

Clarke Road

Existing Tree

Existing Tree

Grade Calculations	
Point A	47.95 m
Point B	48.12 m
Point C	47.80 m
Point D	47.60 m
Average Grade	47.87 m
Main Floor Elevation	48.00 m

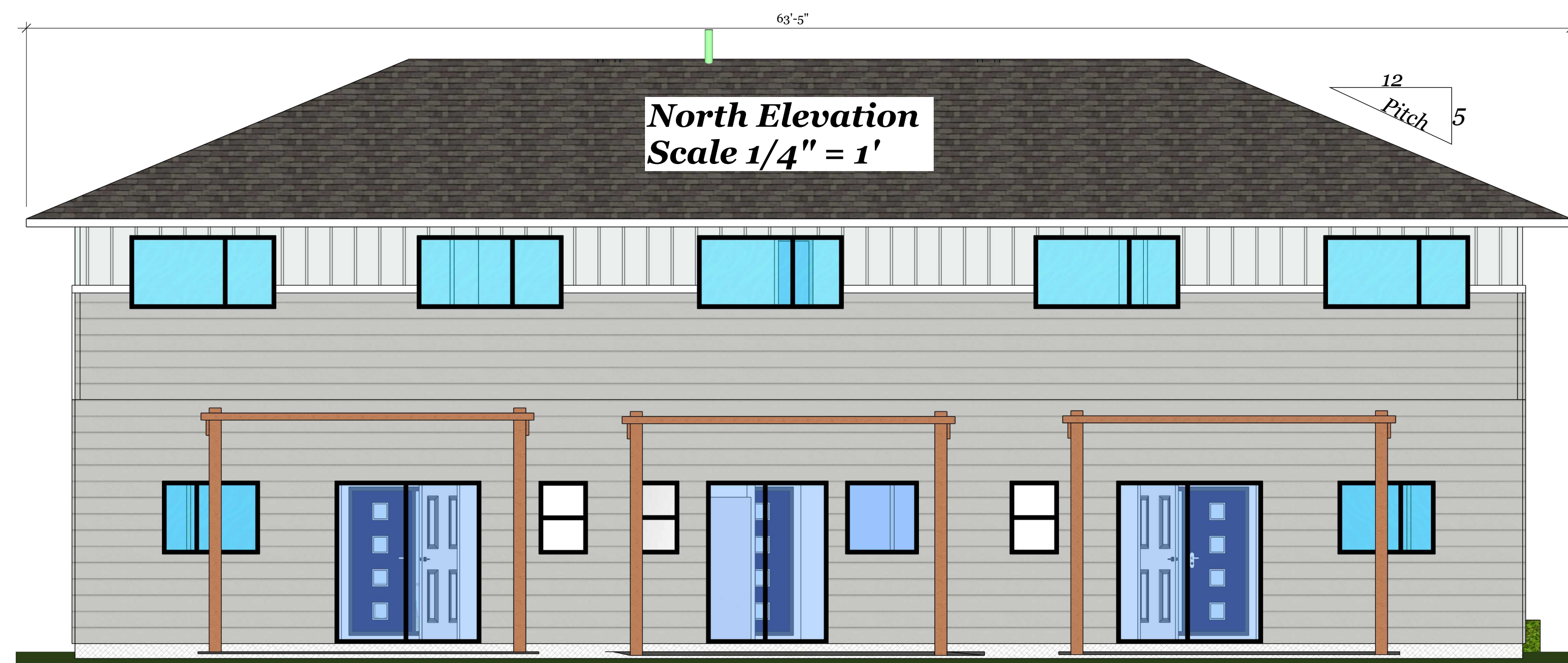
Storm water retention calculations	
Main roof area	2,025 sq ft
Entry roof areas	120 sq ft
Driveway	permeable pavers
Patios	permeable pavers
Total impermeable surface area	2,145 sq ft (199 sq m)

South Elevation
Scale 1/4" = 1'



1052 Clarke Rd	Proposed	Allowable
Side Yard Setbacks	1.56m	1.5m
Front Yard Setback	6.0m	6.0m
Rear Yard Setback	7.02m	7.0m
Building Footprint	1,593 sq ft	1,607 sq ft
Lot Coverage	33%	45%
Gross Floor Area	3,104 sq ft	3,136 sq ft
Floor Area Ratio	0.6435	0.65
Parking Spaces	3	3
Building Height	6.4m	8m

North Elevation
Scale 1/4" = 1'



East Elevation
Scale 1/4" = 1'



West Elevation
Scale 1/4" = 1'



Pressure treated trellis over patios,
4x4 posts w/ 2x6 beams & 2x4 top row



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8625 East Saanich Road
North Saanich, B.C
V8L 1G9

Building Designer;
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Ph# 250-216-1488

