


Issued		
COVER SHEET & GENERAL INFO		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPING PLAN	<input type="checkbox"/>
PLANS		
A-101	MAIN AND UPPER FLOOR PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
DETAILS		
A-301	DETAILS SECTION	<input type="checkbox"/>
A-401	PERSPECTIVE VIEWS	<input type="checkbox"/>



CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 6, 2023



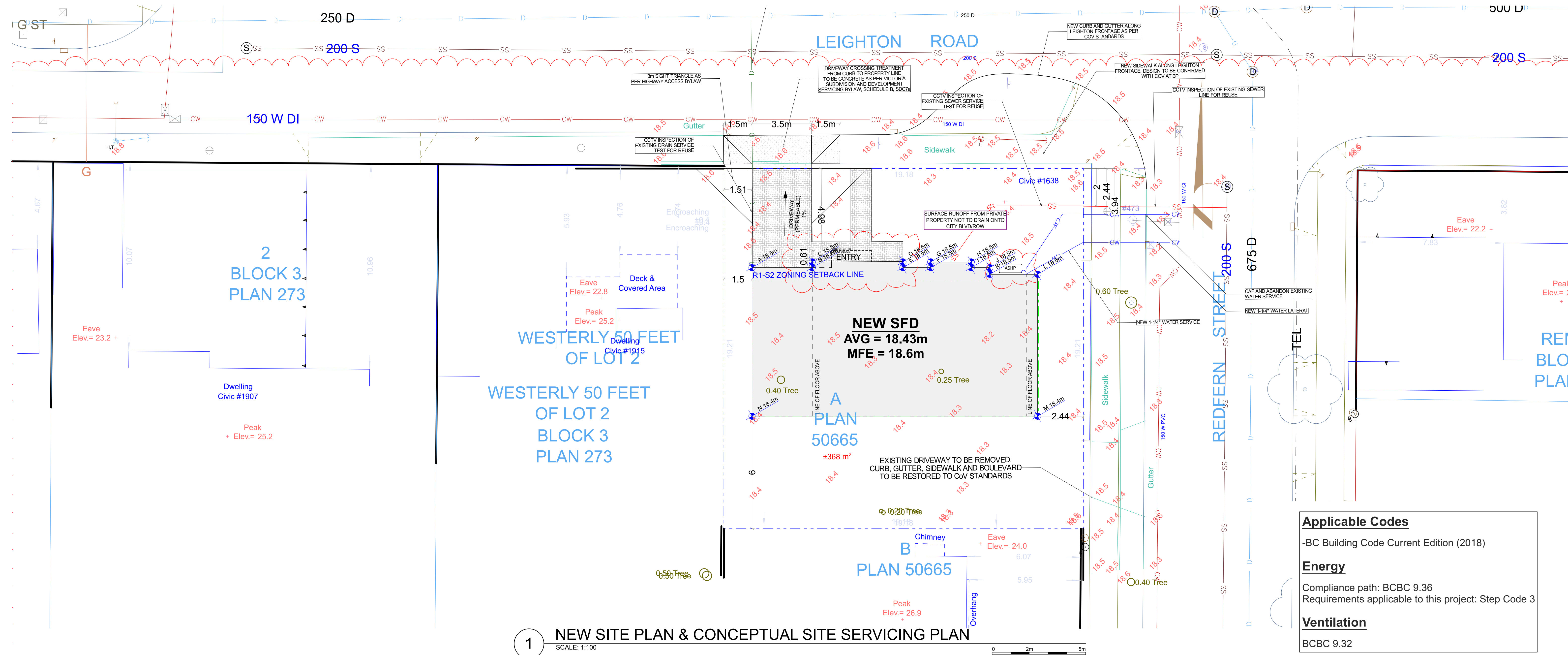
- STREETScape FROM LEIGHTON RD



- STREETScape FROM REDFERN RD

PROJECT:

NEW SINGLE FAMILY DWELLING



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 m ²
Upper		85.1 m ²
Garage		17.2 m ²
FA Total	190 m ²	182.2 m ²
FSR	0.6	0.5

Lot Area:		368m ²
Building Footprint:		122m ²

Site Coverage:	40%	31.6%
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*DENOTES VARIANCE REQUIRED

