

CIVIC ADDRESS	
1042 COLVILLE ROAD.	
ESQUIMALT B.C.	
ZONING: RD-4	
LEGAL DESCRIPTION	
LOT 11, BLK 13, ESQUIMALT DT, PLAN 2546	
LIVING AREAS	
CELLAR FLOOR:	1536.00 SFT.
MAIN FLOOR:	1536.00 SFT.
UPPER FLOOR:	1333.44 SFT.
TOTAL LIVING:	4405.44 SFT.

LOT AREA: 7157.7 SFT.		
	ALLOWED	PROPOSED
GFA 40%	2863.1	2869.44
L.C 30%	2147.3	1936.00
ACCESSORY	440.0	400.00

GARAGE / CARPORT NOTES:

- ROOF TO SLOPE TO AN ACCEPTABLE GUTTER & DRAIN SYSTEM
- DRAINAGE MUST BE DIRECTED TO ON SITE DRAIN SYSTEM
- MAXIMUM HEIGHT: 12.1' FOR FLAT ROOF
- 15.1' FOR HP OR GABLE ROOF
- ANCHORAGE MUST BE PROVIDED TO RESIST WIND UPLIFT
- AT THE DISCRETION OF THE BUILDING INSPECTOR
- A LEGAL SURVEY MAY BE REQUIRED AT FORM INSPECTION

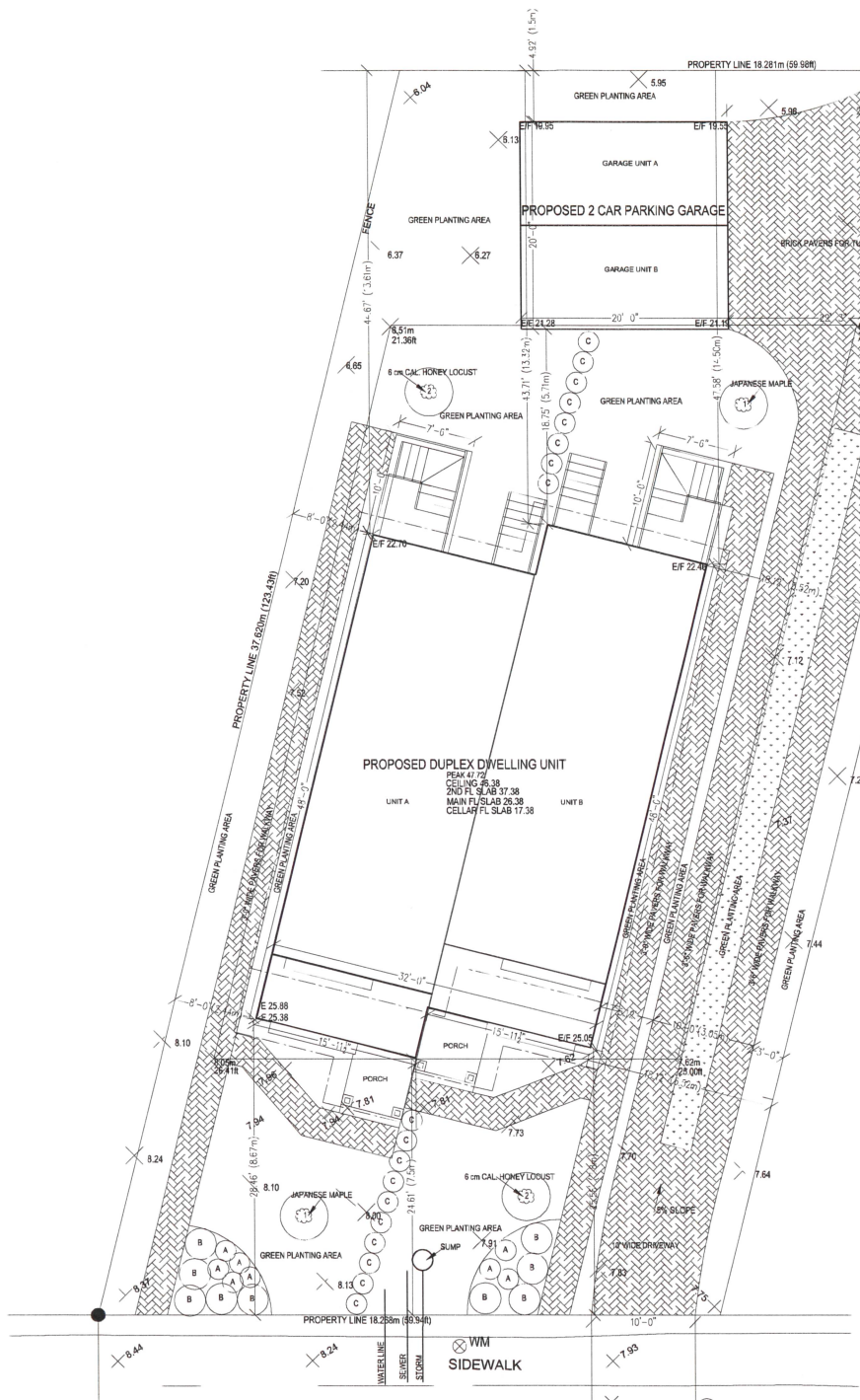
GENERAL NOTES:

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3100 LATEST EDITION
- CONCRETE STRENGTH AT 28 DAYS: MINIMUM 25 MPa FOR GARAGE EXTERIOR STAIRS 32 MPa
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE 2018 PART 3 AND DESIGN TO CSA LATEST EDITION
- WOOD TRUSSES TO BE DESIGNED AND SEALED BY A QUALIFIED ENGINEER
- ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 012 LATEST EDITION
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES



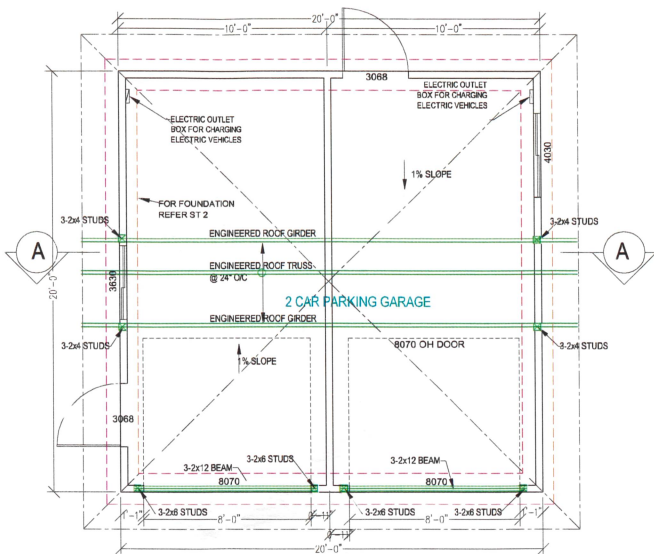
DESIGN CRITERIA

- ALL CONSTRUCTION TO COMPLY WITH BCBC 2018 EDITION & LOCAL MUNICIPALITY BY LAWS & STANDARDS
- ALL TIMBERS S.P.F. #2, 16' CONCRETE - 25 MPa EXCEPT FOR GARAGE EXTERIOR & EXTERIOR STAIRS CONCRETE 32 MPa @ 28 DAYS. STEEL F_y 400 MPa
- FOUNDATION ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 1500 KPa. FOUNDATION BASE TO BE FREE FROM ANY ICE, WATER, SOFT SOIL OR ORGANIC MATERIALS
- DESIGN LOADING: GROUND SNOW LOAD S_s = 11 KPa OR 22.99 PSF
RAIN LOAD S_r = 0.2 KPa OR 4.2 PSF
SEISMIC S_e(0.2) = 1.3, S_e(0.5)=1.15, S_e(1.0)=0.675, S_e(2.0)=0.399
SEISMIC S_e(0.0) = 0.125, S_e(10)=0.044, P_{GA} = 0.380, P_{GT}=0.834.
SITE CLASS D, F_o=1.1, R_d = 2.0, R_o = 1.7, E = 1.0
WIND LOADING: 1/10 = 0.44 KPa OR 9.2 PSF
WIND LOADING: 1/10 = 0.5/ KPa FM 11.9 PSF
LIVE LOADING FLOOR - 1.9 KPa OR 39.3 PSF
FLR DL = 40 PSF (W/O CONC. TOPPING)
FLR DL - 10 PSF (W/O CONC. TOPPING)
5. 3" MIN CONCRETE COVER REQ'D FOR STEEL IN CONCRETE IN CONTACT WITH EARTH
6. 2" MIN CONCRETE COVER REQ'D FOR STEEL IN EXPOSED CONCRETE
