

Issued for coordination2022-06-08

Issued for coordination2022-03-04

Issued for DHAP2022-02-24

PROJECT OWNER: Kelly Seagram & Mitchel Kajiura



PROJECT ADDRESS:

CIVIC ADDRESS:  
1021 CATHERINE STREET,  
VICTORIA, BC

LEGAL ADDRESS DESCRIPTION:  
LOT A, PID 002092697, PLAN VIP9474

Architect

Waymark Architecture  
1826 Government Street  
Victoria. V8T 4N5

Contact: Will King  
Cell: 778-977-0660  
Email: will@waymarkarchitecture.com

BUILDER

Frontera Homes Ltd.  
1134 Empress Ave  
Victoria, BC V8T 1P4

Contact: Taylor McCarthy  
Phone: (514) 746-3392  
Email: taylor@fronterahomes.ca

STRUCTURAL

BUILDING ALTERNATIVES

Contact: ANTONY SPICK  
Phone: 778-679-4466  
Email: anthony@anthonyspick.com

ENERGY ADVISER

BERNHARDT CONTRACTING

Contact: MARK BERNHARDT  
Phone: 250-857-2432  
Email: Mark@bernhardtcontracting.com

Catharine Street Heritage House

2022-06-08Issued for coordination

2022-03-04Issued for coordination

2022-02-24Issued for DHAP

Date: Cover Sheet

Project ID: 2021-008

Architect of Record: Will King



No.	Date	Appr	Revision Notes
3	2022-06-08		Issued for coordination
2	2022-03-04		Issued for coordination
1	2022-02-24		Issued for DHAP
No.	Date	Issue Notes	

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Seal	
Owner: <b>Kelly Seagram &amp; Mitchel Kajiura</b>	
Project Title: <b>Catherine Street Heritage House</b>	
Sheet Title: <b>Site Plan</b>	
Scale: n/a	Sheet Number: <b>A001</b>
Architect of Record: Will King	
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	

#### Project Information

Civic address:  
1021 Catherine Street,  
Victoria, bc  
Legal address description:  
lot A, PID 002092697, Plan VIP9474

Zoning:  
R-2 zone, two family dwelling district  
Site Area: 541 m<sup>2</sup> (5,823 sq.ft.)

Site coverage:  
Required 40%  
Existing 25% / unchanged

Height:  
Required: 7.6m in height and 1½ storeys  
if the building has a basement  
Existing: 7.48 m / unchanged

Setbacks Minimum:  
Front yard  
Required: 7.5 m  
Existing: 4.5 m / unchanged

Rear yard  
Required: 10.5 m  
Existing: 10.2 m / unchanged

North side yard corner lot:  
Required: 3.5 m  
Existing: 5.8 m / unchanged

South side yard unchanged  
Required: 1.5 m  
Existing: 4.4 m / unchanged

Combined side yard setbacks  
Required: 4.5 m  
Existing: 10.2 m / unchanged

Floor space ratio (maximum) :  
Required: 0.5 to 1  
Existing: 0.28 to 1 unchanged

900 + 780 = 1680 sq.ft.  
1680 / 5823 = 0.28

Main floor area  
existing: 900 ft<sup>2</sup> / unchanged

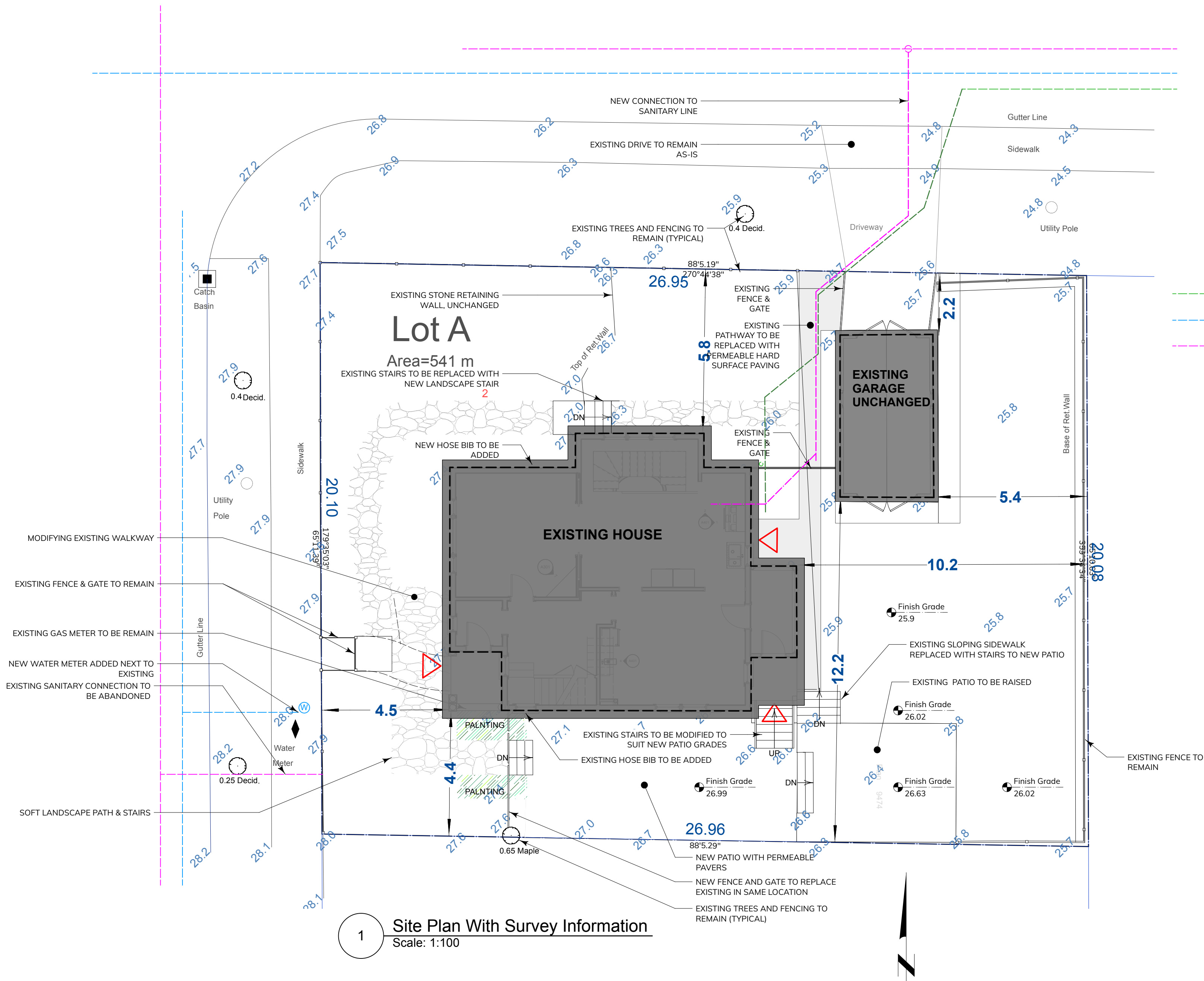
Upper floor area  
existing: 780 ft<sup>2</sup> / unchanged

#### LEGEND:

- STORM DRAIN SYSTEM
- WATER UTILITY SYSTEM 150 WDI
- SANITARY SEWER SYSTEM



2 Photo Context  
Scale: N/A



1 Site Plan With Survey Information  
Scale: 1:100



- NEW PLANTERS ALONG STAIRS & PATH
- NEW FENCE AND GATE TO REPLACE EXISTING IN SAME LOCATION
- NEW LANDSCAPE STAIRS



- EXISTING PATIO TO BE RAISED



- NEW STAIRS TO PATIO
- EXISTING PATHWAY TO BE REPLACED WITH PERMEABLE HARD SURFACE PAVING
- EXISTING INFILL WALLS FOR STORAGE TO BE REMOVED



- EXISTING PATHWAY TO BE REPLACED WITH PERMEABLE HARD SURFACE PAVING
- EXISTING CONCRETE STAIRS & LANDING TO BE REPLACED
- EXISTING CONCRETE BLOCK WALKWAY
- EXISTING STONE RETAINING WALL, UNCHANGED



- EXISTING GRADES TO BE MODIFIED
- EXISTING PATIO TO BE RAISED
- EXISTING PATHWAY TO BE REPLACED WITH PERMEABLE HARD SURFACE PAVING



WAYMARK

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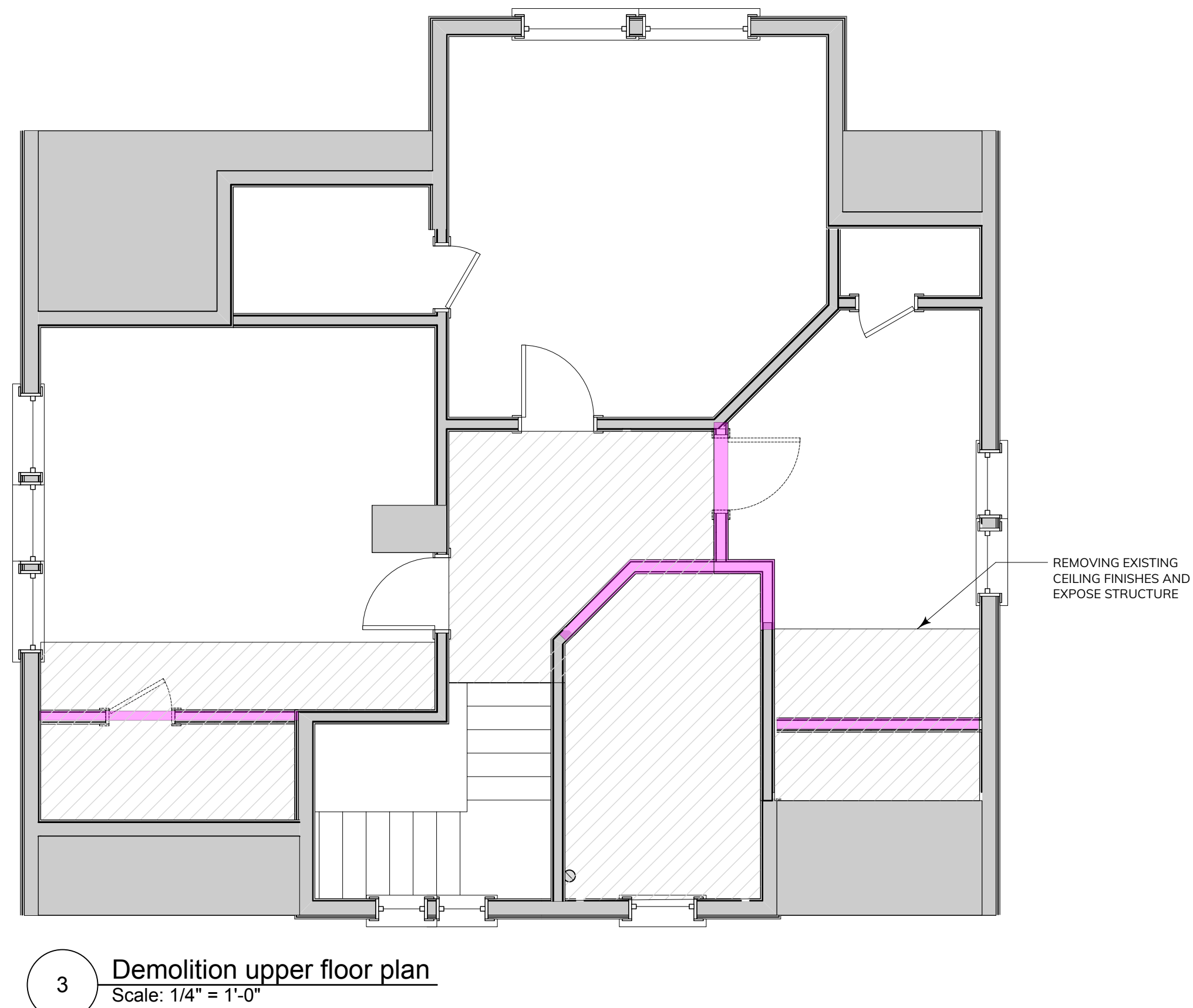
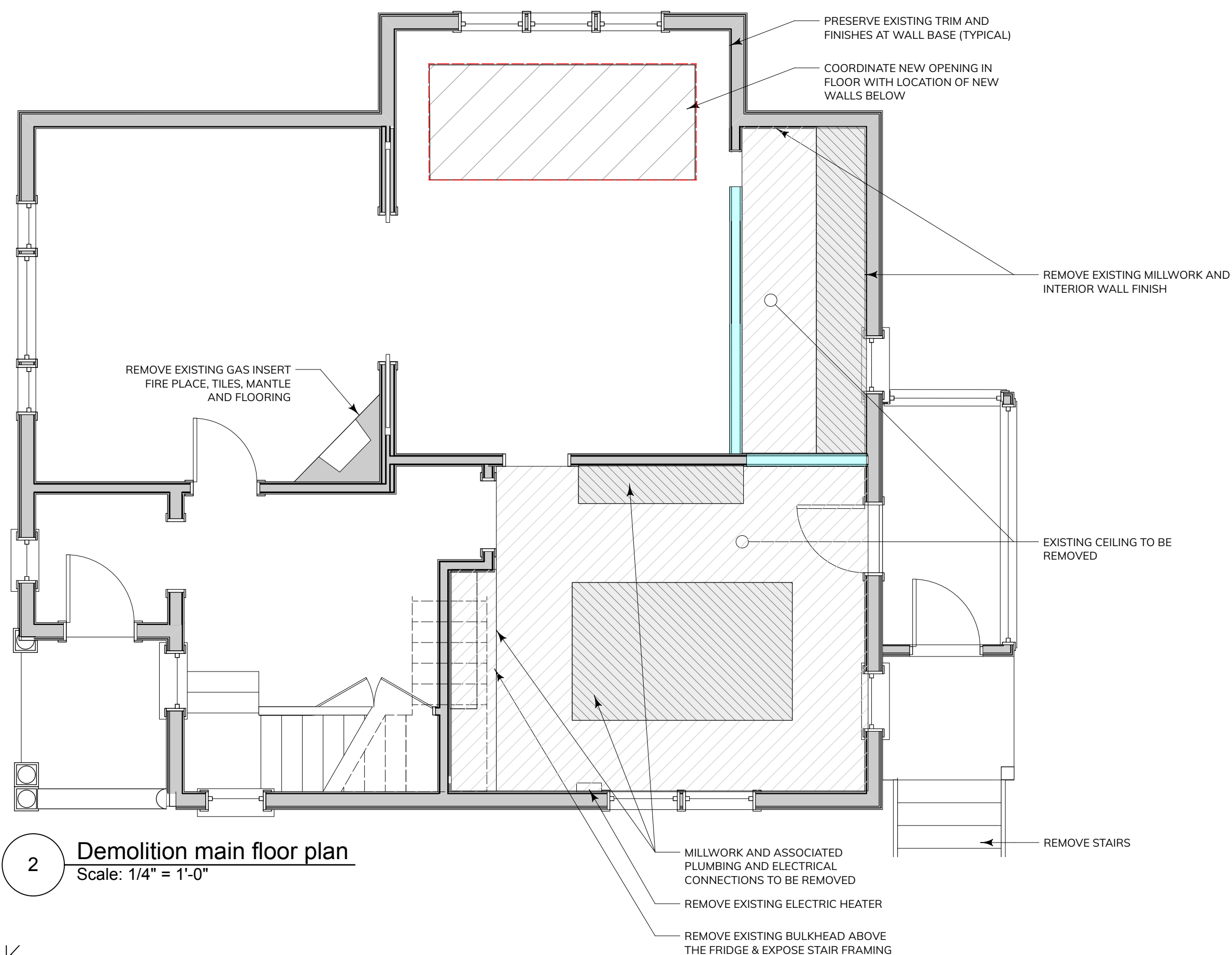
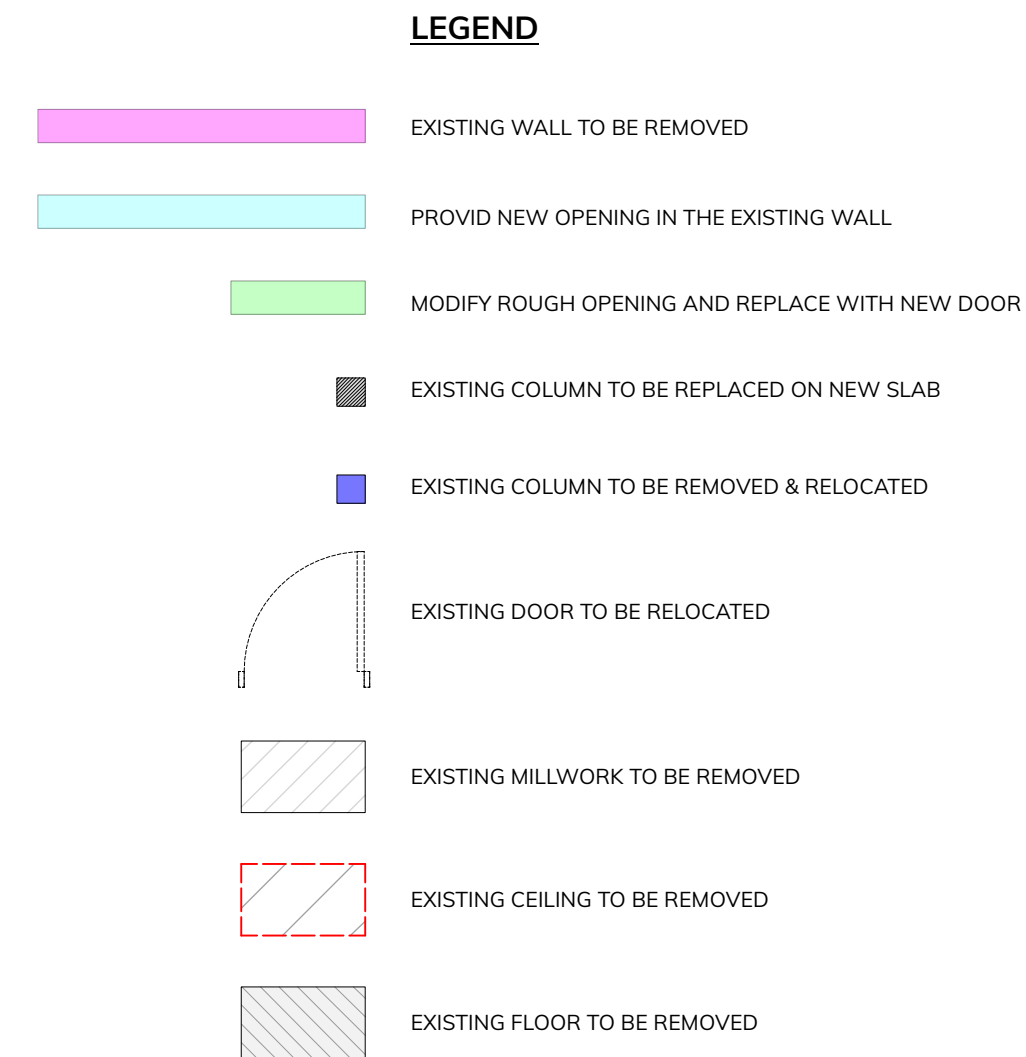
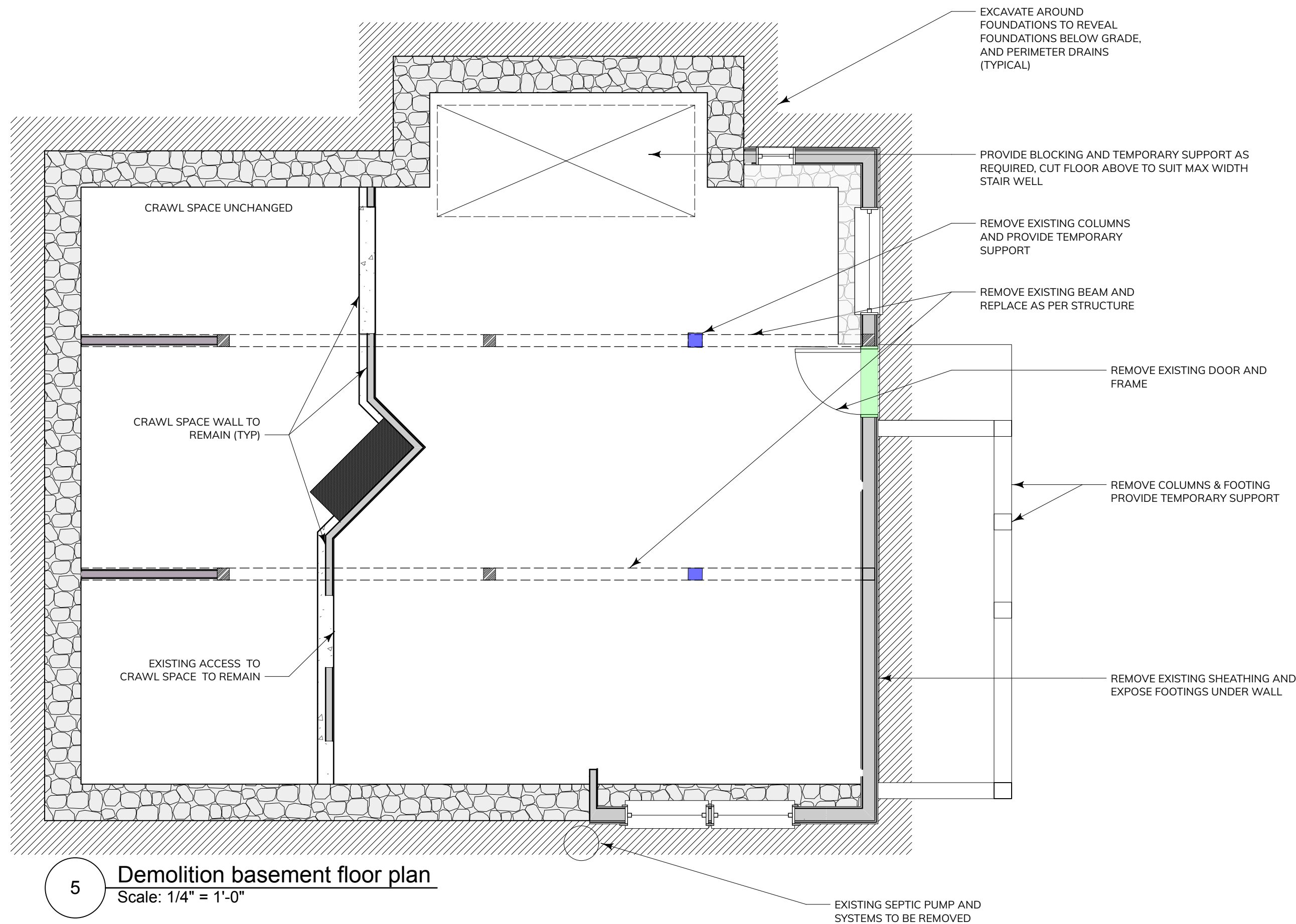


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Seal	
Owner:	
Kelly Seagram & Mitchel Kajiura	
Project Title:	
Catherine Street Heritage House	
Sheet Title:	
Demolition Plan	
Scale:	Sheet Number:
n/a	
Architect of Record:	A101
Will King	
Drawn by:	
SK	
Reviewed by:	
WK	
Project ID:	
2021-008	



