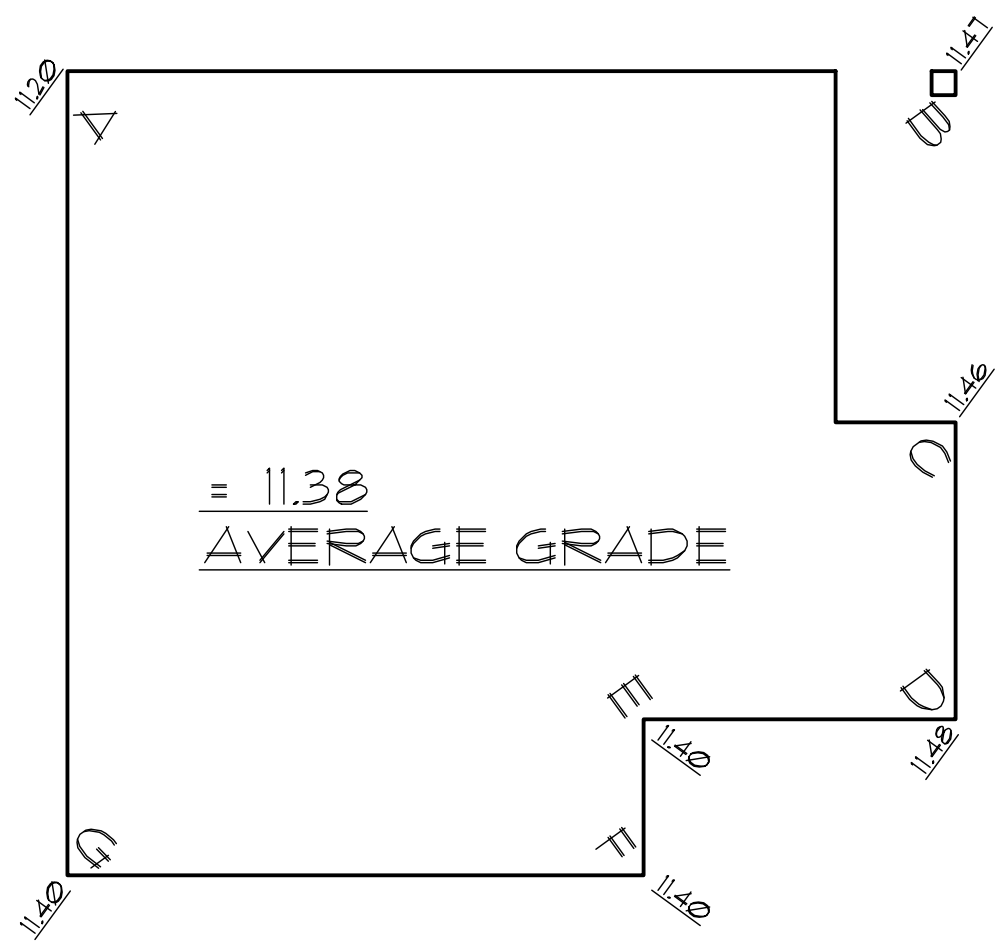
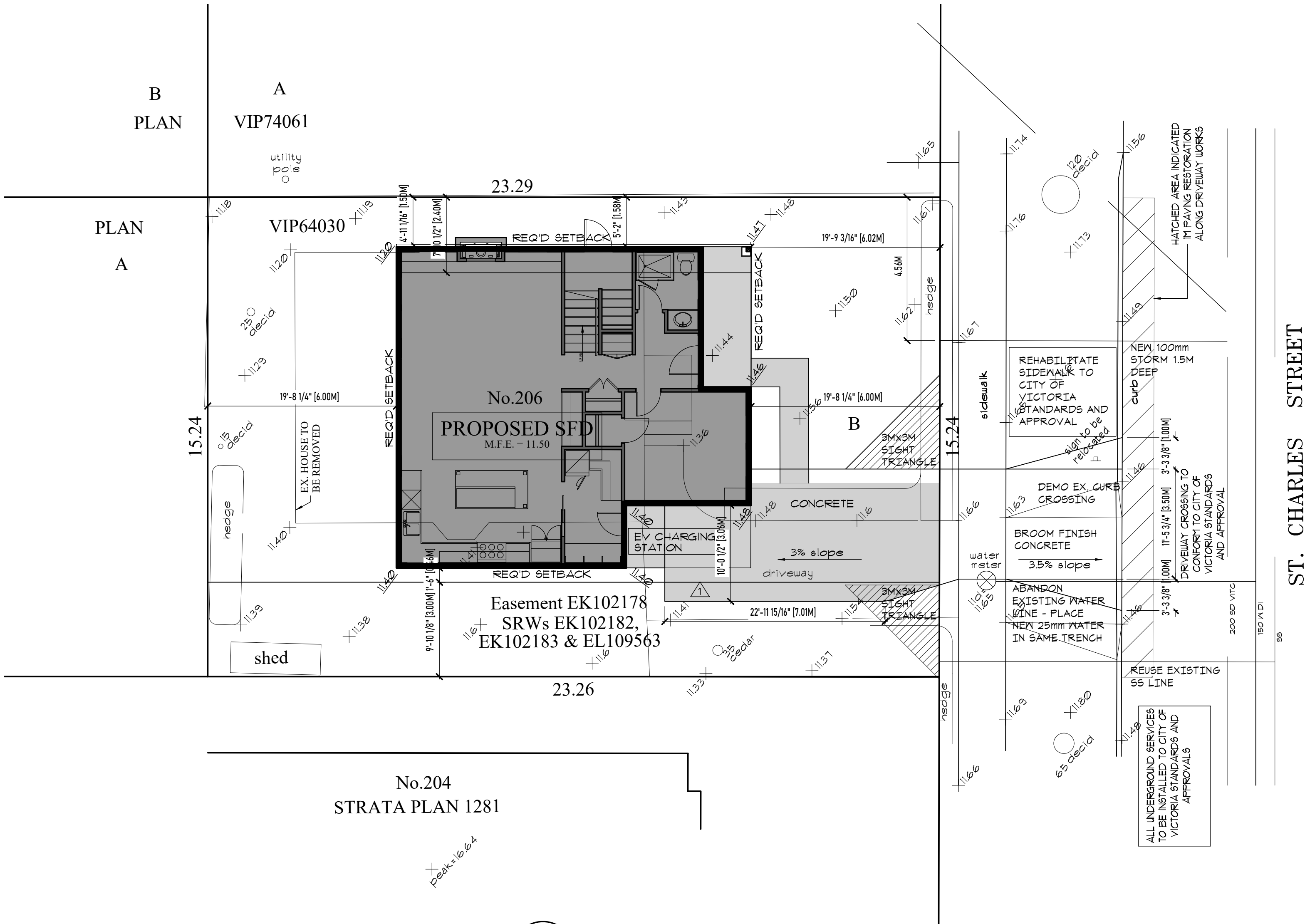


## GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
2. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE/SHEATHING.
4. INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
5. WHERE NOTED BY ENGINEER, 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.
6. ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD CONSTRUCTION PRACTICE, AND SHALL CONFORM TO CURRENT RELEVANT STANDARDS AND THE BRITISH COLONIAL BUILDING CODE 2018 OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
7. 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.
8. PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.
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.
10. PROVIDE MINIMUM OF 8" (200mm) CLEARANCE FROM GRADE TO WOOD CLADDING MATERIALS. EXTERIOR FOUNDATION WALLS SHALL NOT BE LESS THAN 6" (150mm) ABOVE ADJACENT GRADE.
11. ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2018 PART 9 WHERE SUPPORTING FLOOR OR ROOF LOADS.
12. INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.3.10.1. - INSTALL INTERCONNECTED CO ALARMS IN ACCORDANCE WITH B.C.B.C. 2012 9.32.4.2.
13. ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL PLATES MUST BE PRESSURE TREATED OR SEPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
14. 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.
15. SUPPLY AND INSTALL ALL NEW TYPEFRS, INTERIOR CASINGS, AND MILLWORK TO OWNER'S APPROVAL. WINDOWS MUST MEET CRITERIA FOR AIRTIGHTNESS, WATER/TIGHTNESS, RESISTANCE TO WIND LOAD AND BREAK-IN (security). ALL WINDOWS TO COMPLY WITH MUNICIPAL REQUIREMENTS FOR RATINGS FOR ALL WINDOWS WITH 1.2 METRES OF GRADE. THE RELEVANT STANDARD REQUIRES THAT THE RATINGS BE CLEARLY LABELLED ON ALL WINDOW UNITS OR WINDOWS ARE TO ENGINEERED WITH SEALED DRAWINGS AND LETTERS OF ASSURANCE. WINDOWS AND DOORS MUST COMPLY WITH MUNICIPAL REQUIREMENTS FOR U-VALUE.
16. INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" (865mm) MIN. to 38" (965mm) MAX ABOVE NOISING.
17. 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.
18. CANTILEVERED GLASS GUARDRAILS SHALL BE ANCHORED WITH GLAZING SHOE TO RESIST LATERAL LOADS PER B.C.B.C. 2018.
19. OTHER GLAZED RAILINGS ASSEMBLIES (GLAZING AND SUPPORTS) TO BE ENGINEERED W/ SEALED DUGS, AND LETTERS OF ASSURANCE.
20. INSTALL WATERPROOF MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT WALLBOARD (min. 6' - 1800mm) ON FRAMING AS SUBSTRATE AROUND ALL WALL & CEILING AREAS OF STEAM/SHOWER. INSTALL WATER-RESISTANT WALLBOARD AROUND ALL UET AREAS TO MIN 6'-0" (1829) HIGH.
21. PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING BUILDING CODE AND BY-LAWS.
22. MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FINAL FRAMING INSPECTION.
23. PROVIDE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
24. ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
25. FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2012 PART 9.
26. VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, & CONTRACT ACCORDING TO BUILDING ELEVATIONS.
27. ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES, AND MILLWORK TO OWNER'S APPROVAL.
28. STAIR TREADS TO BE CONSTRUCTED OF PLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
29. ALL FLOOR SHEATHING MUST BE SECURED WITH 1/8" (40mm) GALVANIZED OR COATED FLOOR SCREWS ON 6" O.C. (150mm).
30. SOLID EAVE PROTECTION ON OVERHANG IS REQUIRED ON ALL SHAKE ROOFS.
31. TEMPORARY HATCH AND/OR FANS REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN THE DRYING OF INTERIOR FRAMEWORK.
32. MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 15% PRIOR TO APPLICATION OF VAPOR BARRIER AND DRYWALL.
33. TWO CONTINUOUS LAYERS OF 30MIN BUILDING PAPER MUST BE APPLIED TO EXTERIOR SHEATHINGS EITHER SHUFFLED - OR INSTALLED WITH 22" (550mm) OVERLAP SEAM HALF-APPLIED TO THE 2nd MID-LINE OF THE BUILDING PAPER.
34. 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 DAPLS. ALL FLASHINGS MUST EXTEND A MINIMUM OF 1' (25mm) BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED.
35. BUILDING PAPER & FELT PRE-STRIPPING, ONLY, TO CONTACT EXTERIOR SHEATHING. SELF-ADHERING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
36. ALL RAINGREEN CAVITIES TO BE VENTED TOP & BOTTOM WITH INSECT PROOF VENT STRIPS.
37. PROVIDE STEPPED FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH EXISTING OR FUTURE GRADES.
38. ALL FOOTINGS MUST REST ON SLOTTED UNDISTURBED BEARING AT AN ELEVATION BELOW FROST PENETRATION DEPTH ON COMPETENT BEARING.
39. 4.20 Mpa CONCRETE FOUNDATION WALL 8" (200mm) THICK MAY BE A MAXIMUM OF 4' (12.2m) HIGH FROM GRADE TO U.S. FLOOR IF LATERALLY UNSUPPORTED AT THE TOP. REFER TO B.C.B.C. 2018 9.3.5.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
40. PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR THE BUILDING.
41. ENSURE ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
42. ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY THE BUILDING/OWNER PRIOR TO ORDERING.
43. WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOUSE URAP, SUCH AS TYVEC OR TYPAR MAY BE USED, IF APPLIED AS SPECIFIED BY THE MANUFACTURER.
44. 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
AFB ABOVE FINISHED FLOOR	P.L. POINT LOAD ABOVE
BFB BASEMENT FLOOR ELEVATION	R4S ROD & SHELF
BU BUILT-UP	S4S SPRUCE/PINE/FIR #2
CONT CONTINUOUS	T&G TONGUE & GROOVE
DP DROPPED BEAM	T.O.S TOP OF SLAB
EC ENGINEERED CONNECTION	UFL UPPER FLOOR ELEVATION
ESR STRUCTURAL ENGINEER	UNLESS NOTED OTHERWISE
ENG ENGINEERED	V.O.S. VERIFY ON SITE
REQS STRUCTURAL ENGINEERING	
BY P. ENG C/W SEALED DRAWINGS	
FL FLUSH BEAM	
H.H. HEAD HEIGHT	
MFE MAIN FLOOR ELEVATION	
O.C. ON CENTRE	



206 ST. CHARLES STREET - Average Grade Calculation							Average grade (total factors / perimeter)
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter
AB	11.20	11.47	11.34	11.28	7.86	488.93	42.98
BC	11.47	11.48	11.47	4.46	51.13		11.376
CD	11.46	11.48	11.47	3.77	43.24		
DE	11.48	11.40	11.44	3.96	45.30		
EF	11.40	11.40	11.40	1.98	22.57		
FG	11.40	11.40	11.40	7.32	83.45		
GA	11.40	11.20	11.30	10.21	115.37		
TOTAL				42.98	488.93		11.38



SITE DATA				
LOCATION:		206 ST. CHARLES STREET - VICTORIA		
BUILDING TYPE:		NEW SFD		
ZONING:		R1-S2		
ZONING REQUIREMENTS	REQUIRED	PROPOSED		COMMENTS
LOT AREA	260 M <sup>2</sup>	354.82 M <sup>2</sup>	3819.30 FT <sup>2</sup>	
LOT WIDTH	10 M MINIMUM	15.24 M	50.00 FT	
LOT DEPTH	NA	76.36 M	23.27 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	VARIANCE
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				
UPPPER FLOOR AREA	NA	89.45 M <sup>2</sup>	962.92 FT <sup>2</sup>	
MAIN FLOOR AREA	NA	100.50 M <sup>2</sup>	1081.87 FT <sup>2</sup>	
TOTAL FLOOR AREA	190 M <sup>2</sup>	189.95 M <sup>2</sup>	2044.79 FT <sup>2</sup>	
MAXIMUM F.A.R.	0.60	0.535		
BUILDING FOOTPRINT	NA	107.30 M <sup>2</sup>	1155.00 FT <sup>2</sup>	
MAXIMUM LOT COVERAGE	40%	30.24 %		
TREES TO BE REMOVED	NA	0		



