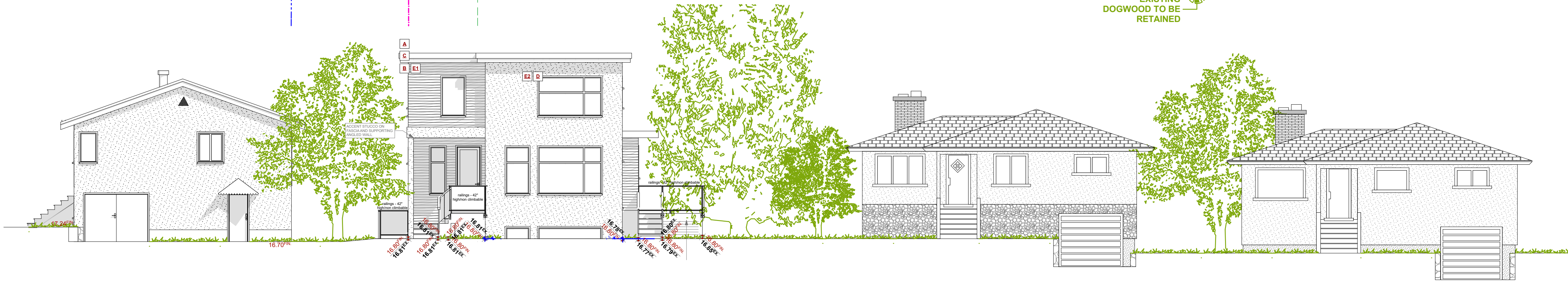


PROJECT DATATABLE - SINGLE FAMILY DWELLING SUBDIVISION				
Address	1905 Lee Avenue LOT 4 PLAN 5969 SECTION 76 VICTORIA			
Lot Size	234.75m <sup>2</sup> (2526.83 ft <sup>2</sup> )			
Zoning	SITE SPECIFIC			
	Existing Lot 4A (To Remain)	Proposed Lot 4B	R1-S2	Specialized
Floor Area of the Principal Building				
Upper Floor Area	N/A	65.01m <sup>2</sup> (699.75 ft <sup>2</sup> )	-	-
Main Floor Area	75.07m <sup>2</sup> (808.06 ft <sup>2</sup> )	64.84m <sup>2</sup> (697.93 ft <sup>2</sup> )	-	-
Basement Floor Area	74.10m <sup>2</sup> (797.61 ft <sup>2</sup> )	56.53m <sup>2</sup> (606.48 ft <sup>2</sup> )	-	-
Floor area, for the first and second storeys combined (maximum)	75.07m <sup>2</sup> (808.06 ft <sup>2</sup> )	129.85m <sup>2</sup> (1,397.68 ft <sup>2</sup> )	190 m <sup>2</sup> (2,054.14ft <sup>2</sup> )	-
Floor area, of all floor levels combined (maximum) (lot area < 669m <sup>2</sup> )	149.17m <sup>2</sup> (1605.67 ft <sup>2</sup> )	186.38m <sup>2</sup> (2006.16 ft <sup>2</sup> )	-	-
Height, Storeys				
Average grade	17.21m Existing to Remain	16.72m Geo.	-	-
Residential building* (maximum)	4.89m Existing to Remain	7.29m (23.92 ft)	7.60m (24.93 ft)	-
Storeys	2 Existing to Remain	2 Storeys*	2 Storeys	-
Setbacks, Projections				
Front yard setback (minimum)	9.03m (29.63ft)	2.49m (8.17ft)	6.00m (19.69 ft)	2.4m (7.87 ft)
Maximum projections into front setback * steps less than 1.7m in height	N/A	N/A	2.50m (8.20 ft)	-
Maximum projections into front setback * roof	N/A	N/A	1.60m (5.25 ft)	-
Rear yard setback* (minimum)	1.99m (6.53 ft)	2.41m (7.91 ft)	6.00m (19.69 ft)	2.4m (7.87 ft)
Interior side yard setback (minimum) (East / North)	1.65m (5.41 ft)	6.09m (19.98 ft)	2.4m (7.87 ft)	-
Interior side yard setback (minimum) (West / South)	2.18m (7.09 ft) existing non- conformance	2.43m (7.97 ft)	2.4m (7.87 ft)	-
Lot area				
Site area (minimum)	262.13m <sup>2</sup> (2821.54 ft <sup>2</sup> )	234.75m <sup>2</sup> (2526.83 ft <sup>2</sup> )	260m <sup>2</sup> (2798.62ft <sup>2</sup> )	234.75m <sup>2</sup> (2526.83 ft <sup>2</sup> )
Floor space ratio				
Floor space ratio (minimum)	0.29 75.07m <sup>2</sup> (808.06 ft <sup>2</sup> )	0.55 129.85m <sup>2</sup> (1,397.68 ft <sup>2</sup> )	0.6 (140.85m <sup>2</sup> ) (1516.10 ft <sup>2</sup> )	-
Site Coverage, Parking				
Site coverage (maximum)	30.78% 80.68m <sup>2</sup> (868.43ft <sup>2</sup> )	36.90% 86.62m <sup>2</sup> (932.37ft <sup>2</sup> )	40.0% 93.9m <sup>2</sup> (1010.73ft <sup>2</sup> )	-
Bicycle Storage • Long Term Storage Spaces • Short Term Storage Spaces	N/A	N/A	N/A	N/A
Parking	1	1	1	-

SITE PLAN  
SCALE: 1 : 100



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

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

-SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

CONCRETE AND FOUNDATIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.

ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.

ROOFING

ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL

ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING

ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING. ALL ROOFING SHALL INCORPORATE STEP FLASHING. ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.

DOORS - ROUGH OPENING SIZES

FRAME OPENING 1 1/4" WIDER THAN DOOR

FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5".

MISC.

CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVADESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.

-CONFORMITY OF PLANS TO SITE.

