

B. C. LAND SURVEYOR'S SITE PLAN OF:

AMENDED LOT A (DD 306706I), SECTION 4,  
VICTORIA DISTRICT, PLAN 8153

SCALE = 1 : 150



All distances are in metres.

LEGEND

Elevations are geodetic based on The City of Victoria  
Integrated Survey Monument 25-102 (Elev. = 14.732m)

Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.

- denotes Property Line
- UP • denotes Utility Pole
- UP T • denotes Utility Pole with transformer
- UP L • denotes Utility Pole with light
- CB ■ denotes Catch Basin
- M/S ○ denotes Manhole (Sanitary)
- M/D ○ denotes Manhole (Storm)
- M/T ○ denotes Manhole (BCTel)
- GV ■ denotes Gas Valve
- WM x denotes Water Meter
- BCT • denotes BC Tel Manhole
- LS ♦ denotes Light Pole
- V ■ denotes Control Valve (purpose unknown)
- LB □ denotes Light Box
- TS • denotes Traffic Sign
- g ○ denotes guy wire
- FH ○ denotes fire hydrant
- ICV ■ denotes Irrigation Control Valve

MUNICIPALITY PID No.  
Victoria 005-469-350

ZONING SITE AREA  
C1-QV 784.0 m<sup>2</sup>  
8439 s. f.

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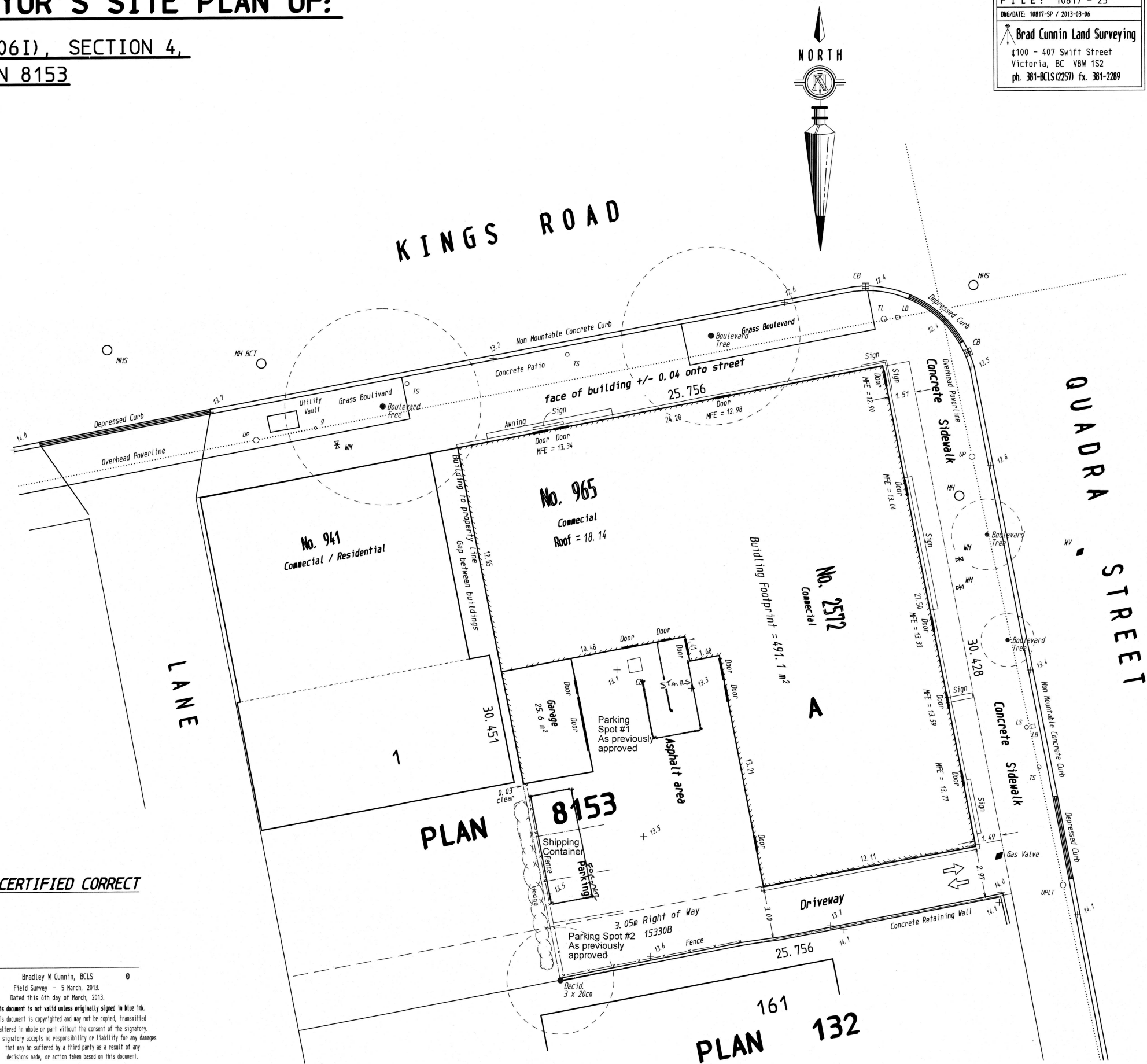
This document was prepared for the exclusive  
use of our client, Ryan Taylor.