# DRAWING LIST

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

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Drawn By: LOUIS HORVAT

Date: APRIL 27. 2022

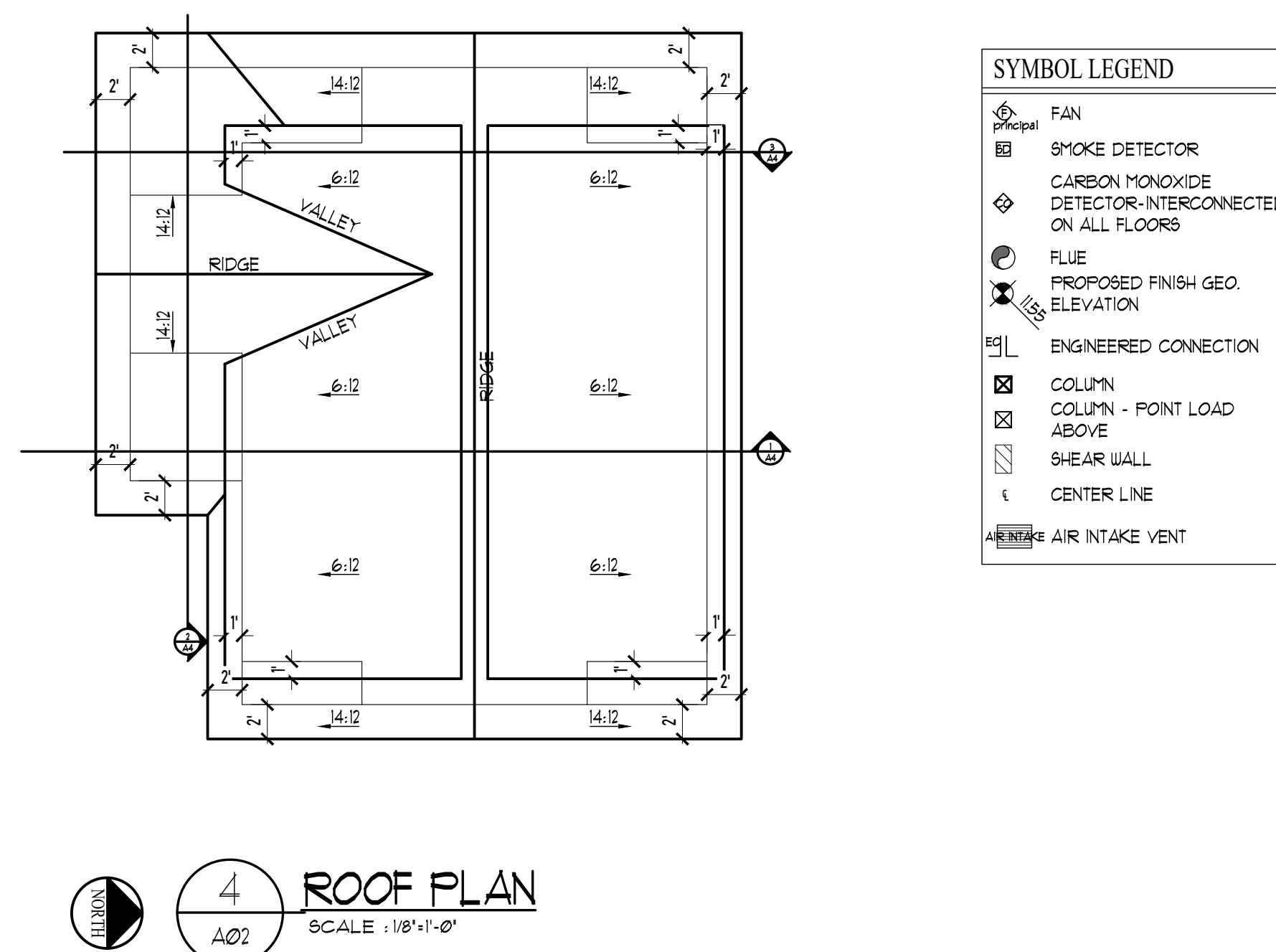
