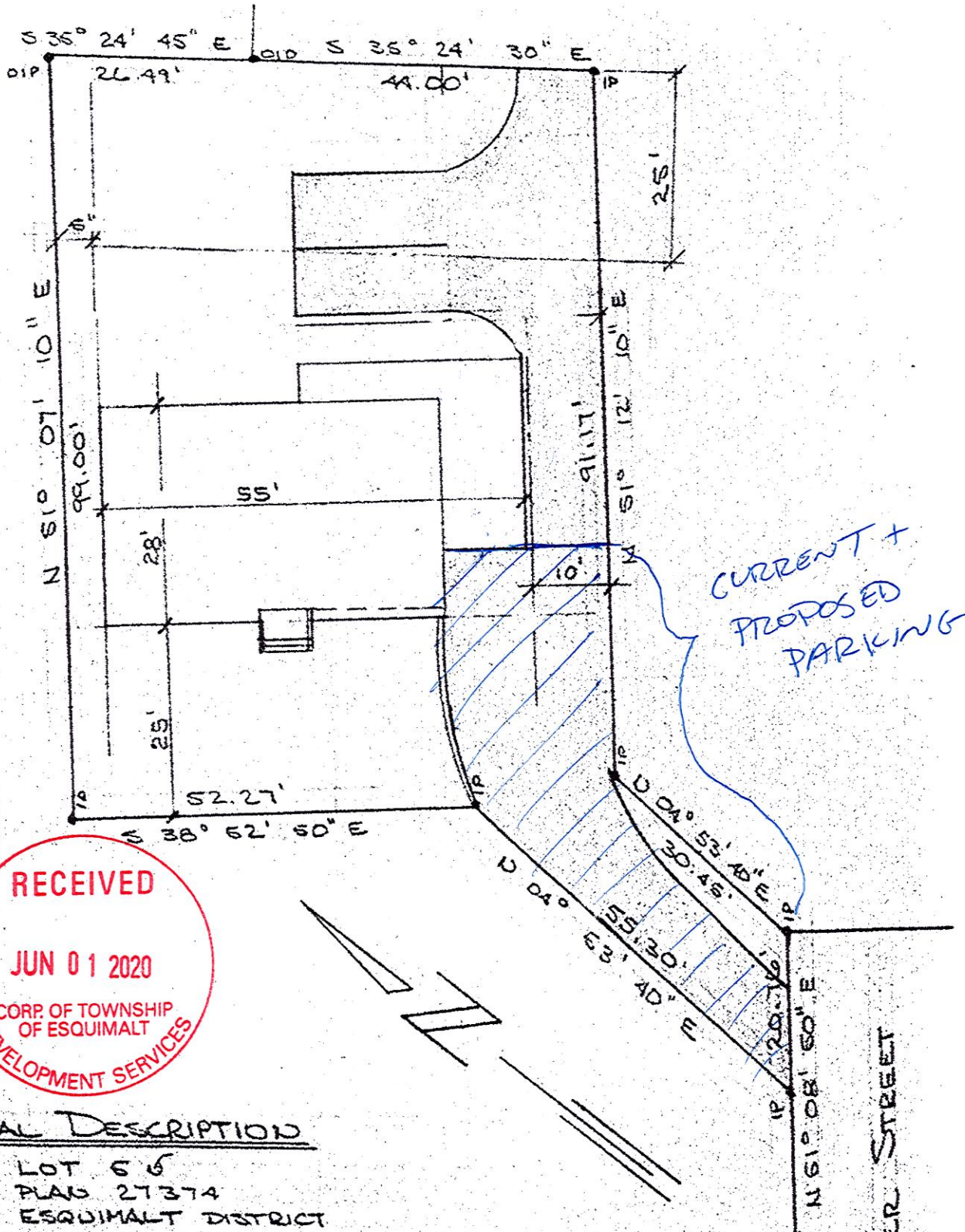




RECEIVED
JUN 01 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

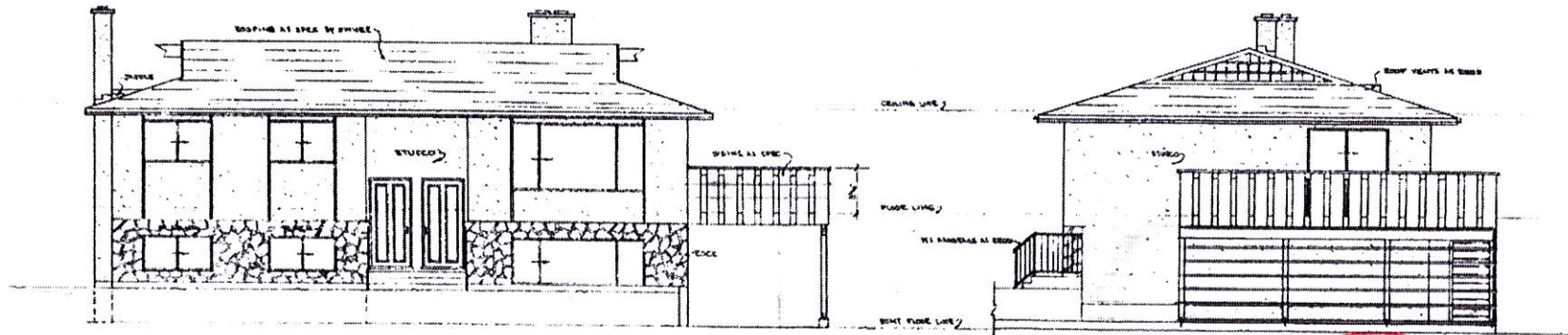
LEGAL DESCRIPTION
LOT 66
PLAN 27374
ESQUIMALT DISTRICT

MR & MRS. GARRY LATCHAM
DWG. N° 2141

SITE PLAN
1" = 20.0'

856 WEBSTER STREET

Existing House



FRONT ELEVATION

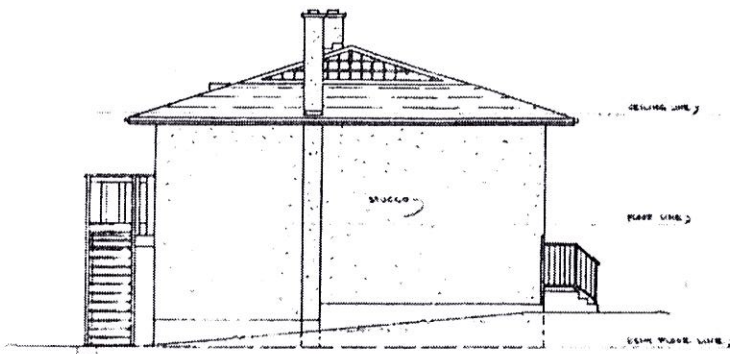
RIGHT ELEVATION

Estimated Cost \$45,000
 Building Permit 174.00
 Inspection Fees 10.00
 Damage Deposit 200.00
 \$45,384.00

