

STREETSCAPE FROM LEIGHTON RD



STREETSCAPE FROM REDFERN RD

PROJECT:

NEW SINGLE FAMILY DWELLING

ADAPT
DESIGN

1630 Sharncliffe Road Victoria BC Canada
250.893.8127
www.adaptbdesign.ca

1638 REDFERN,
VICTORIA, BC

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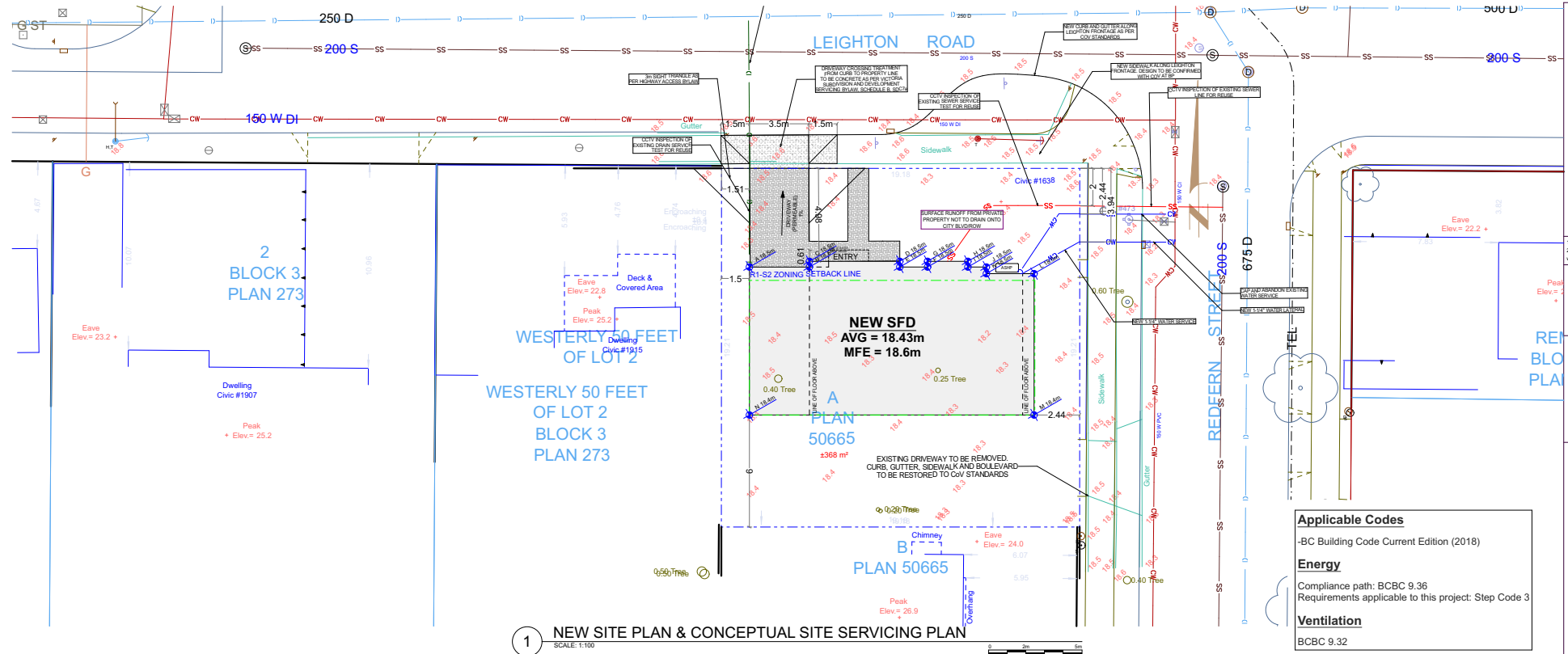
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ISSUED:

COVER SHEET

A-001

Printed: 2023-10-24



Applicable Codes
-BC Building Code Current Edition (2018)
Energy
Compliance path: BCBC 9.36
Requirements applicable to this project: Step Code 3
Ventilation
BCBC 9.32

Property Information

Project Type: NEW S.F.D.
Site Address: 1638 Redfern St, Victoria, BC

Zoning: R1-S2

	Zoning	Proposed
Setbacks:		
North	6.0m	*4.98m
East	2.44m	2.4m
South	6.0m	6.0m
West	1.5m	1.5m
Roof Height	7.5m	7.1m
# of Storeys	2	2

Floor Area:	
Main	97.1 m²
Upper	86.06 m²
Garage	17.2 m²
FA Total	183.16 m²
FSR	0.6

