

F. UNFINISHED BUSINESS

F.1 Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variance No. 00015 for 2251 Lydia Street

Moved By Councillor Alto

Seconded By Councillor Dubow

Development Permit with Variances Application No. 00040

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
 - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
 - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
 - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
 - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans date stamped June 2, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the minimum side yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Council Report

For the Meeting of July 23, 2020

To: Council **Date:** July 9, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variance No. 00015 for 2251 Lydia Street**

RECOMMENDATIONS

Development Permit with Variances Application No. 00040

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
 - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
 - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
 - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
 - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum side yard setback from 1.5m to 0.6m

3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variances (DPV) Application for the property located at 2251 Lydia Street. The proposal is for the design and construction of two small lot single family dwellings in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Associated with this DPV Application is a separate Heritage Alteration Permit with Variance Application for the existing house. These applications will be considered together.

On September 5, 2019, Council passed a motion that included the following direction:

Development Permit with Variances Application No. 00040

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

- 1. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and**
- 2. revise the design of Lot 3 to create more consistency with the Small Lot House Design Guidelines.**

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

- 1. Plans date stamped May 14, 2019*
- 2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:*
 - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m*
 - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m*
 - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m*
 - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m*
 - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.*
- 3. The Development Permit lapsing two years from the date of this resolution"*

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

- 1. Plans, date stamped June 24, 2019.*

2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
 - i. *Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m*
3. ***Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.***
4. *Heritage Alteration Permit lapsing two years from the date of this resolution."*

Revisions have been made to the proposed houses to better meet the Small Lot House Design Guidelines and to respond to the recommendations of the Heritage Advisory Panel (see bold in motion).

In summary, the design changes to the new Lydia Street house establish a better street relationship by emphasizing the porch (closer to the street, changing the pitch of the porch roof and adding soffit lighting) and simplifying the materials and palette. Living room windows on the south elevation will be obscured glass to address potential privacy issues.

The Denman Street house revisions create a better contextual fit and better street relationship. This has been achieved by simplifying the materials, introducing double dormers and design details to the entrance gable. Changes to the colour palette emphasize the architectural features of this house and are complementary to the adjacent dwellings.

The Heritage Advisory Panel recommended approval subject to the trim board feature on the house being continued along the top of the garage to better visually tie in with the house. This change has been incorporated into the building permit plans for this addition.

The recommendation provided for Council's consideration contains appropriate language to advance these applications to an Opportunity for Public Comment.

Respectfully submitted,



Lucina Baryluk
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 16, 2020

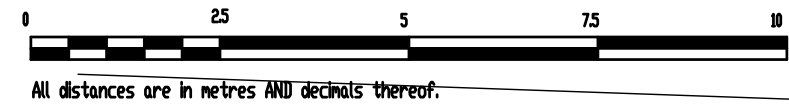
List of Attachments

- Attachment A: Revised plans dated June 2, 2020
- Attachment B: Revised material boards.

SITE PLAN
TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION WITH VARIANCES
PROPOSED LOT 2, SECTION 57,
VICTORIA DISTRICT, PLAN EPP

NEW LYDIA STREET HOUSE
Proposed LOT 2

SCALE = 1 : 100



All distances are in metres AND decimals thereof.

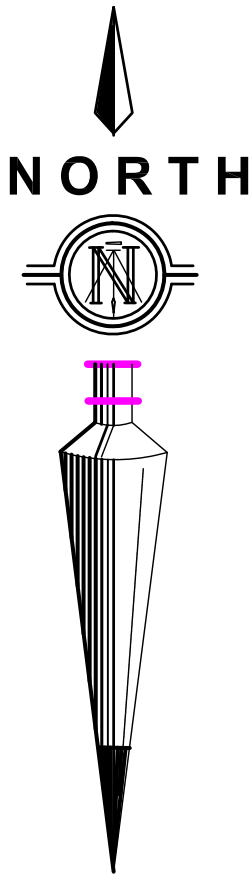
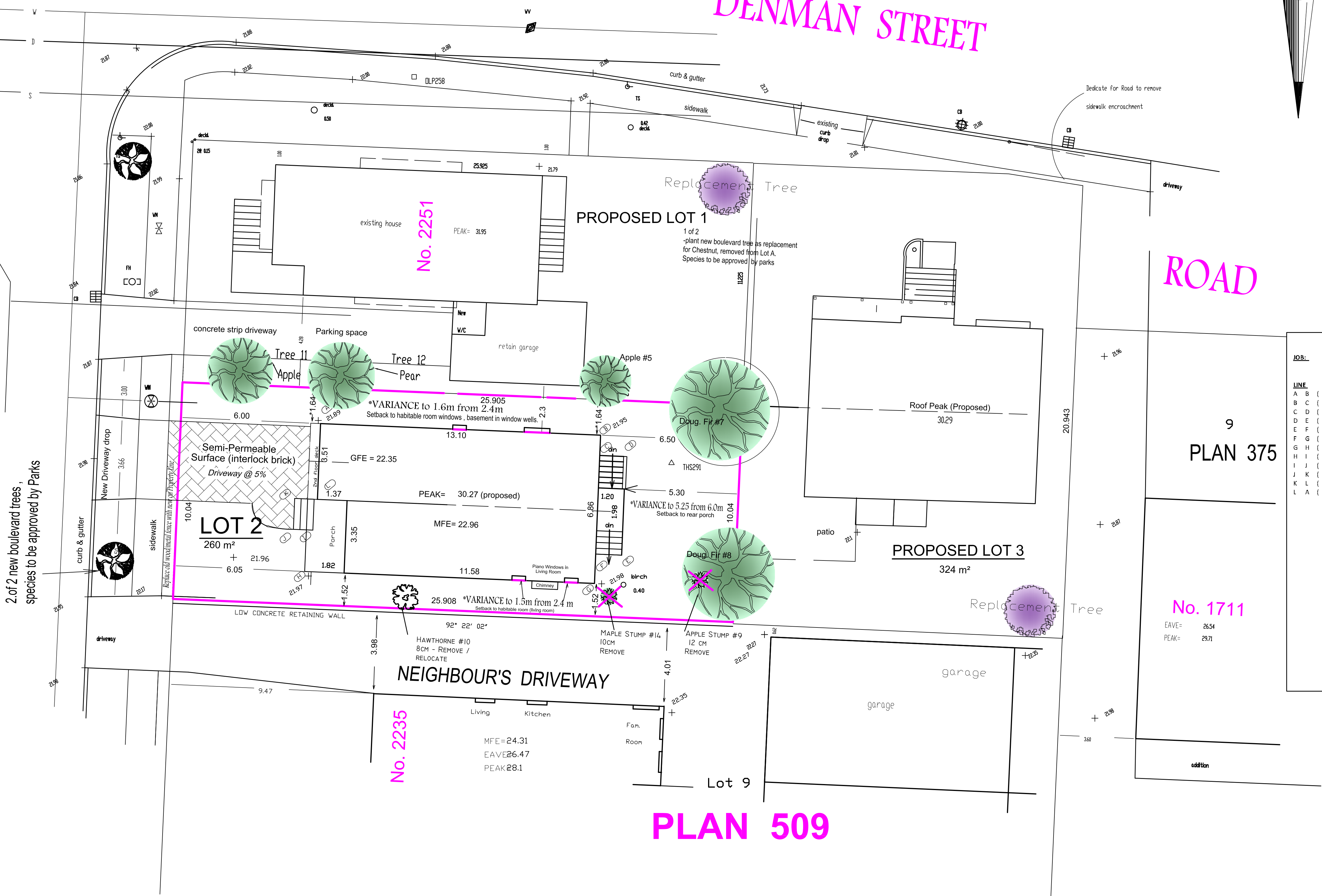
LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)
Tree bases approximately to scale.

- UL L - denotes Utility Pole with light
- g - denotes guy wire
- CB - denotes Catch Basin
- WM - denotes Water Meter
- TS - denotes Traffic Sign
- FH - denotes fire hydrant
- RWL - denotes Rain Water leader
- 2227 + - denotes existing grade
- denotes Boulevard tree for development
- denotes replacement tree
- denotes existing tree

LYDIA STREET

2 of 2 new boulevard trees,
species to be approved by Parks



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m²	260 m²
Floor Area		
Basement Area >1.8m ceiling AG		55.3 m² (596 sq.ft.) not incl.
Main Floor		59.3 m² (639 sq.ft.)
Upper Floor		76.4 m² (822 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m²	0 m²
Total Floor Area	190 m²	135.7 m² (1461 sq.ft.)
Floor Space Ratio	0.6	0.46
Site Coverage %	40%	35.5 %
Open Site Space	N/A	50 %
Grade		21.96
Height of Building	7.50	7.24
Number of Storeys	2	2
Parking Stalls	1	1
Bicycle Parking	0	1
Building Setbacks		
Front Yard	6.0	6.01
Rear Yard	6.0	6.50 to house 5.30 *variance to 5.25
Flanking Yard	2.4	N/A
Side Yard (North)	1.5/2.4	1.64 *variance to 1.60 to Hab. Room
Side Yard (South)	1.5/2.4	1.52 *variance to 1.50 to Hab. Room

Average Grade Calc.

Date26 March, 2019File #9419

JOB:2245 Lydia -Proposed Lot 2CLIENT:Cunnin

LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG.	WALL LENGTH	Avg El x L
A B (	21.89 + 21.95	1/2 = 21.92 *	12.95 =	283.86
B C (	21.95 + 21.95	1/2 = 21.95 *	2.50 =	54.88
C D (	21.95 + 21.96	1/2 = 21.96 *	1.20 =	26.35
D E (	21.96 + 21.96	1/2 = 21.96 *	3.00 =	65.88
E F (	21.96 + 21.97	1/2 = 21.97 *	1.20 =	26.36
F G (	21.97 + 21.98	1/2 = 21.98 *	1.36 =	29.89
G H (	21.98 + 21.97	1/2 = 21.98 *	13.10 =	287.87
H I (	21.97 + 21.95	1/2 = 21.96 *	2.00 =	43.92
I J (	21.95 + 21.95	1/2 = 21.95 *	1.00 =	21.95
J K (	21.95 + 21.95	1/2 = 21.95 *	1.35 =	29.63
K L (	21.95 + 21.89	1/2 = 21.92 *	1.20 =	26.30
L A (	21.89 + 21.89	1/2 = 21.89 *	3.51 =	76.83
TOTALS			*	44.37	973.7
AVG. GRADE			Total Area/Total Wall Length		21.96

HEIGHT CALCULATION

PEAK	30.27	
FAVE	29.13	Slanted Dormer
MEAN	29.20	
HEIGHT	(Mean-Avg. Grade)	7.24

BASEMENT CALCULATION

Basement Ceiling	22.71	
AVER. GRADE	21.96	
Height above grade	0.75	= 0.75

Revisions

Received Date:
June 2, 2020

PROPOSED SINGLE FAMILY RESIDENCE
R1-S2

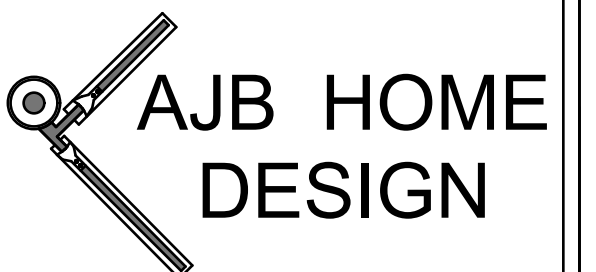
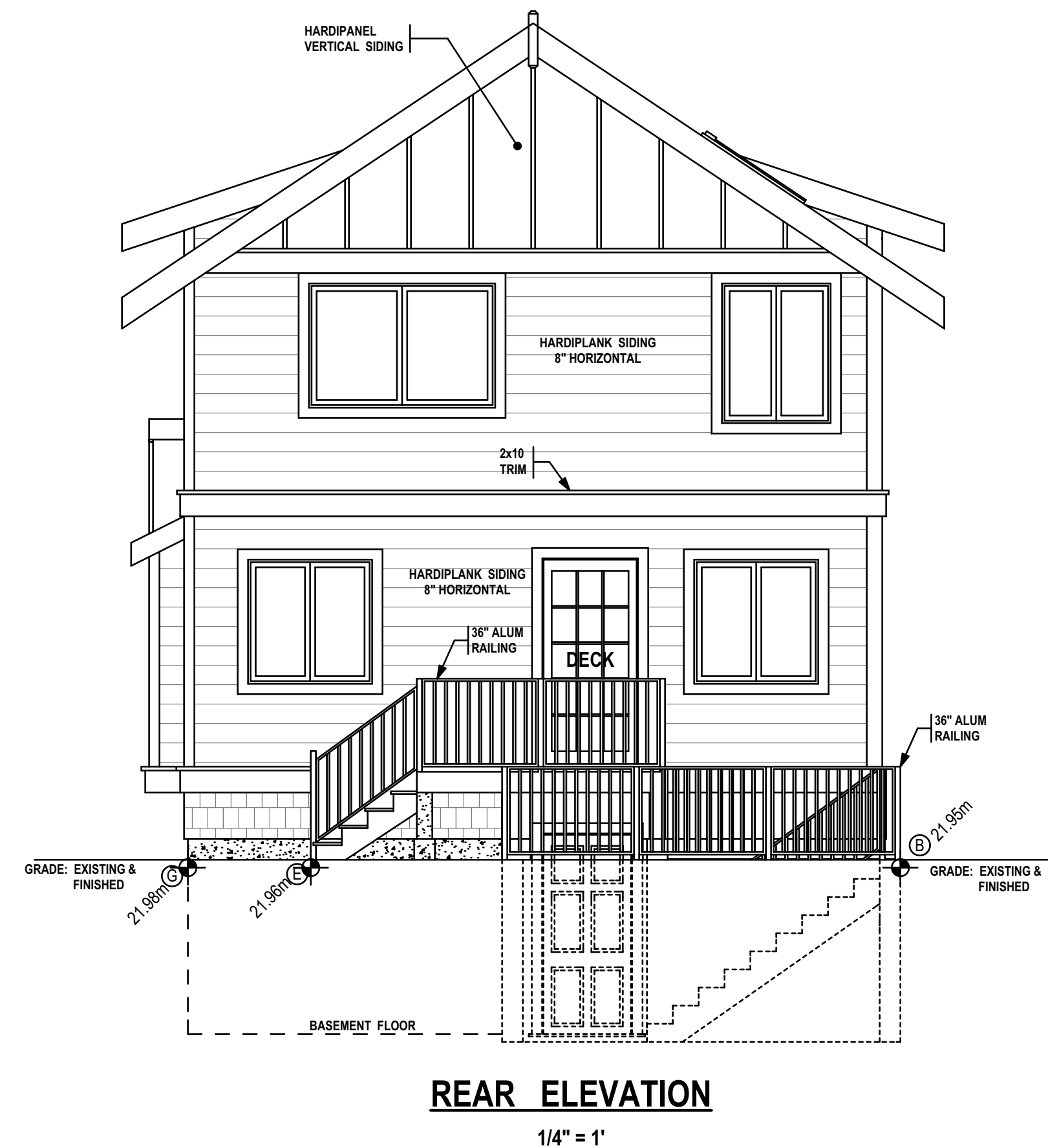
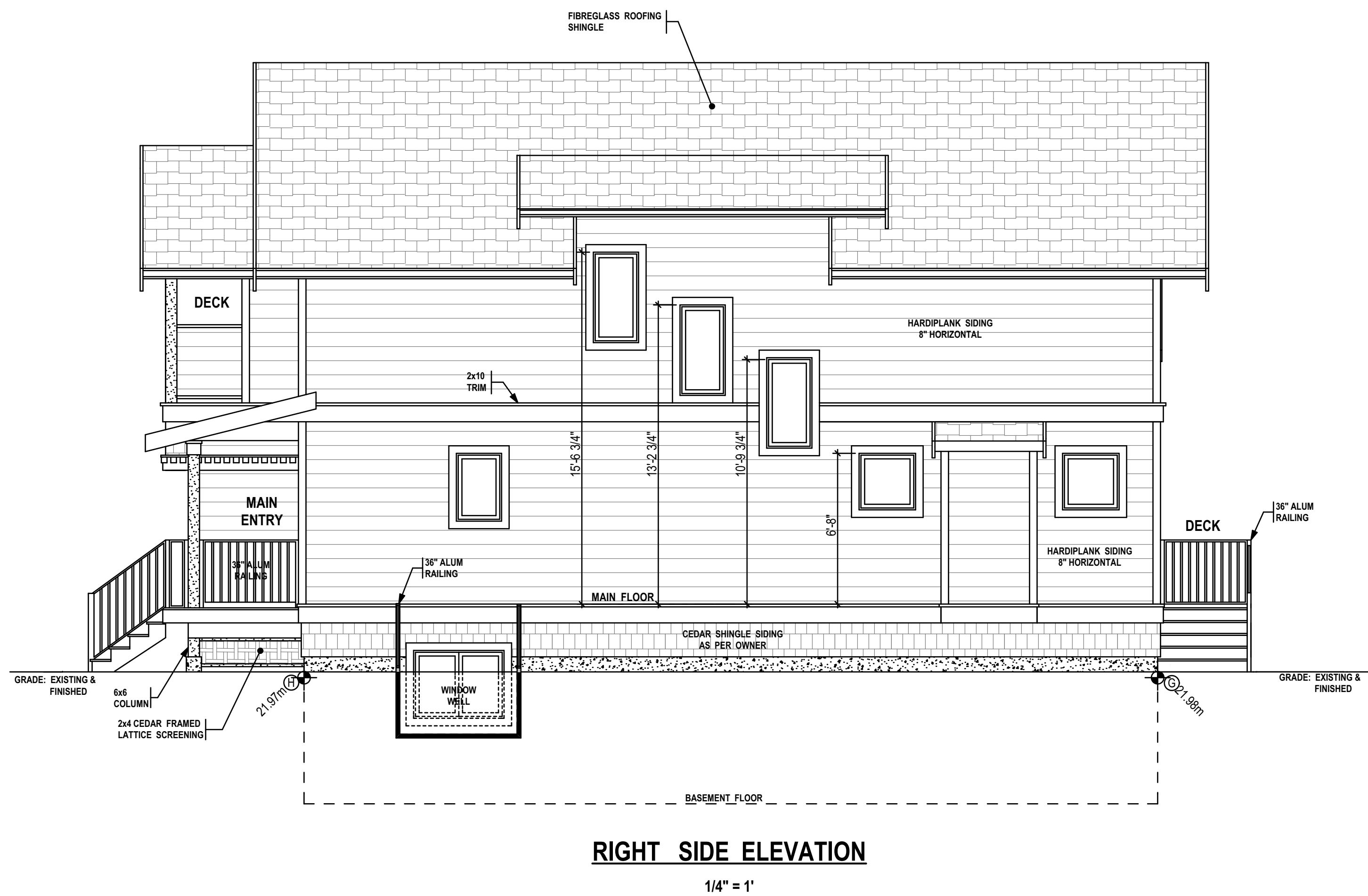
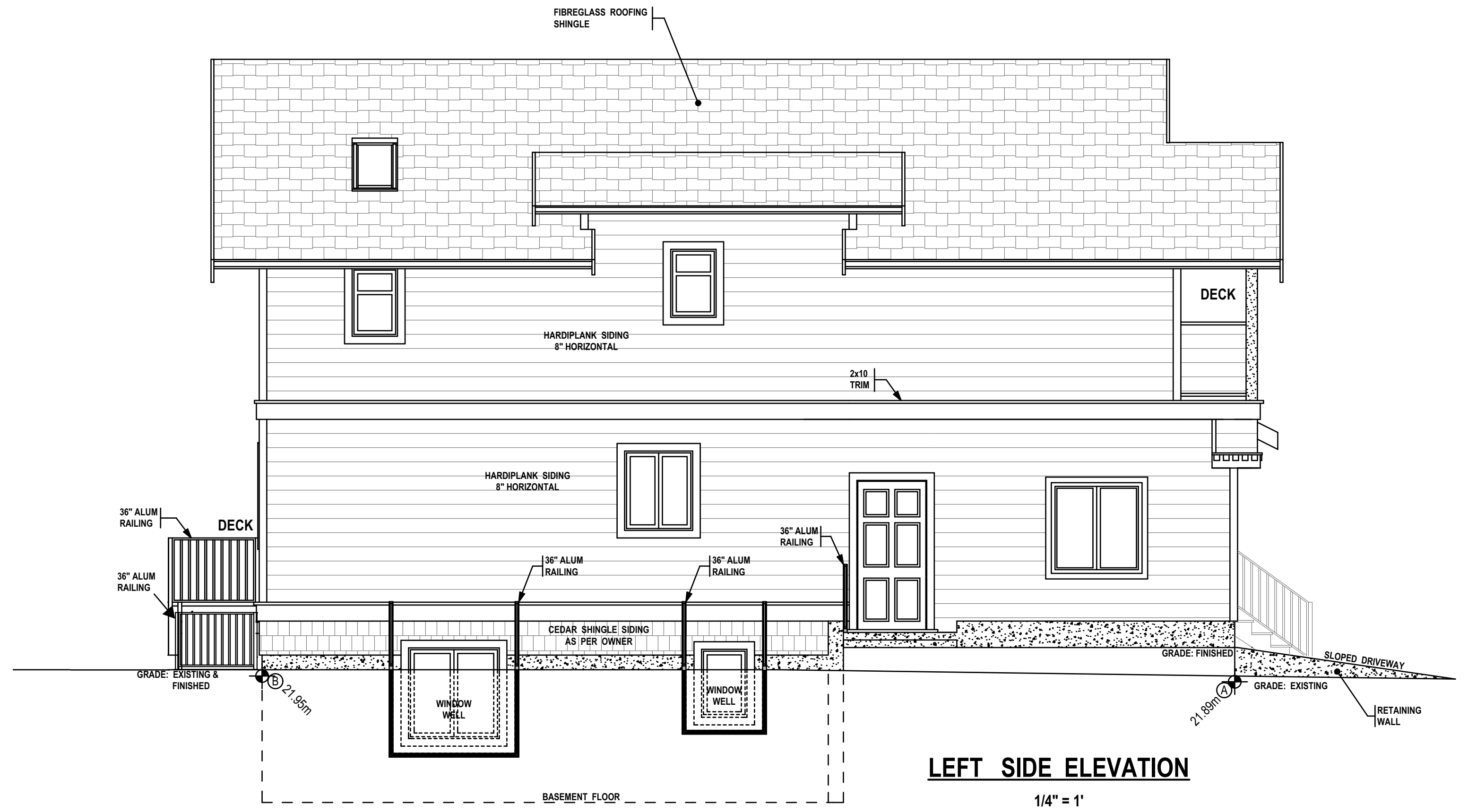
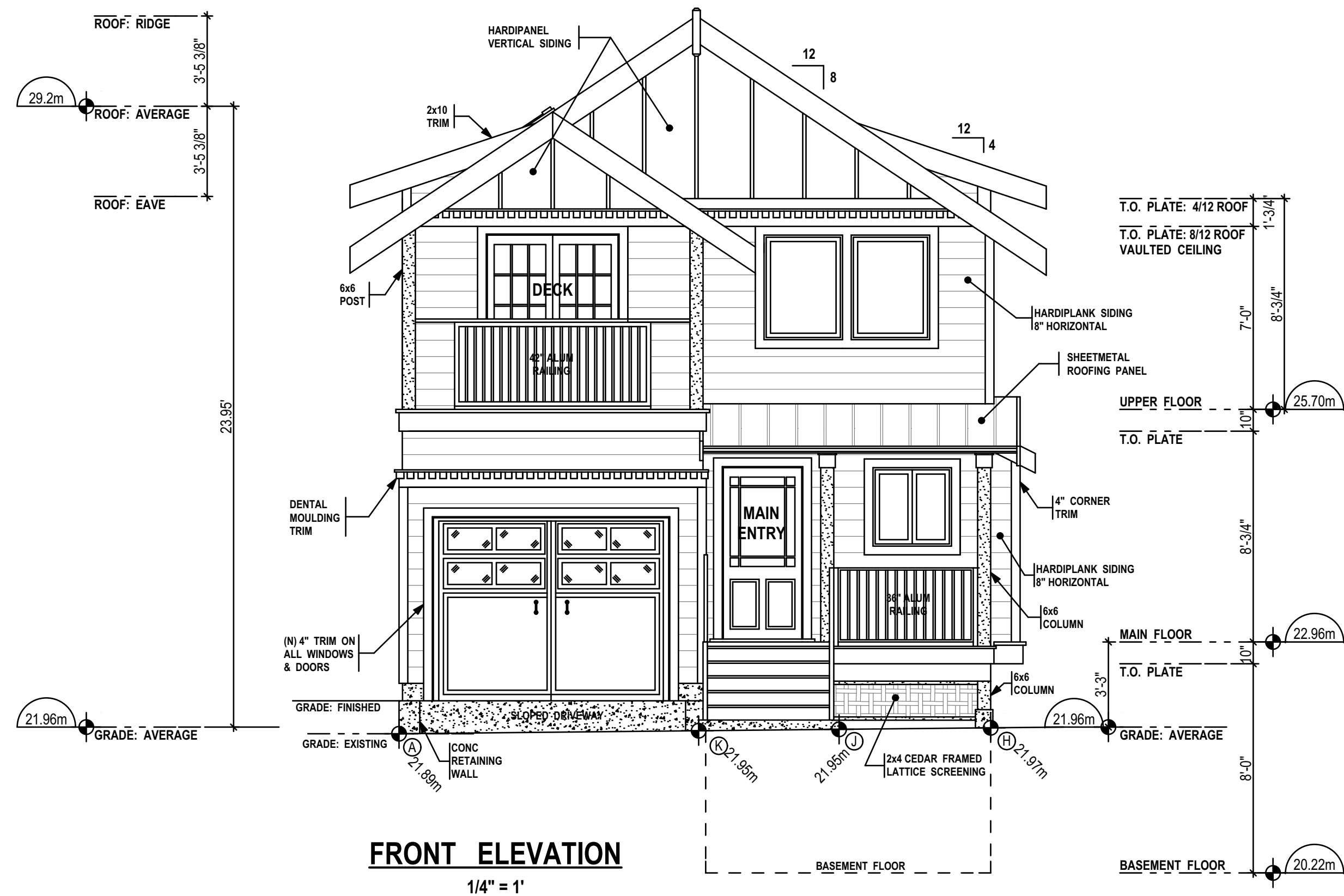
For: Brad Cunnin
2245 Lydia Street
Victoria, BC

11 May, 2020 - amend for rear basement stairs
14 Nov, 2019 - amend for CoV comments
5 March, 2019 - additional variance, building height and floor areas
15 August, 2018.

