



2 SITE PLAN
GOOGLE MAPS VIEW

PROJECT ADDRESS

1086 Colville Road,
Esquimalt, BC V9A 4P7.

PARCEL IDENTIFICATION NUMBER

005-947-634

LEGAL DESCRIPTION

LOT 9, BLOCK 12, SECTION 10, ESQUIMALT DISTRICT, PLAN 5241

LICENSED BUILDER

Backyard Bungalows Inc
300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5
250-858-8800
friends@backyardbungalows.ca
backyardbungalows.ca

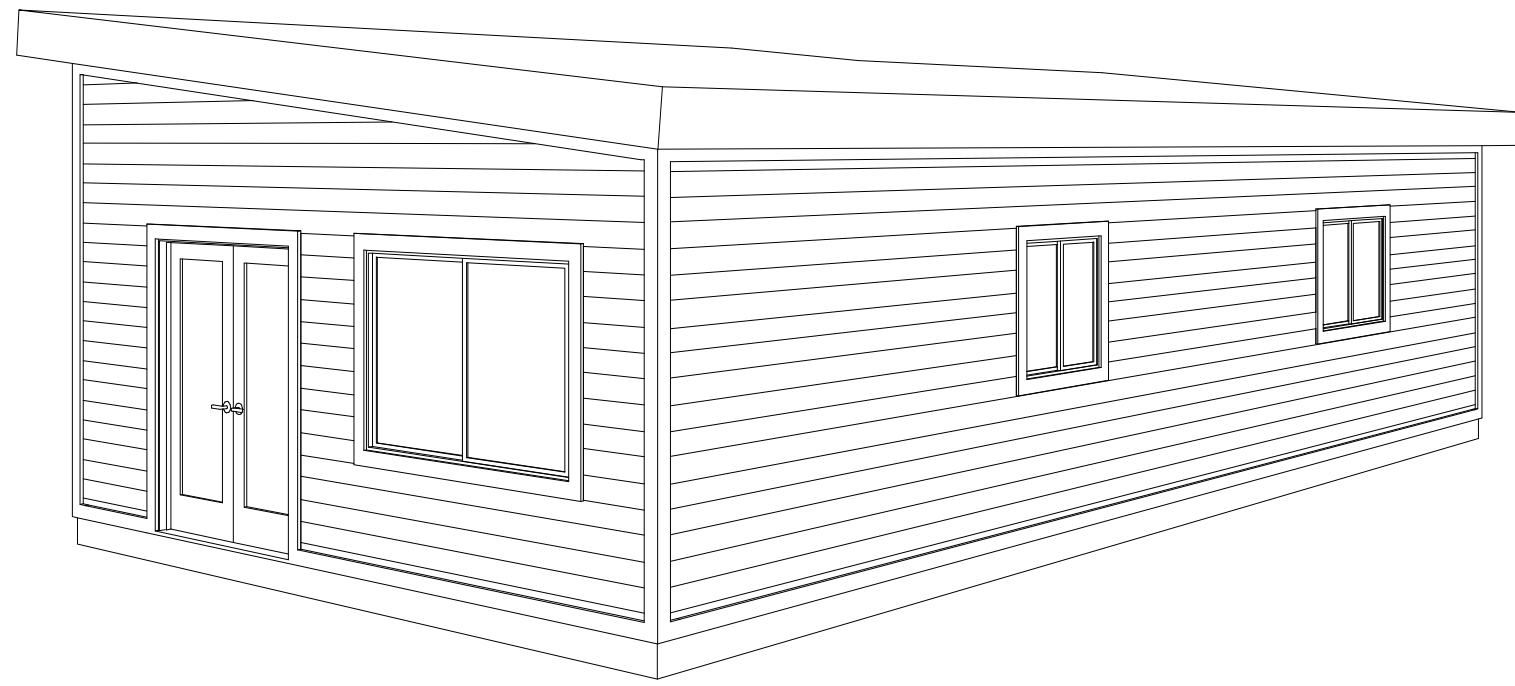
DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Landscape Plan	A.600

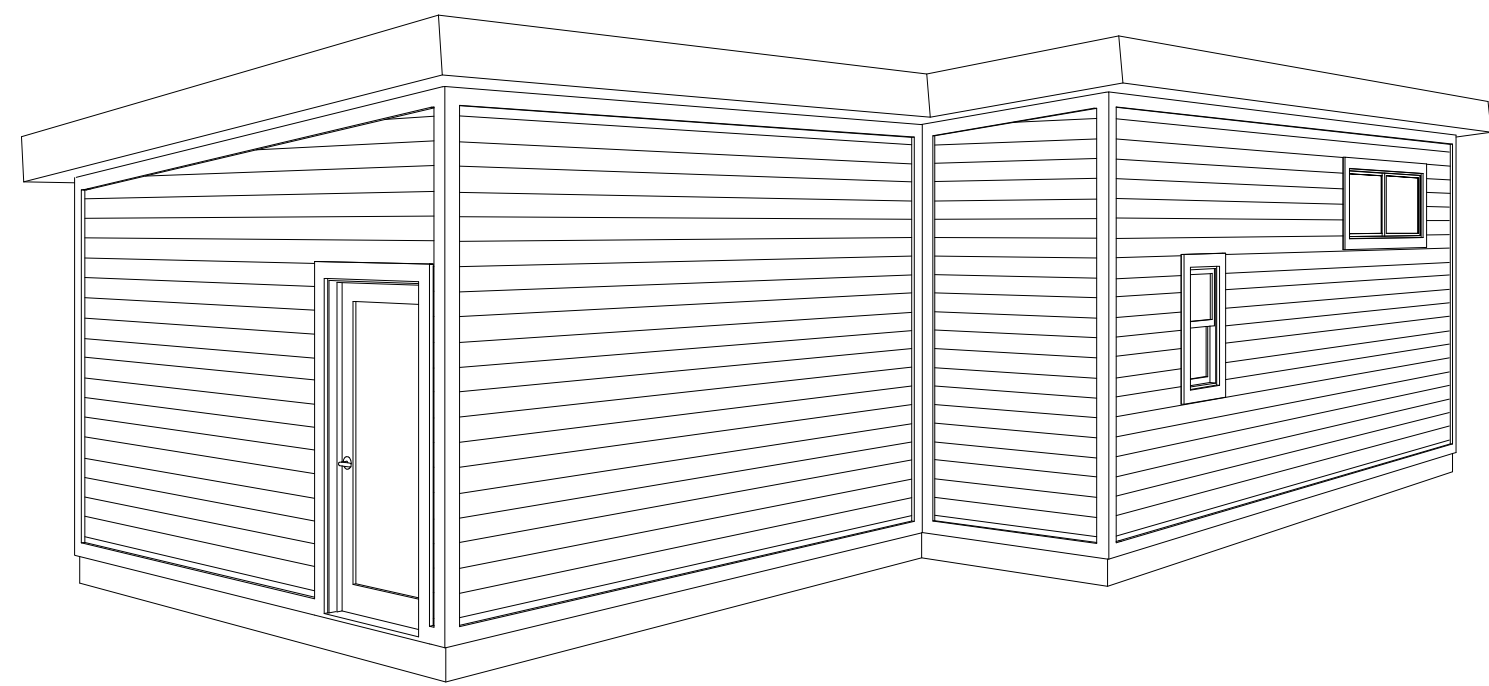
OPEN SITE SPACE	
Permeable Surfaces	Size (m ²)
Grass	368.34
Total	368.34
Lot Size	623
Open Site Space	59.12 %

AVERAGE NATURAL GRADE CALCULATIONS				
Point Elevations			#	Grades
A + B + C + D + E	=	7.90 + 8.05 + 7.40 + 7.10 + 7.50	=	37.95 / 5
TOTAL				
Average Grade = Sum. of Grade / Number of Grades =37.95 / 5				
Average Grade = 7.59 m				

