

REQUIRED
ENERGY
STEP CODE

3

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 DISCREPENCIES REPORTED TO THE DESIGNER.
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
DRAFTED ELEMENTS ARE FRAMED ONLY, NO ALLOWANCES HAVE BEEN ADDED FOR FINISHING ELEMENTS SUCH AS BUT NOT LIMITED TO G.W.B., CLADDING, SHEATHING, ETC.
-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.

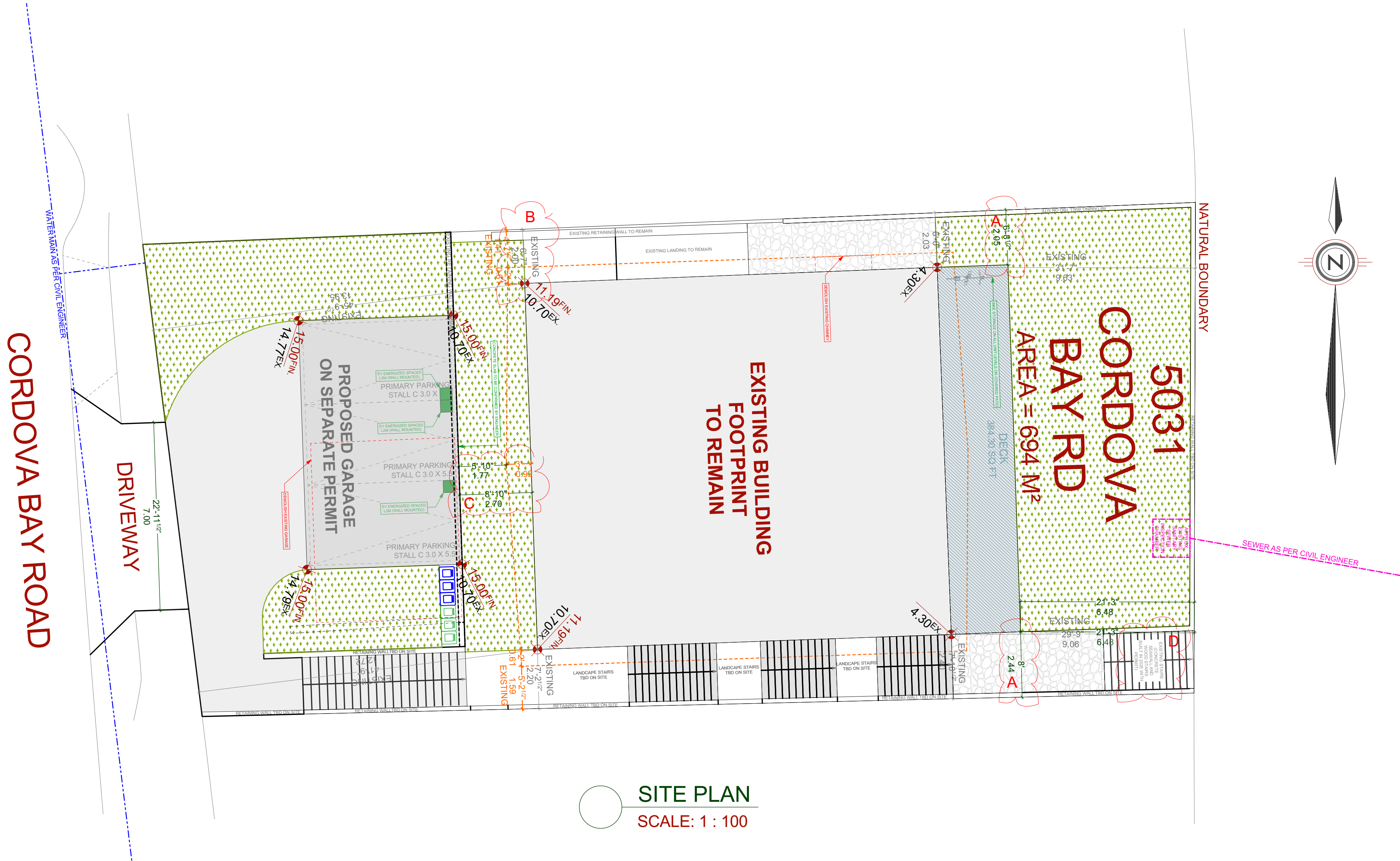
LUMBER, FRAMING, AND BEAMS
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL 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.
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

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 JAVA DESIGNS 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.



