

**Revisions**

**Received Date:**  
May 17, 2023



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## 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: 6'8"  
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 HEIGHT 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 3.8ft<sup>2</sup> 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

COMMENCEMENT OF CONSTRUCTION OR DEMOLITION MEANS THAT YOU HEREBY EXPRESSLY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH HAVE OR MAY IN FUTURE HAVE, AGAINST ADAPT DESIGN, AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, SHAREHOLDERS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, "RELEASEES"), ON ACCOUNT OF ERRORS OR OMISSIONS ON THE DRAWINGS WHICH MAY RESULT IN CONSEQUENTIAL LOSS, INJURY, DAMAGE INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS AND LOSS OF MARKETS. I COVENANT NOT TO MAKE OR BRING ANY SUCH CLAIM, INCLUDING CLAIMS OF NEGLIGENCE, AGAINST ADAPT DESIGN OR ANY OTHER RELEASEE, AND FOREVER RELEASE AND DISCHARGE ADAPT DESIGN AND ALL OTHER RELEASEES FROM LIABILITY UNDER SUCH CLAIMS.



PERSPECTIVE VIEW

		Issued
<b>COVER SHEET &amp; GENERAL INFO</b>		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPING PLAN	<input type="checkbox"/>
<b>PLANS</b>		
A-101	FOUNDATION & BASEMENT FLOOR - EXISTING & NEW	<input type="checkbox"/>
A-102	MAIN FLOOR - EXISTING, DEMOLITION & PROPOSED	<input type="checkbox"/>
A-103	UPPER FLOOR - EXISTING & DEMOLITION & NEW	<input type="checkbox"/>
A-104	EXISTING AND NEW ROOF PLAN	<input type="checkbox"/>
<b>ELEVATIONS</b>		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
<b>SECTIONS</b>		
A-301	CROSS SECTION	<input type="checkbox"/>
<b>DETAILS</b>		
A-401	DETAILS	<input type="checkbox"/>
A-501	PERSPECTIVE VIEWS	<input type="checkbox"/>

ISSUED FOR BP

ISSUED:

COVER SHEET

**A-001**

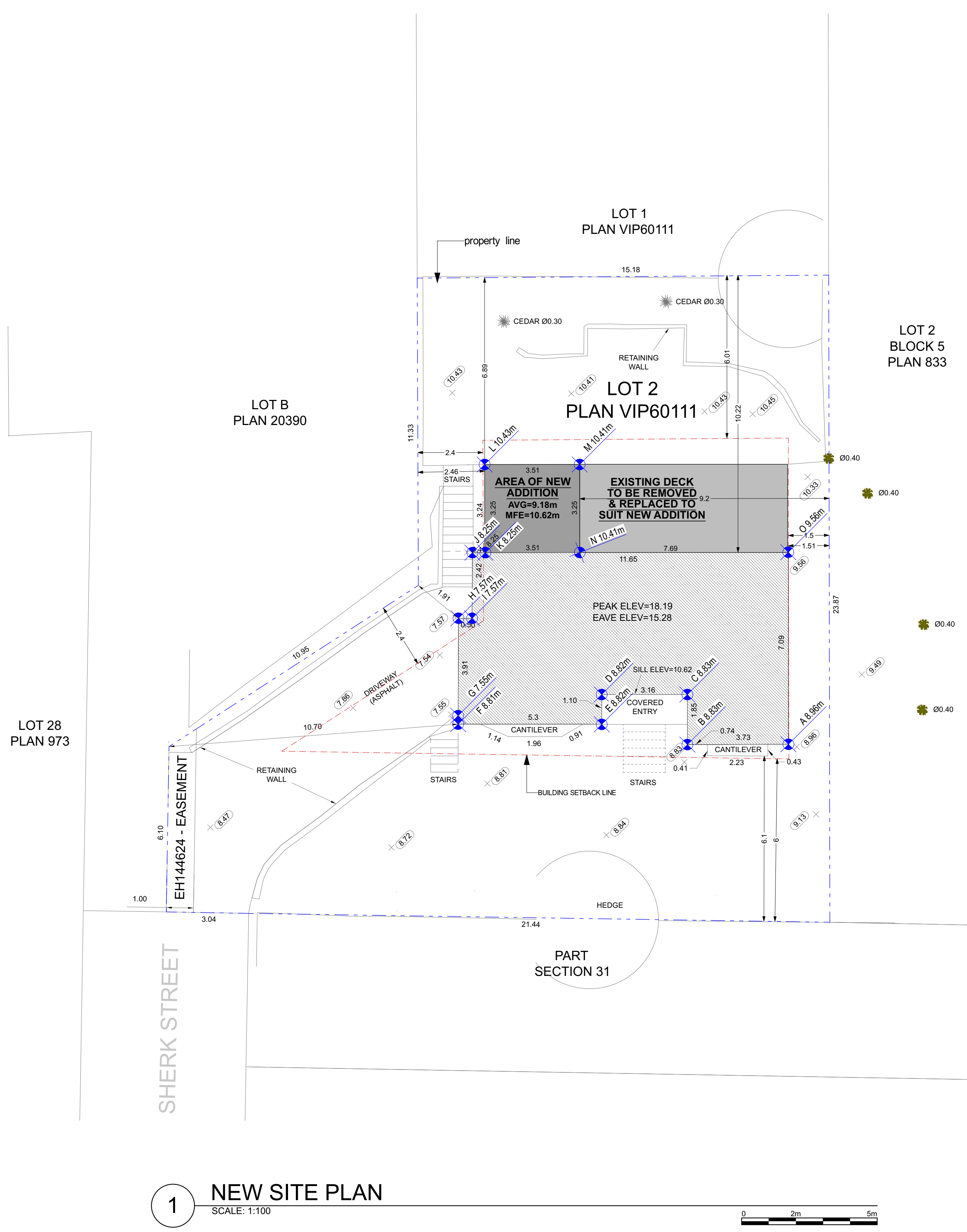
# PROJECT: S.F.D. ADDITION & RENOVATION



Average Grade Calculation					
SEGMENT	START	FINISH	AVERAGE	DISTANCE	FACTOR
AB	8.96	8.83	8.895	3.73	33.17835
BC	8.83	8.83	8.83	1.85	16.3355
CD	8.83	8.82	8.825	3.16	27.887
DE	8.82	8.82	8.82	1.1	9.702
EF	8.82	8.81	8.815	5.3	46.7195
FG	8.81	7.55	8.18	0.3	2.454
GH	7.55	7.57	7.56	3.61	27.2916
HI	7.57	7.57	7.57	0.5	3.785
IJ	7.57	8.25	7.91	2.42	19.1422
JK	8.25	8.25	8.25	0.4	3.3
KL	8.25	10.43	9.34	3.25	30.355
LM	10.43	10.41	10.42	3.51	36.5742
MN	10.41	10.41	10.41	3.25	33.8325
NO	10.41	9.56	9.985	7.69	76.78465
OA	9.56	8.96	9.26	7.09	65.6534
				47.16	432.9949

PERIMETER OF BUILDING = 47.16m

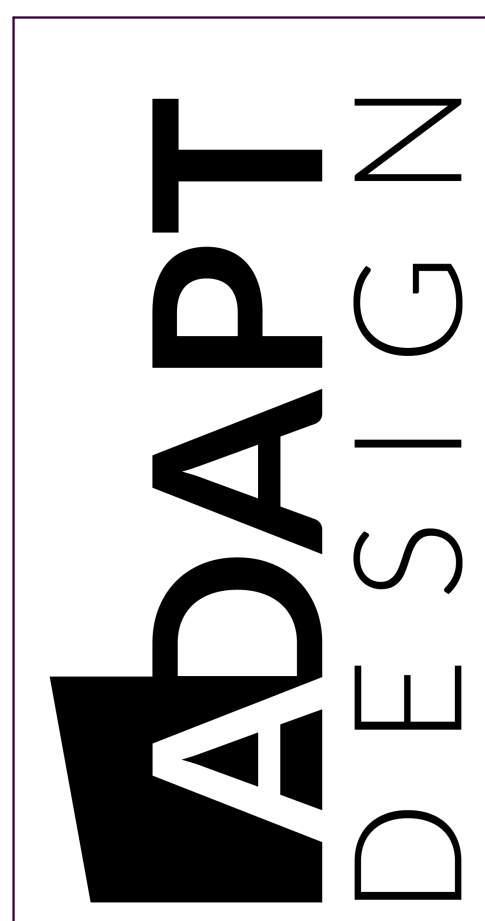
GRADE CALCULATION: 432.99 / 47.16 = 9.18



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

Property Information		
Project Type: S.F.D. ADDITION & RENOVATION		
Site Address: 903 SHERK ST, Victoria, BC, Canada		
Legal Description: Lot 2, Plan VIP60111		
Zoning: R1-S2		
Setbacks:		
	Zoning	Proposed
Front	6.0m	unchanged
Rear	6.0m	6.89m
Side	2.4/1.5m	unchanged
Roof Height	7.6m	7.46m
#Storey	2	2
Site Coverage:	40%	17.9%
FSR	0.6:1	0.35:1
Floor Area:	Existing	Proposed
Basement	40.5 m <sup>2</sup>	40.5 m <sup>2</sup>
Main	68.35 m <sup>2</sup>	78.75 m <sup>2</sup>
Upper	67.16 m <sup>2</sup>	77.56 m <sup>2</sup>
Garage	27.56 m <sup>2</sup>	27.56 m <sup>2</sup>
Total	203.6m <sup>2</sup>	156.31 m <sup>2</sup>
Lot Area:	443.87 m <sup>2</sup>	
House Footprint:	78.6 m <sup>2</sup>	
Main Floor Elevation	10.62m	
Average Grade	9.18m	

Applicable Codes	
-BC Building Code Current Edition (2018)	
<b>Energy</b>	
Compliance path: BCBC 9.36	
Requirements applicable to this project: Prescriptive	
<b>Ventilation</b>	
BCBC 9.32	



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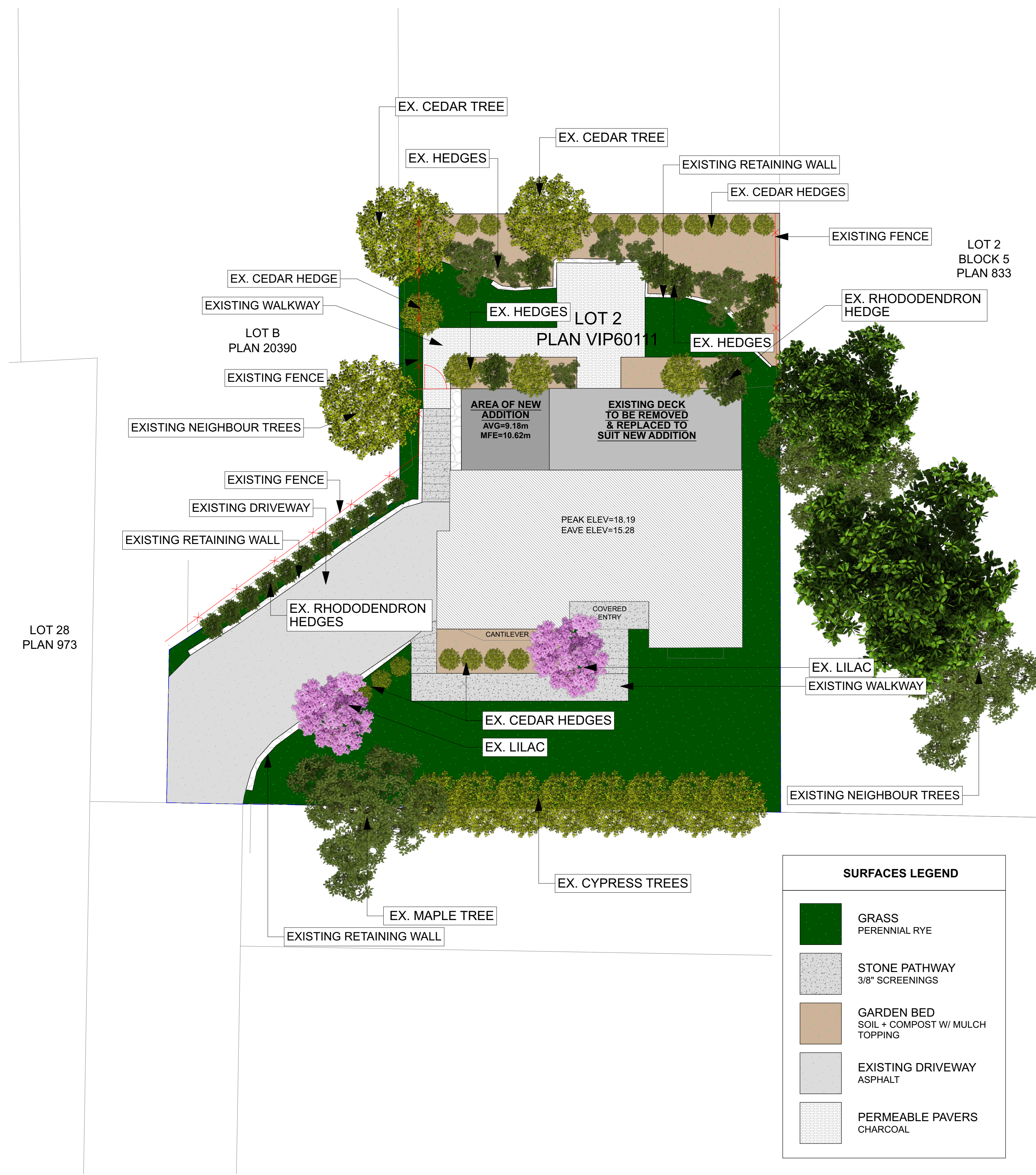
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SITE PLAN

**A-002**

Printed: 2023-05-17





**SURFACES LEGEND**

	GRASS PERENNIAL RYE
	STONE PATHWAY 3/8" SCREENINGS
	GARDEN BED SOIL + COMPOST W/ MULCH TOPPING
	EXISTING DRIVEWAY ASPHALT
	PERMEABLE PAVERS CHARCOAL

**1 LANDSCAPING PLAN**  
 SCALE: 1/8" = 1'-0"  
 0 4' 8' 16'

**Property Information**

Project Type: S.F.D. ADDITION & RENOVATION

Site Address: 903 Sherk St, Victoria, BC, Canada

Legal Description: Lot 2, Plan VIP60111

Zoning: R1-S2

Setbacks:	Zoning	Proposed
Front	6.0m	unchanged
Rear	6.0m	6.89m
Side	2.4/1.5m	unchanged

Roof Height #Storey: 7.6m / 2 vs 7.46m / 2

Site Coverage: 40% vs 17.9%

FSR: 0.6:1 vs 0.35:1

Floor Area:	Existing	Proposed
Basement	40.5 m <sup>2</sup>	40.5 m <sup>2</sup>
Main	68.35 m <sup>2</sup>	78.75 m <sup>2</sup>
Upper	67.16 m <sup>2</sup>	77.56 m <sup>2</sup>
Garage	27.56 m <sup>2</sup>	27.56 m <sup>2</sup>
Total	203.6m <sup>2</sup>	156.31 m <sup>2</sup>

Lot Area: 443.87 m<sup>2</sup>

House Footprint: 78.6 m<sup>2</sup>

Main Floor Elevation: 10.62m

Average Grade: 9.18m

**RECOMMENDED PLANT LIST**

COMMON NAME	BOTANICAL NAME
<b>SHRUBS</b>	
Boxwood	Buxus
Camellia	Camellia Spec.
Lavender	Lavandin
Rosemary	Salvia rosmarinus
Lilac	Syringa vulgaris
Oregon Grape	Mahonia aquifolium
Magnolia	Magnolia grandiflora
Rhododendron	Rhododendron indicum
Sword Fern	Polystichum munitum
Hydrangea	Hydrangea macrophylla
<b>TREES</b>	
Japanese Maple	Acer palmatum
Garry Oak	Quercus garryana
Arbutus	Arbutus menziesii
Douglas Fir	Pseudotsuga menziesii
<b>PRIVACY HEDGES</b>	
Portugese Laurel	Prunus lusitanica
Cedar Hedge	Excelsa Cedars

