

SL A AVERAGE GRADE	SL B AVERAGE GRADE	SL C AVERAGE GRADE
A = 72.80m B = 72.59m C = 72.58m D = 73.32m E = 72.96m F = 74.39m G = 72.91m H = 73.21m I = 72.70m 657.46m/9 = 73.05m	J = 72.82m K = 72.73m L = 72.83m M = 72.84m N = 72.10m O = 73.12m P = 73.16m Q = 73.18m 582.78m/9 = 72.85m	R = 72.77m S = 72.69m T = 72.64m U = 72.62m V = 72.65m W = 72.85m X = 72.81m Y = 72.86m Z = 72.07m Z1 = 72.39m Z2 = 72.87m 799.22m/11 = 72.66m

### Property Information - SL A

Project Type: NEW S.F.D. w/ S.S.

Zoning: R1-XS

Setbacks:	Zoning	Proposed
Front	6.0m	6.0m
Rear	7.5m	7.87m
Left	3.0m	3.72m
Right	1.5m	1.51m
Combined Side	4.5m	5.23m

Roof Height: 8.0m / 7.40m

Floor Area:

Basement	97.19 m <sup>2</sup>
Main	96.96 m <sup>2</sup>
Upper	72.77 m <sup>2</sup>
Garage	28 m <sup>2</sup>
Total	277.19 m <sup>2</sup>

FSR-non basement: 180 m<sup>2</sup> / 180 m<sup>2</sup>

Lot Area: 489.80 m<sup>2</sup>

Building Footprint: 137.79 m<sup>2</sup>

Lot Coverage: 40% / 28.13%

### Property Information - SL B

Project Type: NEW S.F.D. w/ S.S.

Zoning: R1-XS

Setbacks:	Zoning	Proposed
Front	6.0m	7.03m
Rear	7.5m	11.29m
Left	3.0m	3.0m
Right	1.5m	1.50m
Combined Side	4.5m	4.50m

Roof Height: 8.0m / 7.61m

Floor Area:

Basement	92.35 m <sup>2</sup>
Main	92.31 m <sup>2</sup>
Upper	74.97 m <sup>2</sup>
Garage	28 m <sup>2</sup>
Total	272.03 m <sup>2</sup>

FSR-non basement: 180 m<sup>2</sup> / 179.68 m<sup>2</sup>

Lot Area: 486.60 m<sup>2</sup>

Building Footprint: 149.73 m<sup>2</sup>

Lot Coverage: 40% / 30.77%

### Property Information - SL C

Project Type: NEW S.F.D. w/ S.S.

Zoning: R1-XS

Setbacks:	Zoning	Proposed
Front	6.0m	8.27m
Rear	7.5m	7.80m
Left	3.0m	4.00m
Right	1.5m	1.50m
Combined Side	4.5m	5.50m

Roof Height: 8.0m / 7.68m

Floor Area:

Basement	94.89 m <sup>2</sup>
Main	94.59 m <sup>2</sup>
Upper	75.78 m <sup>2</sup>
Garage	28 m <sup>2</sup>
Total	273.34 m <sup>2</sup>

FSR-non basement: 180 m<sup>2</sup> / 179.45 m<sup>2</sup>

Lot Area: 488.30 m<sup>2</sup>

Building Footprint: 135.42 m<sup>2</sup>

Lot Coverage: 40% / 27.73%



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

### ALTA VISTA - SL A, SL B & SL C

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.

© Adapt Design

### Applicable Codes

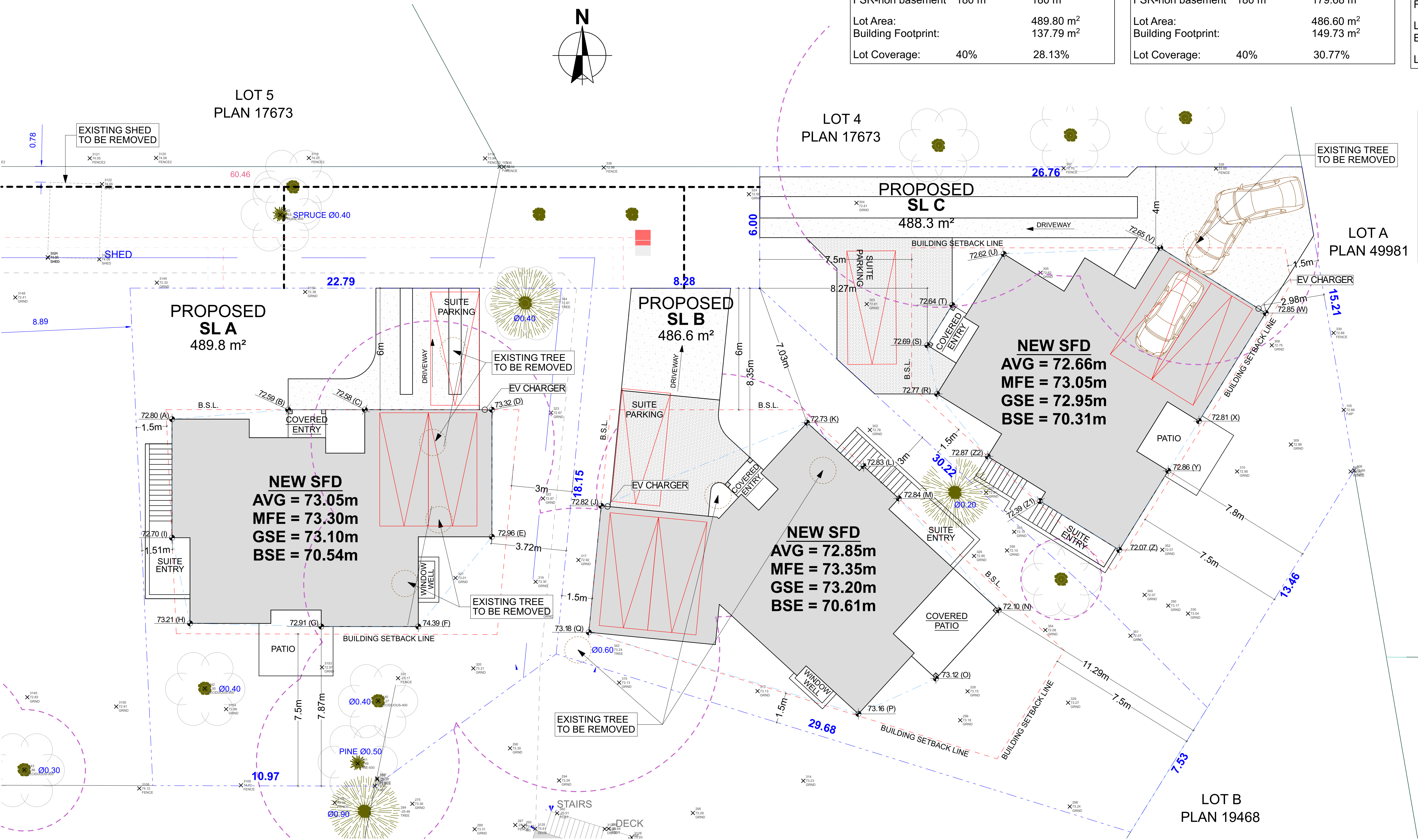
-BC Building Code Current Edition (2024)

### Energy

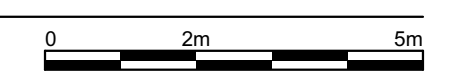
Compliance path: BCBC 9.36  
Requirements applicable to this project: Step Code 3

### Ventilation

BCBC 9.32



1 SITE PLAN  
SCALE: 1:100



ISSUED FOR DP

ISSUED:


SITE PLAN

A-001

SL A	
Rear Yard Area	129.09m <sup>2</sup>
Impermeable Area	8.92m <sup>2</sup>
Rear Yard Coverage	25% 6.91%
Front Yard Area	134.18m <sup>2</sup>
Impermeable Area	33.48m <sup>2</sup>
Front Yard Coverage	25% 24.95%
Total Lot Area	489.80m <sup>2</sup>
Impermeable Area	210.77m <sup>2</sup>
Open Site Space	45% 56.97%

SL B	
Rear Yard Area	138.57m <sup>2</sup>
Impermeable Area	7.42m <sup>2</sup>
Rear Yard Coverage	25% 5.35%
Front Yard Area	115.87m <sup>2</sup>
Impermeable Area	28.91m <sup>2</sup>
Front Yard Coverage	25% 24.95%
Total Lot Area	486.60m <sup>2</sup>
Impermeable Area	199.46m <sup>2</sup>
Open Site Space	45% 59.01%

SL C	
Rear Yard Area	133.10m <sup>2</sup>
Impermeable Area	6.32m <sup>2</sup>
Rear Yard Coverage	25% 4.75%
Front Yard Area	112.20m <sup>2</sup>
Impermeable Area	27.99m <sup>2</sup>
Front Yard Coverage	25% 24.95%
Total Lot Area	488.30m <sup>2</sup>
Impermeable Area	241.24m <sup>2</sup>
Open Site Space	45% 50.60%