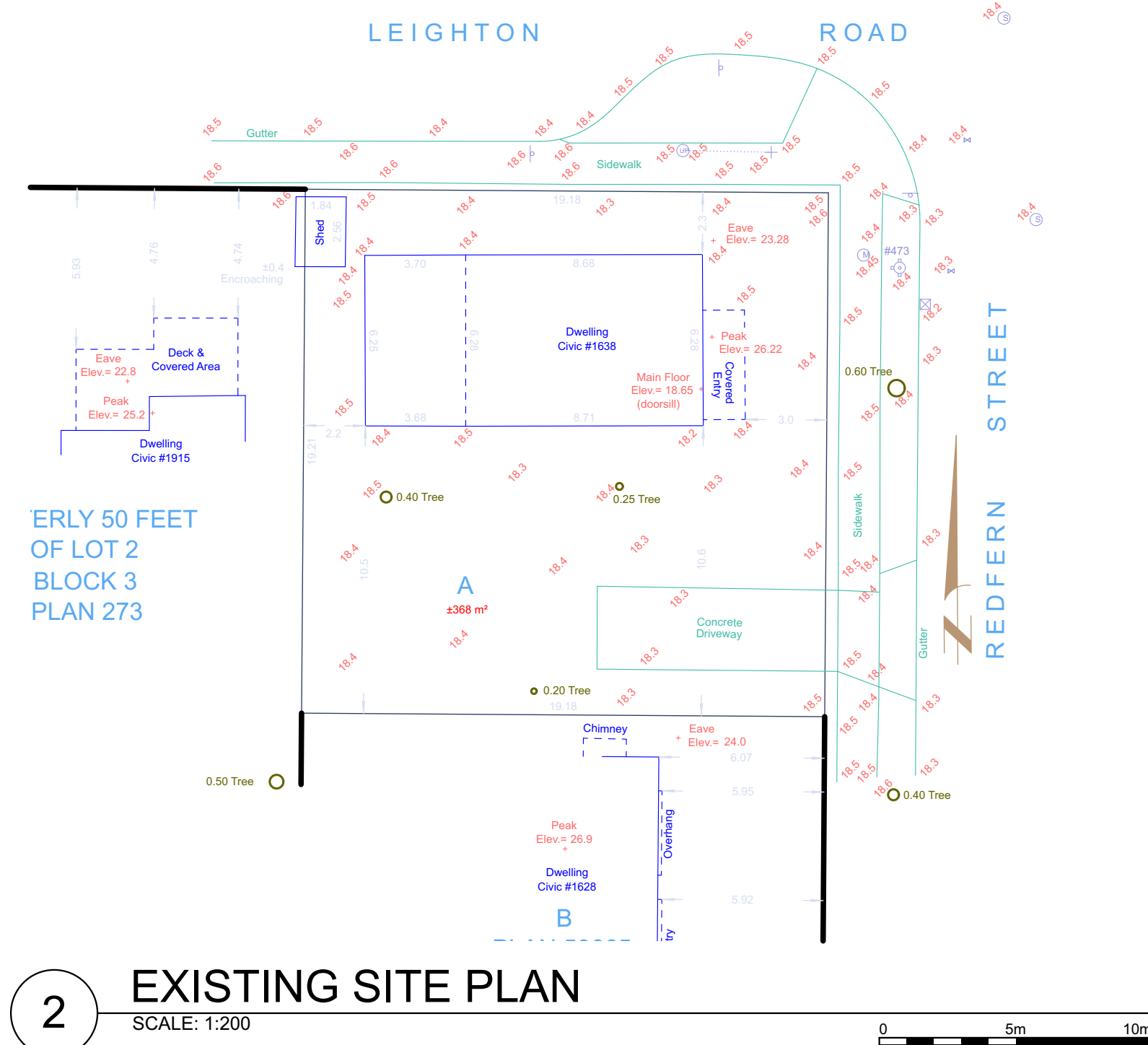
ISSUED FOR DVP

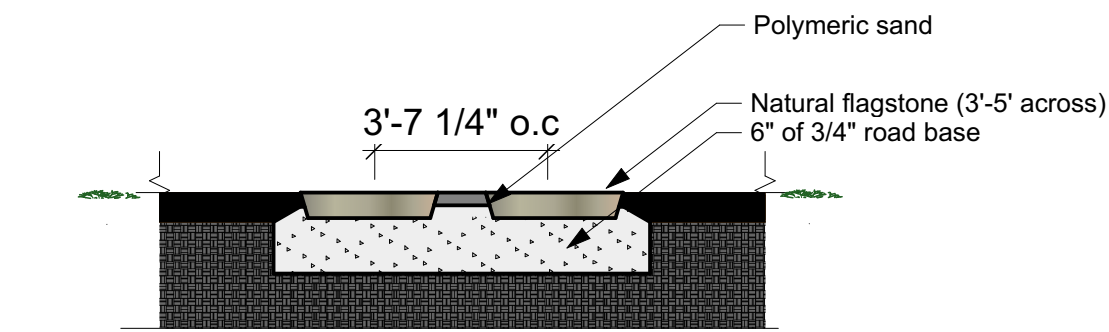
ISSUED:

SITE PLAN

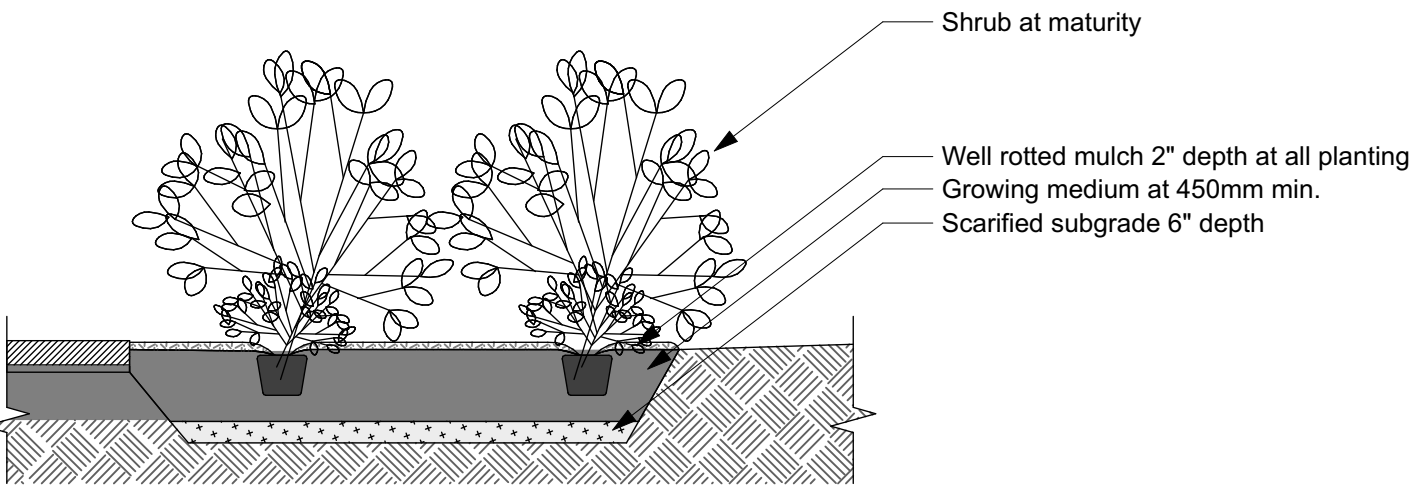
A-002

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 = 18.5m	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				

