

## GENERAL NOTES

### GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC), GOOD CONSTRUCTION PRACTICE, AS WELL AS ANY OTHER LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS ON SITE BY BUILDER PRIOR TO CONSTRUCTION COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS/SITE CONDITIONS AND MEANS DIMENSIONS & ELEVATIONS HAVE BEEN VERIFIED & ARE ACCEPTABLE.

IF ANY DISCREPANCIES ARISE, THEY SHOULD BE REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

FRAMING LUMBER SHALL BE GRADED #2 OR BETTER UNLESS OTHERWISE SPECIFIED.

ALL INTERIOR FINISHES, CASINGS, WINDOW TYPES AND MILLWORK TO OWNERS APPROVAL.

STAIR TREADS TO BE PLYWOOD OR OTHER ENGINEERED PRODUCT AND SECURED WITH SCREWS AND SUB-FLOOR ADHESIVE.

TEMPORARY HEAT REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN DRYING OF FRAMEWORK. MOISTURE CONTENT OF FRAMEWORK MUST NOT EXCEED 19%.

### SITE PLAN

LAYOUT TO BE CONFIRMED BY A CURRENTLY REGISTERED BRITISH COLUMBIA LEGAL LAND SURVEYOR.

ALL SET BACKS TO BE CONFIRMED BY THE OWNER AND BUILDER.

ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER AND BUILDER.

VERIFY EXISTING AND PROPOSED GRADES PRIOR TO CONSTRUCTION.

### FOUNDATION

THE BUILDER IS RESPONSIBLE FOR LOCATING THE FOOT PRINT OF THE STRUCTURE IN THE PROPER PLACE AS PER PLANS.

CONCRETE FOUNDATION WALLS NOT SUBJECT TO SURCHARGE SHALL BE INSTALLED ON COMPACTED, UNDISTURBED, INORGANIC STABLE SOILS BELOW THE DEPTH OF FROST PENETRATION WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER. IF SOFTER CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 12.7mm Ø ANCHOR BOLTS SPACED NOT MORE THAN 2.4m O.C. OR FOR BRACED WALL PANELS 2 15mm Ø ANCHOR BOLTS PER BRACED WALL PANEL 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7m O.C. EMBEDDED 100mm DEEP.

ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE TREATED OR PROTECTED BY A MOISTURE RESISTANT GASKET.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE SITE SOIL CONDITIONS INSPECTED AND ADVISE THE DESIGNER OF ANY SOIL CONDITIONS WHICH MAY REQUIRE ENGINEERING.

ALL FOUNDATION WALLS ARE 200mm THICK 20MPa CONCRETE UNLESS OTHERWISE SPECIFIED.

FOUNDATION WALLS MAY BE A MAXIMUM OF 4' HIGH FROM GRADE TO UNDERSIDE OF FLOOR IF LATERALLY UNSUPPORTED AT TOP. ALL OTHER CONCRETE FOUNDATION WALLS TO BE ENGINEERED.

### FRAMING

ALL ENGINEERED COMPONENTS TO BE SIZED BY SUPPLIER.

ALL SPANS AND LOADINGS SHALL CONFORM TO THE CURRENT VERSION OF THE BCBC. VERIFICATION OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNER/BUILDER. ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BCBC SHALL BE DESIGNED BY A QUALIFIED ENGINEER.

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2018 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION. NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS.

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 9' UNLESS OTHERWISE NOTED.

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL.

INTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF DRYWALL TO OUTSIDE OF DRYWALL.

ROOM MEASUREMENTS SHOWN ARE TO THE NEAREST INCH. DIMENSIONS SHOWN ARE TO THE NEAREST 1/2".

CONFIRM ALL VANITIES, BATHTUBS, SHOWERS AND KITCHEN CUPBOARDS WITH OWNER PRIOR TO FRAMING AS THESE MAY REQUIRE MODIFICATIONS TO THE ROOM SIZES.

### TYPICAL DOOR AND WINDOW HEADER HEIGHT\*

8' CEILINGS: 68"  
9' CEILINGS: 70"  
10' CEILINGS: VARIES

### ROOFING

ALL ROOFING SHALL BE APPLIED TO THE MANUFACTURERS SPECIFICATIONS AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMMING AND SNOW BUILD UP.

### PLUMBING AND ELECTRICAL

ANY PLUMBING AND ELECTRICAL SHOWN ON THESE PLANS IS FOR ILLUSTRATIONAL PURPOSES ONLY AND MUST BE DESIGNED AND INSTALLED BY A QUALIFIED PROFESSIONAL.

### FLASHING

ALL PENETRATIONS THROUGH THE ROOF WILL REQUIRE FLASHING.

ALL ROOFING TO INCLUDE STEP FLASHING.

ALL EXPOSED OPENINGS TO INCLUDE FLASHING.

ALL FLASHING END DAMS TO BE 25mm (1") HIGH.

### DOORS

FRAME OPENING TO BE 1 1/2" WIDER THAN DOOR.

