

## 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

### 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 HEIGHT 83" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS.  
FRAME OPENING 1 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 3.8m² 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

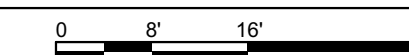
-ANY HOUSE BUILT FROM THESE PLANS

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



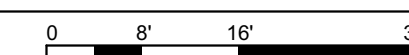
1 FRONT PERSPECTIVE

SCALE: 1/16" = 1'-0"



1 REAR PERSPECTIVE

SCALE: 1/16" = 1'-0"



COVER SHEET & GENERAL INFO	
A-001	COVER SHEET <input type="checkbox"/>
A-002	SITE PLAN <input type="checkbox"/>
A-003	SITE SERVICING AND LANDSCAPE PLAN <input type="checkbox"/>
PLANS	
A-102	PR. DUPLEX FLOOR PLANS <input type="checkbox"/>
A-103	EX. FLOOR PLANS <input type="checkbox"/>
ELEVATIONS	
A-201	PR. DUPLEX ELEVATIONS <input type="checkbox"/>
A-202	EXISTING ELEVATIONS <input type="checkbox"/>
A-203	EXISTING ELEVATIONS <input type="checkbox"/>
A-204	EX. WORKSHOP ELEVATIONS <input type="checkbox"/>
SECTIONS	
A-301	CROSS SECTION <input type="checkbox"/>



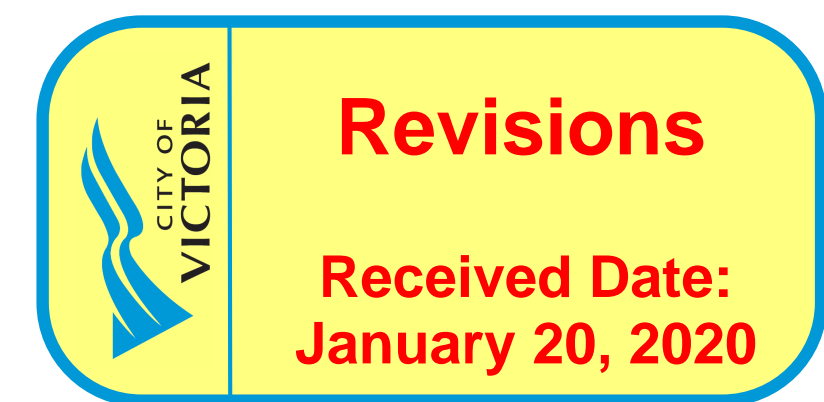
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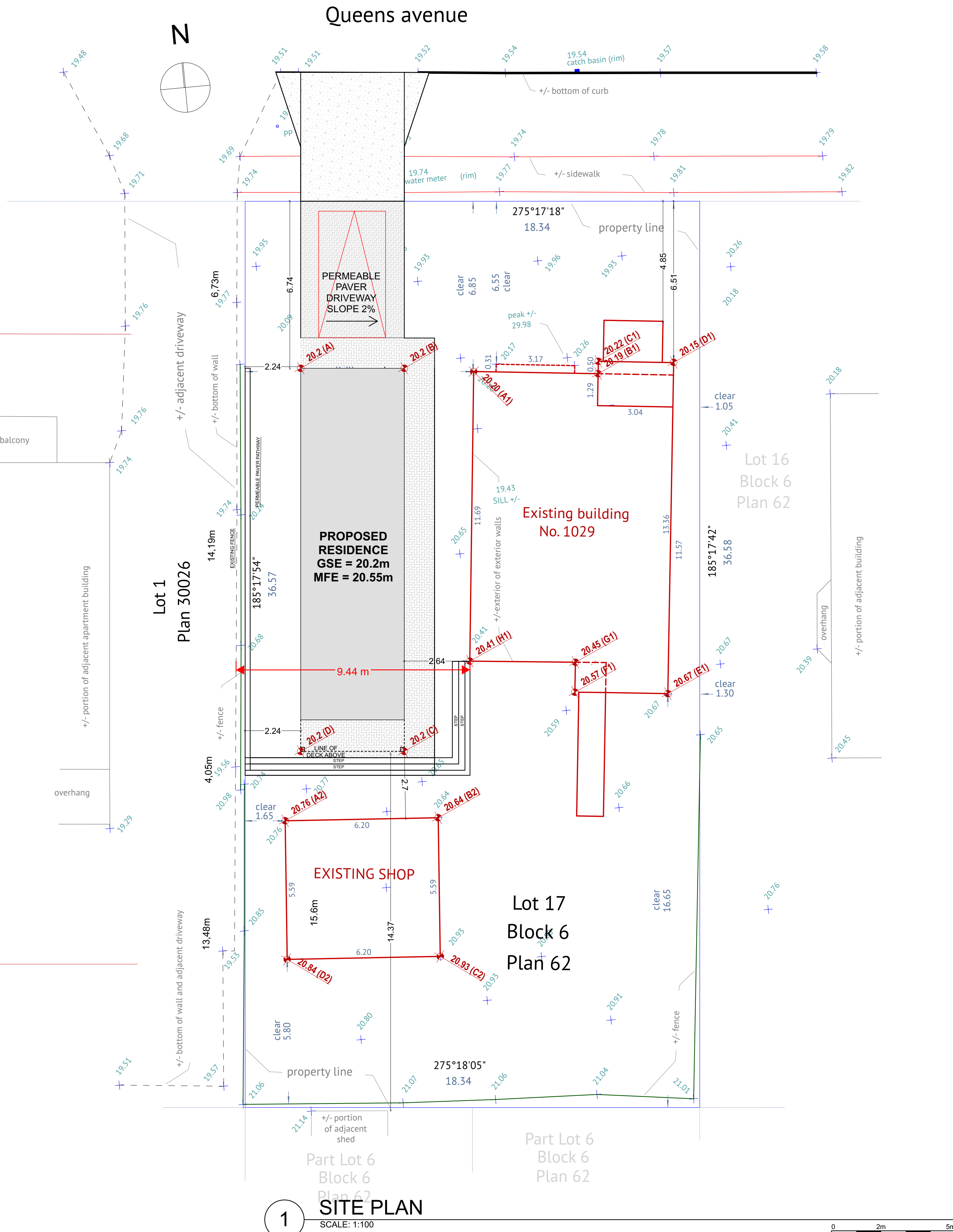
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COVER SHEET

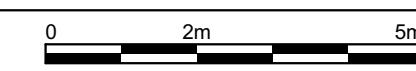
**A-001**

PROJECT:

**REZONE TO CREATE NEW CARRIAGE HOME (DUPLEX)**



**1 SITE PLAN**  
SCALE: 1:100



**Proposed residence**

**GRADE POINTS**  
 A = 20.47m  
 B = 20.54m  
 C = 21.10m  
 D = 21.08m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A&B	$((20.2+20.2) / 2)$	x 4.2m	= 84.8
Points B&C	$((20.2+20.2) / 2)$	x 15.4m	= 311.1
Points C&D	$((20.2+20.2) / 2)$	x 4.2m	= 84.8
Points D&A	$((20.2+20.2) / 2)$	x 15.4m	= 311.1
			<b>791.8</b>

PERIMETER OF BUILDING = 39.2m

**GRADE CALCULATION**

**791.8 / 39.2 = 20.2m**

**Existing building No. 1029**

**GRADE POINTS**  
 A1 = 20.20m E1 = 20.67m  
 B1 = 20.19m F1 = 20.57m  
 C1 = 20.22m G1 = 20.45m  
 D1 = 20.15m H1 = 20.41m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A1&B1	$((20.20+20.19) / 2)$	x 4.97m	= 100.37
Points B1&C1	$((20.19+20.22) / 2)$	x 0.50m	= 10.10
Points C1&D1	$((20.22+20.15) / 2)$	x 3.04m	= 61.36
Points D1&E1	$((20.15+20.67) / 2)$	x 13.36m	= 272.68
Points E1&F1	$((20.67+20.57) / 2)$	x 2.51m	= 51.76
Points F1&G1	$((20.57+20.45) / 2)$	x 1.21m	= 24.82
Points G1&H1	$((20.45+20.41) / 2)$	x 5.50m	= 112.37
Points H1&A1	$((20.41+20.20) / 2)$	x 11.69m	= 237.37
			<b>870.83</b>

PERIMETER OF BUILDING = 42.78m

**GRADE CALCULATION**

**870.83 / 42.78 = 20.37**

**Existing Garage**

**GRADE POINTS**  
 A2 = 20.76m  
 B2 = 20.64m  
 C2 = 20.93m  
 D2 = 20.84m

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A2&B2	$((20.76+20.64) / 2)$	x 6.20m	= 128.34
Points B2&C2	$((20.64+20.93) / 2)$	x 5.59m	= 116.19
Points C2&D2	$((20.93+20.84) / 2)$	x 6.20m	= 129.49
Points D2&A2	$((20.84+20.76) / 2)$	x 5.59m	= 116.27
			<b>490.29</b>

PERIMETER OF BUILDING = 23.58m

**GRADE CALCULATION**

**490.29 / 23.58 = 20.79**

**Property Information**

Project Type: New Carriage House  
 Owners: Jenny Farkas  
 Address: 1029 Queens Avenue  
 Legal Description: Lot 17, Block 6, Section 3,  
 Victoria District, Plan 62

Zoning: Site Specific

**Setbacks:**

Proposed Duplex:	
Rear	14.37m
Side	2.24m
Front	6.74m
Height	6.18m
Ex. House	2.64m
Ex. Garage	2.70m

Existing Duplex	
Rear	6.5m
Side	1.05m
Front	16.7m

Existing Garage	
Rear	5.8m
Side	1.65m

**Floor Area**

<b>Proposed Duplex</b>	
Main Floor	567 SF (52.7 SM)
Upper Floor	567 SF (52.7 SM)
Total	1134 SF (105.4 SM)
<b>Existing Duplex</b>	
Lower Floor	1003 SF (93.2 SM)
Main Floor	1029 SF (95.6 SM)
Upper Floor	472 SF (43.9 SM)
Existing Workshop	328 SF (30.5 SM)

Lot Area:	7219 SF (670.7 SM)
Combined Bld. Footprint	2143 SF (199.0 SM)
Site Coverage	29.7%
Rear Yard Open Site Space	86.9%

**Applicable Codes**

-BC Building Code Current Edition (2018)

**Energy**

Compliance path: BCBC Step Code  
 Requirements applicable to this project: Level 1  
 See compliance report

**Ventilation**

BCBC 9.32



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ISSUED FOR REZONE

ISSUED:

SITE PLAN

**A-002**

### LANDSCAPE PLAN LEGEND

SYMBOL	DESCRIPTION
	LAWN
	PLANTING AREA
	PERMEABLE PAVERS
	CONCRETE
	BARK MULCH
	GRAVEL

PLANTING AREA TO CONSIST OF:  
**Trees/tall shrubs**  
 Azara Microphylla - Azara  
 Pittosporum Tenuifolium - Kohuhu

