CB - denotes - catch basin
MHD - denotes - manhole - storm drain
MHS - denotes - manhole - sewer
UPL - denotes - utility pole with light
WM - denotes - water meter
8.88 - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 616.53 m²

28
Block 3
Plan 970

2
Block 3
Plan 970

1
Block 3
Plan 970

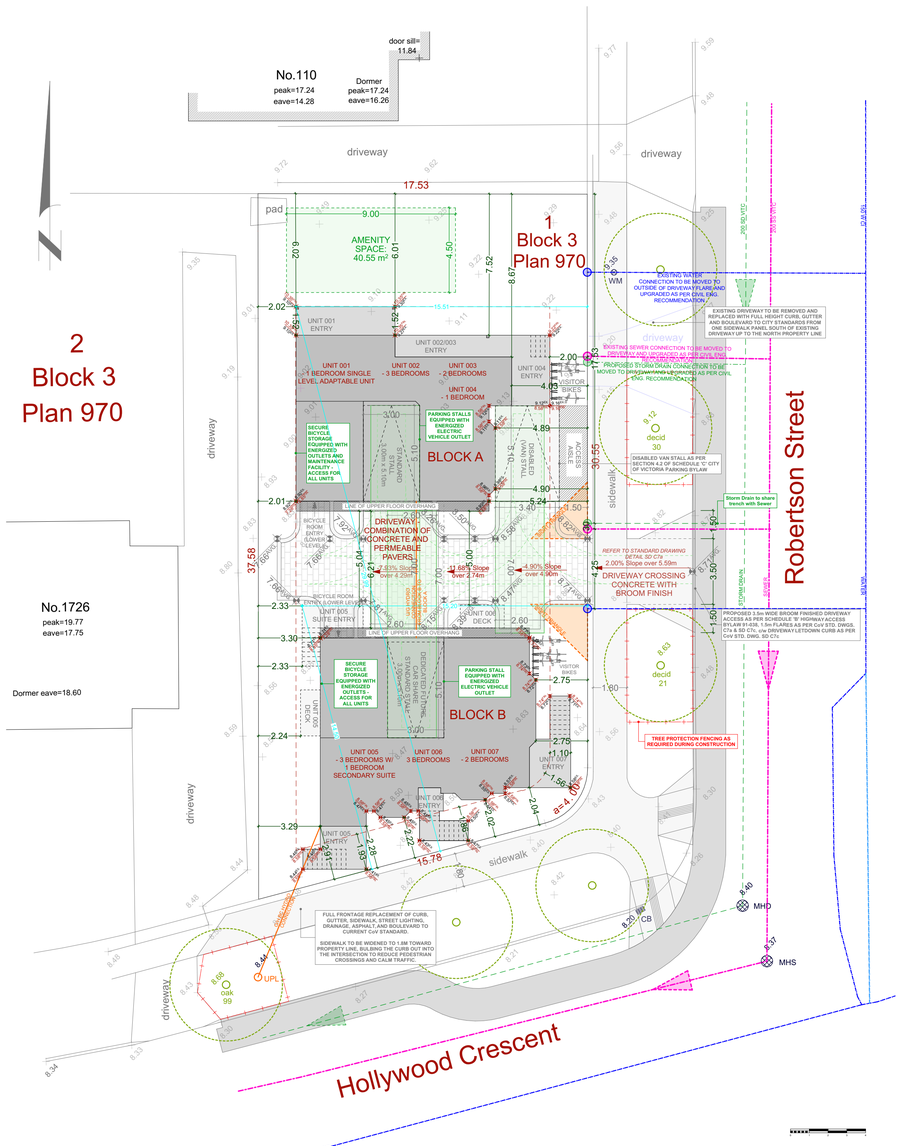
No.110
peak=17.24
eave=14.28

Dormer
peak=17.24
eave=16.26

door sill=
11.84

No.1726
peak=19.77
eave=17.75

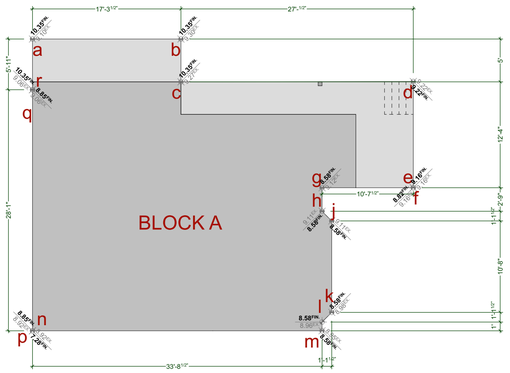
Dormer eave=18.60



PROPOSED SITE PLAN
SCALE = 1 : 150

PROJECT DATA TABLE - MULTI FAMILY DWELLING			
Address	1734 Hollywood Cres		
Lot Size	616.53m² (6,636.27 ft²)		
Zoning	R1-G - MISSING MIDDLE BYLAW - SCHEDULE P		
	BLOCK A	BLOCK B	REQUIRED
Location			
Lot Width*	***17.53m****		20m
Building to be within 36m of two streets	29.99m	15.20m	-
All buildings to be within 20m of a street	15.51m	14.50m	-
Floor Area			
Upper Floor Area	90.61m² (975.34 ft²)	98.66 m² (1,061.98 ft²)	-
Main Floor Area	91.84m² (988.60 ft²)	98.92 m² (1,064.81 ft²)	-
Lower Floor Area	88.64m² (954.12 ft²)	100.11 m² (1,077.54 ft²)	-
Basement Floor Area	52.82m² (568.55 ft²)	59.44 m² (639.81 ft²)	
Bicycle Storage Area	17.12m² (184.28 ft²)	17.12 m² (184.28ft²)	-
Floor Space Ratio	0.923 568.78 m² (6,124.39 ft²)		1.1 678.18m² (7,299.87 ft²)
Height			
Average grade	8.77m Geo.	8.40m Geo.	-
Building Height (maximum)	11.33m (37.17 ft)	11.68m (38.32 ft)	11.00m - Flat roofs 12.00m - All other roofs
Setbacks, Projections			
Street setback (Robertson) (minimum) (South)	2.00m (6.56 ft)	2.75m (9.02 ft)	2.00m (6.56 ft)
Street setback (Hollywood) (minimum) (East)	-	2.02m (6.63 ft)	2.00m (6.56 ft)
Maximum projections into all setbacks: • steps, ramp, porch	-	1.93m (6.33 ft)	2.00m (6.56 ft)
North setback (minimum)	6.01m (Habitable) (19.72 ft)	21.95m (Habitable) (72.01 ft)	6.00m (Habitable) 2.00m (Non-hab.)
West setback (minimum)	2.01m (Non-hab.) (6.60 ft)	2.24m (Non-hab.) (7.64 ft)	6.00m (Habitable) 2.00m (Non-hab.)
Eave projections into setback (maximum)	0.65m (2.13 ft)	0.65m (2.13 ft)	0.75m (2.46 ft)
Building separation (minimum)	5.04m (16.54 ft)	5.04m (16.54 ft)	5.00m (16.40 ft)
Site Coverage			
Site coverage (maximum)	39.85% 245.69m² (2,644.59ft²)		40.00% 246.61m² (2,654.49ft²)
Open Site Space (minimum)	45.25% 278.98m² (3,002.92ft²)		45.00% 277.44m² (2,986.34ft²)
Amenity Space *(35m² or 6.5% of lot area and min 4.5m in length on all sides)*	14.13% 87.13m² (937.86ft²)		6.50% 40.08m² (431.42ft²)
Site Impervious Areas	43.15% 266.03m² (2,863.52ft²)		
Permeable Areas	56.85% 350.50m² (3,772.75ft²)		
Rainwater Management Areas	56.85% 350.50m² (3,772.75ft²)		
Parking			
Bicycle Parking	BLOCK A	BLOCK B	REQUIRED
Bicycle Storage • Long Term Storage Spaces (2 per unit; 1 per secondary unit) • Short Term Storage Spaces (Not required)	8 long term spaces 6 short term spaces	7 long term spaces 6 short term spaces	• 15 long term spaces • 6 visitor spaces per bldg
Oversized Bicycle Storage	1 oversized space	1 oversized space	15% of total stalls 2 spaces
Energized Bicycle Spaces	4 energized	4 energized	50% of total stalls 8 spaces
Bicycle Maintenance Facility c/w Bicycle Repair Stand	1 facility	1 facility	1 Required in each bike room
Van Accessible Parking	1 - Van accessible parking space located close to Block A (contains adaptable unit)		1 Required
EV Equipped Parking One parking space dedicated for future use by a car share vehicle on the lot secured through a car share parking space SRW on the terms in Schedule R	1 - Standard EV equipped parking space	1 - Dedicated future car share (SRW) EV equipped parking space	0.15 Parking spaces per unit up to a maximum of 1 car share vehicle parking space 2 Spaces Required

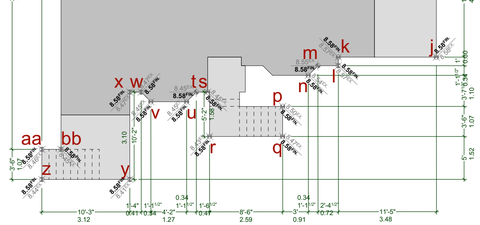
***VARIANCE REQUIRED**



PROPOSED GRADE PLAN
NOT TO SCALE

Grade Points	Avg. Of Points		Distance Between	Totals
a / b	9.10	+ 9.30 /2 = 9.20	5.27	48.48
b / c	9.30	+ 9.27 /2 = 9.29	1.52	14.12
c / d	9.27	+ 9.22 /2 = 9.25	8.25	76.31
d / e	9.22	+ 9.16 /2 = 9.19	3.76	34.55
f / g	8.82	+ 8.58 /2 = 8.70	3.24	28.19
g / h	8.58	+ 8.58 /2 = 8.58	0.84	7.21
h / j	8.58	+ 8.58 /2 = 8.58	0.34	2.92
j / k	8.58	+ 8.58 /2 = 8.58	3.25	27.89
k / l	8.58	+ 8.58 /2 = 8.58	0.34	2.92
l / m	8.58	+ 8.58 /2 = 8.58	0.31	2.66
m / n	8.58	+ 7.28 /2 = 7.93	10.28	81.52
p / q	8.85	+ 8.85 /2 = 8.85	8.56	75.76
r / a	9.06	+ 9.10 /2 = 9.08	1.80	16.34
			Total:	418.87
			Permiter:	47.76
			AVG. GRADE =	8.77

ALLOWED HEIGHT (12.00m)
(8.77 + 12.00m) 20.77m



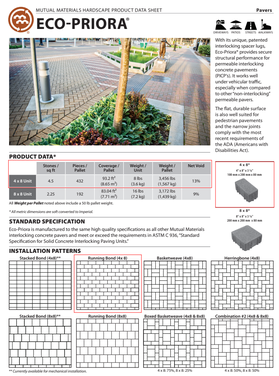
PROPOSED GRADE PLAN
NOT TO SCALE

Grade Points	Avg. Of Points		Distance Between	Totals
b / c	7.28	+ 8.58 /2 = 7.93	11.13	88.26
d / e	8.74	+ 8.73 /2 = 8.74	1.89	16.52
e / f	8.73	+ 8.72 /2 = 8.73	0.34	2.97
f / g	8.72	+ 8.72 /2 = 8.72	0.70	6.10
g / h	8.72	+ 8.71 /2 = 8.72	1.16	10.12
h / j	8.71	+ 8.58 /2 = 8.65	4.63	40.05
j / k	8.58	+ 8.57 /2 = 8.58	3.48	29.86
k / l	8.57	+ 8.57 /2 = 8.57	0.30	2.57
l / m	8.57	+ 8.55 /2 = 8.56	0.72	6.16
m / n	8.55	+ 8.54 /2 = 8.55	0.34	2.91
n / p	8.54	+ 8.50 /2 = 8.52	1.10	9.37
p / q	8.50	+ 8.47 /2 = 8.49	1.07	9.08
q / r	8.47	+ 8.43 /2 = 8.45	2.59	20.70
r / s	8.43	+ 8.45 /2 = 8.44	1.58	13.34
s / t	8.45	+ 8.45 /2 = 8.45	0.47	3.97
t / u	8.45	+ 8.45 /2 = 8.45	0.34	2.87
u / v	8.45	+ 8.45 /2 = 8.45	1.27	10.73
v / w	8.45	+ 8.47 /2 = 8.46	0.34	2.88
w / x	8.47	+ 8.47 /2 = 8.47	0.41	3.47
x / y	8.47	+ 8.41 /2 = 8.44	3.10	26.16
y / z	8.41	+ 8.44 /2 = 8.43	3.12	26.30
z / aa	8.44	+ 8.46 /2 = 8.45	1.07	9.04
aa / bb	8.46	+ 8.45 /2 = 8.46	0.68	5.75
bb / cc	8.44	+ 8.46 /2 = 8.45	1.07	9.04
cc / a	8.45	+ 8.71 /2 = 8.58	11.25	96.53
			Total:	454.75
			Permiter:	54.15
			AVG. GRADE =	8.40

ALLOWED HEIGHT (12.00m)
(8.40 + 12.00m) 20.40m

Final Approved Plans
Adopted Date: October 2, 2025

Revisions
Received Date: September 3, 2025



CUSTOMER: AMIT AND KARISHMA SETHI
ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: PROPOSED SITE PLAN, GRADE PLANS AND DATA TABLE
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: SEPT 02, 2025
DRAWN BY: NS
CHECKED BY: KL

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

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 DISCREPENCIES 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 MOFICATIONS 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.

