

ISSUED FOR: Building Permit

2021-03-10



www.waymarkarchitecture.com  
1826 Government Street  
Victoria, BC V8T 4N5

NOT FOR CONSTRUCTION

OWNER

Rosemary Mueller & Lars For

Contact: Rosemary Mueller  
Phone: 1 250 727 4113  
Email: rmueller@telus.net

ARCHITECT OF RECORD &  
COORDINATING REGISTERED  
PROFESSIONAL

Waymark Architecture

1826 Government Street  
Victoria, BC V8T 4N5

Contact: Will King  
Phone: (778) 977 0660  
Email: will@waymarkarchitecture.com

Landscape Designer

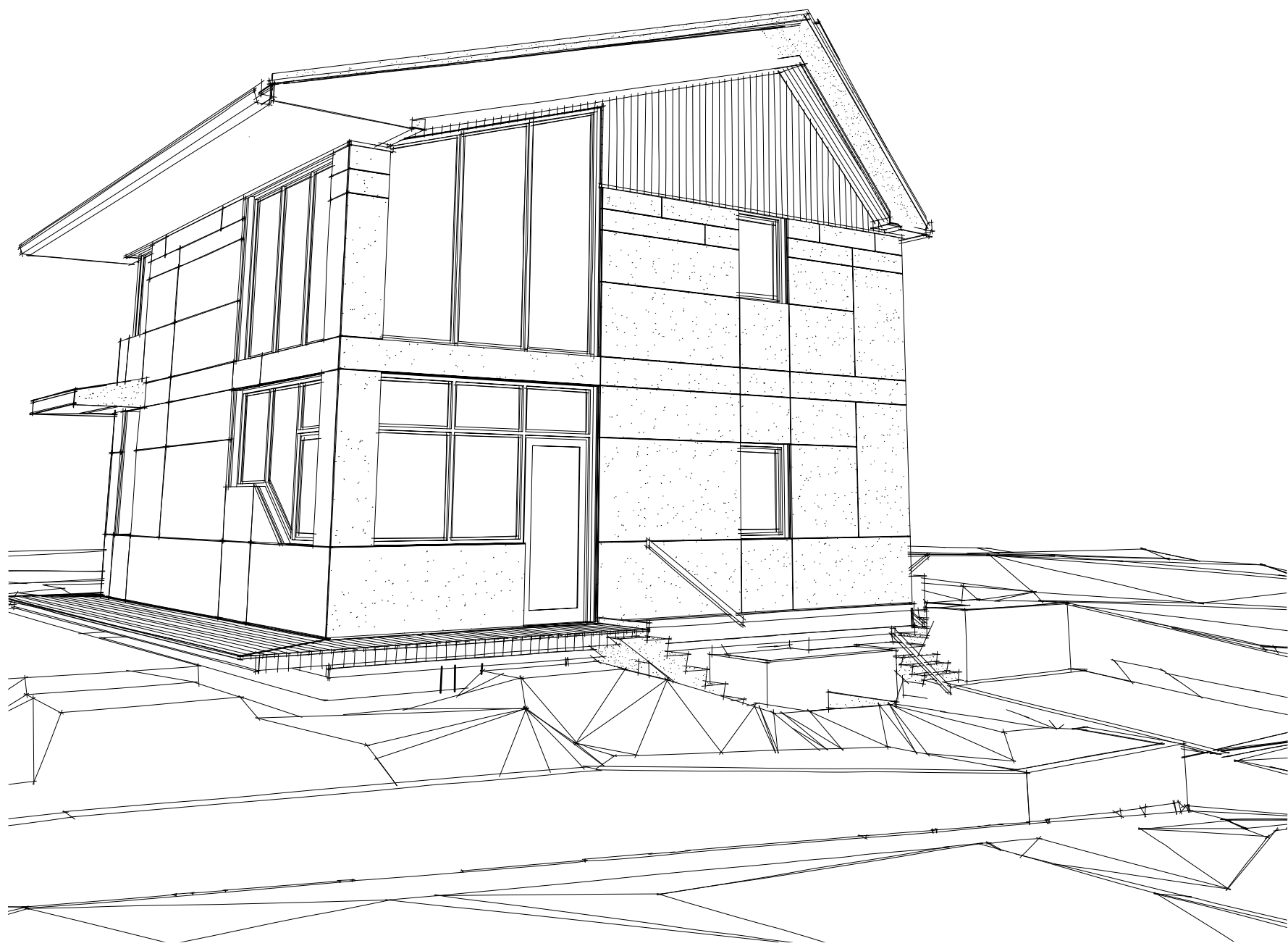
Biophillia Design Collective

Contact: Bianca Bodley  
Phone: 250 590 1156  
Email: bianca@biophiliacollective.ca

Structural Engineer

Reed Jones Christofferson

Contact: Peter Machnee  
Phone: (250)-386-7794  
Email: PMachnee@rjc.ca



Sugar Cube House

Issued For: Building Permit

Date: 2021-03-10  
Cover Sheet

Project ID: 2020-011

Architect of Record: ARCHITECT





[illegible]

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Seal

Owner:

Rosemary Mueller & Lars Forss

Project Title:

# Sugar Cube House

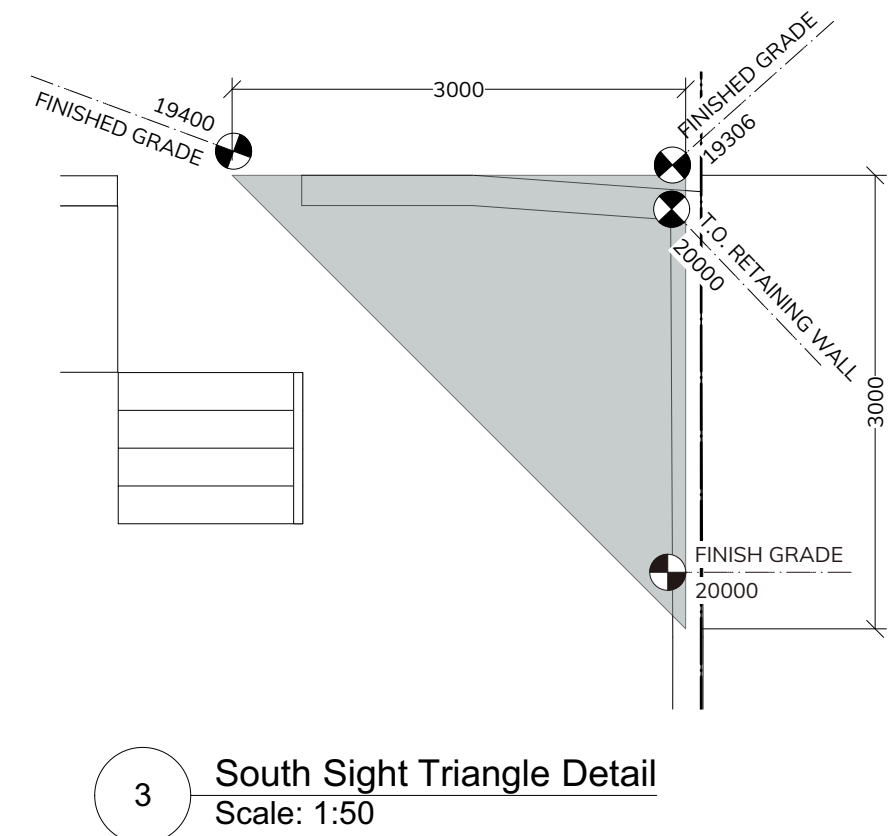
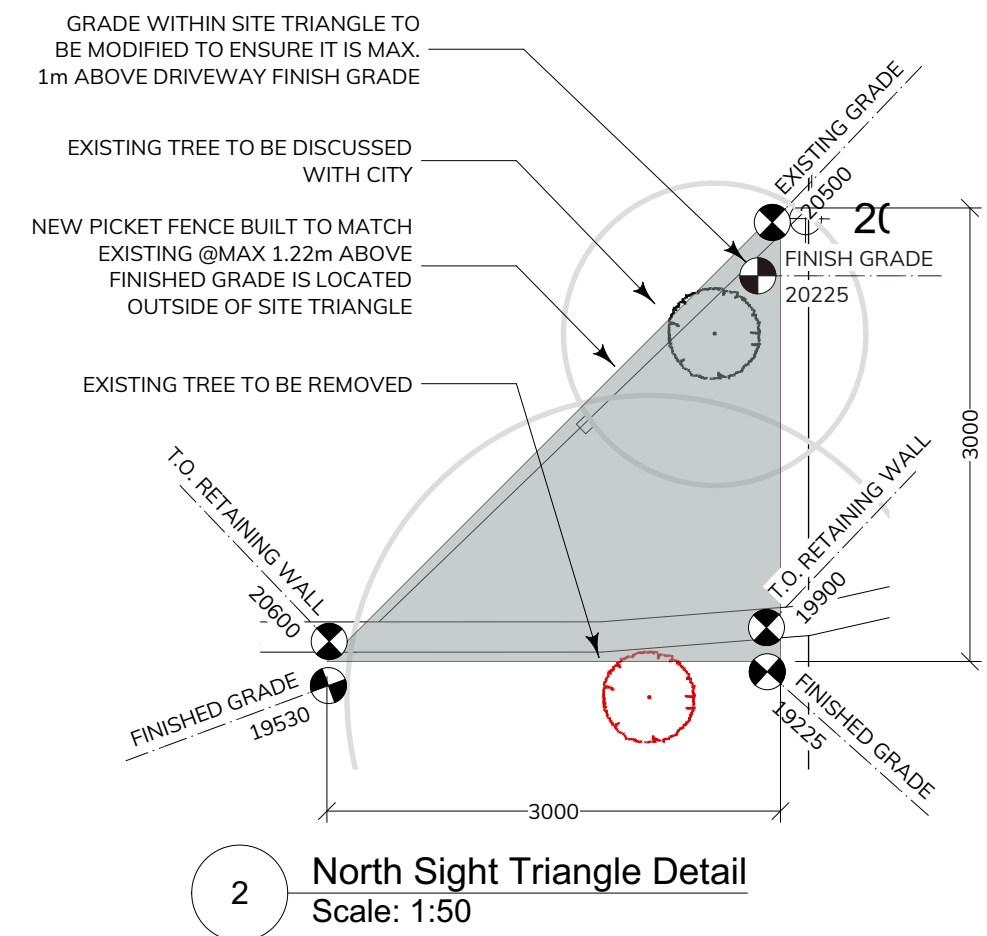
Sheet Title:

Zoning Information

Scale:  Scale	<div style="text-align: center; font-size: 2em; font-weight: bold;">A-010</div>
Architect of Record:  ARCHITECT	
Drawn by:  CL	
Reviewed by  NAME	
Project ID:  2020-011	



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## DATA SHEET/ZONING ANALYSIS (LOT WITH NEW HOUSE)

LEGAL DESCRIPTION: Lot 157A, Block U, Section 31 Esquimalt, Plan 549 - NEW LEGAL DESCRIPTION TO BE CONFIRMED  
STREET ADDRESS: 202 RAYNOR AVENUE - NEW ADDRESS TO BE CONFIRMED  
ZONING REGULATIONS: CITY OF VICTORIA, R1-S2 RESTRICTED SMALL LOT  
SITE AREA: 305m2  
BUILDING FOOTPRINT: 70m2

Section		Allowed / Required	Current	Proposed	Variance	Comments
1	Permitted Uses	Single Family	Single family	Single family	No	
2	Min. Parcel Size	260m2	N/A	305.37m2	No	
3	Minimum Lot Frontage	10m	N/A	17m	No	
6	Max. floor area	190m2	N/A	128m2	No	
7	Building Height	7.5 above ave grade	N/A	7.363	No	
8	Max. floor area ratio	.6 to 1	N/A	.44 to 1	No	
9	Lot Coverage	40%	N/A	23%	No	
10	Siting Requirements:					
a(i)	Front Setback	6m	N/A	3.6m	Yes	See Development Permit No. 00137
a(ii)	North Side Setback	2.4m	N/A	3.79m	No	
a (iii)	South Side Setback	2.4m	N/A	4.66m	No	
a(iiii)	Rear Setback	6m	N/A	5.95m	No	
b	Stair projection Into Required Setbacks	2.5m	N/A	1.22m	No	
c	Porch Roof projection Into Required Setbacks	1.6m	N/A	1.22m	No	Roof overhang projection into the rear yard of 1.5m
11	Off Street Parking	1	1	1	No	

AREA CALCULATION:

	Net (m2):	FAR:
Basement:	54.06	0
Main Floor:	58.06	0.19
Upper Floor	58.06	0.19
Total:	170.18	0.38

