GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
2. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
3. EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE/SHEATHING. INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
4. 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.
5. 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.
6. 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
7. PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.
8. 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.
9. PROVIDE MINIMUM OF 8" (200mm) CLEARANCE FROM GRADE TO WOOD CLADDING MATERIALS. EXTERIOR FOUNDATION WALLS SHALL NOT BE LESS THAN 6" (150mm) ABOVE ADJACENT GRADE.
10. ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2018 PART 9 WHERE SUPPORTING FLOOR OR ROOF LOADS.
11. INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 PART 9.10.19. - INSTALL INTERCONNECTED CO ALARMS IN ACCORDANCE WITH B.C.B.C. 2018 9.32.4.2.
12. ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL PLATES MUST BE PRESSURE TREATED OR SEPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
13. ALL NOTED "ENGINEERED" COMPONENTS, SUCH AS ROOF TRUSSES, BEAMS, AND ENGINEERED FLOOR SYSTEMS, REQUIRE ENGINEERED DRAWING SUBMITTAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
14. SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNER'S APPROVAL. WINDOWS MUST MEET NBV CRITERION FOR AIRTIGHTNESS, WATERTIGHTNESS, RESISTANCE TO WIND LOAD AND BREAK-IN (security). ALL WINDOWS TO COMPLY WITH MUNICIPAL REQUIREMENTS FOR NAFS-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 ENGINEERED WITH SEALED DRAWINGS AND LETTERS OF ASSURANCE. WINDOWS AND DOORS MUST COMPLY WITH MUNICIPAL REQUIREMENTS FOR U-VALUE.
15. INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" (865mm) MIN. to 38" (965mm) MAX. ABOVE NOSING.
16. 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 SHOE TO RESIST LATERAL LOADS PER B.C.B.C. 2018. OTHER GLAZED RAILINGS ASSEMBLIES (GLAZING AND SUPPORTS) TO BE ENGINEERED W/ SEALED DWGS. AND LETTERS OF ASSURANCE.
17. INSTALL WATERPROOF MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT WALLBOARD (min. 6" - 150mm) ON FRAMING AS SUBSTRATE AROUND ALL WALL & CEILING AREAS OF STEAM/SHOWER. INSTALL WATER-RESISTANT WALLBOARD AROUND ALL WET AREAS TO MIN 6'-0" (1.82m) HIGH.
18. PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING BUILDING CODE AND BY-LAWS. MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FINAL FRAMING INSPECTION.
19. PROVIDE ELECTRICAL ENGINEERING BY APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
20. ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
21. FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO THE REQUIREMENTS OF THE B.C.B.C. 2018 PART 9.
22. VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, & COMPACT ACCORDING TO BUILDING ELEVATIONS.
23. ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES, AND MILLWORK TO OWNER'S APPROVAL
24. STAIR TREADS TO BE CONSTRUCTED OF PLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
25. ALL FLOOR SHEATHING MUST BE SECURED WITH 1 5/8"(40mm) GALVANIZED OR COATED FLOOR SCREWS ON 6" O.C.(150mm)
26. SOLID EAVE PROTECTION ON OVERHANG IS REQUIRED ON ALL SHAKE ROOFS.
27. TEMPORARY HEAT AND/OR FANS REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN THE DRYING OF INTERIOR FRAMEWORK.
28. MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 19% PRIOR TO APPLICATION OF VAPOR BARRIER AND DRYWALL.
29. TWO CONTINUOUS LAYERS OF 30MIN. BUILDING PAPER MUST BE APPLIED TO EXTERIOR SHEATHING EITHER SHUFFLED - OR INSTALLED WITH 22" (550mm) OVERLAP SEAMS HALFLAPPED TO THE 2nd MID-LINE OF THE BUILDING PAPER.
30. 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 SEAMED END DAMS. ALL FLASHINGS MUST EXTEND A MINIMUM OF 1" (25mm) BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED.
31. BUILDING PAPER & FELT PRE-STRIPPING, ONLY, TO CONTACT EXTERIOR SHEATHING. SELF-ADHERING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
32. ALL RAINSCREEN CAVITIES TO BE VENTED TOP & BOTTOM WITH INSECT PROOF VENT STRIPS.
33. 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.
34. 20 Mpa CONCRETE FOUNDATION WALL 8" (200mm) THICK MAY BE A MAXIMUM OF 4' (1.2 m) HIGH FROM GRADE TO U/S FLOOR IF LATERALLY UNSUPPORTED AT THE TOP. REFER TO B.C.B.C. 2018, 9.15.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
35. PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR BUILDING. ENSURE ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
36. ALL DOOR AND WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY THE BUILDER/OWNER PRIOR TO ORDERING.
37. WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOUSE WRAP, SUCH AS TYVEC OR TYPAR 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
R&S	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

