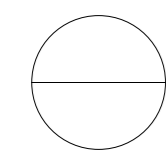




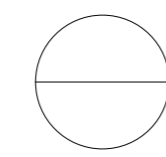
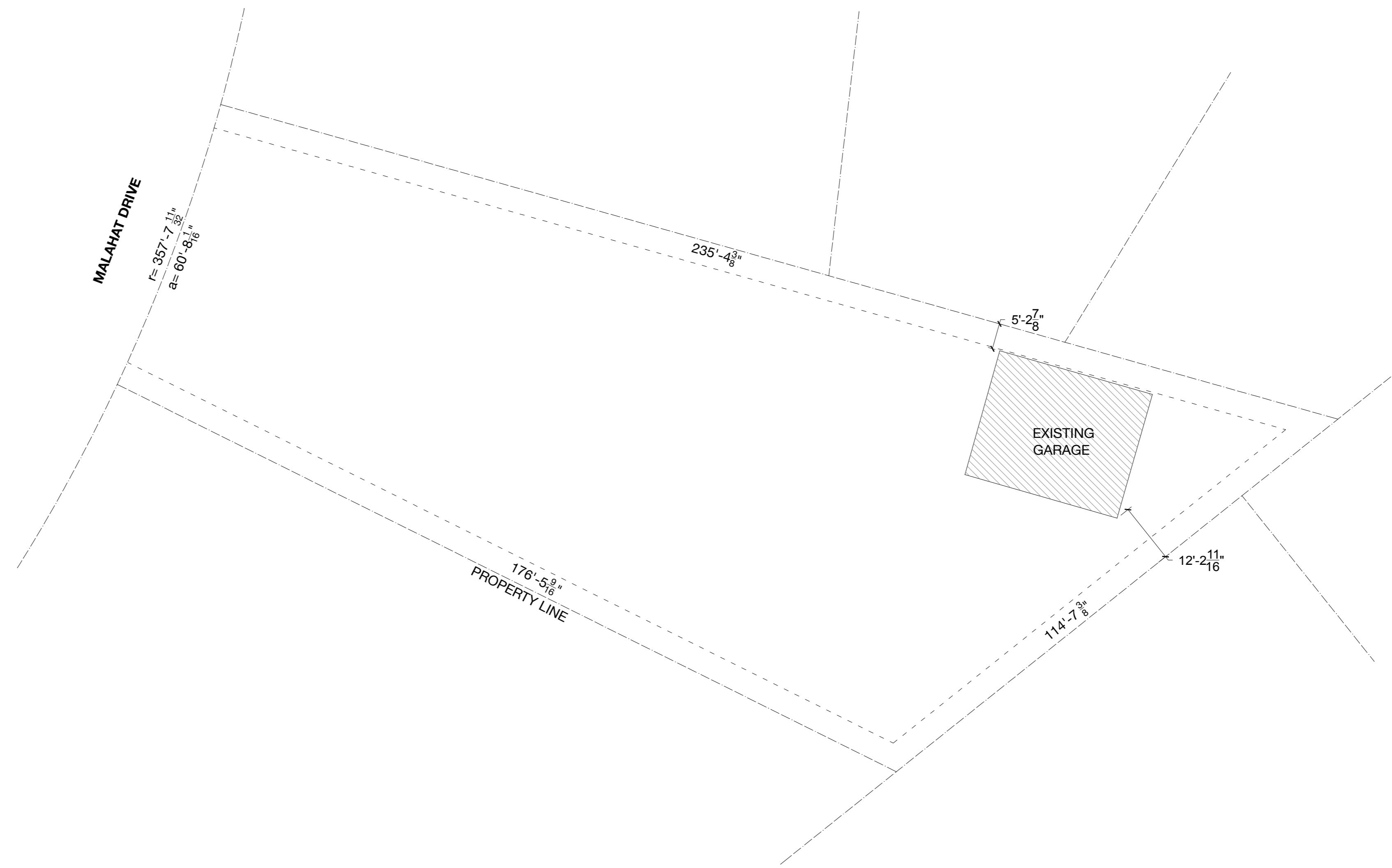
SITE



