



Front Perspective 1-1 Scale: 1/4" = 1'-0"



Rear Perspective 1-1 Scale: 1/4" = 1'-0"

*Barb and Bill Davis
3767 Waring Place The Dist. Of Saanich, B.C.*

client Barb And Bill Davis
project Proposed Renovation
address 3767 Waring Place
municipality The Dist. of Saanich B.C.

STEPONE
DESIGN

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List of Drawings

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A16	DETAILS 3.0

ISSUED/REVISED

NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052026	NOT FOR CONST.

drawing no.	23026.2
date	MAY 20 / 2026
scale	AS SHOWN
designed by m.dunsmuir	drawn by m.dunsmuir
sheet no. A 1	of A 15

GENERAL NOTES

ALL DIMENSIONS TO TAKE PRECEDENTS OVER SCALE. DO NOT SCALE FROM THIS PLAN.

DESIGNER NOT RESPONSIBLE, NOR LIABLE FOR ANY WORK CARRIED OUT RELATED TO THIS PLAN.

DESIGNER NOR STEP ONE DESIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS, EXISTING SITE OR BUILDING CONDITIONS.

THE RESPONSIBILITY SOLELY LIES WITH THE OWNER AND/OR GENERAL CONTRACTOR, OR SUBTRADE TO THOROUGHLY REVIEW PLAN PRIOR TO STARTING WORK. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO DESIGNER.

CONTRACTOR TO ENSURE WORK IS BE CARRIED OUT USING OFFICIAL BUILDING PERMIT SET, AND MOST CURRENT EDITION.

ALL WORK TO CONFORM WITH MINIMUM STANDARDS PRESCRIBED AND SET FORTH IN THE LATEST EDITION OF THE BRITISH COLUMBIA BUILDING CODE, INCLUDING ALL APPLICABLE AMENDMENTS.

ALL WORK MUST BE CARRIED OUT TO ACCEPTED CONSTRUCTION PRACTICES AND ALL TRADES AND LABOUR TO BE PROPERLY SUPERVISED.

ALL WORK IS SUBJECT TO BUILDING INSPECTION BY GOVERNING MUNICIPAL BUILDING DEPARTMENTS.

MANUFACTURES SPECIFICATIONS MUST BE ADHERED TO AND MAY DIFFER FROM WHAT IS NOTED ON THE PLAN. CONTRACTOR TO CONFIRM ALL REQUIREMENTS PRIOR TO STARTING WORK.

CONTRACTOR IS LIABLE TO MAINTAIN THE STRENGTH AND STABILITY OF EXISTING STRUCTURE WHERE RENOVATIONS AND/OR ADDITIONS ARE PROPOSED INCLUDING BUT NOT LIMITED TO PROVIDING AND INSTALLING ALL SHORING BAND PROPS TO UPHOLD EXISTING CONSTRUCTION. ALL DEMOLITION WORK MUST COMPLY WITH THE REQUIREMENTS PRESENTED IN PART 8 OF THE B.C.B.C. AND WITH WORKSAFEBC.

BUILDING SITE

CONTRACTOR OR OWNER TO WORK IN CONJUNCTION WITH B.C.L.S. TO ENSURE PROPER PLACEMENT OF ALL STRUCTURES AND BUILDINGS ON PROPERTY. DESIGNER NOT RESPONSIBLE FOR PLACEMENT OF STRUCTURES ON PROPERTY.

CONTRACTOR & OR BCLs TO CONFIRM BUILDING HT. AT FRAMING WHERE APPLICABLE. DESIGNER NOT RESPONSIBLE FOR CONSTRUCTED BUILDING HT.

CONCRETE AND FOUNDATIONS COMPLY SECTION 9.15. B.C. BLDG. CODE

ALL CONCRETE FOOTINGS TO BEAR ON SOLID UNDISTURBED NON-ORGANIC CONDITIONS BELOW FROST PENETRATION. CONFIRM OR CONSULT WITH GEOTECHNICAL ENGINEER AS REQUIRED.

COMPRESSIVE STRENGTHS TO COMPLY WITH B.C. BLDG. CODE 9.3.1.6

CONCRETE FOOTINGS AND FOUNDATIONS MUST HAVE A COMPRESSIVE STRENGTH OF 15 MPA AT 28 DAYS AND TESTED IN ACCORDANCE WITH CAN3-A438 UNLESS OTHERWISE NOTED BY STRUCT. ENGINEER.

GARAGE & CARPORT CONCRETE SLABS AND EXTERIOR STAIRS MUST NOT BE LESS THAN 32 MPA

FLOORS OTHER THAN GARAGE AND CARPORTS TO BE MIN. 20 MPA.

STEP FOUNDATION WALLS TO SUIT ACTUAL GRADES ON SITE, AS ACTUAL GRADES MAY DIFFER THAN AS SHOWN ON PLANS. VERIFY EXTENT PRIOR TO STARTING WORK.

ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED OR SEPARATED BY A MOISTURE RESISTANT MATERIAL.

ROUGH OPENINGS

FRAME WINDOW AND DOORS ROUGH OPENINGS 1/4" WIDER THAN ACTUAL UNIT SIZE. CONFIRM ALL ROUGH OPENINGS PRIOR TO PLACING WINDOW ORDER AND STARTING WORK.

CONFIRM ALL HEADER HEIGHTS AND ROUGH OPENINGS OF SLOPED OR RAKED WINDOWS MATCH FRAMED OPENINGS PRIOR TO STARTING WORK.

STRUCTURAL FRAMING AND BEAMS

ALL PRE-ENGINEERED BEAMS TO BE SIZED BY STRUCTURAL ENGINEER OR BY MANUFACTURER OR SUPPLIER.

ALL BUILDING MATERIAL TO MEET STANDARD CONSTRUCTION QUALITY.

ALL FRAMING MATERIAL SIZED TO STANDARD GRADING MIN. SPF NO. 2. FRAMERS TO PROVIDE BACKING AS REQUIRED.

ALL STRUCTURAL COMPONENTS TO CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT EDITIONS OF THE B.C. BLDG. CODE AND MAY BE SUBJECT TO STRUCTURAL ENGINEERING.

DESIGN LIVE AND DEAD LOADS TO CONFORM TO SECTION 9.4. B.C. BUILDING CODE MUNICIPAL. OR REGIONAL REQUIREMENTS.

DESIGNER NOT RESPONSIBLE TO ANY ECCENTRIC LOADS THAT MAY OCCUR THROUGH BUILDING, PROPOSED OR EXISTING. REFER TO STRUCTURAL ENGINEERING DRAWINGS

ALL STRUCTURAL BEARING MUST BE CARRIED DIRECTLY DOWN TO SOLID UNDISTURBED BEARING. VERIFY ALL BEARING CONDITIONS PRIOR TO STARTING WORK. SEE STRUCTURAL ENGINEER.

MANUFACTURED ROOF TRUSSES

ROOF TRUSSES TO BE INSTALLED TO MANUFACTURES SPECIFICATIONS, CONFIRM WITH STRUCTURAL DRAWINGS AS REQUIRED.

CONFIRM / JOB MEASURE ALL EXISTING ROOF PITCHES AS REQUIRED FOR RENOVATIONS OR ADDITIONS.

ROOFING AND FLASHING

ROOF MATERIAL TO BE INSTALLED TO MANUFACTURES SPECIFICATIONS AND TO INCLUDE EAVE PROTECTION AND FLASHING WHERE REQUIRED.

METAL FLASHING (CW 1" END DAMS) TO PROVIDED DIRECTLY OVER ALL WINDOWS AND DOOR HEADS (AS PRESCRIBED BY B.C. BUILDING CODE) WHERE NOT PROTECTED BY EAVES, AT ALL ROOF WALL CONNECTIONS AND, ALL HORIZONTAL TRANSITIONS BETWEEN EXTERIOR WALL FINISHES.

ROOF SPACES VENTILATION TO COMPLY WITH B.C. BLDG. CODE 9.19

SMOKE DETECTORS AND ALARMS TO COMPLY WITH 9.10.19 B.C. BLDG. CODE

SMOKE ALARMS TO COMPLY WITH B.C. BUILDING CODE AND MUST BE HARDWIRED AS NOTED ON PLANS WITH LOCATIONS TO BE VERIFIED OR ALTERED AS NECESSARY ON SITE.

PROVIDE REQUIRED SMOKE DETECTORS IN ALL BEDROOM / SLEEPING ROOMS AND RELATED SPACES AND FLOOR LEVELS TO COMPLY WITH B.C. BLDG. CODE 9.10.19.

MECHANICAL AND PLUMBING

LOCATIONS EXTERIOR HOSE BIBS TO BE INSTALLED TO OWNER'S OR GENERAL CONTRACTORS DIRECTION. SEE LANDSCAPER OR INSTALLER.

ELECTRICAL AND PLUMBING INSTALLATION SHALL CONFORM TO, AND IS GOVERNED BY THEIR RESPECTIVE CODES AND SUBJECT TO INSPECTION BY THE APPROPRIATE MUNICIPAL OR PROVINCIAL AUTHORITIES.

MECHANICAL EQUIPMENT AND, DUCTWORK SHALL BE INSTALLED ACCORDING TO THE CANADIAN HVAC CODE, CURRENT EDITION. ALL DUCT WORK TO BE SIZED TO MEET STANDARDS, AND TO MEET MANUFACTURES SPECIFICATIONS.

VENTILATION REQUIREMENTS TO COMPLY WITH SECT. 9.32 B.C. BLDG. CODE

HEATING AND/OR AIR CONDITIONING SYSTEMS TO COMPLY WITH B.C. BLDG. CODE 9.32.3. AND 9.36.3. CONFIRM ALL DUCT SIZES, FANS AND VENTILATION REQUIREMENTS PRIOR TO STARTING WORK AND TO INSTALLED TO MANUF. SPECS.

MECHANICAL ENGINEER MAY BE REQUIRED TO DESIGN OR REVIEW MECH. SYSTEM.

IF HEAT RECOVERY (HRV) SYSTEM IS USED, COMPLY WITH B.C.B.C. 9.32.3.4.(4).

KITCHEN HOOD FAN: TO COMPLY WITH B.C. B.C. TABLE 9.32.3.6., TABLE 9.32.3.8.(3), 47 LITER PER SECOND INTERMITTENT @ 50PA EXTERNAL STATIC PRESSURE DUCT SIZE (DIAMETER): 125 mm RIGID, 150 mm FLEXIBLE. DUCT SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT AND CLEANABLE, EQUIPPED WITH A GREASE FILTER AT AIR INTAKE, AND NOT EXCEED 12 m AND 2 ELBOWS. (EQUIVALENT LENGTH OF 28 m)

FAN 1 (BATHROOM FAN) SEE B.C.B.C. TABLE 9.32.3.6., TABLE 9.32.3.8.(3), 23 LITRE PER SECOND INTERMITTENT OR 9 LITRE PER SECOND CONTINUOUS @ 50PA EXTERNAL STATIC PRESSURE. DUCT SIZE (DIAMETER): 100 mm RIGID, 125 mm FLEXIBLE. INTERMITTENT CONTROL TO BE WALL MOUNTED ON/OFF SWITCH. DUCT NOT TO EXCEED 16M AND 2 ELBOWS. (EQUIVALENT LENGTH OF 32M)

FAN 2 (PRINCIPAL EXHAUST FAN/ SEC. SUITE) SEE B.C.B.C. TABLE 9.32.3.5. TABLE 9.32.3.8.(3), 14 LITER PER SECOND CONTINUOUS @ 50PA EXTERNAL STATIC PRESSURE SIZE (DIAMETER): 125 mm FLEXIBLE, 100 mm RIGID SIZE (AREA): 123 CM2 FLEXIBLE, 79 CM2 RIGID DUCTS NOT TO EXCEED EQUIVALENT LENGTH OF 32 M FAN TO RUN CONTINUOUSLY, WITH ON/OFF SWITCH WALL MOUNTED BESIDE THE ELECTRICAL BREAKER PANEL. CONTRACTOR TO ENSURE SWITCH IS LABELLED "PRINCIPAL VENTILATION EXHAUST FAN". 23 L/S. CONTRACTOR TO ENSURE FAN INCLUDES CONTROL FOR BOTH A STANDARD BATHROOM FAN AS WELL AS FOR THE PRINCIPAL VENTILATION LOCATED IN SEPARATE PLACES. FAN TO HAVE A SOUND RATING OF 1.0 SONES.

