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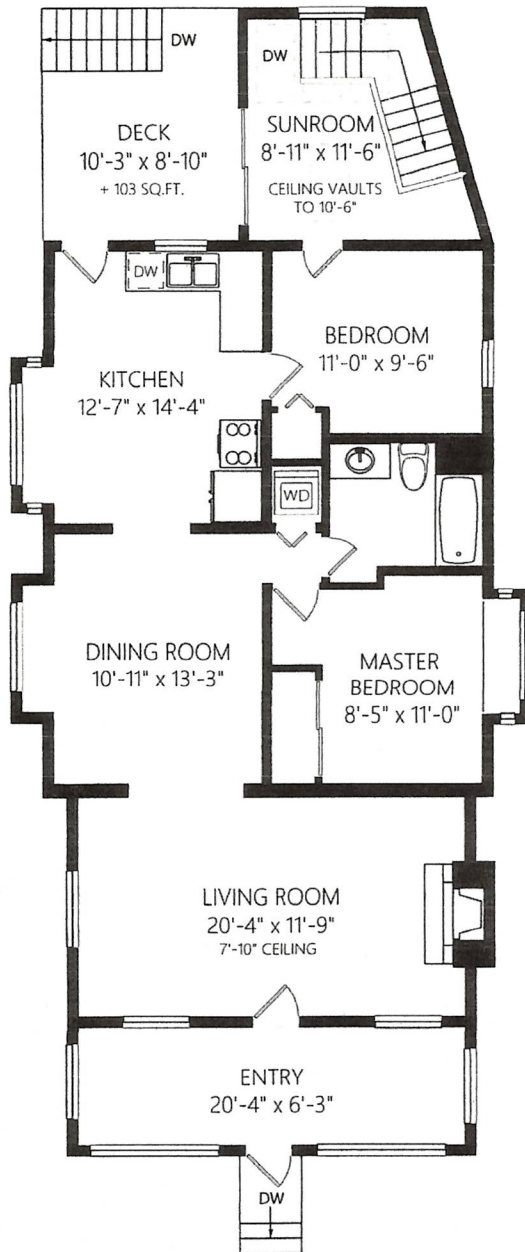
DEC 08 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

UPPER LEVEL

1285 FINISHED SQ.FT.

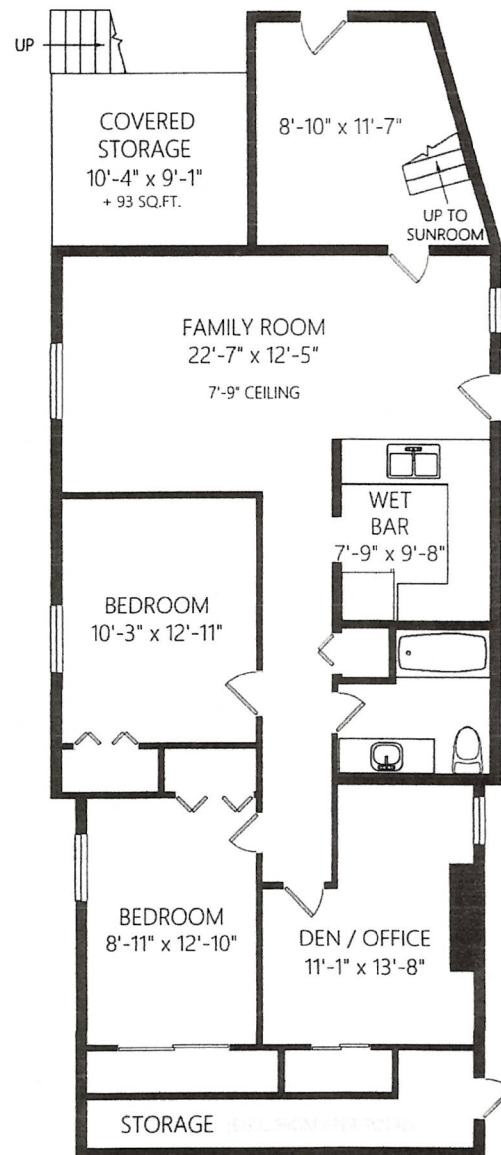
+ ADDNL. SQ.FT. WHERE NOTED



LOWER LEVEL

1189 FINISHED SQ.FT.

+ ADDNL. SQ.FT. WHERE NOTED



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	1285	0	1285
Lower Level	1189	0	1189
Total	2474	0	2474

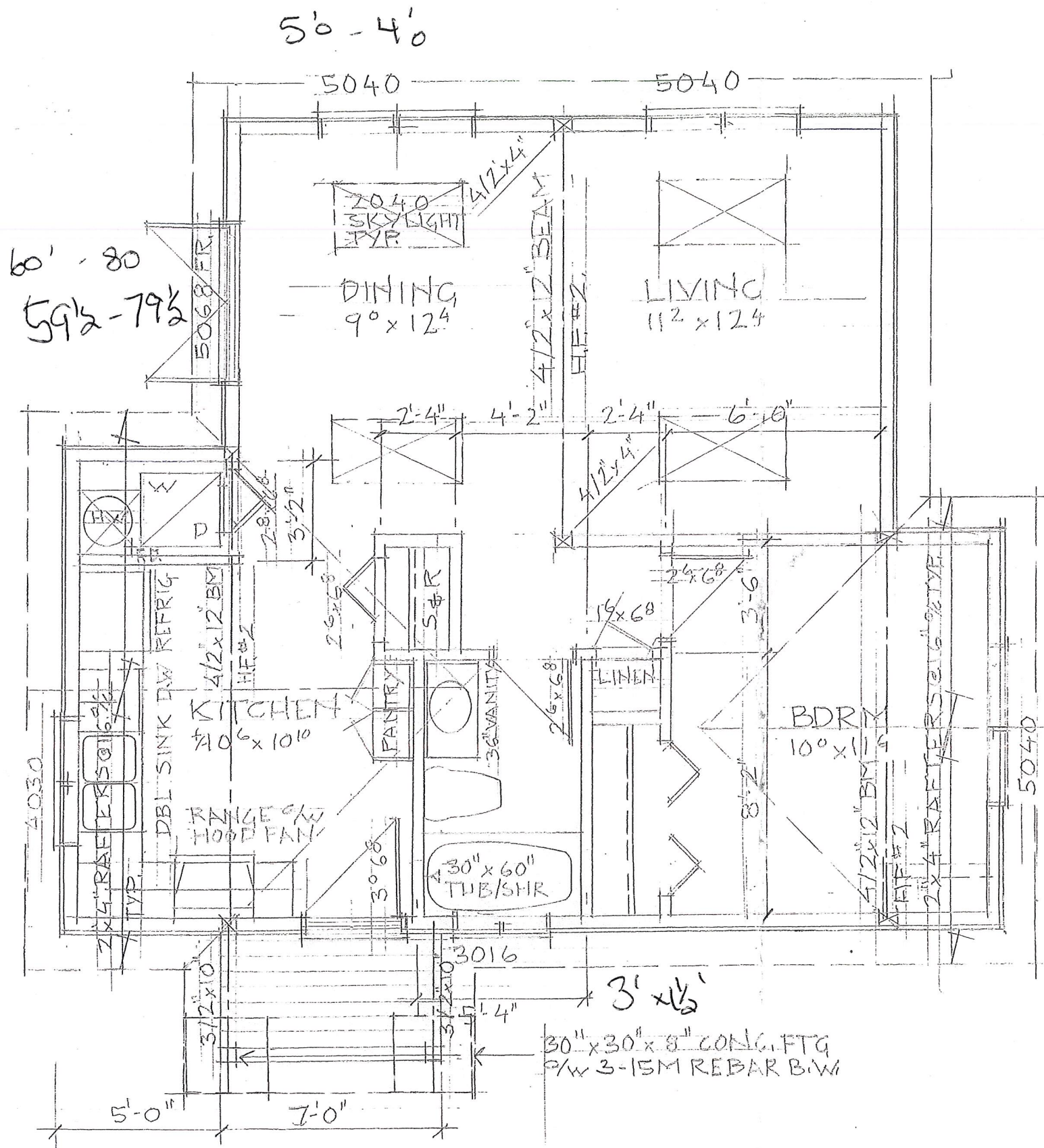
Shown length and width dimensions are approximate.
Area sq.ft. is representative of the on-site measurements. (1" accuracy)

standard
standardres.ca

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Date: 6/18/20
Time: 4:57:58 PM

2'x4' Deck
Com Part Plus
Stylish



MAIN FLOOR PLAN
1/4" = 1'-0"



General Notes

General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of all work. Dimensions provided shall take preference over scaling. Any discrepancies are to be reported to the Building Designer immediately. Prior to any alteration of plans or details on-site, Contractor(s), Tradesperson(s), or Homeowner(s) must contact Building Designer to confirm Building Code and Municipal Bylaw requirements are met, and to maintain accuracy and completeness of the plans. Building Designer is not liable for plan modification or discrepancies not reported.

Structural Engineer to review plan (where required), and specify structure as deemed necessary. It is the responsibility of the owner or contractor to commission and verify all engineering requirements with municipal building departments prior to starting work.

Truss Manufacturer to verify roof design where engineered roof trusses are shown, and to advise Building Designer if revisions are necessary.

Owner/Contractor to not commence excavation prior to verifying truss manufacturer's heel height; heights should not exceed those noted on Cross-Section(s).

BCL and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for any encroachments of any kind with regard to siting or placement of structures on lot(s).

All references to the 'British Columbia Building Code' (BCBC) are to its current edition and/or published revision(s) thereto, as approved by ministerial order by the Province of British Columbia. In the event that the proposed new or existing structure does not conform to the requirements of the BCBC, an Engineer(s) may be necessary and such services are for the owner's account.

All work shall comply with the current edition of the BCBC, the rules and customs of best trade practices, and to be executed by well equipped and adequately supervised skilled tradespersons. All materials to be of best quality, complying with the applicable sections of the current CSA, CGSB and CBC standards. All materials shall be used strictly according to manufacturers printed directions and specifications; no dilution permitted except where specified.

Notes appearing on the plans, and/or Engineer(s) and Manufacturer's specifications that exceed the requirements stated in these 'General Notes', take precedence.

Structural Requirements

Parameters based on criteria stated in Part 9 of the 2018 BCBC

Design live loads as follows:

Design main floor load	41.8 p.s.f. - 2.05 kPa
Design bedroom floor load	41.8 p.s.f. - 2.05 kPa
Design decks and balconies	62.7 p.s.f. - 3.02 kPa
Design roof load	62.7 p.s.f. - 3.02 kPa

For heavier snow loading, drawings must be revised.

All interior and exterior wall bracing to resist lateral loads to comply with BCBC 9.23.13 and to be designed by structural engineer unless noted elsewhere. Structural Engineering and Truss Manufacturer drawings to take precedence over structural design stated within.

Concrete

All foundations and footings to be carried down to undisturbed soil rock or compacted granular fill in accordance with BCBC 9.15.3.2.2. All concrete used for footings and foundations is to have a min of 15 MPa @ 28 days and concrete used for interior floor slabs is to have a min of 20 MPa @ 28 days. An air entrainment of 5-8% is required for exterior steps, curbs and garage floors and to have a min of 32 MPa @ 28 days.

Rough Carpentry

Contractor shall be responsible for the proper setting out of all work and ensure no eccentric loads occur. All construction and materials to comply with the current code and amendments of CWC and BCBC. Pre-Manufactured wall panels to comply with BCBC and CSA requirements.

All structural framing members are sized for standard grade No. 1&2 Spruce-Pine-Fir (in accordance with NLGA standard grading rules for Canadian Lumber) except if specifically noted otherwise.

Framing contractor is to provide bracing for all plumbing accessories, shelving, curtain rods, cabinets, etc.

All concealed spaces, including vertical duct chases, to be fire blocked in compliance with BCBC 9.10.16. Fire block materials to comply with BCBC 9.10.16.3.

When applicable, provide an attic space hatch(s) at 500mm x 600mm (20"x24") minimum, placed in the laundry room, must room or walk-in closet if alternate location(s) not specified on the plans.

When applicable, provide a crawl space access of 500mm x 700mm (20"x28") minimum. The access opening(s) shall be fitted with a door or hatch if the crawl space is unheated.

Mechanical

Reference to use existing heating and ventilation systems. All systems to comply with BCBC 9.32.3, 9.32.3.3, 9.32.3.4 and 9.32.3.4.4. All duct sizes, fans and ventilation requirements to be verified by a licensed mechanical tradesperson(s) prior to installation. Licensed mechanical tradesperson(s) to install systems to manufacturer's spec and to provide required ventilation checklist(s).

All Fans and ducts are to meet the minimum requirements of the BCBC and manufacturer.

Kitchen Fan: See BCBC Table 9.32.3.6, Table 9.32.3.8 (3).

47 litres per second intermittent @ 50pa external static pressure
Duct shall be non-combustible, corrosion resistant and cleanable, equipped with a grease filter at or inside.

Fan 1: Bathroom Fan: See BCBC Table 9.32.3.6, Table 9.32.3.8 (3).

23 litres per second intermittent or 9 litres per second continuous

@ 50pa external static pressure

Intermittent control to be wall mounted on/off switch.

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LIST OF DRAWINGS

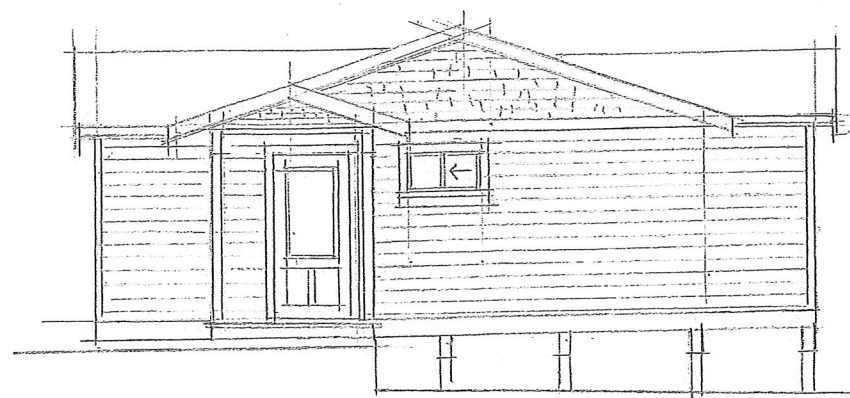
A1	Floor Plans
A2	Elevations

ISSUED/REVISED

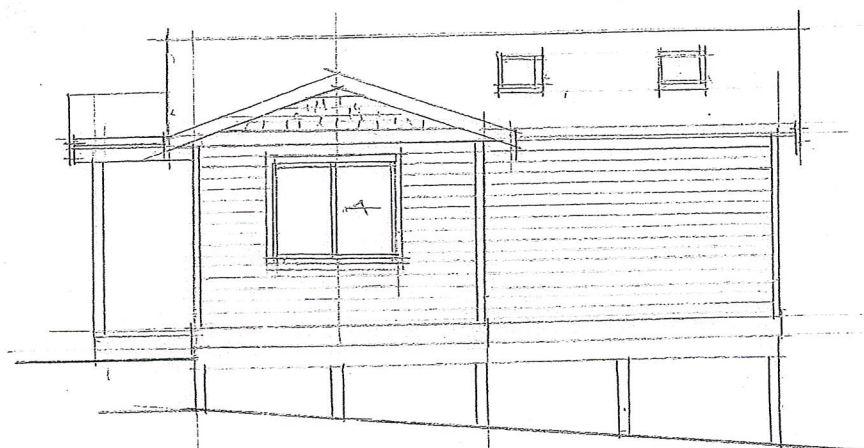
NO.	DATE	DESCRIPTION
01	06/18/2020	Issued for Construction

DATE	June 18, 2020	DRWG NO.	
DRAWN BY	W.S.P.	REVIEWED BY	
SCALE	1/4" = 1'-0"	SHEET NO.	A1 OF A2

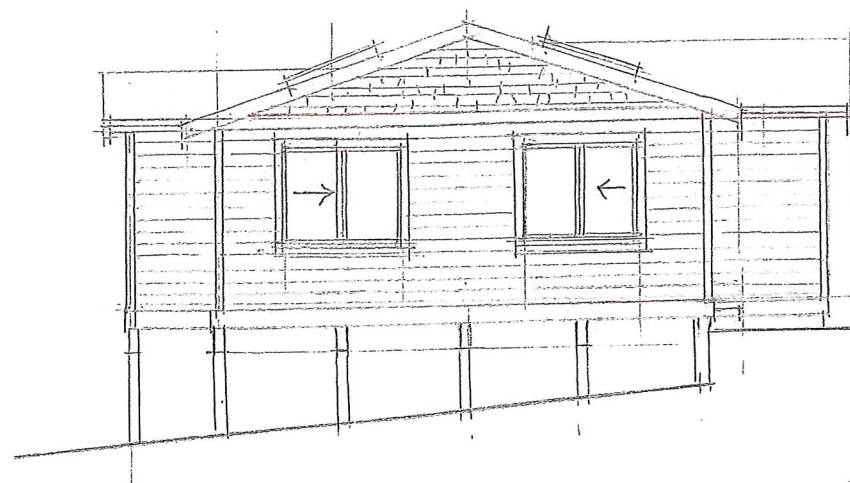
PROJECT
PROPOSED RENOVATION
EXISTING GARDEN SUITE
VICTORIA, B.C.



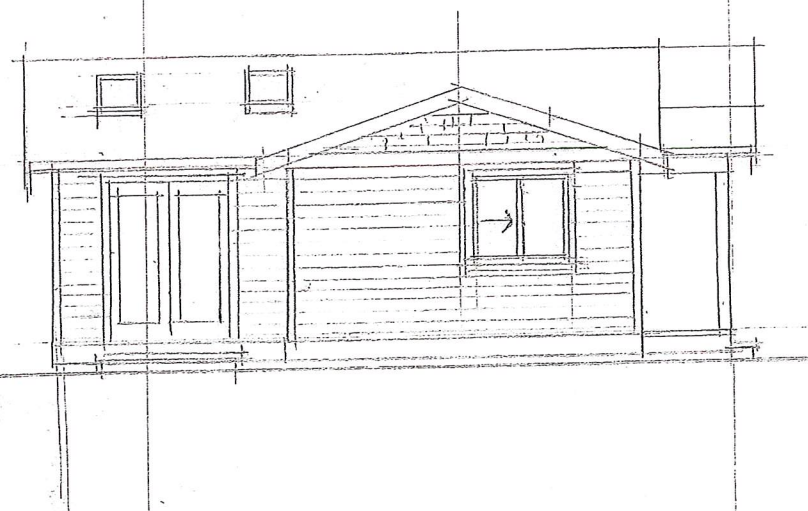
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



LIST OF DRAWINGS			
A1	Floor Plans		
A2	Elevations		
ISSUED/REVISED			
01	06/18/2020	Issued for Construction	
DATE	June 18, 2020	DRAWN BY	W.S.P.
		REVIEWED BY	
SCALE	1/8"=1'-0"	SHEET NO.	A2 OF A2
PROJECT			
PROPOSED RENOVATION EXISTING GARDEN SUITE VICTORIA, B.C.			



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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Subject to charges, legal notations, and interests shown on:
Title No. CA7253473 (P.I.D. 006-245-196)

Elevations are metric, based on geodetic datum (CGVD28) and are derived from control monument 84H0254 (elevation = 19.50m)








All distances are in metres and decimals thereof.

Elevations are at grade unless noted otherwise.

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Legal boundaries are approximate
Subject to final legal survey

LEGEND

-  --- Denotes Traverse Station
 --- Denotes Wood Support Post
 --- Denotes Water Manhole
 --- Denotes Deciduous Tree
 --- Denotes Coniferous Tree
 --- Denotes Utility Pole
 --- Denotes Typical Spot Elevation
Decid --- Denotes Deciduous

RECEIVED

DEC 08 2020

CORP. OF TOWNSHIP
OF ESQUIMALT

OF ESQUIMALT
DEVELOPMENT SERVICES

SITE PLAN

Neil Baird

Lot 6, Section 10
Esquimalt District,
Plan 3060

ADDRESS : 881 Craigflower Rd, Victoria

PROJECT SURVEYOR : PJW

DRAWN BY : LG

DATE : SEP.14/20

OUR FILE : 32864

REVISION :



**J.E.ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

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VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