PROJECT
Clarke Road Triplex

PLAN SET
Building Permit Submission

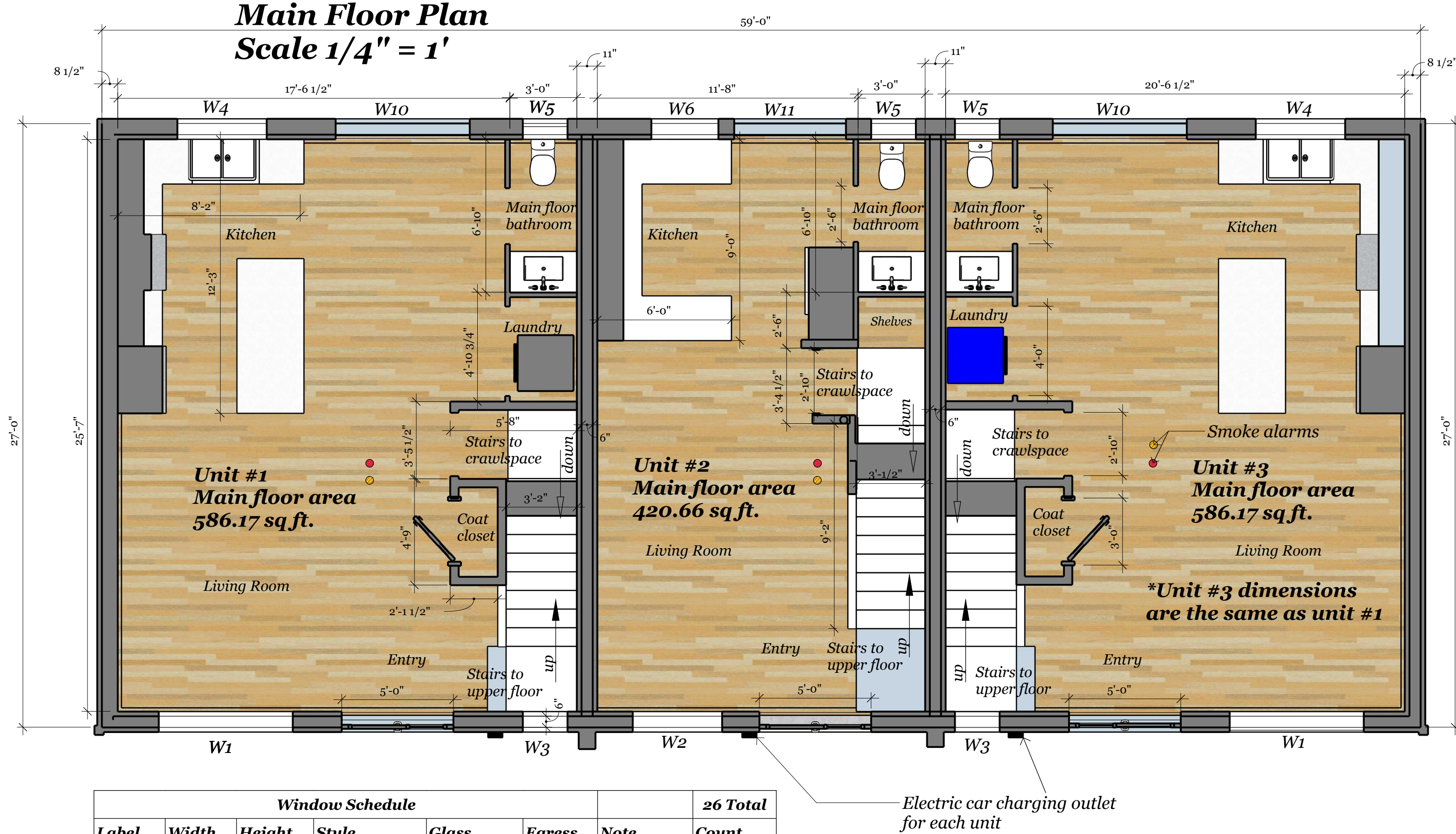
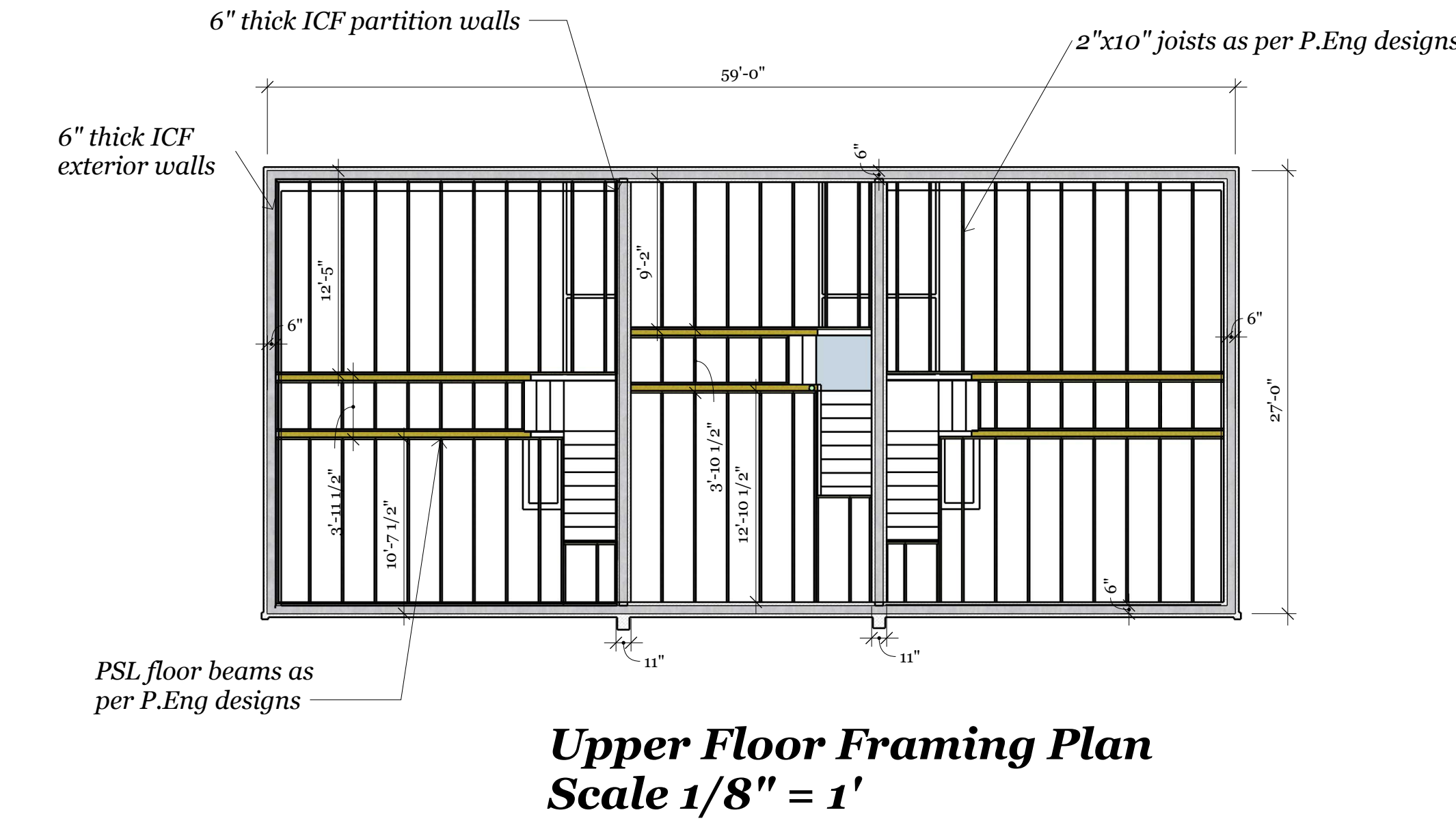
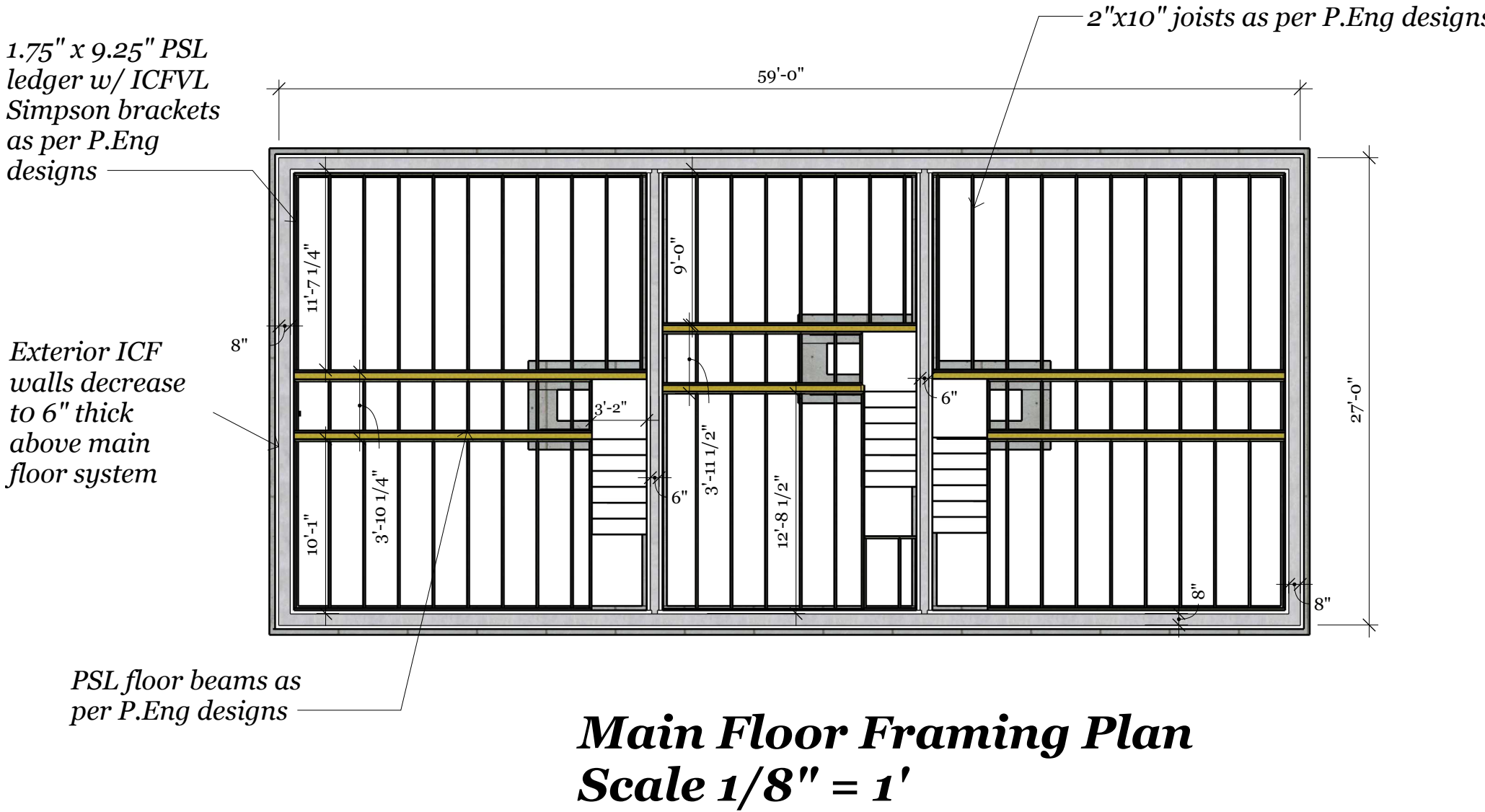
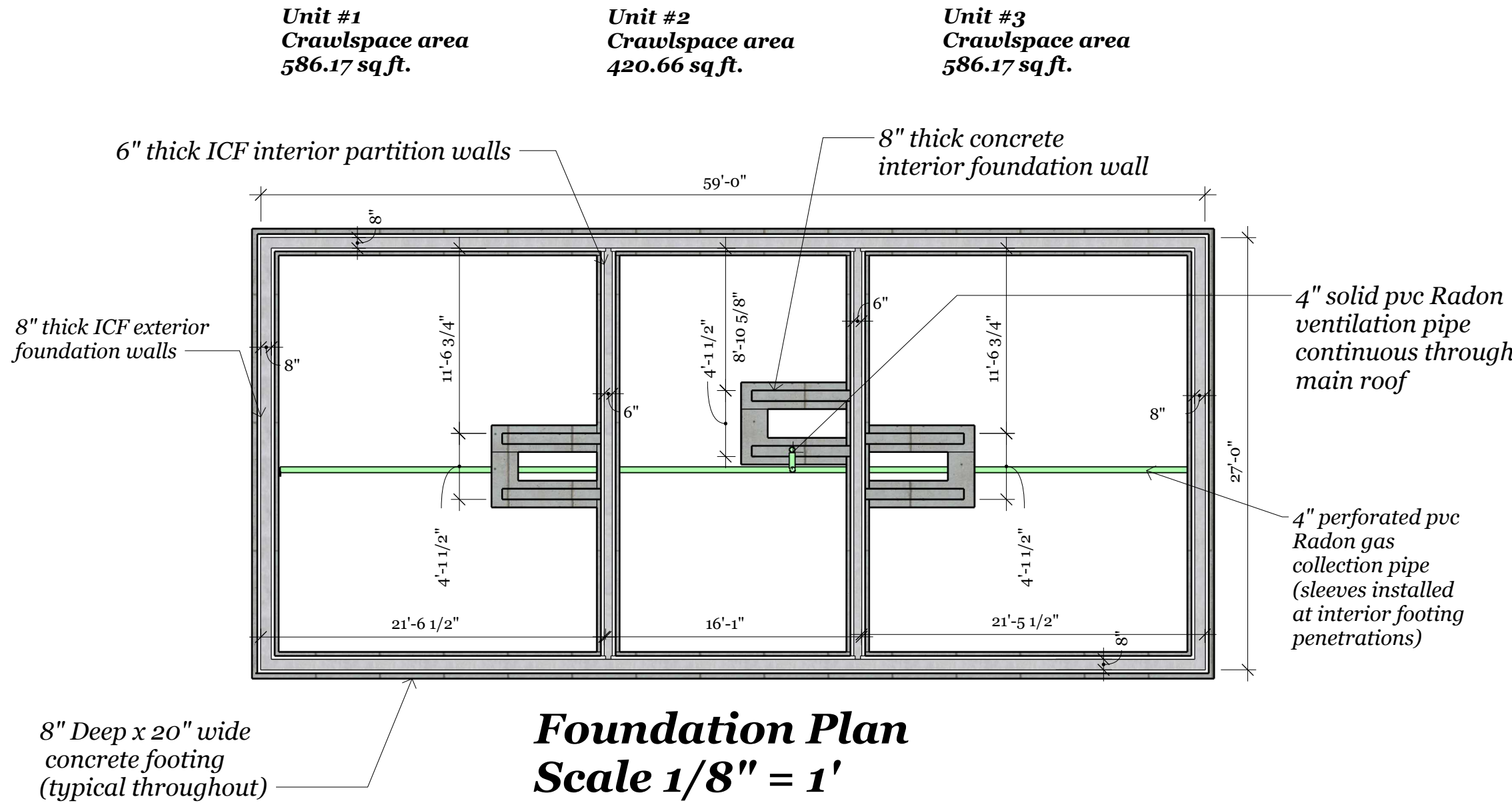
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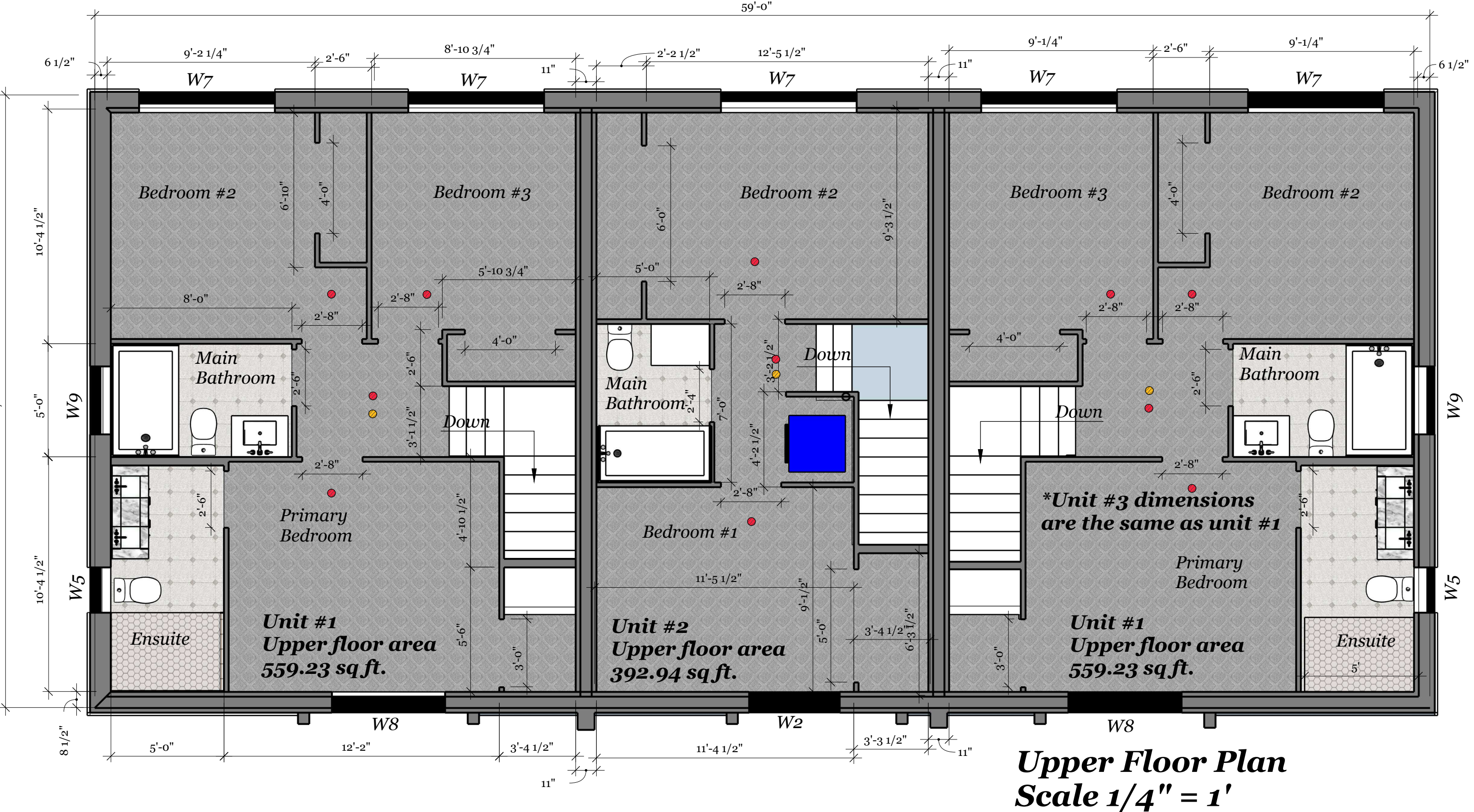
DESCRIPTION
Floor Plans &
Floor Framing