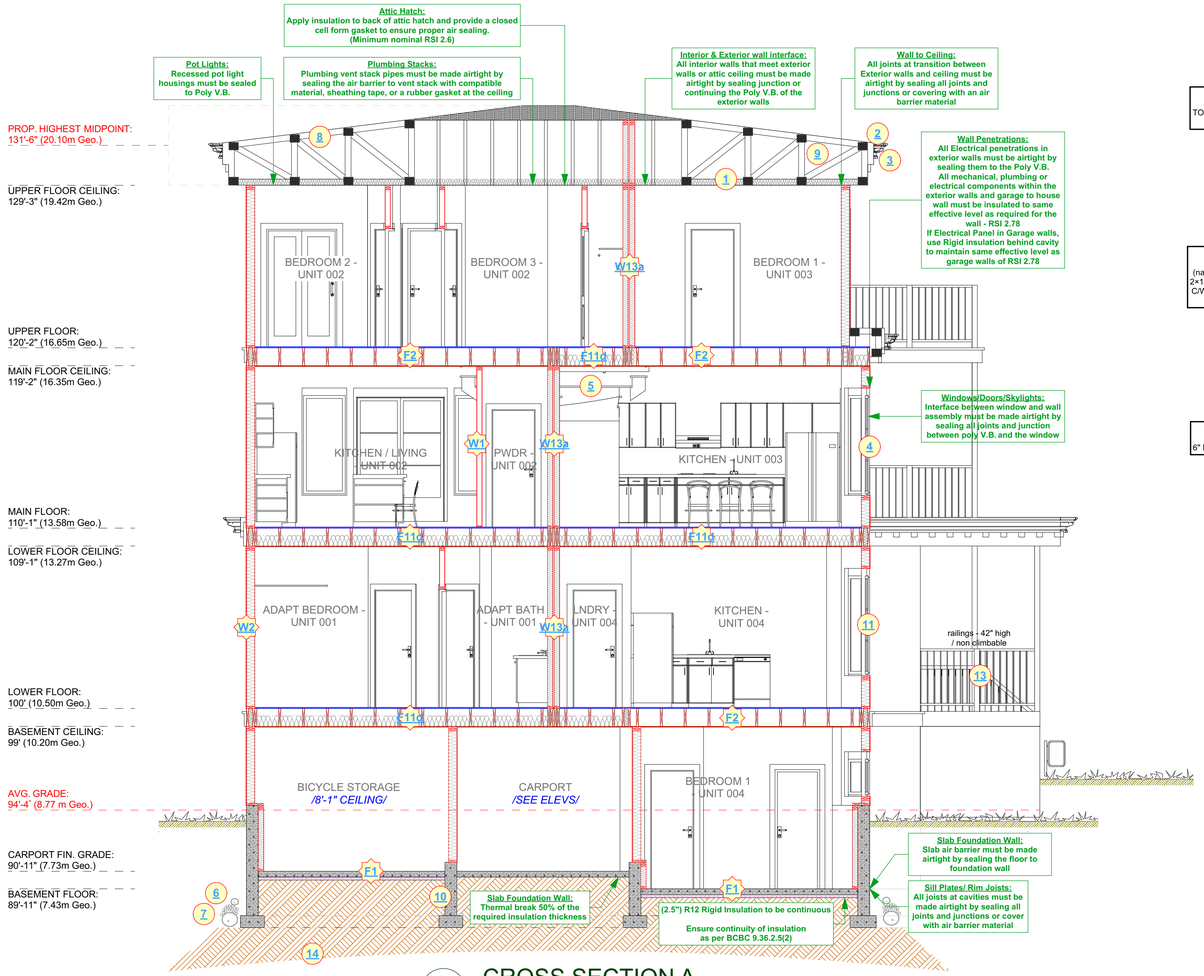
FLASHING

ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENTRATIONS 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 ALRAMS TO CONFORM TO CSA 6.19

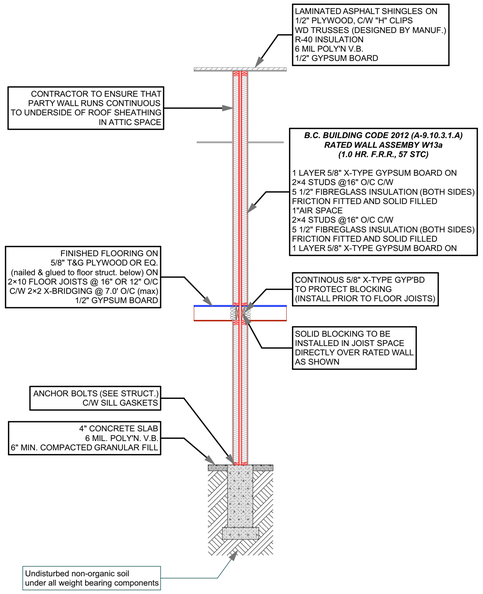
SHEET NUMBER
A1



CROSS SECTION A

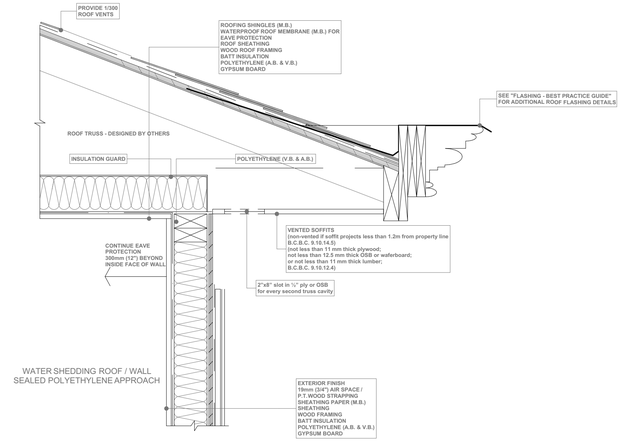
SCALE: 1/4" = 1' - 0"

HEAT SOURCES: HEAT PUMPS WITH HWT ON DEMAND FOR ALL UNITS



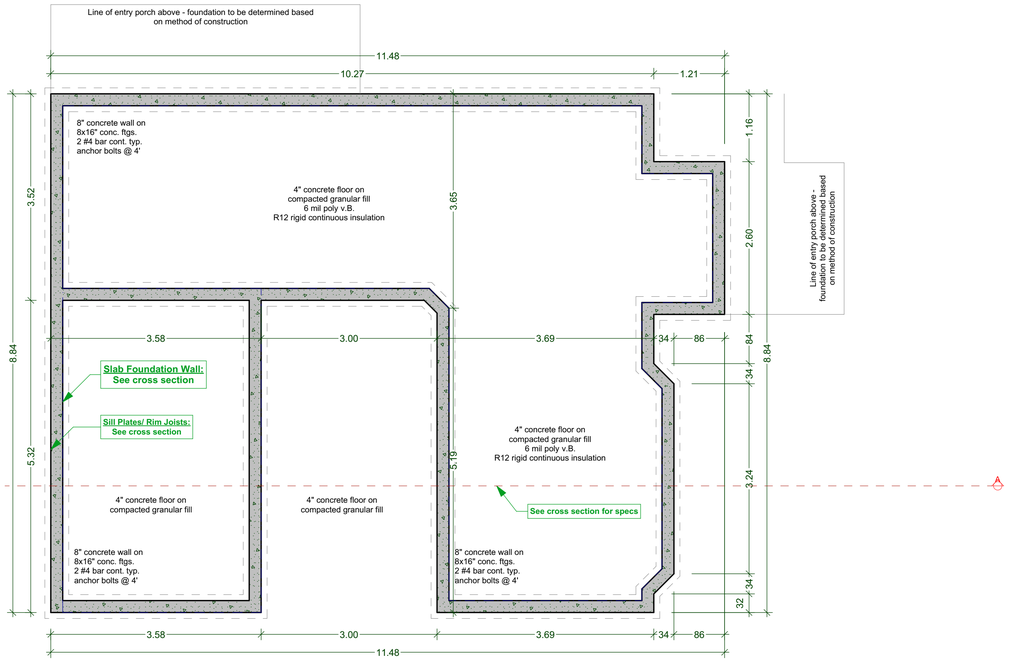
W13a - PARTY WALL DETAIL

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



SOFFIT DETAIL

SCALE : 1" = 1' - 0"



A FOUNDATION PLAN (ON SLAB)

0 1 2 3 4

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 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.
6. Provide drains to perimiter system
7. 4" draintile with 6" rock over
8. Provide roof vents: vent 1/300 - See Soffit Detail
9. Eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 conc. footing. NOT SHOWN
13. 42" Non climbable Continuous Handrail.
14. Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

- F1: 4" concrete floor on compacted granular fill, 6 mil poly VB
- F2: 2x12 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- R1: Low slope asphalt shingles, building paper, 7/16" O.S.B. (or 1/2" plywood) , Engineered Trusses designer by supplier @ 24" O.C. typ.
- W1: 2x4 framing 16" O.C. typ. 1/2" drywall finish througout
- W2: Exterior Finish, 3/4" air space, Preasure 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" Drywall. (See elevations)
- W13a: **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
  - two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
  - 89 mm thick absorptive material on each side
  - 1 layer of 15.9 mm Type X gypsum board on each side
- F11c: **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
  - one subfloor layer of 11mm sanded plywood, or OSB or waferboard
  - one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
  - on wood joists or wood i-joists spaced not more than 600 mm o.c.
  - with absorptive material in cavity
  - resilient metal channels spaced 400 mm o.c.
  - 15.9 mm Type X gypsum board

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

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

CUSTOMER: AMIT AND KARISHMA SETHI
ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: CROSS SECTION - BLOCK A FOUNDATION PLAN AND SOFFIT DETAIL
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: SEPT 02, 2025
DRAWN BY: NS
CHECKED BY: KL

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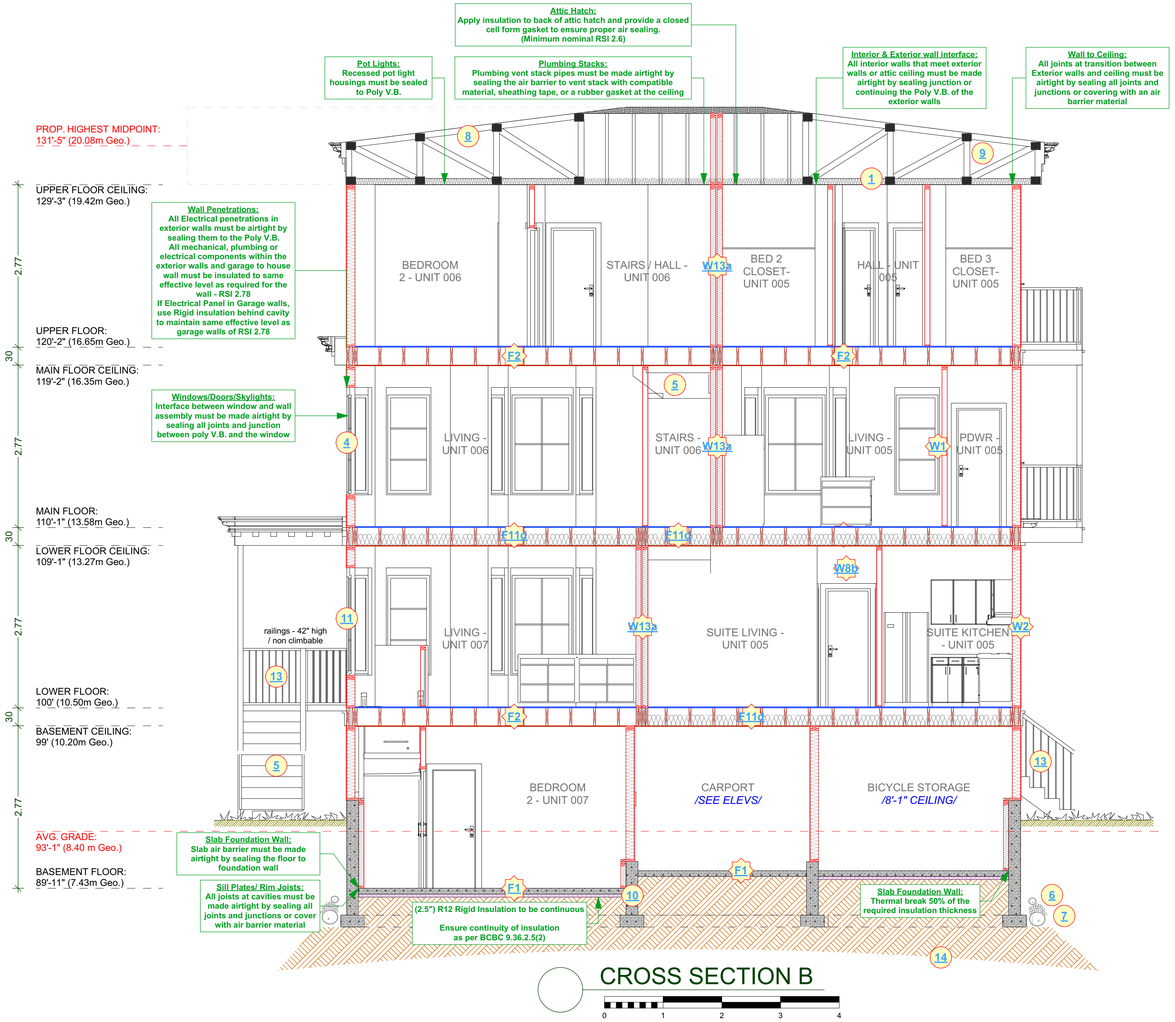
SHEET NUMBER
A2



CROSS SECTION B

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

HEAT SOURCES: HEAT PUMPS WITH HWT ON DEMAND FOR ALL UNITS

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 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.
6. Provide drains to perimiter system
7. 4" draintile with 6" rock over
8. Provide roof vents: vent 1/300 - See Soffit Detail
9. Eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" conc.ftgs - 2#4 bar cont.-R12 ridgid insulation - 2 coats damproffing
11. caulk over and around all exterior openings
12. 10" X 10" post saddle on 8" pilaster 2'6x2'6 conc. footing. NOT SHOWN
13. 42" Non climbable Continuous Handrail.
14. Undisturbed non-organic soil

CONSTRUCTION ASSEMBLIES:

F1 4" concrete floor on compacted granular fill, 6 mil poly VB

F2 2x12 Floor Joist 16" O.C. typ. Nail and Glue 3/4" T&G plywood X bridging @ 6' O.C. typ.

