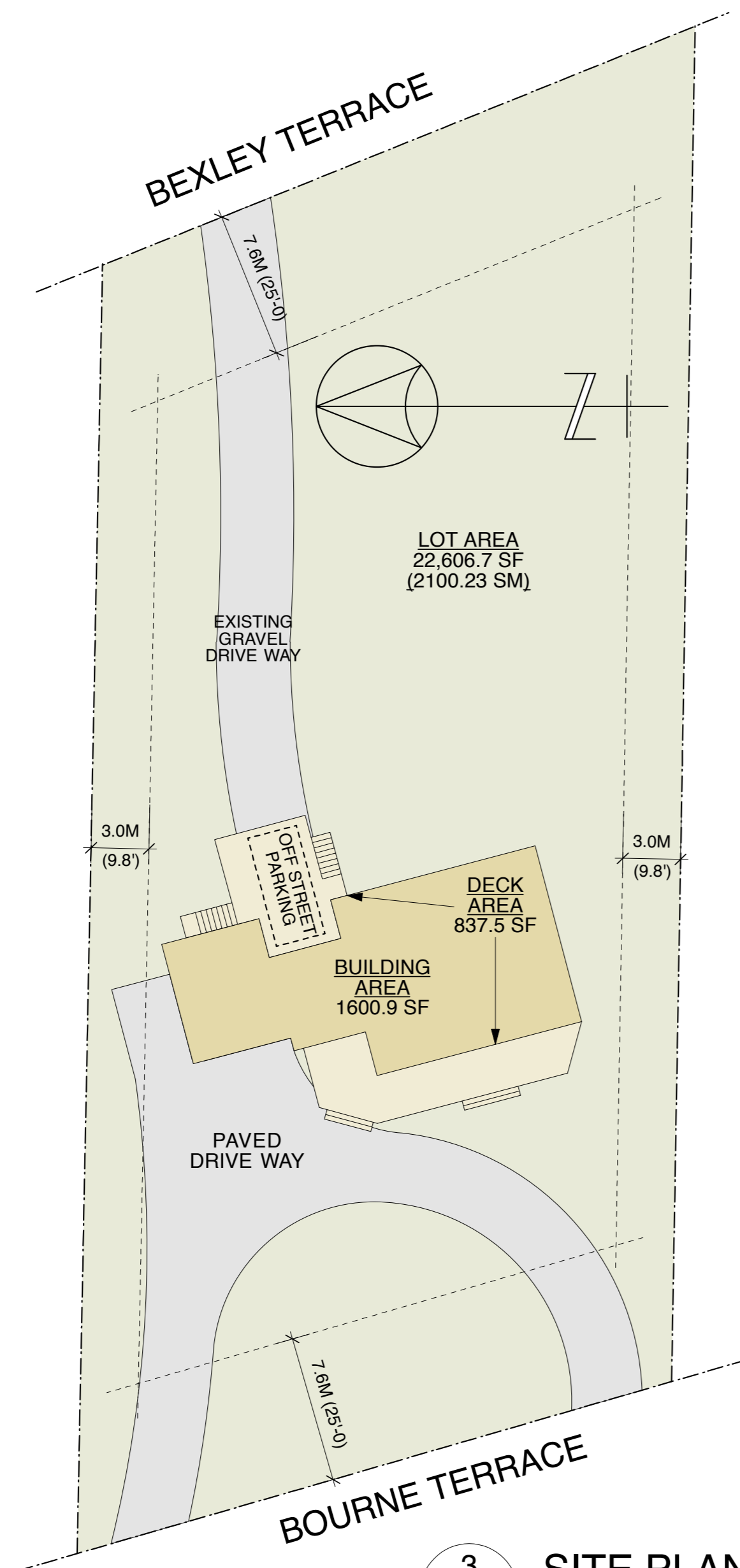
