

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
- EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE/STRENGTH. INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
- WHERE NOTED BY "ENG." OR "ENGINEERED", ALL STRUCTURE SHALL BE ENGINEERED BY CERTIFIED STRUCTURAL ENGINEER, INCLUDING, BUT NOT LIMITED TO, SPANS, SHEAR WALLS, FOOTINGS AND FOUNDATION WALLS, BEAMS, JOISTS, LINTELS, COLUMNS AND CONNECTIONS. THIS APPLIES ALSO TO ITEMS NOTED AS "ENGINEERED". ENGINEERED DRAWINGS SHALL BE STAMPED WITH ENGINEER'S SEAL.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD CONSTRUCTION PRACTICE, AND SHALL CONFORM TO CURRENT RESIDENTIAL STANDARDS AND THE BRITISH COLUMBIA BUILDING CODE, 2018 OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED, AND ADVISE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE SPECIAL FOUNDATION DESIGN. ALL FOOTINGS TO FIRM BEARING.
- PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2018 PART 4.
- ALL WOOD FRAMING TO BE SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE OR ENGINEERED. ALL FRAMING IS TO BE IN ACCORDANCE WITH B.C.B.C. 2018 AND GOOD CONSTRUCTION PRACTICE.
- PROVIDE MINIMUM OF 6" (150mm) CLEARANCE FROM GRADE TO WOOD CLADDING MATERIALS. EXTERIOR FOUNDATION WALLS SHALL NOT BE LESS THAN 6" (150mm) ABOVE ADJACENT GRADE.
- ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2018 PART 4 WHERE SUPPORTING FLOOR OR ROOF LOADS.
- INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 PART 4.10.14. - INSTALL INTERCONNECTED CO ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 4.32.4.2.
- ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL PLATES MUST BE PRESURE TREATED OR SEPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
- ALL NOTED "ENGINEERED" COMPONENTS, SUCH AS ROOF TRUSSES, BEAMS, AND ENGINEERED FLOOR SYSTEMS, REQUIRE ENGINEERED DRAWINGS SUBMITTAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS, AND MILLWORK TO OWNER'S APPROVAL. WINDOWS MUST MEET NEW CRITERION FOR AIR TIGHTNESS, WATER TIGHTNESS, RESISTANCE TO WIND LOAD AND BREAK-IN (REQUIRED). ALL WINDOWS TO COMPLY WITH MUNICIPAL REQUIREMENTS FOR WIND-RATINGS FOR ALL WINDOWS WITHIN 2 METRES OF GRADE. THE RELEVANT STANDARD REQUIRES THAT THE RATINGS BE CLEARLY LABELLED ON ALL WINDOW UNITS OR WINDOWS ARE TO BE ENGINEERED WITH SEALED DRAWINGS AND LETTERS OF ASSURANCE. WINDOWS AND DOORS MUST COMPLY WITH MUNICIPAL REQUIREMENTS FOR U-VALUE.
- INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" (865mm) MIN. TO 38" (965mm) MAX. ABOVE NOSING.
- INSTALL GUARDRAIL AT ALL BALCONIES, DECKS, AND PORCHES GREATER THAN 2' (600mm) ABOVE ADJACENT GRADE OR LEVEL. INSTALL GUARDRAIL AT 42" (1070mm) WHERE DECK IS GREATER THAN 6' (1800mm) ABOVE ADJACENT SURFACE. OTHERWISE 36" (915mm) GUARDRAIL. ALLOWED CANTILEVERED GLASS GUARDRAILS SHALL BE ANCHORED WITH GLAZING SHOCK RESIST LATERAL LOADS PER B.C.B.C. 2018. OTHER GLAZED RAILINGS ASSEMBLIES (GLAZING AND SUPPORTS) TO BE ENGINEERED WITH SEALED DWGS. AND LETTERS OF ASSURANCE.
