

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00085**

**Owner:** Jason Wenaus & Nicole Cook

**Land:** [PID 006-375-324, Lot 59, Suburban Lot 37, Esquimalt District, Plan VIP 2854]

[PID 006-375-294 Lot 58, Suburban Lot 37, Esquimalt District, Plan VIP 2854]

**Address:** 1336 Wood Street

**Conditions:**

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No.2050 as follows:

**Zoning Bylaw, 1992 No.2050, Section 34 (9)(a)(i)- Siting**

**Requirements- Primary Building- Front Setback:** A 4.3m reduction in the requirement that no principal building be located within 7.5m of the Front Lot Line, specifically for the front of the building to be extended and front steps relocated towards the Front Lot Line [set back to be changed from 7.5m to 3.2m]

3. Approval of this Development Variance Permit is issued in accordance with the architectural drawings prepared by Adapt Design, stamped "Received January 22 2019", sited as detailed on the survey plan prepared by Wey Mayenburg, stamped "Received January 22, 2019" attached hereto as 'Schedule A'.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or

administrators, successors and assigns as the case may be or their successors to title in the lands.

5. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_  
DAY OF \_\_\_\_\_, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY  
DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

## 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 NOT TO 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 PLACES 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 SOIL TEST CONDITIONS APPLY, THE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

THE SILL PLATES 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 LAMBER 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 LIMITS 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 1/4". DIMENSIONS SHOWN ARE TO THE NEAREST 1/2".

CONFORM ALL VANITIES, BATHUBS, 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 LEAVE 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 1/2" WIDER THAN DOOR. FRAME HEIGHT 81/2" FOR EXTERIOR DOORS AND 82 1/2" FOR INTERIOR DOORS. FRAME OPENING 1/2" WIDER THAN 88 OLD DOORS AND FRAME HEIGHT IS 81 1/2". ALL INTERIOR DOORS TO BE 30" WIDE UNLESS OTHERWISE SPECIFIED.

### FENESTRATION

ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NFPA 98 AND THE CANADIAN SUPPLEMENT TO NFPA 98.

### FENESTRATION PERFORMANCE REQUIREMENTS:

CLASS R - PG 30 - VEA-VE DP = 1400Pa/1400Pa - WATER PENETRATION RESISTANCE = 200Pa - CANADIAN AIR IN FILTRATION/FILTRATION = 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/RAILINGS

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.

### SMC

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".

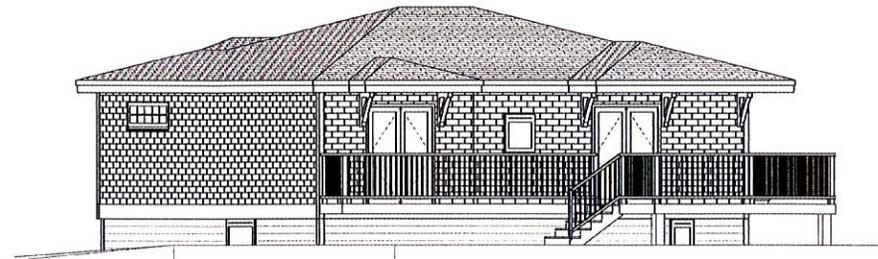
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION.

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.



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

THIS IS SCHEDULE **A** OF  
DEVELOPMENT VARIANCE  
PERMIT NO. **00085**

CORPORATE OFFICER



**ADAPT**  
DESIGN

1500 Stranville Road Victoria BC V8P 2T4  
250.883.8127  
www.adaptdesign.ca

1336 Wood St,  
Esquimalt, BC

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on other projects, in whole or in part, without the prior written consent of Adapt Design. 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.

The General Contractor is responsible for verifying and confirming dimensions of 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.

© Adapt Design

ISSUED FOR  
PERMIT

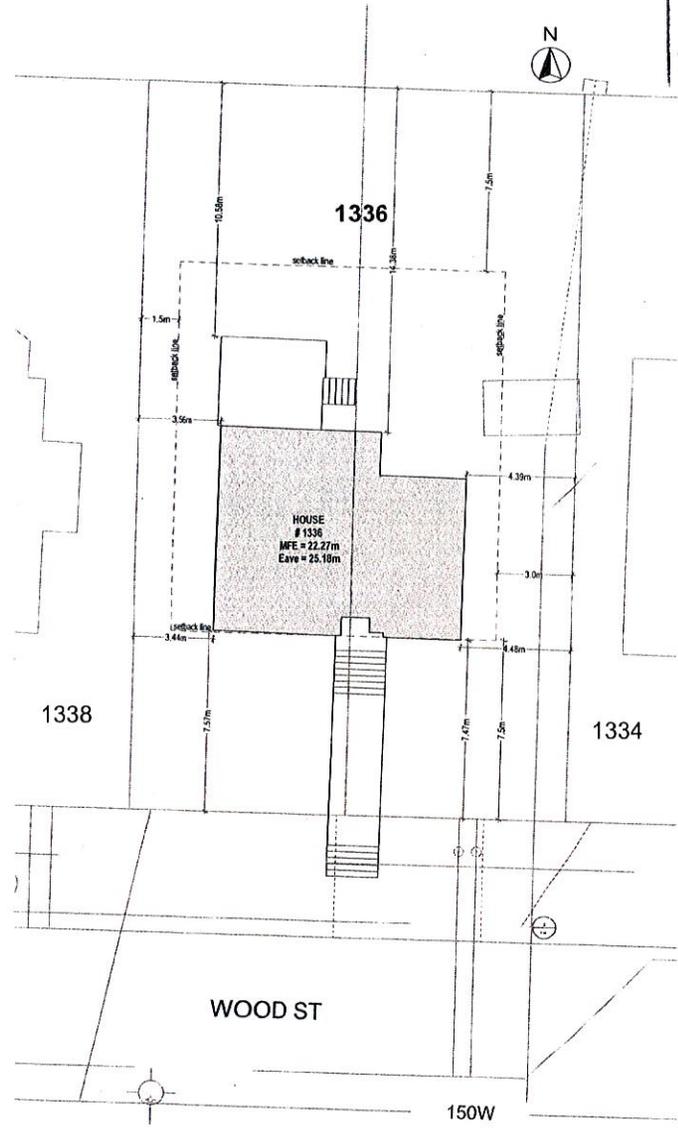
ISSUED:

General Notes &  
Perspective

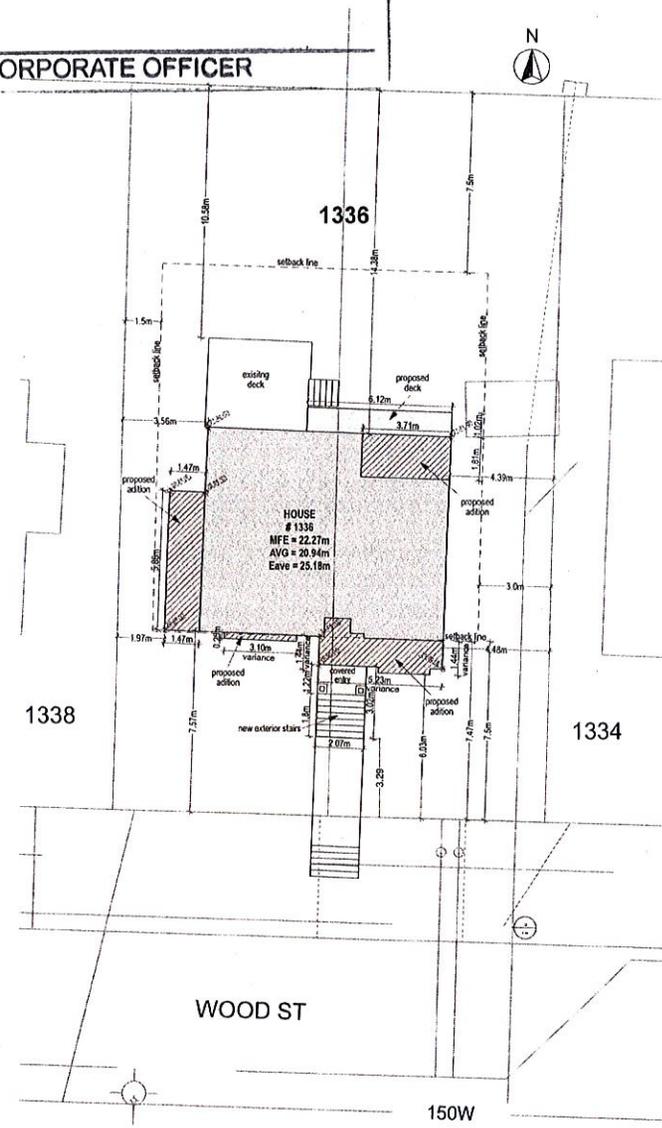
A001

THIS IS SCHEDULE **A** OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO 00085

CORPORATE OFFICER



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 = 20.68m  
 167.54m<sup>2</sup> = 20.94m



**Property Information**

Project Type: Remodel & Addition  
 Owners: Jake Wenaus  
 Address: 1336 Wood St, Esquimalt, BC

Legal Description:

Zoning: RS-1

Setbacks:	Zoning	Proposed	Existing
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*	7.47m
Eaves	0.6m	0.3m	0.3m
Height	7.3m	5.0m	

\*Variance is required

Floor Area:	Proposed	Existing
Lower	900.71 SF	887.54 SF
Main	1125.81 SF	875.49 SF
Total	2026.52 SF	1763.03 SF

Lot Area:	Proposed	Existing
Building Footprint:	5996.32 SF	887.54 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		



1500 Shorncliffe Road Victoria BC V8P 2T4  
 250 893 8137  
 www.adaptdesign.ca

**1336 Wood St, Esquimalt, BC**

Drawings and Specifications are instruments of service 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 complying dimensions at the job site. The Designer will not be responsible for construction means, methods, sequencing, equipment, or procurement, or for safety precautions and programs in connection with the project.

© Adapt Design

**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

ISSUED FOR PERMIT

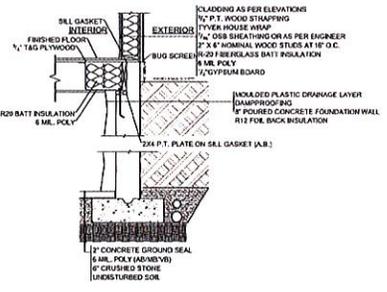
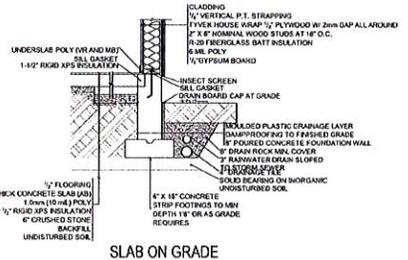
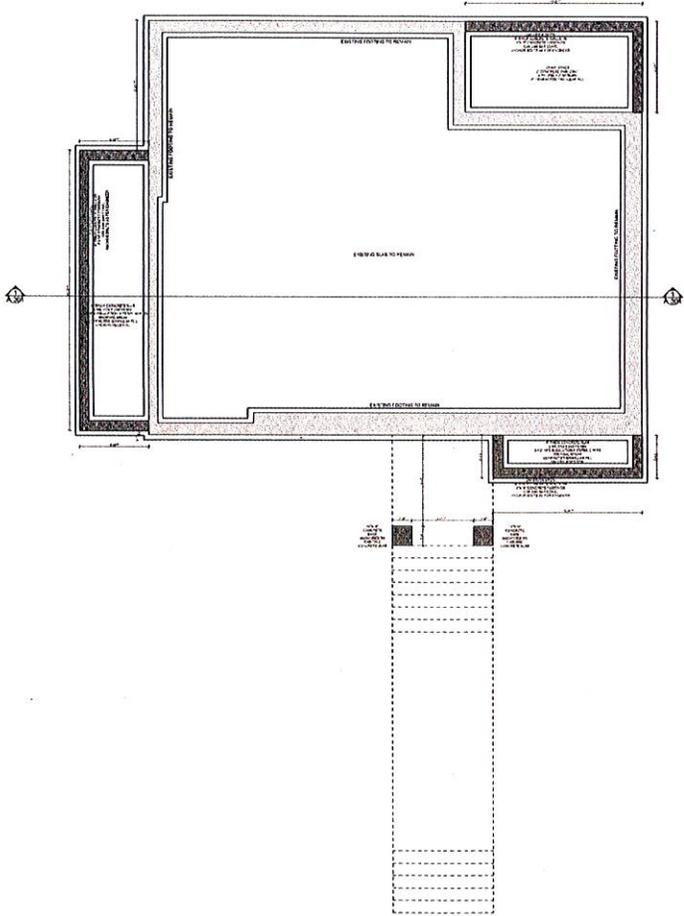
ISSUED:


THIS IS SCHEDULE **A** OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO. **00085**

---

CORPORATE OFFICER

RECEIVED  
 JAN 22 2019  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES



**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
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
	HARDWIRED INTERCONNECTED CO DETECTOR
	HARDWIRED INTERCONNECTED KMIC SMOKE DETECTOR
	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	KITCHEN FAN VENTILATION RATE 12.5 L/S INTERMITTENT
	KITCHEN FAN VENTILATION RATE 47 L/S INTERMITTENT
	CONTINUOUS PRINCIPAL EXHAUST FAN
	VENTILATION RATE AS PER 18.32.3.1, 18.32.3.2, 18.32.3.3
	FRESH AIR SUPPLY
	PASSIVE AIR INLET