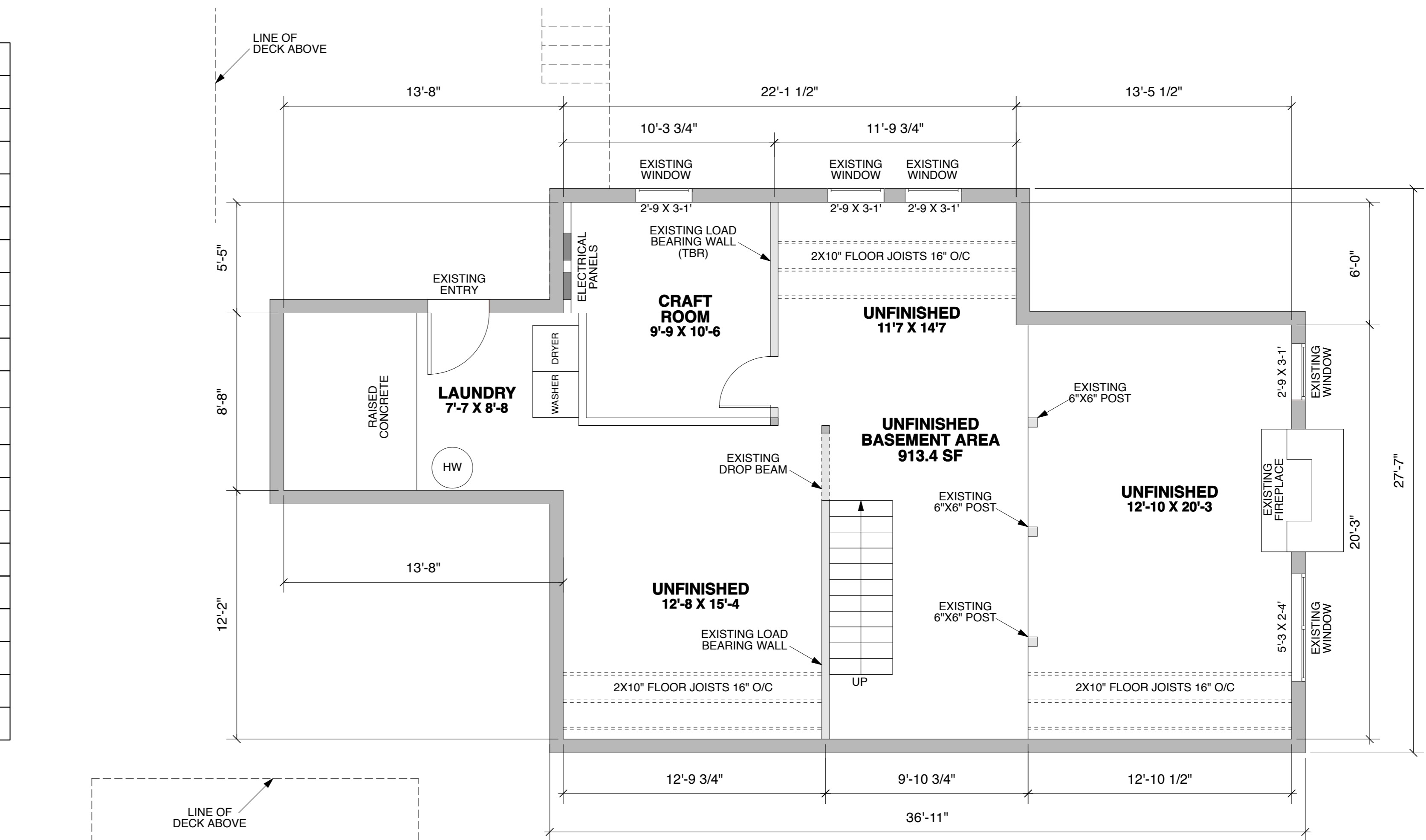