LOCATION PLAN
not to scale

PROJECT DATA

LEGAL ADDRESS: lot 10, d.I. 159, comox district, plan 41314
CIVIC ADDRESS: 1236 Malahat Drive, Courtenay
BUILDING AREA: +/- 822square ft
SIDEYARD SETBACK: 1.5m REQUIRED



SITE PLAN
1/16" = 1'

GENERAL NOTES

- 1) These drawings are the property of Megan Trumble and may not be copied or reproduced in any manner other than that defined on the drawings without written permission.
- 2) Do not scale the drawings. Larger scale drawings shall take precedence over smaller scale drawings.
- 3) Construction procedures and materials shall conform with the B.C. Building Code current edition, and all addenda thereto as well as all local Bylaws and Regulations.
- 4) The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
- 5) The Contractor and/or Owner shall obtain all necessary permits.
- 6) Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated. Contractor to notify Consultant if dimensional discrepancy impacts the work.
- 7) The Contractor shall visit the site, ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
- 8) Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
- 9) All materials purchased for and delivered to the site shall remain on site.
- 10) The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgment, be beneficial or expedite the execution of his work or that of other trades.
- 11) Substitutions in materials or methods of construction, when necessary because of material shortages or in order to avoid serious delays, may be made only after the consultation with and approval from the Designer.

WORKMANSHIP:

- 1) Workmanship shall be best quality and good trade practice, executed by workers experienced and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- 2) Do not employ any unfit person or anyone unskilled in their required duties.
- 3) Contractor shall protect work and adjacent properties at all times during construction.

REGULATORY REQUIREMENTS - CODES/BYLAWS:

- 1) Work, materials and methods to conform to British Columbia Building Code (BCBC), latest edition, and other applicable codes and bylaws.
- 2) The Owner or Contractor shall notify the Consultant if any work or found existing conditions not shown on the drawings contravene the code.

SPECIFICATIONS:

- 1) Materials and finishes to be selected and confirmed prior to construction by the Owner. All materials and finishes to be installed as per manufacturers instructions and at the approval of the Owner.