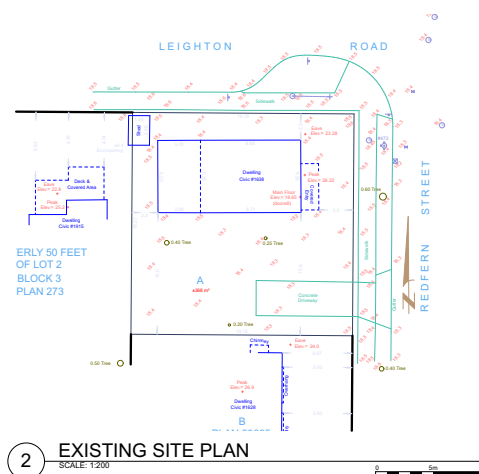
Lot Area:	368m²
Building Footprint:	122m²

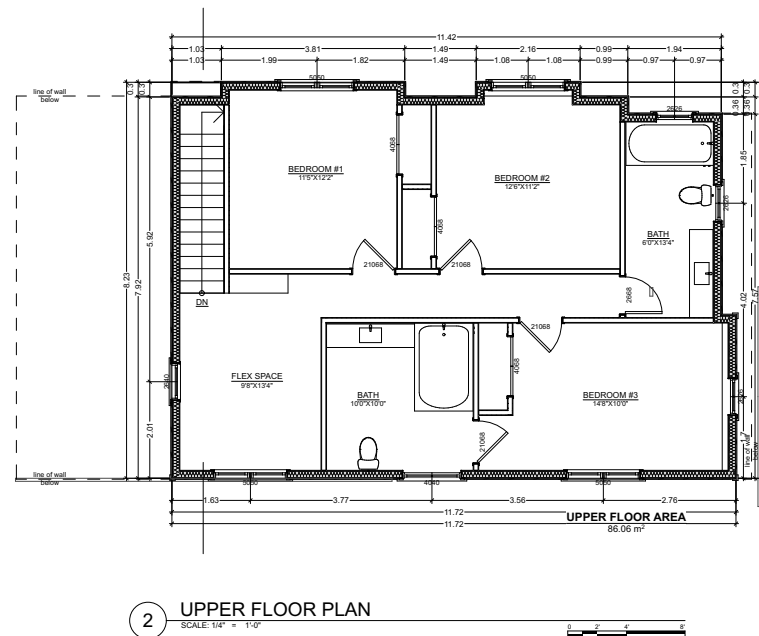
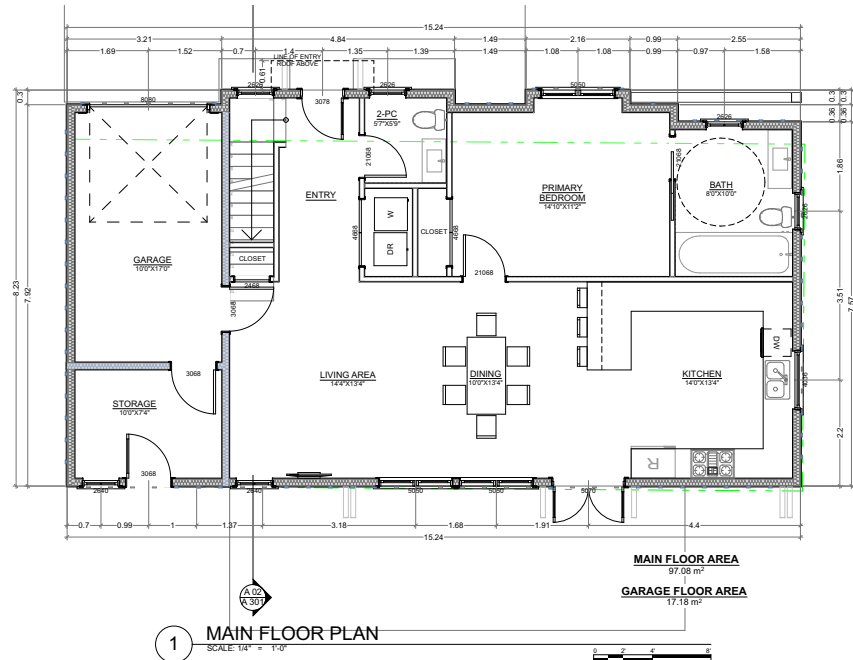
Site Coverage:	40%	31.6%
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*DENOTES VARIANCE REQUIRED