FILE: 9419 - 17

PROJECT: 9419/2 / 2018-08-15

Brad Cunnin Land Services
2245 Lydia Street
Victoria, BC V8W 1S2
ph: 250-480-7653



2740 Belmont Ave. Office 250-595-0858
Victoria BC V8R 4A8
email: ajbhomdesign@shaw.ca

NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
2	Apr 16/10	2nd Preliminary Drawings
3	July 15/10	3rd Preliminary Drawings
4	Sept 21/10	4th Preliminary Drawings
5	Oct 4/10	5th Preliminary Drawings
6	Dec 21/10	6th Preliminary Drawings
7	May 2/12	7th Preliminary Drawings
8	Mar 19/14	8th Preliminary Drawings
9	Apr 22/14	9th Preliminary Drawings
10	May 11/16	10th Preliminary Drawings
11	Mar 31/17	11th Preliminary Drawings
12	May 01/17	12th Preliminary Drawings
13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE
NEW RESIDENCE--SFD

SITE @
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

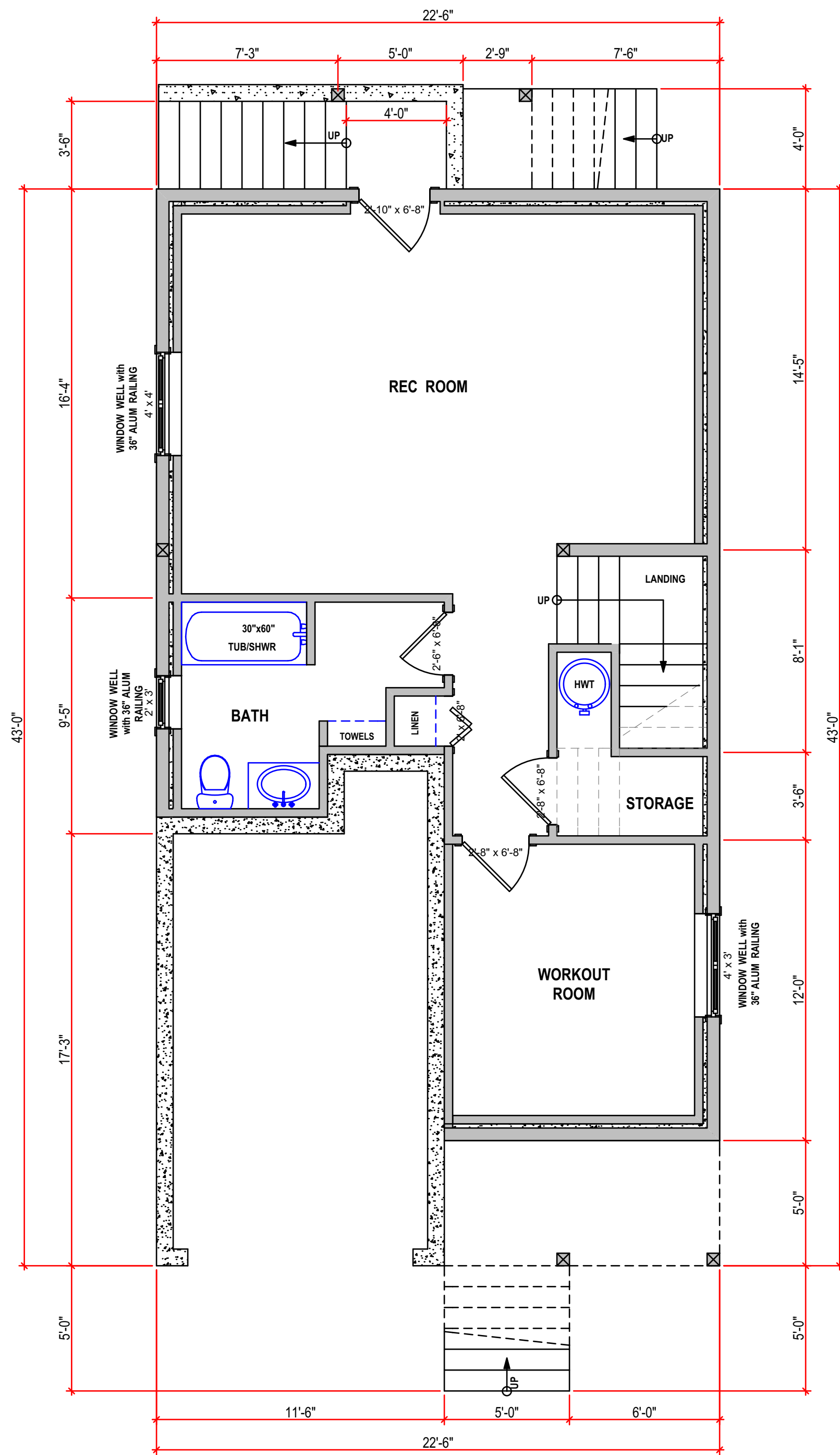
DRAWING NO.

A-2 of 4

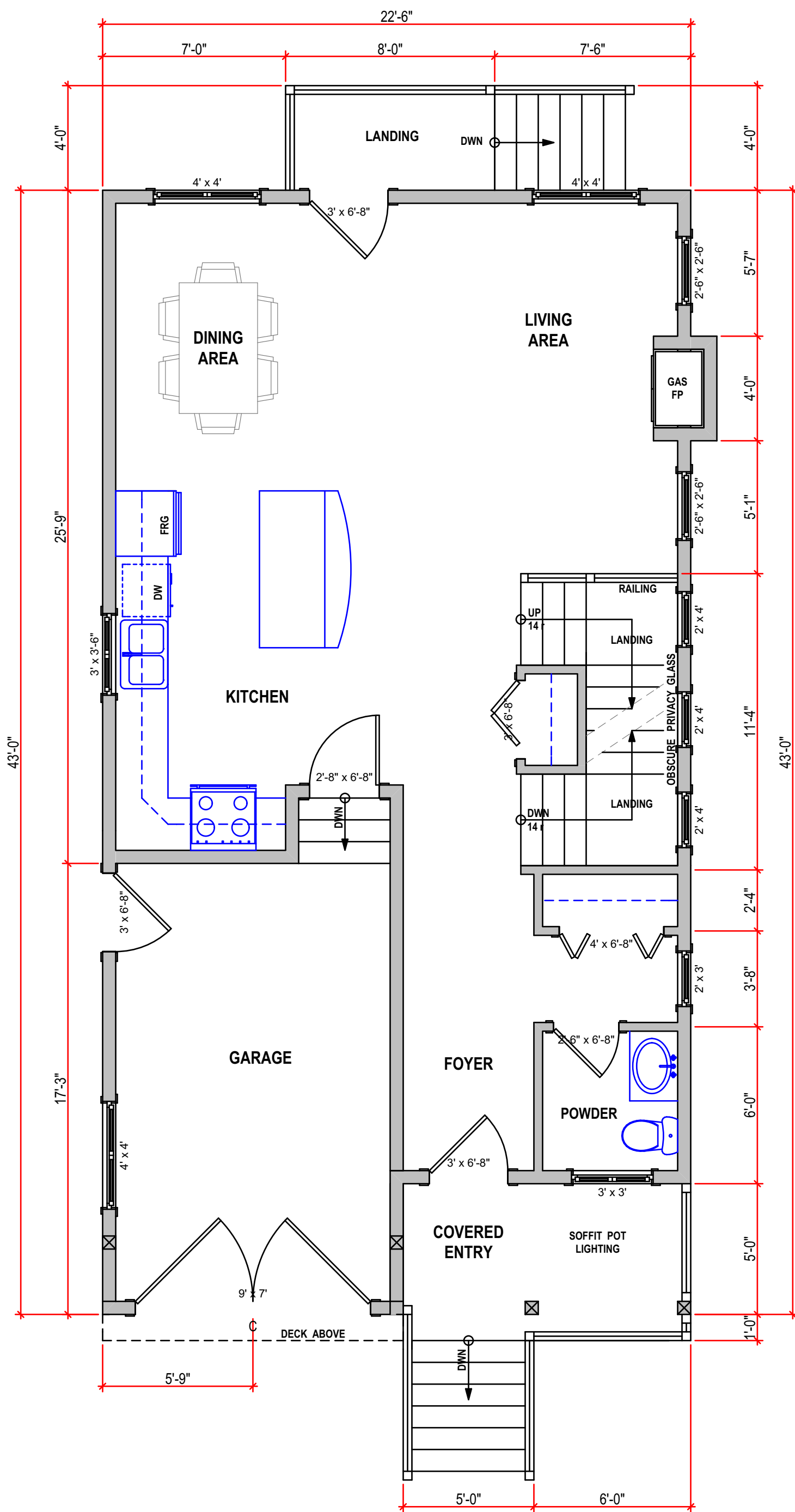
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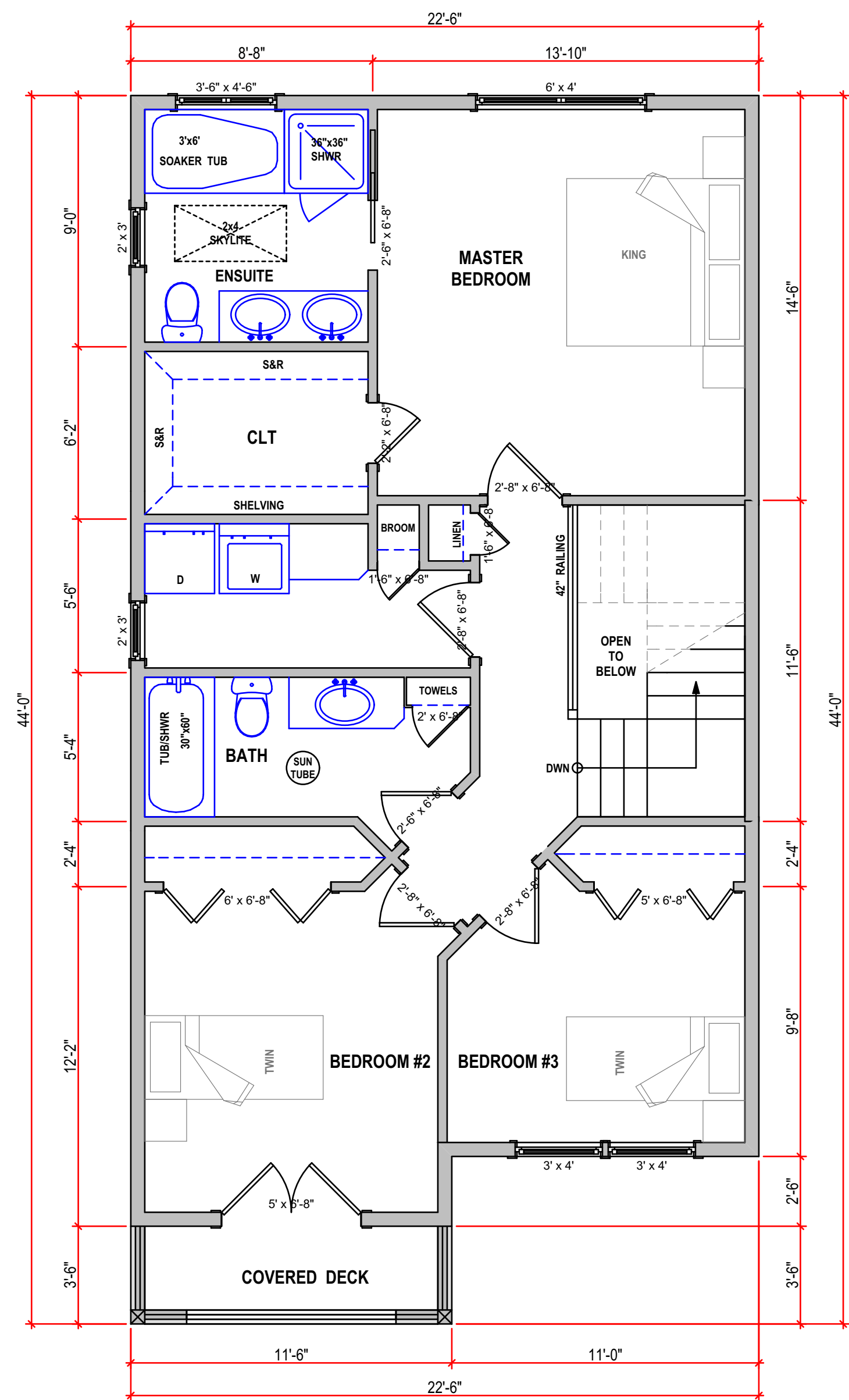
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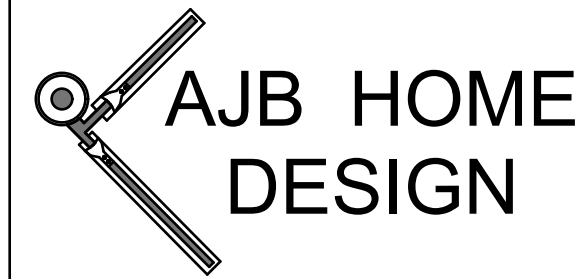
PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'



PROPOSED MAIN FLOOR PLAN
1/4" = 1'
PROPOSED LIVING SPACE @ 638.7 SQ/FT
NOTE: LIVING SPACE CALCULATED FROM EXTERIOR FACE OF EXTERIOR WALL



PROPOSED UPPER FLOOR PLAN
1/4" = 1'
PROPOSED LIVING SPACE @ 821.7 SQ/FT
NOTE: LIVING SPACE CALCULATED FROM EXTERIOR FACE OF EXTERIOR WALL.



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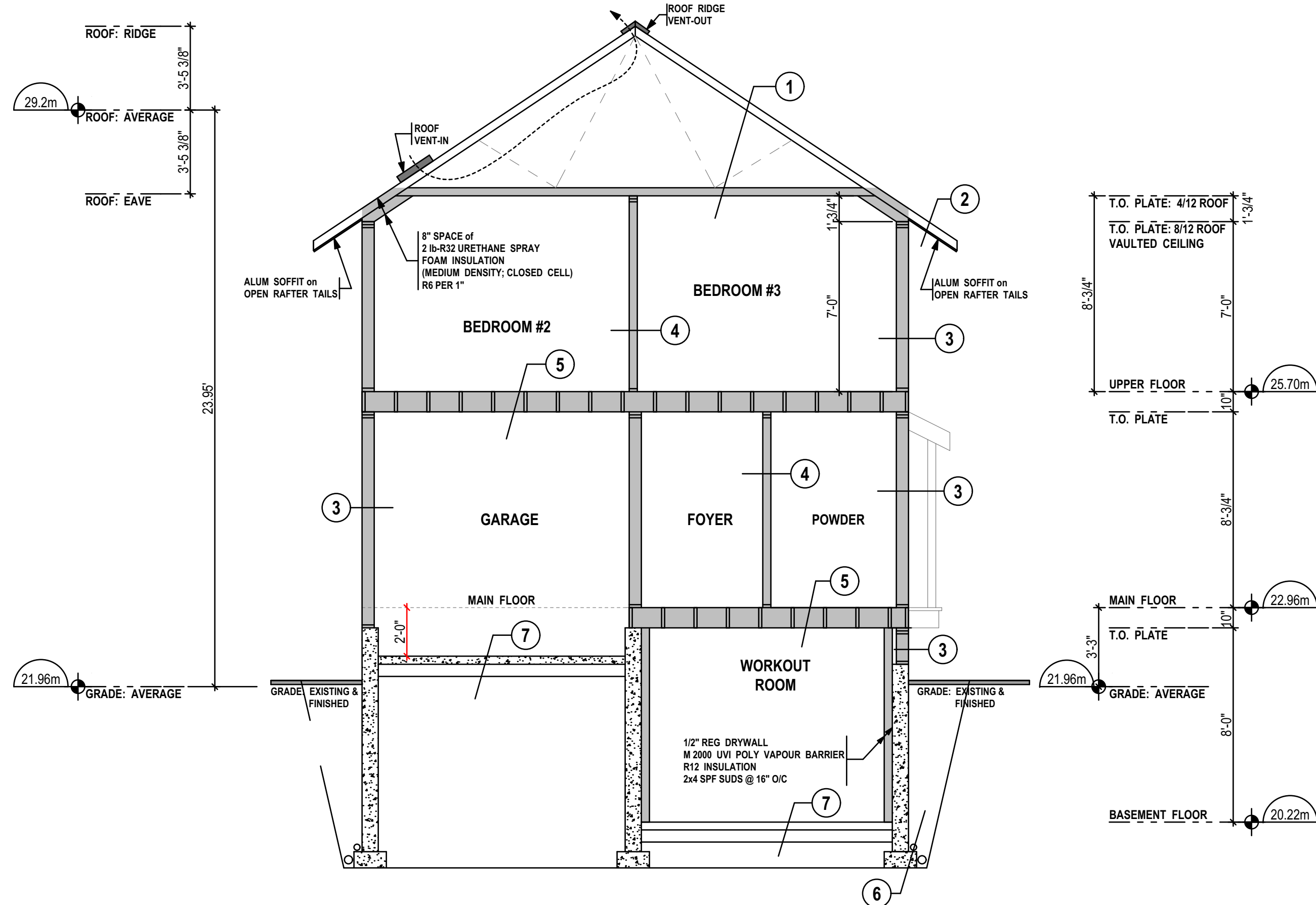
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13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings
16	May 12/20	16th Preliminary Drawings

PROJECT TYPE
NEW RESIDENCE--SFD

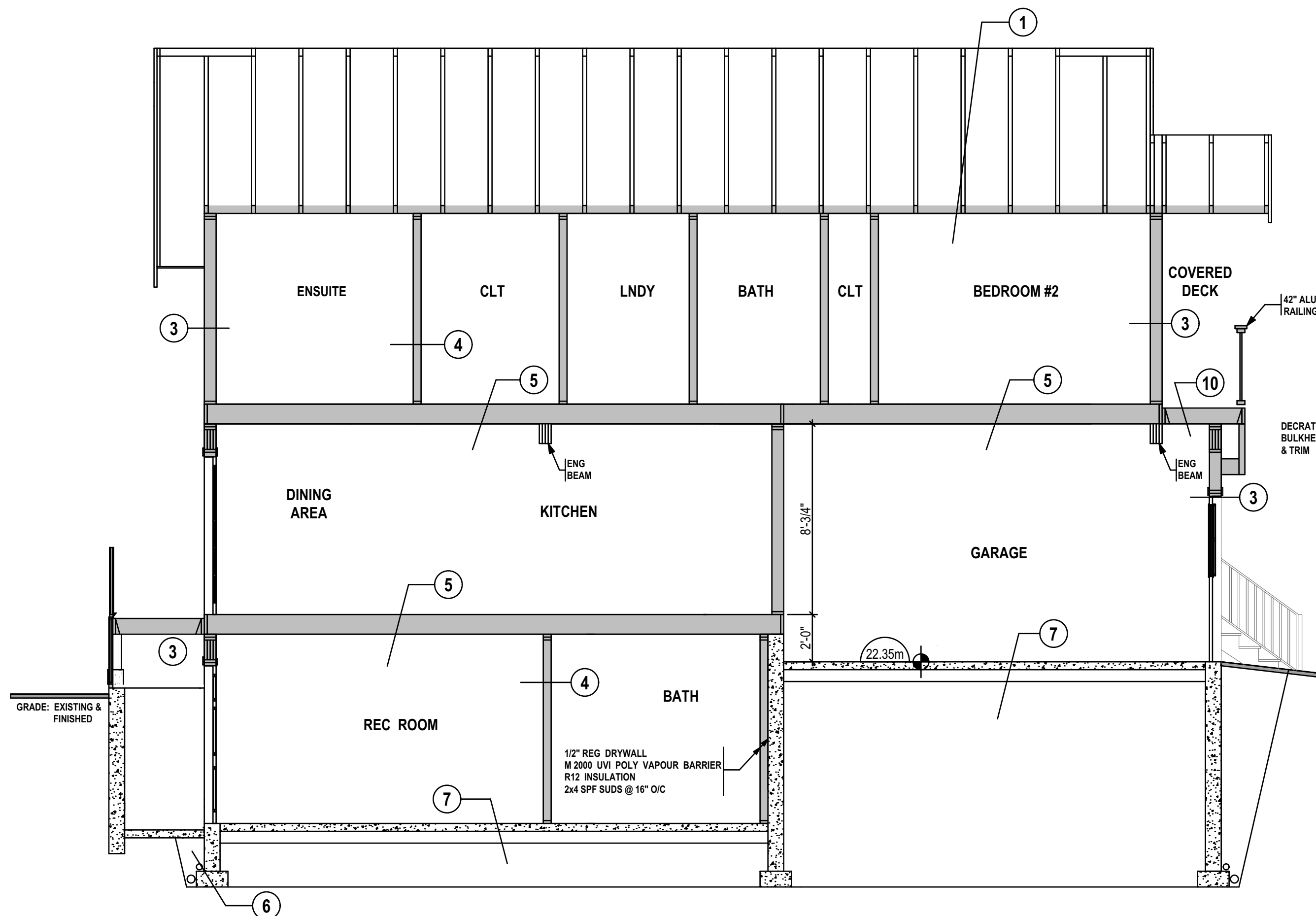
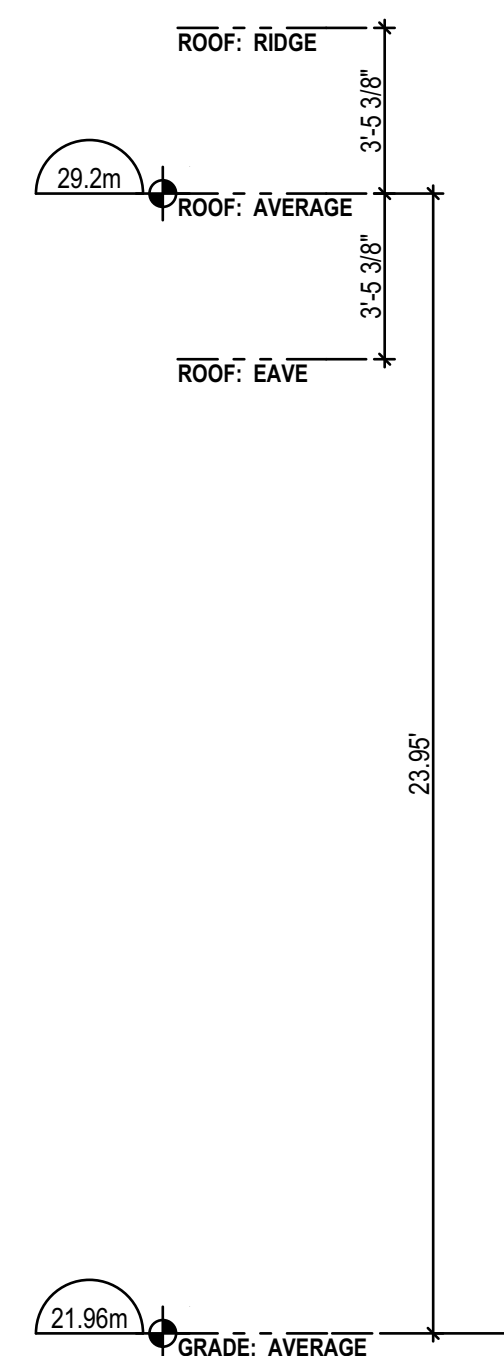
SITE @
Lot 3 DENMAN ST.
FOR: CUNNIN

DRAWN BY: Alan Bisson
DRAWING NO.