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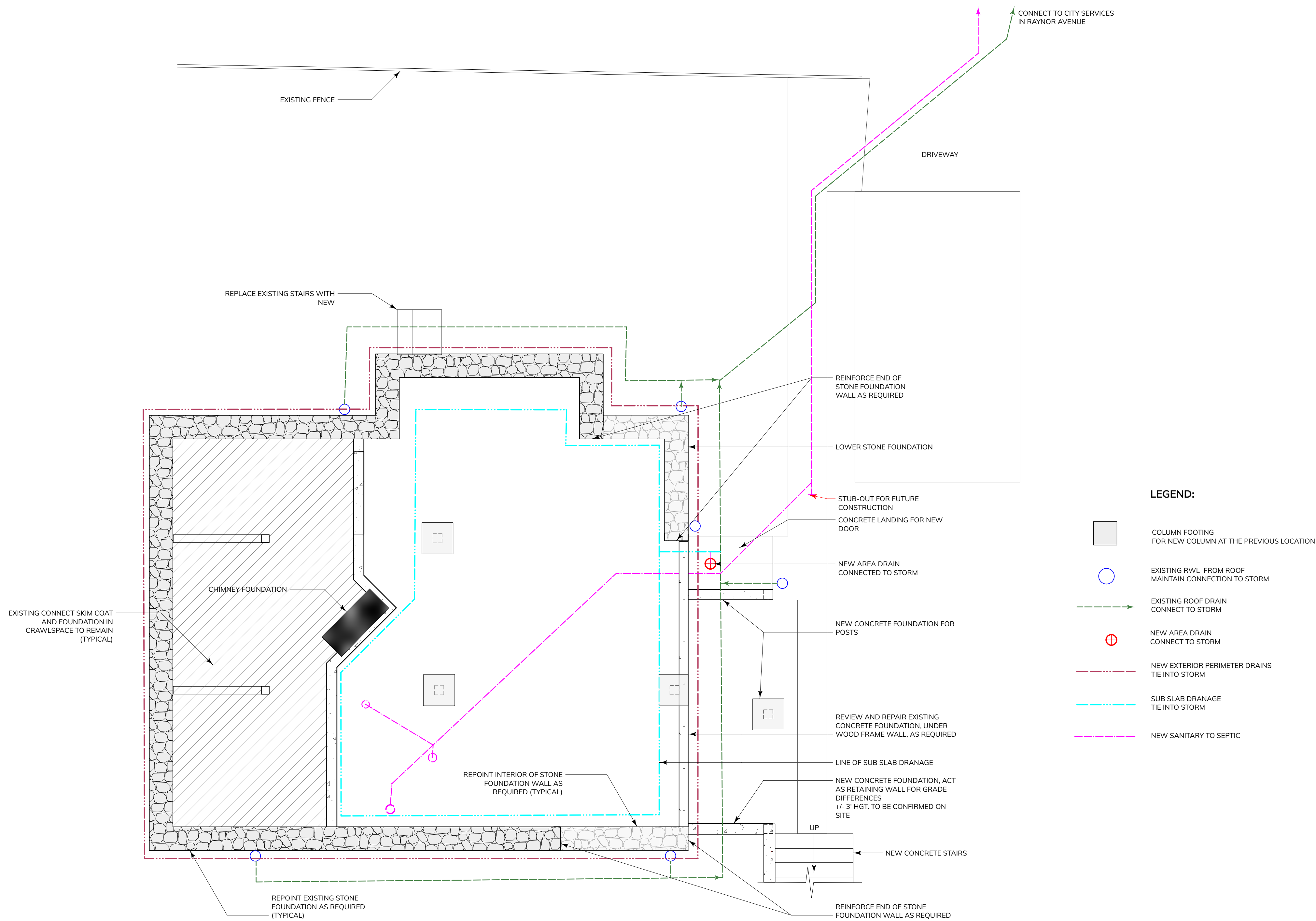
Seal

Owner:  
**Kelly Seagram & Mitchel Kajiura**

Project Title:  
**Catherine Street Heritage House**

Sheet Title:  
**Foundation Plan**

Scale: n/a	Sheet Number: <b>A102</b>
Architect of Record: Will King	
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	



1 Foundation plan  
Scale: 1/4" = 1'-0"

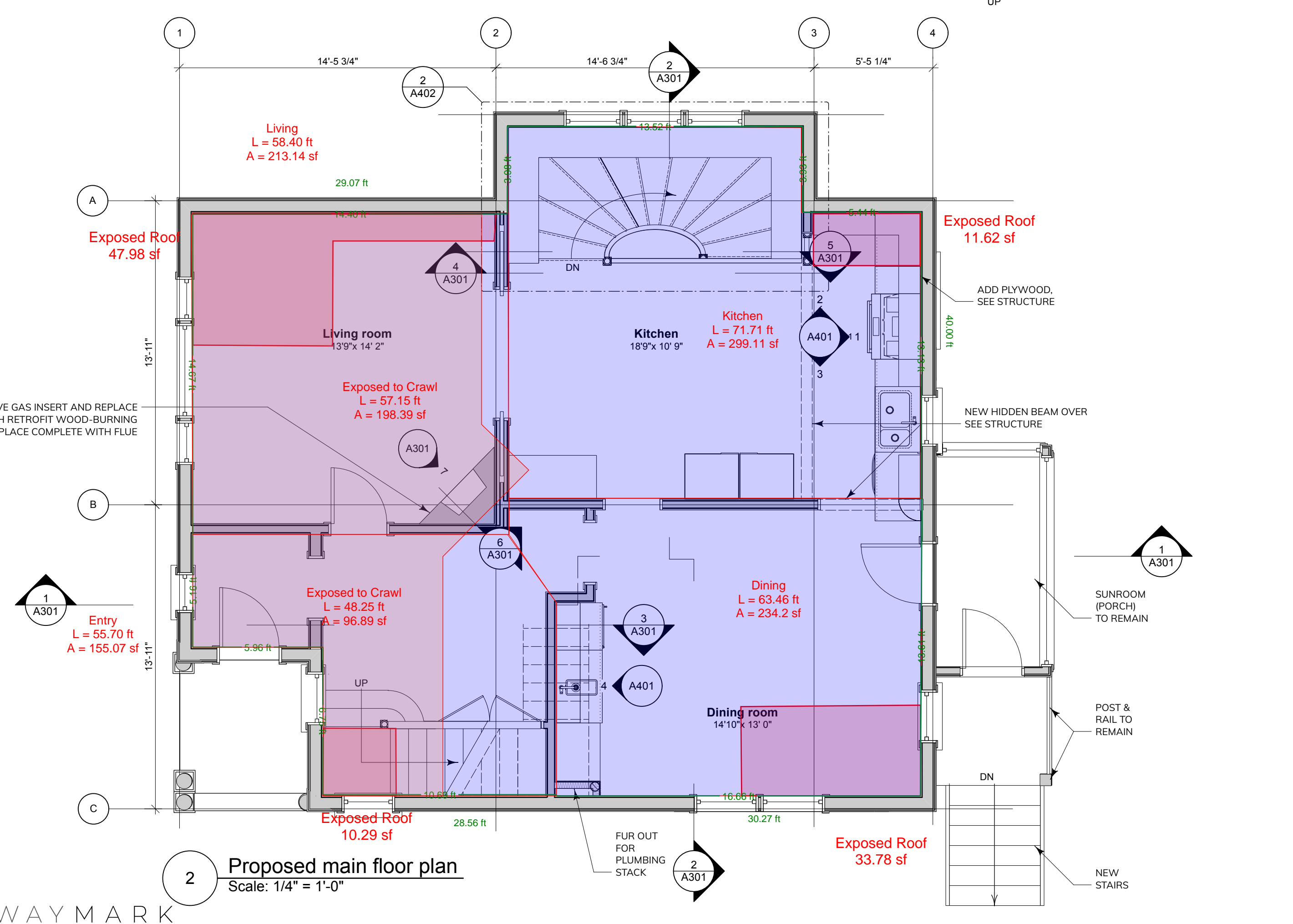
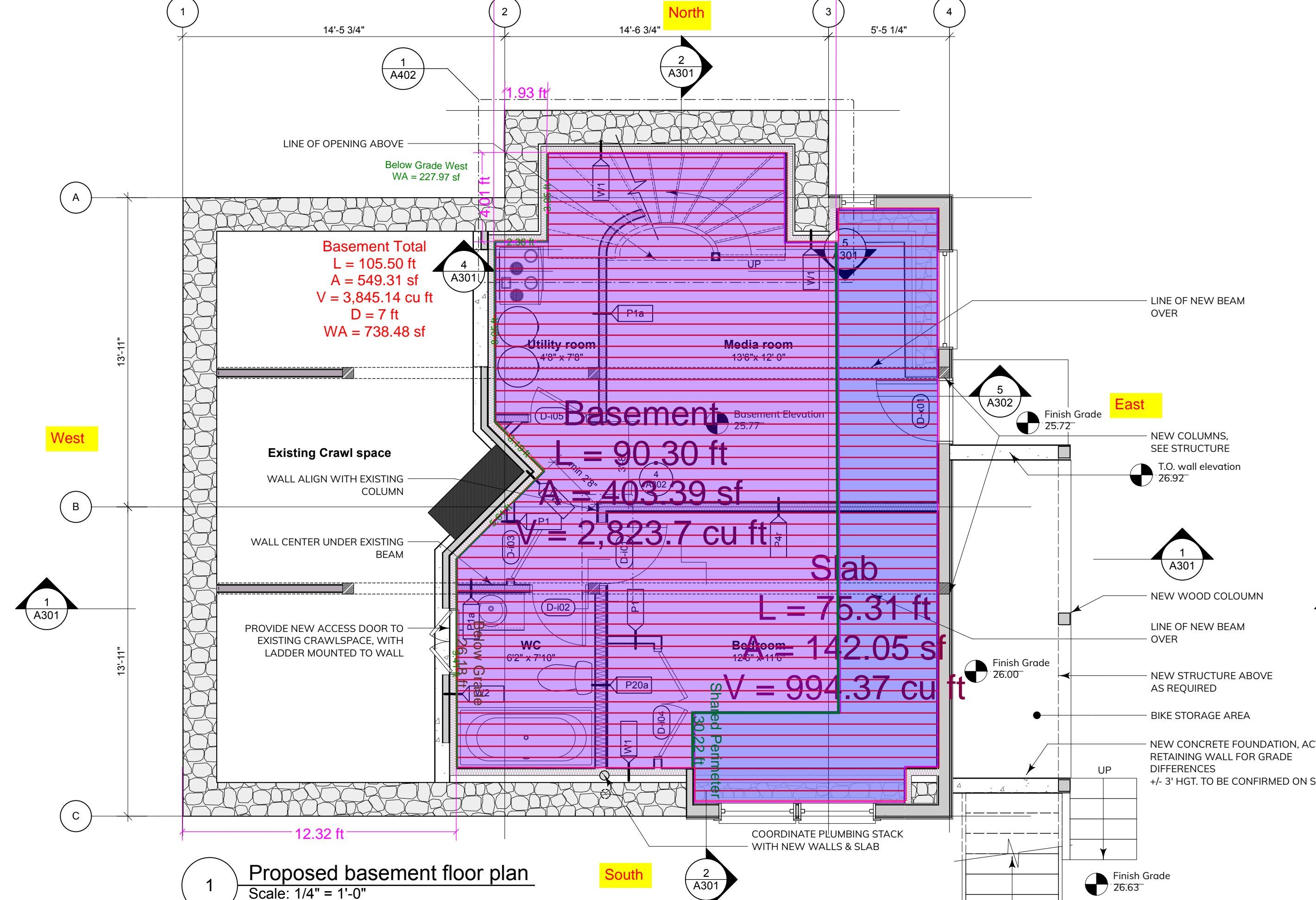
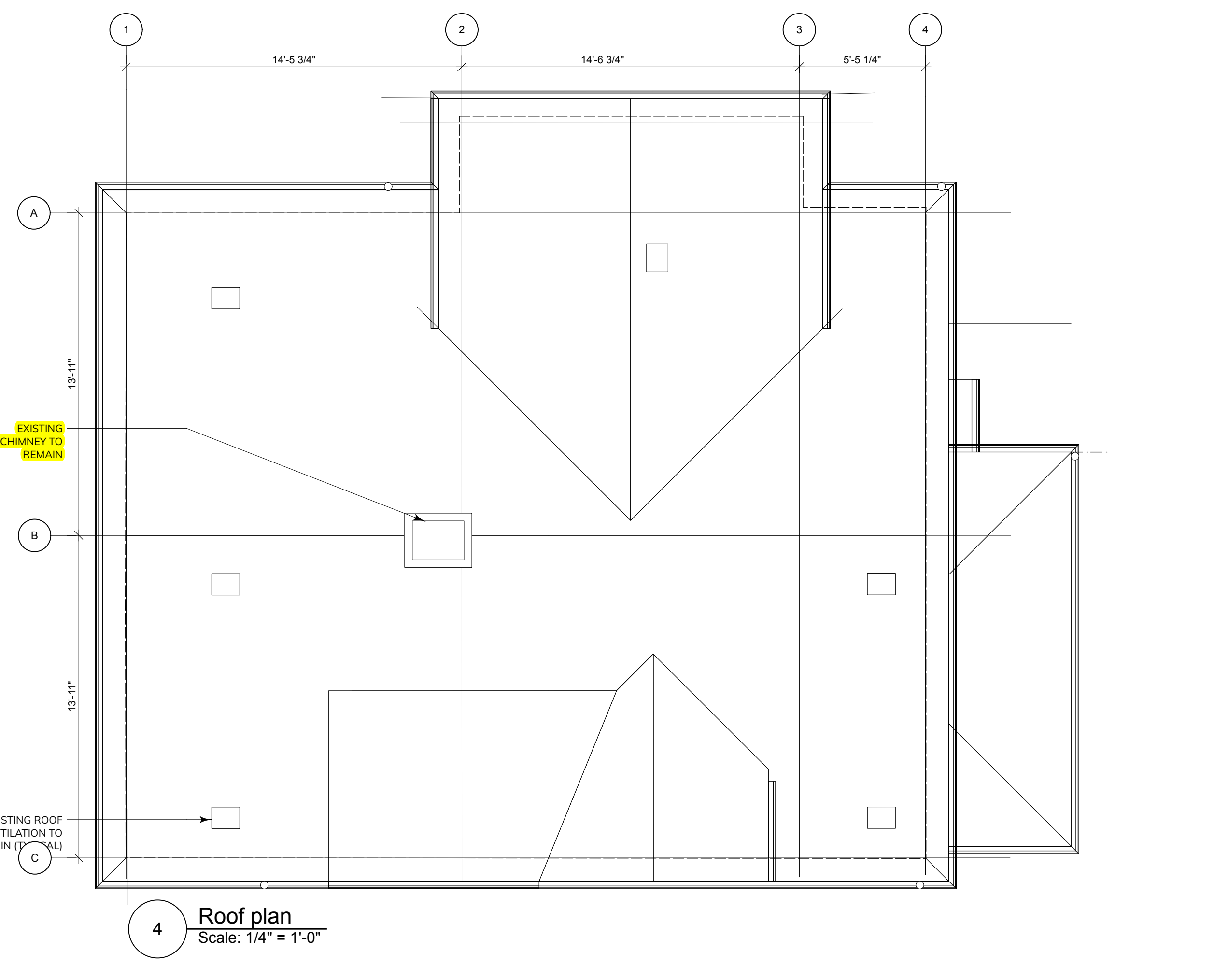
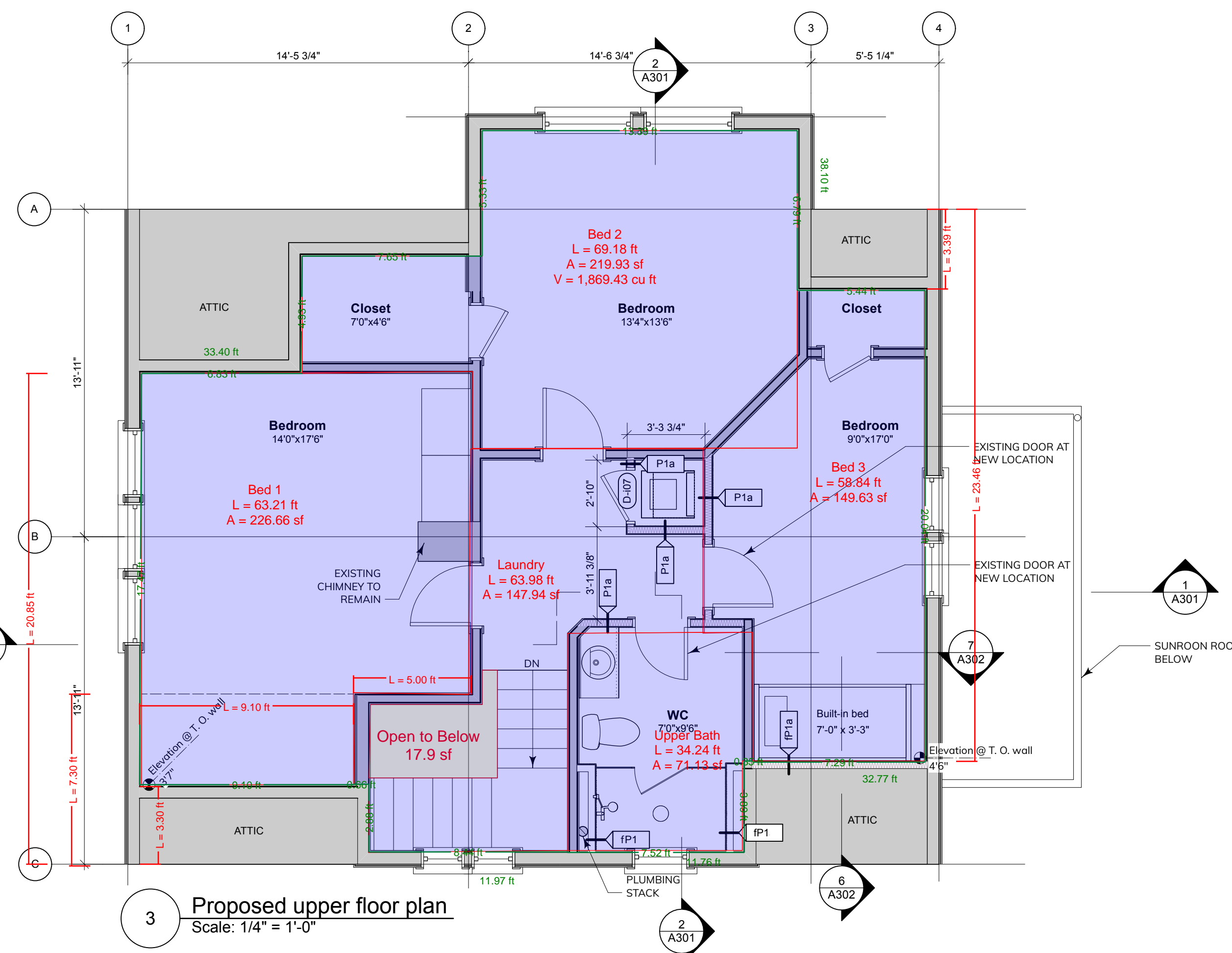


No.	Date	Appr	Revision Notes
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Owner:	
Kelly Seagram & Mitchel Kajiura	
Project Title:	
Catherine Street Heritage House	
Sheet Title:	
Proposed Floor Plans	
Scale:	Sheet Number:
n/a	
Architect of Record:	
Will King	
Drawn by:	
SK	
Reviewed by:	
WK	
Project ID:	
2021-008	





[illegible]

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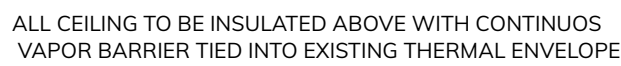
Owner:

Kelly Seagram & Mitchel Kajiura

Sheet Title:

RCP

Scale: n/a	<div style="text-align: center;"> <h1>A104</h1> </div>
Architect of Record: Will King	
Drawn by: SK	
Reviewed by WK	
Project ID: 2021-008	



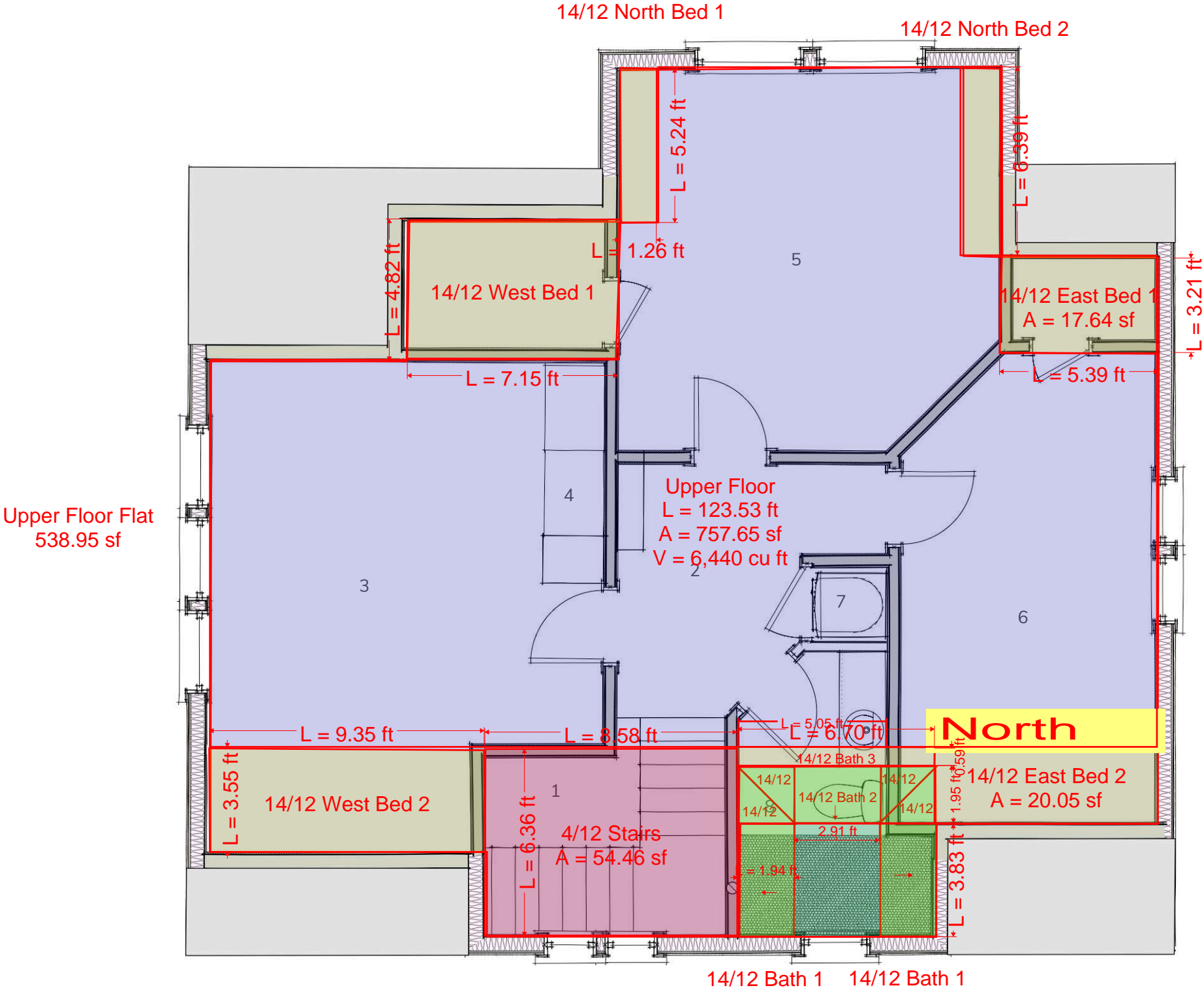
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UPPER LEVEL PLAN

CEILINGS

- 1: Stairs to upper level
- 2: Stair landing
- 3: Master bedroom
- 4: New closet in master bedroom
- 5: Second bedroom
- 6: Children's bedroom
- 7: Washer/dryer
- 8: Shower room



Assumed hand cut 2x4 @ 16" oc  
roof w/ R20

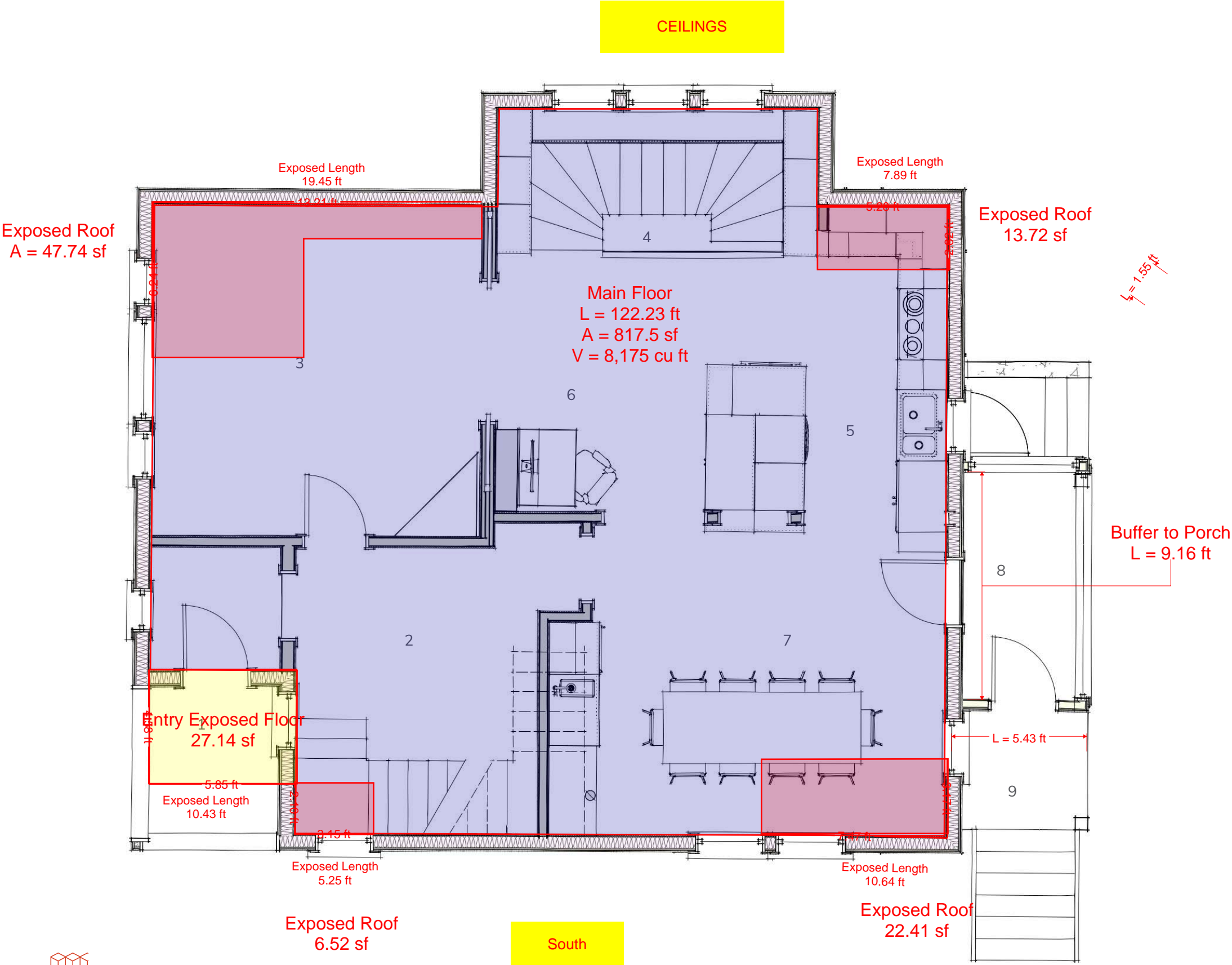
14/12 Bath 1 14/12 Bath 1  
Bath Subtraction  
V = 9.07 cu ft  
Bath Subtraction  
V = 77.31 cu ft





