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 TO BE VERIFIED 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 2012 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 5' 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 $\frac{1}{2}$"

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

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 $\frac{1}{4}$" WIDER THAN DOOR
FRAME HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS.
FRAME OPENING 1$\frac{1}{4}$" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5"
ALL INTERIOR DOORS TO BE 30" WIDE UNLESS OTHERWISE SPECIFIED

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

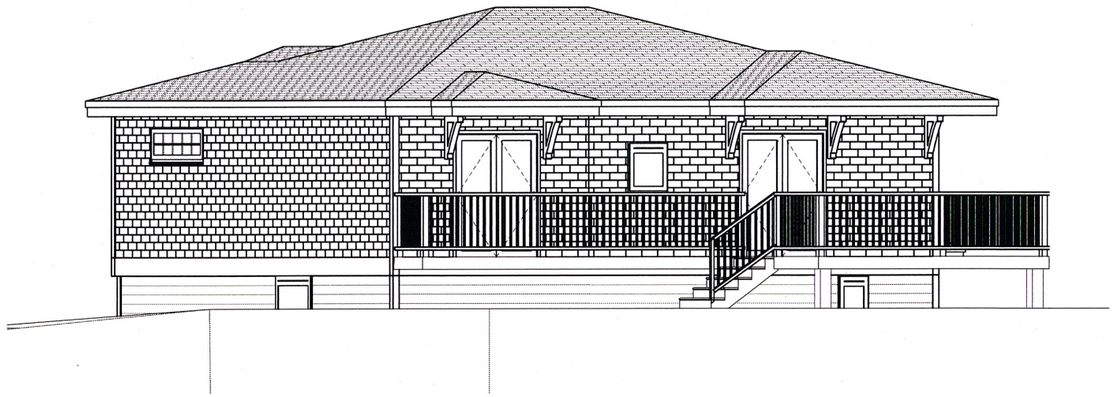
MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN & DUCT SIZES PRIOR TO FRAMING INSPECTION

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 3.8ft² 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

1 A001 PERSPECTIVE VIEW 1
NOT TO SCALE



2 A001 PERSPECTIVE VIEW 2
NOT TO SCALE

Sheet Index	
Site Plan and Schedules	
A001	General Notes & Perspective
A002	Cover Sheet and Site Plan
Plans	
101	Foundation Plan
A102	Lower level
A103	Main Level
A104	Roof Plan
Elevations	
A201	Elevations
Sections	
A301	Section
Details	
A401	Details

JAN 22 2019
CORP OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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Esquimalt, BC

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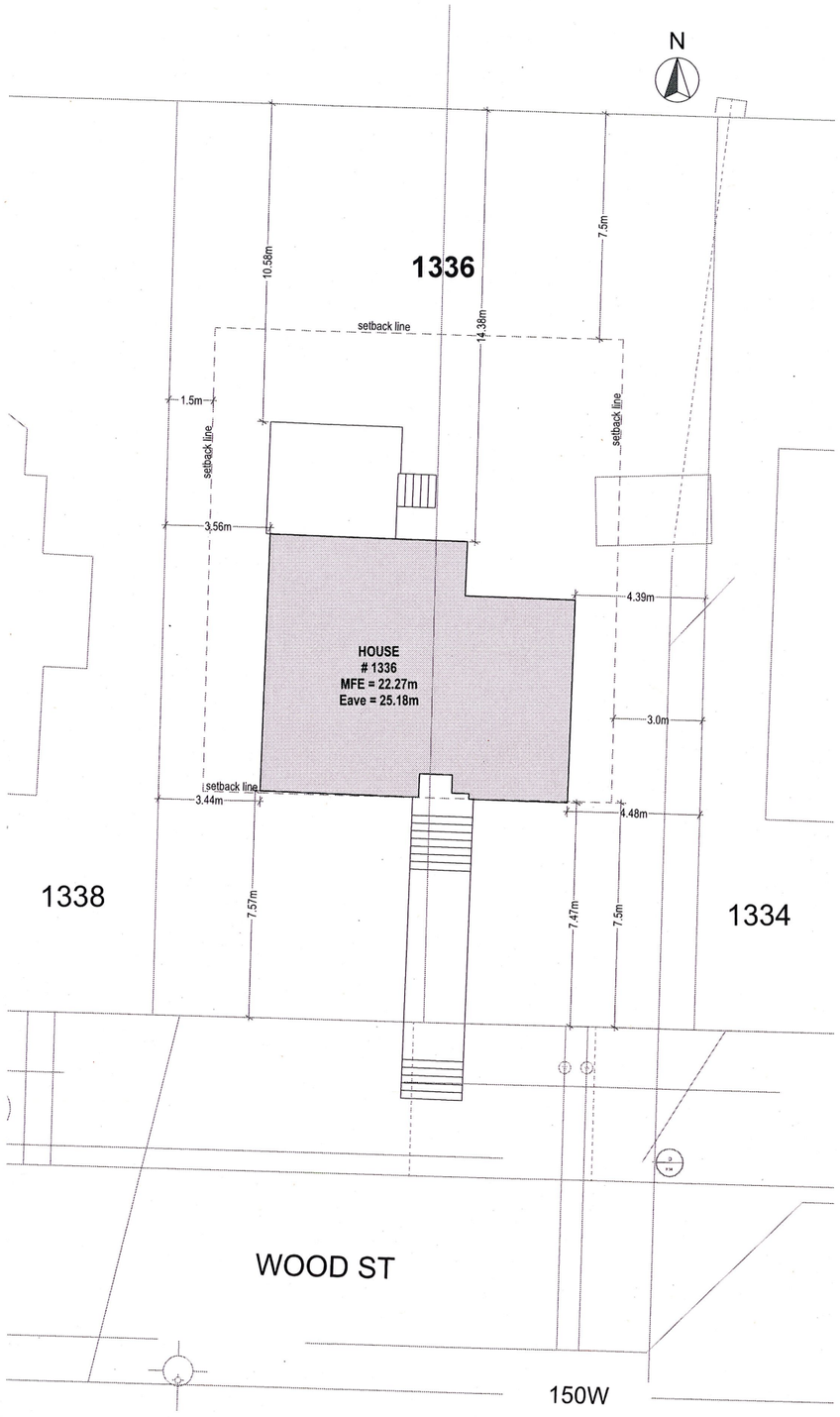
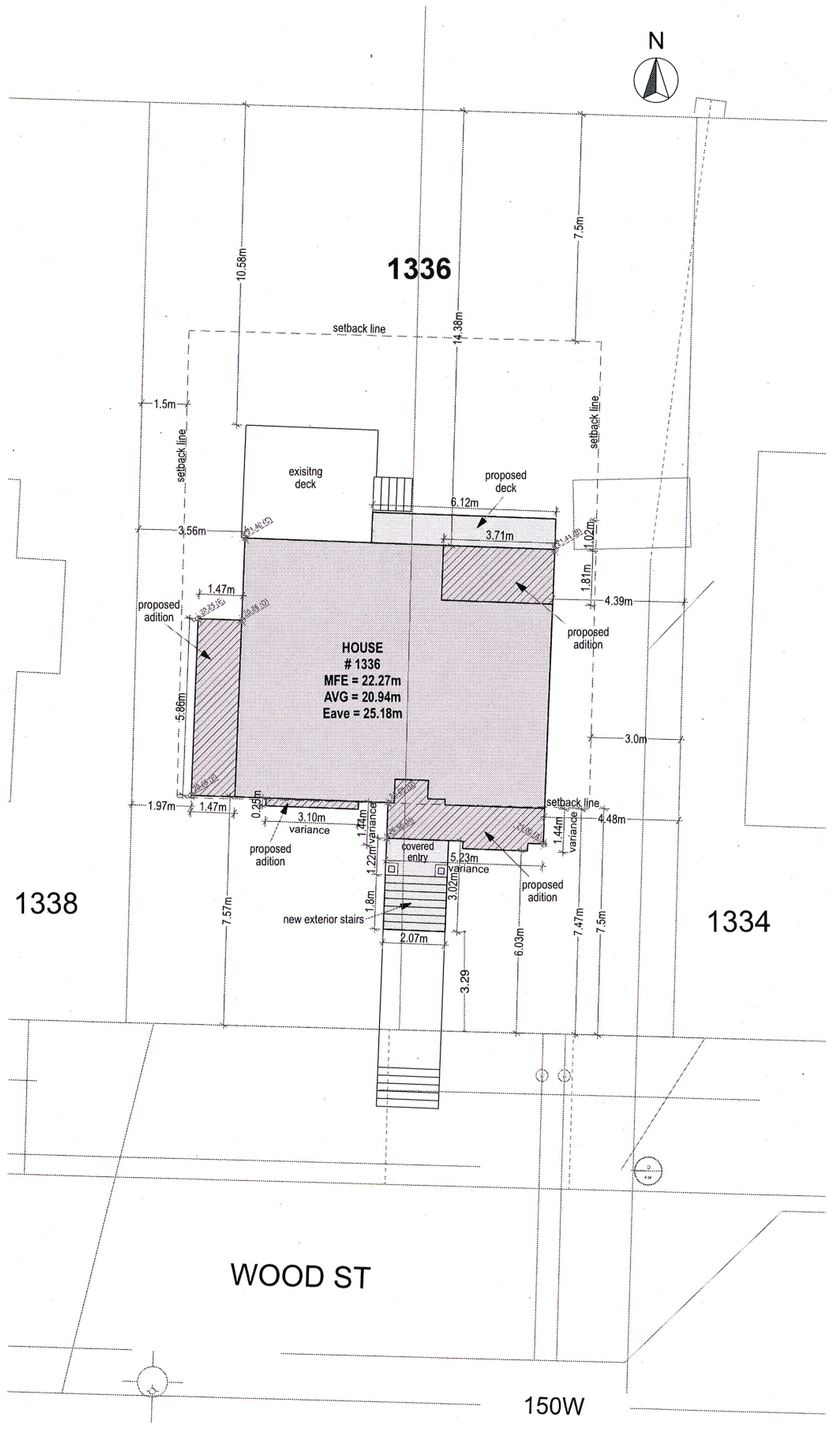
General Notes & Perspective

