

August 1, 2019

IQube Developments Limited
4583 Leyns Road
Victoria BC V8N 3A1

Attn: Robert Jacobson

Dear Robert Jacobson:

Re: Proposed Subdivision of Lot 23, Section 32, Victoria District, Plan 4930
File: SUB00799 • 1542 Athlone Drive

The following information is provided in response to your subdivision application to create one additional lot in accordance with the RS-10 Zoning regulations and those of the Subdivision Bylaw.

A. CONDITIONAL APPROVAL

This letter constitutes Conditional Approval to the subdivision as shown on the attached plan prepared by J.E. Anderson and Associates received June 13, 2019. Conditional Approval is valid until August 1, 2020. If final approval has not been granted to the subdivision within this period, the application will have expired and a new application will be required subject to an additional examination fee structure at the time of application and any change in conditions that may have occurred.

To avoid the new application fee, you must complete the requirements listed in the Conditional Approval or submit a request, with an accompanying fee of \$200.00 for renewal of the application prior to the expiry date. Yearly requests for renewal of Conditional Approval will be limited to a five year period from the date of the original Conditional Approval. After this period a new subdivision application and appropriate fees will be required.

B. REQUIREMENTS

The following requirements must be completed, or arrangements made for their completion, before final approval will be granted to the subdivision. **It should be noted, however, that upon receipt of further information, as Approving Officer, I may establish additional requirements or reject the subdivision if deemed necessary.**

(1) General

- a) Lot areas are to be shown on the survey plan.
- b) The non-conforming portion of the existing dwelling must be removed prior to final subdivision approval.

- c) The geodetic elevation of the grade, (as determined by Section 5.18 of Zoning Bylaw No. 8200), of each point of intersection of all minimum principal building setback lines for each vacant lot is to be shown on a copy of the final survey plans. All elevations must be within 0.1 metres for the vertical plane and 0.3 metres of the envelope corner for the horizontal plane. Building envelopes are determined by Bylaw No. 8200 and constraints provided by any proposed covenants.
- d) A covenant prepared by the Municipal Solicitor with priority over financial charges against the land to:
- Protect "Area A" on the attached plan as a natural state area. The exact covenant area will be determined in consultation with Environmental staff, the project environmental professional and the project surveyor. The two small areas that are now asphalt driveway within Area "A" should be restored as per the recommendations of the project environmental professional. The natural state area should be delineated with a fence.
 - The lots must be developed in accordance with the recommendations of the arborist's report prepared by Talbot MacKenzie and Associates date stamped April 12, 2019.
 - The lots must be developed in accordance with the recommendations of the environmental professional prepared by Cascadia Biological Services date stamped April 17, 2019.
 - The new dwelling on proposed Lot A must be sited and constructed generally in accordance with the plans prepared by Premium Urban Design date stamped June 13, 2019. Changes to siting and design will only be considered in order to retain Garry Oak tree #731. If changes are required to the siting or design of the dwelling, the number of doors and windows will be limited to what is shown on the plan representing the westerly elevation of the proposed dwelling.
 - No portion of the dwelling on proposed Lot A can be located within 3.0 m of the westerly property line;
 - No portion of the dwelling on proposed Lot B can be located within 5.5 m of the easterly property line;
 - The existing driveway must be reused to access proposed Lot B;
 - The common access area, driveways, parking areas and walkways on proposed Lot A are to be constructed using a permeable material.
- e) Interim protection procedures for natural state covenant area(s) and enforcement procedures:
- i) No construction, works or removal of trees or other vegetation shall be carried out in any proposed natural state covenant area(s) shown on the approved plan during the period between the date of approval of this Conditional Approval and the date of registration of the covenant(s). The owner shall erect temporary construction fencing along the boundaries of the natural state or tree covenant areas before any construction equipment enters the lands and in any event within 30 days of the date of Conditional Approval.

To avoid delay and ensure proper distribution of the plan, your surveyor must provide a plan to the **Planning Department** showing the specific area(s) for natural state protection as determined by a qualified environmental professional for preparation of the document.

NOTE: FOR PERMISSION TO REMOVE EXISTING UNHEALTHY TREES LOCATED WITHIN THE PROPOSED COVENANT AREA(S), PLEASE CONTACT THE PARKS DEPARTMENT PRIOR TO THE PREPARATION OF THE DOCUMENT.

Upon receipt of the plan and the FINAL SUBMISSION (Item C), the Municipal Solicitor will prepare the necessary documents subject to a \$350.00 preparation fee.