1236
MALAHAT
DRIVE

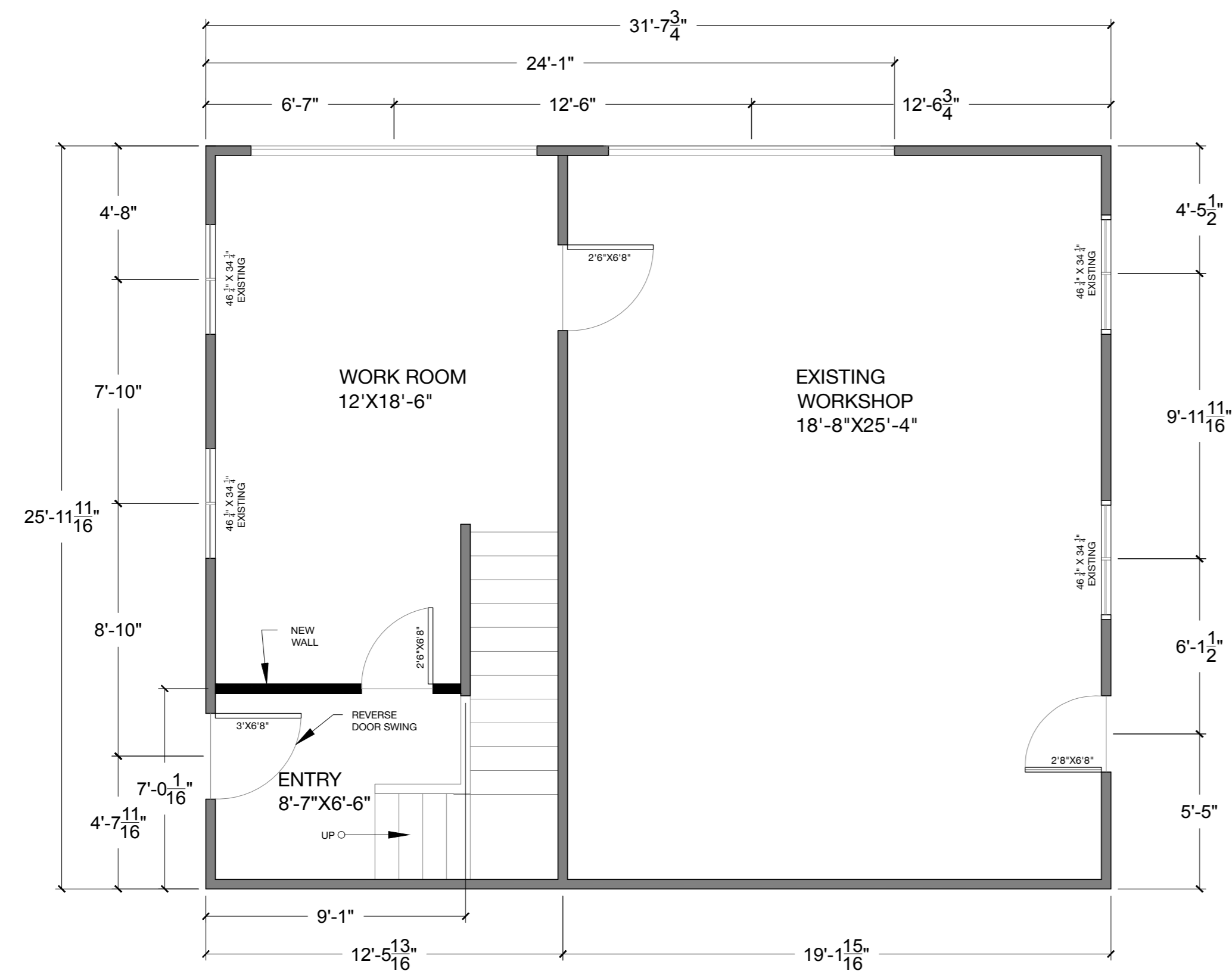
Drawing:
Location Plan
Site plan



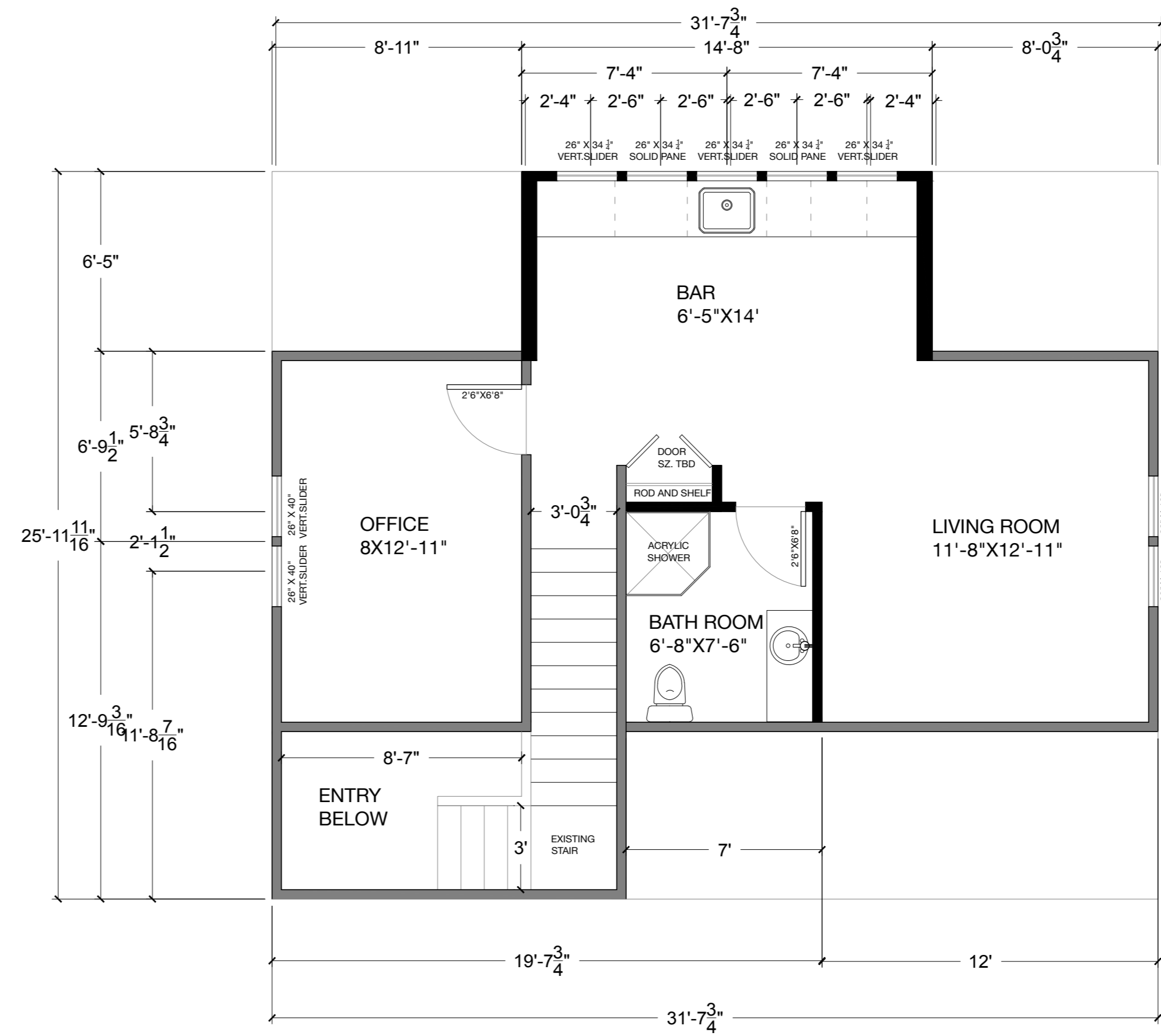
MEGAN TRUMBLE DESIGN

Date:
Sept. 17th 2016

Scale:
As Noted



○ First Floor Plan
 $\frac{1}{4}'' = 1'$



○ Second Floor Plan
 $\frac{1}{4}'' = 1'$

Notes:

ISSUED FOR: REVIEW	DATE AUG.29 2016
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1236 MALAHAT DRIVE

