

Date	Description	Revision #

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**PROJECT INFORMATION:**

**SUBDIVISION**

CRAIGFLOWER ROAD, DISTRICT OF ESQUIMALT, BC

**CIVIC ADDRESS:**

1048 CRAIGFLOWER ROAD, DISTRICT OF ESQUIMALT, BC

**LEGAL DESCRIPTION**

LOT 4, SECTION 10, ESQUIMALT, PLAN 7103

**PID:**

005-817-994



**PROJECT SUMMARY**

SHEET	TITLE
A1	RENDERING AND INFORMATION
A2	SITE PLAN
A3	B1 GARAGE + FOUNDATION PLAN
A4	B1 MAIN AND TOP FLOOR PLAN
A5	B1 WEST & EAST ELEVATION
A6	B1 NORTH + SOUTH ELEVATION
A7	B2 GARAGE + FOUNDATION PLAN
A8	B2 MAIN AND TOP FLOOR PLAN
A9	B2 WEST & EAST ELEVATION
A10	B2 NORTH + SOUTH ELEVATION
A11	LANDSCAPE PLAN
A12	SHADOW STUDY
A13	SHADOW STUDY
A14	BLDG 2 ROOF PLAN *N.INCL
A15	SECTIONS
A16	ROOF PLAN *N.INCL
A17	OVERLAY ELEVATIONS
A18	SITE SECTIONS

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**CALCULATIONS (ZONE - CD)**

LOT SIZE: 10,763.9 SF (1000.00 SM)  
PROPOSED FLOOR AREA RATIO: 0.67  
TOTAL PERMITTED FLOOR AREA RATIO: 0.70

TOTAL PROPOSED BLDG 1 EXCL. GARAGE AND BALCONY: 3603 SF (334.73 SM)  
TOTAL PROPOSED BLDG 2 EXCL. GARAGE AND BALCONY: 3603 SF (334.73 SM)

TOTAL PROPOSED BLDG 1 INCL. GARAGE AND BALCONY: 4866 SF (452.06 SM)  
TOTAL PROPOSED BLDG 2 INCL. GARAGE AND BALCONY: 4866 SF (452.06 SM)

AREA BREAKDOWN UNITS 1-6:

GARAGE FLOOR: 387 SF (35.95 SM)  
BASEMENT FLOOR: 141 SF (13.09 SM)  
MAIN FLOOR: 510 SF (47.38 SM)  
BALCONY: 34 SF (3.16 SM)  
UPPER FLOOR: 550 SF (51.09 SM)

DWELLINGS HEIGHT:  
EACH BLDG HT FROM PERMITTED: N/A  
PROPOSED : 33 FEET 3.5 INCHES (10.14 M)

BUILDING SETBACKS BREAKDOWN:

	PERMITTED	PROPOSED
FRONT SETBACK		2.74 M
REAR SETBACK		13.44 M
INTERIOR SIDE SETBACK		2.4 M
LANE SIDE SETBACK		6.1 M

SHARED USEABLE PERMITTED OPEN SPACE: 6M X 6M  
SHARED USABLE PROPOSED OPEN SPACE: 7.52M X 18.28M

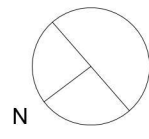
PARKING SPACE REQUIRED PER UNIT: 0.1 PARKING SPACE REQUIRED PER UNIT  
PARKING SPACES PROSPED : 2 SPOTS

**NOTES:**

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2024
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
3. IF NEEDED CONTRACTORS SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION
4. CONCRETE NEEDS TO BE 3000 p.s.i AFTER 28 DAYS.
5. STRUCTURAL LUMBER WILL BE DOUGLAS FIR #2 OR BETTER
6. STAIRS DETAILS:
  - MAX RISE: 7/78"
  - MIN RUN: 9"
  - MINIMUM TREAD 11"
  - HANDRAILS TO BE BETWEEN MIN 34" - 38"
  - GUARDS TO BE MIN 36" (INSIDE DWELLING) & 42" HIGH (OUTSIDE DWELLING)

\*\*SOME MUNICIPALITIES REQUIRE THESE PLANS TO HAVE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS

\*\*\* THE DESIGNER (BDD HOMES) ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, IT IS THE RESPONSIBILITY OF THE CITY OFFICIALS, BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION



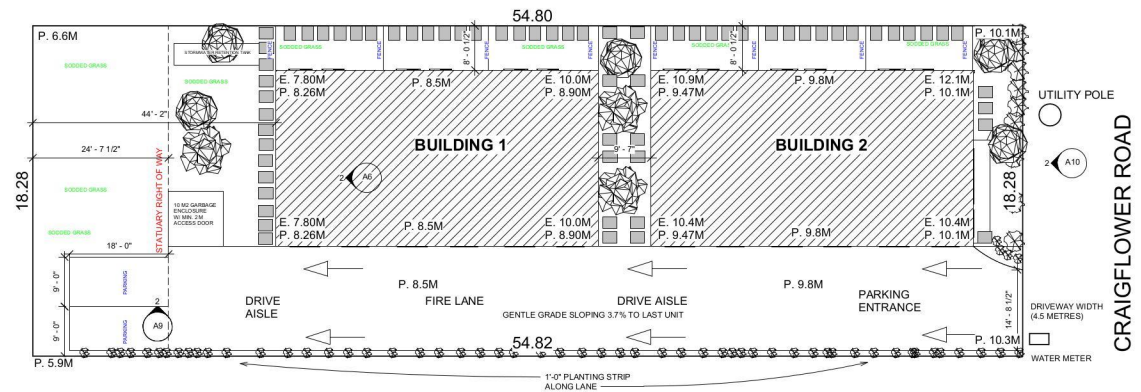
**AV. GRADE CALCULATION**

$$\frac{33.12 \text{ FT} + 33.12 \text{ FT} + 22.31 \text{ FT} + 24.9 \text{ FT}}{4} = 28.36 \text{ FT (8.64 M)}$$

**SITE PLAN NOTES:**

DIMENSIONS AND GRADE LEVELS SHOWN NEED TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION

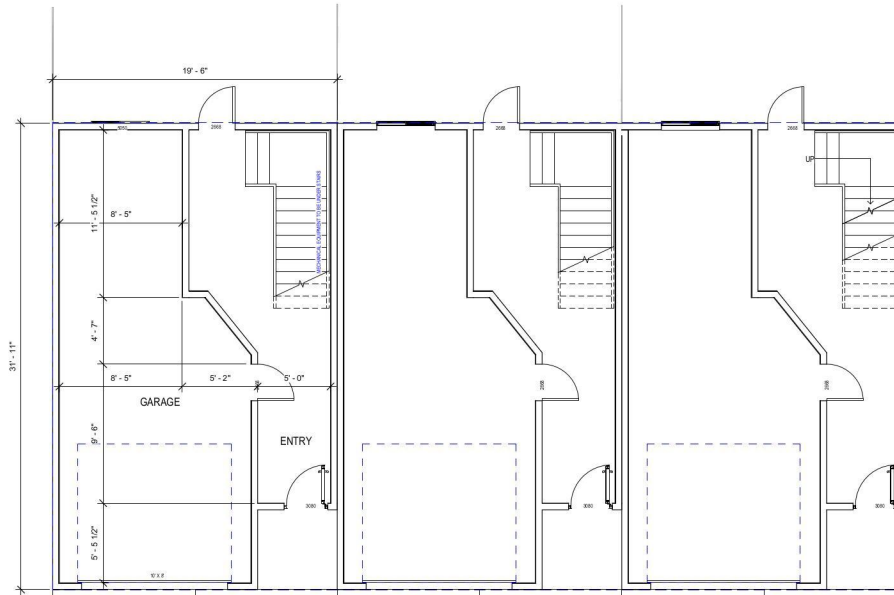
- OWNER/BUILDER TO VERIFY LOCATION OF ALL SERVICES, DRIVEWAY LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANT, EASEMENTS, ELECTRICAL BOXES, AND RIGH-OF-WAYS, ETC... BEFORE STARTING CONSTRUCTION
- RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES, AND DIMENSIONS ON SITE TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION.



1 Site  
3/32" = 1'-0"

Date	Description	Revision #

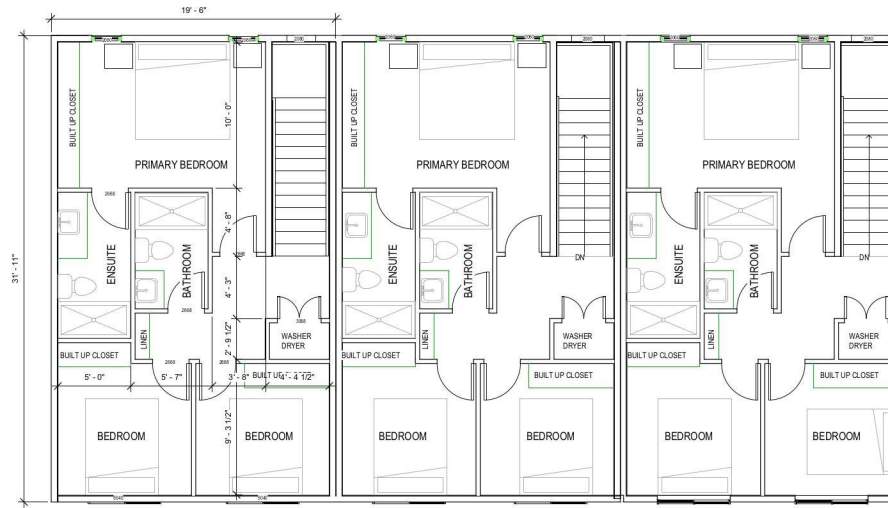
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**1** BLDG 1 BASEMENT PLAN  
 1/4" = 1'-0"