- f) The asphalt driveway/parking area labelled "Area B" is to be removed under the supervision of the project environmental professional and Environmental Services staff. A restoration plan prepared by a landscape professional is required. Although the restored area could include lawn, plants listed in the Plant Inventory included in the report prepared by Cascadia Biological Services date stamped April 17, 2019 should be included, in particular along the edge of the natural state covenant area. It is also encouraged that replacement trees be considered in this area to replace some of the trees that died due to the removal of the irrigation system.
- g) The stormwater management systems for each lot must be outside of the root systems of trees #730 and #731.
- h) Development of this property is subject to the Saanich Tree Preservation Bylaw No. 9272 and, where applicable, the removal and replacement of any boulevard trees must be carried out in accordance with Council's Boulevard Tree Policy. Enquiries should be directed to the Parks Division, Parks & Recreation at 250-475-5522.

(2) Services

Road construction and service installations are to be carried out under the provisions of the Tree Preservation Bylaw No. 9272 and any amendments thereto. **As well, all works must be conducted under the supervision of the project arborist and in consultation with the Parks Department.**

Attached is a copy of the Service Requirements which must be carried out in accordance with the appropriate sections of the Subdivision Bylaw No. 7452. In this respect, you must engage a consulting engineer.

All enquiries regarding on site servicing shall be made to the Land Development Section at 250-475-5410 or 250-475-5416.

C. FINAL SUBMISSION

The final submission shall be made to the attention of the Approving Officer in the Planning Department for plan approval. When the plan is approved, you must contact

either your surveyor or your solicitor on the appropriate steps for registration of the plan at the Land Title Office.

The plan, prepared by a B.C.L.S., shall be drawn to a scale of 1:500 unless impractical and shall conform substantially to the conditionally approved plan and shall be accompanied by:

1. An examination fee of \$50.00 for each plan/stage of the subdivision.
2. A title search printout for each parcel of land involved in the subdivision. In addition, immediately prior to subdivision approval, a new title search (no older than 30 days) must be provided which clearly states what the State of Title will be at the time of registration. If mortgages shown on the title are to be released, then a letter must be provided by a solicitor undertaking to remove these charges prior to registration. The State of Title must include the current address and owner's full name (no initials). A fee will be levied for changes to Municipal documentation resulting from inaccurate or wrong information provided by the subdivider.
3. Duplicate print of the subdivision plan showing all remaining structures and their distances relative to lot lines and the geodetic elevation of the grade on all vacant lots.
4. Digital submission of electronic plans shall be provided by e-mail to planning@saanich.ca. Two paper copies of each plan must be also be submitted.
5. Evidence procurable from the Tax Department on Form S-1 that the taxes have been paid. The Form must **not** be dated earlier than ten working days prior to obtaining final approval.

D. TRANSFERABILITY

This letter of Conditional Approval, its terms and conditions are binding upon and extend to any and all owners of the lands shown on the approved plan but only during their respective period of ownership of a fee simple estate in the lands.

To avoid confusion, please provide your surveyor with a copy of this letter.

You may now remove the signs advertising your subdivision from your property.