MAIN LEVEL PLAN

- 1: Existing entry porch to remain
- 2: Entry vestibule and stairs to upper level
- 3: Living room
- 4: New stairs to lower level
- 5: Kitchen
- 6: Work space
- 7: Dining area and wet bar
- 8: Existing rear porch to remain
- 9: Stairs to patio areas





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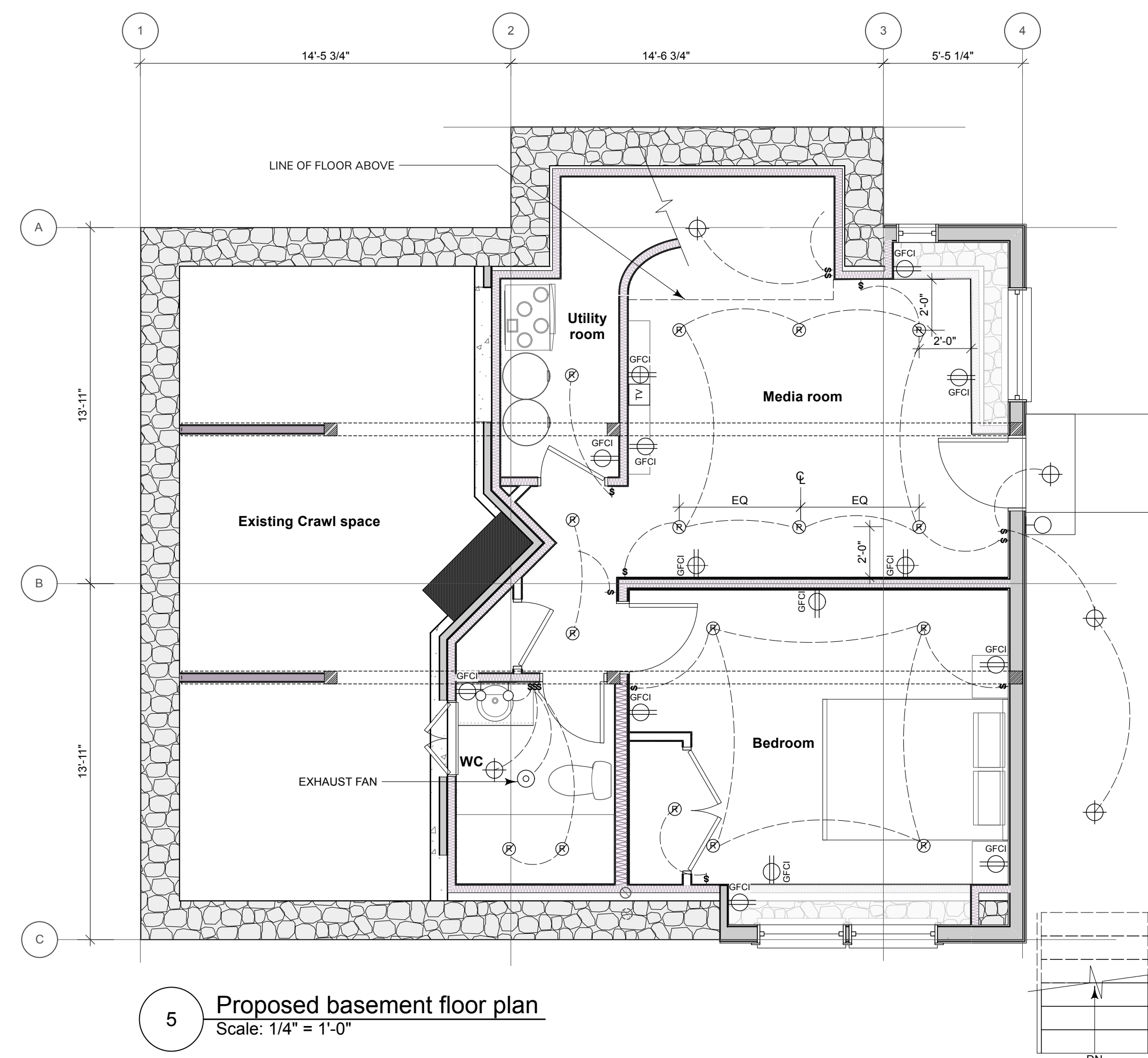
Seal

Owner:  
**Kelly Seagram & Mitchel Kajiura**

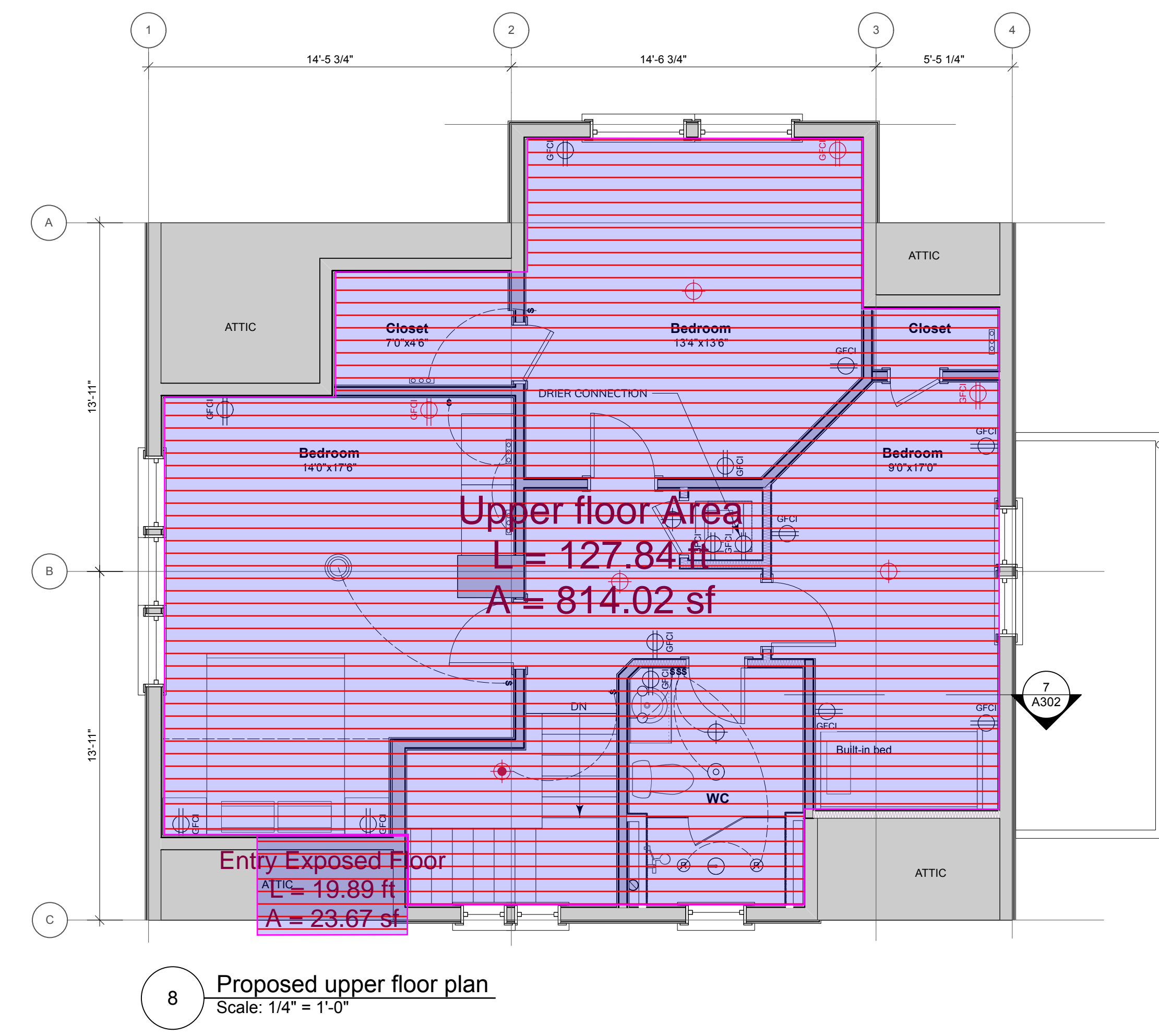
Project Title:  
**Catherine Street Heritage House**

Sheet Title:  
**Lighting Floor Plans & Electrical**

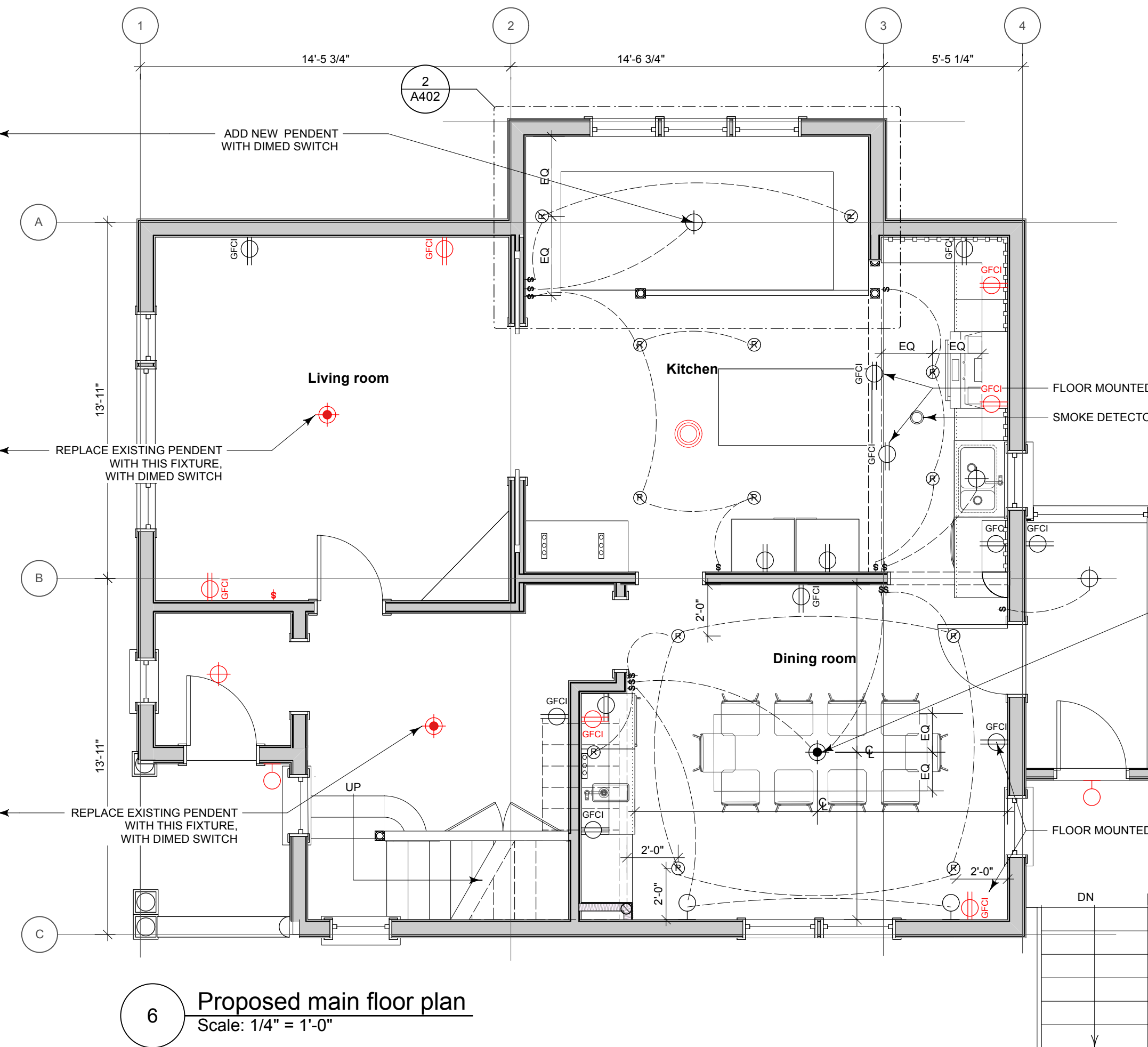
Scale: n/a	Sheet Number: <b>A105</b>
Architect of Record: Will King	
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	



5 Proposed basement floor plan  
Scale: 1/4" = 1'-0"



8 Proposed upper floor plan  
Scale: 1/4" = 1'-0"



6 Proposed main floor plan  
Scale: 1/4" = 1'-0"



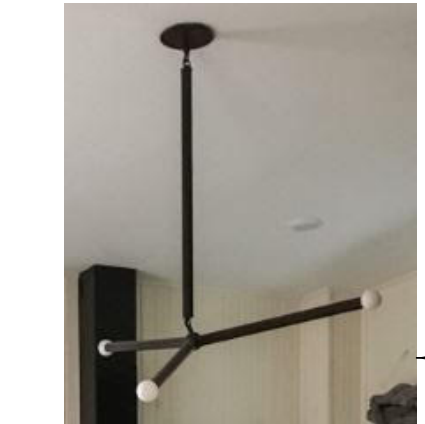
ELECTRICAL LEGEND

- DUPLEX POWER RECEPTACLE
- 240 V POWER RECEPTABLE
- GFCI RECEPTACLE
- T.V./ CABLE
- TELECOMMUNICATION NETWORK
- SINGLE POLE SWITCH
- FAN
- ACCENT / LIGHT UP

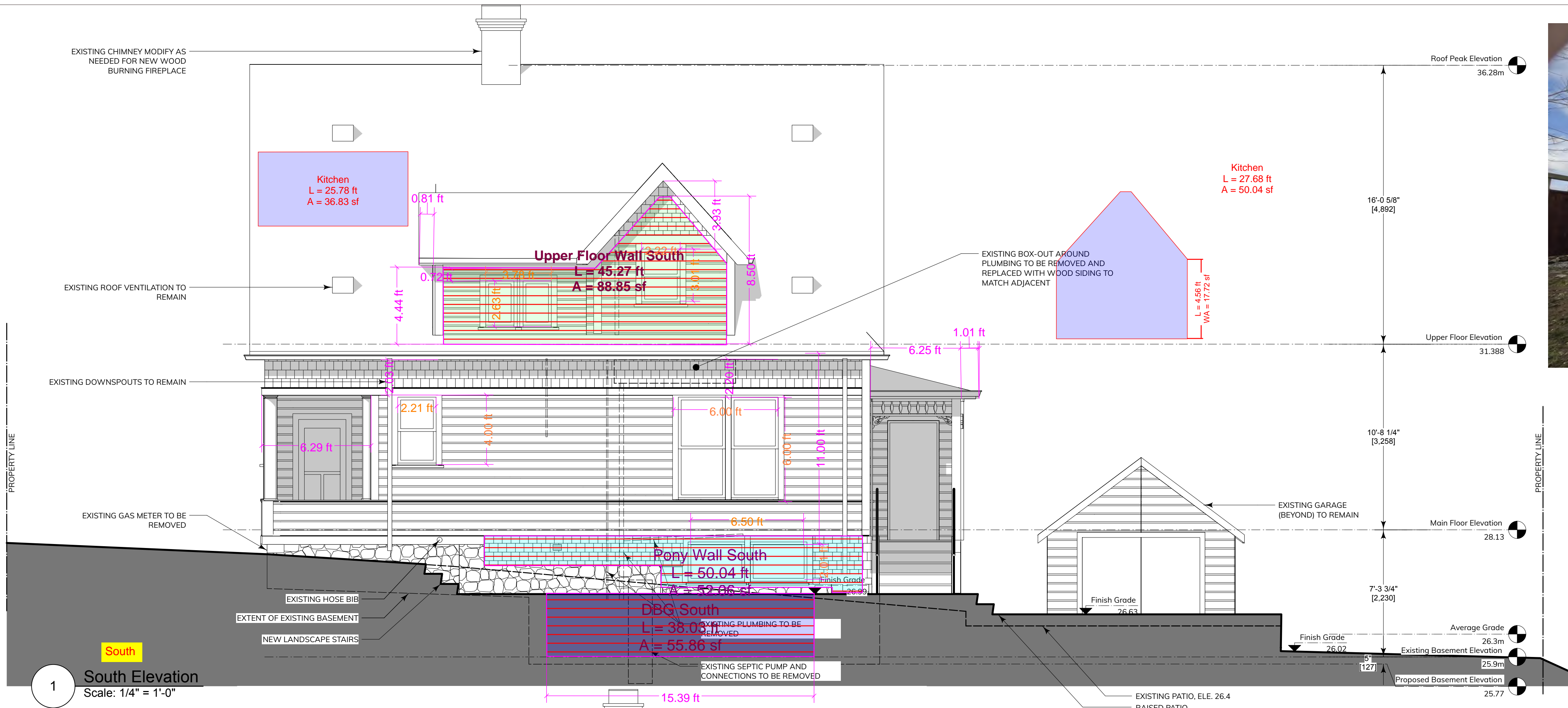
EXISTING FIXTURE IN RED COLOR

LIGHTING LEGEND

- CEILING MOUNTED FLUSH/SEMI FLUSH LIGHT FIXTURE
- CEILING MOUNTED PENDANT/CHANDELIER LIGHT FIXTURE
- TAPE LIGHTING
- RECESSED POT LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED SINGLE SCONCE FIXTURE
- WALL MOUNTED VANITY LIGHT. SINGLE OR MULTI BULBS FIXTURE
- SIDE/WALL MOUNTED EXTERIOR SCONCE FIXTURE
- LINEAR MOUNTED LIGHTING

