

GENERAL NOTES

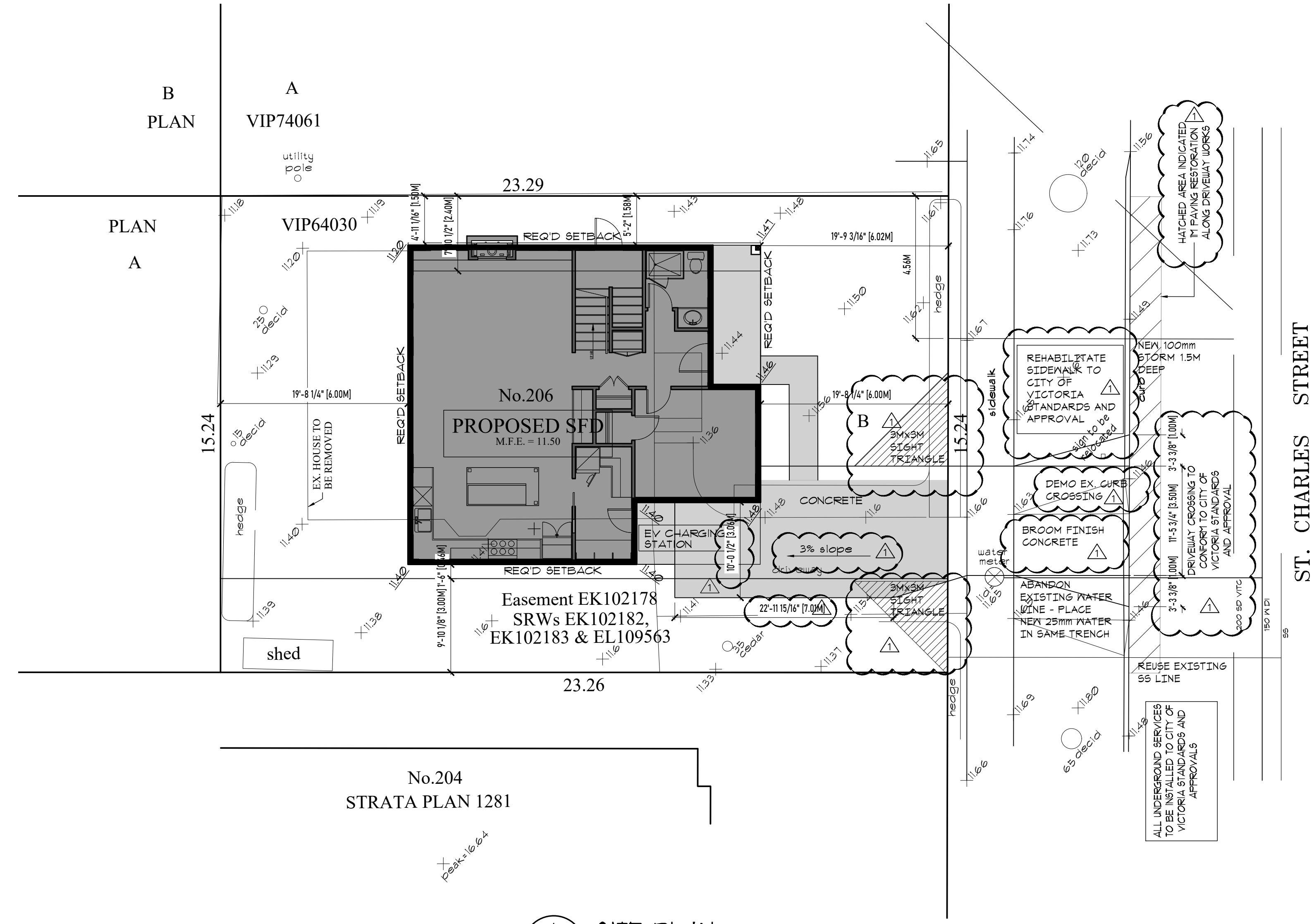
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE/SHEATHING. INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
- WHERE NOTED BY 'ENG.' OR 'ENGINEERED', ALL STRUCTURE SHALL BE ENGINEERED BY CERTIFIED STRUCTURAL ENGINEER INCLUDING, BUT NOT LIMITED TO: SPANS, SHEAR WALLS, FOOTINGS AND FOUNDATION WALLS, BEAMS, JOISTS, LINTELS, COLUMNS AND CONNECTIONS. THIS APPLIES ALSO TO ITEMS NOTED AS 'ENGINEERED'. ENGINEERED DRAWINGS SHALL BE STAMPED WITH ENGINEER'S SEAL.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD CONSTRUCTION PRACTICE AND SHALL CONFORM TO CURRENT RESIDENTIAL STANDARDS AND THE BRITISH COLUMBIA BUILDING CODE 2018 OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED, AND ADVISE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE SPECIAL FOUNDATION DESIGN. ALL FOOTINGS TO FIRM BEARING.
- PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.
- ALL WOOD FRAMING TO BE SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE OR ENGINEERED. ALL FRAMING IS TO BE IN ACCORDANCE WITH B.C.B.C. 2018 AND GOOD CONSTRUCTION PRACTICE.
- PROVIDE MINIMUM OF 8' (200mm) CLEARANCE FROM GRADE TO WOOD CLADDING MATERIALS. EXTERIOR FOUNDATION WALLS SHALL NOT BE LESS THAN 6" (50mm) ABOVE ADJACENT GRADE.
- ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2018 PART 9 WHERE SUPPORTING FLOOR OR ROOF LOADS.
- INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.10.19. - INSTALL INTERCONNECTED CO ALARMS IN ACCORDANCE WITH B.C.B.C. 2012 9.32.4.2.
- ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL FLATES MUST BE PRESSURE TREATED OR SEPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
- ALL NOTED 'ENGINEERED' COMPONENTS SUCH AS ROOF TRUSSES, BEAMS, AND ENGINEERED FLOOR SYSTEMS, REQUIRE ENGINEERED DRAWING SUBMITTAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS, AND MILLWORK TO OWNER'S APPROVAL. WINDOWS MUST MEET NEW CRITERION FOR AIRTIGHTNESS, WATERTIGHTNESS, RESISTANCE TO WIND LOAD AND BREAK-IN (security). ALL WINDOWS TO COMPLY WITH MUNICIPAL REQUIREMENTS FOR U-F-RATINGS FOR ALL WINDOWS WITHIN 2 METRES OF GRADE. THE RELEVANT STANDARD REQUIRES THAT THE RATINGS BE CLEARLY LABELLED ON ALL WINDOW UNITS OR WINDOWS ARE TO BE SEALED DRAWINGS AND LETTERS OF ASSURANCE. WINDOWS AND DOORS MUST COMPLY WITH MUNICIPAL REQUIREMENTS FOR U-VALUE.
- INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" (865mm) MIN. TO 38" (965mm) MAX. ABOVE NOSING.
- INSTALL GUARDRAIL AT ALL BALCONIES, DECKS, AND PORCHES GREATER THAN 2' (600mm) ABOVE ADJACENT GRADE OR LEVEL. INSTALL GUARDRAIL AT 42" (1070mm) WHERE DECK IS GREATER THAN 6' (1800mm) ABOVE ADJACENT SURFACE, OTHERWISE 36" (915mm) GUARDRAIL ALLOWED. CANTILEVERED GLASS GUARDRAILS SHALL BE ANCHORED WITH GLAZING SHOE TO RESIST LATERAL LOADS PER B.C.B.C. 2018. OTHER GLAZED RAILINGS ASSEMBLIES (GLAZING AND SUPPORTS) TO BE ENGINEERED W/ SEALED DWGS. AND LETTERS OF ASSURANCE.
- INSTALL WATERPROOF MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT WALLBOARD (min 6" x 80mm) ON FRAMING AS SUBSTRATE AROUND ALL WALL & CEILING AREAS OF STEAM/SHOWER. INSTALL WATER-RESISTANT WALLBOARD AROUND ALL WET AREAS TO MIN 6'-0" (182m) HIGH.
- PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODE AND BY-LAWS. MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FINAL FRAMING INSPECTION.
- PROVIDE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
- ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
- FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2012 PART 9.
- VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, & COMPACT ACCORDING TO BUILDING ELEVATIONS.
- ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES, AND MILLWORK TO OWNER'S APPROVAL.
- STAIR TREADS TO BE CONSTRUCTED OF FLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
- ALL FLOOR SHEATHINGS MUST BE SECURED WITH 1.5" (40mm) GALVANIZED OR COATED FLOOR SCREWS ON 6" O.C. (150mm).
- SOLID EAVE PROTECTION ON OVERHANG IS REQUIRED ON ALL SHAKE ROOFS.
- TEMPORARY HEAT AND/OR FANS REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN THE DRYING OF INTERIOR FRAMEWORK.
- MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 18% PRIOR TO APPLICATION OF VAPOR BARRIER AND DRYWALL.
- TWO CONTINUOUS LAYERS OF 30MIN BUILDING PAPER MUST BE APPLIED TO EXTERIOR SHEATHING EITHER SHUFFLED - OR INSTALLED WITH 2" (50mm) OVERLAP BEAMS HALF-LAPPED TO THE 2nd MID-LINE OF THE BUILDING PAPER.
- POSITIVE SLOPE FLASHINGS MUST BE INSTALLED ABOVE ALL WINDOWS, DOORS, SILLS, VENTS AND MATERIAL TRANSITIONS. ALL FLASHINGS MUST BE INSTALLED BEHIND BUILDING PAPER WITH MECHANICALLY SEALED END DAMS. ALL FLASHINGS MUST EXTEND A MINIMUM OF 1" (25mm) BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED.
- BUILDING PAPER & FELT PRE-STRIPPING, ONLY, TO CONTACT EXTERIOR SHEATHING. SELF-ADHERING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
- ALL RAINSCREEN CAVITIES TO BE VENTED TOP & BOTTOM WITH INSECT PROOF VENT STRIPS.
- PROVIDE STEPPED FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH EXISTING OR FUTURE GRADES. ALL FOOTINGS MUST REST ON SOLID UNDISTURBED BEARING AT AN ELEVATION BELOW FROST PENETRATION DEPTH ON COMPETENT BEARING.
- 20 Mpa CONCRETE FOUNDATION WALL 8" (200mm) THICK MAY BE A MAXIMUM OF 4' (12 m) HIGH FROM GRADE TO W/5 FLOOR IF LATERALLY UNSUPPORTED AT THE TOP. REFER TO B.C.B.C. 2018, 9.5.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
- PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR THE BUILDING. ENSURE ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
- ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY THE BUILDER/OWNER PRIOR TO ORDERING.
- WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOUSE WRAP, SUCH AS 'TYVEC' OR 'TYPAR' MAY BE USED, IF APPLIED AS SPECIFIED BY THE MANUFACTURER.
- DESIGNER/DRAFTSPERSON DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS UNLESS ADVISED IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION.