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2 TOP OF TOP FLOOR  
1/4" = 1'-0"



1 TOP OF MAIN FLOOR  
1/4" = 1'-0"

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UNITS 2 ARCTIC WHITE JAMES HARDIE PLANK® LAP SIDING

UNITS 1 & 3 EVENING BLUE JAMES HARDIE PLANK® LAP SIDING

UNIT 1-3 IRON GRAY JAMES HARDIE ARCHITECTURAL FIBER CEMENT PANELS FOR FACIA AND TRIM

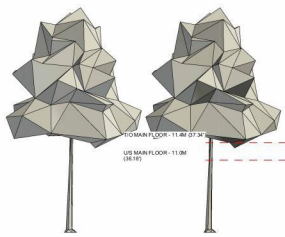
1 EAST ELEVATION  
1/4" = 1'-0"



UNIT 1-3 CEDAR SOFFITS



UNIT 1-3 METAL GLASS GUARDS



GLASS GUARDS TO HAVE A TOP RAIL AND TO BE NOT LESS THAN 1070MM (42')

GLASS GUARDS TO HAVE A TOP RAIL AND TO BE NOT LESS THAN 1070MM (42')

GLASS GUARDS TO HAVE A TOP RAIL AND TO BE NOT LESS THAN 1070MM (42')

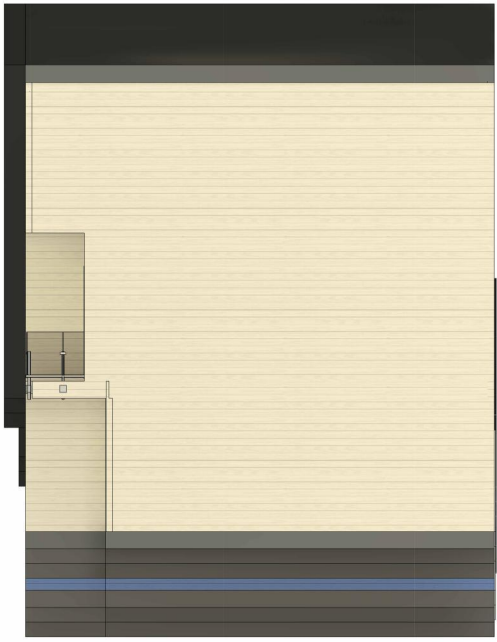
2 WEST ELEVATION  
1/4" = 1'-0"

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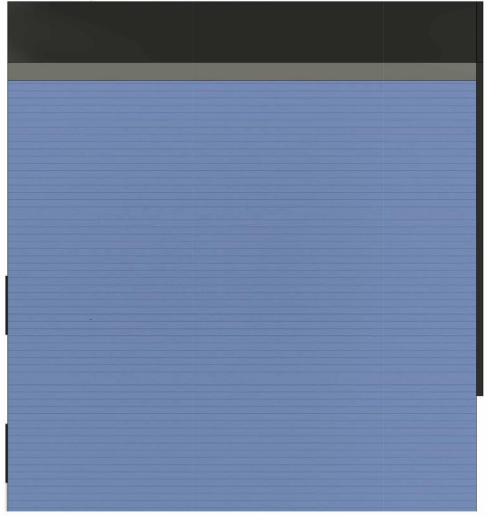
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**GENERAL PROJECT NOTES**

