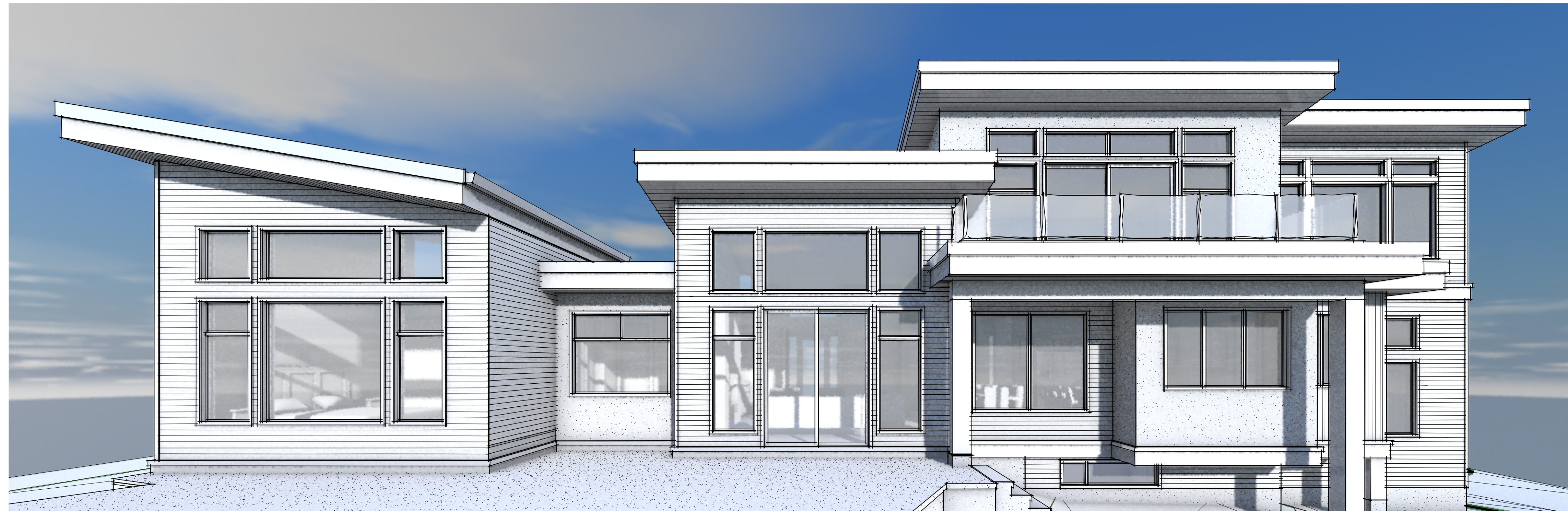




Front Perspective 1-1 Scale: 1/4" = 1'-0"



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

contact mike@steponedesign.ca
 call C 250.634.3729
 visit www.steponedesign.ca

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List of Drawings

A1	TITLE SHEET
A2	SITE PLAN
A3	GENERAL NOTES
A4	DEMOLITION PLAN
A5	FOUNDATION PLAN
A6	LOWER FLOOR PLAN
A7	MAIN FLOOR PLAN
A8	UPPER FLOOR PLAN
A9	ROOF PLAN
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ISSUED/REVISED

NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.

drawing no.	23026.2
date	MAY 29 / 2026
scale	AS SHOWN
designed by	drawn by
m.dunsmuir	m.dunsmuir
sheet no.	of
A 1	A 17

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.

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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 B.C.L.S 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 NONCOMBUSTIBLE, 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 WITH 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: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Ceilings below Attics with descriptions like 89 mm F/G loose filled insulation in typ. wood trusses.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Cathedral Ceilings / Flat Roofs with descriptions like R31 batt insulation in 11 7/8" T.J.I. roof joists.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Walls above grade with descriptions like R-20 batt insulation in 2 X 6 studs @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Walls above grade wi. rock veneer with descriptions like R-20 batt insulation in 2 X 6 studs @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Walls above grade wi. stucco with descriptions like R-20 batt insulation in 2 X 6 studs @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Insulated Skylight Walls with descriptions like R-22 batt insulation in 2 X 6 studs @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Rim Joist with descriptions like R-20 batt insulation in 2 X 12 joists @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Interior Insulated Wall with descriptions like R-20 batt insulation in 2 X 6 studs @ 16" O/C.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Floors over Unheated Spaces with descriptions like R28 batt insulation in 11 7/8" T.J.I. roof joists.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value (Fndn.) Walls below grade with descriptions like 203 mm concrete fndn. wall.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Walls (Furred) below grade with descriptions like 203 mm concrete fndn. wall.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Attic Access Hatches with descriptions like 200 mm expanded polystyrene rigid insulation cont. on hatch panel.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Heated Conc. Floors with descriptions like 100 mm. (4") Concrete Slab.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Un-Heated Floors in contact with the ground (below frost line) with descriptions like 89 mm (3 1/2") concrete slab.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Window Seats with descriptions like R-28 batt insulation in 2" X 10" blocking @ 24" o/c.

Table with 3 columns: Description, Nominal RSI, Effective RSI. Rows include Effective R Value Reduced Walls for plumbing with descriptions like R-12 rigid insulation in 2 X 6 studs @ 16" O/C.

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

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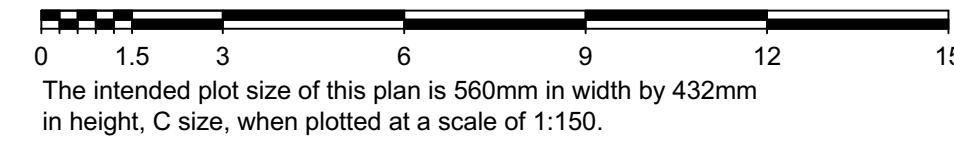
List of Drawings table with columns: No., Title Sheet, Site Plan, General Notes, Demolition Plan, Foundation Plan, Lower Floor Plan, Main Floor Plan, Upper Floor Plan, Roof Plan, Elevations Front & Right, Elevations Rear & Left, Cross Sections 1.0, Cross Sections 2.0, Cross Sections 3.0, Details 1.0, Details 2.0, Details 3.0.

ISSUED/REVISED table with columns: No., Date, Description. Rows include 01 112725 BOV SUB. REV. and 02 052926 PRE-CONST. DRWGS.

Summary table with fields: drawing no. 23026.2, date MAY 29 / 2026, scale AS SHOWN, designed by m.dunsmuir, drawn by m.dunsmuir, sheet no. A2 of A17.

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

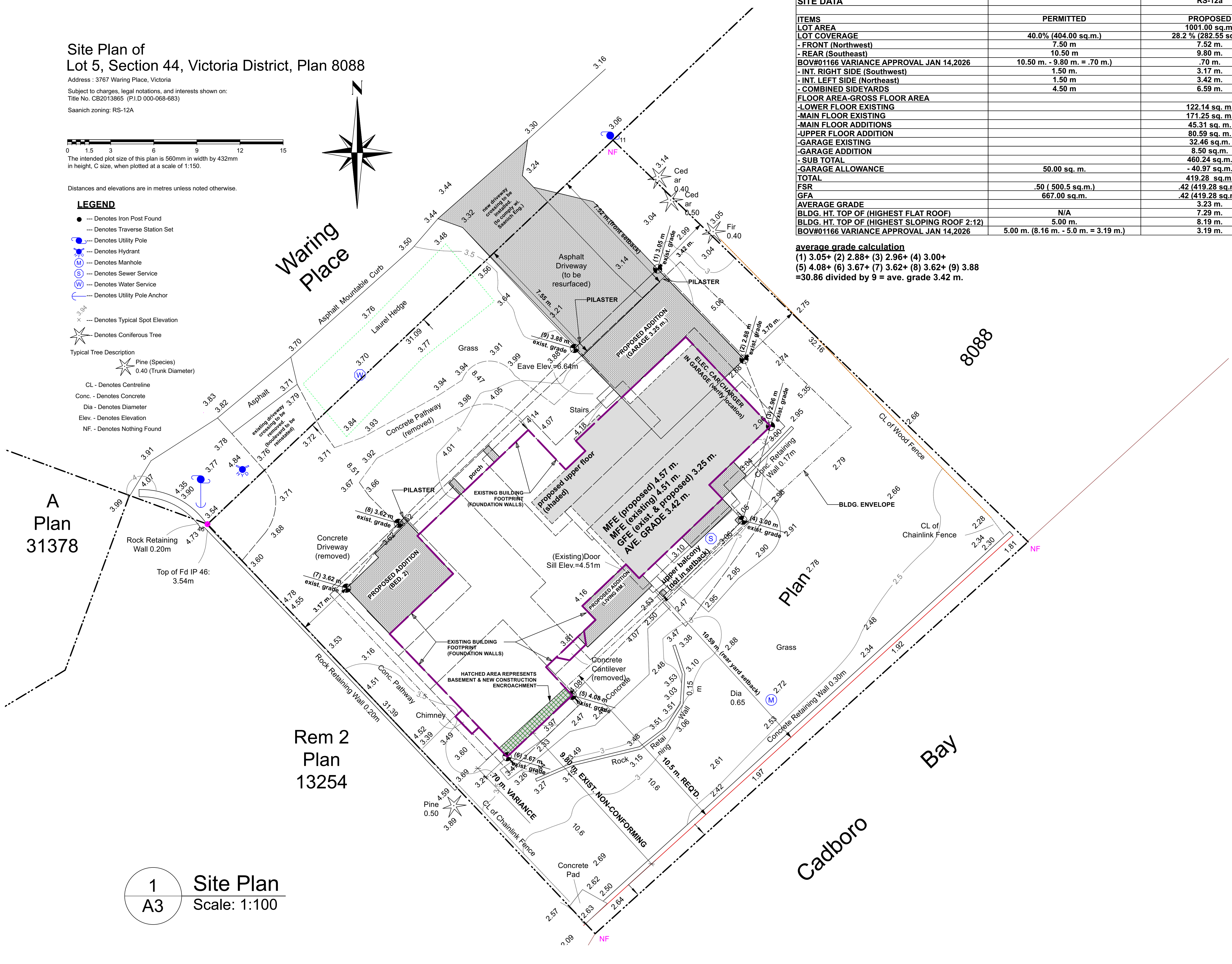


The intended plot size of this plan is 560mm in width by 432mm in height, C size, when plotted at a scale of 1:150.

Distances and elevations are in metres unless noted otherwise.

LEGEND

- --- Denotes Iron Post Found
- Denotes Traverse Station Set
- --- Denotes Utility Pole
- --- Denotes Hydrant
- --- Denotes Manhole
- --- Denotes Sewer Service
- --- 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
A3
Site Plan
Scale: 1:100

client
Barb And Bill Davis

project
Proposed Renovation

address
3767 Waring Place

municipality
The Dist. of Saanich B.C.

STEPSTONE DESIGN

contact: mike@stepstone.ca
call: C 250.654.3729
visit: www.stepstone.ca

follow us on @ join us on f
instagram@stepstonehome design
cochrane alberta

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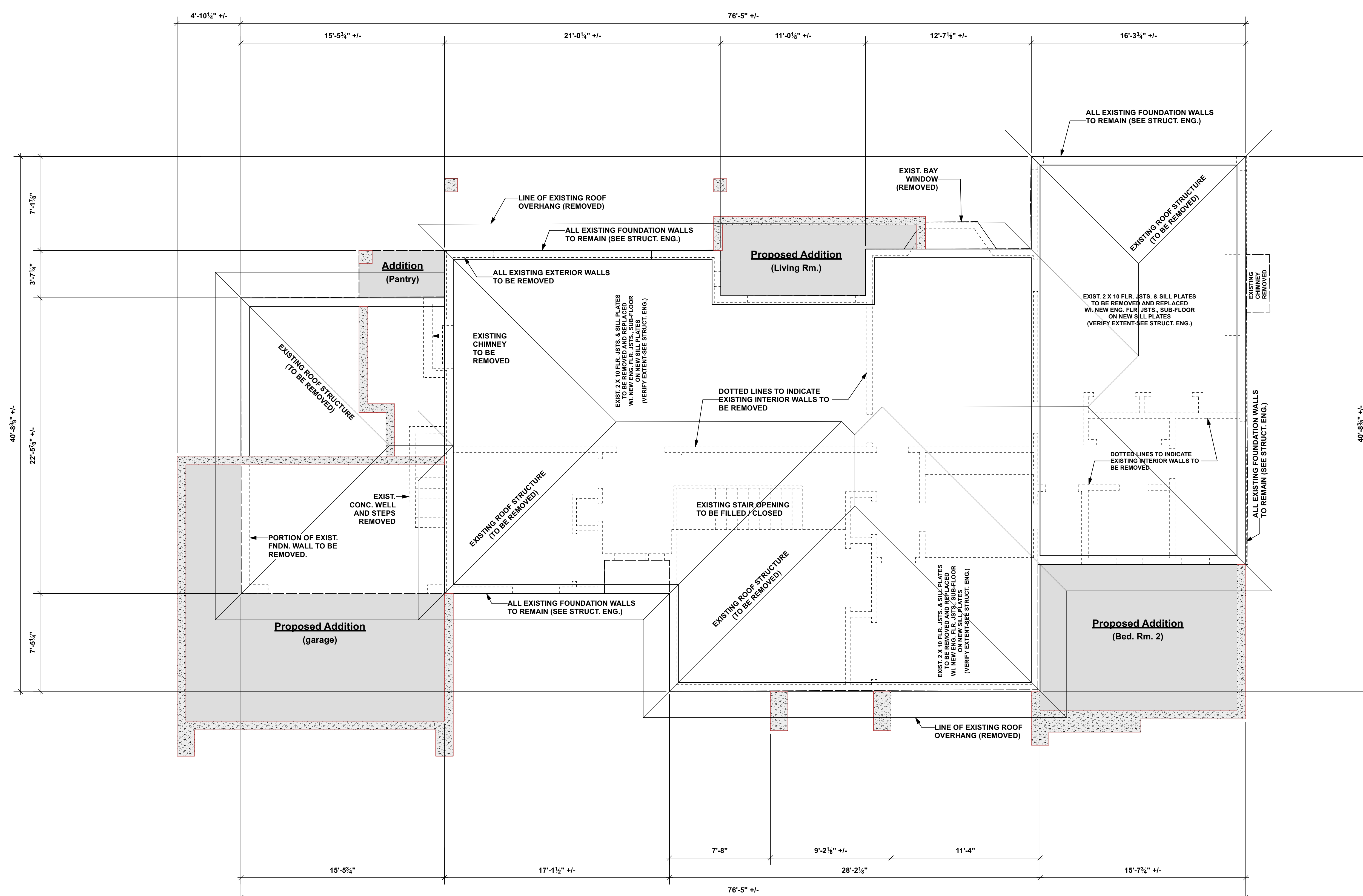
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NO.	DATE	DESCRIPTION
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02	052926	PRE-CONST. DRWGS.

drawing no. 23026.2
date MAY 29 / 2026
scale AS SHOWN
designed by m.dunsmuir
sheet no. A3
drawn by m.dunsmuir
of A17

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
W2 2 X 6 EXT. WALL STUCCO	RSI
W3 2 X 6 EXT. WALL ROCK VENEER	RSI
W4 2 X 6 INT. INSULATED	RSI
W5 2 X 4 INT. PARTITION	RSI
W6 2 X 4 INT. FURRING	RSI
W7 2 X 6 RATED PARTY WALL	RSI
W8 2 X 6 EXT. RATED PARTY WALL	RSI
W9 2 X 8 C.P. CONC. FOUNDATION WALL	RSI
W10 ICF FNDN. WALL FOUNDATION WALL	RSI
<p>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.</p>	
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.)
SD	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

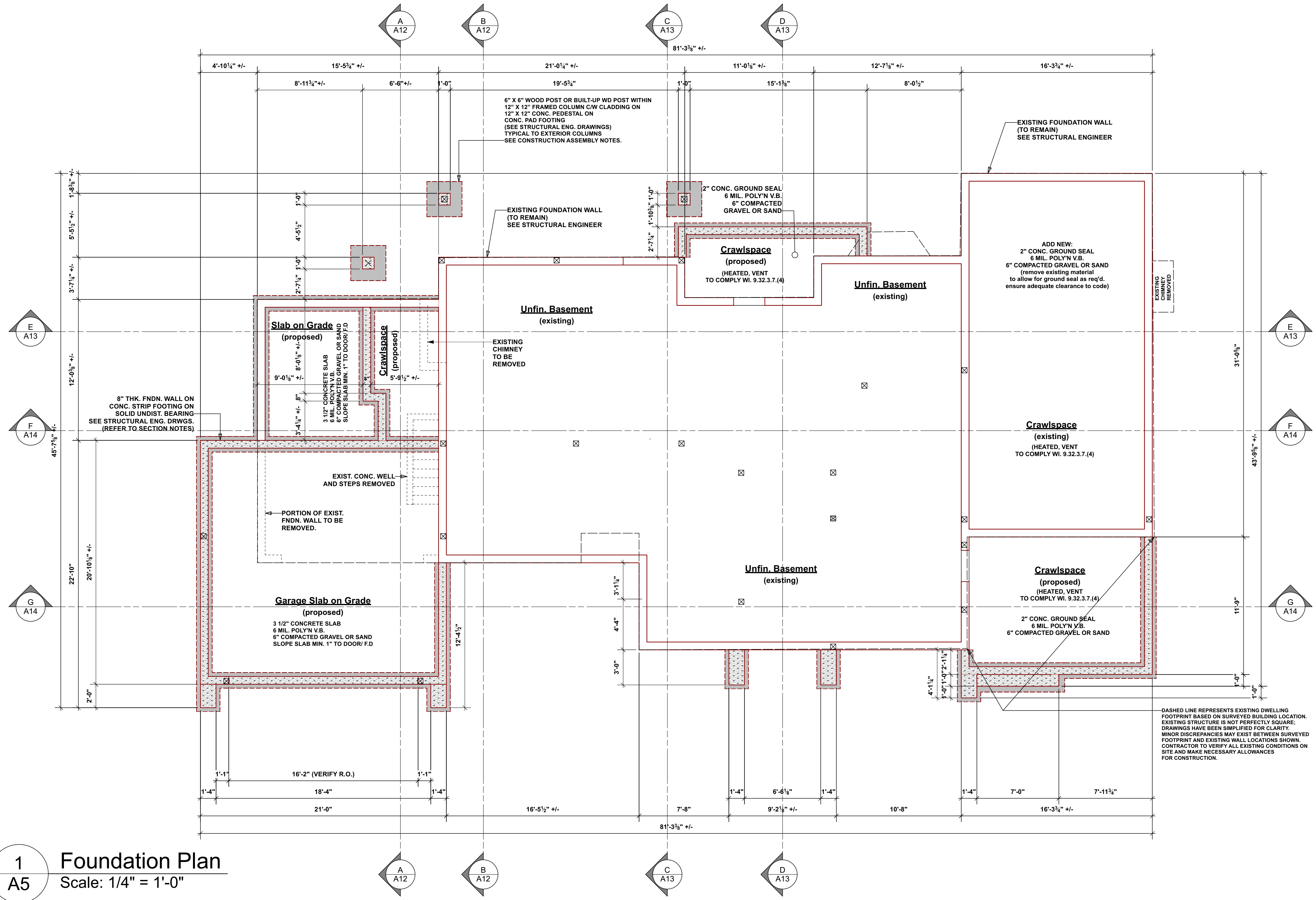


1
A4 Demolition Plan
Scale: 1/4" = 1'-0"

- DEMOLITION SCOPE OF WORK**
- REMOVE AND DISPOSE OF EXISTING ROOF STRUCTURE IN ITS ENTIRETY.
 - REMOVE EXISTING EXTERIOR AND INTERIOR WALLS DOWN TO THE EXISTING MAIN FLOOR LEVEL.
 - EXISTING BASEMENT FOUNDATION WALLS TO REMAIN UNLESS OTHERWISE NOTED. EXISTING BASEMENT TO REMAIN.
 - REMOVE EXISTING WOOD 2 X 10 FLOOR JOISTS, SUBFLOOR AND SILL PLATES.
 - PROVIDE NEW 11 7/8" ENGINEERED FLOOR TRUSS "1" JOISTS AND NEW 3/4" FLOOR SHEATHING.
 - REMOVE EXISTING INTERIOR STAIRS AND INFILL EXISTING STAIR OPENINGS TO MATCH NEW FLOOR CONSTRUCTION.
 - REMOVE PORTIONS OF EXISTING FOUNDATION WALLS WHERE SHOWN ON THE DRAWINGS.
 - REMOVE EXISTING CHIMNEYS IN THEIR ENTIRETY.
 - REVIEW ALL EXISTING EXTERIOR SIDEWALKS, DRIVEWAYS, AND HARD SURFACES FOR REMOVAL AS REQUIRED FOR NEW CONSTRUCTION.
 - GENERAL CONTRACTOR TO REVIEW, VERIFY, AND COORDINATE ALL DEMOLITION REQUIREMENTS PRIOR TO COMMENCING WORK.
 - VERIFY ALL EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS PRIOR TO COMMENCING WORK. SEE STRUCTURAL ENGINEER.