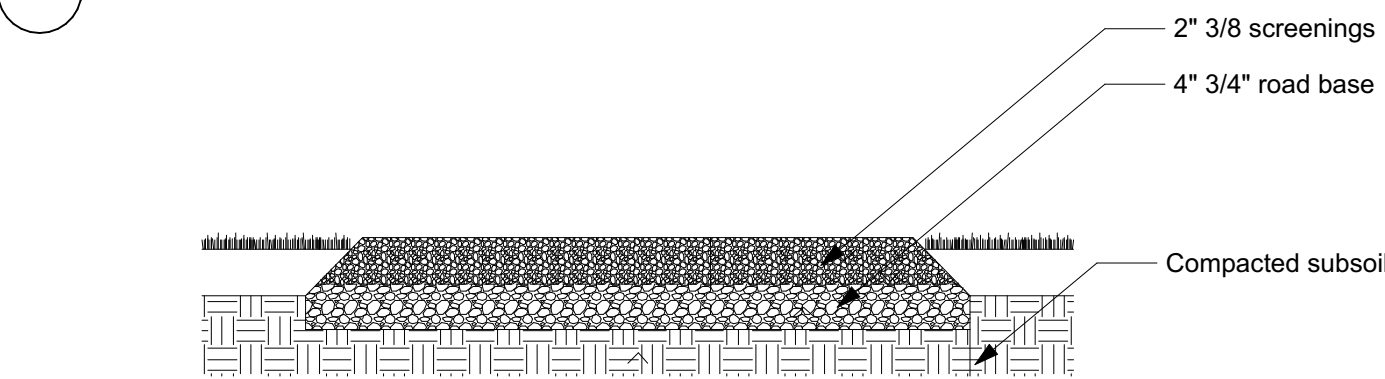




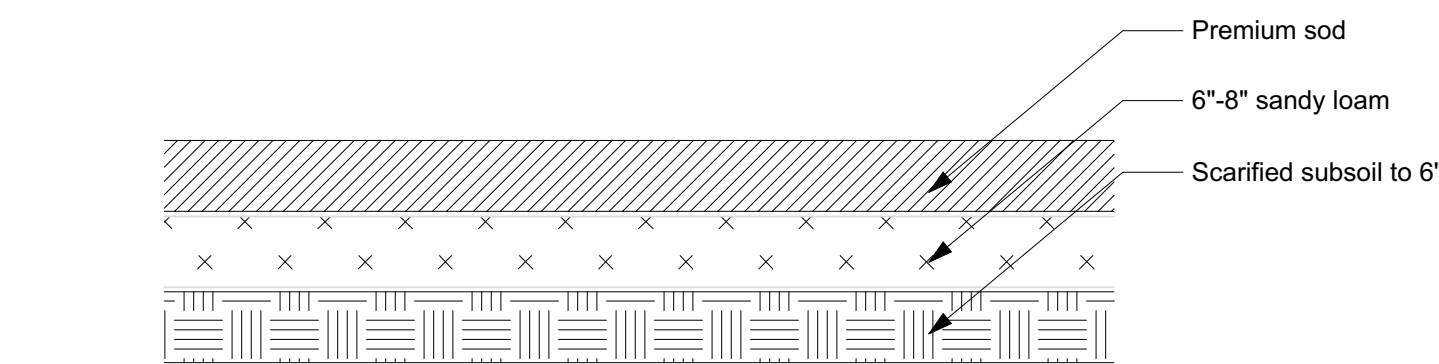
1 Stepping stones



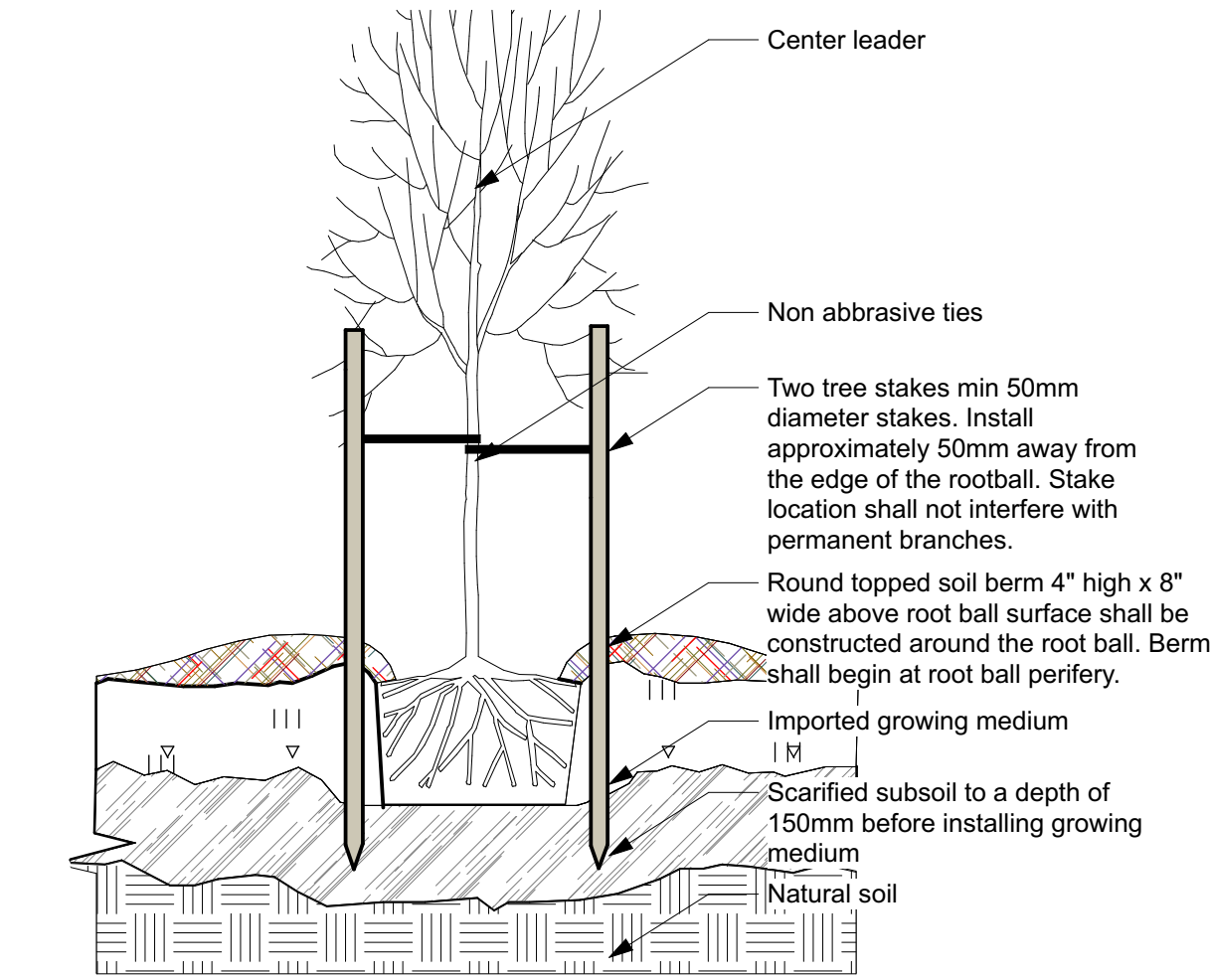
2 Shrub planting



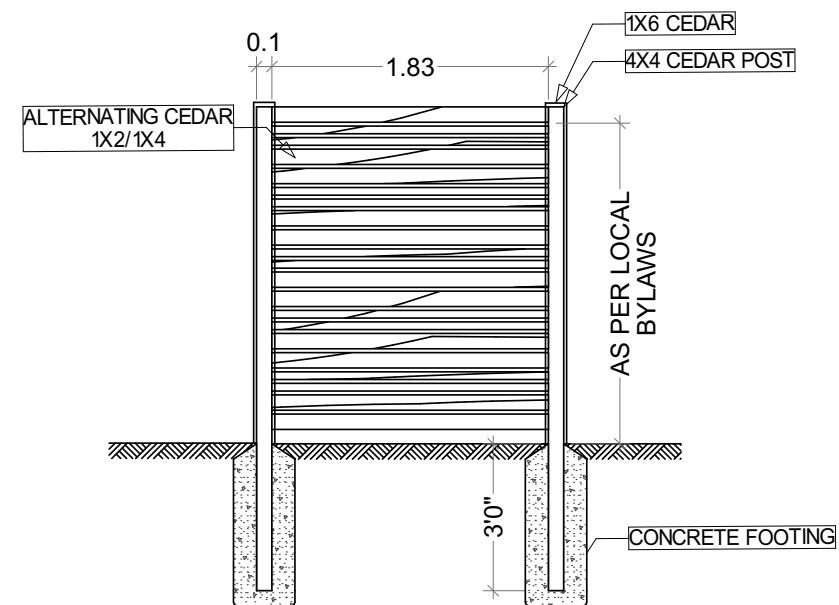
3 Aggregate paving



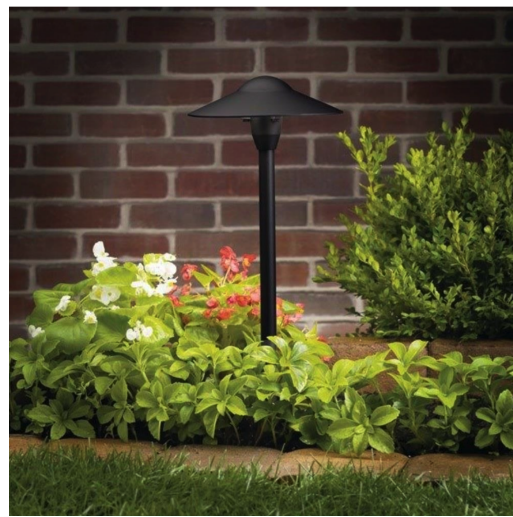
4 SOD Detail



