

Site Plan Of:
Lot 16, Suburban Lot 48,
Esquimalt District, Plan 822.
P.I.D. 008-289-123



Scale = 1:200

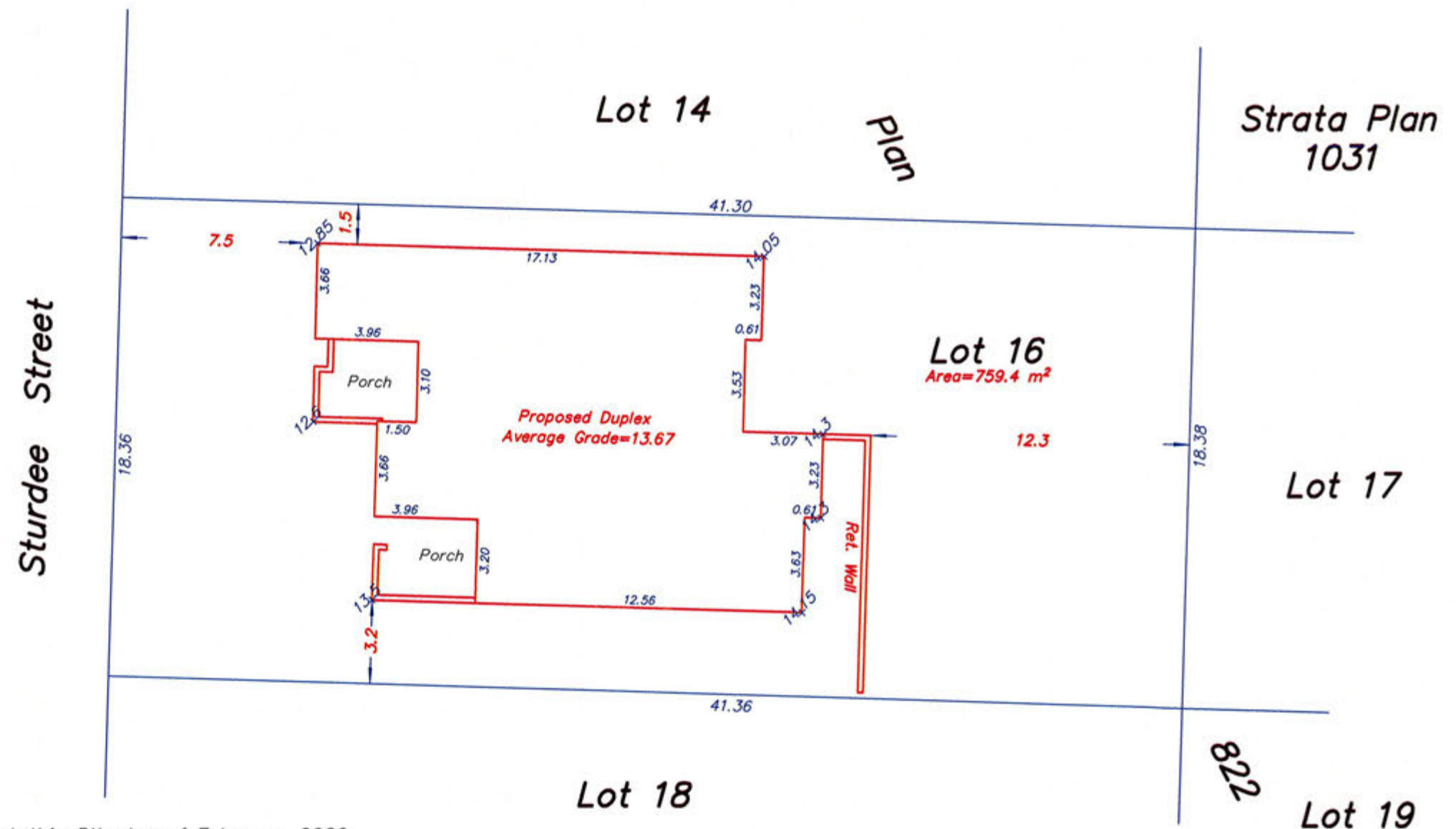
Dated this 5th day of February, 2020.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0154.

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
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 190258\SIT\GH

Certified Correct this 5th day of February, 2020.

Brent Mayenburg
C5S1Z1

B.C.L.S. (Not valid unless originally signed & sealed)

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
 Date: 2020.02.10 10:18:34 -08'00'

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 UNTELS 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 1/4".

CONFIRM ALL VANITY'S, 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: 8'6"
9' CEILINGS: 7'0"
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 1/4" WIDER THAN DOOR.
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT IS 81.5".

ALL INTERIOR DOORS TO BE 80" TALL U.N.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".

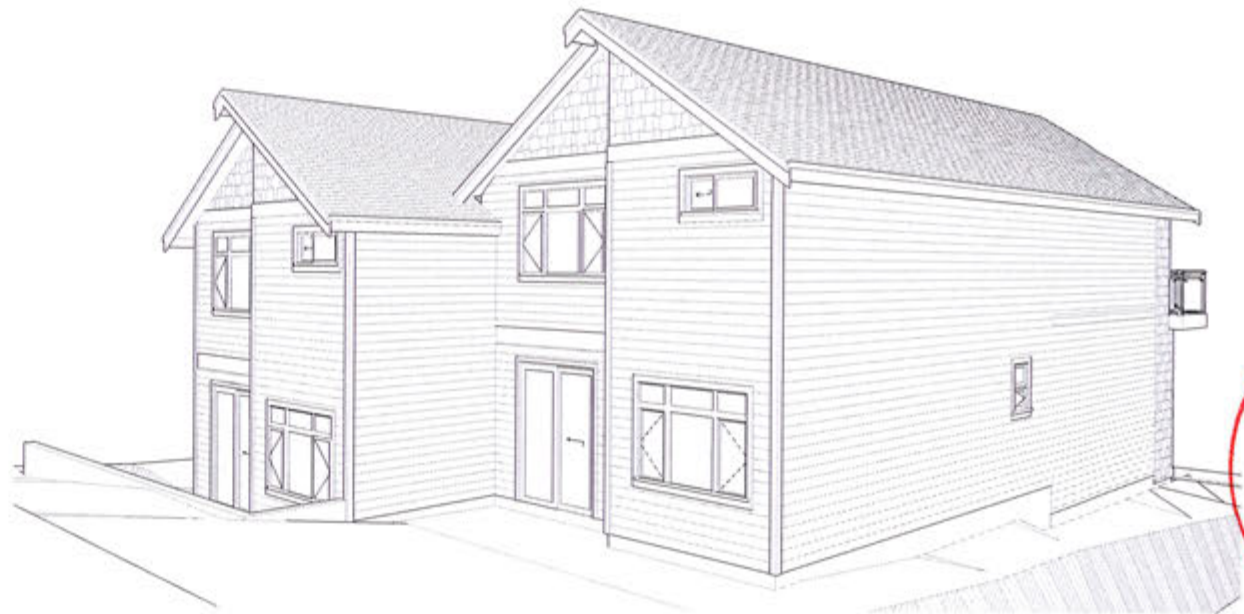
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CHECK AND VERIFY ALL ASPECTS OF THESE PLANS PRIOR TO START OF CONSTRUCTION OR DEMOLITION. ADAPT DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR THE FOLLOWING:

-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.