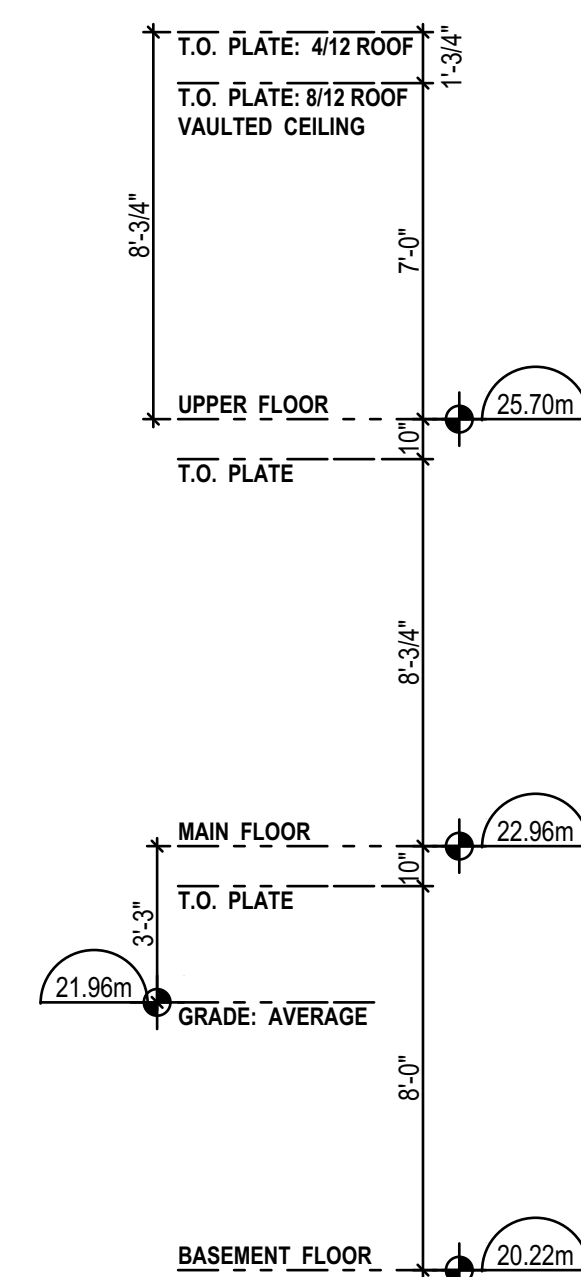
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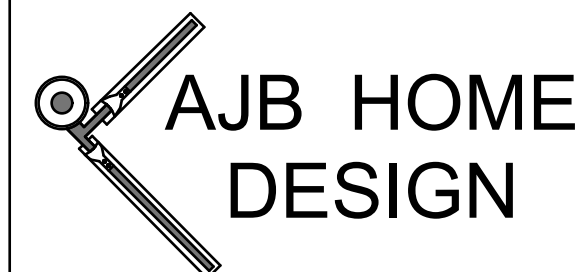
CROSS SECTION BB
1/4" = 1"



CROSS SECTION AA
1/4" = 1"



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15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE
NEW RESIDENCE--SFD

SITE @
Lot 3 DENMAN ST.

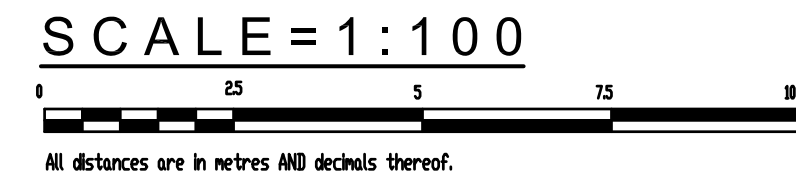
FOR: CUNNIN

DRAWN BY: Alan Bisson

DRAWING NO.

A-4of 4

B.C. LAND SURVEYOR'S SITE PLAN
TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION WITH VARIANCES
PROPOSED LOT 3, SECTION 57,
VICTORIA DISTRICT, PLAN EPP



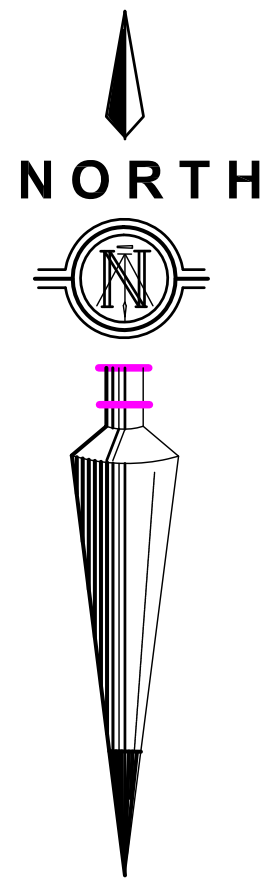
LEGEND

- Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)
Tree bases approximately to scale.
- UPL - denotes Utility Pole with light
 - g - denotes guy wire
 - CB - denotes Catch Basin
 - WM - denotes Water Meter
 - WV - denotes Water Meter
 - TS - denotes Traffic Sign
 - FH - denotes fire hydrant
 - SC - denotes Service Connection Clean-out/Inspection Chamber
 - RWL - denotes Rain Water leader
 - 2227 + - denotes existing grade

NEW DENMAN STREET HOUSE
Proposed LOT 3

LYDIA STREET

DENMAN STREET



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m²	323 m²
Floor Area		
Basement Area >1.8m ceiling AG		55.3 m² (596 sq.ft.) not incl.
Main Floor		83.7 m² (901 sq.ft.)
Upper Floor		78.4 m² (844 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m²	0 m²
Total Floor Area Incl Stairs	190 m²	162.10m² (1745 sq.ft.)
Floor Space Ratio	0.6	0.51
Site Coverage %	40%	35.5 %
Open Site Space	N/A	50 %
Grade		22.05
Height of Building	7.50	7.36
Number of Storeys	2	2
Parking Stalls	1	1
Bicycle Parking	0	multiple
Building Setbacks		
Front Yard	6.0	6.01
Rear Yard	6.0	6.01 to building 4.85 *Variance to 4.80
Flanking Yard	2.4	N/A
Side Yard (West)	1.5/2.4	3.04
Side Yard (East)	1.5/2.4	1.55 *Variance to 1.50

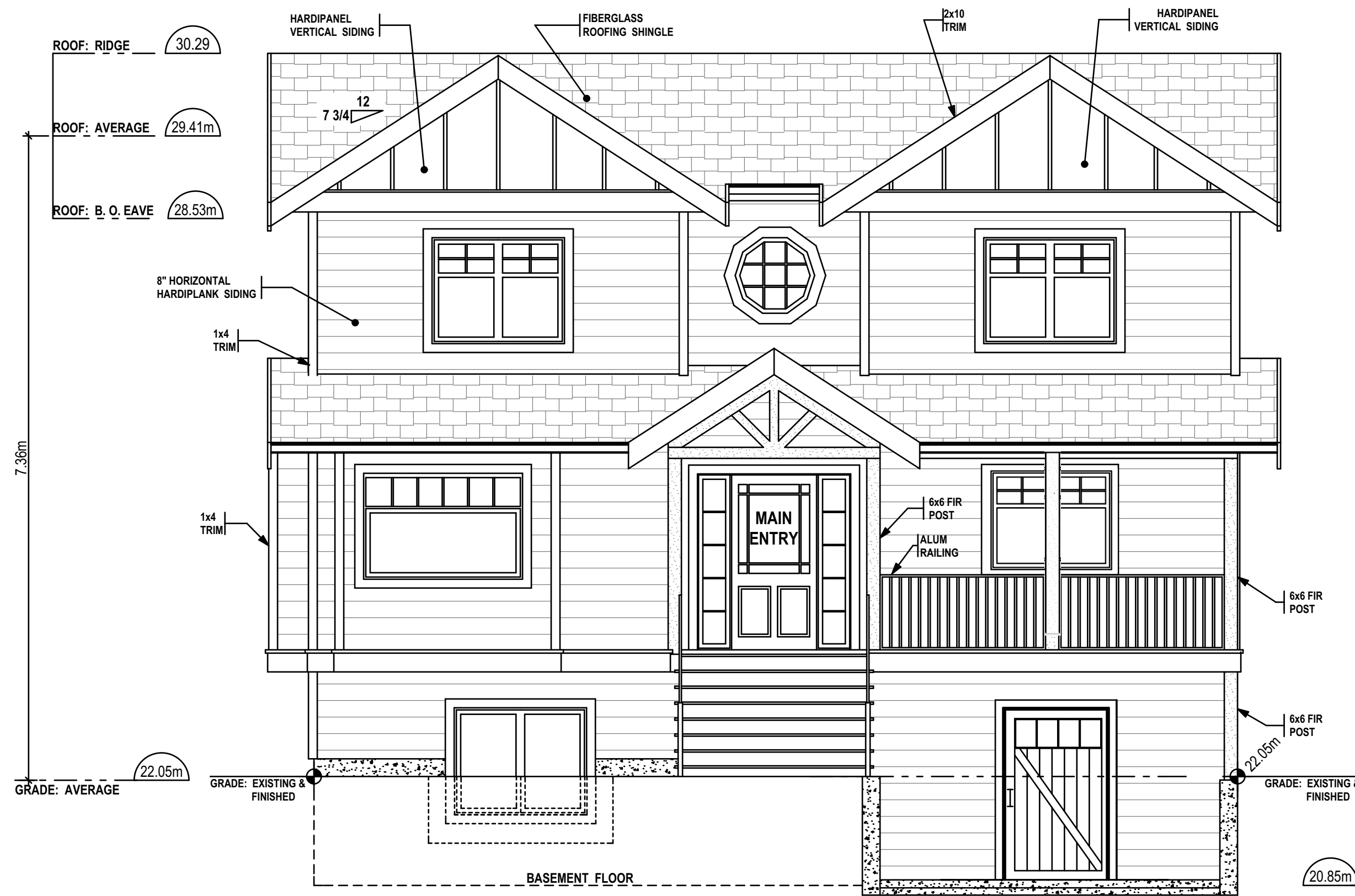
ROAD



Date	26 March, 2019	File #	9419			
JOB:	New Denman House - Lot 3	CLIENT:	Cunnin			
LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG	WALL LENGTH	AvG El x L	
A B C	22.05	22.20	1/2 = 22.13 *	8.08 =	178.8	
B C D	22.20	22.20	1/2 = 22.2 *	5.08 =	112.8	
C D E	22.20	22.20	1/2 = 22.2 *	1.22 =	27.1	
D E F	22.20	22.10	1/2 = 22.15 *	3.27 =	72.4	
E F G	22.10	22.10	1/2 = 22.1 *	1.22 =	27.0	
F G H	22.10	22.00	1/2 = 20.8 *	2.42 =	53.4	
G H I	22.00	22.05	1/2 = 22.03 *	9.30 =	204.8	
H I J	22.05	20.85	1/2 = 21.45 *	0.15 =	3.2	
I J K	20.85	20.85	1/2 = 20.85 *	3.81 =	79.4	
J K L	20.85	22.00	1/2 = 21.43 *	0.15 =	3.2	
K L M	22.00	22.00	1/2 = 22 *	1.75 =	38.5	
L M N	22.00	22.00	1/2 = 22 *	2.44 =	53.7	
M N O	22.00	22.00	1/2 = 22 *	2.56 =	56.3	
N O A	22.00	22.05	1/2 = 22.03 *			
O A (	22.05	22.05	1/2 = 22.05 *	4.12 =	90.8
	TOTALS			*	45.57	1004.8
AVG. GRADE			Total Area/Total Wall Length		22.05	
					22.05	
<u>HEIGHT CALCULATION</u>						
PEAK		30.29				
EAVE		28.57				
MEAN		29.41				
HEIGHT		(Mean-Avg. Grade)		7.36		
<u>BASEMENT CALCULATION</u>						
Basement Ceiling		23.25				
AVER. GRADE		22.05				
Height above grade		1.20		= 1.20		

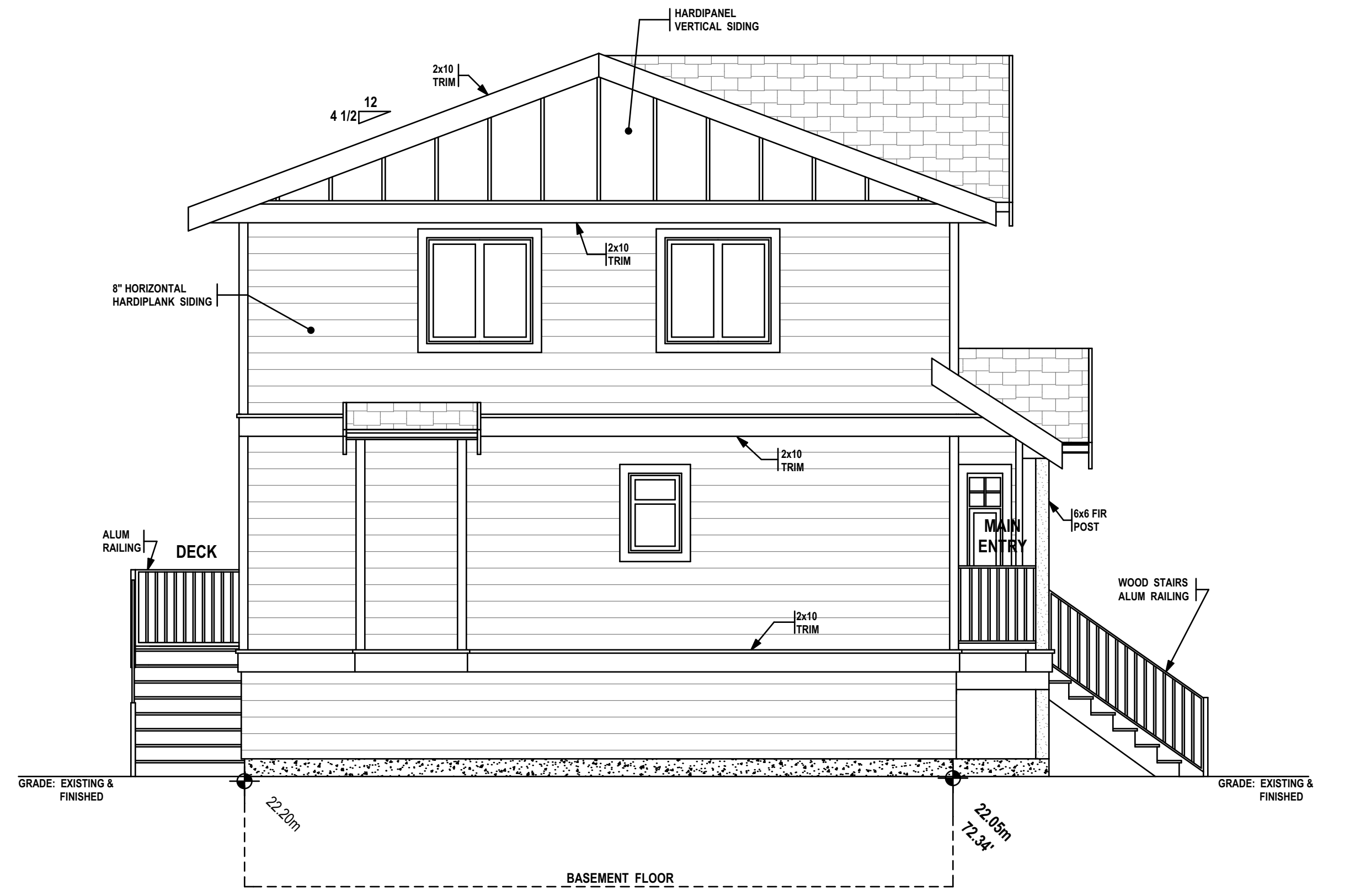
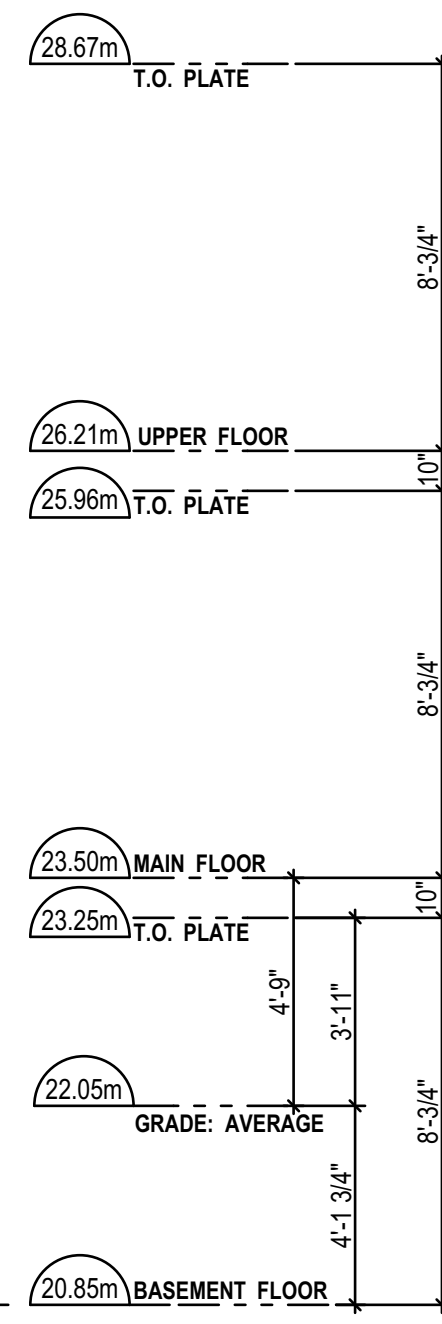
PROPOSED SINGLE FAMILY RESIDENCE
R1-S2

FOR: BRAD CUNNIN
NEW DENMAN STREET
HOUSE



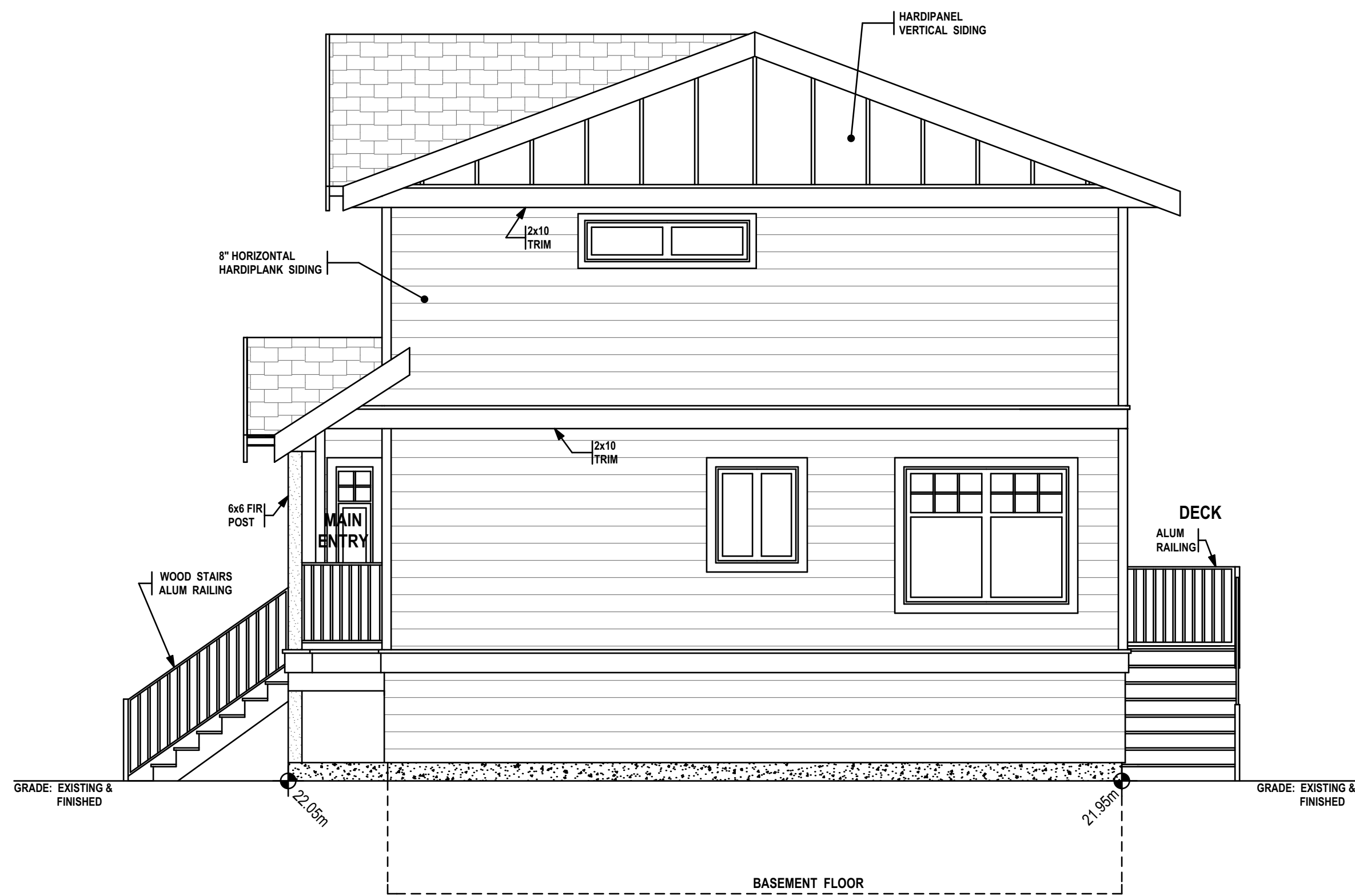
FRONT ELEVATION

1/4" = 1'



LEFT SIDE ELEVATION

1/4" = 1'



RIGHT SIDE ELEVATION

1/4" = 1'



REAR ELEVATION

1/4" = 1'



2740 Belmont Ave. Office 250-595-0858
Victoria BC V8R 4A8
email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
2	Apr 16/10	2nd Preliminary Drawings
3	July 15/10	3rd Preliminary Drawings
4	Sept 21/10	4th Preliminary Drawings
5	Oct 4/10	5th Preliminary Drawings
6	Dec 21/10	6th Preliminary Drawings
7	May 2/12	7th Preliminary Drawings
8	Mar 19/14	8th Preliminary Drawings
9	Apr 22/14	9th Preliminary Drawings
10	May 11/16	10th Preliminary Drawings
11	Mar 31/17	11th Preliminary Drawings
12	May 01/17	12th Preliminary Drawings
13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE
NEW RESIDENCE--SFD