A001



1 A002 EXISTING SITE PLAN

SCALE: 1/4" = 1'-0"



2 A002 PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

AVERAGE GRADE
A = 21.00m
B = 21.41m
C = 21.40m
D = 20.86m
E = 20.85m
F = 20.68m
G = 20.68m
H = 20.66m
167.54m/8 = 20.94m

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DEVELOPMENT SERVICES

Property Information

Project Type: Remodel & Addition

Owners: Jake Wenaus

Address: 1336 Wood St, Esquimalt, BC

Legal Description:

Zoning: RS-1

	Zoning	Proposed	Existing
Setbacks:			
Rear	7.5m	10.58m	10.58m
Side	1.5m/3.0m	1.97m/4.39m	3.44m/4.39m
Front	7.5m	3.29m* *Variance is required	7.47m
Eaves	0.6m	0.3m	0.3m
Height	7.3m	5.0m	
Floor Area:			
Lower		900.71 SF	887.54 SF
Main		1125.81 SF	875.49 SF
Total		2026.52 SF	1763.03 SF
Lot Area:		5996,32 SF	
Building Footprint:		1396.27 SF	887.54 SF
Lot Coverage	30%	23.28%	14.80%
Floor Area Ratio	0.35	0.34	0.29
Main Floor Elevation		22.27m	
Average Grade		20.94m	

Applicable Codes

-BC Building Code Current Edition (2012)

Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Prescriptive Path

Ventilation

BCBC 9.32

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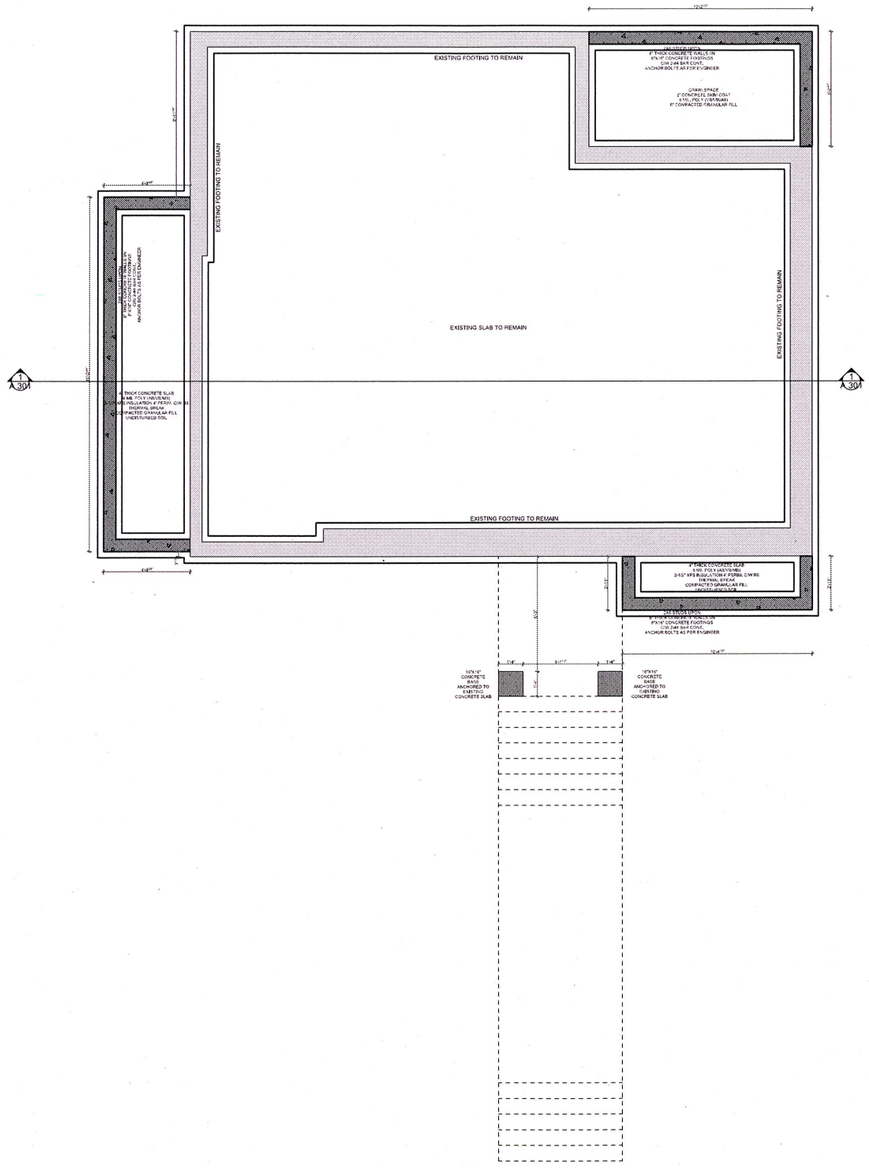
Cover Sheet and Site Plan

A002



1
101

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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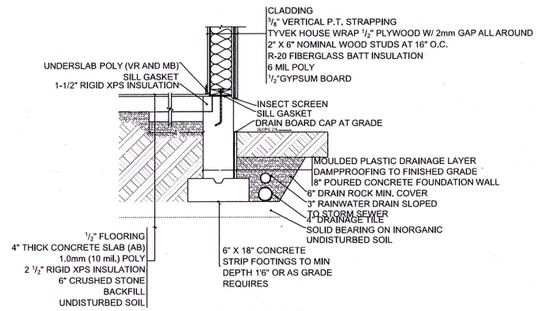
PLAN LEGEND

