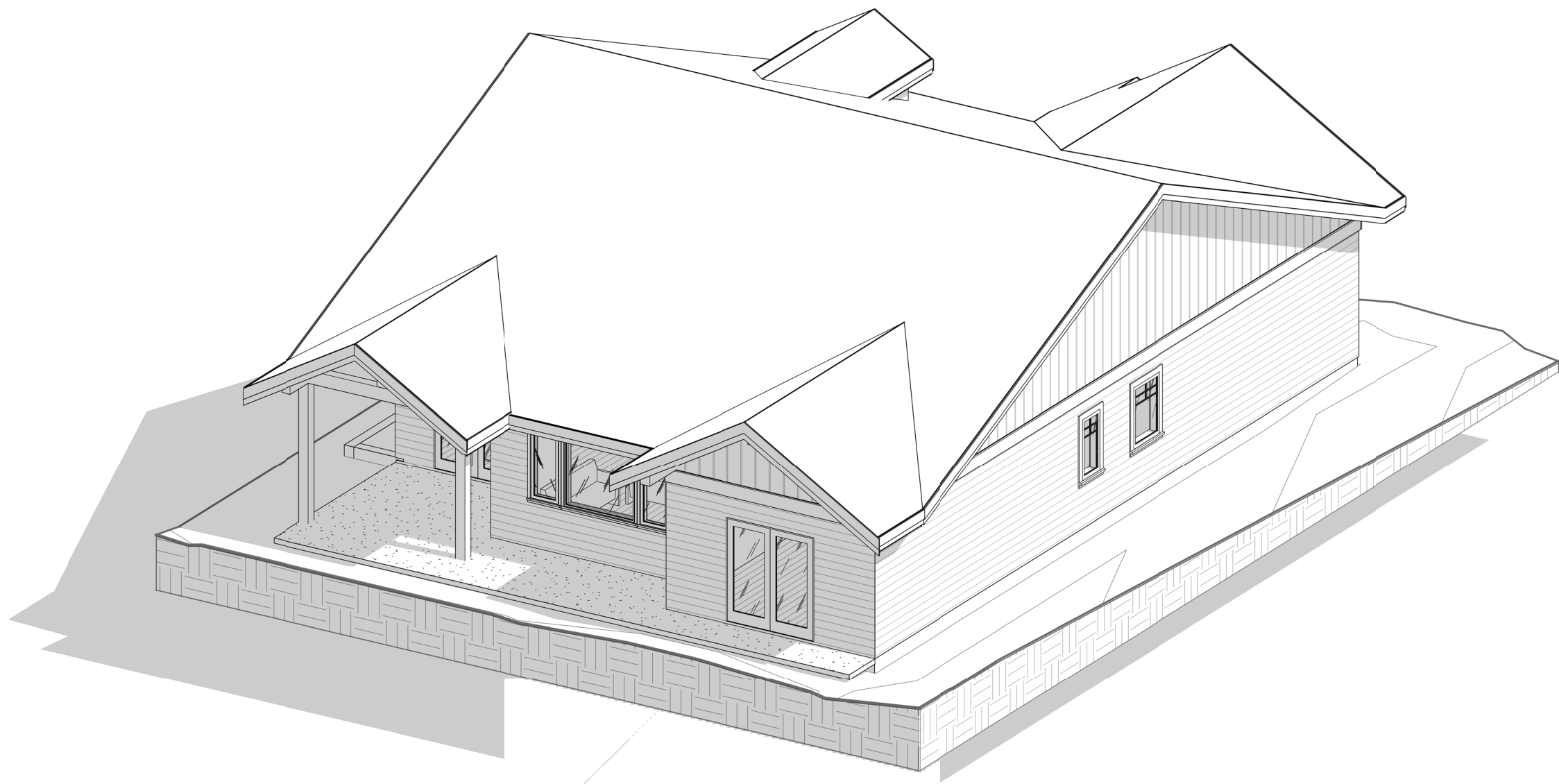
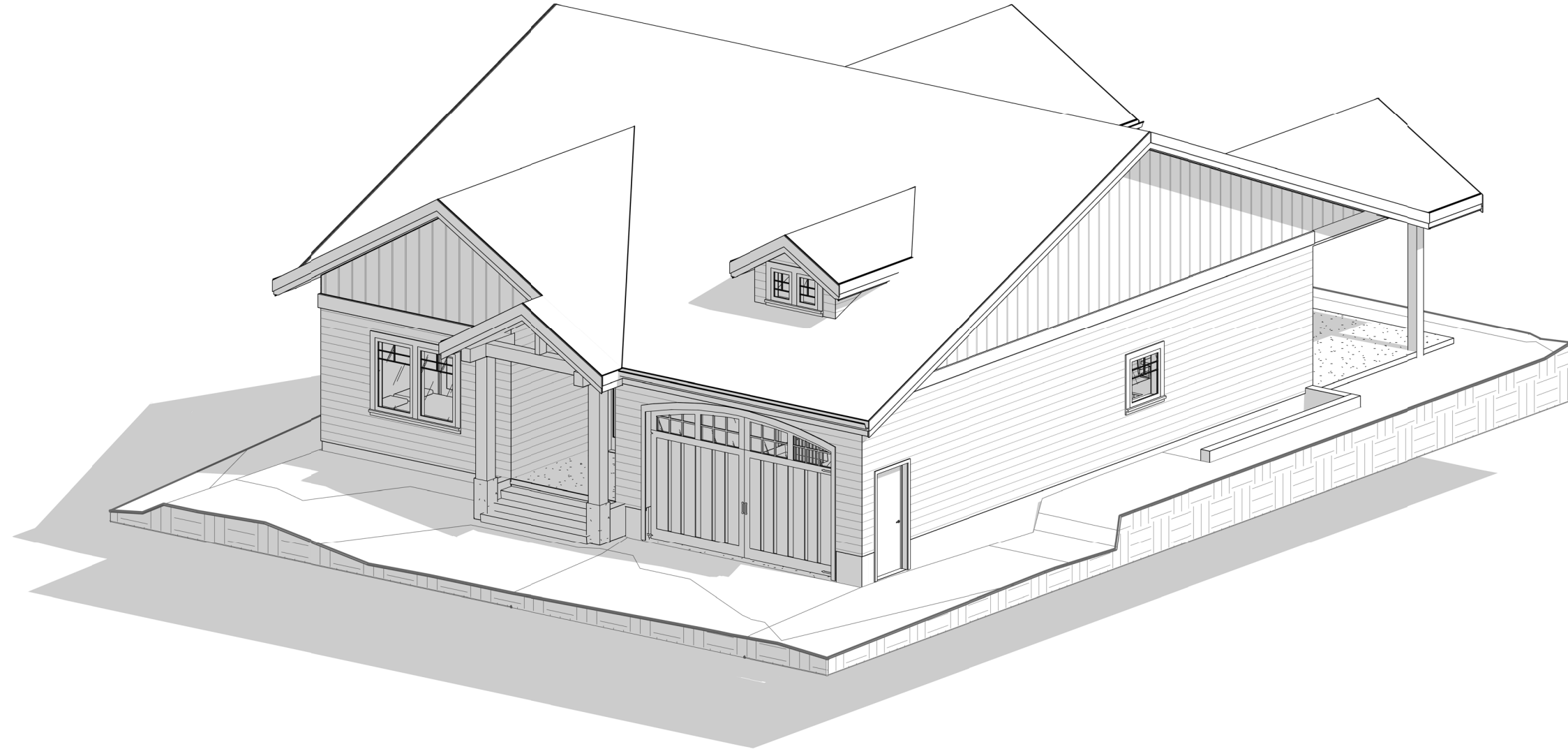
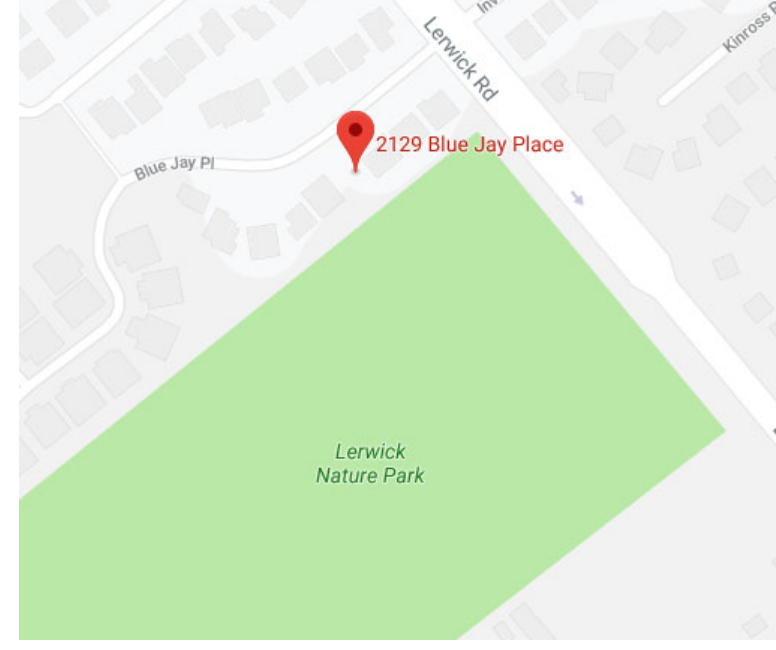
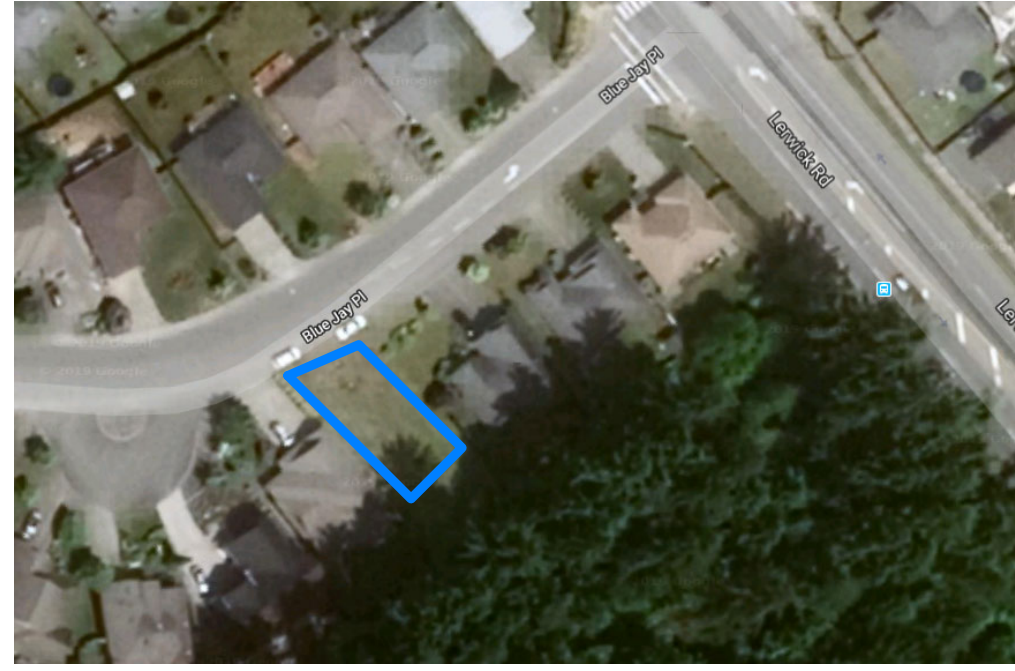




PROJECT ID: 2019-043
PROJECT NAME: GILROY RESIDENCE
CIVIC: 2129 BLUE JAY PLACE, COURTENAY, B.C
LEGAL DESCRIPTION: LEGAL DESCRIPTION
P.I.D.: 000-000-000
ZONE: R-1



SYMBOL LEGEND

- WALL TYPE
- FLOOR TYPE
- ROOF TYPE
- DOOR TAG
- WINDOW TAG
- STAIR TAG (RISER COUNT + TYP. RISE)
- Room ID**
 ROOM DESCRIPTION + AREA (APPROX.)
- Name Elevation**
 LEVEL TAG (ELEVATION)
- SPOT ELEVATION (GEODETIC OR RELATIVE)
- REVISION TAG (DENOTES NO.)
- EXT. ELEVATION REFERENCE TAG
- INT. ELEVATION REFERENCE TAG
- SECTION REFERENCE TAG

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CL CENTERLINE
- CPT CARPET
- DEMO DEMOLITION
- DIM DIMENSION
- EXIST EXISTING
- EXP EXPOSED
- FF FINISHED FACE
- FURN FURNITURE
- GL GLASS
- GT GROUT
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OF/CI OWNER FURNISHED / CONTRACTOR INSTALLED
- OF/OI OWNER FURNISHED / OWNER INSTALLED
- P PAINT
- PL PLASTIC LAMINATE
- PFT PORCELAIN FLOOR TILE
- PTB PORCELAIN TILE BASE
- SS SOLID SURFACE
- TR TRANSITION
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- WD WOOD
- WDCLG WOOD CEILING
- WDPNL WOOD PANEL
- WT WINDOW SHADES

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| 4 | Issue for Permit | 10/21/2019 |
| | | |
| | | |

