

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 3.8R² 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
SCALE: 1:106.67

Issued		
COVER SHEET & GENERAL INFO		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPE PLAN	<input type="checkbox"/>
PLANS		
A-101	BASEMENT AND MAIN FLOOR PLAN	<input type="checkbox"/>
A-102	UPPER FLOOR AND ROOF PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
SECTIONS		
A-301	CROSS SECTION	<input type="checkbox"/>
PERSPECTIVE VIEWS		



Revisions

Received Date:
June 8, 2021

PROJECT:
NEW SINGLE FAMILY DWELLING



1500 Shorncliffe Road Victoria BC Canada
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www.adaptdesign.ca

737 BELTON AVE,
VICTORIA, BC

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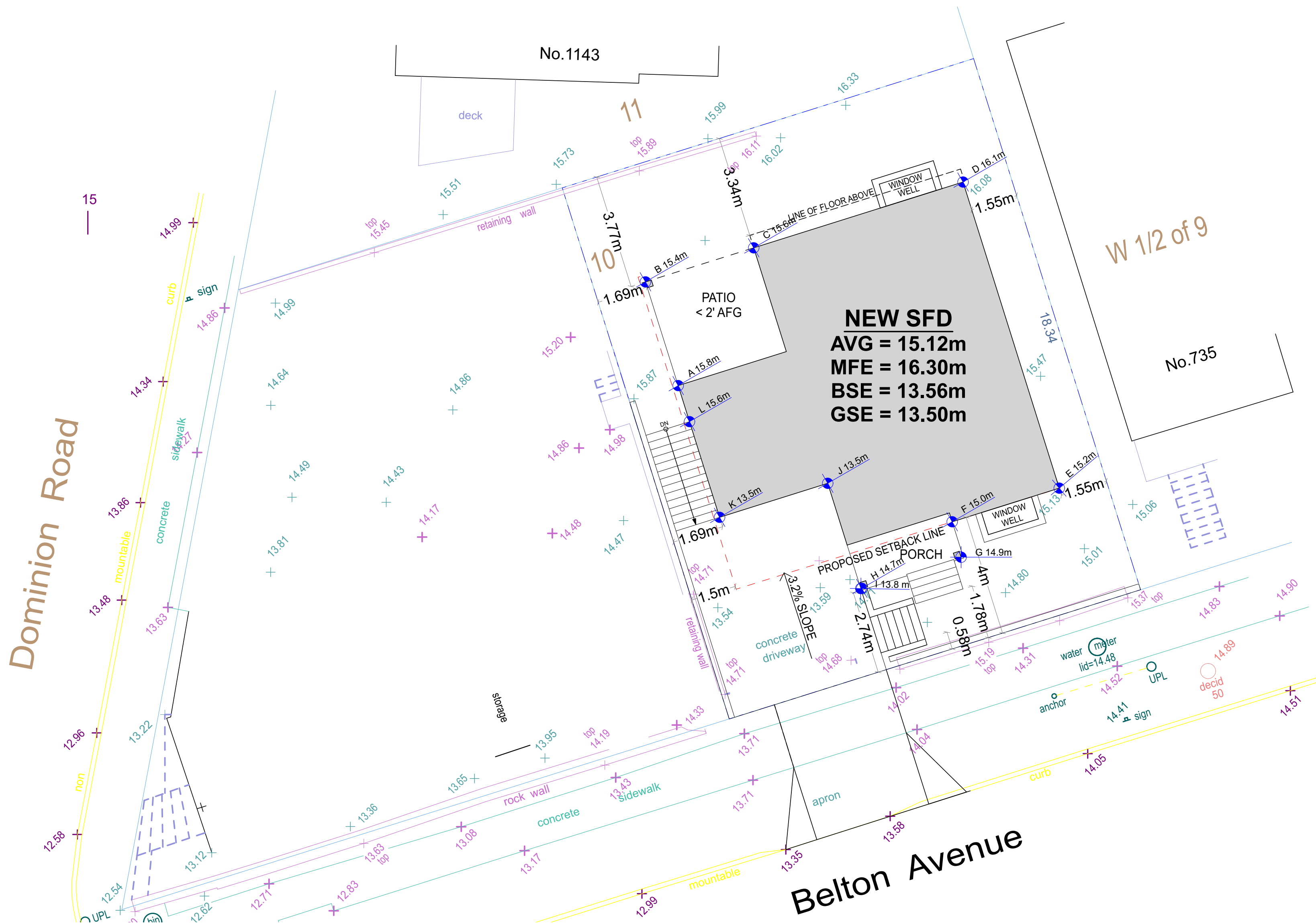
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ISSUED:

COVER SHEET

A-001

Property Information		
Project Type: NEW S.F.D. w/ S.S.		
Owners: Joanne and Quinn Martin		
Site Address: 737 Belton Ave, Victoria, BC		
Zoning: R1-S2		
	Zoning	Proposed
Setbacks:		
Front	6.0m	4.0m
Verandah	6.0m	2.74m
Verandah Stairs	6.0m	1.78m
Concrete Stairs	6.0m	*0.58m
Rear	6.0m	*3.34m
Left (no windows)	1.5m	1.69m
Right (no windows)	1.5m	1.55m
Roof Height	7.5m	7.39m
# of Storeys	2	2
Floor Area:		
Basement		72.03 m ²
Main		85.25 m ²
Upper		70.15 m ²
Garage		19.15 m ²
Garage Allowance	18.6 m ²	
FA Total	156 m ²	155.95 m ²
FSR	0.6	0.60
Lot Area:	260m ²	260m ²
Lot Width	10m	14.2m
Building Footprint:		95.65m ²
Porch Footprint:		6.92m ²
Concrete Stairs Footprint:		1.86m ²
Site Coverage:	40%	*40.16%
Main Floor Elevation		16.30m
Average Grade		15.12m
*DENOTES VARIANCE REQUIRED		



1 SITE PLAN
SCALE: 1:100

GRADE POINTS
A = 15.8m
B = 15.4m
C = 15.6m
D = 16.1m
E = 15.2m
F = 15.0m
G = 14.9m
H = 14.7m
I = 13.8m
J = 13.5m
K = 13.5m
L = 15.6m