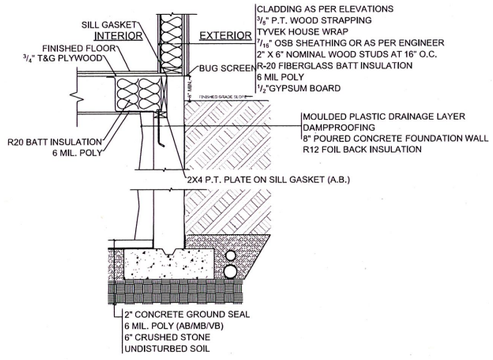
- NEW EXTERIOR WALL
- NEW PARTITION WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FOUNDATION WALL
- EXISTING FOUNDATION WALL TO REMAIN
- BEAM ⊠ COLUMN ⊂FD FLOOR DRAIN
- XX DIMENSION PLACEMENT

ROOM SIZES ARE INTERIOR DIMENSIONS
WIDTH X DEPTH

- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
- (F) FRESH AIR SUPPLY (P) PASSIVE AIR INLET



SLAB ON GRADE



CRAWLSPACE W JOIST POCKET

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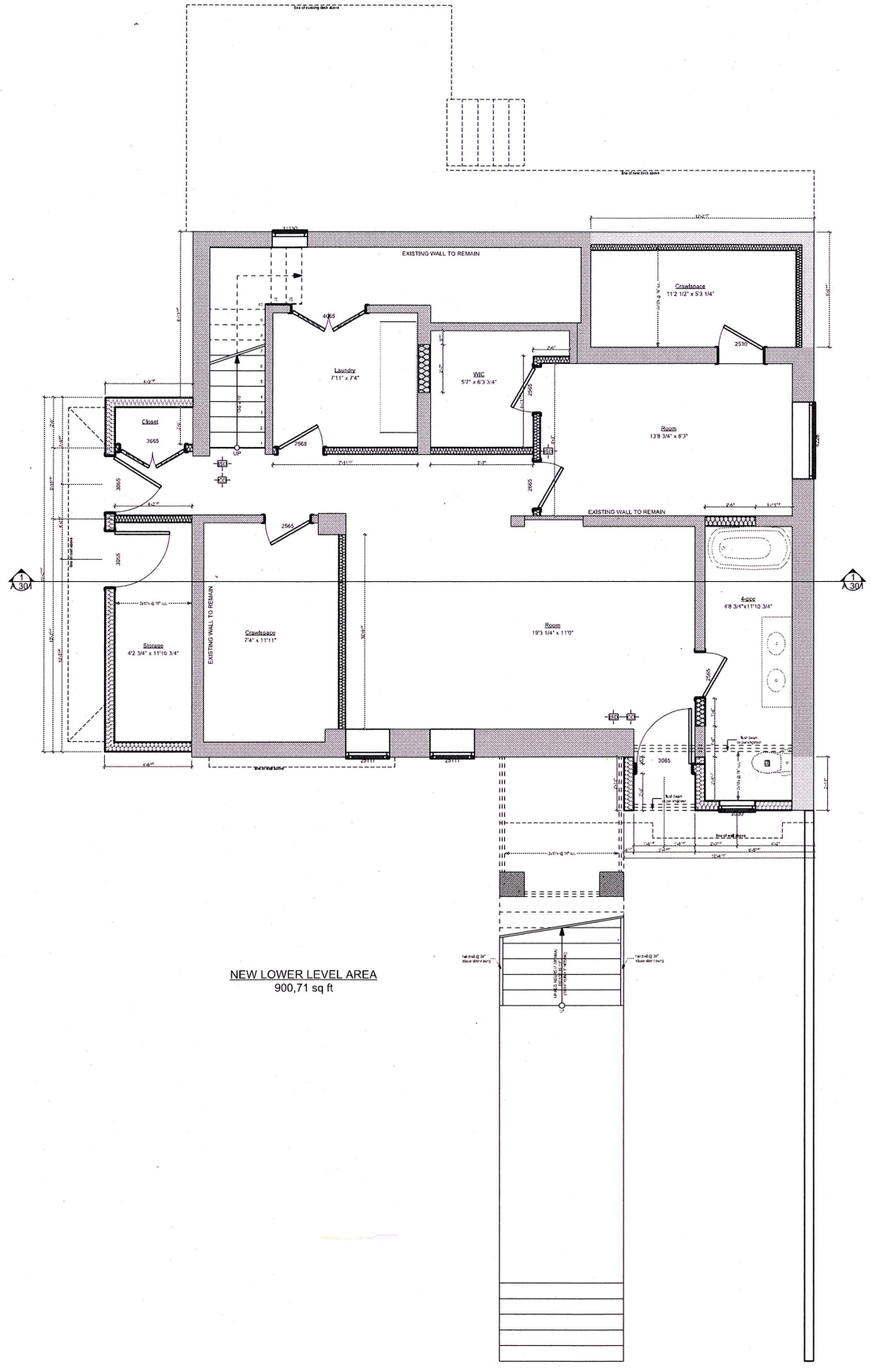
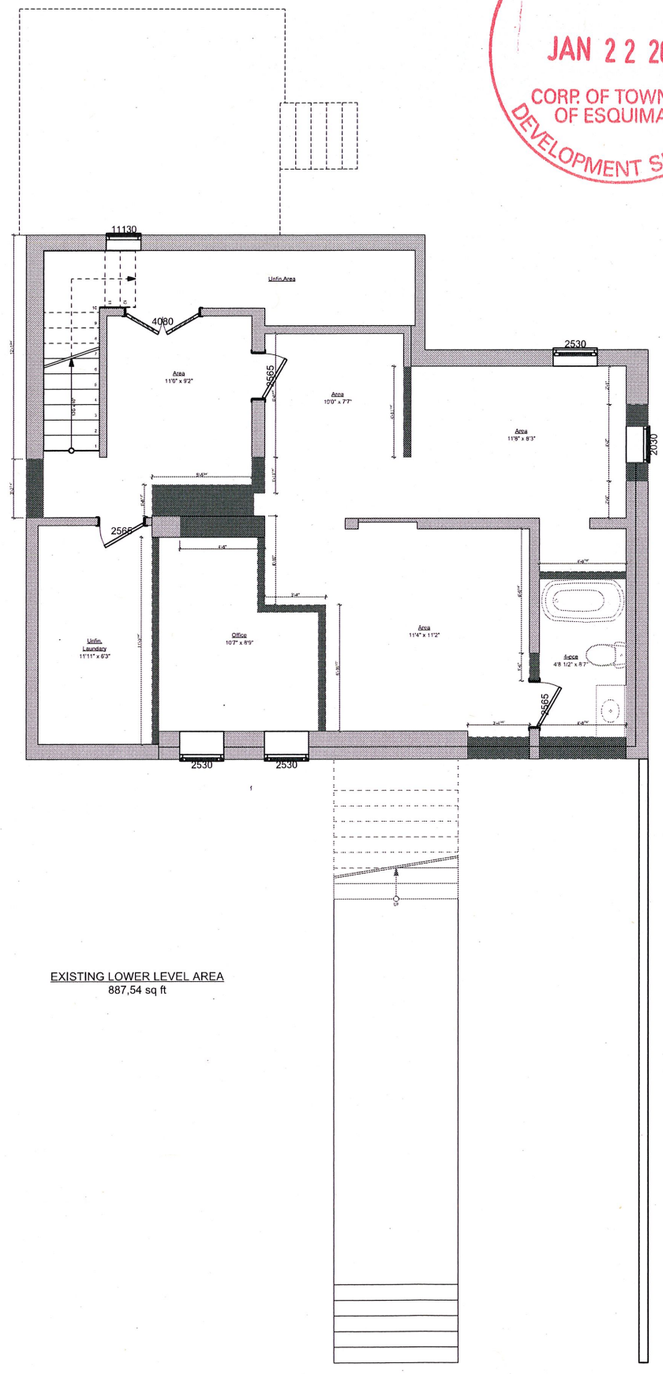
Foundation Plan