R1 Low slope asphalt shingles, building paper, 7/16" O.S.B. (or 1/2" plywood) , Engineered Trusses designer by supplier @ 24" O.C. typ.

W1 2x4 framing 16" O.C. typ. 1/2" drywall finish througout

W2 Exterior Finish, 3/4" air space, Preasure 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" Drywall. (See elevations)

W8b DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)
- 2 layers of 12.7mm Type X gypsum board to one side
- Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
- 89mm thick absorptive material on one side
- 12.7mm Type X gypsum board on other side

W13a DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

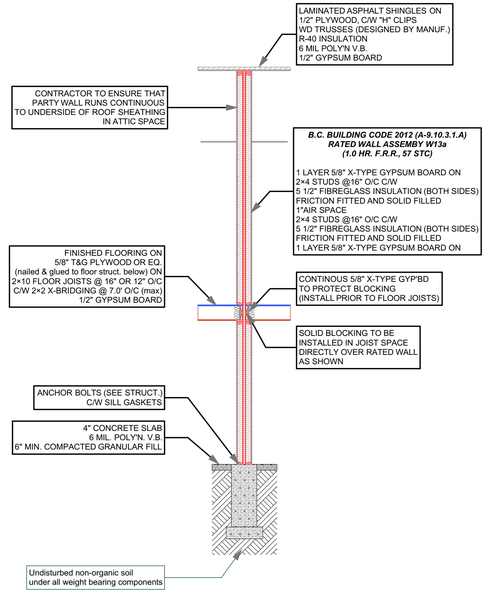
F11d DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

F8d DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD

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

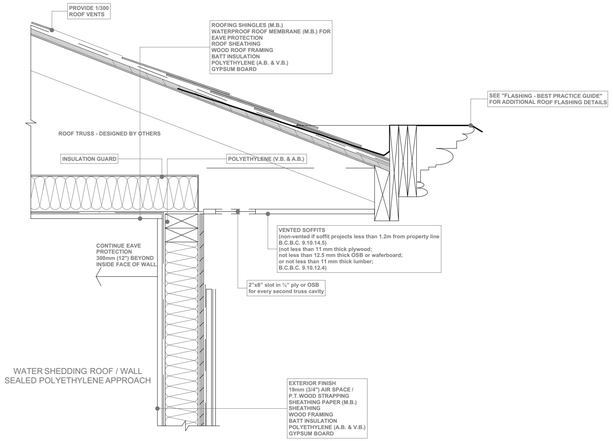
**ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19.
SECONDARY DWELLING UNIT TO BE SEPARATED FROM PRIMARY DWELLING UNIT BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.37.2.15.(b)**

****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 2.8, 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



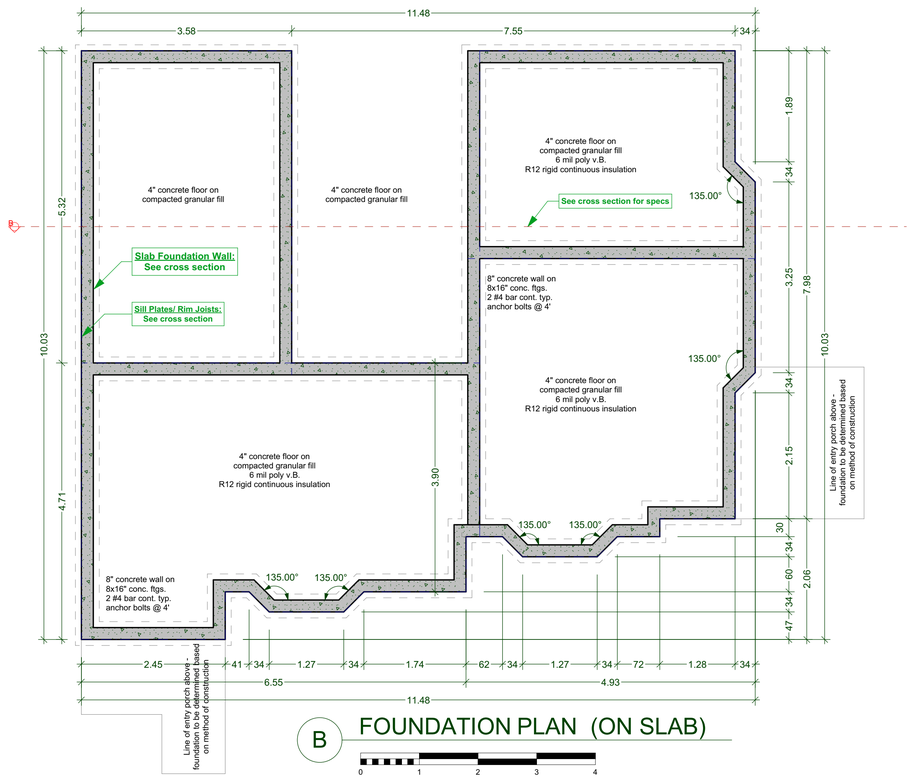
W13a - PARTY WALL DETAIL

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



SOFFIT DETAIL

SCALE : 1" = 1' - 0"



B FOUNDATION PLAN (ON SLAB)

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

CUSTOMER: AMIT AND KARISHMA SETHI

ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: CROSS SECTION - BLOCK A FOUNDATION PLAN AND SOFFIT DETAIL

DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: SEPT 02, 2025

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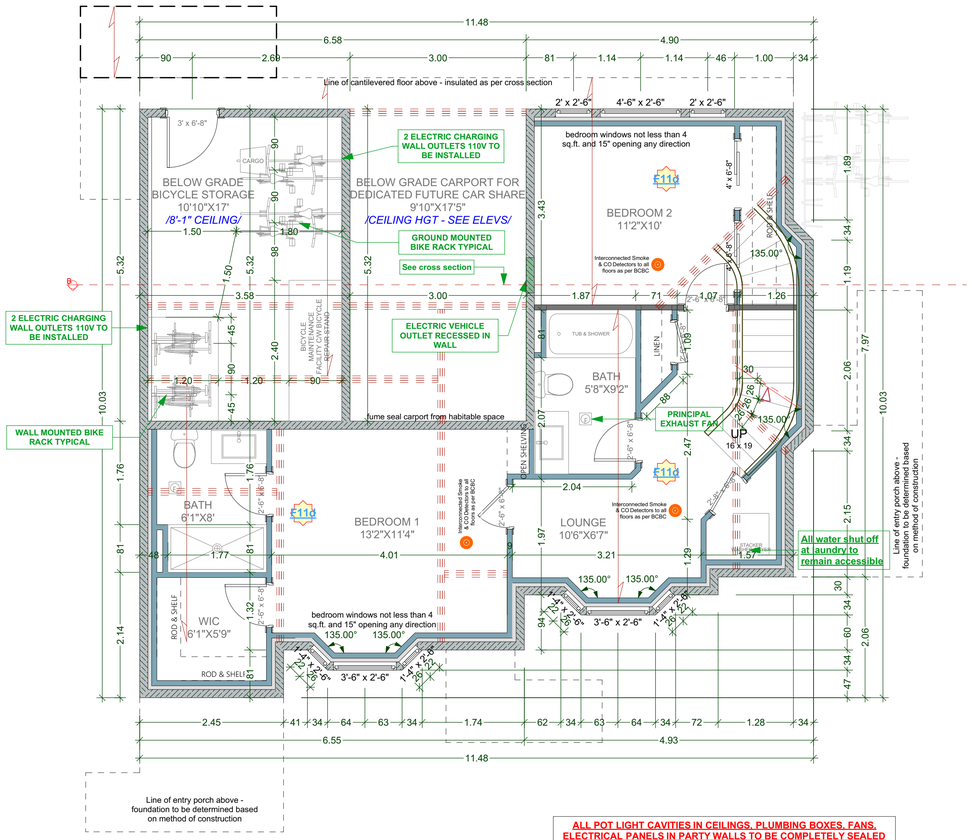


B BASEMENT FLOOR PLAN

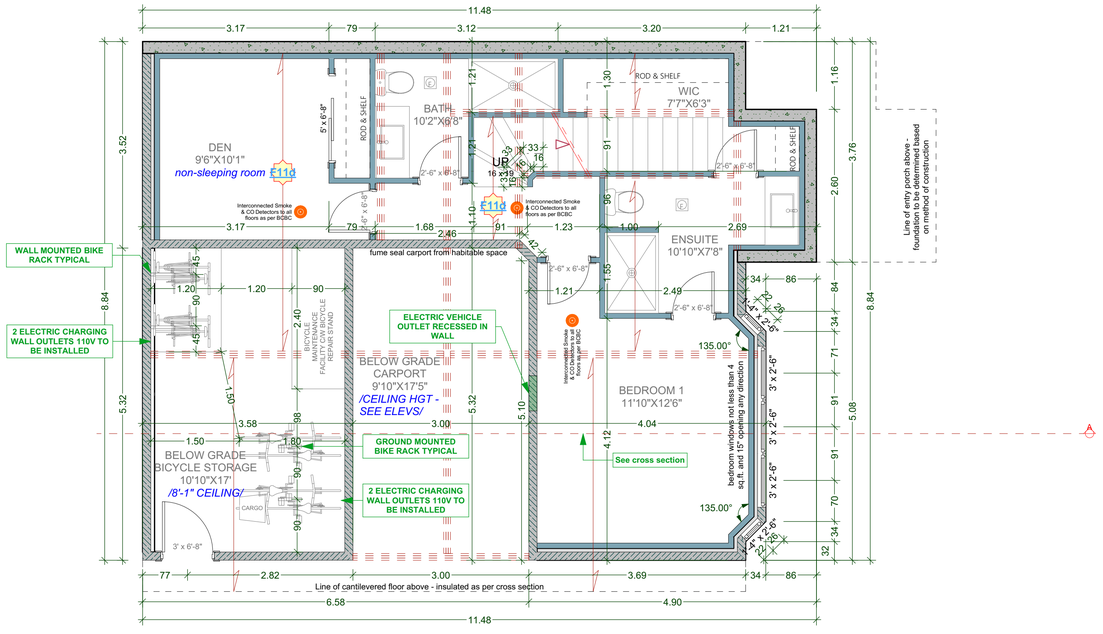
0 1 2 3 4

UNIT 007 AREA: 639.81 Sq Ft
BICYCLE AREA: 184.28 Sq Ft

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

W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood I-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board



A BASEMENT FLOOR PLAN

0 1 2 3 4

UNIT 004 AREA: 568.55 Sq Ft
BICYCLE AREA: 184.28 Sq Ft

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

W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood I-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

