

**PROJECT INFORMATION**

**ADDRESS**  
C-3, 1 DALLAS RD  
VICTORIA BC

**DETAILS**  
PID: 025-392-247  
Folio: 02101335  
Plan Number: VIP73551  
Legal Description: LOT A OF THE BED OF VICTORIA HARBOUR, VICTORIA, PLAN VIP73551 LOT 1 OF LOTS 1352A, 1366, 1367, 1368, & 1369, VICTORIA, PLAN 28160 (FISHERMAN'S WHARF)

**DRAWING LIST**

Sheet List	
ID0.00	COVER SHEET & SITE PLAN
ID1.00	FLOOR PLANS & CROSS SECTION
ID2.00	PROPOSED ELEVATIONS
ID3.00	SHADOW STUDY

**GENERAL NOTES**

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PROJECT COMPONENTS & CONSTRUCTION TO CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, & LOCAL MUNICIPALITY ZONING BYLAW DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE EXTERIOR DIMENSIONS ARE MEASURED TO SHEATHING. INTERIOR DIMENSIONS ARE MEASURED TO CENTER-LINE OF PARTITION. UNLESS INDICATED OTHERWISE.  
PRIOR TO COMMENCEMENT OF CONSTRUCTION; DRAWINGS, SITE CONDITIONS, DIMENSIONS, & ELEVATIONS TO BE VERIFIED BY CONTRACTOR CONTRACTOR SHALL NOTIFY THE OWNER & DESIGNER OF ANY ERRORS OR DISCREPANCIES

**FRAMING**  
ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER  
ALL STRUCTURAL WOOD FRAMING TO BE SPF GRADE #1 OR #2 OR BETTER IF SPECIFIED  
ALL CONCEALED SPACES (INCL. VERT. DUCT CHASES) TO BE FIRE BLOCKED [BCBC 9.10.16 & 9.10.16.3]  
RAINSCREEN TO BE APPLIED IN ACCORDANCE WITH THE LATEST BCBC 2024  
ALL EXT. & INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE TO BCBC 9.23.13.2

**ROOFING**  
ALL TRUSS & GRIDER TRUSS LOCATIONS INDICATED ON THIS PLAN MAY VARY FROM TRUSS LAYOUTS PROVIDED BY ENGINEER. ENG. TRUSS DRAWINGS TAKE PRECEDENCE.  
ALL ROOF STRUCTURE SHALL BE DESIGNED BY QUALIFIED ENGINEER & INSTALLED ACCORDING TO MANUFACTURERS DRAWINGS  
ROOF PENETRATIONS & OTHER EXPOSED OPENINGS WILL REQUIRE FLASHING.

**PLUMBING & ELECTRICAL & MECHANICAL VENTILATION**  
PLUMBING & ELECTRICAL & MECHANICAL SYSTEMS TO BE DESIGN & INSTALLED BY QUALIFIED PROFESSIONAL OWNER TO APPROVE ALL LIGHTING, SWITCH, OUTLET AND APPLIANCE LOCATIONS.  
ELECTRICAL PANEL TO COMPLY WITH BCBC 9.34 & 9.36  
PROVIDE CRAWSPACE /ATTIC VENTILATION & ACCESS IN ACCORDANCE WITH BCBC 2024  
PROVIDE HEATING, AIR CONDITIONING AND VENTILATION AS REQUIRED BY OWNER  
HEATING, VENTILATION, & AIR CONDITIONING SYSTEMS TO CONFORM WITH SECTION 9.36.3. HOT WATER HEATING TO CONFORM TO SECTION 9.36.4 FOR BCBC 2024 ENERGY REQUIREMENTS

**ZONING ANALYSIS**

	ZONING	EXISTING	PROPOSED
FLOOR AREA (m2)	--	35.52	50.81
HEIGHT (m)	6	3.56	4.43
NUMBER OF STOREYS	--	1	2
PARKING	1	1	1

**PERMITTED & PROPOSED USES:**  
RESIDENTIAL DWELLING

**WINDOWS, DOORS, & SKYLIGHTS**  
ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO BCBC 9.4.7.1(1), 9.7, 9.36, AND COMPLY WITH AAMA/WDMA/CSA 101/1.5.2/A440-08, NAFS-08 & THE CANADIAN SUPPLEMENT TO NAFS  
OWNER TO APPROVE ALL WINDOW TYPES, CASINGS, & MILLWORK  
SAFETY GLASS TO BE INSTALLED WHERE WINDOW IS NEXT TO BATH TUB OR SHOWER.  
WINDOWS, DOORS, & SKYLIGHTS TO CONFORM WITH SECTION 9.36.2.7 FOR BCBC 2024 ENERGY REQUIREMENTS

**GUARDS/HANDRAILS**  
ALL STAIRS REQUIRE 34" TO 38" GRASPABLE HANDRAILS  
BALCONIES, DECKS, & PORCHES GREATER THAN 2' ABOVE GRADE REQUIRE GUARDRAILS IN ACCORDANCE TO BCBC 2024

**MISC**  
ALL FIRE AND LIFE SAFETY PROVISIONS TO CONFORM TO BCBC 2024  
SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED IN ACCORDANCE TO BCBC 2024 PART 9 & ARE TO BE HARDWIRED & INTERCONNECTED. ON ALL FLOORS & IN BEDROOMS  
BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENING WITH AREAS NOT LESS THAN 3.8sq ft WITH NO DIMENSIONS LESS THAN 15"  
THESE PLANS REMAIN THE PROPERTY OF THE DESIGNER & CAN BE RECLAIMED AT ANY TIME.



1 SITE PLAN & PROJECT LOCATION

Drawn for:  
**ALI & BRUCE  
DOMONEY**

Scale:  
**AS NOTED**

Project Name:  
**FLOAT HOME ADDITION**

Issued for:  
**JBNA  
PRESENTATION &  
DP PERMIT APP.**

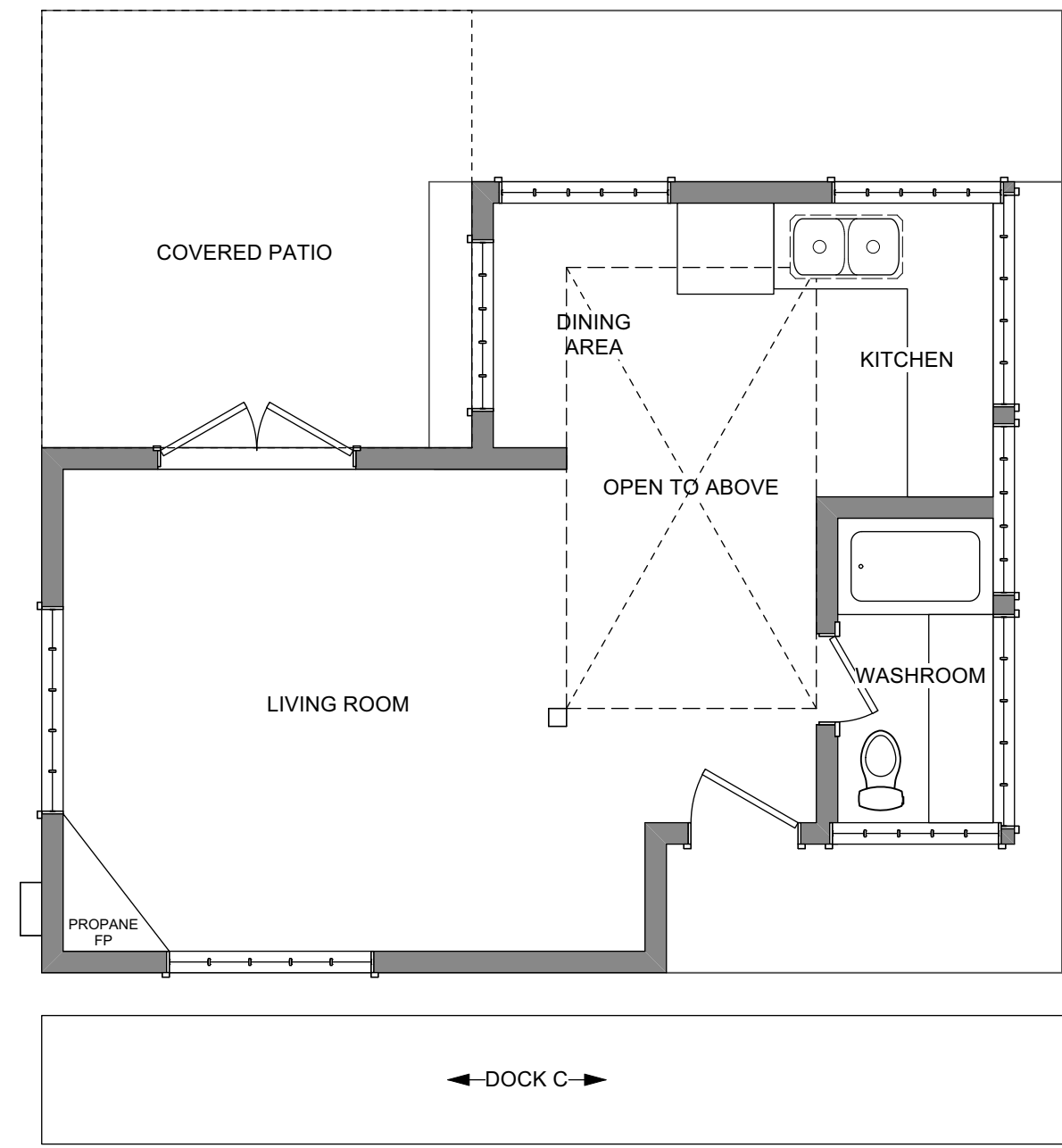
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**COVER SHEET & SITE PLAN**

