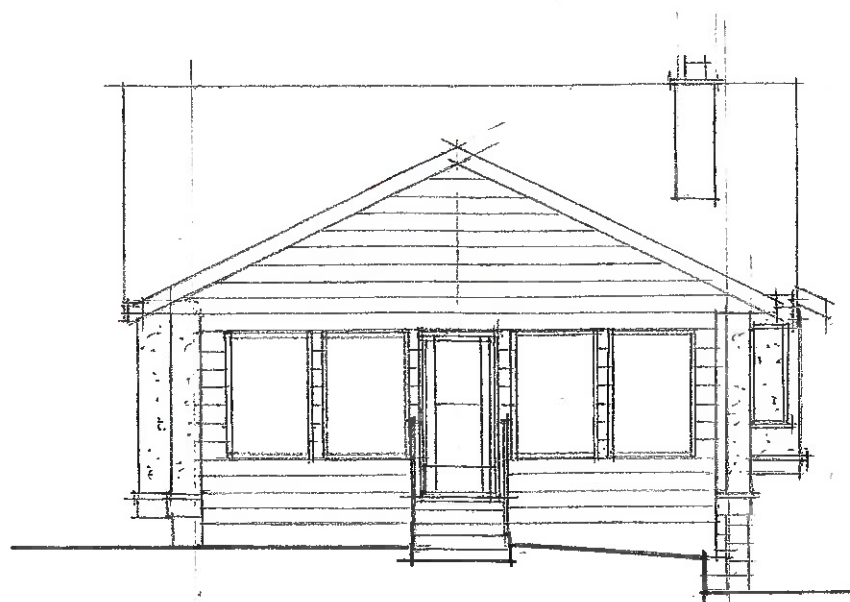


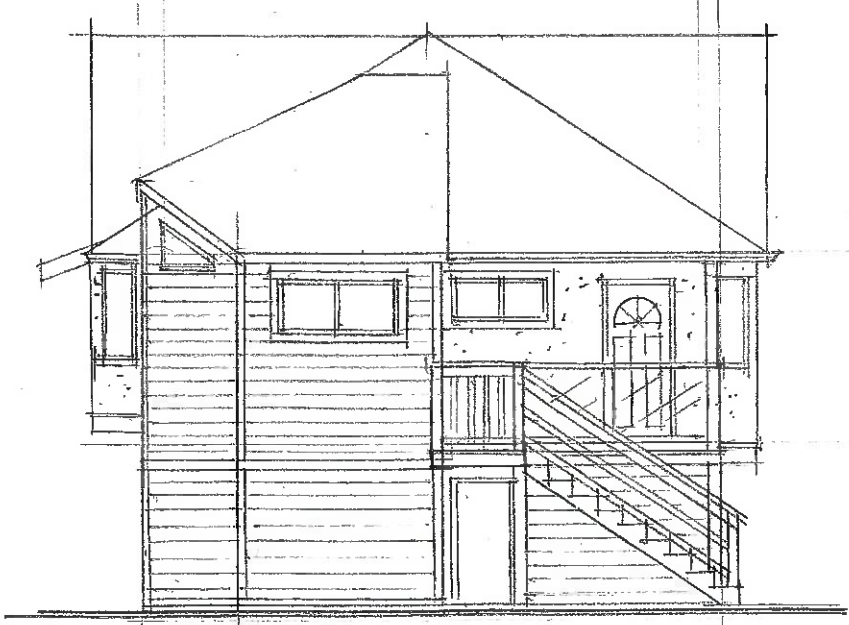
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OF ESQUIMALT  
DEVELOPMENT SERVICES