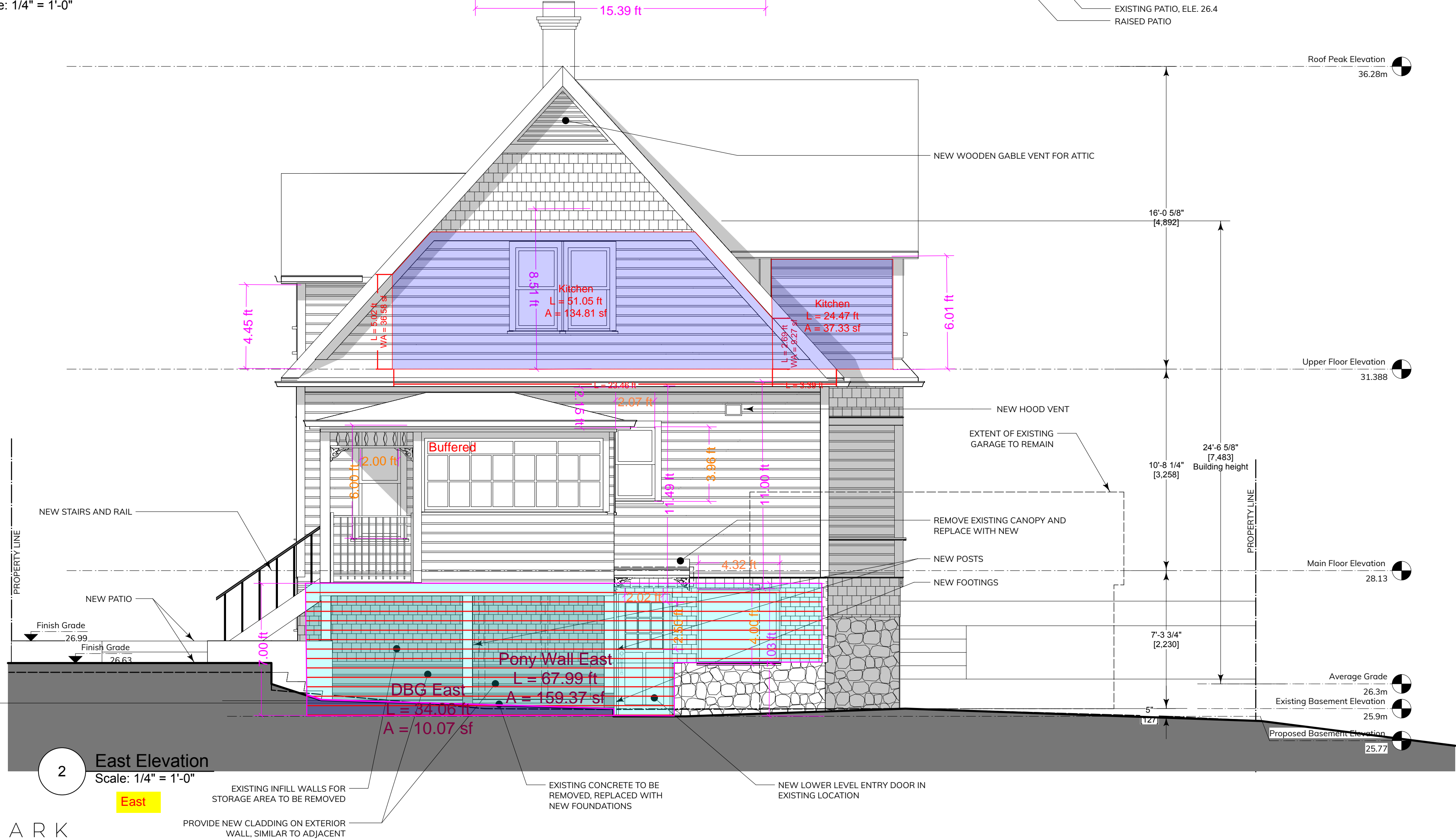






EXISTING PLUMBING TO BE REMOVED  
EXISTING SEPTIC PUMP SYSTEM TO BE REMOVED

1 South Elevation  
Scale: 1/4" = 1'-0"



2 East Elevation  
Scale: 1/4" = 1'-0"



ADD NEW GABLE VENTING TO ATTIC  
EXISTING BOX-OUT FOR PLUMBING AND CANOPY TO BE REMOVED

EXISTING DOOR TO BE REPLACED WITH NEW TO SUIT LOWER FLOOR ELEVATION

EXISTING INFILL WALLS FOR STORAGE TO BE REMOVED

EXISTING CONCRETE TO BE REMOVED, FOUNDATIONS TO BE REPLACED WITH NEW



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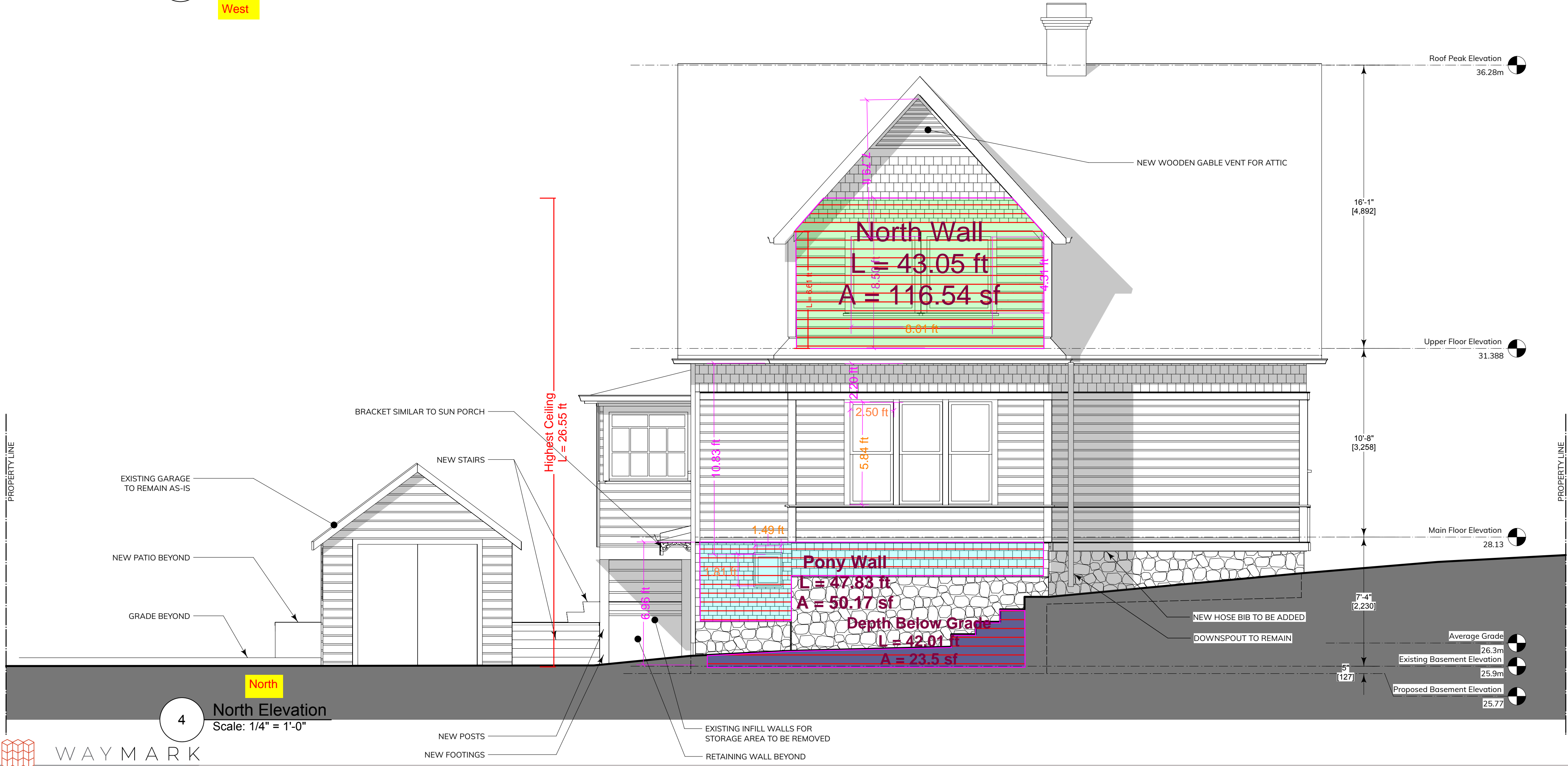
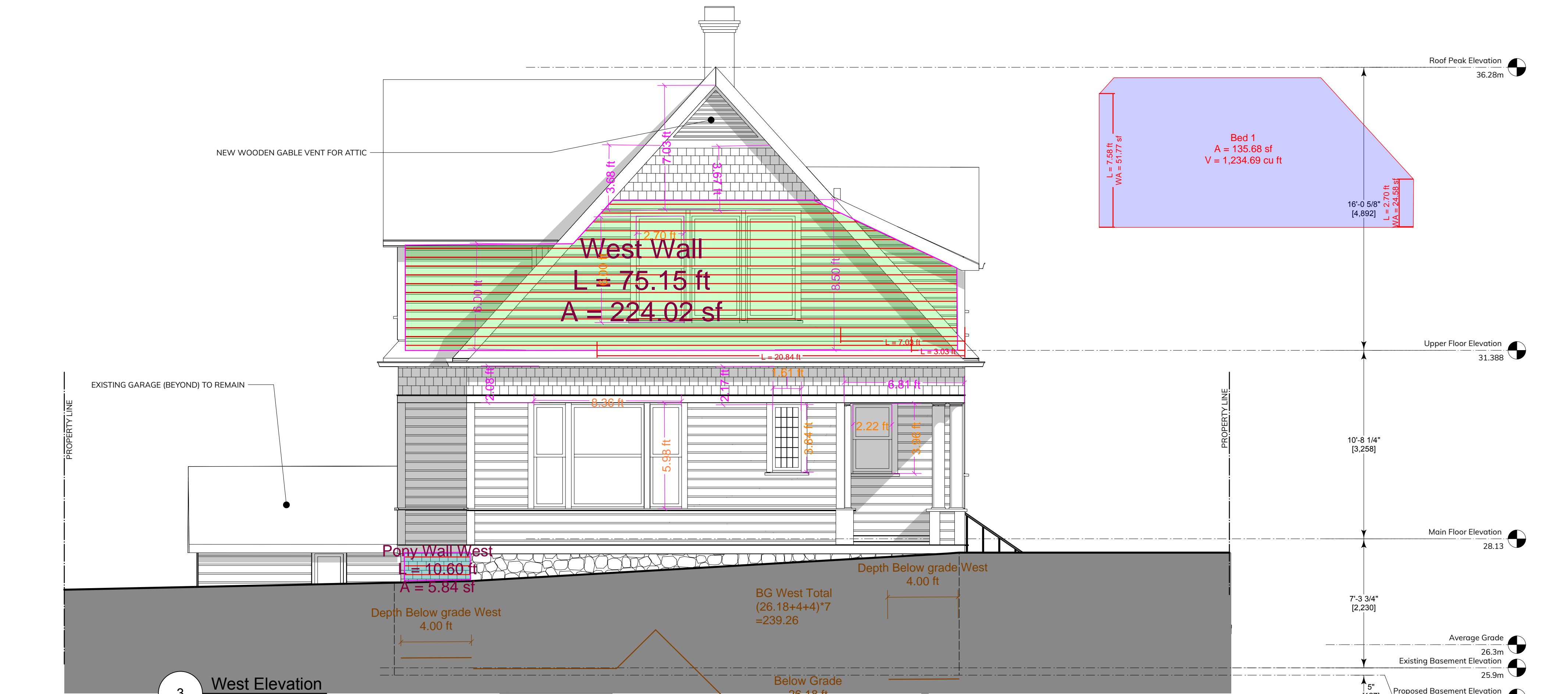
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Seal	
Owner:	Kelly Seagram & Mitchel Kajiura
Project Title:	Catherine Street Heritage House
Sheet Title:	South & East Elevations
Scale:	n/a
Architect of Record:	Will King
Drawn by:	SK
Reviewed by:	WK
Project ID:	2021-008
Sheet Number:	A201





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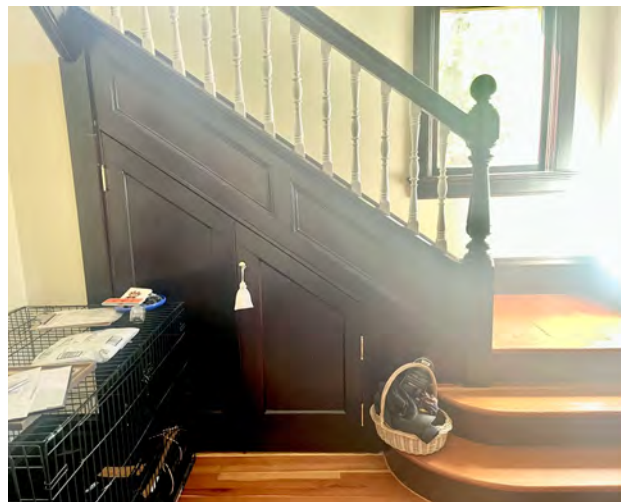
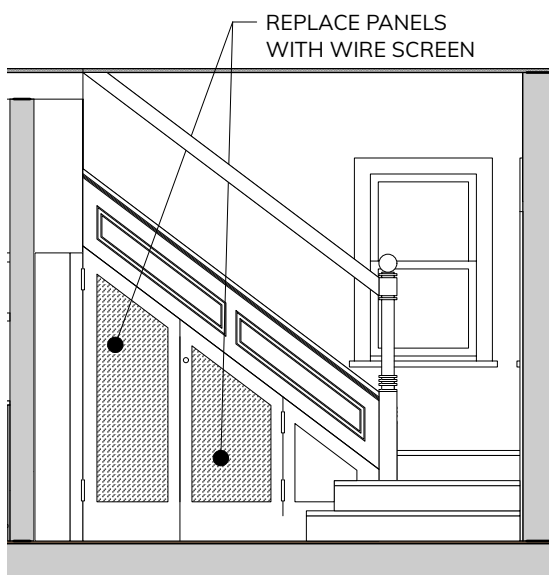
Owner:  
**Kelly Seagram & Mitchel Kajiura**

Project Title:  
**Catherine Street Heritage House**

Sheet Title:  
**North & West Elevations**

Scale: n/a	Sheet Number: <b>A202</b>
Architect of Record: Will King	
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	

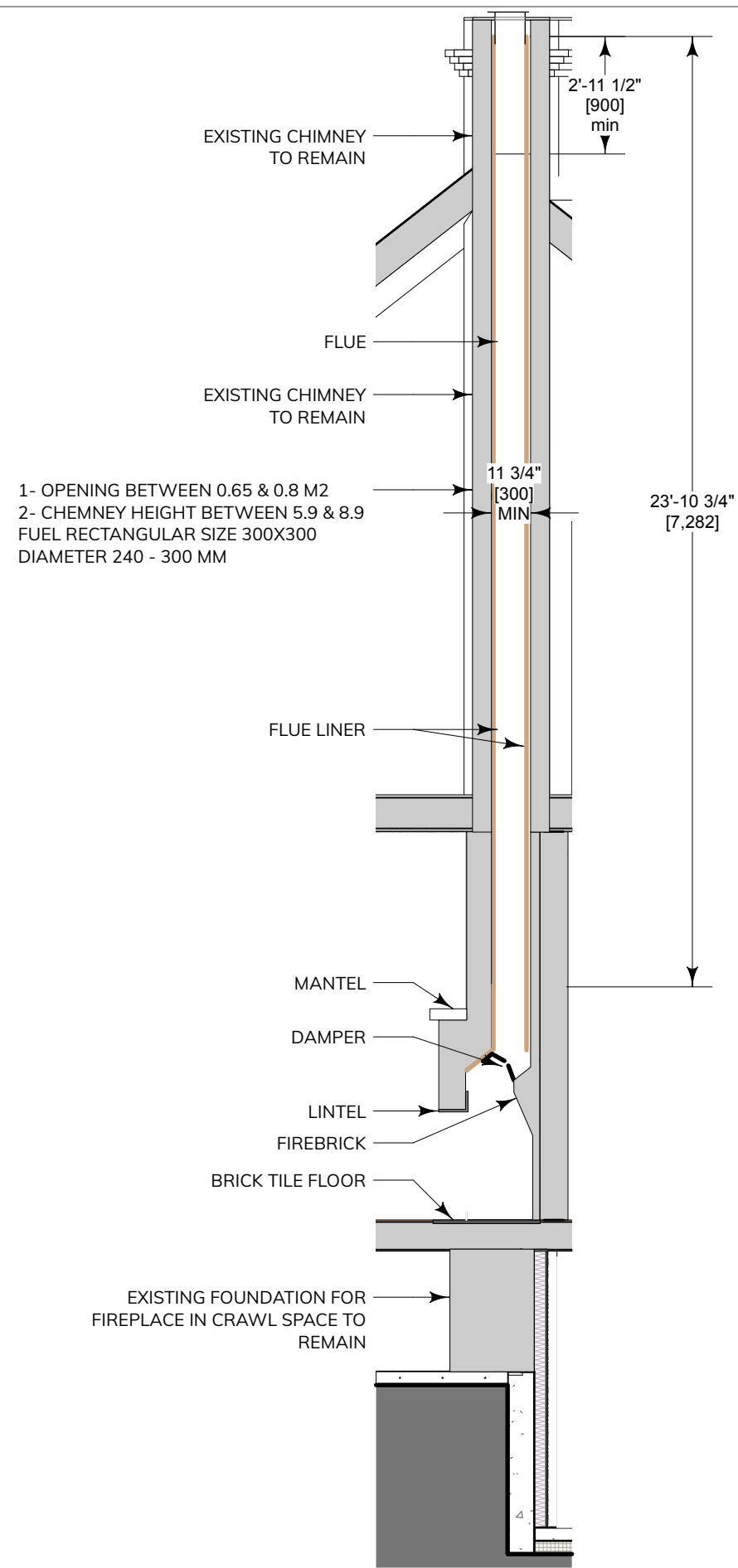




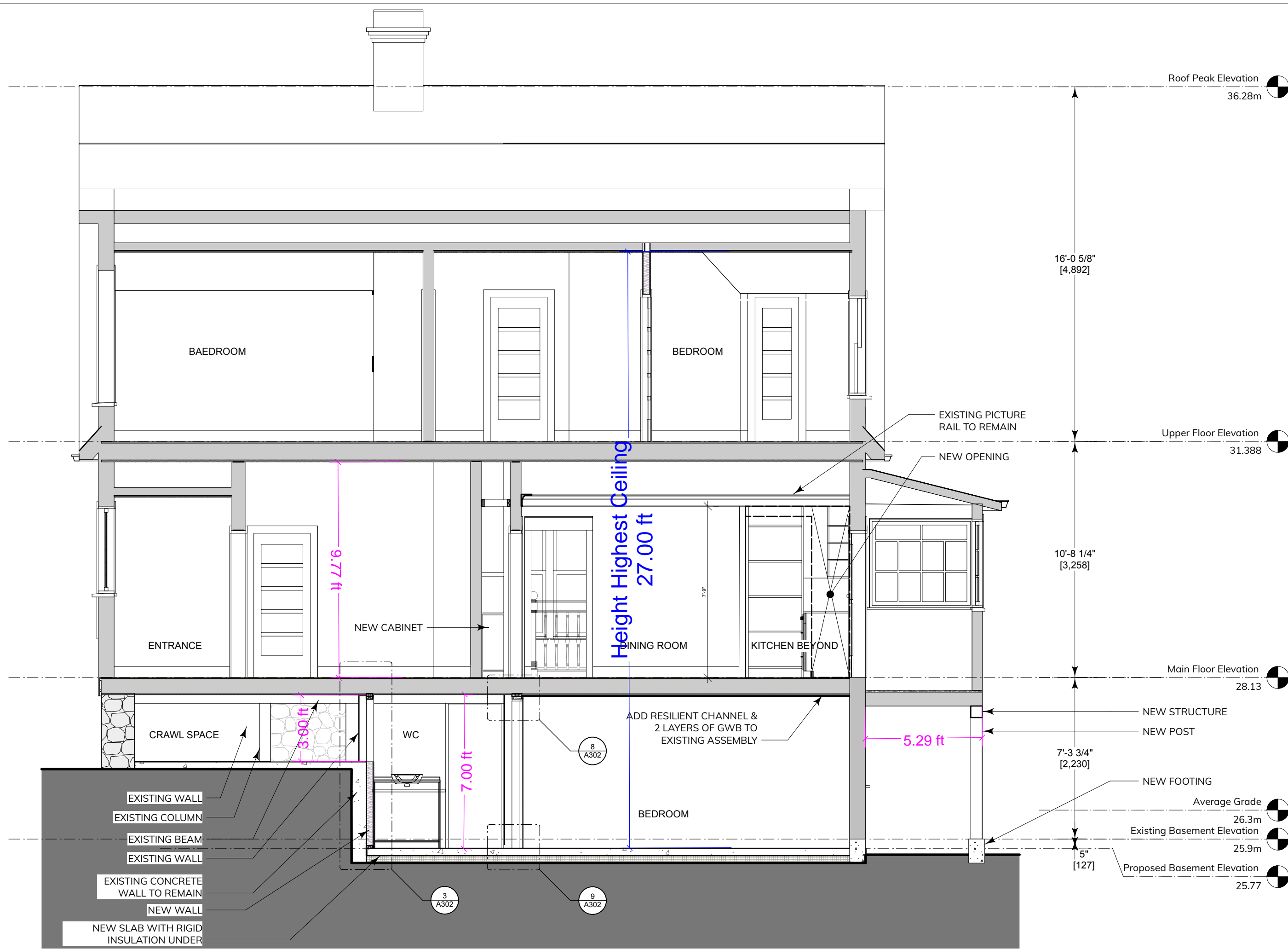
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Scale: 1/4" = 1'-0"



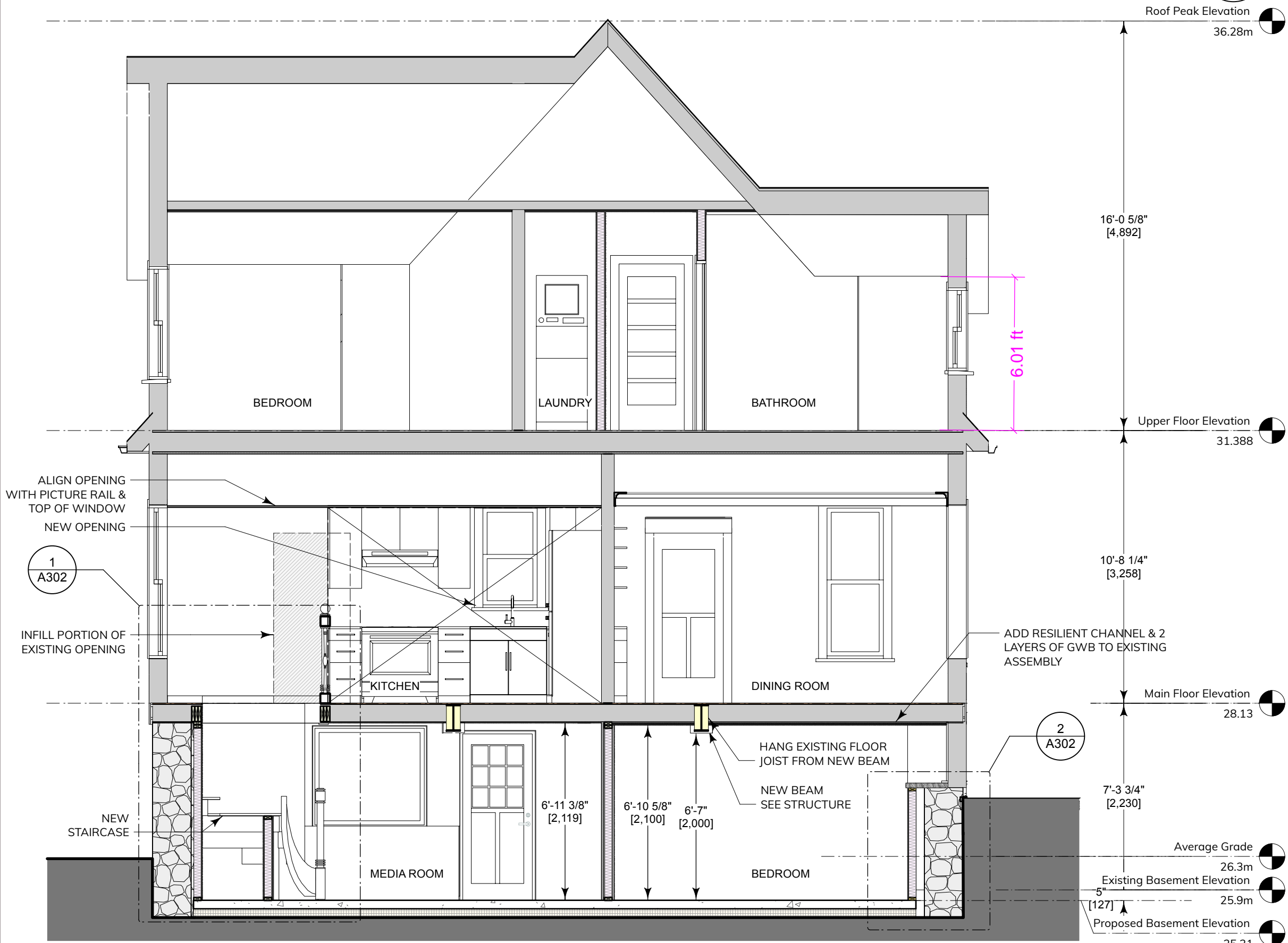
7 Section 7  
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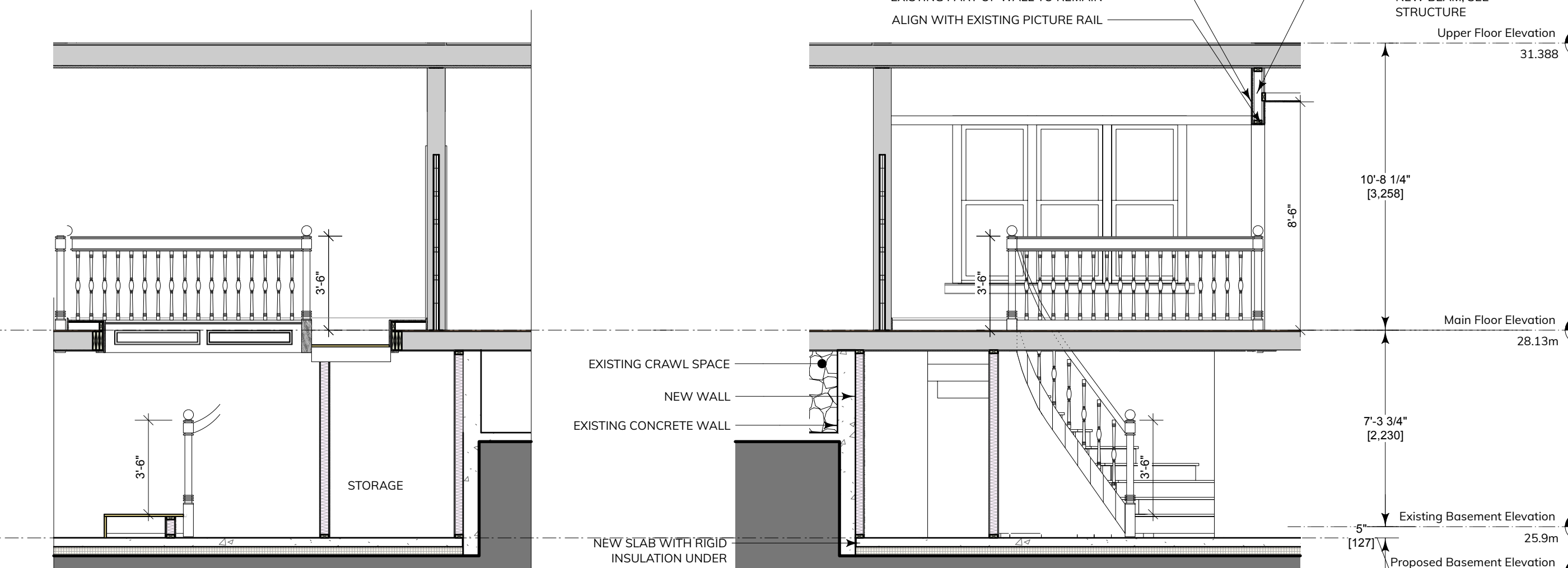
6 Section 6  
Scale: 1/4" = 1'-0"



1 Section 1  
Scale: 1/4" = 1'-0"



2 Section 2  
Scale: 1/4" = 1'-0"



4 Section 4  
Scale: 1/4" = 1'-0"

5 Section 5  
Scale: 1/4" = 1'-0"



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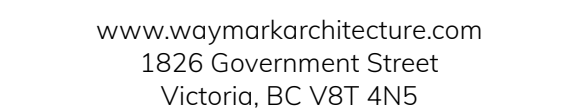
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Owner:	Kelly Seagram & Mitchel Kajiura
Project Title:	Catherine Street Heritage House
Sheet Title:	Building Section
Scale:	n/a
Architect of Record:	Will King
Drawn by:	SK
Reviewed by:	WK
Project ID:	2021-008
Sheet Number:	A301





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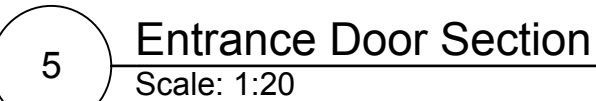
Owner:  
Kelly Seagram & Mitchel Kajiura

Project Title:

Catherine Street Heritage House

Sheet Title:

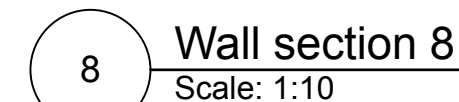
Wall Section

[illegible]