Sincerely,



Liz Gudavicius
Approving Officer

LG/jc

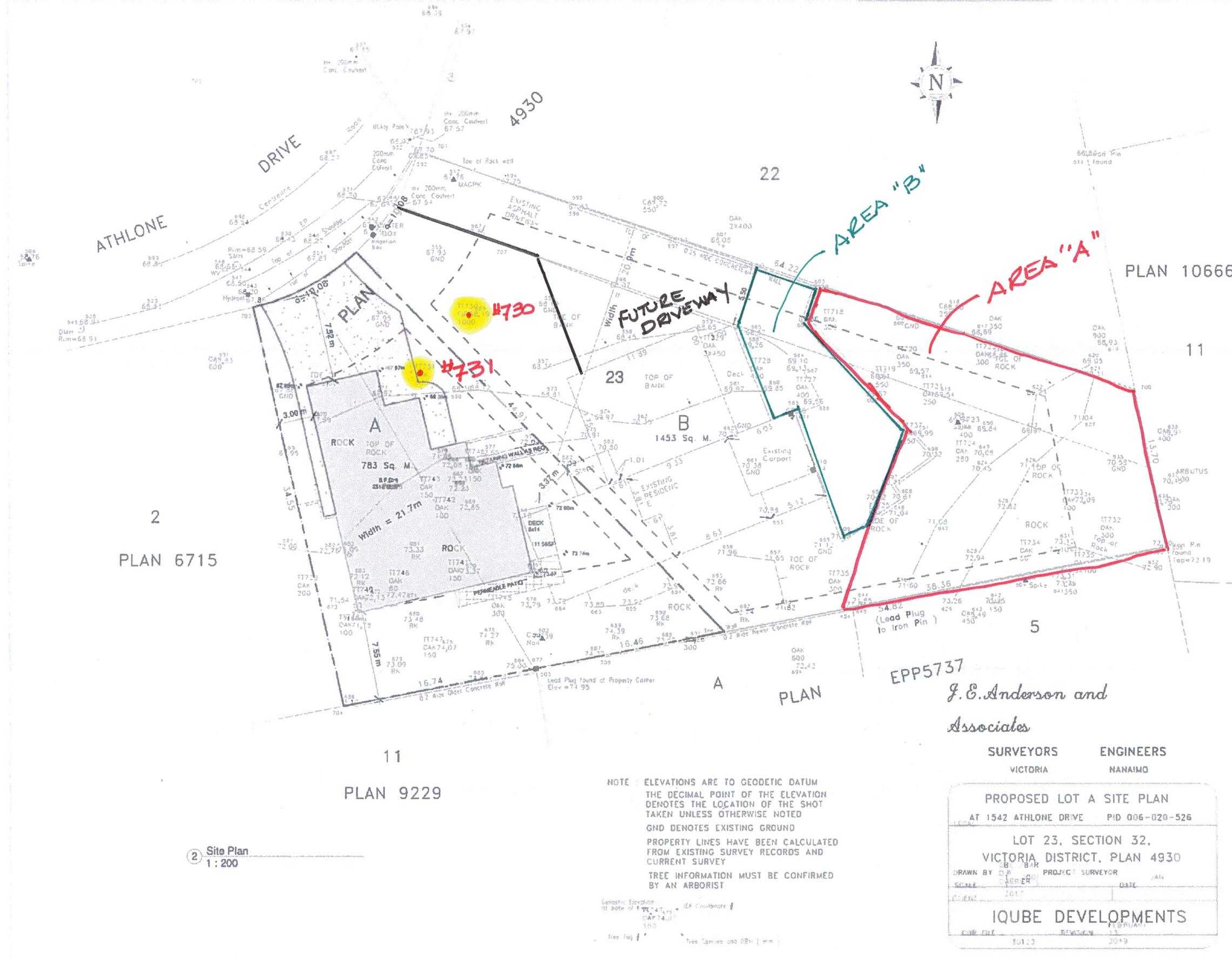
Attachments: Subdivision plan
Servicing requirements
Conceptual house design

cc: Land Development Section
Manager Community Development/Business Systems – Parks
Parks Development & Review Coordinator

Application Project Data Table New Home Construction

1542 Athlone Drive, Saanich (Legal Plan 4930)

Lot Size	783 m ² (8428.14 sf)
Zone	RS-10
Lot Coverage	
Principle residence	244.38 m ² (2630.48 ft ²)
Accessory building(s)	N/A
Total lot coverage	244.38 m ² (2518.92 ft ²) / 31.21%
	Based on Proposed Site 763sm
Setbacks	
Front lot line setback	7.52 m (24'-6")
Rear lot line setback	7.55 m (24'-7")
Combined front and rear setback	15.07 m (49'-4")
Interior side lot line setback (West)	3.37 m (11'-0")
Interior side lot line setback (East)	3.00 m (9'-8")
Combined sideyard setback	6.37 m (20'-8")
Height	
Average grade	71.12 m
Highest sloped roof height	6.86 m (24'-4")
Highest flat roof height	N/A
Single Face Height	
Average grade lowest outer most wall	67.9 m
Single face height	7.49 m (24'-6")
Floor Area	
Upper floor area	62.91 m ² (677.71 ft ²)
Main floor area	220.50 m ² (2373.45 ft ²)
Lower floor area	49.35 m ² (531.18 ft ²)
Garage	65.67 m ² (706.92 ft ²)
Garage exemption	50.00 m ² (538.20 ft ²)
Total gross floor area	350.16 m ² (3769.09 ft ²)
Basement area	49.35 m ² (531.18 ft ²)
Total non-basement area	316.44 m ² (3408.13 ft ²)
Secondary suite floor area (incl. above)	51.79 m ² (557.55 ft ²)
Variations required * NO	
67.88+67.97+68.36+72.66+72.90+73.74+73.97+71.54=569.02/8= 71.12m	