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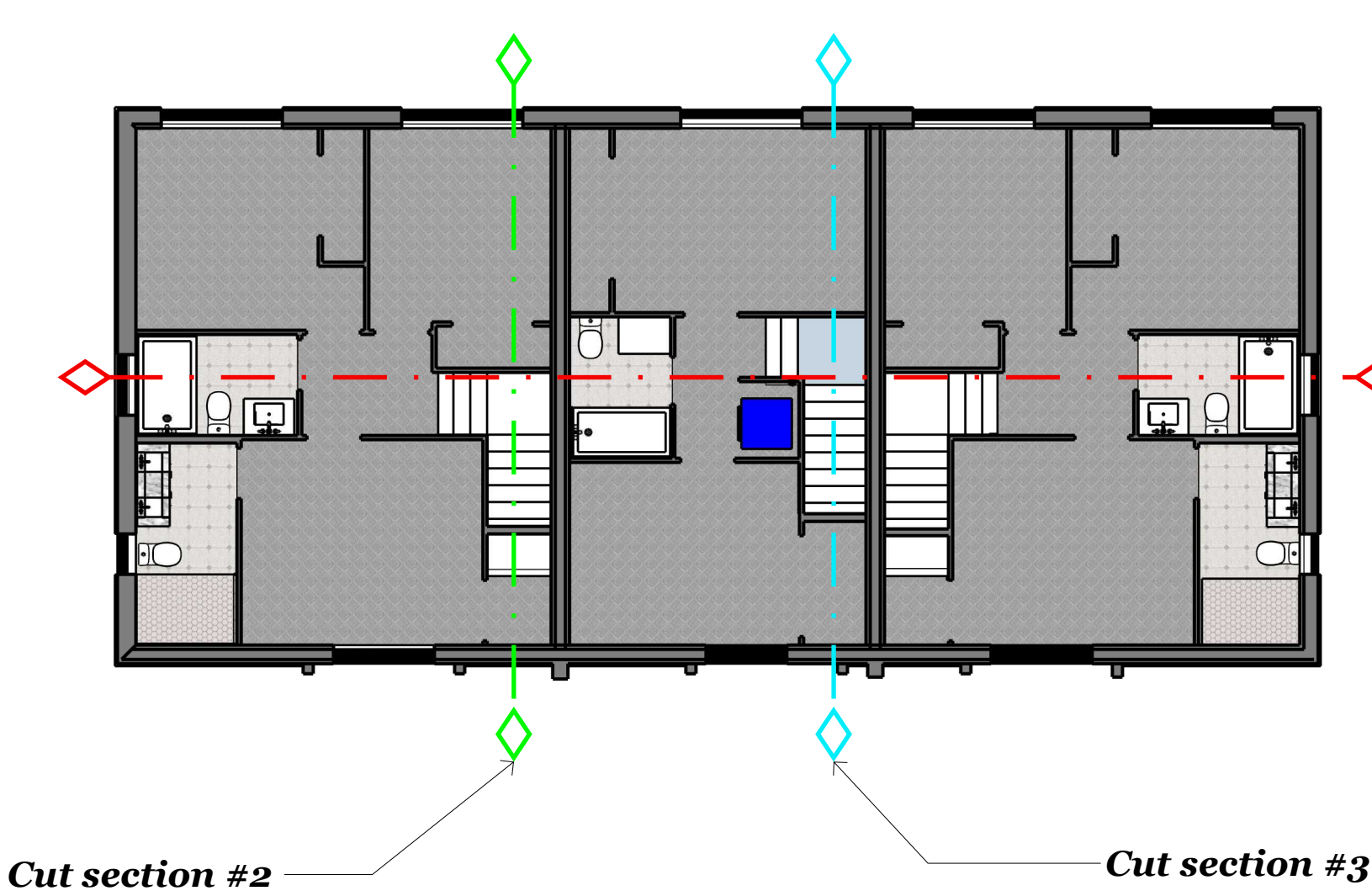