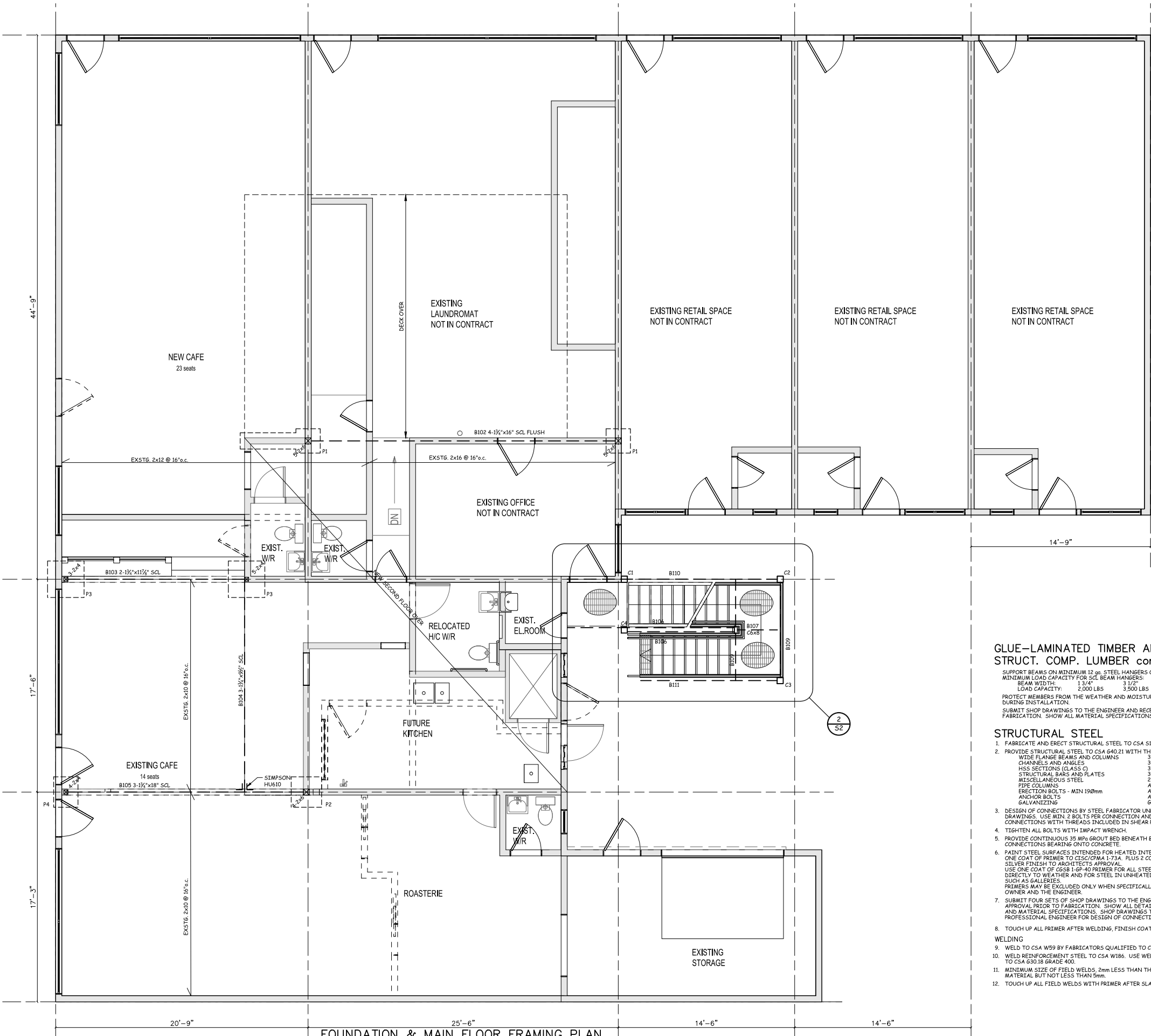
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It is based on Land Title Office records, and does not  
represent a boundary survey.

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CERTIFIED CORRECT

Bradley W. Cunin, BCLS 0  
Field Survey - 5 March, 2013.  
Dated this 6th day of March, 2013.  
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FOUNDATION & MAIN FLOOR FRAMING PLAN

1/4"=1'-0"

GENERAL STRUCTURAL NOTES

1. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR DETAILED DIMENSIONS OF DOORS, WINDOWS, DUCTS, OPENINGS, REBATES, CHASES, NAILERS, ETC.
2. CHECK AND VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING WITH ANY WORK. NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS.
3. DRAWINGS SHOW COMPLETED STRUCTURES ONLY. TEMPORARY BRACING FOR CONSTRUCTION LOADING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION".

