

# 5111 Del Monte Ave.

## SAANICH, BC : NEW SINGLE FAMILY DWELLING

### PROJECT TEAM:

RESIDENTIAL DESIGNER:	LATITUDE 48 DESIGN LTD. Ryan@latitude48design.com 778.977.4048
INTERIOR DESIGNER:	MAC RENO DESIGN BUILD LTD. 250.384.6091
GENERAL CONTRACTOR:	MAC RENO DESIGN BUILD LTD. 250.384.6091
STRUCTURAL ENGINEER:	KYLE ENGINEERING LTD. 250.475.0906
SURVEYOR:	EXPLORER LAND SURVEYING INC. 250.381.2257
ENERGY ADVISOR:	BERNHARDT CONTRACTING LTD. 250.857.2432
PLANNING CONSULTANT:	BAREFOOT PLANNING & DESIGN LTD. 250.216.8402

### PROJECT ADDRESS:

SITE ADDRESS: 5111 DEL MONTE AVE.  
LEGAL DESCRIPTION: LOT 4, PLAN EPP109650,  
SECTION 45, LAKE LAND DISTRICT, & SEC 46  
PID: 031-768-652

### PROJECT SCOPE:

CONSTRUCTION OF A NEW NET ZERO READY  
SINGLE FAMILY DWELLING

### SHEET INDEX:

- A0.0 COVER SHEET  
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A1.1 FOUNDATION PLAN  
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A1.4 SECOND FLOOR PLAN  
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A3.1 ELEVATIONS  
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A4.1 PERSPECTIVES  
A4.2 PERSPECTIVES

### ZONING ANALYSIS:

ZONE:	RS-12 (SITE SPECIFIC)	
LOT AREA:	1326.5m <sup>2</sup>	
AVG. GRADE:	88.91m	L.O.W.: 88.00m
ZONING REQUIREMENTS	ALLOWABLE	PROPOSED
FLOOR SPACE RATIO (FSR):	0.50	0.29
GFA (HOUSE):		
MAIN FLOOR:		129.0m <sup>2</sup>
SECOND FLOOR:		131.0m <sup>2</sup>
BASEMENT:		128.5m <sup>2</sup>
GARAGE:	50m <sup>2</sup> EXEMPT	51.8m <sup>2</sup> /1.8m <sup>2</sup>
TOTAL:	435.0m / 348.0m (NBA)	388.5m <sup>2</sup> (VARIANCE REQ.)
LOT COVERAGE:		
HOUSE:		230.7m <sup>2</sup>
TOTAL:	40% (530.6m <sup>2</sup> )	230.7m <sup>2</sup> (17.4%)
HEIGHT (HOUSE):		
HEIGHT: L.O.W.	7.50m	9.87m (VARIANCE REQ.)
HEIGHT: AVG. GRADE	7.50m	8.96m (VARIANCE REQ.)
SETBACKS: TAKEN TO FACE OF CLADDING		
SETBACKS (HOUSE):		
FRONT (SW):	7.50m	8.85m
BACK (NE):	10.50m	31.01m
SIDE (SE):	4.00m	4.00m
SIDE (NW):	1.50m	2.71m
COMBINED SIDEYARD:	3.50m	6.71m

### ENERGY & STEP CODE ANALYSIS:

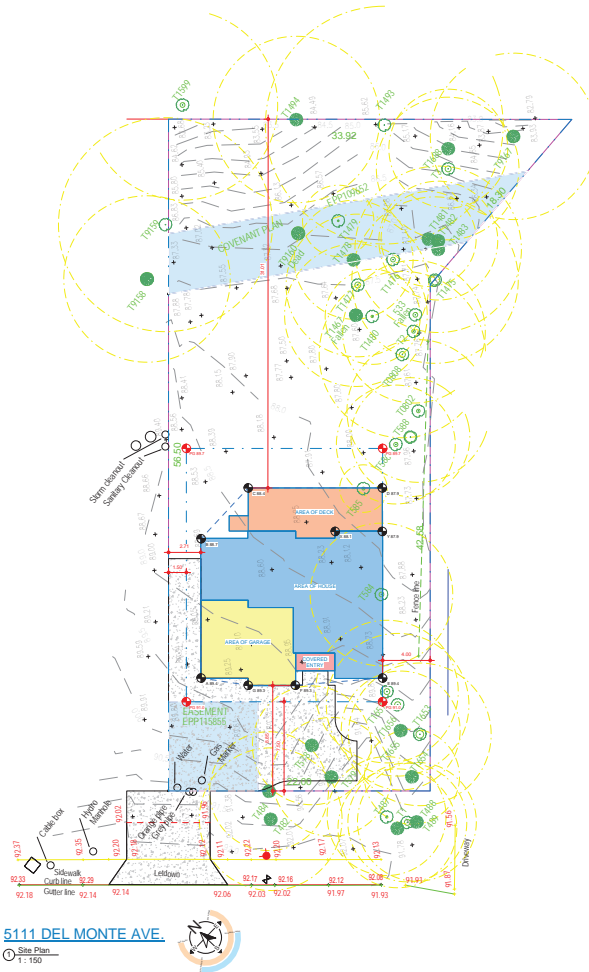
STEP CODE TARGET: CLIMATE ZONE 4	STEP CODE 6 (NET ZERO READY)
ACH 50 (AIR CHANGES PER HOUR @ 50 Pa)	S1.0 ACH
TEUI (THERMAL ENERGY DEMAND INTENSITY)	S15 (kwh/m <sup>2</sup> -year)
MEUI (MECHANICAL ENERGY USE INTENSITY)	S25 (kwh/m <sup>2</sup> -year)

