

Issued

COVER SHEET & GENERAL INFO		
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A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPING PLAN	<input type="checkbox"/>
PLANS		
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STREETSCAPE FROM LEIGHTON RD



STREETSCAPE FROM REDFERN RD

PROJECT:
NEW SINGLE FAMILY DWELLING

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

Upper

Garage

FA Total

FSR

190 m²

0.6

97.1 m²

85.1 m²

17.2 m²

182.2 m²

0.5

Lot Area:

Building Footprint:

Site Coverage:

40%

31.6%

*DENOTES VARIANCE REQUIRED

Applicable Codes

-BC Building Code Current Edition (2018)

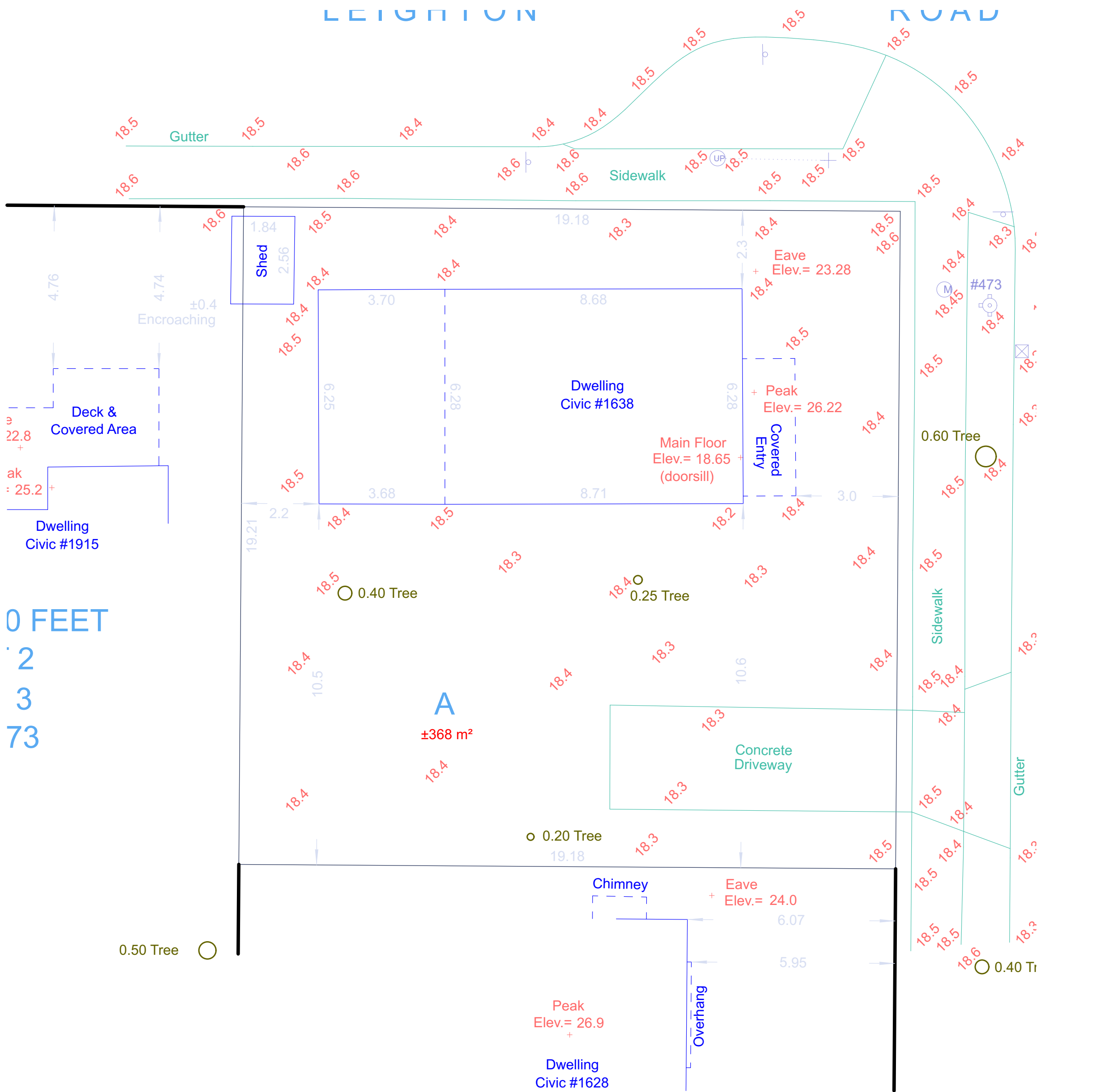
Energy

Compliance path: BCBC 9.36

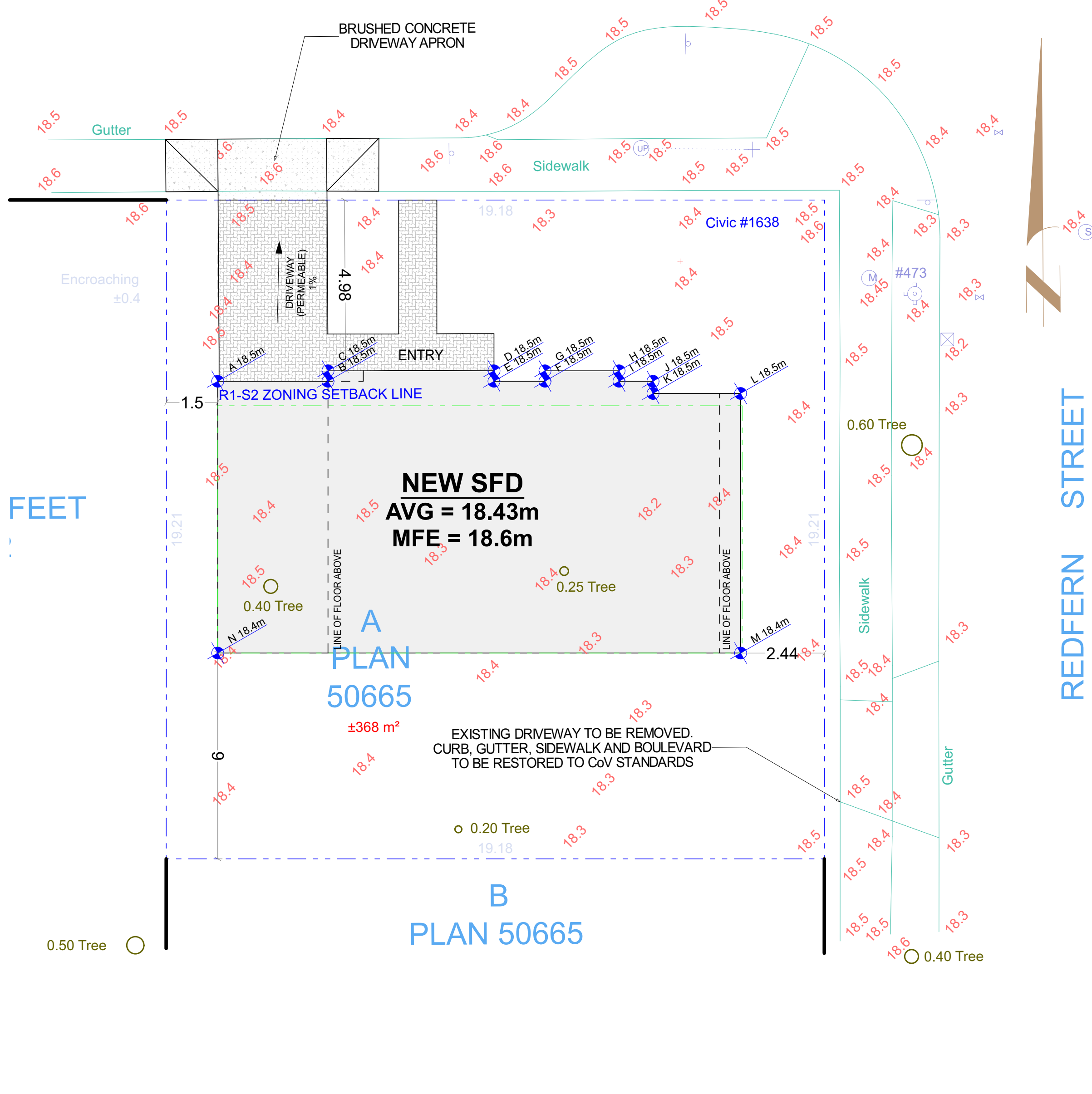
Requirements applicable to this project: Step Code 3