-ERRORS AND OMISSIONS

-ANY HOUSE BUILT FROM THESE PLANS

**NAFS REQUIREMENTS:**

Performance Grade of 30  
Water Test Pressure of 260 Pa

SHEET  
NUMBER

A1

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

DRAWING NAME:  
SITE PLAN, DATA BOX &  
STREETSCAPE

ISSUE DATE:  
AUG 24, 2022

DRAWING SCALE:  
SEE DRAWINGS

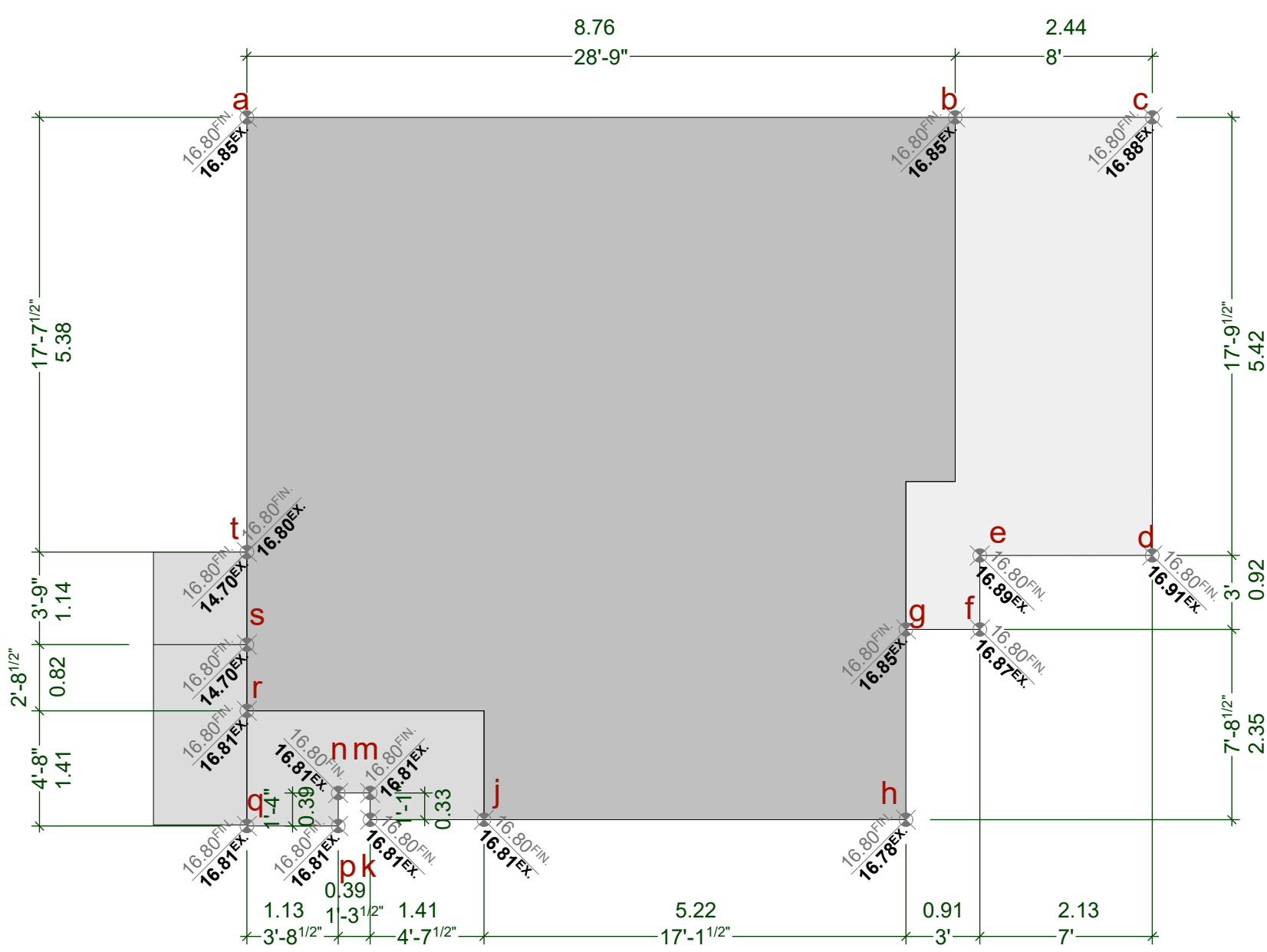
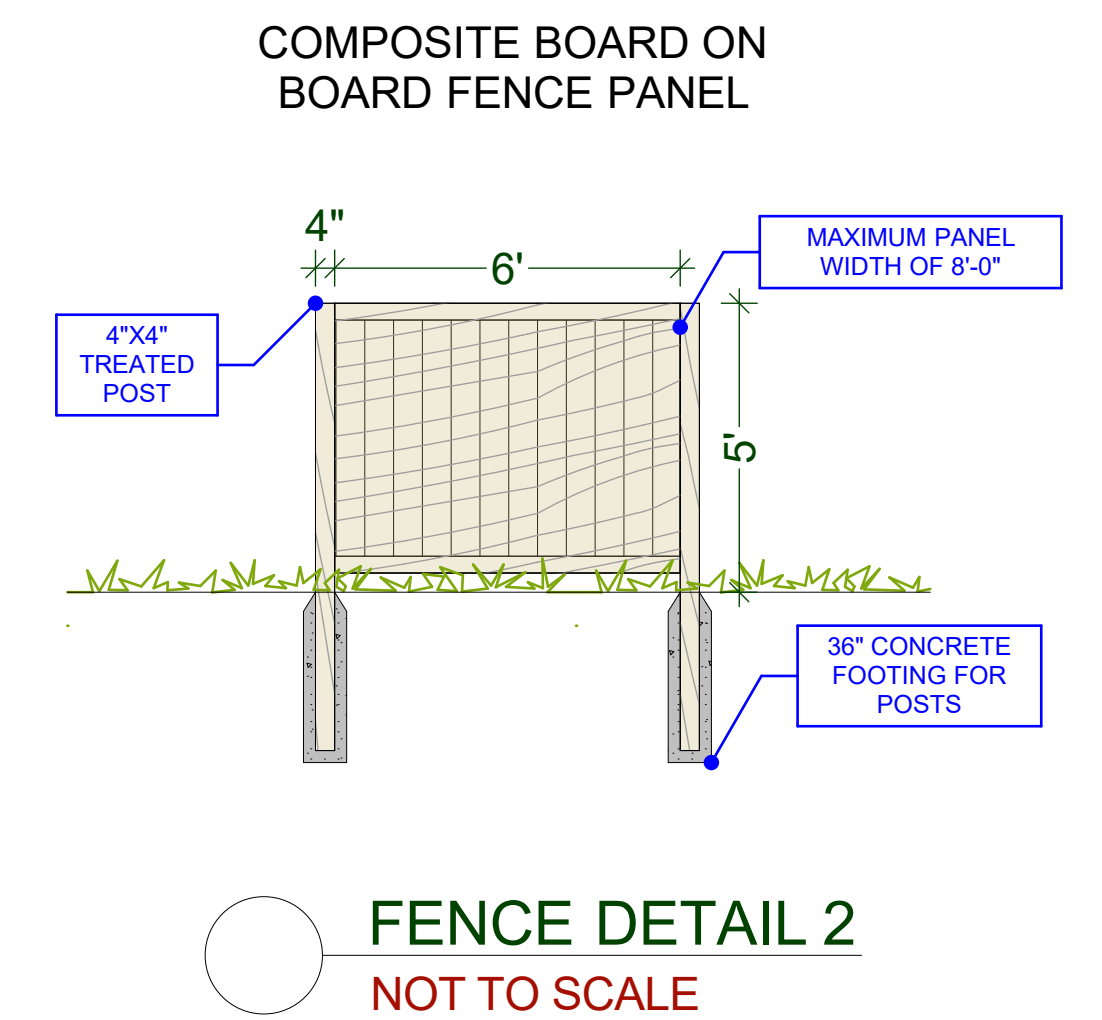
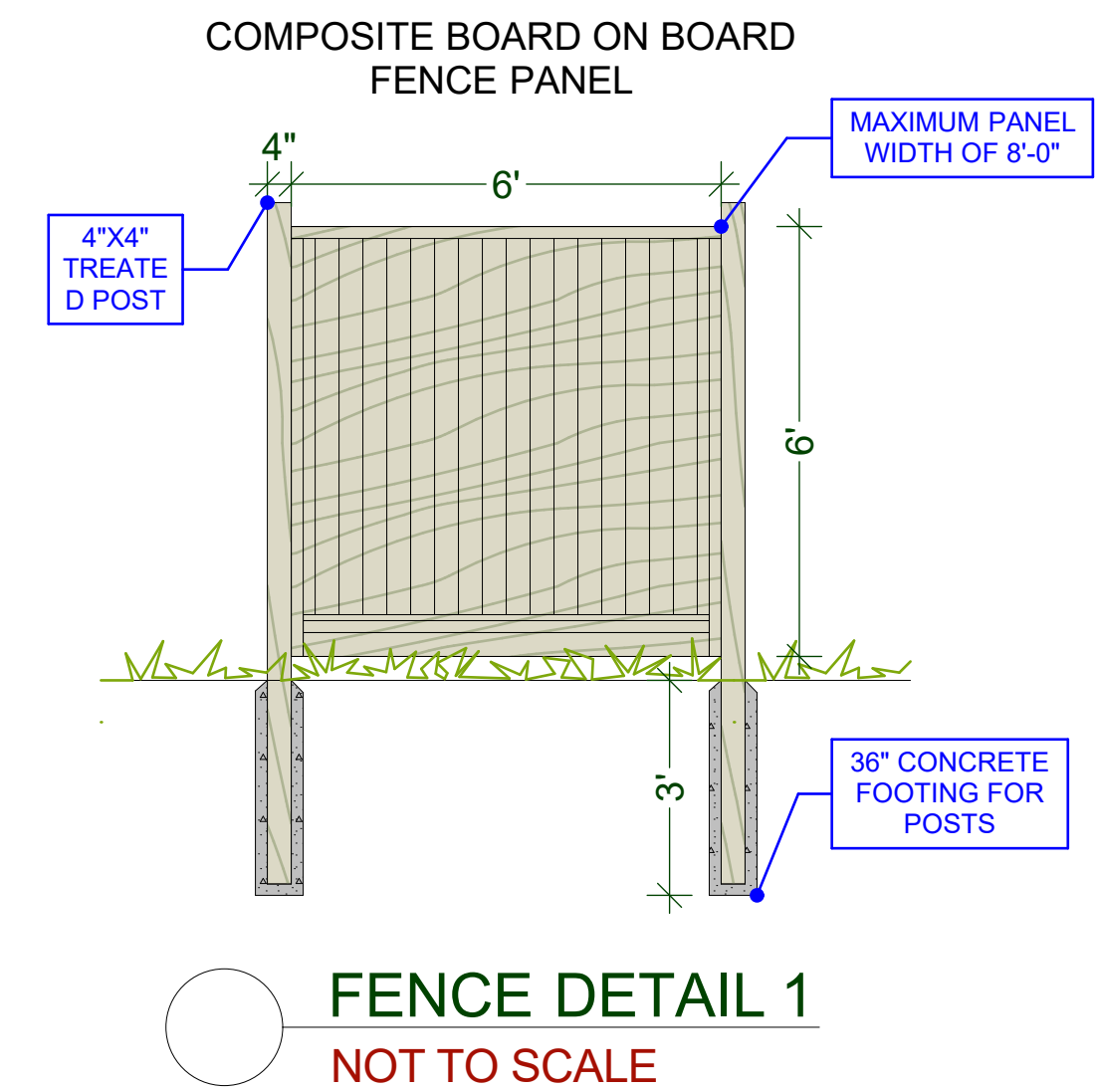
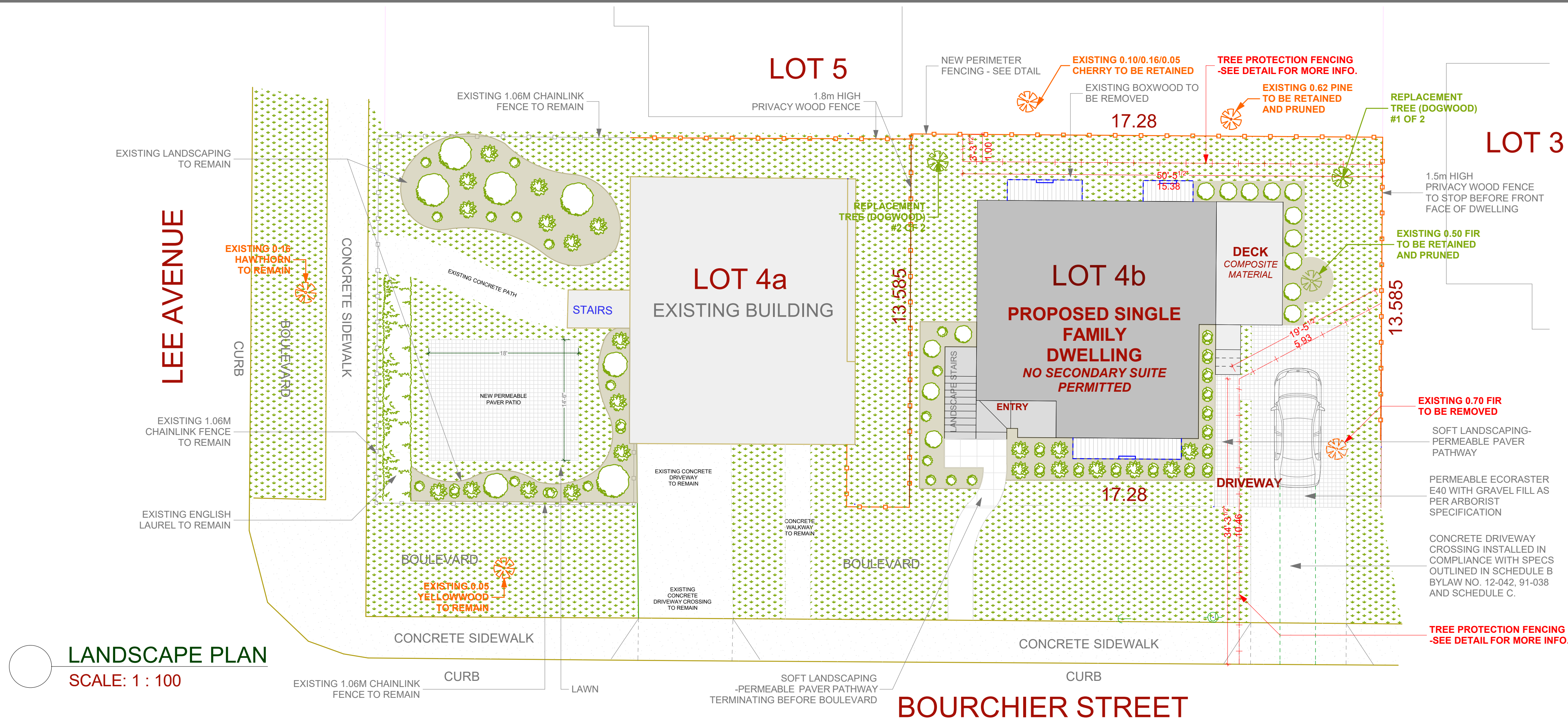
DRAWN BY:  
KYLE LEGGETT

