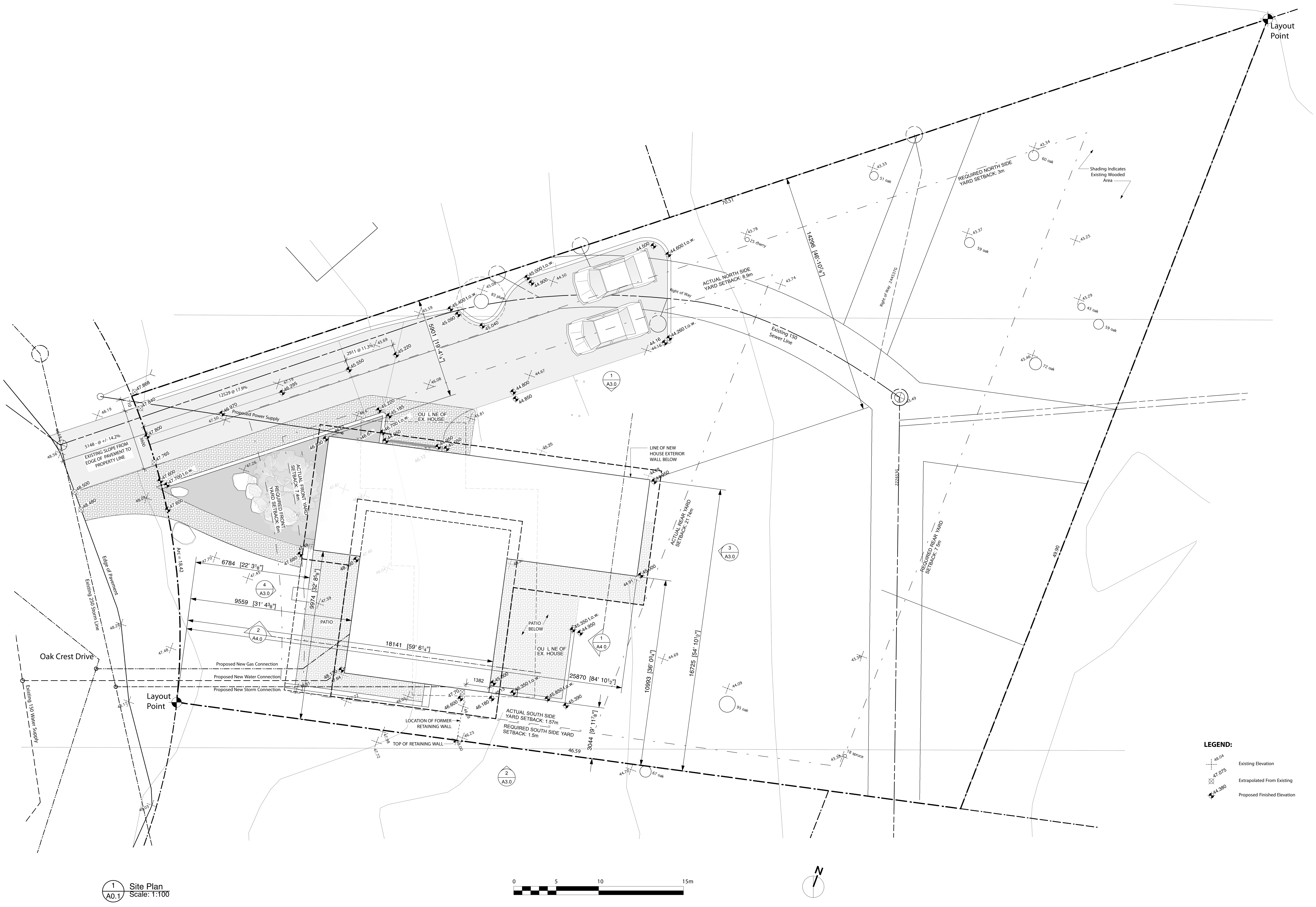
DATE: 12 10 19

DRAWING FILE

CHECKED BY: GD

REV. 4

DWG. NO A0.1



1 Site Plan
A0.1 Scale: 1:100

Average Grade Calculation

46 67
47 49
47 64
45 13
44 91
+ 44 68
276 52

276 52 / 6 = 46 09 average grade

rev no	description	date
4	Construction Set	12.10.19
3	Building Permit revisions	12 09 05
	issued for Building Permit	12 08 02
2	Revised to meet RS 6	12 06 26
1	Landscape Changes	12 04 12