**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

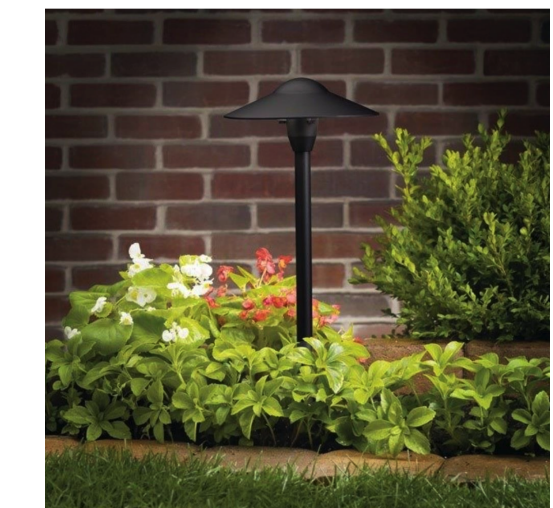
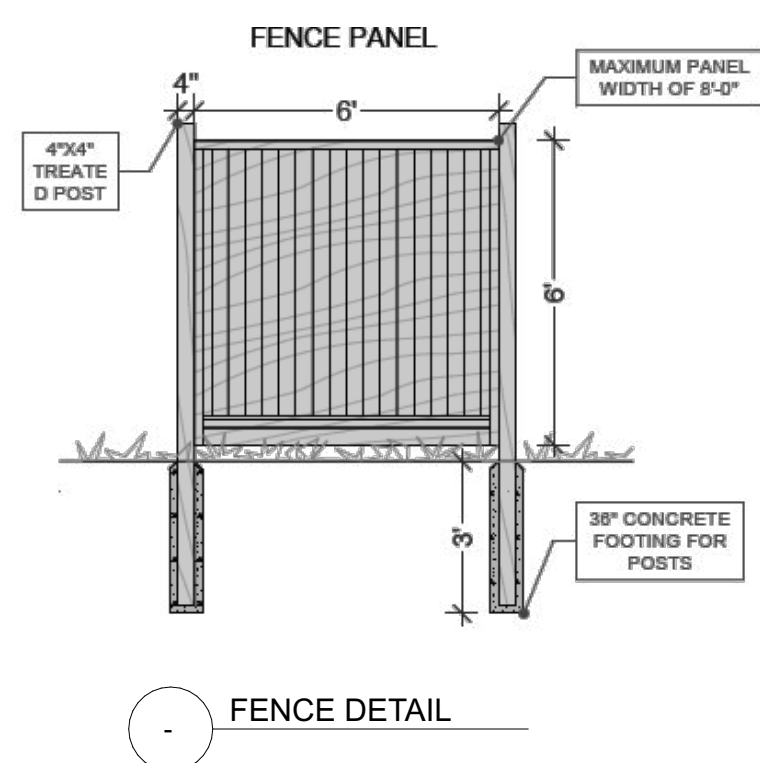
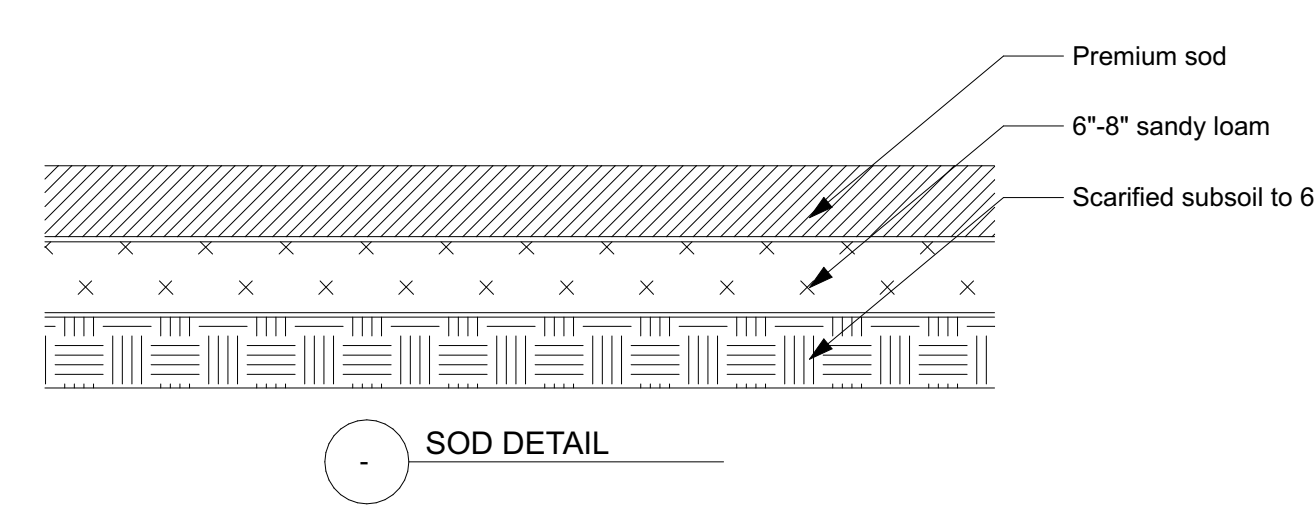
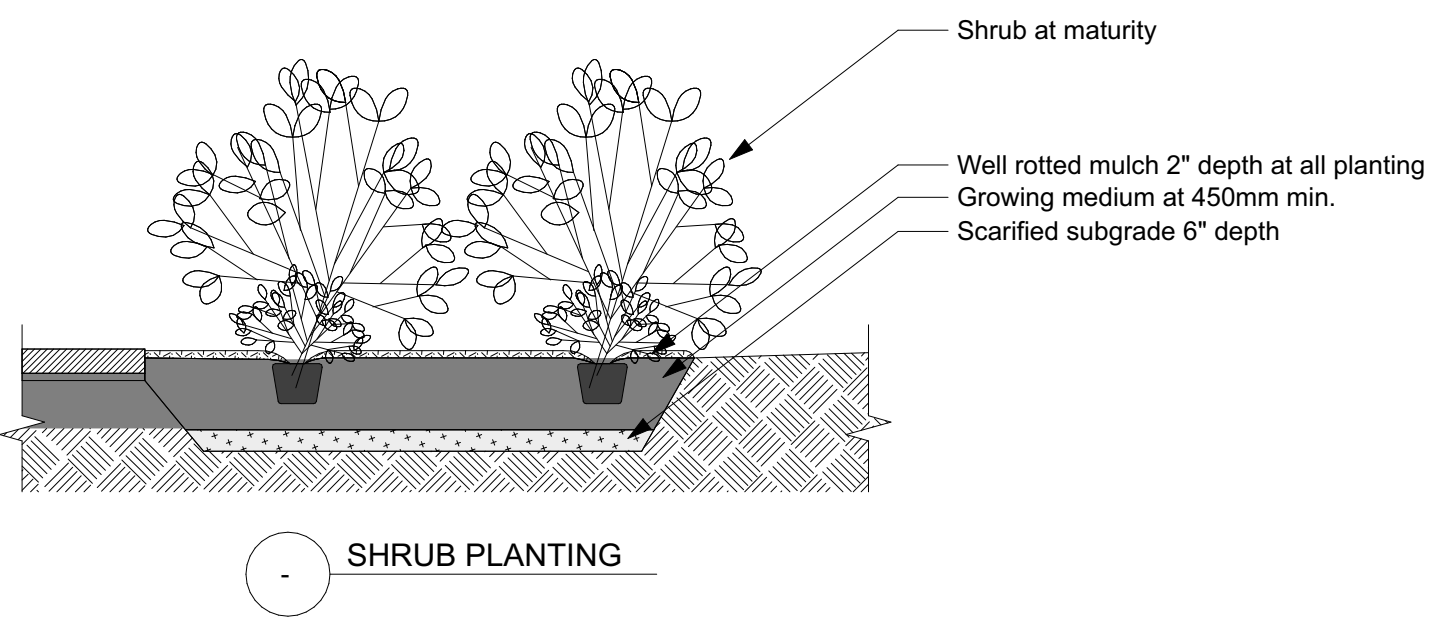
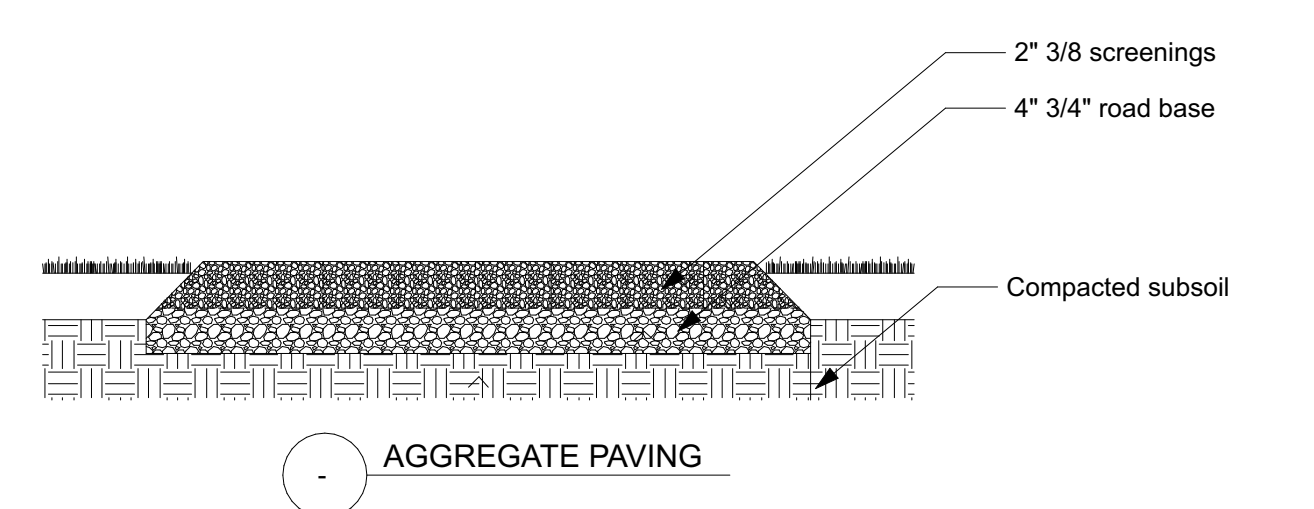
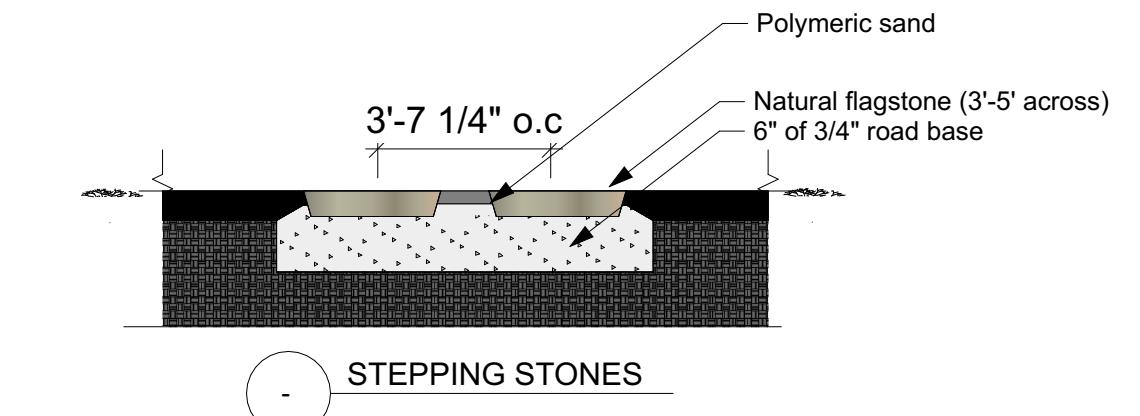
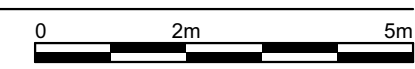
All fencing to conform to municipal bylaws

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 LANDSCAPING PLAN**  
SCALE: 1:100



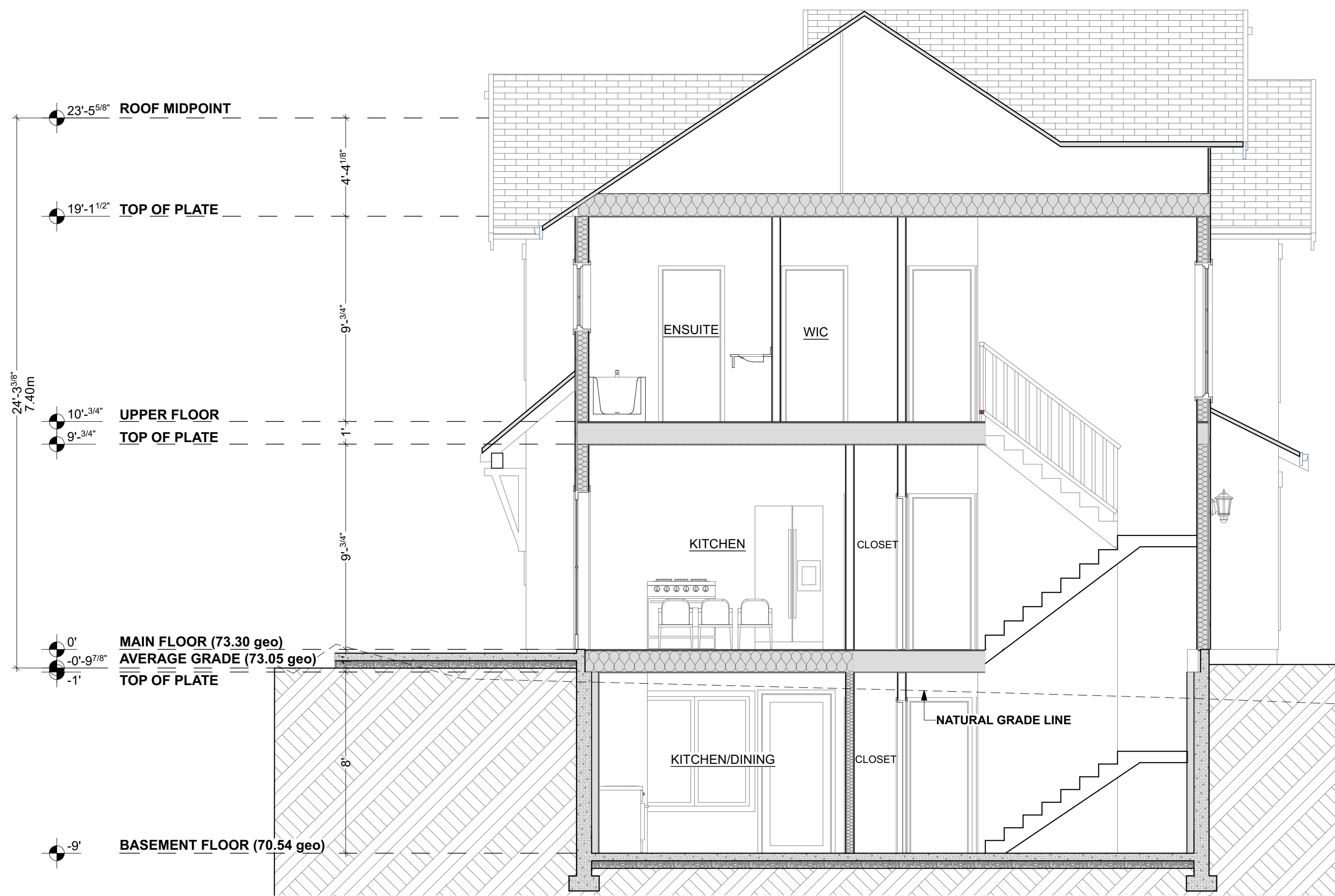
SURFACES LEGEND	
	GRASS
	PERENNIAL RYE
	CONCRETE PATHWAY
	3/8" SCREENINGS
	GARDEN BED
	SOIL + COMPOST W/ MULCH TOPPING
	NEW DRIVEWAY
	CONCRETE
	PERMEABLE PAVERS
	CHARCOAL