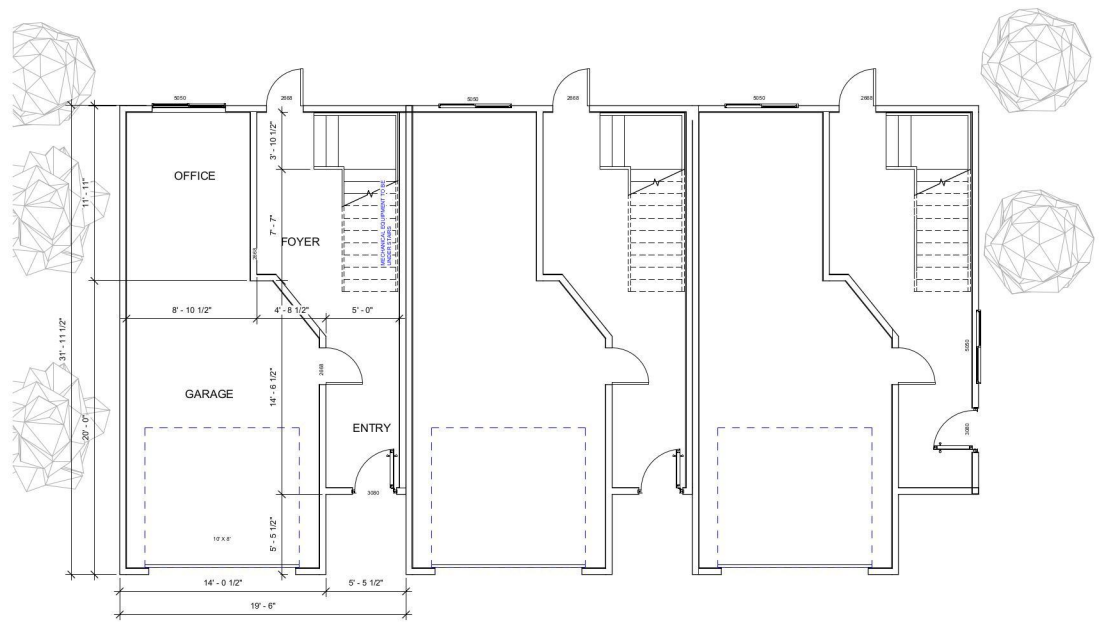
- ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FLOOR PLYWOOD
- DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXT. WALLS AND CENTRE OR FACE OF STUDS FOR INT. WALLS AS SHOWN
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND TO ENSURE ALL WORK CONFORMS TO ALL LOCAL BYLAWS AND REGULATIONS, AND TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
- THE OWNER AND/OR CONTRACTOR IS TO ENSURE THAT THE LANDSCAPING MEETS THE REQUIREMENTS OF THE APPLICABLE BY-LAW AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- BRING FOOTINGS TO UNDISTURBED, SOUND BEARING SOIL BELOW FROSTLINE (18" MIN BELOW GRADE)
- APPLY ASPHALT EMULSION TO FOUNDATION WALLS BELOW GRADE
- FOUNDATION CONCRETE STRENGTH TO BE MIN 20 MPa
- INTERIOR SLAB CONCRETE STRENGTH TO BE MIN 20 MPa
- EXTERIOR SLAB CONCRETE STRENGTH TO BE MIN 32 MPa with 6-8% AIR ENTRAINMENT
- LUMBER IN CONTACT WITH CONCRETE TO BE DAMPROOFED AND ACHORED WITH 1/2" A.B. @ 6'-0" O.C. MAX
- STRUCTURAL LUMBER TO BE #2 D.FIR-L U.N.O
- LINTELS TO BE 2-2x10 D.FIR-L U.N.O
- PROVIDE SOLID LAMINATED STUDDING @ BEARING POINTS
- DOUBLE JOISTS @ PARALLEL PARTITION (OPT. 2x10 BLOCKING @ 24" O.C.)
- BEDROOM WINDOWS MUST CONFORM TO B.C.B.C. SEC. 9.7.1.3
- DWELLING MUST MEET CURRENT B.C. VENTILATION CODE
- MIRROR DOORS ARE NOT PERMITTED @ WALK-IN CLOSETS
- WATERPROOF WALLBOARD REQUIRED AT TILE SURROUNDS @ TUBS AND SHOWERS
- PROVIDE A BOND-BREAKING MATERIAL BETWEEN FOUNDATION OR ROCK AND SLABS IN WHITE ROCK FOLDING PANEL DOORS MUST BE COVERED BY A ROOF OR FLOOR AND ENGINEERS APPROVAL AND SCHEDULE "B" REQUIRED
- AS AN ALTERNATE SOLUTION TO VENTING A ROOF OR DECK OVER LIVING SPACE, SPRAY FOAM INSULATION MAY BE USED WITH A LETTER FROM A PROFESSIONAL



