

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



Scale = 1:250

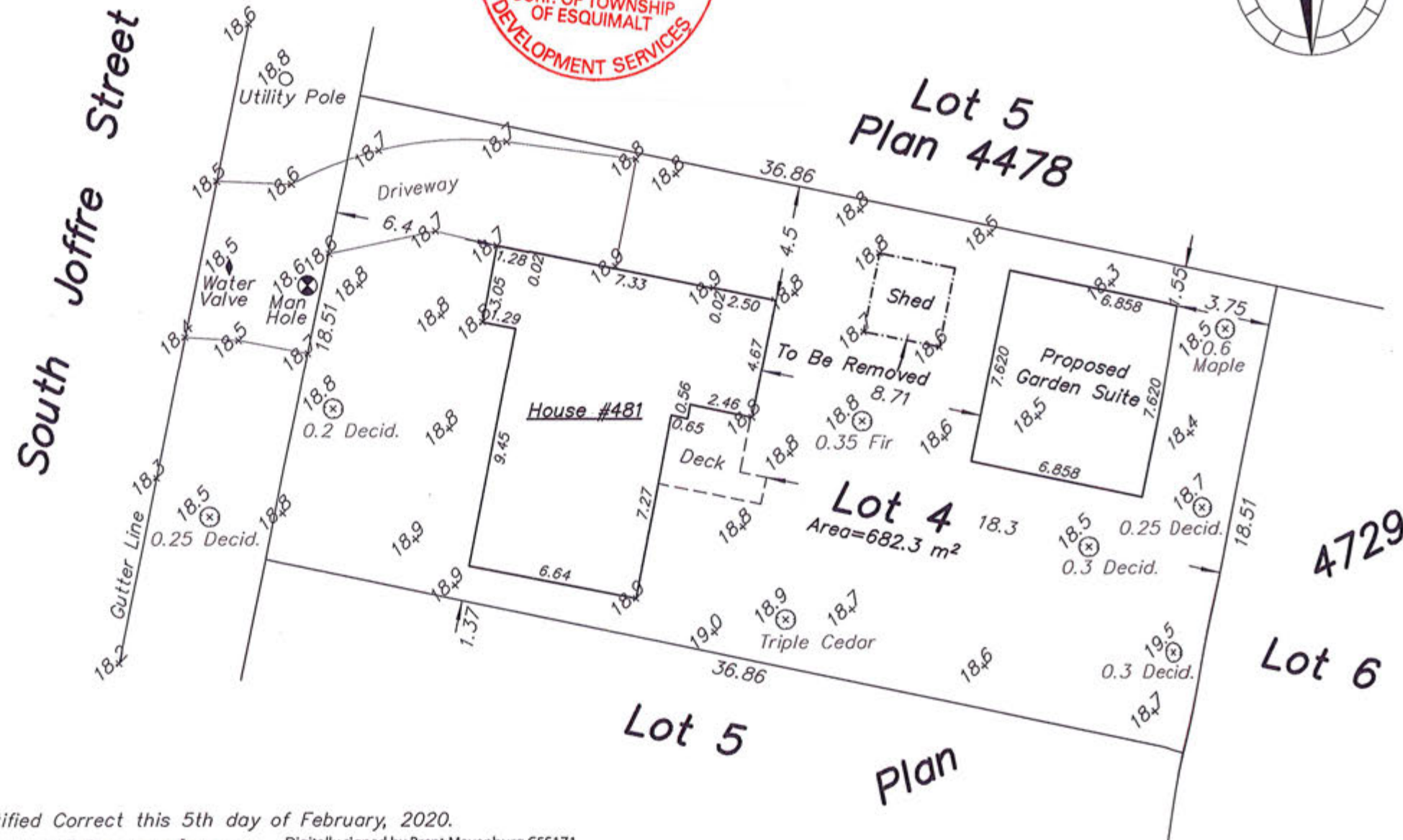
Dated this 5th day of February, 2020.

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

#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

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: 2020.02.07 09:18:55 -08'00'



A-201

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 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 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 1/2".

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: 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.N.O. PROVIDE MIN. 2-STUDS AT EACH SIDE OF JAMB FRAMING.

FENESTRATION

ALL WINDOWS, DOORS & SKYLIGHTS TO CONFORM TO NAFS-06 AND THE CANADIAN SUPPLEMENT TO NAFS.

FENESTRATION PERFORMANCE REQUIREMENTS:

CLASS R - PG 30 - *VEI*/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	☐
A-002	SITE PLAN	☐
A-003	LANDSCAPE PLAN	☐

PLANS

A-101	PR. FLOOR PLANS	☐
A-102	EX. FLOOR PLANS	☐

ELEVATIONS

A-201	ELEVATIONS	☐
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SECTIONS

A-301	CROSS SECTION	☐
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ADAPT
DESIGN

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**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 maintaining dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures or for safety precautions or programs in connection with the project.
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ISSUED FOR
REZONE

