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NEW MODERN DUPLEX

1072/1076 COLVILLE ROAD, ESQUIMALT, BC



ADAPT DESIGN

1500 Shorncliffe Road Victoria BC Cana 250.893.8127

COLVILLE ROAD 1072

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

The General Contractor is responsible for confirming and correlating dimensions at the ob site. The Designer will not be responsible for construction means, methods, techniques sequences, or procedures, or for safety precautions and programs in connection with the project.

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CORP OF TOWNSHI

ISSUED FOR SUBMISSION

SUED:

COVER SHEET

A-001

Printed: 2018-12-2

AVERAGE GRADE A = 7.86m B = 6.83m C = 6.84mD = 6.89m E = 6.90m F = 6.94m G = 7.08mH = 7.83m I = 7.96m J = 8.00mK = 7.95mL = 7.95mM = 7.90mN = 7.90m 104.83m/14 = 7.49m

Willow 18.29 10.84 9.78 6.70 13 6,48 building setback line 639 mý 12 646 mý -2.16mstairs/deck **NEW SFD** 36.72 36.95 AVG = 7.49m14 BSE = 5.39mMFE = 8.13mGSE = 8.03m-2.16m-Existing Dwelling 1076 Colville Road 0.85 -2,27m-Fir stairs +1.5m+ ¹1.5m¹ 12 5241 -6.2m-Cedar (2) 16.75 10.96 sidewalk 0.22 0.22 Hawthorn Hawthorn

Colville Road

DMH

SITE PLAN

0.8

Property Information

Project Type: New Duplex

Owner: David Kindrat

Address: 1072 Colville Road, Esquimalt, BC

Legal Description: LOT 11, BLOCK 6, SECTION 10, ESQUIMALT DISTRICT, PLAN 5240. PID: 001-478-656

Zoning: Proposed CD

	Zoning	Proposed
Setbacks:		
Rear	7.5m	11.71m
Side	1.5m/1.5m	2.16m/2.27m
Front	7.5m	8.73m
Garage Setback from Front Face	1.5m	1.5m
Height	7.3m	7.21m
Floor Area:		
Basement		1269 SF
Main		1359 SF
Garage		483 SF
Upper		1380 SF
Total		4491 SF
Lot Area:		7028.83 SF
Building Footprint:		1842 SF
Lot Coverage	30%	26.2%
Floor Area Ratio	0.40	0.39
Building Massing Second Storey	75%	74.92%
occoria otorey		
Main Floor Elevatio	n	8.13m
Average Grade		7.49m

Applicable Codes

-BC Building Code Current Edition (2012)

Energy

Compliance path: BCBC 9.36

Requirements applicable to this project: Prescriptive Path

Ventilation

BCBC 9.32



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COLVILLE

ROAD 1072

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SITE PLAN

A-002



TOP OF ROOF (14.69 geo) TOP OF ROOF (14.69 geo) TOP OF PLATE (13.91 geo) __TOP OF PLATE (13.91 geo) 2 UPPER FLOOR (11.17 geo) MAIN FLOOR (8.13 geo) MAIN FLOOR (8.13 geo) _____MAIN FLOOR (8.13 geo)
____TOP OF PLATE (7.83 geo) TOP OF PLATE (7.83 geo) SPATIAL SEPARATION BCBC 9.10.15.4
LIMITING DISTANCE
EXPOSING BUILDING FACE 83 SQ M
ALLOWABLE OPENINGS 10.4%
PROPOSED AREA 4.5 SQ M
PROPOSED OPENINGS 5.4% AVERAGE GRADE (7.49 geo) _AVERAGE GRADE (7.49 geo) _ BASEMENT (5.39 geo) _____BASEMENT (5.39 geo)

EXTERIOR CLADDING LEGEND

CLEAR CEDAR SIDING STAINED

STUCCO
ACRYLIC FINISH

ACITIES FINISH

3 CONCRETE FOUNDATION4 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS 5° CA
SOFFIT VEI
FASCIA 2X'
BELLY BAND 2XE
WINDOW TRIM SHI
DOOR TRIM SHI

2X10 COMB FACED SPF (PAINTED)
2X8 COMB FACED SPF (PAINTED)
SHEET METAL REVEALS (PREFINISHED)
SHEET METAL REVEALS (PREFINISHED)

WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VER ALL R.O. PRIOR TO ORDERING WDW'S

LASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEAD! LL COLORS AS PER OWNER 250.893.8127 www.adaptdesign.ca

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ROAD 1072

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CORP. OF TOWNSHIP

ISSUED FOR SUBMISSION

ISSUED:

ELEVATIONS

A-201

RIGHT ELEVATION

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

Printed: 2018



EXTERIOR CLADDING LEGEND

CLEAR CEDAR SIDING STAINED

STUCCO ACRYLIC FINISH

3 CONCRETE FOUNDATION 4 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

ASH OVER ALL MATERIAL TRANSITIONS, DOOR AN

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COLVILLE **ROAD 1072**

4 ____ TOP OF ROOF (14.69 geo) TOP OF ROOF (14.69 geo)___ TOP OF PLATE (13.91 geo) __TOP OF PLATE (13.91 geo) 4 <u>UPPER</u> FL<u>OOR (11</u>.17 geo)____ UPPER FLOOR (11.17 geo) TOP OF PLATE (10.87 geo) 22 27 27 TOP OF PLATE (10.87 geo) MAIN FLOOR (8.13 geo) MAIN FLOOR (8.13 geo) TOP OF PLATE (7.83 geo) ___ __ _____TOP OF PLATE (7.83 geo) _AVERAGE GRADE (7.49 geo) ____ SPATIAL SEPARATION BCBC 9.10.15.4
LIMITING DISTANCE
EXPOSING BUIL DING FACE
ALLOWABLE OPENINGS
PROPOSED AREA
PROPOSED OPENINGS
6.5% AVERAGE GRADE (7.49 geo) BASEMENT (5.39 geo) BASEMENT (5.39 geo)

REAR ELEVATION

LEFT ELEVATION

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ISSUED:

ELEVATIONS

A-202