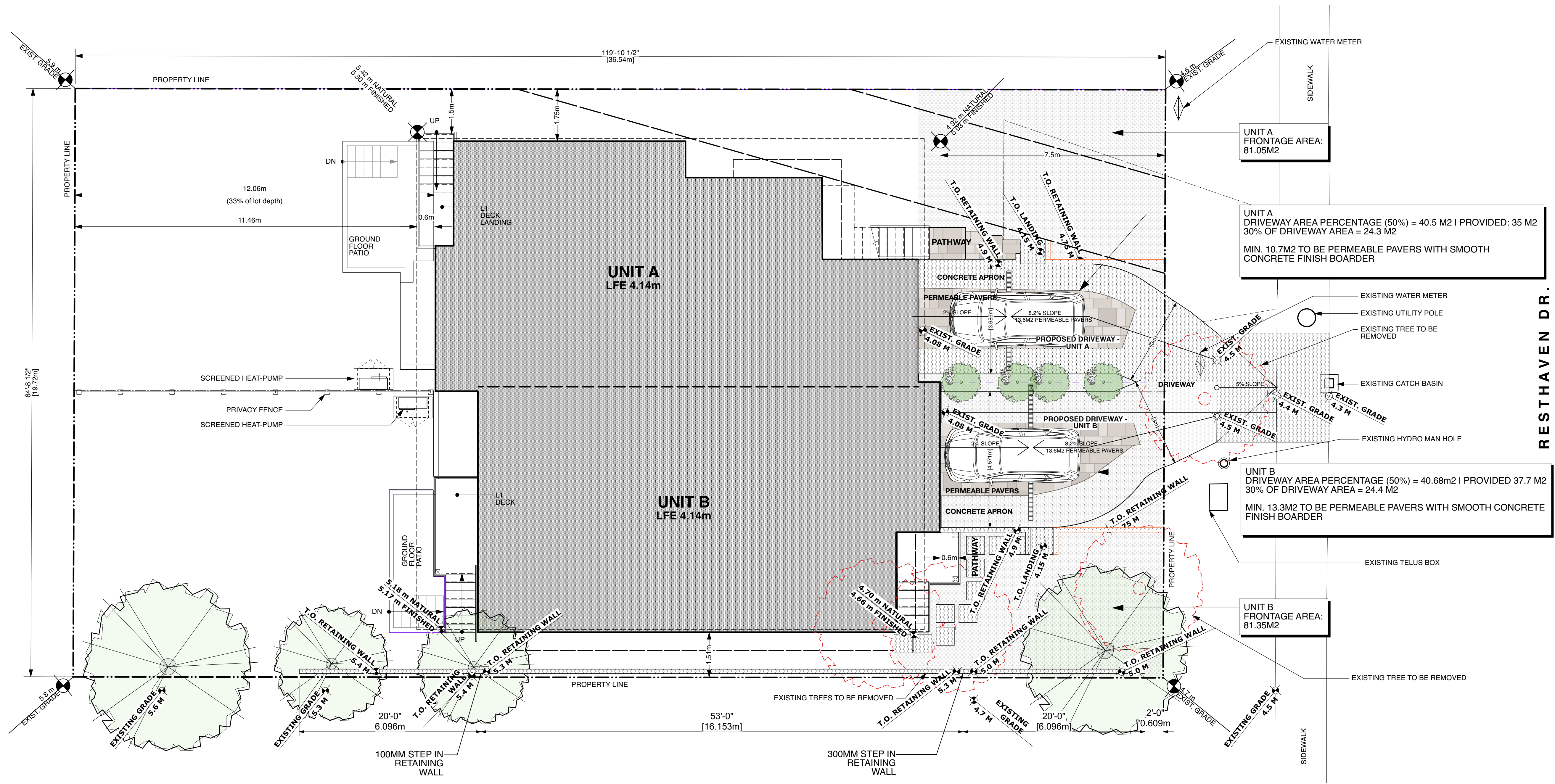


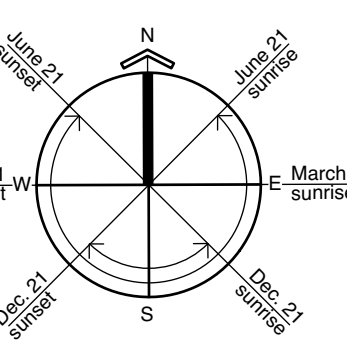
10214 RESTHAVEN DRIVE
STREETSCAPE (EAST FACING)
 Scale: N.T.S.

1 AERIAL
 Scale: N.T.S.



GENERAL NOTES

1. ALL WORK TO CONFORM TO 2018 BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, BYLAWS AND STANDARDS.
2. ALL DIMENSIONS ARE IN IMPERIAL (FEET & INCHES) UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF SHEATHING, CENTERLINE OF STUD, CENTERLINE OF DOORS AND WINDOWS, AND TO FACE OF ANY OTHER STRUCTURAL ELEMENT NOT LISTED.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND INFORM COORDINATING REGISTERED PROFESSIONAL OF ANY DISCREPANCIES PRIOR TO UNDERTAKING THE PORTION OF WORK WHICH IS IN REFERENCE TO ANY DISCREPANCY.
5. DO NOT SCALE THESE DRAWINGS. FINLAYSON BONET ARCHITECTURE LTD. IS NOT RESPONSIBLE FOR ISSUES THAT ARISE FROM A FAILURE TO COMPLY.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS AND SPECIFICATIONS, MECHANICAL DRAWINGS AND SPECIFICATIONS, ELECTRICAL DRAWINGS AND SPECIFICATIONS, CIVIL DRAWINGS AND SPECIFICATIONS, LANDSCAPE DRAWINGS AND SPECIFICATIONS, INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS AND ANY OTHER CONSULTANT DEEMED PERTINENT TO THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, BYLAW APPROVALS, AND OBSERVE ALL REQUIRED SAFETY REGULATIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
8. PENETRATIONS THROUGH FIRE SEPARATIONS ARE TO BE SEALED WITH A LISTED UL/C FIRESTOP ASSEMBLY.
9. SHOULD ANY EXISTING FIRE RATED ASSEMBLY, AFFECTED BY THE RENOVATION SCOPE OF WORK, BE FOUND TO BE NON-COMPLIANT WITH A 4.5 MIN FIRE RESISTANT RATING ADDITIONAL LAYER(S) OF FIRE RATED GYPSUM WALLBOARD TO BE PROVIDED IN CONFORMANCE WITH BCBC-2018.
10. SMOKE ALARMS:
 - SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.
 - SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.
 - BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SOURCE.



FINLAYSON BONET ARCHITECTURE LTD.
 #4 - 7855 East Saanich Rd.
 Saanichton V8M 2B4
 Phone: 250-656-2294
 Fax: 250-656-2279
 Email: info@finlaysonbonet.ca

PROJECT DATA

LEGAL DESCRIPTION: LOT 16, SECTION 14, RANGES 3 & 4 EAST, NORTH SAANICH DISTRICT, PLAN VIP15356, PID 004-222-423

LOT SIZE: 0.07 HECTARES / 0.18 ACRES / 719.6 m²

ZONING: R2 - SINGLE AND TWO-FAMILY RESIDENTIAL

BUILDING AREA: 256.86 m²

GROSS FLOOR AREA:

- UNIT A:
 - BASEMENT: 112.5 m²
 - MAIN FLOOR: 117.75 m²
 - UPPER FLOOR: 94.95 m²
 - TOTAL: 325.20 m²
- UNIT B:
 - BASEMENT: 122.83 m²
 - MAIN FLOOR: 130.0 m²
 - UPPER FLOOR: 101.35 m²
 - TOTAL: 353.92 m²
- TOTAL: 679.38 m²

LOT COVERAGE ALLOWED: 34% OF LOT AREA ON MAIN FLOOR: 247.75 m²

LOT COVERAGE (35% MAX): 35%

FLOOR AREA RATIO: 0.945

SETBACKS:

- FRONT YARD - EAST (7.50m): 7.50 m
- REAR YARD - WEST (33% (12.00m)): 12.06 m
- INTERIOR SIDE YARD - NORTH (1.50): 1.5 m
- INTERIOR SIDE YARD - SOUTH (1.50): 1.51 m

AVERAGE GRADE: 5.35 m - REFER TO FLOOD HAZARD ASSESSMENT REPORT

BUILDING HEIGHT: 9.29 m - VARIANCE REQUESTED

AVERAGE NATURAL GRADE: 5.05M

NUMBER OF STOREYS: 3 STOREYS - VARIANCE REQUESTED

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: AS NOTED
 Date: **JANUARY 24, 2024**

Project Name: **RESTHAVEN DRIVE NEW DUPLEX**
 10214 RESTHAVEN DRIVE, SIDNEY, B.C.

Drawing Title: **SITE PLAN & PROJECT DATA**

Drawing No: **A1.00R1**
 Project No: **22541**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture Ltd. and may not be used for the project shown and may not be reproduced without written consent.