- INSTALL WATERPROOF MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT WALLBOARD (MIN. 5" - 150mm) ON FRAMING AS SUBSTRATE AROUND ALL WALL & CEILING AREAS OF STEAM/SHOWER. INSTALL WATER-RESISTANT WALLBOARD AROUND ALL NET AREAS TO MIN 6'-0" (1.82m) HIGH.
- PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODES AND BY-LAWS. MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FINAL FRAMING INSPECTION.
- PROVIDE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
- ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
- FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2018 PART 4.
- VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, & COMPACT ACCORDING TO BUILDING ELEVATIONS.
- ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES, AND MILLWORK TO OWNER'S APPROVAL.
- STAIR TREADS TO BE CONSTRUCTED OF PLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
- ALL FLOOR SHEATHING MUST BE SECURED WITH 1 5/8" (40mm) GALVANIZED OR COATED FLOOR SCREWS ON 6" O.C. (150mm).
- SOLID EAVE PROTECTION ON OVERHANG IS REQUIRED ON ALL SHAKE ROOFS.
- TEMPORARY HEAT AND/OR FANS REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN THE DRYING OF INTERIOR FRAMEWORK.
- MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 19% PRIOR TO APPLICATION OF VAPOR BARRIER AND DRYWALL.
- TWO CONTINUOUS LAYERS OF 30MIN. BUILDING PAPER MUST BE APPLIED TO EXTERIOR SHEATHING EITHER SHUFFLED - OR INSTALLED WITH 22" (550mm) OVERLAP BEAMS HALFLAPPED TO THE 2ND MID-LINE OF THE BUILDING PAPER.
- POSITIVE SLOPE FLASHINGS MUST BE INSTALLED ABOVE ALL WINDOWS, DOORS, SILLS, VENTS AND MATERIAL TRANSITIONS. ALL FLASHINGS MUST BE INSTALLED BEHIND BUILDING PAPER, WITH MECHANICALLY SEALED END DAMS. ALL FLASHINGS MUST EXTEND A MINIMUM OF 1" (25mm) BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED.
- BUILDING PAPER & FELT PRE-STRIPPING, ONLY TO CONTACT EXTERIOR SHEATHING. SELF-ADHERING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
- ALL RAINSCREEN CAVITIES TO BE VENTED TOP & BOTTOM WITH INSECT PROOF VENT STRIPS.
- PROVIDE STEPPED FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH EXISTING OR FUTURE GRADES. ALL FOOTINGS MUST REST ON SOLID UNDISTURBED BEARING AT AN ELEVATION BELOW FROST PENETRATION DEPTH ON COMPETENT BEARING.
- 20 MPa CONCRETE FOUNDATION WALL 8" (200mm) THICK MAY BE A MAXIMUM OF 4' (1.2 m) HIGH FROM GRADE TO 1/2 FLOOR IF LATERALLY UNSUPPORTED AT THE TOP. REFER TO B.C.B.C. 2018, 4.15.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
- PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR BUILDING. ENSURE ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
- ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY THE BUILDER/OWNER PRIOR TO ORDERING.
- WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOUSE WRAP, SUCH AS TYVEG® OR TYFAR® MAY BE USED, IF APPLIED AS SPECIFIED BY THE MANUFACTURER.