GRADE POINTS (EXISTING & FINISHED)	GRADE POINTS	AVERAGE OF POINTS	DIST. BETWEEN	TOTALS
A = 18.5m	POINTS A&B	((18.5+18.5) / 2)	X 3.2m	= 59.2
B = 18.5m	POINTS B&C	((18.5+18.5) / 2)	X 0.3m	= 5.55
C = 18.5m	POINTS C&D	((18.5+18.5) / 2)	X 4.8m	= 88.8
D = 18.5m	POINTS D&E	((18.5+18.5) / 2)	X 0.3m	= 5.55
E = 18.5m	POINTS E&F	((18.5+18.5) / 2)	X 1.5m	= 27.8
F = 18.5m	POINTS F&G	((18.5+18.5) / 2)	X 0.3m	= 5.55
G = 18.5m	POINTS G&H	((18.5+18.5) / 2)	X 2.2m	= 40.7
H = 18.5m	POINTS H&I	((18.5+18.5) / 2)	X 0.3m	= 5.55
I = 18.5m	POINTS I&J	((18.5+18.5) / 2)	X 1.0m	= 18.5
J = 18.5m	POINTS J&K	((18.5+18.5) / 2)	X 0.36m	= 6.7
K = 18.5m	POINTS K&L	((18.5+18.5) / 2)	X 2.6m	= 48.1
L = 18.4m	POINTS L&M	((18.5+18.4) / 2)	X 7.6m	= 140.2
M = 18.4m	POINTS M&N	((18.4+18.4) / 2)	X 15.2m	= 279.7
N = 18.4m	POINTS N&A	((18.4+18.5) / 2)	X 7.9m	= 145.8
	TOTAL	=	47.6	877.7

GRADE CALCULATION = 877.7 / 47.6 = 18.43m





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 TB 32.3.4 - 9.32.3.5
- FRESH AIR SUPPLY
- PASSIVE AIR INLET



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ISSUED:

MAIN AND UPPER FLOOR PLAN

A-101

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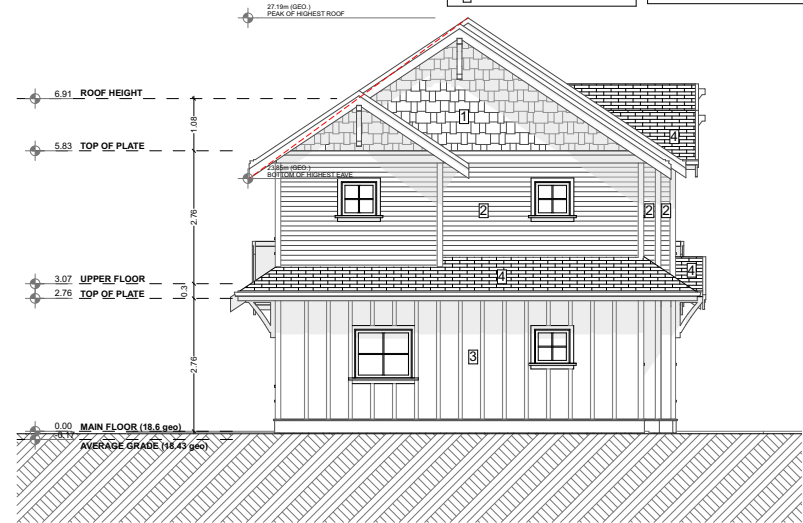
EXTERIOR CLADDING LEGEND	
1	HARDIESHINGLE PAINTED
2	HARDEBOARD SIDING PAINTED
3	HARDEPANEL W/ 9X3 BATTS PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GETTERS	9" CONTINUOUS ALUMINUM PREFABRICATED
SOFFIT	CW 7X7 ALUMINUM COMPOSITE PREFABRICATED
WALL	1/4" 1/4" BRICK (OPTIONAL)
WALL BAND	2X10 COMB FENCED SPT (PAINTED)
WINDOW TRIM	2X10 COMB FENCED SPT (PAINTED)
DOOR TRIM	2X10 COMB FENCED SPT (PAINTED)
CORNER TRIM	2X10 COMB FENCED SPT (PAINTED)
ROOF	2X10 COMB FENCED SPT (PAINTED)
DOOR TRIM	2X10 COMB FENCED SPT (PAINTED)
CORNER TRIM	2X10 COMB FENCED SPT (PAINTED)