1 PERSPECTIVE VIEW 1
NOT TO SCALE



2 PERSPECTIVE VIEW 2
NOT TO SCALE

COVER SHEET & GENERAL INFO

A-001	COVER SHEET	☐
A-002	SITE PLAN	☐

PLANS

A-101	FOUNDATION PLAN	☐
A-102	MAIN FLOOR PLAN	☐
A-103	UPPER FLOOR PLAN	☐
A-104	ROOF PLAN	☐

ELEVATIONS

A-201	ELEVATIONS	☐
A-202	ELEVATIONS	☐

SECTIONS

A-301	CROSS SECTION	☐
A-302	CROSS SECTION	☐

DETAILS

A-401	DETAILS	☐
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Issued

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ISSUED:

COVER SHEET

A-001

Printed: 2020-02-17

ADAPT
DESIGN

1500 Sherniffle Road Victoria BC Canada
250.853.8127
www.adaptdesign.ca

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ST DUPLEX

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The General Contractor is responsible for confirming and completing 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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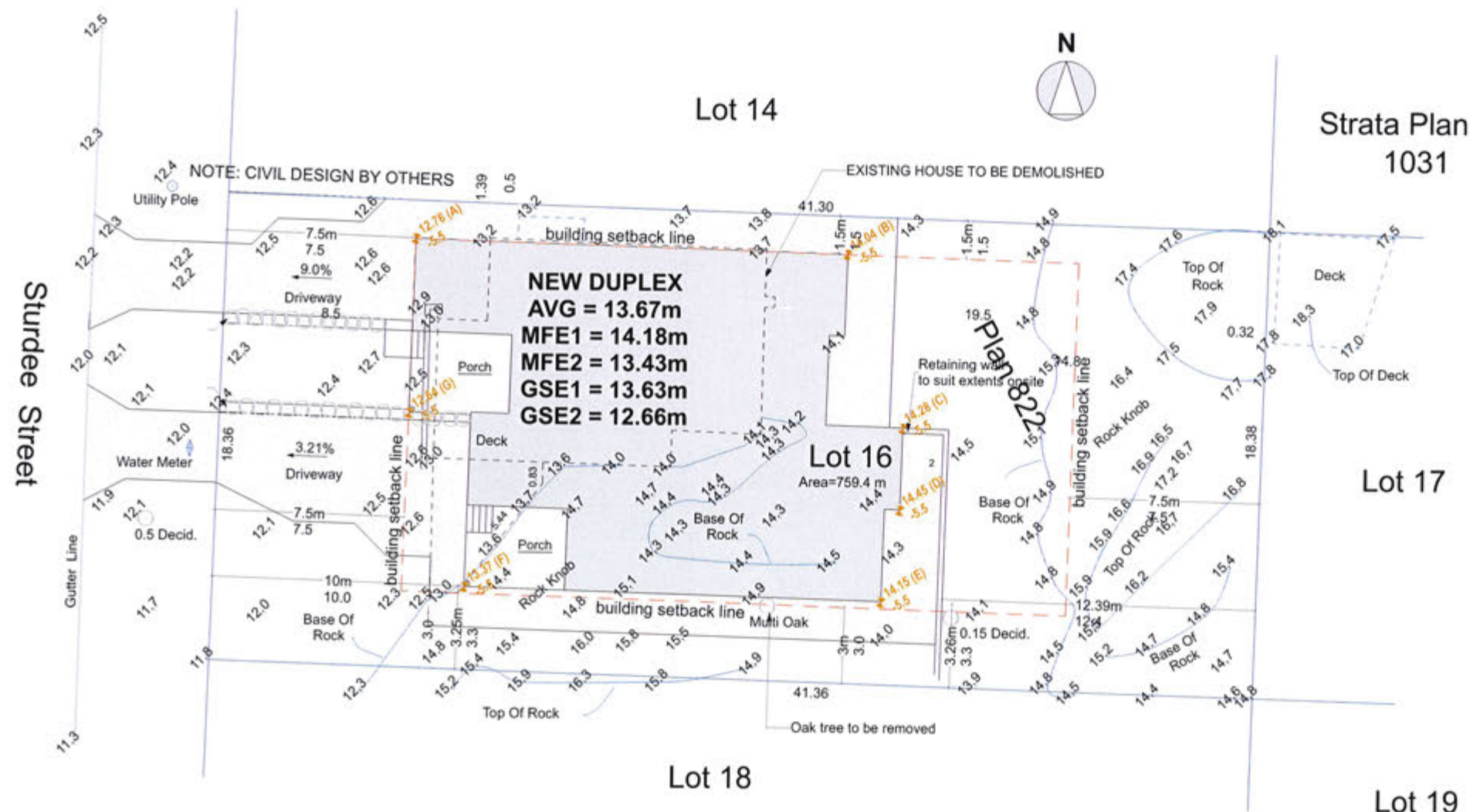
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FEB 19 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

PROJECT:
NEW CUSTOM DUPLEX

AVERAGE GRADE
A = 12.76m
B = 14.04m
C = 14.28m
D = 14.45m
E = 14.15m
F = 13.37m
G = 12.64m
95.69m/7 = 13.67m





PLAN LEGEND

[Symbol]	2X4 PARTITION WALL
[Symbol]	2X6 PARTITION WALL
[Symbol]	2X6 GARAGE WALL
[Symbol]	2X6 EXTERIOR WALL
[Symbol]	FOUNDATION WALL
[Symbol]	DEMISING WALL
[Symbol]	COLUMN
[Symbol]	SEAM
[Symbol]	FLOOR DRAIN
[Symbol]	DIMENSION PLACEMENT
[Symbol]	ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
[Symbol]	HARDWIRED INTERCONNECTED CO DETECTOR
[Symbol]	HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
[Symbol]	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
[Symbol]	BATH FAN VENTILATION RATE 25 L/S INTERMITTENT
[Symbol]	KITCHEN FAN VENTILATION RATE 47 L/S INTERMITTENT
[Symbol]	CONTINUOUS MECHANICAL EXHAUST FAN VENTILATION RATE AS PER TS 3234 - 9.32.3.3
[Symbol]	FRESH AIR SUPPLY
[Symbol]	PASSIVE AIR INLET