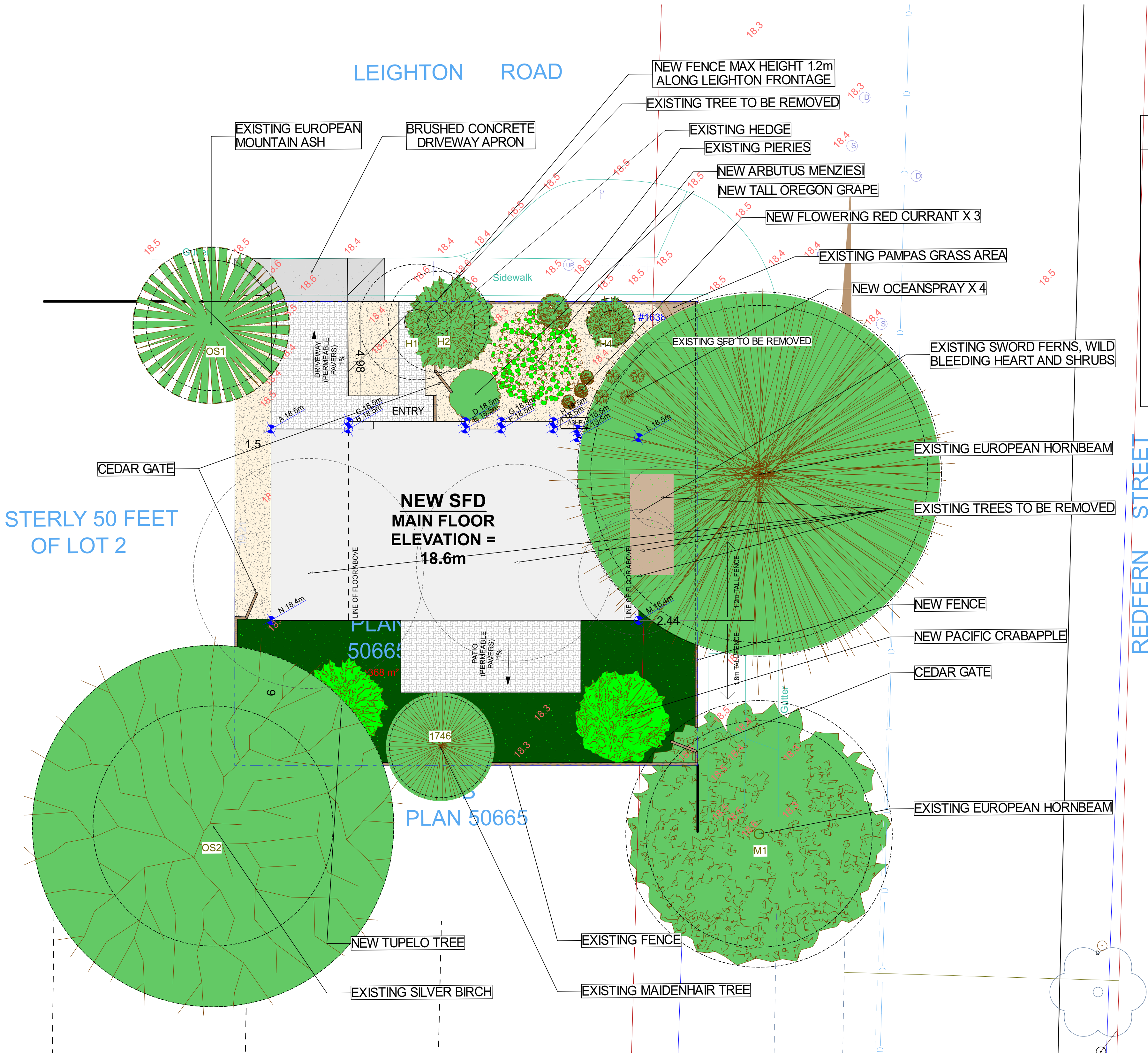
5 Tree planting



6 fence detail



7 Downcast landscape lighting



1 SITE PLAN
SCALE: 1:100

SURFACES LEGEND	
	GRASS PERENNIAL RYE
	GRAVEL MULCH
	EXISTING GARDEN BED SOIL + COMPOST W/ MULCH TOPPING
	NEW DRIVEWAY ASPHALT BRUSHED CONCRETE
	PERMEABLE PAVERS CHARCOAL

