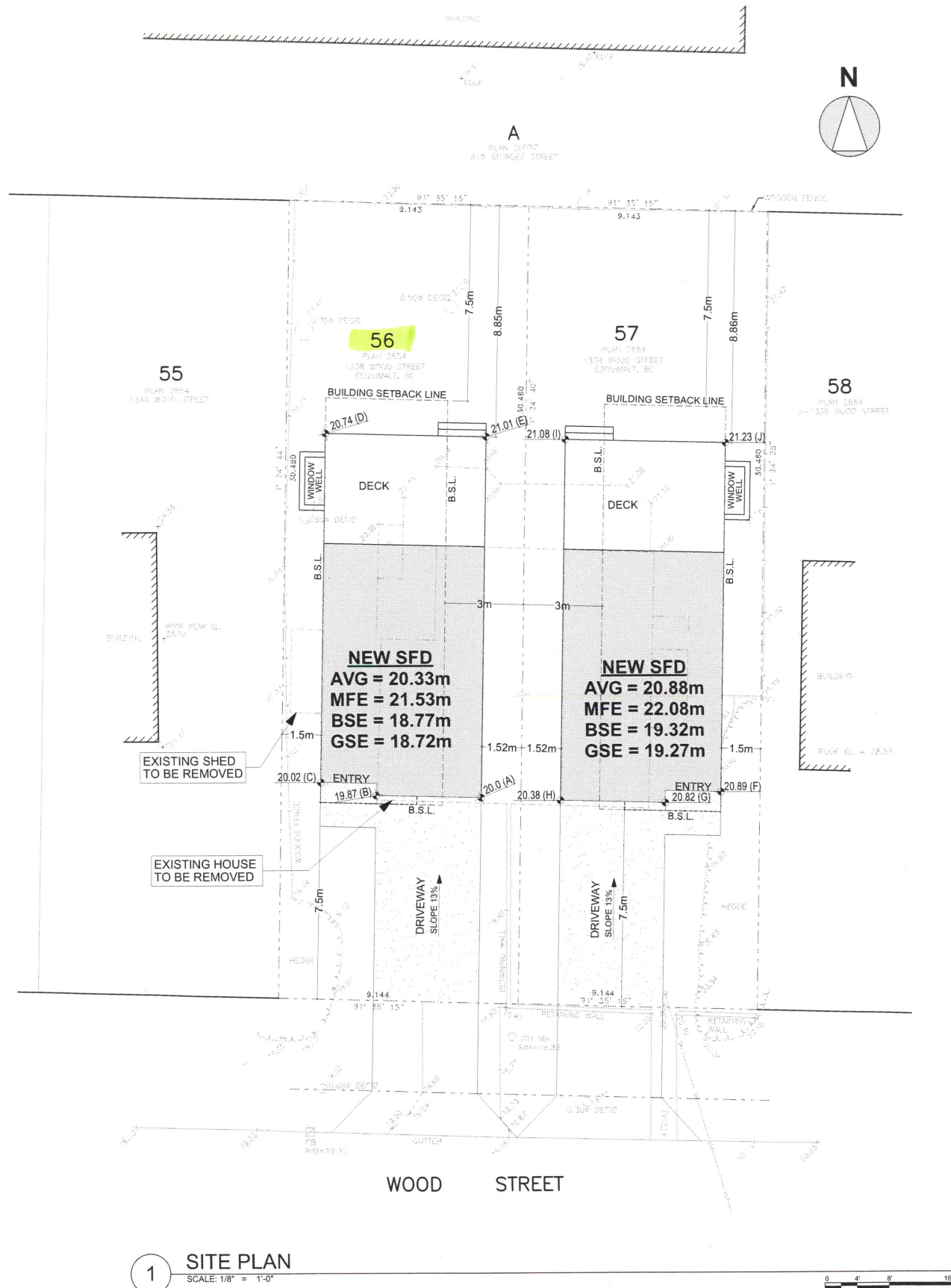


LOT 56
AVERAGE GRADE
A = 20.0m
B = 19.87m
C = 20.02m
D = 20.74m
E = 21.01m
101.64m/5 = 20.33m

LOT 57
AVERAGE GRADE
F = 20.89m
G = 20.82m
H = 20.38m
I = 21.08m
J = 21.23m
104.40m/5 = 20.88m



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

Property Information - LOT 56

Project Type: NEW S.F.D.