ISSUED FOR DP

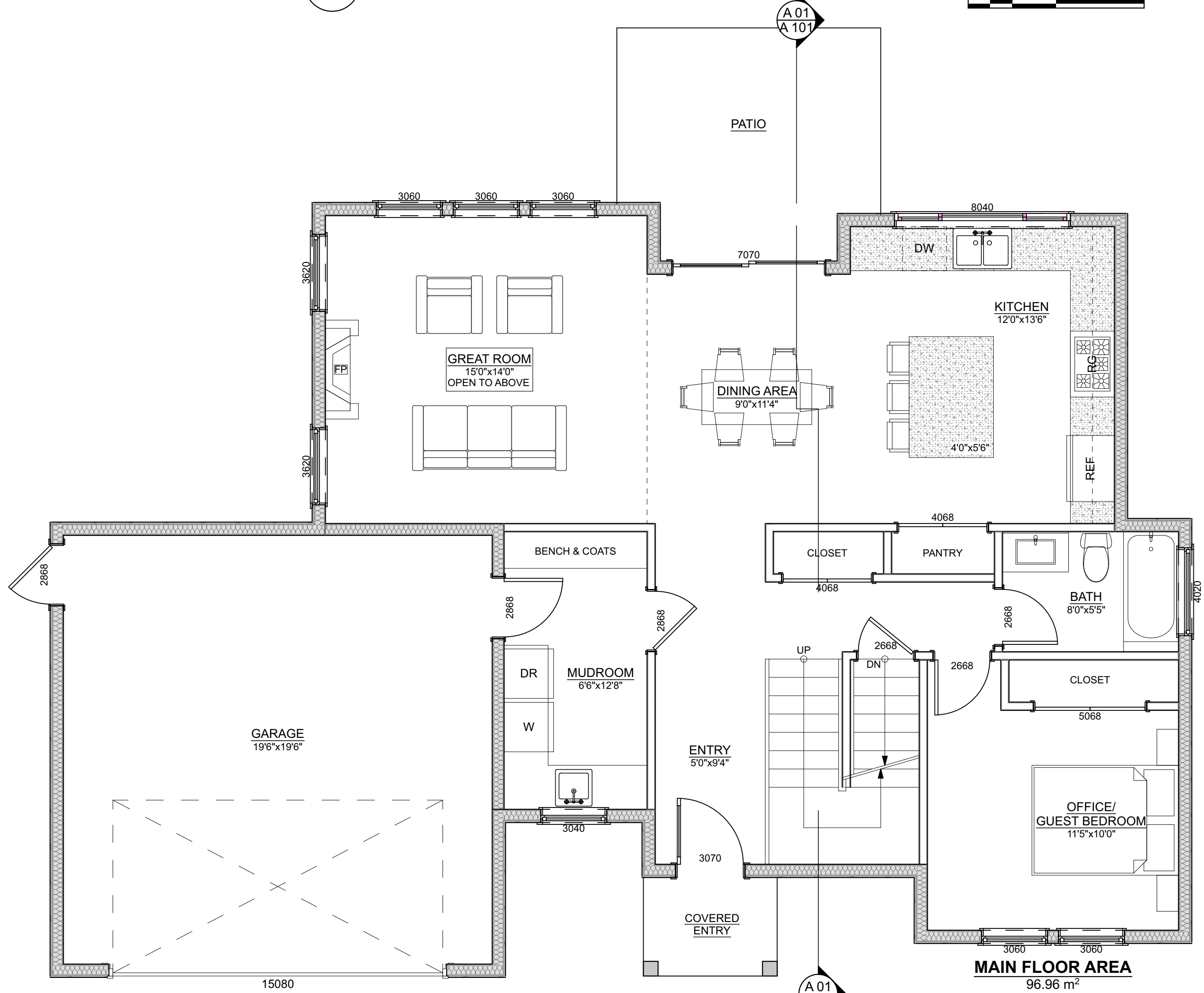
ISSUED:

LANDSCAPING PLAN

**A-002**



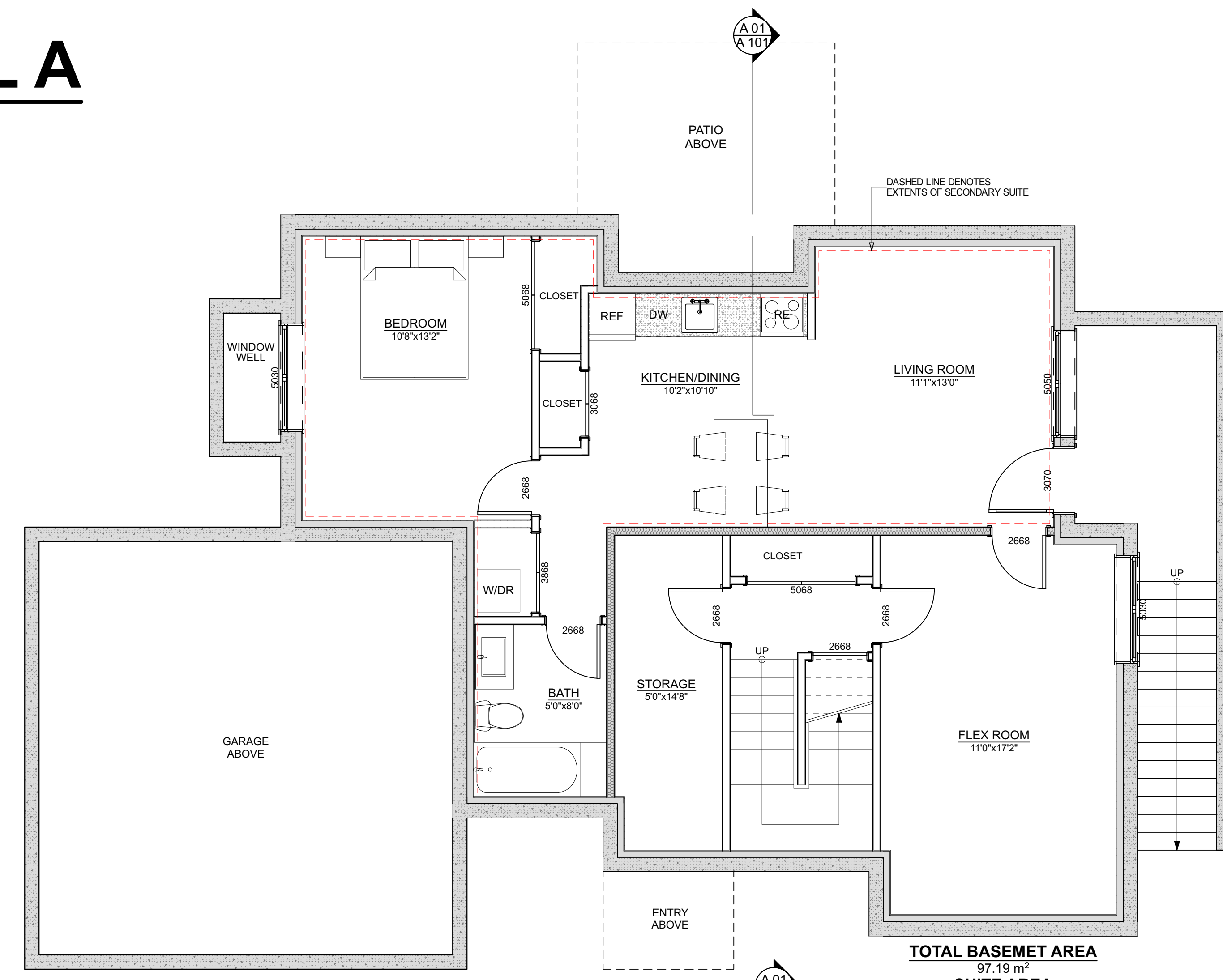
**CROSS SECTION 01**  
SCALE: 1/4" = 1'-0"



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

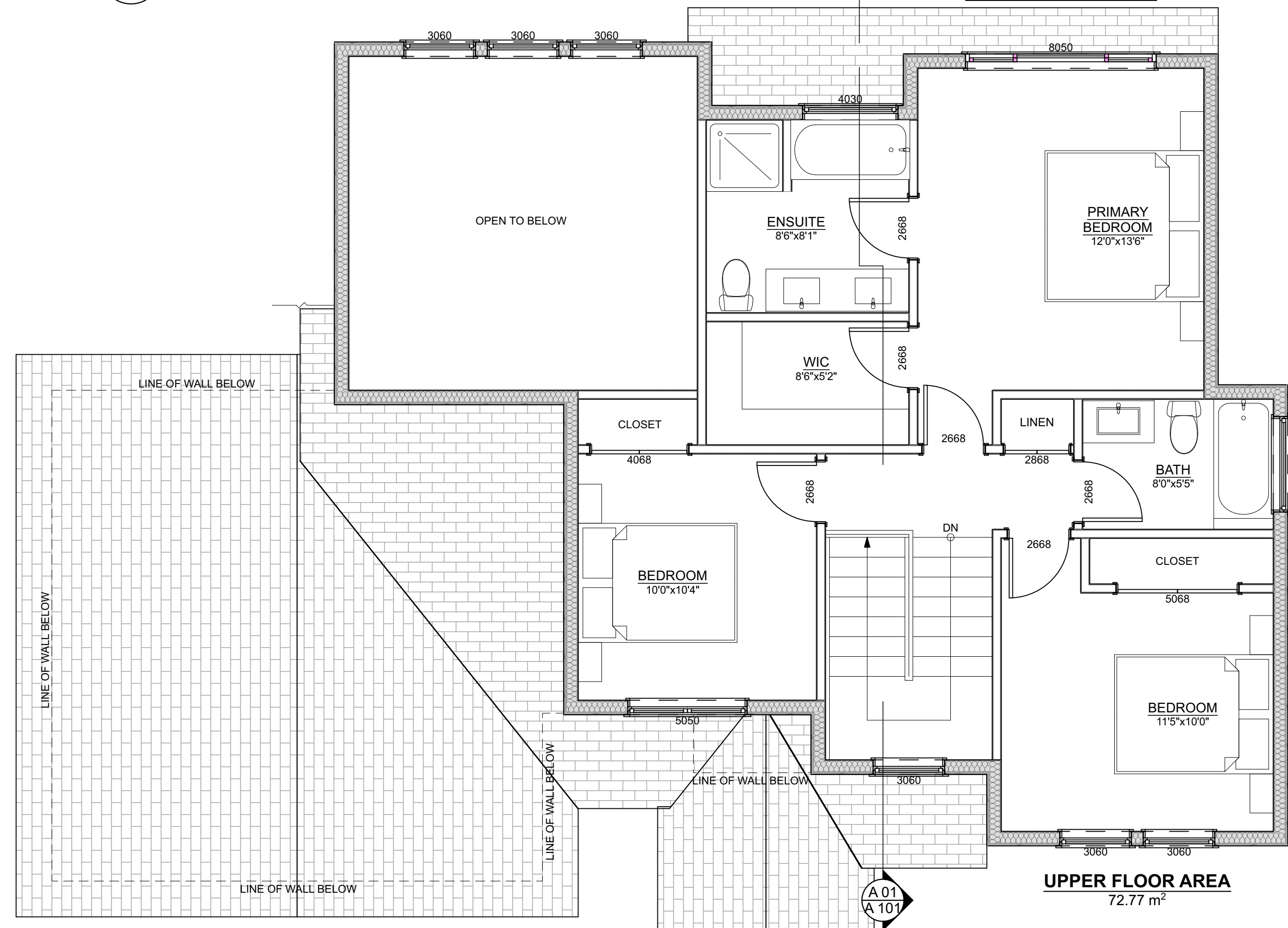
**MAIN FLOOR AREA**  
96.96 m<sup>2</sup>  
**GARAGE AREA**  
38.27 m<sup>2</sup>

