49 TOVEY CRESCENT

VIEW ROYAL, BC

PROJECT ADDRESS

SITE ADDRESS	49 TOVEY CRESCENT
LEGAL DESCRIPTION	LOT 3, PLAN VIP 5985, SECTION 92, LAND DISTRICT 21

SCOPE OF WORK

DEMOLITION OF EXISTING CARPORT IN FRONT YARD

CONSTRUCTION OF UNATTACHED SINGLE CAR GARAGE IN FRONT YARD

ZONING ANAYLSIS

ZONE	R1
LOT AREA	1223 m2
AVERAGE GRADE RESIDENCE	9.6 m
AVERAGE GRADE GARAGE	9.95m

BC BUILDING CODE 2018 PART 9

DETACHED GARAGES ARE EXCEMPT FROM BRACING REQUIREMENTS

BCBC ENERGY EFFICENCY ZONE 4 - GARAGE IS EXEMPT

DETACHED GARAGE LESS THAN 55 M2 BCBC 9.35

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED
FLOOR SPACE RATIO	0.42	0.20	0.20
GROSS FLOOR AREA			
MAIN FLOOR		140.5 m2	140.5 m2
BASEMENT		100.5 m2	100.5 m2
TOTAL	513.6 m2	241.0 m2	241.0 m2
LOT COVERAGE			
HOUSE		150.60 m2	150.60m2
DECK BACKYARD		70.00m2	70.00m2
DECK FRONT YARD		15.75m2	15.75m2
GARAGE (PREV. CARPORT)		**21.90m2**	**33.75m2**
BIKE STORAGE SHED		3.80m2	3.80m2
TOOL SHED		0.80m2	0.80m2
GARDEN SHED		13.75m2	13.75m2
TOTAL	489.2 m2 /40%	276.60m2	288.45m2
HEIGHT RESIDENCE	7.40 m	4.73m	4.73m
HEIGHT PROPOSED GARAGE	4.50 m		**3.82m**
SETBACKS HOUSE			
FRONT - NORTHEAST	7.50 m	16.57m	14.80m
BACK - SOUTHWEST	7.50m	15.01m	15.01m
SIDE - SOUTHEAST	2.00m	2.25	2.25m
SIDE - NORTHWEST	2.00m	3.16m	3.16m

SETBACKS PROPOSED GARAGE	
FRONT	13.80m
BACK	30.60m
SIDE - SOUTHEAST	2.10m
SIDE - NORTHWEST	16.50m

COMMUNITY MAP



TOTAL COVERAGE OF ACCESSORY BUILDINGS < 60 M2 [<10% OF LOT=122 M2]

PROPOSED NEW GARAGE	33.75 M2
GARDEN SHED (MOVEABLE ACCESSORY BUILDING)	13.75 M2
BIKE STORAGE	3.80 M2
TOOL SHED	0.80 M2
TOTAL	**52.10 M2** (< 60M2)

IMPERMEABLE COVERAGE - TO BE < 60% OF 1.223 M2 (733.80M2)

HOUSE	150.60 M2
NEW FRONT DECK/ACCESS BASEMENT	24.87 M2
DECK BACK YARD (COVERED AREA ONLY)	13.38 M2
BACK YARD PATIO/FLAGSTONE	52.65 M2
ACCESSORY BUILDINGS	52.10 M2
TOTAL	**293.60M2** (<733.80m2)

ACCESSORY BUILDING HEIGHT MAX **4.50 M**

ACTUAL PROPOSED PITCH TO MATCH MAIN RESIDENCE = 2.057:12

FLAT ROOF W/PITCH LESS THAN 3:12 = TOTAL MAXIMUM HEIGHT

TOTAL HEIGHT PROPOSED GARAGE **3.40 M**

HEIGHT FROM AVERAGE GRADE AT 9.95 M - 3.82 M

Site Plan of Lot 3, Section 92, Esquimalt District, Plan 5895.

'Town of View Royal'

Metres 1.5 0 1.5 3 4.5 6 7.5

The intended plot size of this plan is 432 mm in width by 559 mm in height (C size) when plotted at a scale of 1:150

Legend:

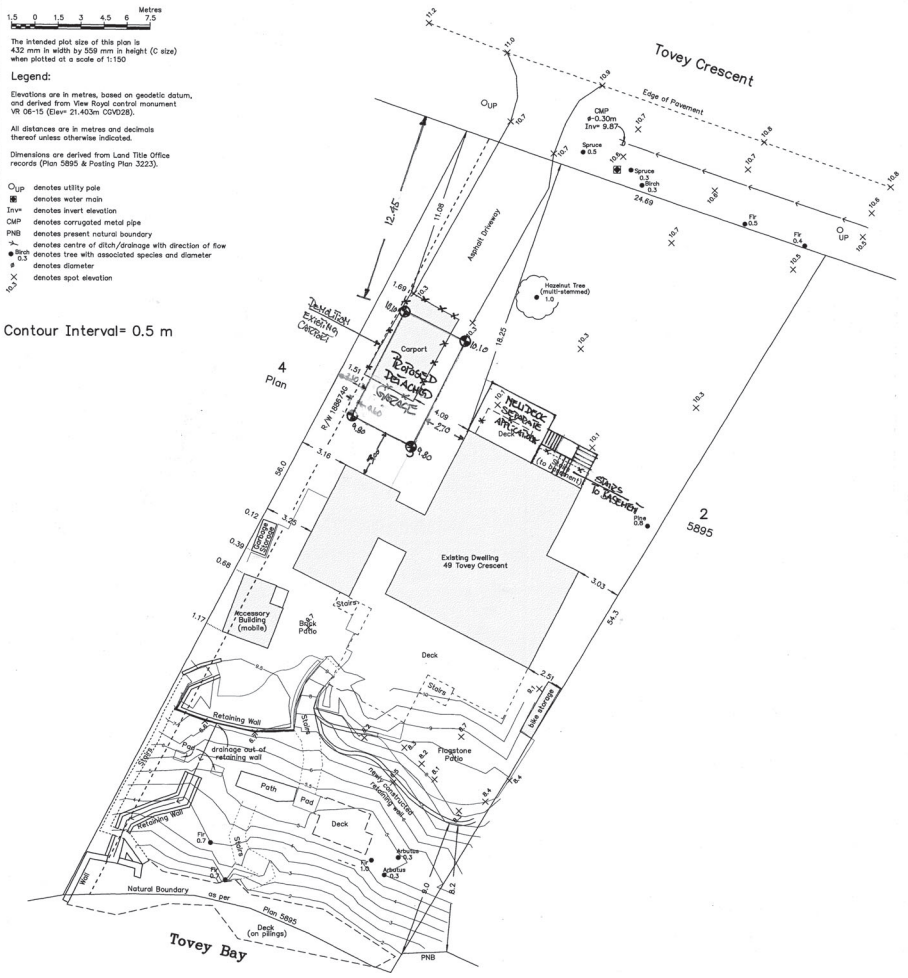
Elevations are in metres, based on geodetic datum, and derived from View Royal control monument VR 06-15 (Elev= 21.403m CGVD28).