**ADAPT DESIGN**

1500 Sherbrooke Road Victoria BC V8P 2T4  
 250.893.8177  
 www.adaptdesign.ca

1336 Wood St,  
 Esquimalt, BC

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

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

© Adapt Design

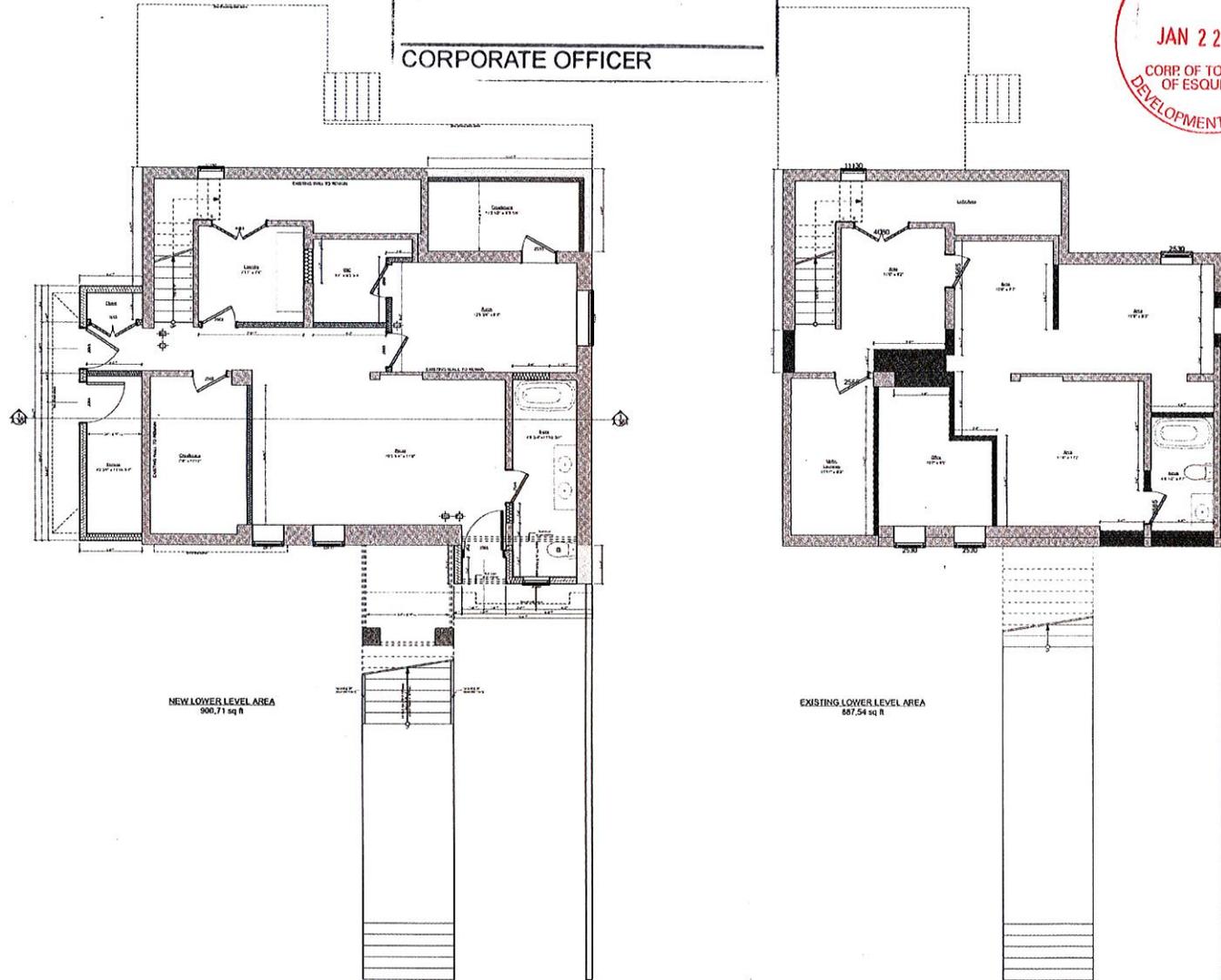
ISSUED FOR  
 PERMIT

ISSUED:


Foundation Plan

THIS IS SCHEDULE A OF  
DEVELOPMENT VARIANCE  
PERMIT NO. 00085

CORPORATE OFFICER



**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/FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS  
WIDTH X DEPTH
- HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIZING SMOKE DETECTOR
- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
- BATH FAN VENTILATION RATE 25 L/s PERMITTED
- KITCHEN FAN VENTILATION RATE 4 L/s PERMITTED
- CONTINUOUS PRINCIPAL EXHAUST FAN VENTILATION RATE AS PER 15-32.3 L/s - 32-3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET

**ADAPT DESIGN**

1500 Steveston Road Victoria BC V8P 2T4  
250.893.8127  
www.adaptdesign.ca

1336 Wood St,  
Esquimalt, BC

Drawings and Specifications are instruments of service 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 controlling dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or programs, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR  
PERMIT

ISSUED:


Lower level

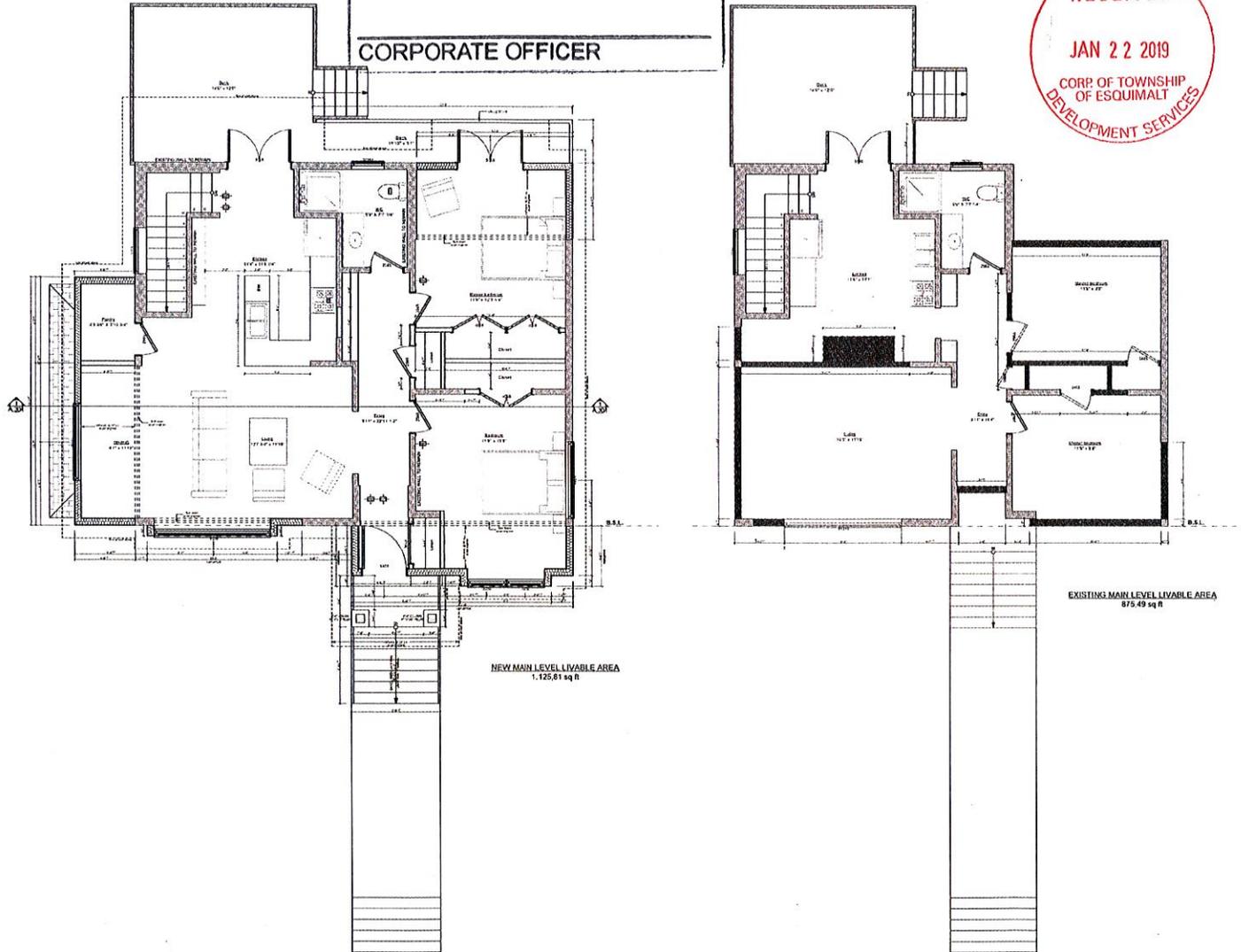
1 LOWER LEVEL - NEW PLAN  
SCALE: 1/4" = 1'-0"

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

THIS IS SCHEDULE **A** OF  
DEVELOPMENT VARIANCE  
PERMIT NO. **00085**

CORPORATE OFFICER

RECEIVED  
JAN 22 2019  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



**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/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 20 L/S INTERMITTENT
- KITCHEN FAN VENTILATION RATE 47 L/S INTERMITTENT
- CONTINUOUS PRINCIPAL EXHAUST FAN VENTILATION RATE 15 L/S 23.3 L/S 30.3 L/S
- FRESH AIR SUPPLY
- PASSIVE AIR INLET

**ADAPT DESIGN**

1500 Sherbrooke Road Victoria BC V8P 2T4  
250 853 8127  
www.adaptdesign.ca

1336 Wood St,  
Esquimalt, BC

Drawings and Specifications are instruments of service and are the sole property of Adapt Design. They are not to be used on any other project, in whole or in part, without the express written and appropriate authorization of the Designer. The General Contractor is responsible for ordering and installing dimensions at the job site. The Designer will not be responsible for construction methods, techniques, materials, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR PERMIT

ISSUED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

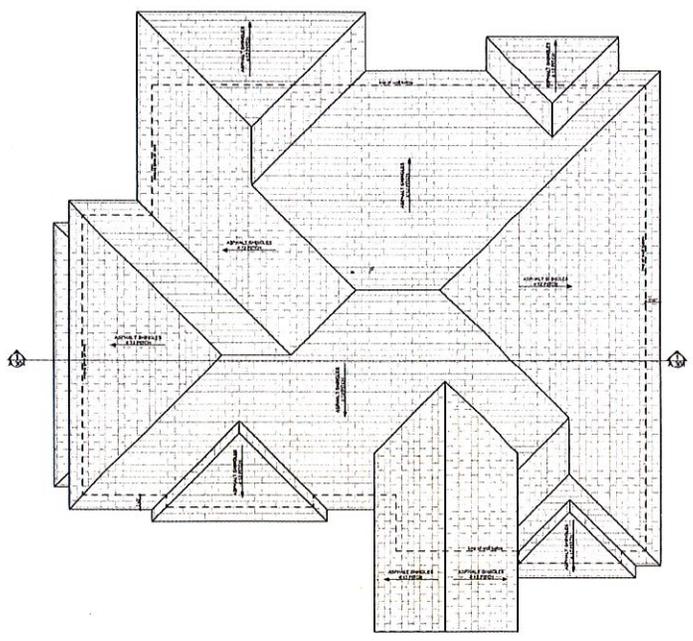
REGIONAL OFFICE A OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO. 00085  
 \_\_\_\_\_  
 CORPORATE OFFICER

RECEIVED  
 JAN 22 2018  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

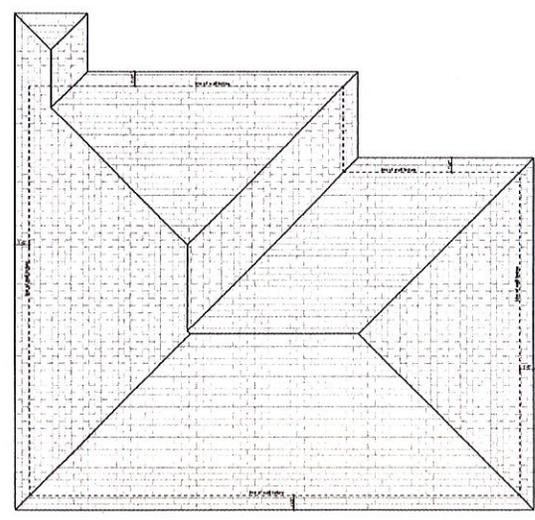
**ADAPT**  
 DESIGN

1500 Shumiloff Road Victoria BC V8P 1T4  
 250.893.8127  
 www.adaptdesign.ca  
 1336 Wood St,  
 Esquimalt, BC

Drawings and Specifications are instruments of service 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 coordinating all 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.  
 © Adapt Design