**NOTES**

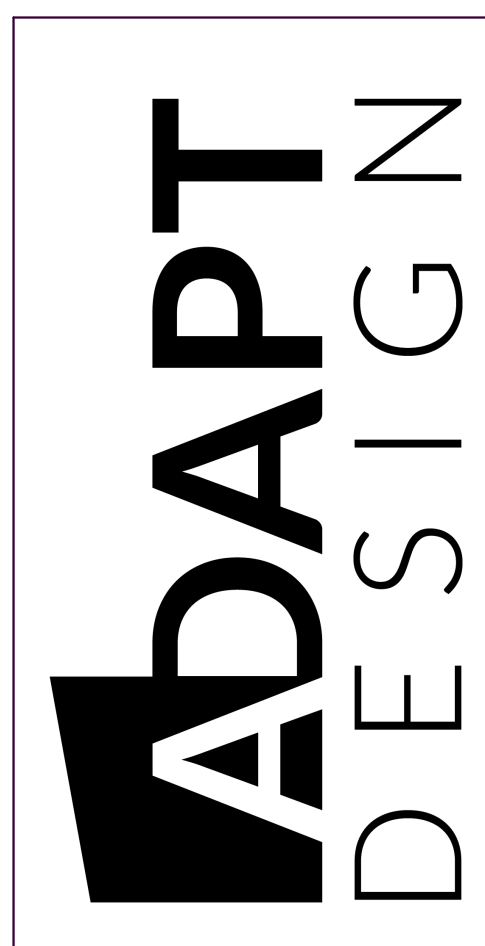
Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

All landscaping on municipal property to conform to municipal standards

All fencing to conform to municipal bylaws

Planting locations shown on plans are approximate and should be verified by survey if important

Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones



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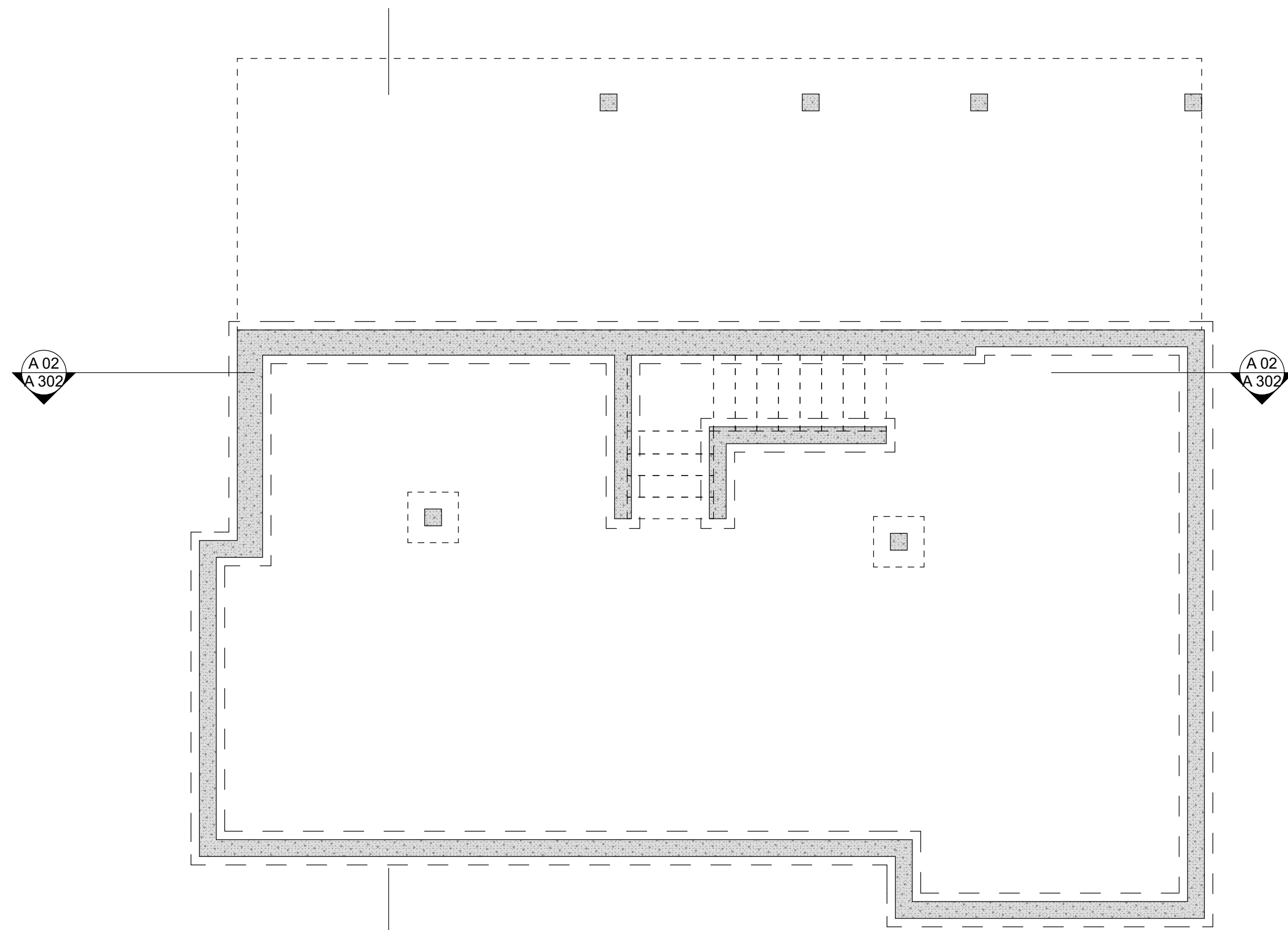
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LANDSCAPING PLAN

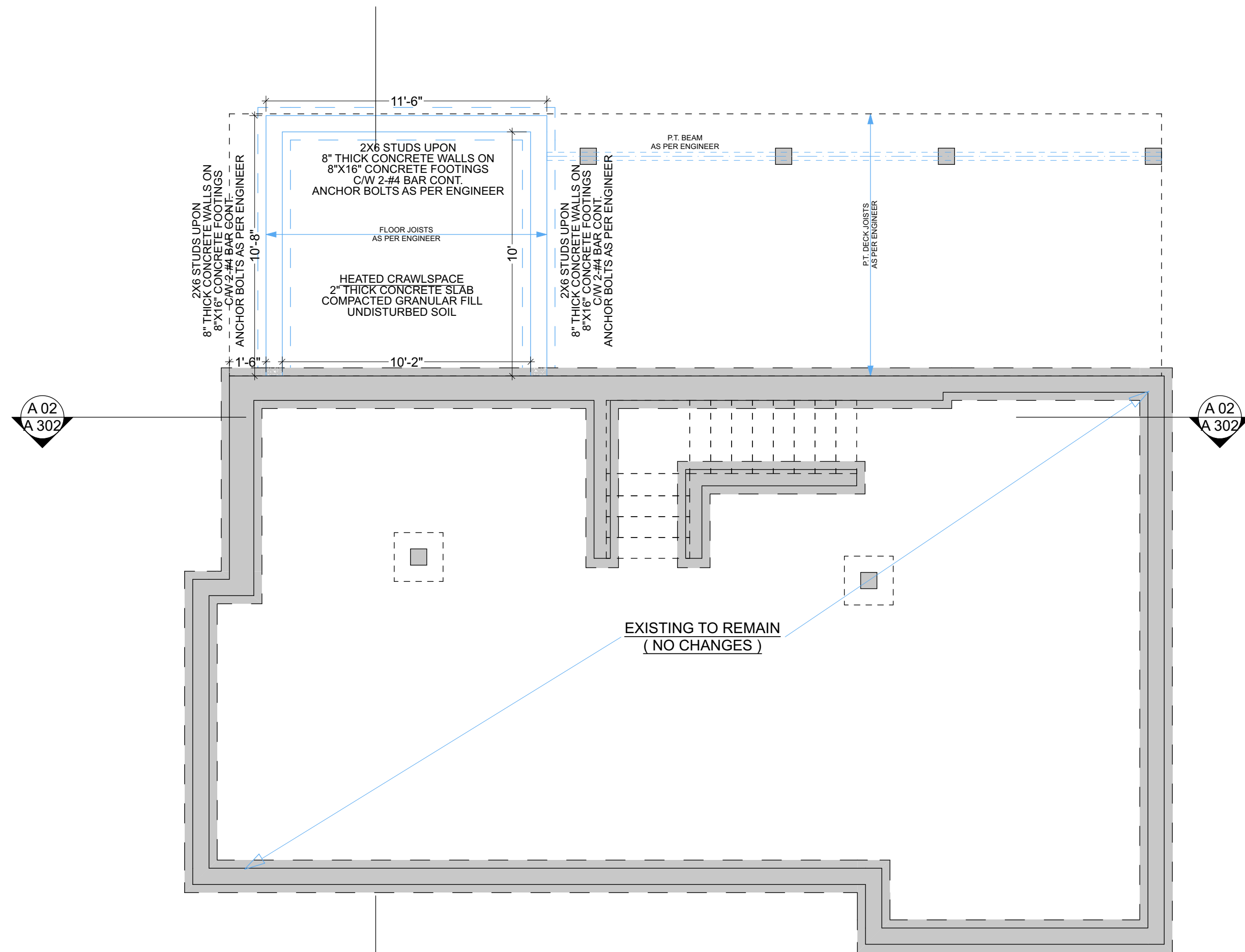
**A-003**

Printed: 2023-05-17

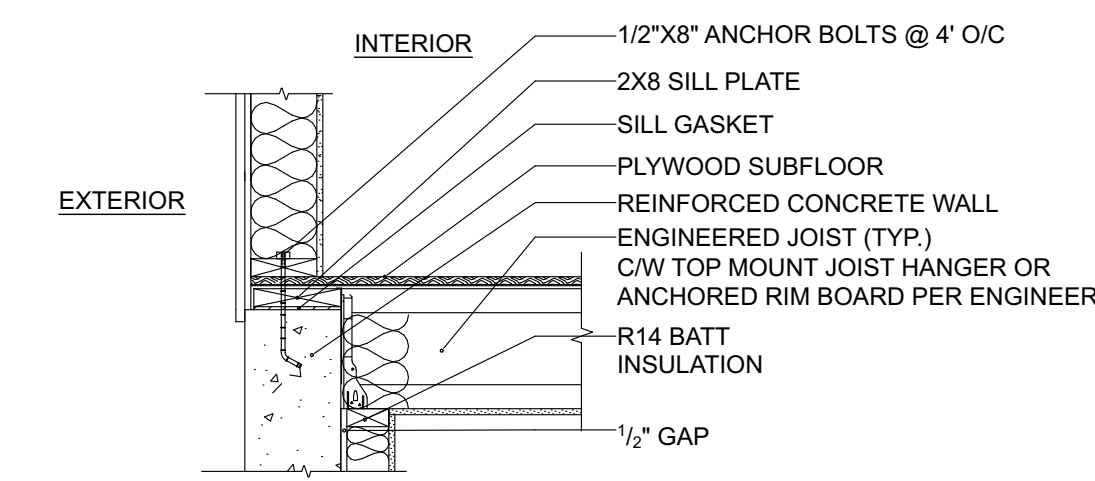




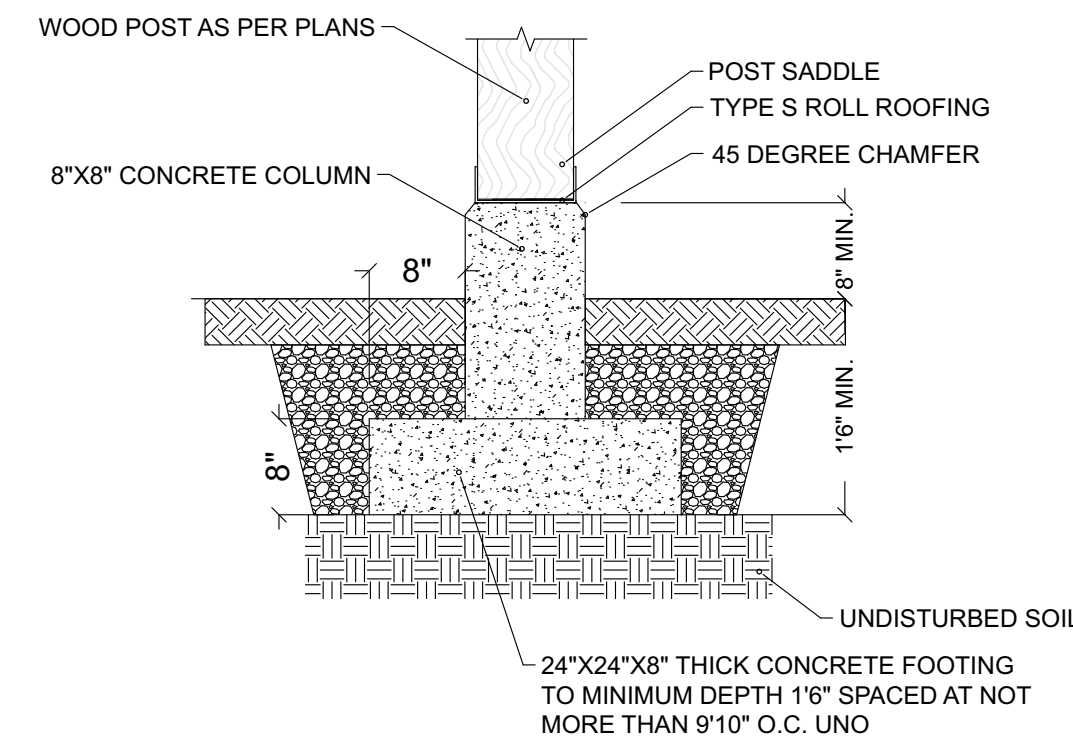
1 EXISTING FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



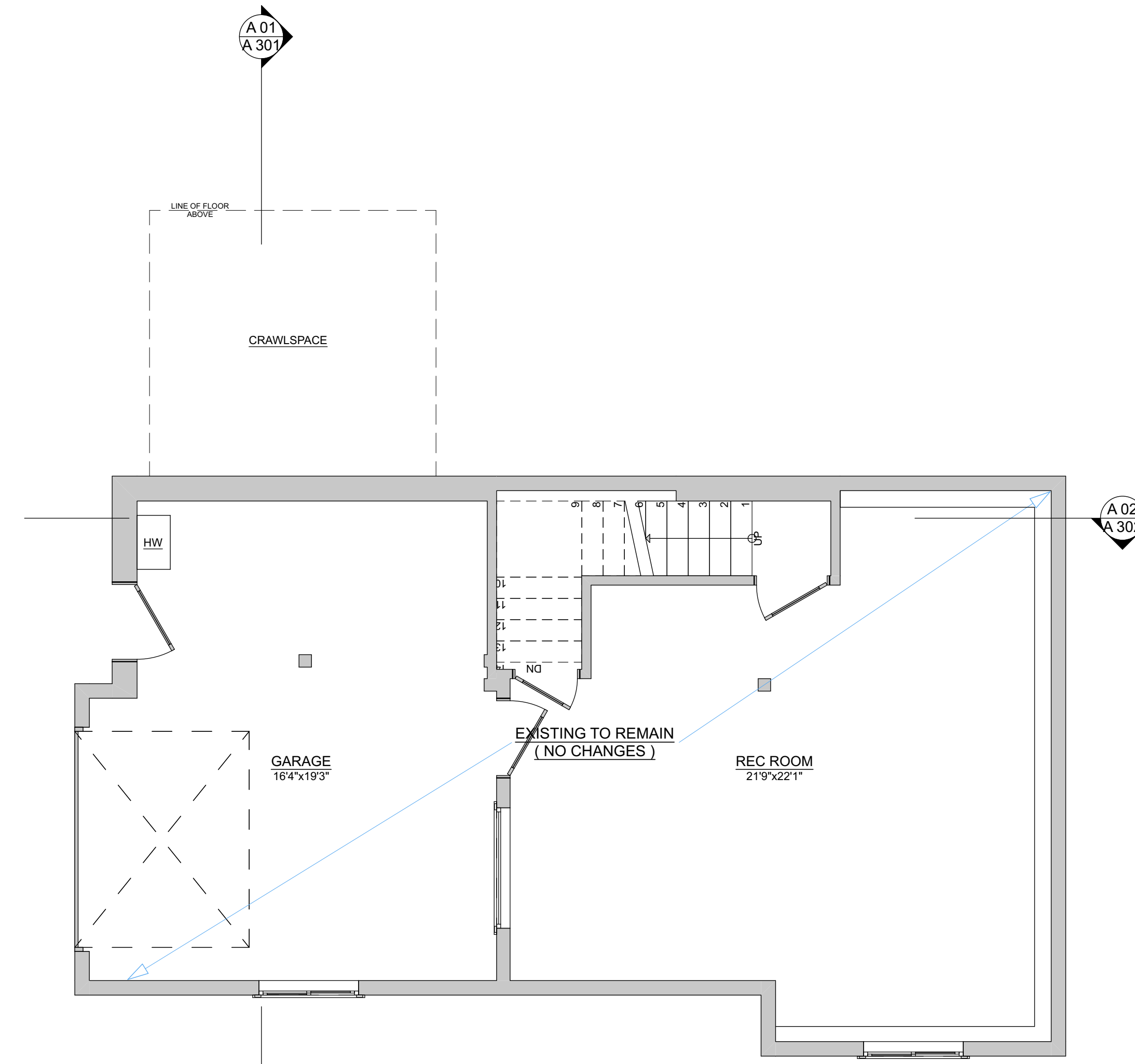
2 NEW FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



