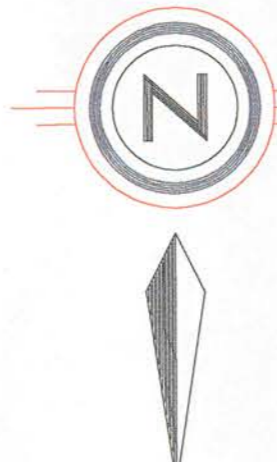
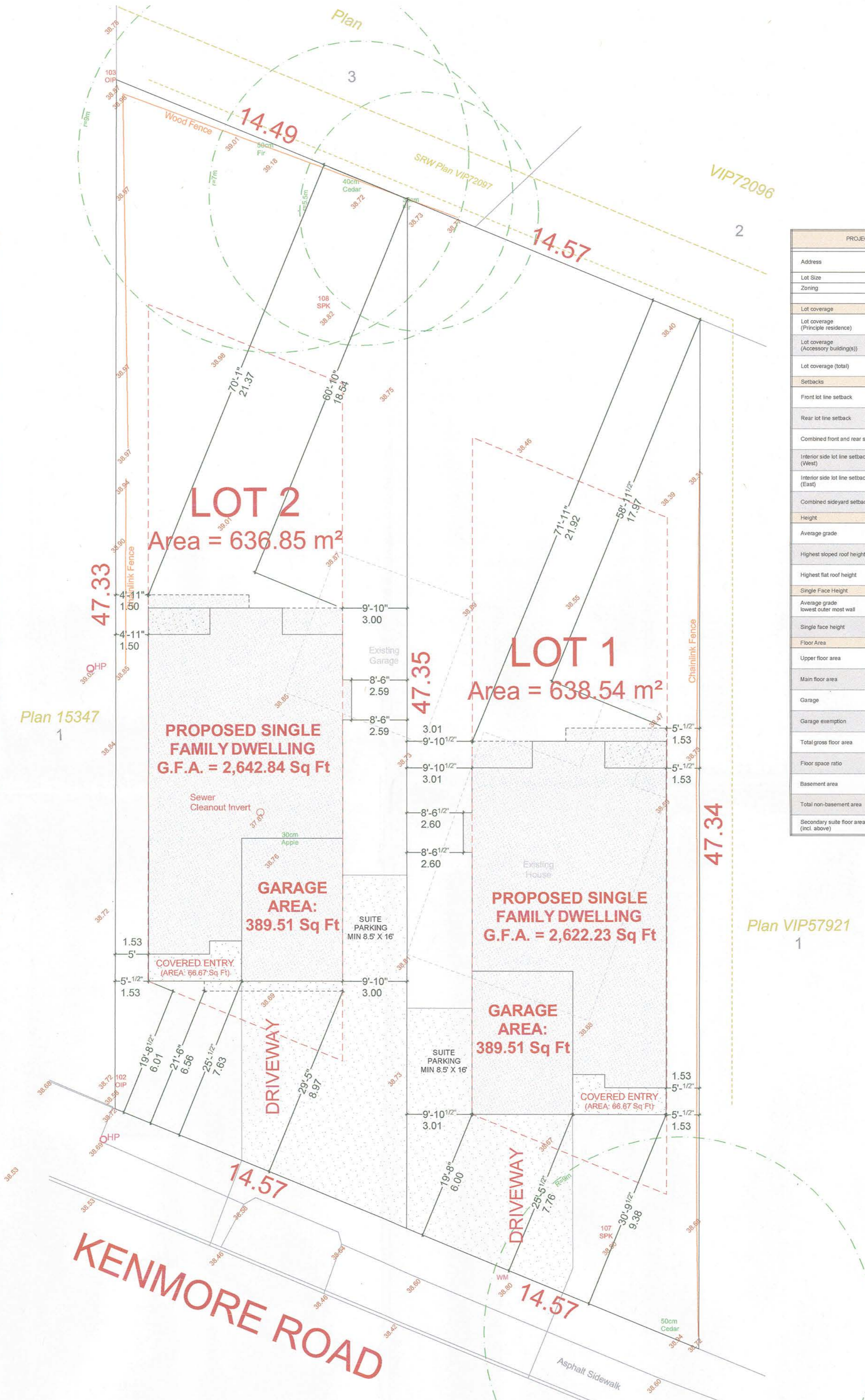