GRADE POINTS	AVERAGE OF POINTS	DIST. BETWEEN	TOTALS
POINTS A&B	((15.8+15.4) / 2)	X 3.58m	= 55.85
POINTS B&C	((15.4+15.6) / 2)	X 3.86m	= 59.83
POINTS C&D	((15.6+16.1) / 2)	X 7.23m	= 114.60
POINTS D&E	((16.1+15.2) / 2)	X 10.57m	= 165.42
POINTS E&F	((15.2+15.0) / 2)	X 3.70m	= 55.87
POINTS F&G	((15.0+14.9) / 2)	X 1.2m	= 17.94
POINTS G&H	((14.9+14.7) / 2)	X 3.46m	= 51.21
POINTS H&I	((14.7+13.8) / 2)	X 0.03m	= 0.43
POINTS I&J	((13.8+13.5) / 2)	X 3.63m	= 49.55
POINTS J&K	((13.5+13.5) / 2)	X 3.86m	= 52.11
POINTS K&L	((13.5+15.6) / 2)	X 3.30m	= 48.02
POINTS L&A	((15.6+15.8) / 2)	X 1.24m	= 19.47
	TOTAL	= 45.66	690.30

GRADE CALCULATION = 690.30 / 45.66 = 15.12m



- STREETSCAPE



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ISSUED:

SITE PLAN

A-002



FENCE



PAVERS



LANDSCAPE LEGEND	
	CONCRETE
	GRASS
	GARDEN BED
	PEA GRAVEL
	PERMEABLE PAVERS
	BOXWOOD
	DOGWOOD TREE
	EXISTING BLVD TREE

1 LANDSCAPING PLAN
SCALE: 1:75

ADAPTDESIGN

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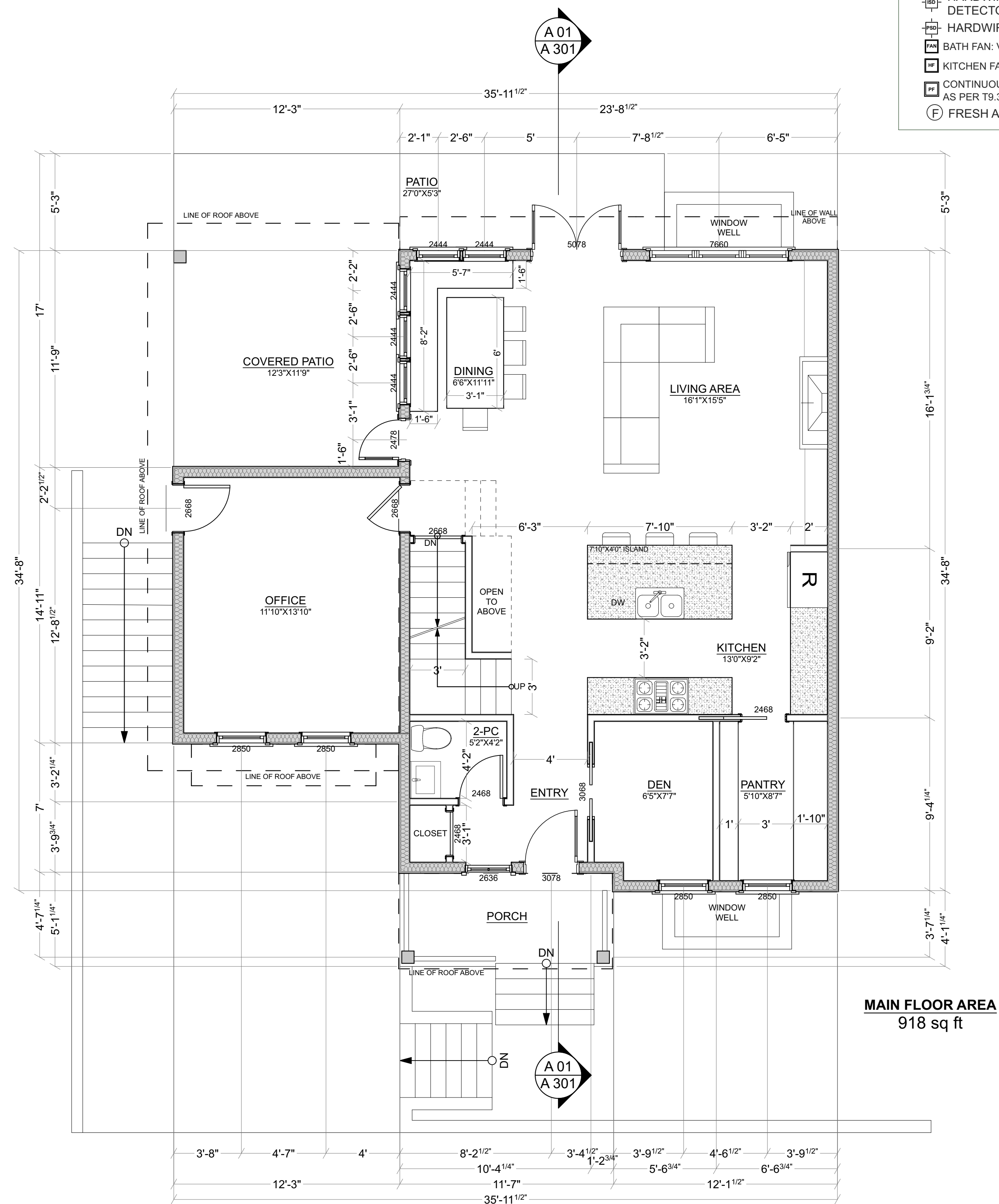
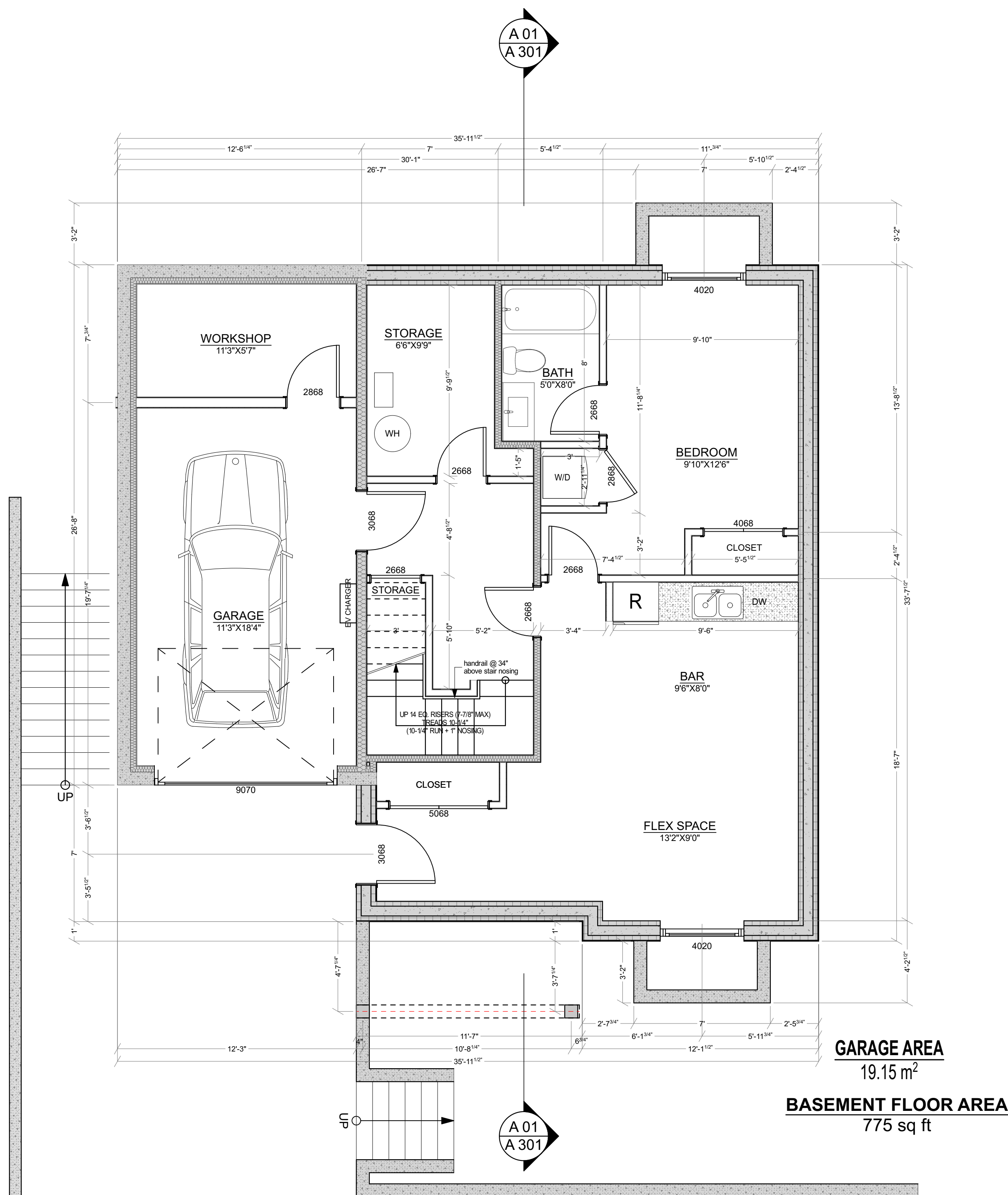
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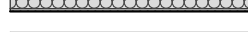