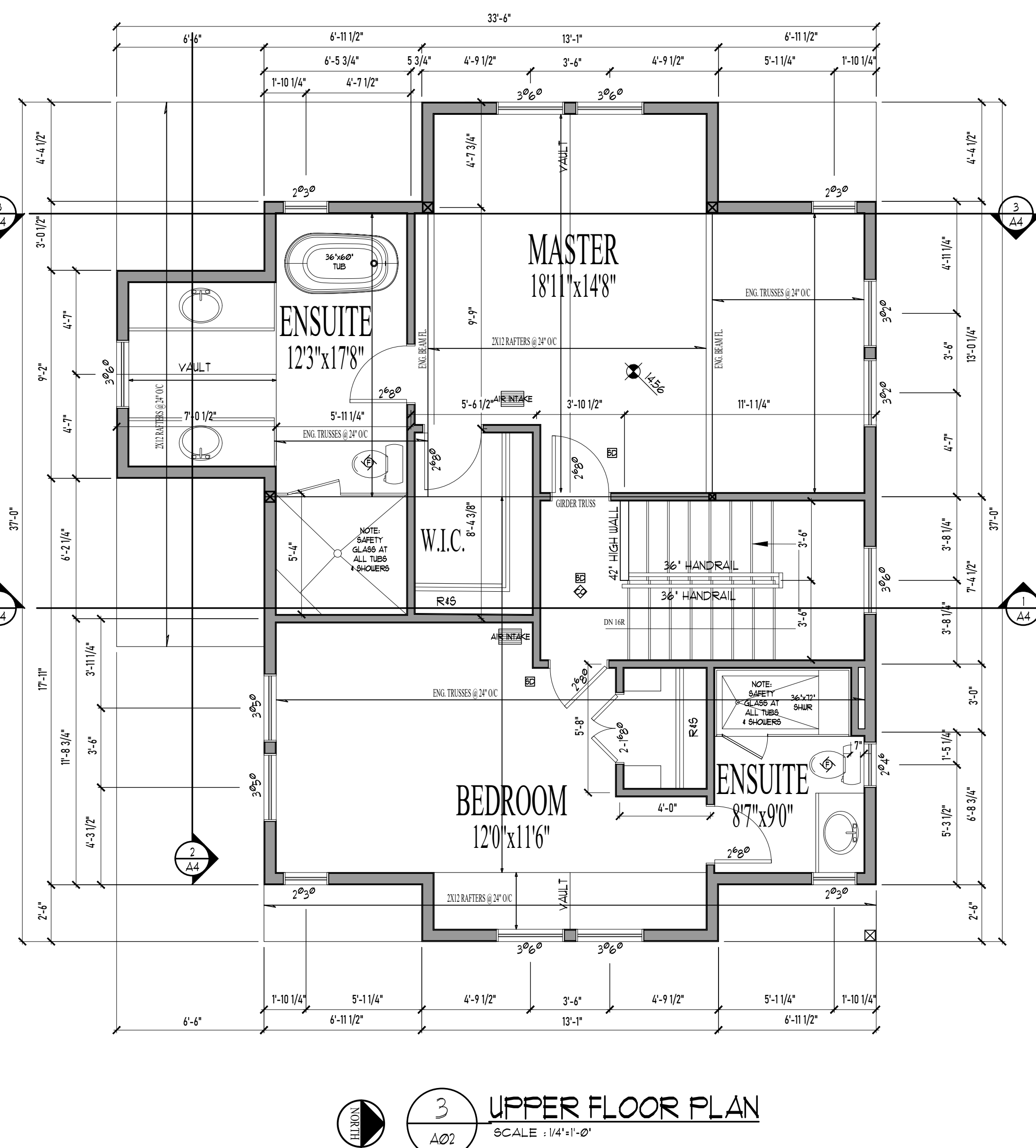
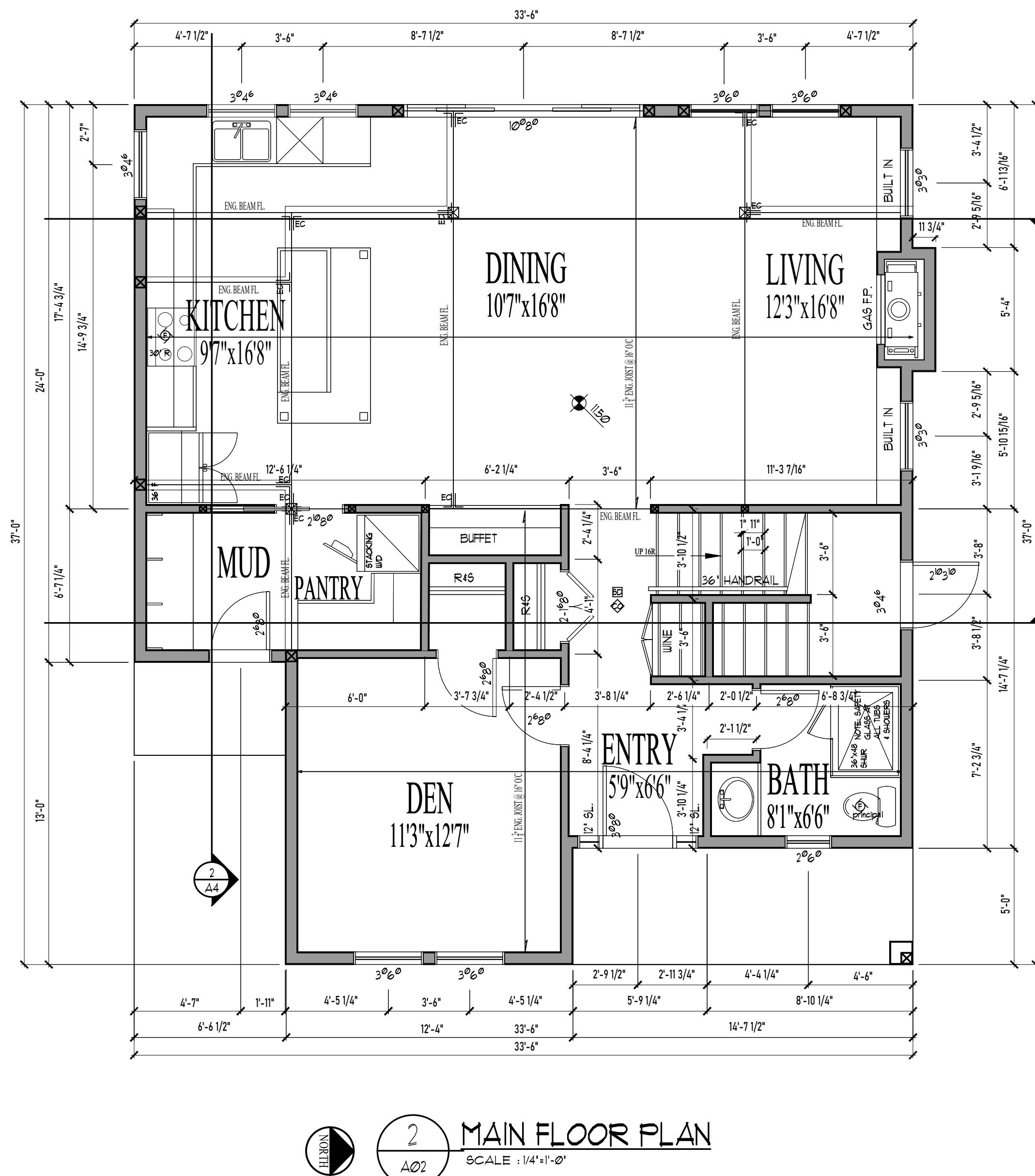
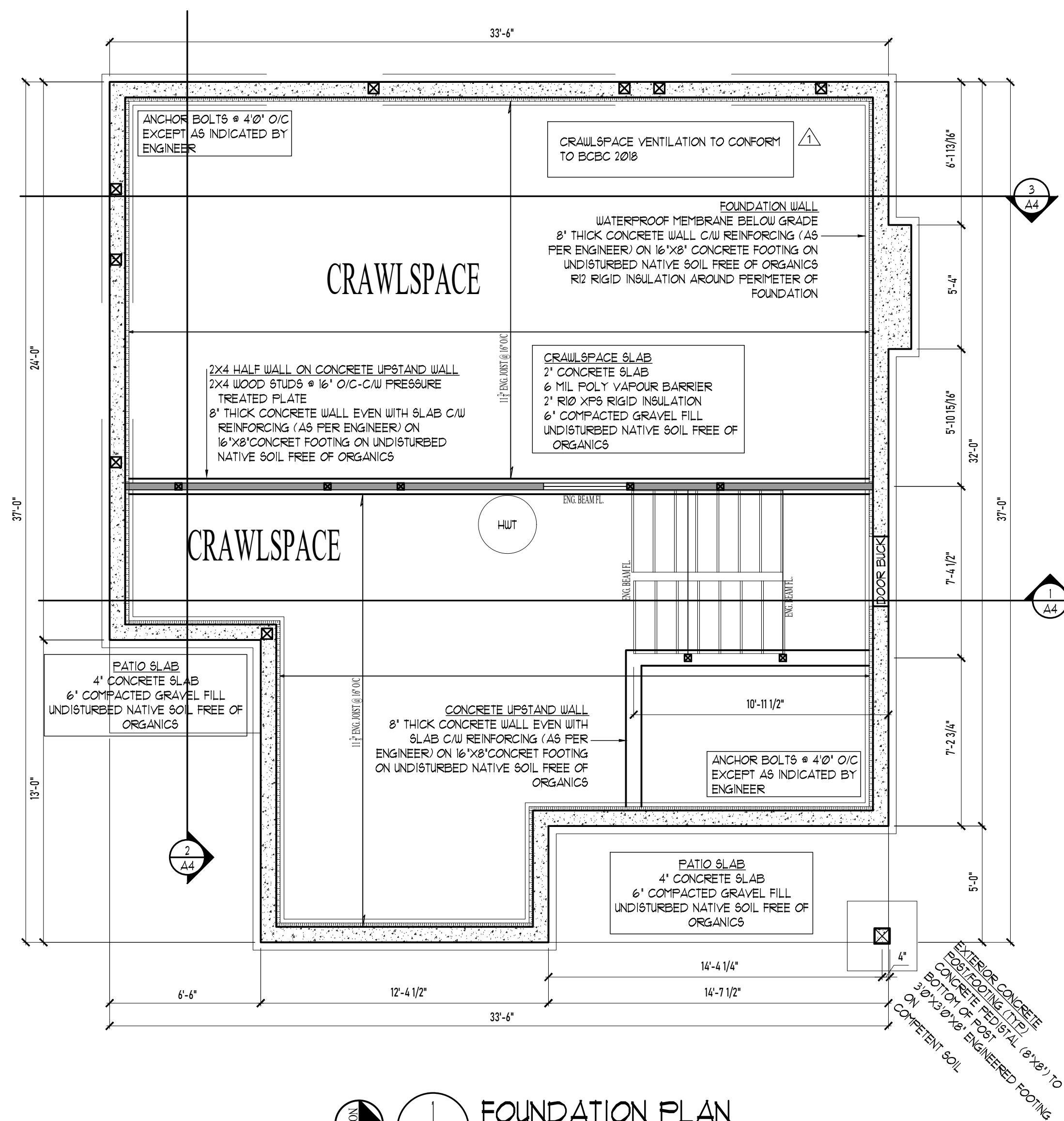
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ST.CHARLES STREET

