

GENERAL NOTES

ALL WORK DESIGNED AND COMPLETED TO COMPLY WITH CURRENT BCBC 2012 STANDARDS AND THE RULES OF BEST TRADES PRACTICES BY QUALIFIED TRADESPERSONS.

CONTRACTOR TO CONFIRM ALL DIMENSIONS AND VERIFY LOCATIONS OF ALL RELEVANT COMPONENTS OF BASE BUILDING PRIOR TO WORK. DO NOT SCALE DRAWINGS.

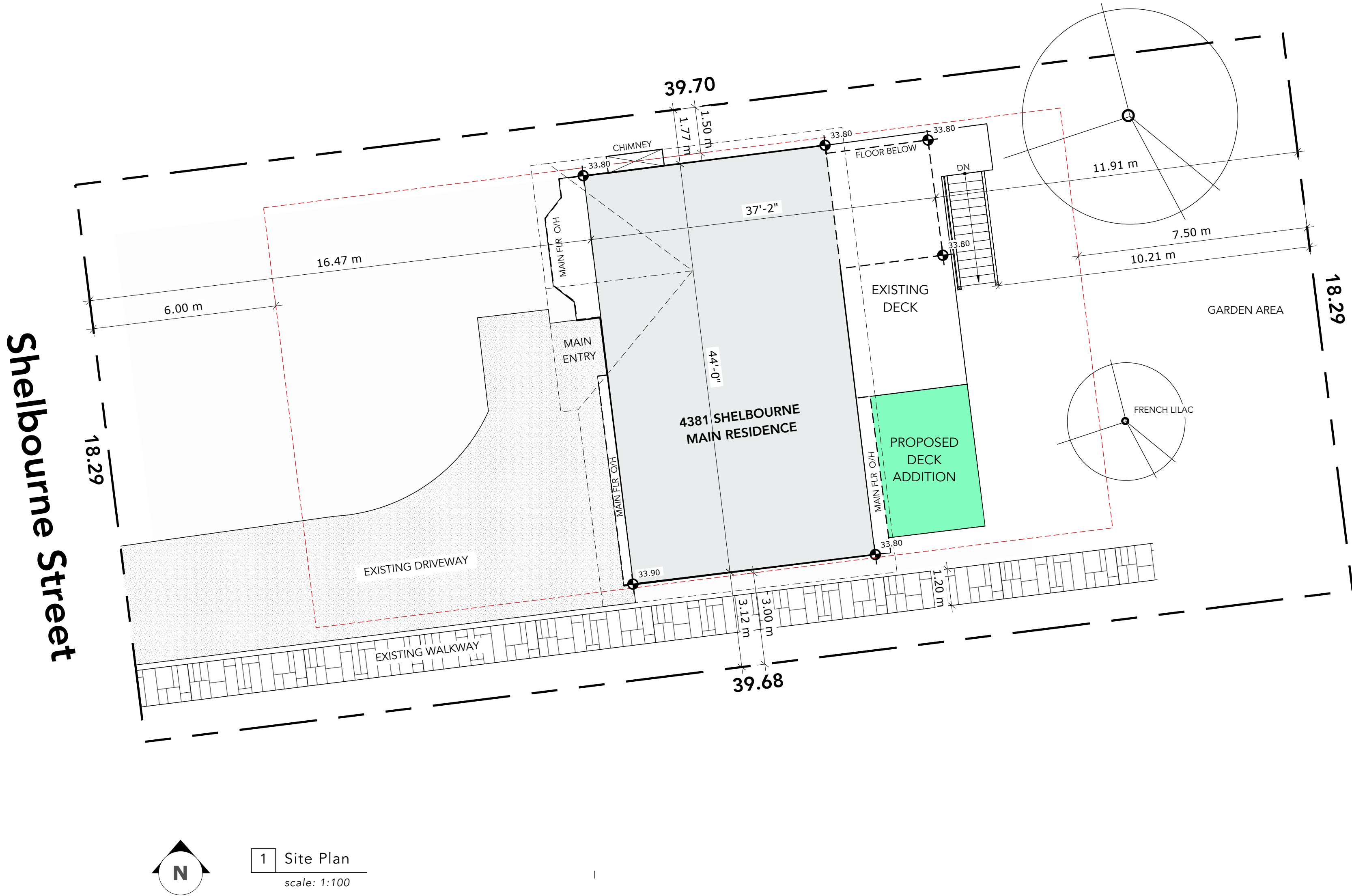
COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE ENCLOSED DATA, DIMENSIONS, ELEVATIONS AND SITE CONDITIONS THAT HAVE BEEN CONSIDERED, VERIFIED AND DEEMED ACCEPTABLE.

ALL STRUCTURAL CONCRETE AS PER ENGINEER SPECIFICATION IF APPLICABLE AND THE BC SAFETY STANDARDS GUIDELINES.
EXTERIOR CONCRETE TO BE MIN. 32 MPa @ 28 DAYS UNO.
INTERIOR FLOORS TO BE MIN. 20 MPa @28 DAYS UNO
FOOTINGS TO BE PLACED ON SOLID UNDISTURBED SOIL WITH A MIN. BEARING CAPACITY OF 2000 PSF OR AS PER ENG. SPEC.

ALL FRAMING TO BE IN ACCORDANCE WITH BCBC 2012. ALL LUMBER TO BE SPF #2 OR BETTER AS PER NLGA UNLESS NOTED OTHERWISE. ALL EXTERIOR EXPOSED FRAMING TO BE PRESERVATIVE TREATED LUMBER - FIELD TREAT ALL CUTS. ALL EXTERIOR ROOF SHEATHING TO BE 1/2" STANDARD FIR PLYWOOD UNO. ALL LINTELS TO BE 2 PLY 2x10 UNO. ALL INTERIOR DOORS TO BE 6'8" TALL UNO. ALL EXTERIOR DOORS TO BE 7'0" TALL UNO. PROVIDE BACKING FOR BUILT-IN AND WALL OR CEILING MOUNTED COMPONENTS. ALL DIMENSIONS TO CENTERLINES OF WALL OR FACE OF CONCRETE.

