

### Proposed residence

#### GRADE POINTS

A = 20.47m  
B = 20.54m  
C = 21.10m  
D = 21.05m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A&B	$((20.2+20.2) / 2)$	x 4.2m	= 84.8
Points B&C	$((20.2+20.2) / 2)$	x 15.4m	= 311.1
Points C&D	$((20.2+20.2) / 2)$	x 4.2m	= 84.8
Points D&A	$((20.2+20.2) / 2)$	x 15.4m	= 311.1

PERIMETER OF BUILDING = 39.2m

#### GRADE CALCULATION

791.8 / 39.2 = 20.2m

### Existing building No. 1029

#### GRADE POINTS

A1 = 20.20m E1 = 20.67m  
B1 = 20.19m F1 = 20.57m  
C1 = 20.22m G1 = 20.45m  
D1 = 20.15m H1 = 20.41m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A1&B1	$((20.20+20.19) / 2)$	x 4.97m	= 100.37
Points B1&C1	$((20.19+20.22) / 2)$	x 0.50m	= 10.10
Points C1&D1	$((20.22+20.15) / 2)$	x 3.04m	= 61.36
Points D1&E1	$((20.15+20.67) / 2)$	x 13.35m	= 272.68
Points E1&F1	$((20.67+20.57) / 2)$	x 2.51m	= 51.76
Points F1&G1	$((20.57+20.45) / 2)$	x 1.21m	= 24.82
Points G1&H1	$((20.45+20.41) / 2)$	x 5.50m	= 112.37
Points H1&A1	$((20.41+20.20) / 2)$	x 11.69m	= 237.37

PERIMETER OF BUILDING = 42.78m

#### GRADE CALCULATION

870.83 / 42.78 = 20.37

### Existing Garage

#### GRADE POINTS

A2 = 20.76m  
B2 = 20.64m  
C2 = 20.93m  
D2 = 20.84m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A2&B2	$((20.76+20.64) / 2)$	x 6.20m	= 128.34
Points B2&C2	$((20.64+20.93) / 2)$	x 5.59m	= 116.19
Points C2&D2	$((20.93+20.84) / 2)$	x 6.20m	= 129.49
Points D2&A2	$((20.84+20.76) / 2)$	x 5.59m	= 116.27

PERIMETER OF BUILDING = 23.58m

#### GRADE CALCULATION

490.29 / 23.58 = 20.79

### Property Information

Project Type: New Carriage House  
Owners: Jenny Farkas  
Address: 1029 Queens Avenue  
Legal Description: Lot 17, Block 6, Section 3,  
Victoria District, Plan 62

#### Zoning: Site Specific

#### Setbacks:

Proposed Duplex:	
Rear	14.37m
Side	2.24m
Front	6.74m
Height	6.18m
Ex. House	2.54m
Ex. Garage	2.70m

#### Existing Duplex

Rear	6.5m
Side	1.05m
Front	16.7m
Existing Garage	
Rear	5.8m
Side	1.65m
Floor Area	

#### Proposed Duplex

Main Floor	567 SF (52.7 SM)
Upper Floor	567 SF (52.7 SM)
Total	1134 SF (105.4 SM)
Existing Duplex	
Lower Floor	1003 SF (93.2 SM)
Main Floor	1029 SF (95.6 SM)
Upper Floor	472 SF (43.9 SM)
Existing Workshop	328 SF (30.5 SM)

Lot Area:	7219 SF (670.7 SM)
Combined Bld. Footprint	2143 SF (199.0 SM)
Site Coverage	29.7%
Rear Yard Open Site Space	88.9%

### Applicable Codes

-BC Building Code Current Edition (2018)

### Energy

Compliance path: BCBC Step Code  
Requirements applicable to this project: Level 1  
See compliance report

