

BLOCK A
AVERAGE GRADE

A = 26.34m
B = 26.30m
C = 27.04m
D = 27.50m
E = 27.82m
F = 29.30m
G = 28.51m
H = 28.21m
I = 28.06m
J = 27.38m
K = 27.13m
L = 26.65m
M = 26.36m
356.60m/13 = 27.43m

BLOCK B
AVERAGE GRADE

N = 28.33m
O = 28.96m
P = 27.62m
Q = 27.34m
R = 26.84m
S = 26.63m
T = 26.80m
U = 27.18m
V = 27.14m
W = 27.76m
X = 27.56m
Y = 27.82m
Z = 27.90m
Z1 = 28.10m
385.98m/14 = 27.57m

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

Property Information

Project Type: TWO NEW FOURPLEXES

Owners:

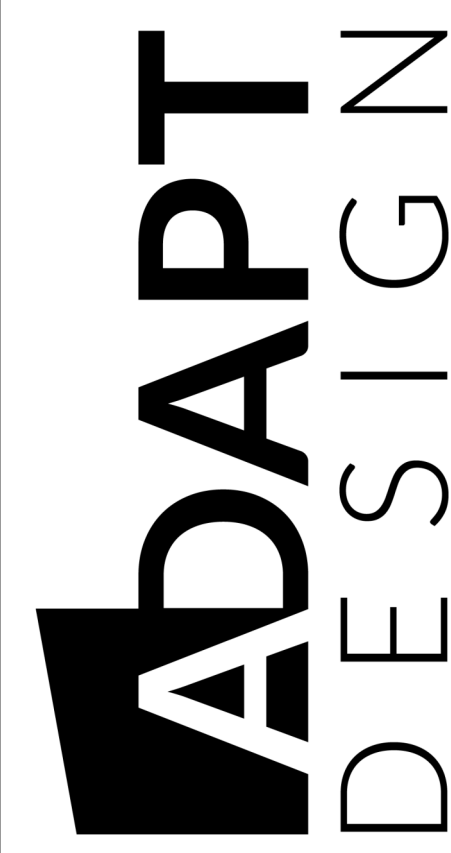
Site Address: 903 Admirals Road

Legal Description: Lot 2, Section 2, Esquimalt District, Plan 32155.

BLOCK A:	Proposed
Setbacks:	
North	4.0m
East	5.0m
South	4.7m
Block B	8.13m
Roof Height	9.08m
Floor Area:	
Basement	30.42 m ²
Lower	48.36 m ²
Main	223.79 m ²
Upper	224.87 m ²
Garage	144.14 m ²
Total	497.02 m ²

BLOCK B:	Proposed
Setbacks:	
North	4.0m
West	4.0m
South	4.56m
Block A	8.13m
Roof Height	9.12m
Floor Area:	
Lower	79.53 m ²
Main	223.25 m ²
Upper	224.36 m ²
Garage	144.28 m ²
Total	527.14 m ²

Lot Area:	1,739 m ²
Total Floor Area	1,024.16 m ²
FSR	0.59
Total Footprint:	555.49 m ²
Lot Coverage:	31.94%



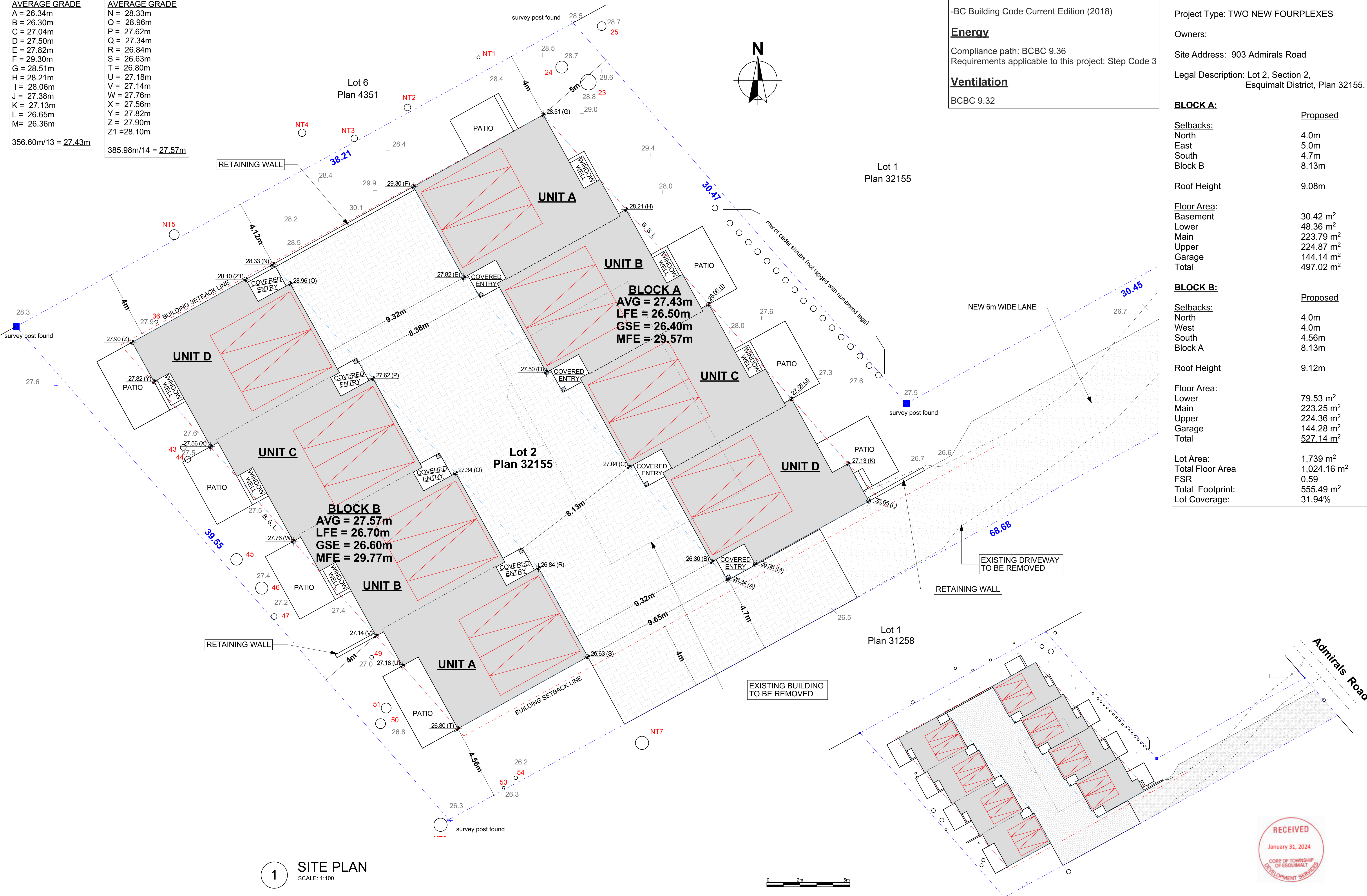
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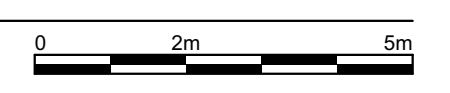
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1 SITE PLAN
SCALE: 1:100