## PARKING

1 space per dwelling unit required  
1 space per dwelling unit provided

No.	Date	Appr	Revision Notes
1	2021-03-10		Building Permit
No.	Date		Issue Notes

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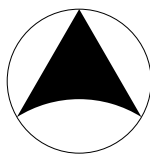
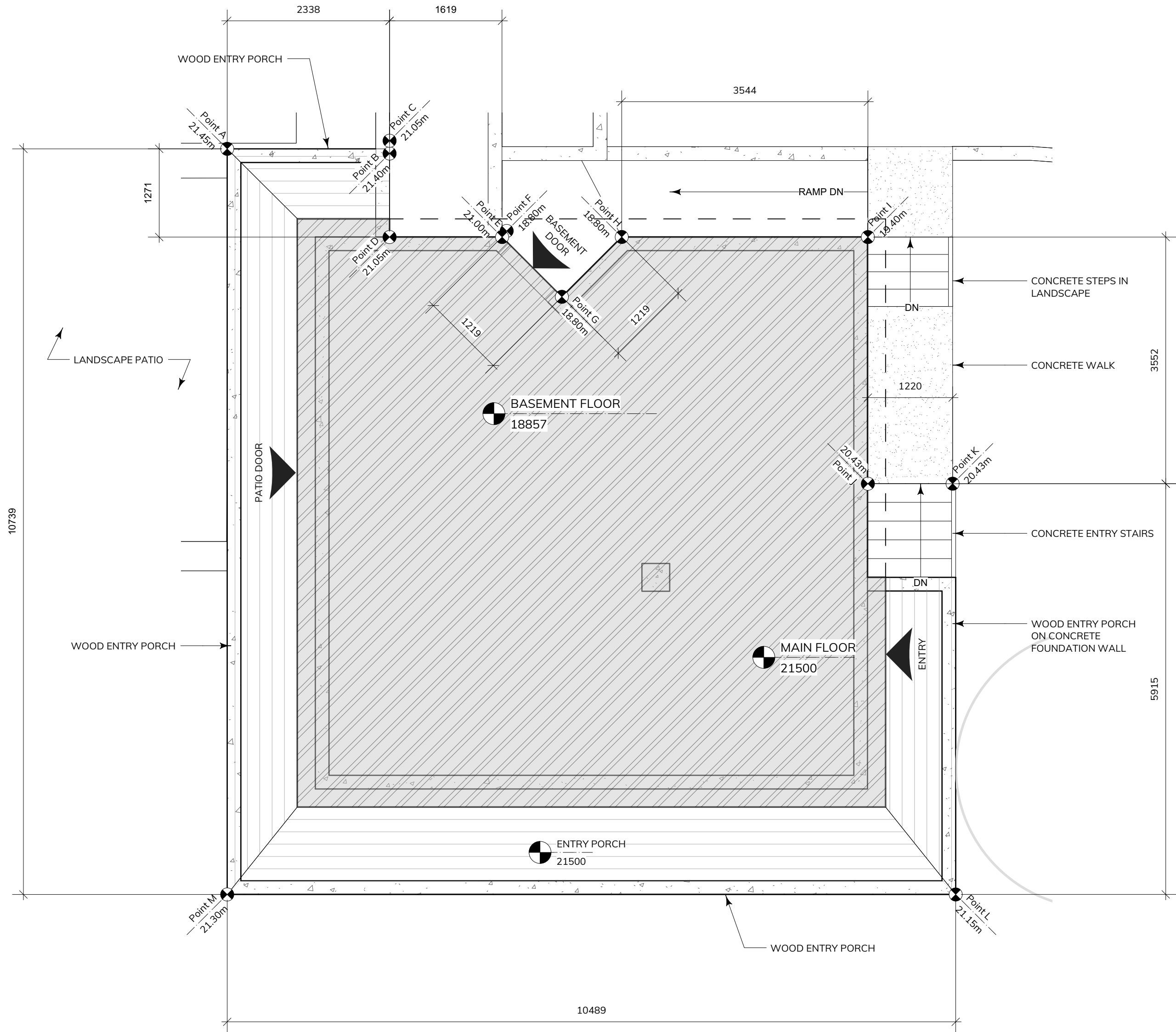
Seal

Owner:  
**Rosemary Mueller & Lars Forss**

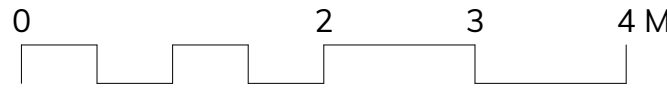
Project Title:  
**Sugar Cube House**

Sheet Title:  
**Average Grade Calculations**

Scale:	Sheet Number:
Scale	
Architect of Record:	<b>A-011</b>
ARCHITECT	
Drawn by:	
CL	
Reviewed by:	
NAME	
Project ID:	
2020-011	



4 Average Grade Calculation Points  
A-011 Scale: 1:50



AVERAGE GRADE:

POINT:		AVE:	LENGTH:	TOTALS:
A	21.45	POINT A-B 21.425	2.338	50.092
B	21.4	POINT B-C 21.225	0	0
C	21.05	POINT C-D 21.05	1.271	26.755
D	21.05	POINT D-E 21.025	1.619	34.039
E	21	POINT E-F 19.9	0	0
F	18.8	POINT F-G 18.8	1.219	22.917
G	18.8	POINT G-H 18.8	1.219	22.917
H	18.8	POINT H-I 19.1	4.137	79.017
I	19.4	POINT I-J 19.915	3.552	70.738
J	20.43	POINT J-K 20.43	1.22	24.925
K	20.43	POINT K-L 20.79	5.915	122.973
L	21.15	POINT L-M 21.225	10.489	222.629
M	21.3	POINT M-A 21.375	10.739	229.546

TOTAL PERIMETER: 43.718

AVERAGE GRADE: 20.736



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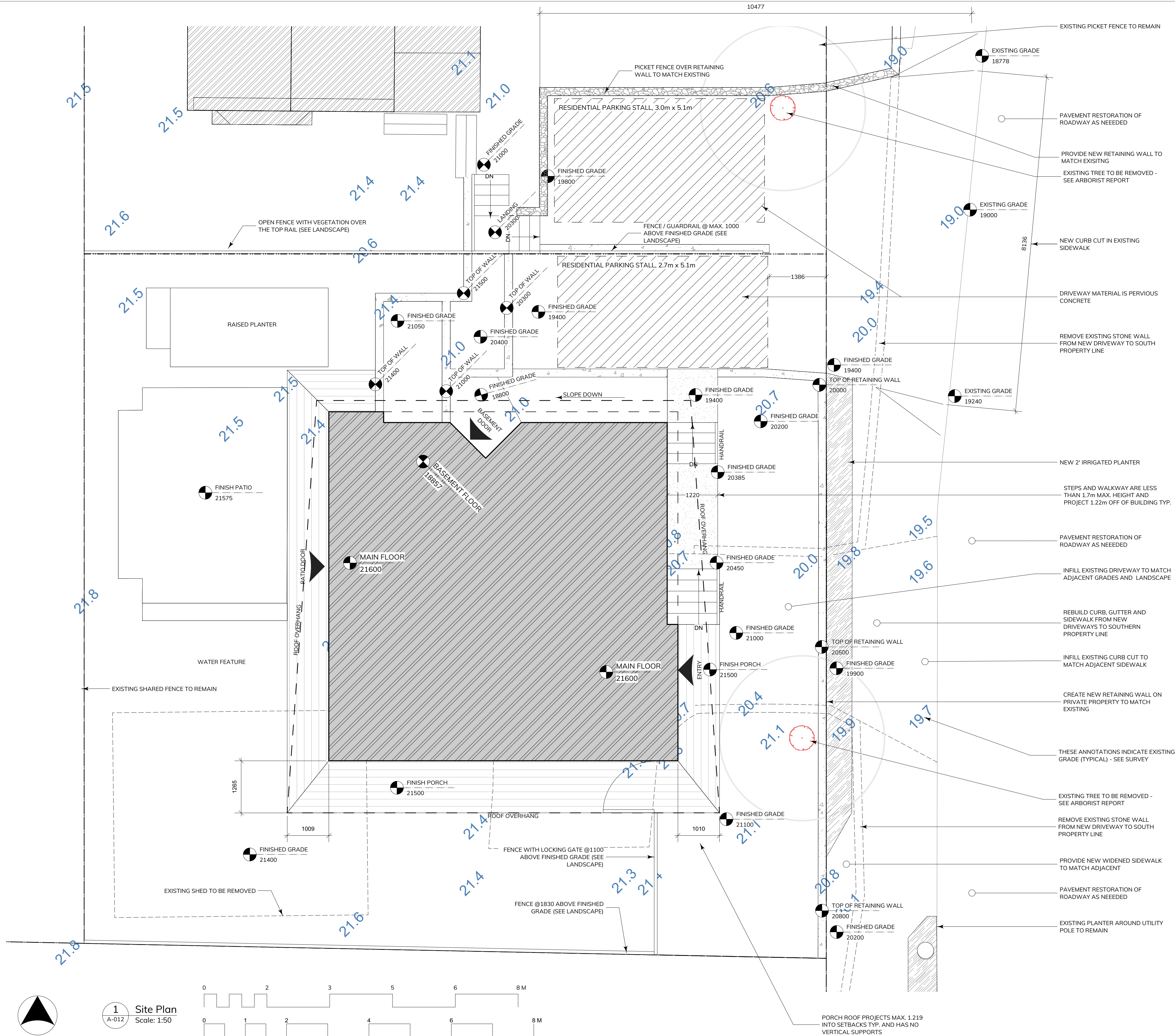
Seal

Owner:  
**Rosemary Mueller & Lars Forss**

Project Title:  
**Sugar Cube House**

Sheet Title:  
**Site Plan**

Scale: Scale	Sheet Number: <b>A-012</b>
Architect of Record: ARCHITECT	
Drawn by: CL	
Reviewed by: NAME	
Project ID: 2020-011	





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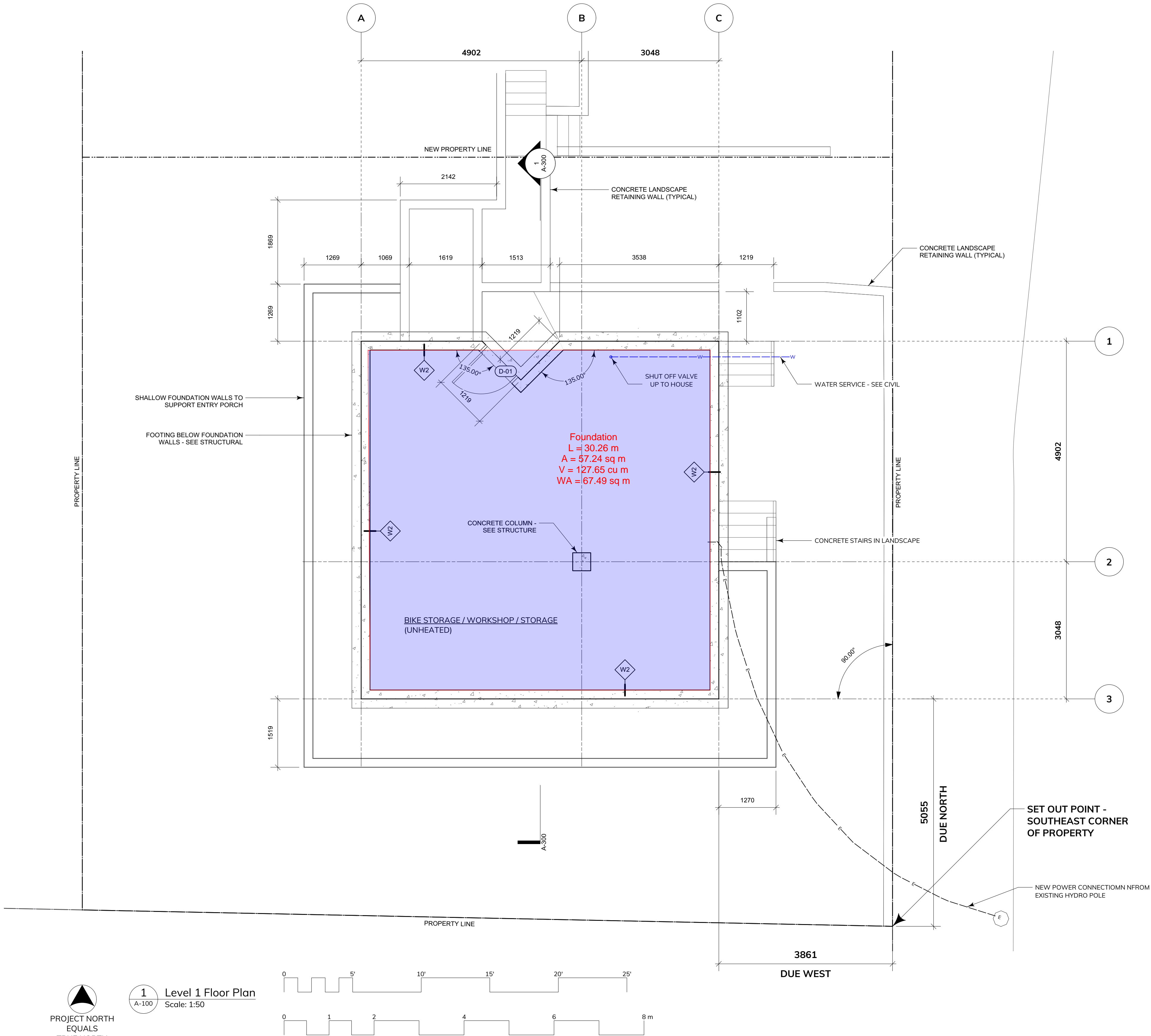
Seal