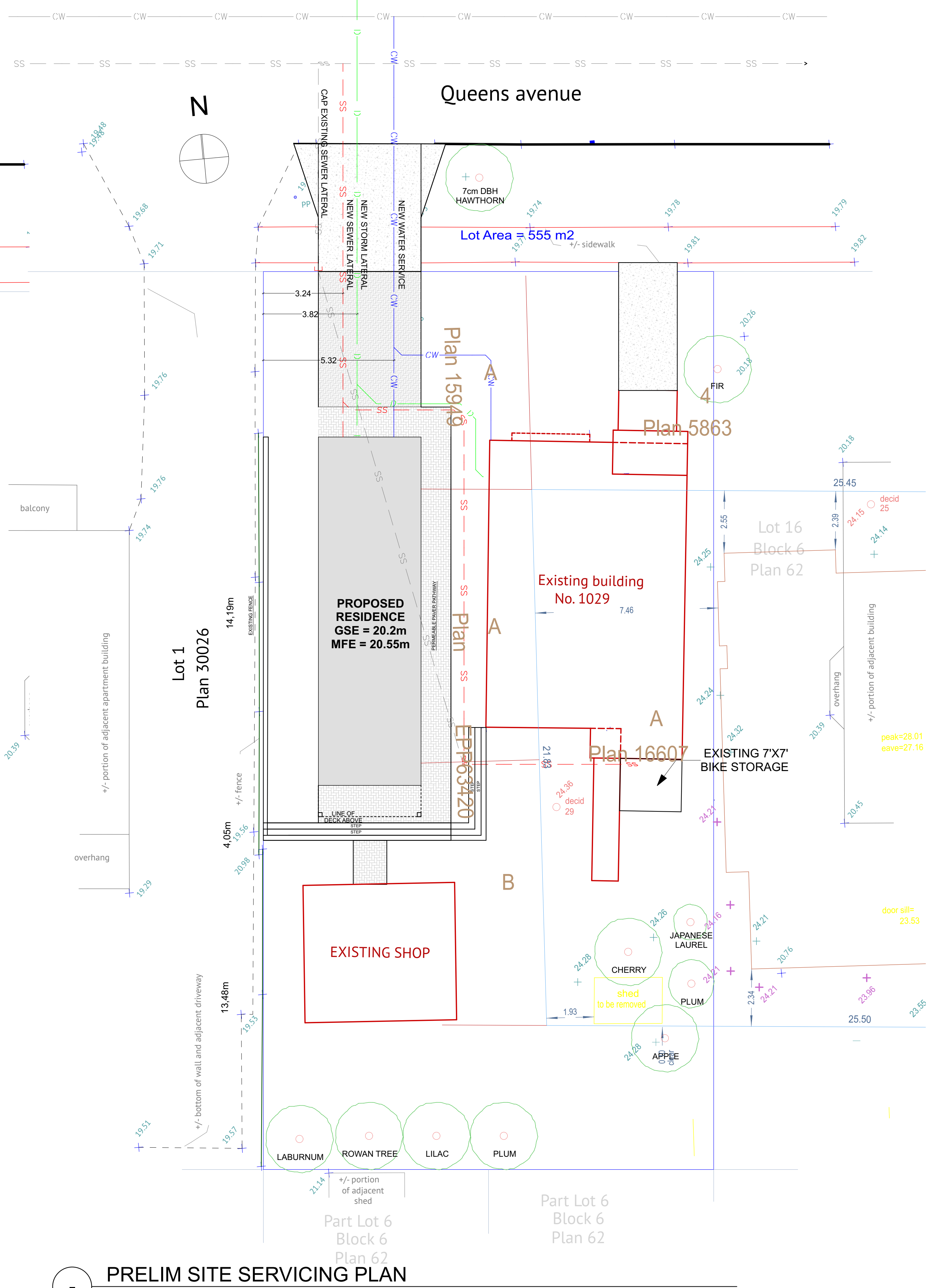
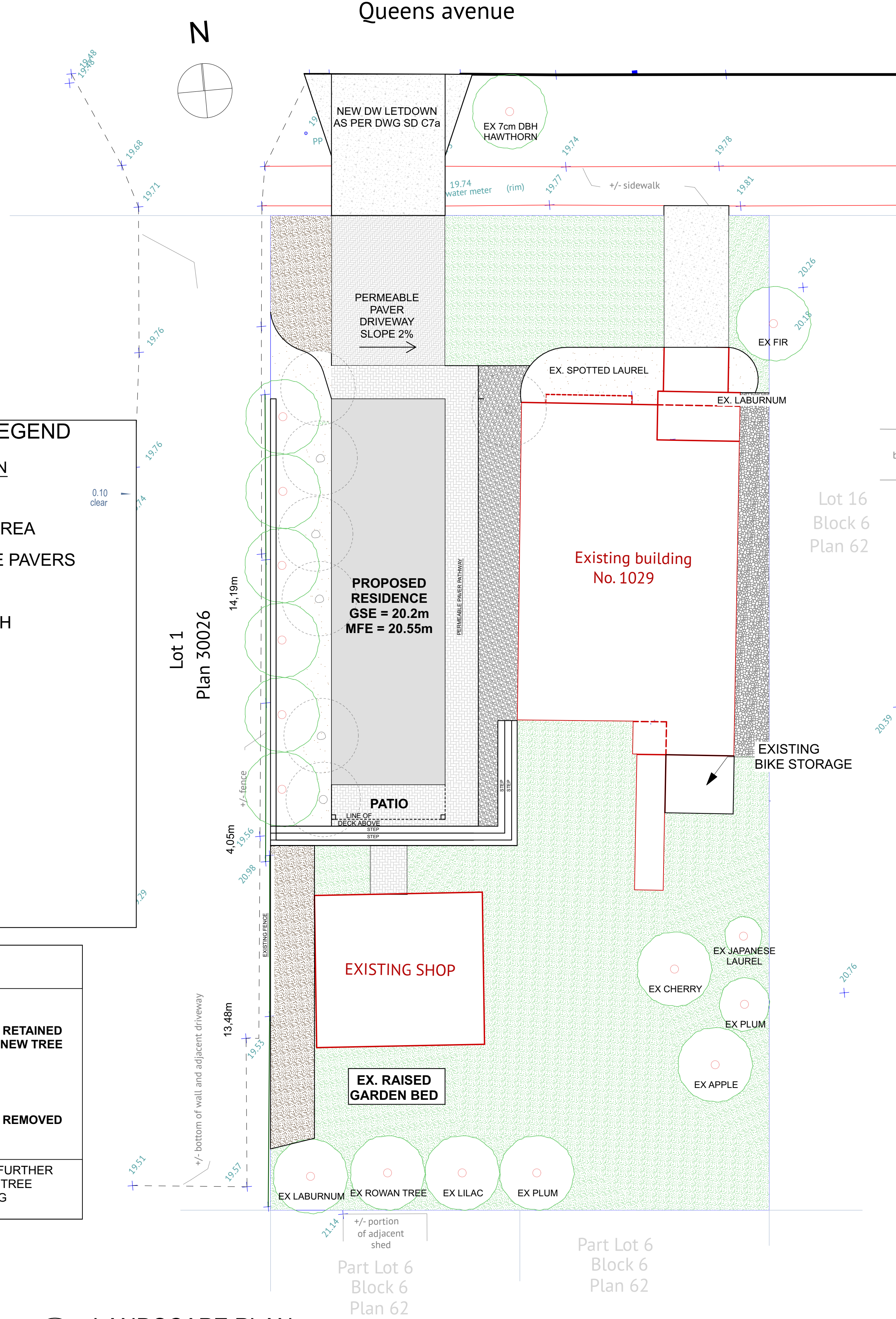
**Medium height shrubs**  
 Holodiscus discolor - Ocean spray  
 Ribes sanguineum - Red currant  
 Philadelphus lewisii - Mock orange  
 Mahonia aquifolium - Tall oregon grape

**Groundcover**  
 Polystichum munitum - Sword ferns  
 Arctostaphylos uva ursi - Kinnikinnick  
 Vaccinium ovatum - Evergreen huckleberry