CUSTOMER:  
MARIA WEEKS

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

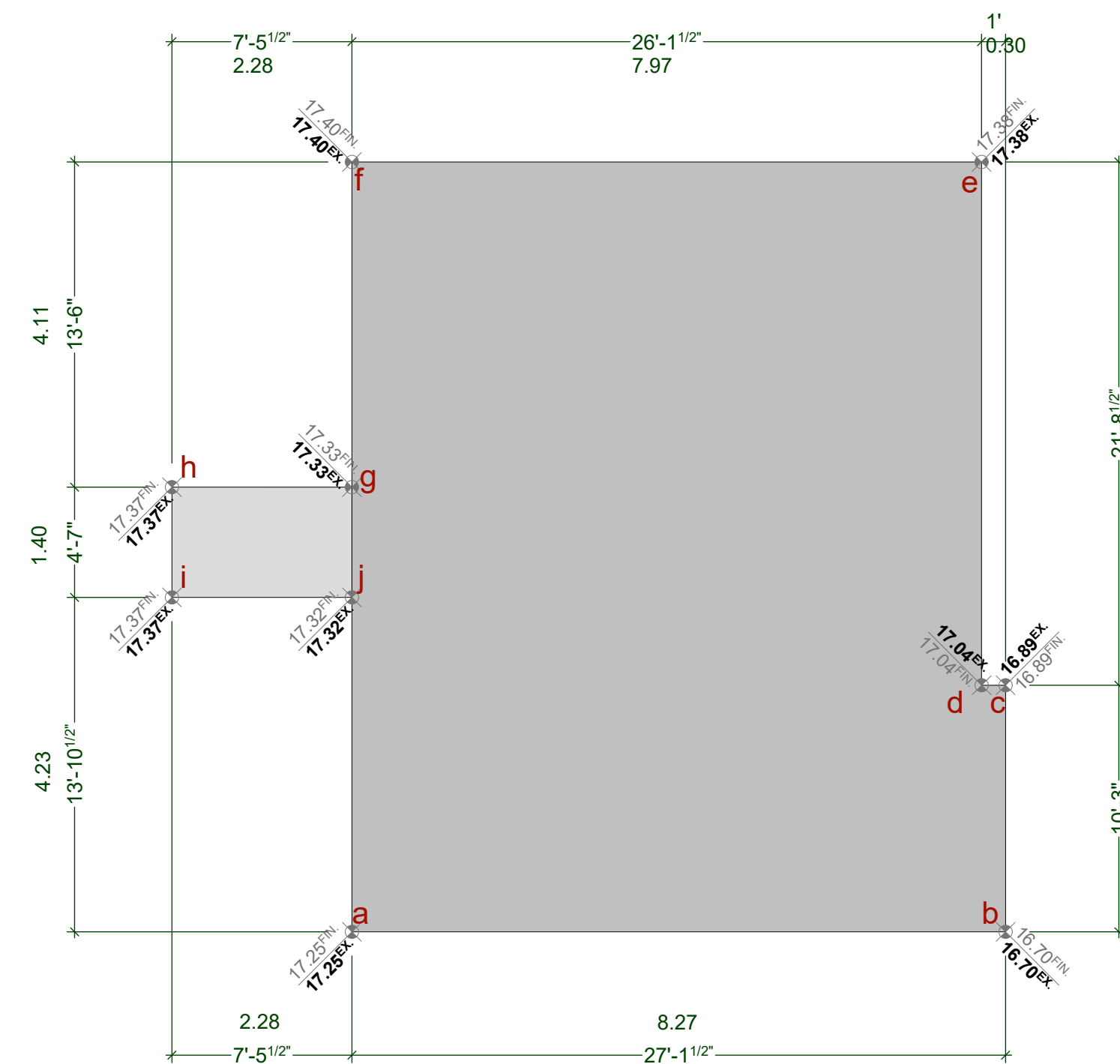
**Revisions**  
  
Received Date:  
September 14, 2022





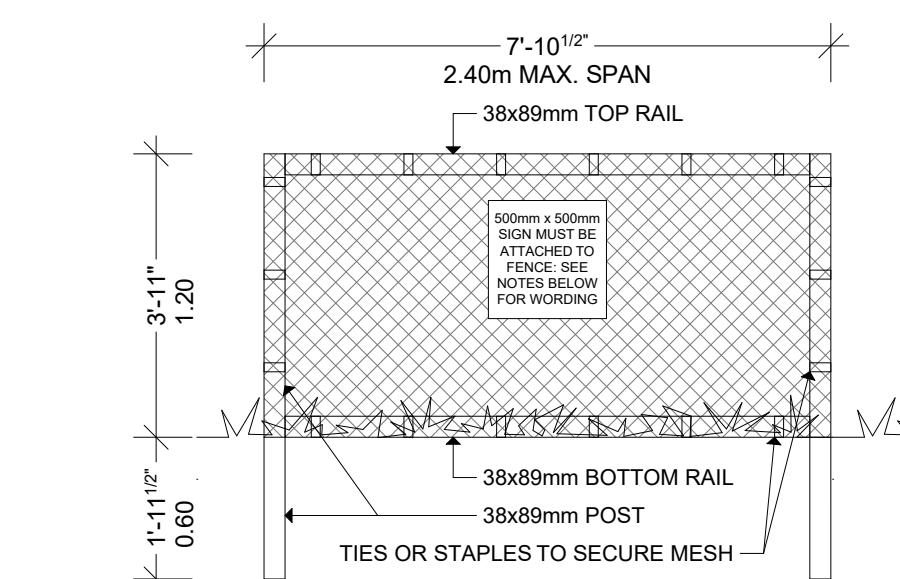
Grade Points	Avg. Of Points	Distance Between	Totals
a/b	16.80 + 16.80 /2 = 16.80	8.76	147.17
b/c	16.80 + 16.80 /2 = 16.80	2.44	40.99
c/d	16.80 + 16.80 /2 = 16.80	5.42	91.06
d/e	16.80 + 16.80 /2 = 16.80	2.13	35.78
e/f	16.80 + 16.80 /2 = 16.80	.92	15.46
f/g	16.80 + 16.80 /2 = 16.80	.91	15.29
g/h	16.80 + 16.78 /2 = 16.79	2.35	39.46
h/i	16.78 + 16.80 /2 = 16.79	5.22	87.65
i/j	16.80 + 16.80 /2 = 16.80	1.41	23.69
j/k	16.80 + 16.80 /2 = 16.80	.33	5.54
k/l	16.80 + 16.80 /2 = 16.80	.39	6.55
l/m	16.80 + 16.80 /2 = 16.80	.39	6.55
m/n	16.80 + 16.80 /2 = 16.80	1.13	18.98
n/o	16.80 + 16.80 /2 = 16.80	.33	5.54
o/p	16.80 + 16.80 /2 = 16.80	1.41	23.69
p/q	16.80 + 16.80 /2 = 16.80	.82	12.92
q/r	16.80 + 14.70 /2 = 15.75	1.14	16.76
r/s	14.70 + 14.70 /2 = 14.70	1.14	16.76
s/t	14.70 + 16.80 /2 = 15.75	5.38	84.74
t/a	14.70 + 16.80 /2 = 15.75	5.38	84.74
Total:			672.28
Perimeter:			40.55
AVG. GRADE =			16.58m

