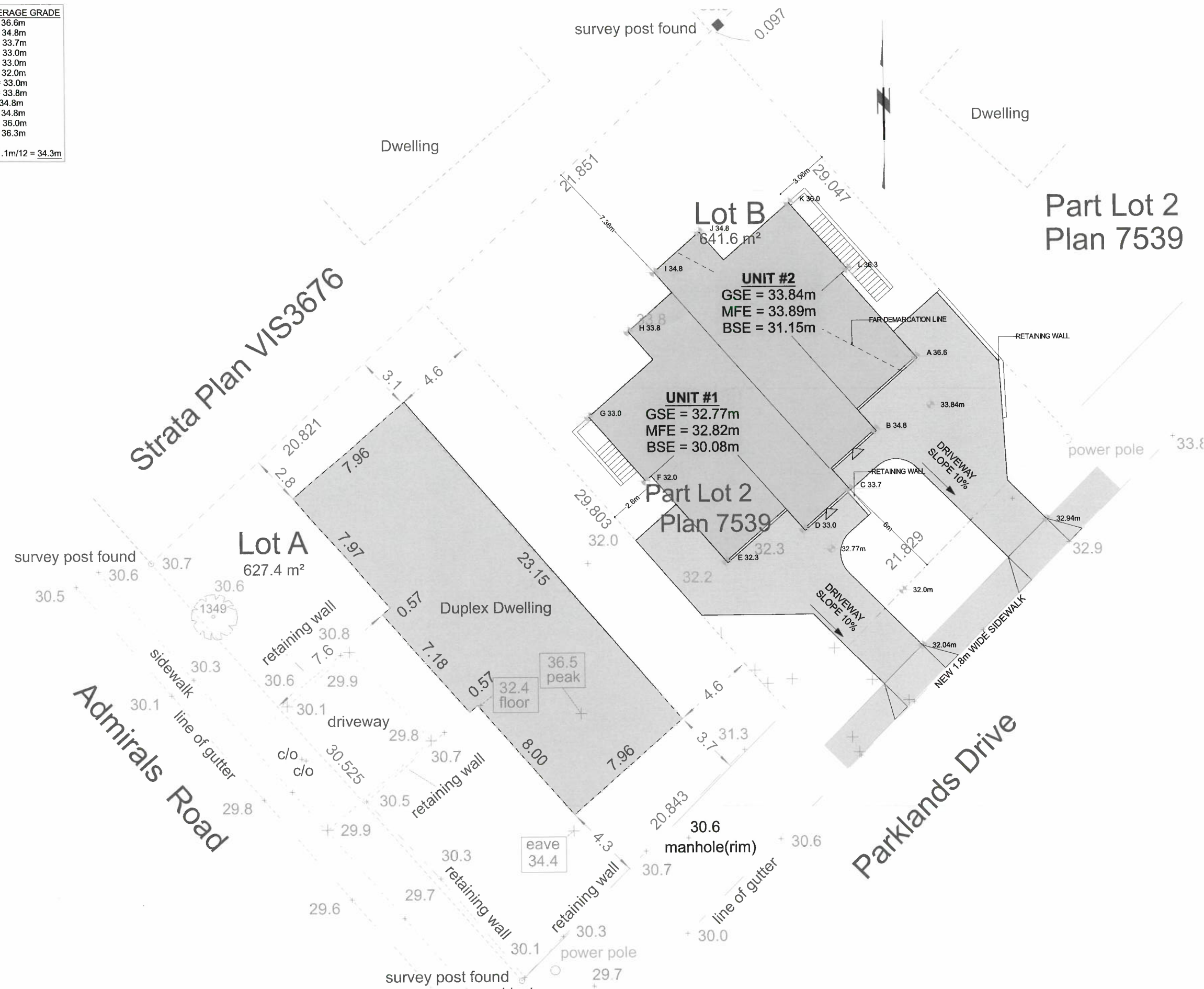


AVERAGE GRADE	
A =	36.6m
B =	34.8m
C =	33.7m
D =	33.0m
E =	33.0m
F =	32.0m
G =	33.0m
H =	33.8m
I =	34.8m
J =	34.8m
K =	36.0m
L =	36.3m