KEY PLAN



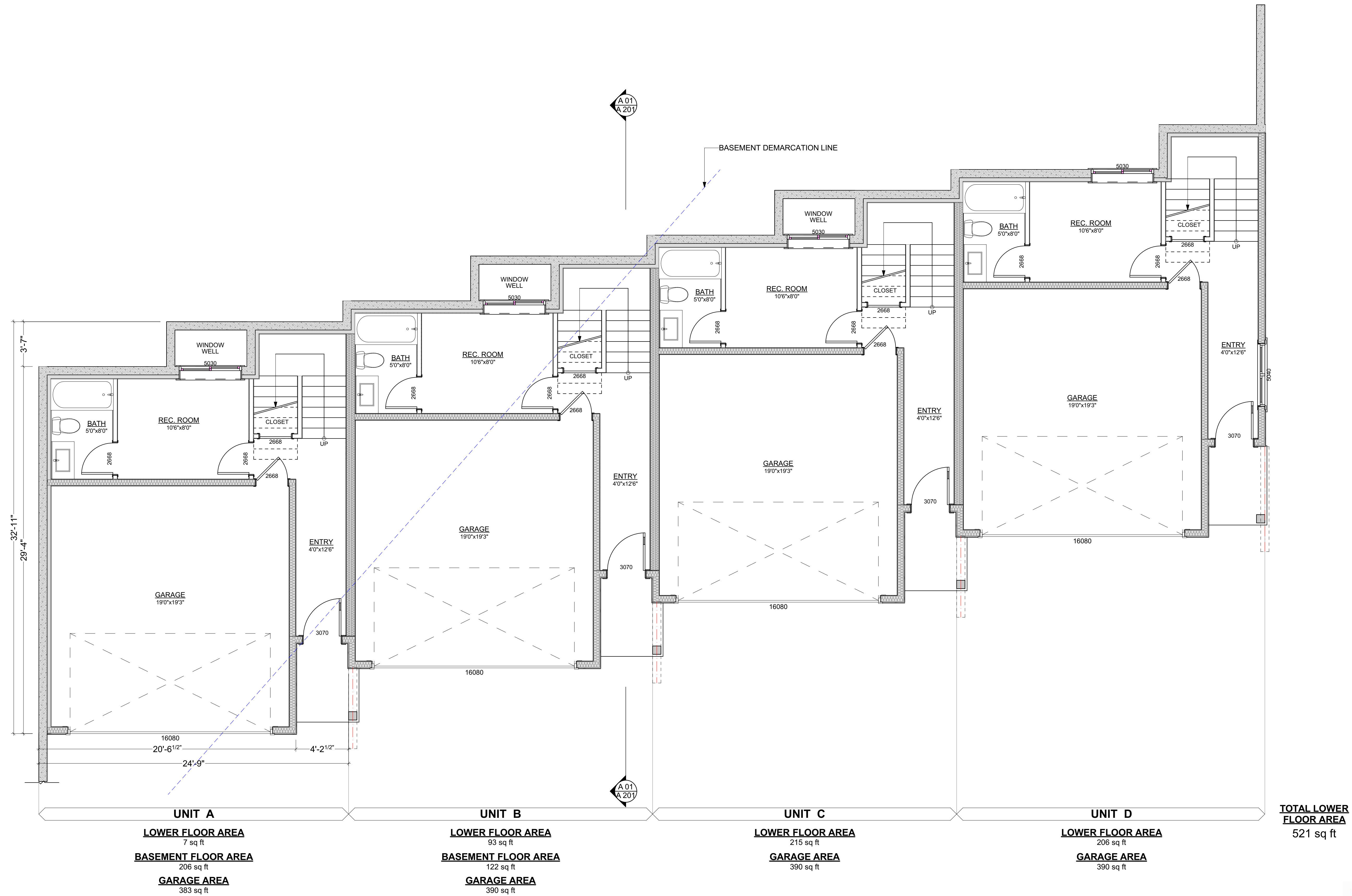
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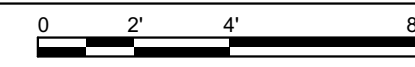
SITE PLAN