TOP HUNG FLOOR JOISTS

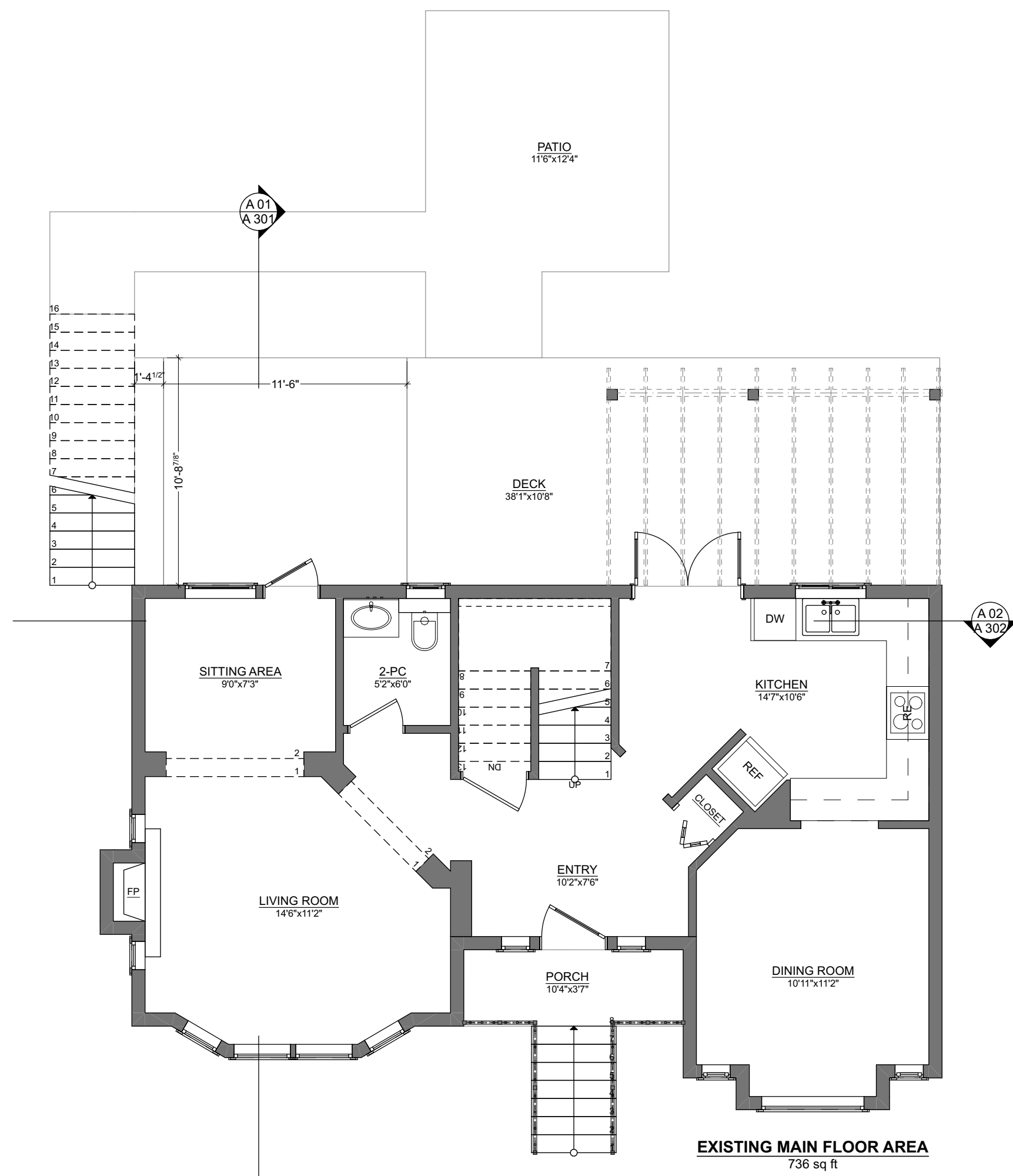


DECK COLUMN FOOTING

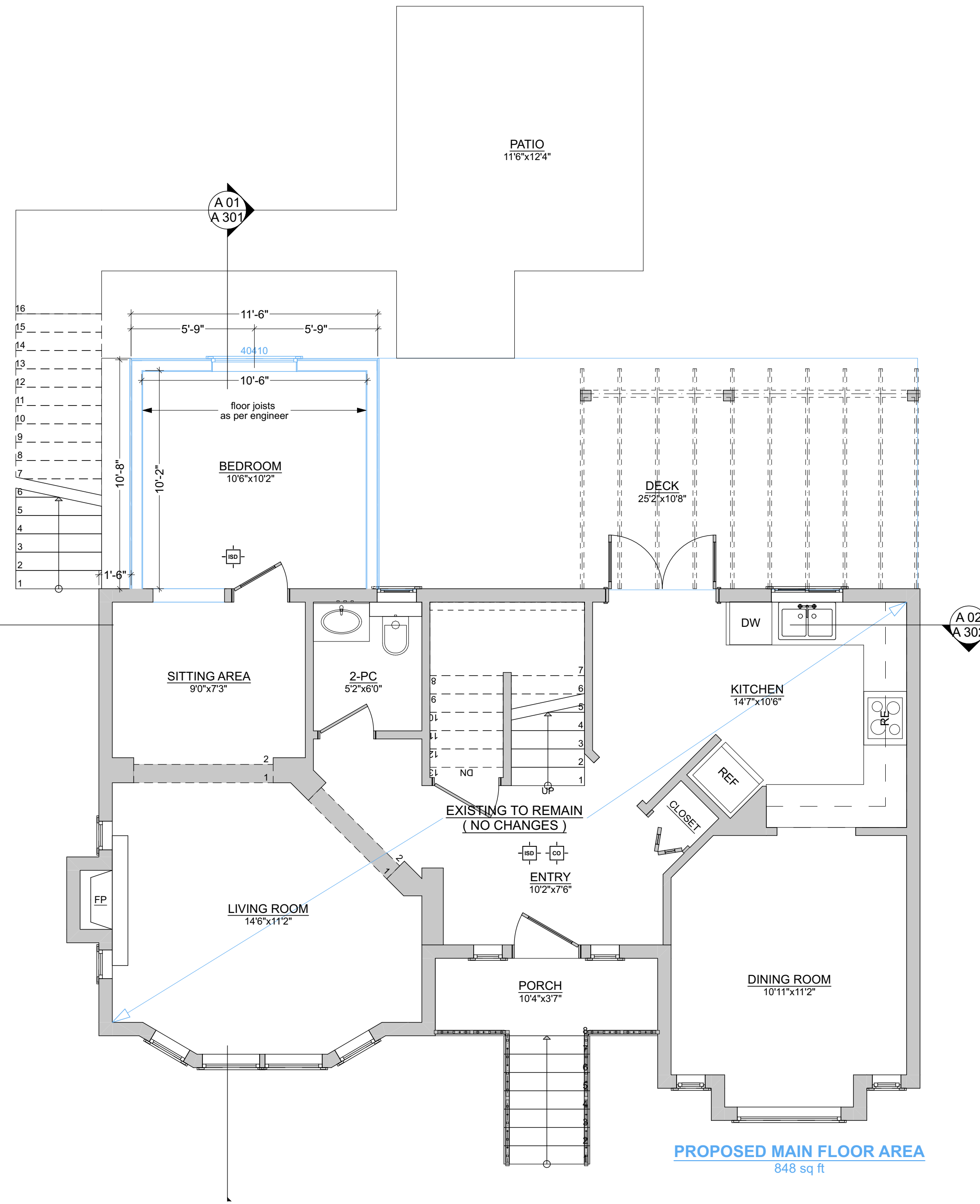


2 BASEMENT FLOOR PLAN (NO CHANGES)  
SCALE: 1/4" = 1'-0"

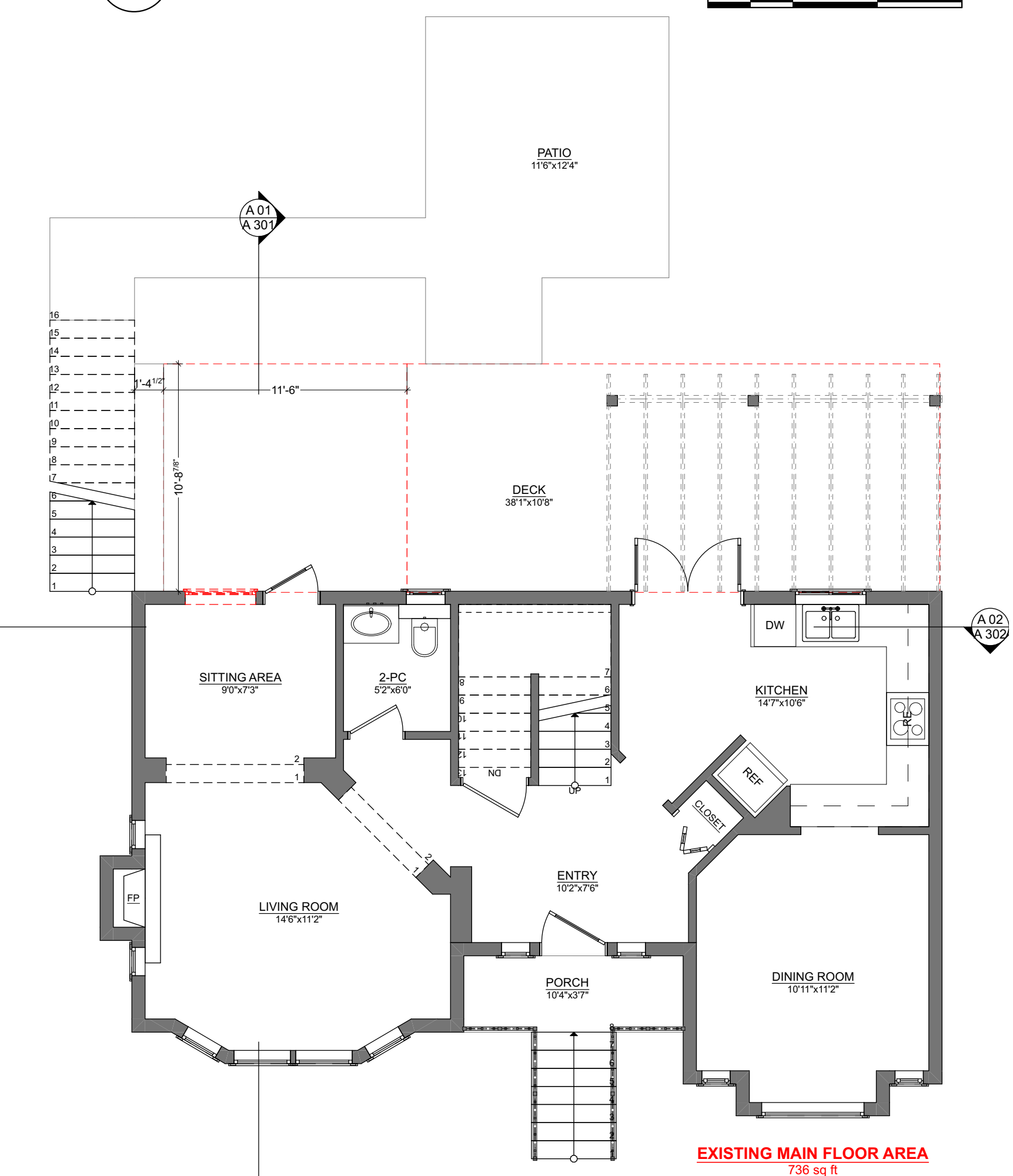
PLAN LEGEND	
	EXISTING WALL
	NEW WALL
	EXISTING WALL TO BE REMOVED
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
	HARDWIRED CARBON MONOXIDE DETECTOR
	HARDWIRED IONIZATION SMOKE DETECTOR
	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	BATH FAN: VENTILATION 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 EXISTING MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



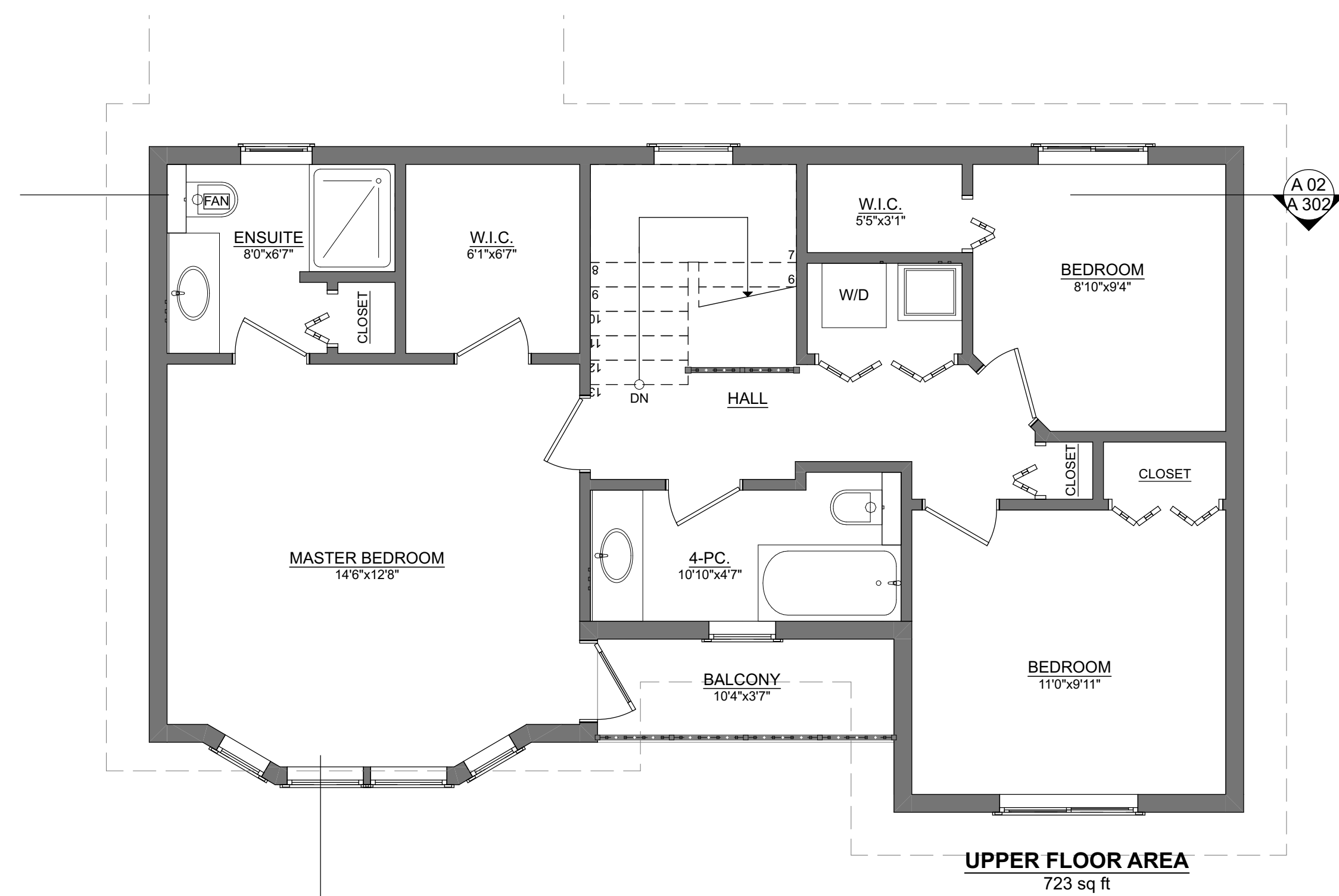
**3 NEW MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2 DEMOLITION MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