ISSUED

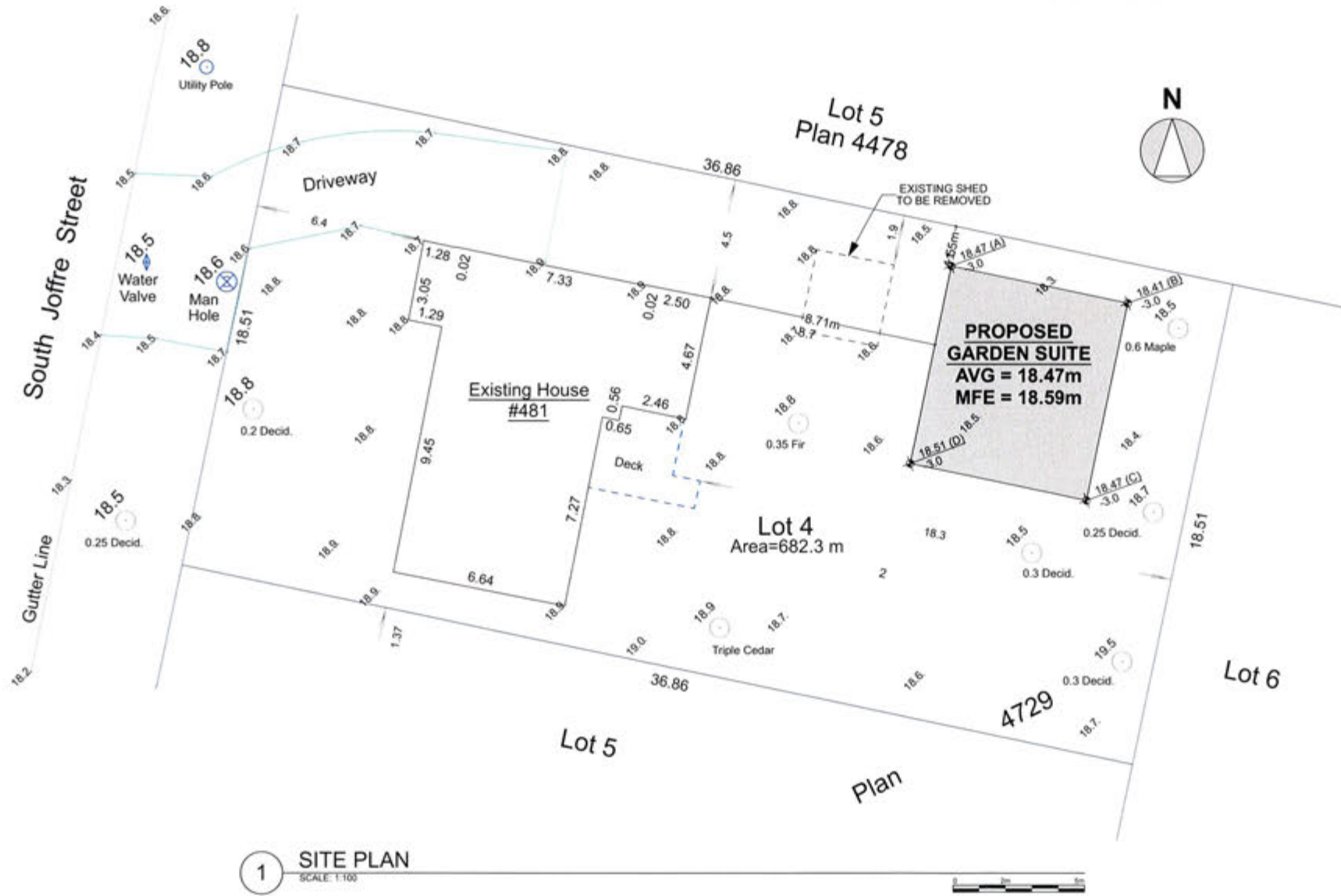
COVER SHEET

A-001

Printed: 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	

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