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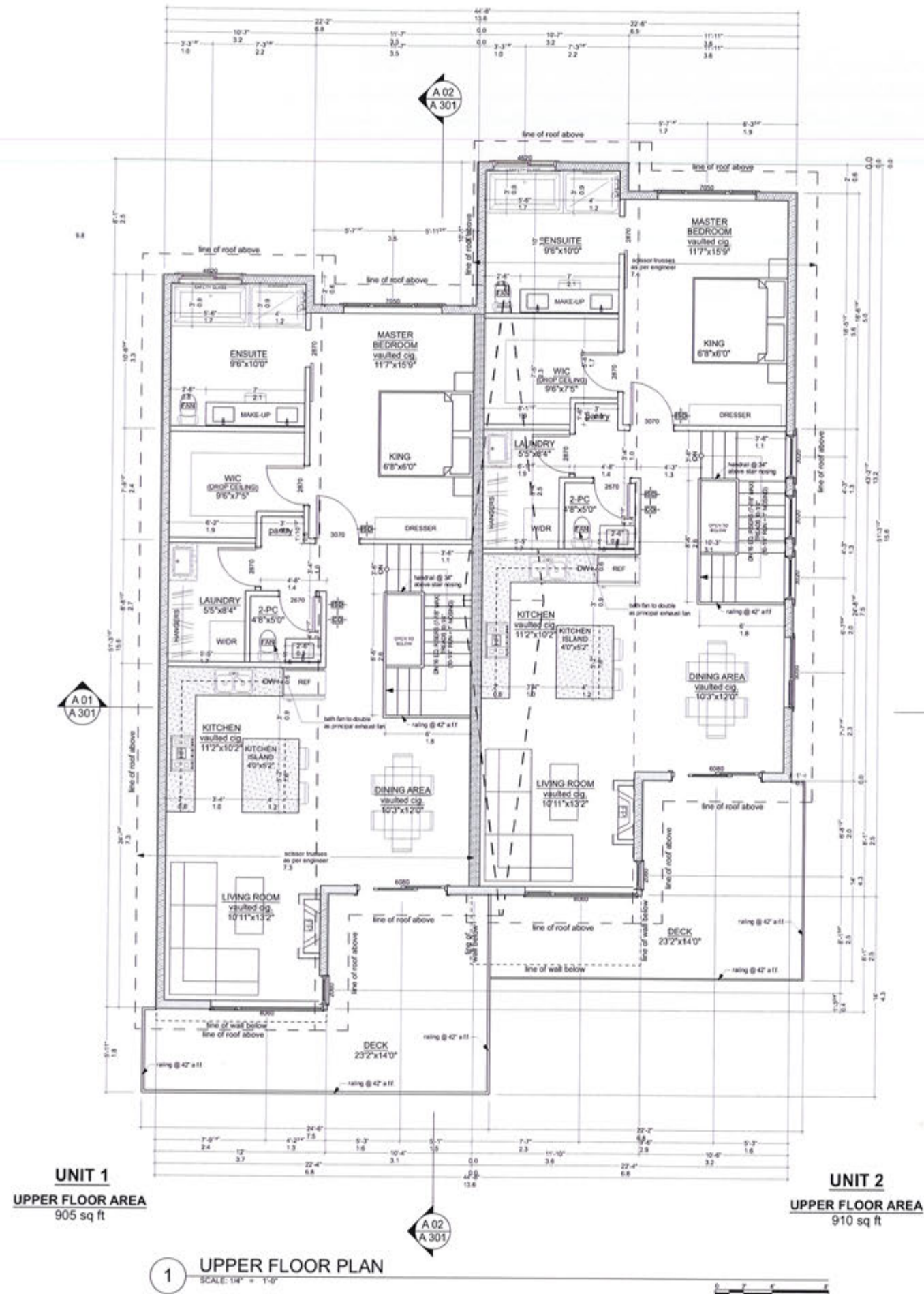
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ISSUED:

MAIN FLOOR PLAN

A-102

Project: 2020-02-17



PLAN LEGEND	
	2x4 PARTITION WALL
	2x6 PARTITION WALL
	2x6 GARAGE WALL
	2x6 EXTERIOR WALL
	FOUNDATION WALL
	CHIMNEY 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 FAN VENTILATION RATE 25 L/S INTERMITTENT
	KITCHEN FAN VENTILATION RATE 47 L/S INTERMITTENT
	CONTINUOUS MECHANICAL EXHAUST FAN VENTILATION RATE 40 L/S 24/7 - 8.32 L/S
	FRESH AIR SUPPLY
	PASSIVE AIR INLET

