### **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 WELLAS ANY OTHER LOCAL BUILDING CODES OR
BYLANG 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 DEMANISSISTIC CONDITIONS AND MEANS DIMENSIONS & BLEVATIONS 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

STAIR TREADS TO BE PLYWOOD OR OTHER ENGINEERED PRODUCT AND SECURED WITH SCREWS AND SUB-FLOOR ADHESIVE

SITE PLAN
LAYOUT TO BE CONFIRMED BY A CURRENTLY REGISTERED BRITISH COLUMBIA
LEGAL LAND SURVEYOR

ALL SET BACKS TO BE CONFIRMED BY THE DWINER 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 NOTFILED ON CORPACTED UNDSTRIBED INORGANIC STABLE SOLS BELOW THE DEPTH OF FROST FRIENTATION WITH AN ALLOWALL BLANKING PRESSURE OF 18 AS OR OF REASONS CARACITY AND SIZE OF FOOTBYING ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

THE SILL PLATE IS TO BE FASTENED TO THE FOUNDATION WALL WITH NOT LESS THAN 1.2.7mm B ANDHOR BOUTS SPACED NOT MORE THAN 2.4 m.O.C. OF ROB RACED WALL PARELS 2.7mm B ANDHOR BOUTS FER BRACED WALL PARELS 500mm FROM THE ENDS OF THE FOUNDATION AND SPACED 1.7mm O.C. EMBEDDED TOOMS 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 20MPs CONCRETE UNLESS OTHERWISE SPECIFIED

FOUNDATION WALLS MAY BE A MAXIMUM OF 41 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 BOBC VERHILLAND OF ALL COMPONENTS IS THE RESPONSIBILITY OF THE OWNERBUILDER, ANY COMPONENTS WHICH CANNOT BE DESIGNED WITH THE BOBC SHALL BE DESIGNED BY A QUALIFIED REQUEER.

TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS

IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE 2012 BCBC AND INDUSTRY STANDARDS FOR WOOD FRAME CONSTRUCTION, NOT EVERY DETAIL OF WOOD FRAMING IS SHOWN ON THESE DRAWINGS.

ALL LINTELS DOUBLE 2X10 S.S. SPF FOR CLEAR SPANS UP TO 5" UNLESS OTHERWISE NOTED.

EXTERIOR WALL THICKNESS SHOWN ARE MEASURED FROM OUTSIDE OF EXTERIOR SHEATHING TO INSIDE OF DRYWALL

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

RODFING ALL RODFING 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

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 (11) HIGH

DOORS .
FRAME OFFINIS TO BE 11', WEER THAN DOOR.
FRAME HIGHT BY FOR EXTERIOR DOORS AND \$2.5' FOR INTERIOR DOORS.
FRAME HIGHT BY FOR EXTERIOR BOORS AND \$2.5' FOR INTERIOR DOORS.
FRAME OFFINIS 11', WIDER THAN BYOLD DOORS,
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 \* 1440Pp1\*440Pp - WATER PENETRATION RESISTANCE = 250Pb - 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.

GUARDSHANDRAILS INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" TO 38" ABOVE STAIR NOSING

INSTALL GUARDS AT ALL BALCOMES 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 GRAWLSPACE ACCESS AND VENTILATION IN ACCORDANCE WITH

MISC. SOME CARBON MONORIDE ALARMS TO BE PROVIDED ON EVERY FLOOR AND ARE TO BE HADDWRED MIS WITHIN NO OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS SOMEM ALARMS TO ALS DE PROVIDED IN EVERY BEDROOM ALL MANER ALARM LOCATIONS WILL MAKE BOTH PHOTOELECTRIC AND GOOD CRETCHON WISTERN OF

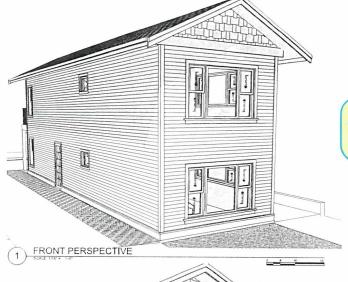
BEDROOM WINDOWS FOR EGRESS SHALL HAVE OPENINGS WITH AREAS NOT LESS THAN 3.85° WITH NO DIMENSION LESS THAN 15°

IT IS THE RESPONSIBILITY OF THE CONTRACTOR ANDOR OWNER TO CHECK AND VERBYALL ASPECTS OF THESE PLANS PRICE TO START OF CONSTRUCTION OR DEMOLITION.

