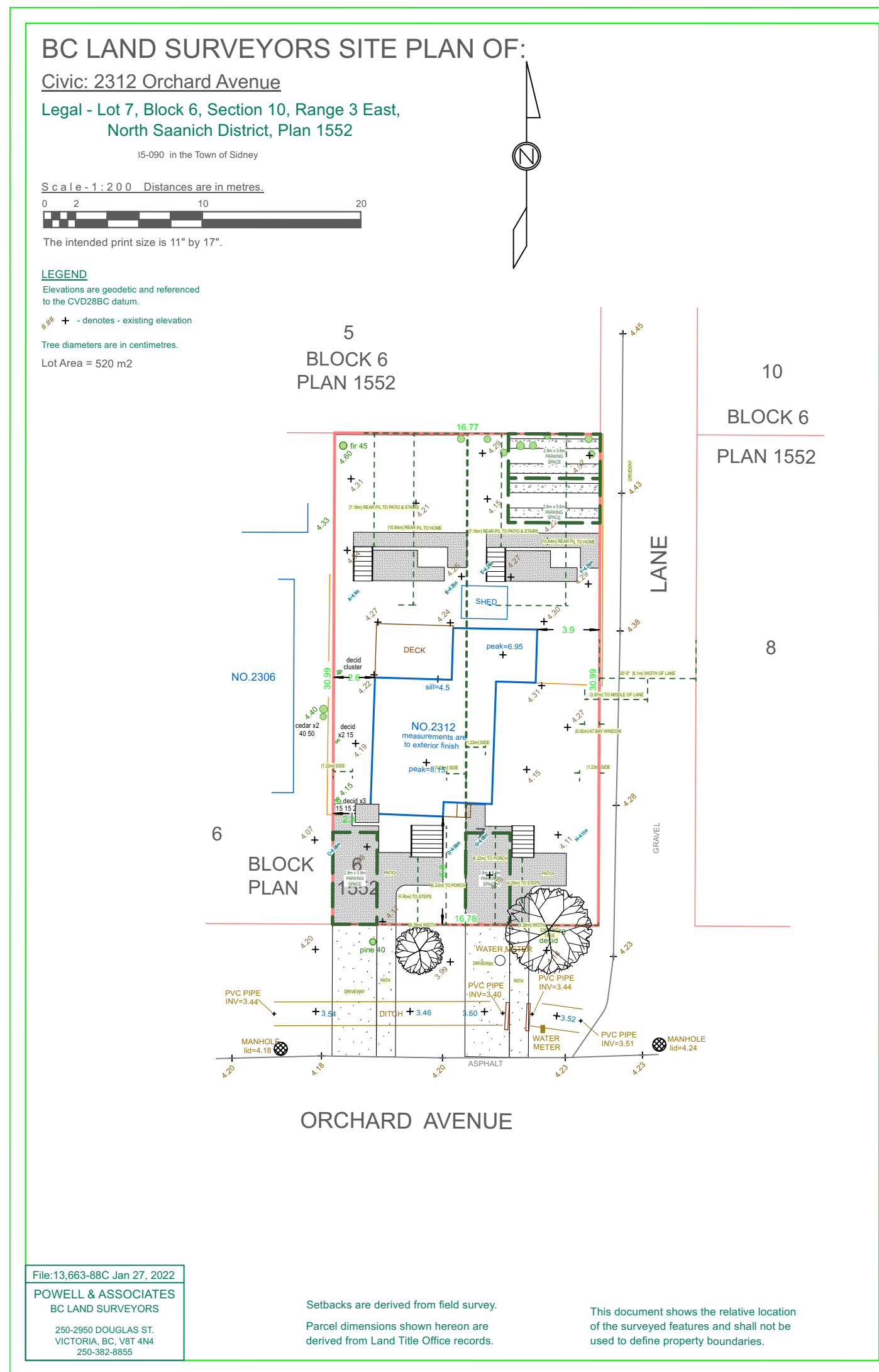


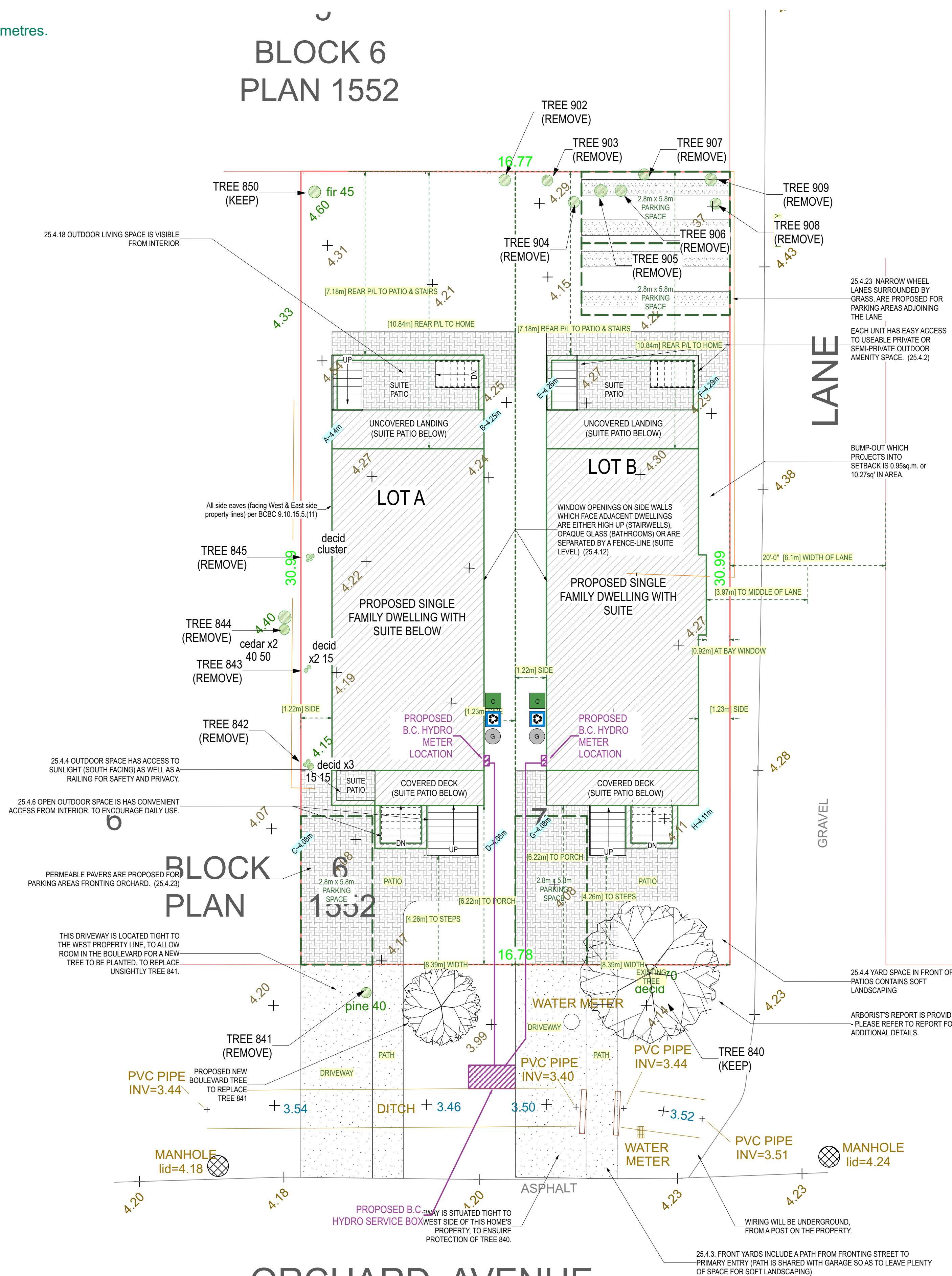
# SITE PLAN & PROJECT INFO



Site Plan Thumbnail  
Scale: 1:500

timetres.