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SITE PLAN

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PLANS

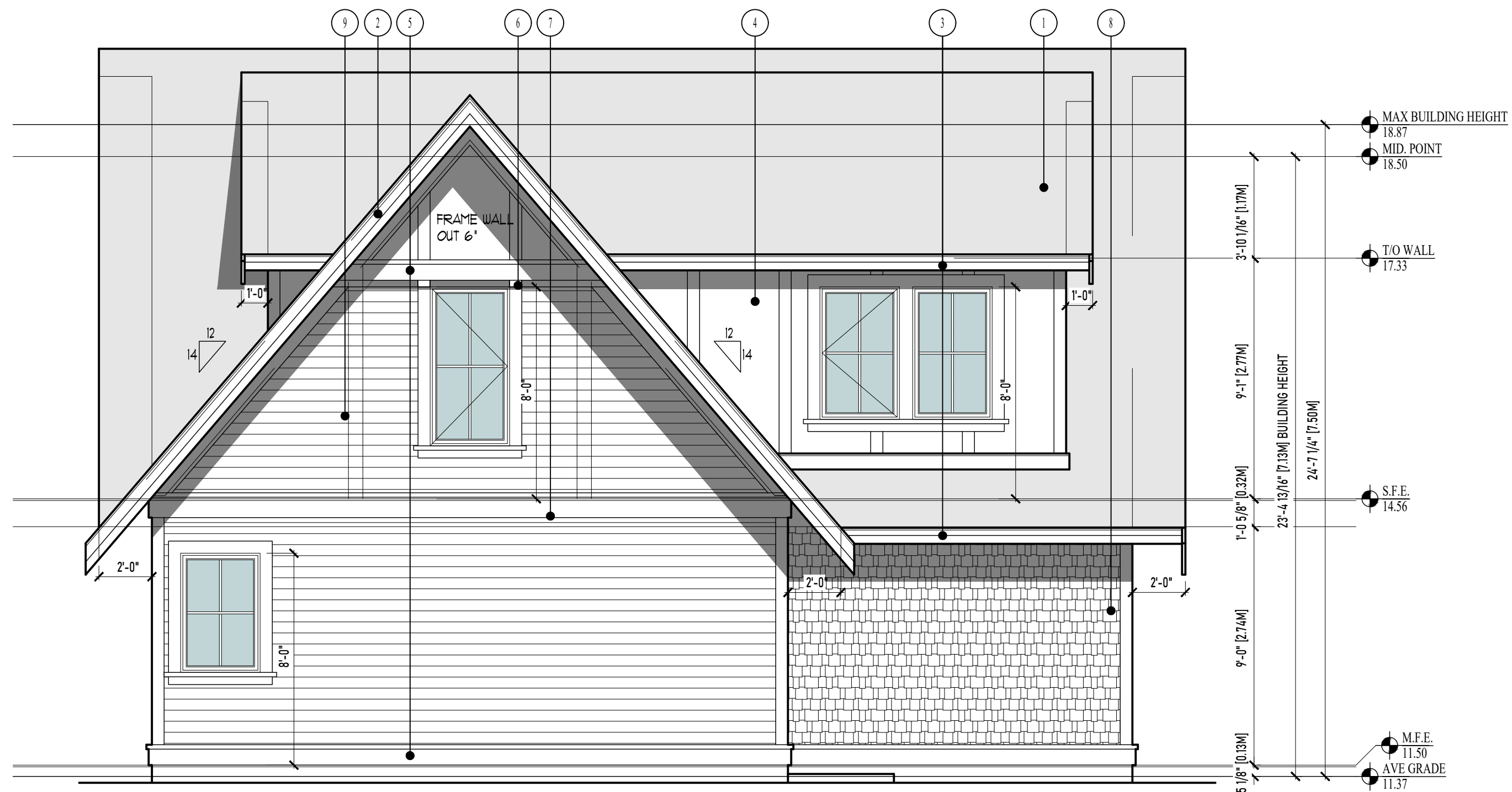
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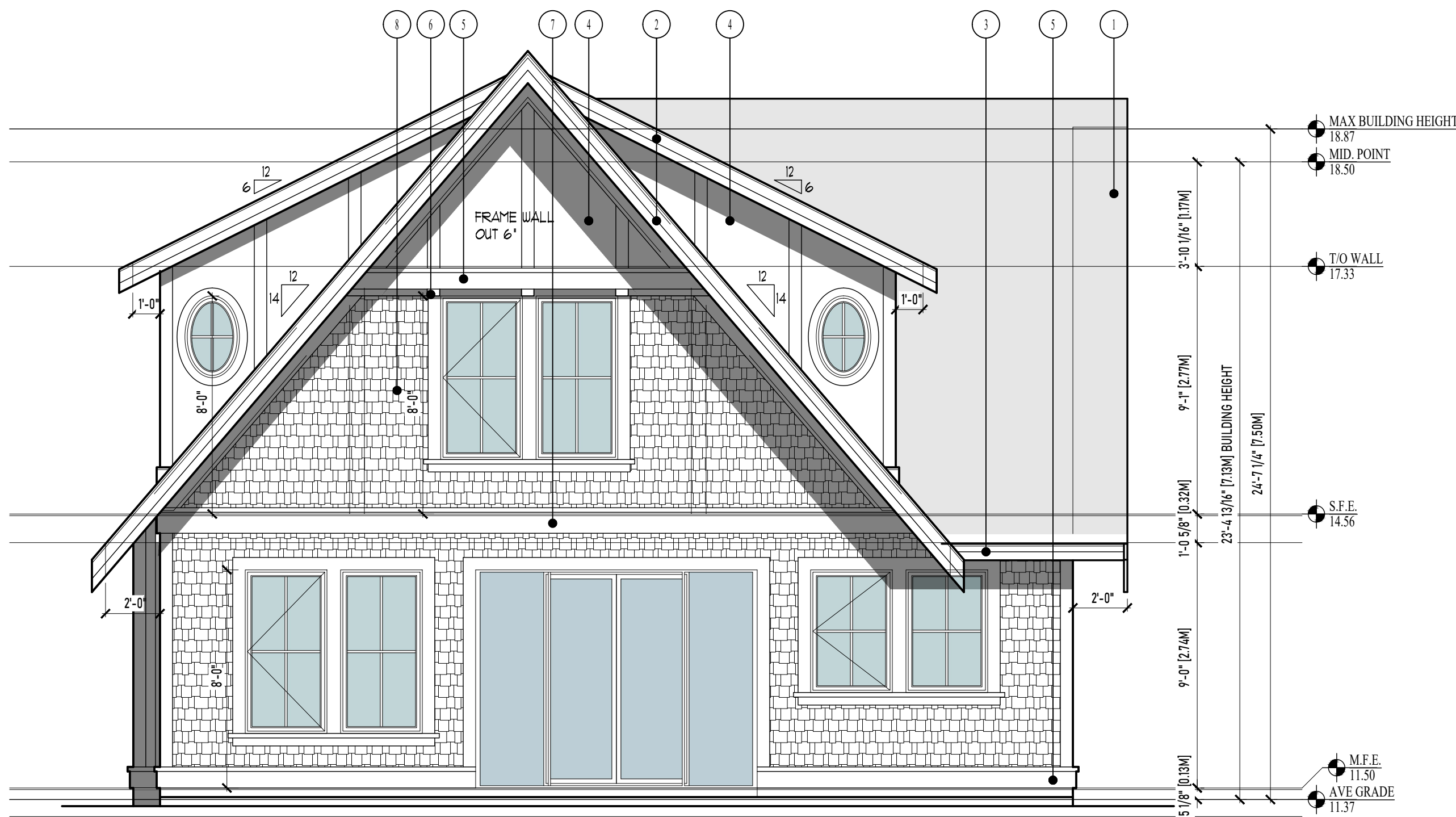