2 SITE PLAN
 Scale: 1:75

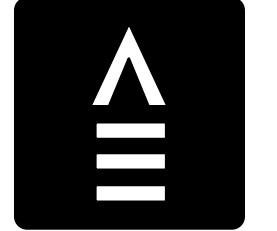
ROOF ASSEMBLIES	
R1	<p>TRUSS ROOF ASSEMBLY - ATTIC INSULATION U-VALUE: 0.025U (R40.0)</p> <ul style="list-style-type: none"> 2x9a STANDING SEAM METAL ROOFING - GALVALUME COLOUR HIGH TEMPERATURE SYNTHETIC SELF ADHERED UNDERLAY PLYWOOD SHEATHING WITH H-CLIPS (REFER TO STRUCTURAL) PRE-ENGINEERED ATTIC TRUSS @ 24" O.C. (REFER TO STRUCTURAL) R14 BATT INSULATION BETWEEN BOTTOM CORD OF TRUSSES WITH R40 BLOWN IN INSULATION ABOVE 6 MIL POLY VAPOUR BARRIER 1 LAYER OF 5/8" GYPSUM WALLBOARD OR 1/2" GYPSUM CEILING BOARD <p>NOTE: • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT DRYWALL FOR GYPSUM WALLBOARD.</i></p>
R2	<p>FLAT ROOF ASSEMBLY - ABOVE DECK INSULATION U-VALUE: 0.029 (R33.6)</p> <ul style="list-style-type: none"> 2 PLY SBS MODIFIED BITUMEN MEMBRANE PROTECTION BOARD 2" MINERAL WOOL INSULATION ON TOP OF 6" TAPERS RIGID POLYISOCYANURATE INSULATION - MIN 4" AT LOW POINT SELF ADHERED VAPOUR RETARDER PLYWOOD SHEATHING WITH H-CLIPS (REFER TO STRUCTURAL) 2x12 JOISTS @ 24" O.C. (REFER TO STRUCTURAL) 1 LAYER OF 1/2" GYPSUM WALLBOARD <p>• <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
R3	<p>VENTED ROOF DECK ASSEMBLY WITH PAVERS U-VALUE: 0.028U (R34.75)</p> <ul style="list-style-type: none"> CONCRETE PAVERS ON ADJUSTABLE PEDESTALS 2 PLY SBS MODIFIED BITUMEN ROOFING MEMBRANE PLYWOOD SHEATHING WITH H-CLIPS (REFER TO STRUCTURAL) WOOD TAPERS 2x8 WOOD JOISTS @ 16" O.C. (REFER TO STRUCTURAL) WITH 2" POLYISOCYANURATE INSULATION BARRLES AT TOP OF JOIST SPRAY APPLIED POLYURETHANE FOAM (FILL CAVITY) 1 LAYER OF 1/2" GYPSUM WALLBOARD
R4	<p>EYEBROW ROOF ASSEMBLY</p> <ul style="list-style-type: none"> 2 PLY SBS MODIFIED BITUMEN MEMBRANE PLYWOOD SHEATHING WITH H-CLIPS 2x12 RAFTERS @ 16" O.C. - CUT TO PROVIDE MINIMUM 2% SLOPE. PREFINISHED PERFORATED METAL SOFFIT

EXTERIOR WALL ASSEMBLIES	
W1	<p>ICF WALL U-VALUE: 0.039U (R25.5)</p> <ul style="list-style-type: none"> LONGBOARD, FIBRE CEMENT PANEL OR CORRUGATED METAL CLADDING RAINSCREEN SELF-ADHERED VAPOUR PERMEABLE SHEATHING MEMBRANE ICF WALL 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i> • TYPE W1a: LONGBOARD SIDING • TYPE W1b: FIBRE CEMENT PANEL CLADDING • TYPE W1c: CORRUGATED METAL CLADDING</p>
W2	<p>WOOD FRAME WALL U-VALUE: 0.035U (R28.5)</p> <ul style="list-style-type: none"> LONGBOARD, FIBRE CEMENT PANEL OR CORRUGATED METAL CLADDING PRESSURE TREATED WOOD STRAPPING @ 16" O.C. (PRESSURE TREAT ALL CUT SIDES) SEMI-RIGID MINERAL INSULATION (COMFORTBOARD 80) TO ALIGN WITH ICF WALL BELOW SELF-ADHERED VAPOUR PERMEABLE SHEATHING MEMBRANE PLYWOOD SHEATHING *(REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS)** R22 BATT INSULATION 2x6 WOOD STUDS @ 16" O.C. 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>REFER TO STRUCTURAL FOR SHEAR WALL INFORMATION.</i> • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i> • TYPE W2a: LONGBOARD SIDING • TYPE W2b: FIBRE CEMENT PANEL CLADDING • TYPE W2c: CORRUGATED METAL CLADDING</p>
W3	<p>ICF WALL WITH FURRING WALL U-VALUE: 0.039U (R25.4)</p> <ul style="list-style-type: none"> CORRUGATED METAL CLADDING RAINSCREEN SELF-ADHERED VAPOUR PERMEABLE SHEATHING MEMBRANE ICF WALL 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM WALLBOARD
W4	<p>WOOD FRAME WALL WITH FURRING WALL U-VALUE: 0.03U (R30.1)</p> <ul style="list-style-type: none"> CORRUGATED METAL CLADDING PRESSURE TREATED WOOD STRAPPING @ 16" O.C. (PRESSURE TREAT ALL CUT SIDES) SEMI-RIGID MINERAL INSULATION (COMFORTBOARD 80) SELF-ADHERED VAPOUR PERMEABLE SHEATHING MEMBRANE PLYWOOD SHEATHING *(REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS)** R22 BATT INSULATION 2x6 WOOD STUDS @ 16" O.C. 6 MIL POLY VAPOUR BARRIER FURRING TO ALIGN WITH ICF 1/2" GYPSUM WALLBOARD
W5	<p>PARAPET ASSEMBLY - VENTED</p> <ul style="list-style-type: none"> 22 ga PREFINISHED METAL FLASHING - CAP FLASHING WITH DRIP EDGE HARDIE PANEL FASCIA SELF ADHERED VAPOUR PERMEABLE WATERPROOF SHEATHING MEMBRANE PLYWOOD SHEATHING *(REFER TO STRUCTURAL FOR SHEAR WALL LOCATIONS)** 2x4 WOOD STUDS @ 16" O.C. 1/2" PLYWOOD SHEATHING 2 PLY SBS MODIFIED BITUMEN ROOFING MEMBRANE

INTERIOR WALL ASSEMBLIES	
P1	<p>PARTITION 1 - TYPICAL ICF PARTITION WALL 1.0 HR. F.R.R.</p> <ul style="list-style-type: none"> 5/8" TYPE 'X' GYPSUM WALLBOARD ICF WALL 5/8" TYPE 'X' GYPSUM WALLBOARD
P2	<p>PARTITION 2 - 2x4 WOOD PARTITION</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 16" O.C. ACOUSTIC INSULATION @ BEDROOM AND WASHROOM SEPARATIONS 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
P3	<p>PARTITION 3 - 2x6 WOOD PARTITION</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 2x6 WOOD STUDS @ 16" O.C. ACOUSTIC INSULATION @ BEDROOM AND WASHROOM SEPARATIONS 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
P4	<p>PARTITION 4 - ICF PARTITION W/ FURRING ONE SIDE</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 2x6 WOOD STUDS @ 16" O.C. ICF WALL 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
P5	<p>PARTITION 5 - ICF PARTITION W/ FURRING BOTH SIDE</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 2x6 WOOD STUDS @ 16" O.C. ICF WALL 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
P6	<p>PARTITION 6 - ICF PARTITION W/ 2x4 FURRING ONE SIDE</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 2x4 WOOD STUDS @ 16" O.C. ICF WALL 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
P7	<p>PARTITION 7 - RATED WOOD PARTITION 45MIN. F.R.R.</p> <ul style="list-style-type: none"> 5/8" TYPE 'X' GYPSUM WALLBOARD 2x4 WOOD STUDS @ 16" O.C. 6MIL POLY VAPOUR BARRIER TO INTERIOR SIDE OF GARAGE WALL 5/8" TYPE 'X' GYPSUM WALLBOARD
P8	<p>PARTITION 3 - 2x4 ELEVATOR PARTITION</p> <ul style="list-style-type: none"> 1/2" GYPSUM WALLBOARD 5/8" PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2x4 WOOD STUDS @ 16" O.C. WOOD BLOCKING AS PER ELEVATOR MANUFACTURES REQUIREMENTS 1/2" GYPSUM WALLBOARD

FOUNDATION WALL ASSEMBLIES	
FD1	<p>ICF FOUNDATION WALL 1 0.04U (R24.2)</p> <ul style="list-style-type: none"> CLEAN BACKFILL FILTER FABRIC DRAIN ROCK POLYETHYLENE DRAINAGE MAT SELF ADHERED SBS WATERPROOF MEMBRANE ICF FOUNDATION WALL (REFER TO STRUCTURAL) <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM WALLBOARD FOR GYPSUM WALLBOARD.</i></p>
FD2	<p>FOUNDATION WALL 2</p> <ul style="list-style-type: none"> ICF FOUNDATION WALL (REFER TO STRUCTURAL)
FD3	<p>RETAINING WALL FOUNDATION</p> <ul style="list-style-type: none"> CLEAN BACKFILL FILTER FABRIC DRAIN ROCK POLYETHYLENE DRAINAGE MAT SELF ADHERED SBS WATERPROOF MEMBRANE 6" FOUNDATION WALL (REFER TO STRUCTURAL)
FD4	<p>FOUNDATION WALL 3</p> <ul style="list-style-type: none"> 6" FOUNDATION WALL (REFER TO STRUCTURAL)