7. STAGGER STEEL SPICES AND OVERLAP 36 BAR DIA. STEEL REIN. TO BE CONT. AROUND CORNERS
8. ALL BUILT UP BEAMS SHALL BE ADEQUATELY NAILED OR BOLTED TOGETHER TO ACT AS ONE
9. ALL BEAMS ENDS MUST BE SUPPORTED FOR THE FULL WIDTH OF THE BEAMS
10. ALL BEAMS BEARING POINTS SHALL BE 3-24 STUDS MINIMUM
11. ALL BEAMS, HEADERS AND UNITS ARE OF S.P.F. #2 OR BETTER
12. ALL JOISTS TO BE S.P.F. #2 OR BETTER
13. ALL TRUSSES AND GIRDERS SHALL BE DESIGNED BY THE MANUFACTURER AND INSTALLED AS SHOWN ON PLAN
14. ALL TRUSSES AND GIRDER SPAN SHALL BE VERIFIED BY THE MANUFACTURER ON THE JOB SITE BEFORE INSTALLATION
15. STRUCTURE DESIGN IS BASED ON THE LAYOUT SHOWN & ANY CHANGE IN THE SIZE OF ROOM SPAN, SUPPORT MATERIAL TO BE CHECKED AND APPROVED BY THE ENGINEER
16. AT THE INTERSECTION OF BEAMS PROPER METAL HANGERS SHOULD BE USED
17. ASSUMED LUMBER DRY SERVICE CONDITIONS PREVAIL
18. LIVE LOAD DEF'L = L/360
TOTAL LOAD DEF'L = L/240
19. NOTIFY P. ENG. 24 HR. PRIOR TO INSPECTIONS FOR FILL COMPACTION PRIOR TO COVERING SLAB AND FOUNDATION / FOOTING REIN. SYSTEMS AND FRAME. CONTRACTOR TO ENSURE THAT APPROPRIATE HANGER NAILS ARE USED FOR FLUSH FRAMING CONNECTIONS
GEO TECH. EVALUATION REQ'D IF NECESSARY AS DETERMINED ON SITE BY OTHERS.



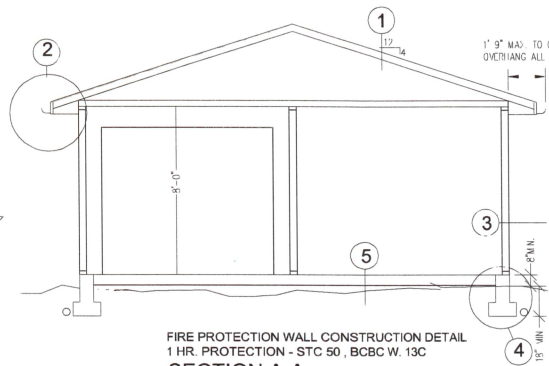
SITE PLAN

SCALE 1/8" = 1'-0"



FLOOR PLAN

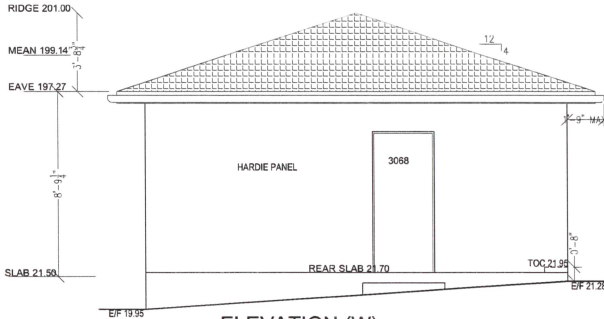
SCALE 1/4" = 1'-0"



FIRE PROTECTION WALL CONSTRUCTION DETAIL 1 HR. PROTECTION - STC 50, BCBC W. 13C SECTION A-A

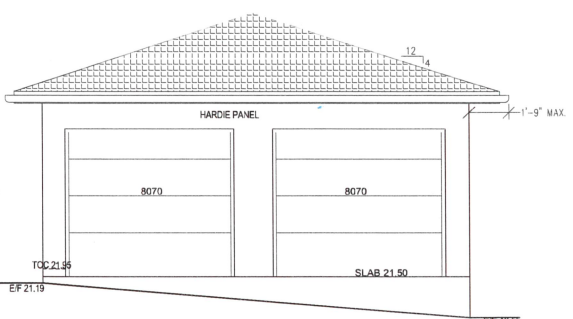
SPECIFICATION (SECTION A-A)