REDFERN STREET

NOTES

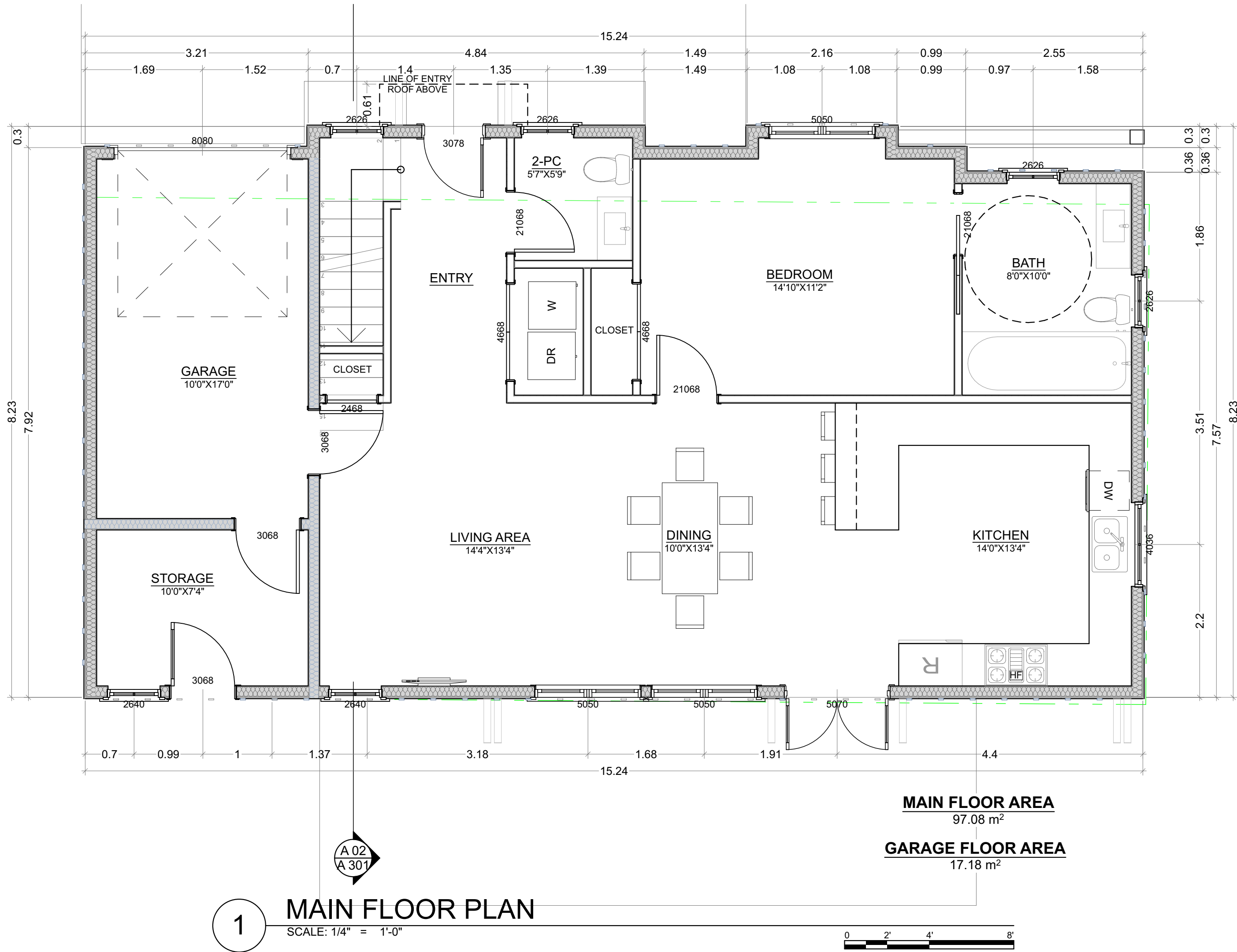
Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

All landscaping on municipal property to conform to municipal standards

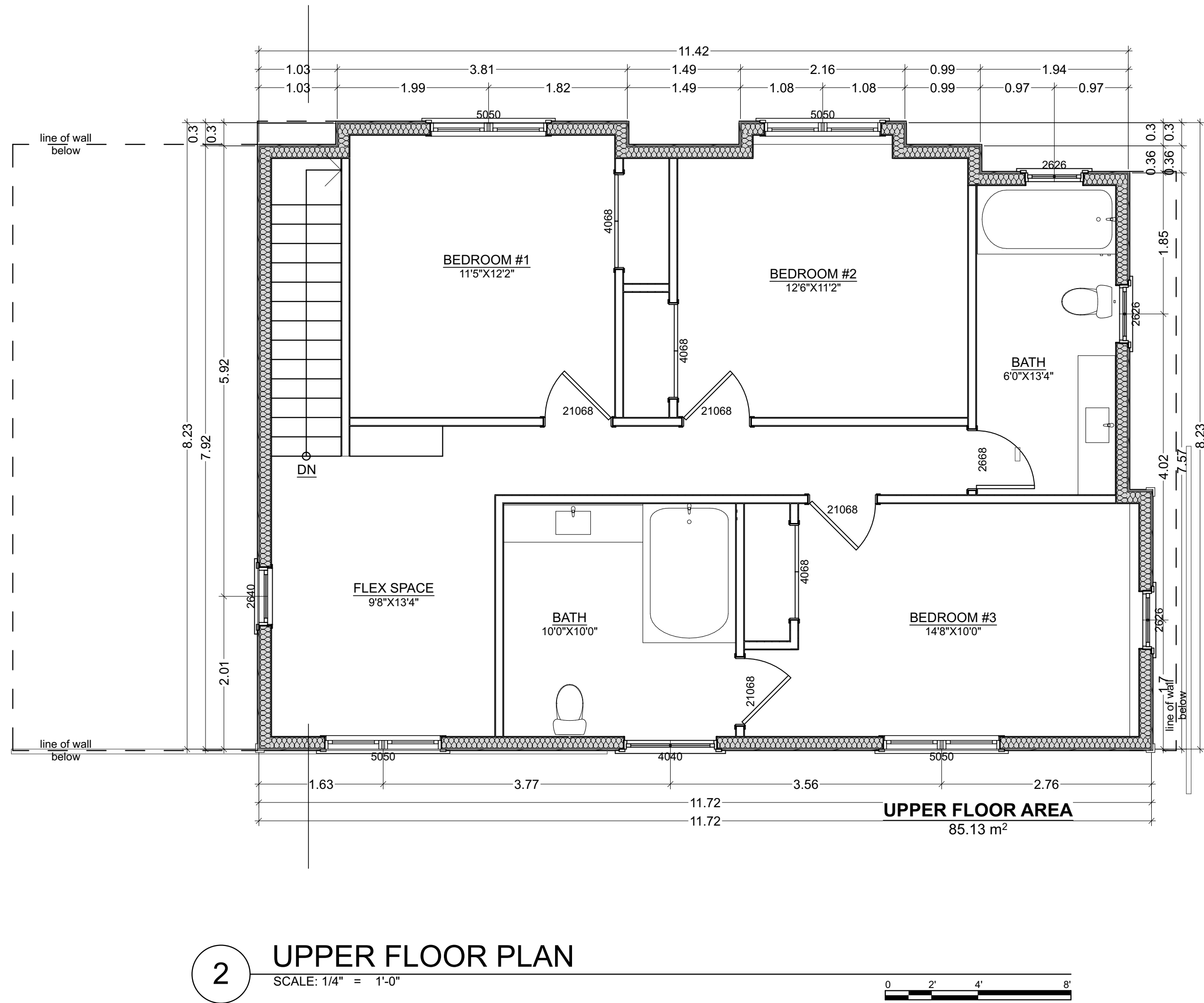
All fencing to conform to municipal bylaws