SITE @
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

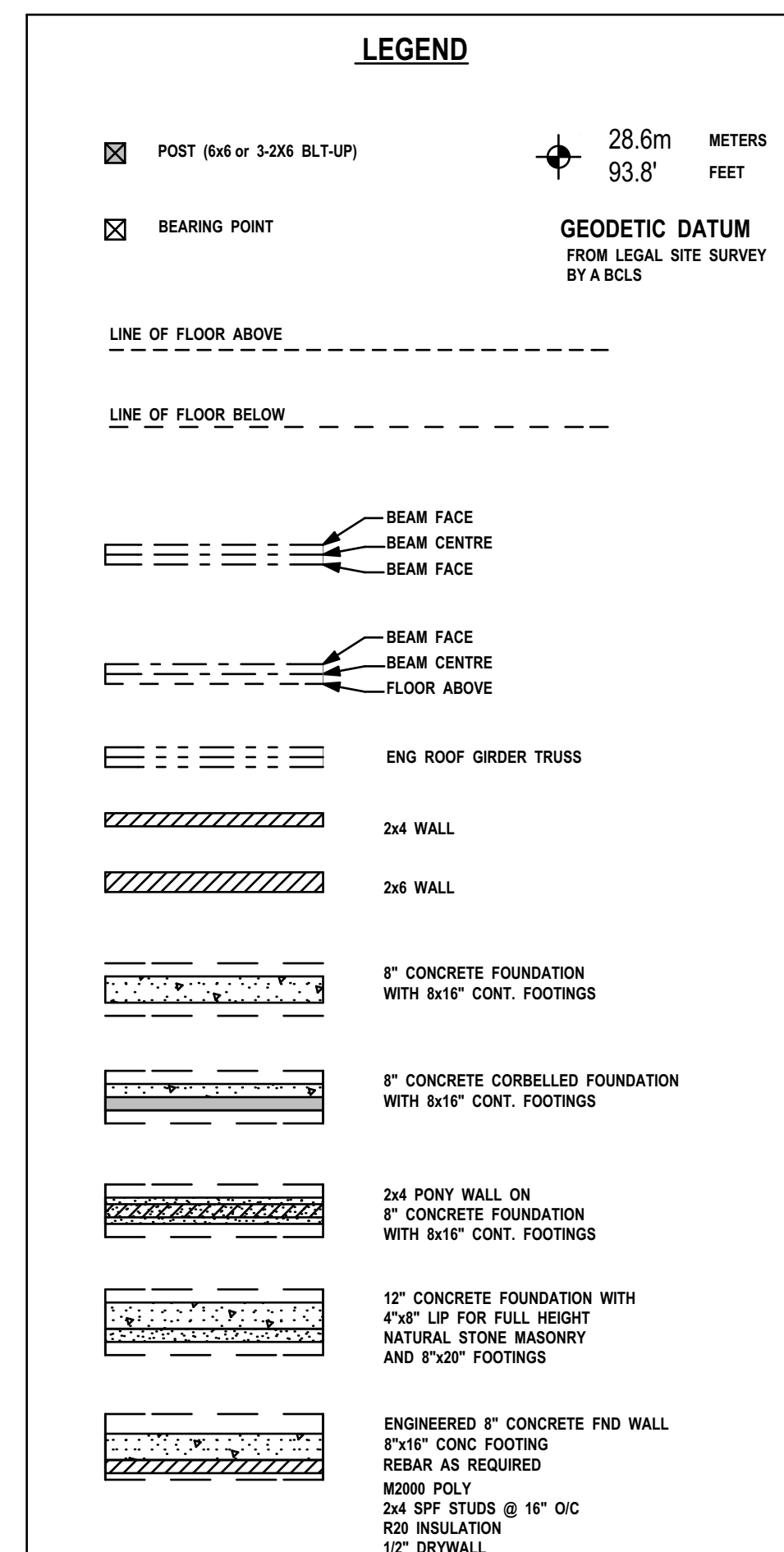
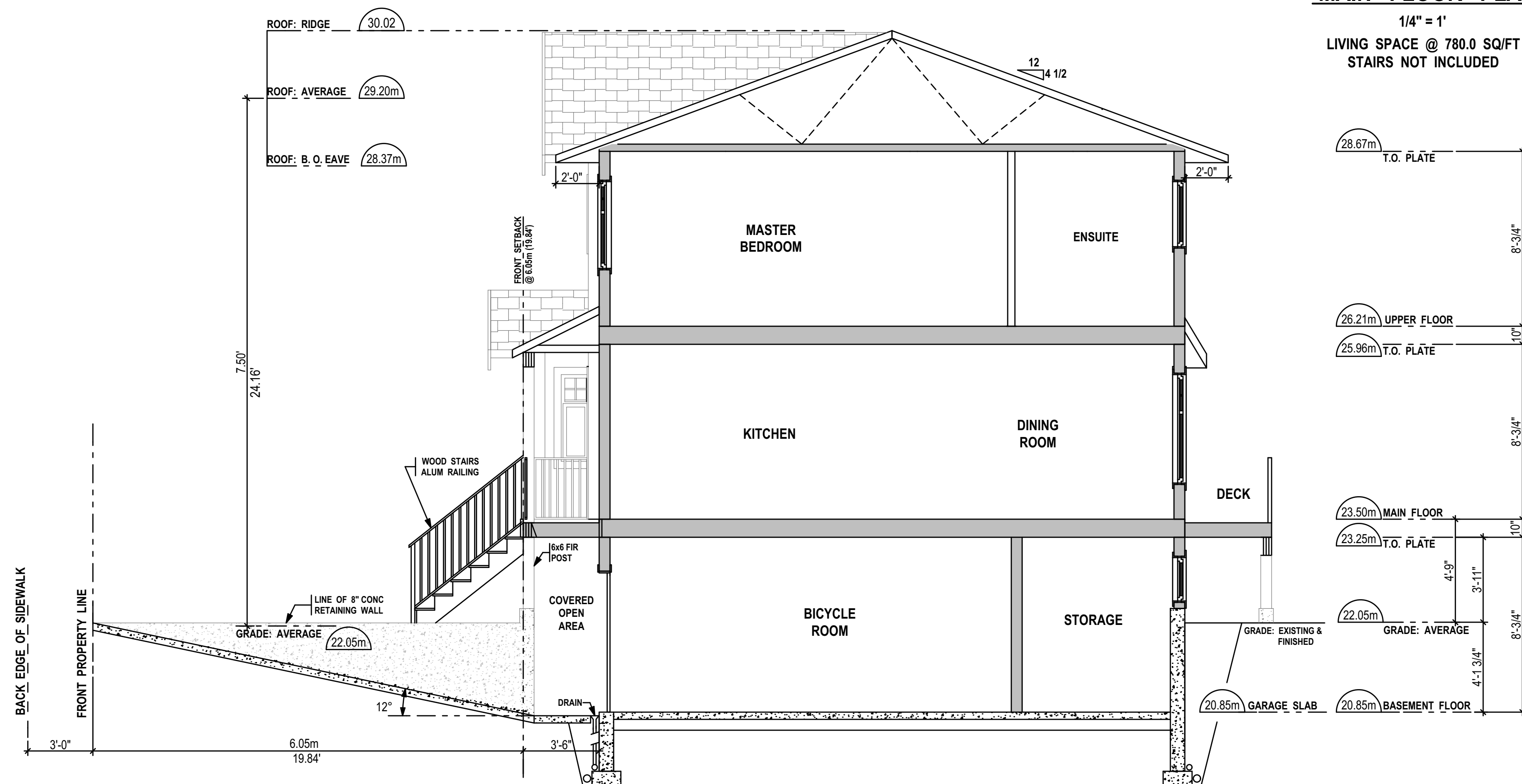
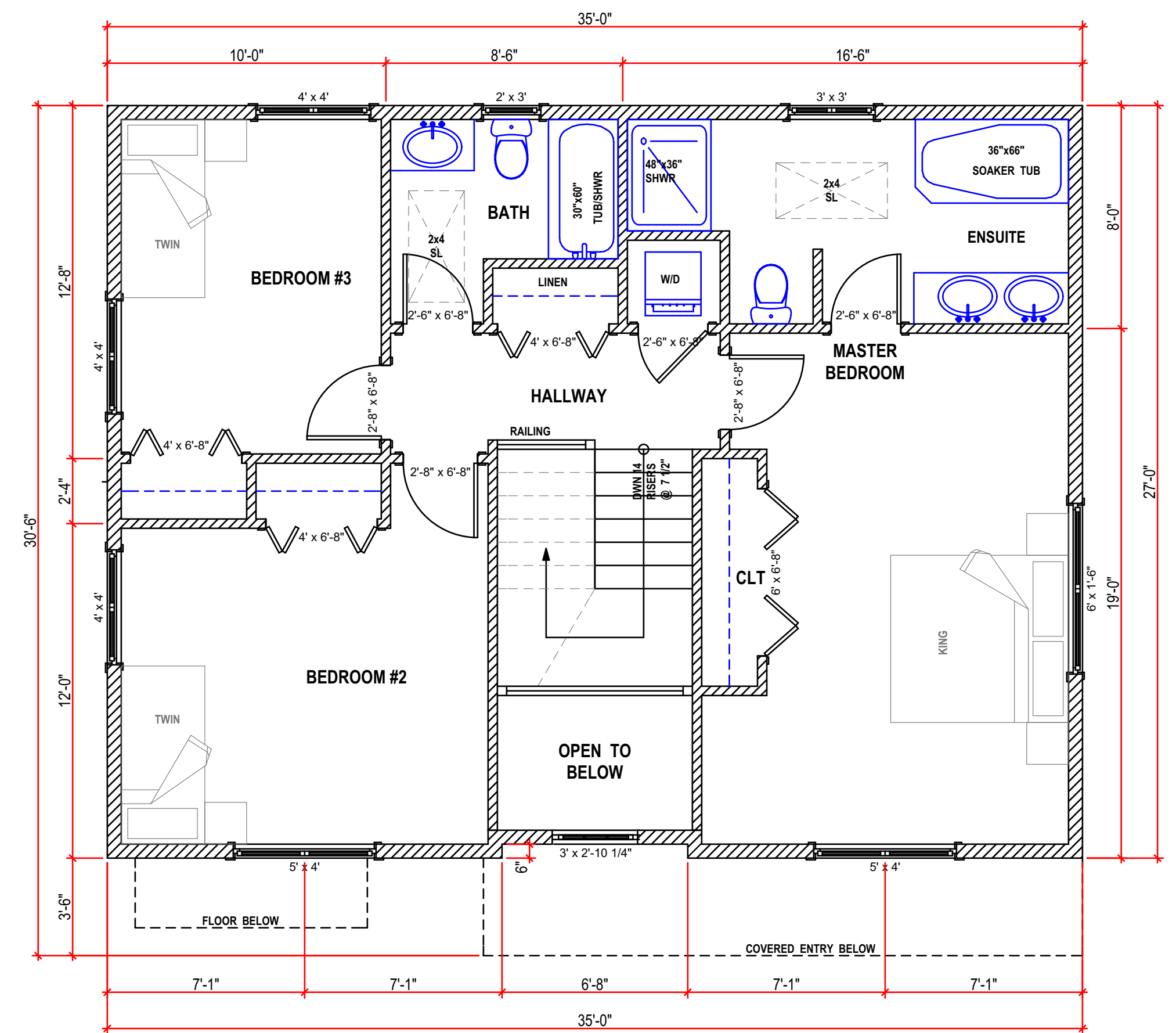
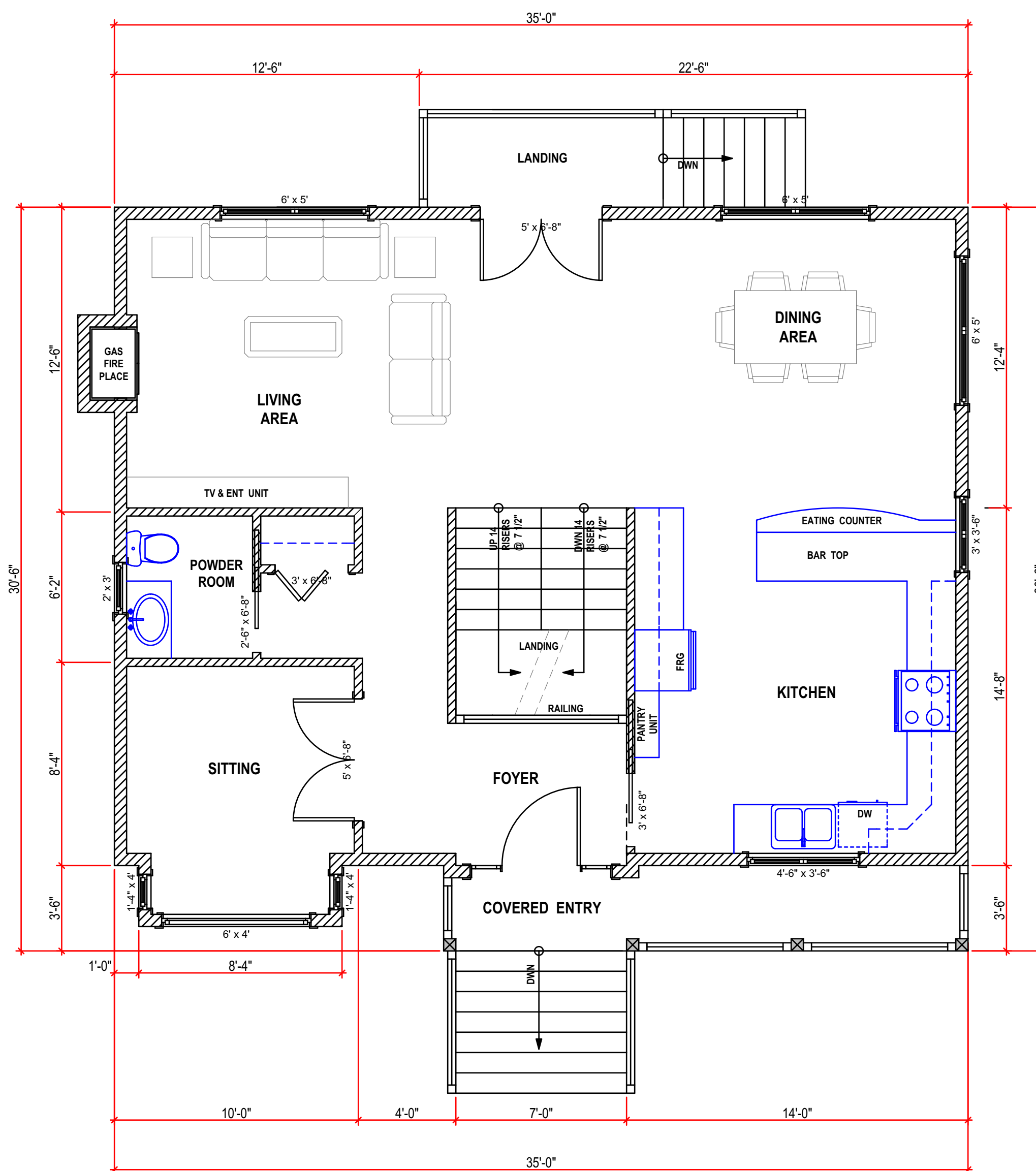
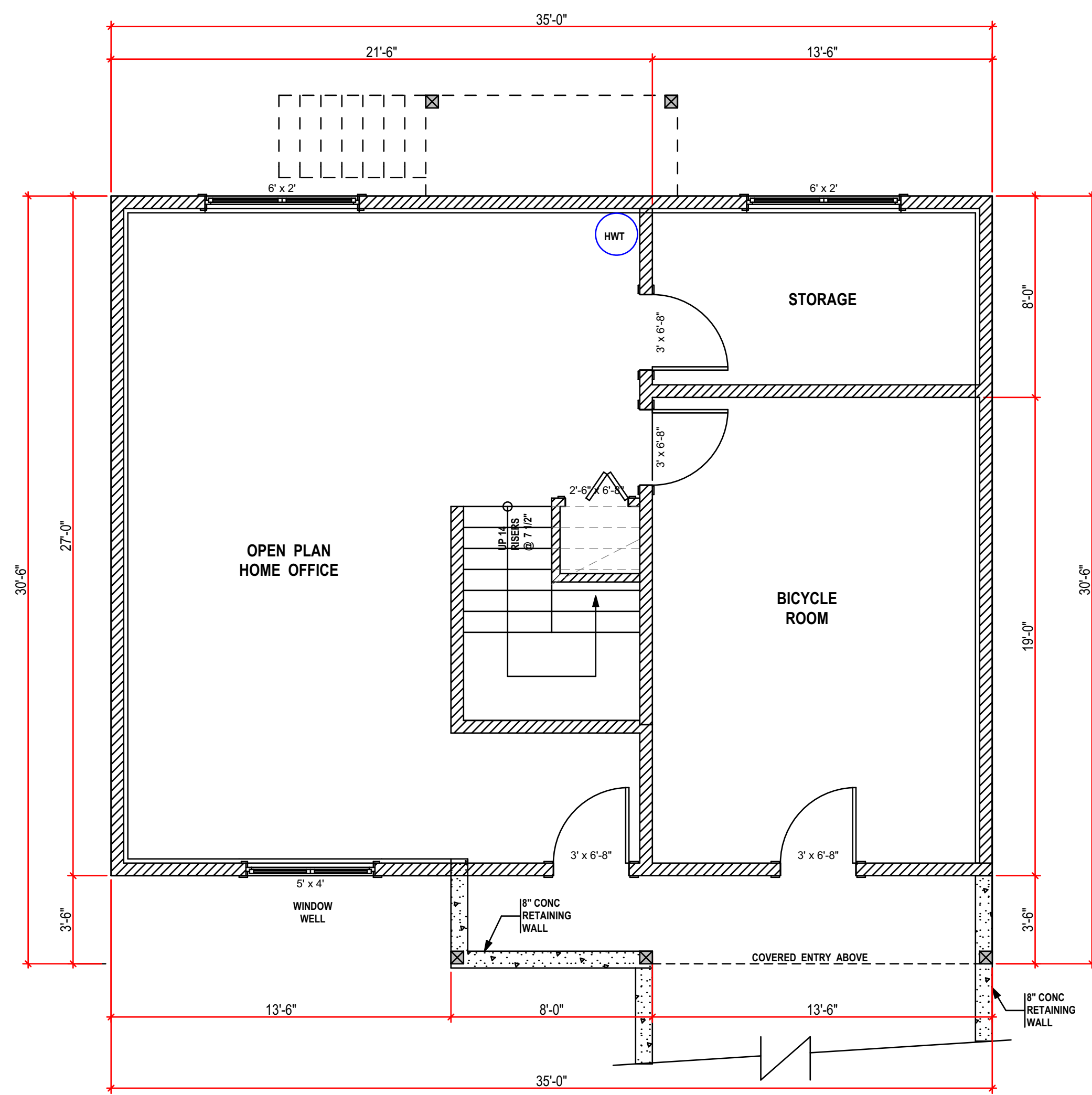
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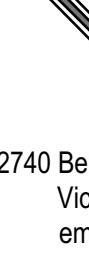
A-1 of 6

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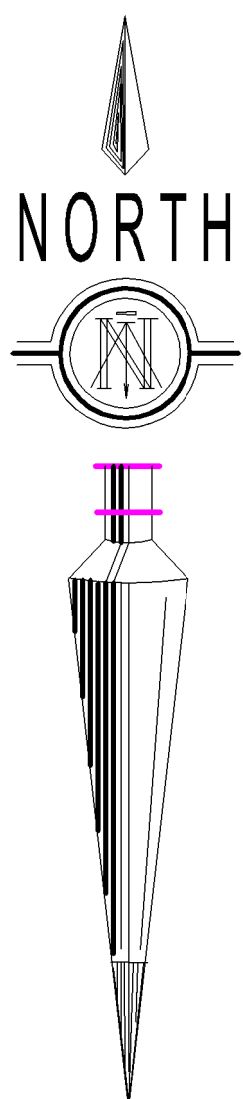
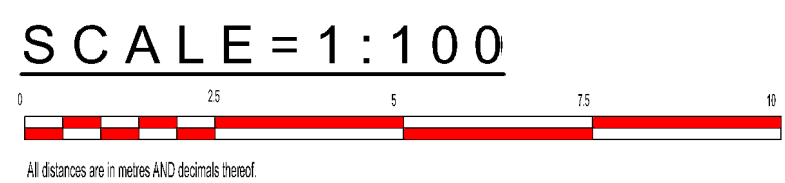
PRINT IN GREYSKALE



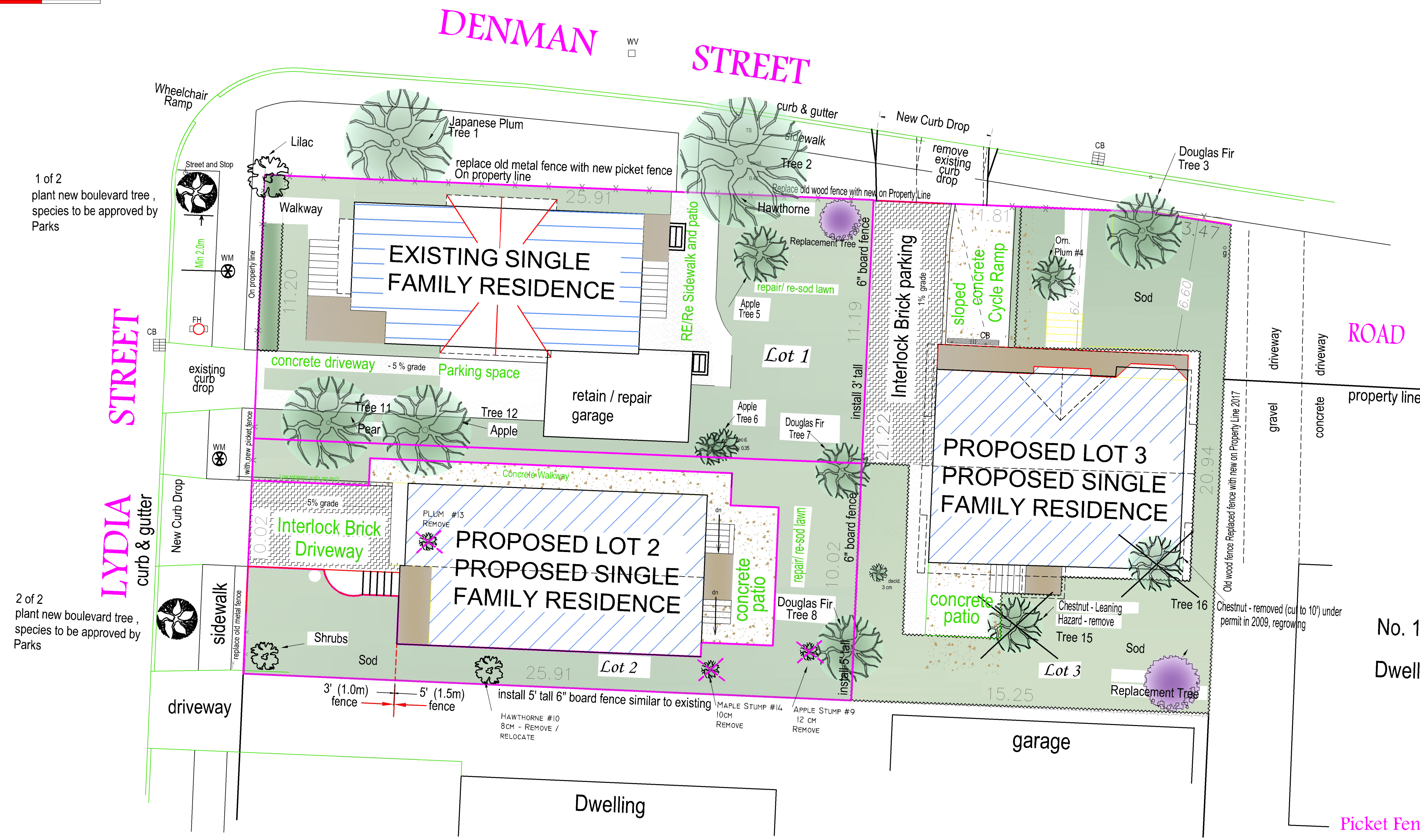
 <h1>AJB HOME DESIGN</h1>		
2740 Belmont Ave. Office 250-595-0858 Victoria BC V8R 4A8 email: ajbhomedesign@shaw.ca		
NO.	DATE	DESCRIPTION
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<h2>PROJECT TYPE</h2> <p>NEW RESIDENCE--SFD</p>		
<h2>SITE @</h2> <p>Lot 3 DENMAN ST.</p>		
<h2>FOR: CUNNIN</h2>		
DRAWN BY: Alan Bisson		
DRAWING NO.		
<h1>A-2 of 6</h1>		

PROPOSED LANDSCAPE PLAN

DENMAN AND LYDIA



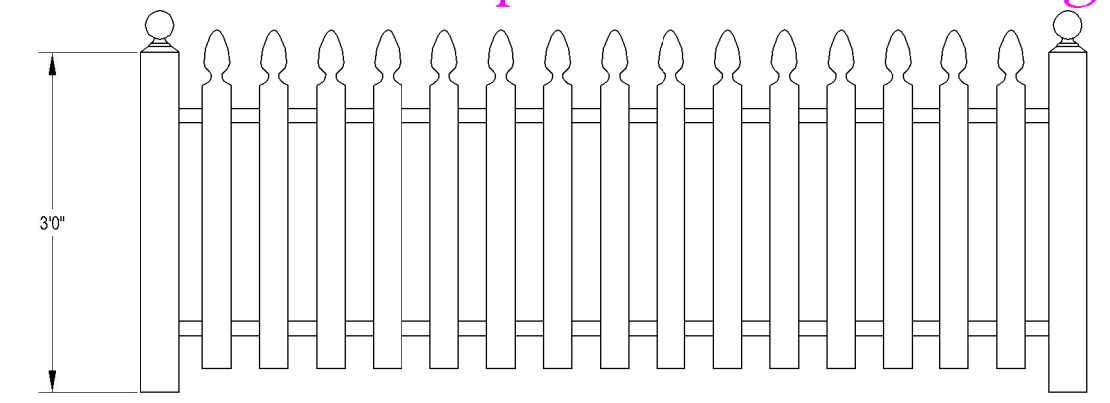
- LEGEND
- Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)
- Tree bases approximately to scale.
- Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.
- UP L - denotes Utility Pole with light
 - CB - denotes Catch Basin
 - WM - denotes Water Meter
 - WV - denotes Water Meter
 - TS - denotes Traffic Sign
 - FH - denotes fire hydrant
 - g - denotes guy wire
 - denotes Existing Trees
 - denotes tree to be removed
 - denotes New Boulevard Trees required by Development
 - denotes Trees replacing removed protected tree
 - denotes Existing shrub