Ventilation

BCBC 9.32



1 EXISTING SITE PLAN



2 NEW SITE PLAN

GRADE POINTS	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			

ADAPT DESIGN

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

1638 REDFERN,
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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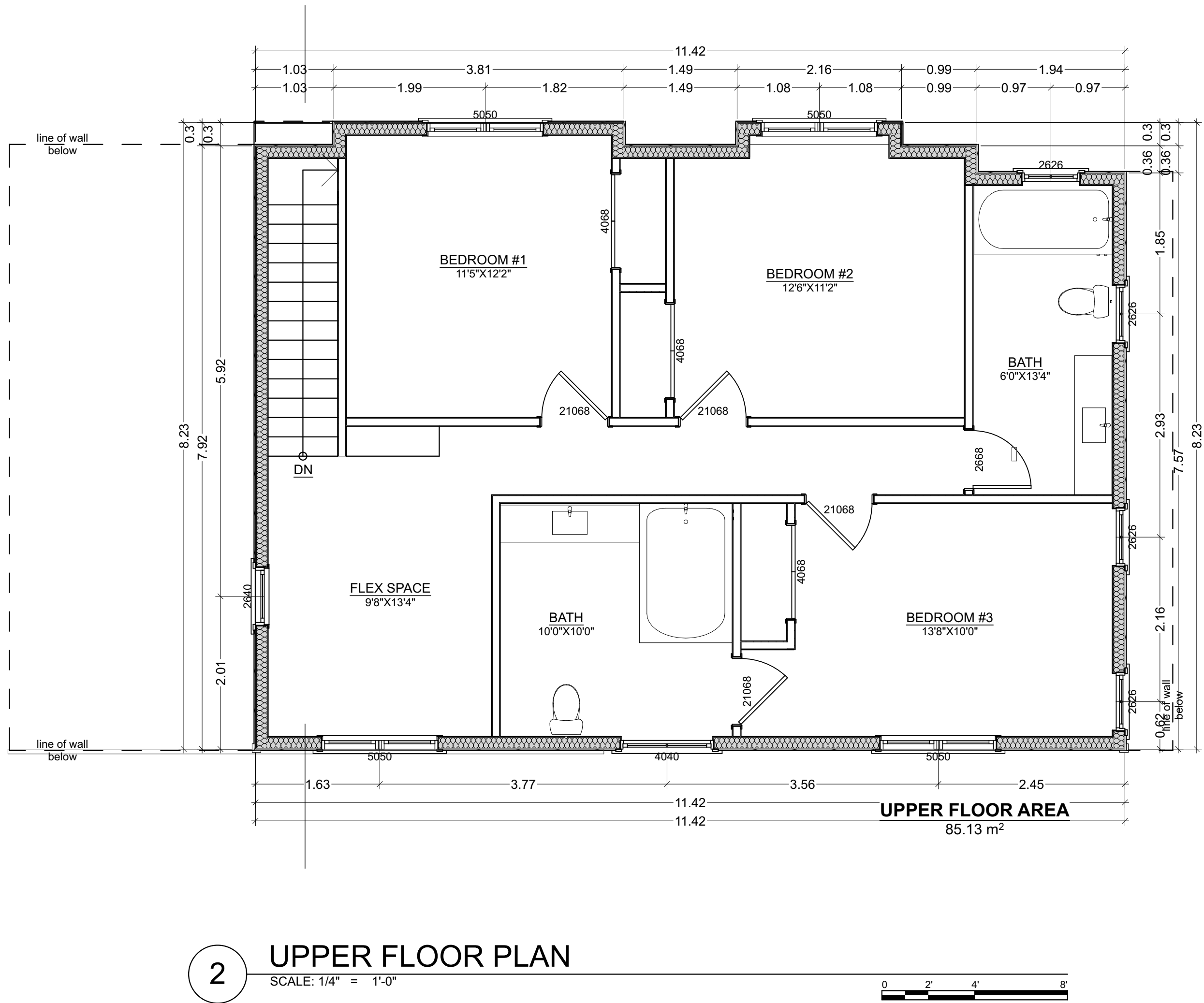
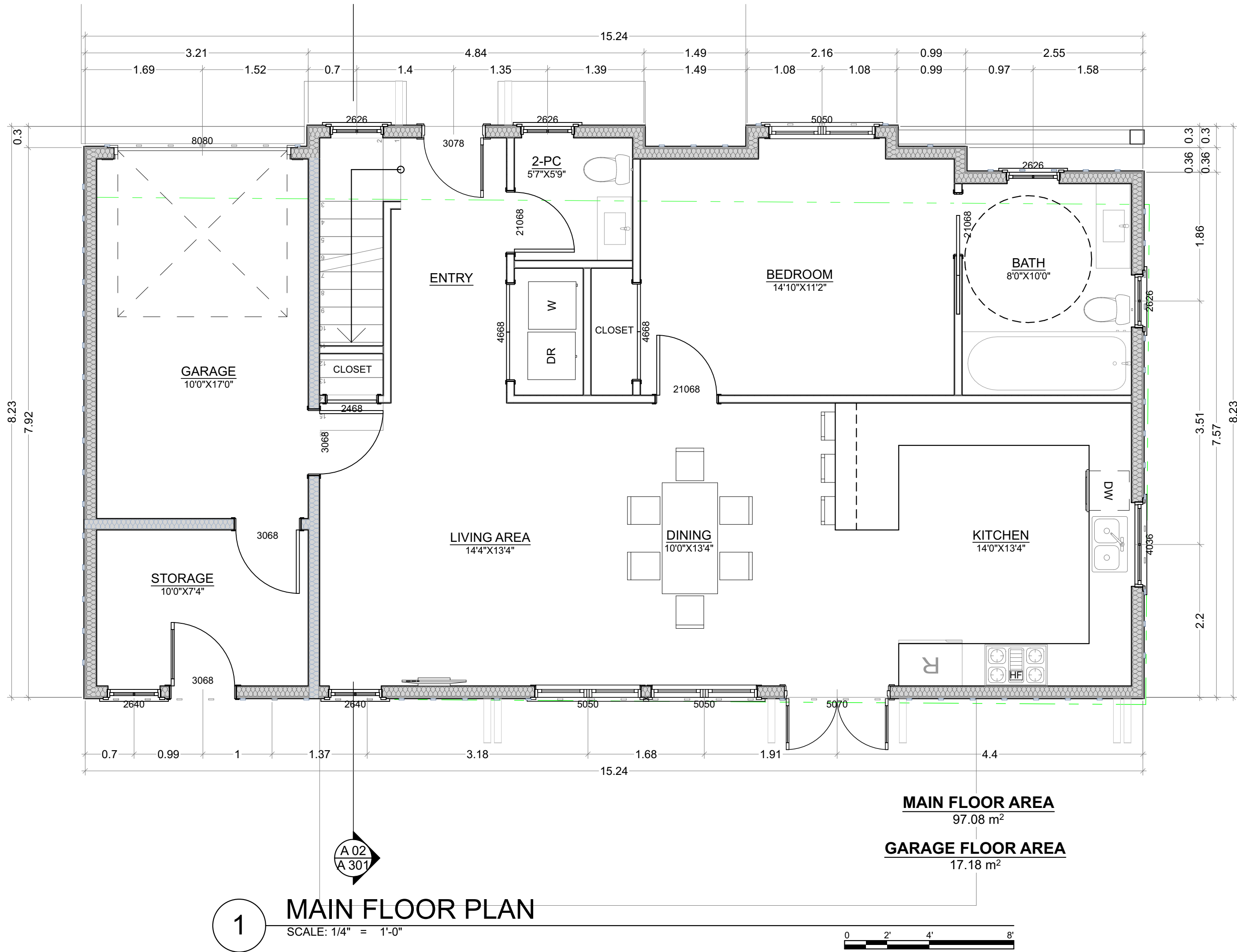
ISSUED FOR DVP

