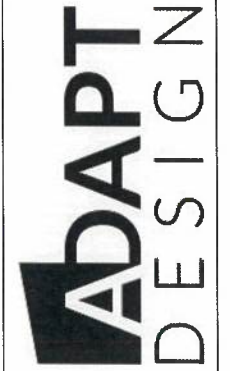


1 SITE PLAN
SCALE: 1:100

Property Information

Project Type: New Fourplex - SSMUH
Site Address: 809 Intervale Ave, Esquimalt, BC

	Zoning	Proposed
Density	4	4
# of units	2	1
# of principle blds		
Setbacks:		
Front	4.0m	4.0m
North	4.5m	5.62m
West	2.0m	2.03m
East	3.0m	3.5m
Roof Height		
# of storeys	11.0m	8.80m
	3	3
Floor Area:		
Lower		78.09 m ²
Main		249.97 m ²
Upper		249.97 m ²
Garage	(40 m ²)	113.43 m ²
Total		578.03 m ²
Lot Area:		
Building Footprint:		557.5 m ²
		260.48 m ²
Lot Coverage:		
	50%	46.7%



1500 Shorncliffe Road Victoria BC Canada
250.883.8127
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809 INTERVALE AVE

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, without agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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Applicable Codes

-BC Building Code Current Edition (2024)

Energy

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

Ventilation

BCBC 9.32

		Issued
COVER SHEET & GENERAL INFO		
A-001	SITE PLAN	<input type="checkbox"/>
PLANS		
A-101	LOWER FLOOR PLAN	<input type="checkbox"/>
A-102	MAIN FLOOR PLAN	<input type="checkbox"/>
A-103	UPPER FLOOR PLAN	<input type="checkbox"/>
ELEVATIONS		
A-201	ELEVATIONS	<input type="checkbox"/>
A-202	ELEVATIONS	<input type="checkbox"/>
DETAILS		
A-301	PERSPECTIVE VIEWS	<input type="checkbox"/>

ISSUED FOR REVIEW

ISSUED:

SITE PLAN

A-001

Printed 2024-11-14

PROJECT:
NEW FOURPLEX





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



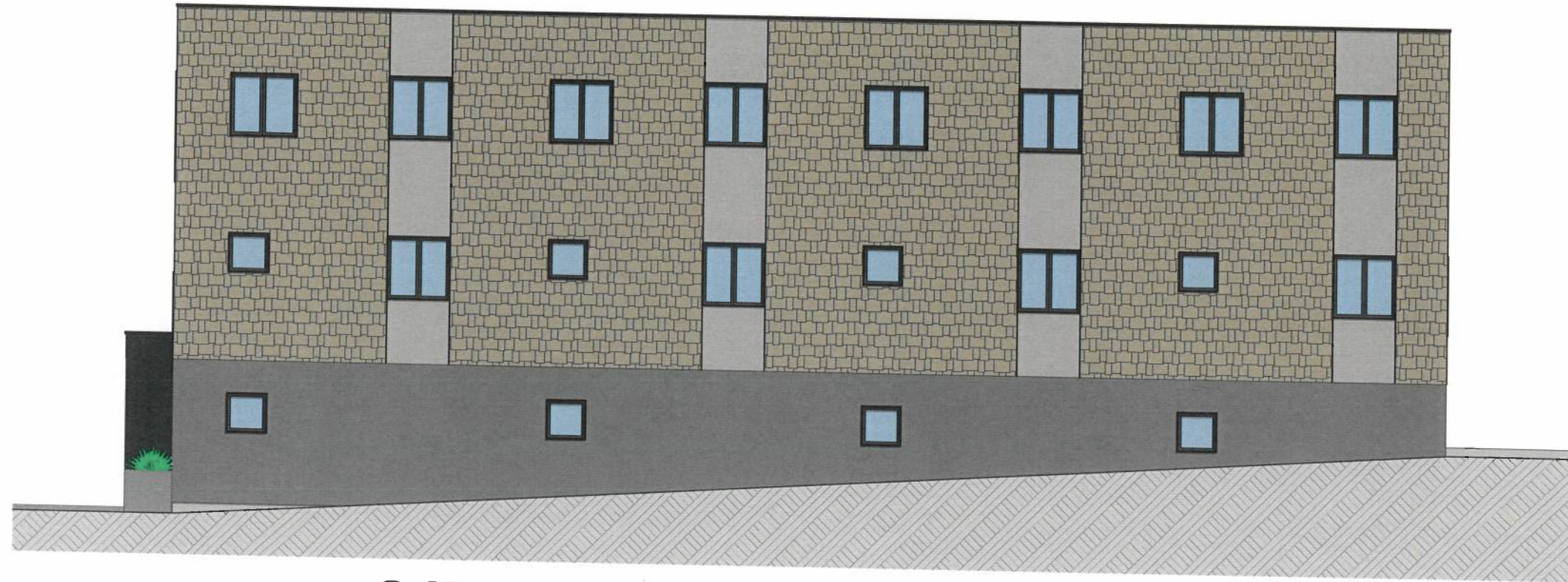
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR
REVIEW