CUSTOMER:
AMIT AND KARISHMA SETHI
ADDRESS:
LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME:
PROPOSED BASEMENT FLOOR PLANS
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
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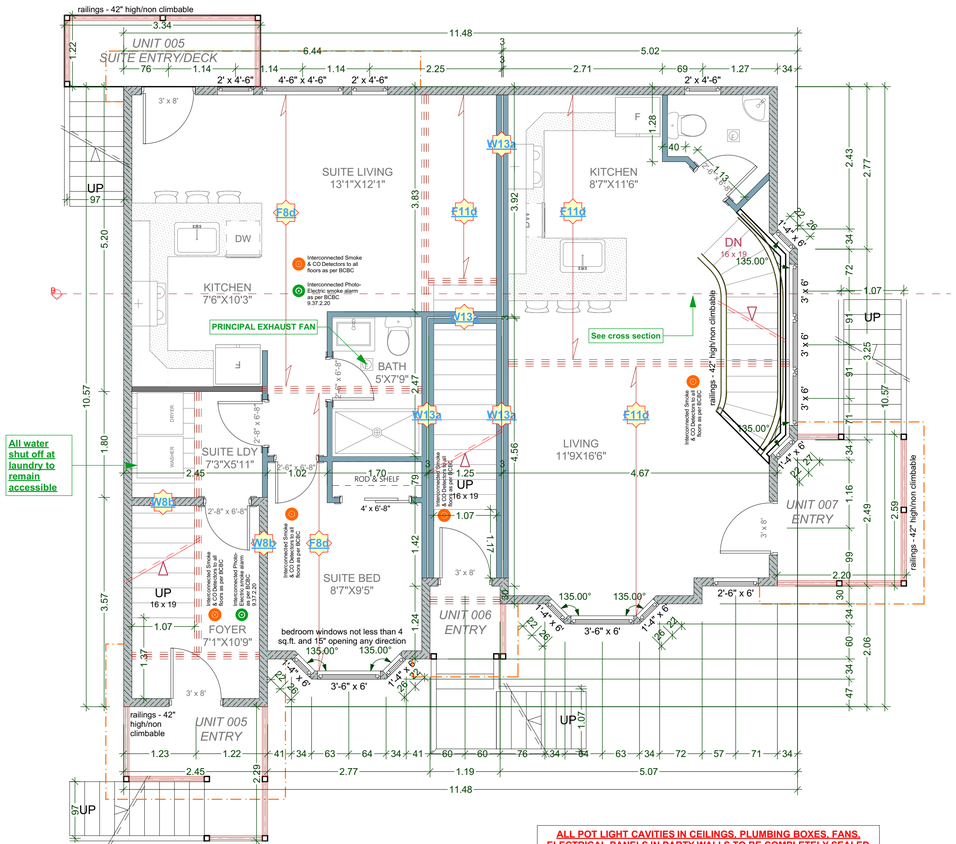


B

LOWER FLOOR PLAN

0 1 2 3 4

UNIT 005 SUITE AREA: 503.83 Sq Ft
UNIT 005 AREA: 84.02 Sq Ft
UNIT 006 AREA: 59.32 Sq Ft
UNIT 007 AREA: 430.37 Sq Ft

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

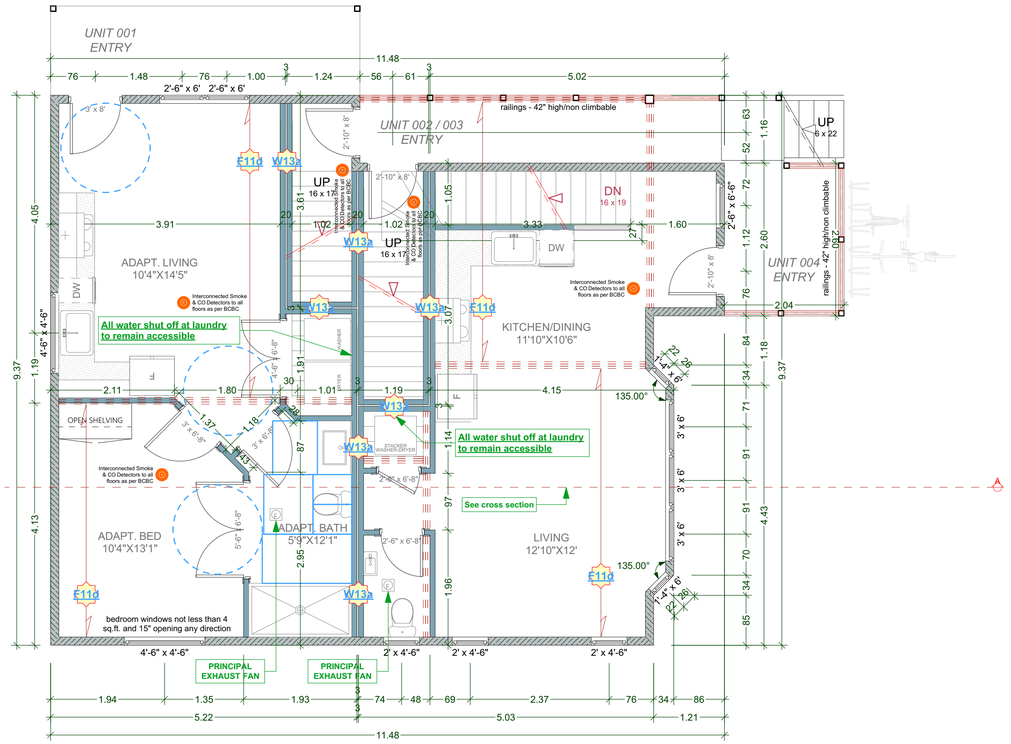
W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

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

F8d **DEMISING FLOOR: (30min as per F8d - Table A-9.10.3.1.B)**
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD

W8b **DEMISING WALL: (45min as per W8b - Table A-9.10.3.1.A)**
- 2 layers of 12.7mm Type X gypsum board to one side
- Two rows 38mm x 89mm studs spaced 600mm O.C. staggered on common 38mm x 140mm plate
- 89mm thick absorptive material on one side
- 12.7mm Type X gypsum board on other side



A

LOWER FLOOR PLAN

0 1 2 3 4

UNIT 001 AREA: 451.24 Sq Ft
UNIT 002 AREA: 43.52 Sq Ft
UNIT 003 AREA: 51.14 Sq Ft
UNIT 004 AREA: 408.22 Sq Ft

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

W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

CUSTOMER: **AMIT AND KARISHMA SETHI**
ADDRESS: **LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA**

DRAWING NAME: **PROPOSED LOWER FLOOR PLANS**
DRAWING SCALE: **1/4"=1'-0"**

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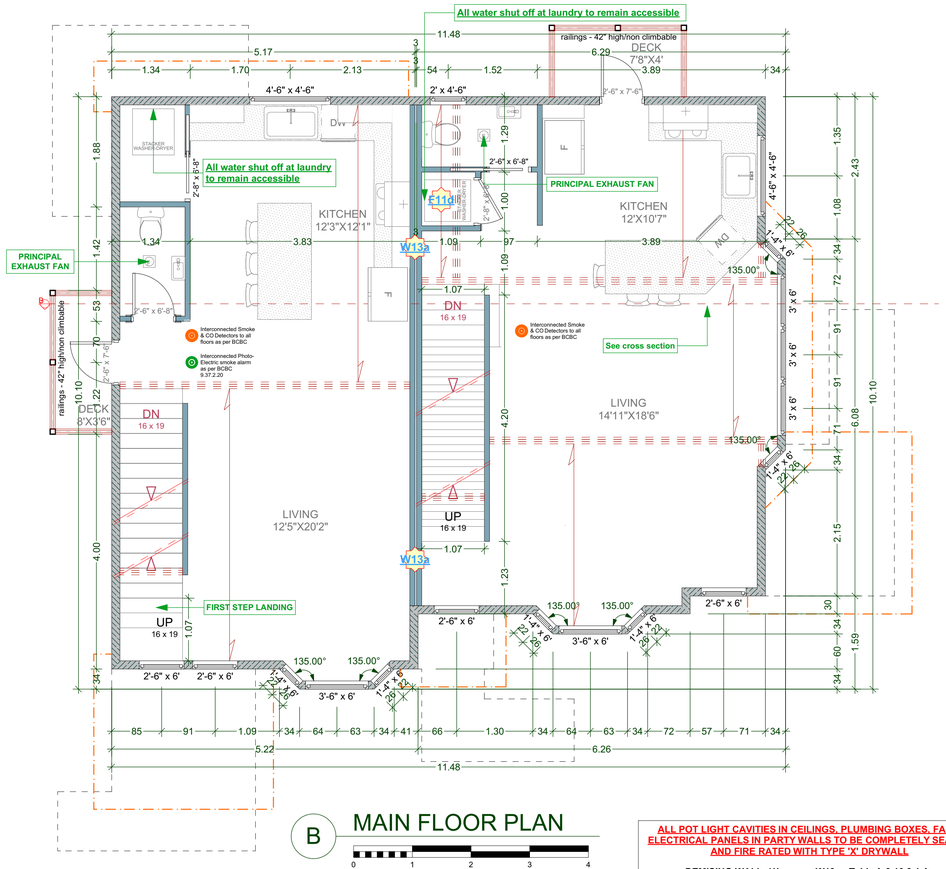


B MAIN FLOOR PLAN

0 1 2 3 4

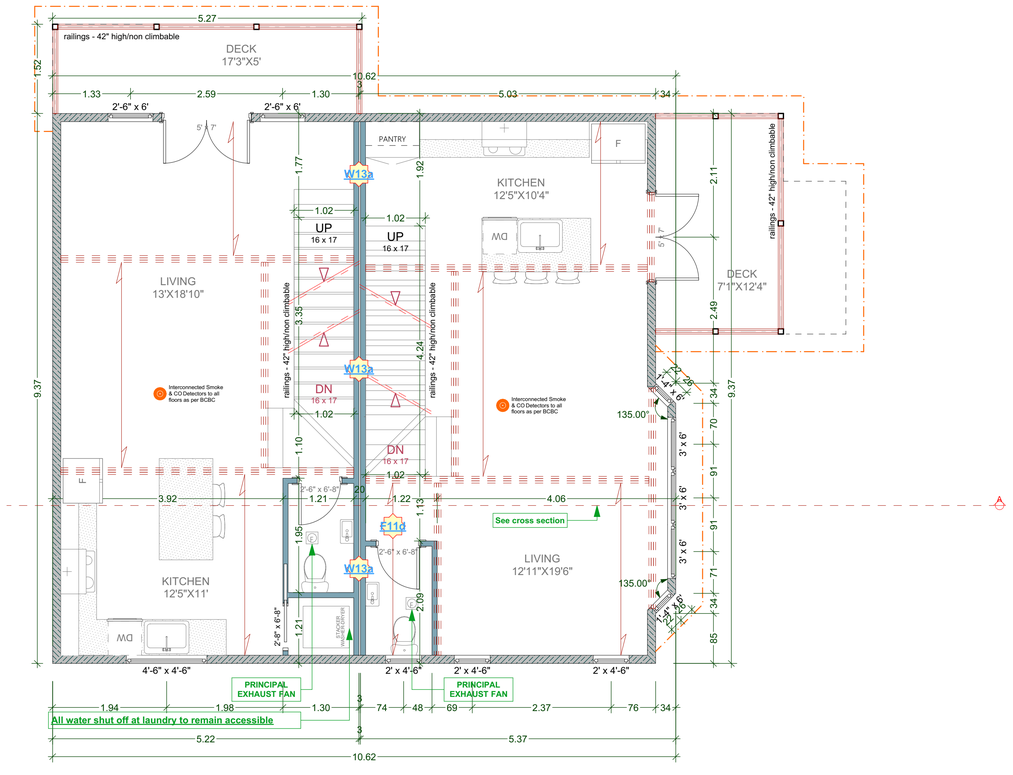
UNIT 005 AREA: 517.42 Sq Ft

UNIT 006 AREA: 547.39 Sq Ft

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

W13a — **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d — **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board



A MAIN FLOOR PLAN

0 1 2 3 4

UNIT 002 AREA: 497.16 Sq Ft

UNIT 003 AREA: 491.44 Sq Ft

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

W13a — **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d — **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or waferboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

CUSTOMER:
AMIT AND KARISHMA SETHI

ADDRESS:
LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME:
PROPOSED MAIN FLOOR PLANS

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

ISSUE DATE:
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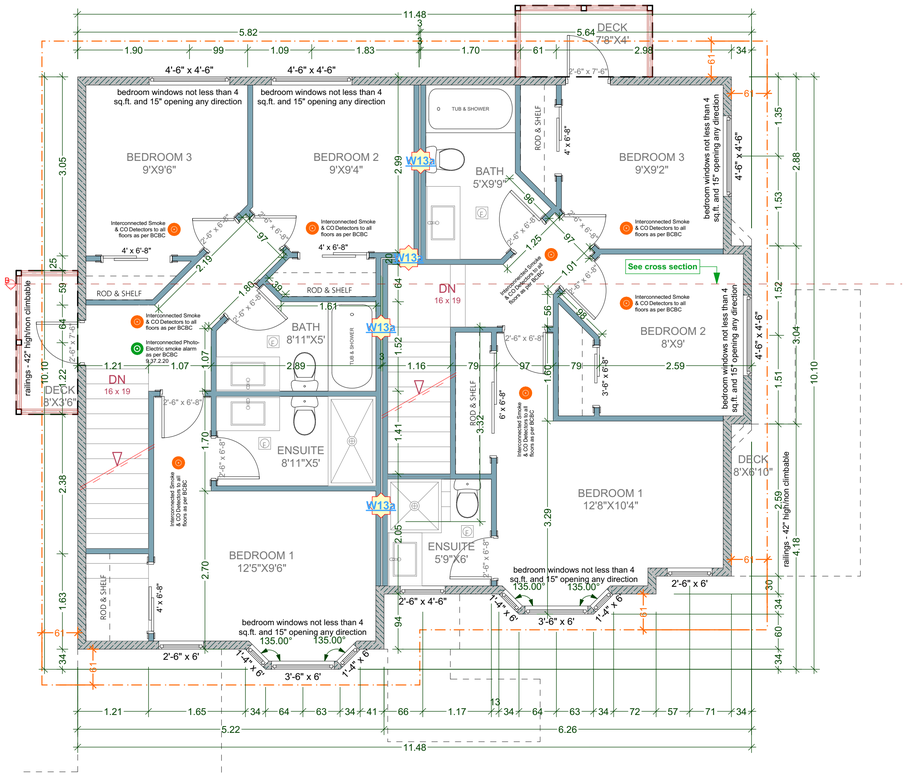


