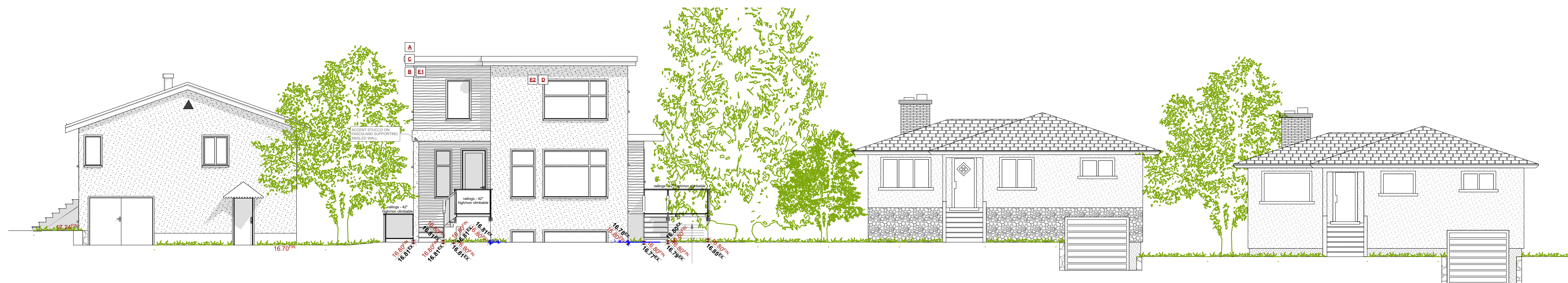


PROJECT DATA TABLE - SINGLE FAMILY DWELLING SUBDIVISION				
Address	1905 Lee Avenue LOT 4 PLAN 5969 SECTION 76 VICTORIA			
Lot Size	234.75m ² (2526.83 ft ²)			
Zoning	SITE SPECIFIC			
Floor Area of the Principal Building	Existing Lot 4A (To Remain)	Proposed Lot 4B	R1-S2	Specialized
Upper Floor Area	N/A	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	7.23m (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: + slope 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	1.80m (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)	6.00m (19.98 ft)	2.4m (7.87 ft)	-
Interior side yard setback (minimum) (West / South)	2.16m (7.09 ft) existing non-conforming	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 (2796.62 ft ²)	234.75m ² (2526.83 ft ²)
Floor space ratio				
Floor space ratio (minimum)	0.29	0.55	0.6	-
Site Coverage, Parking				
Site coverage (maximum)	30.78%	36.90%	40.0%	-
Bicycle Storage				
• Long Term Storage Spaces	N/A	N/A	N/A	N/A
• Short Term Storage Spaces	N/A	N/A	N/A	N/A
Parking	1	1	1	-

SITE PLAN
SCALE: 1 : 100

FMON 15-90



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

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans.
Received Date:
September 14, 2022

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

A1

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

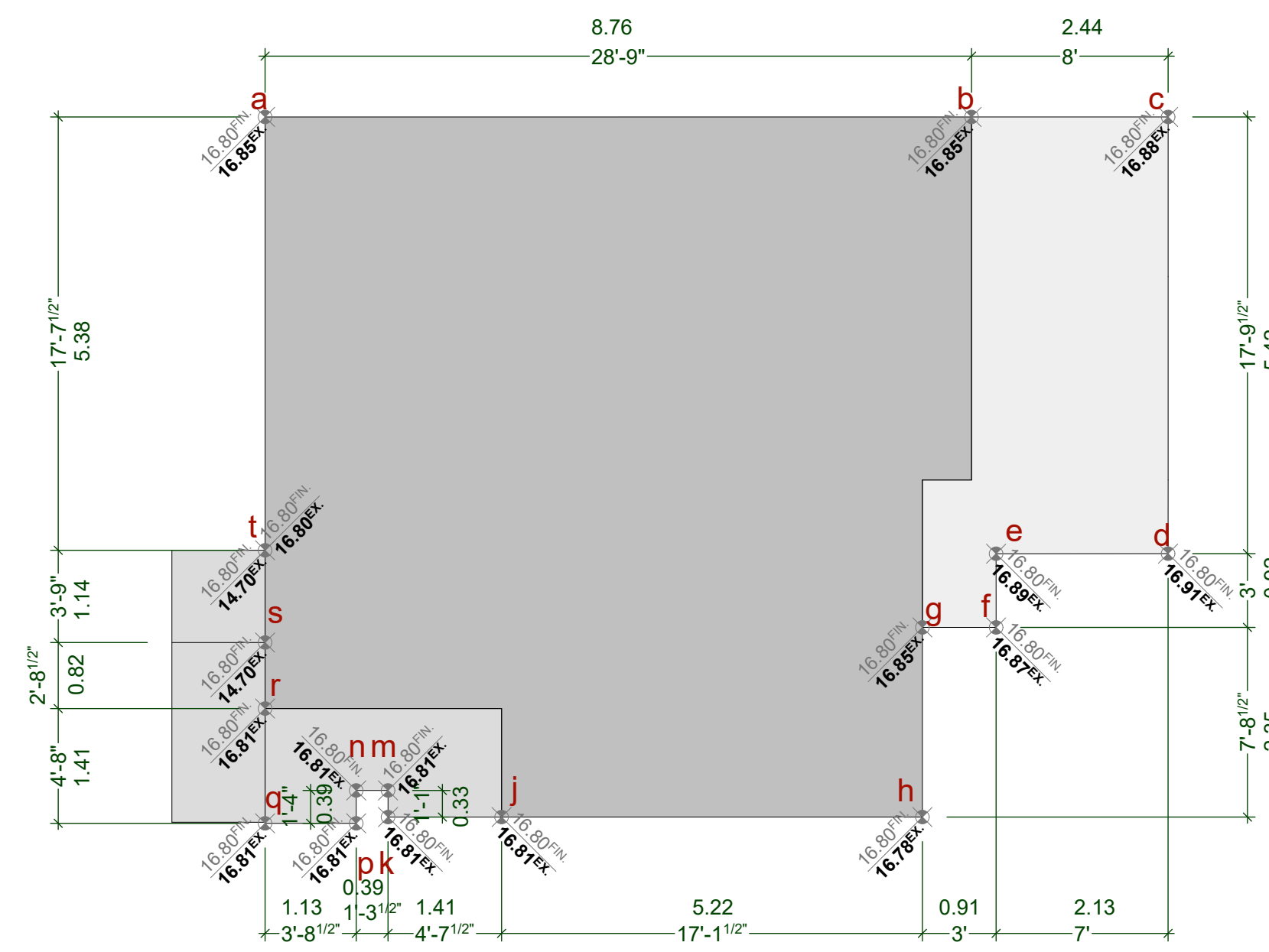
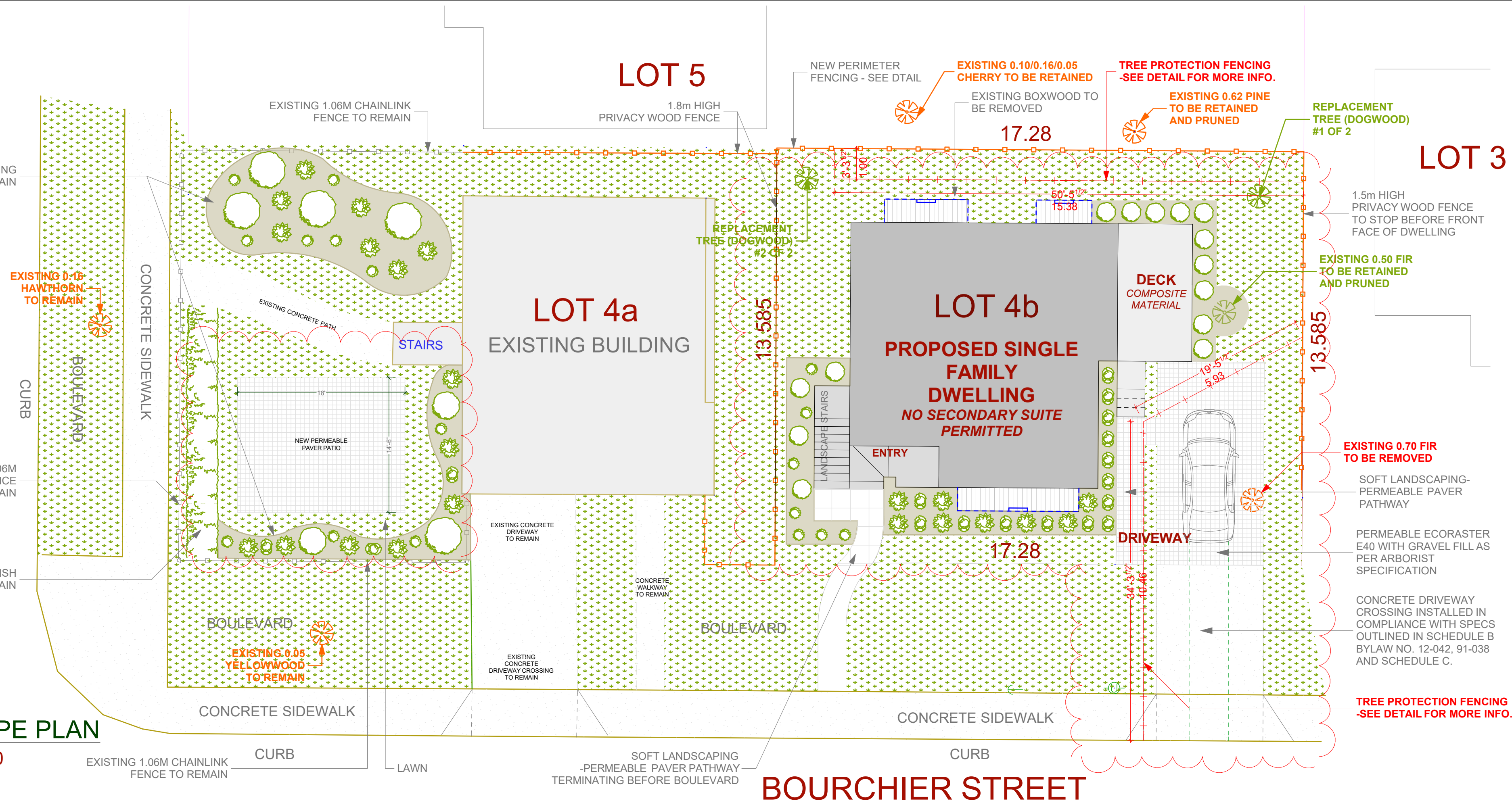
DRAWING NAME: SITE PLAN, DATA BOX & STREETSCAPE
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: AUG 24, 2022
DRAWN BY: KYLE LEGGETT

