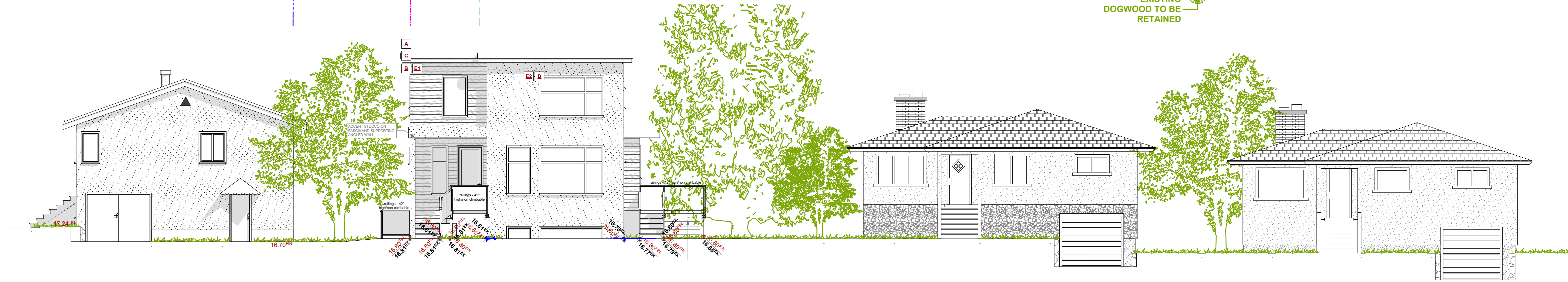


PROJECT DATATABLE - SINGLE FAMILY DWELLING SUBDIVISION				
Address	1905 Lee Avenue LOT 4 PLAN 5969 SECTION 76 VICTORIA			
Lot Size	234.75m ² (2526.83 ft ²)			
Zoning	SITE SPECIFIC			
	Existing Lot 4A (To Remain)	Proposed Lot 4B	R1-S2	Specialized
Floor Area of the Principal Building				
Upper Floor Area	N/A	65.01m ² (699.75 ft ²)	-	-
Main Floor Area	75.07m ² (808.06 ft ²)	64.84m ² (697.93 ft ²)	-	-
Basement Floor Area	74.10m ² (797.61 ft ²)	56.53m ² (606.48 ft ²)	-	-
Floor area, for the first and second storeys combined (maximum)	75.07m ² (808.06 ft ²)	129.85m ² (1,397.68 ft ²)	190 m ² (2,054.14 ft ²)	-
Floor area, of all floor levels combined (maximum) (lot area < 669m ²)	149.17m ² (1605.67 ft ²)	186.38m ² (2006.16 ft ²)	-	-
Height, Storeys				
Average grade	17.21m Existing to Remain	16.72m Geo.	-	-
Residential building* (maximum)	4.89m Existing to Remain	7.29m (23.92 ft)	7.60m (24.93 ft)	-
Storeys	2 Existing to Remain	2 Storeys*	2 Storeys	-
Setbacks, Projections				
Front yard setback (minimum)	9.03m (29.63 ft)	2.49m (8.17 ft)	6.00m (19.69 ft)	2.4m (7.87 ft)
Maximum projections into front setback * steps less than 1.7m in height	N/A	N/A	2.50m (8.20 ft)	-
Maximum projections into front setback * roof	N/A	N/A	1.60m (5.25 ft)	-
Rear yard setback* (minimum)	1.99m (6.53 ft)	2.41m (7.91 ft)	6.00m (19.69 ft)	2.4m (7.87 ft)
Interior side yard setback (minimum) (East / North)	1.65m (5.41 ft)	6.09m (19.98 ft)	2.4m (7.87 ft)	-
Interior side yard setback (minimum) (West / South)	2.18m (7.09 ft) existing non- conformance	2.43m (7.97 ft)	2.4m (7.87 ft)	-
Lot area				
Site area (minimum)	262.13m ² (2821.54 ft ²)	234.75m ² (2526.83 ft ²)	260m ² (2798.62 ft ²)	234.75m ² (2526.83 ft ²)
Floor space ratio				
Floor space ratio (minimum)	0.29 75.07m ² (808.06 ft ²)	0.55 129.85m ² (1,397.68 ft ²)	0.6 (140.85m ²) (1516.10 ft ²)	-
Site Coverage, Parking				
Site coverage (maximum)	30.78% 80.68m ² (868.43 ft ²)	36.90% 86.62m ² (932.37 ft ²)	40.0% 93.9m ² (1010.73 ft ²)	-
Bicycle Storage • Long Term Storage Spaces • Short Term Storage Spaces	N/A	N/A	N/A	N/A
Parking	1	1	1	-

SITE PLAN
SCALE: 1 : 100



STREETSCAPE - BOURCHIER ST
SCALE: 1/8" = 1' - 0"

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

GENERAL NOTES
ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN
ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.
CONCRETE AND FOUNDATIONS
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.
ROOFING
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.
PLUMBING & ELECTRICAL
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING. ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.
DOORS - ROUGH OPENING SIZES
FRAME OPENING 1 1/4" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".
MISC.
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:
-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.
-CONFORMITY OF PLANS TO SITE.
-ERRORS AND OMISSIONS
-ANY HOUSE BUILT FROM THESE PLANS