FLOOR ASSEMBLIES	
F1	<p>CONCRETE SLAB - GARAGE</p> <ul style="list-style-type: none"> FLOOR FINISH BY OWNER 4" REINFORCED CONCRETE SLAB 10 mil POLY VAPOUR BARRIER COMPACTED INORGANIC FILL BEARING SOIL
F2	<p>SLAB ON GRADE - HOUSE U-VALUE: 0.06U (R16.1)</p> <ul style="list-style-type: none"> FLOOR FINISH BY OWNER 4" REINFORCED CONCRETE SLAB ON GRADE 10 mil POLYETHYLENE VAPOUR BARRIER. R15 (3") RIGID INSULATION COMPACTED INORGANIC GRAVEL FILL BEARING SOIL <p>NOTE! • <i>EXTEND RIGID INSULATION 48" IN FROM FOUNDATION WALL.</i></p>
F3	<p>FLOOR ASSEMBLY</p> <ul style="list-style-type: none"> FLOOR FINISH BY OWNER TONGUE & GROOVE PLYWOOD SHEATHING (REFER TO STRUCTURAL) ENGINEERED TJI'S (REFER TO STRUCTURAL SIZING AND SPACING) ACOUSTIC BATT INSULATION TO FILL CAVITY RESILIENT CHANNELS 2 LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM CEILING BOARD FOR GYPSUM WALLBOARD</i> • <i>ADD 8MIL POLY VAPOUR BARRIER TO INTERIOR SIDE OF GARAGE CEILING</i></p>
F4	<p>STAIR LANDING</p> <ul style="list-style-type: none"> FLOOR FINISH BY OWNER 5/8" TONGUE & GROOVE PLYWOOD SHEATHING (REFER TO STRUCTURAL) 2x10 WOOD JOISTS @ 16" O.C. (REFER TO STRUCTURAL) 1/2" GYPSUM CEILING BOARD
F5	<p>DECK ASSEMBLY WITH PAVERS</p> <ul style="list-style-type: none"> NO FUZZY BACK VINYL DECKING 5/8" TONGUE & GROOVE PLYWOOD SHEATHING (REFER TO STRUCTURAL) WOOD TAPERS 2x10 WOOD JOISTS @ 16" O.C. (REFER TO STRUCTURAL) PREFINISHED METAL SOFFIT
F6	<p>FLOOR ASSEMBLY</p> <ul style="list-style-type: none"> FLOOR FINISH BY OWNER TONGUE & GROOVE PLYWOOD SHEATHING (REFER TO STRUCTURAL) ENGINEERED TJI'S (REFER TO STRUCTURAL SIZING AND SPACING) ACOUSTIC BATT INSULATION TO FILL CAVITY 1/2" GYPSUM WALLBOARD <p>NOTE! • <i>IN WET LOCATIONS SUBSTITUTE MOISTURE RESISTANT GYPSUM CEILING BOARD FOR GYPSUM WALLBOARD</i></p>
F7	<p>CONCRETE SLAB - EXTERIOR PATIO</p> <ul style="list-style-type: none"> 4" REINFORCED CONCRETE SLAB - SMOOTH FINISH COMPACTED INORGANIC FILL BEARING SOIL



**FINLAYSON
BONET
ARCHITECTURE LTD.**

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

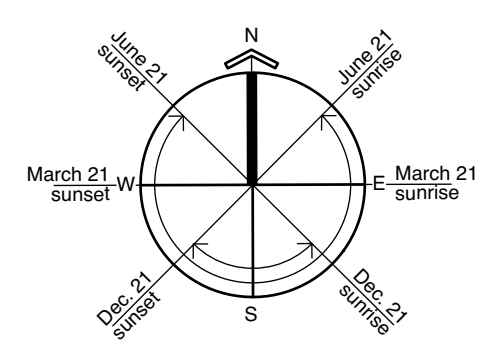
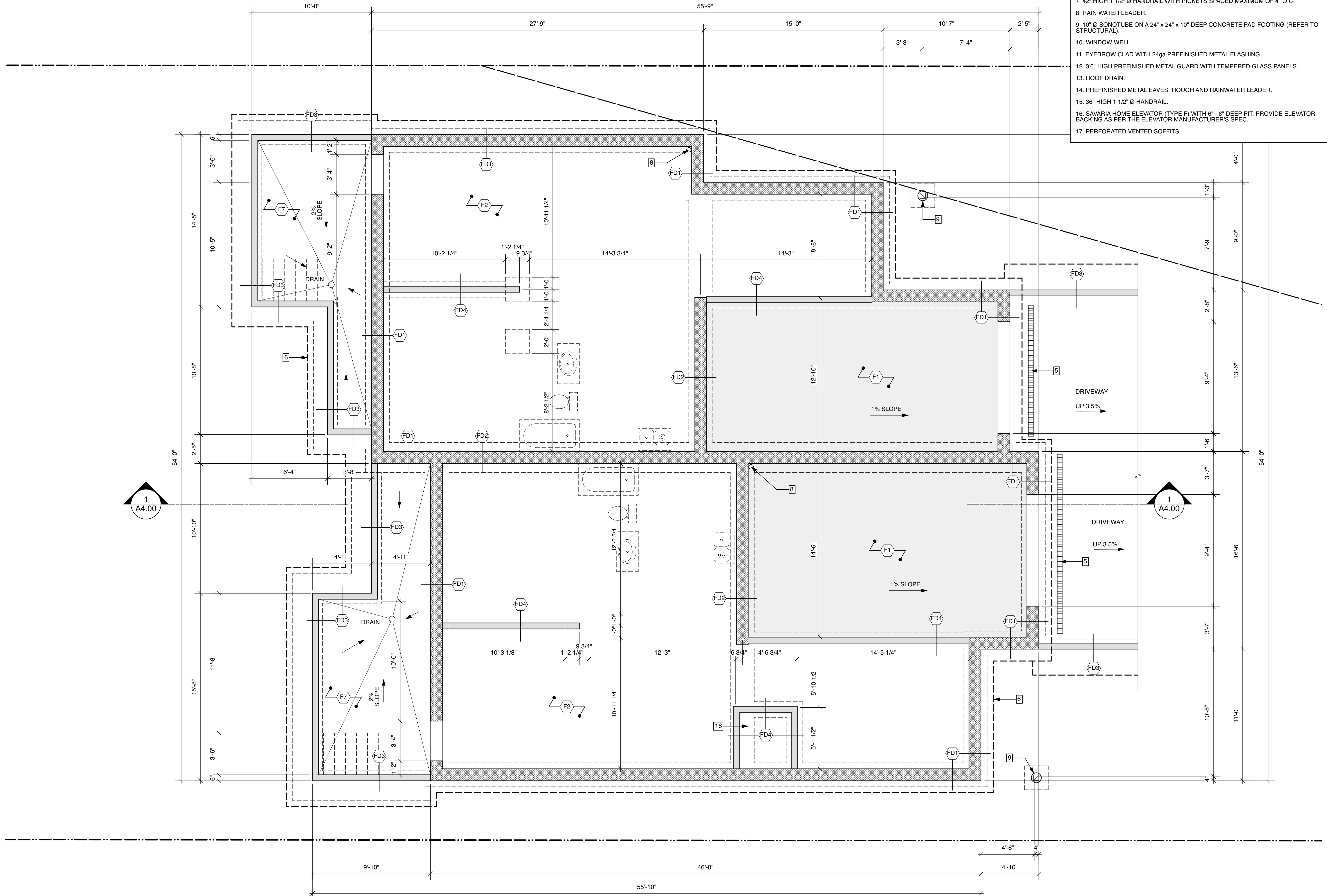
Phone: 250-656-2224
Fax: 250-656-2275
Email: info@finlaysonbonet.ca

1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.
Rev	Date	Description
Checked By		SMB/AV
Drawn By		BEH / RJC
Scale		NOT TO SCALE
Date	JANUARY 24, 2024	
Project Name	RESTHAVEN DRIVE NEW DUPLEX 10214 RESTHAVEN DRIVE, SIDNEY, B.C.	
Drawing Title	CONSTRUCTION ASSEMBLIES	
Drawing No.	A1.01	
Project No.	22541	

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

- KEY NOTES**
- 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - 6x6 TIMBER POST (REFER TO STRUCTURAL)
 - 4" Ø STORM DRAIN.
 - 4" Ø PERFORATED FOUNDATION DRAIN.
 - TRENCH DRAIN.
 - 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.
 - 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - RAIN WATER LEADER.
 - 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).
 - WINDOW WELL.
 - EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.
 - 3" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.
 - ROOF DRAIN.
 - PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.
 - 36" HIGH 1 1/2" Ø HANDRAIL.
 - SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.
 - PERFORATED VENTED SOFFITS

- SYMBOL LEGEND**
- KEY NOTE TAG
 - MATERIALS TAG
 - ASSEMBLY TAG
 - CONCRETE RETAINING WALL
 - ICF WALL
 - STUD FRAME WALL
 - SHEAR WALL
 - SECTION MARKER
 - DETAIL MARKER
 - CARBON MONOXIDE DETECTOR
 - SMOKE ALARM
 - PRIMARY EXHAUST FAN
 - EXHAUST FAN



FINLAYSON BONET ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd. Saanichton V8M 2B4
 Phone: 250-656-2224 Fax: 250-656-2279
 Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: JANUARY 24, 2024

Project Name
RESTHAVEN DRIVE NEW DUPLEX
 10214 RESTHAVEN DRIVE, SIDNEY, B.C.