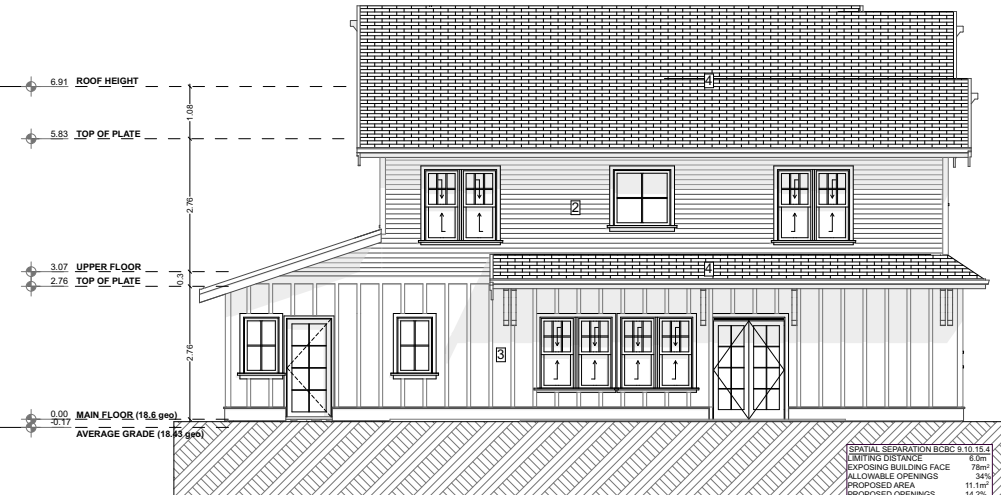
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EXCESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL GLAZING TO OPERATING HEIGHTS. ALL EXTERIOR DOOR AND WINDOW HEADERS ALL COLOURS AS PER OWNER.



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

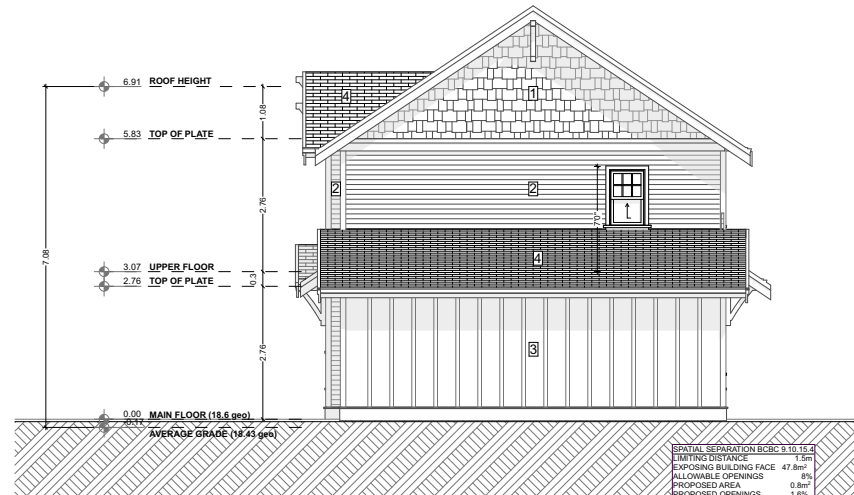


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

SPATIAL SEPARATION REQUIREMENTS TO 15.4	
LIMITING DISTANCE	0.0m
EXPOSING BUILDING FACE	78m
ALLOWABLE OPENINGS	34%
PROPOSED AREA	11.1m²
PROPOSED OPENINGS	14.2%



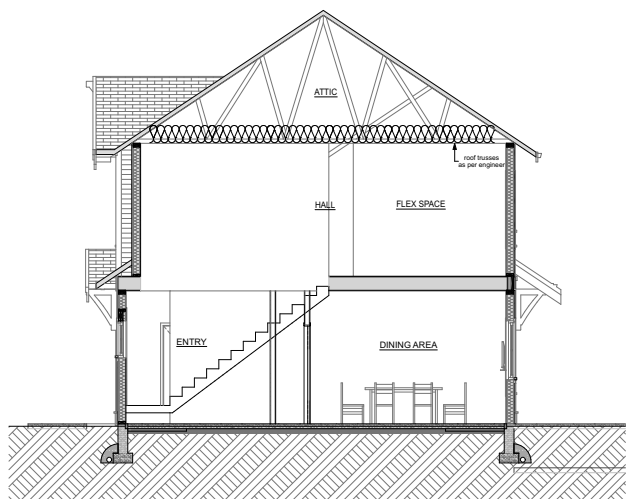
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION REQUIREMENTS TO 15.4	
LIMITING DISTANCE	1.5m
EXPOSING BUILDING FACE	47.8m²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	0.8m²
PROPOSED OPENINGS	0.6%