SHEET
NUMBER

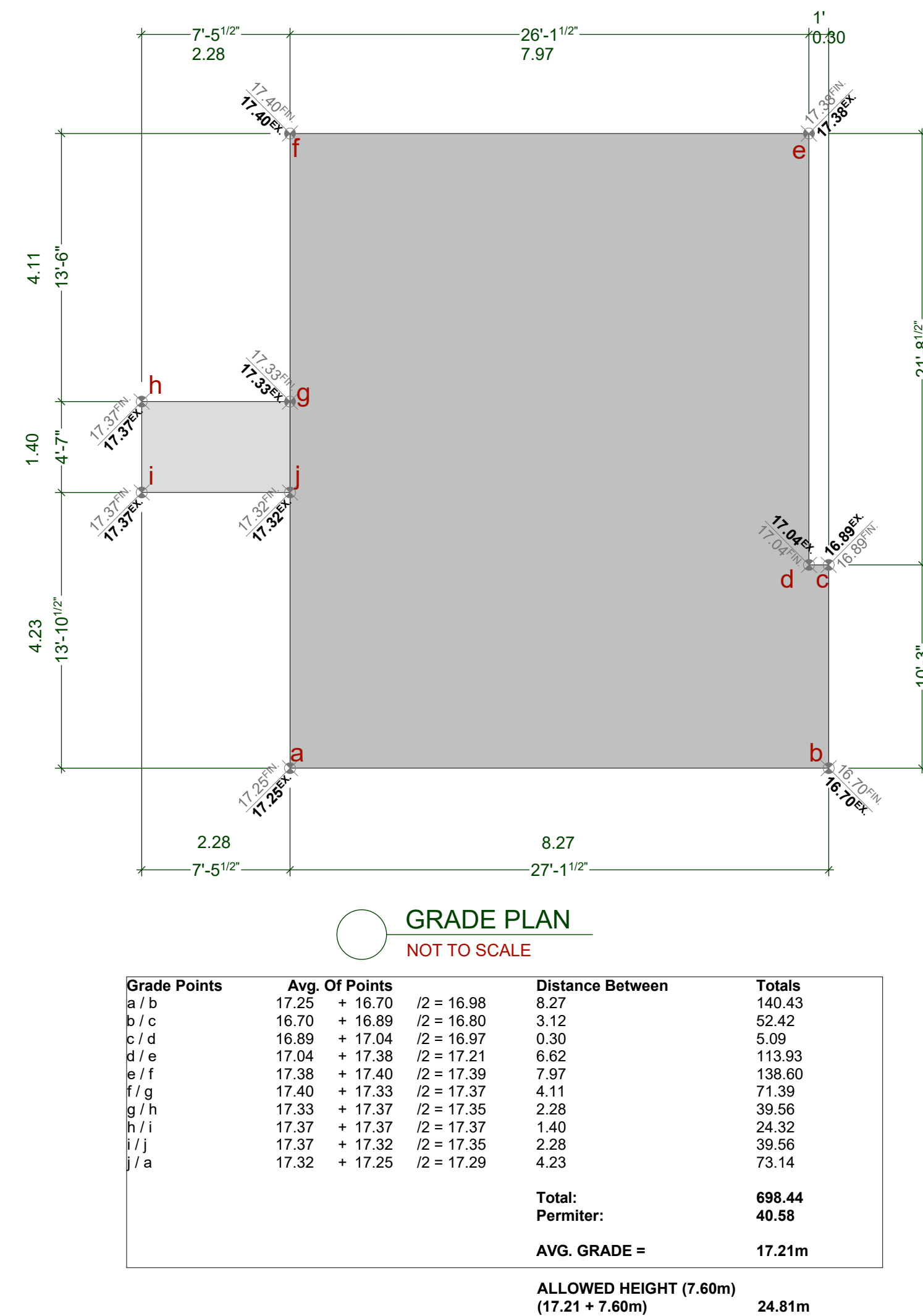
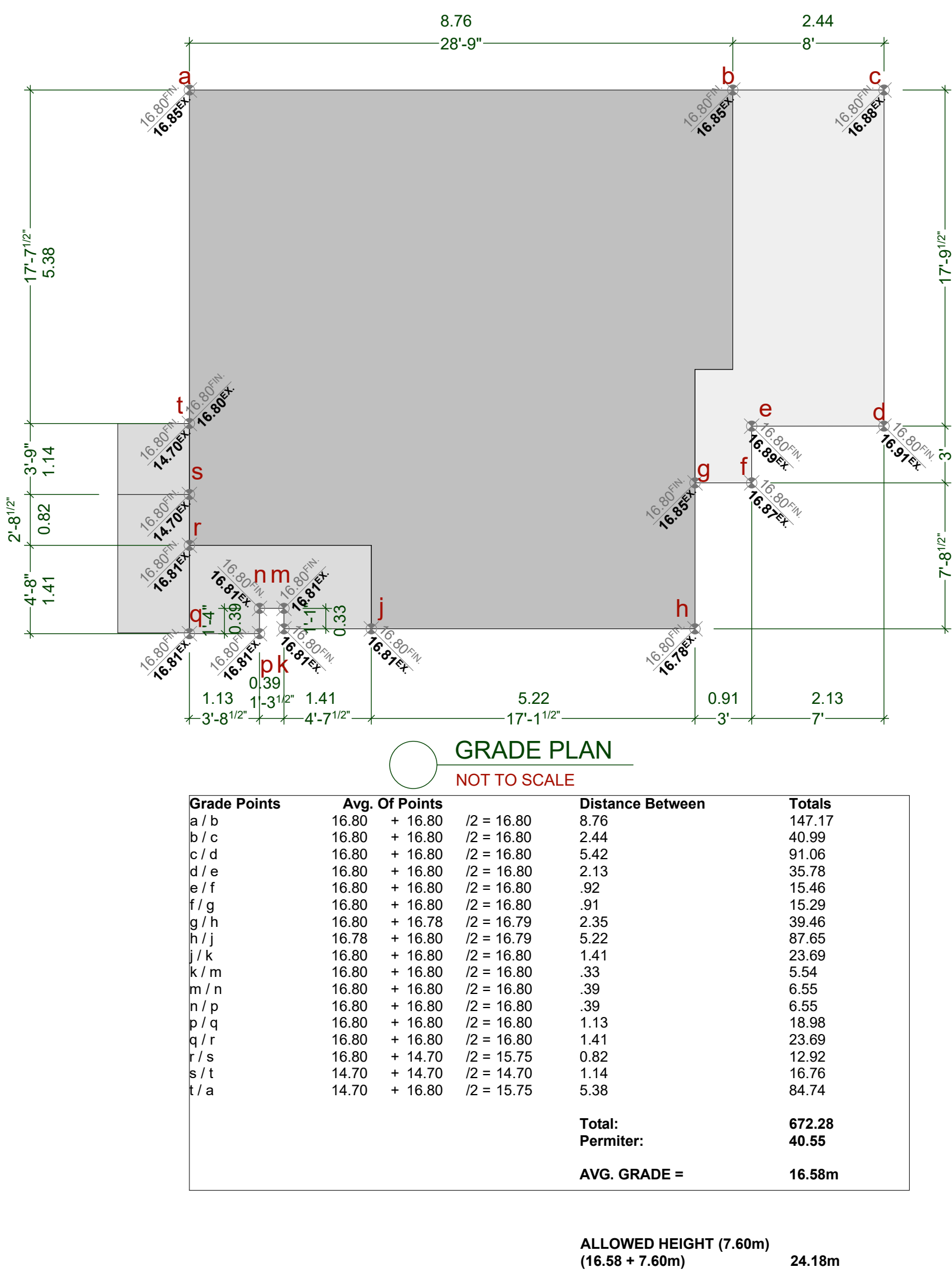
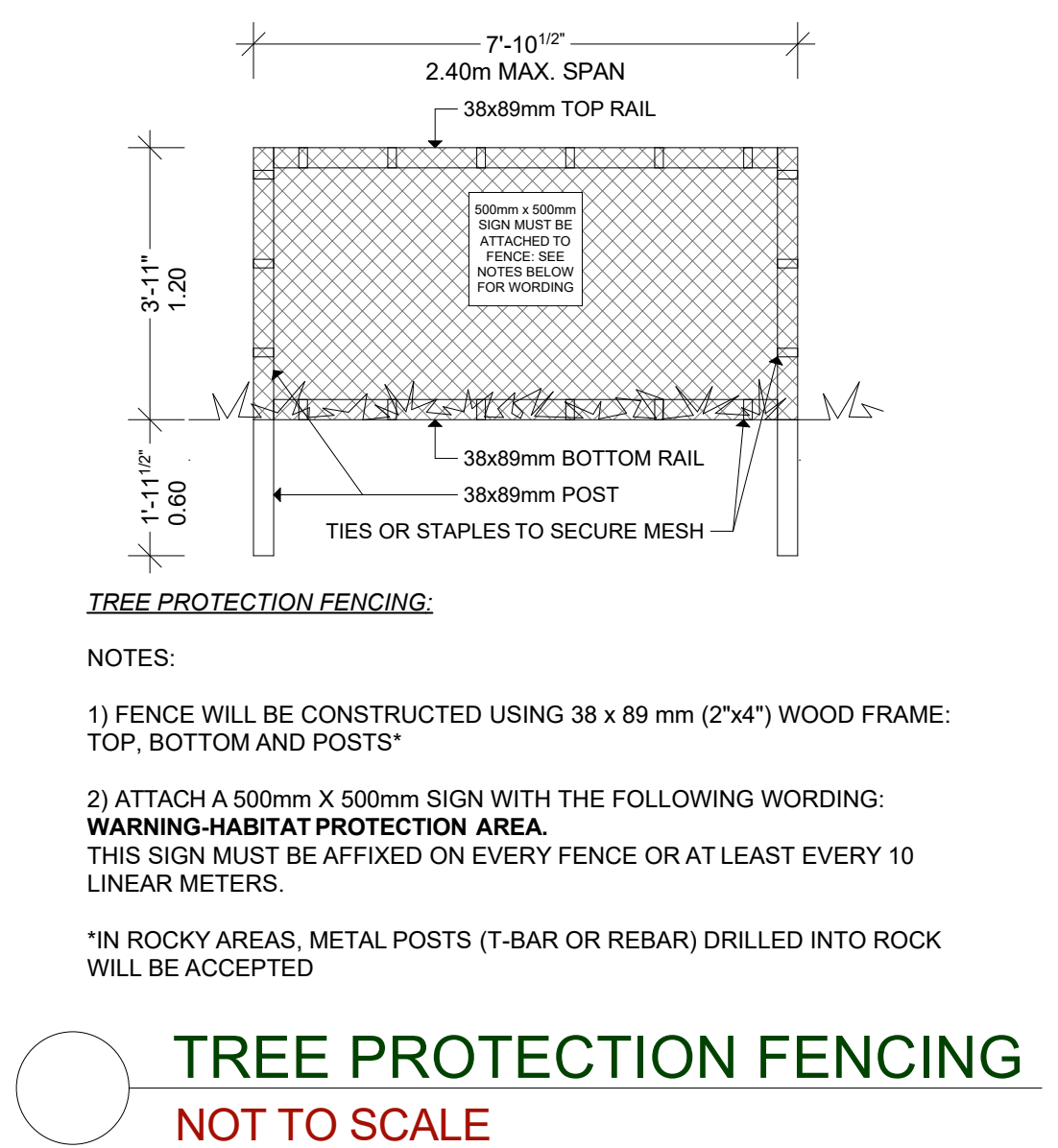
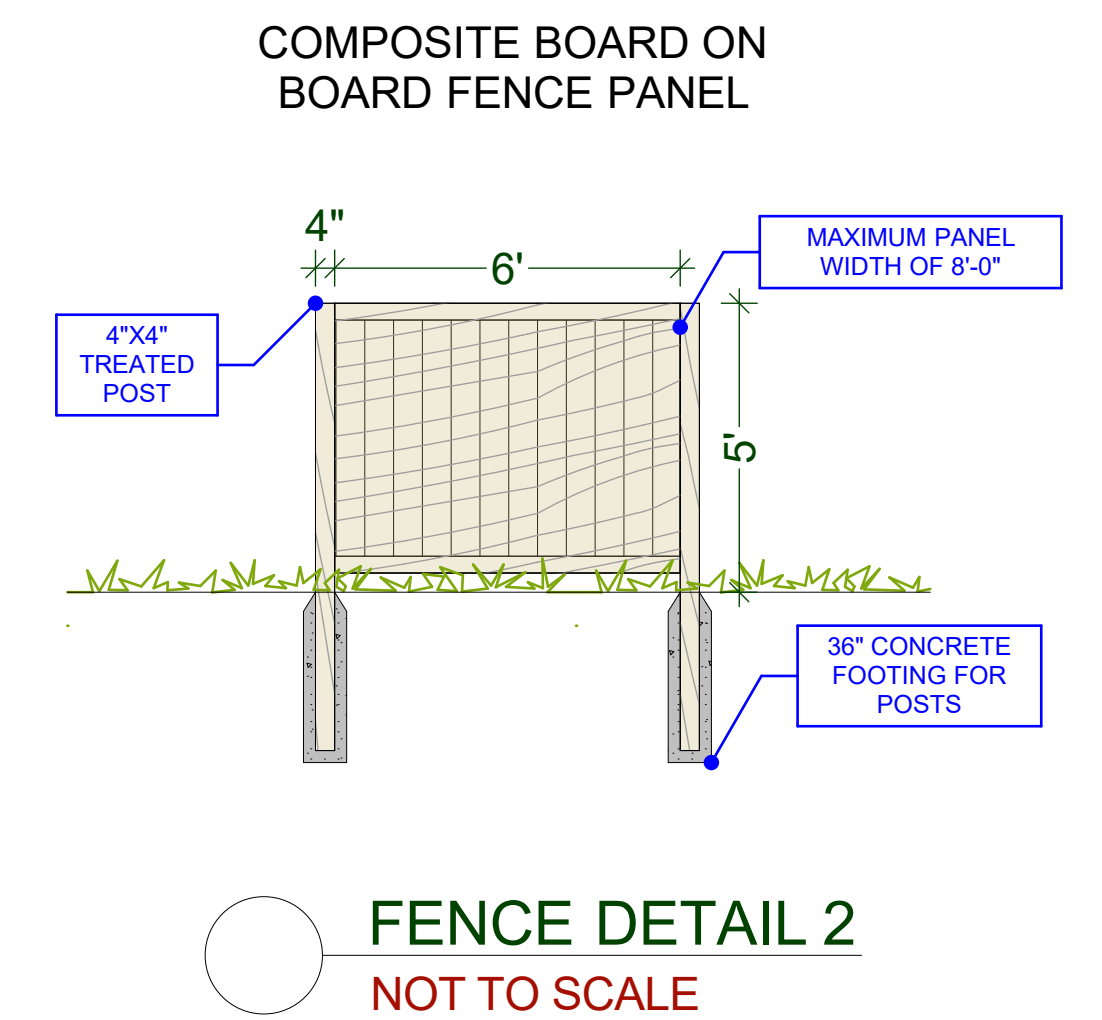
