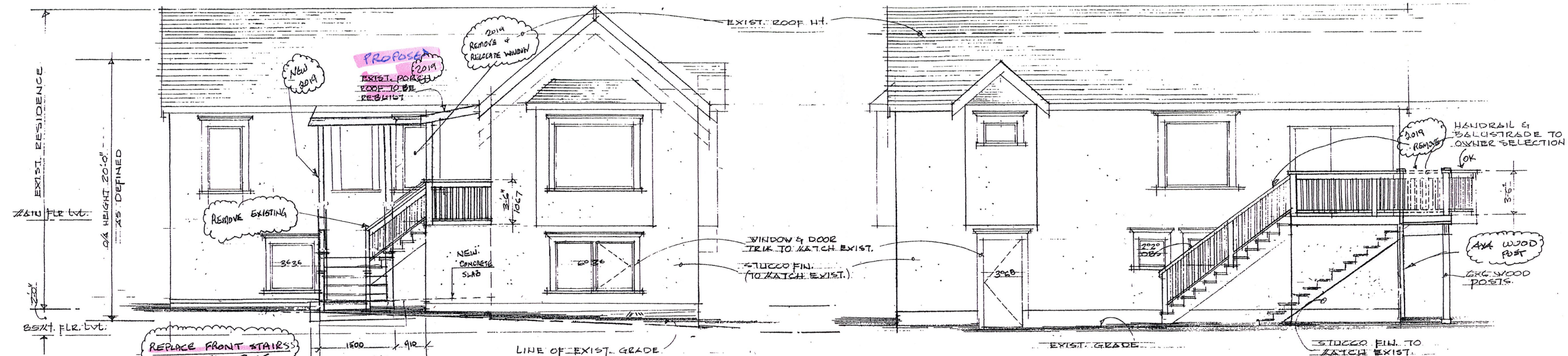


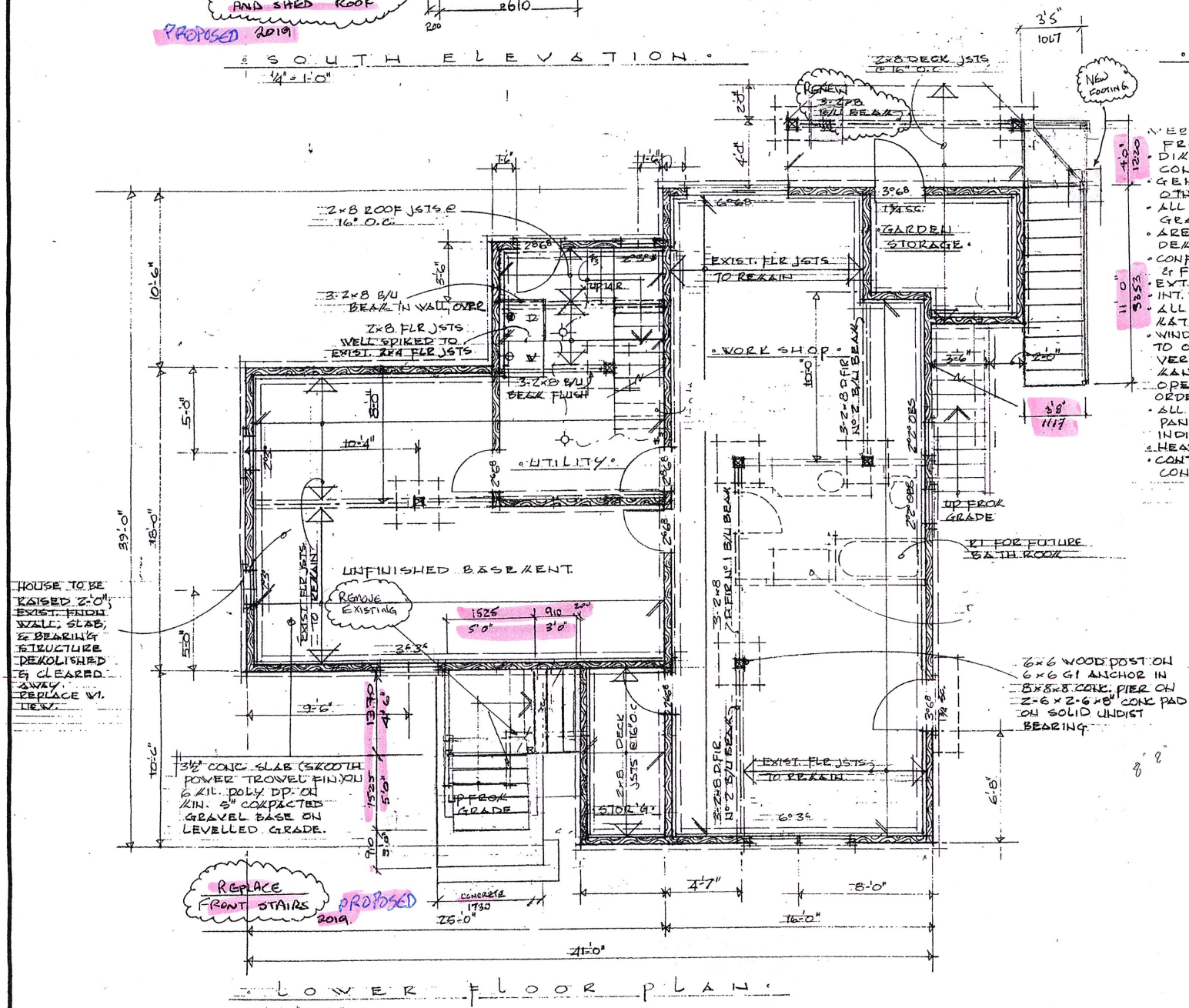


SOUTH ELEVATION

EAST ELEVATION

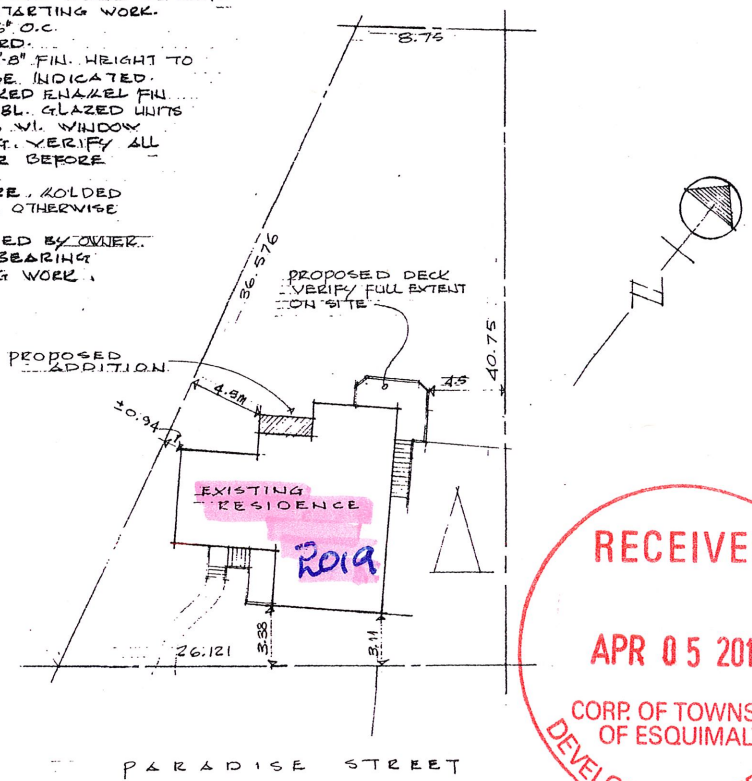
GENERAL NOTES

- VERIFY ALL DIMENSIONS BEFORE STARTING WORK FROM DRAWINGS.
- DIMENSIONS GIVEN TO FACE OF FRAMING IN NEW WORK; O/S ALL IN EXISTING WORK.
- CONTRACTOR TO CONFIRM BEFORE FRAMING, FORMING OR DEMOLISHING.
- GENERALLY MATCH EXIST. LINES, PLANES, PITCHES & SURFACES, UNLESS OTHERWISE NOTED.
- ALL FRAMING MATERIALS TO BE NO. 2 & BETTER (STANDARD & BETTER OR GRS) GRADE D. FIR OR HEK-FIR, UNLESS OTHERWISE NOTED.
- AREA OF WORK GENERALLY - PROTECT EXIST. SURFACES TO REMAIN, CAREFULLY DEMOLISH & FILL NEW OPENINGS, MAKE GOOD ALL SURFACES TO MATCH EXIST.
- CONFIRM LOCATIONS/TYPES OF ALL ELEC. OUTLETS & FIXTURES W/ OWNER BEFORE STARTING WORK.
- EXT. & INT. WALLS 2nd STUOS @ 16" O.C.
- INT. FIN. 1/2" THICK GYP. WALLBOARD.