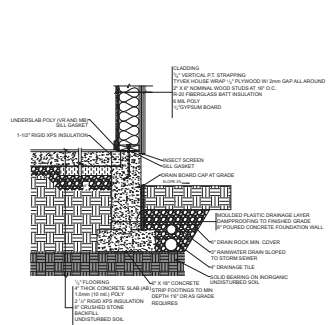
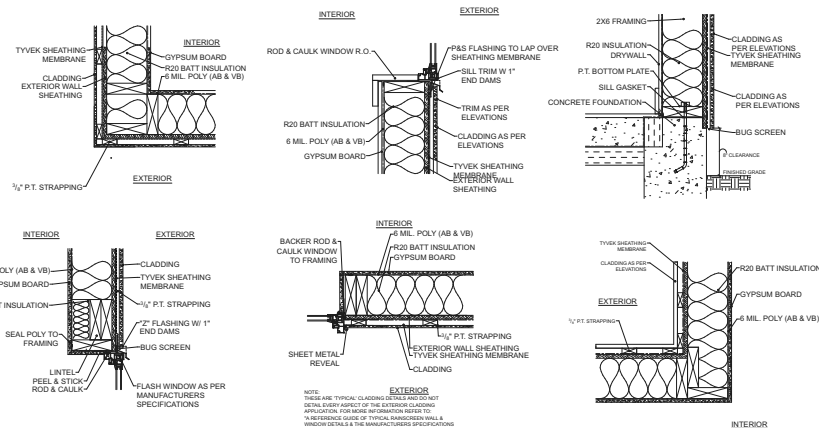
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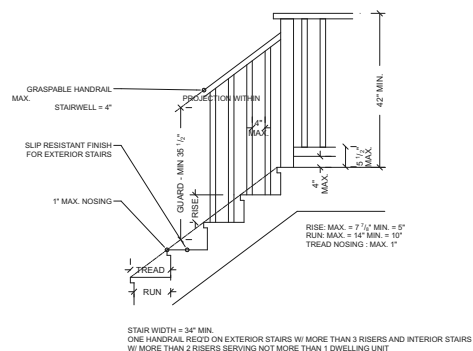
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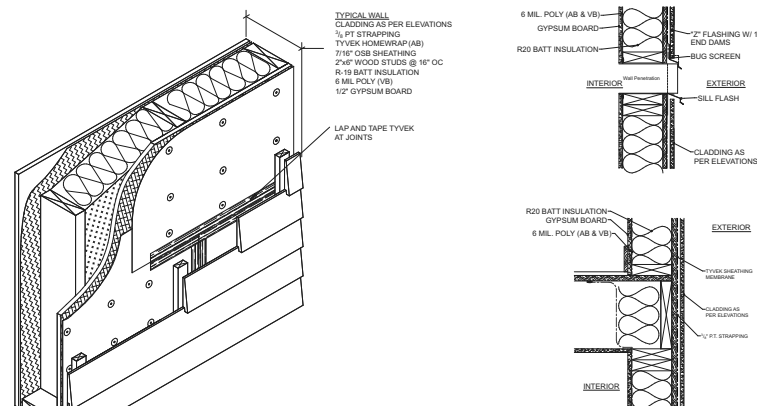
2 CROSS SECTION
SCALE: 1/4" = 1'-0"