PROJECT DATATABLE - SINGLE FAMILY DWELLING			
Address	LOT 2		
Lot Size	636.85m <sup>2</sup> (6,354.93ft <sup>2</sup> )		
Zoning	Proposed	RD-1A	RS-8
Lot coverage	Proposed	Allowed	Allowed
Lot coverage (Principle residence)	160.17m <sup>2</sup> (1,724.04ft <sup>2</sup> )		
Lot coverage (Accessory buildings)	47.68m <sup>2</sup> (513.50ft <sup>2</sup> )		
Lot coverage (total)	207.85m <sup>2</sup> (2,237.54ft <sup>2</sup> )		
Setbacks			
Front lot line setback	6.00m (19'-8")	7.50m (24'-6")	6.00m (19'-7")
Rear lot line setback	10.54m (34'-6")	10.50m (34'-5")	7.50m (24'-6")
Combined front and rear setback	34.55m (113'-4")	-	10.00m (32'-8")
Interior side lot line setback (West)	3.00m (9'-8")	3.00m (9'-8")	1.50m (4'-9")
Interior side lot line setback (East)	1.50m (4'-9")	3.00m (9'-8")	3.00m (9'-8")
Combined sideyard setback	4.50m (14'-8")	4.00m (13'-1")	4.50m (14'-8")
Height			
Average grade			
Highest sloped roof height	7.00m (22'-7")	5.00m (16'-4")	7.50m (24'-6")
Highest flat roof height	-	-	6.00m (19'-7")
Single Face Height			
Average grade lowest outer most wall			
Single face height	5.00m (16'-4")	7.50m (24'-6")	6.00m (19'-7")
Floor Area			
Upper floor area	140.22m <sup>2</sup> (1,510.40ft <sup>2</sup> )		
Main floor area	105.21m <sup>2</sup> (1,132.44ft <sup>2</sup> )		
Garage	36.19m <sup>2</sup> (389.51ft <sup>2</sup> )		
Garage exemption	50.00m <sup>2</sup> (538.1ft <sup>2</sup> )		
Total gross floor area	246.53m <sup>2</sup> (2,642.84ft <sup>2</sup> )	246.53m <sup>2</sup> (2,642.84ft <sup>2</sup> )	246.53m <sup>2</sup> (2,642.84ft <sup>2</sup> )
Floor space ratio	0.325	0.325	0.325
Basement area			
Total non-basement area	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )
Secondary suite floor area (incl. above)	52.21m <sup>2</sup> (562.03ft <sup>2</sup> )		

PROJECT DATATABLE - SINGLE FAMILY DWELLING			
Address	LOT 1		
Lot Size	638.54m <sup>2</sup> (6,873.17ft <sup>2</sup> )		
Zoning	Proposed	RD-1A	RS-8
Lot coverage	Proposed	Allowed	Allowed
Lot coverage (Principle residence)	167.25m <sup>2</sup> (1,802.67ft <sup>2</sup> )		
Lot coverage (Accessory buildings)	47.68m <sup>2</sup> (513.50ft <sup>2</sup> )		
Lot coverage (total)	214.93m <sup>2</sup> (2,316.17ft <sup>2</sup> )		
Setbacks			
Front lot line setback	6.00m (19'-8")	7.50m (24'-6")	6.00m (19'-7")
Rear lot line setback	17.81m (58'-1")	10.50m (34'-5")	7.50m (24'-6")
Combined front and rear setback	23.81m (78'-2")	-	10.00m (32'-8")
Interior side lot line setback (West)	1.50m (4'-9")	3.00m (9'-8")	1.50m (4'-9")
Interior side lot line setback (East)	3.01m (9'-9")	3.00m (9'-8")	3.00m (9'-8")
Combined sideyard setback	4.51m (14'-8")	4.00m (13'-1")	4.50m (14'-8")
Height			
Average grade			
Highest sloped roof height	7.00m (22'-7")	5.00m (16'-4")	7.50m (24'-6")
Highest flat roof height	6.20m (20'-4")	-	6.00m (19'-7")
Single Face Height			
Average grade lowest outer most wall			
Single face height	5.00m (16'-4")	7.50m (24'-6")	6.00m (19'-7")
Floor Area			
Upper floor area	138.41m <sup>2</sup> (1,488.79ft <sup>2</sup> )		
Main floor area	105.21m <sup>2</sup> (1,132.44ft <sup>2</sup> )		
Garage	36.19m <sup>2</sup> (389.51ft <sup>2</sup> )		
Garage exemption	50.00m <sup>2</sup> (538.1ft <sup>2</sup> )		
Total gross floor area	246.60m <sup>2</sup> (2,652.23ft <sup>2</sup> )	246.60m <sup>2</sup> (2,652.23ft <sup>2</sup> )	246.60m <sup>2</sup> (2,652.23ft <sup>2</sup> )
Floor space ratio	0.341	0.341	0.341
Basement area			
Total non-basement area	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )	196.47m <sup>2</sup> (2,124.84ft <sup>2</sup> )
Secondary suite floor area (incl. above)	52.21m <sup>2</sup> (562.03ft <sup>2</sup> )		



ISSUE DATE: AUG. 17, 2017  
 DRAWING NAME: SITE PLAN  
 DRAWING SCALE: SEE DRAWINGS  
 CUSTOMER: PACIFIC NORTHWEST DEVELOPMENT CORPORATION  
 ADDRESS: LOT 1 BLAIR AVENUE, SAANICH

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

<p><b>NAFS REQUIREMENTS:</b>          Performance Grade of 40          Water Test Pressure of 330 Pa</p>	<p><b>GENERAL NOTES</b>          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          -Framing lumber shall be graded #2 or better unless noted otherwise.          -Any house built from these plans.</p>	<p><b>SITE PLAN</b>          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.</p>	<p>IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.          GARAGE &amp; CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa.          FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2800 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.</p>	<p><b>LUMBER FRAMING AND BEAMS</b>          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.</p>	<p><b>TRUSSES</b>          TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.  <b>ROOFING</b>          ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.  <b>PLUMBING &amp; ELECTRICAL</b>          ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.</p>	<p><b>FLASHING</b>          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 3/4" 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</p>	<p>Neither Java Designs nor the designer accept responsibility for the following:          -Information provided on existing buildings or site.          -Conformity of plans to site, errors or omissions.          -Any house built from these plans.</p>
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SHEET NUMBER  
 A1