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



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

ISSUED FOR  
 PERMIT

ISSUED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Roof Plan

A104

THIS IS SCHEDULE **A** OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO. 00085  
 \_\_\_\_\_  
 CORPORATE OFFICER

RECEIVED  
 JAN 22 2019  
 CORP OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

**EXTERIOR CLADDING LEGEND**

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

**ADDITIONAL EXTERIOR FINISHINGS**

ROOFING: 3/8" CORUGATED GALVALUM PERMITS  
 LAY UP: 1/2" PLASTER BOARD (PERMITS)  
 CEILING: 1/2" PLASTER (PERMITS)  
 FLOOR: 1/2" GYP BOARD (PERMITS)  
 WALL: 1/2" GYP BOARD (PERMITS)  
 WINDOW TREAT: 1/2" GYP BOARD (PERMITS)  
 DOOR TREAT: 1/2" GYP BOARD (PERMITS)  
 CORNER BOARDING: 1/2" GYP BOARD (PERMITS)

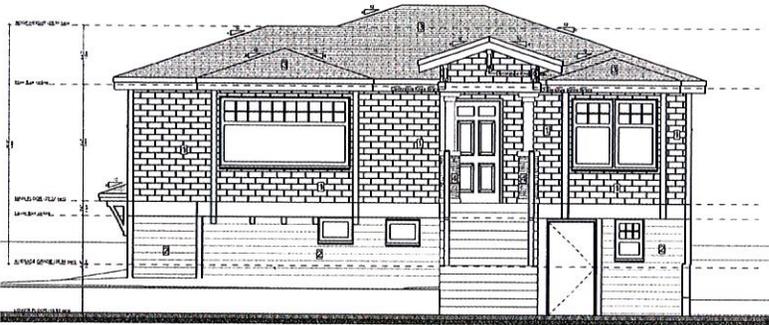
**NOTE:**  
 FINISHES OPERATED SHALL BE IN FULL VIEWER SECTION AND PROVISIONS TO BE MADE TO MAINTAIN CONTRACTOR TO VERIFY ALL IS IN ACCORD TO ORIGINAL BIDDING  
 FLIGHT OVER ALL MATERIAL PROVIDED (DOOR AND WINDOW FINISHES)  
 ALL COLORS AS PER OWNER



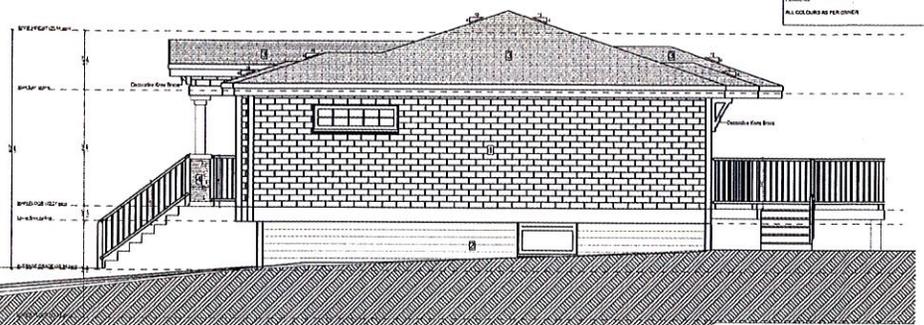
1500 Shoreline Road Victoria BC V8P 2T4  
 250.893.8127  
 www.adaptdesign.ca

1336 Wood St,  
 Esquimalt, BC

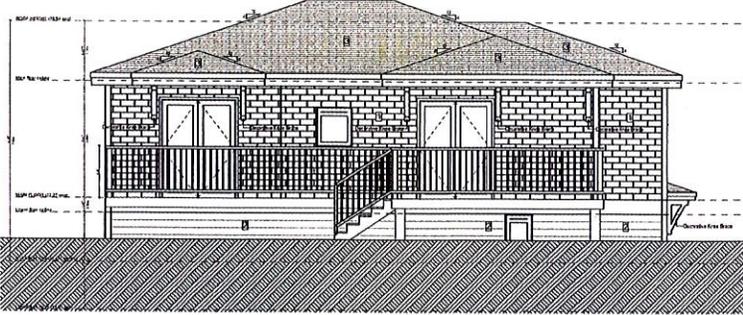
Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used on extensions of the project or other projects, except by agreement in writing and appropriate compensation to the Designer.  
 The General Contractor is responsible for obtaining and carrying out all permits for construction, including, but not limited to, construction, or for safety, and for any other requirements and programs in connection with the project.  
 © Adapt Design



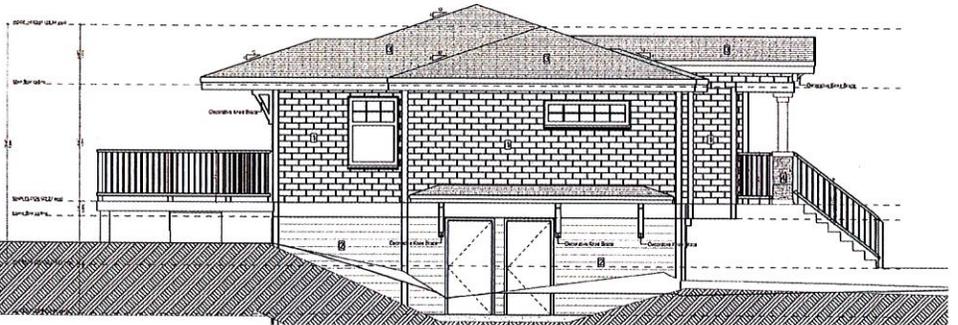
1 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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



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



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

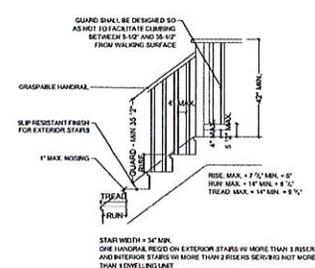
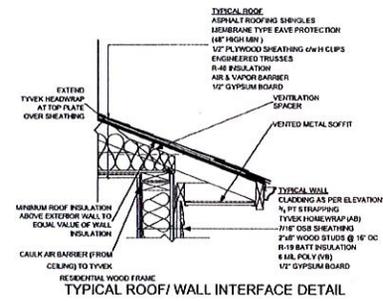
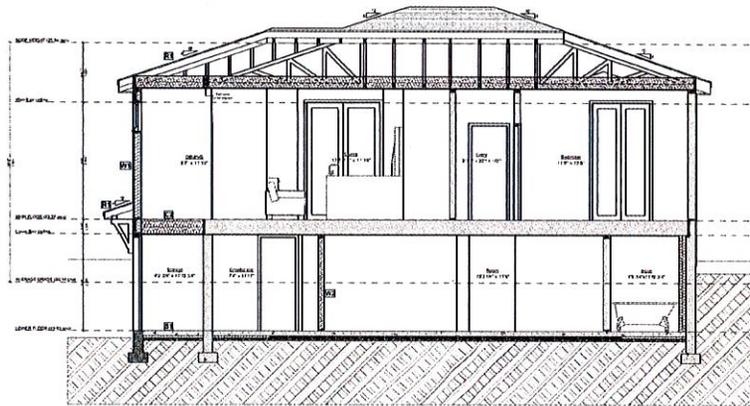
LIMITING DISTANCE BCRC: 9.10.15.4  
 LIMITING DISTANCE = 1.97m  
 EXPOSING BUILDING FACE = 26.95m²  
 TOTAL PROPOSED AREA OF OPENINGS = 1.06m²  
 PROPOSED % OPENINGS = 3.93%  
 BCRC TR 10.15.4  
 MAX. ALLOWABLE AREA OF GLAZED OPENINGS = 8%