B UPPER FLOOR PLAN

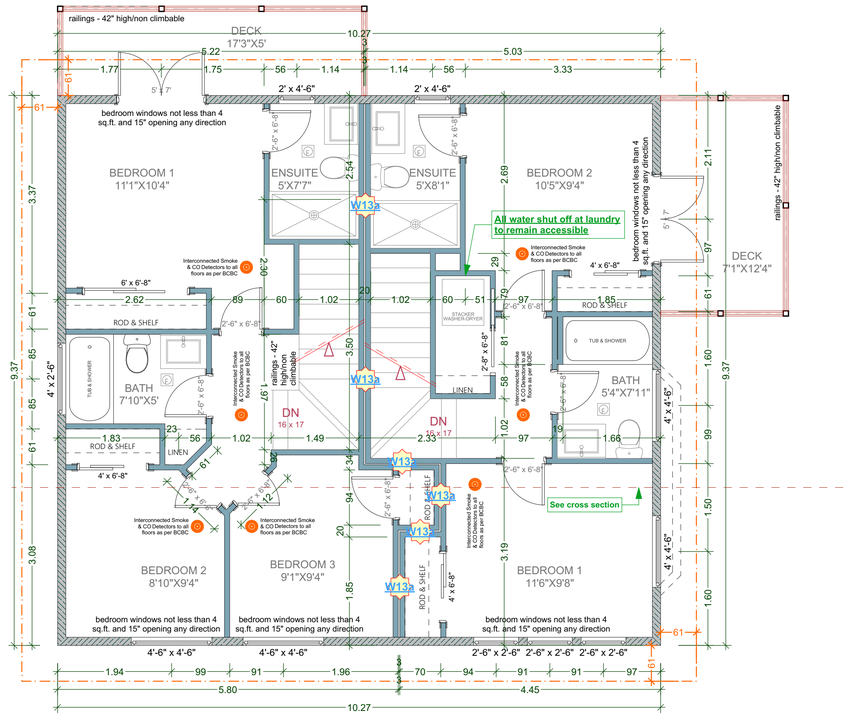
0 1 2 3 4

UNIT 005 AREA: 537.99 Sq Ft
UNIT 006 AREA: 523.99 Sq Ft

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

W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or wafeboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board



A UPPER FLOOR PLAN

0 1 2 3 4

UNIT 002 AREA: 524.06 Sq Ft
UNIT 003 AREA: 451.28 Sq Ft

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

W13a **DEMISING WALL: (1h as per W13a - Table A-9.10.3.1.A)**
- two rows 38 mm x 89 mm studs, each spaced 400 mm or 600 mm o.c. on separate 38 mm x 89 mm plates set 25 mm apart
- 89 mm thick absorptive material on each side
- 1 layer of 15.9 mm Type X gypsum board on each side

F11d **DEMISING FLOOR: (1h as per F11d - Table A-9.10.3.1.B)**
- one subfloor layer of 11mm sanded plywood, or OSB or waferboard
- one subfloor layer of 15.5mm plywood, OSB or wafeboard, or 17mm tongue and groove lumber
- on wood joists or wood i-joists spaced not more than 600 mm o.c.
- with absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 15.9 mm Type X gypsum board

CUSTOMER:
AMIT AND KARISHMA SETHI
ADDRESS:
LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME:
PROPOSED UPPER FLOOR PLANS
DRAWING SCALE:
1/4"=1'-0"

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B PROPOSED SOUTH ELEVATION

0 1 2 3 4

HOLLYWOOD CRES.

A PROPOSED SOUTH ELEVATION

0 1 2 3 4

EXPOSING BUILDING FACE: 121.36 m²
LIMITING DISTANCE: 3.105 m
AREA OF GLAZED OPENINGS: 9.49 m²
% GLAZED OPENINGS: 7.82 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 9.71 m²

1,306.336 sq ft

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	F	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

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

CUSTOMER: AMIT AND KARISHMA SETHI
ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: PROPOSED SOUTH ELEVATIONS
DRAWING SCALE: 1/4"=1'-0"

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1726 HOLLYWOOD CRES

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

B PROPOSED SOUTH ELEVATION

0 1 2 3 4

HOLLYWOOD CRES.

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	E	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

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

CUSTOMER: AMIT AND KARISHMA SETHI

ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: PROPOSED HOLLYWOOD CRES STREETSCAPE

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

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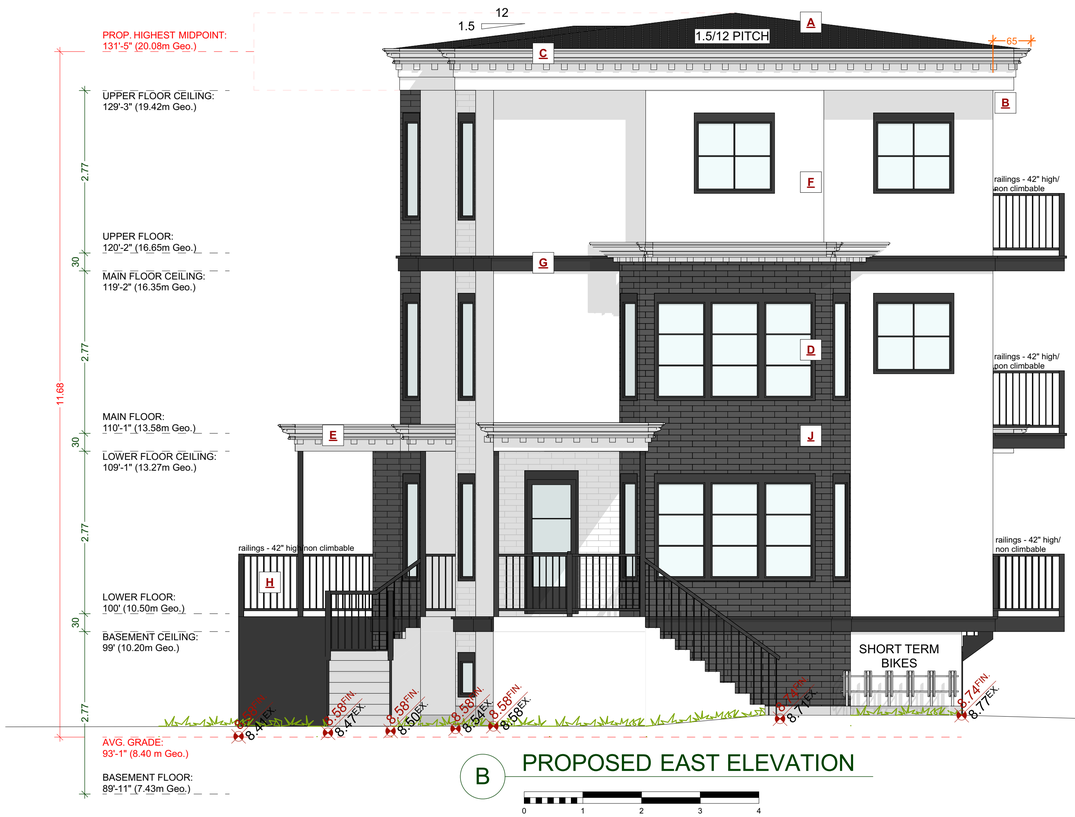

B PROPOSED EAST ELEVATION

0 1 2 3 4

A PROPOSED EAST ELEVATION

0 1 2 3 4

ROBERTSON STREET

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	F	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

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

CUSTOMER: **AMIT AND KARISHMA SETHI**
ADDRESS: **LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA**

DRAWING NAME: **PROPOSED REAR AND RIGHT ELEVATIONS**
DRAWING SCALE: **1/4"=1'-0"**

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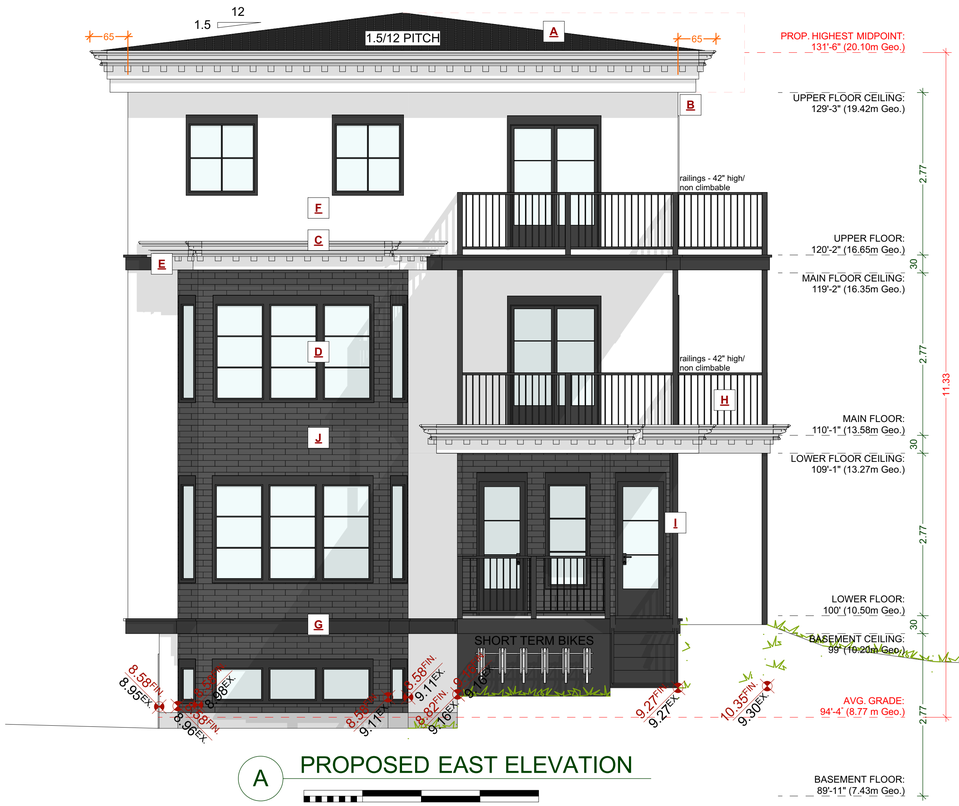

A PROPOSED EAST ELEVATION

ROBERTSON STREET

110 ROBERTSON STREET

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

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	F	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

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

CUSTOMER: **AMIT AND KARISHMA SETHI**
ADDRESS: **LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA**

DRAWING NAME: **PROPOSED ROBERTSON SREET STREETSCAPE**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: SEPT 02, 2025
DRAWN BY: NS
CHECKED BY: KL

JAVA DESIGNS
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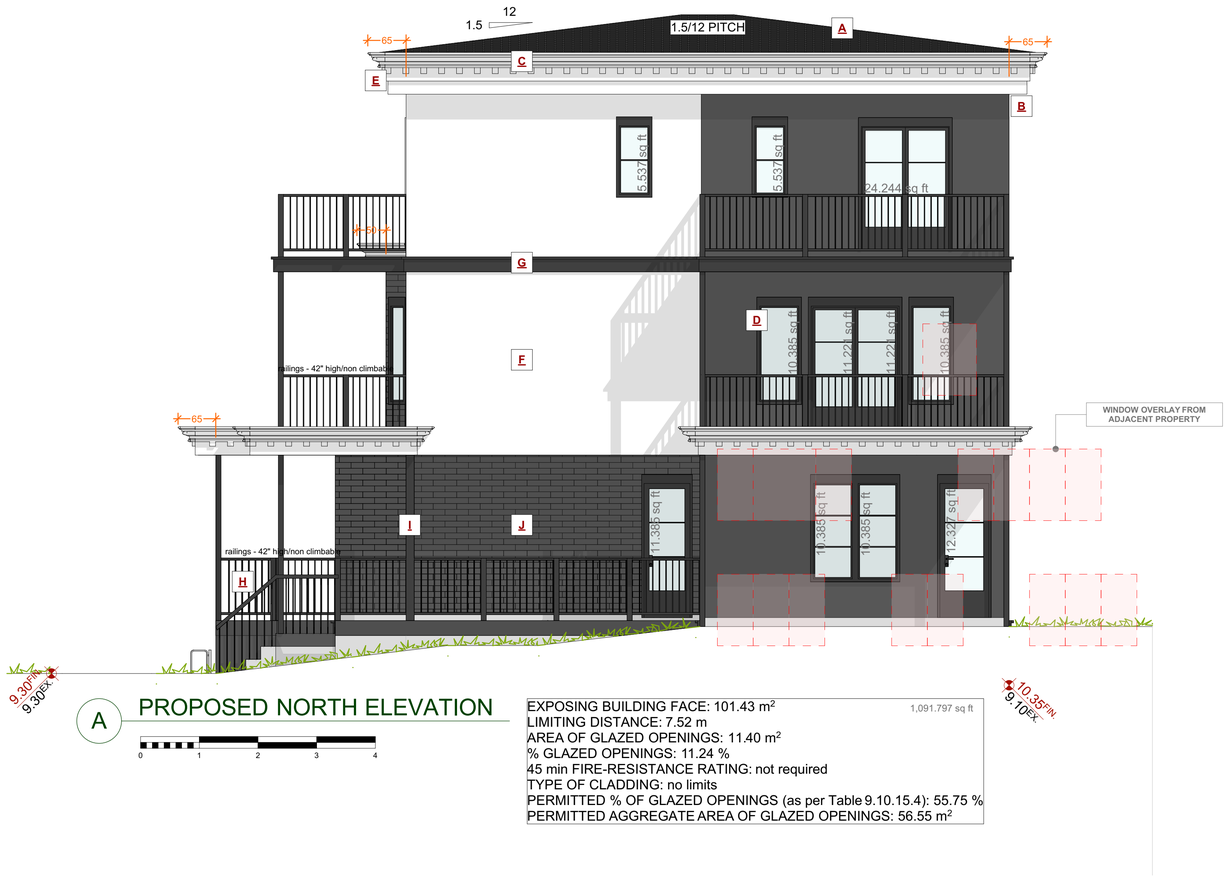
SHEET NUMBER
A11