ISSUED:

SITE PLAN

A-002

Printed: 2022-12-07



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ISSUED FOR DVP

ISSUED:

MAIN AND UPPER FLOOR PLAN

A-101

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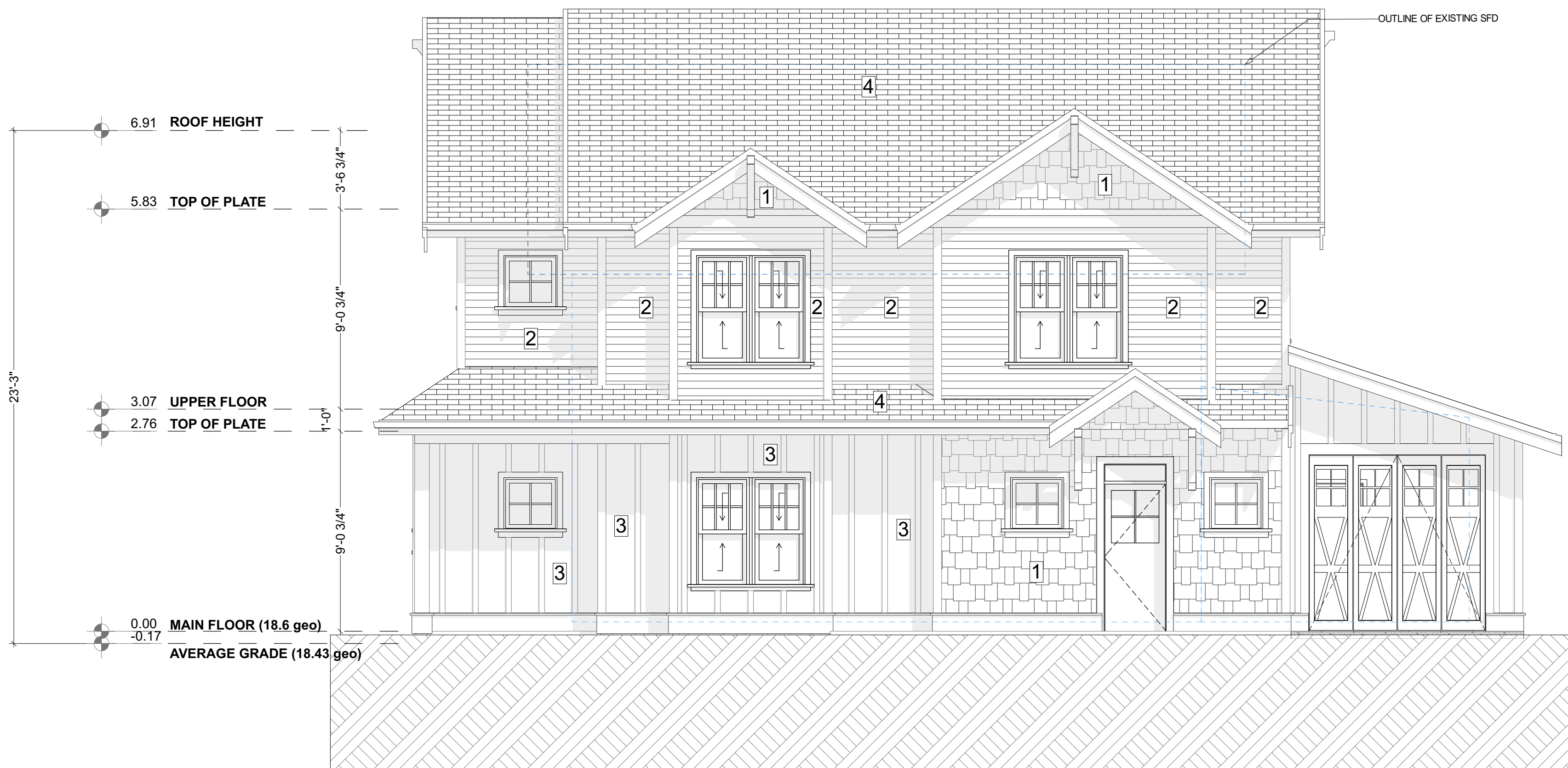
EXTERIOR CLADDING LEGEND