ISSUED FOR  
 PERMIT

ISSUED:


Elevations

A201



**SECTION LEGEND**

**CEILING TYPES**

**C1 - FLOOR ABOVE CEILING SPACE**  
 1/2" GYPSUM BOARD  
 1/2" POLYURETHANE INSULATION  
 1/2" GYPSUM BOARD

**C2 - INTERIOR FLOOR**  
 1/2" GYPSUM BOARD  
 1/2" POLYURETHANE INSULATION  
 1/2" GYPSUM BOARD

**ROOF TYPES**

**R1 - JOIST ROOF**  
 1/2" GYPSUM BOARD  
 1/2" POLYURETHANE INSULATION  
 1/2" GYPSUM BOARD

**SLAB TYPES**

**S1 - BASEMENT SLAB**  
 4" THICK CONCRETE SLAB  
 1" POLYURETHANE INSULATION  
 2" POLYURETHANE INSULATION  
 4" THICK CONCRETE SLAB

**S2 - GROUND LEVEL SLAB (NOT SHOWN)**  
 4" THICK CONCRETE SLAB  
 1" POLYURETHANE INSULATION  
 2" POLYURETHANE INSULATION  
 4" THICK CONCRETE SLAB

**WALL TYPES**

**W1 - EXTERIOR WALL**  
 4" THICK CONCRETE FOUNDATION  
 1/2" POLYURETHANE INSULATION  
 2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION

**W2 - INTERIOR WALL**  
 1/2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION

**W3 - CORNER SPACE WALL (NOT SHOWN)**  
 1/2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION  
 1/2" POLYURETHANE INSULATION

**LEGEND:**  
 [Symbol] NEW WALL  
 [Symbol] EXISTING WALL TO REMAIN  
 [Symbol] NEW FOUNDATION WALL  
 [Symbol] EXISTING FOUNDATION WALL TO REMAIN