A PROPOSED NORTH ELEVATION

0 1 2 3 4

EXPOSING BUILDING FACE: 101.43 m²
1,091.797 sq ft
LIMITING DISTANCE: 7.52 m
AREA OF GLAZED OPENINGS: 11.40 m²
% GLAZED OPENINGS: 11.24 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 55.75 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 56.55 m²

EXPOSING BUILDING FACE: 132.21 m²
1,423.065 sq ft
LIMITING DISTANCE: 3.105 m
AREA OF GLAZED OPENINGS: 10.53 m²
% GLAZED OPENINGS: 7.97 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 10.58 m²

B PROPOSED NORTH ELEVATION

0 1 2 3 4

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	F	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

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

CUSTOMER: **AMIT AND KARISHMA SETHI**
ADDRESS: **LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA**

DRAWING NAME: **PROPOSED WEST ELEVATIONS - BLOCK A AND B**
DRAWING SCALE: **1/4"=1'-0"**

ISSUE DATE: SEPT 02, 2025
DRAWN BY: NS
CHECKED BY: KL

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SHEET NUMBER
A12

A PROPOSED WEST ELEVATION

0 1 2 3 4

EXPOSING BUILDING FACE: 97.83 m²
LIMITING DISTANCE: 2.01 m
AREA OF GLAZED OPENINGS: 1.91 m²
% GLAZED OPENINGS: 1.95 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 9.00 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 8.81 m²

1,052.999 sq ft

B PROPOSED WEST ELEVATION

0 1 2 3 4

EXPOSING BUILDING FACE: 108.29 m²
LIMITING DISTANCE: 3.29 m
AREA OF GLAZED OPENINGS: 2.10 m²
% GLAZED OPENINGS: 1.94 %
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 10.00 %
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 10.83 m²

1,165.612 sq ft

EXTERIOR FINISHES SCHEDULE

A	ROOFING:	LOW SLOPE ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS & MEMBRANE AS PER MANF SPECS	F	WALL FINISH:	SMOOTH ACRYLIC STUCCO - SEE OWNER FOR TEXTURE / FINISH - RAIN SCREEN AS PER BCBC
B	GUTTER & SOFFIT:	HIDDEN GUTTER WITH TJI RIM BOARD AND 1x10 FASCIA BOARD. ALUMINUM SOFFITS - VENTED, SEE ELEVATIONS	G	BELLY BAND:	2x10 BELLY BAND W/ 2X2 DETAILS PAINTED C/W FLASHING, COLOUR AS PER OWNERS SPECS
C	CROWN MOULDING:	CUSTOM ROOF MOULDING DESIGNED AS PER ELEVATIONS - PAINTED AS PER OWNERS SPECS	H	RAILINGS:	ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	I	POSTS:	PAINTED WOOD POSTS - SEE ELEVATIONS/PLANS FOR SIZE
E	DENTAL BLOCKS:	3X4 DECORATIVE DENTAL BLOCKS W/IN ROOF MOULDING AND TRIM - PAINTED / STAINED AS PER OWNERS SPECS - SEE ELEVATIONS	J	BRICK FASCIA:	ACCENT BRICK FASCIA - OWNER TO CONFIRM MATERIAL AND FINISH - SEE ELEVATIONS

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
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CUSTOMER: AMIT AND KARISHMA SETHI
ADDRESS: LOT 1, 1734 HOLLYWOOD CRESCENT, VICTORIA

DRAWING NAME: PROPOSED WEST ELEVATIONS - BLOCK A AND B
DRAWING SCALE: 1/4"=1'-0"

ISSUE DATE: SEPT 02, 2025
DRAWN BY: NS
CHECKED BY: KL

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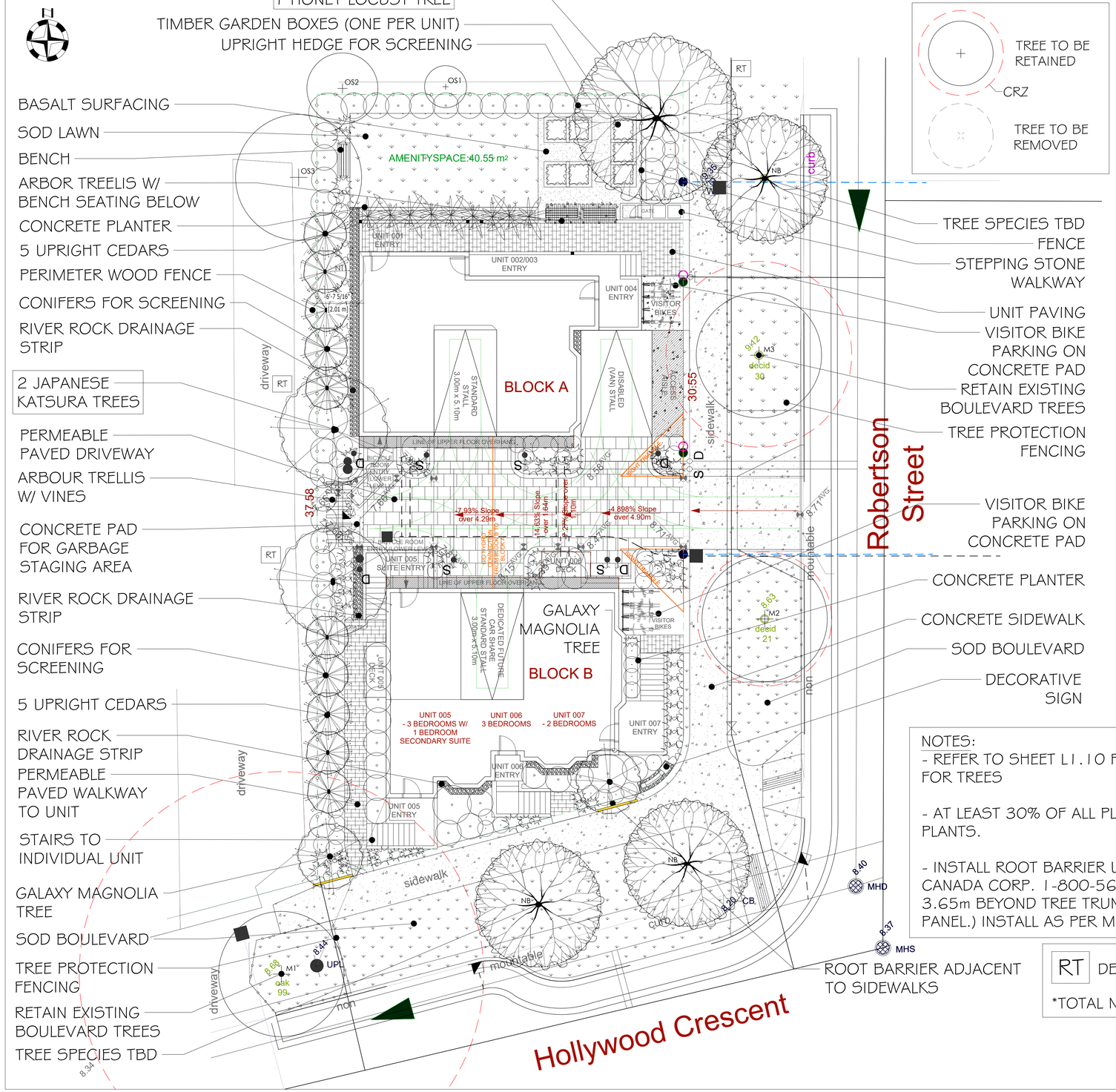
SHEET NUMBER
A13



SOFTSCAPE LEGEND

LARGE DECIDUOUS SHADE TREE

SMALL ORNAMENTAL DECIDUOUS TREES

LARGE CONIFER

UPRIGHT CEDAR

LARGE SHRU

MEDIUM SHRUB

SMALL SHRUB

GROUND COVER & PERENNIALS

FRAGRANT PLANT

NOTES:
- 'NB' REFERS TO NEW PROPOSED BOULEVARD TREE.
- SPECIES TO BE DETERMINED BY PARKS.
- STAFF WILL PLANT THE TREES AT A FUTURE DATE AND MAINTAIN THEM.
- A FEE OF $1,250 FOR EACH NEW TREE WILL BE APPLIED AT BP TO COVER THE COST FOR PURCHASING, PLANTING AND MAINTAINING THE TREES.

NOTES:
- REFER TO SHEET L1.10 FOR SOIL VOLUME CALCULATIONS FOR TREES

- AT LEAST 30% OF ALL PLANTINGS ON SITE SHALL BE NATIVE PLANTS.

- INSTALL ROOT BARRIER UB 24-2 (1.0M DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3883. PLACE SO THAT IT EXTENDS 3.65m BEYOND TREE TRUNK (6 PANELS @ 610mm LONG PANEL.) INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

RT DENOTES REPLACEMENT TREE*

*TOTAL NUMBER OF REPLACEMENT TREES: 6

ROOT BARRIER

SUGGESTED PLANT LIST

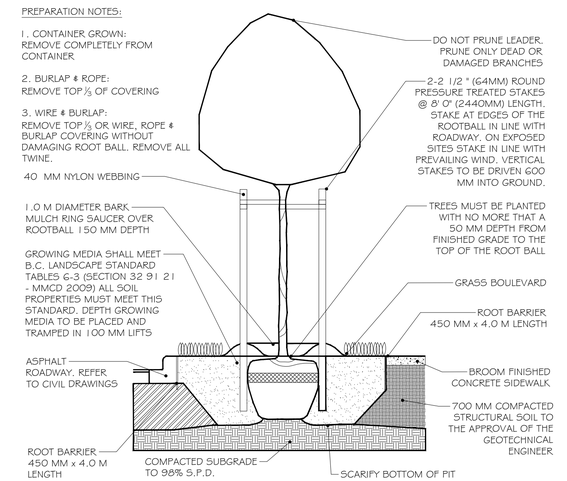
	KEY	COMMON NAME	BOTANICAL NAME	SIZE
TREES	KAT	Katsura Tree	Cercidiphyllum japonicum	7 cm Cal.
	GLED	Honey Locust	Gleditsia tricanthos var. 'Shademaster'	7 cm Cal.
	MAGN	Galaxy Magnolia	Magnolia x Galaxy	6 cm Cal
LARGE	PIER	Lily of the Valley	Piens japonica var. 'Forest Flame'	#5 Pot
SHRUBS	CEAN	California Lilac	Ceanothus var. 'Victoria'	1.5 m Ht.
	THUJ	Upright Cedar	Thuja occidentalis var. 'Smaragd'	1.5 m Ht.
	LRHA	Rhododendron	Rhododendron var. 'Pink Walloper'	#5 Pot
	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot
	NINE	Pacific Ninebark	Physocarpus capitatus var. 'Diablo'	#5 Pot
	MAH	Oregon Grape	Mahonia aquifolium	
MEDIUM	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
SHRUBS	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
	VACC	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbird'	#2 Pot
	MRHA	Rhododendron	Rhododendron var. 'Unique'	#5 Pot
	MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	DOG	Variegated Dogwood	Cornus alba var. 'Ivory Halo'	#2 Pot
	ABE	Glossy Abelia	Abelia x grandiflora var. 'Edward Goucher'	#2 Pot
	DVIB	David Viburnum	Viburnum davidii	#1 Pot
	SALA	Salal	Gualthena shallon	
SMALL	DWPJ	Dwarf Lily of the Valley	Piens japonica var. 'Debutante'	#1 Pot
SHRUBS	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald 4 Gold'	#1 Pot
	AZAP	Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot
	AZAW	Evergreen Azalea	Azalea japonica var. 'Gumpo White'	#2 Pot
	DWRH	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jock'	#2 Pot
	POLY	Sword Fern	Polystichum munitum	#1 Pot
	ILEX	Japanese False Holly	Ilex crenatta convexa	#1 Pot
	WHEA	December Red Heather	Erica carnea var. 'December Red'	#1 Pot
	SNOW	Snowberry	Symphoncarpos albus	#1 Pot
	SPGF	Goldflame Spirea	Spirea bumalda var. 'Gold Flame'	#1 Pot
	DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot
	MAHN	Cascade Oregon Grape	Mahonia nervosa	#1 Pot
GROUND	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	5P4
COVERS	COTO	Trailing Cotoneaster	Cotoneaster	5P5
	GAUL	Wintergreen	Gualthena procumbens	
PERENNIALS	CARX	Variegated Sedge	Carex morrowii var. 'Ice Dance'	#1 Pot
& GRASSES	HEUC	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	5P5
	LAV	English Lavender	Lavandula angustifolia var. 'Hidcote'	5P5
	TEST	Flame Sedge	Carex testacea	5P5
	KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerester'	5P5
	JUNC	Common Rush	Juncus effusus	5P5
	HEMI	Dwarf Daylily	Hemerocallis middendorfii var. 'Stella D'oro'	5P5
VINES	CLEM	Montana Clematis	Clematis montana var. 'Elizabeth'	#5 Pot
	ARM	Evergreen Clematis	Clematis armandii	#5 Pot

PREPARATION NOTES:

1. CONTAINER GROWN:
REMOVE COMPLETELY FROM CONTAINER

2. BURLAP & ROPE:
REMOVE TOP 1/3 OF COVERING

3. WIRE & BURLAP:
REMOVE TOP 1/3 OR WIRE, ROPE & BURLAP COVERING WITHOUT DAMAGING ROOT BALL. REMOVE ALL TWINE.



NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.

