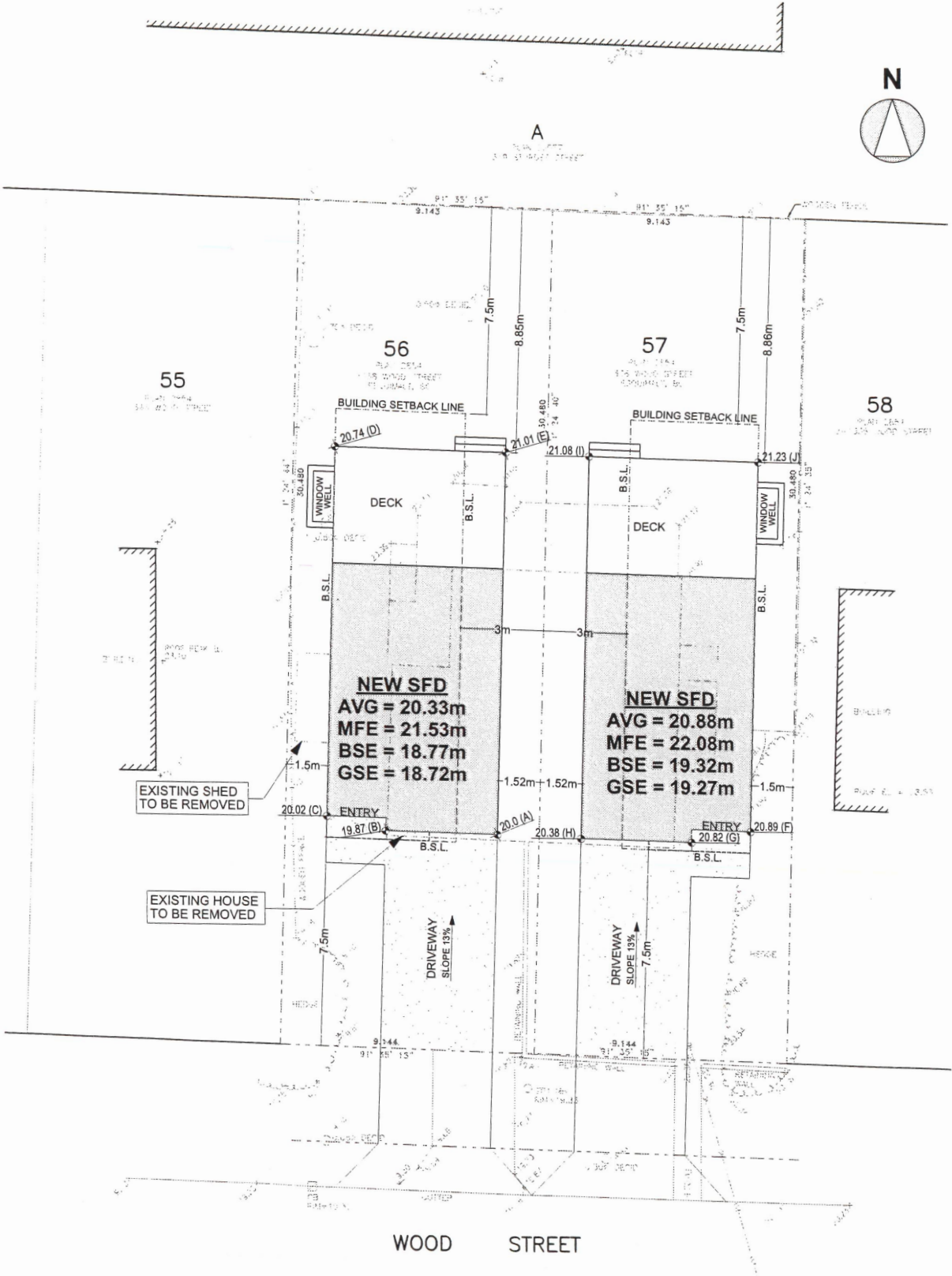


LOT 56
AVERAGE GRADE
A = 20.0m
B = 19.87m
C = 20.02m
D = 20.74m
E = 21.01m
101.64m/5 = 20.33m

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



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1338 WOOD ST
LOT 56 & 57

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ISSUED FOR DP

ISSUED:

SITE PLAN

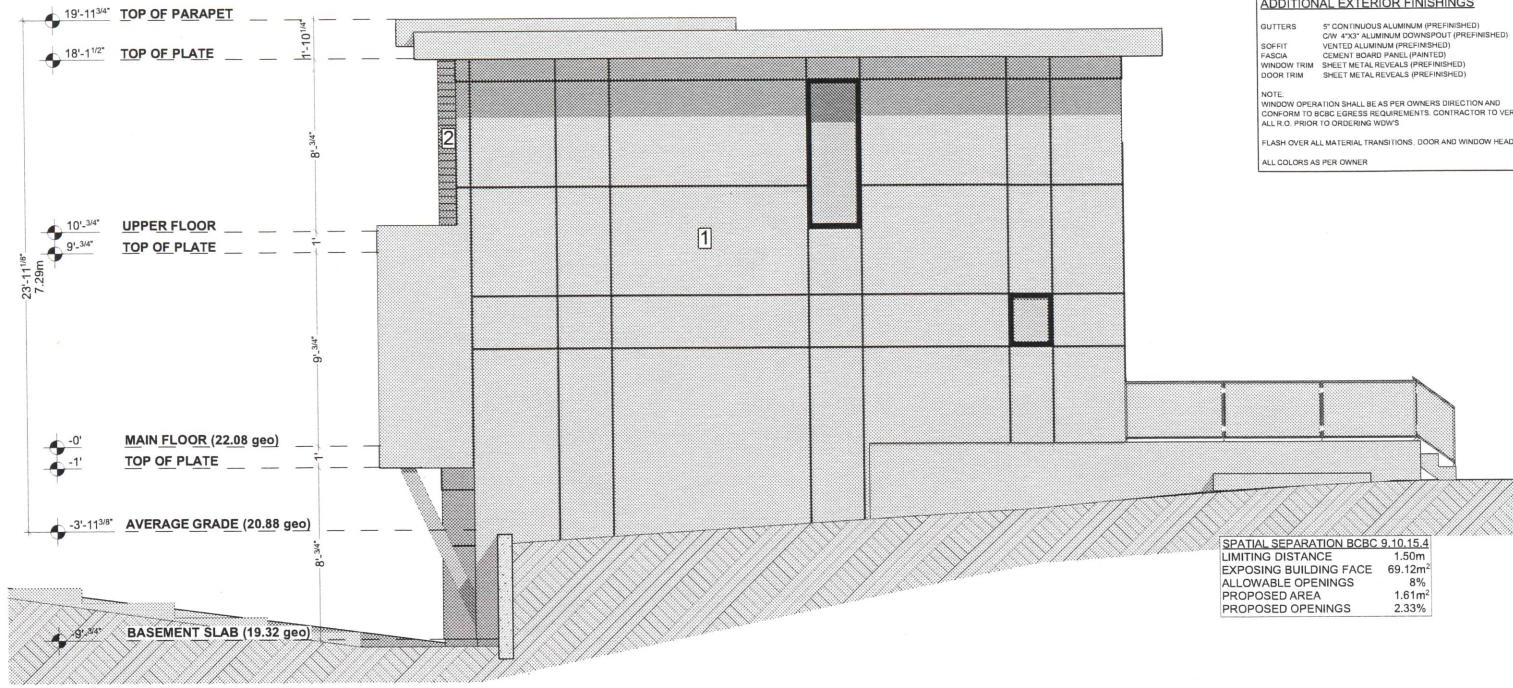
A-001

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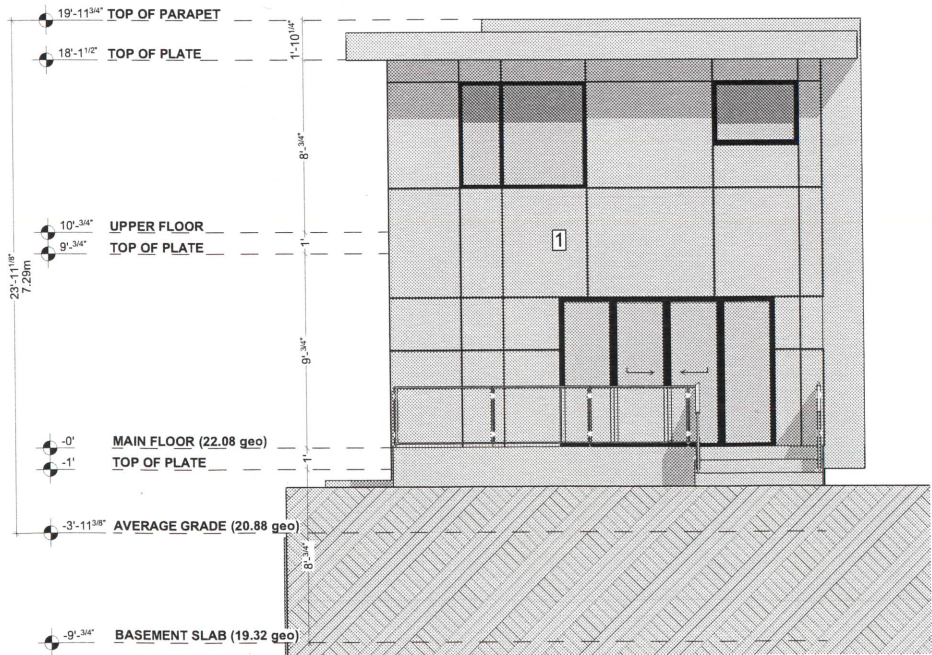
LOT 57