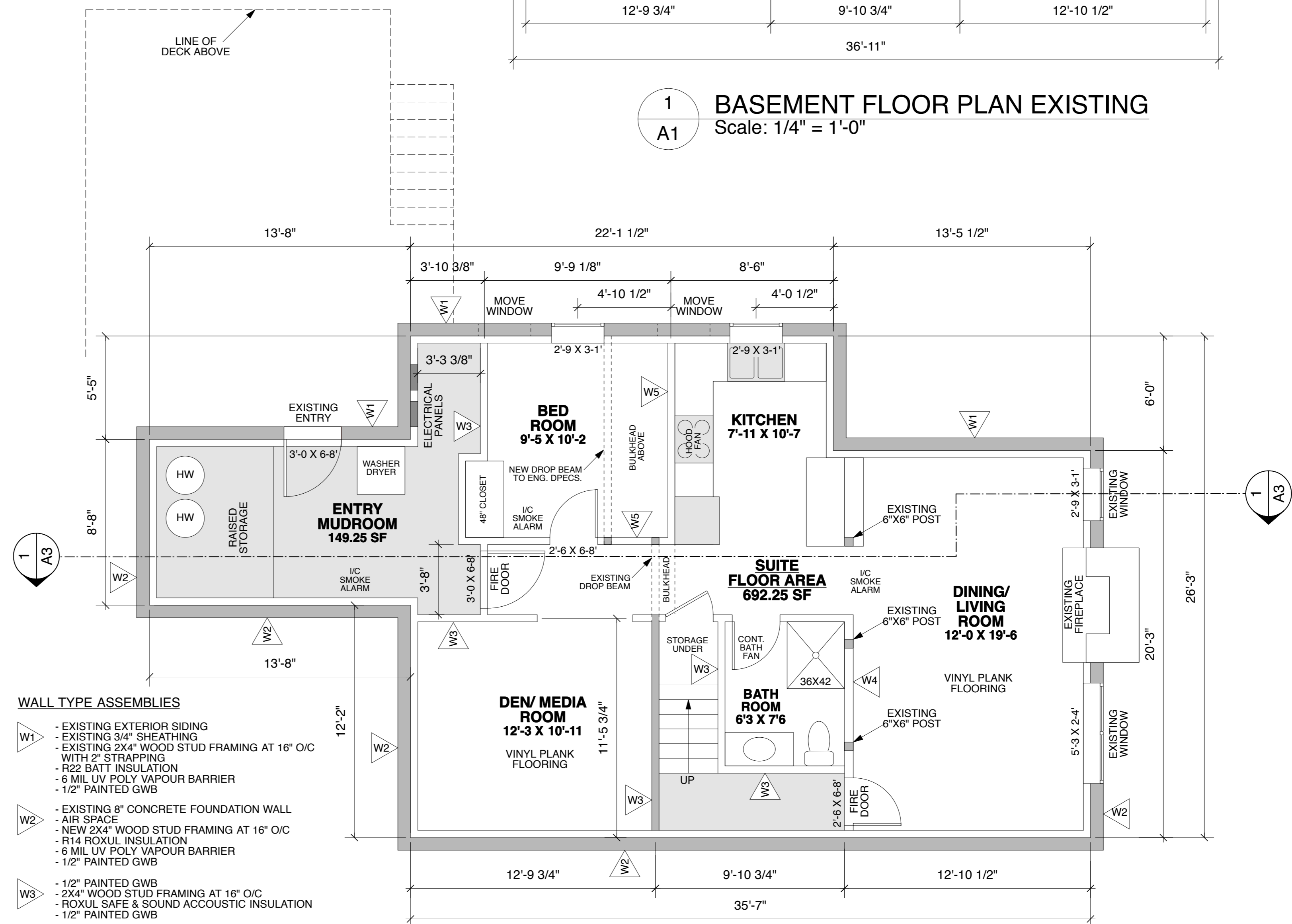
PROJECT DATA		ZONE : R2	
CIVIC ADDRESS	8565 BOURNE TERRACE, NORTH SAANICH , BC		
LEGAL DESCRIPTION	LOT 1, PLAN VIP27602, SECTION 1, SECTION , RANGE 3E, LAND DISTRICT 40		
PID	002-150-034		
SITE AREA	2100.23 m2 (22,606.7 SF)		
SITING	ALLOWABLE	EXISTING	PROPOSED
FRONT SETBACK	7.6 m (25'-0")	8.6 m (28'-3")	8.6 m (28'-3")
REAR SETBACK	7.6 m (25'-0")	16.6m (54'-6")	16.6m (54'-6")
SIDE SETBACK	3.0 m (9'-10")	3.0 m (9'-10")	3.0 m (9'-10")
SIDE SETBACK	3.0 m (9'-10")	3.0 m (9'-10")	3.0 m (9'-10")
SITE COVERAGE	ALLOWABLE	EXISTING	PROPOSED
20% OF LOT AREA	420.05 m2 (4521.34 SF)	226.53 m2 (2438.4 SF)	226.53 m2 (2438.4 SF)
FLOOR SPACE RATIO	ALLOWABLE	EXISTING	PROPOSED
25% OF SITE AREA	525.06 m2 (5651.66 SF)	280.49 m2 (3019.17 SF)	280.49 m2 (3019.17 SF)
SECOND FLOOR AREA		92.74 m2 (998.8SF)	92.74 m2 (998.8SF)
MAIN FLOOR AREA		102.84 m2 (1106.97 SF)	102.84 m2 (1106.97 SF)
BASEMENT AREA		84.86 m2 (913.4 SF)	84.86 m2 (913.4 SF)
BASEMENT SUITE	40% OF 3019.17 SF (1207.67 SF) OR 90 m2 (970.0 SF)		64.31 m2 (692.25 SF)