### Ventilation

BCBC 9.32



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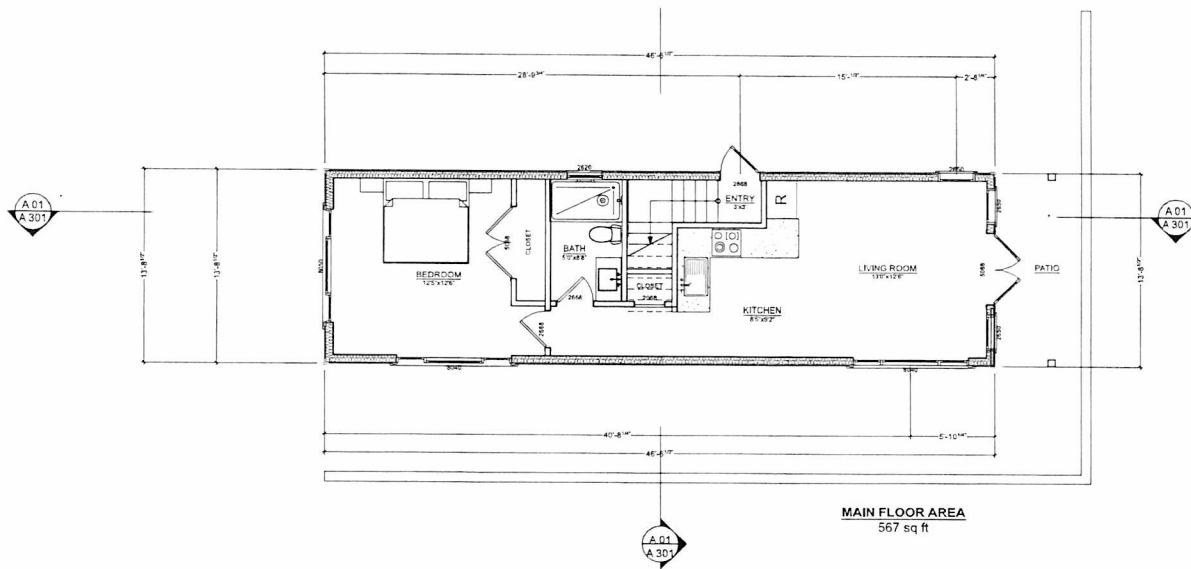
SITE PLAN

A-002

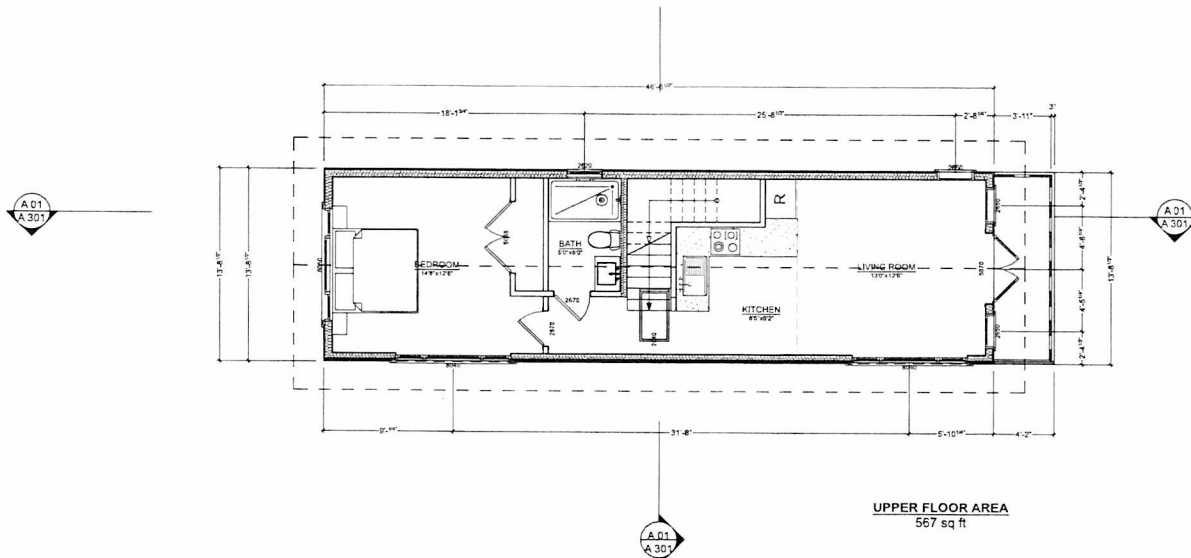
Revised: 2019-04-02







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



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

PLAN LEGEND	
	2x4 PARTITION WALL
	2x4 DEMISING WALL
	2x6 EXTERIOR WALL
	COLUMN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	