Sheet:  
**ID0.00**

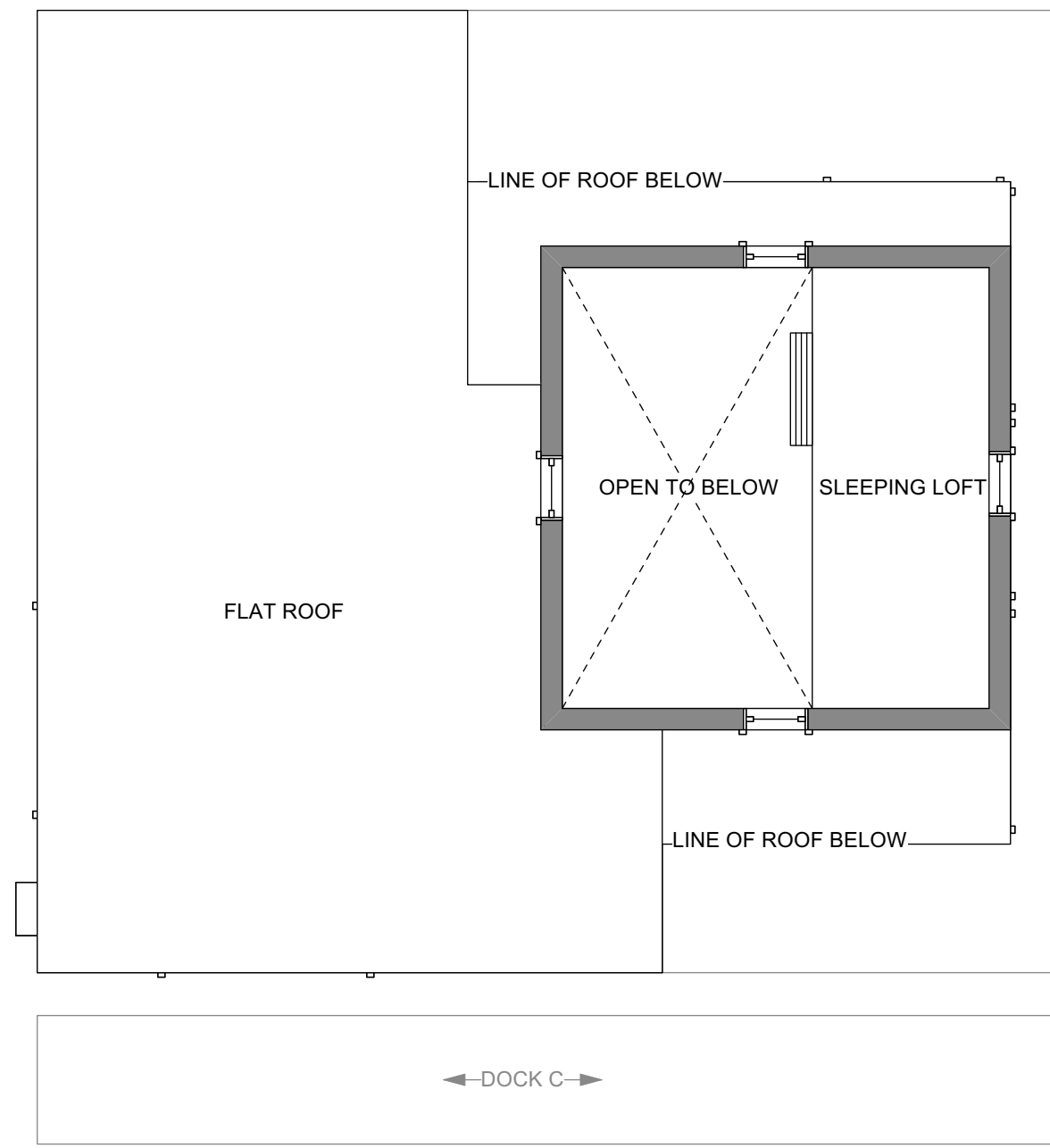
Drawn By:  
**T.I. 250-580-2972**

Date:  
**05 SEPT '24**

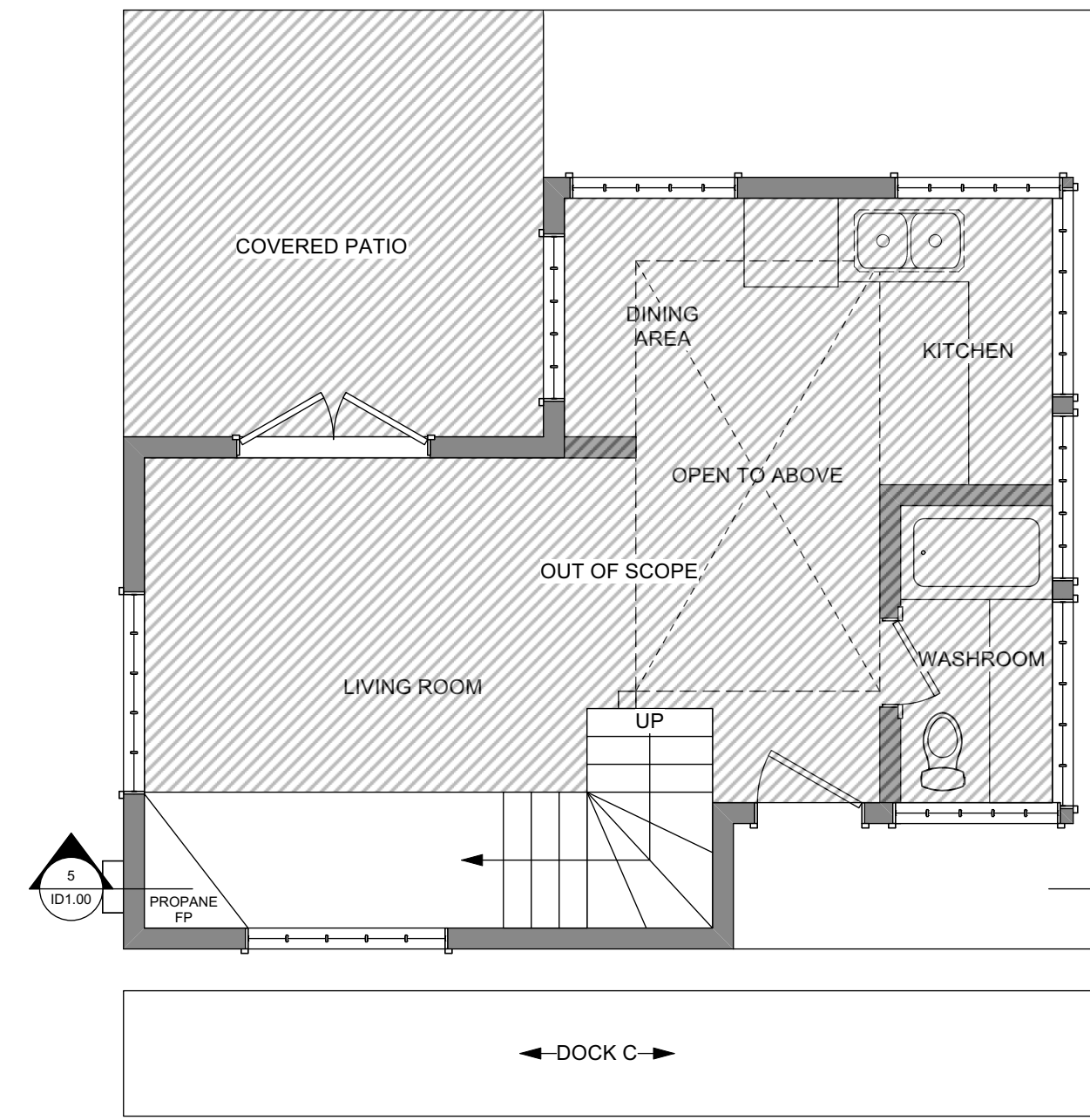
Project Address:  
