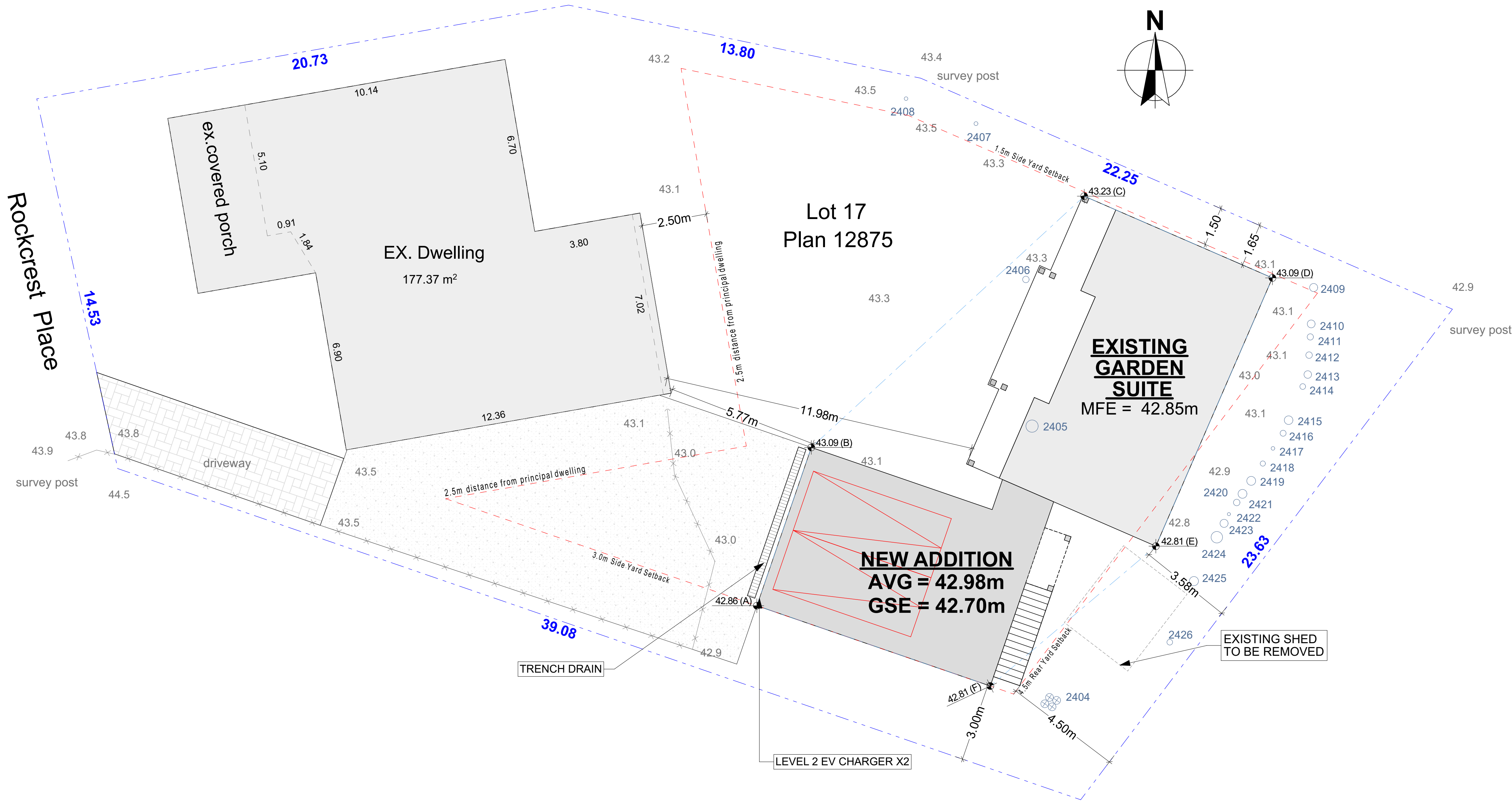


AVERAGE GRADE
A = 42.86m
B = 43.09m
C = 43.23m
D = 43.09m
E = 42.81m
F = 42.81m
257.89m/6 = 42.98m