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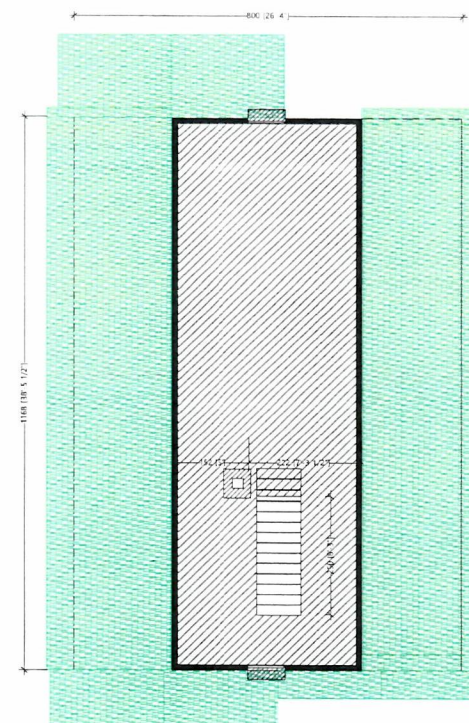
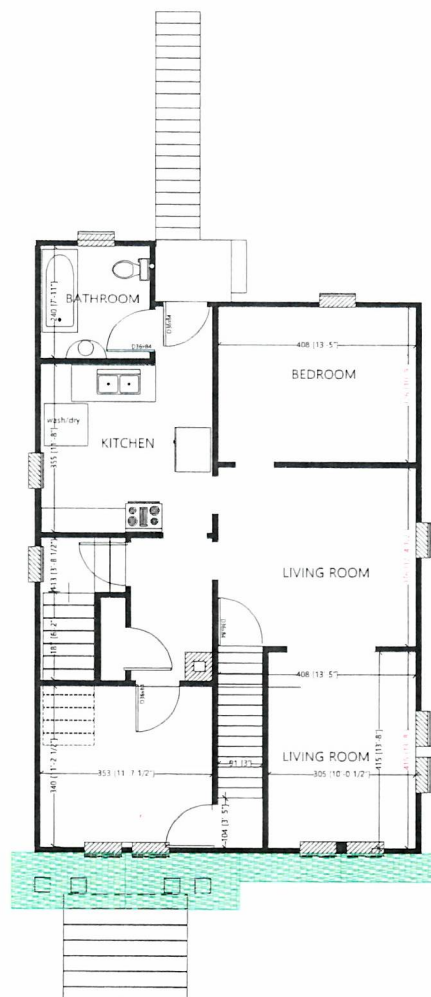
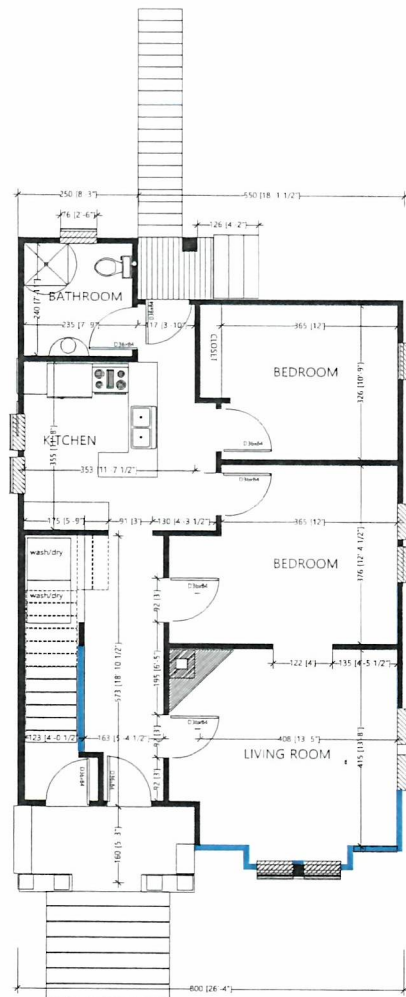
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PR. DUPLEX FLOOR  
PLANS

