



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250-294-8153
planning@colwood.ca | www.colwood.ca

File: DP-22-027

DEVELOPMENT PERMIT DP-22-027

THIS PERMIT, issued February 14, 2023 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: Gablecraft RB Homes Limited Partnership
3588B Quarry Street
Victoria, BC V9C 0S4

(the "Permittee")

-
1. This Form and Character Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

LOTS 4 & 5, PLAN EPP90188, SECTION 38, ESQUIMALT LAND DISTRICT
296 & 300 Caspian Drive
(the "Lands")

2. This Development Permit regulates the development of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the form and character considerations for 2 single-family homes with secondary suites and associated site improvements are consistent with the Form & Character design guidelines for "Intensive Residential" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied or supplemented by this Permit.
5. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
6. The Manager of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor

variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.

7. This Development Permit authorizes the construction of 2 single-family homes with secondary suites along with any associated site works. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

Building Features

- 7.1. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings, Coloured Elevation Renderings, and Parking Plan prepared by GableCraft Homes (Schedule 1 & 2).
- 7.2. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Manager of Development Services or their delegate.
- 7.3. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 7.4. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Manager of Development Services or their delegate.

Landscaping

- 7.5. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan and Secondary Suite Landscapae Plan prepared by Gablecraft Homes (Schedule 1, & 2).

PLANS AND SPECIFICATIONS

8. The following plans and specifications are attached to and form part of this permit:

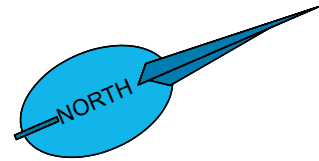
Schedule 1 – Site Plan, Architectural Drawings, Coloured Elevation Renderings, Landscape Plan, Parking Plan and Secondary Suite Landscape Plan for 296 Caspian Dr prepared by GableCraft Homes, dated February 14th, 2023.

Schedule 2 – Site Plan, Architectural Drawings, Coloured Elevation Renderings, Landscape Plan, Parking Plan and Secondary Suite Landscape Plan for 300 Caspian Dr prepared by GableCraft Homes, dated February 13th, 2023.

ISSUED ON THIS 14th DAY OF FEBRUARY 2023.

Robert Earl
Chief Administrative Officer

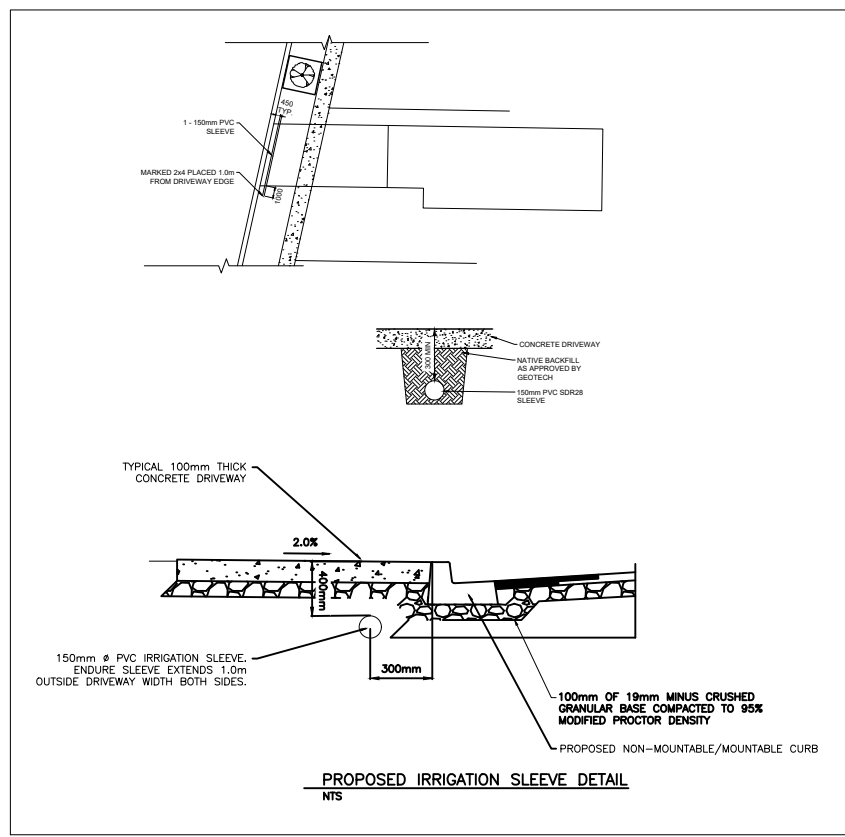
Schedule 1



FUTURE LOT

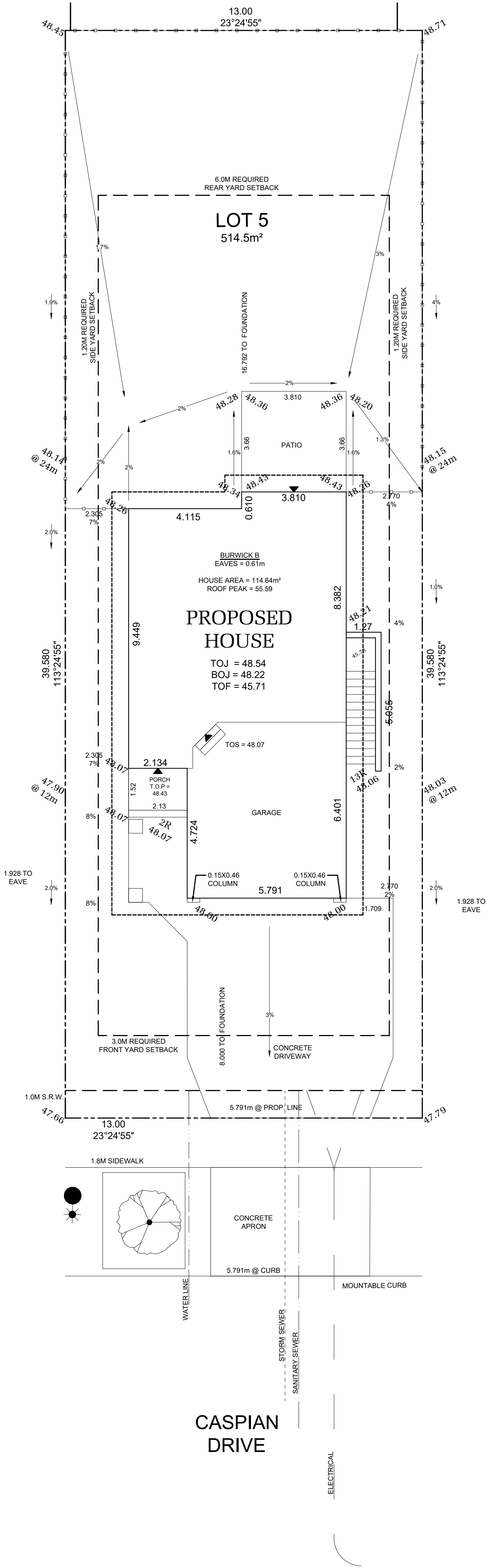
LOT 4

LOT 6



PLOT PLAN INFO
Principal Building Overhangs: 0.61m

PLOT PLAN INFO
The width of driveway access (at property line – crossing the City boulevard) is to be as noted. Alterations will require additional permits/approvals



FRONT YARD AREA = 102.014m²
HARDSCAPE AREA = 57.975m²
HARDSCAPE % = 56.8%
LANDSCAPE % = 43.2%

STOP & READ
Retaining walls may not exceed 1.2m in height or a 1:1 ratio of height to horizontal separation if terraced

BY-LAW ZONE DATA: ROYAL BAY RBCD5		
DEVELOPMENT REGULATION	REQUIRED	PROPOSED
LOT TYPE	MEDIUM ONE-FAMILY DWELLING	
LOT AREA	368 m ² (min.)	514.5 m ²
LOT WIDTH	10.97m (min.)	13.00m
LOT COVERAGE	50% (max.)	22.28%
BUILDING HEIGHT (PRINCIPLE)	9.5m (max.)	6.28m
ACCESSORY BUILDING HEIGHT	4.5m (max.)	NAm
FRONT SETBACK (PRINCIPLE)	3.0m (min.)	8.00m
SIDE SETBACK (PRINCIPLE)	1.2m (min.)	2.31/2.77
REAR SETBACK (PRINCIPLE)	6.0m (min.)	16.79m
REAR SETBACK (ACCESSORY)	1.0m (min.)	NAm
COMBINED FLOOR AREA (ACCESSORY)	60m ² (max.)	0m ²

PLOT PLAN

IMPORTANT NOTE
ALL DIMENSIONS AND SERVICES MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION

LOT INFORMATION	VALUE
MINIMUM MAIN FLOOR ELEVATION (MFE)	48.35
GARAGE FLOOR ELEVATION (GFE)	NA
MAXIMUM FINAL GRADE ELEVATION (MFGE)	48.40
MINIMUM SANITARY SERVICEABLE ELEVATION (MSE)	NA
PROPOSED SANITARY SEWER SERVICE INVERT (S)	45.39
PROPOSED STORM DRAIN SERVICE INVERT (D)	45.47
BASEMENT FLOOR ELEVATION (BFE)	NA

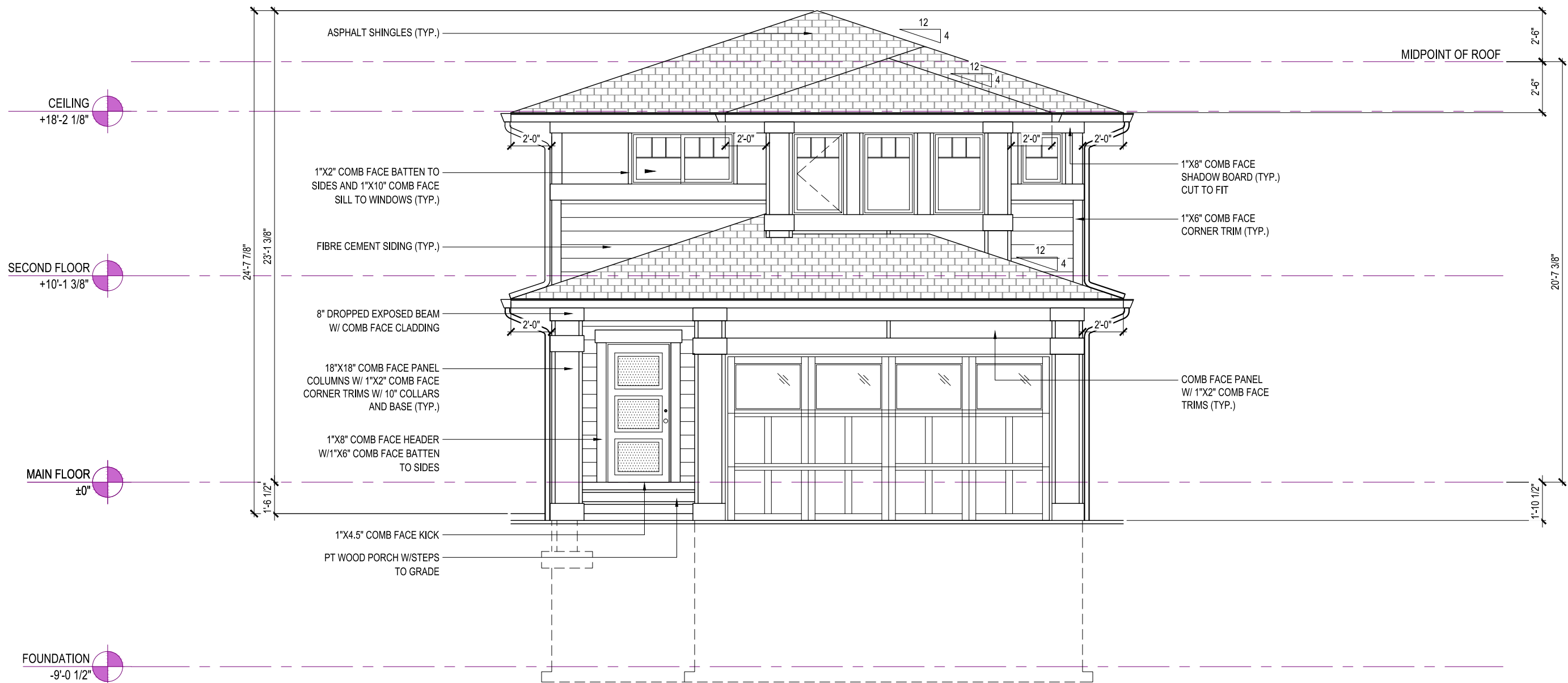


365 LATORIA BOULEVARD
VICTORIA, BRITISH COLUMBIA V9C 0L7
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LOT 5 SECTOR 2c REL 5
JOB 44-0205005 SCALE 1:100
296 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	10/13/22	INITIAL PLOT PLAN DRAFTING
2	CVD	25/01/23	ADDED CONCRETE PATIO
3	MDS	14/02/23	HOUSE SETBACK

SHEET NUMBER **PLOT**



FRONT ELEVATION
STYLE - PRAIRIE

8' UPPER FLOOR
9' MAIN FLOOR
8' BASEMENT

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BURWICK
ELEVATION B

1604 SQ. FT

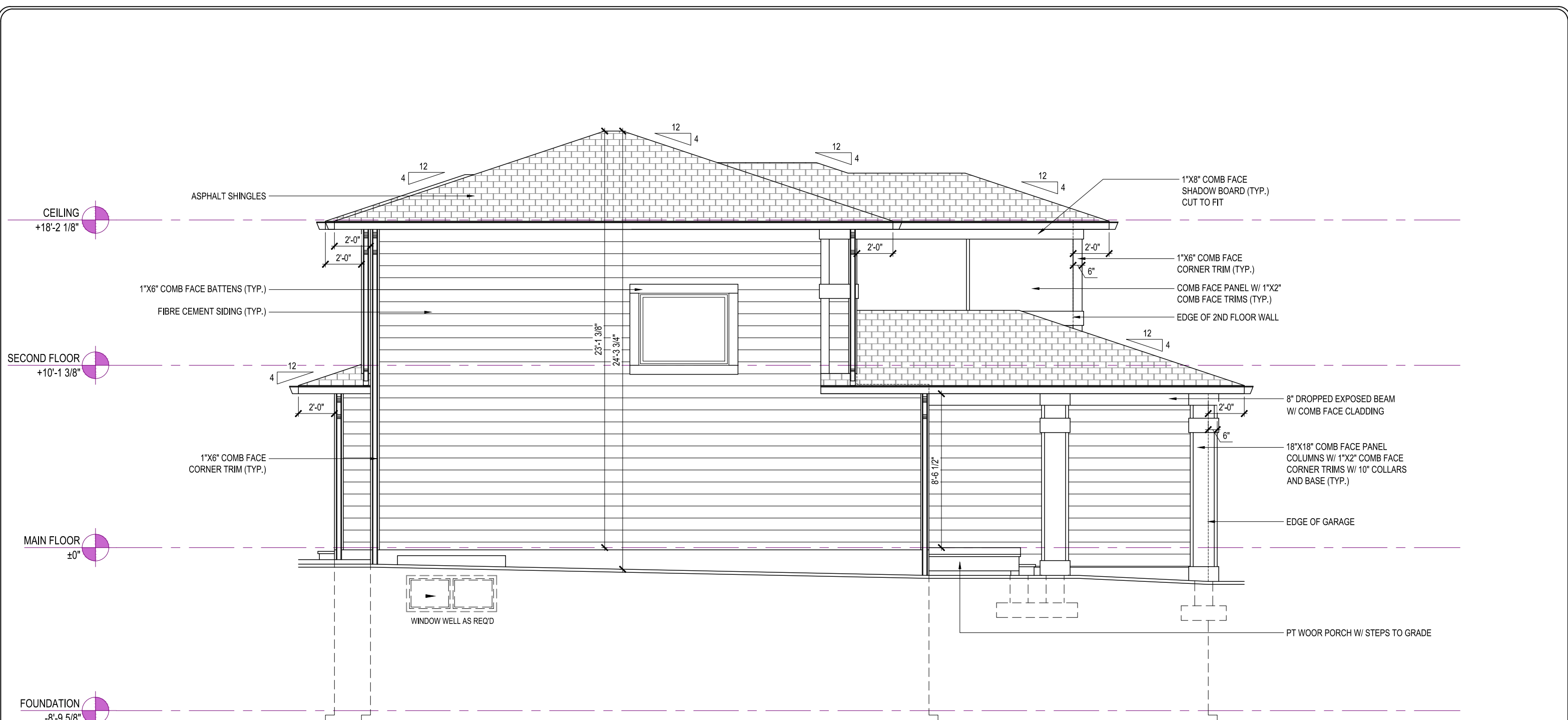
296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205005	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/07/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

01



WALL AREA = 566.11 SQ.FT.
 UNPROTECTED OPENING AREA = 20.00 SQ.FT.
 3.53%

LEFT ELEVATION



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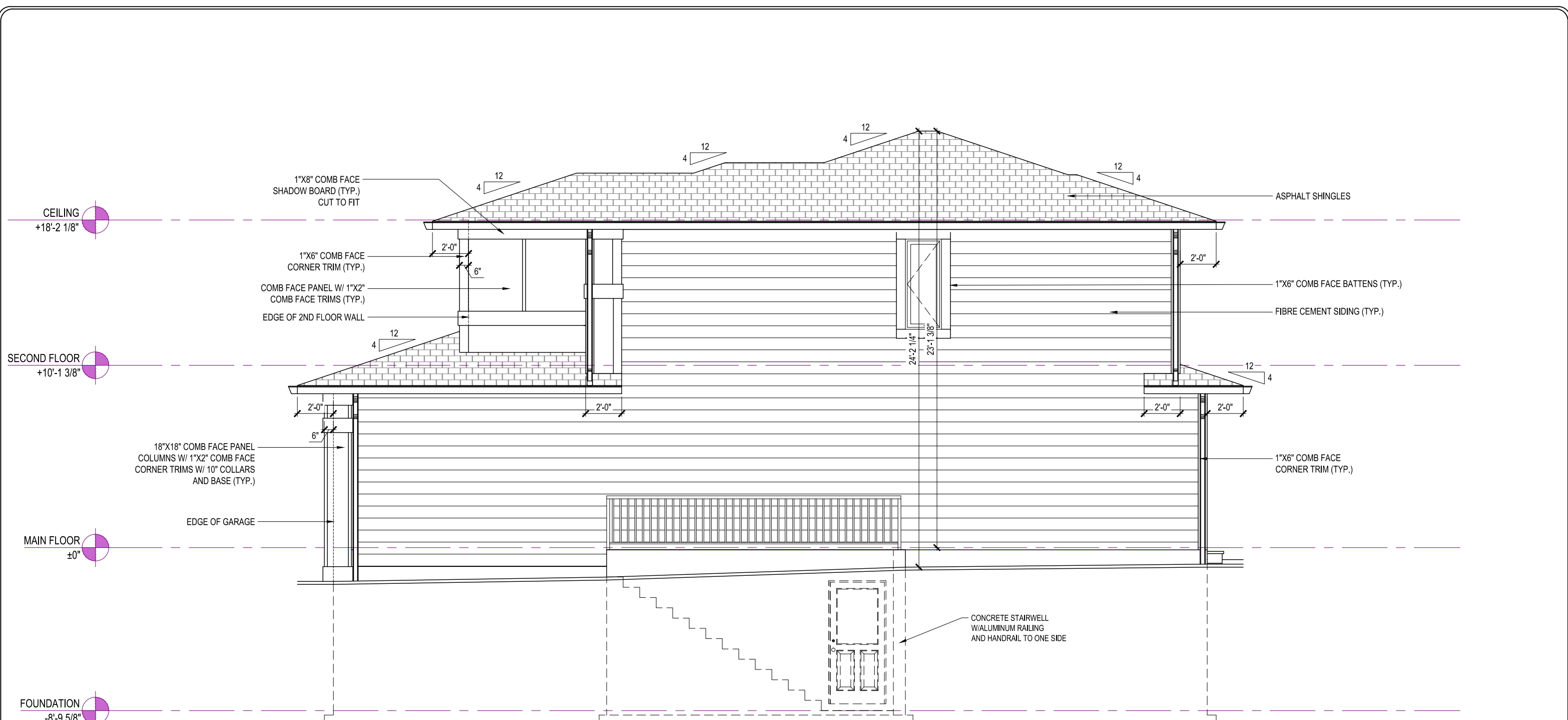
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BURWICK
ELEVATION B
 1604 SQ. FT
 296 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205005	

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER
02



RIGHT ELEVATION

WALL AREA = 766.96 SQ.FT.
 UNPROTECTED OPENING AREA = 10 SQ.FT.
 1.30%



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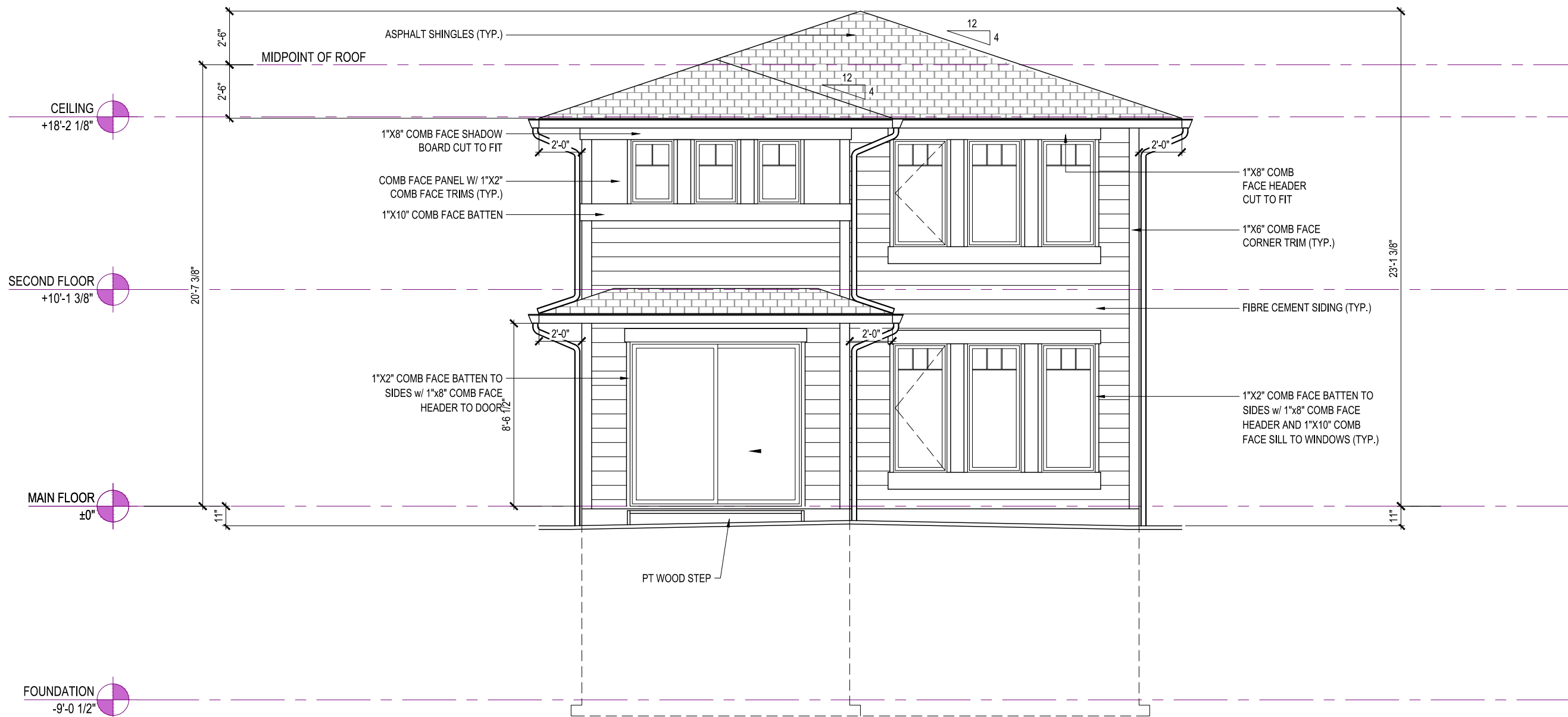
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BURWICK
ELEVATION B
 1604 SQ. FT
 296 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

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SEC	2C	
REL	5	
JOB	44-0205005	

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER
03



REAR ELEVATION

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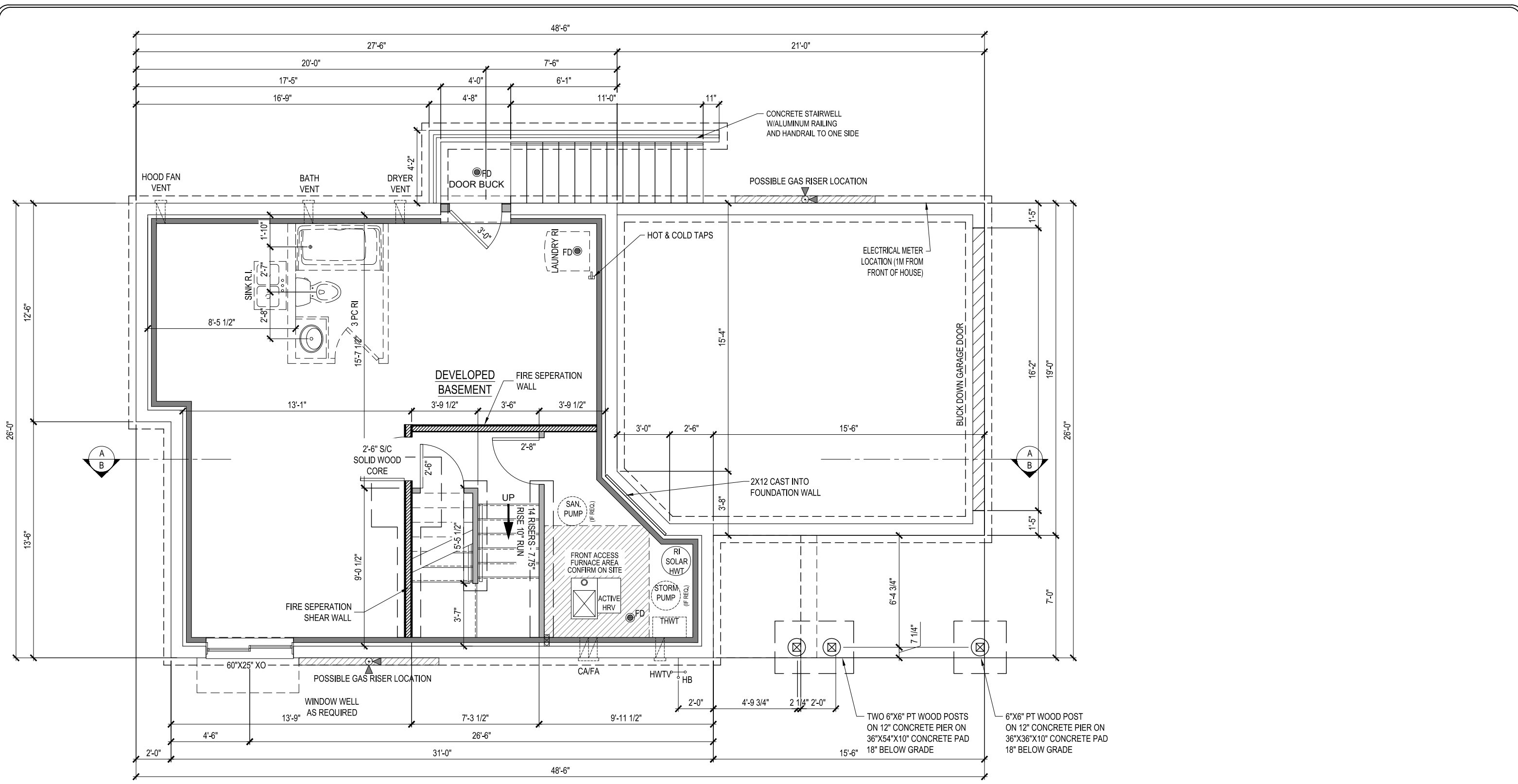
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BURWICK
ELEVATION B
 1604 SQ. FT
 296 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205005		

