

PROJECT:
NEW DUPLEX



STREETVIEW



SITE CONTEXT



1500 Shorcliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

BLACKWOOD DUPLEX

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Revisions

Received Date:
October 5, 2021

		Issued
COVER SHEET & GENERAL INFO		
A-001	COVER SHEET	<input type="checkbox"/>
A-002	SITE PLAN	<input type="checkbox"/>
A-003	LANDSCAPE PLAN	<input type="checkbox"/>
PLANS		
A-101	BASEMENT AND MAIN FLOOR PLAN	<input type="checkbox"/>
A-102	UPPER FLOOR AND ROOF PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
DETAILS		
A-501	PERSPECTIVE VIEWS	<input type="checkbox"/>

ISSUED FOR DP

ISSUED:

COVER SHEET

A-001

Property Information

Project Type: New Duplex w/ Secondary Suites
Site Address: 3117 Blackwood Street

Zoning:	Zone Standard (R2)	Proposed
Setbacks:		
Front	7.5m	6.1m (20'0")
Rear	11.43	11.26m (36'11")
Left	3.0	2.72m (8'11")
Right	1.88	1.88m (6'2")
1 Side when no lane	3.0m	2.72m (8'11")

Building Height:	Basement + 2 storeys	
	7.6 m (24'11")	7.59 m (24'11")

Floor Area 1/2	280 m ² (3014 ft ²)	305.3 m ² (3286 ft ²)
Floor Area Total	300 m ² (3229 ft ²)	413.5 m ² (4450 ft ²)

Floor Area:	UNIT 1	UNIT 2	TOTAL
Basement	54.12 m ²	54.12 m ²	108.24 m ²
Main	65.24 m ²	65.24 m ²	130.48 m ²
Upper	86.15 m ²	86.15 m ²	172.30 m ²
Garage	19.84 m ²	19.84 m ²	39.68 m ²
Total	225.35 m ²	225.35 m ²	450.70 m ²

Garage Exemption GFA	18.6m ² X 2 = 37.2m ²	305.3m ² (3286 ft ²)
Lot Area:	612.06 m ² (6,588 ft ²)	
Building Footprint:	170.16 m ² (1831 ft ²)	
Bike Lock up	4.5m ²	

Lot Coverage:	40%	28.5%
Onsite Parking = 2 stalls in garage + bicycle parking lock up		

Applicable Codes

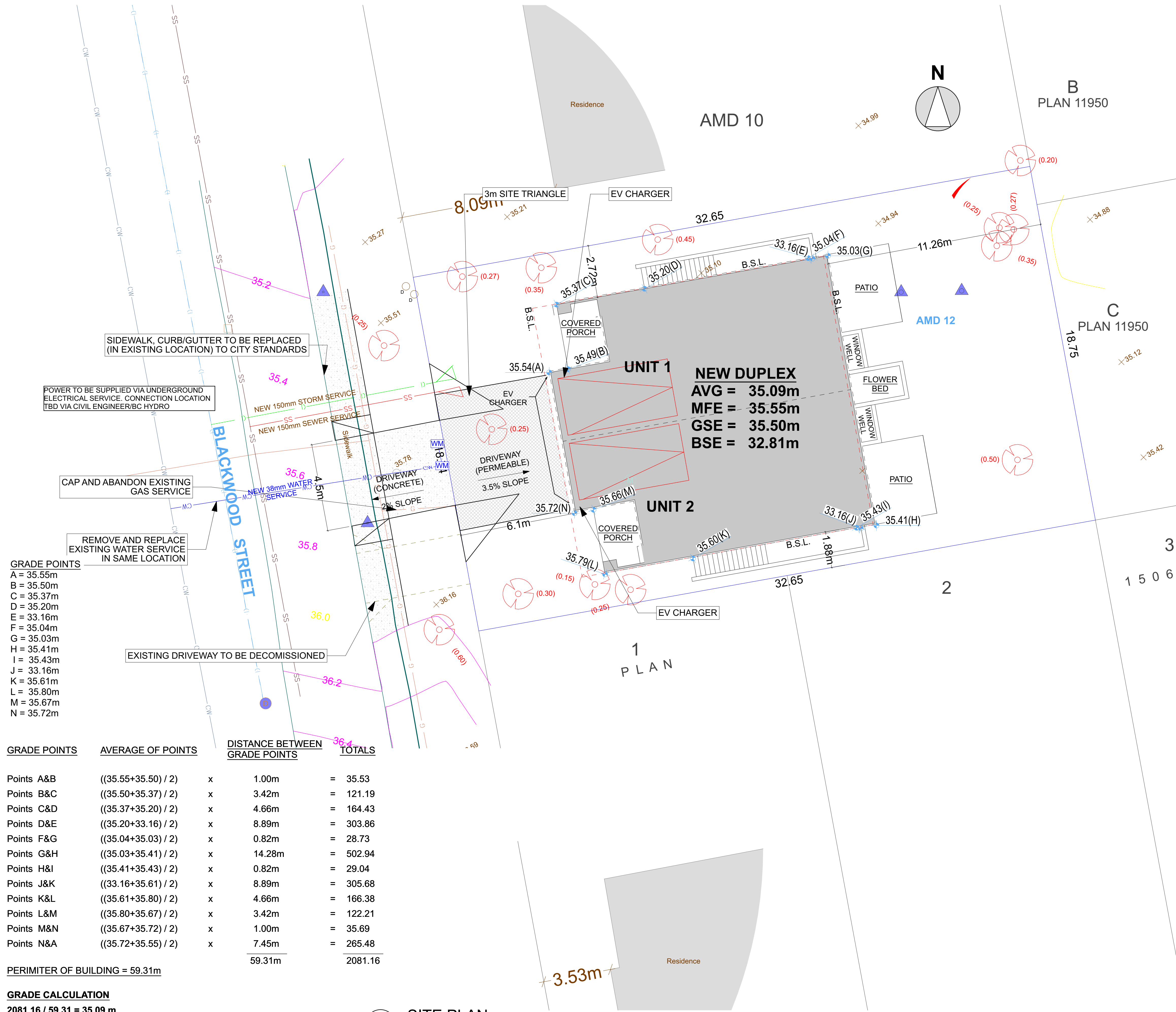
- BC Building Code Current Edition (2018)

Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Step Code 3

Ventilation

BCBC 9.32



GRADE POINTS

A = 35.55m
B = 35.50m
C = 35.37m
D = 35.20m
E = 33.16m
F = 35.04m
G = 35.03m
H = 35.41m
I = 35.43m
J = 33.16m
K = 35.61m
L = 35.80m
M = 35.67m
N = 35.72m

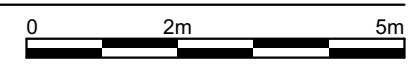
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
Points A&B	$((35.55+35.50) / 2)$	x 1.00m	= 35.53
Points B&C	$((35.50+35.37) / 2)$	x 3.42m	= 121.19
Points C&D	$((35.37+35.20) / 2)$	x 4.66m	= 164.43
Points D&E	$((35.20+33.16) / 2)$	x 8.89m	= 303.86
Points F&G	$((35.04+35.03) / 2)$	x 0.82m	= 28.73
Points G&H	$((35.03+35.41) / 2)$	x 14.28m	= 502.94
Points H&I	$((35.41+35.43) / 2)$	x 0.82m	= 29.04
Points J&K	$((33.16+35.61) / 2)$	x 8.89m	= 305.68
Points K&L	$((35.61+35.80) / 2)$	x 4.66m	= 166.38
Points L&M	$((35.80+35.67) / 2)$	x 3.42m	= 122.21
Points M&N	$((35.67+35.72) / 2)$	x 1.00m	= 35.69
Points N&A	$((35.72+35.55) / 2)$	x 7.45m	= 265.48
		59.31m	2081.16

PERIMETER OF BUILDING = 59.31m

GRADE CALCULATION
2081.16 / 59.31 = 35.09 m

1 SITE PLAN

SCALE: 1:100



ISSUED FOR DP

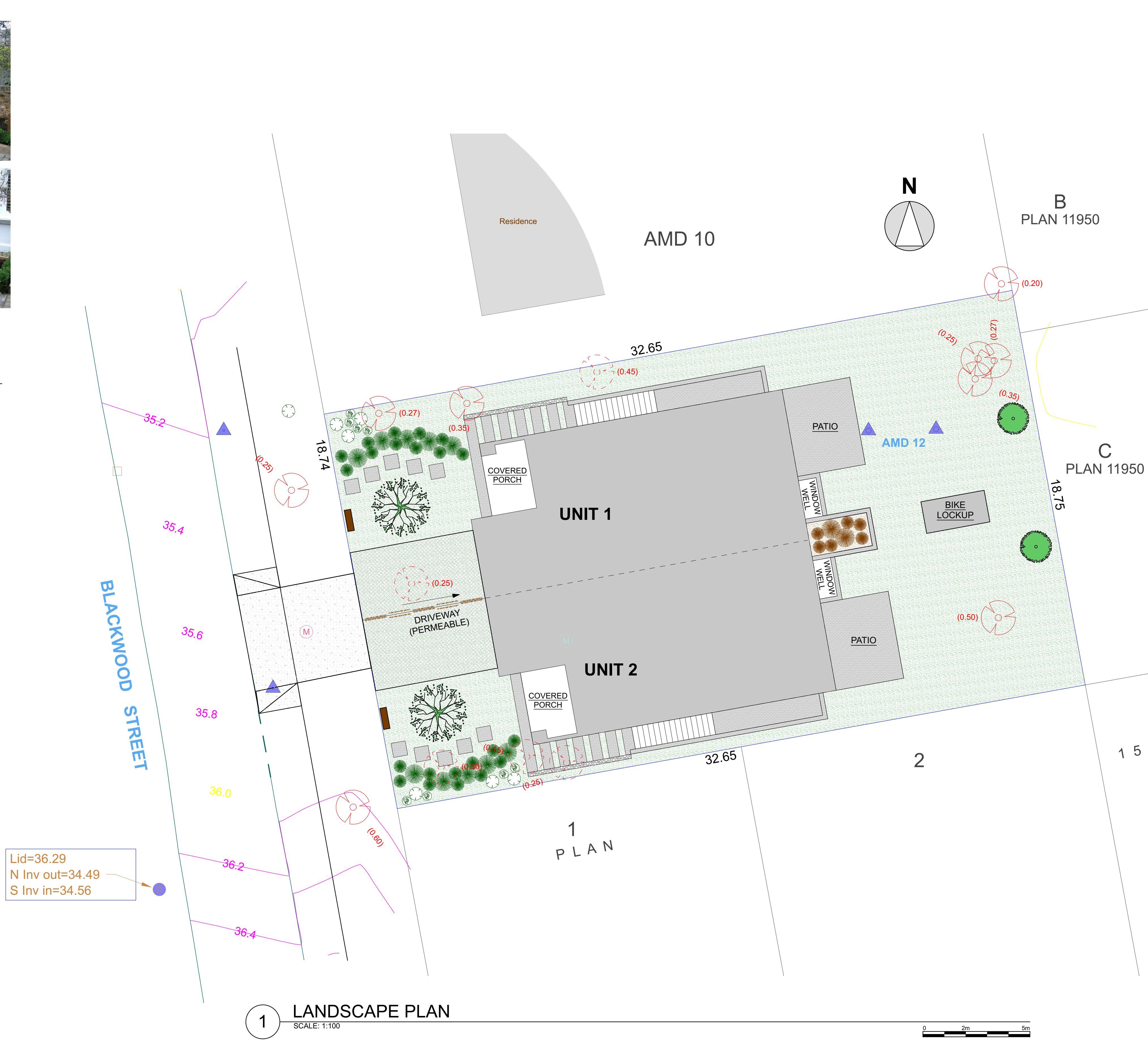
ISSUED:

SITE PLAN

A-002



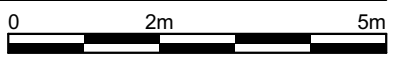
BIKE LOCK UP SAMPLE



LANDSCAPE LEGEND	
	CEDAR TREE
	ARBUTUS TREE
	SEDGE GRASS
	SHRUBS
	GRASS
	PEBBLES
	INDIVIDUAL CONCRETE PAVERS
	CONCRETE STREET NUMBER SIGN
	CORTEN DIVIDERS
	CONCRETE GRID

Lid=36.29
N Inv out=34.49
S Inv in=34.56

1 LANDSCAPE PLAN
SCALE: 1:100



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LANDSCAPE PLAN

A-003

Printed: 2021-09-15

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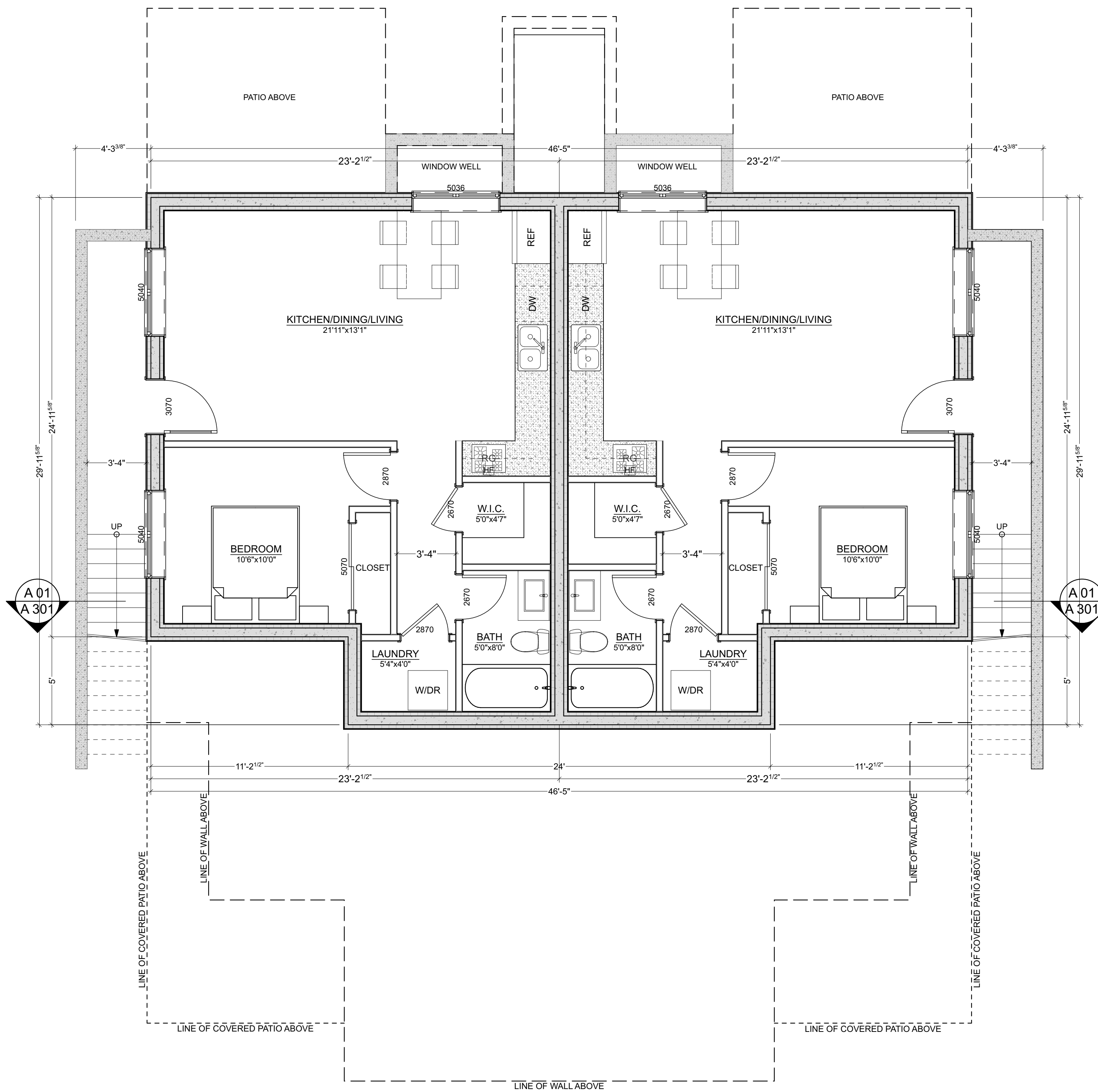
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BASEMENT AND MAIN FLOOR PLAN

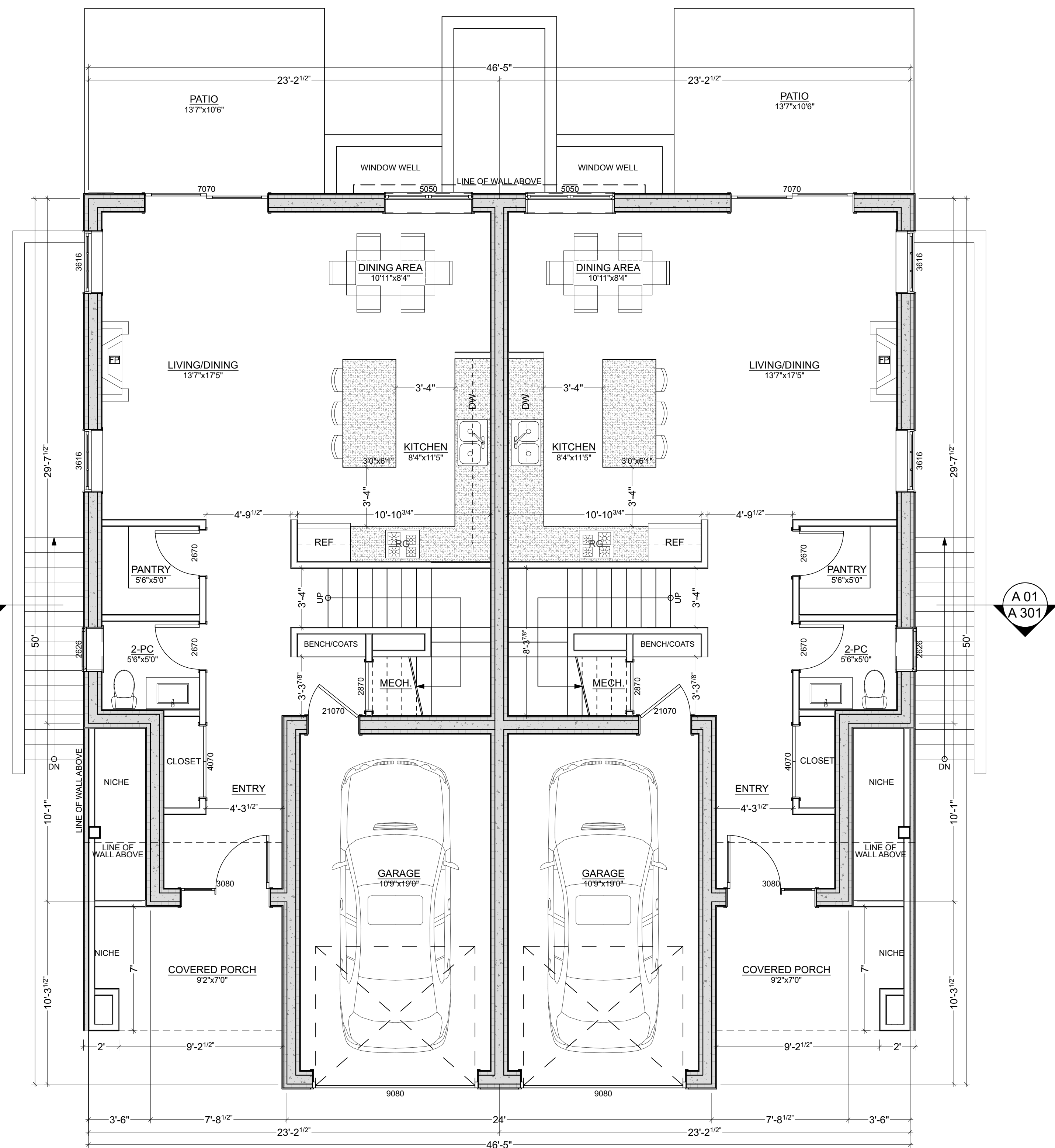
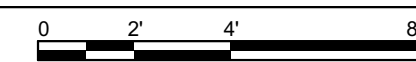
A-101



UNIT 1
BASEMENT FLOOR AREA
583 sq ft

UNIT 2
BASEMENT FLOOR AREA
583 sq ft

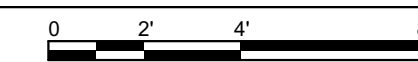
1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT 1
MAIN FLOOR AREA
702 sq ft
GARAGE AREA
214 sq ft

UNIT 2
MAIN FLOOR AREA
702 sq ft
GARAGE AREA
214 sq ft

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

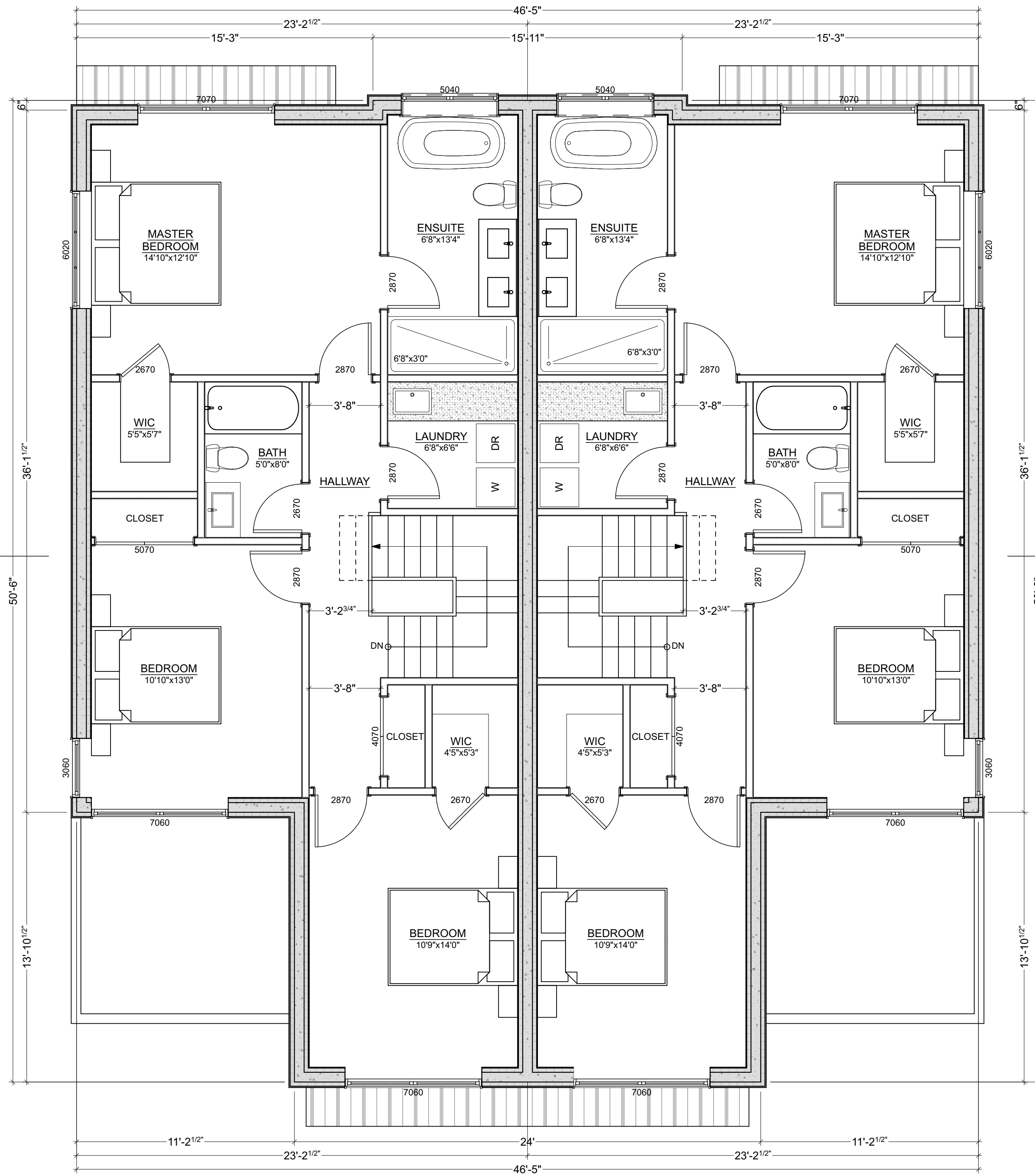


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UPPER FLOOR AND ROOF PLAN

A-102

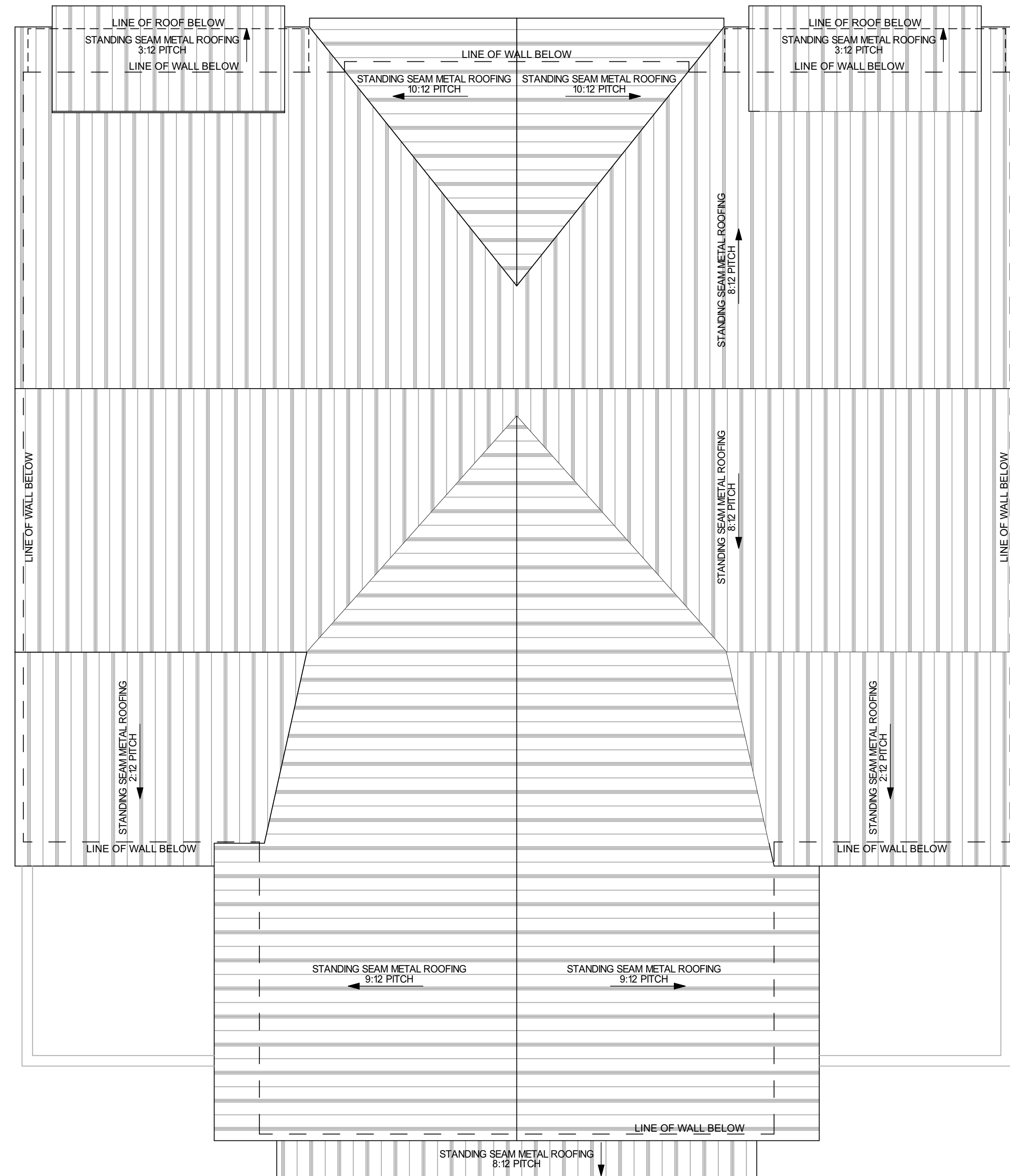
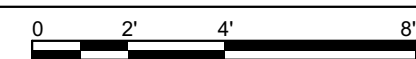