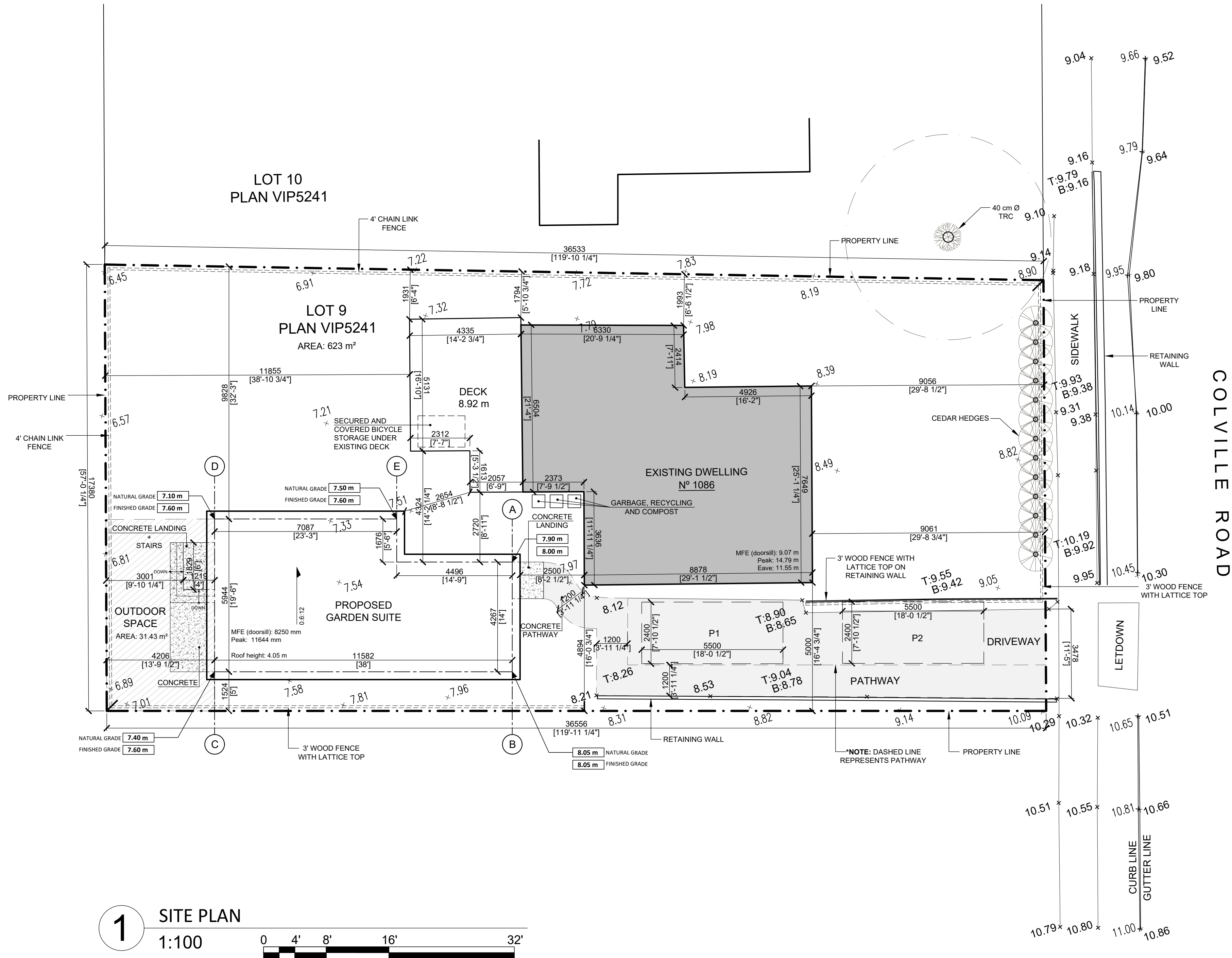
AVERAGE FINISHED GRADE CALCULATIONS				
Point Elevations			#	Grades
A + B + C + D + E	=	8.00 + 8.05 + 7.60 + 7.60 + 7.60	=	38.85 / 5
TOTAL				
Average Grade = Sum. of Grade / Number of Grades =38.85 / 5				
Average Grade = 7.77 m				



3 3D NORTH + WEST ELEVATION
PERSPECTIVE



4 3D SOUTH + EAST ELEVATION
PERSPECTIVE



1 SITE PLAN
1:100



300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5

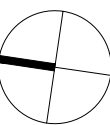
1.250.858.8800

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By mmontgomery at 9:51:27 AM, 2023/03/15

Seal:

True North:



Notes:

All work to conform to
requirements of applicable
building codes and
requirements of authority
having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from
gridline to finished face of wall.
Exterior walls dimensioned from
gridline to struct. Sheeting/Stud.

All structural elements (Beams,
joists, foundation walls and
footings, etc.) to be sized by a
structural engineer as required.

This drawing package and design
are copyright Backyard
Bungalows Inc.

Project Name:

Colville Rd
Garden Suite

Project Description:

Garden Suite

Project Number:

732

Civic Address:

1086 Colville Road
Victoria, BC V9A 4P7

Issue:

Dev. Permit App.
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Title:

SITE PLAN

Revision:

Sheet:

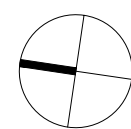
A.100

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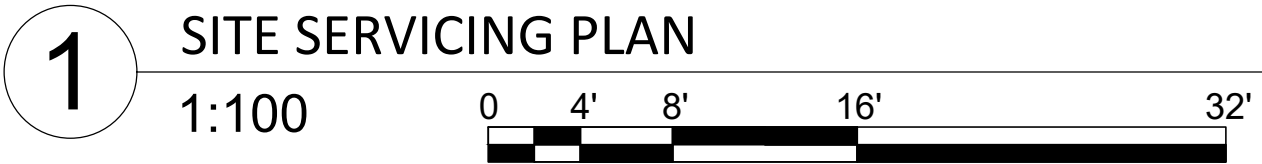
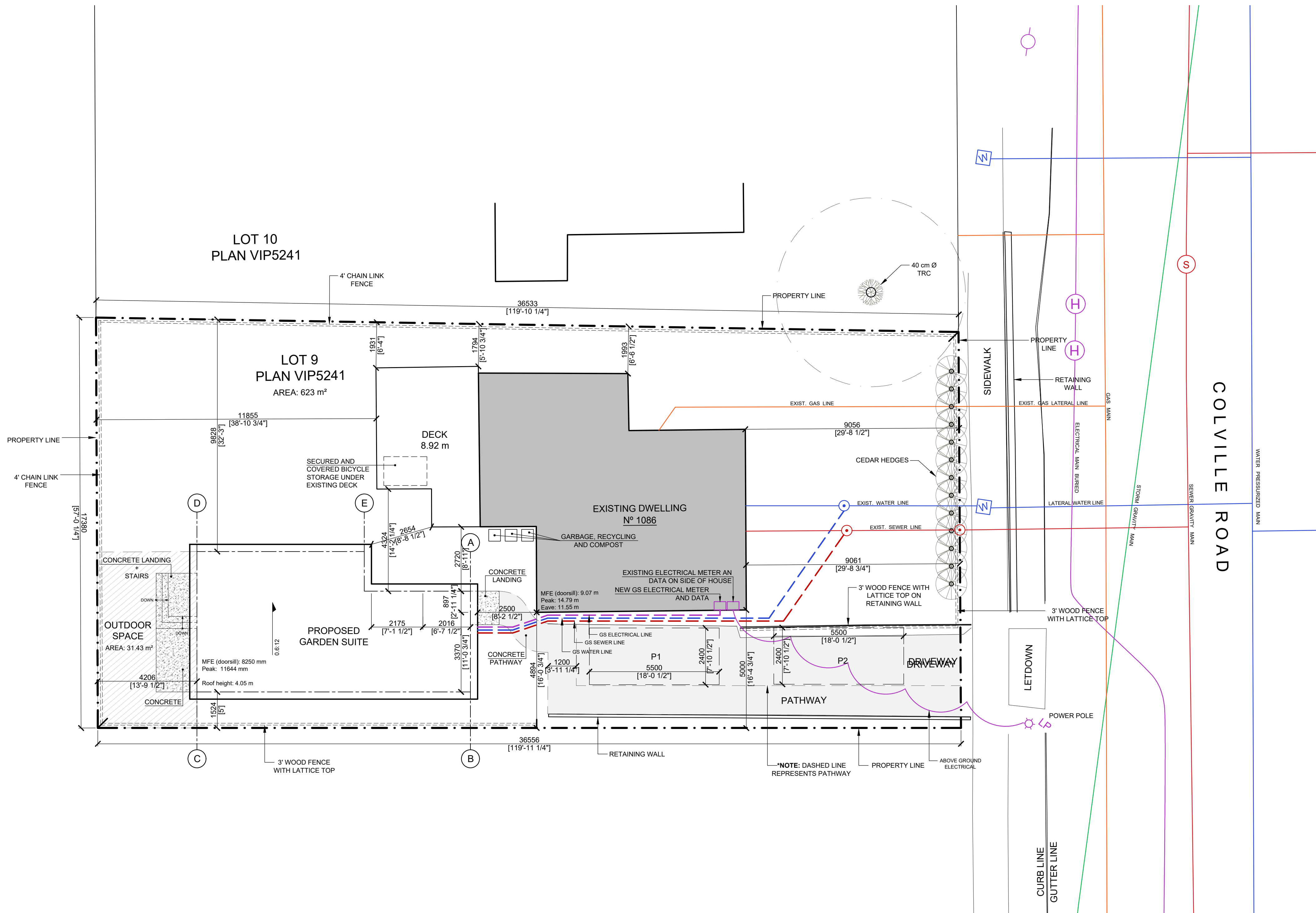
Title:

SITE SERVICING PLAN

Revision:

Sheet:

A.101



LINE LEGEND			
Denotes Proposed Water		Denotes Existing Water	
Denotes Proposed Sewer		Denotes Existing Sewer	
Denotes Proposed Storm		Denotes Existing Storm	
Denotes Proposed Electrical/ Data / Cable		Denotes Existing Electrical/ Data / Cable	
Denotes Proposed Gas		Denotes Existing Gas	
Denotes Power Pole w Lamp		Denotes Water Meter	
Denotes Sewer Manhole		Denotes Hydro Manhole	
Denotes approximate tree location and diameter		Denotes Ground Elevation	
Denotes Main Floor Elevation (Doorsill)		Denotes Retaining Wall (T: Top, B: Bottom)	

SYMBOL LEGEND

LP

W

S

H

0.30 Ø TREE

###

MFE

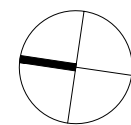
T:XXX B:XXX

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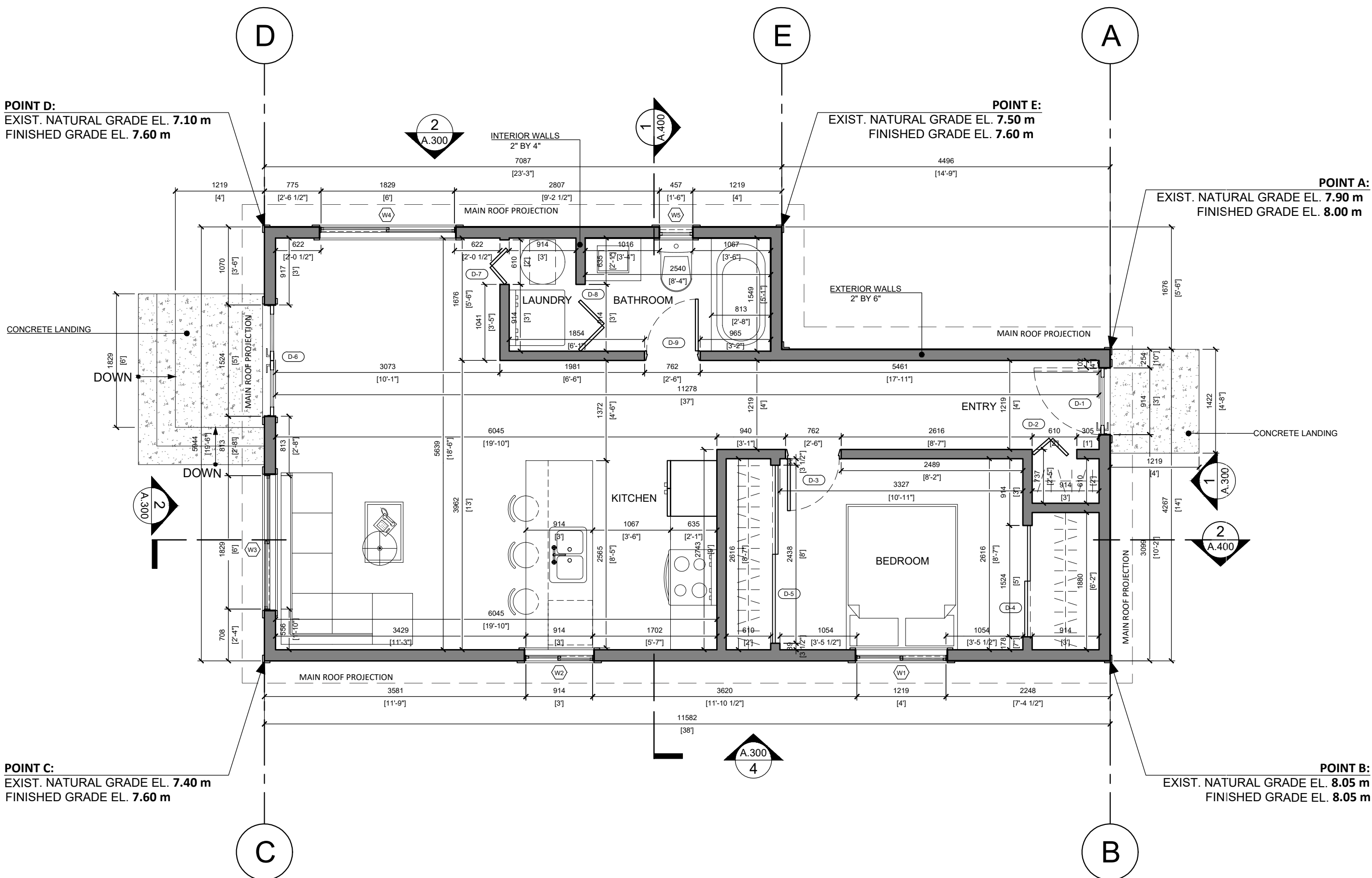
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FLOOR PLANS