DESIGN LOADS:
VICTORIA Ss: 2.1kPa
Sr: 0.3kPa

BUILDING ENVELOPE TO MEET BCBC 2012 9.36 ENERGY SPECIFICATIONS AS REQ.D



PROJECT INFO

SITE ADDRESS

4381 SHELBOURNE

SAANICH

LEGAL DESCRIPTION

LOT 3 SECTION 90 VICTORIA DISTRICT PLAN 27858

ZONE

RS-6

DPA

SAANICH GENERAL

SCOPE

ADDITION TO EXISTING DECK

KEY PLAN



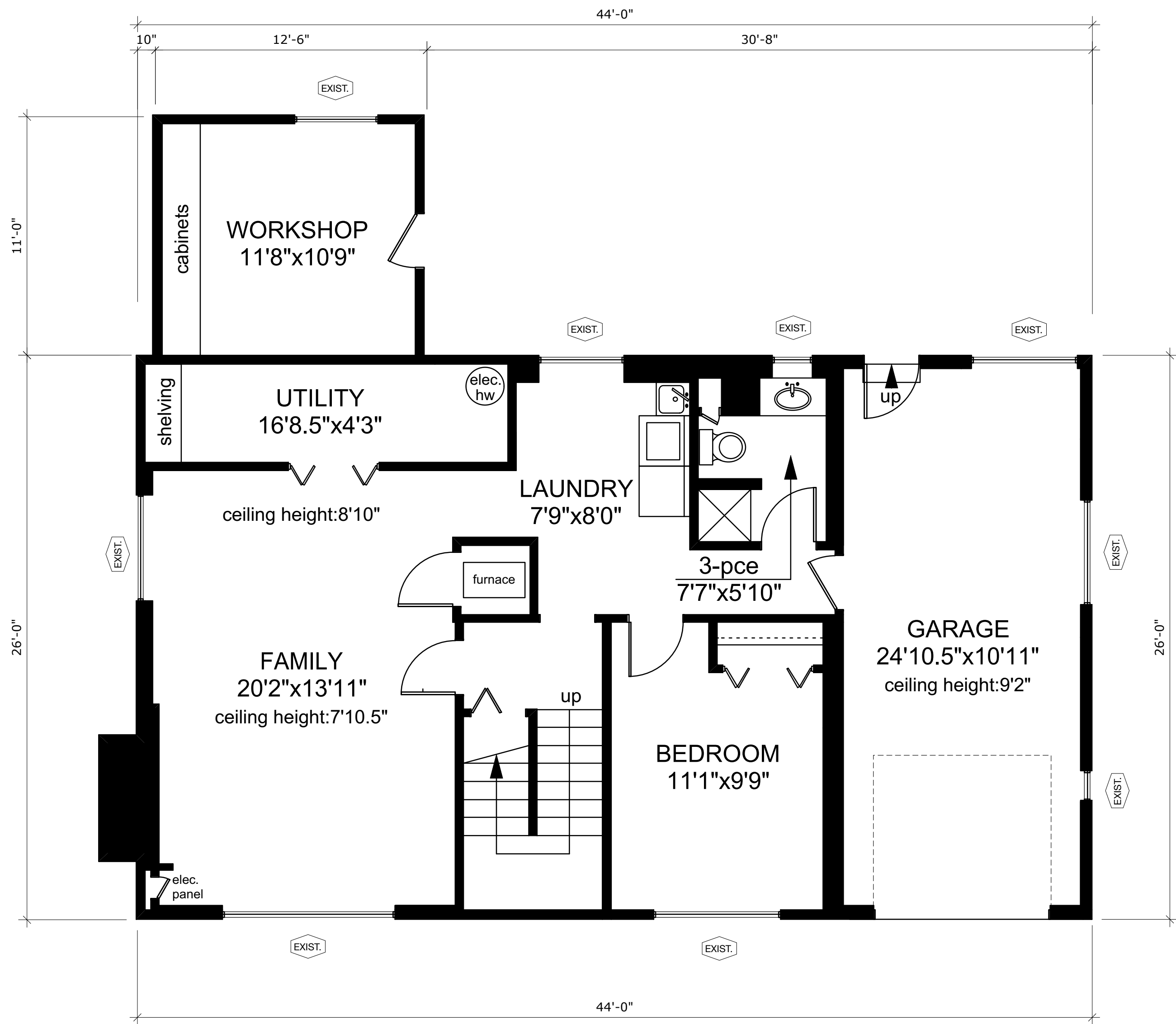
ZONING ANALYSIS	ALLOWABLE	PROPOSED
LOT AREA		725.75m2
GFA		
MAIN FLOOR		117.2m2 (1261sq.ft.)
LOWER FLOOR		78.9m2. (849 sq.ft.)
COMBINED	248m2 (310m2*0.8)	196.1m2
FSR	0.5	0.27 (196.1/725.75)
AVG. GRADE		33.82
HEIGHT	6.5m	6.12m NO CHANGE
L.O.W. HEIGHT	6.5m	6.14m NO CHANGE
LOT COVERAGE		
MAIN BUILDING	40% (290.3m2)	129.3m2 (1391.4 sq.ft.)
EXISTING DECK & STAIRS		38.3m2 (412 sq.ft.)
PROPOSED DECK		14.8m2 (158.8 sq.ft.)
TOTAL		25% (182.4/725.75)
SETBACKS		
FRONT	6.0m	16.5m
REAR	7.5m	10.2m
SIDE (N)	1.5m	1.8m
SIDE (S)	3.0 m	3.1m
COMBINED SIDE YARDS	4.5m	4.9m
COMBINED REAR & FRONT	15.0m	18.0m