1 Wall section 1  
Scale: 1:20

2 Wall section 2  
Scale: 1:20

3 Wall section 3  
Scale: 1:20



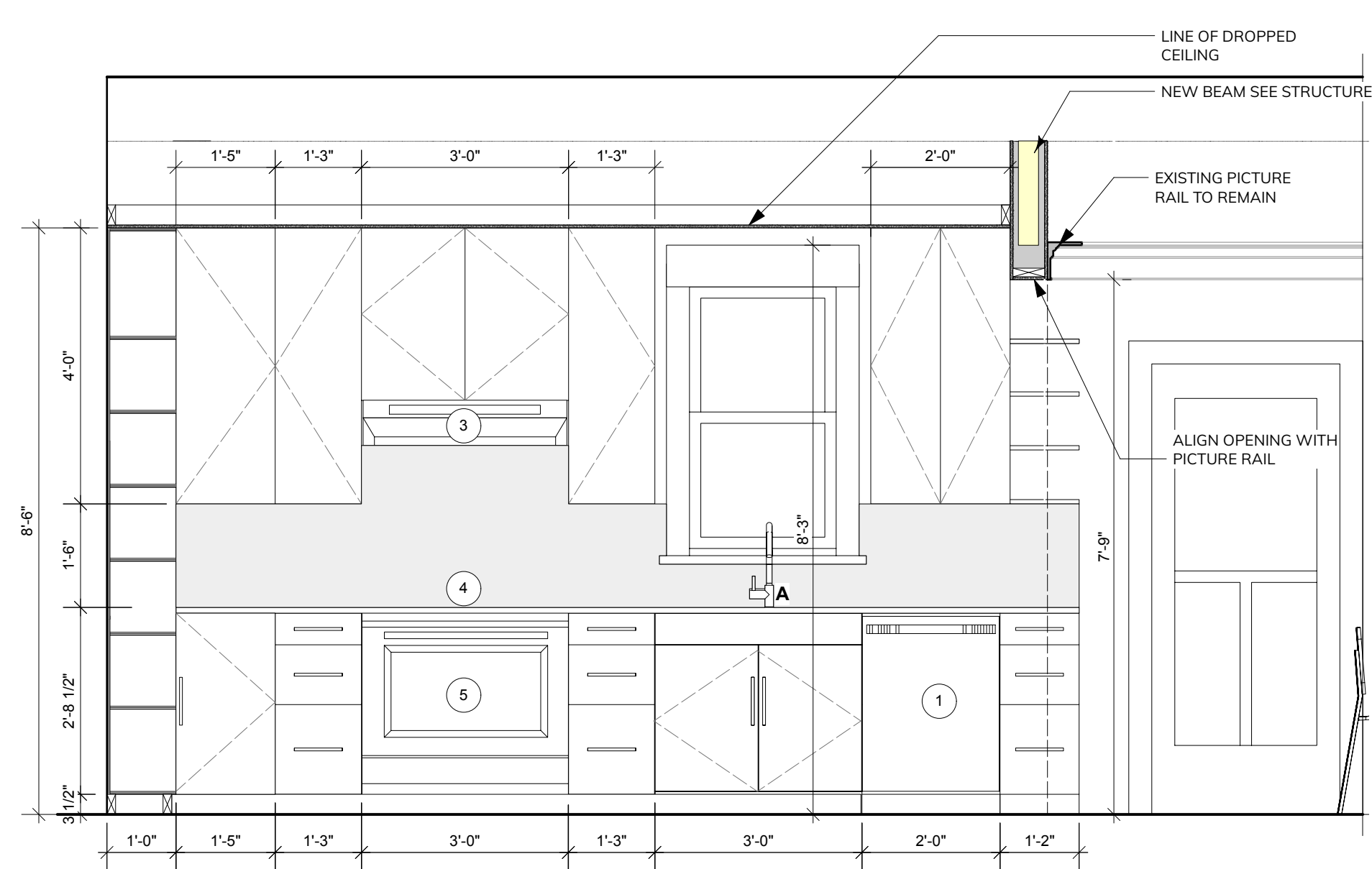
9 Wall section 8  
Scale: 1:10

4 Bedroom door detail  
Scale: 1:10

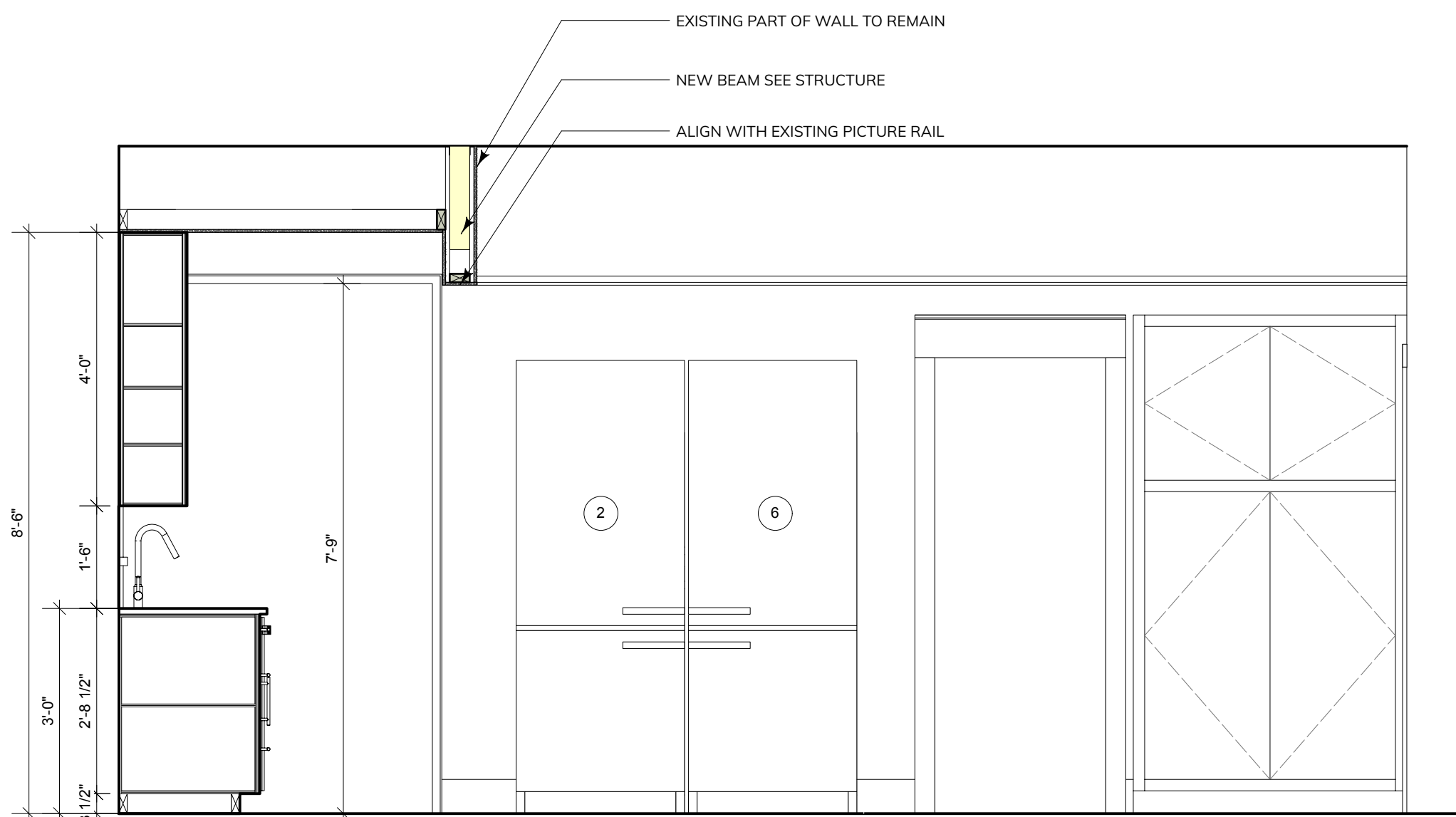


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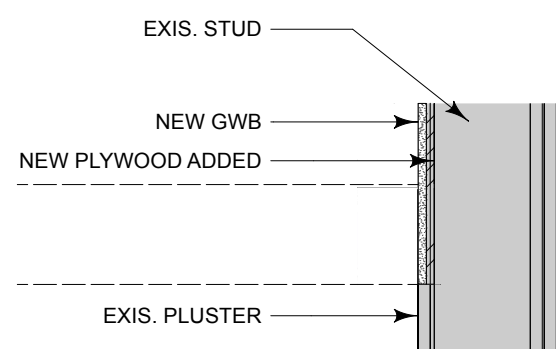




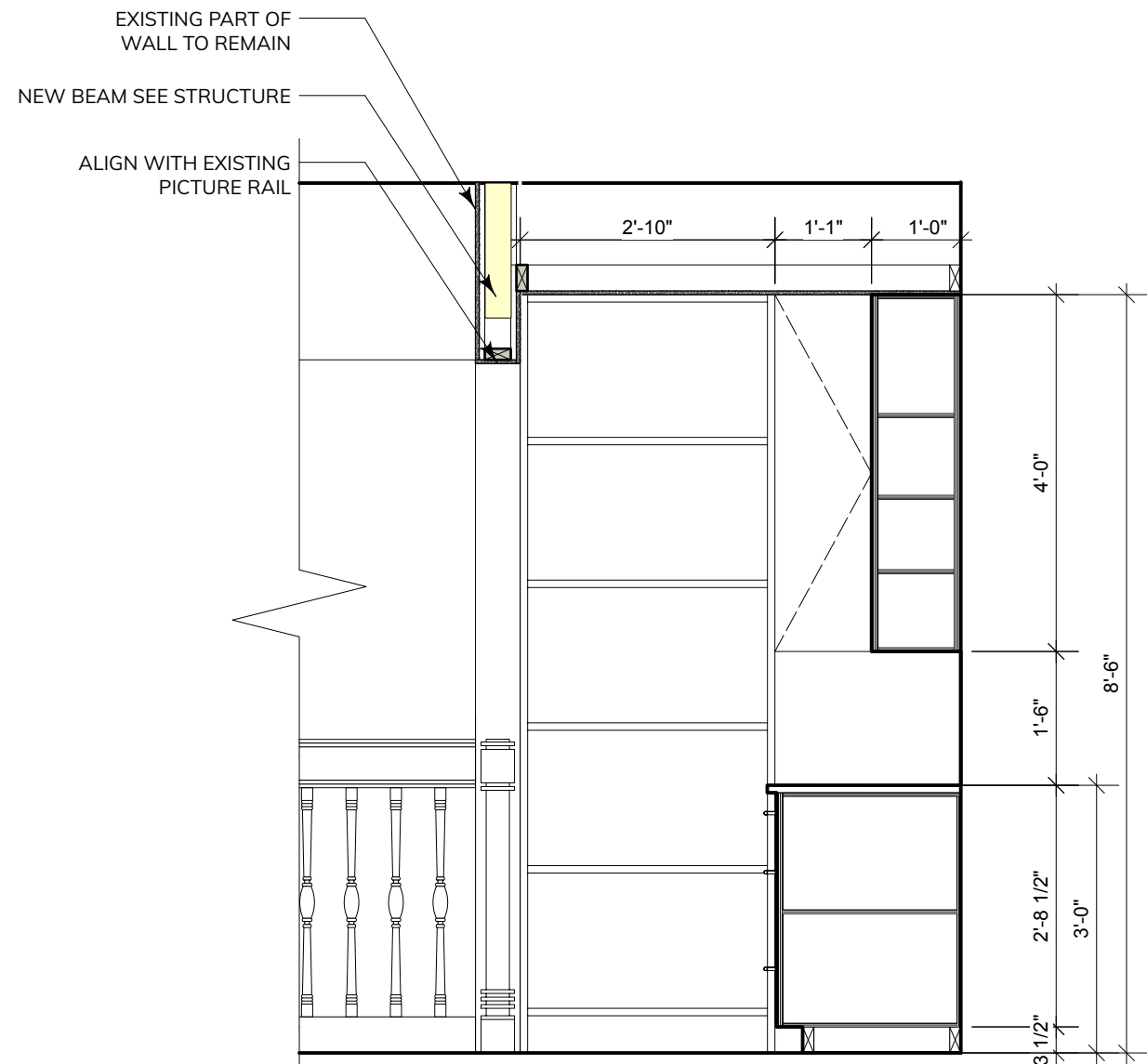
1 Kitchen Elevation 1  
Scale: 1/2" = 1'-0"



6 Kitchen Elevation 3  
Scale: 1/2" = 1'-0"



7 Kitchen Wall  
Scale: 1" = 1'-0"



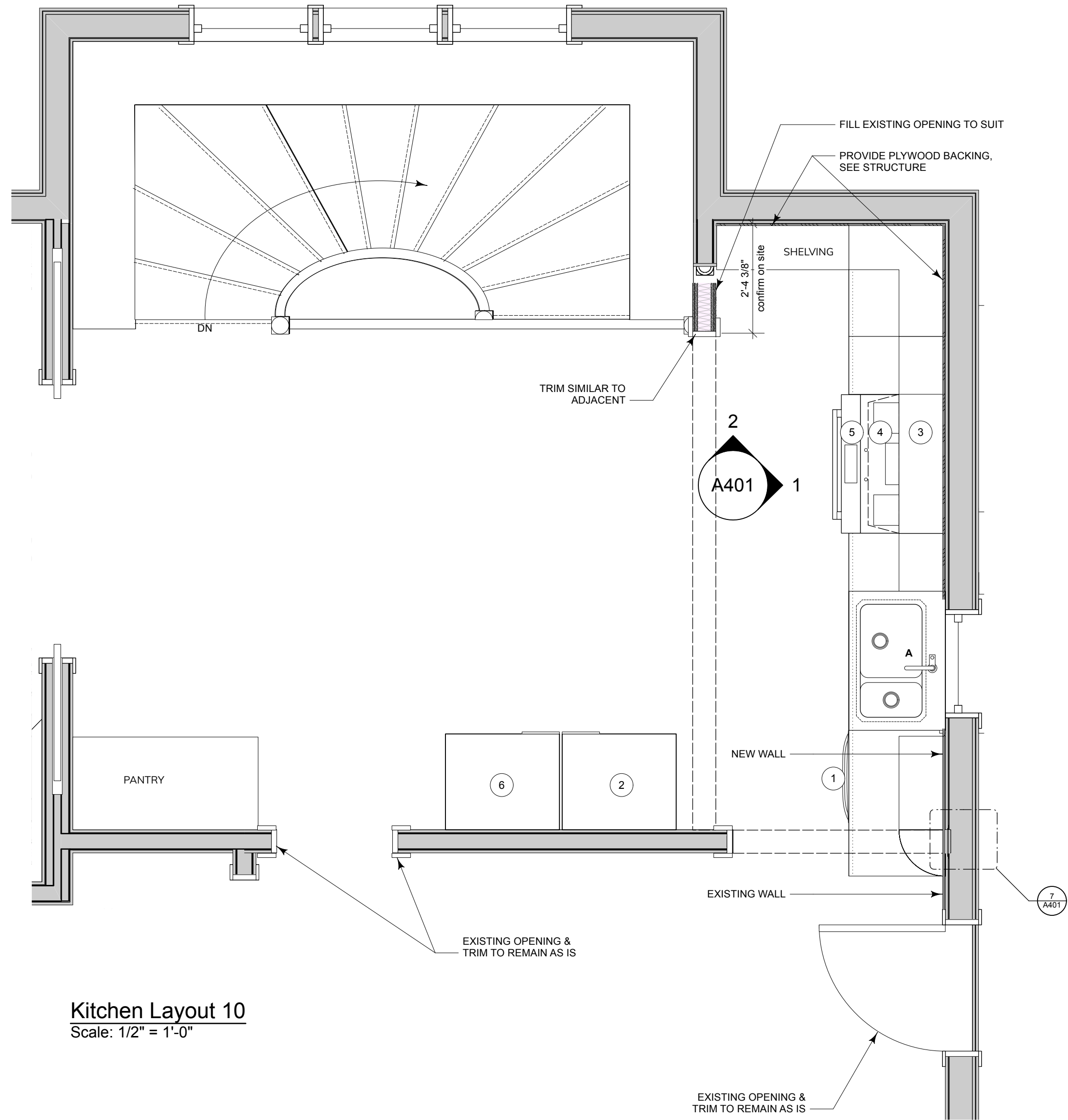
2 Kitchen Elevation 2  
Scale: 1/2" = 1'-0"

#### APPLIANCES

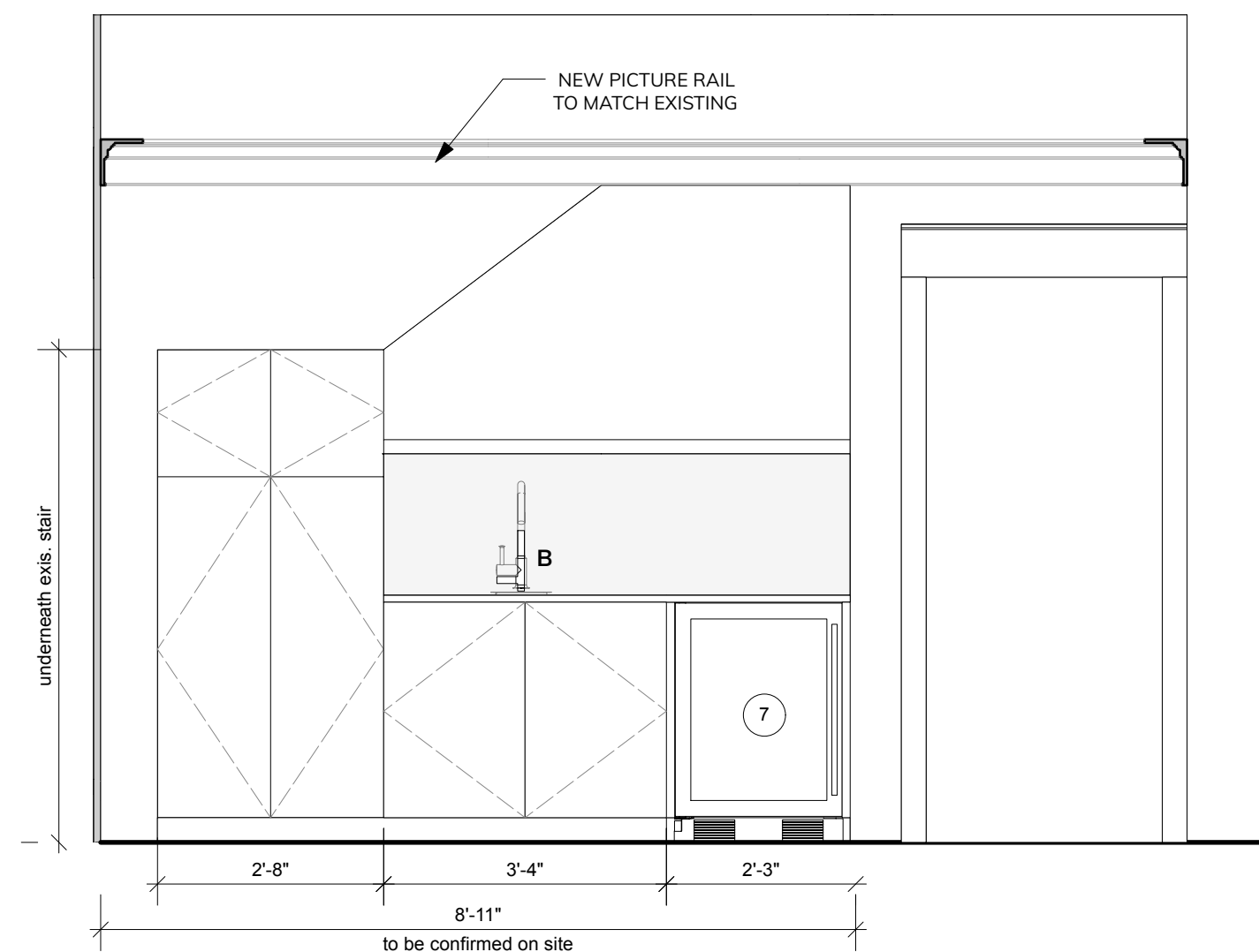
- 1 Dishwasher
- 2 Fridge  
Miele, Model: KFN 15943 D edt/cs Refrigerator + Freezer
- 3 Hood
- 4 Cooktop
- 5 Oven
- 6 Freezer  
Miele, Model: KFN 15943 D edt/cs Refrigerator + Freezer (x 2)
- 7 Wine fridge

#### FIXTURES

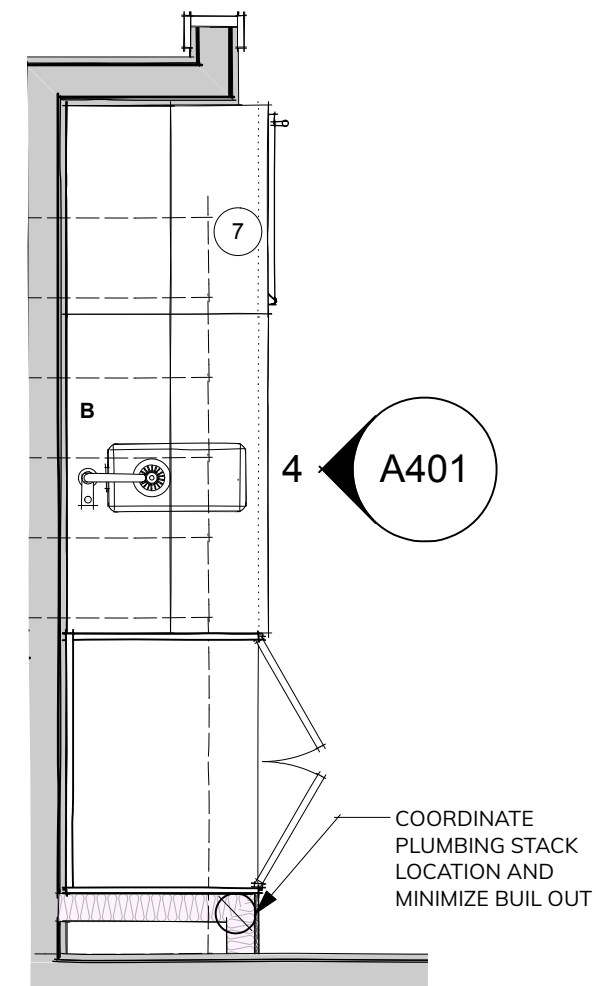
- A Sink  
B



Kitchen Layout 10  
Scale: 1/2" = 1'-0"



4 Kitchen Elevation 4  
Scale: 1/2" = 1'-0"



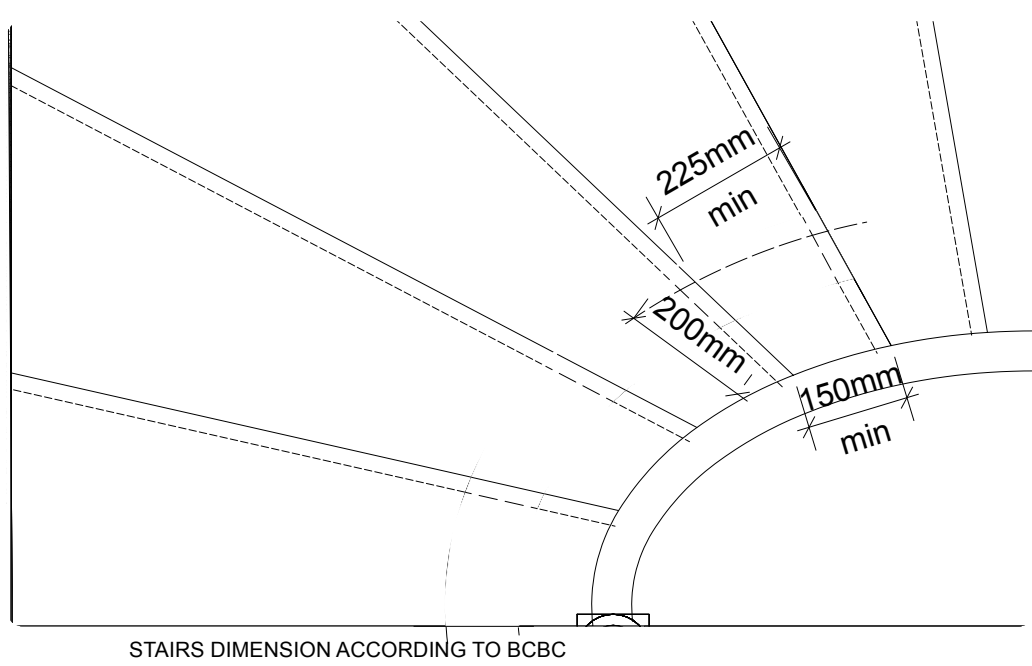
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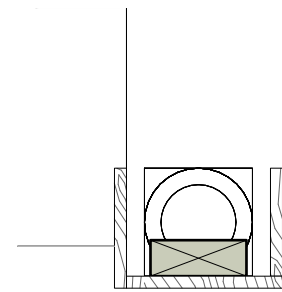
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Seal	Owner: <b>Kelly Seagram &amp; Mitchel Kajiura</b>
Project Title: <b>Catherine Street Heritage House</b>	Sheet Title: <b>Kitchen Millwork</b>
Scale: n/a	Sheet Number: <b>A401</b>
Architect of Record: Will King	Drawn by: SK
Reviewed by: WK	Project ID: 2021-008