A-001

BLOCK A



1 LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

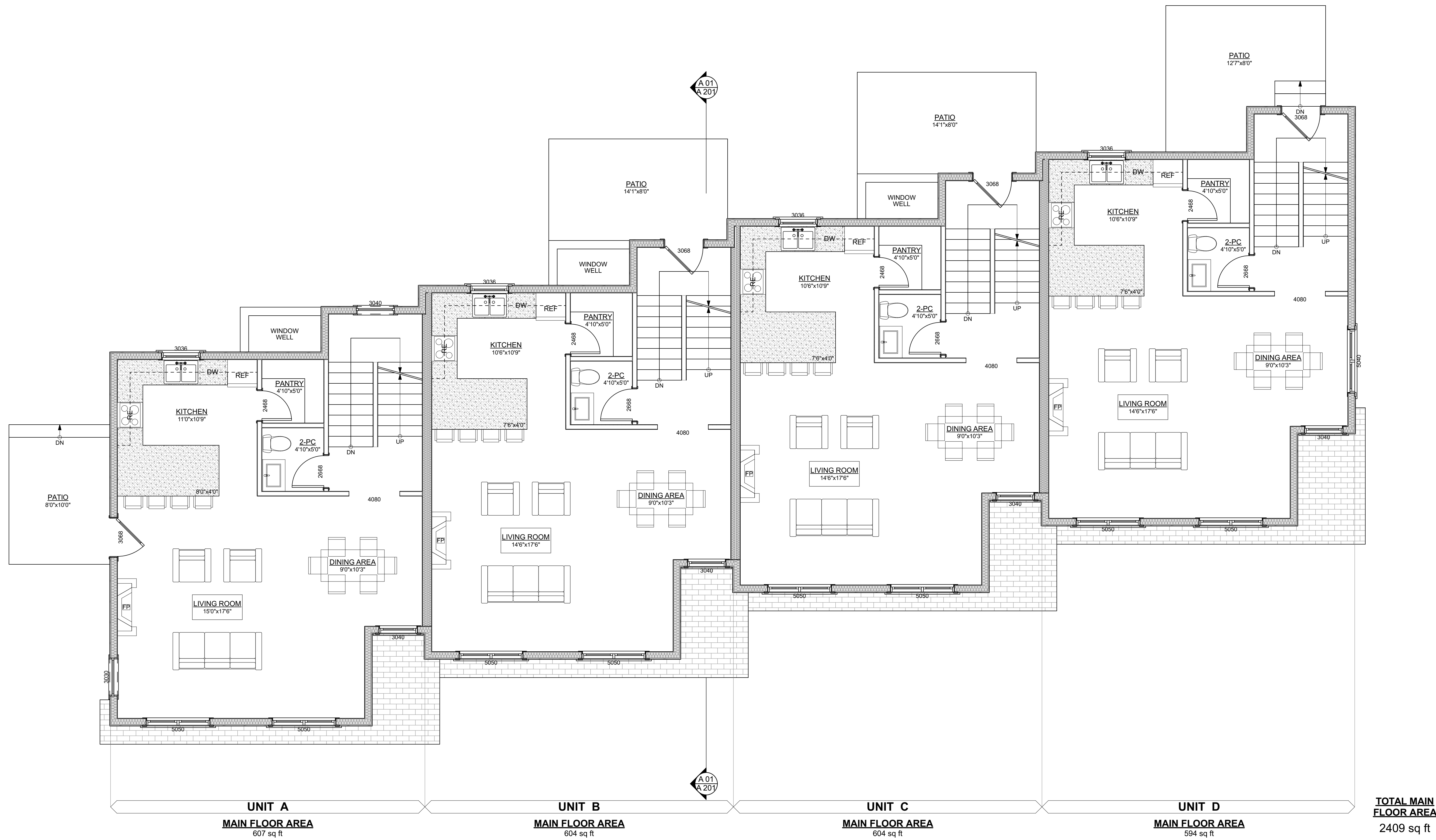


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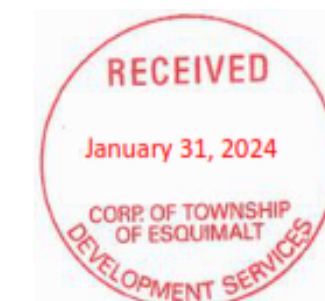
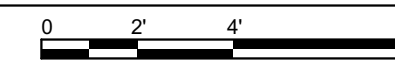
ISSUED:

LOWER FLOOR PLAN

BLOCK A



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



ISSUED FOR DP

ISSUED:

MAIN FLOOR PLAN

BLOCK A



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL UPPER FLOOR AREA
2421 sq ft



