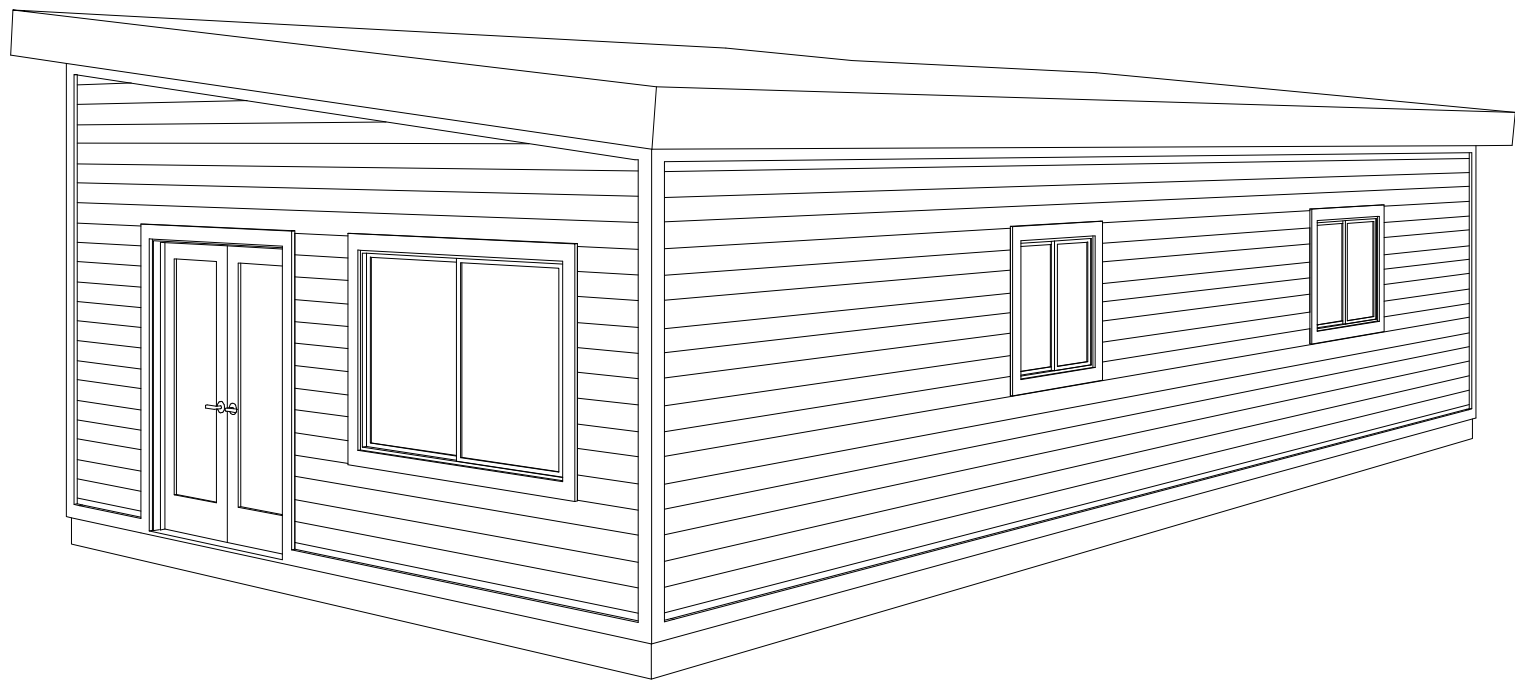