FRAME OPENING 1 1/2" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"

ALL INTERIOR DOORS TO BE 80" TALL U.L.O. PROVIDE MIN. 2-STUDS AT EACH SIDE OF JAMB FRAMING.

### FENESTRATION

ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NAFS-08 AND THE CANADIAN SUPPLEMENT TO NAFS.

### FENESTRATION PERFORMANCE REQUIREMENTS:

CLASS R - PG 30 - +VE/-VE DP = 1440Pa/1440Pa - WATER PENETRATION RESISTANCE = 260Pa - CANADIAN AIR INFILTRATION/EXFILTRATION = A2

WINDOW/DOOR LABELS TO BE LEFT IN PLACE UNTIL FINAL INSPECTION.

SUPPLY AND INSTALL ALL WINDOW TYPES, INTERIOR CASINGS AND MILLWORK TO OWNERS APPROVAL.

ALL WINDOWS ADJACENT TO BATH TUBS TO BE SAFETY GLASS.

### GUARDS/HANDRAILS

INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" TO 38" ABOVE STAIR NOSING.

INSTALL GUARDS AT ALL BALCONIES, DECKS AND PORCHES GREATER THAN 2' ABOVE GRADE. INSTALL GUARD AT 42" HEIGHT WHERE SURFACE IS GREATER THAN 6' ABOVE ADJACENT SURFACE, OTHERWISE 36" GUARDRAIL ALLOWABLE.

TOPLESS GLASS GUARDS TO BE ENGINEERED WITH SEALED DRAWINGS.

### VENTILATION

PROVIDE ATTIC AND CRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH BCBC.

PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH BCBC AND LOCAL BYLAWS.

MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION.

### MISC.

SMOKE/CARBON MONOXIDE ALARMS TO BE PROVIDED ON EVERY FLOOR AND ARE TO BE HARDWIRED AND WITHIN 5m OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. SMOKE ALARMS TO ALSO BE PROVIDED IN EVERY BEDROOM. ALL SMOKE ALARM LOCATIONS WILL HAVE BOTH PHOTOELECTRIC AND IONIC DETECTION SYSTEMS.

BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.8m² WITH NO DIMENSION LESS THAN 15".

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION.

ADAPT DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

-INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE

-CONFORMITY OF PLANS TO SITE

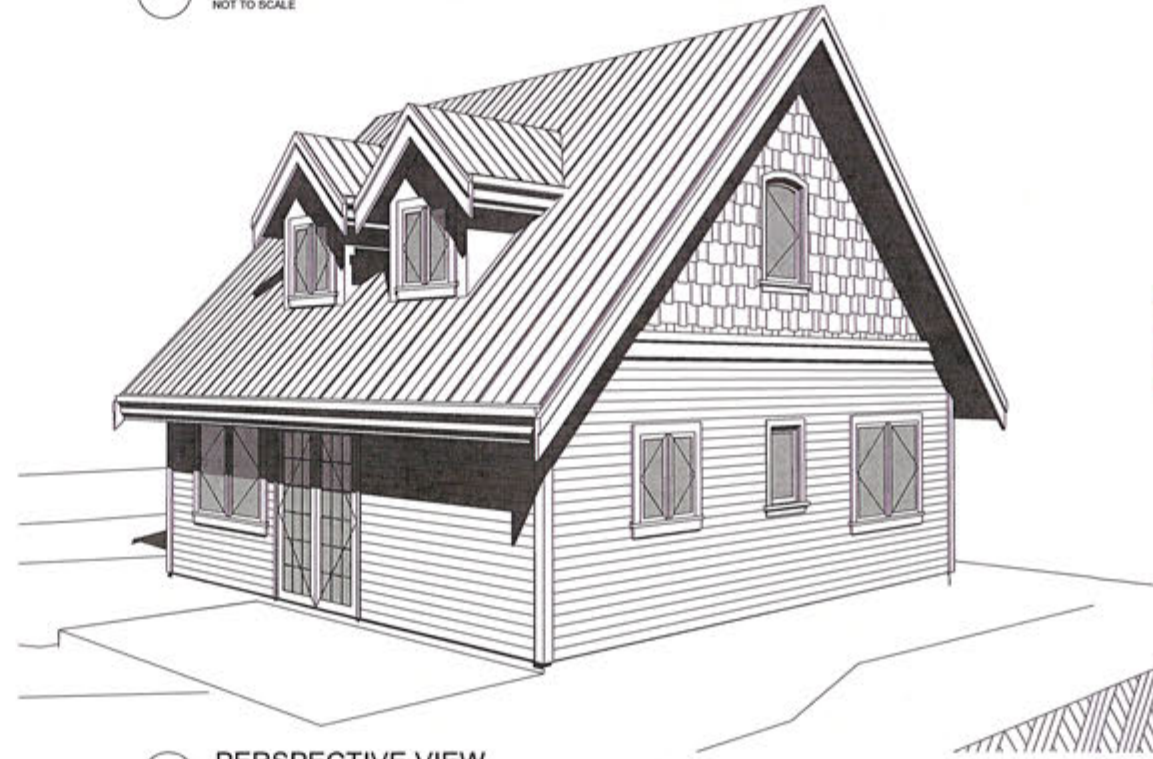
-ERRORS AND/OR OMISSIONS

-ANY HOUSE BUILT FROM THESE PLANS

THESE PLANS REMAIN THE PROPERTY OF ADAPT DESIGN AND CAN BE RECLAIMED AT ANY TIME.



