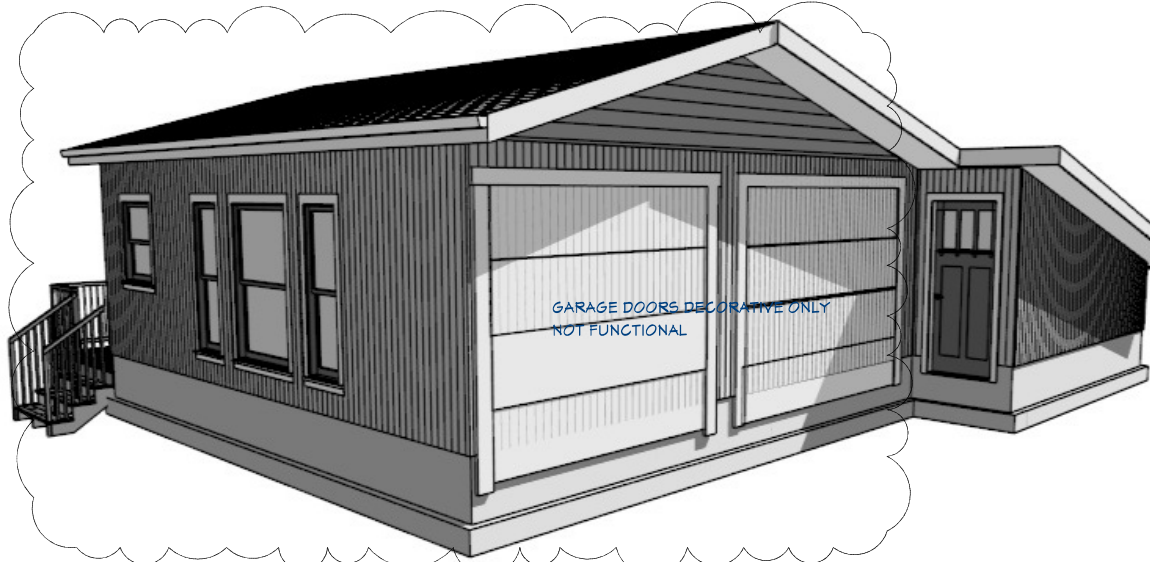
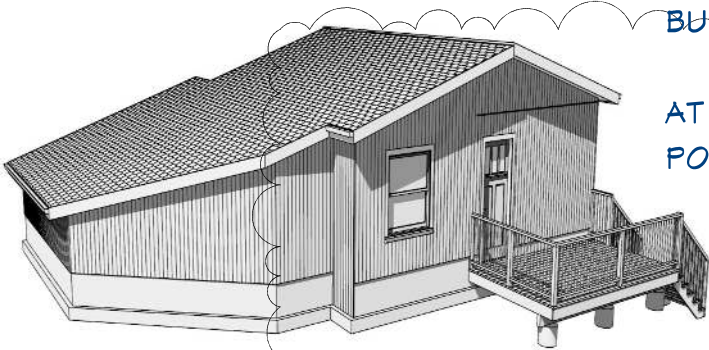