LANDSCAPE PLAN




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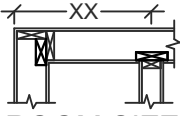
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PLAN LEGEND







	2X4 PARTITION WALL
	2X6 PARTITION WALL
	2X6 GARAGE WALL
	2X6 EXTERIOR WALL
	FOUNDATION WALL
	FOUNDATION AND FROST WALL


 COLUMN
  BEAM
  FLOOR DRAIN




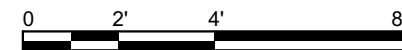
DIMENSION PLACEMENT

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 PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5

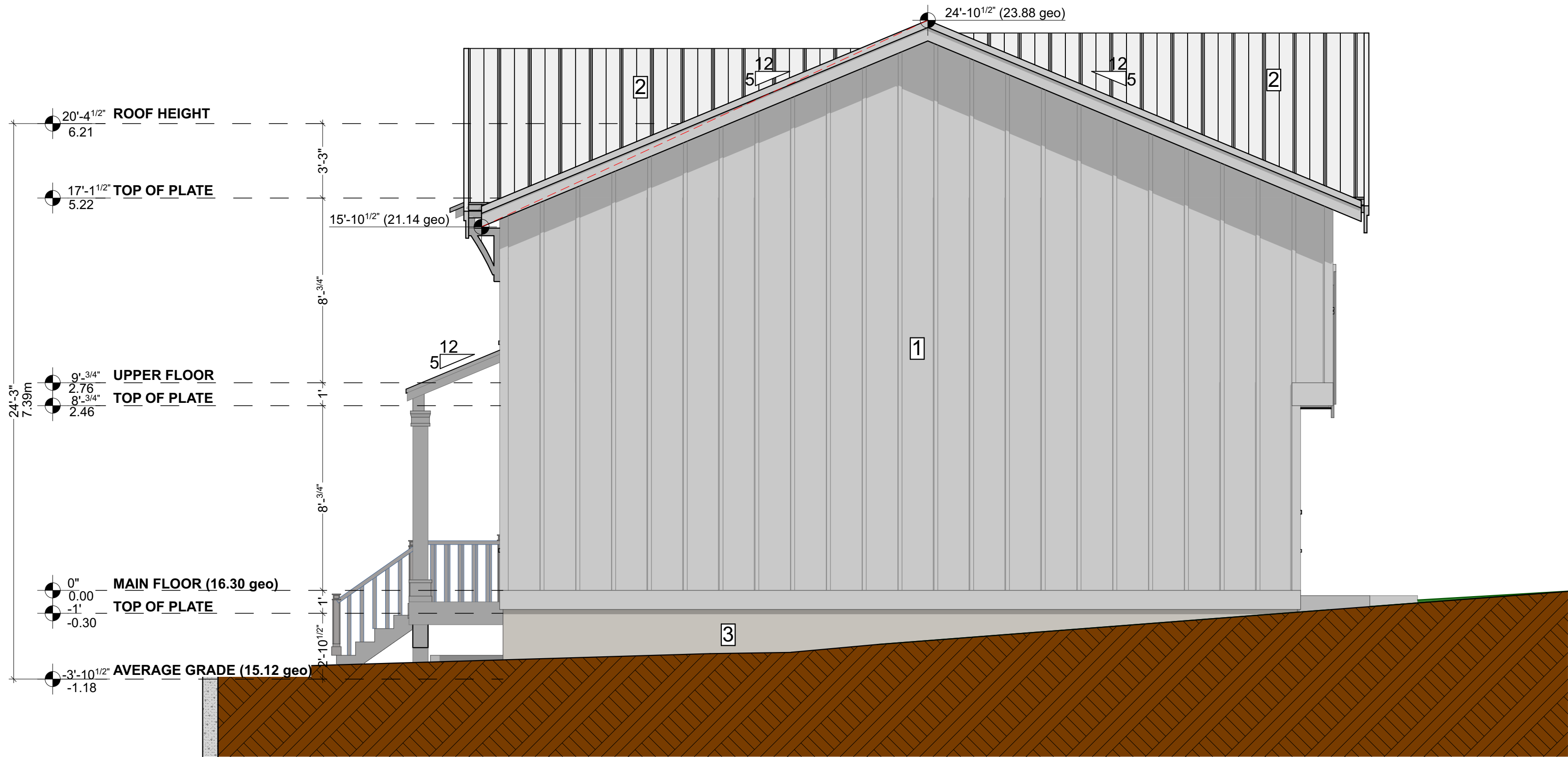
 FRESH AIR SUPPLY

 PASSIVE AIR INLET





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



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

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
2	STANDING SEAM METAL ROOFING
3	FINISHED CONCRETE PARGED

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW 4"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	1X4 T&G HEALOCK (STAINED)
BELLY BAND	2X12 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X10 COMB FACED SPF (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
CORNER TRIM	SILL & 2X4 SUBSILL (PAINTED)
	2X4 COMB FACED SPF (PAINTED)