FAN 3 (PRINCIPAL EXHAUST FAN FOR SUITE) VENT 1: 29.15CM2 (4.51 IN2) CRAWLSPACE AIR TRANSFER GRIL

FIRE PROTECTION TO COMPLY WITH SECTION 9.10. B.C. BLDG. CODE

ALL RATED PARTITION WALLS TO HAVE SOLID BLOCKING TO COMPLY WITH B.C. BLDG. CODE 9.10.16 INSTALLED ABOVE WINDOW FLOOR JOIST CAVITY.

CONTRACTOR TO ENSURE ALL RATED WALLS RUN CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING OR RATED ASSEMBLY.

ALL CONCEALED SPACES ARE TO BE FIREBLOCKED TO COMPLY WITH WITH B.C.B.C. 9.10.16. WITH FIRE BLOCK MATERIALS TO COMPLY WITH B.C.B.C. 9.10.16.3.

RATED WALL ASSEMBLIES MUST RUN CONTINUOUS BEHIND TUB SURROUNDS, STAIRS, STAIR LANDINGS, AND STRINGERS, AND MUST CONTAIN SOLID FIRE BLOCKING TO PROVIDE CONTINUOUS AT INTERFACE WITH RATED HORIZONTAL FLOOR ASSEMBLIES.

NO COMBUSTIBLE PLUMBING TO BE INSTALLED IN RATED WALL ASSEMBLIES. ALL PENETRATIONS IN RATED WALL ASSEMBLIES TO BE FIRE PROTECTED & CAULKED. ALL DOORS, DAMPERS & OTHER CLOSURES IN FIRE SEPARATIONS MUST COMPLY WITH B.C.B.C. 9.10.13. ALL DUCT CHASES MUST NOT PENETRATE RATED WALL ASSEMBLIES AND ARE TO BE DIRECTED TO EXTERIOR WITHIN SELF-CONTAINED SUITE.

CRAWLSPACES TO COMPLY WITH SECTION 9.18. B.C. BLDG. CODE

CRAWL SPACE HEATED /UNHEATED VENTILATION TO COMPLY WITH B.C.B.C. 9.18.3. & 9.32.3.7. VERIFY MECH. WITH SUBTRADE PRIOR TO STARTING WORK.

CRAWL SPACE ACCESS TO COMPLY WITH 9.18.2 B.C. BLDG. CODE, VERIFY LOCATIONS AND LOCATE AS REQUIRED

CLEARANCE FOR CRAWLSPACE TO COMPLY WITH 9.18.4., 9.18.41., & 9.3.2.9

WINDOWS, SKYLIGHTS AND DOORS

ALL WINDOWS, SKYLIGHTS AND DOORS TO COMPLY WITH 9.7 AND 9.36 B.C. BLDG. CODE AND TABLE 9.36.2.7.B

ALL MANUFACTURED WINDOWS, SKYLIGHTS AND DOORS TO COMPLY WITH B.C. BLDG. CODE 9.4.7.1.(1)(A) AND WITH AAMA/WDMA/CSA 1011.S.2/A440, "NAFS-NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, SKYLIGHTS AND DOORS, & A440S1-09 "CANADIAN SUPPLEMENT TO NAFS MINIMUM THERMAL RESISTANCE RATINGS TO COMPLY WITH B.C. BLDG. CODE 9.36.2.7

SITE BUILT DOORS AND WINDOWS TO COMPLY WITH B.C.B.C 5.10.2. AND 9.36.2.7.(3)

ALL WINDOWS INSTALLED IN BEDROOMS THAT PROVIDE REQUIRED EGRESS SHALL COMPLY WITH B.C. BLDG. CODE 9.9.10.

ALL INTERIOR DOORS TO CLEAR FINISHED FLOOR MATERIAL BY AT LEAST 12MM (1/2") TO ALLOW FOR UNOBSTRUCTED AIR MOVEMENT.

CONTINUITY OF INSULATION

9.36.2.5. (6) MECHANICAL PLUMBING OR ELECTRICAL SYSTEM COMPONENTS (SUCH AS PIPES, CONDUITS, CABINETS CHASES, PANELS OR RECESSED HEATERS) WITHIN OR PARALLEL TO WALL ASSEMBLY MUST BE INSULATED TO THE SAME EFFECTIVE INSULATION LEVEL AS REQUIRED FOR THE WALL OR ASSEMBLY.

ENERGY EFFICIENCY REQUIREMENTS ACHIEVED BY PRESCRIPTIVE PATH AND BUILDING MUST COMPLY WITH B.C. BLDG. CODE 9.36 OR AS OUTLINED IN ENERGY REPORT BY CERTIFIED ENERGY ADVISOR.

ALL RIGID INSULATION TO BE EXTRUDED POLYSTYRENE UNLESS SPECIFIED OTHERWISE BY CERTIFIED ENERGY ADVISOR OR NOTED DIFFERENTLY ON PLANS.

SECONDARY SUITES TO COMPLY WITH B.C. BLDG. CODE 9.37

FIRE SEPARATION OF RESIDENTIAL SUITES TO COMPLY WITH 9.37.2.15.

SMOKE DETECTORS TO COMPLY WITH 9.37.2.19

HEIGHTS OF ROOMS AND SPACES TO COMPLY WITH 9.37.2.1.

CONBUSTABLE DRAIN, WASTE AND VENT PIPING TO COMPLY WITH 9.37.2.14

TYPICAL EFFECTIVE RSI VALUES FOR CONSTRUCTION ASSEMBLIES (where prescriptive energy efficiency path applies otherwise see energy report provided by energy advisor)

Table with 3 columns: Effective R Value Ceilings below Attics, Description, Nominal RSI, Effective RSI. Includes rows for 89 mm F/G loose filled insulation, 280 mm F/G loose filled insulation, 19 mm (5/8") gypsum board, interior air film, and TOTAL EFFECTIVE - 6.91 REQ'D.

Table with 3 columns: Effective R Value Cathedral Ceilings / Flat Roofs, Description, Nominal RSI, Effective RSI. Includes rows for R31 batt insulation, 15.9 mm (5/8") gypsum board, interior air film, and TOTAL EFFECTIVE - 4.67 REQ'D.

Table with 3 columns: Effective R Value Walls above grade, Description, Nominal RSI, Effective RSI. Includes rows for R-20 batt insulation, interior air film, 12.7 mm (1/2") gypsum board, 11 mm (7/16") plywood sheathing, ext. housewrap, 12.7 mm (1/2") air cavity, fibre cement siding, exterior air film, and TOTAL EFFECTIVE - 2.78 REQ'D.

Table with 3 columns: Effective R Value Walls above grade wi. rock veneer, Description, Nominal RSI, Effective RSI. Includes rows for R-20 batt insulation, interior air film, 12.7 mm (1/2") gypsum board, 11 mm (7/16") plywood sheathing, ext. housewrap, 12.7 mm (1/2") air cavity, insulating backer board, 2" pre-man. rock veneer, exterior air film, and TOTAL EFFECTIVE - 2.78 REQ'D.

Table with 3 columns: Effective R Value Walls above grade wi. stucco, Description, Nominal RSI, Effective RSI. Includes rows for R-20 batt insulation, interior air film, 12.7 mm (1/2") gypsum board, 11 mm (7/16") OSB sheathing, ext. housewrap, 12.7 mm (1/2") air cavity, stucco finish, insulating backing board, exterior air film, and TOTAL EFFECTIVE - 2.78 REQ'D.

Table with 3 columns: Effective R Value Insulated Skylight Walls, Description, Nominal RSI, Effective RSI. Includes rows for R-22 batt insulation, interior air film, 12.7 mm (1/2") gypsum board, int. air film, and TOTAL EFFECTIVE - 4.67 REQ'D.

Table with 3 columns: Effective R Value Rim Joist, Description, Nominal RSI, Effective RSI. Includes rows for R-20 batt insulation, interior air film, 38 mm (1 1/2") rim joist, 11 mm (7/16") OSB sheathing, ext. housewrap, 12.7 mm (1/2") air cavity, 38 mm (1 1/2") wd. fascia trim, exterior air film, and TOTAL EFFECTIVE - 2.78 REQ'D.

Table with 3 columns: Effective R Value Interior Insulated Wall, Description, Nominal RSI, Effective RSI. Includes rows for R-20 batt insulation, interior air film, 12.7 mm (1/2") gypsum board, 15.9 mm (5/8") X-type gypsum board, 6 mil poly'n. vapour barrier, exterior air film, and TOTAL EFFECTIVE - 2.62 REQ'D.

Table with 3 columns: Effective R Value Floors over Unheated Spaces, Description, Nominal RSI, Effective RSI. Includes rows for R28 batt insulation, Carpet with fibrous pad, Underlay, 39 mm (1 1/2") conc. topping, 19 mm (3/4") plywood subfloor, interior air film, 11 mm (7/16") plywood sheathing, and TOTAL EFFECTIVE - 4.67 REQ'D.

Table with 3 columns: Effective R Value (Fndn.) Walls below grade, Description, Nominal RSI, Effective RSI. Includes rows for 203 mm concrete fndn. wall, 63.5 mm. (2 1/2") XPS Rigid Insulation, interior air film, and TOTAL EFFECTIVE - 1.99 REQ'D.

Table with 3 columns: Effective R Value Walls (Furred) below grade, Description, Nominal RSI, Effective RSI. Includes rows for 203 mm concrete fndn. wall, R-12 batt insulation, .13 mm (air space), 6 mil poly'n. vapour barrier, 12.7 mm (1/2") gypsum board, interior air film, and TOTAL EFFECTIVE - 1.99 REQ'D.

Table with 3 columns: Effective R Value Attic Access Hatches, Description, Nominal RSI, Effective RSI. Includes rows for 200 mm expanded polystyrene rigid insulation, 19 mm (5/8") gypsum board, interior air film, and TOTAL EFFECTIVE - 6.91 REQ'D.

Table with 3 columns: Effective R Value Heated Conc. Floors, Description, Nominal RSI, Effective RSI. Includes rows for 100 mm. (4") Concrete Slab, Interior Air Film, 63.5 mm. (2 1/2") XPS Rigid Insulation, and TOTAL EFFECTIVE - 2.32 REQ'D.

Table with 3 columns: Effective R Value Un-Heated Floors in contact with the ground (below frost line), Description, Nominal RSI, Effective RSI. Includes rows for 89 mm (3 1/2") concrete slab, 6 mil poly'n vapour barrier, carpet underlay, carpet with fibrous pad, interior air film, and TOTAL EFFECTIVE - 0 REQ'D.

Table with 3 columns: Effective R Value Window Seats, Description, Nominal RSI, Effective RSI. Includes rows for R-28 batt insulation, 19mm (3/4") med. density particle board, 11 mm (7/16") plywood sheathing, int. air film, and TOTAL EFFECTIVE - 4.67 REQ'D.

Table with 3 columns: Effective R Value Reduced Walls for plumbing, Description, Nominal RSI, Effective RSI. Includes rows for R-12 rigid insulation, interior air film, 12.7 mm (1/2") gypsum board, 11 mm (7/16") OSB sheathing, ext. housewrap, 12.7 mm (1/2") air cavity, fibre cement siding, exterior air film, and TOTAL EFFECTIVE - 1.53 min.

client Barb And Bill Davis project Proposed Renovation address 3767 Waring Place municipality The Dist. of Saanich B.C.

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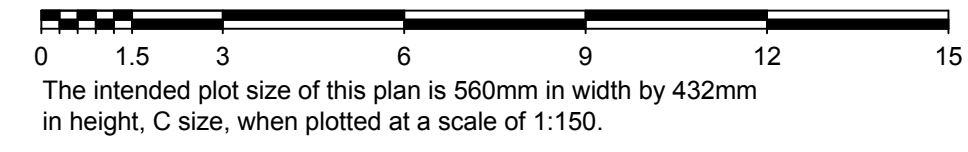
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List of Drawings table with columns: NO., DATE, DESCRIPTION. Lists items A1 through A16 including Title Sheet, Site Plan, Demolition Plan, Foundation Plan, Lower Floor Plan, Main Floor Plan, Upper Floor Plan, Roof Plan, Elevations, Cross Sections, and Details.