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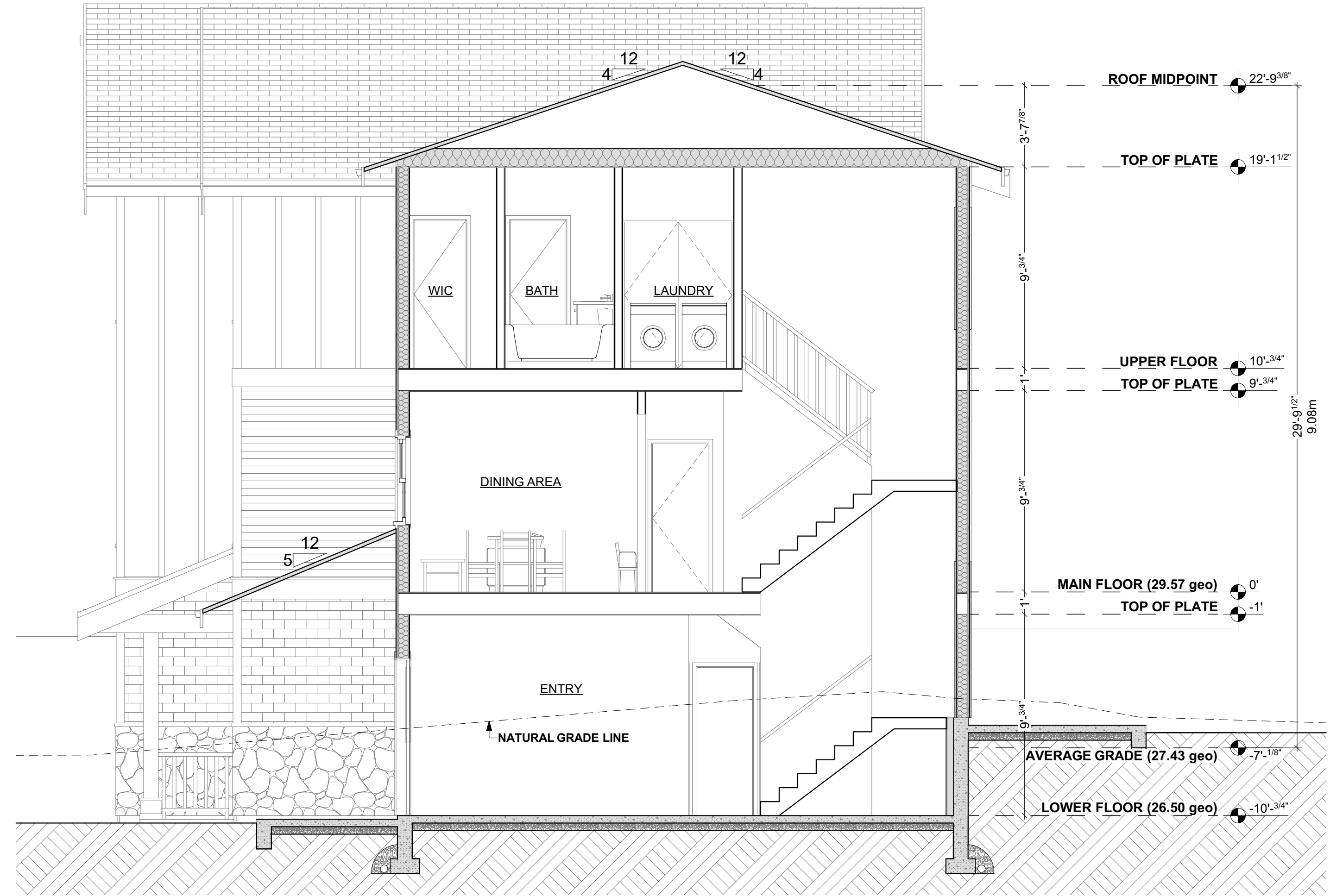
ISSUED:

UPPER FLOOR PLAN

- EXTERIOR CLADDING LEGEND**
- 1 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
 - 2 CEMENT BOARD LAP SIDING PAINTED
 - 3 HARDIESHINGLE PAINTED
 - 4 STONE VENEER AS PER OWNER
 - 5 ASPHALT ROOFING SHINGLES
- ADDITIONAL EXTERIOR FINISHINGS**
- GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED) CW 4X3" ALUMINUM DOWNSPOUT
 - (PREFINISHED)
 - SOFIT VENTED ALUMINUM (PREFINISHED)
 - FASCIA 2X1/2 COMB FACED SPF (PAINTED)
 - WINDOW TRIM 2X4 COMB FACED SPF TOP/SIDES CW 2X4
 - SLOPED SKI & 2X4 SUBSILL (PAINTED)
 - DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
 - CORNER TRIM 1X4 COMB FACED SPF (PAINTED)
- NOTE:**
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



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



CROSS SECTION 01
SCALE: 1/4" = 1'-0"



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

SPATIAL SEPARATION BCBC 9.10.15.4	4.70m
LIMITING DISTANCE	4.70m
EXPOSING BUILDING FACE	75.74m ²
ALLOWABLE OPENINGS	18%
PROPOSED AREA	2.08m ²
PROPOSED OPENINGS	2.75%



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ISSUED:

ELEVATIONS AND CROSS SECTION

A-201



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
- 2 CEMENT BOARD LAP SIDING PAINTED
- 3 HARDIESHINGLE PAINTED
- 4 STONE VENEER AS PER OWNER
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 5" CONTINUOUS ALUMINUM (PREFINISHED)
C/W 4"X2" ALUMINUM DOWNSPOUT

SOFFIT: VENTED ALUMINUM (PREFINISHED)

FASCIA: 2X2 COMB FACED S/P (PAINTED)

WINDOW TRIM: 2X4 COMB FACED S/P TOP/SIDES C/W 2X4 SLOPED

SILL & 2X4 SUBSILL (PAINTED)

DOOR TRIM: 2X4 COMB FACED S/P (PAINTED)

CORNER TRIM: 1X4 COMB FACED S/P (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO B.C. EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS

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ALL COLOURS AS PER OWNER



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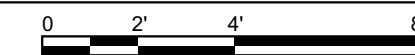
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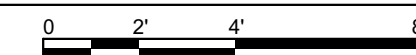
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4

LIMITING DISTANCE	4.0m
EXPOSING BUILDING FACE	55.08m ²
ALLOWABLE OPENINGS	18%
PROPOSED AREA	1.88m ²
PROPOSED OPENINGS	3.41%

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



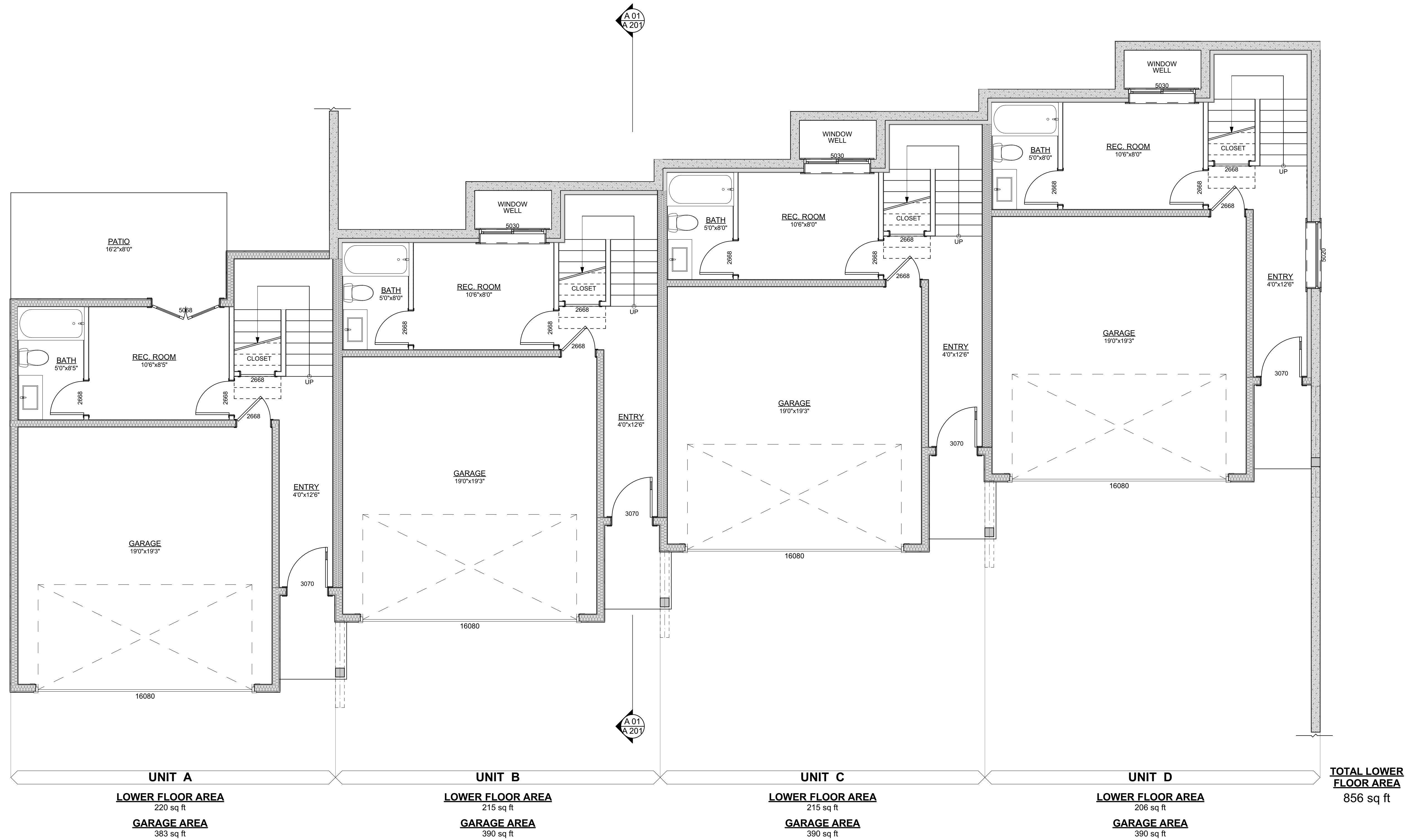
ISSUED FOR DP

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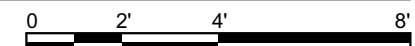
ELEVATIONS