All distances are in metres and decimals thereof unless otherwise indicated.

Dimensions are derived from Land Title Office records (Plan 5895 & Posting Plan 3223).

- UP denotes utility pole
- denotes water main
- Inv= denotes invert elevation
- CMP denotes corrugated metal pipe
- PNB denotes present natural boundary
- denotes centre of ditch/drainage with direction of flow
- Birch 0.3 denotes tree with associated species and diameter
- # denotes diameter
- denotes spot elevation

Contour Interval= 0.5 m



25 July 2022 - Updated Survey (bike storage and hazelnut tree)
6 July 2022 - Updated Survey (new deck & accessory building)
27 August 2019 - Updated Survey
9 March 2018 - Original Survey

McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.ca
File: 6056SITE3-AMD

This document shows the relative location of surveyed features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

McIlvaney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

THE SKY IS THE LIMIT
interior design concepts

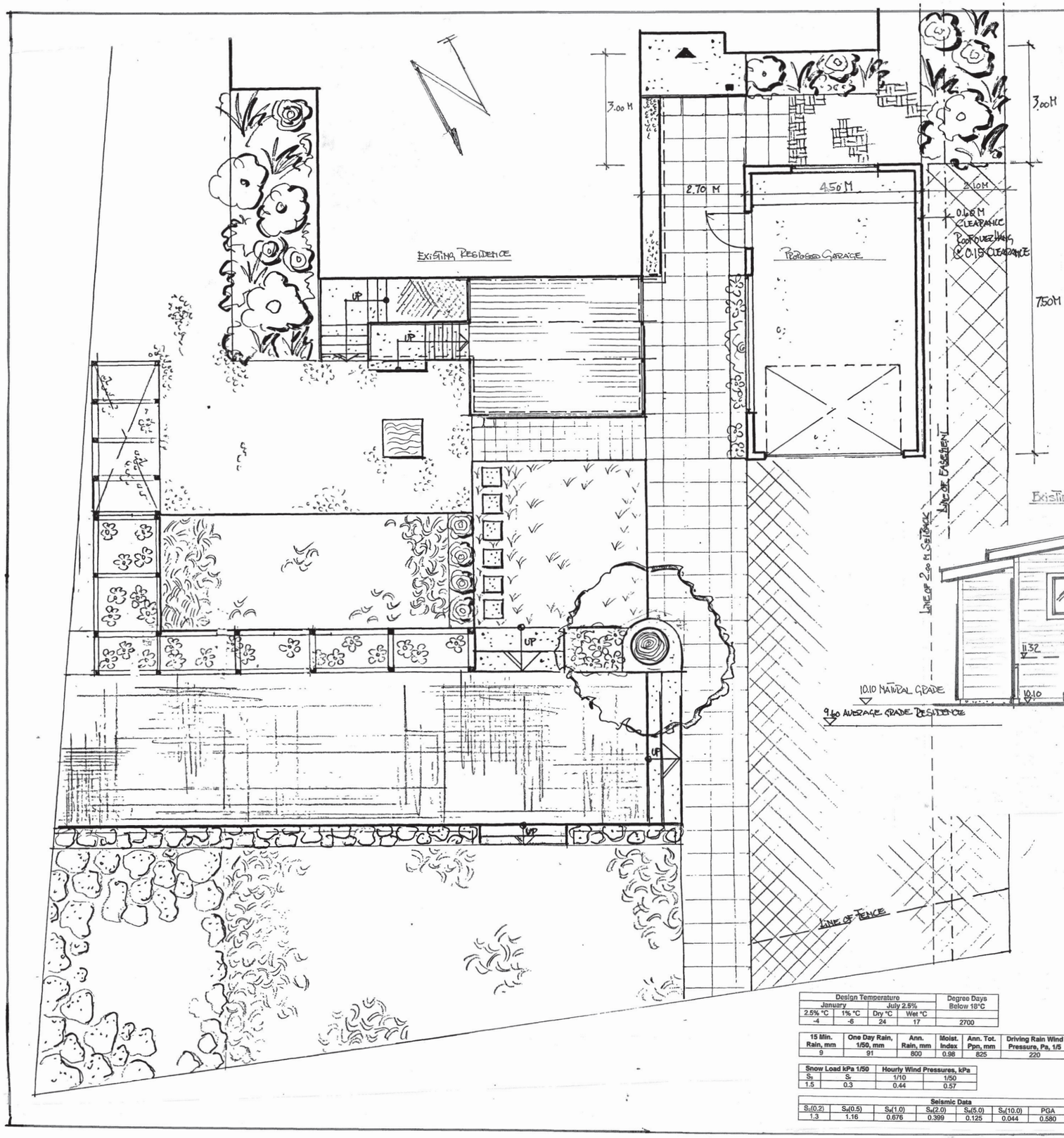
780 Humboldt Street
Victoria, BC V8W 4A1
250.882.5156
info@theskyisthelimitdesign.com

Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

JO-ANNE AND JOHN WILSON JOANNE@TECHNOLOGYCONCEPTS.COM
49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

SURVEY PROJECT DATA CALCULATIONS COMMUNITY MAP CONTRACTOR NOTES

AUGUST 15, 2022



EXISTING CARPORT



NORTH EAST

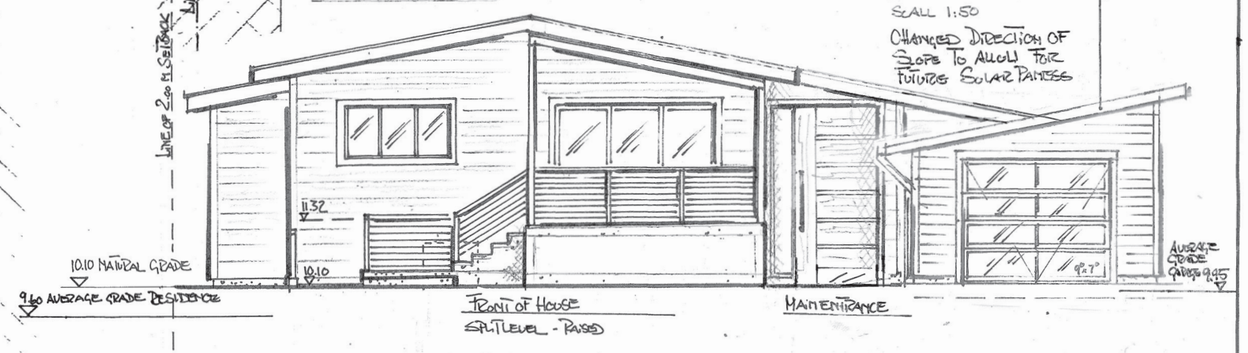


NORTH WEST



SOUTHEAST

EXISTING RESIDENCE



PROPOSED SINGLE CAR GARAGE

SCALE 1:50

CHANGED DIRECTION OF SLOPE TO ALLOW FOR FUTURE SOLAR PANELS

Design Temperature				Degree Days Below 18°C
January		July 2.5%		
2.5% °C	1% °C	Dry °C	Wet °C	
-4	-6	24	17	2700

15 Min. Rain, mm	One Day Rain, 1/50, mm	Ann. Rain, mm	Moist. Index	Ann. Tot. Ppn, mm	Driving Rain Wind Pressure, Pa, 1/5
9	91	800	0.98	825	220

Snow Load kPa 1/50		Hourly Wind Pressures, kPa	
S_s	S_r	1/10	1/50
1.5	0.3	0.44	0.57

Seismic Data							
$S_a(0.2)$	$S_a(0.5)$	$S_a(1.0)$	$S_a(2.0)$	$S_a(5.0)$	$S_a(10.0)$	PGA	PGV
1.3	1.16	0.676	0.399	0.125	0.044	0.580	0.834

FLOOR ASSEMBLY	R
COMPACTED SUB BASE	0.00
CONCRETE	0.00
TOTAL	N/A

EXTERIOR WALL ASSEMBLY	R
½"HARDIE PLANK LAP SIDING	1.08
EXTERIOR AIR FILM	0.17
MOISTURE BARRIER	0.00
¾" PLYWOOD SHEATHING	0.94
3.5"INSULATION (FIBERGLASS)	12.95
2X6 WALL STUDS@16" O.C	0.00
A/V BARRIER	0.00
½" GYPSUM BOARD	0.45
TOTAL	15.59 (R) 2.74 (RSI)

ROOF ASSEMBLY	R
2-PLY BIT. ROOFING	0.00
MANUFACTURER APPROVED UNDERLAY	0.00
¾" PLYWOOD SHEATHING	0.94
ROOF FRAMING AT 24" O.C.	0.00
10" INSULATION (FIBREGLASS)	30.00
A/V BARRIER	0.00
5/8" GYPSUM BOARD	0.57
TOTAL	31.57 (R) 5.55(RSI)

JO-ANNE AND JOHN WILSON JOANNE@ITECHNOLOGYCONCEPTS.COM
49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

SITE PLAN W/PROPOSED GARAGE ELEVATION EXISTING REDIENCE W/PROPOSED GARAGE
SCALE 1:50
R-VALUE CALCULATION PROPOSED GARAGE
PHOTOS EXISTING CARPORT

AUGUST 15, 2022

THE SKY IS THE LIMIT
interior design concepts
780 Humboldt Street
Victoria, BC V8W 4A1
250.882.5156
info@theskyisthelimitdesign.com

GENERAL NOTES

EXCAVATIONS

GEOTECHNICAL ENGINEER IS TO CERTIFY A SITE IS SAFE FOR WORKERS
WHEN THE SLOPE OF THE EXCAVATION EXCEEDS ¾ HORIZONTAL TO 1 VERTICAL
OR EXCAVATION EXCEEDS 48"
INSPECTIONS CAN ONLY BE DONE IF SITE IS POSTED AS SAFE BY PROF. ENGINEER

FOUNDATIONS

SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 PSI
CONCRETE TO BE 25 MPA/3500 PSI STRENGTH AT 28 DAYS
FOR GARAGE FLOOR AND EXTERIOR STEPS CONCRETE TO BE 30 MPA/ 3500 PSI STRENGTH AT 28 DAYS
DO NOT POUR ON FROZEN GROUND OR WATER
FOOTINGS TO EXTEND TO SOLID BEARING
FOOTINGS TO BE A MINIMUM OF 18" BELOW LOCAL FROST LINE
PROVIDE 1/2" DIA ANCHOR BOLTS @ 8'0" O.C.
ANCHOR POSTS TO FOOTINGS TO RESIST UPLIFT
FOUNDATION/FOOTINGS/CONCRETE SLAB TO BE VERIFIED BY ENGINEER
FOR STRUCTURAL INTEGRITY AND LOAD CAPABILITIES
COMPACT NON-ORGANIC FILL UNDER CONCRETE SLABS
FINISH GRADE SITE TO DIRCT SURFACE WATER FLOW AWAY FROM PERIMETER OF STRUCTURE/ HOUSE
BOND BREAK MATERIAL REQUIRED BETWEEN FOUNDATION OR ROCK AND SLABS
PROVIDE 8" CLEARANCE BETWEEN GRADE AND SIDING
PROVIDE 2" CLEARANCE BETWEEN HARDSCAPED GROUND AND SIDING

EXTERNAL WALL DAMPPROOFING

PROVIDE 2 COATS OF ASPHALT DAMPPROOFING TO EXTERNAL SIDE OF FOUNDATIONS

WALL SILL PLATES AND POST ANCHORS

PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C.
OR ANCHOR STRAPS @ 4'-0" MAXIMUM
ANCHOR POSTS TO FOOTINGS WITH PIN ANCHOR SADDLES
#45 DAMPPROOFING FELT OR MANUFACTURED SILL GASKET
UNDER WALL SILL PLATES IN CONTACT WITH CONCRETE FOUNDATION

FRAMING

ALL LOAD BEARING WOOD MEMBERS TO BE DOUGLAS FIR #2 OR BETTER,
OR AS NOTED
HEM-FIR #2 OR BETTER FOR NON-LOADBEARING WOOD MEMBERS
PLYWOOD SHEATING TO BE STANDRAD GRADE D-FIR OR SPRUCE
FLOOR SHEATING 5/8" TONGUE AND GROOVE, GLUED AND NAILED,
W/10D NAILS @ 6" O.C. EDGES AND 10" O.C. FIELD
LINTELS TO BE 3-2X10" #2 DOUGLAS FIR OR AS NOTED
GLULAM AND MICRO-LAM BEAMS TO BE ENGINEER DESIGNED,
CONTRACTOR TO SUBMIT LETTER
OR DESIGN BEFORE PERMIT ISSUANCE AND THE
CERTIFICATE OF MANUFACTURE BEFORE ERECTION
ROOF TRUSS DESIGN TO BE ENGINEERED PRIOR TO INSTALLATION
CROSS BRIDGING REQUIRED @ 7'-0" MAX FOR FLOOR AND ROOF JOISTS

