ALL **"CONDITIONS OF APPROVAL"** LISTED ON THE DIGITAL COPY OF THE BUILDING PERMIT MUST BE CAREFULLY REVIEWED. THESE CONDITIONS FORM PART OF THE BUILDING PERMIT.

GENERAL NOTES:

* Dimension given on the drawings shall take priority over scale. Contractor to verify and confirm all dimensions on the drawings from the Building Designer and Consultants prior to work commencement.
* Report discrepancies immediately to both the Designer and the Owner of the project in writing.
* Surveyor and or Contractor to confirm all siting and placement of structure on the lot. Designer not responsible for placement.
*All work shall meet or exceed the rules and regulation set out in the latest edition of National Building Code of Canada, BC Building Code.
*All Material shall be used in strict accordance to manufacturers printed directions and specifications.
* All Material to confirm to CSA, CGSB, and NBC standards.

Structural Design
.1 Structure is based on existing site condition and on criteria stated in Part 4 and Part 9 of the 2018 BC Building Code and or other application sections.
.2 Engineered beams, floor and roof joist design by others.

Rough Carpentry
.1 Contractor shall be responsible for proper setting out of work and to ensure no eccentric loading to occur.
.2 All construction material to conform to CSA and NBC (current edition).
.3 All structural members are #2 grade or better Hem-Fir in accordance with NLGA standards and grading.
.4 Contractor to provide backing for all plumbing accessories, shelving, and cabinets.

LOCAL & MUNICIPAL
Perform work to meet or exceed ALL District of Saanich Zoning and Building By-laws, AND local authority having jurisdiction requirements.

CONCRETE

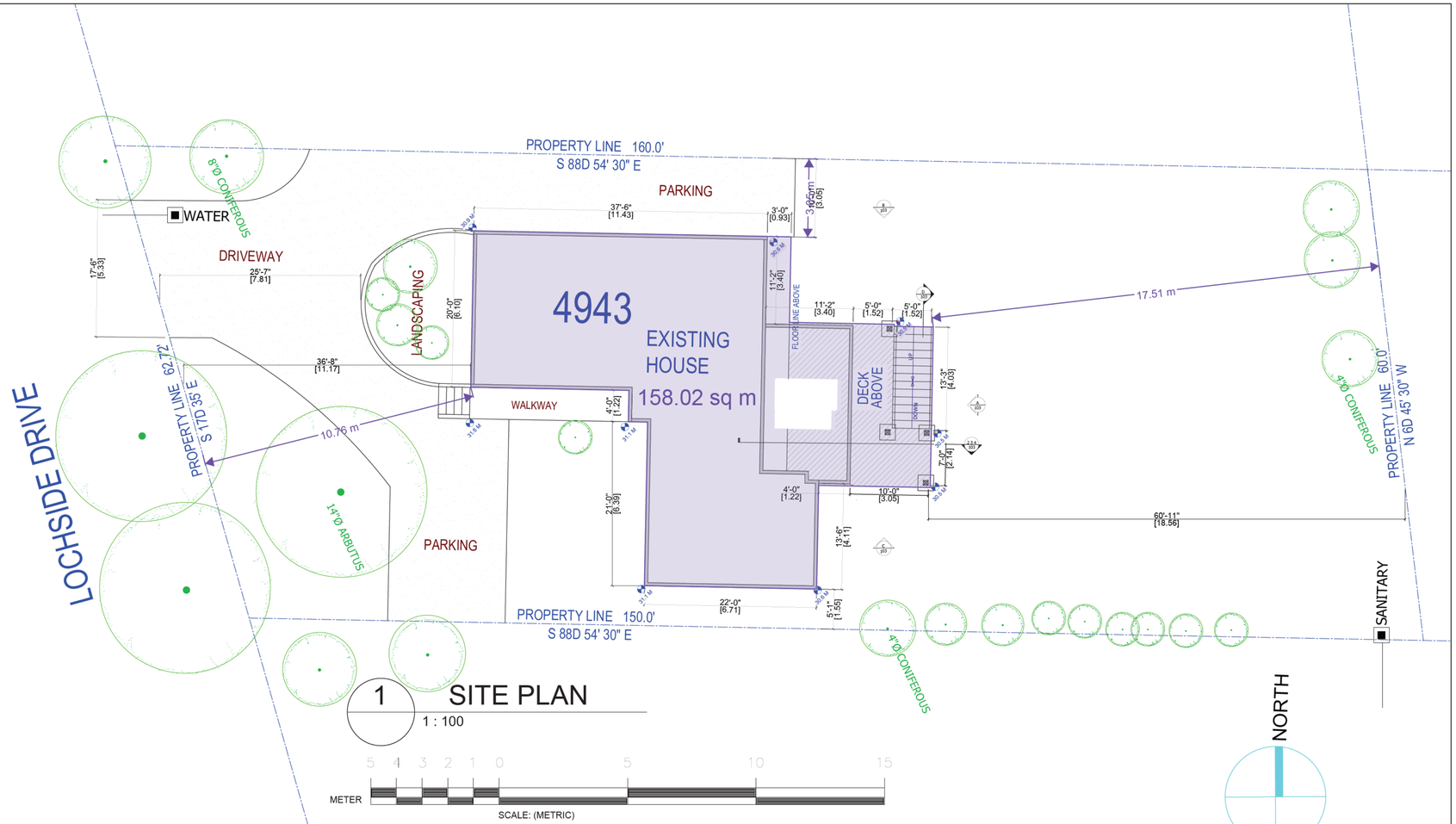
1. All concrete is to meet the following requirements in accordance with CSA 23.1/23.2 and CSA 23.3:

a. minimum 28-day compressive strength f`c = 20 MPa, U.N.O.