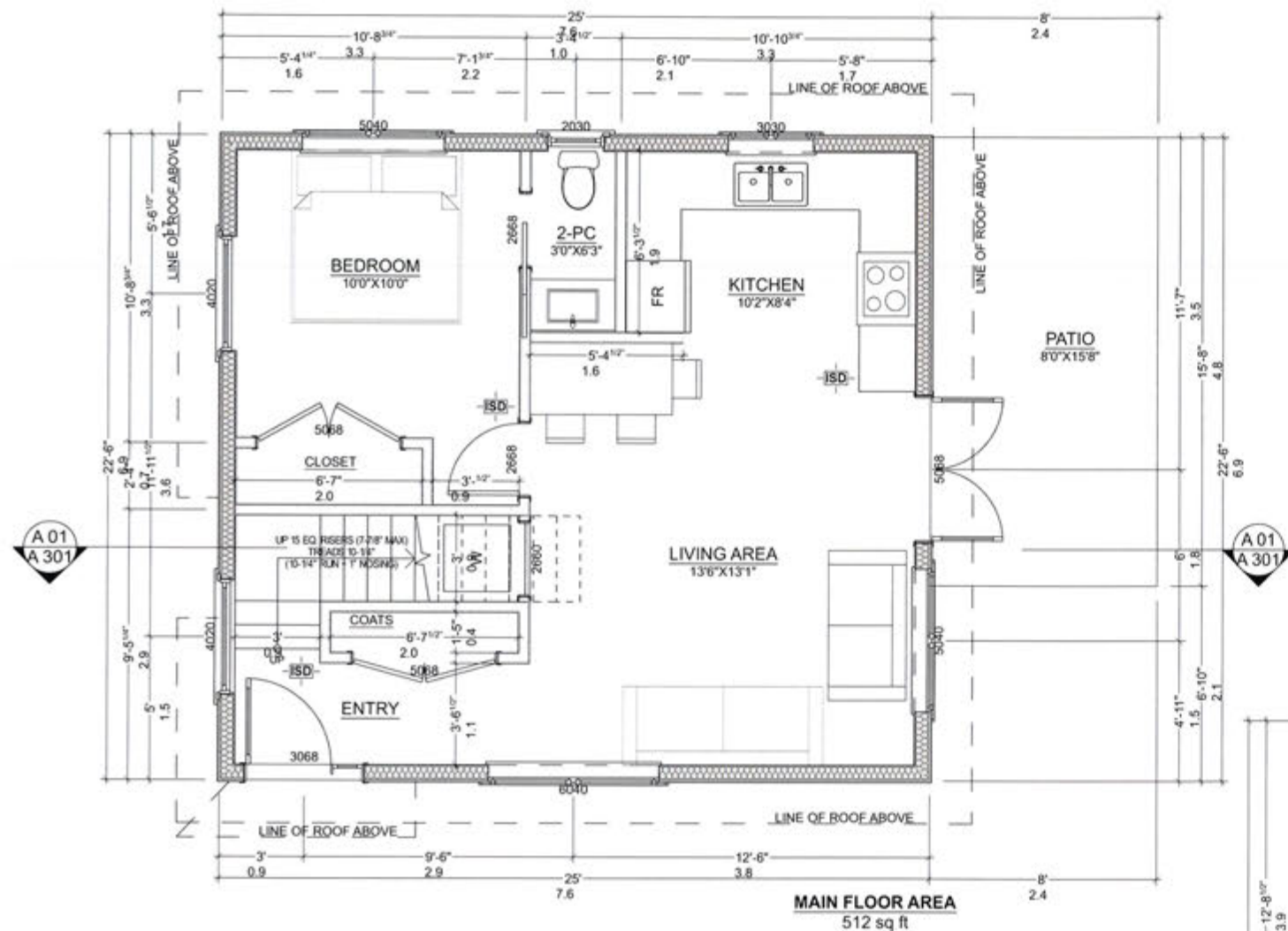
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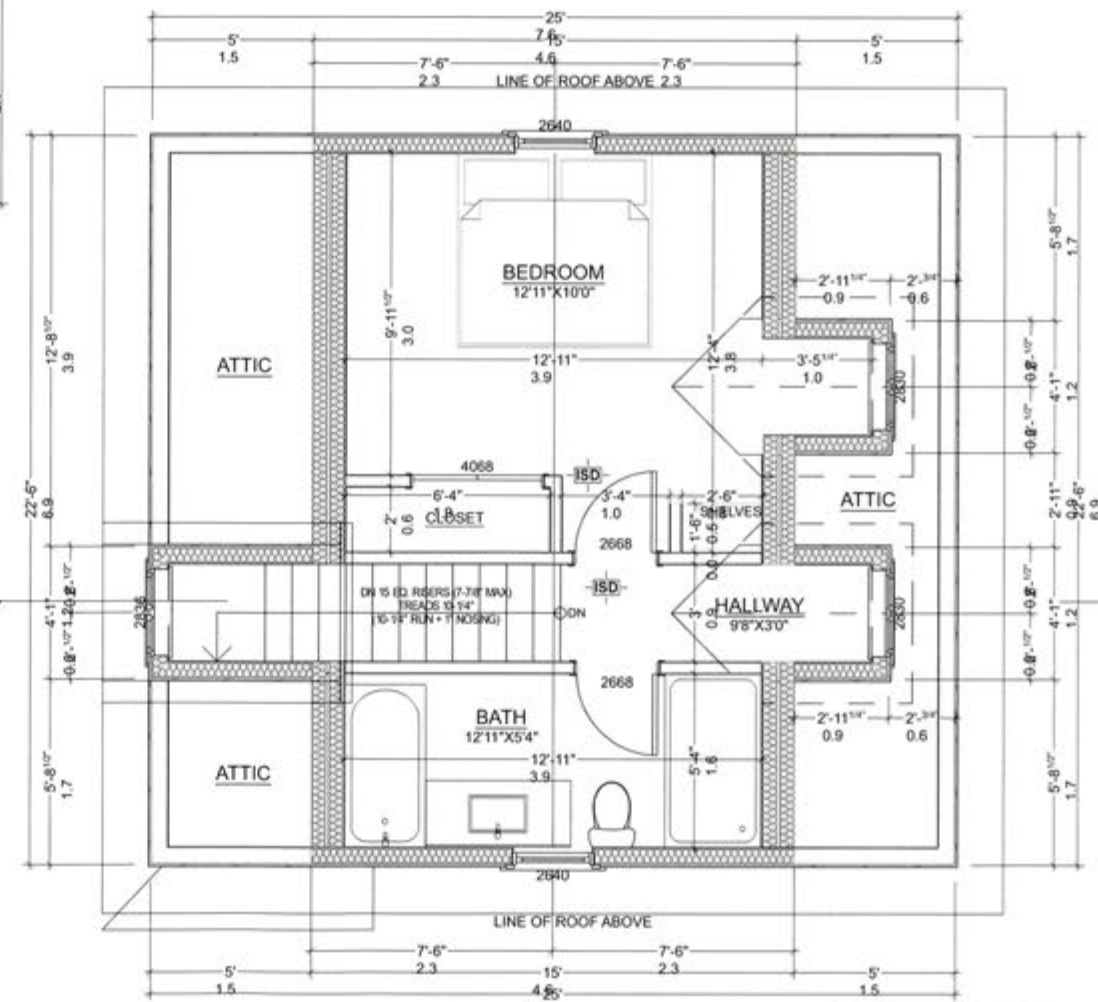
SITE PLAN