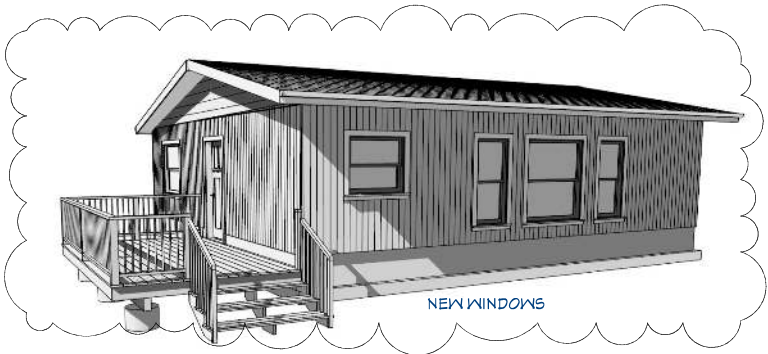


RENDERINGS NOT TO SCALE



THIS IS TO CONVERT PART OF
AN EXISTING ACCESSORY
BUILDING INTO A ARTIST STUDIO

AT 952 LAMPSON PL.
POSTAL CODE VA9 5A1



GENERAL NOTES

1. ALL WORK INDICATED ON THESE DRAWINGS WILL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE BC BUILDING CODE AND ALL LOCAL MUNICIPAL BY-LAWS.
2. THESE PLANS ARE SITE SPECIFIC AND ARE ONLY FOR THE SITE SPECIFIED ON THE PLANS. THE LOCATION OF THE BUILDING, HEIGHTS AND SETBACKS AND ITS COMPLIANCE WITH THE LOCAL MUNICIPAL BY-LAWS ARE THE RESPONSIBILITY OF THE OWNER AND THE CONTRACTOR AND MAY BE REQUIRED TO BE CONFIRMED BY A REGISTERED BC BUILDING SURVEYOR.
3. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK TO VERIFY THAT THE DIMENSIONS AND DETAILS ARE CORRECT. any DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO COMMENCEMENT OF WORK. JERRY VANDER WAL DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND OMISSIONS.
4. DIMENSIONS SHOWN SHALL TAKE PRESEDENCE OVER SCALED MEASUREMENTS AND DIMENSIONS ON FLOOR PLANS SHALL TAKE PRESEDENCE OVER ALL OTHER DIMENSIONS (ELEVATIONS, SECTIONS, DETAILS, ETC.)
5. ALL STRUCTURAL DESIGN AND CALCULATIONS SHALL BE BY OTHERS. SOME JURISDICTIONS MAY REQUIRE A BC REGISTERED PROFESSIONAL ENGINEER TO DESIGN DETAIL AND INSPECT SHALL STRUCTURAL WORK.
6. FOOTING TO LAY ON FIRM BEARING , MIN. 24" BELOW GRADE, ASSUMED MIN.
- 7.CONCRETE FOR CARPORT GARAGE AND EXT STEPS MIN 220MPa @28 DAYS ALL OTHER CONCRETE MIN 15 MPa @ 28 DAYS
7. PROVIDE ETHAFOAM GASKETS UNDER ALL SILL PLATES @ ½" DIA. ANCHOR BOLTS @ 6" O/ C AND MAX 2" FROM CORNERS.
- 8 UNLESS SPECIFIED, FRAMING IS #2 DOUGLAS FIR
9. GALVANIZED STEEL CONNECTIONS AT ALL FOUNDATION/ COLUMN , BEAM JUNCTIONS.
- 10 ENGINEERED FLOOR SYSTEMS AND TRUSSES TO BE DESIGNED BY MANUFACTURER.
11. MAINTAIN R20 INSULATION OVER TOP PLATES AT EAVES ABD GABLES.
12. ALL LINTELS TO BE 2 2" X 10" UNLESS OTHERWISE NOTED.

SITE PLAN OF LOT 6, SECTION 11,
ESQUIMALT DISTRICT, PLAN 10718.

BCGS MAP SHEET 92B.043



The intended plot size of this plan is 432mm in width by 279mm in height (B-size) when plotted at a scale of 1:300.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Anchor
- denotes Catch Basin
- denotes Manhole
- denotes Spot Elevation
- denotes Tree - Deciduous
- denotes Utility Pole
- denotes Water Meter
- denotes Fenceline
- denotes Retaining Wall
- denotes Driveway

Setbacks are derived from field survey completed on July 24, 2021, and are measured from siding.

The civic address of the building is:
950 Lampson Place, Victoria, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 240275 (84H0211) with an elevation of 42.029 metres.