UNIT 1
UPPER FLOOR AREA
927 sq ft

UNIT 2
UPPER FLOOR AREA
927 sq ft

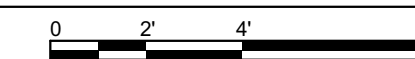
1 UPPER FLOOR PLAN

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



2 ROOF PLAN

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



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD LAP SIDING PAINTED
- 2 STUCCO ACRYLIC FINISH
- 3 STANDING SEAM METAL ROOFING

**BLACKWOOD
DUPLEX**

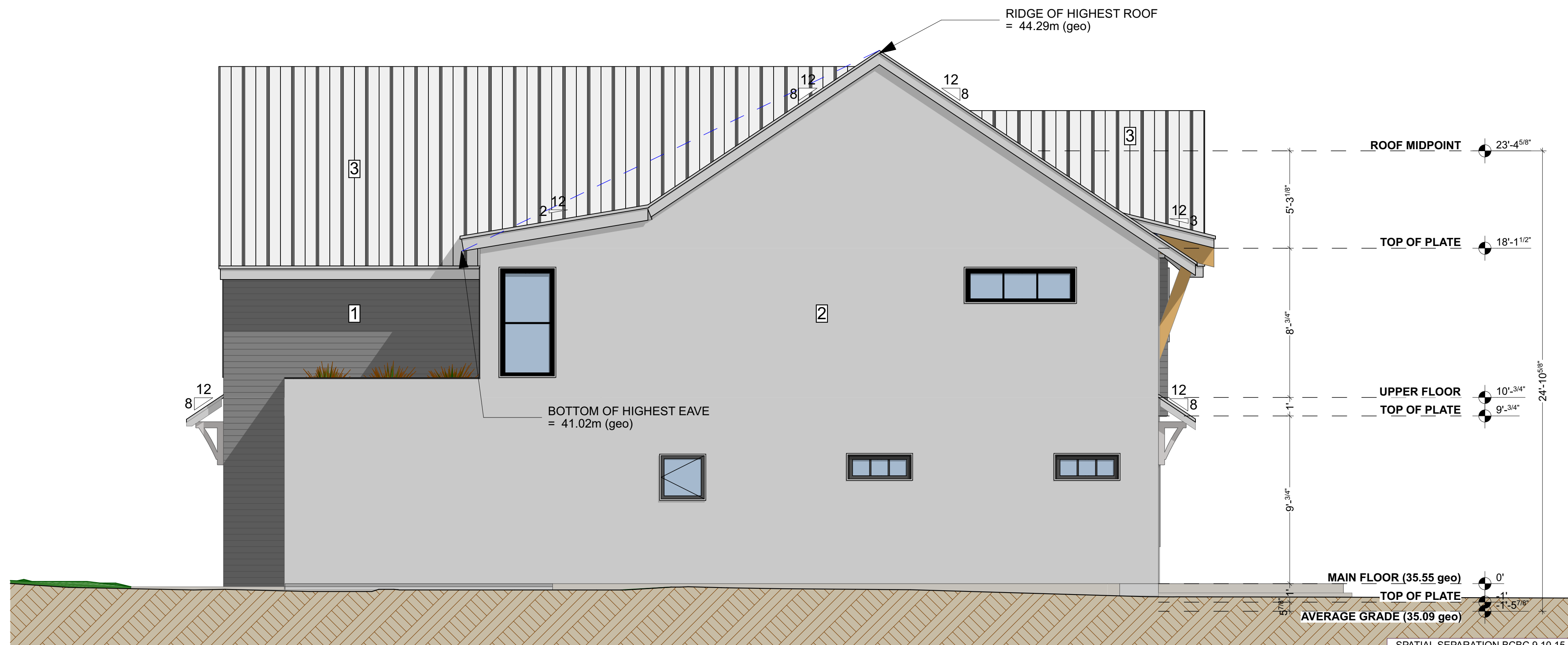
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

