



## CHAMBERLAIN LOW ENERGY DUPLEX

1068 CHAMBERLAIN STREET, VICTORIA, BC

**Received**  
City of Victoria

JUL 14 2017

**Planning & Development Department  
Development Services Division**

MARK ASHBY  
ARCHITECTURE

1370 Ballard Avenue  
Pittsburgh, PA 15205-2446  
+1 412 244-3705  
www.merckmillipore.com/life/assay

CHAMBERLAIN LOW ENERGY HOUSE 12

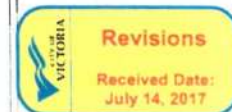
**OWNER**  
Cheryl Love and Matt Matney  
1088 Chamberlain Street  
Victoria BC

**DEVELOPMENT CONSULTANT**  
Ian Scott Consulting  
Victoria, BC

**ARCHITECTURE**  
Mark Ashby Architecture  
1370 Bedford Avenue  
Nanaimo, BC

**LANDSCAPE**  
Kate Little Design  
Nanaimo, BC

**CONSTRUCTION MANAGEMENT**  
Bernhardt Contracting Ltd  
Victoria, BC



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

On red scale these dimensions

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
COVER SHEET

Project number	2015 00
----------------	---------

Date	JULY 25, 201
Drawn by	

Checked by	M
------------	---

A000

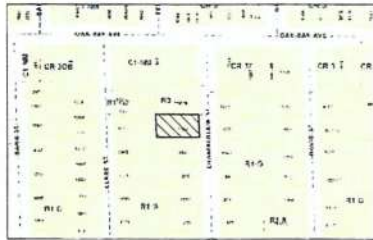
Scale	As indicated
-------	--------------

1111









LOCATION PLAN

#### LOW-ENERGY DUPLEX

Address: 3561 Chamberlain  
Legal: Lot 16, Section 74, Victoria District Plan 252  
PID: 000-195-199

Existing zoning: R1-G

Proposed zoning: A2

Property area: 709.4 sq m

Property frontage: 19.44 m

Proposed:

The single family home will be replaced, renovated and expanded to include residential accessory 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 raised, renovated and attached to include a secondary suite.

Both new and existing houses will be constructed to a high energy performance standard with the aim to achieve Passive House certification.

#### Area

Property area: 709.19 sq m

Frontage: 19.44 m

Basement level: 107.7 sq m

Main floor level: 107.7 sq m

Lower floor level: 70.2 sq m

Upper floor level: 74.2 sq m

Total area: 252.12 sq m (includes basement)

Floor: 0.36

Setbacks: Required: Proposed:

Front: 3.32 m 3.00 m (1.00 m)

Side: 3.00 m 3.00 m (7.00 m 3.15 m A.F.G.)

Rear: 3.00 m 3.00 m (Eaves 4.5 m A.F.G.)

Roof: 3.00 m 3.00 m (EAVES GRADE)

North Side: 1.95 m 2.54 m

South Side: 3.00 m 3.20 m

Combined: 4.95 m 5.57 m

Rear: 12.64 m 12.70 m

Rear: 12.64 m 12.70 m

\* 0.13 m allowance for exterior insulation

Eaves projection into required setback: 0.75 m (maximum)

Front porch: 1.18 m

Front of house: 0.11 m

North Side: 0.00 m

South Side: 0.20 m

Rear: 0.70 m

Height: Permitted: Proposed:

7.6 m 6.47 m to top of roof

6.83 m to roof height of stepped roof

7.59 m to roof peak

Number of stories: Two

Parking: Two stalls in front yard

Driveway: Three Class 1 in accessory buildings

Site Coverage: 29.4 sq m 254.21 sq m (36%)

Open Site Space: 213 sq m 354.5 sq m (50%)

Lot: 81 sq m 191.5 sq m (27%)

Rear coverage: 51.4 sq m (22%)

Total number of units: 2 + secondary suite

Unit types: Three bedroom: 144 sq m

Two bedroom + den: 144 sq m

studio: 52 sq m

Total floor area: 35.0 sq m

All units ground framed

Accessory building:

North accessory building:

Rear yard area: 155.56 sq m (14%)

Front area coverage: 21.58 sq m (5%)

Setbacks: 0.6 m 0.6 m to house deck

Height: 2.4 m 2.1 m

South accessory building:

Rear yard area: 35.87 sq m (9%)

Front area coverage: 8.91 sq m (2%)