### COMMUNITY MAP:



AVERAGE GRADE CALC. (HOUSE)		L.O.W. CALC. (HOUSE)	
POINT	GRADE (M)	POINT	GRADE (M)
A	88.4	X	88.1
B	88.7	Y	87.9
C	88.4		
D	87.8		
E	88.4		
F	88.3		
G	88.3		
TOTAL:	682.4 / 7 = 88.91	TOTAL:	176.0 / 2 = 88.00

FLOOR AREA CALCULATION (HOUSE)	
MAIN FLOOR:	129 SF
SECOND FLOOR:	131 SF
BASEMENT FLOOR:	128 SF
TOTAL LIVING AREA:	388 SF
GARAGE AREA:	52 SF
COMPLETE SF:	440 SF



5111 DEL MONTE AVE.

Site Plan  
1:150

Del Monte



**PROJECT NOTES:**  
1. All work shall be in accordance with the latest edition of the British Columbia Building Code (BCBC) and the latest edition of the National Building Code of Canada (NBCC).  
2. All work shall be in accordance with the latest edition of the International Building Code (IBC).  
3. All work shall be in accordance with the latest edition of the International Residential Code (IRC).  
4. All work shall be in accordance with the latest edition of the International Energy Conservation Code (IECC).  
5. All work shall be in accordance with the latest edition of the International Mechanical Code (IMC).  
6. All work shall be in accordance with the latest edition of the International Fire Code (IFC).  
7. All work shall be in accordance with the latest edition of the International Plumbing Code (IPC).  
8. All work shall be in accordance with the latest edition of the International Electrical Code (IEC).  
9. All work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).  
10. All work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).

24Sept06	Issue for DVP

Project:  
5111 Del Monte Ave.

Sheet Title:  
Cover Sheet

Project No.  
22015

Sheet No. C2024

A0.1





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**PROJECT NOTES:**

1. The design is based on a set of preliminary drawings. The design is subject to change without notice. The design is not a final design and is not to be used for construction.
2. All design elements are subject to change without notice. The design is not a final design and is not to be used for construction.
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24Sept06	Issue for DVP

Project:  
5111 Del Monte Ave.

Sheet Title:  
Render Images

Project No.  
22015

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# A0.2























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24Sept06	Issue for DVP

Project:  
5111 Del Monte Ave.

Sheet Title:  
Sketch Plans

Project No.  
22015

Sheet No. C2024

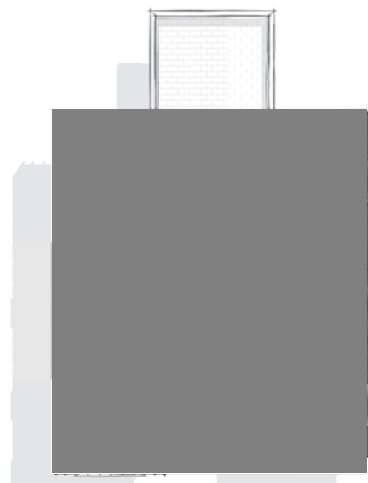
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1 Basement Floor - Sketch  
3/16" = 1'-0"



2 Main Floor - Sketch  
3/16" = 1'-0"



3 Second Floor - Sketch  
3/16" = 1'-0"

FLOOR AREA CALCULATION (SQUARES)	
MAIN FLOOR	1388 SF
SECOND FLOOR	1410 SF
BASEMENT FLOOR	1380 SF
TOTAL LIVING AREA	4178 SF
DANAGE AREA	107 SF
COMPLETE SF	4285 SF