ABBREVIATIONS

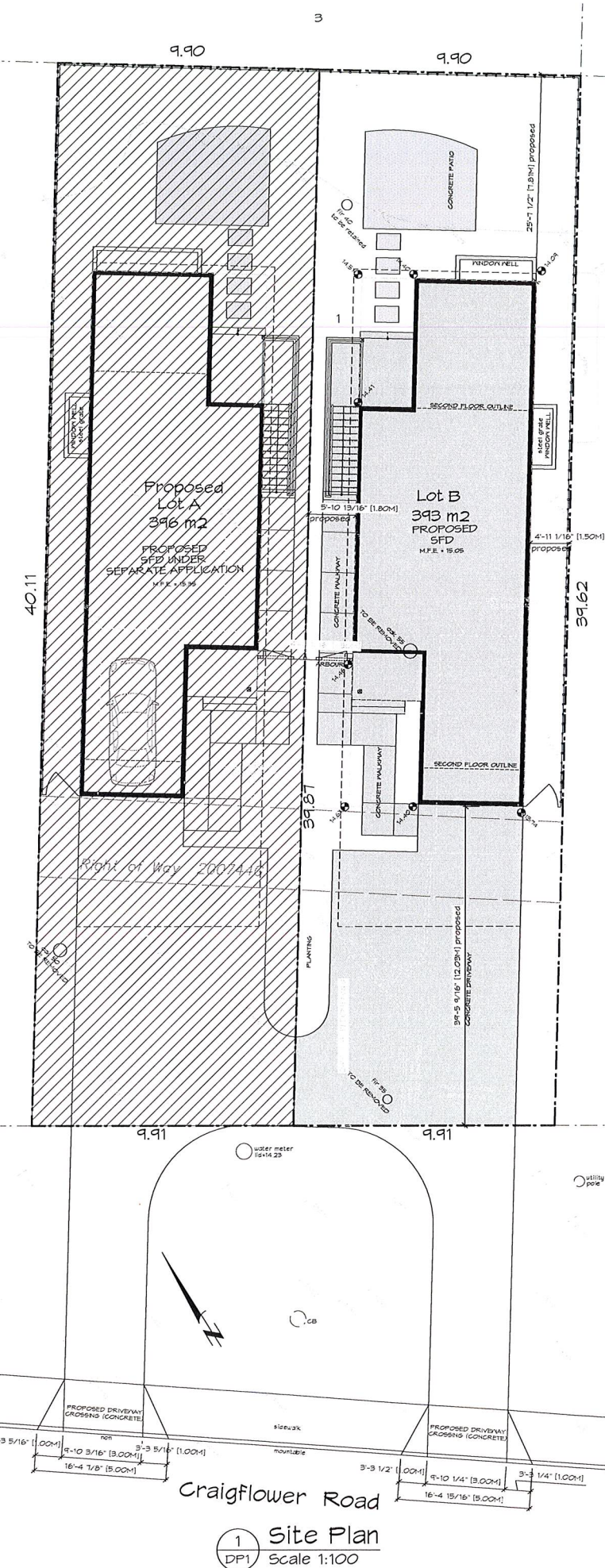
A/A ATTIC ACCESS - MIN 24"x36"
AFF ABOVE FINISHED FLOOR
B.F.E. BASEMENT FLOOR ELEVATION
BU BUILT-UP
CONT CONTINUOUS
DP DROPPED BEAM
EG ENGINEERED CONNECTION
REQUIRES STRUCTURAL ENGINEER
ENG. ENGINEERED
REQUIRES STRUCTURAL ENGINEERING
BY P. ENG. C/W SEALED DRAWINGS
FL FLUSH BEAM
H.H. HEAD HEIGHT
M.F.E. MAIN FLOOR ELEVATION
O.C. ON CENTRE
PRE-FIN PREFINISHED
P.L. POINT LOAD ABOVE
R15 ROD & SHELF
SPF SPRUCE/PINE/FIR #2
T&G TONGUE & GROOVE
T.O.S. TOP OF SLAB
U.F.E. UPPER FLOOR ELEVATION
U.N.O. UNLESS NOTED OTHERWISE
V.O.S. VERIFY ON SITE

DESIGNER/DRAFTSPERSON DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS UNLESS ADVISED IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION.