### TREE LEGEND

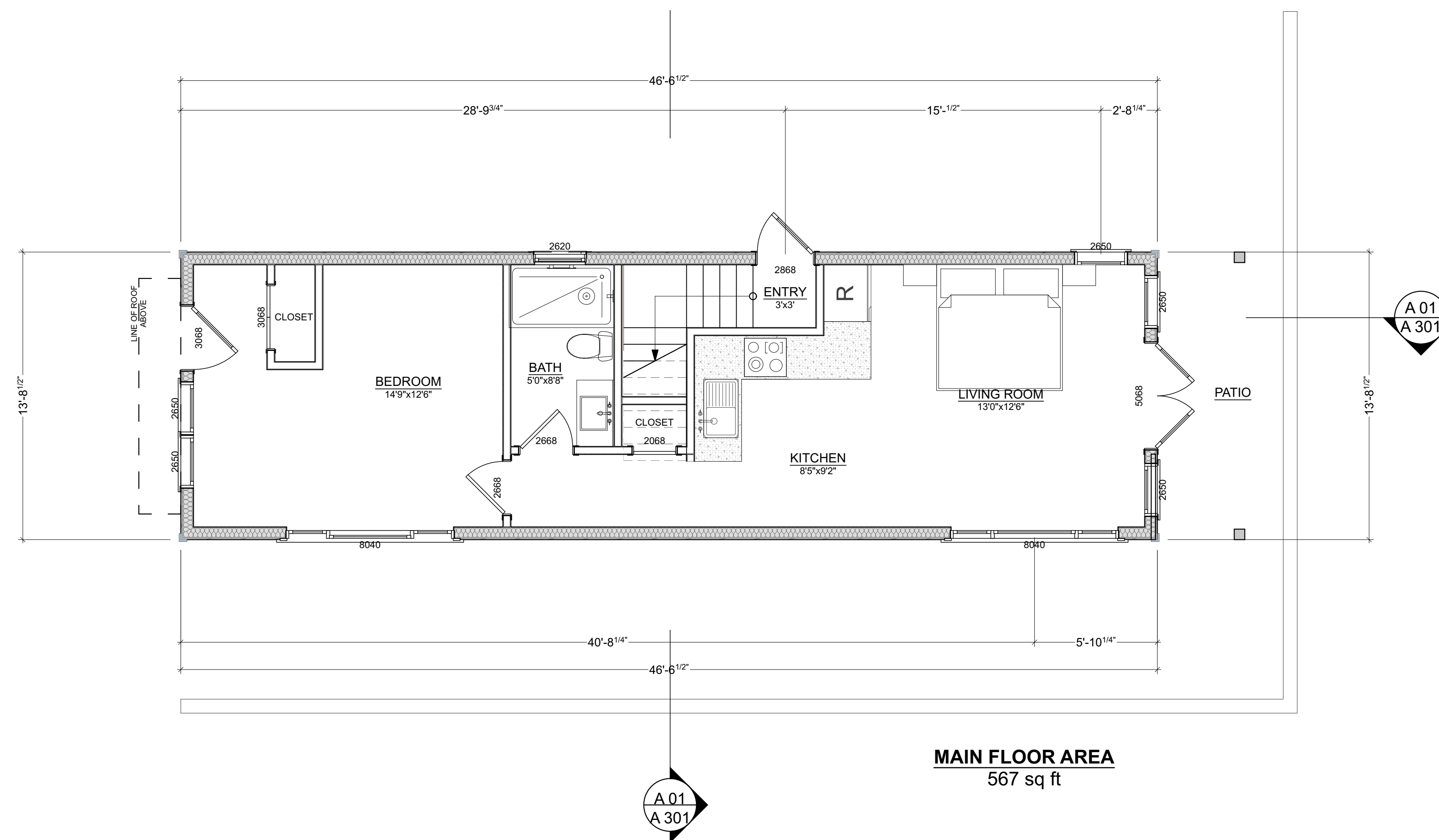
	EXISTING TREE RETAINED OR PROPOSED NEW TREE
	EXISTING TREE REMOVED

SEE ARBORIST REPORT FOR FURTHER INFORMATION INCLUDING TREE PROTECTION FENCING



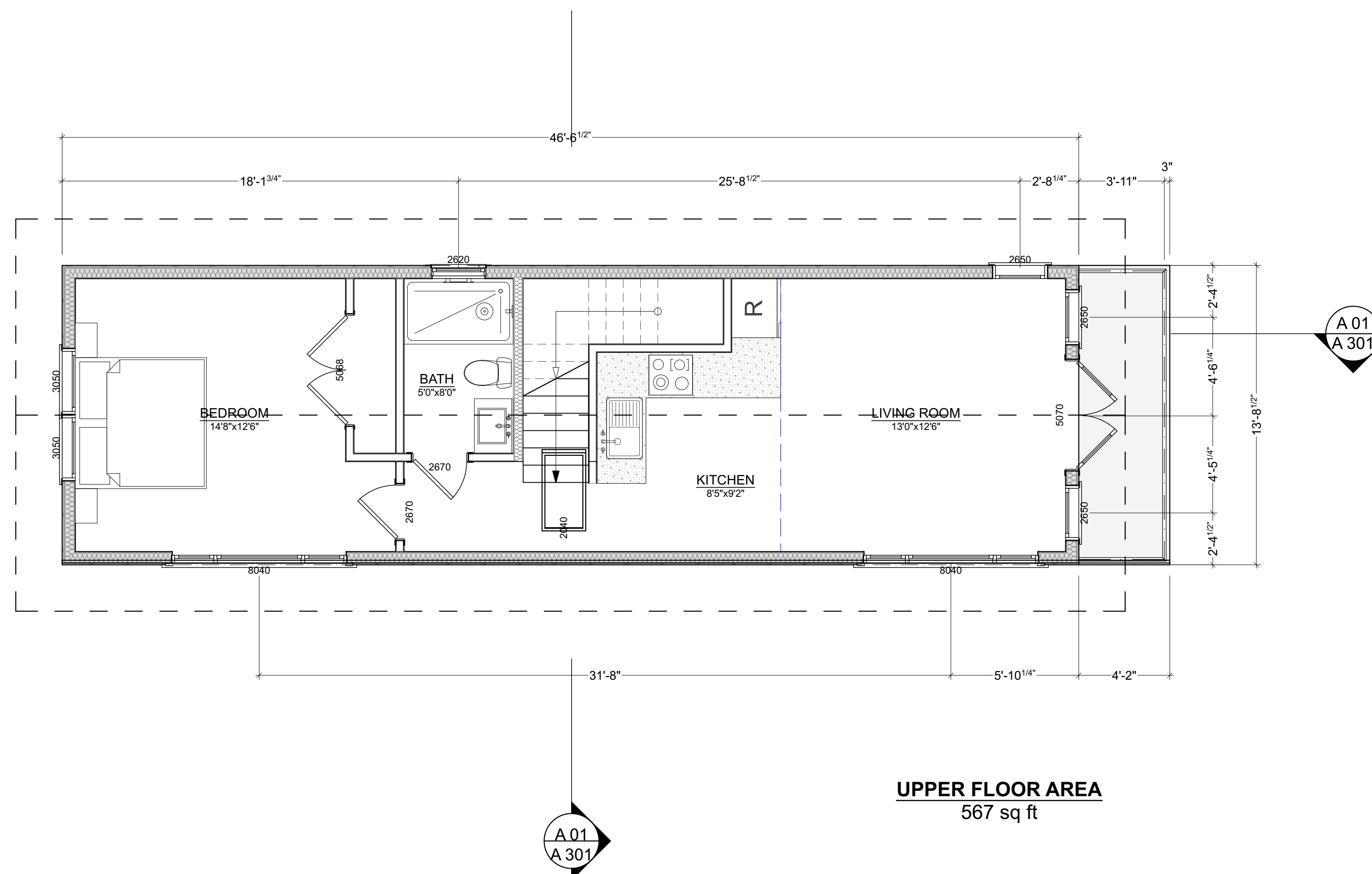
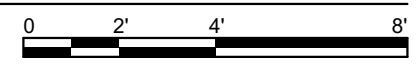
**LANDSCAPE PLAN**  
SCALE: 1:100

**PRELIM SITE SERVICING PLAN**  
SCALE: 1:100

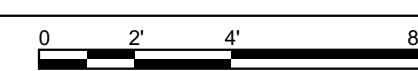


PLAN LEGEND	
	2X4 PARTITION WALL
	2X4 DEMISING WALL
	2X6 EXTERIOR WALL
	COLUMN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	

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



2 UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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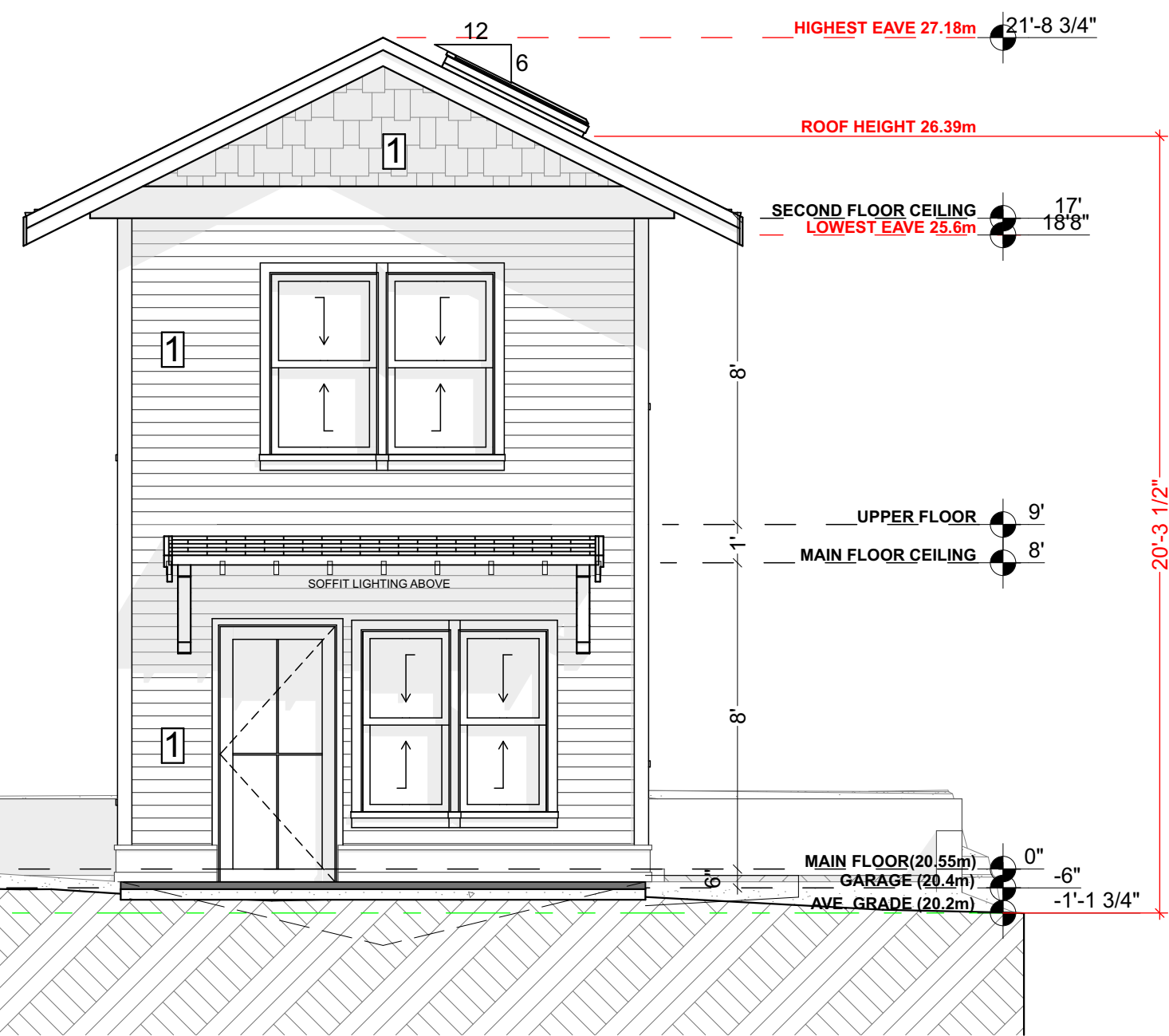
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PR. DUPLEX FLOOR PLANS

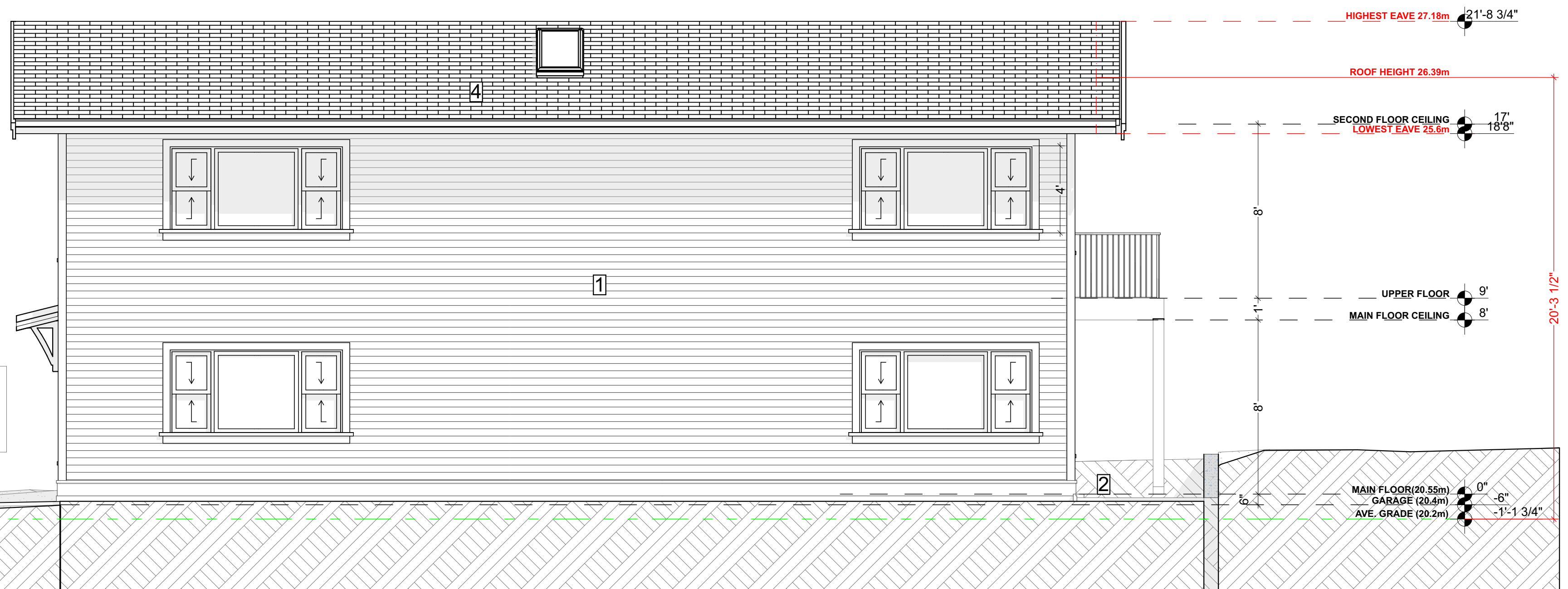
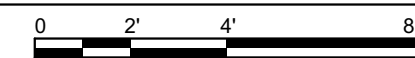
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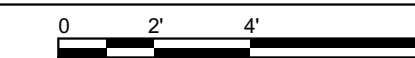