ISSUED/REVISED table with columns: NO., DATE, DESCRIPTION. Lists revisions 01 and 02. Includes drawing no. 23026.2, date MAY 20 / 2026, scale AS SHOWN, and sheet numbers A2 and A15.

**Site Plan of
Lot 5, Section 44, Victoria District, Plan 8088**

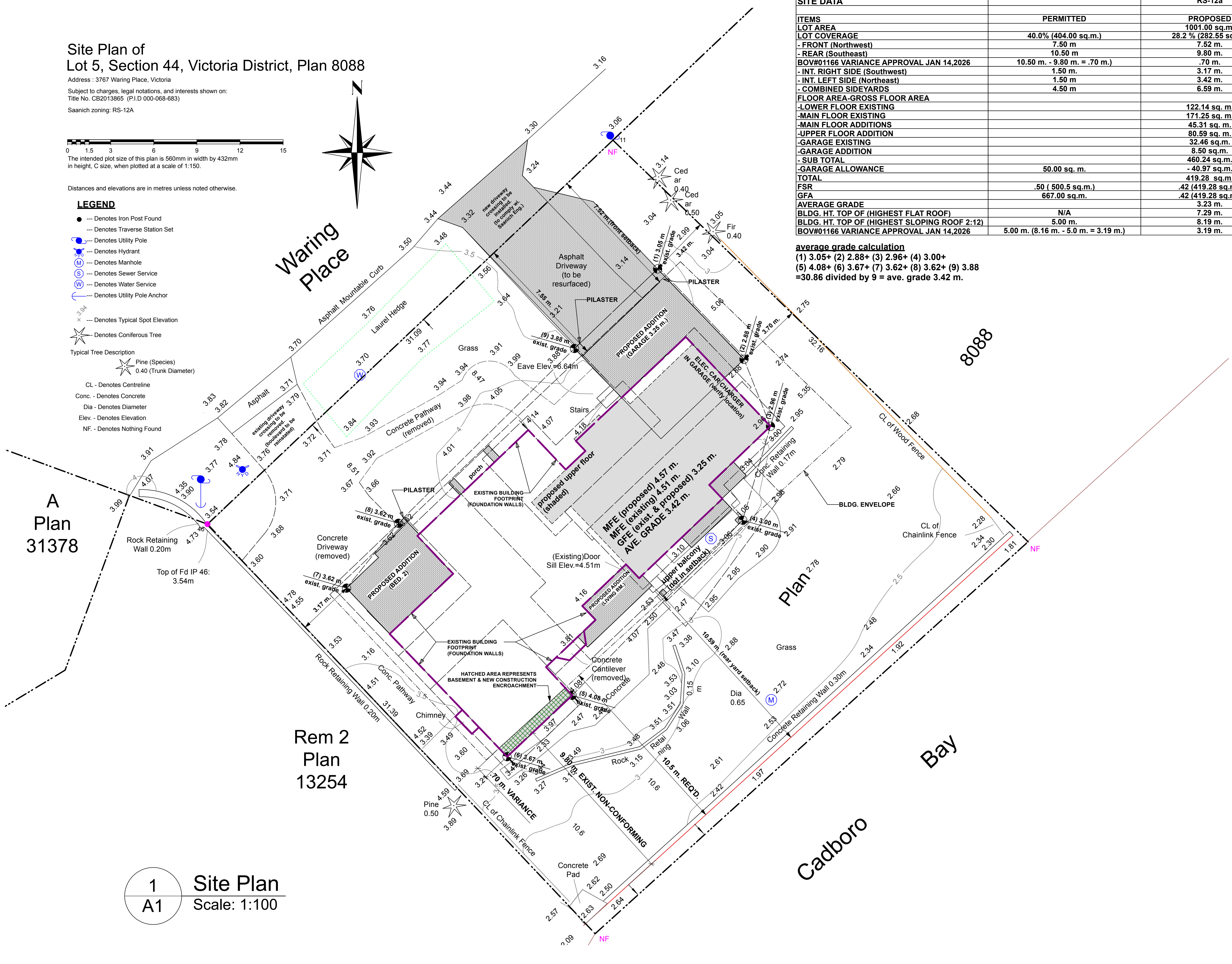
Address : 3767 Waring Place, Victoria
 Subject to charges, legal notations, and interests shown on:
 Title No. CB2013865 (P.I.D 000-068-683)
 Saanich zoning: RS-12A



Distances and elevations are in metres unless noted otherwise.

LEGEND

- --- Denotes Iron Post Found
- Denotes Traverse Station Set
- --- Denotes Utility Pole
- --- Denotes Hydrant
- (M) --- Denotes Manhole
- (S) --- Denotes Sewer Service
- (W) --- Denotes Water Service
- Denotes Utility Pole Anchor
- Denotes Typical Spot Elevation
- ★ --- Denotes Coniferous Tree
- ★ --- Typical Tree Description
 Pine (Species)
 0.40 (Trunk Diameter)
- CL - Denotes Centreline
- Conc. - Denotes Concrete
- Dia - Denotes Diameter
- Elev. - Denotes Elevation
- NF - Denotes Nothing Found



SITE DATA		RS-12a
ITEMS	PERMITTED	PROPOSED
LOT AREA	40.0% (404.00 sq.m.)	1001.00 sq.m.
LOT COVERAGE	40.0% (404.00 sq.m.)	28.2% (282.55 sq.m.)
- FRONT (Northwest)	7.50 m	7.52 m.
- REAR (Southeast)	10.50 m	9.80 m.
BOV#01166 VARIANCE APPROVAL JAN 14,2026	10.50 m. - 9.80 m. = .70 m.)	.70 m.
- INT. RIGHT SIDE (Southwest)	1.50 m.	3.17 m.
- INT. LEFT SIDE (Northeast)	1.50 m	3.42 m.
- COMBINED SIDEYARDS	4.50 m	6.59 m.
FLOOR AREA-GROSS FLOOR AREA		
-LOWER FLOOR EXISTING		122.14 sq. m.
-MAIN FLOOR EXISTING		171.25 sq. m.
-MAIN FLOOR ADDITIONS		45.31 sq. m.
-UPPER FLOOR ADDITION		80.59 sq. m.
-GARAGE EXISTING		32.46 sq.m.
-GARAGE ADDITION		8.50 sq.m.
- SUB TOTAL		460.24 sq.m.
-GARAGE ALLOWANCE	50.00 sq. m.	- 40.97 sq.m.
TOTAL		419.28 sq.m.
FSR	.50 (500.5 sq.m.)	.42 (419.28 sq.m.)
GFA	667.00 sq.m.	.42 (419.28 sq.m.)
AVERAGE GRADE		
BLDG. HT. TOP OF (HIGHEST FLAT ROOF)	N/A	7.29 m.
BLDG. HT. TOP OF (HIGHEST SLOPING ROOF 2:12)	5.00 m.	8.19 m.
BOV#01166 VARIANCE APPROVAL JAN 14,2026	5.00 m. (8.16 m. - 5.0 m. = 3.19 m.)	3.19 m.

average grade calculation
 (1) 3.05+ (2) 2.88+ (3) 2.96+ (4) 3.00+
 (5) 4.08+ (6) 3.67+ (7) 3.62+ (8) 3.62+ (9) 3.88
 =30.86 divided by 9 = ave. grade 3.42 m.

A Plan
31378

Rem 2
Plan
13254

1 Site Plan
A1 Scale: 1:100

client **Barb And Bill Davis**
 project **Proposed Renovation**
 address **3767 Waring Place**
 municipality **The Dist. of Saanich B.C.**

STEPSTONE DESIGN

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List of Drawings

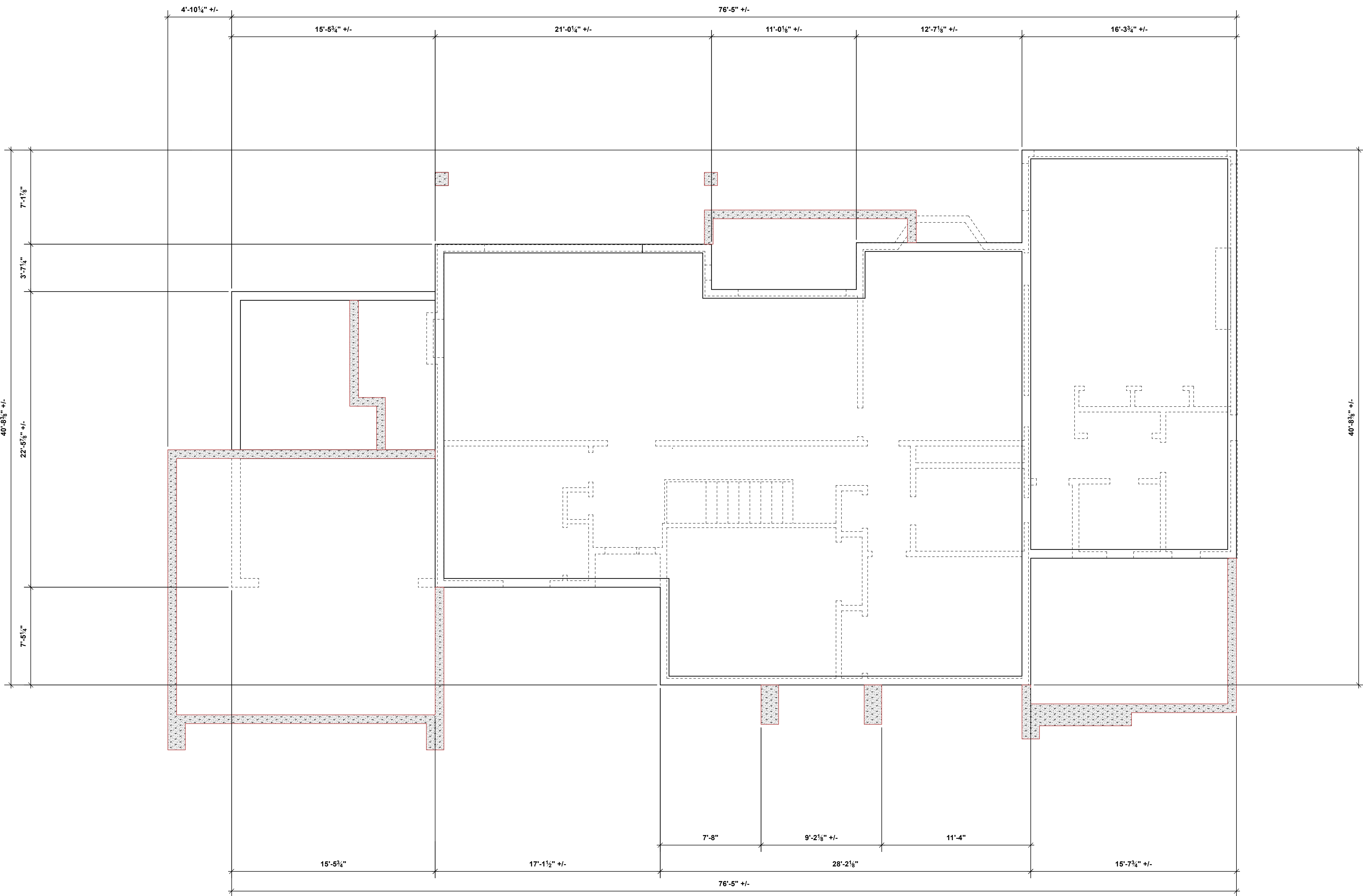
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A14	DETAILS 1.0
A15	DETAILS 2.0
A16	DETAILS 3.0

ISSUED/REVISED

NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052026	NOT FOR CONST.

drawing no. 23026.2
 date MAY 20 / 2026
 scale AS SHOWN
 designed by m.dunsmuir
 sheet no. A3
 drawn by m.dunsmuir
 of A15

