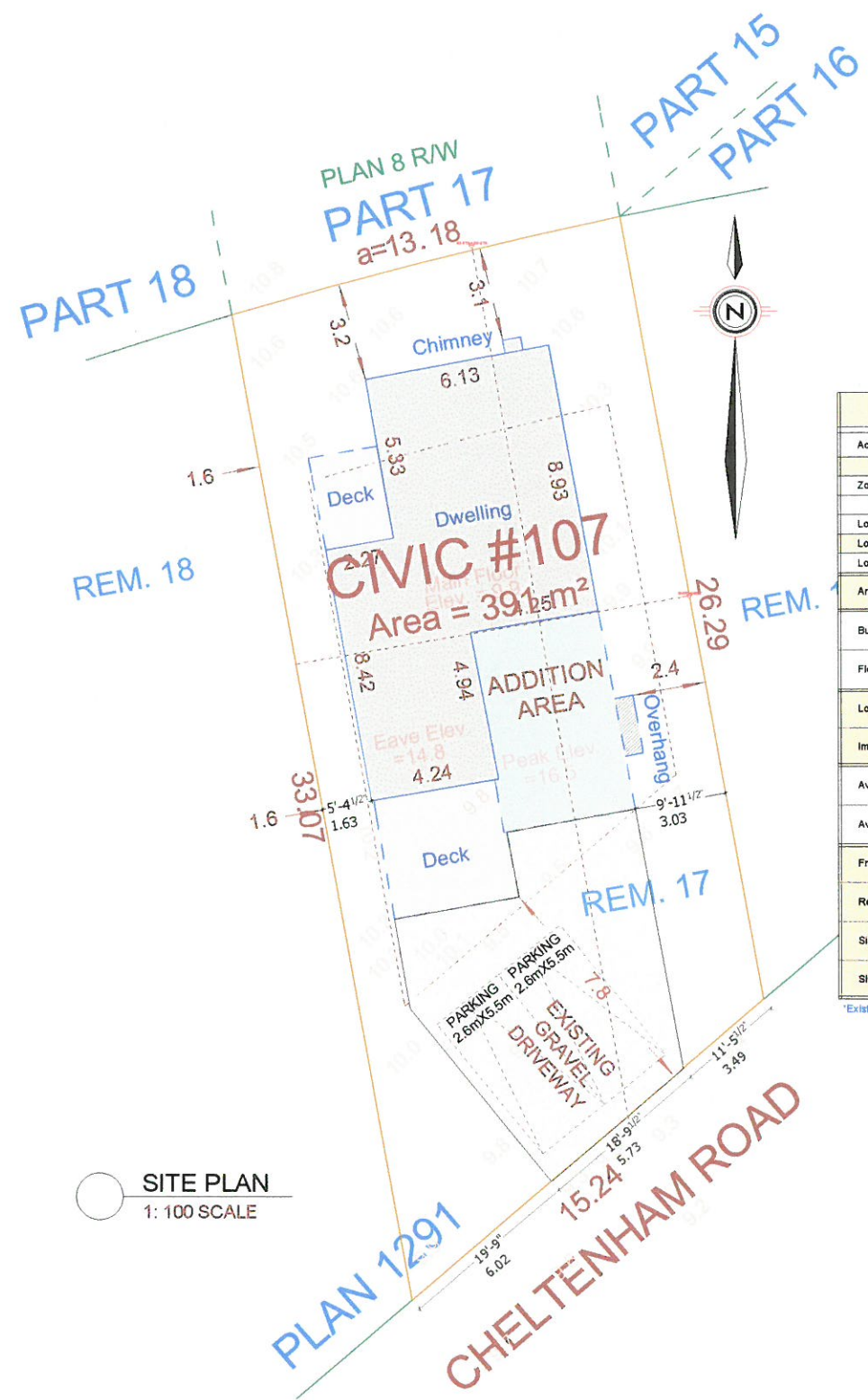


GRADE PLAN  
NOT TO SCALE

Grade Points	Avg. Of Points	Distance Between	Total
10.10	9.73	2=9.86	4.15
10.12	9.73	2=9.86	1.76
10.14	9.66	2=9.67	4.27
10.16	9.66	2=10.09	15.29
10.18	10.52	2=10.51	0.94
10.20	10.55	2=10.53	0.43
10.22	10.55	2=10.55	0.60
10.24	10.54	2=10.52	0.48
10.26	10.49	2=10.54	4.68
10.28	10.29	2=10.44	5.32
10.30	10.32	2=10.31	2.31
10.32	10.32	2=10.26	8.42
Total Perimeter			697.12
AVG. GRADE =			10.17
ALLOWED HEIGHT (7.50m)			17.67m
(10.17 + 7.50m)			