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LEE AVENUE

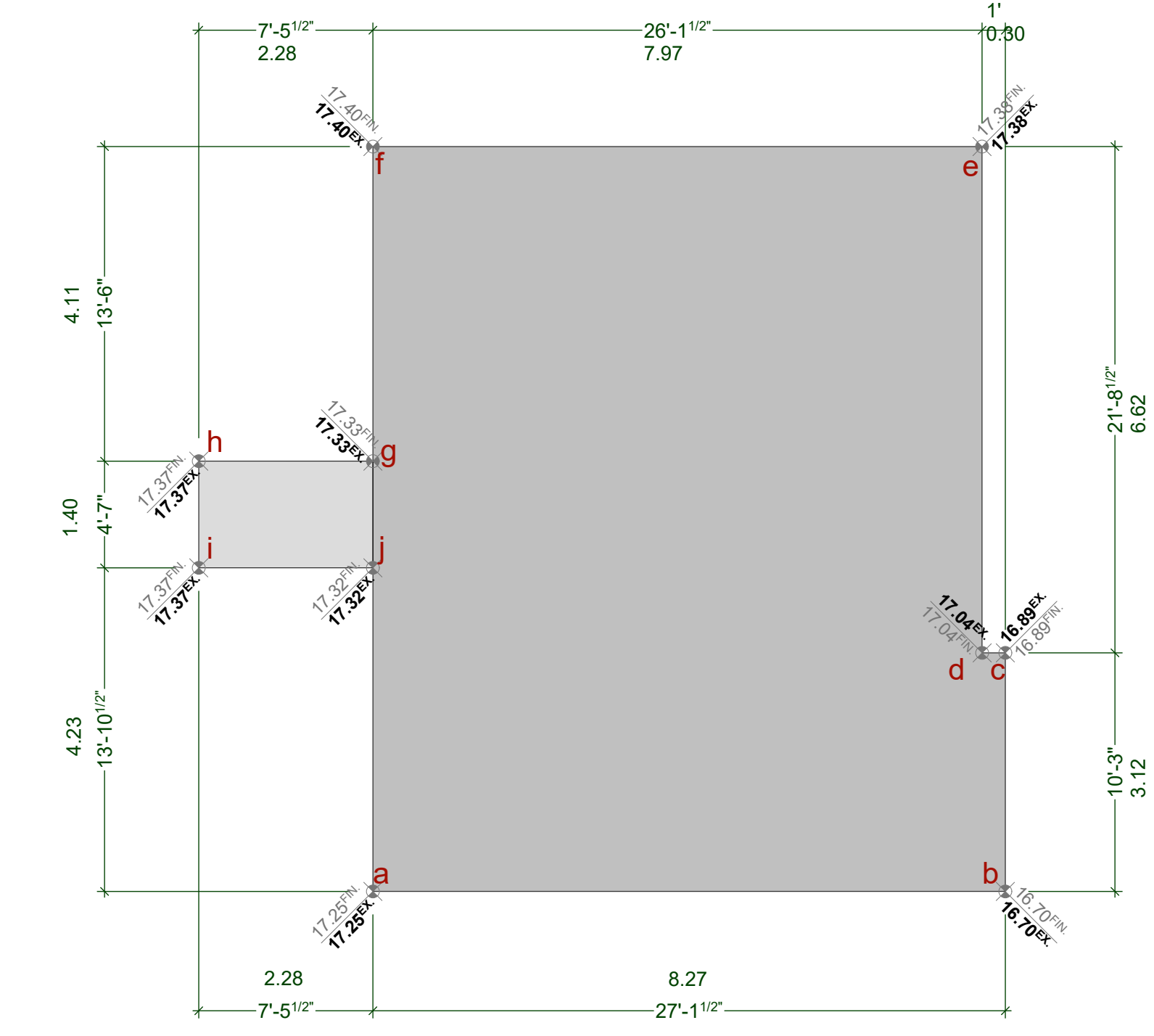
LANDSCAPE PLAN
SCALE: 1 : 100



GRADE PLAN
NOT TO SCALE

Grade Points	Avg. Of Points	Distance Between	Totals
a/b	16.80 + 16.80 / 2 = 16.80	8.76	147.17
b/c	16.80 + 16.80 / 2 = 16.80	2.44	40.99
c/d	16.80 + 16.80 / 2 = 16.80	5.42	91.06
d/e	16.80 + 16.80 / 2 = 16.80	2.13	35.78
e/f	16.80 + 16.80 / 2 = 16.80	.92	15.46
f/g	16.80 + 16.80 / 2 = 16.80	.91	15.29
g/h	16.80 + 16.78 / 2 = 16.79	2.35	39.46
h/j	16.78 + 16.80 / 2 = 16.79	5.22	87.65
j/k	16.80 + 16.80 / 2 = 16.80	1.41	23.69
k/m	16.80 + 16.80 / 2 = 16.80	.33	5.54
m/n	16.80 + 16.80 / 2 = 16.80	.39	6.55
n/p	16.80 + 16.80 / 2 = 16.80	.39	6.55
p/q	16.80 + 16.80 / 2 = 16.80	1.13	18.98
q/r	16.80 + 16.80 / 2 = 16.80	1.41	23.69
r/s	16.80 + 14.70 / 2 = 15.75	0.82	12.92
s/t	14.70 + 14.70 / 2 = 14.70	1.14	16.76
t/a	14.70 + 16.80 / 2 = 15.75	5.38	84.74
Total:			672.28
Permitter:			40.55
AVG. GRADE =			16.58m

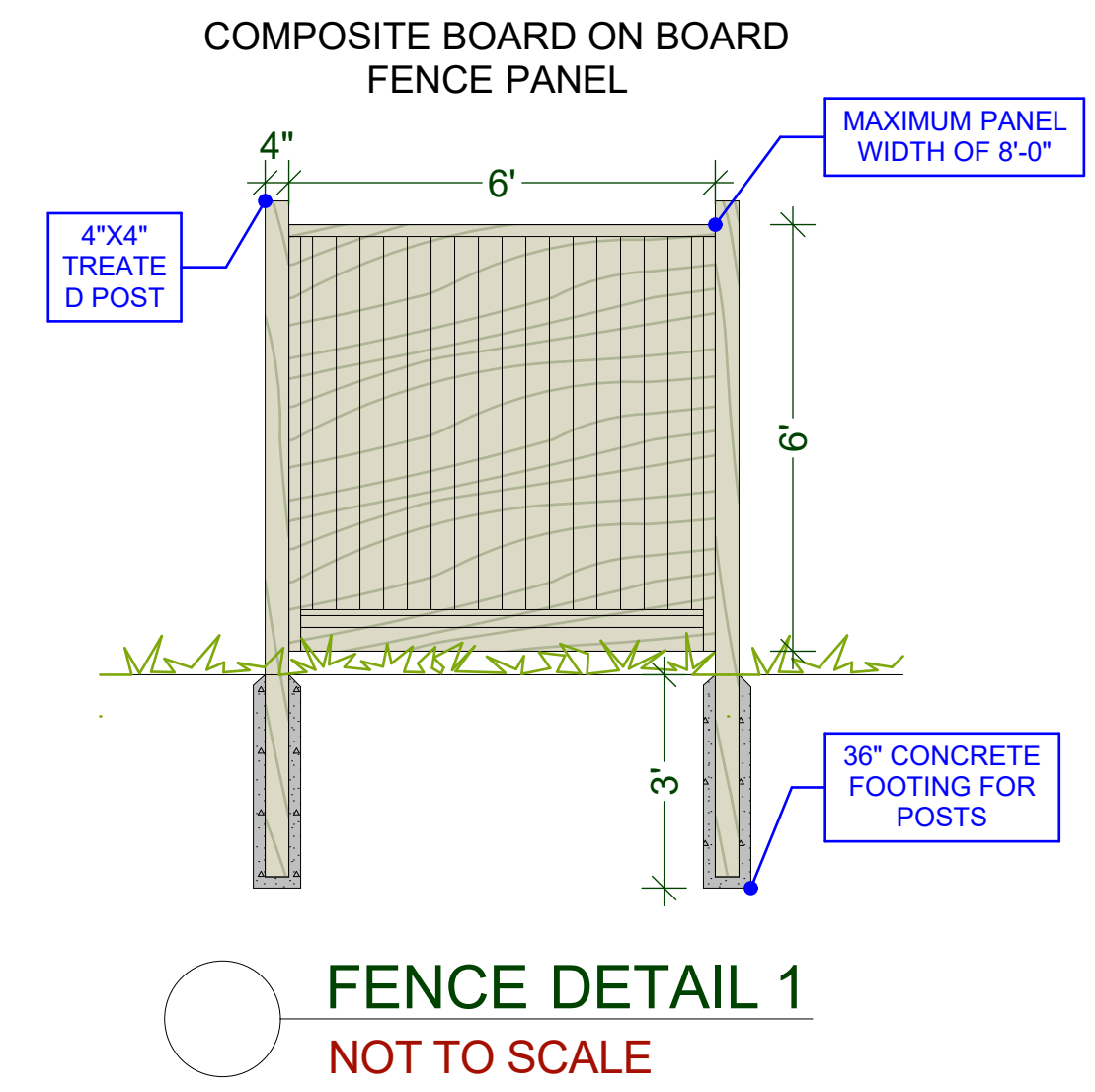
ALLOWED HEIGHT (7.60m)
(16.58 + 7.60m) 24.18m



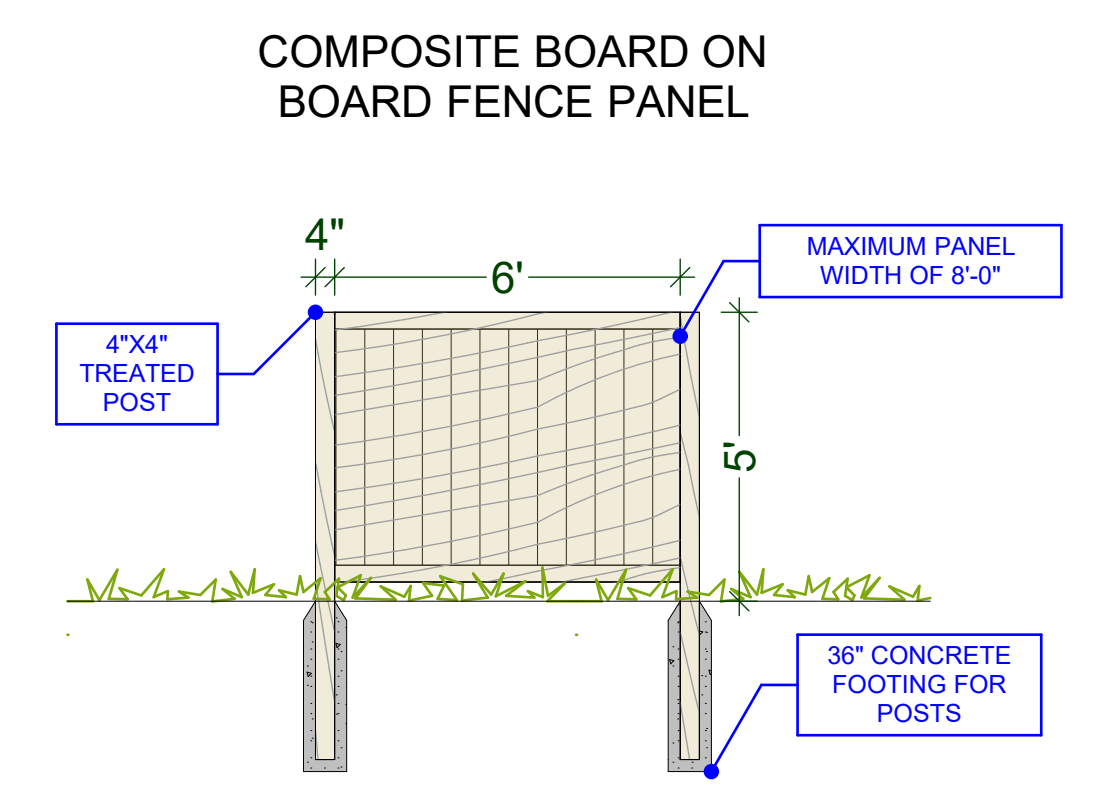
GRADE PLAN
NOT TO SCALE

Grade Points	Avg. Of Points	Distance Between	Totals
a/b	17.25 + 16.70 / 2 = 16.98	8.27	140.43
b/c	16.70 + 16.89 / 2 = 16.80	3.12	52.42
c/d	16.89 + 17.04 / 2 = 16.97	0.30	5.09
d/e	17.04 + 17.38 / 2 = 17.21	6.62	113.93
e/f	17.38 + 17.40 / 2 = 17.39	7.97	138.60
f/g	17.40 + 17.33 / 2 = 17.37	4.11	71.39
g/h	17.33 + 17.37 / 2 = 17.35	2.28	39.56
h/i	17.37 + 17.37 / 2 = 17.37	1.40	24.32
i/j	17.37 + 17.32 / 2 = 17.35	2.28	39.56
j/a	17.32 + 17.25 / 2 = 17.29	4.23	73.14
Total:			698.44
Permitter:			40.58
AVG. GRADE =			17.21m