WALL SCHEDULE AND PLAN LEGEND	
W1 2 X 6 EXT. WALL SIDING 	RSI
WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD	.026 .15 .0 .122 2.36 .06
W2 2 X 6 EXT. WALL STUCCO 	RSI
ACRYLIC STUCCO FIN. ON WIRE APPROVED BACKING BOARD 10 mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD	.01 .25 .15 .0 .122 2.36 .06
W3 2 X 6 EXT. WALL ROCK VENEER 	RSI
ROCK VENEER ON APPROVED BACKING BOARD ON LIME BASED MORTER ON 3/4 LB. PAPER BACKED WIRE LATH 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD	.25 .15 .0 .122 2.36 .06
W4 2 X 6 INT. INSULATED 	RSI
5/8" X-TYPE GYPSUM BOARD 1.0 hr. F.R.R. (GARAGE SIDE) 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD	.1 2.36 .25 .06
W5 2 X 4 INT. PARTITION 	RSI
1/2" GYPSUM BOARD 2 X 4 OR 6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	.08 .08
W6 2 X 4 INT. FURRING 	RSI
1/2" GYPSUM BOARD ON 6 MIL. POLY'N V.B. ON 2 X 4 FURRING @ 24" O.C. (FRAMED ON FLAT OR ON EDGE) CW R-12 FIG BATT OR R-12 SPB RIGID INSUL'N. 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE B/W FRAMING & CONC. FINISH WALL. PROVIDE REQUIRED FIRESTOPS COMPLY W/ BLDG. CODE	.08 2.11 .16 .08
W7 2 X 6 RATED PARTY WALL 	RSI
RATED PARTY WALL (BETWEEN SEC. SUITE & MAIN RES.) B.C. BLDG. CODE W/ 1.0 HR. F.R.R. @ 2 S.T.C. 2 LAYERS 5/8" X-TYPE GYPSUM BD. ON 2 X 4 STAGGERED STUDS @ 16" O.C. CW 4" ABSORPTIVE MATERIAL ONE SIDE ON 2 X 6 COMMON PLATE 1 LAYER 5/8" X-TYPE GYPSUM BD.	.2 1.71 .1
W8 2 X 6 EXT. RATED PARTY WALL 	RSI
WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD	.026 .15 .0 .122 2.36 .06
W9 2 X 8 C.I.P. CONC. FOUNDATION WALL 	RSI
DAMP-PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER)	.08
W10 ICF FNDN. WALL FOUNDATION WALL 	RSI
DAMP-PROOFING (WHERE REQUIRED) ON ICF W/ 8" THK. CORE FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER) CONFIRM ALL DIMENSIONS / ALIGNMENT OF BLOCKS PRIOR TO STARTING WORK	5.51
NOT ALL WALL TYPES MAY APPLY FOR THIS PROJECT. INSULATION R VALUES MAY VARY. SEE ENERGY REPORT. ENERGY REPORT TO TAKE PRECEDENCE OVER INSULATION SPECIFIED ON THESE DRAWINGS. VERIFY ALL REQUIRED WALL TYPES PRIOR TO STARTING WORK. WALL TYPES LISTED ARE TYPICAL WALL ASSEMBLIES. SEE FLOOR PLANS FOR WALLS.	
S.B.M.	ENG. BEAM (SEE STRUCT.)
S.HDR.	ENG. HEADER (SEE STRUCT.)
S.LGR.	ENG. LEDGER (SEE STRUCT.)
S.L.	STRUCT. LINTEL (CONFIRM STRUCT.)
	BUILT UP WD. POST (SEE STRUCT.)
	POINT LOAD (SEE STRUCT.)
	SOLID BLOCKING FOR LOAD ABOVE (SEE STRUCT.)
	SMOKE / HEAT / CO2 DETECTOR COMPLY W/ B.C.B.C. 9.10.19
	PRINCIPLE VENT. EXHAUST FAN COMPLY W/ B.C.B.C. 9.32.3.5.
cb	CATCH BASIN OR DRAIN, CONNECT TO STORM DRAIN SYSTEM
rwl	RAIN WATER LEADER, CONNECT TO STORM DRAIN SYSTEM
fd	FLOOR DRAIN, CONNECT TO STORM DRAIN SYSTEM
	FRAMING DIRECTION SEE STRUCT. ENG.
	STRUCTURAL MEMBER SEE STRUCT. ENG.
	LINE OF ROOF OVER
	LINE OF WALL OVER OR BELOW



1
A4 Demolition Plan
Scale: 1/4" = 1'-0"

NOTE: ALL EXISTING EXTERIOR WALLS TO BE RE-FRAMED ON EXISTING FOUNDATION WALLS (shaded areas denote sm. additions to existing main floor, non-shaded represents existing main floor plan)

client	Barb And Bill Davis
project	Proposed Renovation
address	3767 Waring Place
municipality	The Dist. of Saanich B.C.

STEPSTONE DESIGN

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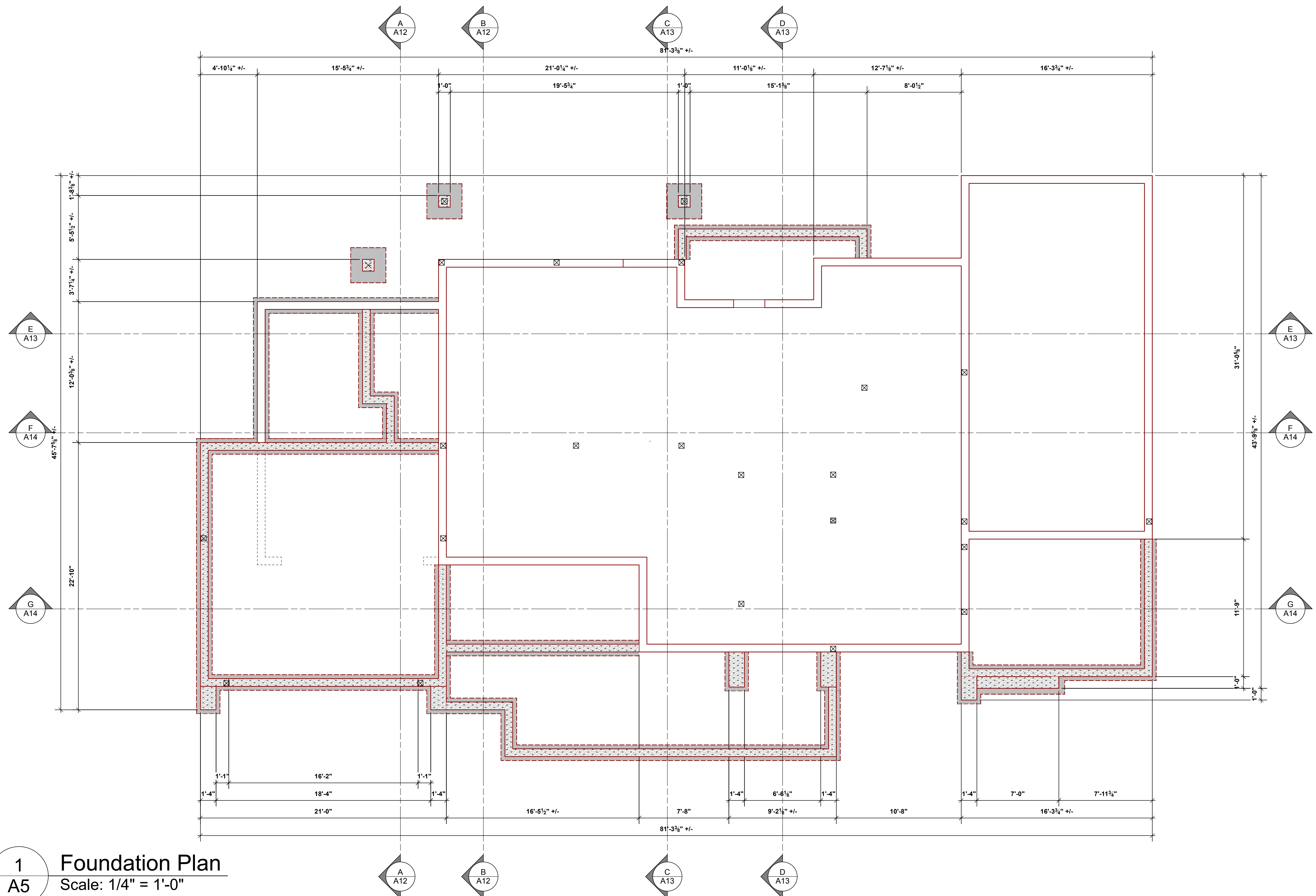
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List of Drawings	
A1	TITLE SHEET
A2	SITE PLAN
A3	DEMOLITION PLAN
A4	FOUNDATION PLAN
A5	LOWER FLOOR PLAN
A6	MAIN FLOOR PLAN
A7	UPPER FLOOR PLAN
A8	ROOF PLAN
A9	ELEVATIONS FRONT & RIGHT
A10	ELEVATIONS REAR & LEFT
A11	CROSS SECTIONS 1.0
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02	052026	NOT FOR CONST.

drawing no.	23026.2
date	MAY 20 / 2026
scale	AS SHOWN
designed by	m.dunsmuir
drawn by	m.dunsmuir
sheet no.	of
A 4	A 15



1
A5 Foundation Plan
Scale: 1/4" = 1'-0"

client Barb And Bill Davis
 project Proposed Renovation
 address 3767 Waring Place
 municipality The Dist. of Saanich B.C.

STEPONE
DESIGN

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 Cochrane alberta

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List of Drawings

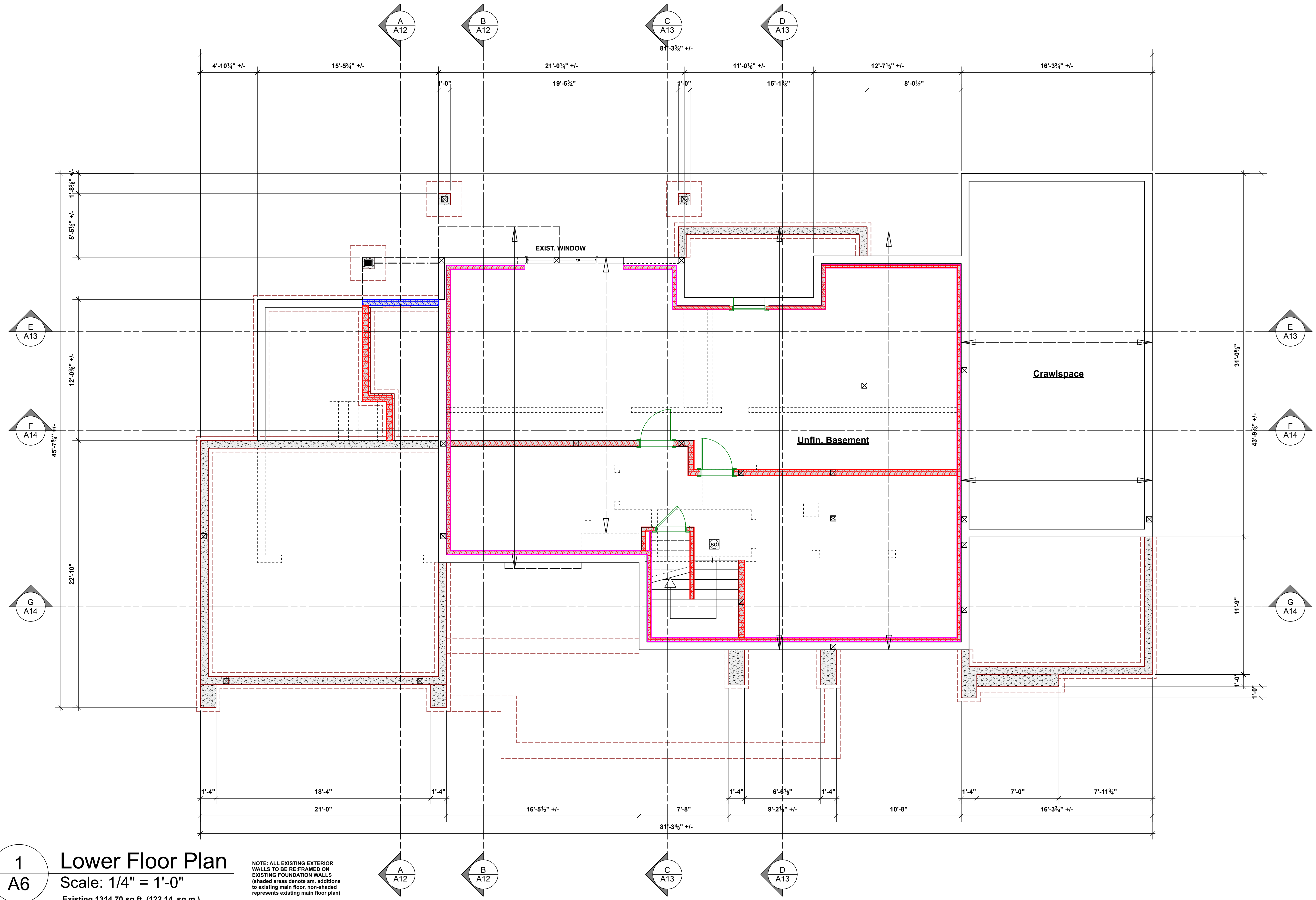
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02	052026	NOT FOR CONST.