**SECTION 1 A301**  
 SCALE: 1/4" = 1'-0"

**RECEIVED**  
 JAN 22 2019  
 CORP. OF TOWNSHIP OF ESQUIMALT  
 DEVELOPMENT SERVICES

<p><b>BCBC 9.36</b>  <b>PRESCRIPTIVE PATH</b>  <b>CLIMATE ZONE 4</b></p> <p><b>ASSEMBLY DESCRIPTION</b></p> <p>TRUSS CEILING        CATHEDRAL CEILING &amp; FLAT ROOF        EXTERIOR WALLS        FLOORS OVER GARAGE/HEATED SPACE        WALL @ GARAGE        HEATED CONCRETE SLABS        CONCRETE SLABS        FOUNDATION WALL BELOW GRADE</p> <p>EFF. RSI        0.91 RSI        4.67 RSI        2.78 RSI        4.51 RSI        2.62 RSI        2.32 RSI        1.96 RSI        1.99 RSI</p> <p><b>EFFECTIVE THERMAL RESISTANCE = 322.85</b>  <b>REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 RSI</b></p>	<p><b>EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.12 RSI        GYPSUM BOARD 0.08 RSI        2x6 STUD 1.15 RSI        1/4" OSB SHEATHING 0.11 RSI        AIR SPACE 0.15 RSI        WOOD SOFFIT 0.13 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 1.88 RSI @ 23% WALL AREA</p> <p>INTERIOR AIR FILM 0.13 RSI        GYPSUM BOARD 0.08 RSI        R20 INSULATION 3.59 RSI        1/4" OSB SHEATHING 0.11 RSI        AIR SPACE 0.15 RSI        WOOD SOFFIT 0.13 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 4.19 RSI @ 77% WALL AREA</p> <p><b>EFFECTIVE THERMAL RESISTANCE = 322.85</b>  <b>REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 RSI</b></p>	<p><b>VAULTED CEILING EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.11 RSI        GYPSUM BOARD 0.08 RSI        2x10 RAFTERS 2.19 RSI        EXTERIOR AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 2.72 RSI @ 11% CEILING</p> <p>INTERIOR AIR FILM 0.11 RSI        GYPSUM BOARD 0.06 RSI        R20 BATT INSULATION 3.59 RSI        R12 BATT INSULATION 2.11 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 5.65 RSI @ 8% CEILING</p> <p>EFF. THERMAL RESISTANCE = 322.85        REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI</p>	<p><b>TRUSS ROOF EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.11 RSI        GYPSUM BOARD 0.08 RSI        3-1/2" BOTTOM CHORD 0.75 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE @ 11% = 0.98 RSI</p> <p>INTERIOR AIR FILM 0.11 RSI        GYPSUM BOARD 0.08 RSI        3-1/2" BLOWN INSULATION 0.93 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE @ 85% = 1.93 RSI</p> <p>EFFECTIVE THERMAL INSULATION @ GUTTER = 1.71 RSI        1/2" BLOWN FG ABOVE FRAMING = 5.63 RSI</p> <p>TOTAL EFF. THERMAL RESISTANCE = 2.36 RSI        REQUIRED EFF. THERMAL RESISTANCE = 6.91 RSI</p>	<p><b>FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.11 RSI        FLOORING 0.12 RSI        1/2" SHEATHING 0.18 RSI        2x10 JOISTS 2.83 RSI        EXTERIOR AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 3.54 RSI @ 19% FLOOR AREA</p> <p>INTERIOR AIR FILM 0.11 RSI        FLOORING 0.12 RSI        1/2" SHEATHING 0.18 RSI        R20 BATT INSULATION 4.83 RSI        EXTERIOR AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 5.47 RSI @ 87% FLOOR AREA</p> <p>EFF. THERMAL RESISTANCE = 322.85        REQUIRED EFF. THERMAL RESISTANCE = 4.67 RSI</p>	<p><b>FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.16 RSI        WOOD FLOORING 0.12 RSI        SUB FLOOR 0.16 RSI        FIBER INSULATION 4.03 RSI        GYPSUM BOARD 0.08 RSI</p> <p>TOTAL EFF. R VALUE = 5.56 RSI @ 97%</p> <p>INTERIOR AIR FILM 0.16 RSI        WOOD FLOORING 0.12 RSI        SUB FLOOR 0.16 RSI        2x10 JOIST KESTIS 1.99 RSI        GYPSUM BOARD 0.08 RSI</p> <p>TOTAL EFF. R VALUE = 2.46 RSI @ 13%</p> <p>EFF. THERMAL RESISTANCE = 4.21 RSI        REQUIRED EFF. THERMAL RESISTANCE = 4.51 RSI</p>
<p><b>EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.13 RSI        GYPSUM BOARD 0.08 RSI        2x6 STUD 1.15 RSI        1/4" OSB SHEATHING 0.11 RSI        AIR SPACE 0.15 RSI        WOOD SOFFIT 0.13 RSI        OUTSIDE AIR FILM 0.03 RSI</p> <p>TOTAL EFF. R VALUE = 1.88 RSI @ 23% WALL AREA</p> <p>INTERIOR AIR FILM 0.13 RSI        GYPSUM BOARD 0.08 RSI        POLYETHYLENE 3.52 RSI        R20 INSULATION 0.89 RSI        INTERIOR AIR FILM 0.13 RSI</p> <p>TOTAL EFF. R VALUE = 3.30 RSI @ 77% WALL AREA</p> <p>EFFECTIVE THERMAL RESISTANCE = 250.82        REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.63 RSI</p>	<p><b>WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM 0.12 RSI        GYPSUM BOARD 0.08 RSI        POLYETHYLENE NL        2x6 STUD 1.15 RSI        GYPSUM BOARD 0.08 RSI</p> <p>INTERIOR AIR FILM 0.12 RSI        TOTAL EFF. R VALUE = 1.50 RSI @ 23% WALL AREA</p> <p>INTERIOR AIR FILM 0.13 RSI        POLYETHYLENE NL        R20 INSULATION 3.52 RSI        GYPSUM BOARD 0.08 RSI</p> <p>TOTAL EFF. R VALUE = 3.30 RSI @ 77% WALL AREA</p> <p>EFFECTIVE THERMAL RESISTANCE = 250.82        REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.63 RSI</p>	<p><b>BASEMENT SLAB ABOVE FROST LINE EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM (FLOOR) 0.16 RSI        CONCRETE SLAB 0.04 RSI        RADIANT IN FLOOR HEATING NA        2-1/2" XPS 2.15 RSI</p> <p>EFF. THERMAL INSULATION = 2.35 RSI @ 13%        REQUIRED EFF. THERMAL INSULATION = 1.94 RSI @ 13%</p> <p><b>BASEMENT HEATED FLOOR EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM (FLOOR) 0.16 RSI        CONCRETE SLAB 0.04 RSI        RADIANT IN FLOOR HEATING NA        2-1/2" XPS 2.15 RSI</p> <p>EFF. THERMAL RESISTANCE = 2.35 RSI        REQUIRED EFF. THERMAL RESISTANCE = 2.32 RSI</p>	<p><b>THERMAL BREAK BETWEEN SLAB AND FOUNDATION WALL EFFECTIVE THERMAL RESISTANCE</b></p> <p>1-1/2" XPS 1.32 RSI        50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X 50% = 1.18 RSI REQUIRED</p> <p>EFF. THERMAL RESISTANCE = 1.37 RSI        REQUIRED EFF. THERMAL RESISTANCE = 1.18 RSI</p> <p><b>CREANSPACE FOUNDATION WALLS EFFECTIVE THERMAL RESISTANCE</b></p> <p>INTERIOR AIR FILM (FLOOR) 0.16 RSI        R12 FIBER BACK INSULATION 0.04 RSI        4" THICK CONCRETE WALL 2.11 RSI</p> <p>EFF. THERMAL RESISTANCE = 2.31 RSI        REQUIRED EFF. THERMAL RESISTANCE = 1.09 RSI</p>	<p><b>FOUNDATION WALL BELOW GRADE INTERIOR FLOORING WALL</b></p> <p>300mm CONCRETE 0.98 RSI        1/2" AIR SPACE 0.18 RSI        2x4 @ 24" OC FRAMING (13%) 0.76 RSI        R12 FG BATT @ 7% 2.11 RSI        1/2" GYPSUM BOARD 0.08 RSI</p> <p>INTERIOR AIR FILM 0.12 RSI</p> <p>ACTUAL EFF. THERMAL INSULATION = 2.22 RSI        REQUIRED EFF. THERMAL INSULATION MIN. = 1.99 RSI</p> <p><b>FOUNDATION WALL BELOW GRADE EXTERIOR INSULATION</b></p> <p>300mm CONCRETE 0.98 RSI        2-1/2" XPS CONTINUOUS INSULATION 2.15 RSI        INTERIOR AIR FILM 0.08 RSI</p> <p>ACTUAL EFF. THERMAL RESISTANCE = 2.21 RSI        REQUIRED EFF. THERMAL RESISTANCE MIN. = 1.99 RSI</p>	

**ADAPT DESIGN**

1300 Sherdale Road Victoria BC V8P 2T4  
 250.893.8127  
 www.adaptdesign.ca

1336 Wood St,  
 Esquimalt, BC

Develop and Specification as instruments of service are and shall remain the property of Adapt Design. They are not to be used in whole or in part for any other project, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for specifying and controlling dimensions of the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or products, or for safety, preservation and progress in connection with the project.