	1X3 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL E.G. PRIOR TO ORDERING WORKS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



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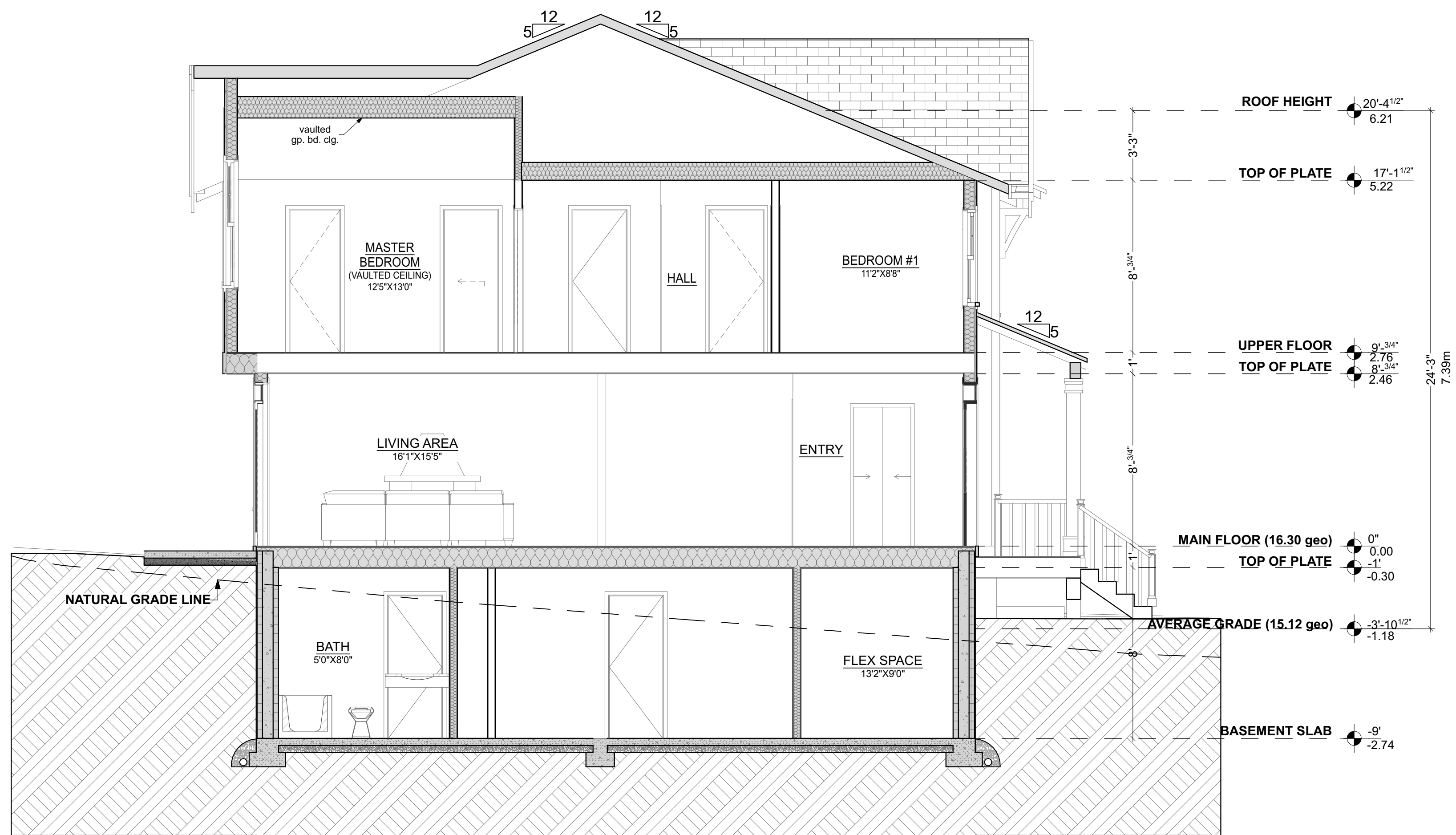
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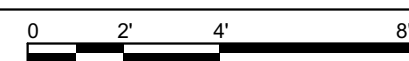
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ISSUED:

ELEVATIONS

A-201



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



BCBC 9.36 PRESCRIPTIVE PATH CLIMATE ZONE 4	
ASSEMBLY DESCRIPTION	
EFF. RSI	
TRUSS CEILING	6.91 RSI
CATHEDRAL CEILING & F T 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
GYPSON 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
GYPSON 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
GYPSON 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
GYPSON 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
GYPSON 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
GYPSON 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
3/4" SHEATHING	0.16 RSI
2X10 JOISTS	2.0 RSI
EXTERIOR AIR FILM	0.03 RSI
WOOD SOFFIT	0.12 RSI
TOTAL EFF. R VALUE =	2.54 RSI @ 13% FLOOR AREA
INTERIOR AIR FILM	0.11 RSI
FLOORING	0.12 RSI
3/4" 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	