**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

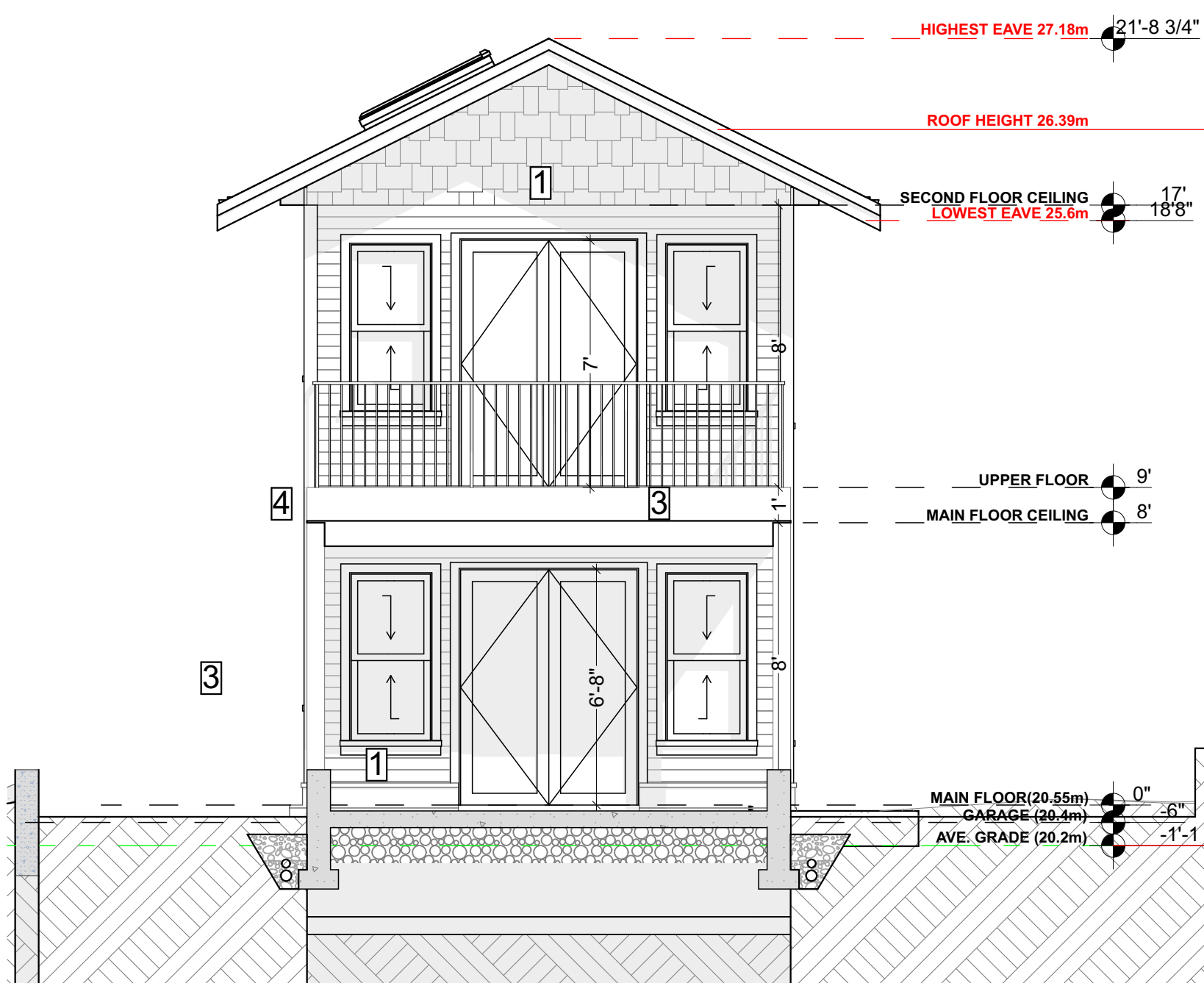


**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

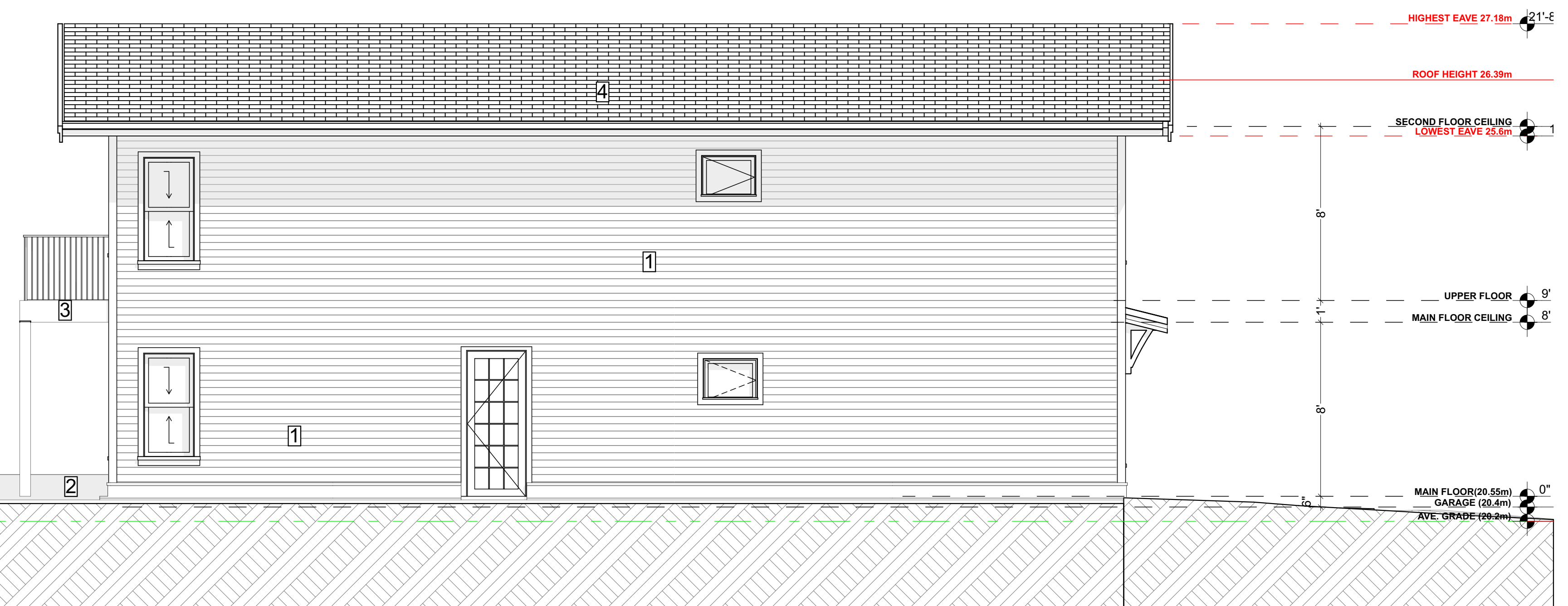
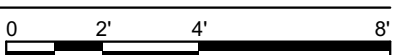


**SPATIAL SEPARATION BCBC 3.2.3.1 (D) SPRINKLERED**

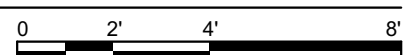
LIMITING DISTANCE	2.24m
EXPOSING BUILDING FACE	78.6 sq m
ALLOWABLE OPENINGS	22.0%
PROPOSED OPENINGS	10.7 sq m
PERCENT OPENINGS	13.7%



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



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



**SPATIAL SEPARATION BCBC 9.10.15.4**

LIMITING DISTANCE	1.2m
EXPOSING BUILDING FACE	78.6 sq m
ALLOWABLE OPENINGS	7.0%
PROPOSED OPENINGS	4.8 sq m
PERCENT OPENINGS	6.1%

**EXTERIOR CLADDING LEGEND**

1	CEMENT BOARD LAP SIDING
2	FINISHED CONCRETE PARGED
3	COMB FACED SPRUCE PAINTED
4	ASPHALT ROOFING SHINGLES

**ADDITIONAL EXTERIOR FINISHINGS**

GUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED)
C/W	6"X12" ALUMINUM DOWNSPOUT (PREFINISHED)
SCOFFIT	1X4 TAG HEM LOCK (STAINED)
FASCIA	2X12 COMB FACED SPF (PAINTED)
BELLY BAND	2X10 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SLOPED SILL & 2X4 SUBSILL (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF (PAINTED)
CORNER TRIM	1X3 COMB FACED SPF (PAINTED)

**NOTE:**  
WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WDWYS.  
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS ALL COLOURS AS PER OWNER.