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



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



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

PLAN LEGEND

2X4 PARTITION WALL

2X6 PARTITION WALL

2X6 GARAGE WALL

2X6 EXTERIOR WALL

FOUNDATION WALL

FOUNDATION AND FROST WALL

⊗

COLUMN

▬▬▬▬▬▬

BEAM

⊗_{FD}

FLOOR DRAIN

XX

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

F

FRESH AIR SUPPLY

P

PASSIVE AIR INLET

ADAPT
DESIGN

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www.adaptdesign.ca

1638 REDFERN,
VICTORIA, BC

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The General Contractor is responsible for
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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 DVP

ISSUED:

MAIN AND UPPER
FLOOR PLAN

A-101

Printed: 2023-02-01

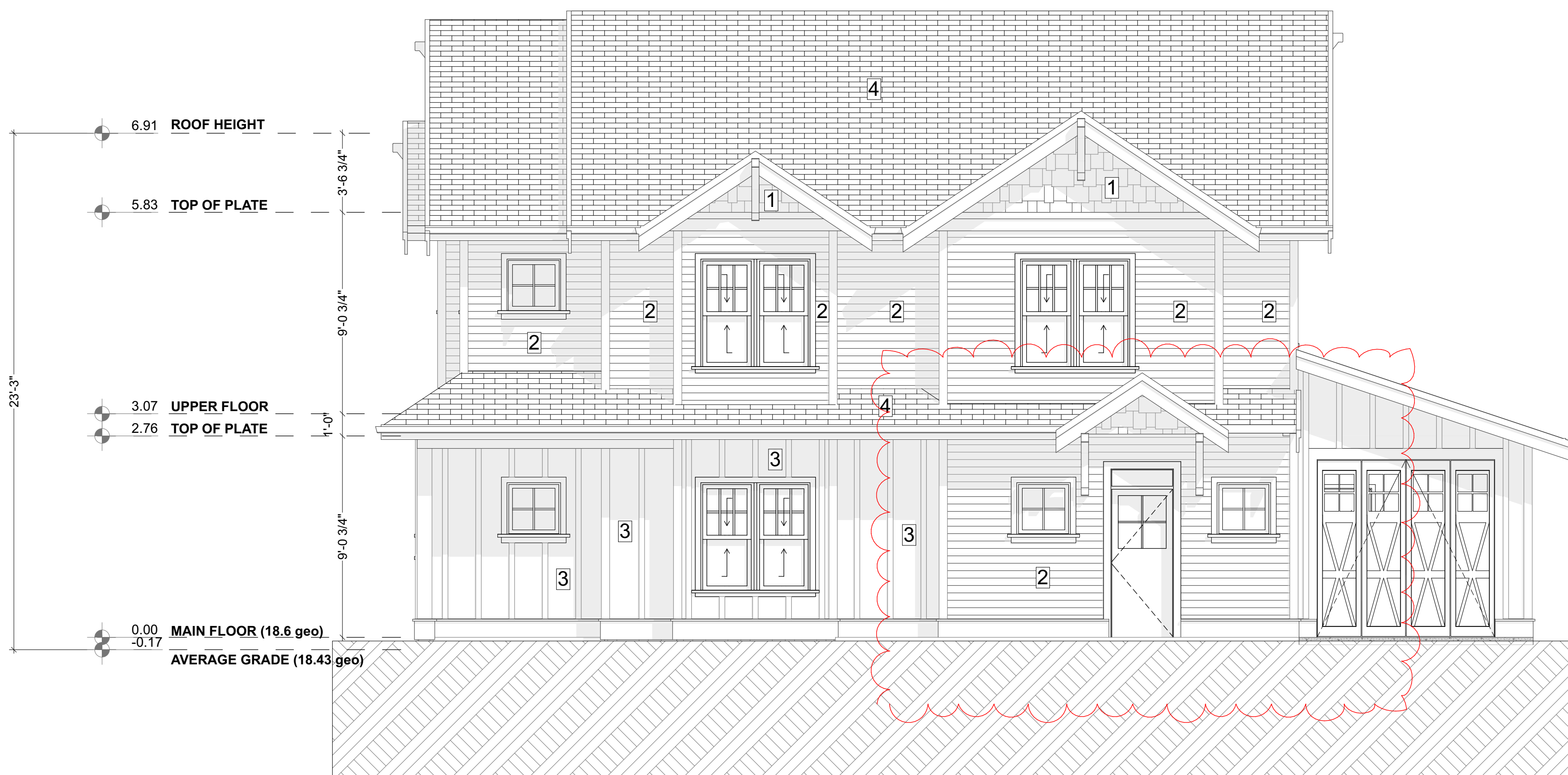
EXTERIOR CLADDING LEGEND

- 1 HARDIESHINGLE
PAINTED
- 2 HARDBOARD SIDING
PAINTED
- 3 HARDBOARD W/ 1X3 BATTS
PAINTED
- 4 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