101



NEW LOWER LEVEL AREA
900,71 sq ft

1 A102 LOWER LEVEL - NEW PLAN
SCALE: 1/4" = 1'-0"



EXISTING LOWER LEVEL AREA
887,54 sq ft

2 A102 LOWER LEVEL - EXISTING-DEMO PLAN
SCALE: 1/4" = 1'-0"

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PLAN LEGEND

- NEW EXTERIOR WALL
- NEW PARTITION WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FOUNDATION WALL
- EXISTING FOUNDATION WALL TO REMAIN
- BEAM ⊠ COLUMN FD 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 FAN: VENTILATION RATE 25 L/S INTERMITTENT
- KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
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- (F) FRESH AIR SUPPLY (P) PASSIVE AIR INLET

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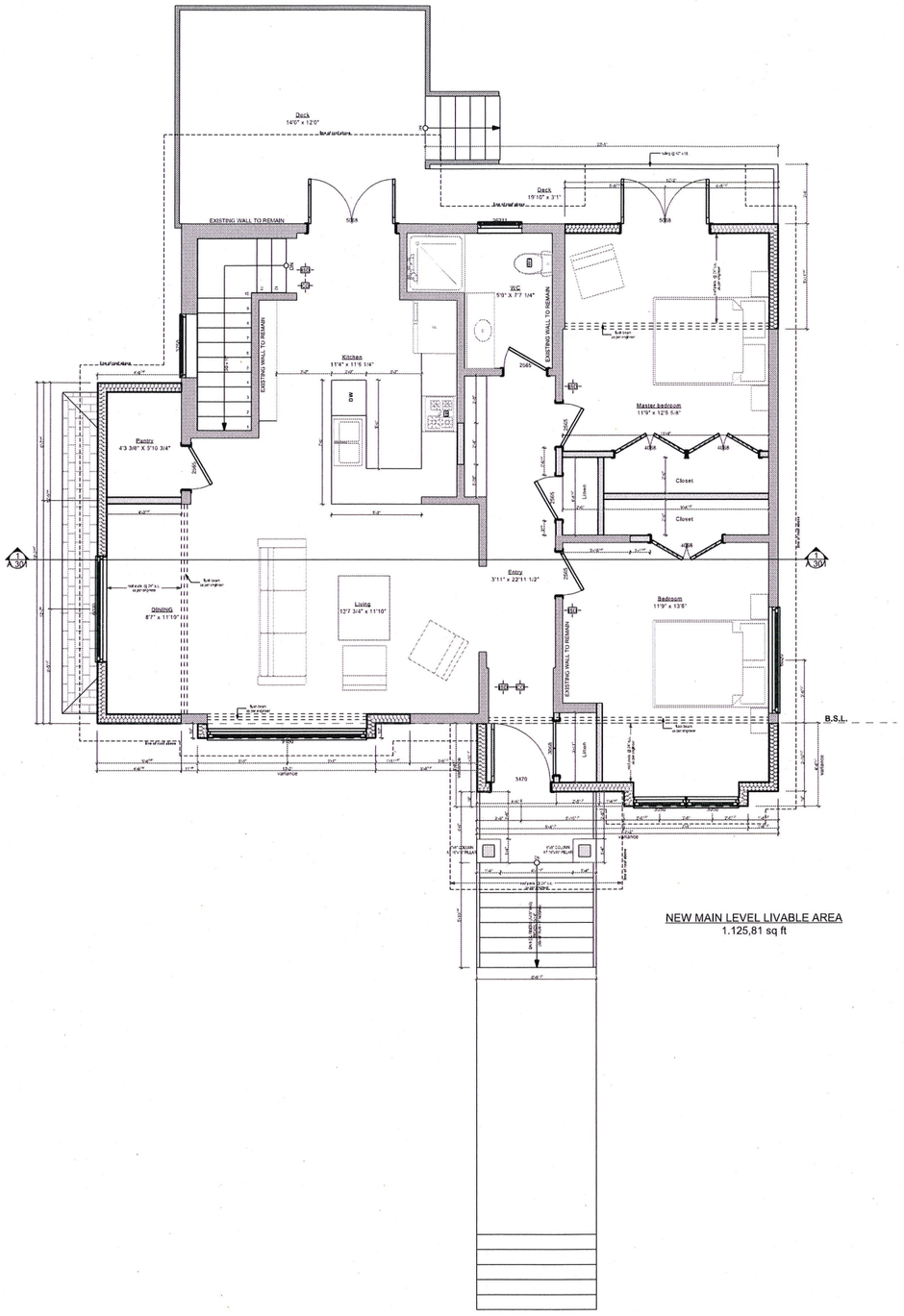
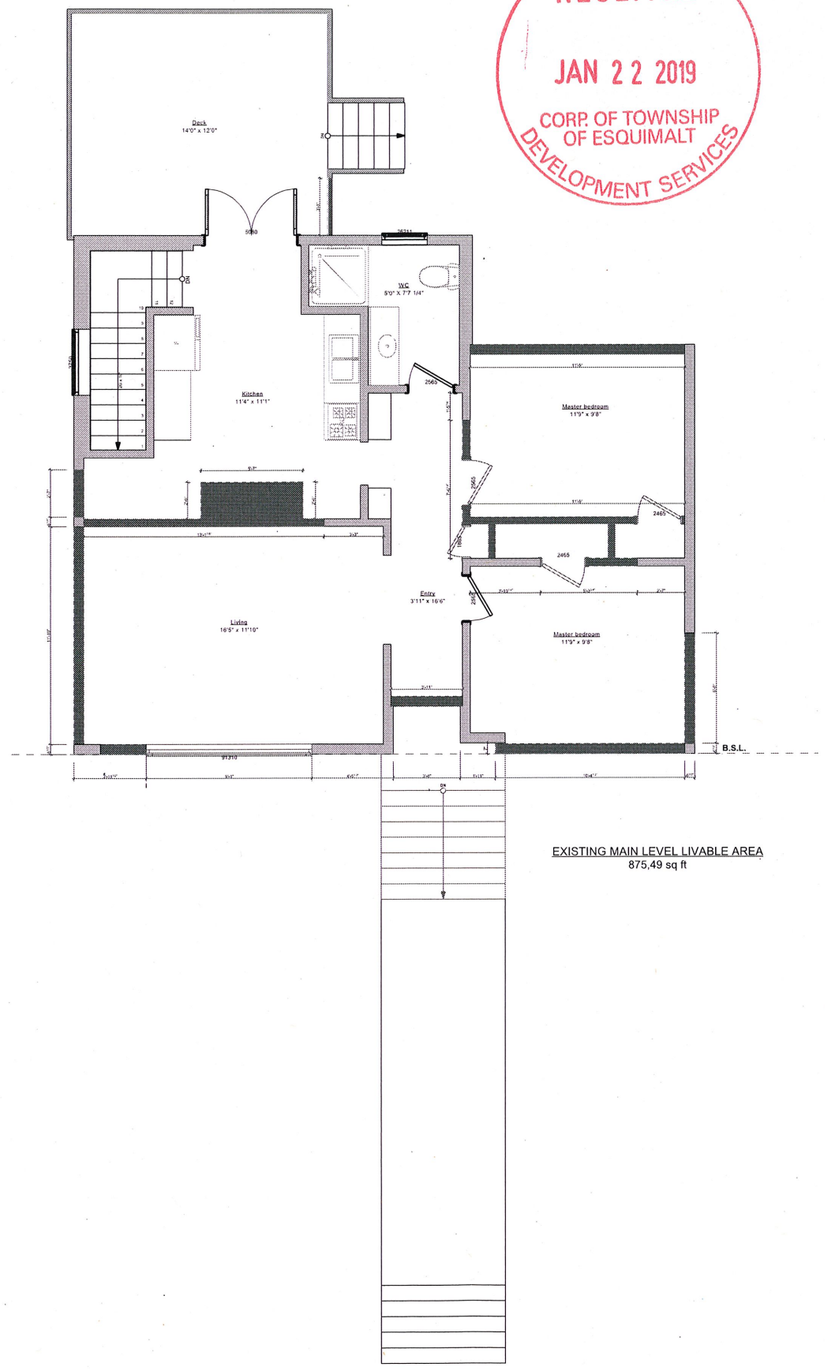
Lower level