ROOT BARRIER REQUIRED ON BLVD 2.0 M OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OR PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES & OR BOULEVARD WIDTH.

1 / L1 TREE PLANTING IN BOULEVARD (SD-P4 - CITY OF VICTORIA)
SCALE 3/4" = 1' - 0"

4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVE.
VICTORIA, BC V8T 2C1

forsiteland@hotmail.com
250.508.7885

LANDSCAPE ARCH. STAMP

1734 HOLLYWOOD CRESCENT

VICTORIA, BC

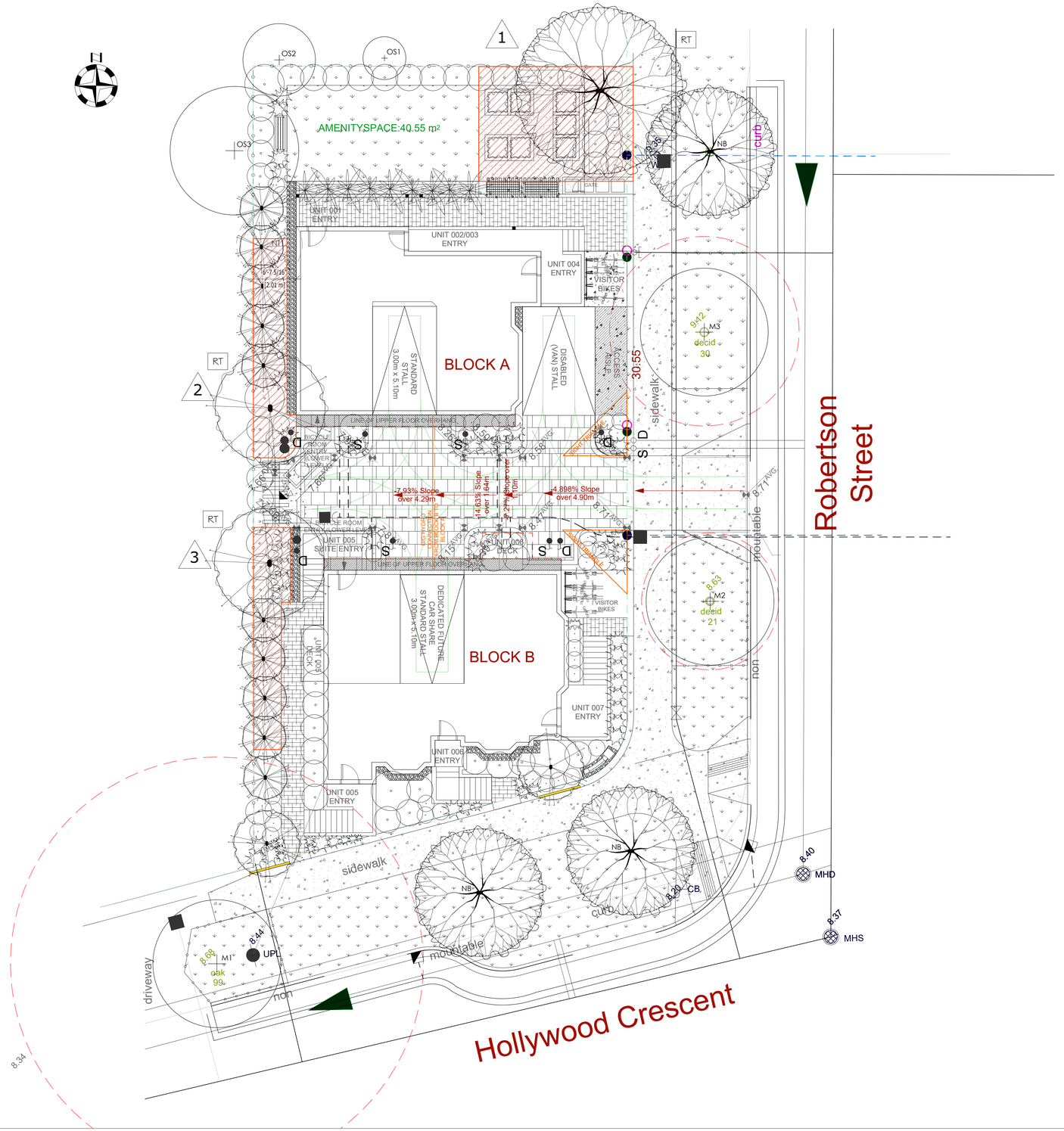
CLIENT

REV. DATE	NUMBER	DESCRIPTION
07-29-24	1	LANDSCAPE DP SET
08-28-24	2	LANDSCAPE DP SET - REVISED
10-24-24	3	LANDSCAPE DP SET - REVISED
11-01-24	4	LANDSCAPE DP SET - RESUBMISSION
05-29-25	5	RESPONSE TO PARKS
08-12-25	6	REVISED DP

DATE AUGUST 12, 2025
SCALE 1:100
DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN

L1.00



	REPLACEMENT TREE SPACING*	
ROW #	TREE SIZE	MIN. SPACING
1	SMALL TREE (SCHEDULE "E", PART 2)	2.0M
2	MEDIUM TREES (SCHEDULE "E", PART 1)	4.0M
3	LARGE TREES (SCHEDULE "E", PART 1)	6.0M

NOTE:
SOIL CELLS TO BE STRATAVAULT 45 STRUCTURAL MODULES (450 kPa/65.3 psi loads)

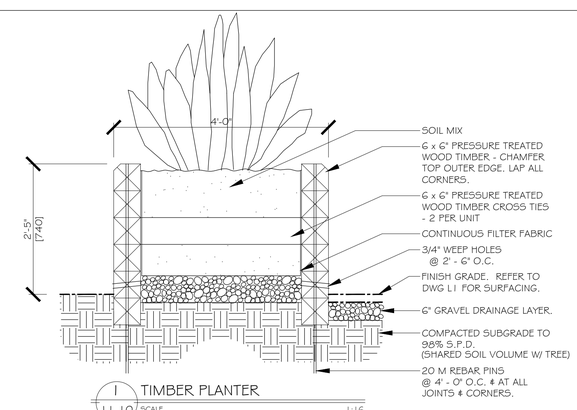
CONTACT: CITY GREEN URBAN LANDSCAPE SOLUTIONS
PHONE: 1-888-999-3990

SOIL VOLUME REQUIREMENTS*			
ROW #	TREE SIZE	MIN. SOIL VOLUME (M3)	SHARED OR IRRIGATED SOIL VOLUME (M3
1	SMALL TREE (SCHEDULE "E", PART 2)	8.0M	6.0
2	MEDIUM TREES (SCHEDULE "E", PART 1)	20.0M	15.0
3	LARGE TREES (SCHEDULE "E", PART 1)	35.0M	30.0

				Replacement Trees Proposed			Soil Volume Required (m^3)			
Planting Area ID	Area (m^2)	Soil Volume Multiplier*	A Estimated Soil Vol. (m^3)	B # Small	C # Medium	D # Large	B # Small	C # Medium	D # Large	Total**
				ONSITE						
1	39	1.0M	37			1			1	30
2	15	1.0M	15		1			1		15
3	15	1.0M	15		1			1		15

Notes:
(1) All soil volume calculations are for replacement trees only
(2) All replacement trees are ONSITE
(3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table
(4) All replacement trees meet soil volume requirements for this project.

USABLE PLANTING SOIL VOLUME FOR EACH REPLACEMENT TREE



1 TIMBER PLANTER
L1.10 SCALE 1:16

4☆SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

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#408-1581H HILLSIDE AVE.
VICTORIA, BC V8T 2C1

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1734 HOLLYWOOD CRESCENT

VICTORIA, BC

CLIENT

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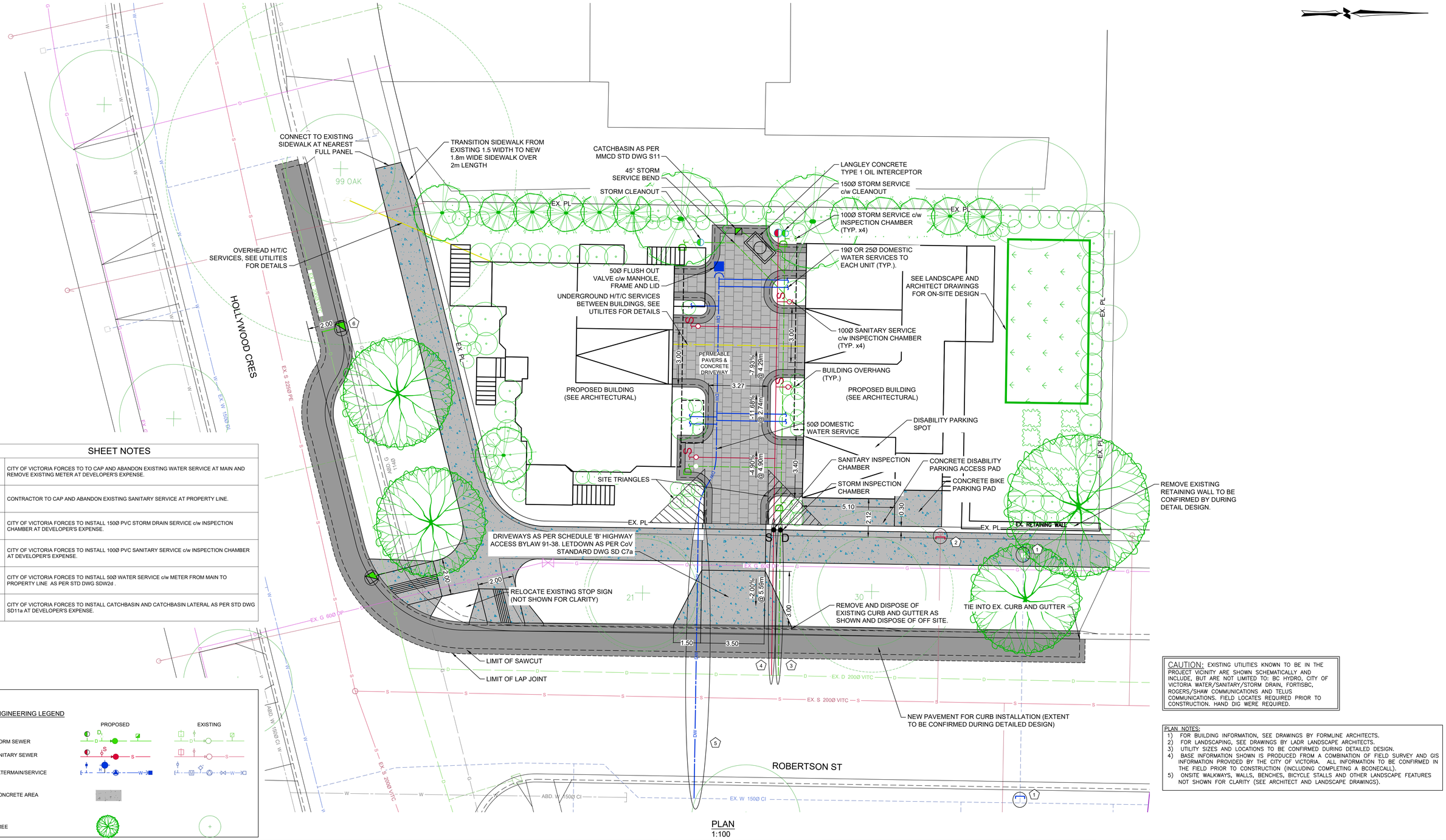
DATE AUGUST 12, 2025
SCALE 1:100
DRAWN BY BF/RF

SOIL VOLUMES PLAN

L1.10



PLAN
1:100

SHEET NOTES

1	CITY OF VICTORIA FORCES TO TO CAP AND ABANDON EXISTING WATER SERVICE AT MAIN AND REMOVE EXISTING METER AT DEVELOPER'S EXPENSE.
2	CONTRACTOR TO CAP AND ABANDON EXISTING SANITARY SERVICE AT PROPERTY LINE.
3	CITY OF VICTORIA FORCES TO INSTALL 150Ø PVC STORM DRAIN SERVICE c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE.
4	CITY OF VICTORIA FORCES TO INSTALL 100Ø PVC SANITARY SERVICE c/w INSPECTION CHAMBER AT DEVELOPER'S EXPENSE.
5	CITY OF VICTORIA FORCES TO INSTALL 50Ø WATER SERVICE c/w METER FROM MAIN TO PROPERTY LINE AS PER STD DWG SDW2d .
6	CITY OF VICTORIA FORCES TO INSTALL CATCHBASIN AND CATCHBASIN LATERAL AS PER STD DWG SD11a AT DEVELOPER'S EXPENSE.