A-002

Printed: 2020-10-04



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



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



PLAN LEGEND

[Symbol]	2x4 PARTITION WALL
[Symbol]	2x6 PARTITION WALL
[Symbol]	2x6 GARAGE WALL
[Symbol]	2x6 EXTERIOR WALL
[Symbol]	FOUNDATION WALL
[Symbol]	FOUNDATION AND FROST WALL
[Symbol]	COLUMN
[Symbol]	BEAM
[Symbol]	FLOOR DRAIN
[Symbol]	DIMENSION PLACEMENT
[Symbol]	ROOM SIZES ARE INTERIOR DIMENSIONS
[Symbol]	HARDWIRED INTERCONNECTED CO DETECTOR
[Symbol]	HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
[Symbol]	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
[Symbol]	BATH FAN VENTILATION RATE 20 L/S INTERMITTENT
[Symbol]	KITCHEN FAN VENTILATION RATE 47 L/S INTERMITTENT
[Symbol]	CONTINUOUS PRINCIPAL EXHAUST FAN VENTILATION RATE AS PER TABLE 3.4.1.3.2.3.1
[Symbol]	FRESH AIR SUPPLY
[Symbol]	PASSIVE AIR INLET

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GARDEN SUITE**

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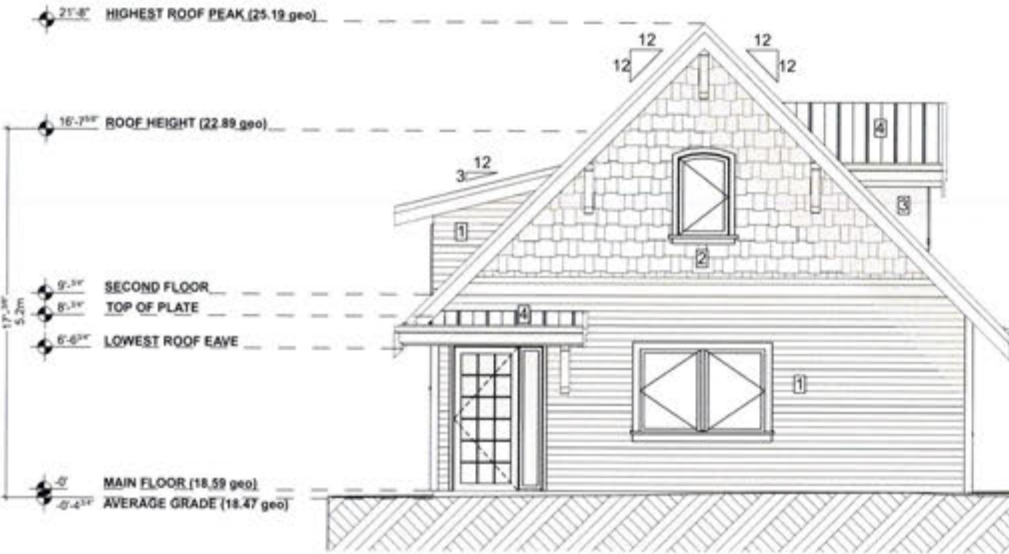
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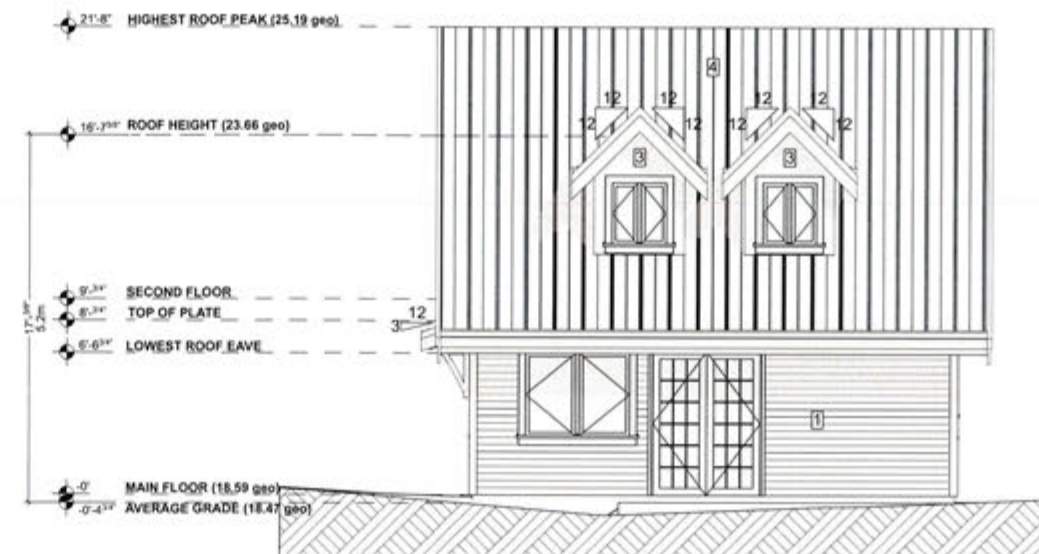
PR. FLOOR PLANS

