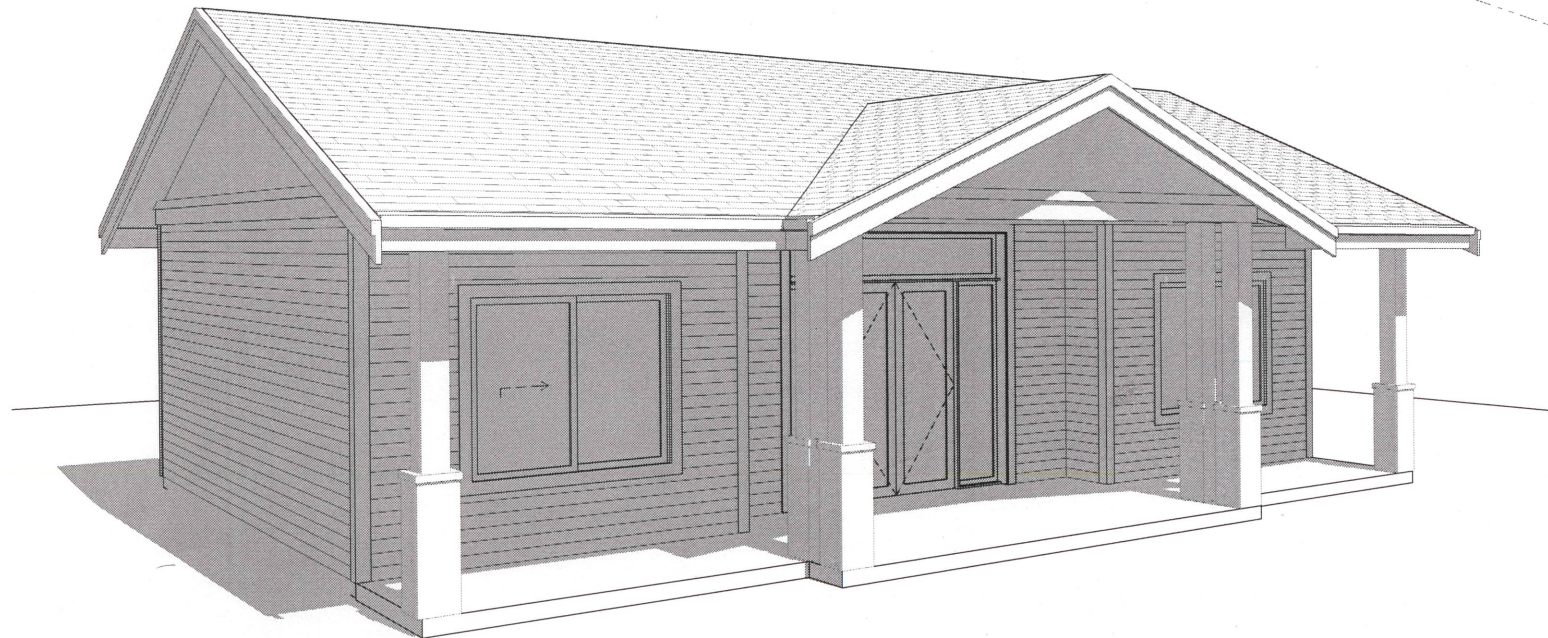


AVERAGE GRADE
A = 43.2m
B = 41.1m
C = 43.1m
D = 42.8m
170.2m/4 = 42.55m



1 SITE PLAN
SCALE: 1:100



2 PERSPECTIVE VIEW

Property Information

Project Type: New DADU

Site Address: 1221 Rockcrest Place, Victoria B.C.

Legal Description: Lot 17, Section 10, Esquimalt District,
Plan 12875.

Lot Area = 1023 m²

Setbacks:	Zoning	Proposed
Rear	1.5m	3.6m
Side	1.5m	1.5m
Distance from principal dwelling	2.5m	11.98m

Building Height :	
Building Height	4.2m 3.94m

Floor Area:	
DADU	64.9 m²
Ex. SFD Main	114.9 m²
Ex. SFD Bsm	111.2 m²
Ex. SFD Garage	24.5 m²

Lot Coverage:	
DADU Footprint:	90.9m²
Lot Coverage(aces.):	10% 9.5%
Ex. House	178.6m²
Total Lot Coverage	30% 27%
Rear Yard Area	589m²
Rear Yard Lot Cov.	25% 15.4%