client	Barb And Bill Davis	
project	Proposed Renovation	
address	3767 Waring Place	
municipality	The Dist. of Saanich B.C.	
STEPSTONE DESIGN		
<p>contact: mike@stepstone.ca call: C 250.654.3729 visit: www.stepstone.ca</p> <p>follow us on: join us on instagram@stepstone.ca cochrane.alberta</p>		
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List of Drawings		
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A11	ELEVATIONS REAR & LEFT	
A12	CROSS SECTIONS 1.0	
A13	CROSS SECTIONS 2.0	
A14	CROSS SECTIONS 3.0	
A15	DETAILS 1.0	
A16	DETAILS 2.0	
A17	DETAILS 3.0	
ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.
drawing no. 23026.2		
date MAY 29 / 2026		
scale AS SHOWN		
designed by m.dunsmuir	drawn by m.dunsmuir	
sheet no. A4	of A17	

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 METAL SIDING PRE-FIN. METAL SIDING ON INSTALLED TO MAN. SPEC METAL CHANNELS / FASTENERS. 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 R-12 RIGID INSULN. 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE B/W FRAMING & CONC. FINISH WALL PROVIDE REQUIRED FIRESTOPS COMPLY W/ BLDG. CODE
W7	EXIST. EXT. WALL (to remain)
W8	EXISTING EXT. WALL FINISH EXISTING SHEATHING / SHIPLAP EXISTING WOOD STUDS INTERIOR WALL FINISH SEE STRUCT. ENG. (ONLY EXIST. BASEMENT)
W9	EXISTING WALLS REMOVED
W10	2 X 8 C.I.P. CONC. FOUNDATION WALL DAMP-PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL (UNDISTURBED SOIL SOLID BEARING) (SEE STRUCTURAL ENGINEER) 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.B.M.	ENG. BEAM (SEE STRUCT.)
S.HDR.	ENG. HEADER (SEE STRUCT.)
S.LGR.	ENG. LEDGER (SEE STRUCT.)
S.L.	STRUCT. LINTEL (CONFIRM STRUCT.)
BP	BUILT UP WD. POST (SEE STRUCT.)
PL	POINT LOAD (SEE STRUCT.)
SB	SOLID BLOCKING FOR LOAD ABOVE (SEE STRUCT.)
SD	SMOKE / HEAT / CO2 DETECTOR COMPLY W/ B.C.B.C. 9.10.19
F	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.
RO	LINE OF ROOF OVER
BL	LINE OF WALL OVER OR BELOW



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

client	Barb And Bill Davis	
	Proposed Renovation	
	3767 Waring Place	
project	The Dist. of Saanich B.C.	
	address	
	municipality	
address	contact	
	instagram	
	visit	
municipality	follow us on	
	facebook	
	twitter	

STEPSTONE DESIGN

contact: mike@stepstone.ca
call: C 250.694.3729
visit: www.stepstone.ca

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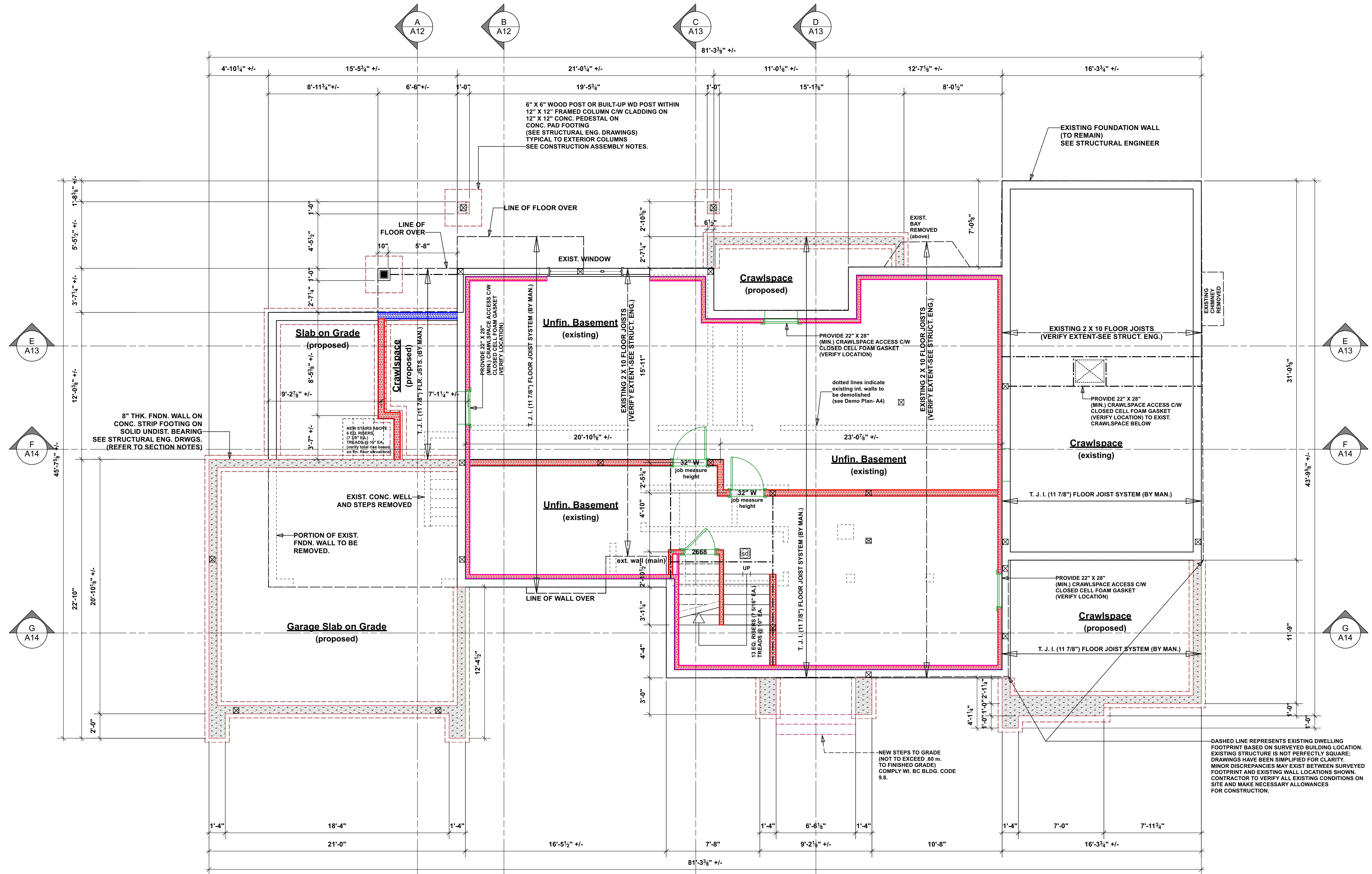
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List of Drawings	
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A6	LOWER FLOOR PLAN
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A11	ELEVATIONS REAR & LEFT
A12	CROSS SECTIONS 1.0
A13	CROSS SECTIONS 2.0
A14	CROSS SECTIONS 3.0
A15	DETAILS 1.0
A16	DETAILS 2.0
A17	DETAILS 3.0

ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONSTR. DRWGS.

drawing no.	23026.2
date	MAY 29 / 2026
scale	AS SHOWN
designed by	m.dunsmuir
drawn by	m.dunsmuir
sheet no.	of
A 5	A 17

WALL SCHEDULE AND PLAN LEGEND	
2 X 6 EXT. WALL SIDING	(W1) 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. C/W R-20 FIG BATT 6 MIL. POLY'N V.B., 1/2" GYPSUM BOARD	.25 .15 .0 .122 2.36 .06
2 X 6 EXT. WALL STUCCO	(W2) 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. C/W R-20 FIG BATT 6 MIL. POLY'N V.B., 1/2" GYPSUM BOARD	.01 .25 .15 .0 .122 2.36 .06
2 X 6 EXT. WALL METAL SIDING	(W3) RSI
PRE-FIN. METAL SIDING ON INSTALLED TO MAN. SPEC METAL CHANNELS / FASTENERS. 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	.2 .25 .15 .0 .122 2.36 .06
2 X 6 INT. INSULATED	(W4) RSI
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	.1 .25 2.36 .25 .06
2 X 4 INT. PARTITION	(W5) RSI
1/2" GYPSUM BOARD 2 X 4 OR 6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	.08 .08
2 X 4 INT. FURRING	(W6) 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) C/W 8 1/2 FIG BATT OR R-19 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	.08 2.11 1.16 .08
EXIST. EXT. WALL (TO REMAIN)	(W7) RSI
EXISTING EXT. WALL FINISH EXISTING SHEATHING / SHIPLAP EXISTING 2 X 6 STUDS INTERIOR WALL FINISH SEE STRUCT. ENG. (ONLY EXIST. BASEMENT)	
EXISTING WALLS REMOVED	(W8) RSI
SEE FLOOR PLANS AND DEMO. PLAN	
VERIFY ALL WALLS TO BE REMOVED AND BEARING AND SHORING CONDITIONS PRIOR TO STARTING WORK.	
2 X 8 C.I.P. CONC. FOUNDATION WALL	(W9) RSI
DAMP-PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL (W/ UNDISTURBED SOIL SOLID BEARING) (SEE STRUCTURAL ENGINEER)	.08
ICF FNDN. WALL FOUNDATION WALL	(W10) RSI
DAMP-PROOFING (WHERE REQUIRED) ON ICF W/ 8" THK. CORE FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER) CONFIRM WALL 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 PRECEDENT 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.BM.)	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.
■	CATCH BASIN OR DRAIN, CONNECT TO STORM DRAIN SYSTEM
■	RAIN WATER LEADER, CONNECT TO STORM DRAIN SYSTEM
■	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

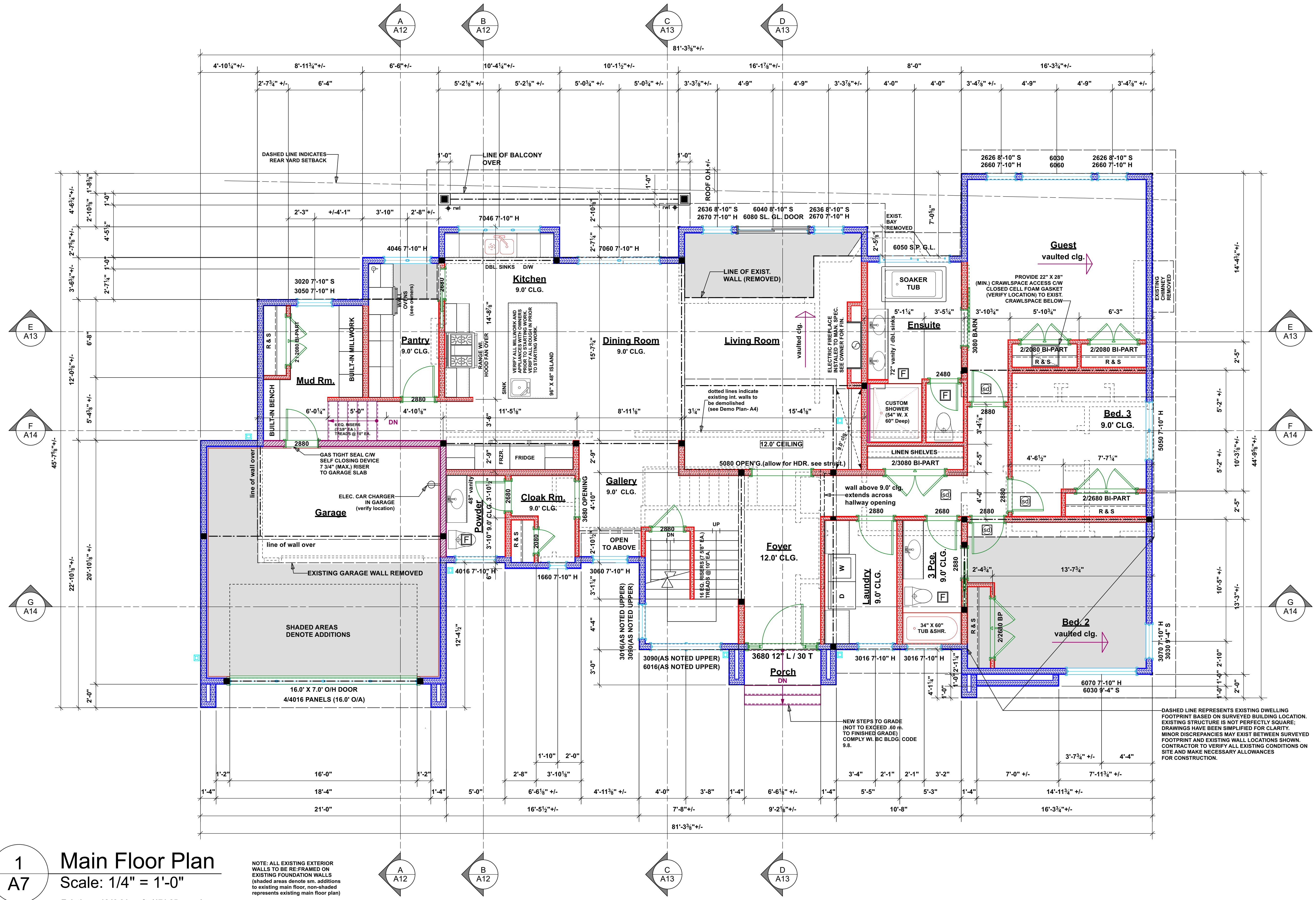


1
A6 Lower Floor Plan
Scale: 1/4" = 1'-0"
Existing 1314.70 sq.ft. (122.14 sq.m.)

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	3767 Waring Place	
	municipality	
	The Dist. of Saanich B.C.	
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A11	ELEVATIONS REAR & LEFT	
A12	CROSS SECTIONS 1.0	
A13	CROSS SECTIONS 2.0	
A14	CROSS SECTIONS 3.0	
A15	DETAILS 1.0	
A16	DETAILS 2.0	
A17	DETAILS 3.0	
ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONSTR. DRWGS.
drawing no. 23026.2 date MAY 29 / 2026 scale AS SHOWN designed by m.dunsmuir drawn by m.dunsmuir sheet no. A6 of A17		

WALL SCHEDULE AND PLAN LEGEND	
	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
	2 X 6 EXT. WALL STUCCO
	ACRYLIC STUCCO FIN. ON WIRE APPROVED BACKING BOARD
	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
	2 X 6 EXT. WALL METAL SIDING
	PRE-FIN. METAL SIDING ON INSTALLED TO MAN. SPEC. METAL CHANNELS / FASTENERS.
	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
	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
	2 X 4 INT. PARTITION
	1/2" GYPSUM BOARD
	2 X 4 OR 6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD
	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)
	1/2" PLYWOOD SHEATHING OR EQ. ON 2 X 4 STUDS @ 16" O.C. CW R-20 FIG BATT
	6 MIL. POLY'N V.B., 1/2" GYPSUM BOARD
	EXIST. EXT. WALL (TO REMAIN)
	EXISTING EXT. WALL FINISH
	EXISTING WOOD STUDS
	EXISTING WALL FINISH
	EXIST. STRUCT. ENG. (ONLY EXIST. BASEMENT)
	EXISTING WALLS REMOVED
	SEE FLOOR PLANS AND DEMO PLAN
	VERIFY ALL WALLS TO BE REMOVED AND BEARING AND SHORING CONDITIONS PRIOR TO STARTING WORK.
	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)
	ICF FNDN. WALL FOUNDATION WALL
	DAMP-PROOFING (WHERE REQUIRED) ON ICF WALL 8" THK. CORE FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING) (SEE STRUCTURAL ENGINEER) CONFIRM ALL DIMENSIONS / ALIGNMENT OF BLOCKS PRIOR TO STARTING WORK.
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	ENG. BEAM (SEE STRUCT.)
	ENG. HEADER (SEE STRUCT.)
	ENG. LEDGER (SEE STRUCT.)
	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
	CATCH BASIN OR DRAIN, CONNECT TO STORM DRAIN SYSTEM
	RAIN WATER LEADER, CONNECT TO STORM DRAIN SYSTEM
	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
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

3767 Waring Place

municipality

The Dist. of Saanich B.C.

STEPSTONE

DESIGN

follow us on

contact mike@stepstone.ca
 call C 250.654.3729
 visit www.stepstone.ca

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GENERAL CONTRACTOR AND/OR OWNER TO VERIFY AND THOROUGHLY REVEAL ALL ASPECTS OF PLAN PRIOR TO COMMENCEMENT OF ALL WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO BUILDING DESIGN IMMEDIATELY. DESIGNER WILL NOT BE LIABLE FOR ANY CHANGES MADE TO DRAWINGS OR FAILURE TO REPORT DISCREPANCIES. REFER TO GENERAL NOTES INCLUDED ON PLAN.

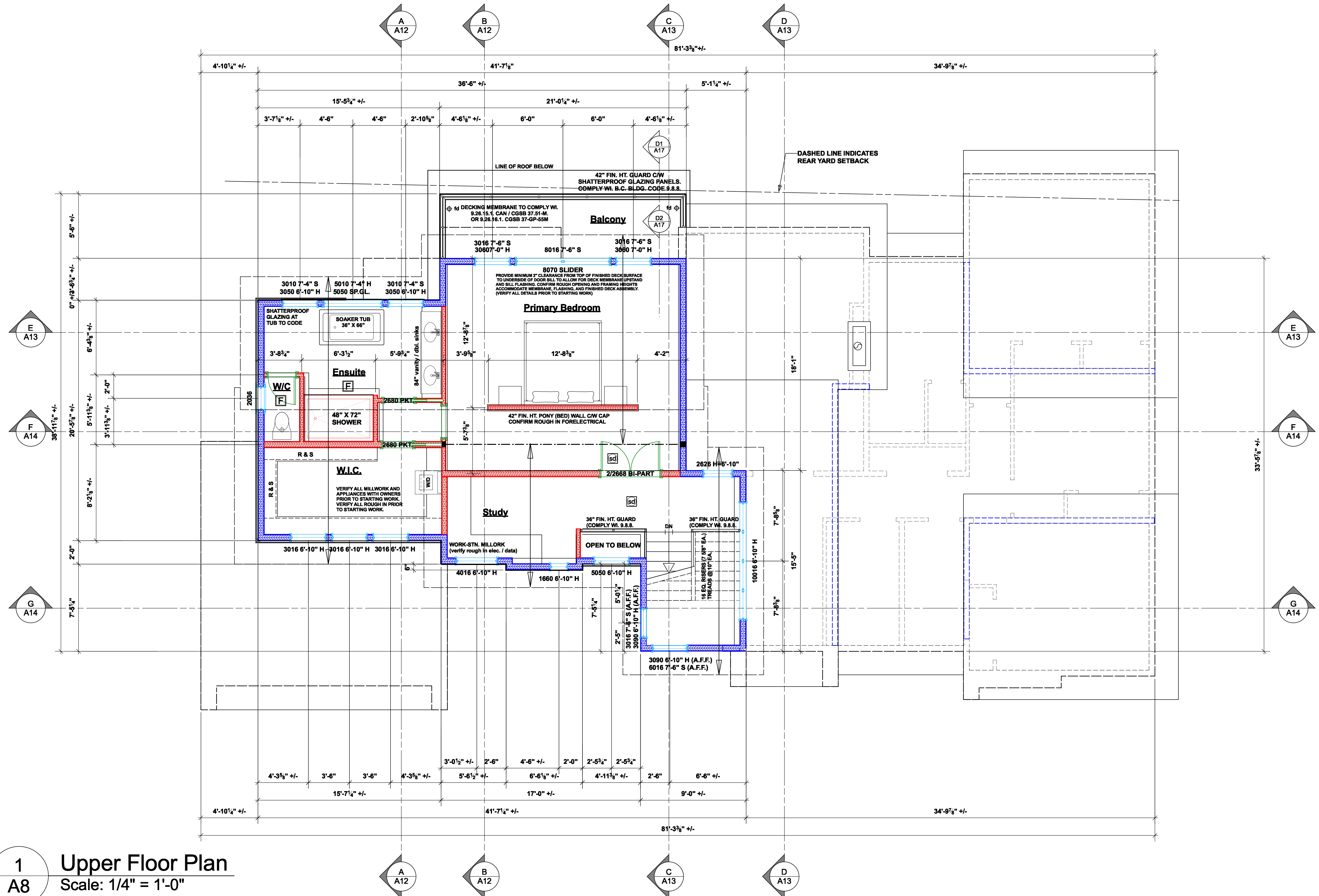
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ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.

drawing no.	23026.2
date	MAY 29 / 2026
scale	AS SHOWN
designed by	m.dunsmuir
drawn by	m.dunsmuir
sheet no.	of

A 7
A 17

WALL SCHEDULE AND PLAN LEGEND	
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	.08 .15 .0 .122 2.36 .06
2 X 6 EXT. WALL STUCCO	RSI
ACRYLIC STUCCO FIN. ON WIRE APPROVED BACKING BOARD 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	.01 .25 .15 .0 .122 2.36 .06
2 X 6 EXT. WALL METAL SIDING	RSI
PRE-FIN. METAL SIDING ON INSTALLED TO MAN. SPEC METAL CHANNELS / FASTENERS. 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
2 X 6 INT. INSULATED	RSI
3/8" 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 2.36 .06
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
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) 1/2" GYPSUM BOARD ON 6 MIL. POLY'N V.B. ON 2 X 4 FURRING @ 24" O.C. 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE B/W FRAMING & CONC. FIN. WALL PROVIDE REQUIRED FIRESTOPS COMPLY W/ BLDG. CODE	.08 2.11 .15 .08
EXIST. EXT. WALL (to remain)	RSI
EXISTING EXT. WALL FINISH EXISTING SHEATHING / SHIPLAP EXISTING WOOD STUDS INTERIOR WALL FINISH SEE STRUCT. ENG. (ONLY EXIST. BASEMENT)	
EXISTING WALLS REMOVED	RSI
SEE FLOOR PLANS AND DEMO. PLAN.	
VERIFY ALL WALLS TO BE REMOVED AND BEARING AND SHORING CONDITIONS PRIOR TO STARTING WORK.	
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
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	.51
NOT ALL WALL TYPES MAY APPLY FOR THIS PROJECT. INSULATION R VALUES MAY VARY. SEE ENERGY REPORT. ENERGY REPORT TO TAKE PRECEDENT 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.)	
SD SMOKE / HEAT / CO2 DETECTOR COMPLY W/ B.C.B.C. 9.16.19	
F PRINCIPLE VENT. EXHAUST FAN COMPLY W/ B.C.B.C. 9.32.3.5.	
cb CATCH BASIN OR DRAIN, CONNECT TO STORM DRAIN SYSTEM	
rw 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
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.