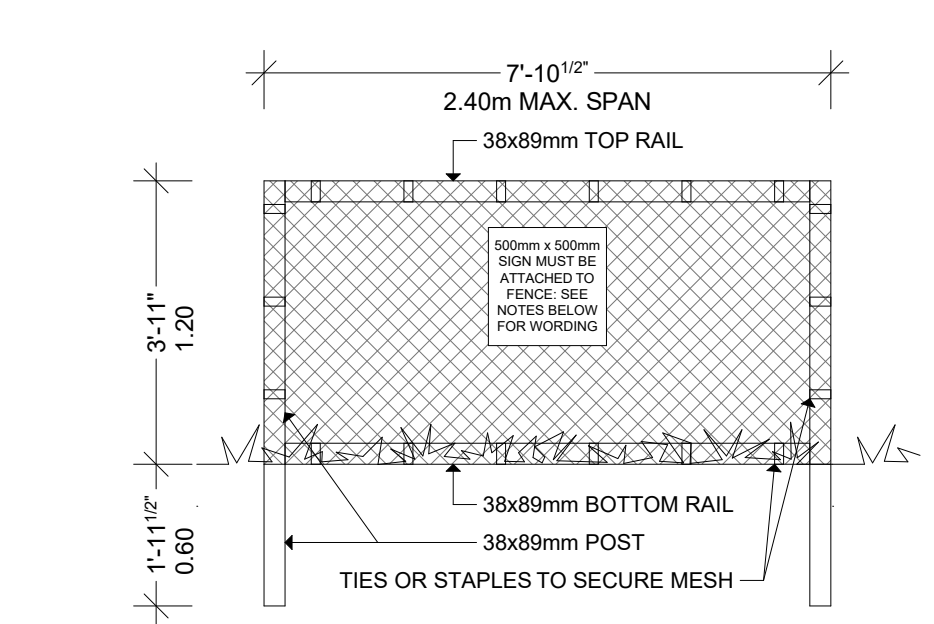
ALLOWED HEIGHT (7.60m)
(17.21 + 7.60m) 24.81m



FENCE DETAIL 1
NOT TO SCALE



FENCE DETAIL 2
NOT TO SCALE



TREE PROTECTION FENCING:

NOTES:
1) FENCE WILL BE CONSTRUCTED USING 38 x 89 mm (2"x4") WOOD FRAME: TOP, BOTTOM AND POSTS*
2) ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA.
THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
*IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

TREE PROTECTION FENCING
NOT TO SCALE

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

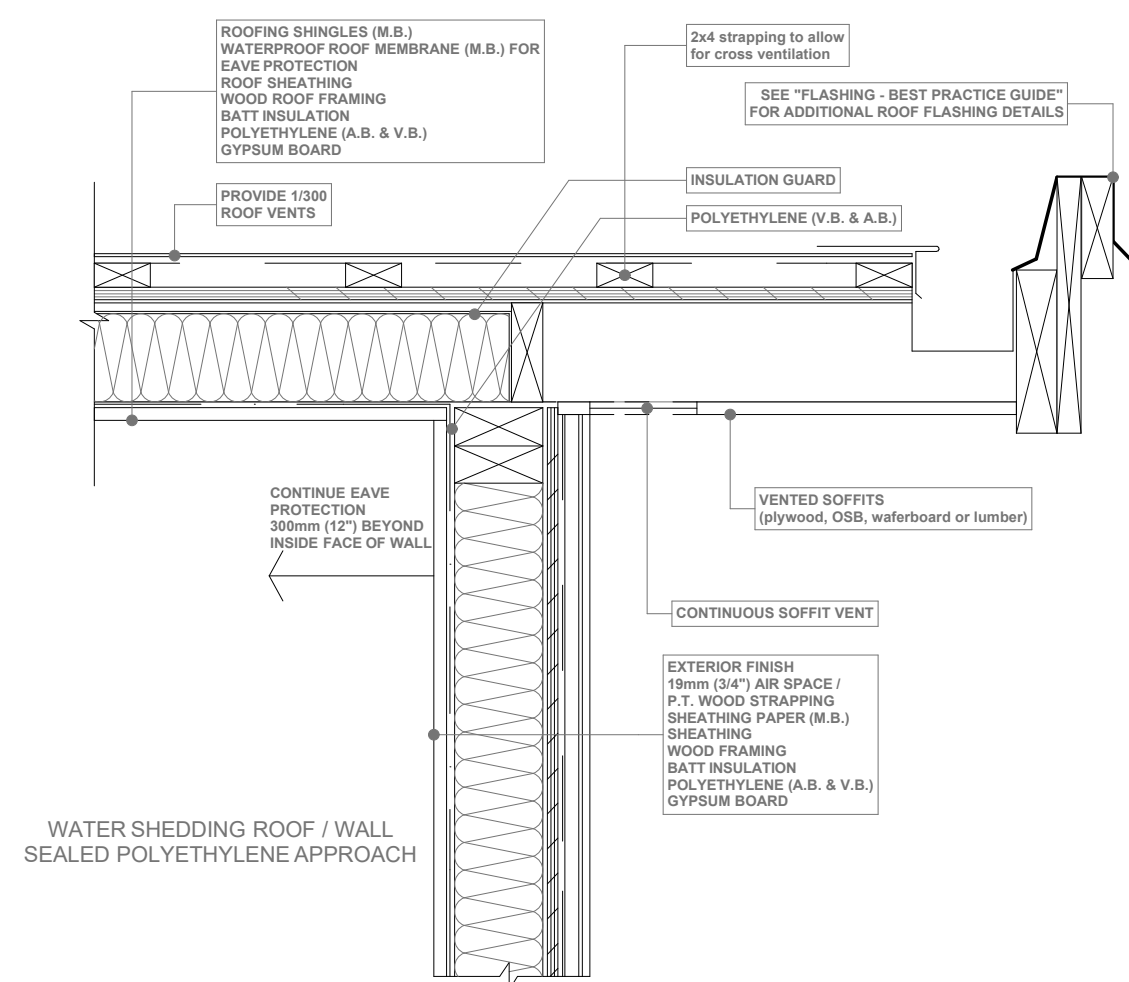
ISSUE DATE: AUG 24, 2022
DRAWING SCALE: SEE DRAWINGS
DRAWN BY: KYLE LEGGETT

ISSUE DATE: AUG 24, 2022
DRAWING SCALE: SEE DRAWINGS
DRAWN BY: KYLE LEGGETT

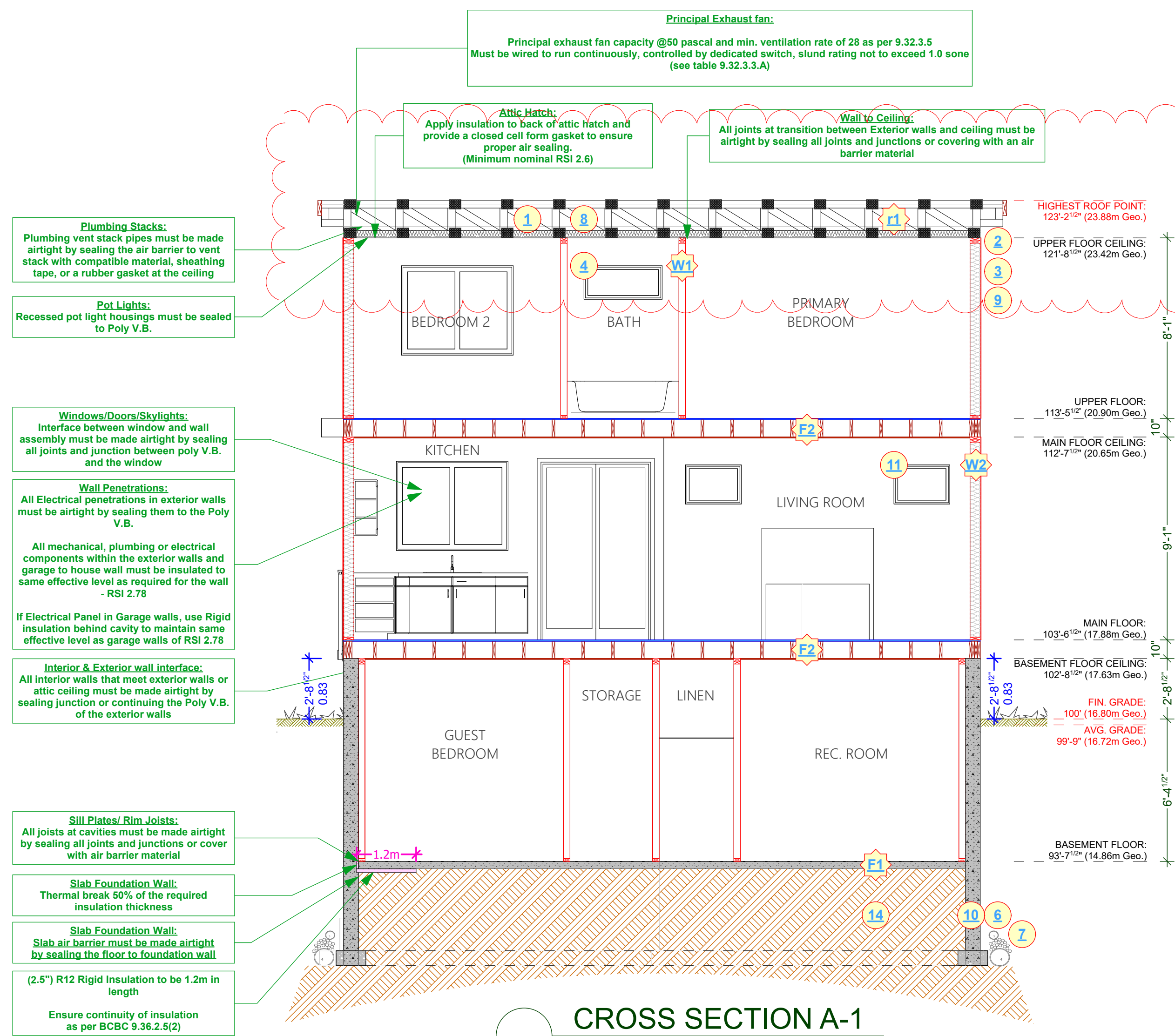
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SHEET NUMBER