A-101

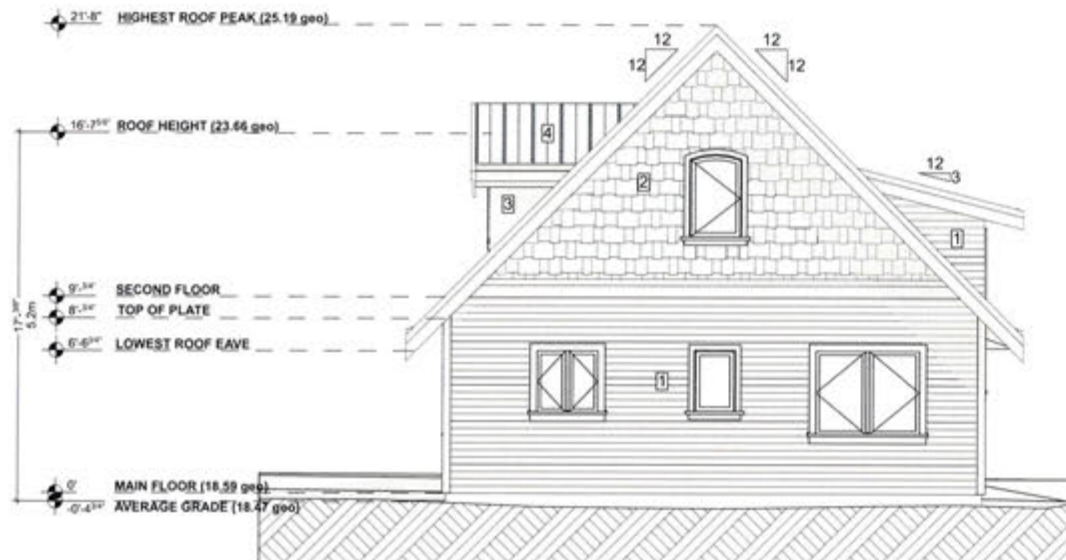
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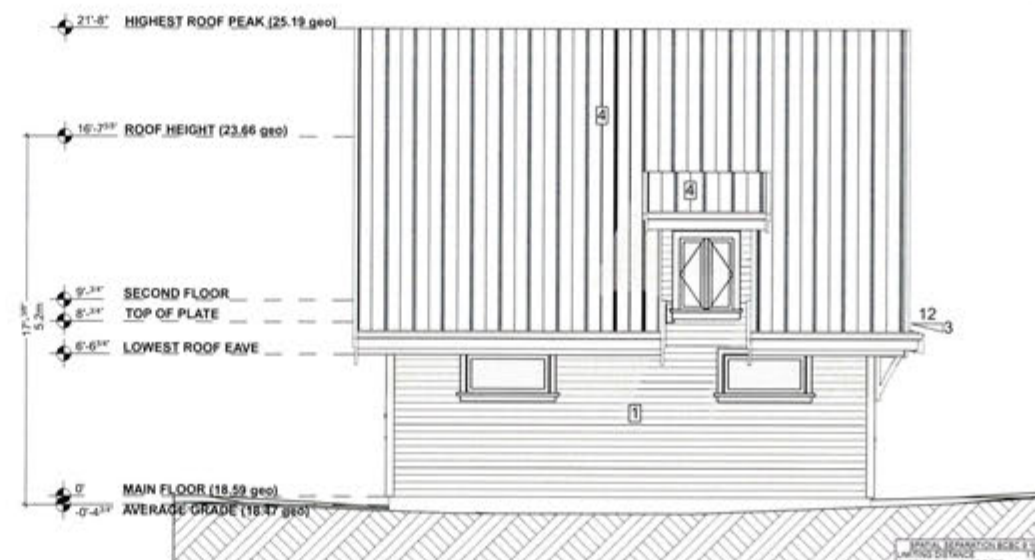
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING
2	HARD SHINGLE PAINTED
3	STUCCO ACRYLIC FINISH
4	STANDING SEAM METAL ROOFING

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	2" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	1/2" CONTINUOUS ALUMINUM (PREFINISHED)
FLASHING	24" COMPACTED SPF (PAINTED)
DOOR TRIM	24" COMPACTED SPF (PAINTED)
CORNER TRIM	24" COMPACTED SPF (PAINTED)
NOTE:	WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONFORMANCE WITH ALL LOCAL REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O.D. PRIOR TO ORDERING WORK. FLASHING ALL MATERIAL, TRANSITIONS, DOOR AND WINDOW HEADERS ALL COLOURS AS PER OWNER.

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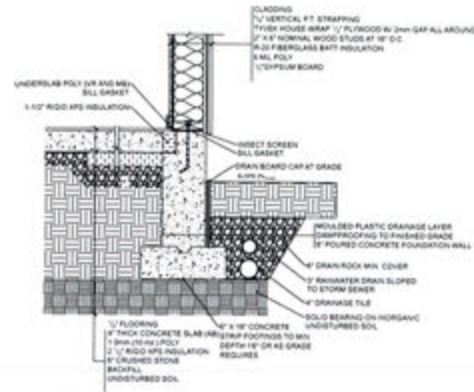
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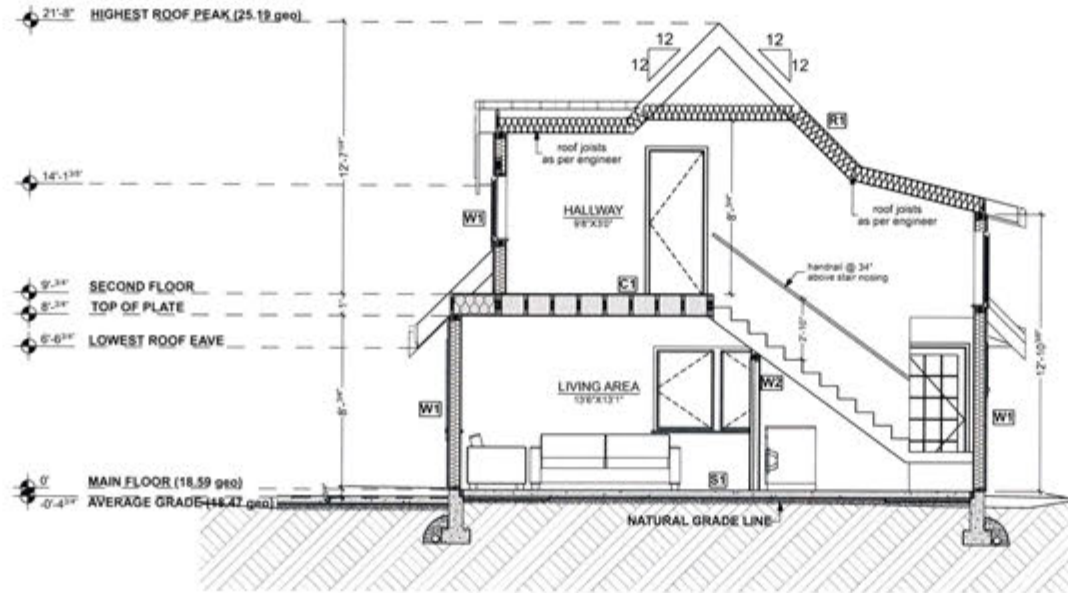
ELEVATIONS

A-201

Printed: 2020-02-04



SLAB ON GRADE



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 BRIDGING
1/2" GYPSUM BOARD PAINTED

ROOF TYPES

R1 - JOIST ROOF
STANDING SEAM METAL ROOFING
1/2" PLYWOOD C/R H CLIPS
2x4 CROSS PURLINS
R28 FG BATT INSULATION
6 MIL POLY (ABV)
1/2" GYPSUM BOARD PAINTED
ROOF VENTED 1:100

SLAB TYPES

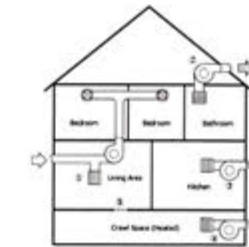
S1 - FLOOR SLAB
4" THICK CONCRETE SLAB
6 MIL POLY
3-1/2" XPS RIGID INSULATION 4' PERIMETER
2" THERMAL BREAK @ SLAB EDGE
COMPACTED 1/2" MINUS
UNDISTURBED SOIL

WALL TYPES

W1 - EXTERIOR WALL
CLADDING AS PER ELEVATIONS
1/2" P.T. STRAPPING FASTENED TO FRAMING
TYVEK HOUSE WRAP (MS)
7/16" OSB SHEATHING OR AS PER ENGINEER
2"x8" STUDS @ 16" O.C.
R-19 (COMPRESSED) BATT INSULATION
6 MIL POLY (ABV)
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



BCBC 9.30 MECHANICAL VENTILATION
REQUIREMENTS
CENTRAL RECIRCULATION VENTILATION SYSTEM
CRV DRAWS SUPPLY AIR FROM AN EXTERIOR INLET
CONNECTED UPSTREAM OF THE FAN
CRV DRAWS AIR FROM EACH BEDROOM & DELIVERS
IT TO A COMMON AREA
PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS
CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH
MECHANICAL VENTILATION CHECKLIST ON OR PRIOR
TO FRAMING INSPECTION

MECHANICAL VENTILATION REQUIREMENTS

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
EFFECTIVE THERMAL RESISTANCE = 3.27 RSI	
REQUIRED EFFECTIVE THERMAL RESISTANCE = 2.78 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 EFFECTIVE 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
1/2" SHEATHING	0.16 RSI
2x10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
TOTAL EFF. R VALUE = 2.54 RSI @ 13% FLOOR AREA	
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
1/2" 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
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 = 2.46 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 EFFECTIVE 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 = 2.83 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 FOL 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	