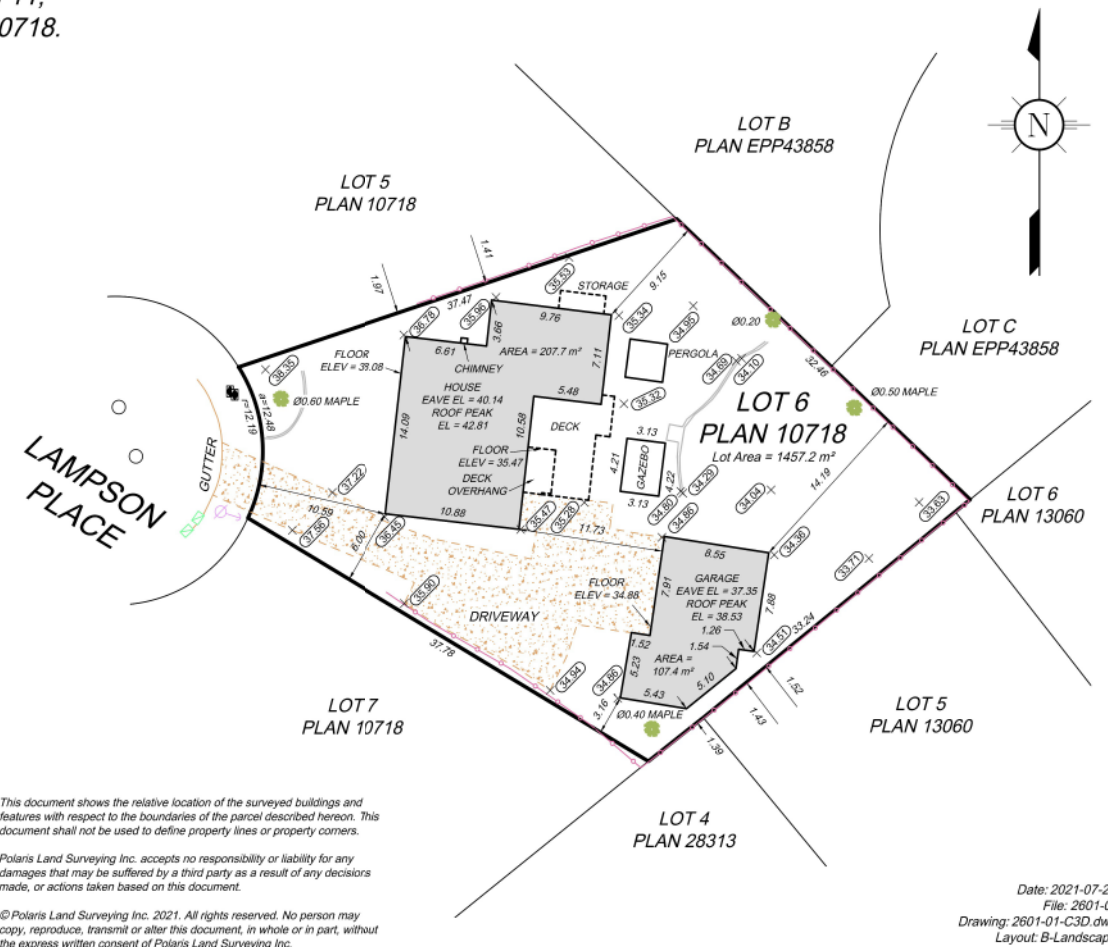
Mailing & delivery address:
Suite 138, 1834C Oak Bay Avenue
Victoria, BC, V8R 0A4

Toll Free: (877) 603 7398
Telephone: (250) 412 3513
info@plsi.ca
www.plsi.ca

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

© Polaris Land Surveying Inc. 2021. All rights reserved. No person may copy, reproduce, transmit or alter this document, in whole or in part, without the express written consent of Polaris Land Surveying Inc.



Date: 2021-07-29
File: 2601-01
Drawing: 2601-01-C3D.dwg
Layout: B-Landscape

NUMBER	REVISION TABLE	
	DATE	DESCRIPTION

OWNER'
OMAR AHMND

contractor
MARK PARAMARK
PARAMARK BUILDERS
250 686 8878

DRAWINGS PROVIDED BY:
JERRY VANDER WAL
37 2911 SOOKE LAKE RD
VICTORIA V9B 4R5
250 480-8040
jerrybvanderwal@gmail.com