ABBREVIATIONS

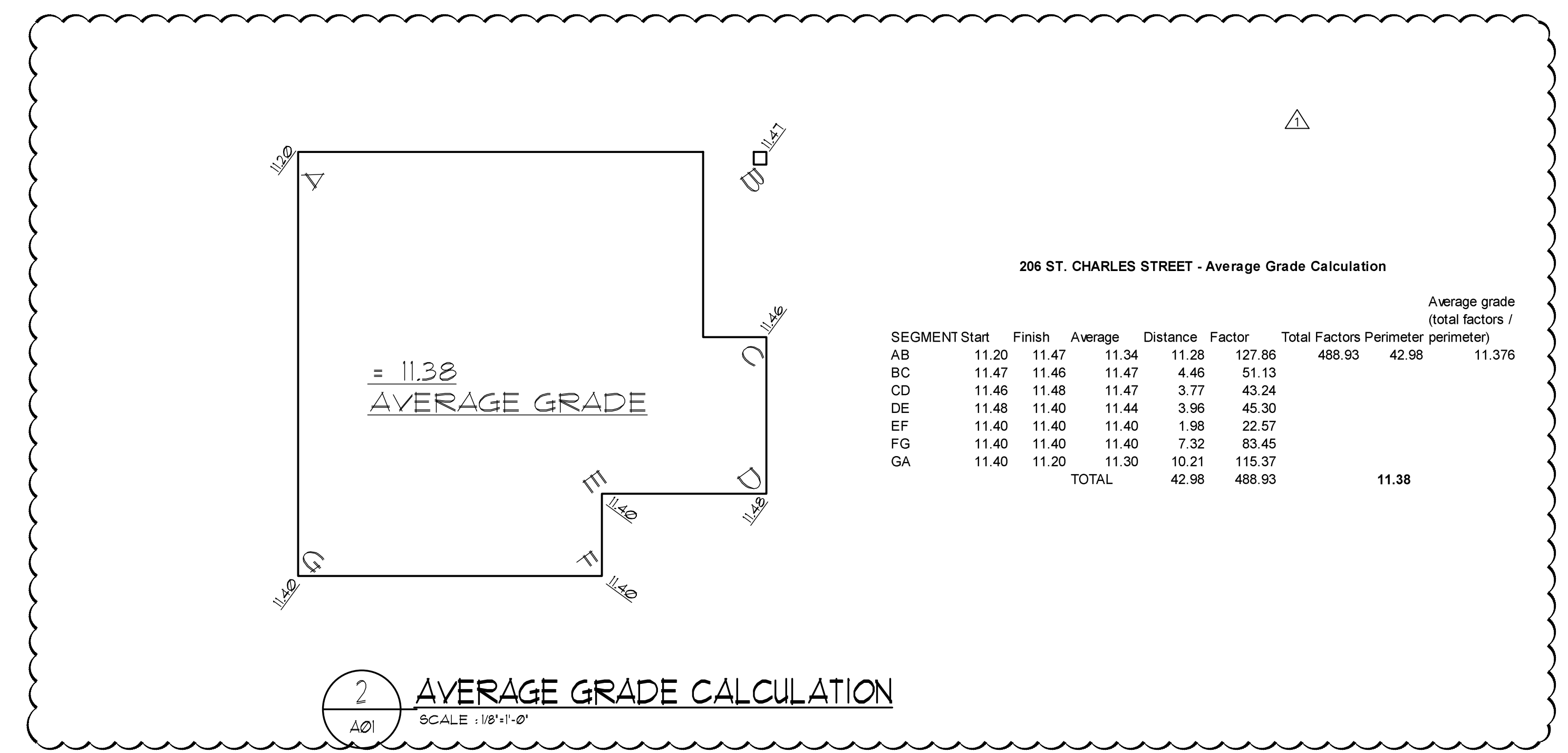
A/A ATTIC ACCESS - MIN 24"x36"	PREF. PREFINISHED
AF ABOVE FINISHED FLOOR	P.L. POINT LOAD ABOVE
BF BASEMENT FLOOR ELEVATION	R45 ROD & SHELF
BU BUILT UP	SFF SPRUCE/PINE/FIR #2
CONT CONTINUOUS	T&G TONGUE & GROOVE
DP DROPPED BEAM	T.O.S. TOP OF SLAB
EC ENGINEERED CONNECTION	U.F.E. UPPER FLOOR ELEVATION
ENG. ENGINEERED	UNO UNLESS NOTED OTHERWISE
ENG. ENGINEERED	V.O.S. VERIFY ON SITE
FL FLUSH BEAM	
H.H. HEAD HEIGHT	
M.F.E. MAIN FLOOR ELEVATION	
O.C. ON CENTRE	

SITE DATA

LOCATION:	206 ST. CHARLES STREET - VICTORIA		
BUILDING TYPE:	NEW SFD		
ZONING:	R1-S2		
ZONING REQUIREMENTS	REQUIRED	PROPOSED	COMMENTS
LOT AREA	260 M ²	354.82 M ²	3819.30 FT ²
LOT WIDTH	10 M MINIMUM	15.24 M	50.00 FT
LOT DEPTH	NA	76.36 M	25.27 FT
SETBACKS			
FRONT	6.00 M	6.00 M	19.68 FT
REAR	6.00 M	6.00 M	19.68 FT
SIDE NORTH	1.50 M (2.4 TO HABITABLE)	1.58 M	5.18 FT
SIDE SOUTH	1.50 M (2.4 TO HABITABLE)	3.46 M	11.35 FT
AVERAGE GRADE	NA	11.38 M	37.33 FT
BUILDING HEIGHT	7.50 M (TWO STOREYS MAX)	7.12 M	23.35 FT
BUILDING AREA			
UPPER FLOOR AREA	NA	89.45 M ²	962.92 FT ²
MAIN FLOOR AREA	NA	100.50 M ²	1081.87 FT ²
TOTAL FLOOR AREA	190 M ²	189.95 M ²	2044.79 FT ²
MAXIMUM F.A.R.	0.60	0.35	
BUILDING FOOTPRINT	NA	107.30 M ²	1155.00 FT ²
MAXIMUM LOT COVERAGE	40%	30.24%	
TREES TO BE REMOVED	NA	0	



SITE PLAN
SCALE: 1:100



AVERAGE GRADE CALCULATION
SCALE: 1:10'-0"

No.	REVISION	DATE
1	revise grade calculation, dimension parking area, indicate driveway slope, sight triangles added, revise driveway width, revise driveway flares, add 1M asphalt restoration area, indicate demolition of existing curb crossing, indicate broom finish concrete for curb crossing, indicate sidewalk rehabilitation,	2022.09.12

DRAWING LIST

- A1 SITE PLAN, AND SITE DATA
- A2 FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
- A4 BUILDING SECTIONS
- A5 DETAILS

ISSUED FOR DVP
SEPTEMBER 28, 2022



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: LOUIS HORVAT

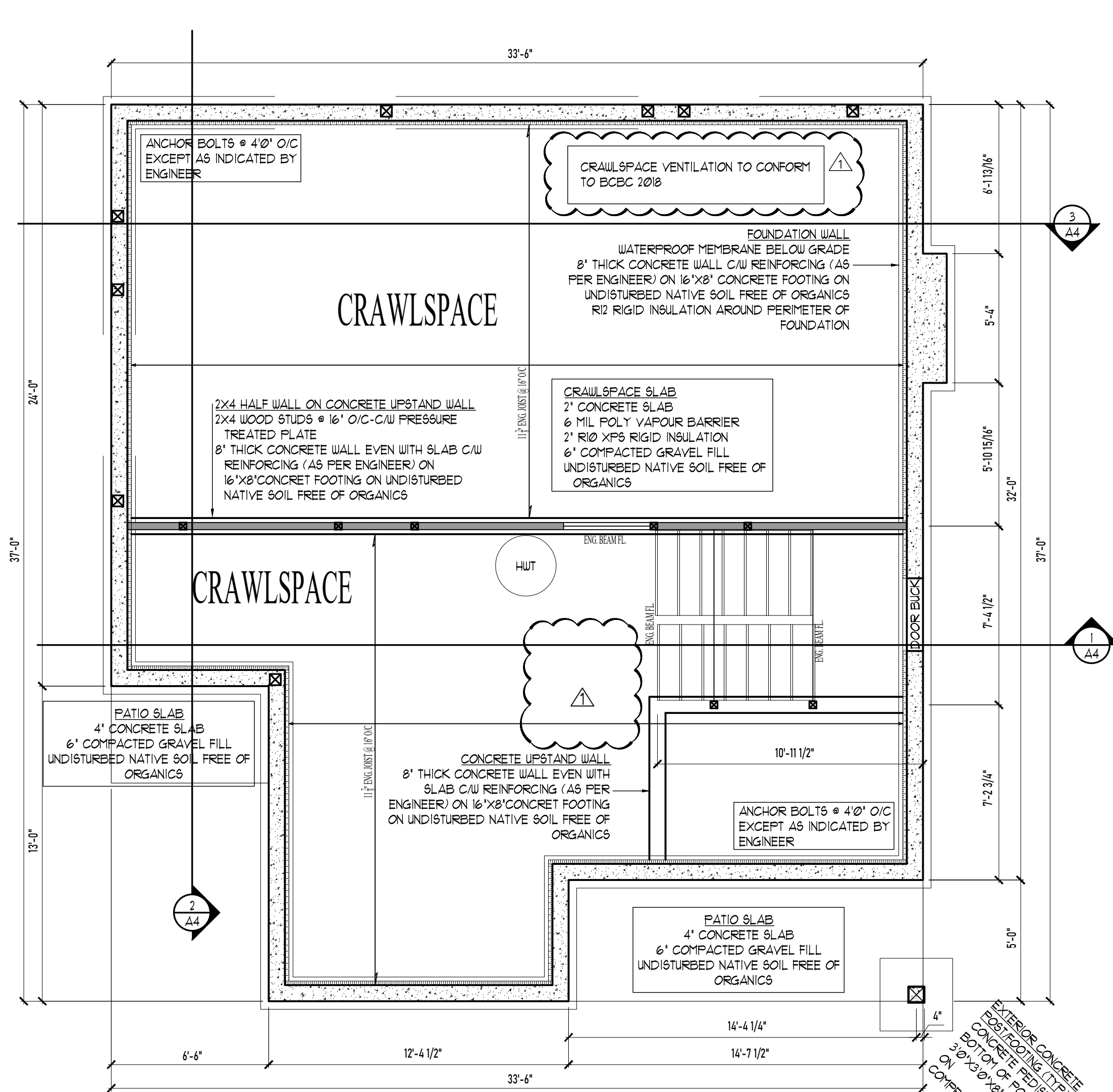
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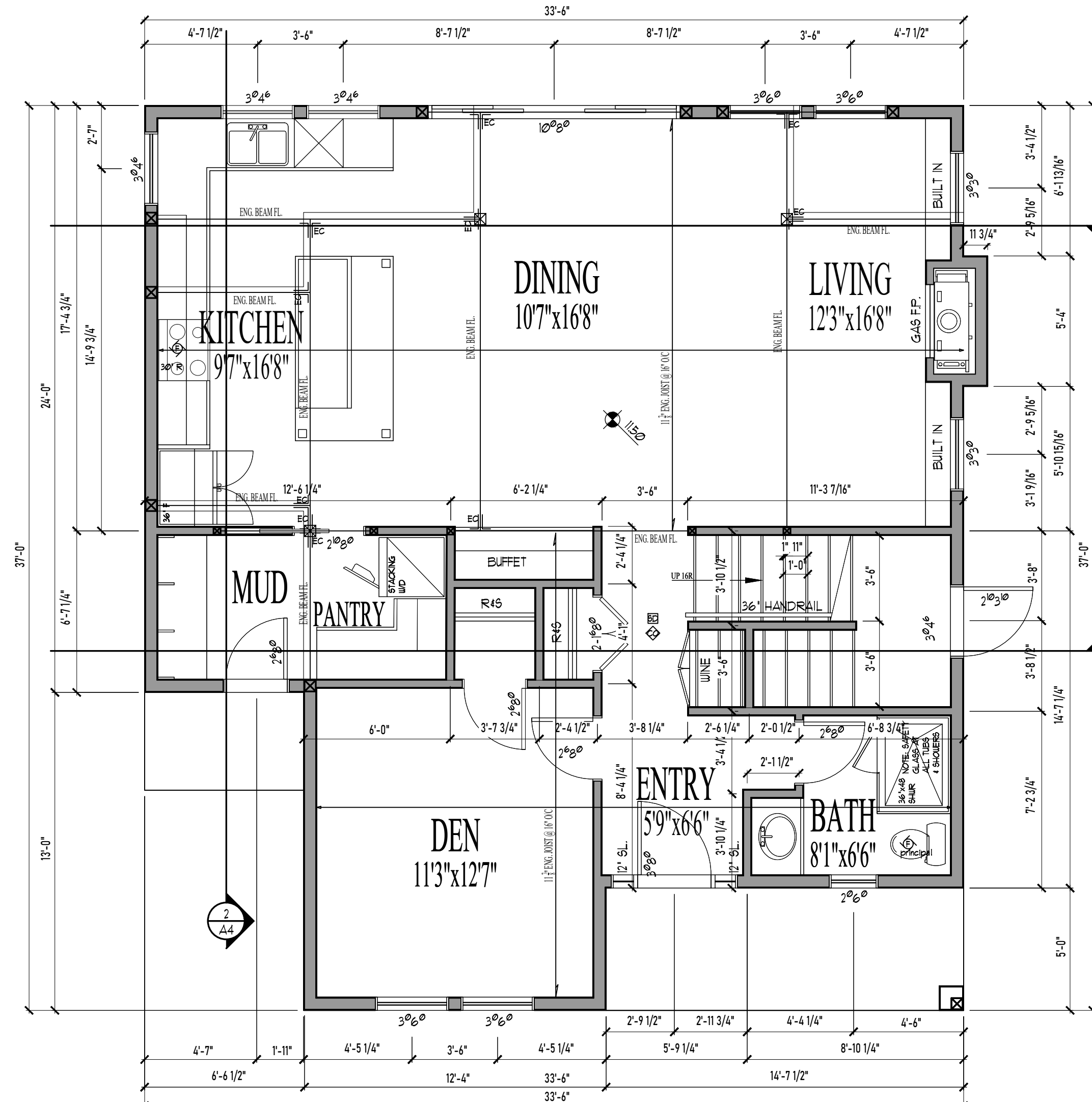
Project:
NEW SFD @ 206
ST. CHARLES STREET

