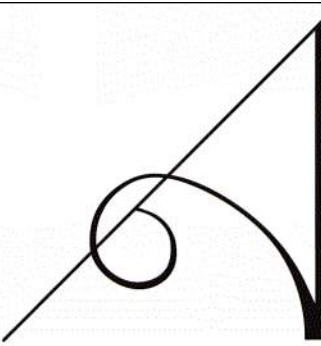




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1. Do not scale drawings.
2. Verify all dimensions.
3. Check Drawings against Specifications. In case of discrepancies, specifications shall govern.
4. Use latest revised drawings only.

Revisions:

- 1 Oct 28 / 20 - BP Revisions
- 2 Jan 9 / 21 - BP Revisions
- 3 Jan 11 / 21 - Variance Application

Project:

Stucchi-Leach Residence, Lower Level Renovation
2747 Asquith Street,
Victoria, BC.

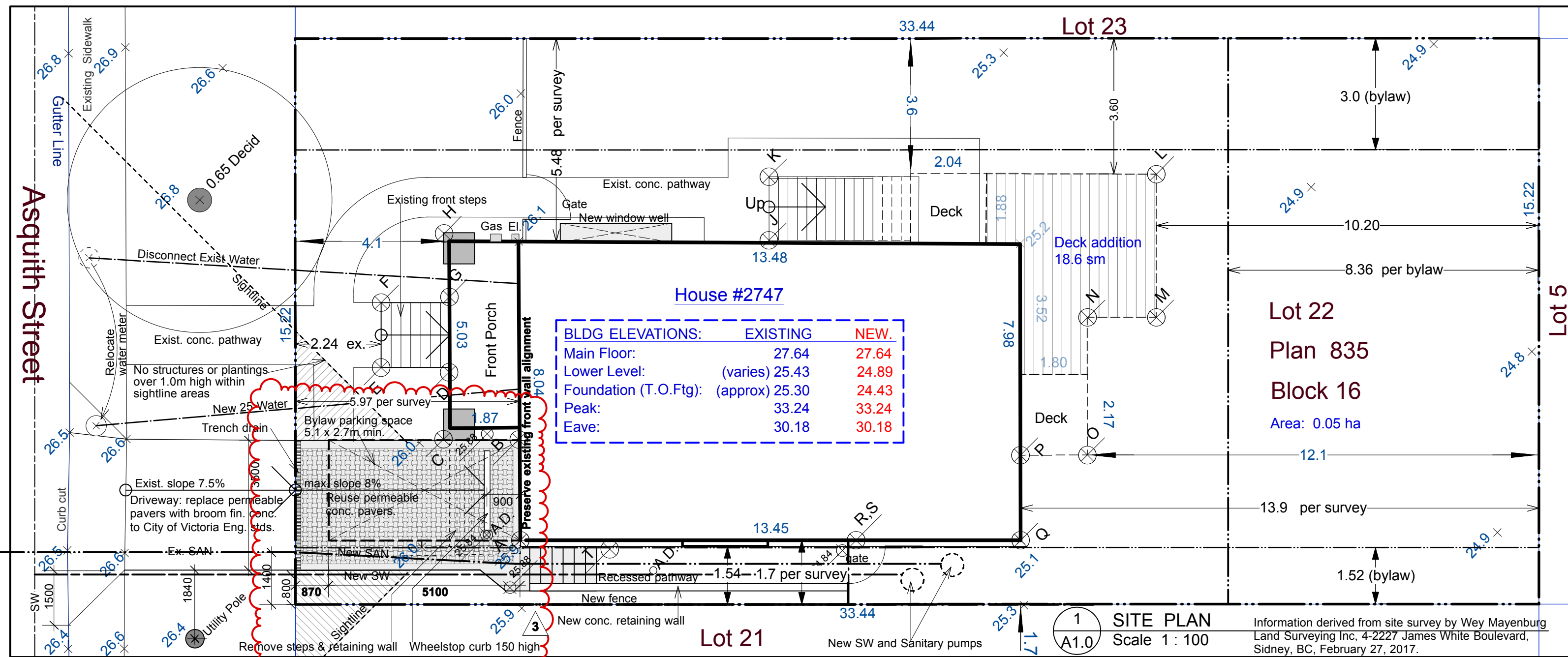
Title:
SITE PLAN
FLOOR PLANS

Date: June 12, 2020
Scale: As noted
Issue: BUILDING PERMIT

Sheet Number:

A-1.0

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PROJECT DATA

Property address: 2747 Asquith Street.