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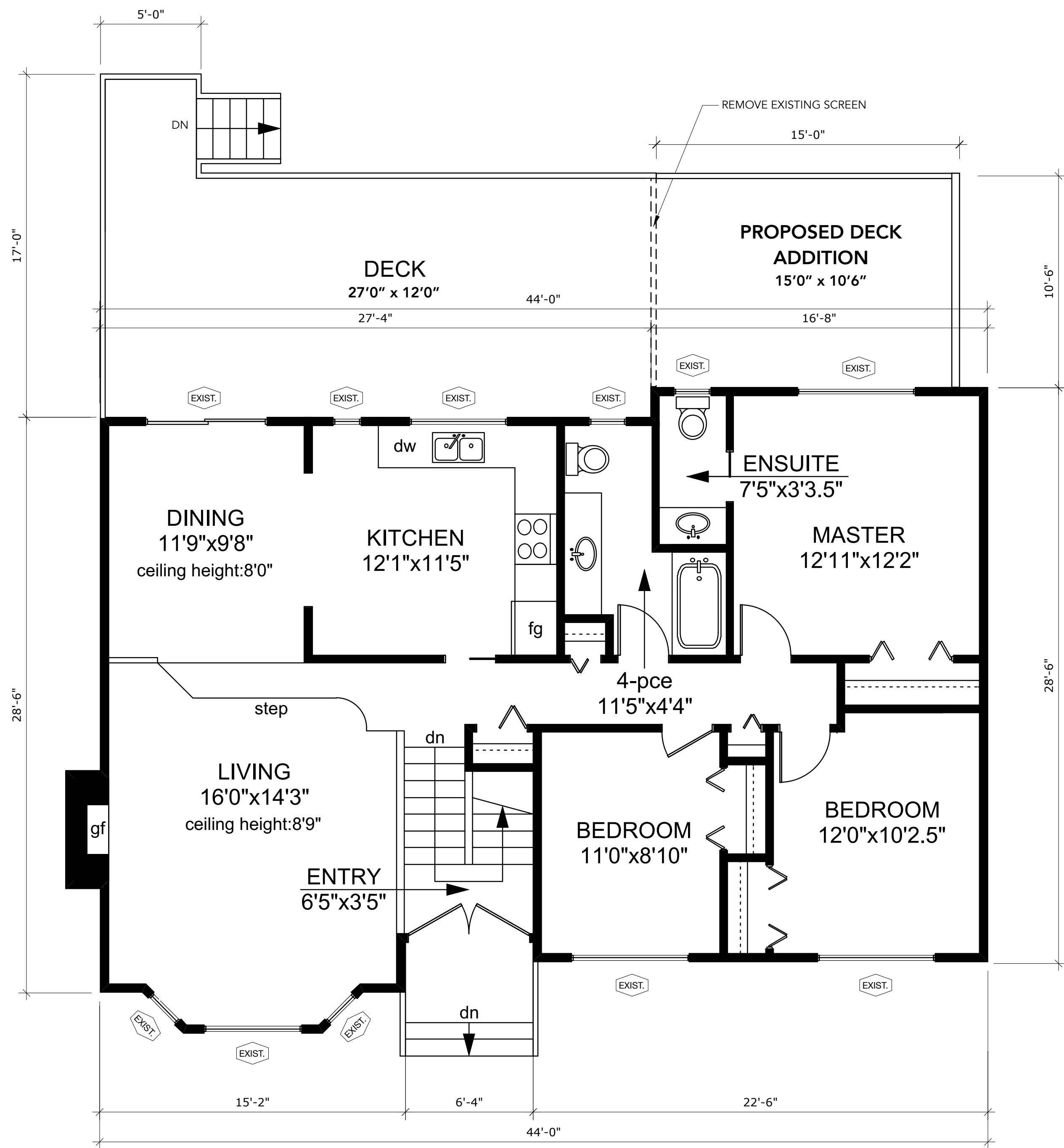
- 1 SITE PLAN & DATA
- 2 EXISTING FLOOR PLANS
- 3 DECK FOUNDATION & FRAMING
- 4 EXTERIOR ELEVATIONS

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DATE	DRAWING	PROJECT	ADDRESS
September 6, 2018	Site Plan & Data	Addition to Existing Deck	4381 Shelbourne Street Saanich BC
A1			



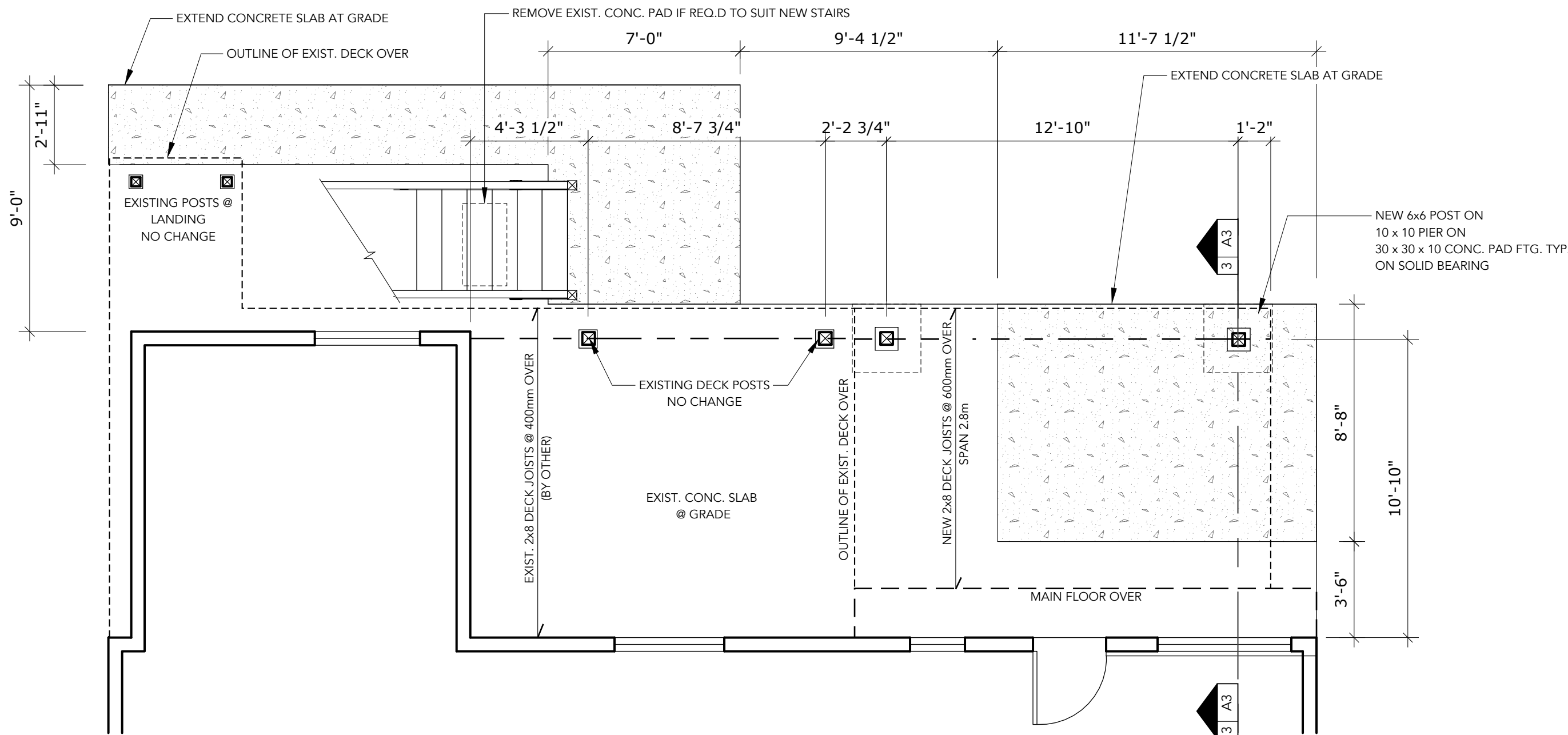
1 Existing Lower Floor Plan
scale: 1/4"=1' 0