Drawing Title
FOUNDATION PLAN

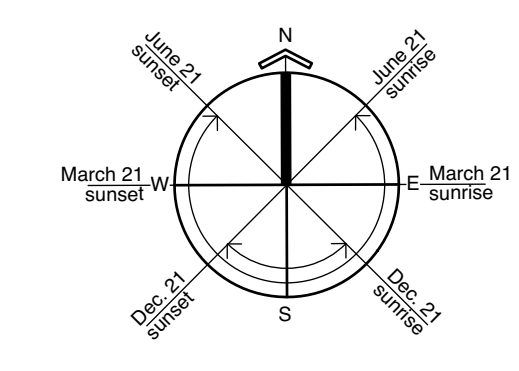
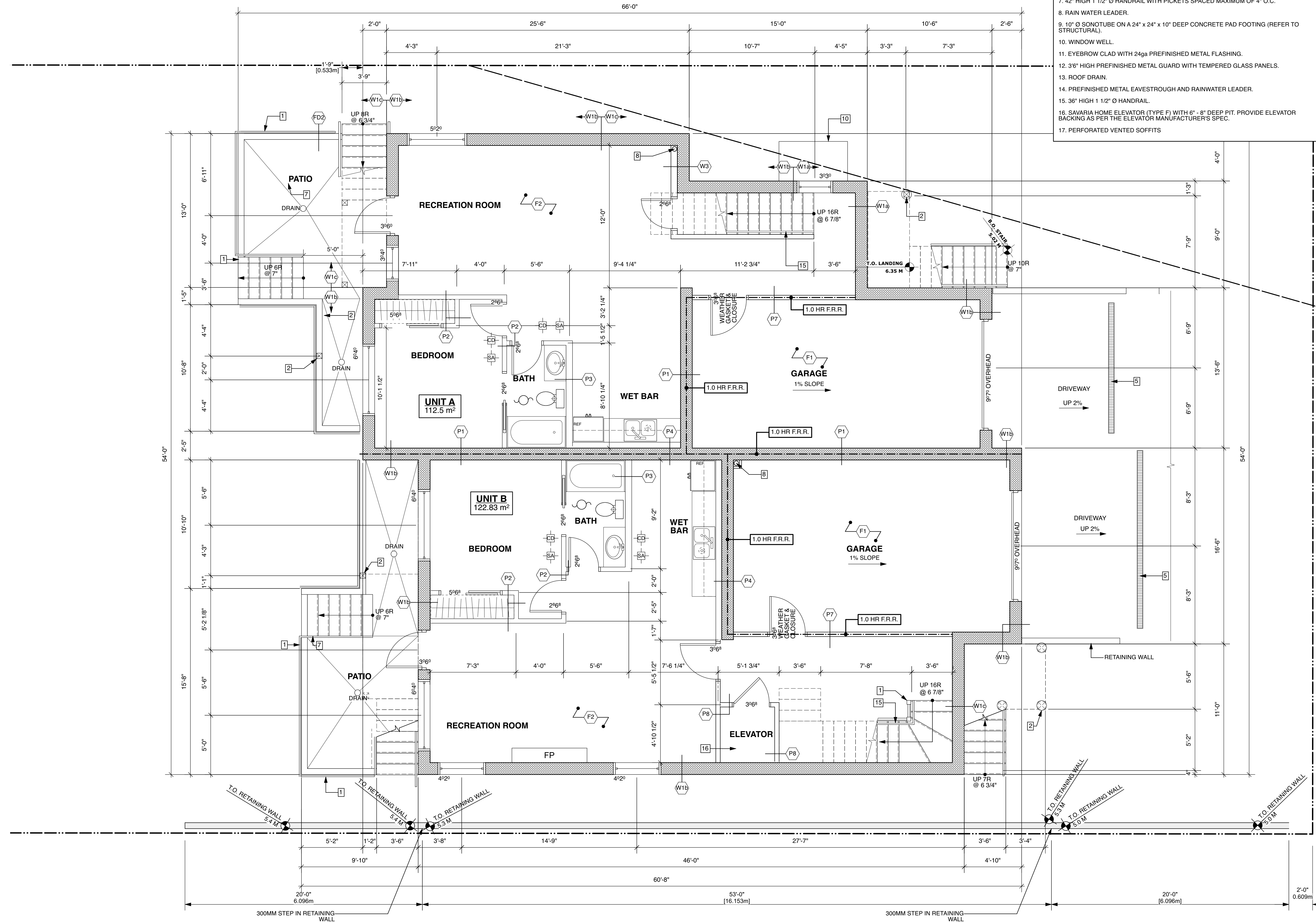
Drawing No. **A2.00**
 Project No. **22541**

1 FOUNDATION PLAN
 Scale: 1/4" = 1'-0"

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

- KEY NOTES**
- 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - 6x6 TIMBER POST (REFER TO STRUCTURAL)
 - 4" Ø STORM DRAIN.
 - 4" Ø PERFORATED FOUNDATION DRAIN.
 - TRENCH DRAIN.
 - 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.
 - 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - RAIN WATER LEADER.
 - 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).
 - WINDOW WELL.
 - EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.
 - 3" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.
 - ROOF DRAIN.
 - PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.
 - 36" HIGH 1 1/2" Ø HANDRAIL.
 - SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.
 - PERFORATED VENTED SOFFITS

- SYMBOL LEGEND**
- KEY NOTE TAG
 - MATERIALS TAG
 - ASSEMBLY TAG
 - CONCRETE RETAINING WALL
 - ICF WALL
 - STUD FRAME WALL
 - SHEAR WALL
 - SECTION MARKER
 - DETAIL MARKER
 - CARBON MONOXIDE DETECTOR
 - SMOKE ALARM
 - PRIMARY EXHAUST FAN
 - EXHAUST FAN



FINLAYSON BONET ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd. Saanichton V8M 2B4
 Phone: 250-656-2224 Fax: 250-656-2279
 Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: JANUARY 24, 2024

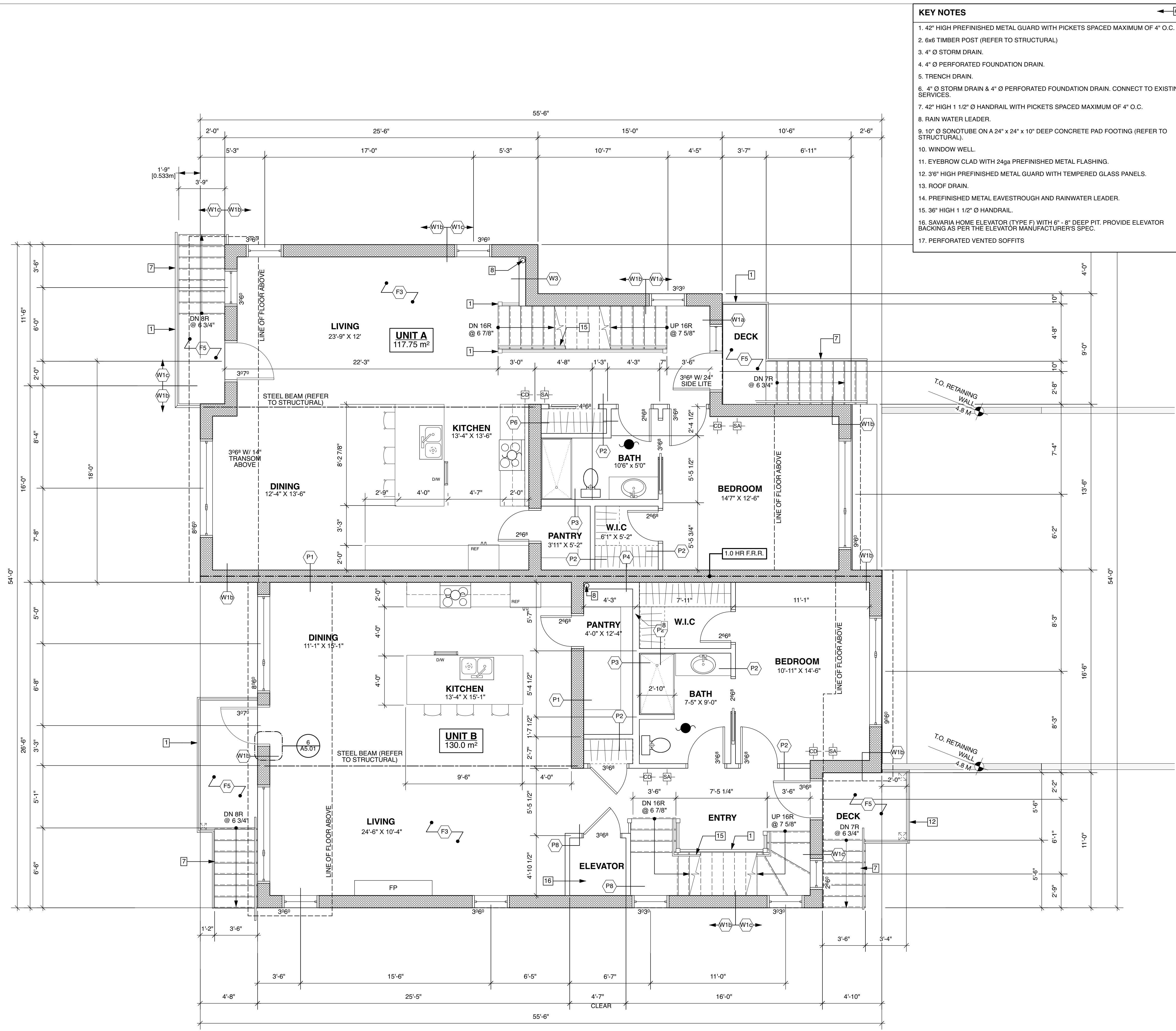
Project Name: RESTHAVEN DRIVE NEW DUPLEX
 10214 RESTHAVEN DRIVE, SIDNEY, B.C.

Drawing Title: BASEMENT FLOOR PLAN

Drawing No. **A2.01**
 Project No. 22541

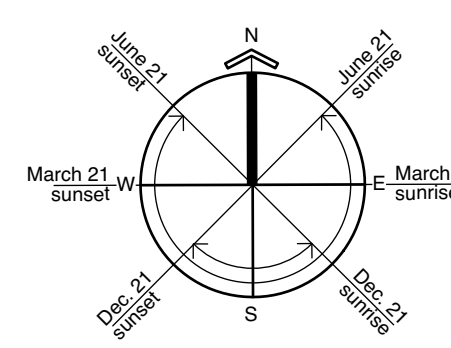
1 BASEMENT FLOOR PLAN
 A2.01 Scale: 1/4" = 1'-0"

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.



- KEY NOTES**
- 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - 6x6 TIMBER POST (REFER TO STRUCTURAL)
 - 4" Ø STORM DRAIN.
 - 4" Ø PERFORATED FOUNDATION DRAIN.
 - TRENCH DRAIN.
 - 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.
 - 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - RAIN WATER LEADER.
 - 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).
 - WINDOW WELL.
 - EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.
 - 3" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.
 - ROOF DRAIN.
 - PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.
 - 36" HIGH 1 1/2" Ø HANDRAIL.
 - SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.
 - PERFORATED VENTED SOFFITS

- SYMBOL LEGEND**
- KEY NOTE TAG
 - MATERIALS TAG
 - ASSEMBLY TAG
 - CONCRETE RETAINING WALL
 - ICF WALL
 - STUD FRAME WALL
 - SHEAR WALL
 - SECTION MARKER
 - DETAIL MARKER
 - CARBON MONOXIDE DETECTOR
 - SMOKE ALARM
 - PRIMARY EXHAUST FAN
 - EXHAUST FAN



FINLAYSON BONET ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: JANUARY 24, 2024

Project Name:
RESTHAVEN DRIVE NEW DUPLEX
 10214 RESTHAVEN DRIVE,
 SIDNEY, B.C.