A2



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



CROSS SECTION A-1
SCALE: 1/4" = 1' - 0"

HEAT SOURCE TO BE: DUCTLESS HEAT PUMP WITH HRV

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.	
$RSip=100/[(23/1.19)+(77/3.34)] = 2.36$	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	
RSI=2.11	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.	
$RSip=100/[(13/2.0)+(87/4.93)] =$	4.76
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

CONSTRUCTION NOTES:

1 R40 insulation, 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91	8 Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent
2 Continuous gutters	9 Eave protection to 12" beyond heated wall
3 Aluminum gutters and non-vented soffits - roof overhangs as per plans	10 8" concrete wall on 8"x16" concrete footings - 2x4 bar continuous - R12 rigid insulation - 2 coats damp proofing
4 All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass	11 Caulk over and around all exterior openings
5 Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail. NOT SHOWN	12 10" X 10" post saddle on 8" pilaster 2'x2'x6 concrete footing. NOT SHOWN
6 Provide drains to perimeter system	13 42" non climbable continuous handrail. NOT SHOWN
7 4" drain tile with 6" rock over	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	W1 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout
F2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.	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)
F1 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	

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.

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

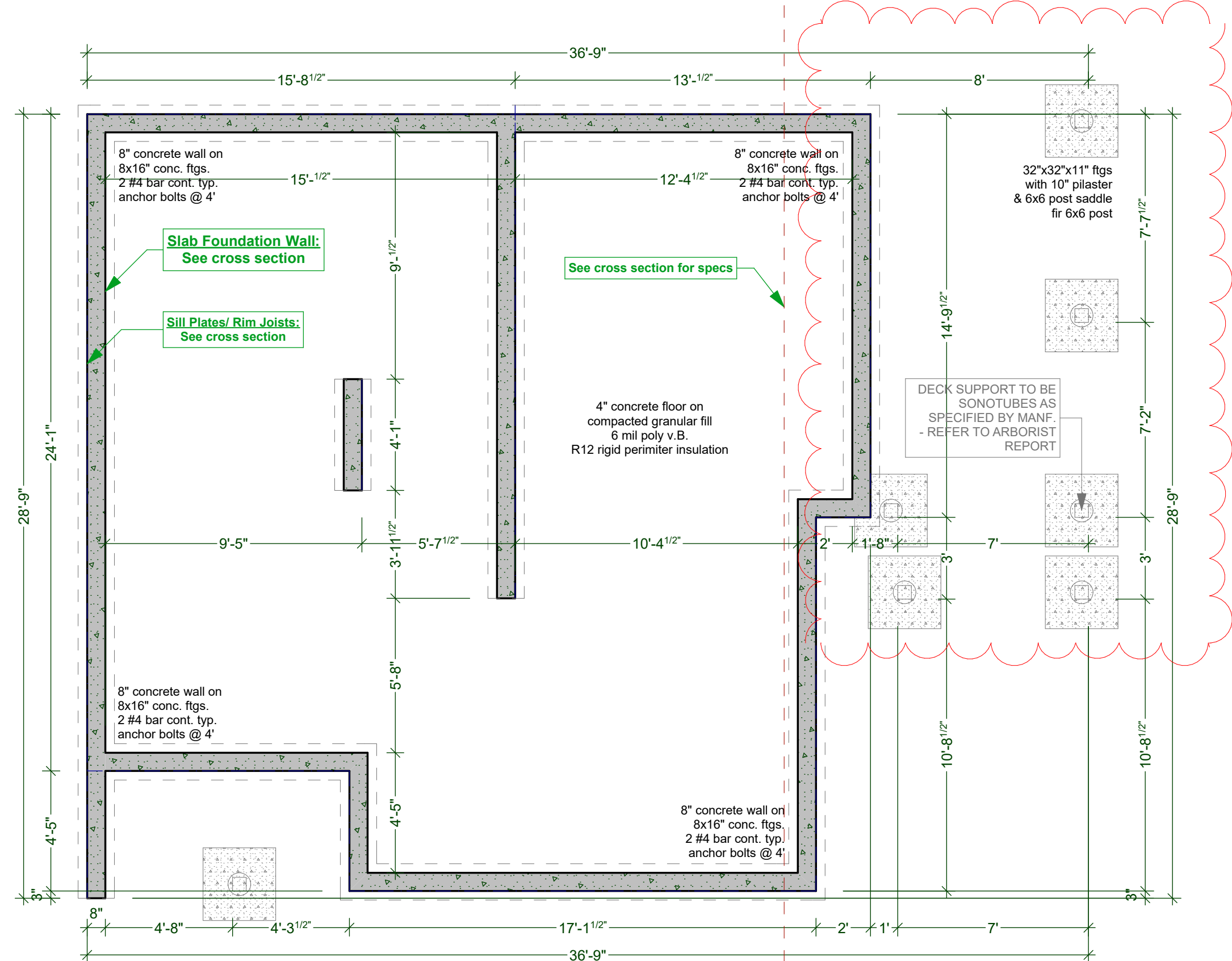
DRAWING NAME: CROSS SECTION A-1 AND SOFFIT DETAIL
ISSUE DATE: AUG 24, 2022
DRAWING SCALE: 1/4"=1'-0"

DRAWN BY: KYLE LEGGETT

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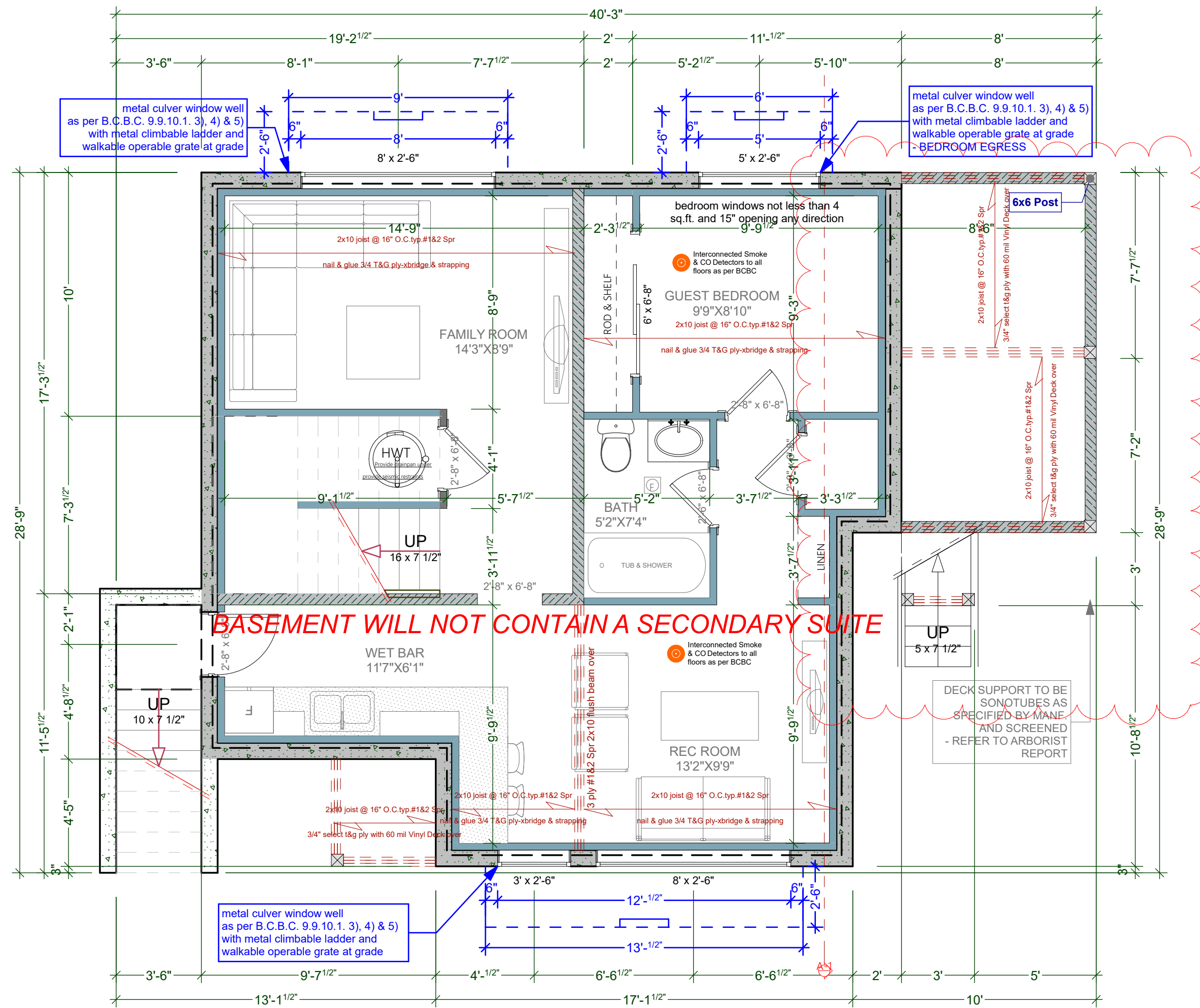
SHEET NUMBER

A3



FOUNDATION PLAN (ON SLAB)