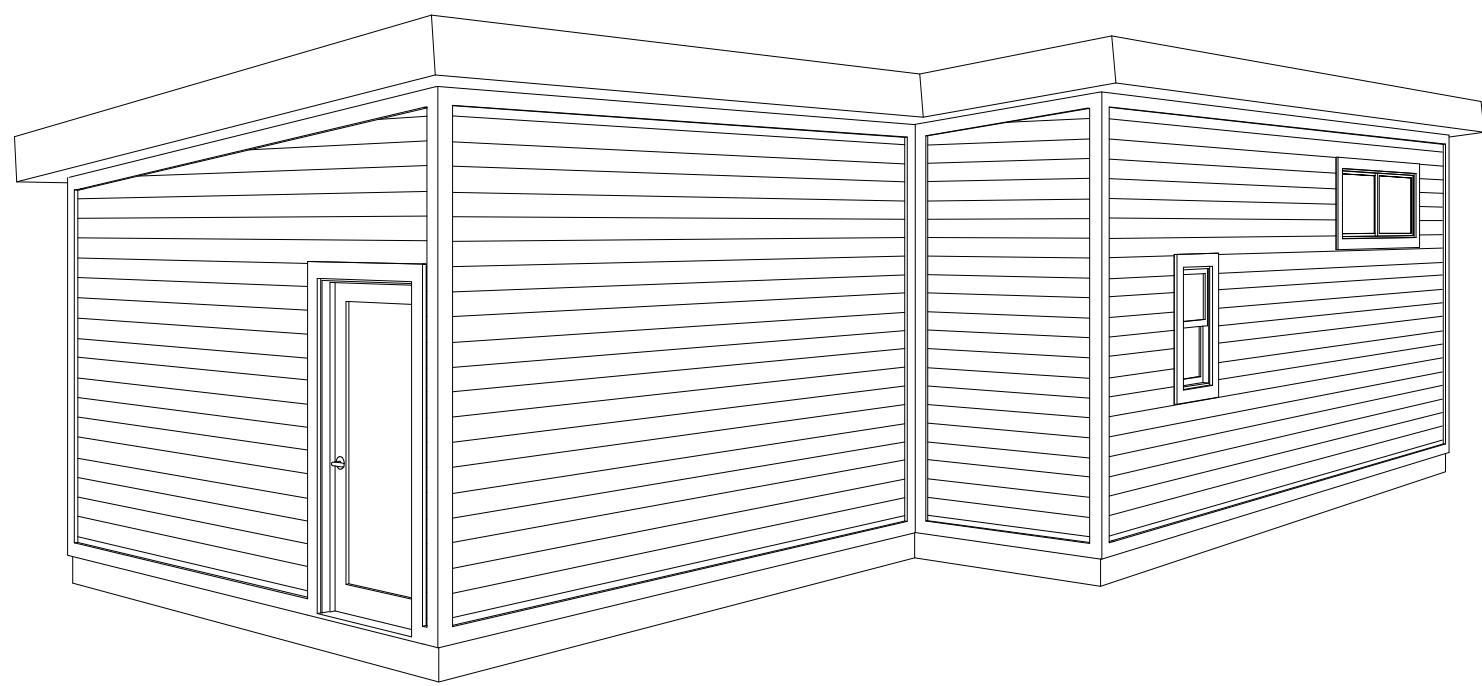