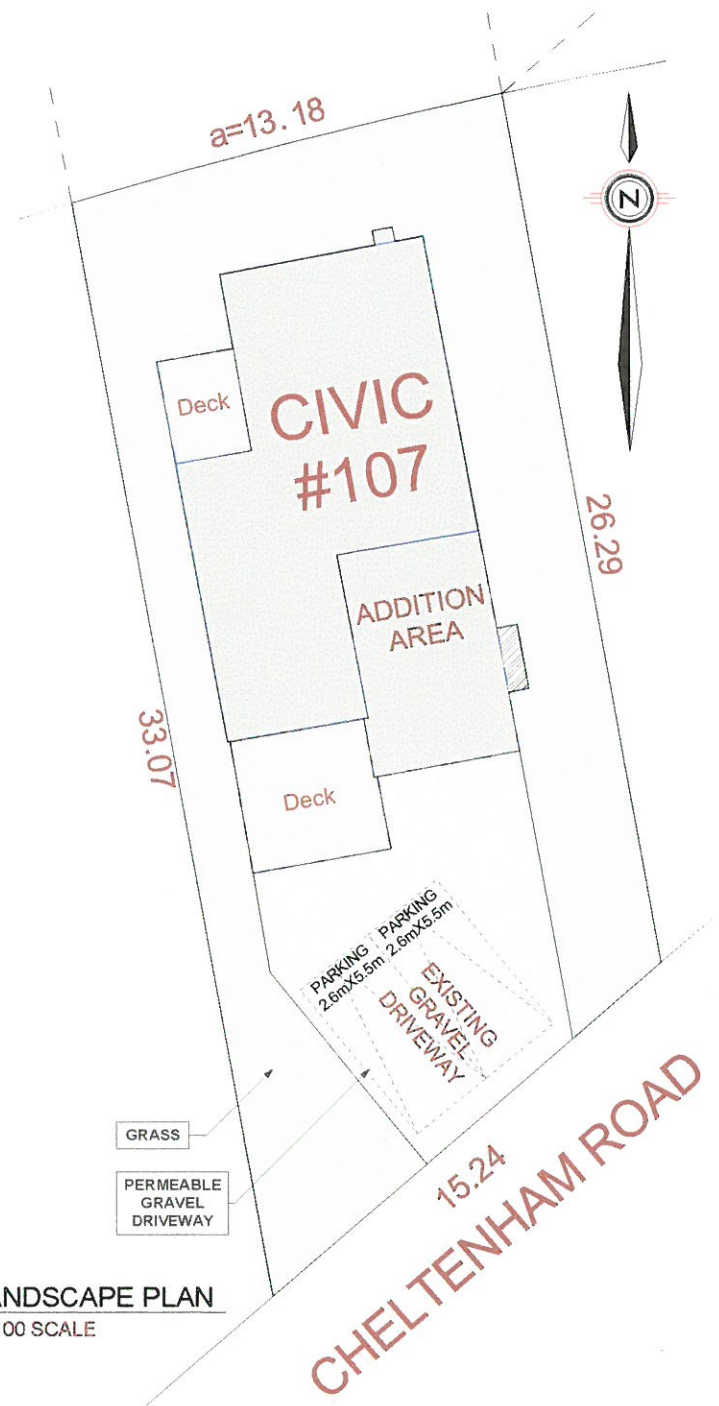
SITE PLAN  
1: 100 SCALE



PROJECT DATA TABLE - REZONING - SINGLE FAMILY DWELLING				
Address	#107 Cheltenham Street, View Royal			
	EXISTING		PROPOSED	
Zoning	R-1B (Medium Lot)	Allowed	Proposed	Allowed
Lot Size (Minimum)	391.191m <sup>2</sup>	600m <sup>2</sup>	391.191m <sup>2</sup>	360m <sup>2</sup>
Lot Width (Minimum)	13.83m	15m	13.83m	12m
Lot Size	391.191m <sup>2</sup>		391.191m <sup>2</sup>	
Area of garage	-	45.00m <sup>2</sup>	-	45.00m <sup>2</sup>
Building Floor Area	193.70m <sup>2</sup>	325.00m <sup>2</sup>	221.11m <sup>2</sup>	278.00m <sup>2</sup>
Floor space ratio	0.5 (193.70m <sup>2</sup> )	0.42 (164.30m <sup>2</sup> )	0.57 (221.11m <sup>2</sup> )	0.60 (234.71m <sup>2</sup> )
Lot coverage (total)	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )
Impervious Surface Coverage	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )
Average grade	10.17m Geo.		10.17m Geo.	
Average building height	5.48m	7.50m	5.48m	7.50m
Front Setback	7.80m	7.50m	7.80m	7.50m
Rear Setback	3.1m	6.00m	3.1m	6.00m
Side Setback (interior)	1.63m / 2.40m	1.50m	1.63m / 2.40m	1.50m
Side Setback (exterior)	-	4.50m	-	4.50m

Existing Non-Conforming

LANDSCAPE PLAN  
1: 100 SCALE



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