Premium Urban Design
 2840 Nanaimo Street
 Victoria, BC, V8T 4W9
 (250) 383-9990
 (250) 384-2144 Fax
 mike@prekumdesign.ca

Revision Number	Revision Description	Revision Date

Proposed Residence for:
iQube Developments
 1542 Athlone Ave, Victoria, BC, Lot B

DATE: APR 2019
 DRAWN BY: MS
 JOB #: A16-***
 SHEET
A1
 SHEET A1 OF 1

fenestration canada victoria, bc

product height: 10' 0" rough extension: *

project notes: 45-9156 Athlone Drive, Victoria, BC

performance requirements:

- minimum performance grade: 70%
- minimum positive design pressure: 1.92kPa
- minimum negative design pressure: -1.92kPa
- minimum wind speed: 140 km/h
- minimum wind speed: 140 km/h

Notes: These calculations can be verified at various locations. Check for compliance with the Building Code of Canada (BCC) and the National Building Code of Canada (NBC). The minimum performance grade for 'Medium' class windows may be higher. Refer to the Fenestration Canada website for more information.

NOTE: ELEVATIONS ARE TO GEODETIC DATUM. THE DECIMAL POINT OF THE ELEVATION DENOTES THE LOCATION OF THE SHOT TAKEN UNLESS OTHERWISE NOTED. GND DENOTES EXISTING GROUND. PROPERTY LINES HAVE BEEN CALCULATED FROM EXISTING SURVEY RECORDS AND CURRENT SURVEY. TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST.

CONDITIONALLY APPROVED
 AUGUST 1, 2019
 DATE: [Signature]
 APPROVING OFFICER

RECEIVED
 JUN 13 2019
 PLANNING DEPT.
 DISTRICT OF SAANICH

PLAT STAMP: 6/13/2019 2:32:11 PM



Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: June 28, 2019
Subject: Servicing Requirements for Development

**PROJECT: TO CREATE ONE ADDITIONAL LOT UNDER CURRENT RS-10
SINGLE FAMILY ZONING**

SITE ADDRESS: 1542 ATHLONE DR

PID: 006-020-526

LEGAL: LOT 23 SECTION 32 VICTORIA DISTRICT PLAN 4930

DEV. SERVICING FILE: SVS02119

PROJECT NO: PRJ2017-00264

The intent of this application is to subdivide the above referenced parcel into two lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

A handwritten signature in black ink, appearing to read "Jagtar Bains", written over a horizontal line.

Jagtar Bains
Development Coordinator

cc Harley Machielse, Director of Engineering
Troy McKay, Manager of Transportation & Development

Development Servicing Requirements

Development File: SVS02119
Civic Address: 1542 ATHLONE DR
Page: 1

Date: Jun 28, 2019

Drain

1. A suitably designed storm drain system must be installed to serve proposed subdivision from the existing system fronting the northwest corner of 1501 Athlone Drive.
2. Storm water management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision By-law. This subdivision is within Type 1 watershed area which requires storm water storage, construction of wetland or treatment train and sediment basin. For further details, refer to section 3.5.16, Storm Water Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision By-law.

General

1. This proposal is subject to the prevailing municipal development cost charges.
2. The existing house must be altered to meet the requirements of the zoning by-law or demolished prior to subdivision approval.

Road


1. LED light is required on the existing pole fronting the northern corner of this property on Athlone Drive.

Sewer

1. The existing house connection is to capped and provided with an inspection chamber to serve proposed Lot B.
2. Subsequent sewer connection will be required for proposed Lot A from the existing main on Athlone Drive.

Water

1. Provisional water connection will be required for proposed Lot A from the existing main on Athlone Drive.
2. The existing 13 mm meter is to be upgraded to 19 mm. The existing connection is already 19 mm.