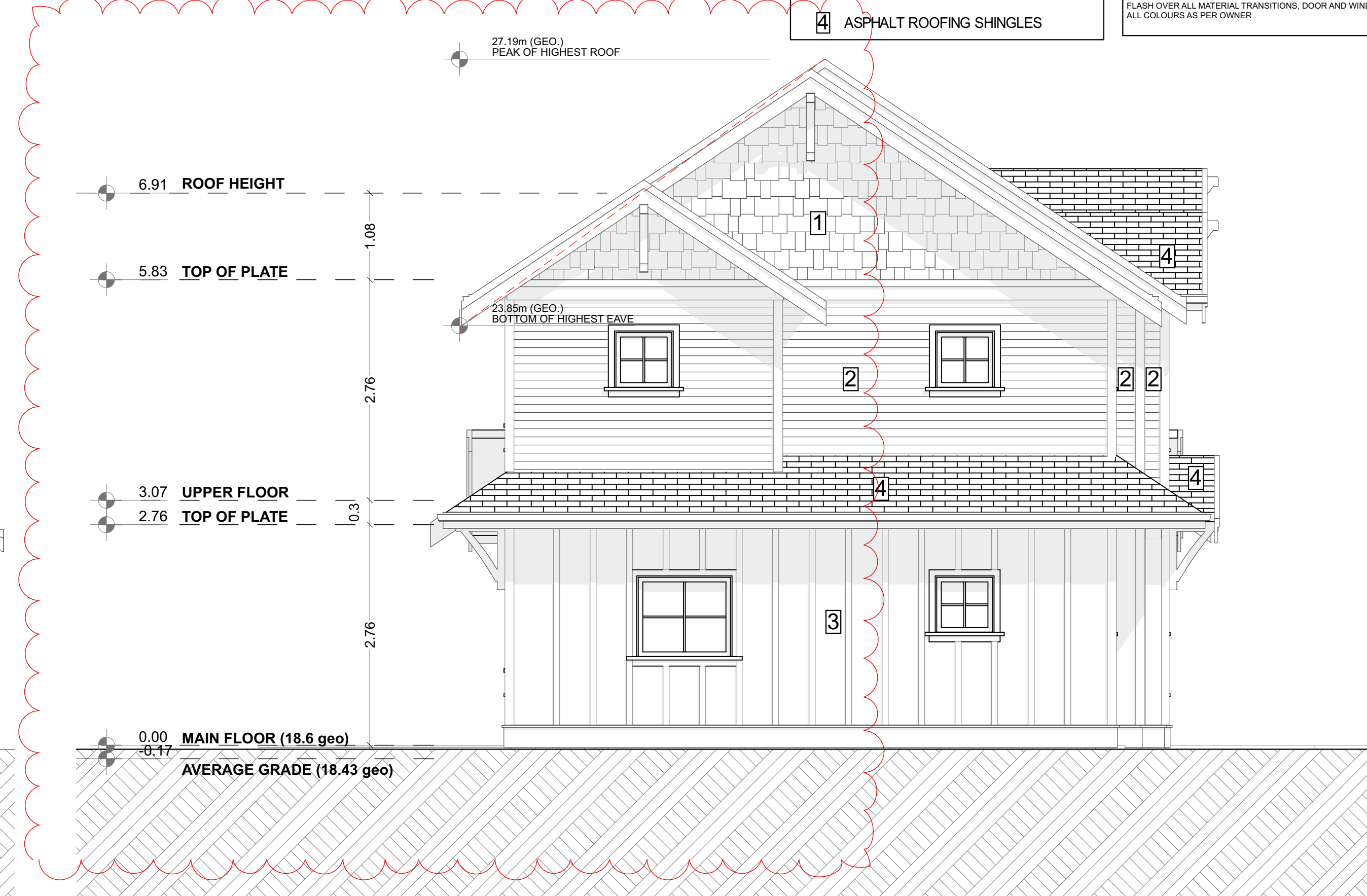
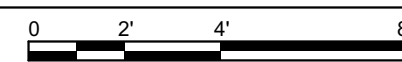
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW 4"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	1X4 H&M COX (STAINED)
BELLY BAND	2X12 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X10 COMB FACED SPF (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF TOP/SIDES CW 2X4 SLOPED
CORNER TRIM	S&L 2X4 SUBSILL (PAINTED)
	2X4 COMB FACED SPF (PAINTED)
	1X3 COMB FACED SPF (PAINTED)

