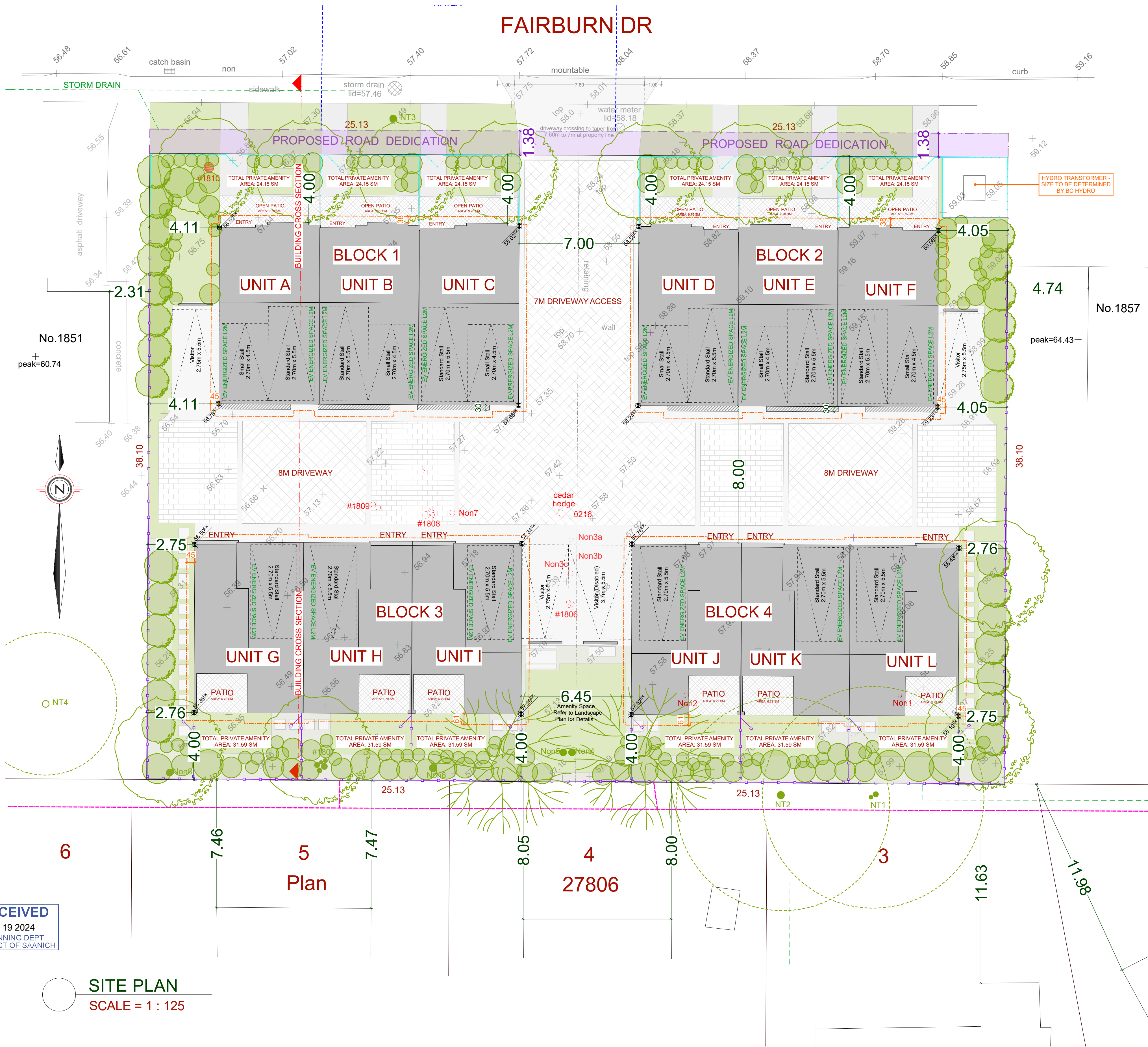


# FAIRBURN DR



PROJECT DATATABLE					
Address	1853 - 1855 Fairburn Drive				
Zoning	RT-WA				
Lot Size - Net	PROVIDED AS PER PLAN	REQUIRED AS PER BYLAW RT-WA (ATTACHED HOUSING)	BYLAW SECTION	DEFICIENCY	VARIANCE REQUESTED
		1843.60 m <sup>2</sup>			
Density					
Gross Floor Area (m <sup>2</sup> )	1,796.75m <sup>2</sup>	-	-	-	-
Floor Space Ratio	1,796.75m <sup>2</sup> 0.975 - 1.00	2,027.96m <sup>2</sup> 1.1 : 1.0	s.1415.3	-	-
Lot Coverage (%)	40.60% 748.58m <sup>2</sup>	40%	s.1415.2	0.60% 11.06m <sup>2</sup>	40.60% 748.58m <sup>2</sup>
Building Standard	TBC@PERMIT	STEP CODE 3	-	-	-
Setbacks					
Street Facing (North)	4.00m	3.00m	s.1415.5(a)(i)	-	-
Rear (South)	4.00m	4.00m	s.1415.5(a)(ii)	-	-
Interior (West)	2.75m / 4.11m	4.00m	s.1415.5(a)(iii)	1.25m	2.75m
Interior (East)	4.05m / 2.75m	4.00m	s.1415.5(a)(iii)	1.25m	2.75m
Projections					
Steps, Eaves, Canopies, Porches, Balconies, etc.	Max 0.6m for int. side Max 1.2m front and rear		s.5.8(c)	-	-
Street Facing (North)	0.45m	1.20m	-	-	-
Rear (South)	0.61m	1.20m	-	-	-
Interior (West)	0.45m	0.60m	-	-	-
Interior (East)	0.45m	0.60m	-	-	-
Building Separation					
3m (9.8ft) from the centre of all windows, from walls, and from outside corners of buildings	6.45m-8.00m	3.00m	s.1415.4(a)	-	-
Average Grade / Height					
Average Grade - Block 1		57.35m	-	-	-
Block 1	8.45m	10.50m	s.1415.5(b)	-	-
Average Grade - Block 2		58.78m	-	-	-
Block 2	7.37m	10.50m	s.1415.5(b)	-	-
Average Grade - Block 3		56.85m	-	-	-
Block 3	9.08m	10.50m	s.1415.5(b)	-	-
Average Grade - Block 4		57.97m	-	-	-
Block 4	8.30m	10.50m	s.1415.5(b)	-	-
Landscaping and Open Spaces					
Open Space Area	5.00% 92.15 m <sup>2</sup>	no requirement	-	-	-