SITE PLAN
SCALE: 1 : 100

PROJECT DATA TABLE - MULTI FAMILY DWELLING - TRIPLEX			
Address	5031 CORDOVA BAY ROAD		
Lot Size	694m ² (7,470.15ft ²)		
Zoning	RS-18		
Lot coverage	Proposed	Allowed	
	30.59% 212.31m ² (2,285.36ft ²)	50% 347m ² (3,735.07ft ²)	10% 69.4 m ² (747.01ft ²)
Minimum open site space	107.95 m ² (1,161.92ft ²)	69.4 m ² (747.01ft ²)	40% 95.27m ² (1,025.45ft ²)
Minimum front yard open site space	42.33% 100.92m ² (1,085.22ft ²)	40% 95.27m ² (1,025.45ft ²)	
Setbacks			
Existing front lot line setback	13.95m (45.76ft)	4.00m (13.12ft)	
Existing rear lot line setback <i>Variance required *</i>	6.48m (21.25ft)	7.5m (24.60ft)	
Existing interior side lot line setback (South)	3.62m (11.87ft)	1.5m (4.9ft)	
Existing interior side lot line setback (North)	2.00m (6.58ft)	1.5m (4.9ft)	
Combined sideyard setback	4.20m (13.78ft)	4.5m (14.8ft)	
Existing setback from watercourse to remain	7.61m (25.0ft)	7.5m (24.6ft)	
Allowable projection reduction	1.2m (3.9ft)	1.2m (3.9ft)	
Retaining Wall & dwelling separation space (Accessory Building)	1.77m (5.81ft)	1.2m (4.0ft)	
Height			
Existing average grade	7.48m		
Existing height	7.24m (23.75ft)	11.00m (36.08ft)	
Height within 7.5m from ocean <i>Variance required *</i>	4.99m (16.37ft)	0.60m (1.96ft)	
Floor Area			
Existing upper floor (Unit A) area to remain	209.62m ² (2,256.38ft ²)		
Existing main floor (Unit B) area to remain	163.44m ² (1,759.27ft ²)		
Existing lower floor (Unit C) area to remain	105.5m ² (1,130.85ft ²)		
Existing total gross floor area to remain	478.56m ² (5,146.5ft ²)	780m ² (8,395.85ft ²)	
Existing floor space ratio to remain	0.68 478.56m ² (5,146.5ft ²)	1.0 694m ² (7,470.15ft ²)	
# of parking spaces	5 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	3 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	
EV parking stall requirements	3 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	3 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	
Location of EV stalls	1 - Primary Residence A (parking stall) 1 - Primary Residence B (parking stall) 1 - Primary Residence C (parking stall)	1 - Primary Residence A (parking stall) 1 - Primary Residence B (parking stall) 1 - Primary Residence C (parking stall)	
# of bike spaces	3 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	3 1 - Primary Residence A 1 - Primary Residence B 1 - Primary Residence C	

RECEIVED
Aug 25, 2026
PLANNING DEPT.
DISTRICT OF SAANICH

ADDRESS:
5031 CORDOVA BAY ROAD, SAANICH

CUSTOMER:
MIKE GIORDANO

DRAWING NAME:
SITE PLAN & DATABOX

DRAWING SCALE:
AS NOTED

ISSUE DATE:
AUG. 05, 2026

DRAWN BY:
CD

CHECKED BY:
KL

102 - 2871 JACKLIN ROAD
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JAVA DESIGNS

SHEET
NUMBER

A1