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SHEET NUMBER
04



FOUNDATION PLAN

659 Sq.Ft.



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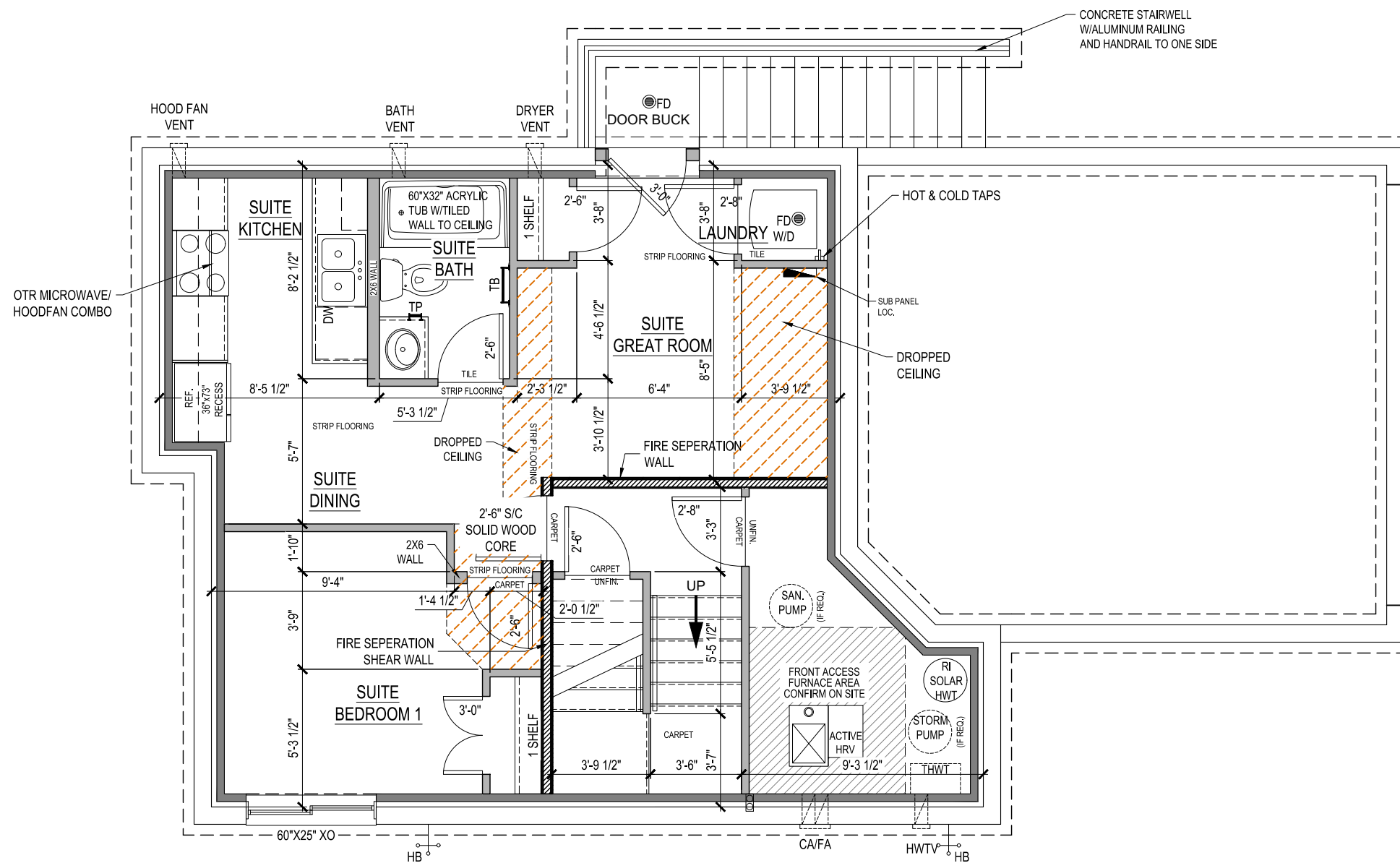
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BURWICK
ELEVATION B
1604 SQ. FT
296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE:	$\frac{3/16"}{1"} = 1'-0"$
SEC	2C		
REL	5		
JOB	44-0205005		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/07/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
05

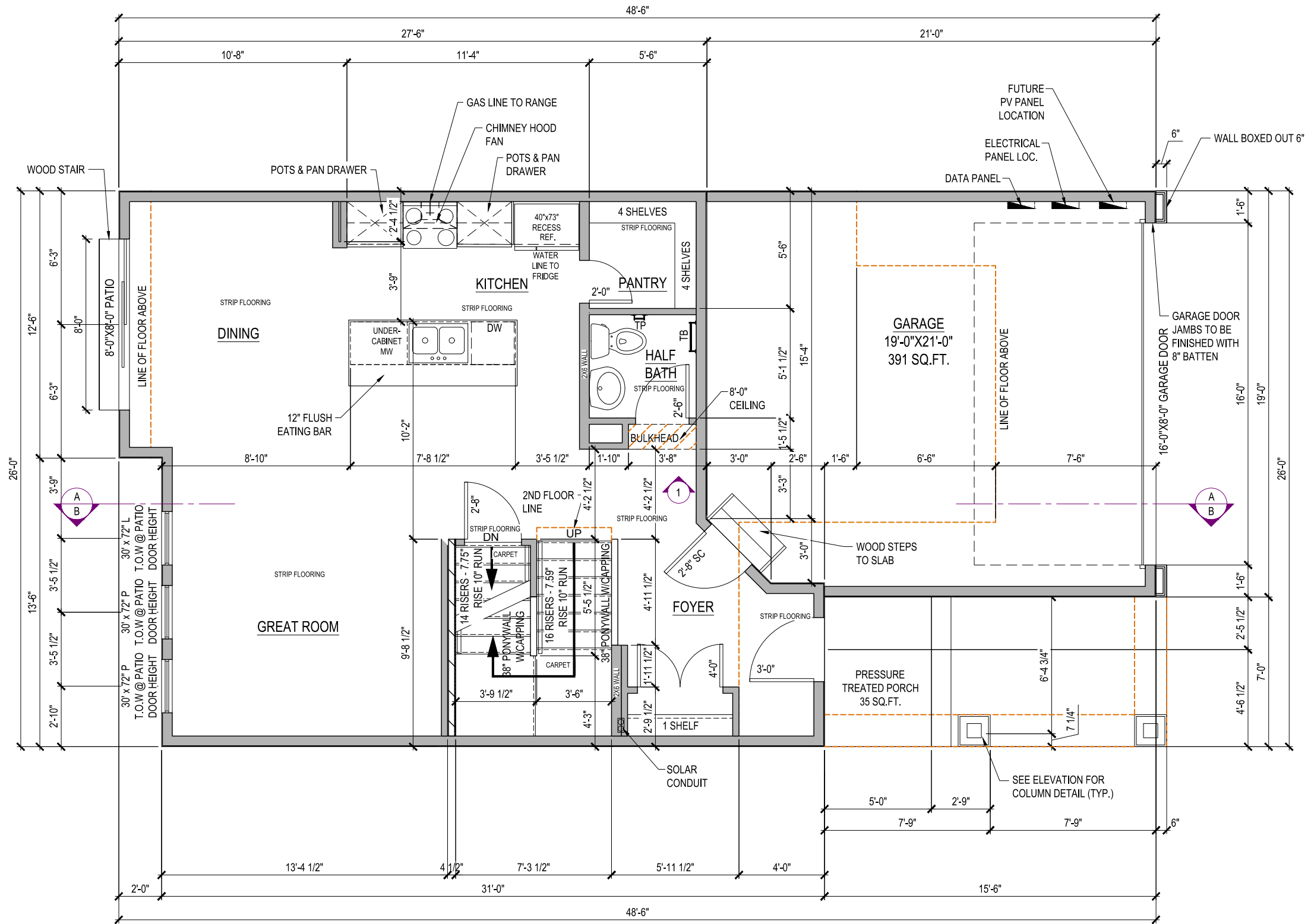


BASEMENT SUITE

BASEMENT DEVELOPMENT = 34 SQ. FT.
 BASEMENT SUITE = 473 SQ. FT.

LOT	5	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205005		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/07/22	INITIAL WORKING DRAWINGS



MAIN FLOOR PLAN
735 Sq.Ft.

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BURWICK
ELEVATION B

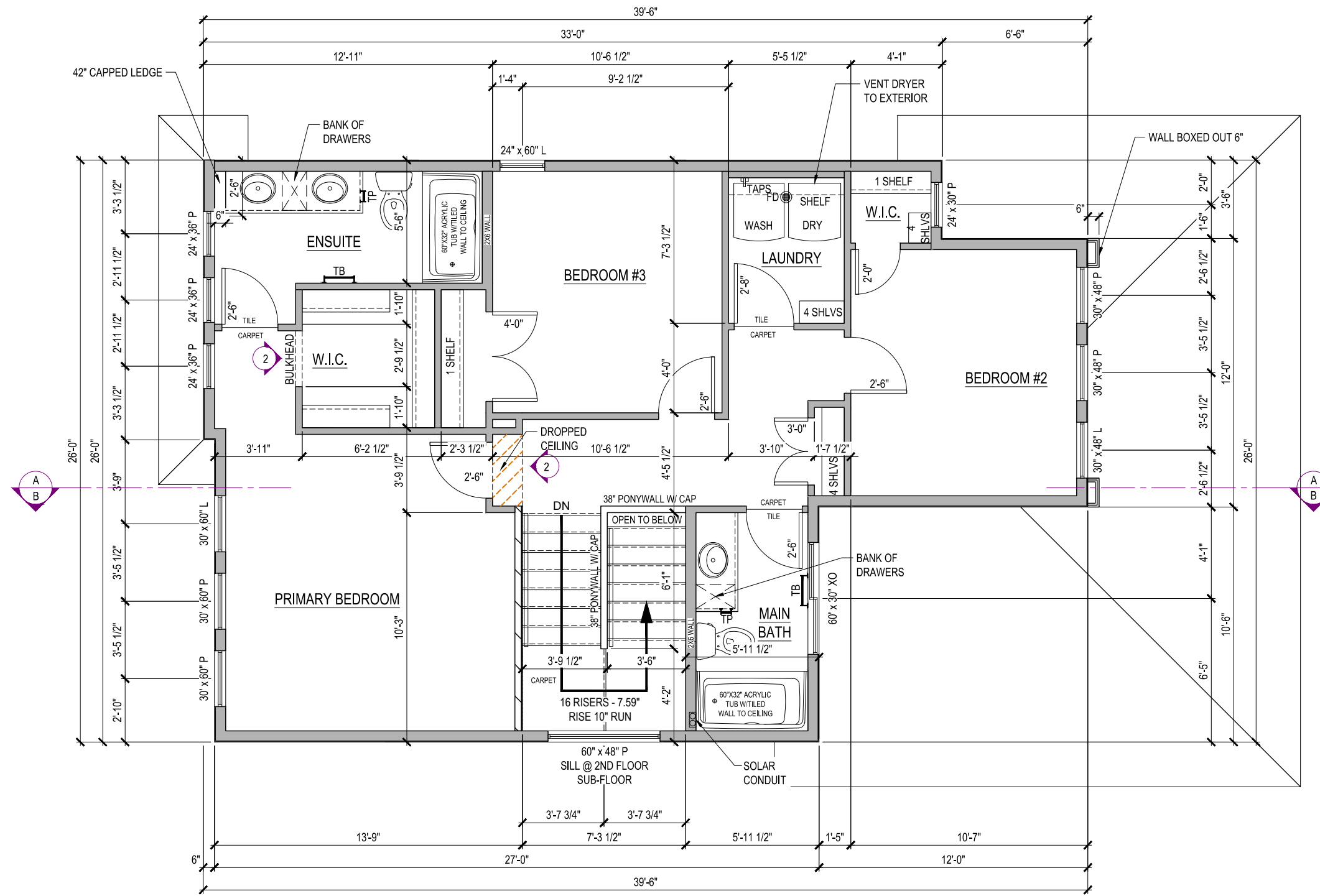
1604 SQ. FT

296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205005		

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER
07



SECOND FLOOR PLAN

869 Sq.Ft.



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BURWICK
ELEVATION B
1604 SQ. FT
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SEC	2C		
REL	5		
JOB	44-0205005		

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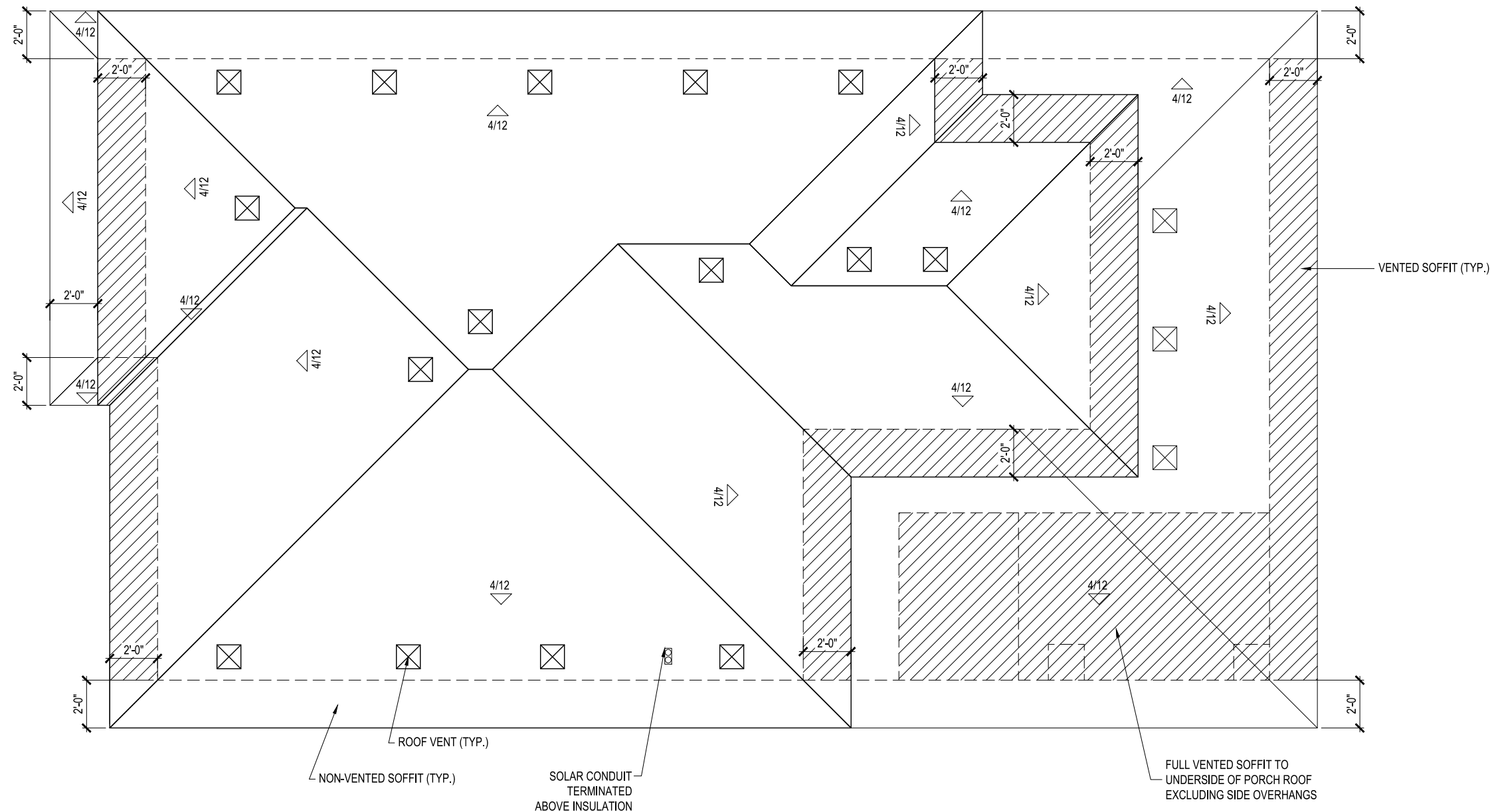
SHEET NUMBER
08

ROOF AREA

871 Sq.Ft.

FRAMER NOTE:

- ENSURE THE EDGE OF THE BOTTOM ROOF VENT HOLE IS 48" AWAY FROM THE FASCIA
- ROOF VENTS MUST BE A MINIMUM OF 36" AWAY FROM VALLEYS
- STAGGER UPPER AND LOWER VENTS WHERE POSSIBLE
- ROOF VENT HOLES TO BE APPROX. 8" X 8"
- ROOF VENTS MUST BE AS CLOSE TO RIDGE AS POSSIBLE (MIN. OF 12")
- ENSURE THAT VENTS AT EQUAL HEIGHT ARE IN LINE WITH EACH OTHER
- FRAMERS TO CONFIRM THE VENTING LAYOUT WITH ROOFING INSTALLER PRIOR TO FRAMING VENT LOCATIONS



ROOF PLAN

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BURWICK
ELEVATION B

1604 SQ. FT

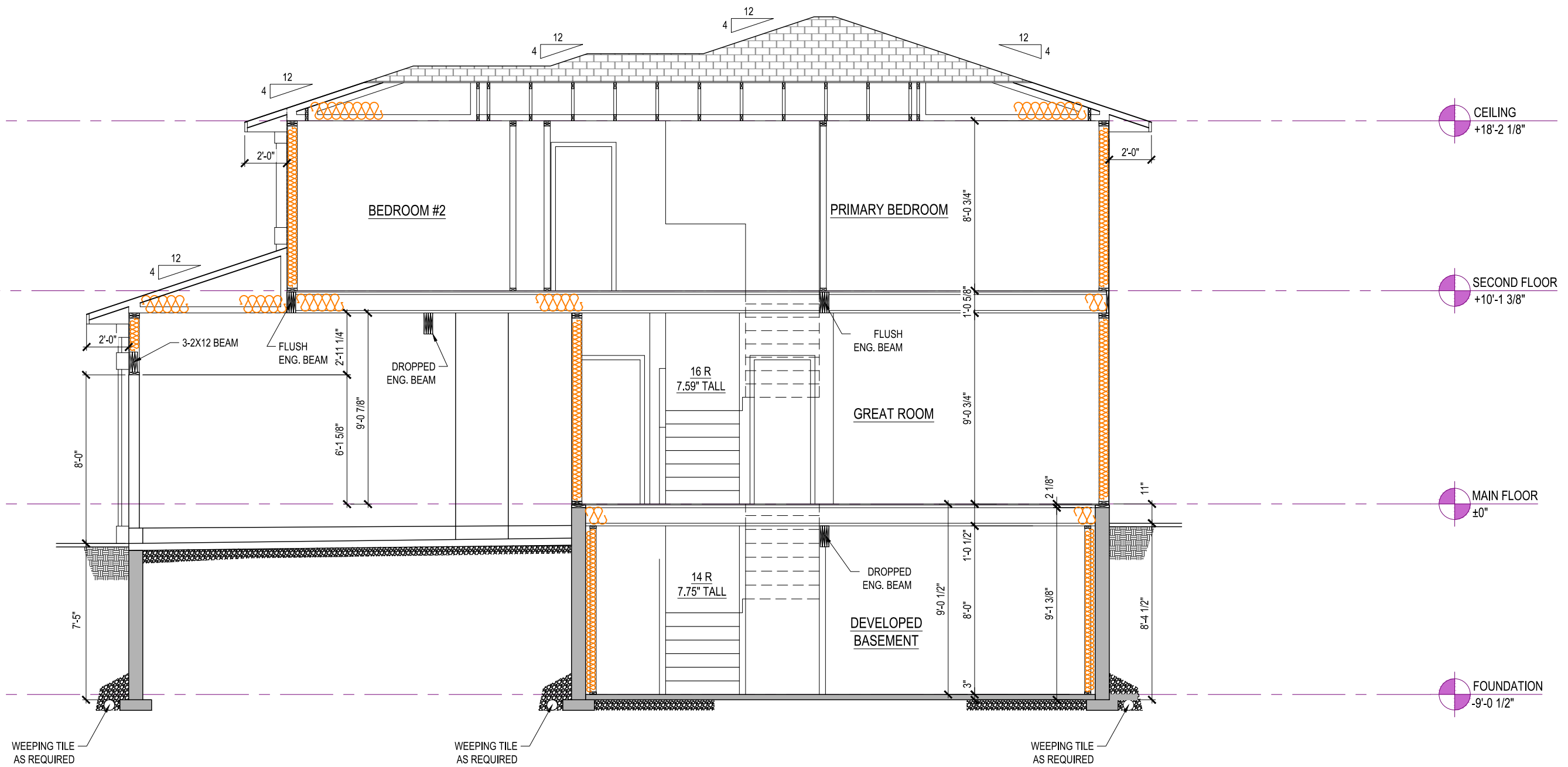
296 CASPIAN DRIVE,
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REL	5		
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SHEET NUMBER

09



SECTION A-B

8' BASEMENT

9' MAIN FLOOR

8' UPPER FLOOR

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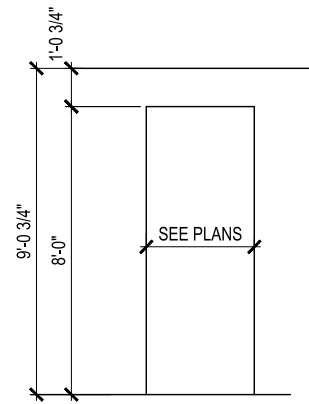
BURWICK
ELEVATION B
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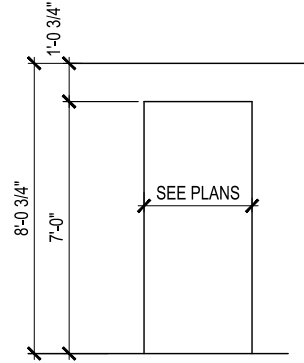
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SHEET NUMBER

10



1 BULKHEAD DETAIL - 9'-0"



2 BULKHEAD DETAIL - 8'-0"

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BURWICK
ELEVATION B

1604 SQ. FT

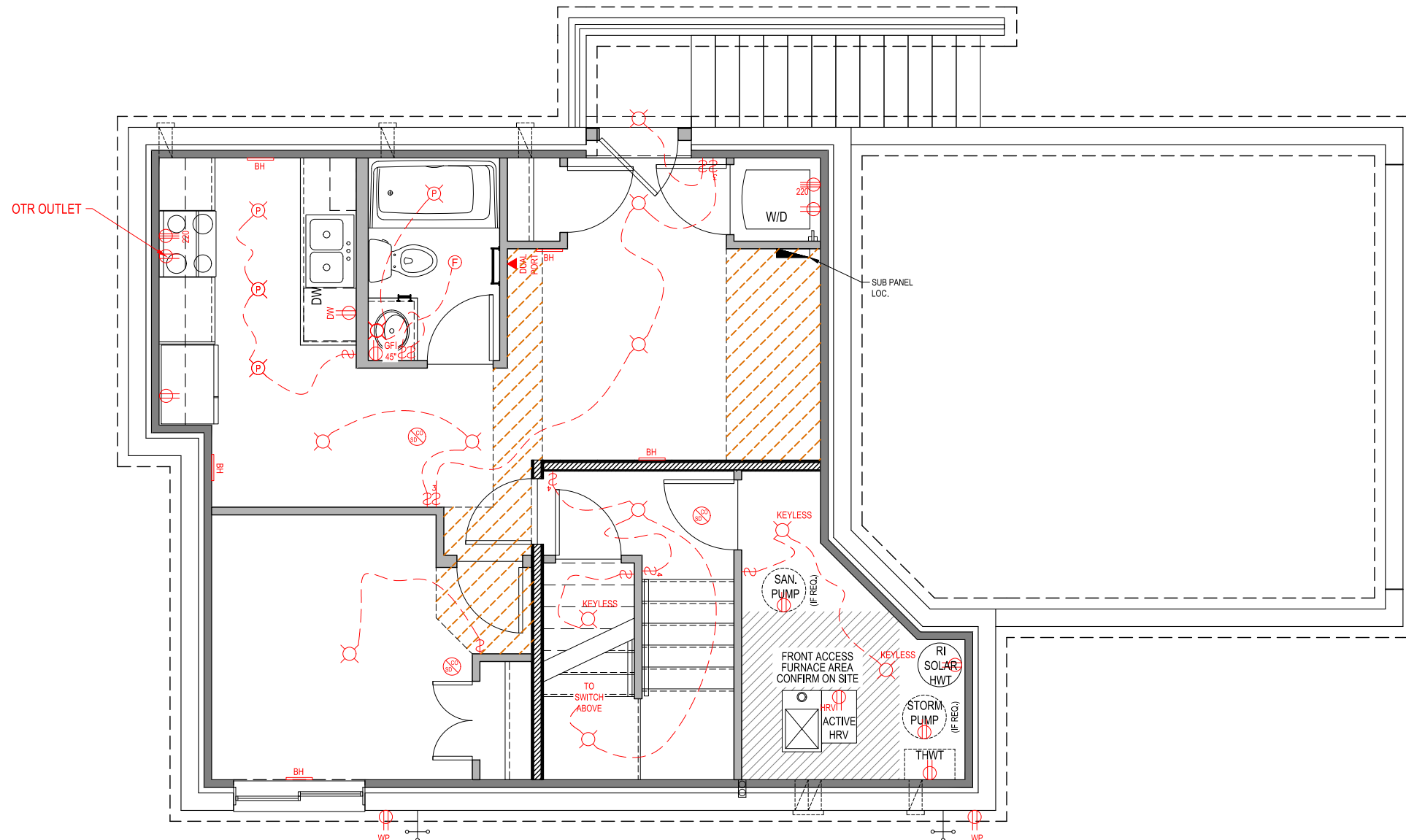
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LOT	5	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
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SHEET NUMBER

11



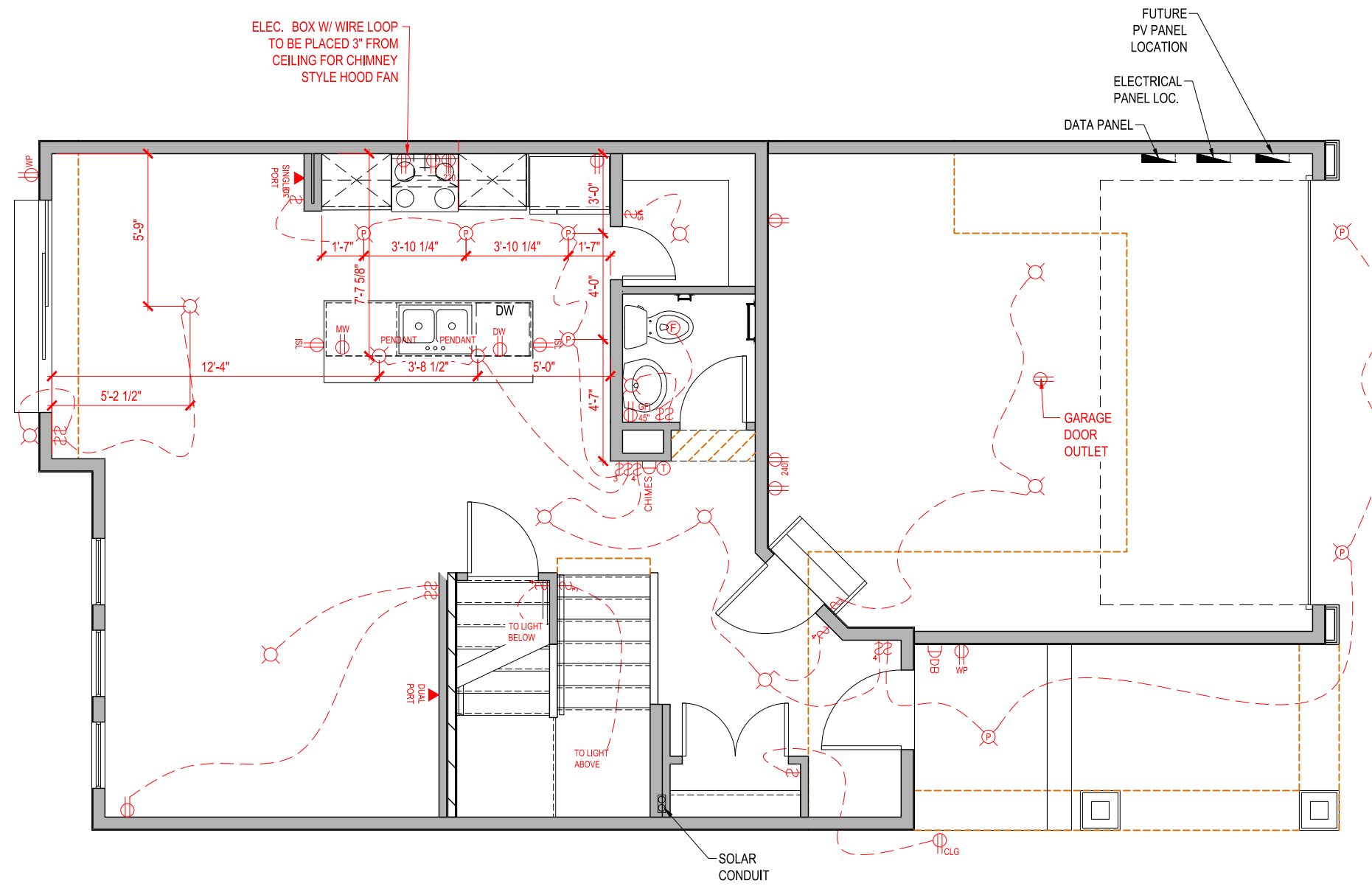
	STANDARD OUTLET
	MICROWAVE OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE PORT DATA (ALSO TELEPHONE)
	DUAL PORT DATA
	DOORBELL
	THERMOSTAT
	DOORBELL CHIMES
	CO / SMOKE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	STANDARD LIGHT FIXTURE
	6\"/>
	4\"/>
	DISC LIGHT FIXTURE
	TRACK LIGHT (2)
	TYPICAL CONDUIT
	SHORT RUN CONDUIT @60\"/>
	LONG RUN CONDUIT @72\"/>
	UNDERCABINET LIGHTING
	UNDERCABINET LIGHTING
	ELECT. BOX W/ WIRE LOOP TO BE PLACED 3\"/>

BASEMENT SUITE - ELECTRICAL

BASEMENT DEVELOPMENT = 34 SQ. FT.
 BASEMENT SUITE = 473 SQ. FT.

