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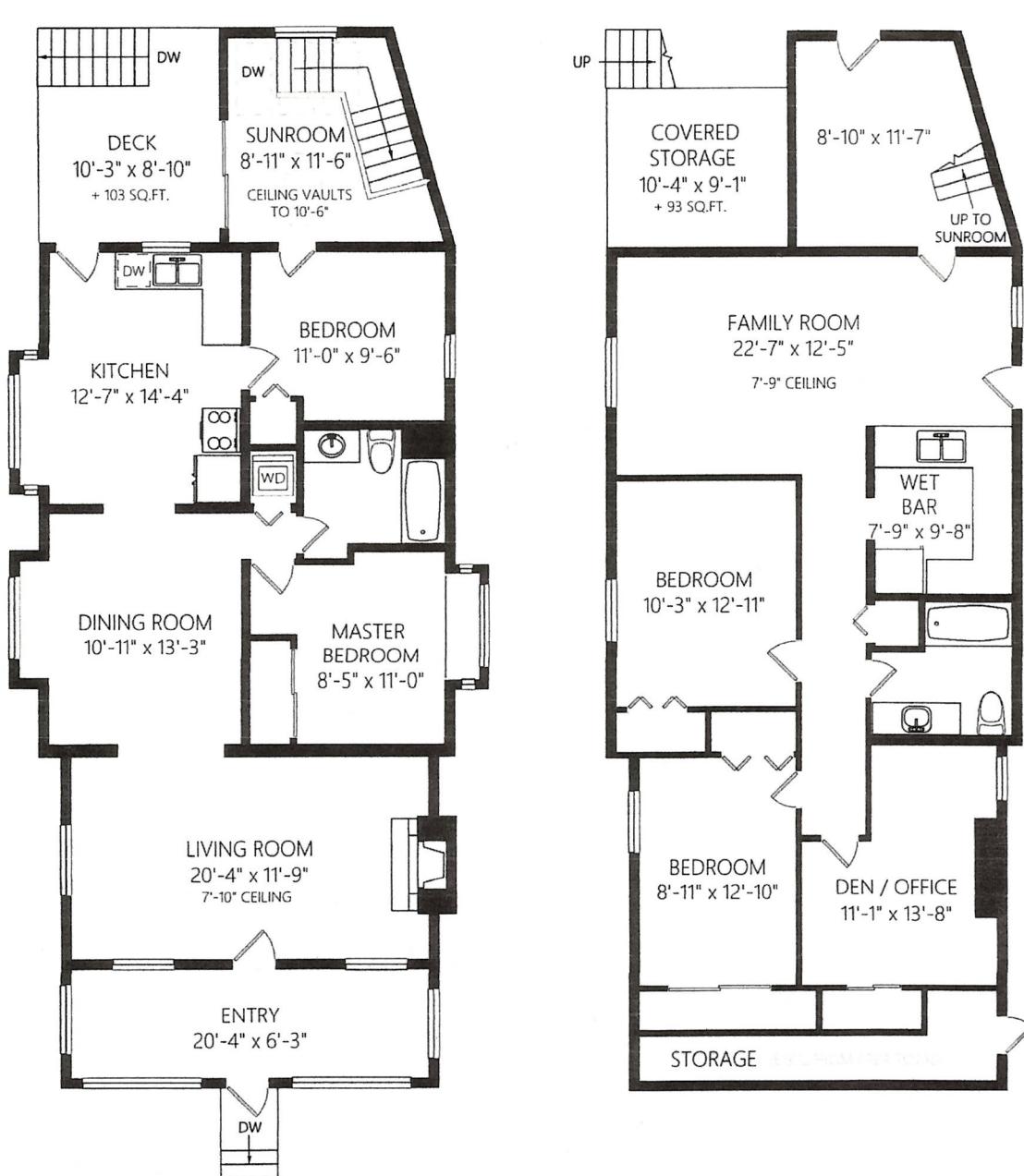
Neil Baird

Remax Camosun

DEC 08 2020

CORP. OF TOWNSHIP
OF ESQUIMALT

DEVELOPMENT SERVICES

UPPER LEVEL
1285 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTEDLOWER 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)

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arising from the mis-use of this information.

General Notes

General Contractor and/or Owner to verify and incorporate review all aspects of plan prior to commencement and letting out of work. Dimensions provided shall take preference over scaling. Any discrepancies 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 heights; height should not exceed those noted on Cross-Section(s).

BCLS 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 BCSC standards. All plans to be used according to manufacturers printed directions and specifications, no deletion permitted, except where specified.

Notes appearing on the plans and/or Engineer(s) and Manufacturers' specifications that exceed the requirements as 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. - 2.00 kPa
Design bedroom floor load: - 41.8 p.s.f. - 2.00 kPa
Design decks and balconies: - 62.7 p.s.f. - 3.00 kPa
Design roof load: - 62.7 p.s.f. - 3.00 kPa

For heavier snow loading, drawings must be revised.

All interior and exterior wall bracing to resist lateral loads to comply with BCSC 2.23.13, and to be designed by structural engineer unless noted otherwise. Structural Engineering and Truss Manufacturer drawings to take precedence over structural design stated within.

Concrete

All foundations and footings to be compacted down to undrained soil, rock, or compacted granular fill in accordance with BCSC 9.11.2.2. All concrete used for footings and foundations to have a min of 15 MPa @ 28 days and concrete used for interior floor slabs to have a min of 20 MPa @ 28 days.

An air entrainment of 5-8% is required for exterior steps, porch 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 issue 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 NGLA 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.

Where applicable, provide an attic space (horizontal) of 300mm x 640mm (20x32) minimum, placed in the laundry room, must room or walk in closet if alternate location(H) not specified on the plans.

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

Mechanical

Residence to use existing heating and ventilation systems. All systems to comply with BCBC 9.32.3, 9.32.3.3, 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 system to manufacturer's specs 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 liters per second intermittent @ 50pa external static pressure
Duct shall be non-combustible, corrosion resistant and cleanable, equipped with a grease filter at air intake.

Fan 1: Bathroom Fan: See BCBC Table 9.32.3.6, Table 9.32.3.8 (3).
23 liters per second intermittent or 9 liters per second continuous
@ 50pa external static pressure
Intermittent control to be wall mounted on/off switch.

Copyright

Design and plans are covered by copyright law, and are the sole property of the Building Designer and may not be reproduced or used in any form without written permission from same. The Building Designer permits the purchaser of this plan to construct one (1) dwelling on the specified lot indicated in the Title Block.

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

1/4"=1'-0" SHT. NO. A1 OF A2

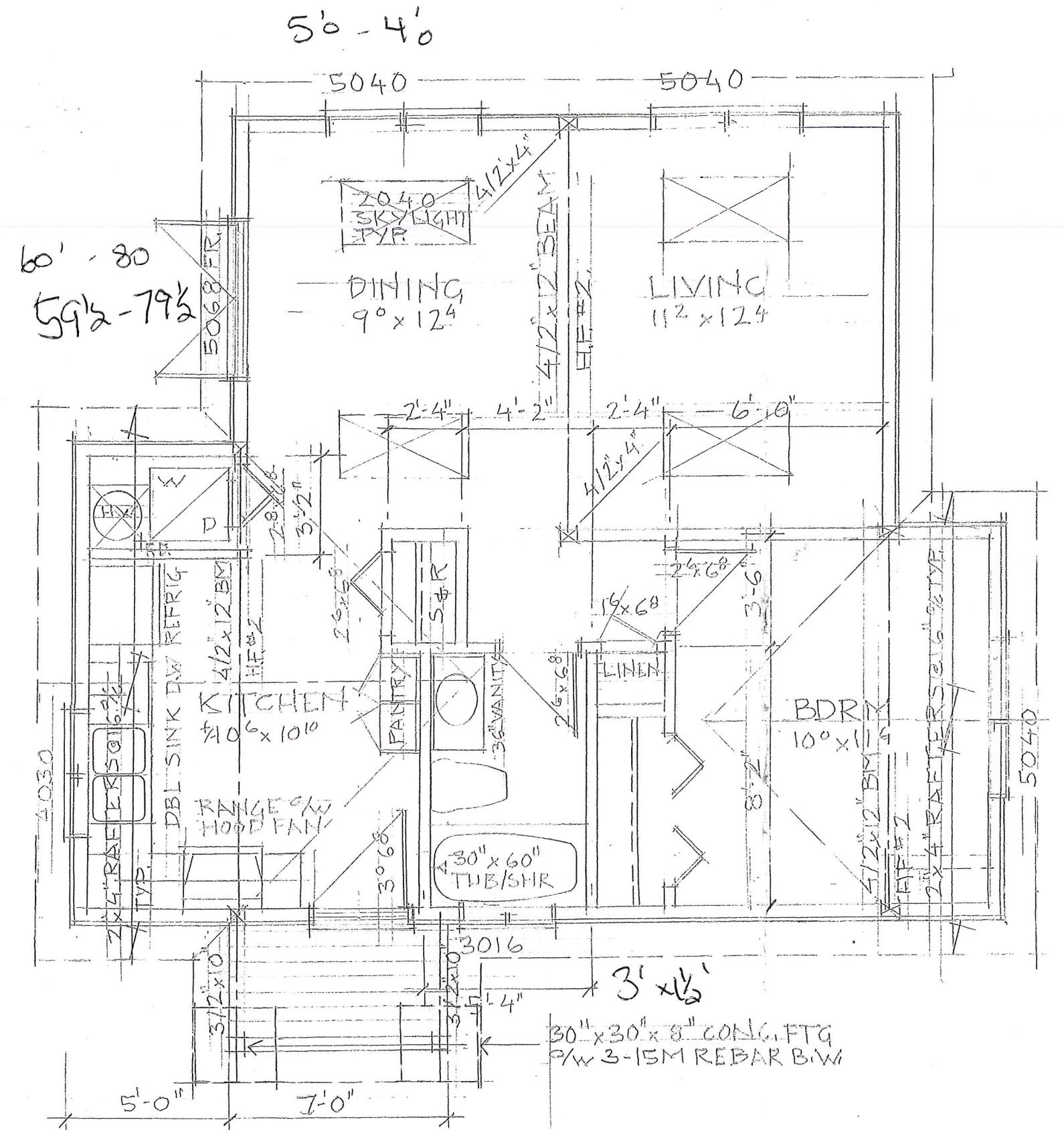
PROJECT

PROPOSED RENOVATION

EXISTING GARDEN SUITE

VICTORIA, B.C.

Contract
Plans
Vortex
Deck
Hatched
Skylight



Date: 6/18/20
Time: 4:57:59 PM



LIST OF DRAWINGS		
A1	Floor Plans	
A2	Elevations	
ISSUED/REVISED		
01	06/18/2020	Issued for Construction
DRAWN BY		
W.S.P.		REVIEWED BY
SCALE		
1/8"=1'-0"	SH. NO.	A2 OF A2
PROJECT		

PROPOSED RENOVATION
EXISTING GARDEN SUITE
VICTORIA, B.C.