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



Grade Points	Avg. Of Points	Distance Between	Totals
a/b	17.25 + 16.70 /2 = 16.98	8.27	140.43
b/c	16.70 + 16.89 /2 = 16.80	3.12	52.42
c/d	16.89 + 17.04 /2 = 16.97	0.30	5.09
d/e	17.04 + 17.38 /2 = 17.21	6.62	113.93
e/f	17.38 + 17.40 /2 = 17.39	7.97	138.60
f/g	17.40 + 17.33 /2 = 17.37	4.11	71.39
g/h	17.33 + 17.37 /2 = 17.35	2.28	39.56
h/i	17.37 + 17.37 /2 = 17.37	1.40	24.32
i/j	17.37 + 17.32 /2 = 17.35	2.28	39.56
j/a	17.32 + 17.25 /2 = 17.29	4.23	73.14
Total:			698.44
Perimeter:			40.68
AVG. GRADE =			17.21m

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



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

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

DRAWING NAME: LANDSCAPE PLAN, FENCE DETAIL AND GRADE PLANS  
ISSUE DATE: AUG 24, 2022  
DRAWING SCALE: SEE DRAWINGS

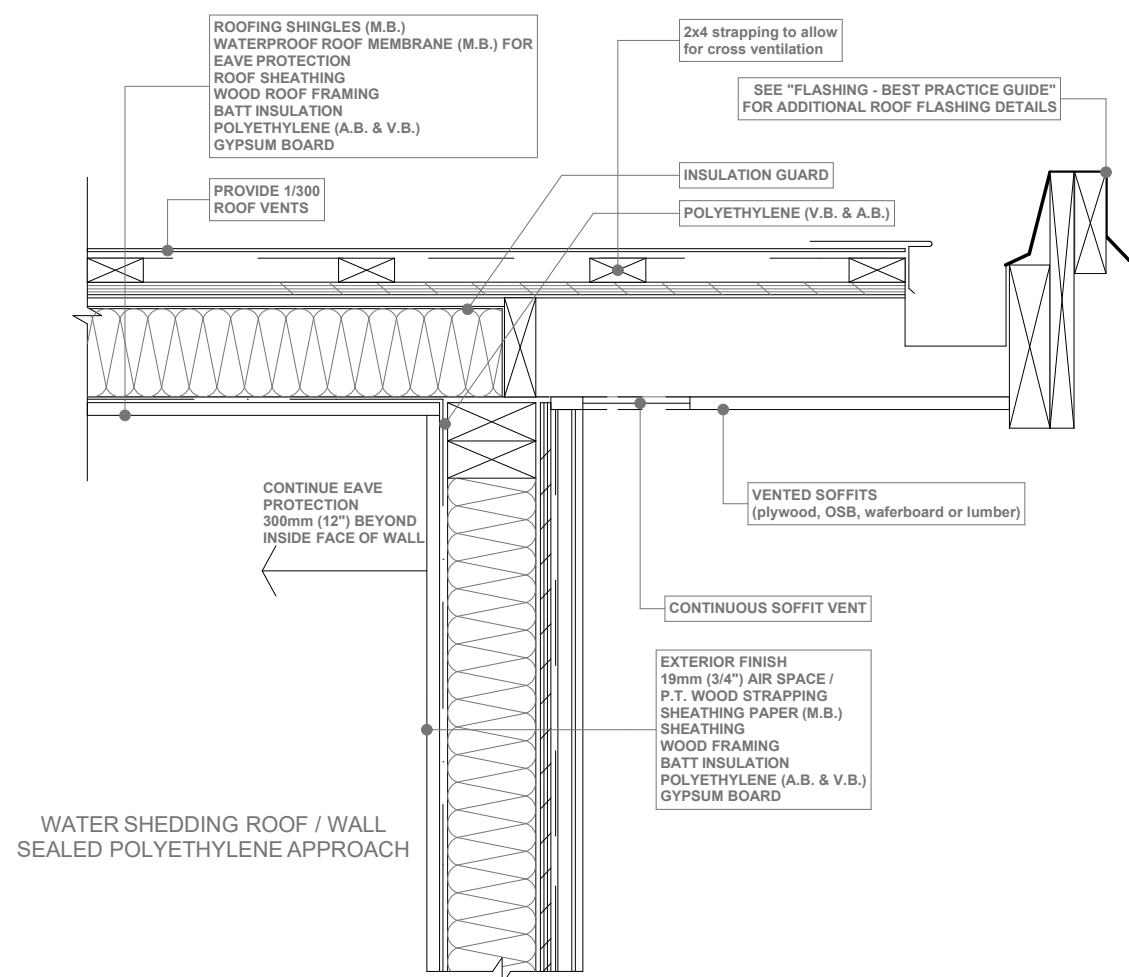
DRAWN BY: KYLE LEGGETT

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

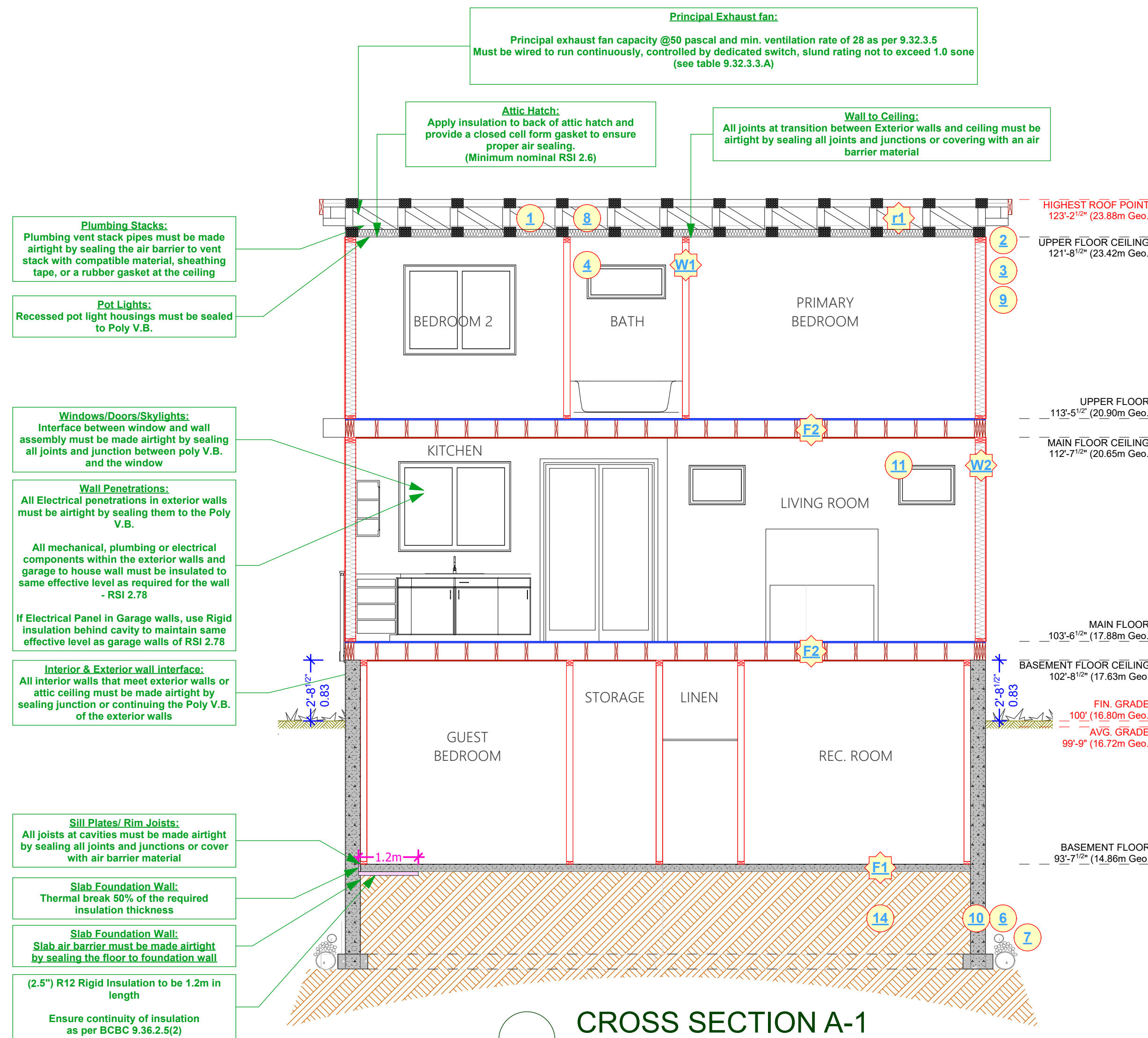
SHEET NUMBER

A2





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



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

HEAT SOURCE TO BE: DUCTLESS HEAT PUMP WITH HRV

**CONSTRUCTION NOTES:**

- |   |   |
|---|---|
| 1 R40 insulation , 6 mil poly V.B. 1/2" ceiling board. RSI VALUE OF 6.91                                | 8 Provide roof vents: vent 1/150 using Shinglevent II Ridge Vent  |
| 2 Continuous gutters  | 9 Eave protection to 12" beyond heated wall   |
| 3 Aluminum gutters and non-vented soffits - roof overhangs as per plans                                 | 10 8" concrete wall on 8"x16" concrete footings - 2x4 bar continuous - R12 rigid insulation - 2 coats damp proofing |
| 4 All windows vinyl, supply rain pan under, rainscreen as per BCBC. Windows in doors to be safety glass | 11 Caulk over and around all exterior openings  |
| 5 Stairs: 7 5/8" rise, 10.04" tread, 1" nosing with continuous handrail. NOT SHOWN                      | 12 10" X 10" post saddle on 8" pillar 2'x2'6" concrete footing. NOT SHOWN   |
| 6 Provide drains to perimeter system  | 13 42" non climbable continuous handrail. NOT SHOWN   |
| 7 4" drain tile with 6" rock over   | 14 Undisturbed non-organic soil   |

**\*\*ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS\*\***  
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6. ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A) -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