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	CO / SMOKE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	STANDARD LIGHT FIXTURE
	6" POT LIGHT
	4" POT LIGHT
	DISC LIGHT FIXTURE
	TRACK LIGHT (2)
	TYPICAL CONDUIT
	SHORT RUN CONDUIT @60" PROVIDE BLOCKING AND POWER
	LONG RUN CONDUIT @72" PROVIDE BLOCKING AND POWER
	UNDERCABINET LIGHTING
	ELECT. BOX W/ WIRE LOOP TO BE PLACED 3" FROM CEILING FOR CHIMNEY STYLE HOOD FAN

MAIN FLOOR PLAN - ELECTRICAL

735 Sq.Ft.



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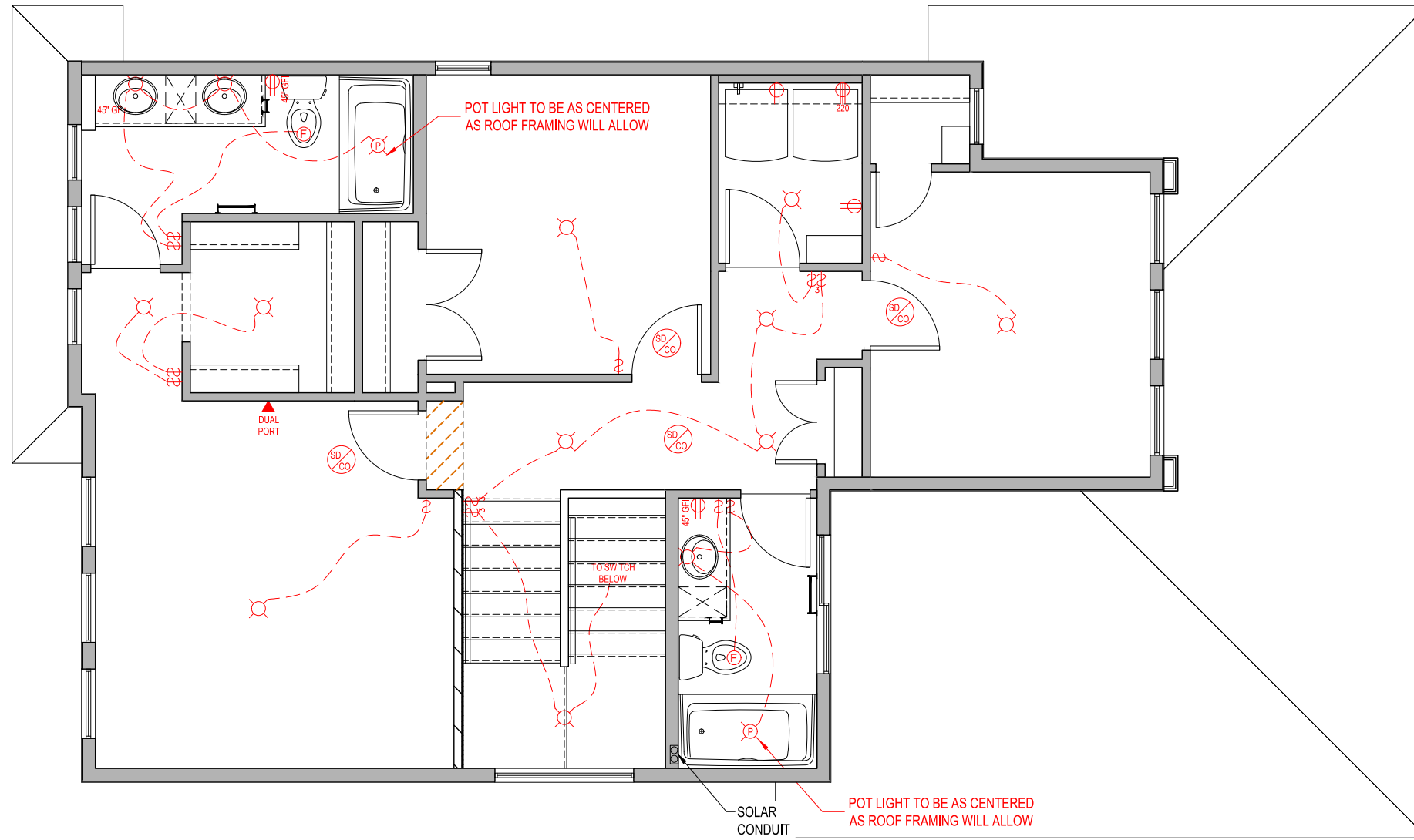
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BURWICK
ELEVATION B
1604 SQ. FT
296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

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	ELECT. BOX W/ WIRE LOOP TO BE PLACED 3" FROM CEILING FOR CHIMNEY STYLE HOOD FAN

SECOND FLOOR PLAN - ELECTRICAL

869 Sq.Ft.

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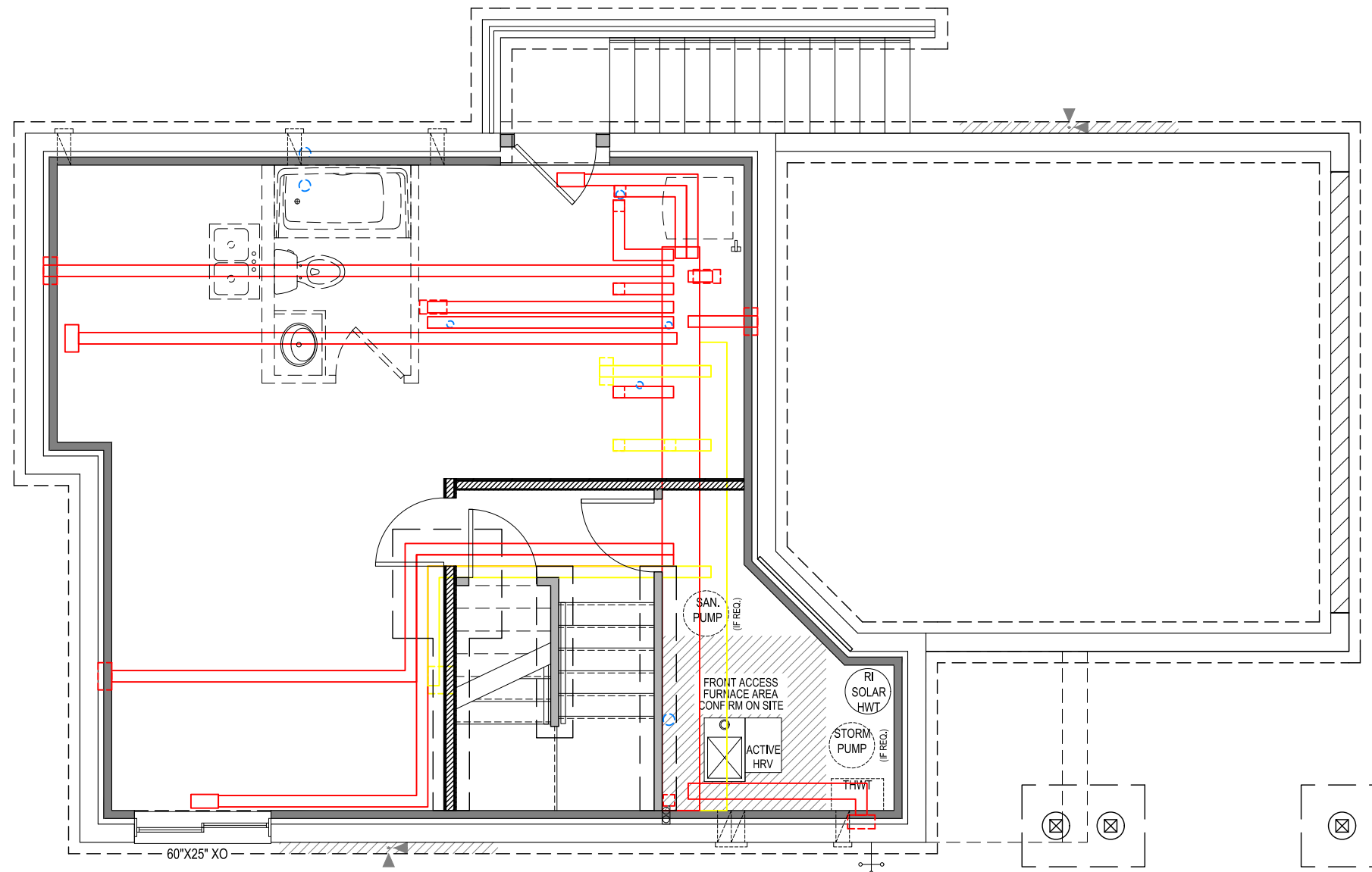
BURWICK
ELEVATION B

1604 SQ. FT

296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

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REL	5		
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FOUNDATION PLAN - MECHANICAL

659 Sq.Ft.

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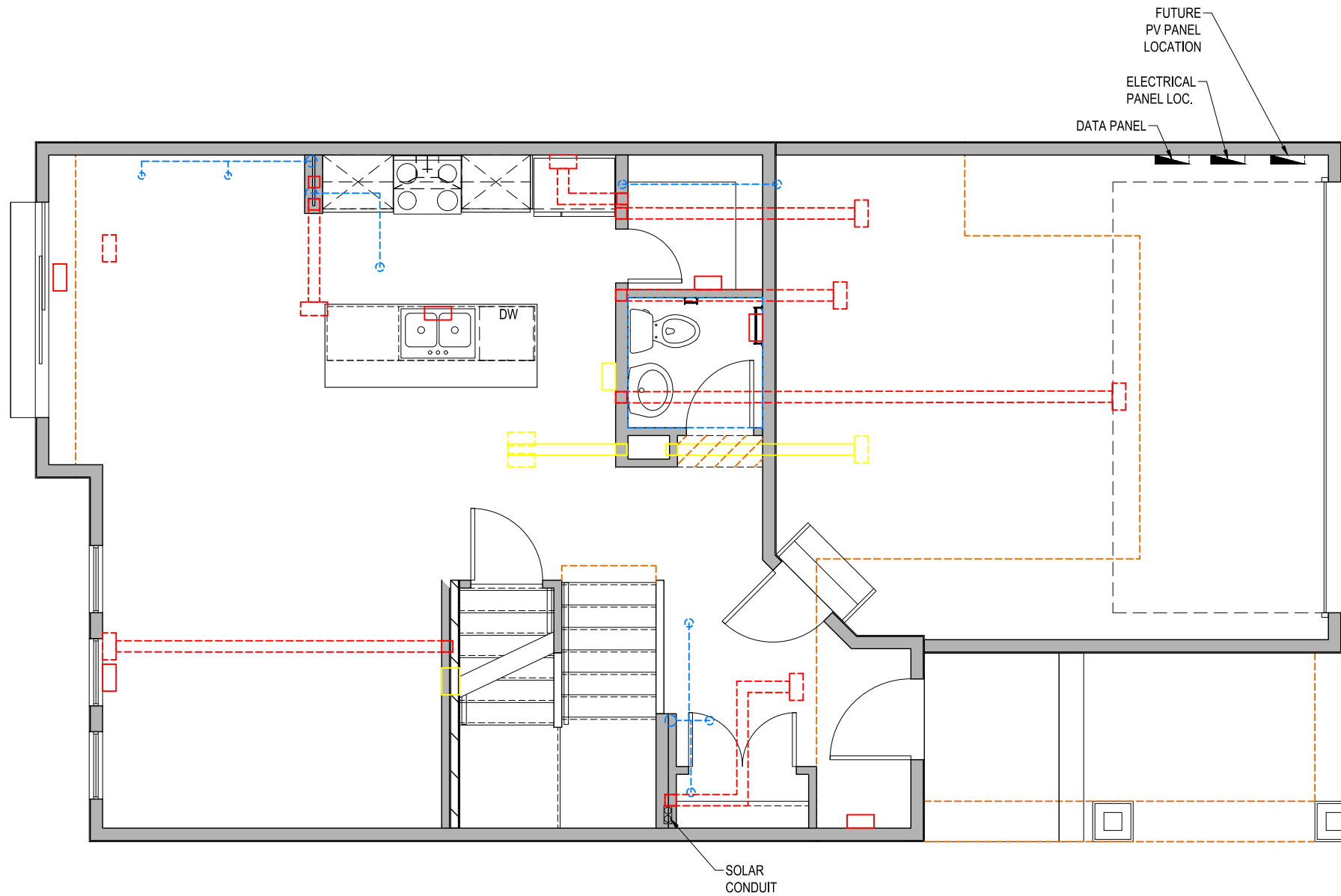
BURWICK
ELEVATION A
1604 SQ. FT
296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE:	$\frac{3}{16}'' = 1'-0''$
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REL	5		
JOB	44-0205005		

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SHEET NUMBER

15



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BURWICK
ELEVATION A

1604 SQ. FT

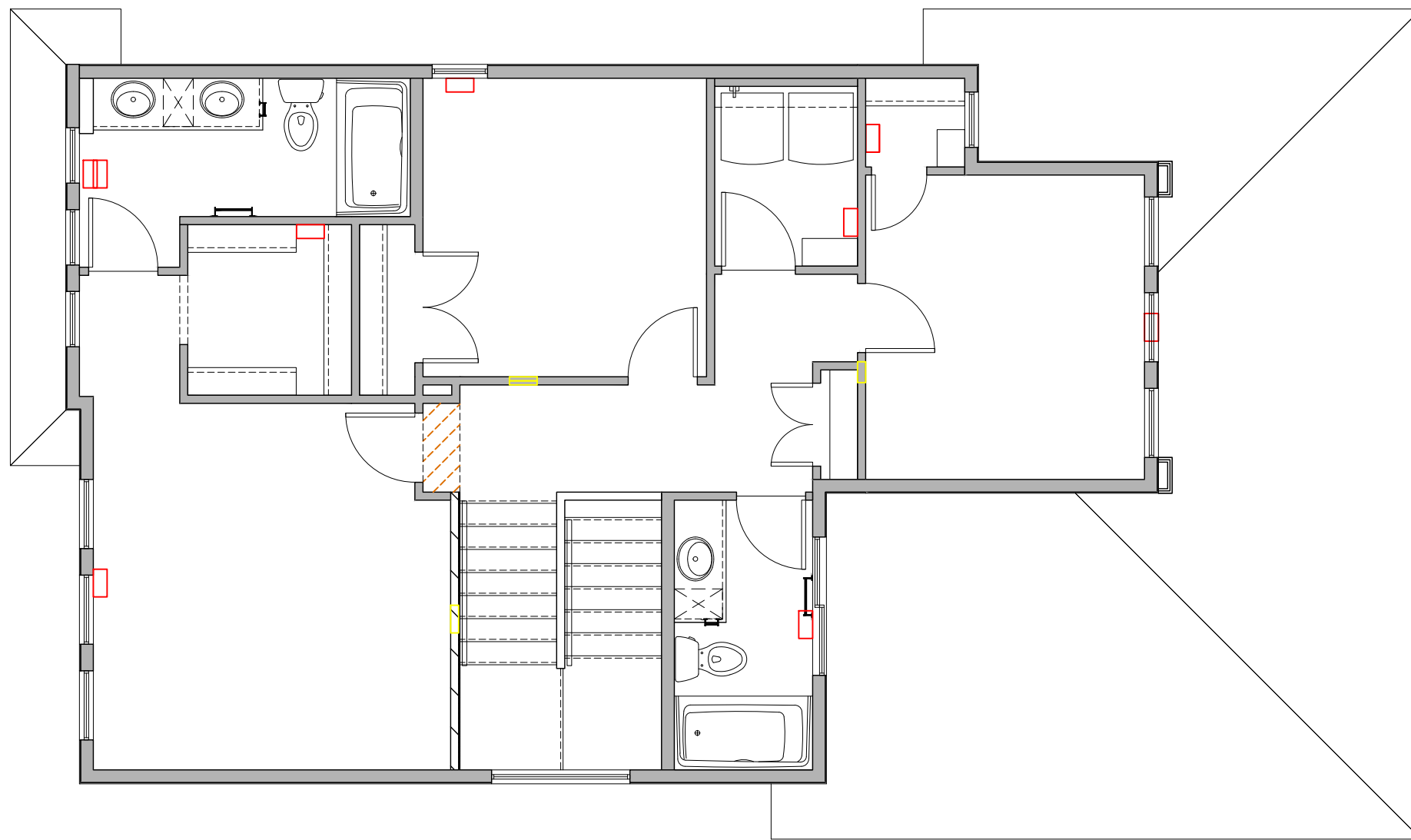
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COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205005	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/07/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

16



SECOND FLOOR PLAN - MECHANICAL
869 Sq.Ft.

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HOMES™**

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VICTORIA, BRITISH COLUMBIA V9C 0L7

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BURWICK
ELEVATION A

296 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205005	

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17

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
 - ALL CONSTRUCTION IS TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND ALSO TO CONFORM TO THE CURRENT PROVINCIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS

A) CONCRETE WALL ASSEMBLIES: 2.17- 3.17

- NOTE: BEFORE DELIVERING CONCRETE TO SITE, TRADE TO CONTACT GABLECRAFT SUPERVISION TO CONFIRM ANY REQUIREMENT IN MIX DESIGN TO ACCOMMODATE HIGH SULFATE CONDITIONS SPECIFIC TO LOT
 - NOTE: BEFORE FORMING FOOTING ON SITE, TRADE IS TO CONTACT GABLECRAFT SITE SUPERVISION TO CONFIRM ANY SPECIFIC SIZING REQUIREMENTS DUE TO GEOTECHNICAL OR DEEP FILL REPORTS
 - FOUNDATION POLYURETHANE WATER PROOFING, 8" CONCRETE WALLS (25 MPA CONCRETE) REINFORCED W/ 4 ROWS OF 10M REBAR, 18"x6" CONTINUOUS CONCRETE FOOTINGS (20 MPA CONCRETE C/W 10M REBAR) WHEN REQUIRED AS PER SOIL BEARING TEST, MIN. 1'-6" BELOW GRADE & MIN. 4'-0" BELOW GRADE FOR FULL BASEMENT & CRAWL SPACE.
 - INTERIOR STUDS
 A-1= 2X4 INTERIOR STUDS @ 24" O/C W/PRESSURE TREATED 2X4 BOTTOM PLATE AND 2-2X4 TOP PLATES. FULL HEIGHT R-20 FIBERGLASS BATT INSULATION W/6 MIL POLY VAPOUR BARRIER TO FULL BASEMENT AREAS (RSI 3.17) A-2= 2X4 INTERIOR STUDS (FOR INTERIOR PARTY WALLS) @ 24" O/C W/ PRESSURE TREATED 2X4 BOTTOM PLATE AND 2-2X4 TOP PLATES. R-12 FIBERGLASS BATT INSULATION W/6 MIL POLY VAPOUR BARRIER TO UNFINISHED AREAS (RSI 2.17) A-3= FOILED BACK BLANKET INSULATION (R-12) TO CRAWL SPACE AREAS. (RSI=2.34)
 - WHERE STEP FOOTINGS OCCUR, THE VERTICAL DIMENSION OF EACH STEP SHALL NOT EXCEED 23 5/8" AND THE MINIMUM HORIZONTAL DIMENSION OF EACH STEP SHALL BE 23 5/8"
 - BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 100kPa OR GREATER.
 - INCREASE FOOTING SIZE TO 22"x7" FOR 3-STOREY HOUSES OR 2 STOREY WITH WALK-OUT BASEMENT CONDITION
 - 100MM (4") DIA. WEEPING TILE 150MM (6") CRUSHED STONE OVER AND AROUND WEEPING TILES
 - BEAM POCKET, MINIMUM BEARING 3 1/2"

LUMBER:

- ALL STRUCTURAL LUMBER IS TO BE #2 SPRUCE OR BETTER, OR AS NOTED
 - ALL STUDS ARE CONSTRUCTION GRADE SPRUCE OR BETTER

ENGINEERED FRAMING PRODUCTS:

- ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER

TRUSSES:

- ENGINEERED ROOF TRUSSES TO BE INSTALLED AS PER DRAWINGS PROVIDED WITH THE MANUFACTURER'S SPECIFICATION SUPERSEDING
 - STANDARD EAVE OVERHANG AS PER ELEVATION

FLOORS AND SUPPORTS:

- ENGINEERED COLUMNS AND BEAMS AS PER ENGINEERED FLOOR DRAWINGS
 - LVL BEAMS SHALL BE 2.OE WS MICRO-LAM LVL (Fb=2800psi.MINIMUM) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3 1/2" LONG COMMON WIRE NAILS @ 12" O/C STAGGERED IN 2 ROWS FOR 7 1/4", 9 1/2", 11 7/8" DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 3'-0" O/C
 - JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS

FRAMING NOTES:

- ENSURE EDGE OF LOWER ROOF VENT HOLES ARE 48" FROM THE FASCIA
 - ROOF VENTS MUST BE A MINIMUM OF 36" FROM VALLEYS
 - STAGGER UPPER & LOWER VENTS WHERE POSSIBLE
 - ROOF VENT HOLES TO BE APPROX. 8"x8"
 - ROOF VENT MUST BE AS CLOSE TO RIDGE AS POSSIBLE (MINIMUM 12")
 - ENSURE VENTS AT EQUAL HEIGHTS ARE IN LINE W/ EACH OTHER
 - STANDARD EAVE OVERHANG AS PER ELEVATION
 - SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT PROVINCIAL BUILDING CODE.
 - BUILT-UP-POST WITH DAMPROOFING MATERIAL WRAPPED AT THE END OF POST ANCHORED TO CONCRETE FOOTING

EXPOSED BUILDING FACE

- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES WHERE LIMITING DISTANCE IS LESS THAN 3'-11". WHERE THE LIMITING DISTANCE IS LESS THAN 1'-11", THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL

B) FIRE SEPERATION WALLS:

SECONDARY SUITE:
 (USING PHOTO-ELECTRIC SMOKE/CO DETECTORS IN SUITE INTERCONNECTED TO MAIN HOME)
 WALL TYPE = W3C (FIRE = 45 MIN, STC = 43)
 - 1/2" TYPE X DRYWALL (MAIN UNIT SIDE)
 - 2X4 STUDS @ 24" O/C UNLESS OTHERWISE NOTED
 - 3 1/2" FIBREGLASS BATT INSULATION
 - RESILIENT METAL CHANNEL @ 24" O/C (SUITE SIDE)
 - 1/2" TYPE X DRYWALL (SUITE SIDE)
 - ALL PENETRATIONS TO BE FIRE RATED
SEMI-ATTACHED:
 - MIN. 1 HOUR FIRE RATED PARTY WALL
 - 2 LAYER 1/2" TYPE X DRYWALL (1/2" OVER 5/8" TO BATHROOM AREAS)
 - 2x4/2x6 STUDS @ 16" O/C
 - 3 1/2" MINERAL FIBRE THERMAL BATT INSULATION
 - 1" GAP
 - 3 1/2" MINERAL FIBRE THERMAL BATT INSULATION
 - 2x6 STUDS @ 16" O/C
 - 2 LAYER 1/2" TYPE X DRYWALL (1/2" OVER 5/8" TO BATHROOM AREAS)
 - ALL PENETRATIONS TO BE FIRE RATED
 - REFER TO DETAILS FOR ADDITIONAL INFORMATION

NOTE: STABILITY OF NARROW (20'-25') & TALL (+/- 30') HOUSES:

- BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
 - IN ADDITION TO STIFFING THE STRUCTURE IN TRANSVERSE DIRECTION USE 7/16" THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

C) TALL WALLS: RSI = 2.60

- SEE ENGINEERING LETTERS AND/OR LAYOUTS

D) INTERIOR PARTITION WALL ASSEMBLIES

INTERIOR STUD PARTITIONS:
 - BEARING PARTITIONS 2"x4" @ 16" O/C FOR 2 STORIES AND 12" O/C FOR 3 STORIES, 1/2" DRYWALL BOTH SIDES
 - NON-BEARING PARTITIONS 2"x4" @ 24" O/C PROVIDE (1-2"x4") BOTTOM PLATE AND (2-2"x4") TOP PLATE, 1/2" DRYWALL BOTH SIDES OF STUD, PROVIDE 2"x6" @ 24" O/C STUDS/PLATES WHERE NOTED. NON-BEARING PARTITIONS 2"x4" OR 2"x6" @ 24" O/C, 1/2" DRYWALL BOTH SIDES

- DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES

E) FLOOR ASSEMBLIES: RSI = 1.80 - 3.72

GENERAL CONDITION:
 - FINISH AS SPECIFIED
 - 3/8" PARTICLE BOARD UNDER LINO AREAS
 - 3/4" TONGUE & GROOVE O.S.B NAILED, GLUED, AND SCREWED
 - ENGINEERED FLOOR SYSTEM PONY WALL CONDITION (RSI = 1.80) END RIM BOARD CONDITION (RSI = 3.74)
 - R-19 FIBERGLASS BATT INSULATION TO RIM JOISTS & VENT PENETRATION ONLY
 - STRAPPING AS REQUIRED
 - 1/2" DRYWALL AS REQUIRED
SUITE SEPARATION:
 FLOOR TYPE = F8H (FIRE = 30 MIN, STC =48, IMPACT = 43)
 - FINISH AS SPECIFIED
 - 3/8" PARTICLE BOARD UNDER LINO AREAS
 - 3/4" TONGUE & GROOVE O.S.B NAILED, GLUED, AND SCREWED
 - ENGINEERED FLOOR SYSTEM PONY WALL CONDITION (RSI = 1.80) END RIM BOARD CONDITION (RSI = 3.74)
 - 5 1/2" FIBREGLASS BATT INSULATION
 - RESILIENT CHANNEL @ 24" O/C
 - 1/2" TYPE X DRYWALL

EXTERIOR ENVELOPE WALL ASSEMBLIES:

F) EXTERIOR WALL: RSI= 2.64 - 2.78

- FINISHED AS SPECIFIED
 - BUILDING PAPER
 - 7/16" O.S.B
 - FIRE RETARDANT SPRAY
 - 2"x6"
 STUDS @ 24" O/C, RSI = 2.78
 STUDS @ 16" O/C (ON MAIN FLOOR FOR HOMES W/ LOFTS OR STUCCO FINISHED WALLS), RSI = 2.69
 STUDS @ 12" O/C, RSI = 2.64
 - R-19 FIBERGLASS BATT INSULATION
 - WINDOW & DOOR LINTEL TO BE 2-2"x10" OR AS PER CURRENT PROVINCIAL BUILDING CODE
 - FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
 - 6 MIL POLY VAPOUR BARRIER
 - 1/2" DRYWALL (DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES)

EXTERIOR ENVELOPE WALL ASSEMBLIES:

G) EXTERIOR WALL: RSI= 2.64 - 2.78

- FINISHED AS SPECIFIED
 - BUILDING PAPER
 - 7/16" O.S.B
 - FIRE RETARDANT SPRAY
 - 2"x6"
 STUDS @ 24" O/C, RSI = 2.78
 STUDS @ 16" O/C (ON MAIN FLOOR FOR HOMES W/ LOFTS OR STUCCO FINISHED WALLS), RSI = 2.69
 STUDS @ 12" O/C, RSI = 2.64
 - R-19 FIBERGLASS BATT INSULATION
 - WINDOW & DOOR LINTEL TO BE 2-2"x10" OR AS PER CURRENT PROVINCIAL BUILDING CODE
 - FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
 - 6 MIL POLY VAPOUR BARRIER
 - 1/2" DRYWALL (DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES)



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BURWICK
 ELEVATION B
 1604 SQ. FT
 296 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	5	SCALE: 3/16" = 1'-0"
SEC	2C	
REL	5	
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H) STANDARD ATTACHED GARAGE EXTERIOR WALL: RSI= 2.69-2.78

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- 2X6 STUDS @ 24" O/C (RSI=2.78) (16" O/C FOR STUCCO) FINISHED WALLS(RSI= 2.69))
- R-19 FIBERGLASS BATT INSULATION
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

I) CANTILEVER FLOOR AND WALL ASSEMBLY: RSI= 4.86

- 3/4" O.S.B
- JOISTS
- TO CANTILEVER R-28 FIBERGLASS BATT INSULATION (RSI=4.86) 1/2" EXTERIOR DRYWALL IF DISTANCE TO GRADE IS GREATER THAN 24"
- NON-VENTED SOFFIT ON EXPOSED AREAS

I) ZERO LOT LINE HIRF WALL: RSI= 2.69

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 5/8" EXTERIOR GYPSUM EQUIVALENT (5/8" TO BE USED ON LOFT MODELS)
- 2"X6" STUDS @ 16" O/C
- R-19 FIBERGLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X DRYWALL

J) WALKOUT WALL: RSI = 2.69

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- 2"X6" STUDS @ 16" O/C
- R-19 FIBERGLASS BATT INSULATION
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

K) ROOF CONSTRUCTION: RSI = 4.79 - 7.07

- ASPHALT SHINGLES
- 7/16" O.S.B SHEATHING WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" O/C MAXIMUM
- K1- TYPICAL TRUSS ASSEMBLY W/ R40 GLASS FIBRE LOOSE FILL INSULATION = RSI 7.07
- K2- VAULTED TRUSS ASSEMBLY W/ R40 BATT INSULATION = RSI 6.91
- K3- RAFTER CEILING ASSEMBLY W/ R28 BATT INSULATION = RSI 4.79
- APPROVED EAVE PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"X4" TRUSS BRACING @ 6'-0" O/C AT BOTTOM CHORD.
- PREFINISHED ALUMINUM EAVES TROUGH, FASCIA, EAVESTROUGH & VENTED OR NON-VENTED (WHERE REQUIRED) SOFFIT.
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

CONCRETE FLATWORK:

- BEFORE DELIVERING CONCRETE TO SITE, TRADE TO CONTACT GABLECRAFT SUPERVISION TO CONFIRM ANY REQUIREMENT IN MIX DESIGN TO ACCOMMODATE HIGH SULFATE CONDITIONS SPECIFIC TO LOT.