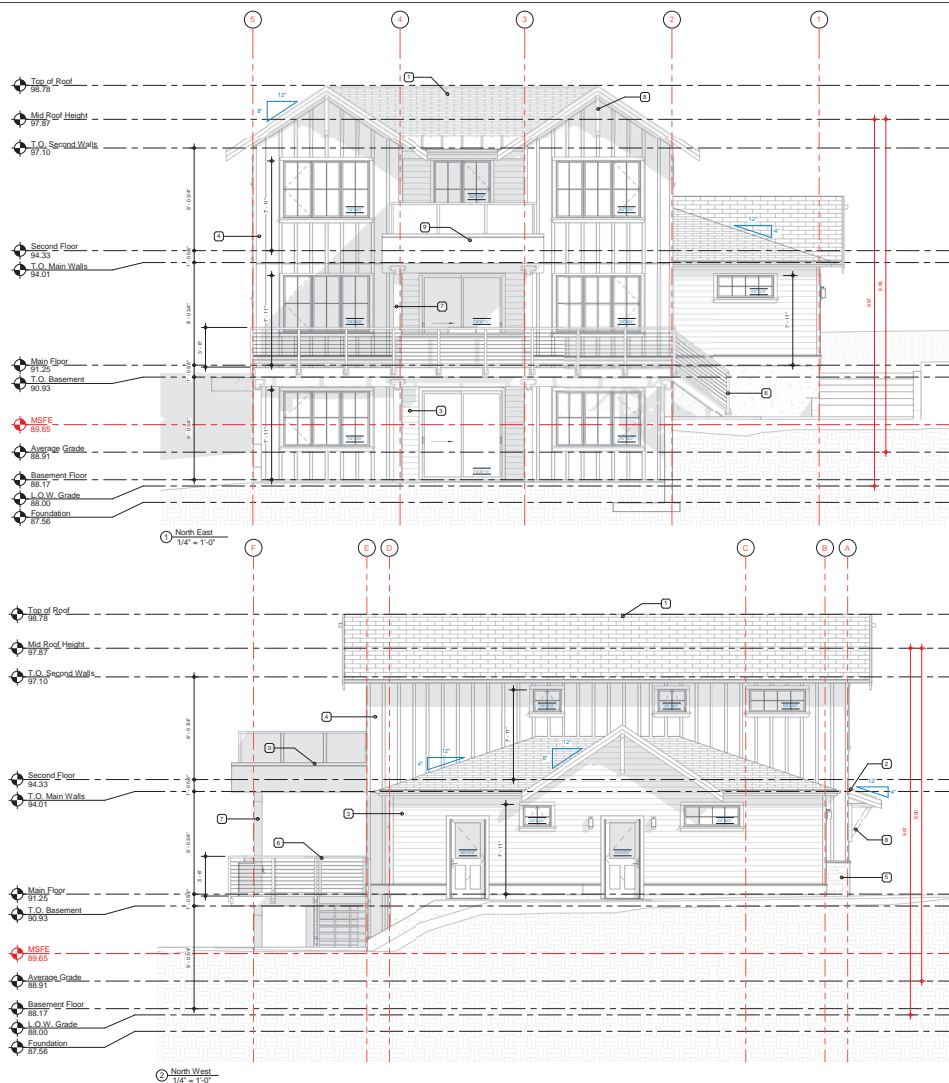












GENERAL FRAMING NOTES:	
1	ALL FRAMING TO BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE.
2	ALL LUMBER TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
3	DOUBLE Cripple STUDS TO BE USED ON ALL LINES OVER 3.0m (9'7") IN SPAN.
4	ALL WALL AND ROOF SHEATHING TO BE 1/2" PLYWOOD UNLESS NOTED OTHERWISE.
5	ALL UNFLETS TO BE MINIMUM 2x12 (2x10) LUMBER UNLESS NOTED OTHERWISE.
6	ALL CONCRETE TO BE A MINIMUM 28MPa AT 28 DAYS COMP FOR ALL AREAS EXCEPT PER PERCH.
7	END DRAWINGS WILL SUPERSEDE ALL ARCHITECTURAL DESIGN NOTATIONS AND DETAILS.
8	TYPICAL WINDOW & DOOR HEIGHTS:
	MAIN FLOOR: 7'11"
	SECOND FLOOR: 7'11"
9	ALL EXPOSED LUMBER TO BE TREATED WITH AN APPROVED PRESERVATIVE.
10	DO NOT SCALE DRAWINGS - REQUEST ADDITIONAL DIMENSIONS IF REQUIRED.