Legal: Lot 22, Block 16, Section 48, Victoria District, Plan 835.

Zoning: R1-B
Single Family Residential
Secondary Suite permitted

Floor Area:
Total (minimum): 218.24sm, existing
Total (maximum): 215.55sm, proposed
Storeys 1 & 2(max): 203.24sm, existing
200.55sm, proposed

Building Height:
- Bylaw: 7.60 m
- Existing: 6.24 m
2 storeys
2 1/2 storeys
(per Variance, Sep 14, 2017)

Setbacks: (per Variances, Sep 14, 2017)
Front: House: 5.97m, no change
Front Porch: 4.10m, no change
Front Steps: existing 2.24m

Rear: 10.20m

Sides: 1.54m & 3.6m, 1.52 m & 3.0 m

Lot Area: 509 sm

Site Coverage:
- Bylaw: 509 x 40% = 203.6 sm
- SFD: Existing + New (incl decks) 153.0 sm (30%)
- Accessory buildings: None

Floor Area, Secondary Suite:
- Bylaw: 200.55 x 40% = 80.22 sm or 90 sm
- New secondary suite: 37.63 sm

Fire Separations (Secondary Suite): 45 minutes, walls & ceiling.
Refer Elevations.

GENERAL NOTES.

1. All work to be carried out in accordance with 2018 BC Building Code, latest edition, governing legislation and Standards, and applicable local bylaws.
2. Firestop plumbing and other penetrations through fire separations. Limited penetrations for electrical boxes are permitted if tightly fitted. No interconnected ductwork or vacuum system.
3. Install Can/ULC-S531 smoke alarms hard-wired to Code, interconnected within each dwelling unit, but not connected between SFD and Secondary Suite.
4. All new windows, doors and skylights to conform to the thermal performance standard *AAMA WDMA/CSA 1011, S.2/A440-08 NAFS - North American Fenestration Standard/Specification for Windows, Doors and Skylights* together with Canadian Supplement *A440S1-09*.
5. Obtain engineered structural drawings for non-standard foundation, underpinning, retaining walls, shoring and framing details.
6. Mechanical ventilation to SFD portion to connect to existing gas-fired furnace with new ductwork to suit, all by licensed mechanical contractor.
7. Mechanical exhaust ventilation to SFD portion as follows:
Main bathroom - continuous, 110 cfm, Panasonic FV-11VQ5,
Kitchen - existing rangehood,
Ensuite bathroom- 110 cfm, Panasonic FV-11VQ5.
8. Secondary suite ventilation as follows:
Bathroom - continuous exhaust, 110 cfm, Panasonic FV-11VQ5,
Kitchen - rangehood to be determined, Make-up air inlet vents Panasonic FV-GKF32SI
9. Secondary suite heating - electric resistance baseboard heaters, to be sized by licensed electrical contractor.

GRADE CALCULATION				
POINTS	AVERAGE	X	DISTANCE	TOTALS
A + B:	(25.88 + 25.88) / 2	x	2.70	= 69.88
B + C:	(25.88 + 26.00) / 2	x	1.80	= 46.69
C + D:	(26.00 + 26.00) / 2	x	1.90	= 49.40
D + E:	(26.00 + 26.30) / 2	x	1.80	= 47.07
E + F:	(26.30 + 26.30) / 2	x	2.00	= 52.60
F + G:	(26.30 + 26.25) / 2	x	1.80	= 47.30
G + H:	(26.25 + 26.25) / 2	x	1.80	= 47.25
H + J:	(26.25 + 25.65) / 2	x	8.50	= 220.58
J + K:	(25.65 + 25.65) / 2	x	1.80	= 46.17
K + L:	(25.65 + 25.08) / 2	x	10.50	= 266.33
L + M:	(25.08 + 25.05) / 2	x	3.80	= 95.25
M + N:	(25.05 + 25.05) / 2	x	1.90	= 47.60
N + O:	(25.05 + 25.05) / 2	x	3.70	= 92.69
O + P:	(25.05 + 25.10) / 2	x	1.80	= 45.14
P + Q:	(25.10 + 25.10) / 2	x	2.30	= 57.73
Q + R:	(25.10 + 25.10) / 2	x	3.60	= 90.36
S + T:	(24.84 + 24.84) / 2	x	7.70	= 191.27
T + A:	(24.84 + 25.88) / 2	x	2.10	= 53.26
			61.50	= 1566.57
AVERAGE GRADE:				
1566.57 / 61.50m (perimeter)				= 25.47