Title:
SITE PLAN

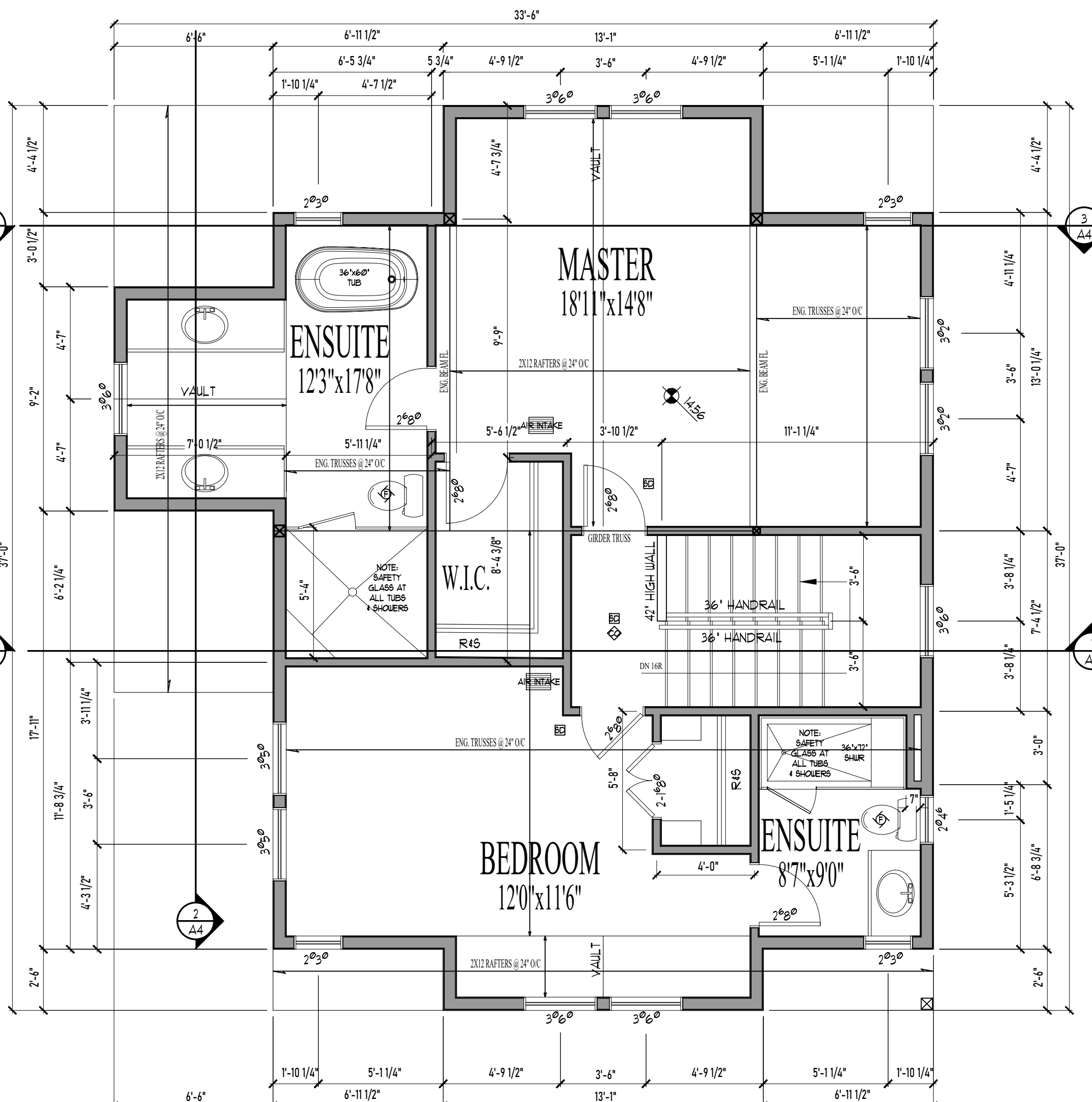
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	Proj.No. 2484



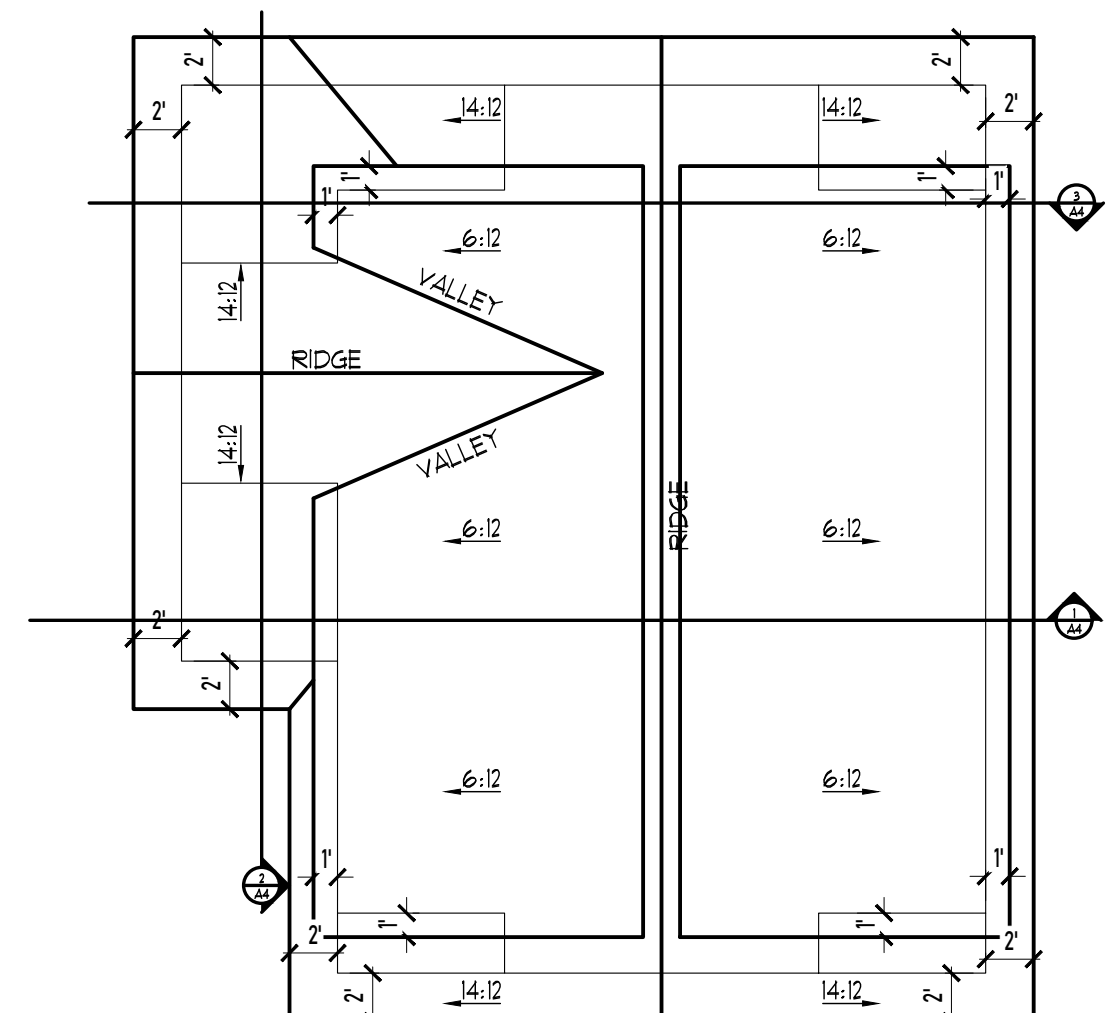
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



3 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"



4 ROOF PLAN
SCALE: 1/8"=1'-0"

SYMBOL LEGEND

- FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR-INTERCONNECTED ON ALL FLOORS
- FLUE
- PROPOSED FINISH GEO. ELEVATION
- ENGINEERED CONNECTION
- COLUMN
- COLUMN - POINT LOAD ABOVE
- SHEAR WALL
- CENTER LINE
- AIR INTAKE VENT