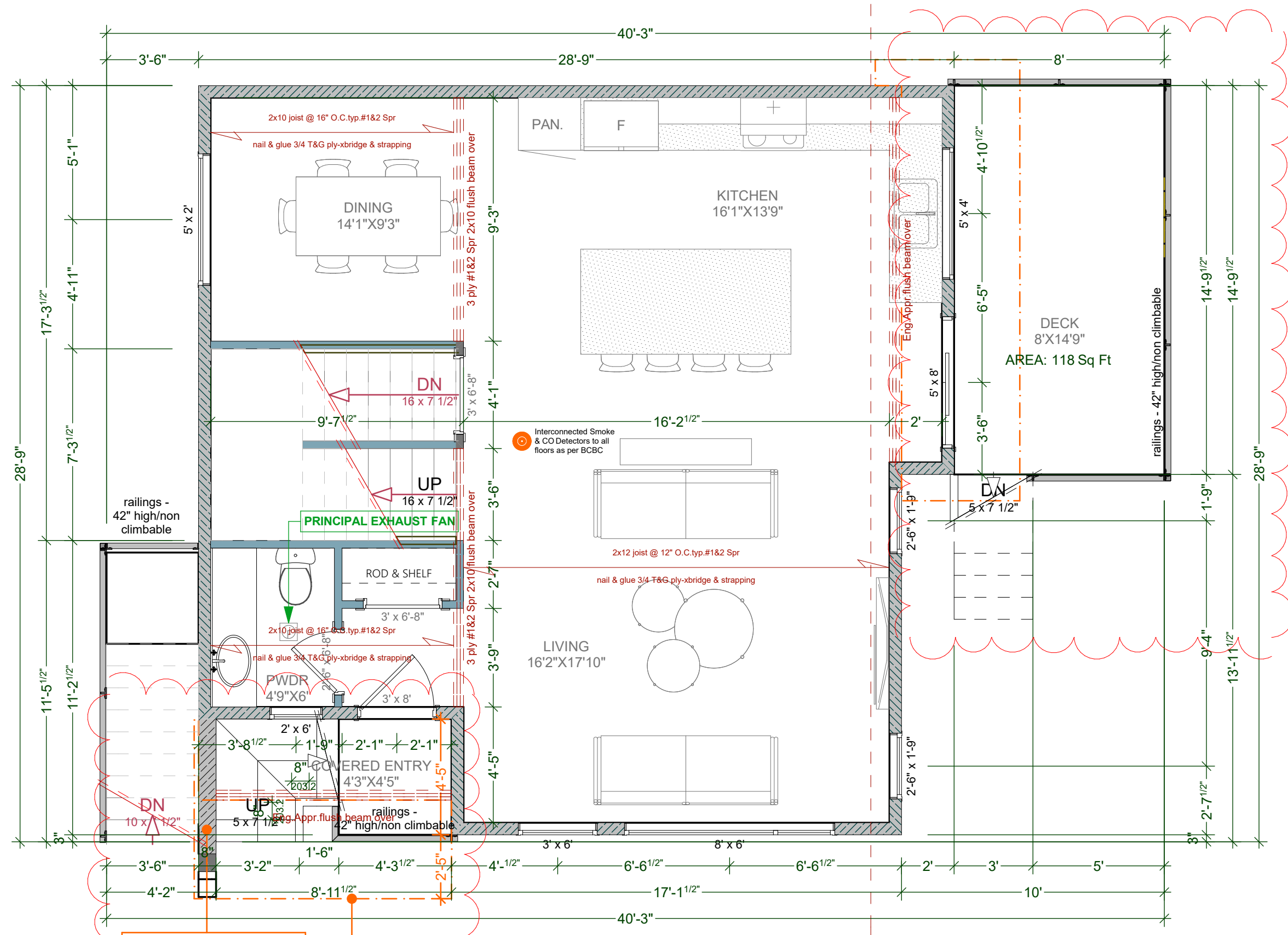
SCALE: 1/4" = 1' - 0"



BASEMENT FLOOR PLAN (9'-0 3/4" WALLS)

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

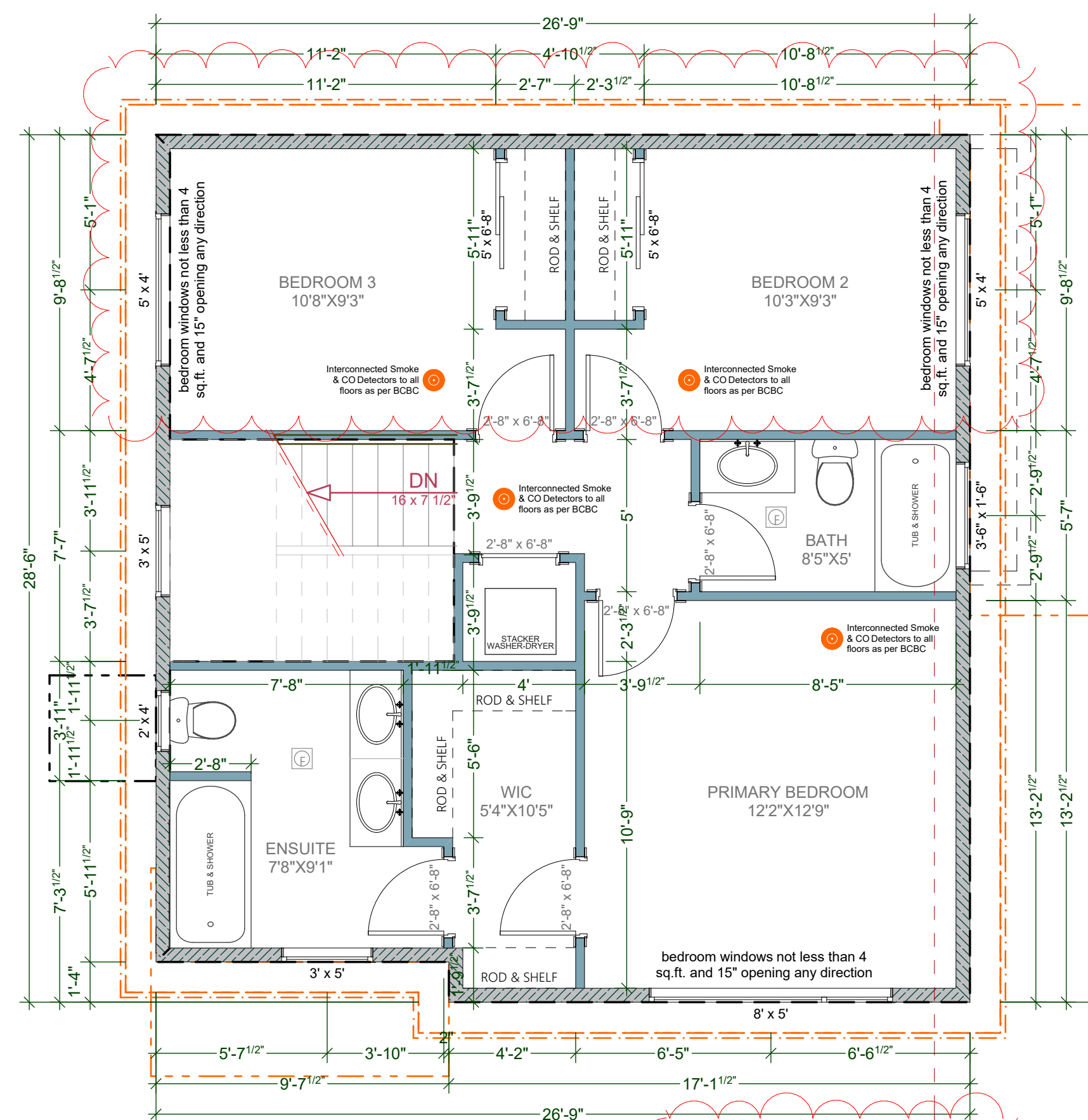
BASEMENT FLOOR AREA: 608.48 Sq Ft (56.53 SQ. M)



MAIN FLOOR PLAN (9'-0 3/4" WALLS)

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

MAIN FLOOR AREA: 697.93 Sq Ft (64.84 SQ. M)



UPPER FLOOR PLAN (8'-0 3/4" WALLS)

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

UPPER FLOOR AREA: 699.85 Sq Ft (65.02 SQ. M)

CUSTOMER: MARIA WEEKS

DRAWING NAME: FOUNDATION, BASEMENT, MAIN AND UPPER FLOOR PLANS

ISSUE DATE: AUG 24, 2022

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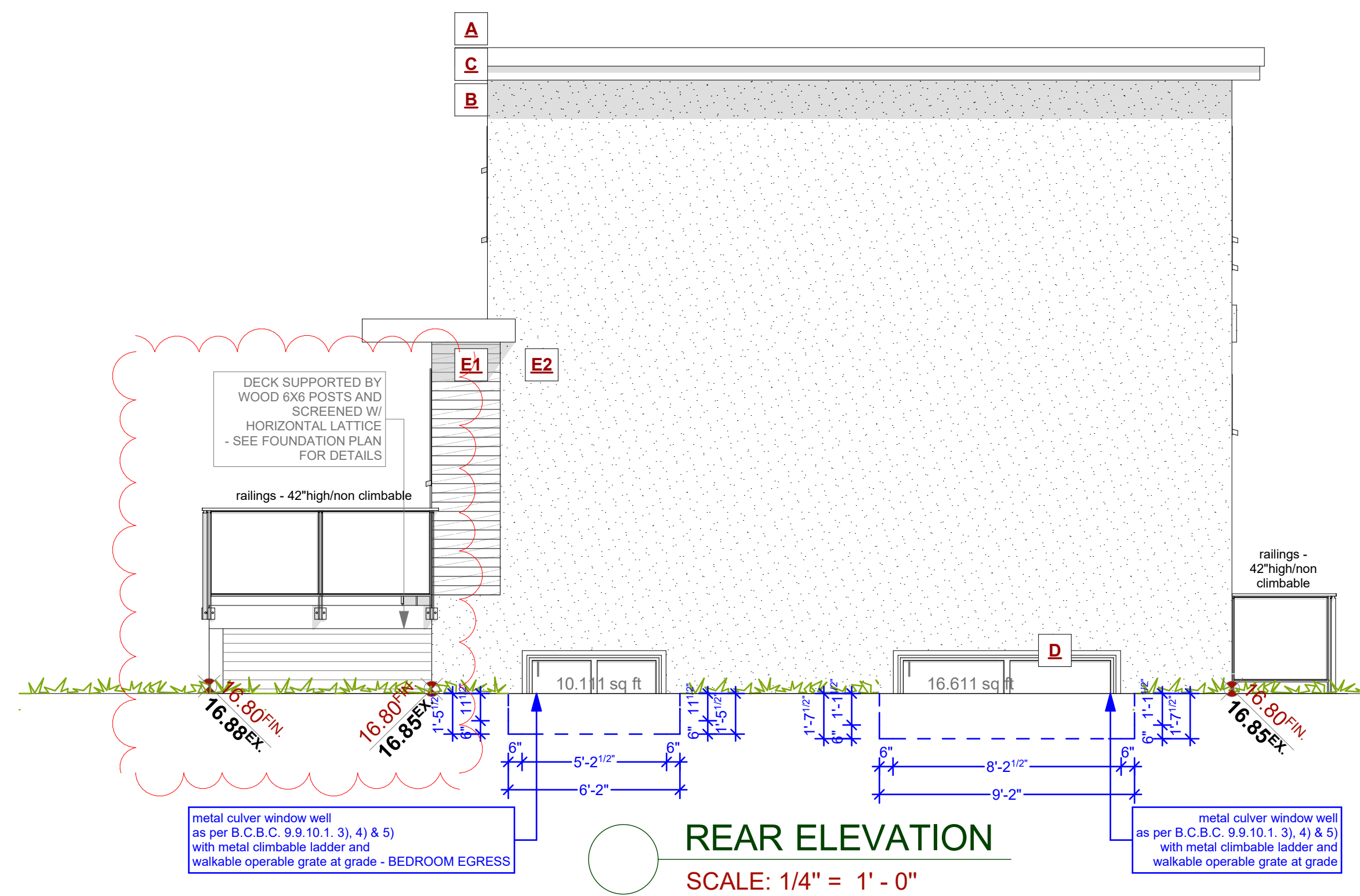
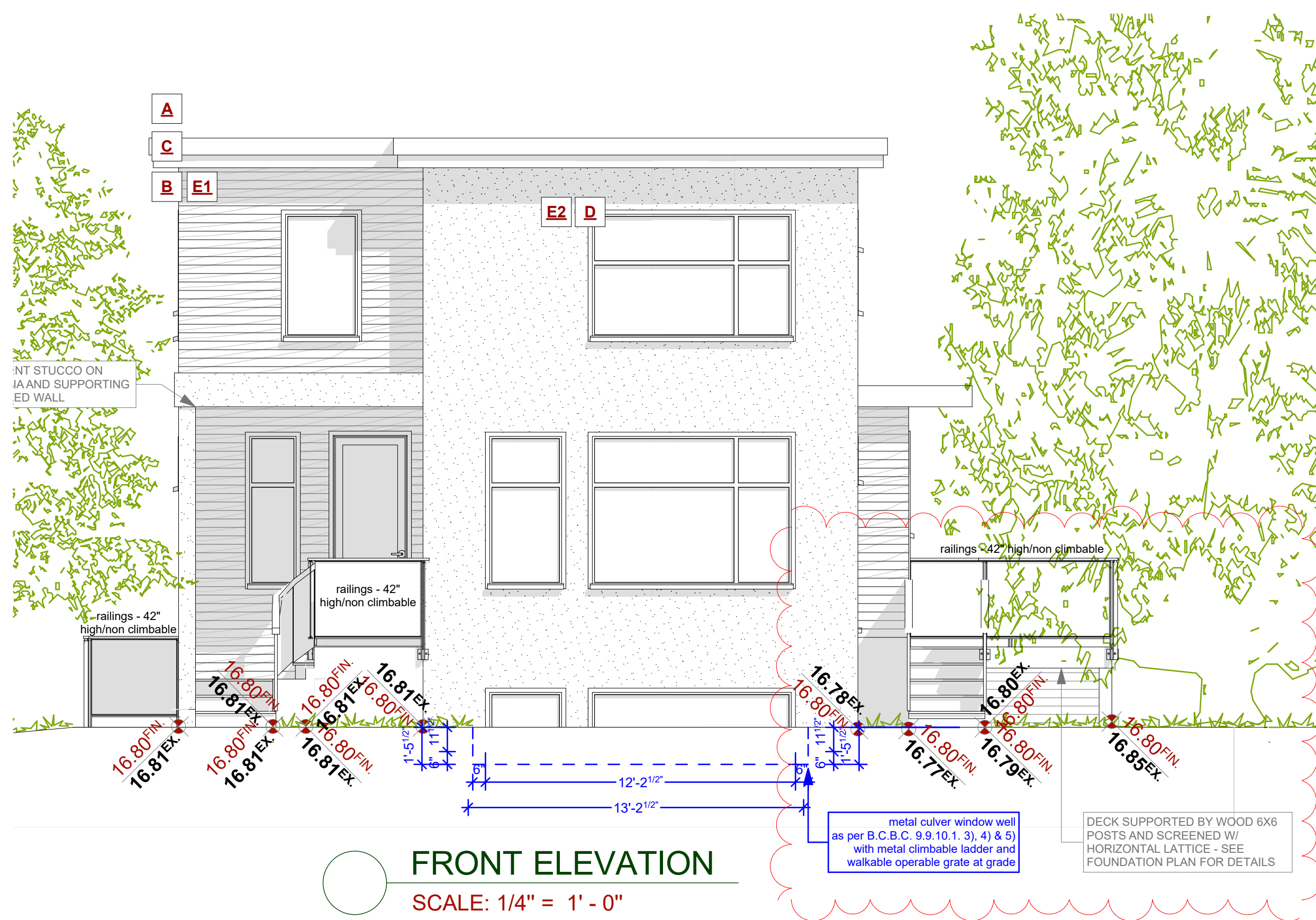
SHEET NUMBER