411.1m/12 = 34.3m



Property Information	
Project Type: Rezone and Subdivide to Create New Duplex	
Site Address: 904 Admirals Road Proposed Lot B	
Zoning: Site Specific	Proposed
Setbacks:	
North	7.38m
South	6.0m
East	3.06m
West	2.6m
Building Height:	6.48m
Floor Area:	
Basement (exempt)	102.32m²
Main	95.73m²
Upper	153.47m²
Garage	50.5m²
Garage Exemption	(40m²)
Total	259.7m²
Lot Area:	641.6m²
FAR	0.40
Building Footprint:	195.91m²
Lot Coverage:	30.5%

Property Information	
Project Type: Existing Duplex	
Site Address: 904A Admirals Road, Esquimalt, BC	
Lot Area = 627.4 m²	
Existing	
Setbacks:	
West	7.6m
East	4.6m
North	2.8m
South	3.7m
Building Height :	
Building Height	4.5m
Floor Area:	
Main	175.8m²
Basement	50.4m²
Garage	42.0m²
Total	226.2m²
FAR	0.36
Building Footprint:	206.1m²
Lot Coverage:	32.9%

Applicable Codes	
-BC Building Code Current Edition (2018)	
Energy	
Compliance path: BCBC 9.36 Requirements applicable to this project: Prescriptive Path	