## BLOCK 6 PLAN 1552



Site Plan Close-Up  
Scale: 1:100

## ORCHARD AVENUE

### 2312 Orchard Avenue - Data Information Table

Item	R3 Zoning Requirements	Proposed Lot A (West)	Proposed Lot B (East)	
Permitted Uses Pertaining to this Application	Single Family Dwelling with Secondary Suite, Accessory Structure	Single Family Dwelling with Secondary Suite, Accessory Structure	Single Family Dwelling with Secondary Suite, Accessory Structure	OK
Lot Area	Min. 255sq.m. for Single Family Dwelling	Original Lot is 520.14sq.m. so each new lot will be 260.07sq.m. (2799sq')	Original Lot is 520.14sq.m. so each new lot will be 260.07sq.m. (2799sq')	OK
Lot Width	Min. 7.5m	Lot Width is 8.39m	Lot Width is 8.39m	OK
Lot Coverage (First Storey)	Max. 35% on first storey, not incl. unenclosed & uncovered stairs & landings.	31%	32%	OK
Lot Coverage (2nd storey)	Max. 30% on 2nd Storey	27.60%	28.10%	OK
Height (Natural grade at extreme four corners of building, to highest point)	Max. 8m (roof pitch greater than 3:12)	8.74m	8.74m	As Measured from Finished Grade
Storeys	Max. 2.5 Storeys (Half storey has ceiling elevation between 0.6m and 1.2m above grade)	2 1/2 Storeys	2 1/2 Storeys	OK
Front Yard Setback	Min. 4.5m	6.22m to covered porch	6.22m to covered porch	OK
Stairs Projecting into Front Yard Setback	Unenclosed stairs & landings may project up to 0.6m into front yard setback	Base of Stairs is 4.26m from Property Line (0.23m into setback)	Base of Stairs is 4.26m from Property Line (0.23m into setback)	OK
Rear Yard Setback	Min. 3.0m (unenclosed & uncovered stairs & landings may be in rear yard setback)	Rear P/L to Uncovered Stairs: 7.18m. Rear P/L to Face of Home is 10.84m	Rear P/L to Uncovered Stairs: 7.18m. Rear P/L to Face of Home is 10.84m	OK
Interior Setbacks	Min. 1.2m	1.22m & 1.23m	1.22m & 1.23m	OK
Bay Window Projecting into Side Yard Setback	Max. 1.1sq.m. or 11.8sq'	N/A	Bay Window is 0.97sq.m.	OK
Parking	Min. 1 space	1 Parking space	1 Parking space	OK
<b>Secondary Suite</b>				
Size (must have separate entrance and be self-contained)	Max. 90sq.m.	804sq' = 74.7sq.m.	804sq' = 74.7sq.m.	OK
Parking	Min. 1 parking space	1 Parking space	1 Parking space	OK

#### Floor Area & Lot Coverage Calculations - Lot A (West)

Space	Area		Site Coverage
2nd Storey Living Space & Lot Coverage	769.5 sq'	71.49 sq.m.	27.5%
1st Storey Living Space	804.37 sq'	74.73 sq.m.	28.7%
1st Storey Covered Front Porch	63 sq'	5.85 sq.m.	2.3%
1st Storey Uncovered Landing at Rear	0 sq'	0.00 sq.m.	0.0%
<b>TOTAL 1st STOREY LOT COVERAGE</b>	<b>867.37 sq'</b>	<b>80.58 sq.m.</b>	<b>31.0%</b>
Half Storey (Suite) Living Space	804.37 sq'	74.73 sq.m.	28.7%
Half Storey (Suite) Front Covered Porch	63 sq'	5.85 sq.m.	2.3%
Half Storey (Suite) Rear Covered Porch	97.5 sq'	9.06 sq.m.	3.5%
<b>TOTAL HALF STOREY LOT COVERAGE</b>	<b>964.87 sq'</b>	<b>89.64 sq.m.</b>	<b>34.5%</b>
<b>TOTAL HOME'S FLOOR AREA</b>	<b>2378.24 sq'</b>	<b>220.95 sq.m.</b>	

#### Floor Area & Lot Coverage Calculations - Lot B (East)

Space	Area		Site Coverage
2nd Storey Living Space & Lot Coverage	786.4 sq'	73.06 sq.m.	28.1%
1st Storey Living Space	814.62 sq'	75.68 sq.m.	29.1%
1st Storey Covered Front Porch	87.75 sq'	8.15 sq.m.	3.1%
1st Storey Uncovered Landing at Rear	0 sq'	0.00 sq.m.	0.0%
<b>TOTAL 1st STOREY LOT COVERAGE</b>	<b>902.37 sq'</b>	<b>83.83 sq.m.</b>	<b>32.2%</b>
Half Storey (Suite) Living Space	804.37 sq'	74.73 sq.m.	28.7%
Half Storey (Suite) Front Covered Porch	87.75 sq'	8.15 sq.m.	3.1%
Half Storey (Suite) Rear Covered Porch	97.5 sq'	9.06 sq.m.	3.5%
<b>TOTAL HALF STOREY LOT COVERAGE</b>	<b>989.62 sq'</b>	<b>91.94 sq.m.</b>	<b>35.4%</b>
<b>TOTAL HOME'S AREA</b>	<b>2405.39 sq'</b>	<b>223.47 sq.m.</b>	

NATURAL GRADE CALCULATION - WEST LOT	
POINT	GRADE (m)
A	4.41
B	4.25
C	4.08
D	4.08
AVERAGE (m)	4.20

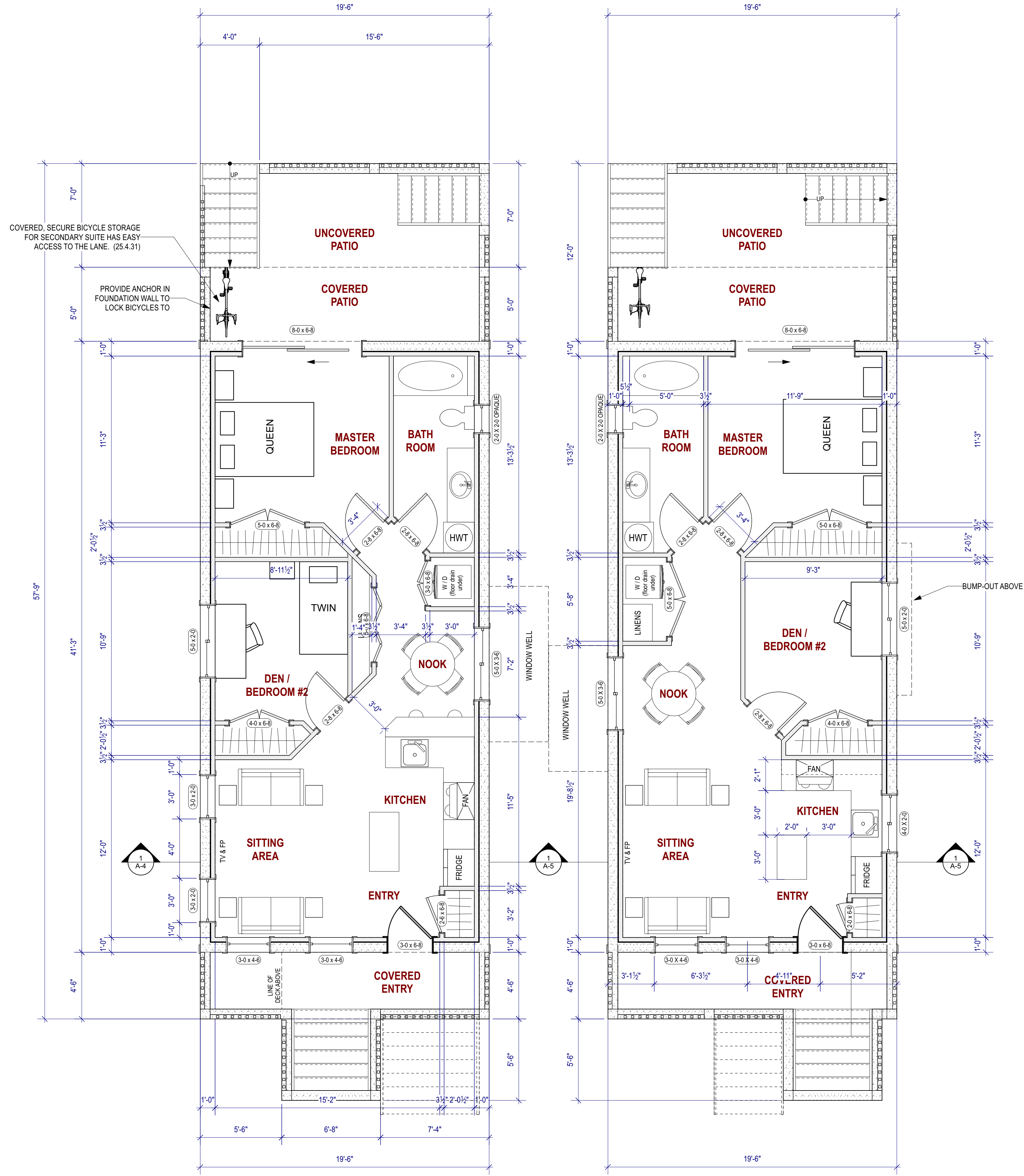
NATURAL GRADE CALCULATION - EAST LOT	
POINT	GRADE (m)
E	4.26
F	4.29
G	4.08
H	4.11
AVERAGE (m)	4.19