Owner:  
Rosemary Mueller & Lars Forss

Project Title:  
Sugar Cube House

Sheet Title:  
Gridline Layout & Foundation Plan

Scale:	Sheet Number:
Scale	A-100
Architect of Record:	
ARCHITECT	
Drawn by:	
CL	
Reviewed by:	
NAME	
Project ID:	
2020-011	



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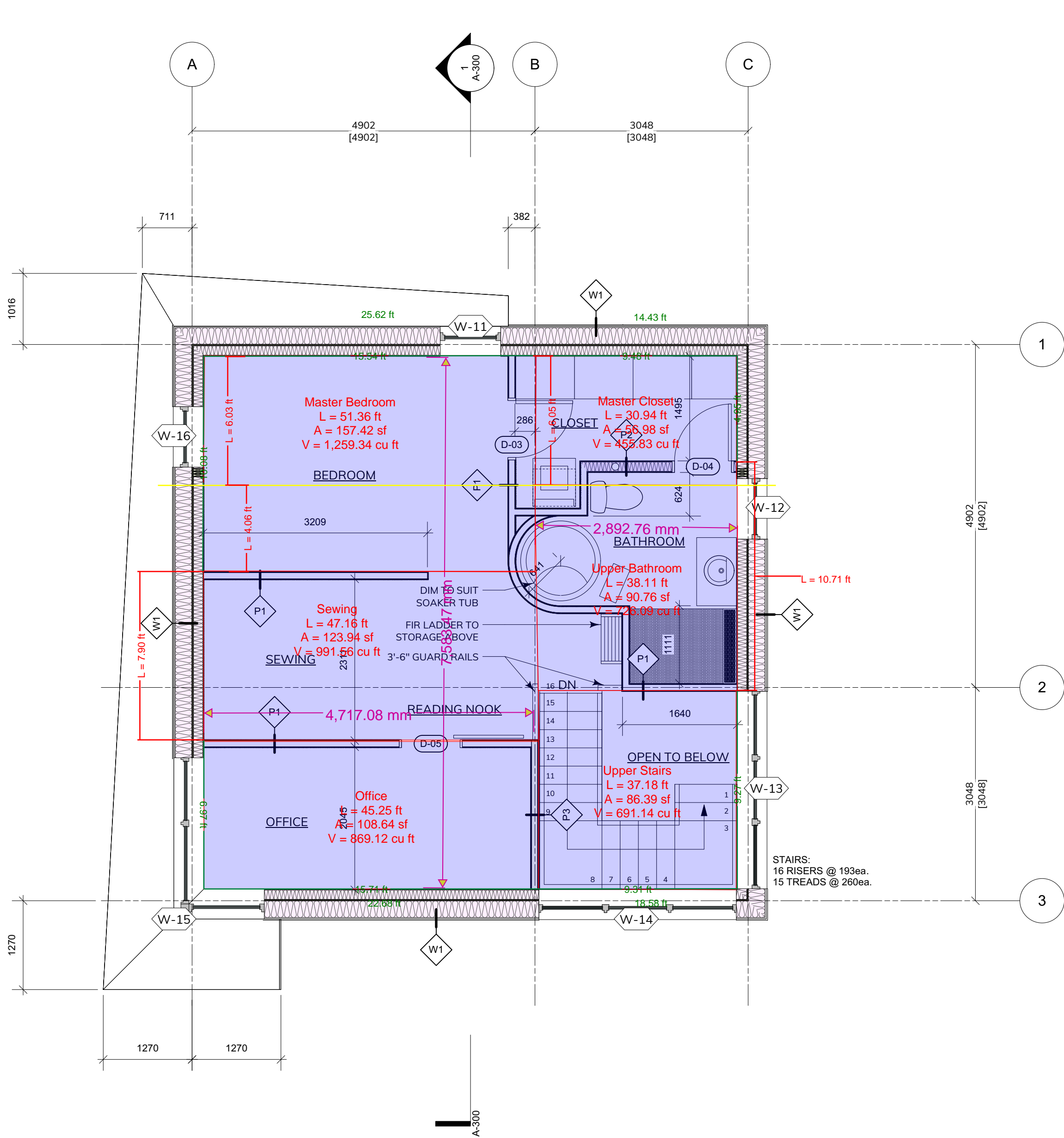
Seal
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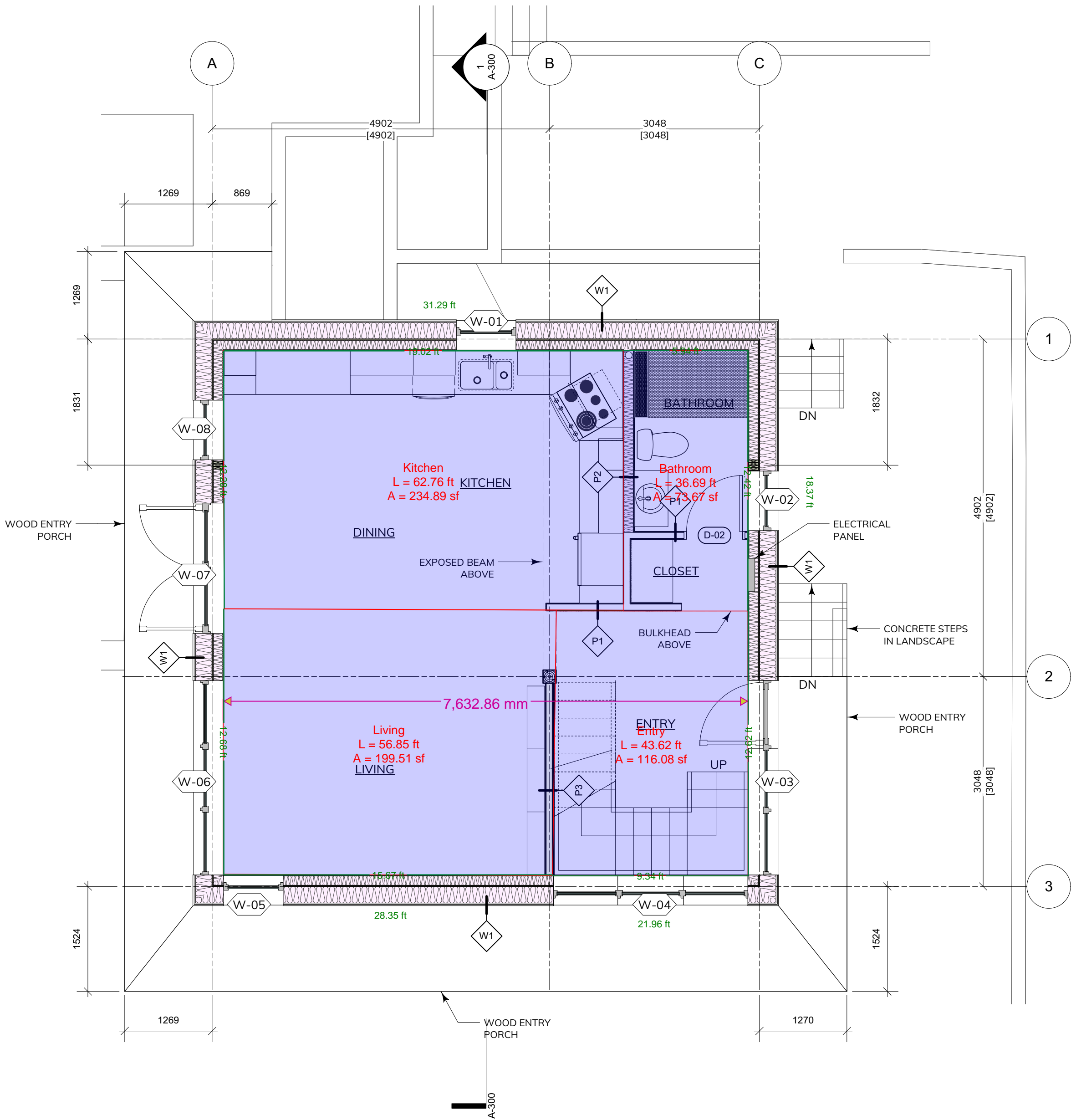
Project Title:  
**Sugar Cube House**

Sheet Title:  
**Floor Plans**

Scale: Scale	Sheet Number: <b>A-101</b>
Architect of Record: ARCHITECT	
Drawn by: CL	
Reviewed by: NAME	
Project ID: 2020-011	



2 Level 2 Floor Plan  
A-101 Scale: 1:50



1 Level 1 Floor Plan  
A-101 Scale: 1:50





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eat

Rosemary Mueller & Lars Forss

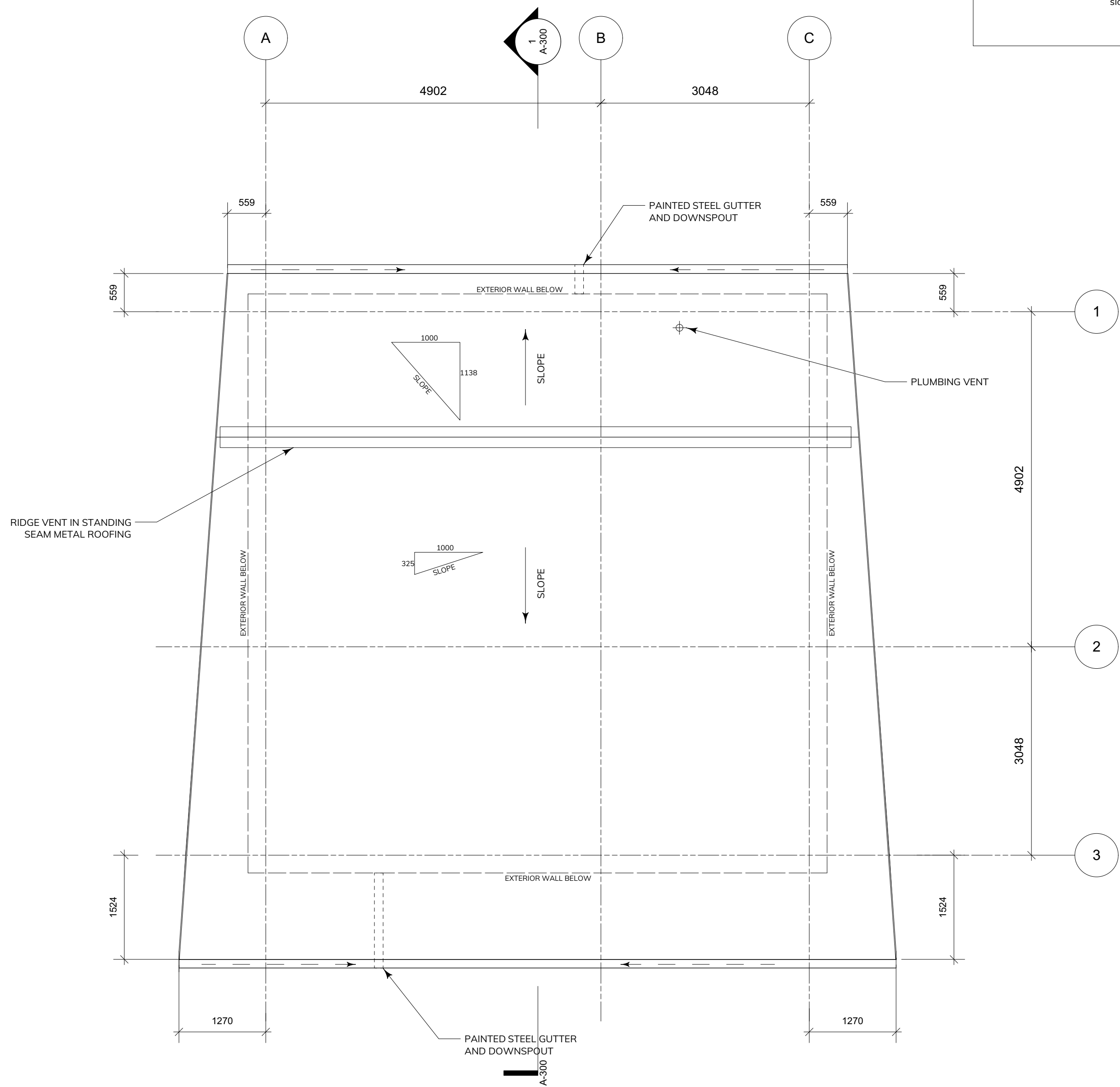
project Title:

# Sugar Cube House

Sheet Title:

Roof Plans

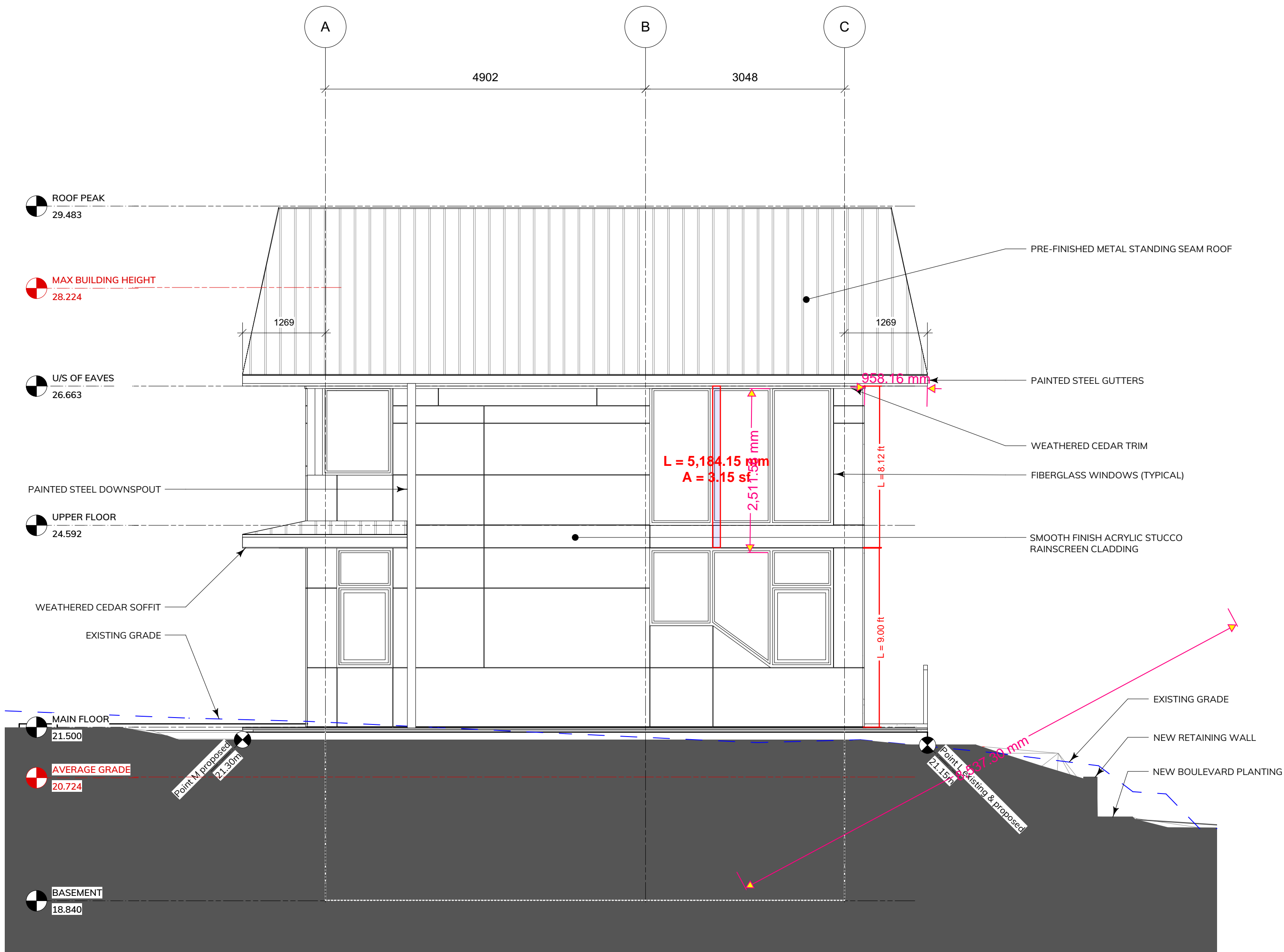
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Architect of Record:	
Drawn by:	
Reviewed by:	
Project ID:	



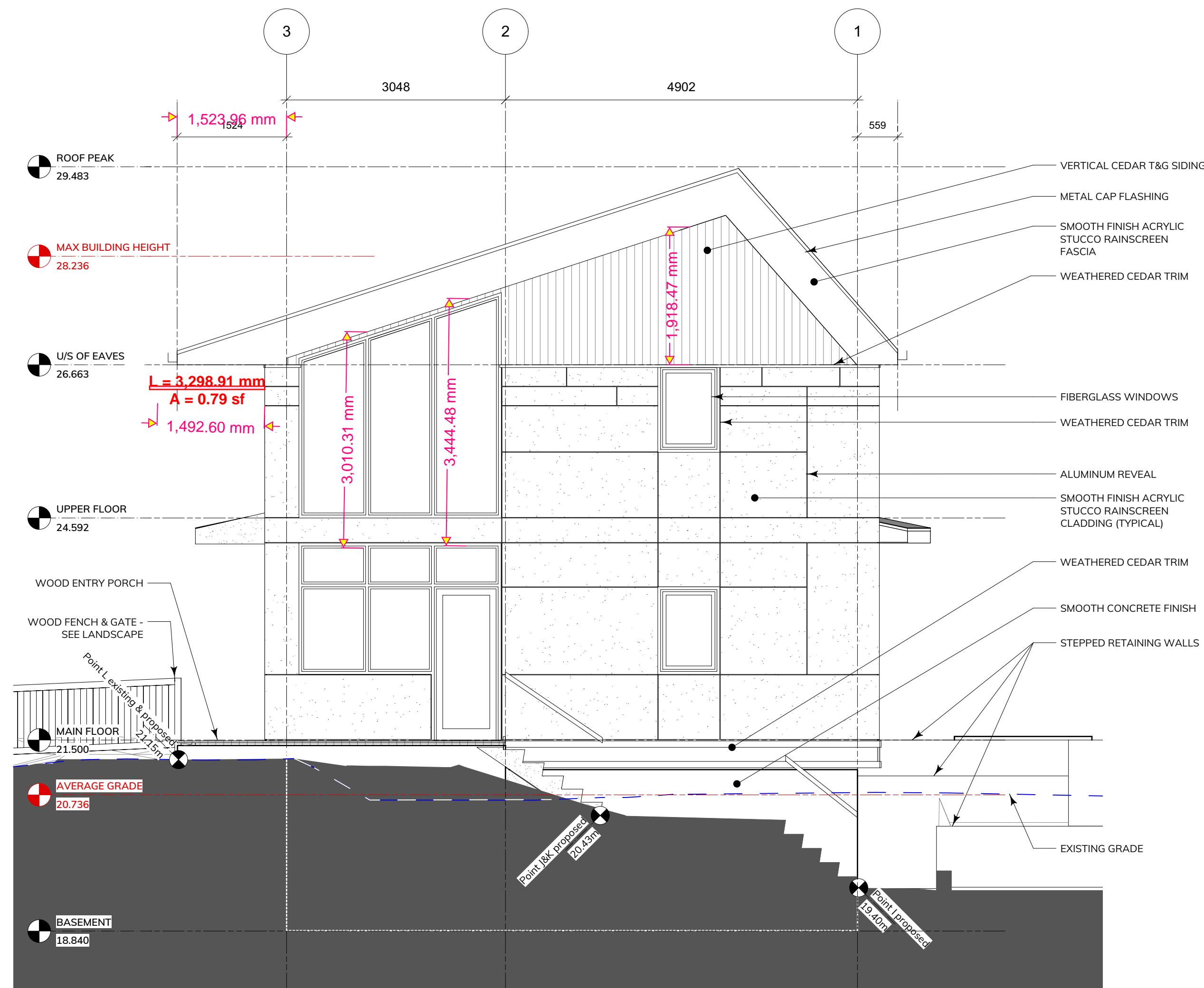
2 Roof Plan  
A-102 Scale: 1:50



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1 South Elevation  
Scale: 1:50



2 East Elevation Along Alston St  
Scale: 1:50

Maximum Aggregate Area of Unprotected Openings In Exterior Walls					
BCBC 2018, Table 9.10.14.4-A					
Building Face	Exposed Area (s.m.)	Limiting Distance (m)	Allowable Unprotected Openings (s.m.)	Allowable %	Proposed Openings (s.m.)
South Elevation	46.47	4.63	16.26	35%	13.08
North Elevation	58.3	3.79	8.75	15%	4.11
West Elevation	54.21	5.94	17.89	33%	15.78

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Seal

Owner:  
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Project Title:  
**Sugar Cube House**

Sheet Title:  
**South & East Elevation**

Scale: n/a	Sheet Number:
Architect of Record: ARCHITECT	<b>A-201</b>
Drawn by: CL	
Reviewed by: NAME	
Project ID: 2020-011	





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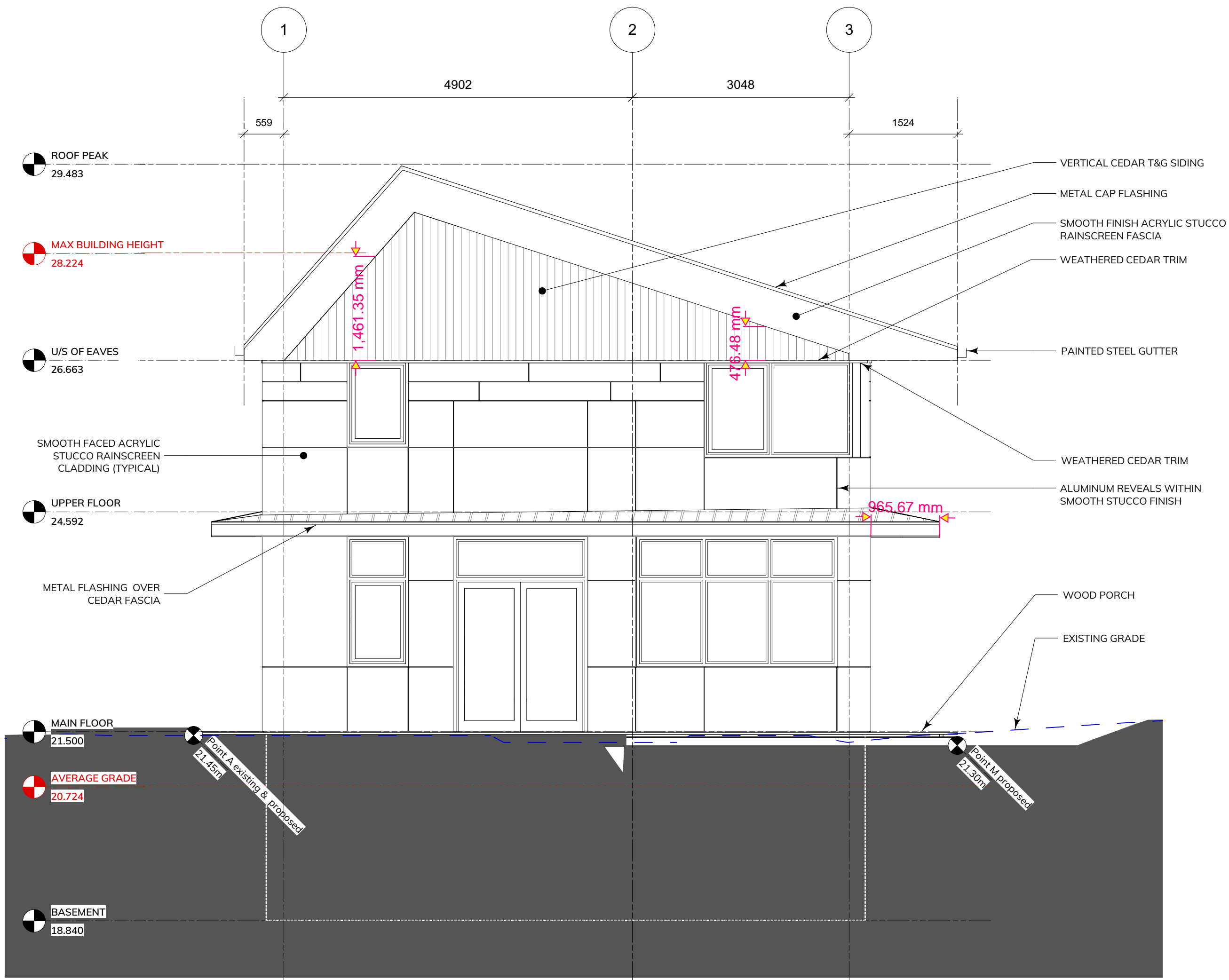
Seal