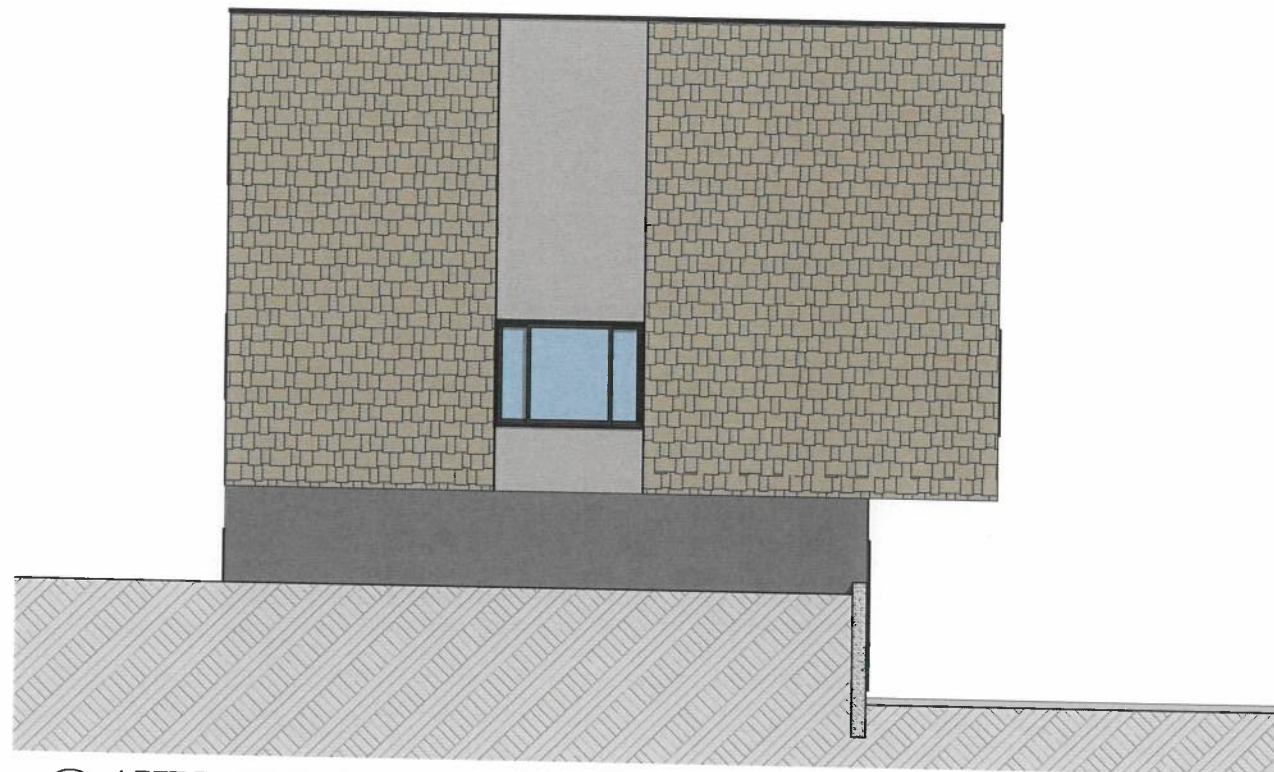
ISSUED:

ELEVATIONS

A-201



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



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



ISSUED FOR
REVIEW

ISSUED:

ELEVATIONS

A-202



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

ISSUED FOR REVIEW

ISSUED:

PERSPECTIVE VIEWS