1 SITE PLAN
SCALE: 1/8" = 1'-0"

Property Information		
Project Type: New ADDITION		
Site Address: 1221 Rockcrest Place, Victoria B.C.		
Legal Description: Lot 17, Section 10, Esquimalt District, Plan 12875.		
Lot Area = 1023 m²		
	Zoning	Proposed
Setbacks:		
Rear	4.5m	Existing to remain (3.58m)
Left	1.5m	Existing to remain (1.65m)
Right	3.0m	3.0m
Distance from principal dwelling	2.5m	5.77m
Building Height:	11.0m	6.79m
Floor Area:		
Ex. SFD Main		114.9 m²
Ex. SFD Bsmt		111.2 m²
Ex. SFD Garage		24.5 m²
		250.6m²
Ex. DADU		64.9 m²
New Upper Floor		59.77 m²
New Garage		63.31 m²
		187.98 m²
Lot Coverage:		
Ex. House		178.6m²
DADU Footprint:		90.9m²
New Addition Footprint:		69.76m²
		160.66m²
Total Footprint:		339.26m²
Lot Coverage	40%	33.16%

Applicable Codes

-BC Building Code Current Edition (2024)

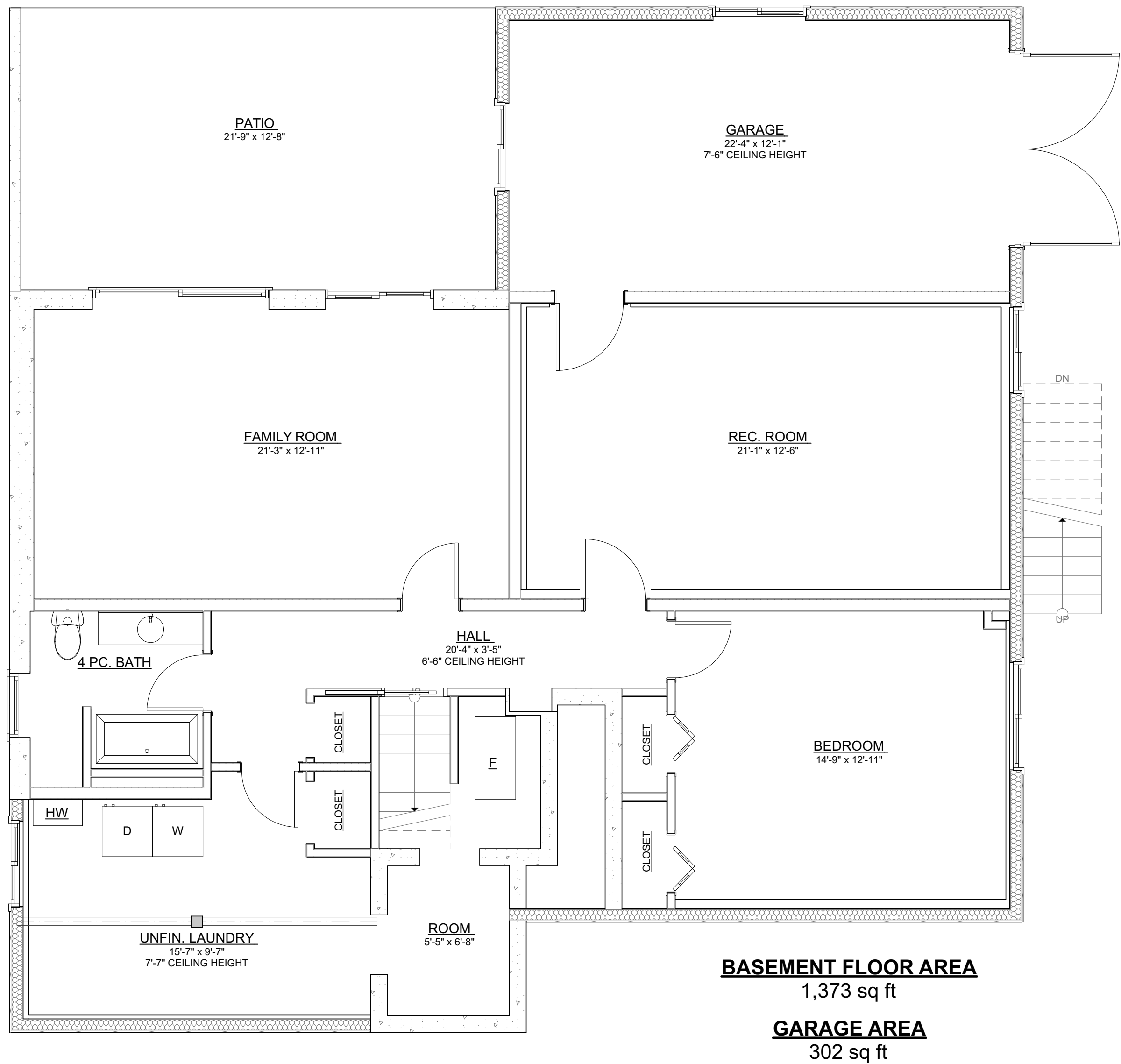
Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Step
Code 3 via Energy Advisor (EA) compliance