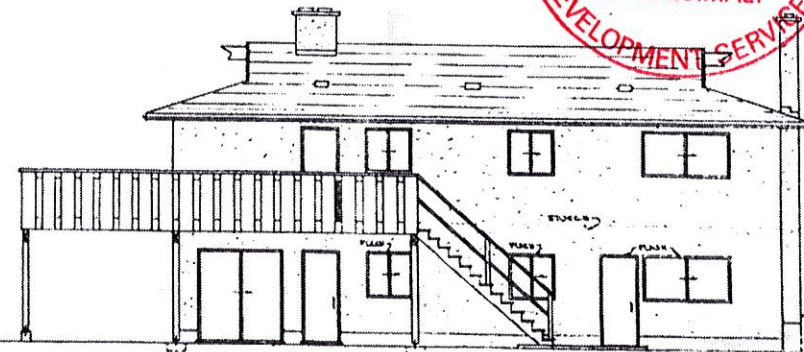
RECEIVED

JUN 01 2020

CORP OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



LEFT ELEVATION



REAR ELEVATION

DUPLEX

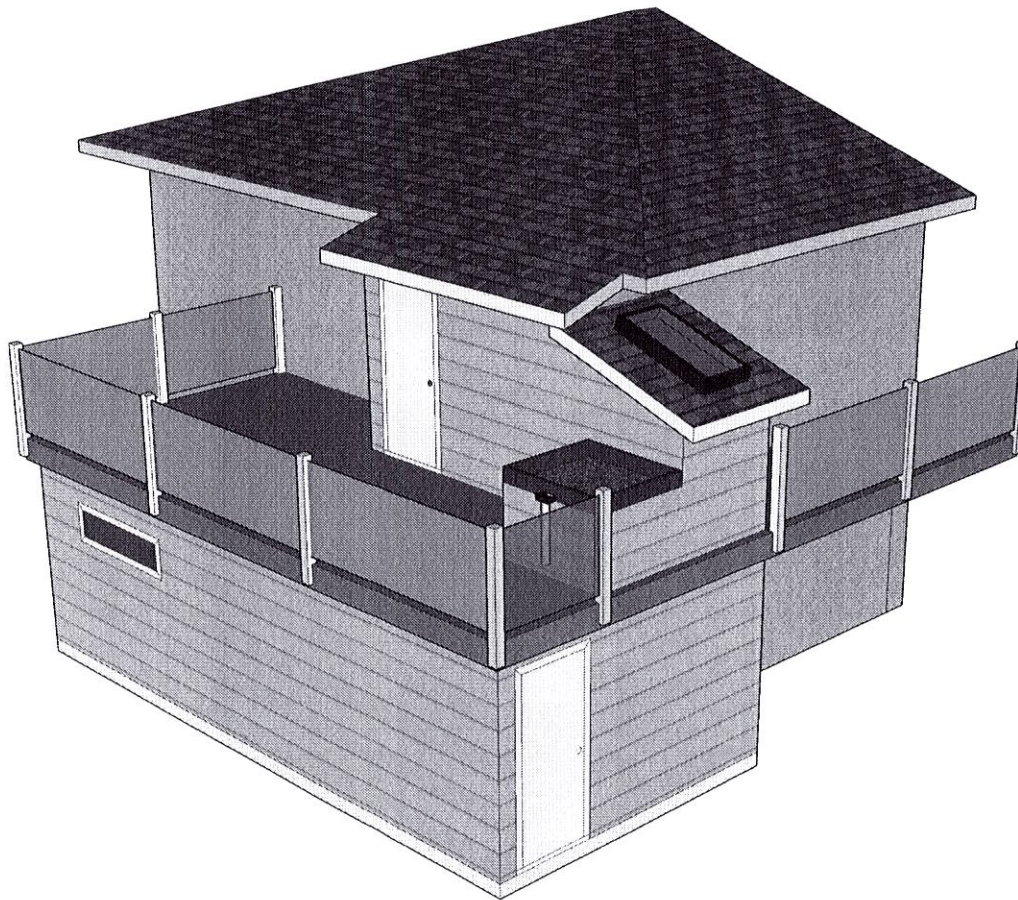
MR. & MRS. GERRY LITCHAM

856 ISBISTER ST.
 128

tel lunt
 design

THE LUNT DESIGNS -- DESIGN CONSULTANTS

1100 Broadway Avenue, Victoria, B.C.
 DATE: 5.14.20 DRAWN BY: J.L.
 SCALE: 1/4" = 1'-0" CHECKED BY: J.L.
 DRAWING NO: 2191-1-1



GENERAL NOTES:

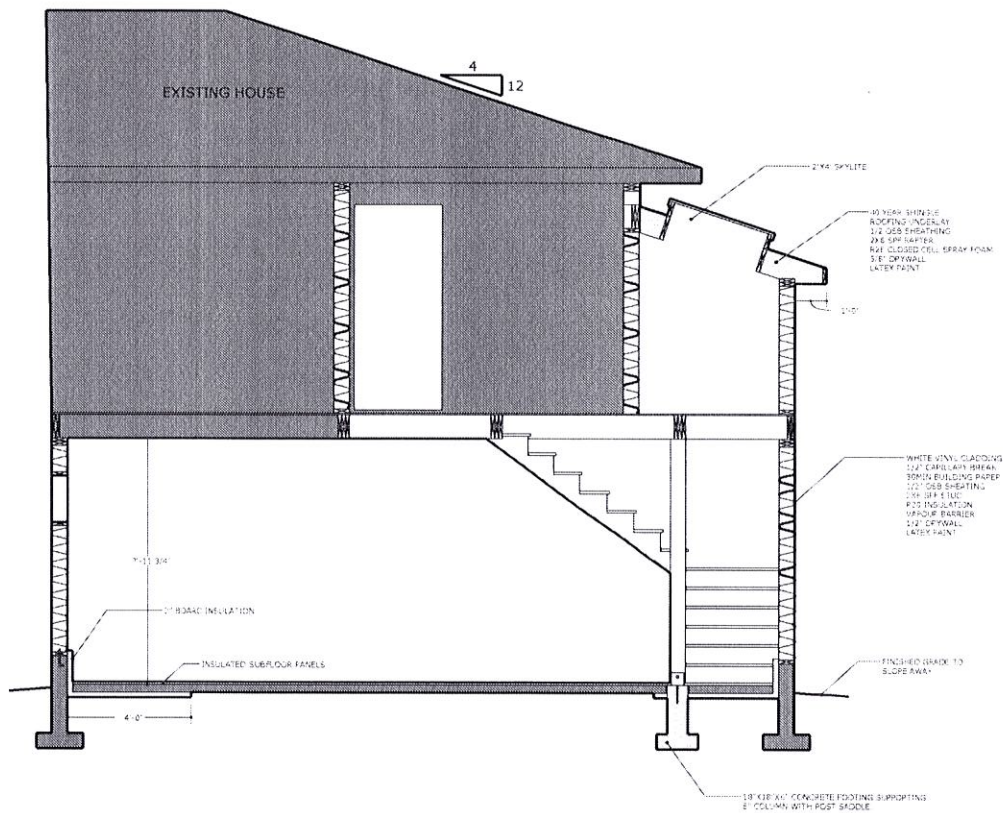
- ALL WORK TO BE DONE IN ACCORDANCE WITH LATEST BCBC
- ALL FRAMING MATERIAL TO BE SPF #1&2 OR BETTER
- ALL LINTELS ARE TO BE 2PLY 2X10
- ALL FASTENERS AND SPACING SHALL BE IN ACCORDANCE WITH PART 9 OF BCBC
- ALL FOUNDATIONS AND FOOTINGS TO BE ON UNDISTURBED SOIL, ROCK OR COMPACTED FILL IN ACCORDANCE WITH BCBC 9.15.3.2.2
- ALL CONCRETE TO USED FOR FOOTINGS AND FOUNDATIONS IS TO HAVE MIN. 15MPA @ 28 DAYS.
- ALL CONCRETE USED FOR INTERIOR SLABS IS TO HAVE MIN. 20MPA @ 28 DAYS.
- ALL CONCRETE USED FOR EXTERIOR SLABS AND SIDEWALKS TO HAVE 5% AIR ENTRAINMENT AND 32MPA @ 28 DAYS.
- ALL WINDOWS, DOORS AND SKYLIGHTS ARE TO COMPLY WITH BCBC 9.4.7.1 AND COMPLY WITH CSA STANDARDS
- ALL THERMAL INSULATION TO BE IN ACCORDANCE WITH BCBC 9.36
- ALL VAPOUR BARRIERS TO BE IN ACCORDANCE WITH BCBC 9.25
- STAIRS, GUARDS AND HANDRAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE BCBC
- ALL OPENINGS ARE TO BE APPROPRIATLY FLASHED AND MAINTAIN CONTINUITY OF MOISTURE, AIR AND VAPOUR BARRIERS IN ACCORDANCE OF PART 9 BCBC



Bryan Reiber

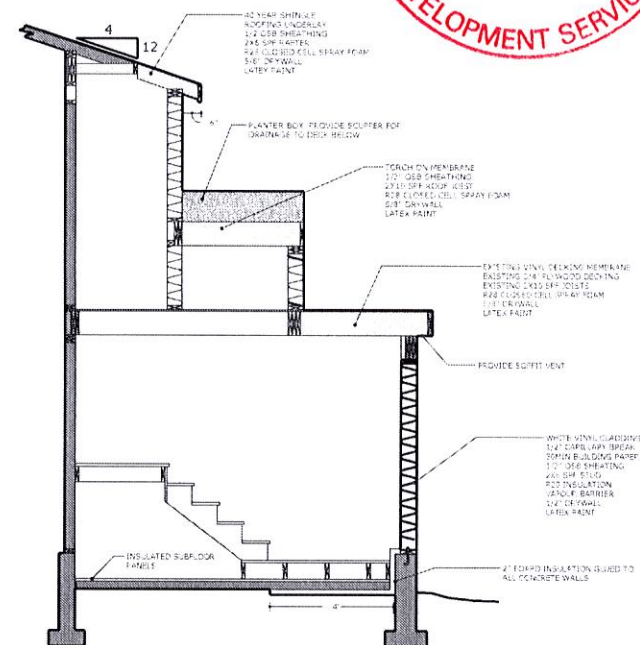
6938 Central Saanich Rd
Victoria BC
V8Z 5V2

856 Isbister Proposed Recroom



CROSS SECTION "A"

1/2" : 1'



CROSS SECTION "B"

1/2" : 1'