DRIVEWAY:

- DRIVEWAY TO BE 4" THICK 32MPA CONCRETE DURAMIX SIDEWALK/FRONTWALK:
- FRONT WALK TO BE POURED WIDTH OF FRONT STEPS AND FLARED DOWN TO 3'-0" WIDE.

L) BASEMENT/ WALKOUT SLAB: RSI = 0.19

- 3" THICK CONCRETE SLAB 32 MPA TYPE 10 CONCRETE, 6 MIL POLY VAPOUR

BARRIER - JOISTS TO BE LAPPED

- 3" TYPE 1 EXTRUDED POLYSTYRENE FOR 4'-0" HORIZONTALLY AND VERTICALLY FROM U/S SLAB TO TOP OF FOOTING WHERE SLAB IS ABOVE GRADE (WALKOUTS)
- 6" DRAINAGE GRAVEL

N) 3-STOREY CURB DETAIL: RSI = 1.84

- 3" CONCRETE SLAB ON GRADE
- 3 1/2" STUDS
- R-12 FIBREGLASS BATT INSULATION
- FROST CURB TO OVER-LAP FRAMED EXTERIOR WALL BY MIN. 6"
- 6 MIL POLY VAPOUR BARRIER
- 3 1/2" PT HALF LADDER IN 8" FOUNDATION WALL
- EXTERIOR WALL ASSEMBLY ON TOP OF FOUNDATION WALL

O) BALCONY ASSEMBLY: RSI= 5.09

- 1/2" INTERIOR CEILING DRYWALL FINISH OR APPROVED EQUAL.
- R-28 FIBERGLASS BATT INSULATION
- 1 JOIST RAFTER
- 3/4" G1S PLYWOOD SLOPED 1/4" PER FOOT
- VINYL DECKING

P) FLOOR ABOVE GARAGE ASSEMBLY: RSI= 4.99

- 3/4" T & G OSB TO ACT AS AIR VAPOR AND BARRIER
- R-28 FIBERGLASS BATT INSULATION
- 1/2" INTERIOR CEILING DRYWALL FINISH OR APPROVED EQUAL.
- IF IN A SIDE YARD, SEE FOR HIRF ADDITIONS.

DETACHED GARAGE SLAB:

- 3 1/2" THICK 32 MPA CONCRETE DURAMIX SLOPED TO FRONT AT 1% MINIMUM
- 6" COMPACTED SAND

ATTACHED GARAGE SLAB:

- 4" 32 MPA CONCRETE SLAB SLOPED 5" TO FRONT W/5-8% AIR VENT WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL

STUCCO WALL ASSEMBLY:

- STUCCO APPLICATION, BUILDING PAPER EXPANDED METAL LATH, 3/8" O.S.B EXT. TYPE SHEATHING, 2"X6" STUDS @ 16" O/C
- PROVIDE 1-2"X6" BOTTOM PLATE AND 2-2"X6" TOP PLATE, R-19 BATT. INSULATION

BRICK VENEER CONSTRUCTION:

- STEEL LINTELS SIZED AND BOLTED IN ACCORDANCE TO THE ENGINEERS REVIEW AND DESIGN
- 4" FACE BRICK
- 1" AIR SPACE
- 7/8"X7"X0.03" GALVANIZED METAL TIES @ 32" O/C HORIZONTAL 16" O/C VERTICAL
- APPROVED SHEATHING PAPER 1/2" O.S.B EXT. TYPE SHEATHING
- 2"X6" STUDS @ 16" O/C
- R20 FIBERGLASS BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER.
- 1/2" DRYWALL FINISH
- PROVIDE WEEP HOLES @ 32" O/C BOTTOM COURSE, PROVIDE BASE FLASHING UP MINIMUM 6" BEHIND BUILDING PAPER
- SEE ENGINEERS BRICK CLADDING DETAIL

WINDOWS AND EXTERIOR DOORS:

- LOW-E COATING TO ALL WINDOWS AND DOORS, EXCLUDING STANDARD BASEMENT WINDOWS
- MINIMUM BEDROOM WINDOW - CURRENT PROVINCIAL BUILDING CODE
- AT LEAST ONE BEDROOM WINDOW PER BEDROOM IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MINIMUM CLEAR WIDTH OF 1'-3" WINDOW GUARDS - CURRENT PROVINCIAL BUILDING CODE
- A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-6" ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR

TO ADJACENT GRADE IS GREATER THAN 5'-11"

- STANDARD WINDOW HEIGHT TO BE 6'-11 3/4" FROM SUB-FLOOR TO TOP OF WINDOW, UNLESS OTHERWISE SPECIFIED
- RESISTANCE TO FORCED ENTRY
- ALL WINDOWS WITHIN 6'-7" OF ADJACENT GROUND LEVEL AND ALL ENTRANCE DOORS TO DWELLING UNITS ARE TO BE RESISTANT TO FORCED ENTRY AS PER CURRENT PROVINCIAL BUILDING CODE
- WINDOW OVER STAIRS & LANDINGS AS PER CURRENT PROVINCIAL BUILDING CODE
- A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 2'-11" ABOVE THE SURFACE OF THE TREAD, RAMP, OR LANDING
- U VALUE OF ALL DOORS, WINDOWS AND SKYLIGHTS TO BE NO GREATER THAN 1.7 W/ (SQ.M. K).
- STANDARD WINDOW HEIGHT TO BE FRAMED @ 7'-0" FROM FLOOR TO U/S OF HEADER

DRYWALL AND INSULATION:

- GARAGE:
- 1/2" GYPSUM BOARD ON INTERIOR GARAGE WALL AND CEILING, 6 MIL POLY VAPOUR BARRIER, R-19 BATT. INSULATION IN WALL & R-40 BATT. INSULATION IN CEILING, TAPE AND SEAL & STRUCTURAL SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUME TIGHT
- FOAM INSULATION:
- PROVIDE R28 FIBERGLASS BATT INSULATION & VAPOUR BARRIER FOR CANTILEVERED FLOORS.

STAIRS AND RAILINGS:

- ALL STAIRS/EXTERIOR STAIRS, B.C. BUILDING CODE 2018.
- MAXIMUM RISE: 7 7/8"
- MAXIMUM NOSING: 1"
- MINIMUM HEADROOM: 6'-8 3/4"
- RAIL HEIGHT @ LANDING: 3'-6"
- RAIL HEIGHT @ STAIRS: 3'-6"
- MINIMUM STAIR WIDTH: 2'-10"
- RAILINGS
- FINISHED RAILING ON PICKETS SPACED MAXIMUM 4" BETWEEN PICKETS GUARDS
- INTERIOR GUARD HEIGHT: 3'-0" MINIMUM
- EXTERIOR GUARD HEIGHT: 3'-0" MINIMUM
- STAIRS TO BE MANUFACTURED TO 3" NARROWER THAN STAIRWELL OPENING

ELECTRICAL NOTES:

- WHEN PLACING SWITCHES AND OUTLETS OVER COUNTERTOP AREAS ENSURE PLATES (UNLESS SPECIFIED OTHERWISE DUE TO LOCATION)
- ALL ELECTRICAL LOCATIONS ARE APPROXIMATE AND PLACED AS PER CODE
- PROVIDE & INSTALL GARAGE DOOR OPENER C/W 2 REMOTE OPENERS & MOTION SENSOR
- ELECTRICAL PANEL LOCATION TO BE DETERMINED ON SITE
- STANDARD ELECTRICAL SWITCH HEIGHT TO BE 45" TO BOTTOM OF BOX
- SMOKE / CO DETECTORS IN BASEMENTS SUITE TO BE PHOTO-ELECTRIC AND BE INTERCONNECTED TO THE MAIN HOUSE

FLOOR PLAN NOTES:

- PLACE MIRROR DIRECTLY ABOVE BACKSPLASH IN BATHS
- WHEN PLACING WASHER & DRYER, ENSURE THAT THE DRYER IS TO THE RIGHT OF THE WASHER
- FURNACE AND GHWT LOCATIONS ARE APPROX. AND MAY BE ALTERED PENDING ON SITE CONDITIONS
- MAN DOOR TO ATTACHED GARAGE WILL BE EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- ATTIC HATCH TO BE 22"x36", ACCESS HATCHES CANNOT ALWAYS BE INSTALLED WHERE SPECIFIED TO ALLOW PROPER SPACE FOR MAN ACCESS AS PER BUILDING CODE.

HVAC NOTES

- SECONDARY SUITES TO BE HEATED WITH BASEBOARD HEATING WITH THE USE OF PASSIVE VENTING AND A CONTINUOUS PRINCIPAL EXHAUST FAN



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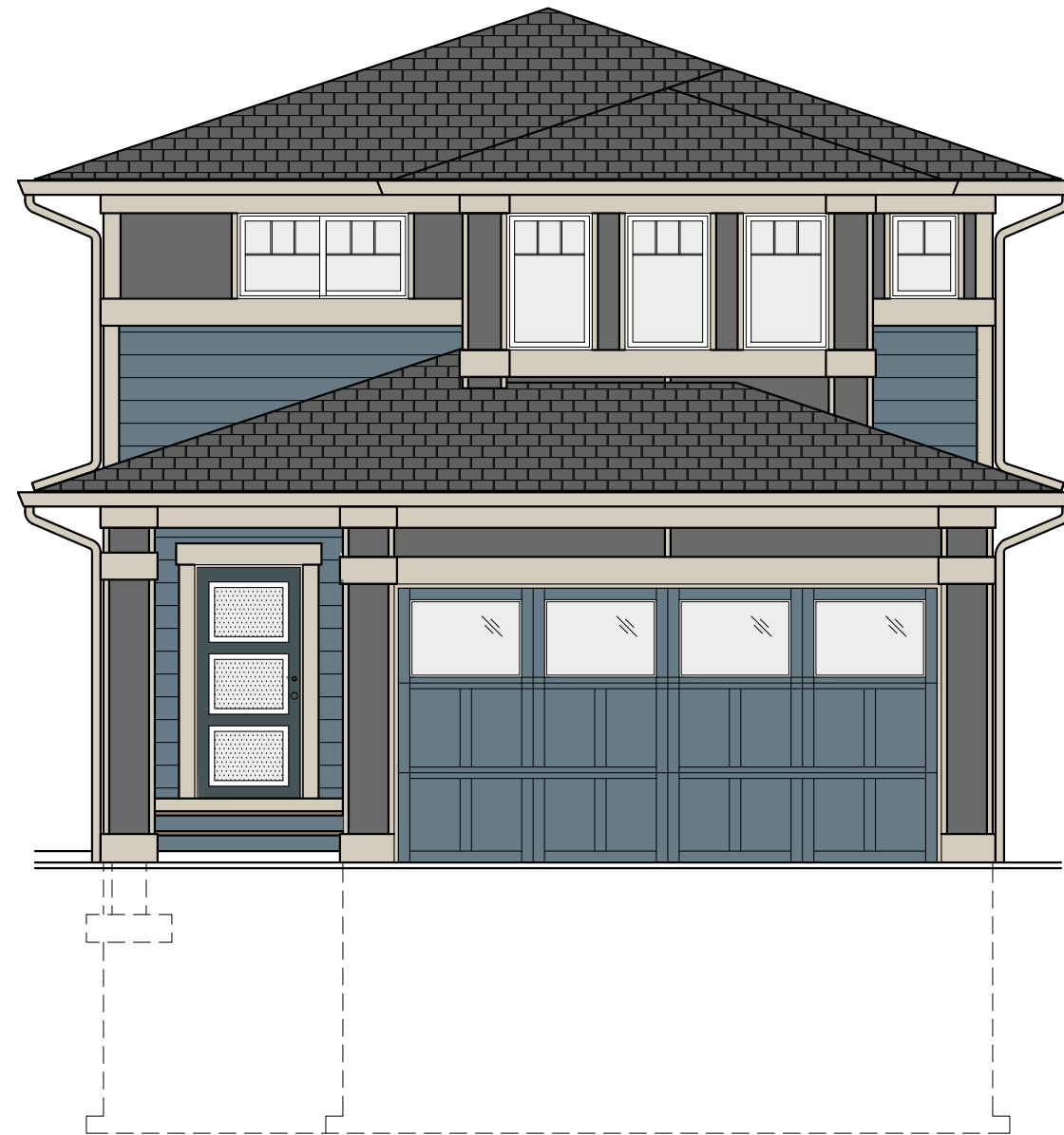
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COLOUR LEGEND

- BATTENS/DOOR TRIM/COLUMN TRIM/SHADOW BOARD/CORNER BOARDS
- BENJAMIN MOORE TO MATCH GENTEK CASHMERE 514
- ALUMINUM RAILING
- BLACK
- ALUMINUM RAINWARE/SOFFIT
- CASHMERE 514
- FASCIA
- BENJAMIN MOORE TO MATCH GENTEK CASHMERE 514
- FRONT DOOR
- BENJAMIN MOORE NARRAGANSETT GREEN HC 157
- GARAGE DOOR
- BENJAMIN MOORE TO MATCH JAMES HARDIE BOOTHBAY BLUE
- WINDOWS
- WHITE
- ROOF
- IKO ASPHALT SHINGLES - CHARCOAL GREY
- WALL PANEL/COLUMN PANEL
- BENJAMIN MOORE TO MATCH JAMES HARDIE NIGHT GRAY
- WALL SIDING
- JAMES HARDIE BOOTHBAY BLUE

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BURWICK

RENDER

1604 SQ. FT

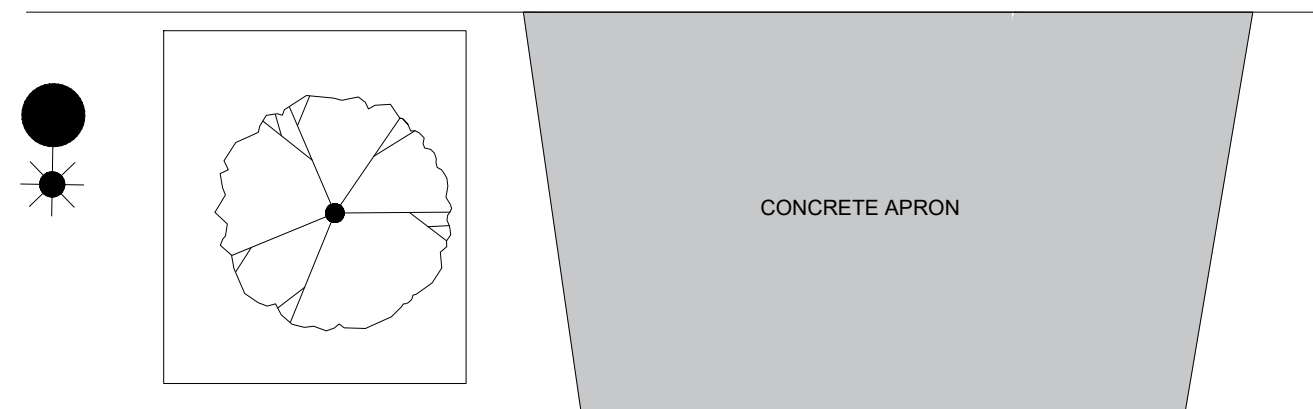
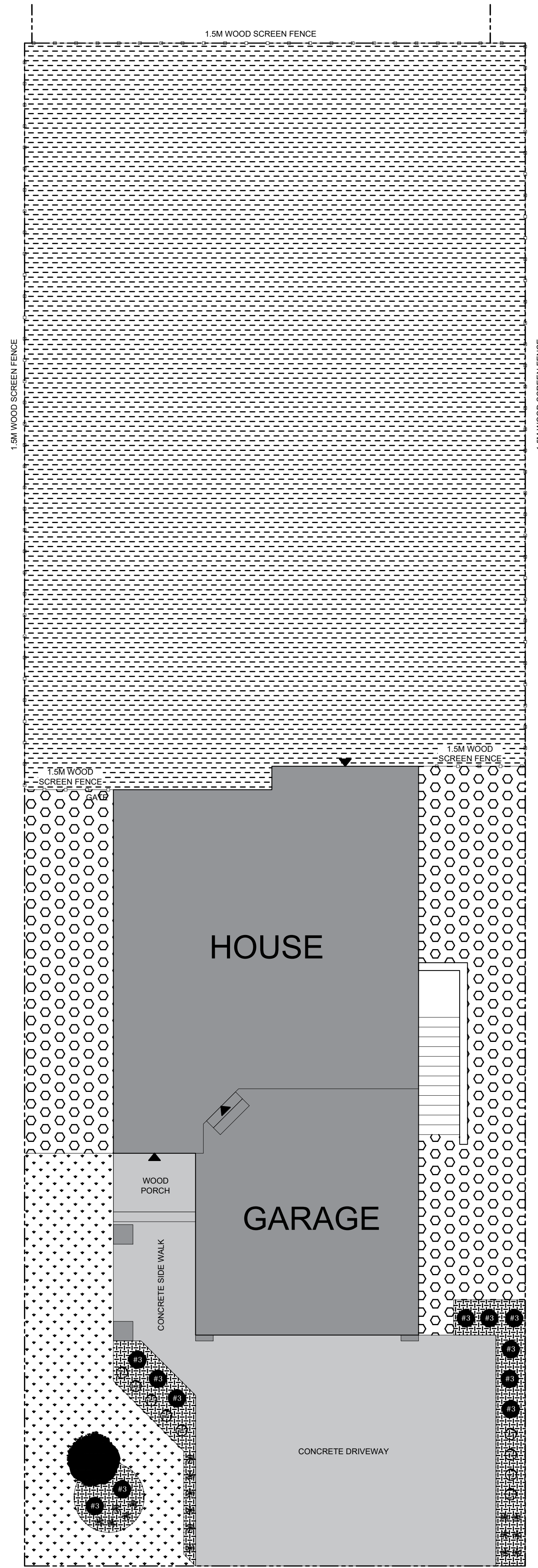
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LANDSCAPE PLAN

PLANTING LEGEND						
KEY	QTY	PLANTING	PLANTING SIZE	SPECIES A	SPECIES B	SPECIES C
#R	11	HEDGING SHRUB	#0 POT, 4-8FT IN HEIGHT 15" DEEP GROWING MEDIUM	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	YELLOW RIBBON HEDGING CEDAR <i>Thuja occidentalis 'Yellow Ribbon'</i>
#S	9	SHORT SHRUB	#2 POT, 60cm SPREAD 15" DEEP GROWING MEDIUM	DAVID'S VIBURNUM <i>Viburnum davidsonii</i>	KINKIKINICK <i>Actinophora chinensis</i>	DAWLEAF HYDRANGEA <i>Hydrangea davidsonii</i>
*	17	ORNAMENTAL GRASS	#1 POT, 20cm SPREAD 15" DEEP GROWING MEDIUM	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>
T	1	TREE	2m HEIGHT, TREE PIT TO BE DEPTH OF ROOT BALL WITH WIDTH BEING AT LEAST TWICE THE WIDTH OF ROOT BALL WITH SAUCER SHAPED SIDES. BARK MULCH COVER, PROVIDE A CLEAN MULCHED 3FT DIAMETER CIRCLE CENTRED ON TREE.	KOUSA DOGWOOD <i>Cornus kousa</i>	FRANS FONTAINE EUROPEAN HORSEAM <i>Cornus rotundifolia 'Frans Fontaine'</i>	MAIDENHAIR TREE <i>Begonia xillanensis</i>

LOT IMPROVEMENTS LEGEND				
KEY	QTY	MATERIAL	SPECIFICATION	REMARKS
[Pattern]	248.22	LOAM (TOP SOIL) ONLY	TESTED AND APPROVED GROWING MEDIUM	1. MINIMUM 15% DEPTH
[Pattern]	29.01	LOAM (TOP SOIL), SOD, AND IRRIGATION	NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS	1. LOAM TO BE A MINIMUM OF 10" DEPTH 2. SOD TO BE 1" THICKNESS (GRADE KENTUCKY BLUE GRASS FOR SUN RESISTANCE FOR SHADE)
[Pattern]	55.30	GRAVEL	CRUSHED GRANITE SCREENINGS	1. LARGER THAN 20MM SIEVE TO 100MM SIEVE
[Pattern]	13.73	BARK MULCH	MIN. 100MM (4") AND DARK BROWN IN COLOUR	1. FREE OF FERTILIZERS, SOAK COPE'S FREE, CHARGE AND STROKE, ALL BARK, CORNERS AND OTHERS TO BE REJECTED 2. 20% LAYER OF MULCH TO BE APPLIED 3. FRESH CHANGE IN COLOUR BARK WILL BE REJECTED
[Pattern]	56.27	1.5m WOOD SCREEN FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. MINIMUM 15% DEPTH
[Pattern]	NA	1.5m METAL FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. FULL DEPTH OF BEAM PRODUCTIVE LINE FRONT DRIVE GARAGE PRODUCTIVE CORNER TO BE REJECTED 2. PARALLEL TO BEAM CORNER OF HOUSE FROM BEAM PRODUCTIVE LINE TO DETACHED GARAGE CORNER LINED
[Pattern]	NA	STACKED STONE RETAINING WALL	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. LOCATIONS AS PER FLOOR PLAN
[Pattern]	79.91	BROOM FINISHED CONCRETE	DRIVEWAY, APRONS, AND SIDEWALKS	

IMPORTANT NOTES

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2. USE THIS PLAN IN CONJUNCTION WITH APPROVED DEVELOPMENT PERMIT LANDSCAPE PLAN

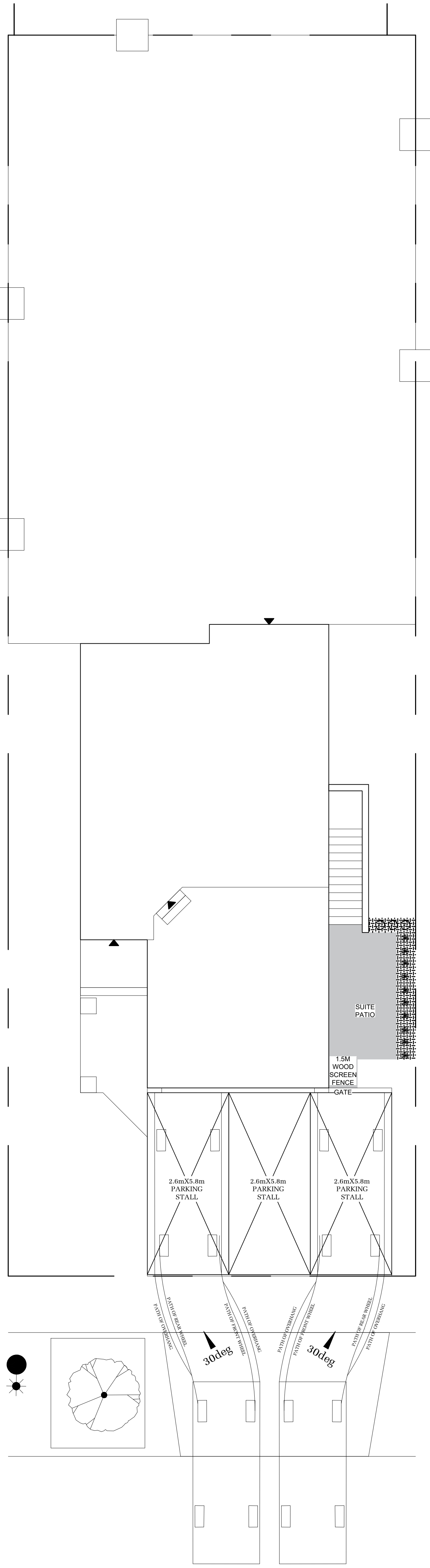
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LOT 5 SECTOR 2c REL 5
JOB 44-0205005 SCALE 1:75
296 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA

REV. NO.	DESIGN	DATE	REMARKS
1	MDS	13/10/22	INITIAL LANDSCAPE DRAFTING

SHEET NUMBER
PLOT



PARKING PLAN

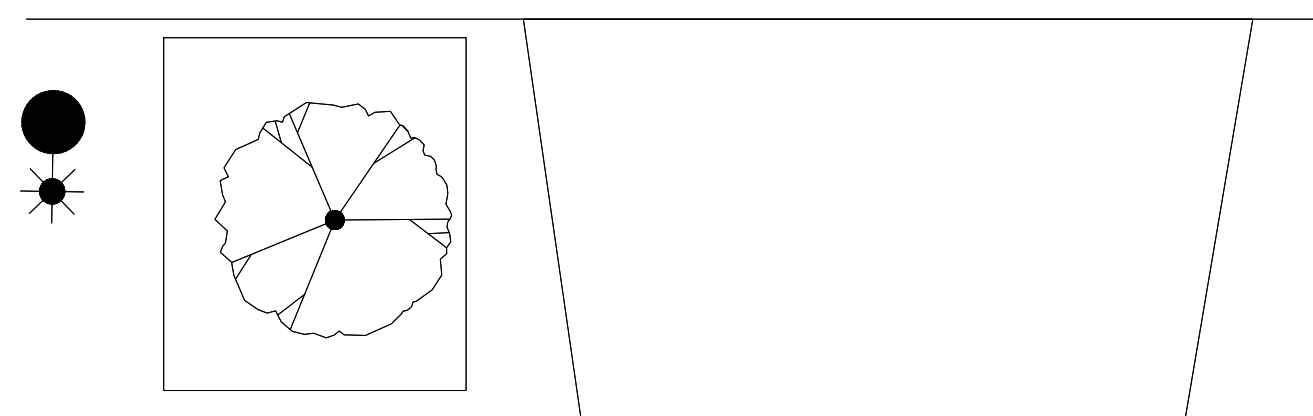
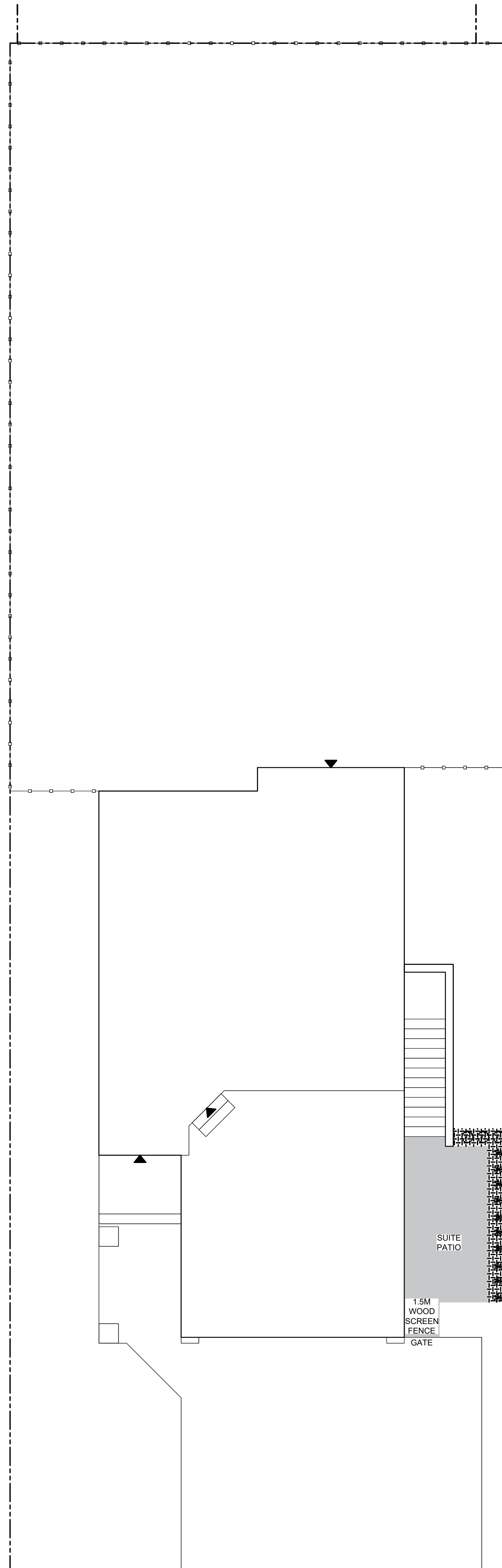


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LOT	5	SECTOR	2c	REL	5
JOB	44-0205005	SCALE	1:75		
296 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA					

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	03/30/22	INITIAL PARKING DRAFTING