No.	REVISION	DATE
1	Furnace and HRV removed from plan, indicate crawlspace to be vented as per BCBC 2018.	2022.09.12

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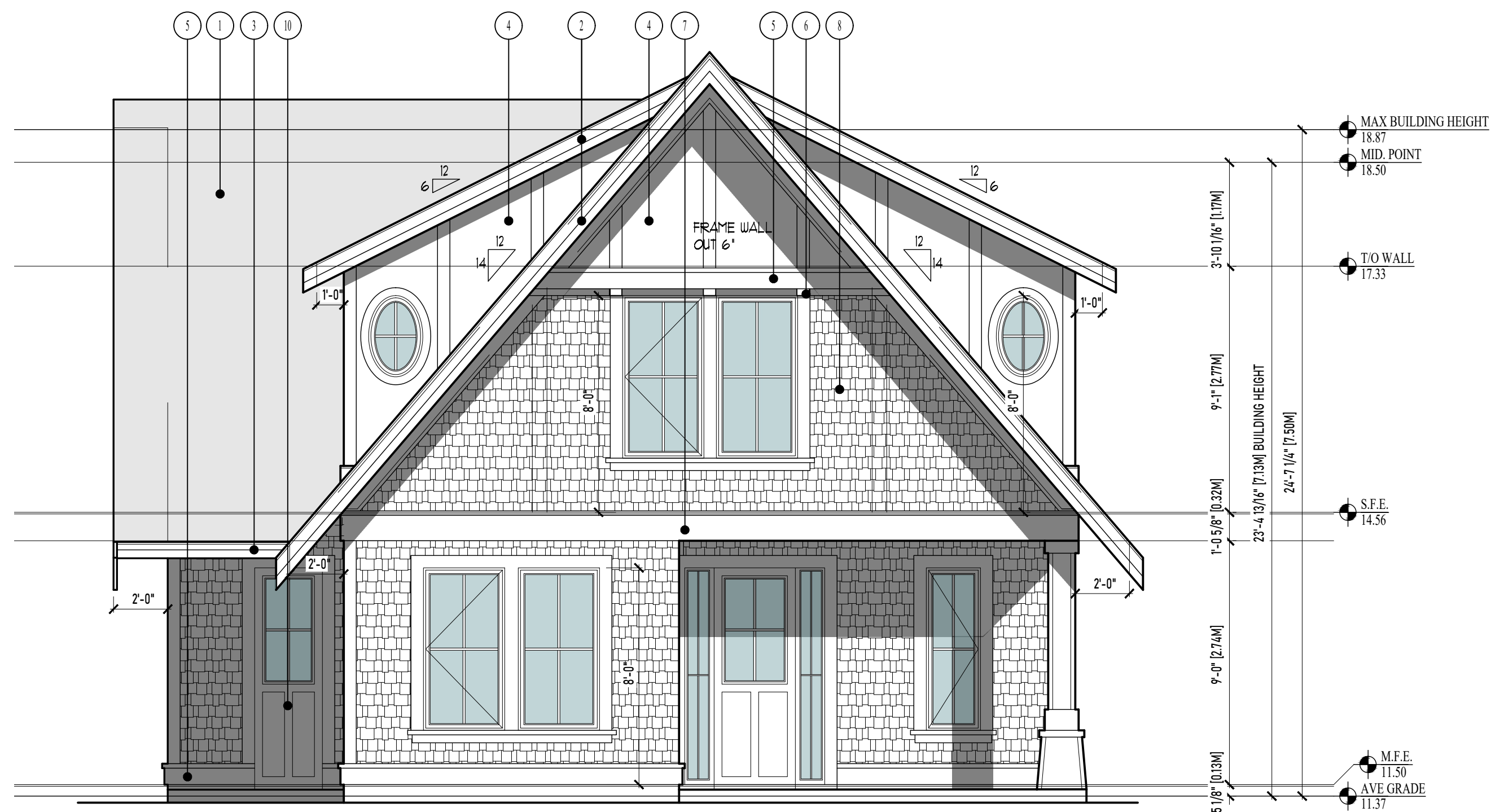


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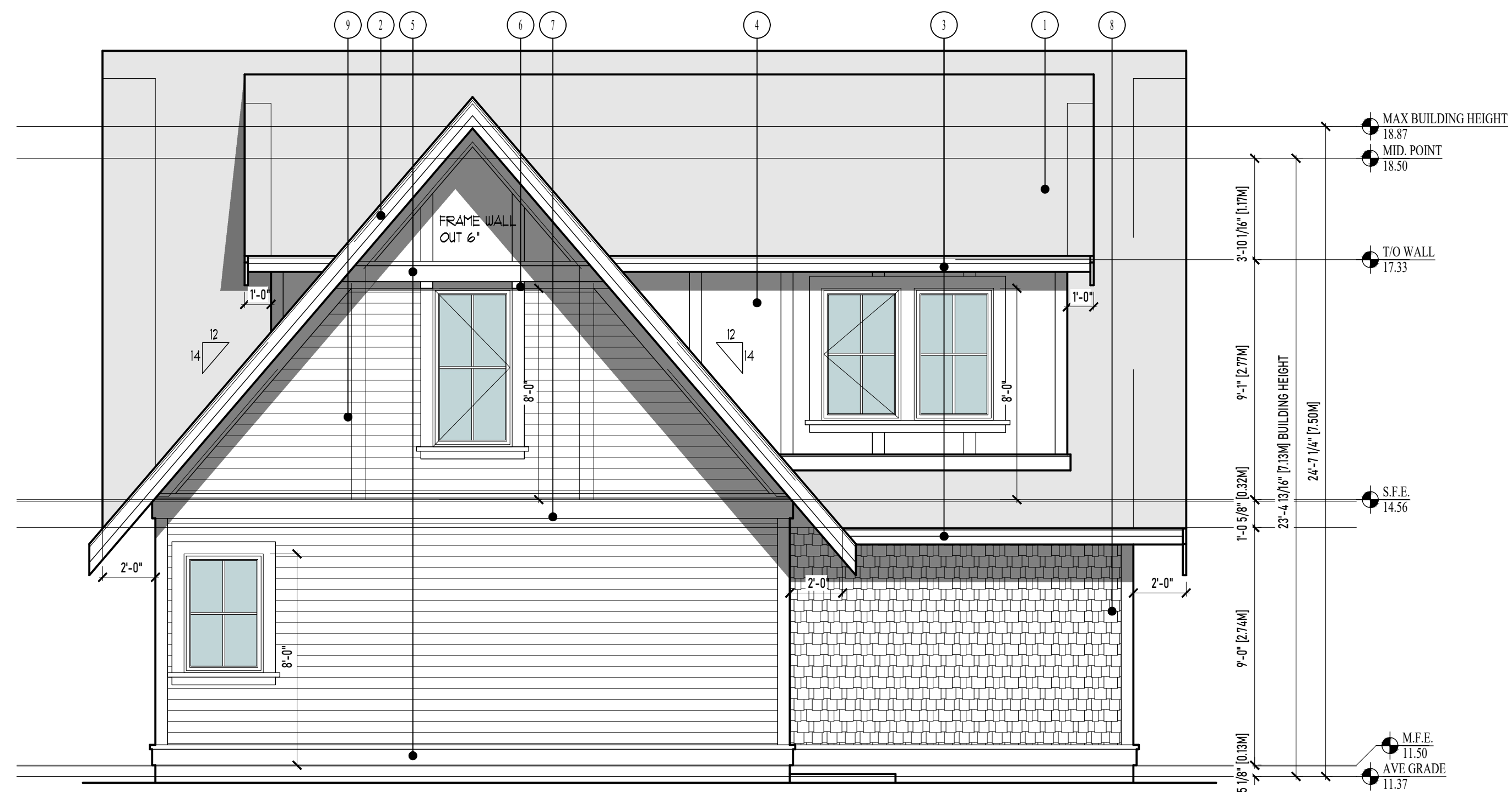
Drawn By: LOUIS HORVAT
Date: APRIL 27, 2022
Scale: AS NOTED
Project: NEW SFD @ 206 ST. CHARLES STREET