CONDITIONALLY APPROVED
AUGUST 1, 2019
DATE

APPROVING OFFICER

FINISH SCHEDULE KEY	
1	ASPHALT FINISH ROOF MEM. (REVISE AS REQ'D)
2	DECORATIVE FINISH PAINT
3	D&G FASIA (PAINTED) C/W ACCENT TRIM (PAINTED) OVERWALL
4	ZWO BELLY BAND (PAINTED) OR AS TO SPEC C/W GOLF WATERLINE FL AS OVER
5	PREFIN. METAL GUTTER GUNNS (PAINTED) C/W ENFORCED RIFFER TALS
6	HORIZONTAL CEMENT PANEL BOARD SING. (COLOUR MATCH OR PAINTED)
7	VERTICAL PANEL BOARD SING. (COLOUR MATCH OR PAINTED)
8	1/2" WOOD CLADDING OR AS SPEC (STAINED)
9	1/2" WOOD SOFFIT OR AS SPEC (STAINED) C/W VENTILATION
10	WINDOW / DOOR TRIM (PAINTED) FLASHES OVER ALL DOORS & WINDOWS (1" C/W 2" CANTED SL C/W CONF. DRY EDGE (1" P. ALL WINDOWS FLASH OVER)
11	WOOD DOOR WITH CLAZING PREFINISHED
12	CULURED SIGN VENEER (5" UP AS TO SPEC (12" TO 16" D. I.P.)
13	ALUM. GLASS BALUST 42" OR HGT AS NOTED (COLOUR TO MATCH CEAS TO SPEC)
14	CONC. STAIRS OR PAID
15	ENFORCED CONCRETE (MIN. 6" ABOVE GRADE)

NOTES:
 WINDOW OPERATION (IE DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTOR'S SPECIFICATION AND CONFORM TO B.C.C. 2016 REG. 694.55
 FLASH OVER ALL MATERIAL TRANSITIONS DOOR & WINDOWS LEADS
 ALL COLOURS TO BE CONFIRMED BY DESIGNER/ OWNER/ CONTRACTOR
 ALL LANDINGS HIGH ENTRY TO BE CONCRETE STAIRS OR PAID



1 Front north Elevation
1/4" = 1'-0"

CONDITIONALLY APPROVED
AUGUST 11, 2019
 DATE
Chris Guel
 APPROVING OFFICER

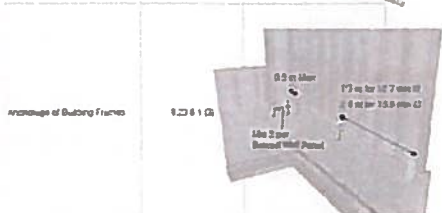
UNPROTECTED OPENINGS:
 WALL AREA = 1023.10sf (95.05sm)
 LIMITING DISTANCE = 3.0m
 PERMITTED OPENINGS = 13%
 PROPOSED OPENINGS = 16.42 - 25.04 = 30.17 + 8.96 + 8.96 = 48.09 = 10.1%



2 Right west Elevation
1/4" = 1'-0"

RECEIVED
 JUN 13 2019
 PLANNING DEPT.
 DISTRICT OF SAANICH

Construction Requirement	Code Reference (see Appendix)	Description
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Construction Requirement	Code Reference (see Appendix)	Description
Support of walls	9.23.0.8.3	All walls shall be supported by foundations or other structural members designed for required loading
Shear and Lateral Support	9.23.0.8.7.1	Provision of sheathing with fasteners or bracing
Reinforce Floor Slab	9.23.1.1.1 (1) 9.23.1.1.2 (2)	All walls in the high seismic region shall be reinforced with steel reinforcement bars (rebar) and concrete shall be placed around the rebar
Coating of Roof	9.23.0.8.14	Roofs shall be protected with a fire resistant membrane or other approved fire resistant material
Sealing of Joints	9.23.0.8.14	Sealed joints shall be made with a fire resistant material
Walls and Ceilings	9.23.0.8.1.2 Table 9.23.0.8.1.2	Walls and ceilings shall be constructed in accordance with the requirements of the code
Floors	9.23.0.8.1.2 Table 9.23.0.8.1.2	Floors shall be constructed in accordance with the requirements of the code

Premium Urban Design
 2840 Nanaim Street
 Victoria, B.C. V8T 4W7
 250 383
 25 384 2144 Fax
 m.k. | prem. urbd. | gn. a

Revision Schedule	Revision Description	Revision Number	Revision Date

Proposed Residence for:
iQube Developments
 1542 Athlone Ave, Victoria, BC, Lot B

DATE APR 2019
 DRAWN BY JAS
 JOB # A15-***
 SHEET
A4
 SHEET 04 OF 04

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ALL DIMENSIONS ARE TO FACE OF SHEATHING OR CONCRETE, UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-2x10 LINTELS UP TO 72", 3-2x10 OVER W 2x CRIPPLES.