STEPSTONE DESIGN

contact: mike@stepstone.ca
call: C 250.604.3729
visit: www.stepstone.ca

follow us on:
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cochrane.alberta

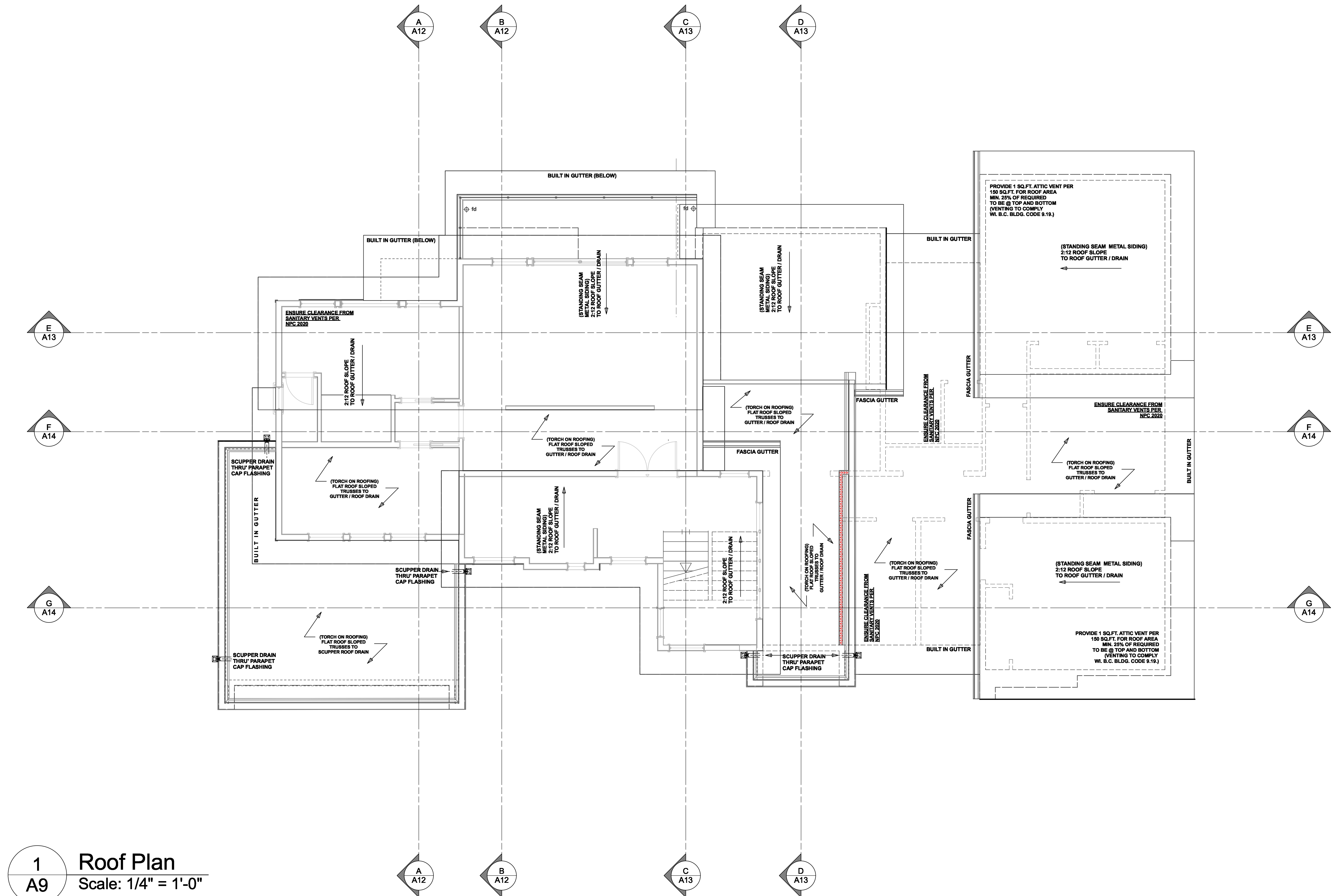
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ANY CHANGES MADE TO PLAN ON SITE OR FAILURE TO REPORT DISCREPANCIES.
REFER TO ORIGINAL NOTES INCLUDED IN PLAN.

List of Drawings	
A1	TITLE SHEET
A2	SITE PLAN
A3	GENERAL NOTES
A4	DEMOLITION PLAN
A5	FOUNDATION PLAN
A6	LOWER FLOOR PLAN
A7	MAIN FLOOR PLAN
A8	UPPER FLOOR PLAN
A9	ROOF PLAN
A10	ELEVATIONS FRONT & RIGHT
A11	ELEVATIONS REAR & LEFT
A12	CROSS SECTIONS 1.0
A13	CROSS SECTIONS 2.0
A14	CROSS SECTIONS 3.0
A15	DETAILS 1.0
A16	DETAILS 2.0
A17	DETAILS 3.0

ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.

drawing no. 23026.2
date MAY 29 / 2026
scale AS SHOWN
designed by m.dunsmuir
sheet no. A8
drawn by m.dunsmuir
of A17



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

GENERAL / ROOFING CONTRACTOR TO VERIFY LOCATIONS OF ALL RAIN WATER LEADERS AND ROOF DRAINS PRIOR TO STARTING WORK. NOT ALL SHOWN IN THIS PLAN. CONFIRM ROOF TAPERS AND DRAINING SLOPE TO BUILT IN GUTTERS AS REQUIRED.

client
Barb And Bill Davis

project
Proposed Renovation

address
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municipality
The Dist. of Saanich B.C.

STEPONE DESIGN

contact: mike@steponedesign.ca
call: C 250.604.3729
visit: www.steponedesign.ca

follow us on:
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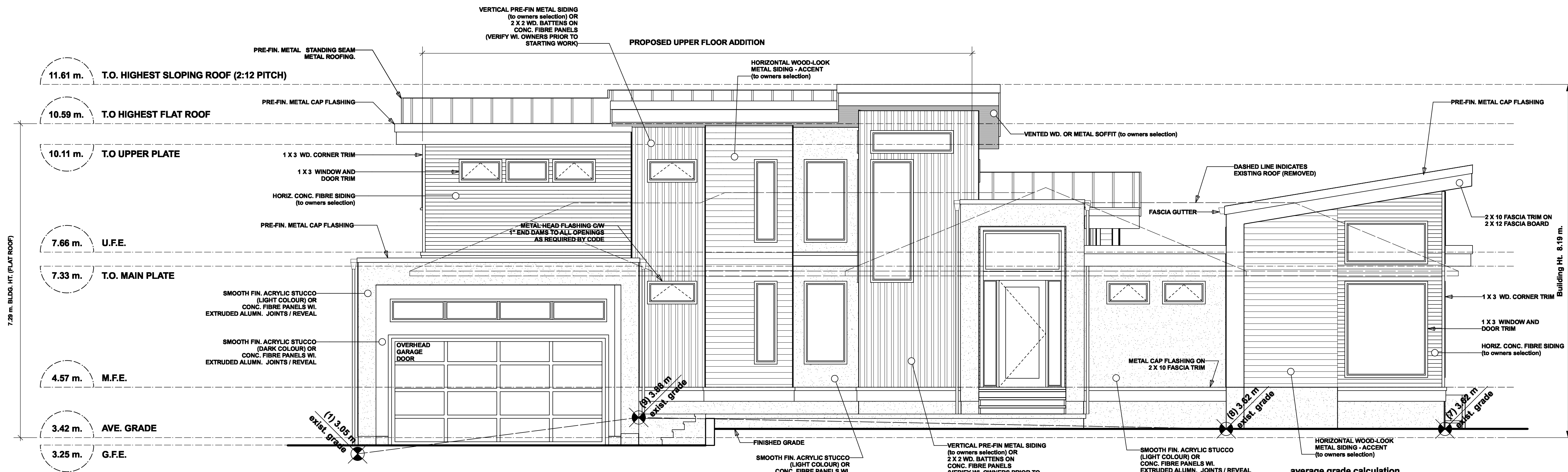
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A14	CROSS SECTIONS 3.0
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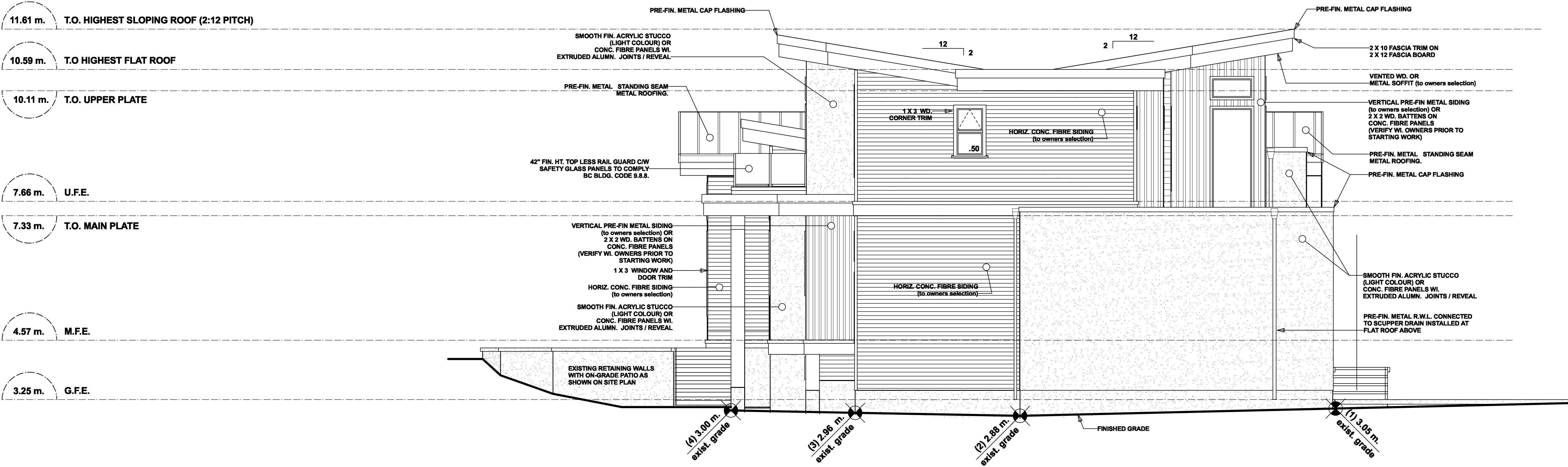
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scale AS SHOWN
designed by m.dunsmuir
sheet no. **A9**
drawn by m.dunsmuir
of **A17**



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



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

CONFORM TO TABLE 9.10.15.4 B.C. BLDG. CODE

LIMITING DISTANCE (SETBACK)	2.99 m.
AREA OF EXPOSED BUILDING FACE	64.30 sq.m.
ALLOWABLE OPENINGS PERCENTAGE	13.4 %
ALLOWABLE OPENING AREA	4.57 sq.m.
PROPOSED OPENINGS	.50 sq.m.

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

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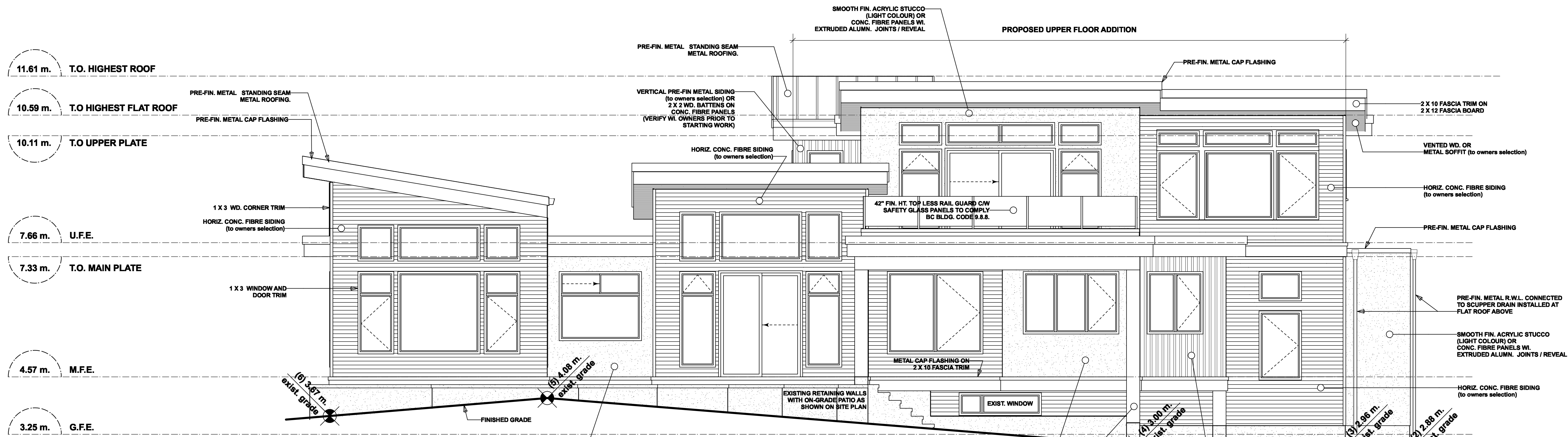
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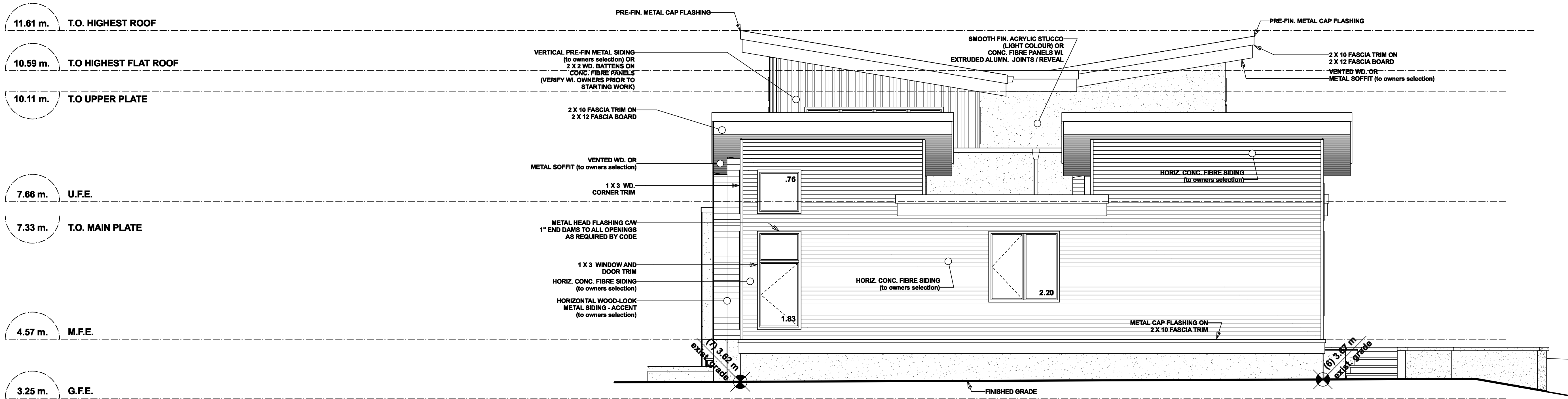
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 scale AS SHOWN
 designed by m.dunsmuir
 sheet no. of
A 10 A 17



1
A11 Rear (Southeast) Elevation
Scale: 1/4" = 1'-0"



2
A11 Right (Southwest) Elevation
Scale: 1/4" = 1'-0"

CONFORM TO TABLE 9.10.15.4 B.C. BLDG. CODE

LIMITING DISTANCE (SETBACK)	3.17 m.
AREA OF EXPOSED BUILDING FACE	64.12 sq.m.
ALLOWABLE OPENINGS PERCENTAGE	13.5 %
ALLOWABLE OPENING AREA	8.65 sq.m.
PROPOSED OPENINGS	4.81 sq.m.

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

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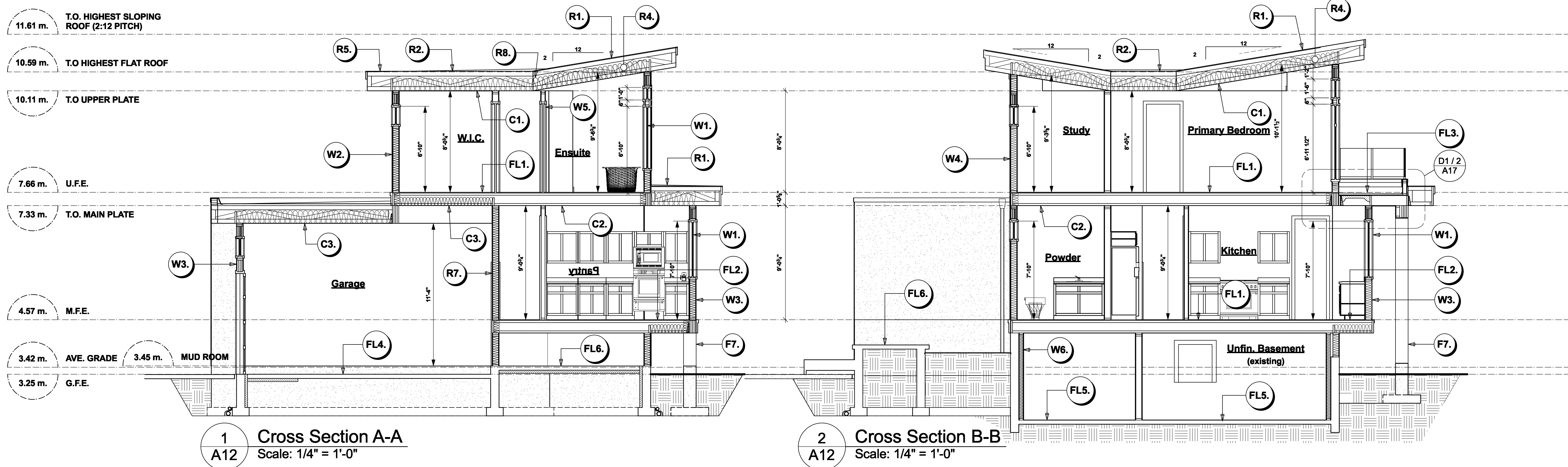
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 scale AS SHOWN
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 sheet no. A11
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 of A17



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

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

CONSTRUCTION CROSS SECTION ASSEMBLIES

ROOFS & CEILINGS

- R1. SLOPED ROOFS (INSULATED)
PRE-FIN. STAND UP SEAM METAL ROOFING ON APPROVED UNDERLAYMENT (INSTALLED TO MANUF. SPEC.)
5/8" PLYWOOD ROOF SHEATHING ON ENG. PARACHORD ROOF TRUSSES (BY MAN.)
INSULATION (AS SPEC. PER ENERGY ADVISOR)
(VENTING TO COMPLY W/ B.C. BLDG. CODE 9.19.)
- R2. FLAT ROOFS (INSULATED)
2 PLY MOD. BIT. TORCH ON ROOFING TO COMPLY W/ CAN/CGSB 37.51-M. ON (INSTALLED TO MANUF. SPEC.)
WD. TAPERS TO PROVIDE SLOPE TO R.D. ON 5/8" PLYWOOD ROOF SHEATHING ON 2 X 4 STRAPPING @ 16" O/C
ENG. PARACHORD ROOF TRUSSES (BY MAN.)
PROVIDE FURRED TRANSITION FROM VARIED JOIST THICKNESSES FOR FLUSH ROOF PLANES
INSULATION (AS SPEC. PER ENERGY ADVISOR)
(VENTING TO COMPLY W/ B.C. BLDG. CODE 9.19.)
- R3. FLAT (NOT INSULATED)
2 PLY MOD. BIT. TORCH ON ROOFING TO COMPLY W/ CAN/CGSB 37.51-M. ON WD. TAPERS (IF REQ'D)
X TO PROVIDE SLOPE TO R.D. ON 5/8" PLYWOOD ROOF SHEATHING ON ENG. PARACHORD ROOF TRUSSES (BY MAN.)
VENTED WD. SOFFIT (TO OWNERS SELECTION)
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 150 SQ.FT. FOR ROOF AREA
MIN. 25% OF REQUIRED
TO BE @ TOP AND BOTTOM
(VENTING TO COMPLY W/ B.C. BLDG. CODE 9.19.)
- R5. BUILT-IN GUTTER
2 PLY MOD. BIT. TORCH ON ROOFING TO COMPLY W/ CAN/CGSB 37.51-M. ON 5/8" PLYWOOD SHEATHING
SOFFIT C/W 2" CONT. SCREENED VENT
SEE DETAILS PROVIDED SHEET A.15
- R6. PRE-FIN. ALUMN. FASCIA GUTTER ON 2 X 4 SUB FASCIA C/W VENTED ALUMN. SOFFIT
(SEE ROOF PLAN)