A4

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

DRAWN BY: KYLE LEGGETT

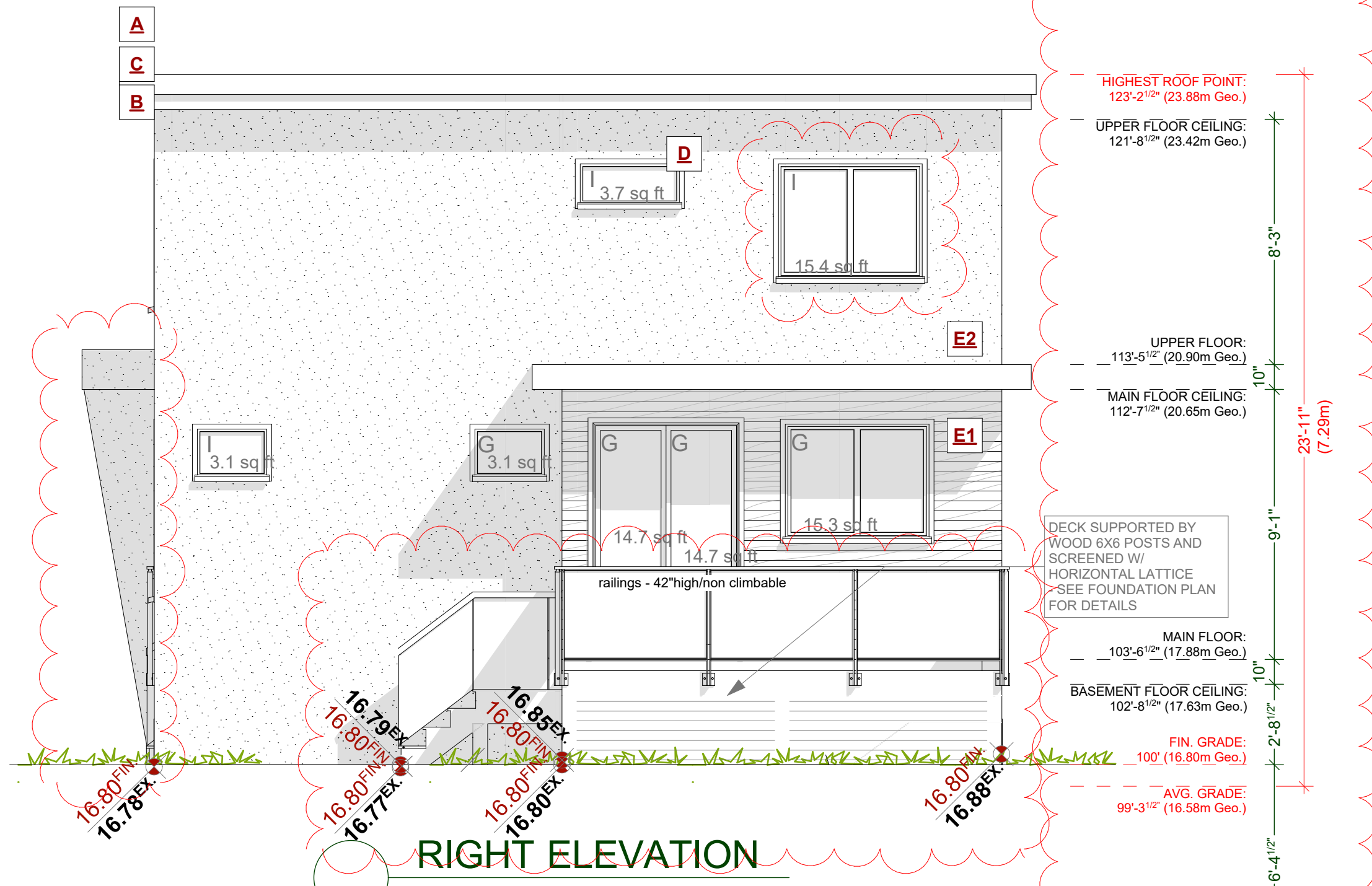
ADDRESS: 1905 LEE AVE.
LOT 4 PLAN 5969 SECTION 76 VICTORIA



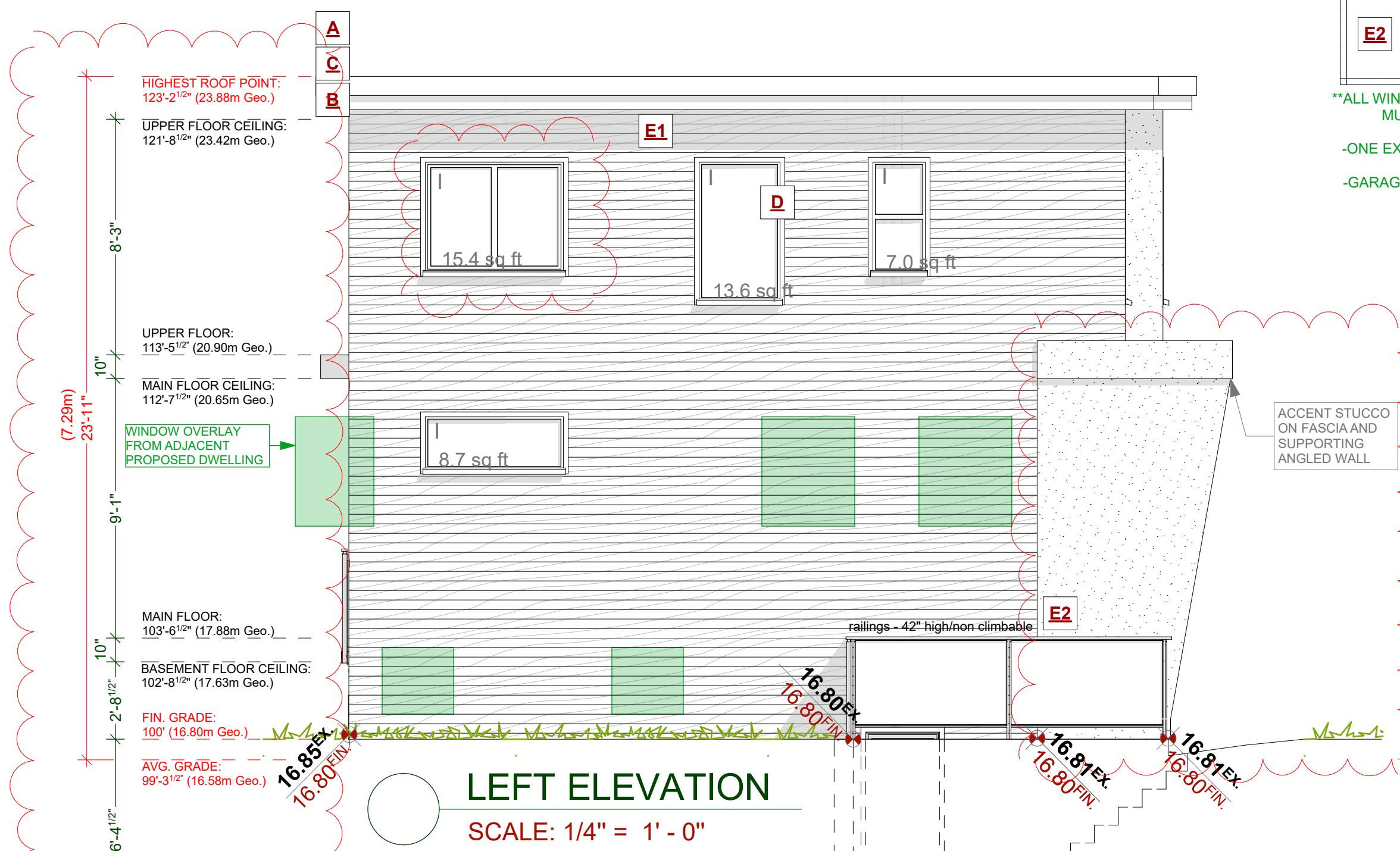
EXPOSING BUILDING FACE: 59.61m²
 LIMITING DISTANCE: 2.41m
 AREA OF GLAZED OPENINGS: 2.48m²
 % GLAZED OPENINGS: 4.16%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 14.50%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 8.64m²