Zoning: RS-1

Setbacks:	Zoning	Proposed
Front	7.5m	7.5m
Rear	7.5m	8.85m
Left	1.5m	1.5m
Right	3.0m	1.52m*

Roof Height 7.3m 7.29m

Floor Area:	
Basement	47.55 m ²
Main	48.96 m ²
Upper	47.91 m ²
Garage	23.01 m ²
Total	144.42 m ²

Lot Area: 278.65 m²
Building Footprint: 83.53 m²

Site Coverage: 30% 29.98%
FSR 0.35 0.35

Main Floor Elevation 21.53m
Average Grade 20.33m

*VARIANCE REQUIRED

Property Information - LOT 57

Project Type: NEW S.F.D.

Zoning: RS-1

Setbacks:	Zoning	Proposed
Front	7.5m	7.5m
Rear	7.5m	8.85m
Right	1.5m	1.5m
Left	3.0m	1.52m*

Roof Height 7.3m 7.29m

Floor Area:	
Basement	47.55 m ²
Main	48.96 m ²
Upper	47.91 m ²
Garage	23.01 m ²
Total	144.42 m ²

Lot Area: 278.69 m²
Building Footprint: 83.53 m²

Site Coverage: 30% 29.97%
FSR 0.35 0.35

Main Floor Elevation 22.08m
Average Grade 20.88m

*VARIANCE REQUIRED

Applicable Codes

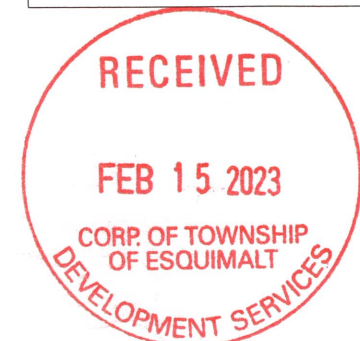
-BC Building Code Current Edition (2018)

Energy

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

Ventilation

BCBC 9.32



ADAPT
DESIGN

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

1338 WOOD ST
LOT 56 & 57

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.

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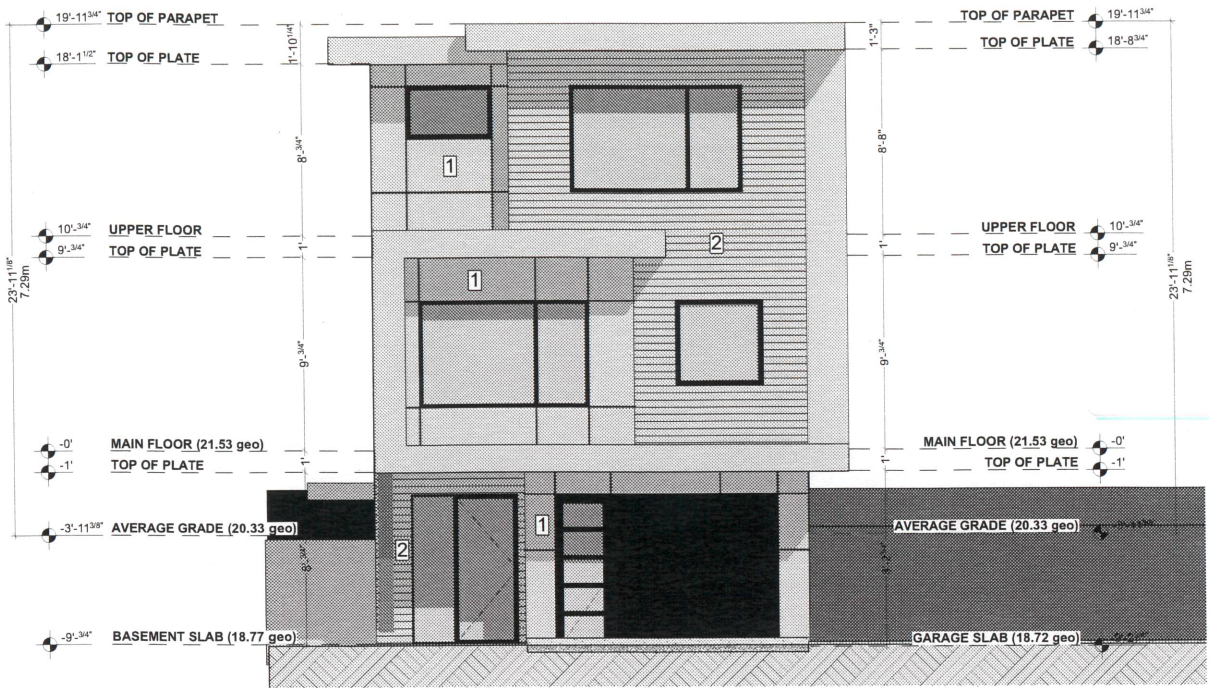
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SITE PLAN