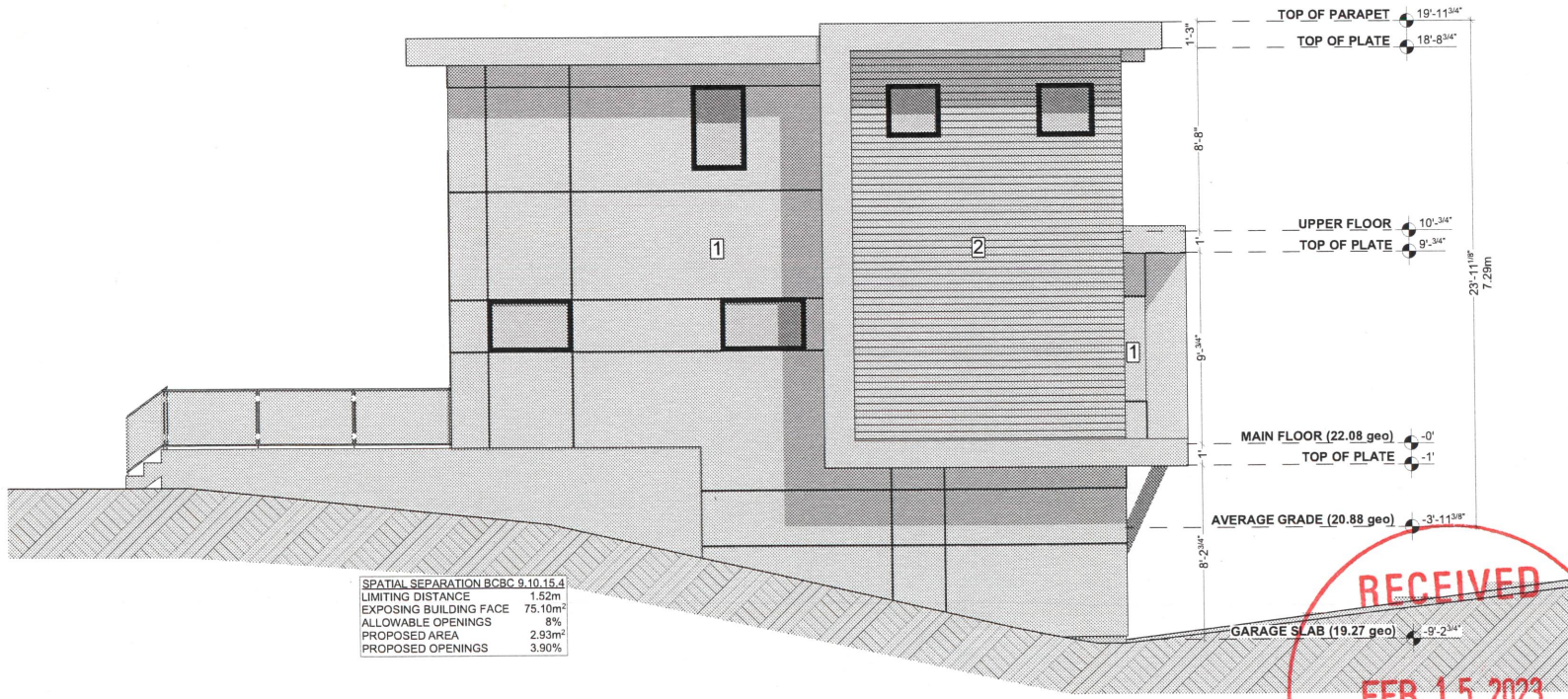
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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 WEZ TRIM
- 2 CLEAR CEDAR STAINED

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED)
DOWN 4"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
SOFFIT VENTED ALUMINUM (PREFINISHED)
FASZIA 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. PRIOR TO ORDERING WORKS.
FLASH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS
ALL COLORS AS PER OWNER

SPATIAL SEPARATION BCBC 9.10.15.4
LIMITING DISTANCE 1.50m
EXPOSING BUILDING FACE 69.12m²
ALLOWABLE OPENINGS 8%
PROPOSED AREA 1.61m²
PROPOSED OPENINGS 2.33%

ADAPT DESIGN

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1338 WOOD ST
LOT 57

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ISSUED FOR DP

ISSUED:

ELEVATIONS

A-201

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