2 SITE PLAN  
GOOGLE MAPS VIEW



3 3D NORTH + WEST ELEVATION  
PERSPECTIVE



4 3D SOUTH + EAST ELEVATION  
PERSPECTIVE

PROJECT ADDRESS

1086 Colville Road,  
Esquimalt, BC V9A 4P7.

PARCEL IDENTIFICATION NUMBER

005-947-634

LEGAL DESCRIPTION

LOT 9, BLOCK 12, SECTION 10, ESQUIMALT DISTRICT, PLAN 5241

LICENSED BUILDER

Backyard Bungalows Inc  
300 - 1095 Mckenzie Ave  
Victoria, BC V8P 2L5  
250-858-8800  
friends@backyardbungalows.ca  
backyardbungalows.ca

DRAWING LIST

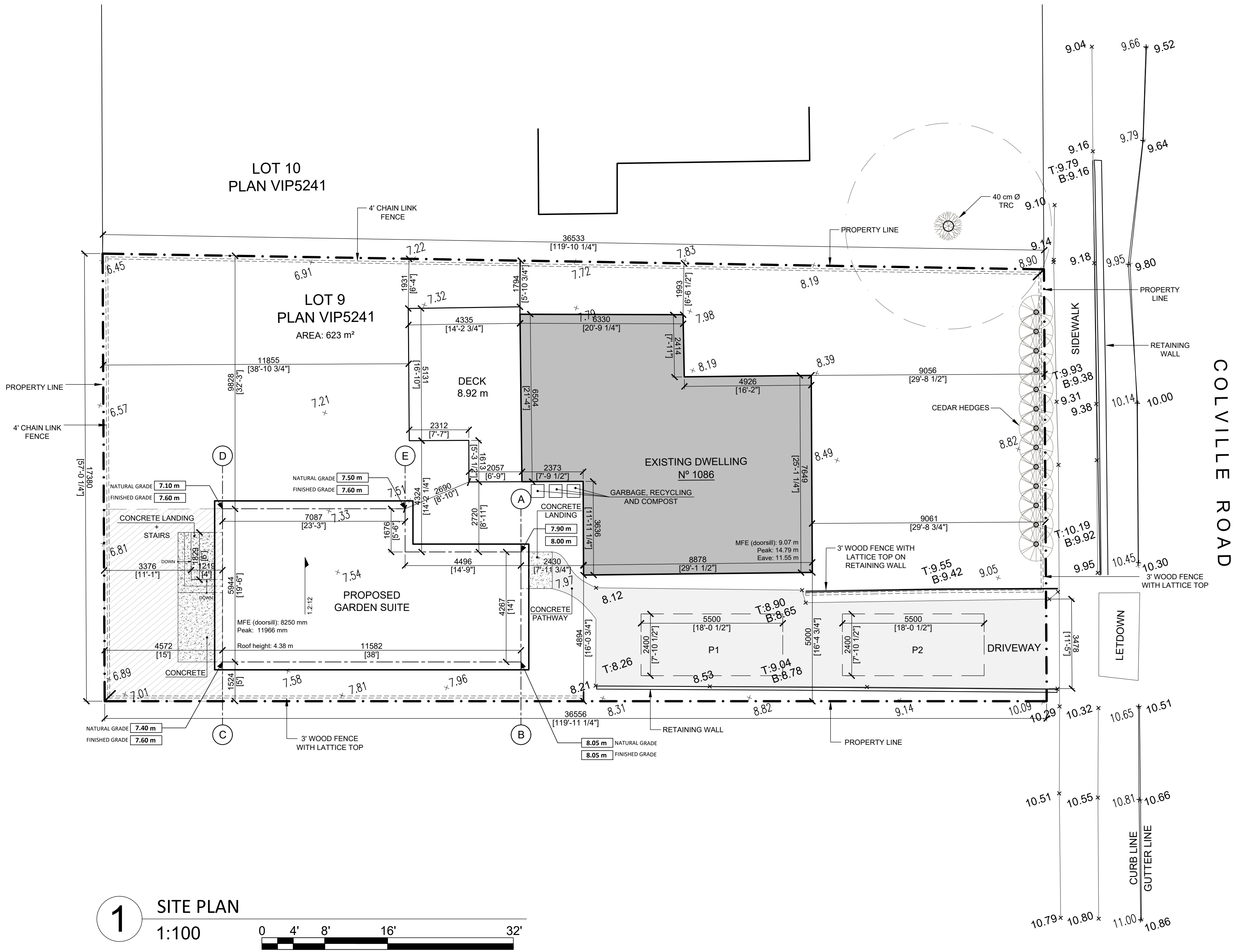
Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Landscape Plan	A.600

OPEN SITE SPACE	
Permeable Surfaces	Size (m <sup>2</sup> )
Grass	368.34
<b>Total</b>	<b>368.34</b>
<b>Lot Size</b>	<b>623</b>
<b>Open Site Space</b>	<b>59.12 %</b>

AVERAGE NATURAL GRADE CALCULATIONS				
Point Elevations			#	Grades
A + B + C + D + E	=	7.90 + 8.05 + 7.40 + 7.10 + 7.50	=	37.95 / 5
<b>TOTAL</b>				
Average Grade = Sum. of Grade / Number of Grades =37.95 / 5				
<b>Average Grade = 7.59 m</b>				

AVERAGE FINISHED GRADE CALCULATIONS				
Point Elevations			#	Grades
A + B + C + D + E	=	8.00 + 8.05 + 7.60 + 7.60 + 7.60	=	38.85 / 5
<b>TOTAL</b>				
Average Grade = Sum. of Grade / Number of Grades =38.85 / 5				
<b>Average Grade = 7.77 m</b>				