- ASPHALT SHINGLES
ROOF FELT UNDERLAY
3/8" THICK PLYWOOD SHEET WITH EDGES SUPPORTED
ENGINEERED ROOF TRUSSES @ 24" O/C
- 2"x6" FIR FASCIA BOARD
5" ALUMINUM GUTTERS
PERFORATED ALUMINUM SOFFIT
- HARDIE PANELS
BUILDING PAPER
1/2" P.I. (MAX)
2"x4" STUDS @ 16" O/C
1/2" DRY WALL
- 1/2" DIA. ANCHOR BOLTS @ 4' O/C
8" CONCRETE FOUNDATION WALL
8"x16" CORNUCULI DOORINGS
4" APPROV. DRAIN TILE
- 4" CONCRETE SLAB
6" MINIMUM (CONCRETE) GRANULAR FILL
6" MIN. GRAVEL COVER



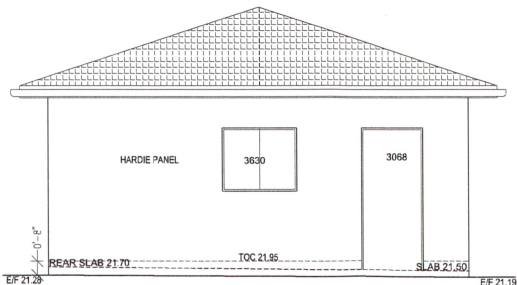
ELEVATION (W)

SCALE 1/4" = 1'-0"



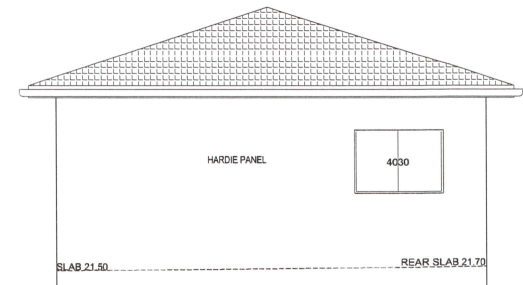
ELEVATION (E)

SCALE 1/4" = 1'-0"



SIDE ELEVATION (S)

SCALE 1/4" = 1'-0"



SIDE ELEVATION (N)

SCALE 1/4" = 1'-0"



DESIGN CONSULTANTS LTD

2025 TRIMBLE ST., VANCOUVER, BC, V6R 3Z5
TEL: 604 324 7888, email: mohameduthy@yahoo.com

BUILDER:

OWNER:

ADDRESS:

LOCATION:

DRAWING TITLE:

1042 COLVILLE ROAD.

ESQUIMALT, BC

SITE PLAN & GARAGE DETAILS

DESIGNED BY:

DRAWN BY:

SEAL APPLIES ONLY FOR
STRUCTURAL ELEMENTS

JOB NUMBER: AS834-21

DATE: 09-15-2021

SCALE: AS INDICATED

THESE PLANS CONFORM TO B.C. BUILDING
CODE 2018 REQUIREMENTS.