Drawing:
Plans

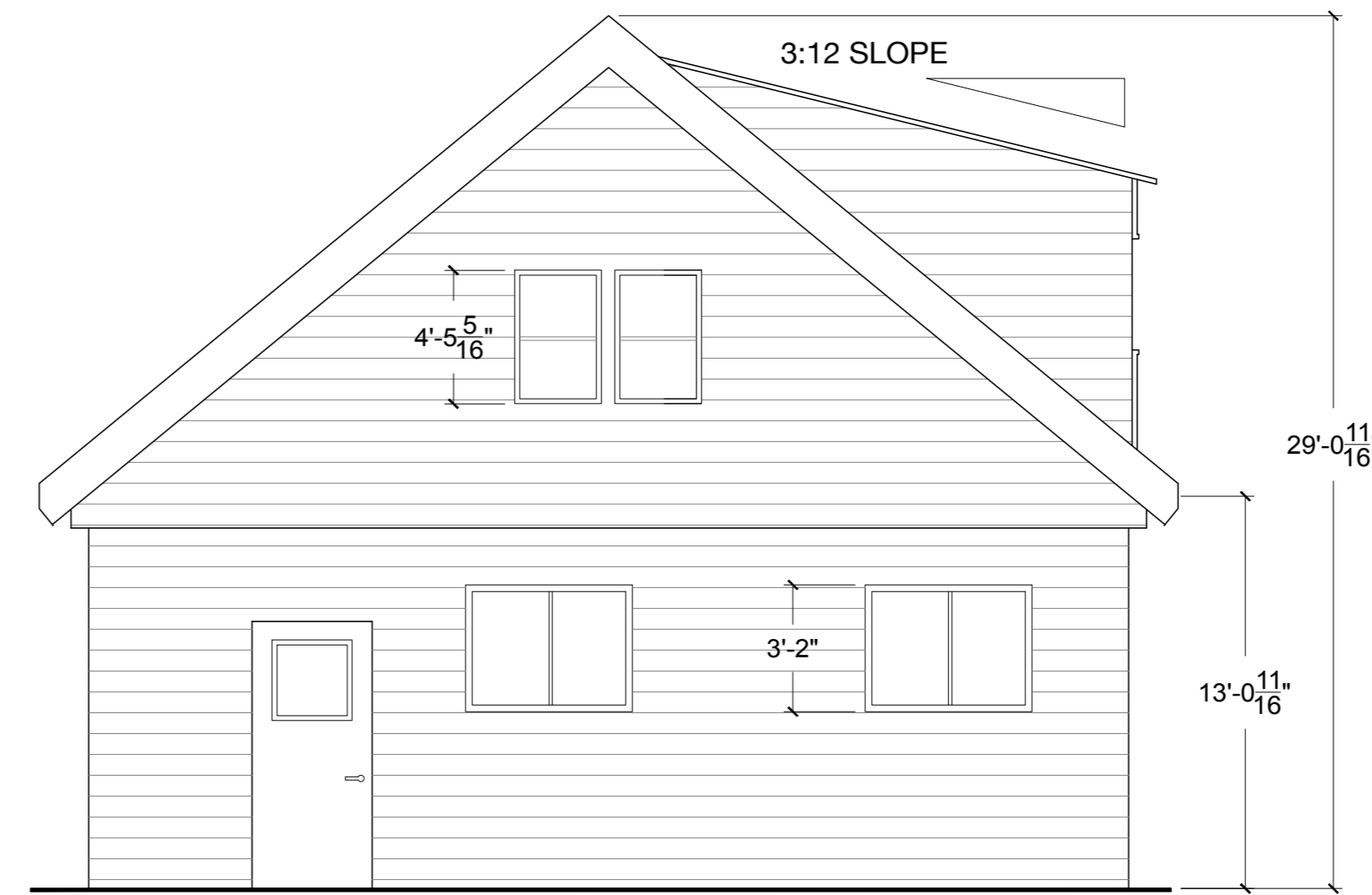


Date:
Sept. 17th 2016

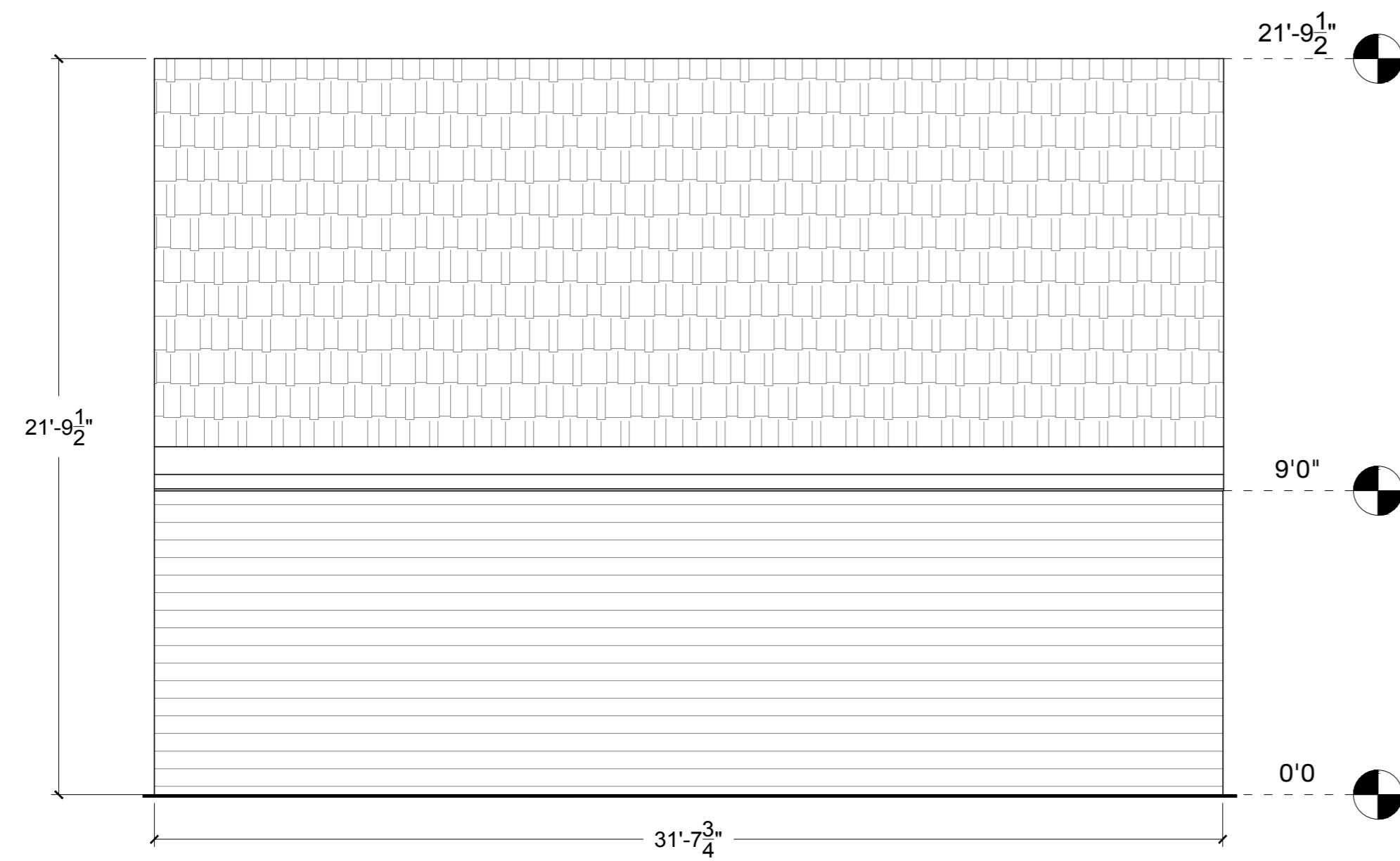