ROOFS & CEILINGS

- R7. EAVE PROTECTION (WHERE REQUIRED)
CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R8. PROVIDE 2 1/2" CLEAR BETWEEN INSULATION AND SHEATHING
(AS SPEC. PER ENERGY ADVISOR)
(COMPLY W/ 9.19.1.3 & 9.36.2.6.3 AT ROOF WALL CONNECTION, SEE APPENDIX A B.C. BLDG. CODE)
- C1. 5/8" GYP. BD. ON 6 MIL. POLY'N. V.B. ON U.S. ROOF ROOF JOISTS C/W INSULATION (AS SPEC. PER ENERGY ADVISOR)
- C2. 1/2" GYP. BD. ON U.S. FLOOR JOISTS
- C3. 5/8" X-TYPE GYP. BD. ON 6 MIL. POLY'N. V.B. ON ENG. PARACHORD ROOF TRUSSES (BY MAN.) OR T J FLOOR JOIST SYSTEM (11 7/8")
INSULATION (AS SPEC. PER ENERGY ADVISOR)
(GARAGE CEILING)

FLOORS & WALLS

- FL1. FIN. FLOORING ON 3/4" T & G PLYWOOD FLOOR SHEATHING (VERIFY SHEATHING)
(NAILED AND GLUED TO STRUCT. BELOW)
T J I FLOOR JOIST SYSTEM (11 7/8")
(DESIGNED BY MANUF.)
- FL2. CANTILEVERED / SENSPEENED FLOORS
3/4" T & G PLYWOOD OR EQ. FLOOR SHEATHING (NAILED AND GLUED TO STRUCT. BELOW)
T J I FLOOR JOIST SYSTEM (11 7/8")
(DESIGNED BY MANUF.)
INSULATION (AS SPEC. PER ENERGY ADVISOR)
AIR BARRIER (SEE DETAIL)
7/16" PLYWOOD SHEATHING ON VENTED SOFFIT (TO OWNERS SELECTION)
- FL3. ROOF DECKS (INSULATED)
DECKING MEMBRANE TO COMPLY WITH 9.26.15.1. CAN / CGSB 37.51-M. OR 9.26.16.1. CGSB 37-0P-55M ON 9 1/2" T J ROOF JOIST SYSTEM (BY MAN.)
INSULATION (AS SPEC. PER ENERGY ADVISOR)
WHERE REQUIRED
(VENTING TO COMPLY W/ 9.19.2.)
6 MIL. POLY'N. V.B.
5/8" X TYPE GYPSUM BOARD
NOTE: ROOF VENTS REQUIRED ON TOP OF ROOF SURFACES
- FL4. GARAGE SLAB
3 1/2" CONCRETE SLAB
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND
RIGID INSULATION INSTALLED
(AS SPEC. BY ENERGY ADVISOR)
SLOPE SLAB MIN. 1" TO DOORS OR ROOF DRAIN.
- FL5. FLOOR FIN. WHERE APPLICABLE
3 1/2" CONCRETE SLAB
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND
RIGID INSULATION INSTALLED CONT. BENEATH ENTIRE SLAB OR INSULATION (AS SPEC. PER ENERGY ADVISOR)
SLOPE SLAB MIN. 1" IN GARAGE DOOR OR FLOOR DRAIN
- FL6. EXTERIOR CONC. SLABS
3 1/2" CONC. SLAB
(SEE OWNER FOR FINISH) ON 6" MIN. COMPACTED GRANULAR FILL
- FL6. GROUND SLAB
2" CONCRETE GROUND SEAL
6 MIL. POLY'N V.B.
6" COMPACTED GRAVEL OR SAND
RIGID INSULATION INSTALLED
(AS SPEC. BY ENERGY ADVISOR)
SLOPE SLAB MIN. 1" TO DOORS OR ROOF DRAIN.

FLOORS & WALLS

- W1. DOUBLE GLAZING IN THERMAL BREAK FRAMES
2/2 X 10 LINTEL OVER (TYPICAL)
METAL FLASHING C/W 1" END DAMS OVER (NOTE: FLASHING IN ALL EXTERIOR DOORS & WITHIN 3 FT. TO BE SHATTERPROOF (SP)
ALL WINDOWS TO COMPLY WITH B.C. BLDG. CODE 2018 9.7 & 9.36.2.7 PERFORMANCE GRADE 25 WATER PRESSURE TEST 220 PA (BASED ON VICTORIA OPEN TERRAIN)
ALL WINDOWS AND DOORS MUST COMPLY W/ TABLE 9.36.2.7. W/ MAX. U-VALUE OF 1.80 MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION AND SUBJECT TO MUNICIPAL BUILDING INSPECTION.
ALL WINDOWS TO COMPLY W/ 9.7 & 9.36.2.7.
- W2. EXTERIOR WALLS-ABOVE GRADE
HORIZ. CONC. FIBER SIDING OR CONC. FIBRE PANELS C/W EXTRUDED ALUMN. REVEAL (TO OWNERS SELECTION, REFER TO ELEVATIONS) ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON 2 X 6 STUDS @ 16" O.C.
INSULATION (AS SPEC. PER ENERGY ADVISOR)
6 MIL. POLY'N V.B.
1/2" GYPSUM BOARD
- W3. EXTERIOR WALLS-ABOVE GRADE
ACRYLIC STUCCO FIN. ON WIRE LATHE ON INSULATING BACKER BOARD (REFER TO ELEVATIONS) ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON 2 X 6 STUDS @ 16" O.C.
INSULATION (AS SPEC. PER ENERGY ADVISOR)
6 MIL. POLY'N V.B.
1/2" GYPSUM BOARD
- W4. EXTERIOR WALLS-ABOVE GRADE
PRE-FIN. VERT. METAL SIDING OR HORIZ. WOOD-LOOK METAL ACCENT SIDING ON METAL FASTENERS / CHANNELS AS PER / INSTALLED TO MANUF. SPEC. (REFER TO ELEVATIONS) ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON 2 X 6 STUDS @ 16" O.C.
INSULATION (AS SPEC. PER ENERGY ADVISOR)
6 MIL. POLY'N V.B.
1/2" GYPSUM BOARD

FLOORS & WALLS

- W5. INTERIOR PARTITION
1/2" GYPSUM BOARD ON EACH SIDE OF 2 X 4 OR 2 X 6 STUDS @ 16" O/C (SEE FLOOR PLANS / STRUCT. ENG.)
- W6. INTERIOR FURRED WALL
1/2" GYPSUM BOARD ON 6 MIL. POLY'N. V.B. ON 2 X 6 FURRING @ 24" O/C (FRAMED ON EDGE, SEE FLOOR PLAN)
INSULATION (AS SPEC. PER ENERGY ADVISOR)
PROVIDE 1 LAYER 30 MIN. B.P. OR 1/2" AIR SPACE BETWEEN FRAMING & CONC. FNDN. WALL
PROVIDE REQUIRED FIRESTOPS IN WALL ASSEMBLIES TO COMPLY W/ B.C. BLDG. CODE 9.10.16
- W7. INTERIOR INSULATED WALLS
5/8" X-TYPE GYP'BD. (GARAGE SIDE)
2 X 6 STUDS @ 16" O/C C/W INSULATION (AS SPEC. PER ENERGY ADVISOR)
6 MIL. POLY'N. V.B. ON 1/2" GYPSUM BOARD (LIVING SIDE)
- W8. EXTERIOR WALLS-ABOVE GRADE UN-INSULATED
HORIZ. CONC. FIBER SIDING (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON (REPEAT BOTH SIDES)
2 X 4 STUDS @ 16" O.C.
BALCONY PONY WALL TO SUPPORT GUARD EXTERIOR DECK OFF PRIMARY BEDROOM
- W9. EXTERIOR WALLS-ABOVE GRADE
OPTIONAL BOARD AND BATTEN SIDING
2 X 2 WD. BATTENS @ 8" O/C ON CONC. FIBRE PANELS (REFER TO ELEVATIONS) ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON 2 X 6 STUDS @ 16" O.C.
INSULATION (AS SPEC. PER ENERGY ADVISOR)
6 MIL. POLY'N V.B.
1/2" GYPSUM BOARD
- W10. EXTERIOR WALLS-ABOVE GRADE
ACRYLIC STUCCO FIN. ON WIRE LATHE ON INSULATING BACKER BOARD (REFER TO ELEVATIONS) ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP (AIR BARRIER)
7/16" PLYWOOD SHEATHING ON 2 X 6 STUDS @ 16" O.C.
AIR SPACE AS DIMENSIONED REPEAT OPPOSITE SIDES.

FOUNDATION WALLS

- F1. DAMPROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL ON UNDISTURBED SOIL (SOLID BEARING)
(SEE STRUCTURAL ENGINEER)
- F2. 16" X 8" CONC. FOOTINGS ON UNDISTURBED SOIL (SOLID BEARING)
(SEE STRUCTURAL ENGINEER)
- F3. 4" PERIMETER DRAIN
3" TIGHT PIPE FOR RWL
DRAIN ROCK
SEE STORM WATER MANAGEMENT PLAN
- F4. ANCHOR BOLTS
C/W SILL GASKETS
(SEE STRUCTURAL ENGINEER)
- F5. CONCRETE SLAB INSULATION COMPLY W/ 9.36.2.8.5)
INSTALLED 2 1/2" CONT. XPS RIGID INSULATION CONT. BENEATH ENTIRE SLAB OR AS SPEC. BY ENERGY ADVISOR.
PROVIDE THERMAL BREAK AT EDGE OF SLAB AT LEAST 50% OF REQUIRED THERMAL RESISTANCE
- F6. FOUNDATION WALL INSULATION COMPLY W/ 9.36.2.8.4 (B) (I)
INSTALL 3" CONT. RIGID INSULATION MIN. 1.2 M. VERTICALLY IN INSIDE FACE OF FOUNDATION DIRECTLY DOWN TO FOOTING OR AS SPEC. BY ENERGY ADVISOR.
PROVIDE THERMAL BREAK AT EDGE OF SLAB AT LEAST 50% OF REQUIRED THERMAL RESISTANCE
NOTE: IF RIGID INSULATION IS USED IN CRAWLSPACE AT MECHANICAL AREAS INSULATION NEEDS TO BE PROTECTED FOR FLAME SPREAD RATING. USE FOIL BACKED INSULATION OR EQUAL.
- F7. EXTERIOR FIN. CLADDING TO OWNERS SELECTION ON (10 MM, MIN., AIR SPACE REQUIRED)
1/2" P.T. WOOD STRAPPING ON EXTERIOR HOUSEWRAP OR 2 LAYERS OF 30 MIN. BUILDING PAPER OR EXTERIOR HOUSEWRAP ON 7/16" PLYWOOD SHEATHING ON 6 X 6 WD. POST CONCEALED WITHIN 12" X 12" (FIN.) FRAMED COLUMNS ANCHORED TO 12" X 12" CONC. PEDESTALS WITH GALV. POST SADDLE / ANCHOR BOLTS (SEE STRUCTURAL ENGINEER) TO CONC. PAD FTGS. C/W REINFORCEMENT ON SOLID UNDIST. BEARING (SEE STRUCTURAL ENGINEER)

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

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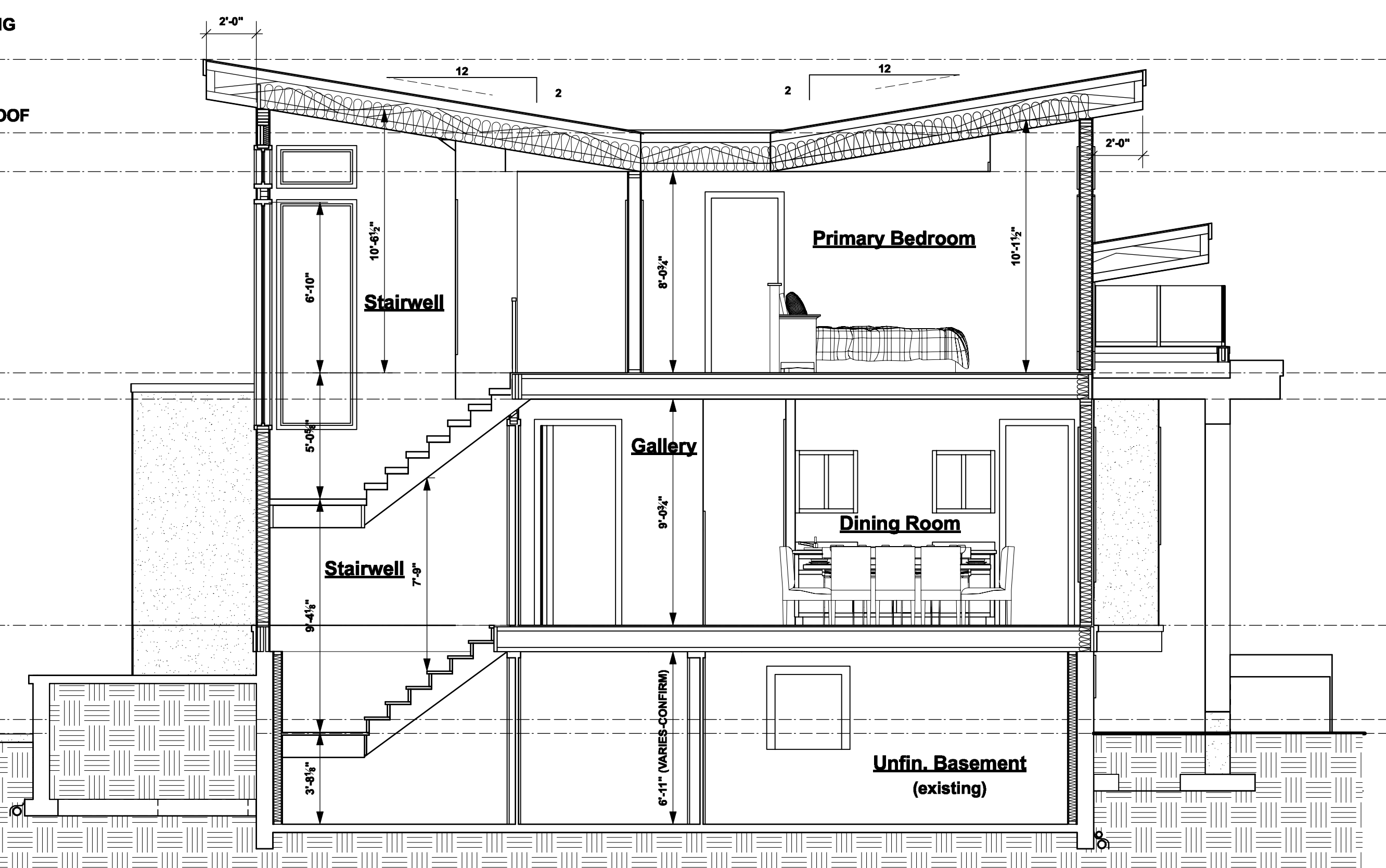
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A13	CROSS SECTIONS 2.0
A14	CROSS SECTIONS 3.0
A15	DETAILS 1.0
A16	DETAILS 2.0
A17	DETAILS 3.0

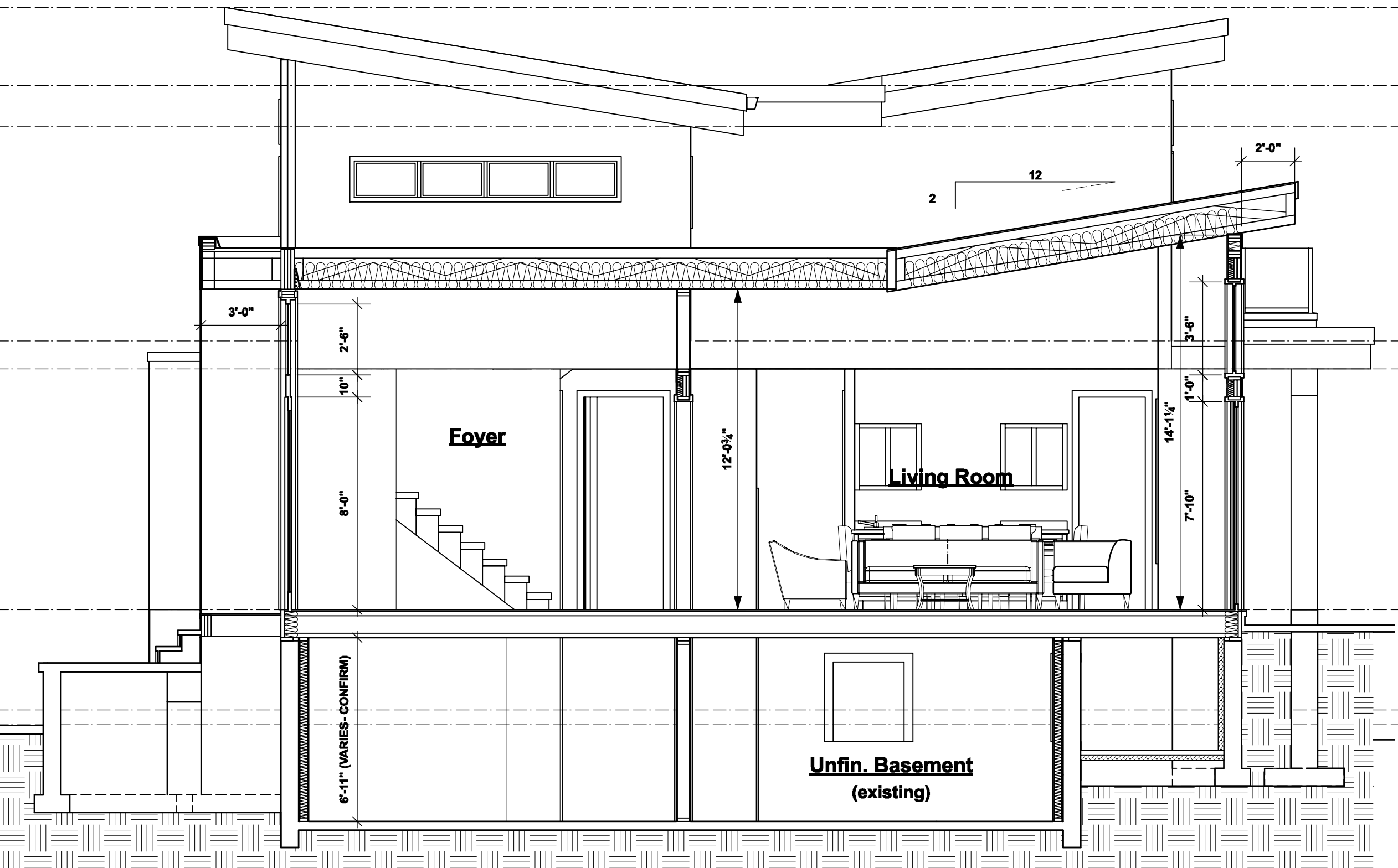
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NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.

drawing no.	23026.2
date	MAY 29 / 2026
scale	AS SHOWN
designed by	m.dunsmuir
drawn by	m.dunsmuir
sheet no.	of
A 12	A 17

- 11.61 m. T.O. HIGHEST SLOPING ROOF (2:12 PITCH)
- 10.59 m. T.O. HIGHEST FLAT ROOF
- 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.

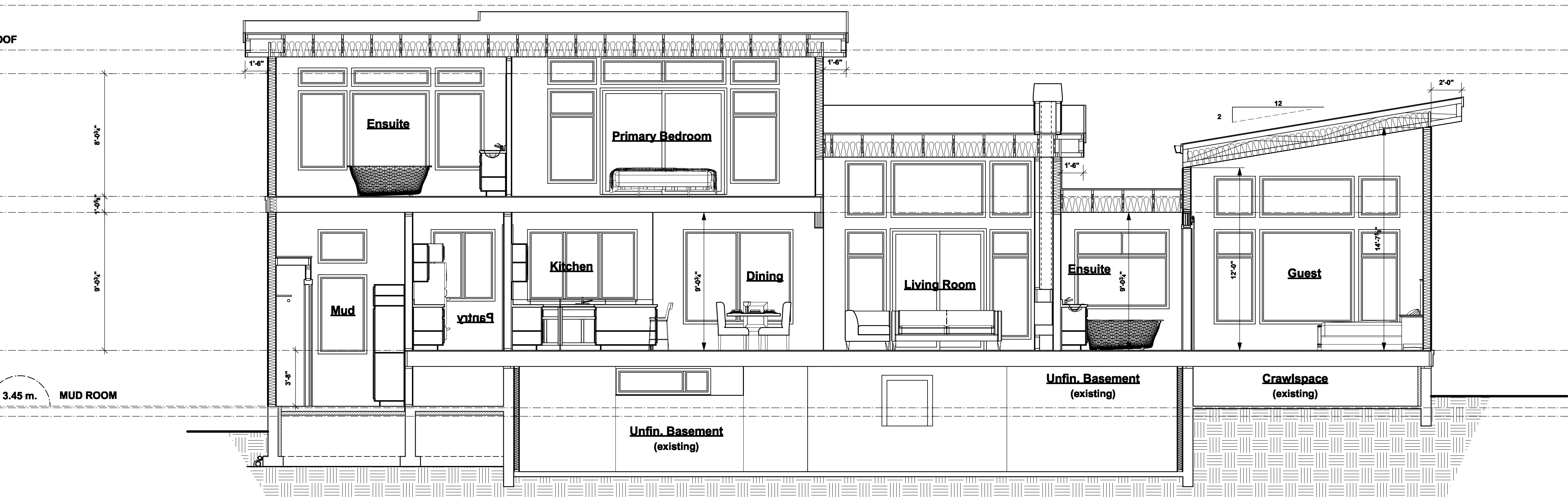


1 Cross Section C-C
A13 Scale: 1/4" = 1'-0"



2 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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- 7.66 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.