A	ROOFING:	BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS
B	GUTTER & SOFFIT:	ALUMINUM GUTTER AND NON-VENTED SOFFIT
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED
E1	WALL FINISH:	HORIZONTAL CEDAR SIDING LAPPED TO 4" EXPOSURE - COLOURS AS PER BUILDERS SPECS
E2	WALL FINISH:	STUCCO - SEE OWNER FOR TEXTURE FINISH - RAIN SCREEN AS PER BCBC

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



EXPOSING BUILDING FACE: 60.93m²
 LIMITING DISTANCE: 6.09m
 AREA OF GLAZED OPENINGS: 6.49m²
 % GLAZED OPENINGS: 10.65%
 45 min FIRE-RESISTANCE RATING: not required
 TYPE OF CLADDING: no limits
 PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 34.00%
 PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 20.72m²



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

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

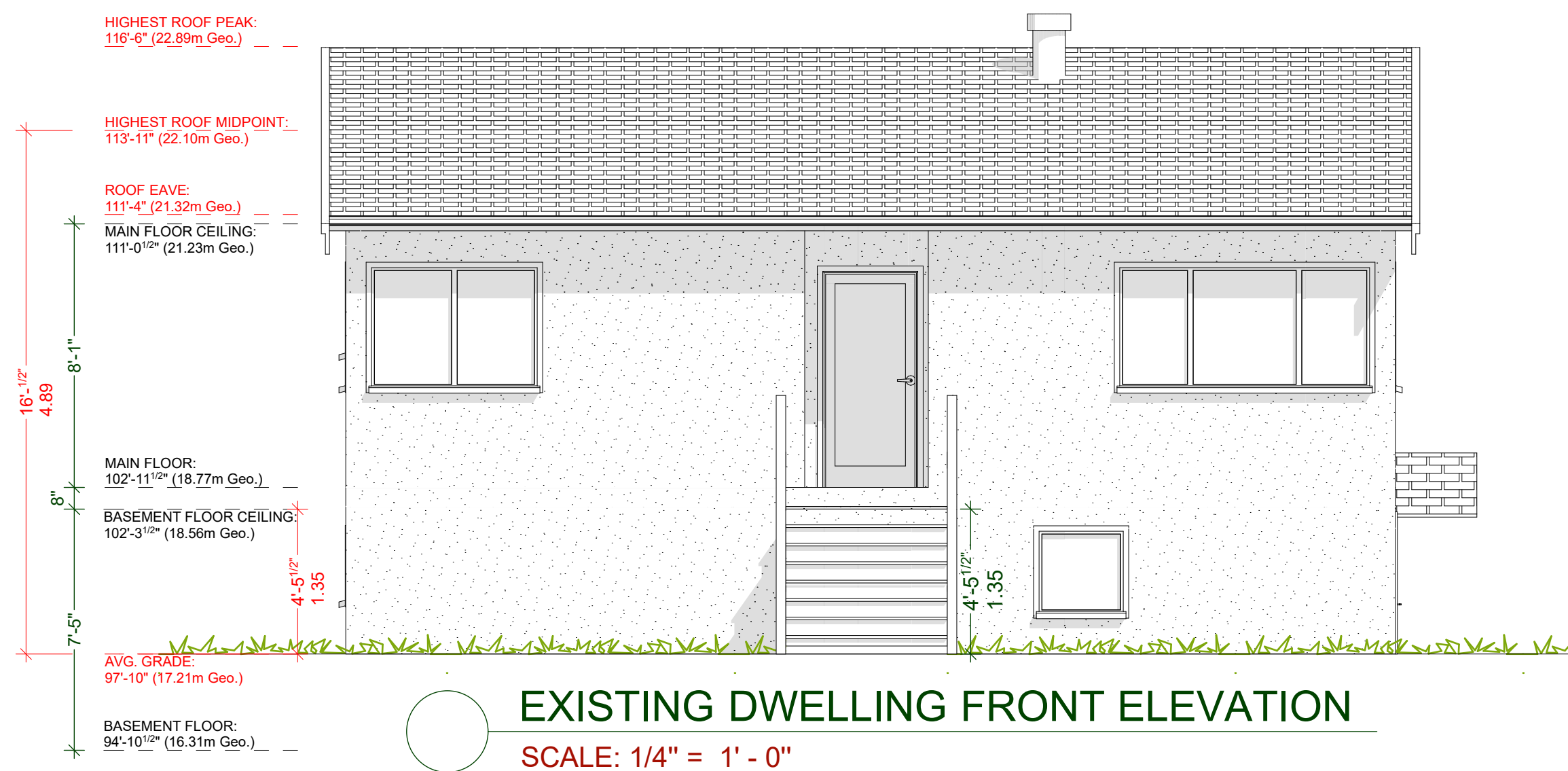
CUSTOMER:
MARIA WEEKS
 ADDRESS:
**1905 LEE AVE.
 LOT 4 PLAN 5969 SECTION 76 VICTORIA**

DRAWING NAME:
ELEVATIONS
 ISSUE DATE:
AUG 24, 2022
 DRAWING SCALE:
1/4"=1'-0"
 DRAWN BY:
KYLE LEGGETT

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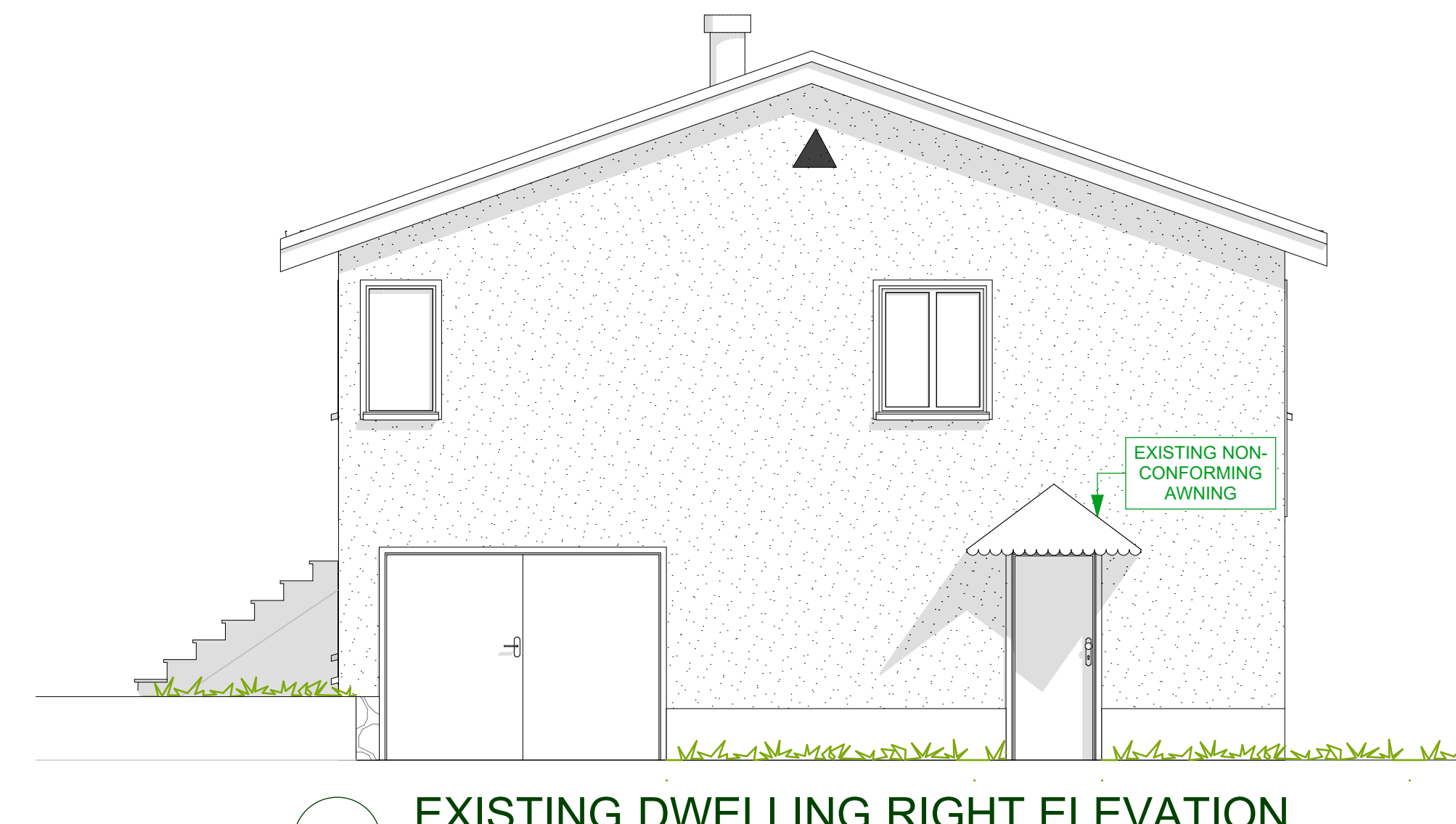
A5