Ventilation

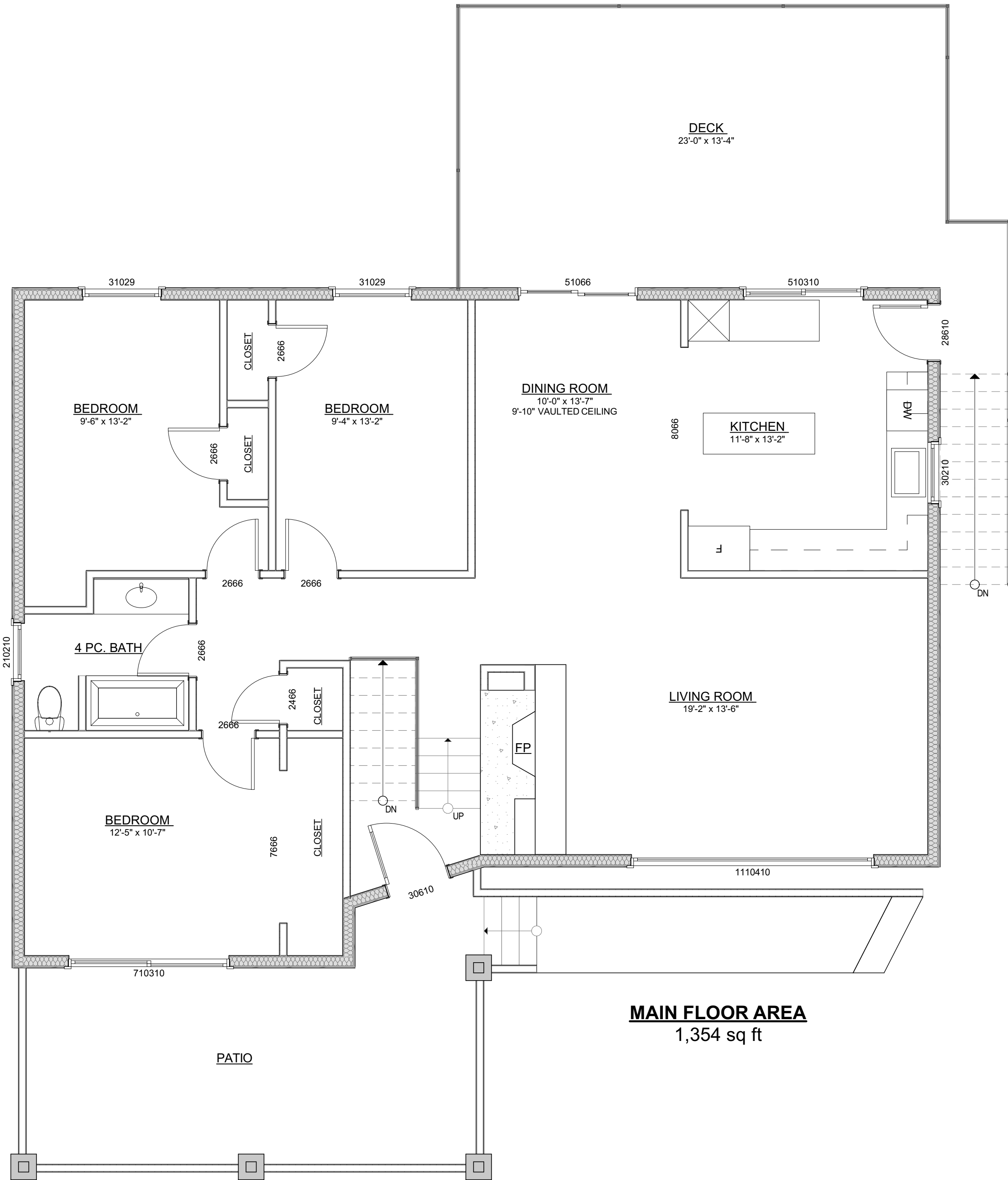
BCBC 9.32

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			ISSUED:	A-002



BASEMENT FLOOR AREA