1 of 2
plant new boulevard tree ,
species to be approved by
Parks

2 of 2
plant new boulevard tree ,
species to be approved by
Parks

Picket Fence Design -
along street boundaries-
patterned after existing



Amended 14 Nov,2019

FILE : 9149 - 28
DWGDATE: 9149LAND / 2018-08-16
Brad Cunnin Land Services
2235 Lydia Street
Victoria, BC V8W 1S2
ph. (250)460-9693 / 250-727-2723

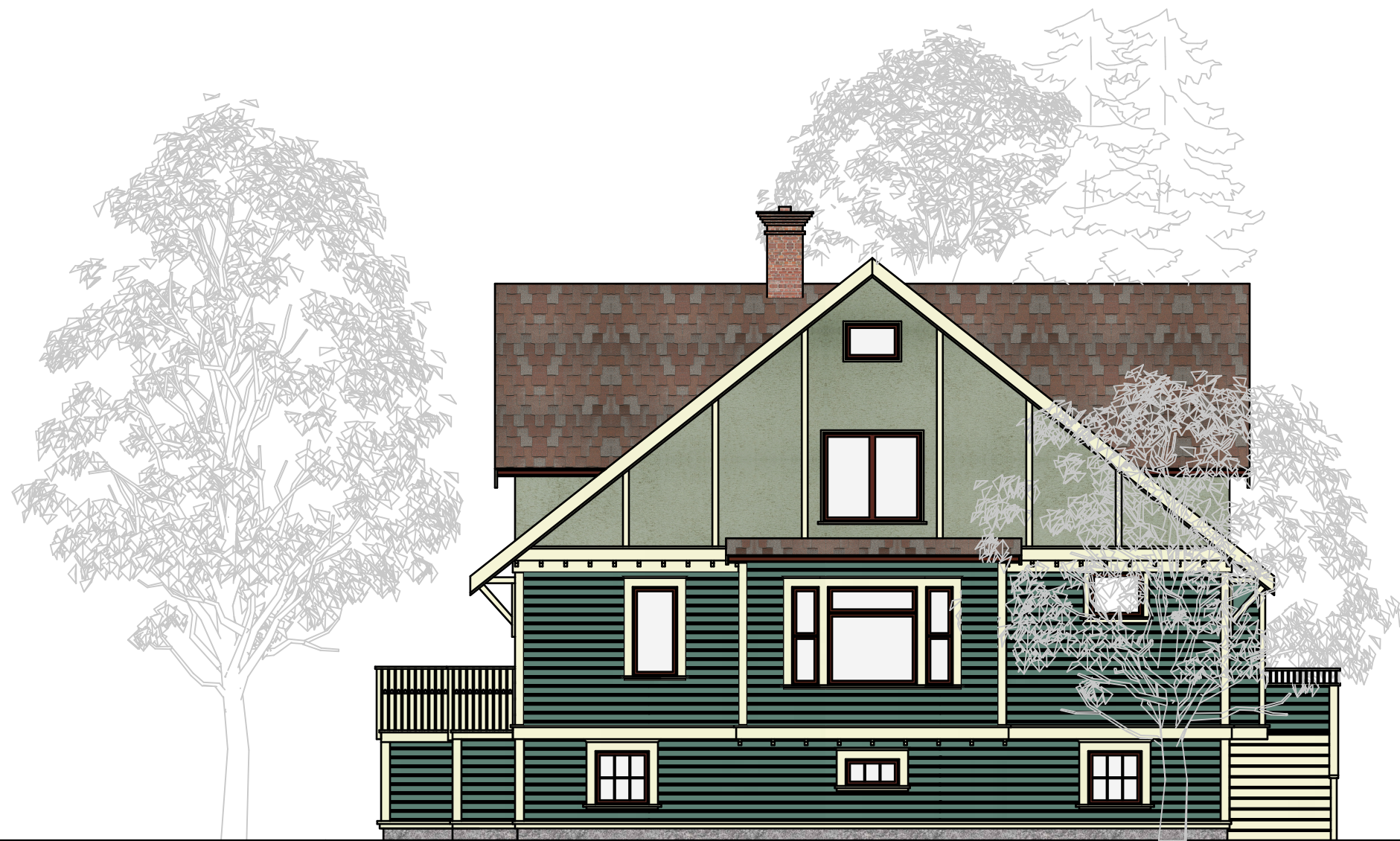


1711 DENMAN STREET
EXISTING RESIDENCE



FRONT ELEVATION
1/4" = 1'

1708 DENMAN STREET
PROPOSED RESIDENCE

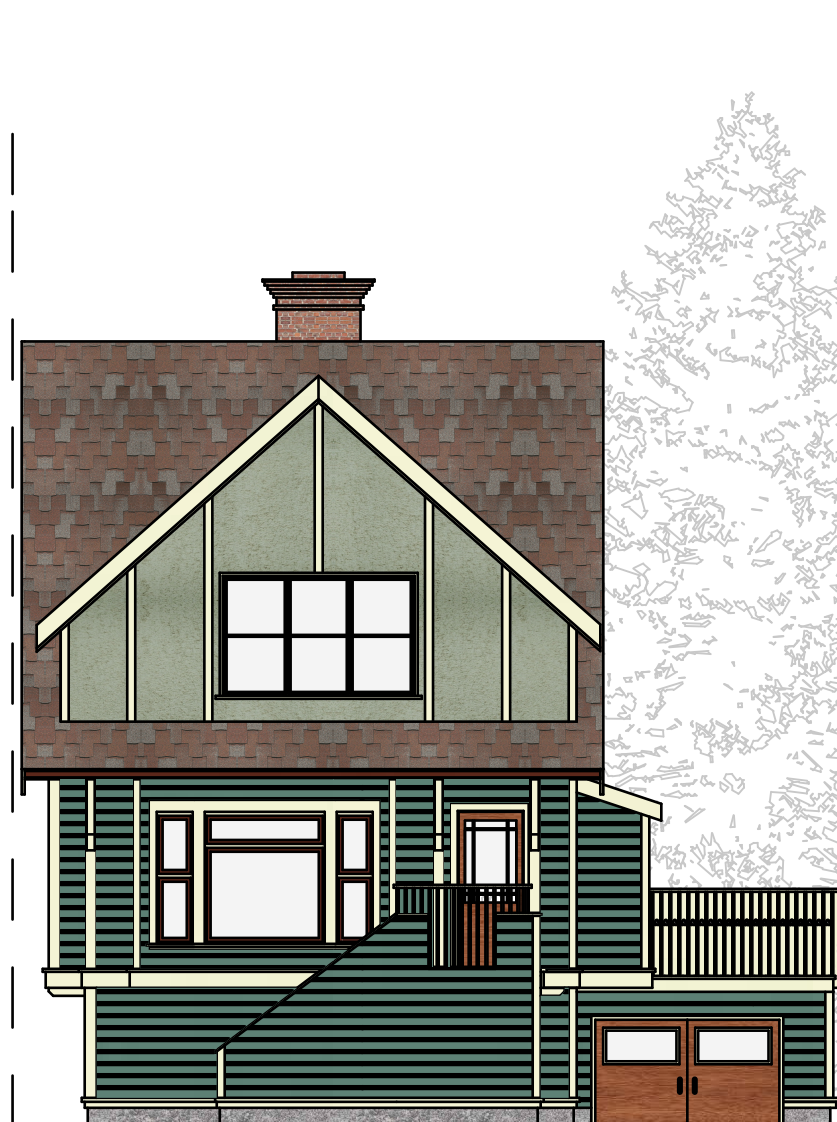


2251 LYDIA STREET
PROPOSED RESIDENCE
(SIDE VIEW)

LYDIA STREET

STREETSCAPE OF DENMAN STREET

1/8" = 1'



DENMAN STREET

2251 LYDIA STREET
PROPOSED RESIDENCE
(FRONT VIEW)



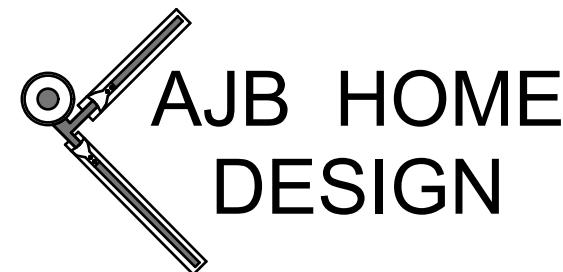
2243 LYDIA STREET
PROPOSED RESIDENCE



2235 LYDIA STREET
EXISTING RESIDENCE

STREETSCAPE OF LYDIA STREET

1/8" = 1'



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PROJECT TYPE
NEW RESIDENCE--SFD

SITE @
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

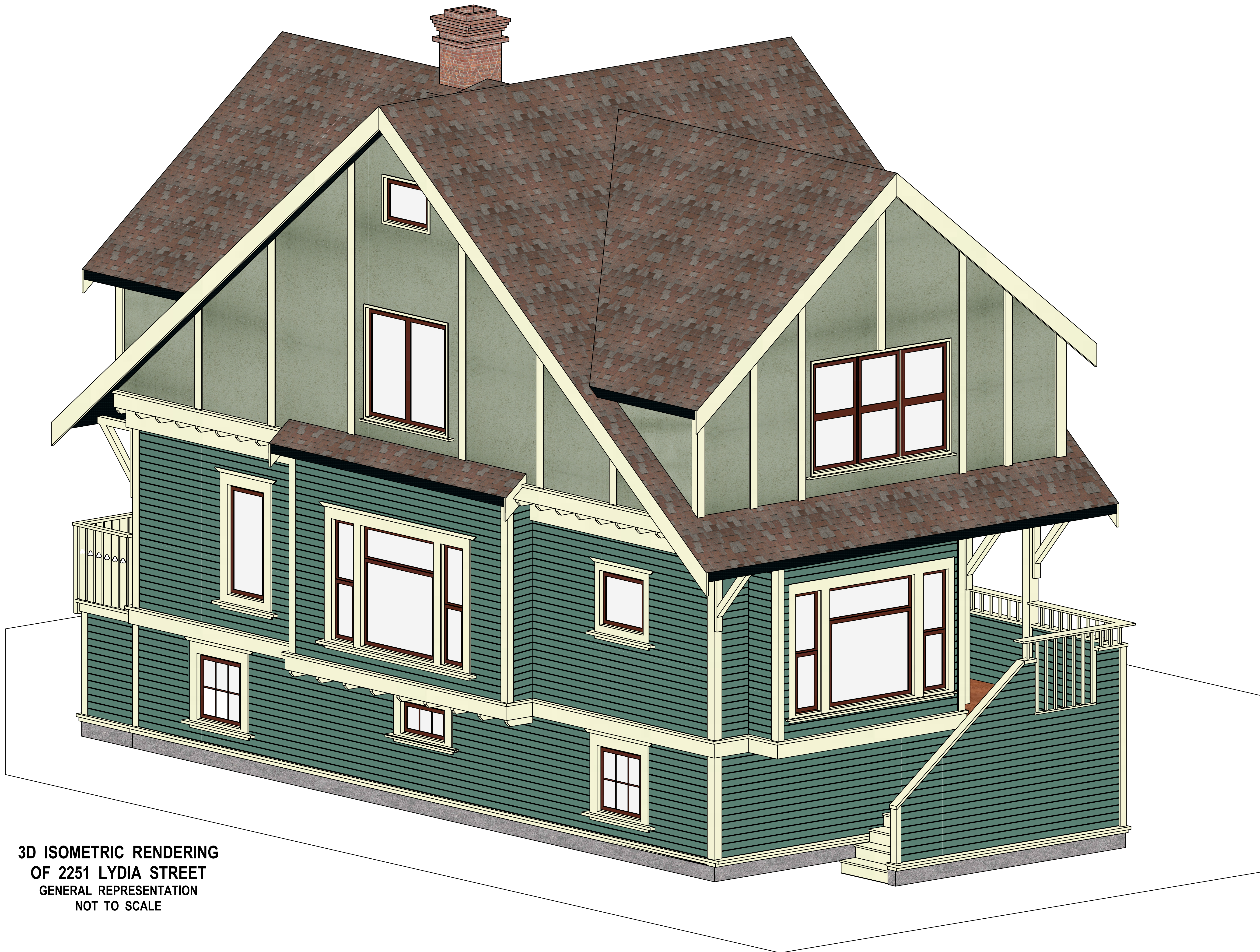
DRAWING NO.

A-6 of 6

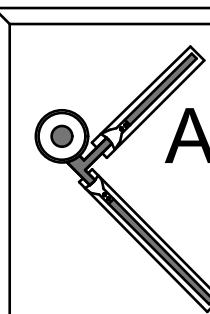
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3D ISOMETRIC RENDERING
OF 2251 LYDIA STREET
GENERAL REPRESENTATION
NOT TO SCALE



**AJB HOME
DESIGN**

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Victoria BC, V9B 2W3
Office 250-595-0858
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	March 28/19	Streetscape & Renderings
2	April 12/19	Streetscape & Renderings Revised

PROJECT TYPE
STREETSCAPE & RENDERING
OF LYDIA & DENMAN
DEVELOPMENT

SITE: LYDIA & DENMAN
DEVELOPMENT

CLIENT: CUNNIN

DRAWN BY: Taylor SB

DRAWING NO.

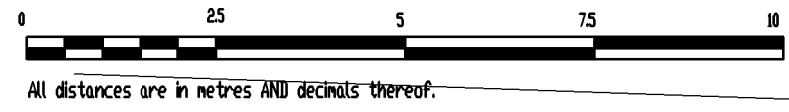
A-1 of 2

SITE PLAN

TO ACCOMPANY HERITAGE ALTERATION PERMIT APPLICATION WITH VARIANCE

PROPOSED LOT 1, SECTION 57,
VICTORIA DISTRICT, PLAN EPP

SCALE = 1 : 100



LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m) Tree bases approximately to scale.

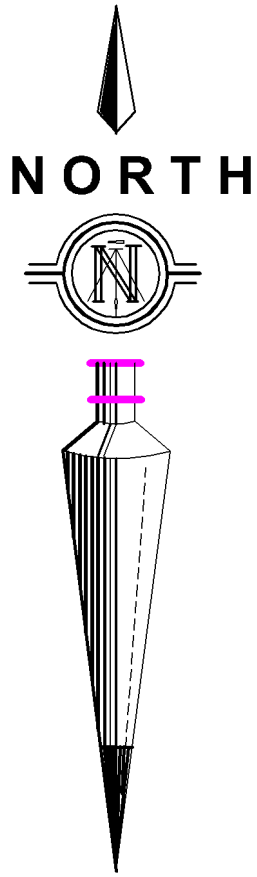
- UPL - denotes Utility Pole with light
- g - denotes guy wire
- CB - denotes Catch Basin
- WM - denotes Water Meter
- TS - denotes Traffic Sign
- FH - denotes fire hydrant
- RWL - denotes Rain Water leader
- 2227 + - denotes existing grade
- denotes New Boulevard Trees required by Development
- denotes Trees replacing removed protected tree
- denotes Existing shrub
- denotes Existing tree

EXISTING LYDIA STREET HOUSE

On Proposed LOT 1

DENMAN STREET

LYDIA STREET



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m²	291 m²
Floor Area		
Basement Area >1.8m ceiling AG		64.1 m² (696 sq.ft.) not incl.
Main Floor Area		73.2 m² (787.6 sq.ft.)
Upper Floor Area		76.1 m² (819.4 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m²	1.2 m²
Total Floor Area	190 m²	150.7 m² (1622 sq.ft.)
Floor Space Ratio	0.6	0.52
Site Coverage %	40%	34.4 %
Open Site Space	N/A	36 %
Grade		21.93
Height of Building	7.50	N/C 8.22 (From High Ridge to High eave)
Number of Storeys	2	N/C 3 (Existing)
Parking Stalls	1	2
Bicycle Parking	0	
Building Setbacks		
Front Yard	6.0	N/C 3.27 (Existing)
Rear Yard	6.0	9.69 to building - 7.39 to garage
Flanking Yard	2.4	N/C 0.50 (Existing)
Side Yard (South)	1.5/2.4	0.61 *Variance to 0.60

N/C denotes non-conforming but pre-existing

Average Grade Calc.
After foundation replacement

JOB: 2251 Lydia		CLIENT: Cunin	
LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG. WALL LENGTH
A B	21.93	21.89	14.02
B C	21.89	21.90	1.98
C D	21.90	21.90	1.83
D E	21.90	21.90	3.61
E F	21.90	21.90	2.29
F G	21.90	21.60	0.20
G H	21.60	21.60	1.20
H I	21.60	22.00	0.20
I J	22.00	22.00	2.21
J K	22.00	22.00	6.20
K L	22.00	21.60	0.20
L M	21.60	21.60	3.25
M N	21.60	22.10	4.47
N O	22.10	22.00	0.30
O P	22.00	22.05	5.64
P Q	22.05	22.05	4.75
Q R	22.05	22.00	5.75
R A	22.00	21.93	6.75
TOTALS			64.85
AVG. GRADE			21.93
HEIGHT CALCULATION			
PEAK	31.95		
EAVE	28.35		
MEAN	30.15		
HEIGHT	(Mean Avg. Grade)		8.22
BASEMENT CALCULATION			
Basement Ceiling	23.62		
AVR. GRADE	21.93		
Height above grade	1.69		1.69

Building Note:

Existing house has had foundation reconstructed, house is now 10cm lower than before. It is in the same location. Concrete in the location of garage rebuild has been poured, but no construction or building permit has been commenced, pending the outcome of a DP application.

NOTES

- All connections to municipal services to be 100mm PVC installed at 2% unless otherwise indicated.
- All works to be performed to applicable by-laws and codes. No work to be performed from these drawings unless these drawings are approved by Municipality. All works subject to municipal inspection and approval.
- Location of existing services are as per Municipal records, and must be field verified. Care to be exercised in trenching for actual locations.
- Final service connection elevations are dependent on depth of existing service mains. Where critical, final service connection elevations to be verified before commencing any residential construction.

5 March, 2019



brad@cunin.ca

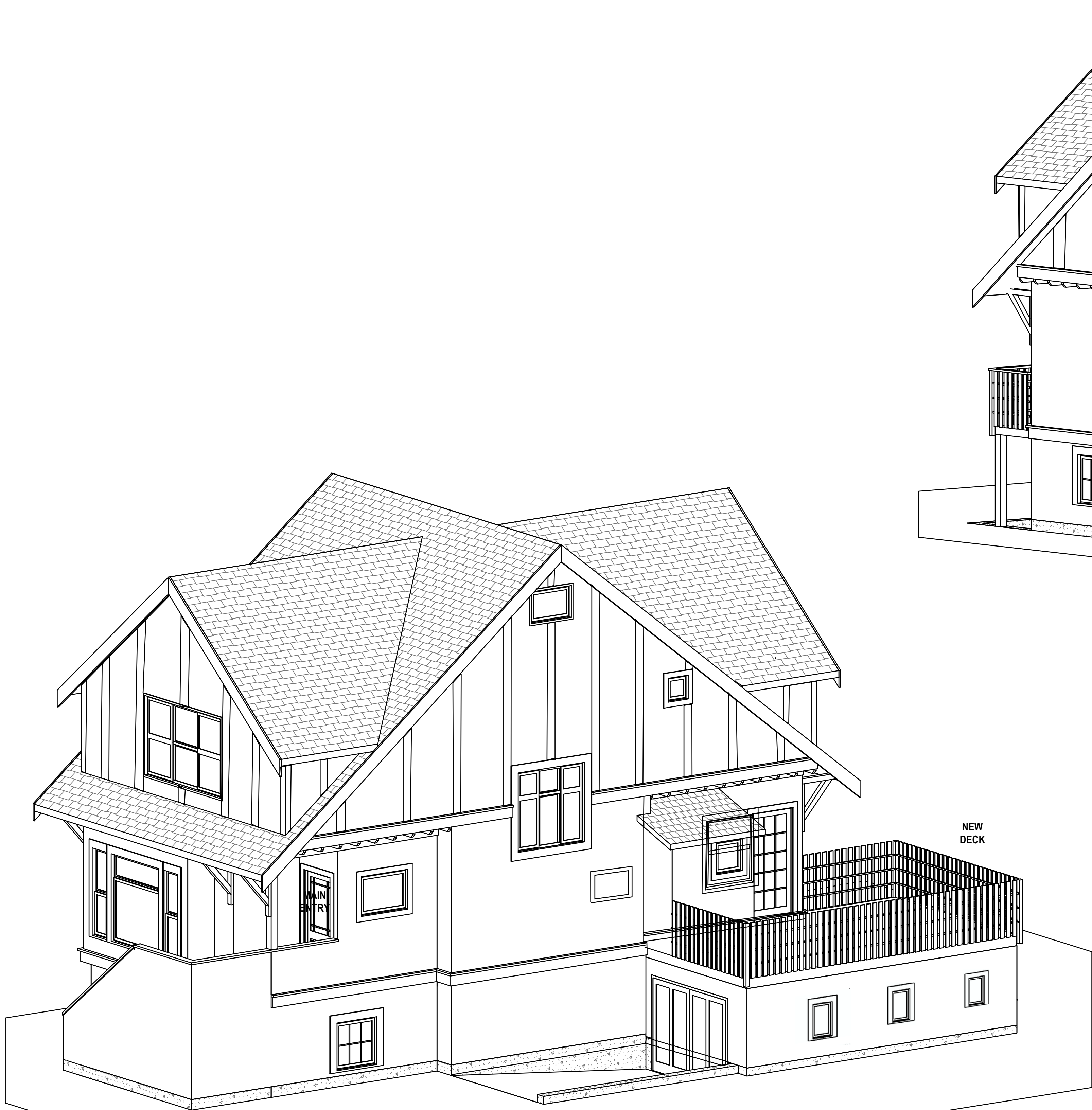
2251 Lydia Street

Subdivision of Am Lot 10, Blk 2, Sec 57, Plan 509

BENCHMARK: 15 - 29	ELEVATION = 24.39m
DRAWING: 9149-Lot 1	DRAWN: BWC
SCALE: Hor. 1:200 Vert. nts	CHECKED: BWC
	DATE: 18 March, 2018

Brad Cunin Land Services

2235 Lydia Street
Victoria, BC V8T 1Y9
(250) 480-9693
brad@cunin.ca



3D VIEW - FRONT PROPOSED

NTS

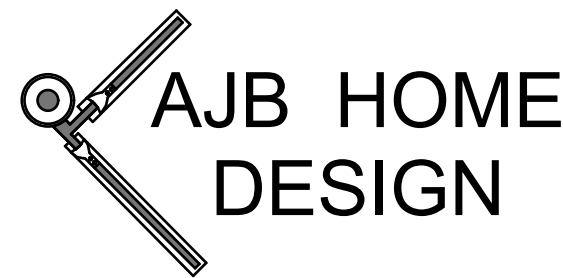
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



3D VIEW - FRONT PROPOSED

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



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email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

NO.	DATE	DESCRIPTION
1	Mar. 09/18	Rough Draft Drawings
2	Mar 28/18	Construction & Permit Drawings