drawing no. 23026.2
 date MAY 20 / 2026
 scale AS SHOWN
 designed by m.dunsmuir drawn by m.dunsmuir
 sheet no. A5 of A15

WALL SCHEDULE AND PLAN LEGEND	
W1 2 X 6 EXT. WALL SIDING WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. / 1/2" GYPSUM BOARD	RSI .25 .15 .0 .122 2.36 .06
W2 2 X 6 EXT. WALL STUCCO ACRYLIC STUCCO FIN. ON WIRE APPROVED BACKING BOARD 10 mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. / 1/2" GYPSUM BOARD	RSI .01 .25 .15 .0 .122 2.36 .06
W3 2 X 6 EXT. WALL ROCK VENEER ROCK VENEER ON APPROVED BACKING BOARD ON LIME BASED MORTAR ON 3/4 LB. PAPER BACKED WIRE LATH 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. / 1/2" GYPSUM BOARD	RSI .25 .15 .0 .122 2.36 .06
W4 2 X 6 INT. INSULATED 5/8" X-TYPE GYPSUM BOARD 1.0 hr. F.R.R. (GARAGE SIDE) 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. / 1/2" GYPSUM BOARD	RSI .1 2.36 .25 .06
W5 2 X 4 INT. PARTITION 1/2" GYPSUM BOARD 2 X 4 OR 6 STUDS @ 16" O.C. / 1/2" GYPSUM BOARD	RSI .08 .08
W6 2 X 4 INT. FURRING 1/2" GYPSUM BOARD ON 6 MIL. POLY'N V.B. ON 2 X 4 FURRING @ 24" O.C. (FRAMED ON FLAT OR ON EDGE) CW R-12 FIG BATT OR R-15 RIGID INSUL'N. 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE SW FRAMING & CONC. FIN. WALL PROVIDE REQUIRED FIRESTOPS COMPLY W/ BLDG. CODE	RSI 2.11 .16 .08
W7 2 X 6 RATED PARTY WALL RATED PARTY WALL (BETWEEN SEC. SUITE & MAIN RES.) B.C. BLDG. CODE W/ 1.0 hr. F.R.R. @ 2 S.T.C. 2 LAYERS 5/8" X-TYPE GYPSUM BD. ON 2 X 4 STAGGERED STUDS @ 16" O.C. CW 4" ABSORPTIVE MATERIAL ONE SIDE ON 2 X 6 COMMON PLATE 1 LAYER 5/8" X-TYPE GYPSUM BD.	RSI .2 1.71
W8 2 X 6 EXT. RATED PARTY WALL WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. CW R-20 FIG BATT 6 MIL. POLY'N V.B. / 1/2" GYPSUM BOARD	RSI .25 .15 .0 .122 2.36 .06
W9 2 X 8 C.I.P. CONC. FOUNDATION WALL DAMP-PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER)	RSI 6.51
W10 ICF FNDN. WALL FOUNDATION WALL DAMP-PROOFING (WHERE REQUIRED) ON ICF W/ 8" THK. CORE FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER) CONFIRM ALL DIMENSIONS / ALIGNMENT OF BLOCKS PRIOR TO STARTING WORK	RSI 6.51
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(S.B.M.)	ENG. BEAM (SEE STRUCT.)
(S.HDR.)	ENG. HEADER (SEE STRUCT.)
(S.LGR)	ENG. LEDGER (SEE STRUCT.)
(S.L.)	STRUCT. LINTEL (CONFIRM STRUCT.)
(B.U.P.)	BUILT UP WD. POST (SEE STRUCT.)
(P.L.)	POINT LOAD (SEE STRUCT.)
(S.B.)	SOLID BLOCKING FOR LOAD ABOVE (SEE STRUCT.)
(S.D.)	SMOKE / HEAT / CO2 DETECTOR (COMPLY W/ B.C.B.C. 9.10.19)
(P.V.F.)	PRINCIPLE VENT. EXHAUST FAN (COMPLY W/ B.C.B.C. 9.32.3.5)
(C.B.)	CATCH BASIN OR DRAIN. CONNECT TO STORM DRAIN SYSTEM
(R.W.L.)	RAIN WATER LEADER. CONNECT TO STORM DRAIN SYSTEM
(F.D.)	FLOOR DRAIN. CONNECT TO STORM DRAIN SYSTEM
(F.DIR.)	FRAMING DIRECTION (SEE STRUCT. ENG.)
(S.M.)	STRUCTURAL MEMBER (SEE STRUCT. ENG.)
(L.O.R.O.)	LINE OF ROOF OVER
(L.O.B.)	LINE OF WALL OVER OR BELOW



client
Barb And Bill Davis

project
Proposed Renovation

address
3767 Waring Place

municipality
The Dist. of Saanich B.C.

STEPSTONE DESIGN

contact: mike@stepstonedesign.ca
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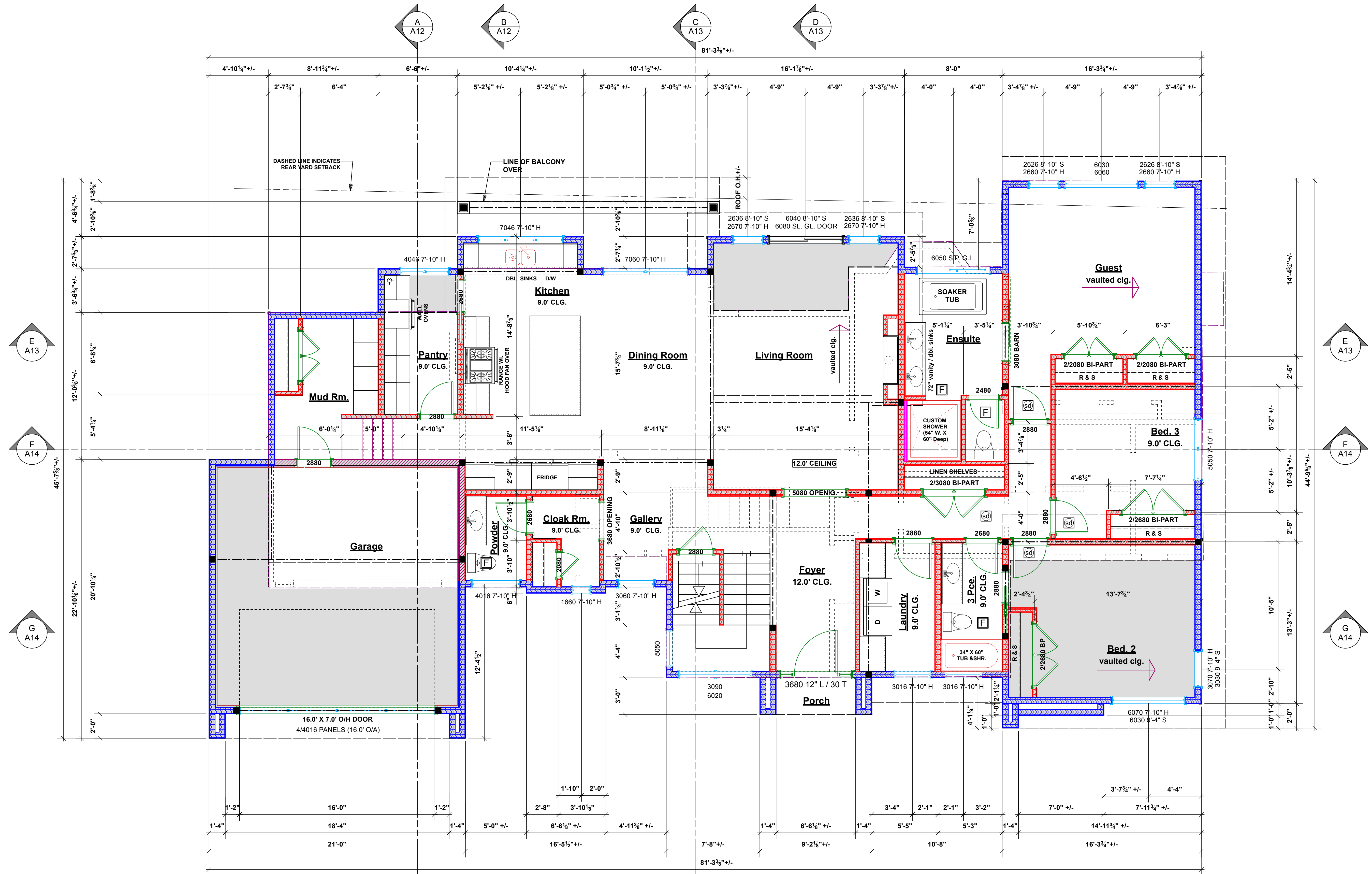
NO.	DATE	DESCRIPTION
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02	052026	NOT FOR CONST.

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02	052026	NOT FOR CONST.

drawing no. 23026.2
date MAY 20 / 2026
scale AS SHOWN
designed by m.dunsmuir
sheet no. A6
drawn by m.dunsmuir
of A15

WALL SCHEDULE AND PLAN LEGEND	
W1	2 X 6 EXT. WALL SIDING WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. C/W R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD
W2	2 X 6 EXT. WALL STUCCO ACRYLIC STUCCO FIN. ON WIRE APPROVED BACKING BOARD 10 mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. C/W R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD
W3	2 X 6 EXT. WALL ROCK VENEER ROCK VENEER ON APPROVED BACKING BOARD ON LINE BASED MORTAR ON 2 1/4 LB. PAPER BACKED WIRE LATH 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. C/W R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD
W4	2 X 6 INT. INSULATED 5/8" X-TYPE GYPSUM BOARD 1.0 hr. F.R.R. (GARAGE SIDE) 2 X 6 STUDS @ 16" O.C. C/W R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD
W5	2 X 4 INT. PARTITION 1/2" GYPSUM BOARD 2 X 4 OR 6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W6	2 X 4 INT. FURRING 1/2" GYPSUM BOARD ON 6 MIL. POLY'N V.B. ON 2 X 4 FURRING @ 24" O.C. (FRAMED ON FLAT OR ON EDGE) C/W R-12 FIG BATT OR 1/2" RIGID INSUL'N. 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE B/W FRAMING & CONC. FIN. WALL. PROVIDE REQUIRED FIRESTOPS COMPLY W/ BLDG. CODE
W7	2 X 6 RATED PARTY WALL RATED PARTY WALL (BETWEEN SEC. SUITE & MAIN RES.) R.C. BLDG. CODE W/ 1.0 hr. F.R. R. 2 S.T.C. 2 LAYERS 5/8" X-TYPE GYPSUM BD. ON 2 X 4 STAGGERED STUDS @ 16" O.C. C/W 4" ABSORPTIVE MATERIAL ONE SIDE ON 2 X 6 COMMON PLATE 1 LAYER 5/8" X-TYPE GYPSUM BD.
W8	2 X 6 EXT. RATED PARTY WALL WOOD, CONC. FIBER SIDING OR PANEL 10mm (MIN) AIR SPACE / 1/2" P.T. WD. STRAPPING ON EXTERIOR HOUSE WRAP (EXT. AIR BARRIER) 1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 6 STUDS @ 16" O.C. C/W R-20 FIG BATT 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD
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W10	ICF FNDN. WALL FOUNDATION WALL DAMP PROOFING (WHERE REQUIRED) ON ICF W/ 8" THK. CORE FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER) CONFIRM ALL DIMENSIONS / ALIGNMENT OF BLOCKS PRIOR TO STARTING WORK
(S.BM)	ENG. BEAM (SEE STRUCT.)
(S.HDR)	ENG. HEADER (SEE STRUCT.)
(S.LGR)	ENG. LEDGER (SEE STRUCT.)
(S.L)	STRUCT. LINTEL (CONFIRM STRUCT.)
(P)	BUILT UP WD. POST (SEE STRUCT.)
(PL)	POINT LOAD (SEE STRUCT.)
(S)	SOLID BLOCKING FOR LOAD ABOVE (SEE STRUCT.)
(SD)	SMOKE / HEAT / CO2 DETECTOR COMPLY W/ B.C.B.C. 9.10.19
(P.V.)	PRINCIPLE VENT. EXHAUST FAN COMPLY W/ B.C.B.C. 9.32.3.5
(CB)	CATCH BASIN OR DRAIN, CONNECT TO STORM DRAIN SYSTEM
(RWL)	RAIN WATER LEADER, CONNECT TO STORM DRAIN SYSTEM
(FD)	FLOOR DRAIN, CONNECT TO STORM DRAIN SYSTEM
(FR)	FRAMING DIRECTION SEE STRUCT. ENG.
(SM)	STRUCTURAL MEMBER SEE STRUCT. ENG.
(R.O.)	LINE OF ROOF OVER
(W.O.)	LINE OF WALL OVER OR BELOW