Scale:
 $\frac{1}{4}'' = 1'$



East Elevation
1/4" = 1'



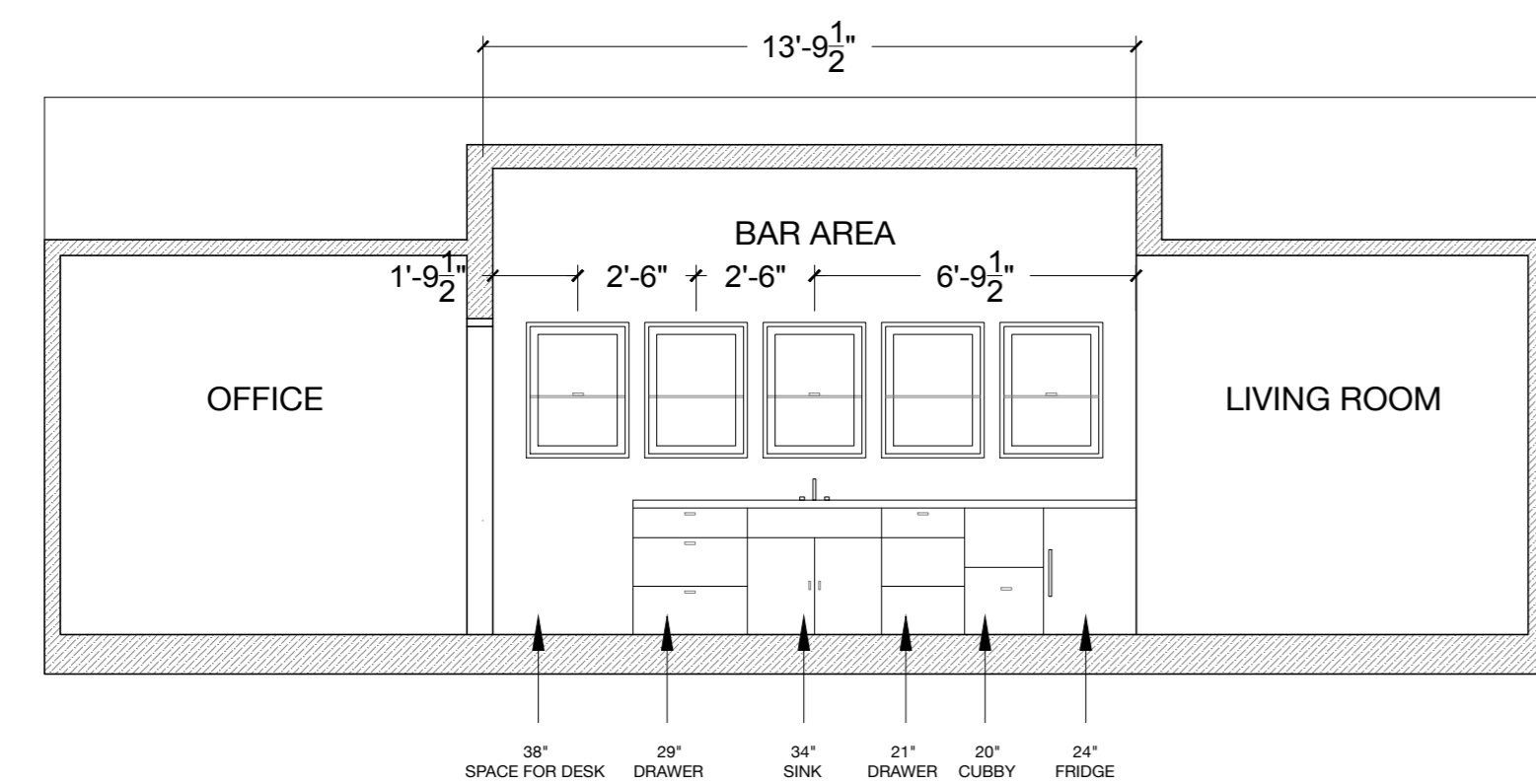
West Elevation
1/4" = 1'