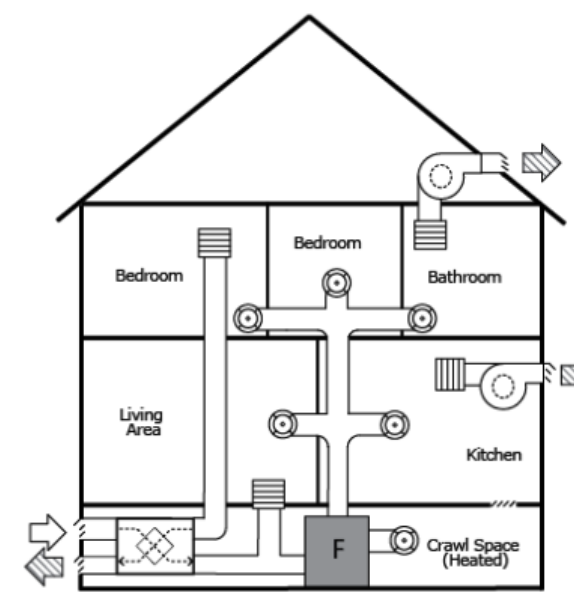
FLOORS OVER GARAGE EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
R28 INSULATION	4.93 RSI
GYPSON BOARD	0.08 RSI
INTERIOR AIR FILM	0.11 RSI
TOTAL EFF. R VALUE =	5.56 RSI @ 87%
INTERIOR AIR FILM	0.16 RSI
WOOD FLOORING	0.12 RSI
SUB FLOOR	0.16 RSI
2X10 FLOOR JOISTS	1.99 RSI
GYPSON 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
GYPSON 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
GYPSON 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
GYPSON BOARD	0.08 RSI
POLYETHYLENE	NIL
2X6 STUD	1.19 RSI
GYPSON 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
GYPSON BOARD	0.08 RSI
R20 INSULATION	3.52 RSI
GYPSON 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 (R13.2)	
CRAWLSPACE FOUNDATION WALLS EFFECTIVE INSULATION	
INTERIOR AIR FILM (WALL)	0.11 RSI
3" EPS RIGID INSULATION	2.15 RSI
6" THICK CONCRETE WALL	0.04 RSI
3" EPS RIGID INSULATION	2.15 RSI
EFF. THERMAL RESISTANCE = 4.45 RSI	
REQUIRED EFF. THERMAL RESISTANCE = 1.99 RSI	



BCBC 9.32 MECHANICAL VENTILATION REQUIREMENTS FORCED AIR HEATING SYSTEM W/ HRV	
HRV DRAWS SUPPLY AIR FROM EXTERIOR INTO THE RETURN AIR PLENUM OF FURNACE	
HRV DRAWS EXHAUST AIR THROUGH DEDICATED DUCTING, ONE OF WHICH IS MIN. 2M ABOVE THE FLOOR OF THE UPPERMOST LEVEL	
THE CAPACITY OF THE HRV IS TO BE NO LESS THAN THE AIR FLOW RATE AS PER BCBC T9.32.3.5	
PRINCIPAL EXHAUST FAN AS SHOWN ON PLANS	
CONTRACTOR TO SUPPLY BUILDING OFFICIAL WITH MECHANICAL VENTILATION CHECKLIST ON OR PRIOR TO FRAMING INSPECTION	

MECHANICAL VENTILATION REQUIREMENTS PRINCIPAL DWELLING

ISSUED FOR
DEVELOPMENT
PERMIT

ISSUED:

CROSS SECTION

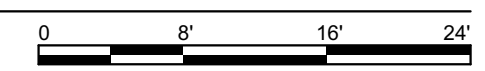
A-301



FRONT PERSPECTIVE
SCALE: 1:106.67



REAR PERSPECTIVE
SCALE: 3/32" = 1'-0"



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

737 BELTON AVE,
VICTORIA, BC

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 correlating 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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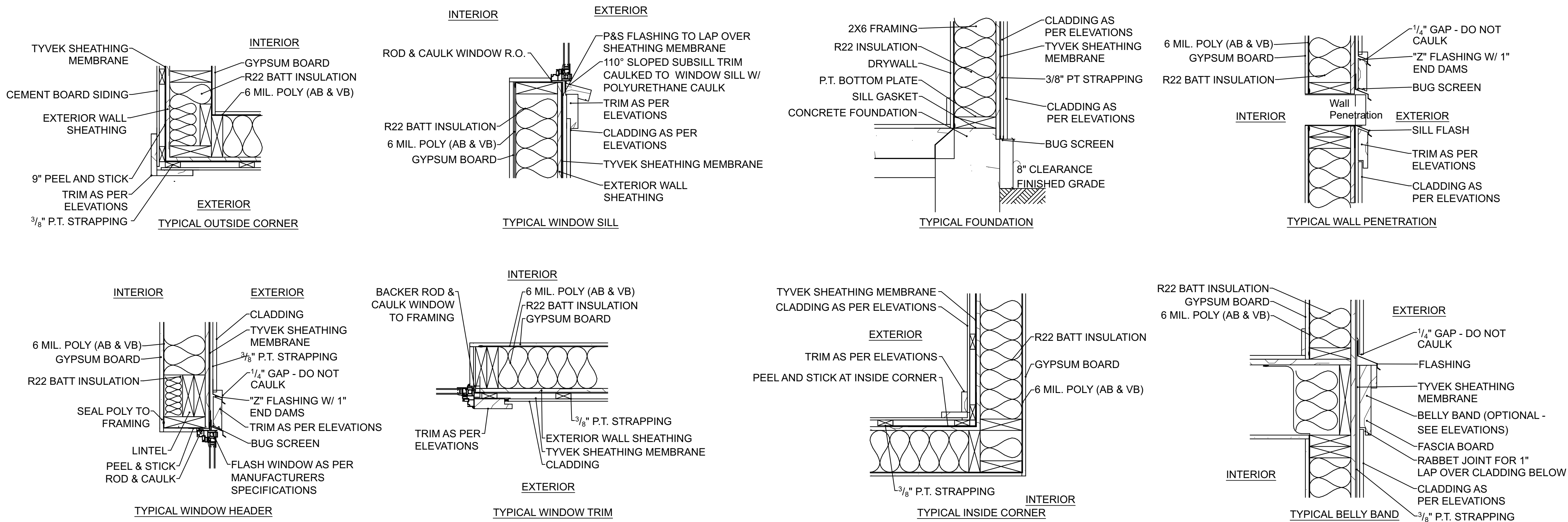
ISSUED FOR
DEVELOPMENT
PERMIT