**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 SHOULD 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 2800 psi (19.3 MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN 3483.  
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 FASTENERS SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12mm 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 MANUFACTURERS' SPECIFICATIONS, INCLUDING ALL BRACING.  
**ROOFING:**  
ALL ROOFING SHALL BE APPLIED TO MANUFACTURERS' SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILDUP.  
**PLUMBING & ELECTRICAL:**  
ANY ELECTRICAL SHOW IN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

**FLASHINGS:**  
ALL ROOF 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 1/2" FOR EXTERIOR DOORS AND 3/4" FOR INTERIOR DOORS.  
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 1/2".  
**SMC:**  
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 818.

NEITHER JAVA DESIGNS LLC NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:  
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.  
CORRECTIONS OR OMISSIONS.  
ANY HOUSE BUILT FROM THESE PLANS.

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

SHEET NUMBER  
**A1**

CUSTOMER: KEVIN WOODS  
ADDRESS: 107 CHELTENHAM STREET, VIEW ROYAL

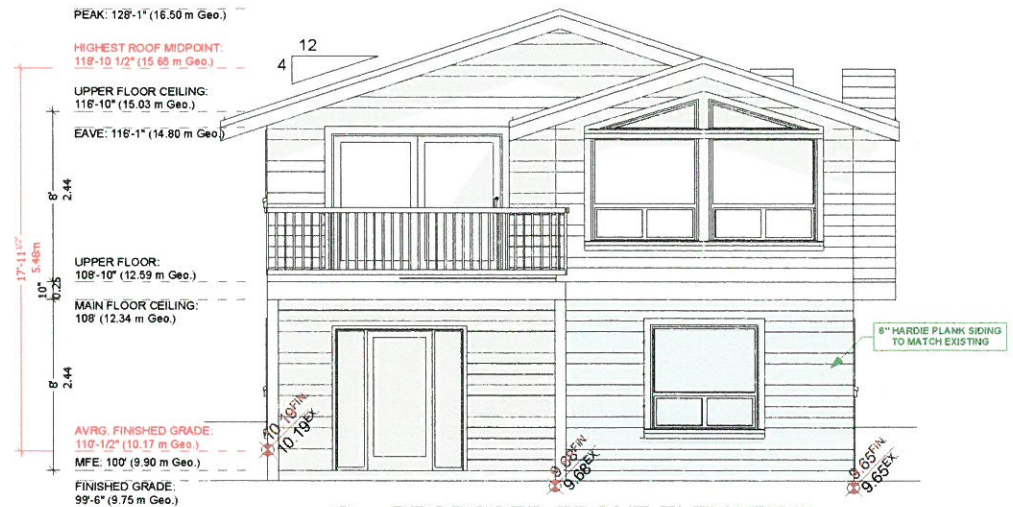
DRAWING NAME: SITE PLAN, DATA TABLE, GRADING PLAN AND LANDSCAPE PLAN  
DRAWING SCALE: SEE DRAWINGS

