

LEGEND

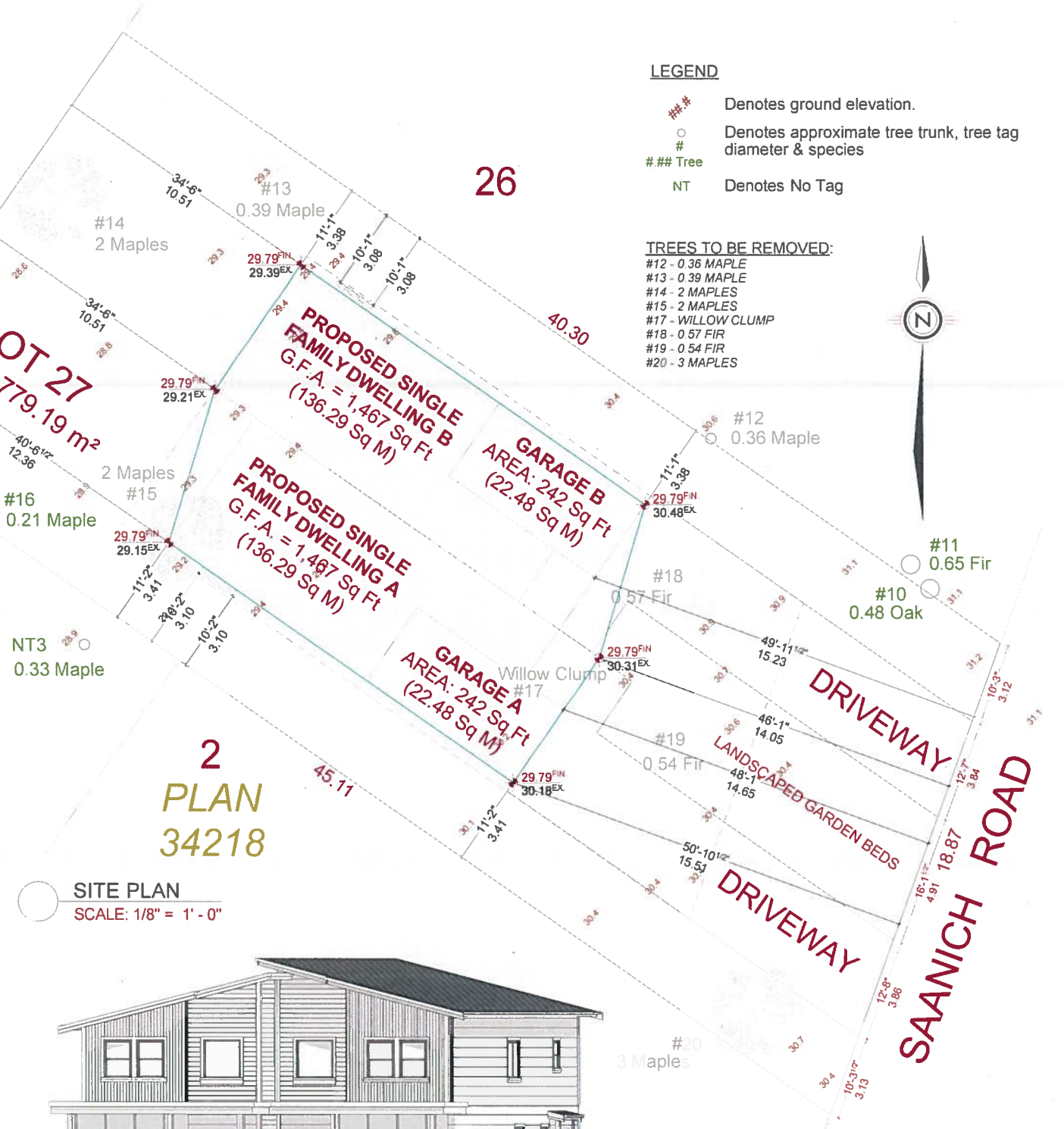
- ### Denotes ground elevation.
- Denotes approximate tree trunk, tree tag diameter & species
- ### Tree
- NT Denotes No Tag

TREES TO BE REMOVED:

- #12 - 0.36 MAPLE
- #13 - 0.39 MAPLE
- #14 - 2 MAPLES
- #15 - 2 MAPLES
- #17 - WILLOW CLUMP
- #18 - 0.57 FIR
- #19 - 0.54 FIR
- #20 - 3 MAPLES