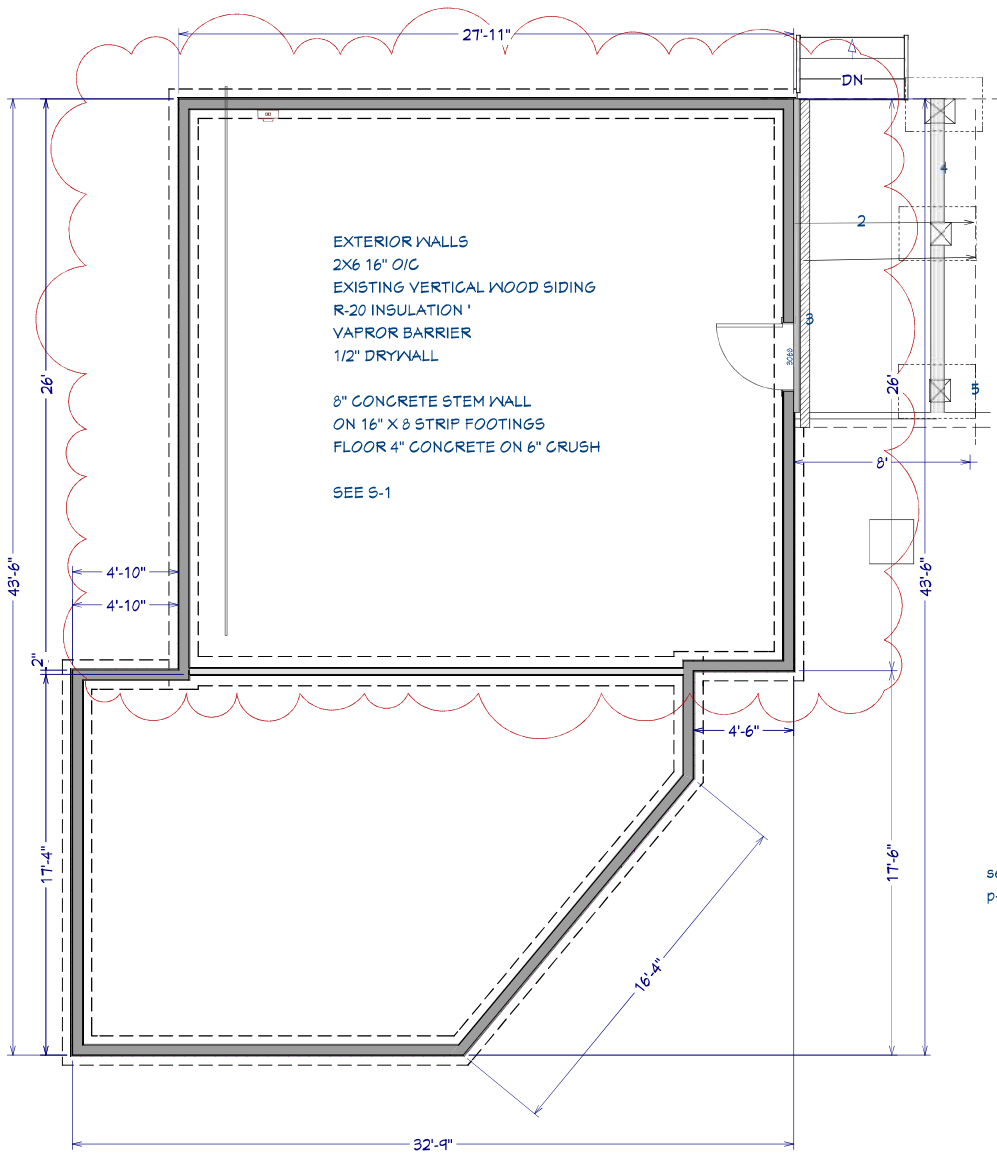
DATE:

6/21/2022

SCALE:

SHEET:

P-1



LIVING AREA
1151 SQ FT

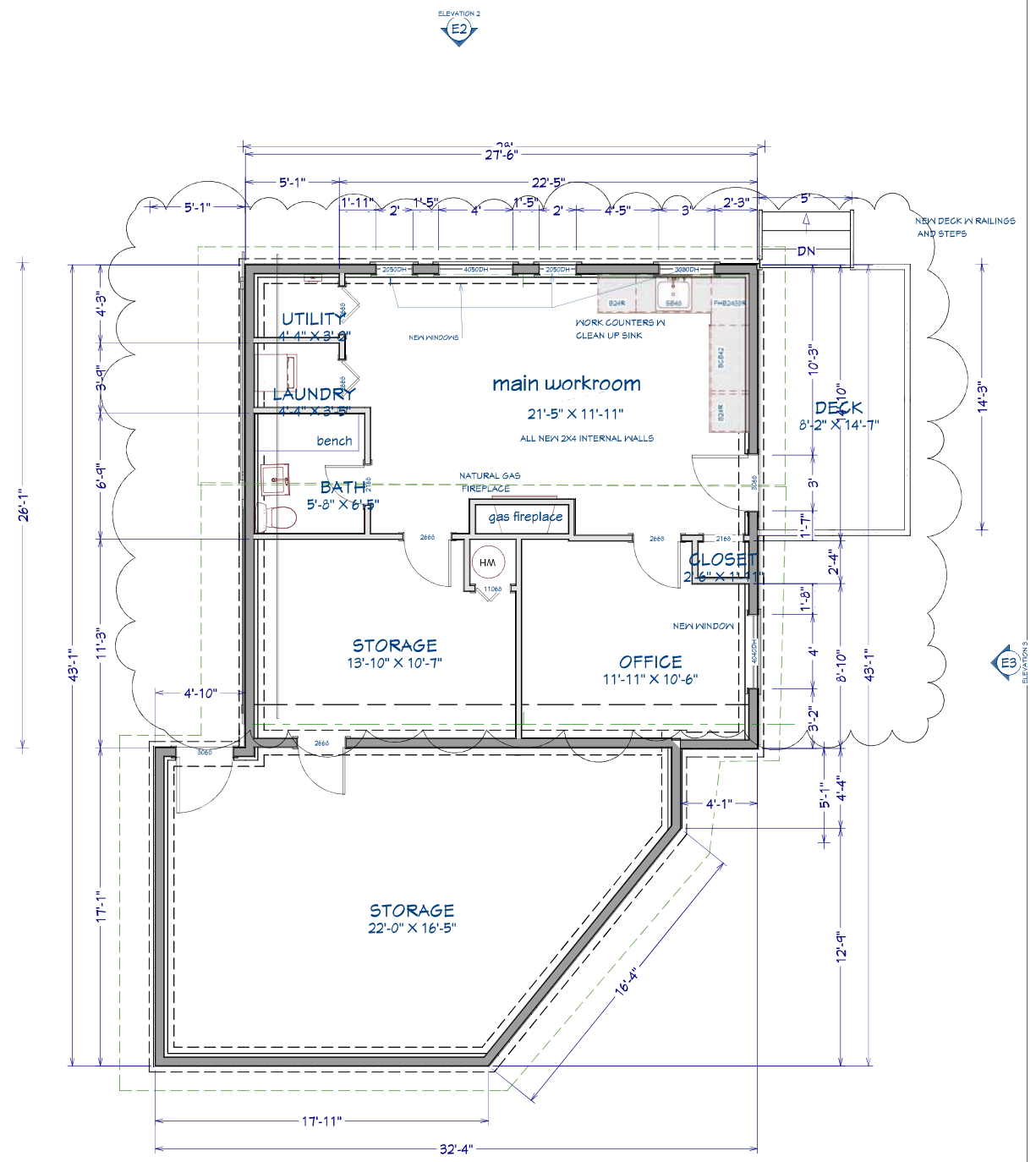
1st Floor

STEP

1. 6/5X1" CEDAR OR P.T. BOARDS
2. 2X8 JOISTS 16" O/C
3. LEDGER 2X10 BOLTED IN RIM JOIST
4. BEAM 3 2X10
5. POSTS 6X6 ON 10" CONCRETE PIERS ON 30X30 X 8" FOOTINGS ON SOLID BEARING

see foundation details
p-4

FOUNDATION PLAN



1st Floor

see deck construction
details on p-4

NOTES

EXTERIOR FINISHES AND ROOF TO STAY AS IS
CHANGES ARE INTERIOR WALLS , WINDOWS , DOORS , DECK ETC.