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TITLE
Site Plan

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE: as noted

DAMANT PROJECT NUMBER: 1202

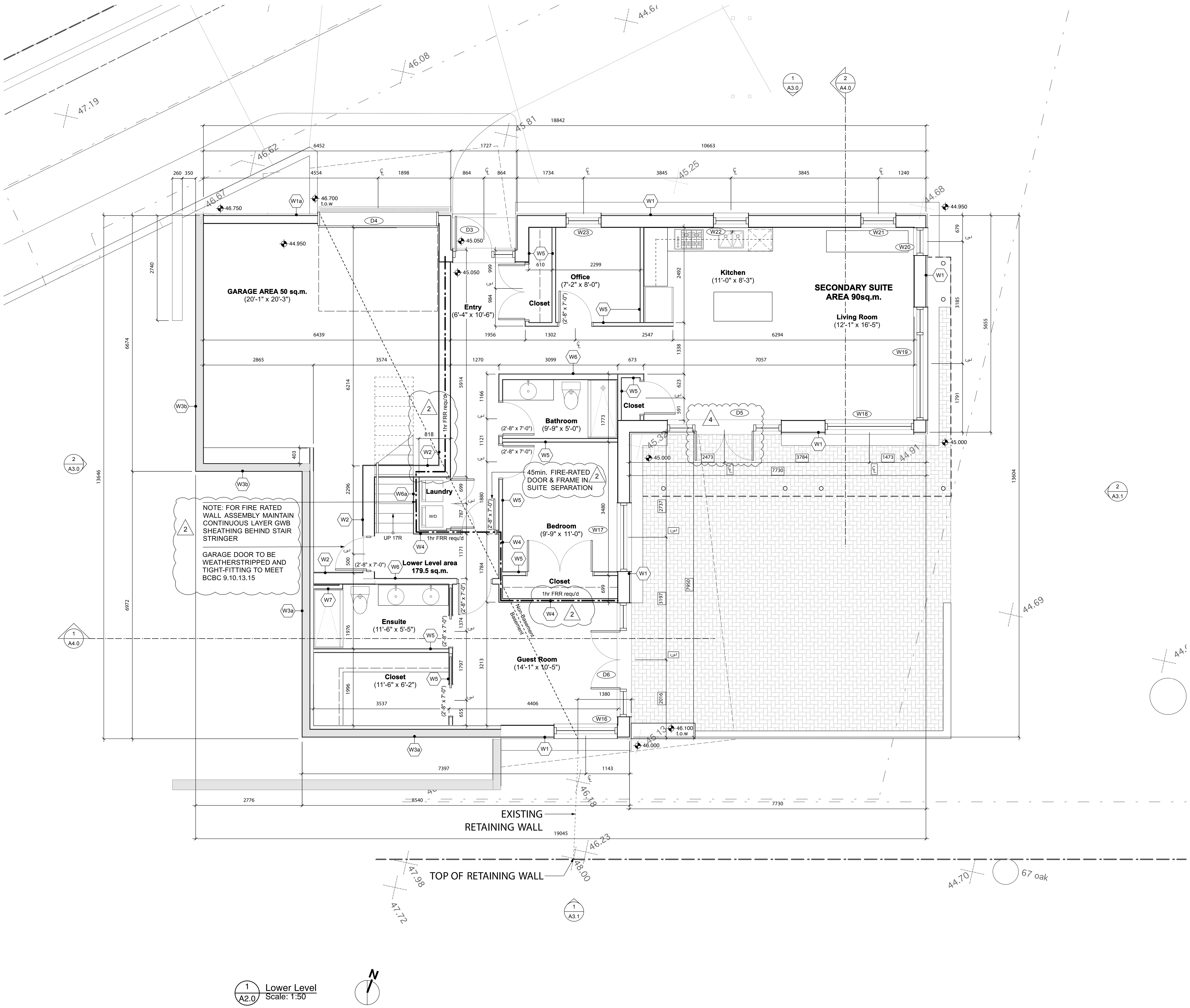
DATE: 12 10 19

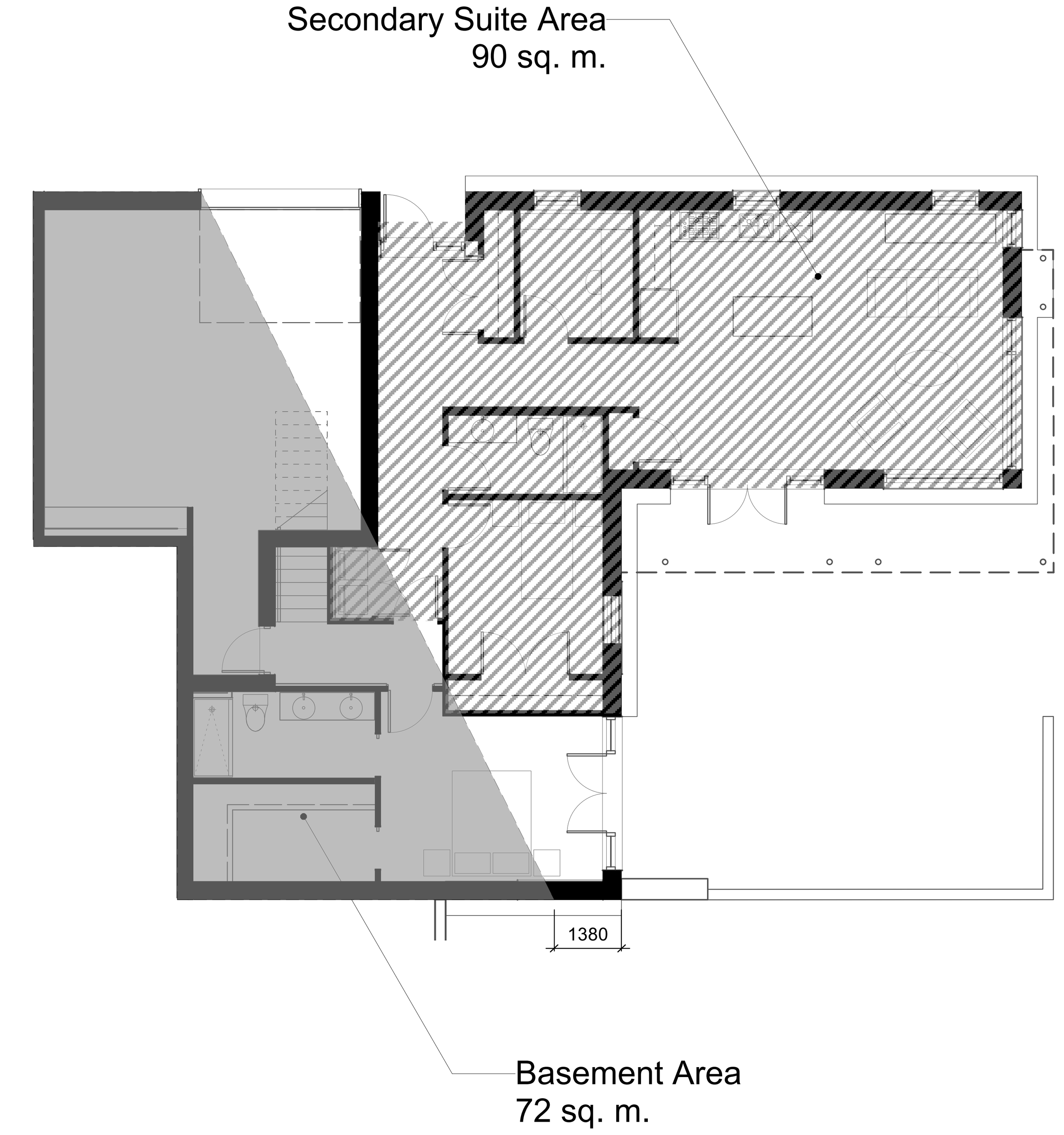
DRAWING FILE: 1202 A1 0 Site Plan

CHECKED BY: GD

REV.: 4

DWG. NO: A1.0





rev no	description	date
4	Construction Set	12.10.19
3	Building Permit revisions	12 09 05
2	ssued for building permit	12 08 02
1	Revised to meet RS 6	12 06 26