**CONSTRUCTION ASSEMBLIES:**

- |   |  |
|---|--|
| E1 4" concrete floor on 6 mil poly V.B. compacted granular fill   | W1 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout  |
| E2 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6" O.C. typ.  | W2 Exterior finish, 3/4" air space, pressure treated strapping, 2 layers 30 min. building paper, 1/2" sheathing, 2x6 studs at 16" O.C., R-20 batt insulation, 6 mil. poly V.B., 1/2" GWB. (See elevations) |
| E3 Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), 2x4 strapping to allow cross ventilation, 2x12 roof joists @ 24" O.C. typ. R28 insulation, 6 mil. poly V.B. 1/2" GWB |  |

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

**ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, ... IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL.**

**EFFECTIVE R-VALUE FOR EXTERIOR WALLS AGAINST LOWER ROOF:**

Exterior Air Film	0.03
7/16" OSB Sheathing	0.11
R-22 Batt insulation	
2x6 Wood studs @ 16" O.C.	
$RSIp=100/[(23/1.19)+(77/3.87)] =$	2.55
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
<b>RSI=2.88</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE FOR EXTERIOR WALLS ABOVE GRADE:**

Exterior Air Film	0.03
Fire-Cement Siding	0.02
1/2" Rain Screen Air Cavity	0.15
Building Paper	0
7/16" OSB Sheathing	0.11
R-20 Batt insulation	
2x6 Wood studs @ 16" O.C.	2.36
$RSIp=100/[(23/1.19)+(77/3.34)] =$	2.36
6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.11
<b>RSI=2.86</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE FOR FOUNDATION WALLS:**

Damp proofing	0
8" poured-in place concrete (2.5") R12 Rigid Insulation	2.11
<b>RSI=2.11</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE FLOOR OVER UNHEATED SPACE (OUTSIDE):**

Exterior Air Film	0.03
Aluminum Soffit	0.00
3/4" Sheathing	0.161
R28 Batt insulation	
2x10 Wood Joists @ 16" O.C.	
$RSIp=100/[(13/2.0)+(87/4.93)] =$	4.16
3/4" Sheathing	0.161
Interior Air Film	0.16
<b>RSI=4.67</b>	

Values from Table A-9.36.2.4.(1)D

**EFFECTIVE R-VALUE CEILING BELOW ATTIC (TRUSSES):**

Built-up Torch-on Roofing	0.06
1/2" Sheathing	0
Attic air film	0.03
R40 blown fiberglass insulation above truss cord	5.38
Wood trusses @ 24" O.C.	1.47
$RSIp=100/[(11/0.76)+(89/1.67)] =$	1.47

6 MIL Poly V.B.	0
1/2" Gypsum Board	0.08
Interior Air Film	0.12
<b>RSI=7.14</b>	

Values from Table A-9.36.2.4.(1)D

CUSTOMER:  
**MARIA WEEKS**

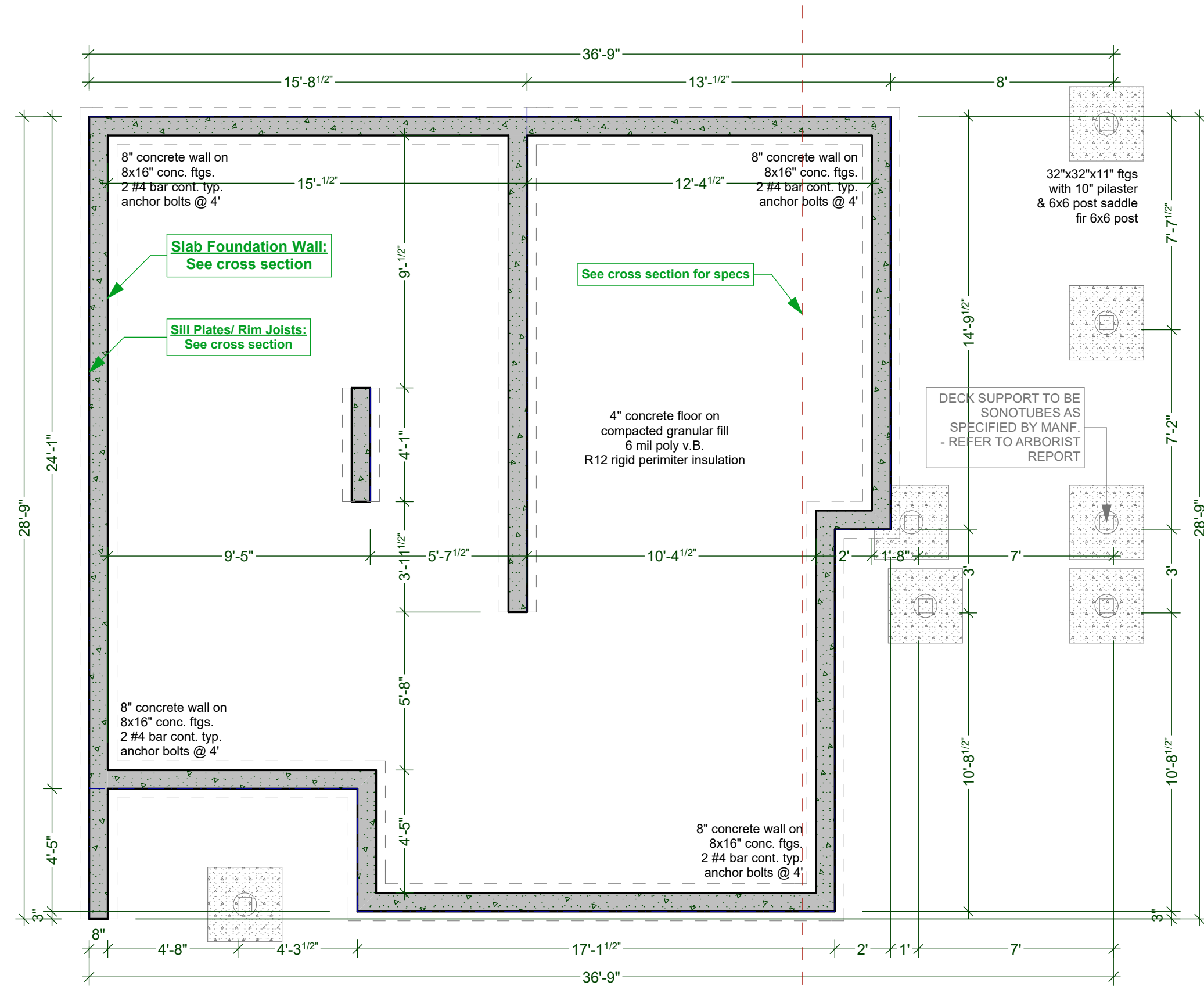
ADDRESS:  
**1905 LEE AVE.  
LOT 4 PLAN 5969 SECTION 76 VICTORIA**