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ALL WORK TO COMPLY WITH BCBC 2018
DO NOT SCALE DRAWINGS

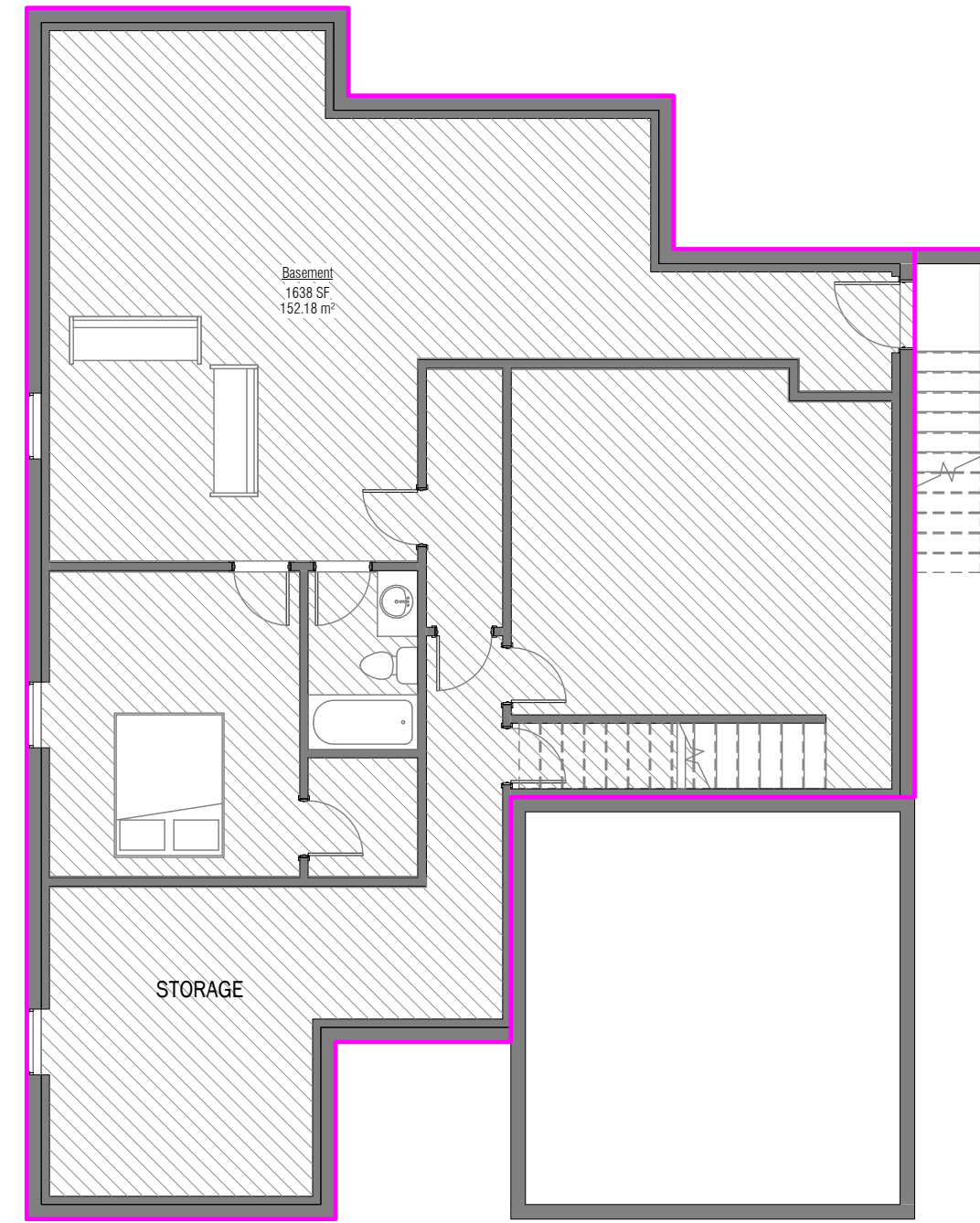
SEAL:

Gilroy Residence
Single Family Dwelling

Project number: 2019-043
Date: October 21 2019
Drawn by: PY
Checked by: CG
Scale: As indicated

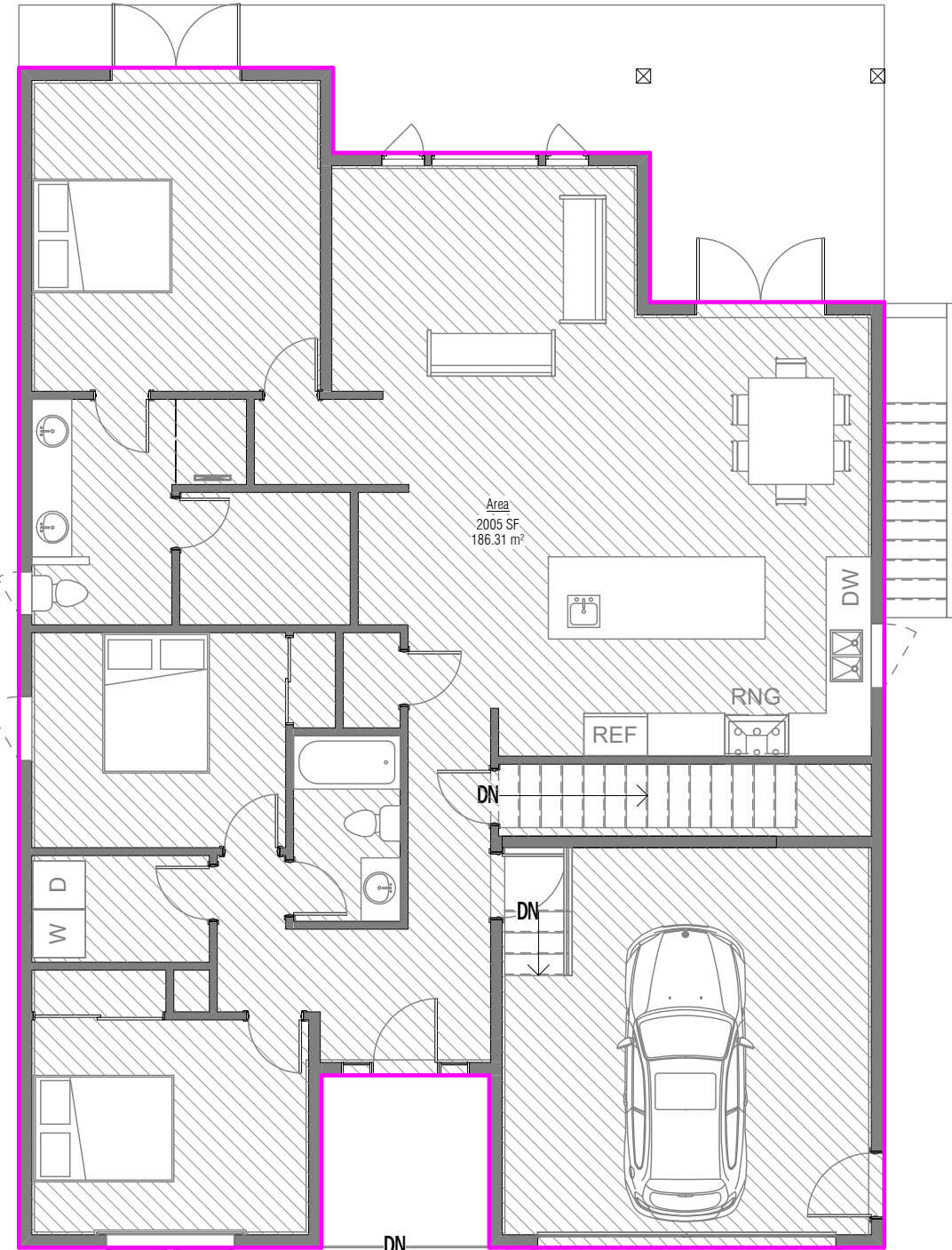
- ALL WORK TO CONFORM TO APPLICABLE LAND USE, ZONING, AMENDMENTS, BYLAW AND BCBC 2018 PART 9 AS AMENDED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR ERRORS MUST BE REPORTED IN WRITING TO THE PROFESSIONAL BEARING THE SEAL.
- ALL MATERIALS AND PRODUCTS TO BE HANDLED AND INSTALLED AS PER MANUFACTURERS AND GOVERNING ORGANIZATIONS SPECIFICATIONS
- ALL WINDOWS AND DOORS TO COMPLY WITH ZONE 6 REQUIREMENTS

GFA
1638 SF (EXCLUDED - BELOW GRADE)



3 Basement - Area (Below Grade)
1/8" = 1'-0"

GFA
2005 SF (MAIN FLOOR)



4 Main Floor (Area)
1/8" = 1'-0"

*ALL AREAS TAKEN TO OUTERMOST FACE OF EXTERIOR WALLS

ISSUE FOR PERMIT, NOT FOR CONSTRUCTION

Cover
A0.0

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| | | |

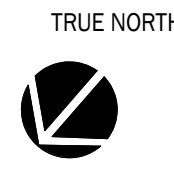
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SEAL:

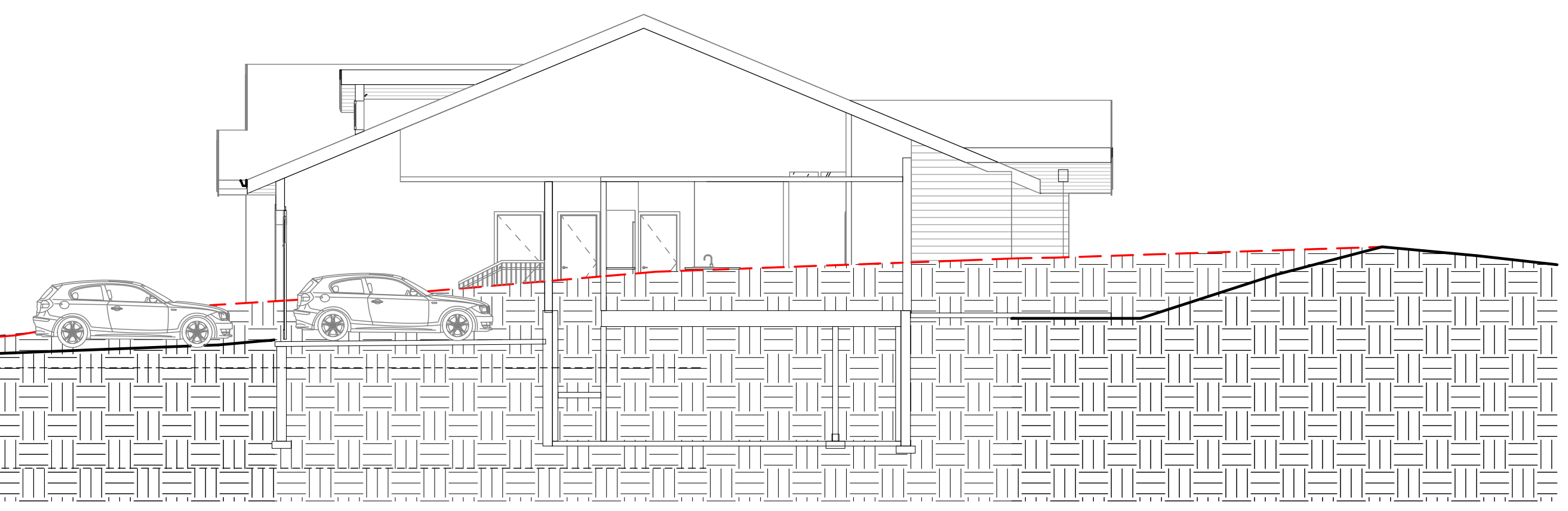
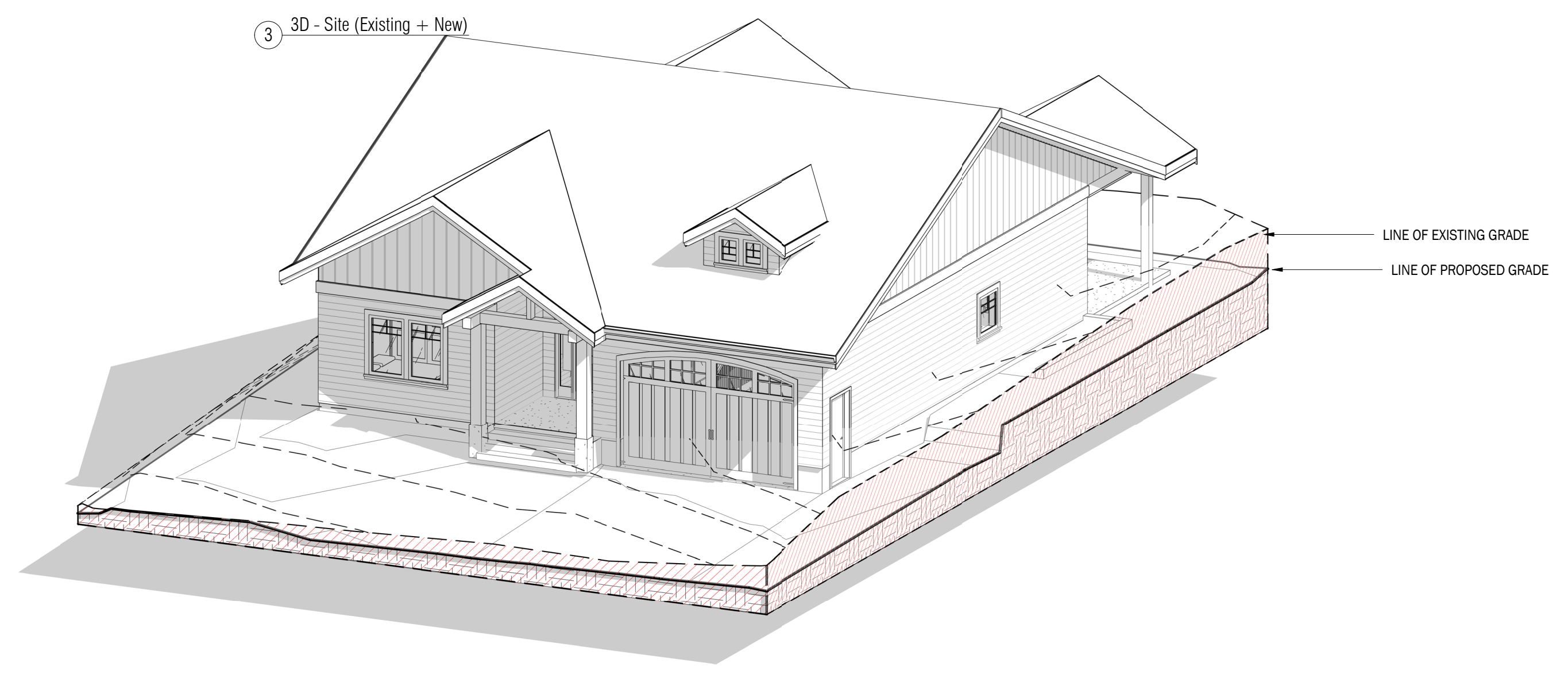
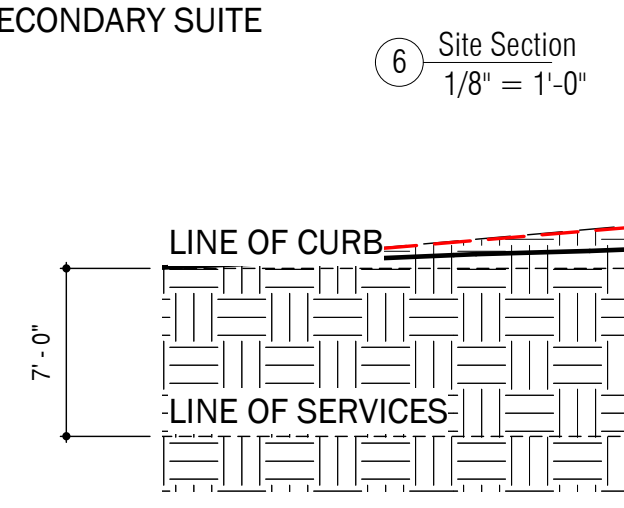
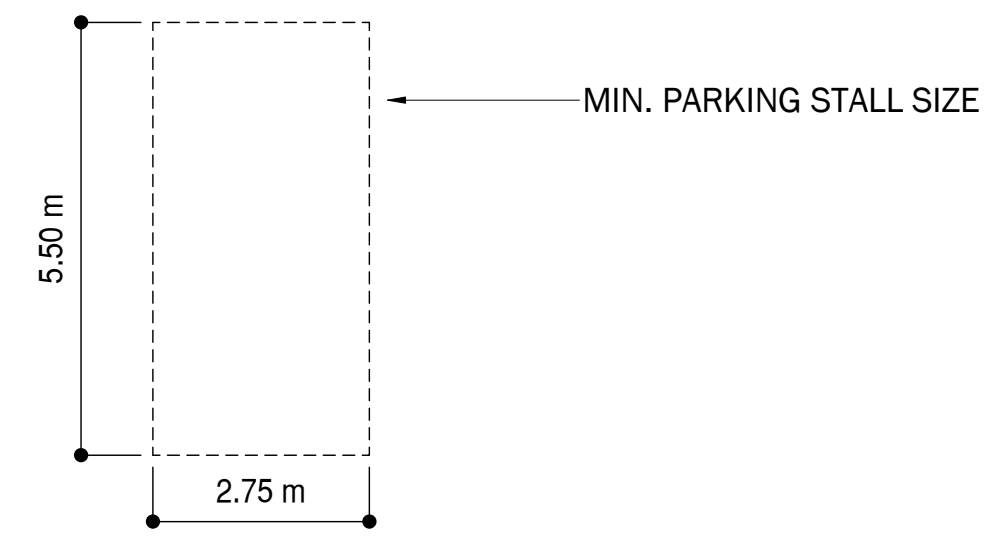
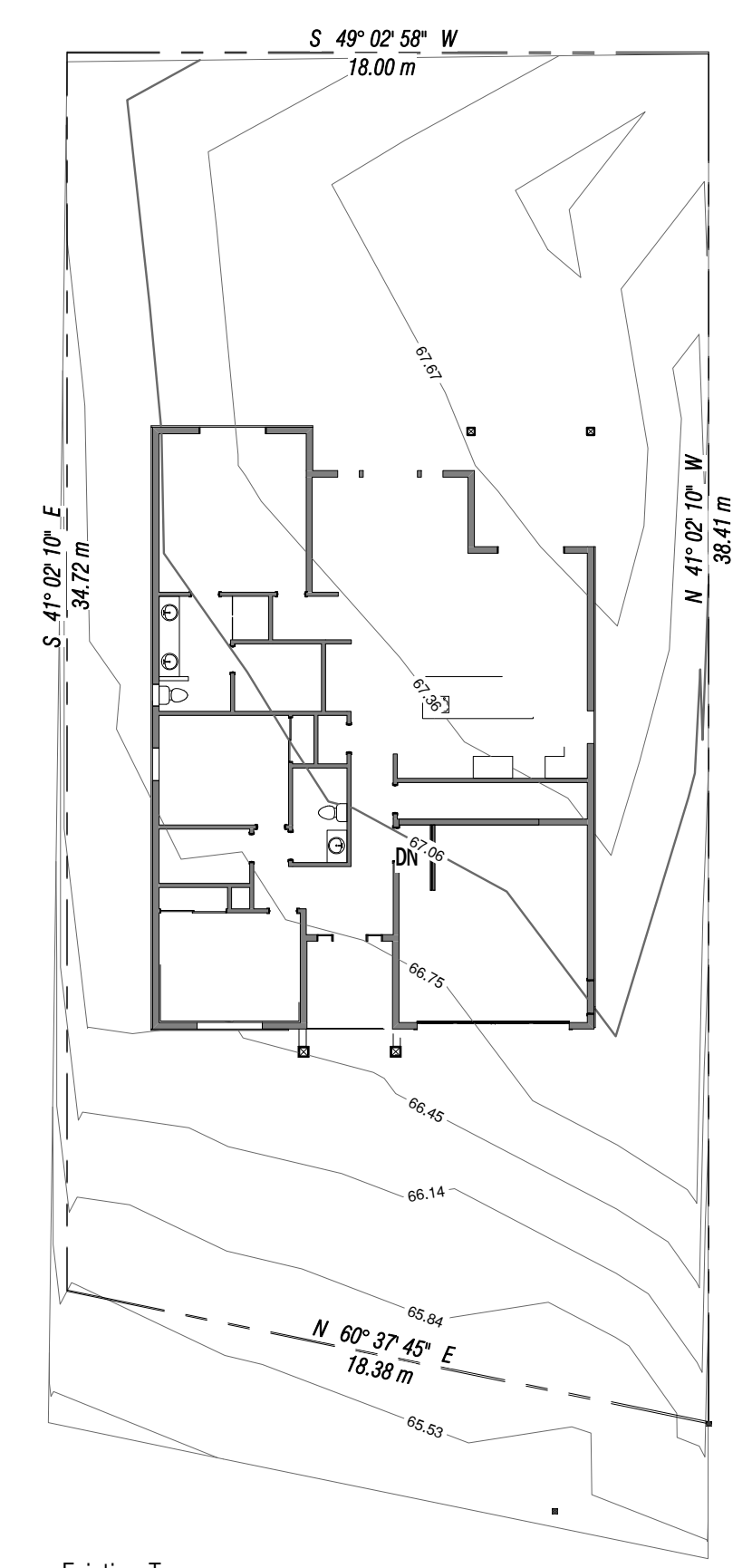
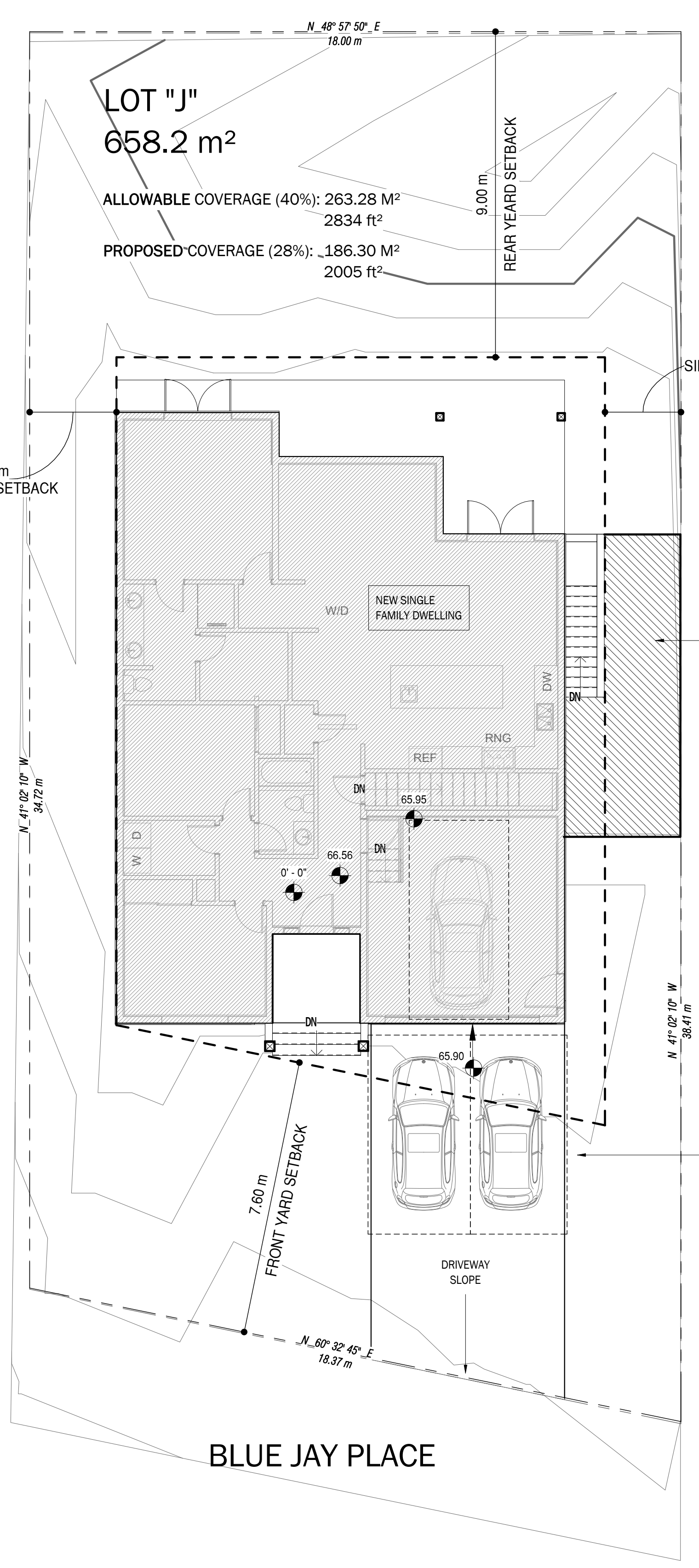
Gilroy Residence
 Single Family Dwelling

Project number 2019-043
 Date October 23 2019
 Drawn by PY
 Checked by CG
 Scale As indicated

10/23/2019 2:44:41 PM



1 Site Plan
 1/8" = 1'-0"
LERWICK NATURE PARK



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DRAWINGS PREPARED FOR:



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|-------------------|------------------|------------|
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| 4 | Issue for Permit | 10/21/2019 |
| | | |
| | | |
| | | |
| | | |

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SEAL:

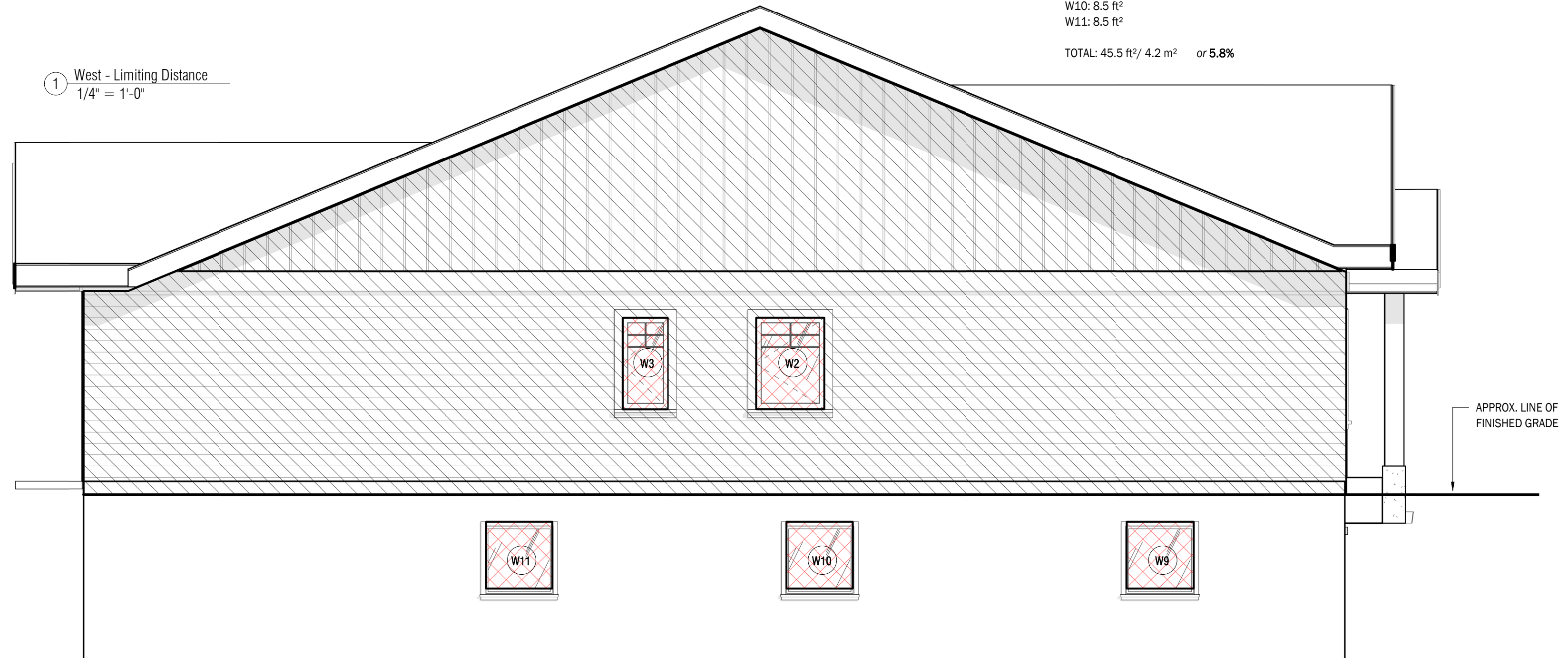
Gilroy Residence
 Single Family Dwelling

Project number: 2019-043
 Date: October 21 2019
 Drawn by: Author
 Checked by: Checker
 Scale: As indicated