PROJECT TYPE
NEW CONC FOUNDATION
& RENOVATIONS
TO HERATAGE SFD RESIDENCE

SITE: 2251
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

A-1 of 6

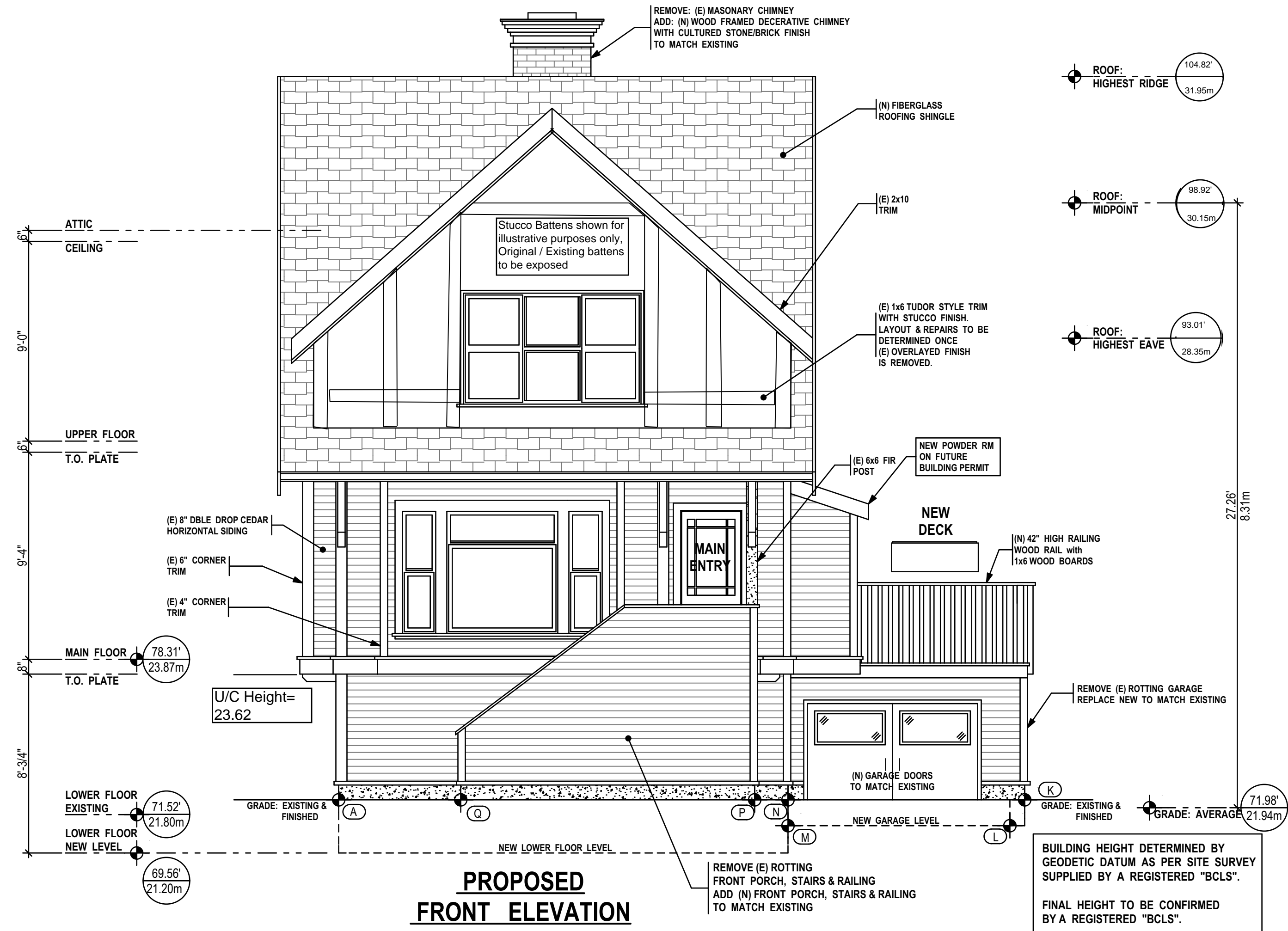
- VERSION OF THE N.B.C. THE B.C.B.C. THE B.C.B.C. MUNICIPAL BYLAWS AND ZONING REGULATIONS.
- SPANS FOR BEAMS, FLOOR JOISTS, ROOF RAFTER AND CEILING JOISTS ARE AS PER "THE SPAN BOOK" BY THE CANADIAN WOOD COUNCIL.
 - DO NOT SCALE FROM PLANS. WORK ONLY TO DIMENSIONS INDICATED.
 - ALL CONSTRUCTION WORK IS TO BE DONE WITH A BUILDING PERMIT.
 - ALL ELECTRICAL WORK IS TO BE DONE WITH AN ELECTRICAL PERMIT, TO THE ELECTRICAL CODE AND BY A REGISTERED ELECTRICAL CONTRACTOR.
 - ALL PLUMBING WORK IS TO BE DONE WITH A PLUMBING PERMIT, TO THE PLUMBING CODE AND BY A REGISTERED PLUMBING CONTRACTOR.
 - ALL SMOKE DETECTORS TO BE INTERCONNECTED & WIRED TO 110 VOLT.
 - FLASHING REQUIRED OVER ALL EXPOSED OPENINGS. ALL END DAMS @ 2.5mm (1")
 - RAIN SCREENERING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE
 - ALL MATERIALS USED ON THIS JOB ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11
 - THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED ON THIS PROJECT. IT IS UNDERSTOOD THAT CHANGES OR SUBSTITUTIONS TO THOSE METHODS AND MATERIALS MAY OCCUR. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
 - THE FOLLOWING LIST CONTAINS MAIN ITEMS THAT ARE NOT PART OF THESE PLANS AND MAY BE REQUESTED BY THE MUNICIPALITY.
THEY ARE TO BE SUPPLIED BY OTHER AND ARE THE RESPONSIBILITY OF THE OWNER/BUILDER TO OBTAIN.
 - LEGAL SITE SURVEY.
 - THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.
 - ALL SITE SERVICES.
 - STRUCTURAL ENGINEER'S REPORTS, (SCHEDULE B).
 - ALL OTHER ENGINEERING.
 - LAYOUTS AND FOR ENGINEERING FOR TRUSS, BEAM AND FLOOR SYSTEMS.
 - HEATING SYSTEM(S).
 - VENTILATION CALCULATIONS & CHECK LIST.
 - GEOTECHNICAL REPORTS.
 - ARBORIST REPORTS.

DISCLAIMER:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR and/or THE OWNER TO CHECK AND VERIFY ALL ASPECTS OF THE PLANS PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION.
- AJB HOME DESIGN IS NOT RESPONSIBLE FOR ERRORS and/or OMISSIONS
- THESE PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN BE RECLAIMED AT ANY TIME UPON WRITTEN REQUEST.
- ALL DIMENSIONS OF EXISTING STRUCTURE ARE +/- AND ARE TO BE CONFIRMED ON SITE. CHANGES TO BLUEPRINTS MAY BE REQUIRED.

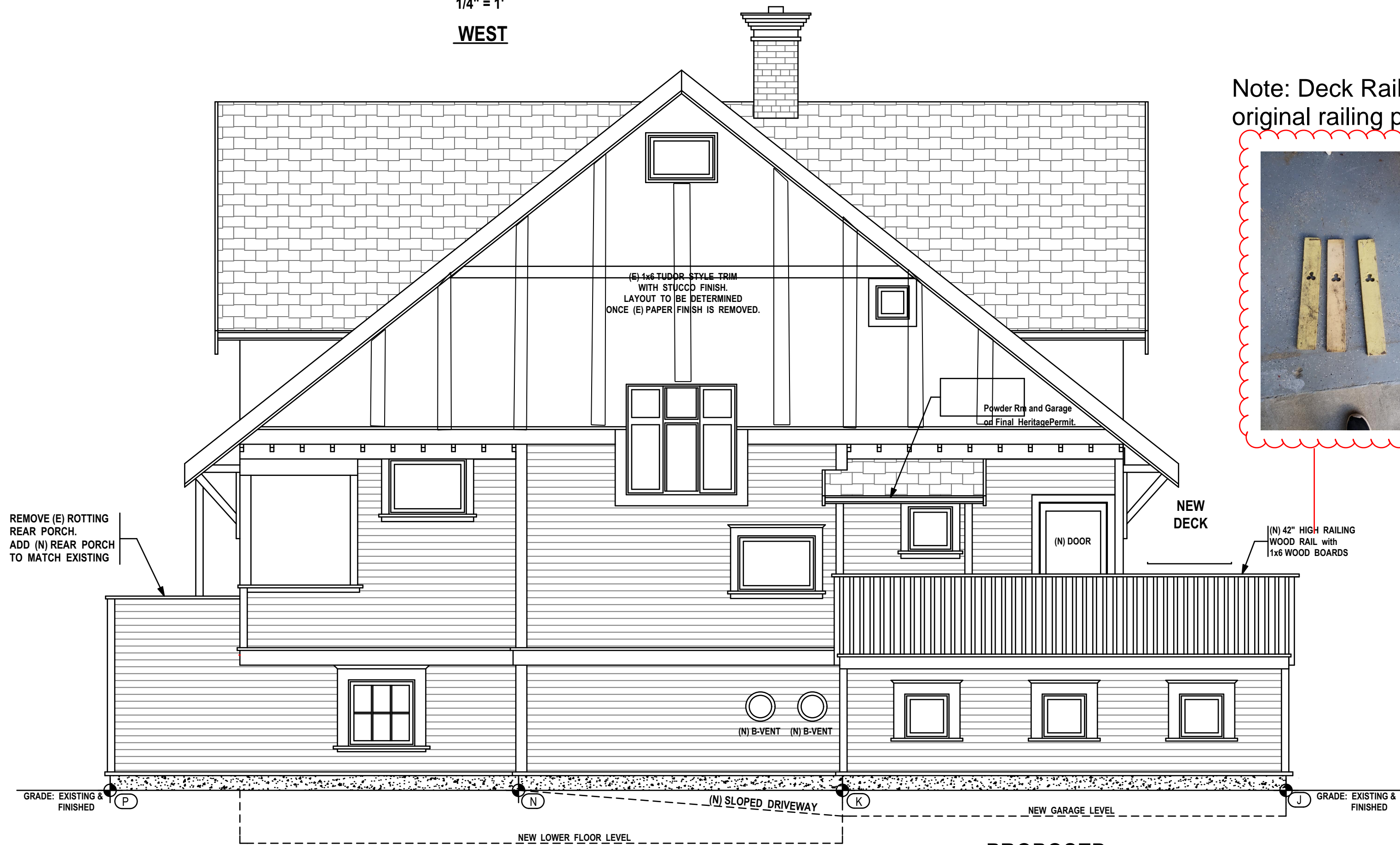
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**PROPOSED
FRONT ELEVATION**

1/4" = 1'
WEST



**PROPOSED
RIGHT SIDE ELEVATION**

1/4" = 1'
SOUTH

Note: Deck Rails will match
original railing pickets



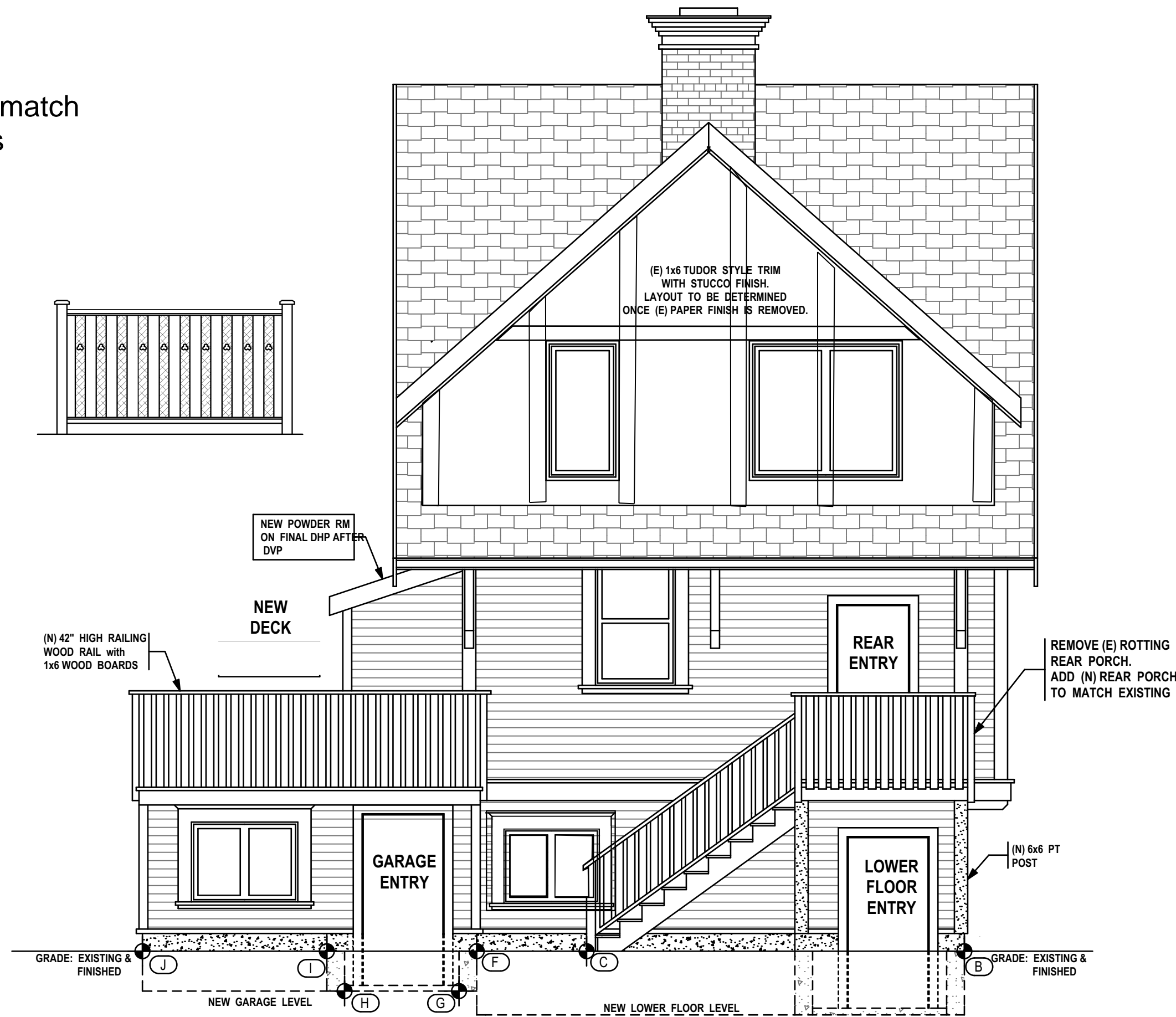
TYPICAL:
ALL WINDOWS TO BE
UPGRADED WITH (N) DOUBLE
GLAZING FIT INTO (E) WOOD
WINDOW SASH.
PG 40 WIND & RAIN RATED.
AS PER BCBC 9.23.13

TYPICAL:
FLASHING REQUIRED OVER
ALL EXPOSED OPENINGS.
ALL END DAMS @ 2.5mm (1").
AS PER DETAILS.



**PROPOSED
LEFT SIDE ELEVATION**

1/4" = 1'
NORTH

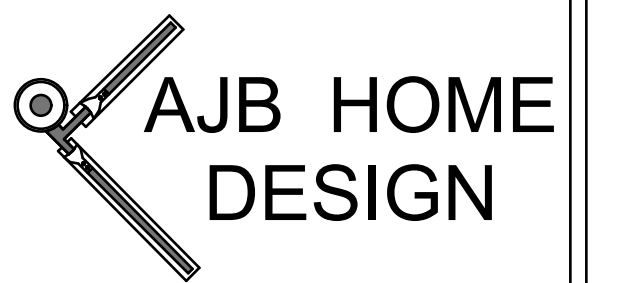


**PROPOSED
REAR ELEVATION**

1/4" = 1'
EAST

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& RENOVATIONS
TO HERATAGE SFD RESIDENCE

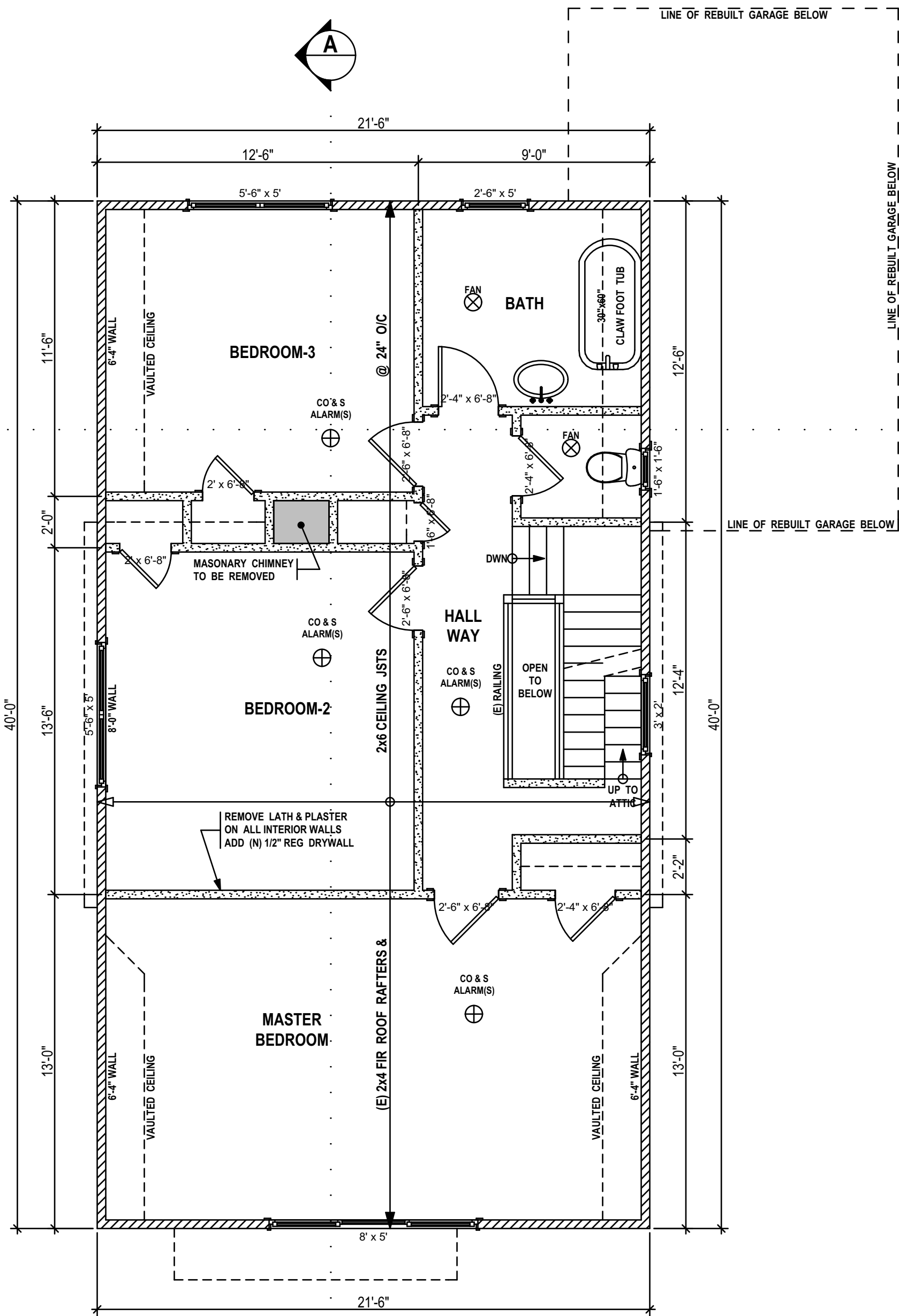
SITE: 2251
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

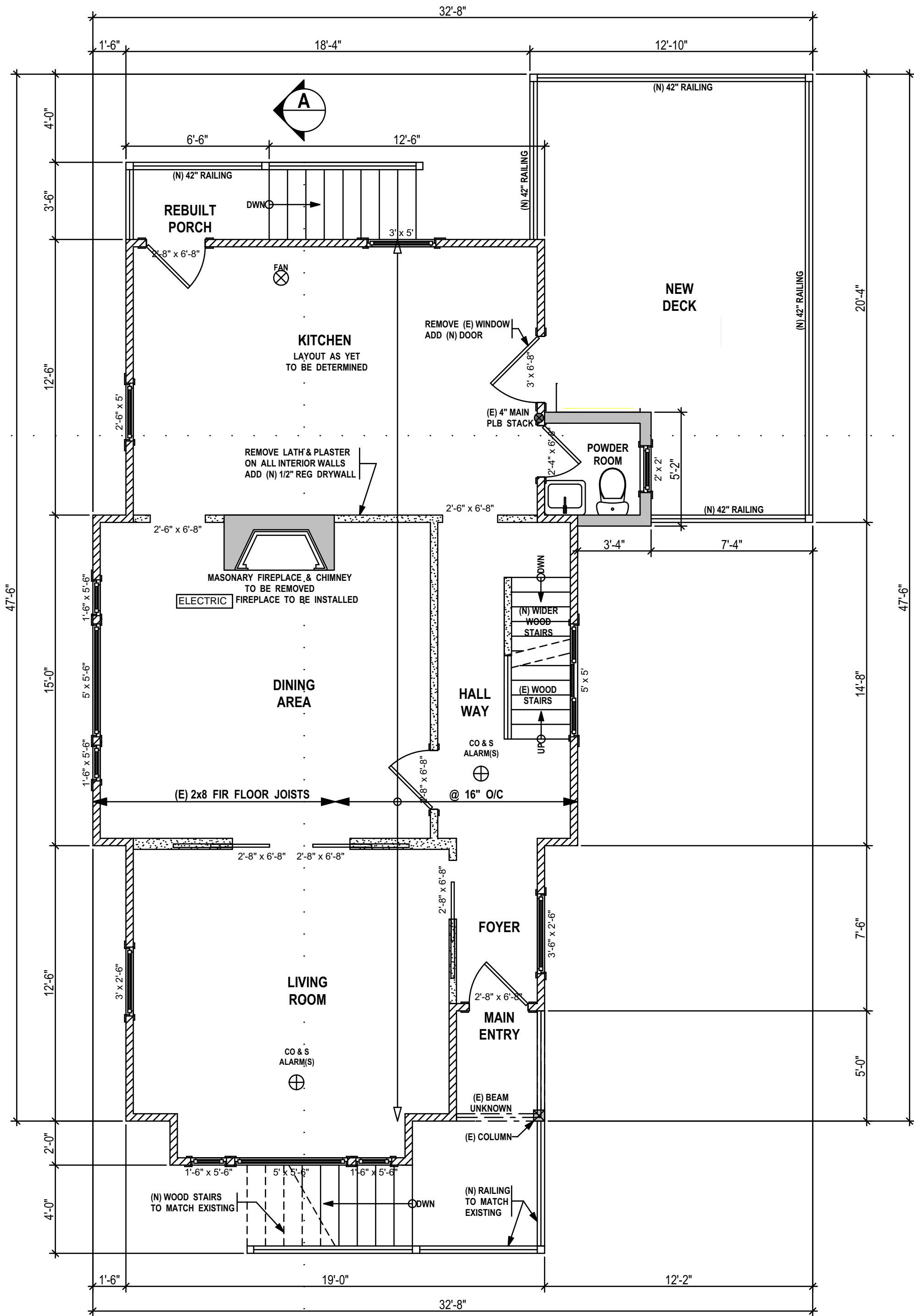
A-2 of 6



EXISTING UPPER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 819.4 sq/ft
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL



EXISTING MAIN FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 787.6 sq/ft
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS) ALL INTERCONNECTED
☒ POST (6x6 or 3-2X8 BLT-UP)	⊕ FRAME ON SITE
☒ BEARING POINT OF LOAD FROM ABOVE	

BEAMS & GIRDERS BEAM FACE BEAM CENTRE BEAM FACE HEADER: OVER WINDOW OR DOOR ENG ROOF GIRDER TRUSS	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN
---	---

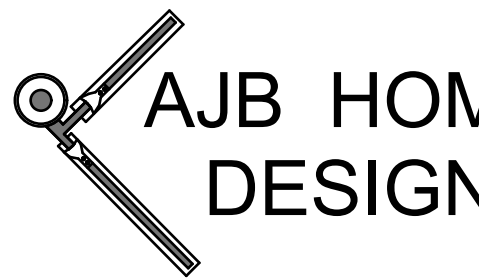
DIMENSION PLACEMENT O/S O INSIDE FACE OF EXTERIOR WALLS O CENTER OF INTERIOR WALLS & WINDOWS	GEODETIC DATUM FROM LEGAL SITE SURVEY BY A.B.C.S. 28.6m 100.0 METERS FEET METERS
--	---

ROOM SIZES NOTATION ☐ ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL. ☐ ROOM SIZES ARE SHOW AS 10'-6"x12'-8". O THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) O THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN)	
--	--

WALLS TYPES 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL EXISTING INTERIOR 4" STUD WALL REMOVE: EXISTING LATH & PLASTER ADD: NEW 1/2" REG DRYWALL EXISTING-UPGRADED TO: 1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS NEW-1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS	EXISTING EXTERIOR WALL: REMOVE: (E) EXTERIOR FINISH & ADD: (N) 1/2" DRYWALL WALL TO BE REMOVED EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS
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2	Mar 28/18	Construction & Permit Drawings