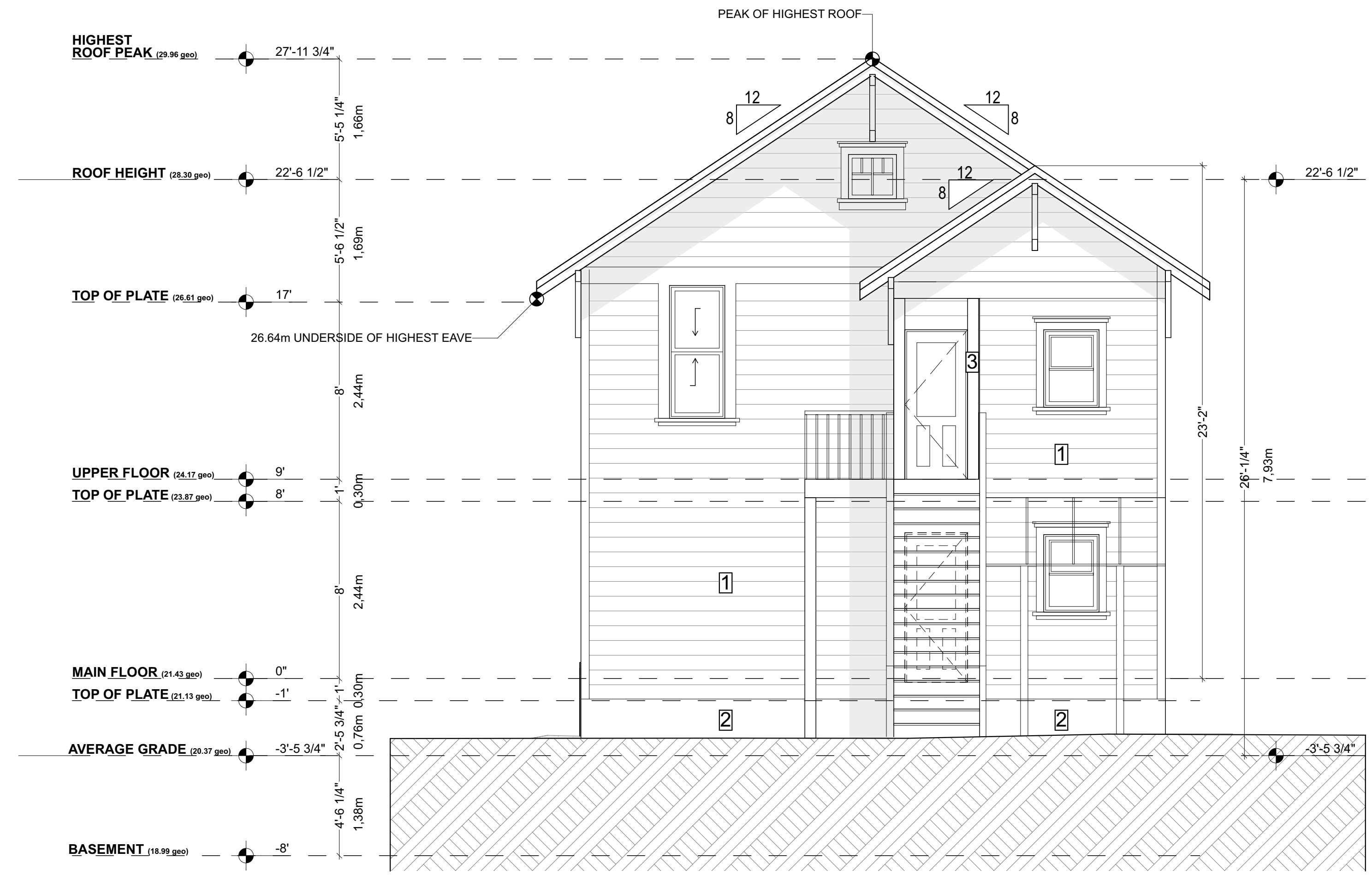
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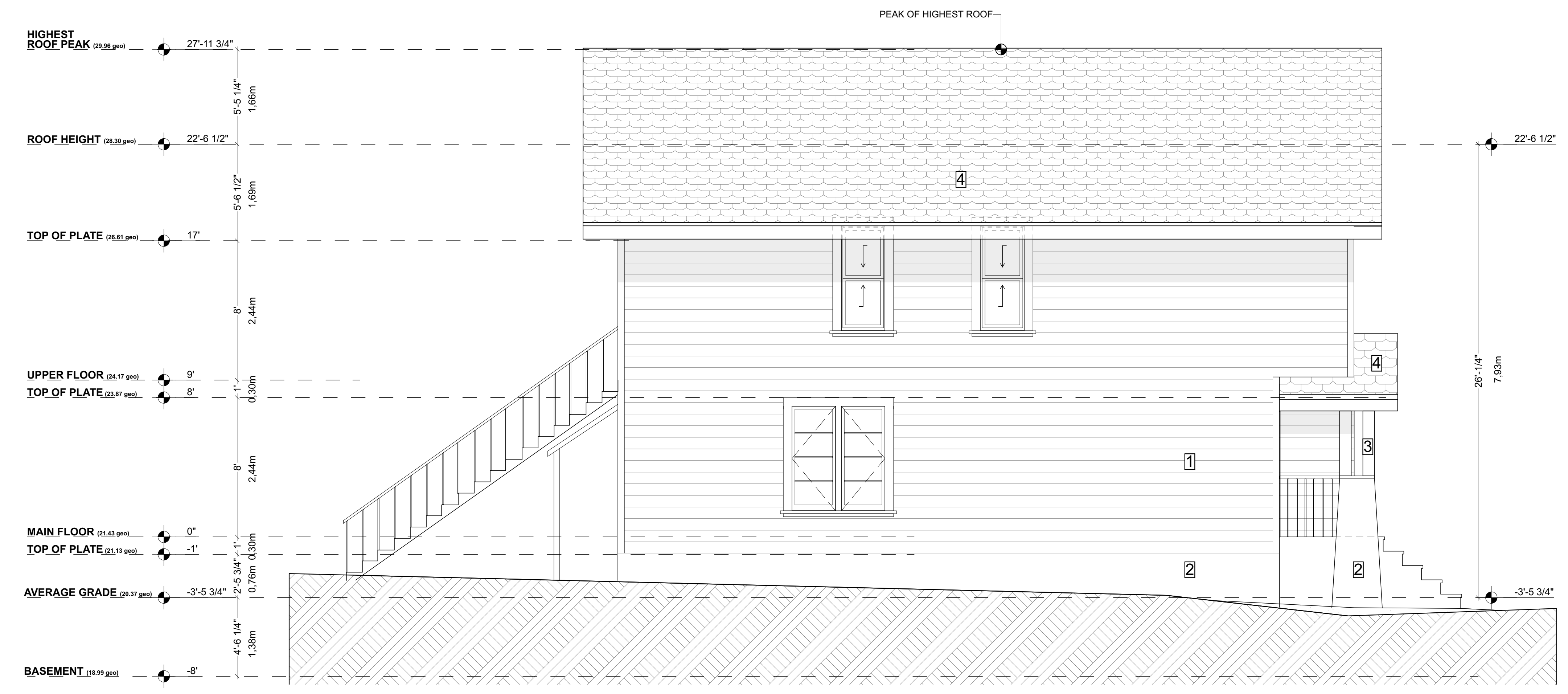
PR. DUPLEX ELEVATIONS

**A-201**

EXISTING HOUSE ELEVATIONS



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



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

**EXTERIOR CLADDING LEGEND**

1	CEMENT BOARD LAP SIDING
2	FINISHED CONCRETE PARGED
3	COMB FACED SPRUCE PAINTED
4	ASPHALT ROOFING SHINGLES



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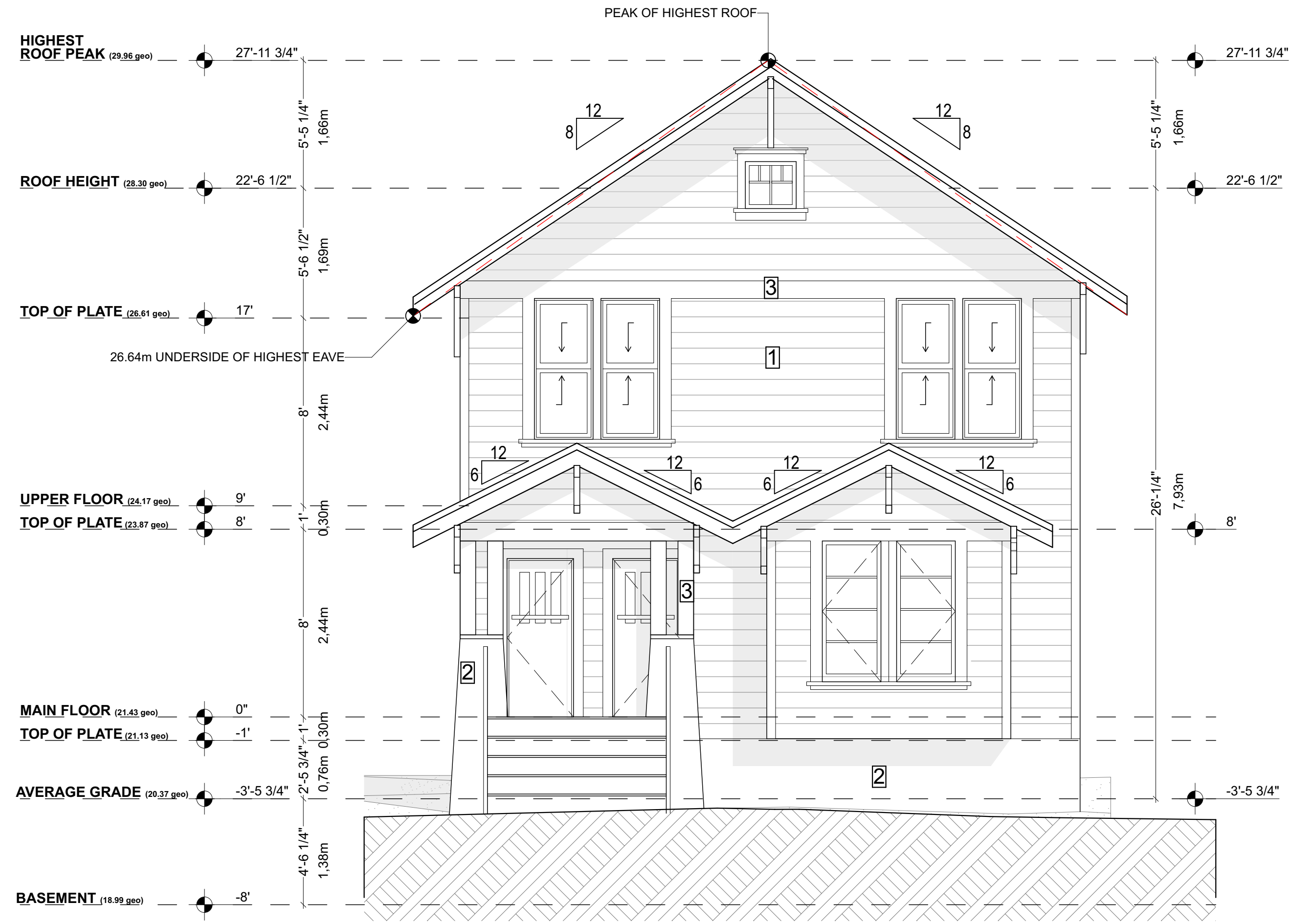
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EXISTING ELEVATIONS

**A-202**

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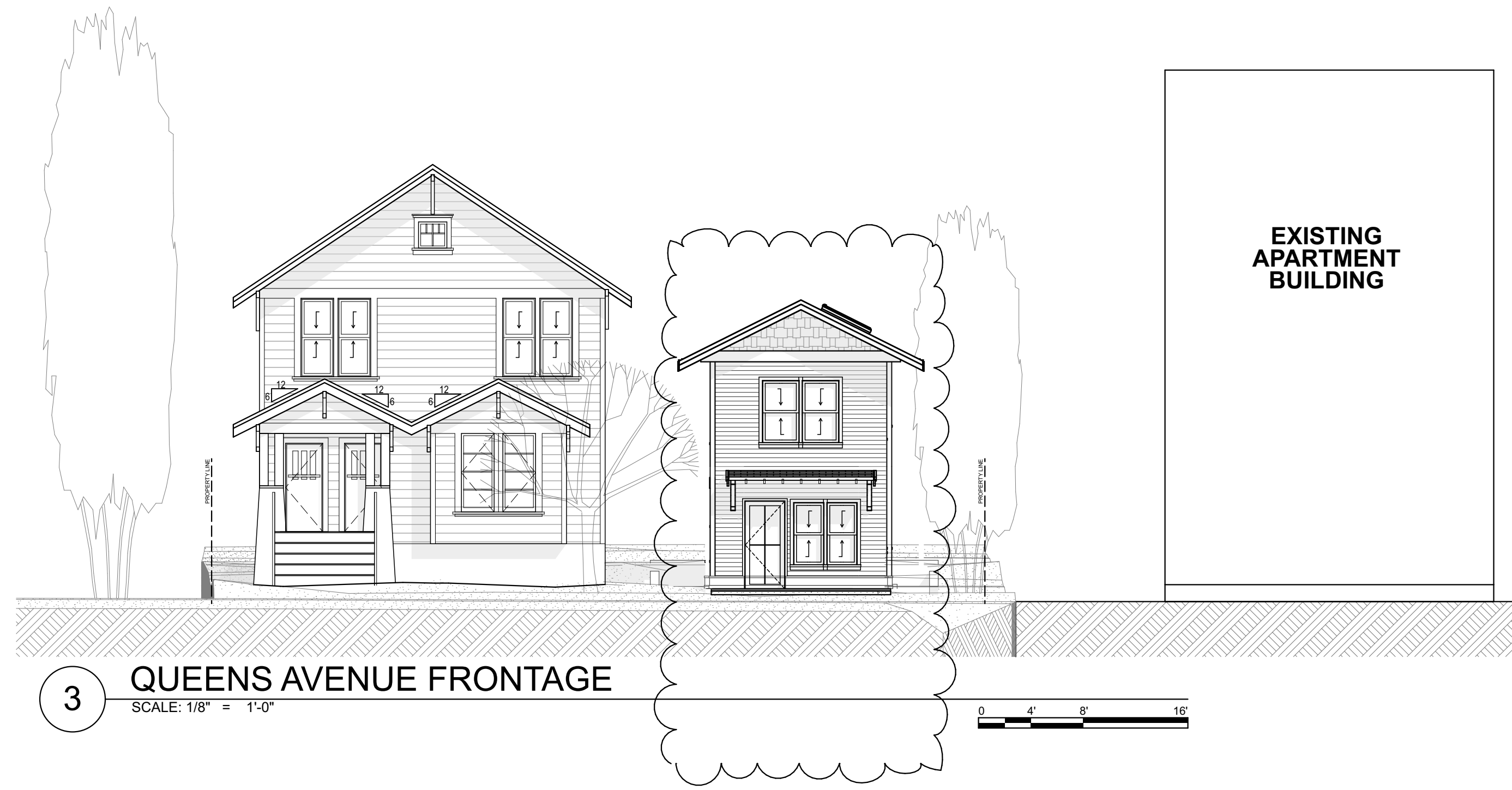
# EXISTING HOUSE ELEVATIONS