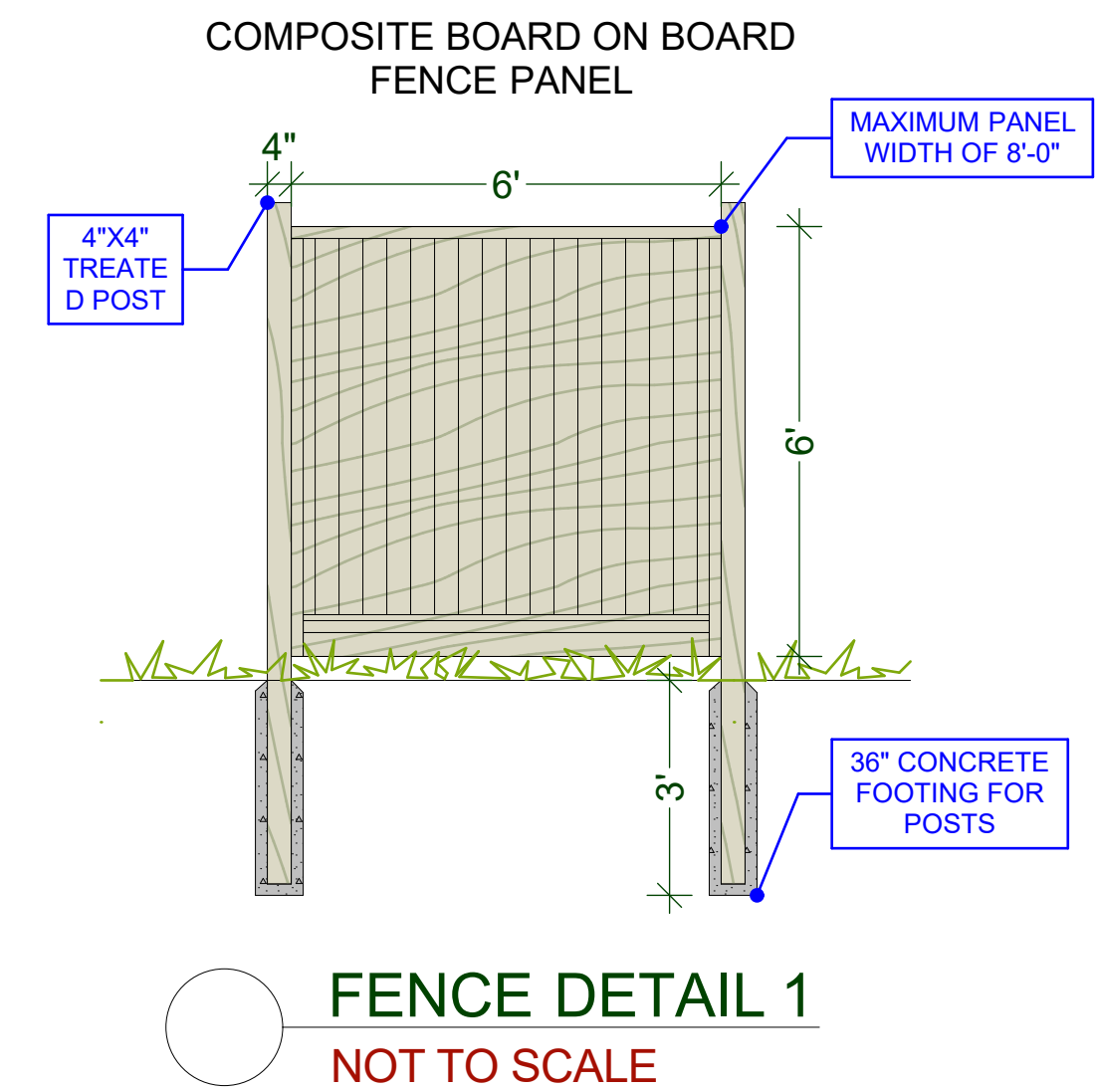
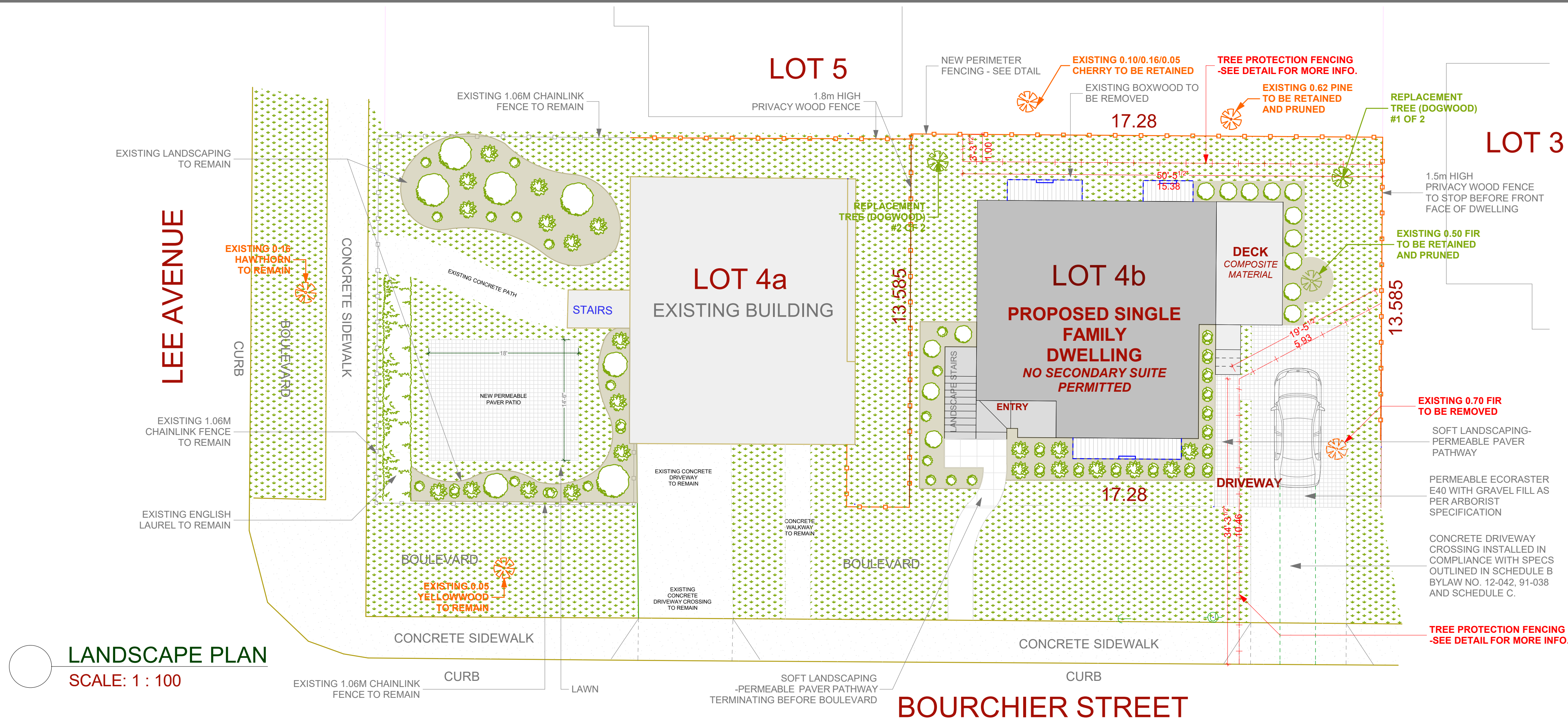
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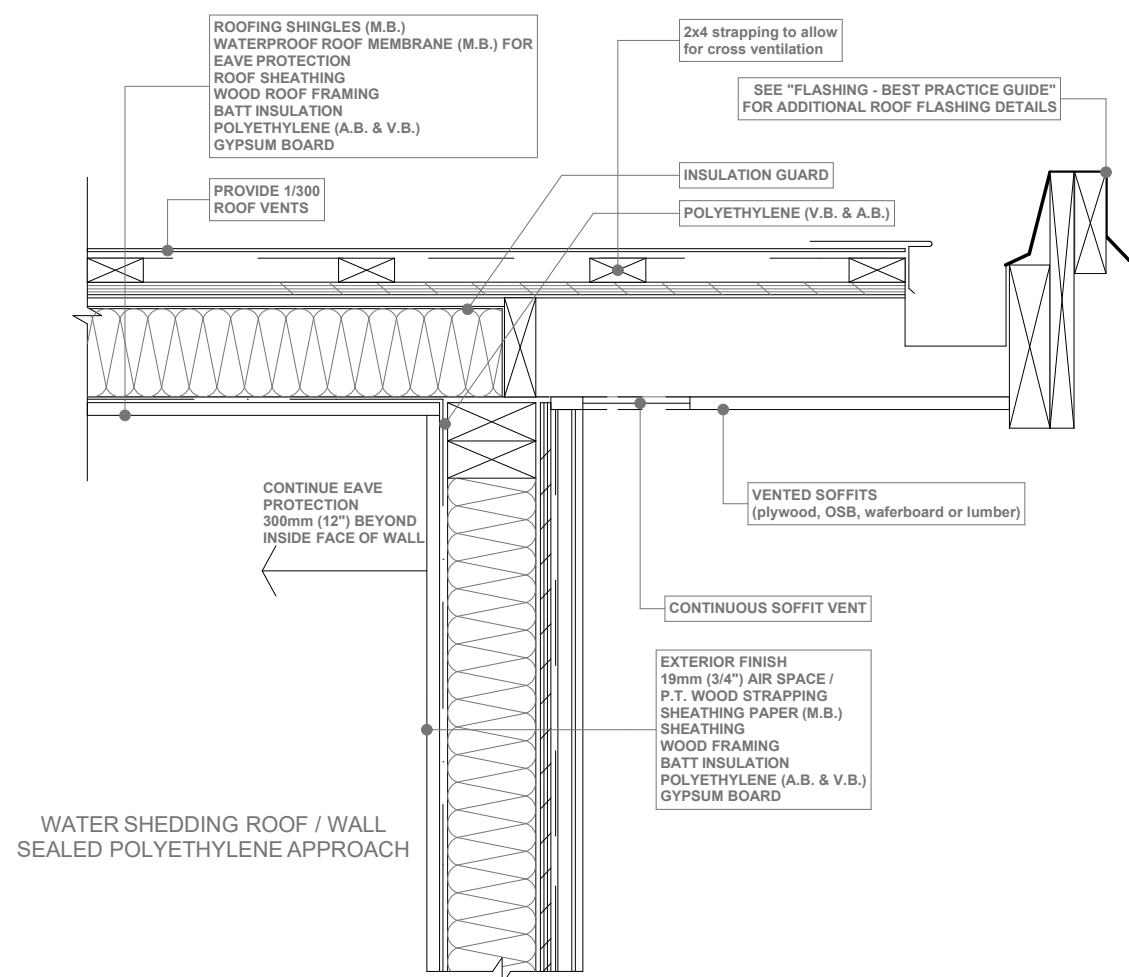
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SITE PLAN, DATA BOX &
STREETSCAPE
ISSUE DATE:
AUG 24, 2022
DRAWING SCALE:
SEE DRAWINGS