1. Typical Heel Wood Trusses @ 610mm (24") with R50 (14" approx.) Fibre Glass Loose Fill Insulation (Target for Compliance = 6.91 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 1.47
 280mm (11") Fibre Glass Loose Fill Insulation 5.25 RSI
 38mm x89mm (2x4) Bottom Truss Cord @ 610mm (24") with 89mm (3.5") Fibre Glass Loose Fill Insulation 1.47 RSI
 6mil Polyethylene Vapour Barrier: 0.00 RSI
 12.5mm (1/2") Gypsum Board (Type-X or Regular) 0.08 RSI
 Interior Air Film (ceiling) 0.11 RSI
TOTAL: 6.91 RSI

2. Wall Between Garage and Primary Residence, 38mmx89mm (2x6) Stud Wall @ 406mm (16") With R19 Fibre Glass Batt Insulation. (Target for Compliance = 2.62 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 2.36
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
 15.9mm (5/8") Gypsum Board (X-Type or Regular): 0.09 RSI
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.36 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 2.68 RSI

3. Exterior 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding (Target for Compliance= 2.78 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 3.87
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
 Concrete Fibre Siding (Horizontal Lap, Panel or Shingle Panel): 0.03 RSI
 9.5mm (3/8") Wall (Rainscreen) Air Cavity: 0.15 RSI
 12.5mm (1/2") Oriented Strandboard Sheathing: 0.12 RSI
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.36 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 2.89 RSI

4. House Floor/Crawlspace Detail
 200mm (8") Thick Foundation Walls with R12 Foil backed Fibre Glass Batt Insulation on Interior of Walls (Target for Compliance= 2.1 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 4.55
 200mm(8") Cast in Place Concrete Foundation Wall: 0.08 RSI
 50mm (2") R12 Foil backed Fibre Glass Batt Insulation 2.11 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 2.31 RSI

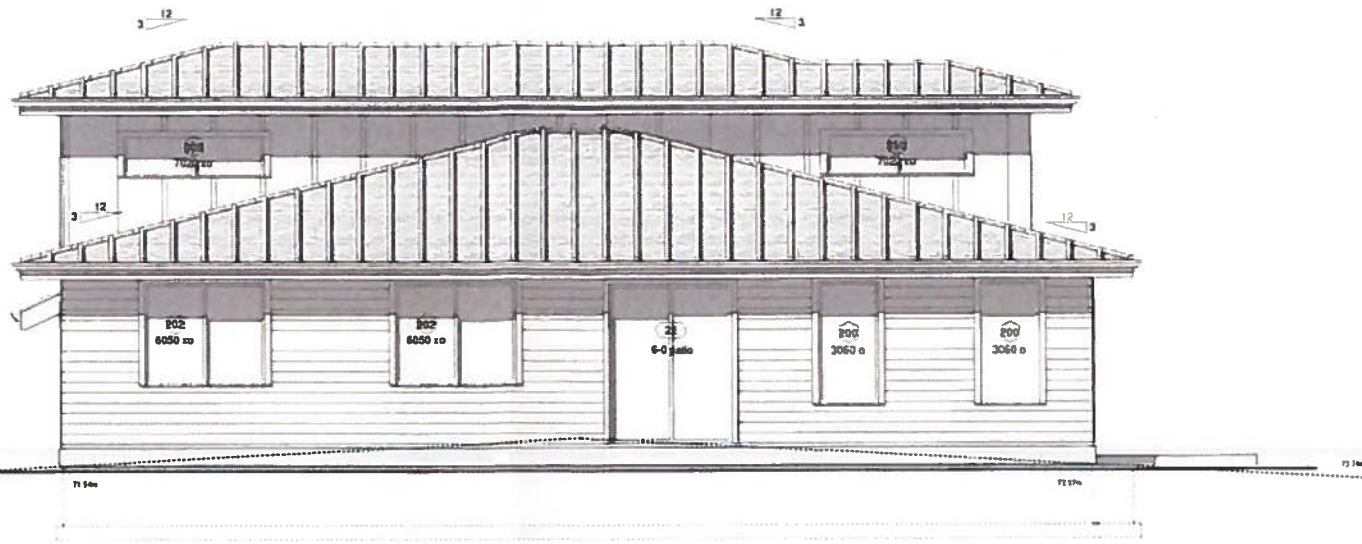
5. Exterior 38mmx140mm (2x6) Stud Wall @ 304mm (12") with R19 Fibre Glass Batt Insulation, and Clad with Concrete Fibre Siding (Target for Compliance= 2.78 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 4.55
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
 Concrete Fibre Siding (Horizontal Lap, Panel or Shingle Panel): 0.03 RSI
 9.5mm (3/8") Wall (Rainscreen) Air Cavity: 0.15 RSI
 12.5mm (1/2") Oriented Strandboard Sheathing: 0.12 RSI
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R19 Batt: 2.347 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 2.877 RSI