Window Schedule							26 Total
Label	Width	Height	Style	Glass	Egress	Note	Count
W1	6'	4'	1/3 opener	clear	no		2
W2	4'	4'	1/2 opener	clear	yes		2
W3	2'	3'	fixed	clear	no	Tempered	2
W4	4'	3'	1/3 opener	clear	no		2
W5	2'	3'	1/2 opener	frosted	no		5
W6	3'	3'	full opener	clear	no		1
W7	6'	3'	1/3 opener	clear	yes		5
W8	5'	4'	1/3 opener	clear	yes		2
W9	3'	15"	full opener	frosted	no		2
W10	6'	6'8"	sliding door	clear	yes		2
W11	5'	6'8"	sliding door	clear	yes		1

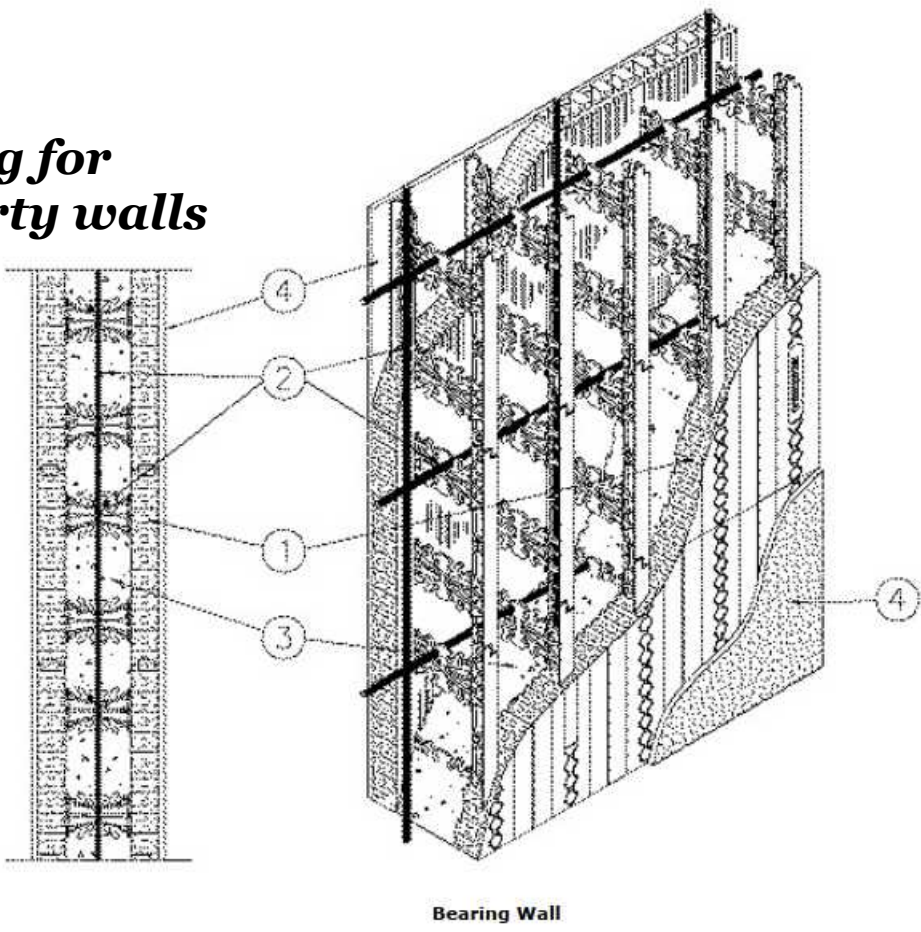
All windows to be black vinyl with nailing flange.



Upper Floor Plan
Scale 1/8" = 1'



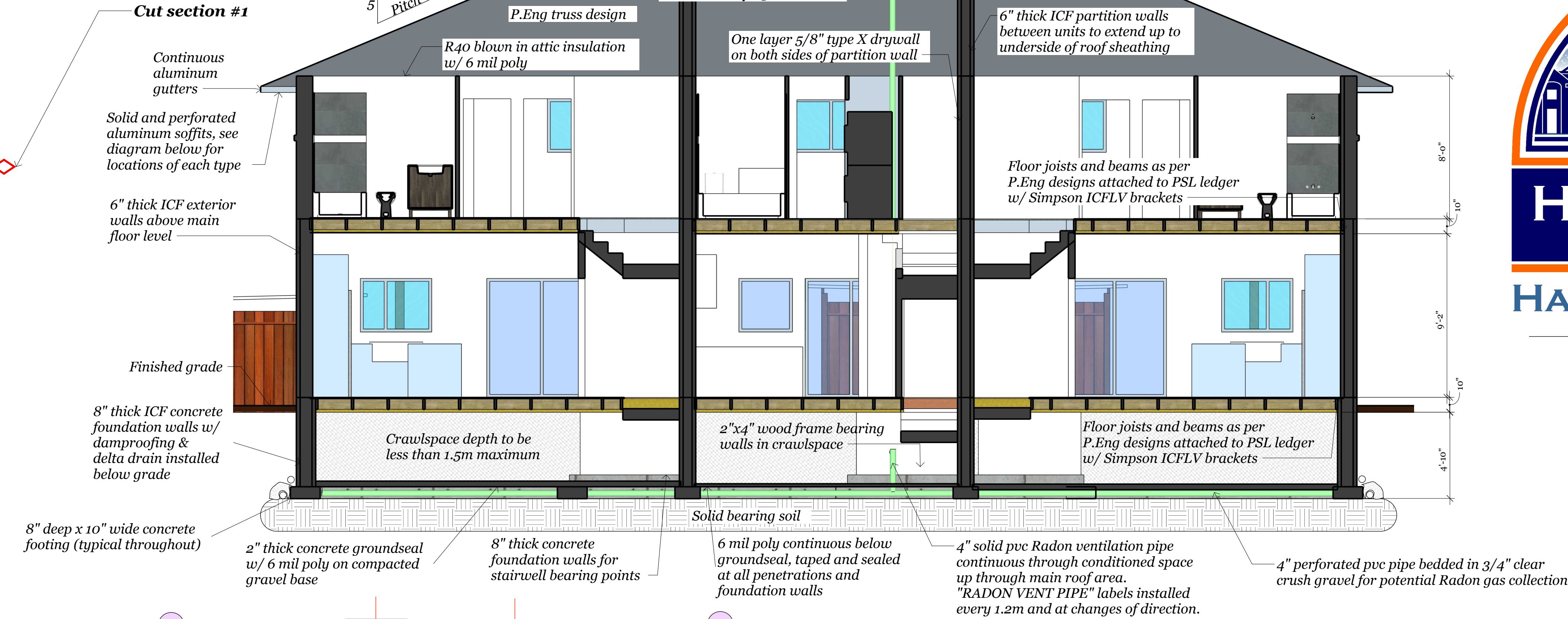
Fire rating for
6" ICF party walls



1. Insulated Concrete Forms — (CDEL). Standard form units comprised of two 2440 by 457 mm by 67 mm thick expanded polystyrene (EPS) panels linked by polypropylene webs at 200 mm OC. The minimum width of the ICF cavity is 102 mm as shown in the table below. Height adjusters consist of 813 mm long, 76 mm high and 67 mm thick flat EPS panels. End caps vary with wall thickness from 102 mm to 305 mm wide, 457 mm high and 60 mm thick flat EPS panels. Assembly ratings depend on width of ICF cavity as shown in table below:

Assembly Rating, h	Min. ICF Cavity Thickness, mm
2	102
4	152

Cut Section #1
Scale 1/4" = 1'



Solid aluminum soffits installed at areas less than 1.2m from property lines

Soffit protection plan
Scale 1/8" = 1'

Highlighted areas to have solid soffits installed, non-highlighted areas to have perforated soffits installed.

Sound transmission
rating for 6" ICF walls

Apparent Sound Transmission Class Test Report

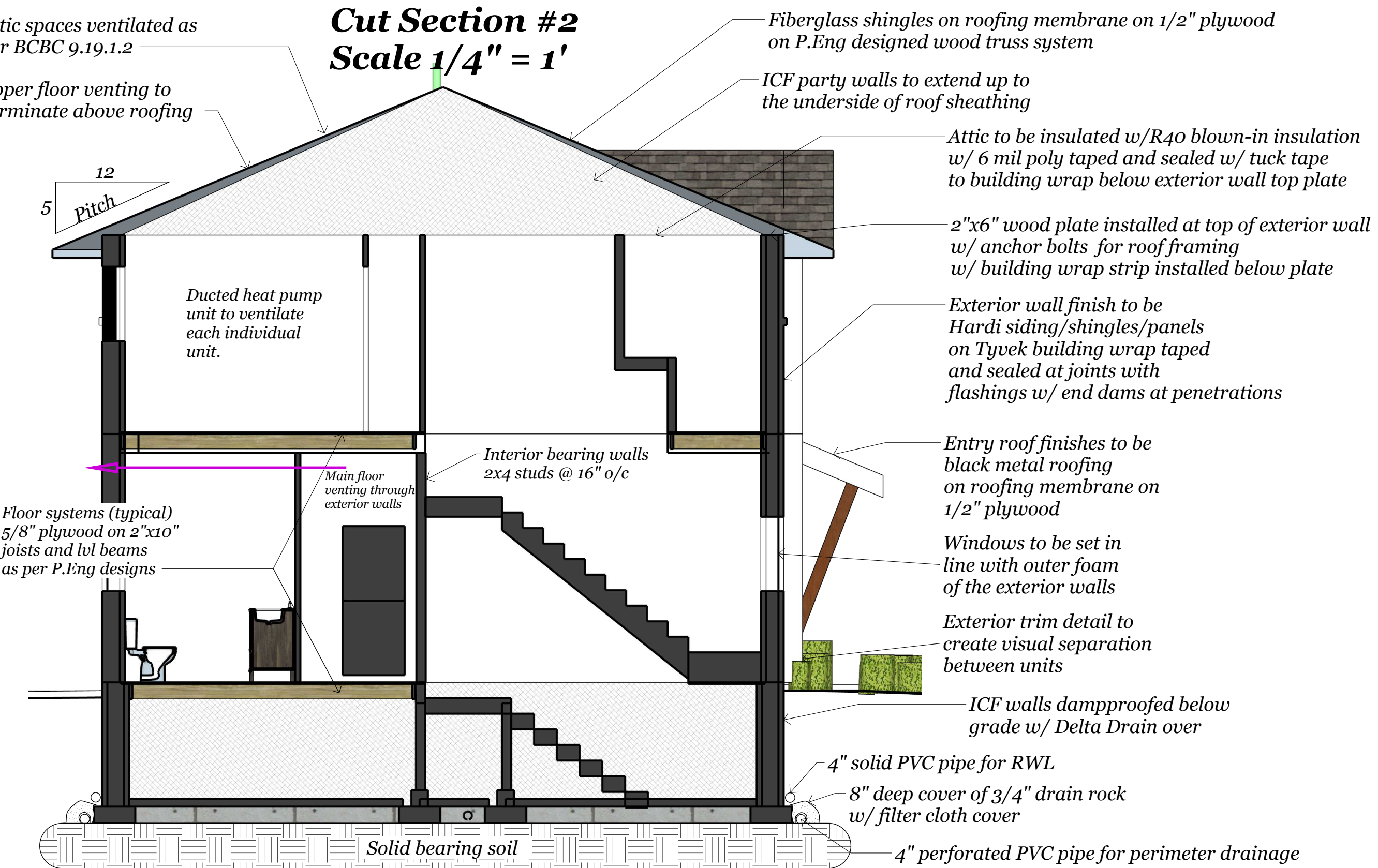
Conducted by: R.D. Stevens, MASc, PEng
R. Trinh
20-Jul-12

Item	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000
Average Source Room sound pressure level (dB)	102	106	104	100	103	105	106	107	106	105	105	108	107	108	110	111
Average Receiver Room sound pressure level (dB)	61.8	73.3	69.8	69.2	64.6	59.4	52.3	47.7	40.2	30.1	24.6	22.6	21.6	30.1	39.6	20.9
Noise Reduction (dB)	38.4	32.8	33.9	30.7	38.3	46.0	53.6	59.5	65.4	75.3	80.7	85.2	85.4	78.0	80.4	90.3
Receiver Room reverberation time (s)	1.4	1.9	2.0	2.2	2.4	2.1	1.8	1.7	1.6	1.8	1.8	1.6	1.4	1.2	1.3	1.3
Area / Absorption correction factor (dB)	4.3	5.5	5.7	6.2	6.5	6.0	5.4	4.9	4.8	5.4	5.4	4.9	4.3	3.7	3.9	3.9
Transmission Loss (dB)	42.7	38.3	39.5	36.9	44.8	52.0	59.0	64.4	70.2	80.7	86.1	90.1	89.7	81.7	84.3	94.2
95% Confidence Interval (±) (dB)	3.4	2.9	2.7	2.1	1.5	1.1	1.0	0.7	0.8	0.7	0.7	0.7	0.9	1.0	1.0	0.8
Nearest STC Curve	36	39	42	45	48	51	52	53	54	55	56	56	56	56	56	56
Delta	1	2	8	3												