SLAB ON GRADE

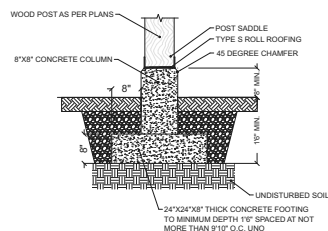


TYPICAL STAIRS

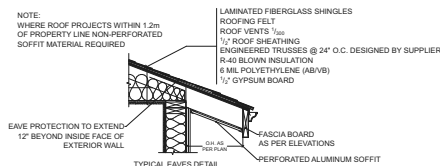


TYPICAL WALL ISOMETRIC

CLADDING DETAILS



COLUMN FOOTING



ROOF EAVE

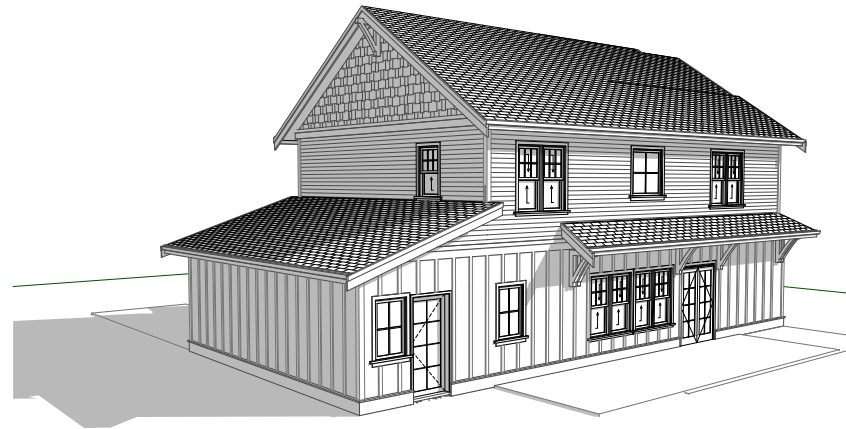
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DETAILS SECTION



FRONT PERSPECTIVE



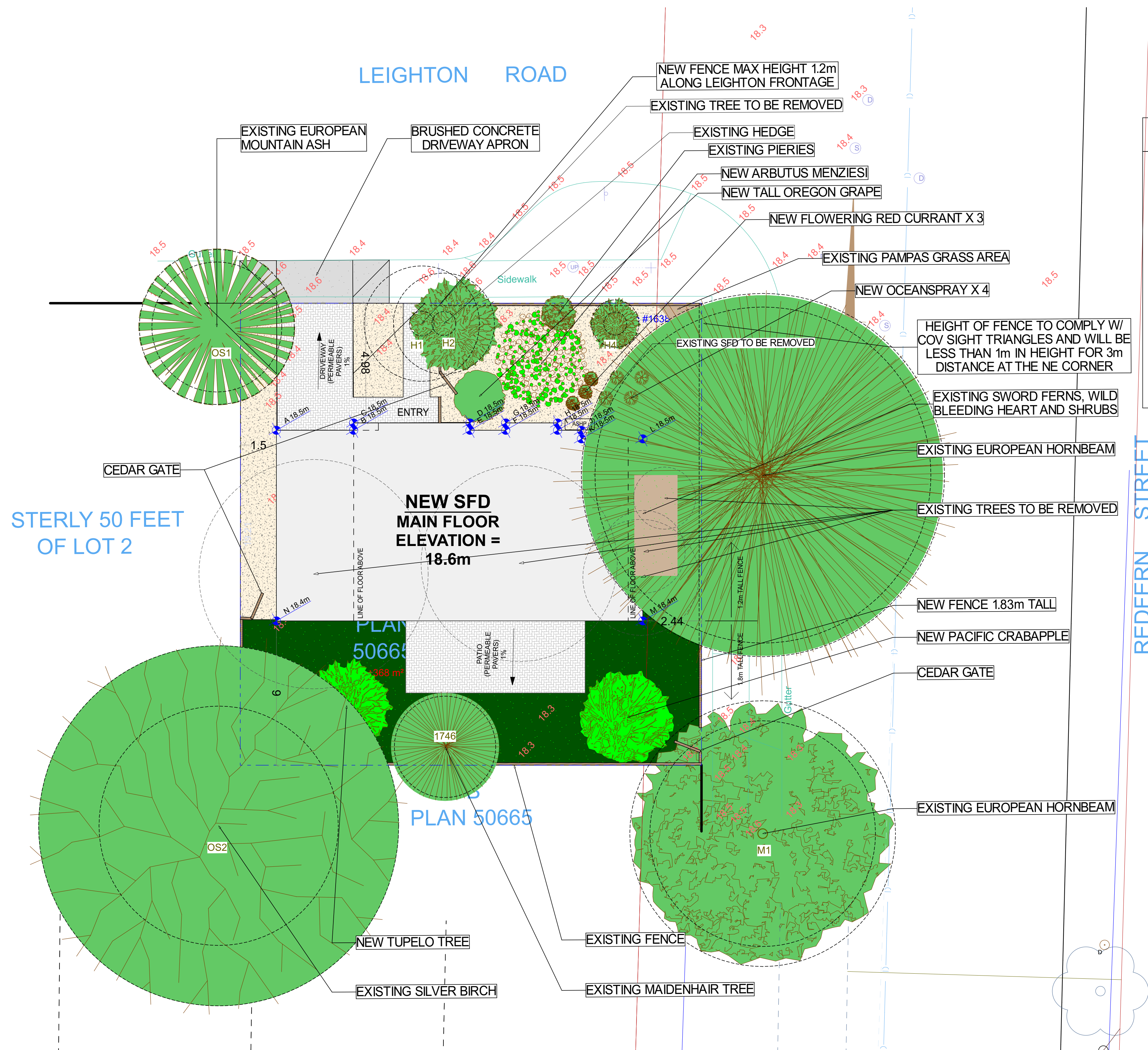
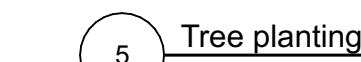
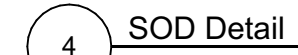
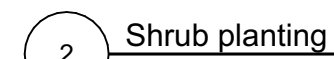
REAR PERSPECTIVE