**A-102**

Printed 2016-02-01



EXISTING HOUSE FLOOR PLANS  
NOT TO SCALE

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EX. FLOOR PLANS

**A-103**

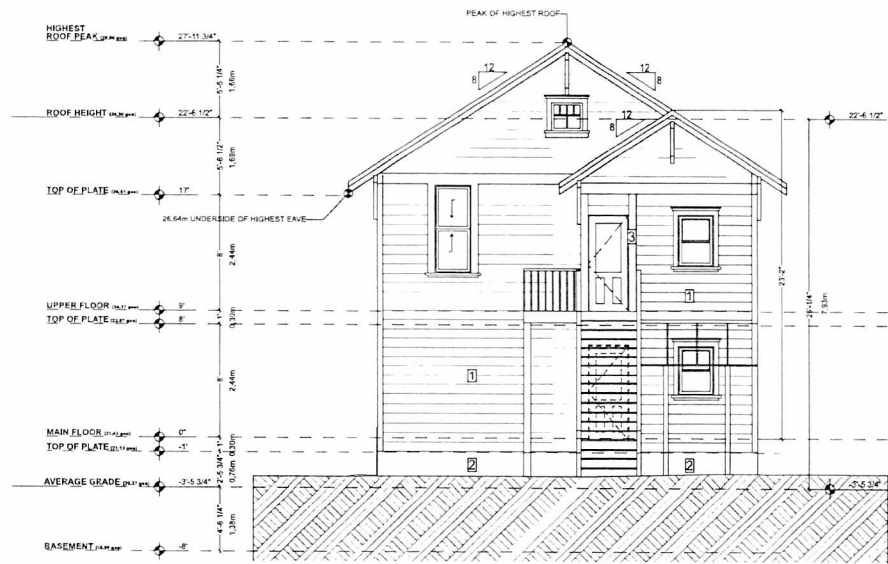
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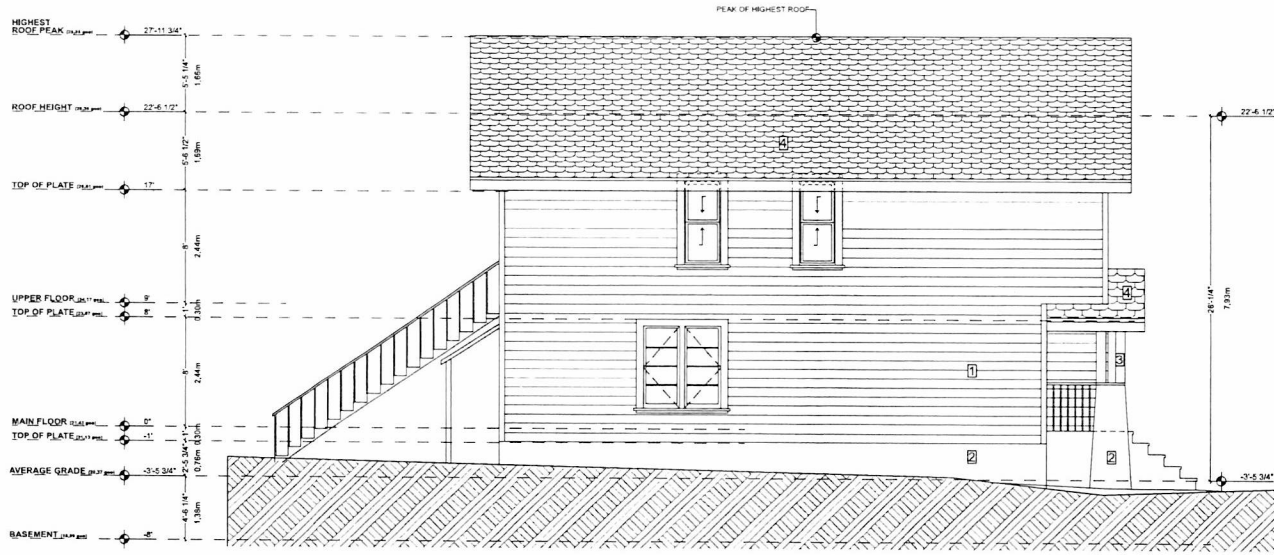
- 1 CEMENT BOARD LAP SIDING
- 2 FINISHED CONCRETE PARGE
- 3 COMB FACED SPRUCE PAINTED
- 4 ASPHALT ROOFING SHINGLES

[illegible]

EXISTING HOUSE ELEVATIONS



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



2 LEFT ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD LAP SIDING
- 2 FINISHED CONCRETE PARAPET
- 3 COMB FACED SPRUCE PAINTED
- 4 ASPHALT ROOFING SHINGLES