Spatial Separation
 A0.2

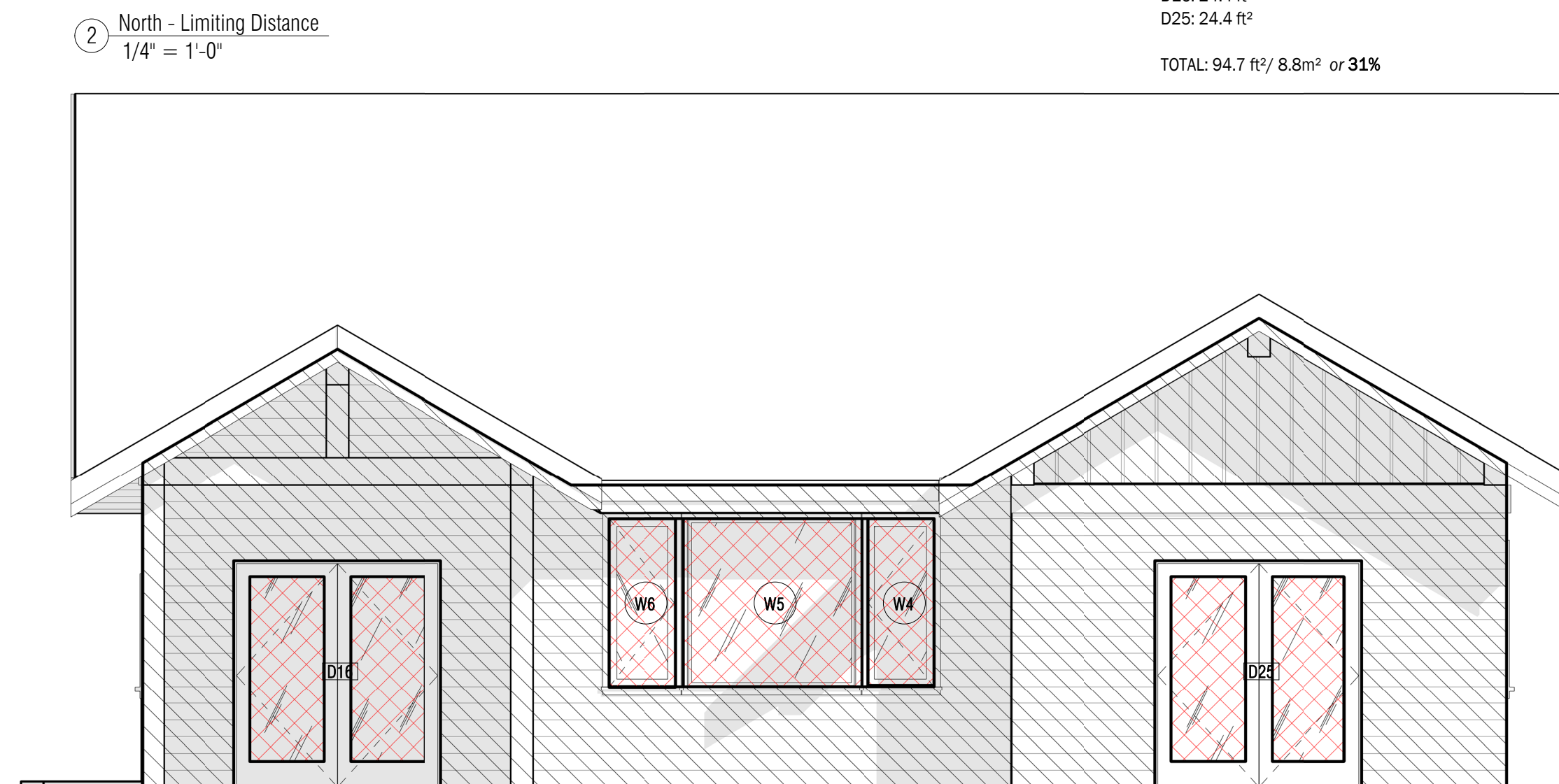
WEST WALL

WEST - WALL AREA: 791 ft² or 73.5m²
 LIMITING DISTANCE: 2.40 m
 MAX ALLOWABLE GLAZING AREA: 55 ft² / 5.1 m² or 7%
 PROPOSED GLAZING AREA:
 W2: 12 ft²
 W3: 8 ft²
 W9: 8.5 ft²
 W10: 8.5 ft²
 W11: 8.5 ft²
 TOTAL: 45.5 ft² / 4.2 m² or 5.8%

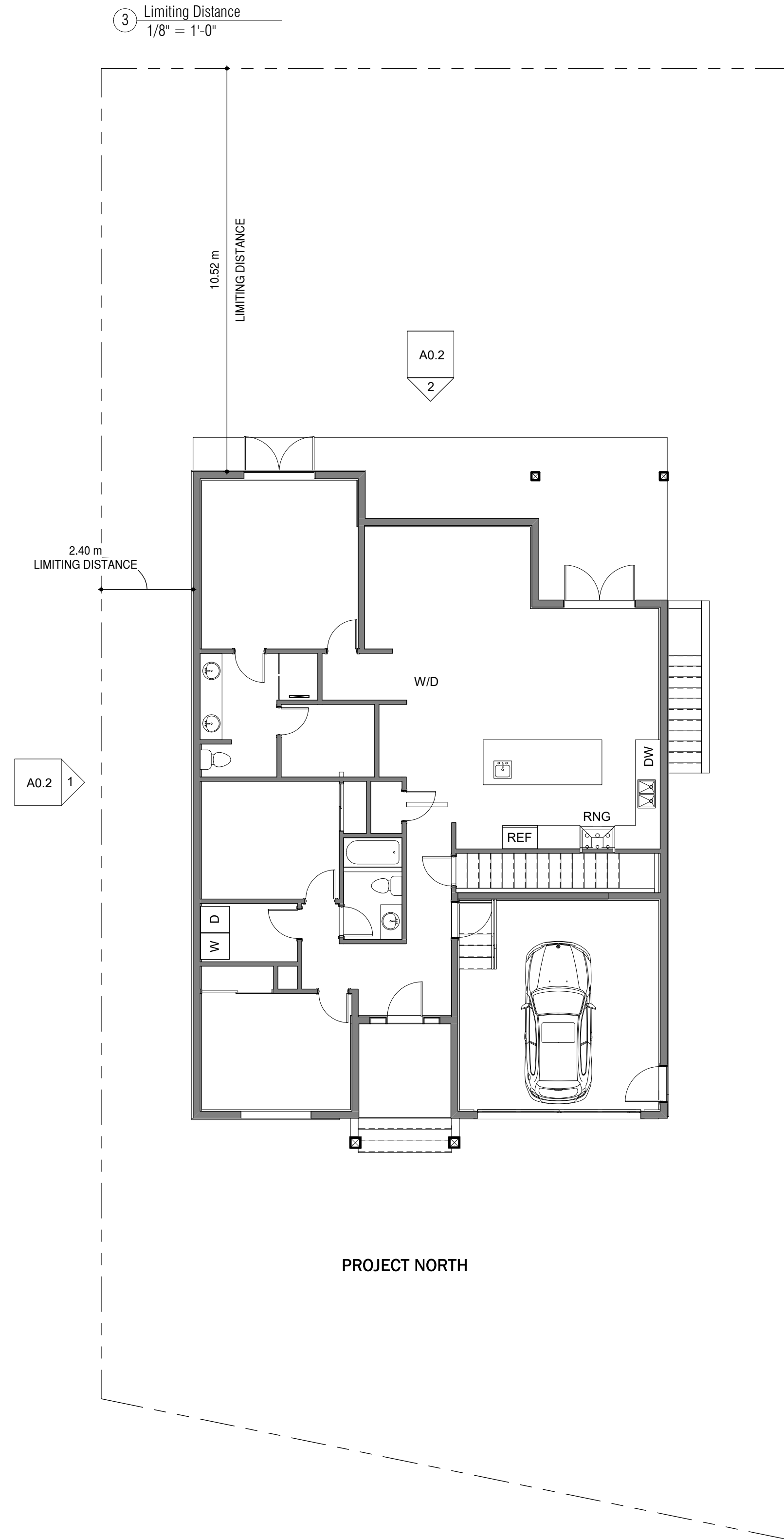


SOUTH WALL

SOUTH - WALL AREA: 304 ft² / 28.2 m²
 LIMITING DISTANCE: 10.52 m
 MAX ALLOWABLE GLAZING AREA: 304ft² / 28.2 m² or 100%
 PROPOSED GLAZING AREA:
 W4: 9.7 ft²
 W5: 26.5 ft²
 W6: 9.7 ft²
 D16: 24.4 ft²
 D25: 24.4 ft²
 TOTAL: 94.7 ft² / 8.8m² or 31%



*ALL VALUES DERIVED FROM TABLE 9.10.15.4 IN BCBC 2019



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SEAL:

Gilroy Residence
Single Family Dwelling

Project number 2019-043
Date October 21 2019
Drawn by PY
Checked by CG
Scale As indicated

Fdn/Basement Plan

A1

WALL TYPES

TYP. FOUNDATION WALL
DRAINAGE MAT (Dimple Board)
2 LAYERS BITUMINOUS COATING
8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

W1

FOR CONDITIONED SPACE, ADD:
2x4 WOOD STUDS C/W 2.5" ZL8 CC SPRAY FOAM INSULATION
1/2" GYPSUM WALL BOARD

W1A

TYP. RETAINING WALL
DRAINAGE MAT (Dimple Board)
2 LAYERS BITUMINOUS COATING
8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

W2

TYP. EXTERIOR WALL
EXTERIOR CLADDING
1/2" P.T. FRANGIBLE (OPT.)
VAPOUR PERMEABLE AIR BARRIER, TYVEK OR SIMILAR
3/2" STD. PLYWOOD SHEATHING
2x6 WOOD STUDS @ 24" O.C.
BATT INSULATION AS PER CODE COMPLIANCE
BLOCKING AS REQUIRED
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD

W3

TYP. INTERIOR 2X6 PARTITION
1/2" GYPSUM WALL BOARD
2x6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

W4

TYP. INTERIOR 2X4 PARTITION
1/2" GYPSUM WALL BOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

W5

WSA REPLACE 1/2" GYPSUM WITH 5/8" TYPE X (1H FRR)

WSA

FLOOR + ROOF TYPES

TYP. CONCRETE SLAB ON GRADE
FLOOR FINISH (TBC)
4" CONCRETE SLAB (REF TO STRUCTURAL ENG.)
2.5" RIGID INSULATION
6 MIL POLY VAPOUR BARRIER
CLEAN CRUSHED GRANULAR
*GARAGE SLAB - SLOPE TO EXTERIOR MIN. 1%

F1

TYP. FLOOR JOIST ASSEMBLY
FLOOR FINISH (TBC)
5/8" 1x6 PLYWOOD SHEATHING
T/I OR WOOD FRAMING MEMBERS (REF TO STRUCTURAL ENG.)
BLOCKING AS REQUIRED
INSULATION FOR SOUND (IF REQUIRED)
INTERIOR FINISH (TBC)

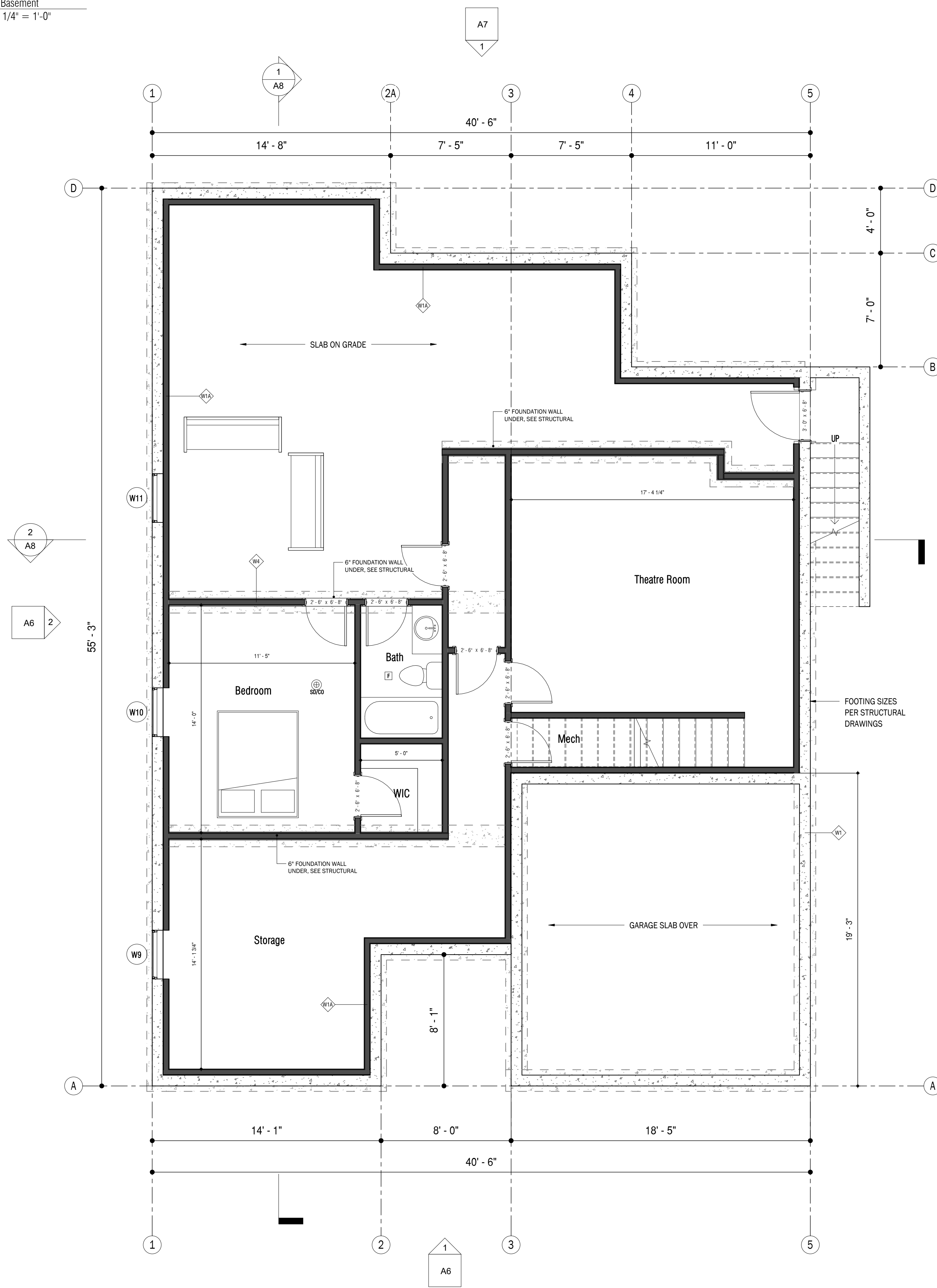
F2

ROOF ASSEMBLY - VENTED
ROOFING MATERIAL
2 LAYERS FEEEL AND STICK MEMBRANE
5/8" PLYWOOD SHEATHING
T/I OR WOOD FRAMING MEMBERS (REF. TO STRUCTURAL ENG.)
BATT INSULATION (ZONE 5)
5/8" GYPSUM BOARD