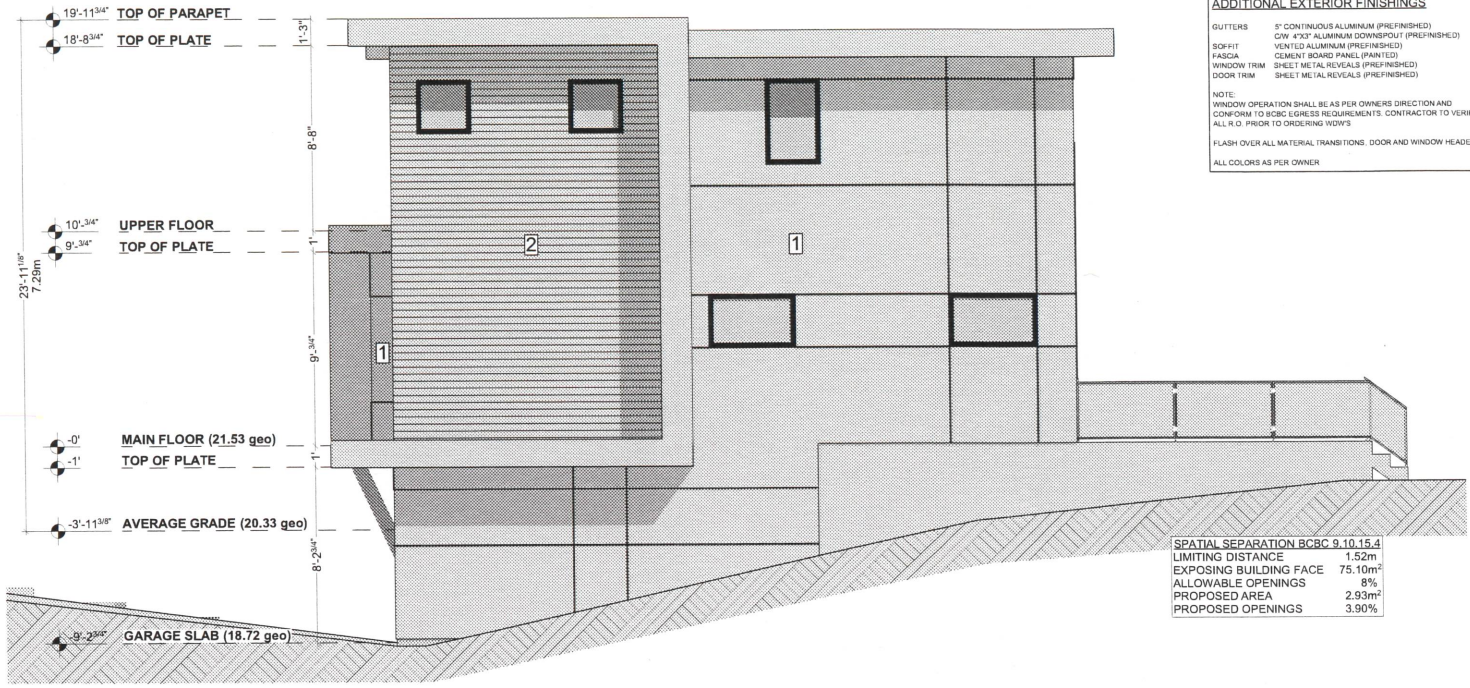
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Printed: 7/7/2022