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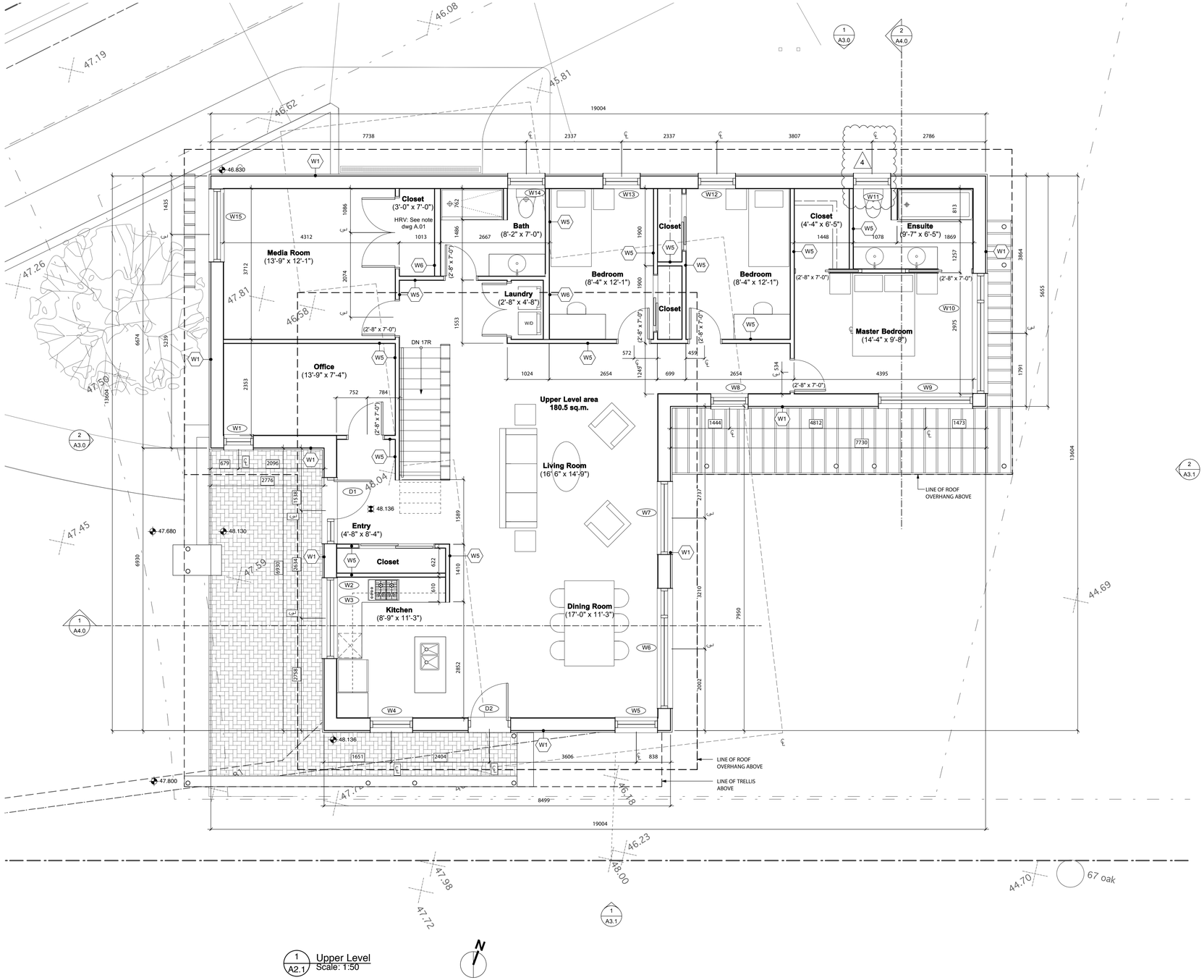
TITLE
Lower Floor Plan

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE
as noted

DAMANT PROJECT NUMBER 1202	DATE 12 10 19
DRAWING FILE 1202 A2 0 Plans vwx	CHECKED BY GD
	REV. 4
	DWG. NO A2.0



1 A2.1 Upper Level
Scale: 1:50

rev no	description	date
4	Construction Set	12.10.19
3	Building Permit revisions	12 09 05
2	issued for building permit	12 08 02
1	Revised to meet RS 6	12 06 26

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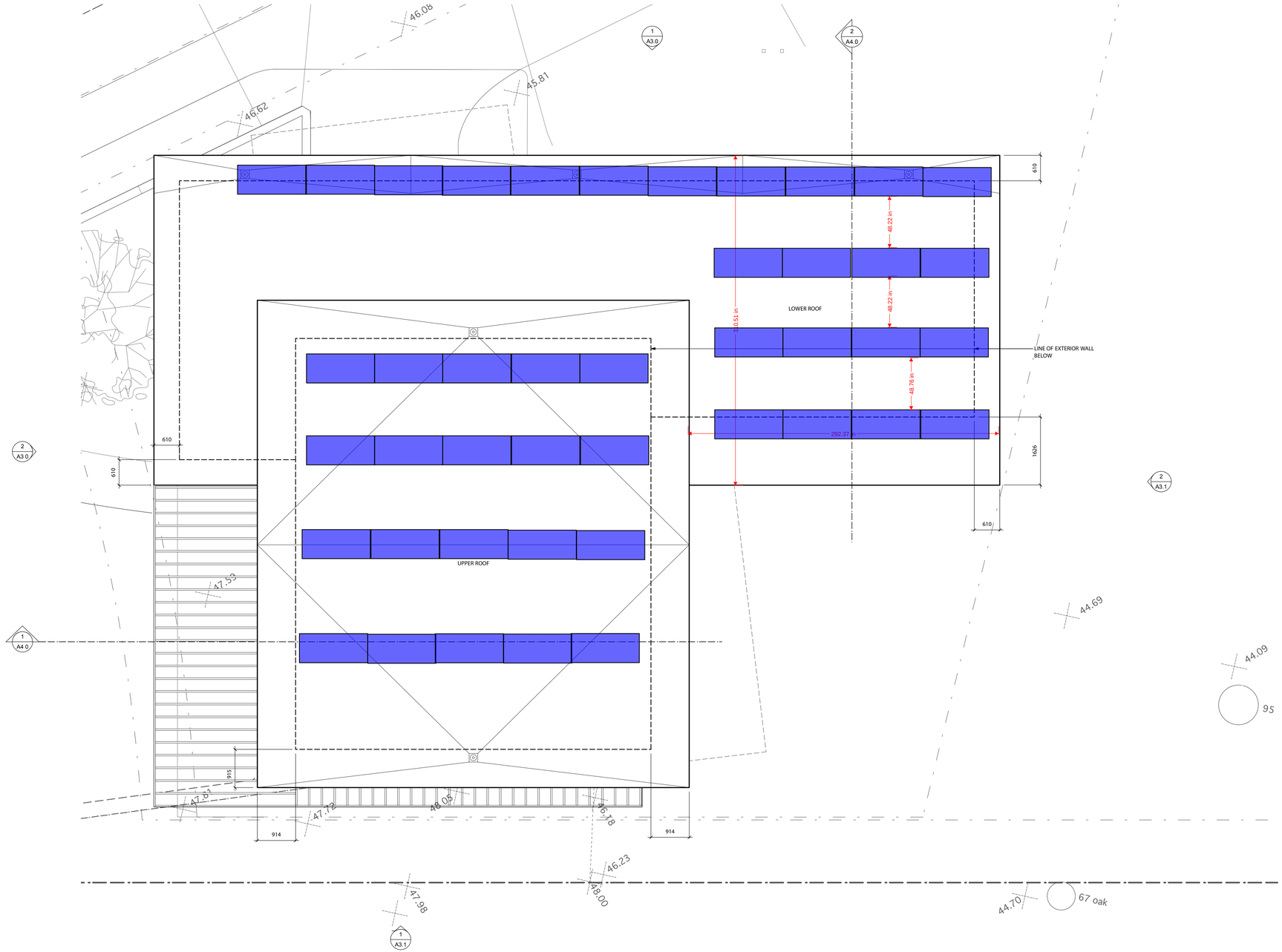
TITLE
Upper Floor Plan