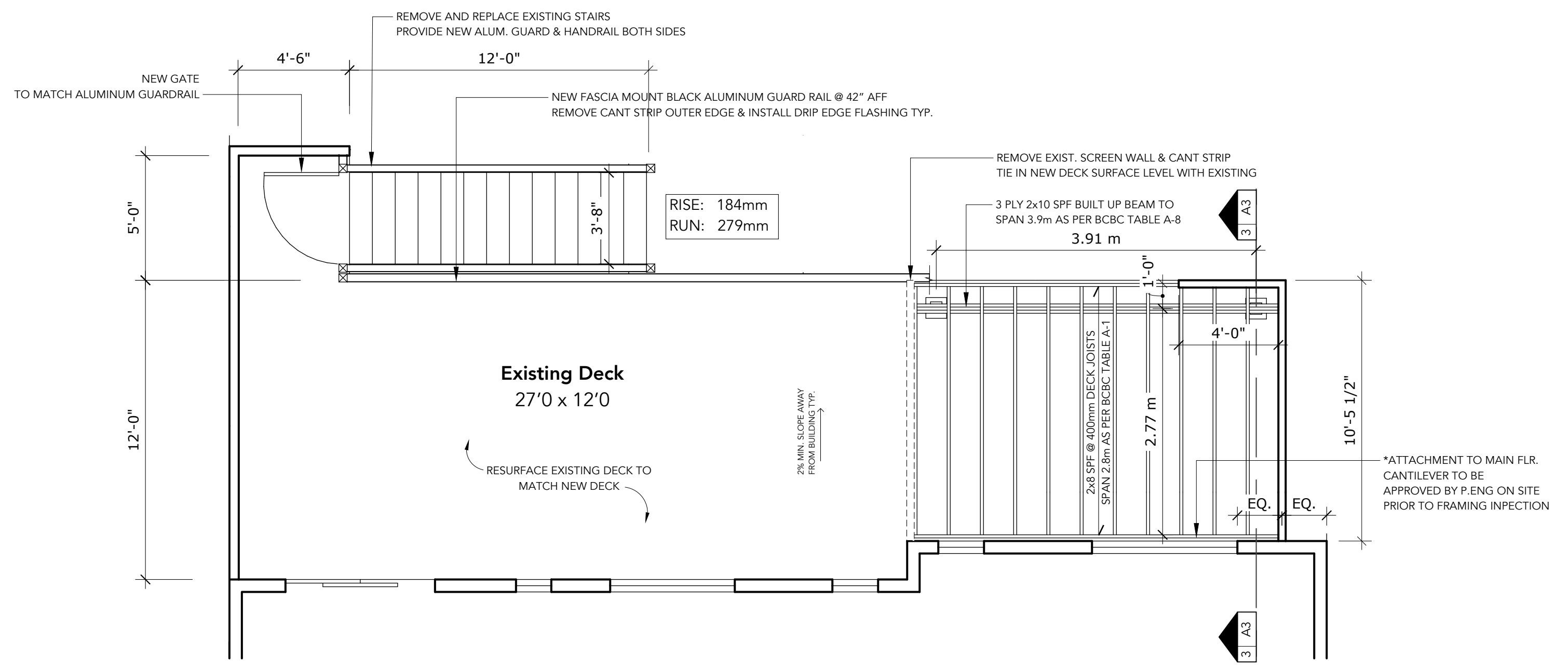
2 Existing Main Floor Plan
scale: 1/4"=1' 0

FLOOR AREAS	
LOWER FLOOR	849 sq.ft. (78.9m2)
MAIN FLOOR	1261sq.ft. (117.2m2)

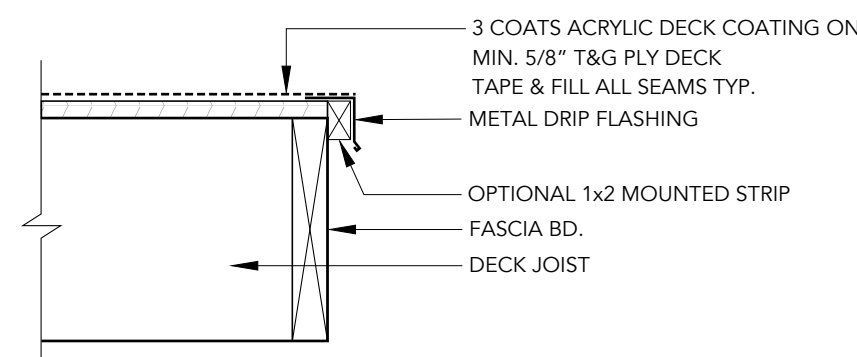
DATE	DRAWING	PROJECT	ADDRESS
September 6, 2018	Lower & Main Floor Plans	Addition to Existing Deck	4381 Shelbourne Street Saanich BC