PROJECT TYPE

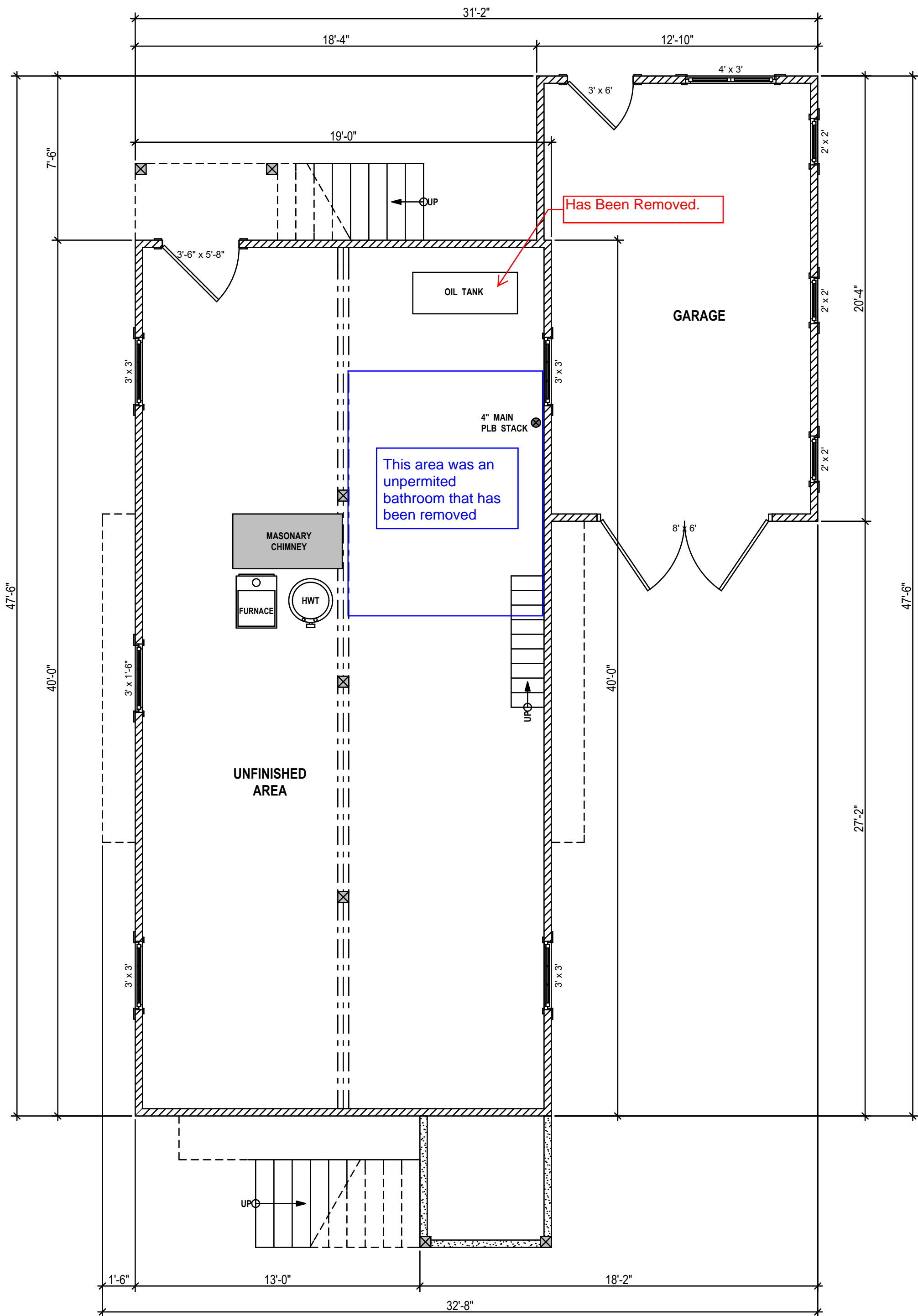
NEW CONC FOUNDATION
& RENOVATIONS
TO HERATAGE SFD RESIDENCE

SITE: 2251
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

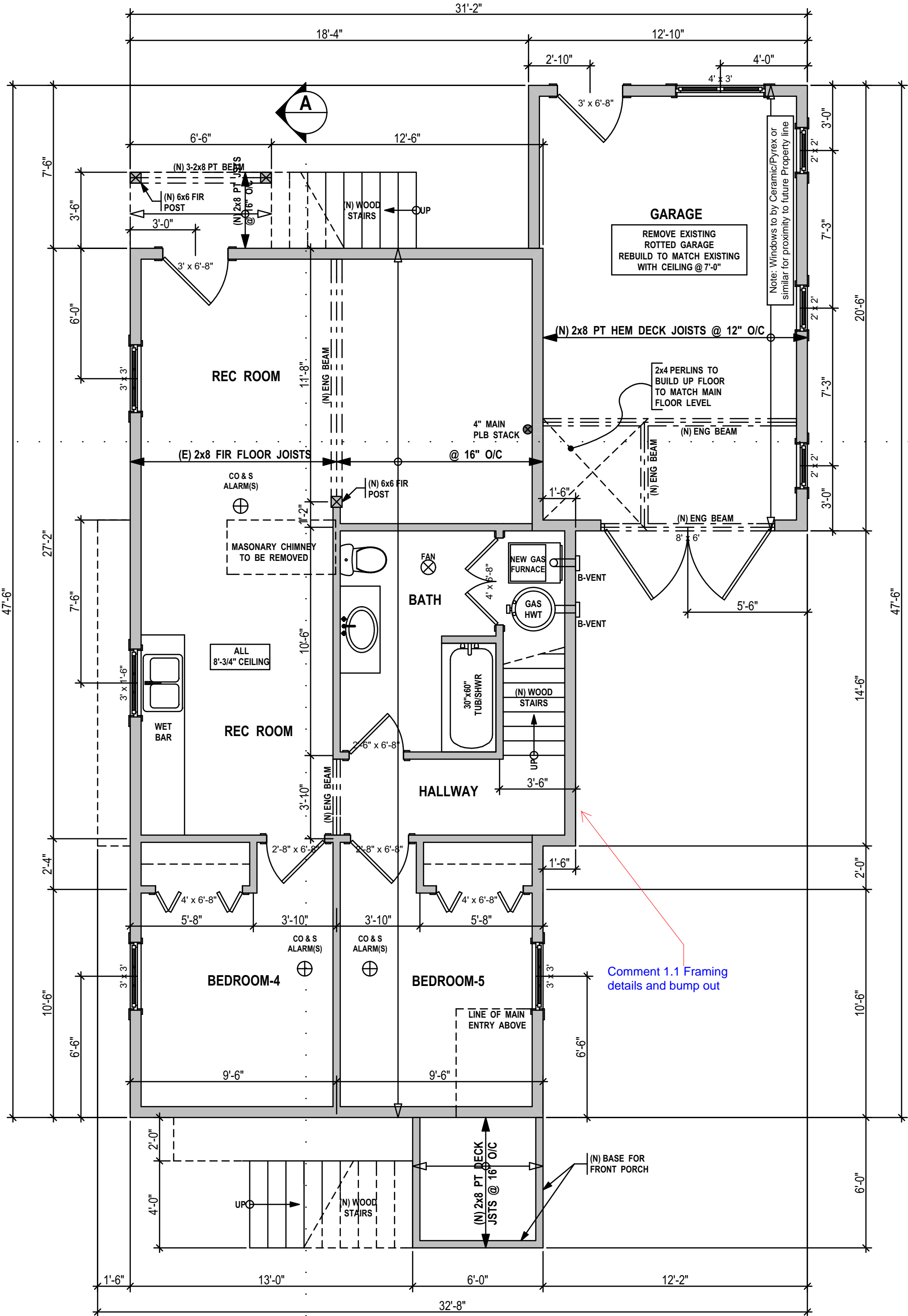
DRAWING NO.



EXISTING LOWER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 721.1 sq/ft
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL



PROPOSED ALL NEW LOWER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 723.5 sq/ft
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL

Comment 1.3 label all rooms

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN
POST (6x6 or 3-2X8 BLT-UP)	CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS) ALL INTERCONNECTED
BEARING POINT OF LOAD FROM ABOVE	FRAME ON SITE

BEAMS & GIRDERS BEAM FACE BEAM CENTRE BEAM FACE HEADER: OVER WINDOW OR DOOR ENG ROOF GIRDER TRUSS	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN
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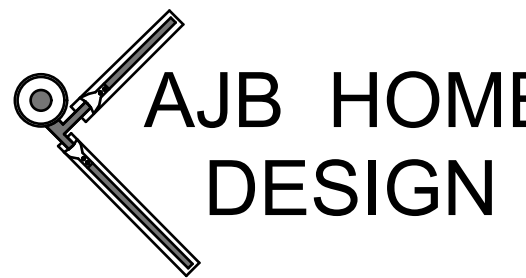
DIMENSION PLACEMENT O/S O INSIDE FACE OF EXTERIOR WALLS O CENTER OF INTERIOR WALLS & WINDOWS	GEODETIC DATUM FROM LEGAL SITE SURVEY BY A.B.C.S. 28.6m 100.0 METERS FEET METERS
--	---

ROOM SIZES NOTATION ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL. ROOM SIZES ARE SHOW AS 10'-6"x12'-8". O THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) O THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN)	
--	--

WALLS TYPES 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL EXISTING INTERIOR 4" STUD WALL REMOVE: EXISTING LATH & PLASTER ADD: NEW 1/2" REG DRYWALL EXISTING-UPGRADED TO: 1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS NEW-1 hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS	EXISTING EXTERIOR WALL: REMOVE: (E) EXTERIOR FINISH & ADD: (N) 1/2" DRYWALL WALL TO BE REMOVED EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS
---	---

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NO.	DATE	DESCRIPTION
1	Mar. 09/18	Rough Draft Drawings
2	Mar 28/18	Construction & Permit Drawings

PROJECT TYPE

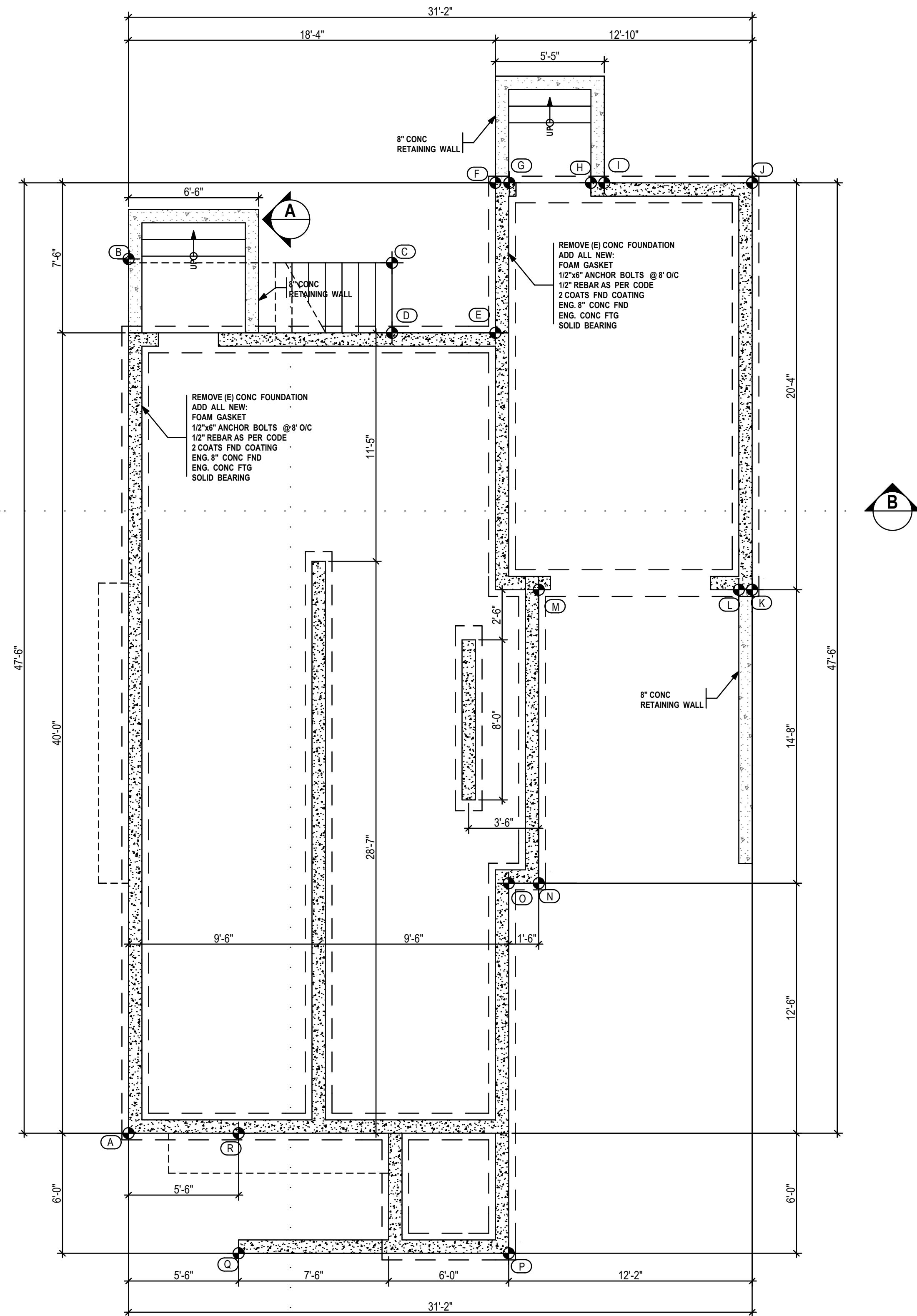
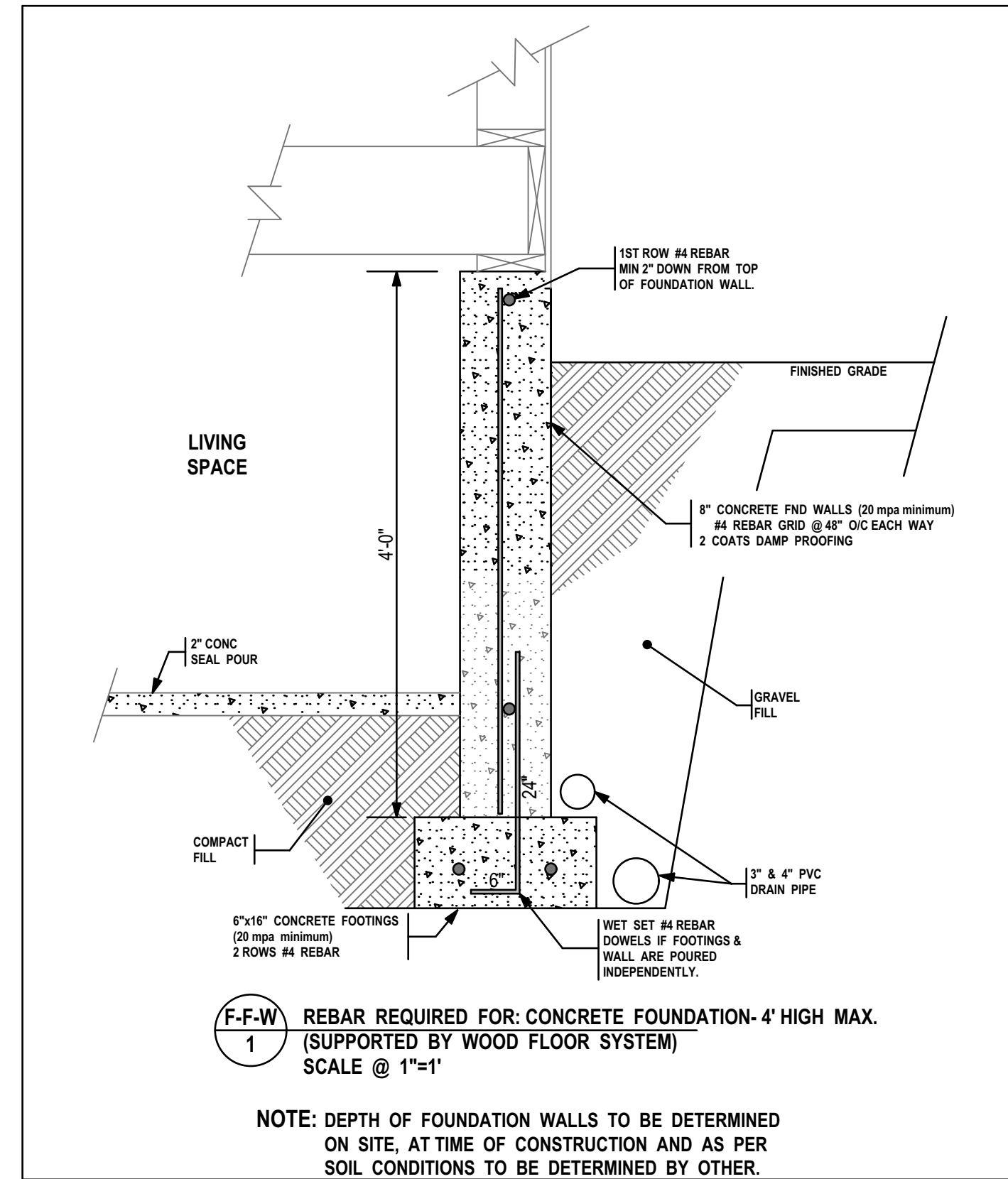
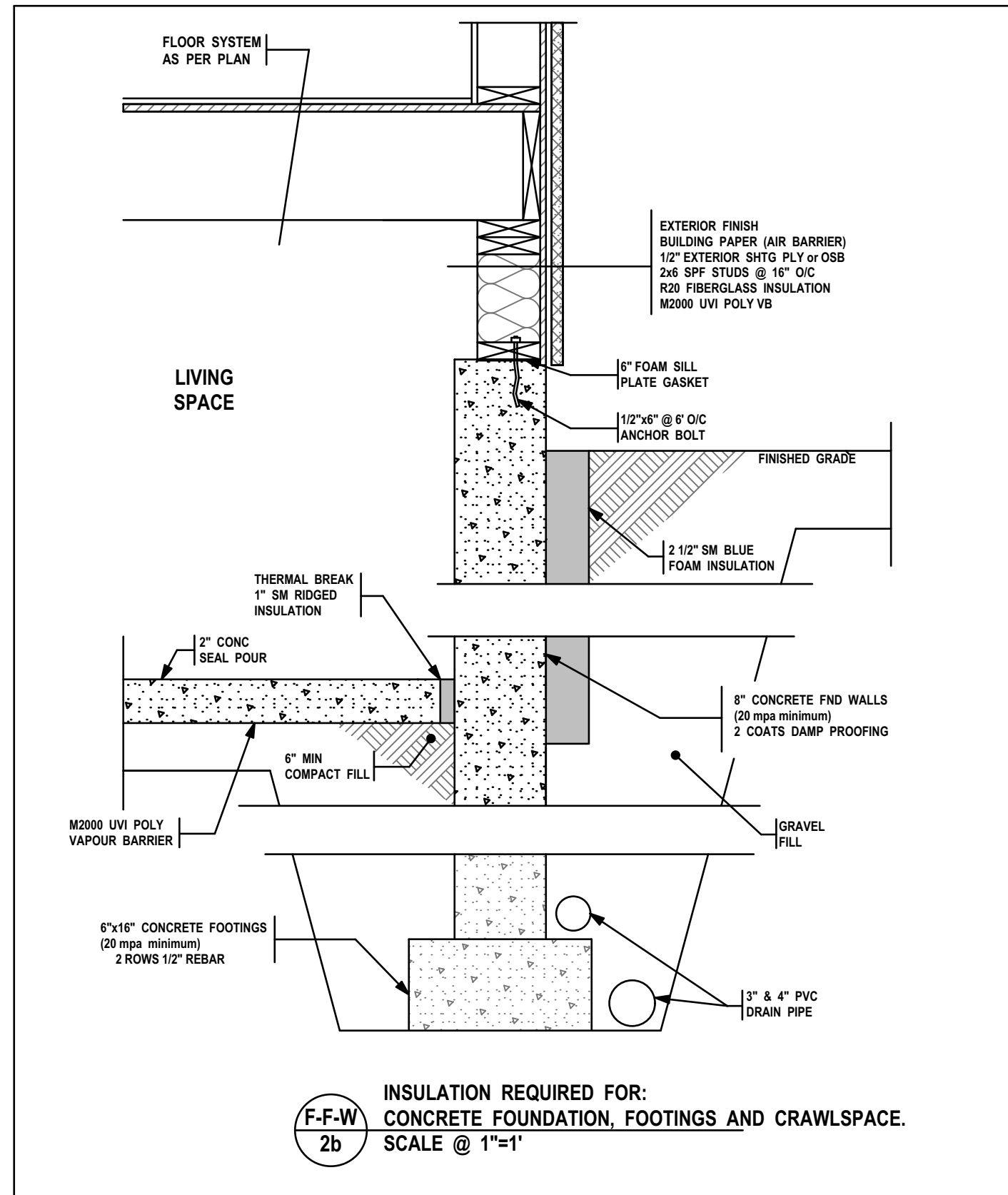
NEW CONC FOUNDATION
& RENOVATIONS
TO HERATAGE SFD RESIDENCE




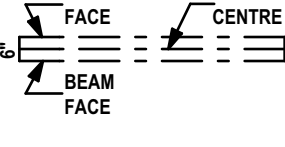
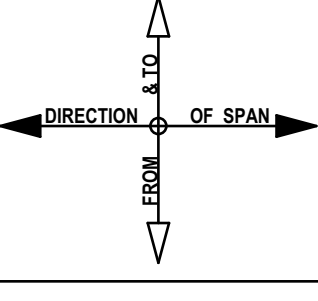
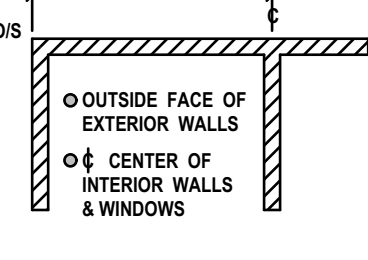
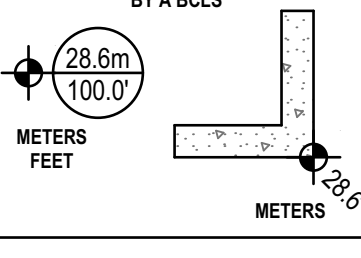
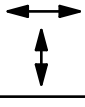
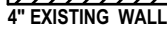

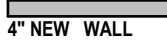


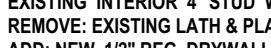
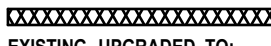

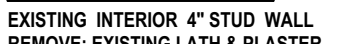
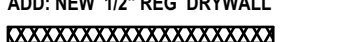
SITE: 2251
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

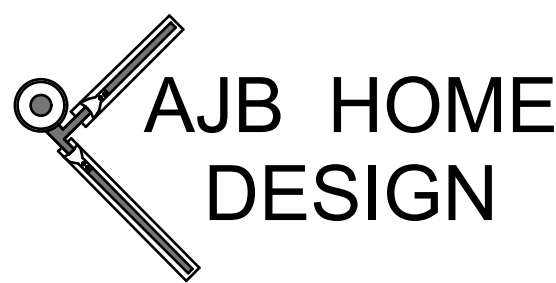


<p align="center">LEGEND</p>	
<p>(N) = NEW ITEM</p> <p>(E) = EXISTING ITEM</p> <p><input checked="" type="checkbox"/> POST (6x6 or 3-2X BLT-UP)</p> <p><input checked="" type="checkbox"/> BEARING POINT OF LOAD FROM ABOVE</p>	<p align="center">  CEILING EXHAUST FAN </p> <p align="center">  CARBON MONOXIDE & SMOKE ALARMS) ALL INTERCONNECTED </p> <p align="center">  FRAME ON SITE </p>
<p align="center">BEAMS & GIRDERS</p> <p>  </p> <p>HEADER: OVER WINDOW OR DOOR</p> <p>ENG ROOF GIRDER TRUSS</p>	<p align="center">FLOOR JOISTS & ROOF TRUSS NOTATION</p> <p align="center">  </p>
<p align="center">DIMENSION PLACEMENT</p> <p align="center">5'-0"</p> <p>  </p> <p> O ϕ OUTSIDE FACE OF EXTERIOR WALLS C ϕ CENTER OF INTERIOR WALLS & WINDOWS </p>	<p align="center">GEODETIC DATUM</p> <p>FROM LEGAL SITE SURVEY BY A BCLS</p> <p>  </p> <p>METERS FEET</p> <p>METERS</p>
<p align="center">ROOM SIZES NOTATION</p> <p><input checked="" type="checkbox"/> ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL.</p> <p><input checked="" type="checkbox"/> ROOM SIZES ARE SHOW AS 10'-4"x12'-8".</p> <p> <input checked="" type="checkbox"/> THE FIRST NUMBER (10'-4") BEING THE WIDTH (FROM LEFT TO RIGHT) </p> <p> <input checked="" type="checkbox"/> THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN) </p> <p align="center">  </p>	
<p align="center">WALLS TYPES</p> <p>  4" EXISTING WALL </p> <p>  6" EXISTING WALL </p> <p>  4" NEW WALL </p> <p>  6" NEW WALL </p> <p>  EXISTING INTERIOR 4" STC DRYWALL REMOVE: EXISTING LATH & PLASTER ADD: NEW 1/2" REG DRYWALL </p> <p>  EXISTING-UPGRADED TO: 1-hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS </p> <p>  NEW- 1-hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS </p> <p>  EXISTING CONCRETE FOUNDATION FOOTINGS UNKNWN </p> <p>  NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS </p> <p>  NEW CORBELLED CONCRETE FND WITH CORBELLED FOOTINGS </p>	