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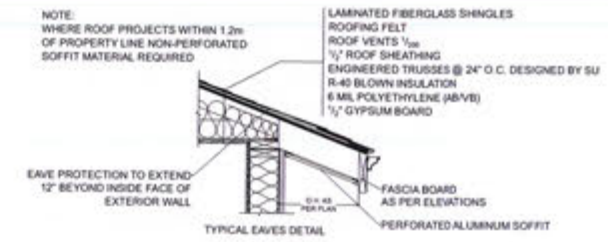
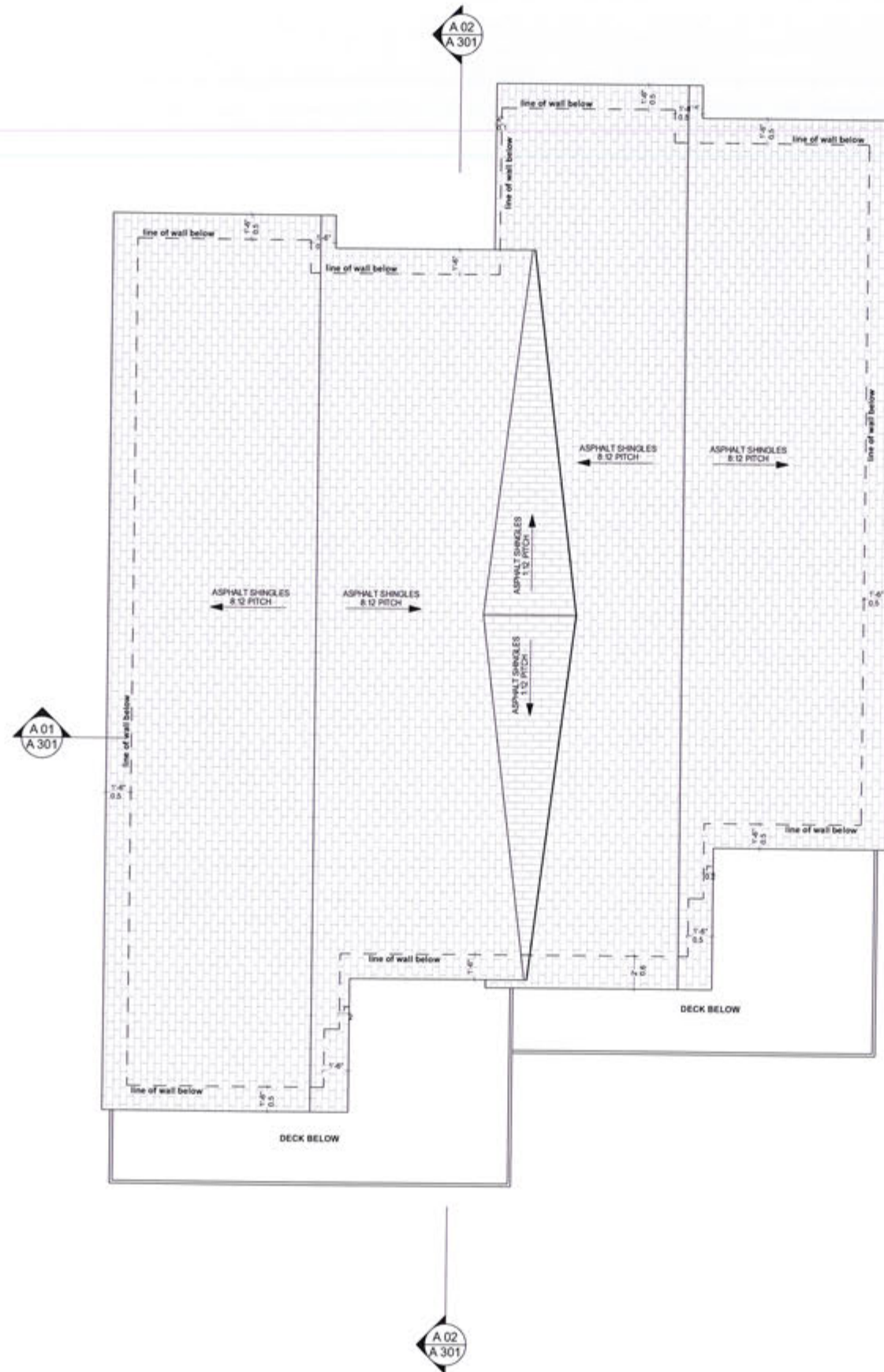
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ISSUED:

UPPER FLOOR PLAN

A-103

Project 2020-02-17



TYPICAL ROOF EAVE

1

ROOF PLAN

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



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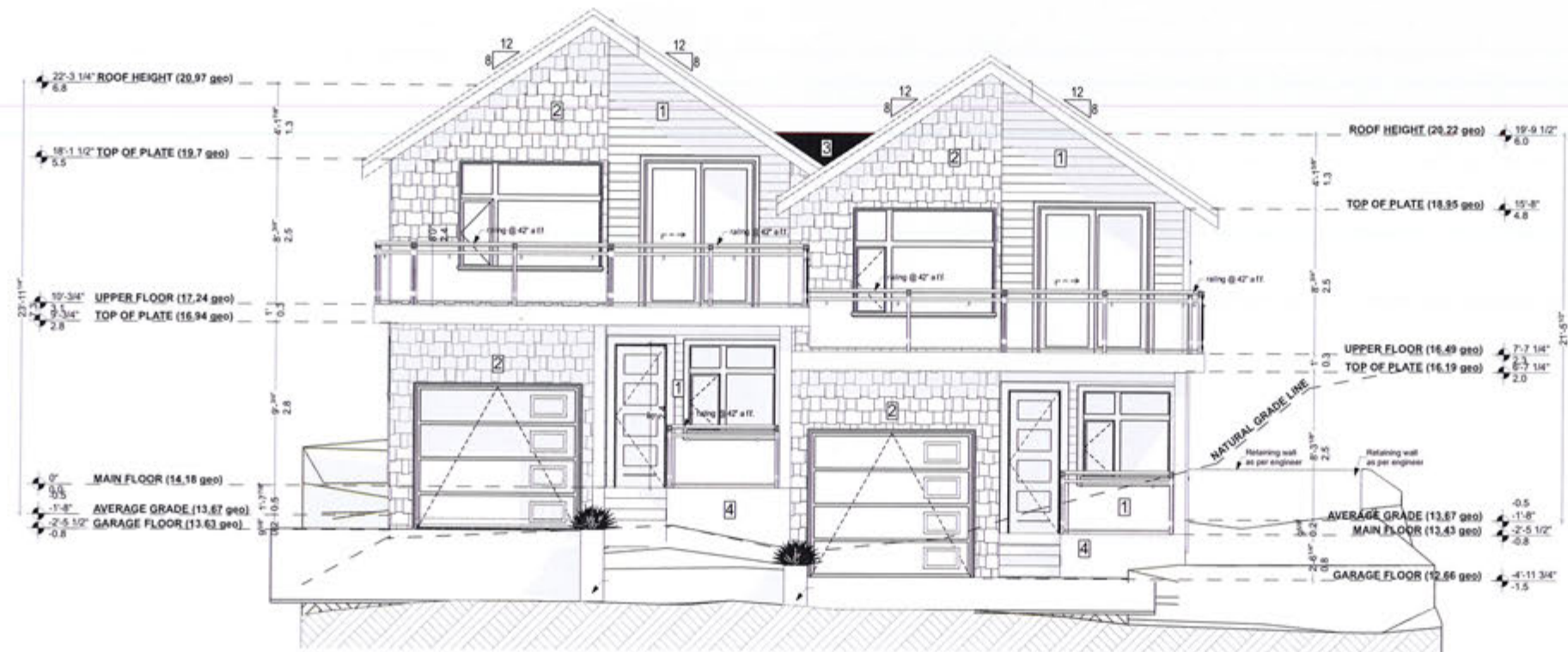
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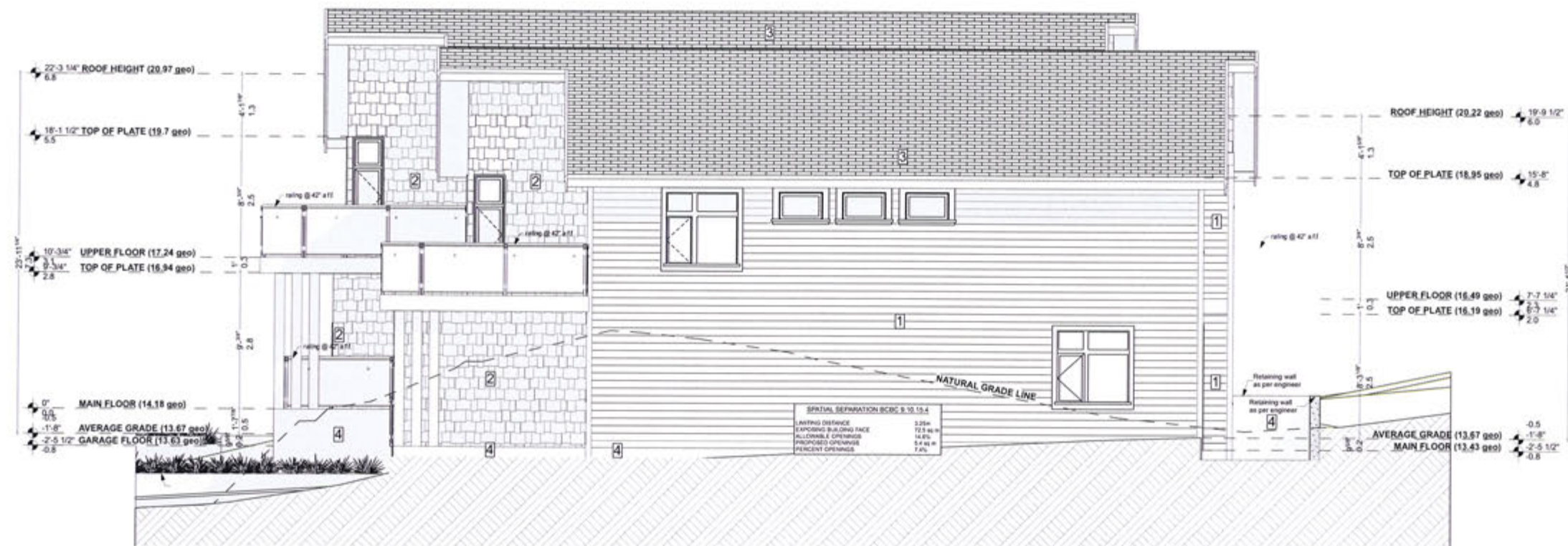
ROOF PLAN