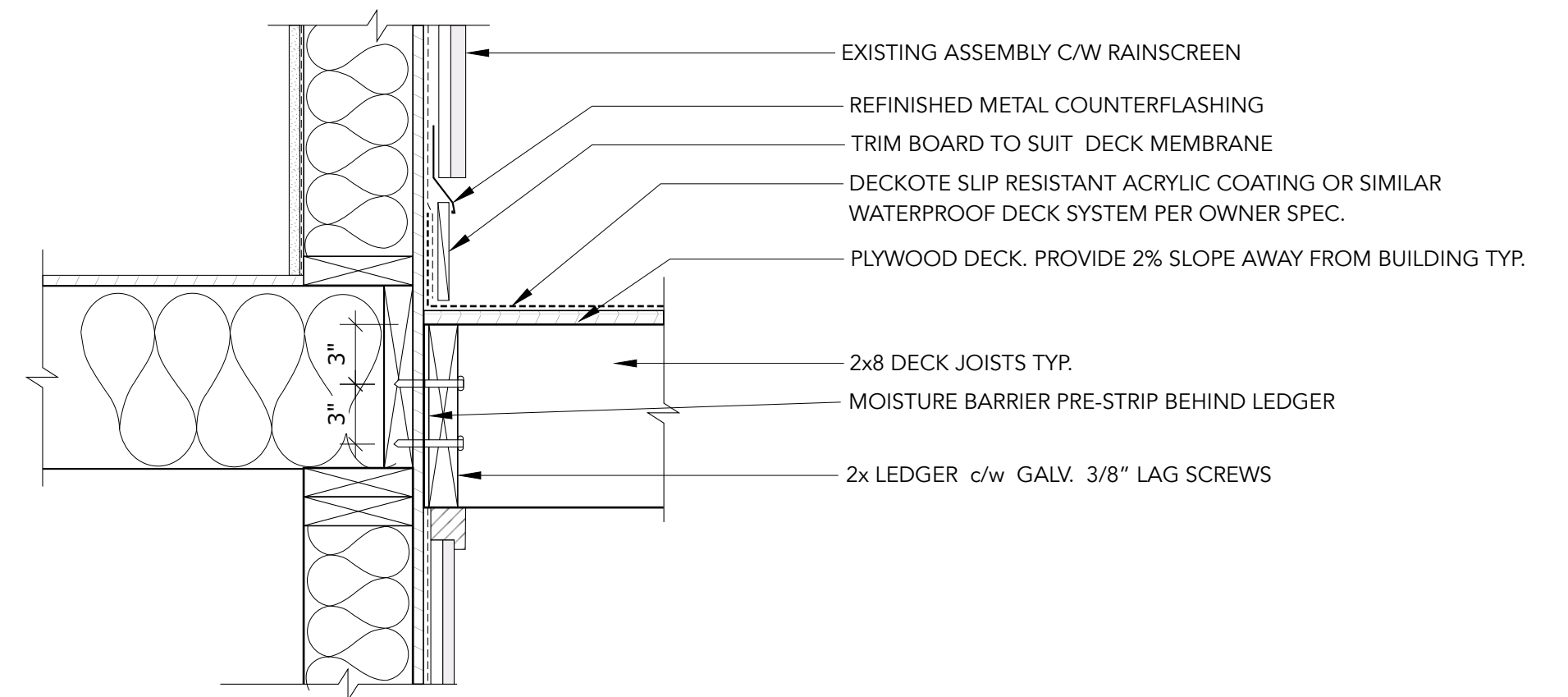
1 Foundation Plan
scale: 1/4"=1' 0



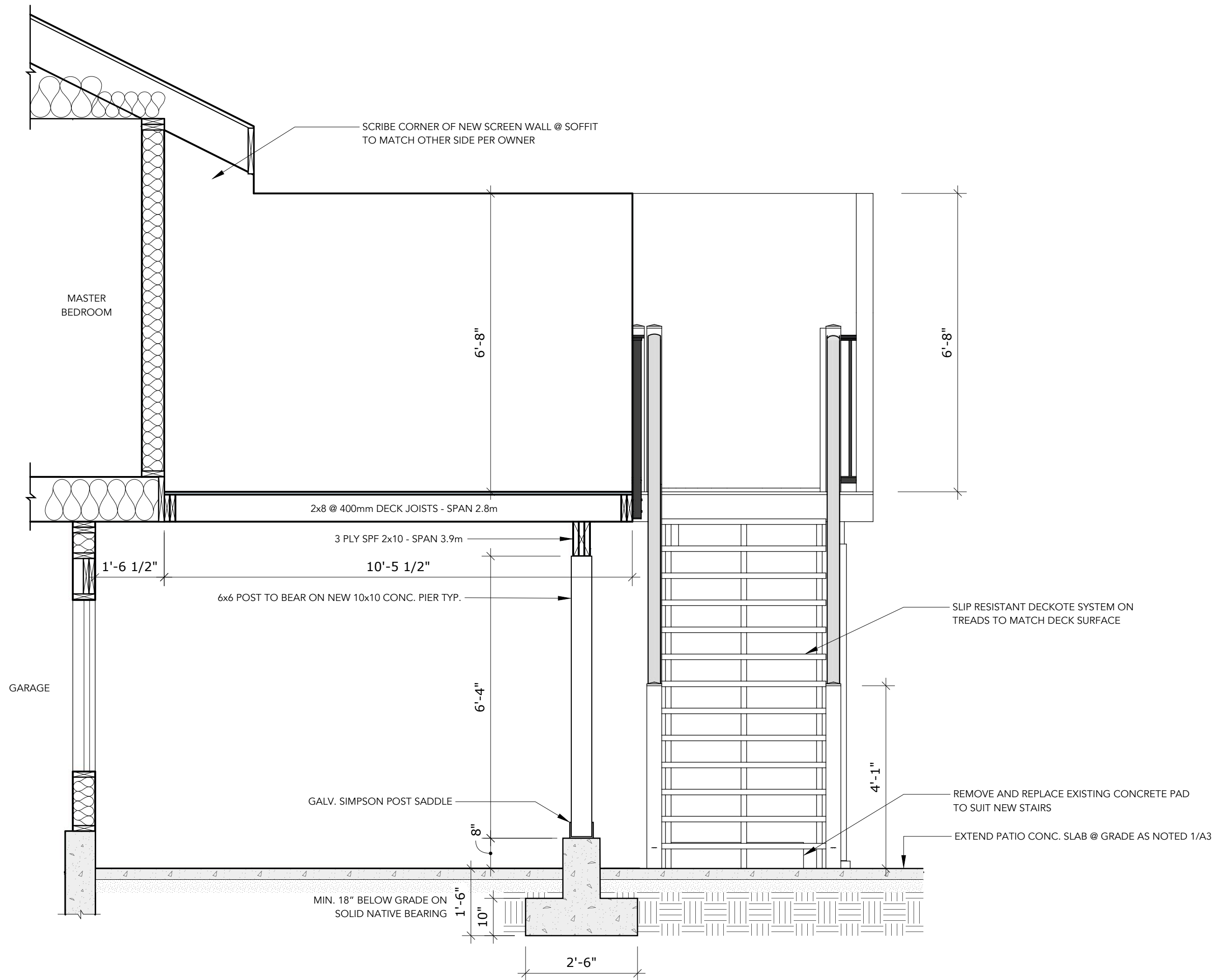
2 Framing Plan
scale: 1/4"=1' 0



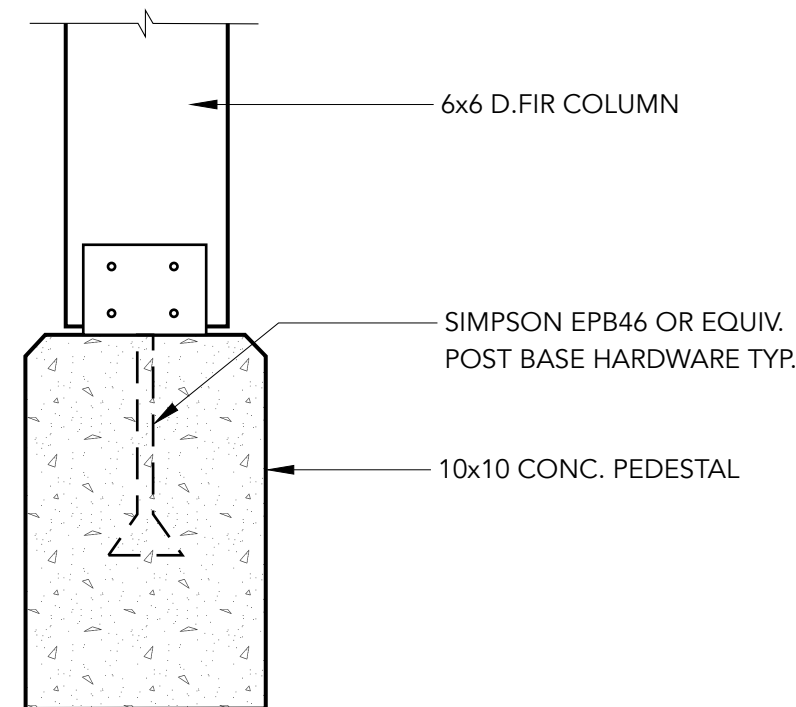
4 Typ. Outside Edge Detail
scale: 1"=1' 0