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



1 NORTH ELEVATION

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



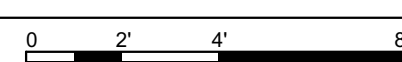
2 EAST ELEVATION

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

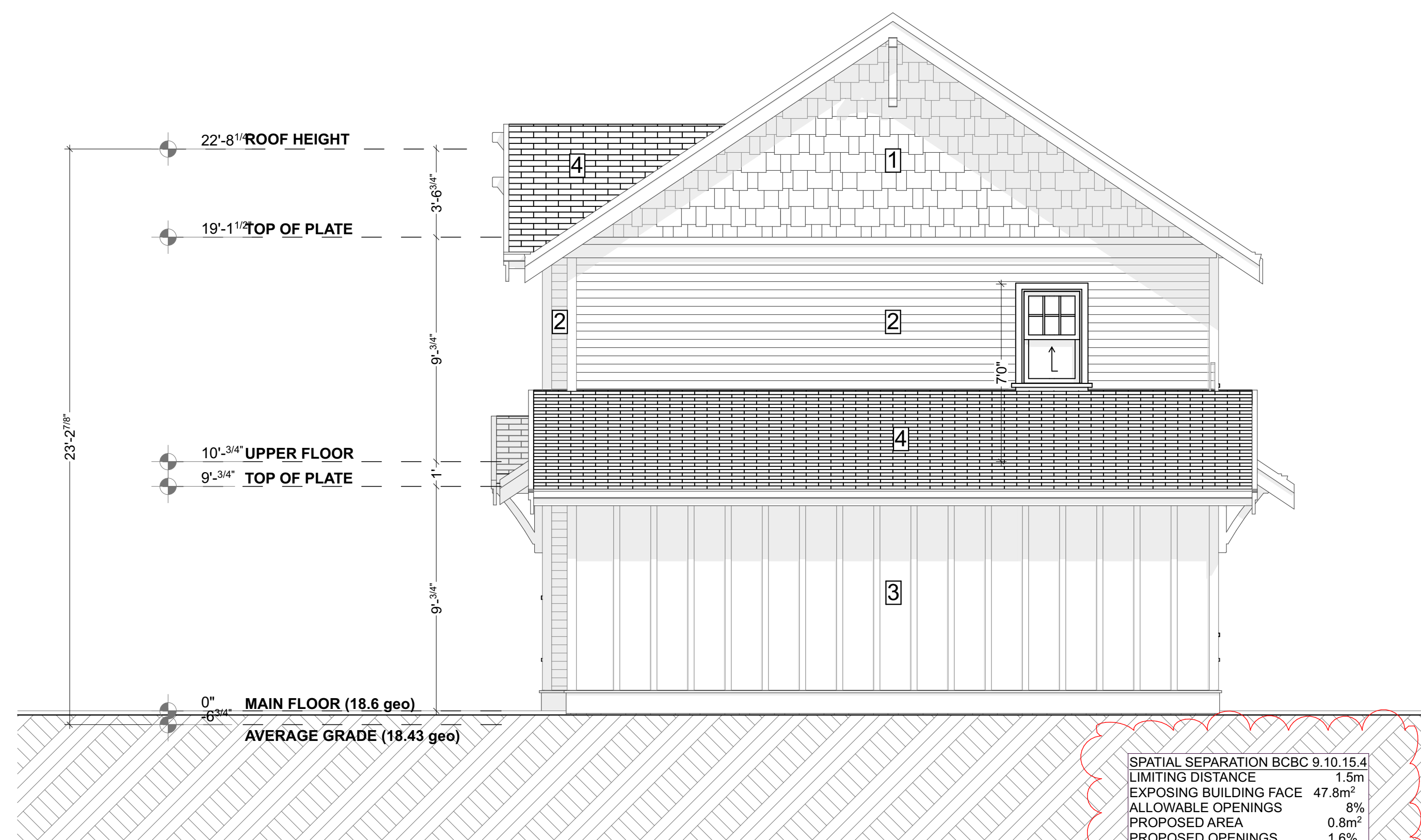


3 SOUTH ELEVATION

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

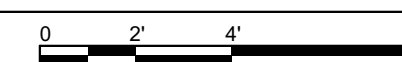


SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	6.0m
EXPOSING BUILDING FACE	78m²
ALLOWABLE OPENINGS	34%
PROPOSED AREA	11.1m²
PROPOSED OPENINGS	14.2%



4 WEST ELEVATION

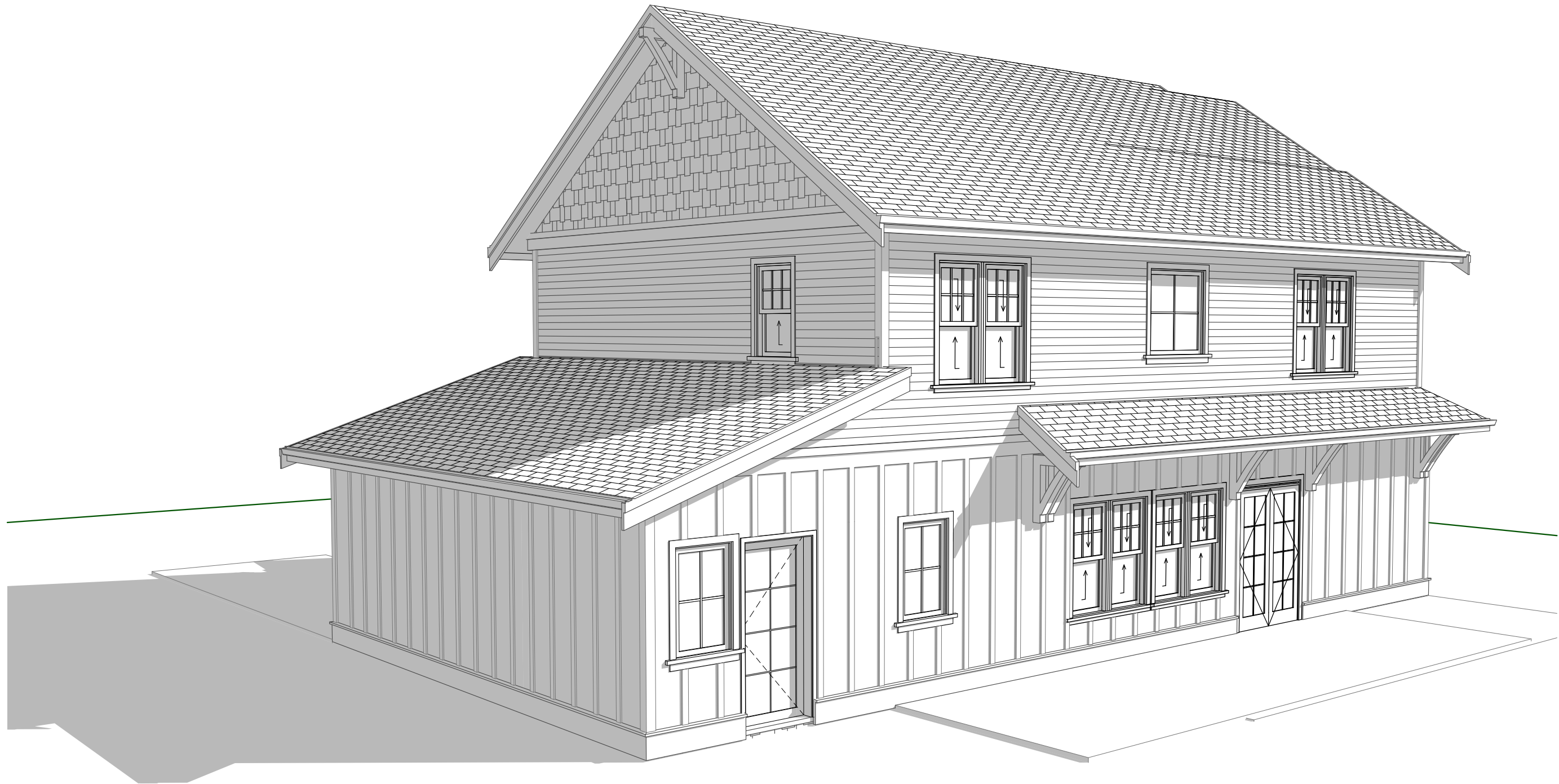
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.5m
EXPOSING BUILDING FACE	47.8m²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	0.8m²
PROPOSED OPENINGS	1.6%



FRONT PERSPECTIVE



REAR PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE