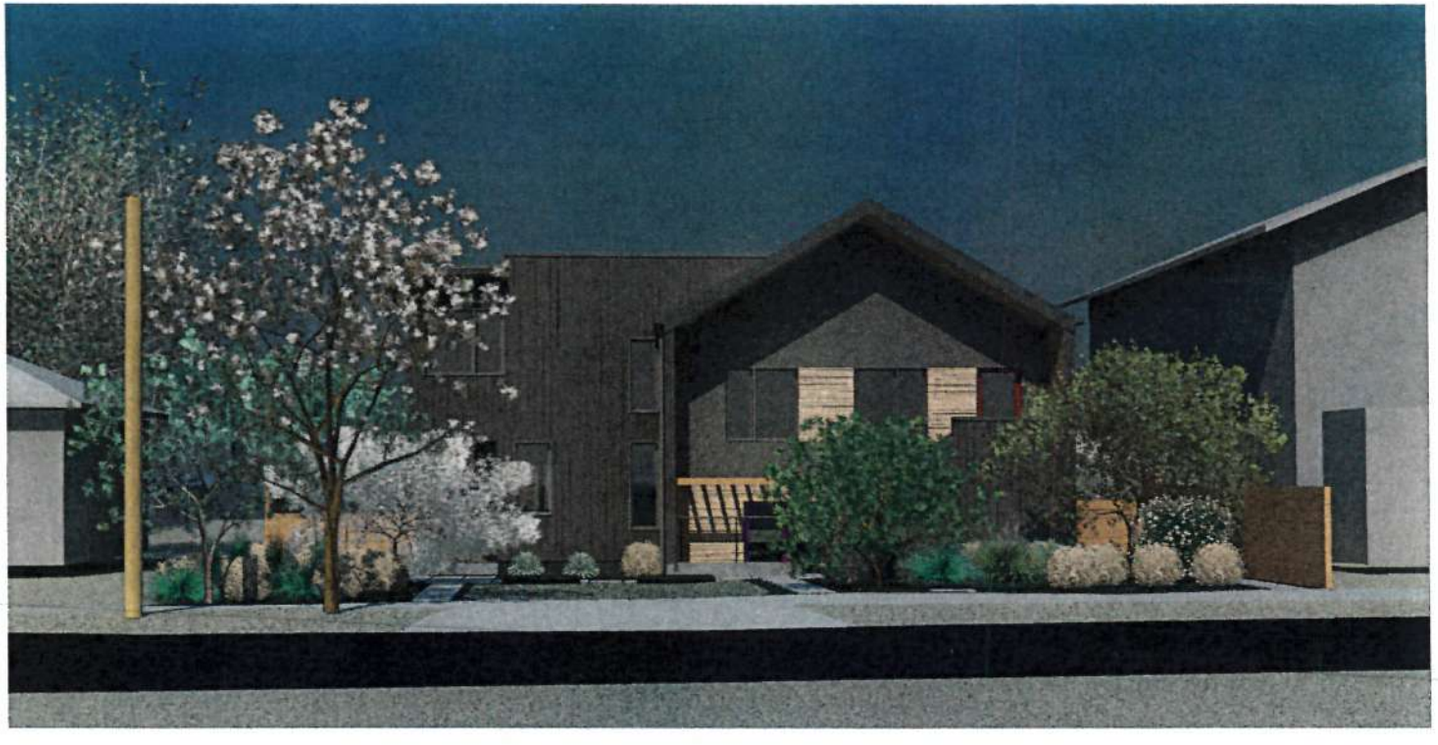

DVP (REVISED)
MAR 18, 2019

CHAMBERLAIN LOW ENERGY HOUSE X2

OWNER
Christy Love and Matt Mahoney
1068 Chamberlain Street
Victoria, BC

DEVELOPMENT CONSULTANT
Ian Scott Consulting
Victoria, BC

ARCHITECTURE
Mark Ashby Architecture
1370 Belford Avenue
Nanaimo, BC

STRUCTURAL
Skyline Engineering
380 - 4243 Glanford Avenue
Victoria, BC V8Z 4B9

LANDSCAPE
Kate Stefiuk Design
Nanaimo, BC

DRAWING LIST

A003	OVERLOOK STUDY
A101	SITE PLAN
A101.1	ACCESSORY SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A105	RENDERINGS
A201.1	ACCESSORY PLANS
A202	LOWER FLOOR PLANS
A203	UPPER FLOOR PLAN
A204	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS

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No.	Description	Date
1	SUBDIVISON	FEB 7, 2016
2	Rezoning	July 25, 2016
3	Rezoning Revision	Nov 17 2016
4	Rezoning Revision	Mar 1 201
5	DP Revision	June 15, 2017
6	DP Revision	July 12 2017
7	BP	Feb 9, 2(
8	BP Revision	Mar 2, 2(
9	BP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 1

Love-Mahoney
CHAMBERLAIN LOV
ENERGY DUPLEX
COVER

Project number	201
Date	JULY 25,
Drawn by	
Checked by	

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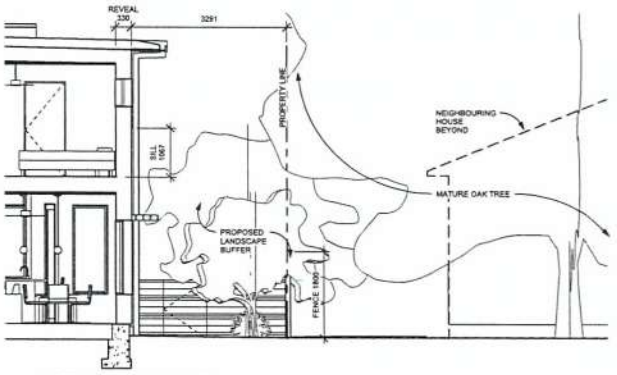
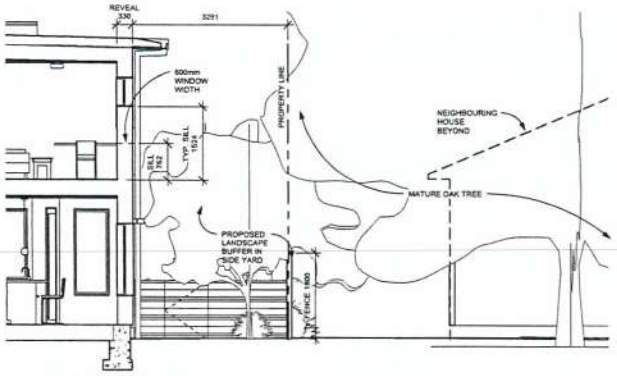
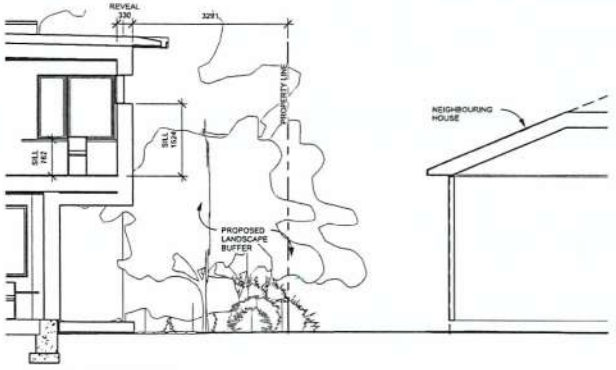
Scale: As in



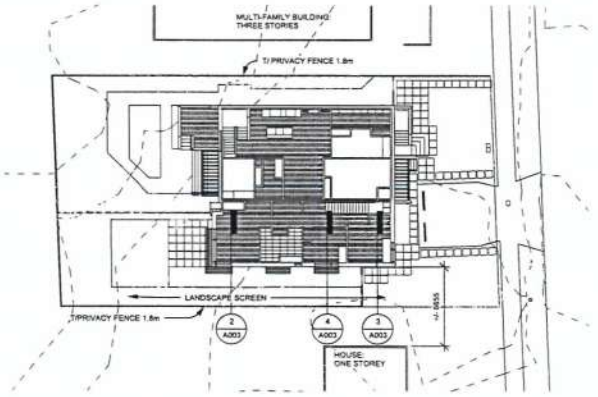
② OVERLOOK AT MASTER BEDROOM
1 : 50



④ OVERLOOK AT BEDROOM 2
1 : 50



③ OVERLOOK AT BEDROOM 3
1 : 50



① OVERLOOK ANALYSIS PLAN
1 : 200

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No.	Description	Date
4	Rezoning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
10	DDP Revision	Sep 20, 2018
12	DVP Application	Feb 1, 2019

Love-Mahoney

CHAMBERLAIN LOW ENERGY DUPLEX

OVERLOOK STUDY

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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Scale	As indicated
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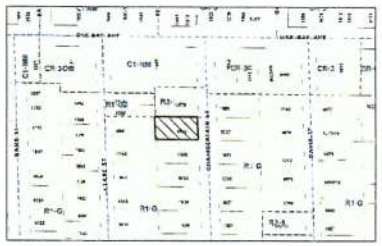


LOCATION PLAN

LOW-ENERGY DUPLEX

Address: 1068 Chamberlain
Legal: Lot 16, Section 74, Victoria District, Plan 252
PID: 003-785-589

Zoning: R2-55 - Duplex with Secondary Suite* - (Chamberlain)

Property area: 709.4 sq.m.

Property frontage: 19.44m

Proposal

The single-family home will be DEMOLISHED, RECONSTRUCTED** and expanded to internally residential opportunity in the neighbourhood.

An attached, two-storey, single-family addition will be constructed on the southern portion of the property.

The existing single-storey, single-family residence with basement will be DEMOLISHED AND REPLACED** to include a second suite*.

ALL SUITES will be constructed to a high energy-performance standard with the aim to achieve Passive House certification.

**For BCBC 2012, all suites will be constructed in accordance with the requirements for a multi-unit residential triplex*

***Demolition of the existing home is necessitated by the condition of the existing structure and structural demands of the current building code. Parts of the existing home will be salvaged and re-used for non-structural purposes in the new building. Portions of the new building will resemble the existing home in proportion and layout, owing to the original intent to re-use part of the original structure.*

Area:

Property area:	709.39 sq.m
Frontage:	19.44 m

Basement (Suite 1,2):	107.7 sq.m.
Main floor (Suite 1):	107.7 sq.m
Lower floor (Suite 3):	70.2 sq.m
Upper floor (Suite 3):	74.2 sq.m.

Total area:	252.1 sq.m. (excludes basement)
FSR:	0.36

Setbacks:

	Required:	Proposed:
Front	7.37 m*	8.09 m (F/House)
Porch guard	3.60 m	6.70 m (T.O.W. 3.15m A.F.G.)
Roof	3.60 m	6.70 m (Eaves ht varies)
Stair	3.60 m	5.33 m (MEETS GRADE)
North Side	1.95 m	2.58 m (BUILDING) 1.94 (HEAT PUMP)
South Side	3.00 m	3.29 m
Combined	4.95 m	5.23 m
Rear House	12.64 m*	12.70 m
Rear Deck	12.80 m	10.26 m

* 0.13m allowance for exterior insulation.

Eaves projection into required setback: (0.75 m encroachment permitted)

Front porch	0.81 m
Front of house (not over porch)	0.62 m
North Side	NONE
South Side	0.29 m
Rear	0.70 m

Height:

	Permitted:	Proposed:
	7.6 m	6.61 m to top/parapet 6.86 m to mid-height of gable roof 7.58 m to roof peak

Number of storeys: Two

Parking: Two stalls in front-yard

Bicycle Parking: Three Class 1 in accessory buildings

Site Coverage: 284 sq.m/253.4 sq.m (36%)

Open Site Space:

Lot:	213 sq.m/422.7 sq.m	(60%)
Rear yard area:	19.44 x 10.26 = 199.30 sq.m	
Rear coverage:	31.2 sq.m	(15%)
Rear Open:	66 sq.m 168.1 sq.m	(85%)

Total number of units: 2 + secondary suite*

Unit types:

Three bedroom,	144 sm
two bedroom + den,	164 sm
studio	52 sm

Total floor area: 359 sm

All units ground oriented

AVERAGE GRADE PER VICTORIA ZONING DEFINITION

HOUSE	EL.1	EL.2	LENGTH (m)	
A-B	20.02	19.95	15.18	303.37
B-C	19.95	19.80	5.51	109.74
C-C'	19.80	19.28	0.06	0.90
C'-D	19.28	19.47	3.45	66.54
D-D'	19.47	19.47	1.09	21.23
D'-E	19.47	20.04	0.78	15.01
E-F	20.04	20.09	1.00	20.07
F-G	20.09	20.11	2.02	40.60
G-H	20.11	20.14	1.44	28.98
H-J	20.14	20.06	2.36	47.44
J-K	20.06	20.33	19.43	392.39
K-L	20.33	20.20	3.83	77.91
L-M	20.20	20.19	1.11	22.42
M-N	20.19	19.27	1.26	24.98
N-P	19.27	19.27	1.02	19.66
P-Q	19.27	19.27	3.62	69.76
Q-Q'	19.27	20.06	0.06	0.00
Q'-R	20.06	20.06	1.47	29.49
R-S	20.06	20.07	0.54	10.84
S-A	20.07	20.02	4.58	91.31

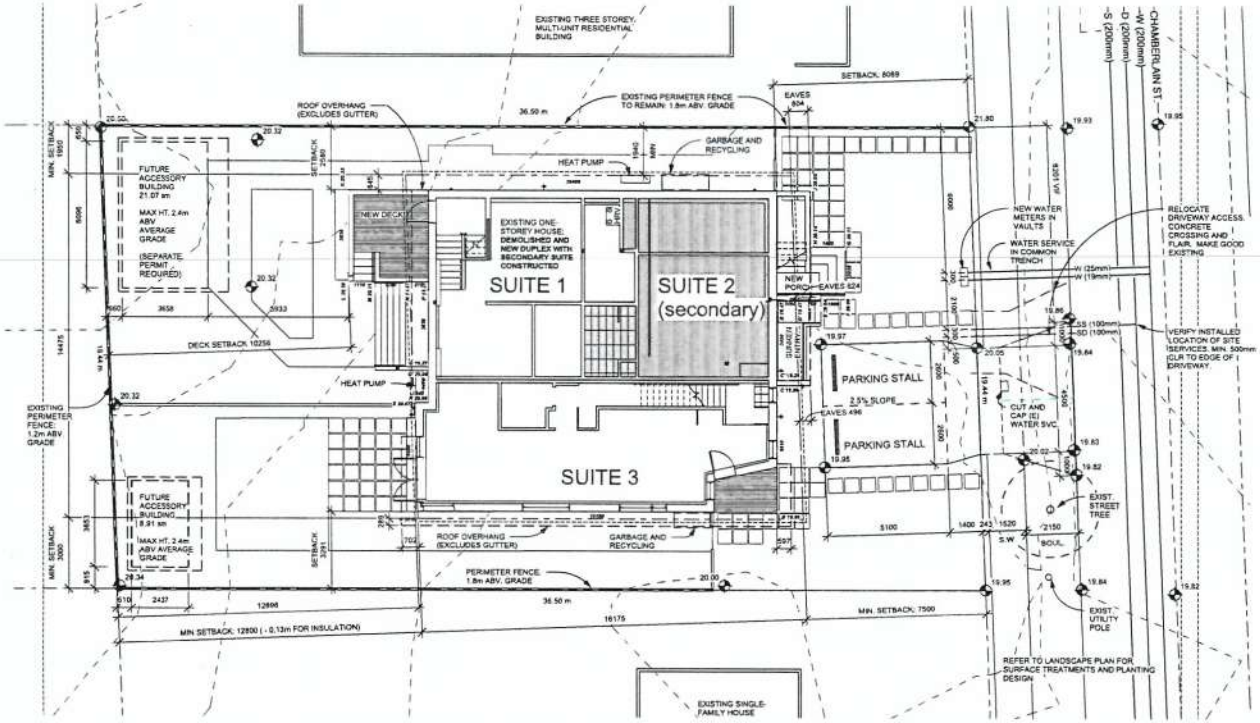
Total perimeter: 69.67m

Average grade: EL: 19.98m

Maximum permitted height: 7.60m EL: 27.58m

ACCESSORY BUILDINGS TO CONFORM TO A MAXIMUM HEIGHT OF 2.4m ABV. AVERAGE GRADE

Elevations shown above geodetic datum.



1 SITE PLAN
1 : 100

Building Code: 2012 BCBC Part 9

Major occupancy classification: C - Residential

Building Area:	252.12 m2
Basement Area:	107.70 m2
Total Area:	359.82 m2
Facing Streets:	(1)
Construction:	Combustible
Building Height:	2 storeys + Basement
Fire suppression:	Non-sprinklered
Fire alarm:	Interconnected smoke detector/alarm within suites only

Assemblies:

Walls between suites:	1.0 hr
Floors between suites:	1.0 hr
Mezzanine Floors:	-
Roof	None

Occupancy

		Area	Occupant Load
Suite 1 - Existing house principle dwelling	C - Residential	164 m2	4
Suite 2 - Existing house second dwelling	C - Residential	52 m2	2
Suite 3 - New dwelling	C - Residential	144 m2	4
Total		360 m2	10

Fire separations	FRR	Clause
1 - 2	1.0 hr	9.10.9.14
1 - 3	1.0 hr	9.10.9.14
2 - 3	1.0 hr	9.10.9.14

Spatial Separations: Per BCBC 9.10.14

Elevation	LD	FRR	Construction	Cladding	Area (sm)	Permitted %	Permitted sm	Designed sm
North (Suite 2)	2.58 m	1.0h	Combustible	Non-Comb.	11.5 m2	19.5%	2.3 m2	1.87 m2
North (Suite 1)	2.58 m	1.0h	Combustible	Non-Comb.	53.2 m2	15%	10.6 m2	4.2 m2
East	8.09 m	1.0h	Combustible	Combustible	70.6 m2	100%	-	-
South	3.29 m	1.0h	Combustible	Non-Comb.	87.9 m2	16.4%	14.5 m2	14.4 m2
West	9.28 m	1.0h	Combustible	Combustible	70.8 m2	100%	-	-

(Areas of unprotected openings interpolated per Appendix A using linear interpolation between assigned values for limiting distance and area of exposing building face.)

UNDERGROUND SERVICE INFORMATION

	STORM	SANITARY
DEPTH (PL)	1.42m	1.17m
INV (PL)	18.62m	18.87m

MAXIMUM DEPTH REQUESTED FOR BOTH SERVICES

INSTALL STORM DRAIN AND SANITARY SEWER IN A COMMON TRENCH

NOTE:

Location of services in Chamberlain Street are approximate. Verify locations and depth in field.

MARK ASHBY ARCHITECTURE

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No.	Description	Date
1	SUBDIVISON	FEB 7, 2018
2	Rezoning	July 25, 2016
3	Rezoning Revision	Nov 17 2016
4	Rezoning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
6	DP Revision	July 12, 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 2019
13	DVP Revision	Mar 5, 19
14	DVP Revision	Apr 17, 2019

Love-Mahoney

CHAMBERLAIN LOW ENERGY DUPLEX

SITE PLAN, INFO & SERVICING

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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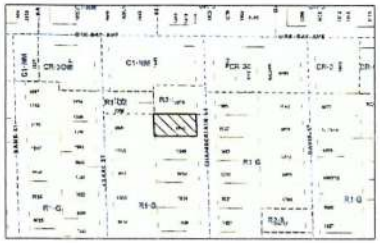


LOCATION PLAN

ACCESSORY BUILDING

Address: 1068 Chamberlain
Legal: Lot 16, Section 74, Victoria District, Plan 252
PID: 003-785-599

Zoning: R2-55 - Duplex with Secondary Suite* - (Chamberlain)

Property area: 709.4 sq.m

Property frontage: 19.44m

Proposal

A 21.07 m2 accessory building will be constructed in the back yard of the existing development as an unconditioned storage and workshop.

Building Code: 2012 BCBC Part 9

Major occupancy classification: C - Residential (Accessory Building)

Building Area: 21.07 m2

Facing Streets: (1)

Construction: Combustible

Building Height: 1 Storey

Fire suppression: Non-sprinklered

Fire alarm: N/A

Assemblies:
Walls : 0.75 hr
Floors between suites: N/A
Mezzanine Floors: N/A
Roof: None

Area:

Property area: 709.39 sq.m
Frontage: 19.44 m

Accessory building: 21.07 m2

Principal building: 252.12 sq.m (excludes basement)
FSR: 0.36

Setbacks:

East Side	6.70 m	(to principal building deck railing)
North Side	0.60 m	(to side property line)
South Side	4.91 m	(to fence line)
	12.68	(to side property line)
West Side	0.96 m	(to rear property line)

Eaves projection into setback: (0.15 m)

Height:	Permitted:	Proposed:
	2.4 m	2.4 m to HP shed roof (2.2 m to mid-rh)

Number of storeys: One

Parking: NA

Bicycle Parking: NA

Site Coverage: 284 sq.m — 253.40 sq.m (36%)

Open Site Space:

Lot:	213 sq.m	422.7 sq.m	(50%)
Rear yard area:	16.44 x 10.26	169.30 sq.m	
Rear Open:	96 sq.m	166.1 sq.m	(85%)

Total number of units: 2 + secondary suite*

Unit types: Three bedroom, two bedroom + den, studio — 144 sm, 164 sm, 52 sm

Total floor area: 359 sm

AVERAGE GRADE PER VICTORIA ZONING DEFINITION

Accessory	EL:1	EL:2	LENGTH (m)	
A-B	20.47	20.31	3.63	74.02
B-C	20.31	19.72	1.04	20.82
C-D	19.72	19.72	4.28	84.40
D-D'	19.72	20.34	0.00	0.00
D'-E	20.34	20.31	0.80	16.26
E-F	20.31	20.50	3.63	74.07
F-A	20.50	20.47	6.15	125.98
Total perimeter:			19.53 m	395.55

Average grade: EL: **20.25m**

Maximum permitted height: 2.40m EL: **22.65m**

Elevations shown above geodetic datum.

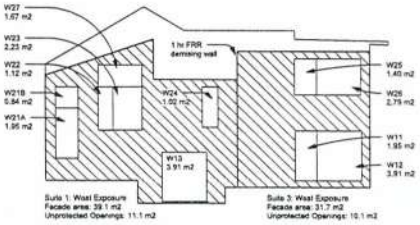
Spatial Separations: Per BCBC 9.10.15.A, 9.10.15.5(3) (Accessory building to residence)

Elevation	LD	FRR	Construction	Cladding	Area (sm)	Permitted %	Permitted sm		Designed sm	
North	0.64 m	0.75h	Combustible	Non-Combustible	7.5 m2	0.0%	0 m2	0 m2		9.10.15.5(3)
East	4.35 m	N/A	Combustible	Combustible	16.6 m2	39%	6.5 m2	4.6 m2		9.10.15.5(4)
South	4.96 m	N/A	Combustible	Combustible	7.4 m2	39%	2.9 m2	0.6 m2		
West	0.69 m	0.75h	Combustible	Non-Combustible	10.7 m2	0%	0 m2	0 m2		9.10.15.5(3)

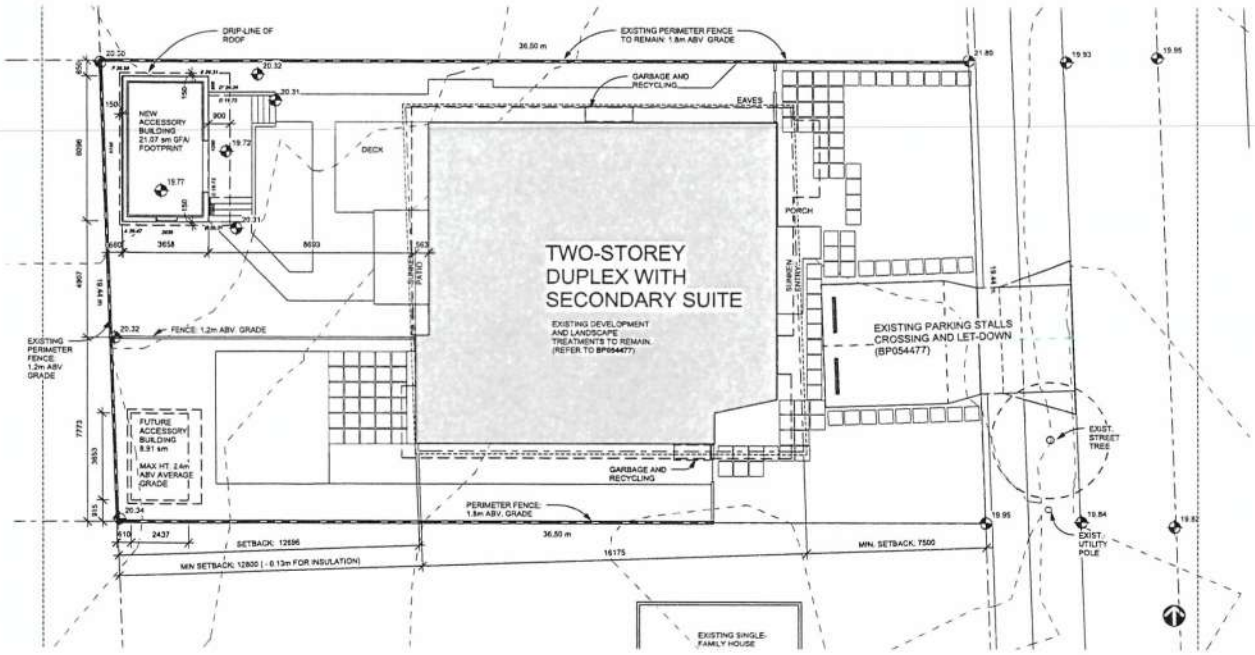
Spatial Separations: Per BCBC 9.10.15.A, (Residence to Accessory Building)

Elevation	LD	FRR	Construction	Cladding	Area (sm)	Permitted %	Permitted sm	Designed sm	
Suite 1 West	4.63 m	N/A	Combustible	Combustible	42.1 m2	37%	15.6 m2	12.7 m2	9.10.15.5(4)
Suite 3 West	4.35 m	N/A	Combustible	Combustible	31.9 m2	38%	12.2 m2	10.1 m2	9.10.15.5(4)

(Areas of unprotected openings interpolated per Appendix A using linear interpolation between assigned values for limiting distance and area of exposing building face.)



③ West House Elevation Diagram
1 : 100



① SITE PLAN
1 : 100

NOTE:
ALL ENGINEERING AND SERVICING WORK IS TO BE COMPLETED UNDER THE ASSOCIATED BUILDING PERMIT 054477

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DRAWING LIST

A101.1	SITE PLAN, INFO & SERVICING
A102	GENERAL NOTES
A201.1	ACCESSORY BUILDING PLAN
A501	DETAILS

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No.	Description	Date
1	BP	JUN 8, 18
2	BP REVISION	Aug 9, 18
3	BP REVISION	Sep 20, 18
4	DDP REVISION	Nov 1, 18
5	DVP Application	Feb 1, 19
6	DVP Revision	Apr 17, 2019

Love-Mahoney

ACCESSORY BUILDING

SITE PLAN, INFO & SERVICING

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A101.1

Scale	As indicated
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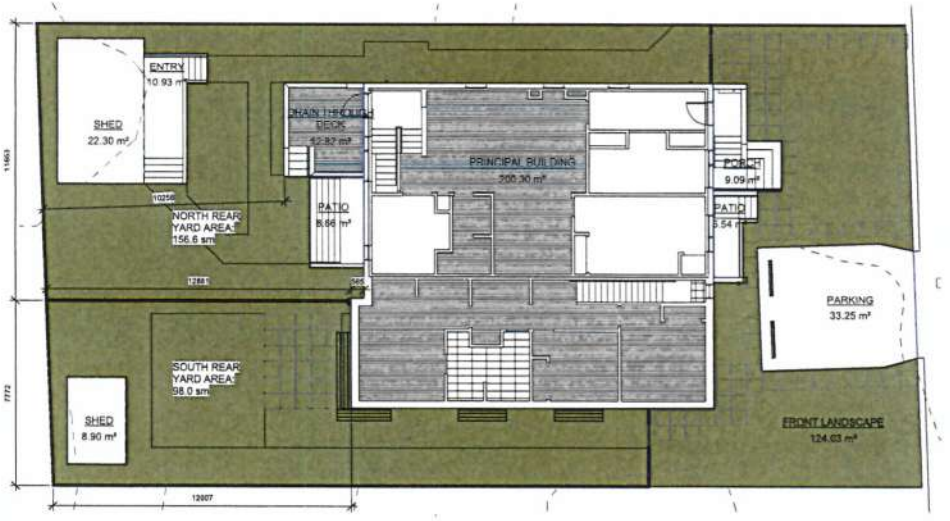


③ LANDSCAPE AND SITE COVERAGE
1 : 100

REAR YARD AREA:
10.26m x 19.43m = 199.3 sm

REAR YARD COVERAGE:
22.3 + 8.9 = 31.2 sm

31.2/199.3 = 15%

REAR YARD OPEN SPACE:

199.3 - 31.2 = 168 sm

168 / 199.3 = 85%

SITE AREA: 709.4 sm

COVERAGE:

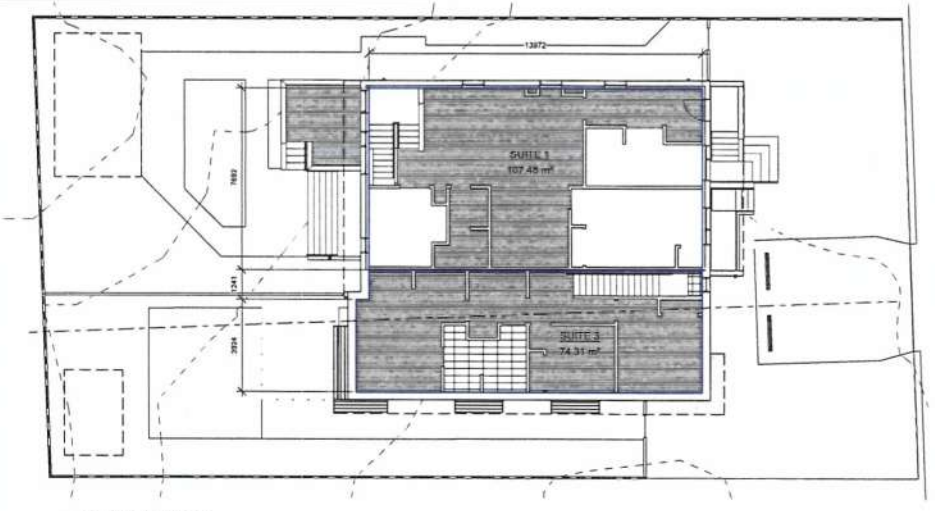
BUILDING	200.30 sm
ACCESSORY BUILDINGS	31.20 sm
FRONT PORCH & STAIR	9.09 sm
REAR DECK AND STAIR	+12.82 sm
TOTAL COVERAGE	**253.41 sm**

253.4 / 709.4 = 36%

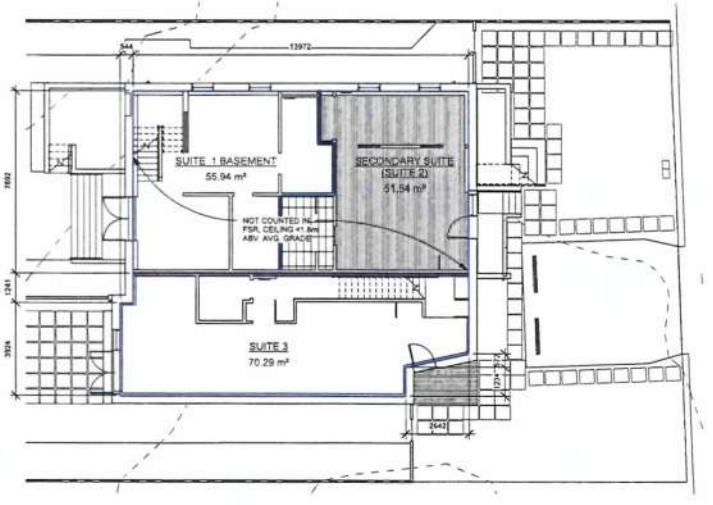
TOTAL OPEN SPACE:

SITE AREA	709.40 sm
PARKING	33.25 sm
COVERAGE	-253.41 sm
TOTAL OPEN SPACE	**422.74 sm**

422.7 / 709.4 = 60%



① FSR AREA UPPER FLOOR
1 : 100



② FSR AREA LOWER LEVEL
1 : 100

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No.	Description	Date
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

Love-Mahoney

CHAMBERLAIN LOW ENERGY DUPLEX

AREA PLANS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A102

Scale	1 : 100

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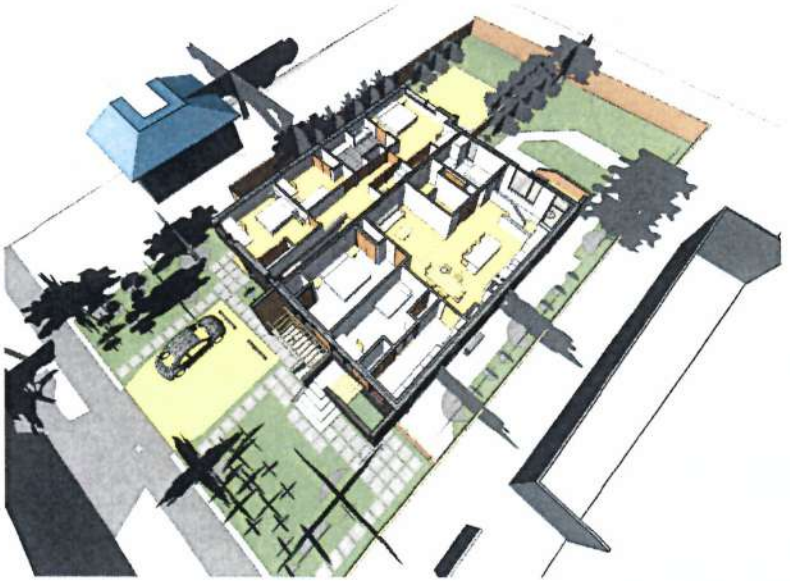
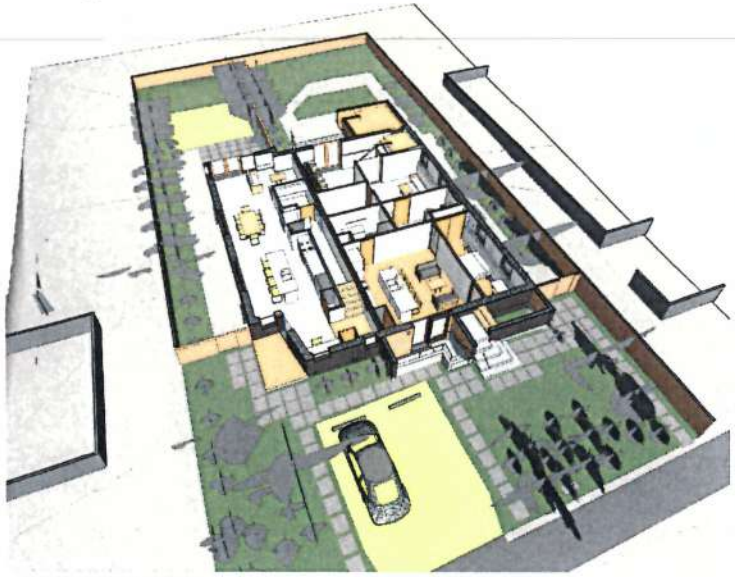
1 CUTAWAY BIRDS EYE SOUTH EAST
UPPER FLOORS



2 CUTAWAY BIRDS EYE NORTH EAST
UPPER FLOORS



4 CUTAWAY BIRDS EYE SOUTH EAST
LOWER FLOORS

3 CUTAWAY BIRDS EYE NORTH EAST
LOWER FLOORS

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No.	Description	Date
10	DDP Revision	Sep 20, 2018
12	DVP Application	Feb 1, 2019

Love-Mahoney
CHAMBERLAIN LOW ENERGY DUPLEX

ANALYTICAL RENDERINGS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A103

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① ELEVATION COMPARISON
12" = 1'-0"

② BLOCK STREETSCAPE COMPARISION
12" = 1'-0"

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No.	Description	Date
1	SUBDIVISON	FEB 7, 2016
2	Rezoning	July 25, 2016
4	Rezoning Revision	Mar 1, 2017
8	DP Revision	June 15, 2017
10	ODP Revision	Sep 20, 2018
12	DVP Application	Feb 1, 2019

Love-Mahoney
CHAMBERLAIN LOW ENERGY DUPLEX

CONTEXT STUDY

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A104

Scale	12" = 1'-0"
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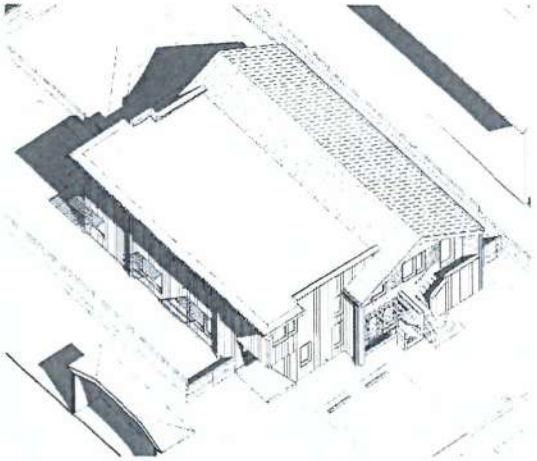

③ ROOF DIAGRAM

① SOUTH EAST PERSPECTIVE_180914
12" = 1'-0"

② VIEW FROM SOUTH NEIGHBOUR YARD_180914
12" = 1'-0"

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CHAMBERLAIN LOW ENERGY DUPLEX

RENDERINGS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A105

Scale	12" = 1'-0"
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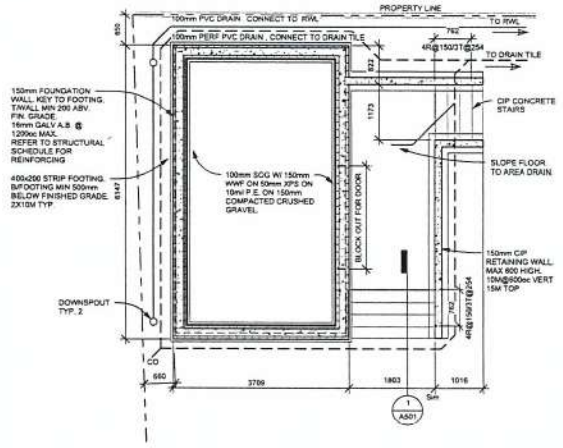
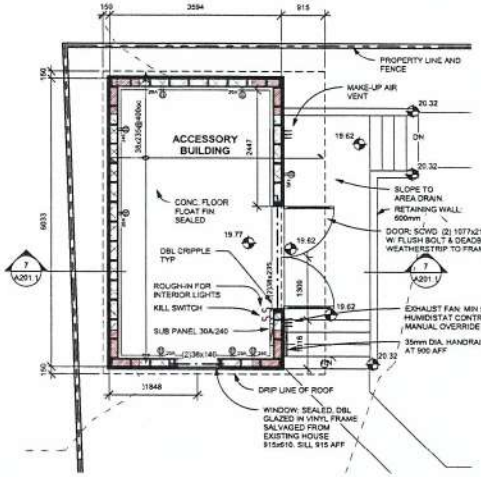


1 ACCESSORY FOUNDATION
1 : 50



2 ACCESSORY GROUND
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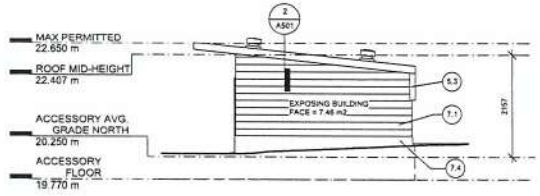

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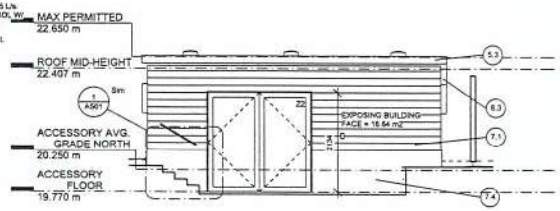

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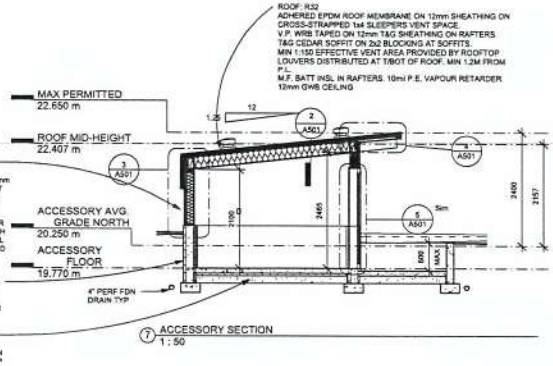

7 ACCESSORY SECTION
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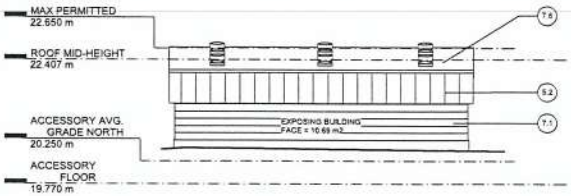
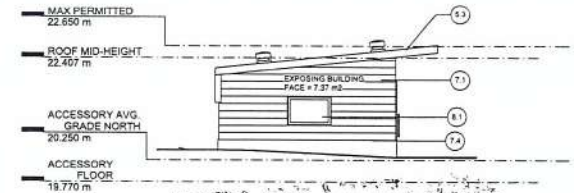


5 ACCESSORY WEST
1 : 50



6 ACCESSORY SOUTH
1 : 50

STRUCTURAL SCHEDULE:

Factored snow load: 1.83 kPa (per 9.4, Appendix C for Victoria - Gonzales)
Ss = 1.5
Sr = 0.3
Cb = 0.45

POST, LINTEL & BEAM SCHEDULE:

P2: 2-ply - (2) 2X6 with 1 stud and 1 cripple.
P3: 3-ply - (3) 2X6 with 1 stud and 2 cripple.
P4: 4-ply - (4) 2X6 with 1 stud and 3 cripple.

All unlabeled posts supporting beams or lintels to be P2 type.

Label	Description	Bearing
L1	(2) 2x6 - Span up to 1.48m	P2
L2	(2) 2x8 - Span 1.48m to 1.8m	P2
L3	(2) 2x10 - Span 1.8m up to 2.2m	P2

Lintels to be type L1 unless noted otherwise

FOUNDATION NOTES:

Construct footings, foundation walls, retaining walls, stairs and interior slabs from min 20 MPa concrete.

Construct garage floor slab and curbs from min 35 MPa concrete.

CONCRETE FOOTINGS:

SF1:	16"x8"	2-10M CONT	MIN 24" DEPTH
SF2:	24"x8"	2-10M CONT	MIN 24" DEPTH
PF1:	24"x24"x8"	2-10M EA. WAY	MIN 24" DEPTH

FOUNDATION WALLS: Reinforcing per 9.15.4.5

WES:	8"	10M HOR	MIN 30mm COVER/100mm from t/wall
		10M HOR	@600 o.c. (or part there of)
		10M VERT	MIN 30mm COVER/100mm from step.
		10M VERT	@400 o.c.

Reinforcing to be in the interior half of the wall section
Min. 30mm cover

Anchor bolts shall be 5/8" dia. @ 48" o.c. max., min 5" embedment. Locate bolts within 12" of wall ends and openings.

LATERAL NOTES:

Refer to structural schedule for load bearing structure, lintels & foundations.

Braced wall panels to be constructed in accordance with BC Building Code 2012 requirements. 1.0<Sa(0.2)<1.2 / HWP = 0.57 kPa

Max distance between braced wall bands: 7.6m

Max opening: 6.4m

Max distance from corner to start of braced panel: 2.4m

Min. length of braced wall panels: 600mm at intersection, 750mm in field of band.

Bands supporting roof only to be 25% braced wall panels.

Bands supporting roof + 1 floor only to be 25% braced wall panels. (Light construction only.)

Fastener schedule for braced wall panels:
Wood sheathing: min 63mm ring-shank nails @ 150 mm (o.c.) along edges and 300 mm (o.c.) along intermediate supports.

GWB: min 30mm screws @ 200mm o.c.

Braced Wall Band Schedule

Percent required		25%	
Band	Band Length (m)	Panel Length Req'd (m)	Provided (m)
NS 1	3.6m	0.9m	1.2m
5.0m			
NS 2	3.6m	0.9m	1.2m
EW 1	6.0m	1.5m	1.5m
3.6m			
EW 2	6.0m	1.5m	1.5m

BRACED WALL BAND

BRACED WALL PANEL

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EXTERIOR FINISH SCHEDULE

3.1	ARCHITECTURAL CONCRETE
5.1	SREAK-FORMED METAL GUTTER - GALVANIZED FINISH
5.2	STANDING SEAM METAL ROOF - GALVALUME FINISH
5.3	METAL FASCIA - GALVALUME FINISH
5.4	PRE-FINISHED METAL RAIN WATER LEADER: S.W. 7026
6.1	STRUCTURAL TIMBER: VARIOUS DIMENSIONS. #1/2 SPF. EXPOSED TIMBER TO BE CLEAR, FREE FROM WAIN, CHECKS, CRACKS W/ MILL STAMPS REMOVED.
6.3	SOFFIT: T&G CEDAR: CLEAR SEALANT FINISH
7.1	CEMENT BOARD LAP SIDING - SMOOTH PAINT FINISH S.W. 7026
7.4	BUILT-UP ROOF MEMBRANE
7.5	CEMENT PANEL PROTECTION BOARD
7.6	EPDM MEMBRANE ROOF
8.1	REFURBISHED WINDOW/DOOR

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Do not scale these drawings.

No.	Description	Date
1	BP	JUN 8, 18
2	BP REVISION	Aug 9, 18
3	BP REVISION	Sep 20, 18
4	DOP REVISION	Nov 1, 18
5	DVP Application	Feb 1, 19

Love-Mahoney

ACCESSORY BUILDING

ACCESSORY BUILDING PLAN

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A201.1

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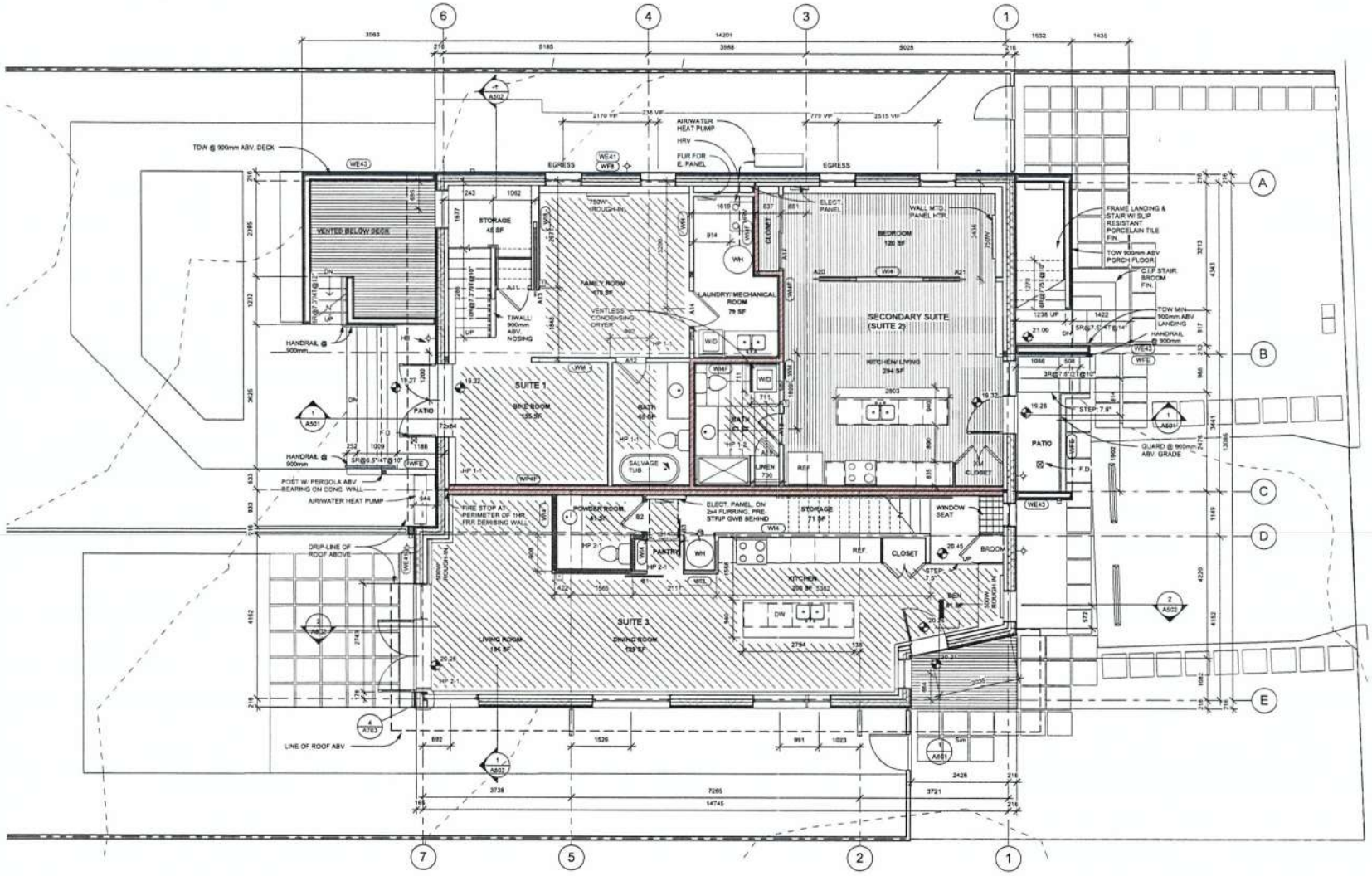

1 LOWER FLOOR PLANS
1 : 50

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FLOOR PLAN NOTES AND LEGEND:

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DENOTED **EGRESS** SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 380mm AND 0.35 m sq.

FLOOR PLAN LEGEND:

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- XXX W ROUGH-IN — ELECTRIC HEATER ROUGH-IN
- HOSE BIB

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6	DP Revision	July 12 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

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CHAMBERLAIN LOW ENERGY DUPLEX

LOWER FLOOR PLANS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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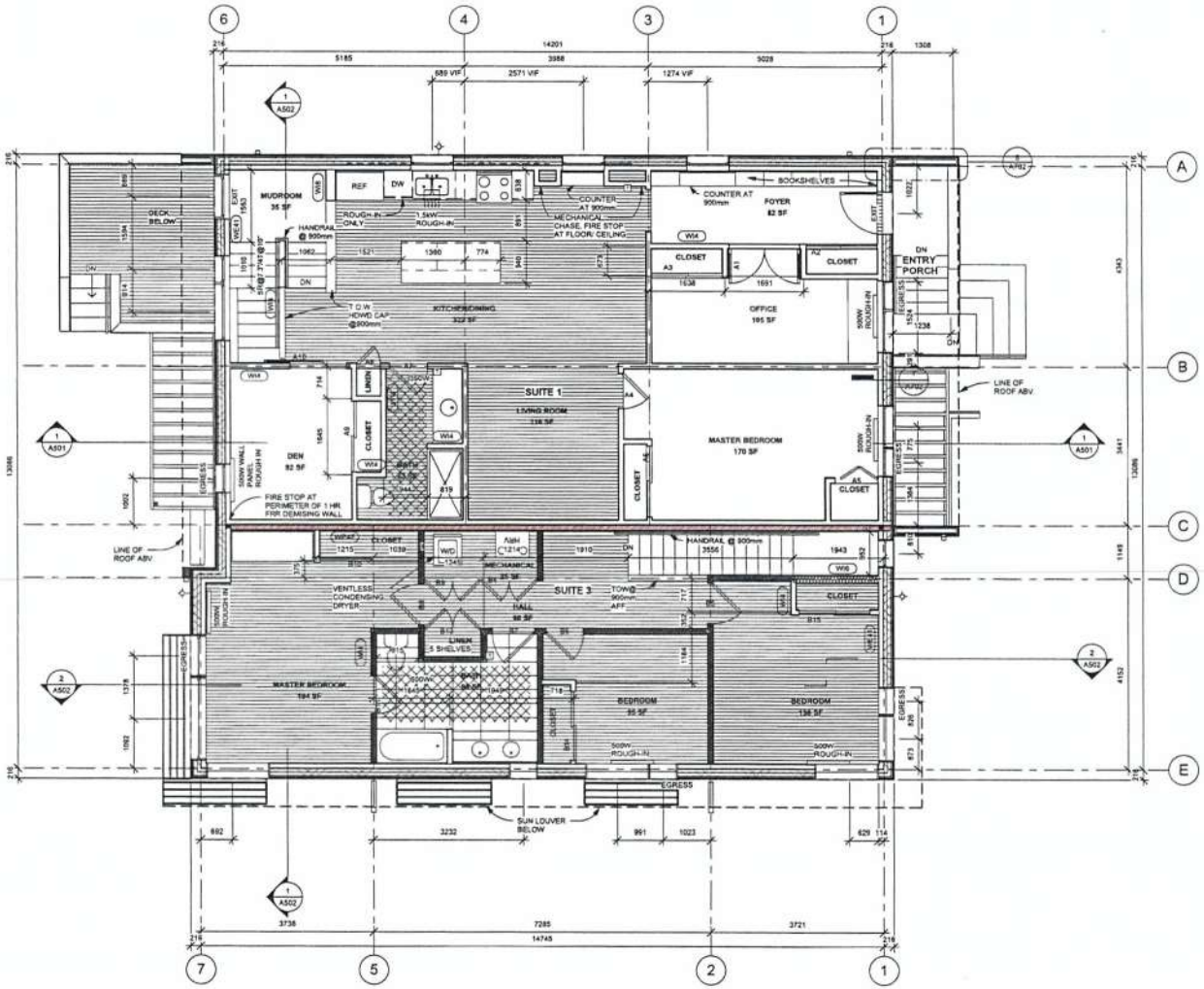

1 UPPER FLOOR PLANS
1 : 50

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FLOOR PLAN NOTES AND LEGEND:

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM

2. REFER TO RCP FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT

3. WINDOWS DENOTED EGRESS SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 380mm AND 0.35 m.sq.

FLOOR PLAN LEGEND:

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- ELECTRIC HEATER ROUGH-IN
- HOSE B/B

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11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

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CHAMBERLAIN LOW ENERGY DUPLEX

UPPER FLOOR PLAN

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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Scale 1 : 50

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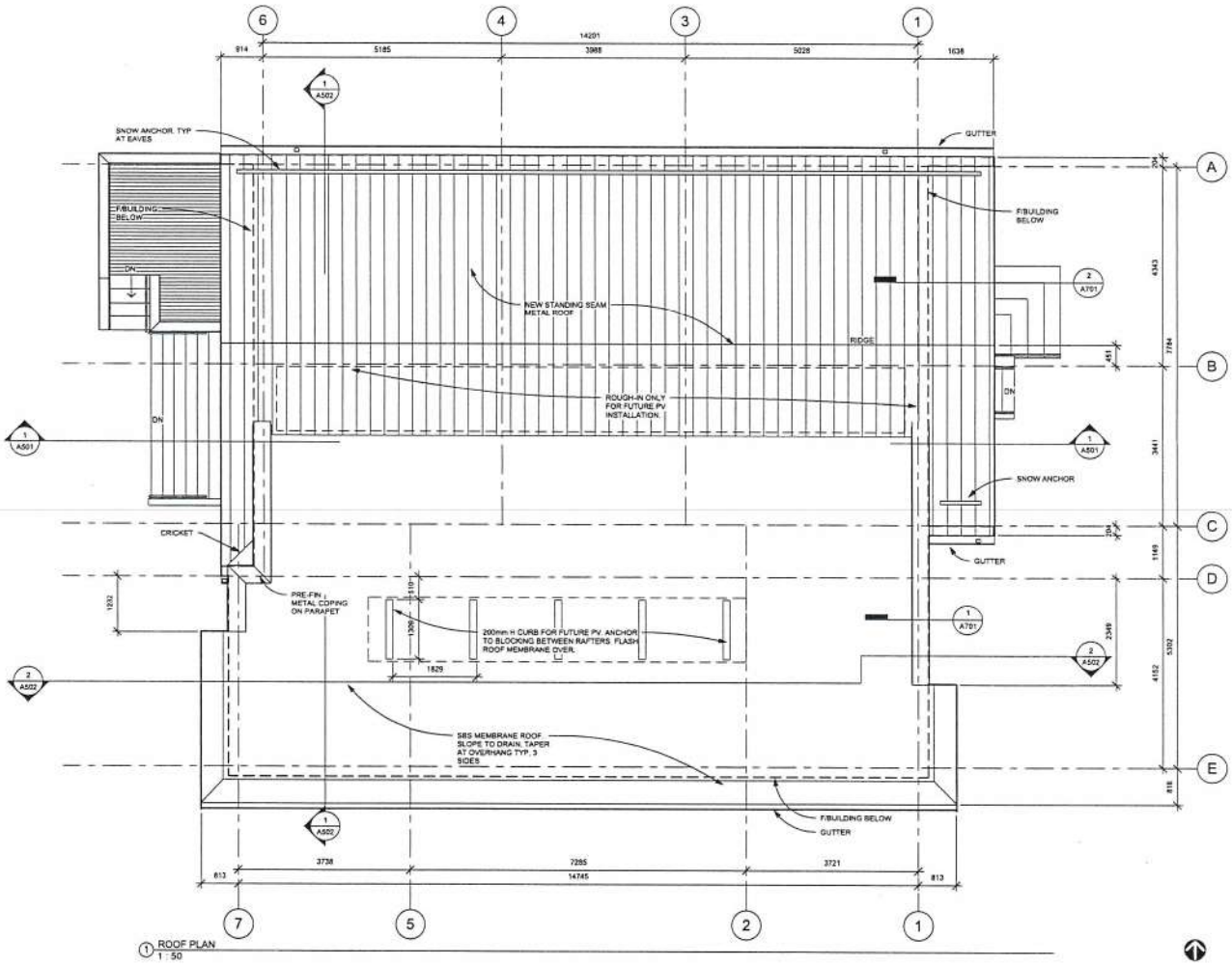

1 ROOF PLAN
1 : 50

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No.	Description	Date
6	DP Revision	July 12 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

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CHAMBERLAIN LOW ENERGY DUPLEX

ROOF PLAN

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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Scale 1 : 50

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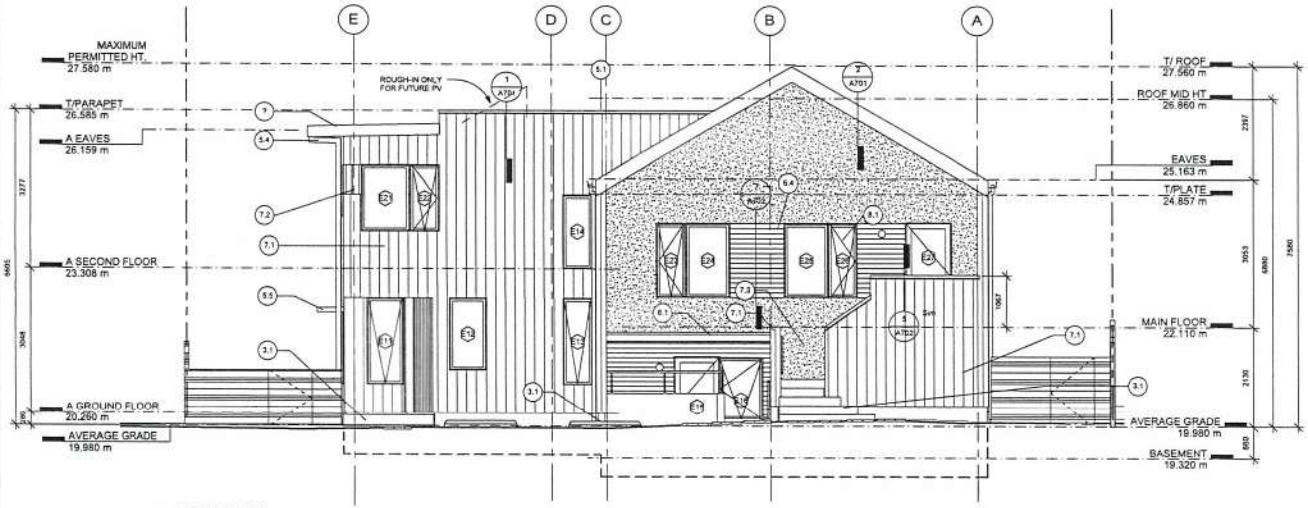

1 EAST ELEVATION
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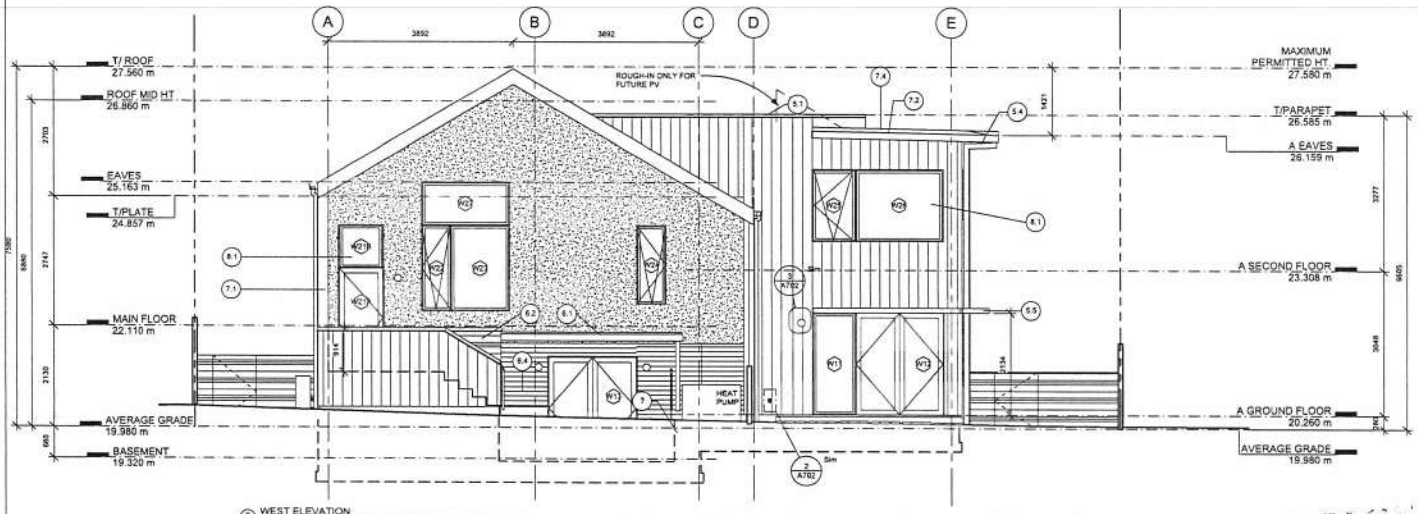

2 WEST ELEVATION
1 : 50

EXTERIOR FINISH SCHEDULE

3.1	ARCHITECTURAL CONCRETE
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5.3	METAL FASCIA - GALVALUME FINISH
5.4	PRE-FINISHED METAL RAIN WATER LEADER: S.W. 7026
5.5	LOUVERED WINDOW SHADE
5.6	PRE-FINISHED METAL DOWNSPOUT
6.1	STRUCTURAL TIMBER: VARIOUS DIMENSIONS. STRUCTURAL-SELECT CLEAR FIR, CLR. STAIN FIN.
6.2	SCREEN AND FENCE: CEDAR. CLEAR SEALANT FINISH
6.3	SOFFIT: T&G CEDAR. CLEAR SEALANT FINISH
6.5	CEDAR DECK. CLR. FIN.
7.1	INVERTED BOARD AND BATTEN CEMENT PANEL SIDING. 8" REVEAL. SMOOTH. PAINT FINISH S.W. 7026
7.2	CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS. PAINT FINISH: S.W. 7026
7.3	STUCCO SIDING
7.4	BUILT-UP ROOF MEMBRANE
8.1	TRIPLE-GLAZED THERMAL WINDOWS AND DOORS. ALUMINUM CLADN:S.W. 7026
8.2	THERMAL DOOR WITH ACCENT COLOUR
9	PHOTOVOLTAIC SOLAR PANEL (ROUGH-IN)

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8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 26, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

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CHAMBERLAIN LOW ENERGY DUPLEX

ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1 : 50

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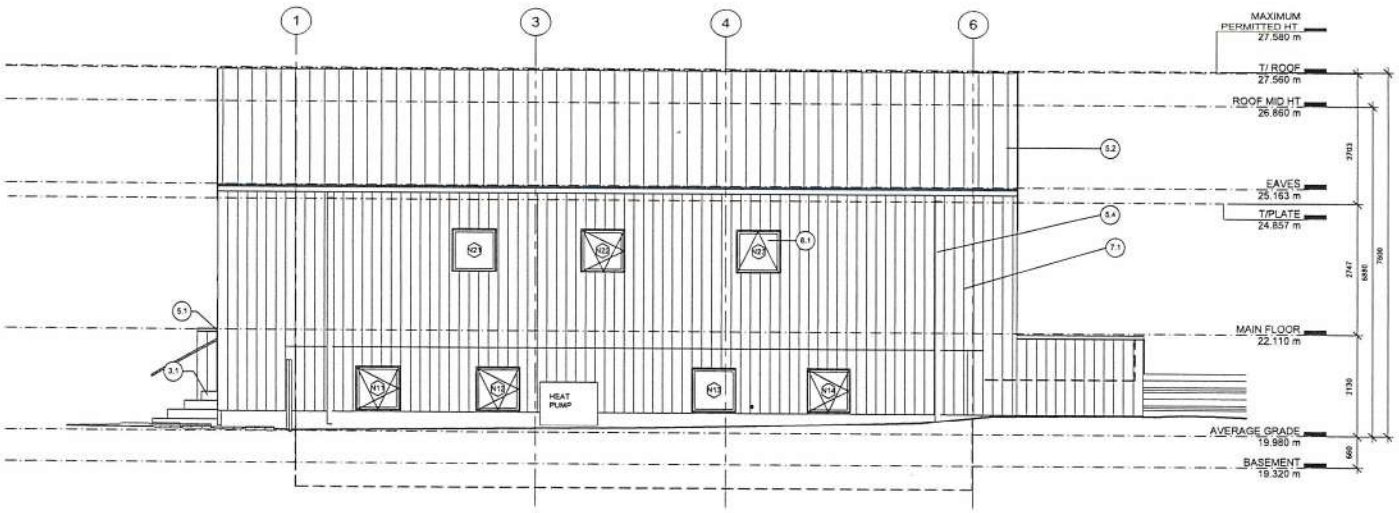

1 NORTH ELEVATION
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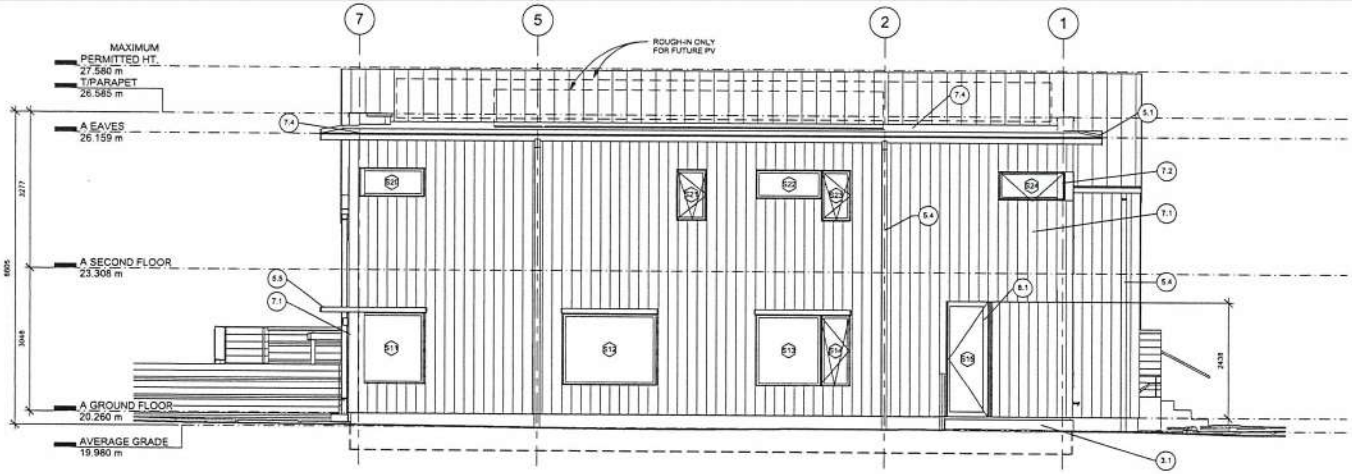

2 SOUTH ELEVATION
1 : 50

EXTERIOR FINISH SCHEDULE

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7.1	INVERTED BOARD AND BATTEN CEMENT PANEL SIDING: 8" REVEAL, SMOOTH, PAINT FINISH S.W. 7026
7.2	CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS: PAINT FINISH: S.W. 7026
7.3	STUCCO SIDING
7.4	BUILT-UP ROOF MEMBRANE
8.1	TRIPLE-GLAZED THERMAL WINDOWS AND DOORS. ALUMINUM CLAD - S.W. 7026
8.2	THERMAL DOOR WITH ACCENT COLOUR
10.1	PHOTO-VOLTAIC SOLAR PANEL (ROUGH-IN)