Setbacks: 0.6 m 0.6 m to house deck

Height: 2.4 m 2.1 m

#### AVERAGE GRADE PER VICTORIA ZONING DEFINITION

HOUSE	EL.1	EL.2	LENGTH (m)	
A-S	20.02	19.95	15.21	304.17
B-C	19.95	19.88	5.54	110.36
C-D	19.88	19.81	1.05	0.00
D-E	19.81	19.74	3.53	69.39
E-F	19.74	19.67	1.07	20.83
F-G	19.67	19.60	0.78	15.01
G-H	19.60	19.53	1.01	20.27
H-I	19.53	19.46	1.01	20.27
I-J	19.46	19.39	1.41	25.26
J-K	19.39	19.32	1.45	9.61
K-L	19.32	19.25	18.01	363.26
L-M	19.25	19.18	3.81	77.19
M-N	19.18	19.11	1.06	21.41
N-O	19.11	19.04	1.26	24.86
O-P	19.04	18.97	1.03	19.27
P-Q	18.97	18.90	3.65	70.34
Q-R	18.90	18.83	1.05	0.00
R-S	18.83	18.76	1.45	29.68
S-T	18.76	18.69	0.54	10.34
T-A	18.69	18.62	4.62	92.61

Total perimeter: 69.88 m 1295.54

Average grade: EL. 19.87 m

Maximum permitted height: 7.80 m EL. 27.67 m

NORTH ACCESSORY: EL.1 EL.2 LENGTH (m)

A-S 20.02 19.95 3.65 75.07

B-C 19.95 19.88 0.00 0.00

C-D 19.88 19.81 1.05 100.43

D-E 19.81 19.74 1.03 20.49

E-F 19.74 19.67 1.05 74.79

F-G 19.67 19.60 1.10 121.05

Total perimeter: 19.52 m 305.43

Average grade: EL. 19.87 m

Maximum permitted height: 2.40 m 23.68 m

SOUTH ACCESSORY: EL.1 EL.2 LENGTH (m)

A-S 20.02 19.95 2.44 49.40

B-C 19.95 19.88 3.65 73.79

C-D 19.88 19.81 2.44 49.48

D-E 19.81 19.74 3.65 74.14

Total perimeter: 12.16 m 240.74

Average grade: EL. 19.87 m

Maximum permitted height: 2.40 m 23.68 m

Elevations shown above geodetic datum.



15705 Ried Avenue  
Nanaimo BC V9S 4A4  
1 250 244 3705  
www.markashbyarchitecture.com

#### DRAWING LIST

A001	SCHEDULES
A002	OVERLOOK STUDY
A101	SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A201	LOWER FLOOR PLANS
A202	UPPER FLOOR PLAN
A203	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS
L01	LANDSCAPE PLAN

All drawings and specifications are the copyright property of Mark Ashby Architecture. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

Do not scale these drawings.

No.	Description	Date
1	SUBMITTAL	FEB 7 2016
2	Revisions	JUL 25 2016
3	Revisions	NOV 17 2016
4	Revisions	MAR 1 2017
5	Revisions	JUNE 16 2017
6	Revisions	JULY 12 2017

#### Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX SITE PLAN

Project number:	2015 008
Date:	JULY 25, 2016
Drawn by:	MA
Checked by:	MA
Scale:	As indicated

A101

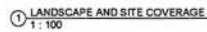
Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

1 SITE PLAN  
1:100

15705 RIED AVENUE



② FSR AREA UPPER FLOOR  
1:100



12/01/2017 3:02:02 PM



MARK ASHBY  
ARCHITECTURE

1370 Bedford Avenue  
 \*Apartment 8C V05 4A5  
 + 210 244 3705  
[www.markkashyanshakespeare.com](http://www.markkashyanshakespeare.com)

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

Do not scale these drawings

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
ANALYTICAL  
RENDERINGS

Project number	2015-001
----------------	----------

Date JULY 25, 2014

Drawn by MA

Checked by	MA
------------	----

A402

A103

Scale 12" = 1' 0"

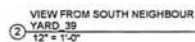
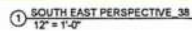
Received  
City of Victoria

JUL 14 2017

**Planning & Development Department  
Development Services Division**







1370 Bedford Avenue  
Brooklyn, NY 11205  
+1 212 244 3705  
[www.mackintosharchitecture.com](http://www.mackintosharchitecture.com)