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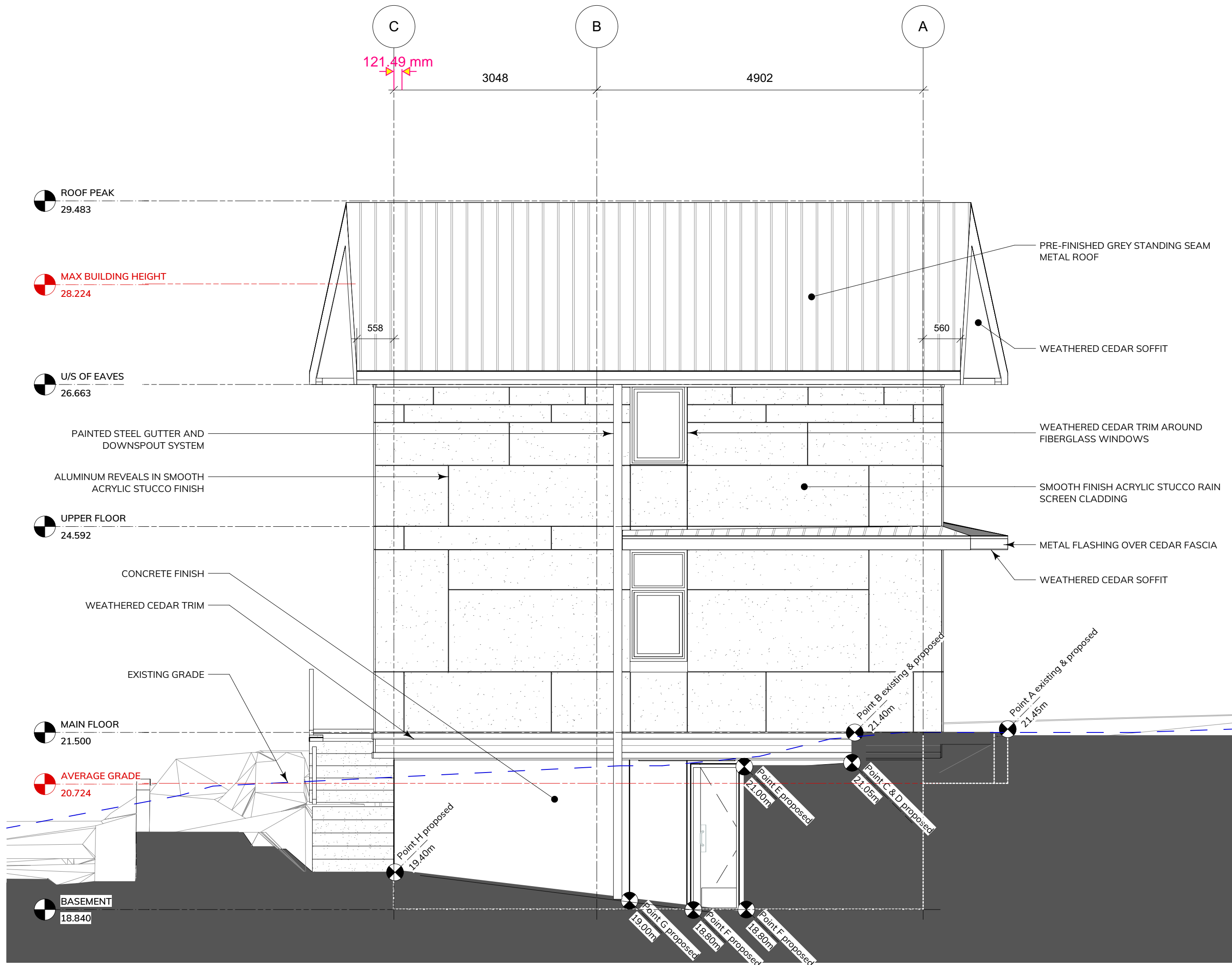
Project Title:  
**Sugar Cube House**

Sheet Title:  
**North & West Elevation**

Scale: Scale	Sheet Number:
Architect of Record: ARCHITECT	<b>A-202</b>
Drawn by: CL	
Reviewed by: NAME	
Project ID: <b>2020-011</b>	



2 West Elevation  
Scale: 1:50



1 North Elevation  
Scale: 1:50

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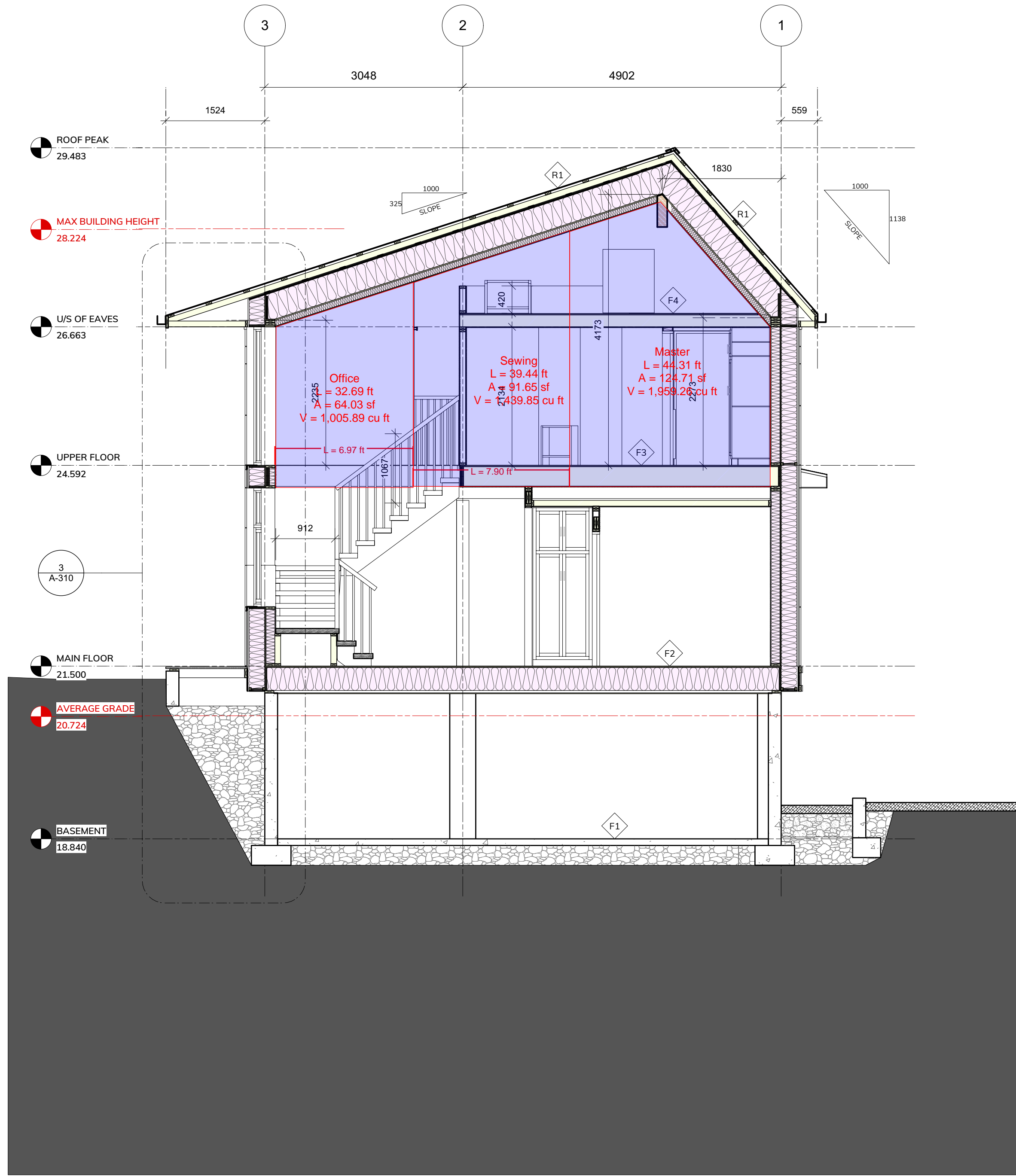
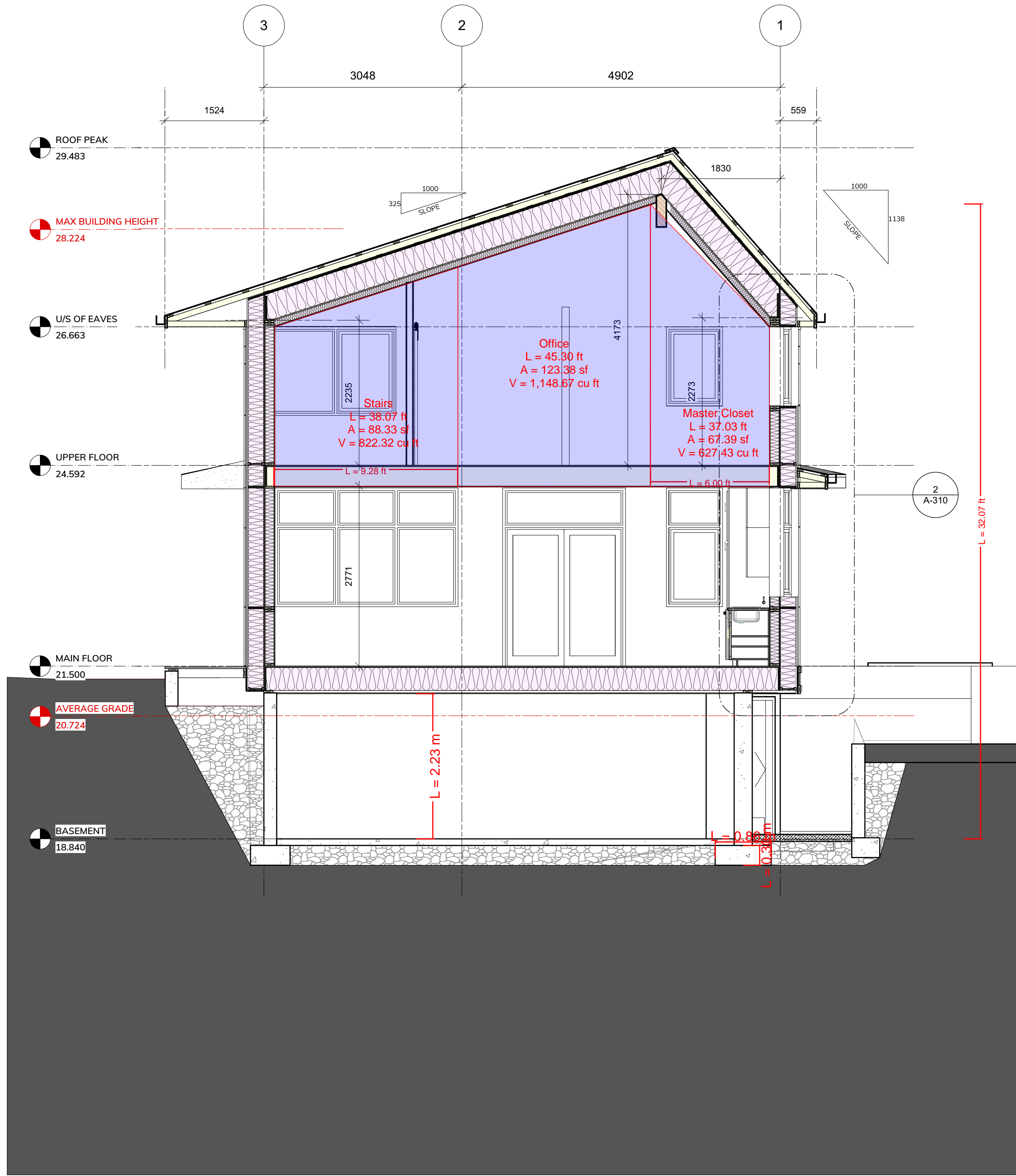
Soil