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



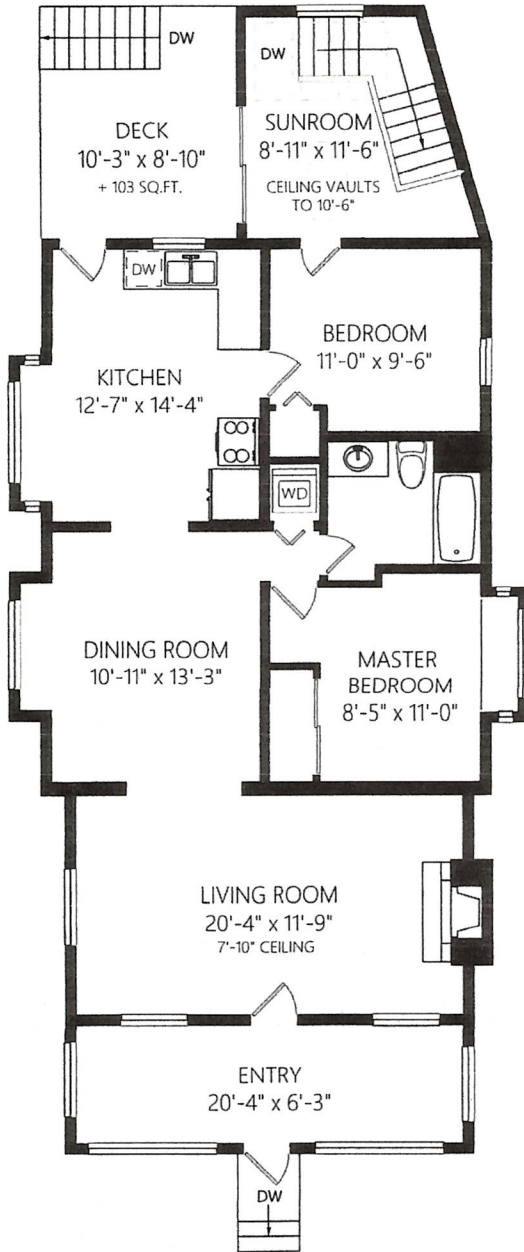
EAST ELEVATION

EXISTING EXTERIOR ELEVATIONS 881 CRAIGEFLOWER ROAD

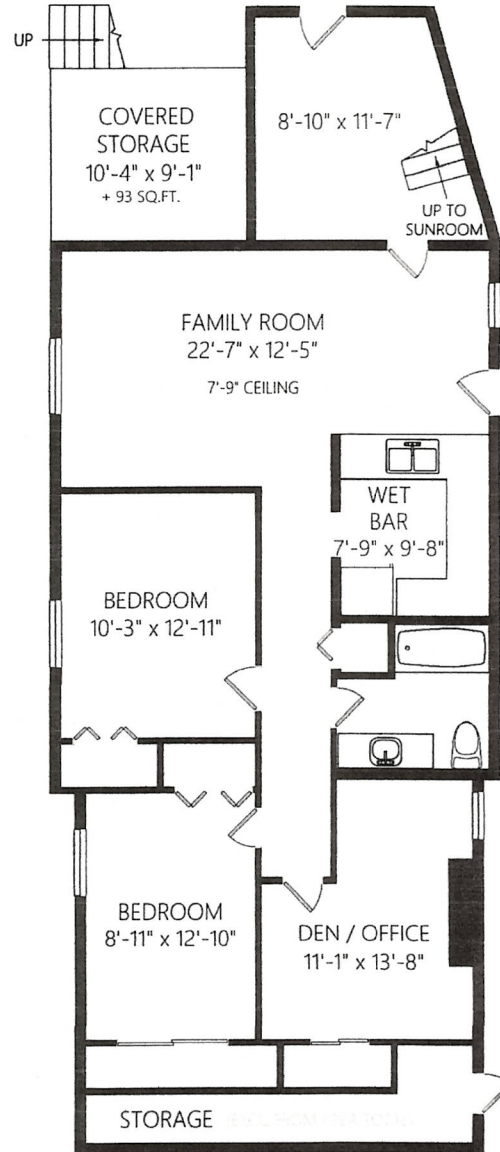
SCALE 1/8" = 1'-0" SHT 1 OF 1  
DATE FEB 15, 21 DRWN. WSP



**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
<b>Total</b>	<b>2474</b>	<b>0</b>	<b>2474</b>

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



Figures, Calculations, and Representations are for indicative and promotional purpose only.  
VI Standard Real Estate Services Inc. will not be liable for any damages of any kind arising from the mis-use of this information.