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE: as noted

DAMANT PROJECT NUMBER: 1202
DATE: 12 10 19
DRAWING FILE: 1202 A2 0 Plans vwx
CHECKED BY: GD
REV.: 4
DWG. NO: A2.1



1 / A2.2 Roof Plan
Scale: 1:50

rev no	description	date
	Construction Set	12.10.19
	Building Permit revisions	12 09 05
	issued for building permit	12 08 02

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TITLE
Roof Plan

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE
as noted

DAMANT PROJECT NUMBER
1202

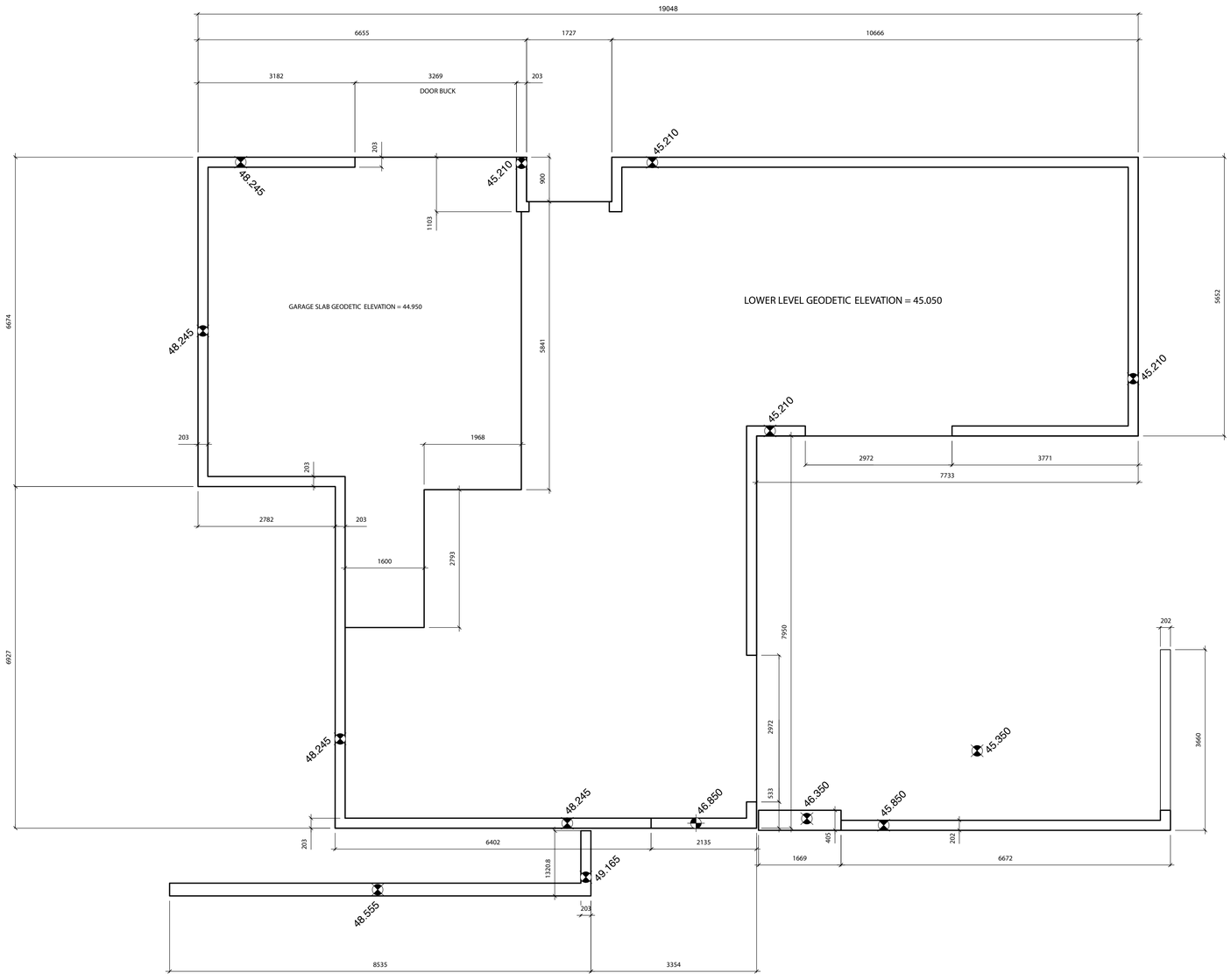
DATE
12 10 19

DRAWING FILE
1202 Plans vwx

CHECKED BY
GD

REV.
-

DWG. NO
A2.2



1 / A2.3 Slab Plan
Scale: 1:50

rev no	description	date
	Construction Set	12.10.19
	Building Permit revisions	12 09 05
	issued for building permit	12 08 02