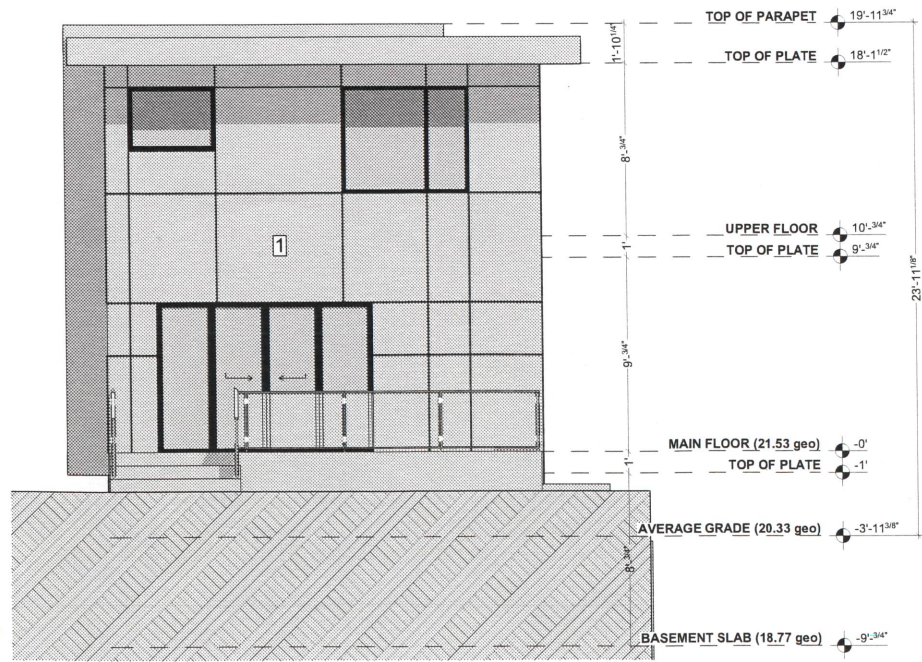
LOT 56



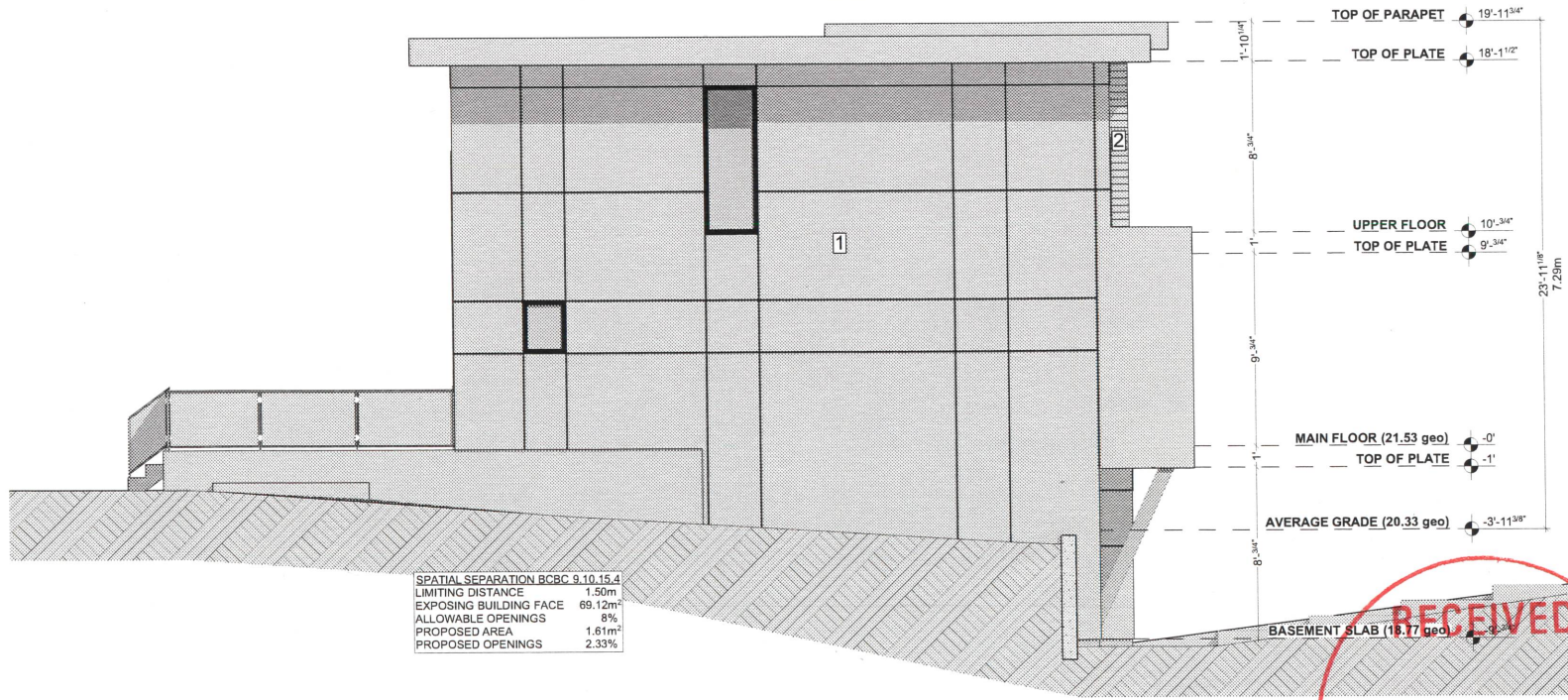
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR CLADDING LEGEND	
1	HARDIE PANEL W/ EZ TRIM
2	CLEAR CEDAR STAINED

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
DOWNSPOUTS	4"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
SOFFIT	VENTED ALUMINUM (PREFINISHED)
FASCIA	CEMENT BOARD PANEL (PAINTED)
WINDOW TRIM	SHEET METAL REVEALS (PREFINISHED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O.D. PRIOR TO ORDERING WINDOW.
FLASH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS
ALL COLORS AS PER OWNER

SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.52m
EXPOSING BUILDING FACE	75.10m²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	2.93m²
PROPOSED OPENINGS	3.90%

ADAPT DESIGN

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1338 WOOD ST
LOT 56

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ISSUED:

ELEVATIONS

A-201