6. Floor between Garage and Primary Residence, 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation (Target for Compliance= 4.87 RSI- 0.16 RSI buffer)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 4.55
 Interior Air Film (Floor): 0.16 RSI
 15.5 (5/8") Plywood (Generic Softwood) Sheathing: 0.14 RSI
 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation: 4.55 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
Total: 4.96 RSI

7. Floor between Exterior and Primary Residence, 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation (Target for Compliance= 4.67 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 4.55
 Interior Air Film (Floor): 0.16 RSI
 15.5 (5/8") Plywood (Generic Softwood) Sheathing: 0.14 RSI
 302mm (11 7/8" Wood I Joists) @ 406mm (16") with R28 Fibre Glass Batt Insulation: 4.55 RSI
Total: 4.85 RSI

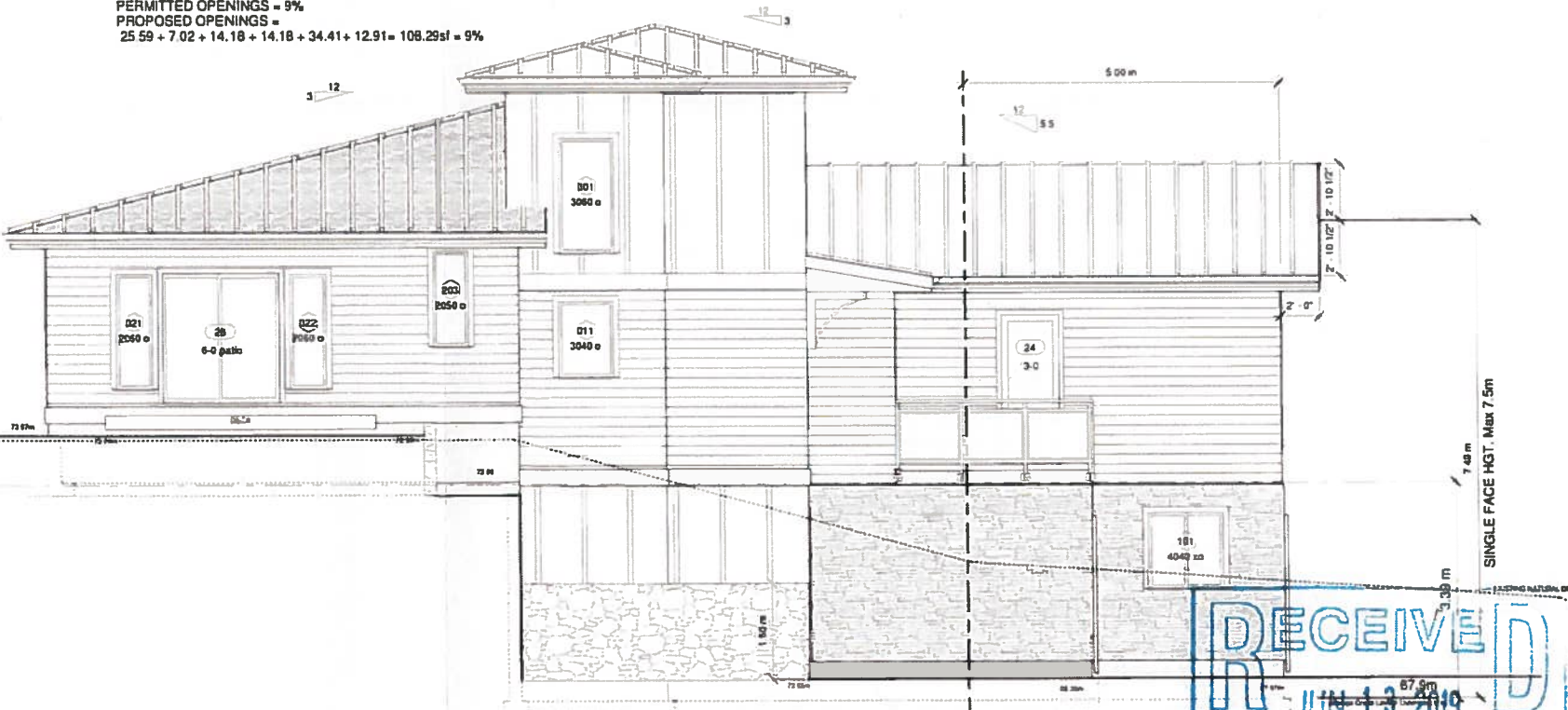
16. Exterior Wall between Attic and heated space, 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R22 Fibre Glass Batt Insulation (Target for Compliance= 2.78 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 3.87
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R22 Batt: 3.87 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 4.10 RSI