**PLEASE NOTE:**  
FLOOD CONSTRUCTION LEVEL FOR THIS LOT IS 4.37m  
FINISHED GRADE AROUND BUILDING WILL BE 4.44m  
BUILDING HEIGHT AND DEFINITION OF 'HALF STOREY' ARE MEASURED FROM FINISHED GRADE.

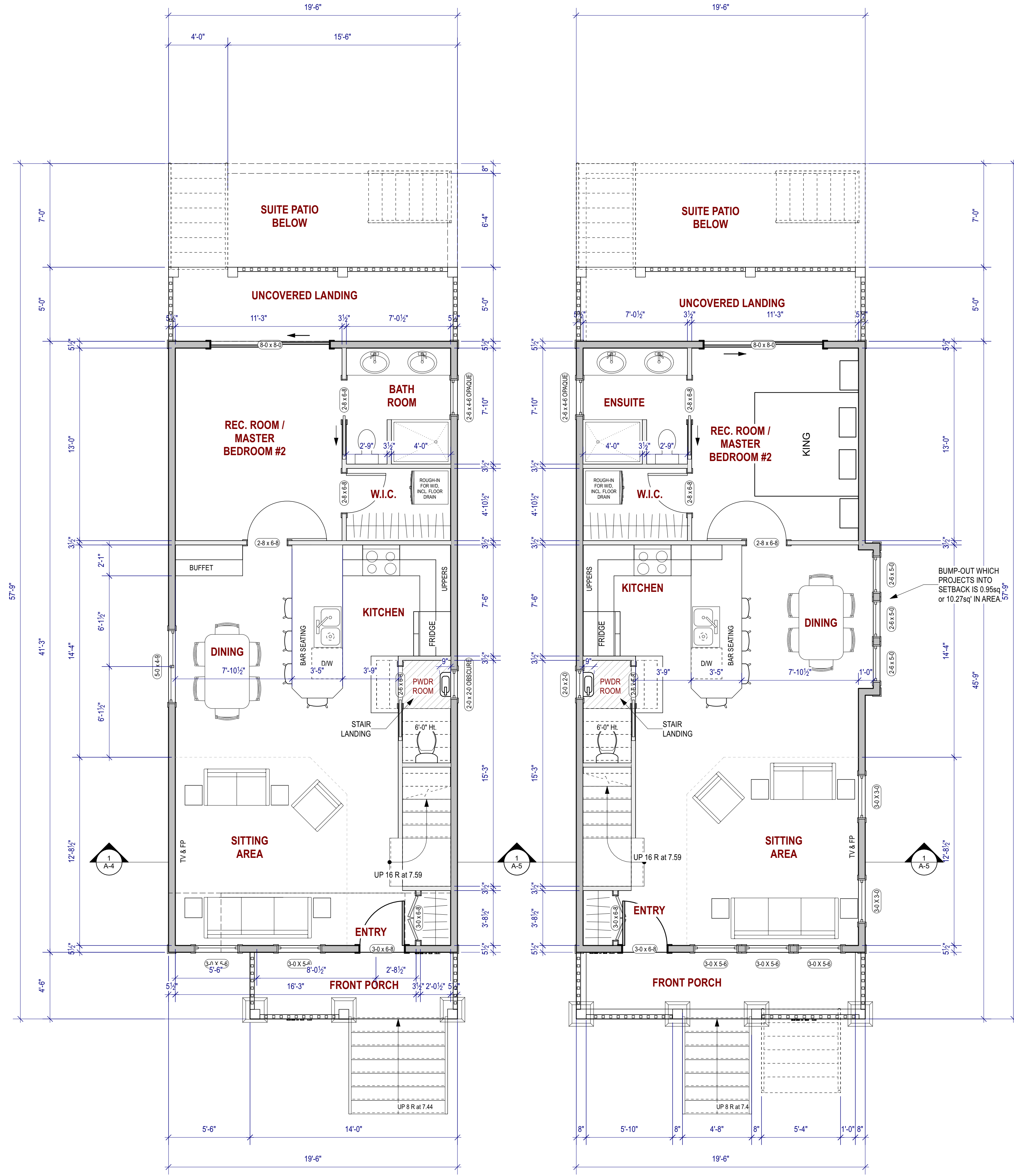
	Tara Cumming 250-589-4918 cumming_design@shaw.ca	DWG NO: <b>A-1</b>	DESIGN BY: <b>TARA &amp; TIM</b>	~ 2312 Orchard Avenue ~ ~Tim Rohwer~
		DATE: 2023 Mar 22 10:00:32 AM	DRAWN BY: <b>TARA</b>	



# LOWER & MAIN FLOOR PLANS



Lower / Basement Suite Floor Plan  
Scale: 1/4" = 1'-0"