ADMITTORATION OF THE CONTRACTOR REPONSIBILITY FOR THE FOLLOWING ADMITTORATION PROVIDED ON EXISTING BUILDINGS OR SITE 4-CONCIONATION PROVIDED ON EXISTING BUILDINGS OR SITE 4-CRIMEN ANDOR OUR MISSISSING.

ANY HOUSE BUILT FROM THESE PLANS

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



Revisions Received Date:

July 26, 2019

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REAR PERSPECTIVE

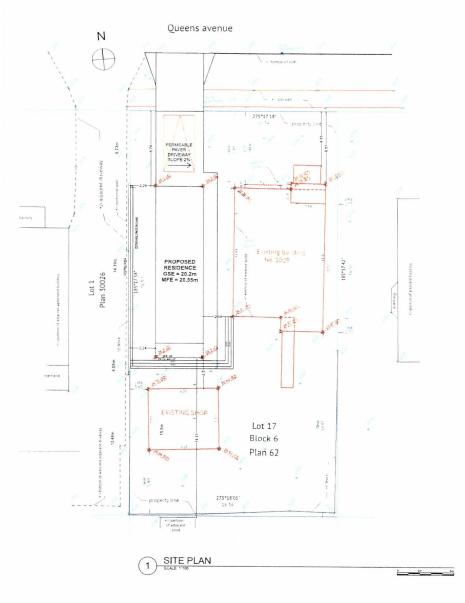
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COVER SHEET

A-001

### PROJECT:

# REZONE TO CREATE NEW CARRIAGE HOME (DUPLEX)



### Proposed residence

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

GRADE POINTS	AVERAGE OF POI	NTS	GRADE POINTS	1	TOTALS
Points A&B	((20.2+20.2) / 2)	×	4.2m	=	84.8
Points B&C	((20.2+20.2) / 2)	×	15.4m	п	311.1
Points C&D	((20.2+20.2) / 2)	×	4.2m	=	84.8
Points D&A	((20.2+20.2) / 2)	×	15.4m	=	311.1
DEDIMITED OF D	III DING = 20.2m				791.8

### GRADE CALCULATION

791.8 / 39.2 = 20.2m

### Existing building No. 1029

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

GRADI	E POINTS	AVERAGE OF POIN	TS	GRADE POINTS		TOTALS
Points	A1&B1	((20.20+20.19) / 2)	×	4.97m	=	100.37
Points	B1&C1	((20.19+20.22) / 2)	×	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)	×	2.51m	=	51.76
Points	F18G1	((20.57+20.45) / 2)	×	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)	×	11.69m	=	237.37
PERIM	ITER OF B	JILDING = 42,78m				870 83

### GRADE CALCULATION

870.83 / 42.78 = 20.37

### **Existing Garage**

GRADE POINTS A2 = 20,76m B2 = 20,64m C2 = 20,93m D2 = 20,84m

GRAD	E POINTS	AVERAGE OF POIN	TS	GRADE POINTS	EN	TOTALS
Points	A2&B2	((20.76+20.64) / 2)	×	6.20m	=	128.34
Points	B2&C2	((20.64+20.93) / 2)	×	5.59m	=	116.19
Points	C2&D2	((20.93+20.84) / 2)	×	6.20m	=	129.49
Points	D2&A2	((20.84+20.76) / 2)	×	5.59m	=	116.27
PERIM	ITER OF BI	III DING = 23 58m				490.29

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	14.37r
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 | 1.05m | Rear | 5.6m | Side | 1.65m | Floor Area | 1.65m | 1.65m | Floor Area | 1.65m | 1.65m

| Proposed Duplex | Main Floor | 567 SF (52.7 SM) | Upper Floor | 567 SF (52.7 SM) | Total | 1134 SF (105.4 SM) | Ensting Duplex | Lower Floor | 1003 SF (93.2 SM) | Upper Floor | 472 SF (43.9 SM) | Upper Floor | 472 SF (35.5 SM) | Existing Workshop | 28 SF (36.5 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