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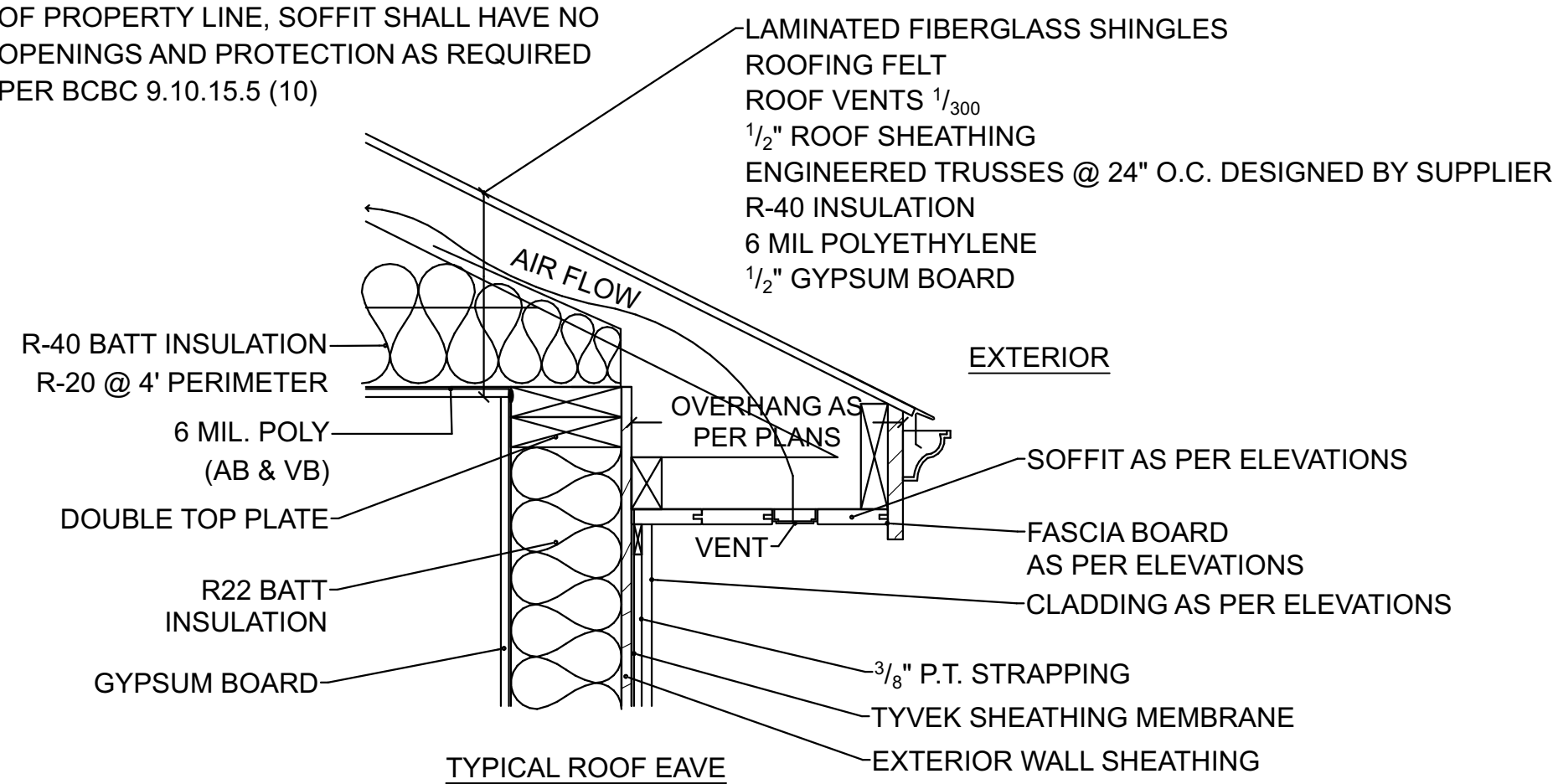
PERSPECTIVE VIEWS