Owner:  
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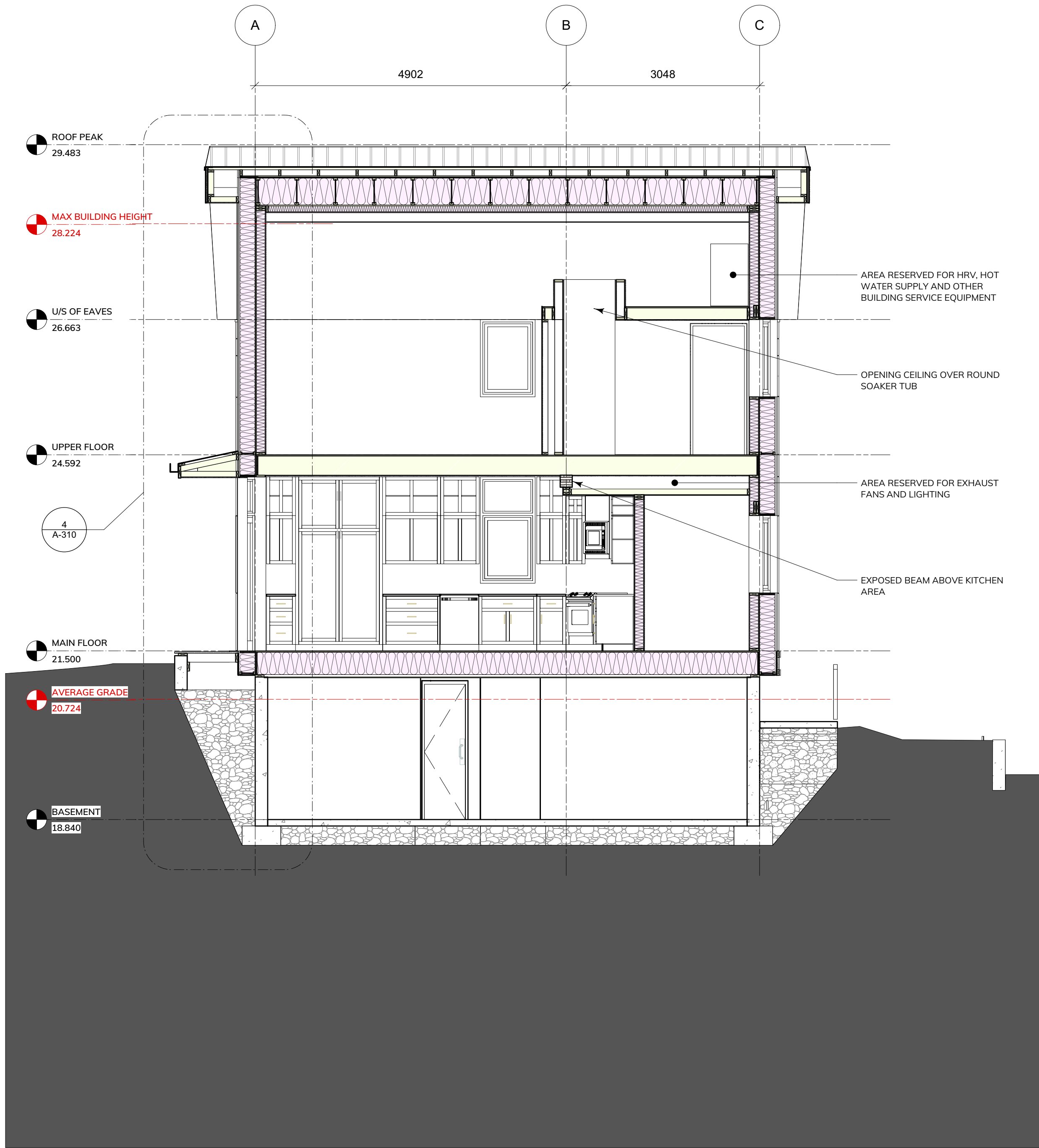
Project Title:  
**Sugar Cube House**

Sheet Title:  
**Building Sections**

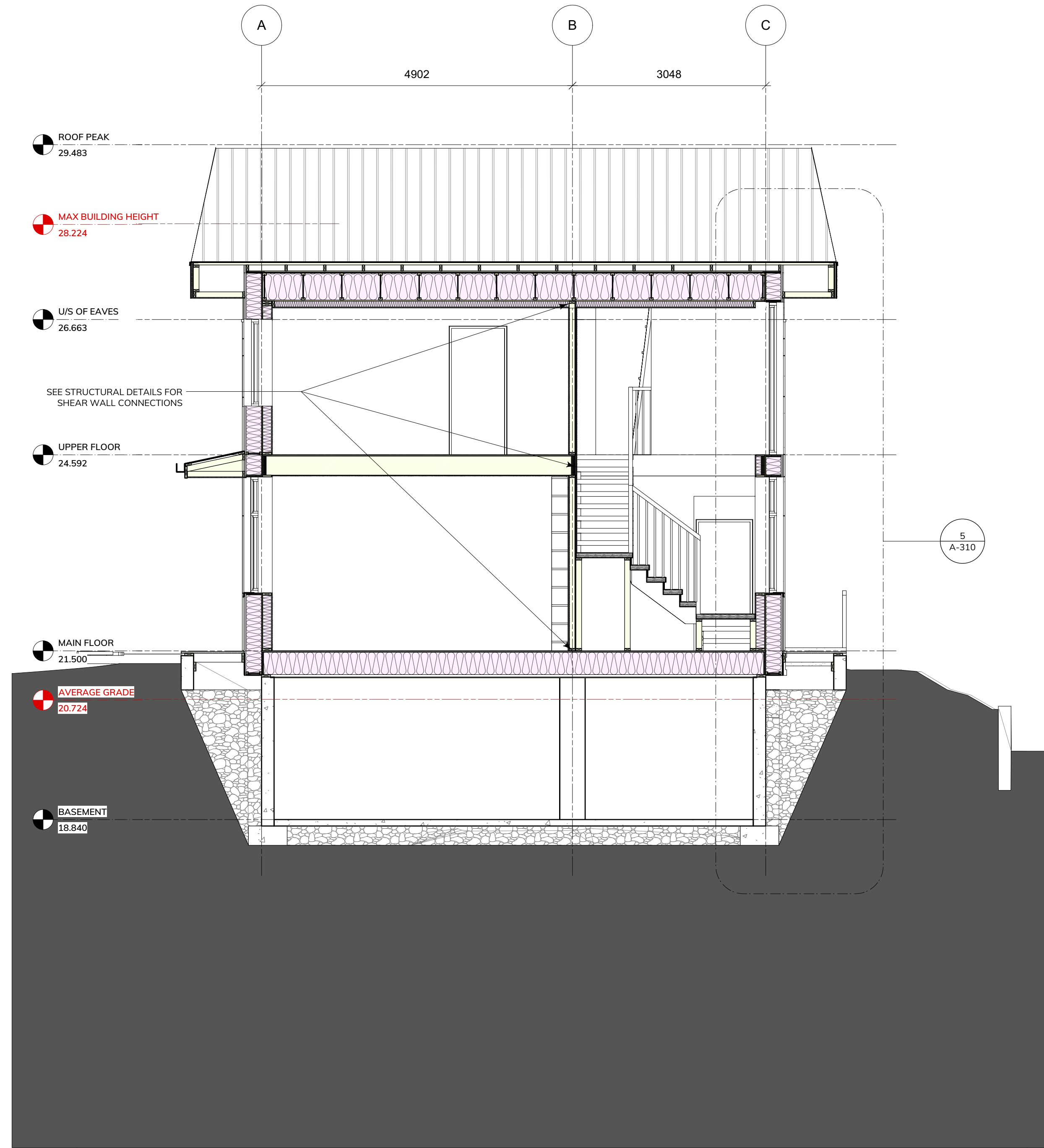
Scale: Scale	Sheet Number: <b>A-300</b>
Architect of Record: ARCHITECT	
Drawn by: CL	
Reviewed by NAME	
Project ID: 2020-011	



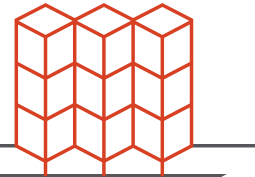




1 E-W Through Peak  
Scale: 1:50



2 E-W Section Through Stairs  
Scale: 1:50



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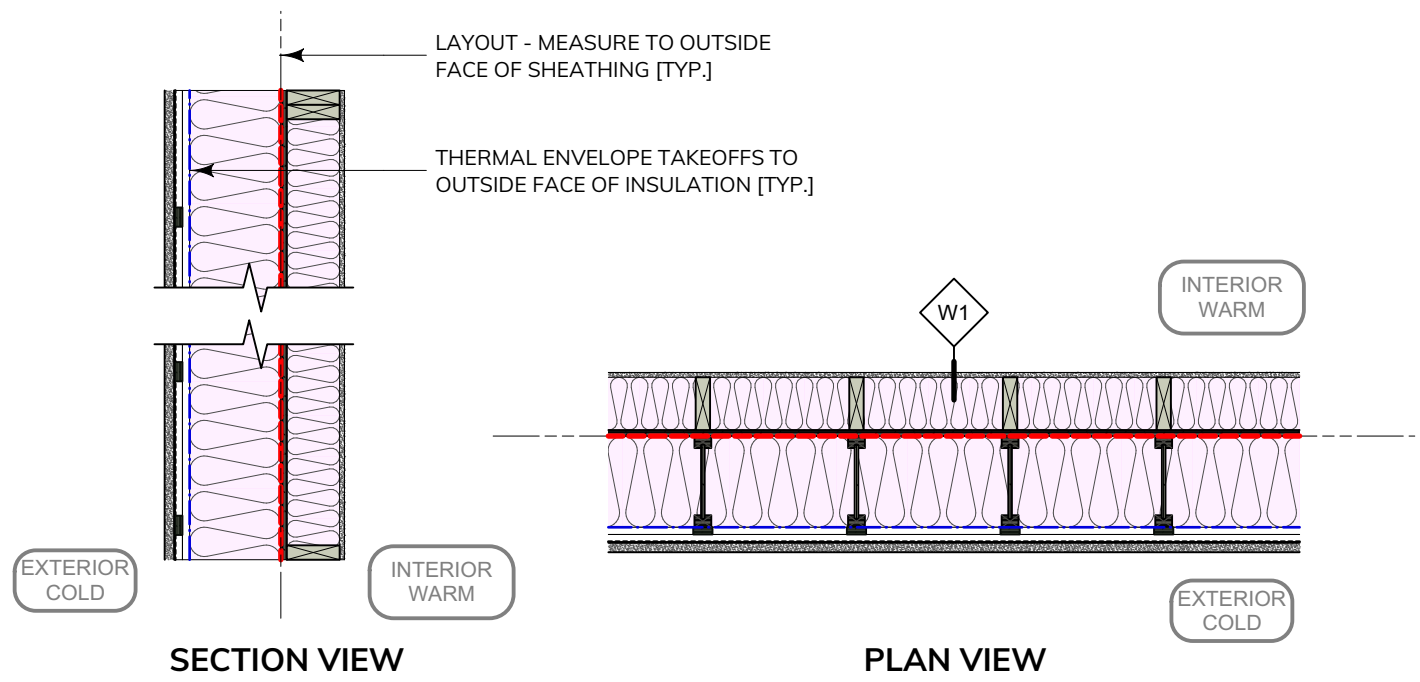
Sheet Title:  
**Building Sections**

Scale:	Sheet Number:
Scale	
Architect of Record:	<b>A-301</b>
ARCHITECT	
Drawn by:	
CL	
Reviewed by:	
NAME	
Project ID:	
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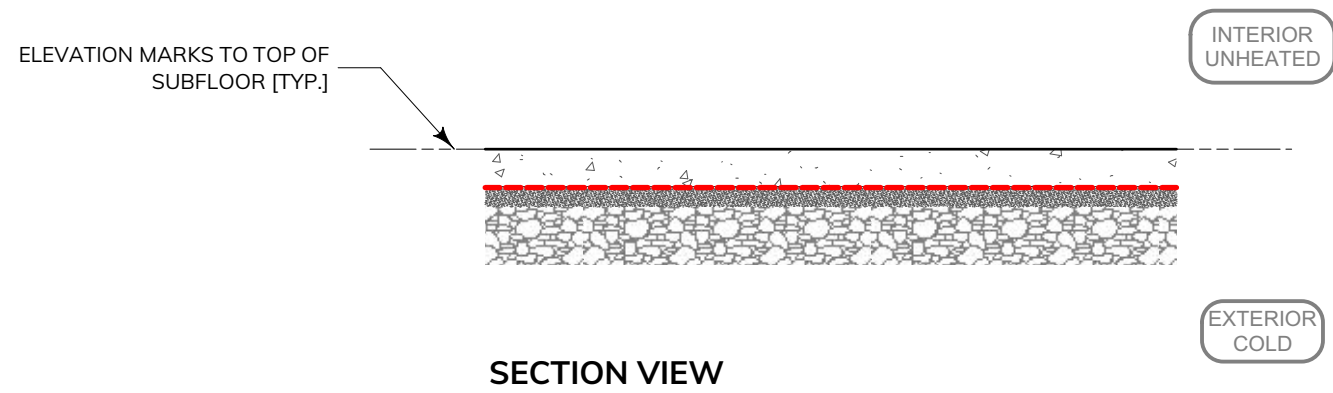
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#### W1 - Exterior Wall Typ.