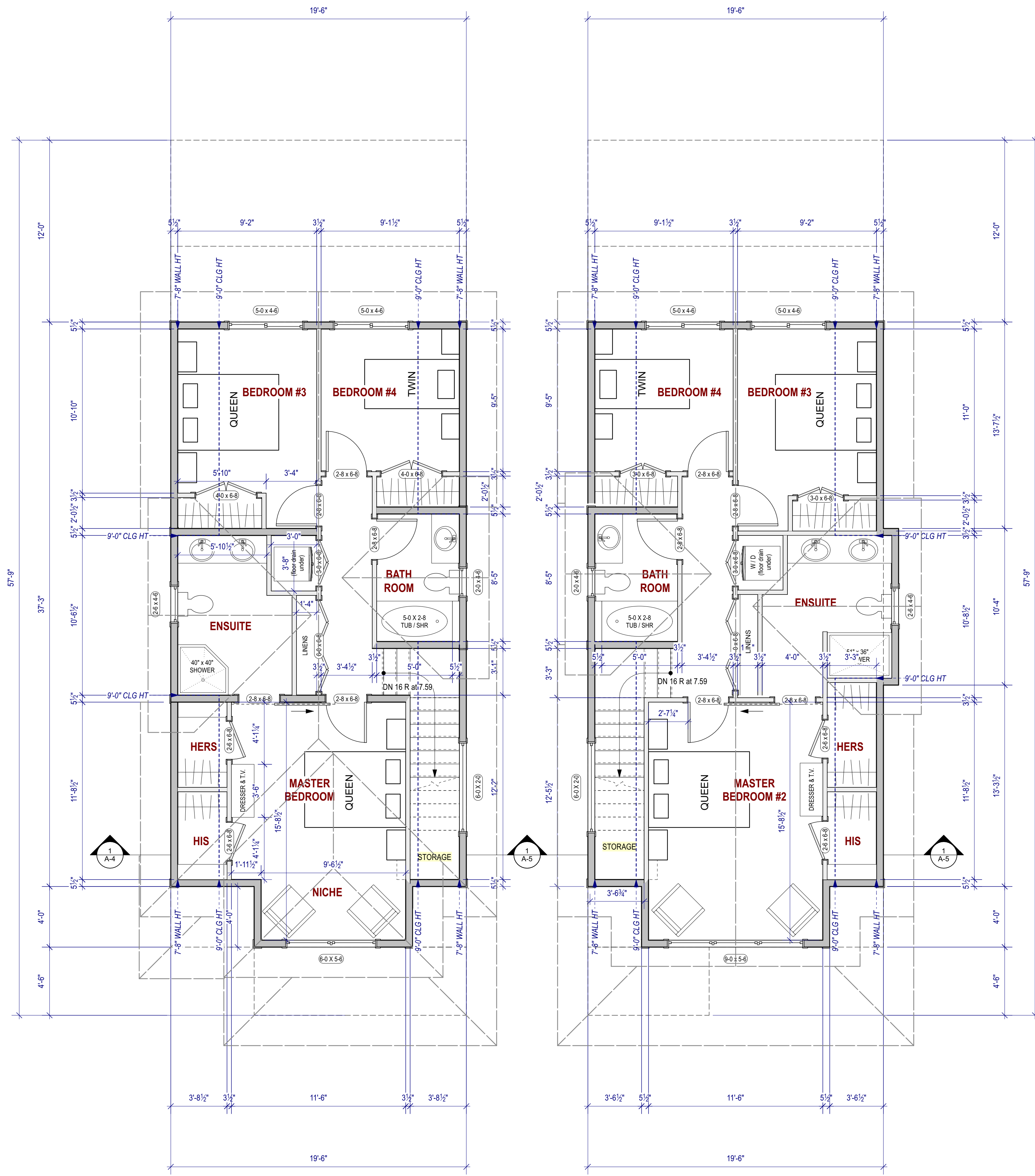


Main Floor Plan  
Scale: 1/4" = 1'-0"

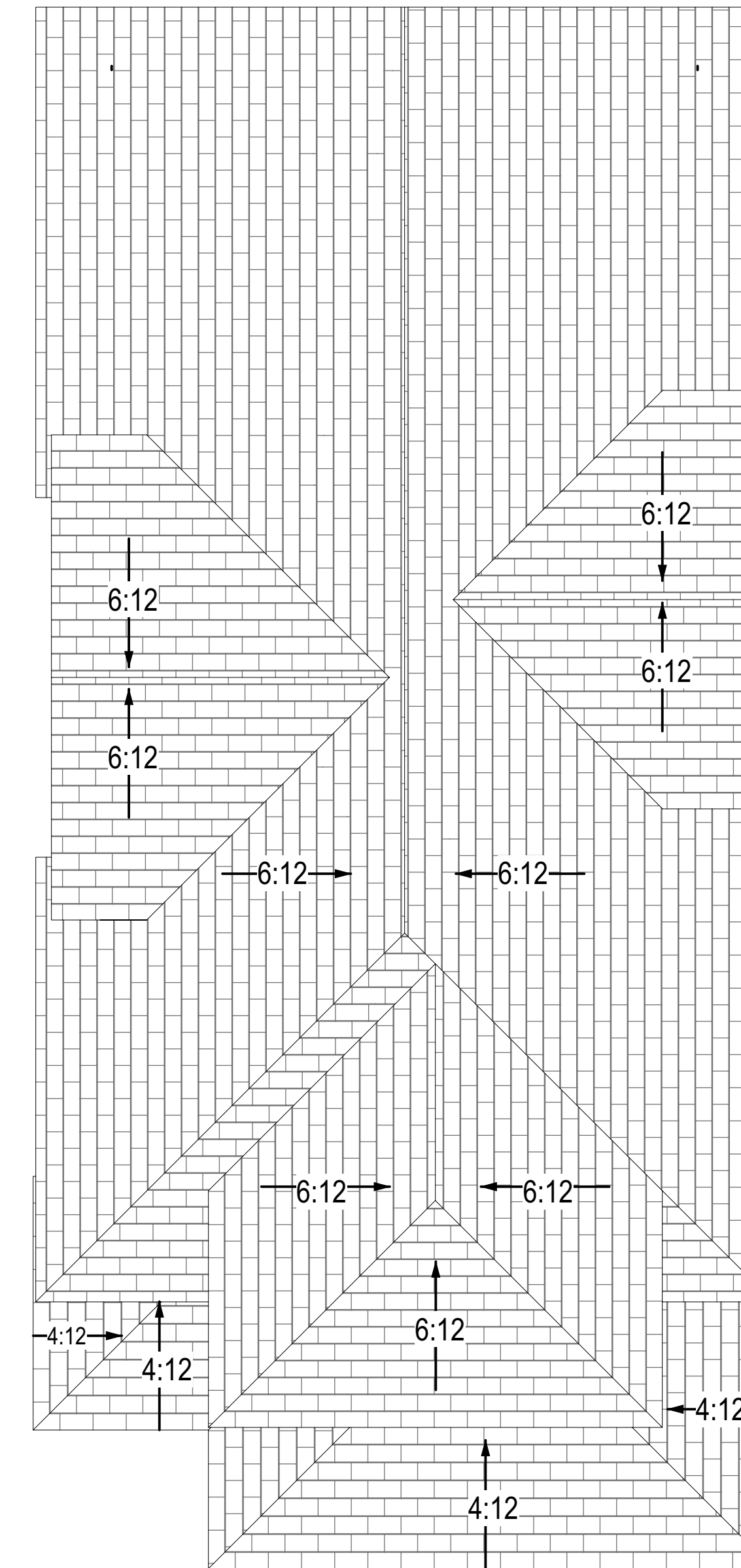
\*\*\* PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" \*\*\*  
\*\*\* ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED \*\*\*

	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: <b>A-2</b>	DESIGN BY: <b>TARA &amp; TIM</b>	~ 2312 Orchard Avenue ~ ~Tim Rohwer~
		DATE: 2023 Mar 22 10:00:32 AM	DRAWN BY: <b>TARA</b>	