# SLA



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

**TOTAL BASEMENT AREA**  
97.19 m<sup>2</sup>  
**SUITE AREA**  
58.03 m<sup>2</sup>



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

**UPPER FLOOR AREA**  
72.77 m<sup>2</sup>



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

## ALTA VISTA - SLA

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.  
© Adapt Design

ISSUED FOR DP

ISSUED:


FLOOR PLANS AND CROSS SECTION

# A-101

# SLA

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CAV 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	CEMENT BOARD PANEL (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)

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

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS  
ALL COLORS AS PER OWNER

EXTERIOR CLADDING LEGEND	
1	STUCCO
	ACRYLIC FINISH
3	ASPHALT ROOFING SHINGLES
4	STANDING SEAM METAL ROOFING



1500 Shorncliffe Road Victoria BC Canada  
250 893.8127  
www.adaptdesign.ca

## ALTA VISTA - SLA

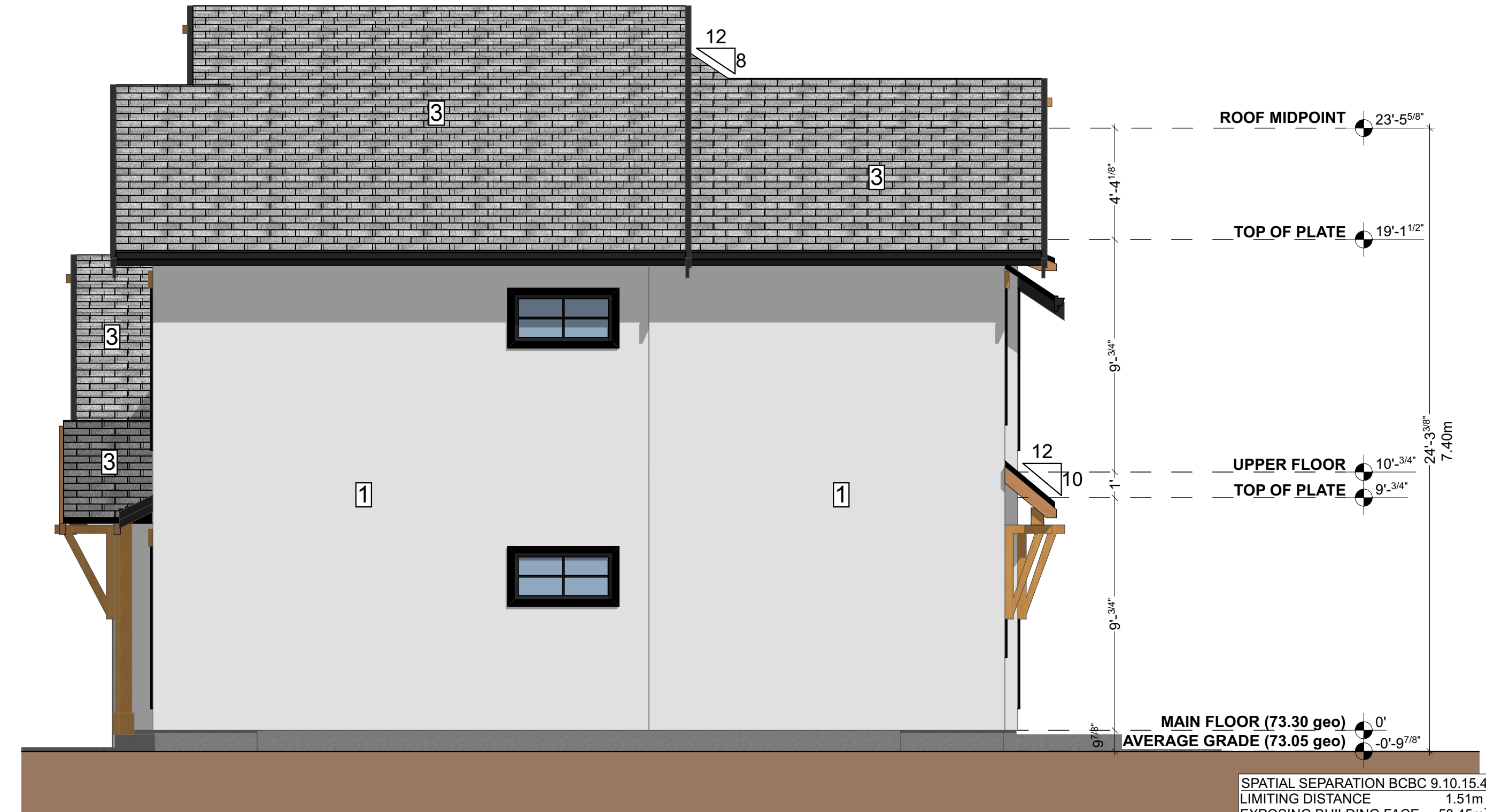
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

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.

© Adapt Design



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

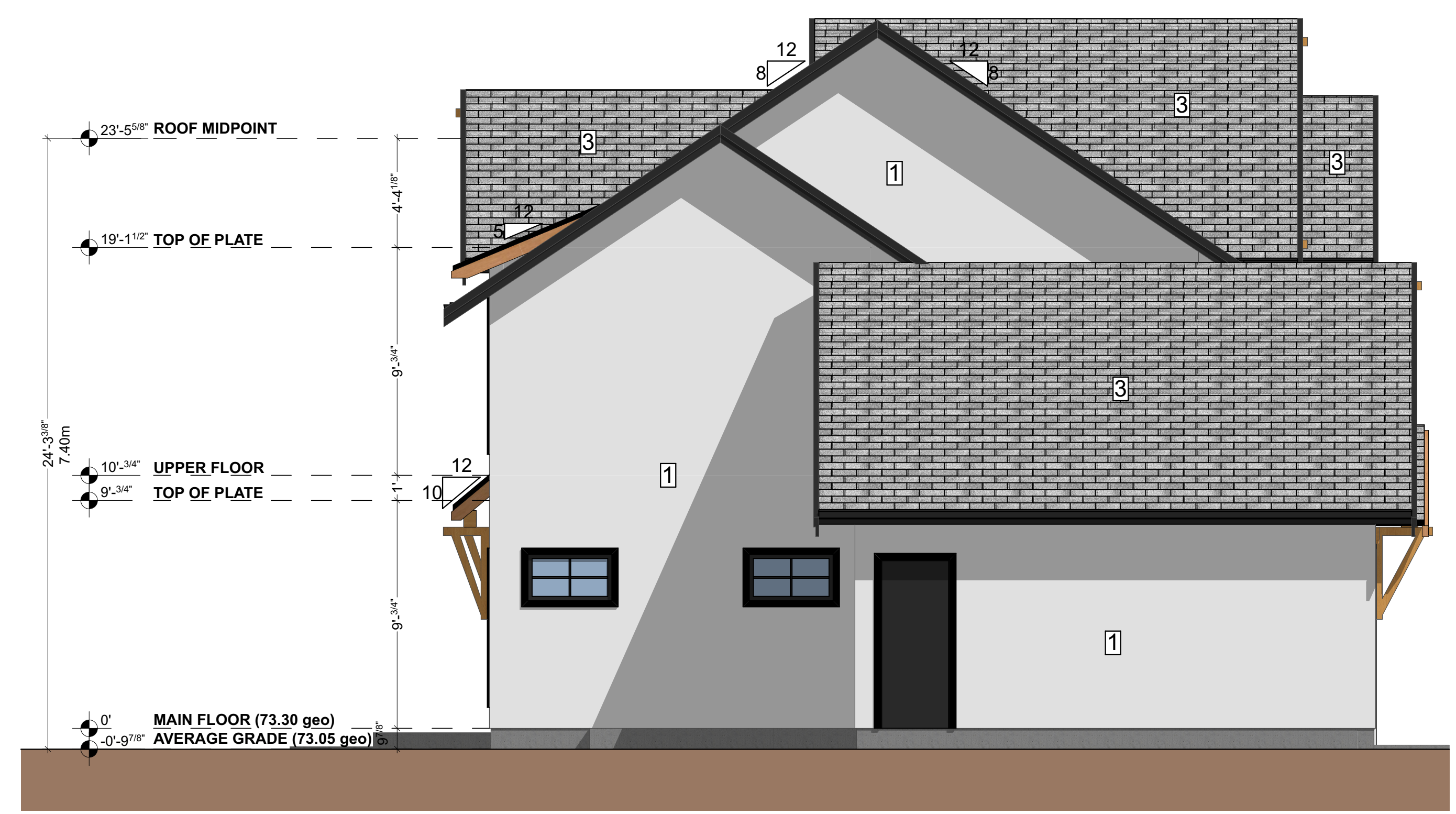


2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.51m
EXPOSING BUILDING FACE	58.45m²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	0.96m²
PROPOSED OPENINGS	1.64%