INSULATION AND VENTILATION

UNIFORMELY DISTRIBUTE VENTILATION TO FLAT AND VAULTED ROOFS TO
1/300 OF INSULATED CEILING AREA.
UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1/500 OF AREA WITH CLOSABLE VENTS
VENTING IS REQUIRED TO BE 2-WAY
MIN. 2X2 CROSS PURLINS TO FLAT, VAULTED CEILINGS AND DECKS OVER LIVING AREAS
PROVIDE MIN. 2" CLEARANCE BETWEEN ROOF SHEATHING AND INSULATION
PROVIDE MIN. 1" CLEARANCE BETWEEN TOP OF DECK AND ROOF JOIST AND INSULATION
6MM POLY VAPOUR BARRIER SHALL BE INSTALLED TO THE WARM SIDE OF INSULATION
PROVIDE BAFFLE FOR AIR SPACE (EQUL TO SOFFIT VENTING) BETWEEN INSULATION AND
ROOF SHEATHING AT EXTERIOR WALL LINE

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS,
OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN
TOP OF ROF SPACE AND SOFFITS
INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS AND WITH
LOCAL CONDITIONS. CHECK WITH LOCAL AUTHORITIES
MINIMUM INSULATION VALUES
R14 2X4 WALLS
R24 2X6 WALLS
R40 ROOF/ CEILING
R10 RIGID INSULATION REQUIRED AROUND UNHEATED SLABS ON GRADE
CEILING AND WALLS TO HAVE 6 MM POLY VAPOUR BARRIER, FULLY CAULKED AS PER 9.25
5/8" GYPSUM WALL BOARD REQUIRED TO CEILING MEMBERS AT 24" O.C.
½" GYPSUM WALL BOARD REQUIRED TO WALL MEMBERS AT 16" O.C.
FOAMED PLASTIC INSULATION REQUIRES PROTECTION TO 9.10.16.10
(1/2" DRYWALL TYPICAL)
INSULATION, WHERE SUBJECT TO MECHANICAL DAMAGE, IS TO BE COVERED
AS PER 9.25.2.3.(7) WITH DRYWALL OR EQUIVALENT
20" VERTICAL OR HORIZONTAL FROM BOTTOM EDGE OF SLAB

VAPOUR BARRIER

WHERE AN INTERIOR FRAME WALL MEETS A CEILING REQUIRED TO HAVE
VAPOUR BARRIER PROTECTION ON AN EXTERIOR WALL, THE VAPOUR BARRIER
SHALL BE CONTINUOUS AT THE CEILING OR WALL INTERSECTION
PROVIDE VAPOUR BARRIER PROTECTION ON THE INSIDE OF THE INSULATION
AT BOX JOISTS
ALL JOINTS IN VAPOUR BARRIERS, SUCH AS THOSE CUT FOR THE INSTALLATION
OF ELECTRICAL WIRING, ELECTRICLA BOXES, PIPING OR DUCTWORK MUST BE
SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE
ENTIRE SURFACE.
VAPOUR PROOF ELECTRICAL BOXES ARE RECOMMENDED FOR EXTERIOR WALLS
ALL JOINTS IN VAPOUR BARRIER MUST BE SEALED OR LAPPED AT LEAST 4"
AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING

DUCTWORK IN ATTIC OR ROOF SPACE MUST HAVE ALL JOINTS TAPED OR
OTHERWISE SEALED TO ENSURE THE DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.
DUCTS ARE TO BE INSULATED WITH DUCT INSULATION WITH MOISTURE BARRIER

CLEARANCE BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING
CONSTRUCTION WHICH WOULD PERMIT AIR LEAKAGE FROM WITHIN THE
BUILDING INTO AN ATTIC OR ROOF SPACE MUST BE SEALED BY NON
COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE

FINISHING

ALL INTERIOR AND EXTERIOR FINISHING MATERIALS SHOWN ON PLANS
TO BE CONFIRMED BY HOMEOWNER
GARAGE DOOR TO LIVING SPACES TO BE SOLID CORE, SELF CLOSING, AND WEATHER STRIPPED
EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED
FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHES
CAULK AROUND ALL UNFLASHED EXTERIOR OPENINGS

HEATING SYSTEM

ELECTRIC BASEBOARD - TBC BY CLIENT

GLAZING

WINDOW AND DOOR SIZES ARE SHOWN IN FEET AND INCHES, WIDTH BY HEIGHT
VINYL WINDOWS TO MATCH RESIDENCE, ARGON FILLED, DOUBLE GLAZED,
W/ENERGY STAR RATING OR BETTER
CONTRACTOR TO DOUBLE CHECK WINDOW SIZES AND R/O DIMENSIONS LISTED
W/ MANUFACTURER'S LISTED R/O DIMENSIONS AND W/FRAMED OPENING DIMENSIONS
SAFETY GLASS IS REQUIRED FOR
WINDOWS WITHIN 36" OF DOOR LOCKS
SIDELITES GREATER THAN 20" THAT CAN BE MISTAKEN FOR DOORS
GLASS IN WINDOWS LESS THAN 8" OFF FLOOR
GLASS IN AN ENTRANCE OR SLIDING DOOR
WINDOWS IN WALLS ENCLOSING A TUB OR SHOWER
PROVISION FOR VINYL SASH AND FRAME,
1/2" THERMAL GLAZING IN THERMAL BREAK VINYL FRAMES MIN

SEISMIC – AS PER ENGINEER

BRACED WALL PANELS AS PER 9.23 2018 BCBC – N/A FOR DETACHED GARAGE

MISCELLANEOUS

PROVIDE FLASHING BETWEEN HORIZONTAL INTERSECTIONS OR DIFFERENT WALL FINISHES
FLASHING TO SLOPE AWAY FROM BUILDING

LIMITING DISTANCE CALCULATION GARAGE TO HOUSE

As per Sentence 6 of the 2018 BC Building Code Paragraph
9.10.15.4

6. The limits on the area of glazed openings shall not apply to the exposing building face of a dwelling unit facing a detached garage or accessory building, where a. the detached garage or accessory building serves only one dwelling unit, b. the detached garage or accessory building is located on the same property as that dwelling unit, and c. the dwelling unit served by the detached garage or accessory building is the only major occupancy on the property.