Total Impervious Area	890.46 m <sup>2</sup>	-	-	-	-
Estimated Value	\$179,410.00	Required	s.6.1(c)	-	-
Landscaping and Screening	SEE SITE/LANDSCAPE	Landscaped areas and screening requirements	s.6.1(a) and s.6.4	-	-
Fence Height	1.9m SIDES/REAR 1.00m FRONT	1.5m-1.9m SIDES/REAR TO 3m FROM STREET	s.6.2	-	-
Off-Street Parking					
Parking for Attached Housing	18 unit spaces	2 spaces/unit (24)	s.7.3 & Table 7.1	6 spaces	18 unit spaces
Small Car Parking	6 small spaces	Maximum of 35% (6.3)	s.7.5(a)	-	-
Visitor Parking	4 visitor spaces	30% of total (7)	s.7.4(a)	3 visitor spaces	4 visitor spaces
Disabled Parking	1 space	1	s.7.4(b)	-	-
Parking Stall Size	2.7m x 5.5m (reg) 2.7m x 4.5m (em)	Complies	Table 7.2	-	-
Maneuvering Aisle Width	8.00m	7.60m	Table 7.2	-	-
Refuse Containers	Located in garages	Access to communal and screening	s.5.12	-	-
Bicycle Parking					
Class 1 Spaces	1 per unit	1 per unit	Table 7.4	-	-
Electric Charging Stations					
EV Charging Stations	100% for unit stalls	100%	Table 7.1	-	-
Dwelling Units					
Unit Types / Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total 12 units

RECEIVED  
June 19 2024  
PLANNING DEPT.  
DISTRICT OF SAANICH

**SITE PLAN**  
SCALE = 1 : 125

**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 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 BI-FOLD 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

CUSTOMER:  
**EVERISE DEVELOPMENTS**  
ADDRESS:  
**1855-1853 FAIRBURN DR.**

DRAWING NAME:  
**SITE PLAN AND DATABOX**  
DRAWING SCALE:  
**1:125**

ISSUE DATE:  
JUN.06.2024  
DRAWN BY:  
NS/VE  
CHECKED BY:  
KL

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

SHEET NUMBER

**A1**