1
A7 Main Floor Plan
Scale: 1/4" = 1'-0"

Existing 1843.31 sq.ft. (171.25 sq.m.)
 Additions 487.71 sq.ft. (45.31 sq.m.)
 Total 2331.02 sq.ft. (216.56 sq.m.)

Exist. Garage 349.48 sq.ft. (32.46 sq.m.)
 Garage Addition 91.52 sq.ft. (8.50 sq.m.)
 Total 441.00 sq.ft. (40.97 sq.m.)

NOTE: ALL EXISTING EXTERIOR WALLS TO BE RE-FRAMED ON EXISTING FOUNDATION WALLS (shaded areas denote sm. additions to existing main floor, non-shaded represents existing main floor plan)

client
Barb And Bill Davis

project
Proposed Renovation

address
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STEPSTONE DESIGN

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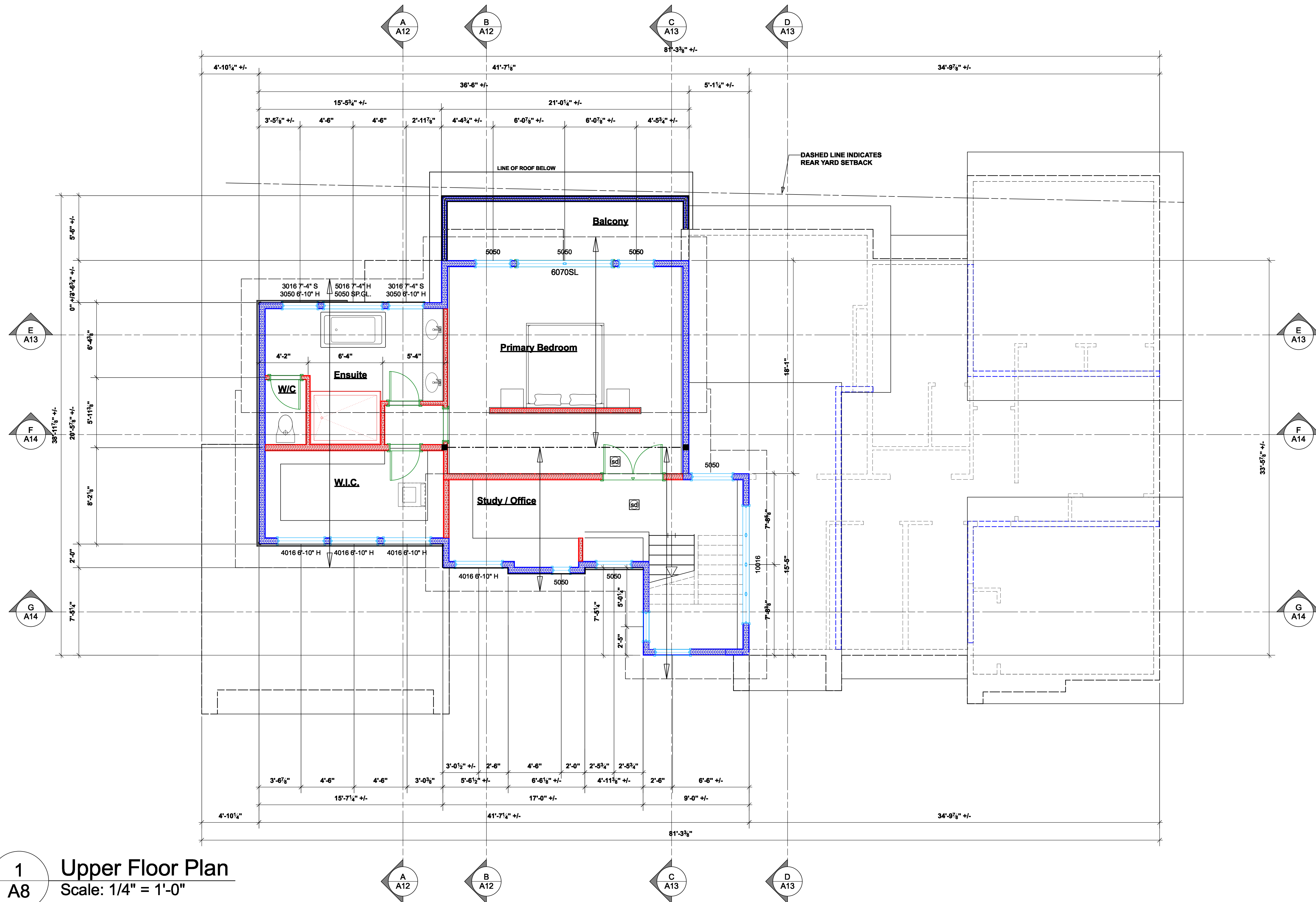
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scale	AS SHOWN
designed by	m.dunsmuir
drawn by	m.dunsmuir
sheet no.	of
A 7	A 15



1
A8 Upper Floor Plan
Scale: 1/4" = 1'-0"
Proposed 902.80 sq.ft. (80.59 sq.m.)

client
Barb And Bill Davis

project
Proposed Renovation

address
3767 Waring Place

municipality
The Dist. of Saanich B.C.

STEPONE
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List of Drawings

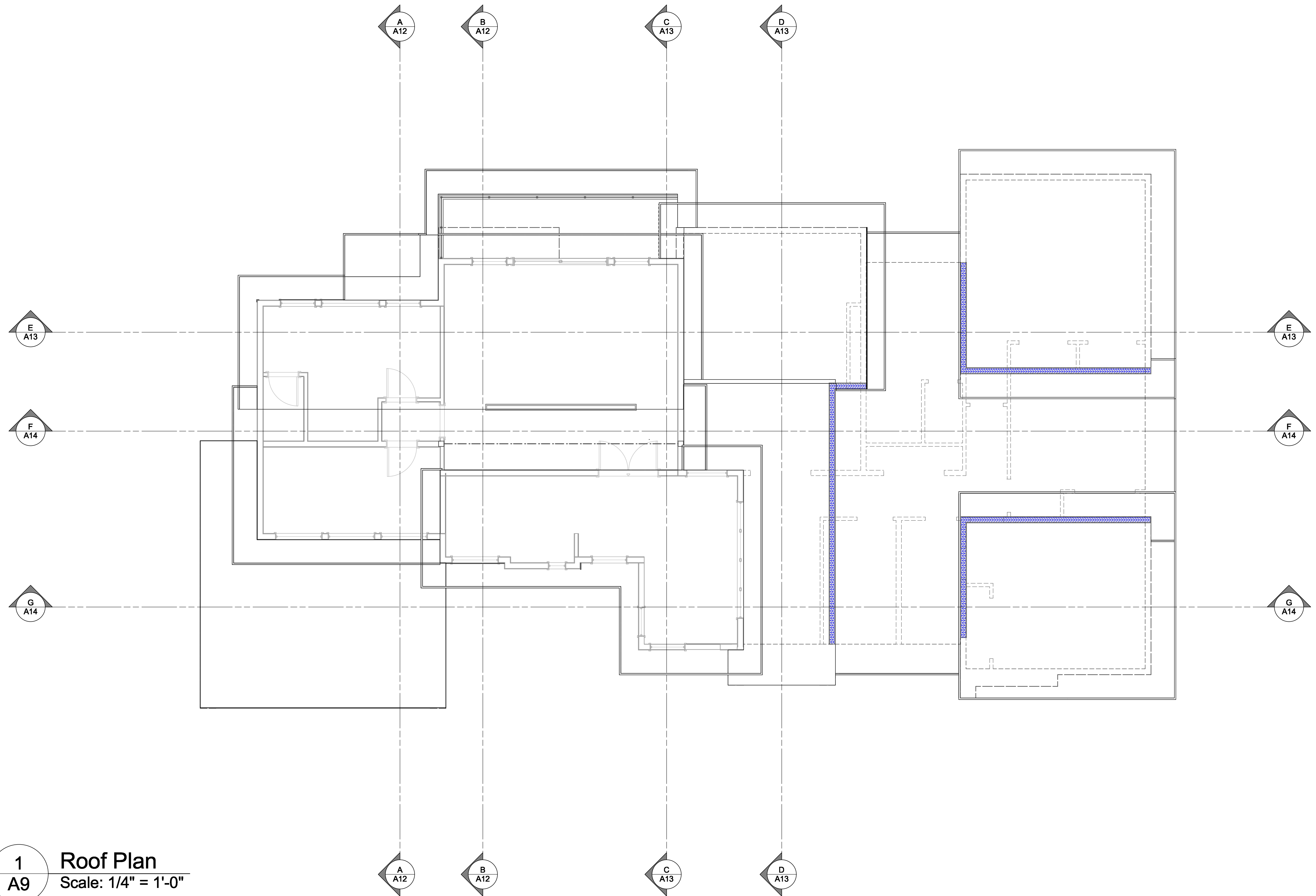
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A14	DETAILS 1.0
A15	DETAILS 2.0
A16	DETAILS 3.0

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NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052026	NOT FOR CONST.

drawing no.	23026.2
date	MAY 20 / 2026
scale	AS SHOWN
designed by	drawn by
m.dunsmuir	m.dunsmuir
sheet no.	of
A 8	A 15