SHEET NUMBER
PLOT



**SUITE
LANDSCAPE
PLAN**

PLANTING LEGEND						
KEY	QTY	PLANTING	PLANTING SIZE	SPECIES A	SPECIES B	SPECIES C
#R	0	HEDGING SHRUB	#0 POT, 4-8FT IN HEIGHT 15" DEEP GROWING MEDIUM	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	YELLOW RIBBON HEDGING CEDAR <i>Thuja occidentalis 'Yellow Ribbon'</i>
#S	5	SHORT SHRUB	#2 POT, 60cm SPREAD 15" DEEP GROWING MEDIUM	DAVID'S VIBURNUM <i>Viburnum davidsonii</i>	KINKIKINICK <i>Andropogon distachyoides</i>	DAWLEAF HYDRANGEA <i>Hydrangea davidsonii</i>
#*	19	ORNAMENTAL GRASS	#1 POT, 20cm SPREAD 15" DEEP GROWING MEDIUM	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>
#T	0	TREE	2m HEIGHT, TREE PIT TO BE DEPTH OF ROOT BALL WITH WIDTH BEING AT LEAST TWICE THE WIDTH OF ROOT BALL WITH SAUCER SHAPED SIDES. BARK MULCH COVER, PROVIDE A CLEAN MULCHED 3FT DIAMETER CIRCLE CENTRED ON TREE.	KOUSA DOGWOOD <i>Quercus kuskuta</i>	FRANS FONTAINE <i>European Hornbeam</i> <i>Cornus reticulata 'Frans Fontaine'</i>	MAIDENHAIR TREE <i>Banksia laevis</i>

LOT IMPROVEMENTS LEGEND				
KEY	QTY	MATERIAL	SPECIFICATION	REMARKS
#L	0	LOAM (TOP SOIL) ONLY	TESTED AND APPROVED GROWING MEDIUM	MINIMUM 1% SLOPE
#I	0	LOAM (TOP SOIL), SOD, AND IRRIGATION	NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS	1. LOAM TO BE A MINIMUM OF 10" DEPTH 2. SOIL TO BE NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS FOR SUN PESTICIDE FOR SHADE
#G	0	GRAVEL	CRUSHED GRANITE SCREENINGS	1. LARGER THAN 20MM SIEVE TO 100MM SIEVE
#M	5.25	BARK MULCH	MIN. 10MM Ø AND DARK BROWN IN COLOUR	1. FREE OF FERTILIZERS, SOAKING OILS, FRESH CHARGE AND STORAGE, ALL BARK MULCHES MUST BE FREE OF FERTILIZERS AND STORAGE OILS 2. BARK MULCHES MUST BE FREE OF FERTILIZERS AND STORAGE OILS 3. FRESH CHARGE AND STORAGE OILS WILL BE REJECTED
#F	1.0	1.5m WOOD SCREEN FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. MINIMUM 1% SLOPE 2. FULL DEPTH OF BARK MULCH TO BE APPLIED TO THE ENTIRE LOT 3. CORNER TREE PIT MUST BE 1000mm FROM BARK MULCH TO DETACHED GARAGE CORNER LINED
#P	NA	1.5M METAL FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. LOCATION AS PER PLOT PLAN
#S	NA	STACKED STONE RETAINING WALL	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. LOCATION AS PER PLOT PLAN
#D	10.74	BROOM FINISHED CONCRETE	DRIVEWAY, APRONS, AND SIDEWALKS	

IMPORTANT NOTES

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2. USE THIS PLAN IN CONJUNCTION WITH APPROVED DEVELOPMENT PERMIT LANDSCAPE PLAN

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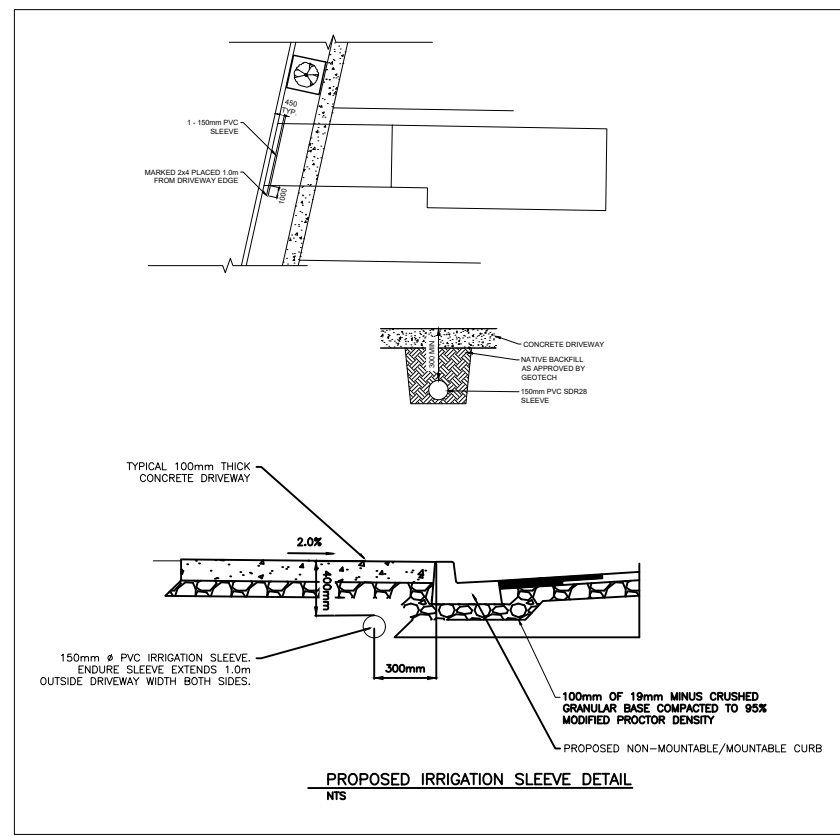
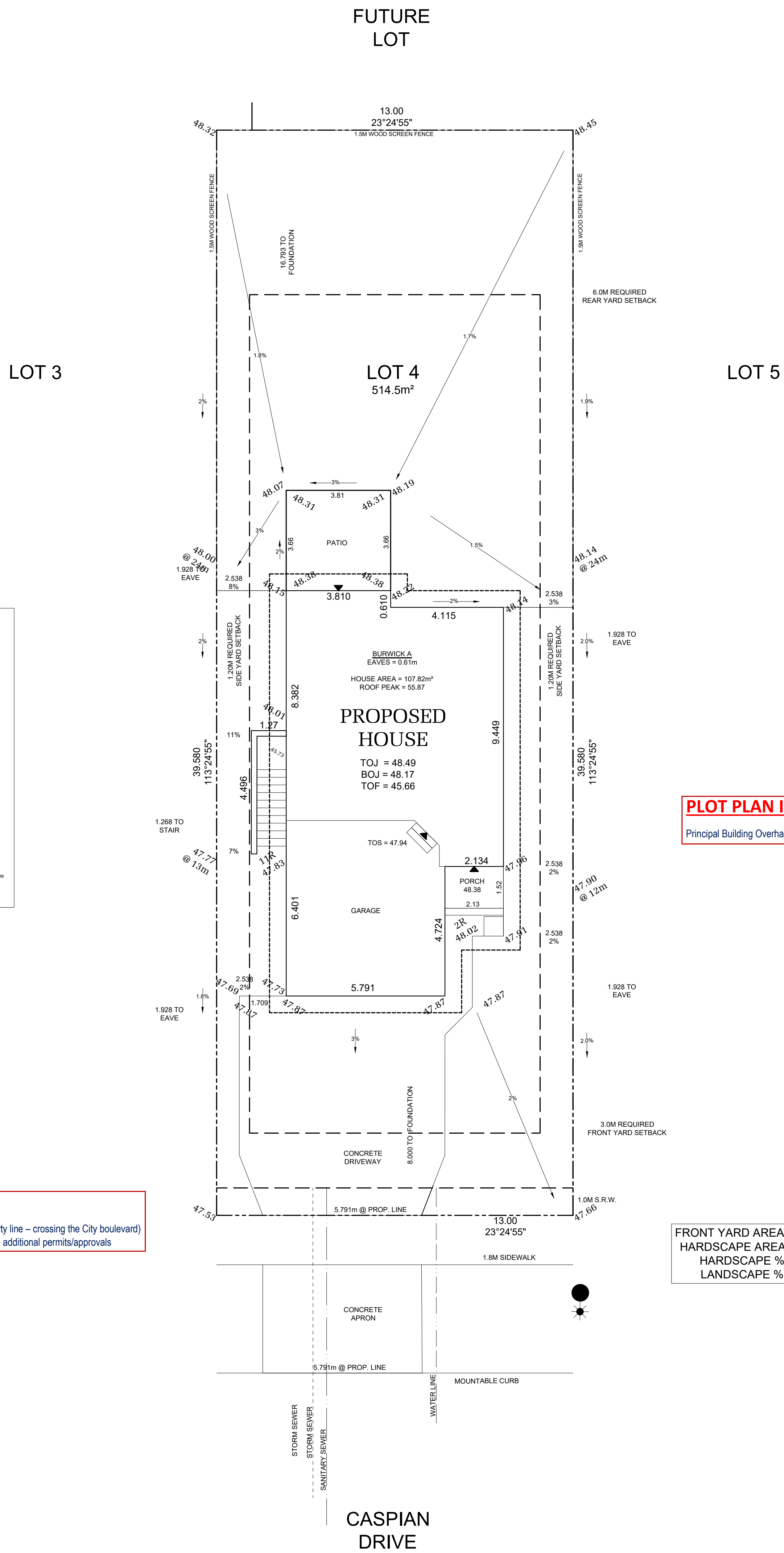
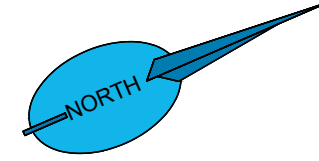
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LOT 5 SECTOR 2c REL 5
JOB 44-0205005 SCALE 1:75
**296 CASPIAN DRIVE, COLWOOD,
BRITISH COLUMBIA**

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	04/01/22	INITIAL LANDSCAPE DRAFTING
2	CVD	12/05/22	ADDED SUITE LANDSCAPING

SHEET NUMBER
PLOT

Schedule 2



PLOT PLAN INFO
The width of driveway access (at property line – crossing the City boulevard) is to be as noted. Alterations will require additional permits/approvals

PLOT PLAN INFO
Principal Building Overhangs: 0.61m

FRONT YARD AREA = 114.072m2
HARDSCAPE AREA = 60.852m2
HARDSCAPE % = 53.3%
LANDSCAPE % = 46.7%

STOP & READ
Retaining walls **may not** exceed 1.2m in height or a 1:1 ratio of height to horizontal separation if terraced

BY-LAW ZONE DATA: ROYAL BAY RBCD5		
DEVELOPMENT REGULATION	REQUIRED	PROPOSED
LOT TYPE	MEDIUM ONE-FAMILY DWELLING	
LOT AREA	368 m ² (min.)	514.5 m ²
LOT WIDTH	10.97m (min.)	13.00m
LOT COVERAGE	50% (max.)	20.96%
BUILDING HEIGHT (PRINCIPLE)	9.5m (max.)	6.42m
ACCESSORY BUILDING HEIGHT	4.5m (max.)	NAm
FRONT SETBACK (PRINCIPLE)	3.0m (min.)	8.00m
SIDE SETBACK (PRINCIPLE)	1.2m (min.)	2.538m
REAR SETBACK (PRINCIPLE)	6.0m (min.)	16.793m
REAR SETBACK (ACCESSORY)	1.0m (min.)	NAm
COMBINED FLOOR AREA (ACCESSORY)	60m ² (max.)	0m ²

PLOT PLAN

IMPORTANT NOTE
ALL DIMENSIONS AND SERVICES MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION

LOT INFORMATION	VALUE
MINIMUM MAIN FLOOR ELEVATION (MFE)	48.34
GARAGE FLOOR ELEVATION (GFE)	NA
MAXIMUM FINAL GRADE ELEVATION (MFGE)	47.90
MINIMUM SANITARY SERVICEABLE ELEVATION (MSE)	NA
PROPOSED SANITARY SEWER SERVICE INVERT (S)	45.25
PROPOSED STORM DRAIN SERVICE INVERT (D)	45.28
BASEMENT FLOOR ELEVATION (BFE)	NA

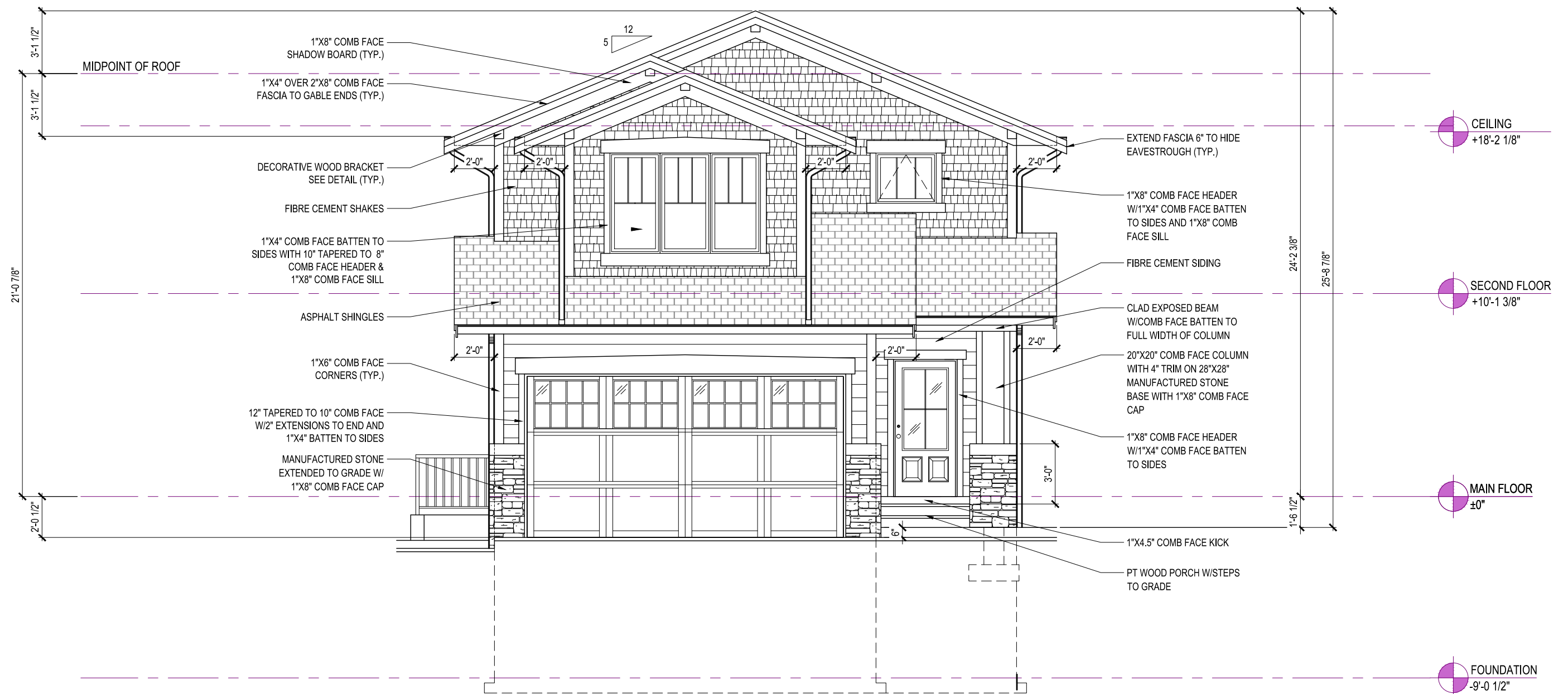


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LOT 4 SECTOR 2c REL 5
JOB 44-0205004 SCALE 1:100
300 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA

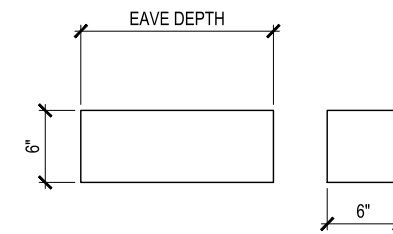
REV. NO.	DESIGN	DATE	REMARKS
1	CVD	03/30/22	INITIAL PLOT PLAN DRAFTING
2	MDS	05/05/22	REVISIONS
3	CVD	12/05/22	REVISED HOUSE MODEL
4	CVD	01/24/23	ADDED CONCRETE PATIO
5	MDS	02/13/23	REVISED SETBACK

SHEET NUMBER **PLOT**



FRONT ELEVATION
STYLE - CRAFTSMAN

8' UPPER FLOOR
9' MAIN FLOOR
8' BASEMENT



BRACKET DETAIL

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BURWICK
ELEVATION A

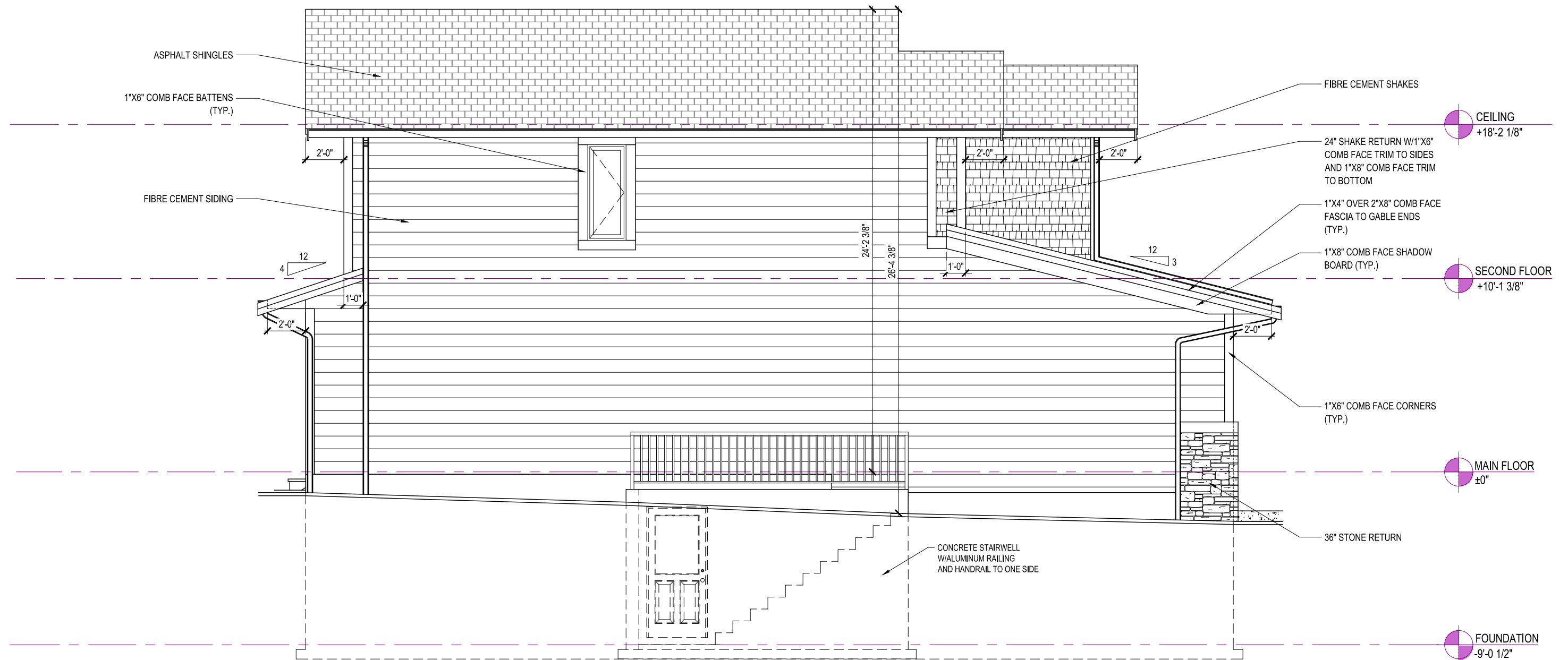
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

01



LEFT ELEVATION

WALL AREA = 791 SQ.FT.
 UNPROTECTED OPENING AREA = 10 SQ.FT.
 1.26%



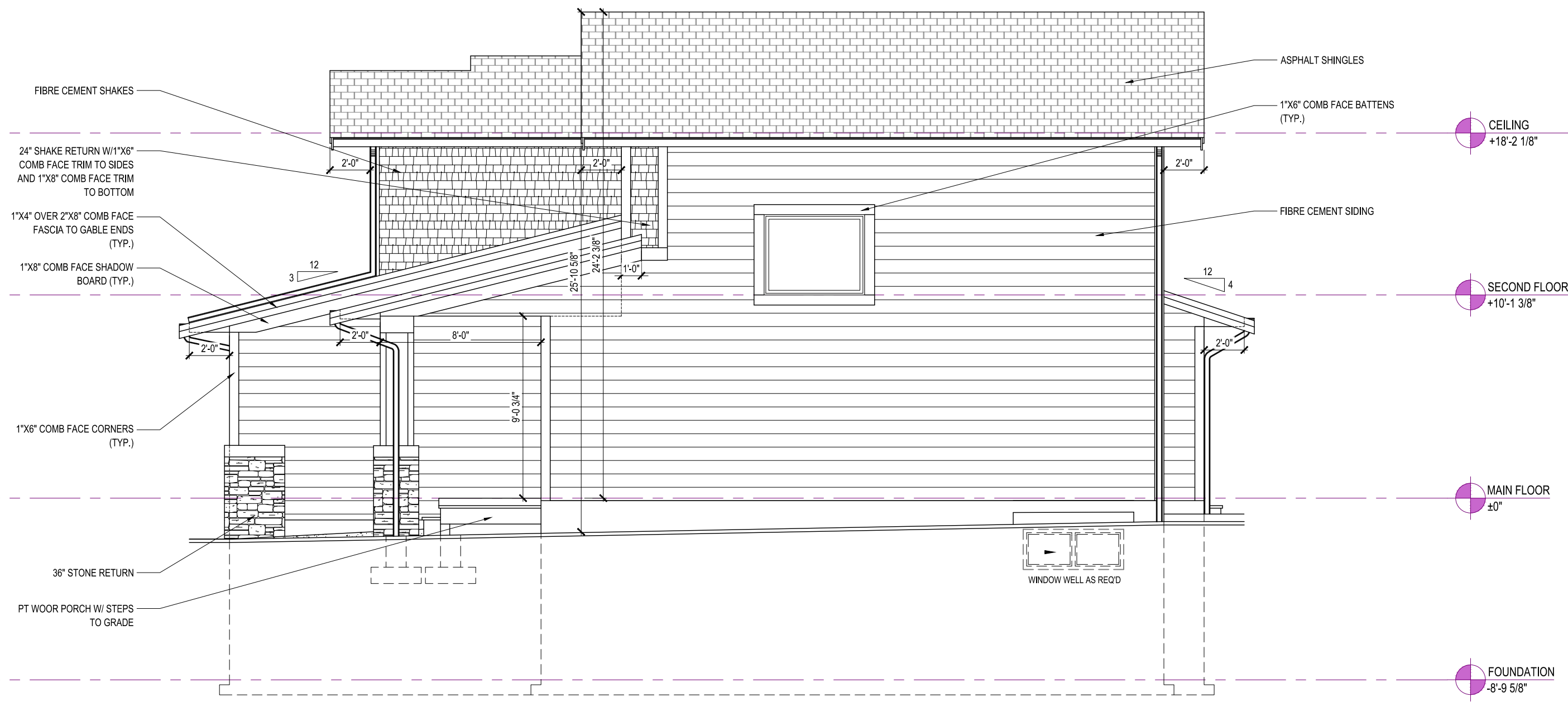
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BURWICK
 ELEVATION A
 1604 SQ. FT
 300 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
 02



RIGHT ELEVATION

WALL AREA = 554 SQ.FT.
 UNPROTECTED OPENING AREA = 20.00 SQ.FT.
 3.61%



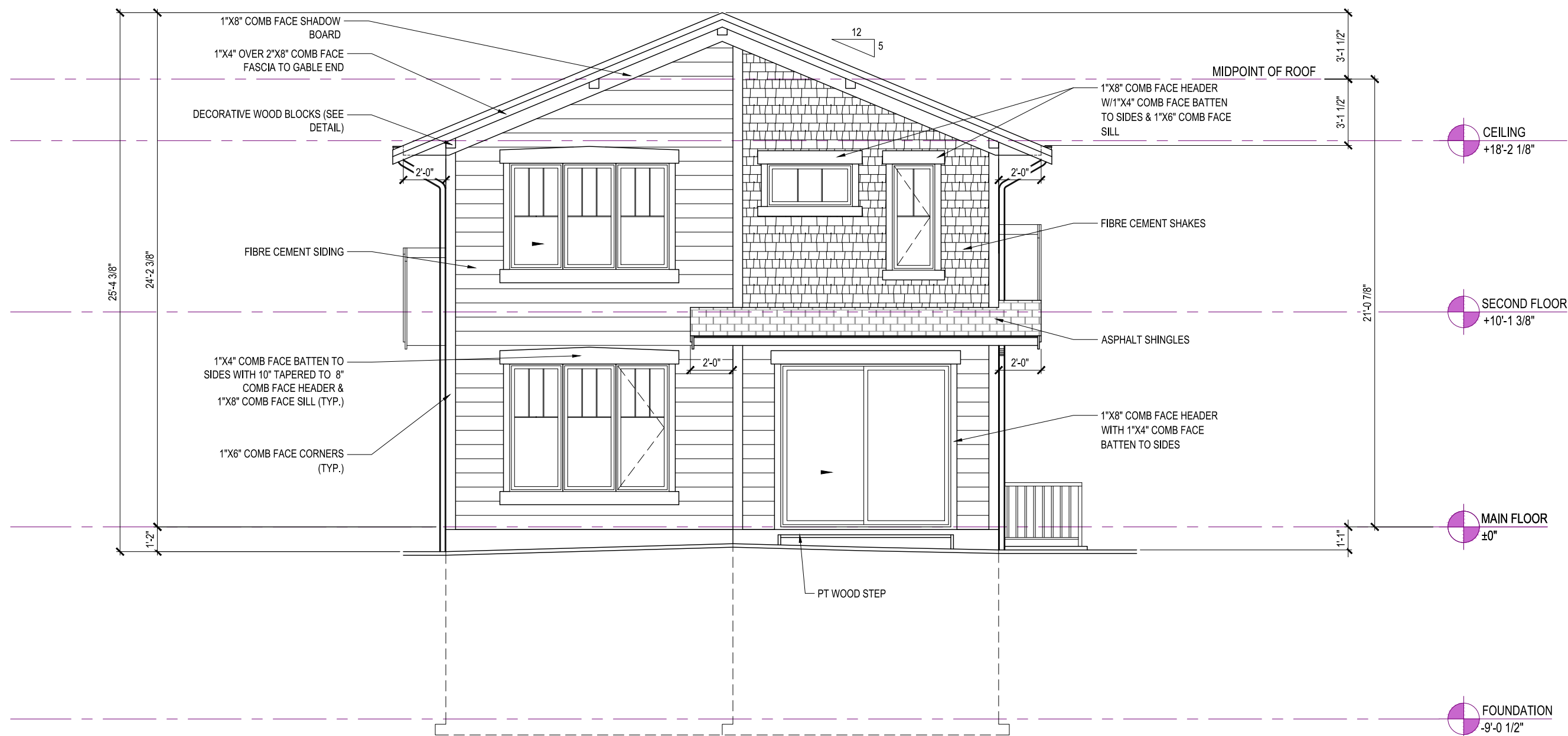
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BURWICK
 ELEVATION A
 1604 SQ. FT
 300 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
 03



REAR ELEVATION



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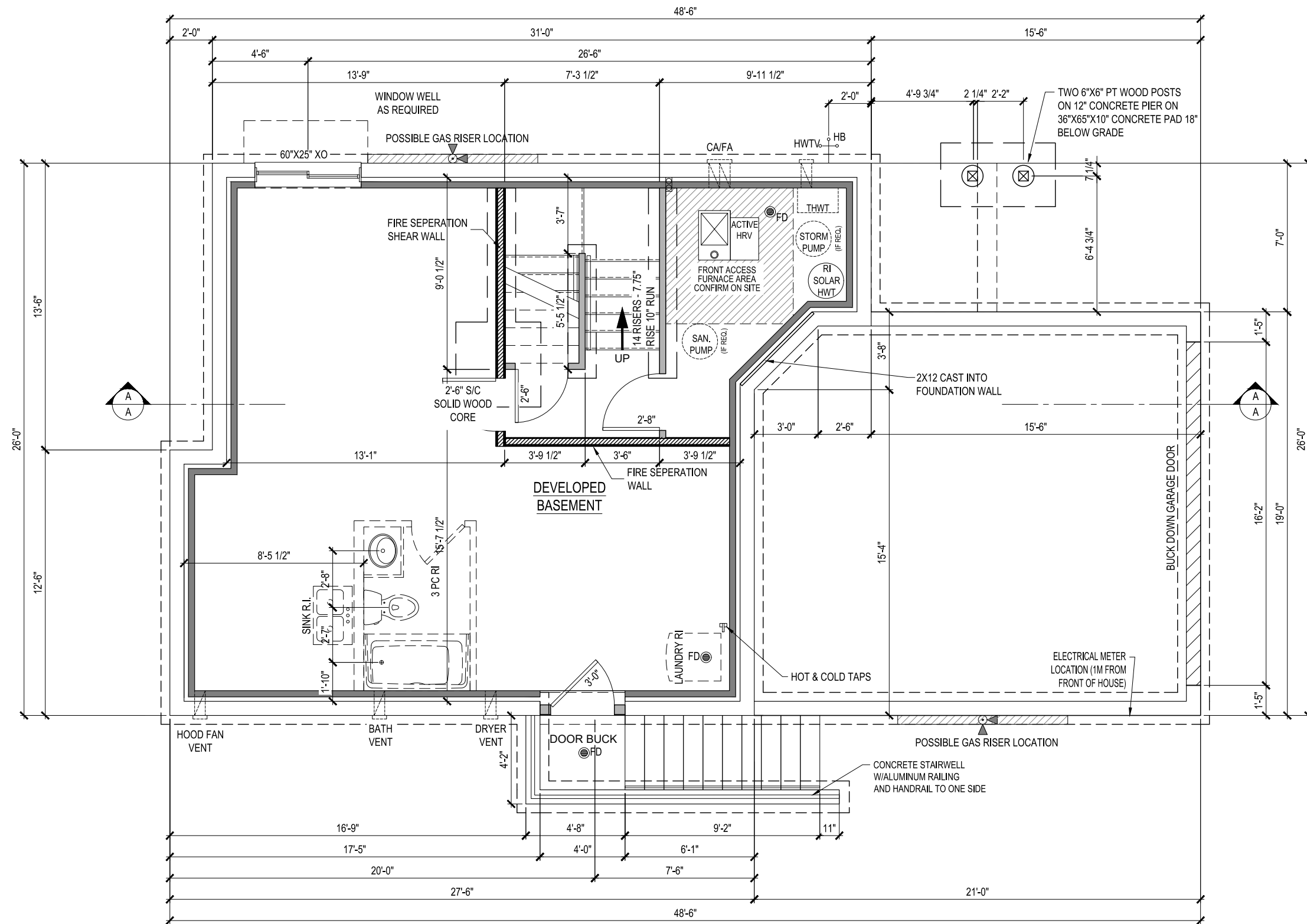
BURWICK
 ELEVATION A
 1604 SQ. FT

300 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
 04



FOUNDATION PLAN
659 Sq.Ft.