-> No calculation needed between main house and garage

CALCULATION FOR NORTHWEST WALL PROPOSED GARAGE TO PROPERTY LINE

as per table 9.10.15.4

LIMITING DISTANCE – **2.10 METER** -> use 2.0 METER for calculation
AREA OF EXPOSED BUILDING FACE – **25.275 m2**
MAXIMUM AGGREGATE AREA GLAZED OPENING PER BCBC 9.10.15.4 - **12% - 3.03 M2**
PROPOSED AGGREGATE AREA OF GLAZED OPENINGS - **0**
CLADDING – CEMENTBOARD/ HARDIE PLANKS

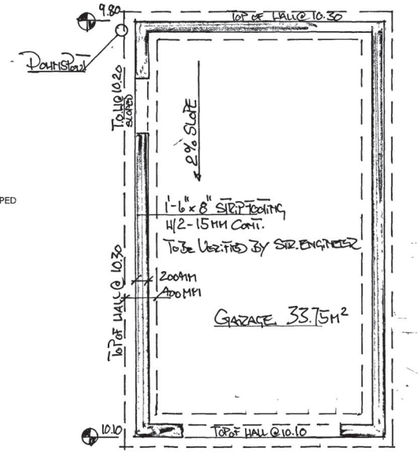
ELECTRICAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO PERFORM AND ENSURE THAT THE WORK CONFORMS TO ALL CODES, REGULATIONS, BY-LAWS, PRACTICES AND STANDARDS OF ALL JURISTICTIONS HAVING AUTORITY OVER THE PROJECT.
2. IT IS THE CONTRACTORS RESPONSABILITY TO INFORM THE DESIGNER OF ANY CONFLICTS OR VARIANCE WITH STANDARD AND APPROVED PRACTICES BEFORE ANY WORK IS CARRIED OUT.
3. CHANGES TO THE DESIGN INTENT MUST BE APPROVED BY THE CLIENT BEFORE WORK BEGINS.
4. INSTALLATION OF ELECTRICAL RECEPTACLES, TELEPHONE OUTLETS COMPUTER AND CABLE OUTLETS, SMART WIRING SYSTEMS TO BE COORDINATED WITH OWNER AND/OR INTERIOR DESIGNER
5. SECURITY SYSTEM TO BE COORDINATED WITH OWNER
8. INSTALL PRE-WIRING FOR SPEAKER SYSTEM, COORDINATE W/OWNER
9. IF NOT MENTIONED OTHERWISE LIGHTFIXTURES TO BE ON DIMMERS
10. COVERPLATE AND SWITCH FINISH – COLOUR TBD, DECORA SCREWLESS DESIGN

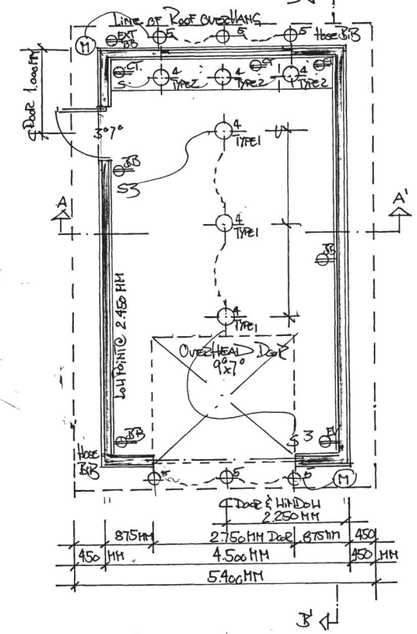
ELECTRICAL LEGEND

- EXT — Exterior duplex receptacle
- 3B — Duplex receptacle at baseboard height, 12" o.f.f. horizontal
- CT — Duplex receptacle at counter height, 45" o.f.f. horizontal
- EV — Dedicated appliance receptacle, electrical vehicle charger
- M — Motion sensor
- S — Switch, dimmer
- S3 — Switch, three-way, dimmer
- 4 — Ceiling fixture, to be specified by owner
- EX — Exterior pot light, 5" or smaller, LED 3500 to 4000K
- HOSE BIB — Hose bib

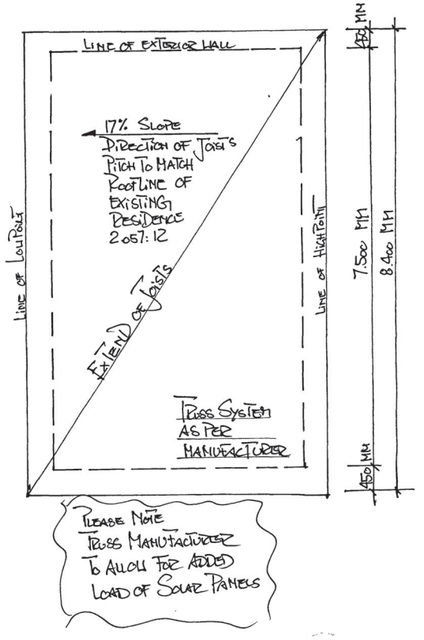
FOUNDATION
SCALE 1:50



FOOTPRINT
SCALE 1:50



ROOFLINE
SCALE 1:50



PLEASE NOTE
TRUSS MANUFACTURER
TO ALLOW FOR ADDED
LOAD OF SOLAR PANELS

THE SKY IS THE LIMIT
interior design concepts

780 Humboldt Street
Victoria, BC V8W 4A1
250.882.5156
info@theskyisthelimitdesign.com

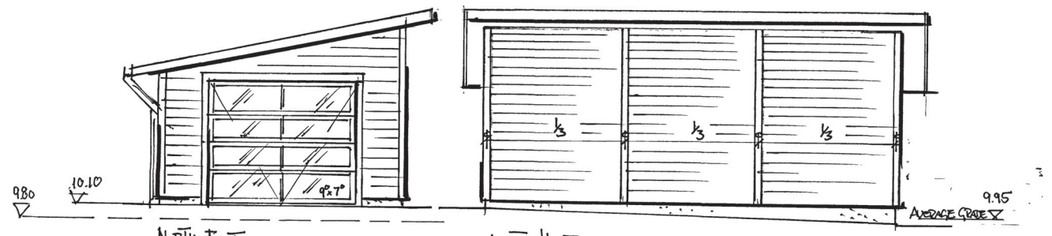
Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