Ventilation	
BCBC 9.32	



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SITE PLAN

A-001

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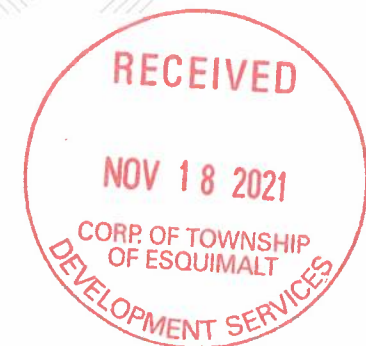




EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARDIE SHINGLE PAINTED
3	CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED) CW 4"X4" ALUMINUM DOWNSPOUT (PREFINISHED)
SIDING	VENTED ALUMINUM (PREFINISHED)
FASCIA	2X12 COMB FACED SPT (PAINTED)
WINDOW TRIM	2X4 COMB FACED SPT TOPSIDES CW 2X4 SLOPED 8/11 & 2X4 BUTT (PAINTED)
DOOR TRIM	2X4 COMB FACED SPT (PAINTED)
CORNER TRIM	1X4 COMB FACED SPT (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO B.C. FIRE DEPT. 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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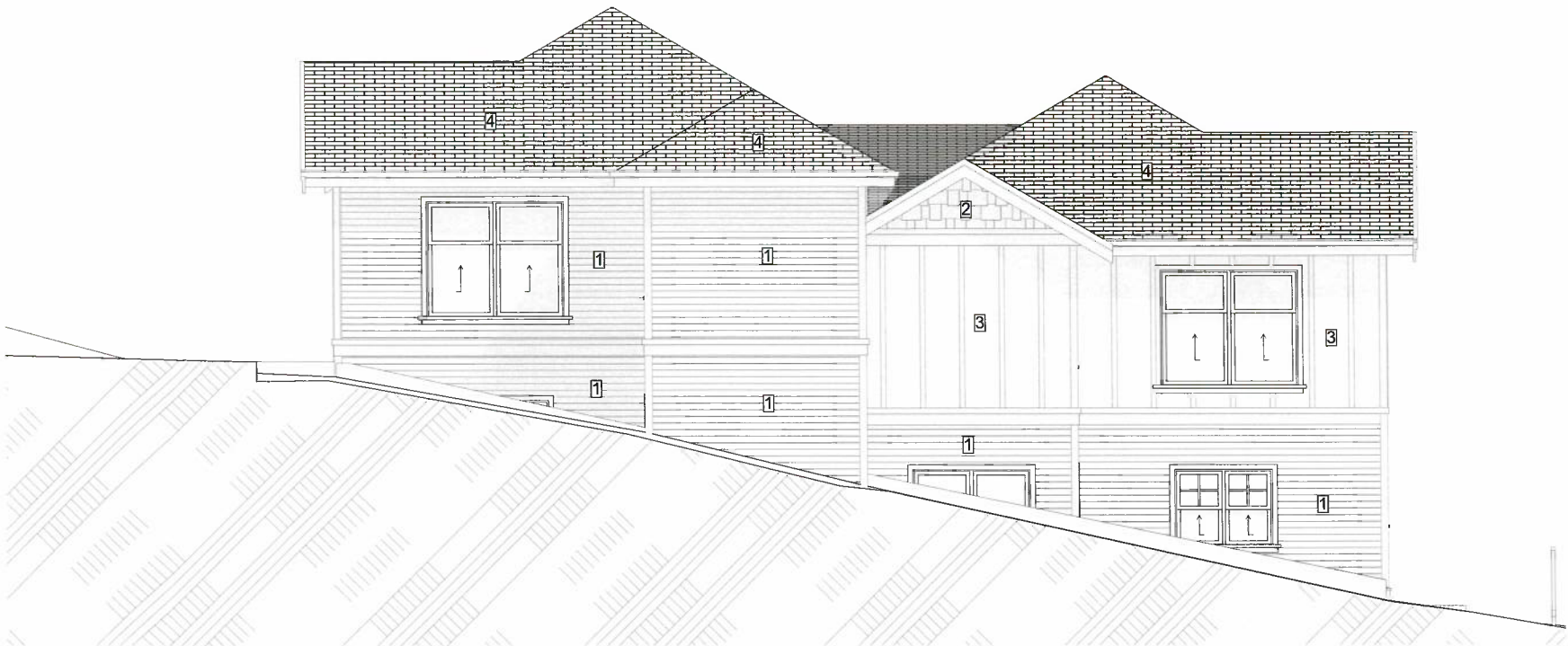
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ISSUED:

ELEVATIONS

A-201

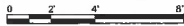
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3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	3.0m
EXPOSING BUILDING FACE	97.0m ²
ALLOWABLE OPENING	13.5%
PROPOSED AREA	2.6m ²
PROPOSED OPENINGS	2.6%

EXTERIOR CLADDING LEGEND

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

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SCOFFIT	C/W 2"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	2X4 COMB FACED SPP (PAINTED)
DOOR TRIM	2X4 COMB FACED SPP TOPSIDER C/W 2X4 SLOPED
CORNER TRIM	2X4 COMB FACED SPP (PAINTED)
	1X4 COMB FACED SPP (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO BCSC EXPRESS REQUIREMENTS. CONTRACTOR TO VERIFY
ALL I.E.D. PRIOR TO ORDERING WORK.
FLASH OVERALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



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job site. The Designer will not be responsible
for construction means, methods, techniques,
equipment, or procedures, or for safety
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the project.

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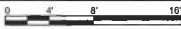
A-202



1

STREET VIEW

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



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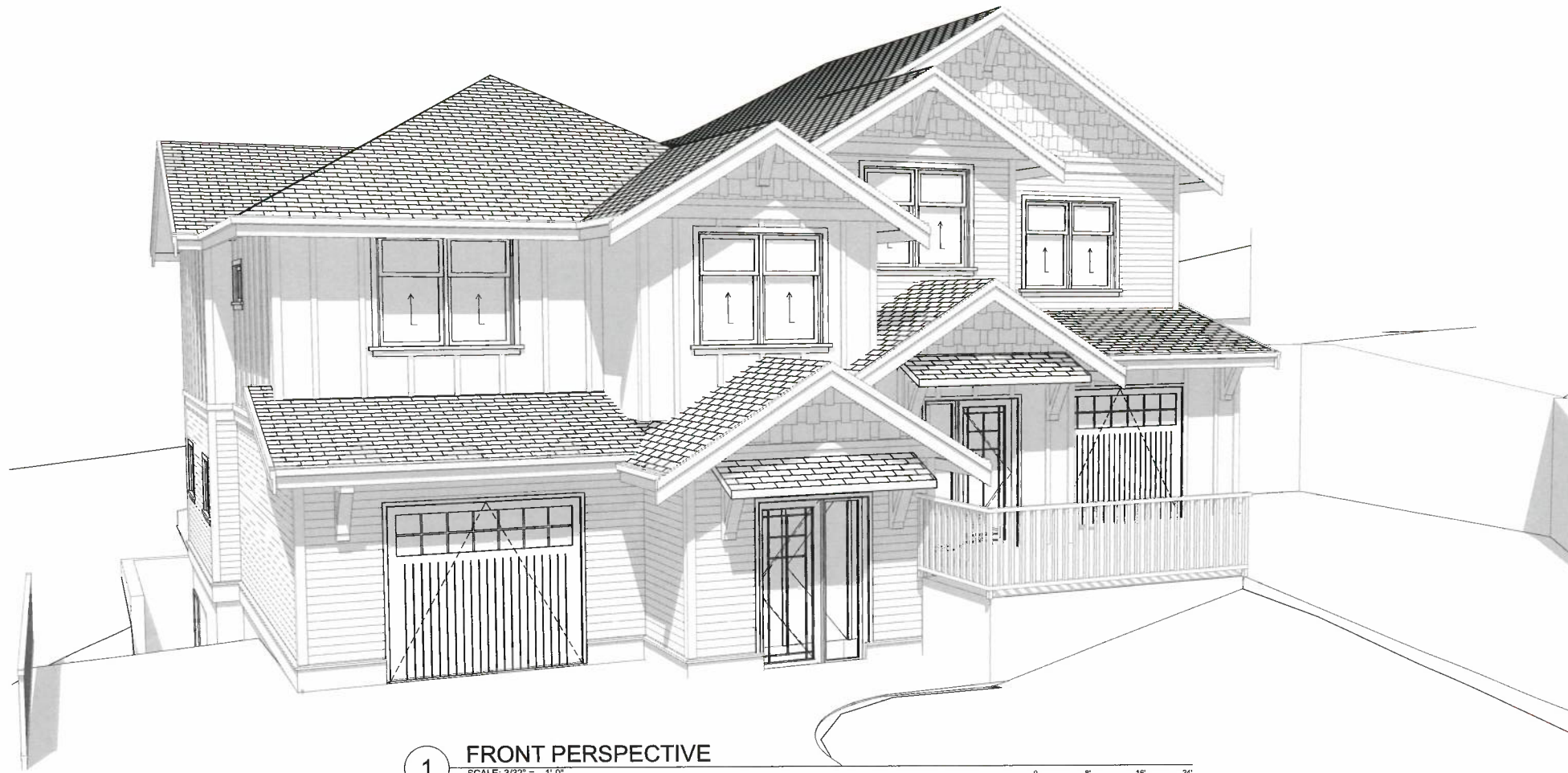
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STREET VIEW