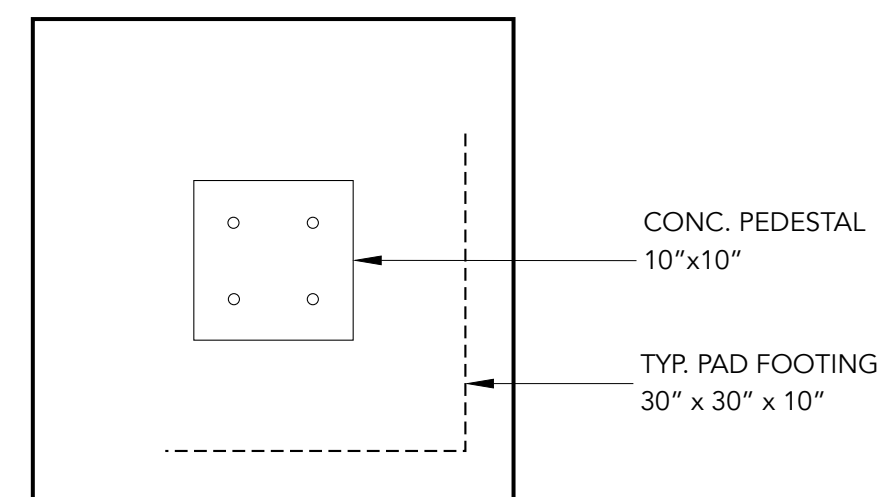
7 Main Floor Connection
scale: 1 1/2"=1' 0