INSPECTIONS

5. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION AND APPROVAL OF THE FOLLOWING:

CONCRETE REINFORCEMENT	BEFORE EACH CONCRETE POUR.
MASONRY REINFORCEMENT	BEFORE EACH GROUT POUR.
WOOD FRAMING	BEFORE COVERING UP.
STRUCTURAL STEEL	BEFORE COVERING UP.

DESIGN

6. ALL NEW STRUCTURAL WORK, INCLUDING REQUIREMENTS FOR EARTHQUAKES, HAS BEEN DESIGNED IN ACCORDANCE WITH 2012 EDITION OF B.C. BUILDING CODE.
7. DESIGN CRITERIA:
  - SNOW LOAD FACTORS  $S_g = 2.1 \text{ kPa}$   $S_r = 0.3 \text{ kPa}$
  - FLOOR LOADS SEE FRAMING PLANS
  - GUARDRAILS SHALL CONFORM TO SECTION 4 OF B.C. BLDG. CODE 2006.
  - REF. WIND PRESSURE  $q_{10} = 0.49$   $q_{30} = 0.63$
  - SEISMIC  $v = 0.30$   $R_o R_d 0.1$   $S(p) = 1.08$  SITE CLASSIFICATION = E
  - $F_o = 0.9$   $F_p = 1.7$   $I_E = 1.0$

FOUNDATIONS

1. COMPLY WITH REQUIREMENTS FOR STRUCTURAL BACKFILL, PAVING AND SLAB SUB-BASE. PROVIDE 450mm MINIMUM COVER FOR FROST PROTECTION.
2. ASSUMED BEARING CAPACITY:
  - PAD FOOTINGS 174 kPa
  - STRIP FOOTINGS 144 kPa
3. AFTER EXCAVATION BUT BEFORE BACKFILLING, ENSURE THAT THE GEOTECHNICAL ENGINEER INSPECTS THE BEARING SOILS AND CONFIRMS THE LOAD CARRYING CAPACITY.
4. FOOTING ELEVATIONS IF SHOWN ARE NOT FINAL AND MAY VARY ACCORDING TO SITE CONDITIONS. EXTEND ALL FOOTINGS TO A BEARING LAYER APPROVED BY THE GEOTECHNICAL ENGINEER.
5. FOOTINGS MAY HAVE TO BE LOWERED TO ACCOMMODATE MECHANICAL OR ELECTRICAL SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ELEVATIONS. DO NOT UNDERMINE FOOTINGS BY EXCAVATING FOR SERVICES, PITS, ETC.
6. CENTER FOOTINGS UNDER COLUMNS OR WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
7. TIE ALL DOWELS AND ANCHOR BOLTS IN PLACE BEFORE POURING CONCRETE. USE TEMPLATES TO ENSURE CORRECT PLACEMENT.
8. PROVIDE CONCRETE GROUND SEAL UNDER FOOTINGS AS REQUIRED BY GEOTECHNICAL CONDITIONS.
9. SEE ARCHITECT'S DRAWINGS FOR GROUND ELEVATIONS AND DRAINAGE SLOPES.
10. PROTECT BEARING SURFACES FROM FREEZING BEFORE AND AFTER FOOTINGS ARE POURED.
11. CONFORM TO CSA A23.1 FOR CONCRETE WORK.

STRUCTURAL WOOD & PLYWOOD

1. SUPPLY AND INSTALL STRUCTURAL WOOD AND DECKING TO CSA O86 AND PART 9 OF 1998 B.C.B.C.
2. PROVIDE THE FOLLOWING GRADES UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS:

JOISTS	No.1/No.2 HEM-FIR, D-FIR, KD S.P.F.
PLATES	No.1/No.2 KD, S.P.F., H.F., OR D-FIR
VERTICAL STUDS	No.3 STUDS S.P.F.
HEADERS	No.1/No.2 KD, S.P.F.
SHEATHING	1/2" D-FIR OR SPRUCE PLYWOOD

