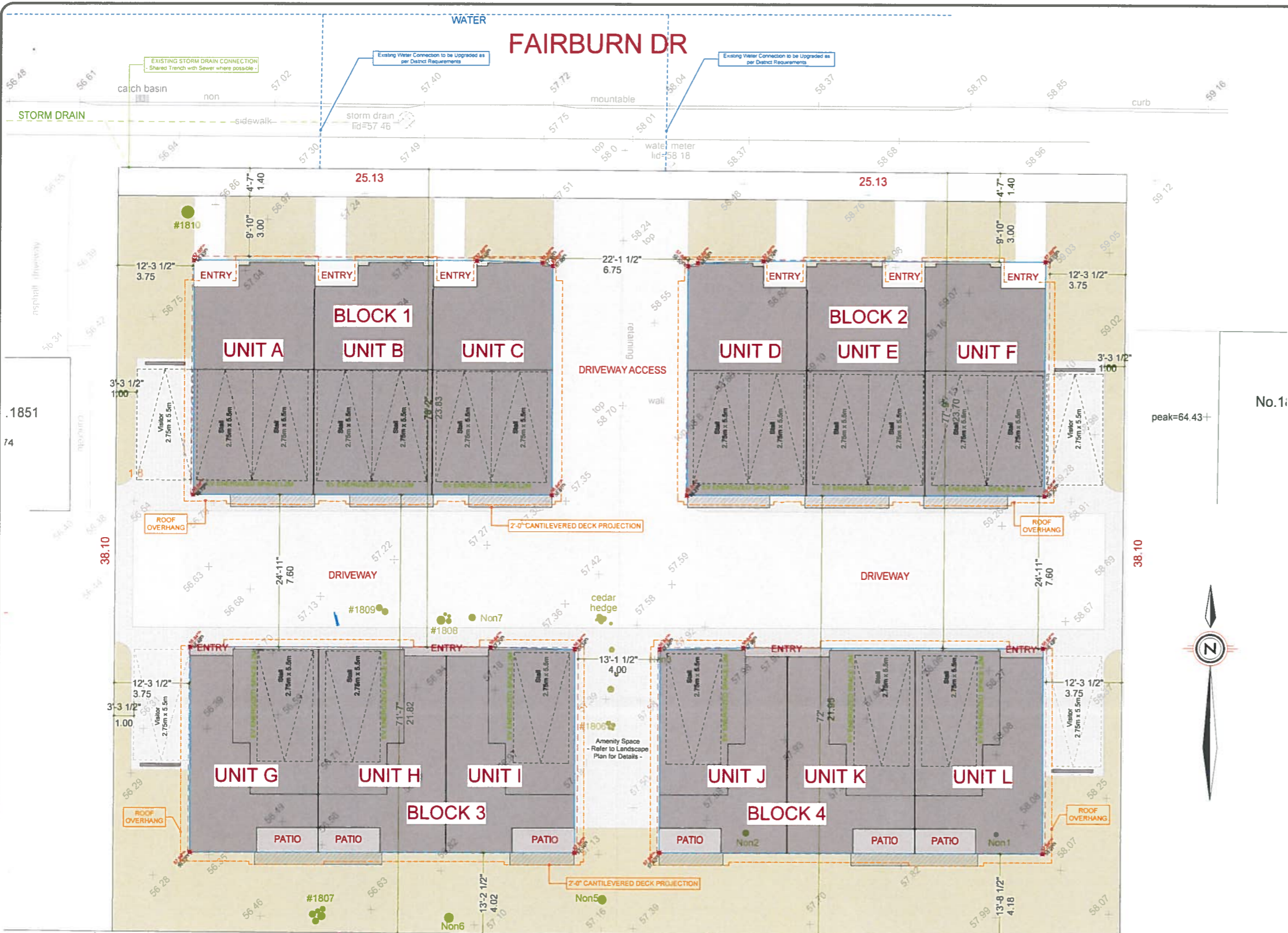


FAIRBURN DR



PROJECT DATATABLE							
Address	1851 - 1815 Fairburn Drive						
Lot Size	1 913.43 m ²						
Zoning	ZONING BASED ON RT-8						
	BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4
	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Setbacks	3.80m*	7.60m*	3.80m*	7.60m*	23.83m*	7.50m*	23.70m*
Front lot line setback	1.40m road dedication	7.60m*	1.40m road dedication	7.60m*	23.83m*	7.50m*	23.70m*
Rear lot line setback	21.82m*	10.50m*	21.82m*	10.50m*	4.80m*	16.80m*	4.70m*
Interior (East) setback	3.38m* (12' of 4.75m)	-	3.78m*	7.50m*	2.00m* (12' of 4.80m)	-	3.78m*
Interior (West) setback	3.78m*	7.60m*	2.38m* (12' of 4.75m)	-	3.78m*	7.60m*	2.00m* (12' of 4.80m)
Building Separation							
(a) 15.0m (49' 2") from the corner of all windows in a living room	7.60m*	16.00m*	7.60m*	16.00m*	7.60m*	15.00m*	7.60m*
(b) 12.0m (39' 4") from the corner of all windows in a habitable room other than a living room	7.60m*	12.00m*	7.60m*	12.00m*	7.60m*	12.00m*	7.60m*
(c) 6.0m (19' 7") from the corner of all other windows from walls and from outside corners of buildings	7.60m*	6.00m*	7.60m*	6.00m*	7.60m*	6.00m*	7.60m*
Height							
Average grade	57.45m Geo	58.36m Geo	58.90m Geo	57.92m Geo			
Highest sloped roof height	8.80m*	7.60m*	7.44m*	7.50m*	8.41m*	7.60m*	8.35m*
Highest flat roof height	-	7.50m*	-	7.50m*	-	7.50m*	-
Single Face Height							
Average grade lowest outer most wall	58.78m Geo	58.36m Geo	58.41m Geo	57.53m Geo			
Single face height	8.80m*	7.60m*	7.70m*	7.60m*	8.80m*	7.60m*	8.76m*
Floor Area							
Total Lower Floor Area	84.84 m ²	84.84 m ²	83.83 m ²	83.83 m ²			
Total Upper Floor Area	188.77 m ²	188.77 m ²	188.14 m ²	188.14 m ²			
Total Main Floor Area	187.11 m ²	187.11 m ²	179.77 m ²	179.77 m ²			
Total Garage Area	83.83 m ²	83.83 m ²	83.84 m ²	83.84 m ²			