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TITLE
Foundation Plan

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE: as noted

DAMANT PROJECT NUMBER: 1202

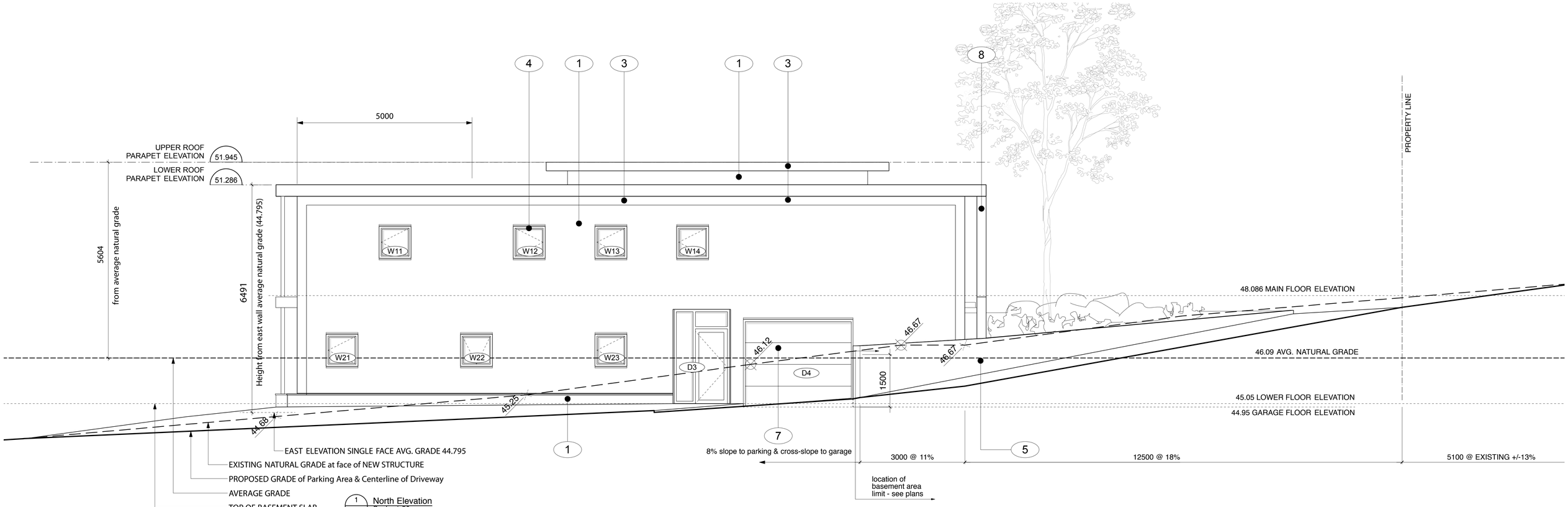
DATE: 12 10 19

DRAWING FILE: 1202 Plans vwx

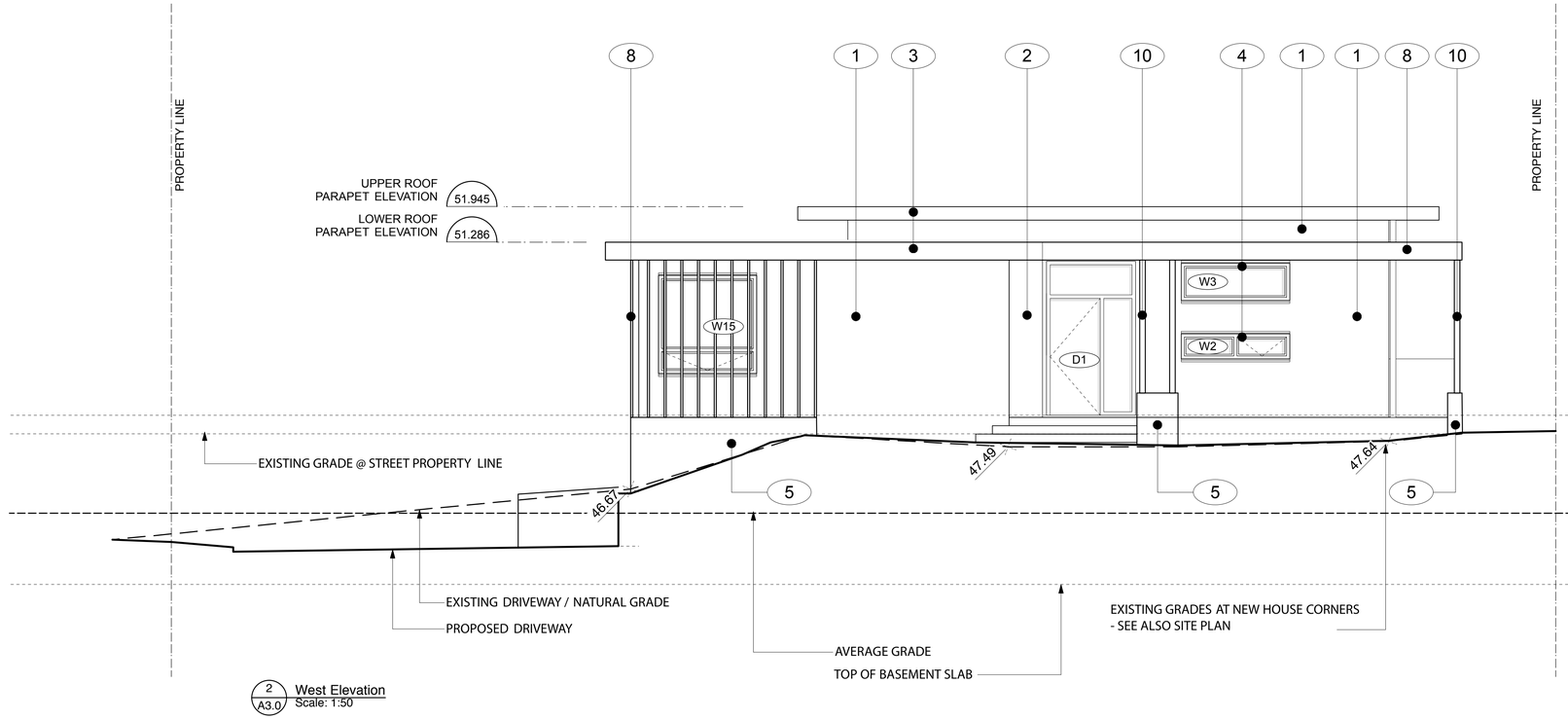
CHECKED BY: GD

REV.: -

DWG. NO: A2.3



1 A3.0 North Elevation
Scale: 1:50



2 A3.0 West Elevation
Scale: 1:50

MATERIALS KEY:

1. Sand float stucco - colour to match Colorlife 1029W Sheep Skin
2. Baltic birch wood panel siding
3. Pre-finished metal fascia - colour: white
4. Pre-finished aluminum window frames - white
5. Concrete wall
6. Solid wood door
7. Garage door
8. Cedar sun shade - stained white
9. Pre-finished metal rainwater leader
10. Pre-finished metal post - colour: white
11. -
12. -
13. -
14. -
15. -

rev no	description	date
2	Construction Set	12.10.19
1	Building Permit revisions	12 09 05
	issued for Building Permit	12 08 02

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TITLE
Elevations

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE: as noted

DAMANT PROJECT NUMBER: 1202

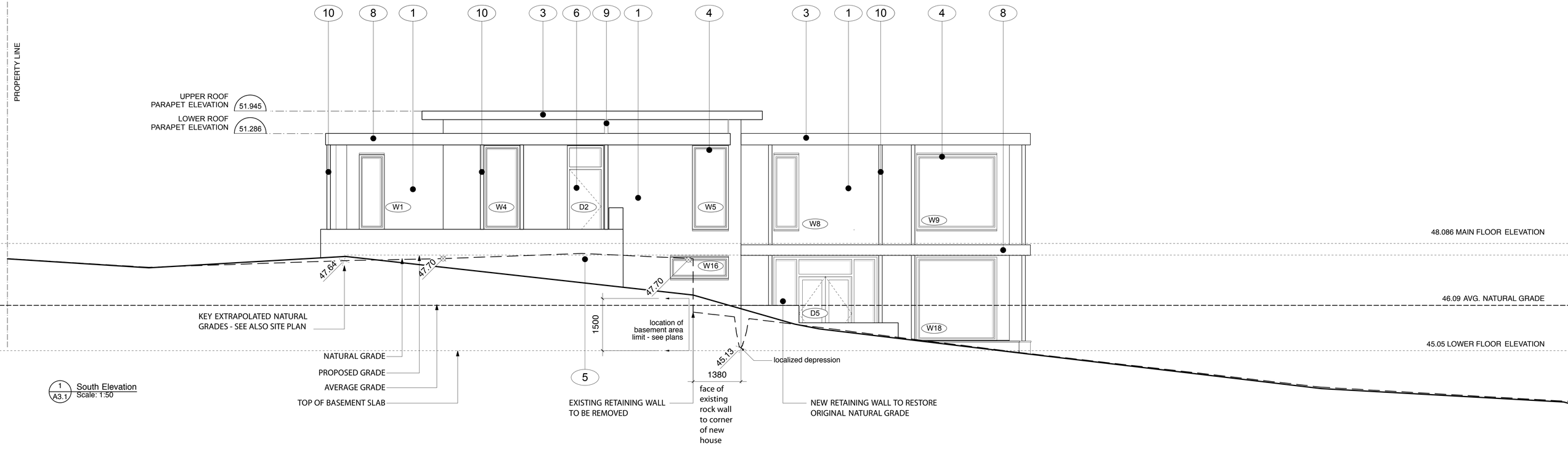
DATE: 12 10 19

DRAWING FILE: 1202 Elevations vwx

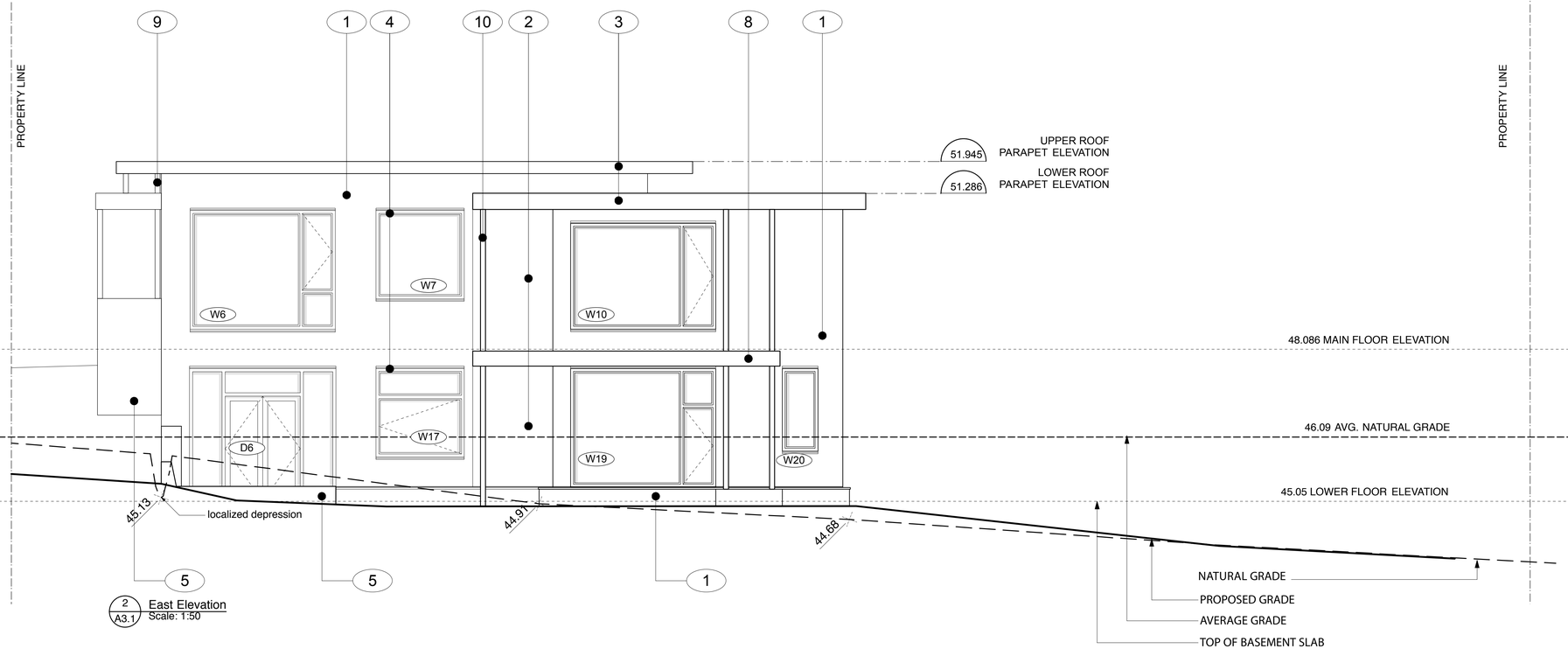
CHECKED BY: GD

REV.: 2

DWG. NO: A3.0



1 / A3.1 South Elevation
Scale: 1:50



2 / A3.1 East Elevation
Scale: 1:50

PROPERTY LINE

MATERIALS KEY:

1. Sand float stucco - colour to match Colorlife 1029W Sheep Skin
2. Baltic birch wood panel siding
3. Pre-finished metal fascia - colour: white
4. Pre-finished aluminum window frames - white
5. Concrete wall
6. Solid wood door
7. Garage door
8. Cedar sun shade - stained white
9. Pre-finished metal rainwater leader
10. Pre-finished metal post - colour: white
11. -
12. -
13. -
14. -
15. -

rev no	description	date
2	Construction Set	12.10.19
1	Building Permit revisions	12 09 05
	issued for Building Permit	12 08 02