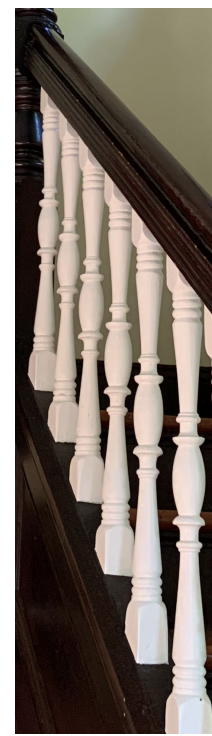




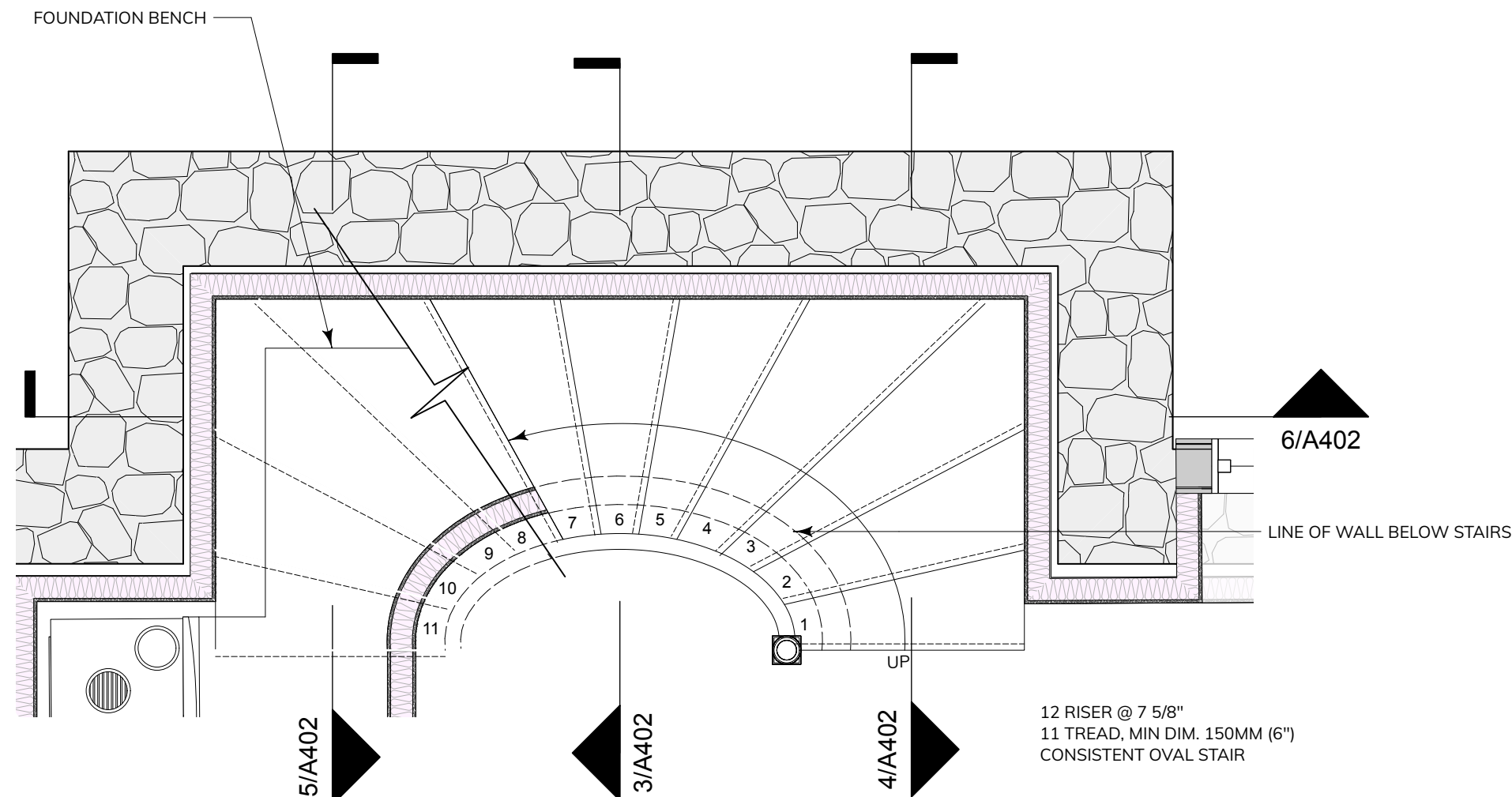
8 Stairs Main Floor  
Scale: 1" = 1'-0"



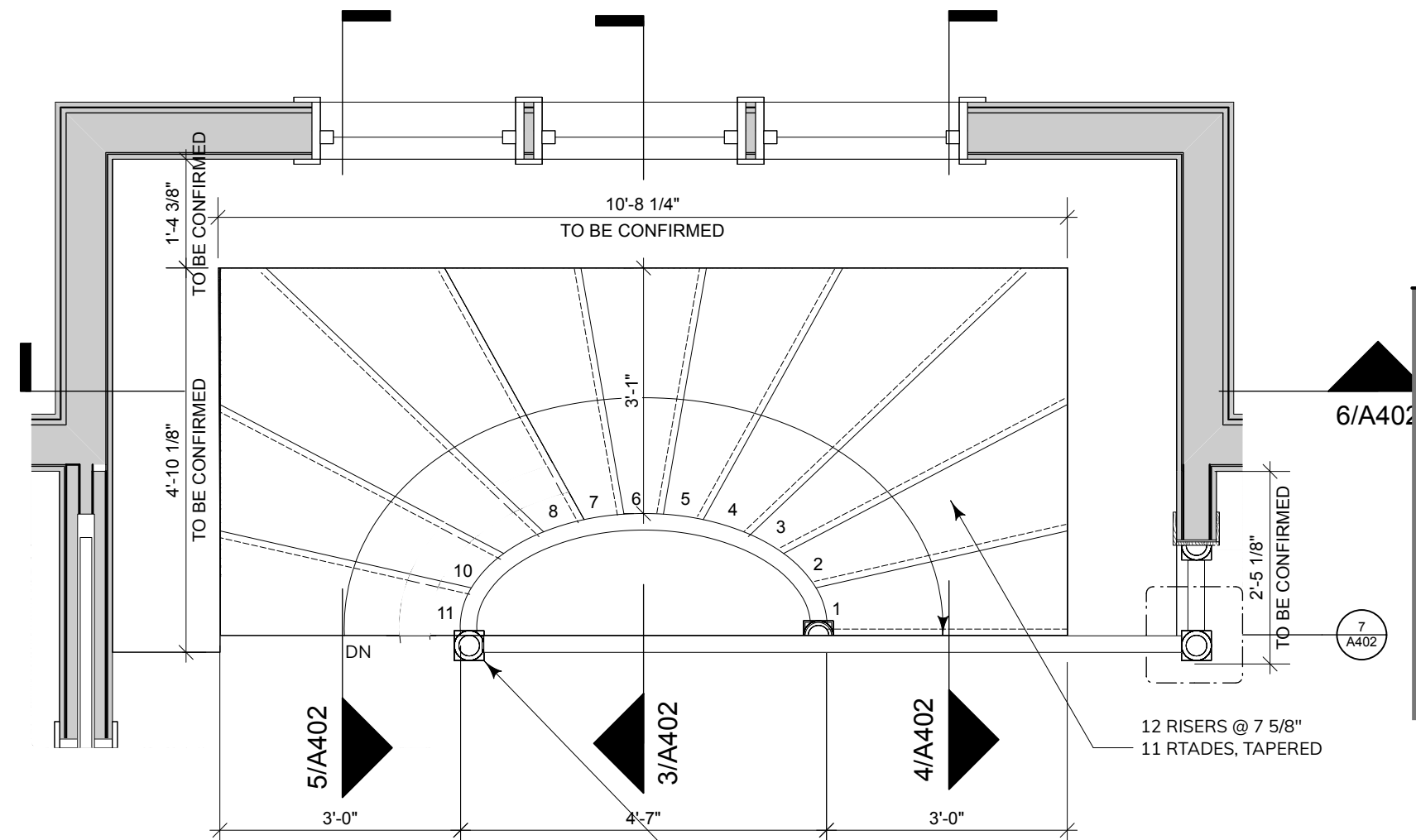
7 Trim  
Scale: 1 1/2" = 1'-0"



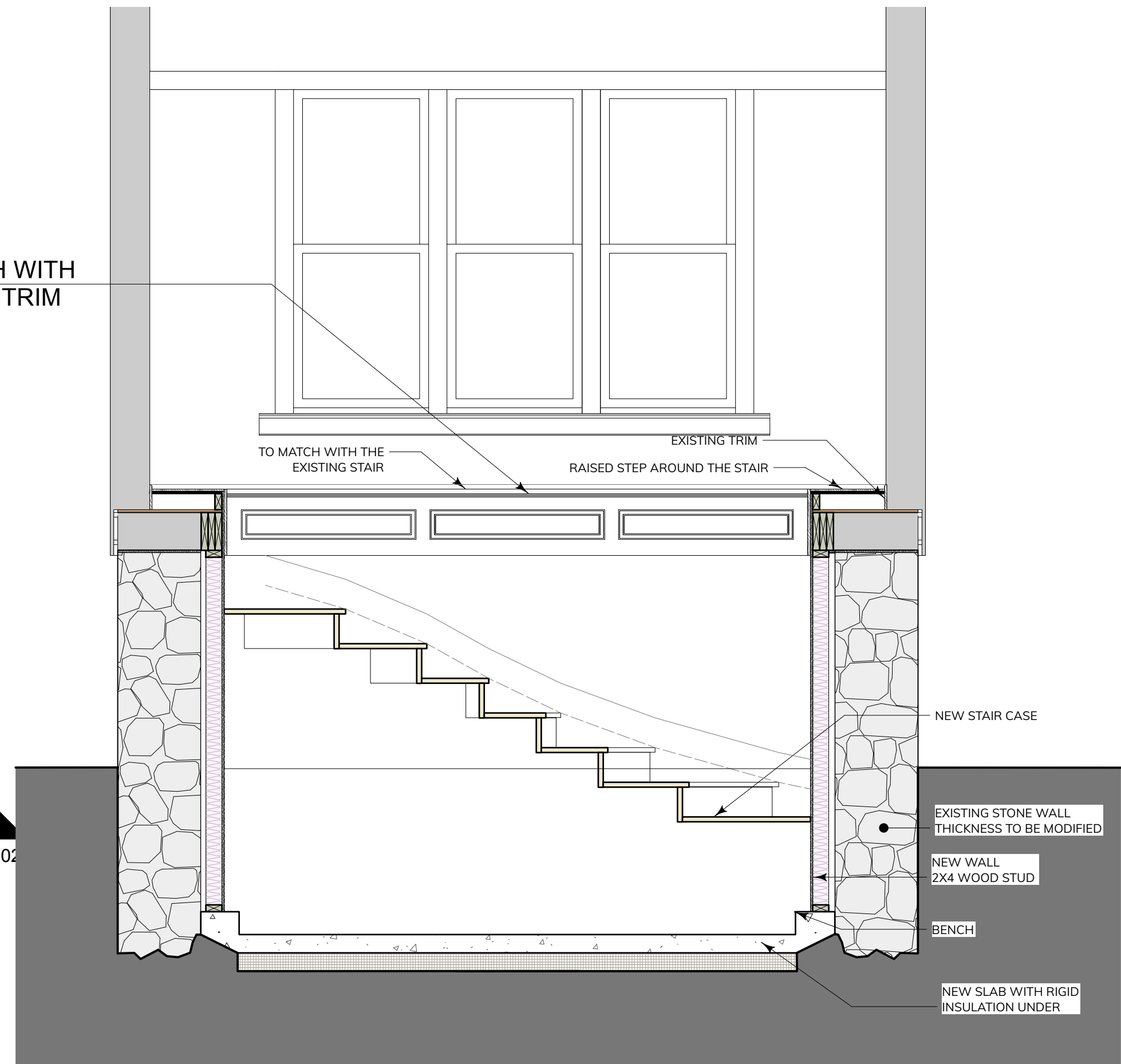
TO MATCH WITH  
EXISTING TRIM



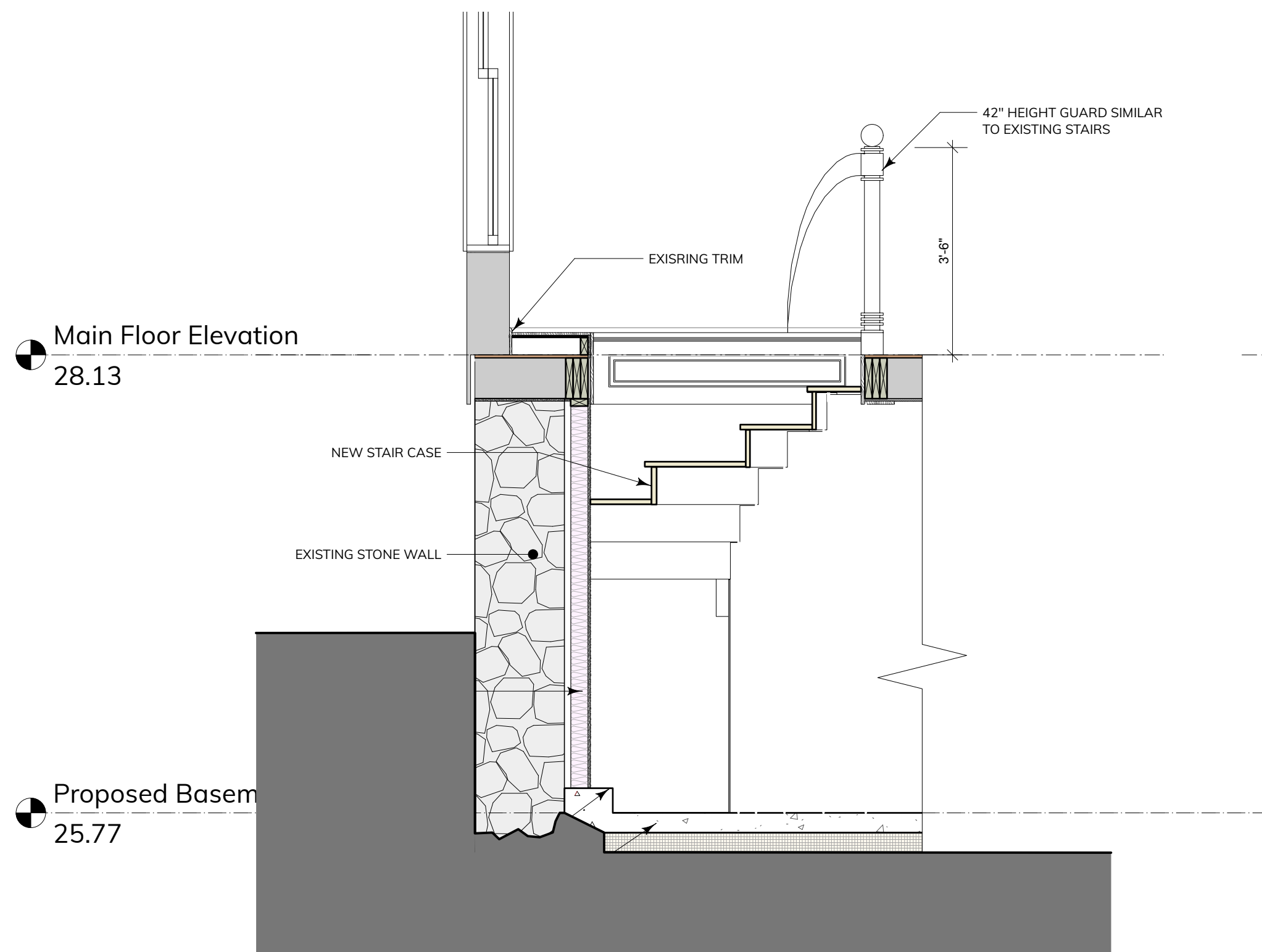
1 Stairs Lower Floor  
Scale: 1/2" = 1'-0"



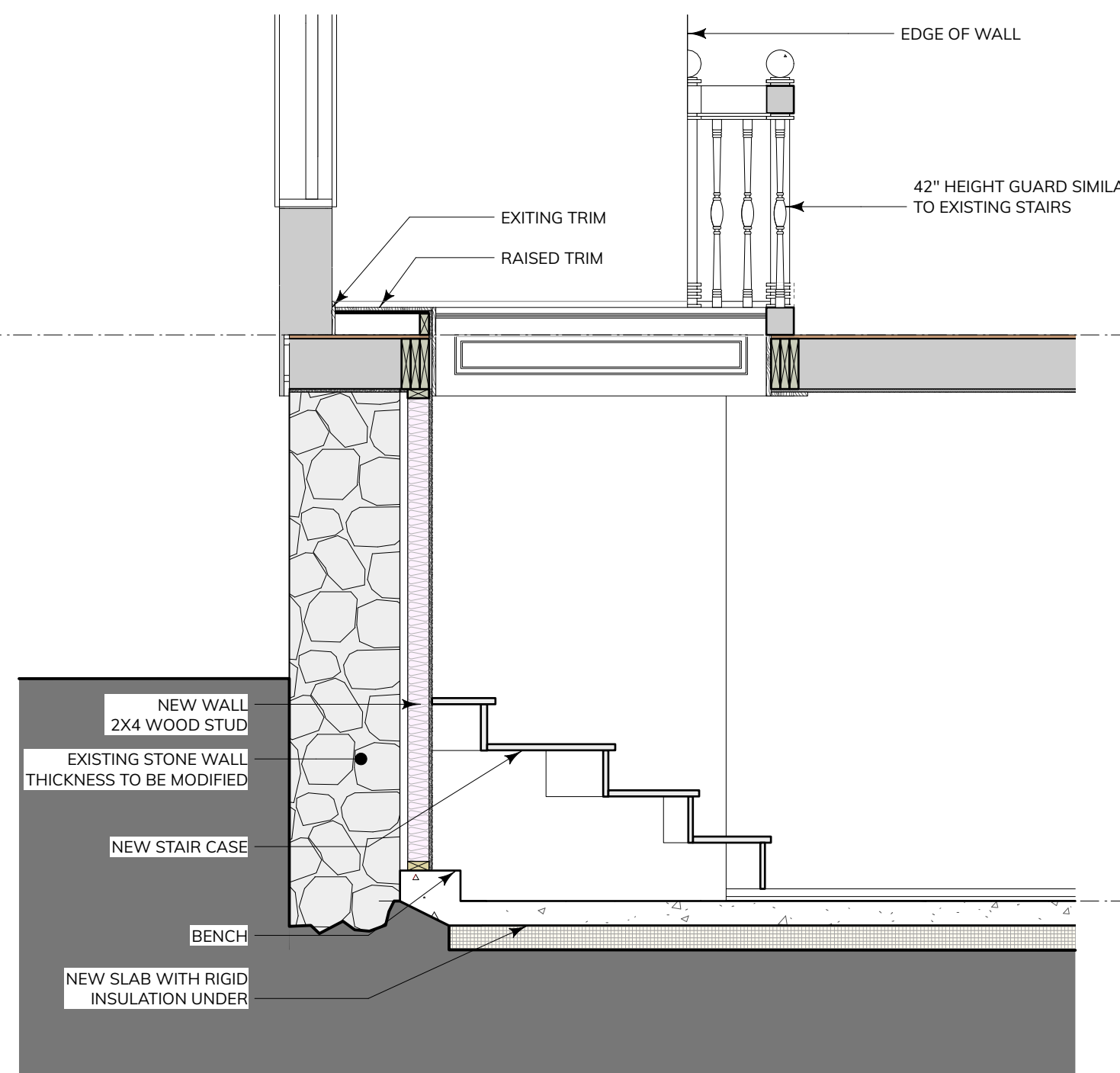
2 Stairs Main Floor  
Scale: 1/2" = 1'-0"



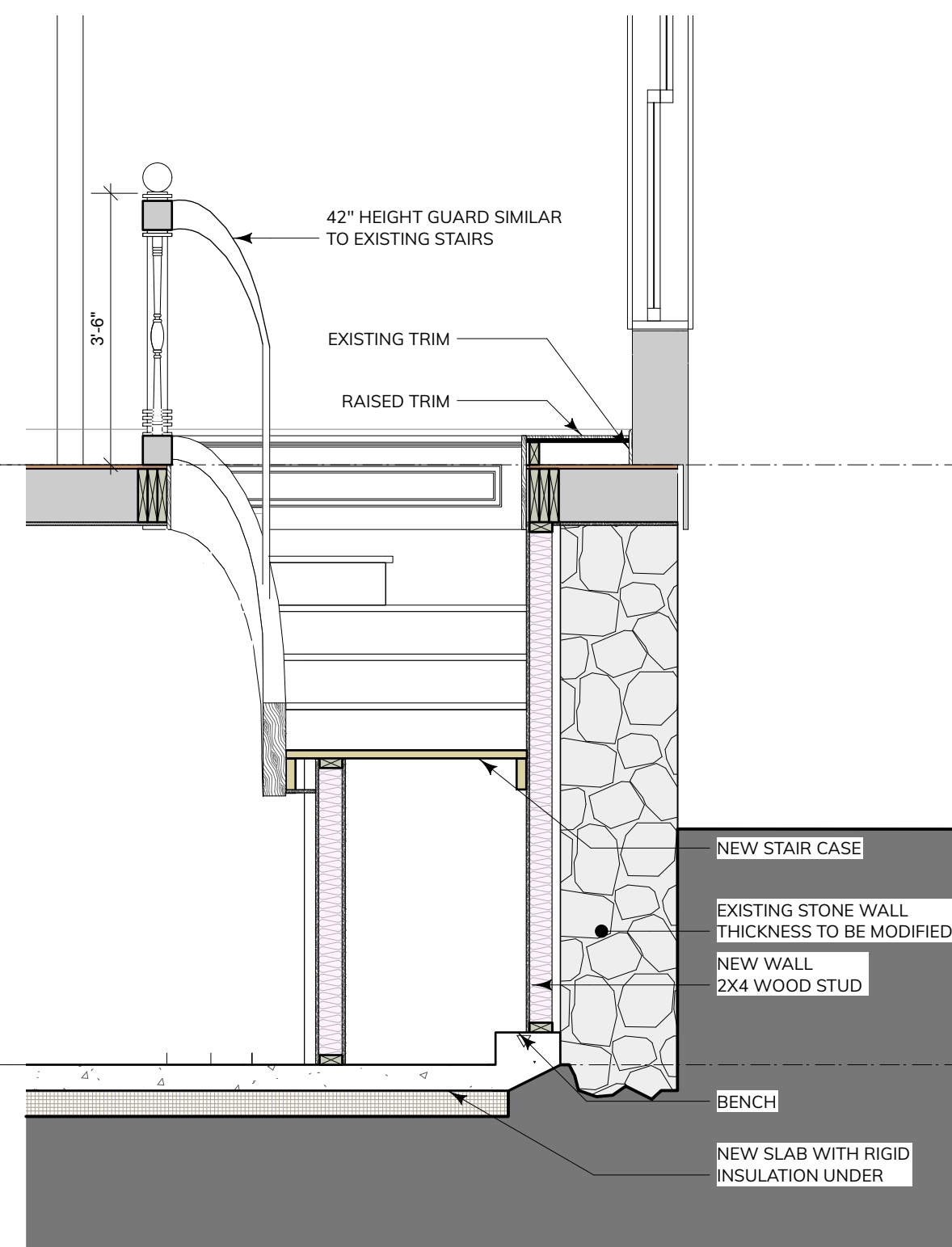
6 Section 6  
Scale: 1/2" = 1'-0"



5 Section 5  
Scale: 1/2" = 1'-0"



4 Section 4  
Scale: 1/2" = 1'-0"



3 Section 3  
Scale: 1/2" = 1'-0"

No.	Date	Appr	Revision Notes
3	2022-06-08		Issued for coordination
2	2022-03-04		Issued for coordination
1	2022-02-24		Issued for DHAP
No.	Date	Issue Notes	

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Seal	
Owner:	
Kelly Seagram & Mitchel Kajiura	
Project Title:	
Catherine Street Heritage House	
Sheet Title:	
Stairs Plan & Sections	
Scale:	Sheet Number:
n/a	
Architect of Record:	A402
Will King	
Drawn by:	
SK	
Reviewed by:	
WK	
Project ID:	
2021-008	



No.	Date	Appr	Revision Notes
3	2022-06-08		Issued for coordination
2	2022-03-04		Issued for coordination
1	2022-02-24		Issued for DHAP
No.	Date	Issue Notes	

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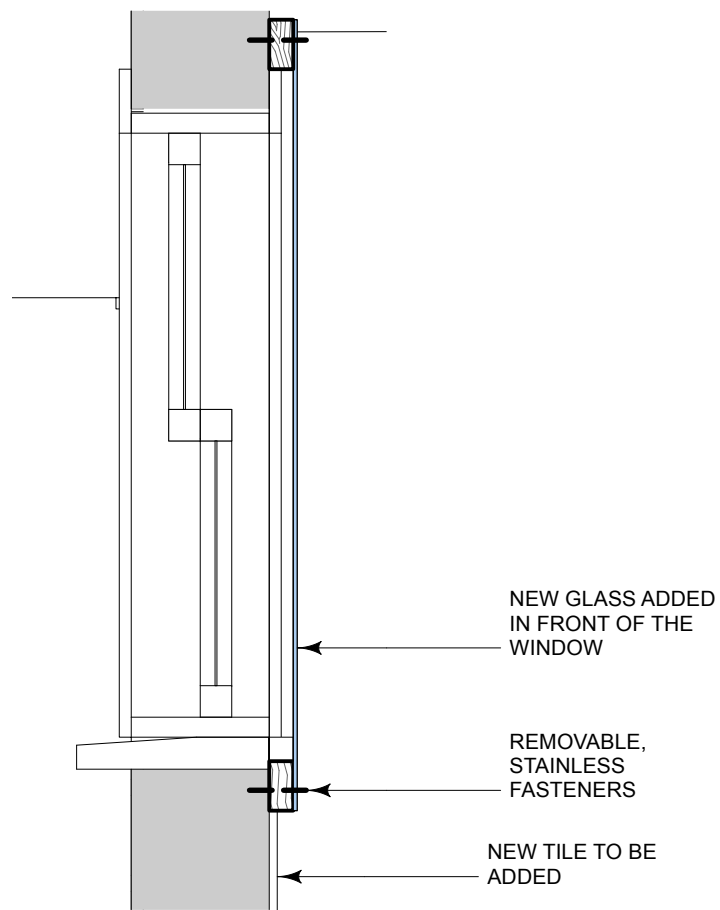
Seal