Gross floor area	468.52 m ²	468.52 m ²	463.84 m ²	453.84 m ²			
Floor Area Ratio	0.245	0.245	0.237	0.237			
Combined Floor Area Ratio	0.964	0.964	0.904	0.864			
Density	130 units / 1913.43 m ² = 14.72 units per 1000 m ²						
Proposed Density	Maximum density shall be one dwelling unit per 130 m ² (1399 ft ²) of lot area						
Lot coverage							
Lot Coverage	11.19%	11.19%	10.43%	10.43%			
Lot Coverage of all buildings and structures	43.24%	43.24%	45.00%	45.00%			
Open Space Areas							
Open Space Total Area	24.13%	24.13%	24.13%	24.13%			
% Outside Required Areas	24.13%	24.13%	24.13%	24.13%			
% Reduction							
Off-Street Parking	18 spaces						
Required Number of Off-Street Parking Spaces	4 visitor spaces						
Variances Required*	PARKING REQUIREMENTS AS PER TABLE 7.1 AND SECTION 7.4(a)						

SITE PLAN
SCALE: 1:100



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 72 MPa
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2900 psi (20 MPa) AT 28 DAYS. MIXED PLACED AND TESTED IN ACCORDANCE WITH CAN3 A4.38
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

WOOD FRAMES 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 2.43 M 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 ROOF FLASHING SHALL BE PROVIDED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS THROUGH ROOF FLASHING
DOORS - HOOK OPENING SIZES:
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 1/2"

NEITHER JAVADESIGN INC NOR THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE CONFORMITY OF PLANS TO SITE ERRORS AND DIMENSIONS ANY HOUSE BUILT FROM THESE PLANS

SHEET NUMBER
A1

CUSTOMER:
EVERISE DEVELOPMENTS
ADDRESS:
1851-1815 FAIRBURN DR

DRAWING NAME:
SITE PLAN AND DATABOX
DRAWING SCALE:
1:100

ISSUE DATE:
APR 14, 2022
DRAWN BY:
MS/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