Title: PLANS

Revision: Sheet: A2
Proj.No. 2484

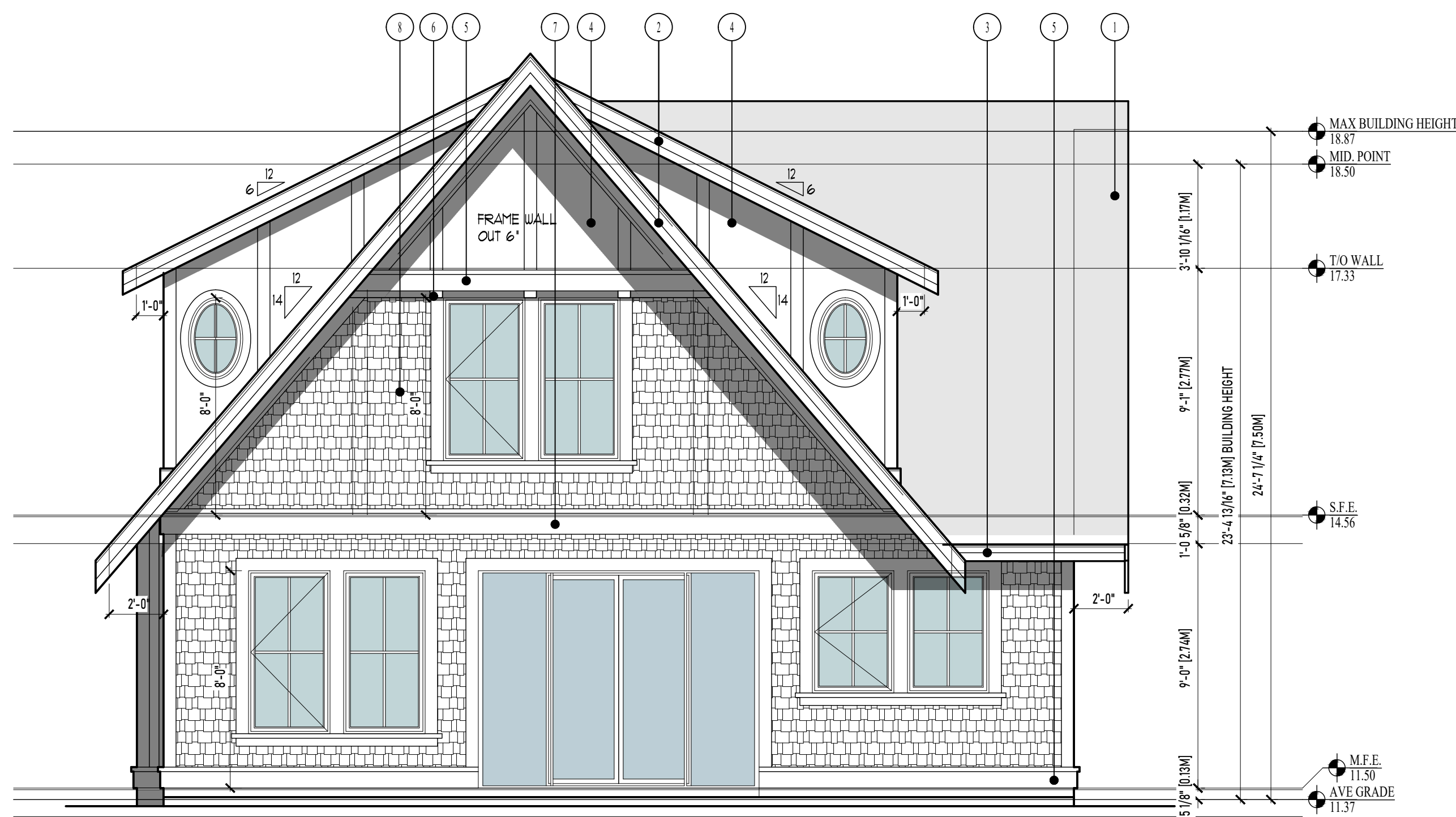


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



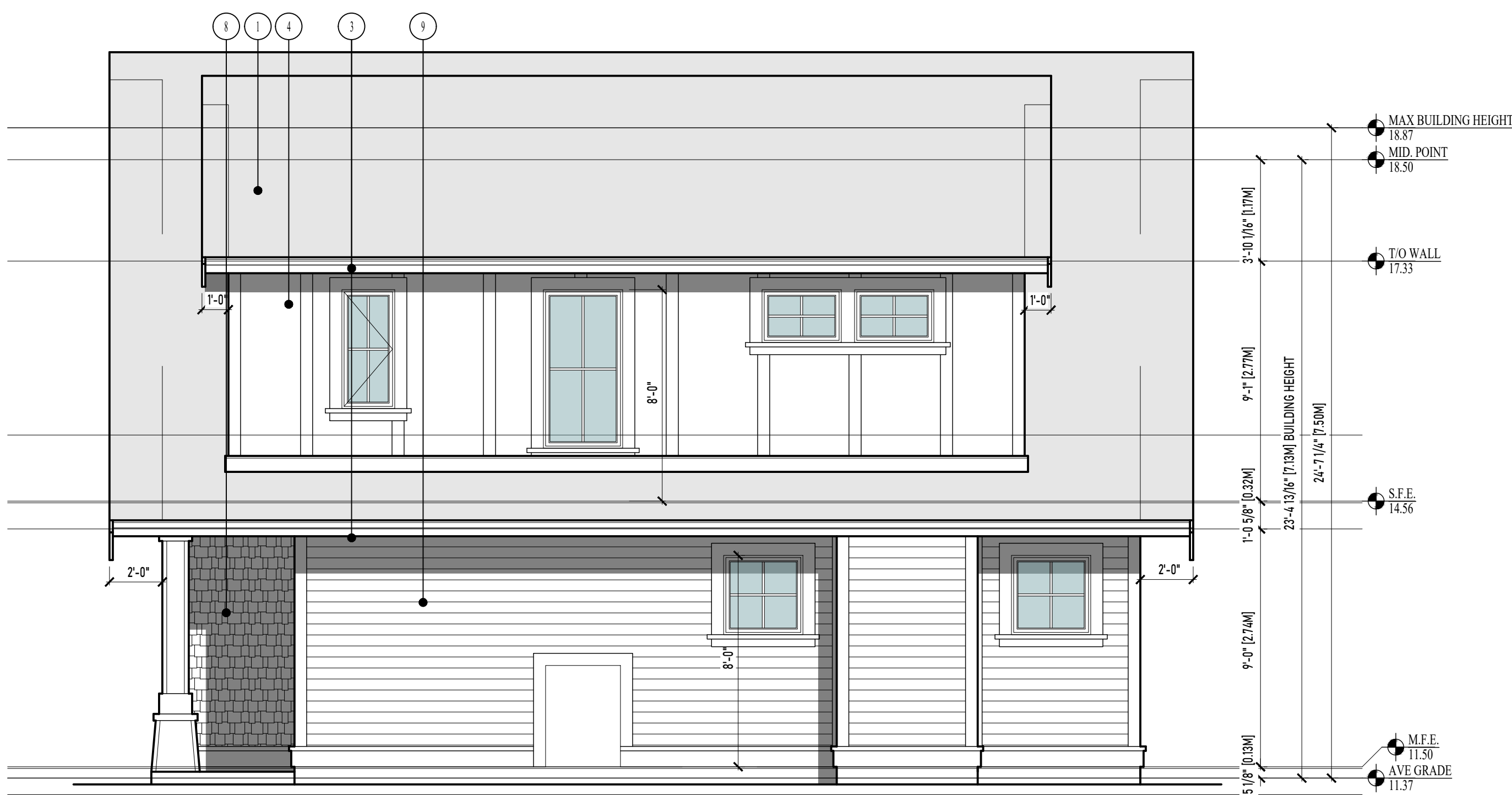
2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MAXIMUM GLAZING CALCULATION - SOUTH ELEVATION	
DISTANCE TO PROPERTY LINE	3.45 M (11.31')
EXPOSED BUILDING FACE AREA	65.11 M ² (702.01 SF)
GLAZING AREA	43.0 M ² (463.4 SF)
PERCENTAGE	65.4% (ALLOWED 15.53%)



3 REAR ELEVATION
SCALE: 1/4"=1'-0"

No.	REVISION	DATE
△	no changes	2022.09.12



4 NORTH ELEVATION
SCALE: 1/4"=1'-0"

MAXIMUM GLAZING CALCULATION - NORTH ELEVATION	
DISTANCE TO PROPERTY LINE	1.58 M (5.18')
EXPOSED BUILDING FACE AREA	65.11 M ² (702.01 SF)
GLAZING AREA	3.63 M ² (39.15 SF)
PERCENTAGE	5.6% (ALLOWED 8.16%)

FINISH SCHEDULE

- 1 ASPHALT SHINGLES
COLOUR: -
MANUFACTURER: -
 - 2 2X6 OVER 2X10 FASCIA BOARDS - PAINT
COLOUR: -
MANUFACTURER: -
 - 3 2X4 OVER 2X8 FASCIA BOARDS - PAINT
COLOUR: -
MANUFACTURER: -
 - 4 CEMENTITIOUS PANEL C/W 5.5" BATTONS - PAINT
COLOUR: -
MANUFACTURER: -
 - 5 2X8 BATTON C/W 2" WATERTABLE - PAINT
COLOUR: -
MANUFACTURER: -
 - 6 5.5"X3" DENTAL MOULDING - PAINT
COLOUR: -
MANUFACTURER: -
 - 7 2X12 BATTON C/W 2" WATERTABLE - PAINT
COLOUR: -
MANUFACTURER: -
 - 8 CEMENTITIOUS SHAKES - PAINTED
COLOUR: -
MANUFACTURER: -
 - 9 CEMENTITIOUS SIDING - PAINT
COLOUR: -
MANUFACTURER: -
 - 10 WOOD DOORS - STAINED
COLOUR: -
MANUFACTURER: -
- WINDOWS TO HAVE 5.5" TRIM C/W 2" WATERTABLE AND 3.5" BASE TRIM - PAINT
 - DOORS TO BE TRIMED WITH 5.5" BOARDS - PAINT

- GENERAL NOTES:
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS
 - FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS
 - NO COMBED-FACED TRIM
 - ALL COLOURS BY DESIGNED AND OWNER

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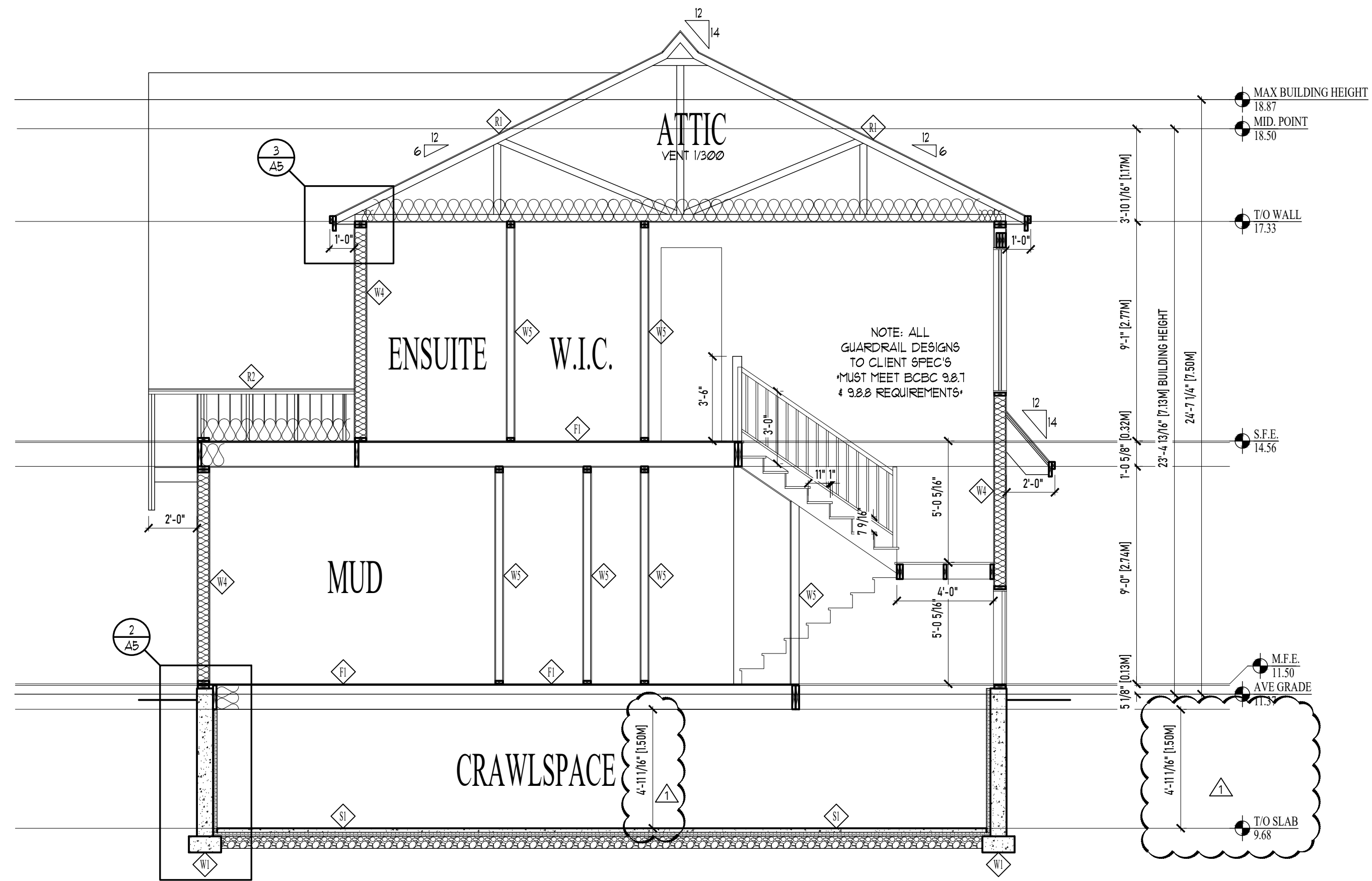
Project:
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ST. CHARLES STREET