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



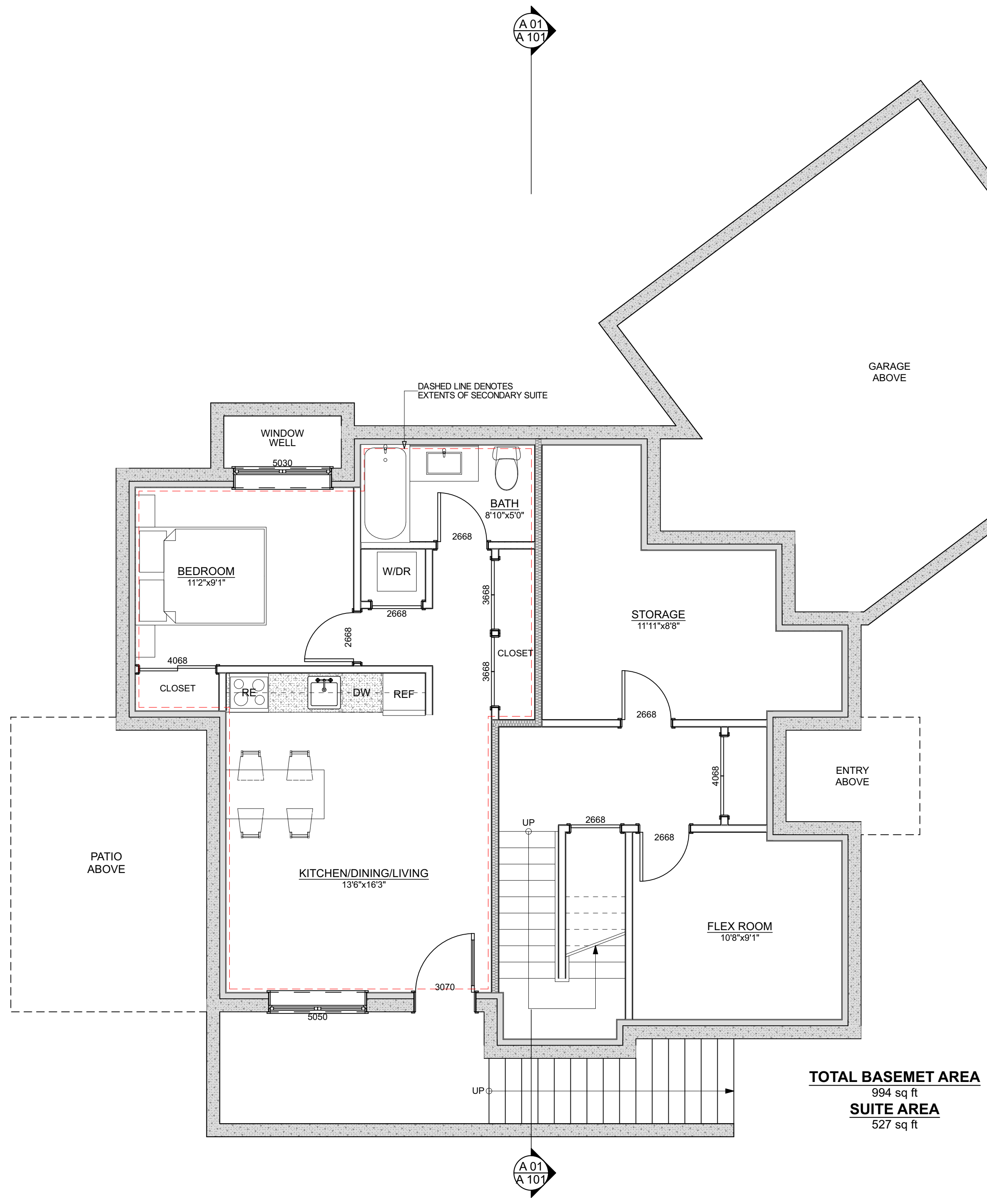
4 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

ISSUED FOR DP

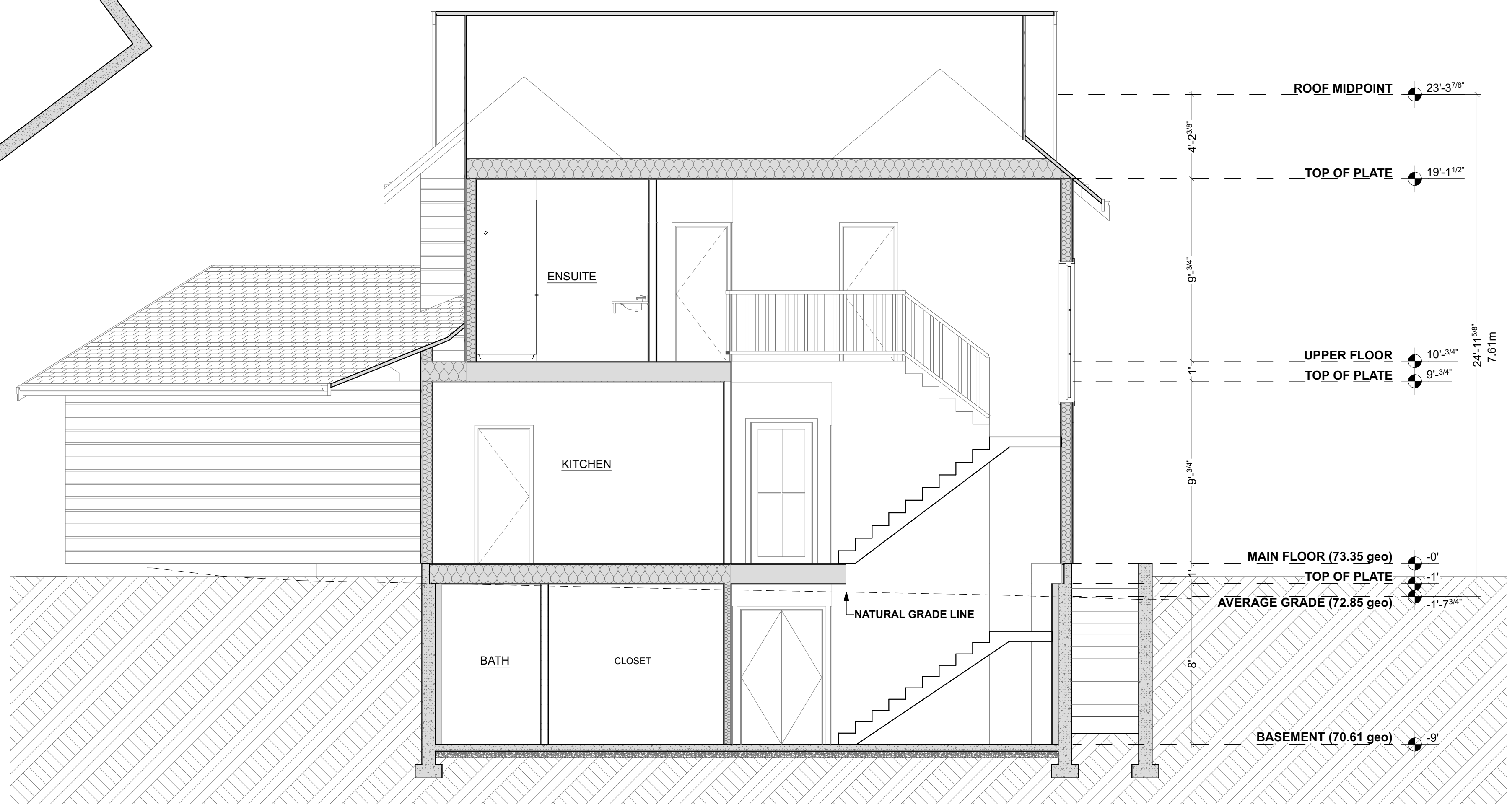
ISSUED:

ELEVATIONS

# SL B



**TOTAL BASEMET AREA**  
994 sq ft  
**SUITE AREA**  
527 sq ft



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

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

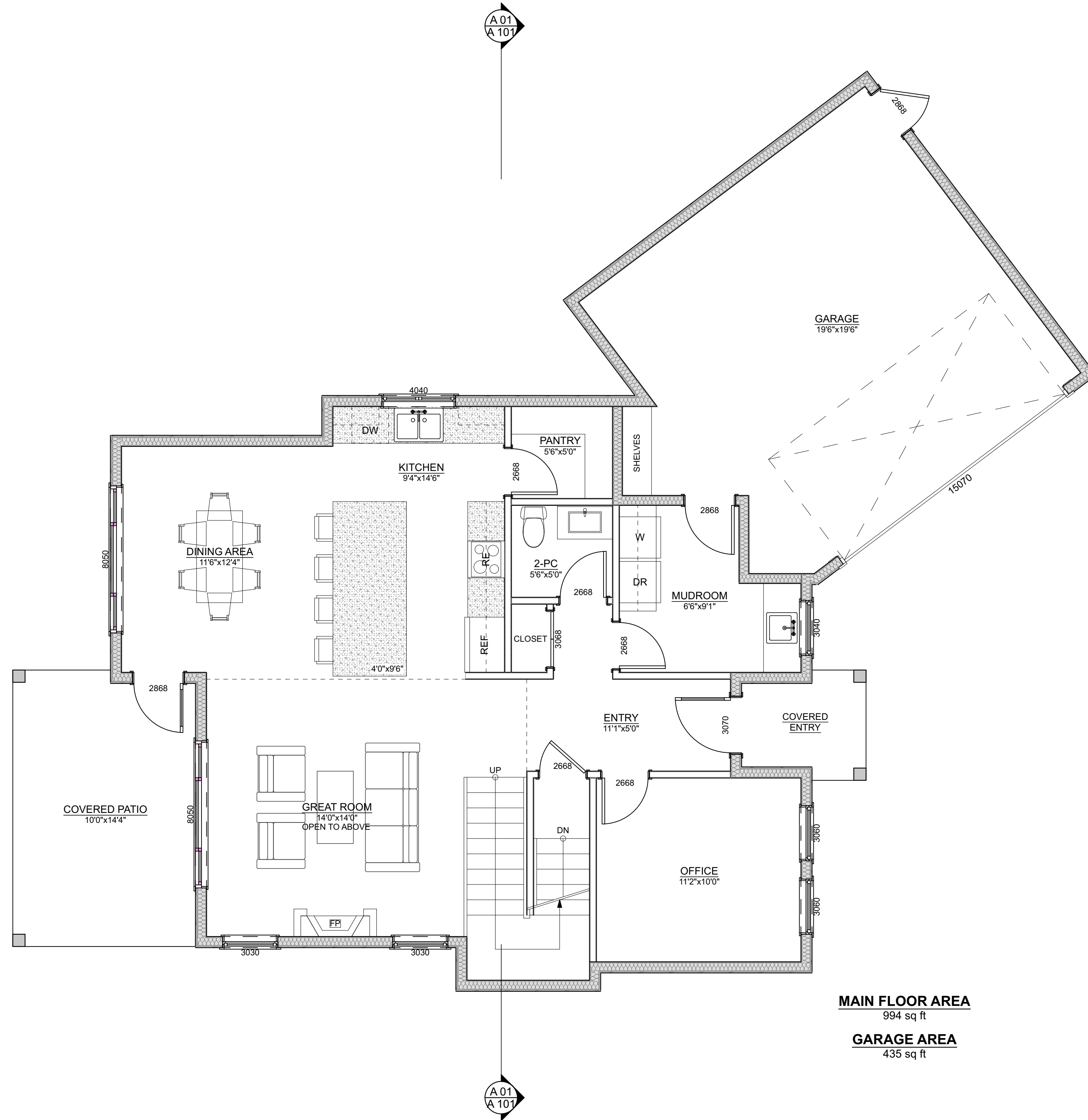
ISSUED FOR DP

ISSUED:

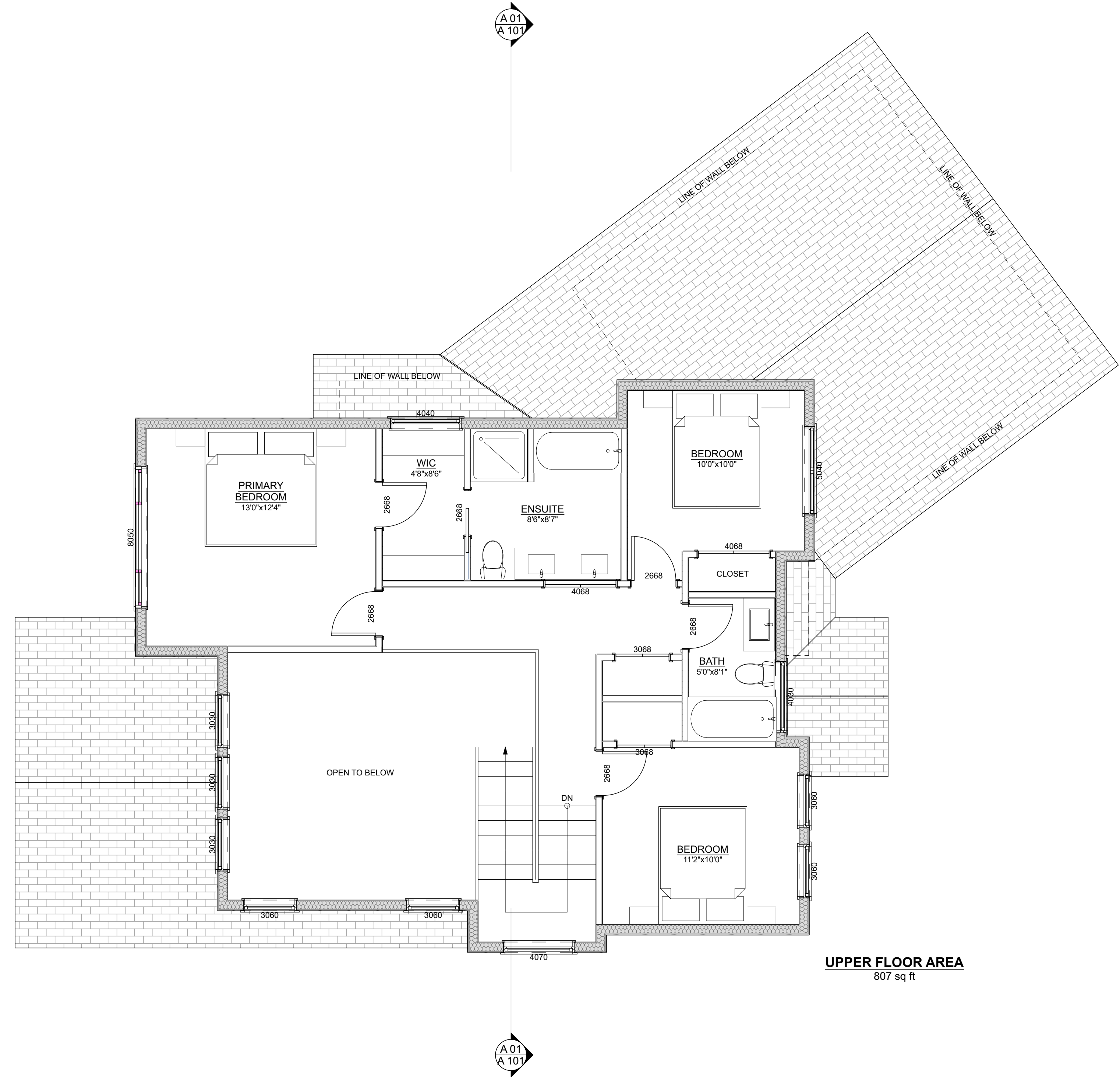
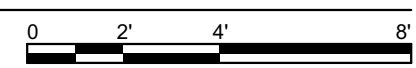

BASEMENT FLOOR PLAN AND CROSS SECTION

A-101

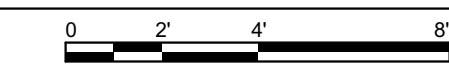
# SL B



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



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



ISSUED FOR DP

ISSUED:

MAIN AND UPPER FLOOR PLAN

**A-102**

# SL B

### EXTERIOR CLADDING LEGEND

- 1 BOARD AND BATTEN PAINTED
- 2 STONE VENEER AS PER OWNER
- 3 ASPHALT ROOFING SHINGLES

### ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
- SOFFIT 6"X4" ALUMINUM DOWNSPOUT (PREFINISHED)
- FRASCA 24" COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
- DOOR TRIM 2X4 SUBELL (PAINTED)
- CORNER TRIM 2X4 COMB FACED SPF (PAINTED)

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



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

### ALTA VISTA - SL B

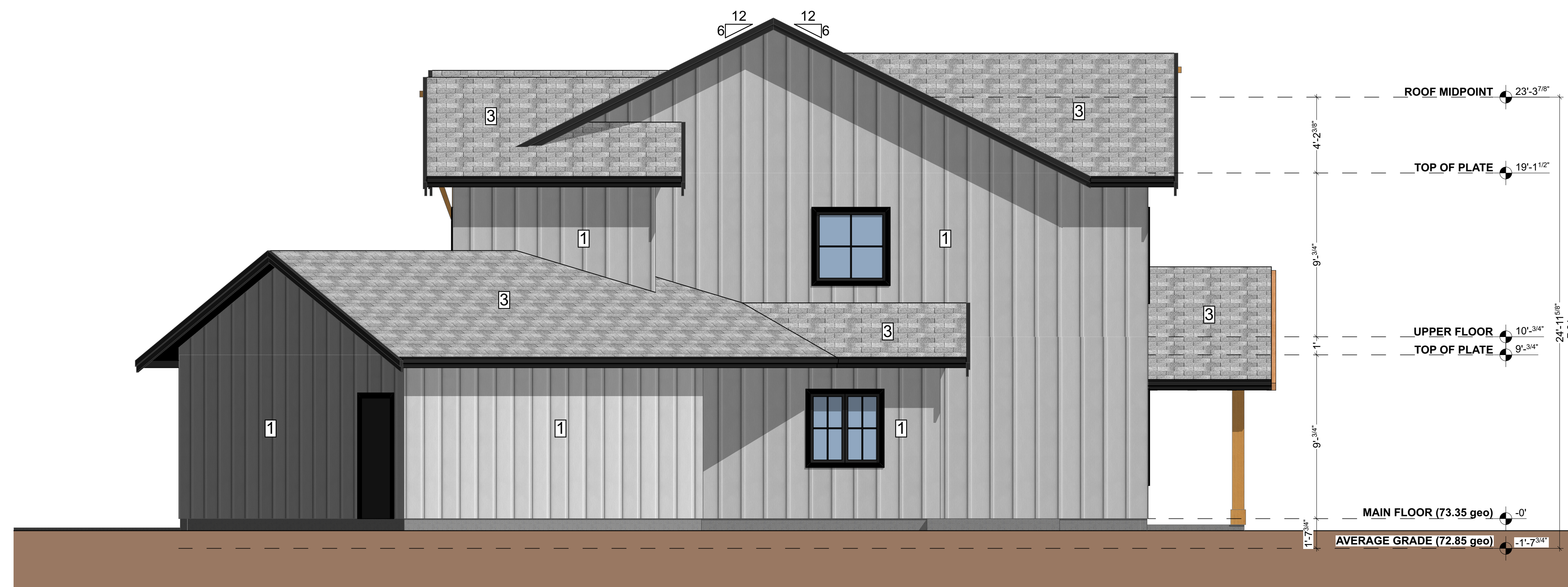
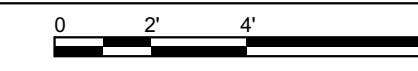
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

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.

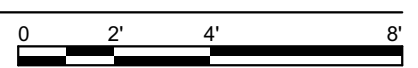
© Adapt Design



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



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



ISSUED FOR DP

ISSUED:


ELEVATIONS

# SL B

### EXTERIOR CLADDING LEGEND

- 1 BOARD AND BATTEN PAINTED
- 2 STONE VENEER AS PER OWNER
- 3 ASPHALT ROOFING SHINGLES

### ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
- SOFFIT 6"X2" ALUMINUM DOWNSPOUT (PREFINISHED)
- FLASHING 2X10 COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
- DOOR TRIM 2X4 SUBELL (PAINTED)
- CORNER TRIM 2X4 COMB FACED SPF (PAINTED)

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



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

### ALTA VISTA - SL B

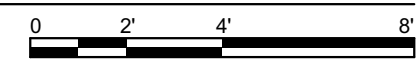
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

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.

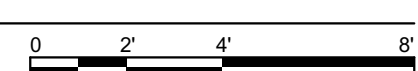
© Adapt Design



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



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



SPATIAL SEPARATION BCBC 9.10.15.4	3.0m
LIMITING DISTANCE	72.49m <sup>2</sup>
EXPOSING BUILDING FACE	13.5%
ALLOWABLE OPENINGS	5.64m <sup>2</sup>
PROPOSED AREA	7.78%
PROPOSED OPENINGS	

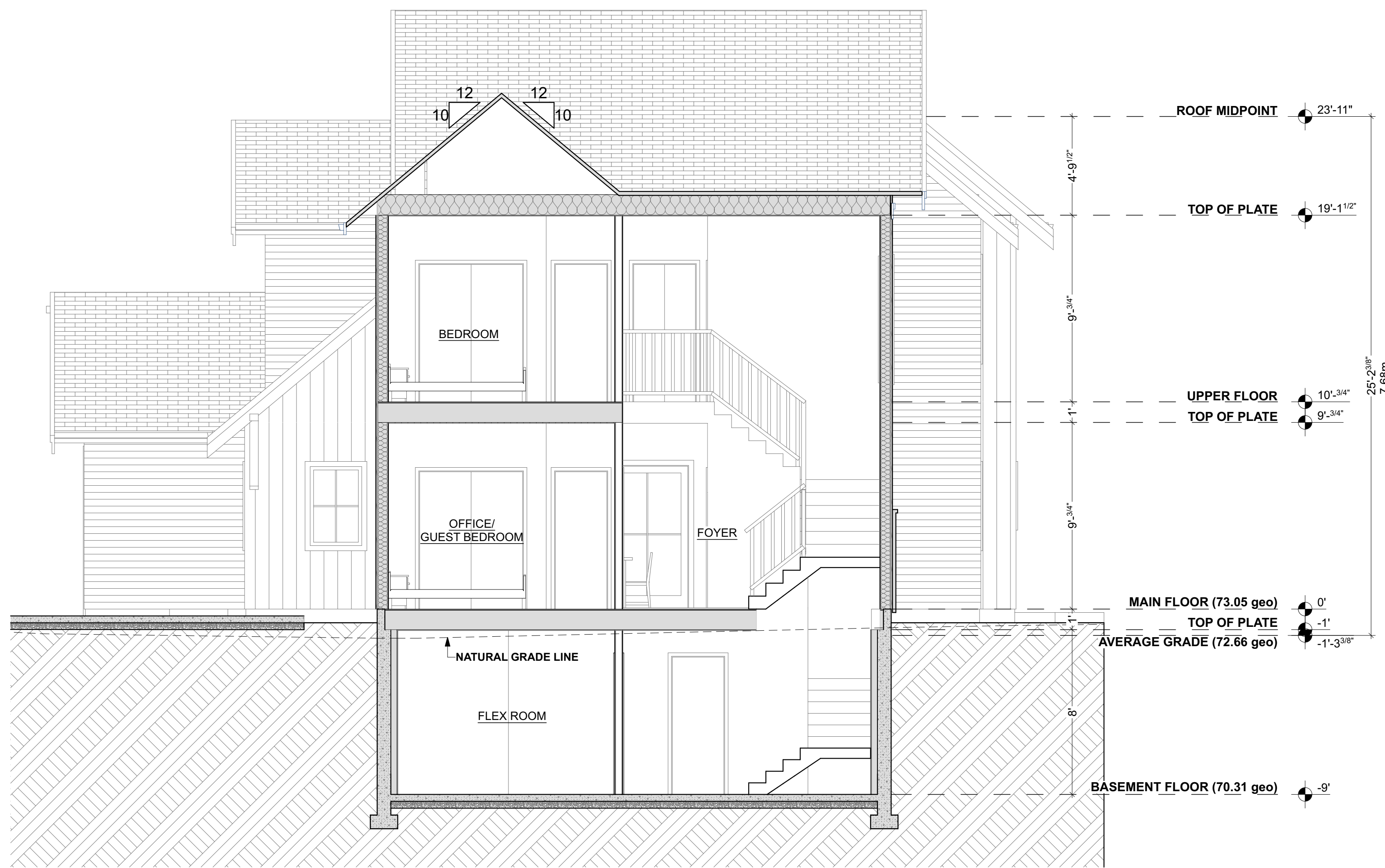
ISSUED FOR DP

ISSUED:

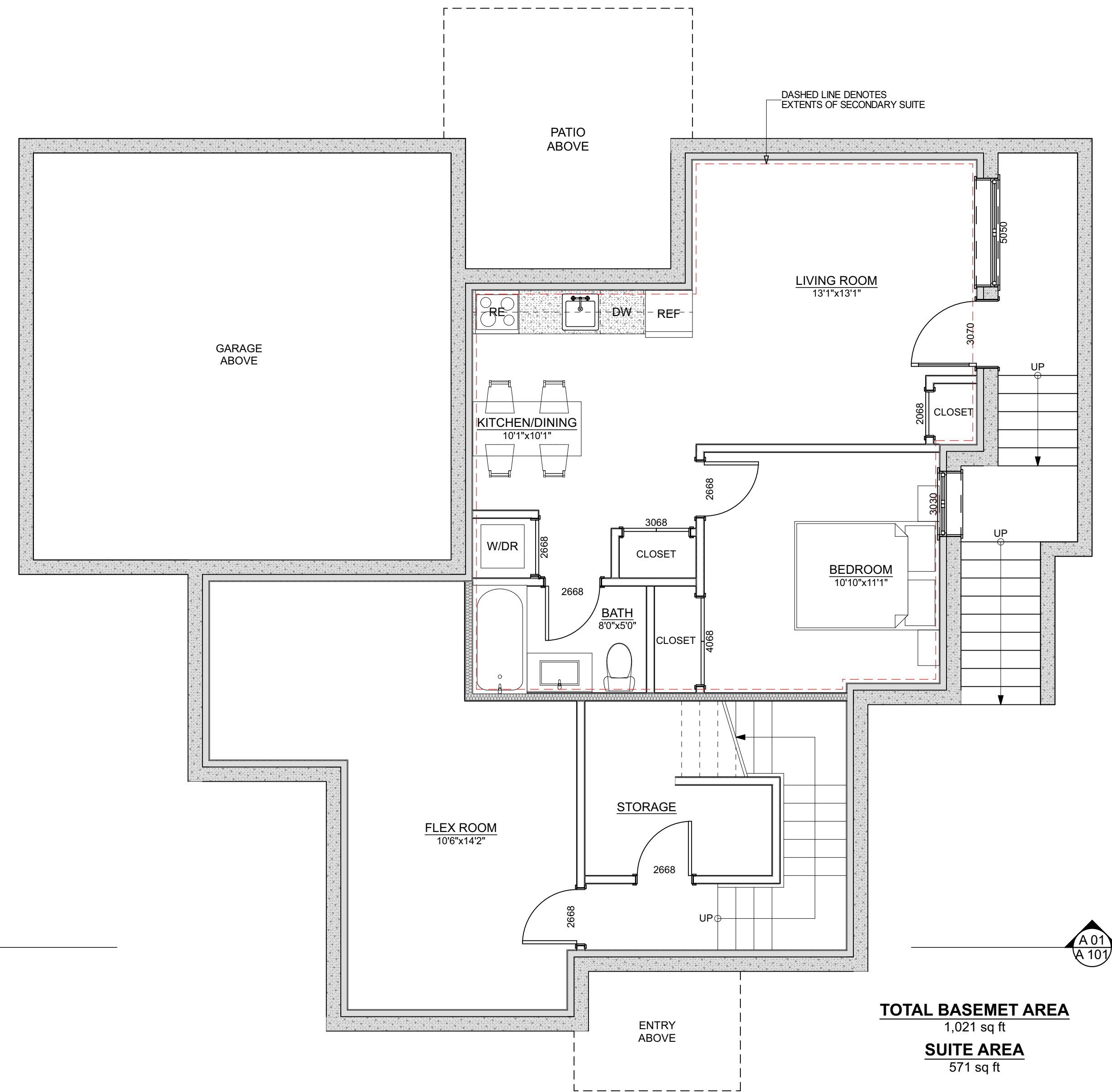
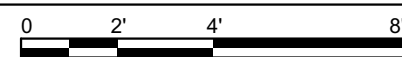
ELEVATIONS



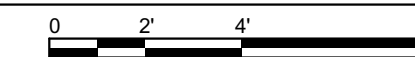
# SL C



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



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



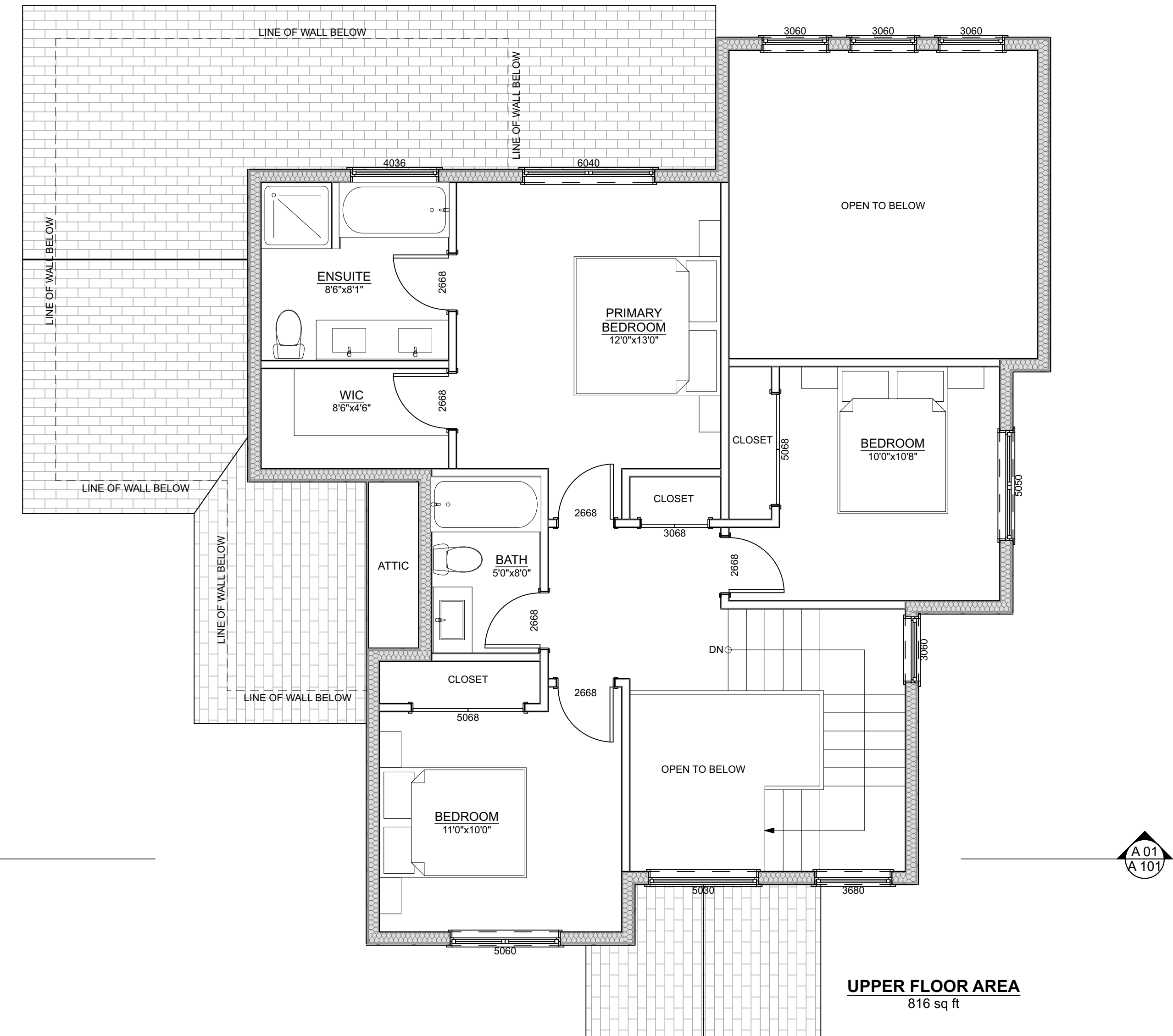
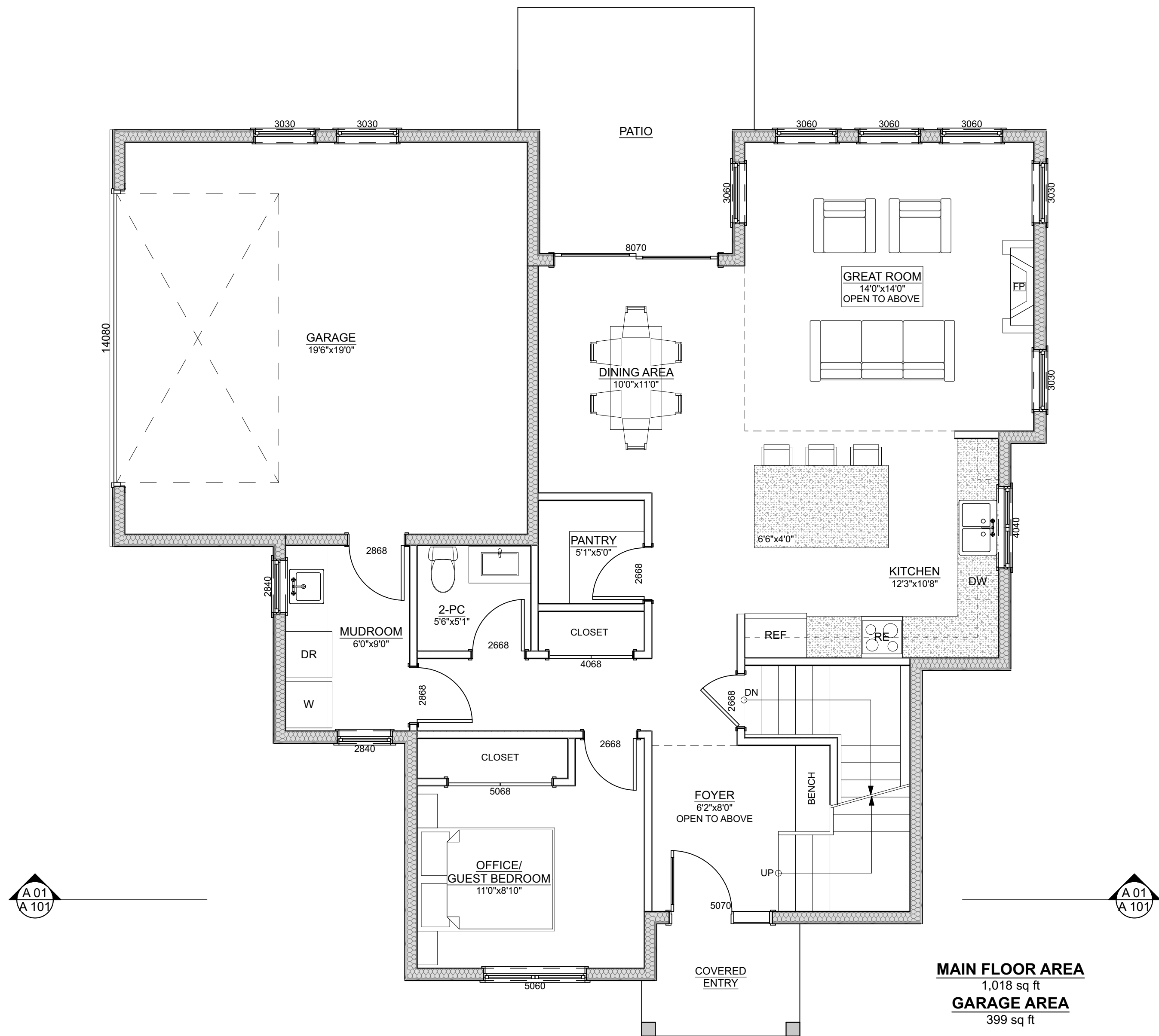
ISSUED FOR DP