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

ADDITIONAL EXTERIOR FINISHINGS

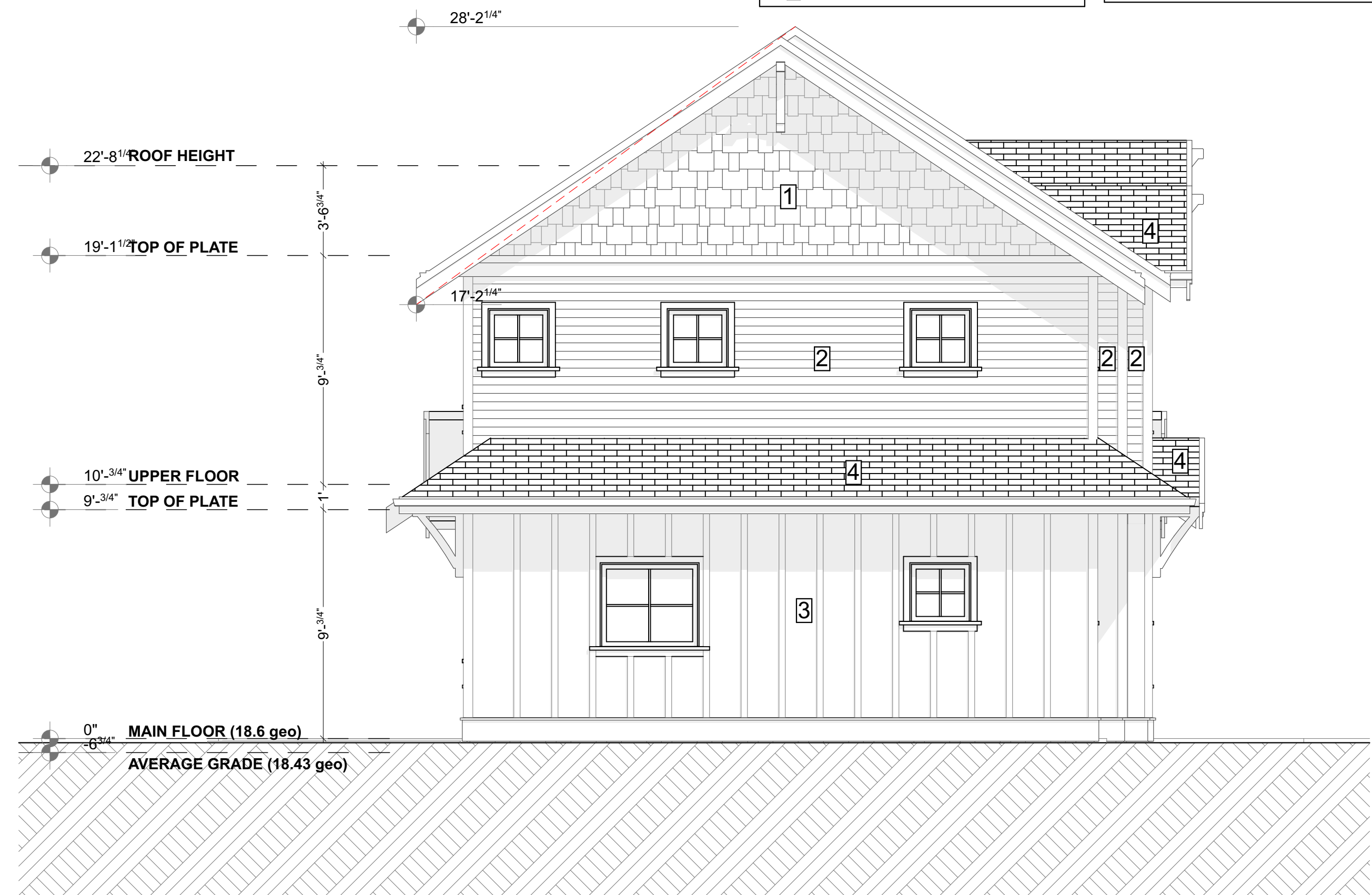
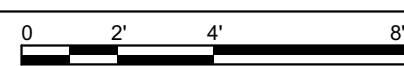
GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT 1X4 T&G HEMLOCK (STAINED)
FASCIA 2X12 COMB FACED SPF (PAINTED)
BELLY BAND 2X10 COMB FACED SPF (PAINTED)
WINDOW TRIM 2X4 COMB FACED SPF TOP/SIDES CW 2X4 SLOPED
SILL & 2X4 SUBSILL (PAINTED)
DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
CORNER TRIM 1X3 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO B.C. 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"