A-401

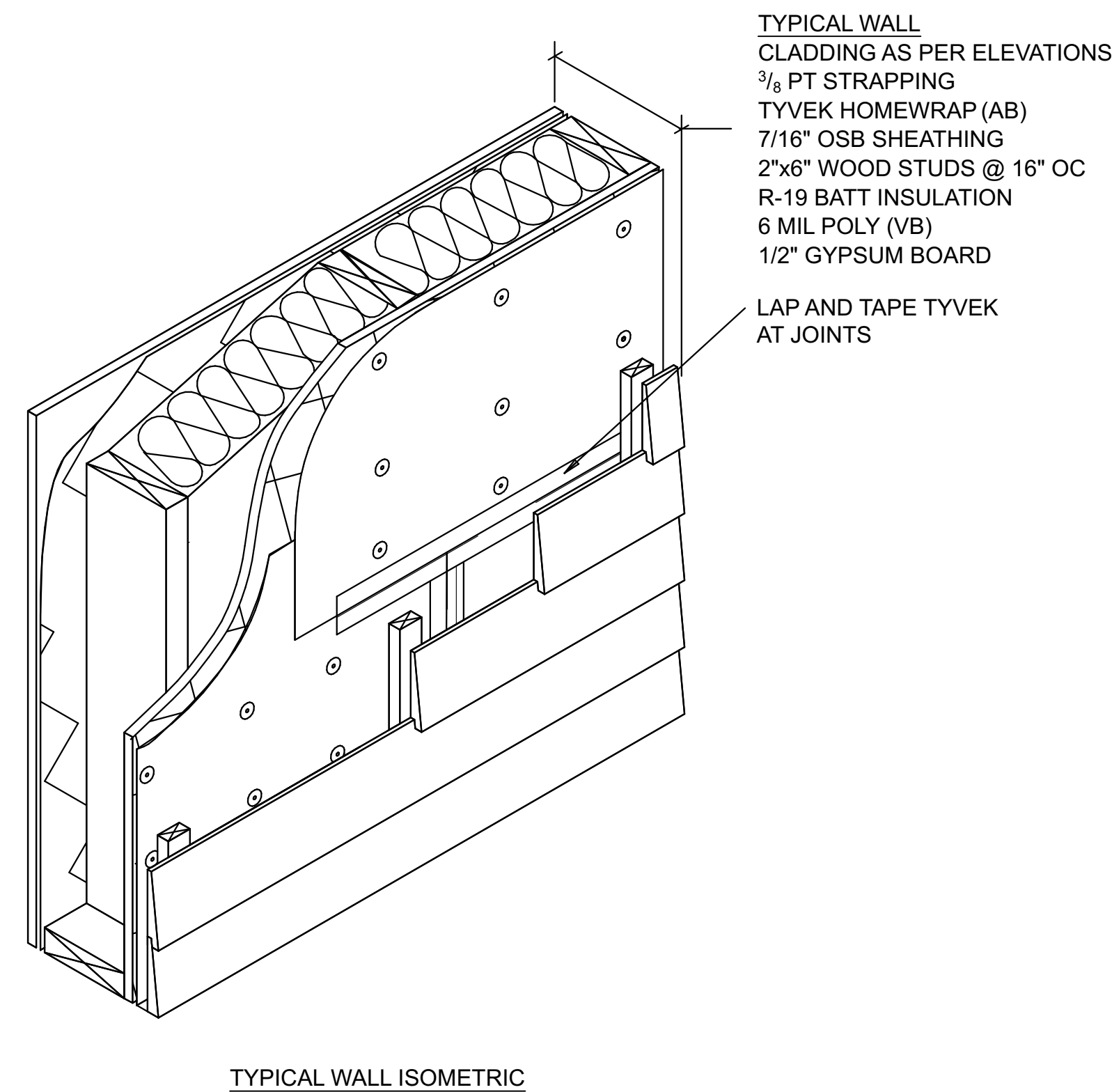
Printed: 2021-05-25



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 (10)



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



Civic: 737 Belton Avenue
Legal Lot 10, Section 10,
Esquimalt District, Plan 253

Scale - 1 : 150 Distances are in metres.



Elevations are to geodetic datum.

$\#.\# \# + -$ denotes - existing elevation

UPL ○ – denotes – Utility Pole w/light

Tree diameters are in centimetres.

Total Site Area = 555 m²



June 1, 2017

File : 12,453 – 23

POWELL & ASSOCIATES

B C Land Surveyors

Victoria, BC V8T 4N4

phone (250) 382-8855

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

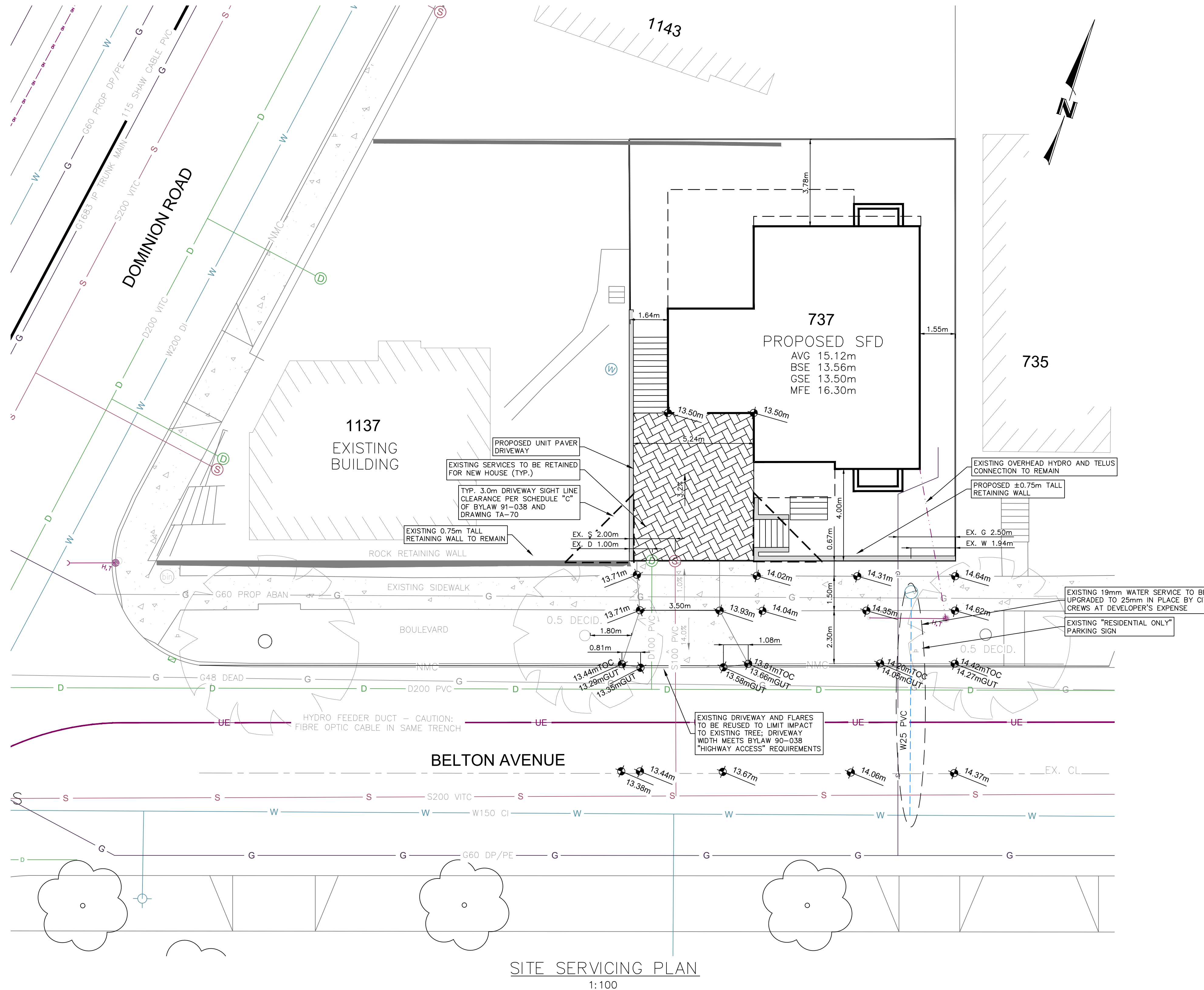
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