ADAPT S S S S S

1500 Shornolifle Road Victoria BC Canada 250.893.8127

### 1029 QUEENS AVENUE VICTORIA, B.C.

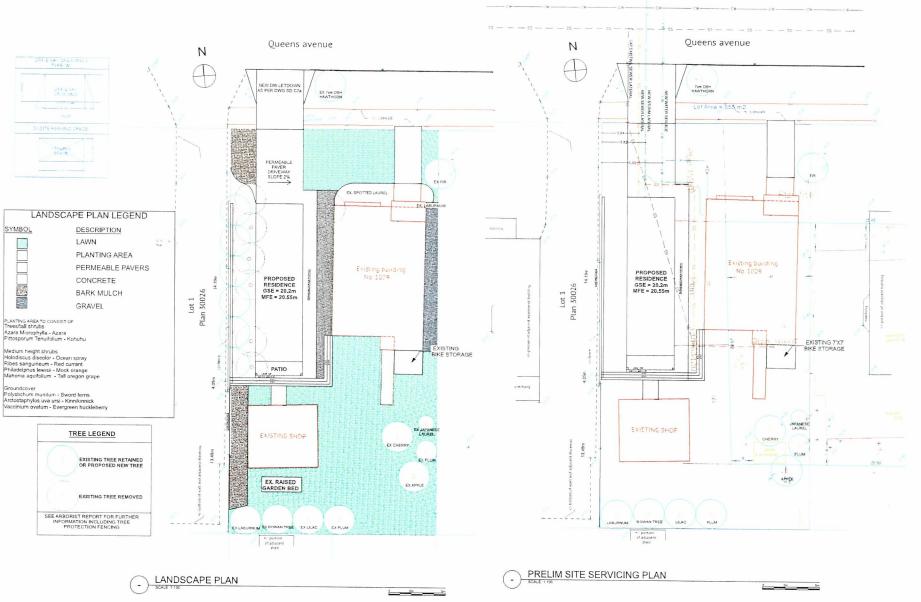
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SITE PLAN



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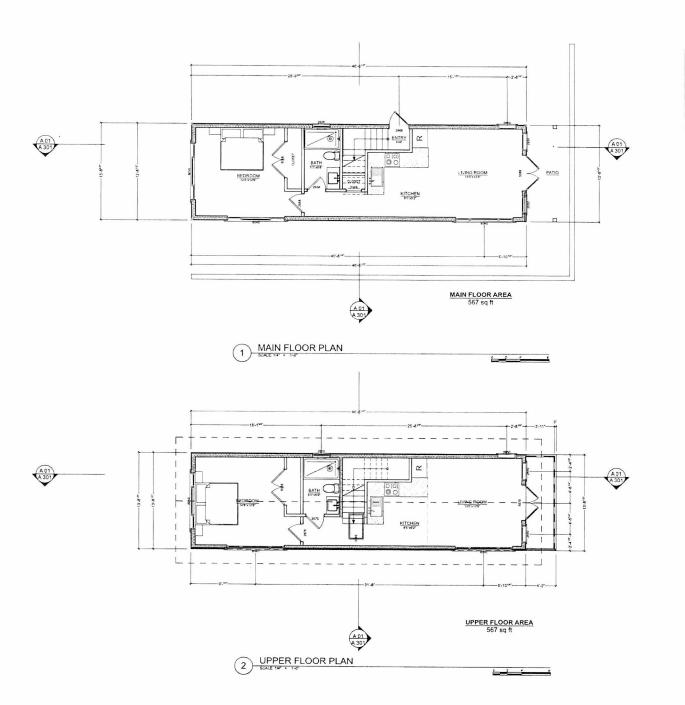
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SITE SERVICING AND LANDSCAPE PLAN

A-003

Present 2018-01-0





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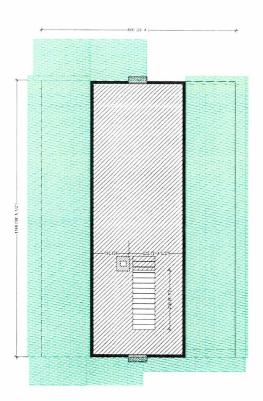
PR. DUPLEX FLOOR PLANS

