

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 (VDG) immediately. Prior to any alteration of plans or details on-site, Contractor(s), Tradesperson(s), or Homeowner(s) must contact VDG to confirm Building Code and Municipal Bylaw requirements are met, and to maintain accuracy and completeness of the plans. VDG 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 VDG if revisions are necessary.

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

BCLS and/or Contractor to verify placemnt 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 BCBC 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 Manufacturers' 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. -	2.00 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 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, carport 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.

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.

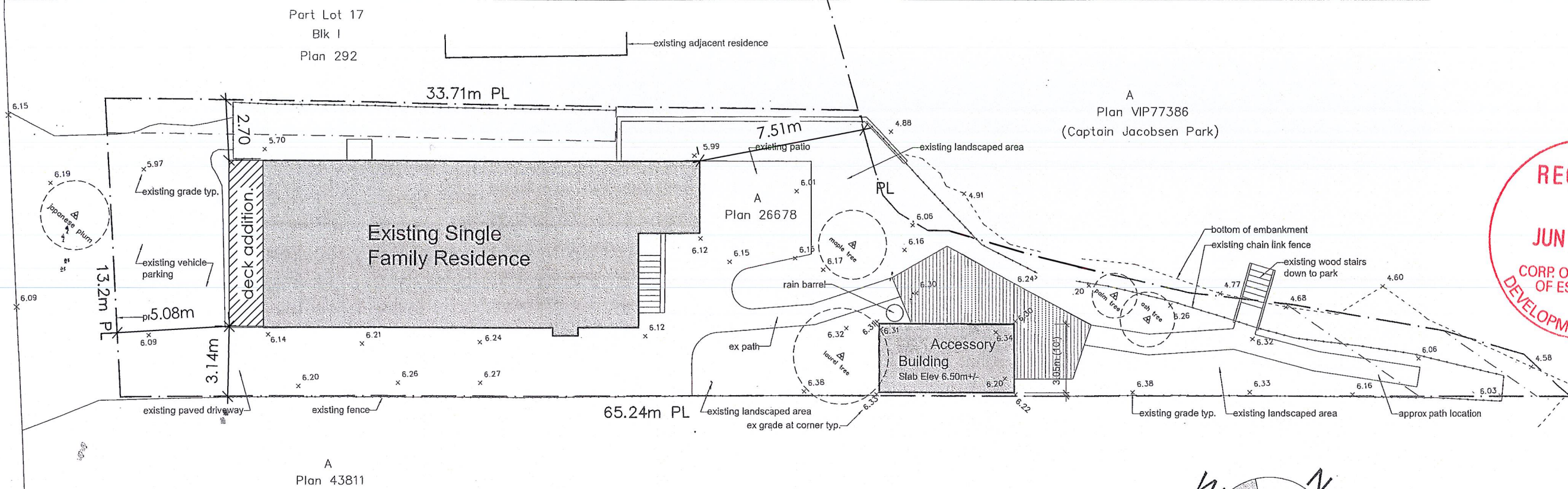
Copyright

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LIST OF DRAWINGS		
A1	General Notes	
A2	Site plan	
A3	Elevation & Cross Section	
A3	Foundation & Main Floor Plan	
ISSUED/REVISED		
01	09/19/19	Check Set for Client Review
<div><div><div>vdg</div><div>victoria design group</div></div><div>103 - 891 Alltree Avenue Victoria, B. C. V9B 0A6</div><div>P. 250.382.7374 F. 250.382.7364 www.victoriadesigngroup.ca</div></div>		
DATE	Sep 19, 2019	DRAW'G NO. 8306
DRAWN BY	WSP	REVIEWED BY
SCALE	Not to Scale	SHT. NO. A1 OF A4
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PROJECT PROPOSED DECK ADDITION DEBBIE DOUEZ 485 HEAD ST ESQUIMALT, BC		

Head Street



RECEIVED
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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