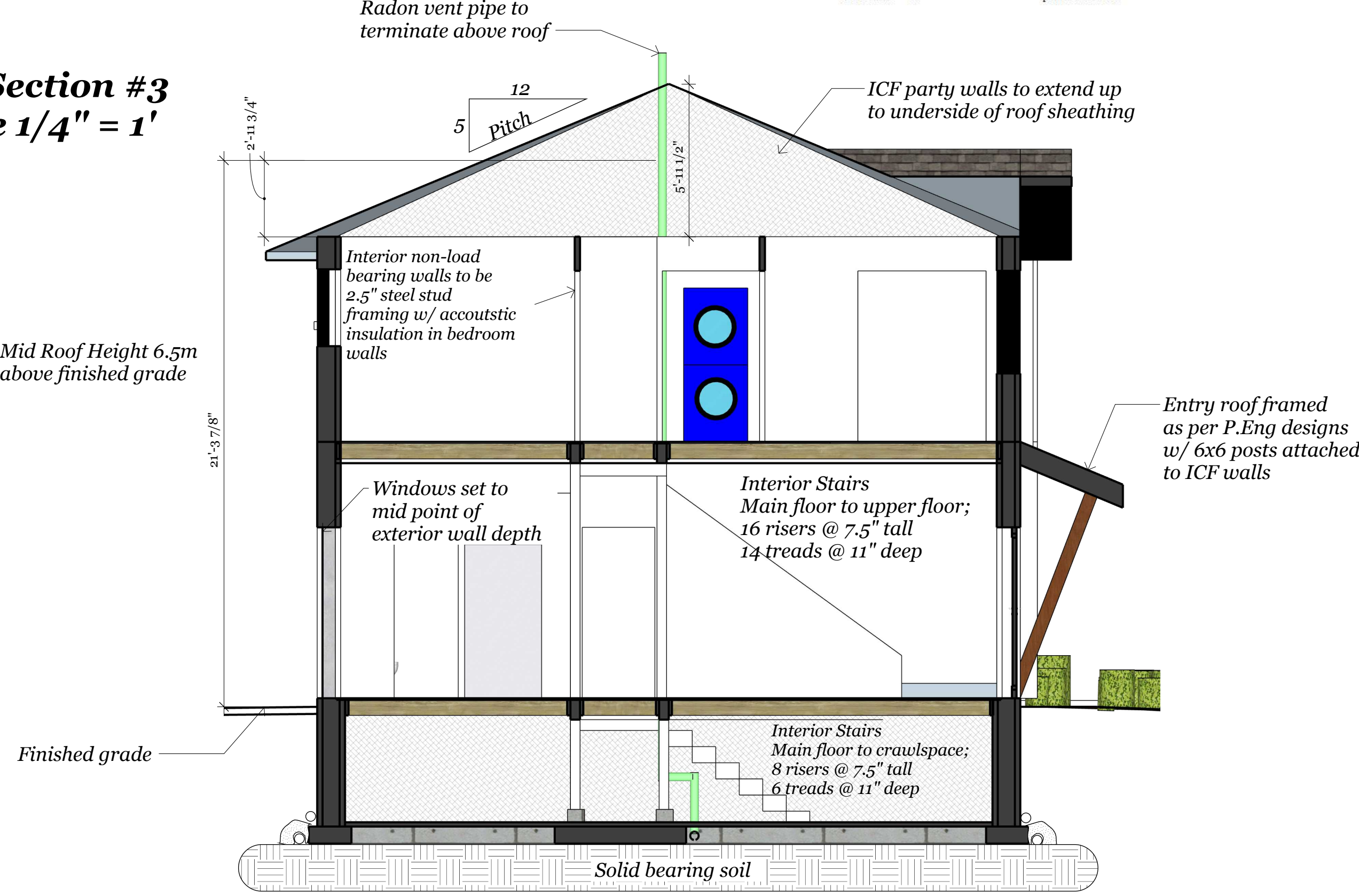
*** Measured Apparent STC 52 ***
Maximum delta 8
Sum of deltas 14

Notes: Flanking paths were considered and minimized where possible; the ASTC cited here can be regarded as a lower bound on the FSTC of the partition under test.

Cut Section #2
Scale 1/4" = 1'



Cut Section #3
Scale 1/4" = 1'