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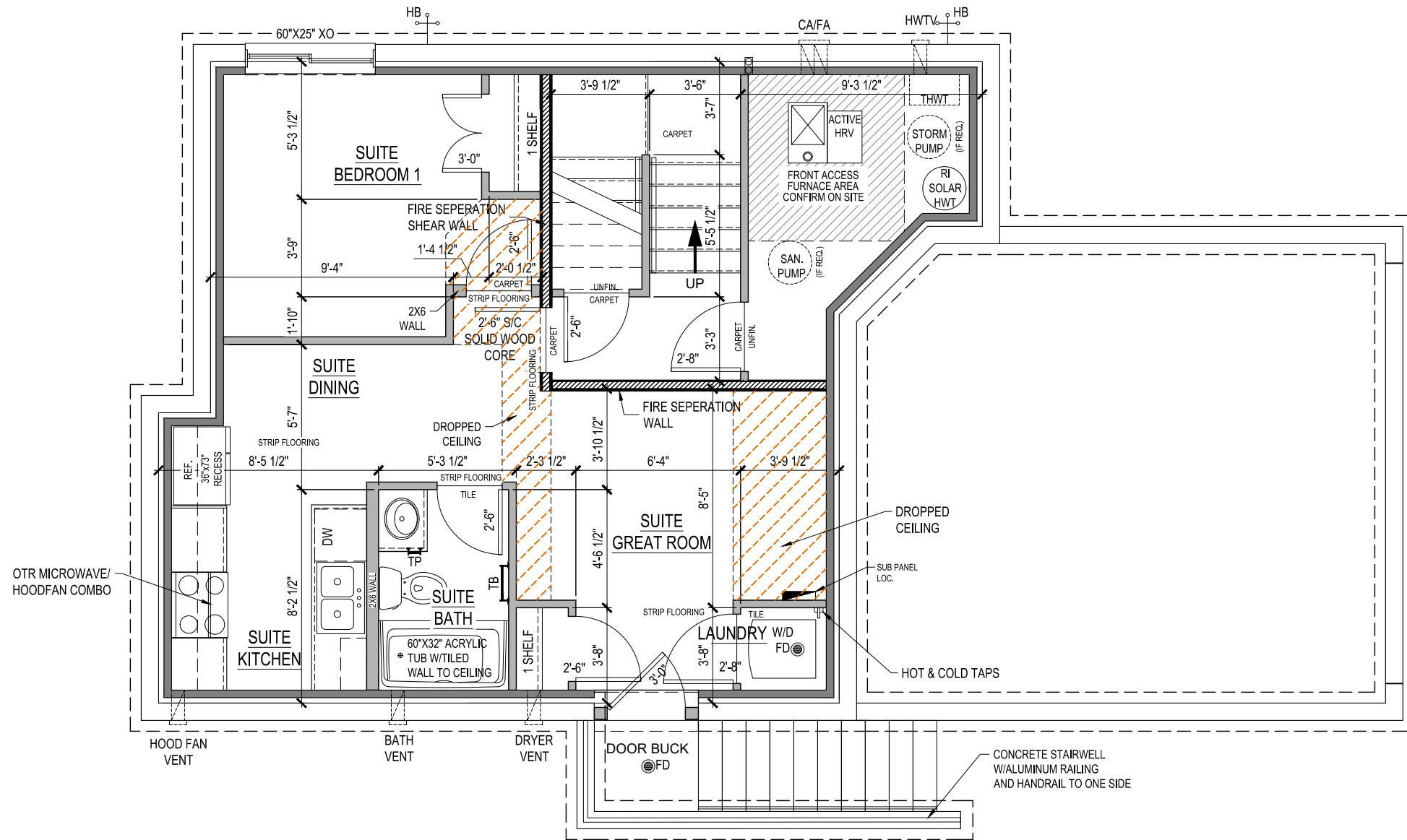
BURWICK
ELEVATION A
1604 SQ. FT

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
05



BASEMENT SUITE

BASEMENT DEVELOPMENT = 34 SQ. FT.
 BASEMENT SUITE = 473 SQ. FT.

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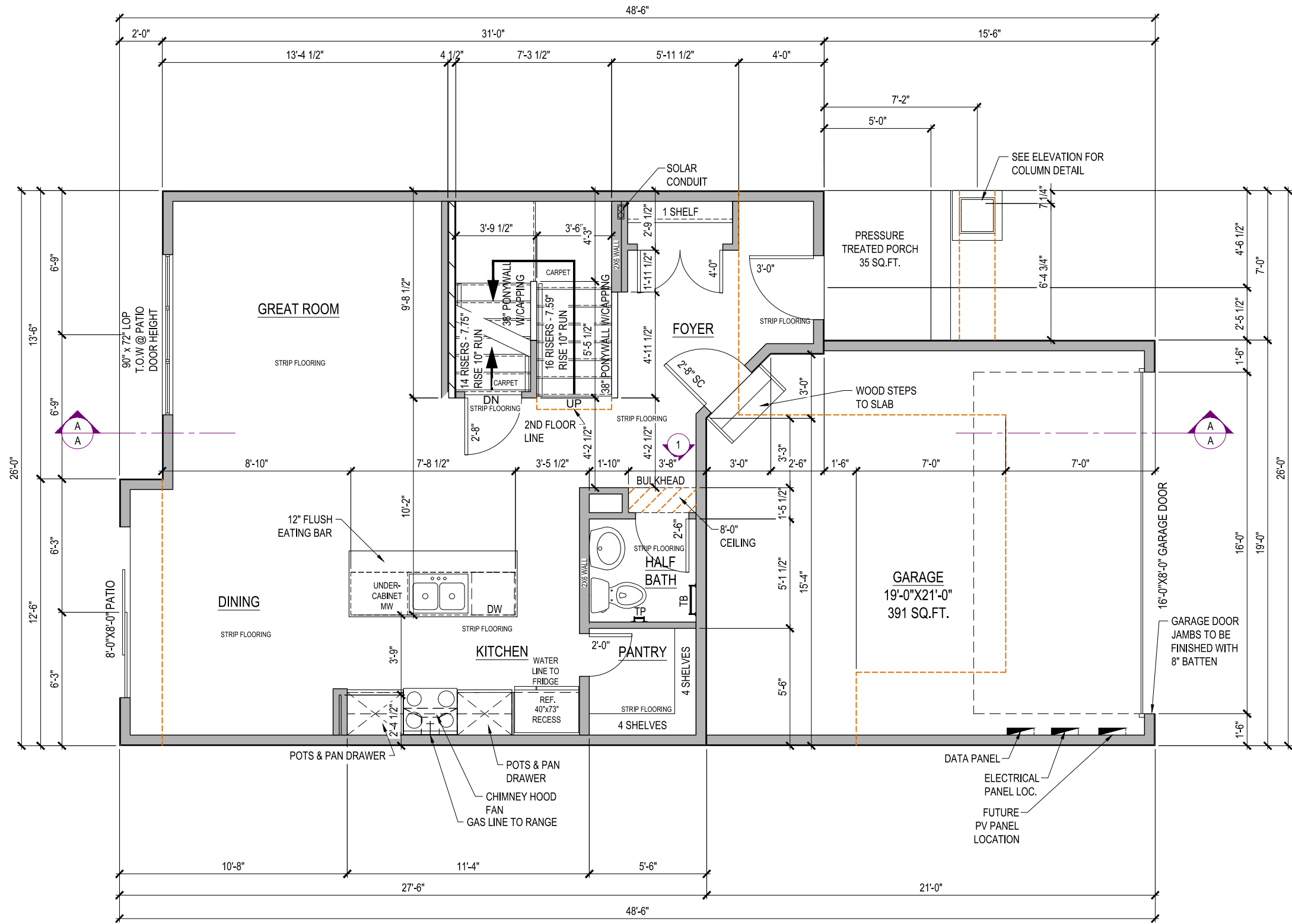
BURWICK
 ELEVATION A
 1604 SQ. FT

300 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
06



MAIN FLOOR PLAN

735 Sq.Ft.



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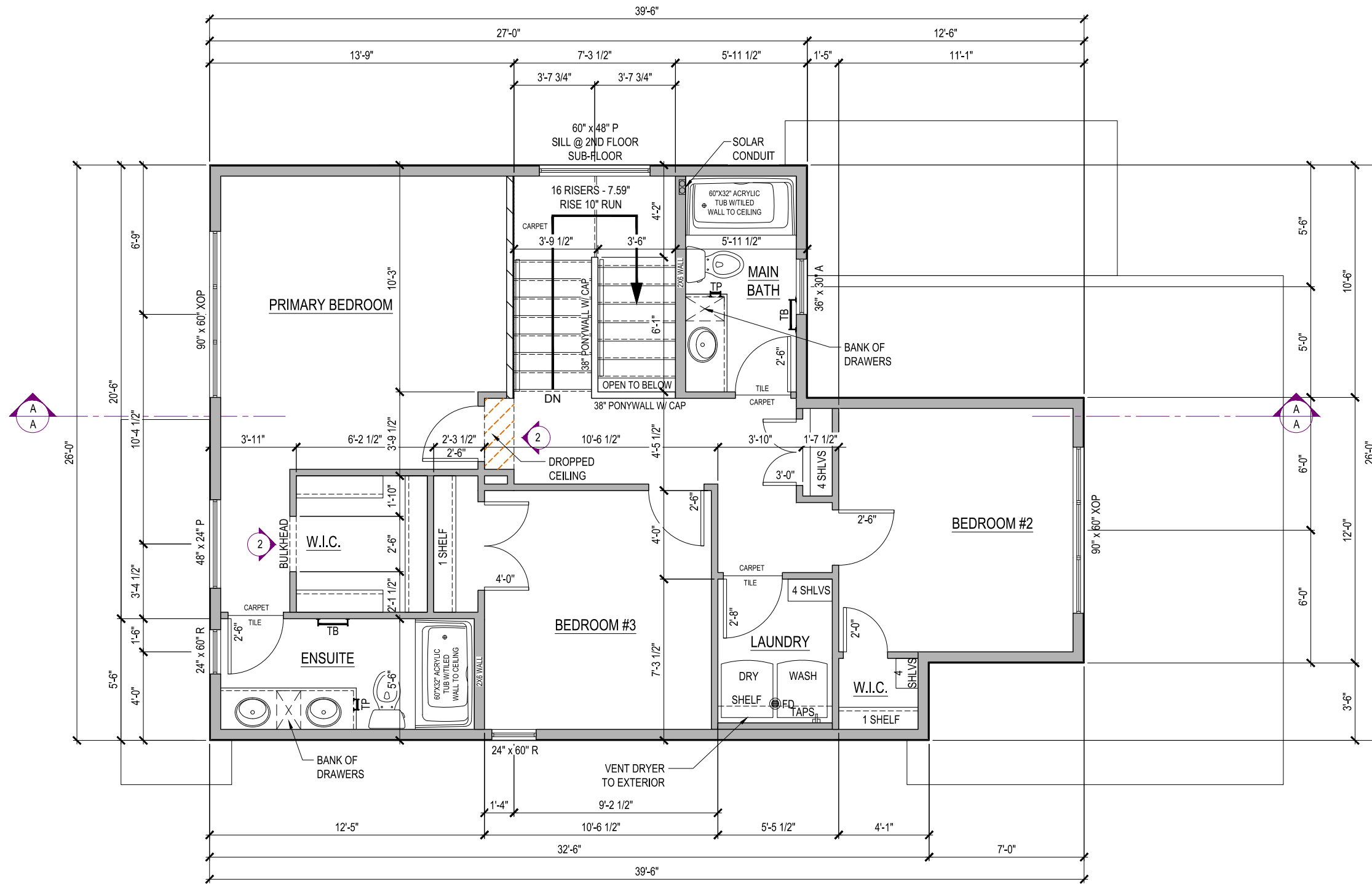
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BURWICK
 ELEVATION A
 1604 SQ. FT

300 CASPIAN DRIVE,
 COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



SECOND FLOOR PLAN

869 Sq.Ft.

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BURWICK
ELEVATION A
1604 SQ. FT

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

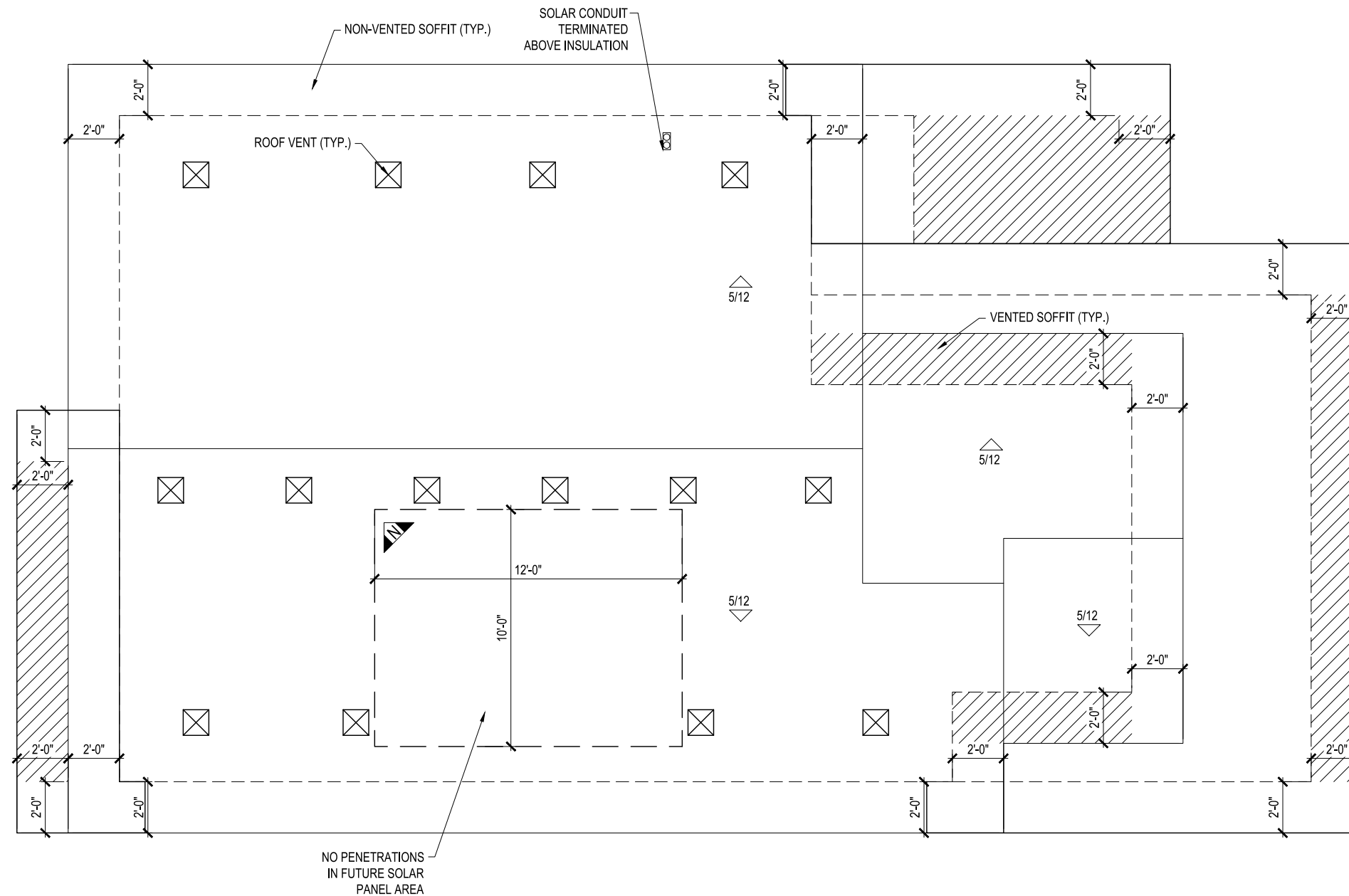
08

ROOF AREA

871 Sq.Ft.

FRAMER NOTE:

- ENSURE THE EDGE OF THE BOTTOM ROOF VENT HOLE IS 48" AWAY FROM THE FASCIA
- ROOF VENTS MUST BE A MINIMUM OF 36" AWAY FROM VALLEYS
- STAGGER UPPER AND LOWER VENTS WHERE POSSIBLE
- ROOF VENT HOLES TO BE APPROX. 8" X 8"
- ROOF VENTS MUST BE AS CLOSE TO RIDGE AS POSSIBLE (MIN. OF 12")
- ENSURE THAT VENTS AT EQUAL HEIGHT ARE IN LINE WITH EACH OTHER
- FRAMERS TO CONFIRM THE VENTING LAYOUT WITH ROOFING INSTALLER PRIOR TO FRAMING VENT LOCATIONS



ROOF PLAN

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BURWICK
ELEVATION A

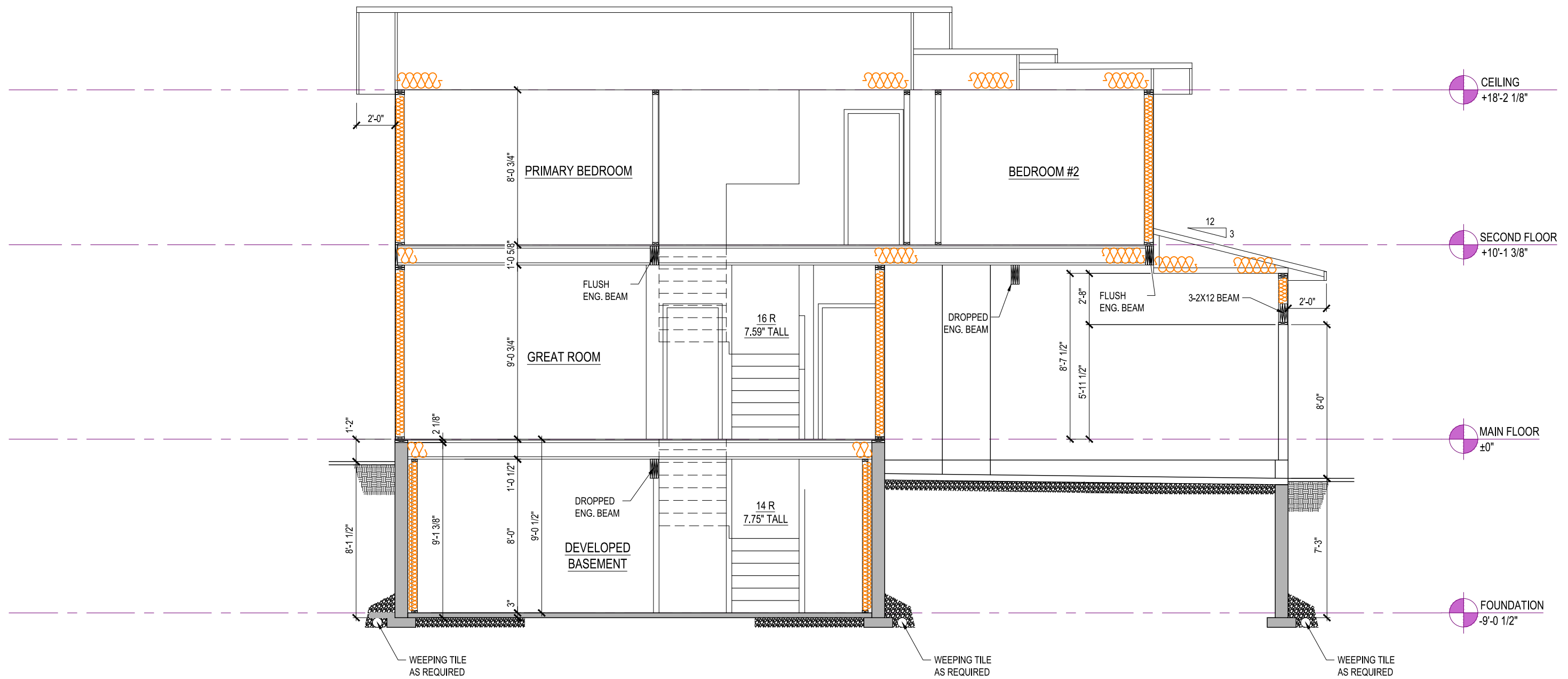
1604 SQ. FT

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER
09



SECTION A-A 8' BASEMENT 9' MAIN FLOOR 8' UPPER FLOOR

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BURWICK
ELEVATION A

1604 SQ. FT

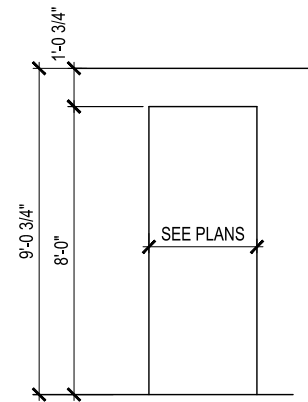
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

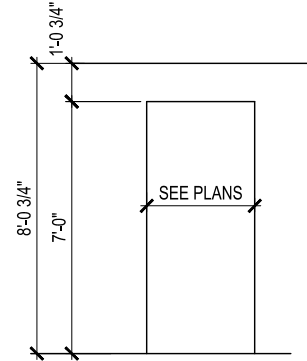
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SHEET NUMBER

10

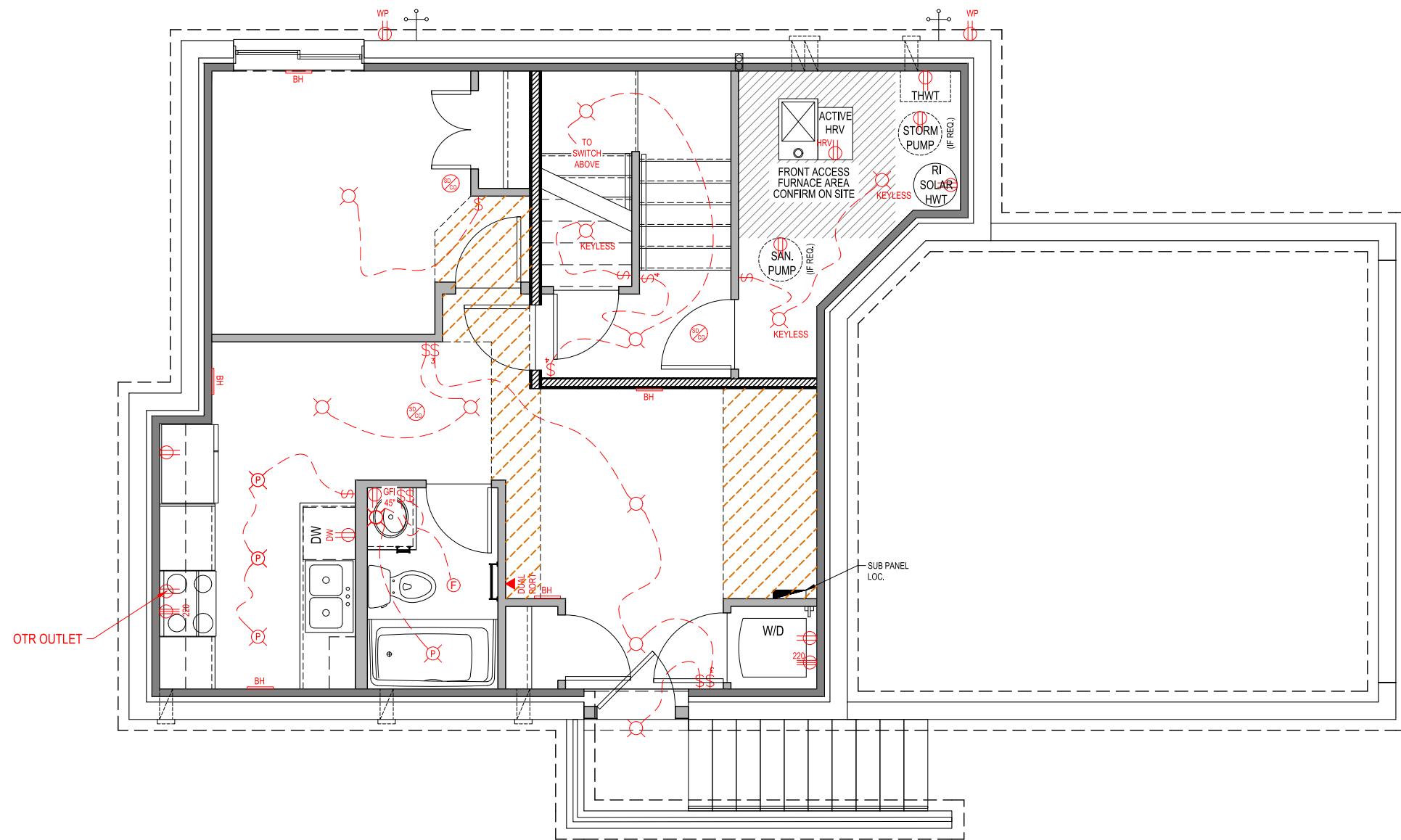


1 BULKHEAD DETAIL - 9'-0"



2 BULKHEAD DETAIL - 8'-0"

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



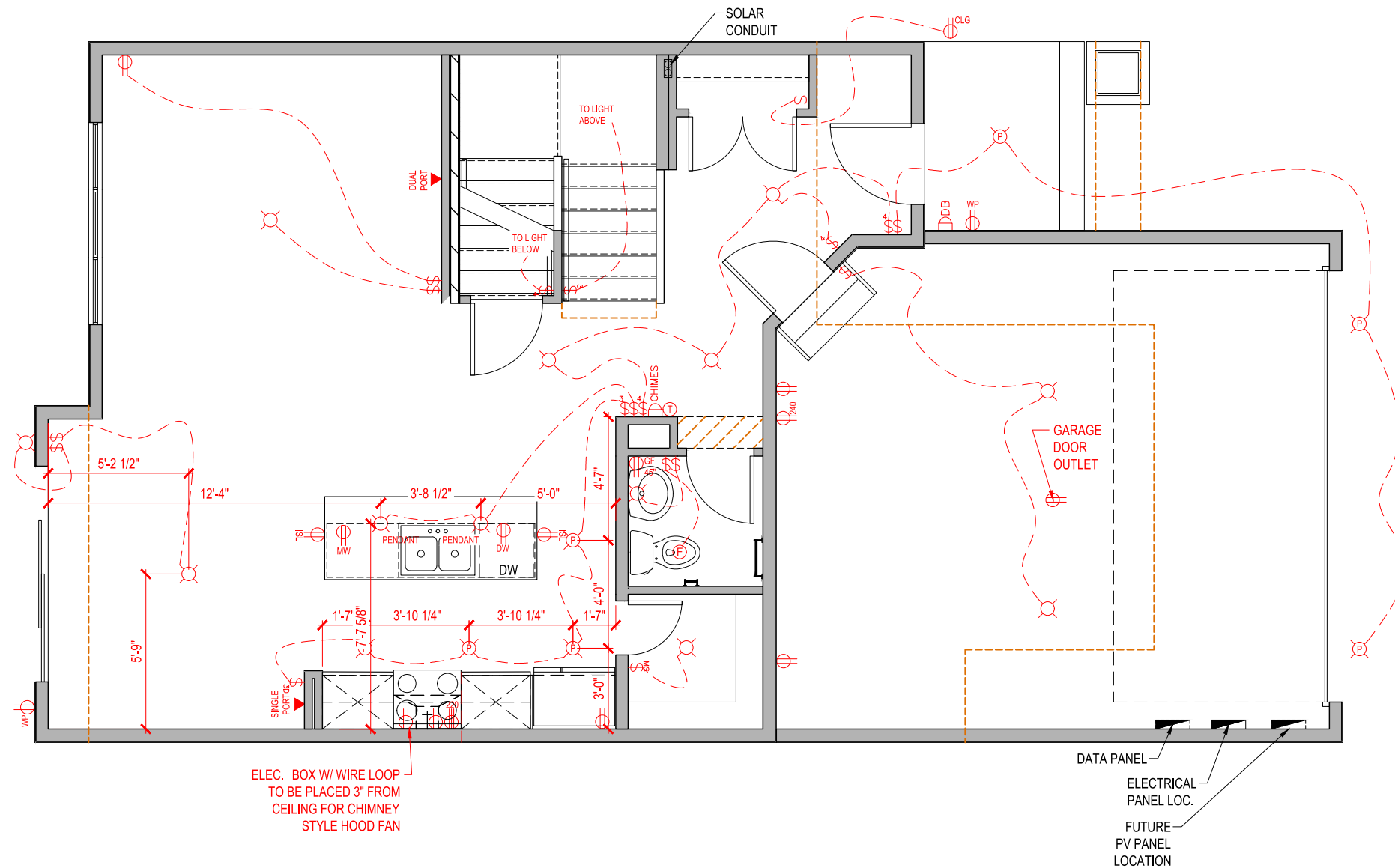
BASEMENT SUITE - ELECTRICAL

BASEMENT DEVELOPMENT = 34 SQ. FT.
 BASEMENT SUITE = 473 SQ. FT.