A-102

Provide 2019-01



EXISTING HOUSE FLOOR PLANS

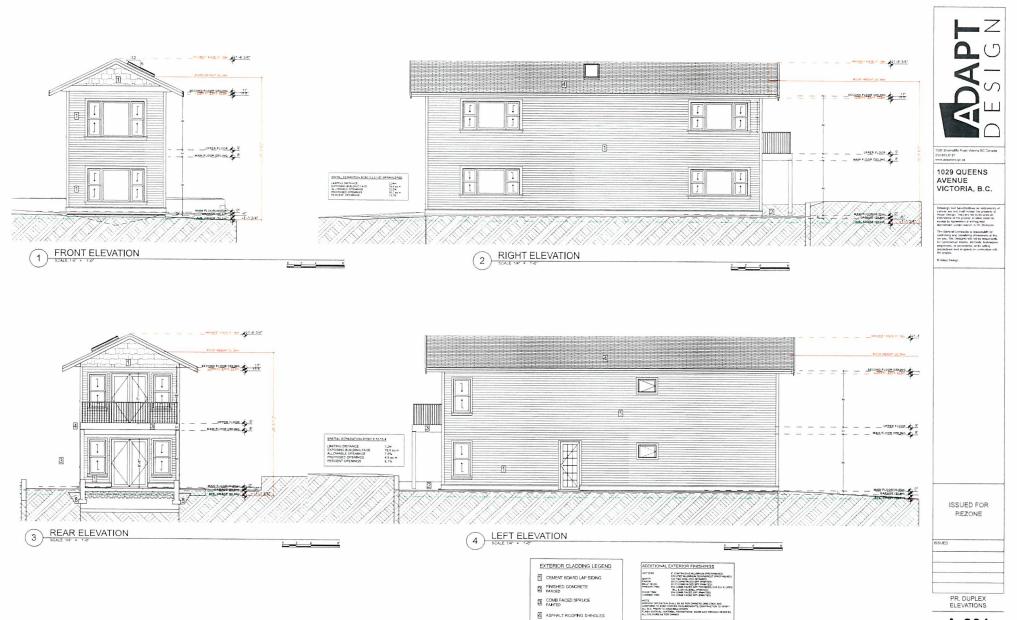


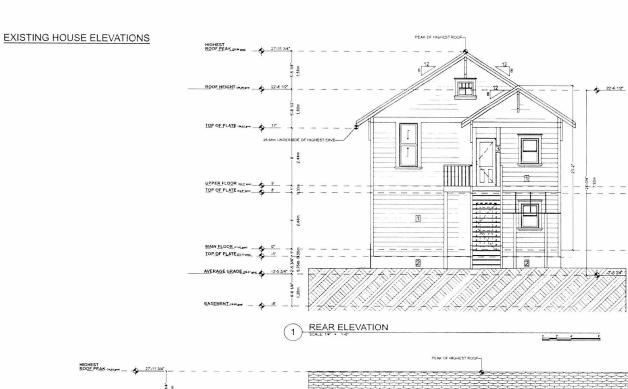


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EX. FLOOR PLANS







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EXTERIOR CLADDING LEGEND

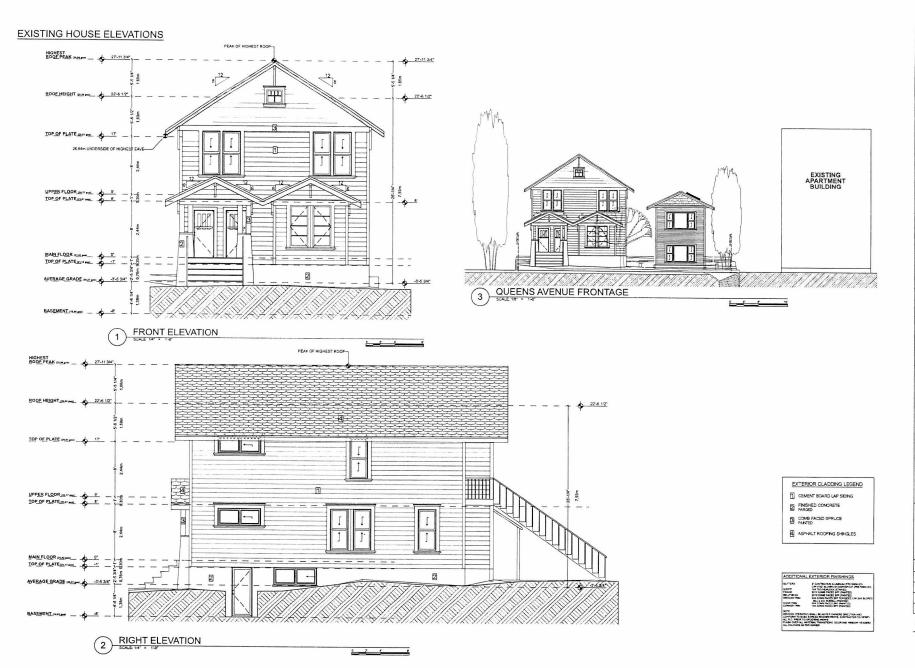
CEMENT BOARD LAP SIDING

FINISHED CONCRETE
PAGED

CONCRETE
PARTITION

ASPHALT ROOFING SHINGLES

EXISTING ELEVATIONS



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C Shomdiffe Road Victoria BC Canada 803.8127