R2

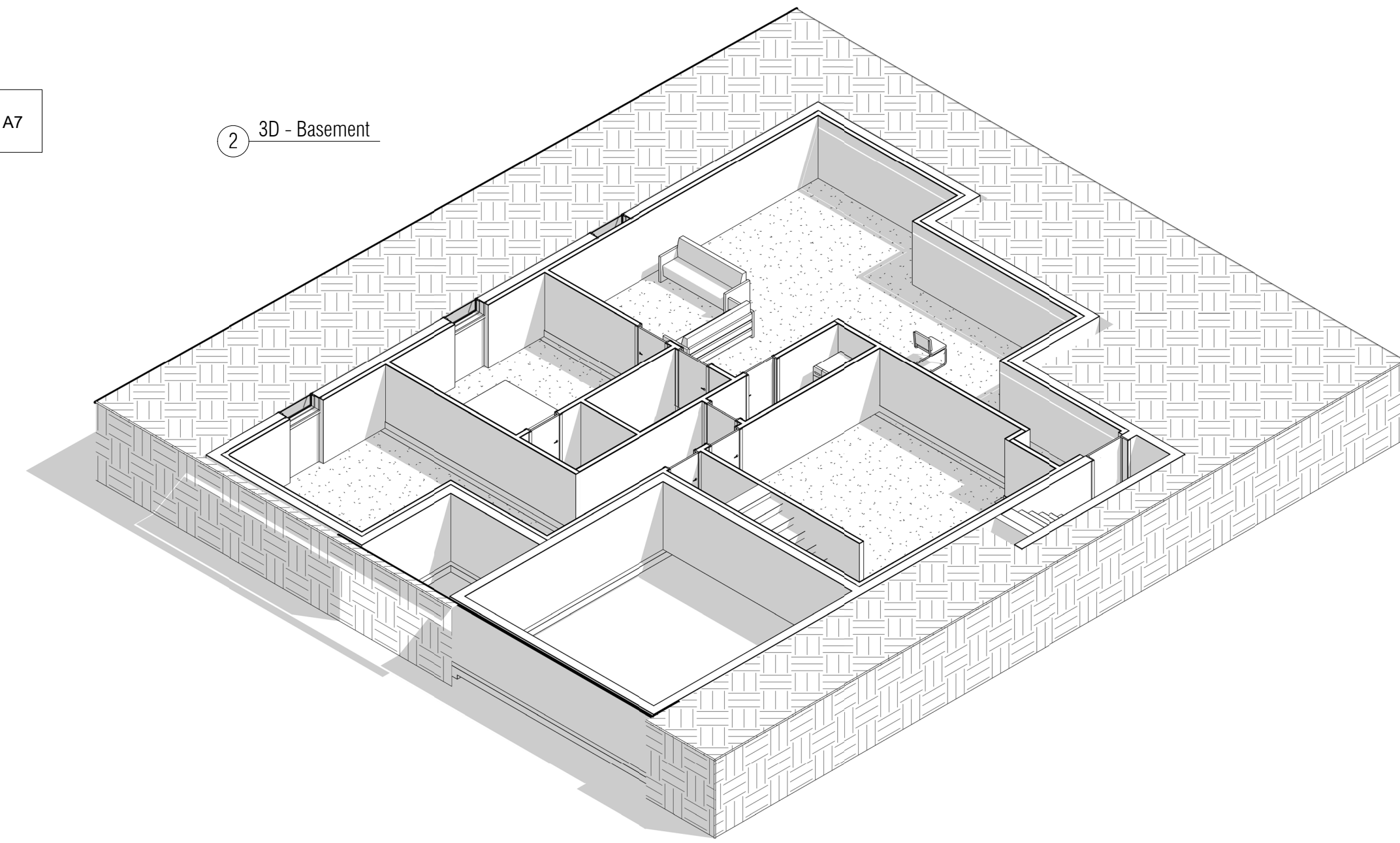
ARCHITECTURAL LEGEND

W WALL TAG
F FLOOR TAG
R ROOF TAG
E EXHAUST FAN
S SMOKE/CO2



2 A7

2 3D - Basement



PROJECT NORTH

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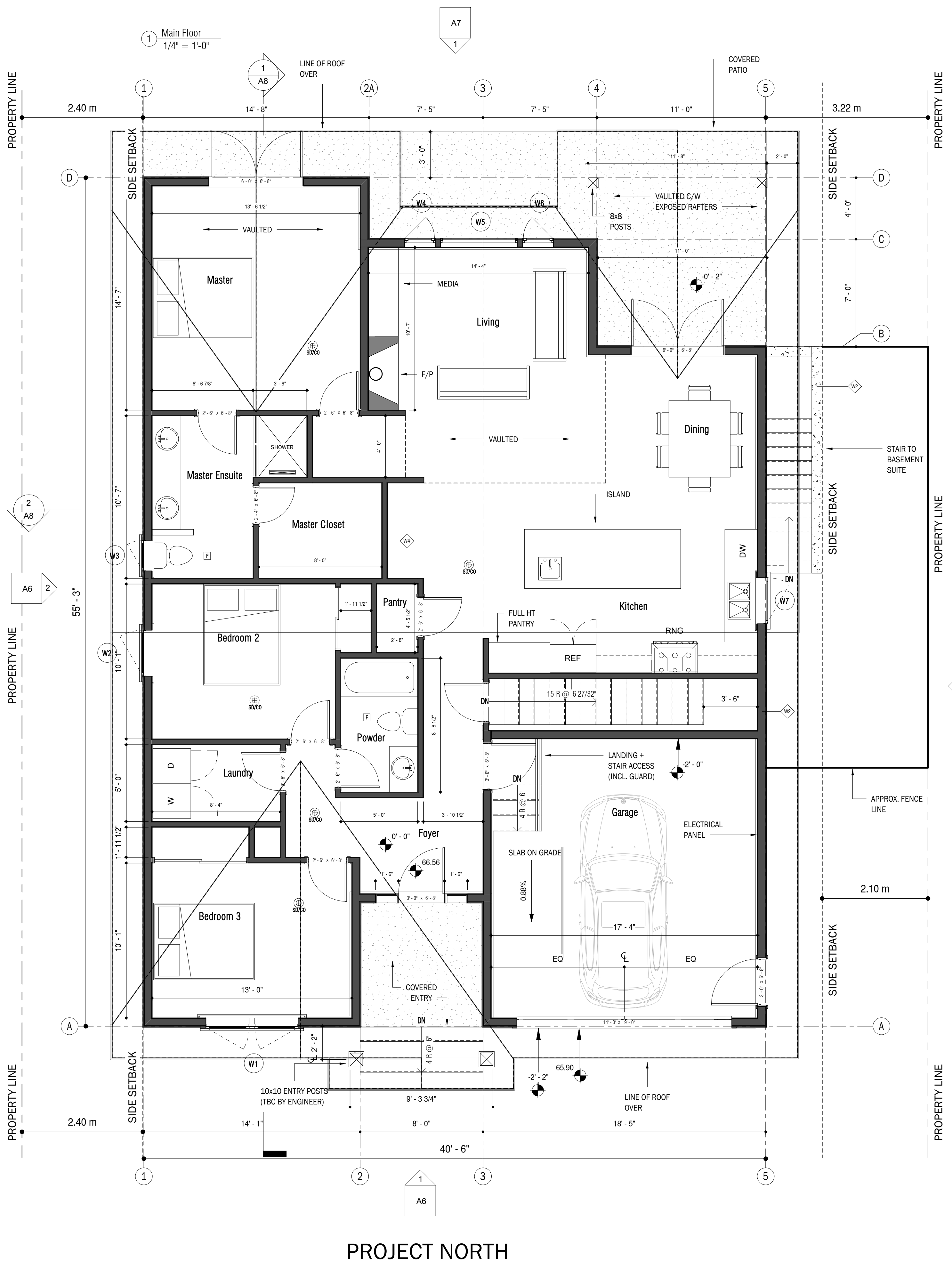
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 DO NOT SCALE DRAWINGS

SEAL:

Gilroy Residence
Single Family Dwelling

Project number 2019-043
 Date October 21 2019
 Drawn by PY
 Checked by CG
 Scale As indicated

2019-10-22 9:51:04 PM



ARCHITECTURAL LEGEND

| | |
|-----------|-------------|
| W | WALL TAG |
| F | FLOOR TAG |
| R | ROOF TAG |
| F | EXHAUST FAN |
| SMOKE/CO2 | SMOKE/CO2 |

WALL TYPES

TYP. FOUNDATION WALL
 DRAINAGE MAT (Dimple Board)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

FOR CONDITIONED SPACE, ADD:
 2x4 WOOD STUDS C/W 2.5" ZL8 CC SPRAY FOAM INSULATION
 1/2" GYPSUM WALL BOARD

TYP. RETAINING WALL
 DRAINAGE MAT (Dimple Board)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

TYP. EXTERIOR WALL
 EXTERIOR CLADDING
 3/2" P.T. FRANGIBLE (OPT.)
 VAPOUR PERMEABLE AIR BARRIER, TYVEK OR SIMILAR
 3/2" STD. PLYWOOD SHEATHING
 2x6 WOOD STUDS @ 24" O.C.
 BATT INSULATION AS PER CODE COMPLIANCE
 BLOOMING AS REQUIRED
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

TYP. INTERIOR 2X6 PARTITION
 1/2" GYPSUM WALL BOARD
 2x6 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

TYP. INTERIOR 2X4 PARTITION
 1/2" GYPSUM WALL BOARD
 2x4 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

WSA REPLACE 1/2" GYPSUM WITH 5/8" TYPE X (1H FRR)

FLOOR + ROOF TYPES

TYP. CONCRETE SLAB ON GRADE
 F1 FLOOR FINISH (TBC)
 4" CONCRETE SLAB (REF TO STRUCTURAL ENG.)
 2.5" RIGID INSULATION
 6 MIL POLY VAPOUR BARRIER
 CLEAN CRUSHED GRANULAR
 *GARAGE SLAB - SLOPE TO EXTERIOR MIN. 1%

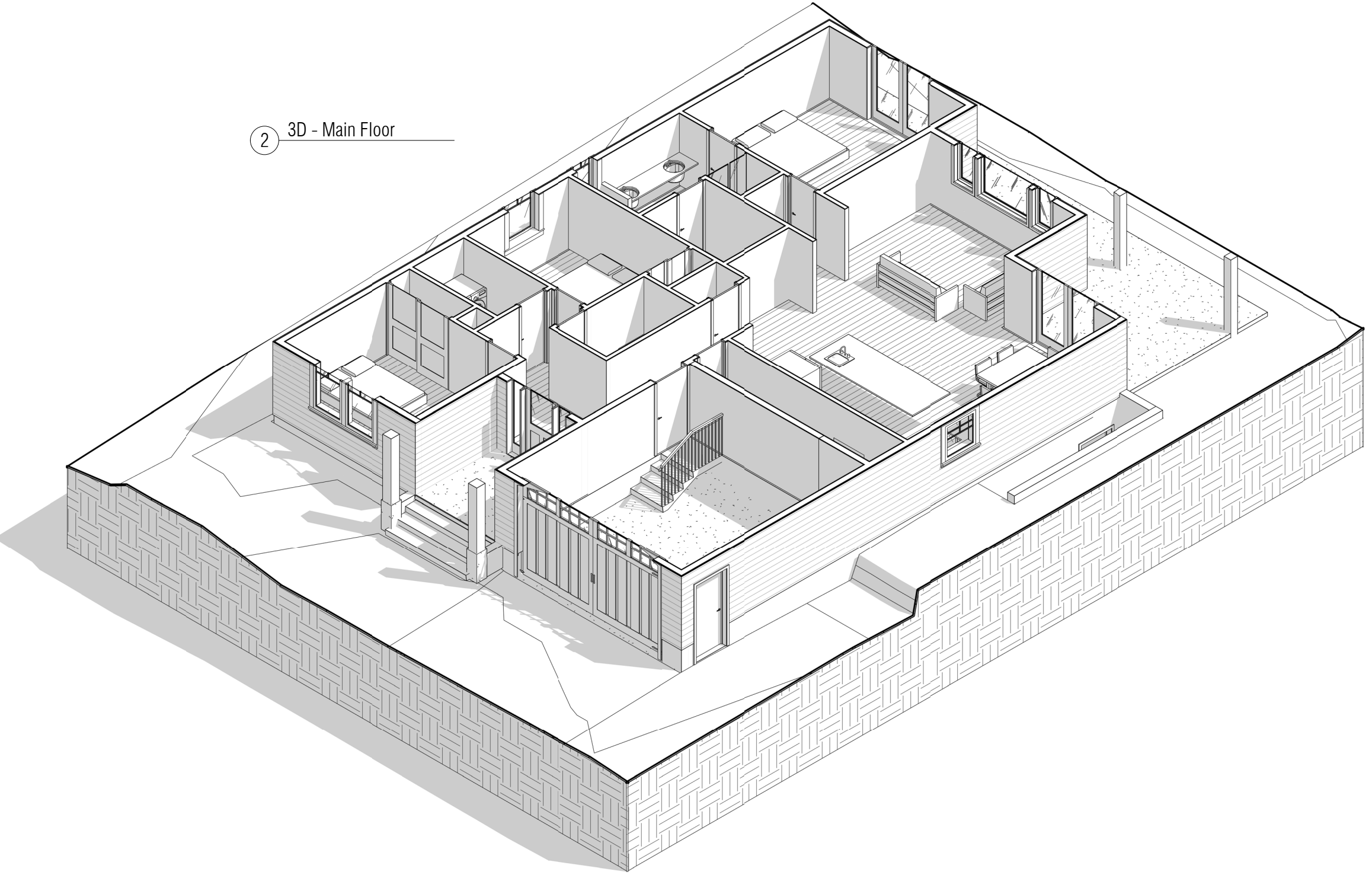
TYP. FLOOR JOIST ASSEMBLY
 F2 FLOOR FINISH (TBC)
 5/8" T&G PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF. TO STRUCTURAL ENG.)
 BLOOMING AS REQUIRED
 INSULATION FOR SOUND (IF REQUIRED)
 INTERIOR FINISH (TBC)

ROOF ASSEMBLY - VENTED
 R2 ROOFING MATERIAL
 2 LAYERS FELT AND STICK MEMBRANE
 5/8" PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF. TO STRUCTURAL ENG.)
 BATT INSULATION (ZONE 5)
 5/8" GYPSUM BOARD

Window Schedule

| Mark | Width | Height | Sill Height | Comments/Operation |
|------|-------|--------|-------------|--------------------|
| 1 | 6'-0" | 4'-6" | 2'-6" | EGRESS |
| 2 | 3'-0" | 4'-0" | 3'-0" | EGRESS |
| 3 | 2'-0" | 4'-0" | 3'-0" | |
| 4 | 2'-0" | 5'-0" | 3'-0" | |
| 5 | 5'-0" | 5'-0" | 3'-0" | |
| 6 | 2'-0" | 5'-0" | 3'-0" | |
| 7 | 3'-0" | 3'-0" | 3'-0" | |
| 9 | 3'-0" | 3'-0" | 4'-0" | |
| 10 | 3'-0" | 3'-0" | 4'-0" | EGRESS |
| 11 | 3'-0" | 3'-0" | 4'-0" | EGRESS |
| 12 | 3'-6" | 2'-0" | 3'-7 17/32" | FALSE DORMER |

* ALL WINDOW CONFIGURATIONS/OPERATION TBC
 * ALL WINDOWS AND EXTERIOR DOORS TO COMPLY WITH ZONE 5 REQUIREMENTS



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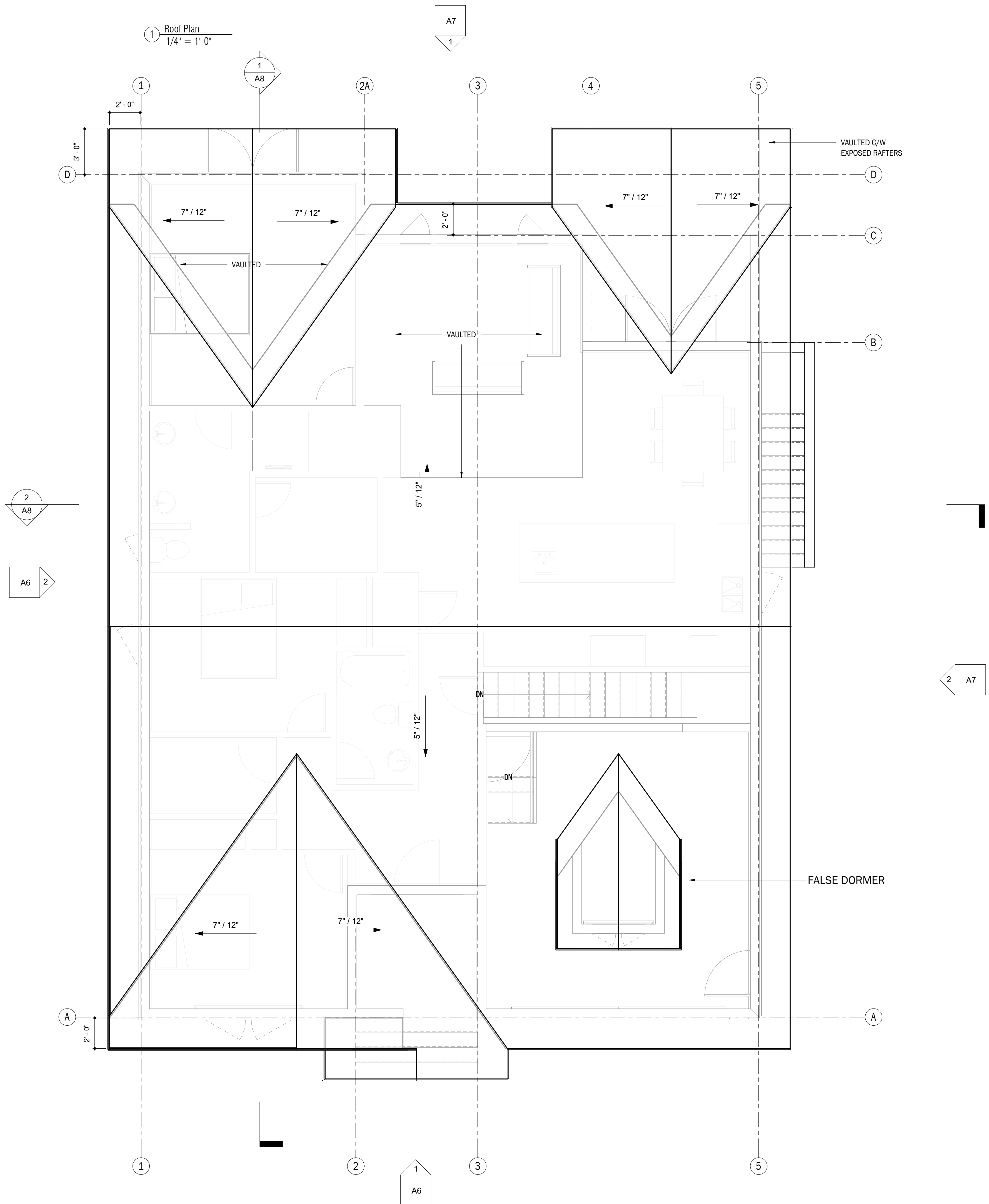
SEAL:

Gilroy Residence

Single Family Dwelling

Project number 2019-043
 Date October 21 2019
 Drawn by PY
 Checked by CG
 Scale 1/4" = 1'-0"

2019-10-22 9:51:06 PM



*REF TO MANUFACTURER TRUSS LAYOUT AS SHOWN IN STRUCTURAL PLANS

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Roof Plan

A5

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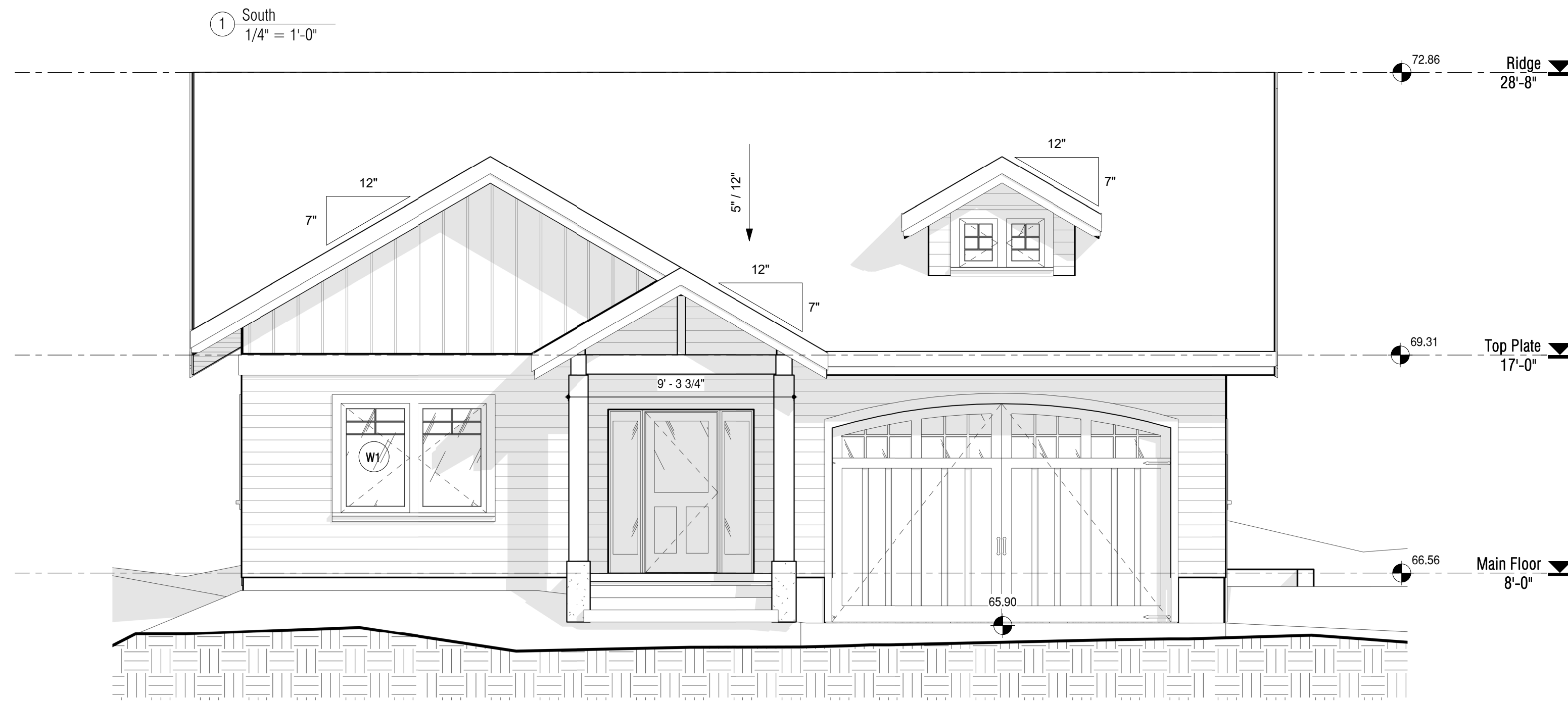
SEAL:

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 Single Family Dwelling

Project number 2019-043
 Date October 21 2019
 Drawn by PY
 Checked by CG
 Scale As indicated

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Elevations
 A6



WALL TYPES

TYP. FOUNDATION WALL
 W1 DRAINAGE MAT (DAPPLE BOARD)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

FOR CONDITIONED SPACE, ADD:
 W1A 2X4 WOOD STUDS @ 24" O.C. WITH 2.5" ZL8 CC SPRAY FOAM INSULATION
 1/2" GYPSUM WALL BOARD

TYP. RETAINING WALL
 W2 DRAINAGE MAT (DAPPLE BOARD)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

TYP. EXTERIOR WALL
 W3 EXTERIOR CLADDING
 1/2" P.T. FRANGIBLE (OPT.)
 VAPOUR PERMEABLE AIR BARRIER, TYVEK OR SIMILAR
 1/2" STD. PLYWOOD SHEATHING
 2X6 WOOD STUDS @ 24" O.C.
 BATT INSULATION AS PER CODE COMPLIANCE
 BLOOMING AS REQUIRED
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

TYP. INTERIOR 2X6 PARTITION
 W4 1/2" GYPSUM WALL BOARD
 2X6 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

TYP. INTERIOR 2X4 PARTITION
 W5 1/2" GYPSUM WALL BOARD
 2X4 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

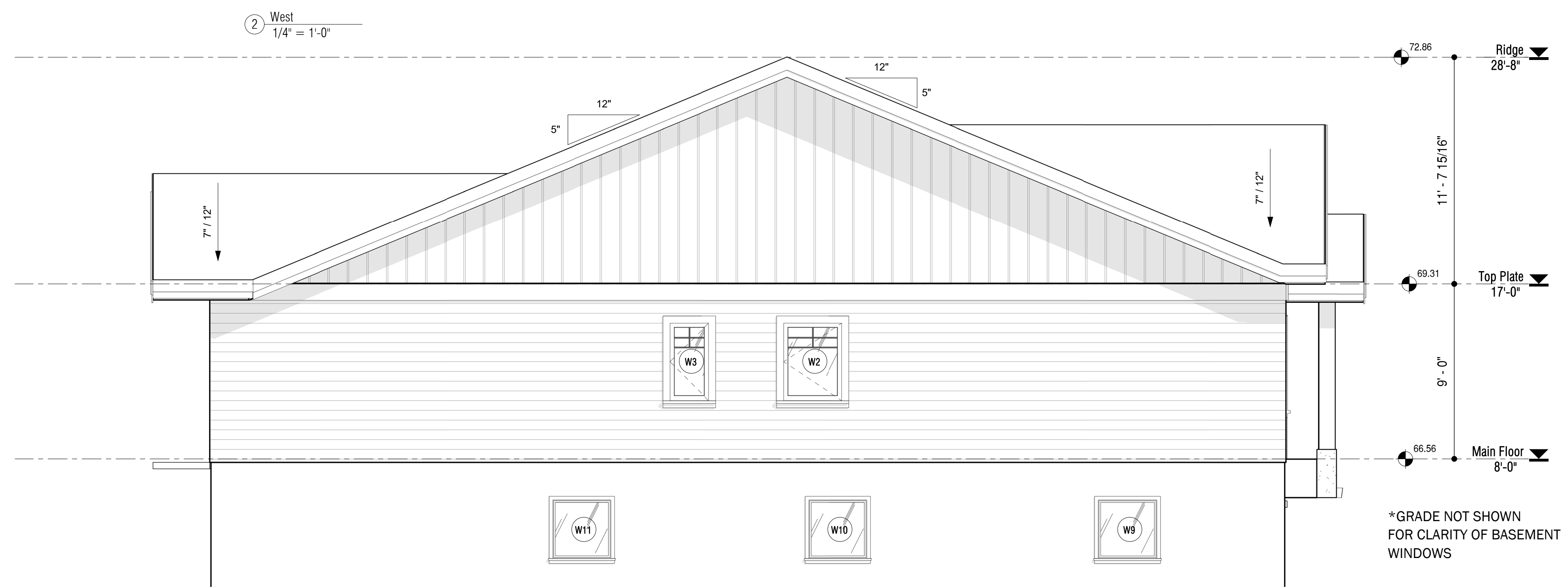
WSA REPLACE 1/2" GYPSUM WITH 5/8" TYPE X (1H FRR)

FLOOR + ROOF TYPES

TYP. CONCRETE SLAB ON GRADE
 F1 FLOOR FINISH (TBC)
 5/8" 15G PLYWOOD SHEATHING (REF TO STRUCTURAL ENG.)
 4" CONCRETE SLAB (REF TO STRUCTURAL ENG.)
 2.5" RIGID INSULATION
 6 MIL POLY VAPOUR BARRIER
 CLEAN CRUSHED GRANULAR
 *GARAGE SLAB - SLOPE TO EXTERIOR MIN. 1%

TYP. FLOOR JOIST ASSEMBLY
 F2 FLOOR FINISH (TBC)
 5/8" 15G PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF TO STRUCTURAL ENG.)
 BLOOMING AS REQUIRED
 INSULATION FOR SOUND (IF REQUIRED)
 INTERIOR FINISH (TBC)

ROOF ASSEMBLY - VENTED
 R2 ROOFING MATERIAL
 2 LAYERS FELT AND STICK MEMBRANE
 5/8" PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF. TO STRUCTURAL ENG.)
 BATT INSULATION (ZONE 5)
 5/8" GYPSUM BOARD



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DRAWINGS PREPARED FOR:



| REVISION SCHEDULE | | |
|-------------------|-----------------------------------|------------|
| No. | Description | Date |
| 1 | Issue for Final Review | 10/03/2019 |
| 2 | Issue for Structural Coordination | 10/04/2019 |
| 3 | Revise for Truss Layout | 10/08/2019 |
| 4 | Issue for Permit | 10/21/2019 |
| | | |
| | | |

THIS IS A PART 9 BUILDING OF RESIDENTIAL 'C' OCCUPANCY ALL WORK TO COMPLY WITH BCBC 2018
 DO NOT SCALE DRAWINGS

SEAL:

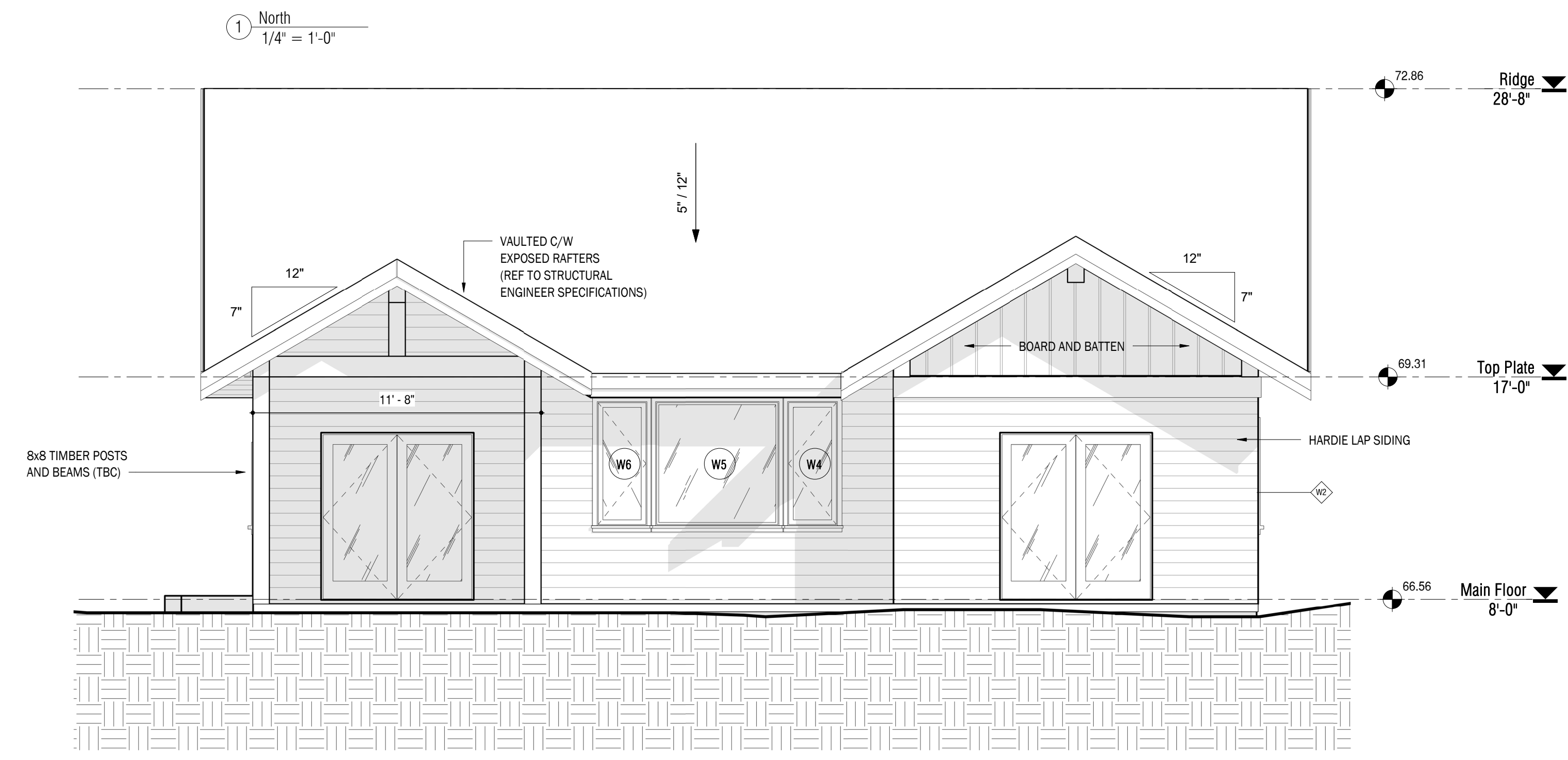
Gilroy Residence
 Single Family Dwelling

Project number 2019-043
 Date October 21 2019
 Drawn by PY
 Checked by CG
 Scale As indicated

2019-10-22 9:52:46 PM

Elevations
 A7

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WALL TYPES

TYP. FOUNDATION WALL
 DRAINAGE MAT (Dimple Board)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

W1

FOR CONDITIONED SPACE, ADD:
 2x4 WOOD STUDS C/W 2.5" ZL8 CC SPRAY FOAM INSULATION
 1/2" GYPSUM WALL BOARD

W1A

TYP. RETAINING WALL
 DRAINAGE MAT (Dimple Board)
 2 LAYERS BITUMINOUS COATING
 8" CONCRETE WALL (REFER TO STRUCTURAL ENG.)

W2

TYP. EXTERIOR WALL
 EXTERIOR CLADDING
 3/2" P.T. FRANGIBLE (OPT.)
 VAPOUR PERMEABLE AIR BARRIER, TYVEK OR SIMILAR
 3/2" STD. PLYWOOD SHEATHING
 2x6 WOOD STUDS @ 24" O.C.
 BATT INSULATION AS PER CODE COMPLIANCE
 BLOOMING AS REQUIRED
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

W3

TYP. INTERIOR 2X6 PARTITION
 1/2" GYPSUM WALL BOARD
 2x6 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

W4

TYP. INTERIOR 2X4 PARTITION
 1/2" GYPSUM WALL BOARD
 2x4 WOOD STUDS @ 16" O.C.
 1/2" GYPSUM WALL BOARD

W5

WSA REPLACE 1/2" GYPSUM WITH 5/8" TYPE X (1H FRR)

FLOOR + ROOF TYPES

TYP. CONCRETE SLAB ON GRADE

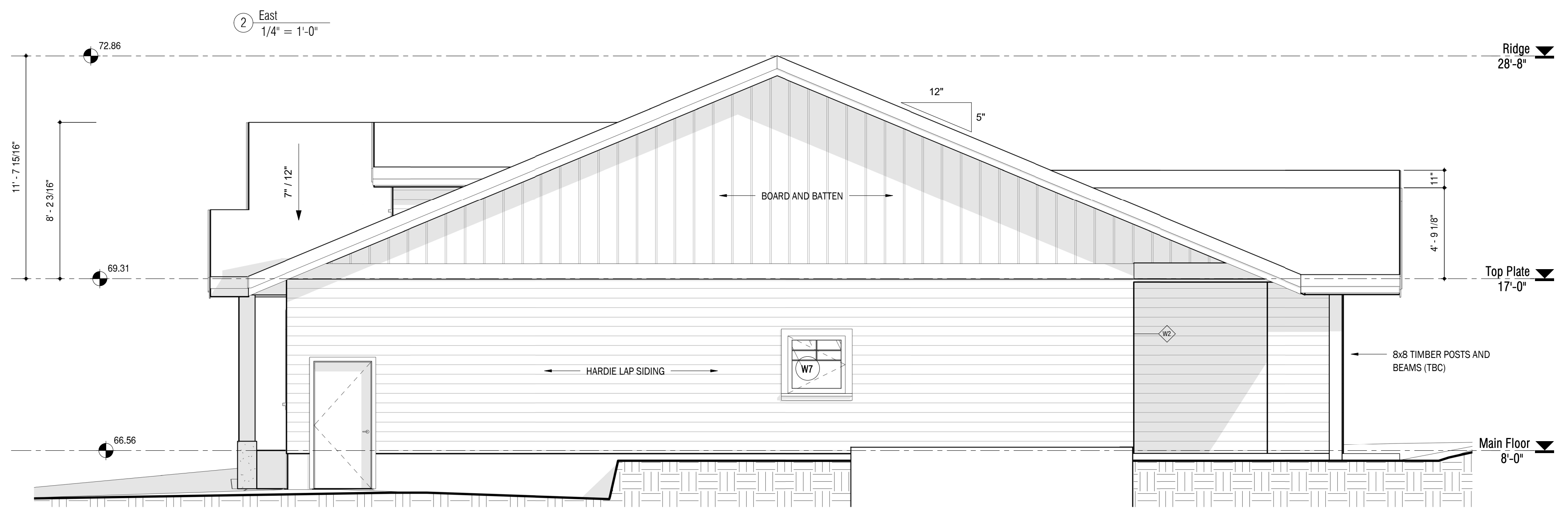
F1 FLOOR FINISH (TBC)
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 2.5" RIGID INSULATION
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 CLEAN CRUSHED GRANULAR
 *GARAGE SLAB - SLOPE TO EXTERIOR MIN. 1%

TYP. FLOOR JOIST ASSEMBLY

F2 FLOOR FINISH (TBC)
 5/8" 15g PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF TO STRUCTURAL ENG.)
 BLOOMING AS REQUIRED
 INSULATION FOR SOUND (IF REQUIRED)
 INTERIOR FINISH (TBC)

ROOF ASSEMBLY - VENTED

R2 ROOFING MATERIAL
 2 LAYERS FEEEL AND STICK MEMBRANE
 5/8" PLYWOOD SHEATHING
 T/I OR WOOD FRAMING MEMBERS (REF. TO STRUCTURAL ENG.)
 BATT INSULATION (ZONE 5)
 5/8" GYPSUM BOARD



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SEAL:

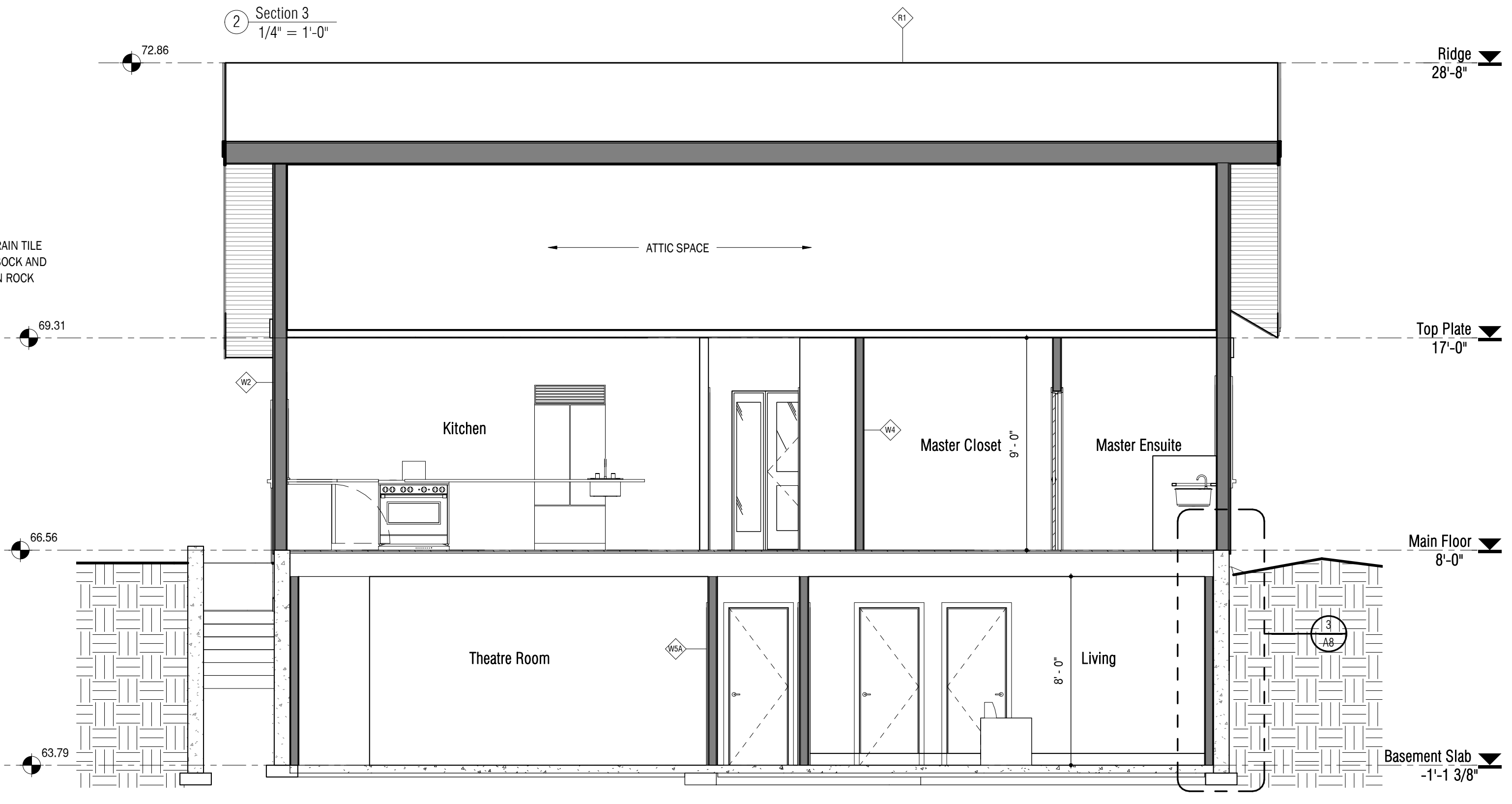
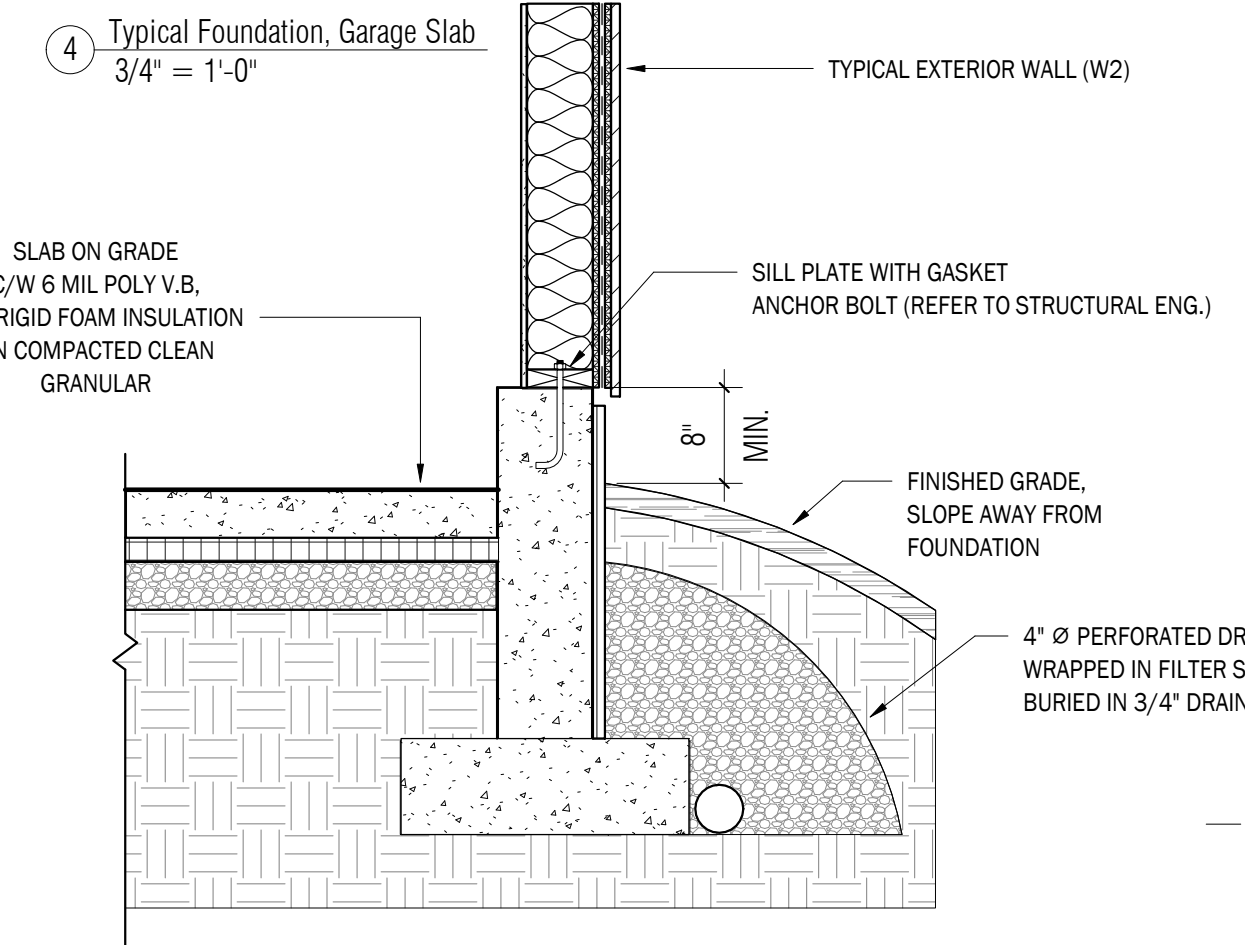
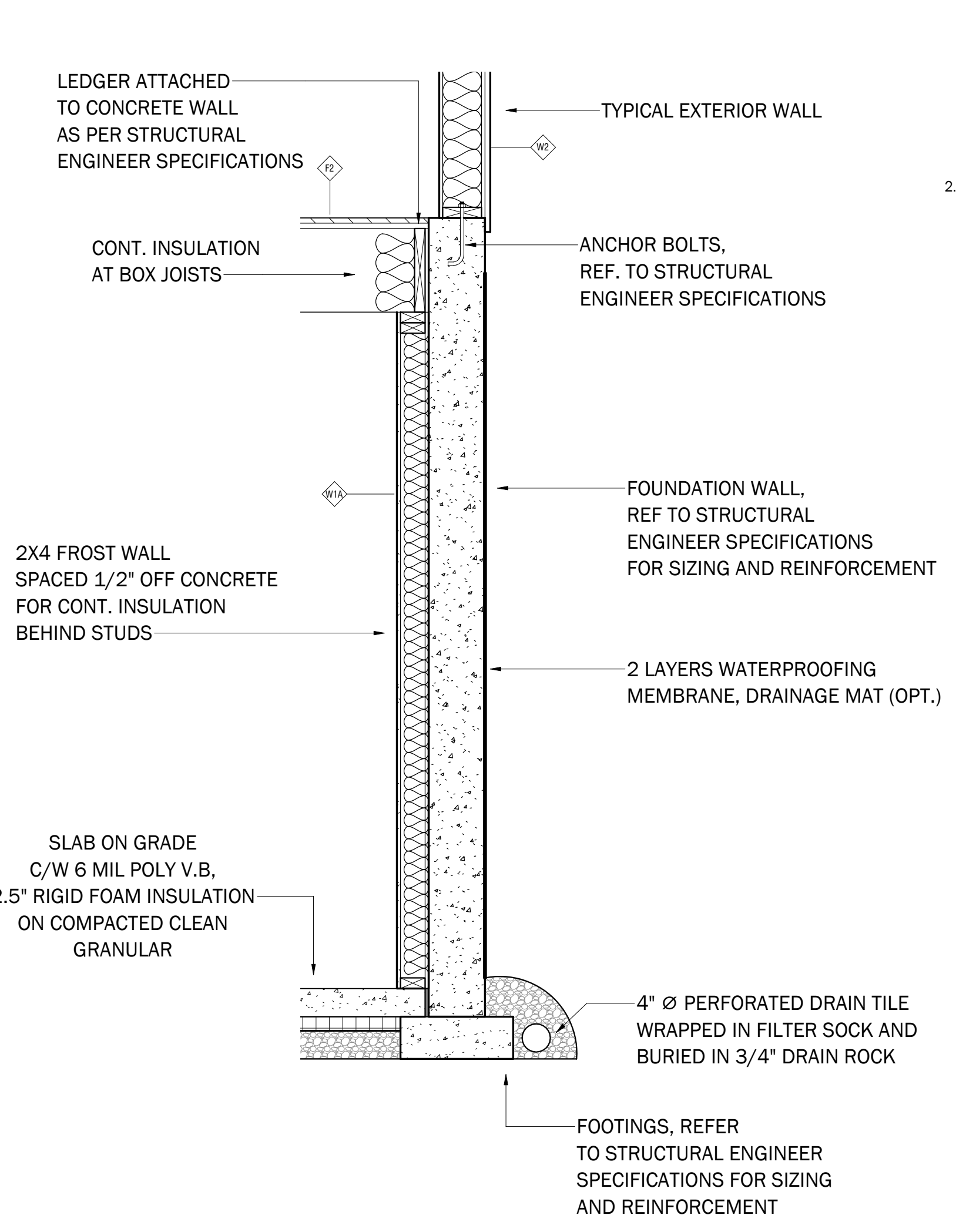
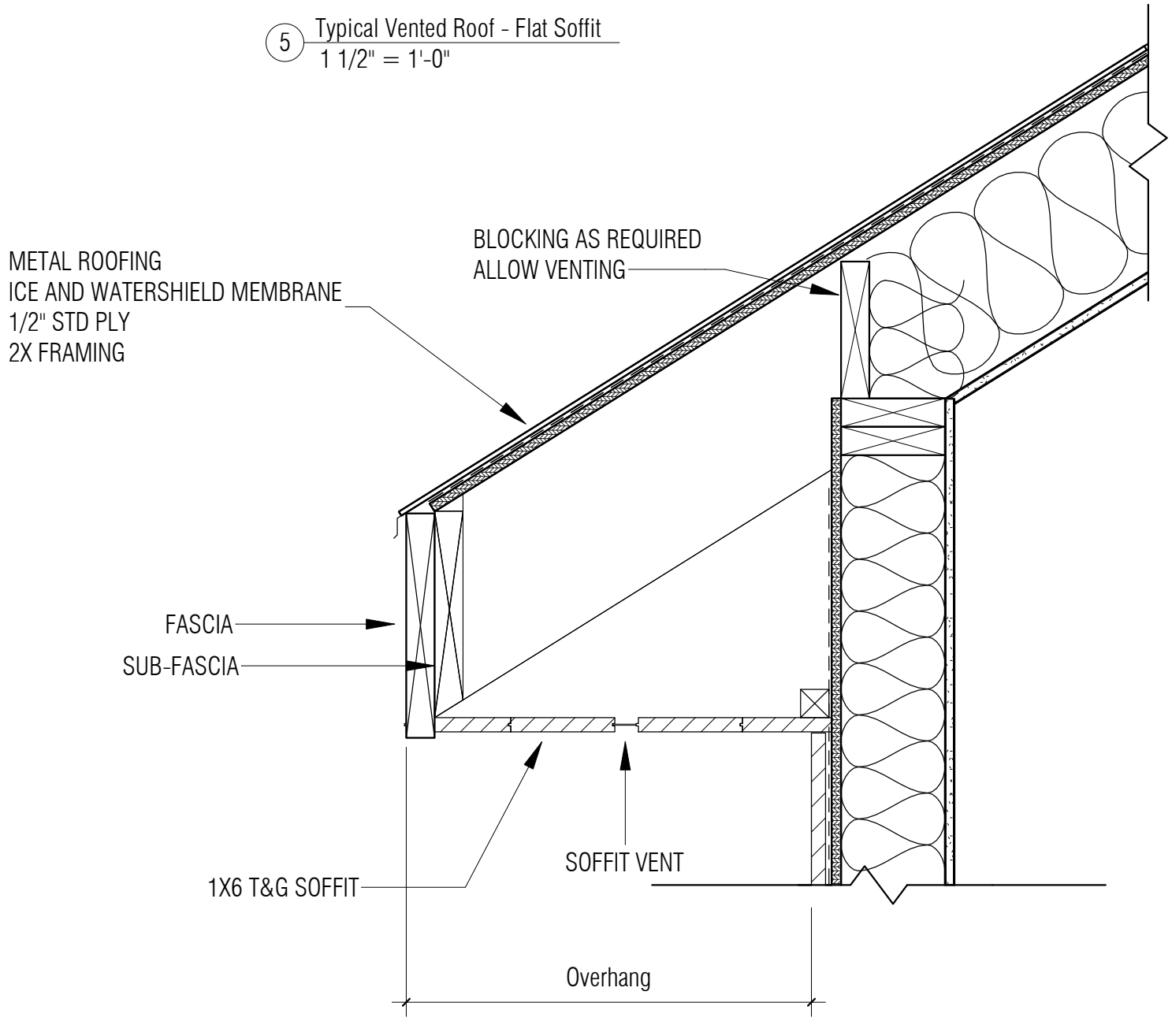
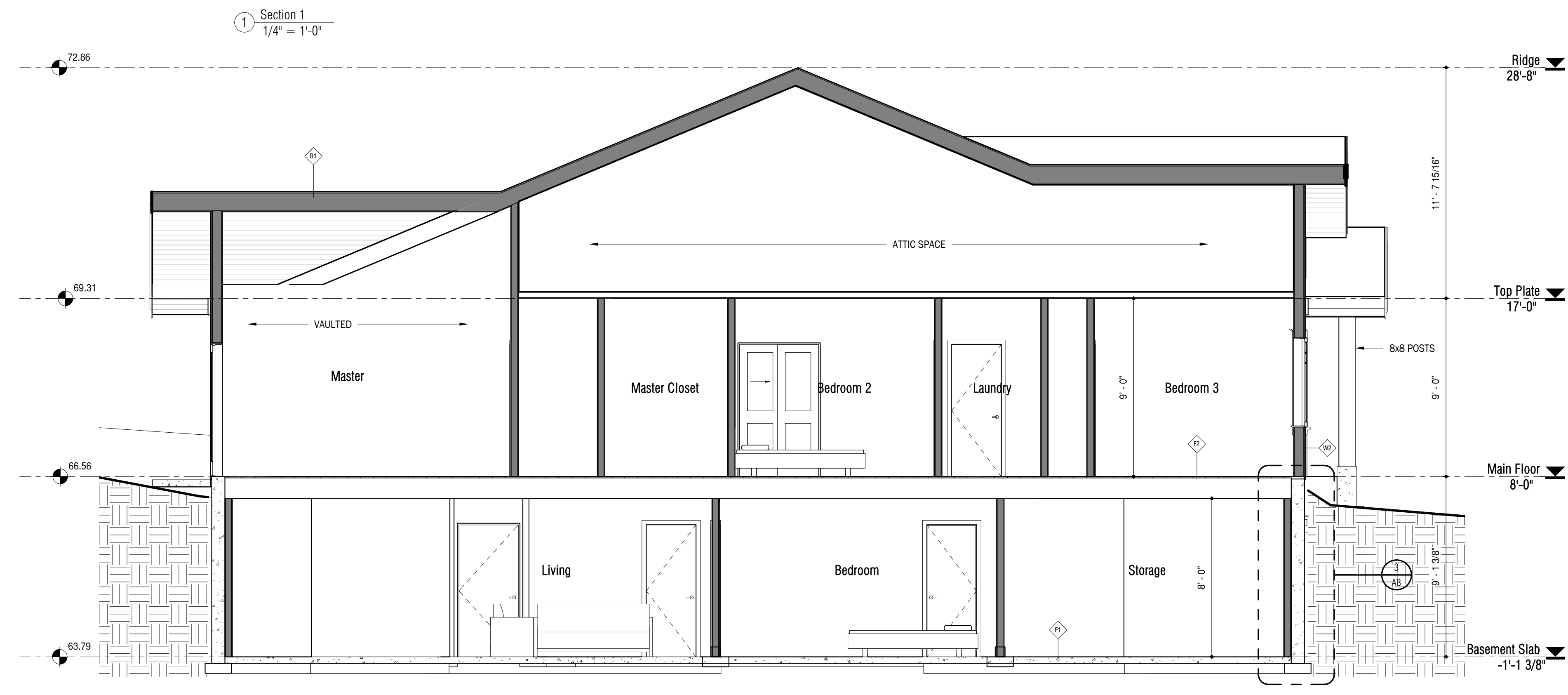
Gilroy Residence
Single Family Dwelling

Project number 2019-043
 Date October 21 2019
 Drawn by PY
 Checked by CG
 Scale As indicated

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Sections
A8

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