**C-3 1 DALLAS, FISHERMANS WHARF**



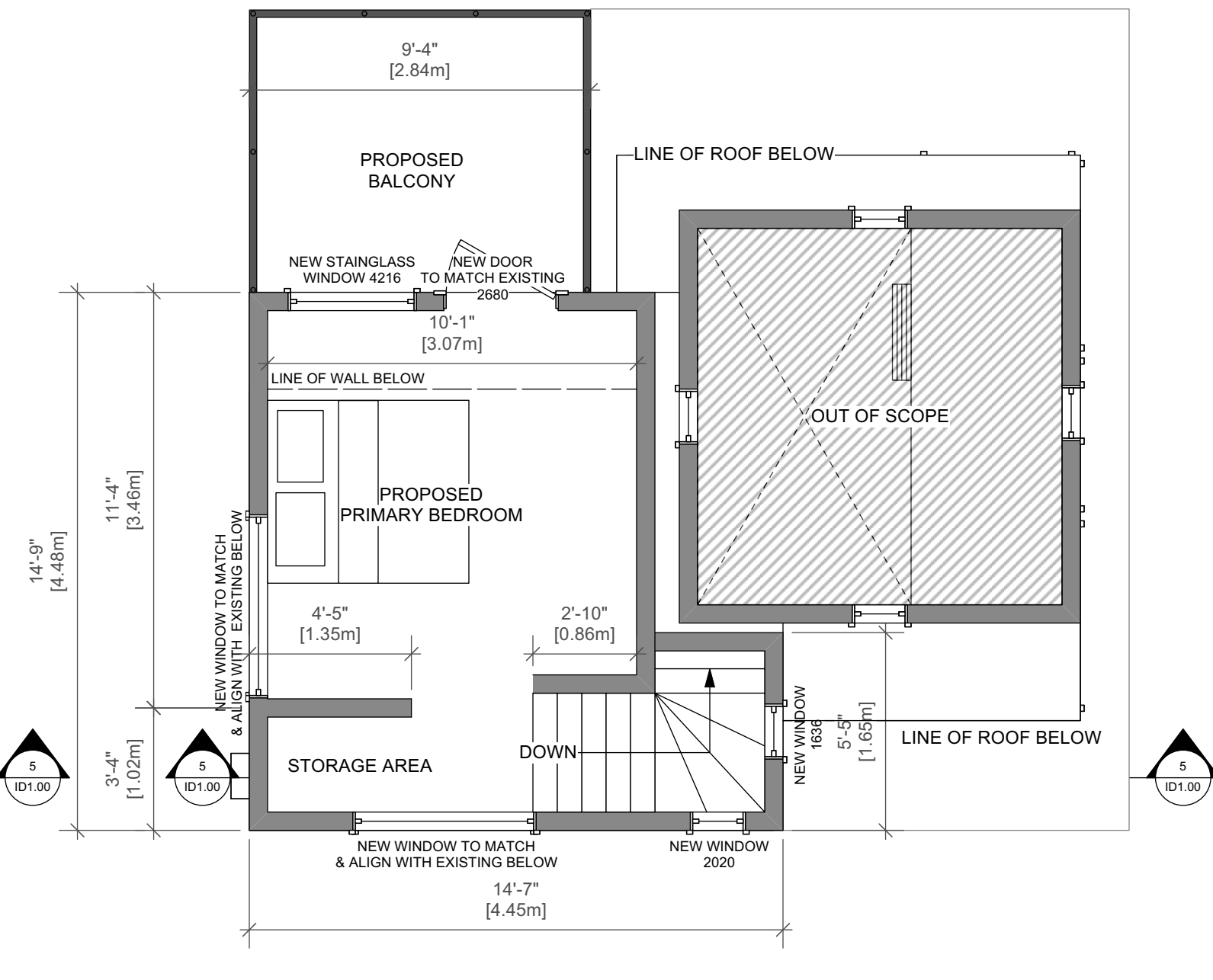
1 EXISTING MAIN FLOOR PLAN  
Scale: 1/4" = 1'-0"



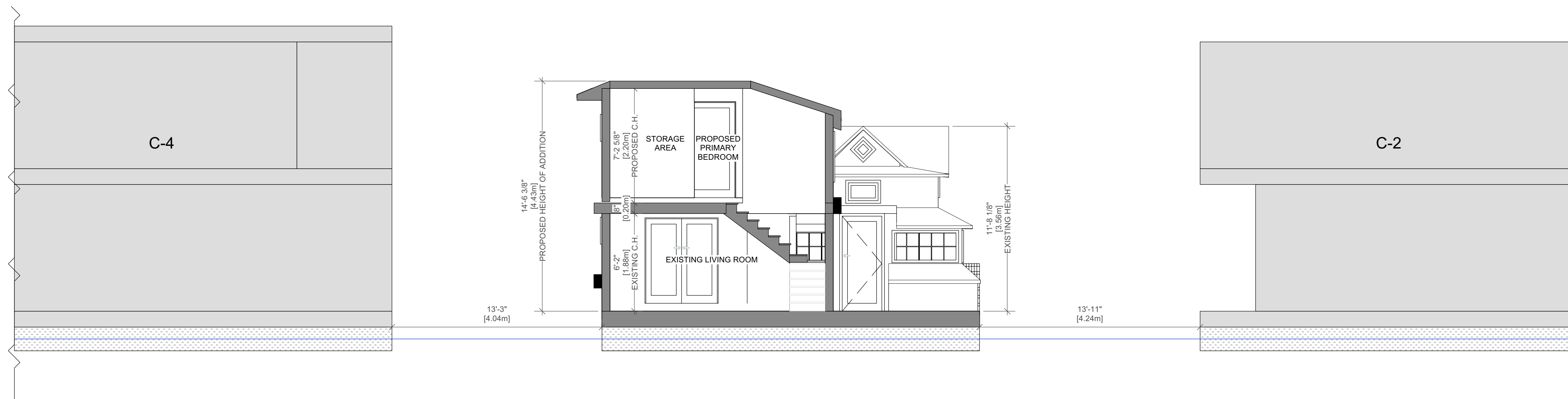
2 EXISTING UPPER FLOOR PLAN  
Scale: 1/4" = 1'-0"