CUSTOMER:
MARIA WEEKS
ADDRESS:
1905 LEE AVE.
LOT 4 PLAN 5969 SECTION 76 VICTORIA
DRAWN BY:
KYLE LEGGETT

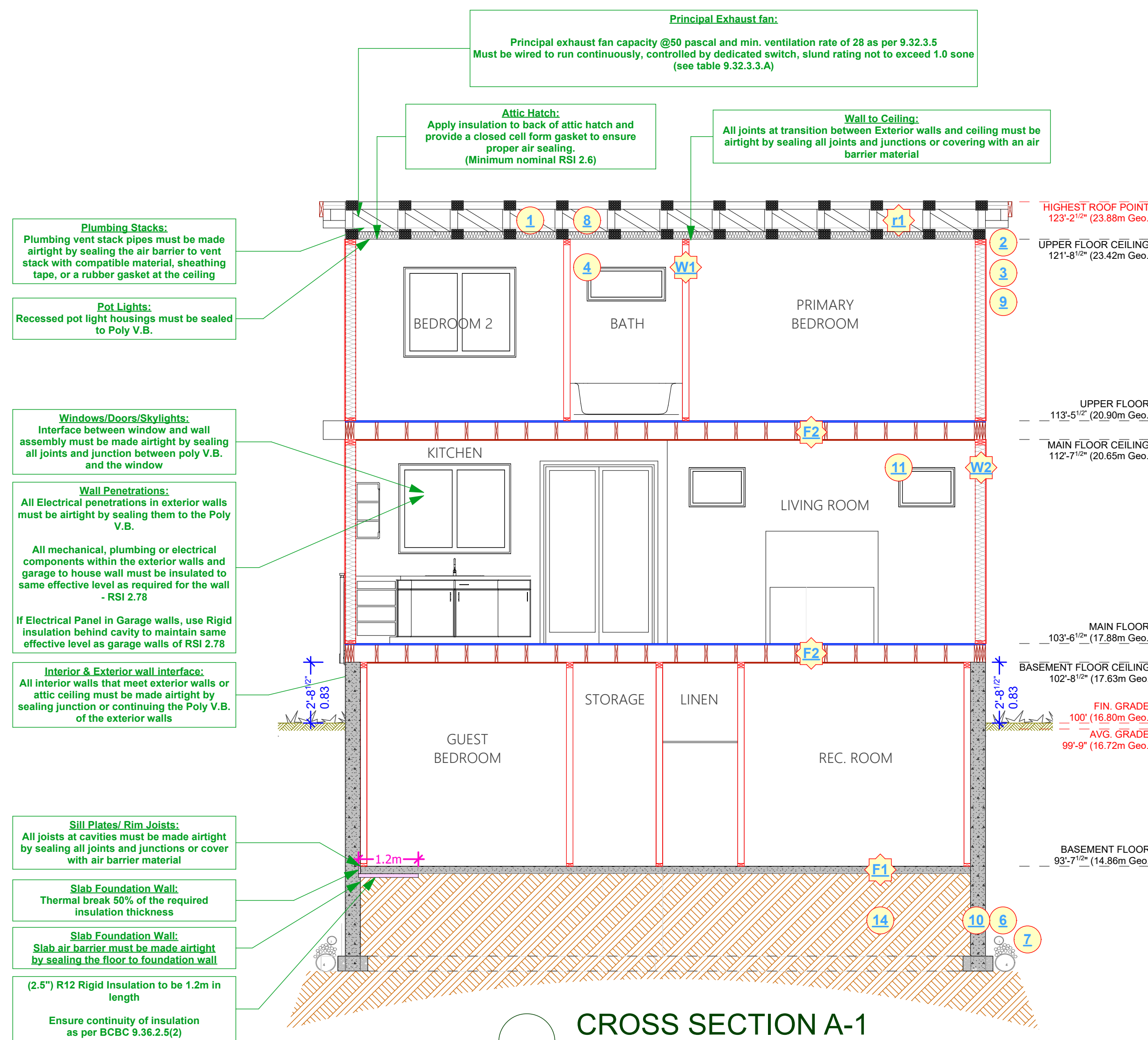
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Revisions
Received Date:
September 14, 2022