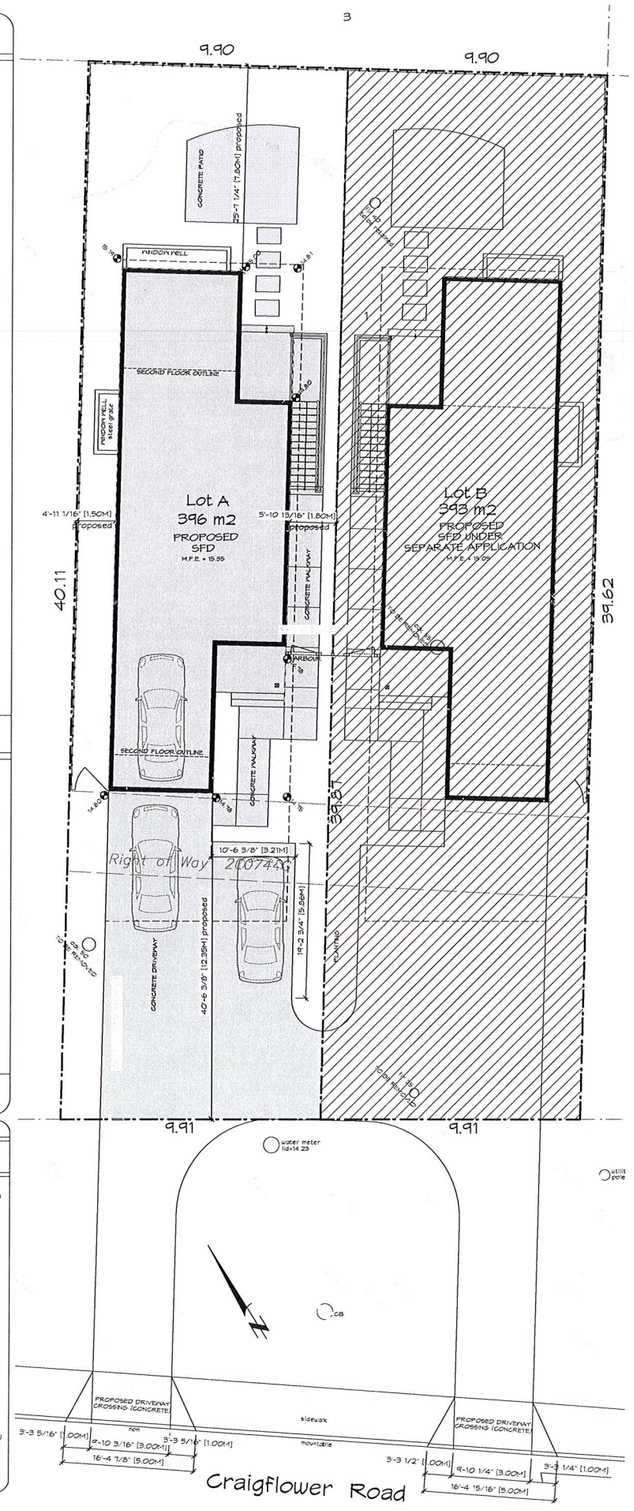
DP1 SITE PLAN, LANDSCAPE PLAN & GENERAL NOTES
DP2 PLANS
DP3 PLANS
DP4 ELEVATIONS
DP5 ELEVATIONS