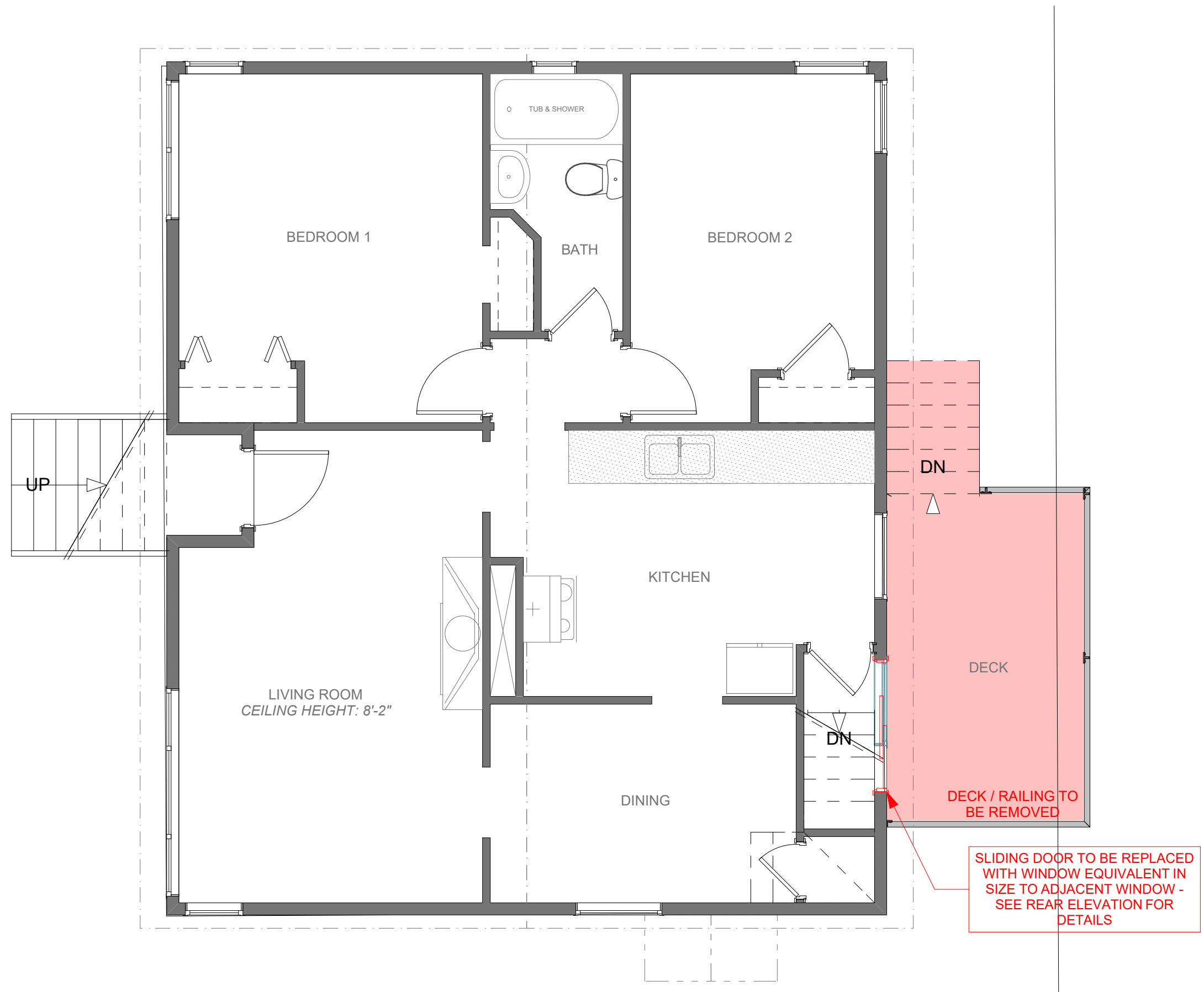
EXISTING DWELLING FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



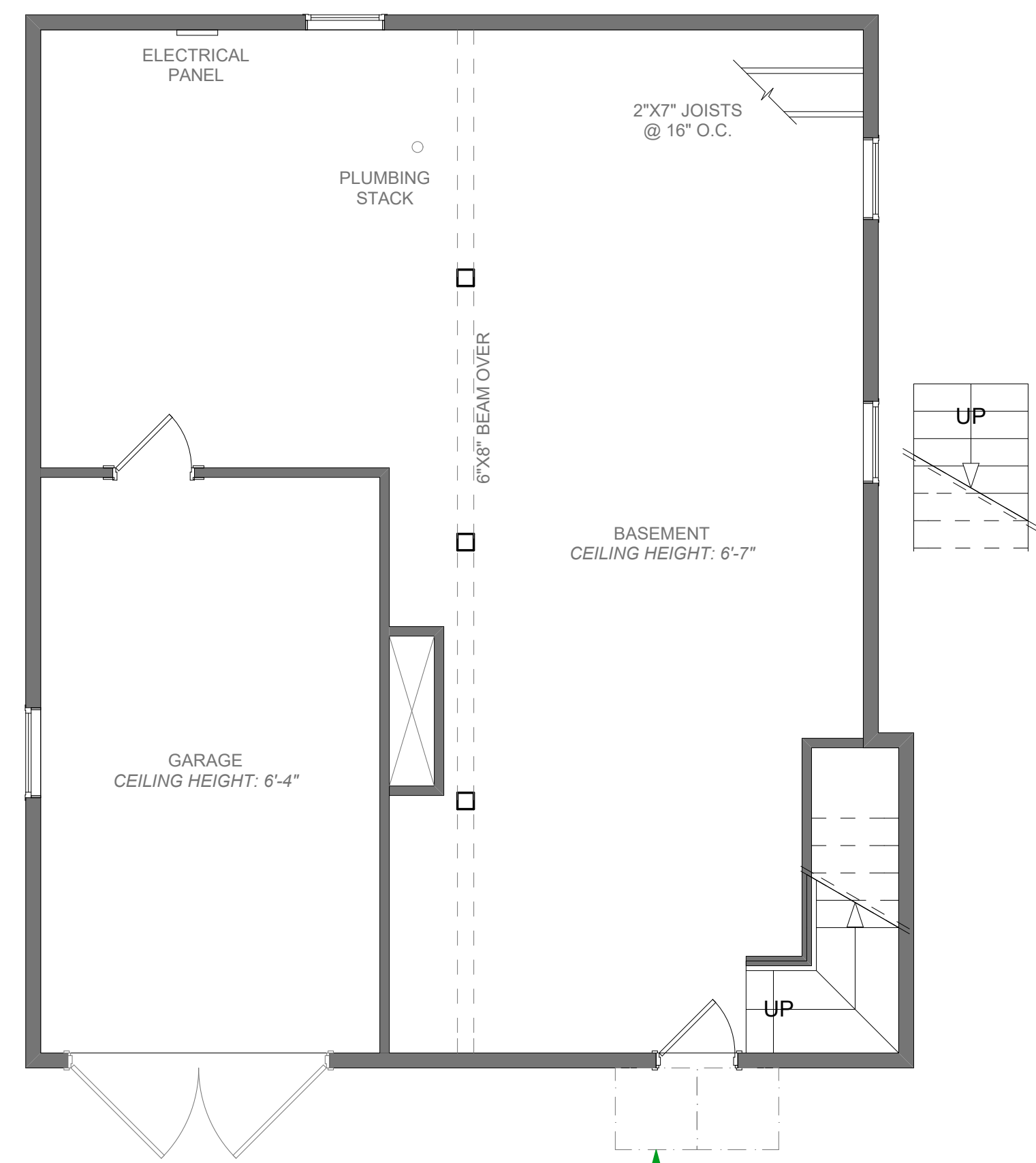
EXISTING DWELLING LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



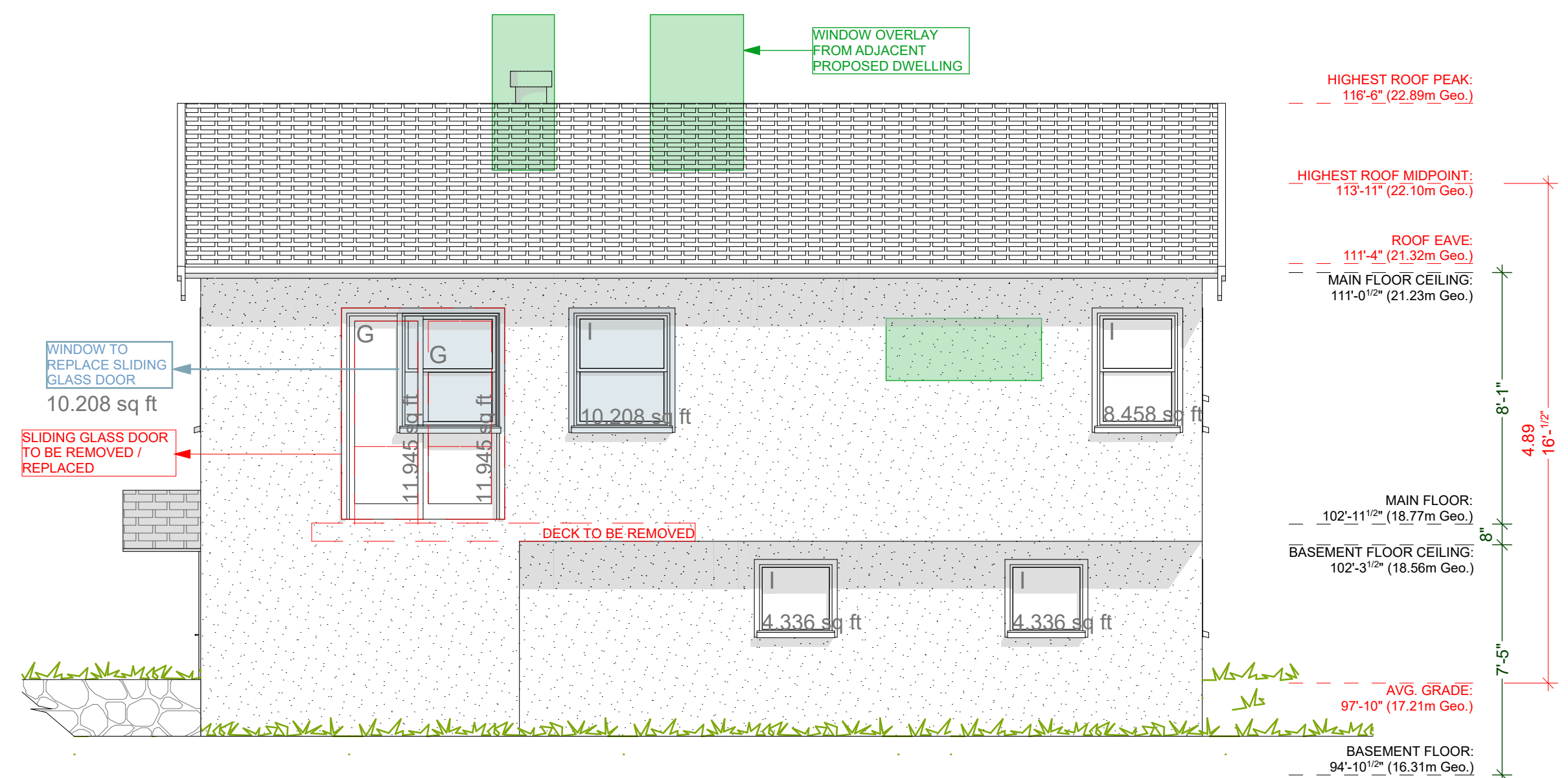
EXISTING DWELLING RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



EXISTING DWELLING MAIN FLOOR PLAN
SCALE: 1/4" = 1' - 0"
MAIN FLOOR AREA: 808.06 Sq Ft



EXISTING DWELLING LOWER FLOOR PLAN
SCALE: 1/4" = 1' - 0"
LOWER FLOOR AREA: 797.61 Sq Ft



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

<p>EXISTING</p> <p>EXPOSING BUILDING FACE: 37.32m² LIMITING DISTANCE: 1.99m AREA OF GLAZED OPENINGS: 4.76m² % GLAZED OPENINGS: 12.76% 45 min FIRE-RESISTANCE RATING: not required TYPE OF CLADDING: no limits PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 11.50% PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 4.29m²</p>	<p>PROPOSED</p> <p>EXPOSING BUILDING FACE: 37.32m² LIMITING DISTANCE: 1.99m AREA OF GLAZED OPENINGS: 3.49m² % GLAZED OPENINGS: 9.35% 45 min FIRE-RESISTANCE RATING: not required TYPE OF CLADDING: no limits PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 11.50% PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 4.29m²</p>
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DRAWING NAME: EXISTING DWELLING FLOOR PLANS, EXISTING DWELLING WALLS AND SEPARATION CALCULATIONS
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: AUG 24, 2022
DRAWN BY: KYLE LEGGETT

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