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 precedence 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 structures 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; height should not exceed those noted on Cross-Section(s).

BCLC and/or Contractor to verify placement and siting of all structures on the lot. VOG 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 BCBC standards. All materials shall be used strictly according to manufacturer's 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 fire 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	- 82.7 p.s.f. - 3.99 kPa
Design roof load	- 82.7 p.s.f. - 3.99 kPa

For heavier snow loading, drawings must be revised.  
All interior and exterior wall bracing to resist lateral loads to comply with BCBC 9.23.1.3 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 casted 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 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 &1 Spruce-Pine-Fir (in accordance with NLGA standard grading rules for Canadian Lumber) except if specifically noted otherwise.

Framing contractor is to provide backing for all plumbing accessions; 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 material to comply with BCBC 9.10.16.3.

When applicable, provide an attic space hatch(s) of 500mm x 640mm (20"x26") 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, 9.36.3, 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 systems to manufacturer's specs and to provide required ventilation checklists.

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

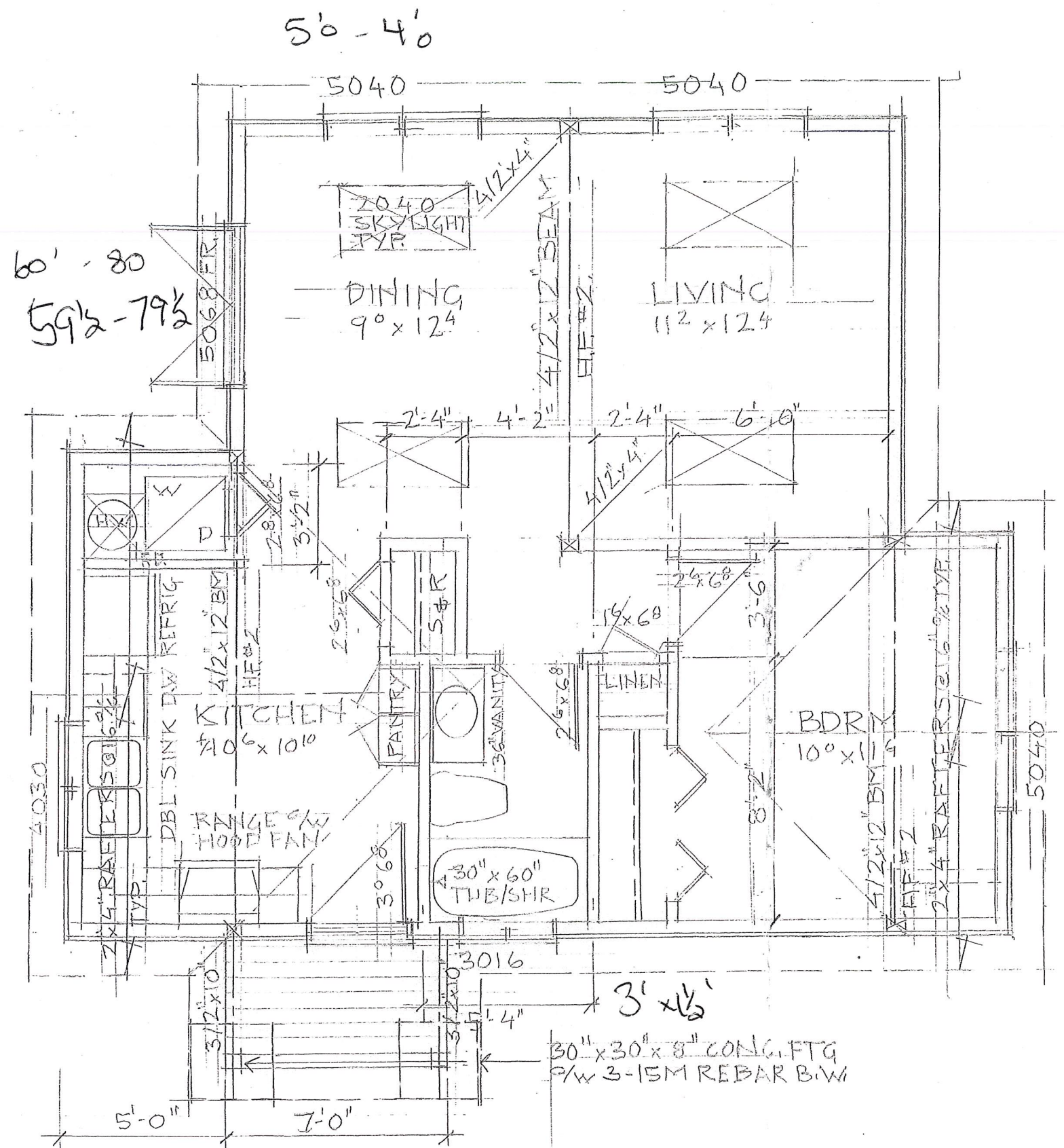
Kitchen Fan: See BCBC Table 9.32.3.6, Table 9.32.3.8 (3).  
47 litres per second intermittent @ 50pa external static pressure.  
Duct shall be non-combustible, corrosion resistant and cleanable, equipped with a grease filter at or near the fan.

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

Copyright

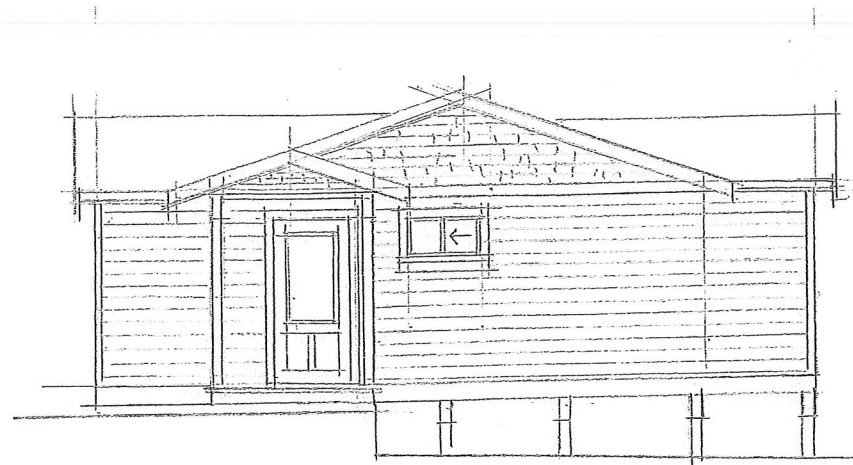
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2' x 4' Joist  
 Deck Material Steel Joist  
 Comfort Plus

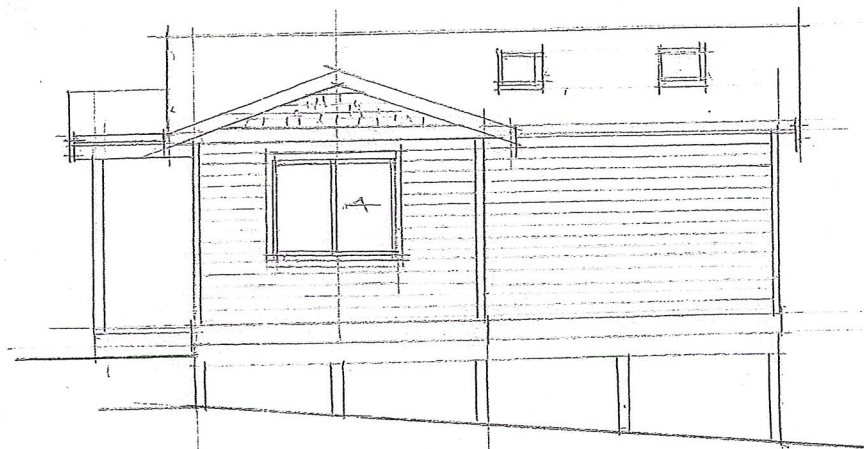


MAIN FLOOR PLAN  
1/4" = 1'-0"