SOFFIT DETAIL
SCALE: 1" = 1' - 0"



CROSS SECTION A-1

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

HEAT SOURCE TO BE: DUCTLESS HEAT PUMP WITH HRV

CONSTRUCTION NOTES:

- 1 R40 insulation , 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91
- 2 Continuous gutters
- 3 Aluminum gutters and non-vented soffits - roof overhangs as per plans
- 4 All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass
- 5 Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail. NOT SHOWN
- 6 Provide drains to perimeter system
- 7 4" drain tile with 6" rock over
- 8 Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
- 9 Eave protection to 12" beyond heated wall
- 10 8" concrete wall on 8"x16" concrete footings - 2x4 bar continuous - R12 rigid insulation - 2 coats damp proofing
- 11 Caulk over and around all exterior openings
- 12 10" X 10" post saddle on 8" pillar 2'x2'6" concrete footing. NOT SHOWN
- 13 42" non climbable continuous handrail. NOT SHOWN
- 14 Undisturbed non-organic soil

****ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS****
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6. ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A) -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

CONSTRUCTION ASSEMBLIES:

- E1 4" concrete floor on 6 mil poly V.B. compacted granular fill
- E2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.
- E3 Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), 2x4 strapping to allow cross ventilation, 2x12 roof joists @ 24" O.C. typ. R28 insulation, 6 mil. poly V.B. 1/2" GWB
- W1 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout
- W2 Exterior finish, 3/4" air space, pressure treated strapping, 2 layers 30 min. building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations)

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.37.2.15.(b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL.

EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	
2x6 Wood studs @ 16" O.C.	
$RSIp=100/[(23/1.19)+(77/3.87)] =$	2.55
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
RSI=2.88	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:

Exterior Air Film	0.03
Fibre-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
$RSIp=100/[(23/1.19)+(77/3.34)] = 2.36$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
RSI=2.86	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FOR FOUNDATION WALLS:

Damp proofing	0
8" poured-in place concrete (2.5") R12 Rigid Insulation	2.11
RSI=2.11	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (OUTSIDE):

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSIp=100/[(13/2.0)+(87/4.93)] =$	4.16
3/4" Sheathing	0.161
Interior Air Film	0.16
RSI=4.67	

Values from Table A-9.36.2.4.(1)D

EFFECTIVE R-VALUE CEILING BELOW ATTIC (TRUSSES):

Built-up Torch-on Roofing	0.06
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
$RSIp=100/[(11/0.76)+(89/1.67)] = 1.47$	
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
RSI=7.14	

Values from Table A-9.36.2.4.(1)D

CUSTOMER:
MARIA WEEKS

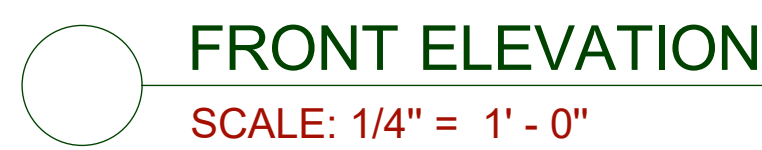
ADDRESS:
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LOT 4 PLAN 5969 SECTION 76 VICTORIA**

DRAWING NAME:
**CROSS SECTION A-1 AND
SOFFIT DETAIL**

ISSUE DATE:
AUG 24, 2022

DRAWING SCALE:
1/4"=1'-0"

DRAWN BY:
KYLE LEGGETT



ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON
INSTALLATION FOR INSPECTION.

- ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6, ALL OTHERS MUST BE LOWER.
- GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



Performance Grade of 30
Water Test Pressure of 260 Pa



EXPOSING BUILDING FACE: 58.24m²
LIMITING DISTANCE: 2.43m
AREA OF GLAZED OPENINGS:
4.14m²
% GLAZED OPENINGS: 7.11%
45 min FIRE-RESISTANCE RATING:
not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED
OPENINGS (as per Table 9.10.15.4):
14.50%
PERMITTED AGGREGATE AREA OF
GLAZED OPENINGS: 8.44m²

CUSTOMER:
MARIA WEEKS

ADDRESS:
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LOT 4 PLAN 5969 SECTION 76 VICTORIA