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

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

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 call: C 250.694.3729
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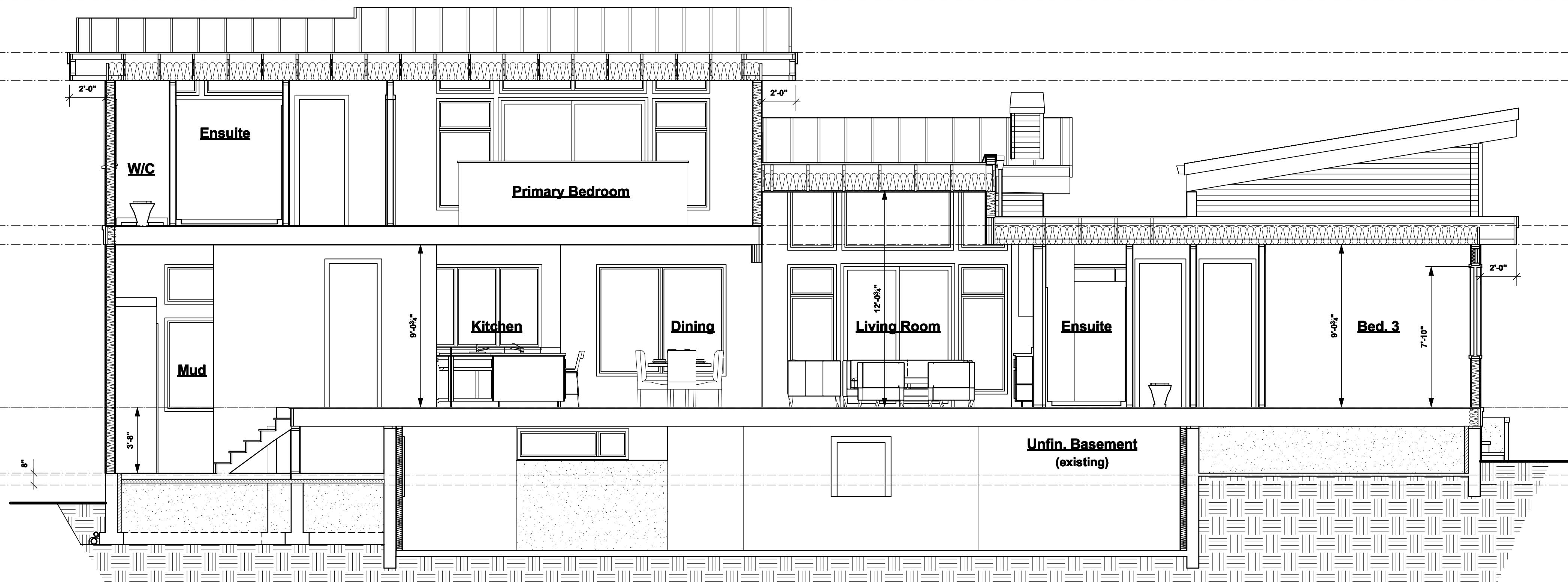
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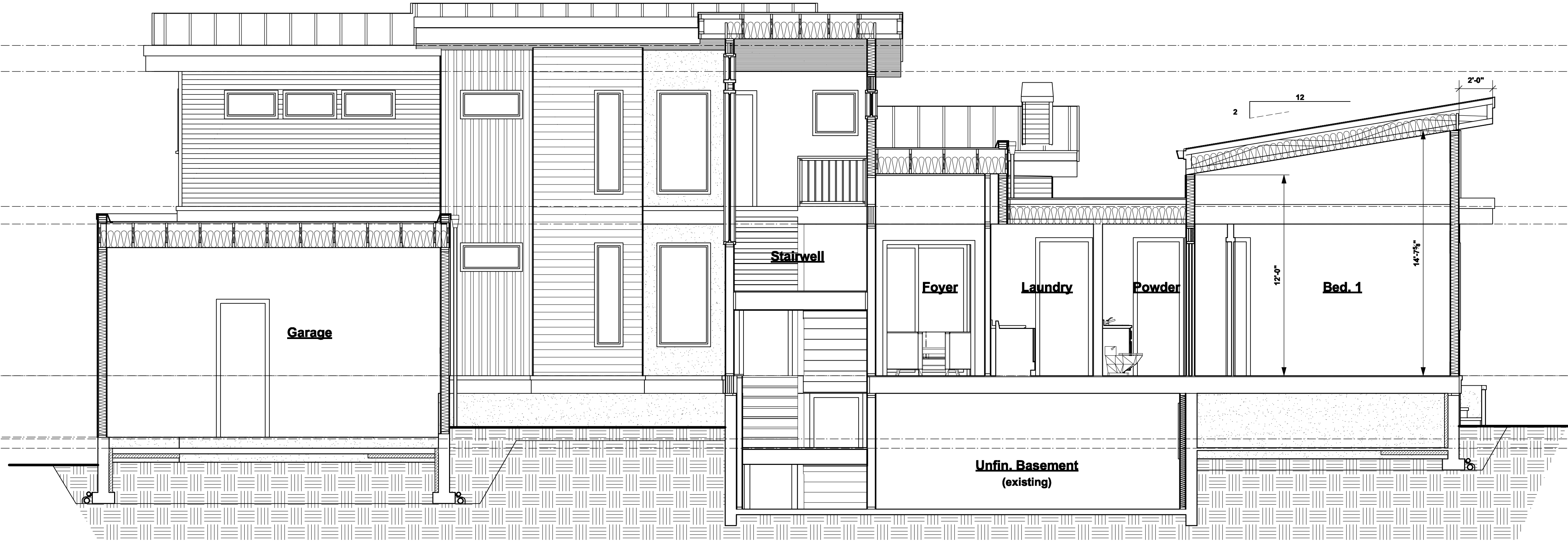
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designed by	drawn by
m.dunsmuir	m.dunsmuir
sheet no.	of
A 13	A 17

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 7.33 m. T.O. MAIN PLATE
 4.57 m. M.F.E.
 3.42 m. AVE. GRADE 3.45 m. MUD ROOM
 3.25 m. G.F.E.



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"

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

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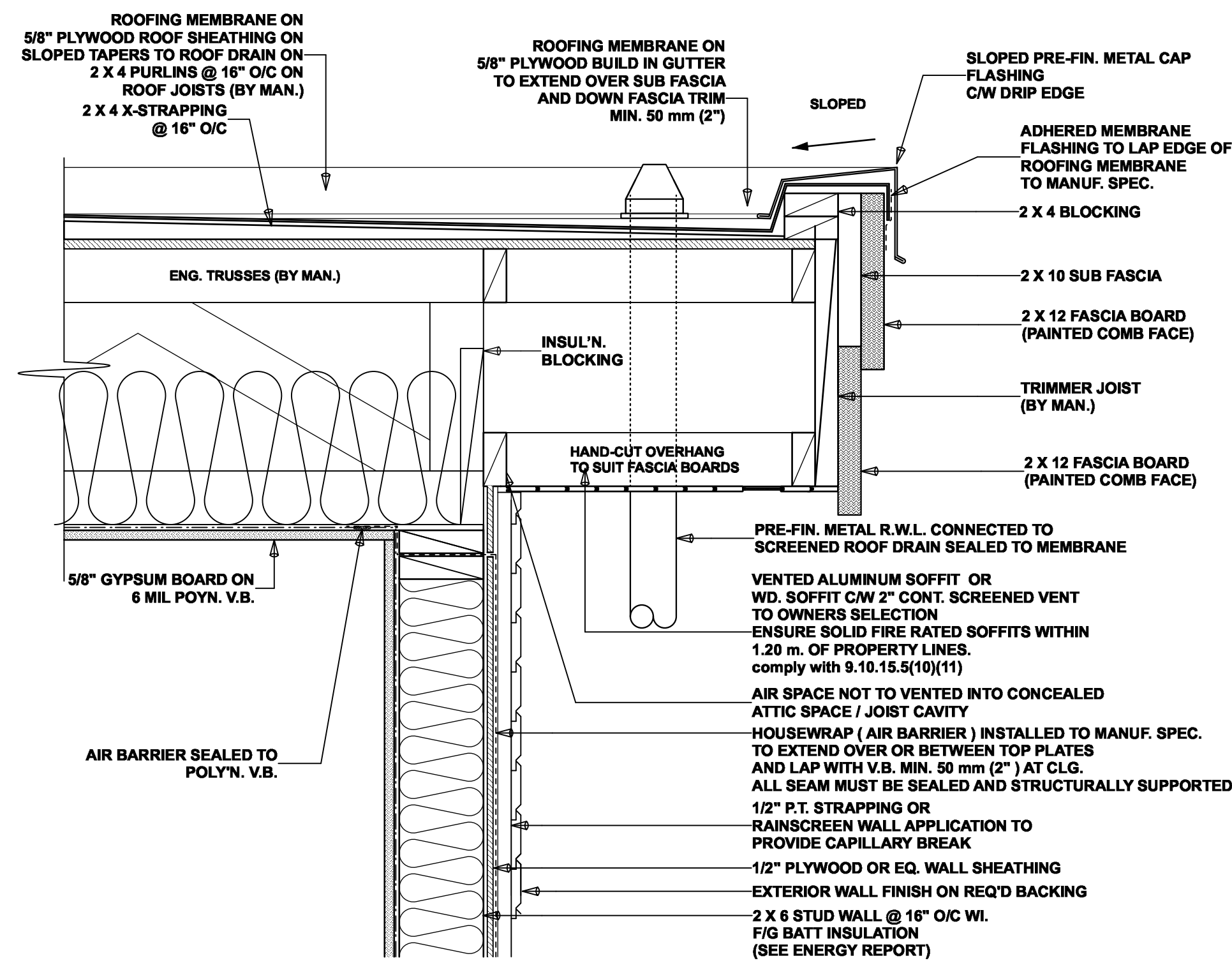
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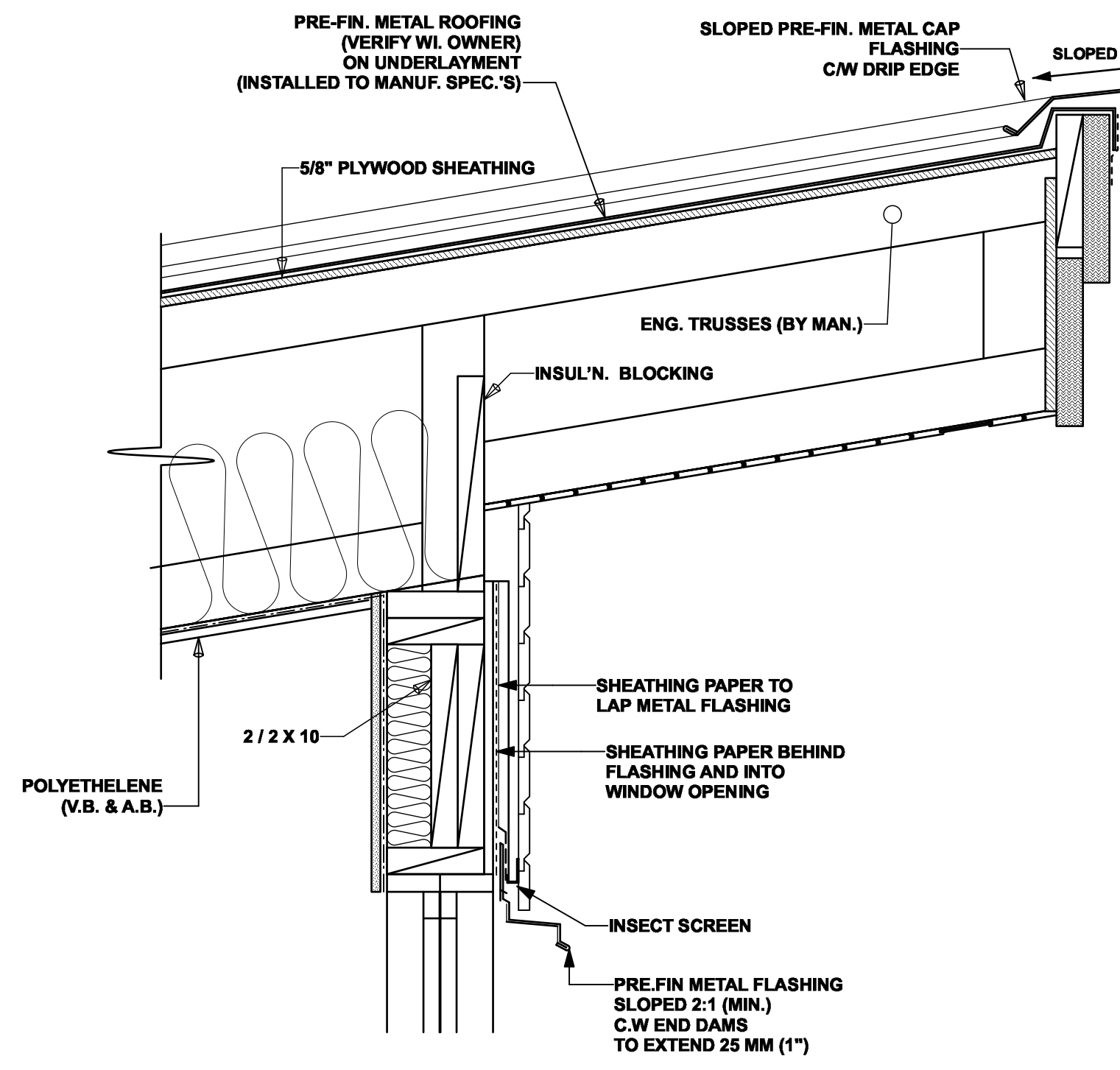
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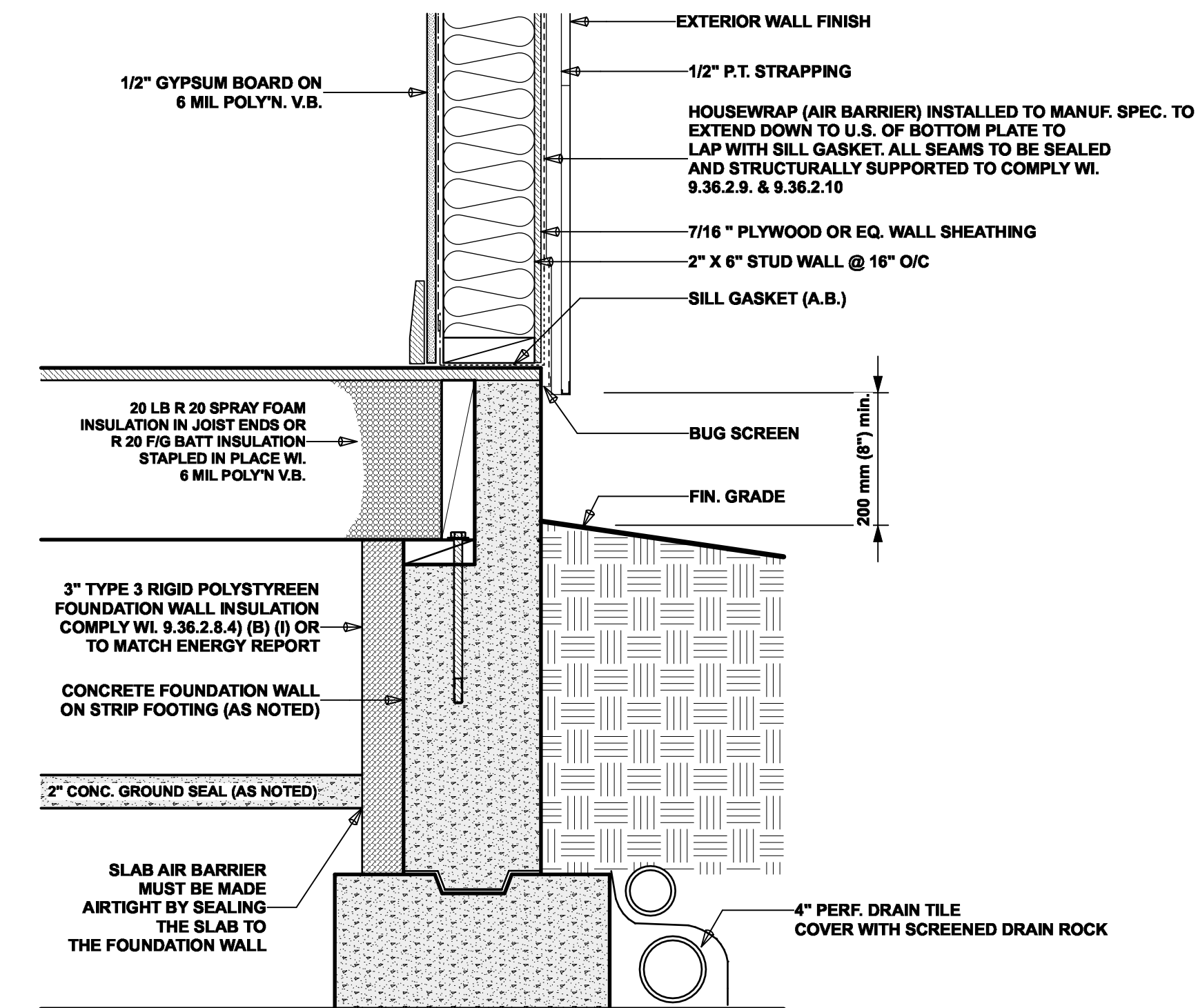
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A 14	A 17



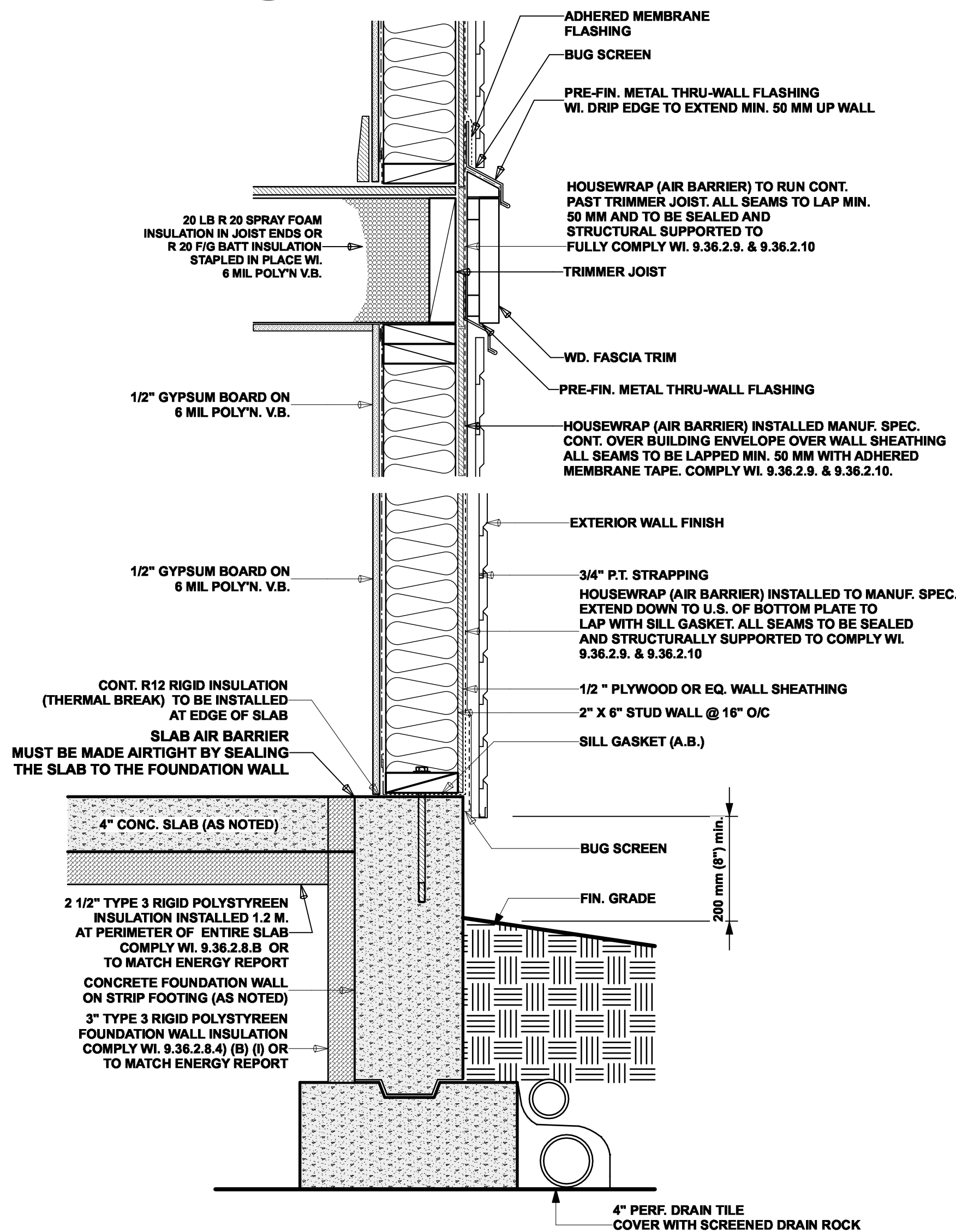
D1
A15 **FLAT (18") ROOF TRUSSES**
scale 1 1/2" = 1'-0"