FRONT PERSPECTIVE

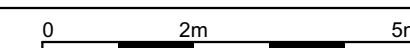


REAR PERSPECTIVE



1 SITE PLAN

SCALE: 1:100



NOTES

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



**1638 REDFERN,
VICTORIA, BC**

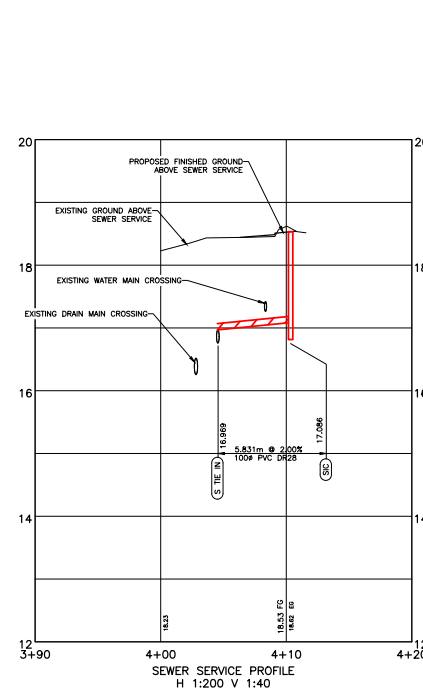
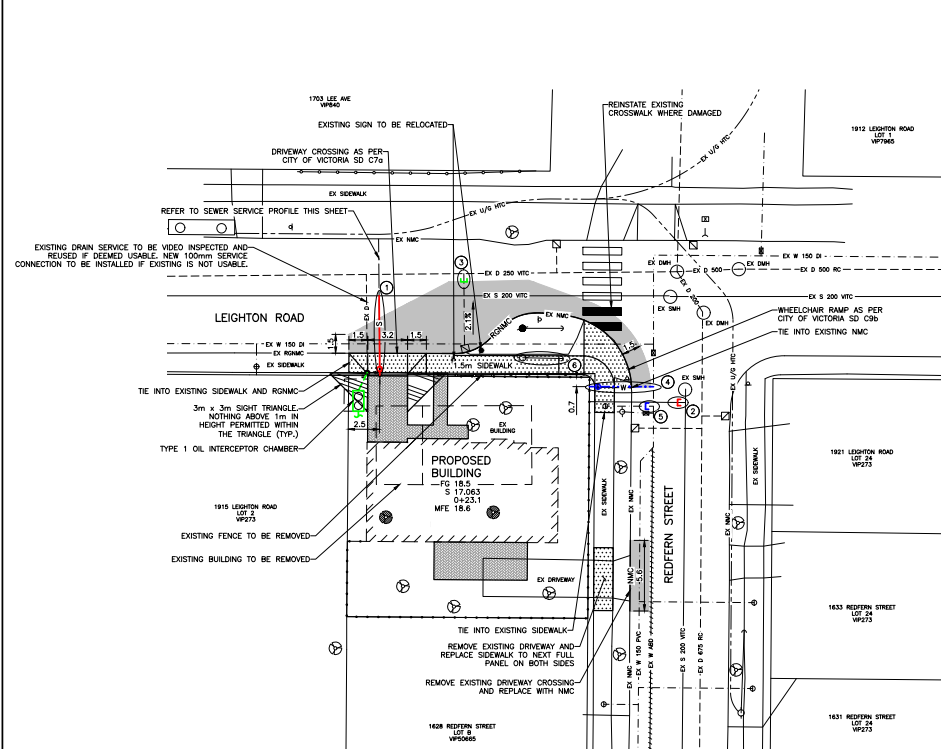
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ISSUED:

LANDSCAPING PLAN

A-003



- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCO, LATEST EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - EXPLORE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATIONS.
 - BED ALL PIPE USING CLASS 'B' BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SURFACE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN REVIEWED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG LEIGHTON ROAD AND REDFERN STREET DURING CONSTRUCTION.
 - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