A-104

Printed: 2020-02-17



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



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

- EXTERIOR CLADDING LEGEND**
- 1 CEMENT BOARD LAP SIDING PAINTED
 - 2 CEDAR SHINGLE SIDING STAINED
 - 3 ASPHALT ROOFING SHINGLES
 - 4 FINISHED CONCRETE

ADDITIONAL EXTERIOR FINISHINGS

SOFFITS 1" CONTINUOUS ALUMINUM (PREFINISHED)
 DOWNSPOUTS 1" x 1/2" ALUMINUM (PREFINISHED)
 SIDING 1/2" x 4" ALUMINUM (PREFINISHED)
 WINDOW TRIM 1/2" x 4" ALUMINUM (PREFINISHED)
 DOOR TRIM 1/2" x 4" ALUMINUM (PREFINISHED)
 CORNER TRIM 1/2" x 4" ALUMINUM (PREFINISHED)

NOTE: FINISHES SHALL BE AS PER ORDERING DIRECTION AND CONFORM TO B.C. SPECIFICATIONS. CONTRACTOR TO VERIFY ALL F.O.D. PRIOR TO ORDERING. FLOOR, DOOR AND WINDOW HEADERS ALL COLOURS AS PER ORDER.



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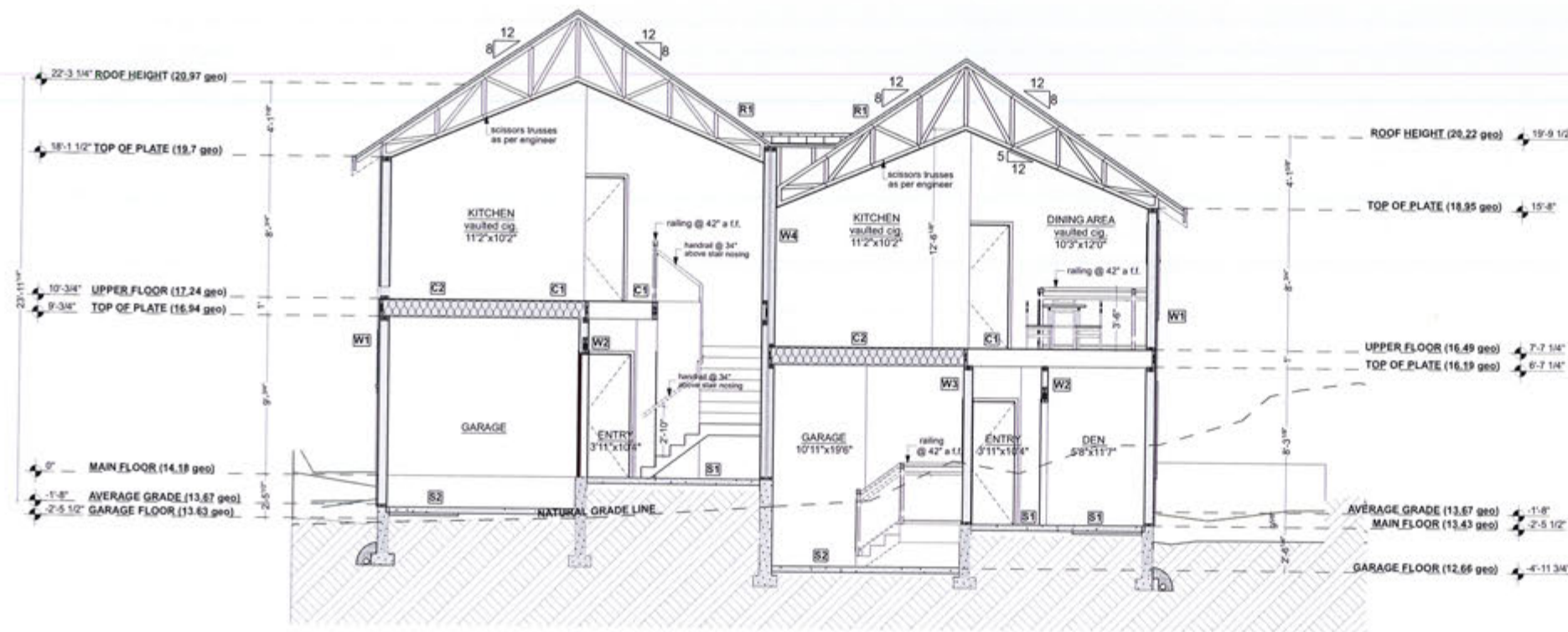