3 PROPOSED MAIN FLOOR PLAN  
Scale: 1/4" = 1'-0"



4 PROPOSED UPPER FLOOR PLAN  
Scale: 1/4" = 1'-0"

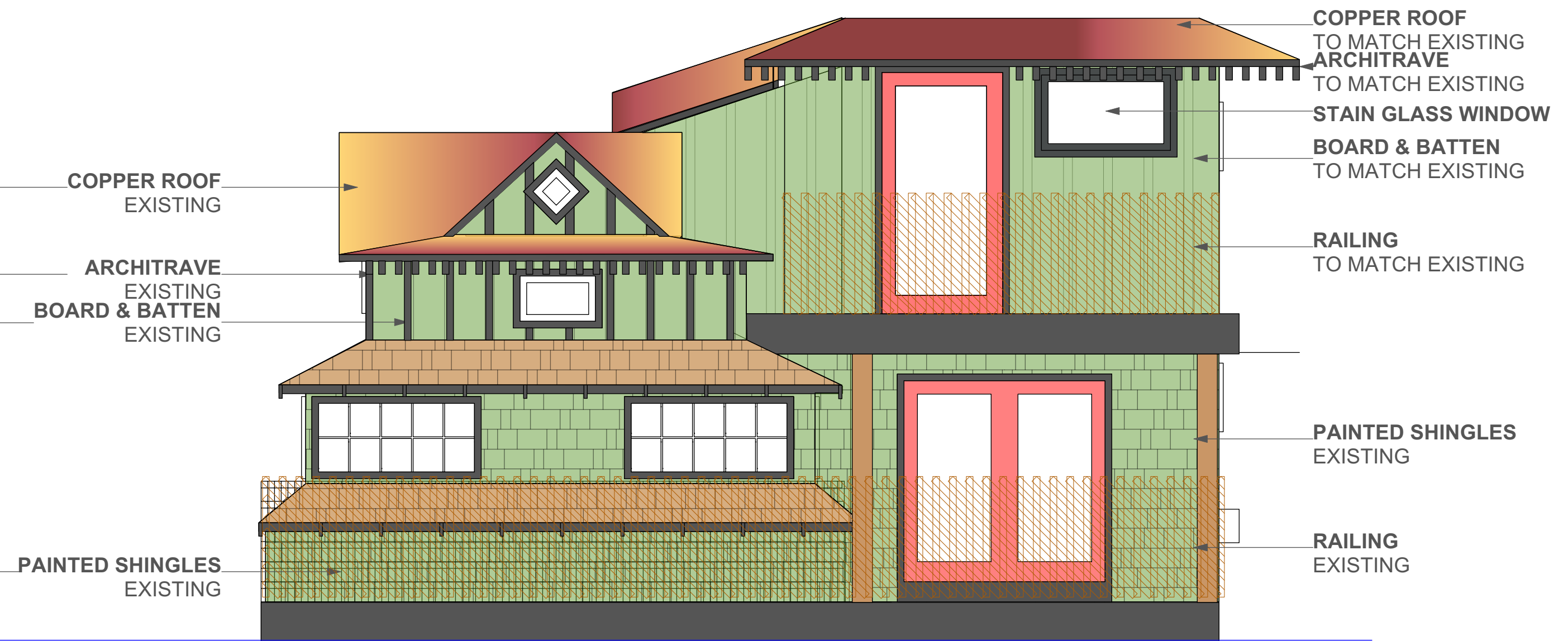


5 PROPOSED CROSS SECTION  
Scale: 1/4" = 1'-0"

Drawn for:	ALI & BRUCE DOMONEY
Scale:	AS NOTED
Date:	05 SEPT '24
Project Name:	FLOAT HOME ADDITION
Project Address:	C-3 1 DALLAS, FISHERMANS WHARF
Issued for:	JBNA PRESENTATION & DP PERMIT APP.
Page Title:	FLOOR PLANS & CROSS SECTION
Sheet:	ID2.00
Drawn By:	T.I. 250-580-2972



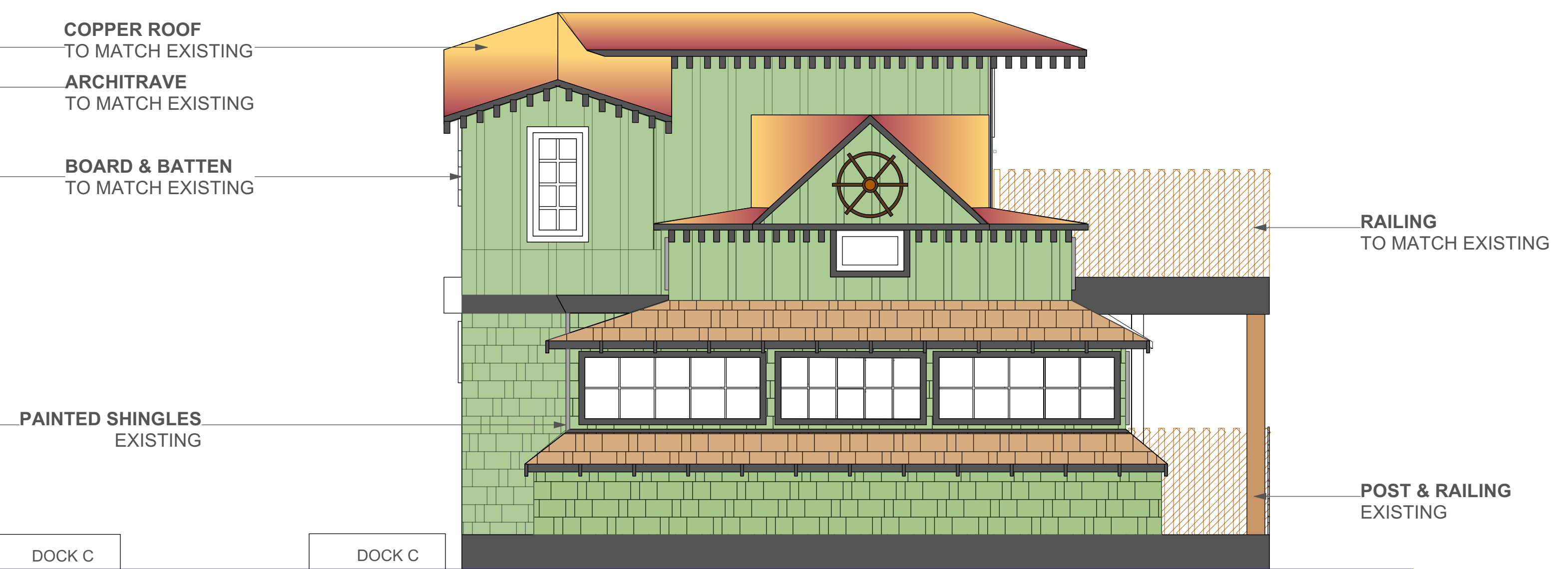
1 PROPOSED FRONT ELEVATION  
Scale: 3/8" = 1'-0"



2 PROPOSED REAR ELEVATION  
Scale: 3/8" = 1'-0"



3 PROPOSED LEFT ELEVATION  
Scale: 3/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION  
Scale: 3/8" = 1'-0"

Drawn for: ALI & BRUCE DOMONEY  
Drawn By: T.I. 250-580-2972

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Date: 05 SEPT '24

Project Name: FLOAT HOME ADDITION  
Project Address: C-3 1 DALLAS, FISHERMANS WHARF