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

Do not scale these drawings

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
RENDERINGS

Project number	2015.00
----------------	---------

Date JULY 25, 2011

Drawn by \_\_\_\_\_ M

Checked by	M
------------	---

A105

A105

Scale 12" = 1'-0"

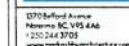
**Received**  
City of Victoria

JUL 14 2017

**Planning & Development Department  
Development Services Division**

1000 JOURNAL OF CLIMATE





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

Do not scale these drawings

[illegible]

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
**LOWER FLOOR  
PLANS**

Project number	2015.00
----------------	---------

Date	JULY 25, 2015
------	---------------

Drawn by	M
----------	---

Checked by	M
------------	---

A201

A201

Scale	1 : 1
-------	-------

--	--

[illegible][illegible]

100

1

ent

ent }

1

\_\_\_\_\_

1

Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

① LOWER FLOOR PLANS  
1 : 50

**MARK ASHBY**  
ARCHITECTURE

8779 Bedford Avenue  
Pawleys Bl., VTG 4A0  
+202 244 5701  
www.markashbyarchitecture.com

All drawings and specifications are the copyright property of Mark Ashby Architecture. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

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

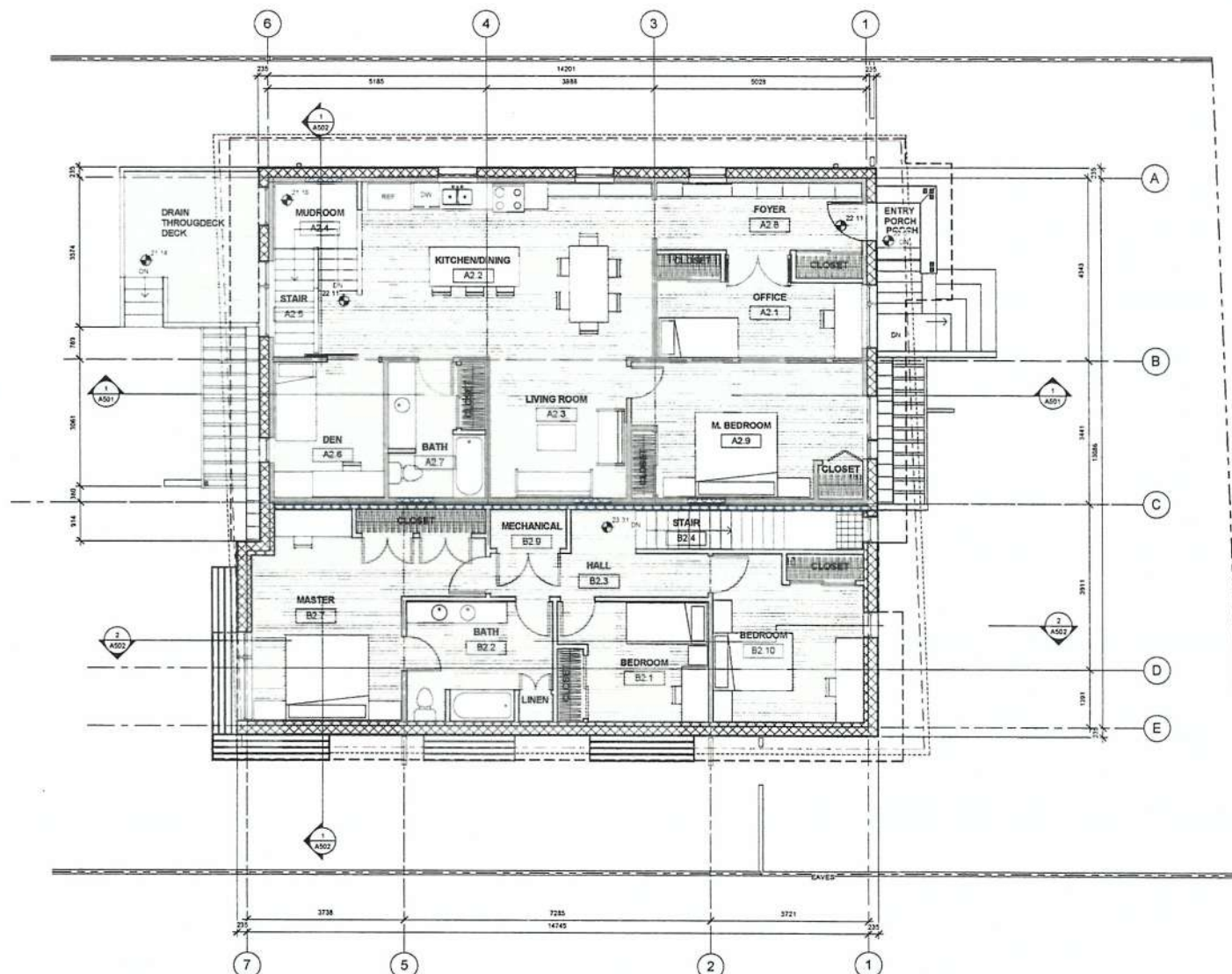
Do not scale these drawings.

No.	Description	Date
1	Submittal	Feb 7, 2016
2	Revisions	July 25, 2016
3	Revisions	Mar 1, 2017
4	Revisions	June 15, 2017
5	Revisions	

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
**UPPER FLOOR PLAN**

Project number: 2015-008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
**A202**  
Scale: 1:50

10/10/2017 2:34:45 PM



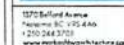
1 UPPER FLOOR PLANS  
1:50

**Received**  
City of Victoria

**JUL 14 2017**

Planning & Development Department  
Development Services Division





All drawings and specifications are the copyright property of Mark Asplund Architecture. Use or reproduction of documents whole or in part is subject to the Architect's specific consent.

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

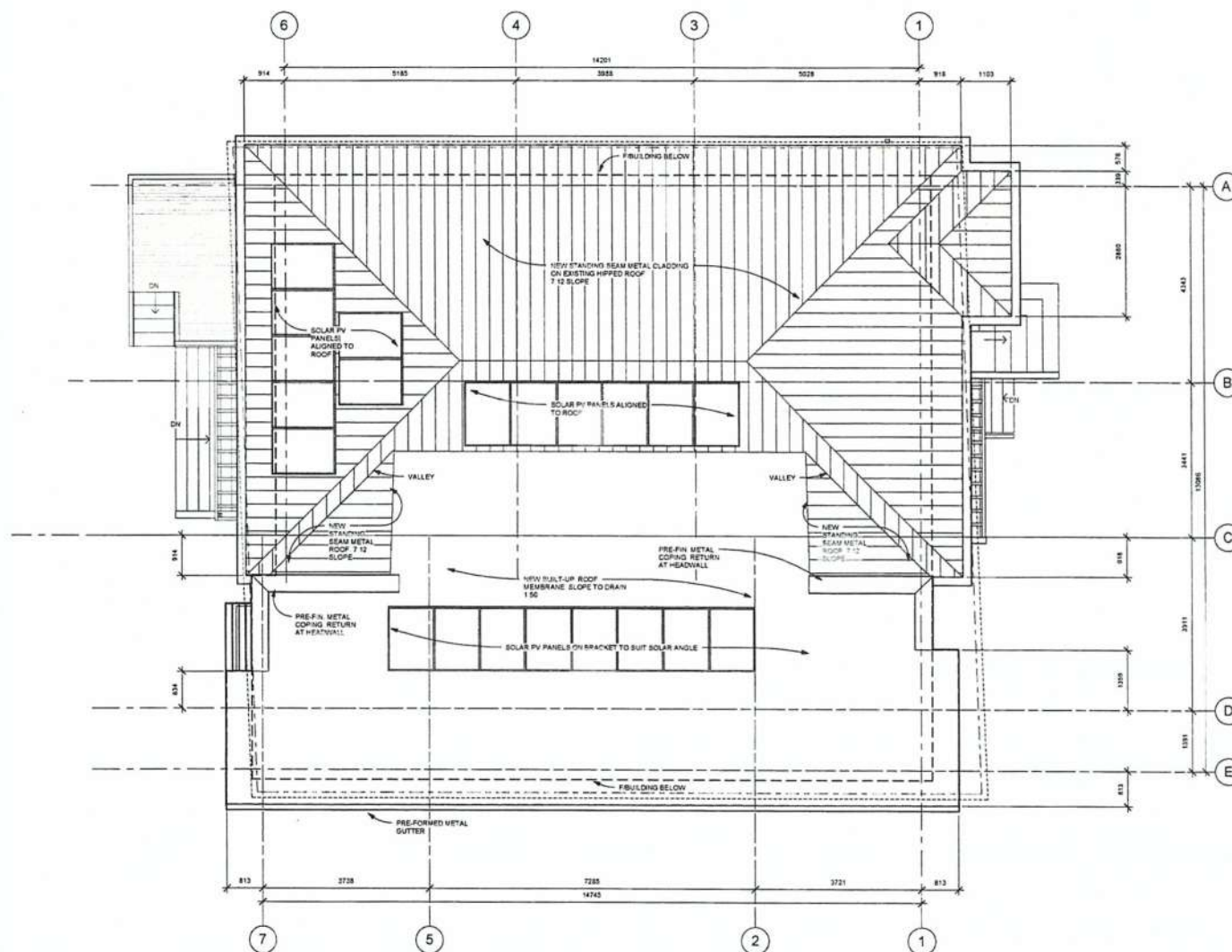
Do not scale these drawings.

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
ROOF PLAN

Project number	2015 0
Date	JULY 25, 20
Drawn by	Auth
Checked by	Check
A203	
Scale	1/4" = 1'-

1111



① ROOF PLAN  
1/4" = 1'-0"

**Received**  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

# MARK ASHBY ARCHITECTURE

1370 Bedford Avenue  
Nanaimo, BC V9T 2A6  
250.244.3753  
www.markashbyarchitecture.com



Clear finished wood accents at eaves and soffits in conjunction with native planting and dark siding finish.  
DRAFT: James Ashby, Vancouver, BC



Dark horizontal siding with vertical trim.  
Revised: 04

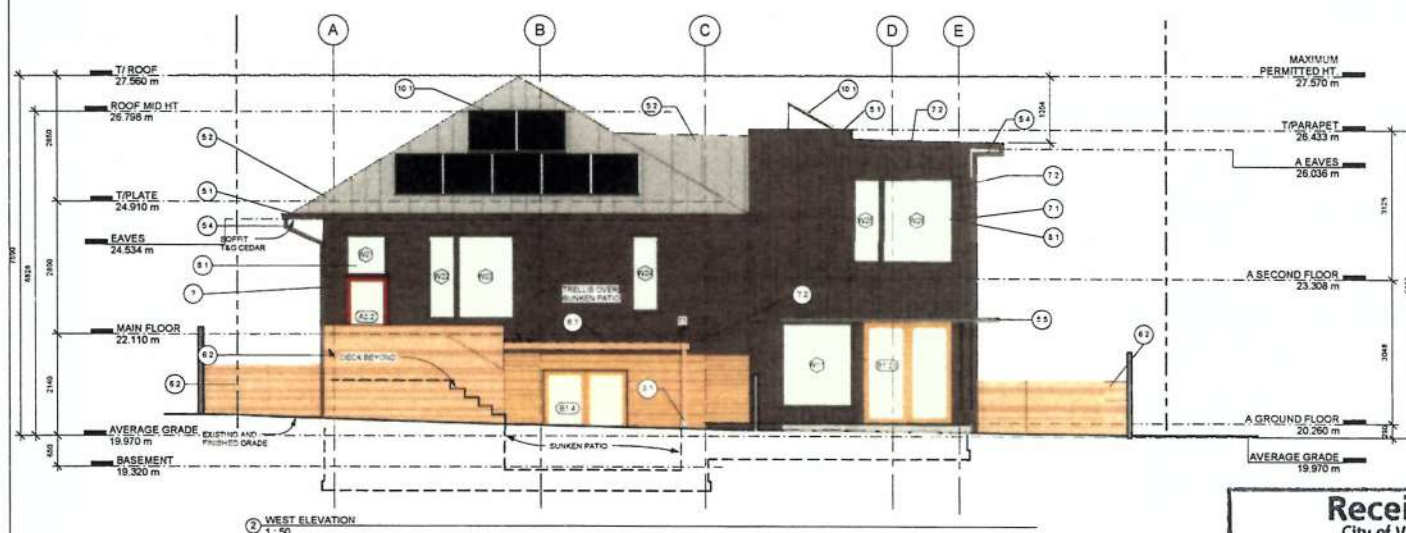
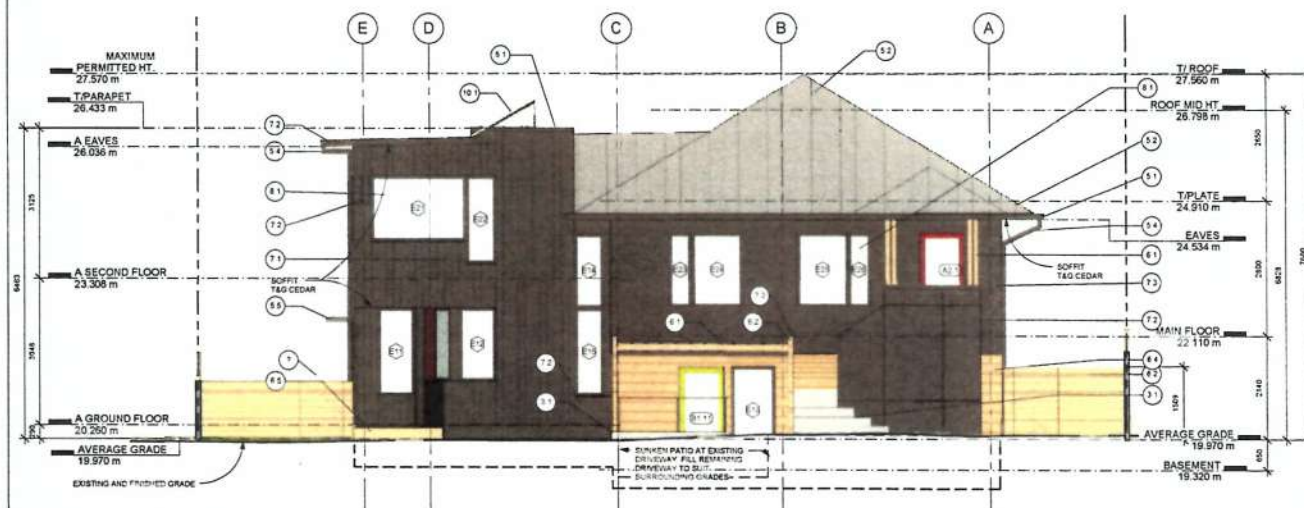
All drawings and specifications are the copyright property of Mark Ashby Architecture. Use or reproduction of documents without written permission is strictly prohibited. Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