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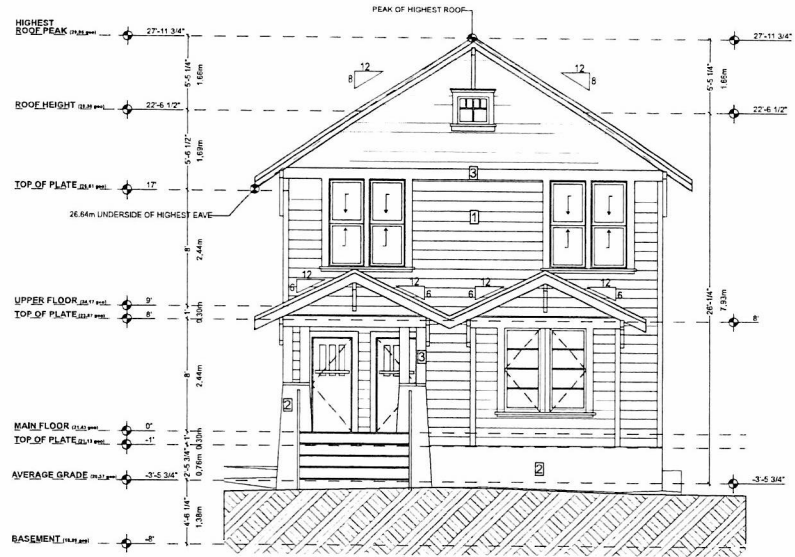
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EXISTING ELEVATIONS



## EXISTING HOUSE ELEVATIONS



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



3 QUEENS AVENUE FRONTAGE  
SCALE 1/8" = 1'-0"



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

**EXTERIOR CLADDING LEGEND**

- 1 CEMENT BOARD LAP SIDING
- 2 FINISHED CONCRETE  
PAVED
- 3 COMB FACED SPRUCE  
PAINTED
- 4 ASPHALT ROOFING SHINGLES

<b><u>ADDITIONAL EXTERIOR FINISHINGS</u></b>	
BUTTERS	IF CONTRACTOR ALLOWING PREFINISHED DO NOT ALLOW FOR DOWNPOUT (PREFINISHED)
SUPPORT	1X6 T&B HEMLOCK STAINED
BAFFLE	2X10 COMB RANCHED SHIP (PAINTED)
BRILLANT BOARD	2X8 COMB RANCHED SHIP (PAINTED)
WINDSCREEN	2X8 COMB RANCHED SHIP T&B SLOPE MILL & AXES TURNING PAINTED
CROWN TRIM	2X4 RANCHED SHIP (PAINTED)
CROWN TRIM	1X2 COMB RANCHED SHIP (PAINTED)
NOTE	
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONTRACTOR TO BASIC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL 2ND FLOOR TO DRUGS STOREY. FLUSH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS ALL COLOURS AS PER OWNER.	

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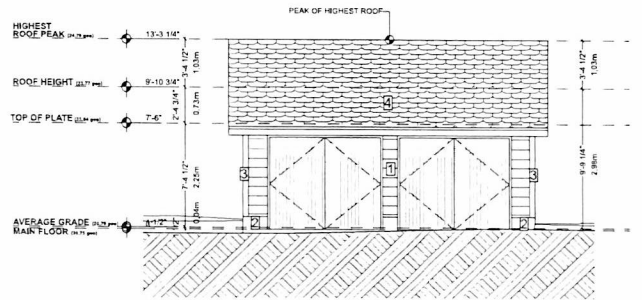
### EXISTING ELEVATIONS

**A-203**

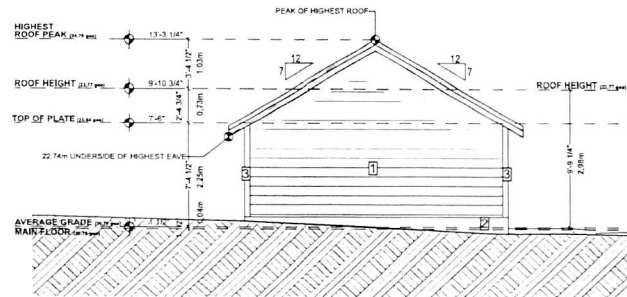
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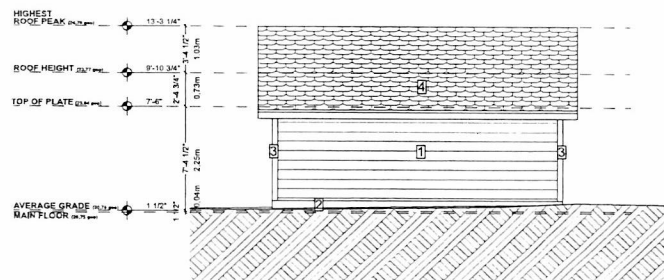
### EXISTING WORKSHOP/STORAGE ELEVATIONS