- ALL WINDOW HEADS FRAMED @ 6" FIN. HEIGHT TO MATCH DOORS UNLESS OTHERWISE INDICATED.
- WINDOWS TO BE ALUM. FRAME, SAVED ENAMEL FIN. TO OWNERS APPROVAL. CAN 1/2" DBL. GLAZED UNITS.
- VERIFY ALL ROUGH OPENING SIZES W/ WINDOW MANUFACTURER BEFORE FRAMING. VERIFY ALL OPERATING WINDOWS W/ OWNER BEFORE ORDERING.
- ALL INT. DOORS TO BE SOLID CORE, MOLDED PANEL TYPE, PRE-PRIMED UNLESS OTHERWISE INDICATED BY OWNER.
- HEATING SYSTEM TO BE SELECTED BY OWNER.
- CONTRACTOR TO VERIFY ALL BEARING CONDITIONS BEFORE STARTING WORK.



LOWER FLOOR PLAN

SITE PLAN



LEGAL DESCRIPTION

LOT - 37
BLOCK - F
SECTION - 11
ESQUIMALT DISTRICT
PLAN - 292

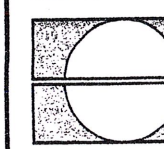


PROPOSED ALTERATION TO RESIDENCE
for
MR & MRS H. DE BECK

LOWER FLOOR & SITE PLAN & ELEVATIONS

502 PARADISE ST. VICTORIA B.C.

banks design



DESIGN - OWNER/BANKS
SCALE - AS NOTED
DATE - MAY 3, 2019
DRAWN - AFR