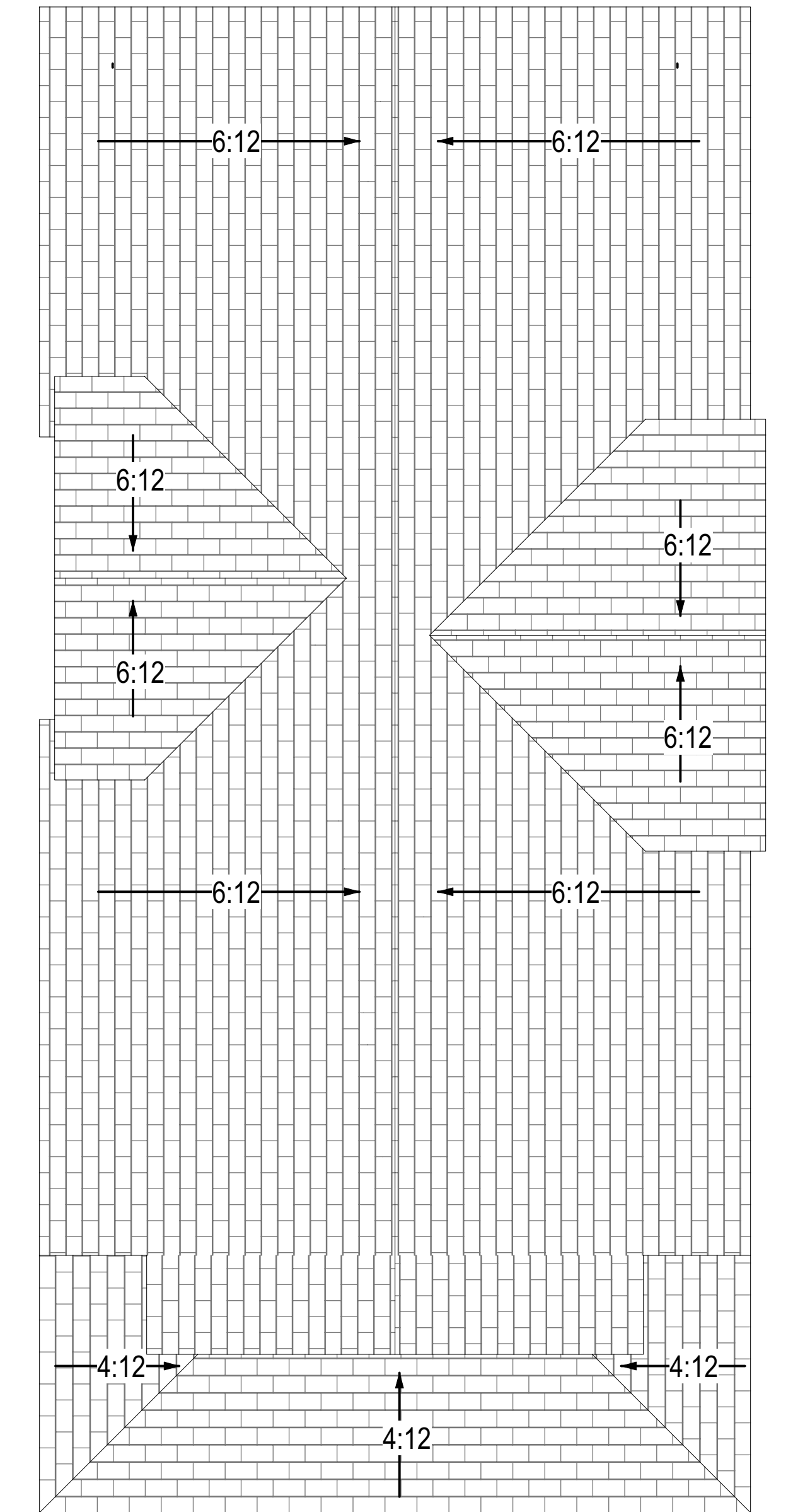
# UPPER FLOOR & ROOF PLAN




Upper Floor Plan  
Scale: 1/4" = 1'-0"



Roof Plan  
Scale: 1/4" = 1'-0"



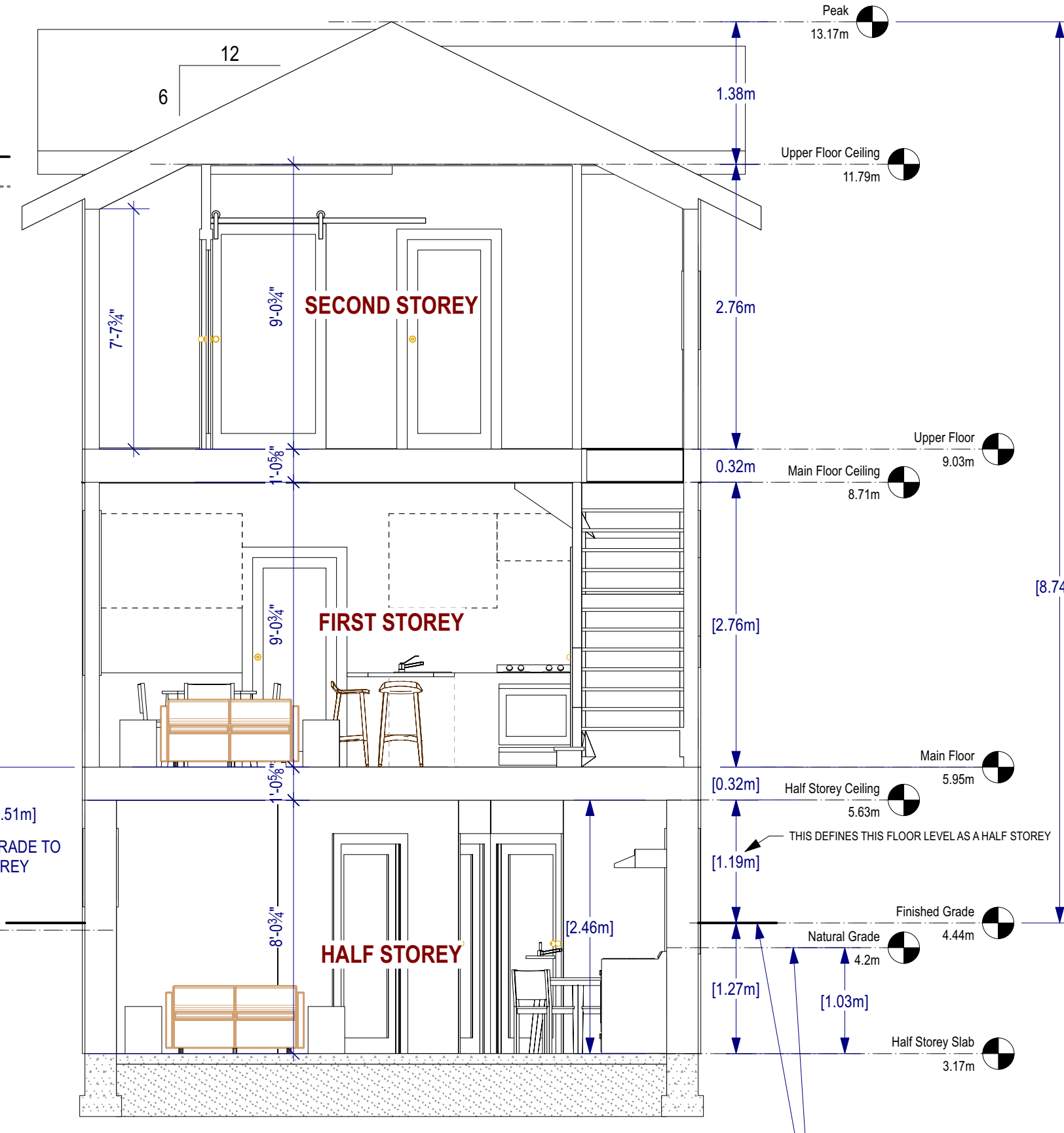
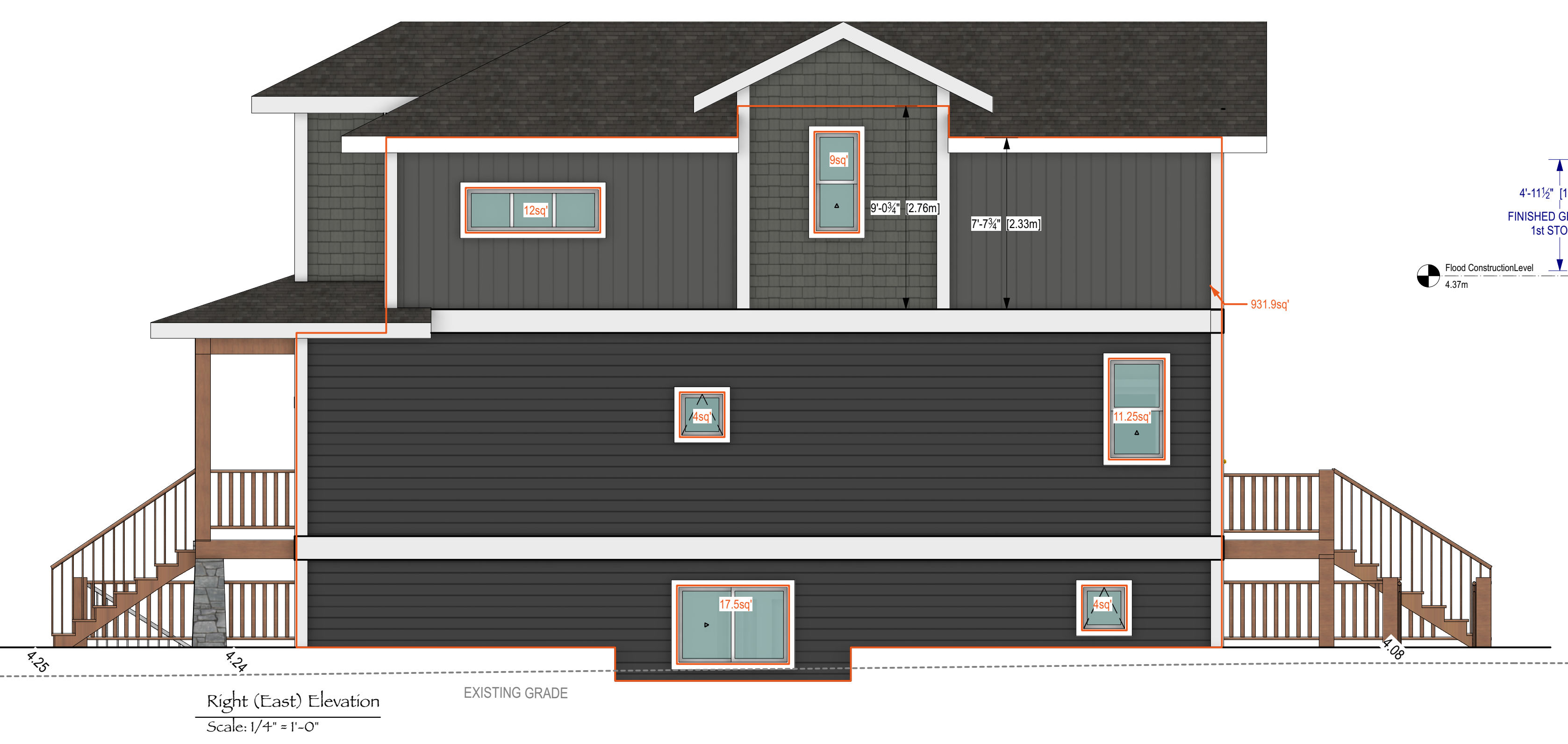
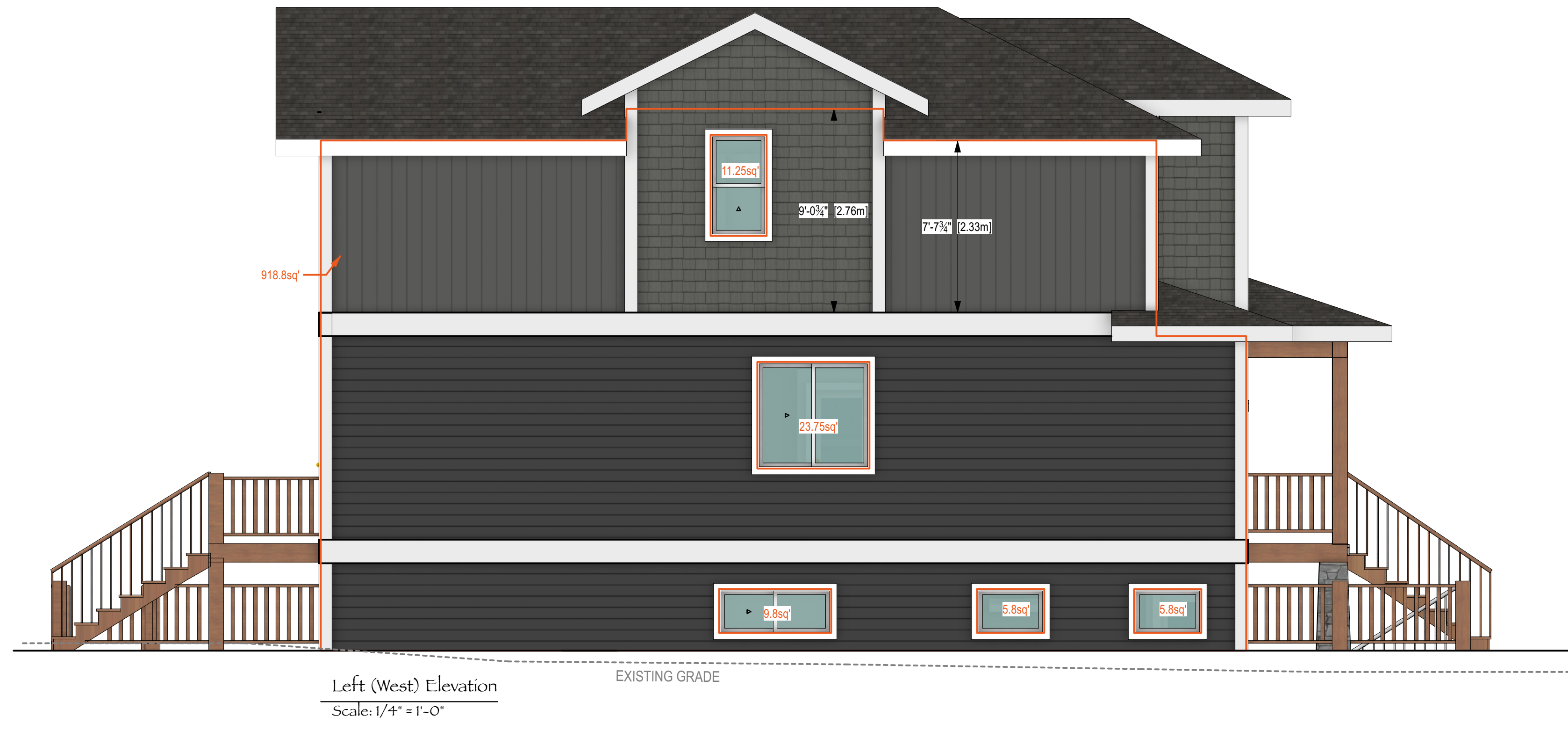
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# LOT A (WEST LOT) ELEVATIONS