ENGINEERING LEGEND

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
WATERMAIN/SERVICE		
CONCRETE AREA		
TREE		

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, ROGERS/SHAW COMMUNICATIONS AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY FORMLINE ARCHITECTS.
2) FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
4) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
5) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

Rev	Date	Description	Drawn	Design	App'd
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#
4	2025-08-22	UPDATED PARKING AND PLANT BEDS	GS	IM	IM
3	2025-07-03	UPDATED LANDSCAPE	GS	GS	IM
2	2025-05-09	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
1	2024-11-25	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
0	2024-09-13	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM

BENCHMARK
ALL ELEVATION REFER TO CONTROL MONUMENT: -
LOCATED AT: -
ELEVATION: -

0 1:100 5

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of British Columbia

Approved Sealed

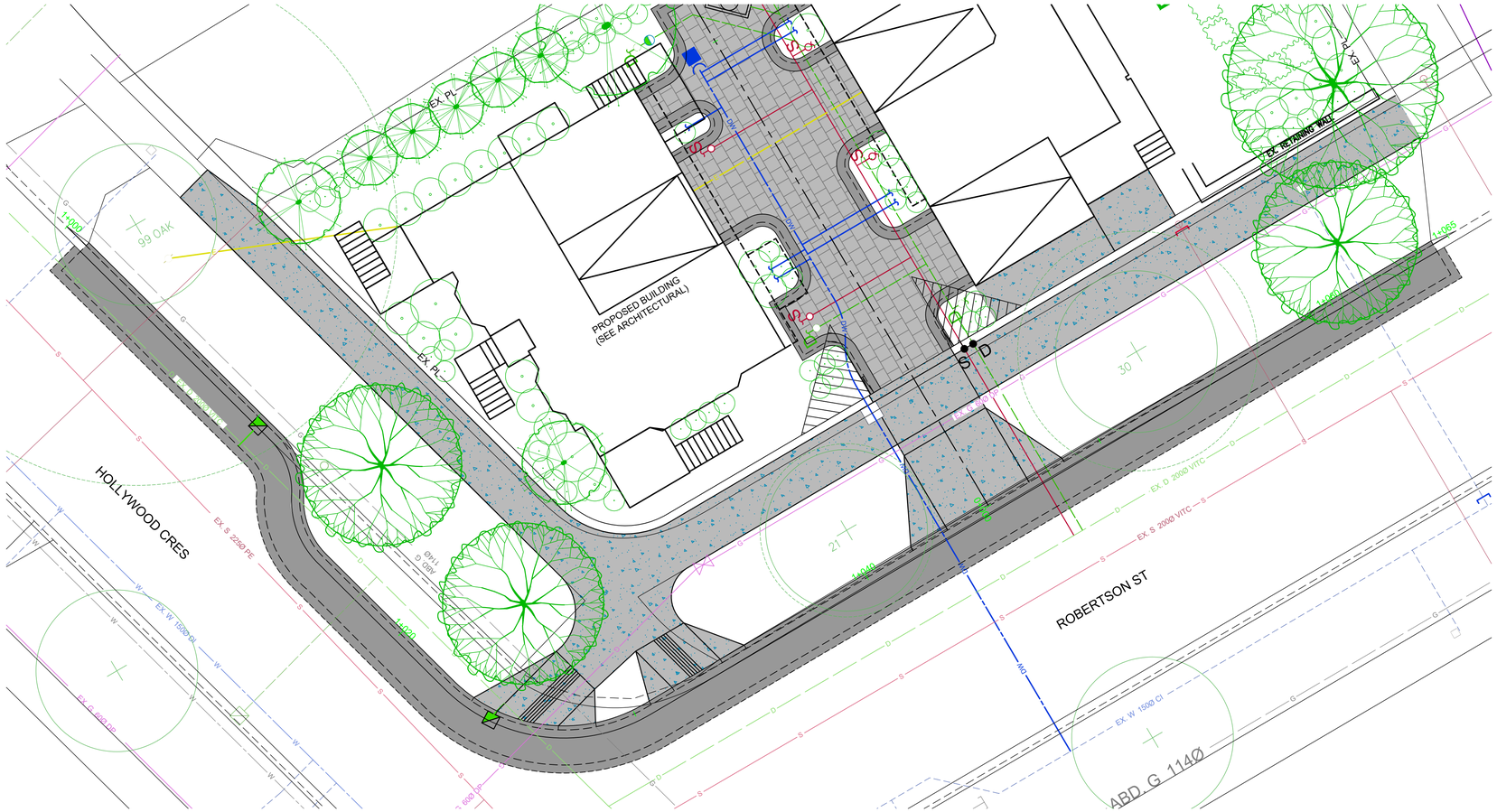
AMIT SETHI
526 GURUNANK LANE, VICTORIA, BC V9C 0M2

1734 HOLLYWOOD CRESCENT
CONCEPTUAL SITE SERVICING PLAN

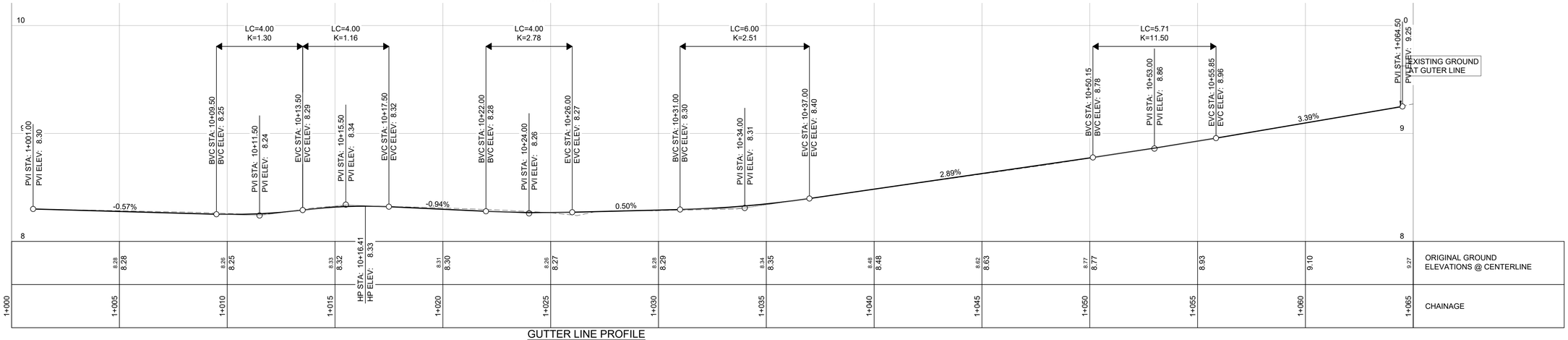
Drawing No.
C00

Project Number: 2024-21-035-00
Rev.: 4

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



GUTTER LINE PLAN
H1:100



GUTTER LINE PROFILE
H1:100, V1:20

Rev	Date	Description	Drawn	Design	App'd
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#	#	#	#	#	#
#	#	#	#	#	#
4	2025-08-22	UPDATED PARKING AND PLANT BEDS	GS	IM	IM
3	2025-07-03	LANDSCAPE UPDATED	GS	GS	IM
2	2025-05-09	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
1	2024-11-25	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
0	2024-09-13	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM

BENCHMARK
ALL ELEVATION REFER TO CONTROL MONUMENT: -
LOCATED AT: -
ELEVATION: -

0 1:20 1
0 1:100 5
ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

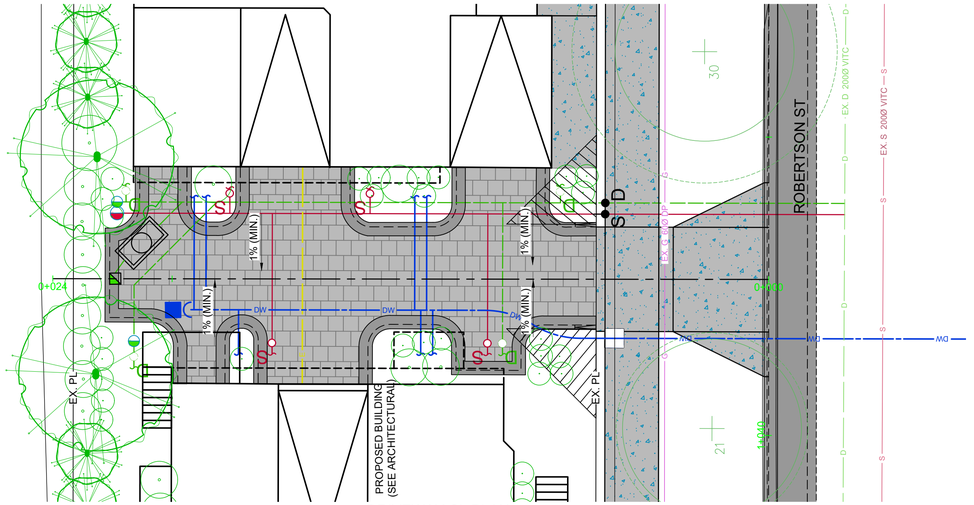
PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of British Columbia

Approved Sealed

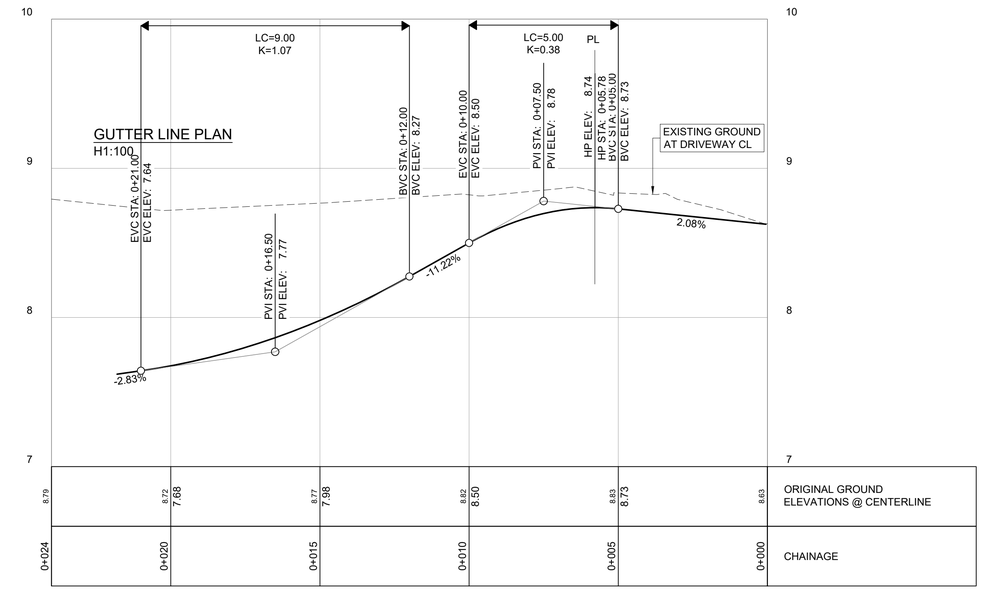
AMIT SETHI
526 GURUNANK LANE, VICTORIA, BC V9C 0M2

1734 HOLLYWOOD CRESCENT
GUTTER LINE PLAN & PROFILE

Drawing No.
C01
Project Number 2024-21-035-00
Rev. 4



DRIVEWAY CL PLAN
H1:100



DRIVEWAY CL PROFILE
H1:100, V1:20

Rev	Date	Description	Drawn	Design	App'd
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#
4	2025-08-22	UPDATED PARKING AND PLANT BEDS	GS	IM	IM
3	2025-07-03	LANDSCAPE UPDATED	GS	GS	IM
2	2025-05-09	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
1	2024-11-25	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM
0	2024-09-13	CONCEPTUAL SITE SERVICING PLAN	GS	GS	IM

BENCHMARK
ALL ELEVATION REFER TO CONTROL MONUMENT: -
LOCATED AT: -
ELEVATION: -

0 1:20 1
0 1:100 5
ORIGINAL DWG SIZE: ANSI D (22" x 34")

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PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of British Columbia

Approved Sealed

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1734 HOLLYWOOD CRESCENT
SITE DRIVEWAY PLAN & PROFILE

Drawing No. C02
Project Number 2024-21-035-00
Rev. 4

DESTROY ALL PRINTS BEARING PREVIOUS REVISION