SITE DATA - PROPOSED LOT A @1158 CRAIGFLOWER ROAD

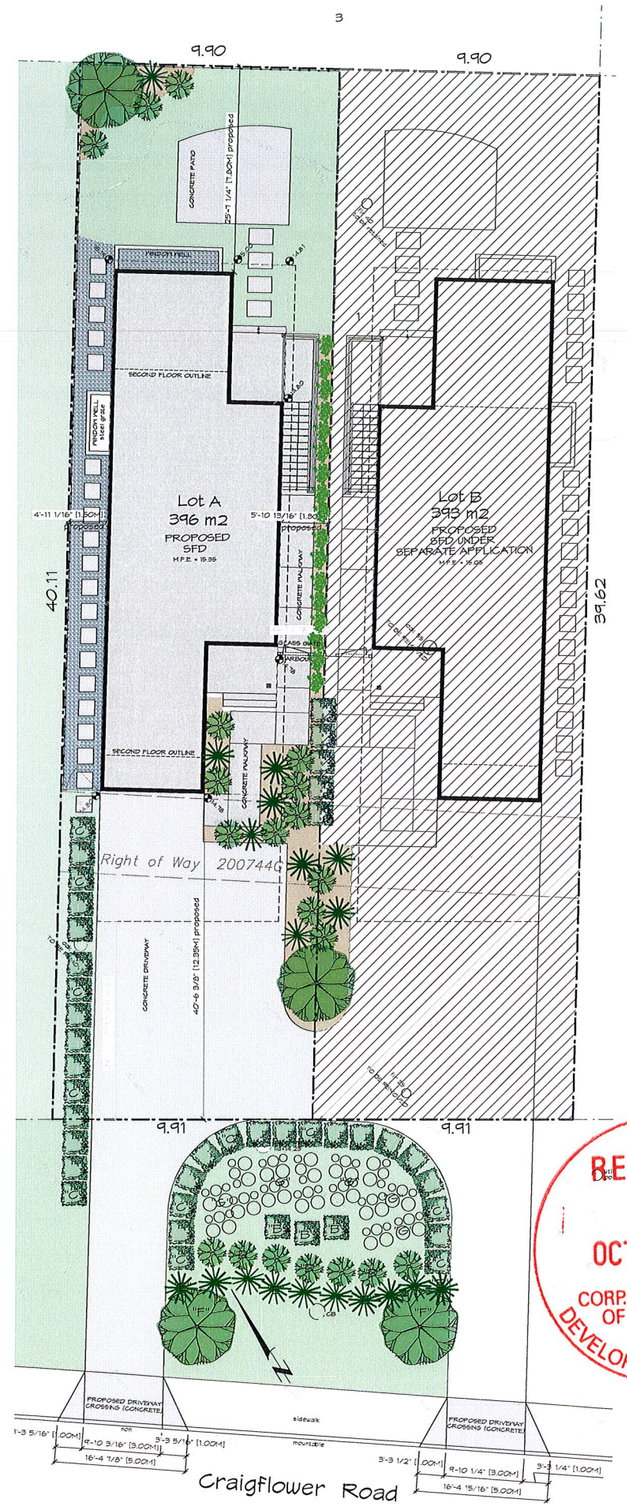
LEGAL DESCRIPTION - LOT 1, SECTION 2, ESQUIMALT DISTRICT, PLAN 5766

ZONING - CDD no. 114

PROPOSED SFD	REQUIRED	PROPOSED	
LOT AREA	395 M^2	396.04 M^2	(4262.92 FT^2)
LOT WIDTH	9.50 M	9.95 M	(32.64')
SETBACKS			
FRONT	7.50 M	12.35 M	(40.52')
REAR	7.50 M	7.01 M^2	(29.62 FT^2)
SIDE (WEST)	1.50 M	1.50 M	(4.92')
SIDE (EAST)	1.00 M	1.00 M	(3.11')
SIDE COMBINED	3.50 M	3.50 M	(10.83')
AVERAGE GRADE		14.09 M	(46.05')
BUILDING HEIGHT	7.30 M	7.29 M	(23.92')
FLOOR AREA			
UPPER FLOOR	78.51 M^2	69.74 M^2	(751.21 FT^2)
MAIN FLOOR	73.02 M^2	73.02 M^2	(786.02 FT^2)
ATTACHED GARAGE	24.41 M^2	24.41 M^2	(262.82 FT^2)
GARAGE ALLOWANCE	-24.41 M^2	-24.41 M^2	(-262.82 FT^2)
BASEMENT	67.42 M^2	67.42 M^2	(725.11 FT^2)
BASEMENT EXEMPTION	CEILING LESS THAN 1.2M ABOVE GRADE	-67.42 M^2	(-725.11 FT^2)
TOTAL FLOOR AREAS			
MAIN AND UPPER FLOORS	149.54 M^2	142.81 M^2	(1537.24 FT^2)
ALL FLOORS COMBINED	216.96 M^2	210.23 M^2	(2263.00 FT^2)
FLOOR AREA RATIO	0.36	0.36	
SITE COVERAGE	30.00%	29.31%	
PARKING	2	2	