A-202

BLOCK B



1 LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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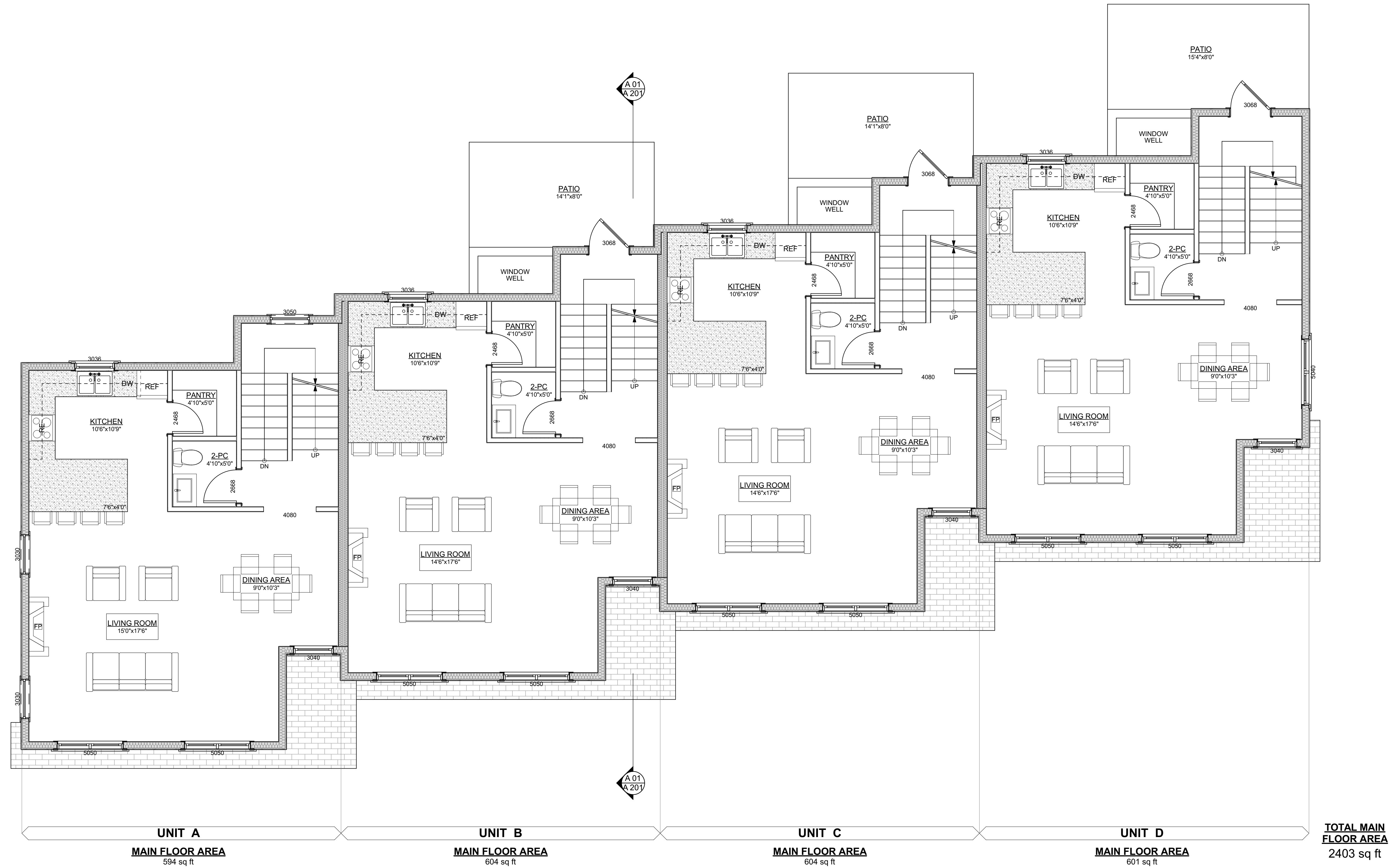
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ISSUED:

LOWER FLOOR PLAN

A-101

BLOCK B



UNIT A
MAIN FLOOR AREA
594 sq ft

UNIT B
MAIN FLOOR AREA
604 sq ft

UNIT C
MAIN FLOOR AREA
604 sq ft

UNIT D
MAIN FLOOR AREA
601 sq ft

TOTAL MAIN FLOOR AREA
2403 sq ft

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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ISSUED:

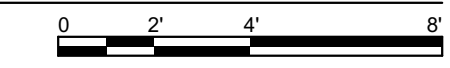
MAIN FLOOR PLAN

A-102

BLOCK B



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



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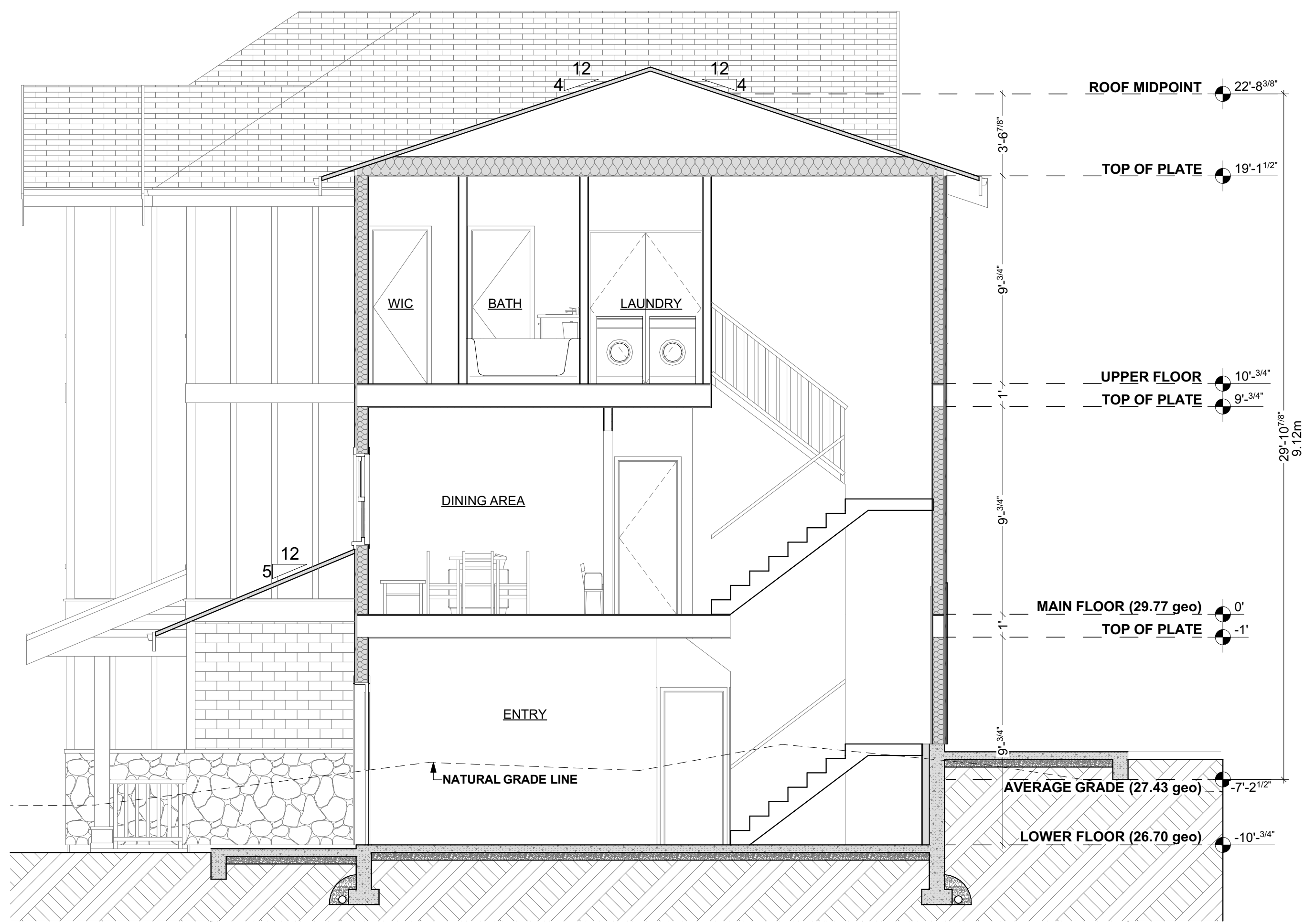
ISSUED:

UPPER FLOOR PLAN



- EXTERIOR CLADDING LEGEND**
- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
 - 2 CEMENT BOARD LAP SIDING PAINTED
 - 3 HARDIESHINGLE PAINTED
 - 4 STONE VENEER AS PER OWNER
 - 5 ASPHALT ROOFING SHINGLES
- ADDITIONAL EXTERIOR FINISHINGS**
- GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"X3" ALUMINUM DOWNSPOUT
 - SCOFFIT VENTED ALUMINUM (PREFINISHED)
 - FASCIA 2X12 COMB FACED SPF (PAINTED)
 - WINDOW TRIM 2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SUBSILL (PAINTED)
 - DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
 - CORNER TRIM 1X4 COMB FACED SPF (PAINTED)
- NOTE:**
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL O.D. PRIOR TO ORDERING WDW'S.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

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



CROSS SECTION 01
SCALE: 1/4" = 1'-0"



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

SPATIAL SEPARATION BCBC 9.10.15.4	4.0m
LIMITING DISTANCE	4.0m
EXPOSING BUILDING FACE	64.02m²
ALLOWABLE OPENINGS	18%
PROPOSED AREA	1.28m²
PROPOSED OPENINGS	1.65%



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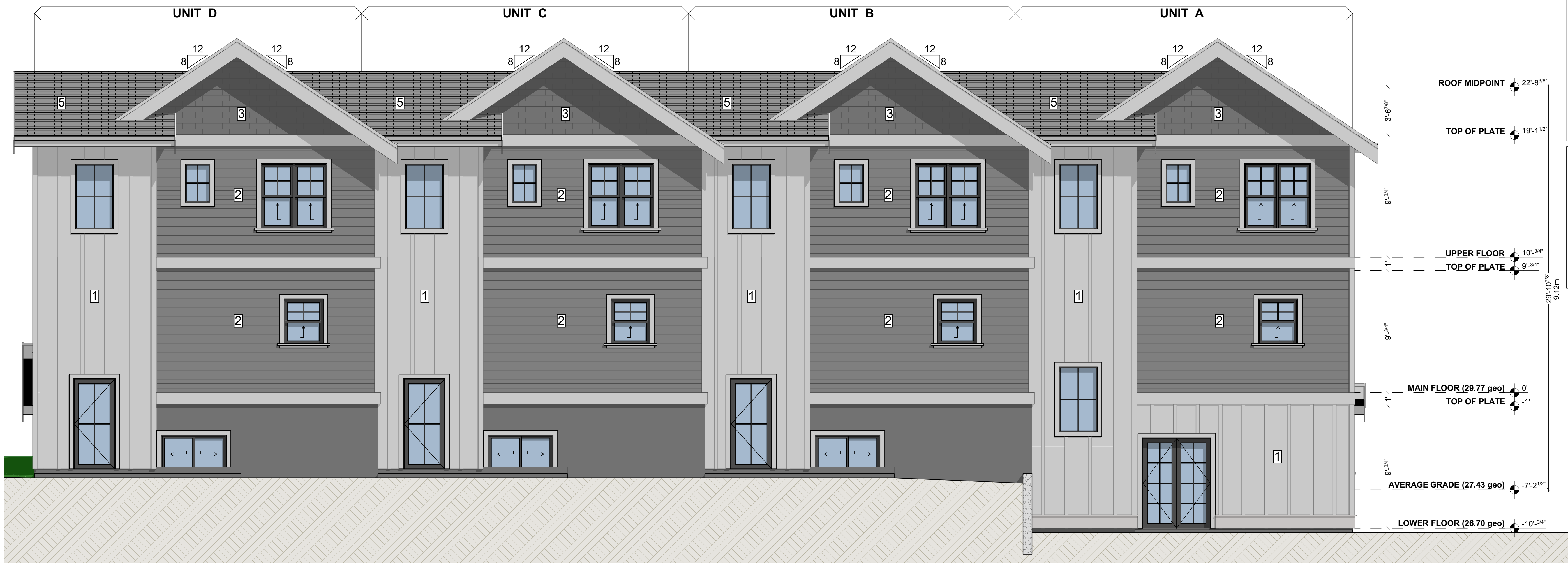
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ELEVATIONS AND CROSS SECTION