1,373 sq ft
GARAGE AREA
302 sq ft

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

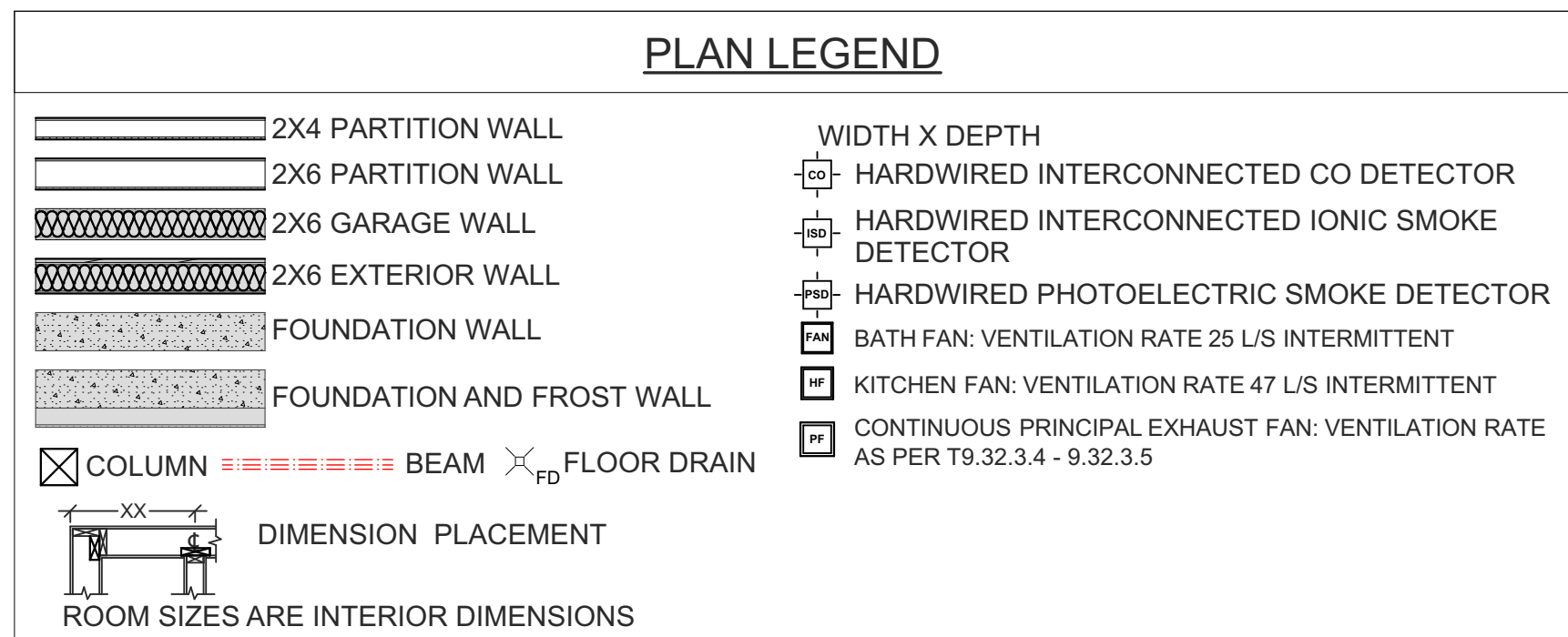
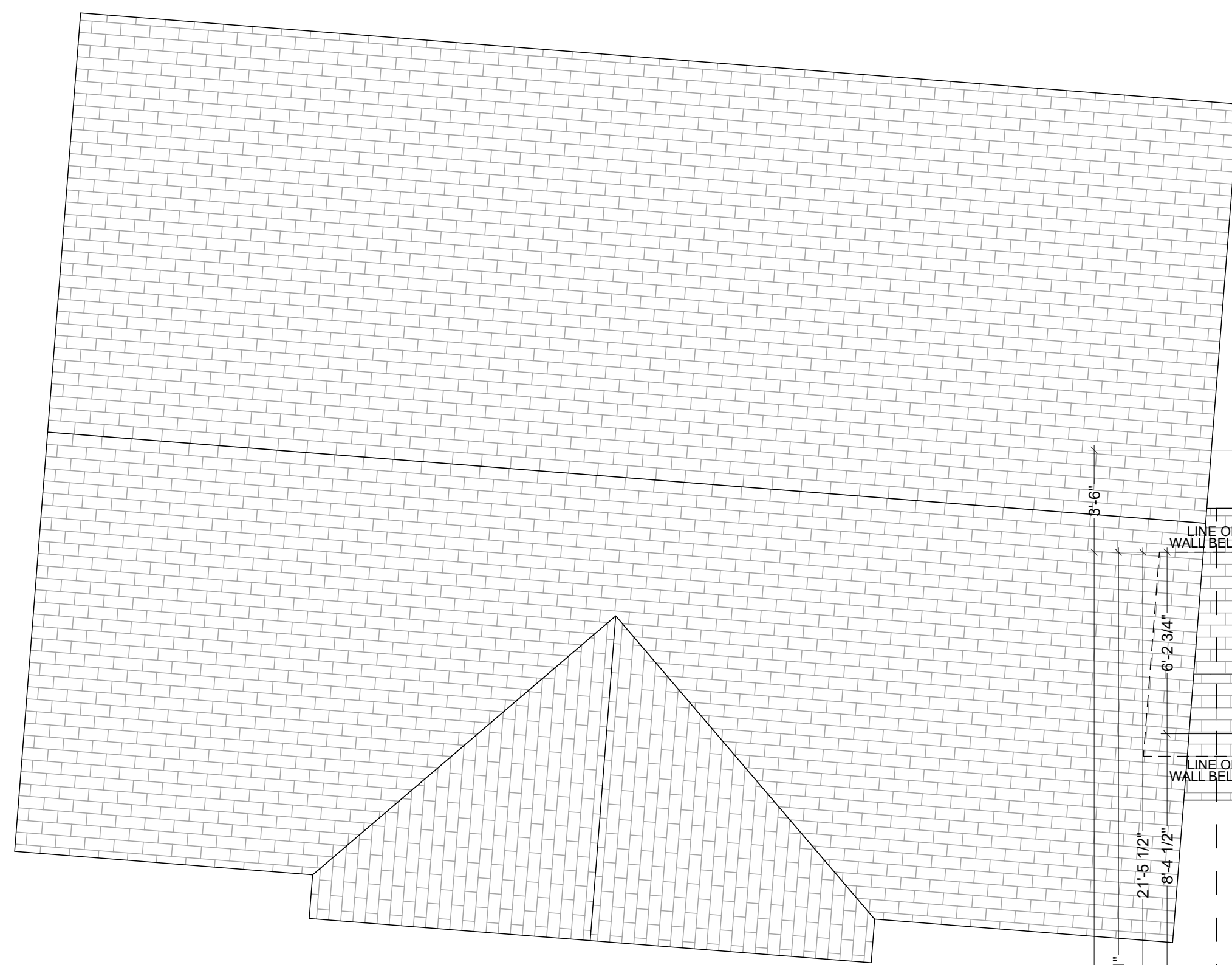


MAIN FLOOR AREA
1,354 sq ft

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



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			ISSUED:	