##### Build Up (interior to exterior):

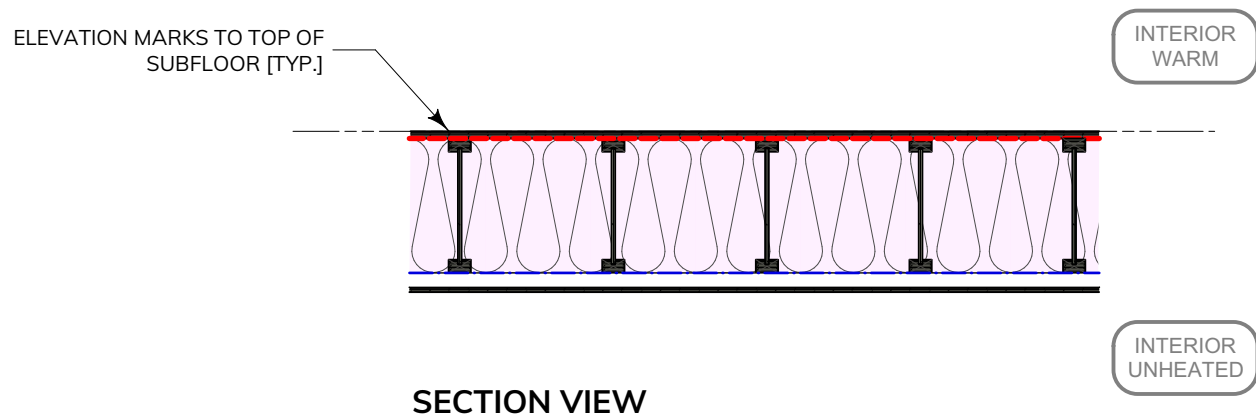
- 1 layer of 12.7mm [1/2"] Type X GWB
- 2x6 wood studs spaced @ 400mm [16"] O.C.
- Fiberglass Batt Insulation in stud cavities
- 1 layer of 16mm [5/8"] OSB sheathing
- Air barrier membrane
- 9.5" TJ @ 400mm [16"] O.C.
- Fiberglass Batt Insulation in cavity
- Weather barrier membrane
- 1 1/2" rainscreen cavity (2 layers of 3/4" strapping)
- Smooth acrylic stucco finish over scratch coat on metal lath



#### W2 - Exterior Wall Below Grade

##### Build Up (interior to exterior):

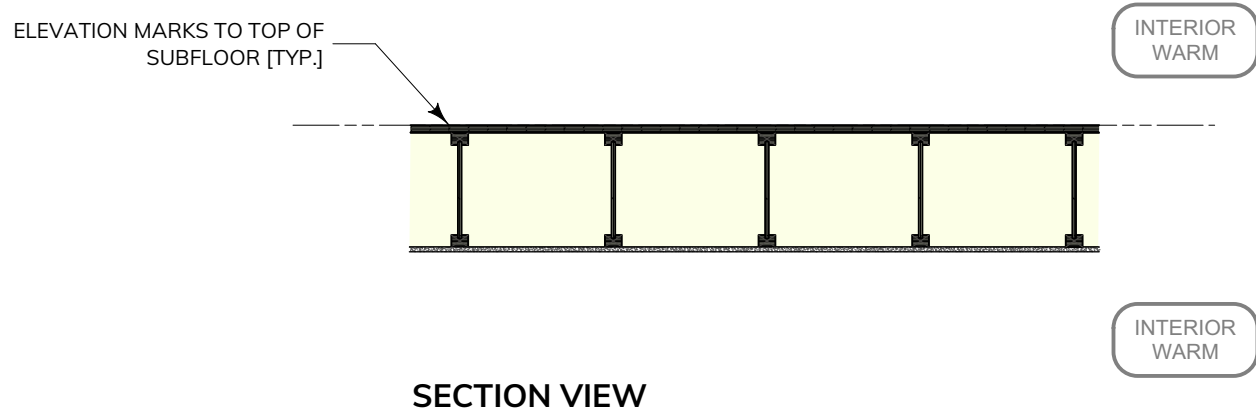
- 1 layer of 12.7mm [1/2"] Type X GWB
- 2x6 wood studs spaced @ 400mm [16"] O.C.
- Fiberglass Batt Insulation in stud cavities
- 1 layer of 12.7mm [1/2"] plywood sheathing
- Air barrier membrane
- 6" type 2 EPS insulation
- Damp-proof membrane
- Drainage matt
- backfill



#### F1 - Basement Floor

##### Build Up (interior to exterior):

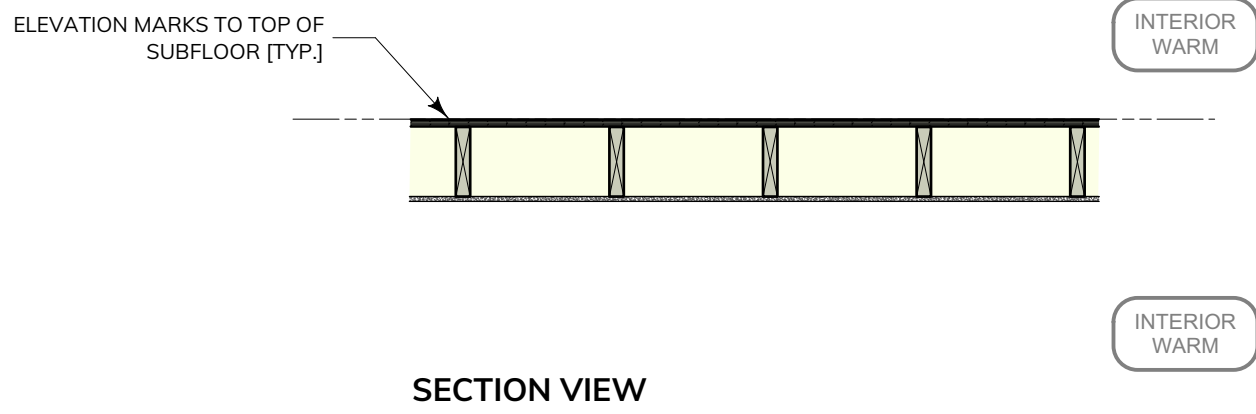
- Concrete sealant over trowel finish
- Concrete slab - see structure for thickness
- Poly air and moisture barrier
- 2" sand
- Free draining compacted fill



#### F3 - Level 2 Interior Floor

##### Build Up:

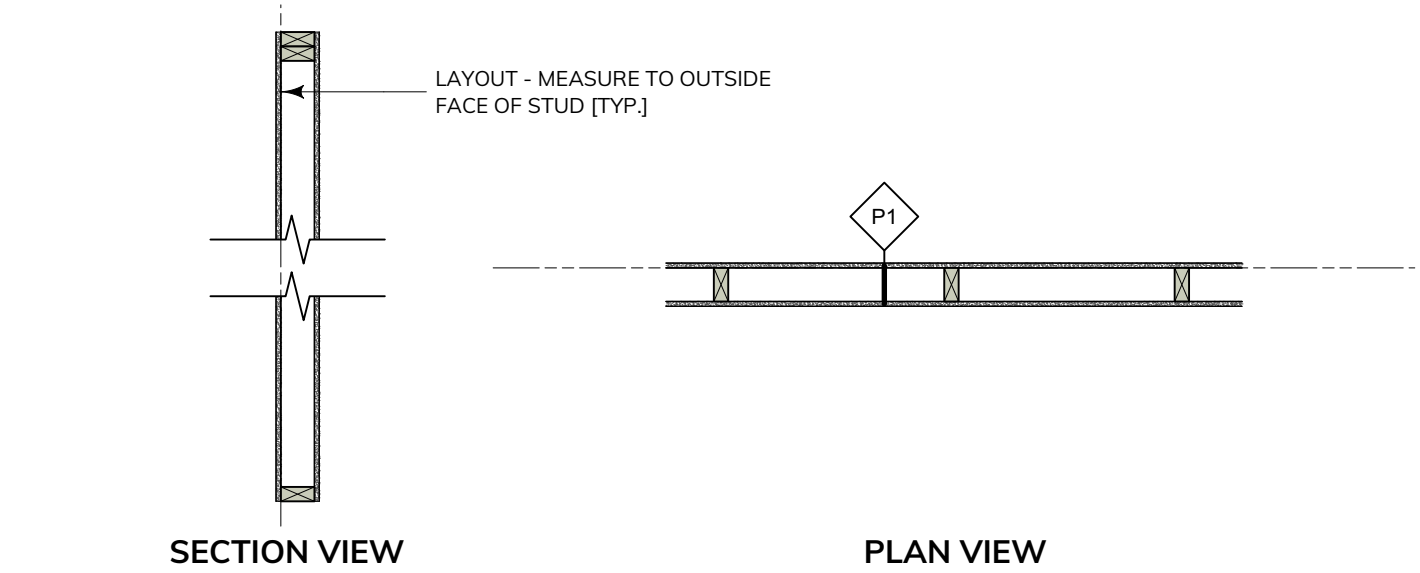
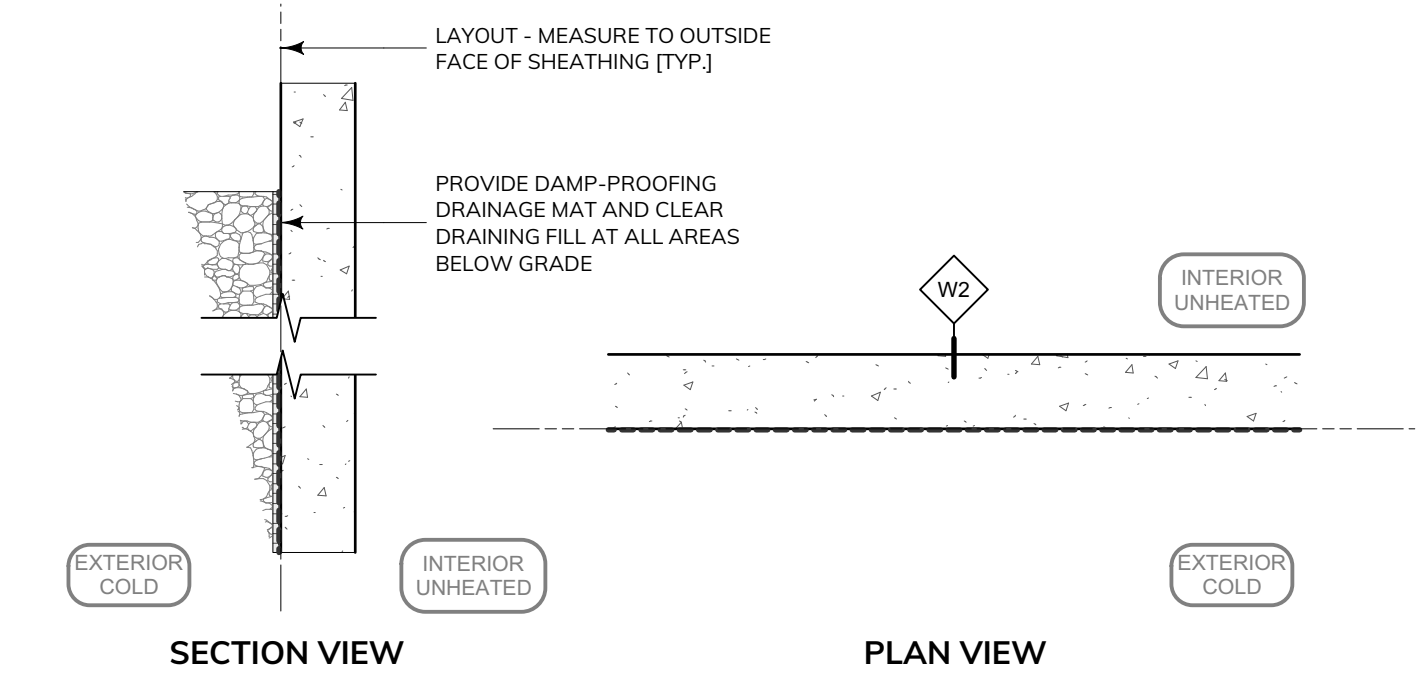
- Finish floor
- 19mm [3/4"] Plywood Subfloor
- 302mm [11 7/8"] TJI framing
- 13mm [1/2"] gypsum board



#### F4 - Storage Mezzanine Floor

##### Build Up:

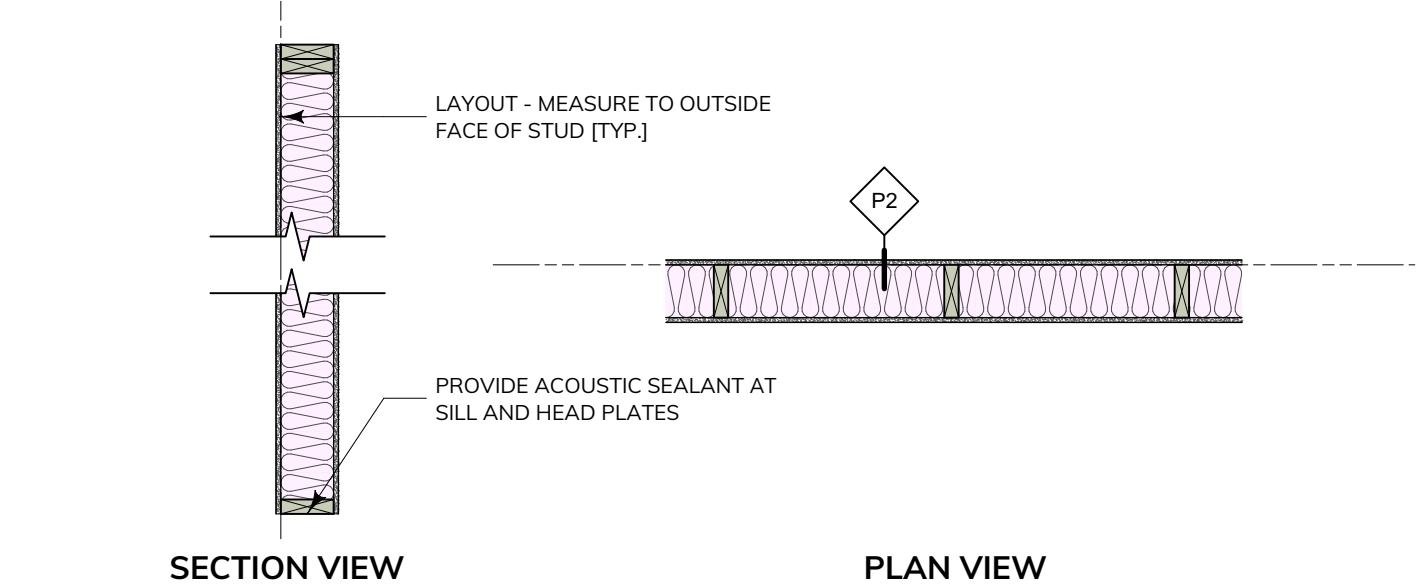
- 19mm [3/4"] Plywood Subfloor
- 184mm [2x8] wood framing
- 13mm [1/2"] gypsum board