A-201

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EXTERIOR CLADDING LEGEND

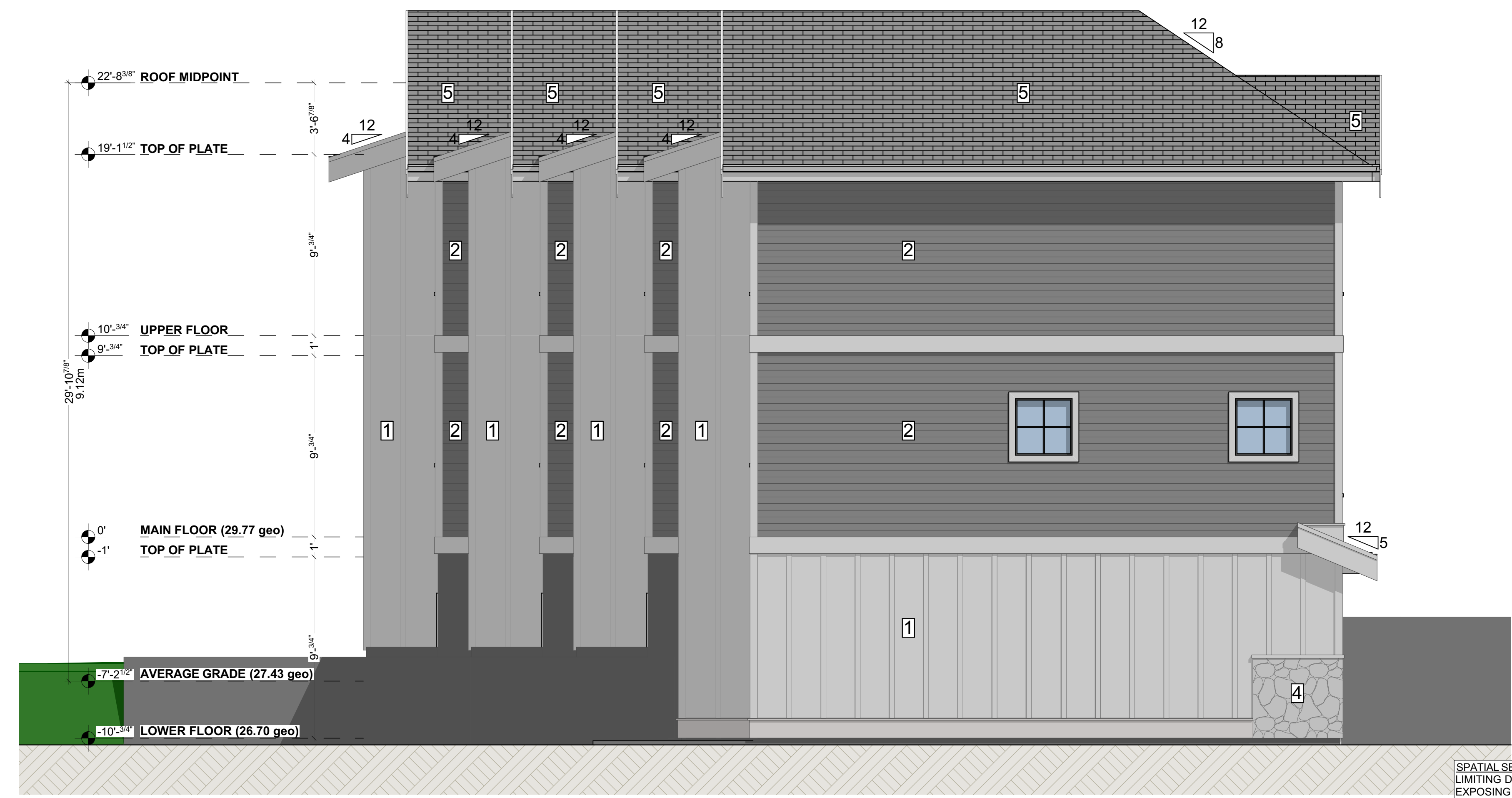
- 1 CEMENT BOARD PANEL C/W 1X3 CFS BATTENS - PAINTED
- 2 CEMENT BOARD LAP SIDING PAINTED
- 3 HARDIESHINGLE PAINTED
- 4 STONE VENEER AS PER OWNER
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GLITTERS	5" CONTINUOUS ALUMINUM (PREFINISHED) C/W 4"X3" ALUMINUM DOWNSPOUT (PREFINISHED)
SCOFFIT	VENTED ALUMINUM (PREFINISHED)
FASCIA	2X12 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X4 COMB FACED SPF TOP/SIDES C/W 2X4 SILL & 2X4 SUBSILL (PAINTED)
SLOPED	DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
CORNER TRIM	1X4 COMB FACED SPF (PAINTED)

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



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

SPATIAL SEPARATION BCBC 9.10.15.4

LIMITING DISTANCE	4.56m
EXPOSING BUILDING FACE	77.55m ²
ALLOWABLE OPENINGS	18%
PROPOSED AREA	1.28m ²
PROPOSED OPENINGS	1.65%



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ELEVATIONS

A-202