Owner:  
**Kelly Seagram & Mitchel Kajiura**

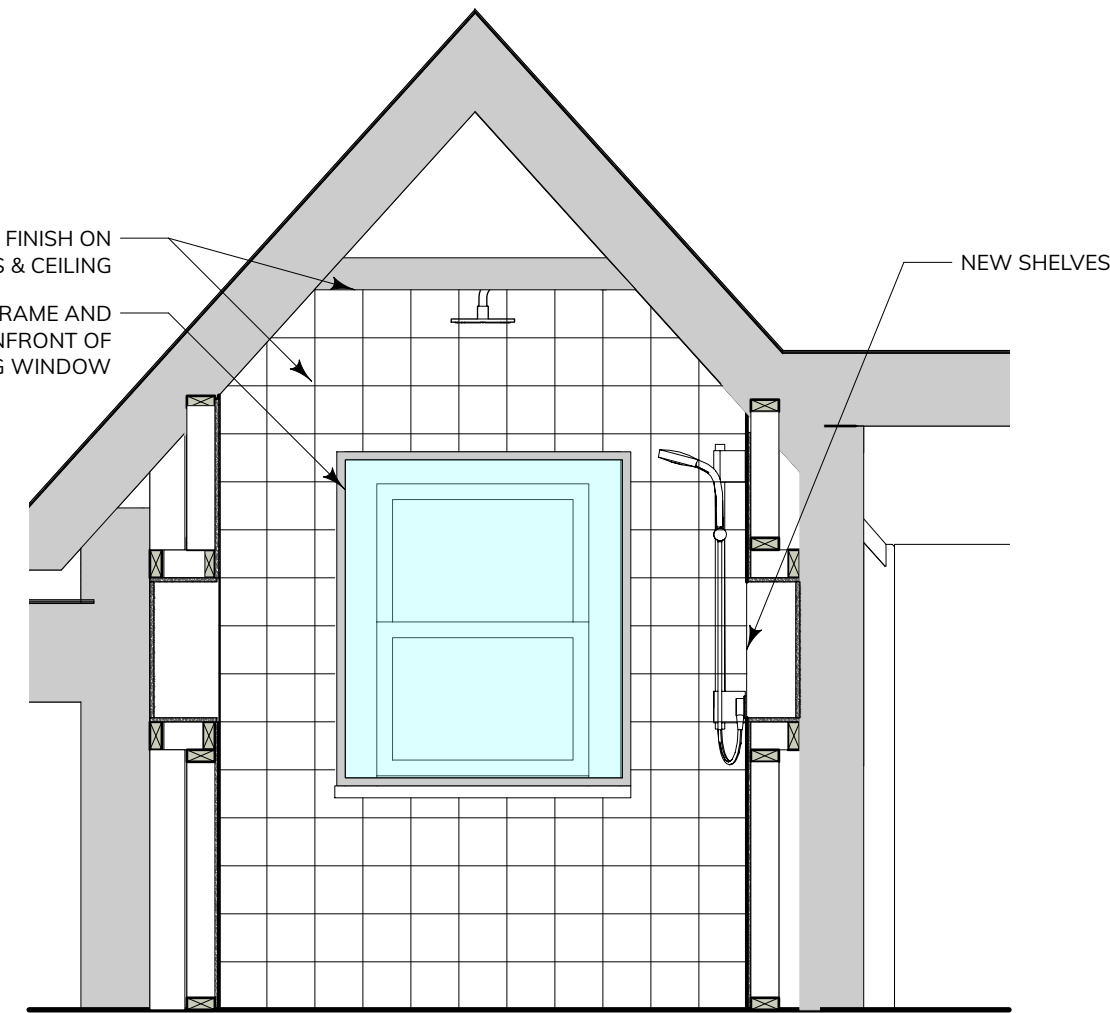
Project Title:  
**Catherine Street Heritage House**

Sheet Title:  
**Bathrooms Layout**

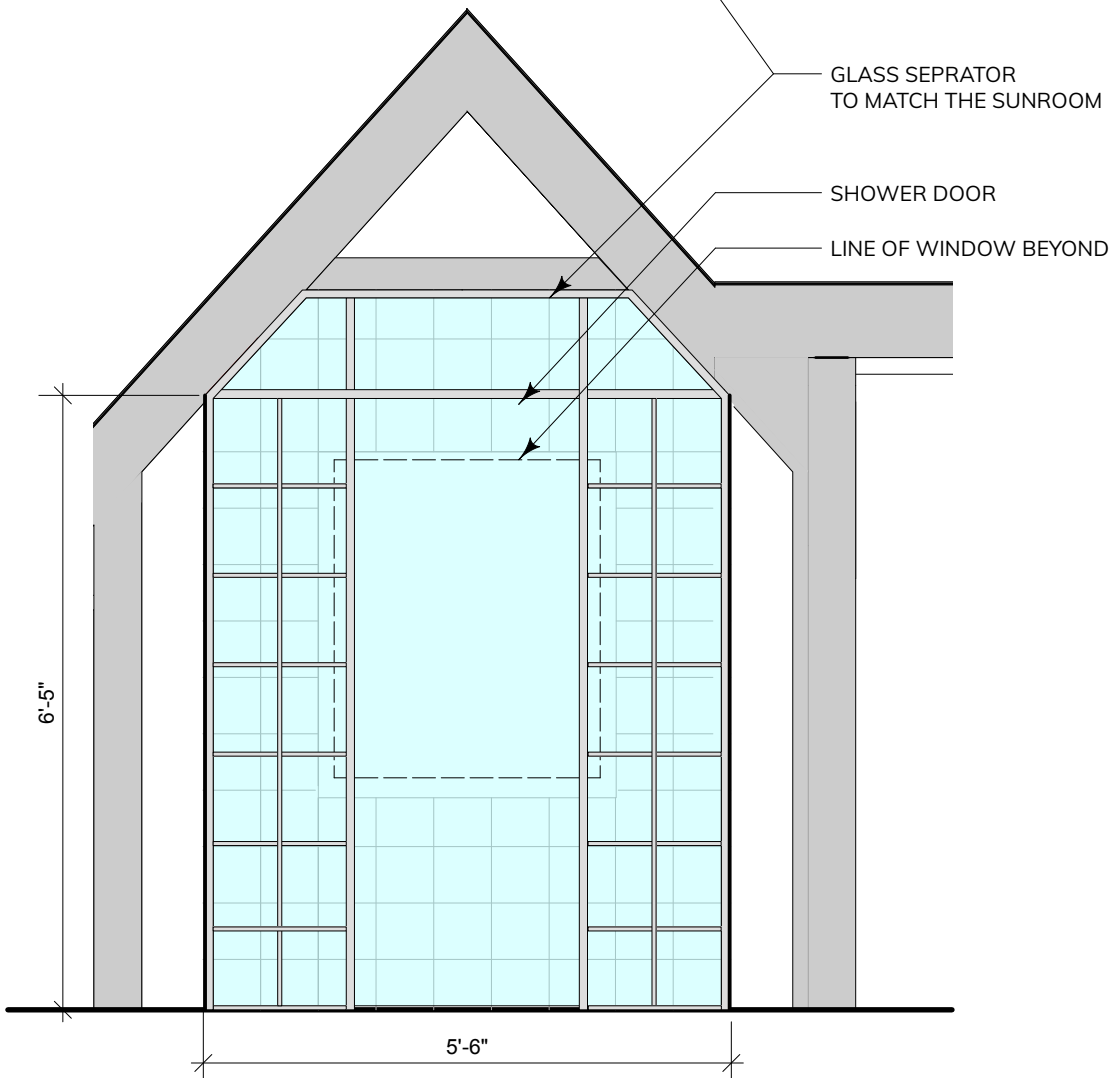
Scale: n/a	Sheet Number:
Architect of Record: Will King	<b>A403</b>
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	



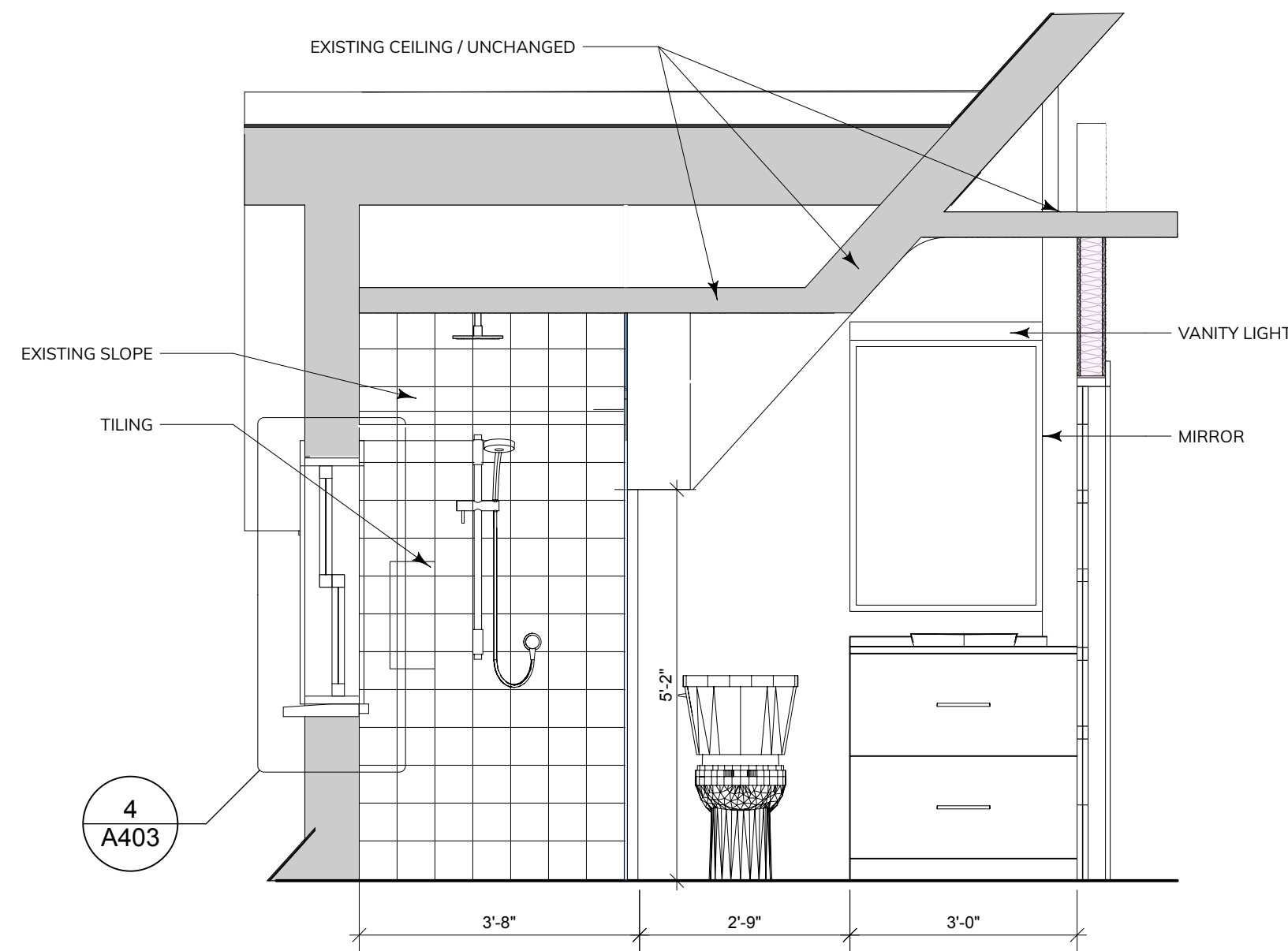
4 Wall section 4  
Scale: 1" = 1'-0"



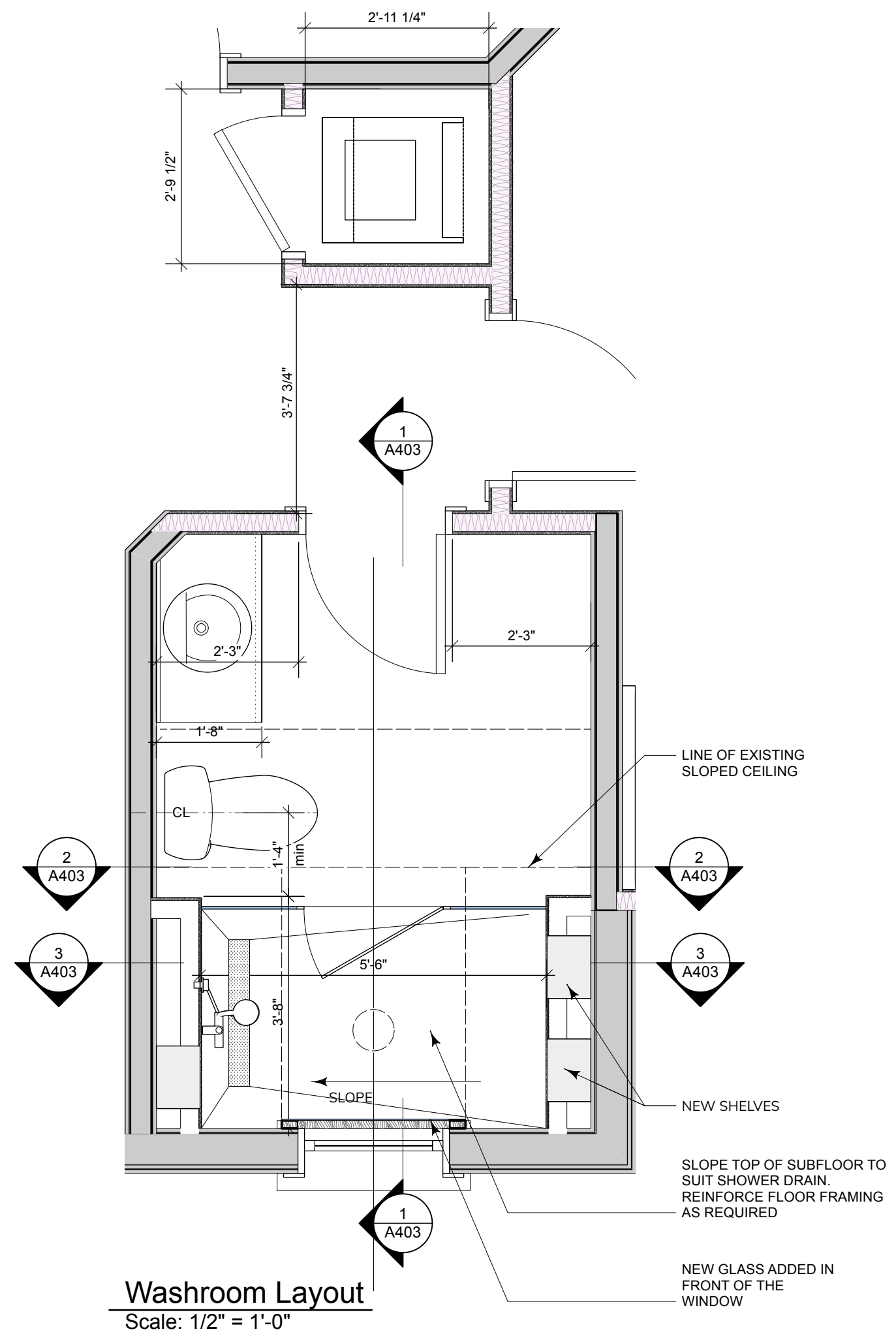
3 Section 3  
Scale: 1/2" = 1'-0"



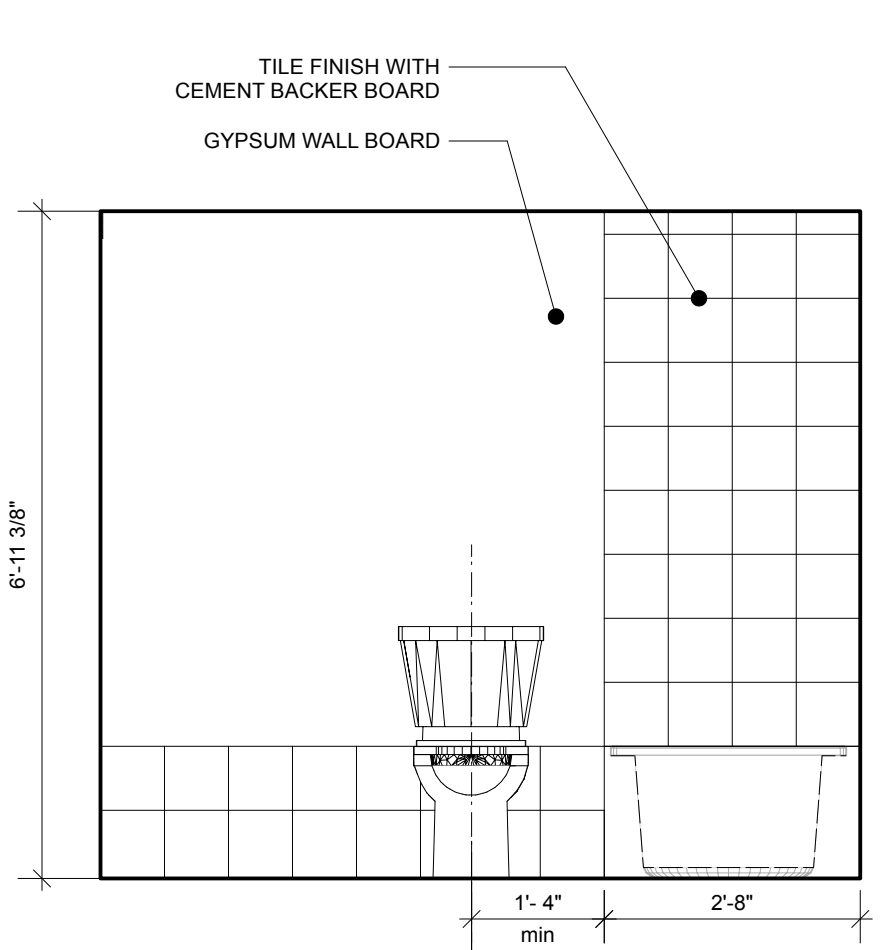
2 Section 2  
Scale: 1/2" = 1'-0"



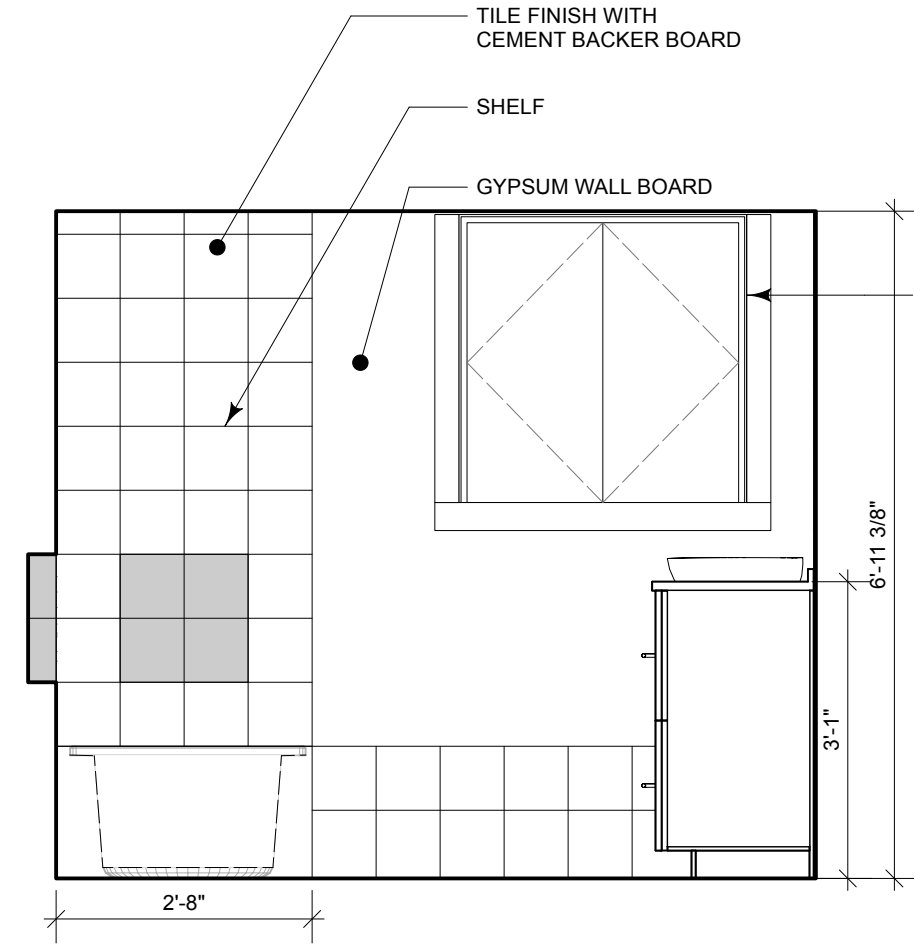
1 Section 1  
Scale: 1/2" = 1'-0"



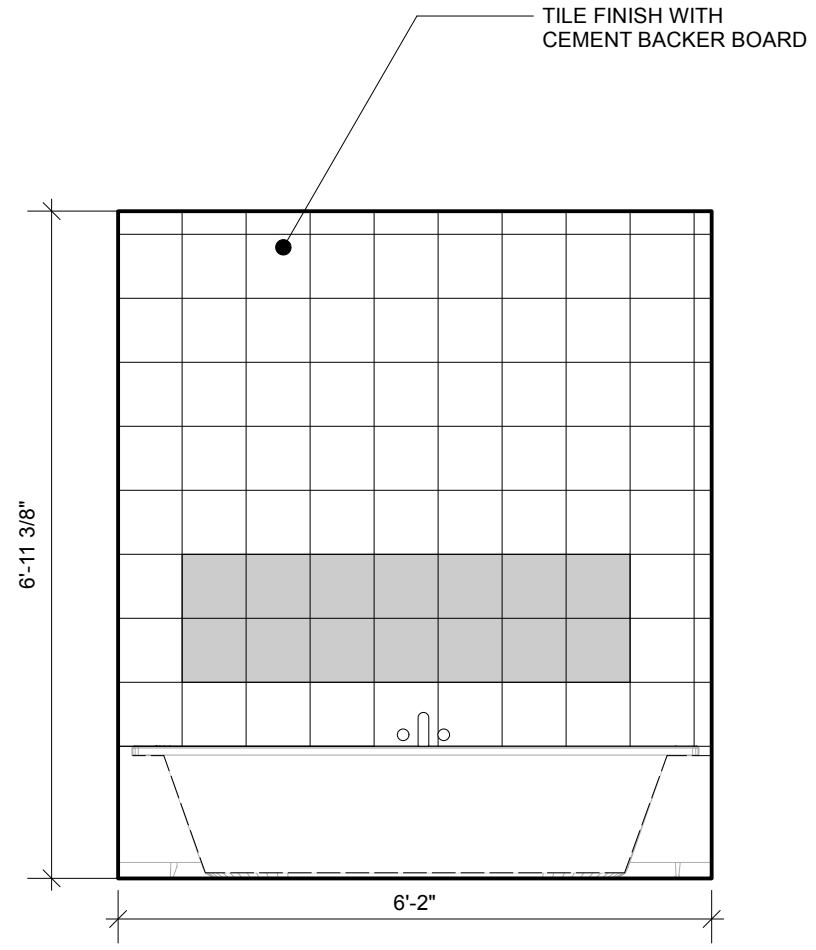
Washroom Layout  
Scale: 1/2" = 1'-0"



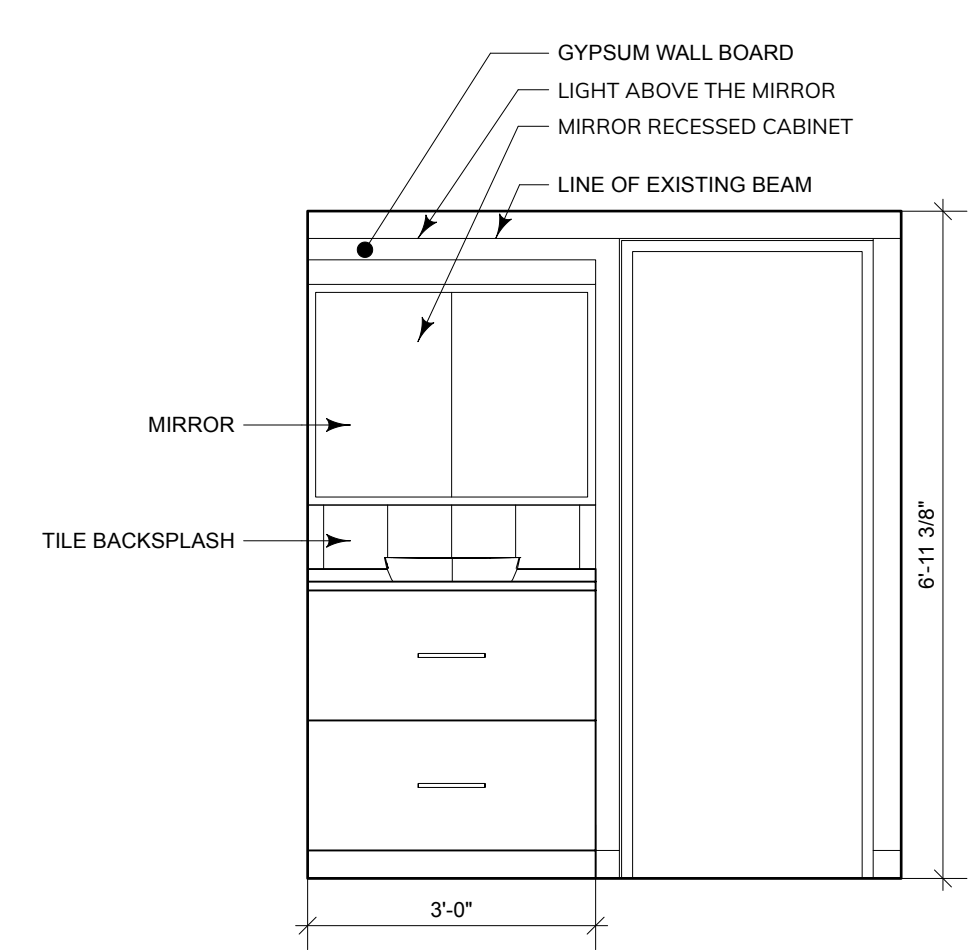
8 Elevation 8  
Scale: 1/2" = 1'-0"