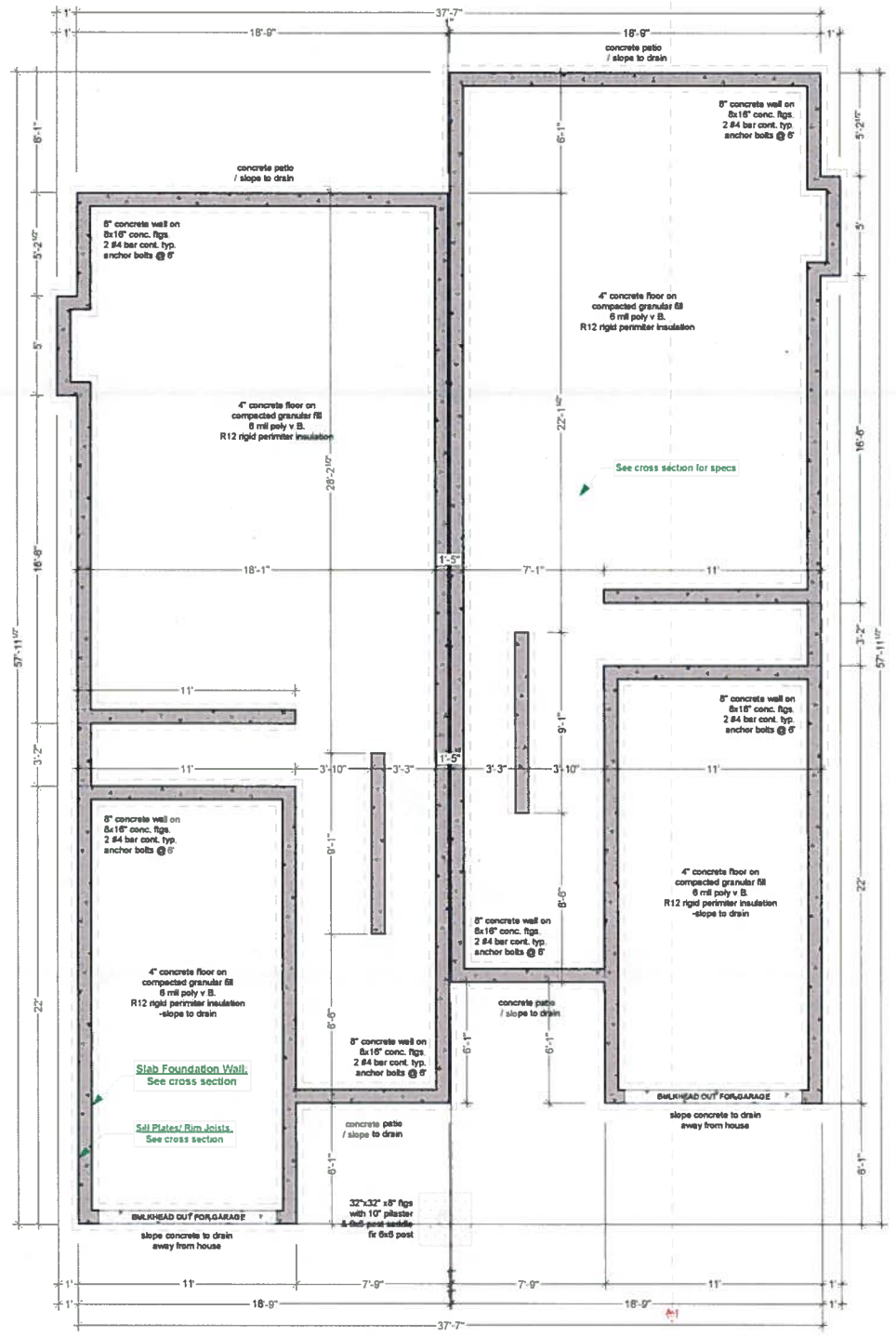
PROJECT DATA TABLE - TWO-FAMILY DWELLING	
Address	3684 Saanich Road, Saanich, BC V8L 4K1
Lot Size	779.19 m ² (8.31 AC)
Zoning	RD-1
Lot coverage (Principal residence)	218.36 m ² (2,329.90 ft ²)
Lot coverage (Accessory buildings)	10.00 % (77.82 m ²)
Lot coverage (total)	23.32 % (181.71 m ²)
Setback	
Front lot line setback	14.05 m (46.10 ft)
Rear lot line setback	10.51 m (34.48 ft)
Interior side lot line setback (North)	3.00 m (9.84 ft)
Interior side lot line setback (South)	3.10 m (10.17 ft)
Combined side/yard setback	6.16 m (20.20 ft)
Exterior side lot line setback	4.50 m (14.77 ft)
Height	
Average grade	29.78m Geo
Highest sloped roof height	6.94 m (22.77 ft)
Highest flat roof height	6.50 m (21.31 ft)
Single Face Height	
Average grade lowest eave roof	29.24 m Geo
Single face height pitched roof	7.49 m (24.57 ft)
Single face height flat roof	6.50 m (21.31 ft)
Floor Area	
Upper floor area	145.49 m ² (1,566 ft ²)
Main floor area	127.08 m ² (1,368 ft ²)
Garage	44.97 m ² (484 ft ²)
Garage exemption	75.00 m ² (807 ft ²)
Total gross floor area	272.58 m ² (2,934 ft ²)
Floor space ratio	0.35 (272.58 m ²)
Basement area	
Total net basement area	69.99 m ² (750 ft ²)



SITE PLAN
SCALE: 1/8" = 1' - 0"



ANGLED PERSPECTIVE
NOT TO SCALE



FOUNDATION PLAN (ON SLAB)
SCALE: 1/4" = 1' - 0"

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. 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-A-38.
ALL WALLS ARE 6" 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 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 LEAVE 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 PROPER FLASHING.
ALL PENETRATIONS THROUGH ROOFING SHALL BE PROVIDED WITH PROPER FLASHING.
DOORS - ROUGH OPENING SHALL BE 1 1/4" WIDER THAN DOOR FRAME HEIGHT & 3" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIPOLO DOORS AND FRAME HEIGHT 81.5".
ALL CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M (15 FT) OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 619.

NEITHER JAVA DESIGNS INC NOR THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY EXISTING BUILDINGS OR SITE. CONFORMITY OF PLANS TO SITE. ERRORS AND 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

TEKLOCH HOMES LTD.
CUSTOMER

SITE PLAN, FOUNDATION PLAN, AND ANGLED PERSPECTIVE
DRAWING NAME

SEP 13, 2019
ISSUE DATE

KYLE LEGGETT
DRAWN BY

SEE DRAWINGS
DRAWING SCALE

SAANICH ROAD, 3684
ADDRESS

A1
SHEET NUMBER