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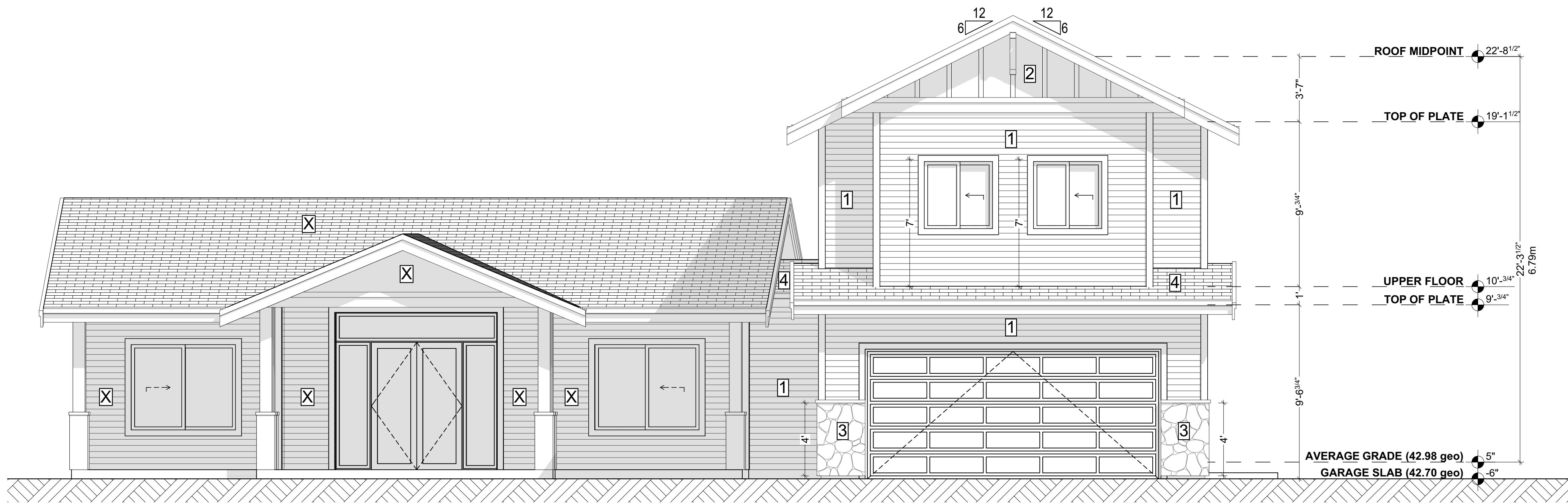
ISSUED FOR BP

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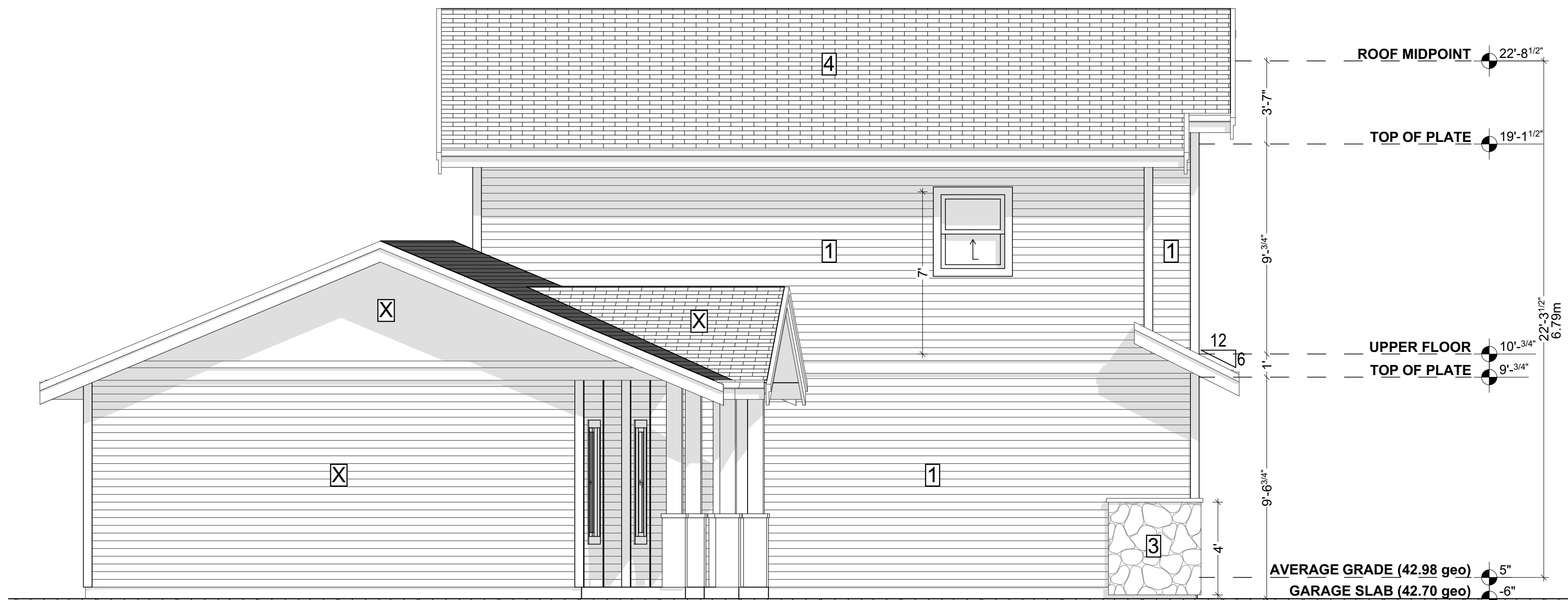
MAIN AND UPPER FLOOR PLAN