ISSUED:

BASEMENT FLOOR  
PLAN AND CROSS  
SECTION

**A-101**

# SLC



**1 MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
0 2 4 8

**2 UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
0 2 4 8

ISSUED FOR DP

ISSUED:

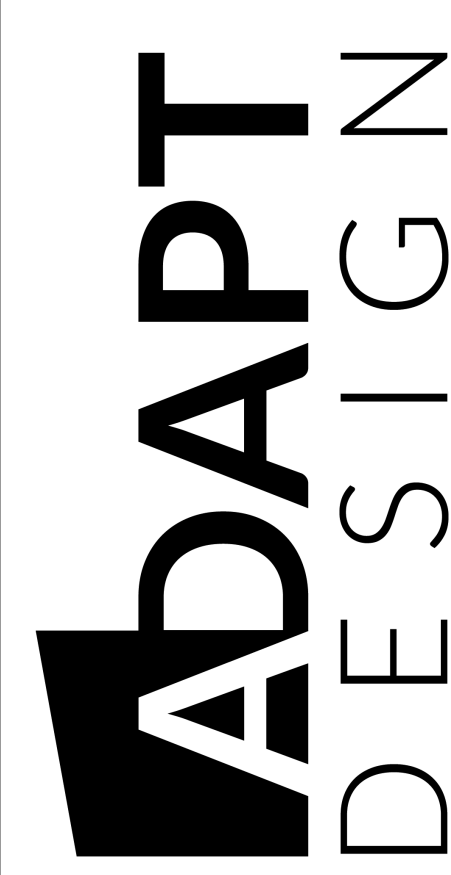

MAIN AND UPPER FLOOR PLAN

# SL C

EXTERIOR CLADDING LEGEND	
1	LAP SIDING PAINTED
2	STONE VENEER AS PER OWNER
3	ASPHALT ROOFING SHINGLES
4	BOARD AND BATTEN PAINTED
5	HARDIE SHINGLE PAINTED

ADDITIONAL EXTERIOR FINISHINGS	
OUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	C/W 4"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
PASDIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	2"x4" COMB FACED SPF (PAINTED)
SILL & 2"x4" SUBSILL	2"x4" COMB FACED SPF TOPSIDES C/W 2"x4" SLOPED
DOOR TRIM	2"x4" COMB FACED SPF (PAINTED)
CORNER TRIM	1"x4" COMB FACED SPF (PAINTED)

NOTE:  
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC 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



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

## ALTA VISTA - SL C

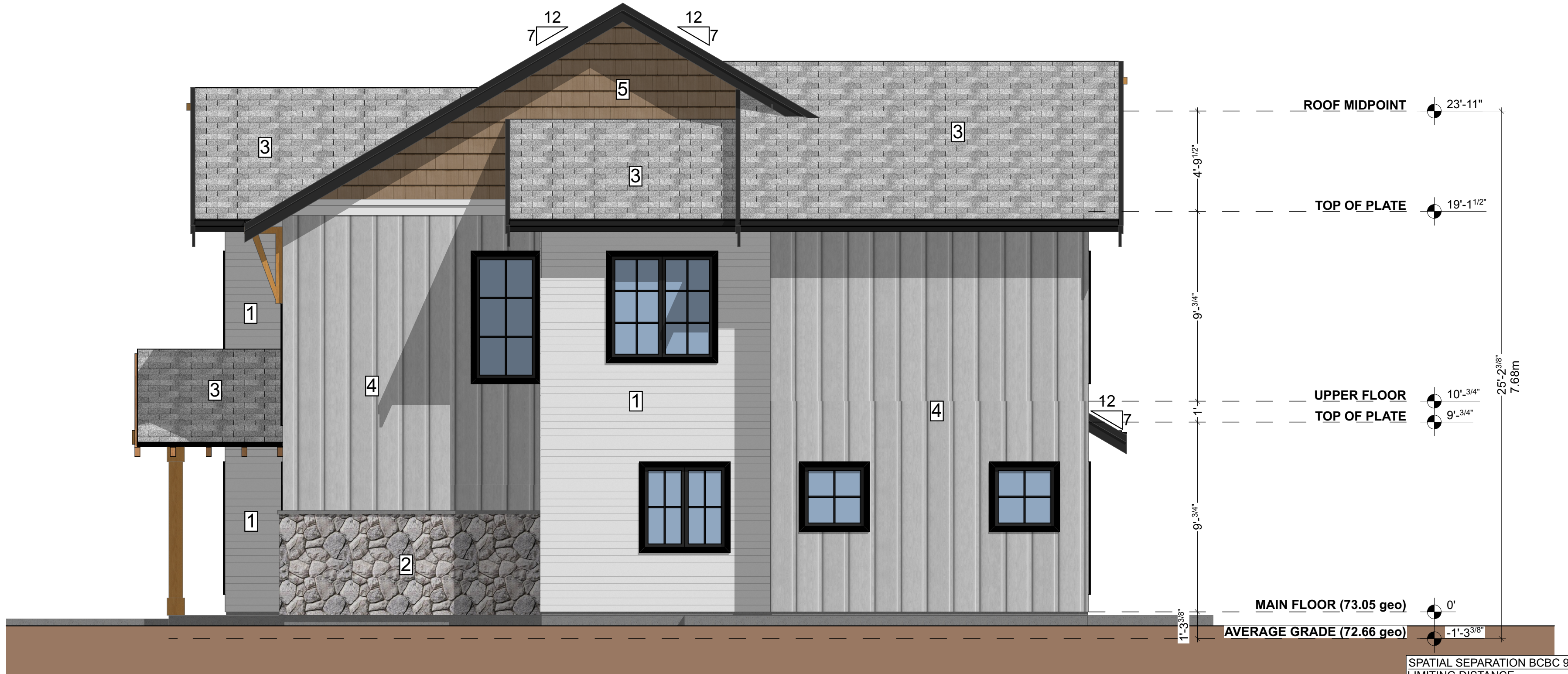
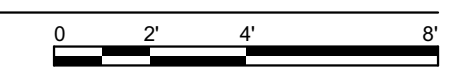
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

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.

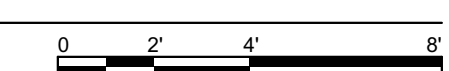
© Adapt Design



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



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



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.50m
EXPOSING BUILDING FACE	74.54m <sup>2</sup>
ALLOWABLE OPENINGS	8%
PROPOSED AREA	4.96m <sup>2</sup>
PROPOSED OPENINGS	6.65%

ISSUED FOR DP

ISSUED:

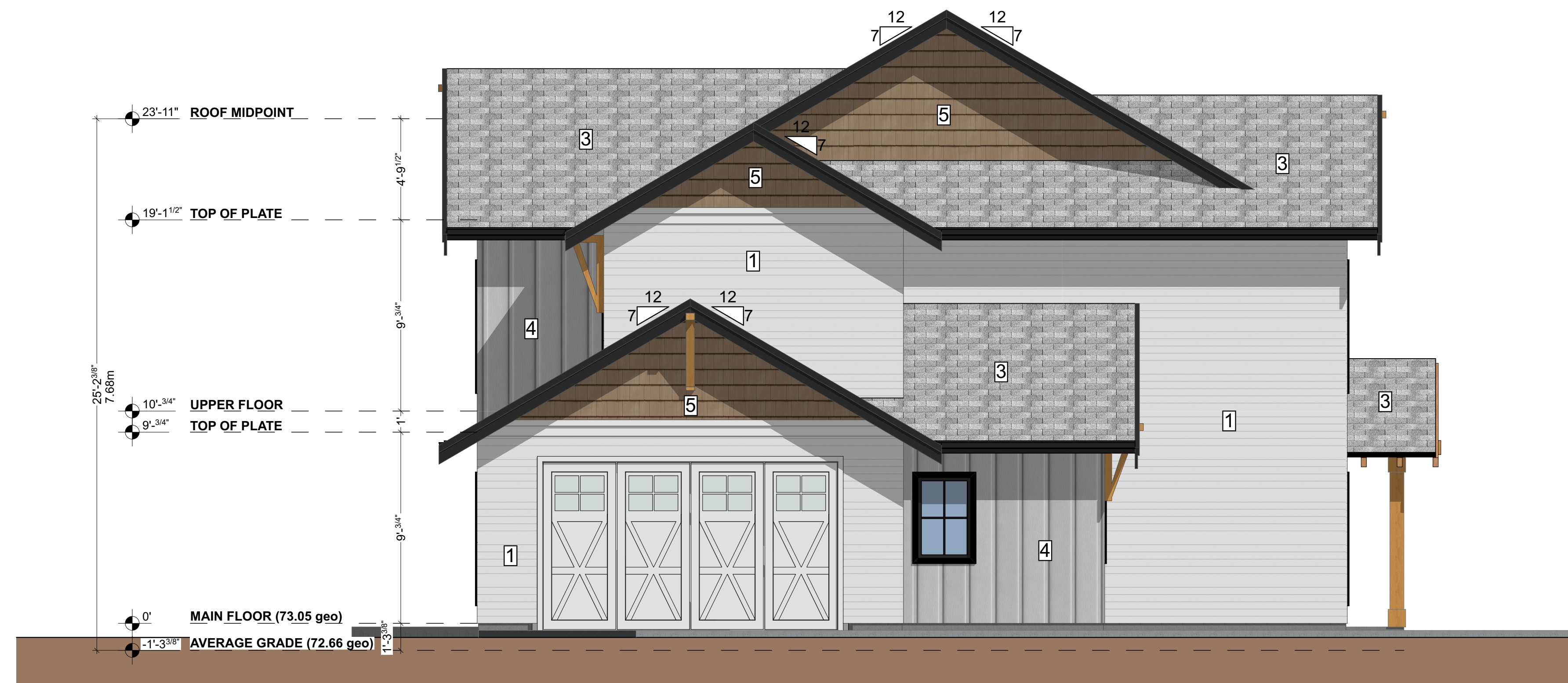
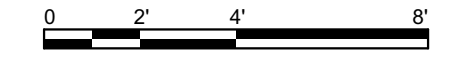

ELEVATIONS

## A-201

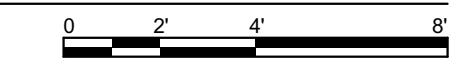
# SL C



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



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



**EXTERIOR CLADDING LEGEND**

- 1 LAP SIDING PAINTED
- 2 STONE VENEER AS PER OWNER
- 3 ASPHALT ROOFING SHINGLES
- 4 BOARD AND BATTEN PAINTED
- 5 HARDIE SHINGLE PAINTED

**ADDITIONAL EXTERIOR FINISHINGS**

OUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	C/W 4"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
PASDIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	2"x4" COMB FACED SPF (PAINTED)
SILL & 2"x4" SUBSILL	2"x4" COMB FACED SPF TOPSIDES C/W 2"x4" SLOPED
DOOR TRIM	2"x4" COMB FACED SPF (PAINTED)
CORNER TRIM	1"x4" COMB FACED SPF (PAINTED)

NOTE:  
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BICO 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



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

**ALTA VISTA - SL C**

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.

© Adapt Design

ISSUED FOR DP

ISSUED:


ELEVATIONS