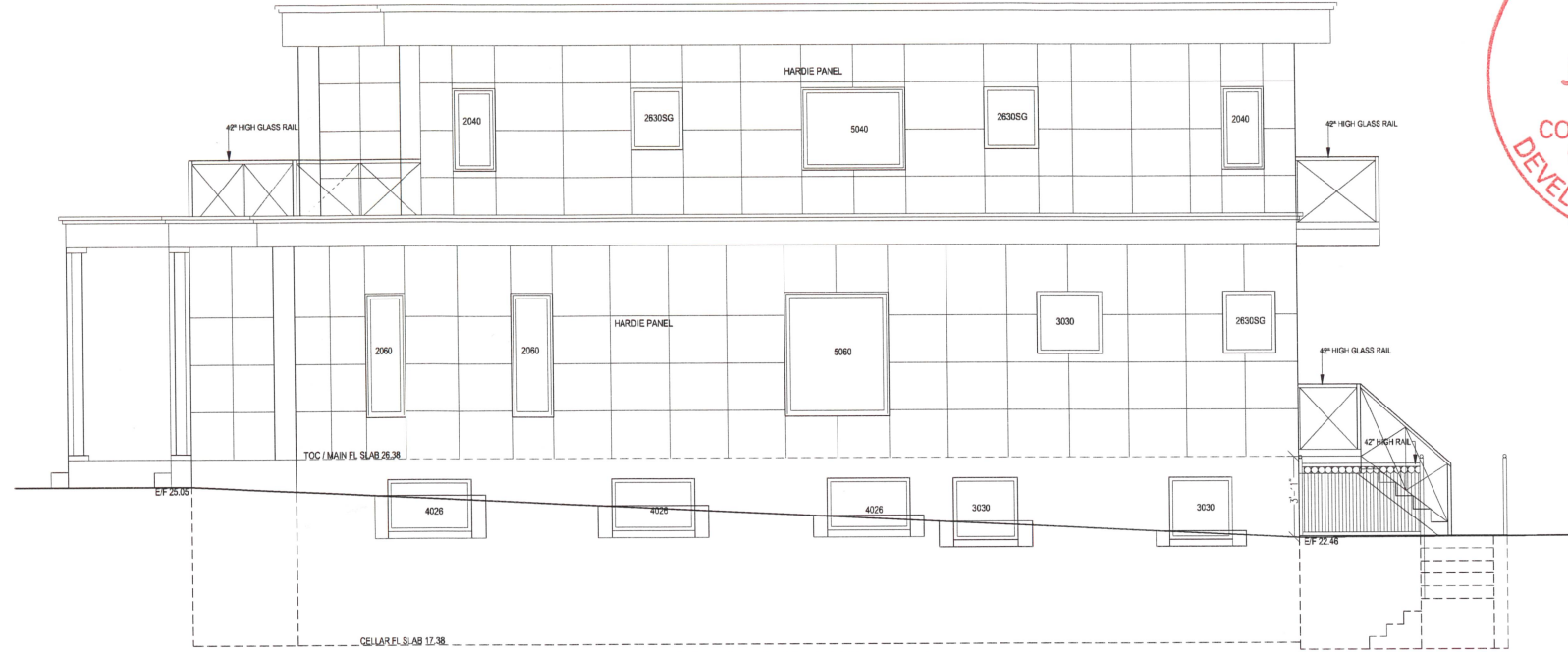
REVISIONS:

DRAWING NUMBER:

AR-1 OF 4



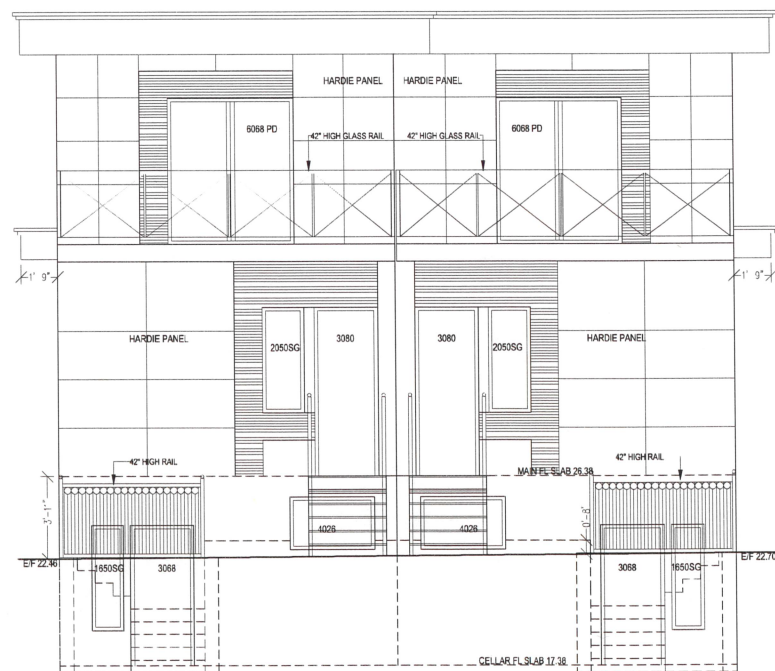
FRONT ELEVATION (S)
SCALE 1/4\"/>



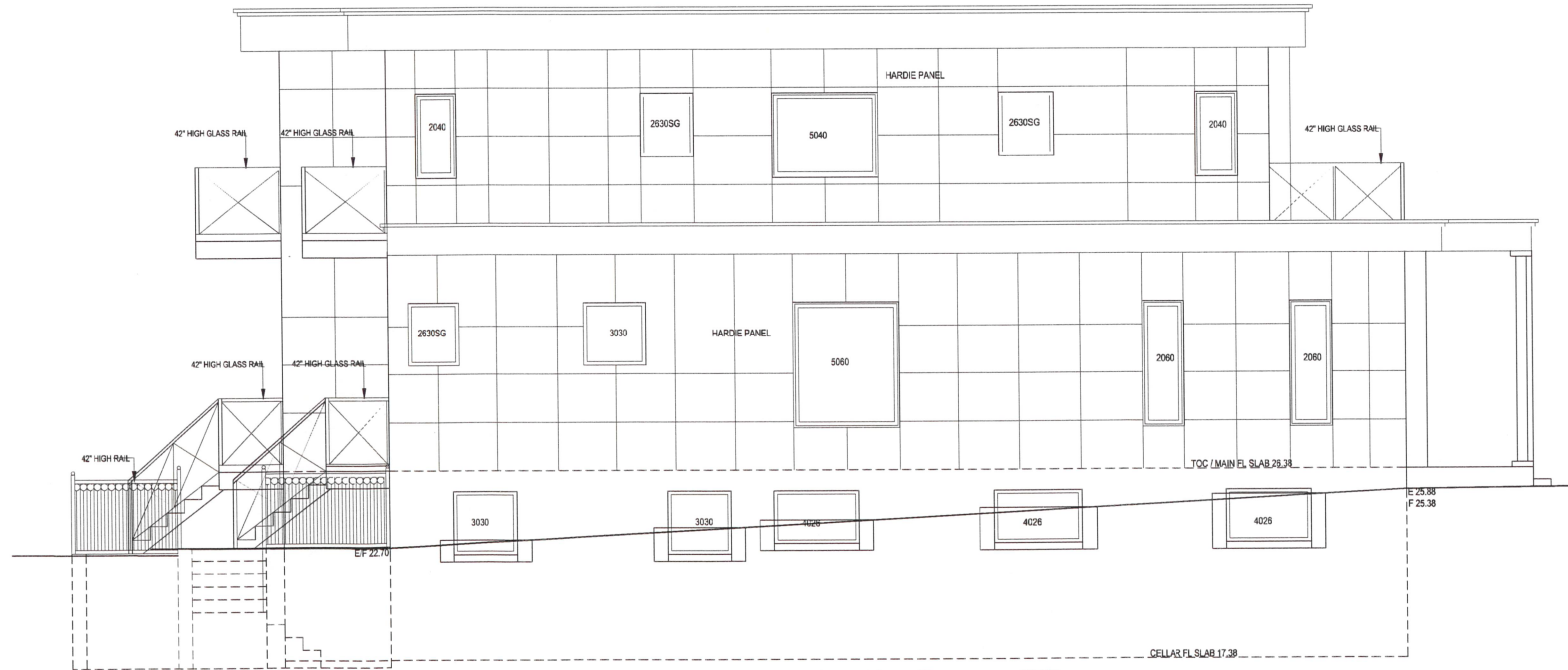
SIDE ELEVATION (E)
SCALE 1/4\"/>

EBF LIMITING DISTANCE
PERMITTED UO 20.0%
PROPOSED UO

= 980.79 SFT.
= 13.06 FT. (MIN.)
= 196.16 SFT.
= 169.50 SFT.



REAR ELEVATION (N)
SCALE 1/4\"/>



SIDE ELEVATION (W)
SCALE 1/4\"/>

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PERMITTED UO 20.0%
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= 980.79 SFT.
= 13.06 FT. (MIN.)
= 196.16 SFT.
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TEL: 604 324 7868, email: mohameduthy@yahoo.com

BUILDER:

OWNER:

ADDRESS: 1042 COLVILLE ROAD.
LOCATION: ESQUIMALT, BC
DRAWING TITLE: ELEVATIONS

DESIGNED BY:

DRAWN BY: SRL

JOB NUMBER: AS834-21
DATE: 09-15-2021
SCALE: AS INDICATED

SEAL APPLIES ONLY FOR
STRUCTURAL ELEMENTS
REVISION NO:
DRAWING NUMBER:
AR-4 OF 4