A-103

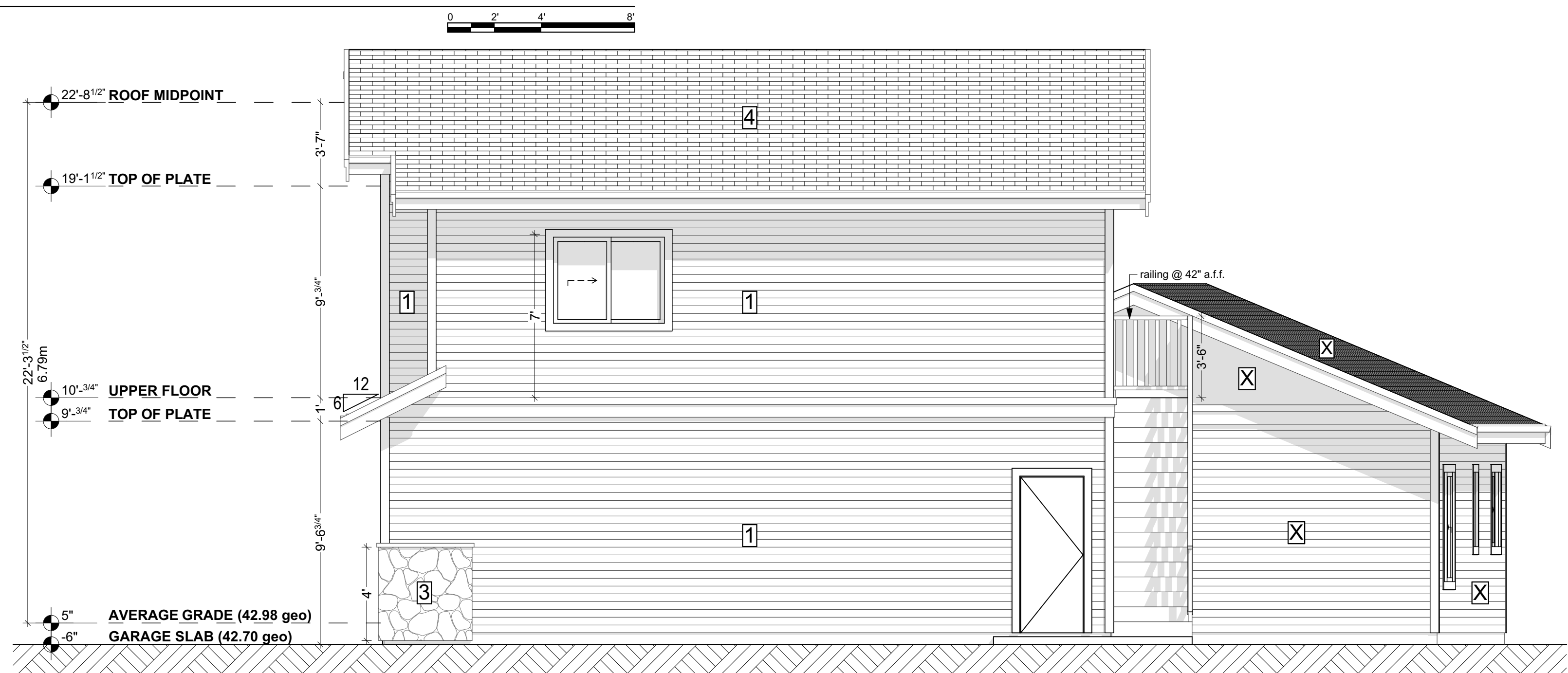
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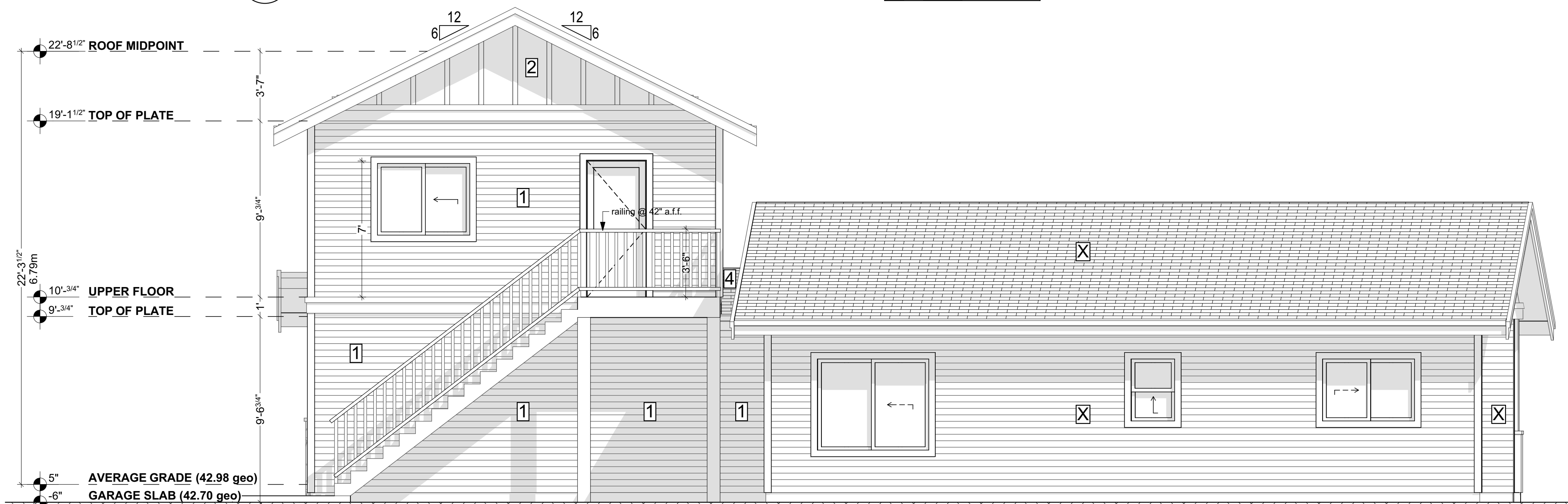
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR CLADDING LEGEND

- EXISTING TO REMAIN
- CEMENT BOARD LAP SIDING TO MATCH EXISTING
- CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- ASPHALT ROOFING SHINGLES TO MATCH EXISTING
- STONE VENEER AS PER OWNER

ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS: 5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"X3" ALUMINUM DOWNSPOUT
- SOFFIT: VENTED ALUMINUM (PREFINISHED)
- FASCIA: 2X12 COMB FACED SPF (PAINTED)
- WINDOW TRIM: 2X4 COMB FACED SPF TOP SIDES C/W 2X4 SILL & 2X4 SUBSILL (PAINTED)
- SLOPED DOOR TRIM: 2X4 COMB FACED SPF (PAINTED)
- CORNER TRIM: 1X4 COMB FACED SPF (PAINTED)

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



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ROCKCREST PL

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ISSUED FOR BP

ISSUED:

ELEVATIONS

A-201