PROJECT DATA TABLE - GARDEN SUITE		
<b>Address:</b> 1086 Colville Road, Esquimalt, BC V9A 4P7		
<b>PID:</b> 005-947-634		
<b>Scope of Work:</b> New Garden Suite		
<b>Data Sheet Table:</b>		<b>Unit</b>
Lot Area	623	m <sup>2</sup>
House Footprint	118.76	m <sup>2</sup>
House Coverage	19.06	%
Rear Yard Area	253.71	m <sup>2</sup>
Garden Suite Footprint	61.30	m <sup>2</sup>
Rear Yard Site Coverage	10.35	%
Total Combined Coverage (house and suite)	180.06	m <sup>2</sup>
Total Combined Coverage (house and suite)	29.41	%
<b>Proposed Setbacks:</b>		
North Side Setback	4.57	m
West Side Setback	1.52	m
East Side Setback	9.83	m
Separation from Main House	2.43	m
<b>Height:</b>		
Average Natural Grade	7.59	m
Average Finish Grade	7.77	m
Roof Height	4.38	m
<b>Floor Area:</b>		
Main Floor Area	61.30	m <sup>2</sup>
Total Floor Area	61.30	m <sup>2</sup>
<b>Site Coverage (30% Maximum)</b>		
Lot Area	623	m <sup>2</sup>
Existing House	118.76	m <sup>2</sup>
Proposed Garden Suite	64.49	m <sup>2</sup>
Site coverage	29.41	%



1 SITE PLAN  
1:100

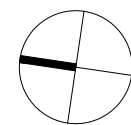


300 - 1095 Mckenzie Ave  
Victoria, BC V8P 2L5

1.250.858.8800

Seal:

True North:



Notes:

All work to conform to  
requirements of applicable  
building codes and  
requirements of authority  
having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from  
gridline to finished face of wall.  
Exterior walls dimensioned from  
gridline to struct. Sheeting/Stud.

All structural elements (Beams,  
joists, foundation walls and  
footings, etc.) to be sized by a  
structural engineer as required.

This drawing package and design  
are copyright Backyard  
Bungalows Inc.

Project Name:

Colville Rd  
Garden Suite

Project Description:

Garden Suite

Project Number:

732

Civic Address:

1086 Colville Road  
Victoria, BC V9A 4P7

Issue:

Dev. Permit App.  
.  
.  
.

Title:

SITE PLAN

Revision:

Sheet:

A.100



Seal:

Notes:

All work to conform to requirements of applicable building codes and requirements of authority having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from gridline to finished face of wall.  
Exterior walls dimensioned from gridline to struct. Sheeting/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

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Project Name:

Colville Rd  
Garden Suite

Project Description:

Garden Suite

Project Number:

732

Civic Address:

1086 Colville Road  
Victoria, BC V9A 4P7

Issue:

Dev. Permit App.