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



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



**3 QUEENS AVENUE FRONTAGE**  
SCALE: 1/8" = 1'-0"

**EXISTING APARTMENT BUILDING**

**EXTERIOR CLADDING LEGEND**

1	CEMENT BOARD LAP SIDING
2	FINISHED CONCRETE PARGED
3	COMB FACED SPRUCE PAINTED
4	ASPHALT ROOFING SHINGLES

**ADDITIONAL EXTERIOR FINISHINGS**

GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW 1"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	1X4 TAG HEALOCK (STAINED)
BELLY BAND	2X12 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X10 COMB FACED SPF (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF (PAINTED)
CORNER TRIM	1X3 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 GOODS.  
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS  
ALL COLOURS AS PER OWNER



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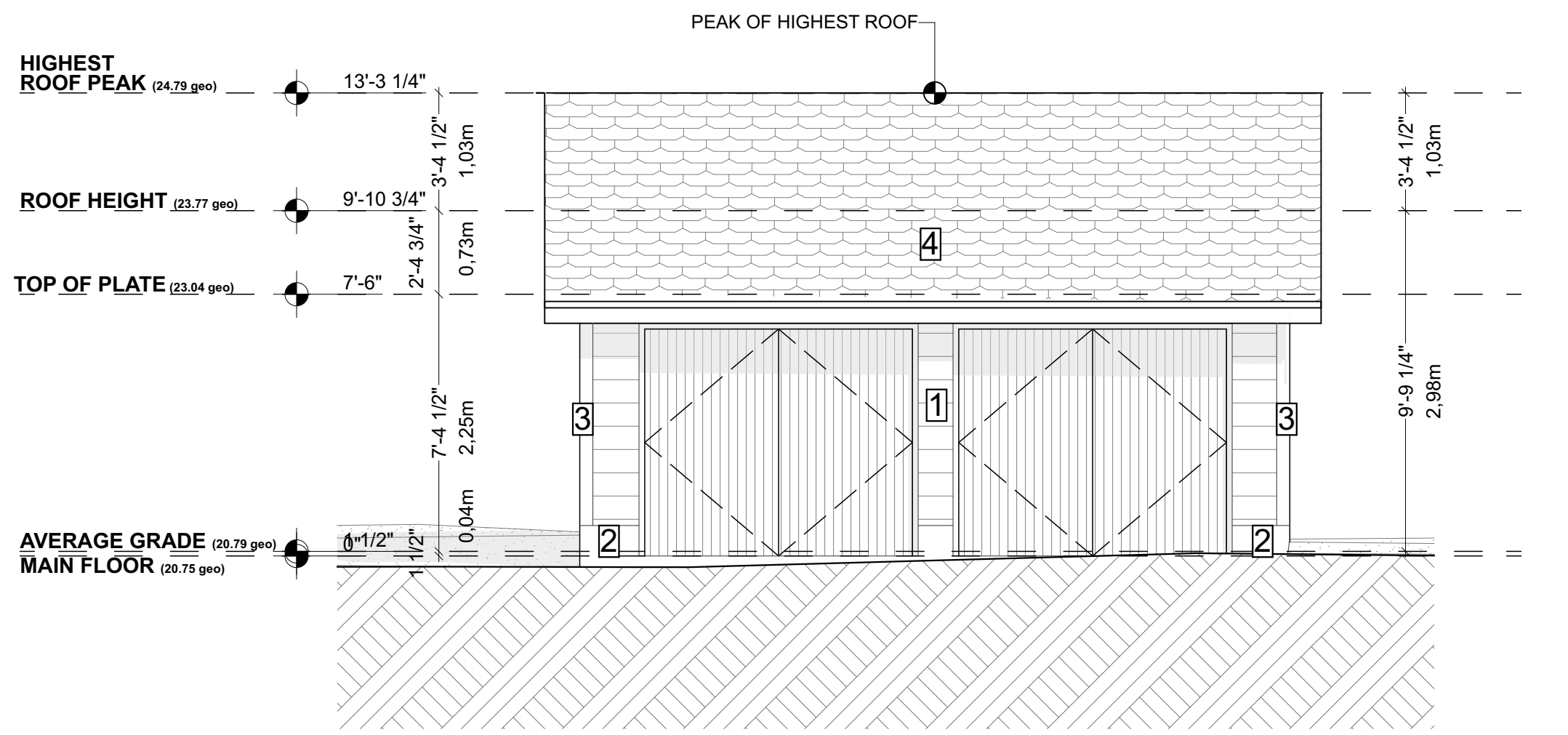
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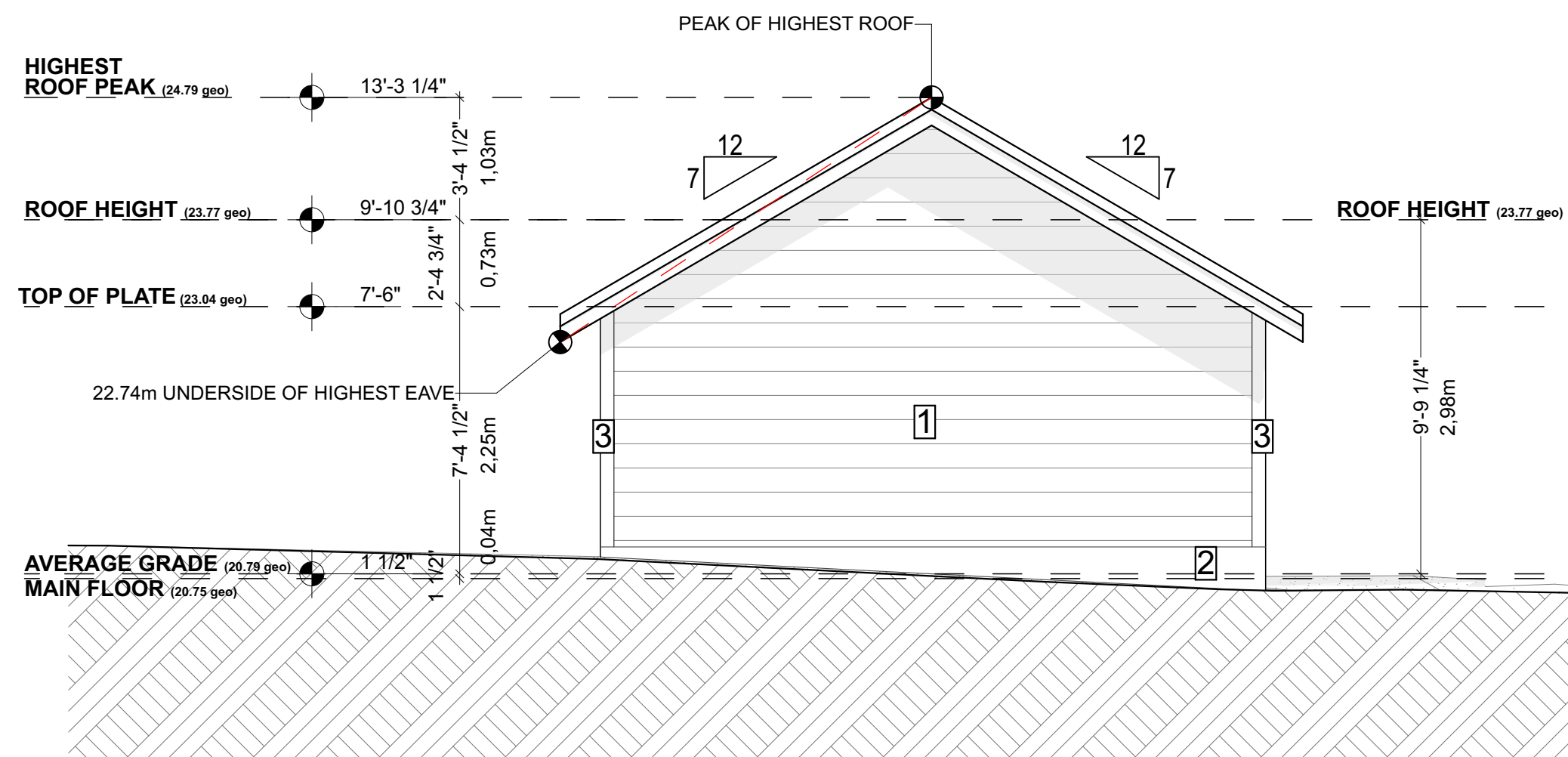
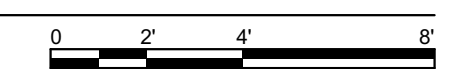
EXISTING ELEVATIONS

**A-203**

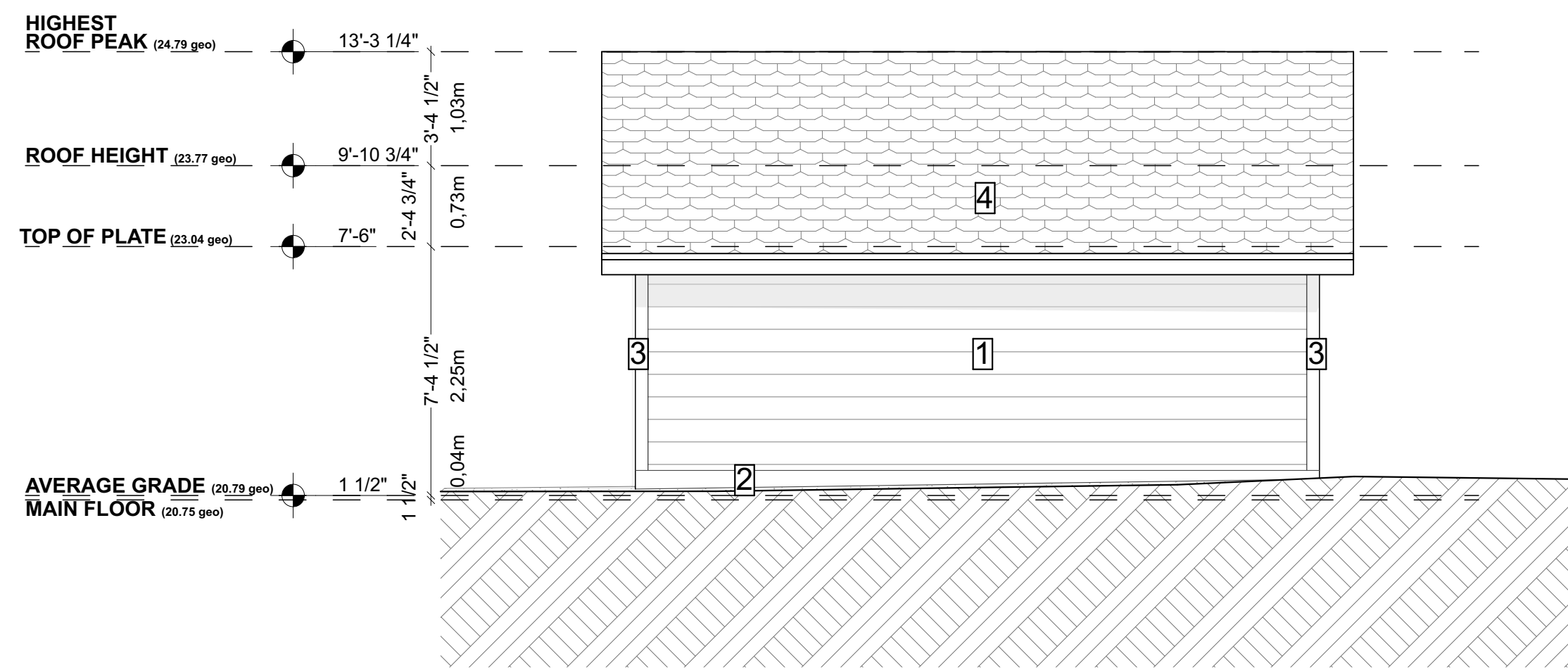
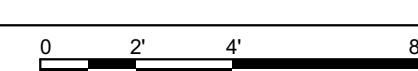
# EXISTING WORKSHOP/STORAGE ELEVATIONS