A102



NEW MAIN LEVEL LIVABLE AREA
1.125,81 sq ft



EXISTING MAIN LEVEL LIVABLE AREA
875,49 sq ft

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PLAN LEGEND

- NEW EXTERIOR WALL
- NEW PARTITION WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FOUNDATION WALL
- EXISTING FOUNDATION WALL TO REMAIN
- BEAM ⊠ COLUMN FD FLOOR DRAIN
- DIMENSION PLACEMENT

ROOM SIZES ARE INTERIOR DIMENSIONS
WIDTH X DEPTH

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- (F) FRESH AIR SUPPLY (P) PASSIVE AIR INLET

1 A103 MAIN FLOOR - NEW PLAN
SCALE: 1/4" = 1'-0"

2 A103 MAIN LEVEL- EXISTING-DEMO PLAN
SCALE: 1/4" = 1'-0"

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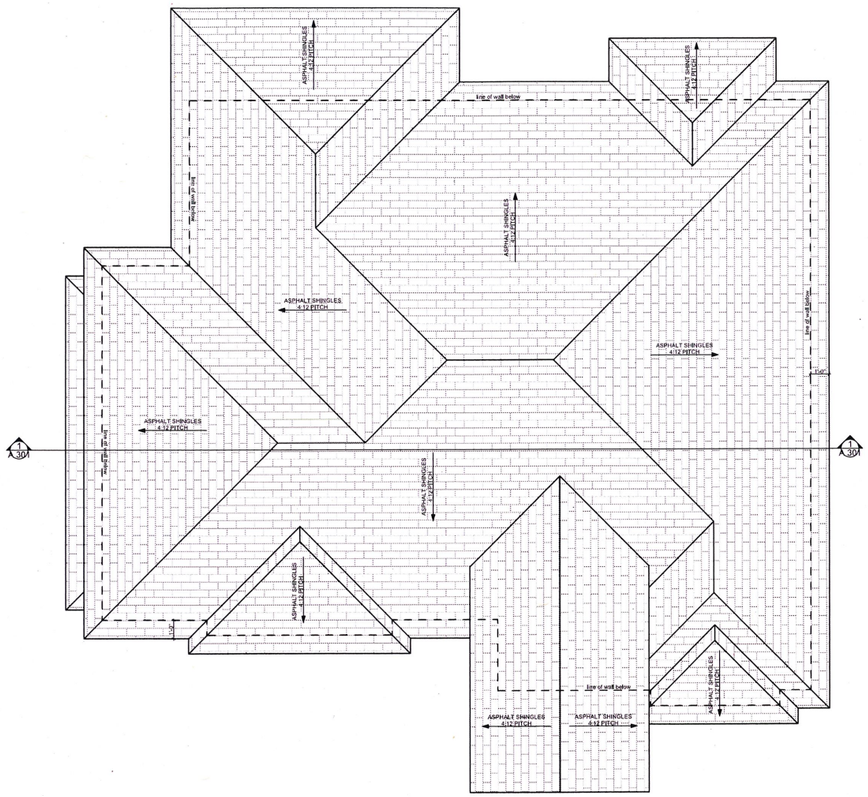
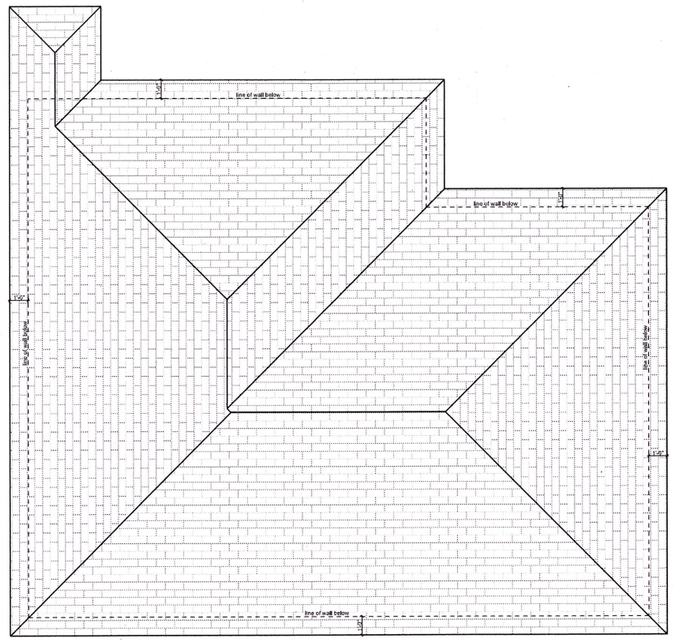
Main Level

A103



1 A104 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



2 A104 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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Roof Plan

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EXTERIOR CLADDING LEGEND

1. HARDIESHINGLE SIDING PAINTED
2. CEMENT BOARD LAP SIDING
3. ASPHALT ROOFING SHINGLES
4. STONE VENEER BY OWNER

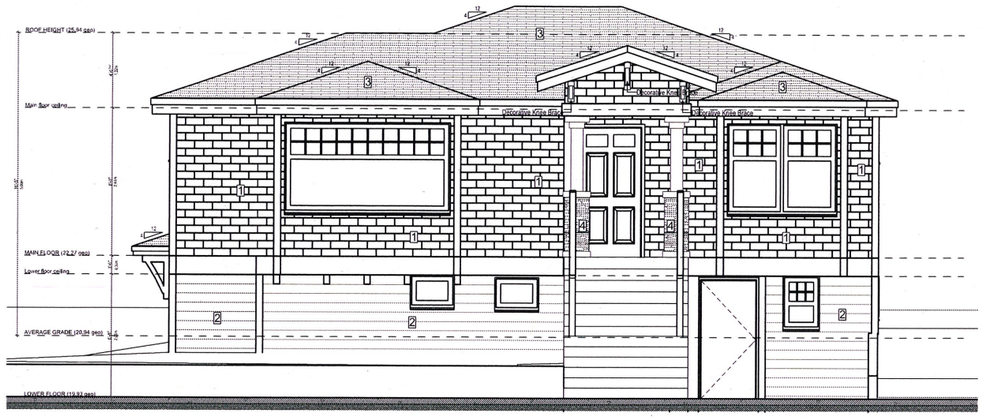
ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
SOFFIT	VENTED ALUMINUM (PREFINISHED)
FASCIA	CLEAR CEDAR SIDING (PAINTED)
BELLY BAND	2X8 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X4 COMB FACED SPF TOP AND SIDES C/W 2X4 SLOPED SILL AND 2X4 SUBSILL (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF (PAINTED)
CORNER BOARDS	1X4 COMB FACED SPF (PAINTED)

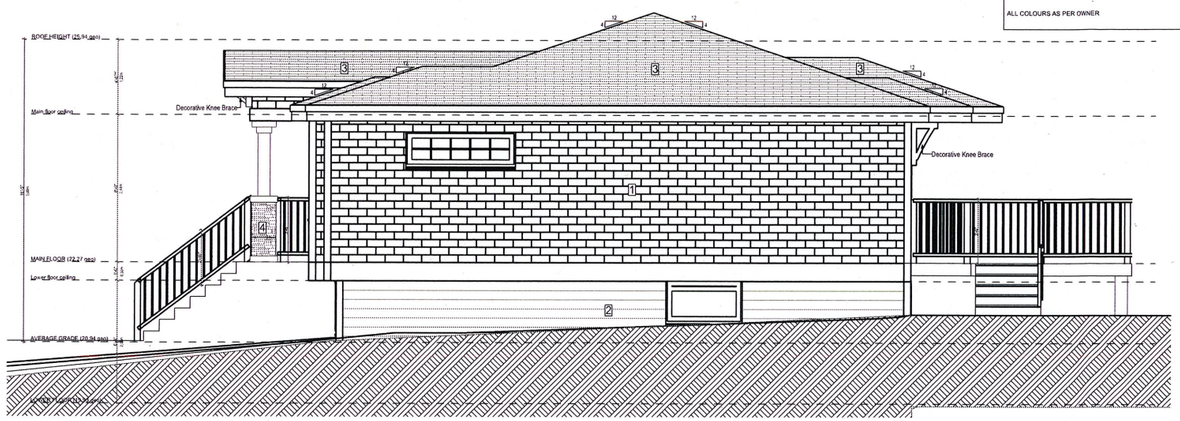
NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS, CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDW'S