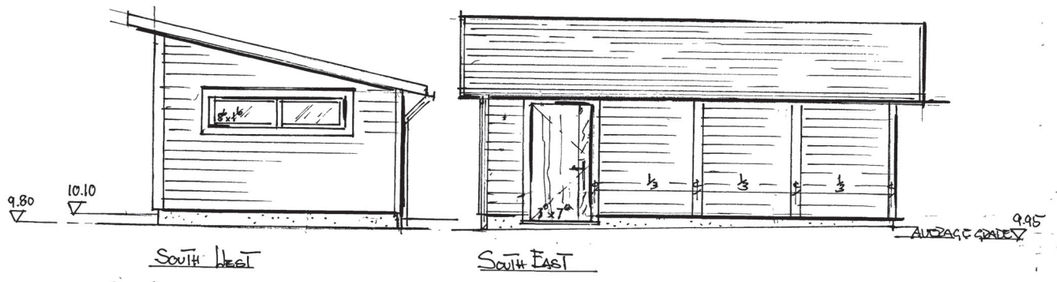
JO-ANNE AND JOHN WILSON JOANNE@ITECHNOLOGYCONCEPTS COM
49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

FOUNDATION/FOOTPRINT/ROOF/SECTION
SCALE 1:50
GENERAL NOTES AND ELECTRICAL LEGEND

AUGUST 15, 2022

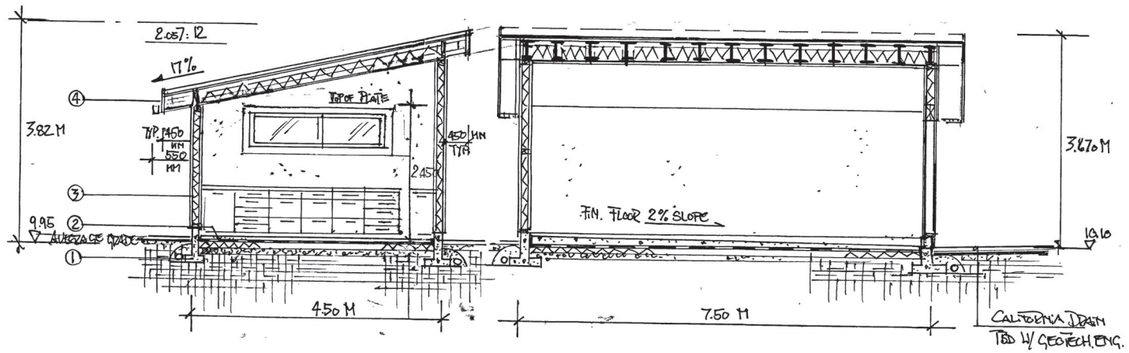
ELEVATIONS
Scale 1:50





Section A-A'
Scale 1:50

Section B-B'
Scale 1:50



1 FOUNDATION

SUGGESTED CONCRETE REINFORCEMENT TABLE, TO BE VERIFIED BY ENGINEER
FOOTING:
1'-6" X 8" DP STRIP, 2-15M REBAR LONGITUDINALLY CONT. U.N.O.

CONCRETE WALLS:
8" CONCRETE WALL W/
APPROVED WATER PROOF MEMBRANE ON BOTH SIDES TYP.
15M REBAR HORIZONTALLY IN WALL @ 12" CENTRES
+ (2) BARS @ TOP OF WALL CENTERED IN CONCRETE WALL U.N.O.
RECOMMEND WIRE MESH REINFORCEMENT IN ALL CONCRETE SLABS TO AVOID CRACKS
FOUNDATION:
SOLID BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 P.S.F.
ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED MATERIAL
ALL CONCRETE SHALL BE 3500 PSI@ 28 DAYS
RECOMMEND 30% FLY ASH IN ALL CONCRETE
NOTE: 5/6" ANCHOR BOLTS PLACED 12" AWAY FROM CORNERS AND @ 32" O.C.
C/W NUTS AND WASHERS AROUND PERIMETER

2 CONCRETE SLAB

6" CONCRETE SLAB W/
6"X6" MESH OR FIBRE REINFORCEMENT, 15M ON 24" GRID
ON 6 MM POLY
ON 3" RIGID INSULATION
ON 5" COMPACT SAND OR GRAVEL

3 EXTERIOR WALLS

HARDIE PANEL VERTICAL PLANK SIDING TO MATCH SIDING OF EXISTING HOUSE
(TBC BY CLIENT)
W/VERTICAL BATTENS AND CORNER POSTS AS PER DRAWING
ON TYVEK AIR BARRIER OR EQUIVALENT
ON ½" PLYWOOD SHEATHING
2X6 @ 16" O.C. FRAMED WALL
R24 BATT INSULATION
6MM POLY V.B. (SEALED W/ACCOUSTICAL SEALANT)
INTERIOR FINISH TO OWNER'S SPEC
(½" PLYWOOD OR ½" GWB, PRIMED)

4 ROOF SYSTEM

ROOF SYSTEM TO MATCH EXISTING HOUSE
ON ICE AND WATER SHIELD
½" O.S.B. SHEATHING
W/EDGE CLIPS BETWEEN RAFTERS
TRUSS SYSTEM AS PER MANUFACTURER
R30 MIN. BATT INSULATION W/2" AIRSPACE
(ROOF VENTILATION FROM SCREENED VENTED SOFFIT TO VENTED RIDGE CAP)
6MM POLY V.B. W/ACCOUSTICAL SEALANT
ON 1X STRIPS
½"GWB, PRIMED - UNLESS OWNER SPECIFIES OTHER

5 GLAZING

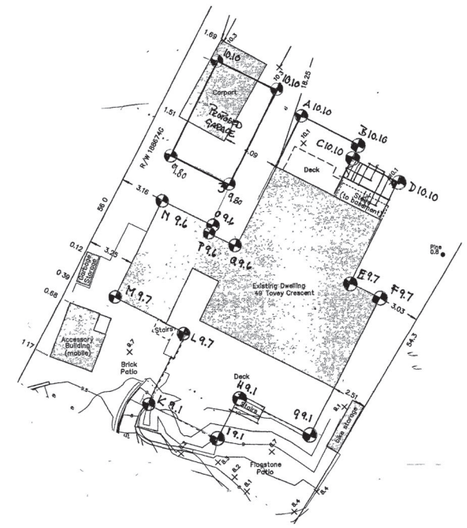
WINDOW SIZE SHOWN IN FEET AND INCHES, WIDTH BY HEIGHT
VINYL WINDOW TO MATCH RESIDENCE, ARGON FILLED, DOUBLE GLAZED,
W/ENERGY STAR RATING OR BETTER
CONTRACTOR TO DOUBLE CHECK WINDOW SIZES AND R/O DIMENSIONS LISTED
W/ MANUFACTURER'S LISTED R/O DIMENSIONS AND W/FRAMED OPENING DIMENSIONS
PROVISION FOR VINYL SASH AND FRAME,
1/2" THERMAL GLAZING IN THERMAL BREAK VINYL FRAMES MIN