Spatial Separations Calculations - Lot A							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
~From Site Plan & Elevations~	~From Site Plan~	~Finished Ground to uppermost Ceiling~	~This column auto-calculates~	~From Elevations~	~PER BCBC 9.10.14.4~	~This column auto-calculates~	~Compare Allowable to Proposed~
West Elevation	1.22m	918.8	85	56.46	7.0%	6.1%	OK
East Elevation	1.22m	931.9	87	57.75	7.0%	6.2%	OK



EXISTING NATURAL (AVERAGE) GRADE IS 4.2m. FINISHED GRADE IS RAISED TO 4.44m, WHICH PUTS OUR MEASURED HEIGHT FROM FINISHED GRADE TO PEAK AT 8.74m.

\*\*\* PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" \*\*\*  
 \*\*\* ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED \*\*\*

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--	--	--	--	---



# LOT B (EAST LOT) ELEVATIONS

Spatial Separations Calculations - Lot B							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plan-	-Finished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 9.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
West Elevation	1.22m	931.9	87	57.75	7.0%	6.2%	OK
East Elevation (to centerline of lane)	3.97m	917.4	85	75.33	21.0%	8.2%	OK



Front (South) Elevation  
Scale: 1/4" = 1'-0"



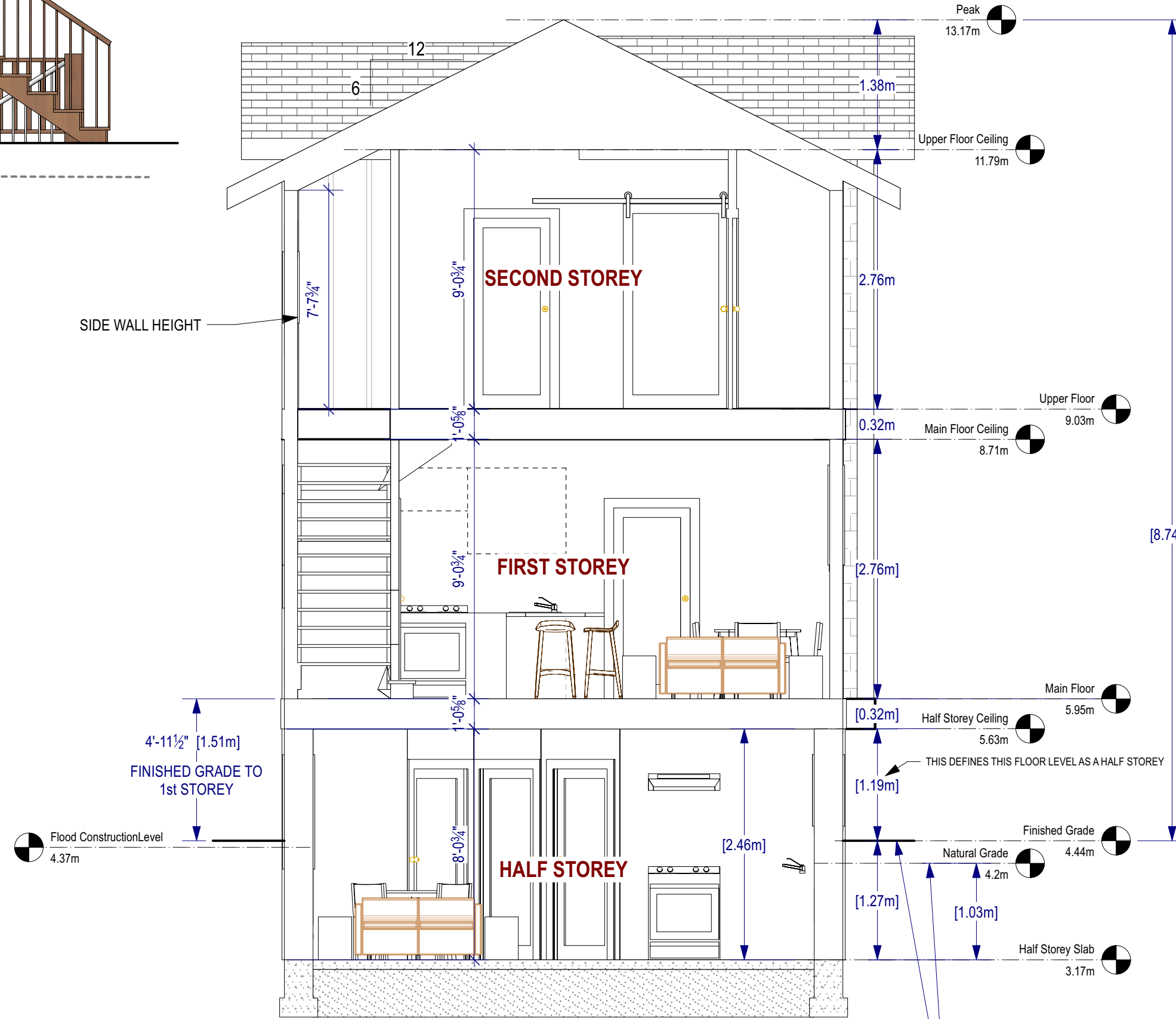
Left (West) Elevation  
Scale: 1/4" = 1'-0"