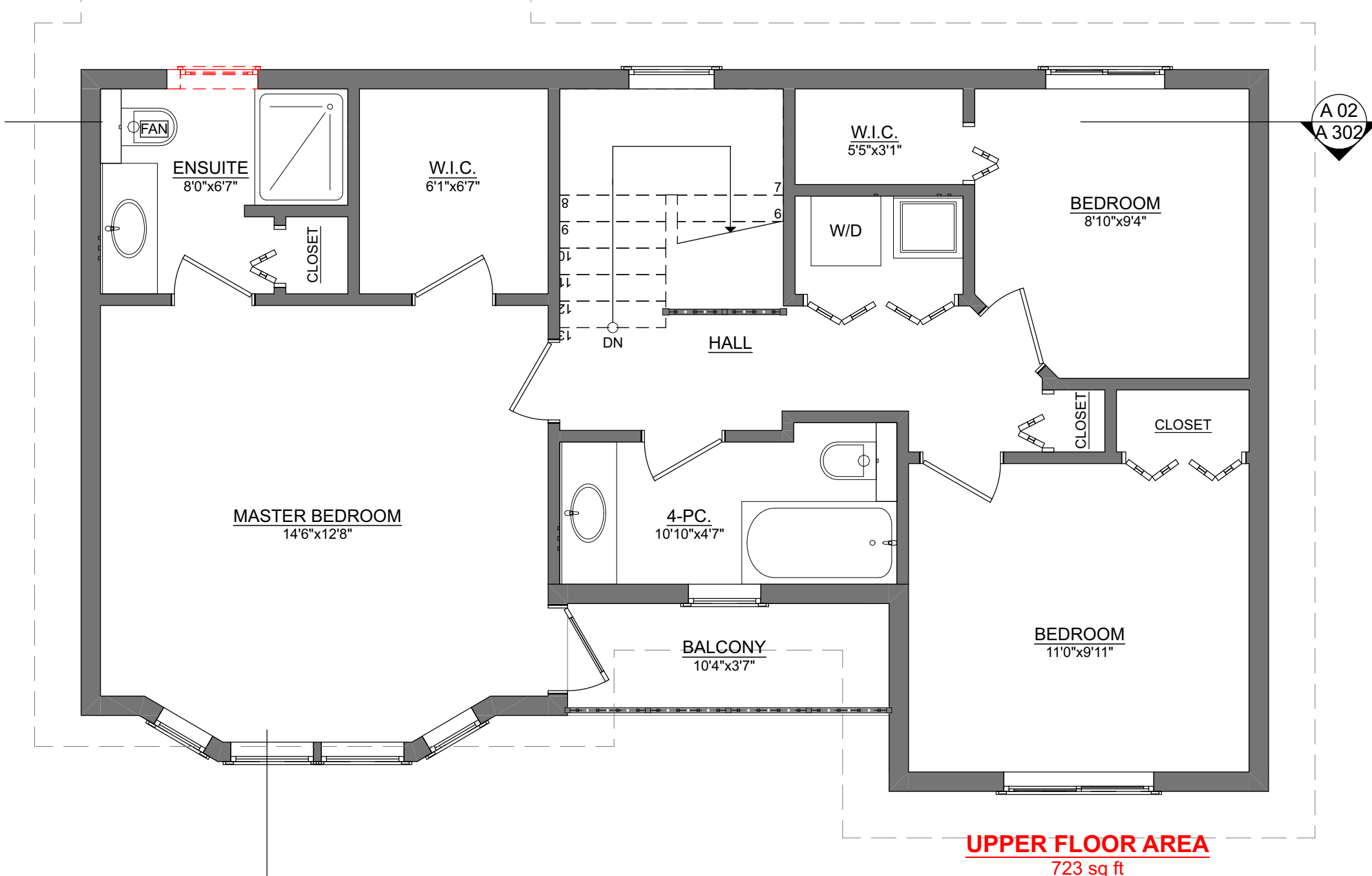
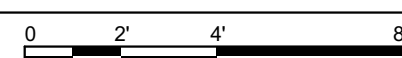
PLAN LEGEND	
	EXISTING WALL
	NEW WALL
	EXISTING WALL TO BE REMOVED
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
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	CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
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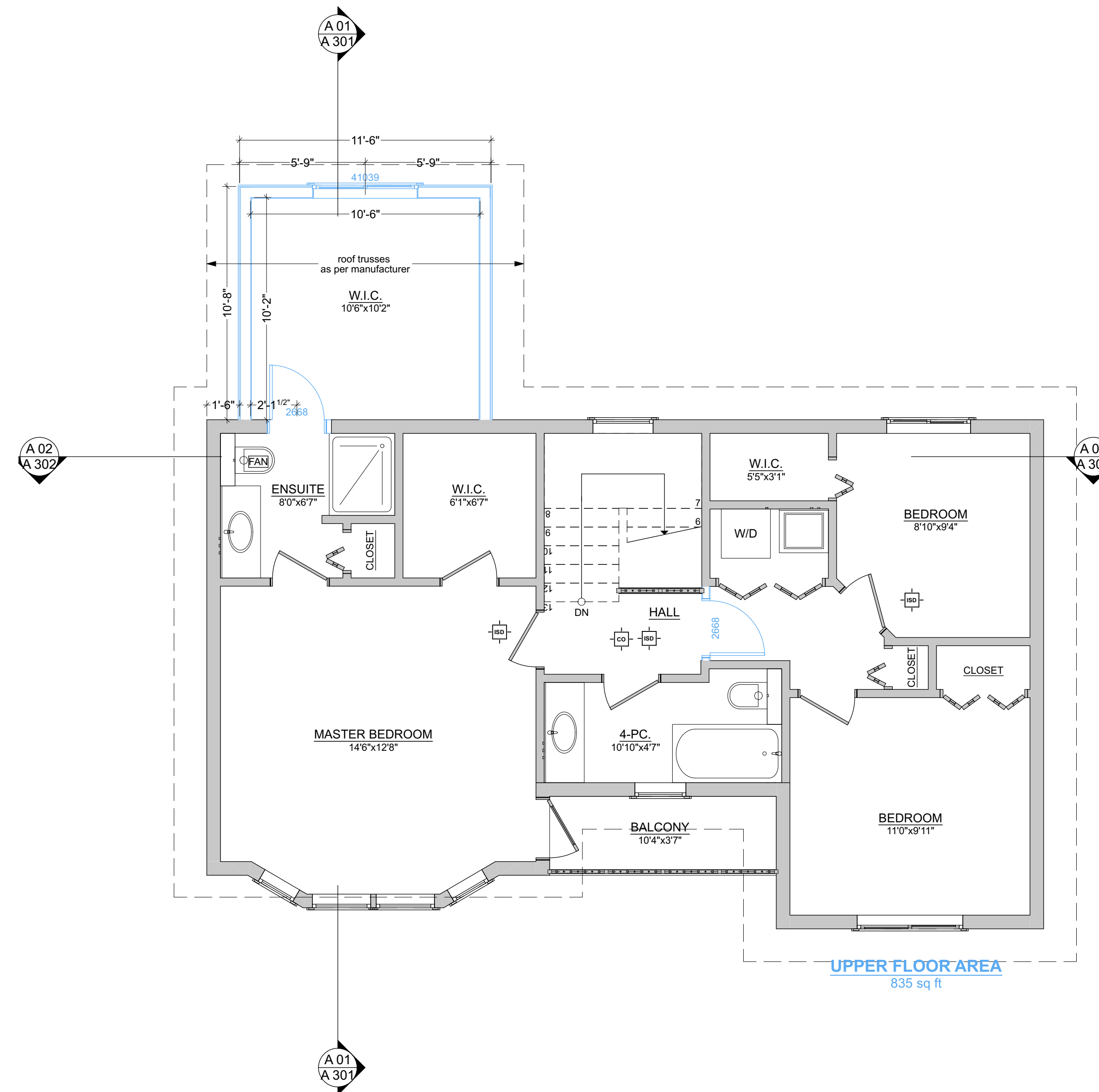
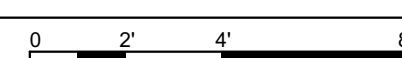
1 EXISTING UPPER FLOOR PLAN

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



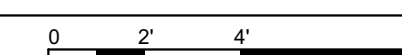
2 DEMOLITION MAIN FLOOR PLAN

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

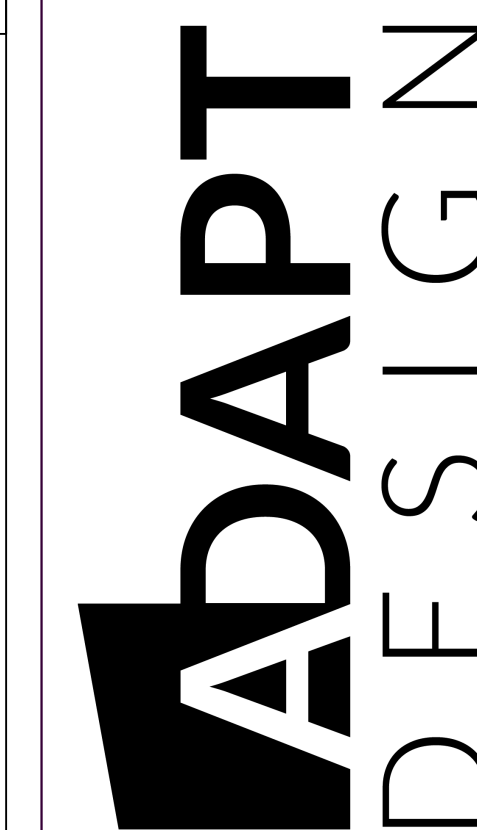


3 NEW UPPER FLOOR PLAN

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



PLAN LEGEND	
	EXISTING WALL
	NEW WALL
	EXISTING WALL TO BE REMOVED
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
	HARDWIRED CARBON MONOXIDE DETECTOR
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	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
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	CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
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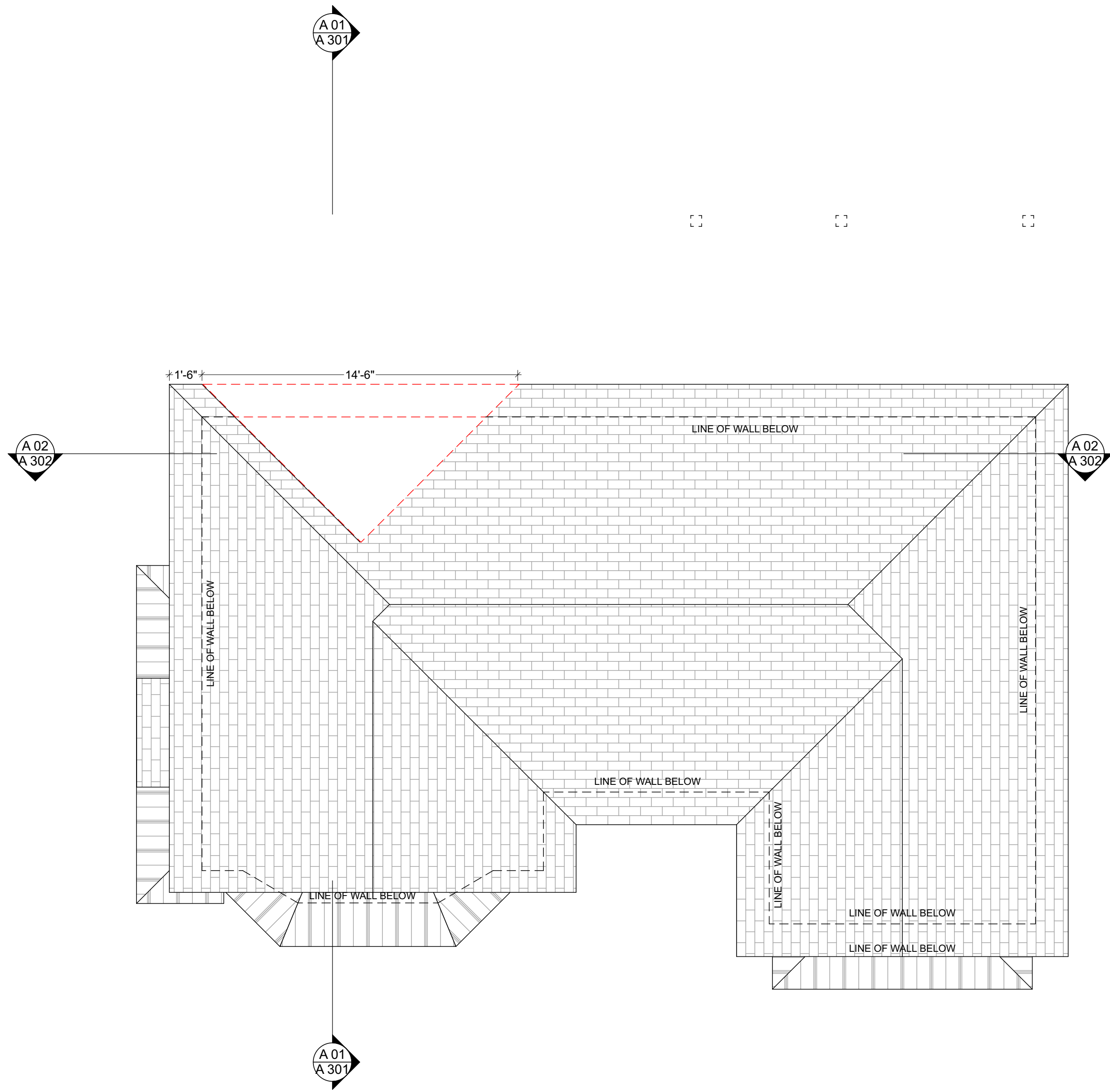
ISSUED FOR BP

ISSUED:

UPPER FLOOR -  
EXISTING &  
DEMOLITION & NEW

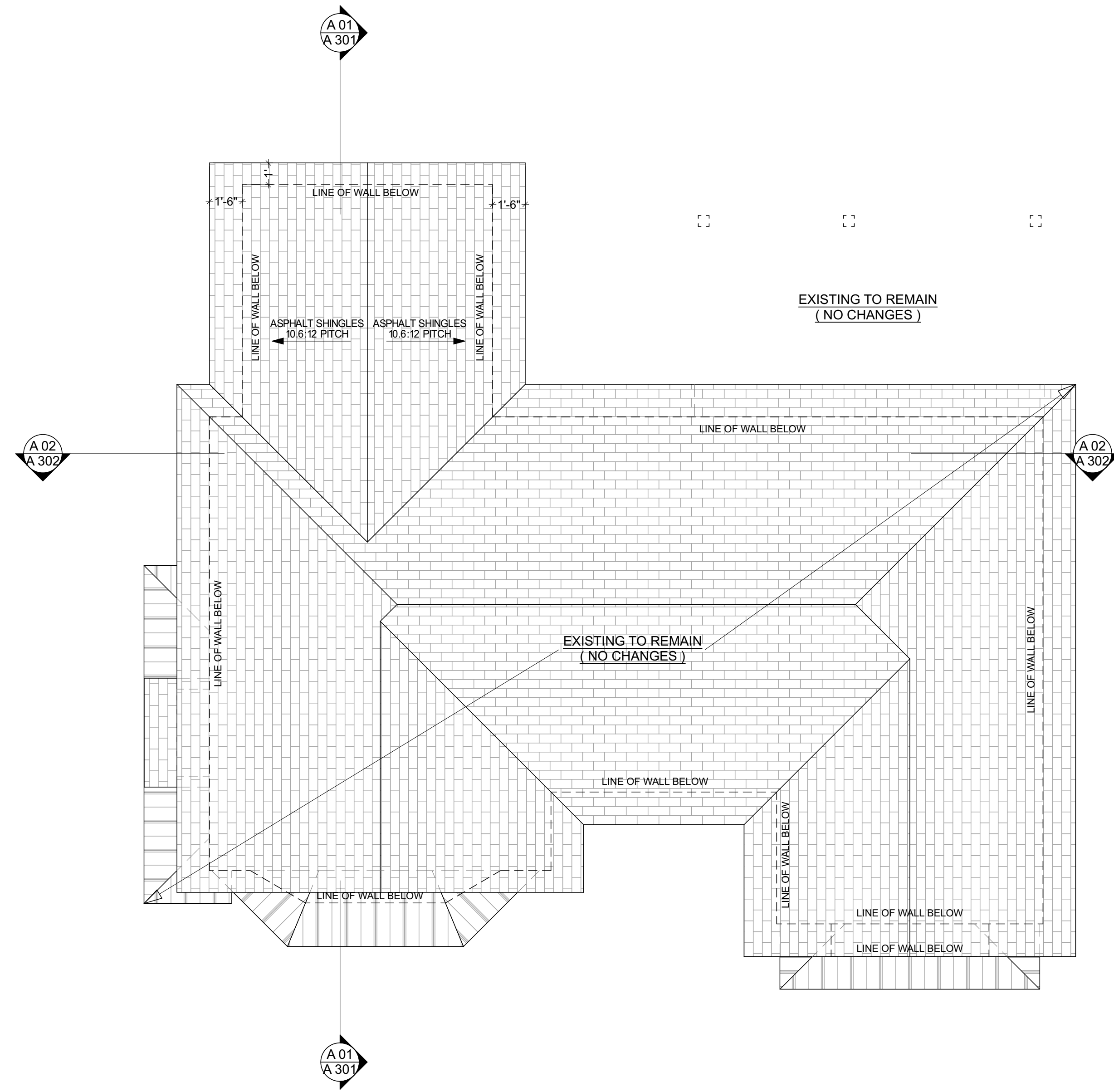
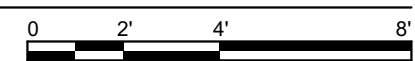
A-103

Printed: 2023-05-17



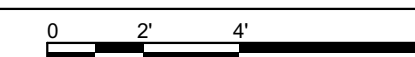
**1 DEMO ROOF PLAN**

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



**2 NEW ROOF PLAN**

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



ISSUED FOR BP

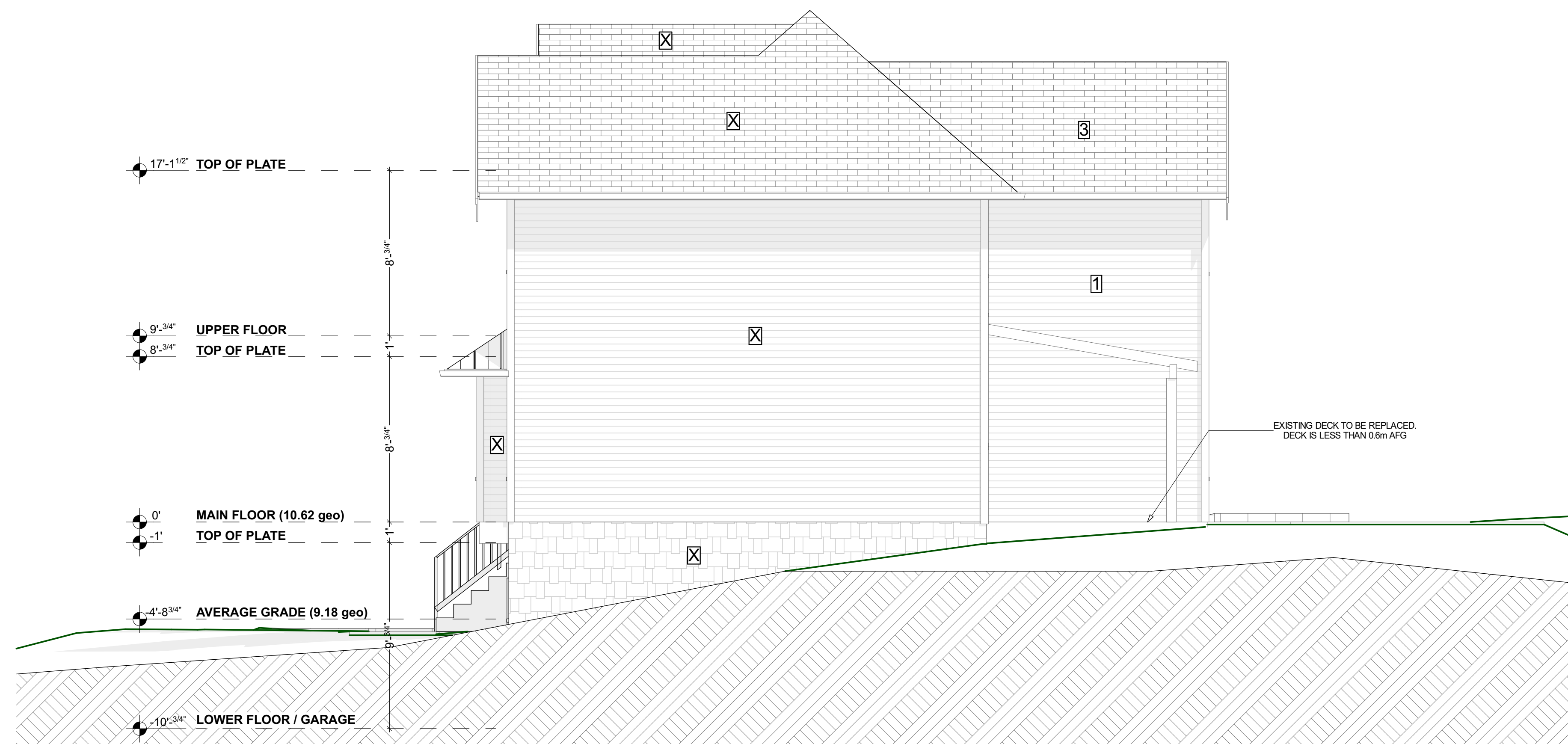
ISSUED:

EXISTING AND NEW  
ROOF PLAN

**A-104**



**1 FRONT ELEVATION (NO CHANGES)**  
SCALE: 1/4" = 1'-0"



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

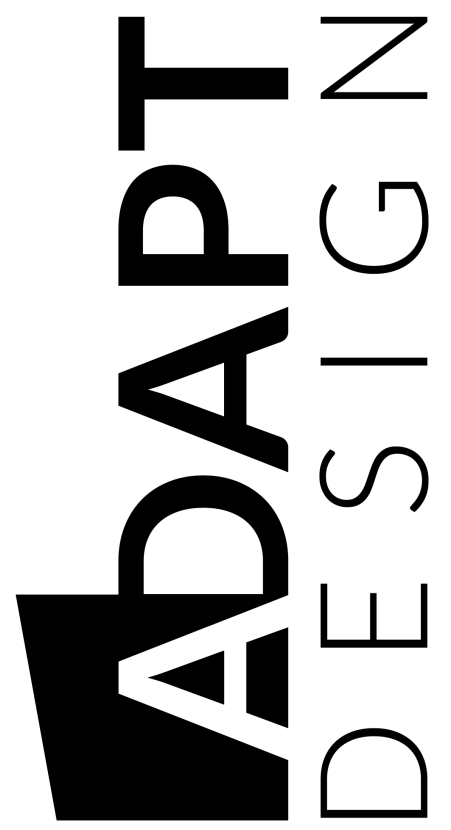
**EXTERIOR CLADDING LEGEND**

- ☒ EXISTING TO REMAIN
- 1 CEMENT BOARD LAP SIDING PAINTED
- 2 CEDAR SHINGLE PAINTED
- 3 ASPHALT ROOFING SHINGLES TO MATCH EXISTING

**ADDITIONAL EXTERIOR FINISHINGS**

- |             |                |
|-------------|----------------|
| GUTTERS     | MATCH EXISTING |
| SOFFIT      | MATCH EXISTING |
| FASCIA      | MATCH EXISTING |
| WINDOW TRIM | MATCH EXISTING |
| DOOR TRIM   | MATCH EXISTING |
| CORNER TRIM | MATCH EXISTING |

NOTE:  
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS  
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS  
ALL COLOURS AS PER OWNER



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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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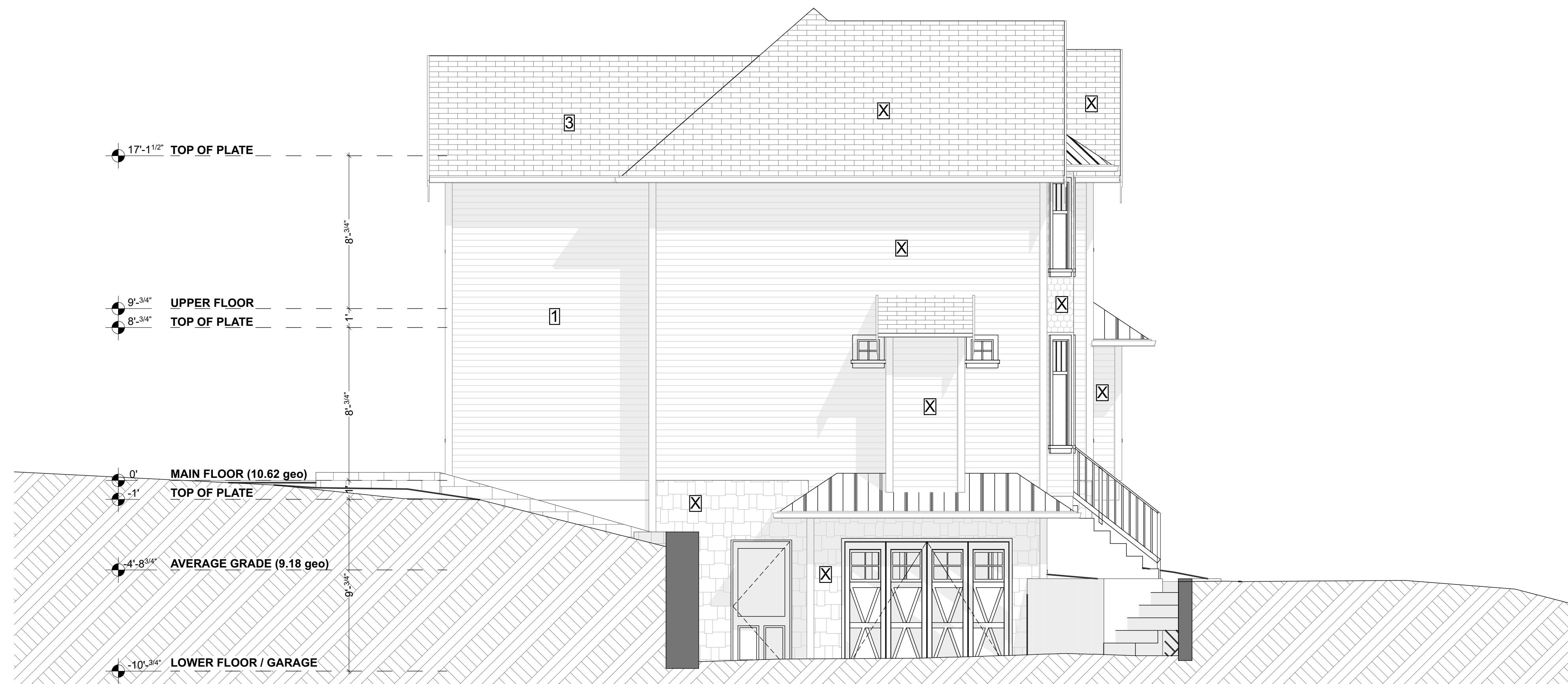
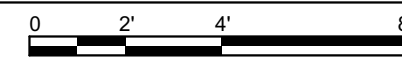
ELEVATIONS

**A-201**

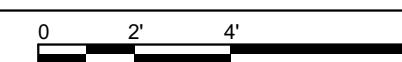




**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**EXTERIOR CLADDING LEGEND**

- ☒ EXISTING TO REMAIN
- 1 CEMENT BOARD LAP SIDING PAINTED
- 2 CEDAR SHINGLE PAINTED
- 3 ASPHALT ROOFING SHINGLES TO MATCH EXISTING

**ADDITIONAL EXTERIOR FINISHINGS**

- |             |                |
|-------------|----------------|
| GUTTERS     | MATCH EXISTING |
| SOFFIT      | MATCH EXISTING |
| FASCIA      | MATCH EXISTING |
| WINDOW TRIM | MATCH EXISTING |
| DOOR TRIM   | MATCH EXISTING |
| CORNER TRIM | MATCH EXISTING |

NOTE:  
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS  
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ISSUED FOR BP

ISSUED:


ELEVATIONS

**A-202**



### SECTION LEGEND

**X** - EXISTING TO REMAIN

### CEILING TYPES

**C1 - INTERIOR FLOOR**  
FINISHED FLOORING  
7/8" T&G PLYWOOD  
FLOOR JOISTS AS PER ENGINEER  
CROSS BRIDGING  
1/2" GYPSUM BOARD PAINTED

### SLAB TYPES

**S1 - GROUND SLAB**  
2" THICK CONCRETE SLAB  
6 MIL. POLY.  
COMPACTED 3/4" MINUS  
UNDISTURBED SOIL

### ROOF TYPES

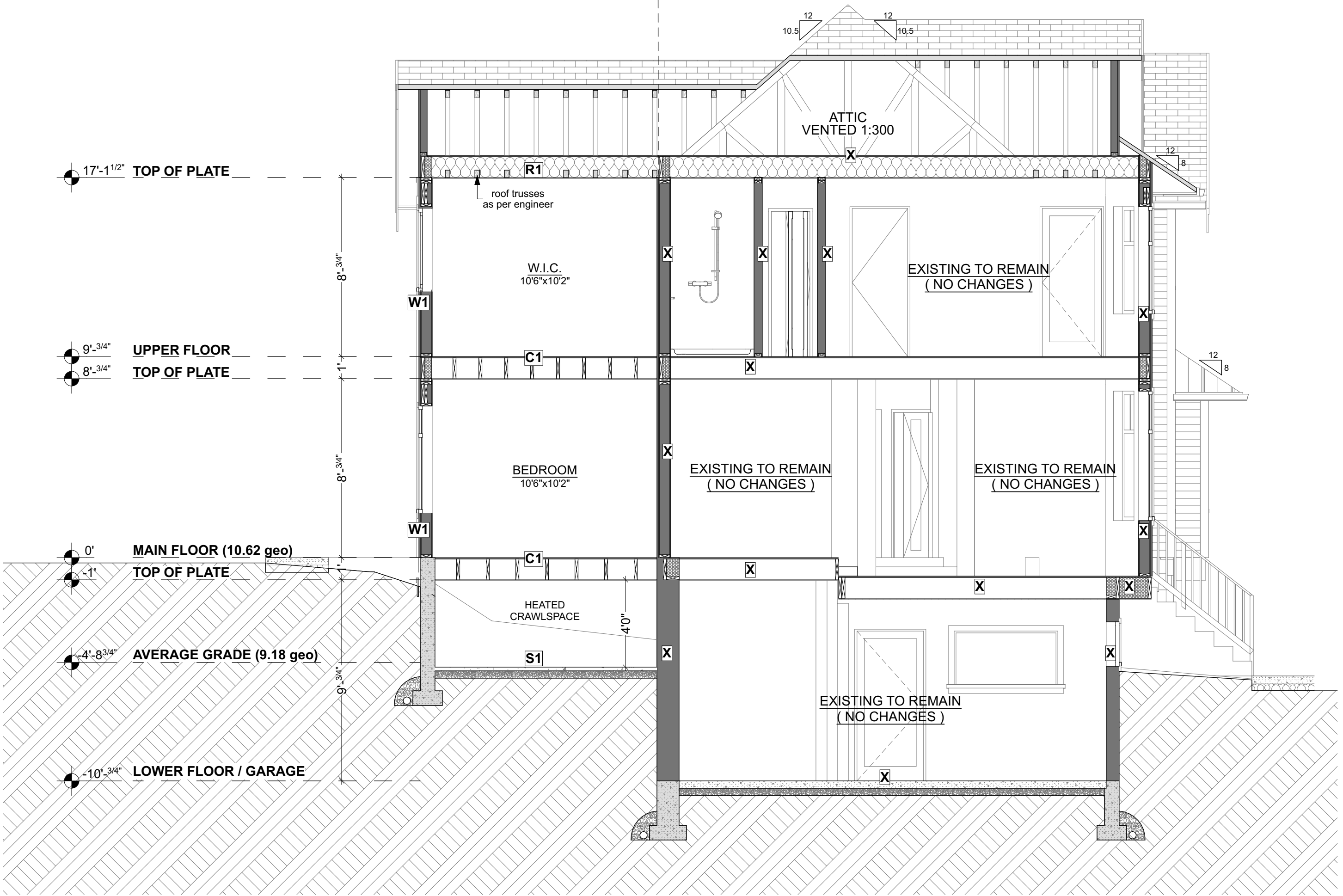
**R1 - TRUSS ROOF**  
ASPHALT ROOFING SHINGLES  
1/2" PLYWOOD C/W H CLIPS  
TRUSSES AS PER ENGINEER  
R40 BLOWN CELLULOSE INSULATION  
6 MIL. POLY. (AB/VB)  
1/2" GYPSUM BOARD PAINTED  
ROOF VENTED 1:300