3 SITE PLAN (PARKING)
Scale: 1:250



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

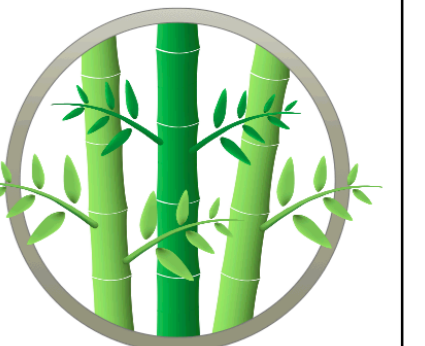


2 BASEMENT FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"

- WALL TYPE ASSEMBLIES**
- W1 - EXISTING EXTERIOR SIDING
- EXISTING 5/4" SHEATHING
- EXISTING 2X4" WOOD STUD FRAMING AT 16" O/C WITH 2" STRAPPING
- R22 BATT INSULATION
- 6 MIL UV POLY VAPOUR BARRIER
- 1/2" PAINTED GWB
 - W2 - EXISTING 8" CONCRETE FOUNDATION WALL
- AIR SPACE
- NEW 2X4" WOOD STUD FRAMING AT 16" O/C
- R14 ROXUL INSULATION
- 6 MIL UV POLY VAPOUR BARRIER
- 1/2" PAINTED GWB
 - W3 - 1/2" PAINTED GWB
- 2X4" WOOD STUD FRAMING AT 16" O/C
- ROXUL SAFE & SOUND ACCOUSTIC INSULATION
- 1/2" PAINTED GWB
 - W4 - 1/2" PAINTED GWB
- 2X6" WOOD STUD FRAMING AT 16" O/C
- ROXUL SAFE & SOUND ACCOUSTIC INSULATION
- 1/2" PAINTED GWB
 - W5 - 1/2" PAINTED GWB
- 2X4" WOOD STUD FRAMING AT 16" O/C
- 1/2" PAINTED GWB

NOTES
DISCLAIMER: This drawing and the information contained herein is for general presentation purposes only. All measurements to be confirmed on site by the general contractor.

REVISIONS
NOVEMBER 3, 2017
PERMIT DRAWINGS



Treehaven
design+build

VICTORIA, BC (604) 505-5713
info@treehavendesign-build.com
www.treehavendesign-build.com

PROJECT:
SECONDARY SUITE
RENOVATION

8565 BOURNE TERRACE
NORTH SAANICH, BC

DRAWING TITLE:
EXISTING &
PROPOSED
FLOOR PLANS
SITE PLAN

NOVEMBER 3, 2017

SCALE: 1/4" = 1'-0" (1:48)

DRAWN BY: TWR

JOB NO:

SHEET:

A1