<p>SCALE @ 2"=1"</p>	<p>SCALE @ 2"=1"</p>	<p>SCALE @ 2"=1"</p>
<p>NOT TO SCALE</p> <p>DETAIL: F-H1 HEADER TRIM FLASHING</p>	<p>NOT TO SCALE</p> <p>DETAIL: F-H1 WINDOW HEADER FLASHING</p>	<p>NOT TO SCALE</p> <p>DETAIL: F-S1 SILL TRIM FLASHING</p>
<p>NOT TO SCALE</p> <p>DETAIL: F-S1 WINDOW SILL FLASHING</p>	<p>NOT TO SCALE</p> <p>DETAIL: F-T1 TRIM FLASHING-TOP</p>	<p>NOT TO SCALE</p> <p>DETAIL: F-TB1 TRIM FLASHING-BOTTOM</p>

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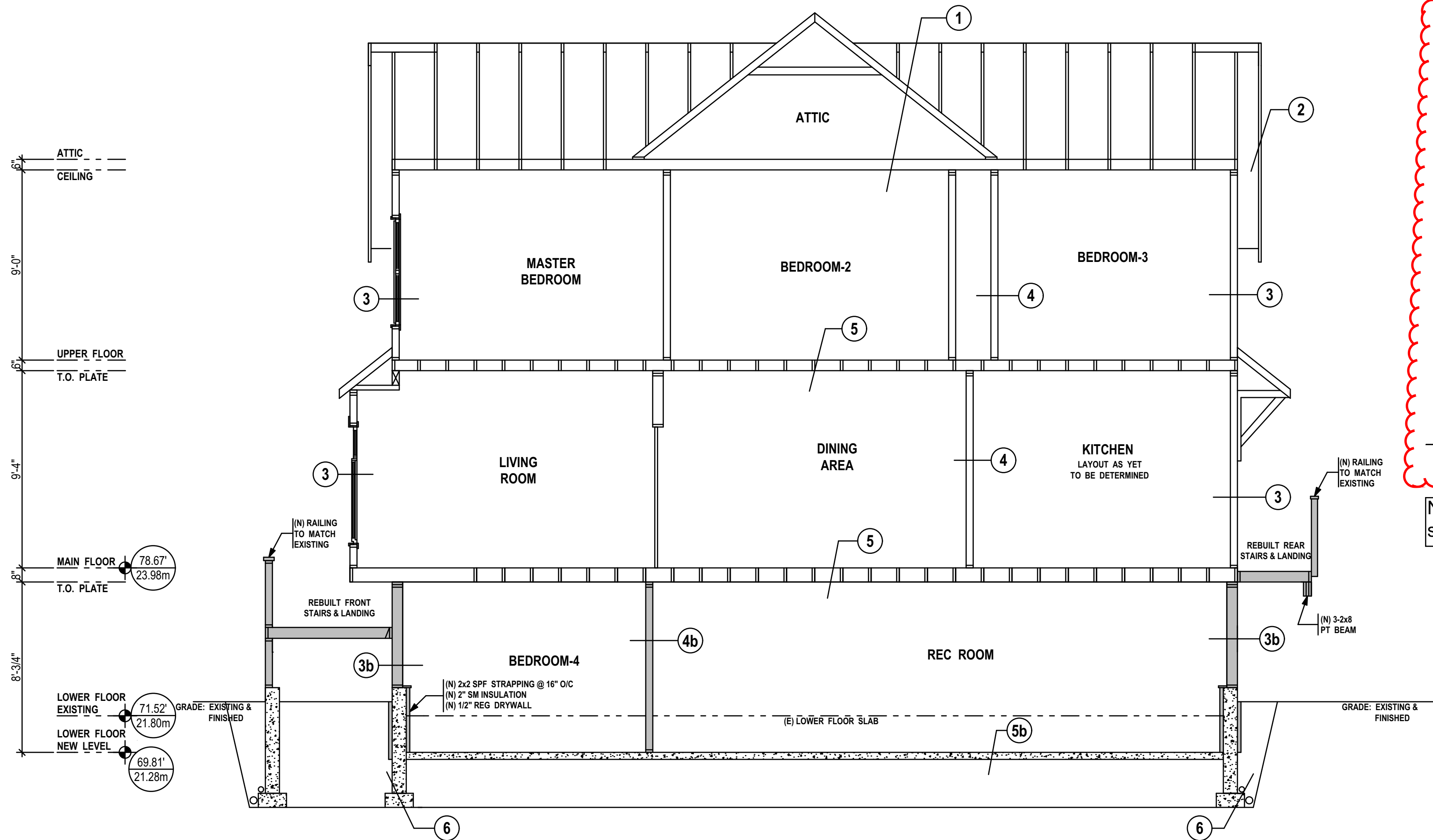
SITE: 2251
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

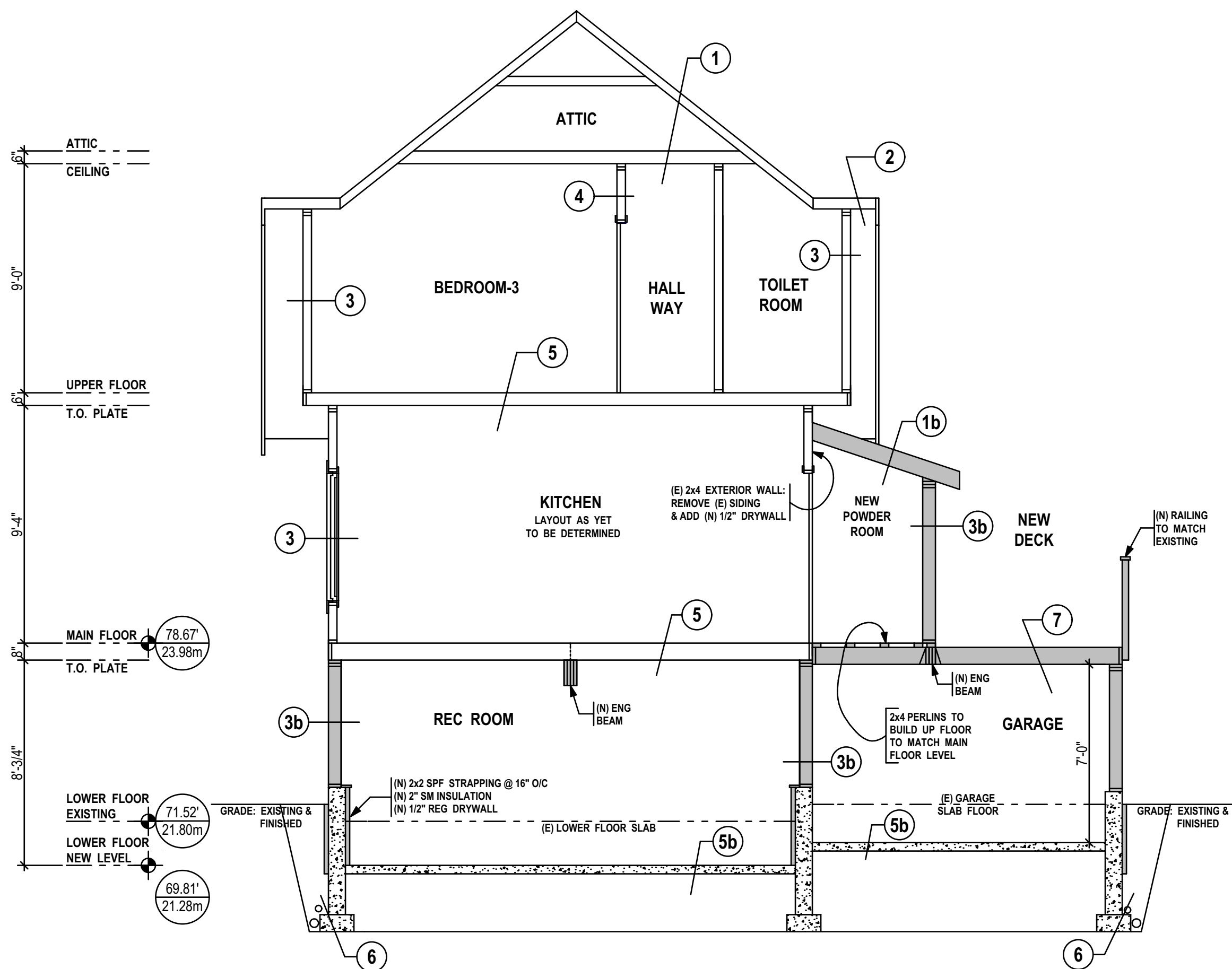
DRAWING NO.

A-5 of 6



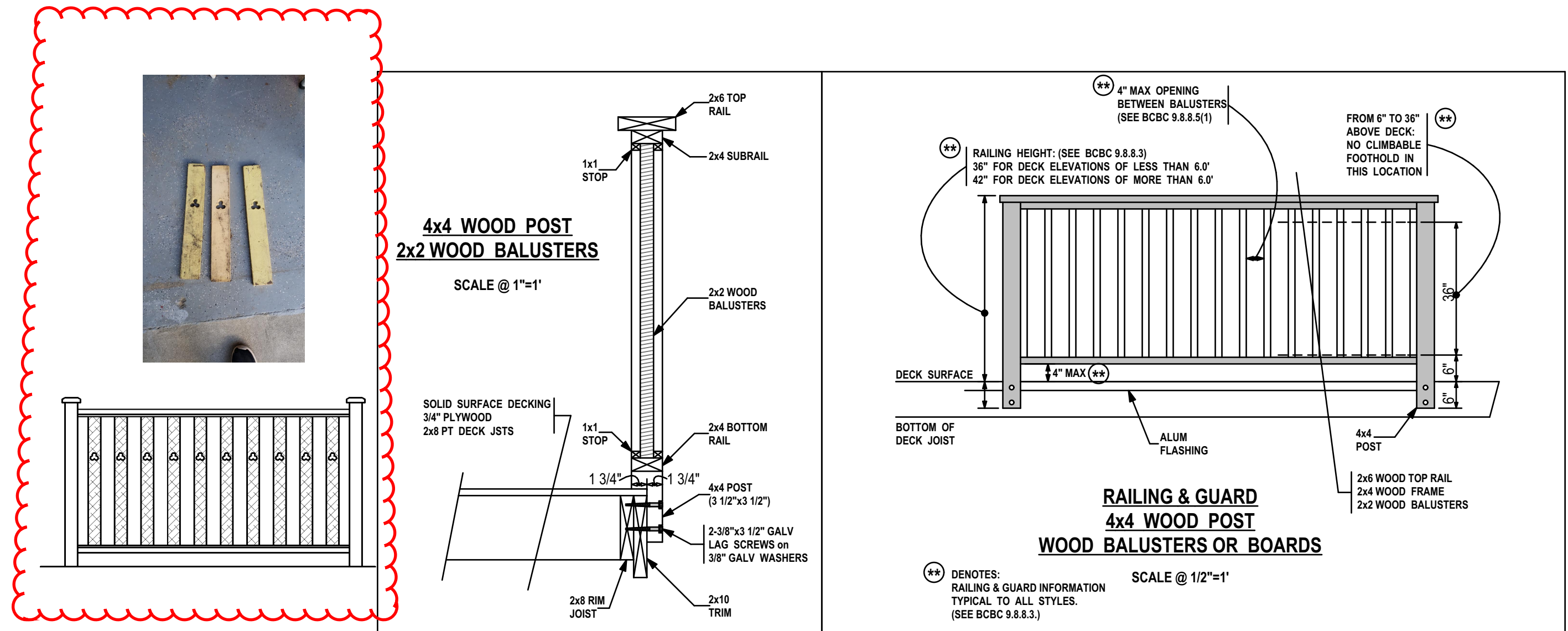
CROSS SECTION AA

1/4" = 1"



CROSS SECTION BB

1/4" = 1"

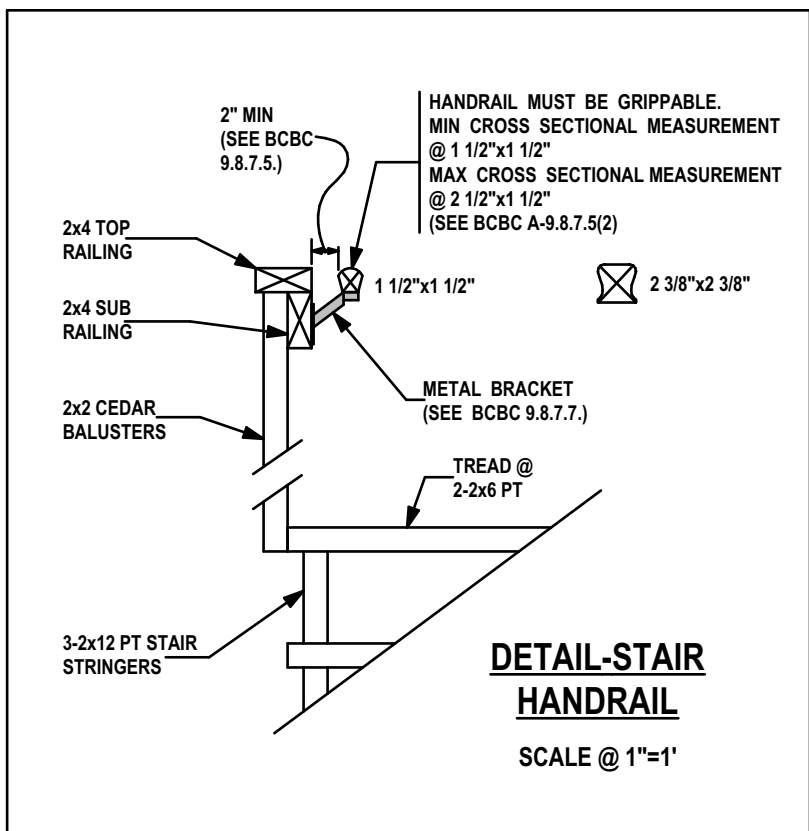


New Railing to be in same style as previous.

CROSS SECTION SPECIFICATIONS

- ALL MATERIALS, USED ON THIS JOB, ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS, MANUFACTURES SPECIFICATIONS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11.
- ANY MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
- RAIN SCREENING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE.
- (E) = EXISTING ITEMS (N) = NEW ITEMS

- 1 ROOF
 - (N) FIBERGLASS ROOFING SHINGLES
 - (N) BUILDING PAPER
 - (E) 3/4" SHEETING
 - (E) 2x4 ROOF RAFTERS @ 24" O/C
 - (N) 1:300 VENTILATION-(N) 10-ROOF VENTS @ 50sq(in EACH)
 - (N) R40 FIBERGLASS INSULATION
 - (N) M2000 UVI POLY VIB (CAN/CGSB-51.34-M86)
 - (N) 1/2" REG DRYWALL
- 2 SOFFIT/FACIA/GUTTER
 - (N) SOFFIT, FACIA & GUTTER TO MATCH EXISTING
- 3 EXTERIOR WALLS
 - (E) STUCCO FINISH (ON UPPER FLOOR)
 - (E) 4" DBLE DROP HORZ SIDING (ON MAIN FLOOR)
 - (E) BUILDING PAPER (AIR BARRIER)
 - (E) 3/4" EXTERIOR SHEETING
 - (E) 2x4 FIR STUDS @ 16" O/C
 - (E) LATH & PLASTER
- 3b EXTERIOR WALLS
 - (N) 4" DBLE DROP HORZ SIDING
 - (N) BUILDING PAPER (AIR BARRIER)
 - (N) 1/2" OSB EXTERIOR SHEETING
 - (N) 2x6 SPF STUDS @ 16" O/C
 - (N) R20 INSULATION
 - (N) M2000 UVI POLY VAPOUR BARRIER
 - (N) 1/2" REG DRYWALL
- 4 INTERIOR WALLS
 - REMOVE (E) LATH & PLASTER
 - (E) 2x4 STUDS @ 16" O/C
 - (N) 1/2" REG DRYWALL BOTH SIDES
- 4b INTERIOR WALLS
 - (N) 2x4 SPF STUDS @ 16" O/C
 - (N) 1/2" REG DRYWALL BOTH SIDES
- 5 FLOOR SYSTEM
 - (N) FLOOR COVERING
 - (E) 3/4" SHEETING
 - (E) 2x6 FIR FLOOR JOISTS @ 16" O/C (ON UPPER FLOOR)
 - (E) 2x8 FIR FLOOR JOISTS @ 16" O/C (ON MAIN FLOOR)
 - (E) X BRIDGING @ 7" O/C
 - (N) 1/2" REG DRYWALL
- 5b CONCRETE FLOOR
 - (N) 4" CONCRETE SLAB (25 mpa-minimum)
 - (N) M2000 UVI POLY VAPOUR BARRIER
 - (N) 6" MIN COMPACT FILL
- 6 FOUNDATION AND FOOTINGS
 - REMOVE (E) CONC FOUNDATION
 - (N) 8" ENG CONCRETE FND
 - (N) ENG CONC FOOTINGS
 - (N) 2 COATS DAMP PROOFING
 - (N) 2.5" SM RIDGED INSULATION
 - (N) 3" & 4" DRAIN PIPE GRAVEL FILL
- 7 ROOF/DECK
 - (N) 70 MIL VINYL DECKING (ROOFING GRADE)
 - (N) 3/4" T&G PLYWOOD SHEETING
 - (N) 3/4" T&G PLYWOOD SHEETING
 - (N) 2x6 SPF ROOF/DECK JOISTS @ 12" O/C
 - (N) 2 lb-R33 URETHANE SPRAY FOAM, MEDIUM DENSITY, CLOSED CELL INSULATION
 - 1/2" REG DRYWALL



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& RENOVATIONS
TO HERATAGE SFD RESIDENCE

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LYDIA ST

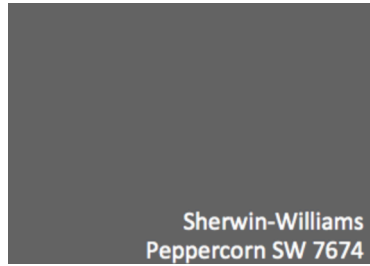
FOR: BC HOMES

DRAWN BY: Alan Bisson

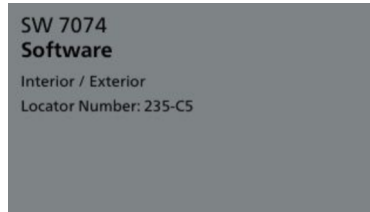
DRAWING NO.

A-6 of 6

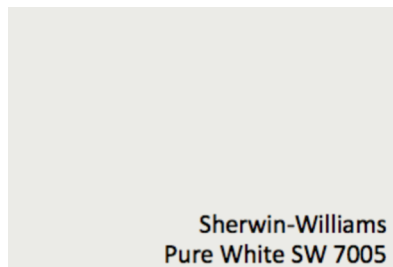
Colour Scheme & Materials Board 2246 Lydia Street



Lower Horizontal Siding – SW7674



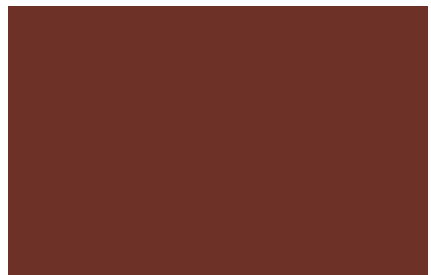
Tudor Style Hardiplank in Gables – SW 7074



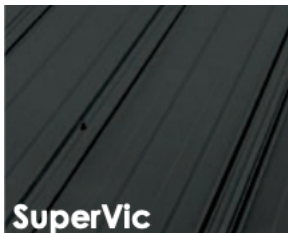
All Trim, Soffits and Railings – SW 7005



Roof - IKO asphalt shingles – Aged Redwood

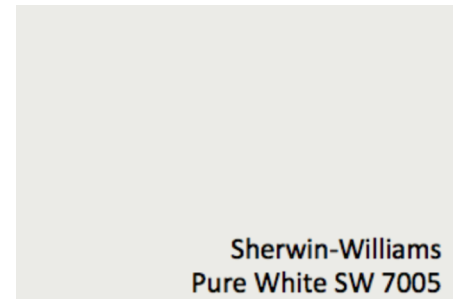
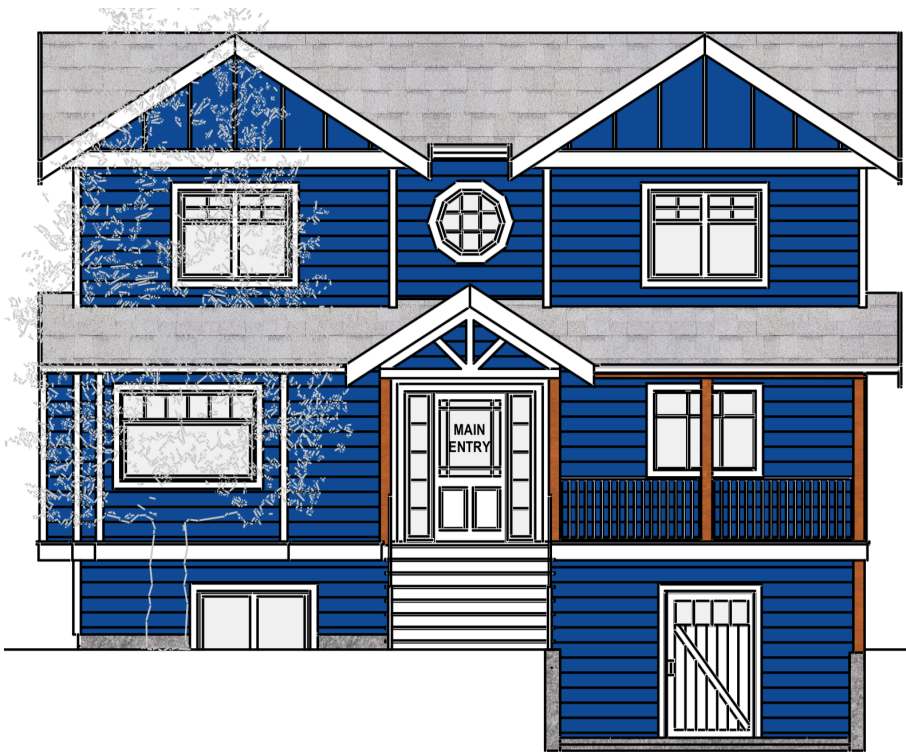


Exterior Doors – Rustic Red – SW 7593



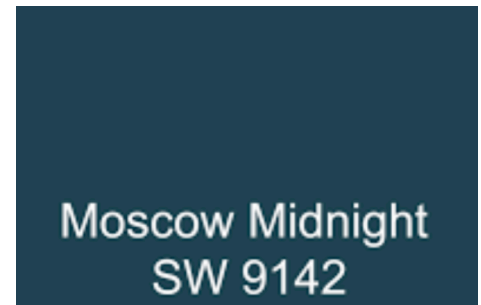
Porch Roof – SuperVic Roofing in Graphite

Colour Scheme & Materials Board 2246 Lydia Street



Sherwin-Williams
Pure White SW 7005

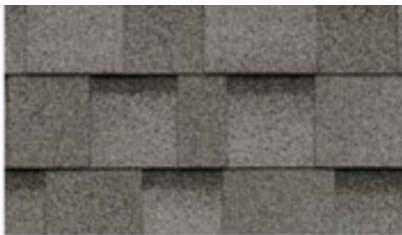
All Trim, Soffits, Bike Storage Door
and Railings – SW 7005



Moscow Midnight
SW 9142

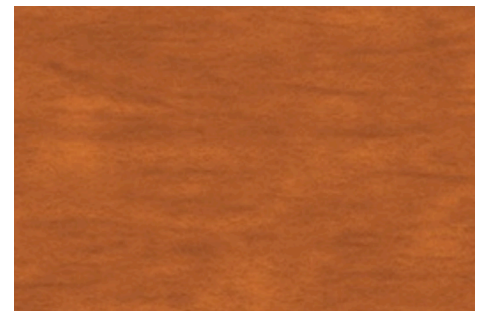
All Exterior Siding – Moscow
Midnight – SW9142

Roof - IKO asphalt shingles – Aged Redwood



Dual Grey

Roof – IKO Asphalt Shingles – Dual Grey



Main Entrance Door, gable, posts and
porch railings stained wood – Cedar
Bark SW3511.