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Page Title: PROPOSED ELEVATIONS

Page Title: ID2.00

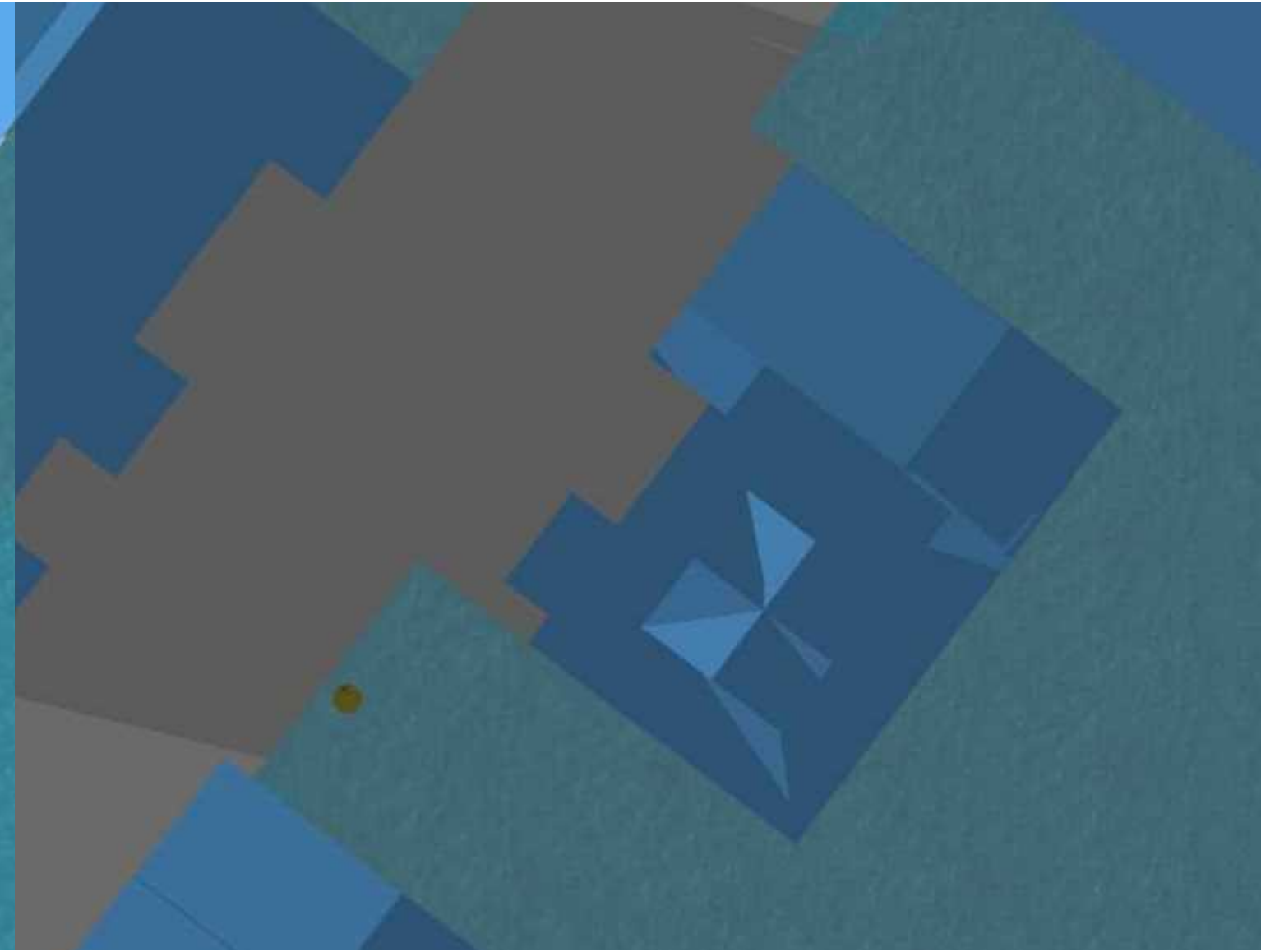
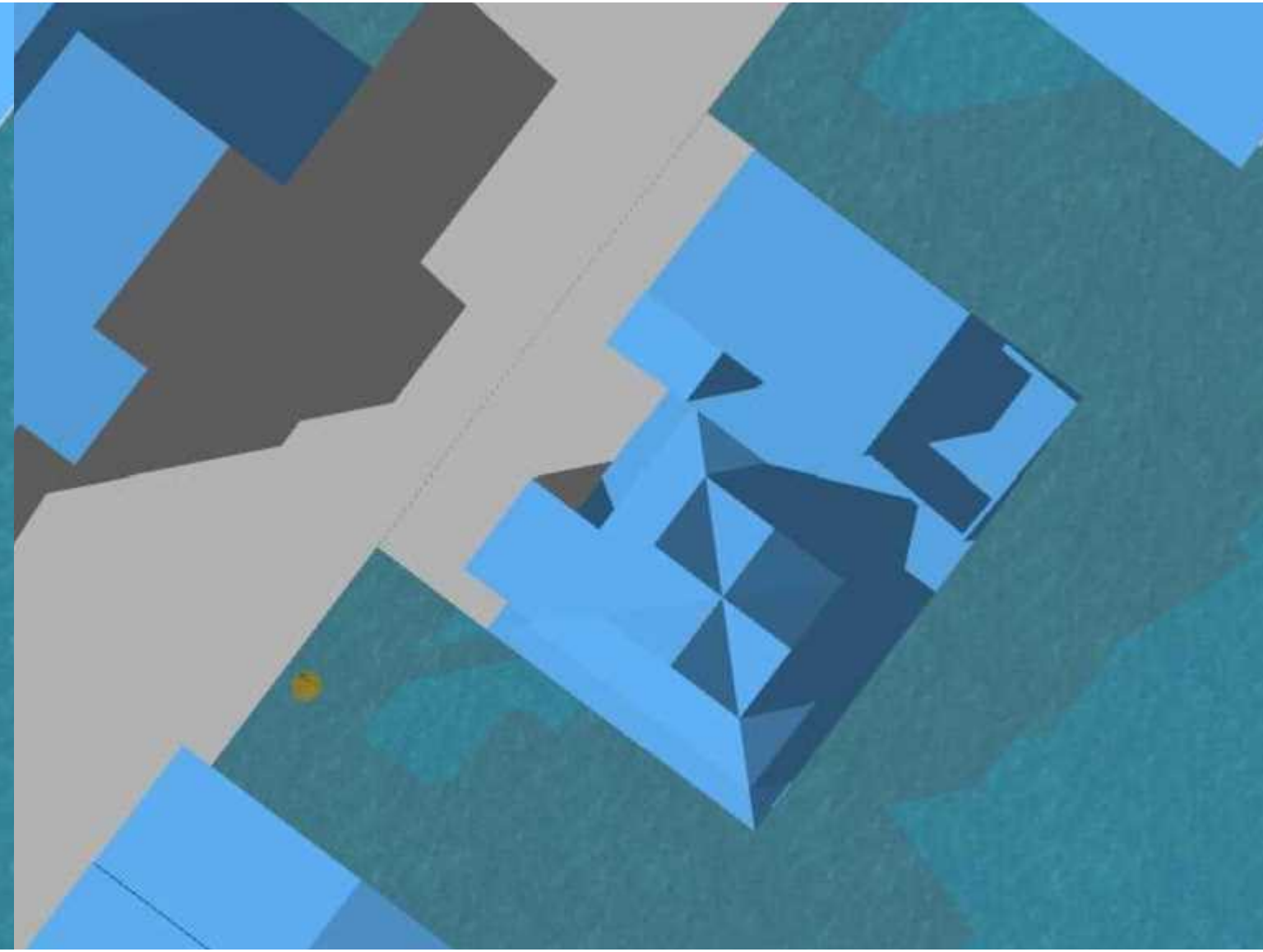
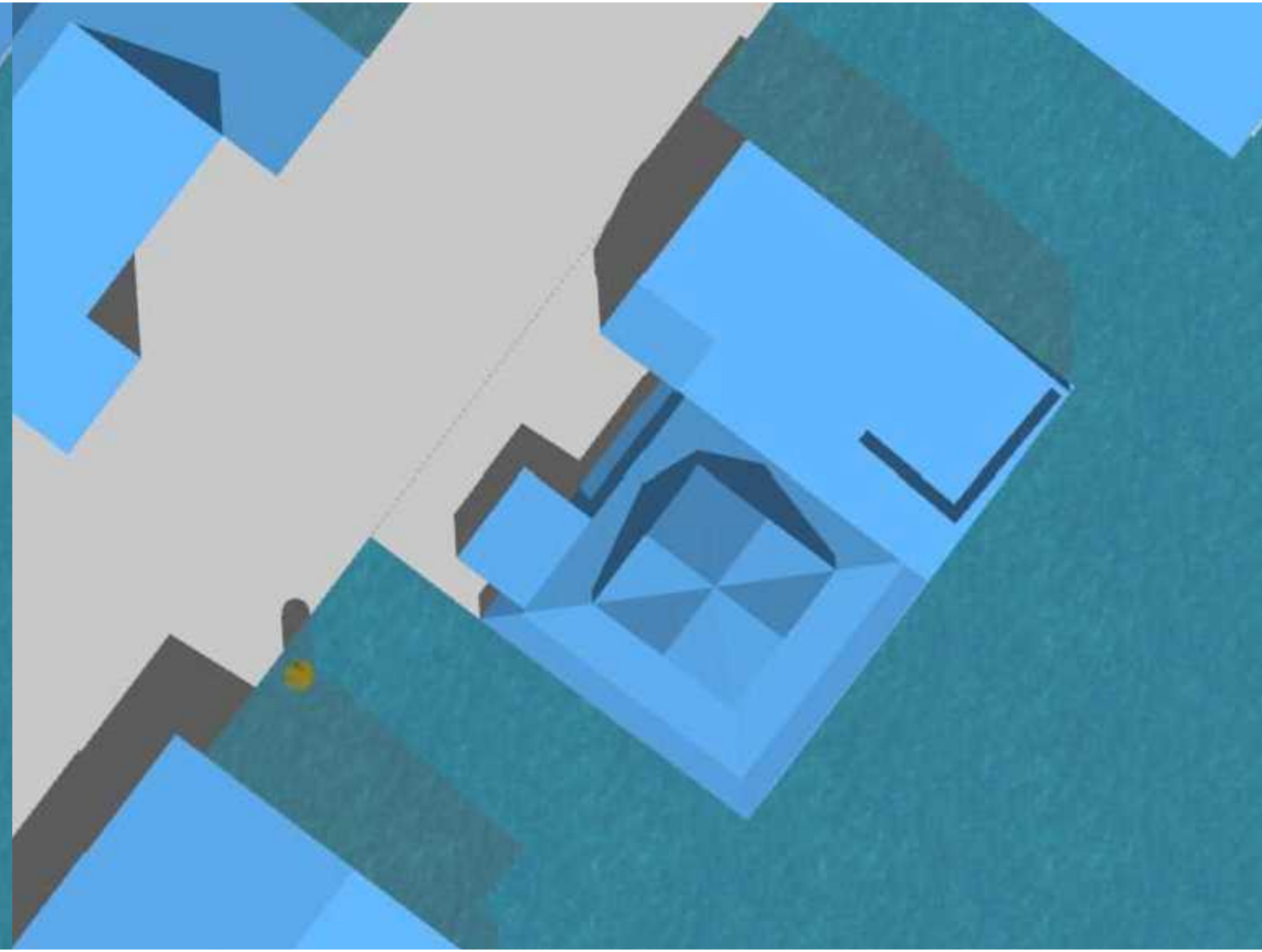
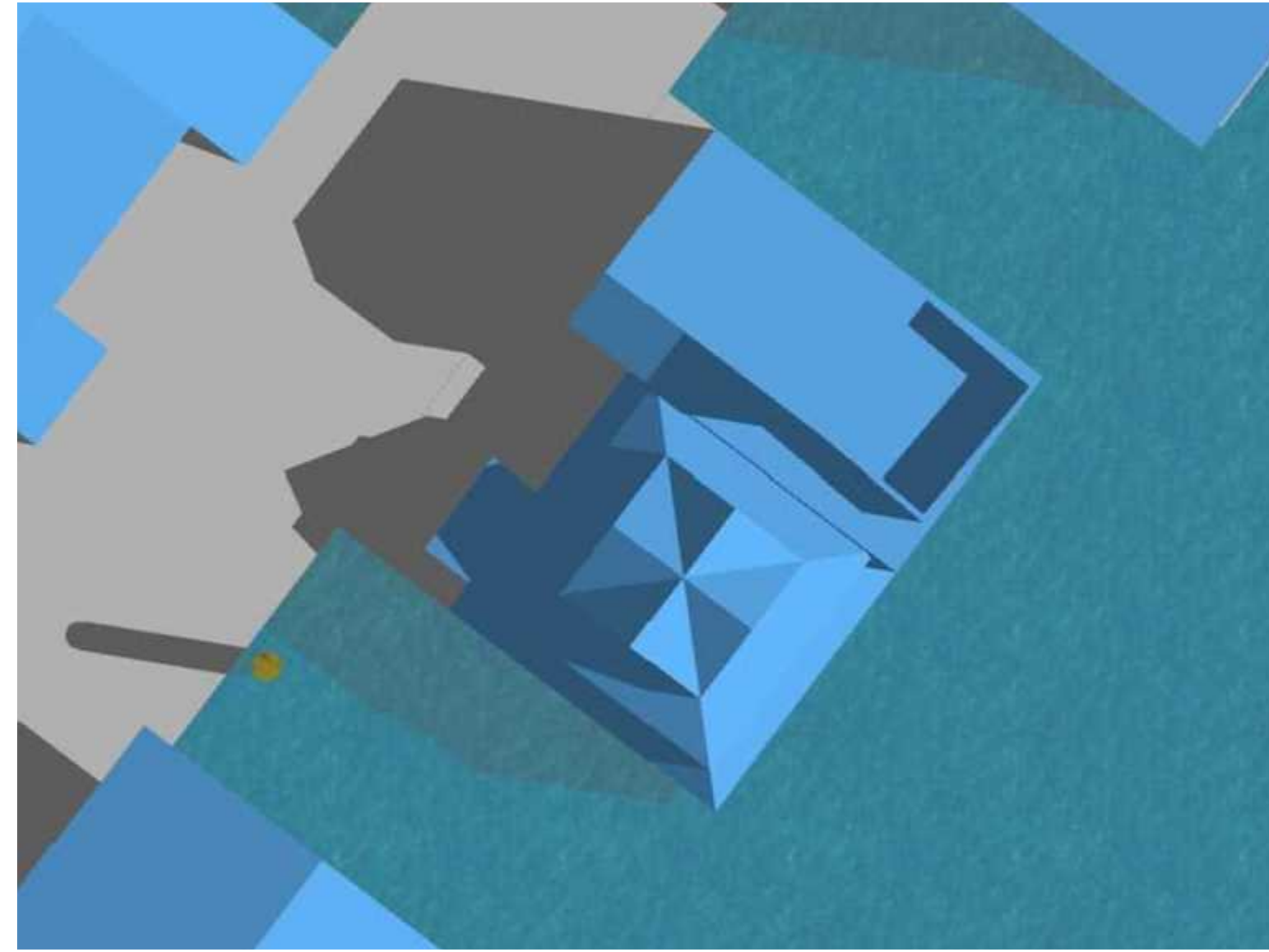


FIGURE 1:  
JUNE 9AM

FIGURE 2:  
JUNE 12PM

FIGURE 3:  
JUNE 3PM

FIGURE 4:  
JUNE 6PM

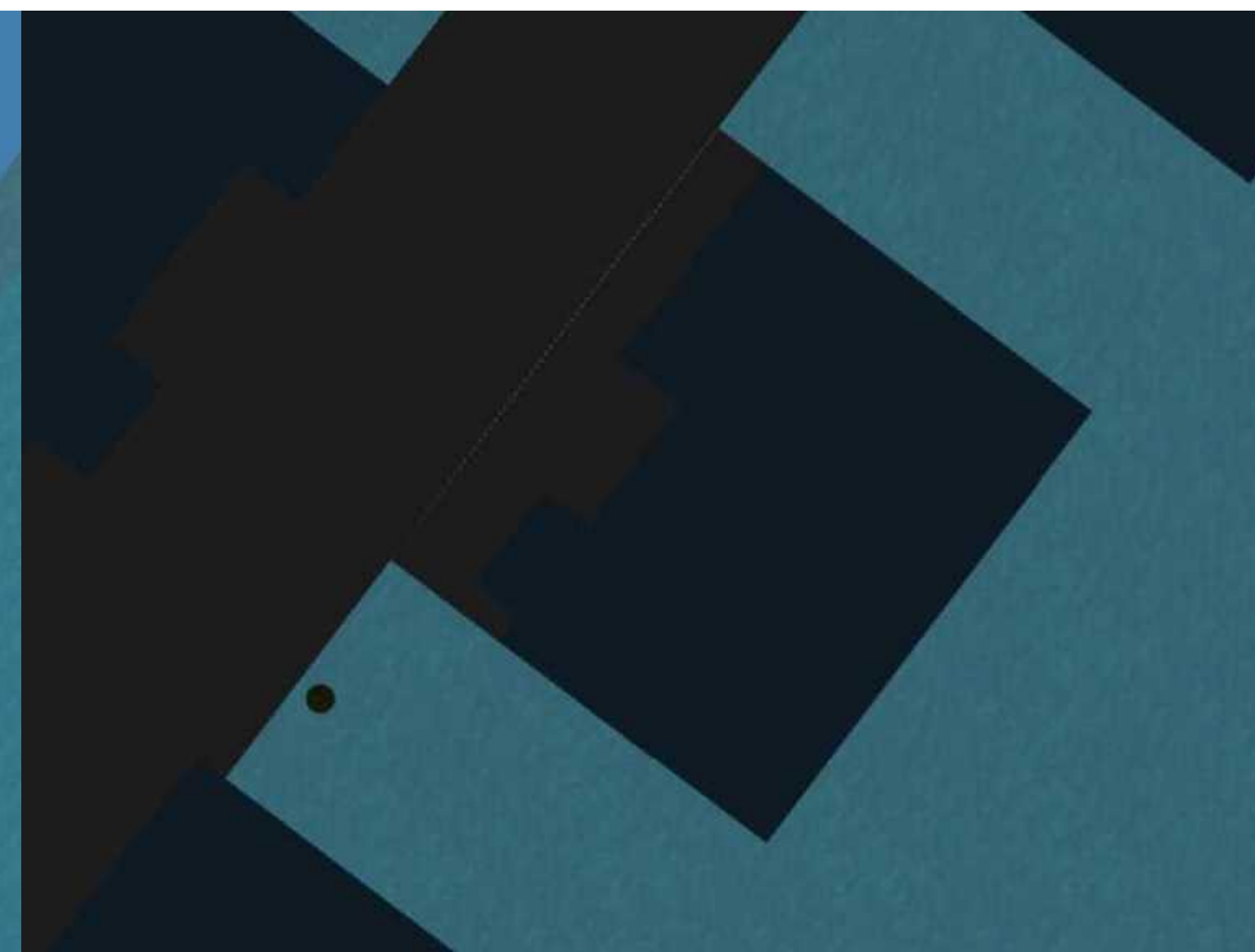
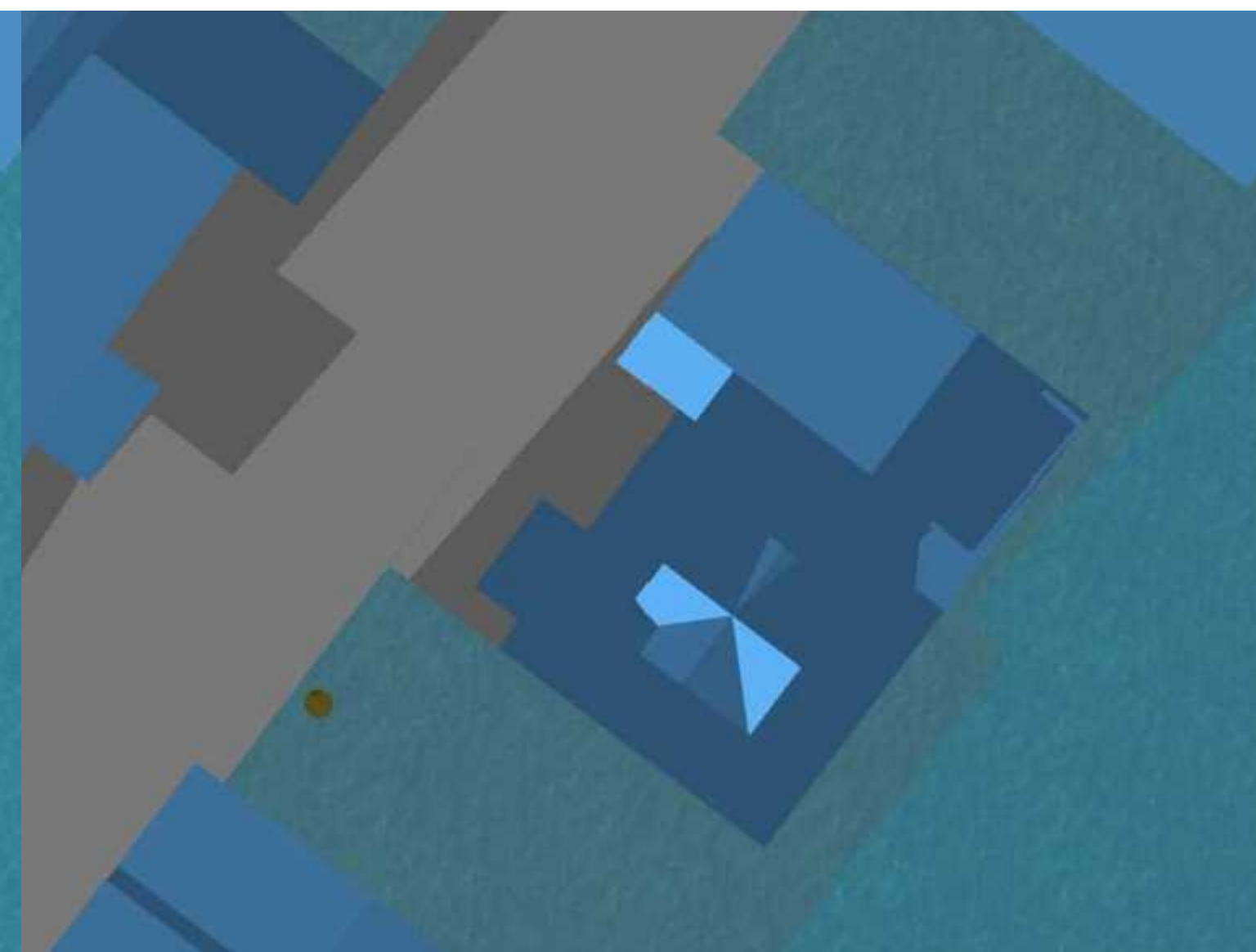
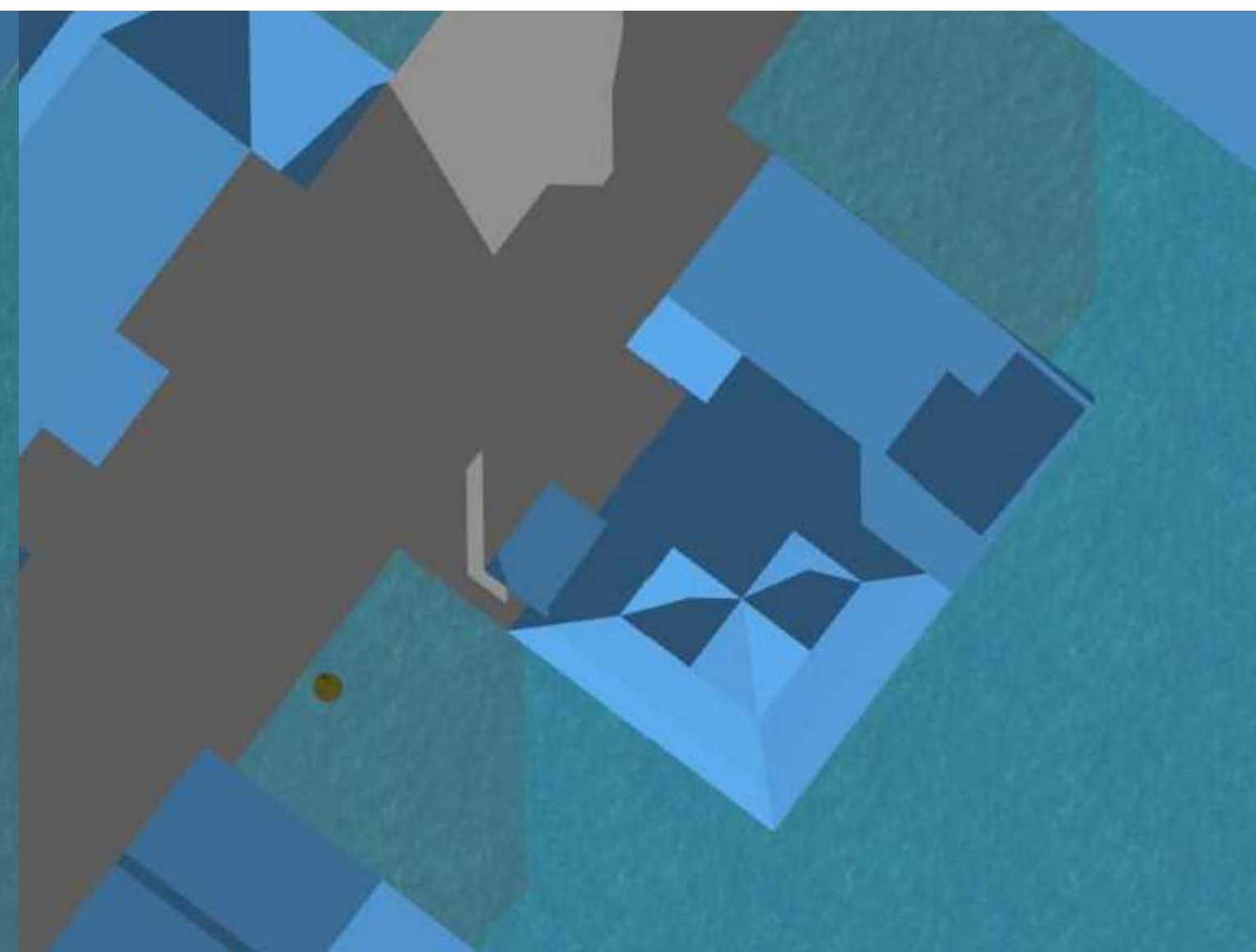