3. USE TAPERS @ 16" O/C FOR SLOPES WITH 2" MIN. DEPTH.
4. FINGER JOINTED STUDS ARE ACCEPTABLE, EXCEPT AT:
  - a) SHEAR WALL HOLD DOWN STUDS
  - b) BUILT UP COLUMNS
5. NAIL SHEATHING TO FRAMING MEMBERS WITH IN ACCORDANCE WITH SCHEDULES. BLOCK ALL EDGES OF WALLS & FLOOR SHEATHING.
6. PROVIDE 16 ga. METAL FRAMING HANGERS EACH SIDE OF JOISTS FRAMING INTO FLUSH BEAMS (SIMPSON A35 OR EQUAL). PRESSURE BLOCKING ACCEPTABLE ON JOIST SPANS LESS THAN 10'.
7. UNLESS AS NOTED OTHERWISE ON PLANS, SUPPORT ALL BEAMS/HEADERS/GIRDER TRUSS (G.T.) ON SOLID STUDS CARRIED DOWN TO FOUNDATIONS AS NOTED ON COLUMN SCHEDULE.
8. TREAT ALL WOOD IN CONTACT WITH CONCRETE OR GROUND WITH GREEN CUPRINOL OR EQUAL PRESERVATIVE.
9. AT SHEAR WALLS, FASTEN EXTERIOR STUD WALLS TO CONCRETE WITH 3/4" DIA. ANCHOR BOLTS @ 4'-0" O/C AND INTERIOR WALLS WITH 3/8" HEAD DIAMETER x 3" LONG DRIVE PINS (0.170" MIN SHANK DIAMETER) OR EQUAL AT 16" O/C.
10. SOLID BLOCK JOISTS AT ALL INTERIOR BEARING WALLS AND DROPPED BEAMS OR HEADERS WHEN SUPPORTING MORE THAN ONE FLOOR + ROOF.
11. NAIL BUILT-UP BEAMS OR HEADERS TOGETHER WITH 2 ROWS OF 3" NAILS @ 12" O/C.
12. ROOF SHEATHING:
  - FLAT ROOFS = MIN. 5/8" T & 6 PLY
  - SLOPING ROOFS = MIN. 5/8" PLY

GLUE-LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER (SCL)

THIS SPECIFICATION INCLUDES GLUE-LAMINATED BEAMS AND STRUCTURAL COMPOSITE LUMBER: PSL (PARALLEL STRAND LUMBER), LVL (LAMINATED VENEER LUMBER), AND LSL (LAMINATED STRAND LUMBER).

MANUFACTURE GLUE-LAMINATED MEMBERS TO CSA O122 BY MANUFACTURER QUALIFIED TO CSA O177.

PROVIDE THE FOLLOWING GRADES UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS:

GLULAM BEAMS:	20F SPF STRESS GRADE, COMMERCIAL APPEARANCE GRADE FOR EXTERIOR SERVICE.
GLULAM COLUMNS:	12c STRESS GRADE, COMMERCIAL APPEARANCE GRADE FOR EXTERIOR SERVICE.

	STRUCTURAL COMPOSITE LUMBER FOR BEAMS AND COLUMNS:	
	PSL	LVL
MODULUS OF ELASTICITY:	2,000,000 PSI	1,900,000 PSI
ALLOWABLE BENDING STRESS:	2,900 PSI	2,600 PSI
ALLOWABLE SHEAR STRESS:	290 PSI	285 PSI
ALLOWABLE BEARING STRESS:	650 PSI	750 PSI

CAMBER BEAMS FOR FULL DEAD LOAD DEFLECTION OR A MINIMUM OF 1/360.

NAIL SCL BEAM TOGETHER WITH 2 ROWS OF 3 1/2" NAILS @ 12" O/C. USE 3 ROWS FOR 14" BEAMS AND DEEPER.

GLUE-LAMINATED TIMBER AND STRUCT. COMP. LUMBER cont'd.

SUPPORT BEAMS ON MINIMUM 12 ga. STEEL HANGERS OR BRACKETS. MINIMUM LOAD CAPACITY FOR SCL BEAM HANGERS:

BEAM WIDTH:	1 3/4"	3 1/2"	5 1/4"
LOAD CAPACITY:	2,000 LBS	3,500 LBS	4,500 LBS

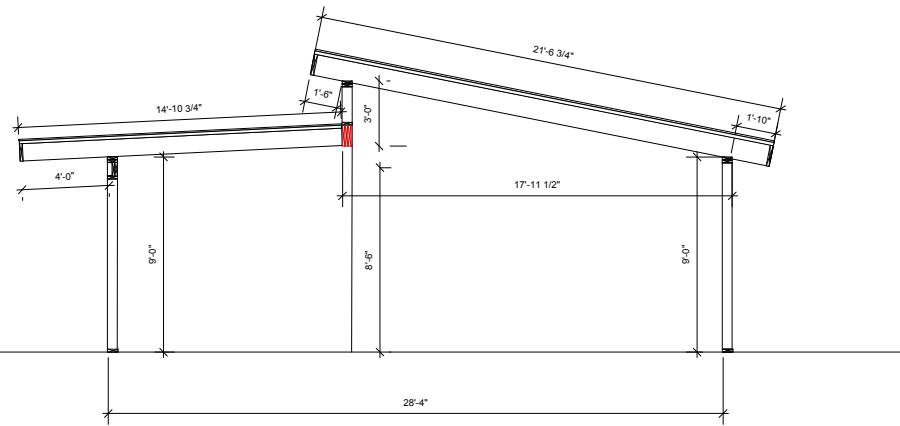
PROTECT MEMBERS FROM THE WEATHER AND MOISTURE PRIOR TO AND DURING INSTALLATION.