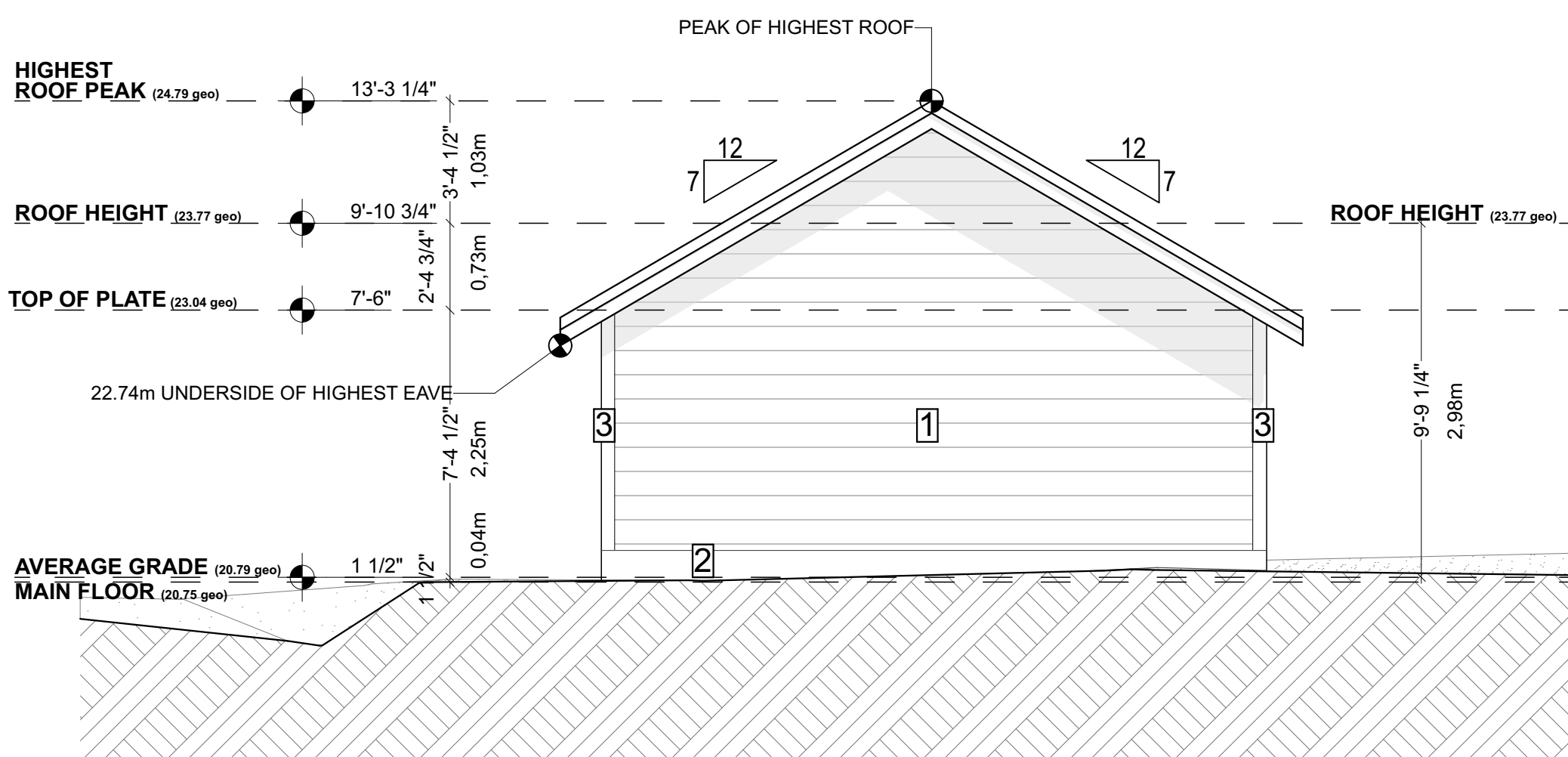
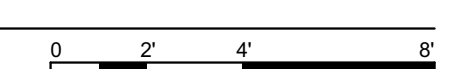
**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



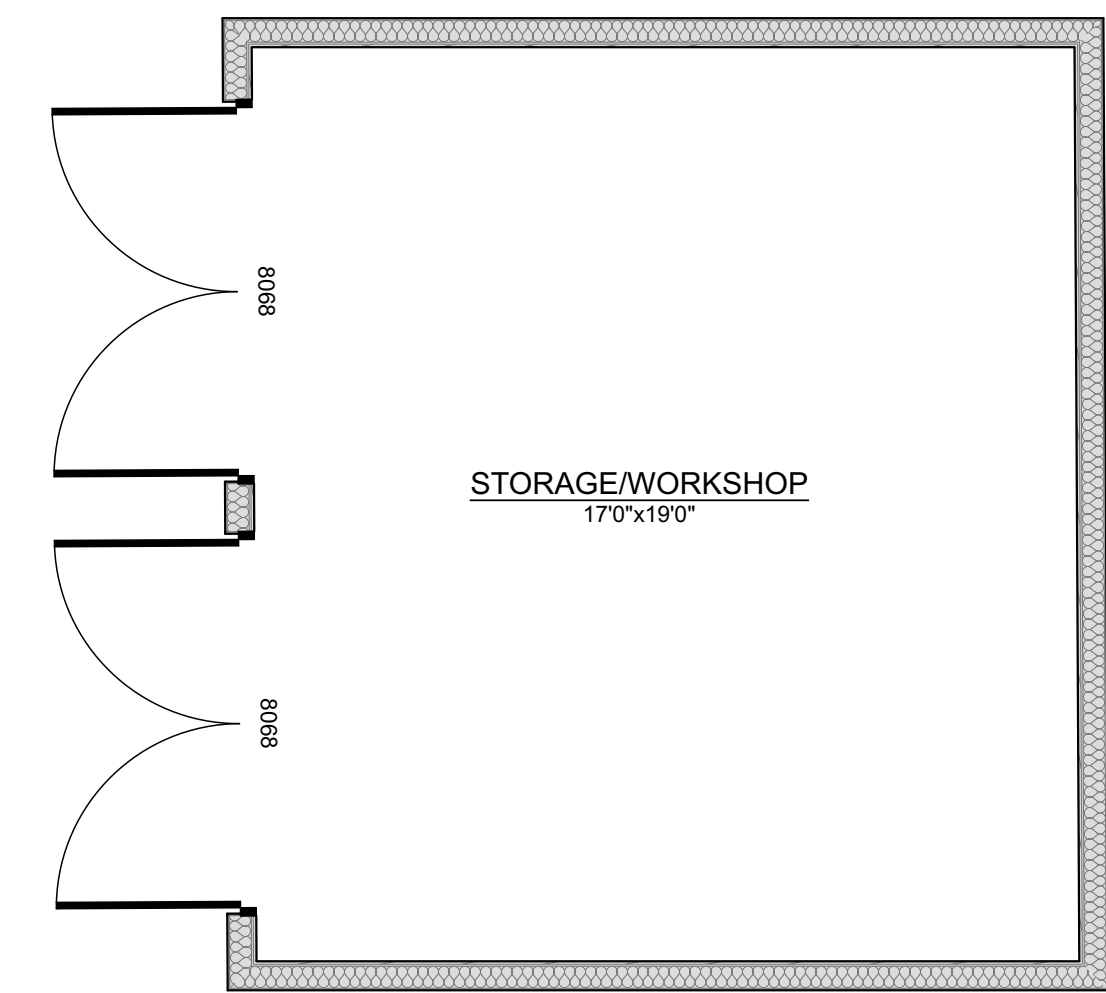
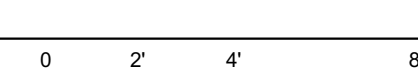
**2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