Drawing Title:
MAIN FLOOR PLAN

Drawing No.: **A2.02**

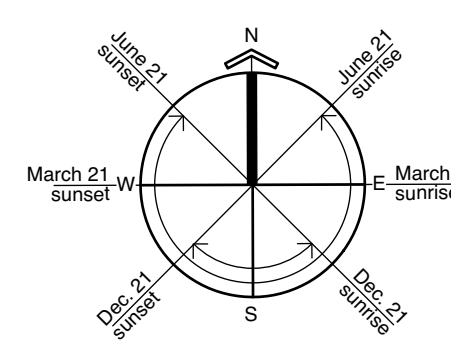
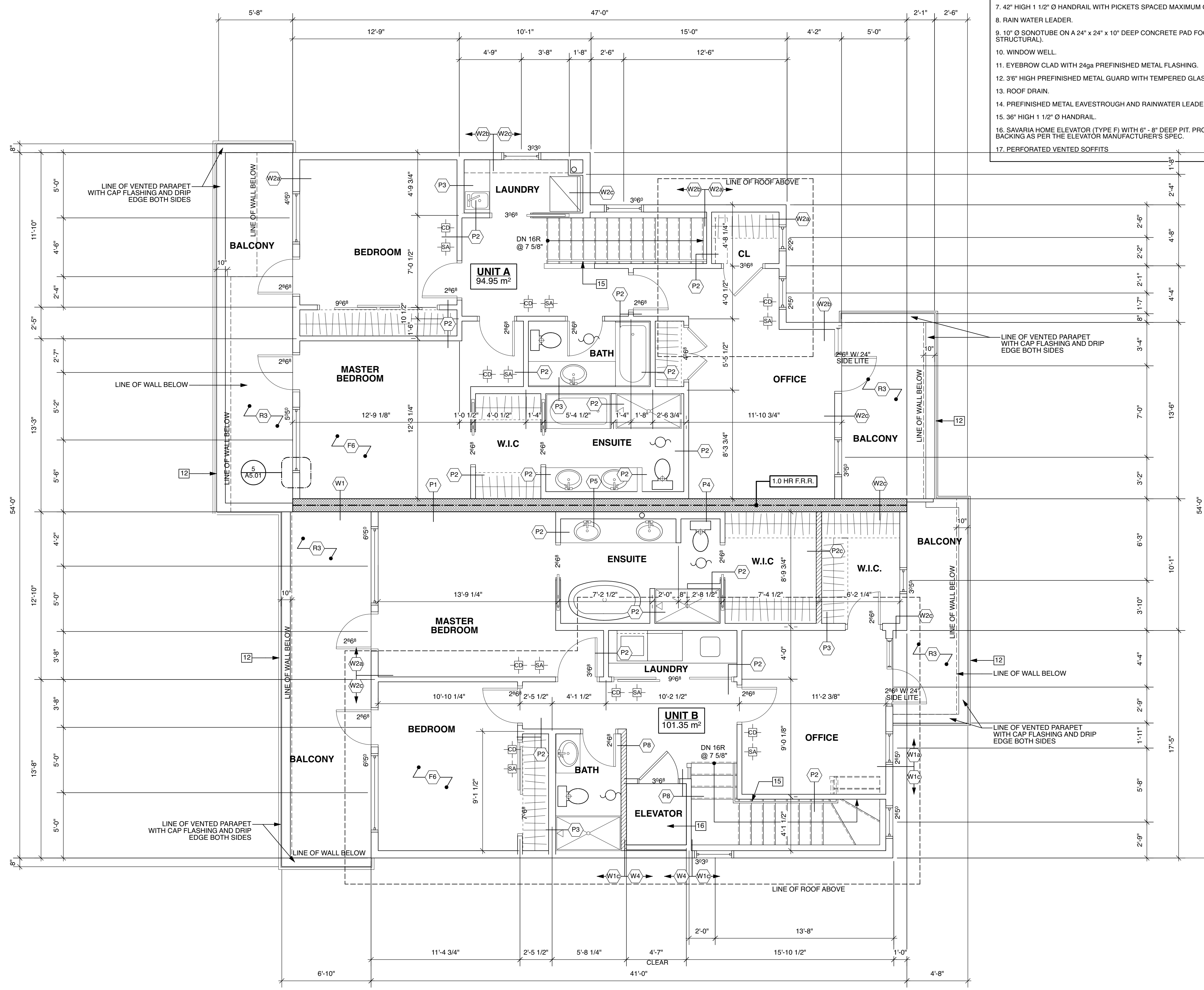
Project No.: **22541**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

2 MAIN FLOOR PLAN
 A2.02 Scale: 1/4" = 1'-0"

- KEY NOTES**
- 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - 6x6 TIMBER POST (REFER TO STRUCTURAL)
 - 4" Ø STORM DRAIN.
 - 4" Ø PERFORATED FOUNDATION DRAIN.
 - TRENCH DRAIN.
 - 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.
 - 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - RAIN WATER LEADER.
 - 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).
 - WINDOW WELL.
 - EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.
 - 3" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.
 - ROOF DRAIN.
 - PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.
 - 36" HIGH 1 1/2" Ø HANDRAIL.
 - SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.
 - PERFORATED VENTED SOFFITS

- SYMBOL LEGEND**
- KEY NOTE TAG
 - MATERIALS TAG
 - ASSEMBLY TAG
 - CONCRETE RETAINING WALL
 - ICF WALL
 - STUD FRAME WALL
 - SHEAR WALL
 - SECTION MARKER
 - DETAIL MARKER
 - CARBON MONOXIDE DETECTOR
 - SMOKE ALARM
 - PRIMARY EXHAUST FAN
 - EXHAUST FAN



FINLAYSON BONET ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
Drawn By: BEH / RJC
Scale: 1/4" = 1'-0"
Date: JANUARY 24, 2024

Project Name
RESTHAVEN DRIVE NEW DUPLEX
10214 RESTHAVEN DRIVE,
SIDNEY, B.C.

Drawing Title
SECOND FLOOR PLAN

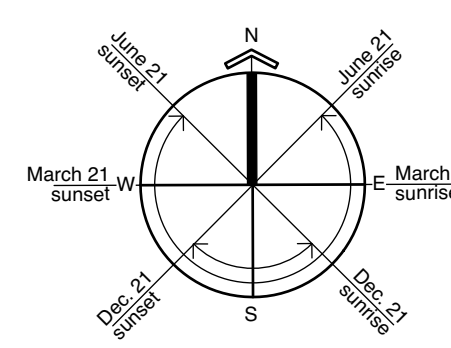
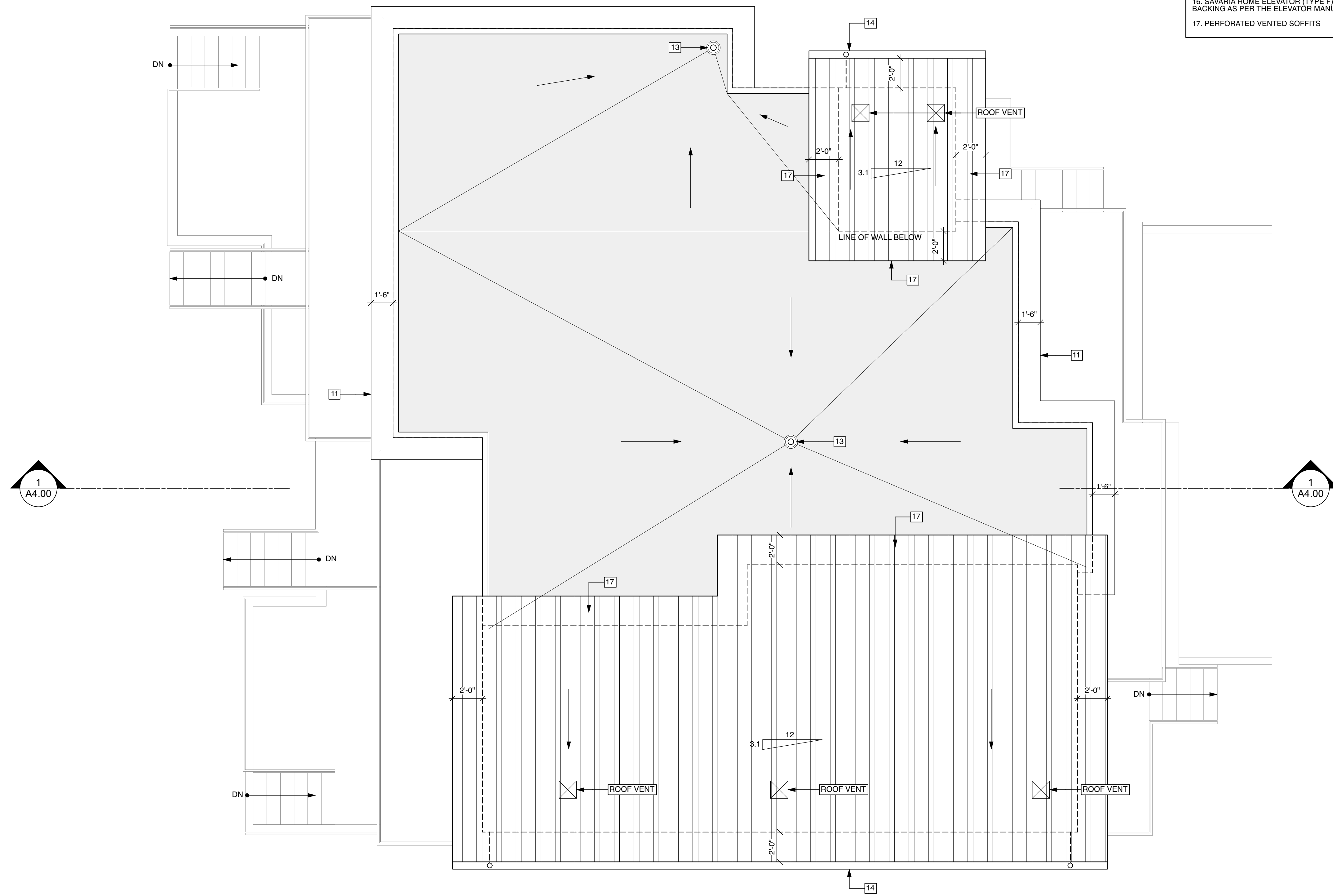
Drawing No. **A2.03**
Project No. **22541**