21. SKYLIGHT (OPTIONAL)
 38mmx140mm (2x6) Stud Wall @ 406mm (16") with R22 Fibre Glass Batt Insulation (Target for Compliance= 2.78 RSI)
 RSI Parallel = 100
 % area of framing/RSI + % area of cavity/RSic
 RSI = 3.87
 Exterior Air Film (ceiling, floors, walls): 0.03 RSI
 38mmx140mm (2x6) Spruce-Pine-Fir Studs or Joist with R22 Batt Insulation: 3.87 RSI
 12.7mm (1/2") Gypsum Board (X-Type or Regular): 0.08 RSI
 Interior Air Film (Wall): 0.12 RSI
Total: 4.10 RSI



1 Rear (south) Elevation
1/4" = 1'-0"

UNPROTECTED OPENINGS:
 WALL AREA = 1182.76sf (109.88sm)
 LIMITING DISTANCE = 1.5m
 PERMITTED OPENINGS = 9%
 PROPOSED OPENINGS =
 25.59 + 7.02 + 14.18 + 14.18 + 34.41 + 12.91 = 108.29sf = 9%



2 Left (east) Elevation
1/4" = 1'-0"

CONDITIONALLY APPROVED
 AUGUST 1, 2019
 DATE *[Signature]*
 APPROVING OFFICER

FINISH SCHEDULE KEY	
1	TORCH ON ROOF MEMBRANE (REVISE AS REQ'D)
2	DECORATIVE FINISH PANEL
3	DIO FASA (PAINTED) C/W ACCENT TRIM (C/W PAINTED) OVERHANG
4	2X10 DOLLY BAND (PAINTED) OR AS TO SPEC C/W CAN'T WATERLINE FLASH OVER
5	FEEL FIN METAL GUTTER ON DIO TRIM PAINTED C/W EXPOSED RAFTER TAILS
6	HORIZONTAL CEMENT PANEL BOARD Siding (COLOUR MATCH OR PAINTED)
7	VERTICAL PANEL BOARD SMOOTH Siding (COLOUR MATCH OR PAINTED)
8	1/2" WOOD CLADDING OR AS SPEC (STAINED)
9	1/2" WOOD SOFFIT OR AS SPEC (STAINED) C/W VENTILATION
10	WINDOW / DOOR TRIM (PAINTED) FLASHING OVER ALL DOORS & WINDOWS (TOP) C/W 2" CAN'T SILL C/W CAN'T DRAIN EDGE (TOP) ALL WINDOWS FLASH OVER
11	WOOD DOOR WITH GLAZING (PRE-FINISHED)
12	CLUBBING SIGN VENEER 8" UP AS TO SPEC (12" TO 16" 8" UP)
13	ALUM. GLASS RAILING 42" OR HGT. AS NOTED COLOUR TO MATCH OR AS TO SPEC
14	CONC. STAIRS OR PATIO
15	EXPOSED CONCRETE 1 MIN. 8" ABOVE GRADE

NOTES:
 WINDOW OPERATIONS (IE. DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTOR'S DIRECTION AND CONFORM TO B.C.C. 2008 RES. CODES.
 FLASH OVER ALL MATERIAL TRANSITIONS, DOOR & WINDOW HEADS.
 ALL COLOURS TO BE CONFIRMED BY DESIGNER / OWNER / CONTRACTOR.
 ALL LAND'S FRONT ENTRY TO BE CONCRETE STAIRS OR PATIO.

Premium Urban Design
 2640 Nanaimo Street
 Victoria, BC, V8T 4W9
 (250) 383-8990
 (250) 364-2144 Fax
 mka@premiumdesign.ca

Revision Number	Revision Description	Revision Date

Proposed Residence for:
iQube Developments
 1542 Athlone Ave, Victoria, BC, Lot B

DATE APR 2019
 DRAWN BY AJS
 JOB # A16-***
 SHEET
A5
 SHEET A5 OAS

ALL DIMENSIONS ARE TO FACE OF SHEATHING OR CONCRETE, UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-x10 LINTELS UP TO 72", 3-x10 OVER W 2x CRIPPLES.