SPATIAL SEPARATION BCBC 9.10.15.4	1.81m
LIMITING DISTANCE	1.81m
EXPOSING BUILDING FACE	94.22 SQ M
ALLOWABLE OPENINGS	7%
PROPOSED AREA	2.65 SQ M
PROPOSED OPENINGS	2.81%

ISSUED FOR DP

ISSUED:

ELEVATIONS

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	STUCCO ACRYLIC FINISH
3	STANDING SEAM METAL ROOFING

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



1 CROSS SECTION 01
SCALE: 3/16" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	2.69m
EXPOSING BUILDING FACE	94.22 SQ M
ALLOWABLE OPENINGS	7%
PROPOSED AREA	2.65 SQ M
PROPOSED OPENINGS	2.81%

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

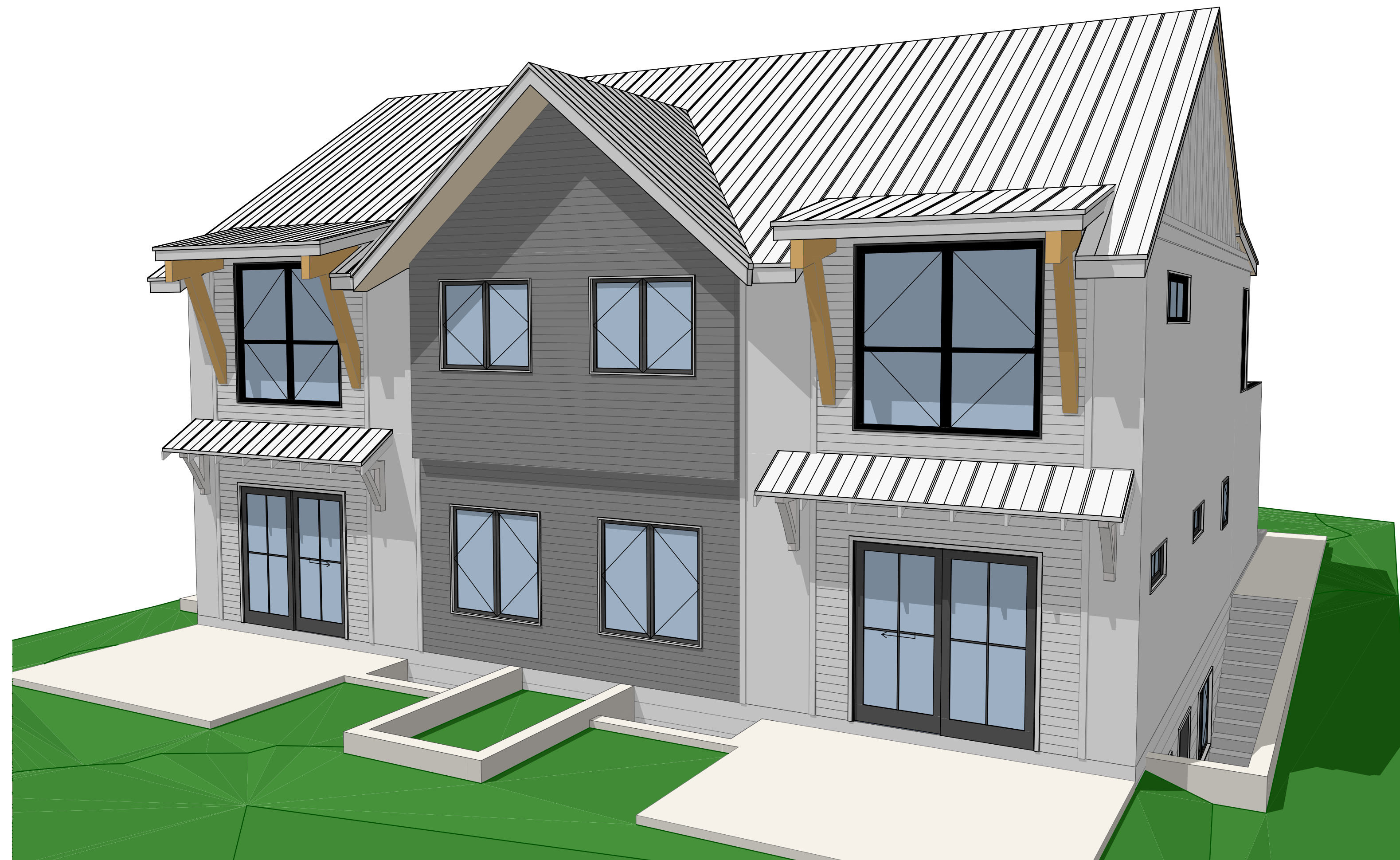
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ISSUED:

ELEVATIONS



○ FRONT PERSPECTIVE



○ REAR PERSPECTIVE

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ISSUED:

PERSPECTIVE VIEWS