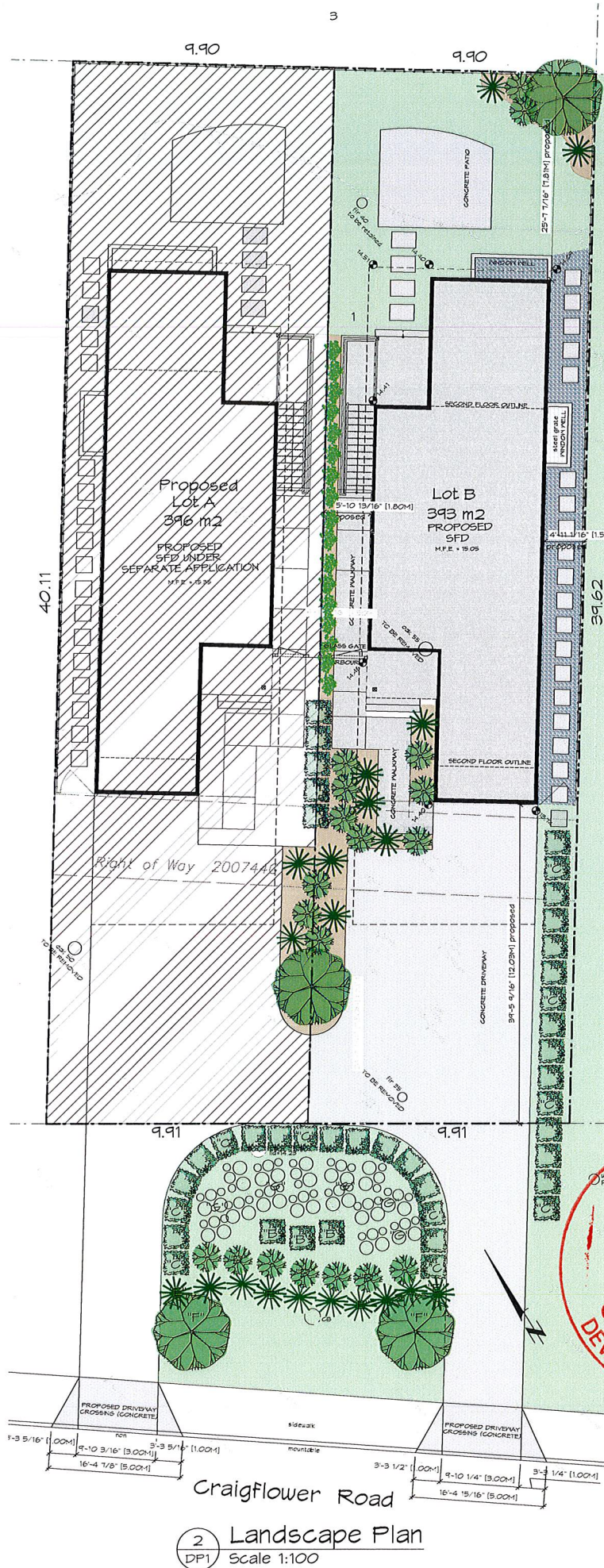
DRAWING LIST

- DP1 SITE PLAN, LANDSCAPE PLAN & GENERAL NOTES
DP2 PLANS
DP3 PLANS
DP4 ELEVATIONS
DP5 ELEVATIONS

SITE DATA - PROPOSED LOT B @ 1158 CRAIGFLOWER ROAD			
LEGAL DESCRIPTION - LOT 1, SECTION 2, ESQUIMALT DISTRICT, PLAN 5766			
ZONING - CDD NO. 118			
PROPOSED SFD	REQUIRED	PROPOSED	
LOT AREA	393 M ²	393 M ²	(4236.75 FT ²)
LOT WIDTH	9.50 M	9.91 M	(3251)
SETBACKS			
FRONT	1.50 M	12.03 M	(39.47)
REAR	1.50 M	7.81 M	(25.62 FT)
SIDE (WEST)	1.50 M	1.50 M	(4.92)
SIDE (EAST)	1.50 M	1.50 M	(4.92)
SIDE CORNER	3.30 M	3.30 M	(10.83)
AVERAGE GRADE		14.25 M	(46.75)
BUILDING HEIGHT	1.30 M	7.28 M	(23.89)
FLOOR AREA			
UPPER FLOOR	16.51 M ²	64.78 M ²	(171.21 FT ²)
MAIN FLOOR	19.02 M ²	73.02 M ²	(176.02 FT ²)
ATTACHED GARAGE	24.41 M ²	24.41 M ²	(263.42 FT ²)
GARAGE ALLOWANCE	-24.41 M ²	-24.41 M ²	(-263.42 FT ²)
BASEMENT	61.42 M ²	61.42 M ²	(125.71 FT ²)
BASEMENT EXEMPTION		-61.42 M ²	(-125.71 FT ²)
TOTAL FLOOR AREAS			
MAIN AND UPPER FLOORS	144.54 M ²	142.81 M ²	(1591.24 FT ²)
ALL FLOORS COMBINED	210.23 M ²	210.23 M ²	(2263.00 FT ²)
FLOOR AREA RATIO	0.36	0.36	
SITE COVERAGE	30.00%	24.44%	
PARKING	2	2	