Main Floor Elevation	42.85m
Average Grade	42.55m

Applicable Codes

-BC Building Code Current Edition (2018)

Energy

Compliance path: BCBC 9.36
Requirements app. to this project: Prescriptive

Ventilation

BCBC 9.32



COVER SHEET & GENERAL INFO

A-001	SITE PLAN	<input type="checkbox"/>
A-001	Landscape plan	<input type="checkbox"/>

PLANS

A-101	MAIN FLOOR PLAN AND UPPER FLOOR PLAN	<input type="checkbox"/>
A-102	EXISTING HOUSE FLOOR PLANS	<input type="checkbox"/>

ELEVATIONS

A-201	ELEVATIONS	<input type="checkbox"/>
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Issued

ISSUED FOR
REVIEW

ISSUED:

SITE PLAN

A-001

Printed: 2022-02-23

ADAPT
DESIGN

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

LOT 17
ROCKCREST
GARDEN

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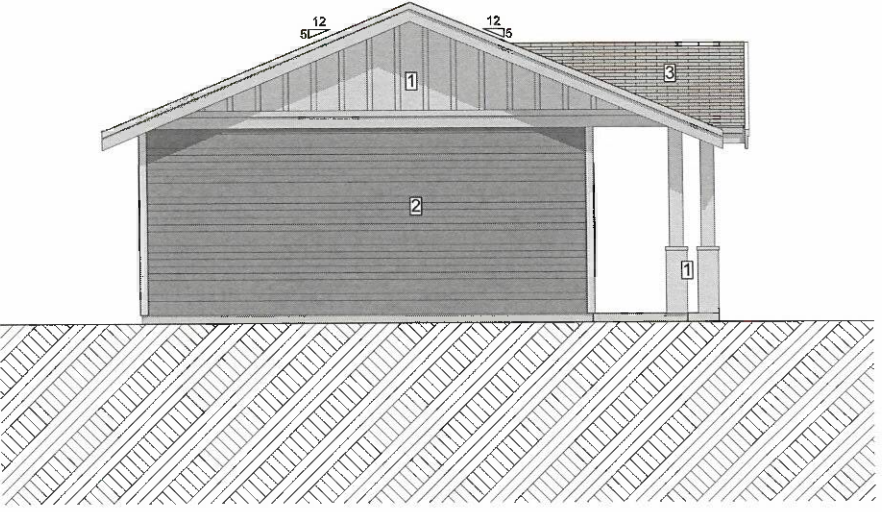
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PROJECT:

NEW DETACHED ACCESSORY DWELLING UNIT



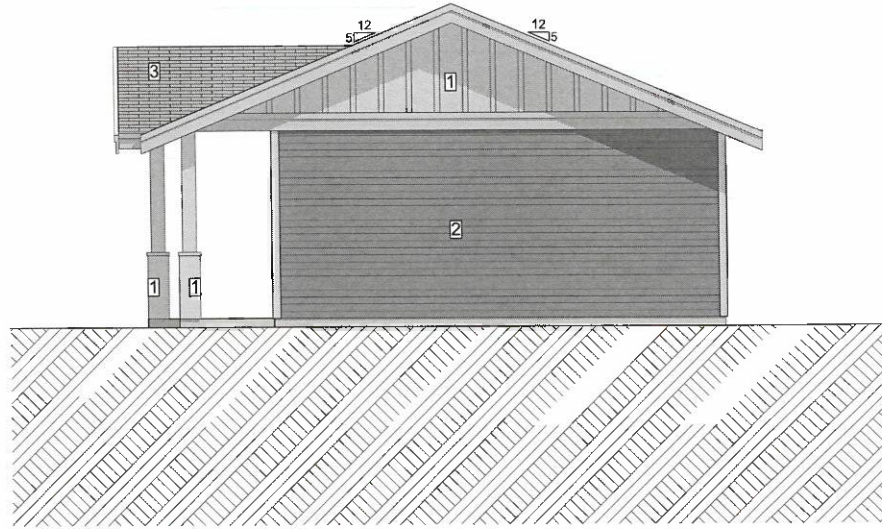
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
- 2 CEMENT BOARD LAP SIDING PAINTED
- 3 ASPHALT ROOFING SHINGLES

ADAPT
DESIGN

1500 Sharncliffe Road Victoria BC Canada
250.593.8127
www.adaptdesign.ca

LOT 17
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ISSUED:

ELEVATIONS

A-201

PRINTED: 2021-10-12