© Adapt Design

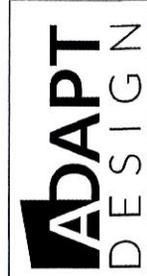
ISSUED FOR PERMIT

ISSUED:

Section

A301

CORPORATE OFFICER



1500 Shoreline Road Victoria BC V8P 2T4  
250.833.8137  
www.adaptbc.ca  
1336 Wood St,  
Esquimalt, BC

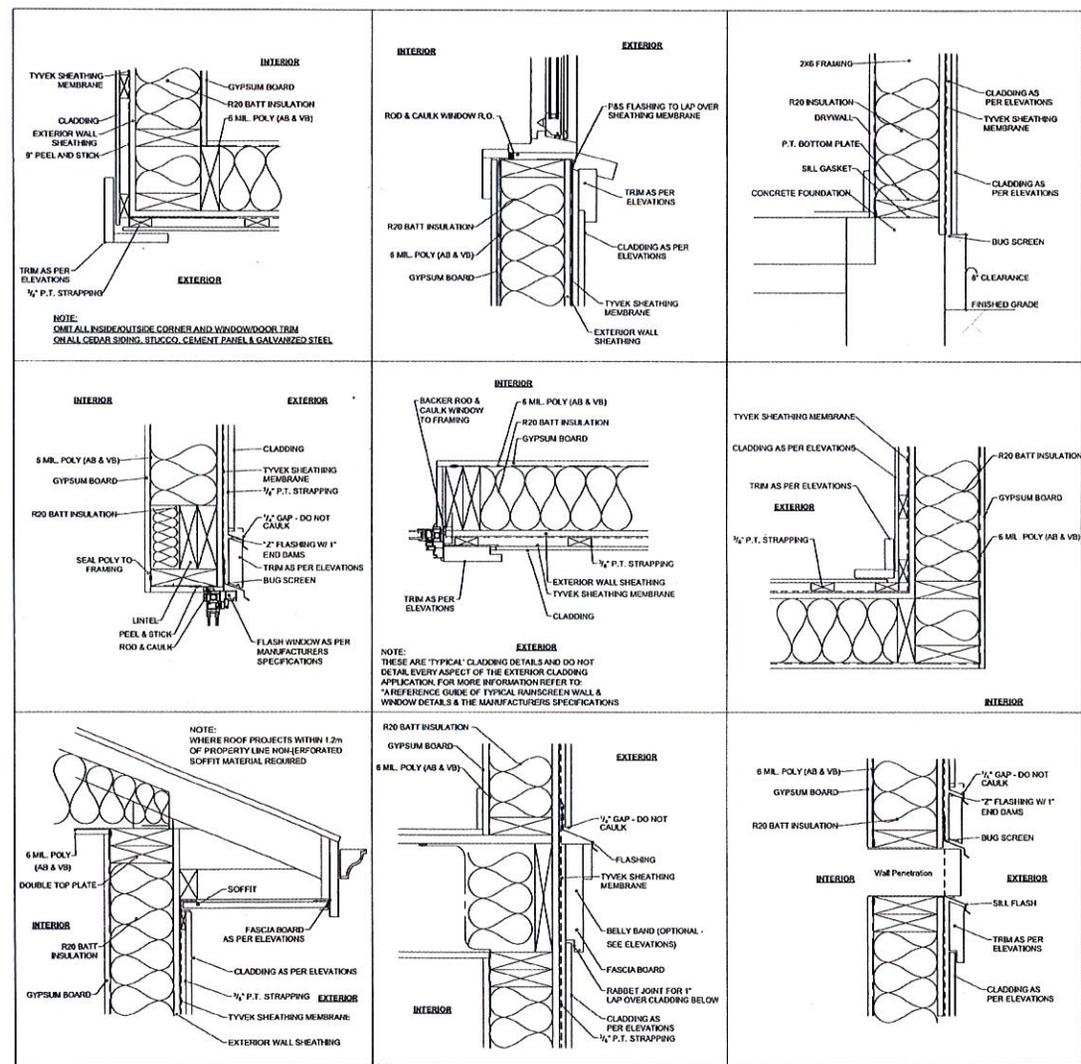
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used in whole or in part for any other project, except by agreement in writing and appropriate compensation to the Designer.  
The Council Contributor is responsible for confirming and controlling 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.  
© Adapt Design

ISSUED FOR PERMIT

ISSUED:

Details

A401



1 A401 CLADDING DETAILS  
NOT TO SCALE

THIS IS SCHEDULE A OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO 00085  
 CORPORATE OFFICER

**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**



Scale = 1:250

Dated this 2<sup>th</sup> 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.

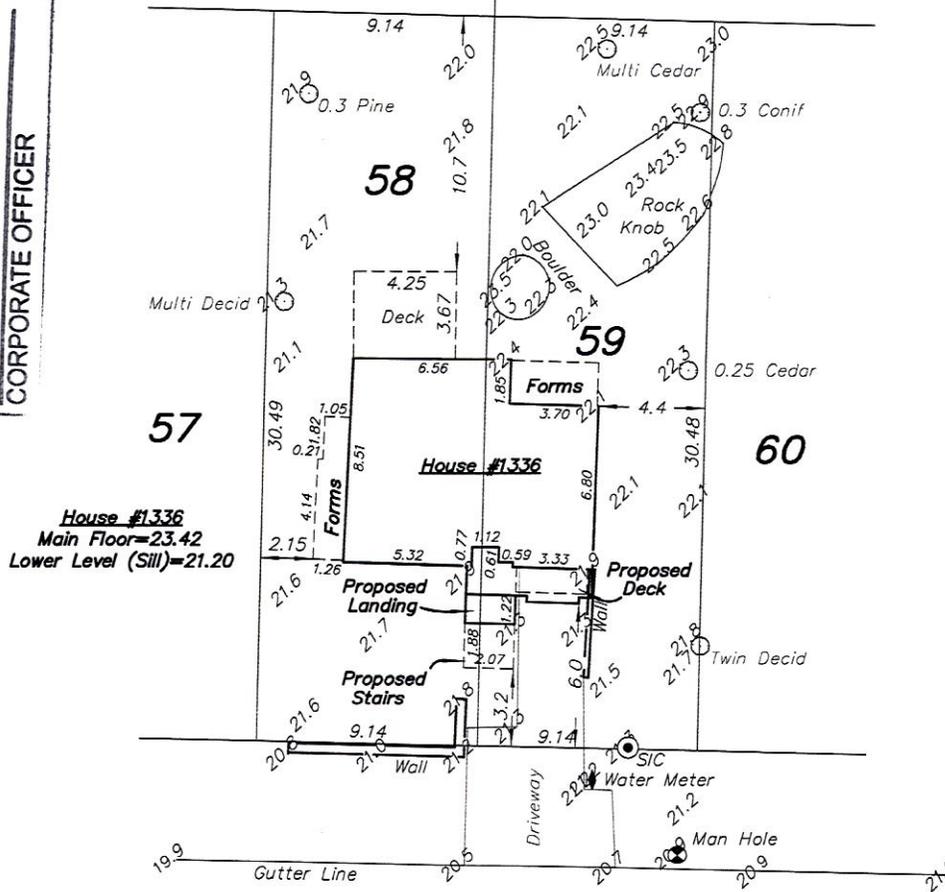
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



**A**  
**Plan 29057**                      **Strata**  
**Plan VIS3741**

THIS IS SCHEDULE A OF DEVELOPMENT VARIANCE PERMIT NO 00085

CORPORATE OFFICER



**Wood Street**

**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: 180218\SITE\CH

Utility Pole