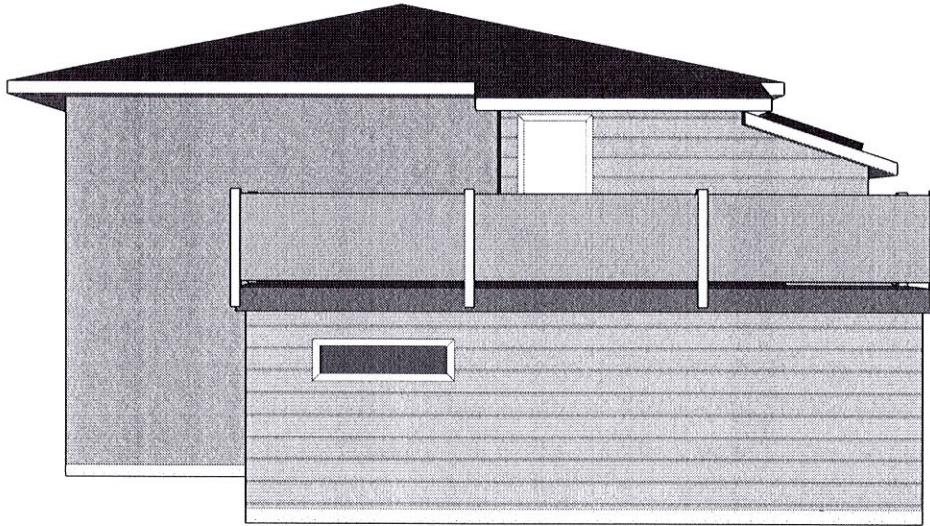
NOTE: GREY AREAS INDICATE
EXISTING STRUCTURES.



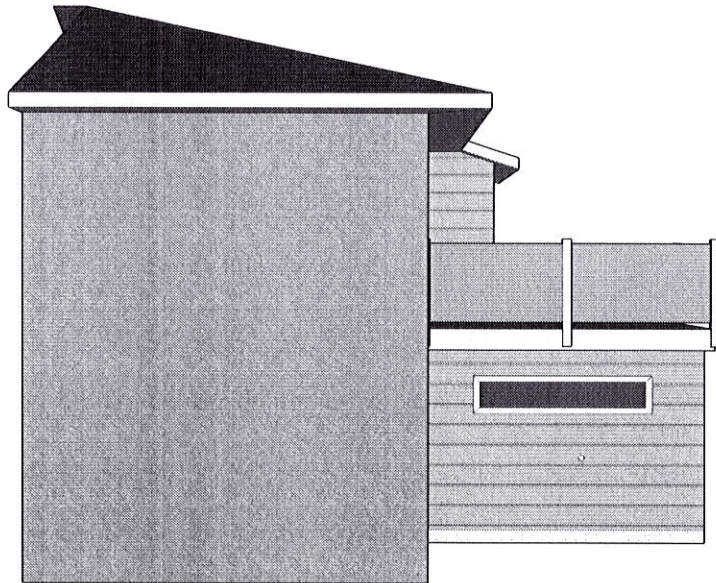
SPECIAL SEPARATION CALCULATIONS

PERMITTED GLAZED OPENINGS BASED OFF SETBACK 19%

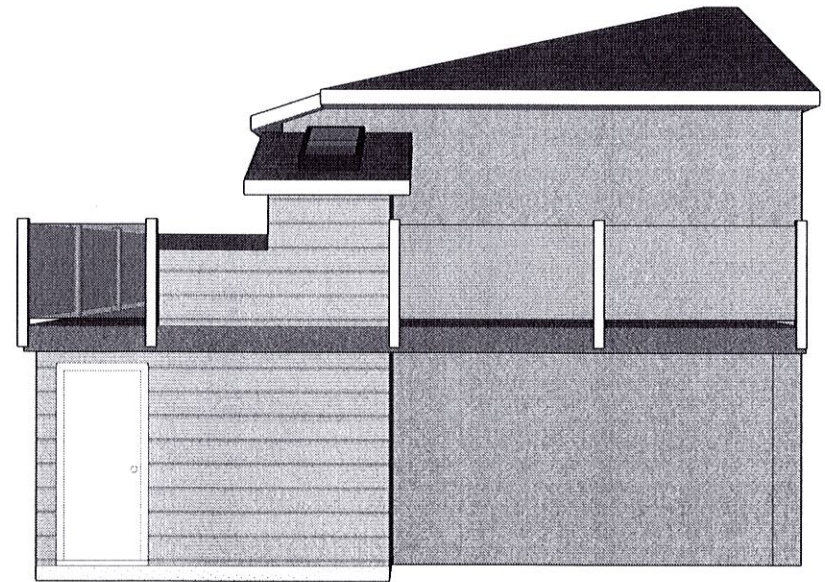
PROPOSED GLAZED OPENINGS 2%



SIDE ELEVATION



FRONT ELEVATION



BACK ELEVATION