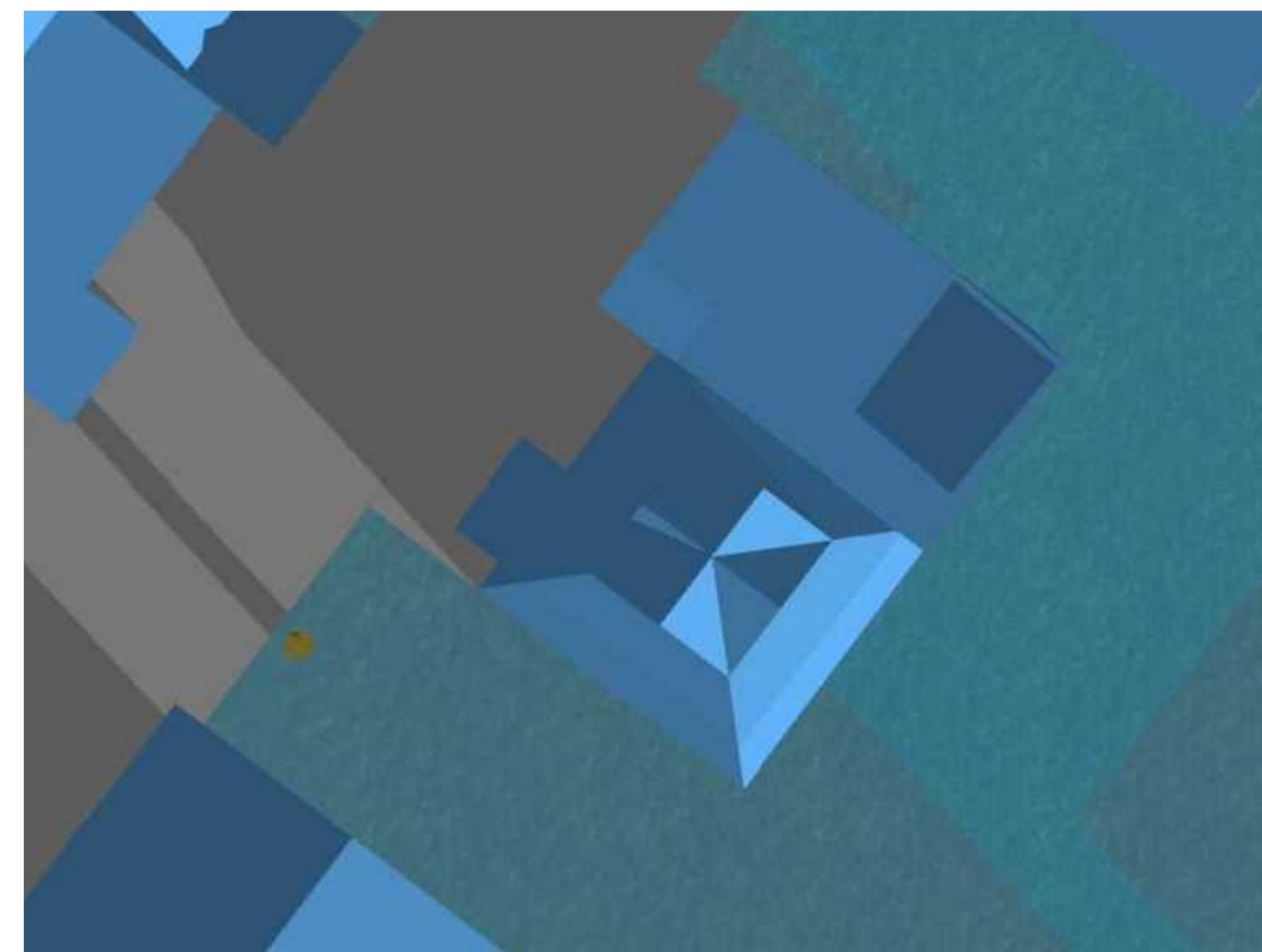


FIGURE 5:  
DEC 9AM

FIGURE 6:  
DEC 12PM

FIGURE 7:  
DEC 3PM

FIGURE 8:  
DEC 6PM

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**ID3.00**