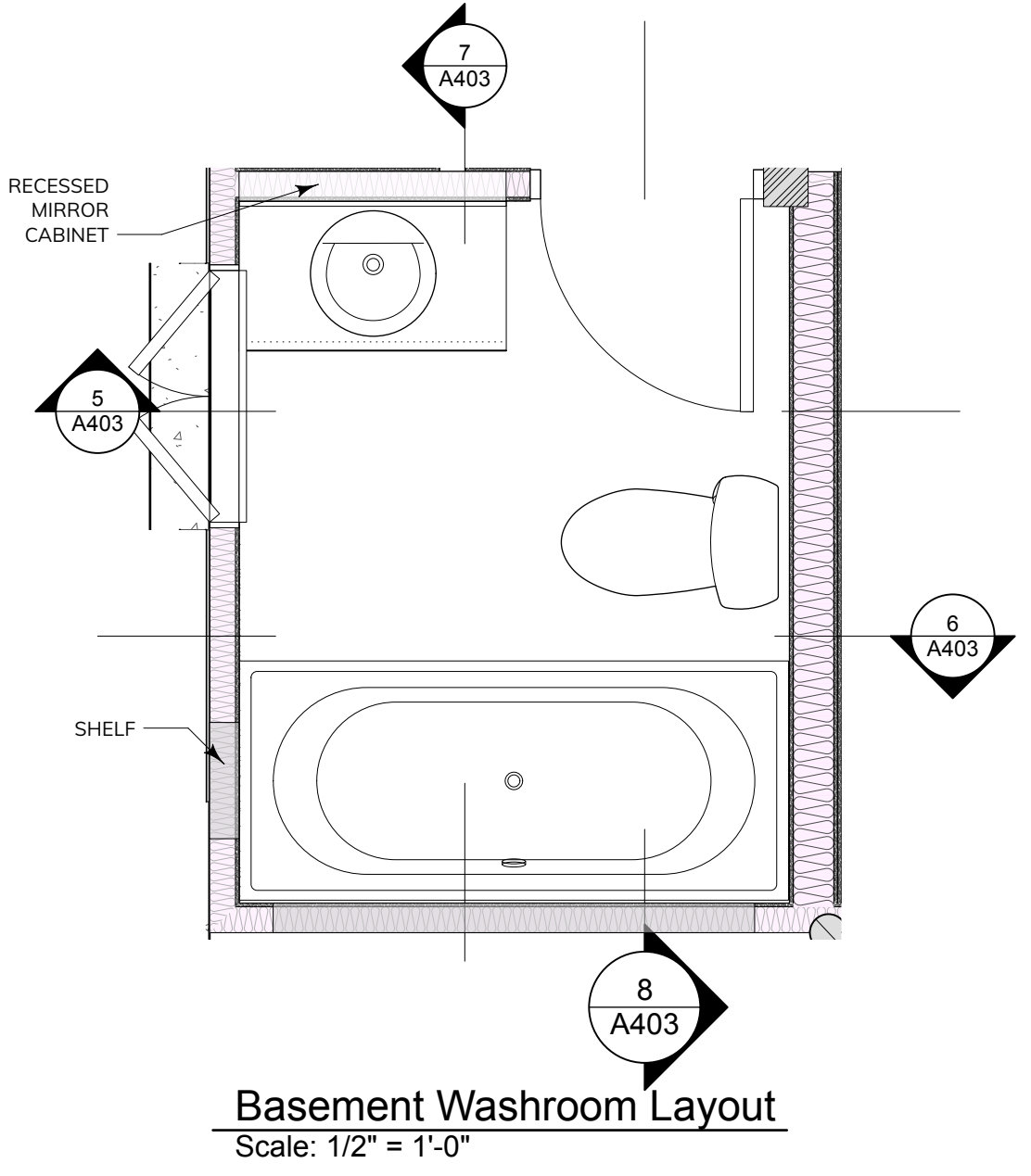
7 Elevation 7  
Scale: 1/2" = 1'-0"



6 Elevation 6  
Scale: 1/2" = 1'-0"



5 Elevation 5  
Scale: 1/2" = 1'-0"



Basement Washroom Layout  
Scale: 1/2" = 1'-0"



No.	Date	Appr	Revision Notes
3	2022-06-08		Issued for coordination
2	2022-03-04		Issued for coordination
1	2022-02-24		Issued for DHAP
No.	Date	Issue Notes	

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Seal
Owner:

Kelly Seagram & Mitchel Kajiura

Project Title:

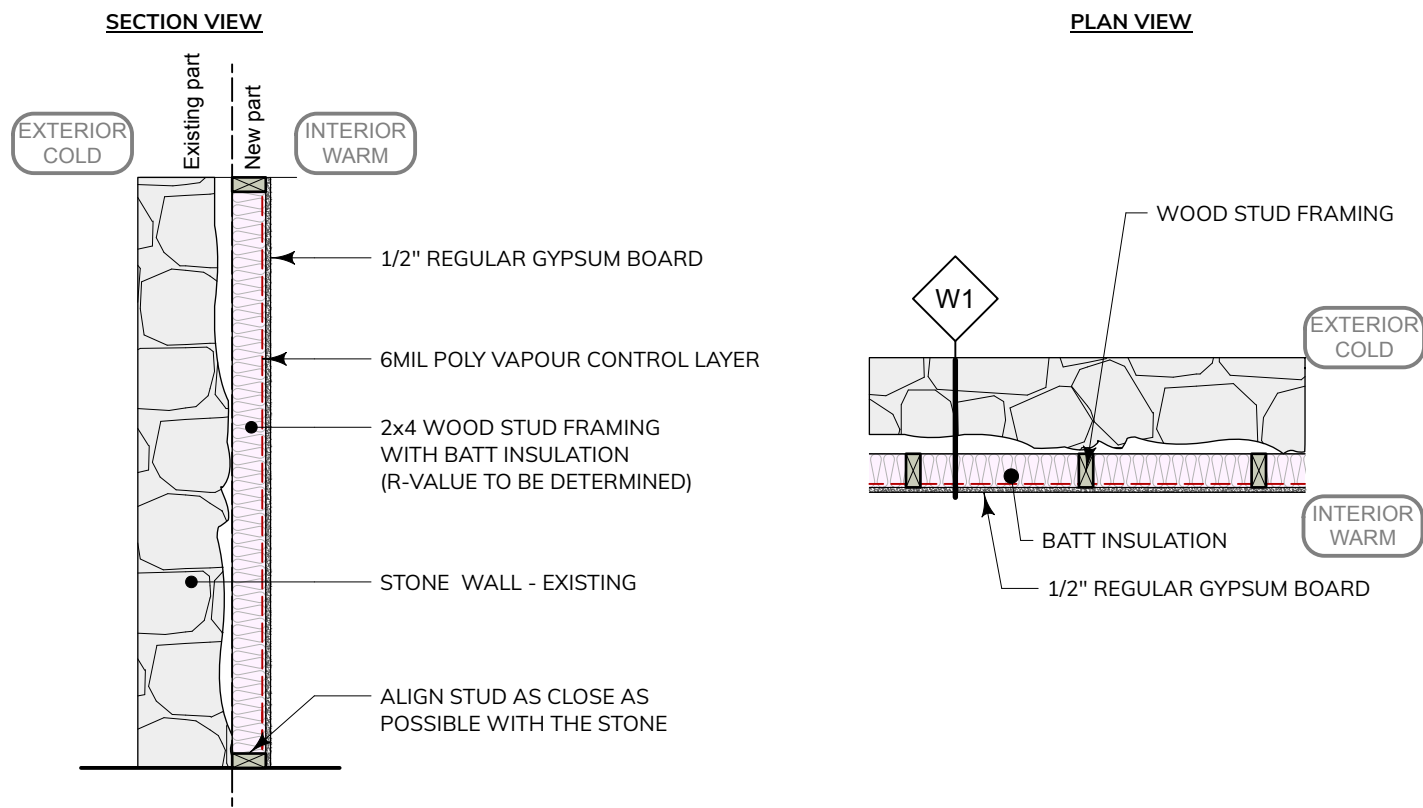
Catherine Street Heritage House

Sheet Title:

Assemblies

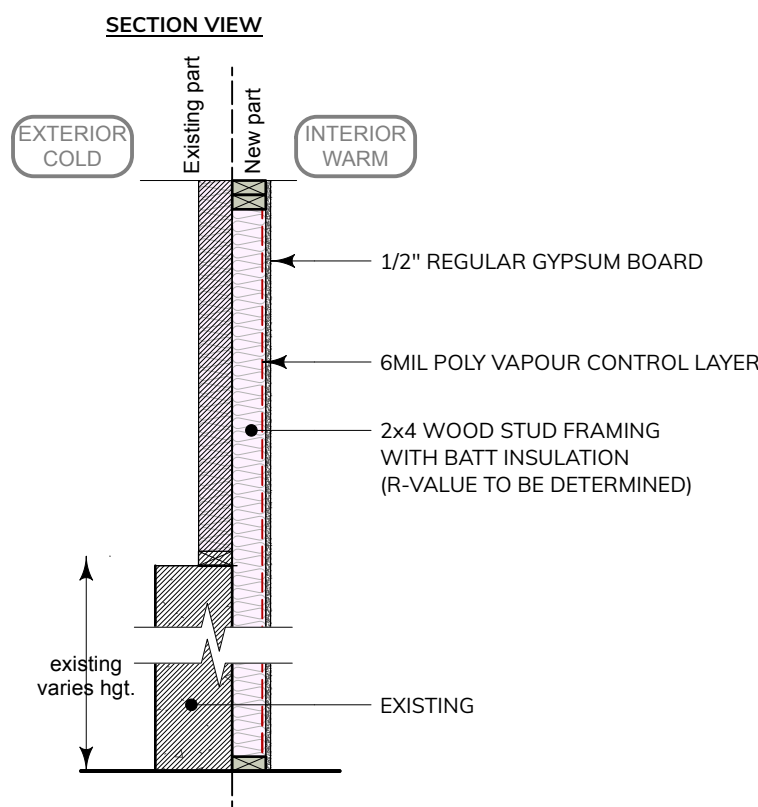
Scale: n/a	Sheet Number:
Architect of Record: Will King	A501
Drawn by: SK	
Reviewed by: WK	
Project ID: 2021-008	

Wall Assemblies:

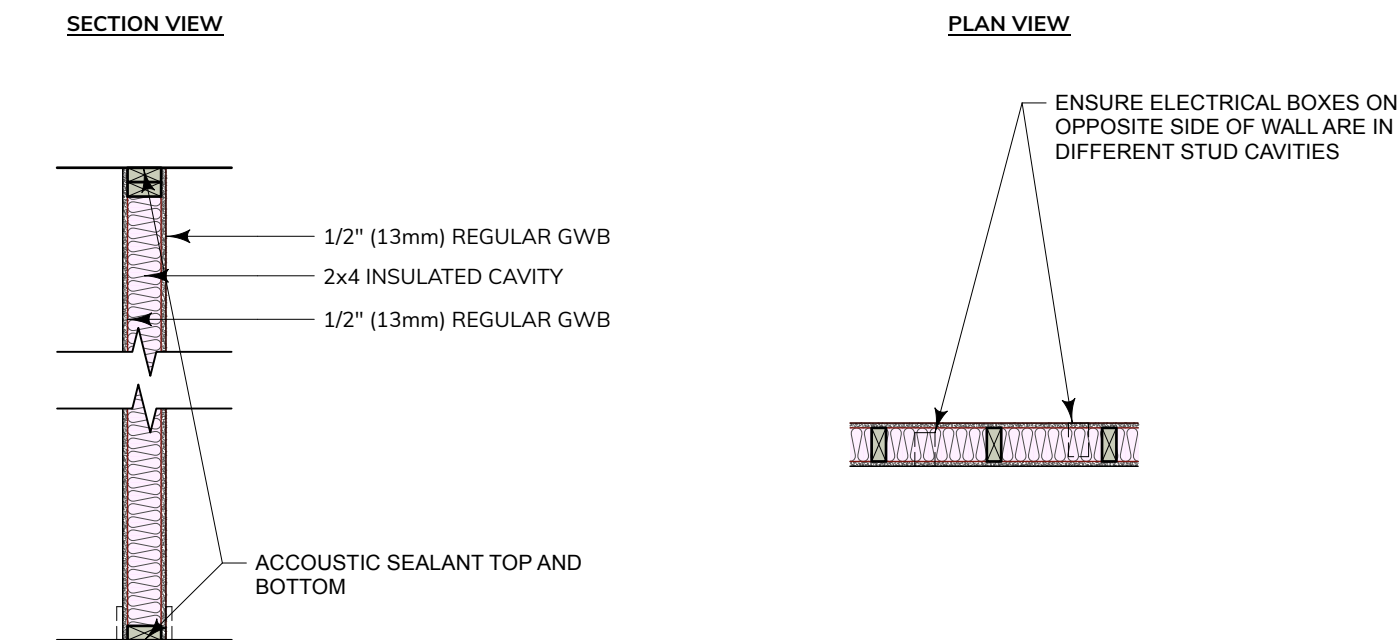


**Note:**  
Every where that finishing on the wall is tile, there will be paperless gypsum board at the back of tile, or cement board

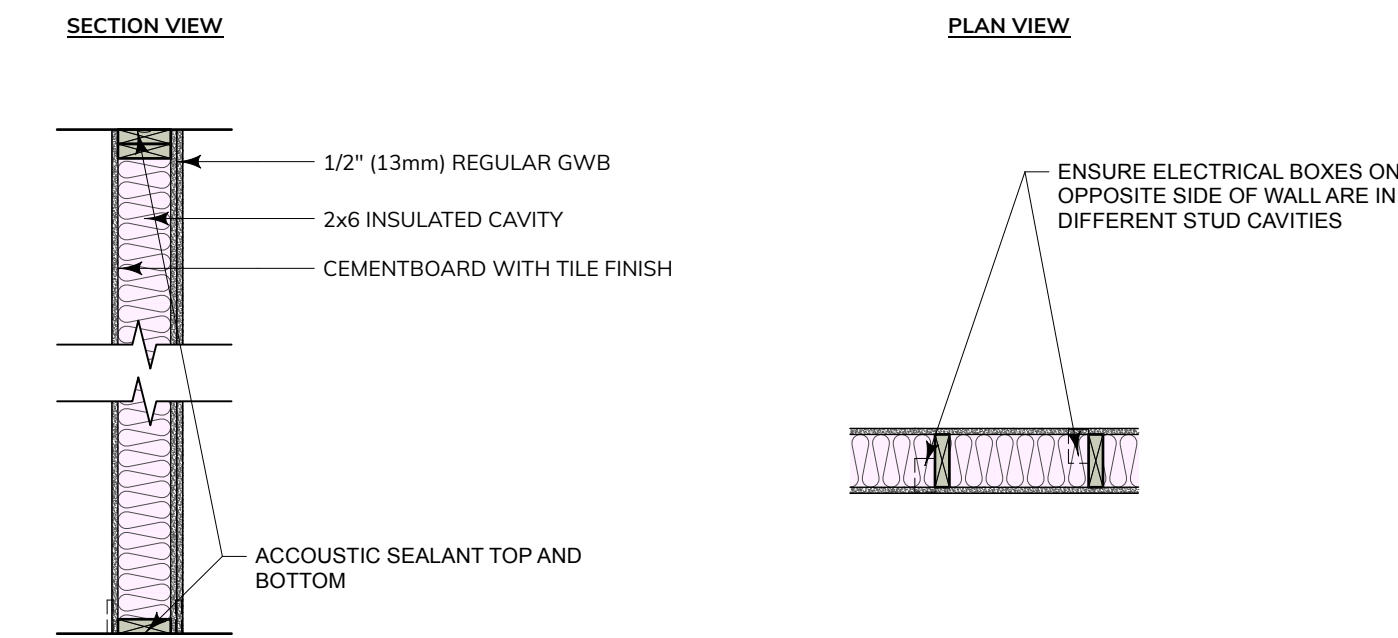
W1 Wall Assembly - Exterior Thermal Envelope  
Scale: 1:20



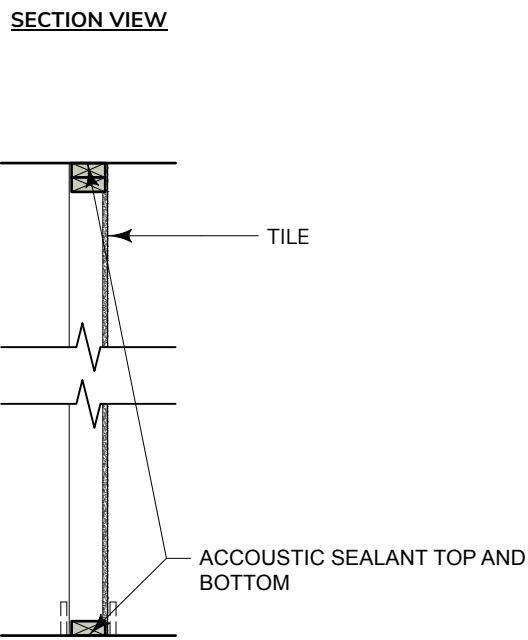
W2 Wall Assembly - Exterior Thermal Envelope  
Scale: 1:20



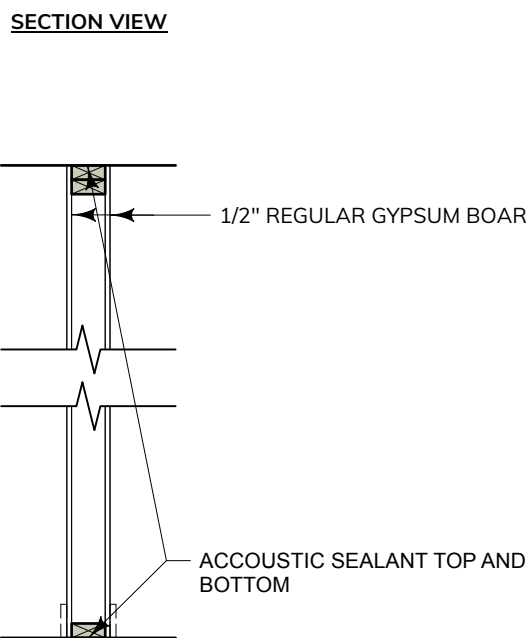
P1a Standard Interior Partition  
Scale: 1:20



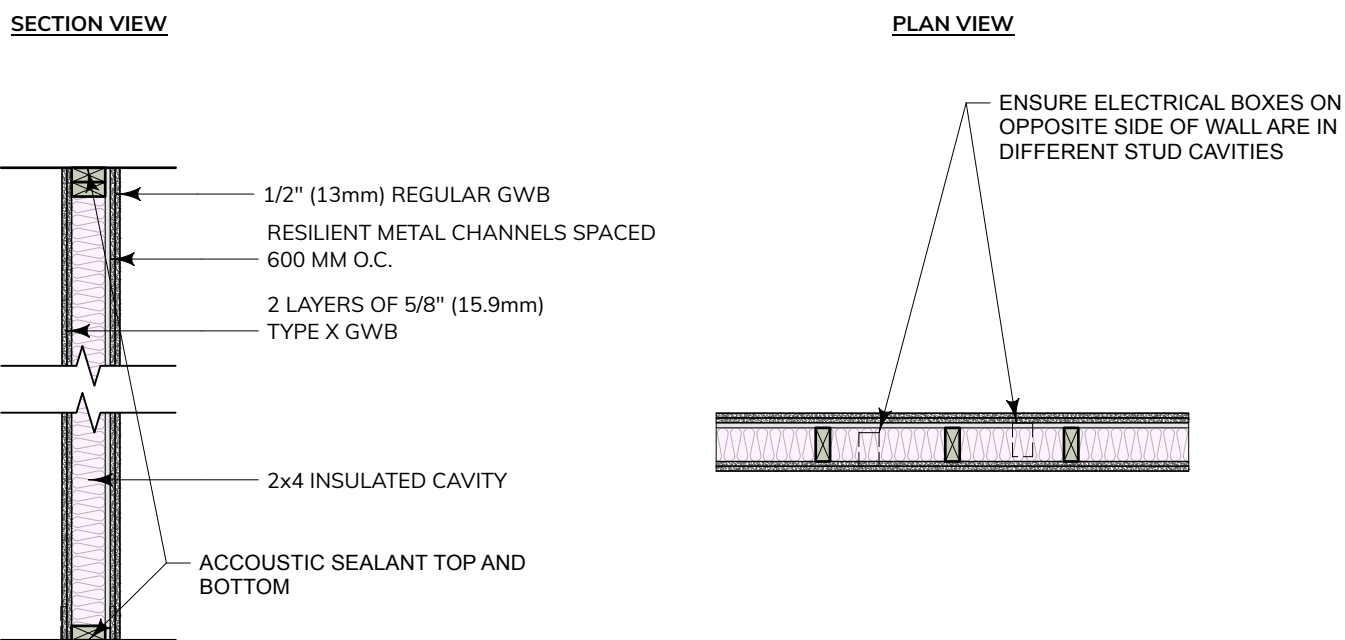
P20g Plumbing Wall  
Scale: 1:20



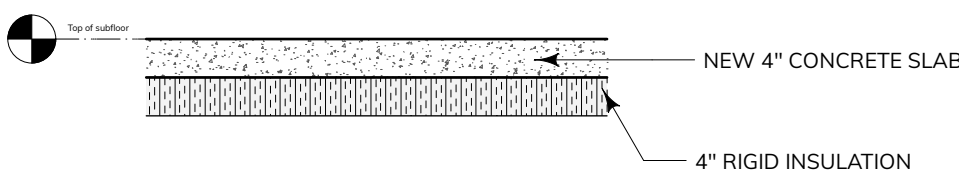
IP1 Standard Interior Partition  
Scale: 1:20



P1 Standard Interior Partition  
Scale: 1:20



P4r Acoustic Interior Partition  
Scale: 1:20



F1 Basement flooring  
Scale: 1:20

P4r - Interior Partition

Location: Interior  
Structure: Non-loadbearing

Required Fire-Resistance Rating: N/A  
Proposed Fire-Resistance Rating: 90min

STC: 58

Assembly from CBC 2018: Appendix A Table A-9.10.3.1 - Type W6b

Build-up (interior to exterior):  
- 38mm x 89mm [2x4] wood studs  
- Fiberglass Batt Insulation in stud cavities  
- resilient metal channels spaced 600 mm o.c.  
- 2 layer of 13 mm [1/2"] GWB both sides





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Victoria, BC V8T 4N5

[illegible]

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[illegible]

Owner:

Kelly Seagram & Mitchel Kajjura

Project Title:

Catherine Street Heritage House

Sheet Title:

Door Schedule

Scale: n/a	Sheet Number:
Architect of Record: Will King	
Drawn by: SK	
Reviewed by WK	
Project ID: <b>2021-008</b>	



WAY MARK

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## Door Schedule

ID			Nominal Size		Door Style					FRR	Door Data			Accessories			
	Mark	Type	Width	Height	Operation	Handling	Leaf Style	Side Lights	L Sidelt Wid	R Sidelt Wid	Fire Rating	Mfr	Model No.	Hardware Set	Hold Open	Stop Type	Comments
D-	i01		2'8"	6'8"	Swing	Single		Solid	N/A	N/A							ADD ACOUSTIC GASKET TO FRAME, ADD AUTOMATIC ACOUSTIC DOOR BOTTOM TO LEAF
D-	i02		2'8"	6'8"	Swing	Single		Solid	N/A	N/A							
D-	i03		2'6"	6'8"	Swing	Single		Solid	N/A	N/A							
D-	i04		4'8 3/4"	6'4"	Swing	Double Bi-part		Solid	N/A	N/A							
D-	i05		2'6"	6'8"	Swing	Single		Solid	N/A	N/A							
D-	i06		3'0"	3'0"	---	Double Bi-part		Solid	N/A	N/A							
D-	i07		2'2"	6'6 3/8"	Swing	Single		Panel	N/A	N/A							
D-	x01		3'0"	6'8"	Swing	Single		Panel	N/A	N/A							