DRAWING NAME: ELEVATIONS

ISSUE DATE:
AUG 24 2022

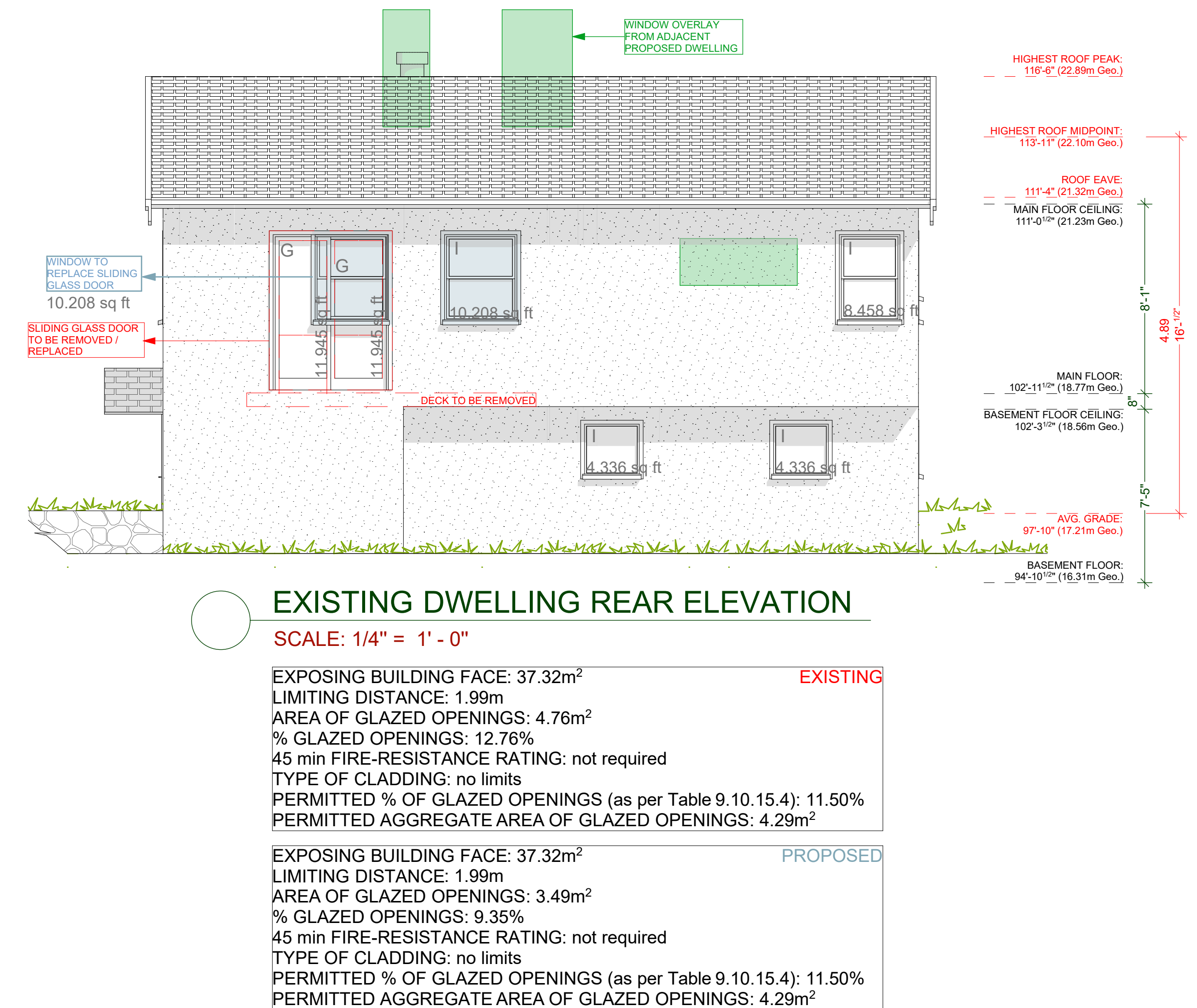
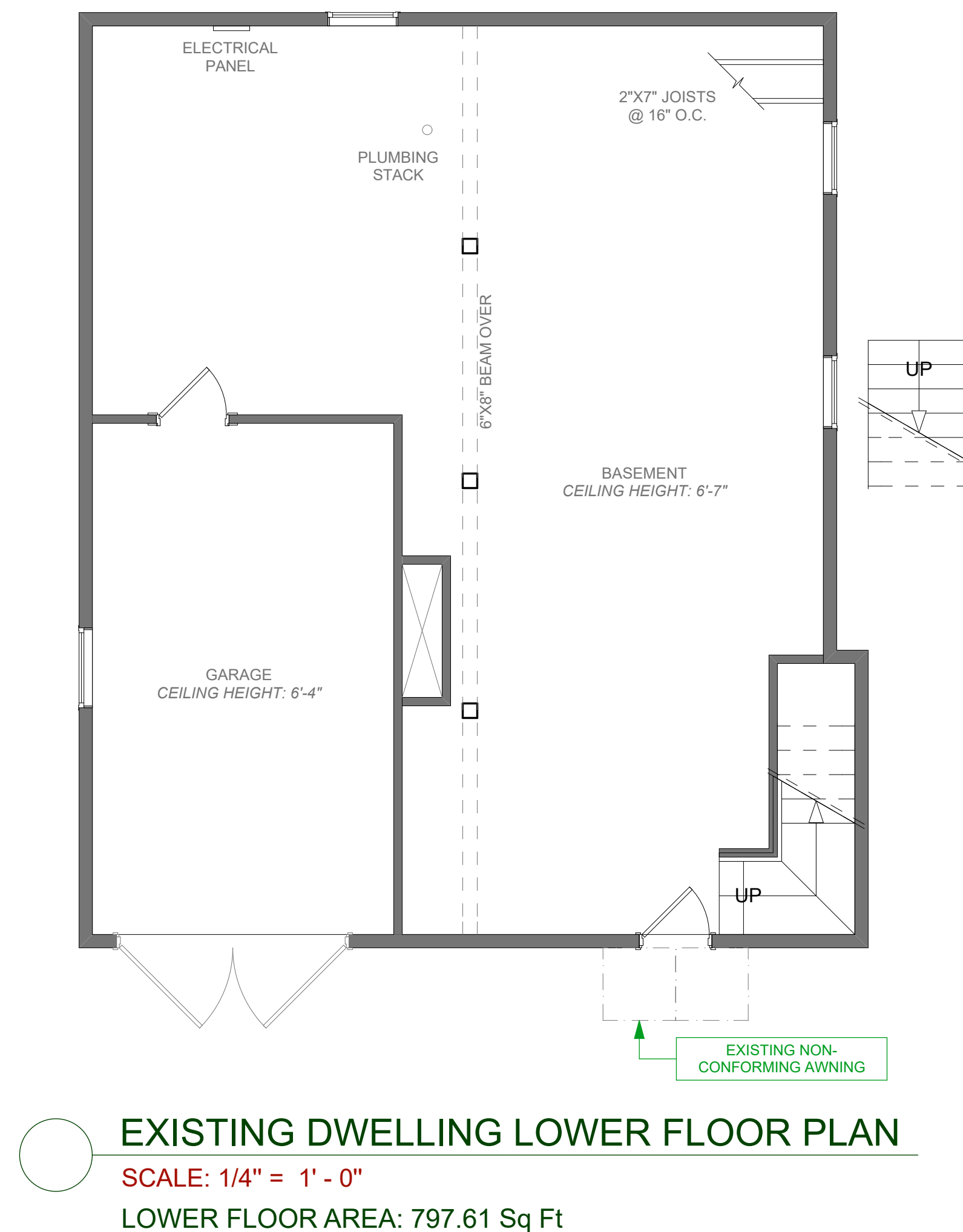
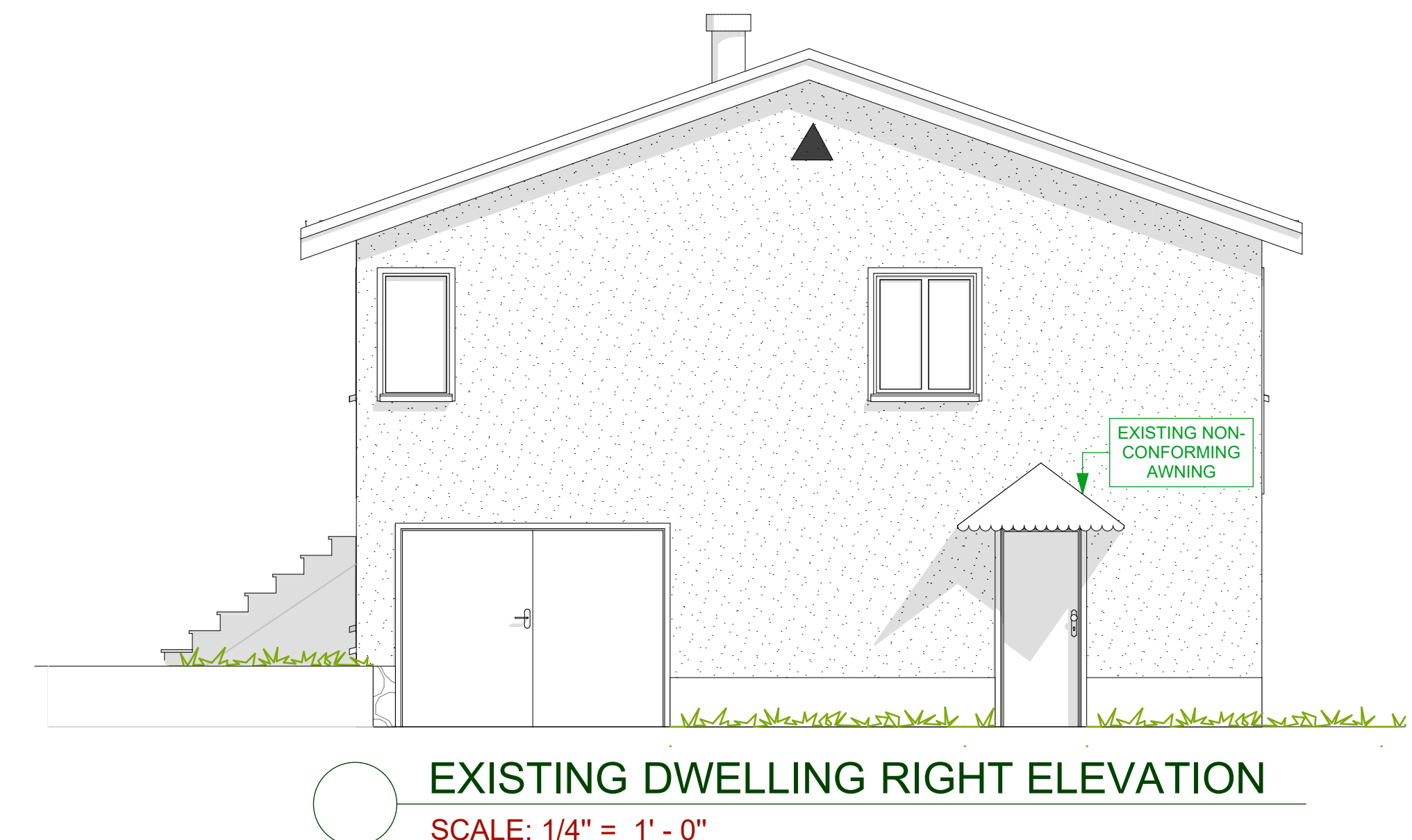
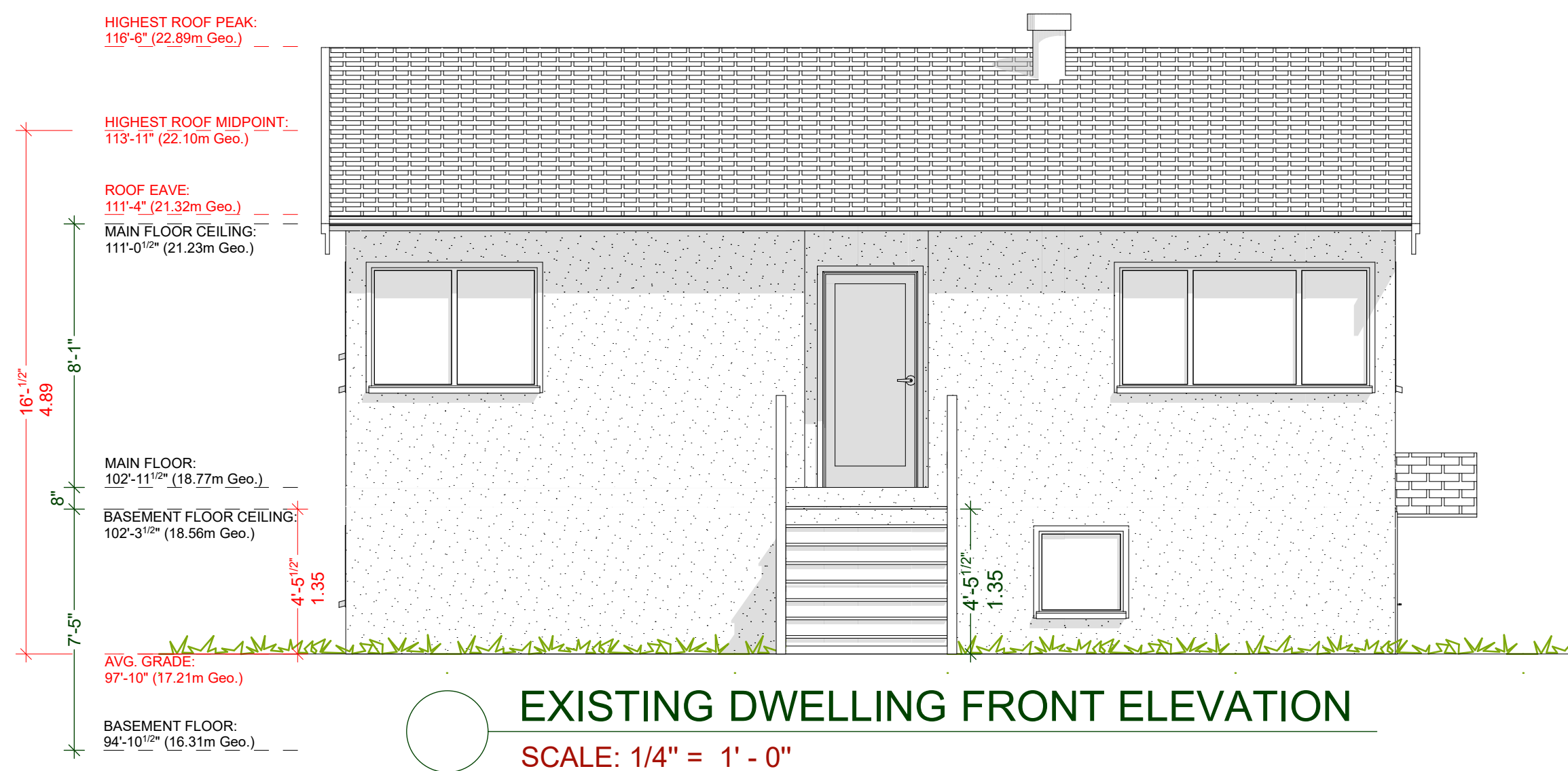
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LOT 4 PLAN 5969 SECTION 76 VICTORIA**

DRAWING NAME:
**EXISTING DWELLING FLOOR PLANS,
ELEVATIONS AND SEPARATION
CALCULATIONS**

ISSUE DATE:
AUG 24, 2022

DRAWN BY:
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