Rear (North) Elevation  
Scale: 1/4" = 1'-0"



Right (East) Elevation  
Scale: 1/4" = 1'-0"



Graphic Cross Section  
Scale: 1/4" = 1'-0"

EXISTING NATURAL (AVERAGE) GRADE IS 4.2m. FINISHED GRADE IS RAISED TO 4.44m, WHICH PUTS OUR MEASURED HEIGHT FROM FINISHED GRADE TO PEAK AT 8.74m.

\*\*\* PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" \*\*\*  
\*\*\* ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED \*\*\*

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		DATE:	2023 Mar 22 10:00:59 AM	DRAWN BY:	TARA	




# LANDSCAPE PLAN

1



Landscape Plan  
Scale: 1:100

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\*\*\* ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED \*\*\*

 <p>Tara Cumming 250-889-4918 cumming_design@shaw.ca</p>	<p>DWG NO: A-6</p>	<p>DESIGN BY: TARA &amp; TIM</p>	<p>~ 2312 Orchard Avenue ~ ~Tim Rohwer~</p>
	<p>DATE: 2023 Mar 22 10:01:22 AM</p>	<p>DRAWN BY: TARA</p>	



# STREETSCAPE & COLOUR SWATCHES



P/L

2306 Orchard Avenue

P/L

2312 Orchard Avenue  
~Lot A~

P/L

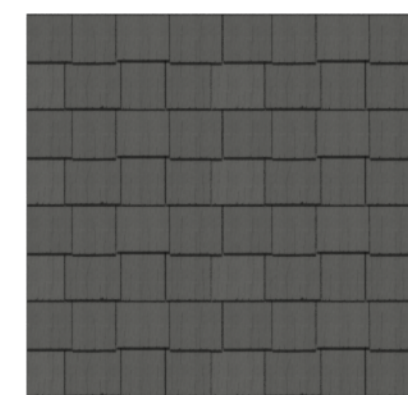
2312 Orchard Avenue  
~Lot B~

P/L

Lane

P/L

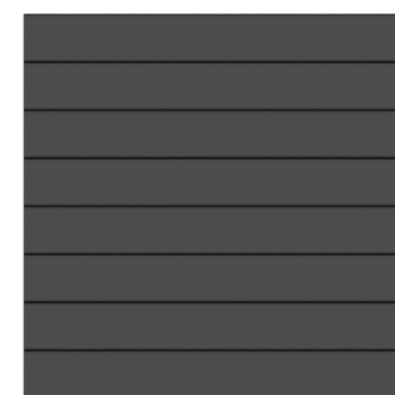
Streetscape  
Scale: 1/4" = 1'-0"



Shakes  
James Hardie  
"Gray Slate"



Vertical Siding  
James Hardie  
"Grey Slate"



Horizontal Siding  
James Hardie  
"Night Gray"



Timbers & Deck Material  
(Possibly milled from Fir tree to  
be removed from rear yard)  
Natural Wood Colour



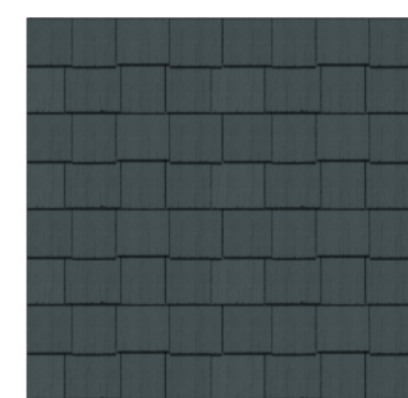
James Hardie  
"Arctic White"



Malarkey Shingles  
"Weathered Wood"



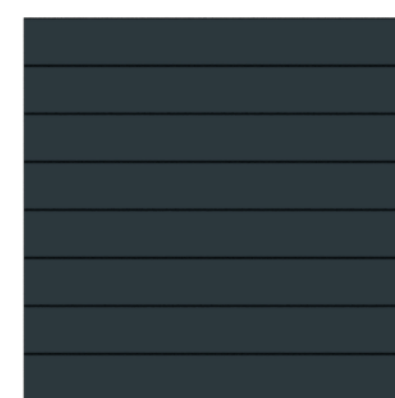
Rock Post Bases  
K2 Stone  
"KV Shadow Ridge Urban Ledge"



Shakes  
James Hardie  
"Boothbay Blue"



Vertical Siding  
James Hardie  
"Boothbay Blue"



Horizontal Siding  
James Hardie  
"Evening Blue"



Timbers & Deck Material  
(Possibly milled from Fir tree to  
be removed from rear yard)  
Natural Wood Colour



James Hardie  
"Arctic White"



Malarkey Shingles  
"Weathered Wood"



Rock Post Bases  
K2 Stone  
"KV Shadow Ridge Urban Ledge"

VARYING MATERIALS CONVEY A FEELING OF QUALITY AND PERMANENCE. (STONE, TIMBER, VARIOUS SIDINGS) (25.3.40)

COLOURS AND MATERIALS ARE NEUTRAL ENOUGH TO BLEND IN WITH CURRENT AND FUTURE STREETSCAPE. (25.3.41)

FACADES FOR EACH HOME ARE UNIQUE. WINDOW CONFIGURATIONS, PORCH WIDTHS, UPPER FLOOR BUMPOUT WIDTHS AND ROOFLINES, MATERIALS AND COLOURS, ARE DIFFERENT FROM ONE TO THE NEXT. (25.4.6)

DEFINING FEATURES SUCH AS HEAVY POSTS AT THE TOP OF THE RAILING HELP IDENTIFY ENTRANCE TO THE SECONDARY SUITE. LOW-GLARE LIGHTING PROVIDED IN UNDERSIDE OF UPPER DECK TO ENHANCE SECURITY AND PROVIDE A WARM WELCOME FOR SUITE DWELLERS. (25.4.25)

ENTRANCE TO SUITE IS COMPLEMENTARY TO THE FRONT FACADE, IN THAT THE ALIGNMENT OF WINDOWS / DOORS FROM SUITE TO MAIN LEVEL WORK WELL TOGETHER. (25.4.26)