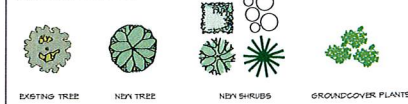
1 Site Plan
DP1 Scale 1:100



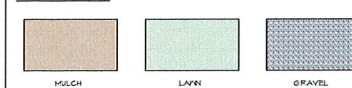
2 Landscape Plan
DP1 Scale 1:100

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS



GROUND COVER



HARD LANDSCAPING



FENCE



EGRESS



NOTE:

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH EXISTING TRENCHES AND AVOID CONFLICT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO B.C.S.A. B.C.M.A. STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
- WOOD FENCE TO BE MAX HEIGHT OF 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING. 1.50M (4'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.

SUGGESTED PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CORNUS VIBICINIFOLIA	FLORIBUND DOGWOOD	2.5M HT B&B
	CAMELIA JAPONICA SPECIMEN	EVERGREEN CAMELIA	3.0M HT B&B
	IBIDEBET CULTIVAR	CORK TREE	3.0M HT B&B
	QUERCUS GARWICKIANA	QUERCUS GARWICKIANA	3.0M HT B&B
	FAVUS ELYPTICA DANVICKI	RED OLEIFER	9 CM CALIPER
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARUNDO DONAX COMPACTA	SHRUBBERY TREE	#5
	BENNETT'S THUNDERBOLT ATROPURPUREA	BENNETT'S	#2
	BUGS MICROPHYLLA	DWARF BURNING	#2
	CAMELIA JAPONICA	RED CAMELIA	#5
	CESTRIS LADANIFER	CRIMSON ROCK ROSE	#1
	CESTRIS GLOIOSUS INCANESCE	PROSTRATE MOUNTAIN LILAC	#1
	ERICA CARNEA SPRINGWOOD	WHITE HEATHER	#1
	ERICA X DARLINGS PURPLE	PINK HEATHER	#2
	ERICALONIA NEPOTIS DIVERSE	DWARF ESCALONIA	#2
	HEBE	HEBE	#2
	HEDERA LANCEOLATA	PINK FLOWERING CREEPER	#5
	HOLODENDRON	WHITE RACEDENDRON	#5
	SPREA FRUTICOSA	BIGLEAF PEAKEATH SPREA	#5
	VERBENA DAVIES	EVERGREEN VERBENA	#5
	(SELECTION BY OWNER)	ORANGE VERBENA	#5
	HYDRANGEA	SILVER STIRPE	4' HEIGHT MIN
	NANDINA DOMESTICA	GULF STREAM	2' HEIGHT MIN
	CLARINA HANST	HANST BUSH	2' HEIGHT MIN
	BERBER	CONCORD	2' HEIGHT MIN
	SPREA TENEBRA	MEXICAN FEATHER GRASS	2' HEIGHT MIN
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARTHENOCISSUS QUINQUEFOLIA	VERNON CREEPER	#1
	THYMUS PINK RUFFLE	CREEPING THYME	3" B&B DIA

Issued for DP
October 7, 2020

ZEBRADESIGN

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Drawn By: L. HORVAT

Date: DEC. 5, 2017

Scale: AS NOTED

Project:

SFD @ LOT B 1158
CRAIGFLOWER
ROAD

Title:
SITE PLAN,
LANDSCAPE PLAN
AND SITE DATA

Revision: Sheet:

DP1

Proj.No. -