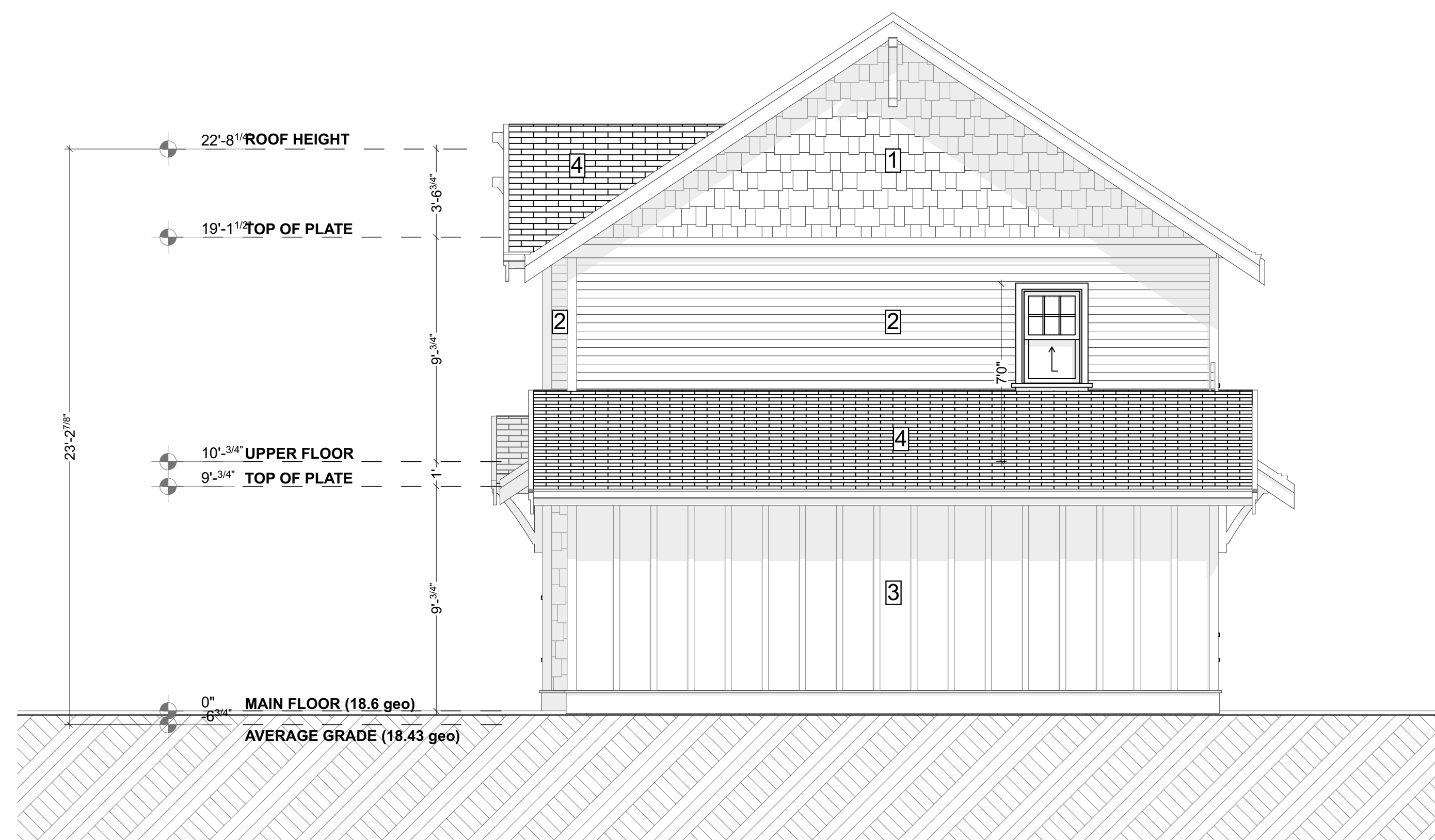
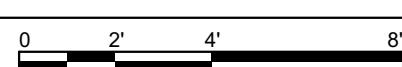
2 EAST ELEVATION

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



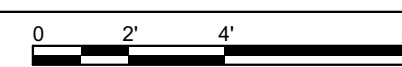
3 SOUTH ELEVATION

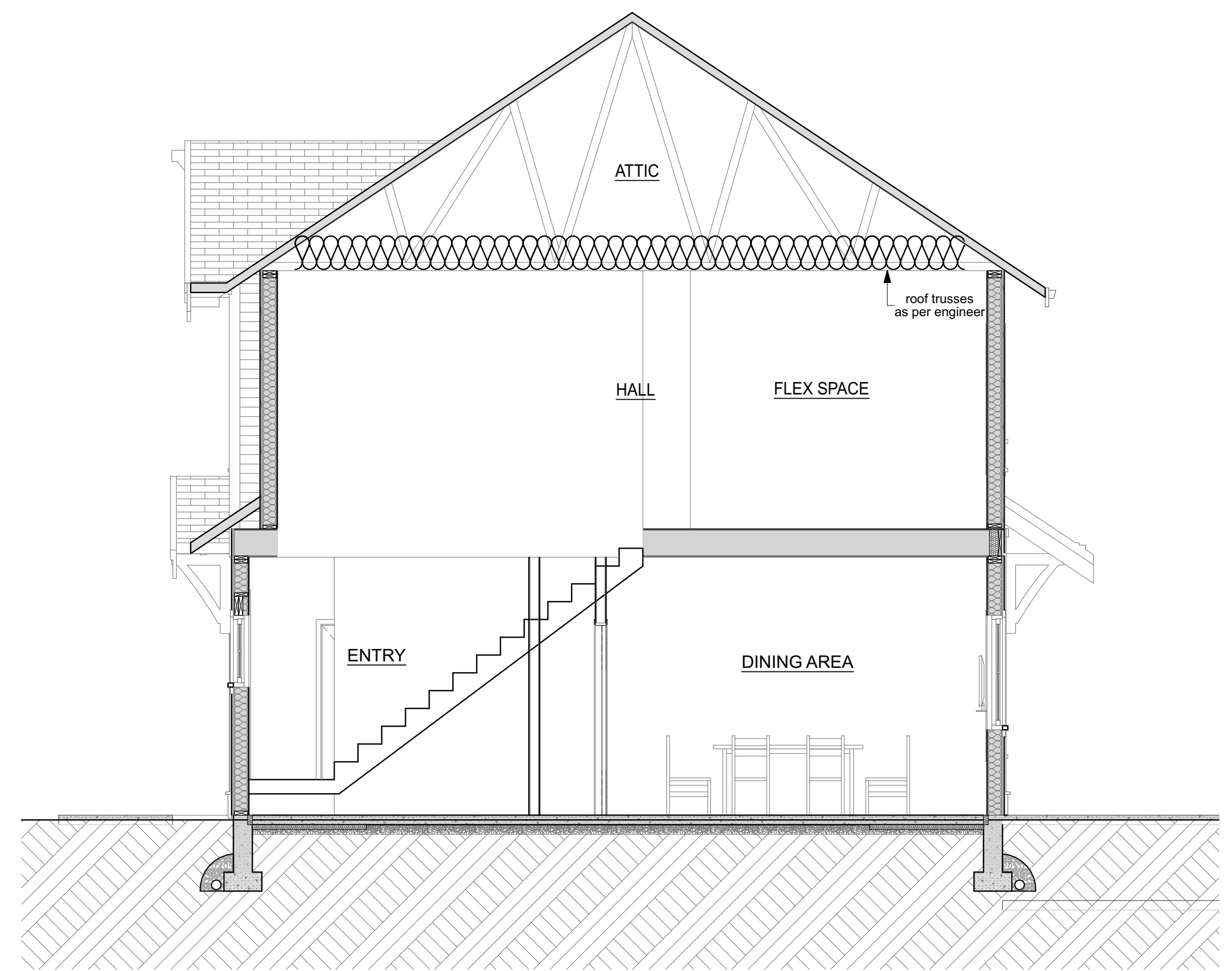
SCALE: 1/4" = 1'-0"