	STANDARD OUTLET
	MICROWAVE OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE PORT DATA (ALSO TELEPHONE)
	DUAL PORT DATA
	DOORBELL
	THERMOSTAT
	DOORBELL CHIMES
	CO / SMOKE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	STANDARD LIGHT FIXTURE
	6" POT LIGHT
	4" POT LIGHT
	DISC LIGHT FIXTURE
	TRACK LIGHT (2)
	TYPICAL CONDUIT
	SHORT RUN CONDUIT @60" PROVIDE BLOCKING AND POWER
	LONG RUN CONDUIT @72" PROVIDE BLOCKING AND POWER
	UNDERCABINET LIGHTING
	ELECT. BOX W/ WIRE LOOP TO BE PLACED 3" FROM CEILING FOR CHIMNEY STYLE HOOD FAN

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



	STANDARD OUTLET
	MICROWAVE OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE PORT DATA (ALSO TELEPHONE)
	DUAL PORT DATA
	DOORBELL
	THERMOSTAT
	DOORBELL CHIMES
	CO / SMOKE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	STANDARD LIGHT FIXTURE
	6" POT LIGHT
	4" POT LIGHT
	DISC LIGHT FIXTURE
	TRACK LIGHT (2)
	TYPICAL CONDUIT
	SHORT RUN CONDUIT @60" PROVIDE BLOCKING AND POWER
	LONG RUN CONDUIT @72" PROVIDE BLOCKING AND POWER
	UNDERCABINET LIGHTING
	ELEC. BOX W/ WIRE LOOP TO BE PLACED 3" FROM CEILING FOR CHIMNEY STYLE HOOD FAN

MAIN FLOOR PLAN - ELECTRICAL

735 Sq.Ft.

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BURWICK
ELEVATION A
1604 SQ. FT

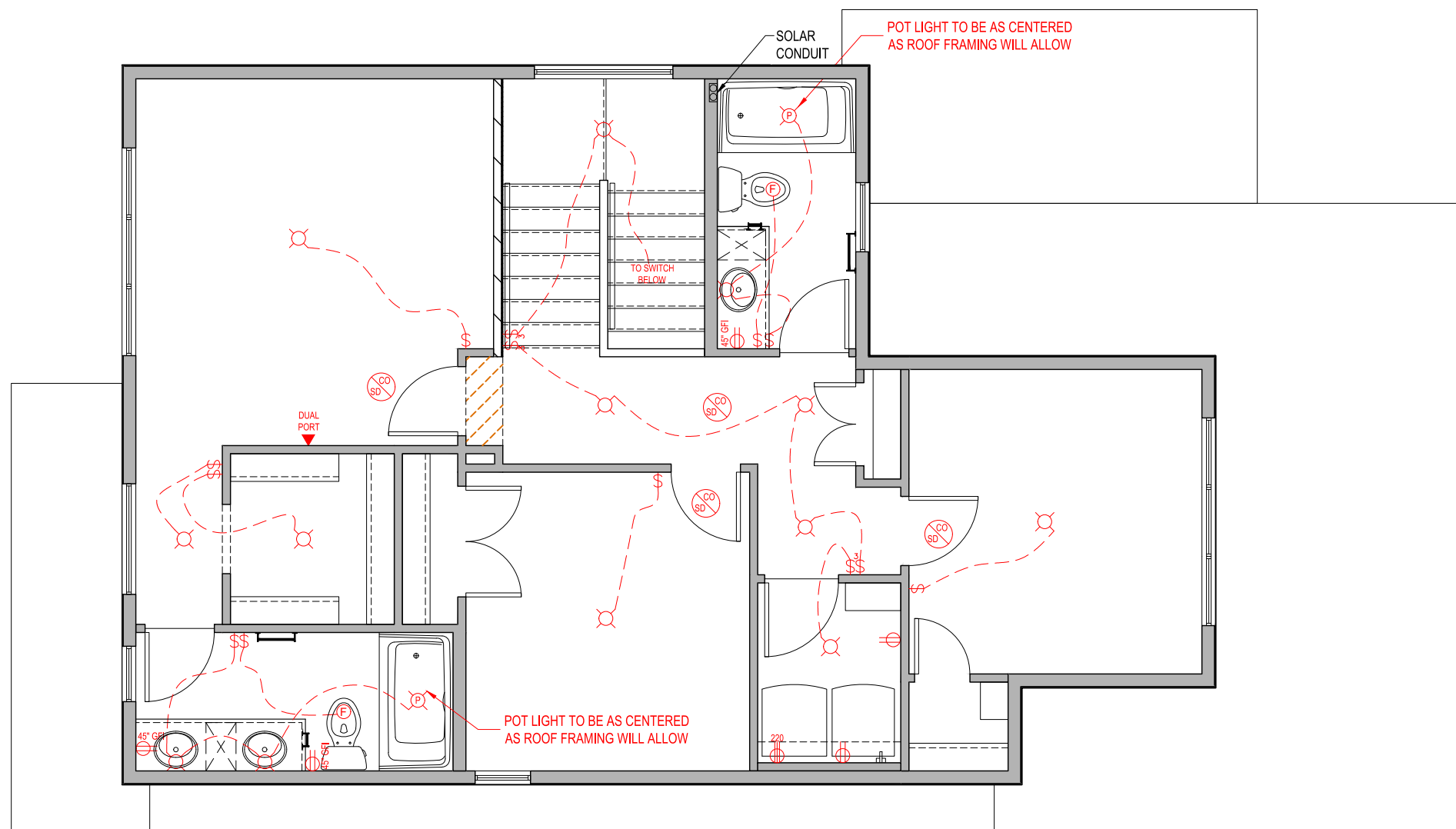
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

13



	STANDARD OUTLET
	MICROWAVE OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE PORT DATA (ALSO TELEPHONE)
	DUAL PORT DATA
	DOORBELL
	THERMOSTAT
	DOORBELL CHIMES
	CO / SMOKE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	STANDARD LIGHT FIXTURE
	6\" POT LIGHT
	4\" POT LIGHT
	DISC LIGHT FIXTURE
	TRACK LIGHT (2)
	TYPICAL CONDUIT
	SHORT RUN CONDUIT @60\" PROVIDE BLOCKING AND POWER
	LONG RUN CONDUIT @72\" PROVIDE BLOCKING AND POWER
	UNDERCABINET LIGHTING
	ELECT. BOX W/ WIRE LOOP TO BE PLACED 3\" FROM CEILING FOR CHIMNEY STYLE HOOD FAN

SECOND FLOOR PLAN - ELECTRICAL

869 Sq.Ft.



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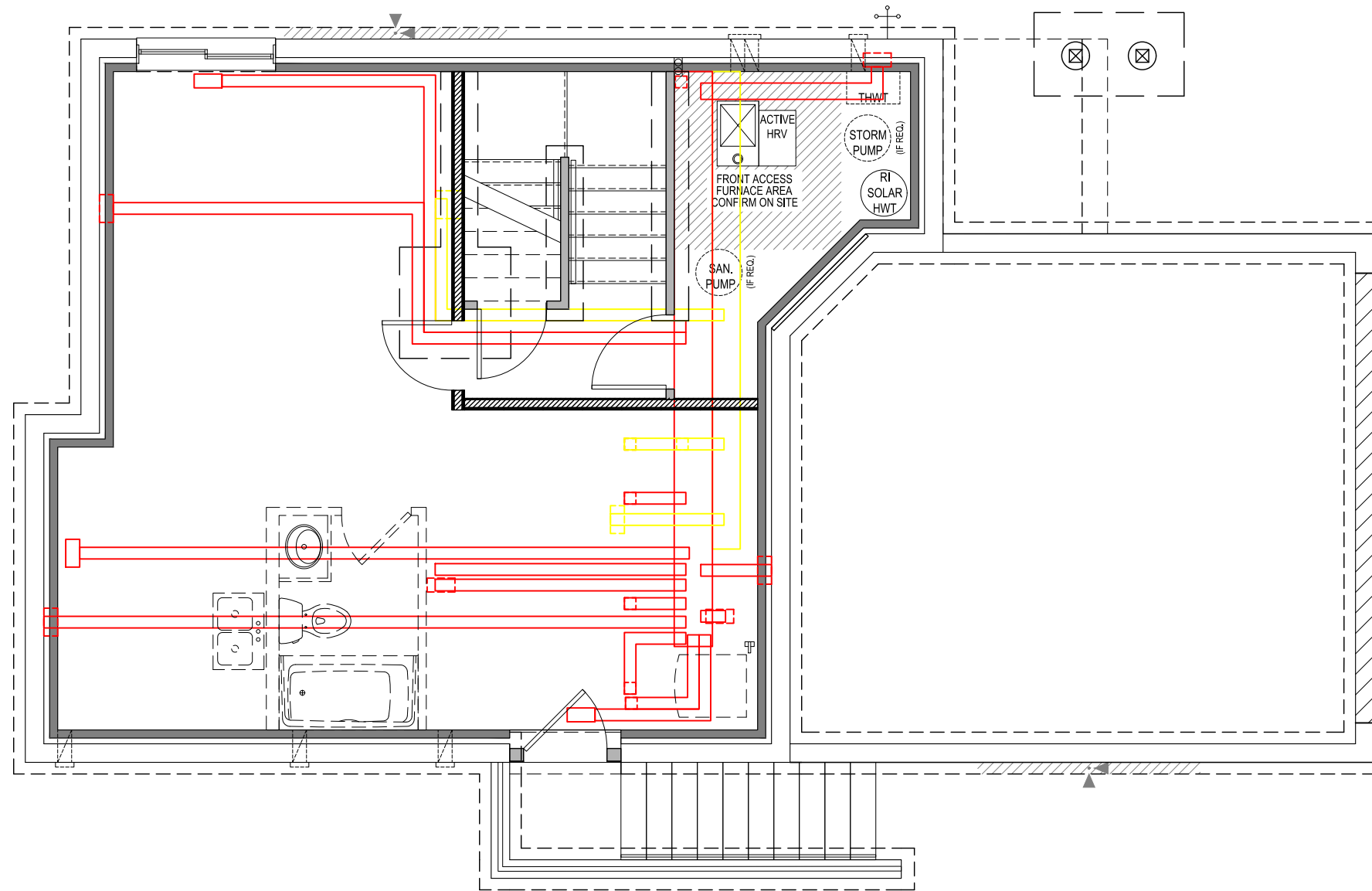
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ELEVATION A

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE:	$\frac{3}{16}'' = 1'-0''$
SEC	2C		
REL	5		
JOB	44-0205004		

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



FOUNDATION PLAN - MECHANICAL

659 Sq.Ft.

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BURWICK
ELEVATION A

1604 SQ. FT

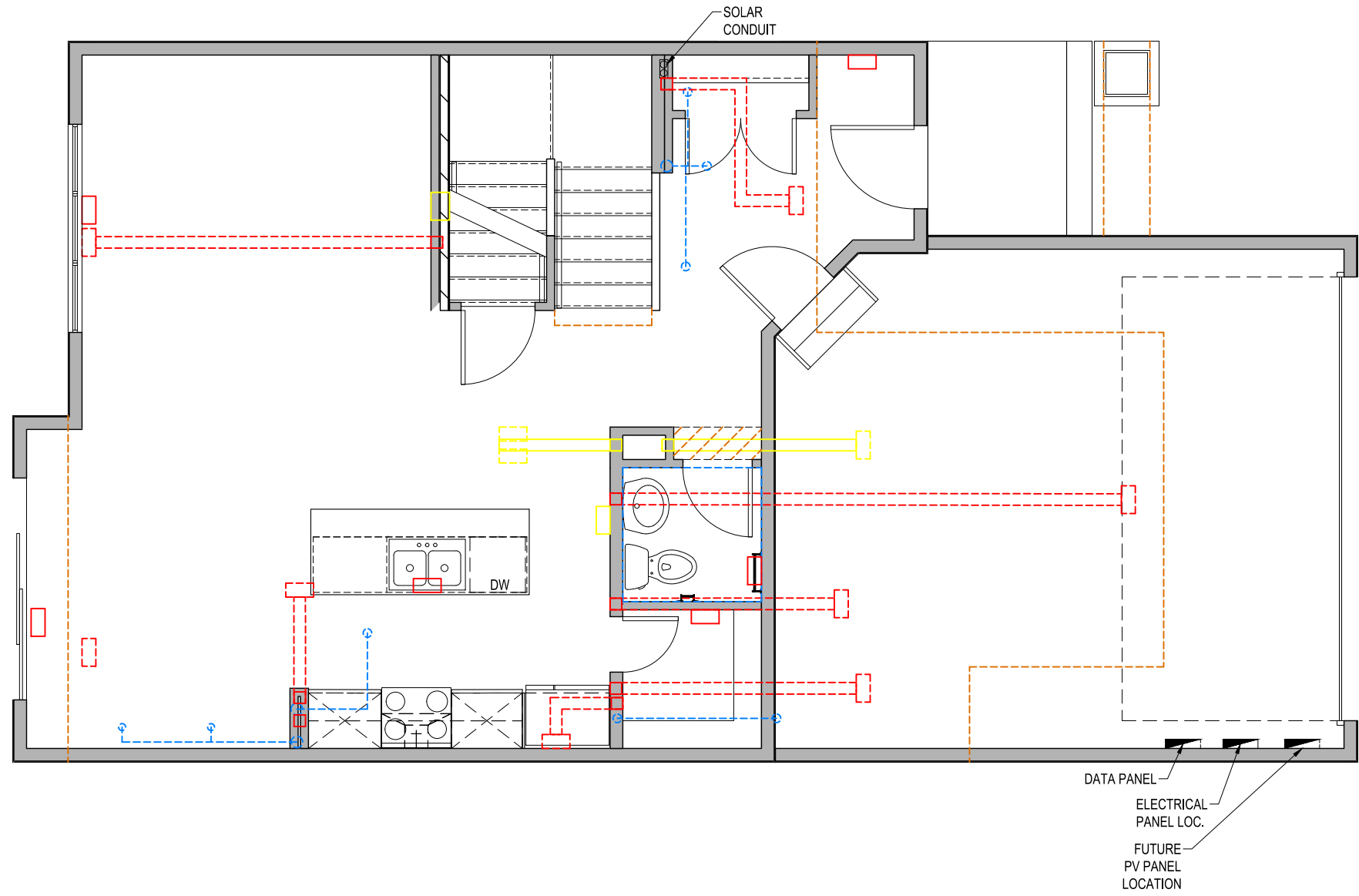
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
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SHEET NUMBER

15



MAIN FLOOR PLAN - MECHANICAL

735 Sq.Ft.

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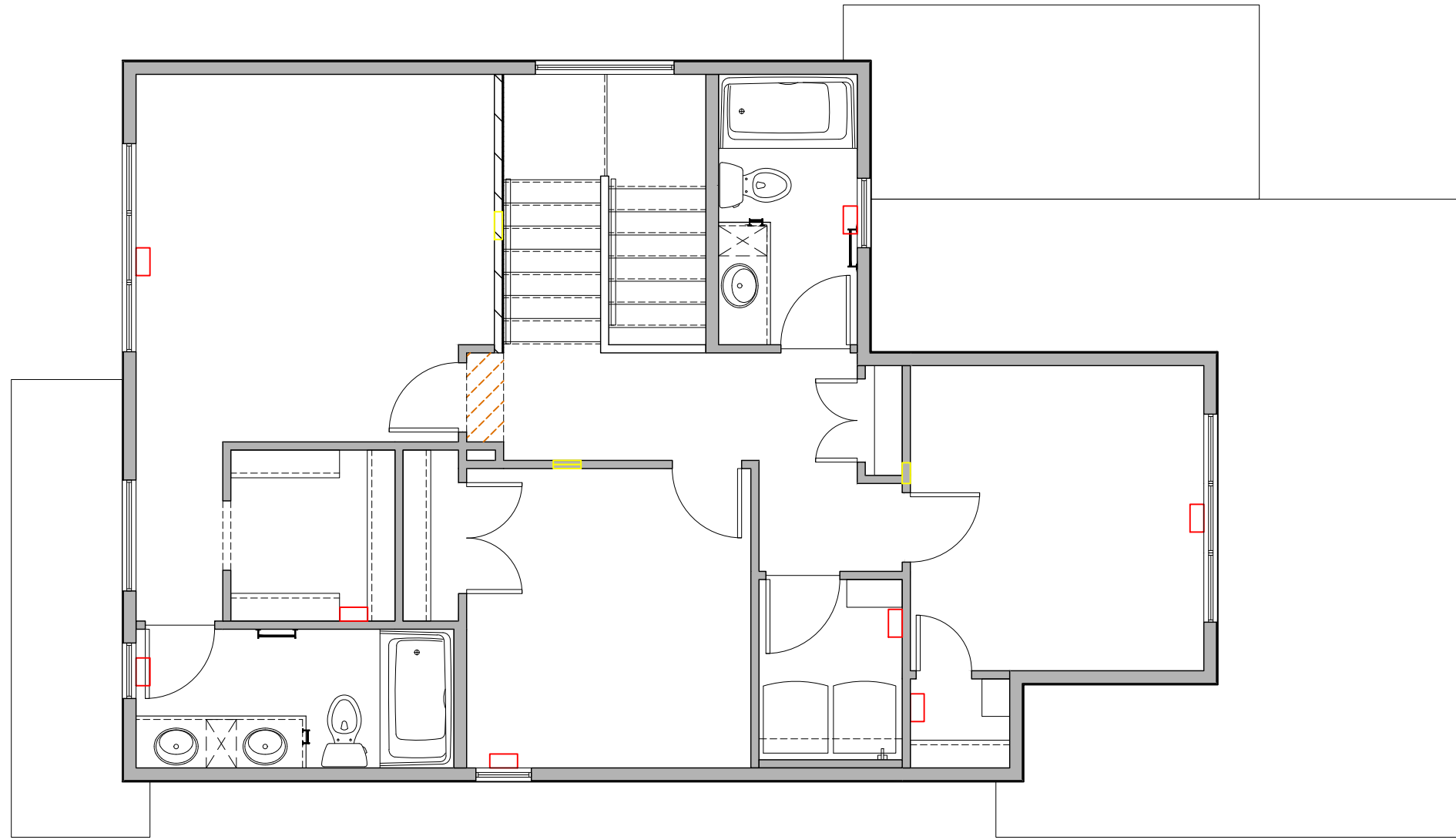
BURWICK
ELEVATION A

1604 SQ. FT

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3/16"}{1"} = 1'-0"$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



SECOND FLOOR PLAN - MECHANICAL
869 Sq.Ft.

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BURWICK
ELEVATION A

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS

SHEET NUMBER

17

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL CONSTRUCTION IS TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND ALSO TO CONFORM TO THE CURRENT PROVINCIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS

A) CONCRETE WALL ASSEMBLIES: 2.17- 3.17

- NOTE: BEFORE DELIVERING CONCRETE TO SITE, TRADE TO CONTACT GABLECRAFT SUPERVISION TO CONFIRM ANY REQUIREMENT IN MIX DESIGN TO ACCOMMODATE HIGH SULFATE CONDITIONS SPECIFIC TO LOT
- NOTE: BEFORE FORMING FOOTING ON SITE, TRADE IS TO CONTACT GABLECRAFT SITE SUPERVISION TO CONFIRM ANY SPECIFIC SIZING REQUIREMENTS DUE TO GEOTECHNICAL OR DEEP FILL REPORTS
- FOUNDATION POLYURETHANE WATER PROOFING, 8" CONCRETE WALLS (25 MPA CONCRETE) REINFORCED W/ 4 ROWS OF 10M REBAR, 18"X6" CONTINUOUS CONCRETE FOOTINGS (20 MPA CONCRETE C/W 10M REBAR) WHEN REQUIRED AS PER SOIL BEARING TEST, MIN. 1'-6" BELOW GRADE & MIN. 4'-0" BELOW GRADE FOR FULL BASEMENT & CRAWL SPACE.
- INTERIOR STUDS
- A-1= 2X4 INTERIOR STUDS @ 24" O/C W/PRESSURE TREATED 2X4 BOTTOM PLATE AND 2-2X4 TOP PLATES. FULL HEIGHT R-20 FIBERGLASS BATT INSULATION W/6 MIL POLY VAPOUR BARRIER TO FULL BASEMENT AREAS (RSI 3.17) A-2= 2X4 INTERIOR STUDS (FOR INTERIOR PARTY WALLS) @ 24" O/C W/ PRESSURE TREATED 2X4 BOTTOM PLATE AND 2-2X4 TOP PLATES. R-12 FIBERGLASS BATT INSULATION W/6 MIL POLY VAPOUR BARRIER TO UNFINISHED AREAS (RSI 2.17) A-3= FOILED BACK BLANKET INSULATION (R-12) TO CRAWL SPACE AREAS. (RSI=2.34)
- WHERE STEP FOOTINGS OCCUR, THE VERTICAL DIMENSION OF EACH STEP SHALL NOT EXCEED 23 5/8" AND THE MINIMUM HORIZONTAL DIMENSION OF EACH STEP SHALL BE 23 5/8"
- BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 100kPa OR GREATER.
- INCREASE FOOTING SIZE TO 22"X7" FOR 3-STOREY HOUSES OR 2 STOREY WITH WALK-OUT BASEMENT CONDITION
- 100MM (4") DIA. WEEPING TILE 150MM (6") CRUSHED STONE OVER AND AROUND WEEPING TILES
- BEAM POCKET, MINIMUM BEARING 3 1/2"

LUMBER:

- ALL STRUCTURAL LUMBER IS TO BE #2 SPRUCE OR BETTER, OR AS NOTED
- ALL STUDS ARE CONSTRUCTION GRADE SPRUCE OR BETTER

ENGINEERED FRAMING PRODUCTS:

- ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER

TRUSSES:

- ENGINEERED ROOF TRUSSES TO BE INSTALLED AS PER DRAWINGS PROVIDED WITH THE MANUFACTURER'S SPECIFICATION SUPERSEDING
- STANDARD EAVE OVERHANG AS PER ELEVATION

FLOORS AND SUPPORTS:

- ENGINEERED COLUMNS AND BEAMS AS PER ENGINEERED FLOOR DRAWINGS
- LVL BEAMS SHALL BE 2.OE WS MICRO-LAM LVL (Fb=2800psi.MINIMUM) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3 1/2" LONG COMMON WIRE NAILS @ 12" O/C STAGGERED IN 2 ROWS FOR 7 1/4", 9 1/2", 11 7/8" DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 3'-0" O/C
- JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS

FRAMING NOTES:

- ENSURE EDGE OF LOWER ROOF VENT HOLES ARE 48" FROM THE FASCIA
- ROOF VENTS MUST BE A MINIMUM OF 36" FROM VALLEYS
- STAGGER UPPER & LOWER VENTS WHERE POSSIBLE
- ROOF VENT HOLES TO BE APPROX. 8"X8"
- ROOF VENT MUST BE AS CLOSE TO RIDGE AS POSSIBLE (MINIMUM 12")
- ENSURE VENTS AT EQUAL HEIGHTS ARE IN LINE W/ EACH OTHER
- STANDARD EAVE OVERHANG AS PER ELEVATION
- SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT PROVINCIAL BUILDING CODE.
- BUILT-UP-POST WITH DAMPROOFING MATERIAL WRAPPED AT THE END OF POST ANCHORED TO CONCRETE FOOTING

EXPOSED BUILDING FACE

- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES WHERE LIMITING DISTANCE IS LESS THAN 3'-11". WHERE THE LIMITING DISTANCE IS LESS THAN 1'-11", THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL

B) FIRE SEPERATION WALLS:

- SECONDARY SUITE:**
(USING PHOTO-ELECTRIC SMOKE/CO DETECTORS IN SUITE INTERCONNECTED TO MAIN HOME)
- WALL TYPE = W3C (FIRE = 45 MIN, STC = 43)
- 1/2" TYPE X DRYWALL (MAIN UNIT SIDE)
- 2X4 STUDS @ 24" O/C UNLESS OTHERWISE NOTED
- 3 1/2" FIBREGLASS BATT INSULATION
- RESILIENT METAL CHANNEL @ 24" O/C (SUITE SIDE)
- 1/2" TYPE X DRYWALL (SUITE SIDE)
- ALL PENETRATIONS TO BE FIRE RATED
- SEMI-ATTACHED:**
- MIN. 1 HOUR FIRE RATED PARTY WALL
- 2 LAYER 1/2" TYPE X DRYWALL (1/2" OVER 5/8" TO BATHROOM AREAS)
- 2x4/2x6 STUDS @ 16" O/C
- 3 1/2" MINERAL FIBRE THERMAL BATT INSULATION
- 1" GAP
- 3 1/2" MINERAL FIBRE THERMAL BATT INSULATION
- 2x6 STUDS @ 16" O/C
- 2 LAYER 1/2" TYPE X DRYWALL (1/2" OVER 5/8" TO BATHROOM AREAS)
- ALL PENETRATIONS TO BE FIRE RATED
- REFER TO DETAILS FOR ADDITIONAL INFORMATION

NOTE: STABILITY OF NARROW (20'-25') & TALL (+/- 30') HOUSES:

- BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION.
- IN ADDITION TO STIFFING THE STRUCTURE IN TRANSVERSE DIRECTION USE 7/16" THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS.

C) TALL WALLS: RSI = 2.60

- SEE ENGINEERING LETTERS AND/OR LAYOUTS

D) INTERIOR PARTITION WALL ASSEMBLIES

- INTERIOR STUD PARTITIONS:**
- BEARING PARTITIONS 2"X4" @ 16" O/C FOR 2 STORIES AND 12" O/C FOR 3 STORIES, 1/2" DRYWALL BOTH SIDES
- NON-BEARING PARTITIONS 2"X4" @ 24" O/C PROVIDE (1-2"X4") BOTTOM PLATE AND (2-2"X4") TOP PLATE, 1/2" DRYWALL BOTH SIDES OF STUD, PROVIDE 2"X6" @ 24" O/C STUDS/PLATES WHERE NOTED. NON-BEARING PARTITIONS 2"X4" OR 2"X6" @ 24" O/C, 1/2" DRYWALL BOTH SIDES

- DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES

E) FLOOR ASSEMBLIES: RSI = 1.80 - 3.72

- GENERAL CONDITION:**
- FINISH AS SPECIFIED
- 3/8" PARTICLE BOARD UNDER LINO AREAS
- 3/4" TONGUE & GROOVE O.S.B NAILED, GLUED, AND SCREWED
- ENGINEERED FLOOR SYSTEM PONY WALL CONDITION (RSI = 1.80) END RIM BOARD CONDITION (RSI = 3.74)
- R-19 FIBERGLASS BATT INSULATION TO RIM JOISTS & VENT PENETRATION ONLY
- STRAPPING AS REQUIRED
- 1/2" DRYWALL AS REQUIRED
- SUITE SEPARATION:**
- FLOOR TYPE = F8H (FIRE = 30 MIN, STC =48, IMPACT = 43)
- FINISH AS SPECIFIED
- 3/8" PARTICLE BOARD UNDER LINO AREAS
- 3/4" TONGUE & GROOVE O.S.B NAILED, GLUED, AND SCREWED
- ENGINEERED FLOOR SYSTEM PONY WALL CONDITION (RSI = 1.80) END RIM BOARD CONDITION (RSI = 3.74)
- 5 1/2" FIBREGLASS BATT INSULATION
- RESILIENT CHANNEL @ 24" O/C
- 1/2" TYPE X DRYWALL

EXTERIOR ENVELOPE WALL ASSEMBLIES:

F) EXTERIOR WALL: RSI= 2.64 - 2.78

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- FIRE RETARDANT SPRAY
- 2"X6"
- STUDS @ 24" O/C, RSI = 2.78
- STUDS @ 16" O/C (ON MAIN FLOOR FOR HOMES W/ LOFTS OR STUCCO FINISHED WALLS), RSI = 2.69
- STUDS @ 12" O/C, RSI = 2.64
- R-19 FIBERGLASS BATT INSULATION
- WINDOW & DOOR LINTEL TO BE 2-2"X10" OR AS PER CURRENT PROVINCIAL BUILDING CODE
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL (DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES)

EXTERIOR ENVELOPE WALL ASSEMBLIES:

G) EXTERIOR WALL: RSI= 2.64 - 2.78

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- FIRE RETARDANT SPRAY
- 2"X6"
- STUDS @ 24" O/C, RSI = 2.78
- STUDS @ 16" O/C (ON MAIN FLOOR FOR HOMES W/ LOFTS OR STUCCO FINISHED WALLS), RSI = 2.69
- STUDS @ 12" O/C, RSI = 2.64
- R-19 FIBERGLASS BATT INSULATION
- WINDOW & DOOR LINTEL TO BE 2-2"X10" OR AS PER CURRENT PROVINCIAL BUILDING CODE
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL (DENSESHIELD/MOLDTOUGH OR EQUIVALENT TO BE USED BEHIND ALL SHOWER/TUB ENCLOSURES)



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VICTORIA, BRITISH COLUMBIA V9C 0L7

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BURWICK
ELEVATION A
1604 SQ. FT
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: 3/16" = 1'-0"
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
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H) STANDARD ATTACHED GARAGE EXTERIOR WALL: RSI= 2.69-2.78

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- 2X6 STUDS @ 24" O/C (RSI=2.78) (16" O/C FOR STUCCO) FINISHED WALLS(RSI= 2.69)
- R-19 FIBERGLASS BATT INSULATION
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

I) CANTILEVER FLOOR AND WALL ASSEMBLY: RSI= 4.86

- 3/4" O.S.B
- JOISTS
- TO CANTILEVER R-28 FIBERGLASS BATT INSULATION (RSI=4.86) 1/2" EXTERIOR DRYWALL IF DISTANCE TO GRADE IS GREATER THAN 24"
- NON-VENTED SOFFIT ON EXPOSED AREAS

I) ZERO LOT LINE HIRF WALL: RSI= 2.69

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 5/8" EXTERIOR GYPSUM EQUIVALENT (5/8" TO BE USED ON LOFT MODELS)
- 2"x6" STUDS @ 16" O/C
- R-19 FIBERGLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X DRYWALL

J) WALKOUT WALL: RSI = 2.69

- FINISHED AS SPECIFIED
- BUILDING PAPER
- 7/16" O.S.B
- 2"x6" STUDS @ 16" O/C
- R-19 FIBERGLASS BATT INSULATION
- FLASHING OVER ALL OPENINGS OR AS PER CURRENT PROVINCIAL BUILDING CODE
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

K) ROOF CONSTRUCTION: RSI = 4.79 - 7.07

- ASPHALT SHINGLES
- 7/16" O.S.B SHEATHING WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" O/C MAXIMUM
- K1- TYPICAL TRUSS ASSEMBLY W/ R40 GLASS FIBRE LOOSE FILL INSULATION = RSI 7.07
- K2- VAULTED TRUSS ASSEMBLY W/ R40 BATT INSULATION = RSI 6.91
- K3- RAFTER CEILING ASSEMBLY W/ R28 BATT INSULATION = RSI 4.79
- APPROVED EAVE PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" TRUSS BRACING @ 6'-0" O/C AT BOTTOM CHORD.
- PREFINISHED ALUMINUM EAVES TROUGH, FASCIA, EAVESTROUGH & VENTED OR NON-VENTED (WHERE REQUIRED) SOFFIT.
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL

CONCRETE FLATWORK:

- BEFORE DELIVERING CONCRETE TO SITE, TRADE TO CONTACT GABLECRAFT SUPERVISION TO CONFIRM ANY REQUIREMENT IN MIX DESIGN TO ACCOMMODATE HIGH SULFATE CONDITIONS SPECIFIC TO LOT.

DRIVEWAY:

- DRIVEWAY TO BE 4" THICK 32MPA CONCRETE DURAMIX SIDEWALK/FRONTWALK:
- FRONT WALK TO BE POURED WIDTH OF FRONT STEPS AND FLARED DOWN TO 3'-0" WIDE.

L) BASEMENT/ WALKOUT SLAB: RSI = 0.19

- 3" THICK CONCRETE SLAB 32 MPA TYPE 10 CONCRETE, 6 MIL POLY VAPOUR

- BARRIER - JOISTS TO BE LAPPED
- 3" TYPE 1 EXTRUDED POLYSTYRENE FOR 4'-0" HORIZONTALLY AND VERTICALLY FROM U/S SLAB TO TOP OF FOOTING WHERE SLAB IS ABOVE GRADE (WALKOUTS)
- 6" DRAINAGE GRAVEL

N) 3-STOREY CURB DETAIL: RSI = 1.84

- 3" CONCRETE SLAB ON GRADE
- 3 1/2" STUDS
- R-12 FIBREGLASS BATT INSULATION
- FROST CURB TO OVER-LAP FRAMED EXTERIOR WALL BY MIN. 6"
- 6 MIL POLY VAPOUR BARRIER
- 3 1/2" PT HALF LADDER IN 8" FOUNDATION WALL
- EXTERIOR WALL ASSEMBLY ON TOP OF FOUNDATION WALL

O) BALCONY ASSEMBLY: RSI= 5.09

- 1/2" INTERIOR CEILING DRYWALL FINISH OR APPROVED EQUAL.
- R-28 FIBERGLASS BATT INSULATION
- 1 JOIST RAFTER
- 3/4" G1S PLYWOOD SLOPED 1/4" PER FOOT
- VINYL DECKING

P) FLOOR ABOVE GARAGE ASSEMBLY: RSI= 4.99

- 3/4" T & G OSB TO ACT AS AIR VAPOR AND BARRIER
- R-28 FIBERGLASS BATT INSULATION
- 1/2" INTERIOR CEILING DRYWALL FINISH OR APPROVED EQUAL.
- IF IN A SIDE YARD, SEE FOR HIRF ADDITIONS.

DETACHED GARAGE SLAB:

- 3 1/2" THICK 32 MPA CONCRETE DURAMIX SLOPED TO FRONT AT 1% MINIMUM
- 6" COMPACTED SAND

ATTACHED GARAGE SLAB:

- 4" 32 MPA CONCRETE SLAB SLOPED 5" TO FRONT W/5-8% AIR VENT WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL

STUCCO WALL ASSEMBLY:

- STUCCO APPLICATION, BUILDING PAPER EXPANDED METAL LATH, 3/8" O.S.B EXT. TYPE SHEATHING, 2"x6" STUDS @ 16" O/C
- PROVIDE 1-2"x6" BOTTOM PLATE AND 2-2"x6" TOP PLATE, R-19 BATT. INSULATION

BRICK VENEER CONSTRUCTION:

- STEEL LINTELS SIZED AND BOLTED IN ACCORDANCE TO THE ENGINEERS REVIEW AND DESIGN
- 4" FACE BRICK
- 1" AIR SPACE
- 7/8"x7"x0.03" GALVANIZED METAL TIES @ 32" O/C HORIZONTAL 16" O/C VERTICAL
- APPROVED SHEATHING PAPER 1/2" O.S.B EXT. TYPE SHEATHING
- 2"x6" STUDS @ 16" O/C
- R20 FIBERGLASS BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER.
- 1/2" DRYWALL FINISH
- PROVIDE WEEP HOLES @ 32" O/C BOTTOM COURSE, PROVIDE BASE FLASHING UP MINIMUM 6" BEHIND BUILDING PAPER
- SEE ENGINEERS BRICK CLADDING DETAIL

WINDOWS AND EXTERIOR DOORS:

- LOW-E COATING TO ALL WINDOWS AND DOORS, EXCLUDING STANDARD BASEMENT WINDOWS
- MINIMUM BEDROOM WINDOW - CURRENT PROVINCIAL BUILDING CODE
- AT LEAST ONE BEDROOM WINDOW PER BEDROOM IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MINIMUM CLEAR WIDTH OF 1'-3" WINDOW GUARDS - CURRENT PROVINCIAL BUILDING CODE
- A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-6" ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR

- TO ADJACENT GRADE IS GREATER THAN 5'-11"
- STANDARD WINDOW HEIGHT TO BE 6'-11 3/4" FROM SUB-FLOOR TO TOP OF WINDOW, UNLESS OTHERWISE SPECIFIED
- RESISTANCE TO FORCED ENTRY
- ALL WINDOWS WITHIN 6'-7" OF ADJACENT GROUND LEVEL AND ALL ENTRANCE DOORS TO DWELLING UNITS ARE TO BE RESISTANT TO FORCED ENTRY AS PER CURRENT PROVINCIAL BUILDING CODE
- WINDOW OVER STAIRS & LANDINGS AS PER CURRENT PROVINCIAL BUILDING CODE
- A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 2'-11" ABOVE THE SURFACE OF THE TREAD, RAMP, OR LANDING
- U VALUE OF ALL DOORS, WINDOWS AND SKYLIGHTS TO BE NO GREATER THAN 1.7 W/ (SQ.M. K).
- STANDARD WINDOW HEIGHT TO BE FRAMED @ 7'-0" FROM FLOOR TO U/S OF HEADER

DRYWALL AND INSULATION:

- GARAGE:
- 1/2" GYPSUM BOARD ON INTERIOR GARAGE WALL AND CEILING, 6 MIL POLY VAPOUR BARRIER, R-19 BATT. INSULATION IN WALL & R-40 BATT. INSULATION IN CEILING, TAPE AND SEAL & STRUCTURAL SUPPORT ALL JOINTS, IN ORDER TO BE GAS/FUME TIGHT
- FOAM INSULATION:
- PROVIDE R28 FIBERGLASS BATT INSULATION & VAPOUR BARRIER FOR CANTILEVERED FLOORS.

STAIRS AND RAILINGS:

- ALL STAIRS/EXTERIOR STAIRS, B.C. BUILDING CODE 2018.
- MAXIMUM RISE: 7 7/8"
- MAXIMUM NOSING: 1"
- MINIMUM HEADROOM: 6'-8 3/4"
- RAIL HEIGHT @ LANDING: 3'-6"
- RAIL HEIGHT @ STAIRS: 3'-6"
- MINIMUM STAIR WIDTH: 2'-10"
- RAILINGS
- FINISHED RAILING ON PICKETS SPACED MAXIMUM 4" BETWEEN PICKETS GUARDS
- INTERIOR GUARD HEIGHT: 3'-0" MINIMUM
- EXTERIOR GUARD HEIGHT: 3'-0" MINIMUM
- STAIRS TO BE MANUFACTURED TO 3" NARROWER THAN STAIRWELL OPENING

ELECTRICAL NOTES:

- WHEN PLACING SWITCHES AND OUTLETS OVER COUNTERTOP AREAS ENSURE PLATES (UNLESS SPECIFIED OTHERWISE DUE TO LOCATION)
- ALL ELECTRICAL LOCATIONS ARE APPROXIMATE AND PLACED AS PER CODE
- PROVIDE & INSTALL GARAGE DOOR OPENER C/W 2 REMOTE OPENERS & MOTION SENSOR
- ELECTRICAL PANEL LOCATION TO BE DETERMINED ON SITE
- STANDARD ELECTRICAL SWITCH HEIGHT TO BE 45" TO BOTTOM OF BOX
- SMOKE / CO DETECTORS IN BASEMENTS SUITE TO BE PHOTO-ELECTRIC AND BE INTERCONNECTED TO THE MAIN HOUSE

FLOOR PLAN NOTES:

- PLACE MIRROR DIRECTLY ABOVE BACKSPLASH IN BATHS
- WHEN PLACING WASHER & DRYER, ENSURE THAT THE DRYER IS TO THE RIGHT OF THE WASHER
- FURNACE AND GHWT LOCATIONS ARE APPROX. AND MAY BE ALTERED PENDING ON SITE CONDITIONS
- MAN DOOR TO ATTACHED GARAGE WILL BE EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- ATTIC HATCH TO BE 22"x36", ACCESS HATCHES CANNOT ALWAYS BE INSTALLED WHERE SPECIFIED TO ALLOW PROPER SPACE FOR MAN ACCESS AS PER BUILDING CODE.

HVAC NOTES

- SECONDARY SUITES TO BE HEATED WITH BASEBOARD HEATING WITH THE USE OF PASSIVE VENTING AND A CONTINUOUS PRINCIPAL EXHAUST FAN



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VICTORIA, BRITISH COLUMBIA V9C 0L7

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BURWICK
ELEVATION A
1604 SQ. FT
300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



COLOUR LEGEND

- BATTENS/DOOR TRIM/COLUMN TRIM/BRACKETS
SHADOW BOARD/CORNER BOARDS
- BENJAMIN MOORE INTENSE WHITE OC51
- ALUMINUM RAILING
- BLACK
- ALUMINUM RAINWARE/SOFFIT
- GENTEK IRON ORE 5P6
- FASCIA
- BENJAMIN MOORE TO MATCH GENTEK IRON ORE 5P6
- FRONT DOOR
- BENJAMIN MOORE DURANGO 2137-30
- GARAGE DOOR
- BENJAMIN MOORE TO MATCH JAMES HARDIE DEEP OCEAN
- MASONRY
- ELDORADO STACKED STONE BLACK RIVER
- WINDOWS
- WHITE
- ROOF
- IKO ASPHALT SHINGLES - CHARCOAL GREY
- COLUMN PANEL
- BENJAMIN MOORE TO MATCH DEEP OCEAN
- WALL SHAKES
- JAMES HARDIE DEEP OCEAN
- WALL SIDING
- JAMES HARDIE DEEP OCEAN



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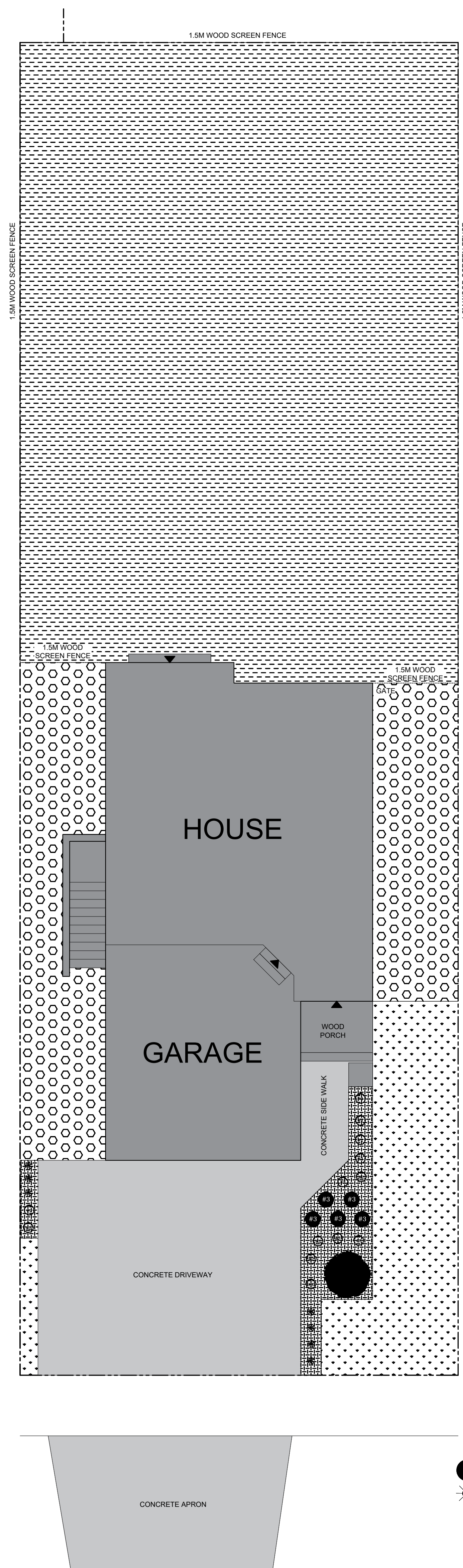
BURWICK
RENDER

1604 SQ. FT

300 CASPIAN DRIVE,
COLWOOD, BRITISH COLUMBIA

LOT	4	SCALE: $\frac{3}{16}'' = 1'-0''$
SEC	2C	
REL	5	
JOB	44-0205004	

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	12/05/22	INITIAL WORKING DRAWINGS



LANDSCAPE PLAN

IMPORTANT NOTES

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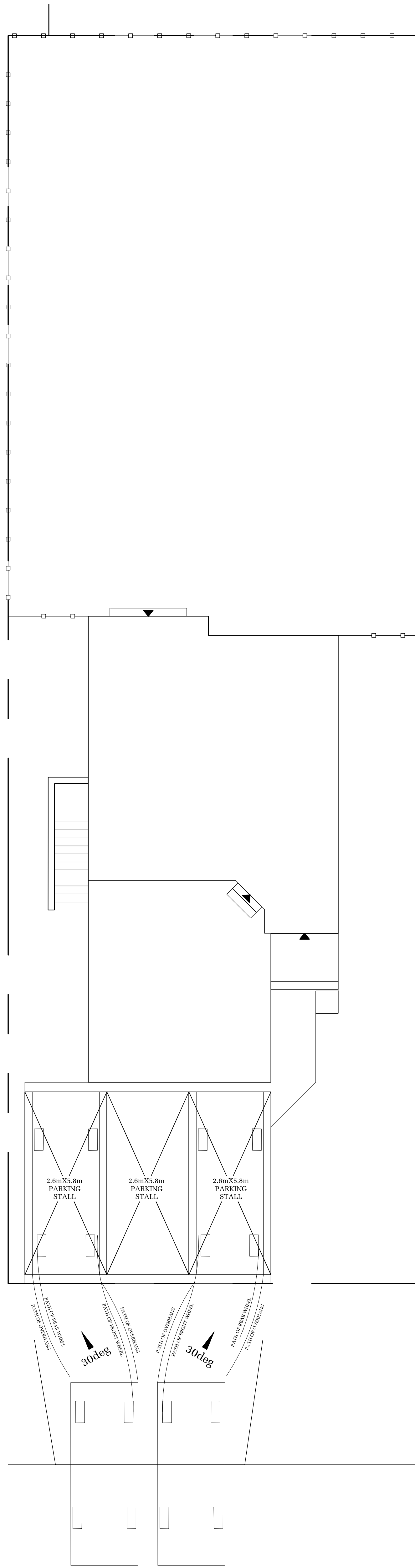
LOT 4 SECTOR 2c REL 5
JOB 44-0205004 SCALE 1:75
300 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	03/30/22	INITIAL LANDSCAPE DRAFTING
2	CVD	12/05/22	REVISED HOUSE MODEL AND LANDSCAPING

SHEET NUMBER **PLOT**

PLANTING LEGEND						
KEY	QTY	PLANTING	PLANTING SIZE	SPECIES A	SPECIES B	SPECIES C
#R	5	HEDGING SHRUB	#0 POT, 4-8FT IN HEIGHT 15" DEEP GROWING MEDIUM	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	YELLOW RIBBON HEDGING CEDAR <i>Thuja occidentalis 'Yellow Ribbon'</i>
#S	13	SHORT SHRUB	#2 POT, 60cm SPREAD 15" DEEP GROWING MEDIUM	DAVID'S VIBURNUM <i>Viburnum davidsonii</i>	KINKIKINICK <i>Andromeda chinensis 'Kinkikinnick'</i>	DAMLEAF HYDRANGEA <i>Hydrangea serrata 'Dumalata'</i>
#O	7	ORNAMENTAL GRASS	#1 POT, 20cm SPREAD 15" DEEP GROWING MEDIUM	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>
#T	1	TREE	2m HEIGHT, TREE PIT TO BE DEPTH OF ROOT BALL WITH WIDTH BEING AT LEAST TWICE THE WIDTH OF ROOT BALL WITH SAUCER SHAPED SIDES. BARK MULCH COVER, PROVIDE A CLEAN MULCHED 3FT DIAMETER CIRCLE CENTRED ON TREE.	KOUSA DOGWOOD <i>Quercus koehneana</i>	FRANS FONTAINE EUROPEAN HORSEBEAM <i>Compositula reticulata 'Frans Fontaine'</i>	MAIDENHAIR TREE <i>Begonia xillanensis</i>

LOT IMPROVEMENTS LEGEND				
KEY	QTY	MATERIAL	SPECIFICATION	REMARKS
[Pattern]	243.42	LOAM (TOP SOIL) ONLY	TESTED AND APPROVED GROWING MEDIUM	MINIMUM 15% DEPTH
[Pattern]	33.76	LOAM (TOP SOIL), SOD, AND IRRIGATION	NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS	1. SOIL TO BE A MINIMUM OF 15" DEPTH 2. SOIL TO BE NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS FOR SUN REDUCE FOR SHADE
[Pattern]	56.41	GRAVEL	CRUSHED GRANITE SCREENINGS	1. LARGER THAN 20MM SIZES SHALL BE REJECTED
[Pattern]	11.96	BARK MULCH	MIN. 10MM Ø AND DARK BROWN IN COLOUR	1. FREE OF FERTILIZERS, SOAK CHIPS & FREE CHUNKS AND STICKS. ALL BARK, CORNERS & EDGES TO BE COVERED WITH MULCH 2. 20% LAYER OF MULCH TO BE APPLIED 3. FRESH CHANGE IN COLOUR BARK WILL BE REJECTED
[Pattern]	55.51	1.5m WOOD SCREEN FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. SHALL BE SET TO PROTECT THE PROPERTY LINE 2. FULL HEIGHT OF BARRIERS SHALL BE FROM FRONT DRIVE GARAGE PRODUCT TO PARALLEL TO REAR CORNER OF HOUSE. LINE FROM REAR PROPERTY LINE TO CORNER OF REAR HOUSE PROPERTY LINE FROM REAR PROPERTY LINE TO DETACHED GARAGE CORNER LINED
[Pattern]	NA	1.5m METAL FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	1. LOCATIONS AS PER PLOT PLAN
[Pattern]	NA	STACKED STONE	SEE TYPICAL DETAIL FOR CONSTRUCTION	
[Pattern]	81.14	BROOM FINISHED CONCRETE	DRIVEWAY, APRONS, AND SIDEWALKS	



PARKING PLAN

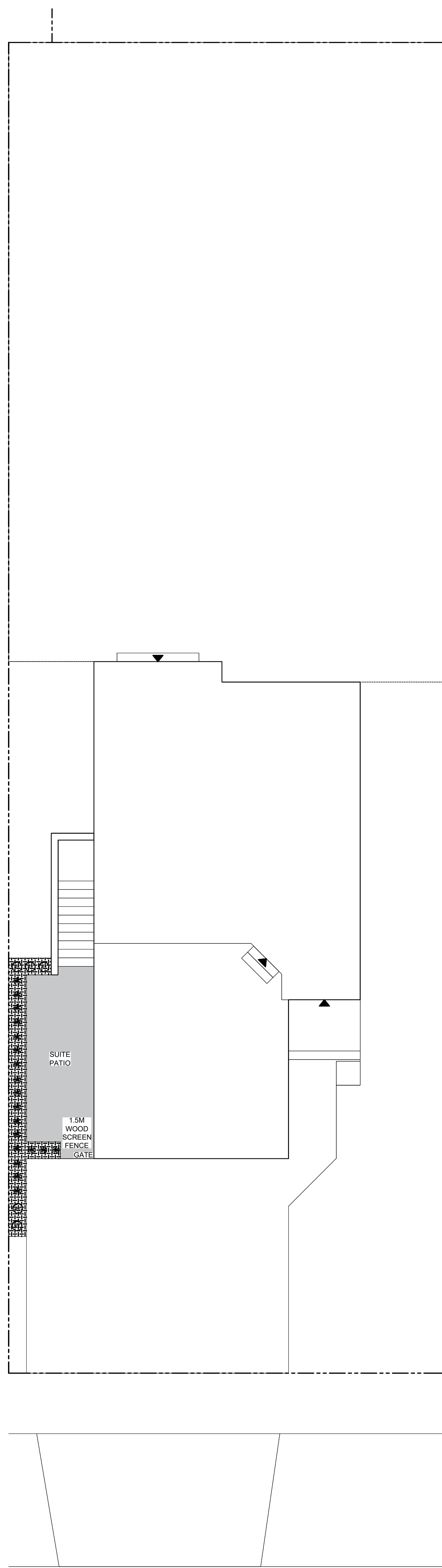


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LOT	4	SECTOR	2c	REL	5
JOB	44-0205004	SCALE	1:75		
300 CASPIAN DRIVE, COLWOOD, BRITISH COLUMBIA					

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	03/30/22	INITIAL PARKING DRAFTING
2	CVD	12/05/22	REVISED HOUSE MODEL

SHEET NUMBER
PLOT



**SUITE
LANDSCAPE
PLAN**

PLANTING LEGEND						
KEY	QTY	PLANTING	PLANTING SIZE	SPECIES A	SPECIES B	SPECIES C
#R	0	HEDGING SHRUB	#0 POT, 4-8FT IN HEIGHT 15" DEEP GROWING MEDIUM	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	EMERALD HEDGING CEDAR <i>Thuja occidentalis 'Emerald Green'</i>	YELLOW RIBBON HEDGING CEDAR <i>Thuja occidentalis 'Yellow Ribbon'</i>
#S	5	SHORT SHRUB	#2 POT, 60cm SPREAD 15" DEEP GROWING MEDIUM	DAVID'S VIBURNUM <i>Viburnum davidsonii</i>	KINKIKINICK <i>Arctostaphylos uva-ursi</i>	DAWLEAF HYDRANGEA <i>Hydrangea davidsonii</i>
*	19	ORNAMENTAL GRASS	#1 POT, 20cm SPREAD 15" DEEP GROWING MEDIUM	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>	MONDO GRASS <i>Ophiopogon japonicus</i>
●	0	TREE	2m+ HEIGHT, TREE PIT TO BE DEPTH OF ROOT BALL WITH WIDTH BEING AT LEAST TWICE THE WIDTH OF ROOT BALL WITH SAUCER SHAPED SIDES. BARK MULCH COVER, PROVIDE A CLEAN MULCHED 3FT DIAMETER CIRCLE CENTRED ON TREE.	KOUSA DOGWOOD <i>Cornus kousa</i>	FRANS FONTAINE <i>European Hornbeam</i> <i>Cornus reticulata 'Frans Fontaine'</i>	MAIDENHAIR TREE <i>Banksia laevis</i>

LOT IMPROVEMENTS LEGEND				
KEY	QTY	MATERIAL	SPECIFICATION	REMARKS
0	0	LOAM (TOP SOIL) ONLY	TESTED AND APPROVED GROWING MEDIUM	MINIMUM 1% SLOPE
0	0	LOAM (TOP SOIL), SOIL, AND IRRIGATION	NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS	LOAM TO BE A MINIMUM OF 1% SLOPE SOIL TO BE NO. 1 PREMIUM GRADE KENTUCKY BLUE GRASS FOR SUN PESTICIDE FOR SHADE
0	0	GRAVEL	CRUSHED GRANITE SCREENINGS	LARGER THAN 20MM SIZES TO BE 10% MAXIMUM
0	5.25	BARK MULCH	MIN. 10MM Ø AND DARK BROWN IN COLOUR	FREE OF FERTILIZER, COCAINE, COPPER, FREE CHLORINE AND OTHER ALLIERS. COLORED MULCH TO BE REJECTED EVEN LAYERS OF MULCH TO BE 10CM THICK FRESH CHANGE IN COLOUR MULCH WILL BE REJECTED
0	1.0	1.5m WOOD SCREEN FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	SEE TYPICAL DETAIL FOR CONSTRUCTION
0	NA	1.5M METAL FENCE	SEE TYPICAL DETAIL FOR CONSTRUCTION	SEE TYPICAL DETAIL FOR CONSTRUCTION
0	NA	STACKED STONE	SEE TYPICAL DETAIL FOR CONSTRUCTION	SEE TYPICAL DETAIL FOR CONSTRUCTION
0	10.74	BROOM FINISHED CONCRETE	DRIVEWAY, APRONS, AND SIDEWALKS	LOCATIONS AS PER PLAN

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LOT 4 SECTOR 2c REL 5
JOB 44-0205004 SCALE 1:75
**300 CASPIAN DRIVE, COLWOOD,
BRITISH COLUMBIA**

REV. NO.	DESIGN	DATE	REMARKS
1	CVD	03/30/22	INITIAL LANDSCAPE DRAFTING
2	CVD	12/05/22	ADDED SUITE LANDSCAPING

SHEET NUMBER
PLOT