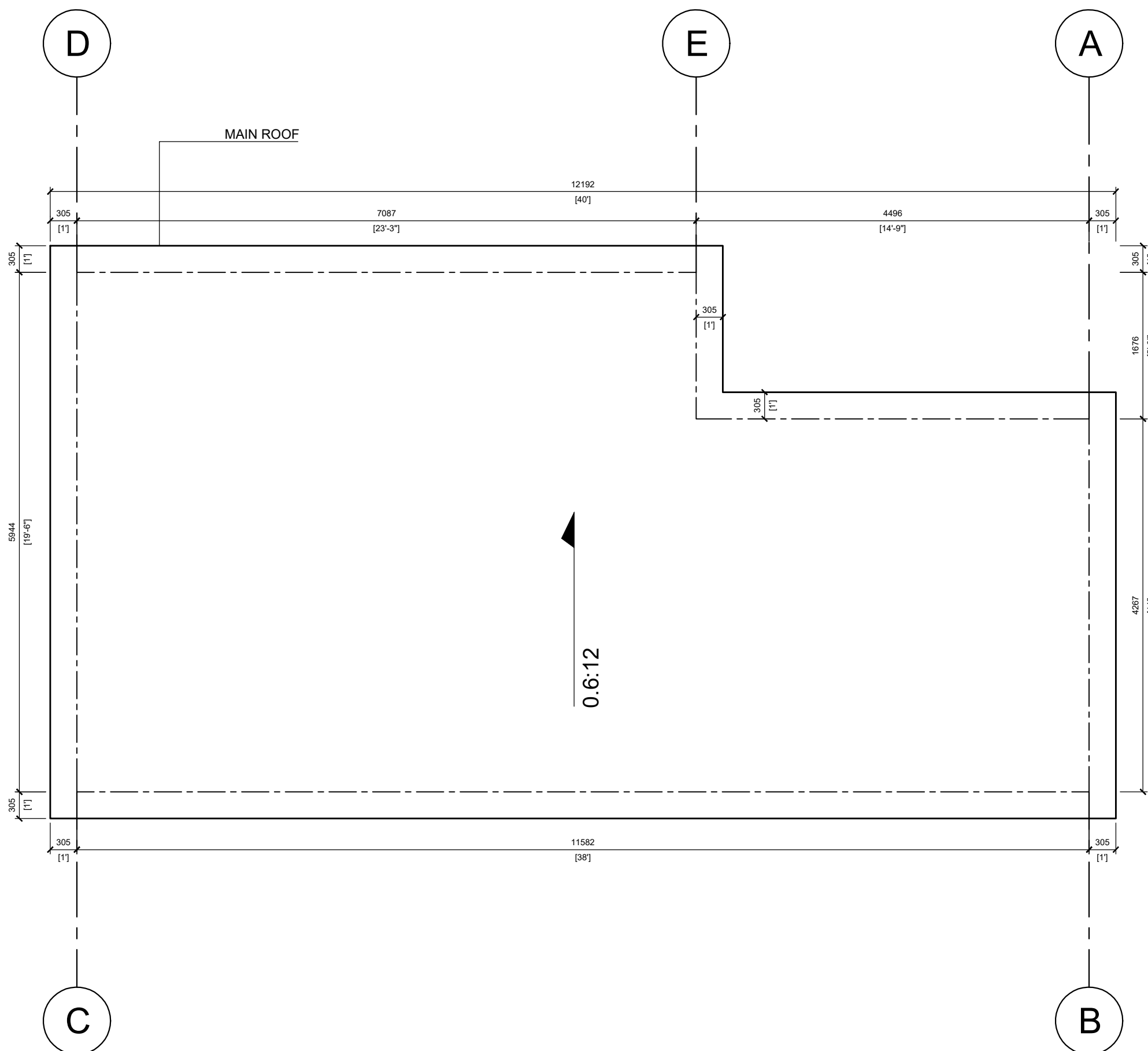
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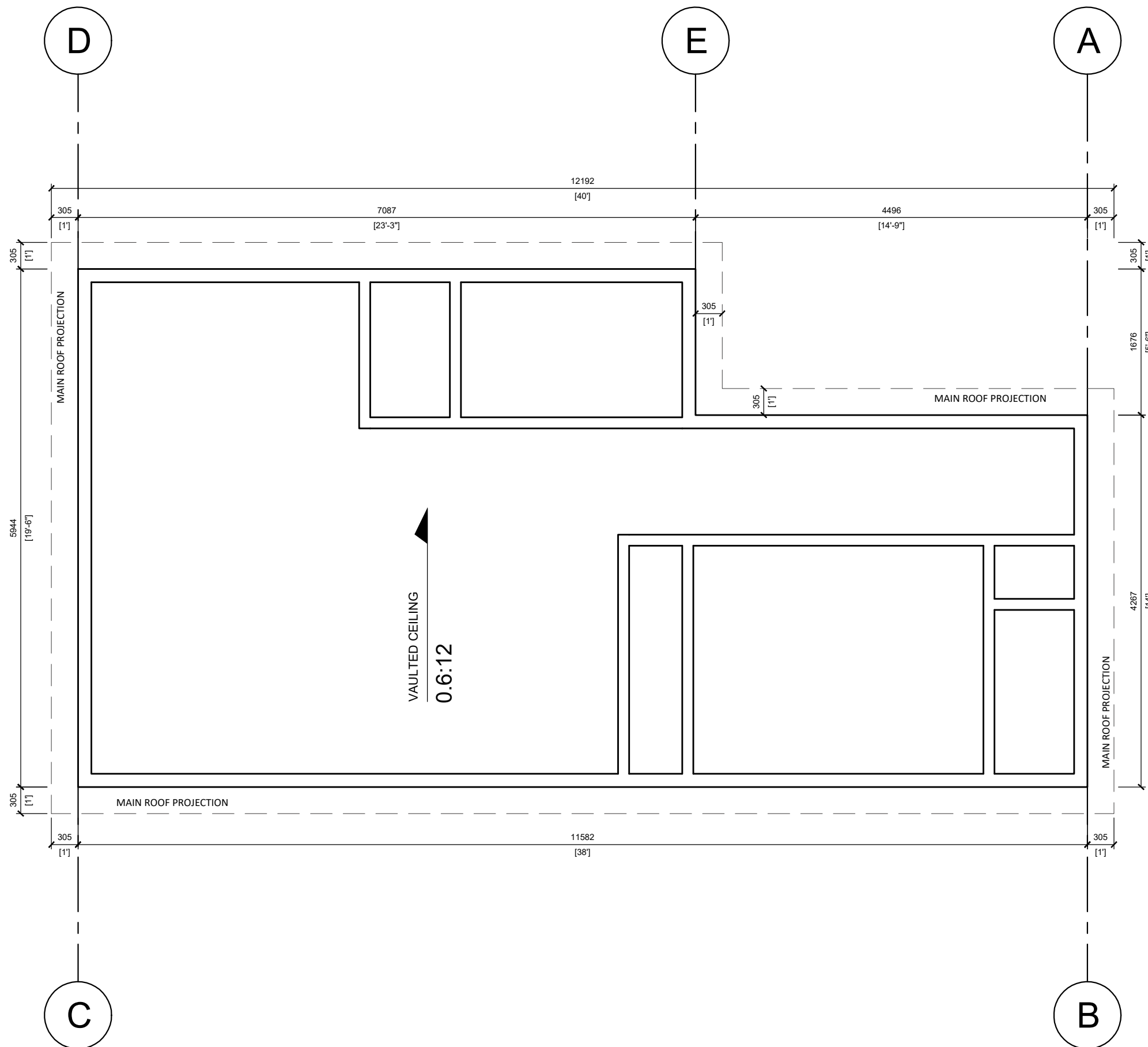
A.200



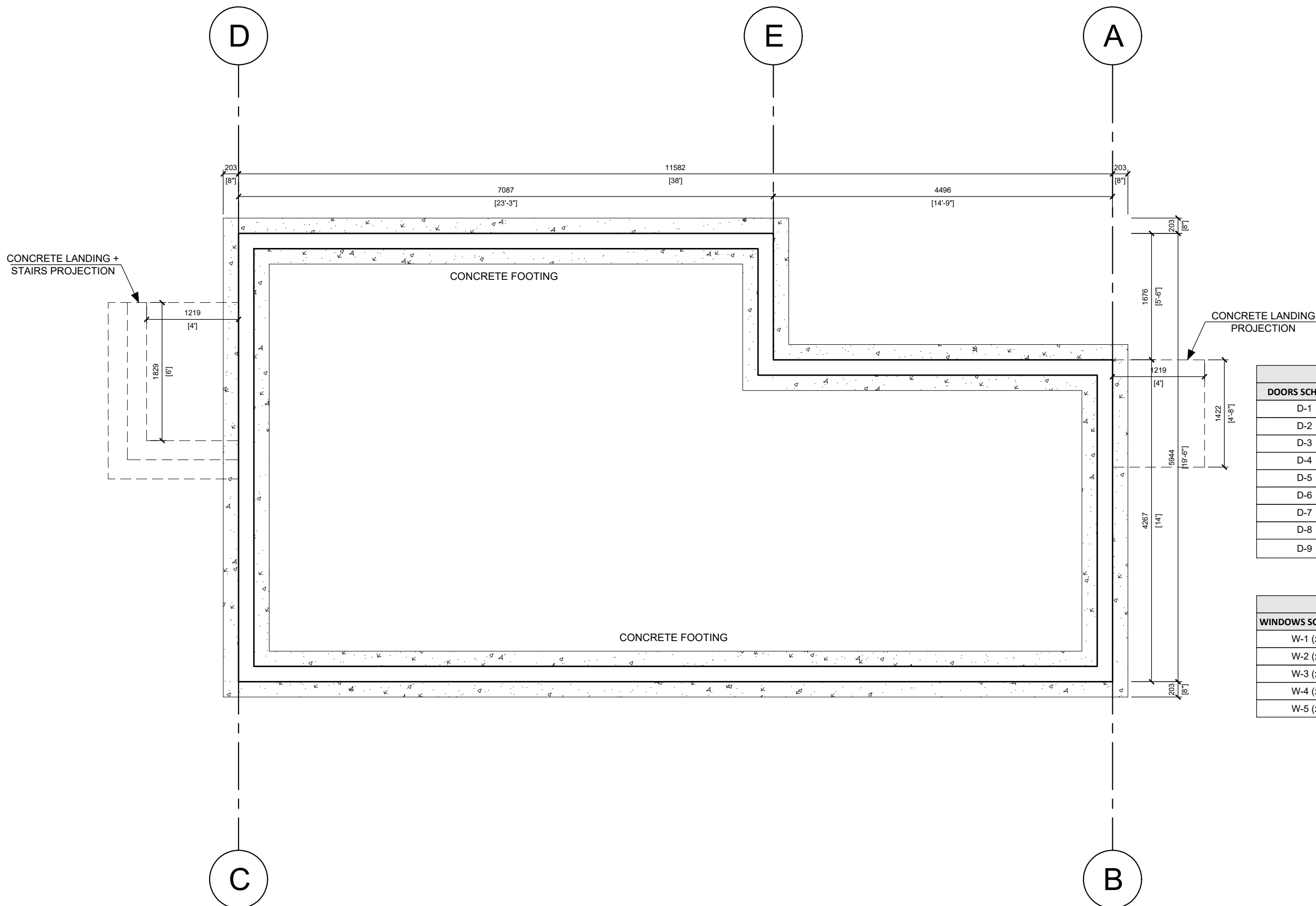
1 MAIN FLOOR PLAN
1:50 (1/4" = 1' -0")