DRAWING NAME:  
**CROSS SECTION A-1 AND  
SOFFIT DETAIL**

ISSUE DATE:  
**AUG 24, 2022**

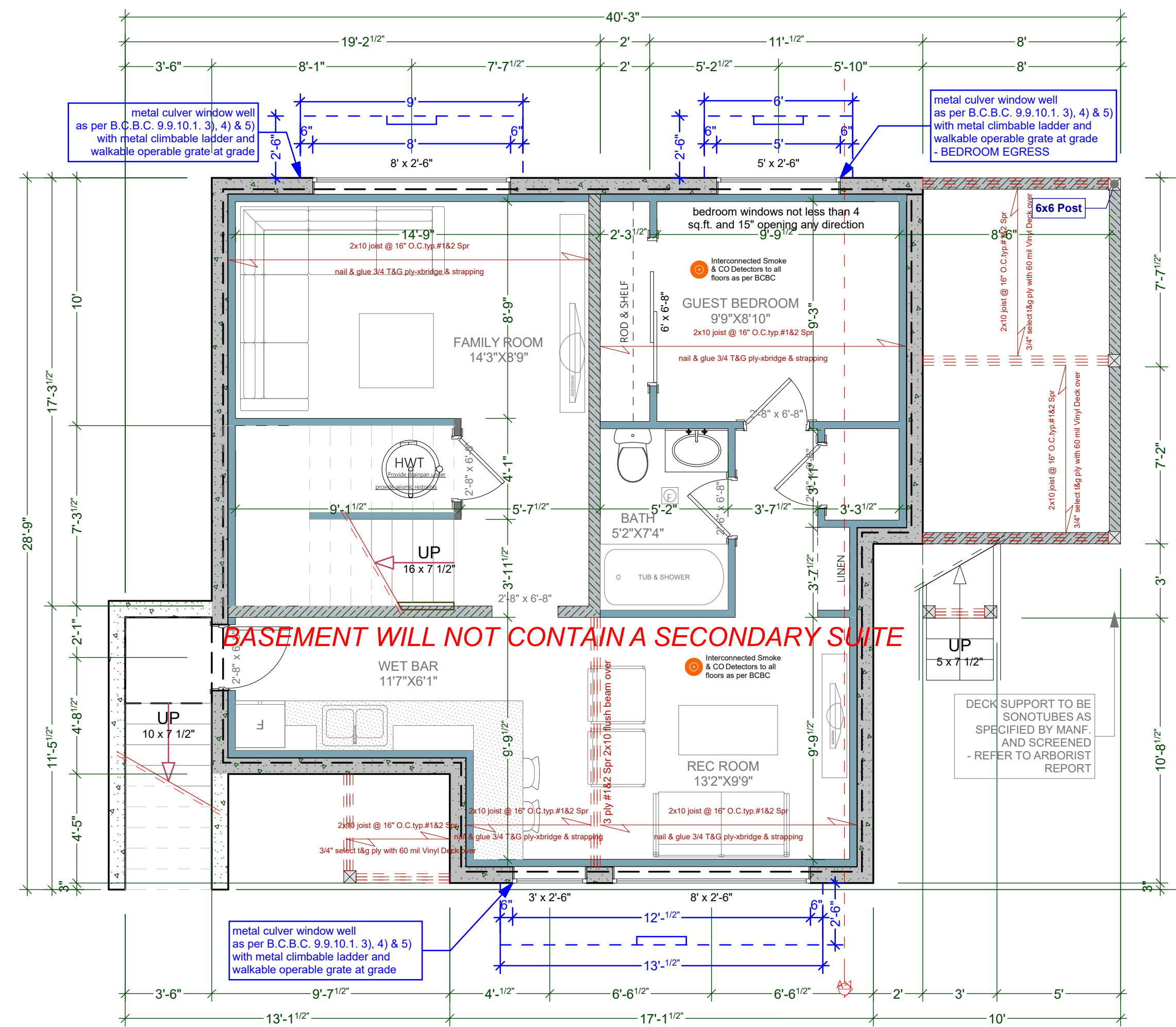
DRAWN BY:  
**KYLE LEGGETT**





FOUNDATION PLAN (ON SLAB)

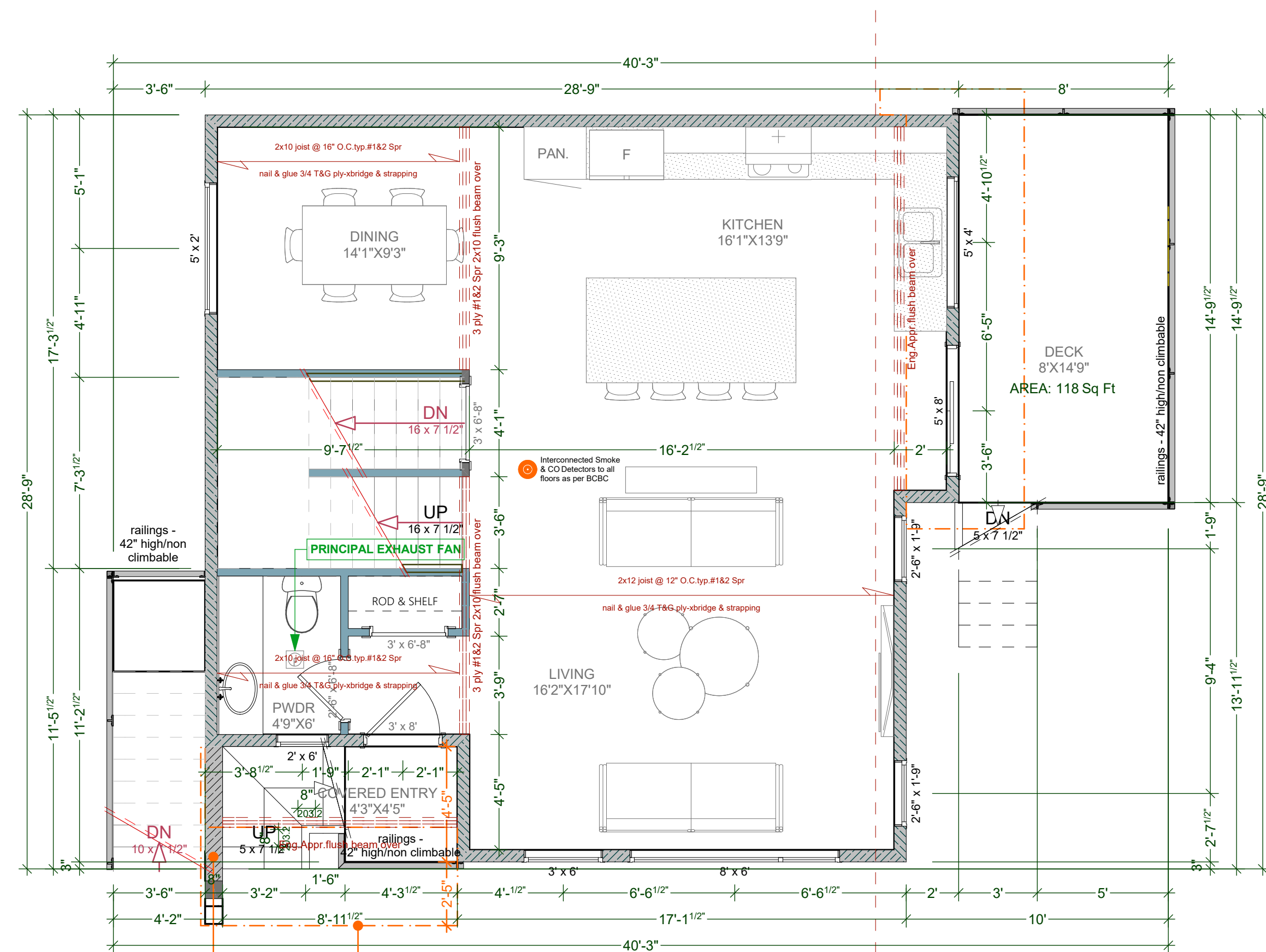
SCALE: 1/4" = 1' - 0"



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

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

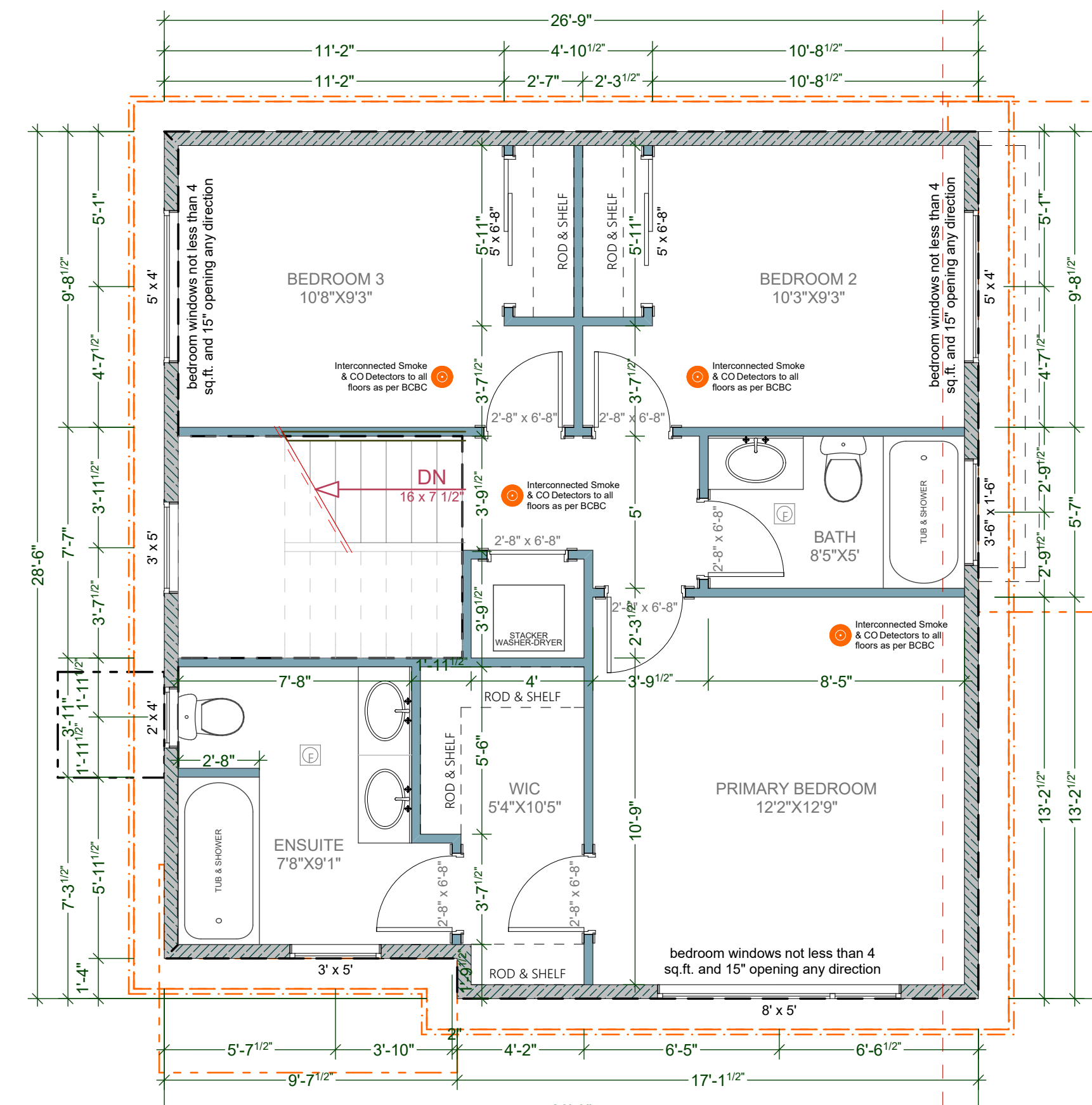
BASEMENT FLOOR AREA: 608.48 Sq Ft (56.53 SQ. M)