1 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

- KEY NOTES**
- 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - 6x6 TIMBER POST (REFER TO STRUCTURAL)
 - 4" Ø STORM DRAIN.
 - 4" Ø PERFORATED FOUNDATION DRAIN.
 - TRENCH DRAIN.
 - 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.
 - 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.
 - RAIN WATER LEADER.
 - 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).
 - WINDOW WELL.
 - EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.
 - 3/8" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.
 - ROOF DRAIN.
 - PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.
 - 36" HIGH 1 1/2" Ø HANDRAIL.
 - SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.
 - PERFORATED VENTED SOFFITS

- SYMBOL LEGEND**
- KEY NOTE TAG
 - MATERIALS TAG
 - ASSEMBLY TAG
 - CONCRETE RETAINING WALL
 - ICF WALL
 - STUD FRAME WALL
 - SHEAR WALL
 - SECTION MARKER
 - DETAIL MARKER
 - CARBON MONOXIDE DETECTOR
 - SMOKE ALARM
 - PRIMARY EXHAUST FAN
 - EXHAUST FAN



FINLAYSON BONNET ARCHITECTURE LTD.
 #4 - 7855 East Saanich Rd. Saanichton V8M 2B4
 Phone: 250-656-2224 Fax: 250-656-2279
 Email: info@finlaysonbonnet.ca

1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.
Rev	Date	Description

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: JANUARY 24, 2024

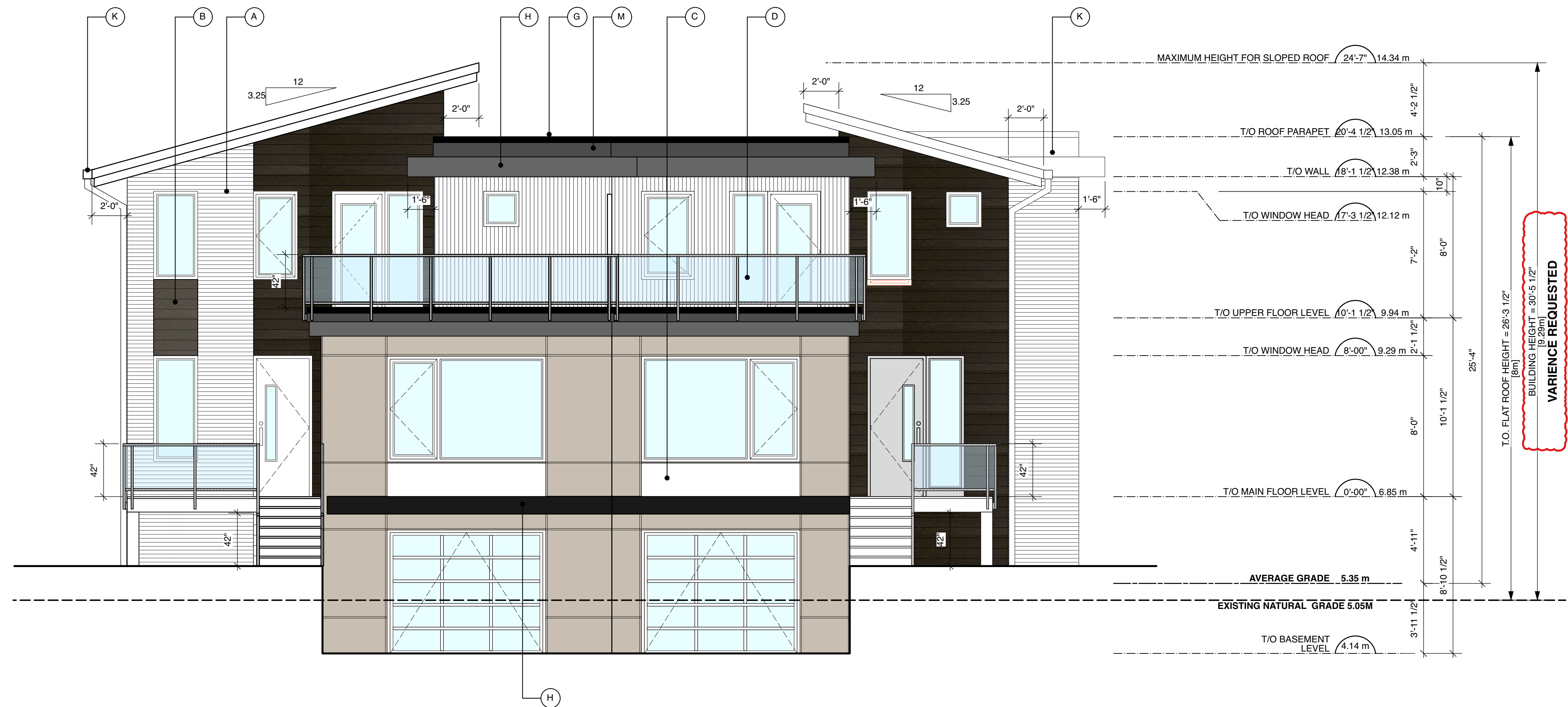
Project Name
RESTHAVEN DRIVE NEW DUPLEX
 10214 RESTHAVEN DRIVE, SIDNEY, B.C.

Drawing Title
ROOF PLAN

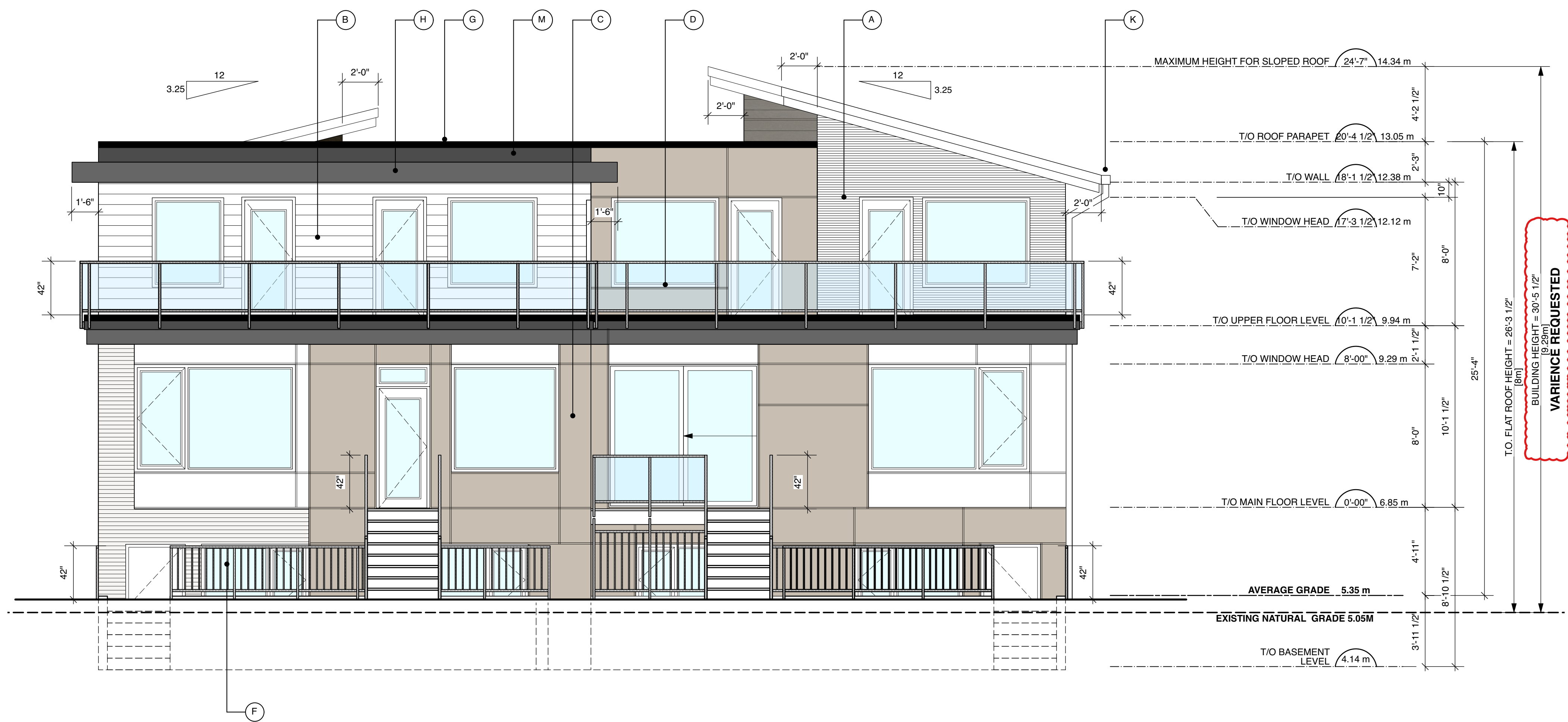
Drawing No. **A2.04**
 Project No. **22541**

1 ROOF PLAN
 A2.04 Scale: 1/4" = 1'-0"

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonnet Architecture to be used for the project shown and may not be reproduced without written consent.