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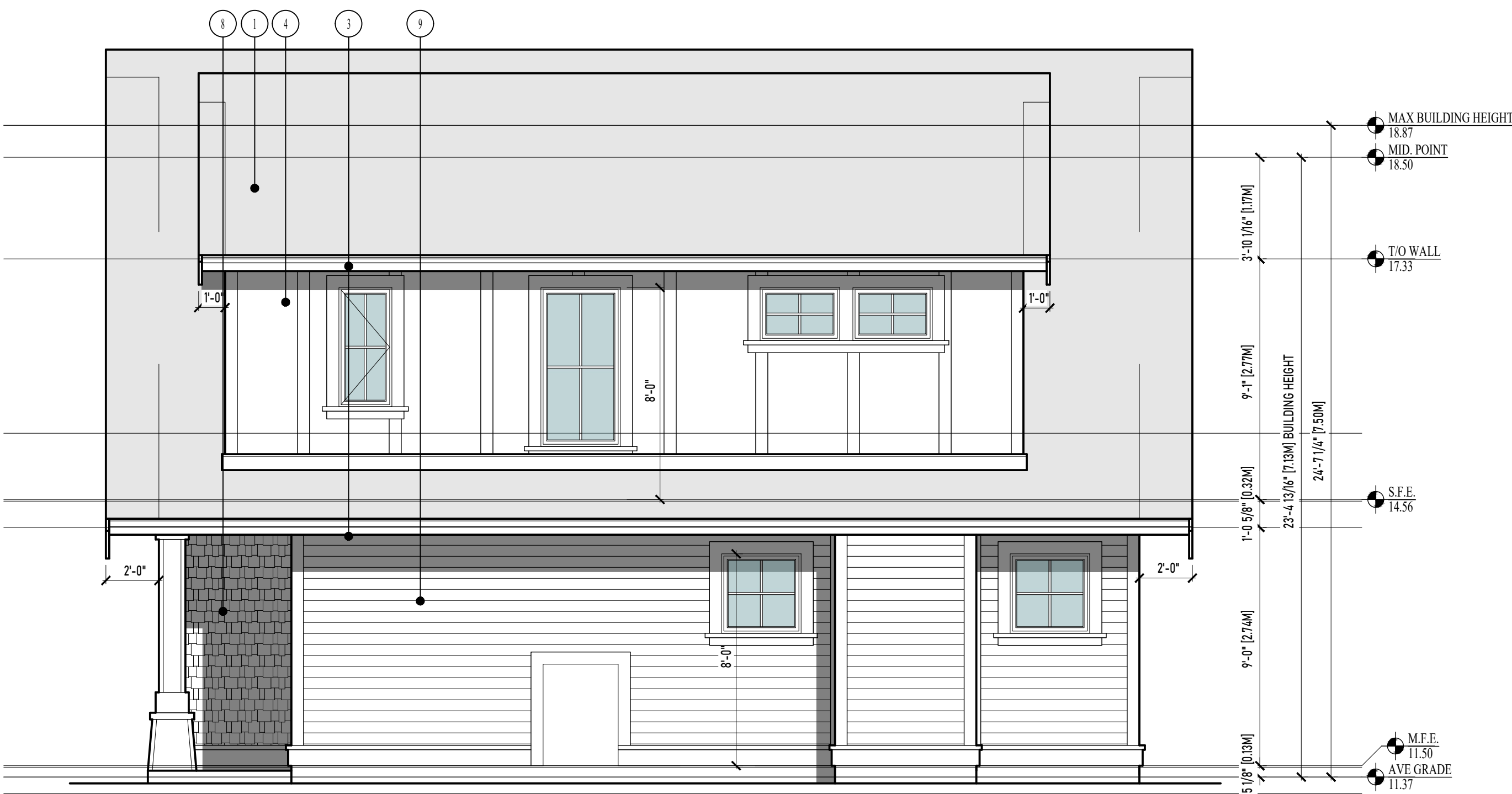


2 SOUTH ELEVATION  
SCALE : 1/4"=1'-0"

MAXIMUM GLAZING CALCULATION - SOUTH ELEVATION	
DISTANCE TO PROPERTY LINE	3.45 M (11.31')
EXPOSED BUILDING FACE AREA	65.11 M <sup>2</sup> (703.01 SF)
GLAZING AREA	4.30 M <sup>2</sup> (46.34 SF)
PERCENTAGE	6.54% (ALLOWED 15.53%)



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



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 <sup>2</sup> (703.01 SF)
GLAZING AREA	3.69 M <sup>2</sup> (39.75 SF)
PERCENTAGE	5.61% (ALLOWED 15.53%)

## 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: -

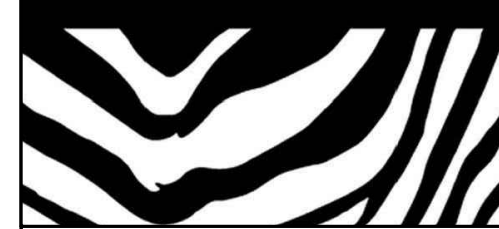
- WINDOWS TO HAVE 5.5" TRIM C/W 2" WATERTABLE AND 3.5" BASE TRIM - PAINT
- DOORS TO BE TRIMMED WITH 5.5" BOARDS - PAINT