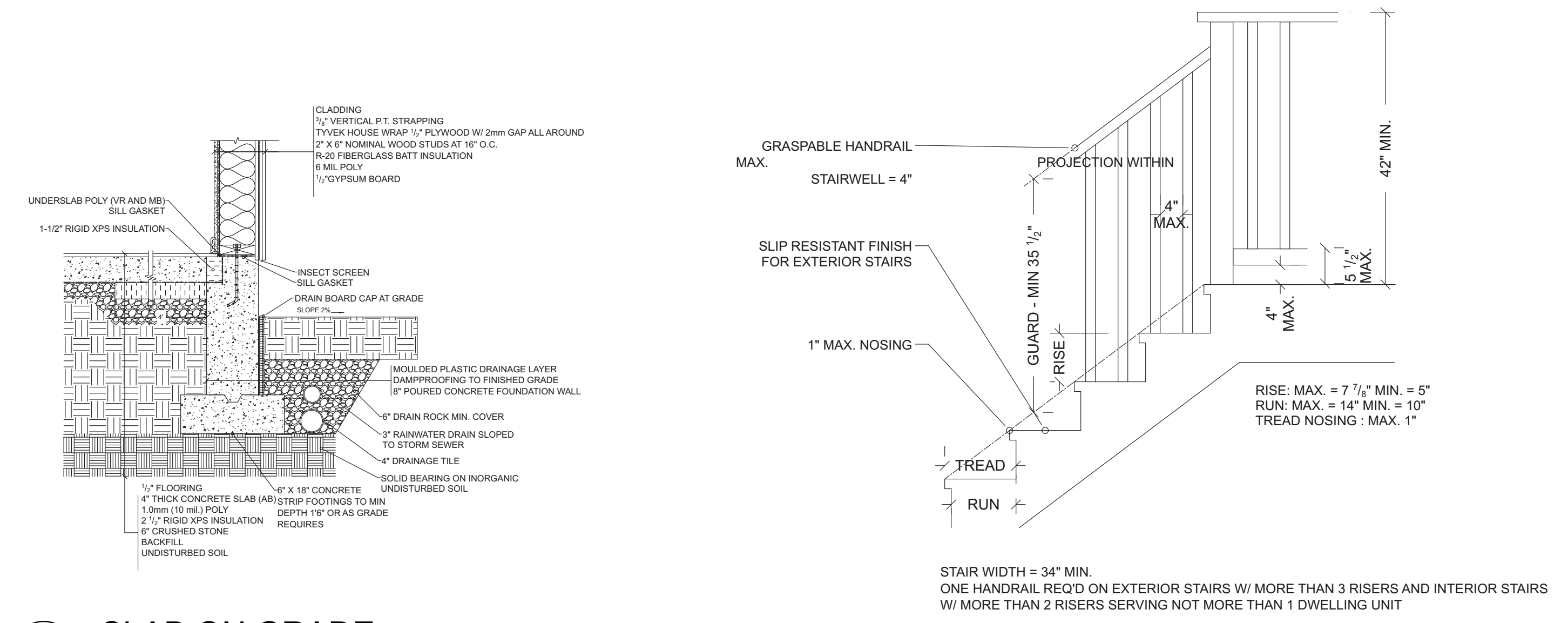
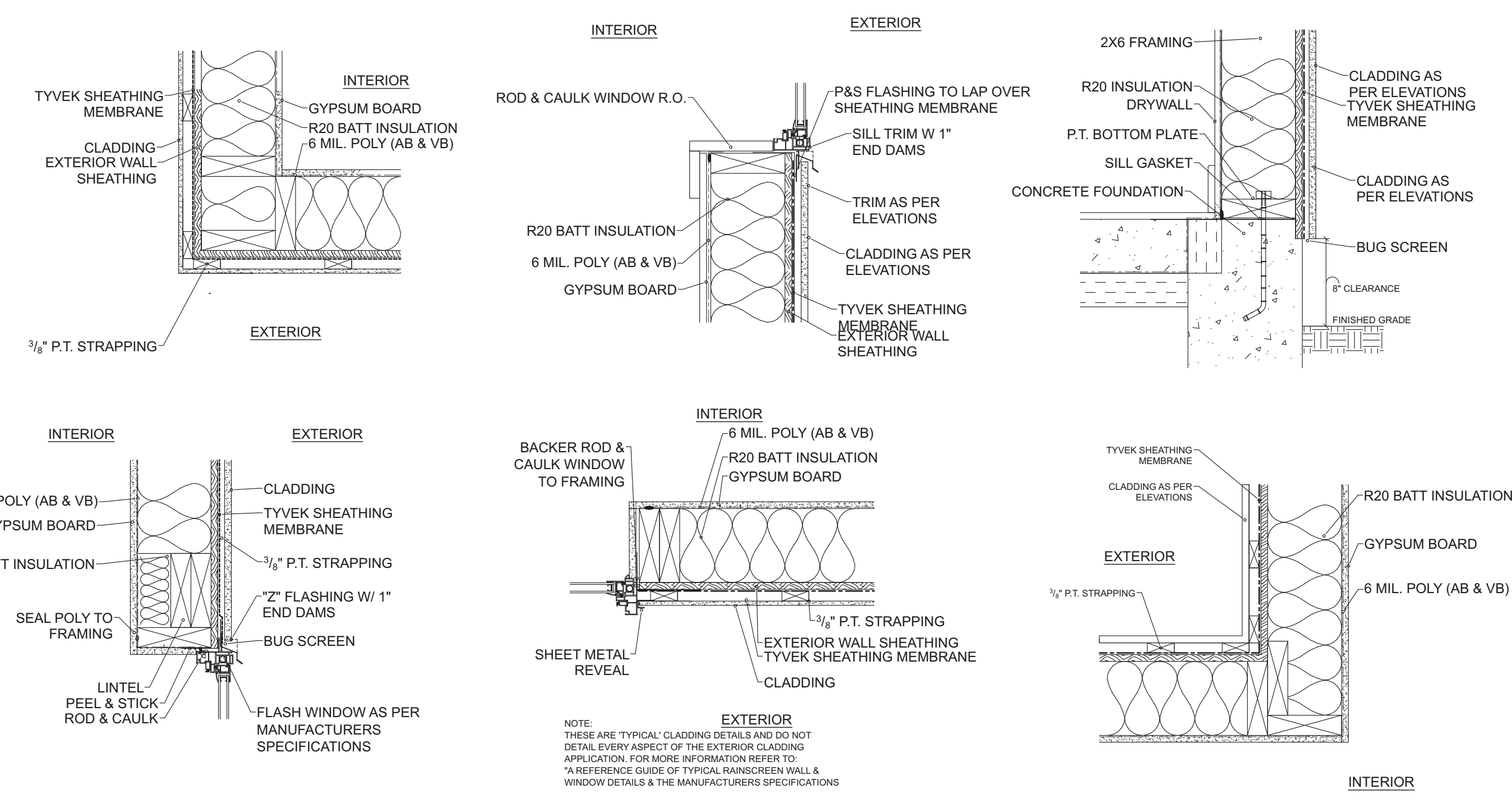
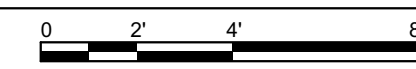
4 WEST ELEVATION