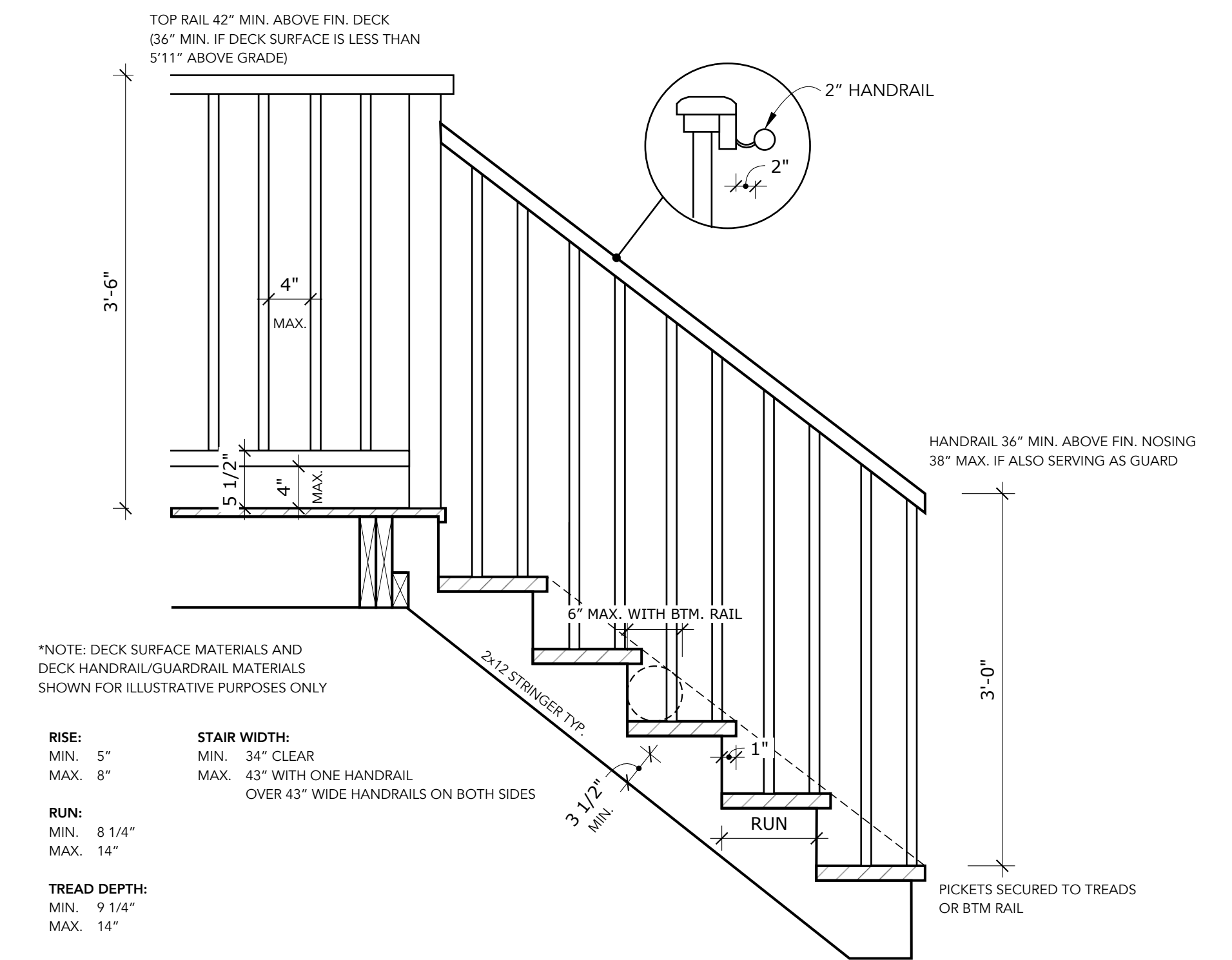
3 Section
scale: 1/2"=1' 0



5 Post Base Typ.
scale: 1 1/2"=1' 0



6 Typical Pad Footing
scale: 1"=1' 0



8 Deck Stair Detail
scale: 1 1/2"=1' 0

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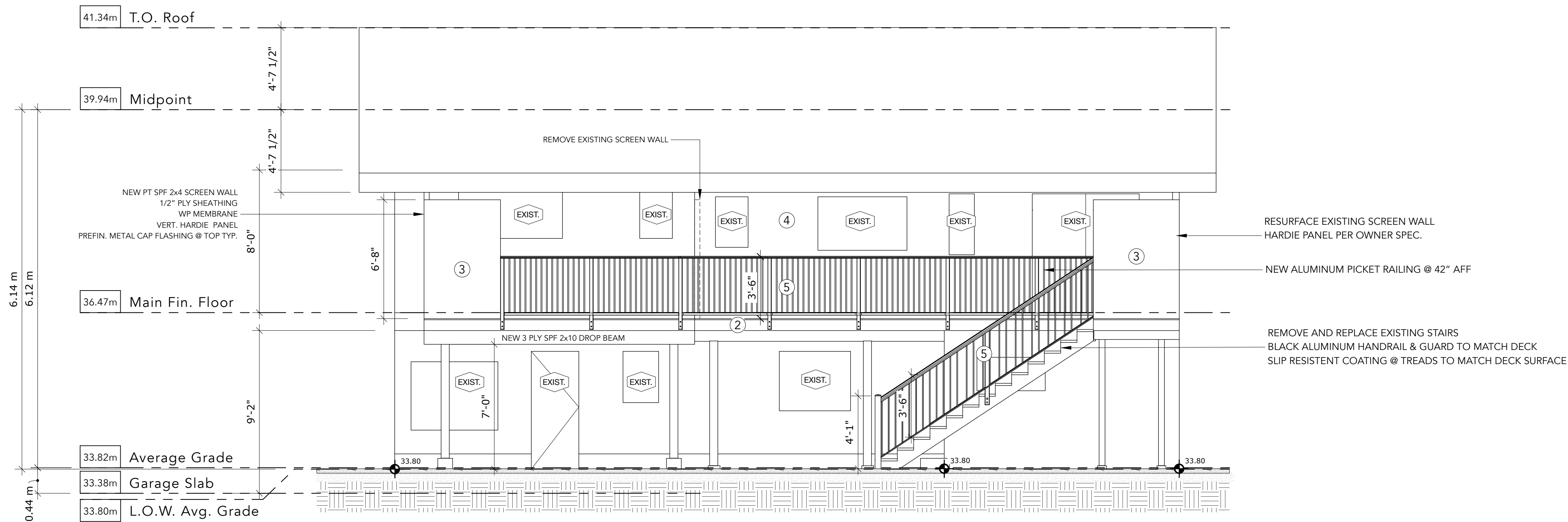
ADDRESS
4381 Shelbourne Street
Saanich BC