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ISSUED:

ELEVATIONS

A-201



1 CROSS SECTION 01
SCALE: 1/4" = 1'-0"

SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR
FINISHED FLOORING
1/2" TAG PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRACING
1/2" GYPSUM BOARD PAINTED

C2 - GARAGE CEILING

FINISHED FLOORING
1/2" TAG PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRACING
R20 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

C3 - DECK (NOT SHOWN)

DECKING MEMBRANE
1/2" TAG PLYWOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRACING
PERFORATED ALUMINUM SOFFIT

ROOF TYPES

R1 - TRUSS ROOF
ASPHALT/FLYSHINGLE SHINGLES
1/2" PLYWOOD C/W H CLIPS
TRUSSES AS PER MANUFACTURER
R20 BLOWN CELLULOSE INSULATION
6 MIL POLY (ABOVE)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

SLAB TYPES

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

S2 - GARAGE SLAB

4" THICK CONCRETE SLAB 32 MPa
6 MIL POLY
COMPACTED 1/2" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL
CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MR)
1/2" OSB SHEATHING GRAS PER ENGINEER
2"x8" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL POLY (ABOVE)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL

1/2" GYPSUM BOARD PAINTED
2X4 STUDS @ 16" O.C.
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL

1/2" GYPSUM BOARD PAINTED
2X8 STUDS @ 16" O.C.
R20 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR

1/2" TYPE X GYPSUM BOARD PAINTED
2X4 STUDS @ 16" O.C.
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2X4 STUDS @ 16" O.C.
1/2" TYPE X GYPSUM BOARD PAINTED

BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4

ASSEMBLY DESCRIPTION (U-Factor)	
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
1/2" 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
1/2" 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 EFFECTIVE THERMAL RESISTANCE =	2.78 RSI

VAULTED CEILING EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
2X15 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 =	5.83 RSI
TOTAL EFF. THERMAL RESISTANCE =	7.34 RSI
REQUIRED EFF. THERMAL RESISTANCE =	6.61 RSI

FLOOR OVER UNHEATED SPACE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
1/2" SHEATHING	0.16 RSI
2X10 JOISTS	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
GYPSUM BOARD	0.08 RSI
FLOORING	0.12 RSI
1/2" SHEATHING	0.16 RSI
R20 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
R20 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 =	2.48 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
1/2" 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
1/2" 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 EFFECTIVE THERMAL RESISTANCE =	2.78 RSI

WALL @ GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	N/A
2X6 STUD	1.19 RSI
GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
TOTAL EFF. R VALUE =	1.99 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
POLYETHYLENE	N/A
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 EFFECTIVE 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
1/2" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
R12 FG BATT (87%)	2.11 RSI
1/2" 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



MECHANICAL VENTILATION REQUIREMENTS

BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS
INDEPENDENT HRV
PROVIDE SUPPLY AIR THROUGH DEDICATED DUCTING TO EACH BEDROOM & EACH FLOOR LEVEL WITHOUT A BEDROOM
HRV DRAWS EXHAUST AIR THROUGH DEDICATED DUCTING, ONE OF WHICH IS AT LEAST 2M ABOVE THE FLOOR LEVEL OF THE UPPERMOST FLOOR LEVEL
THE CAPACITY OF THE HRV IS TO BE NO LESS THAN THE AIR FLOW RATE AS PER BCBC 19.32.3.5
PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS
CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION

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CROSS SECTION

A-301

ADAPT
DESIGN

1000 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

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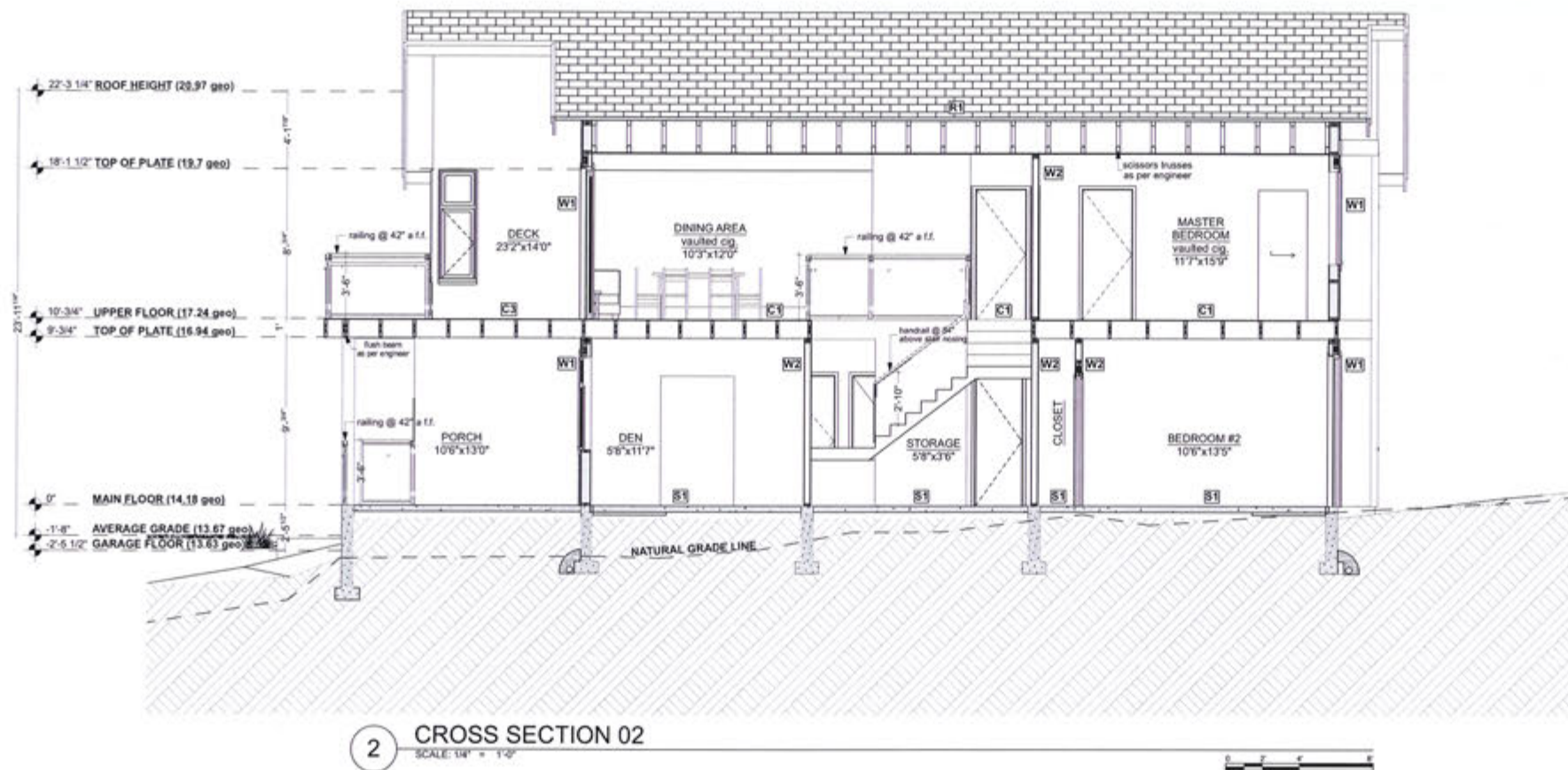
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DEVELOPMENT SERVICES



