GENERAL NOTES

GENERAL SPECIFICATIONS

-All information including dimensions and specifications must be verified by Builder before preceding 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 garges 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 beating 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 wood 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 1/4"" 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 : RR3
BUILDING USE : Small Suite
CONSTRUCTION TYPE : Wood Frame Construction
TOTAL LOT COVERAGE: 2.9 %

PROJECT TEAM

DESIGN: **WEST COAST DESIGN & DEVELOPMENT SERVICES ---------- 250-642-8803**

STRUCTURAL ENGINEER:

_____

SOILS & GEOTECHNICAL ENGINEER:

_____

SURVEYOR :

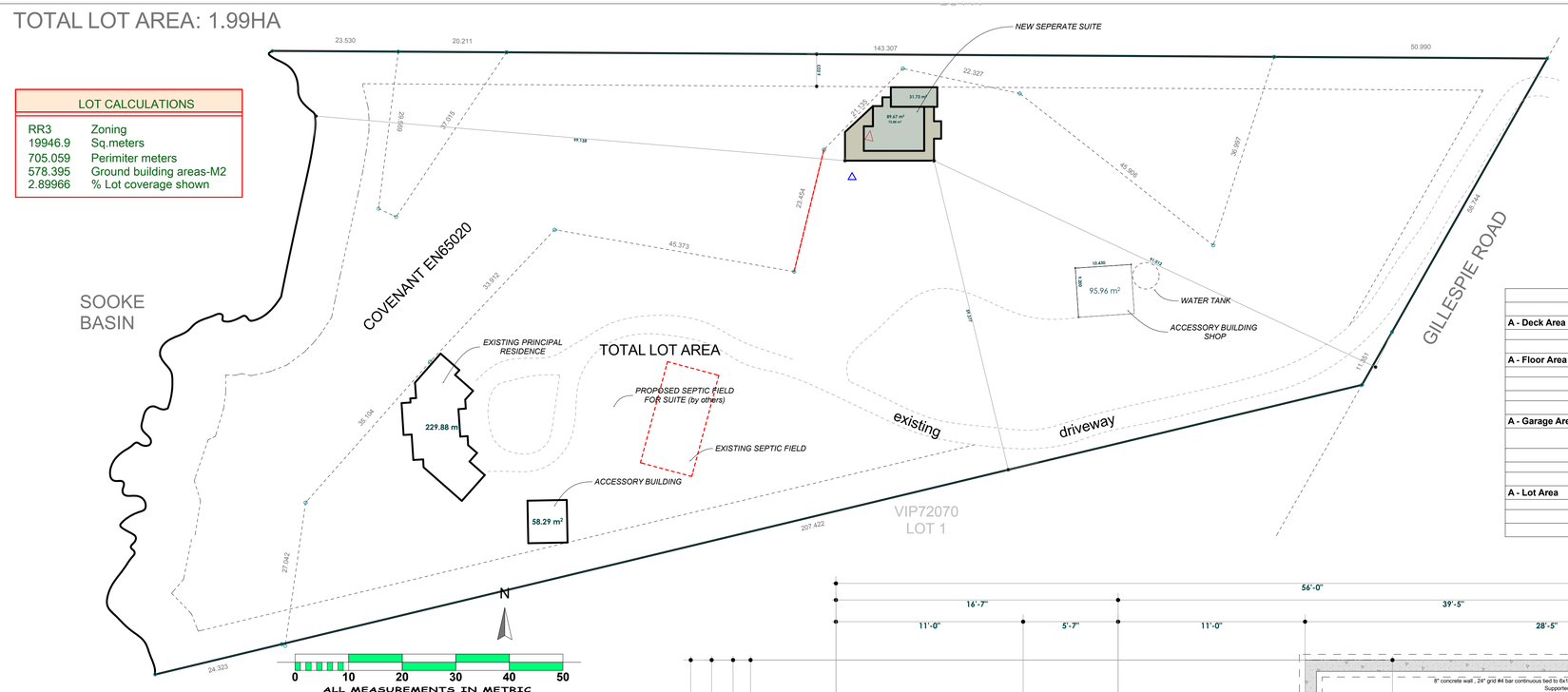
Island Land Survey

LANDSCAPE ARCHITECT:

_____

TOTAL LOT AREA: 1.99HA

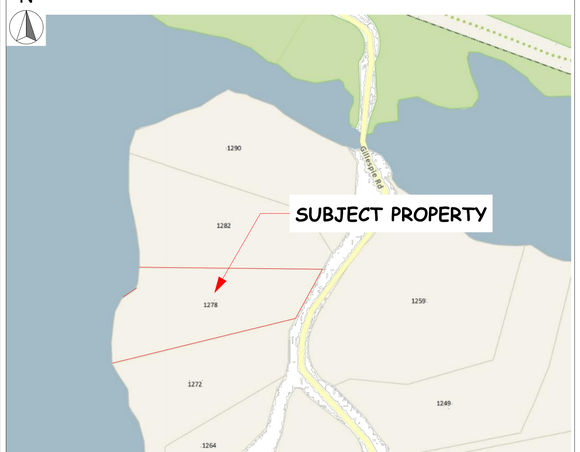
LOT CALCULATIONS	
RR3	Zoning
19946.9	Sq.meters
705.059	Perimiter meters
578.395	Ground building areas-M2
2.89966	% Lot coverage shown



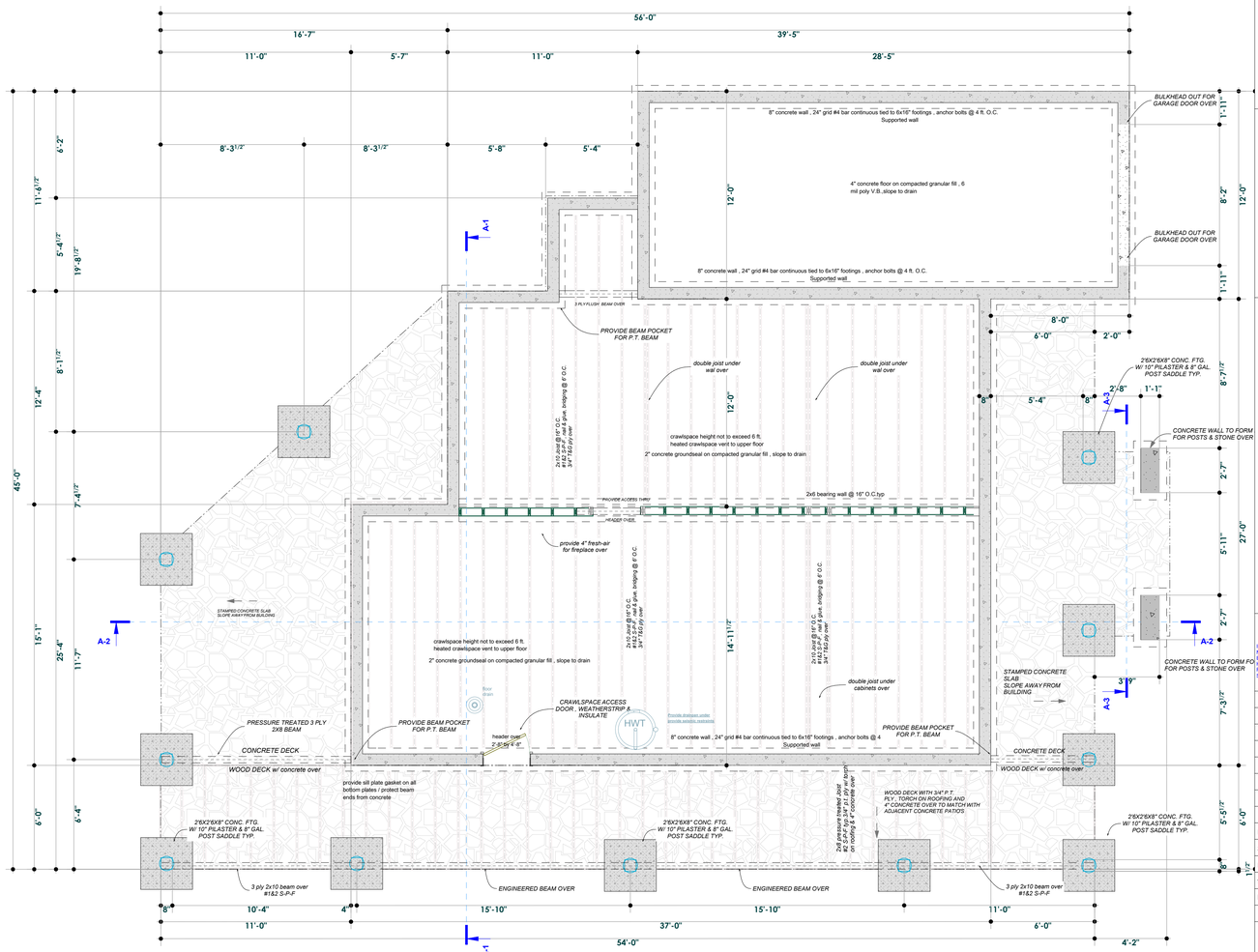
A.01 PLOT PLAN 1:500

Roof List			
Floor (Story)	Perimeter	Area	ID
1ST FLOOR	25.327'	15.48	Roof-027
1ST FLOOR	36.002'	56.77	Roof-027
1ST FLOOR	37.751'	88.55	Roof-026
1ST FLOOR	38.001'	88.84	Roof-026
1ST FLOOR	38.001'	88.84	Roof-026
1ST FLOOR	38.074'	90.26	Roof-026
1ST FLOOR	42.981'	86.84	Roof-026
1ST FLOOR	54.633'	94.73	Roof-027
1ST FLOOR	55.036'	86.96	Roof-027
1ST FLOOR	56.425'	156.81	Roof-026
1ST FLOOR	60.614'	97.37	Roof-027
1ST FLOOR	64.670'	220.93	Roof-026
1ST FLOOR	67.195'	212.88	Roof-027
1ST FLOOR	75.379'	238.60	Roof-027
1ST FLOOR	77.156'	214.83	Roof-027
1ST FLOOR	86.880'	268.06	Roof-027
1ST FLOOR	86.906'	268.41	Roof-027
1ST FLOOR	100.106'	353.59	Roof-026
1ST FLOOR	118.698'	439.49	Roof-026
1ST FLOOR	127.972'	436.25	Roof-026
	1,287.807'	**3,604.49 sq ft**	

VICINITY MAP



Area Calculations			
	Floor (Story)	Area	Notes
A - Deck Area			
	1ST FLOOR	775.25	SUITE DECK
		1	
A - Floor Area			
	PLOT PLAN	2,474.38	MAIN HOME
		1	
	1ST FLOOR	965.23	SMALL SUITE
		1	
A - Garage Area			
	PLOT PLAN	627.40	ACCESSORY
	PLOT PLAN	1,032.86	SHOP
		2	
	1ST FLOOR	341.49	
		1	
A - Lot Area			
	PLOT PLAN	214,707.52	
		1	
		7	



A.01 FOUNDATION 1/4" = 1'-0"

WEST COAST DESIGN & DEVELOPMENT SERVICES
Randy Clarkston
Laurie Wallace
Sooke, B.C.
250-642-8803

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Great care and effort have been taken in the making of this plan and working drawings, however due to variations in site conditions, local building codes, municipal bylaws, weather conditions etc., WestCoast Design & Development Services assumes no responsibility for errors or omissions. It is recommended that the owner and or builder consult a local engineer, and check with you local building officials, prior to start of construction

KEY PLAN, FOUNDATION, PLOT PLAN, Area Calculations
WCD, ROOF LIST

Small Suite

Client:Smith Laura
Address: Giespie Road
City: Sooke
Lot: 2 Plan: vip72070 Section: 101
District:Sooke

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	25/11/2011
Scale:	AS NOTED
Drawn:	RC
file name	Smith 8.pln
Last Save	Randy

A.01

Plotted On: 25/11/2011

PLOT PLAN , FOUNDATION