PLAN LEGEND:	
WALL	
LINE OF ROOF OVER	
LINE OF INTERIOR VAULT	
LINE OF FLOOR OVER	
LINE OF WALL BELOW	
POST / COLUMN	
GIRDER TRUSS	
ROOF BEAM	
FLASH BEAM	
SMOKE DETECTOR (CDS/PHOTO ELECTRIC)	
DOOR SIZE TAG	
SLIDING INTERIOR DOOR SLAB	
VERIFY EXTERIOR R/O WITH MANUFACTURER/SUPPLIER	
WINDOW SIZE TAG	
DEFINING ROUGH OPENING (J.N.O.)	
JOIST/Rafter SPAN DIRECTION	
ROOM TAG - ID, NAME & AREA	

ELEVATION MATERIALS:	
1	30 YEAR ASPHALT SHINGLE
2	STANDING SEAM METAL ROOFING
3	FIBRE CEMENT LAP SIDING
4	FIBRE CEMENT BOARD & BATTEN
5	STONE VENER
6	ALUMINIUM GUARD RAILING
7	ENR STAINED WOOD POST
8	WOOD KNEE BRACE
9	2-PLY MOD. BIT. ROOFING

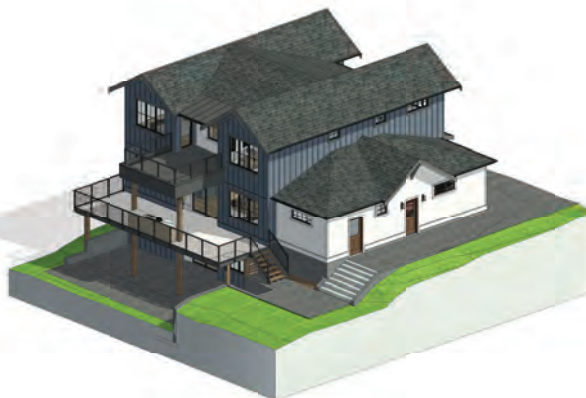
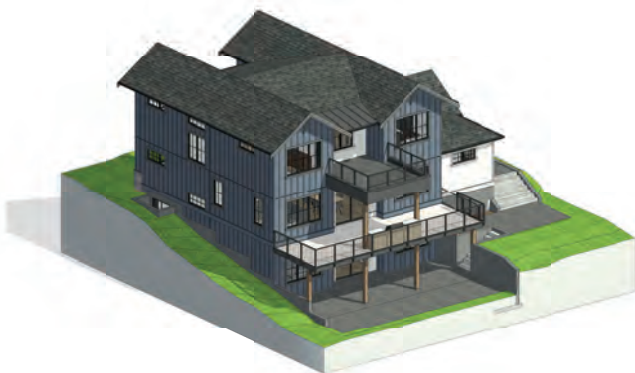
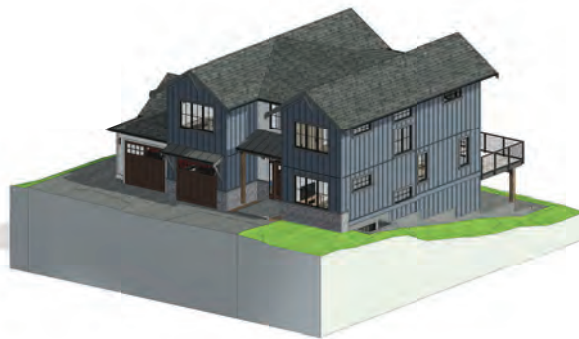
EXTERIOR FINISH DETAILS	
WINDOW TRIM	2X4 PAINTED WOOD TRIM C/W SLOPED TAPER CUT 2X4 SILL & 2X4 SUB
DOOR TRIM	2X4 PAINTED WOOD TRIM
SOFFIT	CONTINUOUS VENTED WOOD & ALUMINUM SOFFIT
GUTTER	5" ALUMINUM GUTTER
BARGE BOARD	2X8 PAINTED WOOD TRIM BOARD C/W 1X4 SUB TRIM
FASCIA BOARD	2X6 PAINTED WOOD TRIM BOARD
BELLY BAND	1X6 PAINTED WOOD TRIM

MAIN FLOOR:	1388 SF
SECOND FLOOR:	1410 SF
BASEMENT FLOOR:	1383 SF
TOTAL LIVING AREA:	<u>4181 SF</u>
GARAGE AREA:	557 SF
COMPLETE SF:	<u>4738 SF</u>









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24Sept06	Issue for DVP

Project:  
5111 Del Monte Ave.

Sheet Title:  
Perspectives

Project No.  
22015

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