SECTION LEGEND

CEILING TYPES

C1 - INTERIOR FLOOR
FINISHED FLOORING
1/2" TAG & WOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
1/2" GYPSUM BOARD PAINTED

C2 - GARAGE CEILING
FINISHED FLOORING
1/2" TAG & WOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
R28 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

C3 - DECK (NOT SHOWN)
DECKING MEMBRANE
1/2" TAG & WOOD
FLOOR JOISTS AS PER ENGINEER
CROSS BRIDGING
PERFORATED ALUMINUM SOFFIT

ROOF TYPES

R1 - TRUSS ROOF
ASPHALT/ROOFING SHINGLES
1/2" PLYWOOD CW H CLIPS
TRUSSES AS PER MANUFACTURER
R28 BLOWN CELLULOSE INSULATION
6 MIL. POLY (ADVS)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:150

SLAB TYPES

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

S2 - GARAGE SLAB
4" THICK CONCRETE SLAB 32 MPa
6 MIL. POLY
COMPACTED 1/2" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL
CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MB)
1/2" OSB SHEATHING OR AS PER ENGINEER
2"x8" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL. POLY (ADVS)
1/2" GYPSUM BOARD PAINTED

W2 - INTERIOR WALL
1/2" GYPSUM BOARD PAINTED
2x4 STUDS @ 16" O.C.
R12 BATT INSULATION (OPTIONAL)
1/2" GYPSUM BOARD PAINTED

W3 - GARAGE WALL
1/2" GYPSUM BOARD PAINTED
2x8 STUDS @ 16" O.C.
R20 BATT INSULATION
1/2" GYPSUM BOARD PAINTED

W4 - DEMISING WALL 1 HR FRR
1/2" TYPE X GYPSUM BOARD PAINTED
2x4 STUDS @ 16" O.C.
R12 BATT INSULATION
1" AIR GAP
R12 BATT INSULATION
2x4 STUDS @ 16" O.C.
1/2" TYPE X GYPSUM BOARD PAINTED

ADAPT
DESIGN

1500 Shorncliffe Road Victoria BC Canada
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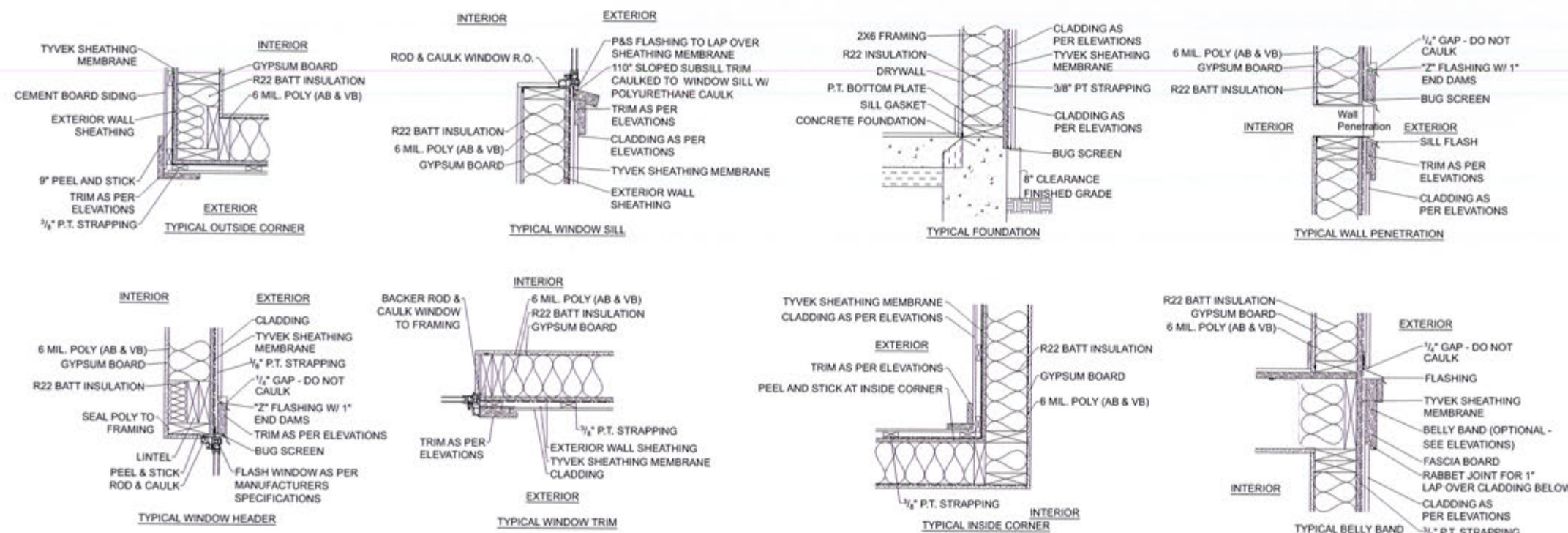
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Project: 2020-02-17