- ALL EXTERIOR WALLS TO BE 2X6
16" /C
W/ R20 INSULATION
CEILING -R-40 INSULATION
INTERIOR WALLS 2X4
16" /C

FLOOR PLAN

REVISION TABLE	
NUMBER	DATE

OWNER: OMAR AHMND

contractor
MARK PARAMARK
PARAMARK BUILDERS
250 686 8878

DRAWINGS PROVIDED BY:
JERRY VANDER WAL
37 2911 SOOKE LAKE RD
VICTORIA V9B 4R5
250 480-8040
jerrybvanderwal@gmail.com

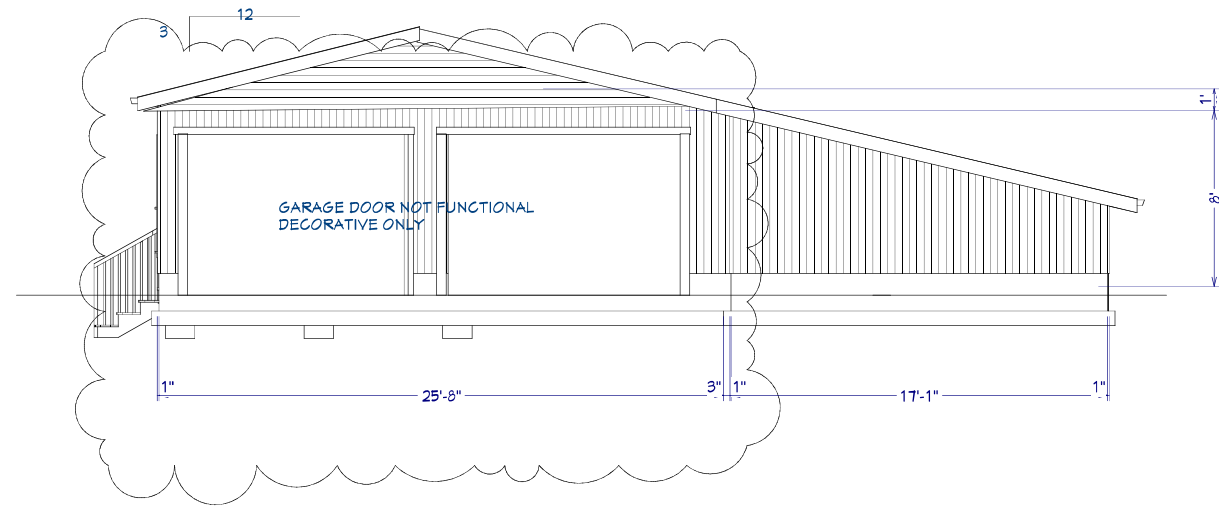
DATE:

6/21/2022

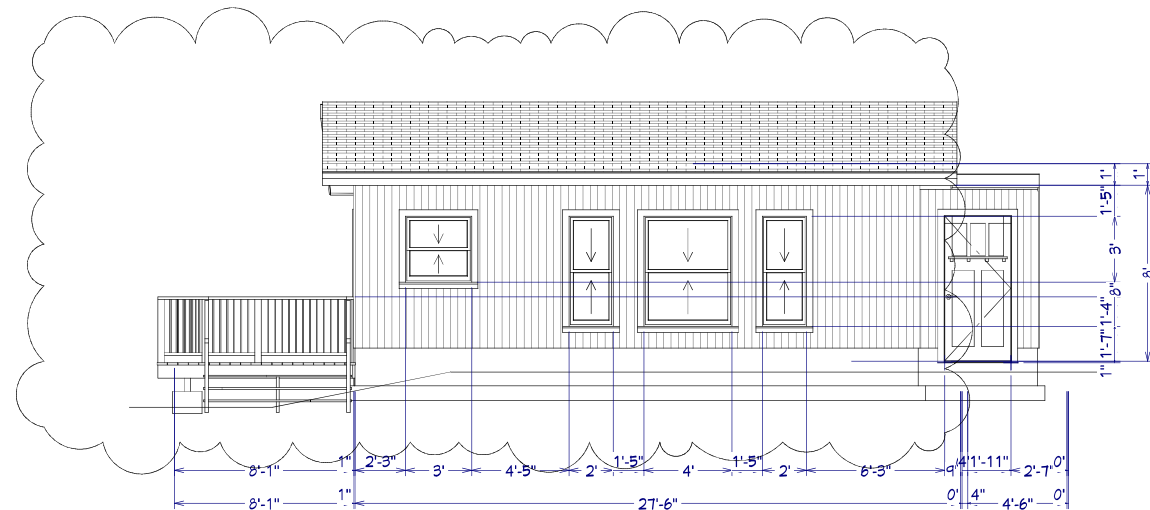
SCALE:

SHEET:

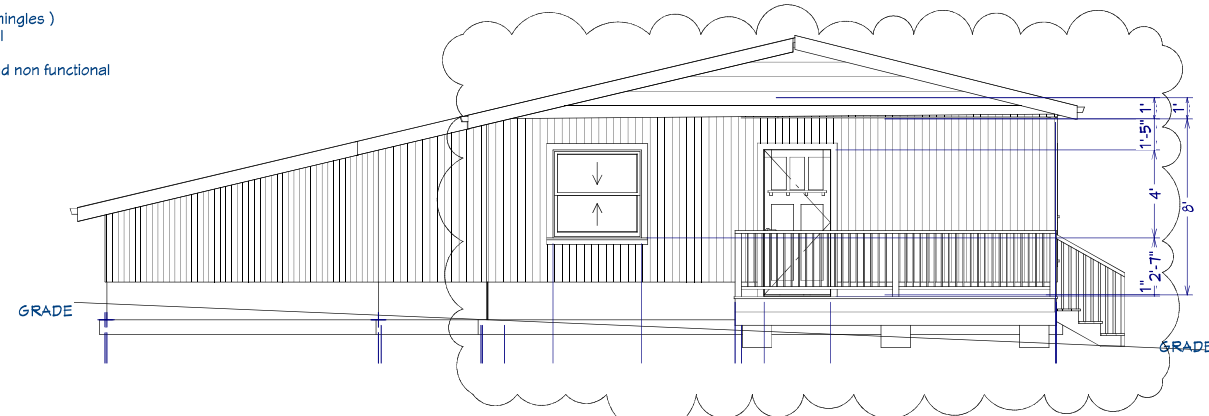
P-2



Elevation 1



Elevation 2



Elevation 3

ELEVATIONS

- note
all exterior siding cedar and painted wood
is existing
- existing trim is painted cedar
- new trim around new windows
is combface 1x4 or equivalent
- existing roof (fiberglass shingles)
and soffits perforated metal
- garage doors and metal and non functional

- THESE NOTE ARE APPLICABLE TO ALL
NEW OR UPGRADED CONSTRUCTION
IN CONVERTING THIS OUTBUILDING TO AN ARTIST STUDIO
- INSULATION AND VENTILATION
- ROOF/CEILING R.40 RSI 7.0
 - WALLS 2 X 4 R14 RSI 2.85
 - 2X6 R 20 RSI 3.5
 - 4 MIL POLY VAPOR BARRIERS ON WARM SIDE ROOF SPACES VENTALATED WITH ROOF SOFFIT OR GABLE VENTS OR A COMBINATION OF ALL THREE ATTIC AND ROOF VENTS TO A MINIMUM OF 1/300
- STRUCTURAL DESIGN CRITERIA
- ASSUMED ROOF DESIGN LOAD 50 psf (2.5 KN/M.M.SQ.)
 - ASSUMED SOIL BEARING CAPACITY 2500 PSF (119.7 KN/M SQ)
 - CONCRETE FOUNDATIONS, SLAB ON GRADE MIN. COMP. STRENGTH 20MPA AT 28 DAYS
 - FLOOR JOISTS, ROOF FRAMING TO BE #2 HEM. FIR OR BETTER
 - BEAMS AND PLATES TO BE #2 DOUGLAS FIR OR BETTER
 - WOOD FRAMING
 - JOISTS TO BE DOUBLED UNDER PARALLEL PARTITIONS (OVER 6' LONG)
 - LINTELS TO BE 2 X 10 UNLESS NOTED
 - WOOD ON CONTACT WITH CONCRETE SHALL BE DAMP PROOFED WITH 6 MIL POLY, GASKET, OR 45 LB. FELT
 - PLATES TO BE ANCHORED TO CONCRETE W 1/2" BOLTS AT 6 FT
 - 2 X 4 AND 2 X 6 WALLS 16" O/C DOUBLE PLATE TOP AND BOTTOM
- FOUNDATIONS
- FOUNDATIONS SHALL BE ON UNDISTURBED BEARING SOIL BELOW THE FROST LINE
 - ALL FOUNDATIONS WALLS 24" SHALL HAVE 1/2 REBAR 3" FROM THE TOP
 - FLOORSTO BE 4" CONCRETE W VAPOR BARRIER, 6" CRUSH 2" RIDGID INSULATION
- ROOFS
- SHINGLES (FIBERGLASS)
 - BUILDING PAPER
 - 5/8 PLY OR OSB
 - ROOF TRUSSED BY OTHERS (UNLESS NOTED)
- FASCIA SOFFITS
- VENTED ALUMINUM OR VINYL SOFFIT
 - 8-10" FASCIA TRIM CEDAR OR COMBED SPRUCE
 - 4 X 5 GUTTER MATERIAL LEADING TO RAIN PIPE TO PERIMETER DRAIN TO STORM DRAIN
-
- DRAINAGE
- 4" MIN DRAIN TILE
 - 6" MIN DRAIN ROCK
- FOUNDATION
- 8" CONCRETE STEM WALL ON 16 X 8 CONTINUOUS FOOTING
 - APPROVED WATERPROOFING EXTERIOR
 - 2" RIGID INSULATION INTERIOR