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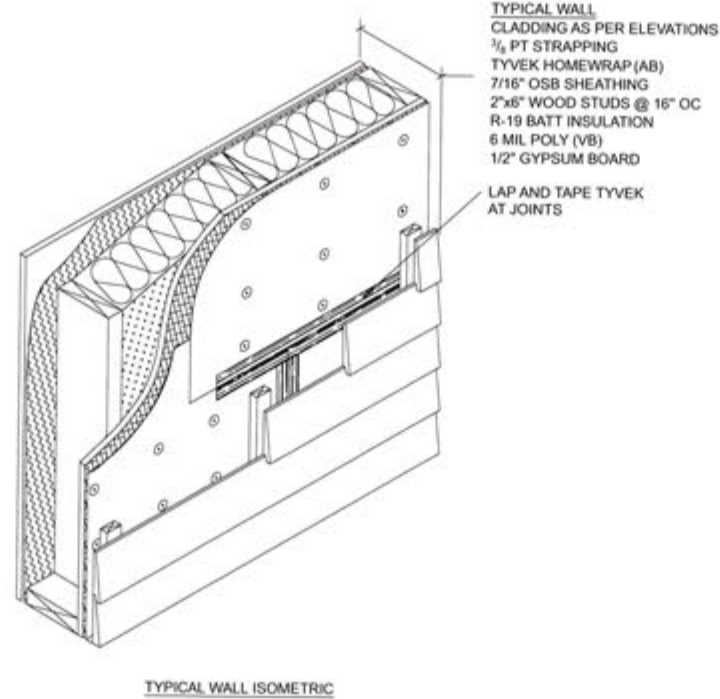
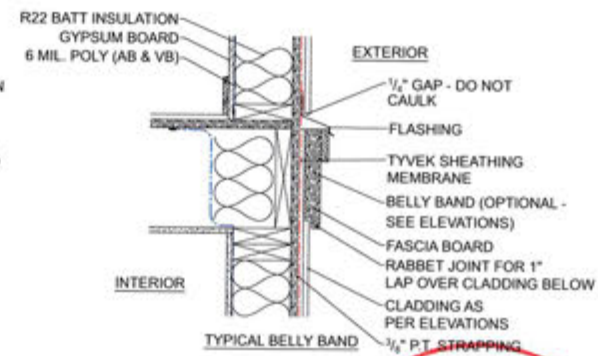
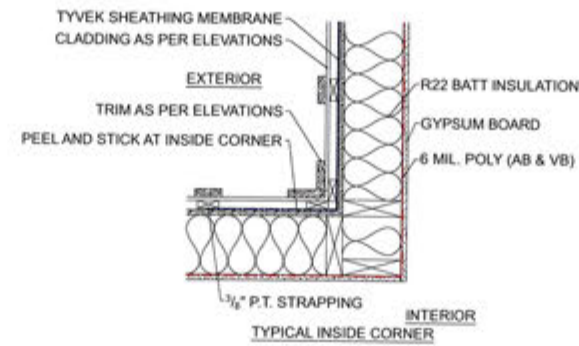
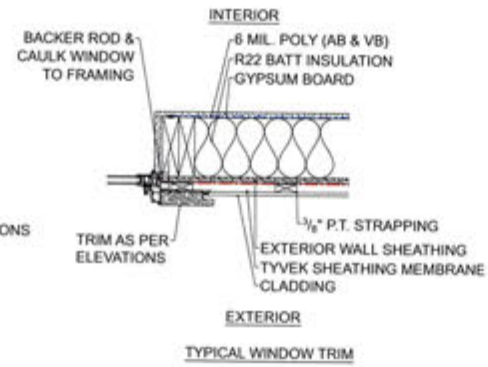
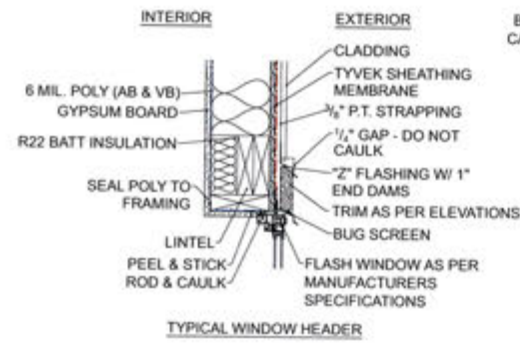
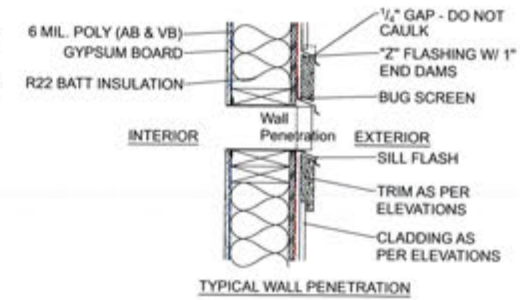
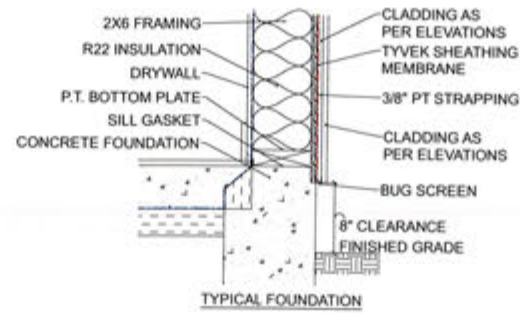
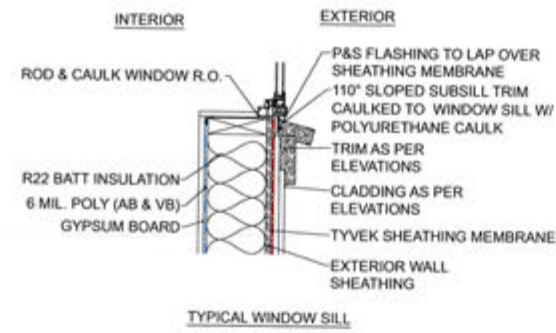
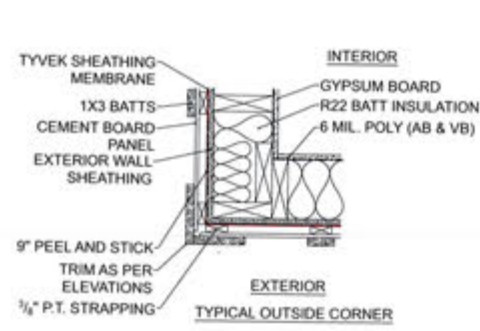
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TYPICAL CLADDING DETAILS