### WALL TYPES

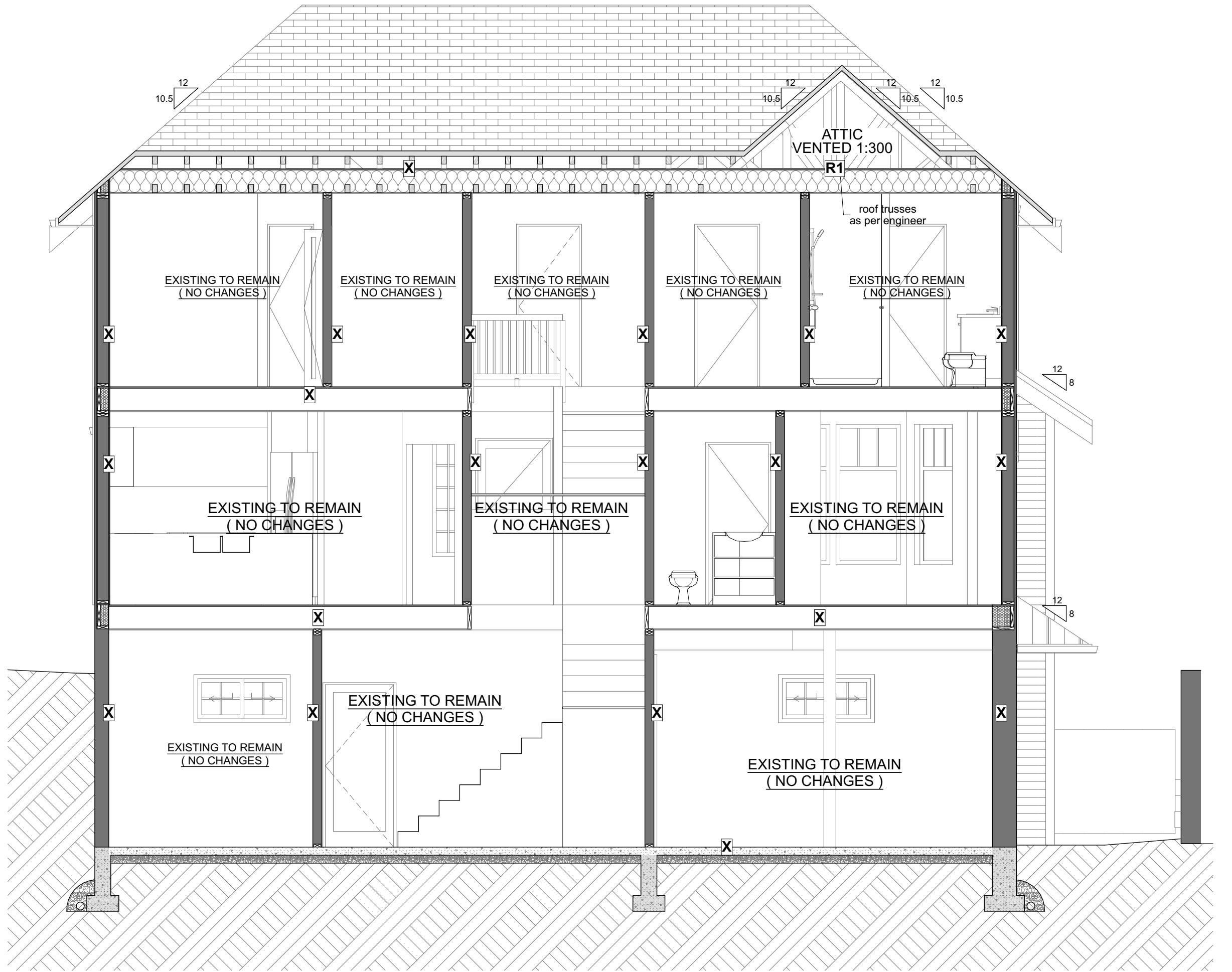
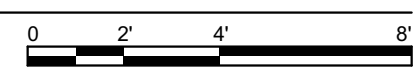
**W1 - EXTERIOR WALL**  
CLADDING AS PER ELEVATIONS  
3/4" P.T. STRAPPING FASTENED TO FRAMING  
TYVEK HOUSE WRAP (MB)  
7/16" OSB SHEATHING OR AS PER ENGINEER  
2"X6" STUDS @ 16" O.C.  
R-19 (COMPRESSED) BATT INSULATION  
6 MIL. POLY. (AB/VB)  
1/2" GYPSUM BOARD PAINTED

**W2 - WALL TO MATCH EXISTING (NOT SHOWN)**

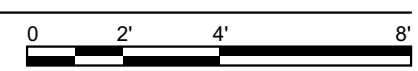
NEW ADDITION ← ADAPTATION



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



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



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

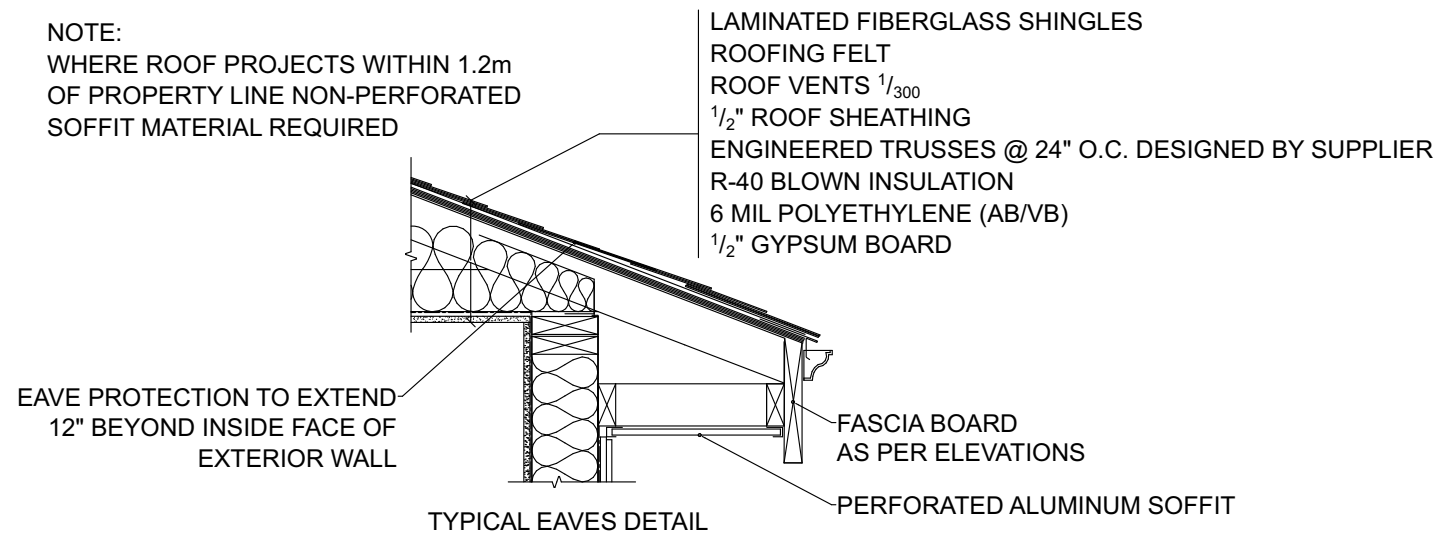
EXTERIOR WALL EFFECTIVE THERMAL RESISTANCE	
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
2X6 STUD	1.19 RSI
7/16" OSB SHEATHING	0.11 RSI
AIR SPACE	0.15 RSI
WOOD SIDING	0.18 RSI
OUTSIDE AIR FILM	0.03 RSI
TOTAL EFF. R VALUE =	1.86 RSI @ 23% WALL AREA
INTERIOR AIR FILM	0.12 RSI
GYPSUM BOARD	0.08 RSI
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
OUTSIDE 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	0.78 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
SUB FLOOR	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
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



**TYPICAL ROOF EAVE**

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
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
50% REQUIRED HEATED CONCRETE SLAB 2.35 RSI X	2.15 RSI
50% = 1.18 RSI REQUIRED	
EFF. THERMAL INSULATION =	1.32 RSI
REQUIRED EFF. THERMAL INSULATION =	1.18 RSI
EFF. THERMAL INSULATION =	1.32 RSI
REQUIRED EFF. THERMAL INSULATION =	1.18 RSI
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	2.15 RSI
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