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TITLE
Elevations

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE
as noted

DAMANT PROJECT NUMBER
1202

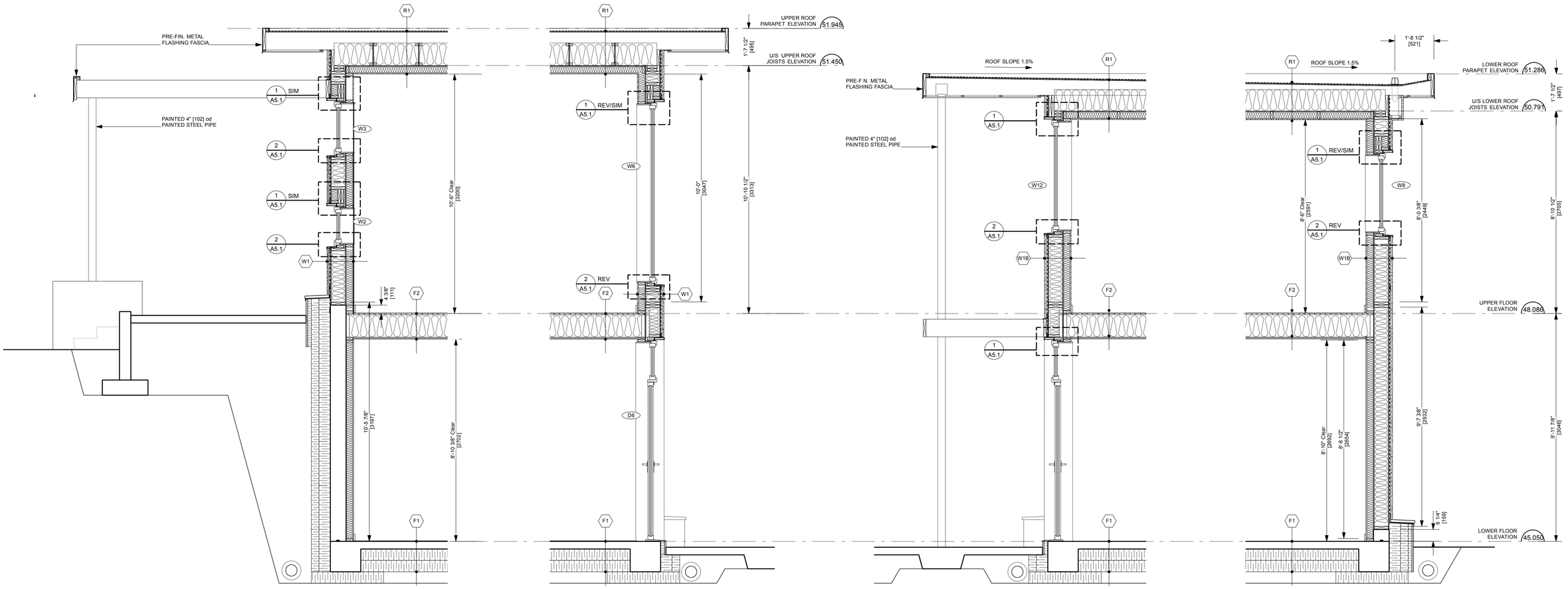
DATE
12 10 19

DRAWING FILE
1202 Elevations vwx

CHECKED BY
GD

REV.
2

DWG. NO
A3.1

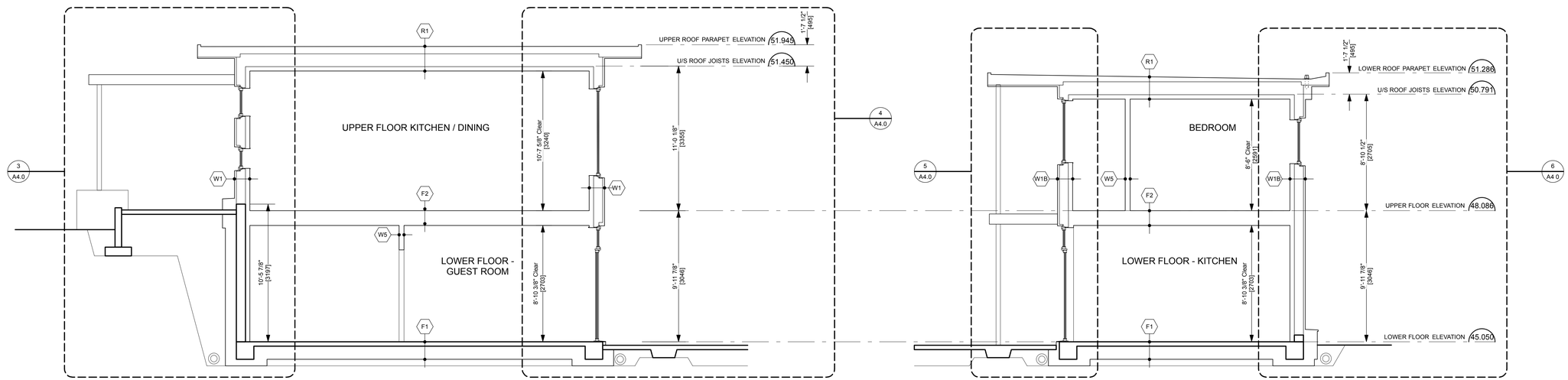


3 A4 0 Wall Section
Scale: 1:25

4 A4 0 Wall Section
Scale: 1:25

5 A4 0 Wall Section
Scale: 1:25

6 A4 0 Wall Section
Scale: 1:25



1 A4 0 E-W Building Section
Scale: 1:50

2 A4 0 N-S Building Section
Scale: 1:50

rev no	description	date
	Construction Set	12.10.19
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	issued for Building Permit	12 08 02

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TITLE
Building Sections
Wall Sections

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE
as noted

DAMANT PROJECT NUMBER
1202

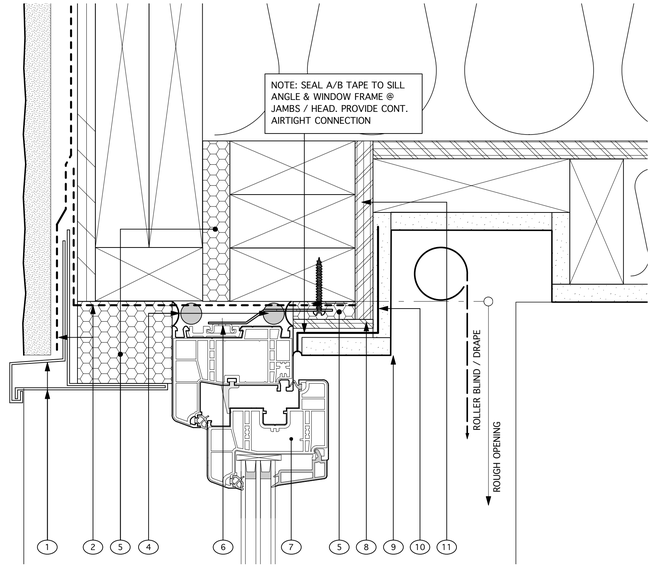
DATE
12 10 19

DRAWING FILE
1202 A4 0 Sections + Wall Sections vwx

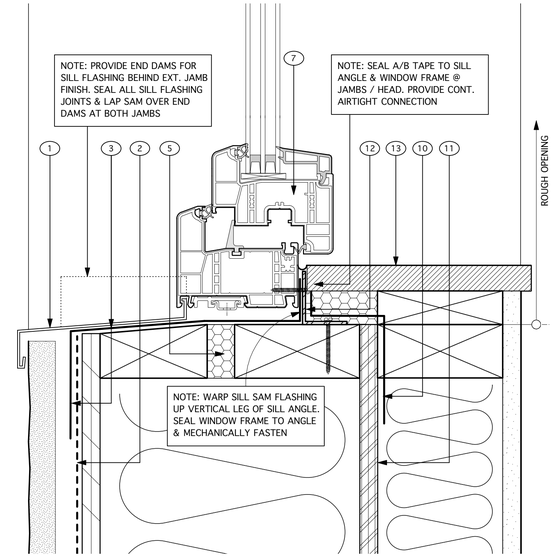
CHECKED BY
GD

REV.
-

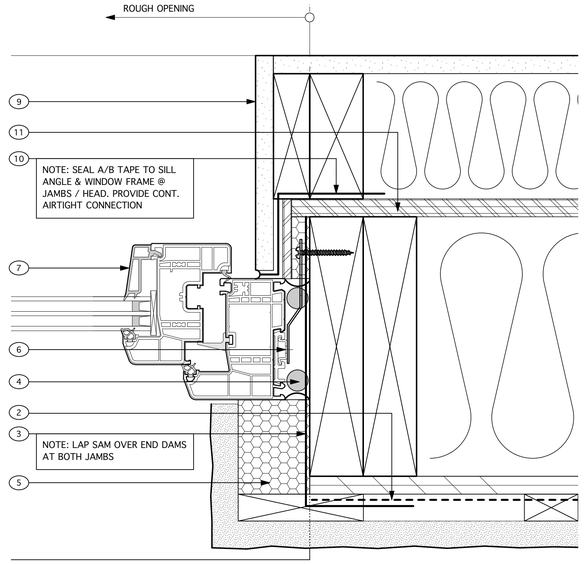
DWG. NO
A4.0



1 / A5 0 — Head detail - Tilt & Turn window