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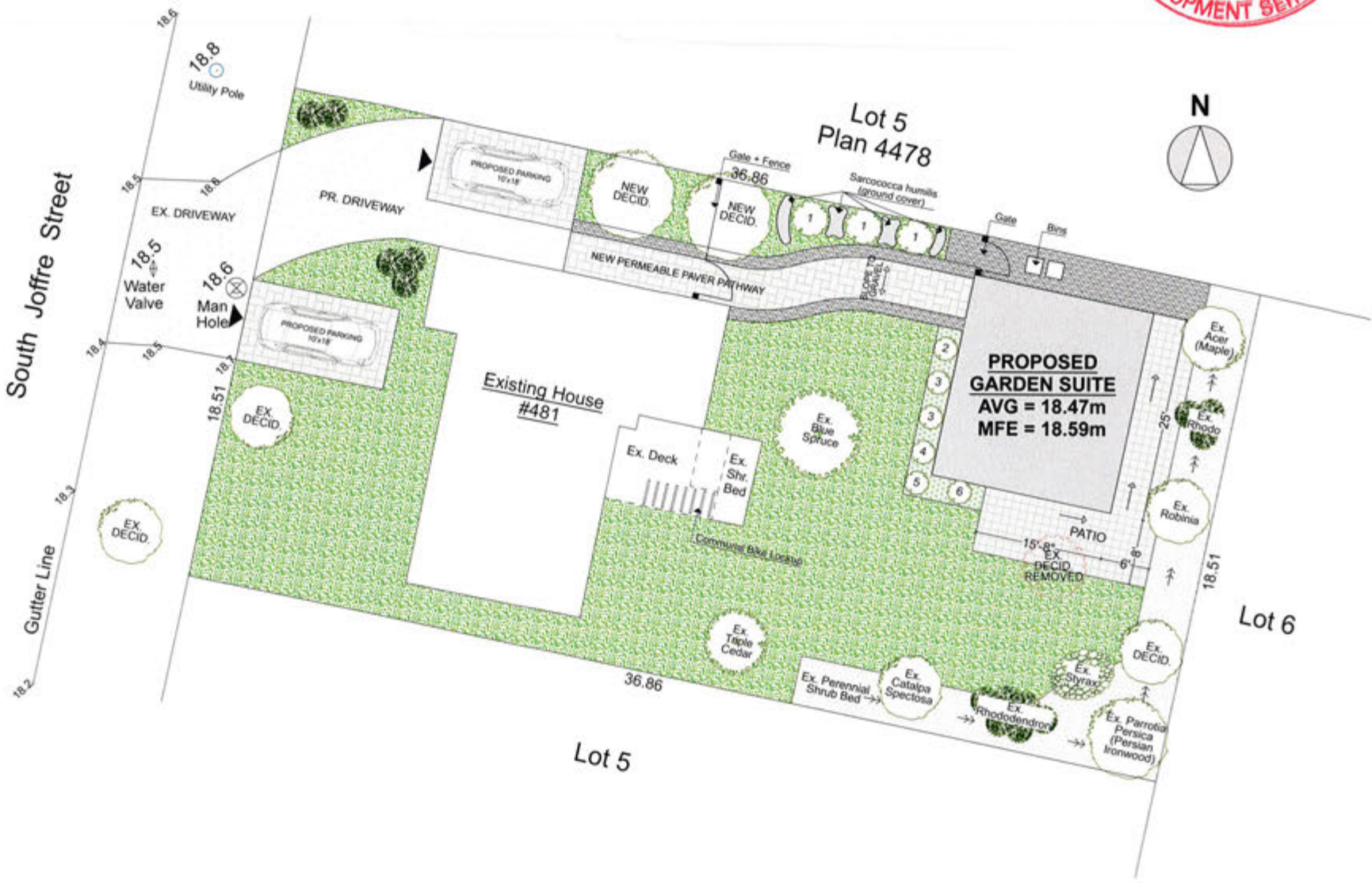
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NOTE:
1. ALL PLANTS TO BE INSTALLED TO CANADIAN LANDSCAPE STANDARD.
2. LANDSCAPE PLAN PROVIDED BY P.G.E. LANDSCAPE DESIGN + MAINTENANCE
3. PROVIDE LED PATHWAY LIGHTING ALONG ACCESS PATH
4. ENTRY OF GARDEN SUITE TO BE PROVIDED WITH 2- DOWNCAST WALL SCONCE LAMPS
5. ALL NEW PLANTINGS TO BE PROVIDED WITH SURFACE IRRIGATIONS SYSTEM

LANDSCAPE LEGEND		PERENNIALS
SYMBOL	DESCRIPTION	Astrantia Aster Brunnera Bleeding Heart Crocosmia Coreopsis Echinacea Gaillardia Heuchera Knautia Lavender Liatris Peony Poppies Rudbeckia Scabiosa Salvia Siberian Iris Yarrow
	ASPHALT	
	PERMEABLE PAVERS	
	GRAVEL	
	HERBACEOUS BORDERS	
	PAVERS	
	EX. PERENNIAL SHRUB BED	
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	RESIDENCE LEGEND
	EXISTING TREE RETAINED OR PROPOSED NEW TREE
	EXISTING TREE REMOVED
	SHRUBS
SEE ARBORIST REPORT FOR FURTHER INFORMATION INCLUDING TREE PROTECTION FENCING	
#1 - 3-new columnar deciduous trees - Prunus Amanogawa #2 - Choisya ternata - Mexican Orange #3 - 2-skimmia confusa - Kew Green #4 - Physocarpus opulifolius Coppertina (ninebark) #5 - Styrax Japonicus - Evening Light (tree) #6 - Drimys Lanceolata (pepper bush)	



1 LANDSCAPE PLAN
SCALE: 1:100

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LANDSCAPE PLAN

A-003

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