737 BELTON AVE

SINGLE FAMILY DWELLING

GENERAL NOTES

- ALL OFFSITE CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS AND STANDARDS, MMCD SPECIFICATIONS AND STANDARDS, AND CITY OF VICTORIA AMENDMENTS TO MMCD. ALL ONSITE WORK TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE B.C. PLUMBING CODE.
- A ROAD WORKS PERMIT TO CONSTRUCT WORKS IN THE ROAD ALLOWANCE TO BE OBTAINED FROM THE CITY OF VICTORIA (CoV) PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS AT THE FRONTAGE OF THE SITE FOR THE DURATION OF THE PROJECT. PROVIDE BARRICADES AND SIGNAGE AT THE OFFSITE WORK AREAS TO THE SATISFACTION OF THE CITY. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORKSAFE REGULATIONS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR. ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- ALL EXISTING SERVICES ARE TO BE EXPOSED AT CROSSING OR CONNECTION POINTS TO CONFIRM ELEVATION AND LOCATION PRIOR TO ANY CONSTRUCTION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- REFER TO ARCHITECT'S, MECHANICAL, ELECTRICAL AND LEGAL SURVEY PLANS FOR ADDITIONAL ONSITE REQUIREMENTS AND DIMENSIONS.
- CONFIRM LOCATION OF PROPOSED UNDERGROUND UTILITIES AND COORDINATE WITH APPLICABLE UTILITY COMPANIES PRIOR TO INSTALLATION OF ANY OF THESE WORKS.
- WATER, SEWER AND DRAIN CHAINAGES AND ELEVATIONS AT THE TIE-IN AND AT BUILDING CONNECTIONS TO BE SUPPLIED BY CONTRACTOR ON "AS-BUILTS".
- REFER TO OTHERS FOR ONSITE INFORMATION. THIS DRAWING IS NOT TO BE USED FOR ANY ONSITE LAYOUT OR DESIGN.
- CONTRACTOR TO ADJUST ALL EXISTING OFFSITE APPURTENANCES TO SUIT GRADES REQUIRED BY MECHANICAL ENGINEER.
- THE CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL NEW PAVED ASPHALT, POURED CONCRETE, PAVEMENT SIDEWALKS, AND BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0% FOR GRASS AND 1.5% FOR ASPHALT AND 1.0% FOR CONCRETE SURFACES.
- GRADE ALL ONSITE WORKS AT 1.0% MIN.
- OBTAIN PERMIT FROM THE CITY FOR ANY WORK UNDER OR ADJACENT TO BY-LAW PROTECTED TREES. OWNER MUST WORK WITH VICTORIA CITY PARKS, AND MAY NEED TO HIRE AN ARBORIST TO SUPERVISE AND APPROVE CONSTRUCTION METHODS ADJACENT TO PROTECTED TREES.
- ANY CHANGES TO EXISTING DRIVEWAYS AND THE ADDITION OF NEW DRIVEWAY CROSSINGS MUST COMPLY WITH HIGHWAY ACCESS BY-LAW No. 91-038.
- CONTRACTOR TO COMPLETE ALL LAYOUT FOR SERVICES BY PRECISE SURVEY; ENGINEER MAY PERFORM CHECKS.
- RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
- ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3-1 SUPPLEMENTARY DRAWINGS - CONCRETE AND MMCD SECTION 03 30 20.
- PROVIDE MINIMUM 48 HOURS FOR ENGINEER TO PERFORM CHECKS AND MAKE ANY ADJUSTMENTS PRIOR TO ANY CURB FORMS OR OTHER MILESTONE POINTS AS DISCUSSED AT PRE CONSTRUCTION MEETING.



LEGEND

- AVG - AVERAGE GRADE
BSE - BASEMENT SLAB ELEVATION
GSE - GARAGE SLAB ELEVATION
MFE - MAIN FLOOR ELEVATION
- ASPHALT SURFACE
BRICK PAVERS
CONCRETE SURFACE
EXISTING SPOT ELEVATION
TREES (PROPOSED GREEN, EXISTING GREY); SEE LANDSCAPE PLAN FOR PROPOSED TREE TYPE



1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

SITE SERVICING PLAN
1:100

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	NAME	SIGNATURE	
UTILITY	HYDRO	TO BE COMPLETED AT BP SUBMISSION	
	TELUS		
	FORTIS BC		
	SHAW		
	UNDERGROUND SERVICES		
MUNICIPAL	STREETS		
	TRANSPORTATION		
	LAND DEVELOPMENT		

UNDERGROUND SERVICES INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	±	±
PROPOSED INVERT ELEVATION (m)	11.88m (EX. TO BE REUSED)	11.30m
MAXIMUM DEPTH REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO



LOCATION PLAN

1:1000
CIVIC ADDRESS: 737 BELTON AVENUE
LEGAL DESCRIPTION: LOT B SECTION 10 ESQUIMALT EPP84940

APRIL 8, 2021
ISSUED FOR
DEVELOPMENT PERMIT



ISLANDER
ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.580.1200
www.islandengineering.com

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	☒
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S—	Wood Box	☒	Flush Valve	☒
Existing External U/G Utilities	Sewer	—S—	Manhole	—M—	Catch Basin	☒	Hydrant	☒
Proposed External U/G Utilities	Water	—W—	Cleanout	—C—	Culvert	☒	Reducer	☒
Street Lighting	Pole Mount	☒	Standard Mount	☒	Traffic Sign	☒	Silt Trap	☒
Post Top	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒
					Gas Valve	☒	Water Meter	☒

REVISIONS

REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED
1			2			3		
4			5			6		
7			8			9		
10			11			12		

REVISIONS APPROVED

REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED	REVISION #	DATE	SIGNED
1			2			3		
4			5			6		
7			8			9		
10			11			12		

DESIGN APPROVED

DESIGN APPROVED	DATE	SIGNED	DESIGN APPROVED	DATE	SIGNED
1			2		
3			4		
5			6		
7			8		

CITY OF VICTORIA

737 BELTON AVE			MUNICIPAL	
			DESIGN #	
SITE SERVICING PLAN			REV. #	
B.M. : VICTORIA 928.044 11.21m		Elev:	DRAWING #	C01
Design: AJM	Drawn: AJM	Checked: JJB		
Scale: Hor:	Vertical:	Date: 2021-04-06	SHEET #	1 OF 1