1
A9 **Roof Plan**
Scale: 1/4" = 1'-0"
Proposed 902.80 sq.ft. (80.59 sq.m.)



client
Barb And Bill Davis

project
Proposed Renovation

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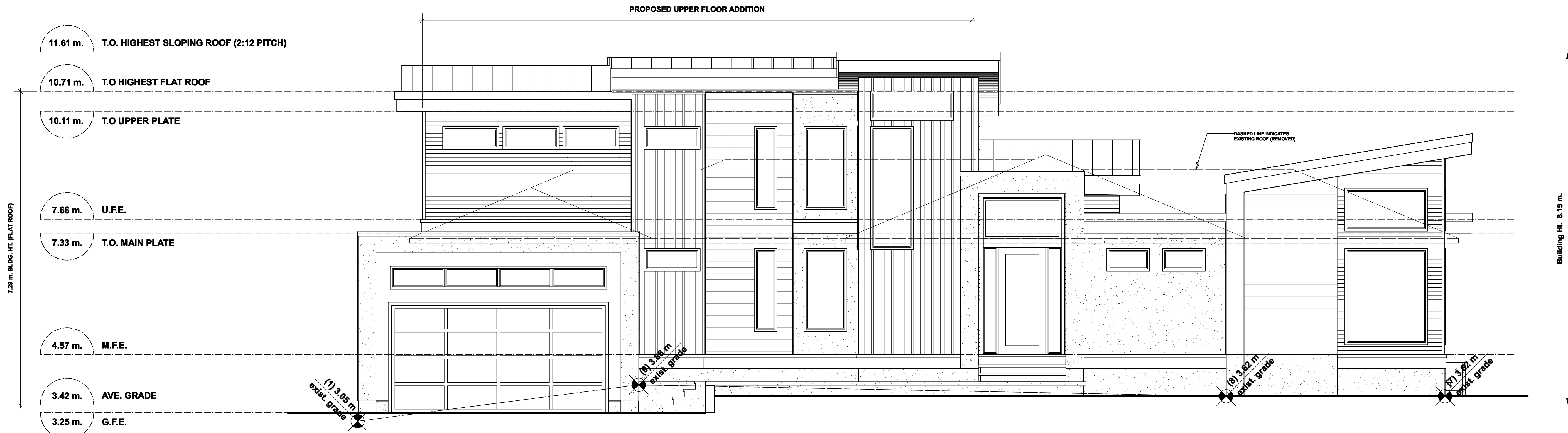
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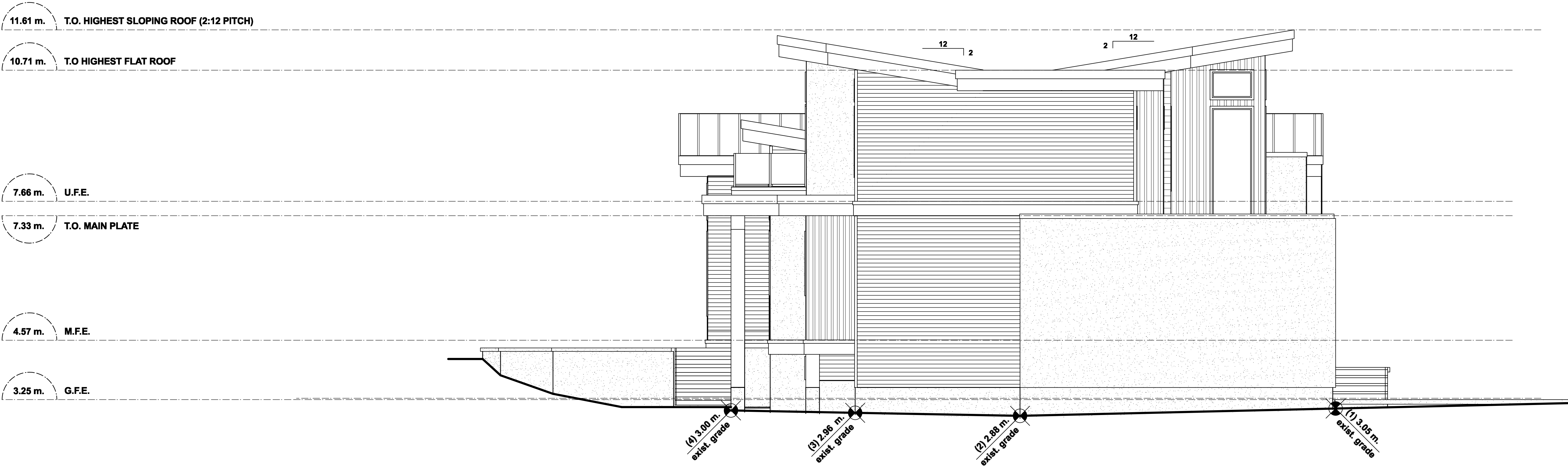
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sheet no.	of
A 9	A 15



1 Front (Northwest) Elevation
A10 Scale: 1/4" = 1'-0"

average grade calculation
 (1) 3.05+ (2) 2.88+ (3) 2.96+ (4) 3.00+
 (5) 4.08+ (6) 3.67+ (7) 3.62+ (8) 3.62+ (9) 3.88
 =30.86 divided by 9 = ave. grade 3.42 m.



2 Left (Northeast) Elevation
A10 Scale: 1/4" = 1'-0"

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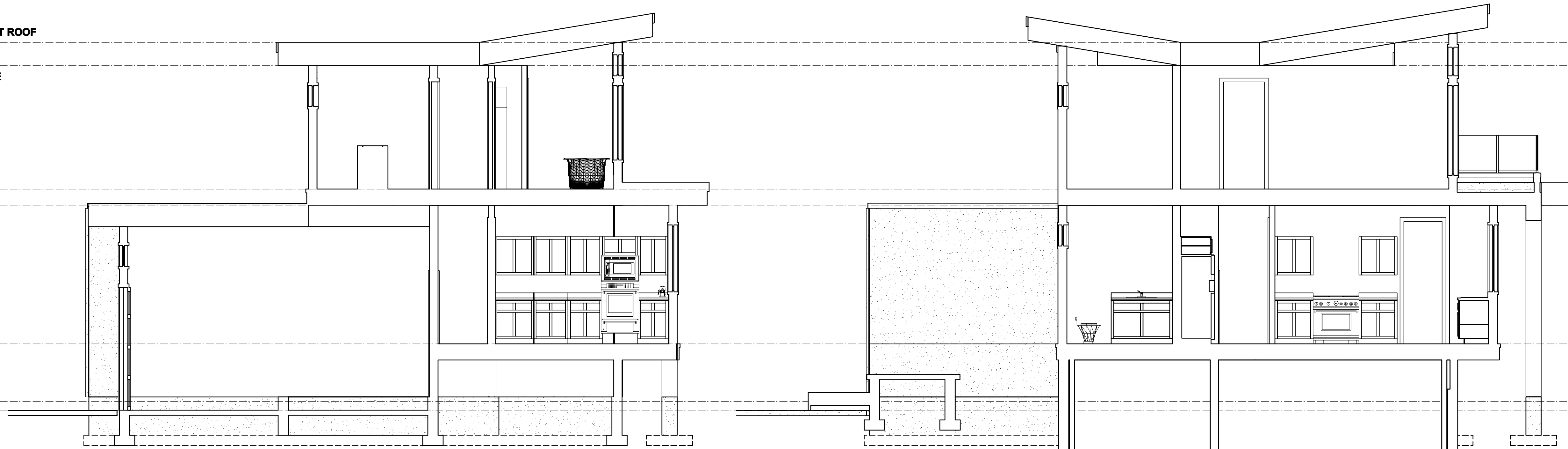
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sheet no.	of
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- 10.11 m. T.O. UPPER PLATE
- 7.66 m. U.F.E.
- 7.33 m. T.O. MAIN PLATE
- 4.57 m. M.F.E.
- 3.42 m. AVE. GRADE
- 3.25 m. G.F.E.



1 Cross Section A-A
A12 Scale: 1/4" = 1'-0"

2 Cross Section B-B
A12 Scale: 1/4" = 1'-0"

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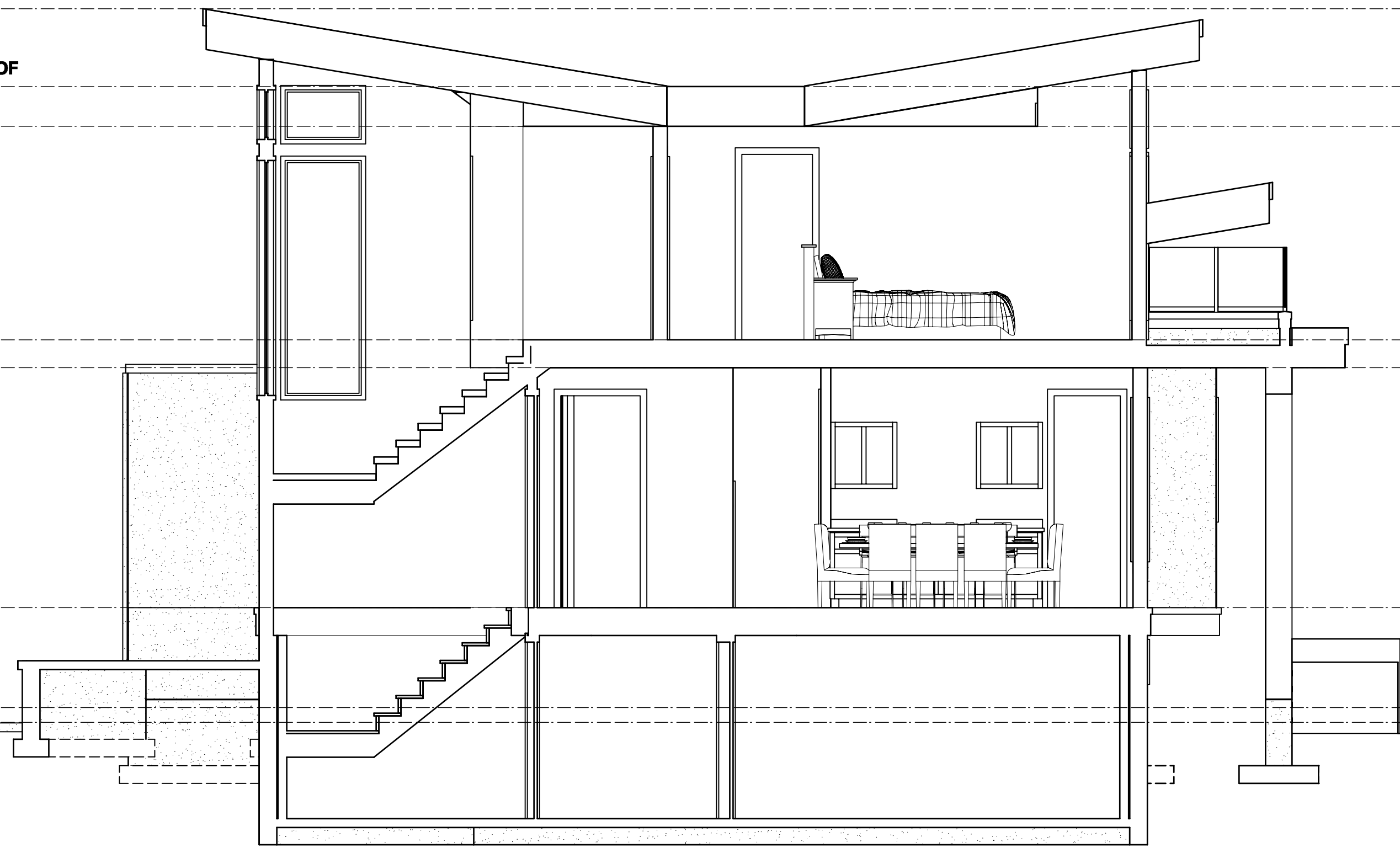
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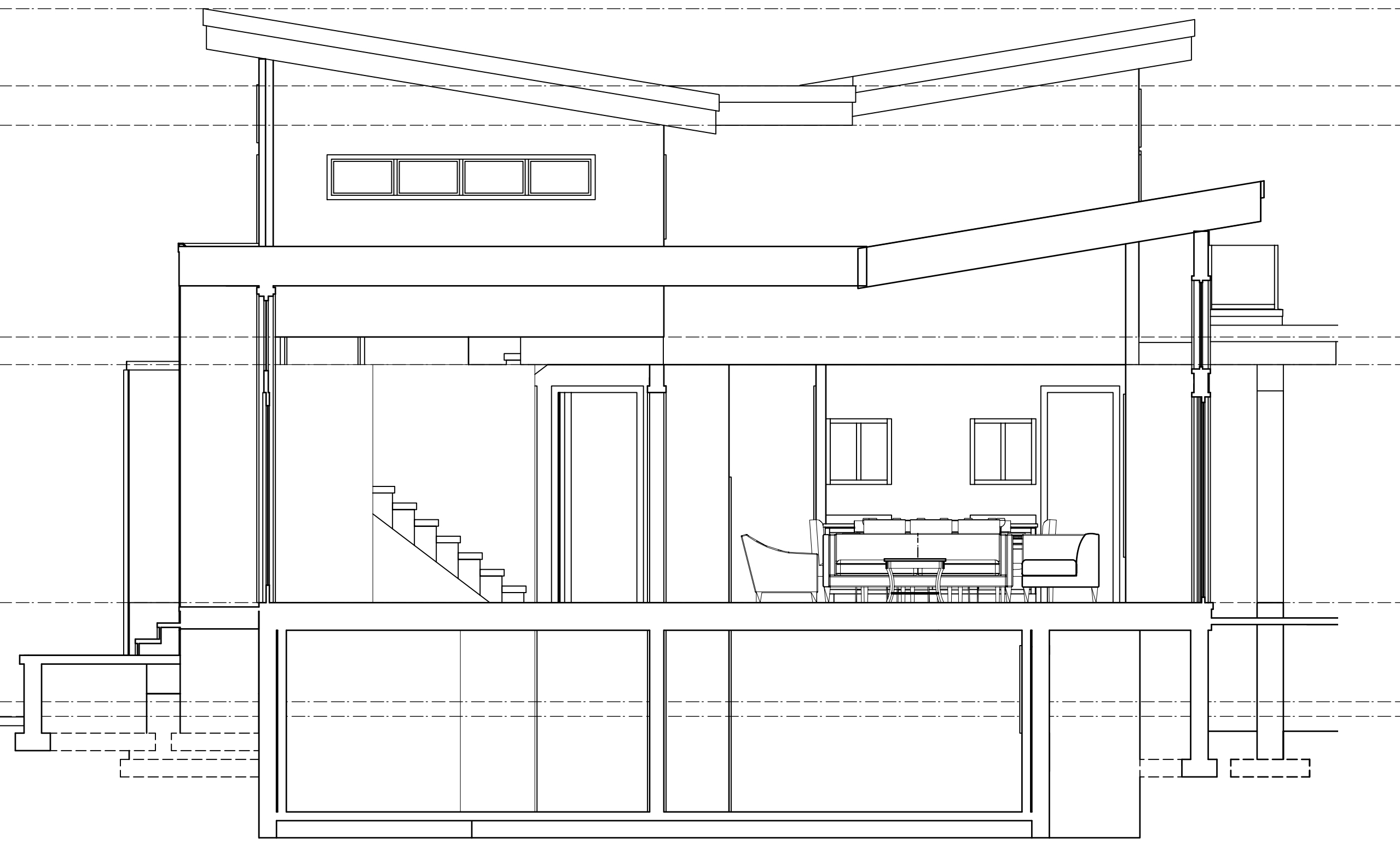
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 date MAY 20 / 2026
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 sheet no. of