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



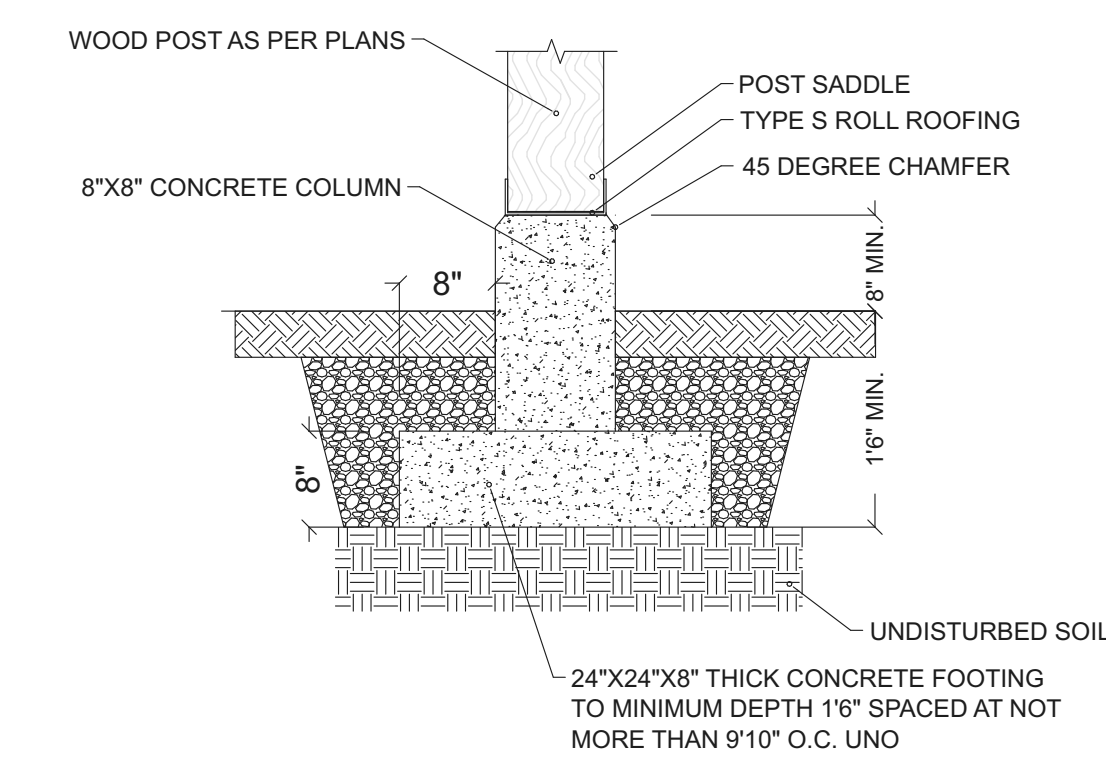


2 CROSS SECTION
SCALE: 1/4" = 1'-0"

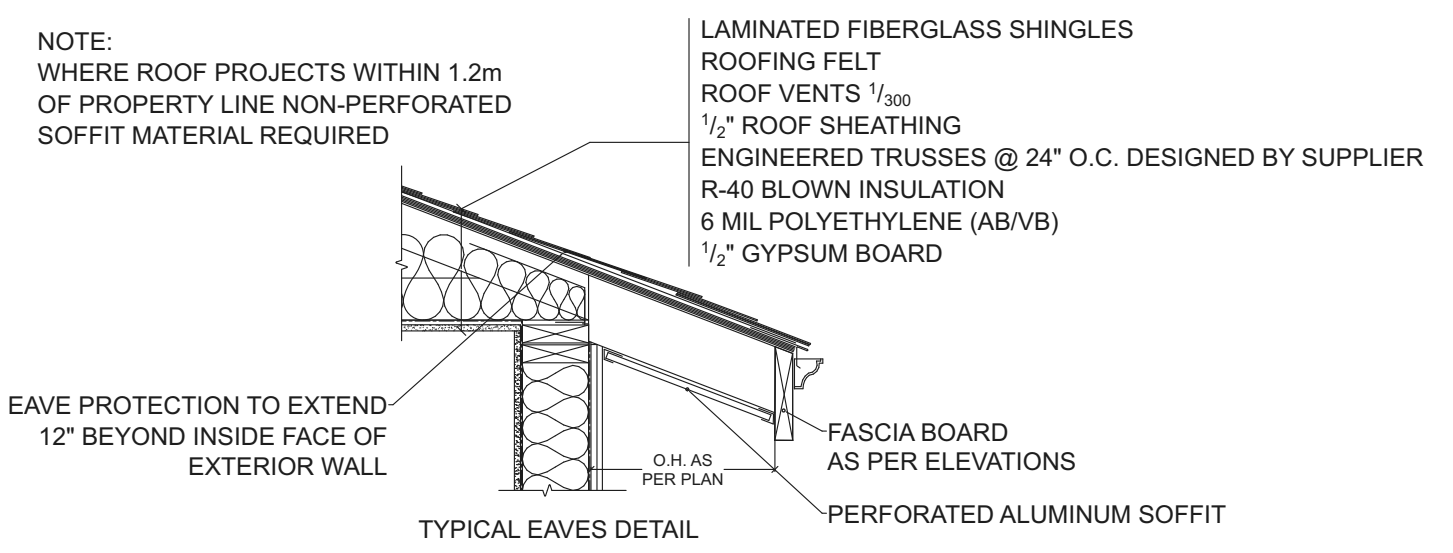


SLAB ON GRADE

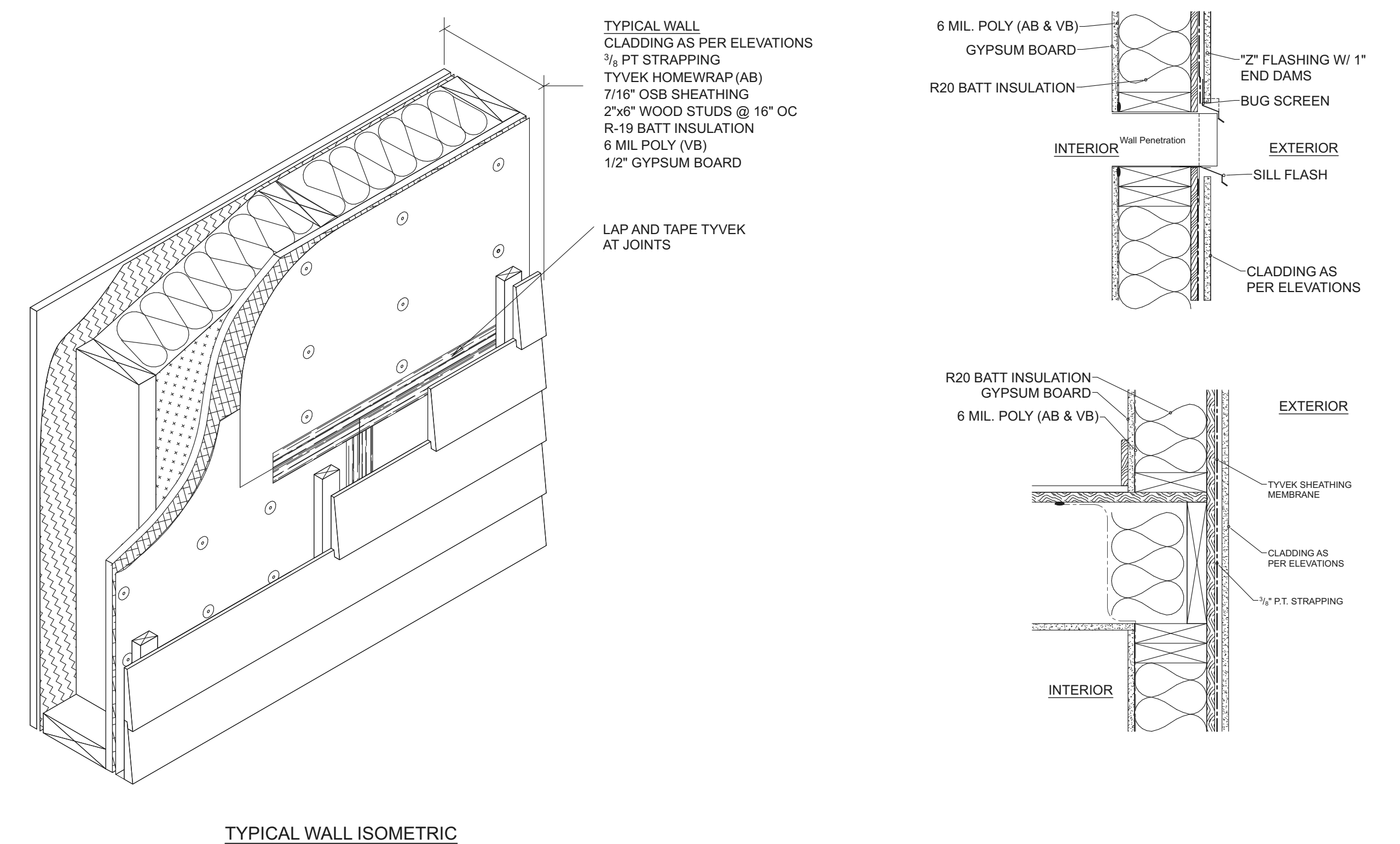