ISSUE DATE: APRIL 06, 2020  
DRAWN BY: S.M.  
CHECKED BY: KYLE LEGGETT





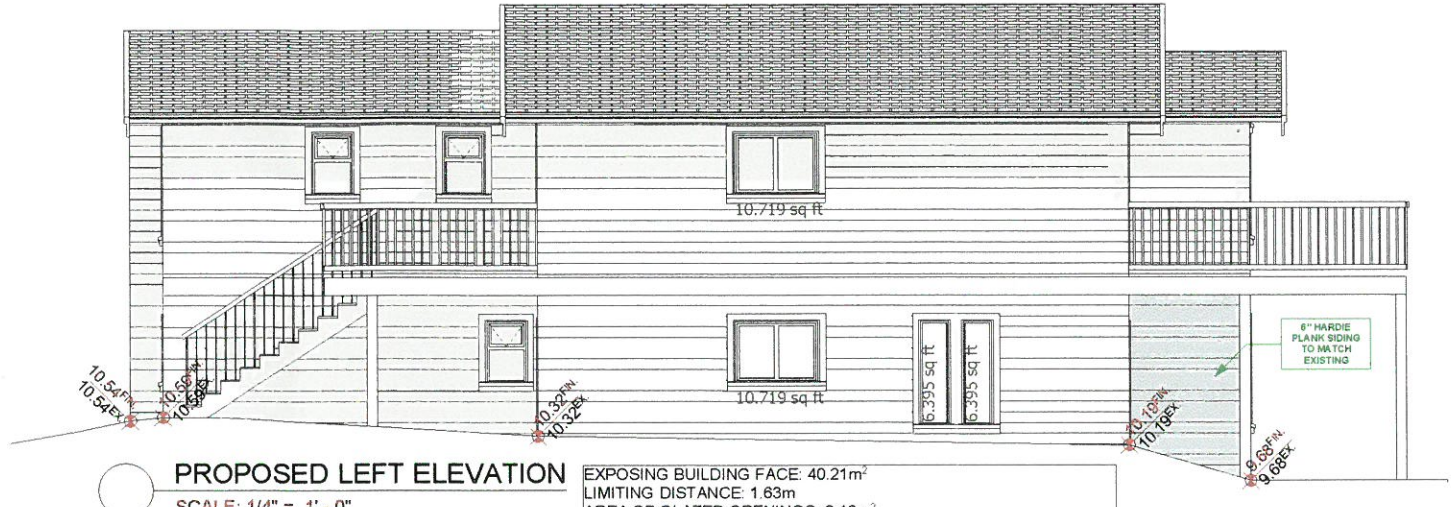




**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1' - 0"



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



**PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1' - 0"  
EXPOSING BUILDING FACE: 40.21m<sup>2</sup>  
LIMITING DISTANCE: 1.63m  
AREA OF GLAZED OPENINGS: 3.18m<sup>2</sup>  
% GLAZED OPENINGS: 7.91%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 8.00%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 3.22m<sup>2</sup>



**PROPOSED RIGHT ELEVATION**  
SCALE: 1/4" = 1' - 0"  
EXPOSING BUILDING FACE: 81.01m<sup>2</sup>  
LIMITING DISTANCE: 3.03m  
AREA OF GLAZED OPENINGS: 7.15m<sup>2</sup>  
% GLAZED OPENINGS: 8.83%  
45 min FIRE-RESISTANCE RATING: not required  
TYPE OF CLADDING: no limits  
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 13.50%  
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 10.94m<sup>2</sup>

RENOVATION LEGEND			
EXISTING:		NEW:	
	EXT. 2X4 WALL		NEW 2X4 WALL
	EXT. 2X6 WALL		NEW 2X6 WALL
	EXT. DOOR		NEW DOOR
	EXT. WINDOW		NEW WINDOW
	EXT. FIXTURE		NEW FIXTURE
			REMOVE WALL
			REMOVE WINDOW
			REMOVE COUNTER
			REMOVE RAILING
			REMOVE DEMO

CUSTOMER: **KEVIN WOODS**  
ADDRESS: **107 CHELTENHAM STREET, VIEW ROYAL**

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

ISSUE DATE: **APRIL 06, 2020**  
DRAWN BY: **S.M.**  
CHECKED BY: **KYLE LEGGETT**

**JAVA DESIGNS**  
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PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

SHEET NUMBER  
**A3**