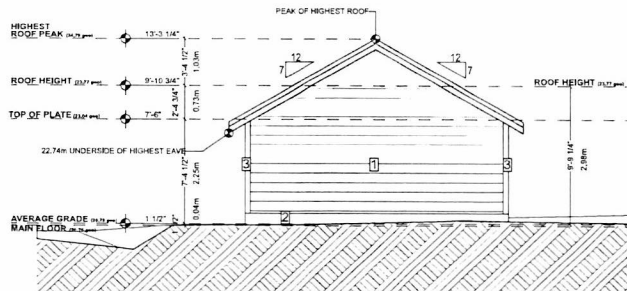
1 FRONT ELEVATION  
SCALE 1/4" = 1'-0"



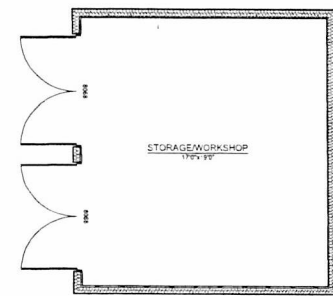
2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



FLOOR AREA  
328 sq ft

EXISTING WORKSHOP FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**EXTERIOR CLADDING LEGEND**

1 CEMENT BOARD LAP SIDING

2 FINISHED CONCRETE  
PAINTED

3 COMB FACED SPRUCE  
PAINTED

4 ASPHALT ROOFING SHINGLES

### ADDITIONAL EXTERIOR FINISHINGS

BUTTERS	IF CONTIGUOUS ALUMINUM (PREFINISHED) OR FIRST ALUMINUM (CONTEMPORARY) (PREFINISHED) ONE TABS HOOKLESS (STANDARD)
FLASING	2X12 (CON FACED) BPP (PAINTED)
WALL SIDING	2X12 (CON FACED) BPP (PAINTED)
WINDOW TRIM	2X4 (CON FACED) BPP TOP/STOPS (CON) (2X4 S/LR 1X4 1/2 (2X4 BURLING) (PAINTED)
DOOR TRIM	2X4 (CON FACED) BPP (PAINTED)
CORNER TRIM	1X3 (CON FACED BPP (PAINTED)

NOTE:  
FINISH OPERATION SHALL BE PER OWNER'S DIRECTION AND  
CONFORM TO ALL EGRESS REQUIREMENTS, CONTRACTOR TO VERIFY  
ALL FINISHES TO OWNER'S SATISFACTION.  
FLASH OVER ALL MATERIALS, TRANSITIONS, DOOR AND WINDOW HEADERS  
ALL COLORS AS PER OWNER

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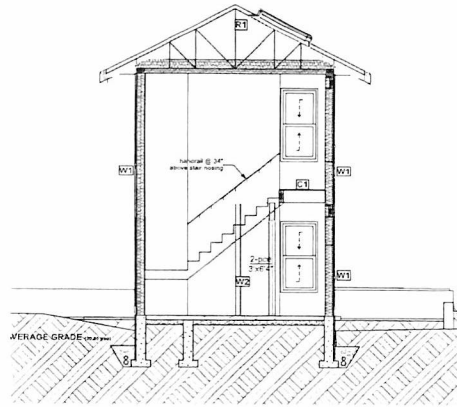
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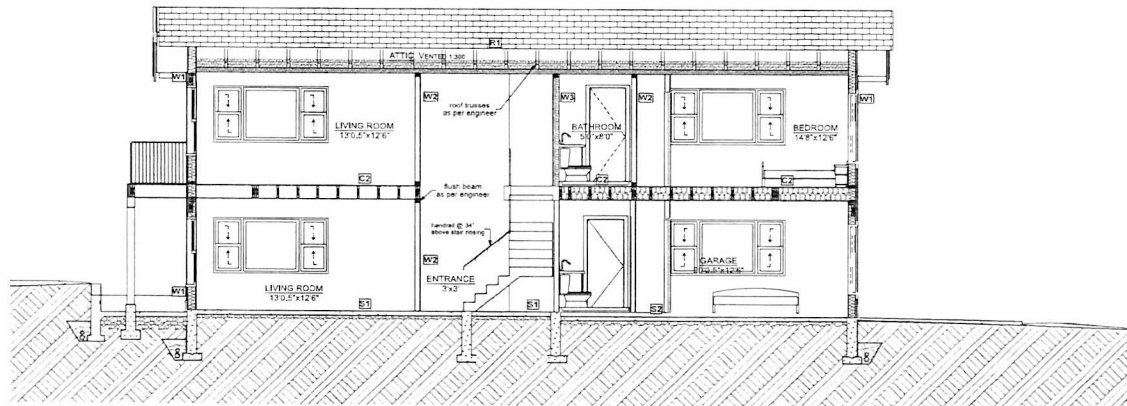
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EX. WORKSHOP  
ELEVATIONS

**A-204**



1 CROSS SECTION 01  
SCALE 1/4" = 1'-0"



2 CROSS SECTION 02  
SCALE 1/4" = 1'-0"

## SECTION LEGEND

### CEILING TYPES

#### C1 - INTERIOR FLOOR

FINISHED FLOORING  
1/2" TAG PLASTER  
FLOOR JOISTS AS PER ENGINEER  
CROSS BRIDGING  
1/2" GYPSUM BOARD PAINTED

#### C2 - CEILING 1 HR FRR

FINISHED FLOORING  
1/2" TAG PLASTER  
FLOOR JOISTS AS PER ENGINEER  
CROSS BRIDGING  
R15 BATT INSULATION  
5 LAYERS 1/2" TYPE X GYPSUM BOARD PAINTED

### ROOF TYPES

#### R1 - TRUSS ROOF

LAMINATED TIMBER SHINGLES  
ROOFING FELLS  
ROOF VENTS 1:300  
1/2" ROOF SHEATHING  
ENGINEERED TRUSSES @ 24" O.C. AS PER SUPPLIER  
R40 BATT INSULATION  
6 MIL POLY (A+B)  
1/2" GYPSUM BOARD PAINTED  
ROOF VENTED 1:300

### SLAB TYPES

#### S1 - GROUND SLAB

1/2" FINISHED FLOORING  
4" THICK CONCRETE SLAB (A+B)  
1 OVER 1/2" POLY  
1/2" RIGIDFOAM INSULATION  
6" CRUSHED STONE  
BACKFILL  
UNDISTURBED SOIL

#### S2 - GARAGE SLAB

4" THICK CONCRETE SLAB TO MP4  
6 MIL POLY  
COMPACTED 1/2" MINUS  
UNDISTURBED SOIL

### WALL TYPES

#### W1 - EXTERIOR WALL

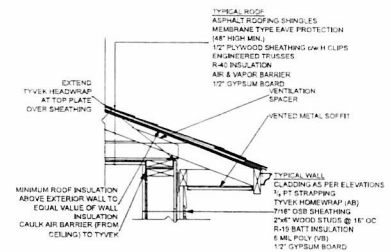
CLADDING AS PER ELEVATIONS  
VERTICAL 1/2" x 4" FT WOOD STRAPPING  
2 LAYERS 30 MIN BUILDING PAPER  
1/2" PLYWOOD (NO JOIN CAR ALL AROUND)  
2"x8" NOMINAL WOOD STUDS @ 16" O.C.  
R40 FIBERGLASS BATT INSULATION  
6 MIL POLY (A+B)  
1/2" GYPSUM BOARD PAINTED

#### W2 - INTERIOR WALL

1/2" GYPSUM BOARD PAINTED  
2"x4 STUDS @ 16" O.C.  
R15 BATT INSULATION (OPTIONAL)  
1/2" GYPSUM BOARD PAINTED

#### W3 - DEMISING WALL 1 HR FRR

2"x4 STUDS @ 16" O.C.  
R15 BATT INSULATION  
1/2" TYPE X GYPSUM BOARD PAINTED



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CROSS SECTION

**A-301**

Revised: 2018-07-10