SITE PLAN 1:200

PROJECT INFORMATION

- 1. Street Address: 485 Head Street, Esquimalt, BC
- 2. Legal Description: Lot A, Section 11, Esquimalt District, Plan 26678
- 3. Existing Zoning: C-7A West Bay Commercial 2
- 4. Lot Area: 584.7m²
- 5. New Accessory Building & Site Zoning Data as follows:

	C-7A Requirement	Proposed
Setbacks		
Front	None	5.08 m
Side (south)	None	3.14 m
Side (north)	None	2.70 m
Rear	None	7.51 m (existing)

	C-7A Requirement	Proposed
Lot Coverage:	40% max	27.8%
Principal Building		144.15m ²
Accessory Building		18.6m ²
Total		162.75m ² or 27.8%

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PROJECT

PROPOSED DECK ADDITION
DEBBIE DOUEZ
485 HEAD ST
ESQUIMALT, BC



FRONT ELEVATION

FLASHING

LAMINATED
SHINGLES ON
1/2" PLYWD ON
2"x6" RAFTERS
@ 24" O/C

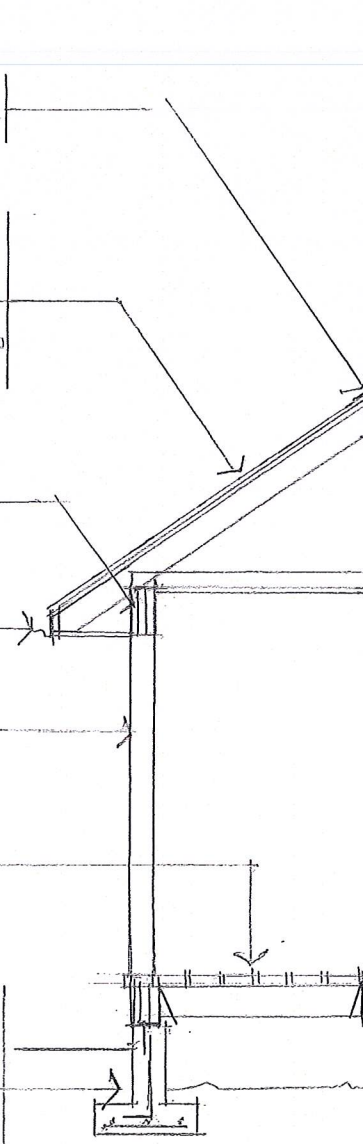
3/2"x10 H.F.
BEAM

ALUM GUTTER
w/ ALUM.
SOFFIT

6"x6" POST.

2"x6" SPACED
P.T. DECKING
ON 2"x8" PT. JST
@ 16" O/C

3/2"x10" PT. BEAM
w/ GALV. SADDLE
ON 8"x8" CONG.
PEDESTAL ON
30"x30"x8" CONG.
FTG w/ 3/15M
BAR B.W.