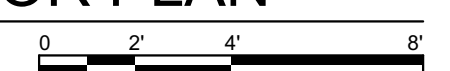


**4 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR AREA**  
328 sq ft

**EXISTING WORKSHOP FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXTERIOR CLADDING LEGEND**

- 1 CEMENT BOARD LAP SIDING
- 2 FINISHED CONCRETE PARGED
- 3 COMB FACED SPRUCE PAINTED
- 4 ASPHALT ROOFING SHINGLES

**ADDITIONAL EXTERIOR FINISHINGS**

GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED)  
 C/W 7/32" ALUMINUM DOWNSPOUT (PREFINISHED)  
 SOFFIT 1X4 T&G HEALOCK (STAINED)  
 FASCIA 2X12 COMB FACED SPF (PAINTED)  
 BELLY BAND 2X10 COMB FACED SPF (PAINTED)  
 WINDOW TRIM 2X4 COMB FACED SPF (PAINTED) C/W 2X4 SLOPED  
 SILL & 2X4 SUBSILL (PAINTED)  
 DOOR TRIM 2X4 COMB FACED SPF (PAINTED)  
 CORNER TRIM 1X3 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 WOV'S  
 FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS  
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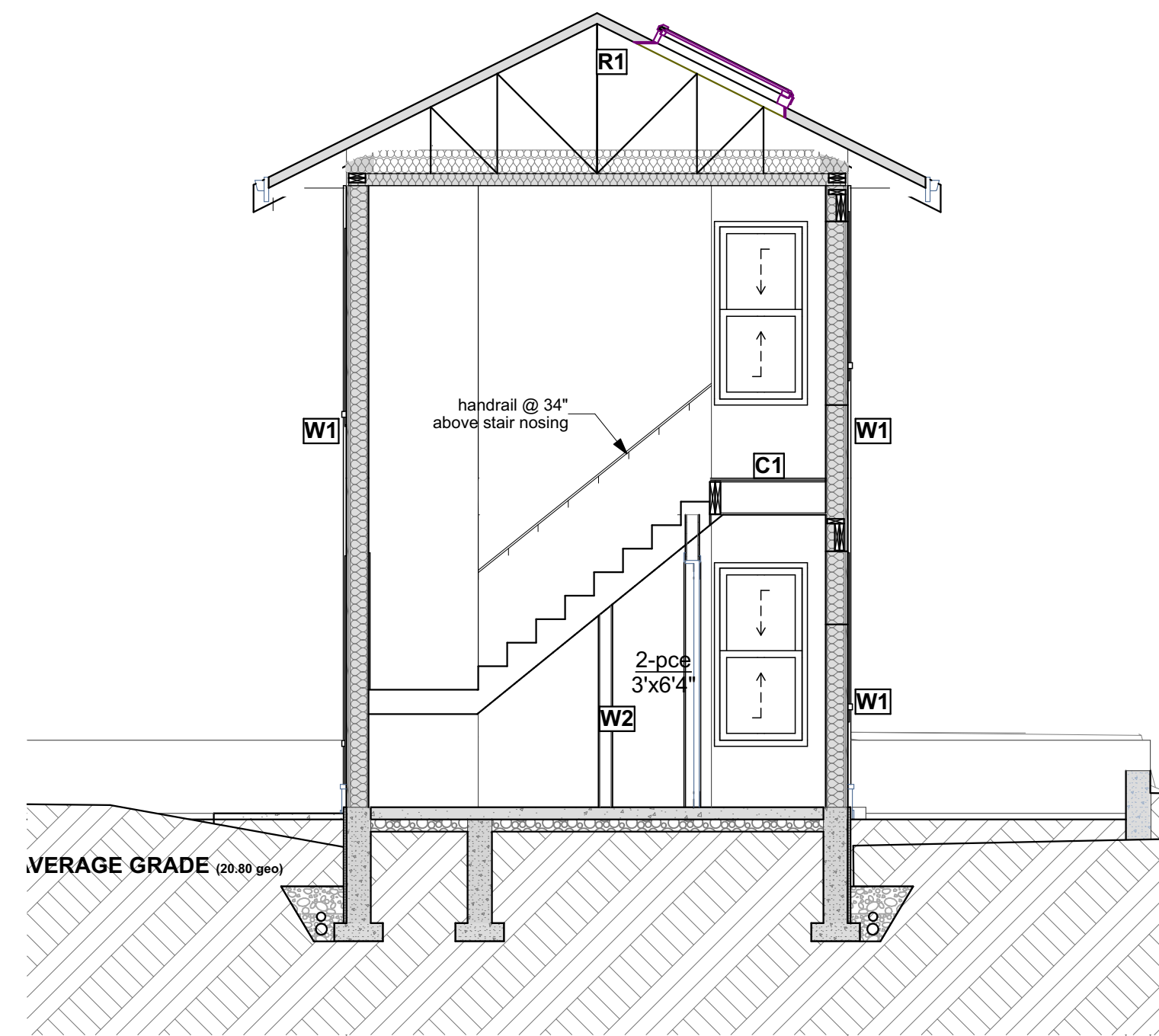
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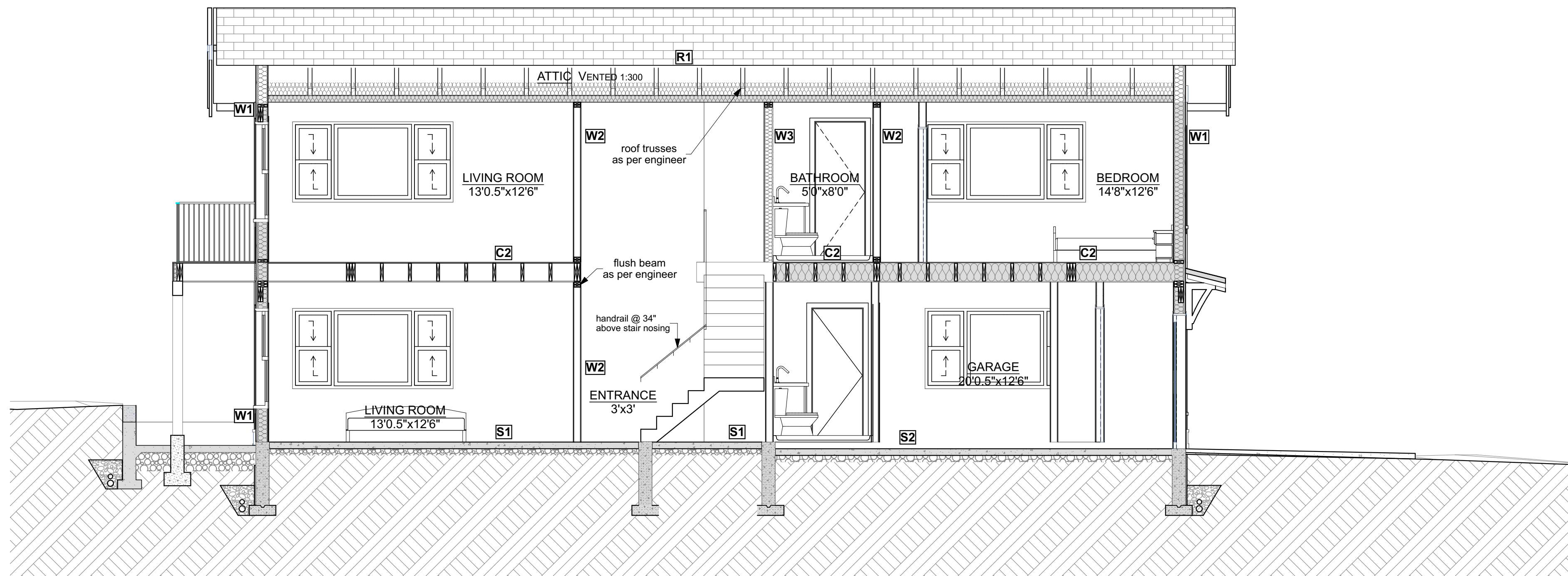
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EX. WORKSHOP ELEVATIONS

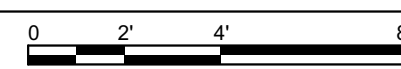
**A-204**



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



**2** CROSS SECTION 02  
SCALE: 1/4" = 1'-0"



**SECTION LEGEND**

**CEILING TYPES**

**C1 - INTERIOR FLOOR**

FINISHED FLOORING  
1/2" T&G PLYWOOD  
FLOOR JOISTS AS PER ENGINEER  
CROSS BRIDGING  
3/8" GYPSUM BOARD PAINTED

**C2 - CEILING 1 HR FRR**

FINISHED FLOORING  
1/2" T&G PLYWOOD  
FLOOR JOISTS AS PER ENGINEER  
CROSS BRIDGING  
R28 BATT INSULATION  
2 LAYERS 3/8" TYPE X GYPSUM BOARD PAINTED

**ROOF TYPES**

**R1 - TRUSS ROOF**

LAMINATED FIBERGLASS SHINGLES  
ROOFING FELT  
ROOF VENTS 1:300  
1/2" ROOF SHEATHING  
ENGINEERED TRUSSES @ 24" O.C. AS PER SUPPLIER  
R40 BATT INSULATION  
6 MIL. POLY (AB/VB)  
1/2" GYPSUM BOARD PAINTED  
ROOF VENTED 1:300

**SLAB TYPES**

**S1 - GROUND SLAB**

1/2" FINISHED FLOORING  
4" THICK CONCRETE SLAB (AB)  
1.0mm (10mil) POLY  
2 1/2" STYROFOAM INSULATION  
6" CRUSHED STONE  
BACKFILL  
UNDISTURBED SOIL

**S2 - GARAGE SLAB**

4" THICK CONCRETE SLAB 32 MPa  
6 MIL. POLY  
COMPACTED 3/4" MINUS  
UNDISTURBED SOIL

**WALL TYPES**

**W1 - EXTERIOR WALL**

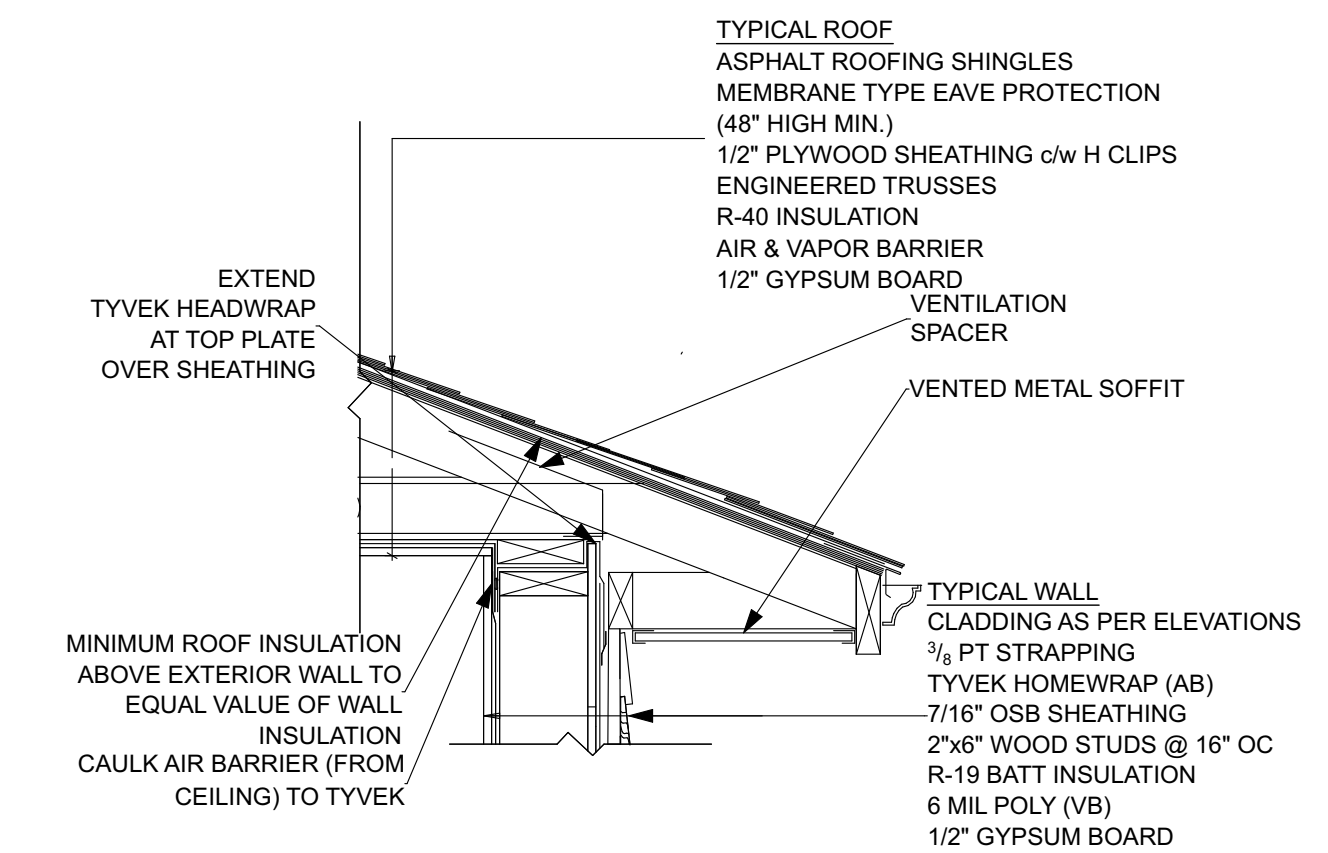
CLADDING AS PER ELEVATIONS  
VERTICAL 3/8" x 2 1/2" P.T. WOOD STRAPPING  
2 LAYERS 30 MIN. BUILDING PAPER  
1/2" PLYWOOD w/ 2mm GAP ALL AROUND  
2"x6" NOMINAL WOOD STUDS @ 16" O.C.  
R-20 FIBERGLASS BATT INSULATION  
6 MIL. POLY (AB/VB)  
1/2" GYPSUM BOARD PAINTED

**W2 - INTERIOR WALL**

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

**W3 - DEMISING WALL 1 HR FRR**

3/8" TYPE X GYPSUM BOARD PAINTED  
2X4 STUDS @ 16" OC  
R12 BATT INSULATION  
3/8" TYPE X GYPSUM BOARD PAINTED



ISSUED FOR REZONE

ISSUED:

CROSS SECTION

**A-301**