6 MANDOOR

EXTERIOR DOOR – TBS BY CLIENT
DOOR SIZE SHOWN IN FEET AND INCHES, WIDTH BY HEIGHT
CONTRACTOR TO DOUBLE CHECK DOOR SIZE AND R/O DIMENSIONS LISTED
W/ MANUFACTURER'S LISTED R/O DIMENSIONS AND W/FRAMED OPENING DIMENSIONS
REFER TO DETAIL PAGE FOR SILL AND FLASHING

7 OVERHEAD DOOR

GARAGE DOOR – AVANTE GLASS AND ALUMINUM DOOR BY CLOPAY - TBS BY CLIENT
DOOR SIZE SHOWN IN FEET AND INCHES, WIDTH BY HEIGHT
CONTRACTOR TO DOUBLE CHECK DOOR SIZE AND R/O DIMENSIONS LISTED
W/ MANUFACTURER'S LISTED R/O DIMENSIONS AND W/FRAMED OPENING DIMENSIONS



AVERAGE GRADE RESIDENCE

POINT	GRADE		AVG. OF POINTS	DISTANCE	TOTAL
A	10 10	A-B	½ (10 10+10 10)	4 50	45 45
B	10.10	B-C	½ (10.10+10.10)	1.20	12 12
C	10 10	C-D	½(10 10+10 10)	3 75	37 875
D	10 10	D-E	½(10 10+10 10)	8 25	81.675
E	9.7	E-F	½(10.10+9 7)	2 55	24 735
F	9 7	F-G	½ (9 7+9 1)	11.25	105 75
G	9 1	G-H	½(9 1+9.1)	6.00	54 60
H	9.1	H-I	½(9 1+9 1)	3 30	30 03
I	9.1	I-K	½(9 1+9 1)	5 70	51 87
K	9 1	K-L	½(9 1+9 7)	6.00	55 29
L	9 7	L-M	½(9 7+9.7)	5.70	55 29
M	9 7	M-N	½(9 7+9 6)	7 80	75.27
N	9.6	N-O	½(9 6+9 6)	4 05	38.88
O	9 6	O-P	½(9.6+9 6)	0 6	5 76
P	9 6	P-Q	½(9 6+9 6)	2 25	21 60
Q	9 6	Q-A	½(9 6+10 10)	10 50	103 425
TOTAL				83 40	800 73

AVERAGE = 9.60

AVERAGE GRADE DETACHED GARAGE

POINT	GRADE		AVG. OF POINTS	DISTANCE	TOTAL
R	10 10	R-S	½ (10 10+10.10)	4.50	45.45
S	10.10	S-T	½ (10 10+9 80)	7.50	74 625
T	9 80	T-U	½(9 80+9 80)	4 50	44 10
U	9 80	U-R	½(9.80+10.10)	7.50	74 625
TOTAL				24 00	238 80

AVERAGE= 9.95

THE SKY IS THE LIMIT
interior design concepts

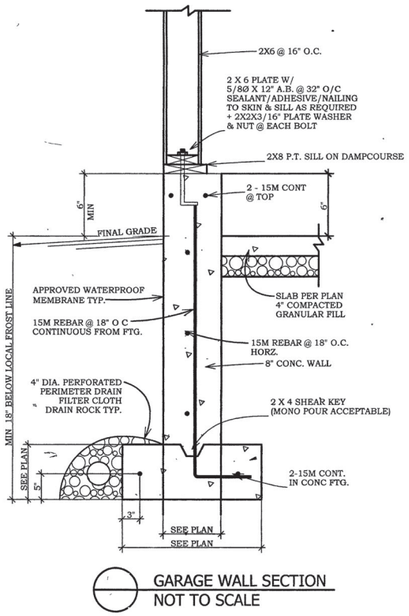
780 Humboldt Street
Victoria, BC V8W 4A1
250.882.5156
info@theskyisthelimitdesign.com

Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

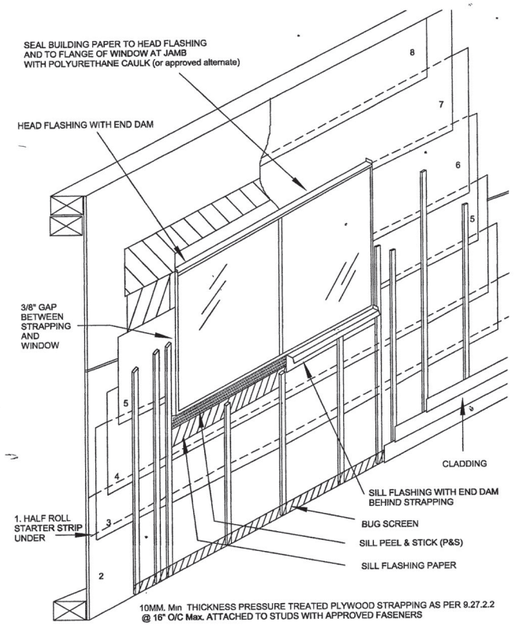
JO-ANNE AND JOHN WILSON JOANNE@ITECHNOLOGYCONCEPTS.COM
49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

ELEVATIONS
SCALE 1.50
ASSEMBLIES LIMITING DISTANCES CALCULATION

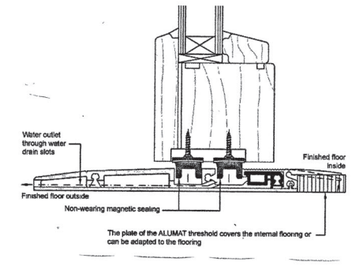
AUGUST 15, 2022



GARAGE WALL SECTION
NOT TO SCALE



STRAPPING INSTALLATION



SILL MAN DOOR
NOT TO SCALE

CONTRACTOR NOTES

STRUCTURAL ENGINEER'S NOTES HAVE PRECENDENCE

DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO OWNER AND CONTRACTOR THROUGH ERRORS OR OMMISSIONS ON PLANS AND SPECIFICATIONS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE. REPORT ANY DISCREPENCIES OR OMMISSIONS TO THE DESIGNER BEFORE COMMENCING WITH THE WORK

DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR APPROVAL OF THE DESIGNER

ALL WORKMANSHIP AND MATERIAL ARE TO MEET OR EXCEED THE REQUIREMENTS OF THE BC BUILDING CODE 2018 INCLUDING AMENDMENTS TO DATE, THE BC PLUMBING CODE, THE BC ELECTRICAL CODE, THE CANADIAN STANDARDS ASSOCIATION AND THE LOCAL BYLAWS OF THE CITY/DISTRICT

ALL WORK SHALL BE EXECUTED TO THE HIGHEST QUALITY THE OWNER RESERVES THE RIGHT TO REJECT SUBSTANDARD WORK

ALL FINISHES, MATERIALS AND EQUIPEMENT SPECIFIED ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

SAMPLES OF MATERIALS AND FINISHES SPECIFIED ARE TO BE SUBMITTED FOR FINAL APPROVAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING PERMIT

GENERALY MATCH ALL EXISTING LINES, PLANES AND SURFACES UNLESS OTHERWISE NOTED

CONTRACTOR SHALL MAKE GOOD ANY DAMAGE OR INJURY TO HIS WORK AND TO THE PROPERTY OF THE OWNER RESULTING FROM THE LACK OF REASONABLE PROTECTIVE PRECAUTIONS

CAREFULLY PROTECT ALL REMAINING EXISTING SURFACES.

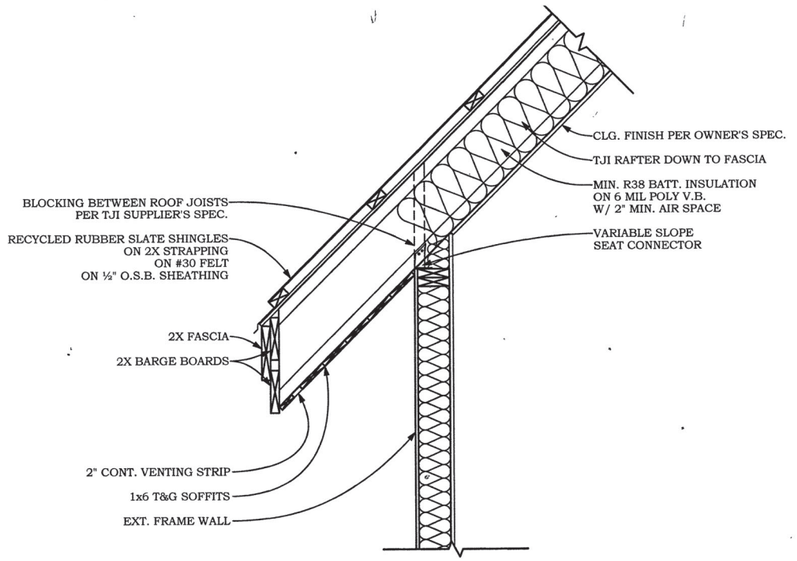
CONTRACTOR TO MAINTAIN CONTINUOUS GARBAGE REMOVAL THROUGHOUT THE DURATION OF THE PROJECT AND LEAVE THE SITE IN CLEAN CONDITION

HOMEOWNER TO APPROVE MECHANICAL /ELECTRICAL PLAN AND SPECIFICATIONS INCLUDING LOCATIONS FOR OUTLETS PRIOR TO COMMENCEMENT OF WORK.

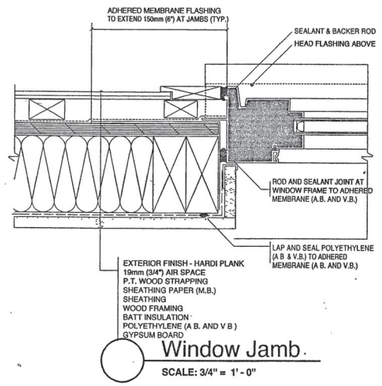
ANY SMOKE DETECTORS ARE TO BE HARDWIRED

CONTRACTOR TO OBTAIN APPROVAL FOR ALL DOOR, CASING AND HARDWARE TYPES INCLUDING CABINETRY REQUIREMENTS FROM HOME OWNER

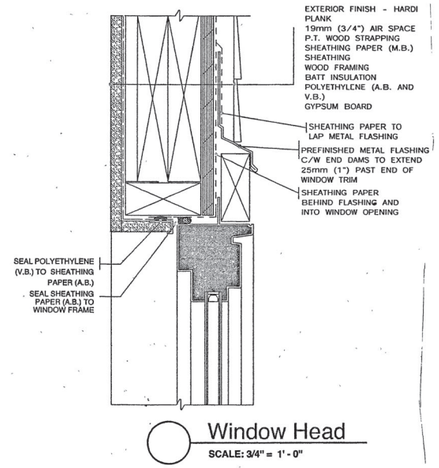
ERRORS AND OMMISSIONS
THE SKY IS THE LIMIT DESIGN MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS.
HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THERE PLANS, PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE ANY NECESSARY CORRECTIONS TO THE DRAWINGS.



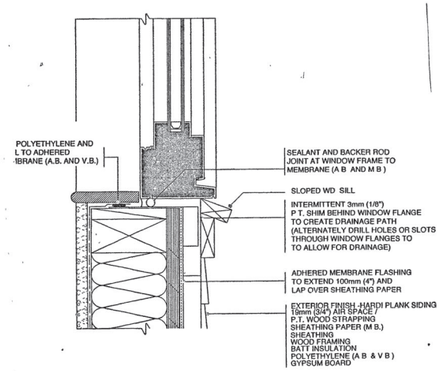
RAFTER TO TIMBER HEADER
NOT TO SCALE



Window Jamb
SCALE: 3/4" = 1' - 0"



Window Head
SCALE: 3/4" = 1' - 0"



Window Sill
SCALE: 3/4" = 1' - 0"

THE SKY IS THE LIMIT
interior design concepts

780 Humboldt Street
Victoria, BC V8W 4A1
250.882.5156
info@theskyisthelimitdesign.com

Design plans are provided for the fair use by the client or his agent in completing the project as listed within the contract with this company. Design plans remain the property of this firm and can not be used or re-used without permission.
All dimensions and size designations are subject to verification on job site and adjustment to fit job condition.

JO-ANNE AND JOHN WILSON JOANNE@ITECHNOLOGYCONCEPTS COM
49 TOVEY CRESCENT VICTORIA V9B 1A4 LOT 3- SECTION 92-ESQUIMALT DISTRICT PLAN 5895

DETAILS

AUGUST 15, 2022