ENTRY DOOR AND WINDOWS TO COMPLY WITH BC CODE (SECTION 9.7)

- NOTES
- ROOF CEILING ASSEMBLY
- FIBERGLASS ROOFING
- BUILDING PAPER
- 1/2 PLY SHEATHING
- 2X10 CEILING JOISTS 24" O/C OR BETTER
- R-28 MIN. INSULATION
- 3" AIR GAP 6 MIL POLY 1/2" DRYWALL
- TYPICAL GUTTER
- CONTINUOUS GUTTER C/W SEPARATE PERM DRAIN
- ON 2 X 8 FASCIA BOARD
- W EAVE PROTECTION TO MIN 12" PAST STUD LINE
- SOFFITS ALUMINUM PERFORATED
- TYPICAL INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 2X4 STUDS 16" O/C 1/2" GYPSUM WALL BOARD
- TYPICAL EXTERIOR 1X8 CEDAR BOARDS OR STUCCO OR HARDIPLANK SIDING
- 3/8 PT. RAINSCREEN BUILDING PAPER
- 1/2: WALL SHEATHING
- PLYWOOD 2X6 STUDS 16"O/C R20
- BATT FIBERGLASS INSULATION
- 6 MIL POLY VAPOR BARRIER
- 1/2 GYPSUM BOARD

SILL GASKET

ALL TRUSSES AND LAYOUT ARE ENGINEERED BY SUPPLIER INCLUDING BRACING

ALL ROOFING IS TO INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS

AND TO BC CODE

ALL EXPOSED OPENINGS TO INCORPORATE FLASHING

Provisions for non-heating-season ventilation in accordance with Subsection 9.32.2.

Bathrooms or water-closet rooms 0.09 m2

Dining rooms, living rooms, bedrooms,

Kitchens, combined rooms, dens, recreation

Rooms and all other finished rooms 0.28 m2 per room

CONSTRUCTION NOTES

REVISION TABLE	
NUMBER	DATE
DESCRIPTION	REVISED BY

OWNER '
OMAR AHMND

contractor
MARK PARAMARK
PARAMARK BUILDERS
250 686 8878

DRAWINGS PROVIDED BY:
JERRY VANDER WAL
37 2911 SOOKE LAKE RD
VICTORIA V9B 4R5
250 480-8040
jerrybvanderwal@gmail.com

DATE:

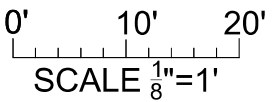
6/21/2022

SCALE:

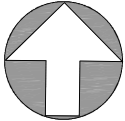
SHEET:

P-3

950- 952 LAMPSON PLACE
LANDSCAPE PLAN
LOT 6, SECTION 11,
ESQUIMALT DISTRICT,
PLAN 10718



NORTH



DESCRIPTION
LANDSCAPE PLAN SHOWING;
•EXISTING TREE
•FENCE LOCATIONS
•DECKS & PATIOS
•PATHWAYS
•USABLE OPEN SPACES
(BYLAW 1992. NO. 2050.)

ADDRESS
950 -952 LAMPSON PL,
VICTORIA, BC V9A 5A1

MEASURED & DRAWN BY
DYLAN VAN WYK
2025-09-29

SCALE / PAGE SIZE
1/8" = 1' SCALE
ISO A1 (841 x 594 mm)