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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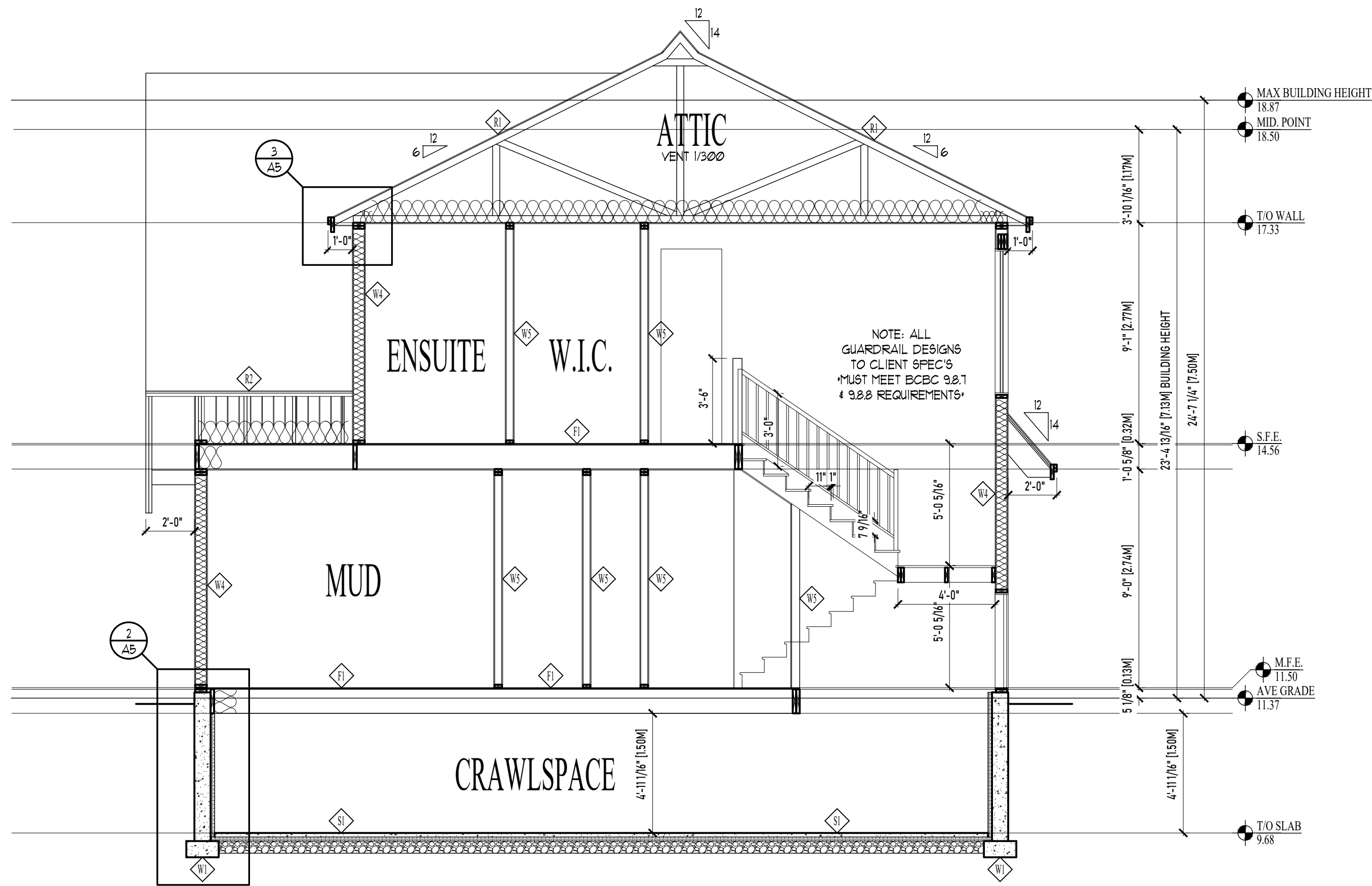
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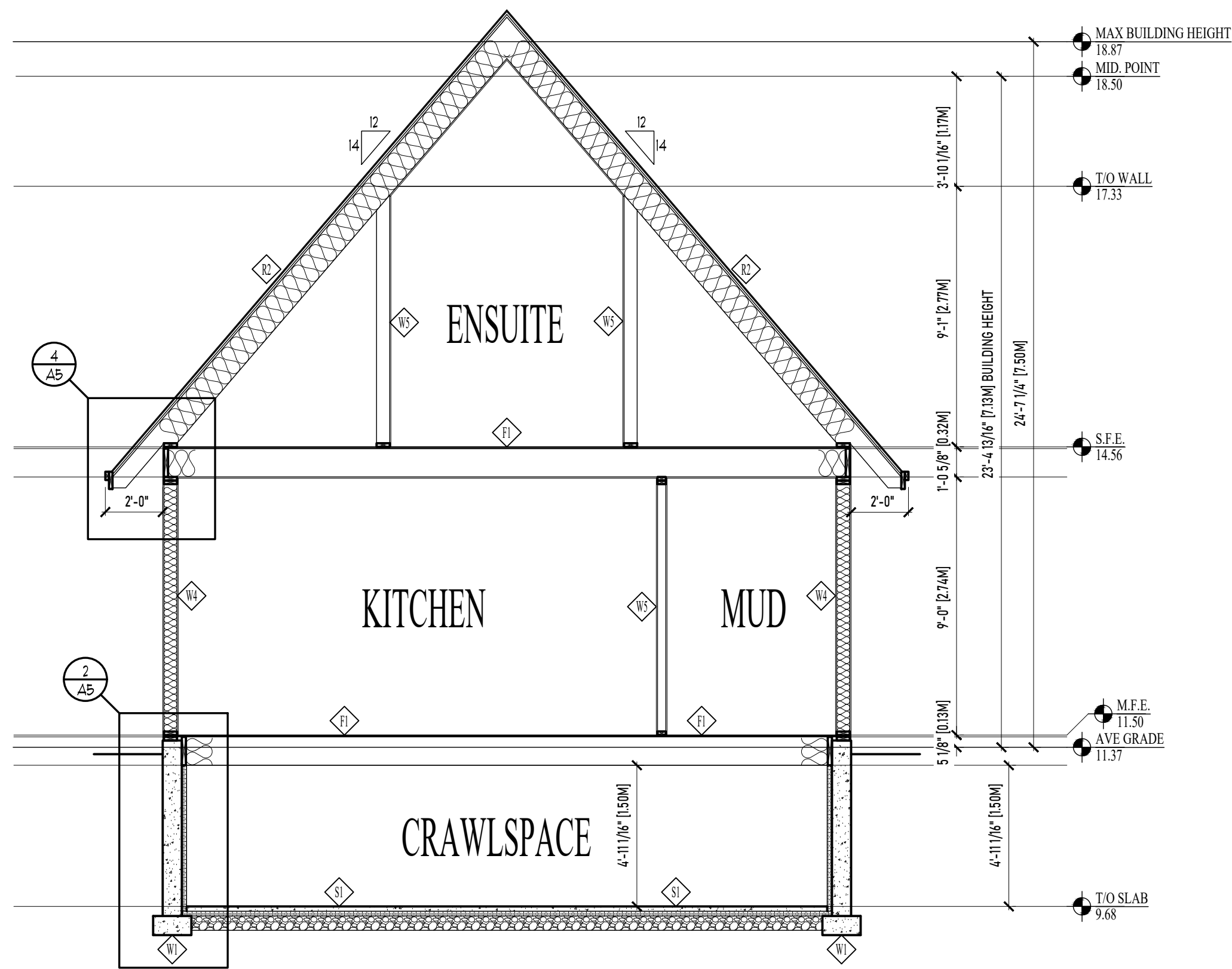
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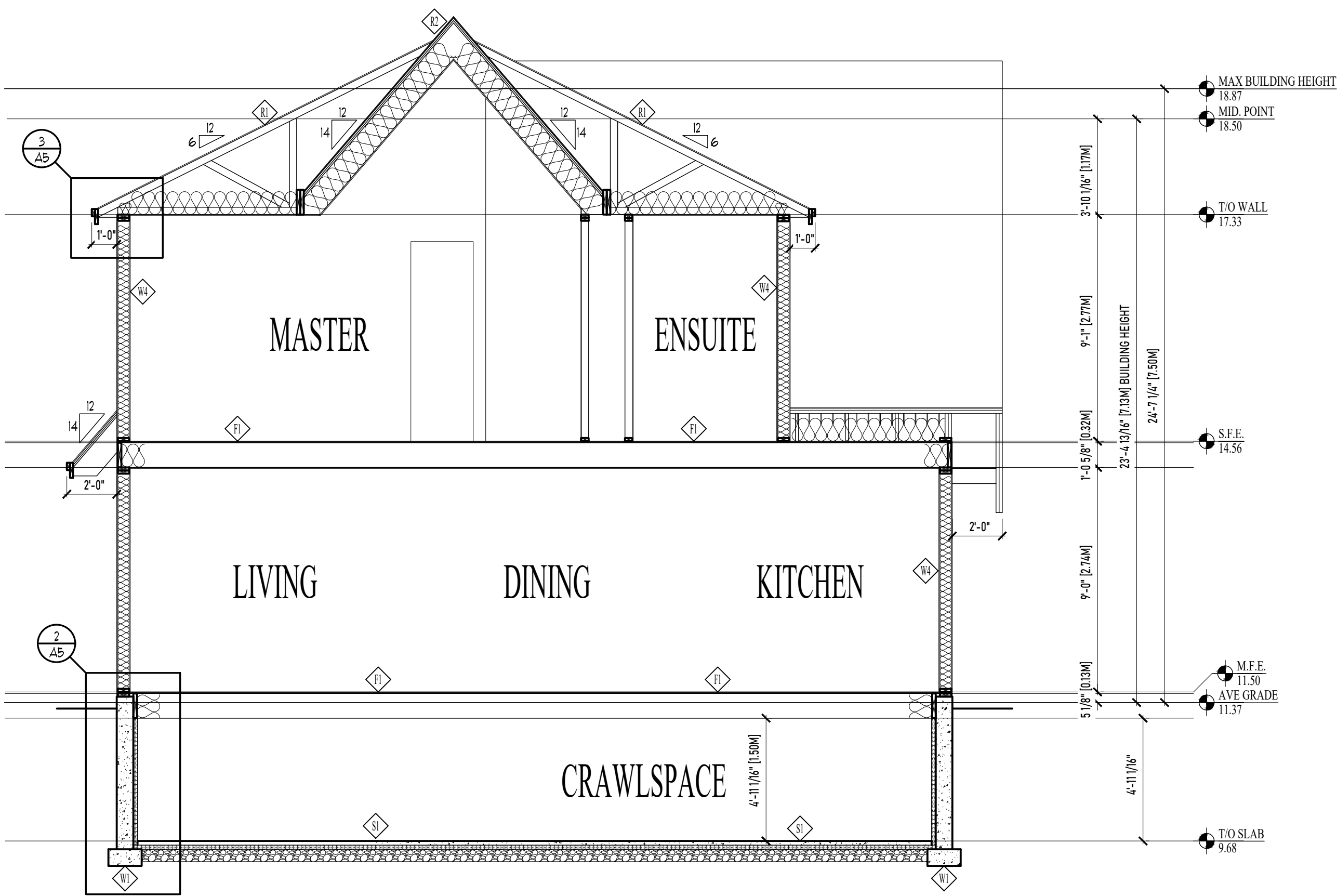




