

SITE DATA				
LOCATION:	206 ST. CHARLES STREET - VICTORIA			
BUILDING TYPE:	NEW SFD			
ZONING:	R1-S2			
ZONING REQUIREMENTS	REQUIRED	PROPOSED	COMMENTS	
LOT AREA	200 M ²	34.82 M ²	1819.30 FT ²	
LOT WIDTH	10.40 M MINIMUM	12.24 M	39.80 FT	
LOT DEPTH	NA	26.58 M	87.52 FT	
SETBACKS				
FRONT	4.00 M	6.00 M	19.68 FT	
REAR	6.00 M	6.00 M	19.68 FT	
SIDE NORTH	1.50 M (2.4 TO HARBORABLE)	1.50 M	5.10 FT	VARIANCE
SIDE SOUTH	1.50 M (2.4 TO HARBORABLE)	3.84 M	12.59 FT	
AVERAGE GRADE	NA	11.30 M	37.07 FT	
BUILDING HEIGHT	7.50 M (TWO STOREYS MAX)	3.12 M	10.25 FT	
BUILDING AREA	NA	89.45 M ²	962.92 FT ²	
UPPER FLOOR AREA	NA	89.45 M ²	962.92 FT ²	
MAIN FLOOR AREA	NA	169.50 M ²	1821.47 FT ²	
TOTAL FLOOR AREA	NA	258.95 M ²	2784.39 FT ²	
MAXIMUM F.A.R.	0.60	0.55		
BUILDING FOOTPRINT	NA	107.30 M ²	1155.00 FT ²	
MAXIMUM LOT COVERAGE	40%	30.24%		
SITE IMPERVIOUS AREA	NA	176.20 M ²	1894.00 FT ²	
SITE PERMEABLE AREA	NA	18.43 M ²	199.00 FT ²	
RAIN WATER MANAGEMENT AREA	NA	0 M ²	0 FT ²	
TREES TO BE REMOVED	NA	0		

SITE DATA - ACCESSORY BUILDING				
LOCATION:	206 ST. CHARLES STREET - VICTORIA			
BUILDING TYPE:	ACCESSORY BUILDING (SHED)			
ZONING:	R1-S2			
ZONING REQUIREMENTS	REQUIRED	PROPOSED	COMMENTS	
SETBACKS				
FRONT	18.00 M	18.70 M	64.80 FT	
REAR	6.00 M	12.04 M	39.51 FT	
SIDE NORTH	6.00 M	13.20 M	43.63 FT	
SIDE SOUTH	6.00 M	6.00 M	19.68 FT	
FRONT BUILDING	2.40 M	2.55 M	8.20 FT	
AVERAGE GRADE	NA	11.40 M	37.40 FT	
BUILDING HEIGHT	4.00 M	3.54 M	11.77 FT	
BUILDING AREA	NA	83.12 M ²	896.00 FT ²	
TOTAL FLOOR AREA ACCESSORY BLDG.	NA	83.12 M ²	896.00 FT ²	
TOTAL FLOOR AREA ALL ACCESSORY BLDG.	NA	83.12 M ²	896.00 FT ²	
BUILDING FOOTPRINT ACCESSORY BLDG.	NA	83.12 M ²	896.00 FT ²	
TOTAL BUILDING FOOTPRINT	NA	190.42 M ²	2050.00 FT ²	
MAXIMUM LOT COVERAGE	40.00%	32.75%		
REAR YARD AREA	NA	61.85 M ²	668.41 FT ²	
MAXIMUM LOT COVERAGE ACCESSORY	30.00%	6.54%		

Revisions
Received Date:
May 11, 2023

DRAWING LIST	
A1	SITE PLAN AND SITE DATA
A2	FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
A5	DETAILS
A6	9-ED DRAWINGS

RE-ISSUED FOR BP
APRIL 21, 2023



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Date: APRIL 27, 2022
Scale: AS NOTED

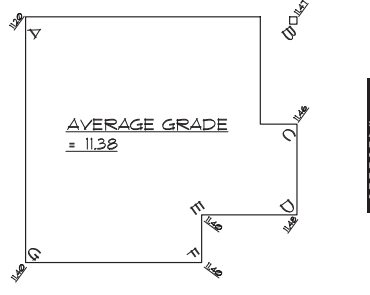
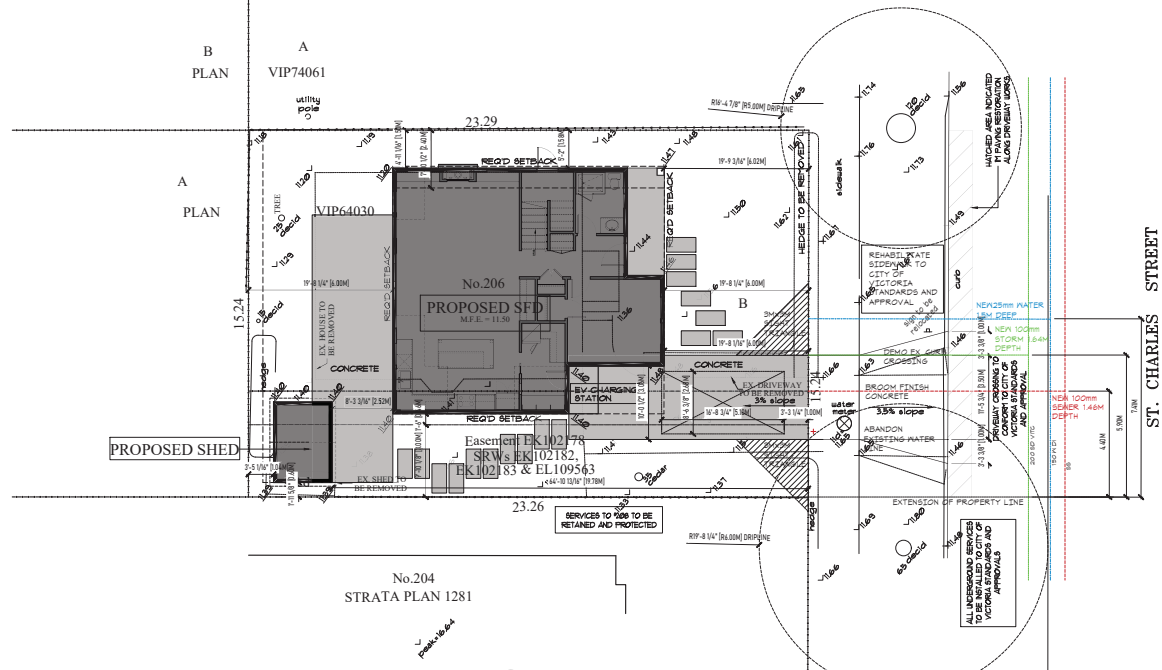
Project:
NEW SFD @ 206
ST. CHARLES STREET

Title:
SITE PLAN

Revision: Sheet:

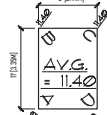
R4A1
Proj. No. 2484

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
 - NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
 - EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE/HEATING INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
 - WHERE NOTED BY 'ENGR' OR 'ENGINEERED', ALL STRUCTURE SHALL BE ENGINEERED BY REGISTERED STRUCTURAL ENGINEER INCLUDING, BUT NOT LIMITED TO SPACING BEAR WALLS, FOOTINGS AND FOUNDATION WALLS, BEAMS, JOISTS, LINTELS, COLUMNS AND CONNECTIONS. THIS APPLIES ALSO TO ITEMS NOTED AS 'ENGINEERED' ENGINEERING DRAWINGS SHALL BE STAMPED WITH ENGINEER'S SEAL.
 - ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD CONSTRUCTION PRACTICE, AND SHALL CONFORM TO CURRENT RESIDENTIAL, STAIRCASES AND THE BRITISH COLUMBIA BUILDING CODE 2018 OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
 - IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED, AND ADVISE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE SPECIAL FOUNDATION DESIGN. ALL FOOTINGS TO BE BORED.
 - PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.
 - ALL WOOD FLOORING TO BE SPECIES-FREE UNLESS NOTED OTHERWISE OR ENGINEERED. ALL FINISHING IS TO BE IN ACCORDANCE WITH B.C.B.C. 2018 AND GOOD CONSTRUCTION PRACTICE.
 - PROVIDE FINISH OF 8' (240mm) CLEARANCE FROM GRADE TO WOOD CLADDING. MATERIALS EXTERIOR FOUNDATION WALLS SHALL NOT BE LESS THAN 6' (180mm) ABOVE ADJACENT GRADE.
 - ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2018 PART 9 WHERE SUPPORTING FLOOR OR ROOF LOADS.
 - INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.3.10.1.2. SMOKE - INSTALL INTERCONNECTED CO ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 9.3.10.1.2.1.
 - ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL PLATES MUST BE PRESURE TREATED OR SEPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
 - ALL NOTED 'ENGINEERED' COMPONENTS SUCH AS ROOF TRUSSES, BEAMS, AND MILLWORK TO OWNERS FLOOR SYSTEMS REQUIRE ENGINEERED DRAWINGS SUBMITTED, AND MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
 - HANG AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS, AND MILLWORK TO OWNERS APPROVAL. WINDOW TYPES MUST MEET MINIMUM CRITERIA FOR AIR-TIGHTNESS, WATER-TIGHTNESS, RESISTANCE TO WIND LOADS AND BREAK-N (WHERE APPLICABLE) ALL WINDOWS TO COMPLY WITH CURRENT REQUIREMENTS FOR 'RATINGS' FOR ALL WINDOWS WITH 1 METRE OF GRADE. THE RELEVANT STANDARD REQUIRES THAT THE RATINGS BE CLEARLY LABELLED ON ALL WINDOW UNITS OR WINDOWS ARE TO BE ENGINEERED WITH DETAILED DRAWINGS AND LETTERS OF APPROVAL. WINDOWS AND DOORS MUST COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR U-VALUE.
 - INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34' (1040mm) TO 38' (1160mm) MAX. ABOVE FINISH.
 - INSTALL GUARDRAIL AT ALL BALCONIES, DECKS, AND PORCHES GREATER THAN 1' (300mm) ABOVE ADJACENT GRADE OR LEVEL. INSTALL GUARDRAIL AT 42' (1270mm) WHERE DECK IS ADJACENT TO GUARDRAIL ABOVE ADJACENT SURFACE. CONSIDER 1' (300mm) GUARDRAIL ALLOWED.
 - CONCRETE GUARDRAILS SHALL BE ANCHORED WITH GALV. STEEL TO RESIST LATERAL LOADS PER B.C.B.C. 2018.
 - GLASS GUARDRAIL ASSEMBLIES (GLAZING AND SUPPORT) TO BE ENGINEERED BY REGISTERED DESIGNER, AND LETTERS OF APPROVAL.
 - INSTALL WATERPROOF MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT SUBSTRATE (MIN. 6' - 8' (180mm) ON FRAMING) AS SUBSTRATE AROUND ALL WALL & CEILING AREAS OF STEADY BATHROOMS. INSTALL WATER-RESISTANT BALCONY/GARAGE FLOOR AREA. SET AREA TO MIN. 6' (180mm) HIGH.
 - IMPROVE HEATING, MECHANICAL, VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODES AND BY-LAWS.
 - MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH PART A CHECK SHEET PRIOR TO FINAL FRAMING INSPECTION.
 - IMPROVE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
 30. ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
 31. FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2018 PART 9.
 32. VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, & COMPACT ACCORDING TO BUILDING ELEVATIONS.
 33. ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES, AND MILLWORK TO OWNERS APPROVAL.
 34. STAIR TREADS TO BE CONSTRUCTED OF PLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
 35. ALL FLOOR BEARING MUST BE SECURED WITH 1/2" (12.5mm) GALVANIZED OR COATED FLOOR BOLTS ON 6' (1825mm) SPACING.
 36. SOLID LEAVE PROTECTION ON OVERHANGS IS REQUIRED ON ALL SHAKE ROOFS.
 37. TEMPORARY HEAT AND/OR RAIN REQUIRED PRIOR TO DRYWALL INSTALLATION TO AVOID IN THE DRYING OF INTERIOR FRAMESWORK.
 38. MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 19% PRIOR TO APPLICATION OF VAPOR BARRIER AND DRYWALL.
 39. TWO CONTINUOUS LAYERS OF 30#18 BUILDING PAPER MUST BE APPLIED TO EXTERIOR BEARING STUDS, RAFTERS, OR INSTALLED WITH 2" (50mm) OVERLAP BEARS HALF-LAPPED TO THE 3RD MID-LINE OF THE BUILDING PAPER.
 - 39.1. WRITING SLOPE FLASHINGS MUST BE INSTALLED ABOVE ALL WINDOW DOORS, SILLA VENTS AND MATERIAL TRANSITIONS. ALL FLASHINGS MUST BE INSTALLED BEHIND BUILDING PAPER WITH MECHANICALLY SEALED BLD DAPS. ALL FLASHINGS MUST EXTEND A MINIMUM OF 1' (300mm) BEYOND DOCUMENT OF THE OPENING TO WHICH THEY ARE APPLIED.
 40. BUILDING PAPER IF FELT PRE-STRIPPING ONLY, TO CONTACT EXTERIOR BEATHING. SELF-ANCHORING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
 41. ALL RAFTERS/BEAM CAVITIES TO BE VENTED TOP & BOTTOM WITH INSECT PROOF VENT STRIPS.
 42. PROVIDE STEPPED FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH EXISTING OR FUTURE GRADES.
 43. ALL FOOTINGS MUST REST ON SOLID UNDESIGNED BEARING AT AN ELEVATION BELOW FUTURE FINISHMENT DEPTH ON CONCRETE BEARINGS.
 - 43.0. 1/2" CONCRETE FOUNDATION WALL 8' (240mm) THICK MAY BE A MAXIMUM OF 4' (12 m) HIGH FROM GRADE TO US FLOOR & LATERALLY UNRESTRICTED AT THE TOP. REFER TO B.C.B.C. 2018 9.3.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
 44. PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR THE BUILDING.
 45. BRANCH ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
 46. ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY THE BUILDER/OWNER PRIOR TO ORDERING.
 47. WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOME URAP, SUCH AS TYPIC OR TYPAR MAY BE USED, IF APPLIED AS SPECIFIED BY THE MANUFACTURER.
 48. DESIGNER/OWNER/OWNER DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS UNLESS ADVISED IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION.



206 ST. CHARLES STREET - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors)
AB	11.20	11.47	11.34	11.28	127.96	488.93	42.86	11.378
BC	11.47	11.45	11.47	4.46	51.13			
CD	11.45	11.48	11.47	3.77	43.24			
DE	11.48	11.43	11.44	3.98	45.50			
EF	11.40	11.40	11.40	1.98	22.57			
FG	11.40	11.40	11.40	7.32	83.45			
GA	11.40	11.20	11.30	10.21	116.57			
TOTAL					42.86	488.93		11.38

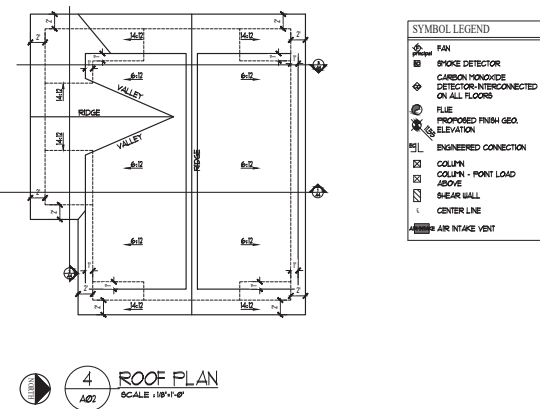
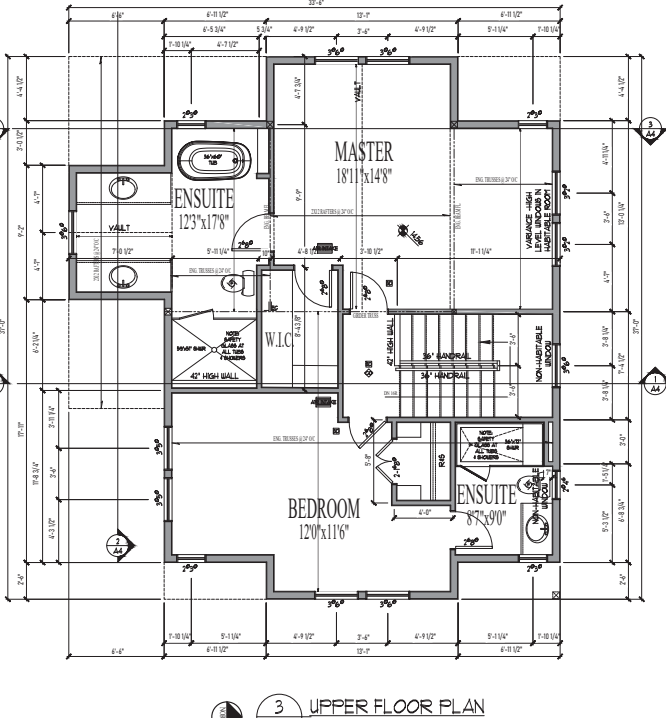
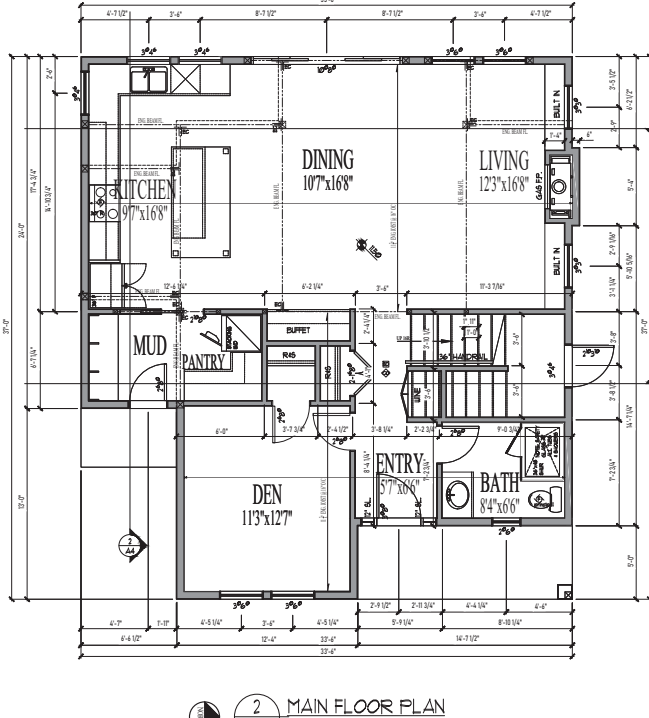
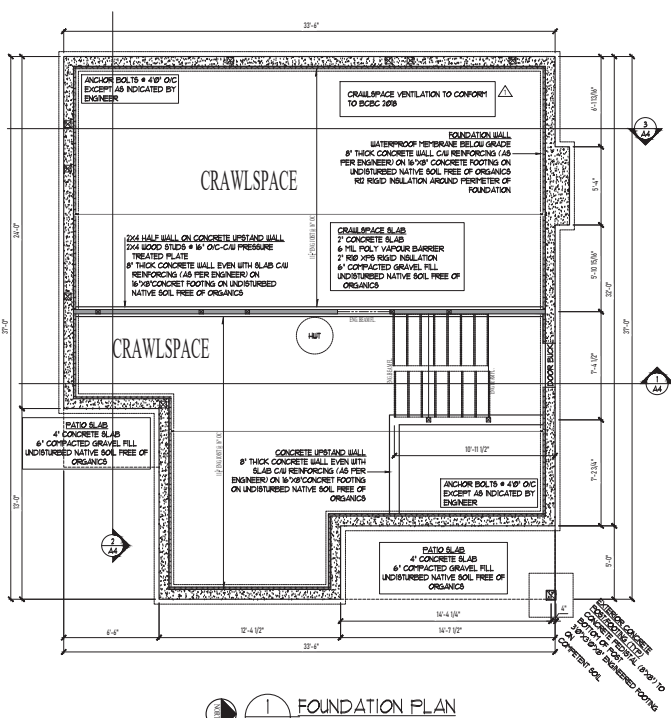


206 ST. CHARLES STREET - Average Grade Calculation-SHED

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors)
AB	11.39	11.40	11.40	3.35	38.17	151.95	11.58	11.395
BC	11.40	11.40	11.40	2.44	27.82			
CD	11.40	11.39	11.40	3.35	38.17			
DA	11.39	11.39	11.39	2.44	27.79			
TOTAL					11.55	151.95		11.40

2 AVERAGE GRADE CALCULATION
SCALE: 1/8"=1'-0"

3 AVERAGE GRADE CALCULATION-SHED
SCALE: 1/8"=1'-0"



SYMBOL LEGEND

- FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR-INTERCONNECTED ON ALL FLOORS
- FILE
- PROPOSED FINISH GEO. ELEVATION
- ENGINEERED CONNECTION
- COLUMN
- COLUMN - POINT LOAD ABOVE
- SHEAR WALL
- CENTER LINE
- AIR INTAKE VENT

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Scale: AS NOTED

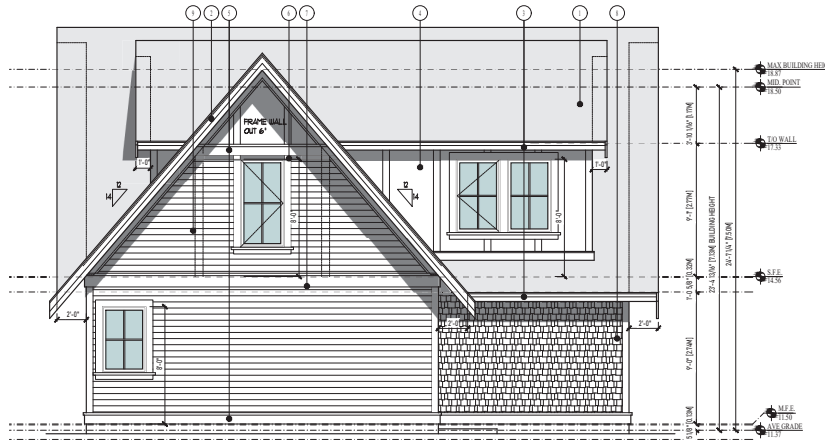
Project:
NEW SFD @ 206
ST. CHARLES STREET

Title:
PLANS

Revision: Sheet: R4A2
Proj.No. 2484

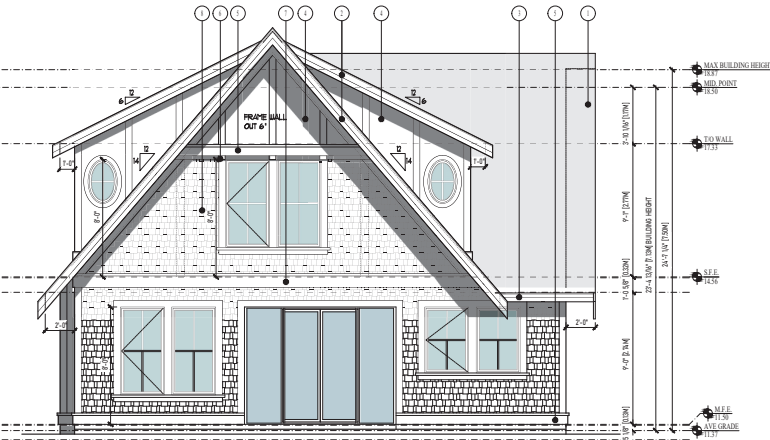


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

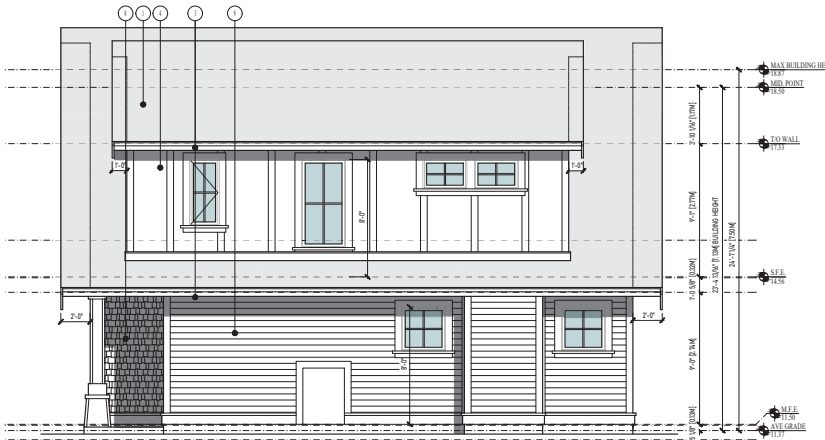


2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MAXIMUM GLAZING CALCULATION - SOUTH ELEVATION	
DISTANCE TO PROPERTY LINE	345 FT (8.37)
EXPOSED BUILDING FACE AREA	6671 SF (308.61 SF)
GLAZING AREA	430 SF (6.34 SF)
PERCENTAGE	6.5% (ALLOWED 6.5%)



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



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

MAXIMUM GLAZING CALCULATION - NORTH ELEVATION	
DISTANCE TO PROPERTY LINE	156 FT (8.37)
EXPOSED BUILDING FACE AREA	4671 SF (208.61 SF)
GLAZING AREA	363 SF (5.7% SF)
PERCENTAGE	5.6% (ALLOWED 5.6%)

FINISH SCHEDULE

- 1 ASPHALT SHINGLES
COLOR: :
MANUFACTURER: :
- 2 2X6 OVER 2X10 FASCIA BOARDS - PAINT
COLOR: :
MANUFACTURER: :
- 3 2X4 OVER 2X8 FASCIA BOARDS - PAINT
COLOR: :
MANUFACTURER: :
- 4 CEMENTITIOUS PANEL CW 5.5" BATTONS - PAINT
COLOR: :
MANUFACTURER: :
- 5 2X8 BATTON CW 2" WATERTABLE - PAINT
COLOR: :
MANUFACTURER: :
- 6 5.5"X3" DENTAL MOULDING - PAINT
COLOR: :
MANUFACTURER: :
- 7 2X12 BATTON CW 2" WATERTABLE - PAINT
COLOR: :
MANUFACTURER: :
- 8 CEMENTITIOUS SHAKES - PAINTED
COLOR: :
MANUFACTURER: :
- 9 CEMENTITIOUS SIDING - PAINT
COLOR: :
MANUFACTURER: :
- 0 WOOD DOORS - STAINED
COLOR: :
MANUFACTURER: :

- WINDOWS TO HAVE 5 1/2" TRIM CW 2" WATERTABLE AND 3 1/2" BASE TRIM - PAINT
 - DOORS TO BE TRIMED WITH 5 1/2" BOARDS - PAINT
- GENERAL NOTES:
- WINDOW OPERATION SHALL BE PER OWNERS DIRECTION AND CONFORM TO B.C.C.C. 2009 REQUIREMENTS FOR PRESSURE
 - FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS
 - NO CORNER-BRACED TRIM
 - ALL COLOURS BY DESIGNED AND OWNER

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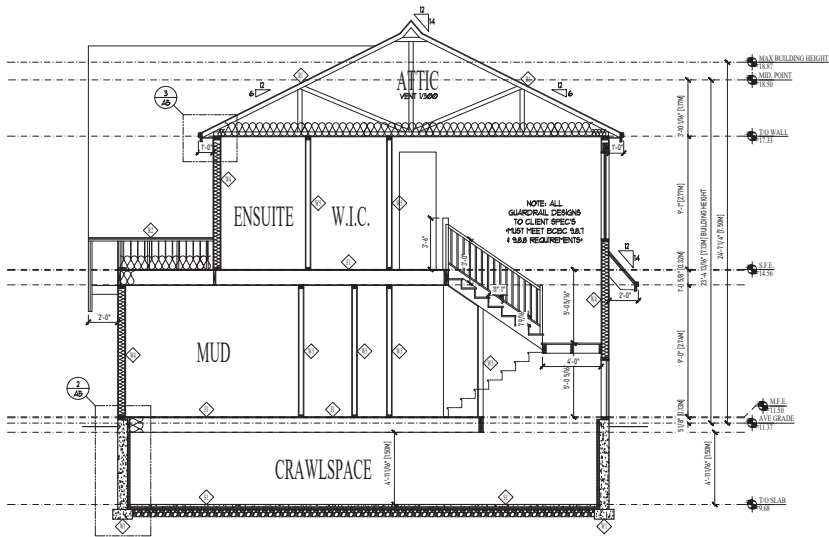


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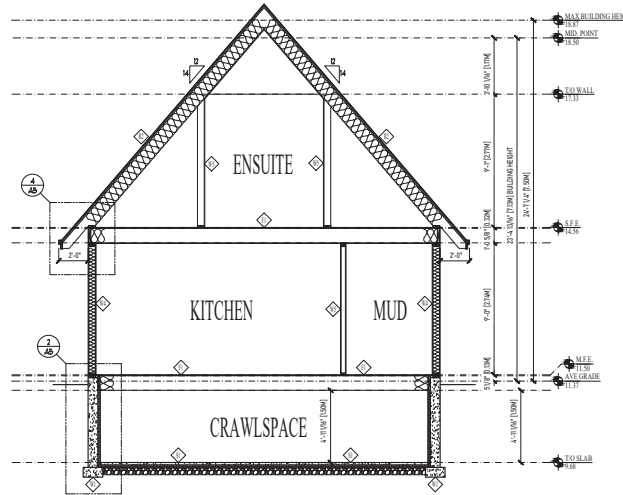
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Title: ELEVATIONS

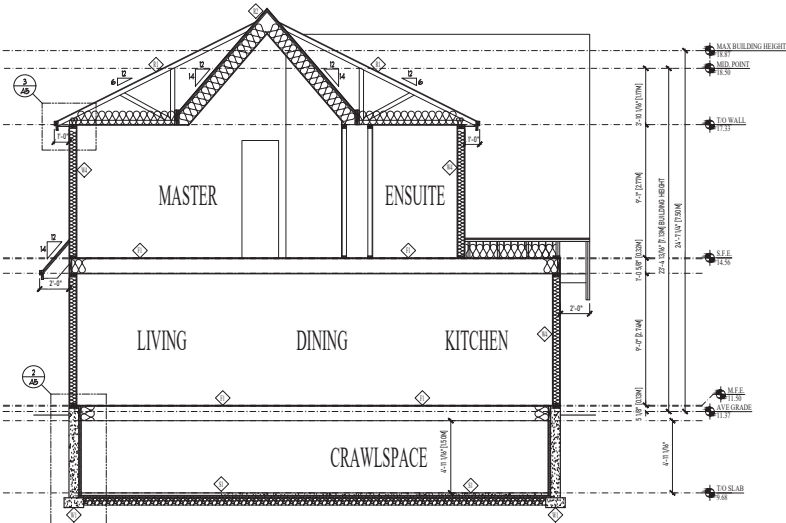
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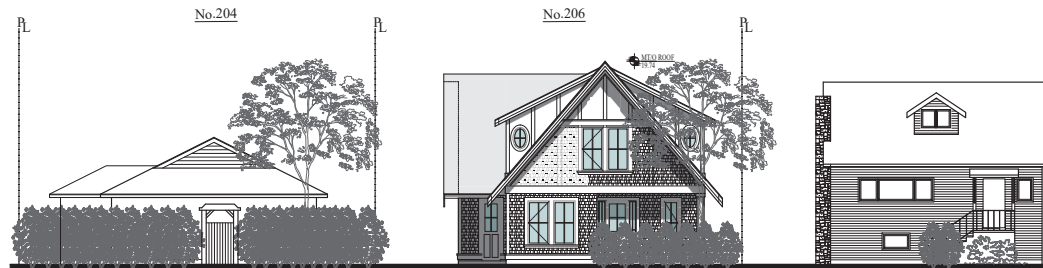
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



ST. CHARLES STREET

4 STREETScape
SCALE: 1/8" = 1'-0"

ROOF TYPES	WALL TYPES
<ul style="list-style-type: none"> ◇ SLOPED ROOF-RAIG TRUSSES ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 7" PLYWOOD SHEATHING C/W 1" CLIPS PREENGINEERED TRUSSES # 24" O/C R40 LOOSE FILL INSULATION 6" MIL POLY VAPOUR BARRIER 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> ◇ FOUNDATION WALL WATERPROOF MEMBRANE BELOW GRADE 8" THICK CONCRETE WALL C/W REINFORCING (AS PER ENGINEER ON 30% CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS) 7" RIGID INSULATION AROUND INTERIOR OF CRAWLSPACE
<ul style="list-style-type: none"> ◇ SLOPED ROOF-2X6 RAFTERS ROOF FINISH AS PER ELEVATIONS UNDERLAYMENTS 7" PLYWOOD SHEATHING C/W 1" CLIPS 1/4" WRAPPING # 24" O/C 2x3 PURLINS # 24" O/C 2x6 RAFTERS # 24" O/C R40 GLASS FIBER BATT INSULATION 6" MIL POLY VAPOUR BARRIER 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> ◇ CONCRETE UPSTAND WALL 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER ON 30% CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS) ◇ 2x4 HALF WALL ON CONCRETE UPSTAND WALL 2x4 WOOD STUDS # 16" O/C C/W PRESSURE TREATED PLATE 8" THICK CONCRETE WALL EVEN WITH SLAB C/W REINFORCING (AS PER ENGINEER ON 30% CONCRETE FOOTING ON UNDISTURBED NATIVE SOIL FREE OF ORGANICS)
<ul style="list-style-type: none"> EXTERIOR SCOFFITS 1/4" X 1/4" GROOVE CEDAR SCOFFIT C/W 1" WEIR INSECTIVITY SCREEN 	<ul style="list-style-type: none"> ◇ EXTERIOR WALL ASSEMBLY EXTERIOR FINISH AS PER ELEVATIONS 1" (10#) CAPILLARY BREAK MAT AIR BARRIER 7" PLYWOOD SHEATHING 2x6 WOOD STUDS # 16" O/C R40 GLASS FIBER BATT INSULATION 6" MIL POLY VAPOUR BARRIER 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT
<ul style="list-style-type: none"> FLOOR TYPES ◇ FLOOR ASSEMBLY-1.18" ENG JOIST FLOOR FINISH 7" 1/4" PLYWOOD SUBFLOOR NAILED, GLUED AND SCROBLED 11" PREENGINEERED JOISTS # 16" O/C R40 INSULATION AS INDICATED BY OWNER 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 	<ul style="list-style-type: none"> ◇ INTERIOR WALL ASSEMBLY 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT 2x4 OR 2x6 WOOD STUDS # 24" O/C BOARD INSULATION AS DIRECTED BY OWNER 7" GYPSUM WALL BOARD TAPED, SANDED AND READY FOR PAINT
<ul style="list-style-type: none"> SLAB TYPES ◇ CRAWLSPACE SLAB 7" CONCRETE SLAB 6" MIL POLY VAPOUR BARRIER 7" RIGID INSULATION 6" COMPACTED GRAVEL FILL UNDISTURBED NATIVE SOIL FREE OF ORGANICS 	

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NEW SFD # 206

ST. CHARLES STREET

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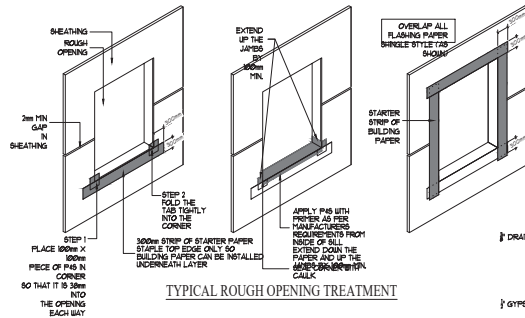
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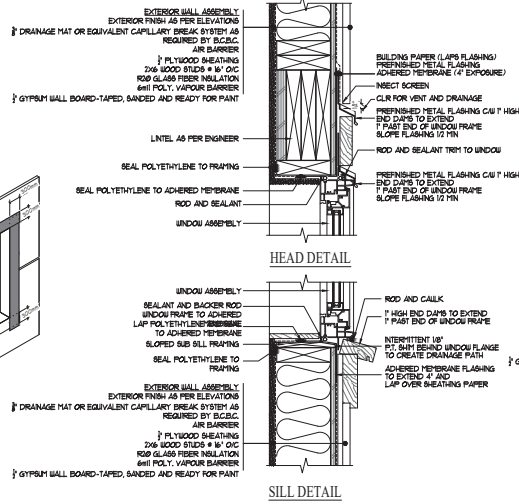
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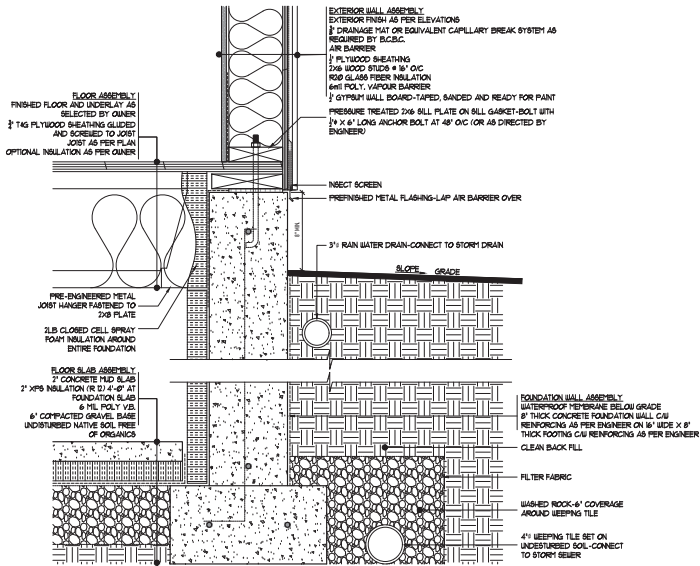
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Proj. No. 2484



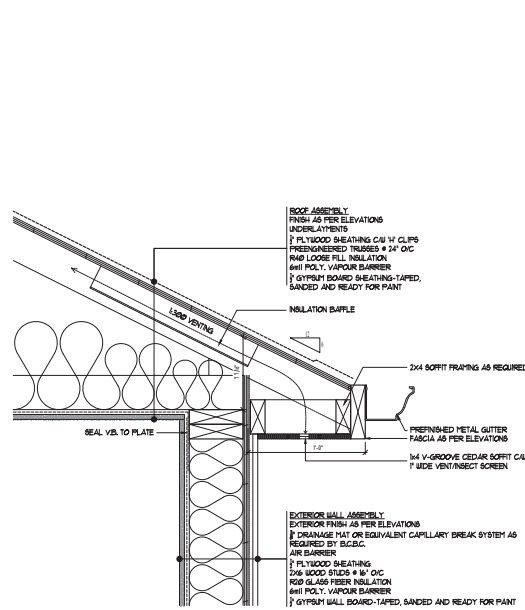
TYPICAL ROUGH OPENING TREATMENT



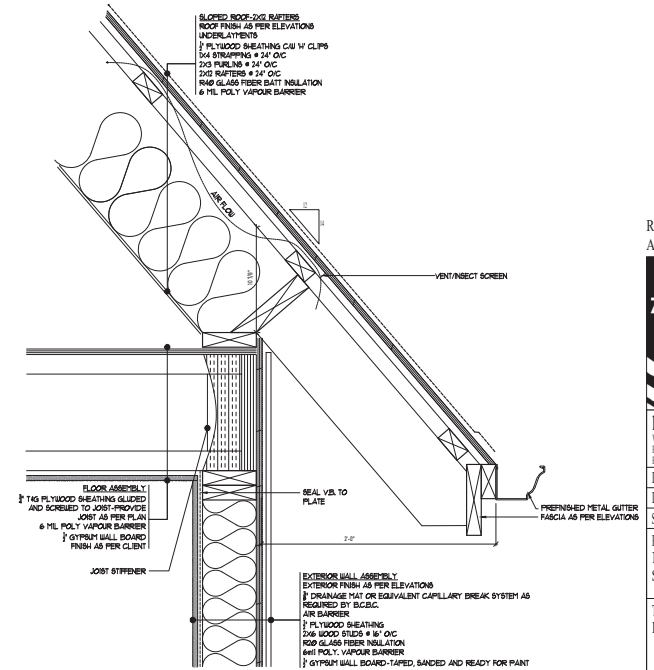
1 WINDOW DETAILS
SCALE: 1/4"=1'-0"



2 FOUNDATION DETAIL
SCALE: 1/4"=1'-0"



3 EAVE DETAIL
SCALE: 1/4"=1'-0"



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

RE-ISSUED FOR BP
APRIL 21, 2023

ZEBRADESIGN



1161 NEWPORT AVE
VICTORIA, B.C. V8S 5S5
Phone: (250) 368-2144
Fax: (250) 368-2115

Drawn By: LOUIS HORVAT

Date: APRIL 27, 2022

Scale: AS NOTED

Project: NEW SFD @ 206

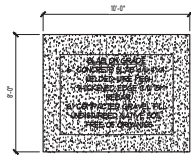
ST. CHARLES STREET

Title: DETAILS

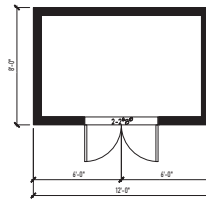
Revision:

Sheet:

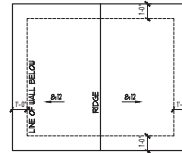
R4 A5
Proj. No. 2344



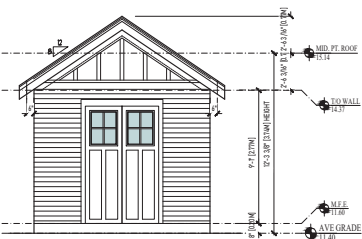
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



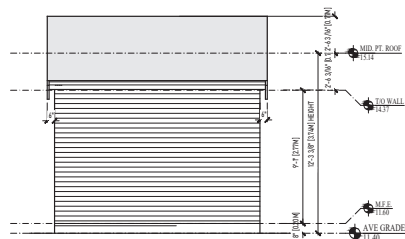
2 FLOOR PLAN
SCALE: 1/4"=1'-0"



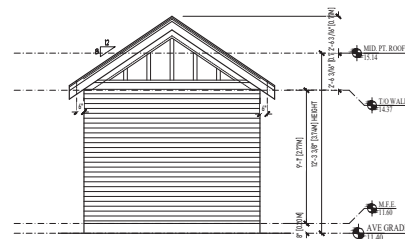
3 ROOF PLAN
SCALE: 1/4"=1'-0"



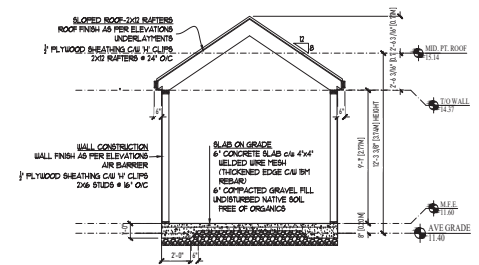
4 FRONT ELEVATION
SCALE: 1/4"=1'-0"



5 SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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

RE-ISSUED FOR BP
APRIL 21, 2023

ZEBRADESIGN



1161 NEWPORT AVE
VIRGINIA BEACH, VA 23502
Phone: (757) 580-2144
Fax: (757) 580-2115

Drawn By: LOUIS HORVAT

Date: APRIL 27, 2022

Scale: AS NOTED

Project:
NEW SFD @ 206
ST. CHARLES STREET

Title:
SHED PLANS,
SECTIONS AND
ELEVATIONS

Revision:

Sheet:

R4 A6
Proj. No. 2484

ENVIRONMENTAL NOTES:

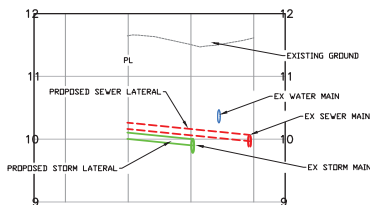
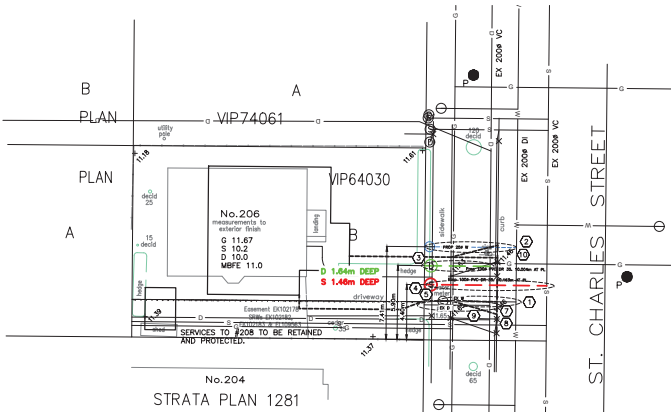
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION, ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELLING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER w/ TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND FLEET FABRIC AT THE IN LET OF CULVERT AS PER DETAIL B.
 - SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION, CONTACT VICTORIA ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
 - INSTALL SILT FENCING AS PER DETAIL A IN LOCATION SHOWN ON PLAN.
 - ADHERE TO ALL CONDITIONS OF THE PROJECT ENVIRONMENTAL PROTOCOL WORKSHEET.

GENERAL CONSTRUCTION NOTES:

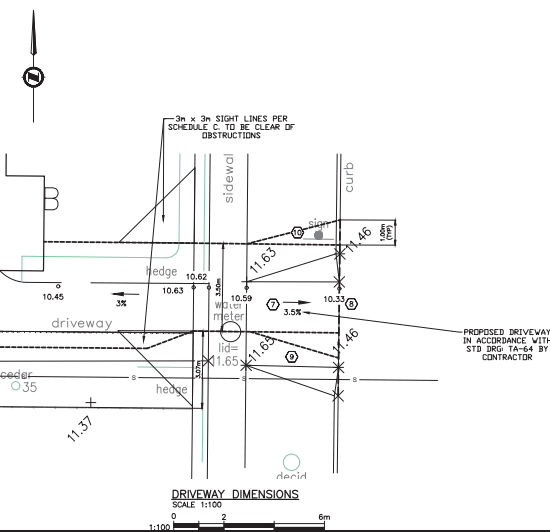
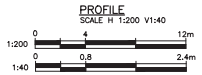
- CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
- REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION TO BETTER THAN OR EQUAL TO PRE-CONSTRUCTION CONDITION.
- REINSTATE ALL PRIVATE PROPERTY AND BOULEVARDS TO PRE-CONSTRUCTION CONDITIONS.
- CONTACT VICTORIA PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
- ENSURE THE CURRENT MUNICIPAL O.H.A.S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT 9611 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION ACTIVITIES BEFORE BEGINNING WORKS.
- CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
- ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.

DETAILED CONSTRUCTION NOTES:

- EXISTING WATER CONNECTION TO BE DECOMMISSIONED BY CITY AT APPLICANTS EXPENSE.
- NEW 25mm WATER CONNECTION AND METER BY CITY AT APPLICANTS EXPENSE.
- NEW 100mm PVC DR 35 STORM CONNECTION AND IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- NEW 100mm PVC DR 35 SEWER CONNECTION AND IC TO BE INSTALLED BY CITY AT APPLICANTS EXPENSE.
- EXISTING STORM CONNECTION TO BE DECOMMISSIONED BY CITY AT APPLICANTS EXPENSE.
- EXISTING SEWER CONNECTION TO BE FOUND AND CAPPED AT PROPERTY LINE BY CONTRACTOR.
- PROVIDE 3.5m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 3m DEEP.
- CURBS AND GUTTER TO BE REPLACED WITH M&C AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
- SAW CUT AND REMOVE A MINIMUM OF 0.6M WIDE STRIP OF ASPHALT AND REPLACE WITH NEW SOMA ASPHALT SURFACE, LAP JOINT TO EXISTING.
- EXISTING DRIVEWAY TO BE REMOVED AND BOULEVARD RESTORATION IN ACCORDANCE WITH PARKS SPECIFICATION TO BE COMPLETED.
- EXISTING SIGN TO BE RELOCATED TO APPROXIMATELY 1m FROM DRIVEWAY FLARE.



Sewer Data:	9.75m 100ø PVC @ 2.00% Invert In 10.018 Invert Out 10.213
Storm Data:	5.22m 100ø PVC @ 2.00% Invert In 9.950 Invert Out 10.034



GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:200 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.
INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT, AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.
EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY. ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

GENERAL REQUIREMENTS
REFER TO HOEL ENGINEERING'S STATEMENT OF CONDITIONS FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.
REFER TO VICTORIA STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELLS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.
ALL OTHER CONSTRUCTION MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER M&C SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF HOEL ENGINEERING LTD AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS
COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE, 1-800-474-6886
THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.
THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.
A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.
A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-589-0996

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.

TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY VICTORIA OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.



KEY PLAN - 1:2500
FOR PROPOSED SERVICES OF LOT 8, SECTION 19, VICTORIA DISTRICT, PLAN VP64030
PID 023-554-320
206 ST. CHARLES STREET

PERMIT TO PRACTICE NUM: 1000348

HOEL ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC
ALEXANDRIA, BC, V6Z 1T2
250 475 6906

FOR REVIEW

<p>CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES</p> <p>THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY CONSTRUCTION.</p>	<p>LEGEND</p> <table border="1"> <tr> <td>Existing Municipal Infrastructure</td> <td>Drain</td> <td>Curb</td> <td>Concrete Box</td> <td>Valve</td> <td>6</td> </tr> <tr> <td>Proposed Municipal Infrastructure</td> <td>Sidewalk</td> <td>Wood Box</td> <td>Flush Valve</td> <td>5</td> </tr> <tr> <td>Existing External U/G UTILITIES</td> <td>Sewer</td> <td>Manhole</td> <td>Catch Basin</td> <td>Hydrant</td> <td>4</td> </tr> <tr> <td>Proposed External U/G UTILITIES</td> <td>Water</td> <td>Cleanout</td> <td>Culvert</td> <td>Reducer</td> <td>3</td> </tr> <tr> <td>Street Lighting</td> <td>Pole Mount</td> <td>Standard Mount</td> <td>Traffic Sign</td> <td>Cap / Plug</td> <td>2</td> </tr> <tr> <td>Post Top</td> <td>Pedestrian Signal</td> <td>Traffic Signal</td> <td>CHI Monument</td> <td>Traverse Hub</td> <td>1</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Gas Valve</td> <td>Water Meter</td> <td>1</td> </tr> </table>	Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	Proposed Municipal Infrastructure	Sidewalk	Wood Box	Flush Valve	5	Existing External U/G UTILITIES	Sewer	Manhole	Catch Basin	Hydrant	4	Proposed External U/G UTILITIES	Water	Cleanout	Culvert	Reducer	3	Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Cap / Plug	2	Post Top	Pedestrian Signal	Traffic Signal	CHI Monument	Traverse Hub	1					Gas Valve	Water Meter	1	<p>REVISIONS</p> <table border="1"> <tr> <th>REVISION # 1</th> <th>REVISION # 2</th> <th>REVISION # 3</th> </tr> <tr> <td>Approved</td> <td>Approved</td> <td>Approved</td> </tr> <tr> <td>Date</td> <td>Date</td> <td>Date</td> </tr> <tr> <td>Signed</td> <td>Signed</td> <td>Signed</td> </tr> <tr> <td>Design Engineer</td> <td>Design Engineer</td> <td>Design Engineer</td> </tr> <tr> <td>Manager of Development</td> <td>Manager of Development</td> <td>Manager of Development</td> </tr> <tr> <td>Development Coordinator</td> <td>Development Coordinator</td> <td>Development Coordinator</td> </tr> </table>	REVISION # 1	REVISION # 2	REVISION # 3	Approved	Approved	Approved	Date	Date	Date	Signed	Signed	Signed	Design Engineer	Design Engineer	Design Engineer	Manager of Development	Manager of Development	Manager of Development	Development Coordinator	Development Coordinator	Development Coordinator	<p>DESIGN APPROVED</p> <table border="1"> <tr> <th>Approved By</th> <th>Date</th> <th>Signed</th> </tr> <tr> <td>Design Engineer</td> <td></td> <td></td> </tr> <tr> <td>Manager of Development</td> <td></td> <td></td> </tr> <tr> <td>Development Coordinator</td> <td></td> <td></td> </tr> </table>	Approved By	Date	Signed	Design Engineer			Manager of Development			Development Coordinator			<p>CITY OF VICTORIA</p> <p>206 ST. CHARLES STREET</p> <p>SERVICES PLAN</p> <p>FILE No. -</p> <p>DESIGN No. -</p> <p>DRAWING No. -</p> <p>Sheet 1 of 1</p>
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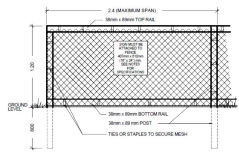
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TREE PROTECTION SIGN

*Advised to supervise installation of all works and materials to mitigate construction impacts and placement of temporary barrier fencing.



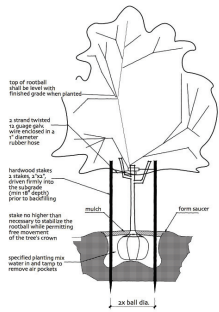
TREE PROTECTION FENCING

Specifications for tree protection fencing:
 1) The fence will be constructed using 38x88mm [2"x4"] wood frame:
 - Top, bottom and posts
 - Use orange steel fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.

2) Attach a sign with a minimum size of 407mmx 610mm [16"x24"] with the following wording:
 A) **DO NOT ENTER** - Tree Protection Zone [for retained trees], or
 B) **DO NOT ENTER** - Future Tree Planting Zone [for tree planting sites]

This sign must be affixed on every fence face or at least every two (2) linear metres.

*In rocky areas, metal posts (1 bar or Rebar) drilled into rock will be accepted.



TREE PLANTING DETAIL

SCALE: NTS



ROCK BOULDERS & COTTAGE STYLE PLANTINGS



DROUGHT RESISTANT PERENNIALS

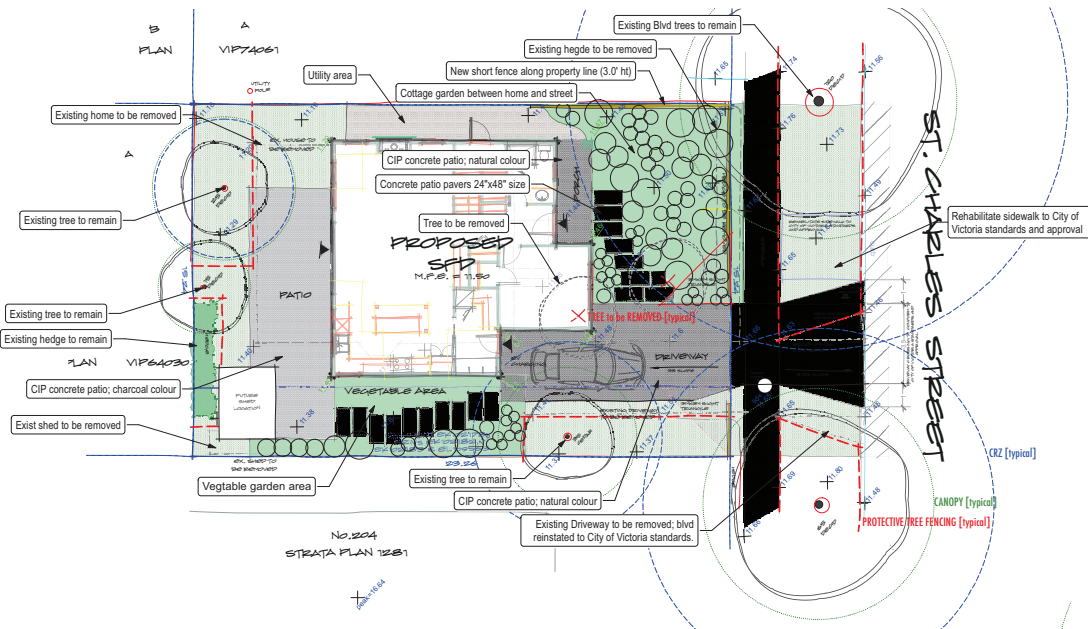


NOTES:

See architectural plans for full site plan and full extent of property.
 Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition).
 All growing medium to comply to BCSLA/ BCLNA standard designation "1P - Level 1 Well Groomed Areas".
 Irrigation is optional. If required by homeowner, the underground irrigation system to be installed for new garden areas or as directed by homeowner. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard (current edition) and IAABC Standards. All irrigation piping under hard surfaces to be sleeved.
 Existing fencing to remain. Any new fencing to meet municipal bylaw requirements. A new 1M ht fence to be installed in locations as shown on the landscape plan.
 All existing trees located on plan are approximate. Size and drip line of trees are not shown, and should be verified by a surveyor and/ or arborist where necessary. See Arborist report for significant trees on this site.
 Existing trees to be retained for removal of trees and for protection of existing where required. Install tree protection fencing for boulevard or protected tree(s) where necessary. Contractor to locate, identify and have crews be aware of all new and existing services on and into the property.
 Patio area sizes are approximate and subject to change.
 Plant recommendations are subject to change depending on owner's selections and preference.
 Vegetable area is shown for approximate location only. Actual plant material for this area to be determined by the homeowner.

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
Acer palmatum	Bloodgood Japanese Maple	2.4M ht.
Syrinx japonica	Japanese Snowbell	3cm. cal. /B&B
SHRUBS & PERENNIALS		
Alchemilla mollis	Lady's Mantle	#1 Pot
Buxus Microphylla	Winter Gem	#5 Pot
Ceanothus	Littleleaf Boxwood	1.5M. Ht.
Eucyamus Alatus	Dwarf Burning Bush	#5 Pot
Hammamelis Int.	Orange Witch Hazel	1.5M. Ht.
Holcuschloa macro aureolo	Halmoe Grass	#1 Pot
Helleborus argutifolius	Carsican Hellebore	#1 Pot
Hosta Hadspen Blue	Hadspen Blue Hosta	#1 Pot
Levandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Polystichum munitum	Western Sword Fern	#3 Pot
Ribes Song.	King Edward	#5 Pot
Rosemary Officinalis	Ornamental Currant	#5 Pot
Rozbeckia Fulgida	Rosemary	#3 Pot
Spiraea japonica	Orange Camellier	#1 Pot
Goldflame	Goldflame Spiraea	#3 Pot
YINES & GROUND COVER		
Arctostaphylos ova usri	Kimickimick	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3
Parthenocissus Tricus.	Boston Ivy	#2 Pot / Staked
FRUIT TREES & VEGETABLES		
- Multiple types and kinds of Veggies for the vegetable garden area		



SKL.01
 19.NOV.2022
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 LATEST REVISION: 09.MAY.23

206 ST. CHARLES STREET
 LANDSCAPE LAYOUT



250.881.0706

RESIDENTIAL DEVELOPMENT :: 206 ST CHARLES STREET :: SKL.01 :: landscape layout :: DWP application to the City of Victoria ::