SUBMIT SHOP DRAWINGS TO THE ENGINEER AND RECEIVE APPROVAL PRIOR TO FABRICATION. SHOW ALL MATERIAL SPECIFICATIONS, SIZES AND CONNECTIONS.

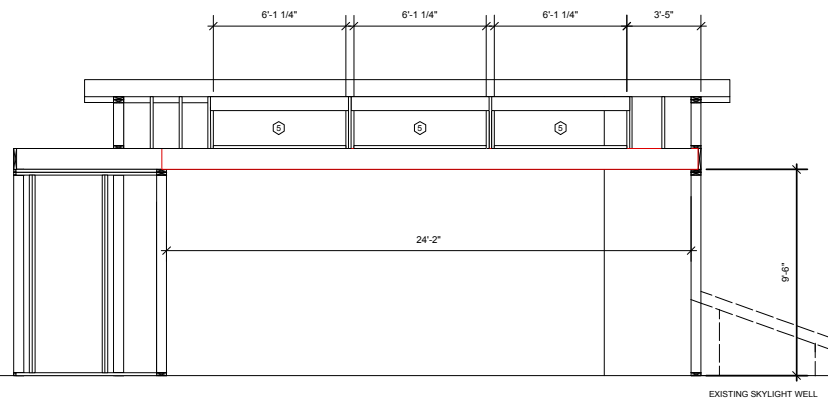
STRUCTURAL STEEL

1. FABRICATE AND ERECT STRUCTURAL STEEL TO CSA S16.1.
2. PROVIDE STRUCTURAL STEEL TO CSA 640.21 WITH THE FOLLOWING GRADES:
  - WIDE FLANGE BEAMS AND COLUMNS 350W
  - CHANNELS AND ANGLES 300W
  - HSS SECTIONS (CLASS C) 350W
  - STRUCTURAL BARS AND PLATES 300W
  - MISCELLANEOUS STEEL 250W OR 300W
  - PIPE COLUMNS ASTM A53 GR.B
  - ERECTOR BOLTS - MIN 19mm ASTM A325
  - ANCHOR BOLTS ASTM A307
  - GALVANIZING 6164
3. DESIGN OF CONNECTIONS BY STEEL FABRICATOR UNLESS DETAILED ON THE DRAWINGS. USE MIN 2 BOLTS PER CONNECTION AND DESIGN FOR BEARING CONNECTIONS WITH THREADS INCLUDED IN SHEAR PLANE.
4. TIGHTEN ALL BOLTS WITH IMPACT WRENCH.
5. PROVIDE CONTINUOUS 35 MPa GROUT BED BENEATH BASE PLATES AND OTHER CONNECTIONS BEARING ONTO CONCRETE.
6. PAINT STEEL SURFACES INTENDED FOR HEATED INTERIOR AREAS WITH ONE COAT OF PRIMER TO CISC/CPMA 1-73A. PLUS 2 COATS OF BRUSHED SILVER FINISH TO ARCHITECTS APPROVAL. USE ONE COAT OF C658 1-6P-40 PRIMER FOR ALL STEEL SURFACES EXPOSED DIRECTLY TO WEATHER AND FOR STEEL IN UNHEATED BUT COVERED AREAS SUCH AS GALLERIES. PRIMERS MAY BE EXCLUDED ONLY WHEN SPECIFICALLY APPROVED BY THE OWNER AND THE ENGINEER.
7. SUBMIT FOUR SETS OF SHOP DRAWINGS TO THE ENGINEER AND RECEIVE APPROVAL PRIOR TO FABRICATION. SHOW ALL DETAILS, INCLUDING FIELD WELDS, AND MATERIAL SPECIFICATIONS. SHOP DRAWINGS TO BE SEALED BY A B.C. PROFESSIONAL ENGINEER FOR DESIGN OF CONNECTIONS.
8. TOUCH UP ALL PRIMER AFTER WELDING, FINISH COATS AFTER ERECTION.
9. WELD TO CSA W59 BY FABRICATORS QUALIFIED TO CSA W47.1.
10. WELD REINFORCEMENT STEEL TO CSA W186. USE WELDABLE REINFORCEMENT TO CSA 630.18 GRADE 400.
11. MINIMUM SIZE OF FIELD WELDS, 2mm LESS THAN THE THICKNESS OF MATERIAL BUT NOT LESS THAN 5mm.
12. TOUCH UP ALL FIELD WELDS WITH PRIMER AFTER SLAG HAS BEEN REMOVED.

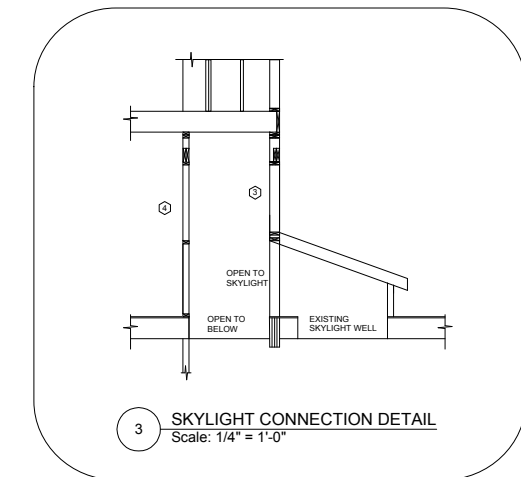
REV	DATE	ISSUE	APP
STRUCTURAL AND CIVIL ENGINEERS			
BOX 31119, RPO UNIV. HTS. VICTORIA, B.C. V8N 6J3 477-7777 FAX: 472-2207			
CLIENT: CAFFE FANTASTICO			
PROJECT: RENOVATION & ADDITION @ 965 KINGS ROAD			
TITLE: FOUNDATION & MAIN FLOOR FRAMING			
DES	DMAR	DATE	MAY 6, 2013
DRN	CAK	DRAWING NO.	3528-S1
CHK	DMAR		



1 SECTION  
Scale: 1/4" = 1'-0"



2 SECTION  
Scale: 1/4" = 1'-0"

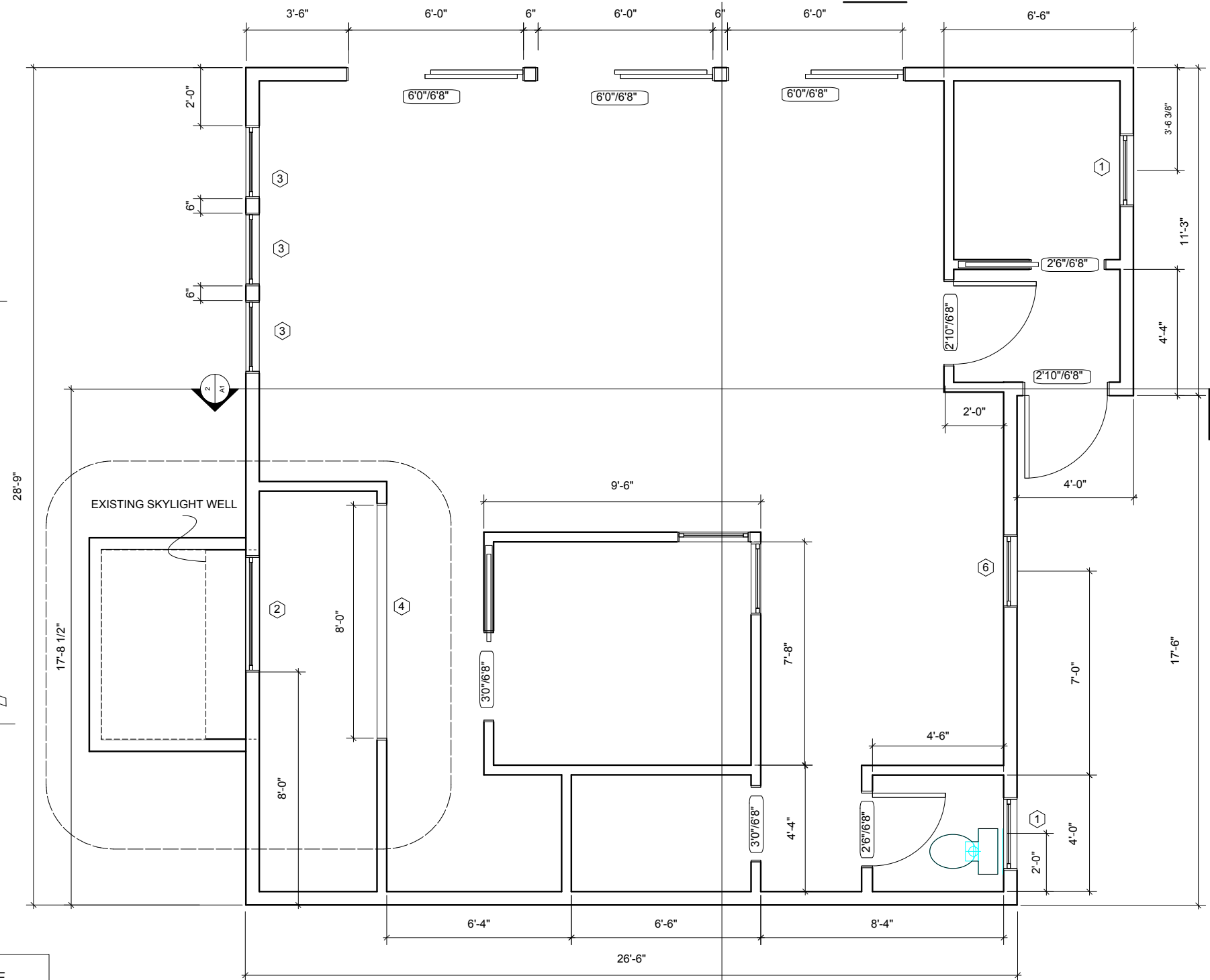


3 SKYLIGHT CONNECTION DETAIL  
Scale: 1/4" = 1'-0"

#### WINDOW SCHEDULE

W H HEADER

①	2'6" x 1'6"	7'
②	4'0" x 3'0"	7'
③	2'6" x 1'2"	7'
④	8'0" x 3'6"	7'
⑤	6'0" x 1'4"	10'11"
⑥	2'6" x 4'2"	7'6"



LAYOUTX  
Scale: 1/2" = 1'-0"

1	FEB.05, 2013	ISSUED FOR DEVELOPMENT/ BUILDING PERMIT
NO.	DATE:	REVISION: NOV.25, 2013

SEAL:

PROJECT TITLE:

CAFFE FANTASTICO

965 KINGS ROAD  
VICTORIA, BC

SHEET TITLE:

ROOF PLAN

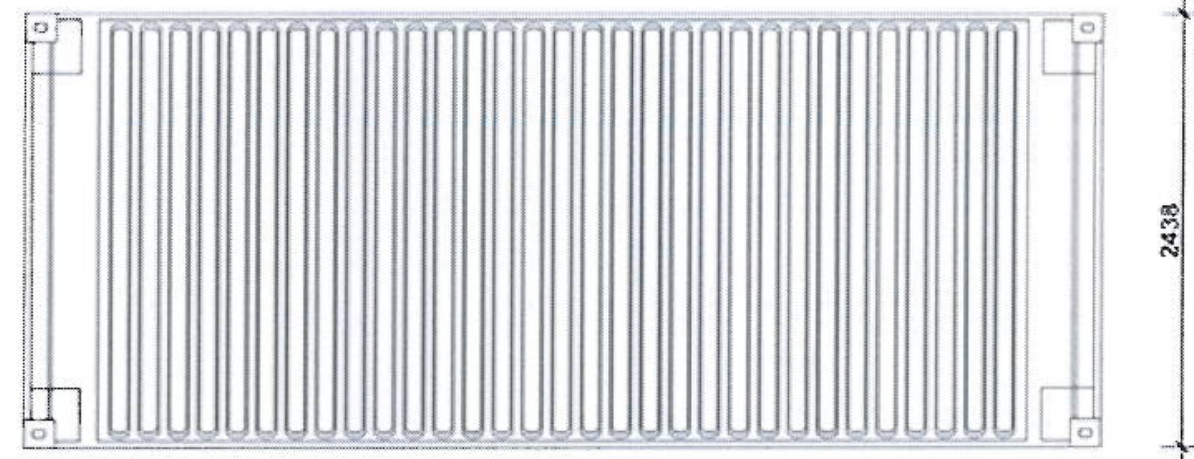
SCALE: AS SHOWN	DRAWN: EF	SHEET NO. <b>A4</b>
DATE: FEB.05, 2013	PROJECT NO. 11-066	



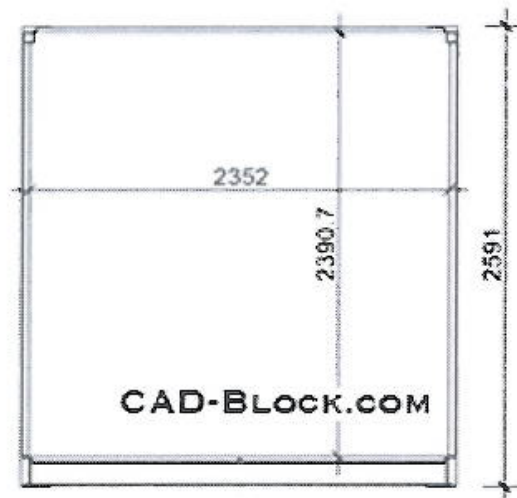
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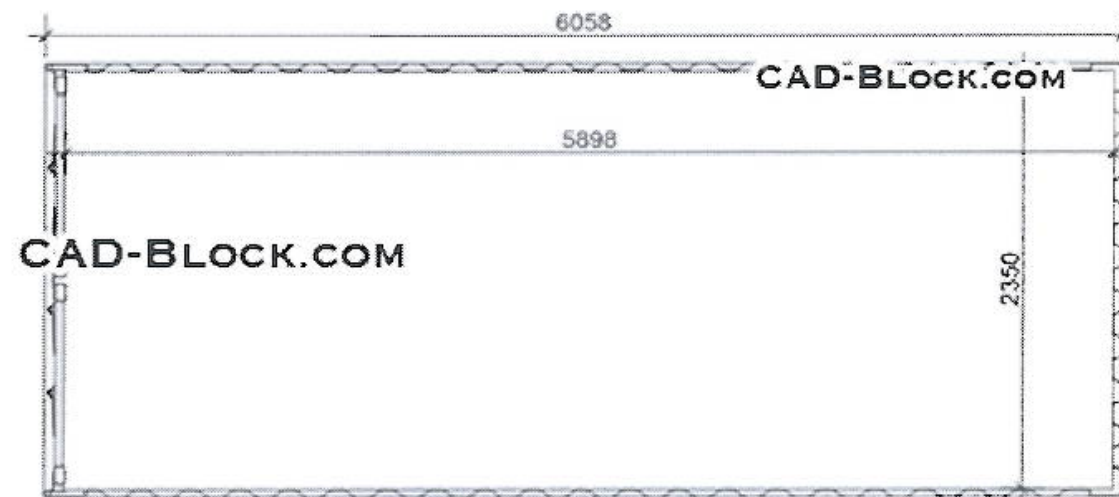
front end