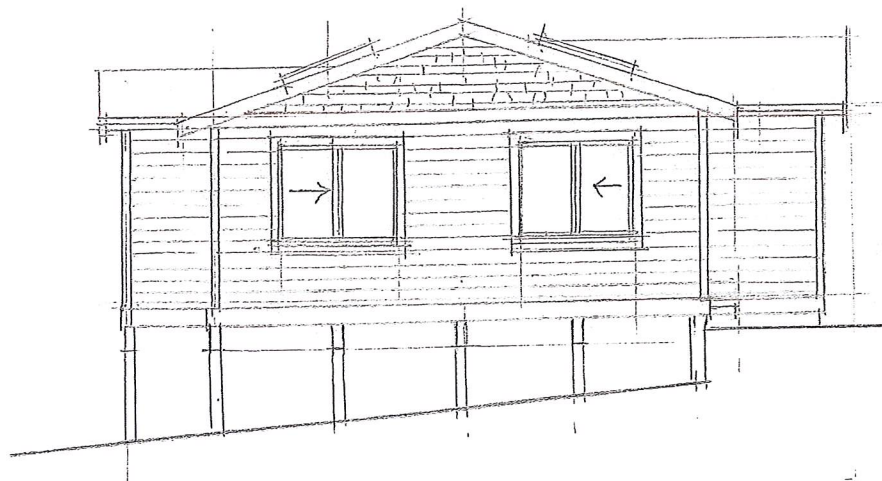
LIST OF DRAWINGS		
A1	Floor Plans	
A2	Elevations	
ISSUED/REVISED		
01	06/18/2020	Issued for Construction
DATE	June 18, 2020	DRWG NO.
DRAWN BY	W.S.P	REVIEWED BY
SCALE	1/4" = 1'-0"	SHEET NO. A1 OF A2
PROJECT		
PROPOSED RENOVATION EXISTING GARDEN SUITE VICTORIA, B.C.		



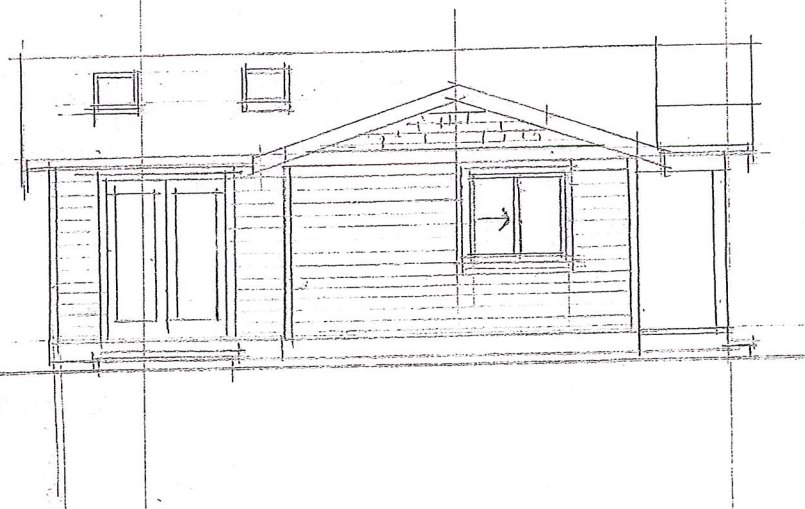
NORTH ELEVATION



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	DRWG NO.
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)