Do not scale these drawings

No.	Description	Date
1	Subdivision	FEB 7 2016
2	Revisions	JUN 25 2016
4	Revisions	JUN 1 2017
5	UP Revision	JUN 16 2017
6	UP Revision	JUL 12 17

## Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX ELEVATIONS

Project number: 2015 008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
A401  
Scale: As indicated



ELEVATION NOTES:  
PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS

### EXTERIOR FINISH SCHEDULE

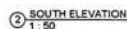
- 3.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FLASHING - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER S.W. T208
- 5.5 LOUVERED WINDOW SHADE
- 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 6.2 STRUCTURAL SELECT CLEAR FIR, CLS, STAIN FIN
- 6.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
- 6.4 SOFFIT TAG CEDAR CLEAR SEALANT FINISH
- 6.5 SHIP LAP CEDAR CLEAR FINISH 4" REVEAL
- 6.6 CEDAR DECK CLR FIN
- 7.1 INVERTED BOARD AND BATTEN CEDAR SIDING 4"
- 7.2 REVEAL CLEAR STAIN FINISH S.W. T208
- 7.3 PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. T208
- 7.4 SHUDDO SIDING
- 7.5 BUILT-UP ROOF MEMBRANE
- 7.6 VEGETATED ROOF
- 10.1 THERMALLY-BROKEN THERMAL WINDOWS AND DOORS
- 10.2 THERMAL DOOR WITH ACCENT COLOUR
- 10.3 PHOTOVOLTAIC SOLAR PANEL