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11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

Love-Mahoney

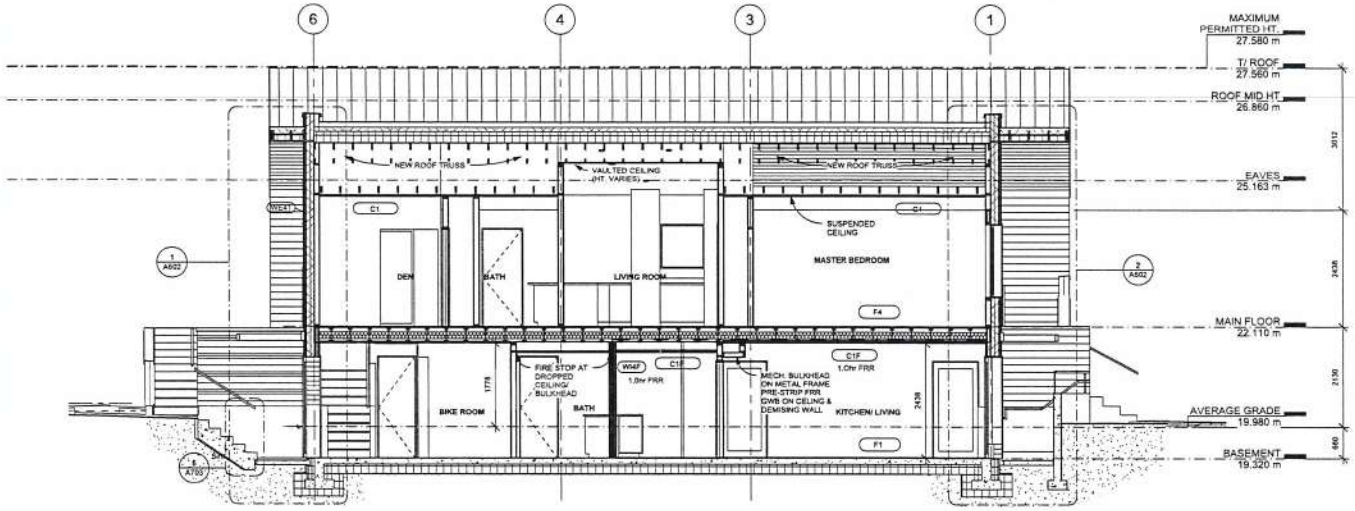
CHAMBERLAIN LOW ENERGY DUPLEX

ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A402

Scale 1 : 50



1 NORTH LONGITUDINAL SECTION
1 : 50

MARK ASHBY ARCHITECTURE

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www.markashbyarchitecture.com

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Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

Do not scale these drawings.

No.	Description	Date
1	SUBDIVISON	FEB 7, 2016
2	Rezoning	July 25, 2016
3	Rezoning Revision	Nov 17 2016
4	Rezoning Revision	Mar 1 2017
5	DP Revision	June 15, 2017
6	DP Revision	July 12 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 19

Love-Mahoney

CHAMBERLAIN LOW ENERGY DUPLEX

SECTIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

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Scale 1 : 50

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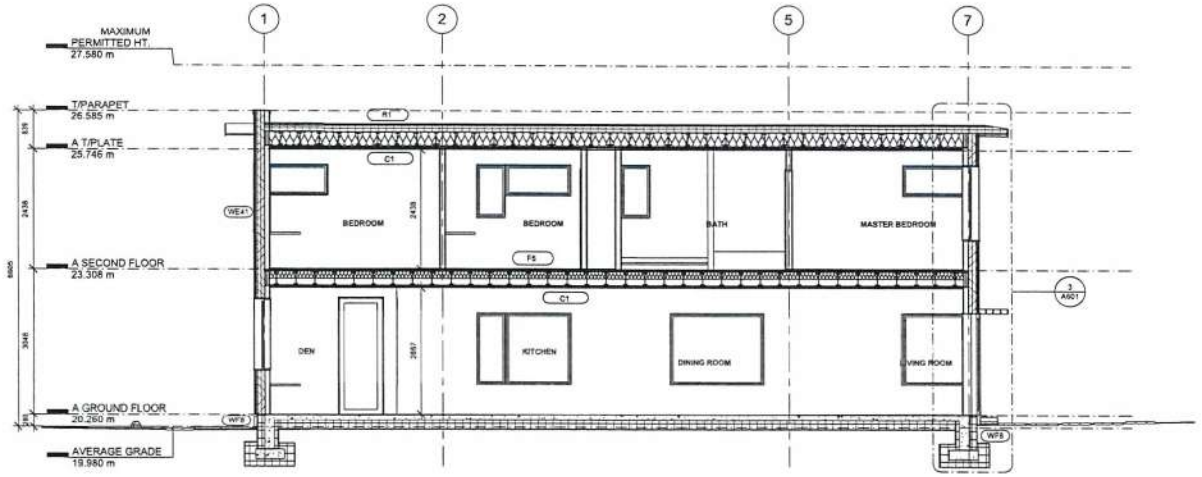
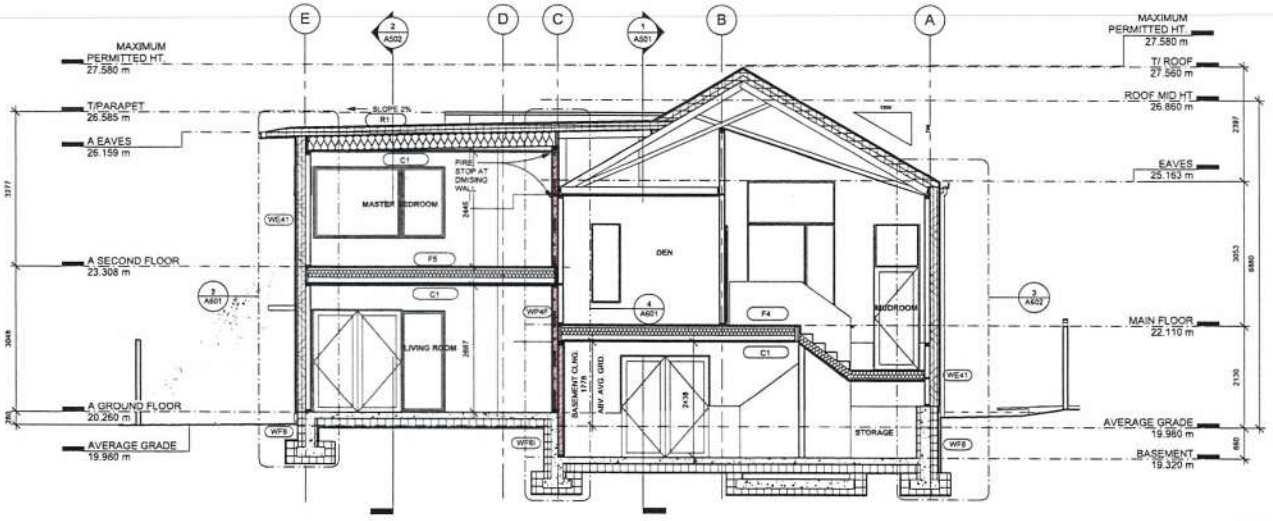


② SOUTH LONGITUDINAL SECTION
1 : 50



① CROSS SECTION
1 : 50

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Love-Mahoney

CHAMBERLAIN LOW ENERGY DUPLEX

SECTIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA

A502

Scale 1 : 50

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KATE STEFIUK STUDIO
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NO.	DATE	ISSUE
1	16.11.14	FOR REVIEW
2	17.03.08	REZONING REVISION

PLANTING NOTES:

Two existing fruit trees will be removed and replaced with:

- 2 espaliered fruit trees
- 3 flowering dogwood
- 4 service berry
- 1 crabapple

Plants chosen are primarily native species, drought tolerant, hardy, and provide necessary screening from neighbours.

PLANT LIST:

Deciduous Trees

Serviceberry (Amelanchier alnifolia)
Flowering Dogwood (Cornus nuttallii 'Portlandia')
Crabapple (Malus fusca)
Various Fruit Trees

Evergreen Shrubs

Strawberry Bush (Arbutus unedo)
Salal (Gaultheria shallon)
Dull Oregon Grape (Mahonia nervosa)
Evergreen Huckleberry (Vaccinium ovatum)

Deciduous Shrubs

Saskatoon Berry (Amelanchier alnifolia)
Red Osier Dogwood (Cornus sericea)
Heavenly Bamboo (Nandina domestica)
Red Flowering Currant (Ribes sanguineum)
Blueberries (Vaccinium)

Groundcovers

Kinnikinnick (Arctostaphylos uva-ursi)
Wild Strawberry (Fragaria vesca)
Sedums
Creeping Thyme
Wild Ginger

Ferns

Japanese Painted Fern (Athyrium nipponicum 'Pictum')
Autumn Fern (Dryopteris erythrosora)
Licorice Fern (Polypodium glycyrrhiza)
Sword Fern (Polystichum munitum)

Perennials & Grasses

Evergold Sedge (Carex oshimensis)
Lavender (Lavandula angustifolia)
Maiden Grass (Miscanthus sinensis)
Catmint (Nepeta cataria 'Walker's Low')
Fountain grass (Pennisetum alopecuroides)
Sage (Salvia nemorosa 'Caradonna')
Showy Stonecrop (Sedum spectabile)
Blue Moor Grass (Sesleria caerulea)

1 / L1 Landscape Plan
Scale 1:100 — Plan

2 / L1 Front
Scale NTS — Elevation

3 / L1 Front Yard
Scale NTS — Perspective

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PROJECT

CHAMPBERLAIN LOW ENERGY DUPLEX
1068 CHAMBERLAIN ST
VICTORIA, BC

LANDSCAPE PLAN

PROJECT LOW ENERGY DUPLEX
DB: KS **CB:** KS
SCALE VARIES
DATE 2017-03-08

L1