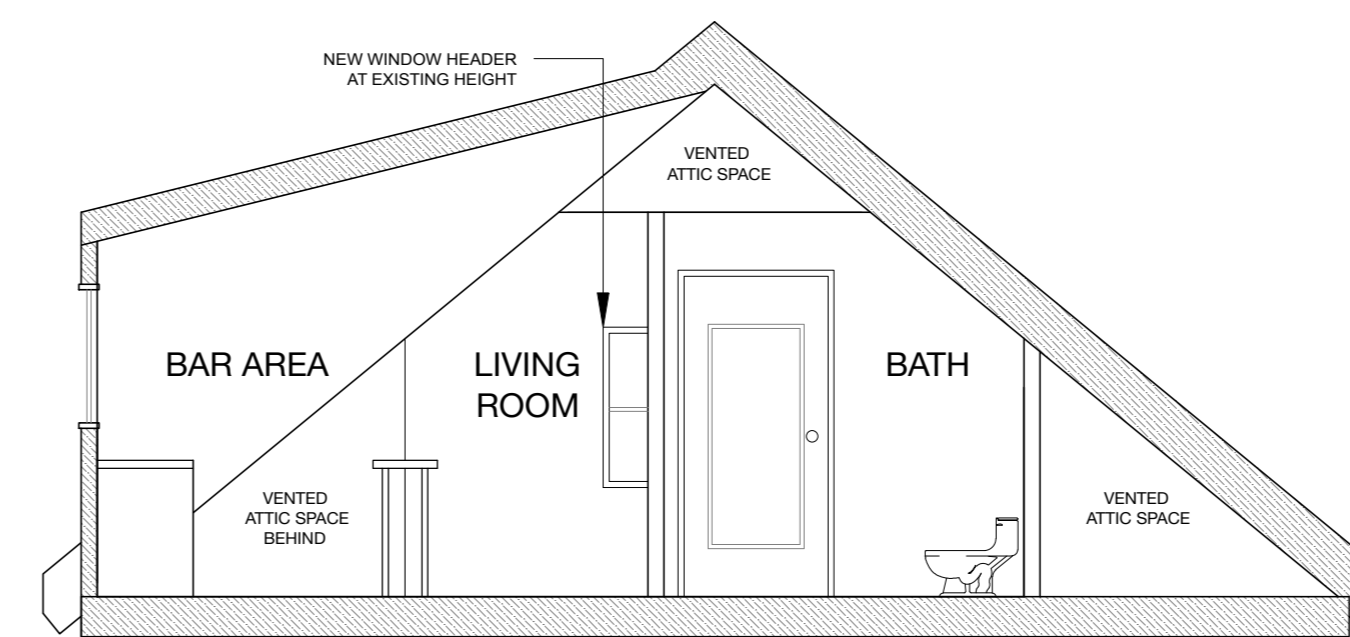
North Elevation
1/4" = 1'



South Elevation
1/4" = 1'



South Section
1/4" = 1'



West Section
1/4" = 1'

Notes:

1236
MALAHAT
DRIVE

Drawing:
Elevations & Sections

MEGAN TRUMBLE DESIGN

Date:
Sept. 17th 2016

Scale:
1/4" = 1'

1236 Malahat Drive – Rezoning Application

Proposed internal wall detail to eliminate “interior access to any part of the accessory building below the carriage house” as per the carriage house definition in the Zoning Bylaw (No. 2500, 2007).