Scale: Half Actual Size



2 / A5 0 — Sill detail - Tilt & Turn window
Scale: Half Actual Size



3 / A5 0 — Jamb detail - Tilt & Turn window
Scale: Half Actual Size

NOTE LEGEND

1. PRE-FIN. 22ga. METAL FLASHING
2. BUILDING WRAP
3. SELF-ADHERING W/P MEMBRANE (SAM)
4. CONT. FLEXIBLE EXT. GRADE SEALANT & FOAM BACKER ROD - FRONT AND BACK OF WINDOW FRAME
5. RIGID INSULATION
6. WINDOW REBATE FASTENER CLIP
7. WINDOW FRAME & GLAZING TO MEET PPHP PERFORMANCE REQU'TS.
8. CONT. FLEXIBLE EXT. GRADE SEALANT & FOAM BACKER ROD
9. GYPSUM WALLBOARD
10. SELF-ADHERING A/B TAPE & SEALANT - PROVIDE CONT. CONNECTION OF OSB A/B LYR WITH WINDOW FRAME
11. OSB A/B LAYER
12. CONT. 1.5 X1.5 ALUM. SILL INSTALL ANGLE
13. 1 ENG. or SOLID STONE SILL

rev no	description	date
	Construction Set	12.10.19

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TITLE
Details

PROJECT
Bernhardt Residence
1535 Oak Crest Drive, Victoria BC

SCALE
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DAMANT PROJECT NUMBER
1202

DATE
12 10 19

DRAWING FILE
1202 A4 0 Sections + Wall Sections vex

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REV.
-

DWG. NO
A5.0