A 12 A 15

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- 4.57 m. M.F.E.
- 3.42 m. AVE. GRADE
- 3.25 m. G.F.E.

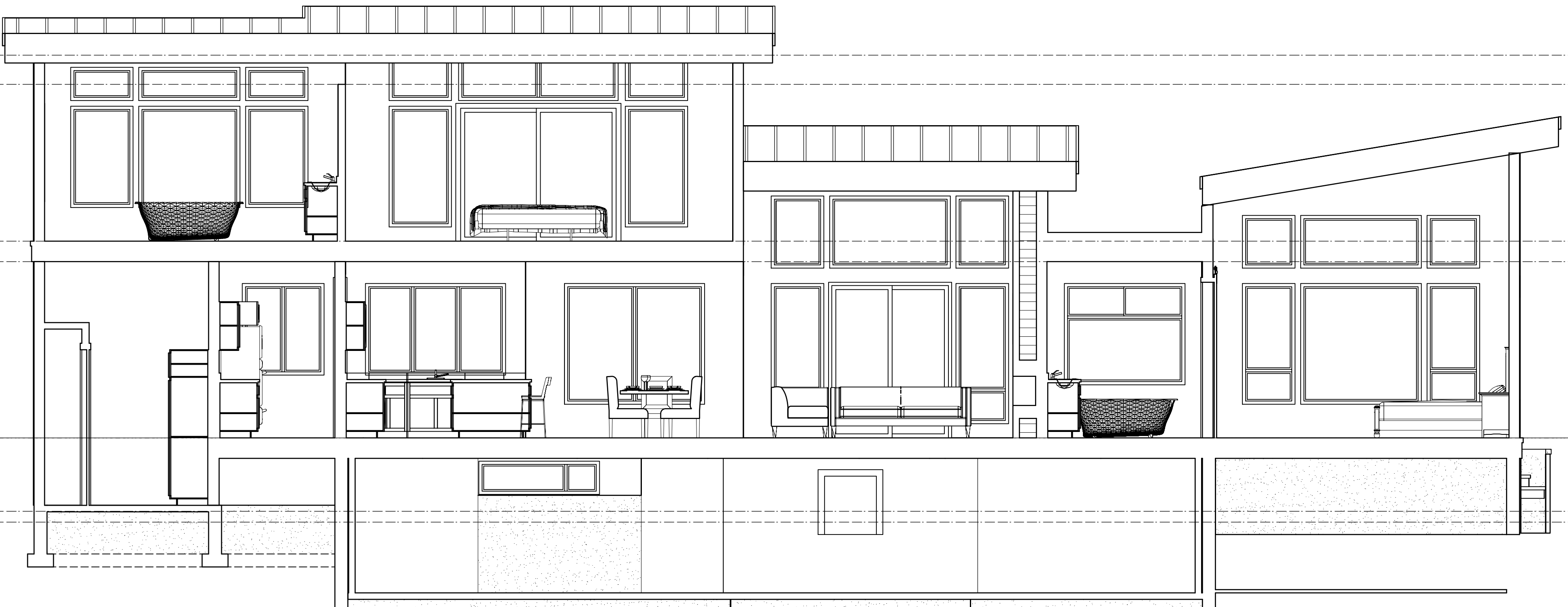


1 Cross Section C-C
A13 Scale: 1/4" = 1'-0"



3 Cross Section D-D
A13 Scale: 1/4" = 1'-0"

- 11.61 m. T.O. HIGHEST SLOPING ROOF (2:12 PITCH)
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- 7.33 m. T.O. MAIN PLATE
- 4.57 m. M.F.E.
- 3.42 m. AVE. GRADE
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4 Cross Section E-E
A13 Scale: 1/4" = 1'-0"

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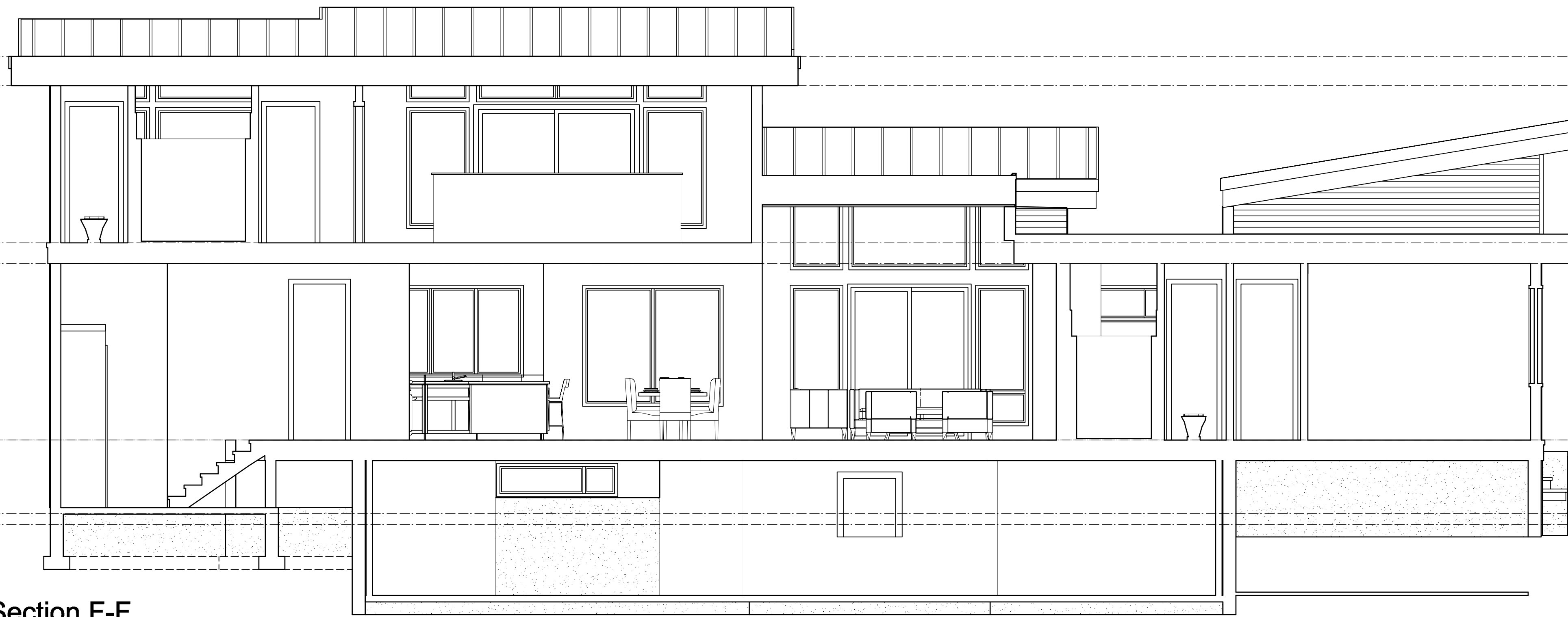
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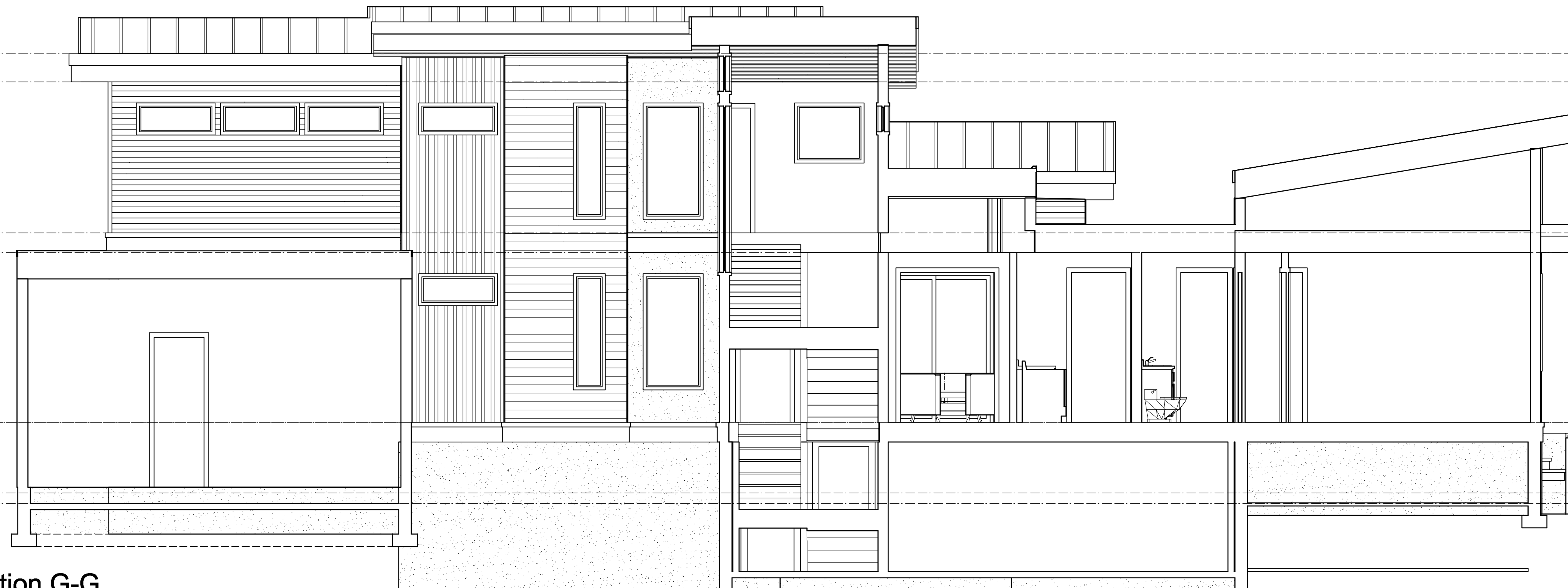
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1 Cross Section F-F
 A14 Scale: 1/4" = 1'-0"

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 3.25 m. G.F.E.



2 Cross Section G-G
 A14 Scale: 1/4" = 1'-0"

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