PERSPECTIVE VIEW  
NOT TO SCALE



PERSPECTIVE VIEW  
NOT TO SCALE

### COVER SHEET & GENERAL INFO

A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPE PLAN	<input type="checkbox"/>

### PLANS

A-101	PR. FLOOR PLANS	<input type="checkbox"/>
A-102	EX. FLOOR PLANS	<input type="checkbox"/>

### ELEVATIONS

A-201	ELEVATIONS	<input type="checkbox"/>
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### SECTIONS

A-301	CROSS SECTION	<input type="checkbox"/>
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**ADAPT**  
DESIGN

1500 Shorncliffe Road Victoria BC Canada  
250.893.8127  
www.adaptdesign.ca

481 SOUTH  
JOFFRE ST  
GARDEN SUITE

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correcting dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED FOR  
REZONE

ISSUED:

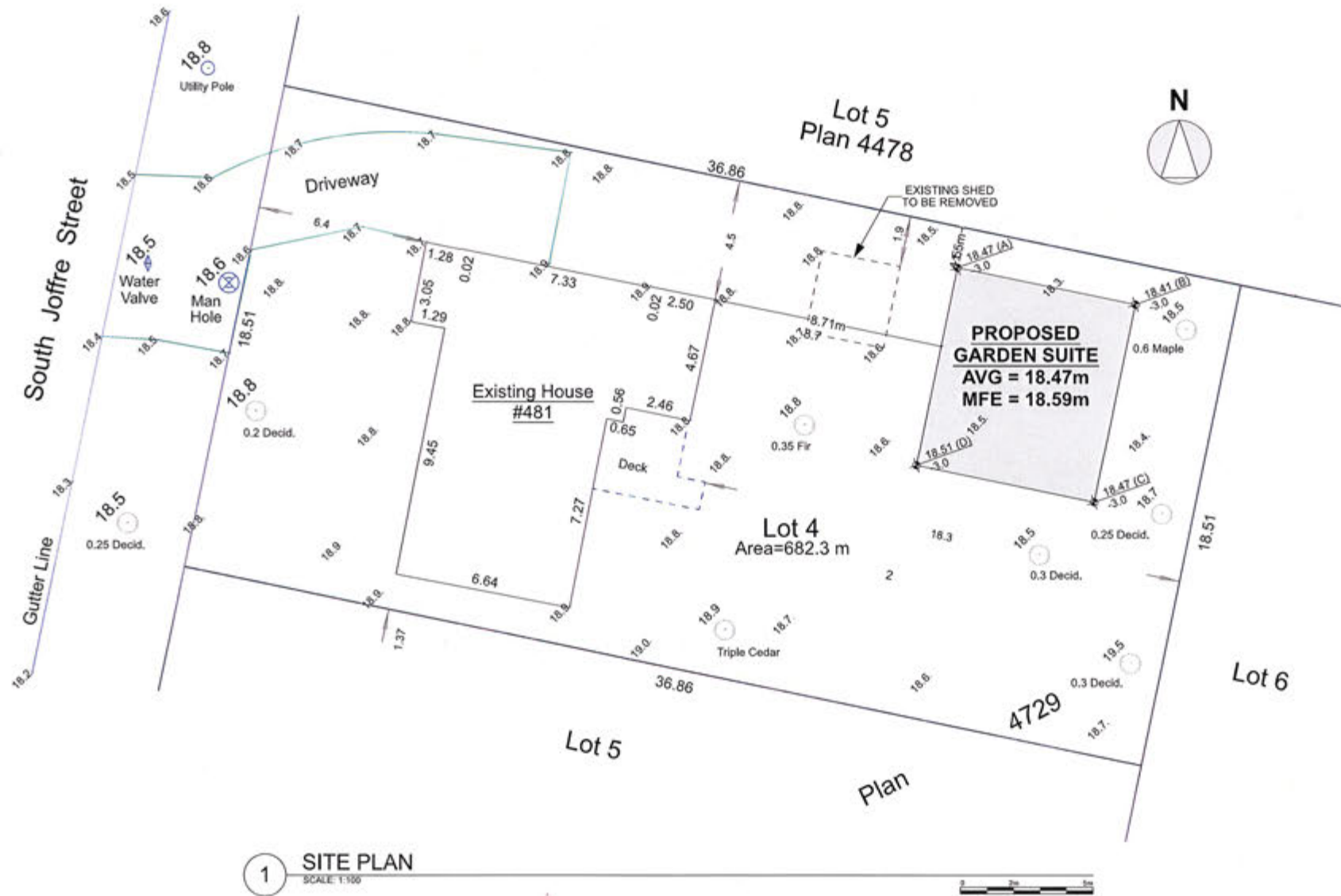
COVER SHEET

**A-001**

Form 2020-02-04

**PROJECT:**  
**REZONE TO CREATE NEW GARDEN SUITE**

GRADE POINTS	
A =	18.47m
B =	18.41m
C =	18.47m
D =	18.51m
73.86m/4 = 18.47m	



Property Information	
Project Type: NEW GARDEN SUITE	
Site Address: Site Plan of Lot 4, Section 11, Esquimalt District, Plan 4729.	
Zoning: Site Specific	
Setbacks:	
Proposed Garden Suite:	
Rear	3.75m
Side	1.5m
Height	5.2m
Ex. House	8.71m
Existing House:	
Rear	18.3m
Side	4.5m
Front	6.4m
Floor Area:	
Proposed Garden Suite:	
Main Floor	512 SF (47.59 SM)
Second Floor	272 SF (25.28 SM)
Total	784 SF (72.87 SM)
Existing House:	
Main Floor	963 SF (89.48 SM)
Second Floor	936 SF (86.96 SM)
Lot Coverage:	
Lot Area:	7,344 SF (682.30 SM)
Comb. Bld. Footprint	1,475 SF (137.07 SM)
Lot Coverage:	20.1%
Rear Yard Open Site Space	86.4%

Applicable Codes	
-BC Building Code Current Edition (2018)	
Energy	
Compliance path: Step Code	
Requirements applicable to this project: Level 2	
Ventilation	
BCBC 9.32	





**481 SOUTH JOFFRE ST GARDEN SUITE**

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ISSUED FOR REZONE

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ISSUED:

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SITE PLAN

**A-002**

Printed 2020-02-04

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ISSUED:

LANDSCAPE PLAN

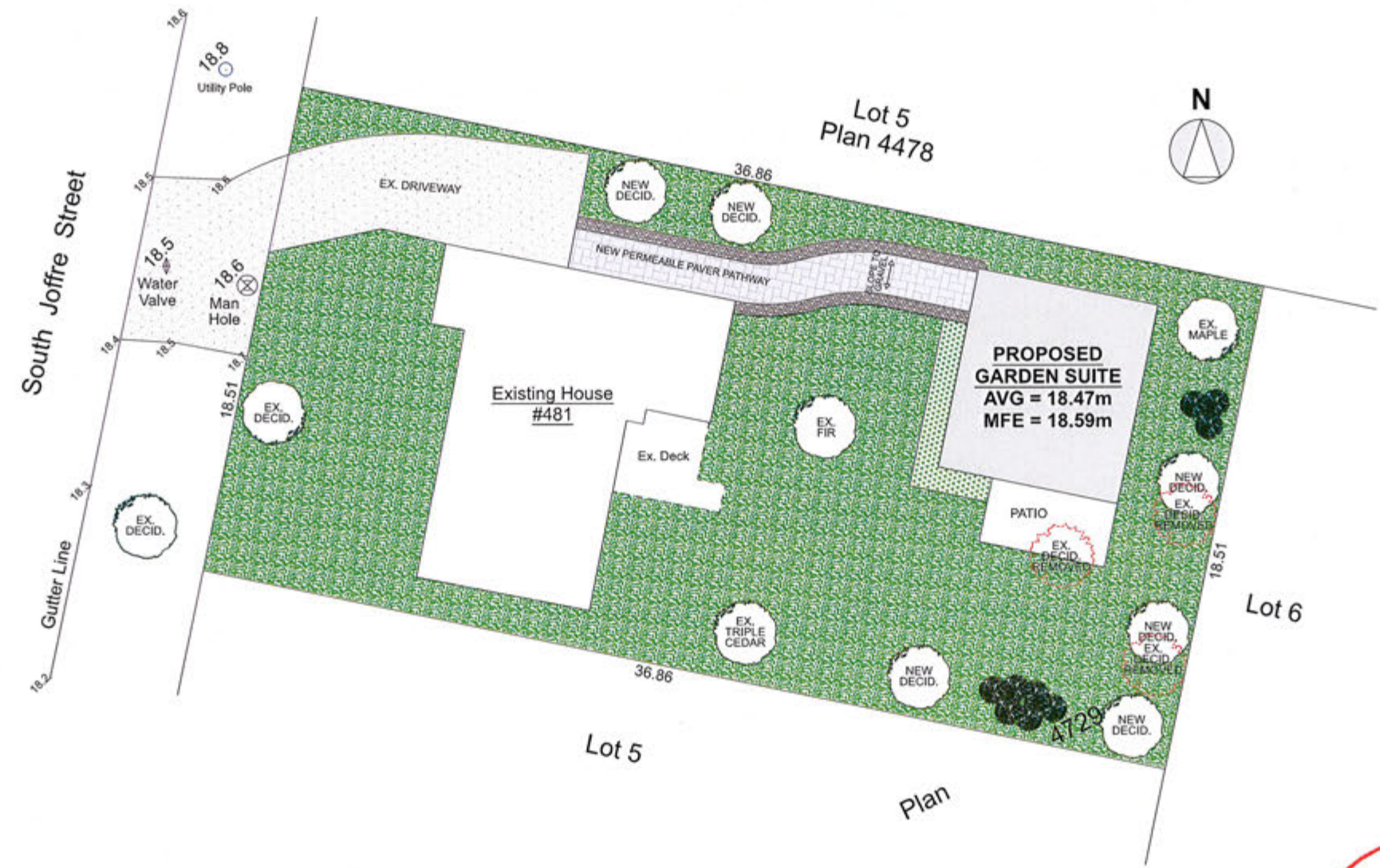
**A-003**

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	ASPHALT
	PERMEABLE PAVERS
	GRAVEL
	HERBACEOUS BORDERS

PLANTING AREA TO CONSIST OF:  
 Trees/tall shrubs  
 Azara Microphylla - Azara  
 Pittosporum Tenuifolium - Kohuhu  
 Medium height shrubs  
 Holodiscus discolor - Ocean spray  