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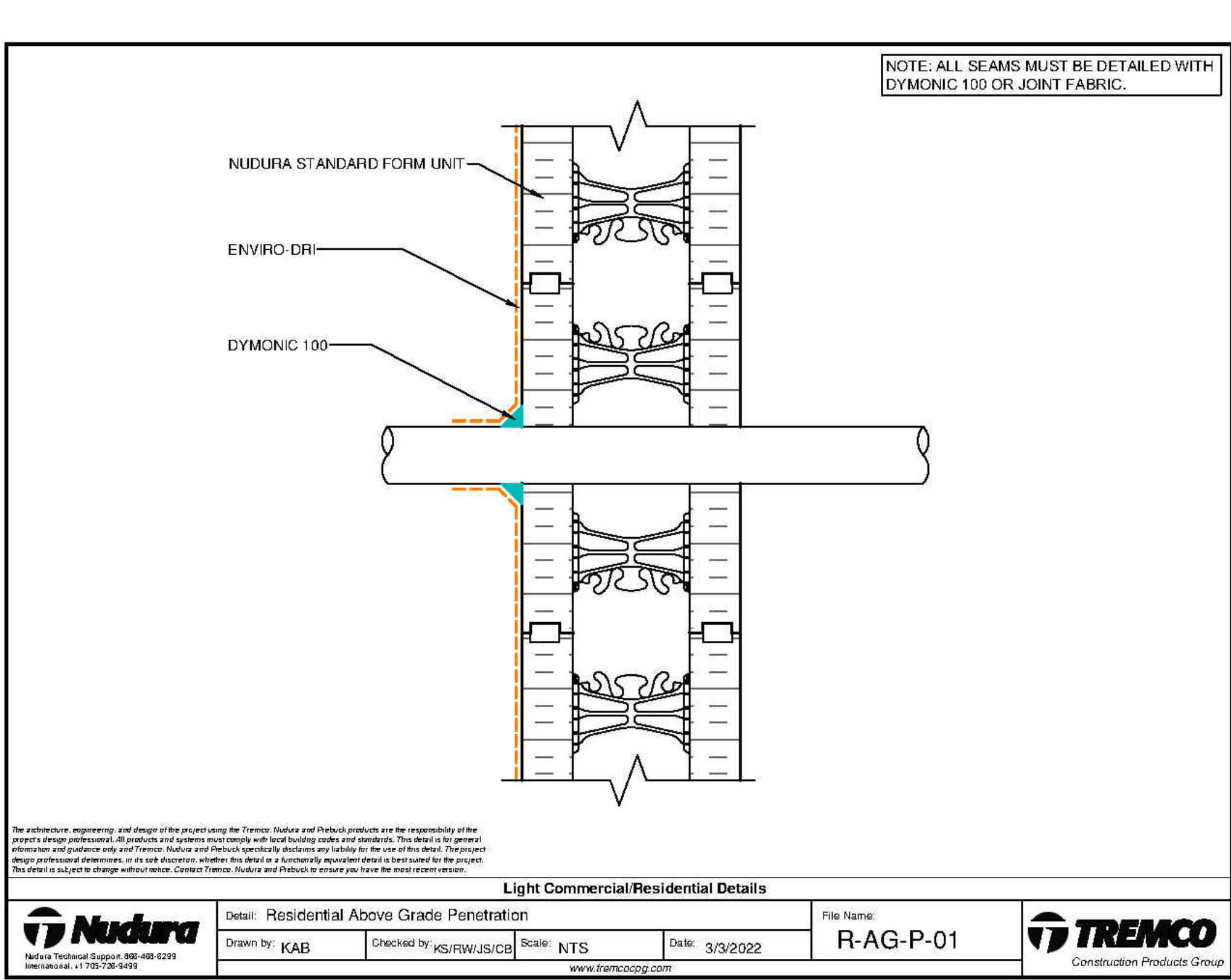
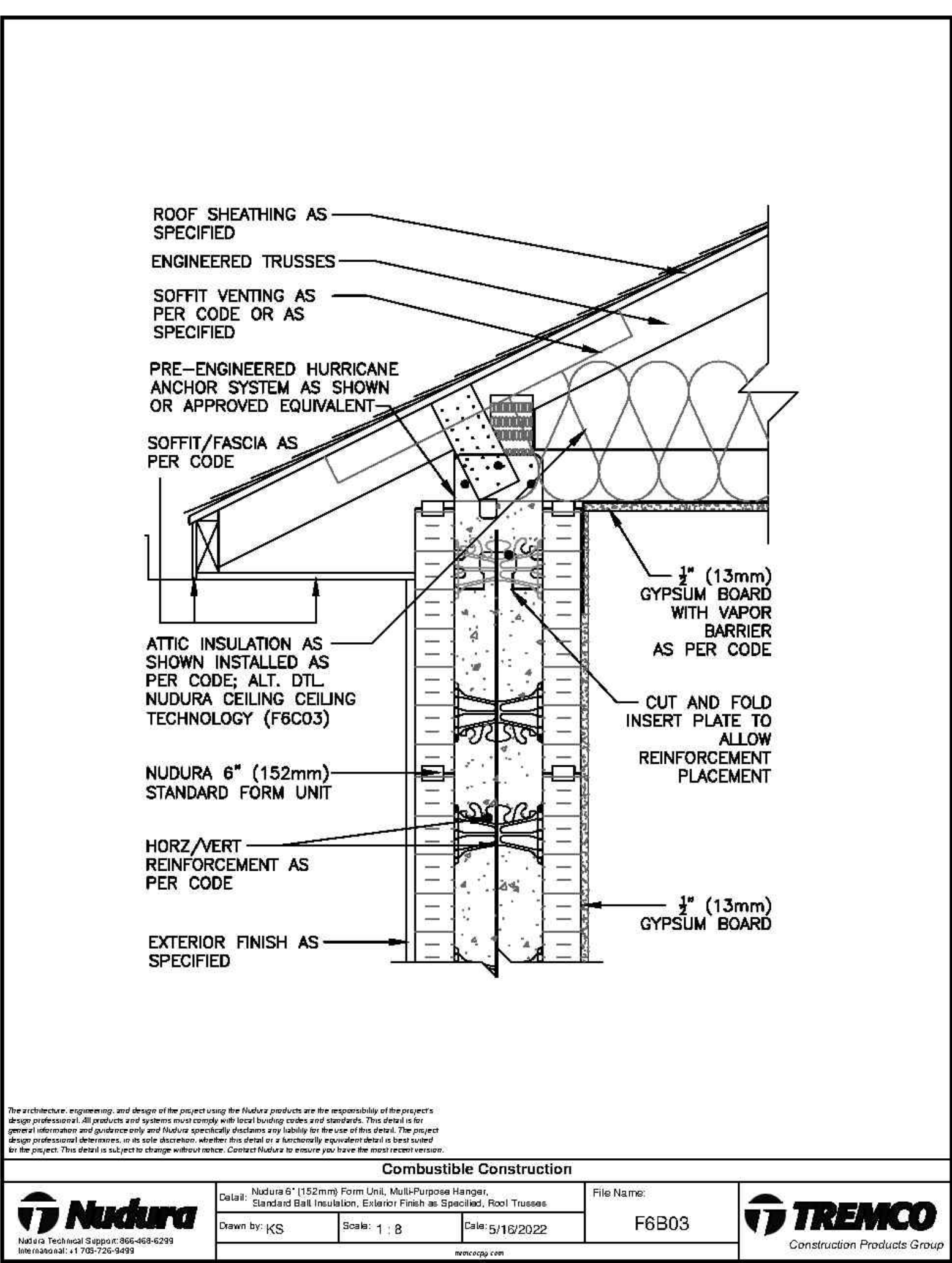
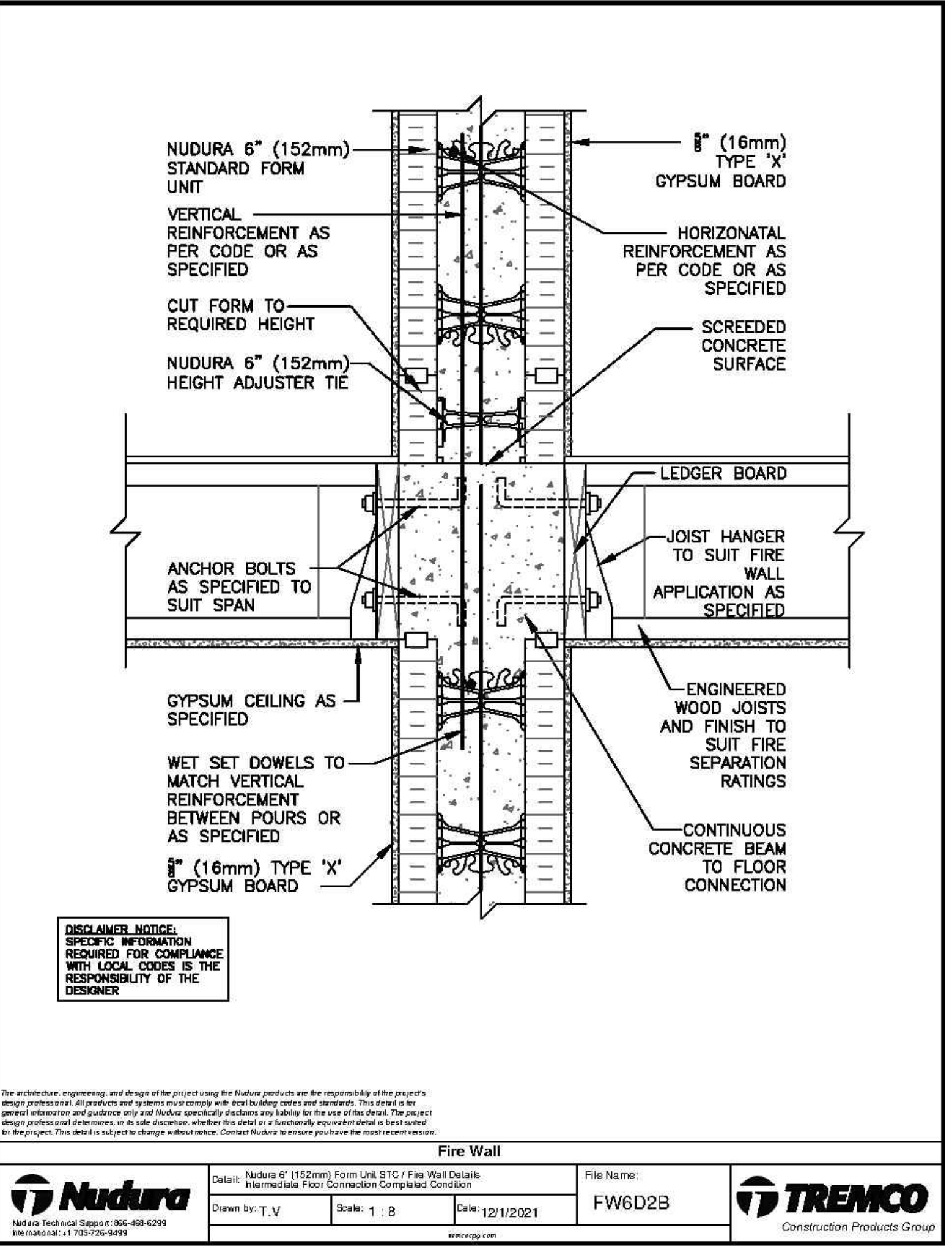
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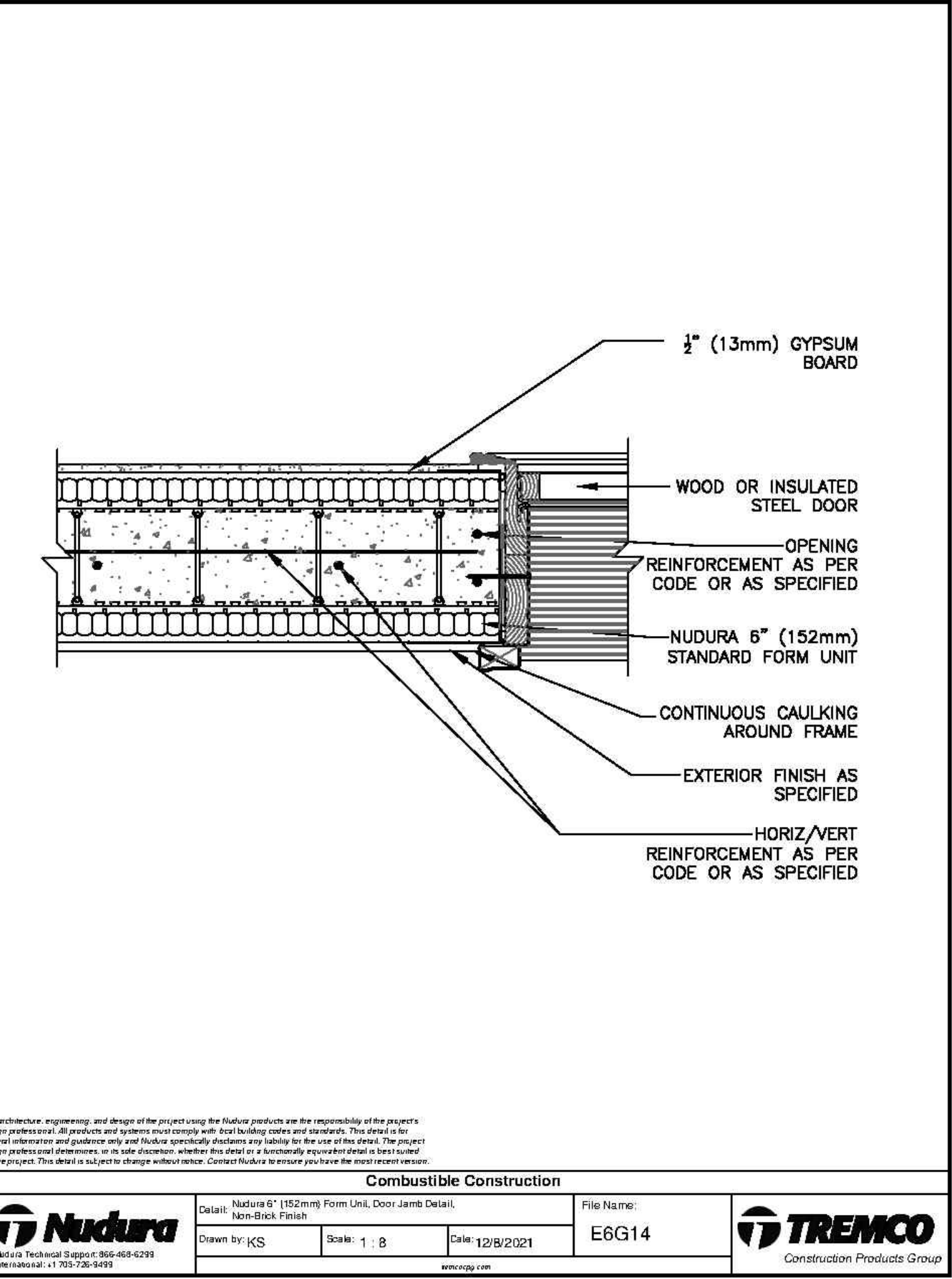
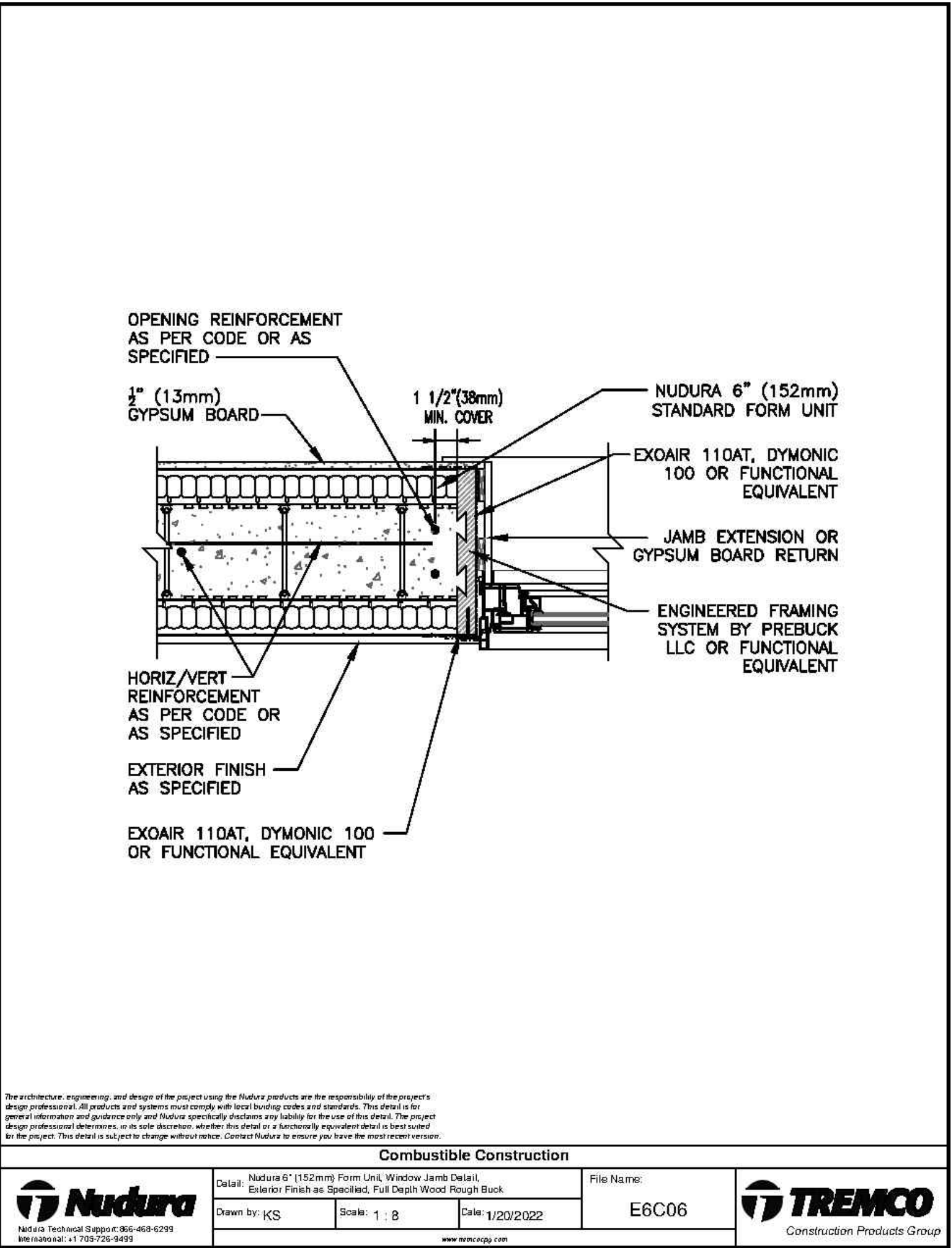
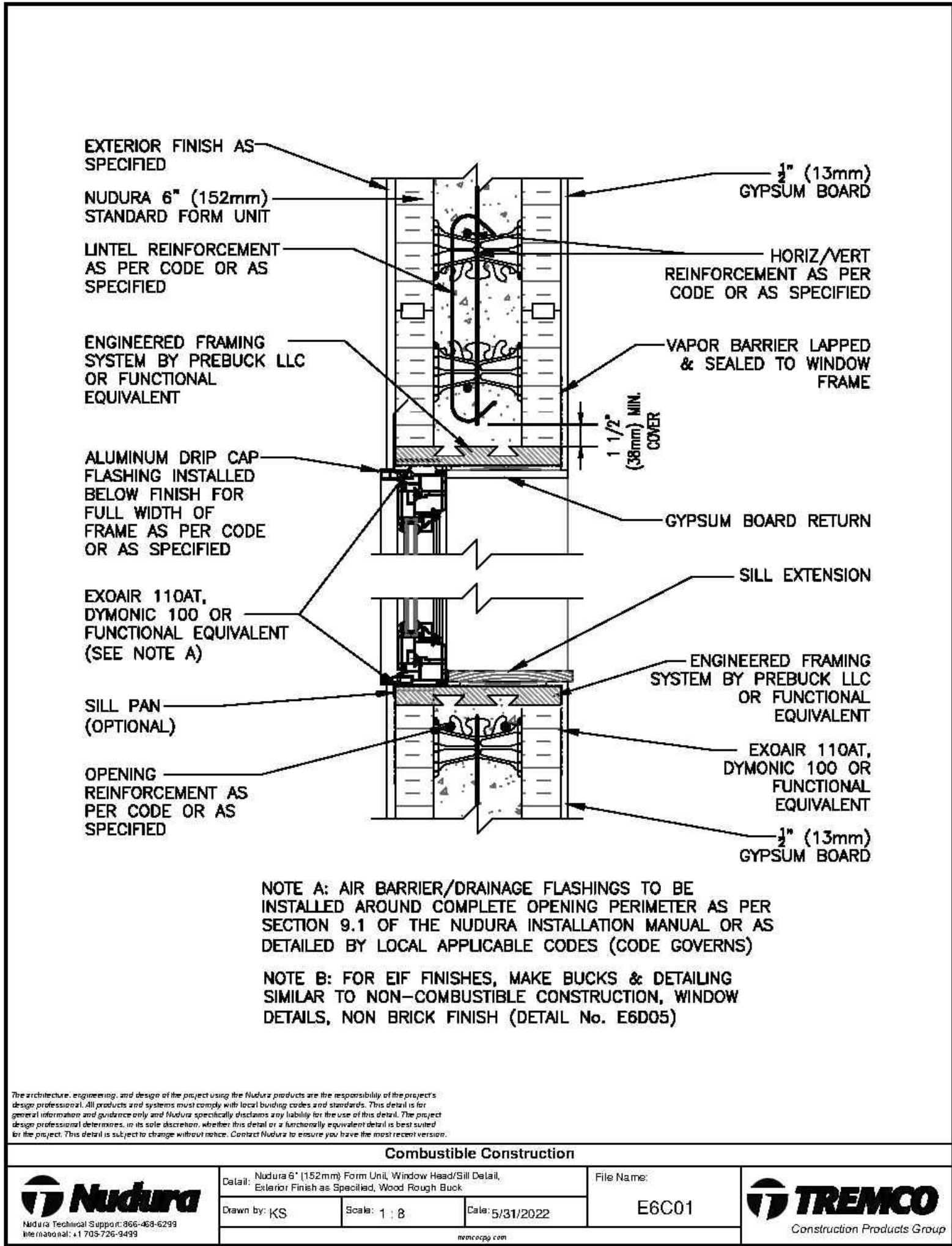
DESCRIPTION
Building Cut Sections
& Details

A0.2



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DESCRIPTION
ICF Window, Door & Envelope Details

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