#### P1 - Interior Partition

##### Build Up:

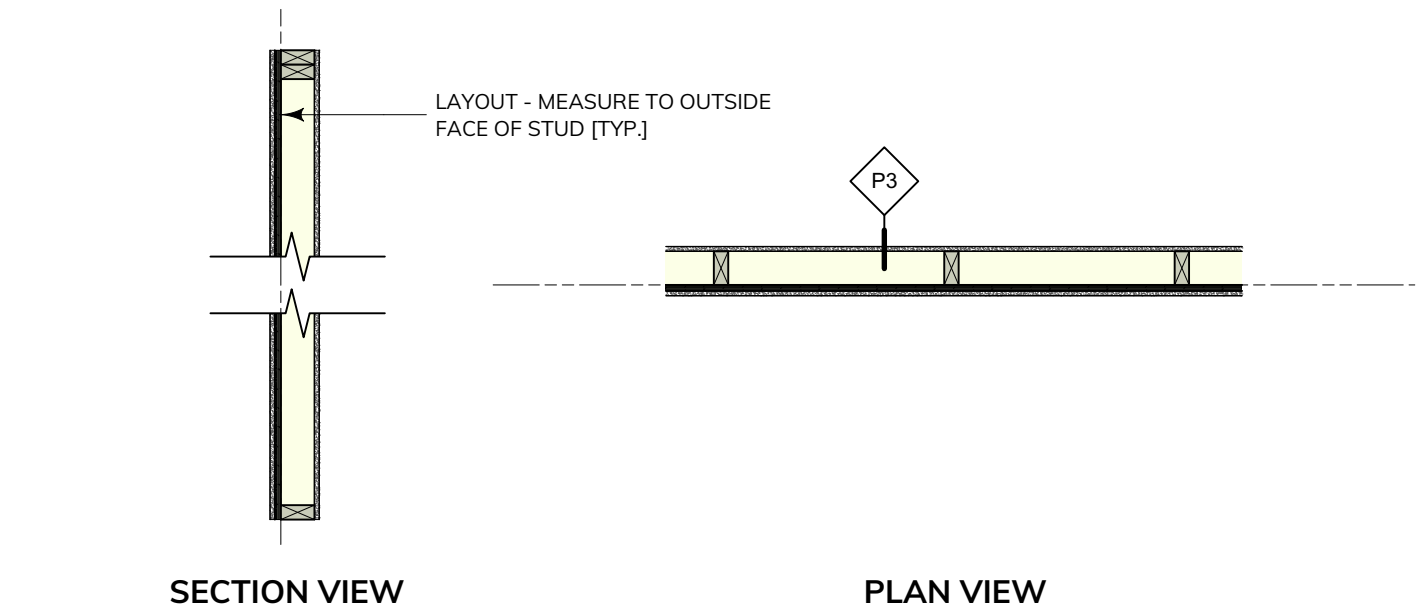
- 38mm x 89mm [2x4] wood studs spaced @ 600mm [24"] O.C.
- Fiberglass Batt Insulation in stud cavities
- 1 layer of 12.7mm [1/2"] GWB both sides



#### P2 - Plumbing / Service Wall

##### Build Up:

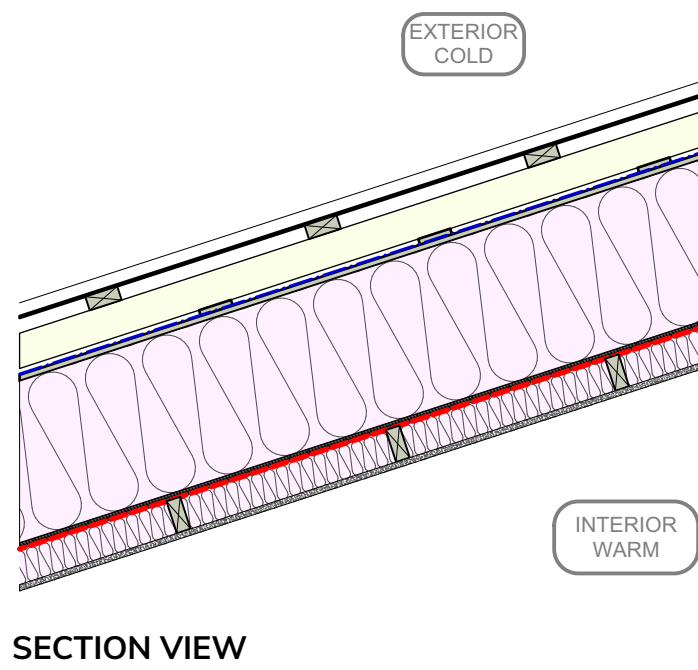
- 38mm x 140mm [2x6] wood studs spaced @ 600mm [24"] O.C.
- Fiberglass Batt Insulation in stud cavities
- 1 layer of 12.7mm [1/2"] GWB both sides



#### P3 - Structural Shear Wall

##### Build Up:

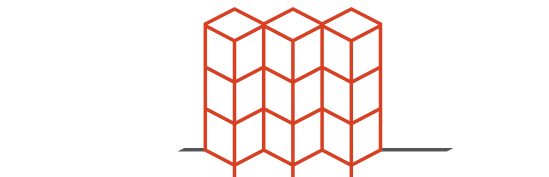
- 38mm x 89mm [2x4] wood studs spaced @ 400mm [16"] O.C.
- Fiberglass Batt Insulation in stud cavities
- Plywood shear layer - see structural notes for thickness and nailing
- 1 layer of 12.7mm [1/2"] GWB both sides



#### R1 - Roof Assembly

##### Build Up (interior to exterior):

- 13mm [1/2"] gypsum board
- 89mm [2x4] furring
- Fiberglass batt insulation in cavity
- Air barrier membrane
- 1 layer of 16mm [5/8"] OSB sheathing
- 406mm [16"] TJI framing - sloping, see roof plan
- Fiberglass batt insulation in cavity
- 1 layer of 16mm [5/8"] medium density fiberboard
- Weather barrier membrane
- 13mm [1/2"] strapping
- 89mm [2x4] strapping
- 38mm [2x4] cross strapping
- Standing seam metal roofing



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Seal	
Owner:  Rosemary Mueller & Lars Fors	
Project Title:  Sugar Cube House	
Sheet Title:  Assemblies	
Scale: Scale	Sheet Number:   <



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NOTES FOR ALL WINDOWS AND EXTERIOR DOORS:

ALL WINDOWS AND EXTERIOR DOORS TO BE PASSIVE HOUSE CERTIFIED

GLAZING ASSUMPTION:

CARDINAL GLASS 1 3/8" 3 Pane w/2 LoE + i89; LoE-180 #2/Ē180 #4/i89 #6

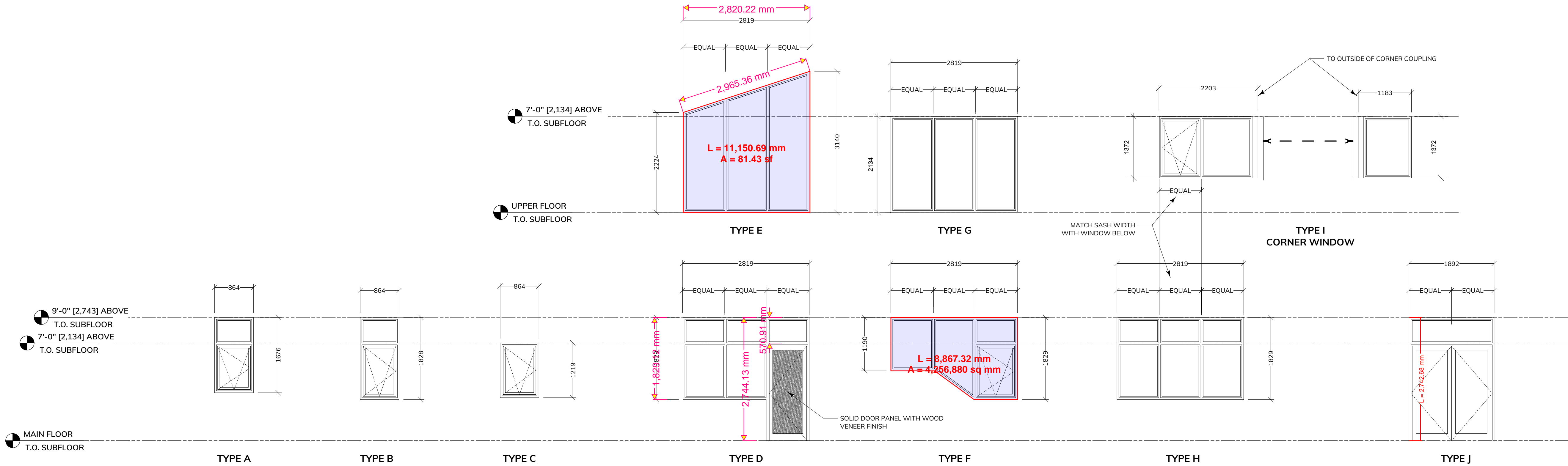
U-VALUE: 0.68 SHGC: 0.53

(PRE APPROVED EQUIVALENTS ACCEPTABLE)

DIMENSIONS SHOWN ON DRAWINGS TO OUTSIDE INDICATE R.O. - NOT UNIT SIZE

OPERABLE WINDOWS AND DOORS ARE INSWING UNLESS OTHERWISE NOTED

Window ID	Type	Elevation in Wall	Measured From	R.O. Height	R.O. Width	Operation	Notes
W-01	A	9'-0" [2,743]	Head	5'-6" [1,676]	2'-10" - [864]	Tilt & Turn	
W-02	C	7'-0" - [2,134]	Head	4'-0" [1219]	2'-10" - [864]	Tilt & Turn	Translucent film
W-03	D	9'-0" [2,743]	Head	9'-0" [2,743]	9'-3" [2,819]	Door - simple swing	Opaque door
W-04	F	9'-0" [2,743]	Head	Raked Sill	9'-3" [2,819]	Tilt & Turn	
W-05	B	9'-0" [2,743]	Head	6'-0" [1,828]	2'-10" - [864]	Tilt & Turn	
W-06	H	9'-0" [2,743]	Head	6'-0" [1,828]	9'-3" [2,819]	Fixed	
W-07	J	9'-0" [2,743]	Head	9'-0" [2,743]	6'-2 1/2" [1,892]	Door - bi-part swing	Outswing
W-08	C	7'-0" - [2,134]	Head	4'-0" [1,219]	2'-10" - [864]	Tilt & Turn	
W-11	C	7'-0" - [2,134]	Head	4'-0" [1,219]	2'-10" - [864]	Tilt & Turn	
W-12	C	7'-0" - [2,134]	Head	4'-0" [1,219]	2'-10" - [864]	Tilt & Turn	Translucent film
W-13	E	0	Sill	Raked Head	9'-3" [2,819]	Fixed	
W-14	G	0	Sill	7'-0" - [2,134]	9'-3" [2,819]	Fixed	
W-15	I	7'-0" - [2,134]	Head	4'-6" [1,372]	Corner	Tilt & Turn	Corner window
W-16	C	7'-0" - [2,134]	Head	4'-0" [1,219]	2'-10" - [864]	Tilt & Turn	



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No.	Date	Appr	Revision Notes
1	2021-03-10		Building Permit
No.	Date		Issue Notes

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums, and levels to identify all discrepancies between information on this drawing and 1) actual site conditions, and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with the Work.



Owner:  
**Rosemary Mueller & Lars Forss**

Project Title:  
**Sugar Cube House**

Sheet Title:  
**Window and Door Schedule**

Scale: Scale	Sheet Number: <b>A-610</b>
Architect of Record: ARCHITECT	
Drawn by: CL	
Reviewed by NAME	
Project ID: 2020-011	