Title:
ELEVATIONS

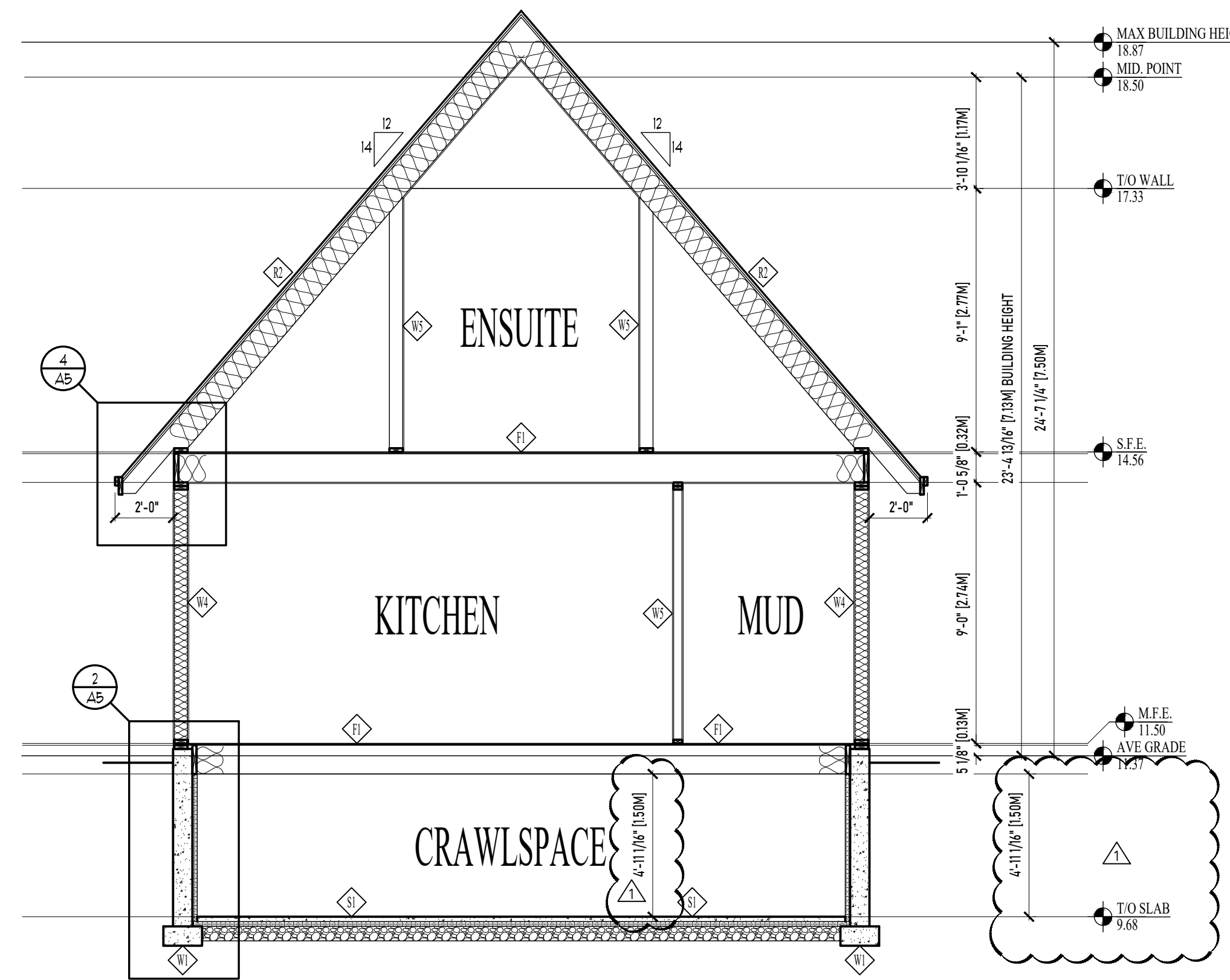
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A3

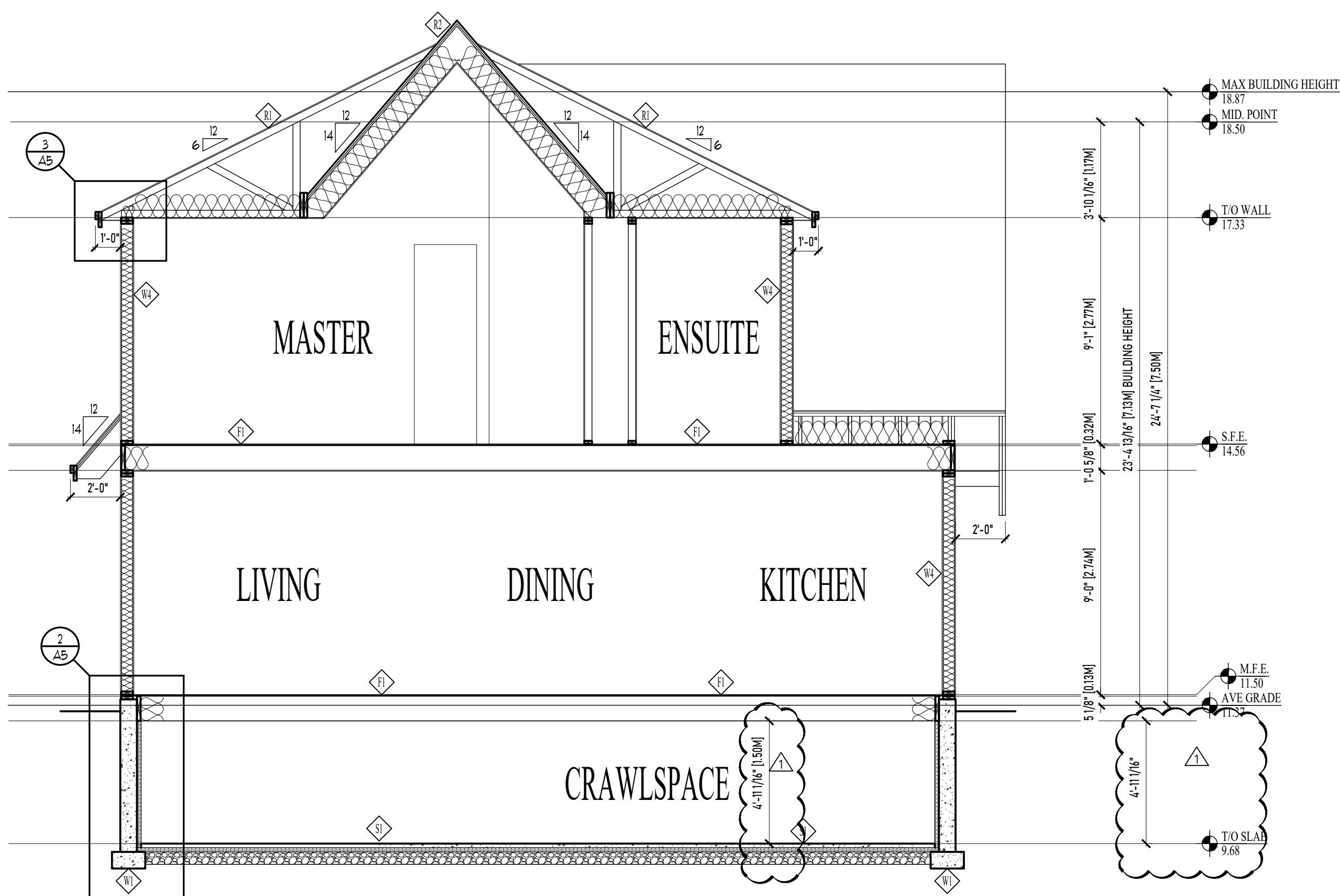
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1 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 BUILDING SECTION
SCALE: 1/4"=1'-0"



4 STREETSCAPE
SCALE: 1/8"=1'-0"

CONSTRUCTION SCHEDULE

ROOF TYPES	WALL TYPES
<ul style="list-style-type: none"> SLOPED ROOF-ENG. TRUSSES ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 1/2" PLYWOOD SHEATHING C/W 1" CLIPS FREENGINEERED TRUSSES @ 24" O/C R40 LOOSE FILL INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> FOUNDATION WALL WATERPROOF MEMBRANE BELOW GRADE 8" THICK CONCRETE WALL C/W REINFORCING (AS PER ENGINEER) ON 16" X 8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS 2" RIGID INSULATION AROUND INTERIOR OF CRAWLSPACE
<ul style="list-style-type: none"> SLOPED ROOF-2X12 RAFTERS ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 1/2" PLYWOOD SHEATHING C/W 1" CLIPS 1X4 STRAPPING @ 24" O/C 2X3 FURLINGS @ 24" O/C 2X12 RAFTERS @ 24" O/C R40 GLASS FIBER BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> CONCRETE UPSTAND WALL 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER) ON 16" X 8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS 2X4 HALF WALL ON CONCRETE UPSTAND WALL 2X4 WOOD STUDS @ 16" O/C C/W PRESURE TREATED PLATE 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER) ON 16" X 8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS
<ul style="list-style-type: none"> EXTERIOR SOFFITS 1X4 T&G V-GROOVE CEDAR SOFFIT C/W 1" WIDE INSECT/VENT SCREEN 	<ul style="list-style-type: none"> EXTERIOR WALL ASSEMBLY EXTERIOR FINISH AS PER ELEVATIONS 3" (10mm) CAPILLARY BREAK MAT AIR BARRIER 1/2" PLYWOOD SHEATHING 2X6 WOOD STUDS @ 16" R20 GLASS FIBER BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT
<ul style="list-style-type: none"> FLOOR TYPES FLOOR ASSEMBLY-II 1/2" ENG. JOIST FLOOR FINISH 1/2" T&G PLYWOOD SUBFLOOR -NAILED, GLUED AND SCREWED 11 1/2" FREENGINEERED JOISTS @ 16" O/C SOUND INSULATION AS INDICATED BY OWNER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> INTERIOR WALL ASSEMBLY 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 2X4 OR 2X6 WOOD STUDS @ 24" SOUND INSULATION AS DIRECTED BY OWNER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT
<ul style="list-style-type: none"> SLAB TYPES CRAWLSPACE SLAB 2" CONCRETE SLAB 6 MIL POLY VAPOUR BARRIER 2" RIGID INSULATION 6" COMPACTED GRAVEL FILL UNDISTURBED NATIVE SOIL FREE OF ORGANICS 	