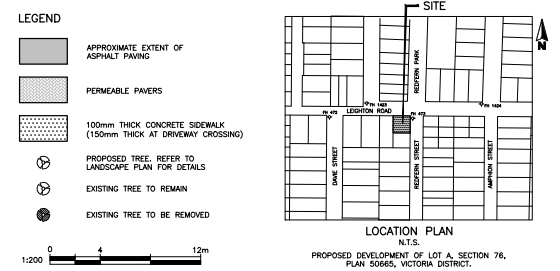
- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100% PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 200% PVC DR35 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
 - SEWER AND DRAIN MANHOLES SHALL BE 100% BARRELS UNLESS OTHERWISE SPECIFIED.
 - THE CITY OF VICTORIA SHALL INSTALL THE SEWER CONNECTION TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - THE CITY OF VICTORIA SHALL CAP AND ABANDON THE EXISTING SEWER SERVICE AT THE DEVELOPER'S EXPENSE.
 - EXISTING DRAIN SERVICE TO BE VIDEO INSPECTED AND REUSED IF DEEMED USABLE. NEW 100mm SERVICE CONNECTION TO BE INSTALLED IF EXISTING IS NOT USABLE.
 - CONTRACTOR TO DYE TEST THE EXISTING HOUSE TO DETERMINE THE DRAIN OUTLET LOCATION AT THE BOULEVARD.
 - THE CITY OF VICTORIA SHALL CAP EXISTING CATCH BASIN LEAD AT THE DEVELOPER'S EXPENSE.
 - CONNECT ALL UNENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
 - VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.


- WATER**
- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 300mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS GREATER THAN 300mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
 - ALL PIPE FITTINGS 200mm OR GREATER SHALL BE MECHANICAL JOINTS COMPLETE WITH RESTRAINTS, RATED FOR 235 PSI FOR 200mm DIAMETER AND SMALLER PIPE, AND 350 PSI FOR 300mm DIAMETER AND LARGER PIPE. RESTRAINT PIPE AT FIRST CONNECTION.
 - INSTALL 19mm SERVICE CONNECTIONS COMPLETE WITH DOUBLE STRAP, STAINLESS STEEL SERVICE SADDLES TO THE DEVELOPER'S EXPENSE. FINAL LOCATION OF THE SERVICE SADDLES TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
 - CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
 - CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO DRAINAGE COURSE.
 - THE CITY OF VICTORIA FORCES SHALL INSTALL THE 32% WATER SERVICE AND METER AT THE DEVELOPER'S EXPENSE.
 - WATER SERVICES SHALL BE 32% MUNICIFLEX TO THE PROPERTY LINE. WATER SERVICE SIZING WITHIN THE LOT SHALL BE DETERMINED BY THE PLUMBER AT THE TIME OF HOUSE CONSTRUCTION.
 - THE CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICE AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.

- ROAD**
- CONSTRUCT ALL ROADWAYS AND C&G DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 - CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

- PARKS**
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
 - PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
 - HAND DO WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
 - OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
 - THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
 - THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
 - THE ARBORIST TO DETERMINE SENSITIVE ROOT ZONES AREAS AND BE ON SITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
 - ENVIRONMENTAL PROTECTION AND EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PRIOR TO, AND THROUGHOUT CONSTRUCTION ON SITE AND OFF SITE. THESE MEASURES MAY INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, VEGETATION PROTECTION FENCING, SILT FENCING, SEDIMENT CONTROL PONDS AND INTERCEPT SWALES, CATCH BASIN SOCKS AND MOUNDLES, ETC.
 - PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW BY THE DISTRICT PRIOR TO CONSTRUCTION.

- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 AND "DIG SHAW" AT DISHWAKA A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - LOT TO BE SERVICED UNDERGROUND.
 - BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 - BC HYDRO SHALL RELOCATE THE EXISTING POLE AND ANCHOR AT THE DEVELOPER'S EXPENSE.
 - IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS	LEGEND										SEAL	REVISIONS				DESIGNED KS	 <div>WESTBROOK Consulting Ltd.</div> <div>#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3</div> <div>Telephone: 250-391-8592 Facsimile: 250-391-8593</div>	PROJECT	1638 REDFERN STREET			WESTBROOK PROJECT No. 3927		
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																DATE SEPT 2023		SHEET 1 OF 1						
																B.M.		REV.						
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