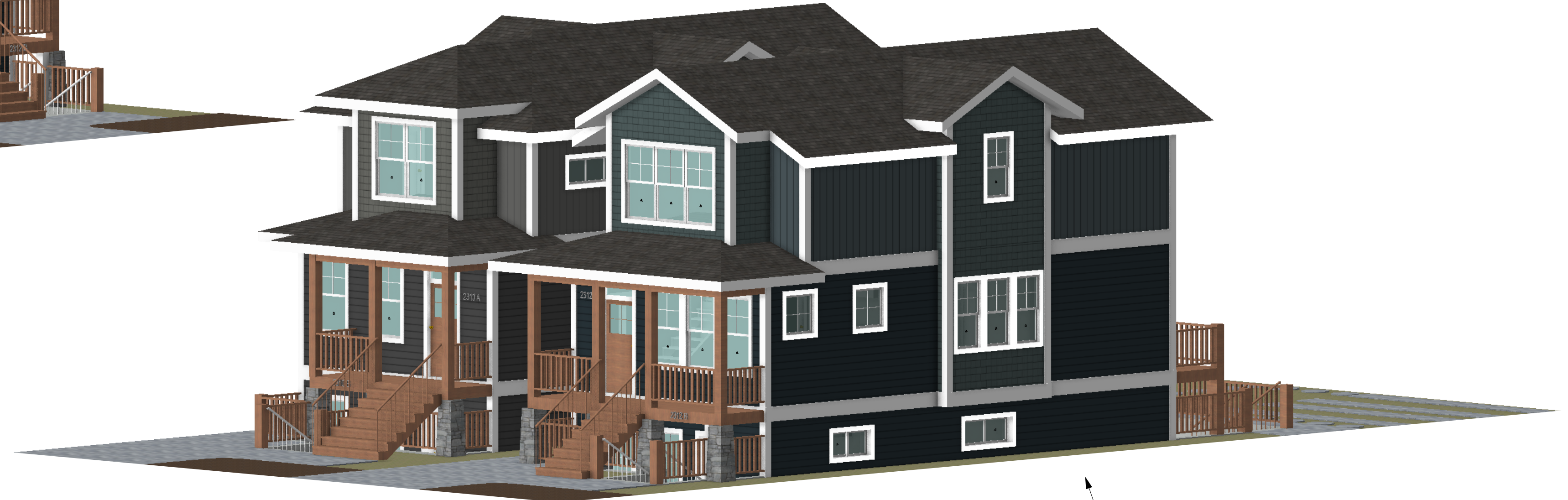
BOTH HOMES - MODEL VIEWS



Front Left  
Scale: 1/75

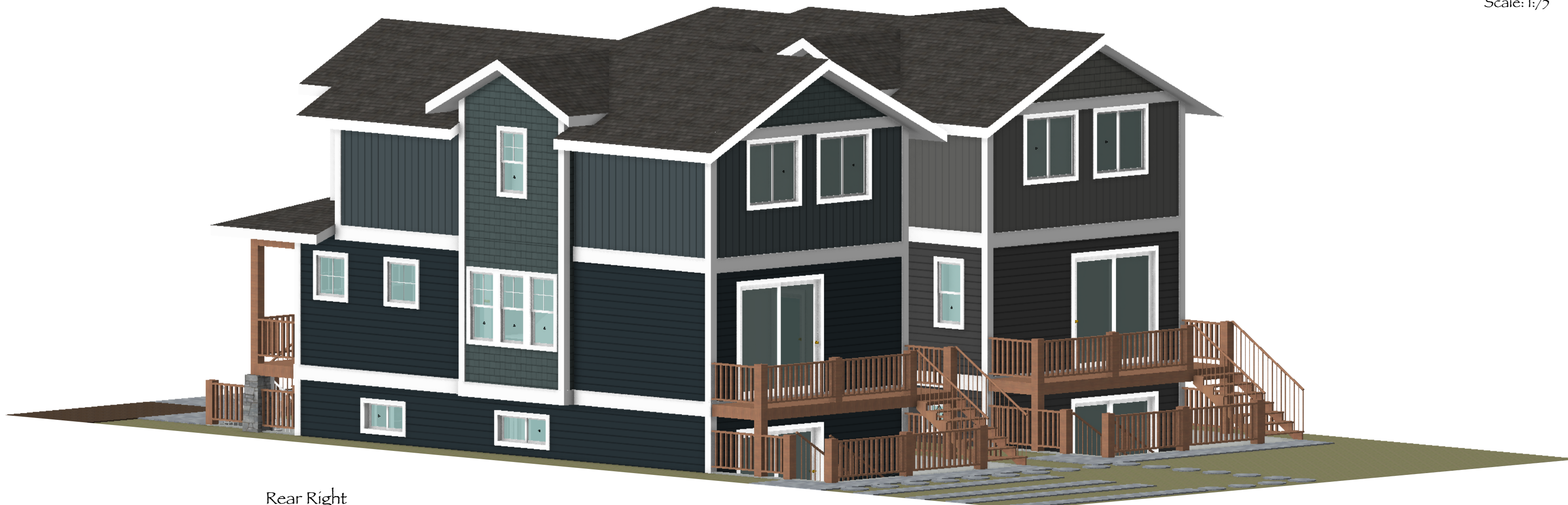
25.4.25 PRIMARY DWELLINGS' FRONT DECK PROVIDES COVERAGE FOR SUITE ENTRANCE. HOUSE NUMBER ABOVE SUITE STAIRS WILL IDENTIFY THE SUITE ENTRANCE. LOW-GLARE SOFFIT LIGHTING WILL ENHANCE OCCUPANT SAFETY & SECURITY.

25.4.26 SUITE ENTRANCE AT THE FRONT OF THE DWELLING HAS WIDE STAIRS TO COMPLEMENT THE WIDE STAIRS GOING TO THE PRIMARY DWELLING

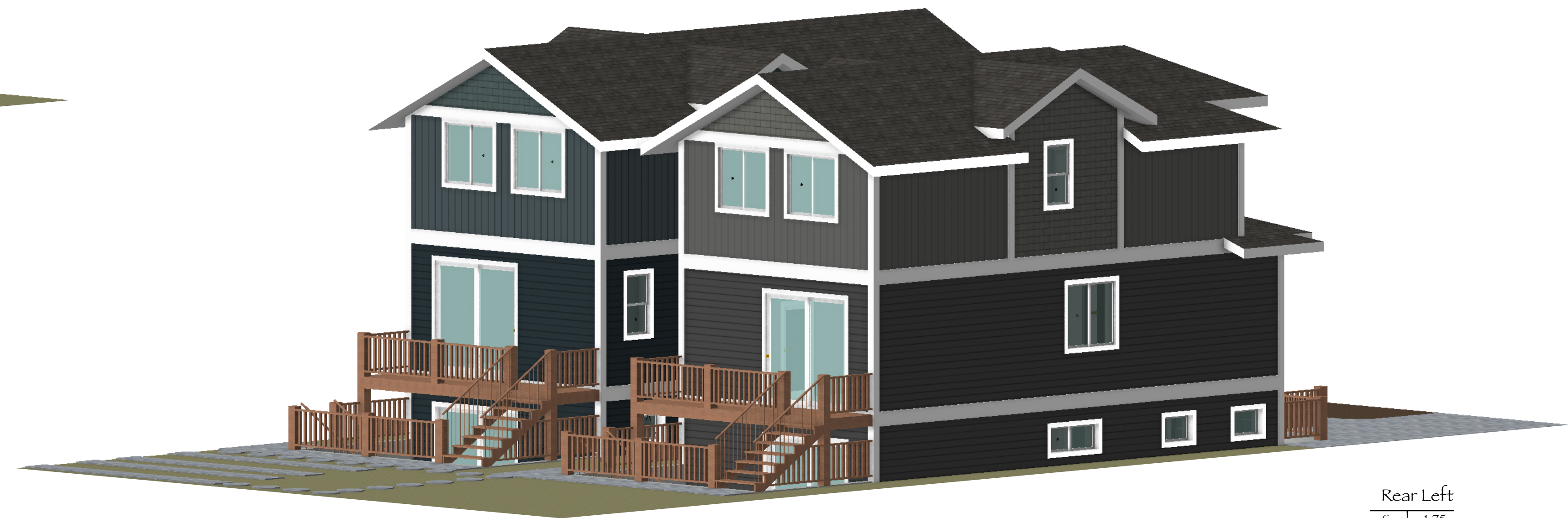


Front Right  
Scale: 1/75

THIS WALL, VISIBLE FROM THE STREET AND THE LANE, CONTAINS INTERESTING FEATURES, TO AVOID IT BEING A BLANK WINDOWLESS WALL. (25.3.31)




Rear Right  
Scale: 1/75



Rear Left  
Scale: 1/75

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\*\*\* ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED \*\*\*

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		DATE:	2023 Mar 22 10:01:41 AM	DRAWN BY:	TARA	