**2 SOUTH ELEVATION**  
 1/4" = 1'-0"



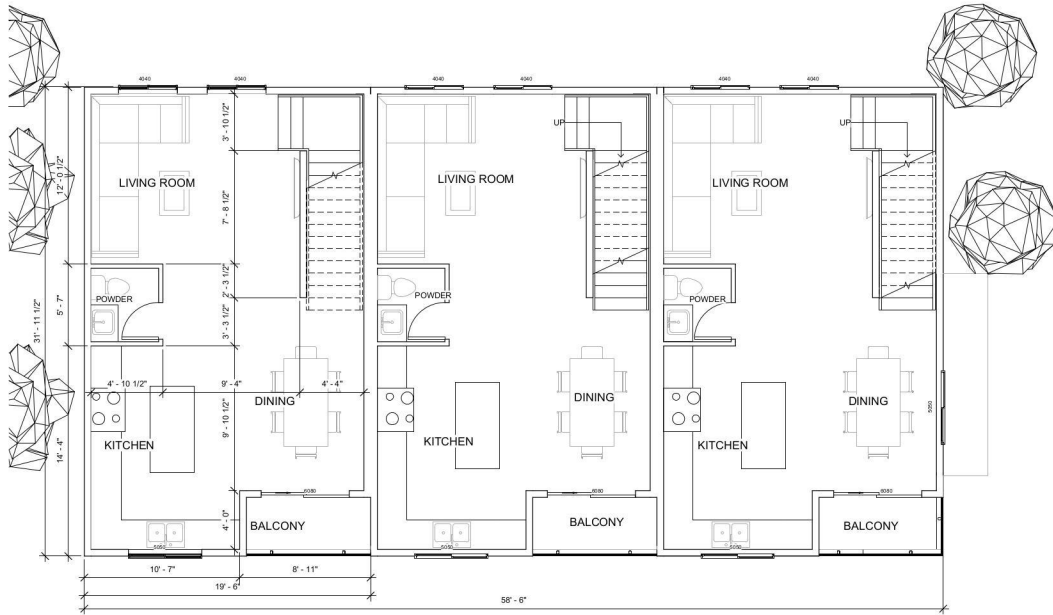
**1 NORTH ELEVATION**  
 1/4" = 1'-0"



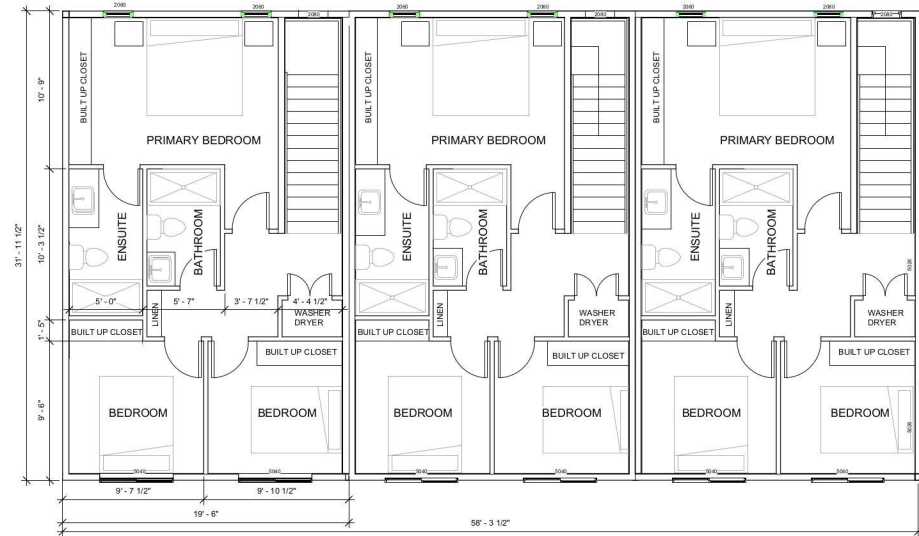
1 BLDG 2 BASEMENT PLAN  
1/4" = 1'-0"

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1 BLDG 2 TOP OF MAIN FLOOR  
1/4" = 1'-0"



2 BLDG 2 TOP OF TOP FLOOR  
1/4" = 1'-0"

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1 BLDG 2 EAST ELEVATION  
1/4" = 1'-0"



2 BLDG 2 WEST ELEVATION  
1/4" = 1'-0"



UNITS 1 & 3 ARCTIC  
WHITE JAMES  
HARDIEPLANK® LAP  
SIDING



UNITS 2 EVENING BLUE  
JAMES HARDIEPLANK®  
LAP SIDING



UNIT 1-3 IRON GRAY  
JAMES HARDIE  
ARCHITECTURAL FIBER  
CEMENT PANELS FOR  
FACIA AND TRIM



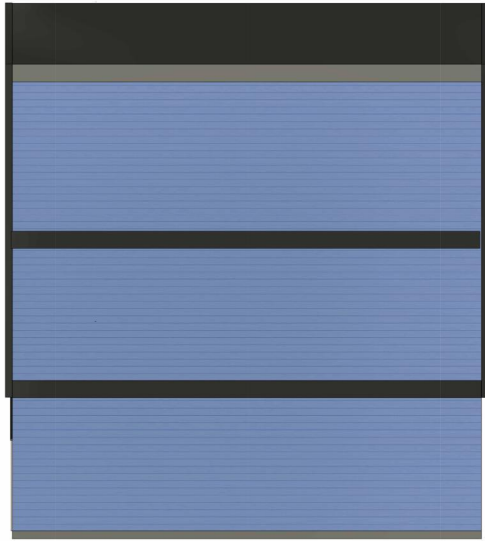
UNIT 1-3 CEDAR SOFFITS



UNIT 1-3 METAL GLASS  
GUARDS

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1 BLDG 2 NORTH  
ELEVATION  
1/4" = 1'-0"