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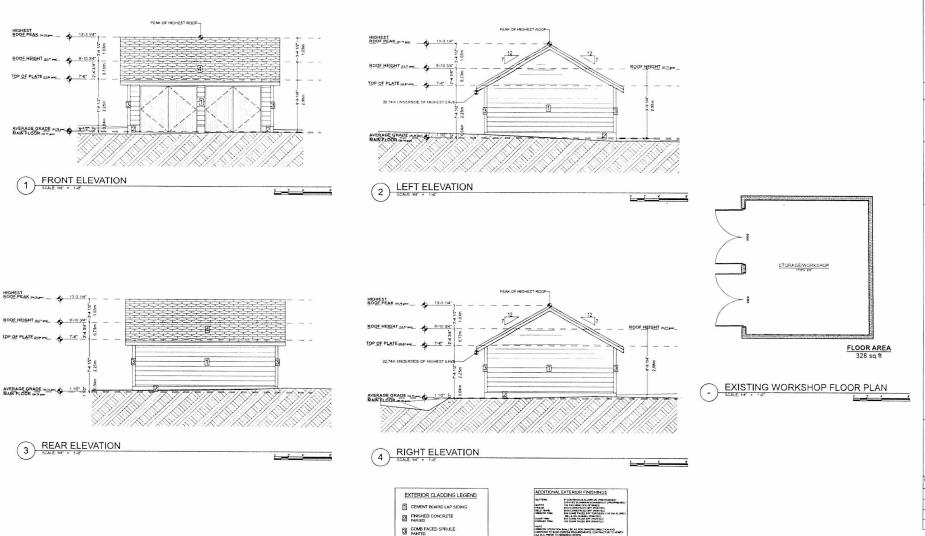
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EXISTING ELEVATIONS

A-203

Print 2019-07-0

### **EXISTING WORKSHOP/STORAGE ELEVATIONS**



ASPHALT ROOFING SHINGLES

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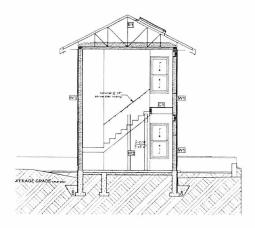
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EX. WORKSHOP ELEVATIONS

A-204

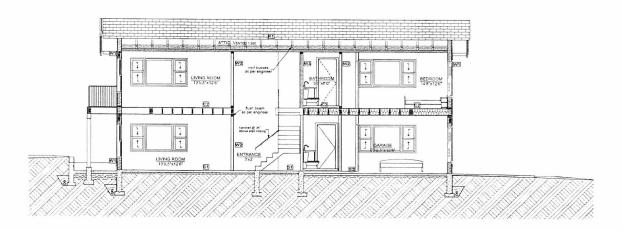
Person 2019-01-2



CROSS SECTION 01

CROSS SECTION 02

2



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SECTION LEGEND

CEILING TYPES
C1 - INTERIOR FLOOR
FRISHED FLOORING
W TAG PLYMOOD
FLOOR JOST AS PER ENGINEER
CROSS BRIDGING
W OFFER WAS BARD PAINTED
W OFFER WAS BARD PAINTED

C2 - CEILING 1 HR FRR
FINISHED FLOORING
1/1746 PLYWOOD
FLOOR JOSTS AS PER ENGINEER
CROSS BRIDGING
R29 BATT HOLJUATION
2 LAYERS 1/1 TYPE X CYPSUM BOARD PAINTED

ROOF TYPES
R1 - TPUSS ROOF
R1

SLAB TYPES
S1 - GROUND SLAB
IT! FINSHED FLORING
IT THIS HED FLORING
IT THIS CONCRETE SLAB (AB)
IT THIS

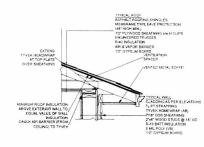
S2 - GARAGE SLAB 4"THICK CONCRETE SLAB 12 MPa 6 MILL POLY COMPACTED 14," MINUS UNDISTURBED SOR

WALL TYPES

W2 - INTERIOR WALL

1/4 GYPSUM BOARD PAINTED
224 STUDS @ 16" OC
R12 BATT INSULATION (OPTIONAL)
1/4 GYPSUM BOARD PAINTED

W3 - DEMISING WALL 1 HR FRR
No TYPE X GYPSUM BOARD PAINTED
2M STUDS @ 16" OD
R12 BATT INSULATION
No TYPE X GYPSUM BOARD PAINTED



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CROSS SECTION