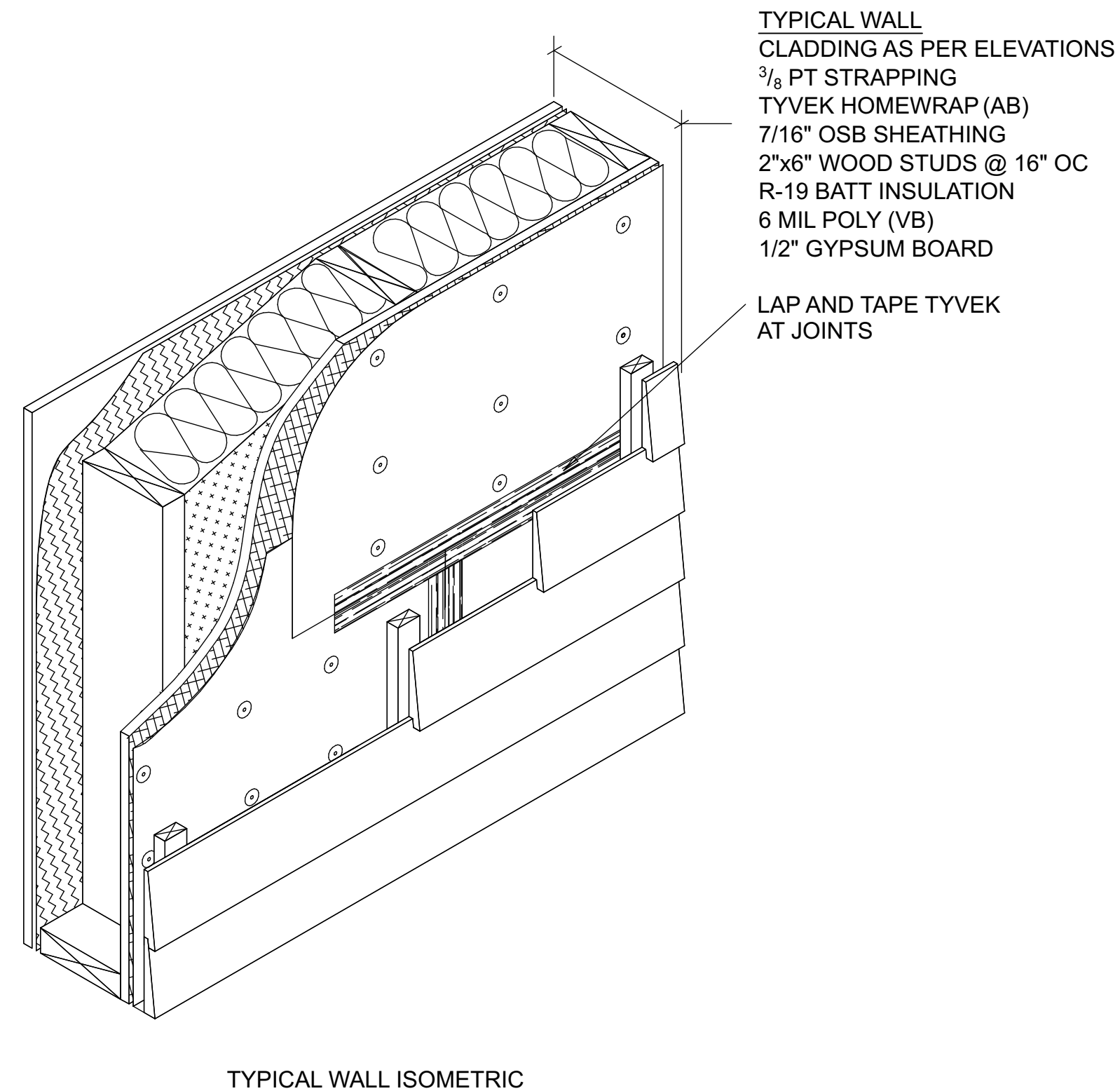
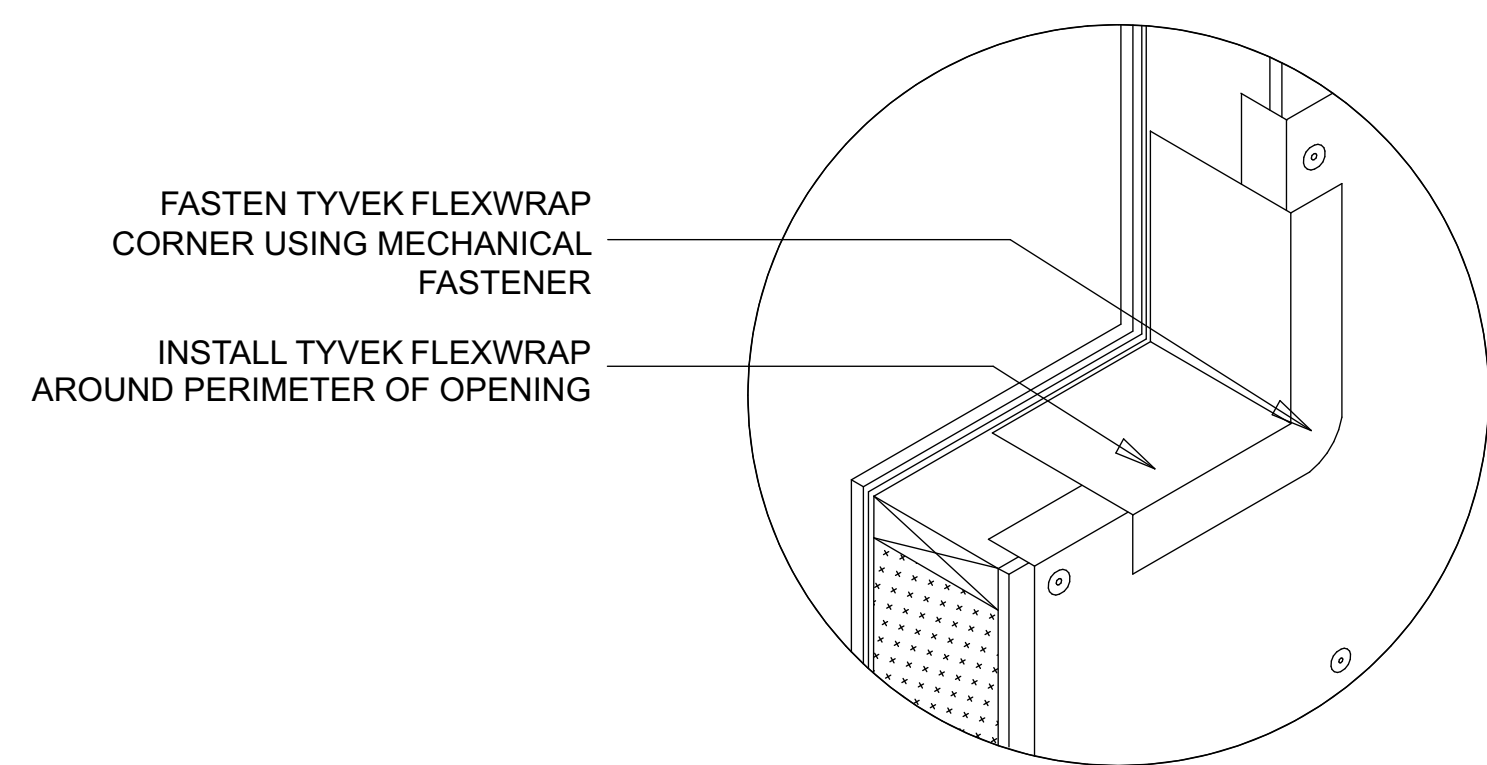
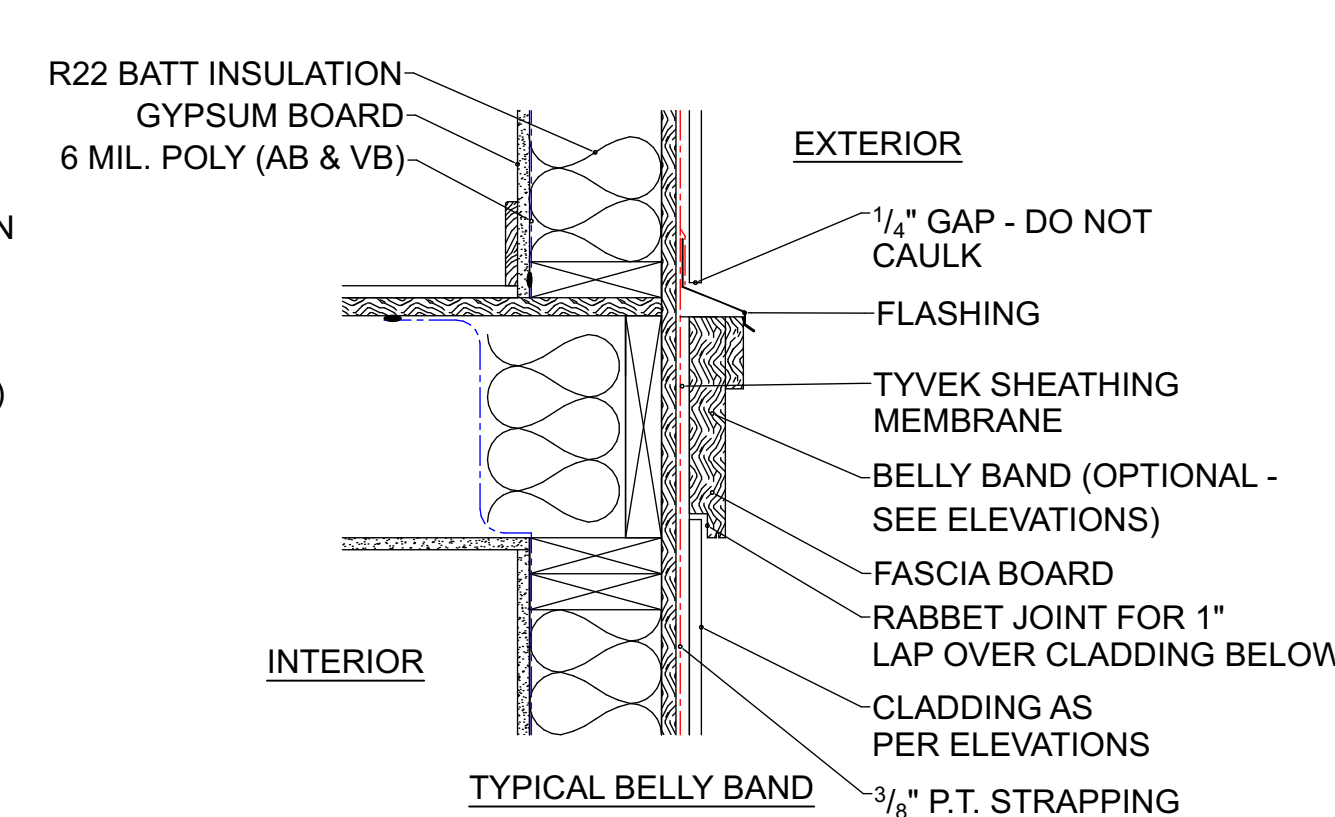
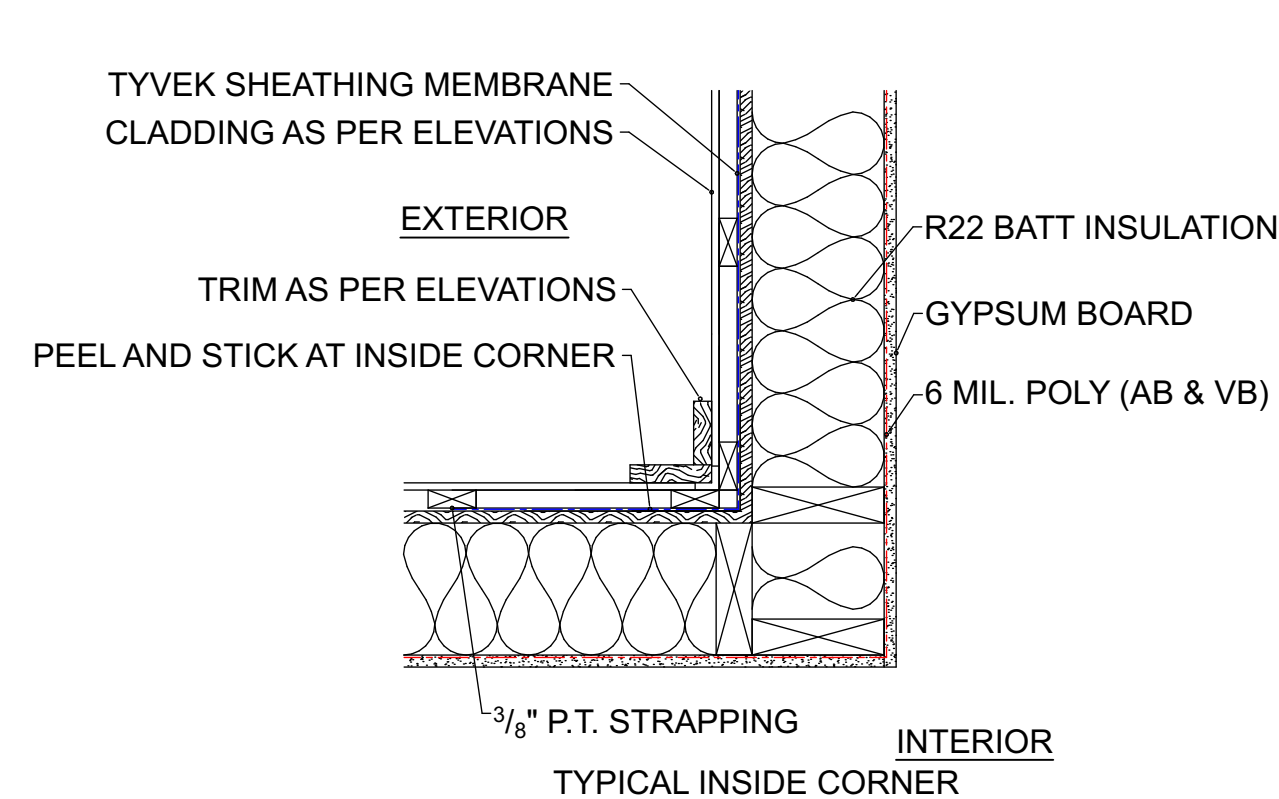
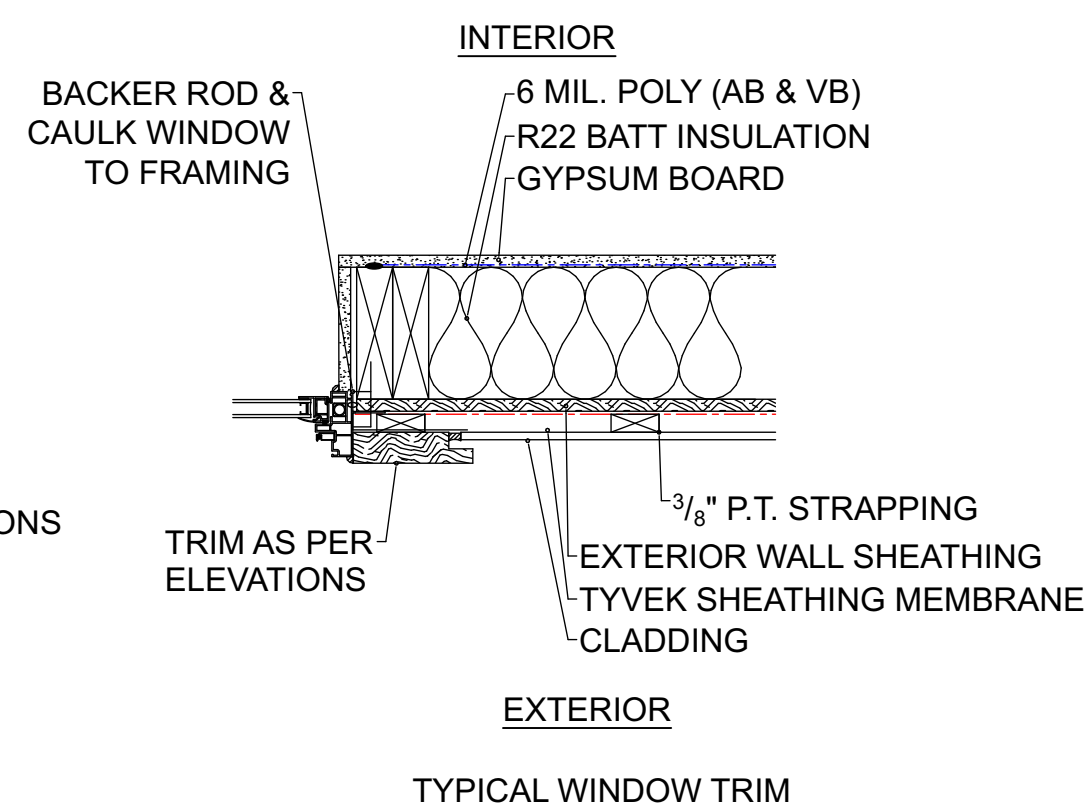
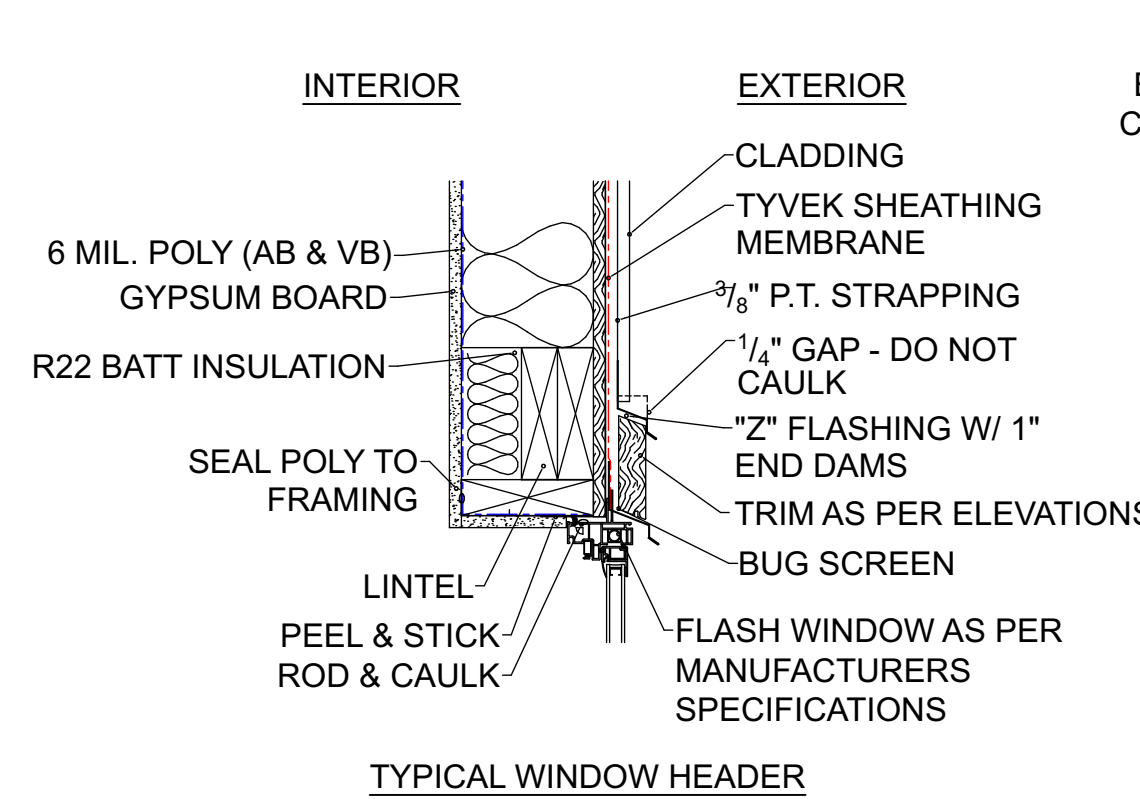
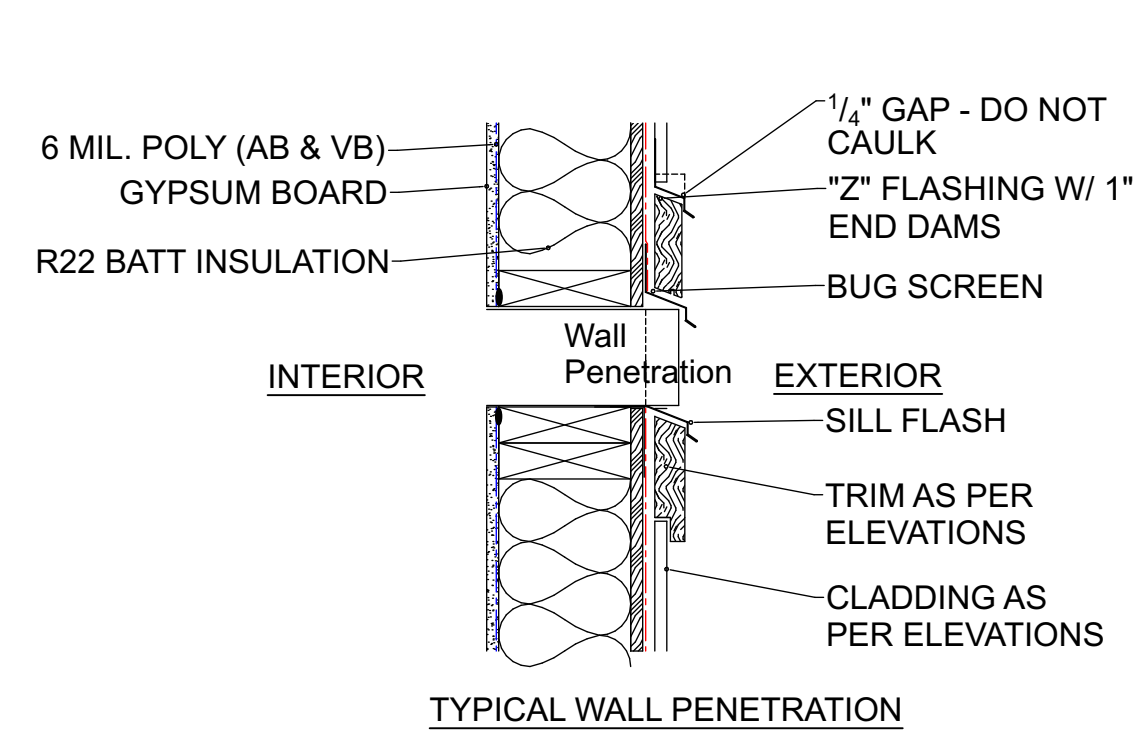
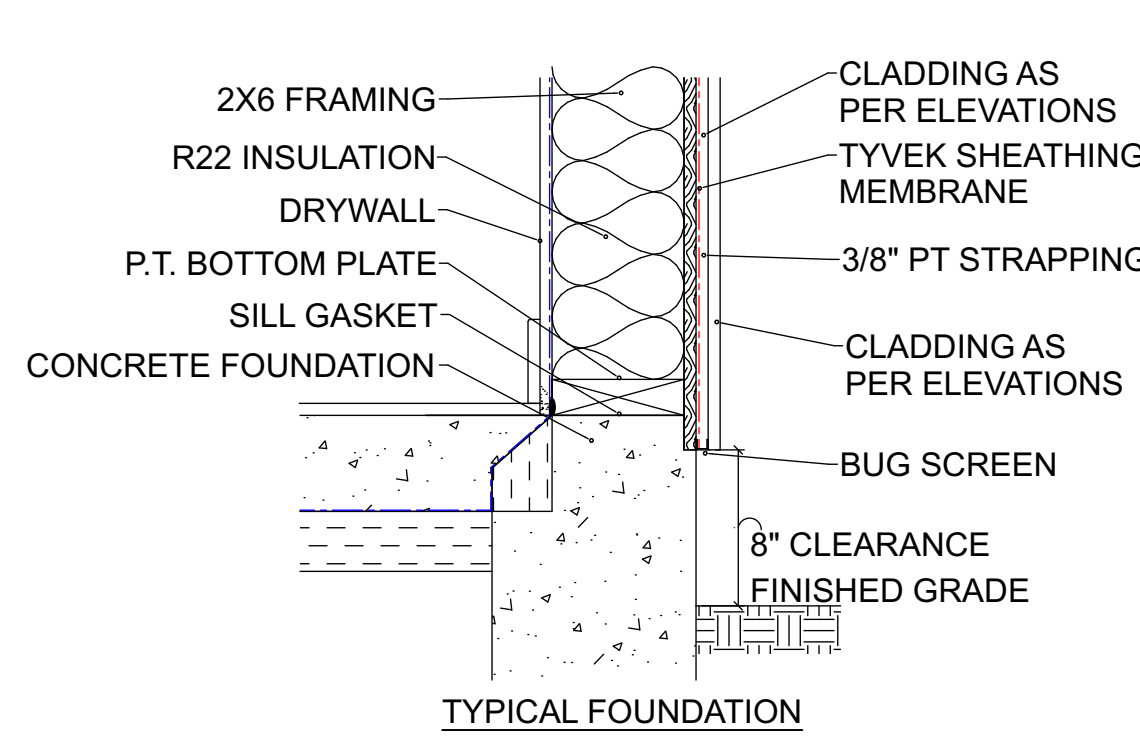
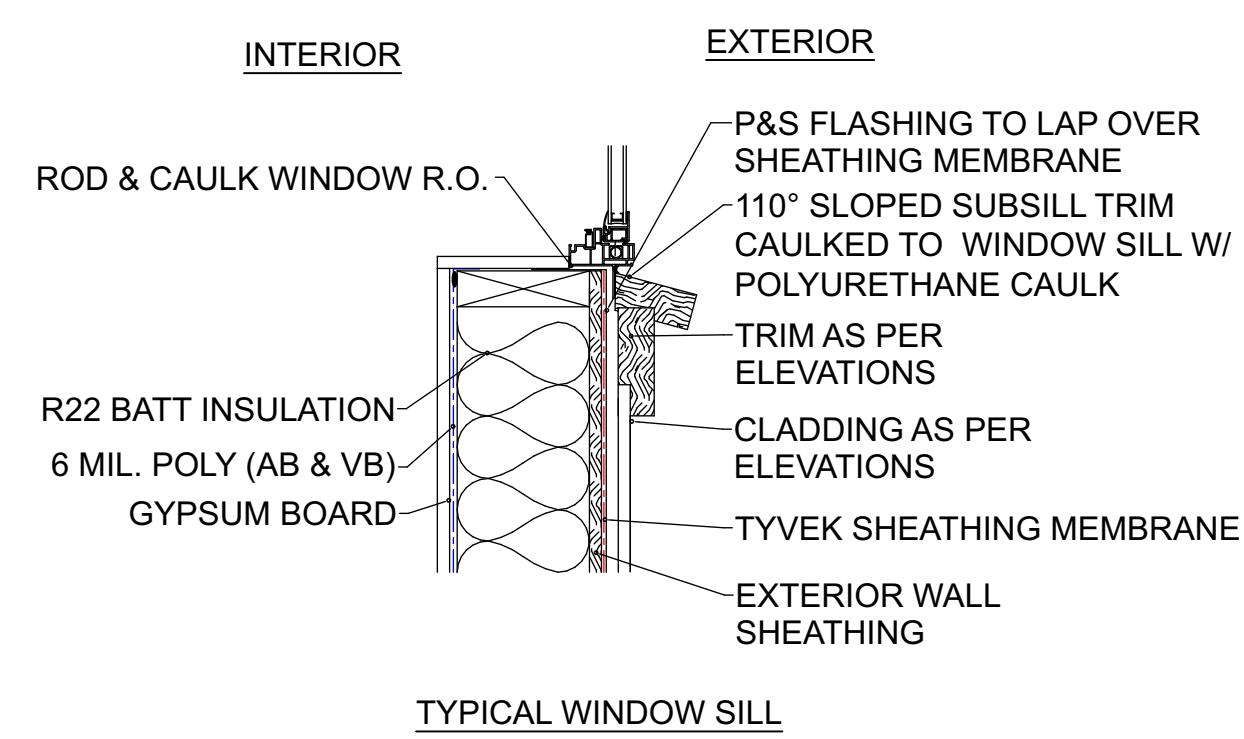
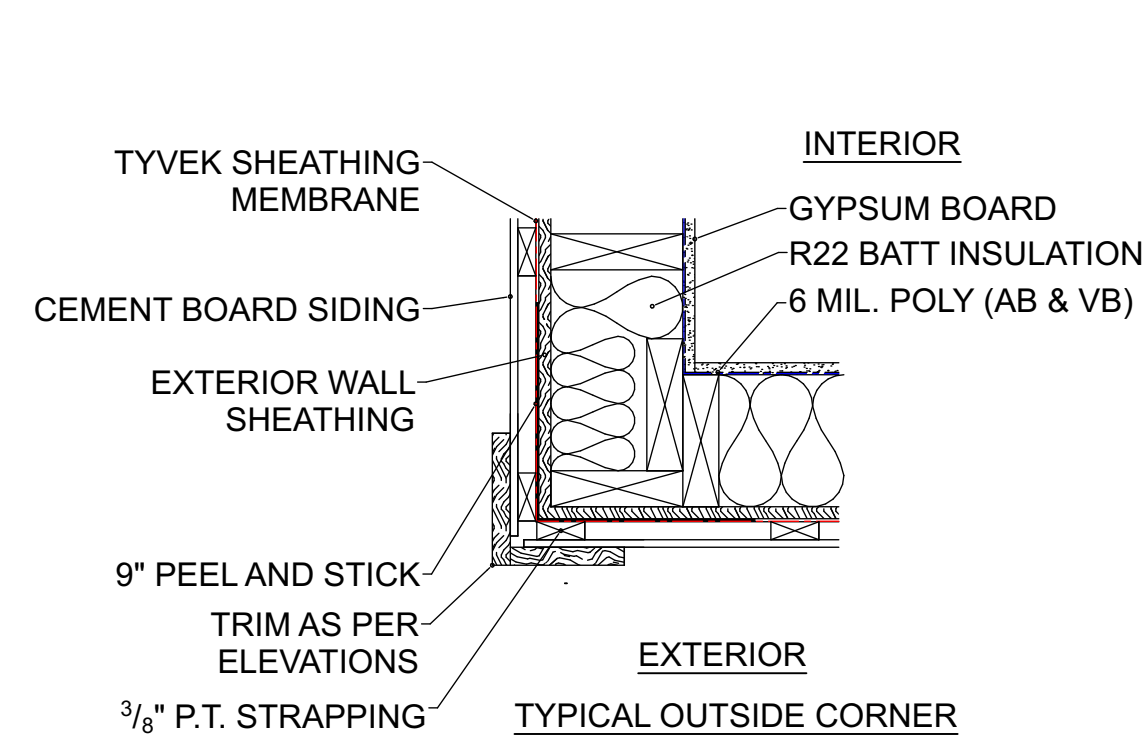
FOUNDATION WALL BELOW GRADE INTERIOR FURRING WALL	
200mm CONCRETE	0.08 RSI
1/2" AIR SPACE	0.16 RSI
2X4 @ 24" OC FRAMING (13%)	0.76 RSI
2-1/2" XPS	2.11 RSI
1/2" GYPSUM BOARD	0.08 RSI
INTERIOR AIR FILM	0.12 RSI
ACTUAL EFF. THERMAL INSULATION =	2.22 RSI
REQUIRED EFF. THERMAL INSULATION MIN. =	1.99 RSI
FOUNDATION 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