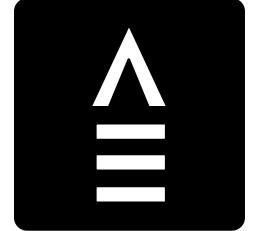


2 FRONT (EAST) ELEVATION
Scale: 1/4" = 1'-0"



1 REAR (WEST) ELEVATION
Scale: 1/4" = 1'-0"

MATERIALS LEGEND	SYMBOL LEGEND
A. CORRUGATED METAL SHEET SIDING.	KEY NOTE TAG
B. LONGBOARD SIDING.	MATERIALS TAG
C. FIBRE CEMENT PANEL WITH EASY TRIM.	ASSEMBLY TAG
D. 36" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.	CONCRETE RETAINING WALL
E. 26ga STANDING SEAM METAL ROOFING.	ICF WALL
F. 36" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED 4" O.C.	STUD FRAME WALL
G. 24ga PREFINISHED METAL FLASHING.	SHEAR WALL
H. EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.	SECTION MARKER
J. WINDOW WELL.	DETAIL MARKER
K. PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.	CARBON MONOXIDE DETECTOR
M. HARDIE FASCIA.	SMOKE ALARM
	PRIMARY EXHAUST FAN
	EXHAUST FAN



**FINLAYSON
BONET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

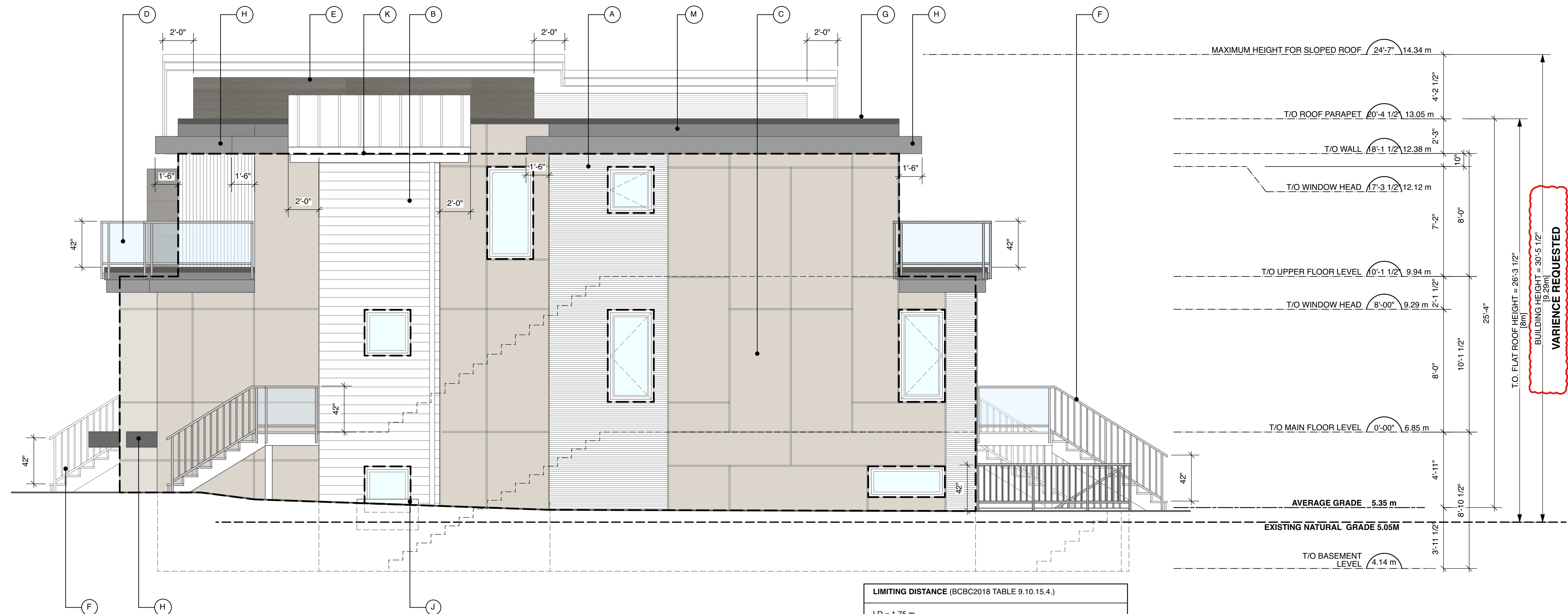
Checked By: SMB/AV
Drawn By: BEH / RJC
Scale: 1/4" = 1'-0"
Date: **JANUARY 24, 2024**

Project Name:
**RESTHAVEN DRIVE
NEW DUPLEX**
10214 RESTHAVEN DRIVE,
SIDNEY, B.C.

Drawing Title:
ELEVATIONS

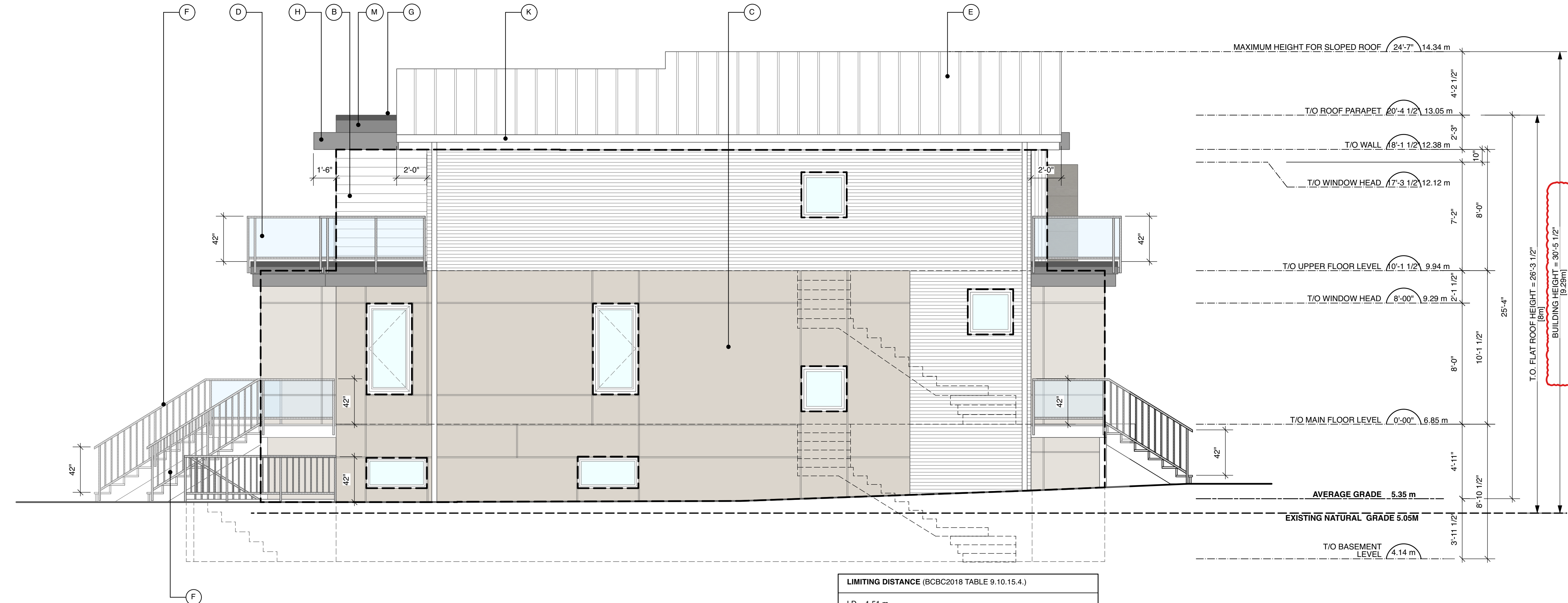
Drawing No. **A3.00**
Project No. **22541**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture Ltd. to be used for the project shown and may not be reproduced without written consent.



LIMITING DISTANCE (BCBC2018 TABLE 9.10.15.4.)
 LD = 1.75 m
 EBF = 112.41 m²
 UPO = 8.3 m²
 ALLOWABLE = 7.5%
 PROVIDED = 7.4%

2 SIDE (NORTH) ELEVATION
 Scale: 1/4" = 1'-0"



LIMITING DISTANCE (BCBC2018 TABLE 9.10.15.4.)
 LD = 1.51 m
 EBF = 112.87 m²
 UPO = 7.36 m²
 ALLOWABLE = 7.0%
 PROVIDED = 6.5%

1 SIDE (SOUTH) ELEVATION
 Scale: 1/4" = 1'-0"

MATERIALS LEGEND	SYMBOL LEGEND
A. CORRUGATED METAL SHEET SIDING.	KEY NOTE TAG
B. LONGBOARD SIDING.	MATERIALS TAG
C. FIBRE CEMENT PANEL WITH EASY TRIM.	ASSEMBLY TAG
D. 36" HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.	CONCRETE RETAINING WALL
E. 26ga STANDING SEAM METAL ROOFING.	ICF WALL
F. 36" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED 4" O.C.	STUD FRAME WALL
G. 24ga PREFINISHED METAL FLASHING.	SHEAR WALL
H. EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.	SECTION MARKER
J. WINDOW WELL.	DETAIL MARKER
K. PREFINISHED METAL EAVESTROUGH AND RAINWATER LEADER.	CARBON MONOXIDE DETECTOR
M. HARDIE FASCIA.	SMOKE ALARM
	PRIMARY EXHAUST FAN
	EXHAUST FAN

FINLAYSON BONET ARCHITECTURE LTD.
 #4 - 7855 East Saanich Rd. Saanichton V8M 2B4
 Phone: 250-656-2224 Fax: 250-656-2279
 Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