1 DP1 Site Plan
Scale 1:100



2 DP1 Landscape Plan
Scale 1:100

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE | NEW TREE | NEW SHRUBS | GROUNDCOVER PLANTS

GROUNDCOVER

MULCH | LAWN | GRAVEL

HARD LANDSCAPING

PERMEABLE PAVERS | BROOM FINISHED CONCRETE | CONCRETE PAVERS | EXISTING SIDEWALK PAVING

FENCE

WOOD (STAINED) 6' HIGH

EGRESS

PRIMARY EGRESS | SECONDARY EGRESS

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF:
   1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING
   1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

SUGGESTED PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CORNUS VENUS	FLOWERING DOGWOOD	2.5M HT. B&B
	CAMELIA JAPONICA SPECIMEN	EVERGREEN CAMELIA	3.0M HT. B&B
	MS MAJESTY GULTIVAR	CORK TREE	2.5M HT. B&B
	QUERCUS GARRYANA	GARRY OAK	3.0M HT. B&B
"P"	FAGUS SYLVATICA DAWYCKI	RED OBELISK	5.0M CALIPER
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARBUTUS UNEDO COMPACTA	STRAWBERRY TREE	#5
	BERBERIS THUNBERGILL ATROPURPUREA	BARBERRY	#2
	BUXUS MICROPHYLLA	DWARF BOXWOOD	#2
	CAMELIA JAPONICA	RED CAMELIA	#5
	CISTUS LADANIFER	CRIMSON ROCK ROSE	#3
	CEANOTHUS GLORIOSUS MARIBRE	PROSTRATE MOUNTAIN LILAC	#1
	ERICA CARNEA SPRINGWOOD	WHITE HEATHER	#1
	ERICA X DARLEYENSIS FURZEY	PINK HEATHER	#1
	ERICAGALLONIA SENNFORT DWARF	DWARF ERICAGALLONIA	#2
	HEBE " PATTYS PURPLE"	HEBE	#2
	LAVENDULA ANGUSTIFOLIA HIDCOTE	HIDCOTE LAVENDER	#1
	RIBES SANGUINEUM KING EDWARD	PINK FLOWERING CURRENT	#5
	RHODODENDRON	WHITE RHODODENDRON	#5
	SPIREA PRUNIFOLIA	BRIDAL WREATH SPIREA	#5
	VIBURNUM DAVIDII	EVERGREEN VIBURNUM	#3
	(SELECTION BY OWNER)	ORNAMENTAL GRASS	4' HEIGHT MIN
"A"	MISCANTUS	SILVER STRIPE	4' HEIGHT MIN
"B"	NANDINA ROMETTICA	GULF STREAM	2' HEIGHT MIN
"C"	OLEARIA HAASTI	DAISY BUSH	4' HEIGHT MIN
"D"	BERBIS	CONCORDE	2' HEIGHT MIN
"E"	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	2' HEIGHT MIN
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARTHENOCISSUS QUINQUEFOLIA	VIRGIN CREEPER	#1
	THYMUS PINK RUFFLE	CREEPING THYME	6PB, 30CM O/C

Issued for DP
October 7, 2020

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Date: DEC. 5, 2017

Scale: AS NOTED

Project: SFD @ LOT A 1158 CRAIGFLOWER ROAD

Title: SITE PLAN, LANDSCAPE PLAN AND SITE DATA

Revision:

Sheet: DP1

Proj.No. -

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