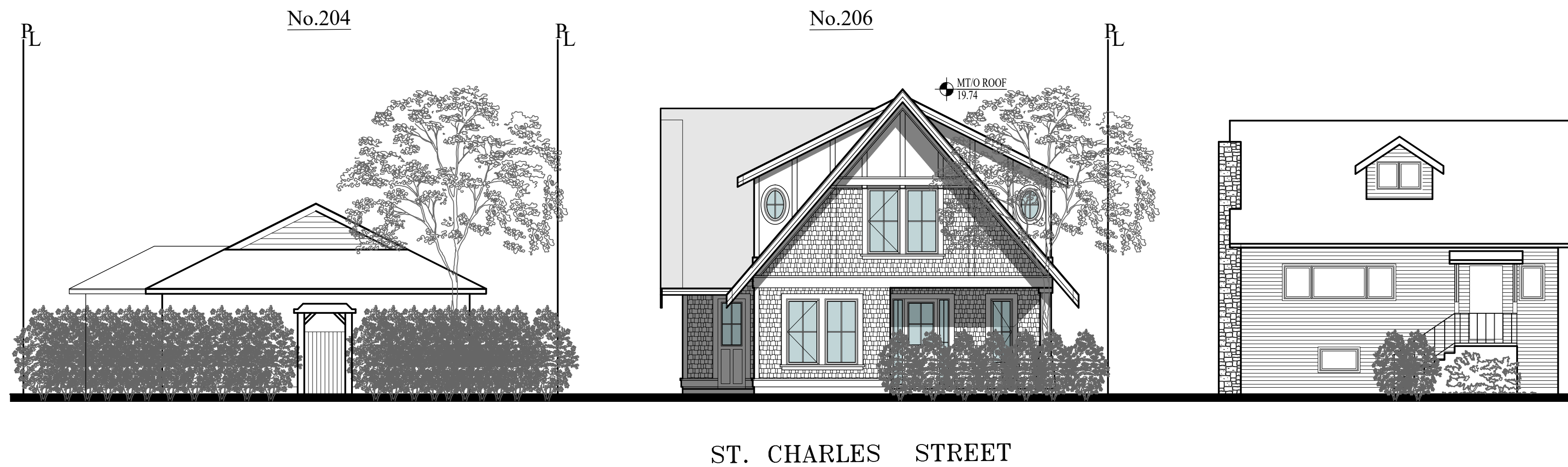
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2 BUILDING SECTION  
SCALE : 1/4"=1'-0"



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



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

CONSTRUCTION SCHEDULE	
<b>ROOF TYPES</b>	<b>WALL TYPES</b>
<p>1 SLOPED ROOF-ENG. TRUSSES ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 1/2" PLYWOOD SHEATHING C/W 1/4" 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</p>	<p>1 FOUNDATION WALL WATERPROOF MEMBRANE BELOW GRADE 8" THICK CONCRETE WALL C/W REINFORCING (AS PER ENGINEER) ON 16"x8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS 2" RIGID INSULATION AROUND INTERIOR OF CRAWLSPACE</p>
<p>2 SLOPED ROOF-2X12 RAFTERS ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 1/2" PLYWOOD SHEATHING C/W 1/4" CLIPS 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</p>	<p>2 CONCRETE UPSTAND WALL 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER) ON 16"x8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS 2X4 HALF WALL ON CONCRETE UPSTAND WALL 2X4 WOOD STUDS @ 16" O/C C/W PRESSURE TREATED PLATE 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER) ON 16"x8" CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS</p>
<p>EXTERIOR SOFFITS 1X4 T&amp;G V-GROOVE CEDAR SOFFIT C/W 1" WIDE INSECT/VENT SCREEN</p>	<p>3 EXTERIOR WALL ASSEMBLY EXTERIOR FINISH AS PER ELEVATIONS 3" (10mm) CAPILLARY BREAK MAT AIR BARRIER 1/2" PLYWOOD SHEATHING 2X6 WOOD STUDS @ 16" R30 GLASS FIBER BATT INSULATION 6 MIL POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT</p>
<b>FLOOR TYPES</b>	<b>INTERIOR WALL ASSEMBLY</b>
<p>1 FLOOR ASSEMBLY-11 1/8" ENG. JOIST FLOOR FINISH 3/4" T&amp;G PLYWOOD SUBFLOOR -NAILED, GLUED AND SCREWED 11 1/8" FREENGINEERED JOISTS @ 16" O/C SOUND INSULATION AS INDICATED BY OWNER 1/2" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT</p>	<p>4 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</p>
<b>SLAB TYPES</b>	
<p>1 CRAWLSPACE SLAB 2" CONCRETE SLAB 6 MIL POLY VAPOUR BARRIER 2" RIGID INSULATION 6" COMPACTED GRAVEL FILL UNDISTURBED NATIVE SOIL FREE OF ORGANICS</p>	

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STREETSCAPE

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## WINDOW DETAILS



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