FLASH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS

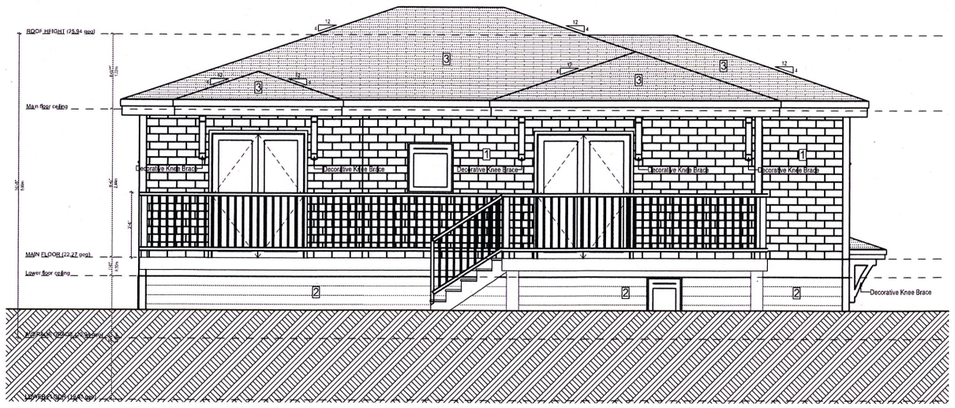
ALL COLOURS AS PER OWNER



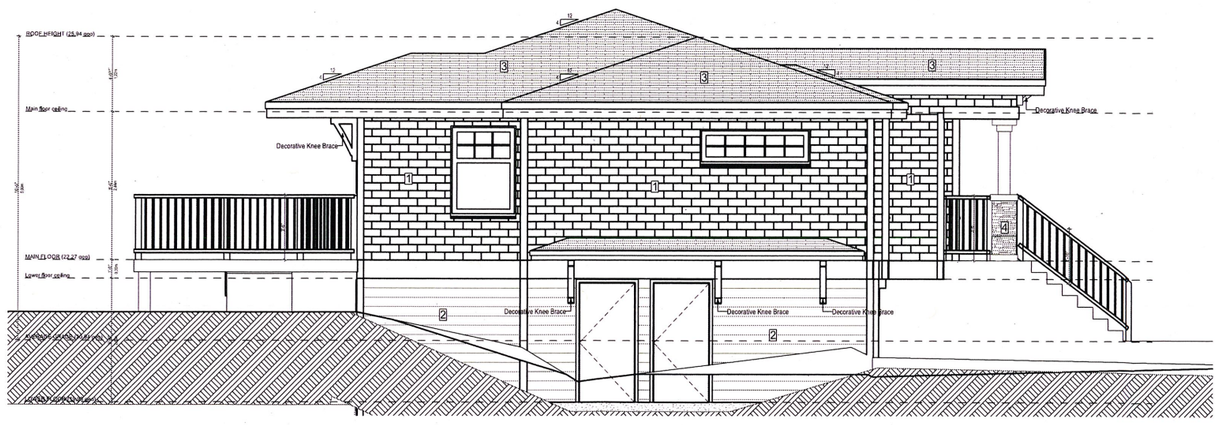
1 A201 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



2 A201 **RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"



3 A201 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



4 A201 **LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

LIMITING DISTANCE BCBC 9.10.15.4
LIMITING DISTANCE = 1.97m
EXPOSING BUILDING FACE = 26.95m²
TOTAL PROPOSED AREA OF OPENINGS. = 1.06m²
PROPOSED % OPENINGS = 3.93%
BCBC T9.10.15.4
MAX. ALLOWABLE AREA OF GLAZED OPENINGS =8%

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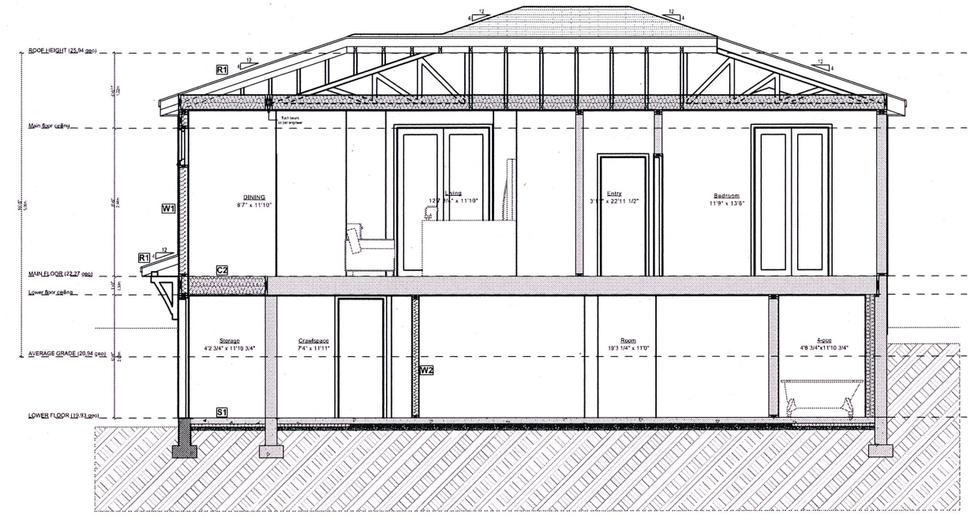
ISSUED:

Elevations

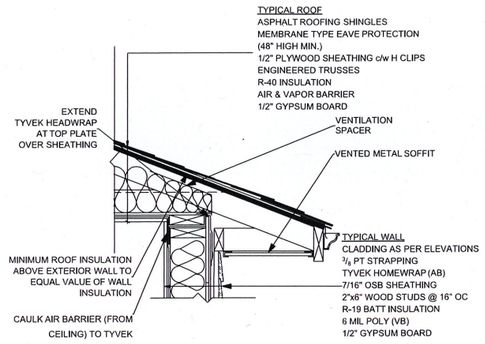
A201



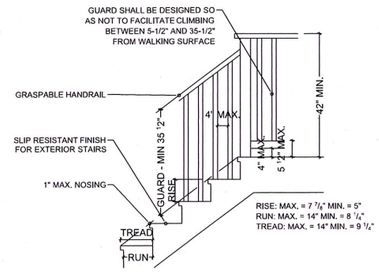
1 A301 **SECTION**

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



TYPICAL ROOF/ WALL INTERFACE DETAIL



STAIR WIDTH = 34" MIN.
ONE HANDRAIL REQ'D ON EXTERIOR STAIRS W/ MORE THAN 3 RISERS AND INTERIOR STAIRS W/ MORE THAN 2 RISERS SERVING NOT MORE THAN 1 DWELLING UNIT

SECTION LEGEND

CEILING TYPES

C1 - FLOOR ABOVE CRAWLSPACE (NOT SHOWN)
FINISHED FLOORING
¾" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING

C2 - INTERIOR FLOOR
FINISHED FLOORING
¾" T&G PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
½" GYPSUM BOARD PAINTED

ROOF TYPES

R1 - JOIST ROOF
ASPHALT ROOFING SHINGLES
1/2" PLYWOOD C/W H CLIPS
JOISTS AS PER ENGINEER
R28 FG BATT INSULATION
6 MIL. POLY. (AB/VB)
½" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

SLAB TYPES

S1 - BASEMENT SLAB
4" THICK CONCRETE SLAB
6 MIL. POLY.
2-1/2" XPS RIGID INSULATION 4' PERIMETER
2' THERMAL BREAK @ SLAB EDGE
COMPACTED ¾" MINUS
UNDISTURBED SOIL