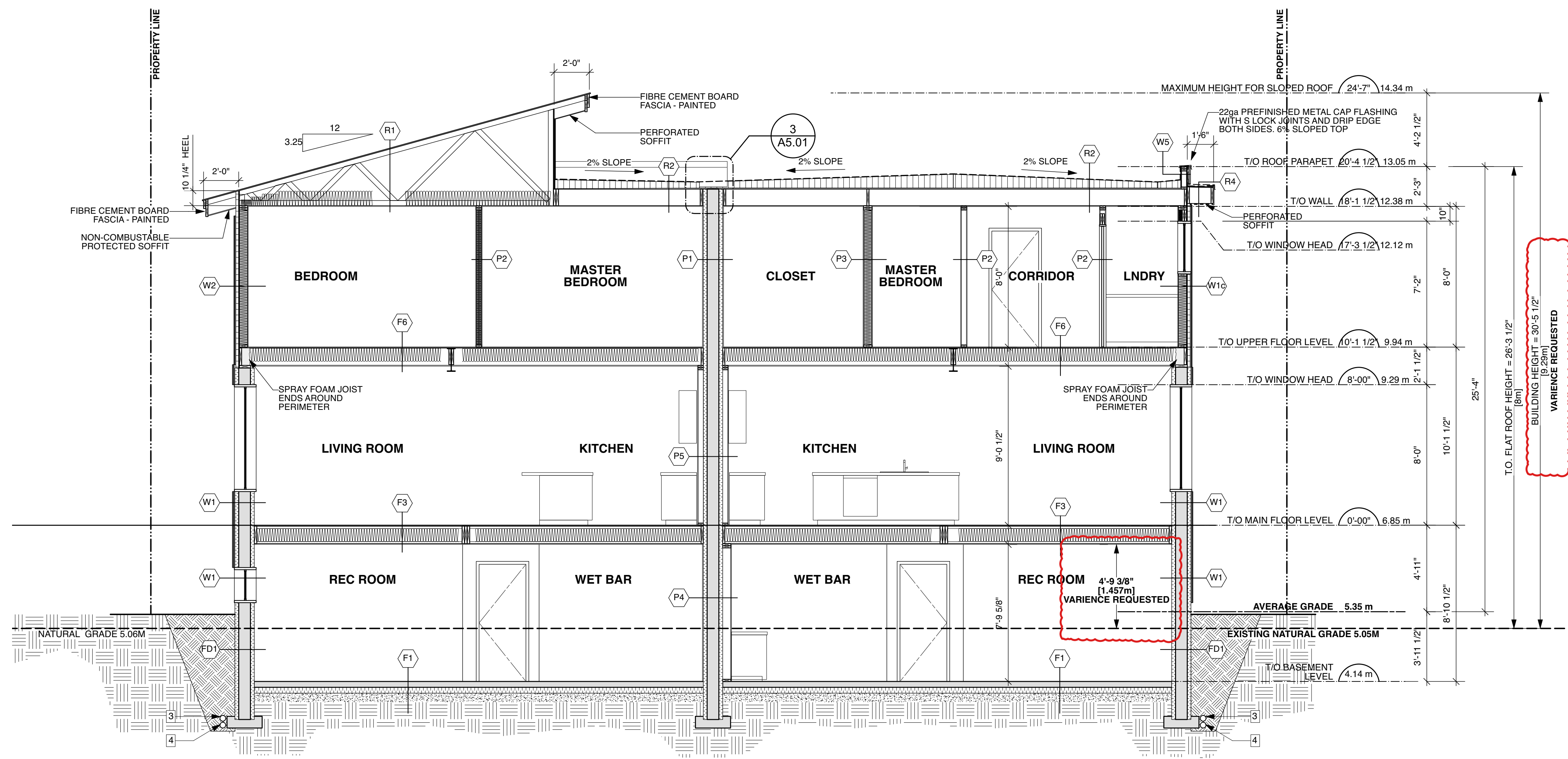
Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: **JANUARY 24, 2024**

Project Name: **RESTHAVEN DRIVE NEW DUPLEX**
 10214 RESTHAVEN DRIVE, SIDNEY, B.C.

Drawing Title: **ELEVATIONS**

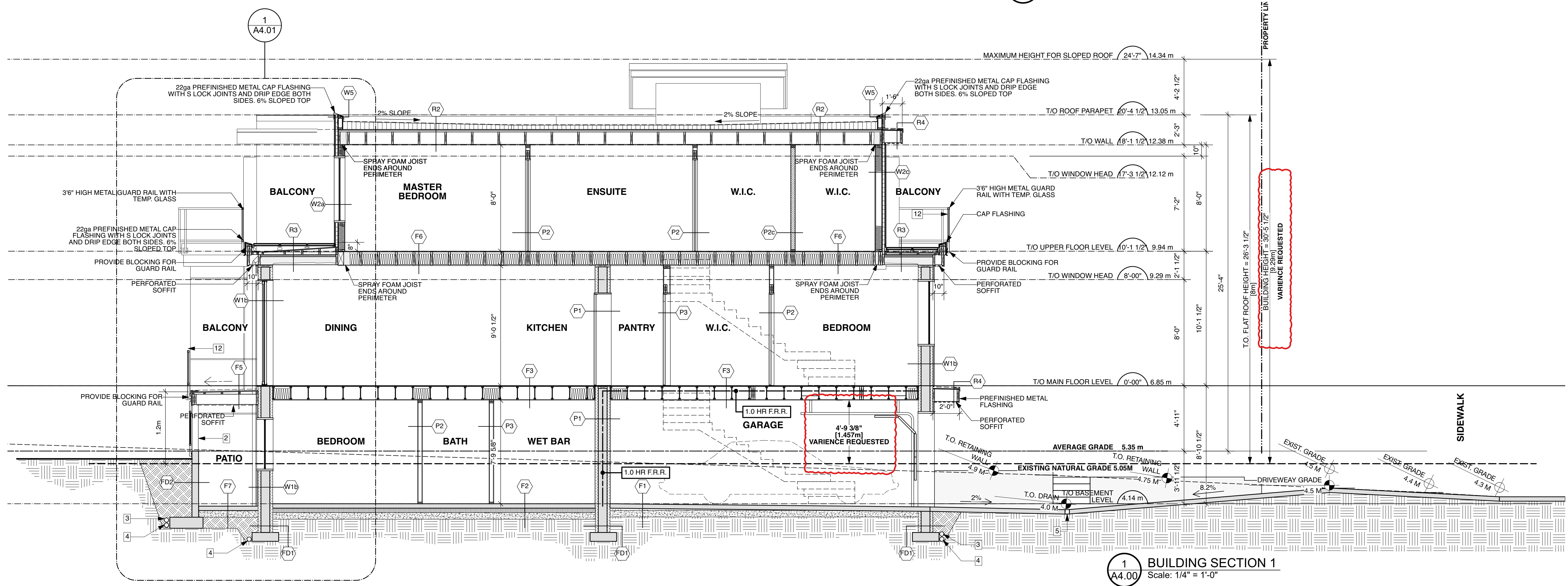
Drawing No. **A3.01**
 Project No. **22541**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.

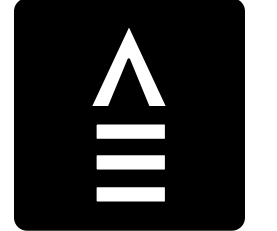


2 BUILDING SECTION 2
 A4.00 Scale: 1/4" = 1'-0"

KEY NOTES		SYMBOL LEGEND	
1. 42" HIGH PREFINISHED METAL GUARD WITH PICKETS SPACED MAXIMUM OF 4" O.C.		KEY NOTE TAG	
2. 6x6 TIMBER POST (REFER TO STRUCTURAL)		MATERIALS TAG	
3. 4" Ø STORM DRAIN.		ASSEMBLY TAG	
4. 4" Ø PERFORATED FOUNDATION DRAIN.		CONCRETE RETAINING WALL	
5. TRENCH DRAIN.		ICF WALL	
6. 4" Ø STORM DRAIN & 4" Ø PERFORATED FOUNDATION DRAIN. CONNECT TO EXISTING SERVICES.		STUD FRAME WALL	
7. 42" HIGH 1 1/2" Ø HANDRAIL WITH PICKETS SPACED MAXIMUM OF 4" O.C.		SHEAR WALL	
8. RAIN WATER LEADER.		SECTION MARKER	
9. 10" Ø SONOTUBE ON A 24" x 24" x 10" DEEP CONCRETE PAD FOOTING (REFER TO STRUCTURAL).		DETAIL MARKER	
10. WINDOW WELL.		CARBON MONOXIDE DETECTOR	
11. EYEBROW CLAD WITH 24ga PREFINISHED METAL FLASHING.		SMOKE ALARM	
12. 3"Ø HIGH PREFINISHED METAL GUARD WITH TEMPERED GLASS PANELS.		PRIMARY EXHAUST FAN	
13. ROOF DRAIN.		EXHAUST FAN	
14. PREFINISHED METAL EAVSTROUGH AND RAINWATER LEADER.			
15. 36" HIGH 1 1/2" Ø HANDRAIL.			
16. SAVARIA HOME ELEVATOR (TYPE F) WITH 6" - 8" DEEP PIT. PROVIDE ELEVATOR BACKING AS PER THE ELEVATOR MANUFACTURER'S SPEC.			
17. PERFORATED VENTED SOFFITS			



1 BUILDING SECTION 1
 A4.00 Scale: 1/4" = 1'-0"



FINLAYSON BONET
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
 Saanichton V8M 2B4
 Phone: 250-656-2224
 Fax: 250-656-2279
 Email: info@finlaysonbonet.ca

Rev	Date	Description
1	24Jan24	Revised as noted
	24Nov23	Issued for Variance
	25Aug23	B.P. Revisions
	27July23	B.P. Revisions
	15Jun23	Issued for B.P.

Checked By: SMB/AV
 Drawn By: BEH / RJC
 Scale: 1/4" = 1'-0"
 Date: **JANUARY 24, 2024**

Project Name: **RESTHAVEN DRIVE NEW DUPLEX**
 10214 RESTHAVEN DRIVE, SYDNEY, B.C.

Drawing Title: **BUILDING SECTION**

Drawing No. **A4.00**
 Project No. **22541**

© Copyright reserved. These plans and designs are and at all times remain the property of Finlayson Bonet Architecture to be used for the project shown and may not be reproduced without written consent.