

Revision Number	Revision Description	Revision Date
1	Amently space added, ext finishes revised (rock removed)	12 MAY 2019
2	Zoning Plan Check clarifications/corrections, note clarifying garage basement AT grade not above, serves as patio and driveway.	26 AUG 2019
3	Landscape Plan changes	20 MAY 2020

ACCESSORY GARAGE BUILDING			
AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS		TOTALS
(6.81+7.21)/2	X 6.71 m	=	47.04 m
(7.21+3.99)/2	X 0.20 m	=	1.12 m
(3.99+3.99)/2	X 2.33 m	=	9.30 m
(3.99+7.22)/2	X 3.56 m	=	19.95 m
(7.22+6.81)/2	X 6.71 m	=	47.04 m
(6.81+6.81)/2	X 6.10 m	=	41.54 m
			25.62 m
			165.99/25.62 = 6.48 m

PROJECT DATA:

ZONING: R-2 Zone, Two Family Dwelling District, City of Victoria

SITE AREA: 7163 sf (665.46sm)

SITE COVERAGE: max 40%

Dwelling 2047 sf
Acc Bldg 440 sf
Total 2487 sf = 34.7%

OPEN SITE SPACE

Site Area 7163
Buildings 2487 sf
Driveways 1235 sf
Total 3722 = 52.0 %

REAR YARD OPEN SPACE

970 = 13.54 %

FLOOR AREAS:

max F.S.R. = 0.50 R2 = 3582 sf
max F.S.R. = 0.75 Plex = 5372 sf
Proposed = 3611 sf = 0.51

MAIN	1893 sf (175.9 sm)
SCND	1751 sf (162.7 sm)
	3644 sf (338.6 sm)

Ceiling 1.19 m above avg grade = Basement

	Unit 2	Unit 3	
BSMT	899 sf	750 sf	= 1649 sf (153.2 sm)
Gar Basement			937 sf (87.1 sm)
Site TOTAL			2586 sf (240.3 sm)

ACC GAR main 440 sf (37.2 sm)

BUILDING HEIGHT:
Proposed from AVG GRADE 7.92m (25.98')

Variance for Height, rear yard open space,

PRINCIPAL BUILDING

AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS		TOTALS
(7.20+7.20)/2	X 12.80 m	=	92.16 m
(7.20+7.20)/2	X 4.57 m	=	32.90 m
(7.20+7.20)/2	X 0.91 m	=	6.55 m
(7.20+6.95)/2	X 1.20 m	=	8.49 m
(6.95+5.72)/2	X 0.20 m	=	1.27 m
(5.72+5.72)/2	X 1.14 m	=	6.52 m
(5.72+7.05)/2	X 0.20 m	=	1.28 m
(7.05+7.13)/2	X 3.05 m	=	21.63 m
(7.13+7.14)/2	X 0.91 m	=	6.49 m
(7.14+7.06)/2	X 4.88 m	=	34.65 m
(7.06+6.93)/2	X 12.80 m	=	89.54 m
(6.93+6.99)/2	X 4.88 m	=	33.97 m
(6.99+7.00)/2	X 0.61 m	=	4.27 m
(7.00+7.02)/2	X 5.79 m	=	40.59 m
(7.02+7.02)/2	X 0.61 m	=	4.28 m
(7.02+7.20)/2	X 4.57 m	=	32.49 m
			59.12 m
			417.08/59.12 = 7.06 m



3D View 3



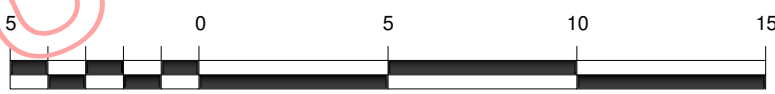
3D View 1

Strata Plan VIS5588

House #338
Main Floor (Sill)=8.67
Peak=15.77
Eave=14.18

Condo BLDG #360
Peak=20.52

Site Plan Of:
Lot 4, Beckley Farm,
Victoria City, Plan 293.



This document is prepared for municipal purposes only.

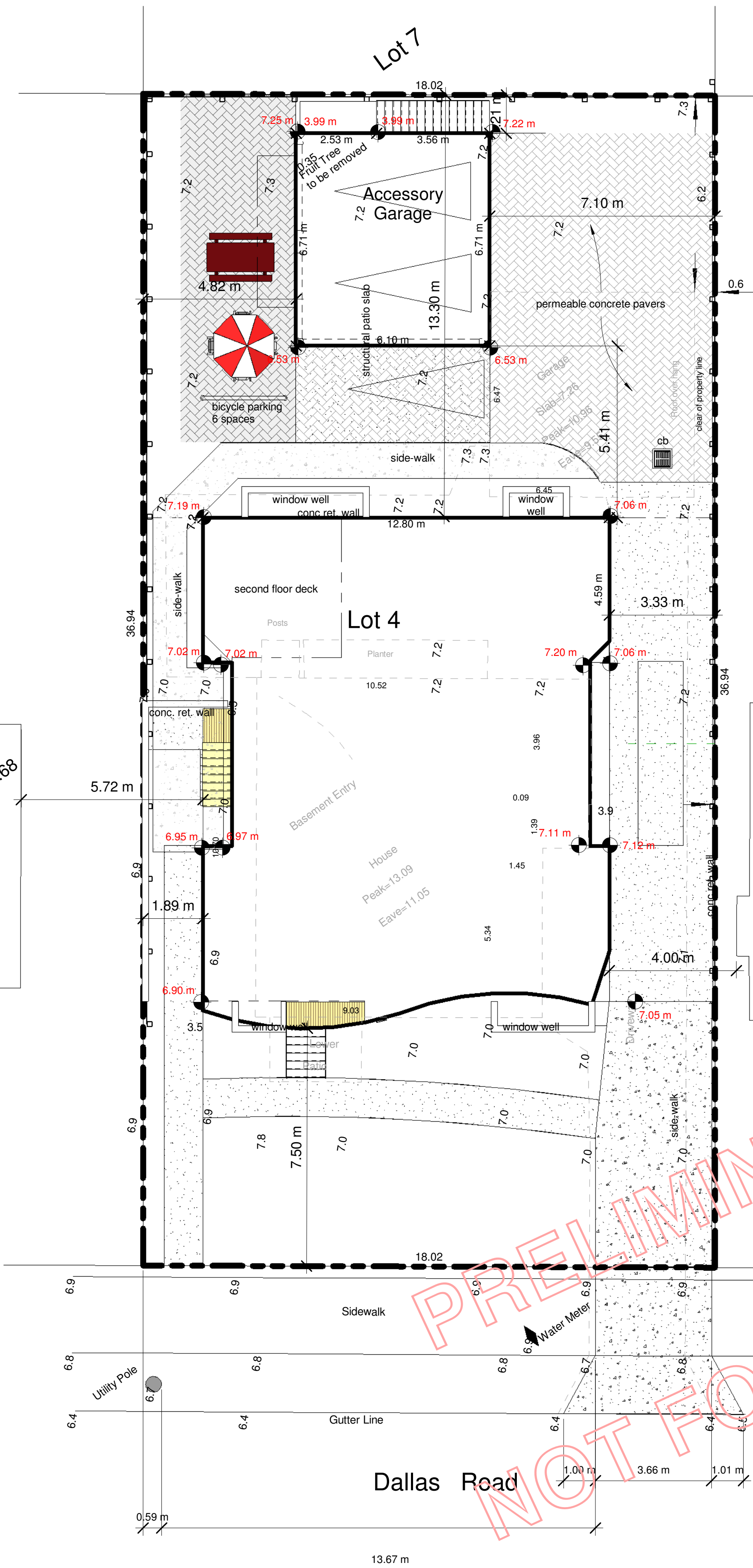
Dated this 28th day of March, 2016.

B.C.L.S.

Distances and elevations shown are in metres.

Elevations are geodetic and derived from OCM8-88.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 150312/SIT/IBM



Site Servicing Plan
1 : 100

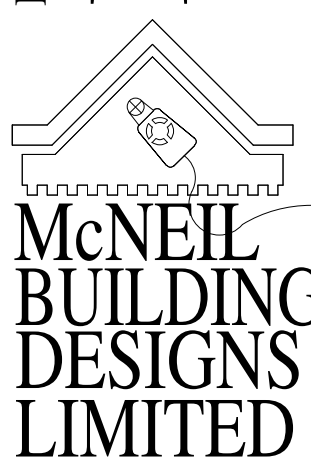


Revisions

Received Date:
May 26, 2020

Proposed Houseplex for :

Raj & Sunny Sihota
334 Dallas Road, Victoria, BC



Ron McNeil, ASTTBC BD, ASCT
1304 Lovers Lane,
Cobble Hill, BC V8R1L6
Phone/Fax: 250.360.7307
info@mcneilbuildings.com