Received  
City of Victoria

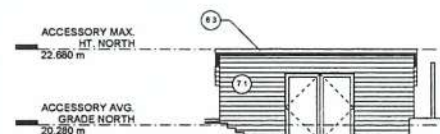
JUL 14 2017

Planning & Development Department  
Development Services Division

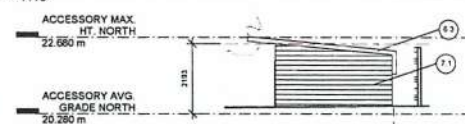




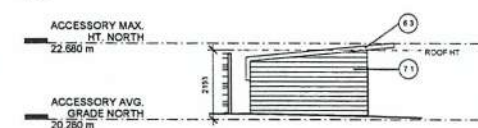
12/27/2017 3:05:50 PM



⑦ NORTH ACCESSORY EAST  
1:75



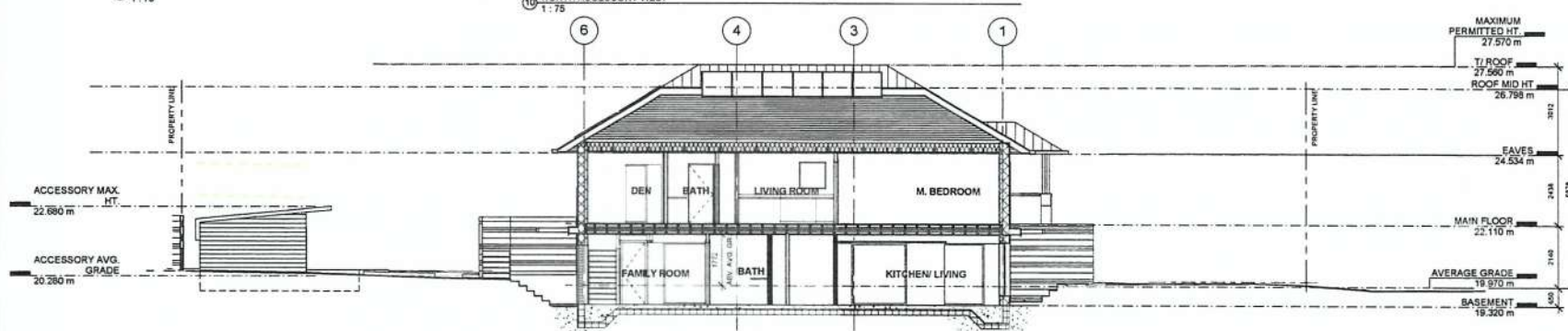
⑧ NORTH ACCESSORY NORTH  
1:75



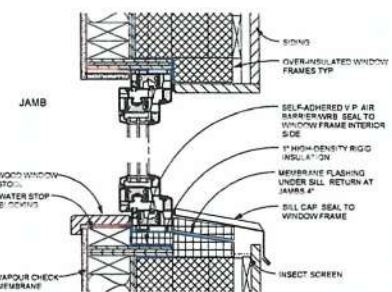
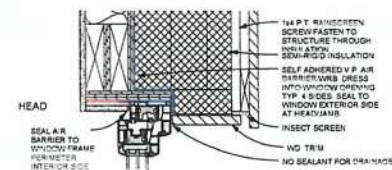
⑨ NORTH ACCESSORY SOUTH



10 NORTH ACCESSORY WEST  
1 - 75



① NORTH LONGITUDINAL SECTION  
1:75



② Window detail  
1:5

Do not enter these amounts

[illegible]

Project number	2015 00
Date	JULY 25, 2015
Drawn by	M
Checked by	M
<b>A501</b>	
Scale	As Indicated