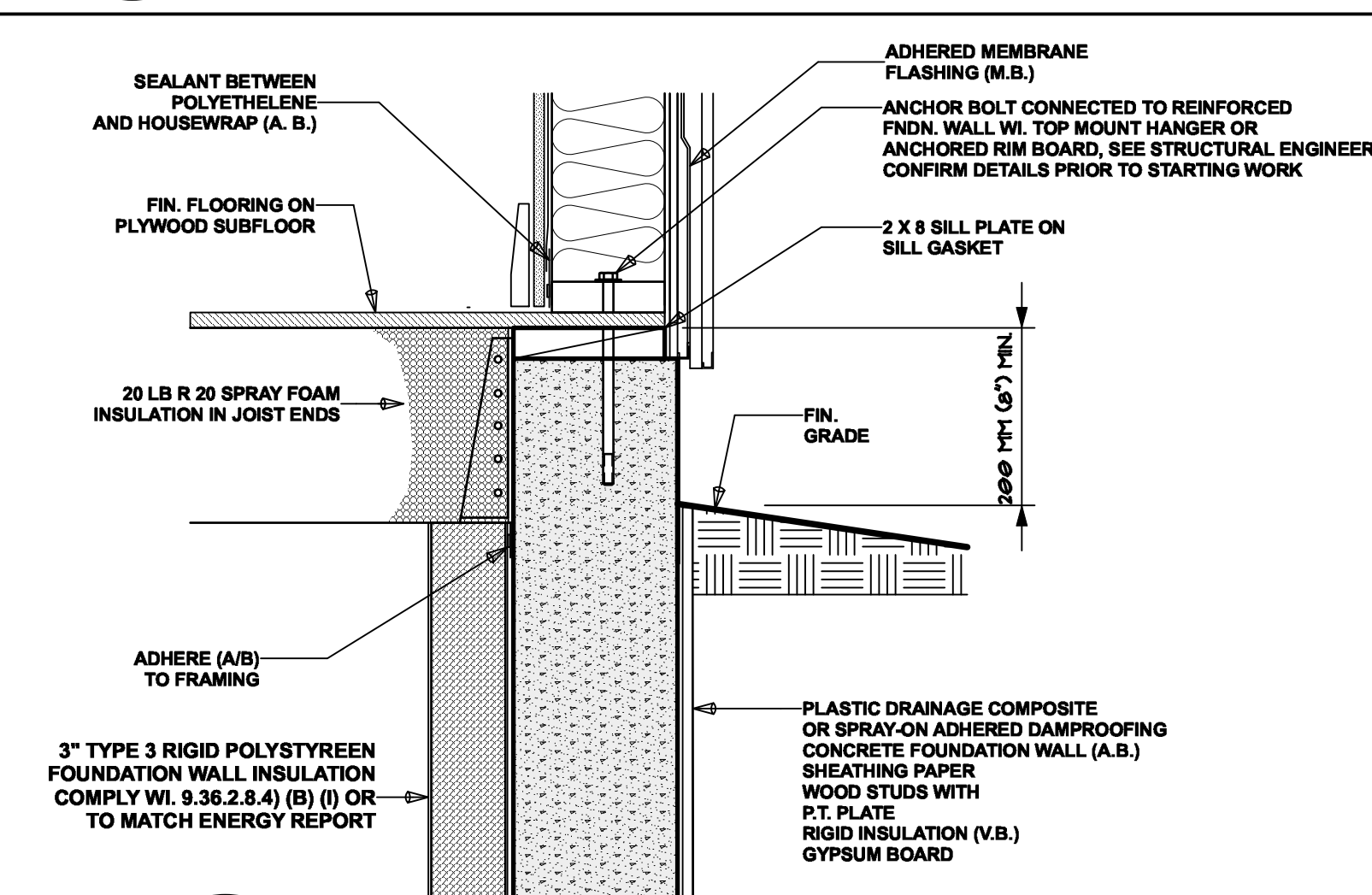
D3
A15 **Sloped Truss O/H Detail**
scale 1 1/2" = 1'-0"
NOTE: SEE STRUCT. ENG. PLANS FOR ROOF FRAMING. VERIFY ALL DETAILS PRIOR TO STARTING WORK.



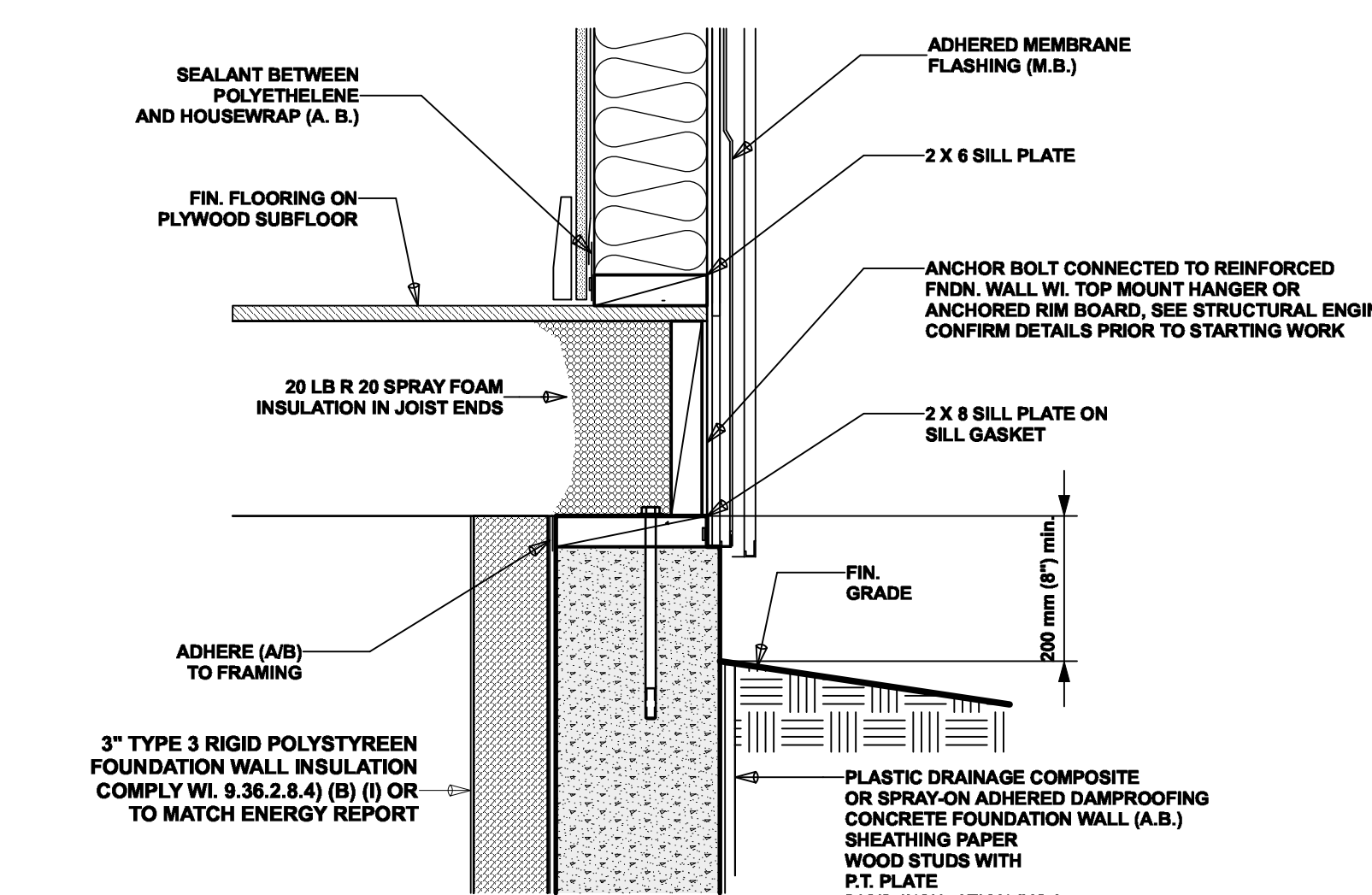
D6
A15 **Typ. Fndn./ Ftg. Crawlspace Detail**
Scale: 1 1/2" = 1'-0"



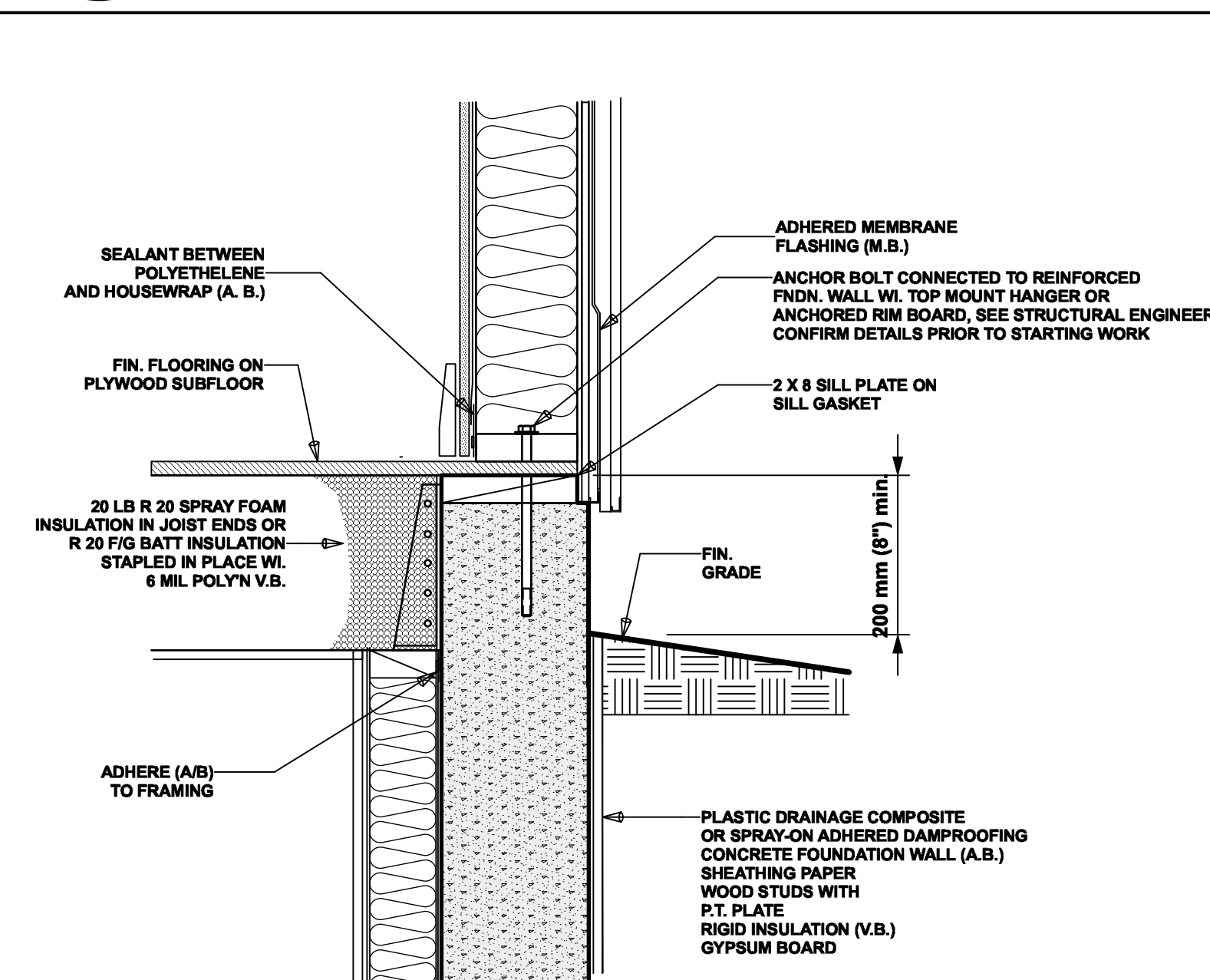
D2
A15 **Typ. Fndn./ Ftg. Slab Detail**
Scale: 1 1/2" = 1'-0"



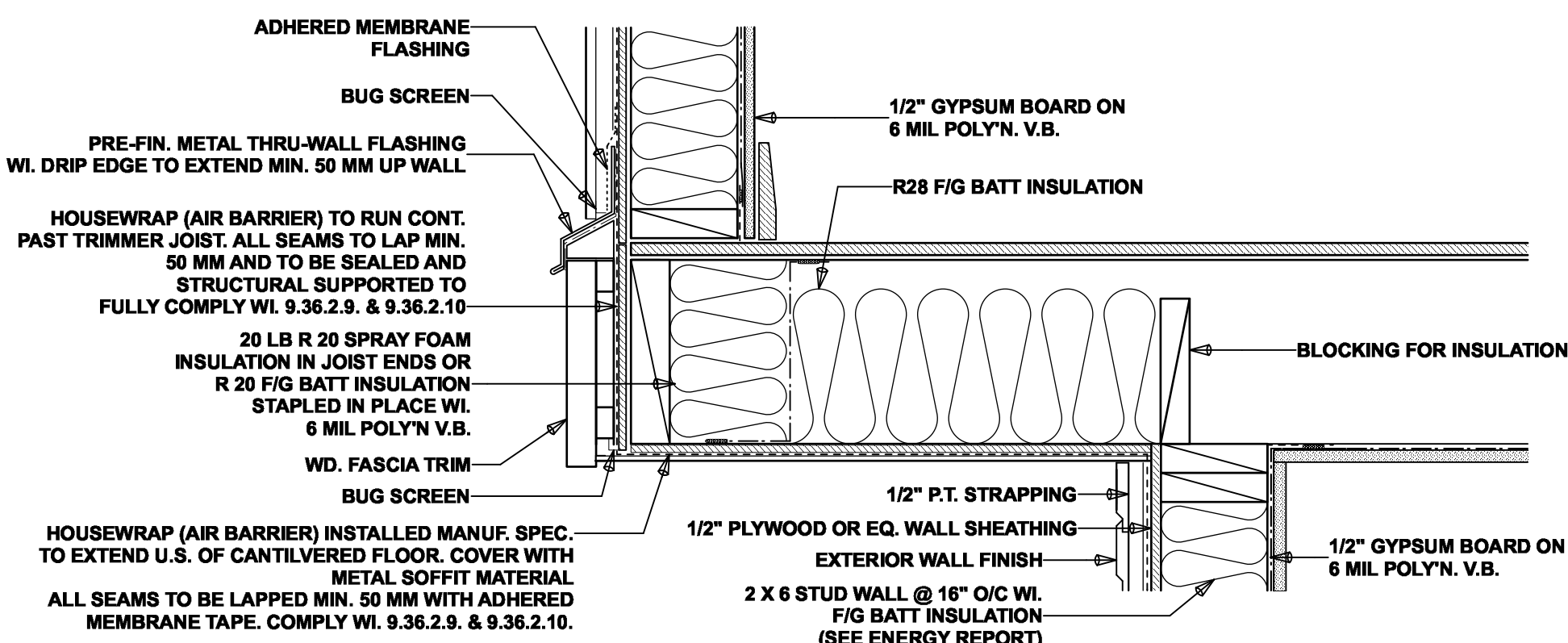
D4
A15 **Foundation Joist Hanger Detail**
Scale: 1 1/2" = 1'-0"



D5
A15 **Floor Joist on Wall Detail**
Scale: 1 1/2" = 1'-0"



D7
A15 **FOUNDATION JOIST LEDGE wi. Framing**
Scale: 1 1/2" = 1'-0"



D8
A15 **Cant'l. Floor**
Scale: 1 1/2" = 1'-0"

client
Barb And Bill Davis

project
Proposed Renovation

address
3767 Waring Place

municipality
The Dist. of Saanich B.C.

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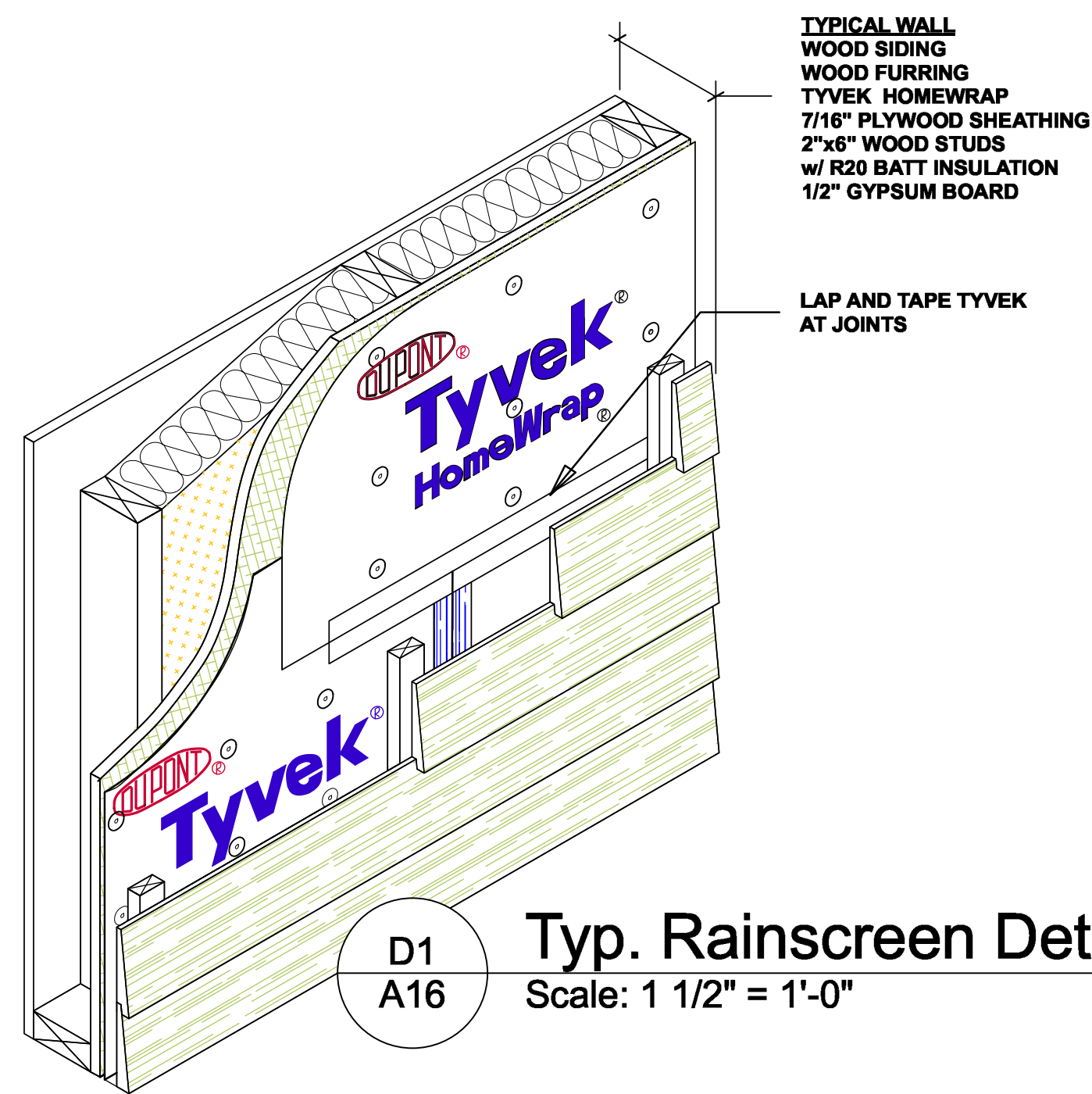
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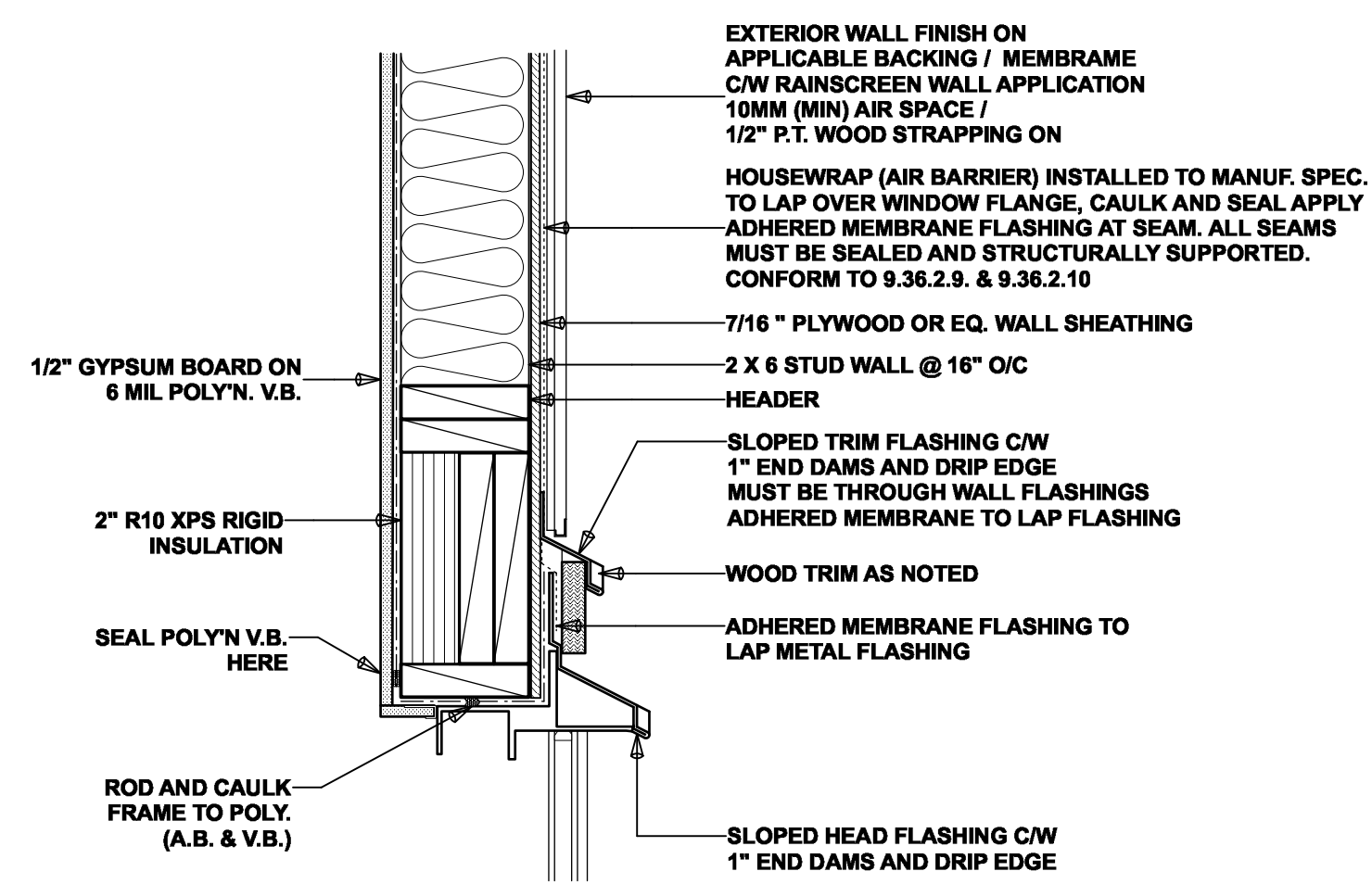
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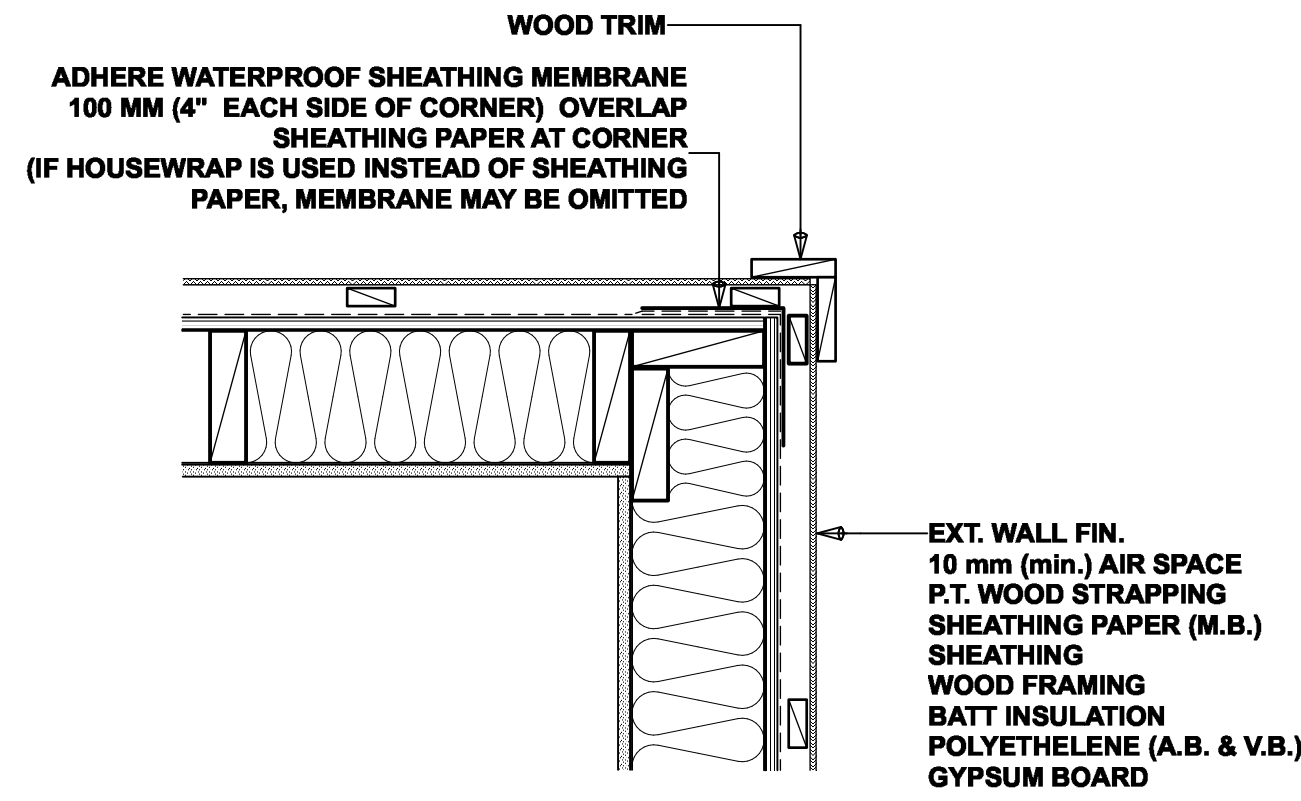
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designed by	drawn by	
m.dunsmuir	m.dunsmuir	
sheet no.	of	
A 15	A 17	