2 BLDG 2 SOUTH  
ELEVATION  
1/4" = 1'-0"

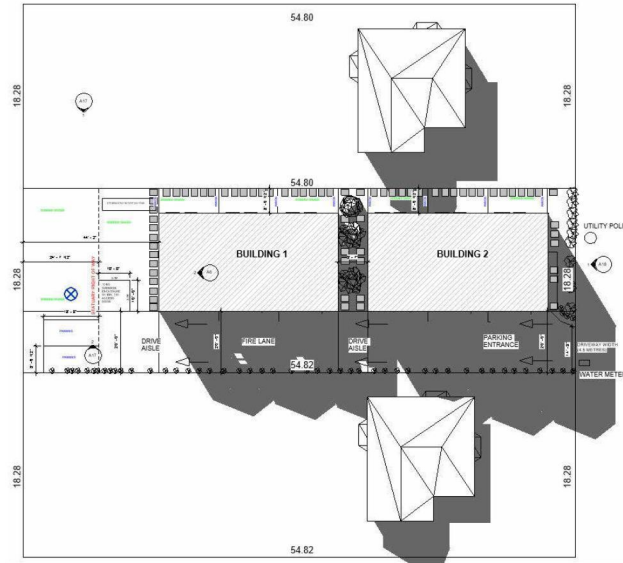
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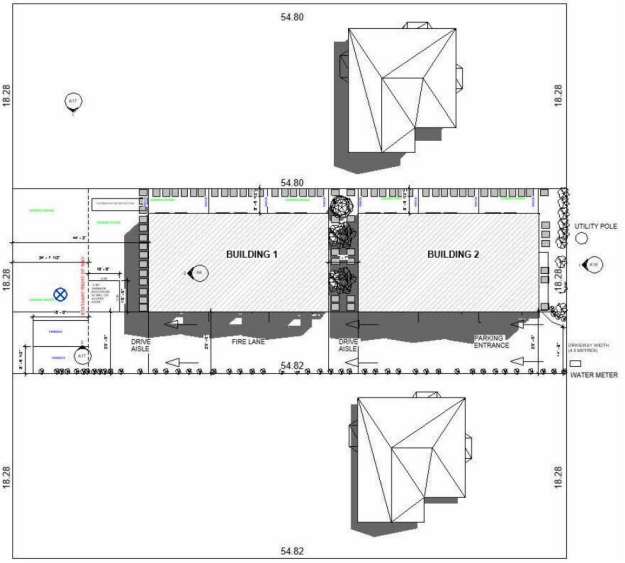


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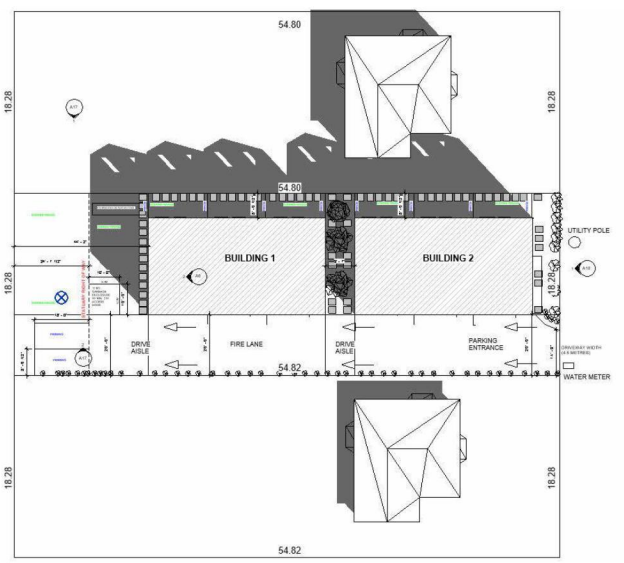
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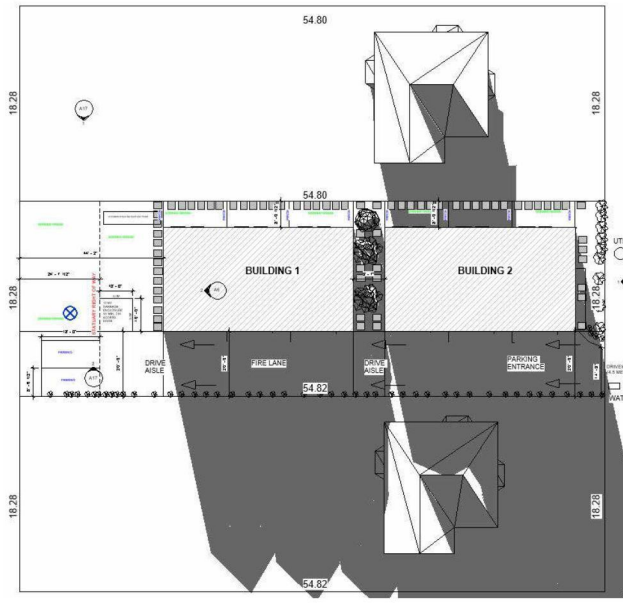
SUMMER SOLSTICE 8AM