 Ribes sanguineum - Red currant  
 Philadelphus lewisii - Mock orange  
 Mahonia aquifolium - Tall oregon grape  
 Groundcover  
 Polystichum munitum - Sword ferns  
 Arctostaphylos uva ursi - Kinnikinnick  
 Vaccinium ovatum - Evergreen huckleberry

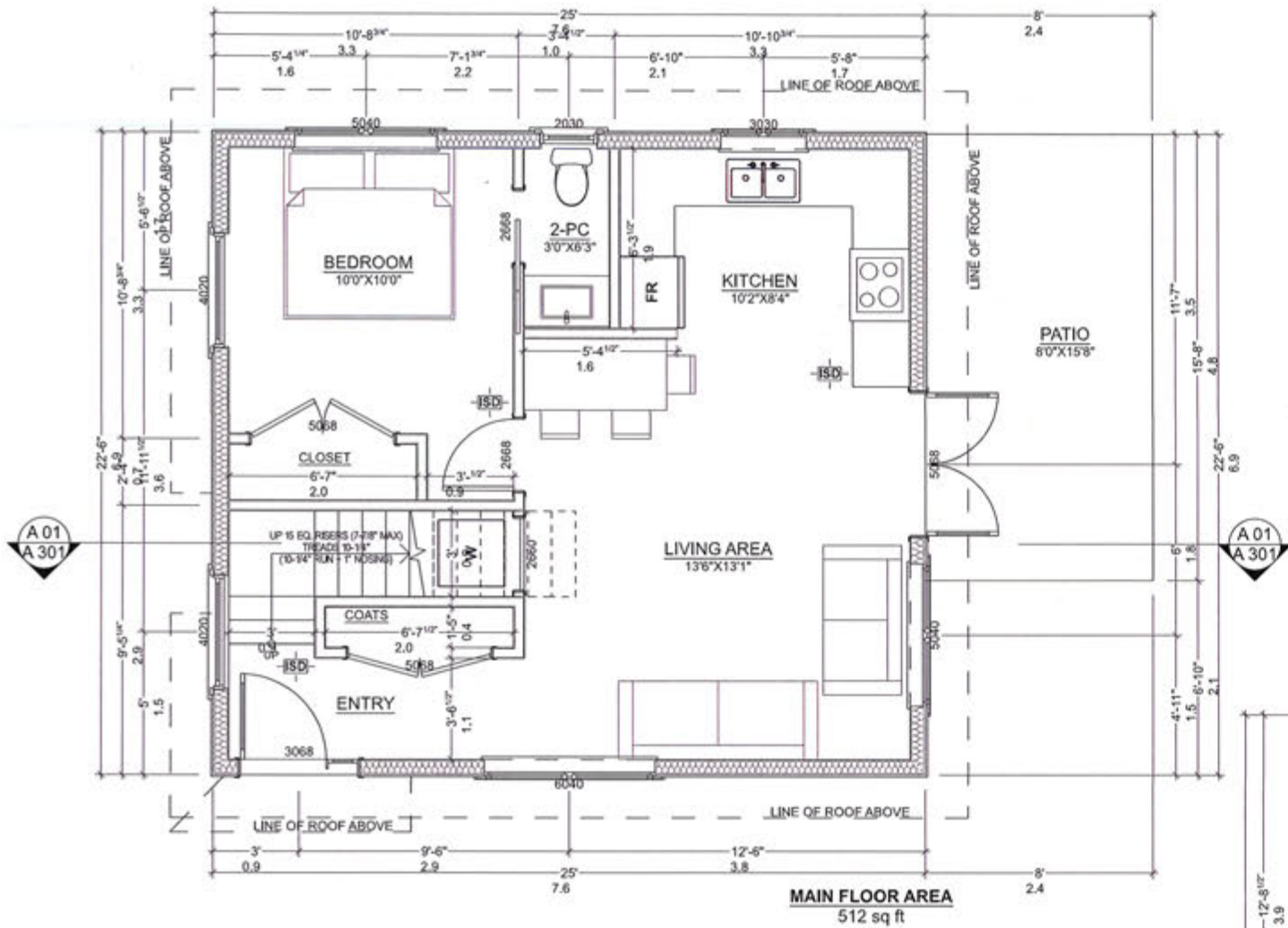
TREE LEGEND	
	EXISTING TREE RETAINED OR PROPOSED NEW TREE
	EXISTING TREE REMOVED
	SHRUBS

SEE ARBORIST REPORT FOR FURTHER INFORMATION INCLUDING TREE PROTECTION FENCING



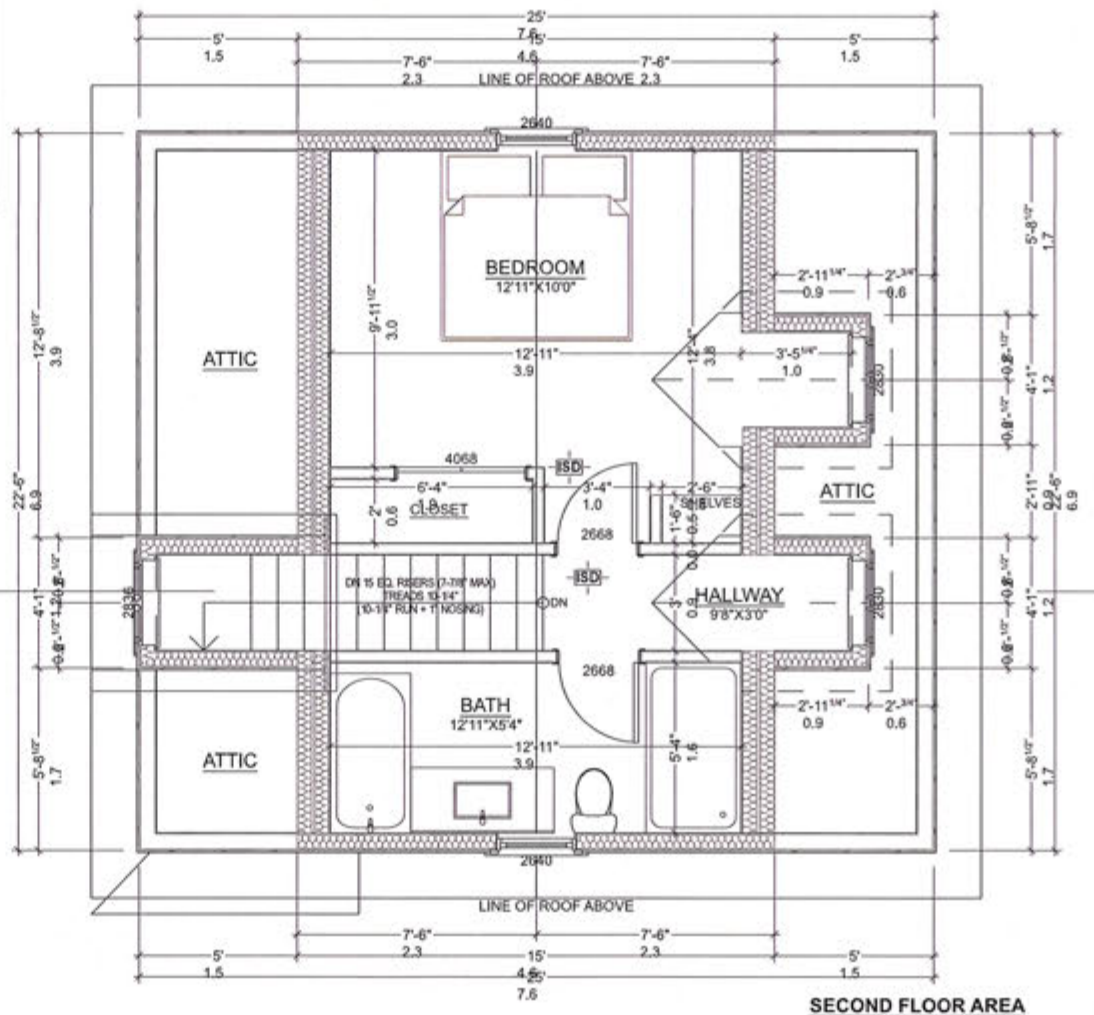
1 LANDSCAPE PLAN  
SCALE: 1:100





1 MAIN FLOOR PLAN  
SCALE 3/8" = 1'-0"

MAIN FLOOR AREA  
512 sq ft



2 SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"

SECOND FLOOR AREA  
272 sq ft

**PLAN LEGEND**

- 2x4 PARTITION WALL
- 2x6 PARTITION WALL
- 2x6 GARAGE WALL
- 2x6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH/VEN VENTILATION RATE 25 US INTERMITTENT
- KITCHEN FAN VENTILATION RATE 47 US INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN VENTILATION RATE 25 PER TS 32.3.4 - 6.33.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET



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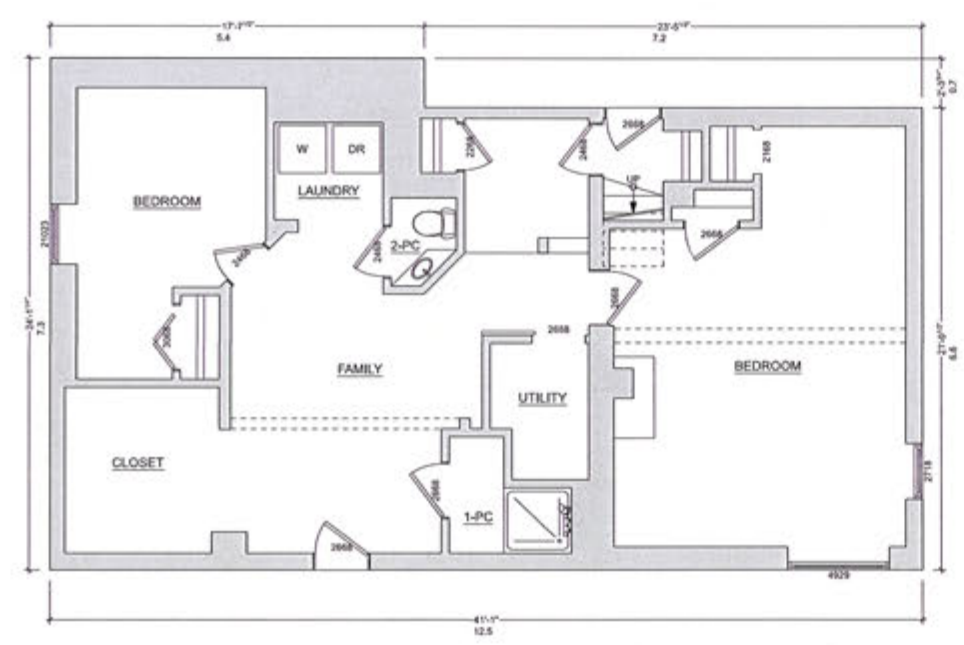
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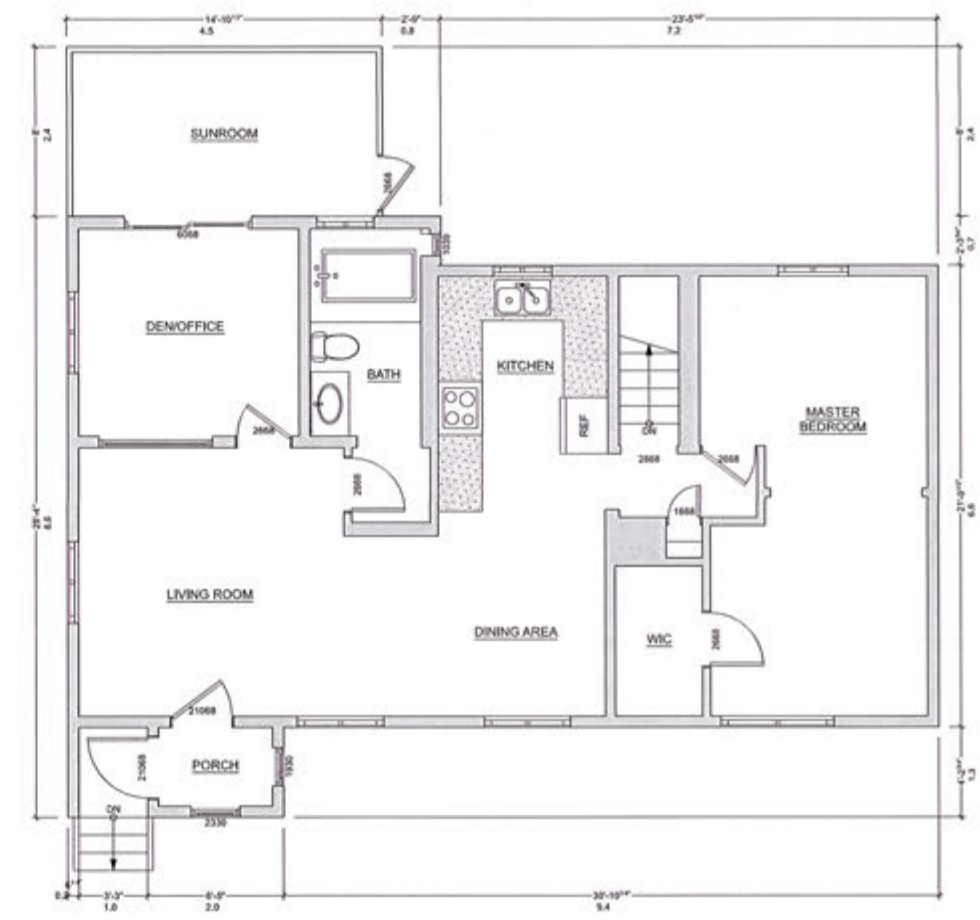

PR. FLOOR PLANS

**A-101**

Printed 2020-02-04



1 LOWER FLOOR PLAN



2 MAIN FLOOR PLAN



ISSUED FOR  
REZONE

ISSUED:


EX. FLOOR PLANS

**A-102**



**Site Plan Of:**  
**Lot 4, Section 11,**  
**Esquimalt District, Plan 4729.**  
**P.I.D. 003-150-909**



Scale = 1:250

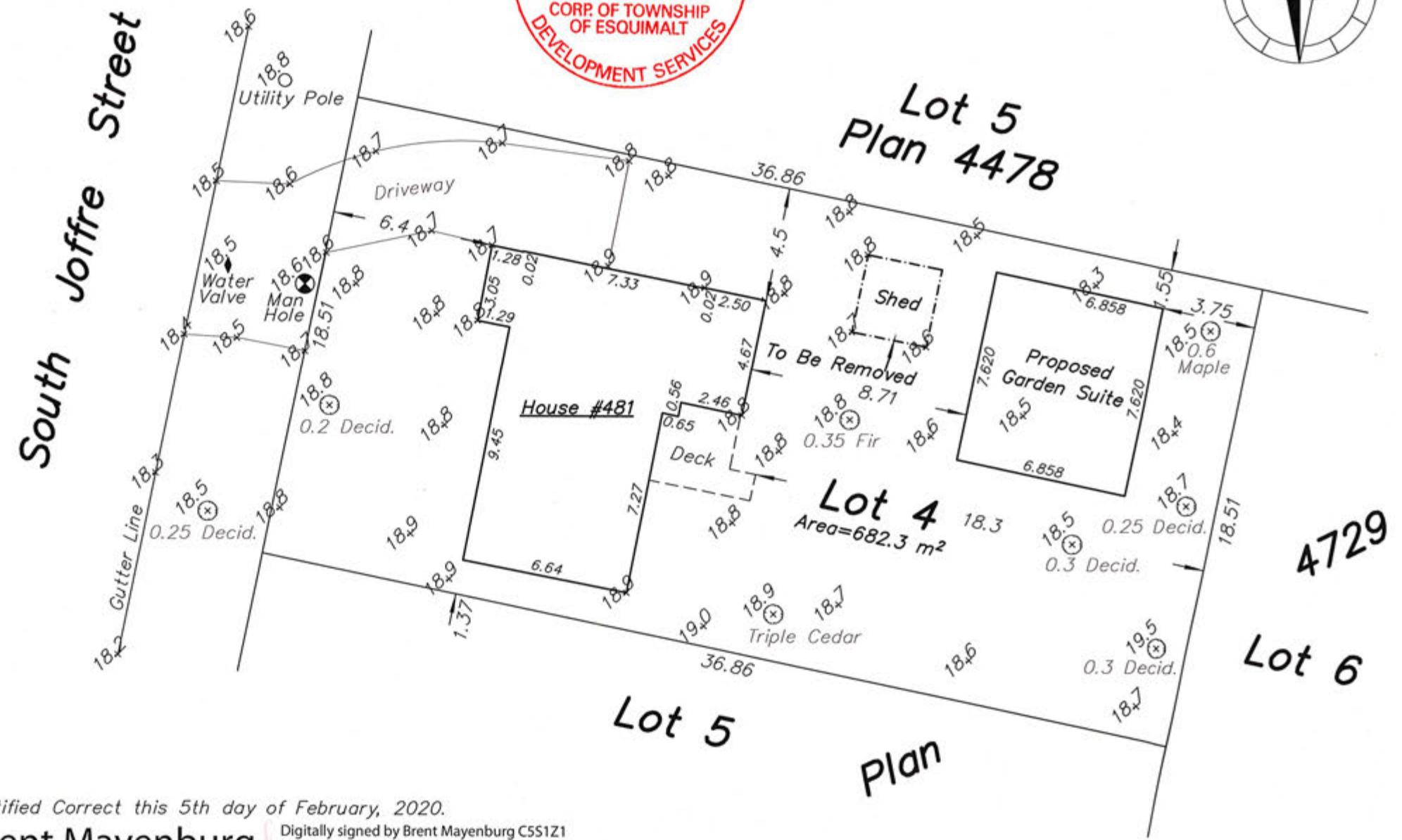
Dated this 5th day of February, 2020.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0168.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



**Wey Mayenburg Land Surveying Inc.**  
[www.weysurveys.com](http://www.weysurveys.com)  
 #4-2227 James White Boulevard  
 Sidney, BC V8L 1Z5  
 Telephone (250) 656-5155  
 File: 190213\SIT\GH

Certified Correct this 5th day of February, 2020.  
**Brent Mayenburg**  
**C5S1Z1**  
 Digitally signed by Brent Mayenburg C5S1Z1  
 DN: c=CA, cn=Brent Mayenburg C5S1Z1, o=BC  
 Land Surveyor, ou=Verify ID at  
[www.juricert.com/LKUP.cfm?id=C5S1Z1](http://www.juricert.com/LKUP.cfm?id=C5S1Z1)  
 Date: 2020.02.07 09:18:55 -08'00'  
 B.C.L.S. (Not valid unless originally signed & sealed)