ISSUED FOR BP

ISSUED:

CROSS SECTION





**1 TYPICAL CLADDING DETAILS**

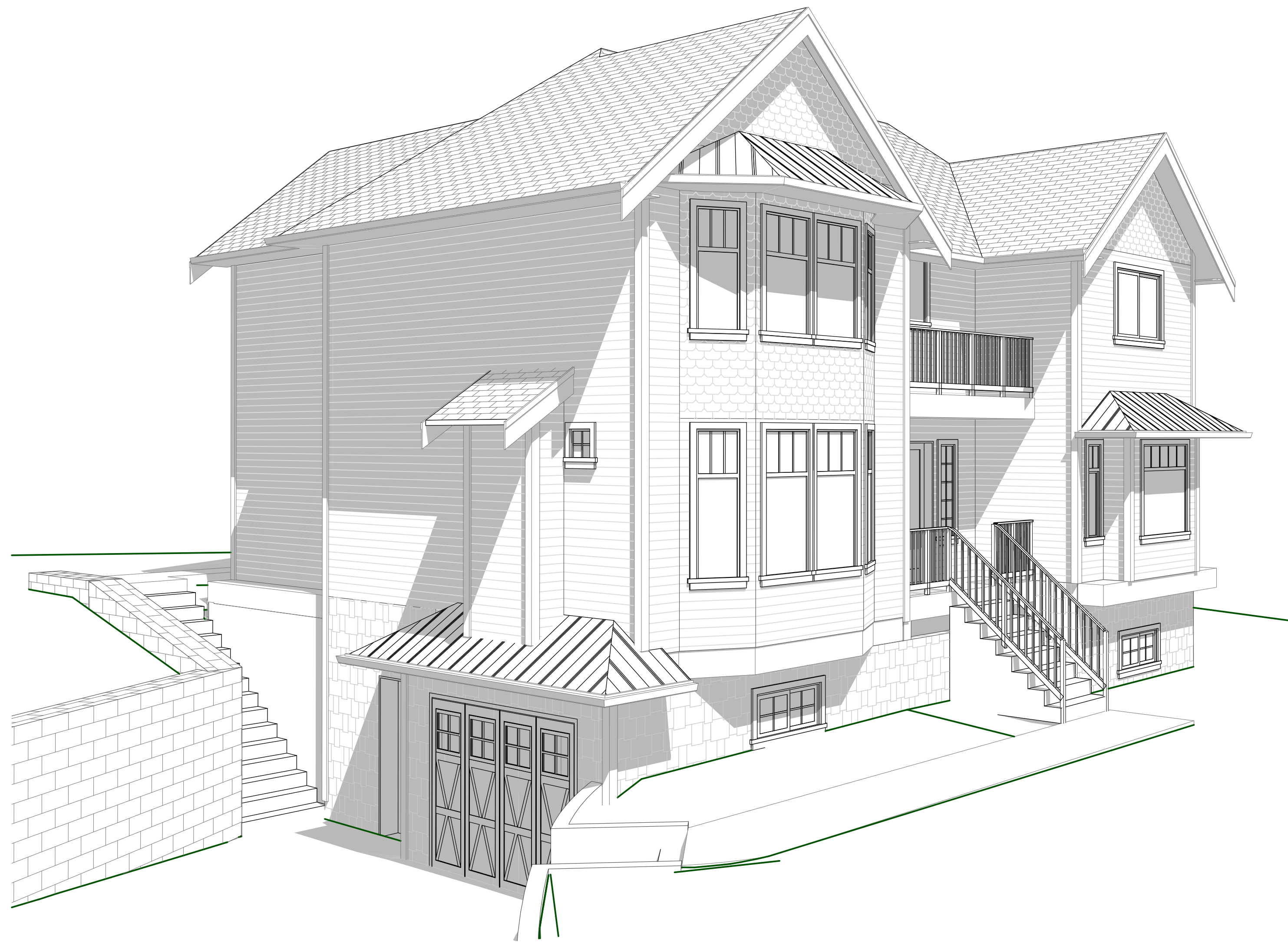


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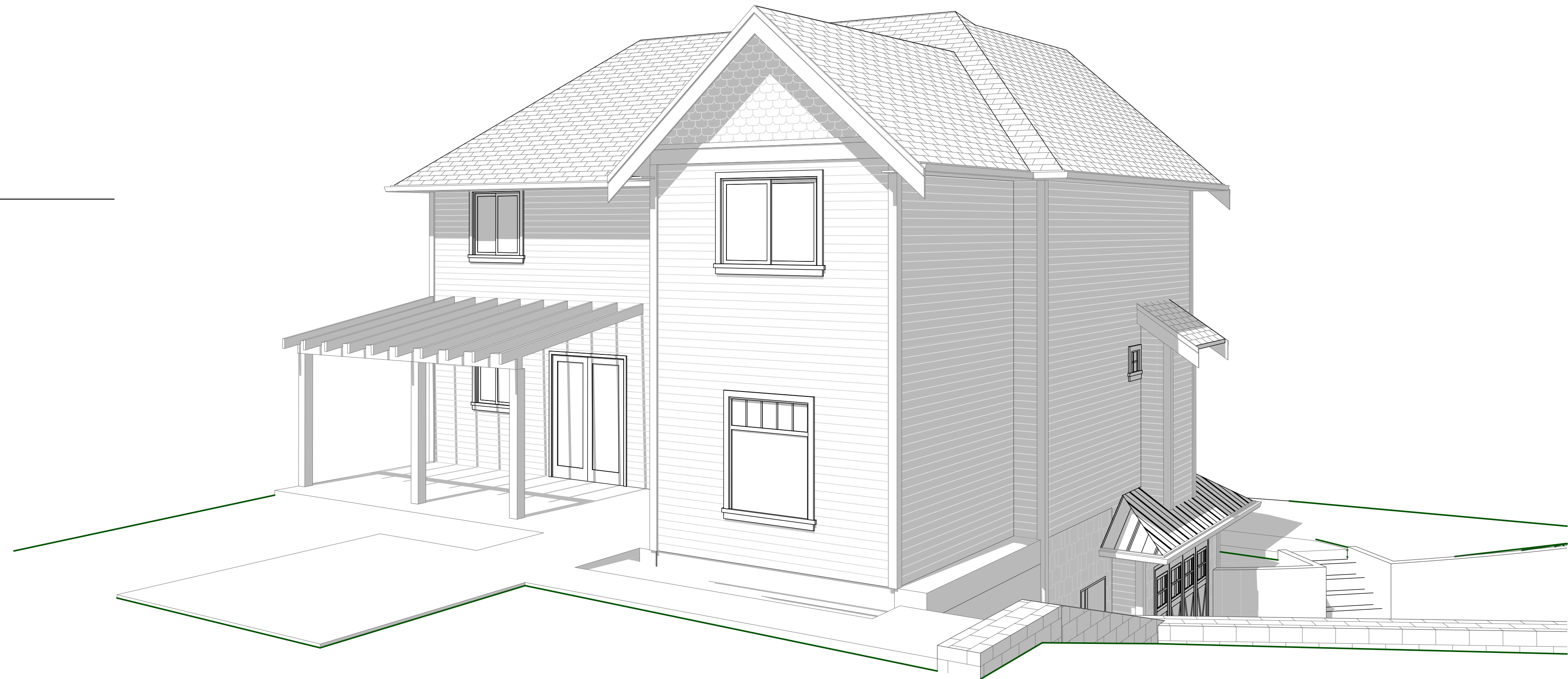
ISSUED:

PERSPECTIVE VIEWS

**A-501**



○ PERSPECTIVE VIEW



○ PERSPECTIVE VIEW