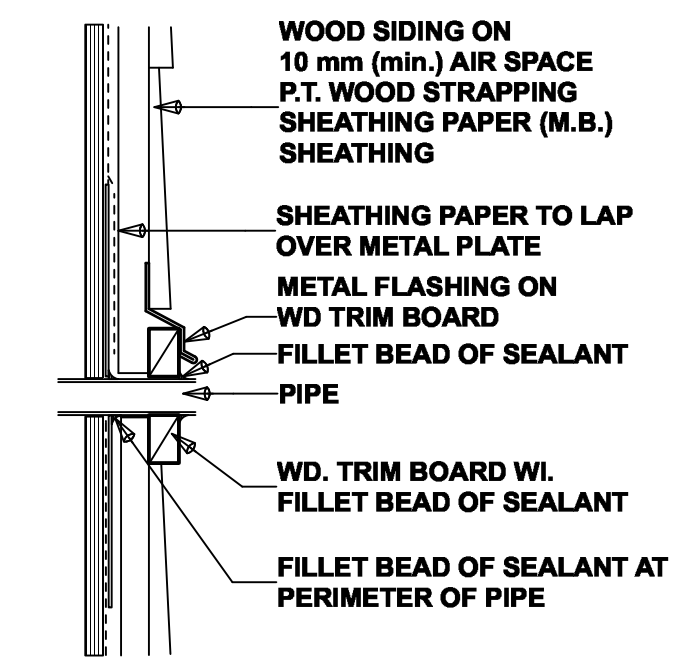
D1
A16
Typ. Rainscreen Detail
Scale: 1 1/2" = 1'-0"



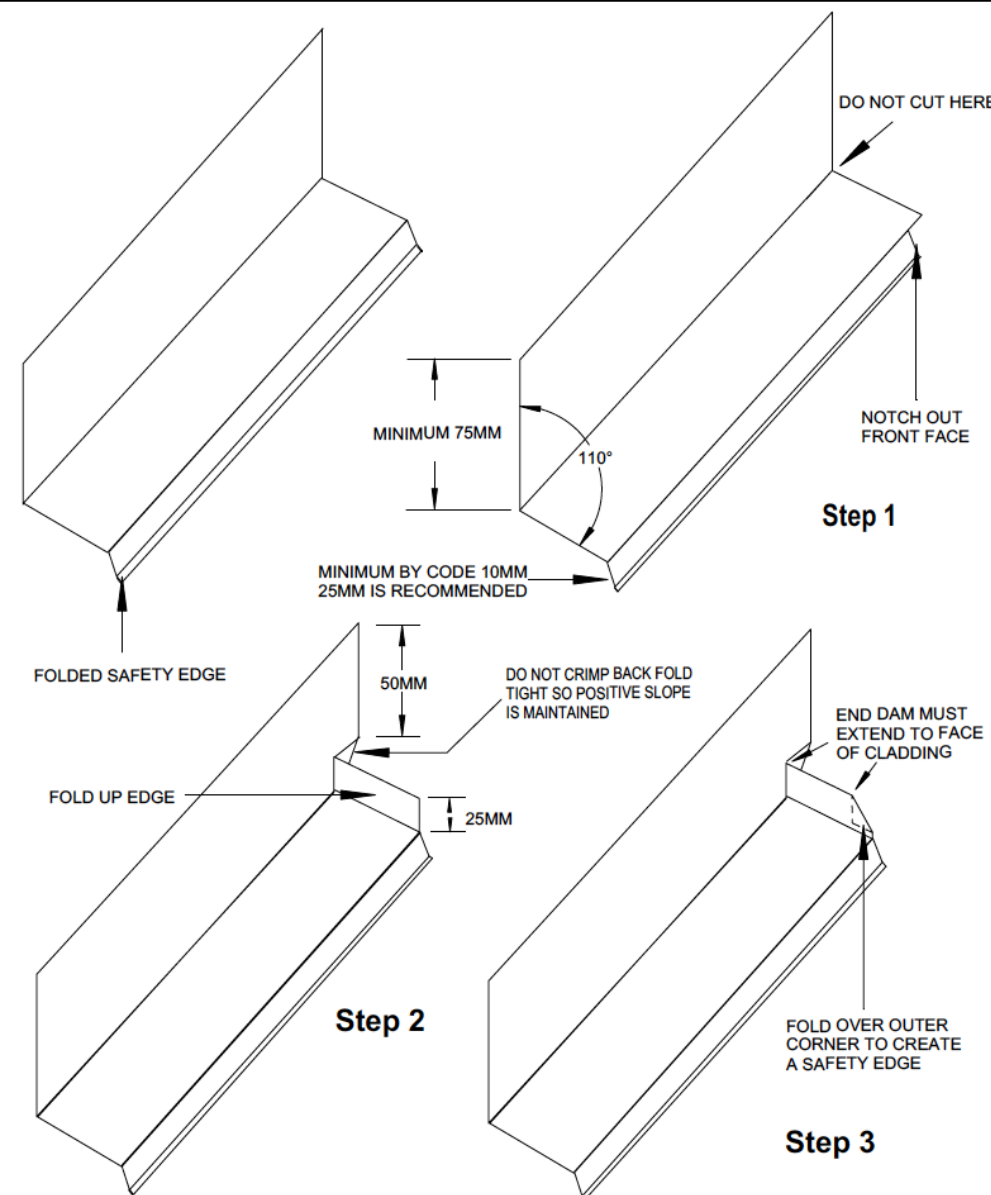
D4
A16
Typ. Window Head Detail
Scale: 1 1/2" = 1'-0"



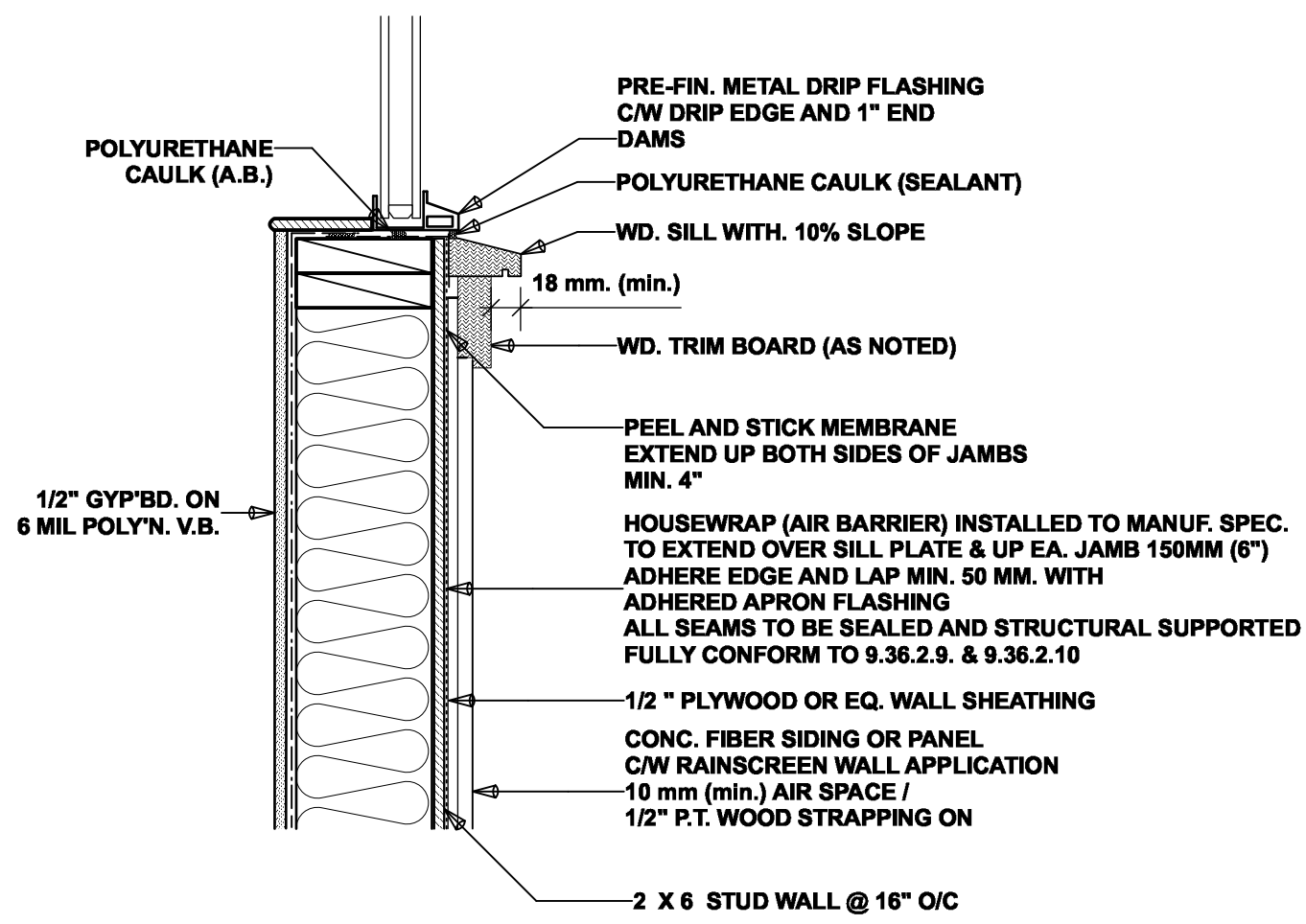
D7
A16
Exterior Corner
Scale: 1 1/2" = 1'-0"



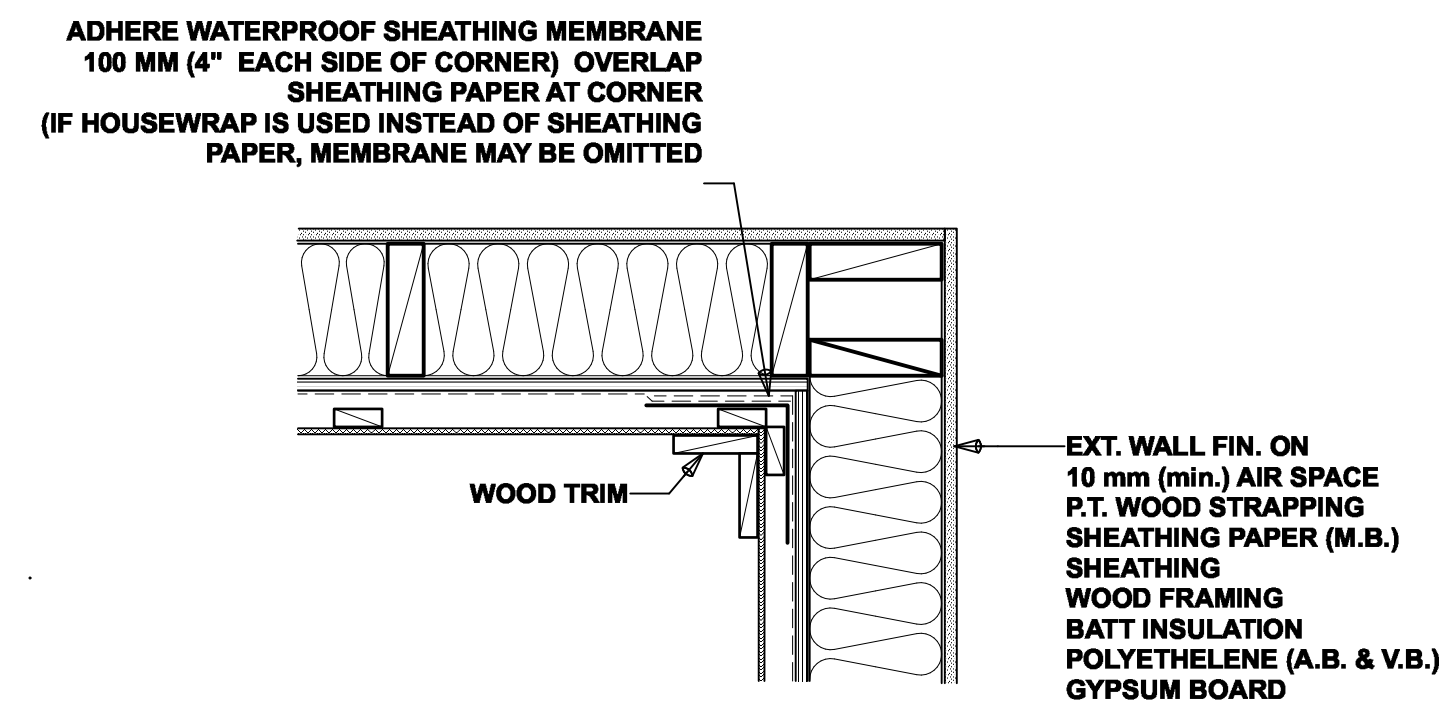
D10
A16
Pipes
Scale: 1 1/2" = 1'-0"



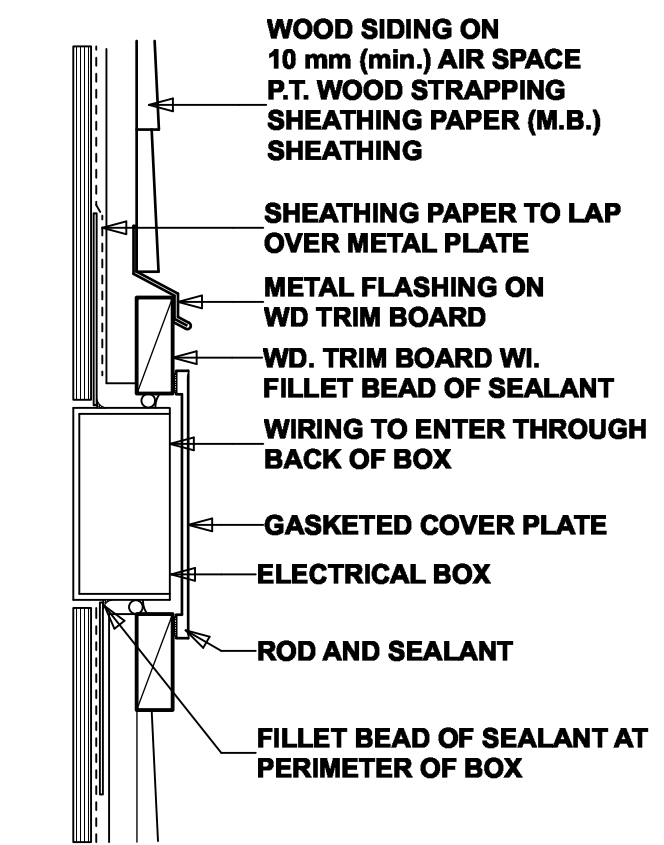
D2
A16
Typ. Flashing Detail
Scale: 1 1/2" = 1'-0"