TYP. SECTION



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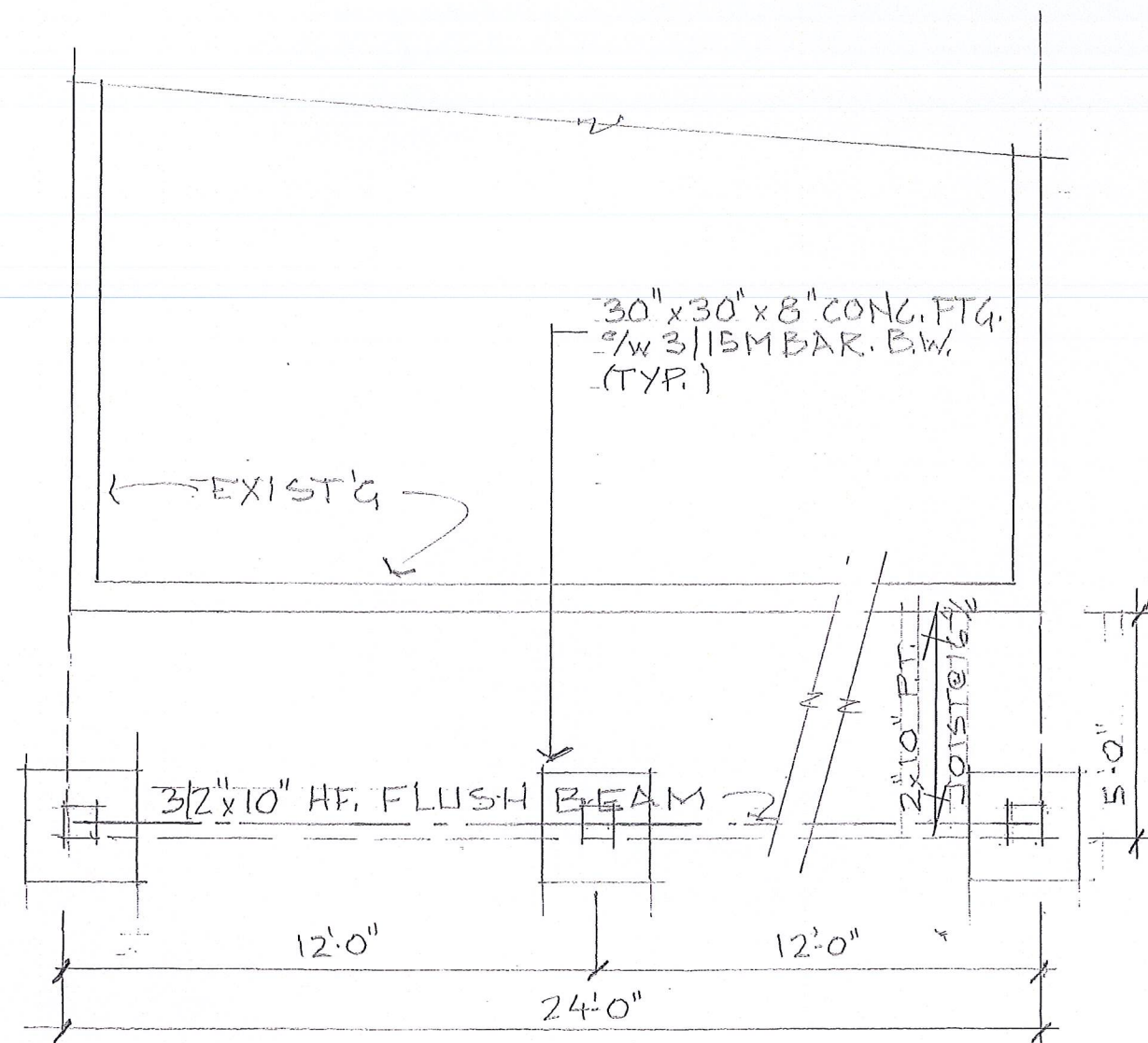