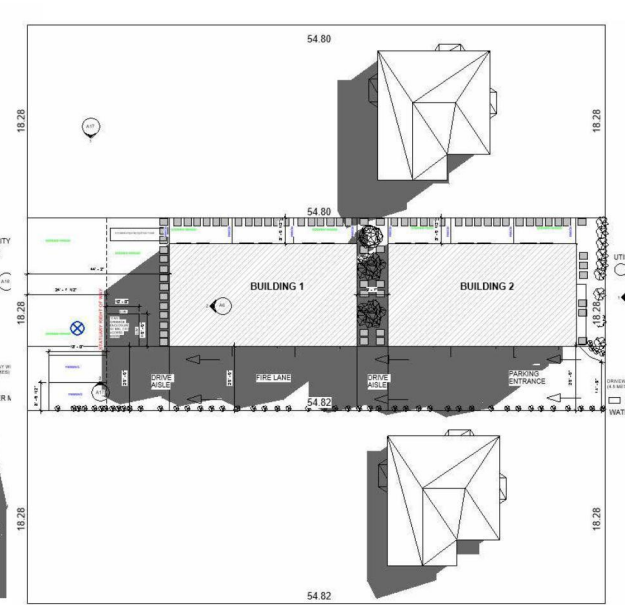
SUMMER SOLSTICE 12PM



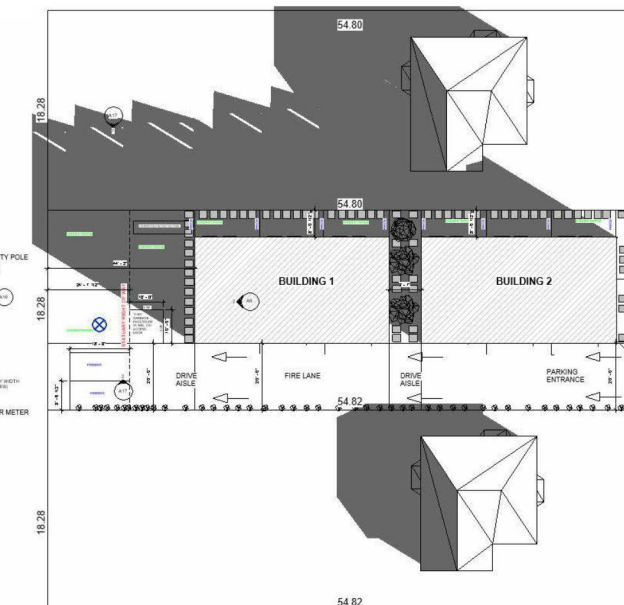
SUMMER SOLSTICE 4PM



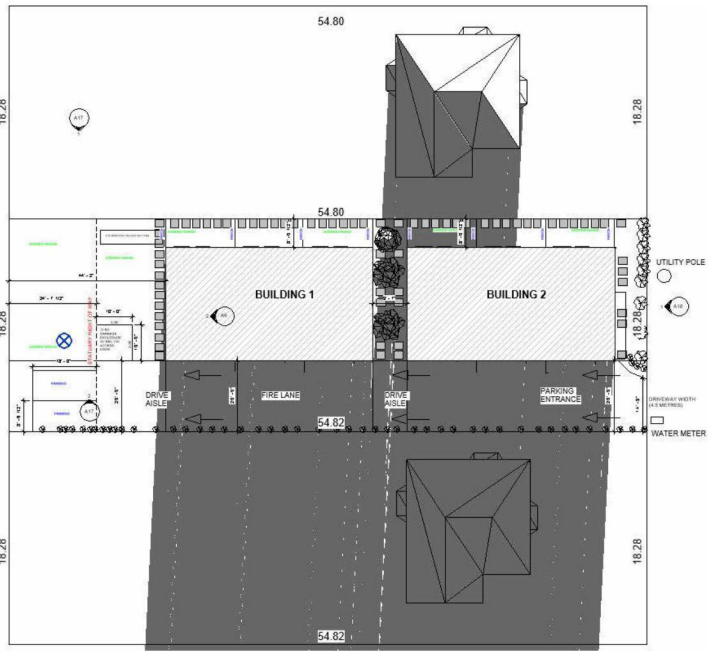
EQUINOX 8AM



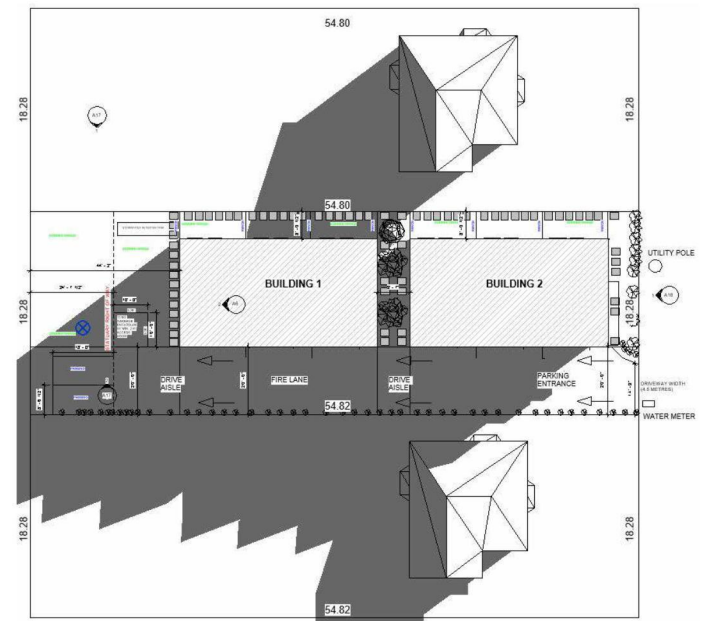
EQUINOX 12PM



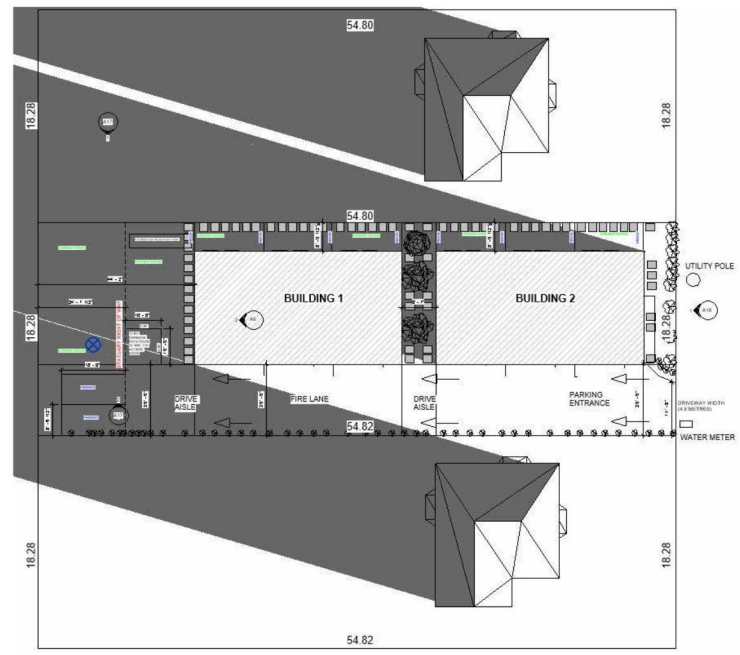
EQUINOX 4PM



WINTER SOLSTICE 8AM



WINTER SOLSTICE 12PM



WINTER SOLSTICE 4PM

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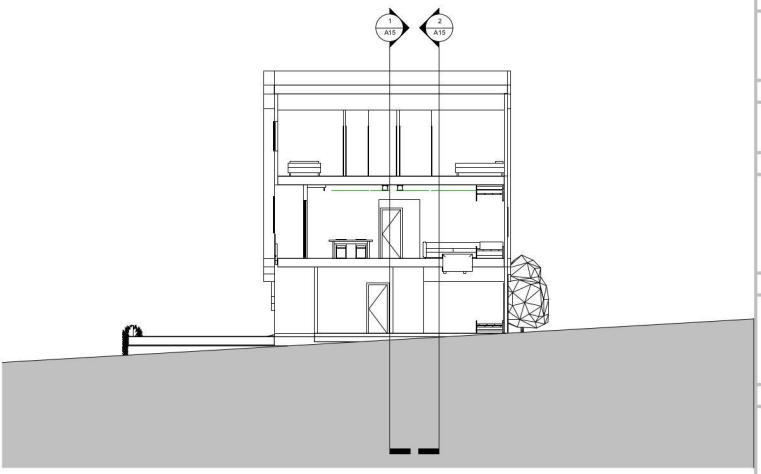
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1 Section 3  
1/8" = 1'-0"



2 Section 5  
1/8" = 1'-0"



3 Section 4  
1/8" = 1'-0"



① EAST ELEVATION  
OVERLAY  
1/8" = 1'-0"



② WEST ELEVATION  
OVERLAY  
1/8" = 1'-0"

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1056 CRAIGFLOWER

1052 CRAIGFLOWER

1048 CRAIGFLOWER

1044 CRAIGFLOWER

1040 CRAIGFLOWER



① SITE SECTION  
 3/32" = 1'-0"