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

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

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



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

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

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

CUSTOMER:  
MARIA WEEKS

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

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

ISSUE DATE:  
AUG 24, 2022

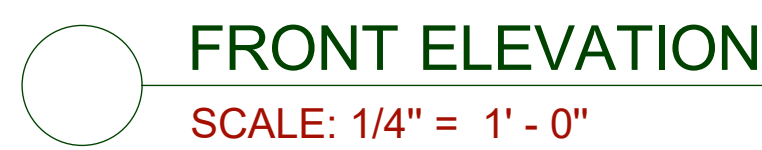
DRAWN BY:  
KYLE LEGGETT

JAVA DESIGNS  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
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SHEET  
NUMBER

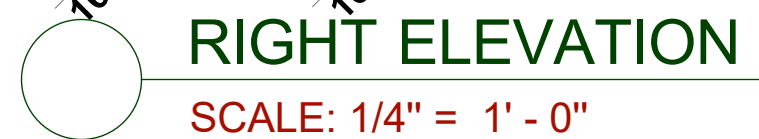
A4





**\*\*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



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



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

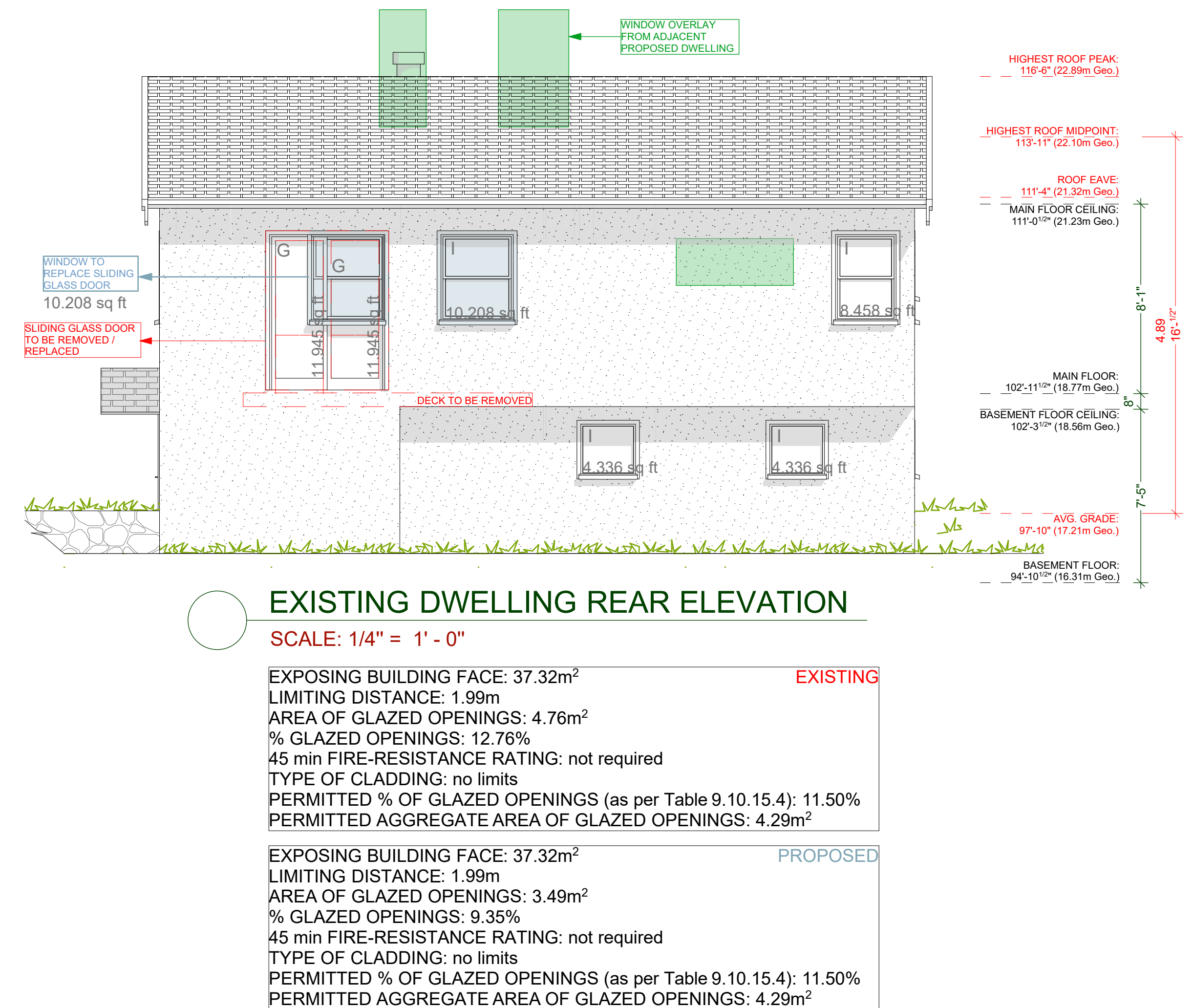
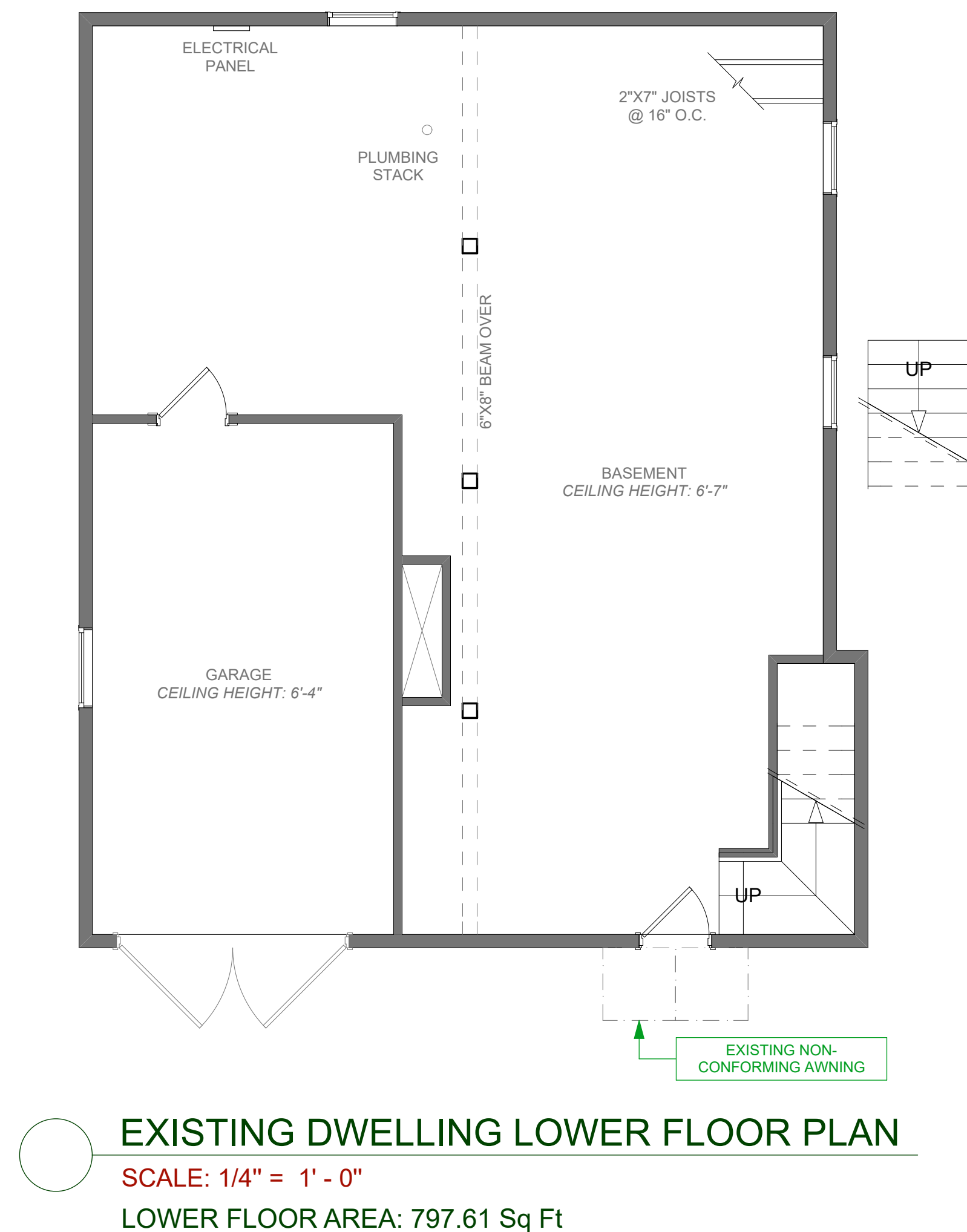
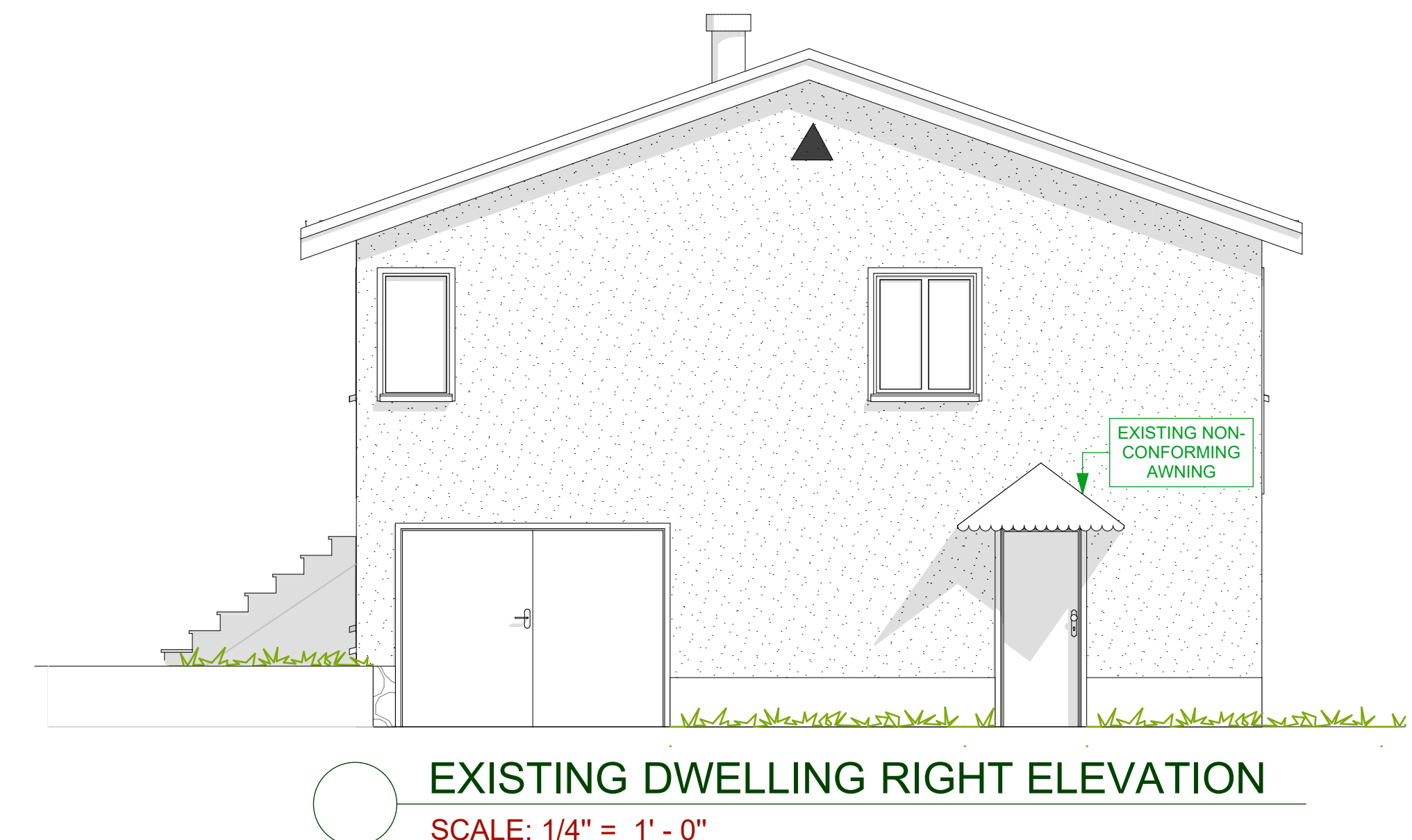
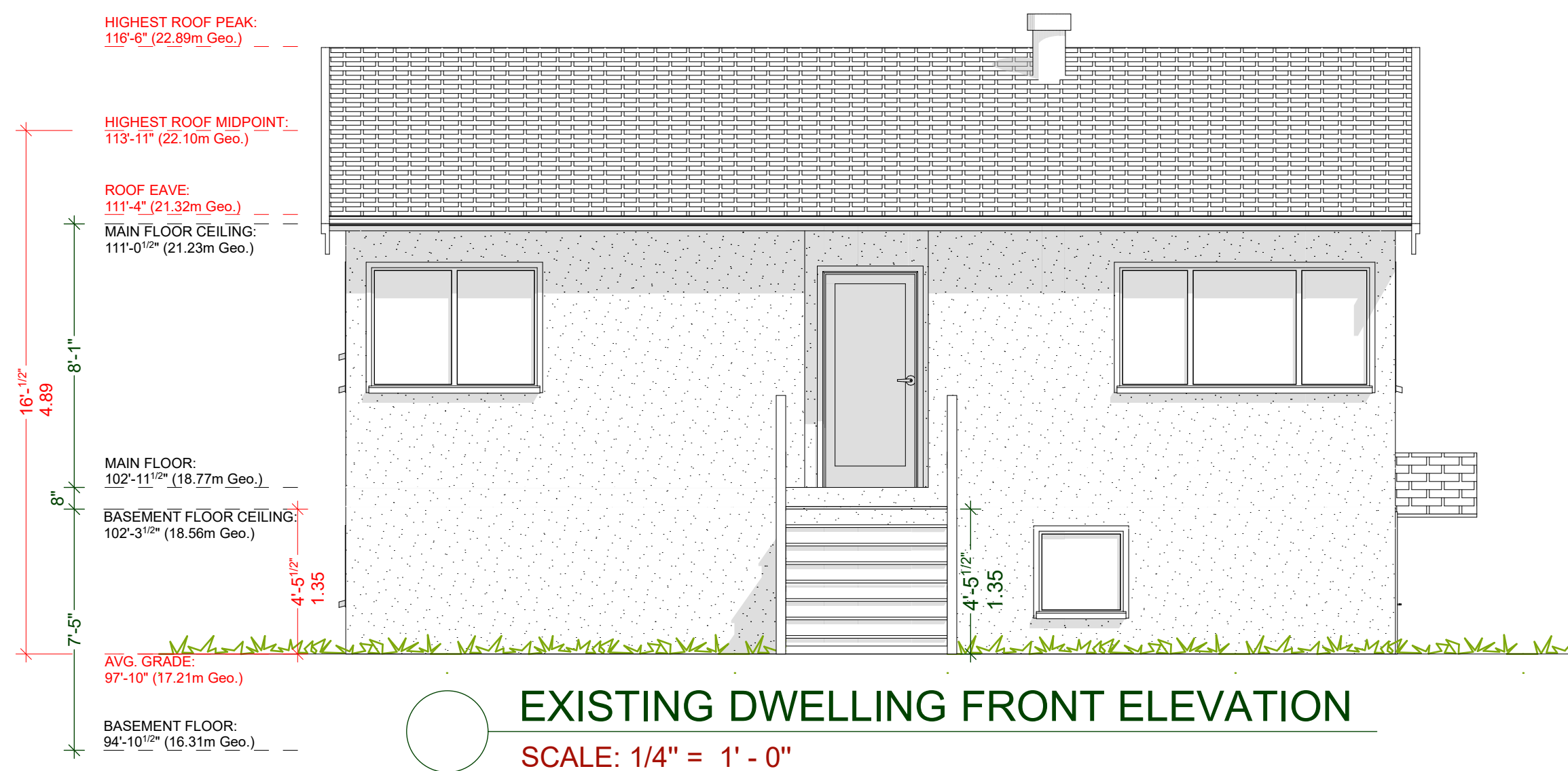
DRAWING NAME:  
**ELEVATIONS**

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

ISSUE DATE:  
AUG 24, 2022

DRAWN BY:  
KYLE LEGGETT





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

DRAWING NAME: EXISTING DWELLING FLOOR PLANS, EXISTING DWELLING FLOOR PLANS, ELEVATIONS AND SEPARATION CALCULATIONS  
DRAWING SCALE: 1/4"=1'-0"

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