TYPICAL STAIRS



COLUMN FOOTING



ROOF EAVE

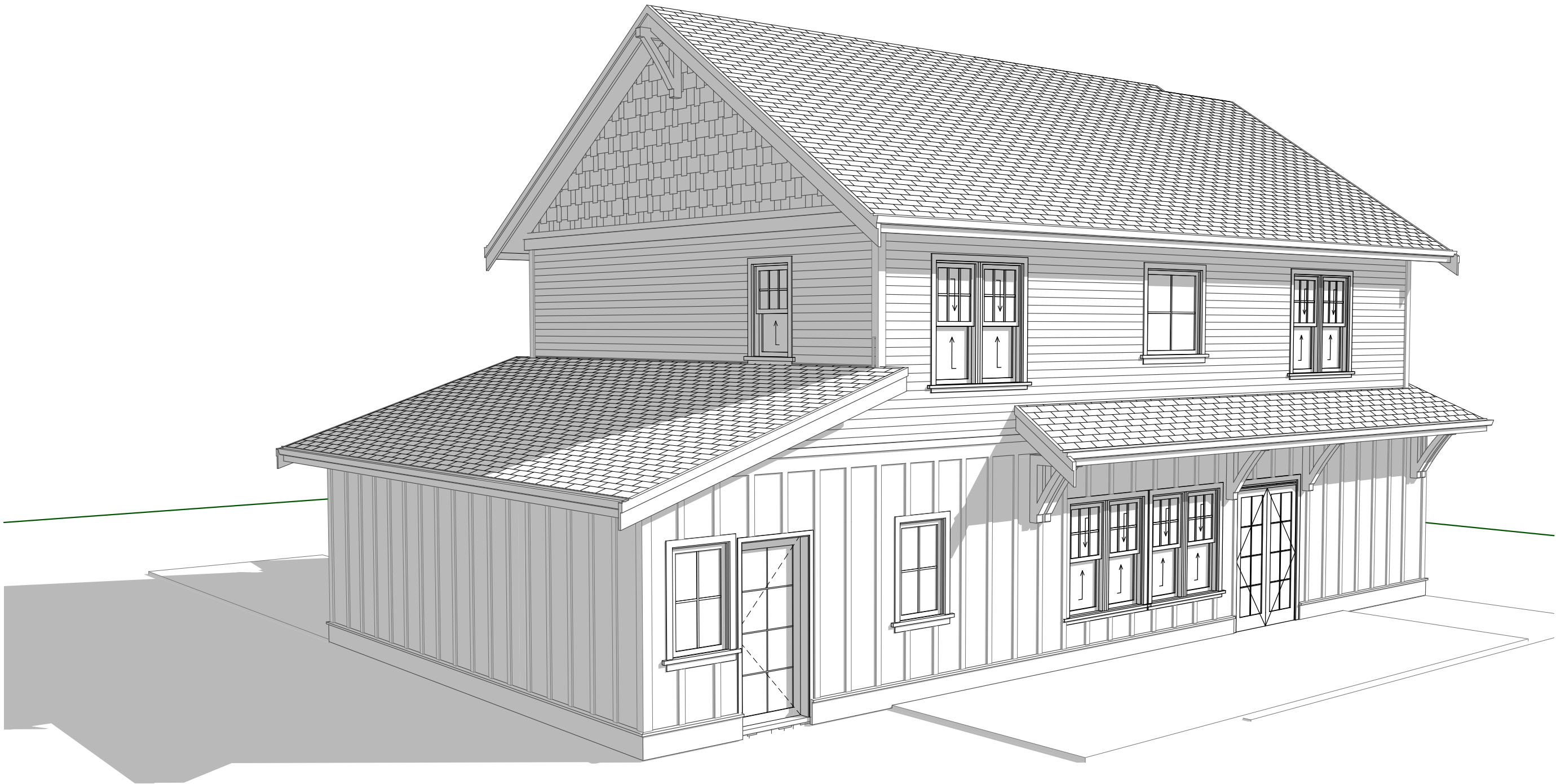


TYPICAL WALL ISOMETRIC

CLADDING DETAILS



- FRONT PERSPECTIVE



- REAR PERSPECTIVE



- FRONT PERSPECTIVE



- REAR PERSPECTIVE