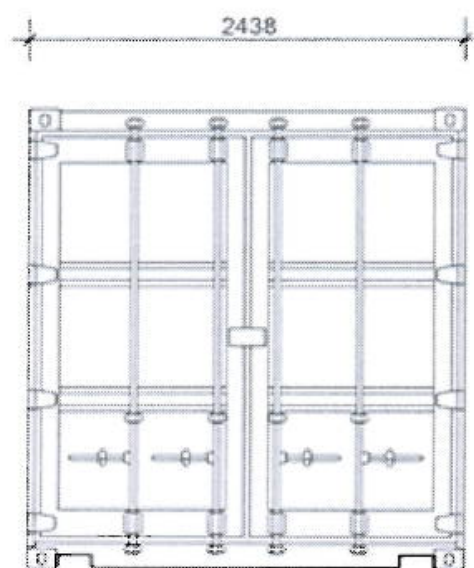
roof top



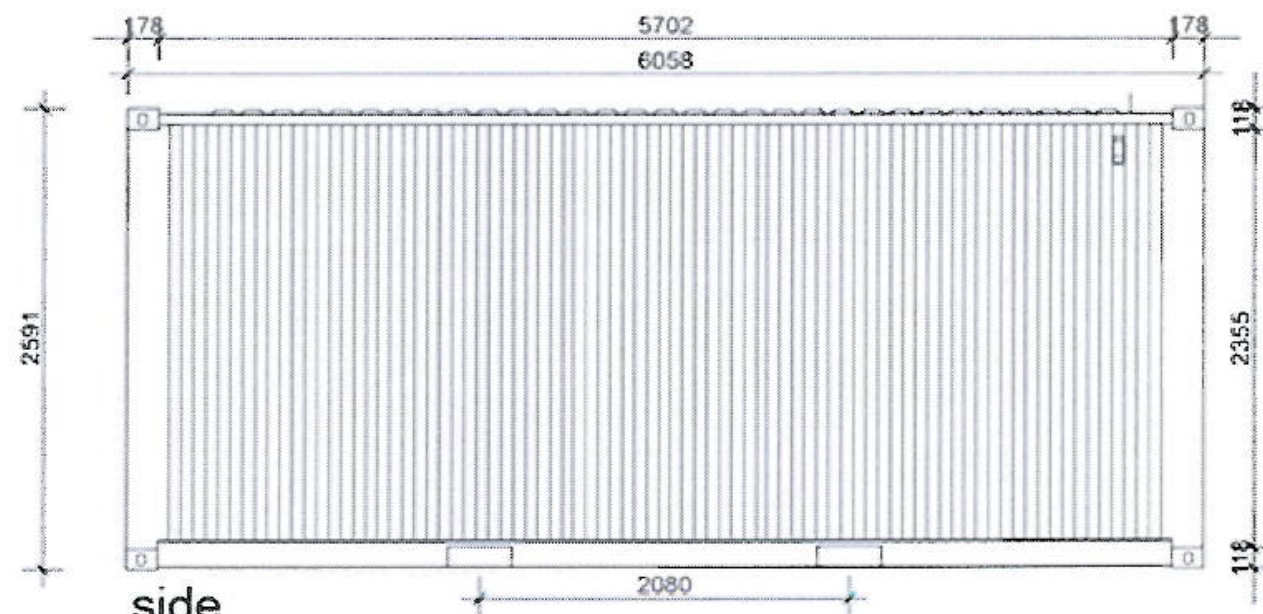
cross section



plan



door end



side