JUL 14 2017

Planning & Development Department  
Development Services Division



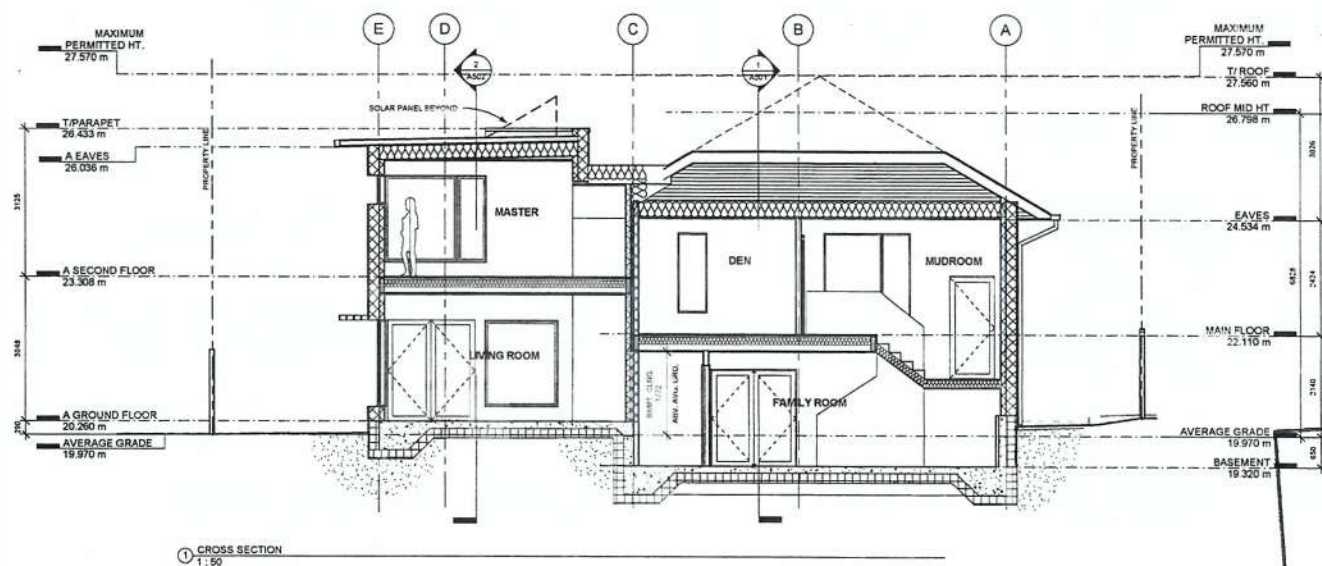
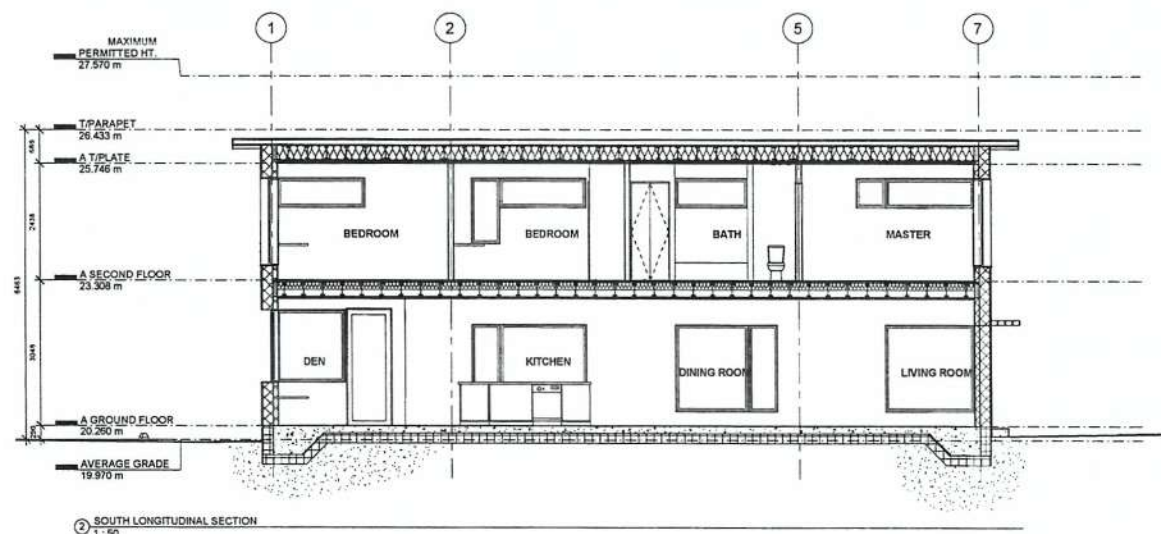


Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
SECTIONS

Project number	2015 00
Date	JULY 25, 2015
Drawn by	M
Checked by	M
A502	
Scale	1 : 5



Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

**RESEARCH DESIGN AND METHODS**





# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1068 Chamberlain Street

Legal - Lot 16, Section 74,  
Victoria District, Plan 252

Parcel Identifier: 003-785-599 in the City of Victoria

## LEGEND

Elevations are geodetic referred to Victoria Integrated  
Survey Monument 15-109. (elev=22.506m)

- denotes - Water Meter
- denotes - Manhole - Sanitary Sewer
- denotes - Utility Pole With Light

##+ - denotes - existing elevation

Tree diameters are in centimetres.

Setbacks are derived from field survey.

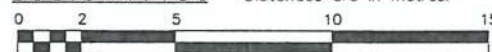
Parcel dimensions shown hereon are  
derived from Land Title Office records.

This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.

Site Area  
709 m<sup>2</sup>

Plan 252

Scale - 1 : 150 Distances are in metres.



No.1070

Strata Plan 585

No.1068

No.1048

Chamberlain Street

Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

July 17, 2015

File : 12,107 - 15  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

+ peak=26.33