S2 - GROUND SEAL (NOT SHOWN)
2" CONCRETE GROUND SEAL
6 MIL. POLY.
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL
CLADDING AS PER ELEVATIONS
¾" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
7/16" OSB SHEATHING OR AS PER ENGINEER
2"X6" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL POLY. (AB/VB)
½" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL
½" GYPSUM BOARD PAINTED
2X4 STUDS @ 24" OC
½" GYPSUM BOARD PAINTED

W3 - CRAWLSPACE WALL (NOT SHOWN)
R12 FOIL BACK INSULATION
8" THICK CONCRETE WALL
DAMP PROOFING
BACKFILL

NEW WALL
EXISTING WALL TO REMAIN
NEW FOUNDATION WALL
EXISTING FOUNDATION WALL TO REMAIN

RECEIVED
JAN 2 2 2019
CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4

ASSEMBLY DESCRIPTION	EFF. RSI
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & FLAT ROOF	4.67 RSI
EXTERIOR WALLS	2.78 RSI
FLOORS OVER GARAGE/UNHEATED SPACE	4.51 RSI
WALL @ GARAGE	2.62 RSI
HEATED CONCRETE SLABS	2.32 RSI
CONCRETE SLABS	1.96 RSI
FOUNDATION WALL BELOW GRADE	1.99 RSI

EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA

EFFECTIVE THERMAL RESISTANCE = 3.27 RSI
REQUIRED EFECTIVE THERMAL RESISTANCE = 2.78 RSI

VAULTED CEILING EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
2X10 RAFTERS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.22 RSI @ 13% CEILING
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
R20 BATT INSULATION	3.52 RSI
R12 BATT INSULATION	2.11 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	5.85 RSI @ 87% CEILING

EFF. THERMAL RESISTANCE = 4.82 RSI
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI

TRUSS ROOF EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BOTTOM CHORD	0.76 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 11% =	0.98 RSI
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
3-1/2" BLOWN INSULATION	1.67 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE @ 89% =	1.89 RSI

EFFECTIVE THERMAL INSULATION @ CAVITY = 1.71 RSI
12" BLOWN FG ABOVE FRAMING = 5.63 RSI

TOTAL EFF. THERMAL RESISTANCE = 7.34 RSI
REQUIRED EFF. THERMAL RESISTANCE = 6.91 RSI

FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
¾" SHEATHING	0.16 RSI
2X10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
¾" SHEATHING	0.16 RSI
R28 BATT INSULATION	4.93 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	5.47 RSI @ 87% FLOOR AREA

EFF. THERMAL RESISTANCE = 4.75 RSI
REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI

FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.56 RSI @ 87%
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
2X10 FLOOR JOISTS	1.99 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	2.46 RSI @ 13%

EFF. THERMAL RESISTANCE = 4.77 RSI
REQUIRED EFF. THERMAL RESISTANCE = 4.51 RSI

EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	4.19 RSI @ 77% WALL AREA

EFFECTIVE THERMAL RESISTANCE = 3.27 RSI
REQUIRED EFECTIVE THERMAL RESISTANCE = 2.79 RSI

WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	NIL
2X6 STUD	1.19 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	1.59 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	NIL
R20 INSULATION	3.52 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	3.92 RSI @ 77% WALL AREA

EFFECTIVE THERMAL RESISTANCE = 2.93 RSI
REQUIRED EFECTIVE THERMAL RESISTANCE = 2.62 RSI

BASEMENT SLAB ABOVE FROST LINE EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI

EFF. THERMAL INSULATION = 2.35 RSI (R13.3)
REQUIRED EFF. THERMAL INSULATION = 1.96 RSI (R13.2)

BASEMENT HEATED FLOOR EFFECTIVE THERMAL RESISTANCE

INTERIOR AIR FILM (FLOOR)	0.16 RSI
CONCRETE SLAB	0.04 RSI
RADIANT IN FLOOR HEATING	N/A
2-1/2" XPS	2.15 RSI

EFF. THERMAL RESISTANCE = 2.35 RSI
REQUIRED EFF. THERMAL RESISTANCE = 2.32 RSI

THERMAL BREAK BETWEEN SLAB AND FOUNDATION WALL EFFECTIVE INSULATION

1-1/2" XPS	1.32 RSI

50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X 50% = 1.18 RSI REQUIRED

EFF. THERMAL INSULATION = 1.32 RSI
REQUIRED EFF. THERMAL INSULATION = 1.18 RSI

CRAWLSPACE FOUNDATION WALLS EFFECTIVE INSULATION

INTERIOR AIR FILM (FLOOR)	0.16 RSI
R12 FOIL BACK INSULATION	0.04 RSI
8" THICK CONCRETE WALL	2.11 RSI

EFF. THERMAL RESISTANCE = 2.31 RSI
REQUIRED EFF. THERMAL RESISTANCE = 1.99 RSI

FOUNDATION WALL BELOW GRADE INTERIOR FURRING WALL

200mm CONCRETE	0.08 RSI
½" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
R12 FG BATTS (87%)	2.11 RSI
½" GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI

ACTUAL EFF. THERMAL INSULATION = 2.22 RSI
REQUIRED EFF. THERMAL INSULATION MIN. = 1.99 RSI

FOUNDATION WALL BELOW GRADE EXTERIOR INSULATION

200mm CONCRETE	0.08 RSI
2-1/2" XPS CONTINUOUS INSULATION	2.15 RSI
INTERIOR AIR FILM	0.12 RSI

ACTUAL EFF. THERMAL RESISTANCE = 2.35 RSI
REQUIRED EFF. THERMAL RESISTANCE MIN. = 1.99 RSI

ADAPT DESIGN
1500 Shorncliffe Road Victoria BC V8P 2T4
250.893.8127
www.adaptdesign.ca

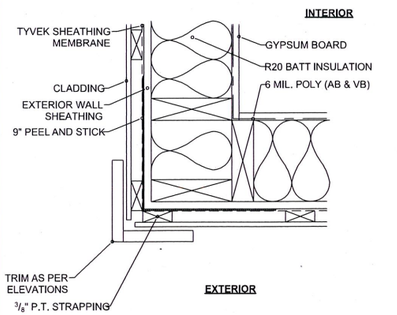
1336 Wood St,
Esquimalt, BC

ISSUED FOR PERMIT

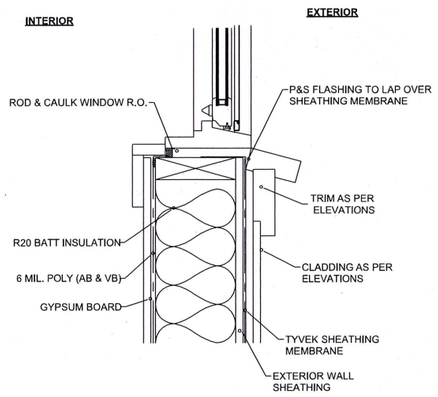
ISSUED:

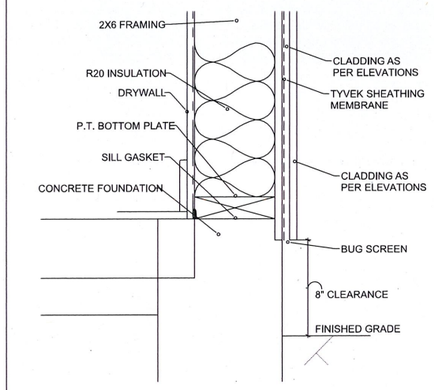
Section

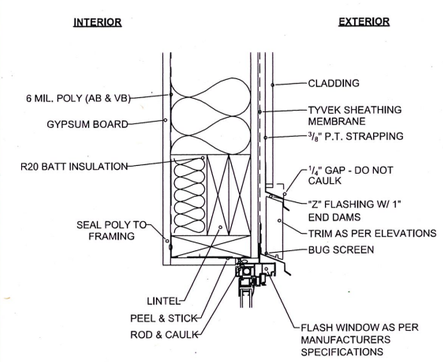
A301

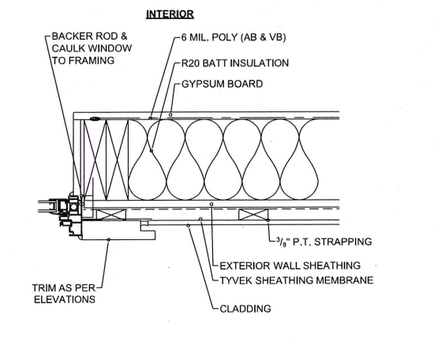


NOTE:
OMIT ALL INSIDE/OUTSIDE CORNER AND WINDOW/DOOR TRIM
ON ALL CEDAR SIDING, STUCCO, CEMENT PANEL & GALVANIZED STEEL

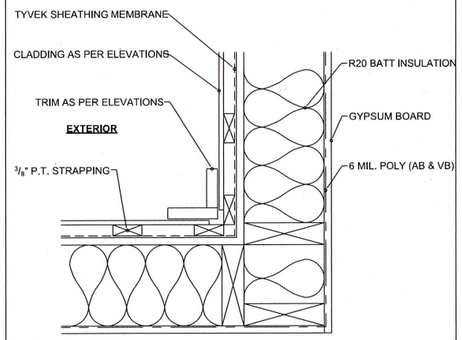


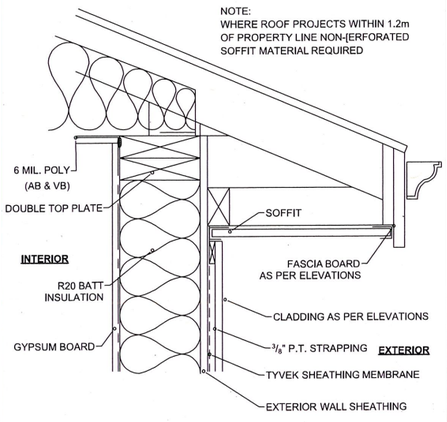


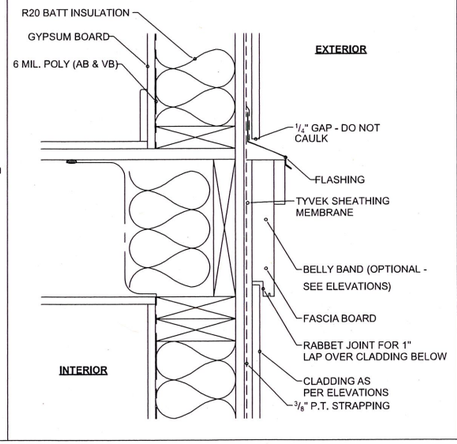


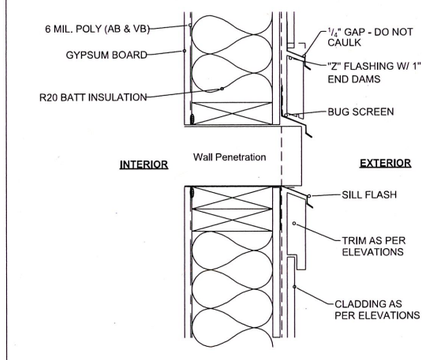


NOTE:
THESE ARE 'TYPICAL' CLADDING DETAILS AND DO NOT DETAIL EVERY ASPECT OF THE EXTERIOR CLADDING APPLICATION. FOR MORE INFORMATION REFER TO:
"A REFERENCE GUIDE OF TYPICAL RAINSCREEN WALL & WINDOW DETAILS & THE MANUFACTURERS SPECIFICATIONS









1 A401 CLADDING DETAILS
NOT TO SCALE

ADAPT DESIGN
1500 Shorncliffe Road Victoria BC V8P 2T4
250.893.8127
www.adaptdesign.ca

1336 Wood St,
Esquimalt, BC

ISSUED FOR PERMIT

ISSUED:

Details

A401

Site Plan Of:
Lots 59 And 58, Suburban Lot 37, Esquimalt District, Plan 2854.
P.I.D. 006-375-294
P.I.D. 006-375-324

5 4 3 2 1 0 5 10 15

Scale = 1:250

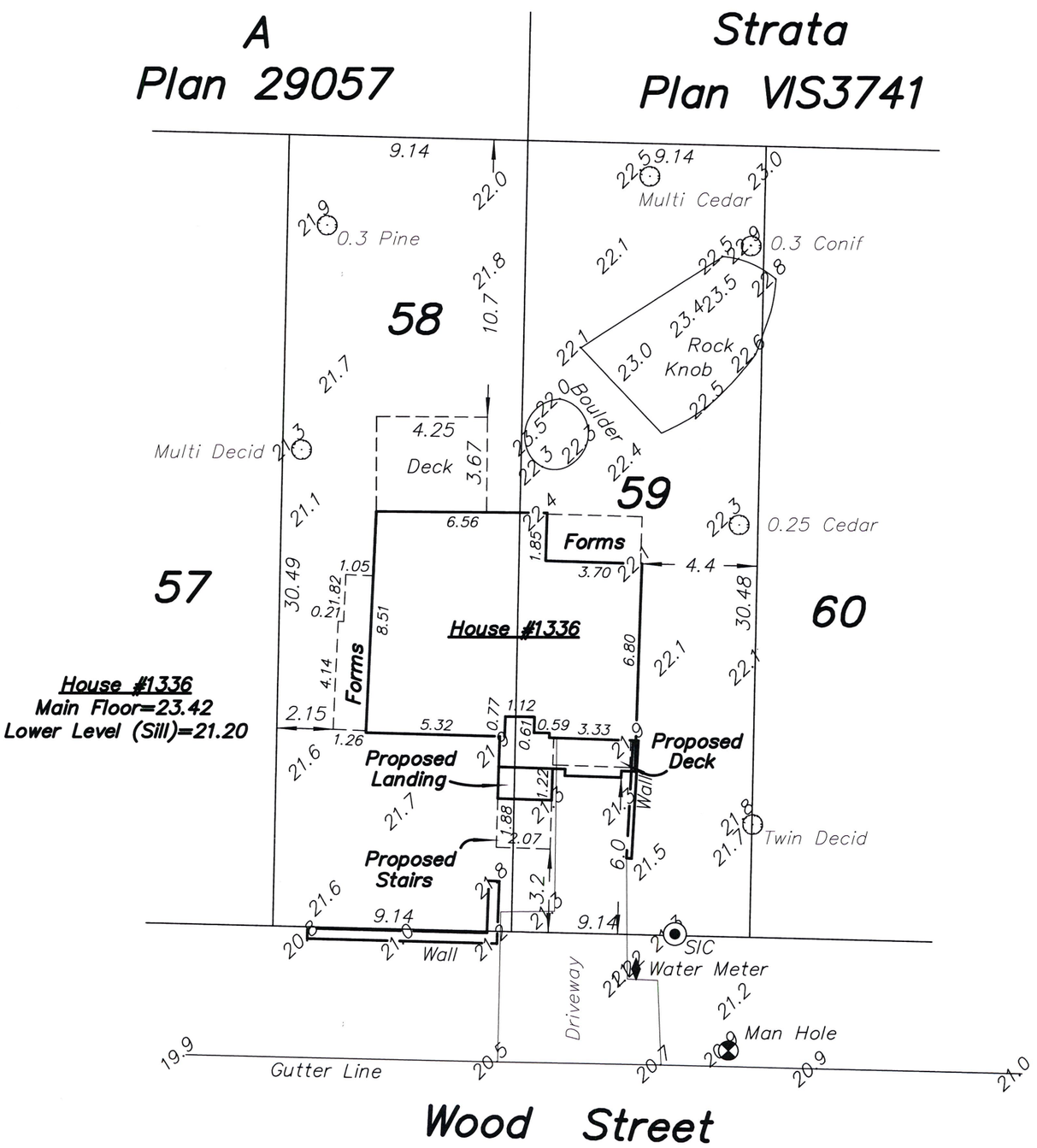
Dated this 2tth day of July, 2018.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0153.

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.



Utility Pole

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 180218\SIT\GH