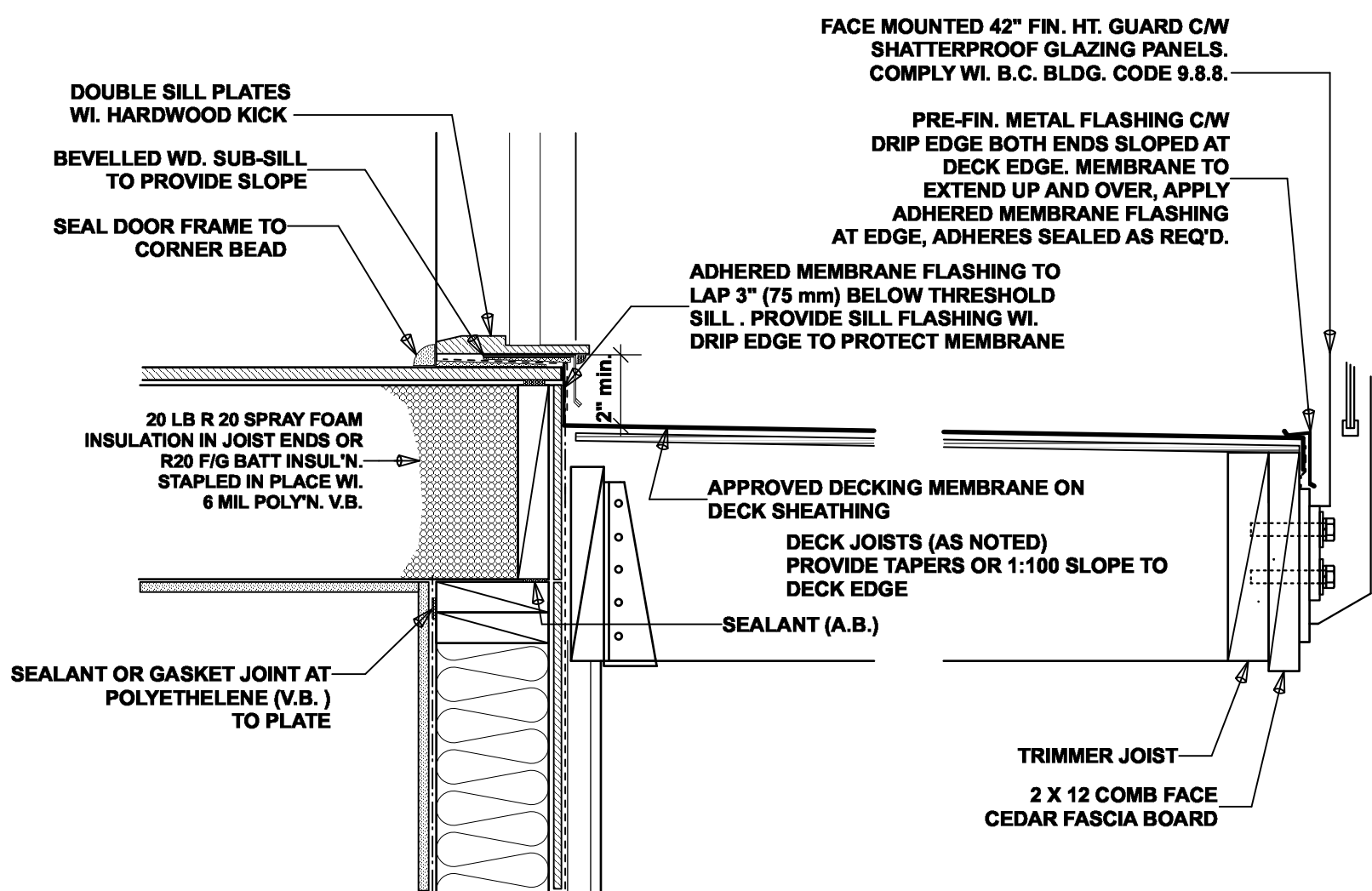
D5
A16
Typ. Window Sill Detail
Scale: 1 1/2" = 1'-0"



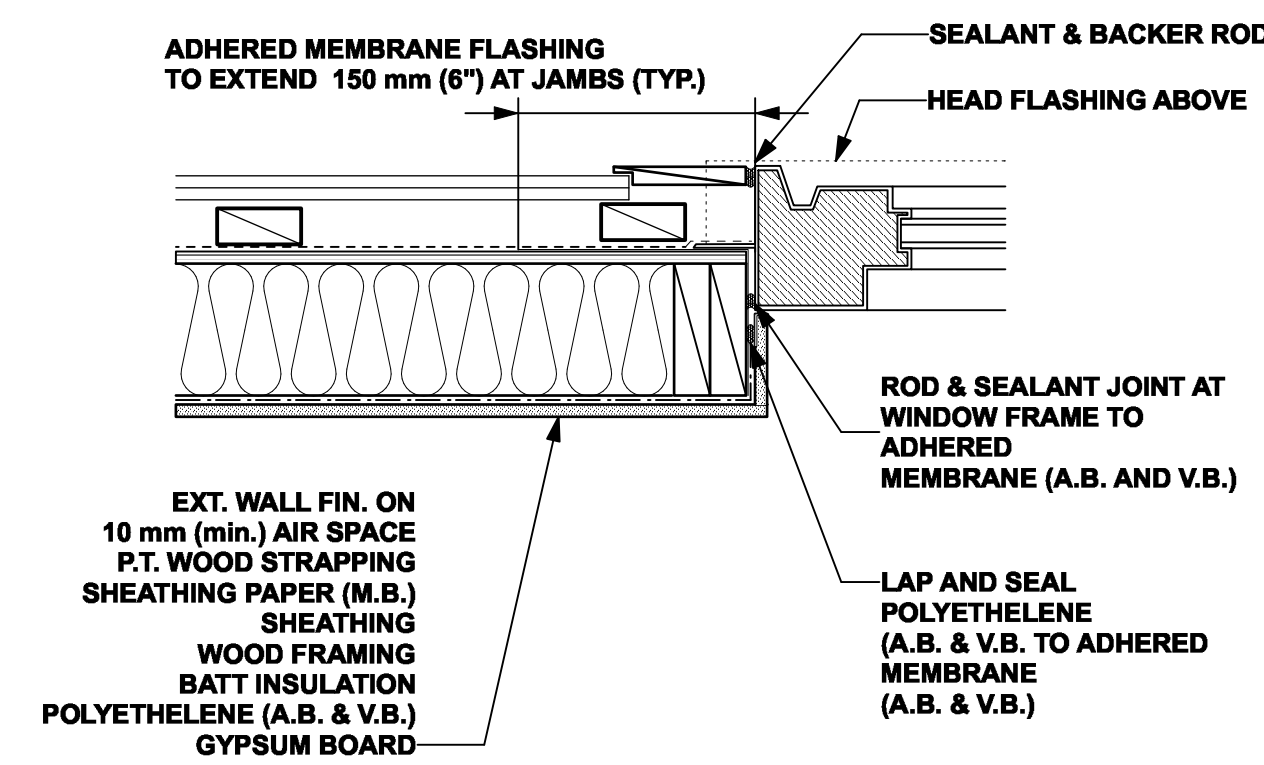
D8
A16
Interior Corner
Scale: 1 1/2" = 1'-0"



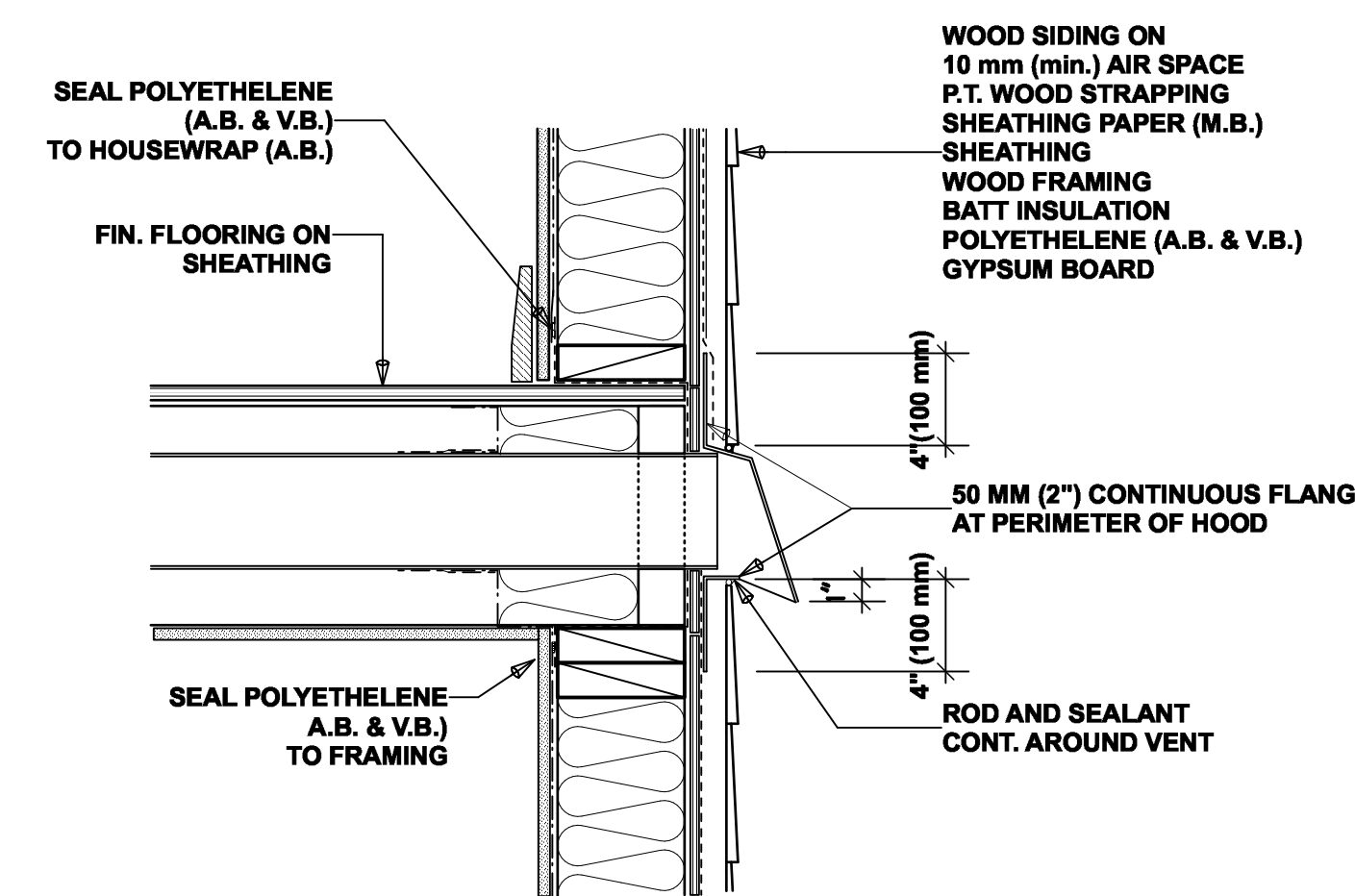
D11
A16
Electrical Fixtures
Scale: 1 1/2" = 1'-0"



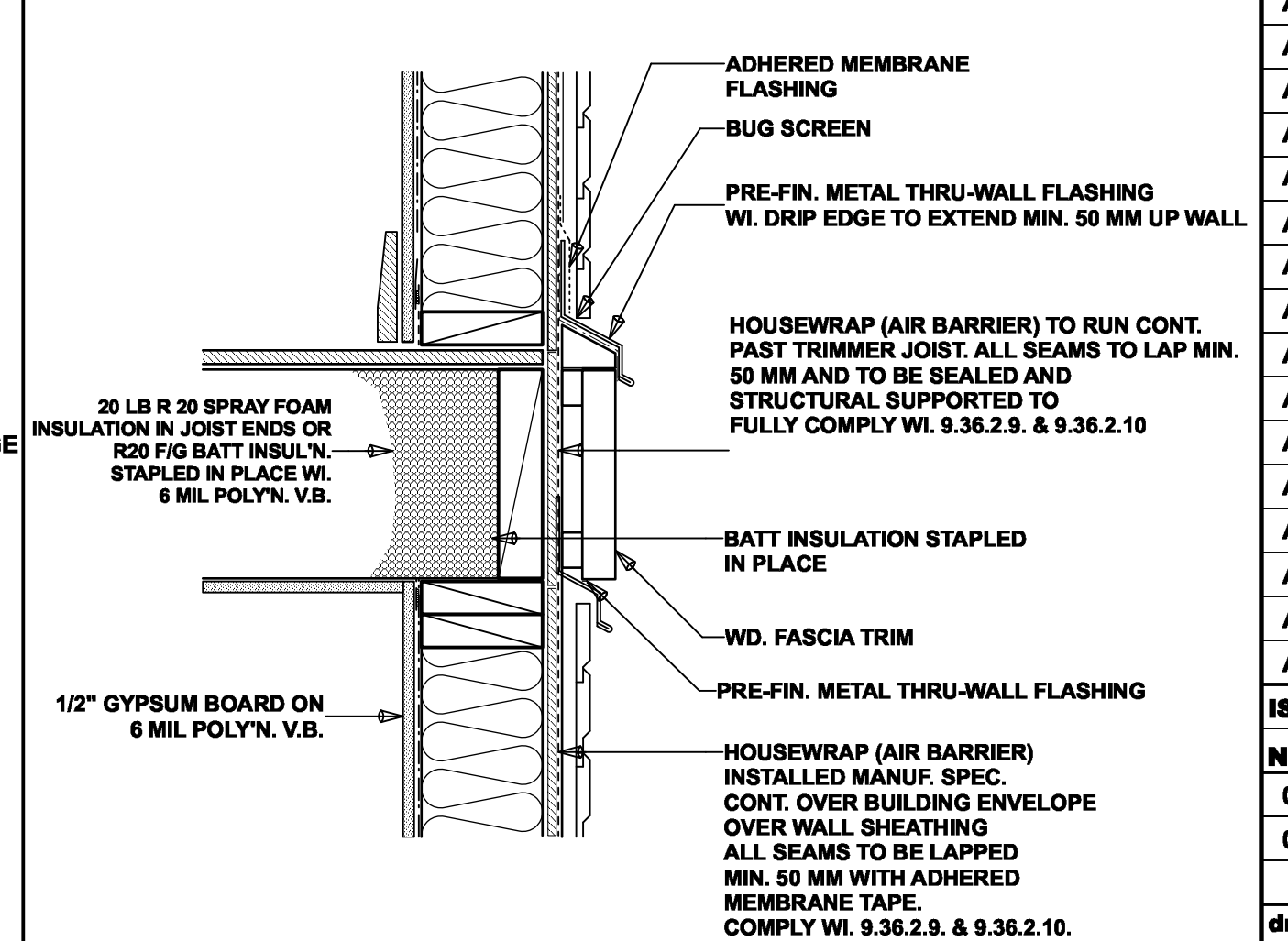
D3
A16
Door Sill Protected Membrane
Scale: 1 1/2" = 1'-0"



D6
A16
Window Jamb
Scale: 1 1/2" = 1'-0"



D9
A16
Wall Exhaust Vent
Scale: 1 1/2" = 1'-0"



D12
A16
Typ. Floor / Wall Connection
Scale: 1 1/2" = 1'-0"

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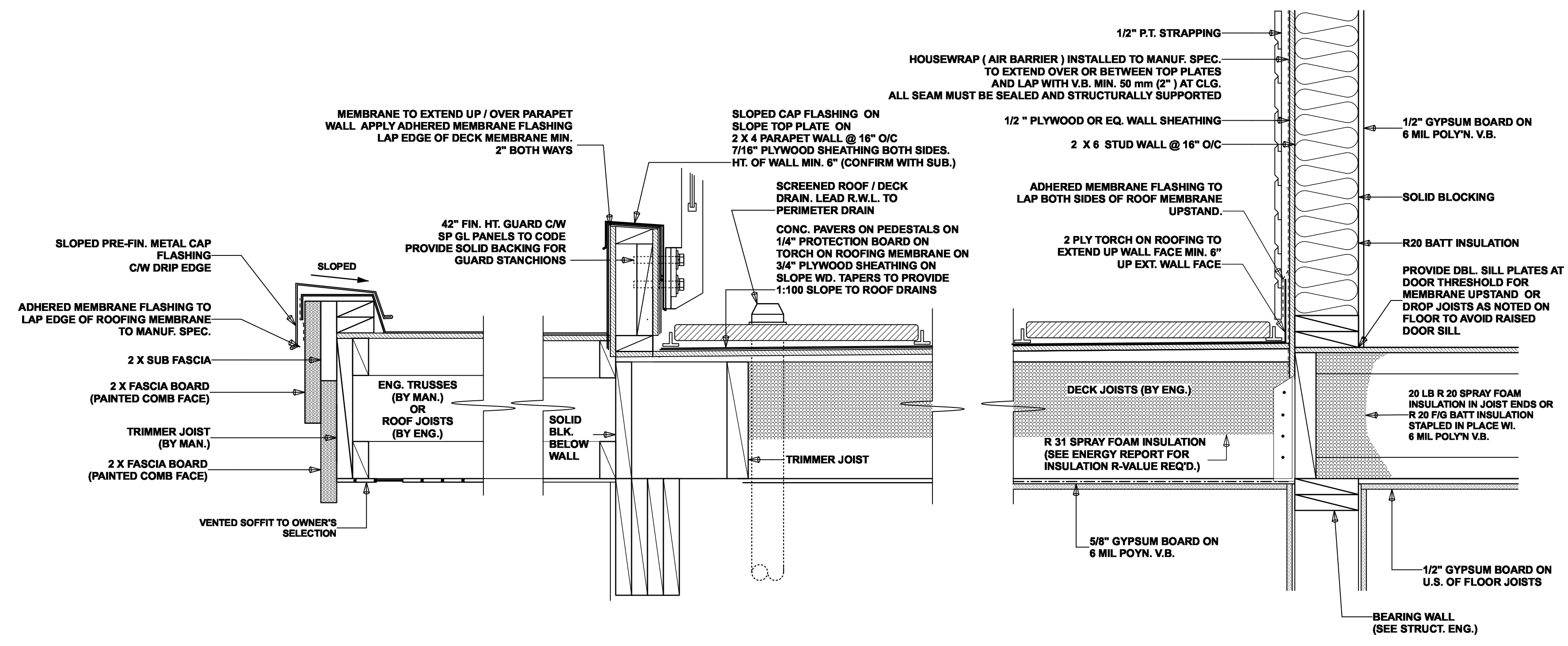
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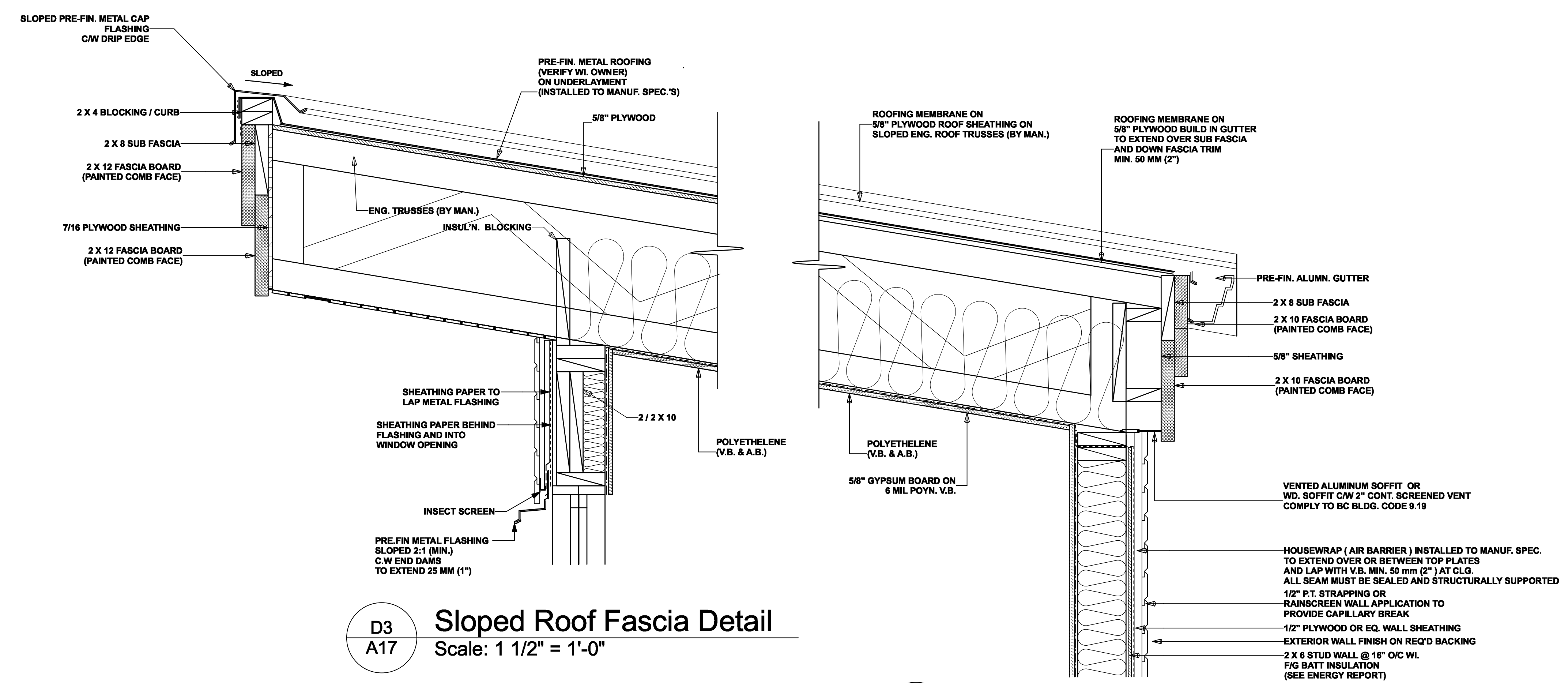
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m.dunsmuir	m.dunsmuir	
sheet no.	of	
A 16	A 17	



D1 Deck Overhang /Wall Detail
 A17 Scale: 1 1/2" = 1'-0"

D2 Wall/(Roof) Vent Detail
 A17 Scale: 1 1/2" = 1'-0"



D3 Sloped Roof Fascia Detail
 A17 Scale: 1 1/2" = 1'-0"

D4 Sloped Overhang wi. Gutter
 A17 Scale: 1 1/2" = 1'-0"

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ISSUED/REVISED

NO.	DATE	DESCRIPTION
01	112725	BOV SUB. REV.
02	052926	PRE-CONST. DRWGS.

drawing no. 23026.2
 date MAY 29 / 2026
 scale AS SHOWN
 designed by m.dunsmuir
 sheet no. A 16
 drawn by m.dunsmuir
 of A 17