No.	REVISION	DATE
1	adjust crawlspace dimension	2022.09.12

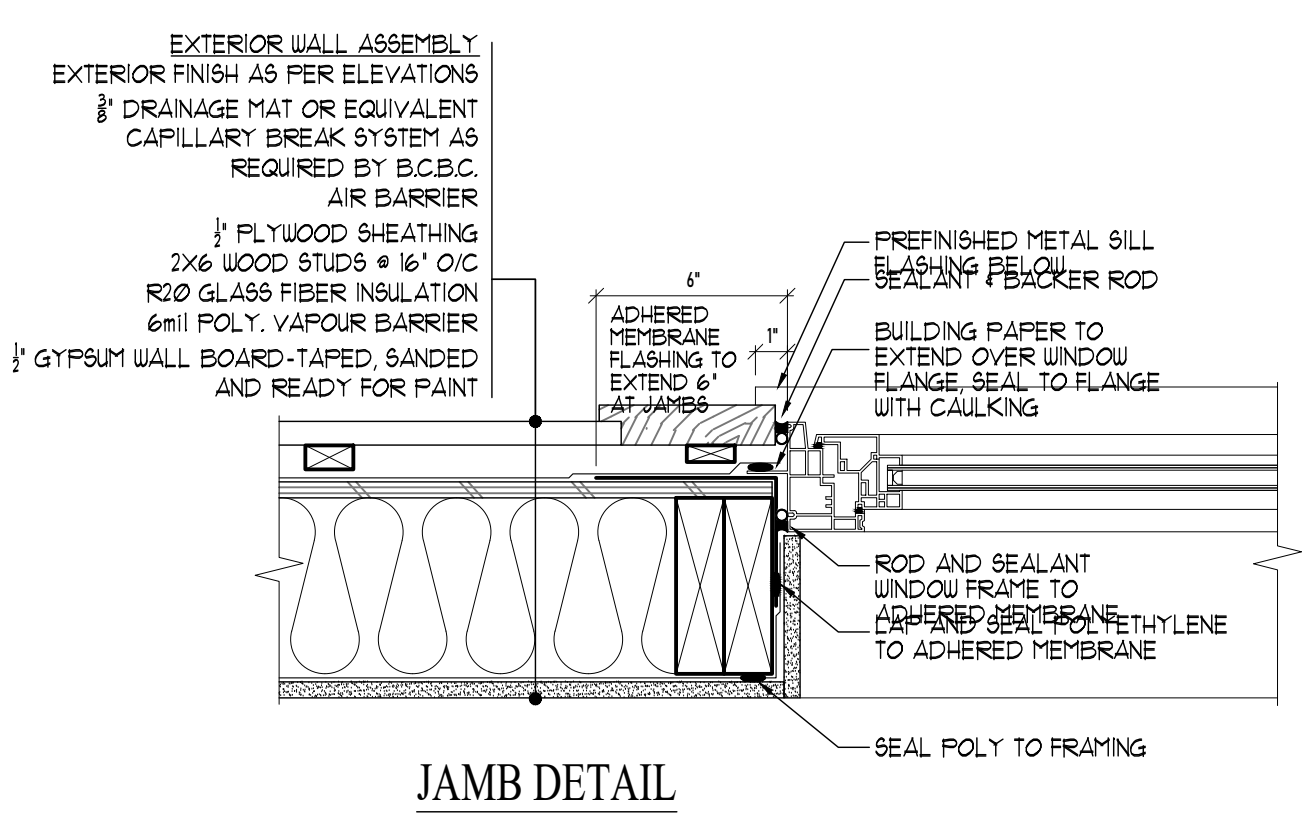
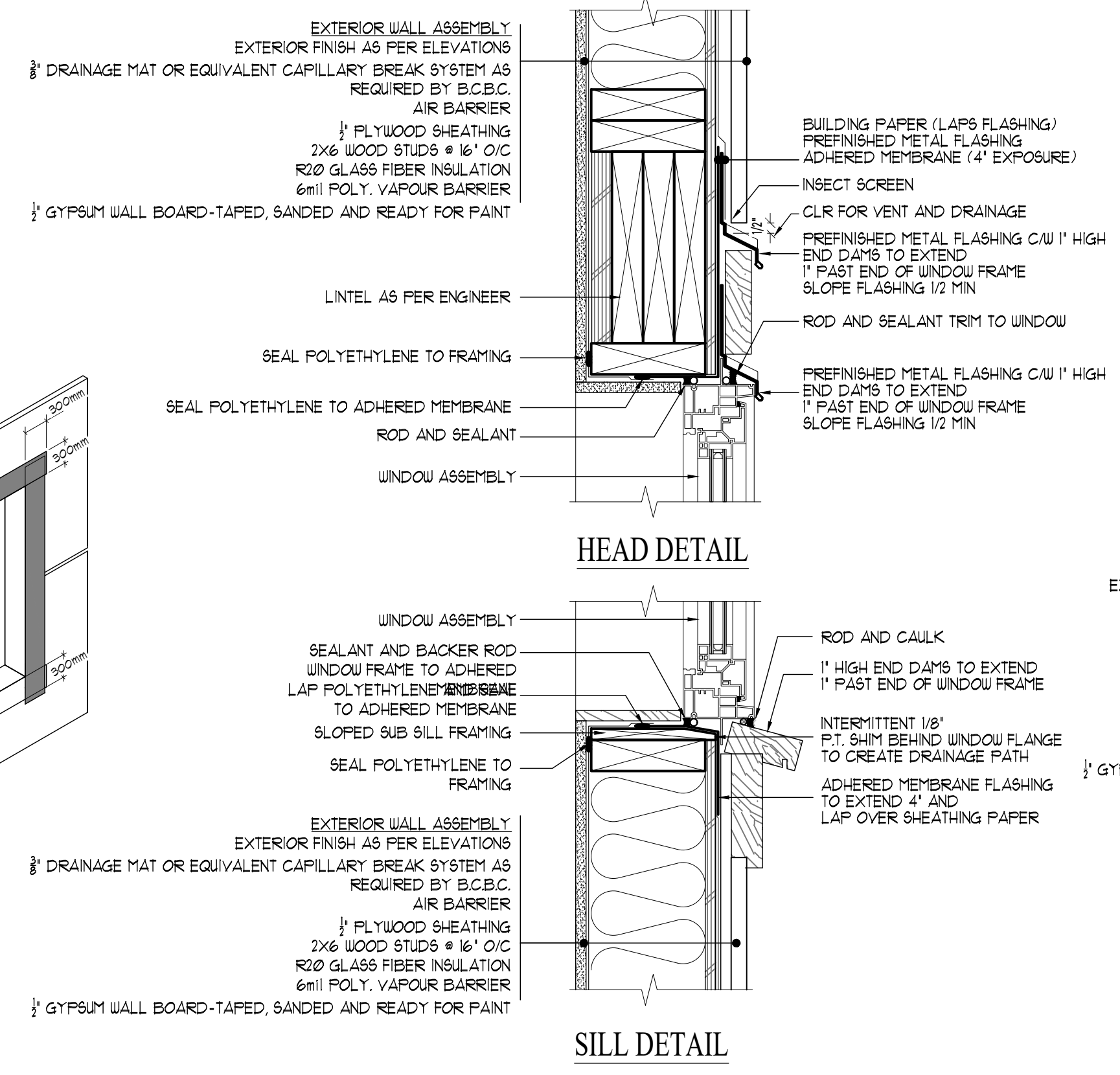
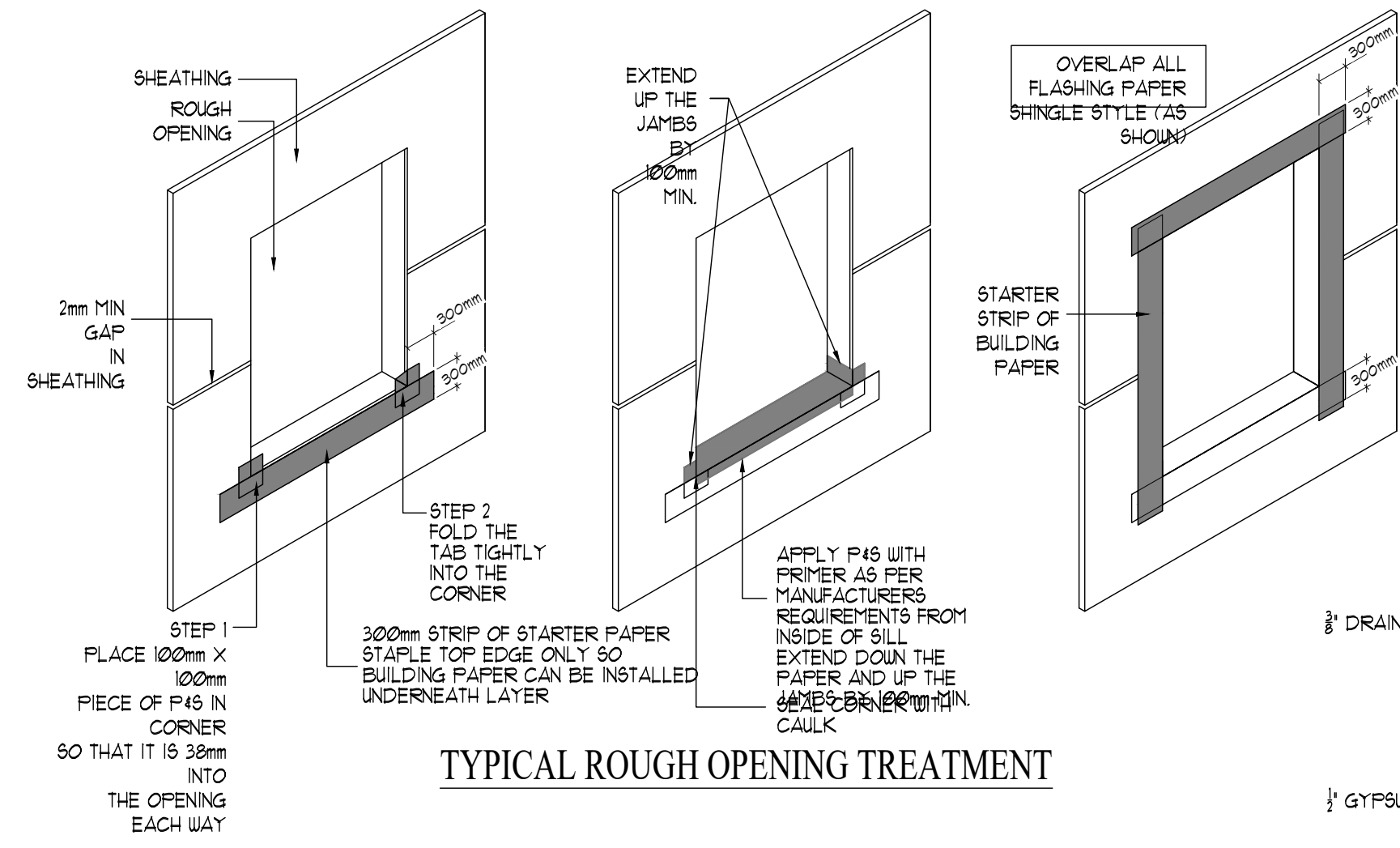
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1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
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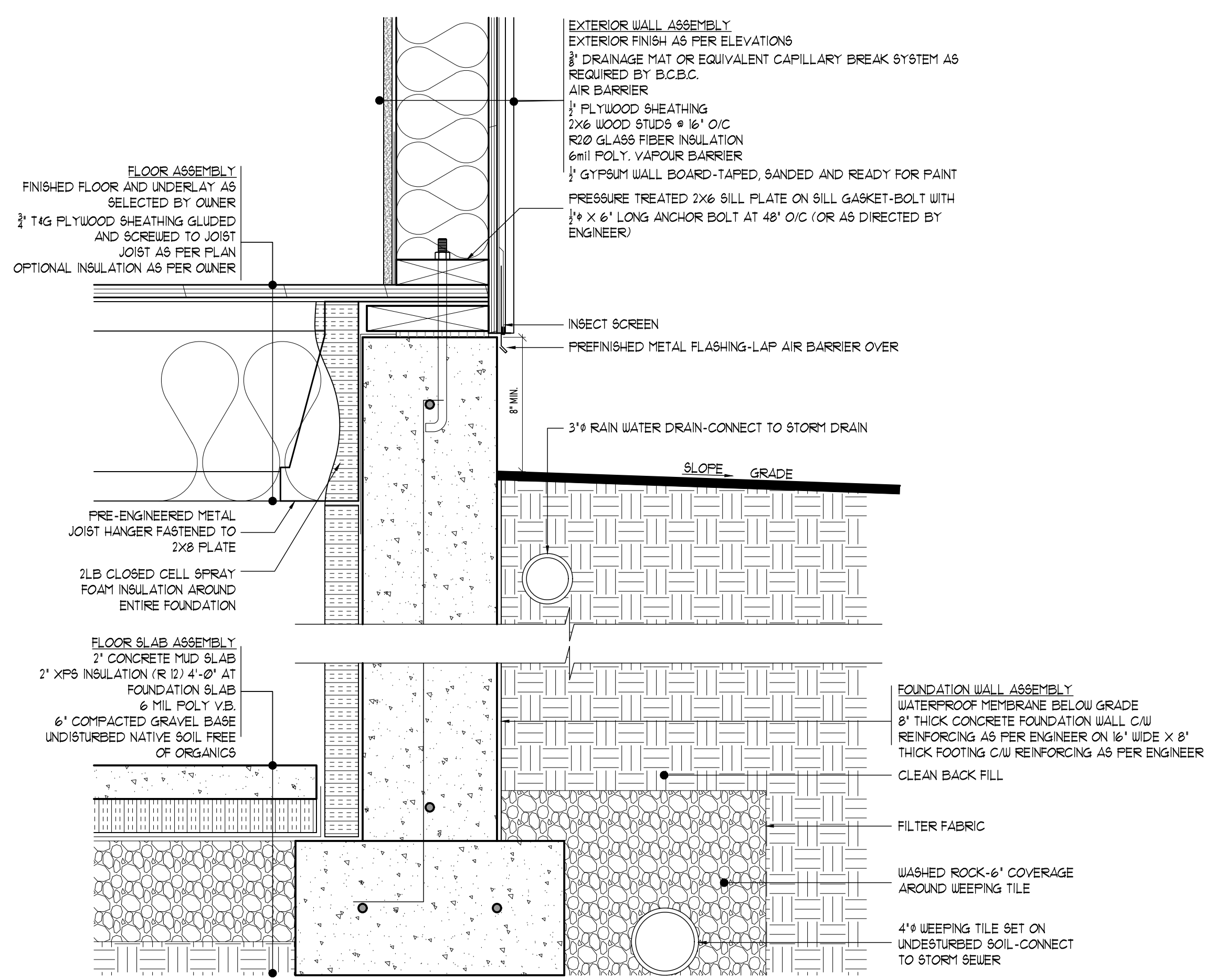
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SECTIONS AND
STREETSCAPE