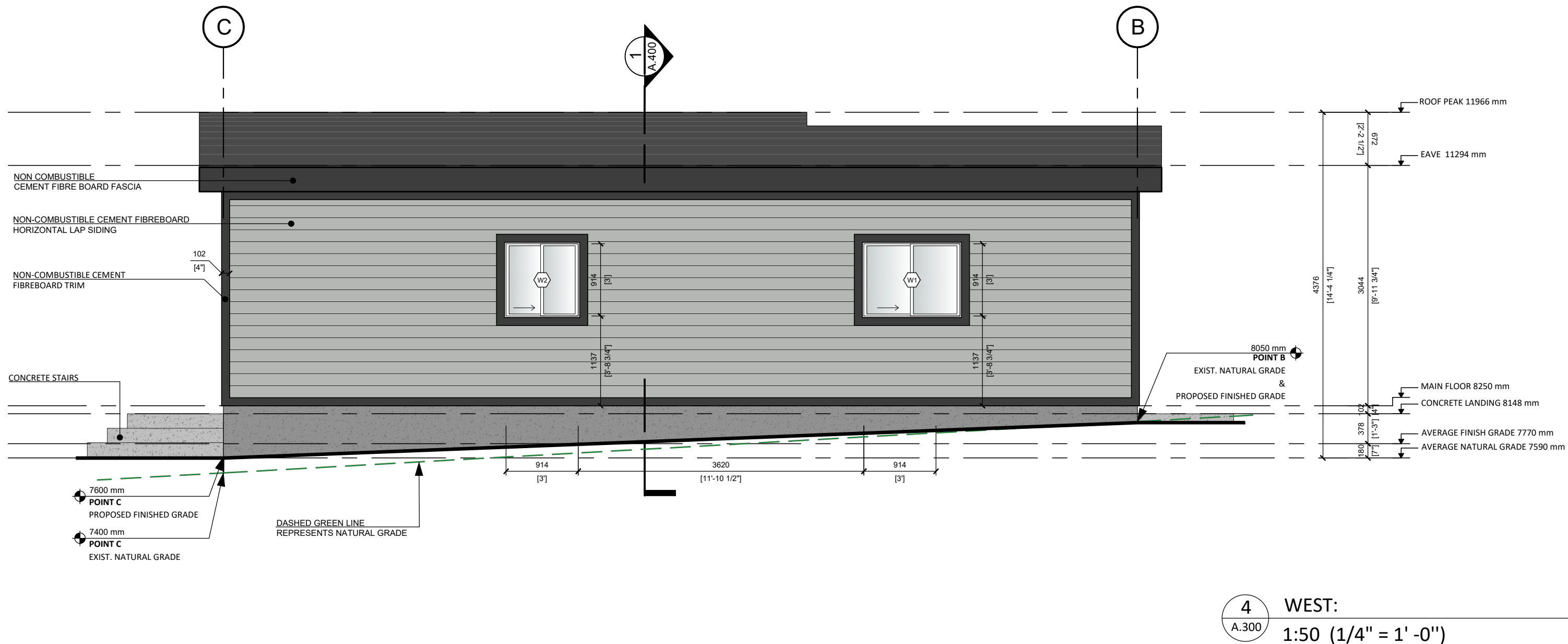
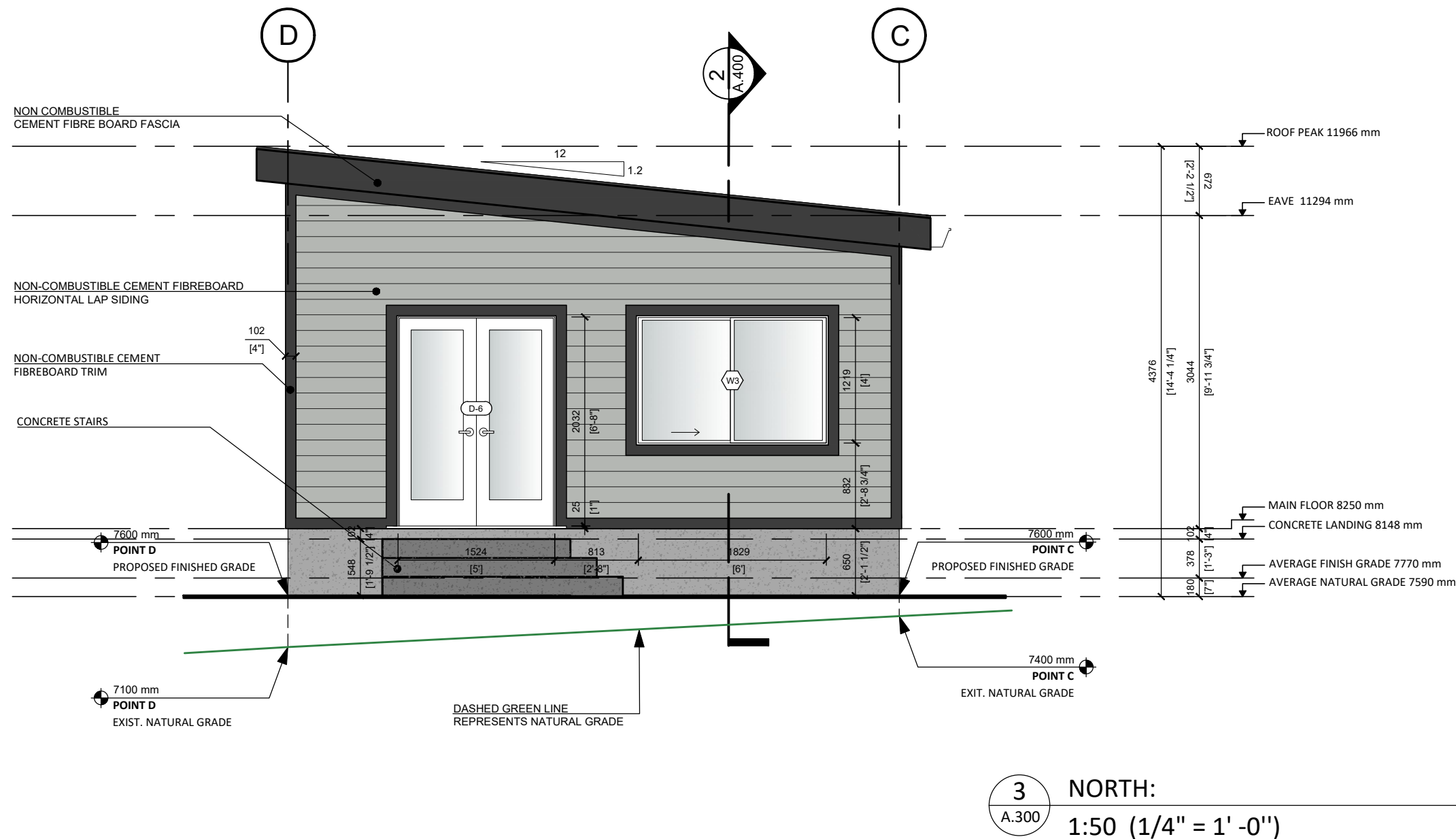
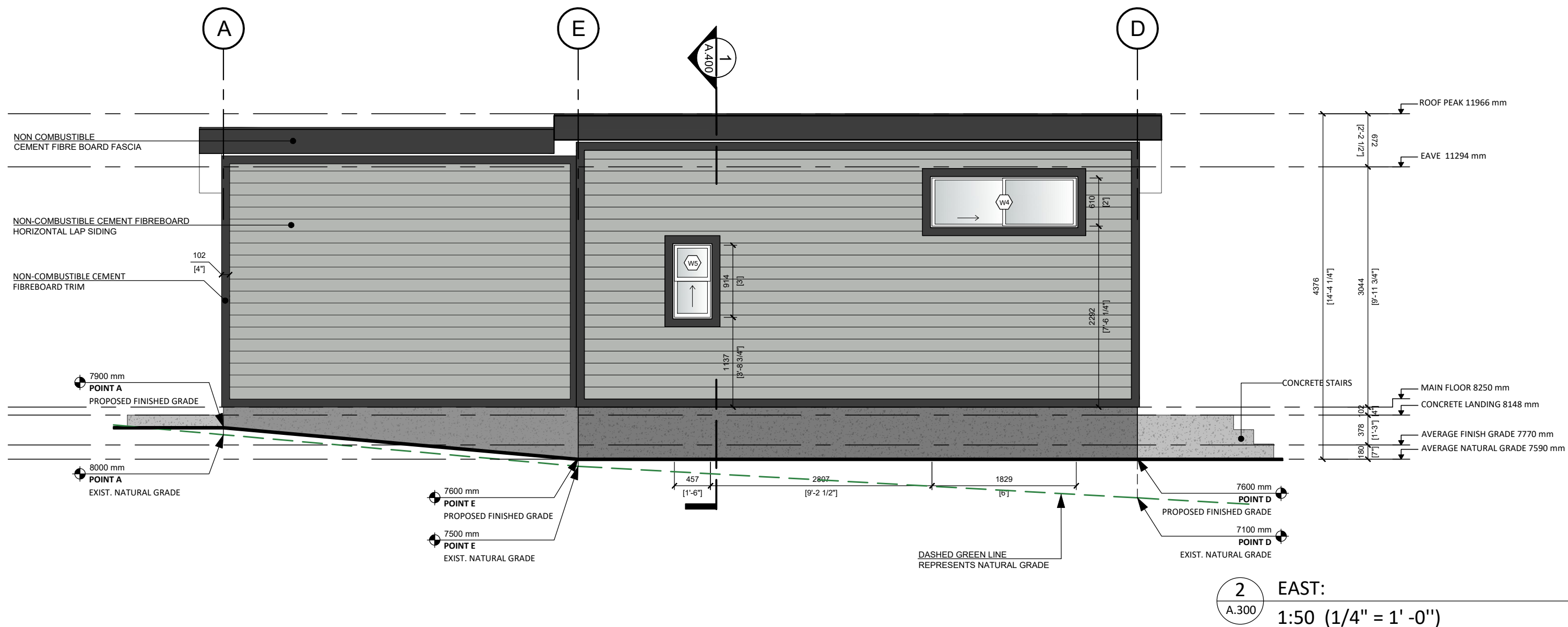
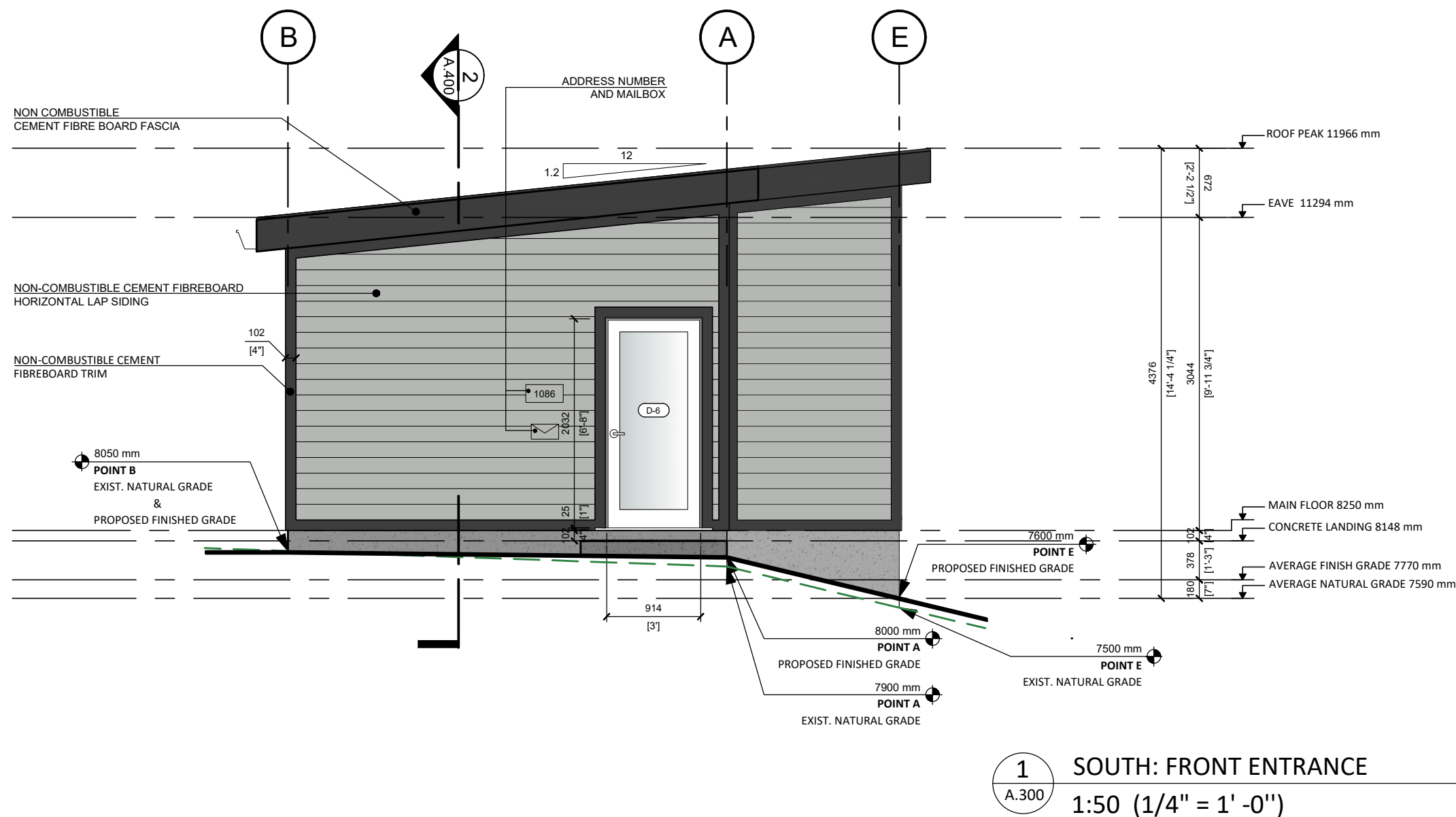
Title:

BUILDING  
ELEVATIONS

Revision:

Sheet:

A.300



LIMITING DISTANCE							LIMITING DISTANCE (m) CALCULATION
	SF	SM	GLAZING m <sup>2</sup>	GLAZING %	LIMITING DISTANCE m	GLAZING PERMITTED %	
North: Garden Suite							
East: Garden Suite							
South: Garden Suite							
West: Garden Suite							

COLOUR PALLETTE AND MATERIALS		
ITEM	MATERIAL	COLOUR
Exterior Walls	Cement Fibreboard Lap Siding	Light Grey
Roof	Modified Bitumen	Black
Exterior Trim	Cement Fibreboard Trim	Black
Windows	Vinyl	White



CEMENT FIBRE BOARD  
LAP SIDING



MODIFIED BITUMEN  
ROOFING