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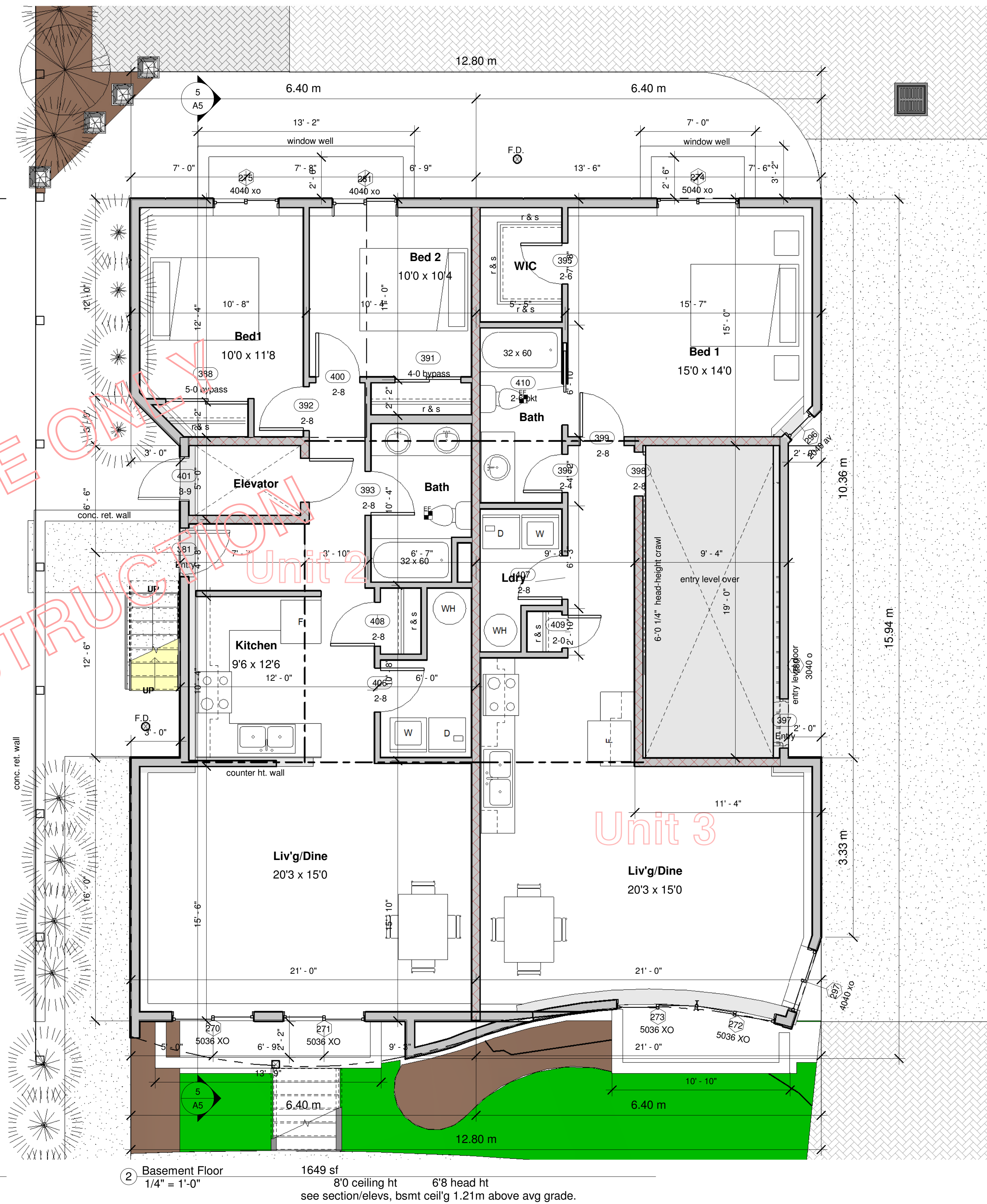
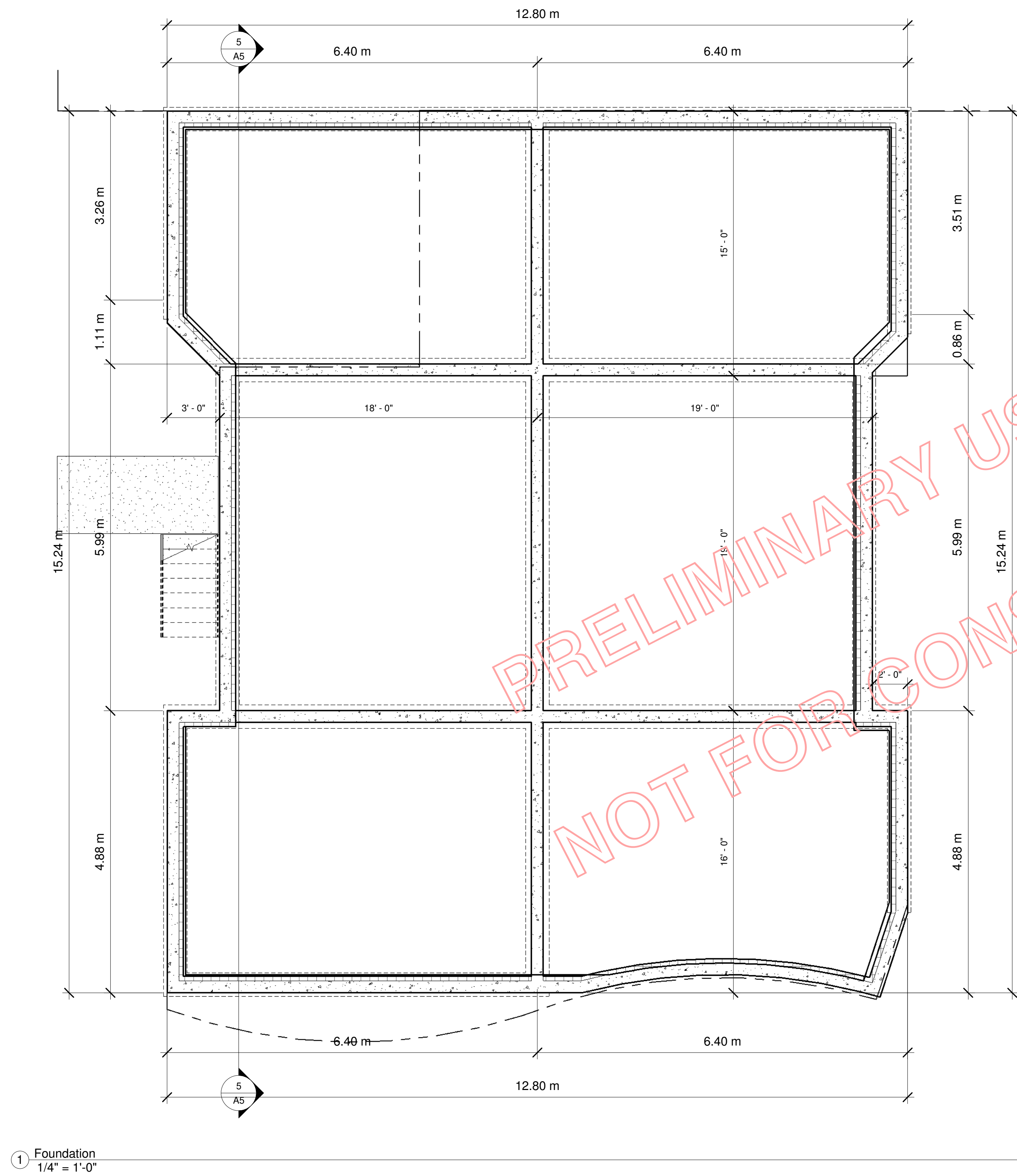
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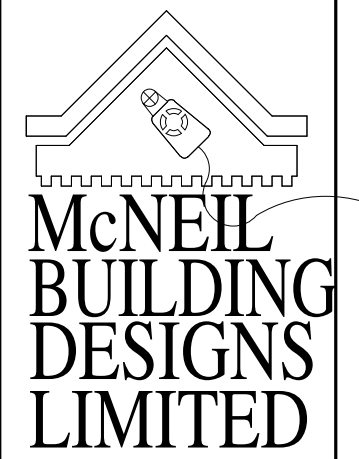
A1

SHEET A1 OF A1

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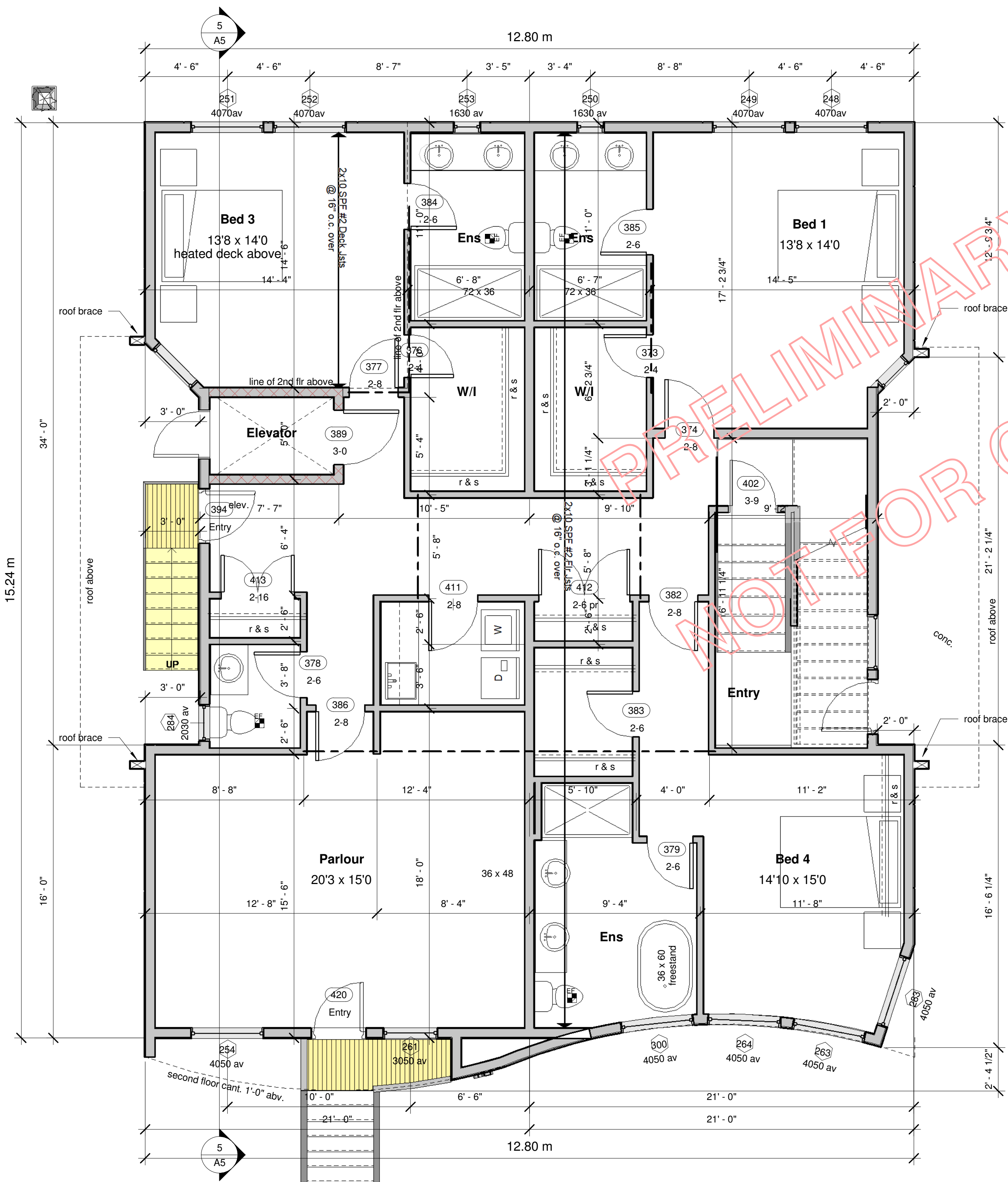
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DATE DEC 2018
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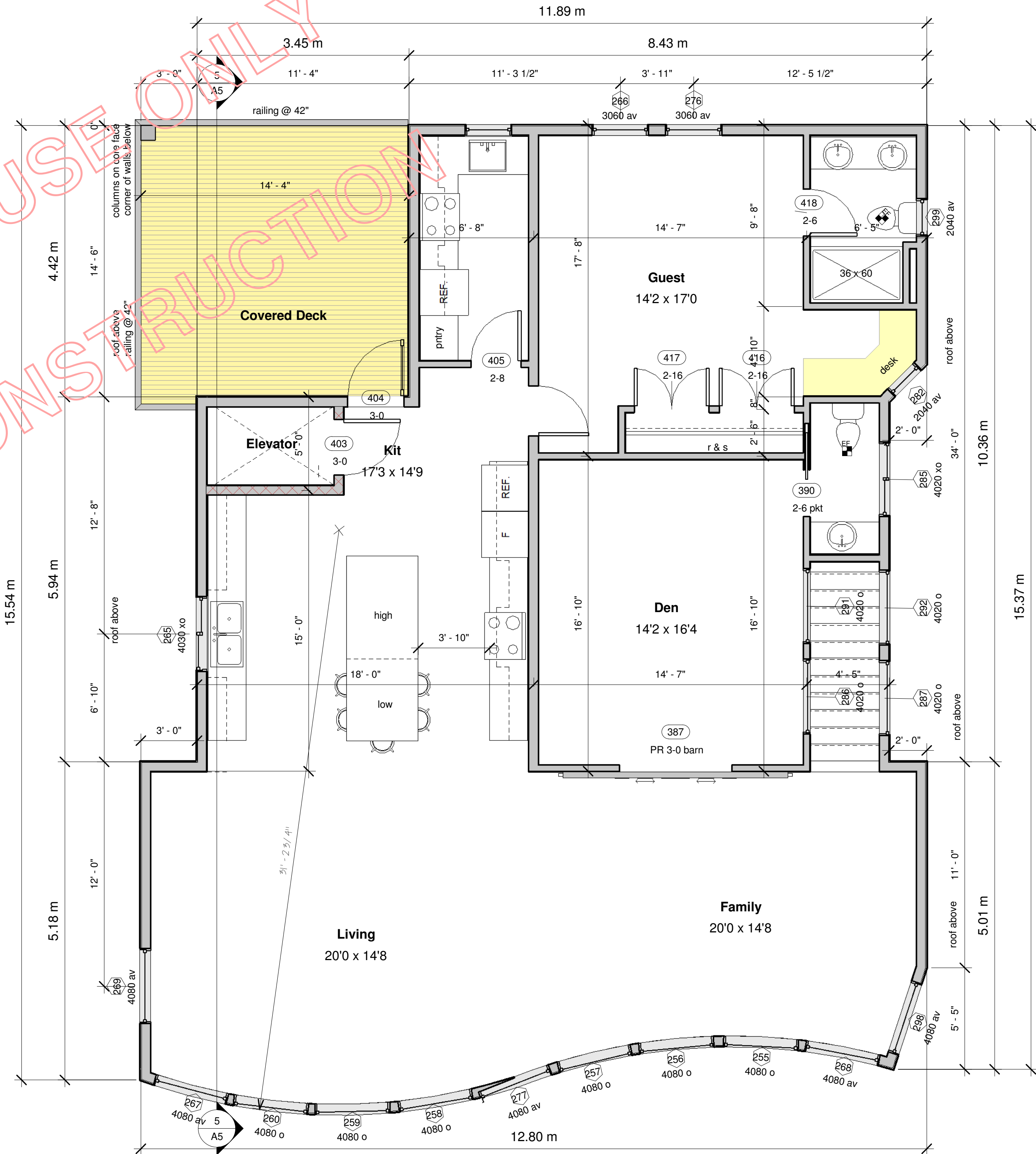
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A2
SHEET A2 OF A2

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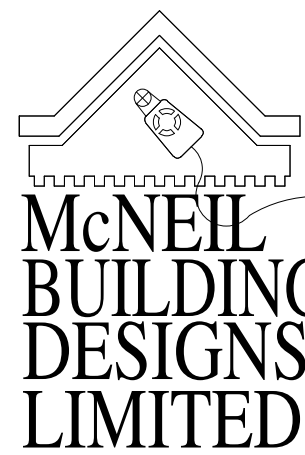
① Main Floor
1/4" = 1'-0"
1893 sf
8'0 ceiling ht
6'8 head ht



③ Second Floor
1/4" = 1'-0"
1751 sf
10'0 ceiling ht
8'8 head ht

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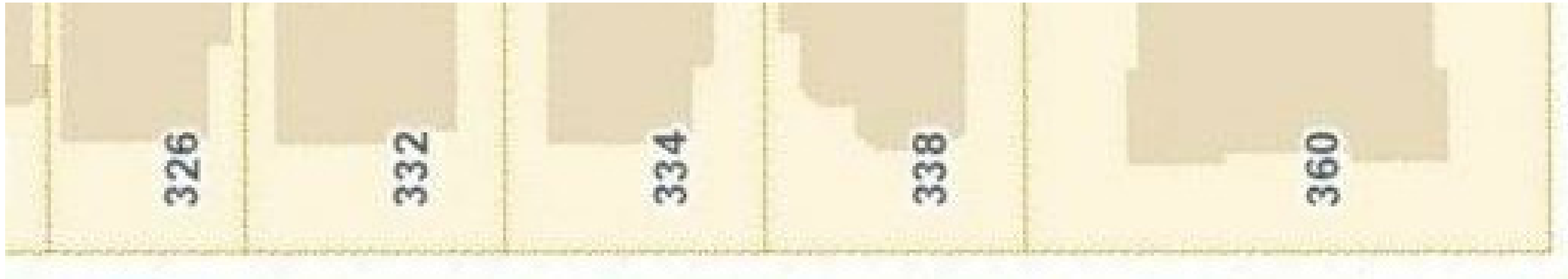
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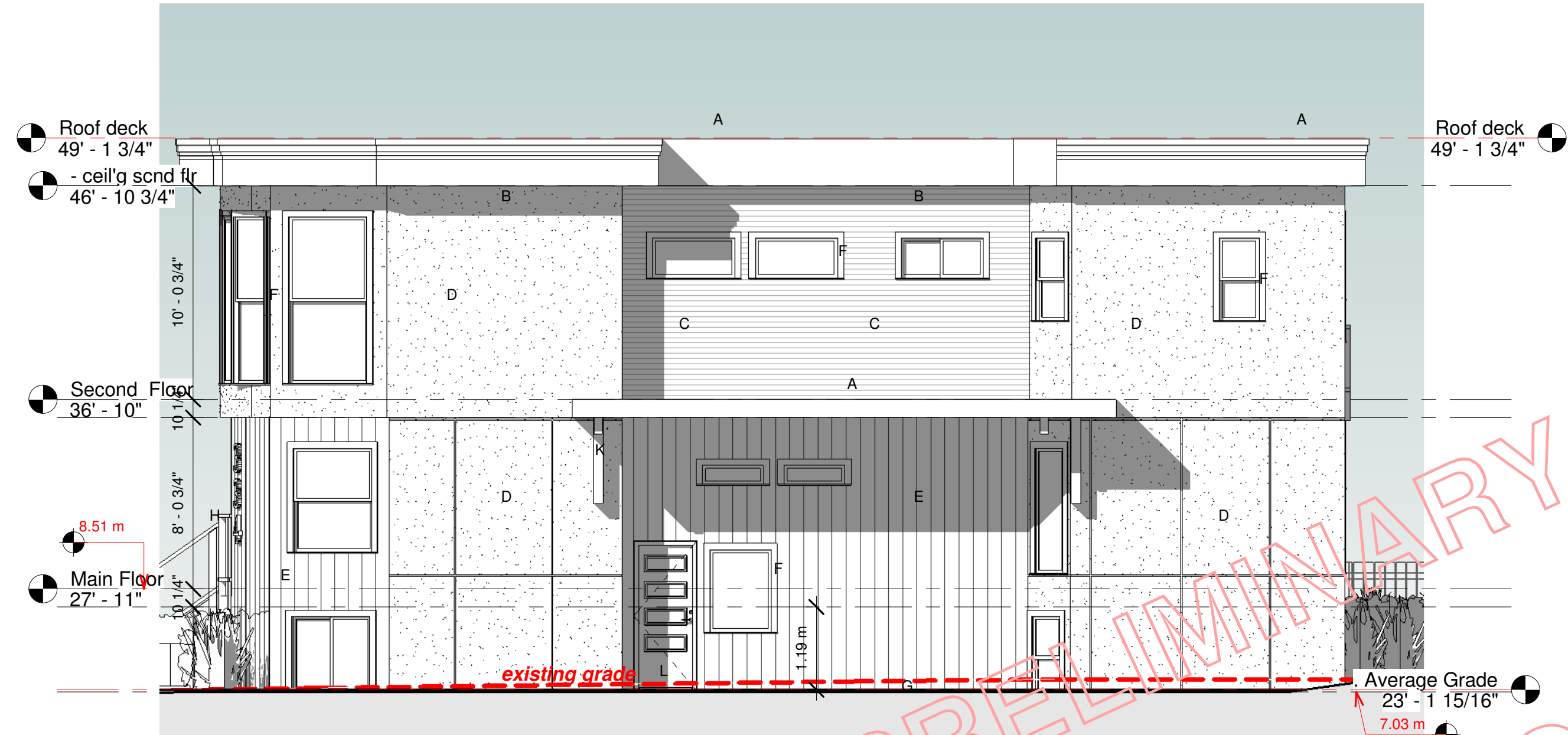
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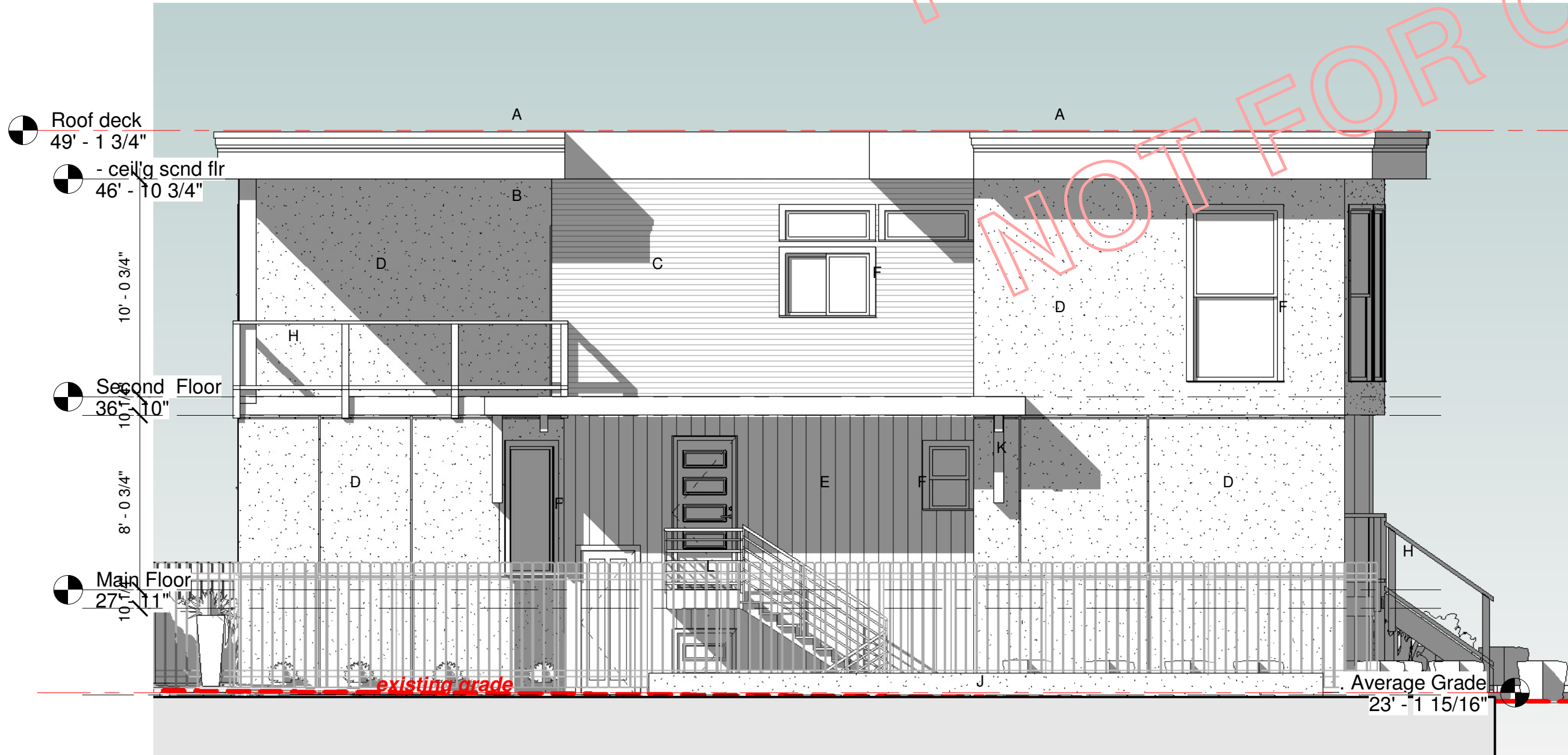
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5 Street Scape
1/16" = 1'-0"

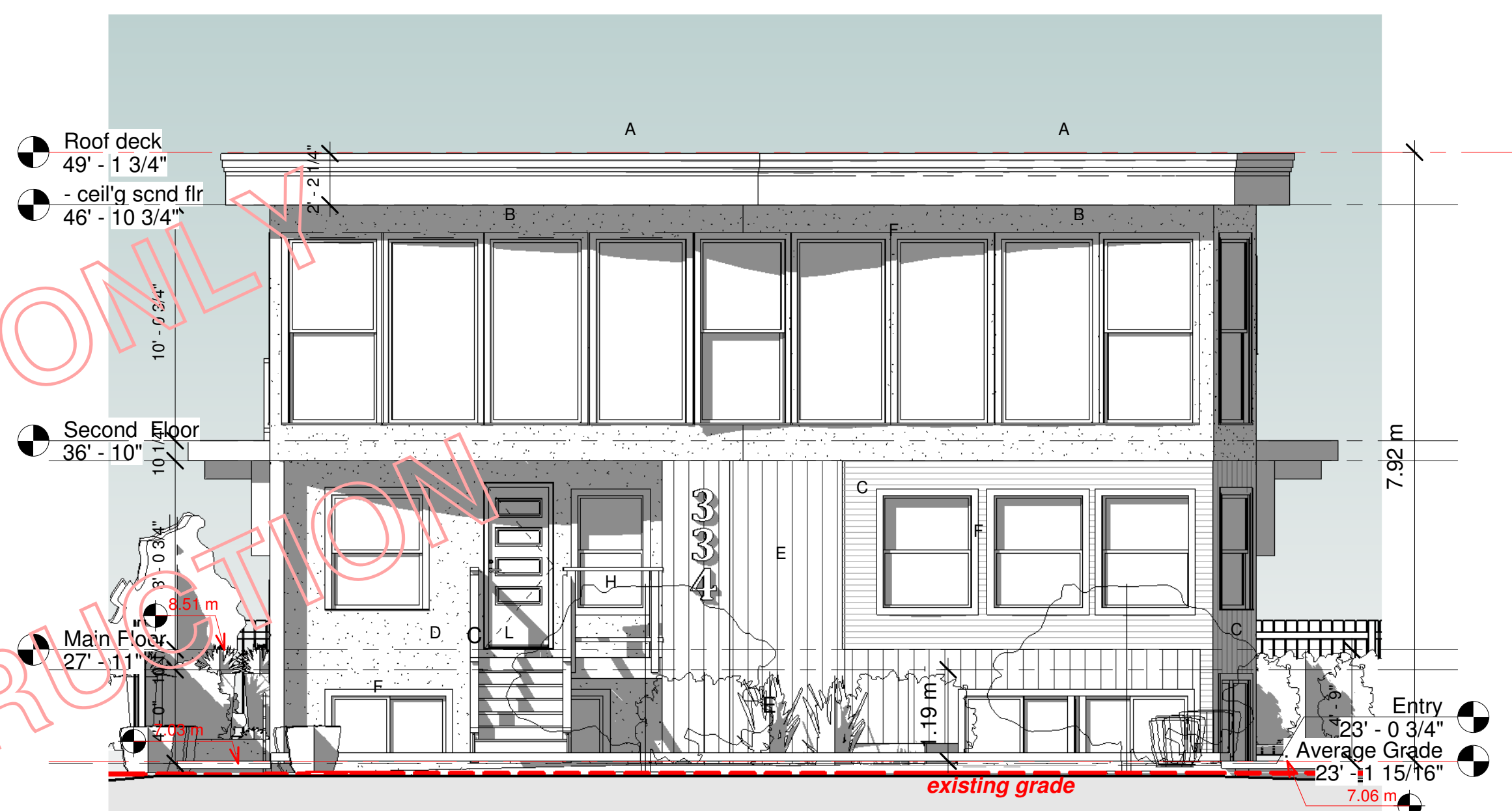


2 Right (east) Elevation
3/16" = 1'-0"



3 Left (west) Elevation
3/16" = 1'-0"

- A Torch - On Roofing Membrane
- B Vented Aluminum SOFFIT
- C 1x3 Clear CEDAR Siding
- D Acrylic STUCCO
- E Corrugated Metal Siding vertical
- F 1x4 Door & Window TRIM
- G 2x10 BELLY BAND w/ Drip Cap
- H Metal or Tempered Glass RAILING
- J Parged CONCRETE
- K 4x4 GABLE BRACE
- L Natural Stained Wood DOOR



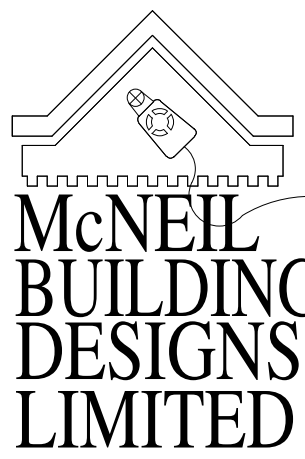
1 Front (south) Elevation
3/16" = 1'-0"



4 Rear (north) Elevation
3/16" = 1'-0"

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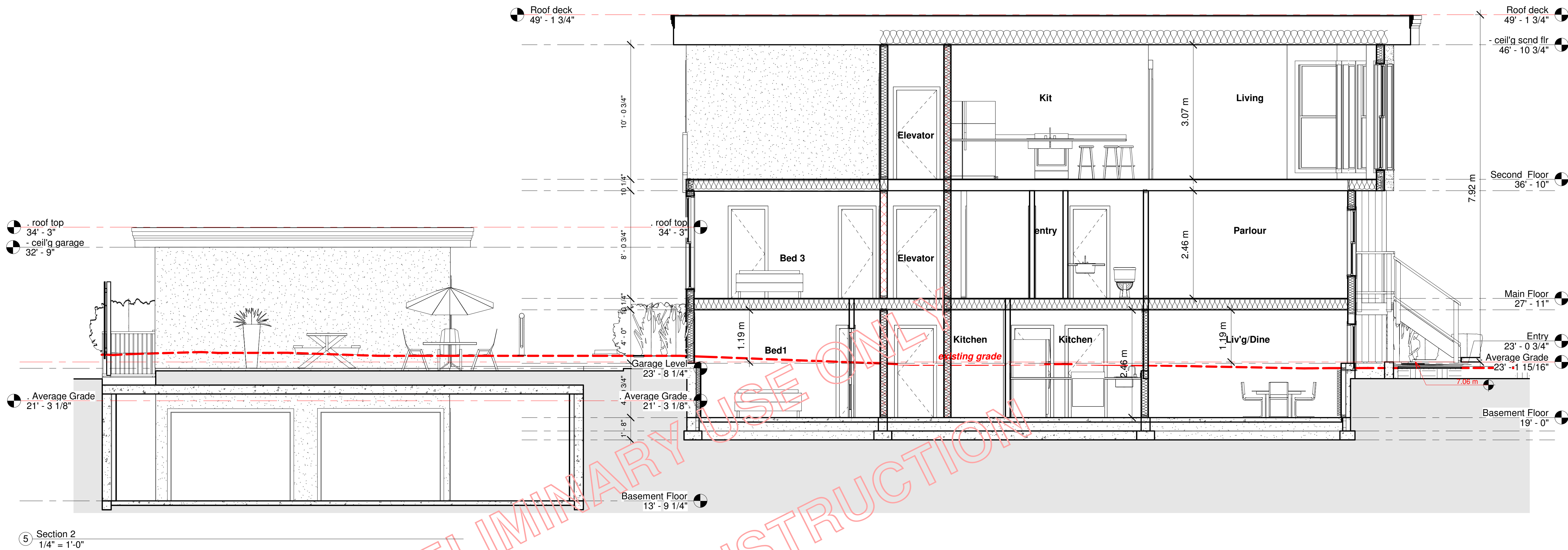
REV RVT -

SHEET

A4

SHEET A4 OF A4

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LIST OF DETAILS & SECTION NOTES

- FOUNDATION WALL AT SLAB
- BASE OF WALL/FOUNDATION
- RIM JOIST
- WATER SHEDDING ROOF/WALL
- WATERPROOF MEMBRANE ROOF/WALL
- CANTILEVERED FLOOR
- EXTERIOR CORNER
- INTERIOR CORNER
- CLADDING TRANSITION
- WINDOW HEAD
- WINDOW JAMB
- WINDOW SILL
- DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
- DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
- ACCESSIBLE DOOR SILL - PROTECTED MEMBRANE PEDESTRIAN SURFACE
- ACCESSIBLE DOOR SILL - EXPOSED MEMBRANE PEDESTRIAN SURFACE
- EXTERIOR ELEMENT - COLUMN
- WALL EXHAUST VENT
- ELECTRICAL FIXTURES
- PIPES

- 30 R40 blown INSULATION
6mil U.V. poly V.B.
5/8" GWB
- 31 All interior walls to be 1/2" GWB
each side of 2x4 STUDS @ 16" o.c.
EXCEPT WHERE SHOWN ON PLAN
- 32 TYPICAL EXTERIOR WALL:
HARDIPANEL w/ battens,
HARDIPANEL SIDING or STONE finish
2 layers 30min BUILDING PAPER
1/2" SHEATHING (Prefer Plywd)
1x8 RESAWN (Satisfactory)
2x6 STUDS @ 16" o.c.
R20 batt INSULATION
6 mil U.V. poly V.B.
1/2" GWB

- 33 TYPICAL FLOOR:
CARPET & UNDERLAY, LINO,
HARDWOOD, or CERAMIC TILE finish,
5/8" T&G PLYWOOD / OSB
2x10 SPPF#2 floor joists
(See Framing on Plans)
R20 batt INSULATION
1/2" GWB ceiling
(INSUL only over GARAGE use 5/8" GWB)
- 34 CRAWL SPACE
2" concrete seal coat
6 mil poly M.B. & V.B.
4" min compacted granular FILL
note: 20" min to underside of joists
for service access
- 35 4" concrete SLAB
6 mil poly M.B. & V.B.
5" min compacted granular FILL
(no poly required for Garage Slab)
- 36 DEMISING WALL (1 hr) BCBC: W8a
2 layers 5/8" GWB type 'X' one side
R12 batt INSULATION
2x4 STUDS staggered studs @ 16" o.c. on
2x6 top & bottom plates
5/8" GWB type 'X' other side

- 37 DEMISING FLOOR (1 hr) BCBC: F7b
CARPET & UNDERLAY, LINO,
HARDWOOD, or CERAMIC TILE finish,
5/8" T&G PLYWOOD / OSB
2x10 SPPF#2 floor joists
(See Framing on Plans)
R20 batt INSULATION
5/8" GWB type 'X'
resilient metal channels
5/8" GWB type 'X'
- DECK OVER HEATED SPACE:
60 mil VINYL DECKING
5/8" T&G PLYWOOD
2x4 PURLINS @ 24" o.c.
2x10 SPPF#2 floor joists @ 16" o.c.
(See Framing on Plans)
R28 batt INSULATION
6 mil UV POLY V.B.
1/2" GWB on ceiling

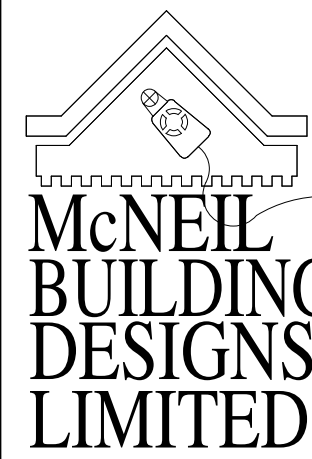
CRAWL SPACE
2" conc seal coat
6mil poly M.B. & V.B.
5" min comp granular fill

Note: 5/6" max to u.s. joists
for Saanich def: "crawl space"
20" min for service access

DEMISING WALL (1 hr) BCBC: W13a
5/8" GWB type 'X'
R12 batt INSULATION
2x4 STUDS @ 16" o.c.
1/2" air space
1/2" ext fiberboard sheathing
2x4 STUDS @ 16" o.c.
R12 batt INSULATION
5/8" GWB type 'X'

Proposed Houseplex for :

Raj & Sunny Sihota
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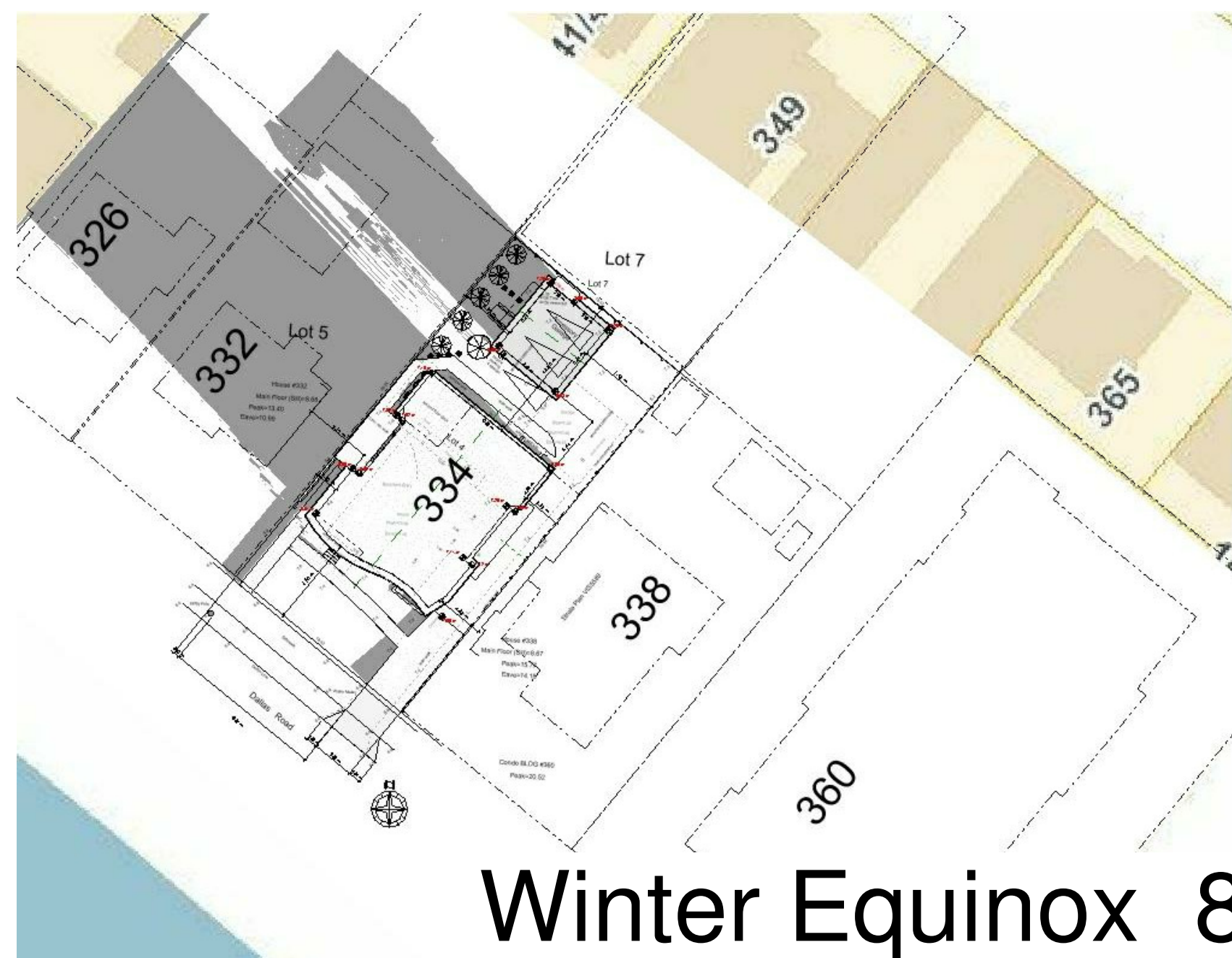
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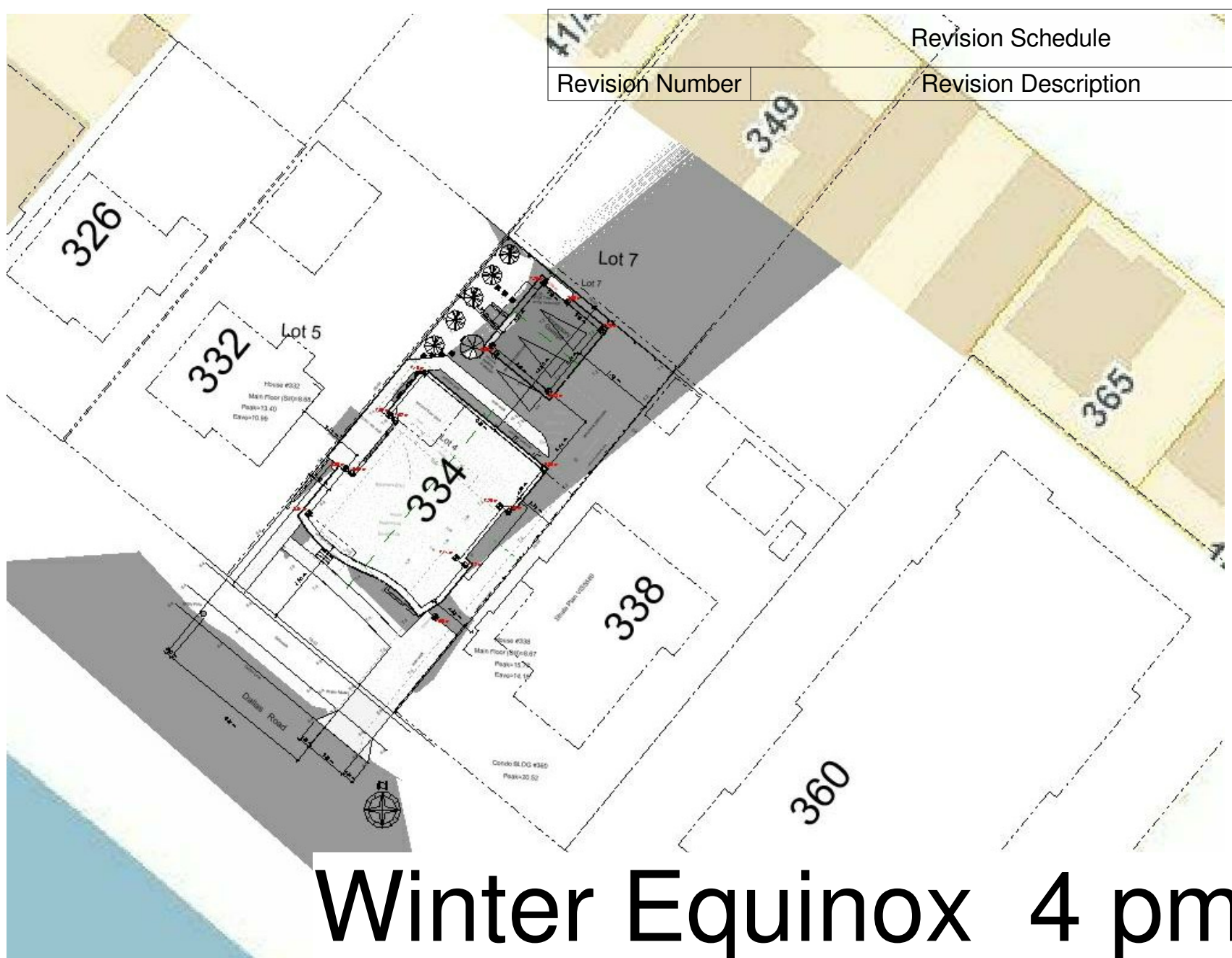
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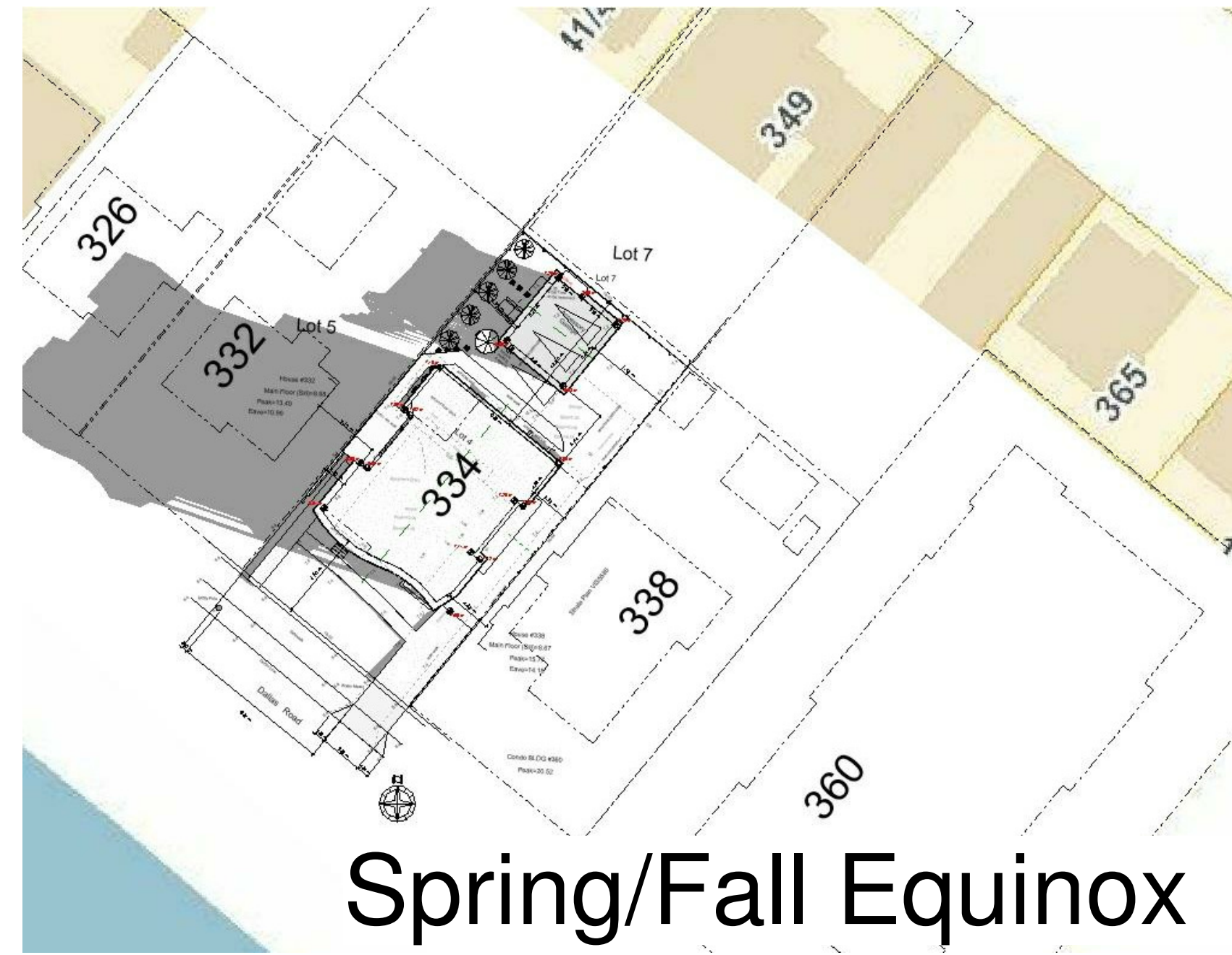
Winter Equinox 8 am



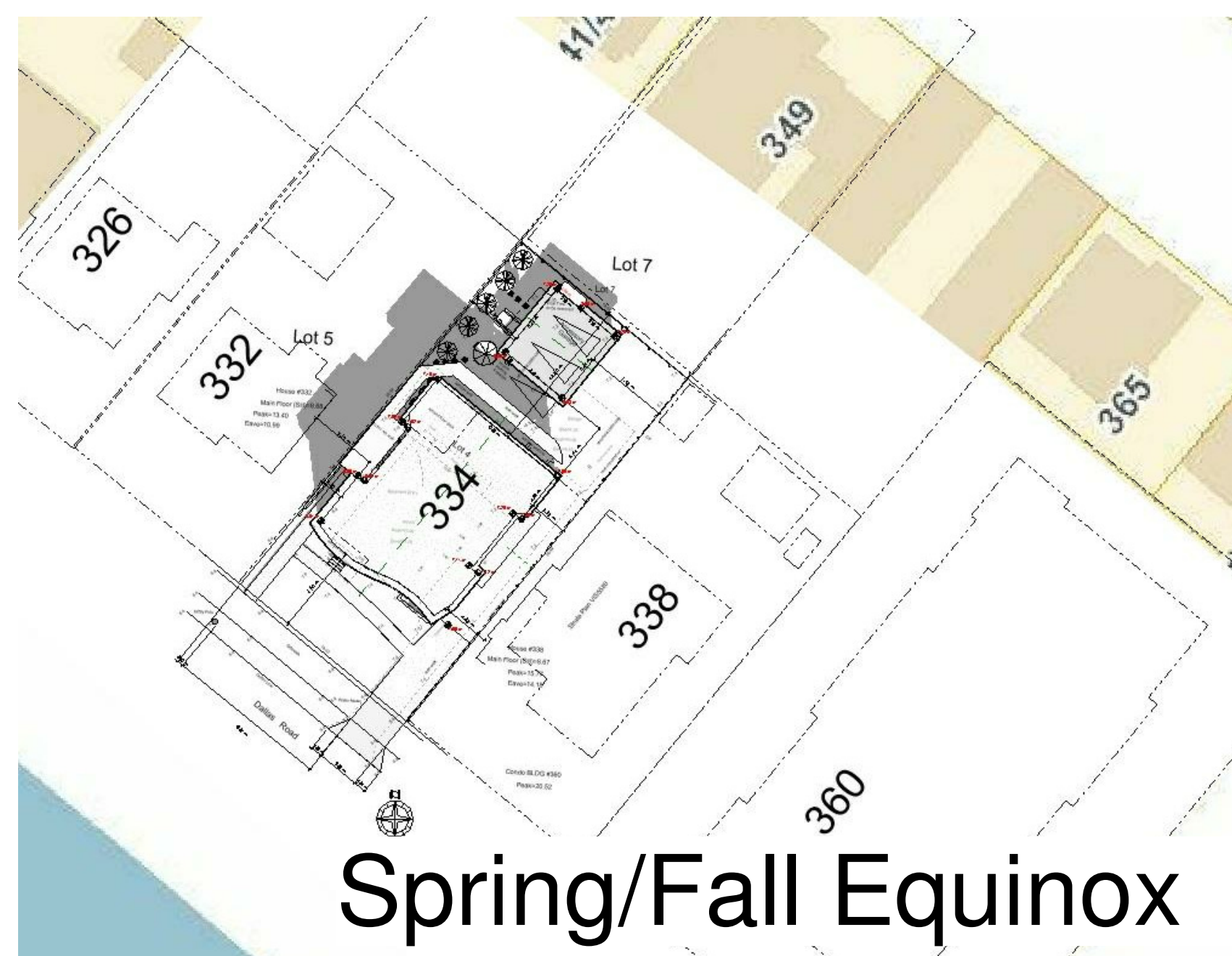
Winter Equinox Noon



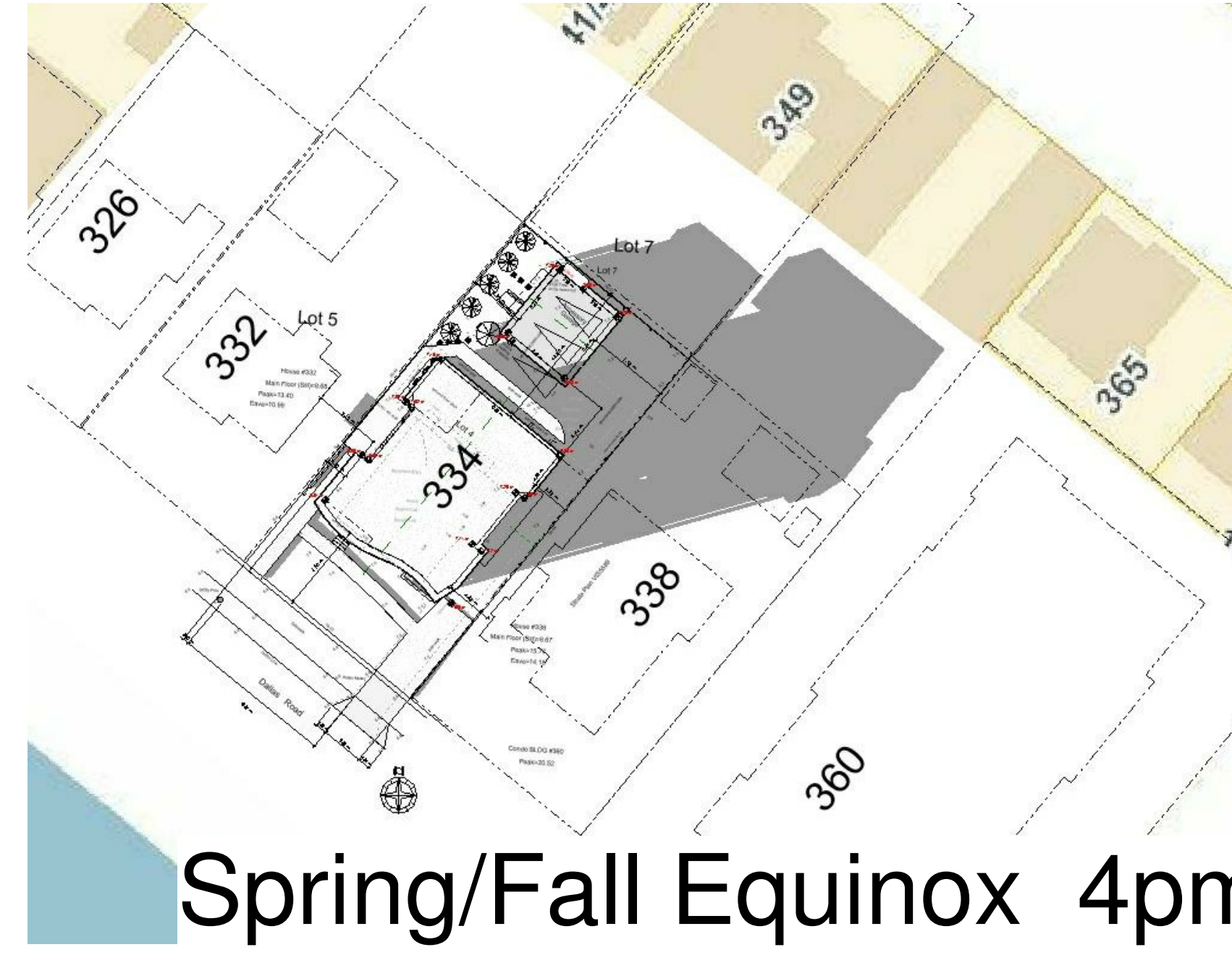
Winter Equinox 4 pm



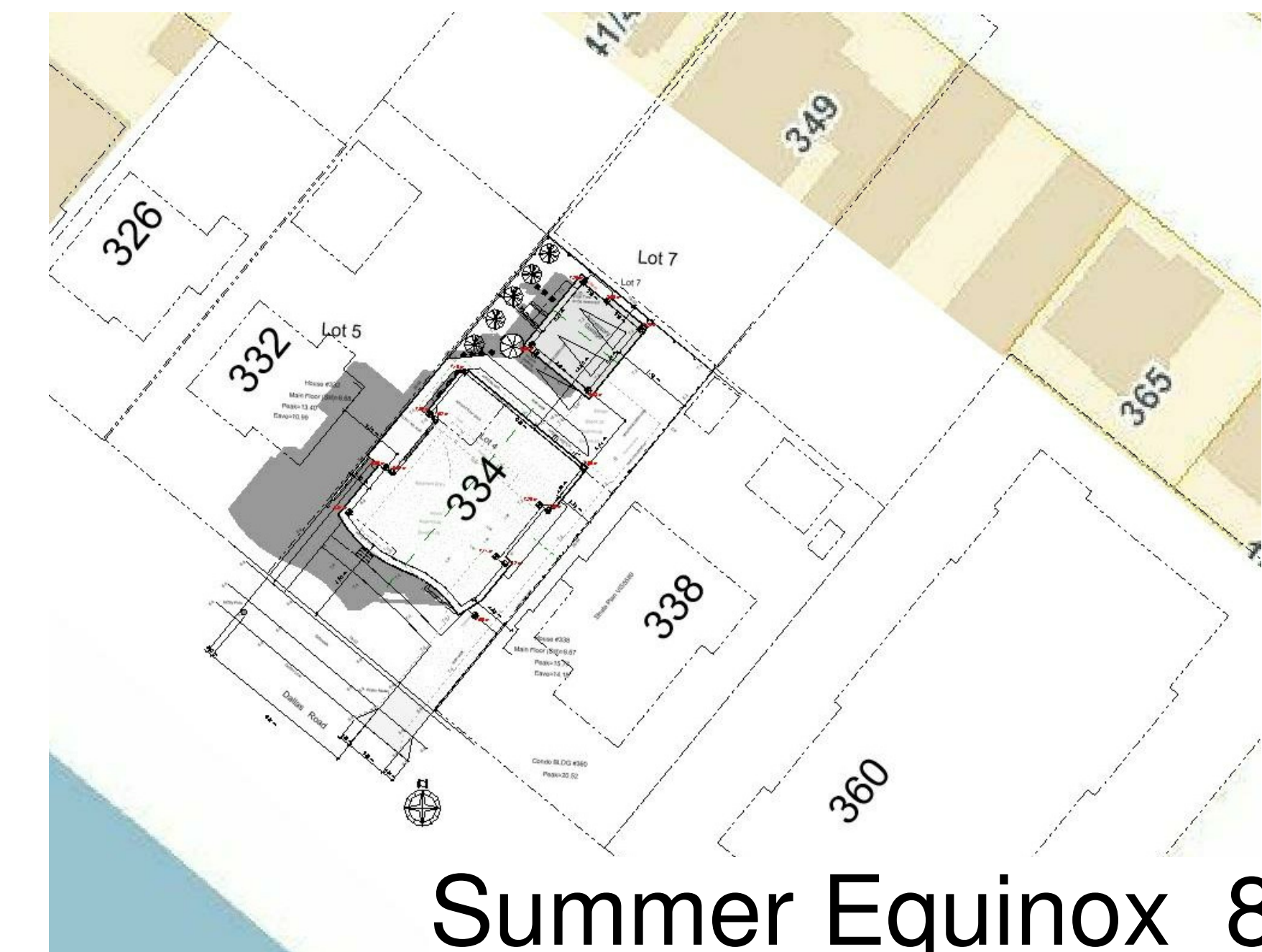
Spring/Fall Equinox 8 am



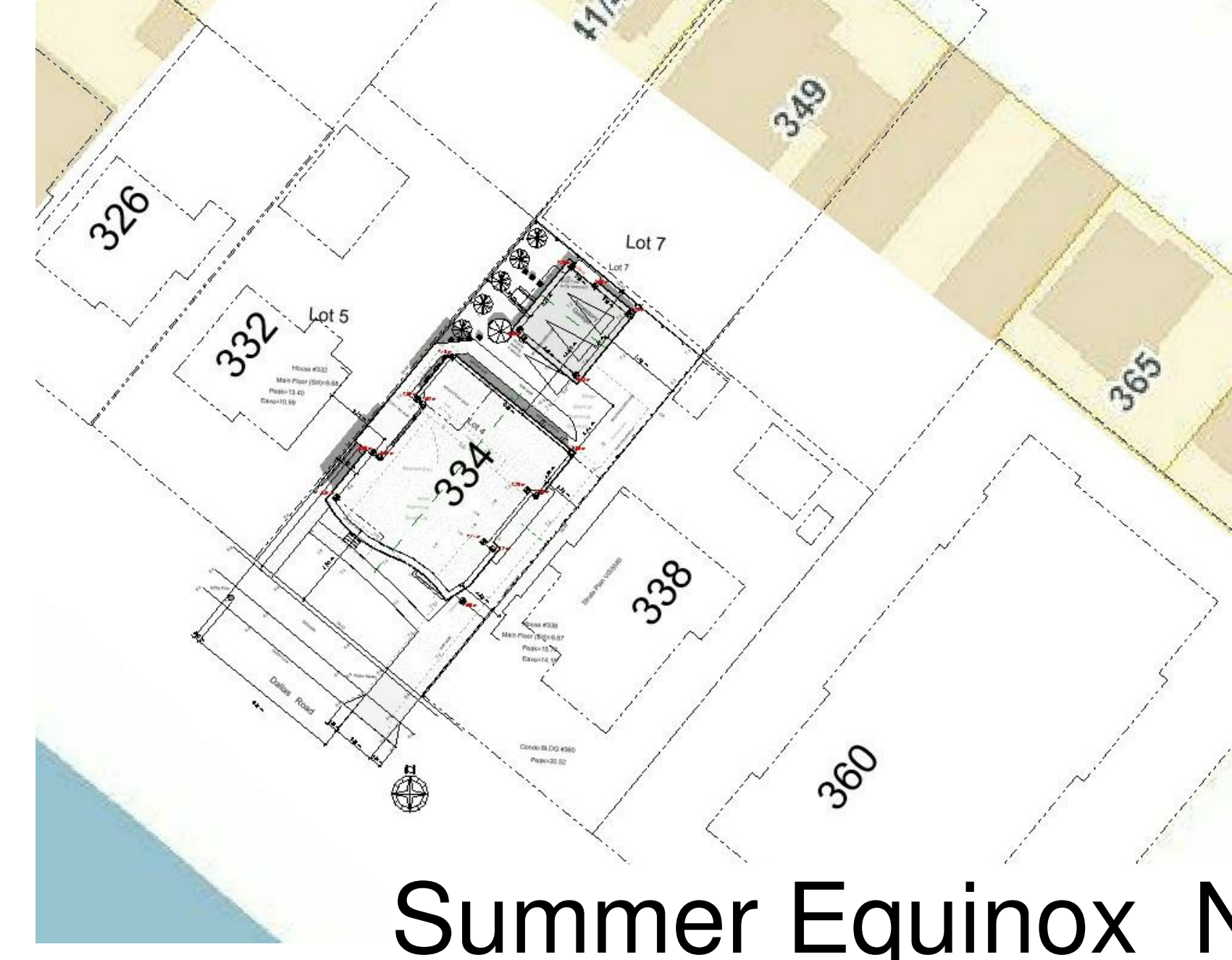
Spring/Fall Equinox Noon



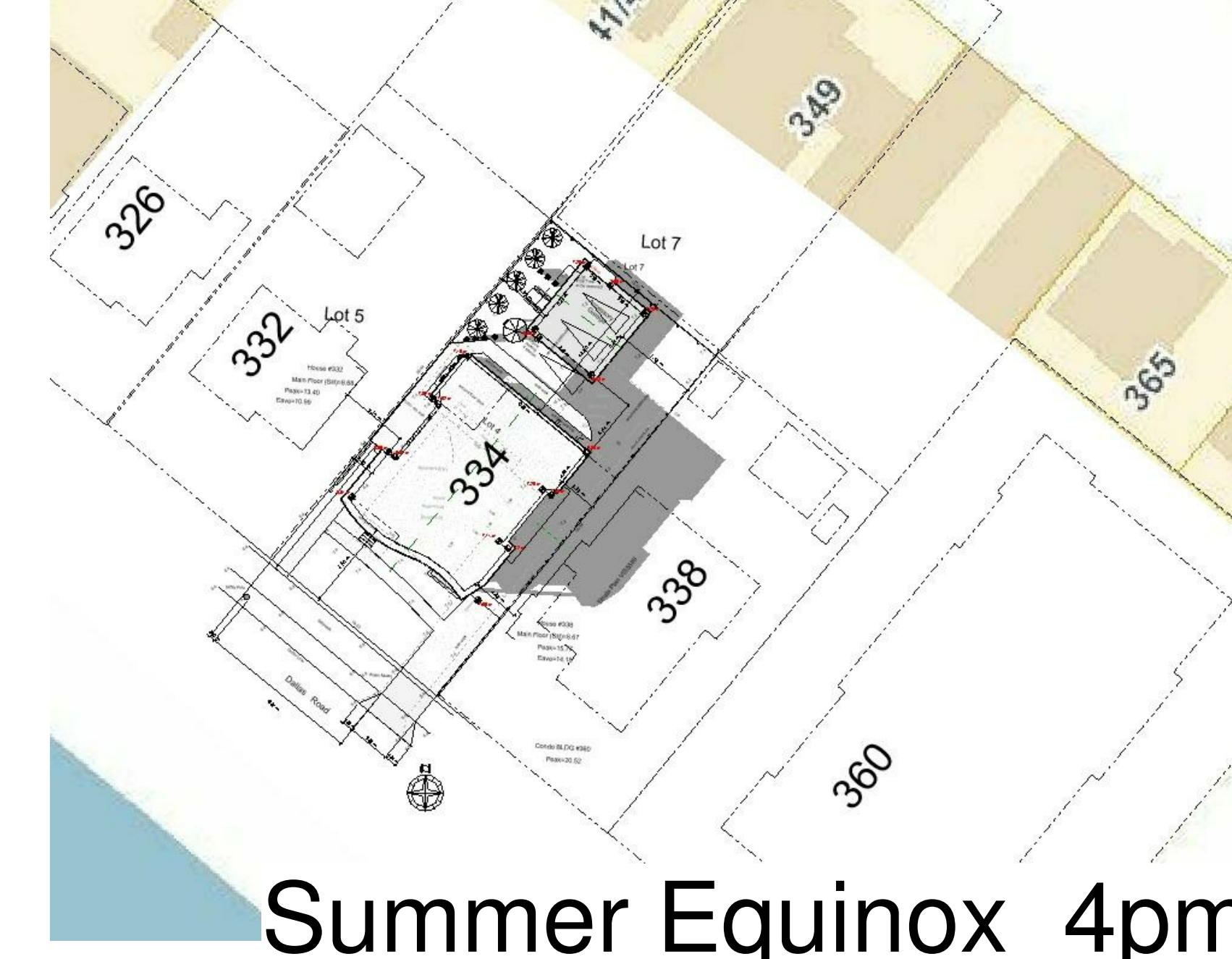
Spring/Fall Equinox 4pm



Summer Equinox 8 am



Summer Equinox Noon

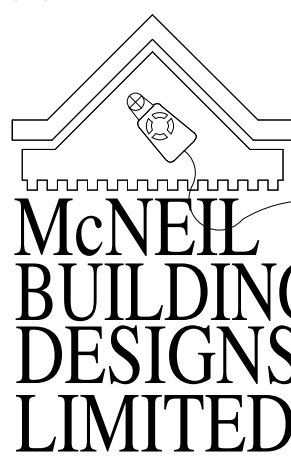


Summer Equinox 4pm

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PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAMES	COMMON NAMES	SIZE
TREES				
Pc	7	Prunus Cerasifera	Cherry Plum	2.0 cm cal.
SHRUBS & PERENNIALS				
Bs	20	Buxus Sempervirens	Common Boxwood	#2 Pot
Lm	6	Lavandula Munstead	English Lavender	#1 Pot
Ro	5	Rhodo Variety	Rhododendron	#5 Pot
Rs	9	Ribes Sanguineum	Red-flowering Current	#5 Pot
Af	6	Aquilegia Formosa	Red Columbine	#2 Pot
VINES & GROUNDCOVER				
Hv	4	Hebe Variety	Hebe	#1 Pot

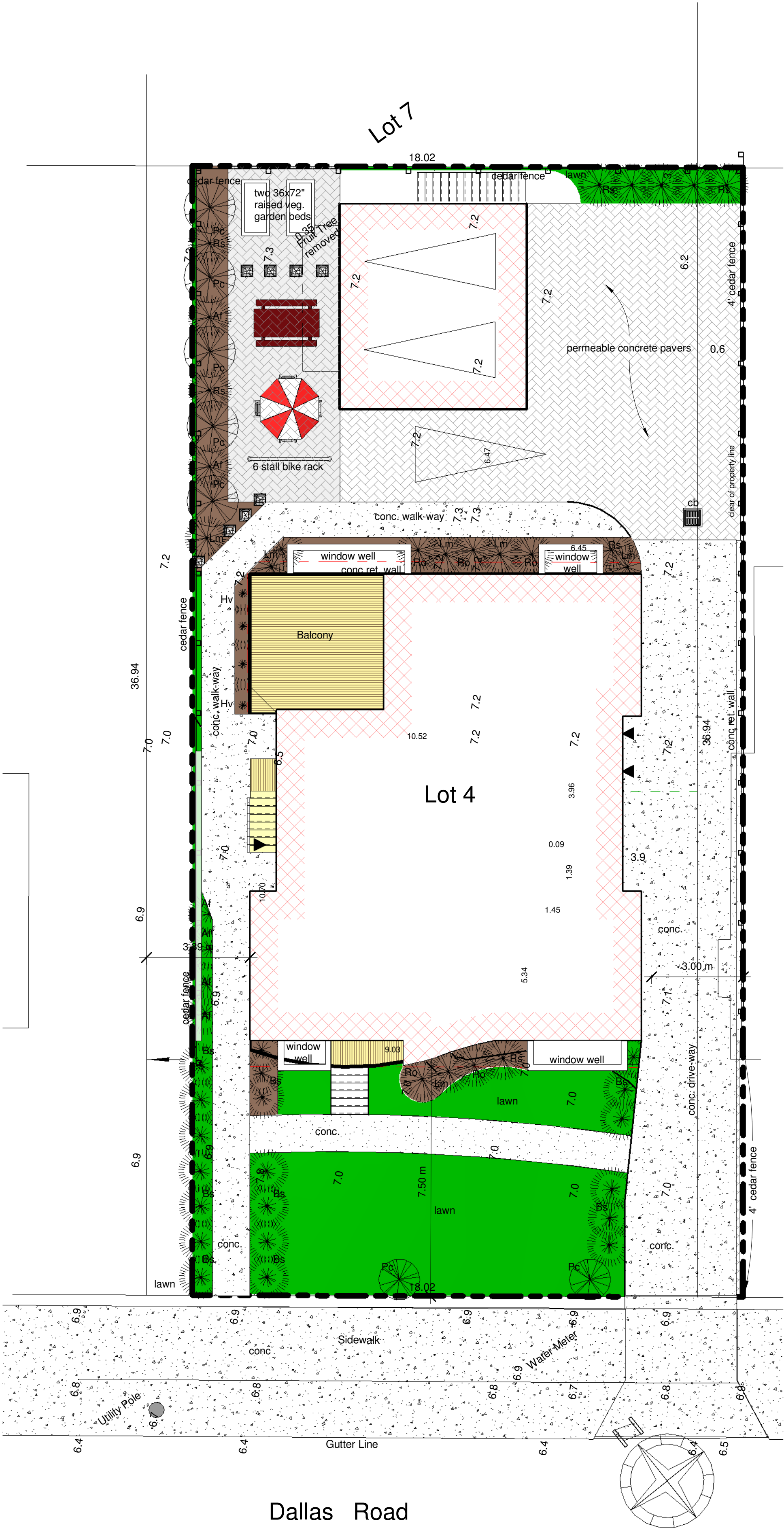
NOTES

- Plant material, insulation and maintenance to conform to BCSLA/BCLNA standard (current editon).
- All growing meduim to comply to BCLSA/BCLNA standard designation "1P - Level-1 Well Groomed Areas."
- All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
- Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCLNA Standard (current edition) and IIABC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation seasonally. Limit watering times between 11:00pm and 6:00am. Irrigation to be designed to water different areas of the landscape based on watering needs. Irrigation design to be sensitive to slope factors of site.
- Fencing to be built as shown on plan; Replacement of fencing where existing is in poor condition. Max height not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain on cedar fencing.



LEGEND	
SOFTSCAPE	
	Planting Area
HARDSCAPE	
	Concrete
	Concrete Permeable unit paving, charcoal/shadow, all sizes

Sample of 5 ft fence, 4 ft @ driveway, retaining wall only where subject property below neighbour.



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SHEET

L1

SHEET L1 OF L1