Revision: Sheet:
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Proj.No. 2484

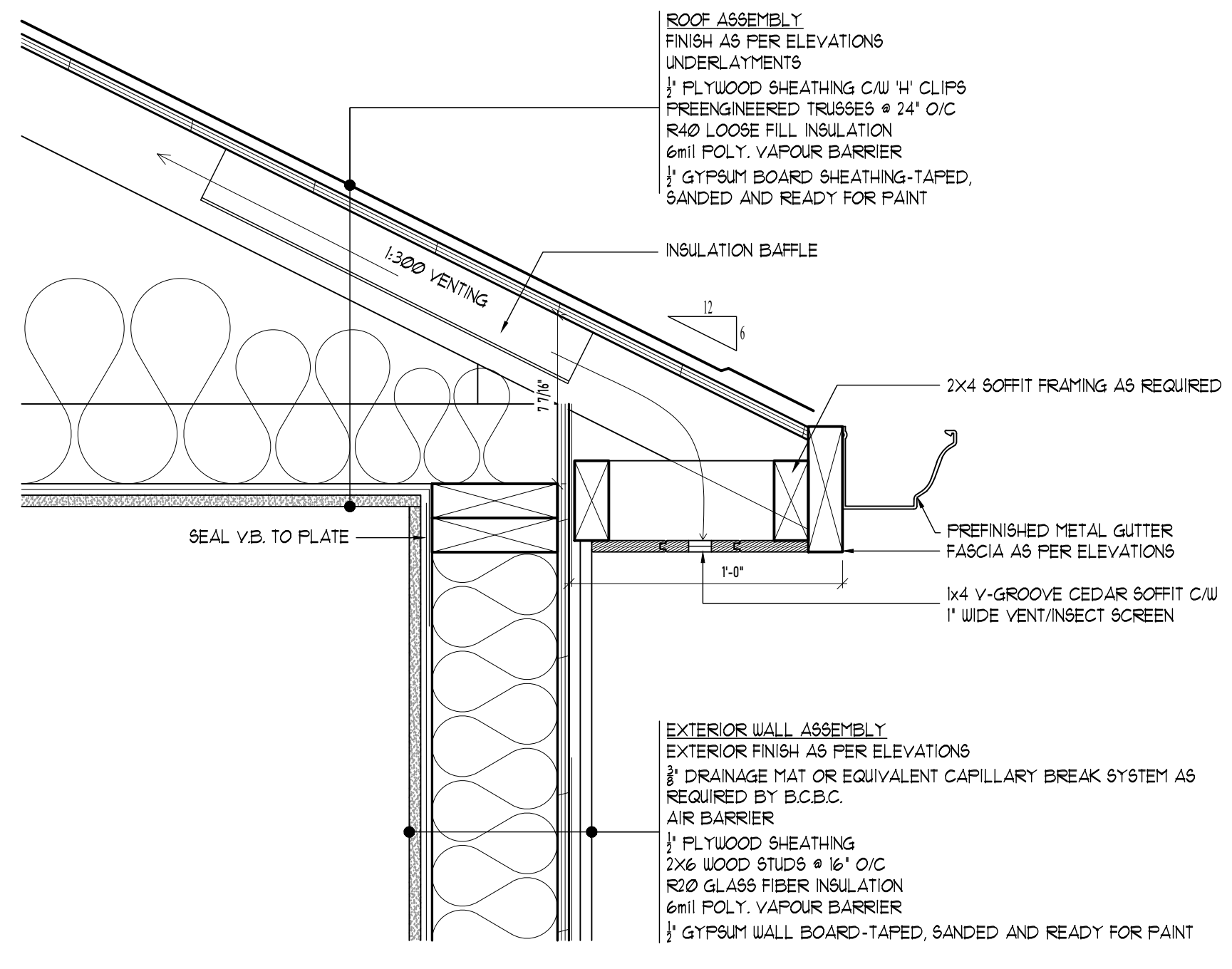


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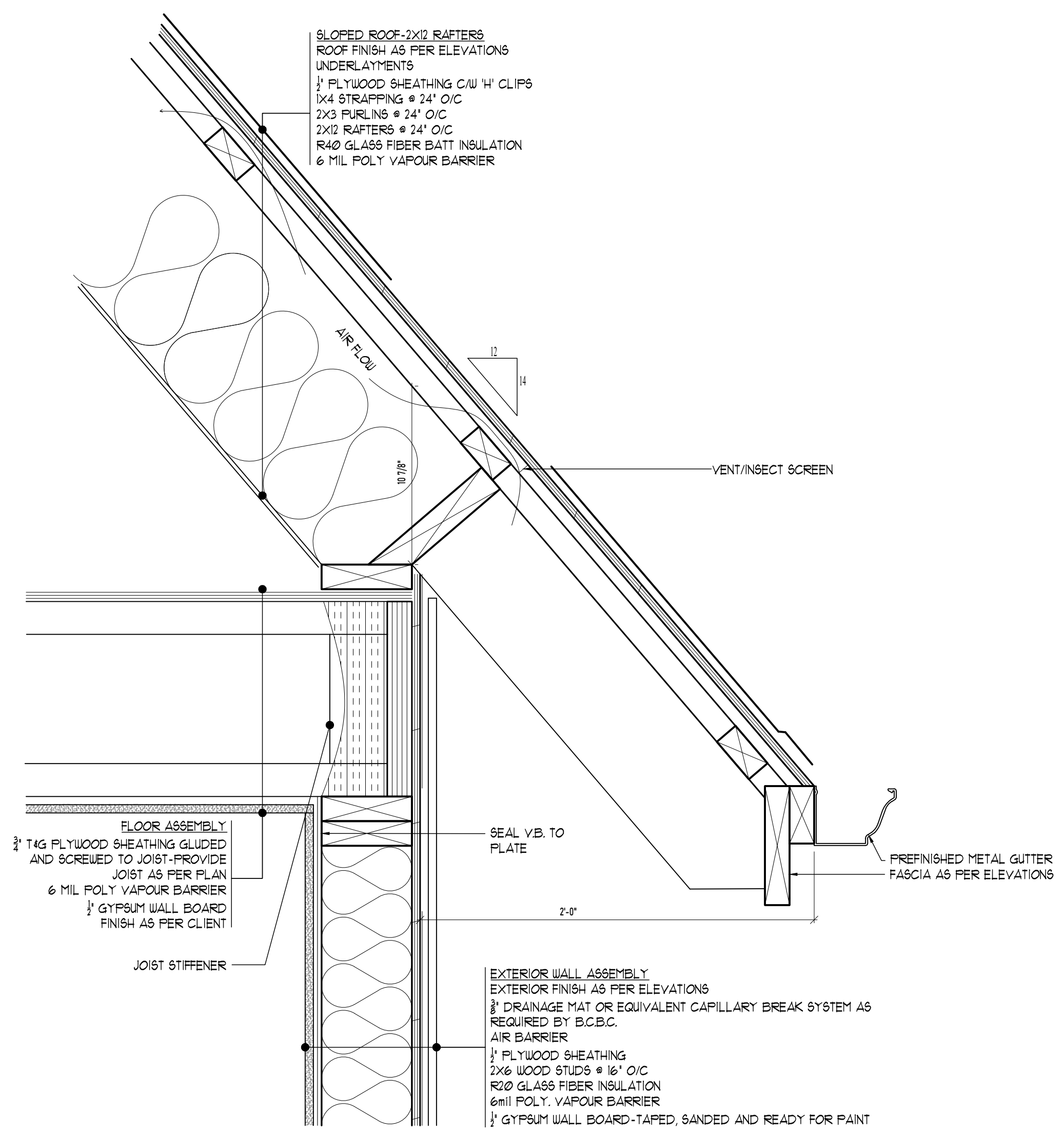
1 WINDOW DETAILS
SCALE: 1/2"=1'-0"



2 FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



3 EAVE DETAIL
SCALE: 1/2"=1'-0"



4 EAVE DETAIL
SCALE: 1/2"=1'-0"

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