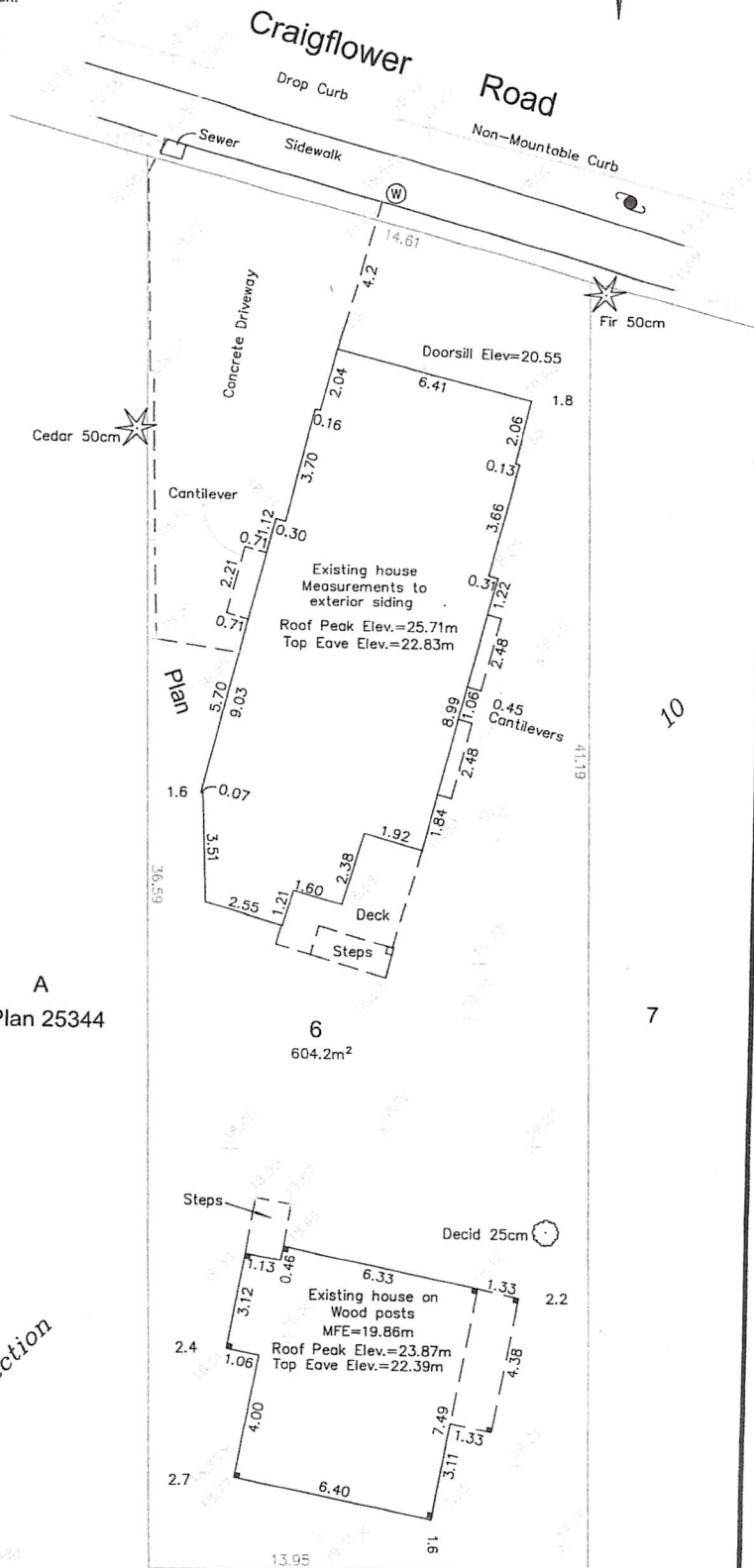
All distances are in metres and decimals thereof.  
Elevations are at grade unless noted otherwise.

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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



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DEC 08 2020

CORP. OF TOWNSHIP  
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

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL : info@jeanderson.com  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

A  
Plan 25344

6  
604.2m<sup>2</sup>

Section

9

3060