

# GENERAL SPECIFICATIONS

-All information including dimensions and specifications must be verified by Builder before proceeding with construction.

-Any variances from the plans to conditions found on site are the responsibility of the Owner / Builder

## CODES & STANDARDS

-All work shall comply with the Building Code of British Columbia and the National Building Code of Canada.

-Compliance with municipal or regional zoning, health and other bylaws is the sole responsibility of the owner / builder.

## SITE PLAN

-All layouts shall be confirmed by a registered B.C. Land Surveyor.

-All setbacks shall be confirmed by the owner/builder and by the authorities having jurisdiction in the area.

-All grades and elevations are the responsibility of the owner/builder and any modifications are to be made on site.

-Conformity of these plans to the actual site, in any respect, is the responsibility of the owner/builder.

-all local health and zoning bylaws must be respected.

## SNOW LOADS

-Loads for these plans are calculated at 41.8 psf. unless otherwise stipulated.

## CONCRETE AND FOUNDATIONS

-The compressive strength of concrete mixed, placed and tested in accordance with CAN3 - A438 after 28 days shall be not less than:

a) 15 Mpa for walls, columns, fireplaces, chimneys, footings, foundation walls, grade beams and piers

b) 20 Mpa for floors other than those in garages and carports

c) 32 Mpa for garages and carport floors, and exterior steps

-Concrete footings must be placed on undisturbed, non-organic, compacted soil to a suitable depth below frost penetration. If softer conditions apply, the solid bearing capacity and size of footings are to be designed by a qualified engineer.

-All walls are 8" concrete unless otherwise noted.

-All walls must have a minimum of 2 #4 rebar continuous and a minimum overlap of 18"

-All Grades are estimated only and shall be adjusted on site.

-All wall in contact with concrete shall be treated or separated by a moisture resistant gasket material.

## LUMBER FRAMING AND BEAMS

-All beams supporting roof loads shall be sized by an engineer.

-All spans shall conform to the tables set out in "The Span Book" and the National Building Code of Canada.

-Verification of all spans is the responsibility of the Owner/Builder.

## TRUSSES

-Trusses and layout are to be engineered and installed according to the manufacturer's specification, including all bracing.

## ROOFING

-All roofing shall be applied to manufacturer's specification.

-All roofing shall include Eave Protection from ice dams and snow build up.

## PLUMBING & ELECTRICAL

-Any electrical shown on plans is to serve as a guide only and must be installed by qualified personnel.

## FLASHING

-All exposed openings shall be provided with adequate flashing.

-All roofing shall incorporate step flashing.

-All penetrations through roof shall include appropriate flashing

## DOORS - ROUGH OPENING SIZES

-Frame opening 2" wider than door

-Frame height 83.5" for exterior doors.

-Frame height 82.5" for interior doors.

-Frame opening 1" wider than BiFold doors.

-Frame height 80" for BiFold doors.

## GENERAL

-All dimensions shall be verified by with the manufacturer.

-Written dimensions supercede scale.

-Roof truss and floor joist layouts are guidelines only and should be verified by the truss manufacturer or qualified engineer.

-Smoke detectors shall be provided on every floor

-framing lumber shall be graded #2 or better unless noted otherwise.

## LIABILITY

Neither WestCoast Design nor R.Clarkston/L.Wallace accept responsibility for the following:

-information provided on existing buildings or site.

-Conformity of plans to site.

-errors or omissions.

-Any house built from these plans.

# THESE NOTES FORM AN INTEGRAL PART OF THESE PLANS AND SHOULD NOT BE REMOVED

# APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE PROVINCE OF BRITISH COLUMBIA AND LOCAL JURISDICTION.

# PROJECT DATA

ZONING : RRA

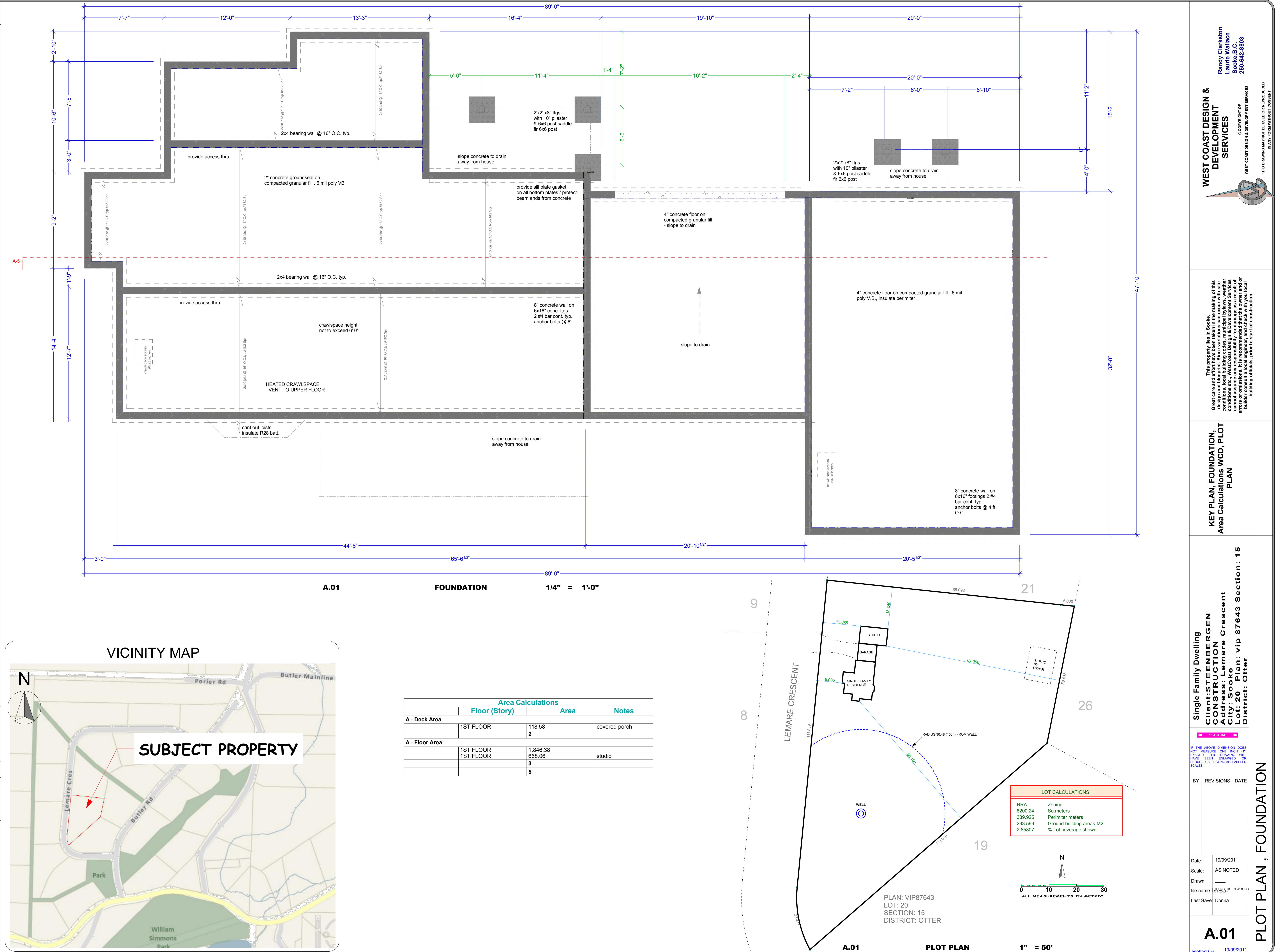
BUILDING USE : Single Family Dwelling

CONSTRUCTION TYPE : Wood Frame Construction

TOTAL LOT COVERAGE: \_\_\_\_

# PROJECT TEAM

<b>DESIGN:</b>	<b>WEST COAST DESIGN &amp; DEVELOPMENT SERVICES</b>	<b>250-642-8803</b>
<b>STRUCTURAL ENGINEER:</b>		
<b>SOILS &amp; GEOTECHNICAL ENGINEER:</b>		
<b>SURVEYOR :</b>		
<b>LANDSCAPE ARCHITECT:</b>		





		Door List			
Floor (Story)	Quantity	Orientation	W x H Size	Header Span	Notes
1ST FLOOR					
	1		3'-12"x6'-8"	3'-0"	
	1		4'-0"x6'-8"	4'-0"	
	1		5'-0"x6'-8"	5'-0"	
	1		16'-0"x7'-0"	16'-0"	
	1	L	2'-0"x6'-8"	2'-0"	
	1	R	3'-0"x6'-8"	3'-0"	
	2	L	6'-0"x6'-8"	6'-0"	
	3	L	3'-0"x6'-8"	3'-0"	
	4	L	5'-0"x6'-8"	5'-0"	
	5	L	2'-6"x6'-8"	2'-6"	
	7	R	2'-6"x6'-8"	2'-6"	
	27			104' <sup>11/2"</sup>	



**WEST COAST DESIGN &  
DEVELOPMENT  
SERVICES**

**Randy Clarkston  
Laurie Wallace  
Sooke B.C.  
250-442-2803**

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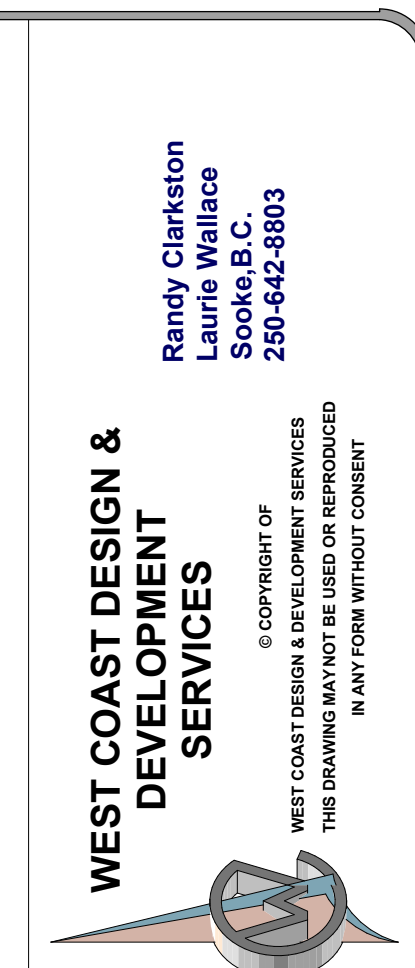
1ST FLOOR, ROOF LIST,  
Window List, Door List

IF THE ABOVE DIMENSION NOT MEASURE ONE INCH EXACTLY, THIS DRAWING HAVE BEEN ENLARGED REDUCED, AFFECTING ALL LAB SCALES.

Date:	19/09/2011
Scale:	AS NOTED
Drawn:	_____
file name	STEENBERGEN WOODS LOT 20
Last Save:	Donna

Plotted On: 19/09/201

## 1ST FLOOR, ELEVATIONS



This property lies in the Sooke Great care and effort have been taken in the making of this map, but the publisher assumes no responsibility for any errors or omissions. It is recommended that the owner and/or builder consult a local engineer, and check with your local building officials, prior to start of construction

**A-5 CROSS SECTION, D1 , D2 ,  
5. Story**

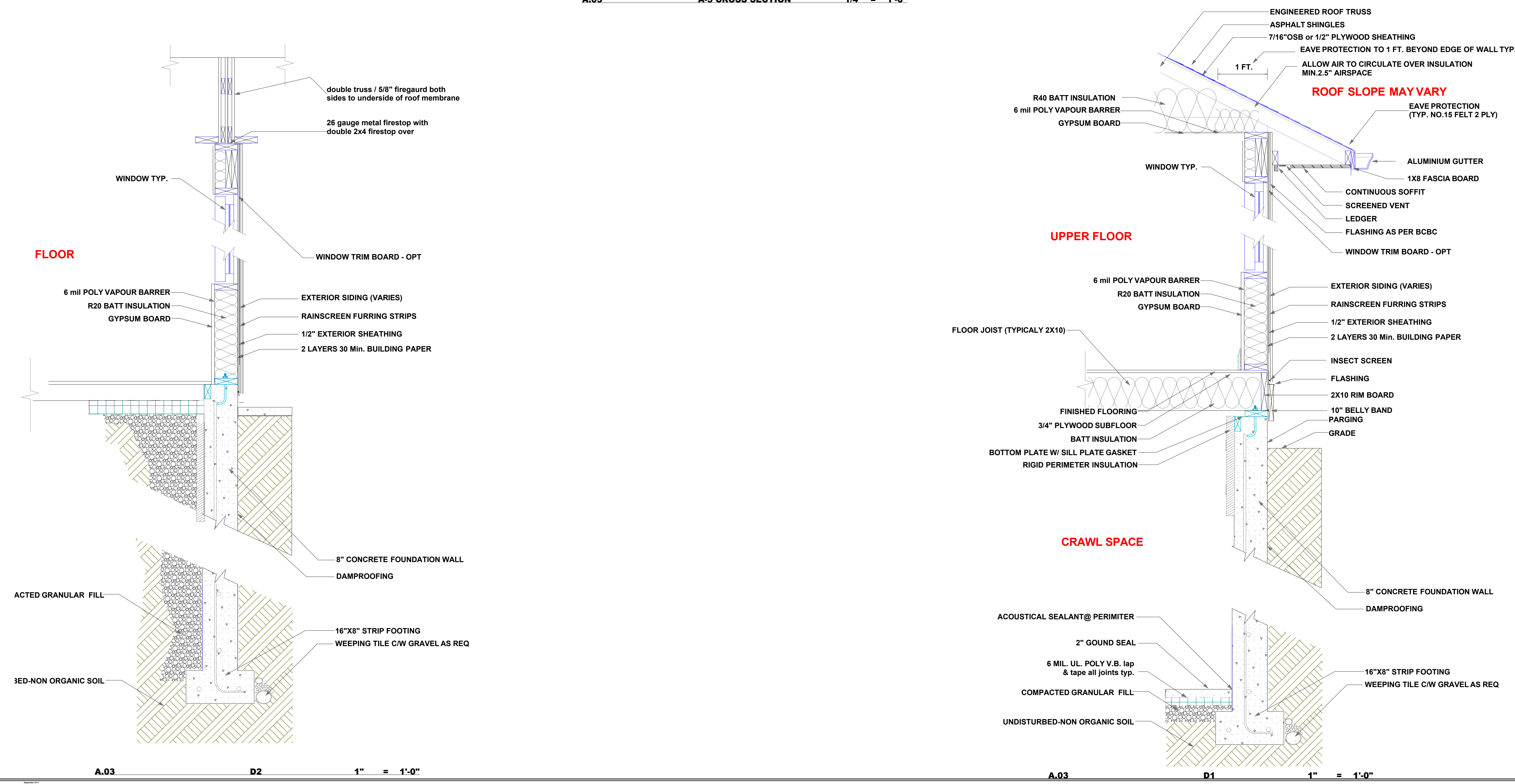
Single Family Dwelling
Client:STEENBERGEN CONSTRUCTION Address: Lemare Crescent City: Sooke Lot: 20 Plan: vlp 87643 Section: 15 District: Otter

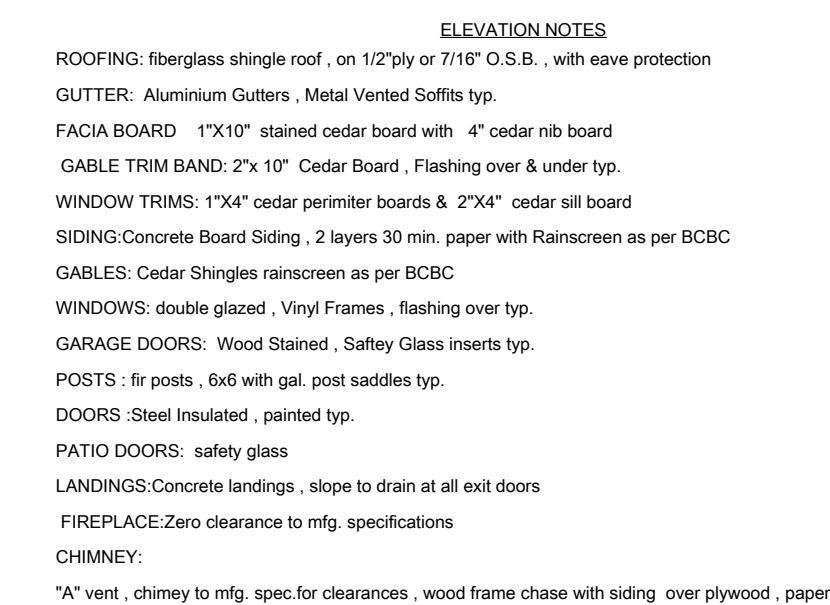
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**A.03**

Plotted On: 19/09/2011

FLOOR



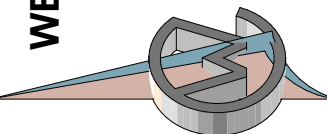


**A.04 WEST 1/4" = 1'-0"**



**Randy Clarkston  
Laurie Wallace  
Sooke, B.C.  
250-642-8803**

**WEST COAST DESIGN &  
DEVELOPMENT  
SERVICES**



This property lies in the Sooke

Great care and effort have been taken in the making of this design and blueprint. Since variations can occur with site conditions, local building codes, municipal bylaws, weather conditions etc., WestCoast Design & Development Services cannot assume any responsibility for damage as a result of errors or omissions. It is recommended that the owner and/or builder consult a local engineer, and check with your local building officials, prior to start of construction

**WEST, EAST, NORTH, SOUTH**

Single Family Dwelling  
Client: STEENBERGEN  
CONSTRUCTION  
Address: Lemare Crescent  
City: Sooke  
Lot: 20 Plan: vip 87643 Sec  
District: Otter

THE ABOVE DIMENSION DOES NOT  
MEASURE ONE INCH EXACTLY,  
EXACTLY, THIS DRAWING HAS  
BEEN ENLARGED 100%  
REDUCED, AFFECTING ALL LABEL  
SIZES.

BY	REVISIONS	DATE
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Date:	19/09/2011
Scale:	AS NOTED
Drawn:	_____
file name	STEENBERGEN WOODS LOT 20 p
Last Save:	Donna

## A.04

Plotted On: 19/09/201

## FLOOR PLANS