2. The contractor is responsible for concrete that meets the performance requirements stated above.
3. Concrete is to be suitable for the concrete finishes as specified by the design drawings and is to be the responsibility of the contractor.
4. Provide the following minimum concrete clear covers U.N.O.

a. Footings placed on soil or fill: 75mm (3")
b. Placed beside normal, free draining soil or fill: 38mm (1-1/2")
c. Against soils with sulfides, chlorides or saturated: 65mm (2-1/2")
d. Slabs-on-grade: 50mm (2")
e. Minimum clear cover U.N.O. 32mm (1-1/4")

5. All slabs are the responsibility of the contractor and should have 6mil poly vapor barrier between slab and subgrade. Poly joints to be lapped a minimum of 6". Slabs are to be reinforced with 10M bars at 20" o/c each way or 152x152 MW9.1/MW9.1 (6x6 W1.4/W1.4) welded wire mesh centered in the slab (chaired, not on the ground). Provide bond break between slab and foundation with AIFB.
6. Rebar to have a minimum yield strength of 300 MPa for 10M bar and 400 MPa for all larger bar with a maximum of 500 MPa as per CSA 23.3 and CSA G30.18.
7. Splice length of rebar to be a minimum of 600 mm (24") U.N.O.
8. Rebar placement to be within ± 1/4" of the specified placement
9. Slabs on grade are not to bear on foundation walls.
10. It is recommended to provide saw cut control joints at 16' intervals to control cracking.



4943 LOCHSIDE DRIVE
LOT 1, PLAN VIP16117, SECTION 28, LAKE LAND DISTRICT

SCOPE OF WORK:

1. RECONSTRUCT EXISTING DECK IN REAR YARD.
   EXTEND TOWARDS REAR (EAST) BY 1.5 M (5'-0").

PROJECT DATA			
ZON NG	RS-18, RESIDENTIAL SINGLE FAMILY		
		PROPOSED	PERMITTED
LOT SIZE	9280 SQ FT (862 SQ M)	EXIST NG	
SEWER SERVICE AREA	SEWER AREA	YES	
	NEW (N) / EXISTING (E) TOTAL		
LOT COVERAGE			
MA N HOUSE (E)	1539 SQ FT		
DECK (E) * RE-BUILD	209 SQ FT		
GROSS LOT COVERAGE	1748 SQ FT		
LOT COVERAGE	(1748) / 9280	0.188	0.30
LEVEL 2 LIVING AREA	1295 SQ FT (EXISTING)		
LEVEL 1 LIVING AREA	1266 SQ FT (EXISTING)		
TOTAL LIVING AREA	2561 SQ FT 2561/9280 =0.276	2561 SQ FT (EXISTING) 0.276	4640 SQ FT 0.50
SETBACKS			
FRONT (WEST)		65'-7" (20.0M)	24'-7" (7.5M)
S DE (NORTH)	INTERIOR	10'-0" (3.0 M)	10'-0" (3.0M)
S DE (SOUTH)	INTERIOR	5'-1" (1.55 M)	5'-0" (1.5M)
COMBINED		15'-1" (4.55 M)	15'-0" (4.5M)
REAR (EAST)		11'-4" (3.5M)	39'-5" (12.0M)
BUILD NG HEIGHT		19'-0" (5.79M)	24'-7" (7.5M)

TITLE	DWG. #
SITE PLAN & GENERAL NOTES	A101
DECK PLANS	A102
DECK ELEVATIONS	A103
DECK SECTIONS & DETAILS	A104

POINT	ELEVATION
1	31.6 M
2	30.9 M
3	30.6 M
4	30.5 M
5	30.5 M
6	30.5 M
7	30.6 M
8	31.1 M
9	31.1 M
AVG. GRADE 277.4 M / 9 = 30.82 M	

District of Saanich
PERMIT PLANS
Permit Holder to ensure all work is carried out in conformance with the B.C Building Code and all Municipal Bylaws.

Building Permit RBP01006
Date
Inspection Services **APPROVED**

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO WORK.

DO NOT SCALE DRAWINGS.

REPORT DESCRENCY TO OWNER OR DESIGNER PRIOR TO STARTING WORK.
COPY RIGHT RESERVED.

TYKO DESIGN LTD
INFO@TYKODESIGN.CA

#	DESCRIPTION	DATE
1	BLDG PERMIT APPLICATION	2026.08.10

PROJEC:
4943 LOCHSIDE DRIVE
SAANICH, BC
FOR: MR. ALAN PENA

TITLE: SITE PLAN

PROJECT #:		PAGE:	A101
DRAWN BY:	DK		
CHECKED BY:			
DATE:	2026.06.01	SCALE:	AS NOTED