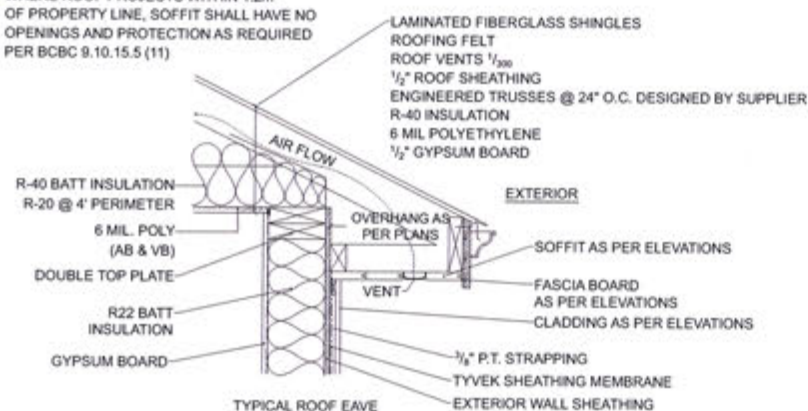
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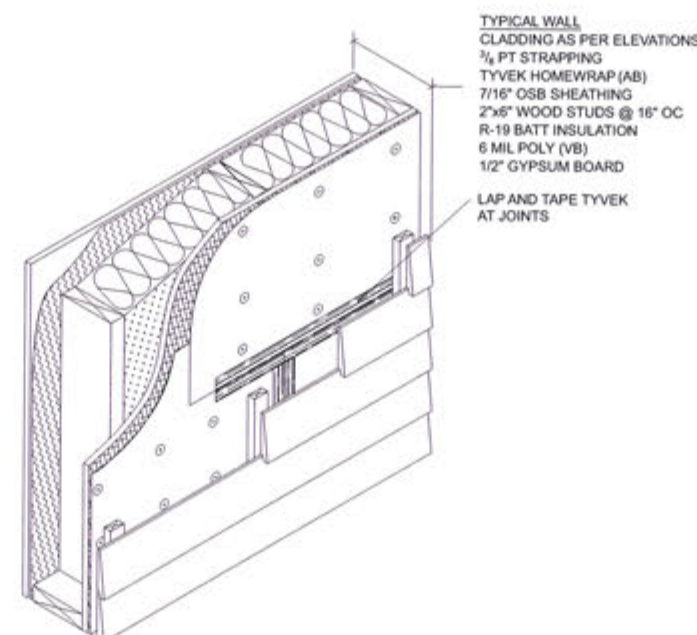
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NOTE:
WHERE ROOF PROJECTS WITHIN 1.2m
OF PROPERTY LINE, SOFFIT SHALL HAVE NO
OPENINGS AND PROTECTION AS REQUIRED
PER BCBC 9.10.15.5 (11)



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



TYPICAL WALL ISOMETRIC

TYPICAL CLADDING DETAILS

PLANT SPECIES

- | | | | |
|---|---------------------|---|-------------------------------------|
|  | PROPOSED TREES |  | POURED CONCRETE WITH SAW CUT JOINTS |
|  | ORNAMENTAL GRASSES |  | RIVER ROCK & BOULDERS |
|  | HEDGE | | |
|  | GROUND COVER SHRUBS | 12.9
(13.6) | proposed grade
(existing grade) |
|  | GRASS / SOD |  | PRIVACY SCREEN |

PLANT SCHEDULE				
ALL PLANT MATERIAL TO BE No. 1 CNA QUALITY				
SPECIES	COMMON NAME	NURSERY SIZE	QUANTITY	NOTES
TREES				
ACER CERSUM	PAPERBARK MAPLE	5cm CALIPER / MULTISTEM	2	STAKED
FMROTIA PERSICA "JINGES RUBY YAM"	COLUMBIAN IRONWOOD	5cm CALIPER	1	STAKED
SHULTYPIINA "TIGER EYES"	GOLDEN LEAF SUMAC	#20 POT		
SHRUBS				
ADONISBATE #			43	
COTONASTER HORIZONTALIS	WALLSPRAY	#2 POT		
CHOISYA TERNA	MEXICAN ORANGE BLOSSOM	#1 POT		
CISTUS "GREYWOOD PINK"	ROCK ROSE	#1 POT		HEDGE
NANDINA DOMESTICA "HOON BAY"	DWARF HEAVENLY BAMBOO	#2 POT		
SPHRA JAPONICA "MAGIC CARPET"	COMPACT SPHRA	#1 POT		
GROUND COVER PLANTS & PERENNIALS				
CAREX MORROWII "ICE DANCE"	SEDGE	#1 POT		
ENIPHOPIA MANGO POLYCELE	TOUCH LILY, ORANGE FL.	#1 POT		
GERANIUM MACROBOTHRIUM	CRANESBILL	#1 POT		
LENTICULARIS ANGUSTIFOLIA "HEDICORN"	LACINIA	#1 POT		
MACRANTHUS "ORANGE"	MAGNOLIA GRASS	#1 POT		
		APPROXIMATE #	140	

PROPOSED PLANT SPECIES AND NUMBERS ARE A GUIDE AND
MAY BE MODIFIED AS A RESULT OF FUTURE HOME OWNERS PREFERENCES



REVISION 1 - 17 January 2020
1a - driveway widths at property line reduced to
aggregate 5.5m.
1b - reference to decks above removed.

ISSUED FOR	DATE
☒ DEVELOPMENT PERMIT	18 NOVEMBER 2019
☐ DISCUSSION	14 NOVEMBER 2019
Sheet Information	
Date	14/11/2019
Drawn	CBF
Checked	SRLA
Scale	1:100
	Title

PROPOSED DUPLEX
469 STURDEE STREET,
ESQUIMALT, BC.

LANDSCAPE CONCEPT PLAN

Revision # Sheet
R1

L1

STURDEE ST.



Shingles- Hardi shingle color BM 2121-30 Pewter

Main siding- Hardi 6" flat board color 2121-50 Ice Cube Silver

Front post and door- Fir wood
Stained Natural

Color concrete- Terracotta color



Facia & Window trim- Wood painted
BM 2121-50 Ice Cube Silver

Fence- Cedar wood
Painted 2129-10 Space Black

Flashing- copper- metal
Genex black on upper, front entry Genex white

Accent trim- Wood painted
BM 2121-30 Pewter

Railing Metal- a Black BM 2129-10 Space Black

Windows- Vinyl Black

Roofing- Asphalt shingles
Malarkey Midnight Black

Deck material- Trex deck torch on vinyl Aspen 60