A-203



1 FRONT PERSPECTIVE
SCALE: 3/32" = 1'-0"



2 FRONT PERSPECTIVE 2
SCALE: 3/32" = 1'-0"

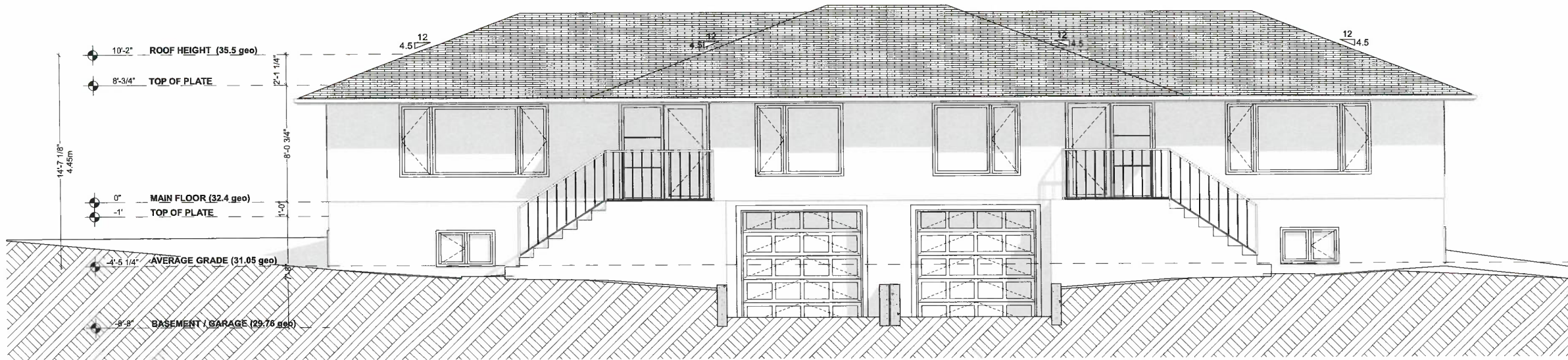


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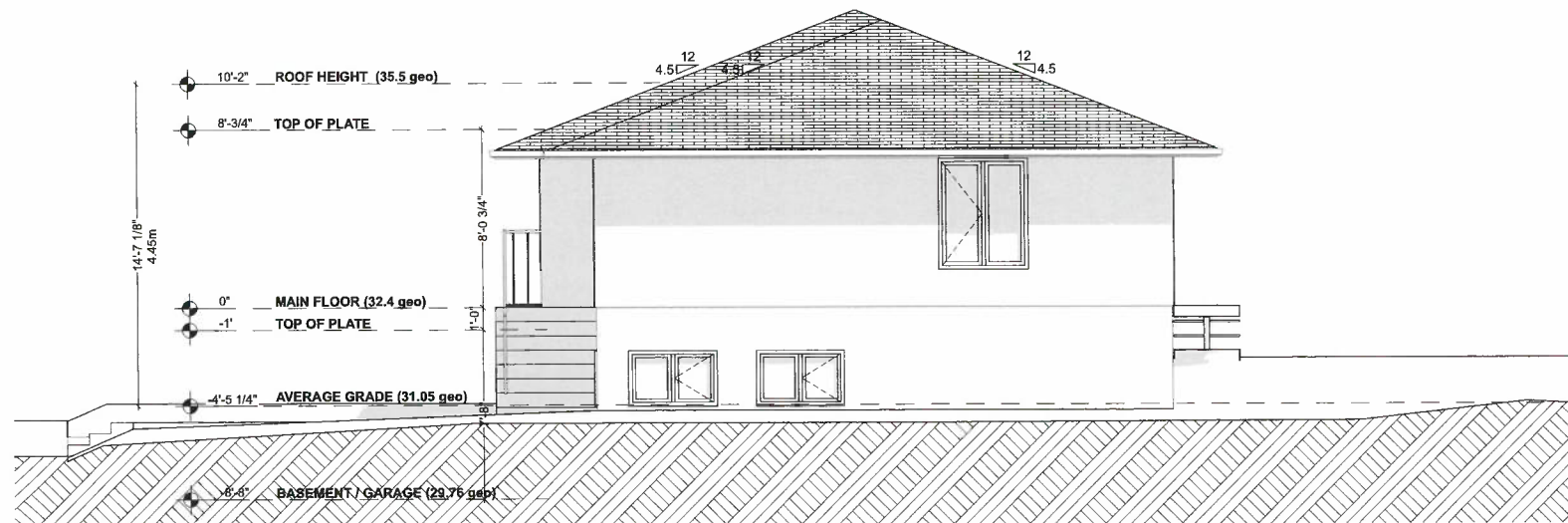
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PERSPECTIVE VIEWS