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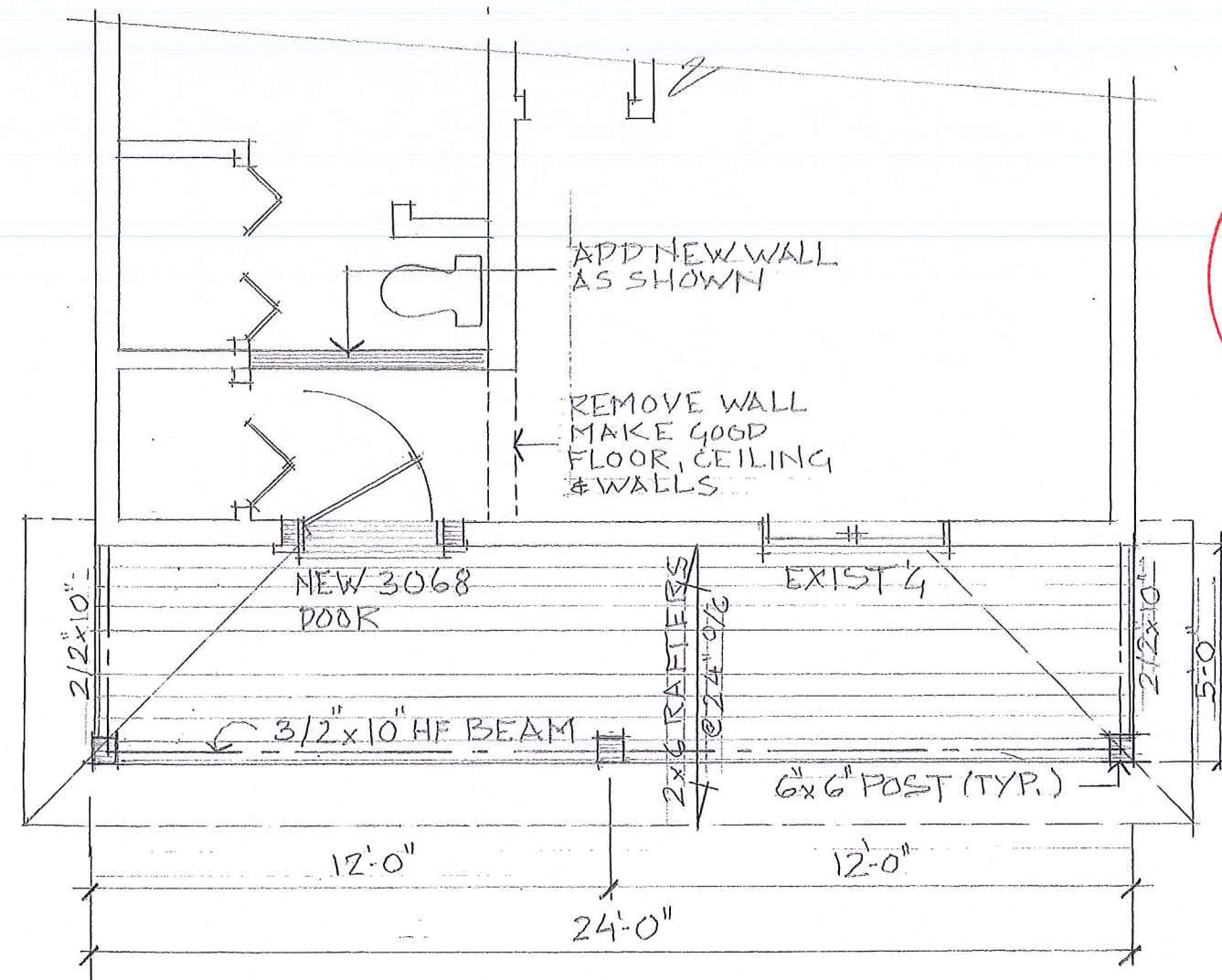
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PROJECT
PROPOSED DECK ADDITION
DEBBIE DOUEZ
485 HEAD ST
ESQUIMALT, BC



FDN. PLAN.



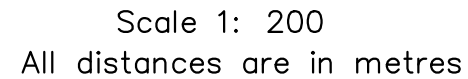
MAIN FLR. PLAN



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Sketch Plan of proposed building on:

PREPARED TO ACCOMPANY
BUILDING PERMIT APPLICATION



Parcel Identifier Number 002-376-059

Legend

Denotes geodetic elevation
at proposed building corner

Proposed building dimensions take from design plans provided by James Kerr, Architect (August 2018)

Amended as shown on Victoria Design plans
dated Sept 2019

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Certified correct this 11th day of June, 2020



B.C.L.S.

© This document is not valid unless originally signed and sealed or electronic signature is attached.

Property dimensions are derived from Land Title Plans and field survey.

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fb 289 file 20-18-4183