PROJECT
Addition to Existing Deck

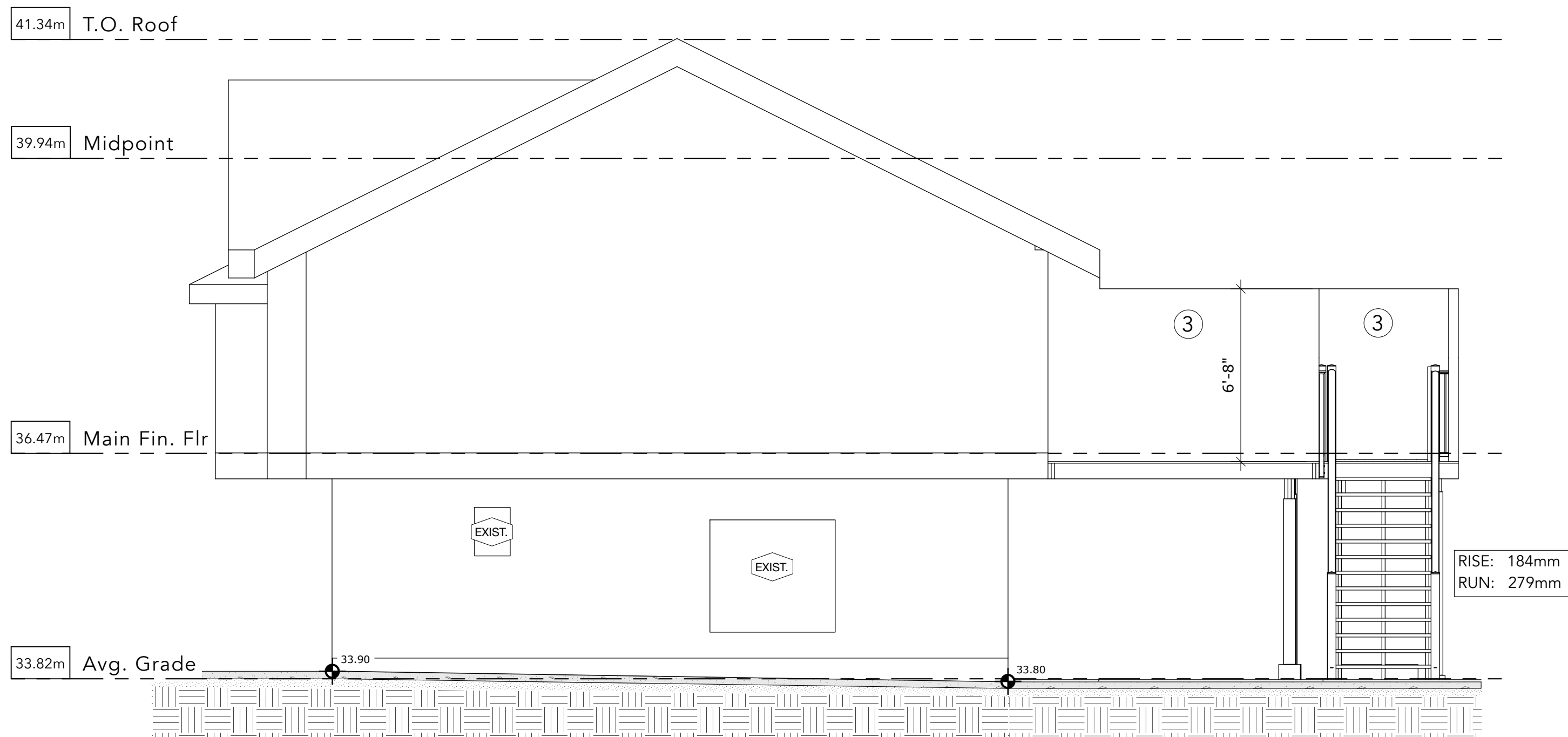
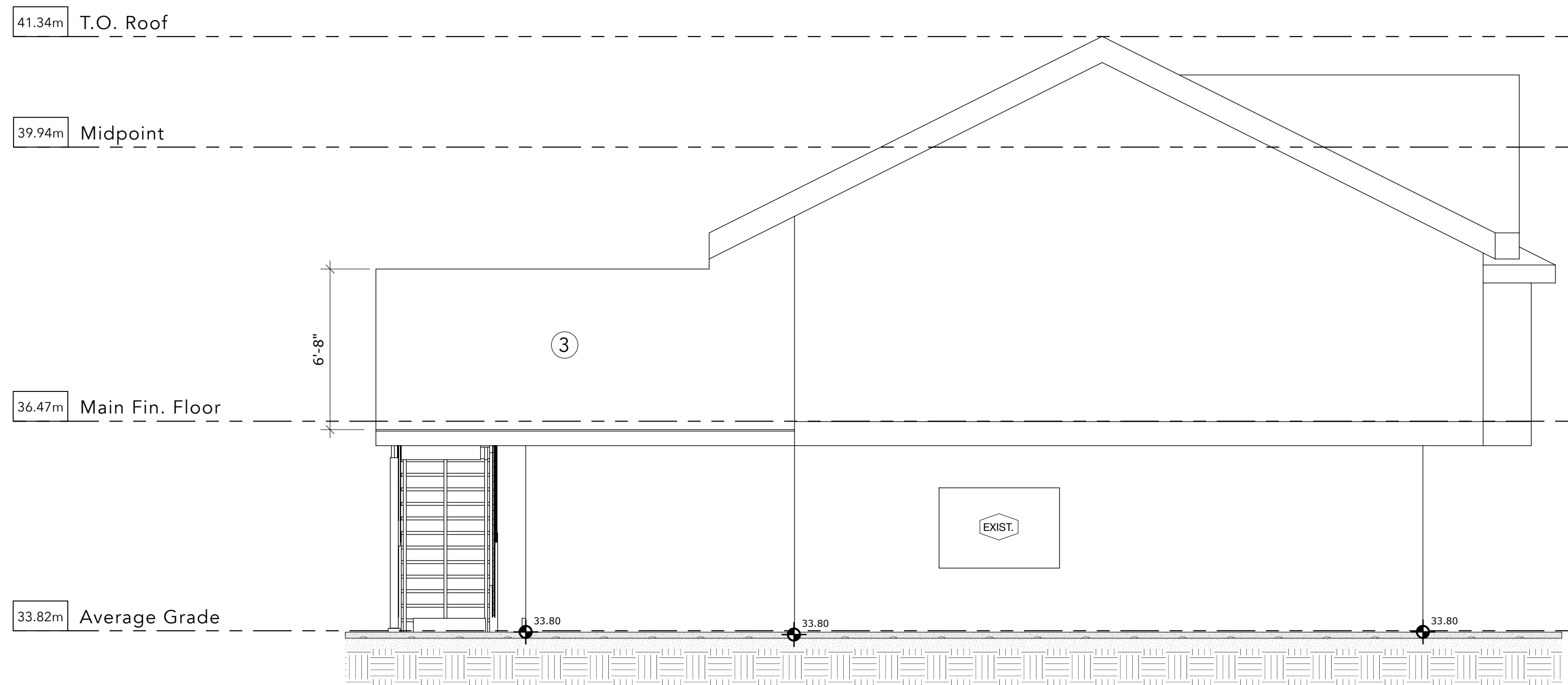
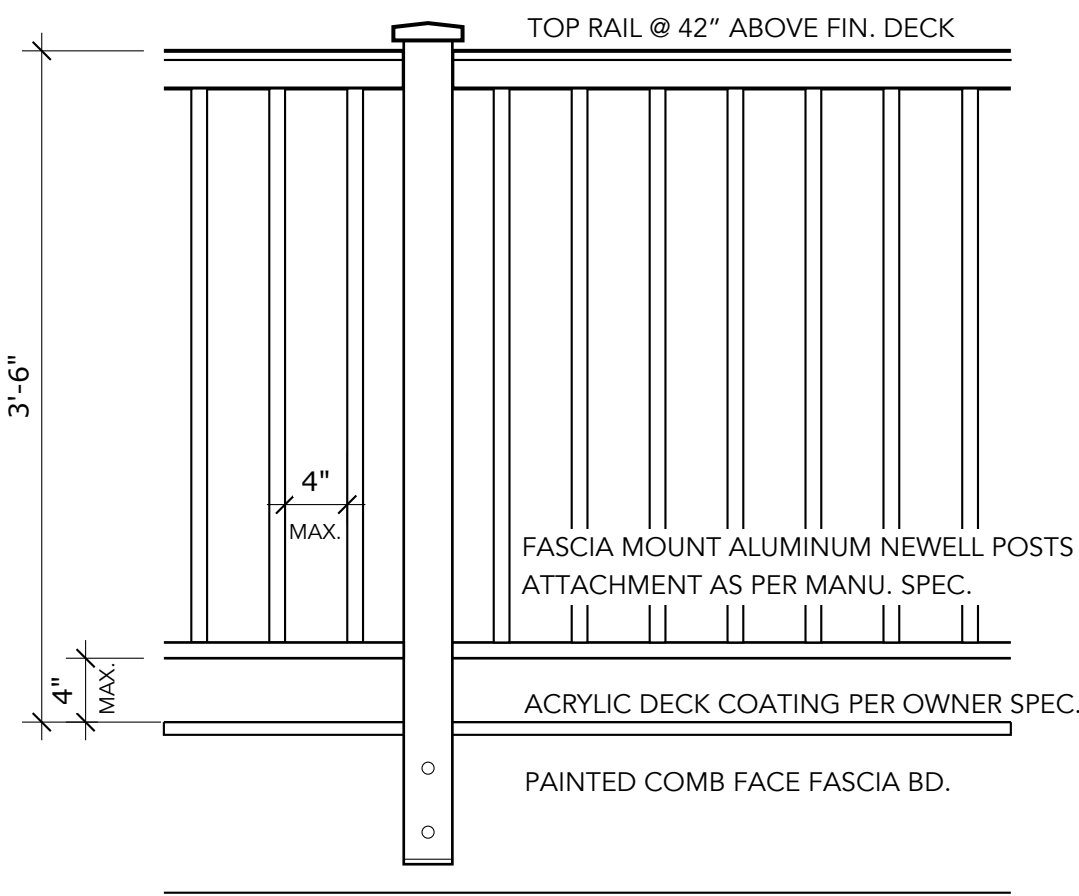
DRAWING
Foundation & Framing Plan

DATE
September 6, 2018

A3



EXTERIOR FINISH NOTES		
①	DECK SURFACE	DECKOTE SLIP RESISTANT ACRYLIC COATING 3 COATS ON PLY. COLOUR PER OWNER SPEC.
②	DECK FASCIA	PAINTED COMB FACE SPF TYP.
③	DECK SCREEN	HARDIE PANEL VERT. SIDING SELECT CEDARMILL COLOUR PER OWNER SPEC.
④	HOUSE SIDING	EXISTING ACRYLIC STUCCO - WHITE - NO CHANGE
⑤	GUARD RAIL	ALUMINUM PICKET GUARDRAIL - BLACK
⑥	CONCRETE	EXTEND CONC. SLAB AT GRADE AS NOTED



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DATE	DRAWING	PROJECT	ADDRESS
September 6, 2018	Exterior Elevations	Addition to Existing Deck	4381 Shelbourne Street Saanich BC