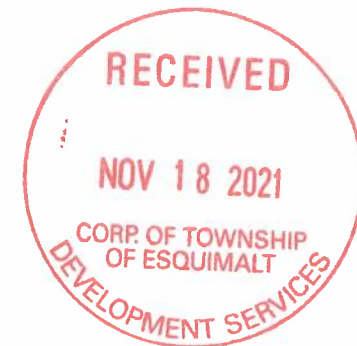
A-301



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



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

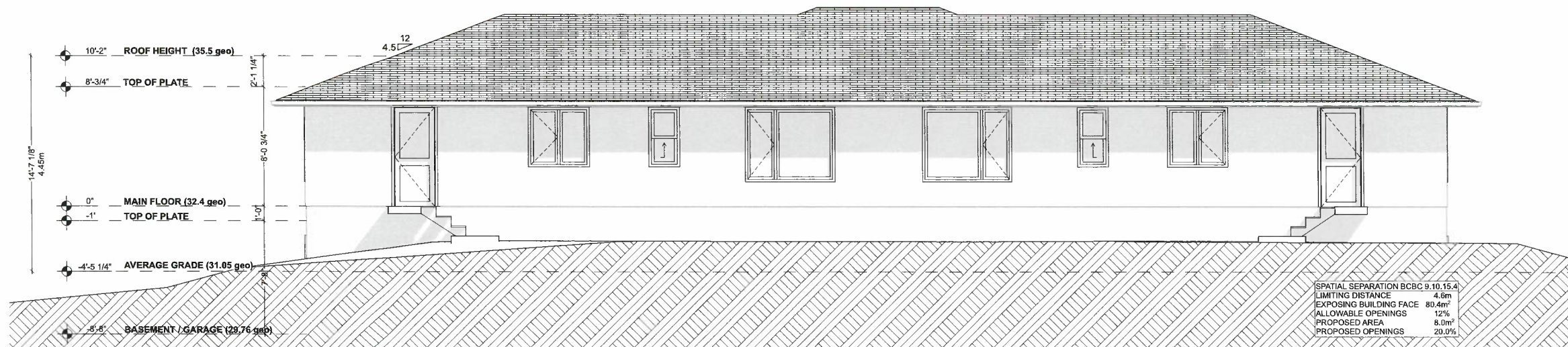


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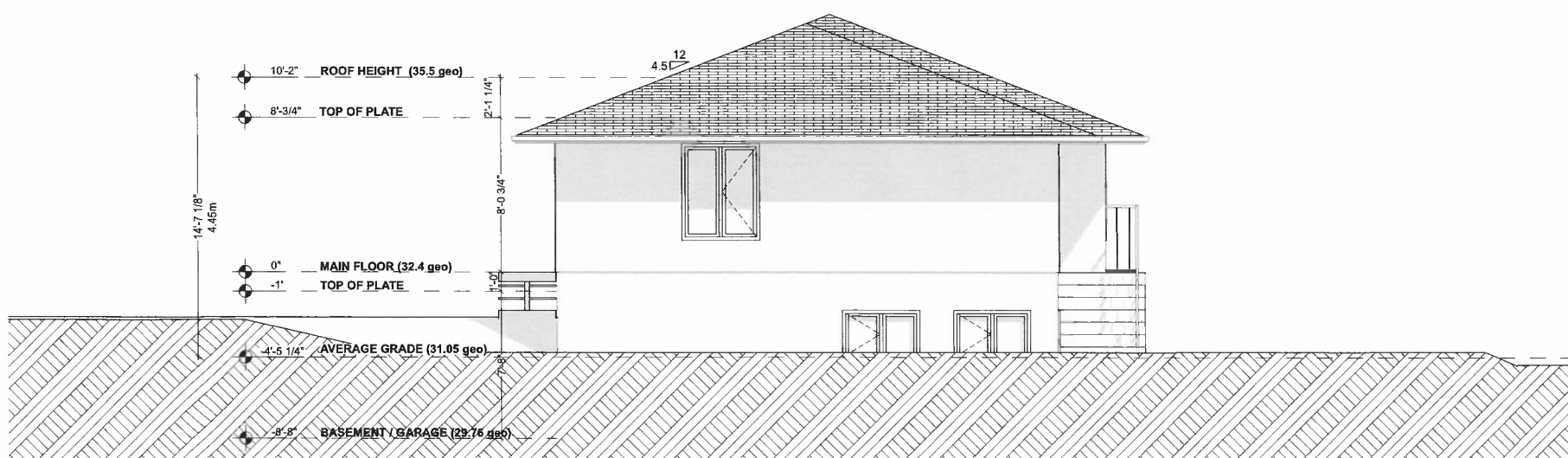
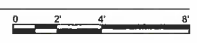
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ELEVATIONS

B-201



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



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



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ELEVATIONS