2 ROOF PLAN
1:50 (1/4" = 1' -0")



3 REFLECTED CEILING PLAN
1:50 (1/4" = 1' -0")



4 FOUNDATION PLAN
1:50 (1/4" = 1' -0")

DOORS DETAIL				
DOORS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
D-1	36"	6' - 8"	ENTRY	SWING
D-2	24"	6' - 8"	ENTRY CLOSET	BIFOLD
D-3	30"	6' - 8"	BEDROOM	SWING
D-4	60"	6' - 8"	BEDROOM CLOSET 1	SLIDING
D-5	96"	6' - 8"	BEDROOM CLOSET 2	SLIDING
D-6	60"	6' - 8"	PATIO	SWING
D-7	24"	6' - 8"	LAUNDRY	BIFOLD
D-8	36"	6' - 8"	LAUNDRY	BIFOLD
D-9	30"	6' - 8"	BATHROOM	SWING

WINDOWS DETAIL				
WINDOWS SCHEDULE	WIDTH	HEIGHT	LOCATION	TYPE
W-1 (x1)	4' - 0"	3' - 0"	BEDROOM	SLIDING
W-2 (x1)	3' - 0"	3' - 0"	KITCHEN	SLIDING
W-3 (x1)	6' - 0"	4' - 0"	LIVING	SLIDING
W-4 (x1)	6' - 0"	2' - 0"	LIVING	SLIDING
W-5 (x1)	1' - 6"	3' - 0"	BATHROOM	HANGING

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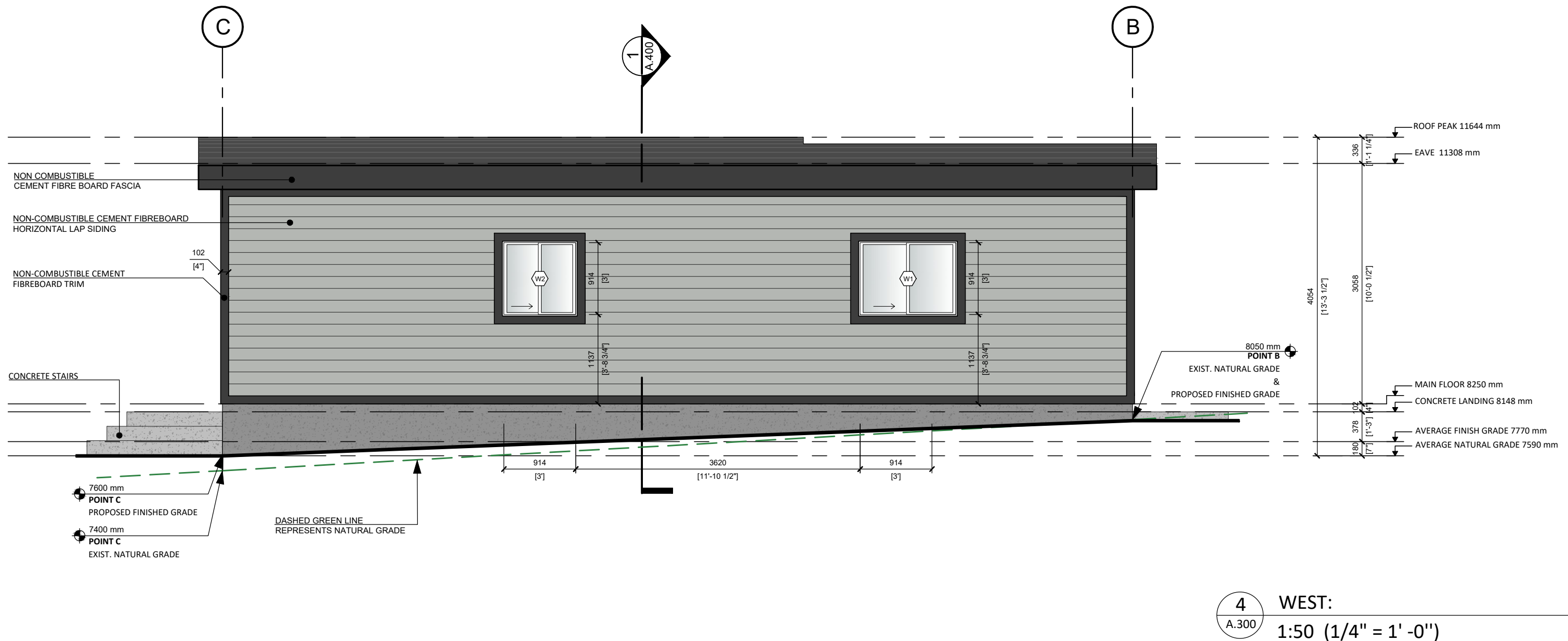
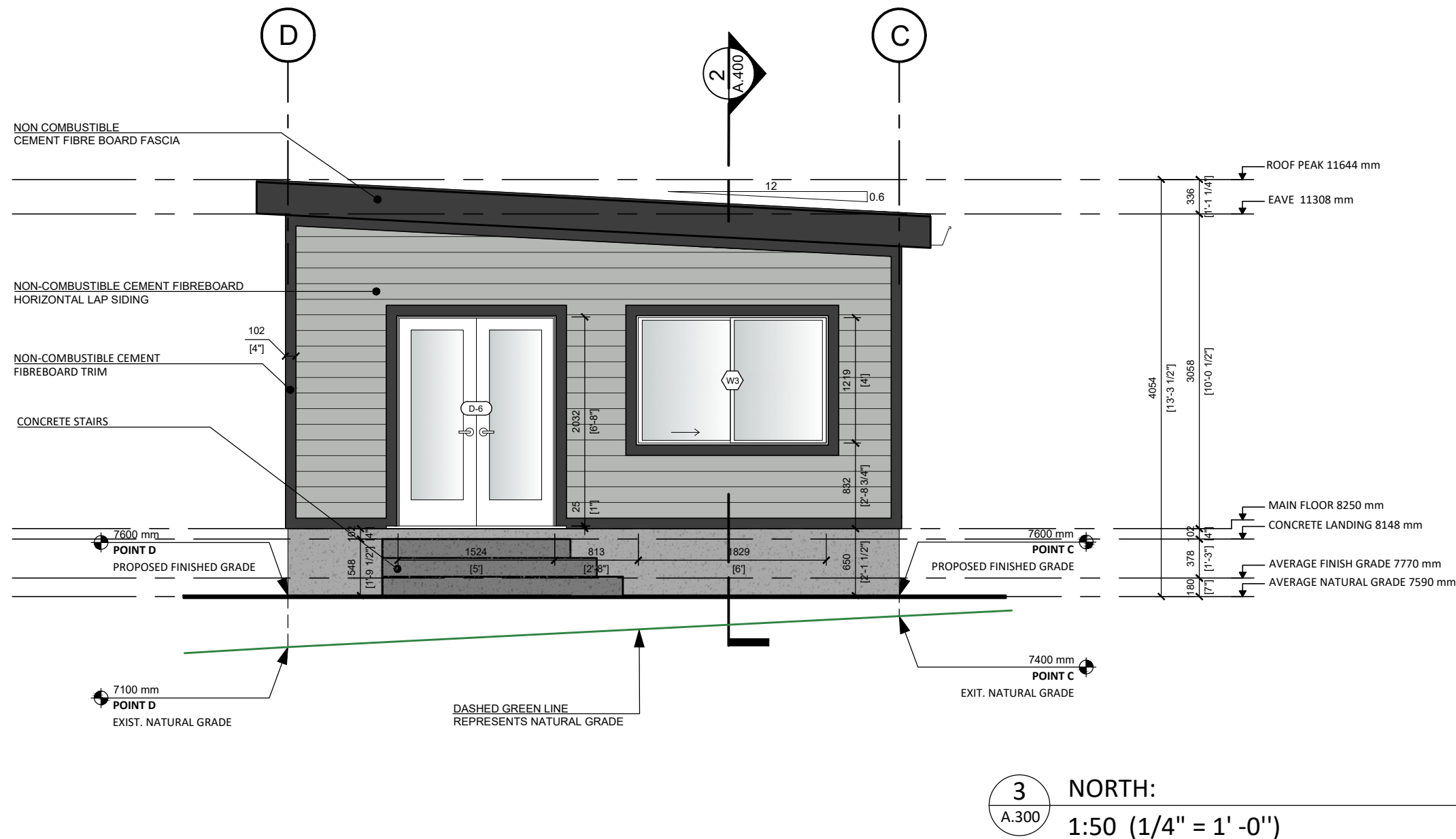
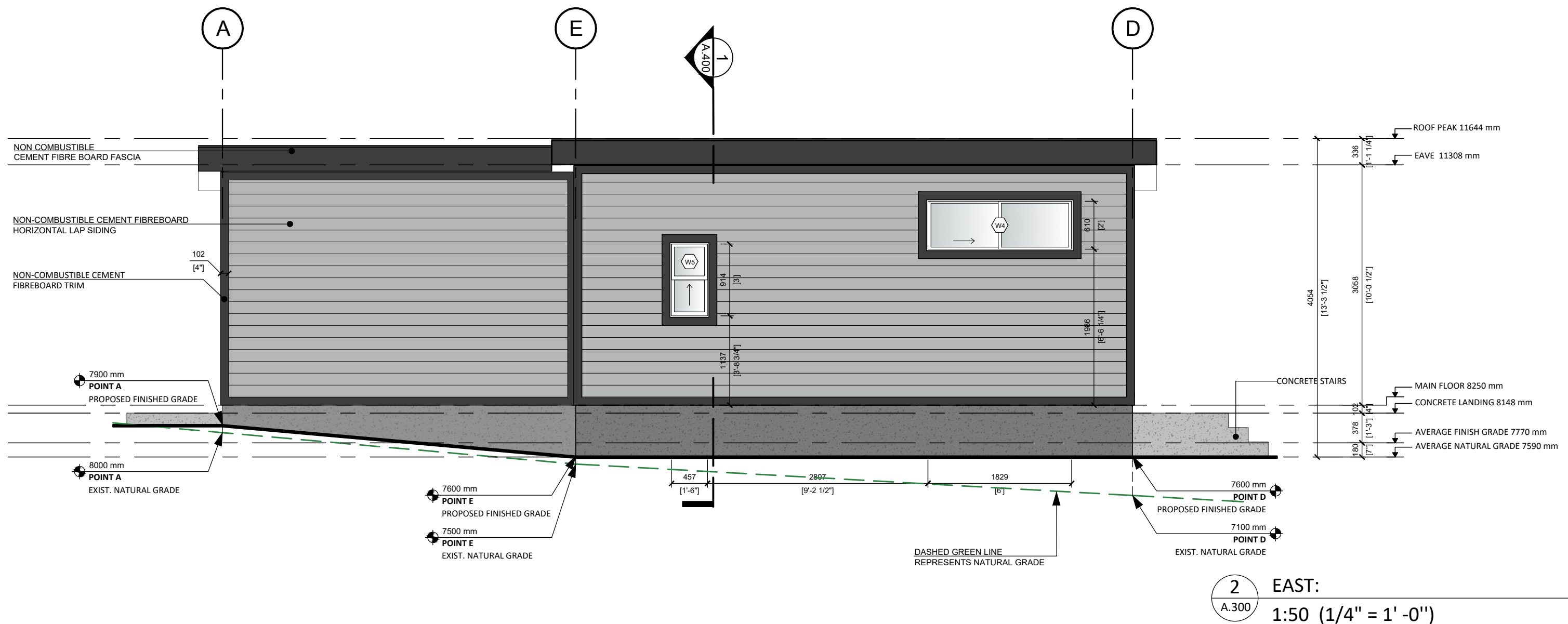
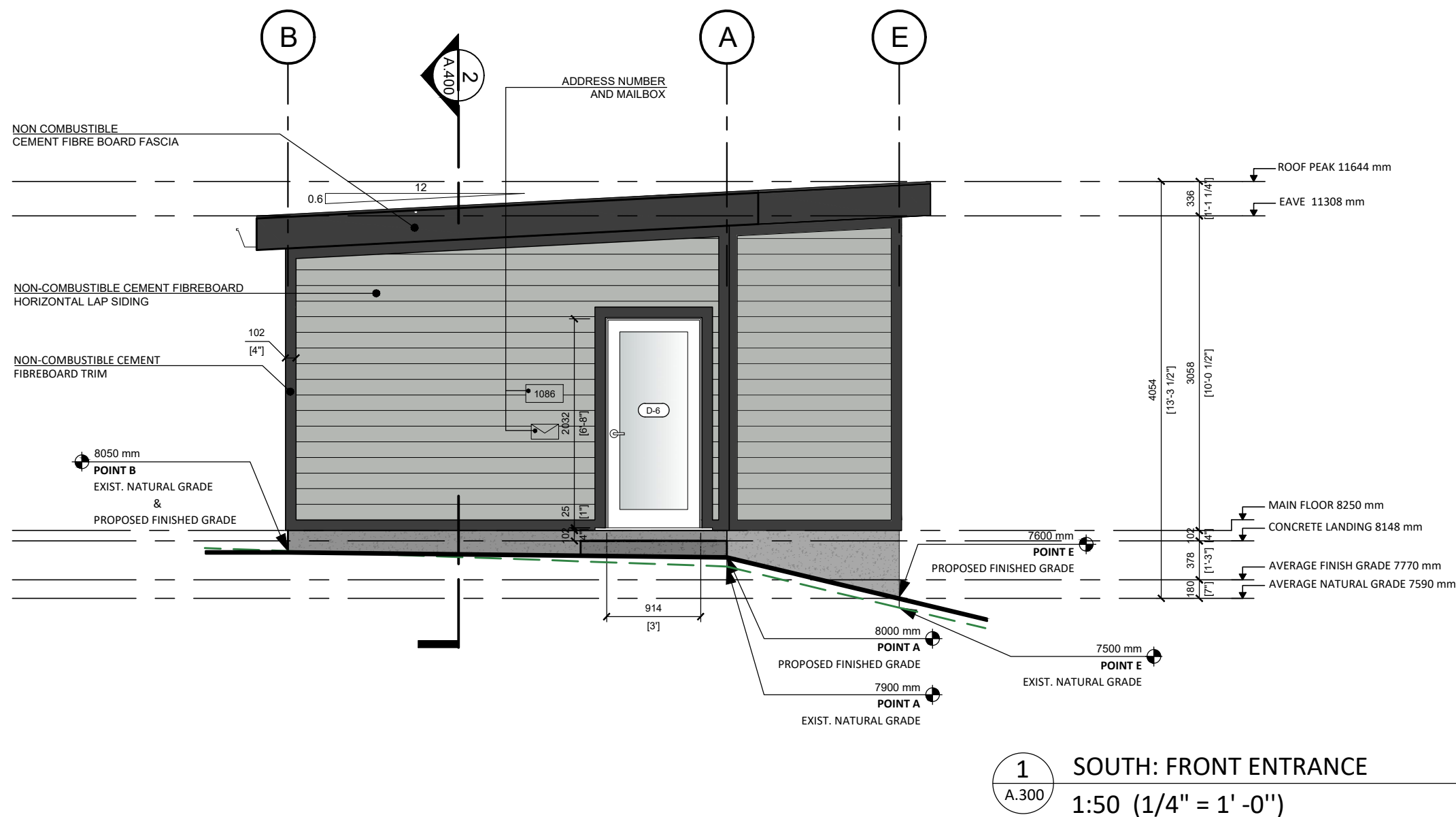
Title:

BUILDING
ELEVATIONS

Revision:

Sheet:

A.300



LIMITING DISTANCE							
	SF	SM	GLAZING m ²	GLAZING %	LIMITING DISTANCE m	GLAZING PERMITTED %	LIMITING DISTANCE (m) CALCULATION
North: Garden Suite							
East: Garden Suite							
South: Garden Suite							
West: Garden Suite							

COLOUR PALLETTE AND MATERIALS		
ITEM	MATERIAL	COLOUR
Exterior Walls	Cement Fibreboard Lap Siding	Light Grey
Roof	Modified Bitumen	Black
Exterior Trim	Cement Fibreboard Trim	Black
Windows	Vinyl	White



CEMENT FIBRE BOARD
LAP SIDING



MODIFIED BITUMEN
ROOFING

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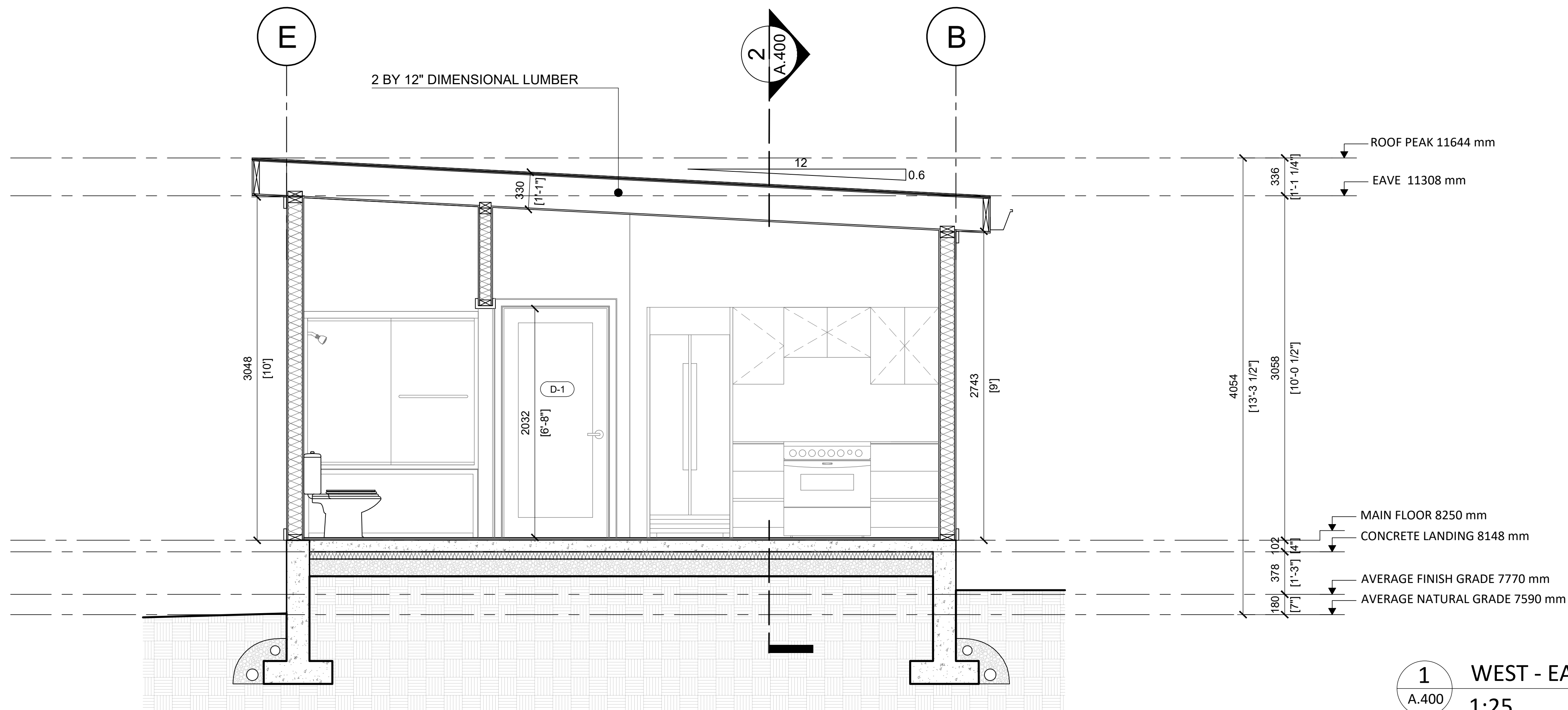
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BUILDING
SECTIONS

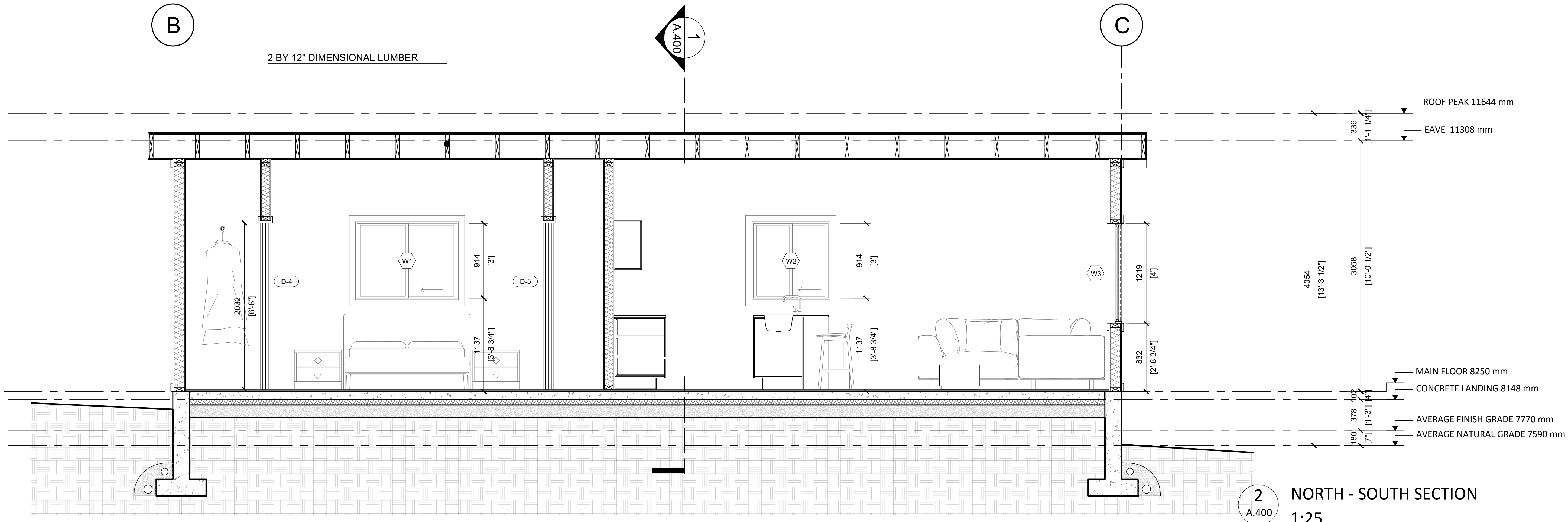
Revision:

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A.400



1 WEST - EAST SECTION
A.400 1:25



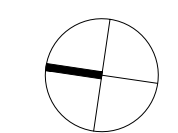
2 NORTH - SOUTH SECTION
A.400 1:25

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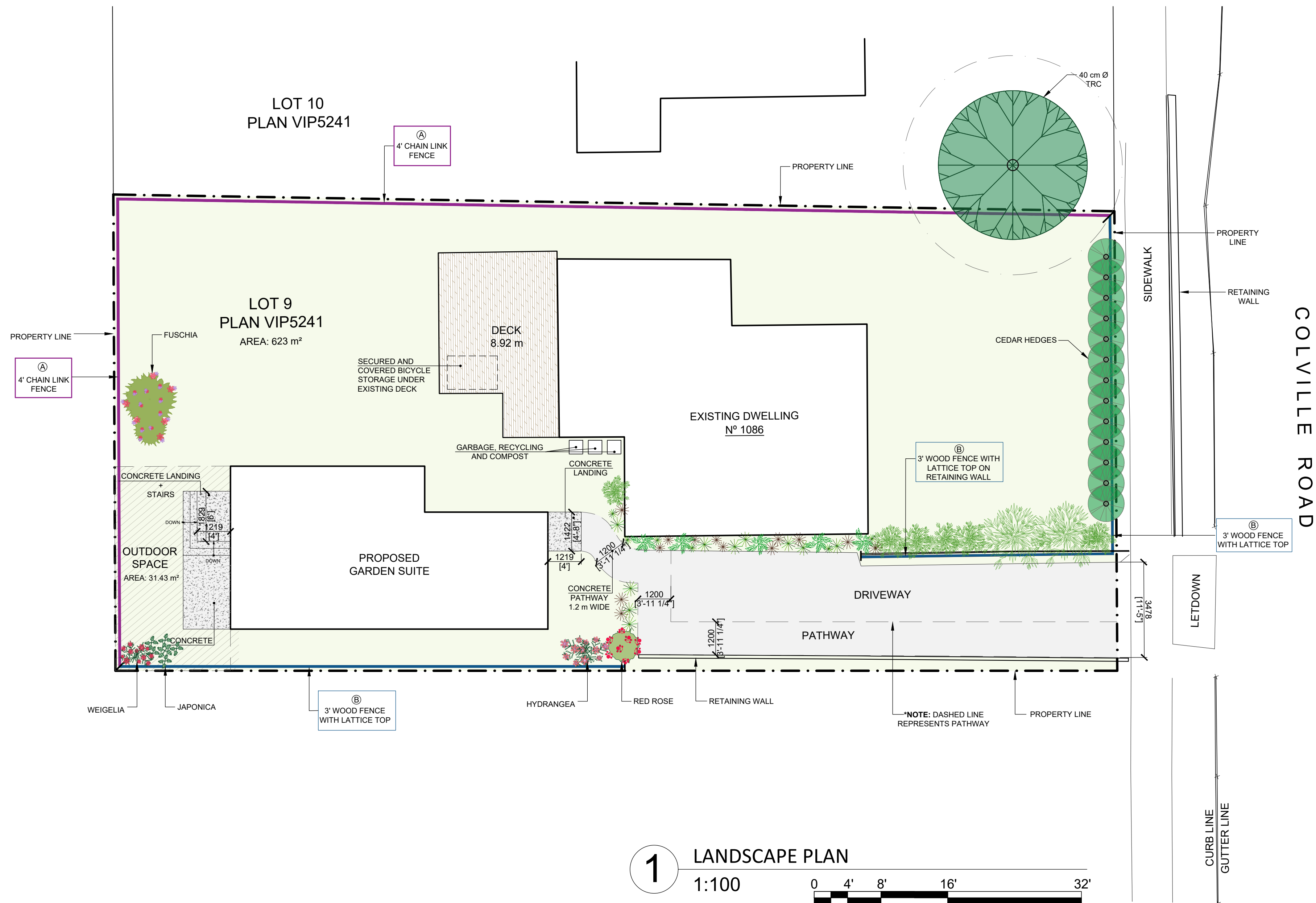
Title:

LANDSCAPE PLAN

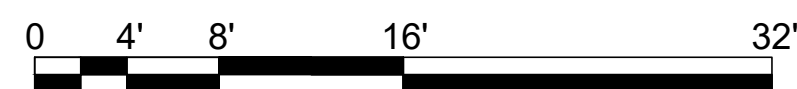
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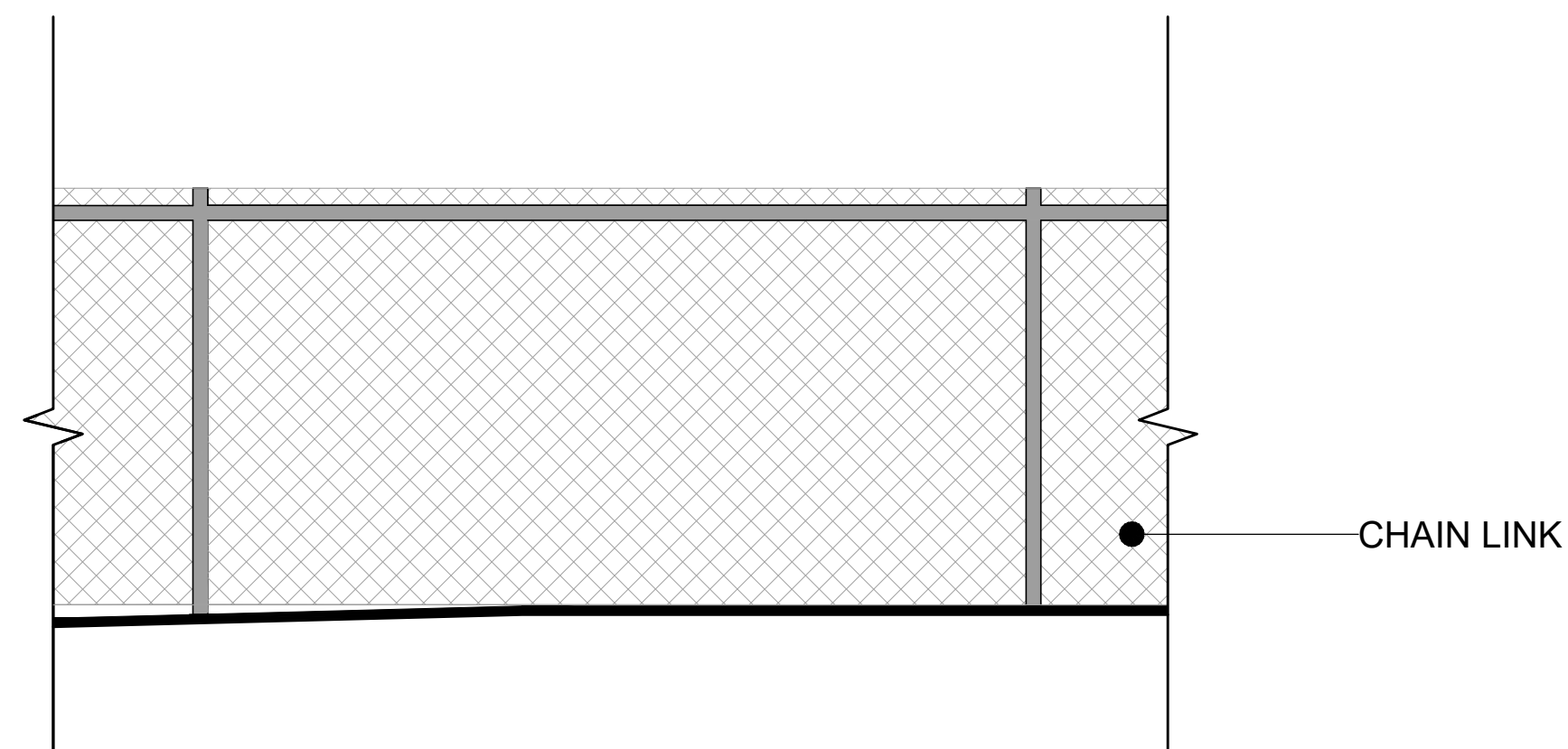
A.600



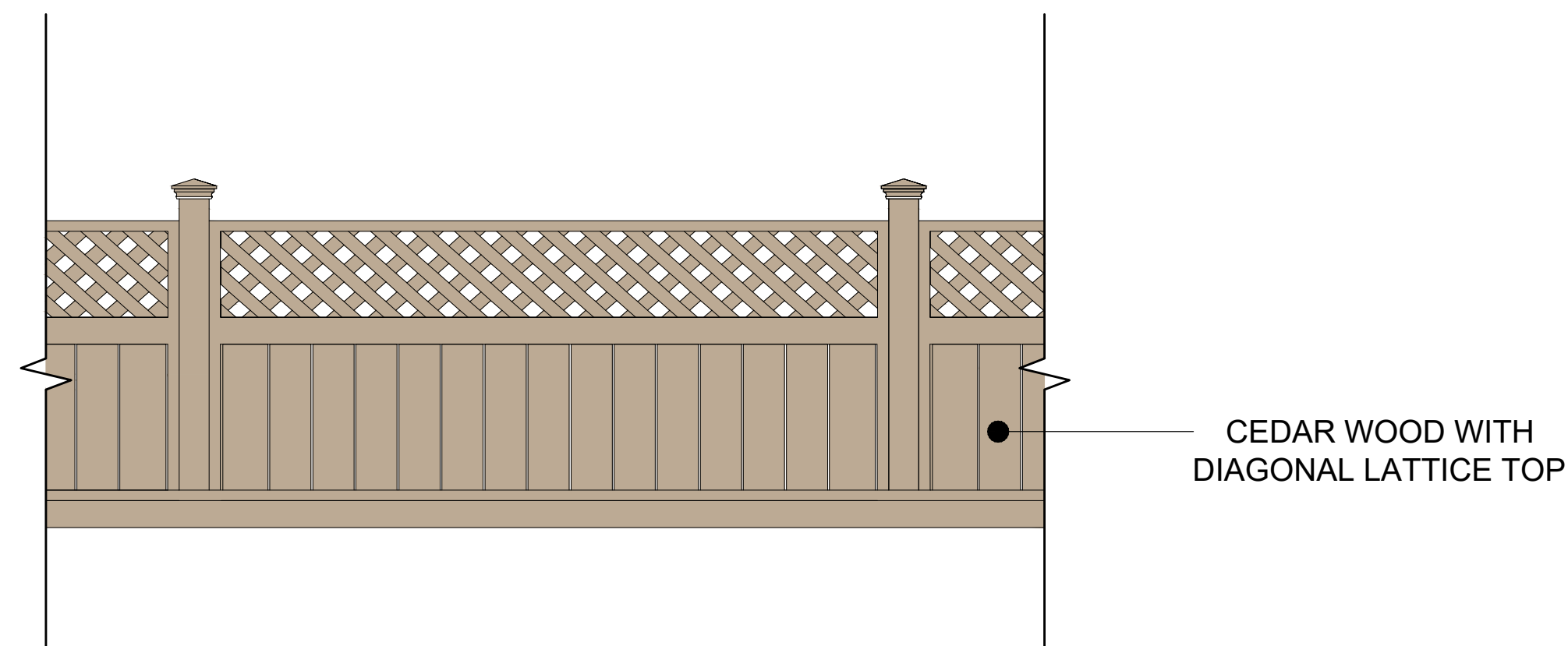
1 LANDSCAPE PLAN
1:100



LEGEND



A EXISTING FENCE (NORTH - EAST)
1:20



B EXISTING FENCE (SOUTH - WEST)
1:20