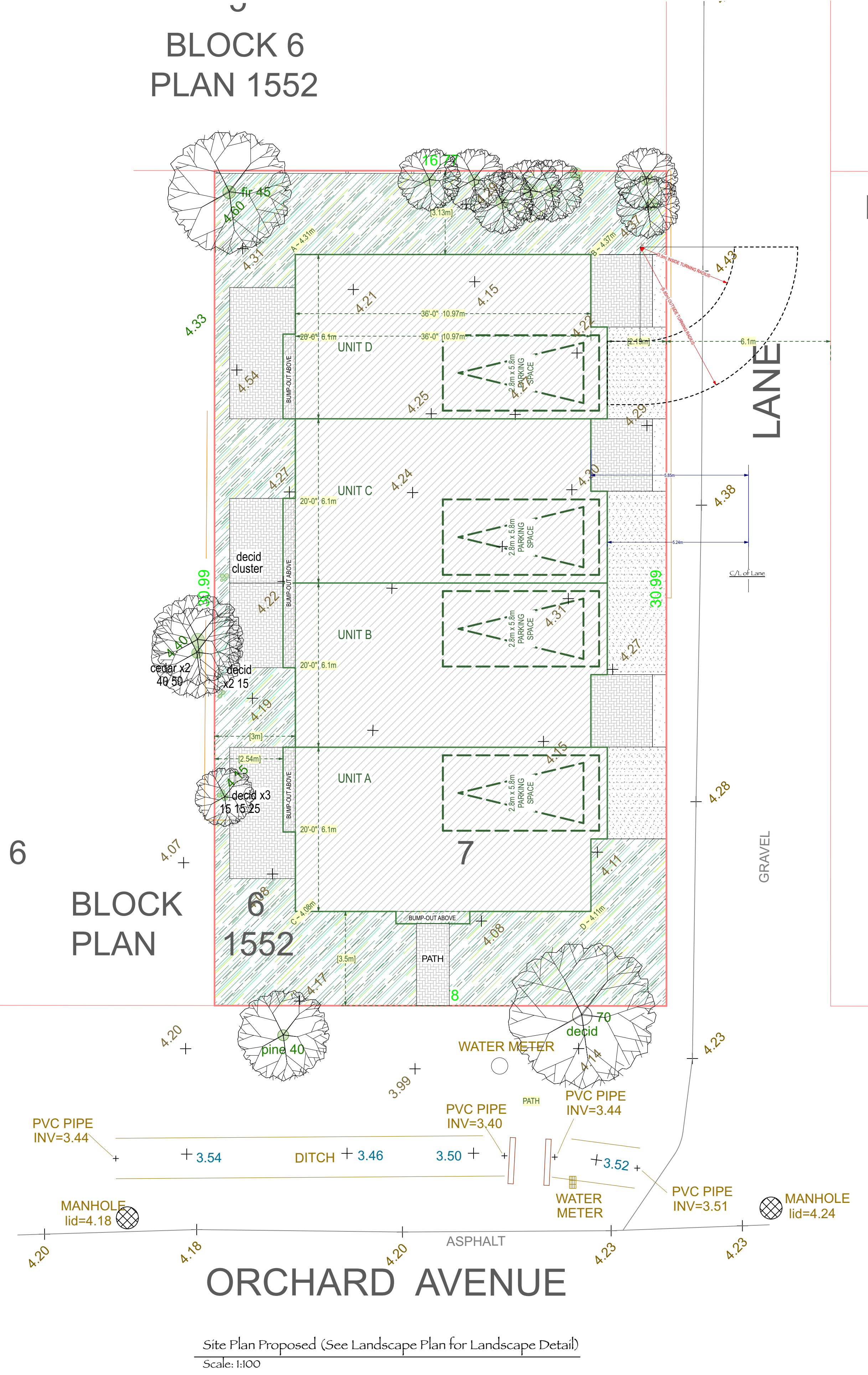
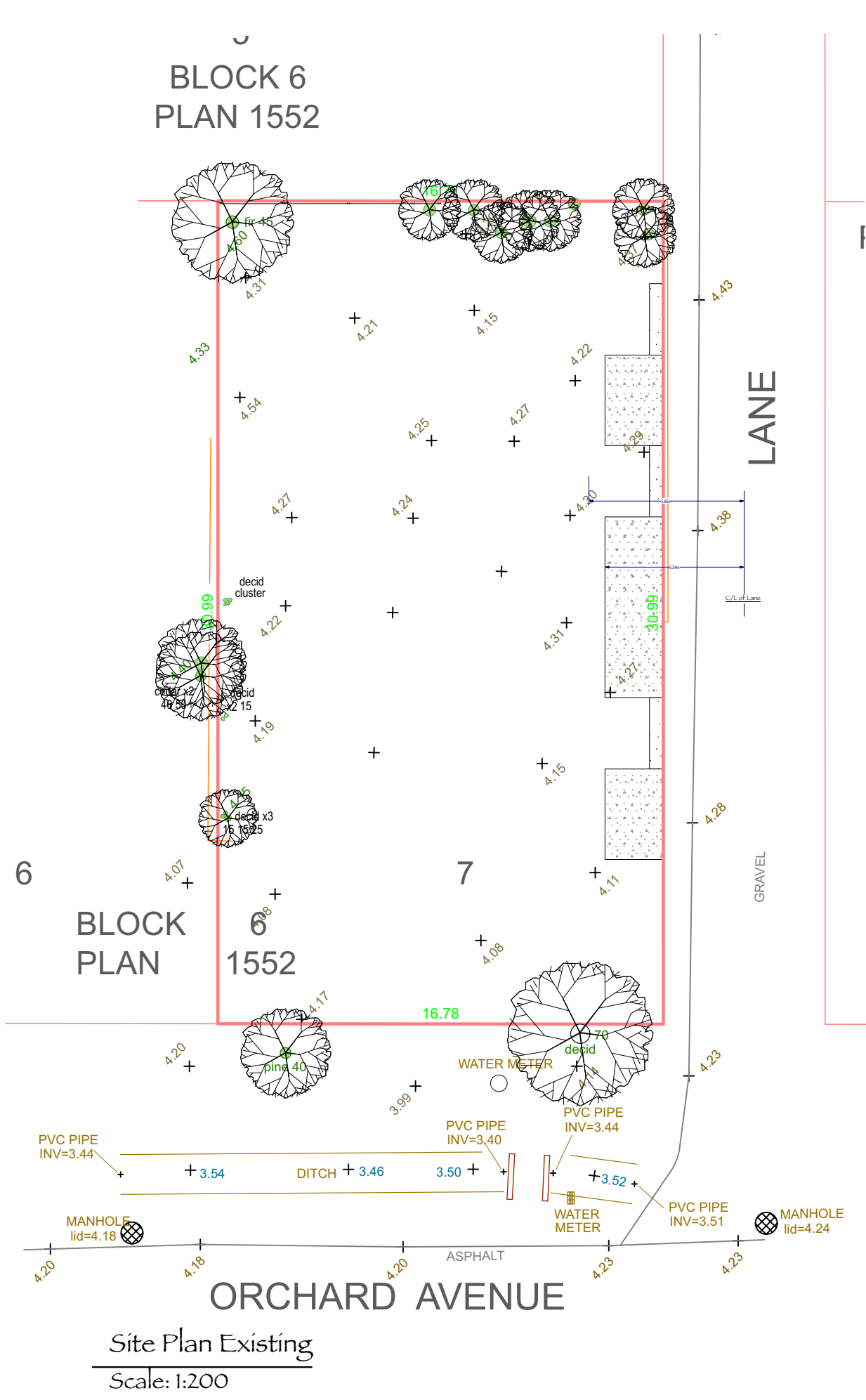


SITE PLAN & PROJECT INFO



2312 Orchard Ave - Project Info Table						
Item	R1 Zoning Requirements		Proposed			
Lot Area (min)	250 sq.m.	2690.975 sq'	519.98 sq.m.	5597.00 sq'	OK	
Maximum Dwelling Units	4 Dwelling Units		4 Dwelling Units		OK	
Lot Coverage **	Max. 50% Lot Coverage		54.4%		Variance Required	
Front Yard Setback	4.5 m (South)		3.5 m (South)		Variance Required	
Rear Yard Setback	3 m (North)		3.13 m (North)		OK	
Side Yard Setbacks	2 m (West)		3 m (West)		OK	
	2 m (East)		2.19 m (East)		OK	
Building Height (Roof Pitch > 3:12)	12 m		10.72 m		OK	
Storeys	Maximum 3 storeys		2 Storeys		OK	

** Lot coverage includes upper floor bump-outs.

Floor Area Calculations				AVERAGE GRADE CALCULATION	
	Space	Area		POINT	GRADE (m)
Unit A	Main Floor	742.3	sq'	A	4.3
	Upper Floor	771.3	sq'	B	4.4
Unit B	Main Floor	742.3	sq'	C	4.1
	Upper Floor	757.8	sq'	D	4.1
Unit C	Main Floor	742.3	sq'	AVERAGE (m)	
	Upper Floor	757.8	sq'	4.2	
Unit D	Main Floor	742.3	sq'		
	Upper Floor	757.8	sq'		
TOTAL		6014.02	sq'		

Cumming
Design

Tara Cumming
250-889-4918
cumming_design@shaw.ca

DWG NO:
A-1

DATE:
2024 May 28
12:05:55 PM

DESIGN BY:
TARA & NIALL

DRAWN BY:
TARA

~ 2312 Orchard Avenue ~
~Niall Paltiel~

EAST & WEST ELEVATIONS



Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECT ED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECT ED OPENINGS (%)	PROPOSED UNPROTECT ED OPENINGS (%)	Allowable must be greater than or equal to Proposed
~From Site Plan & Elevations~	~From Site Plan~	~Finished Ground to egiormist Ceiling~	~This column auto-calculates~	~From Elevations~	~PER CBC 9.10.14.4~	~This column auto-calculates~	~Compare Allowable to Proposed~
East Elevation (Front Door Wall)	5.85m	169.4	16	36.38	83.1%	21.5%	OK
East Elevation (Garage Wall)	5.24m	214	20	108	68.4%	50.5%	OK
West Elevation (Main Wall)	3m	292.68	27	74	25.5%	25.3%	OK
West Elevation (Bedroom Bump-Out)	2.54m	104.2	10	16	18.8%	15.4%	OK



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

Cumming Design

Tara Cumming
250-889-4918
cumming.design@shaw.ca

DWG NO:
A-2

DATE:
2024 May 28
12:05:55 PM

DESIGN BY:
TARA & NIALL

DRAWN BY:
TARA

~ 2312 Orchard Avenue ~
~Niall Paltiel~

NORTH & SOUTH ELEVATIONS & MODEL VIEWS



Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECT ED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECT ED OPENINGS (%)	PROPOSED UNPROTECT ED 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~
North Elevation	3.13m	714.37	66	66.37	18.0%	9.3%	OK



*** 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:
A-3

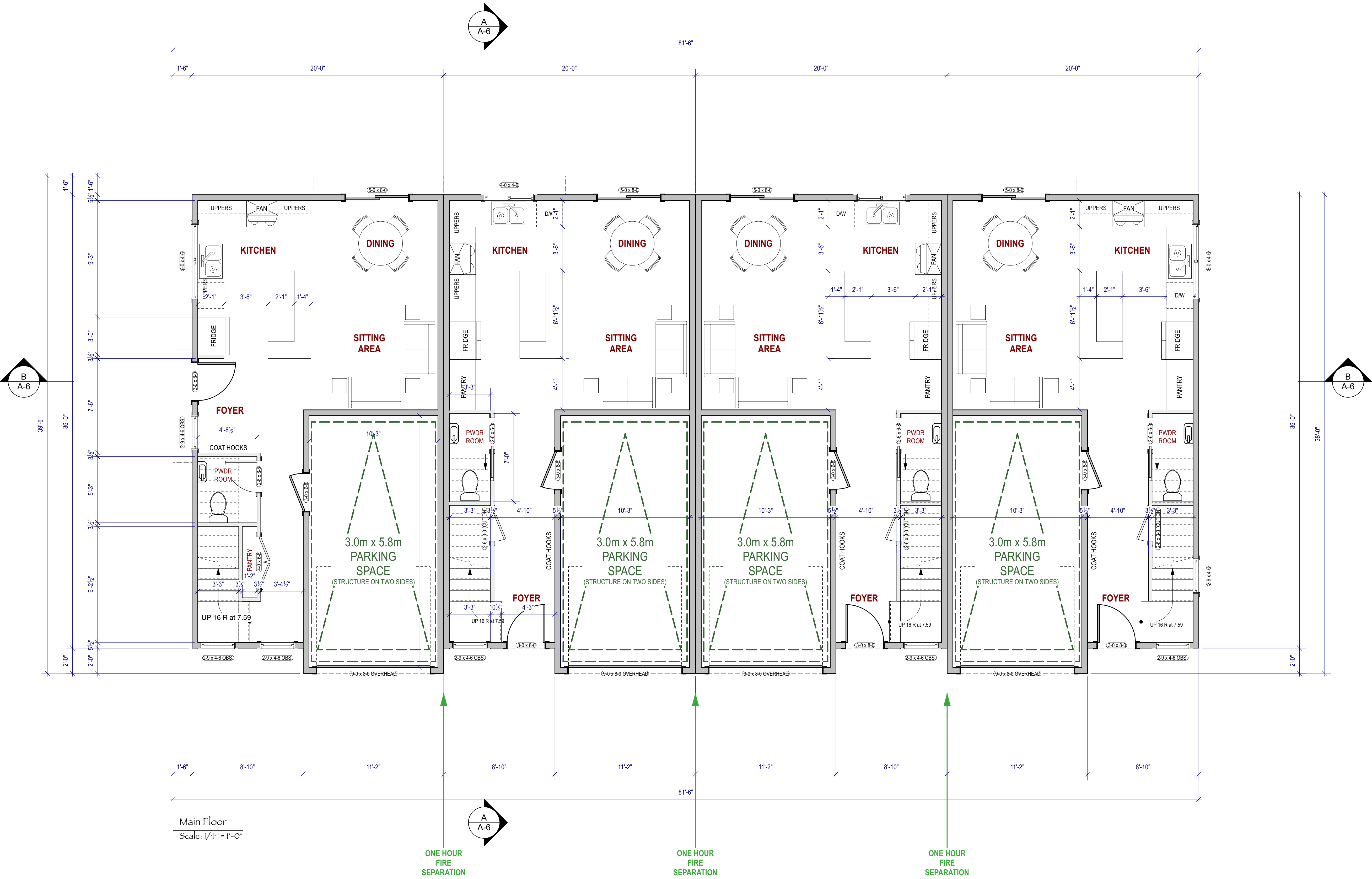
DATE:
2024 May 28
12:05:57 PM

DESIGN BY:
TARA & NIALL

DRAWN BY:
TARA

~ 2312 Orchard Avenue ~
~Niall Paltiel~

MAIN FLOOR PLAN



*** 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: A-4	DESIGN BY: TARA & NIAL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 May 28 12:06:20 PM	DRAWN BY: TARA	

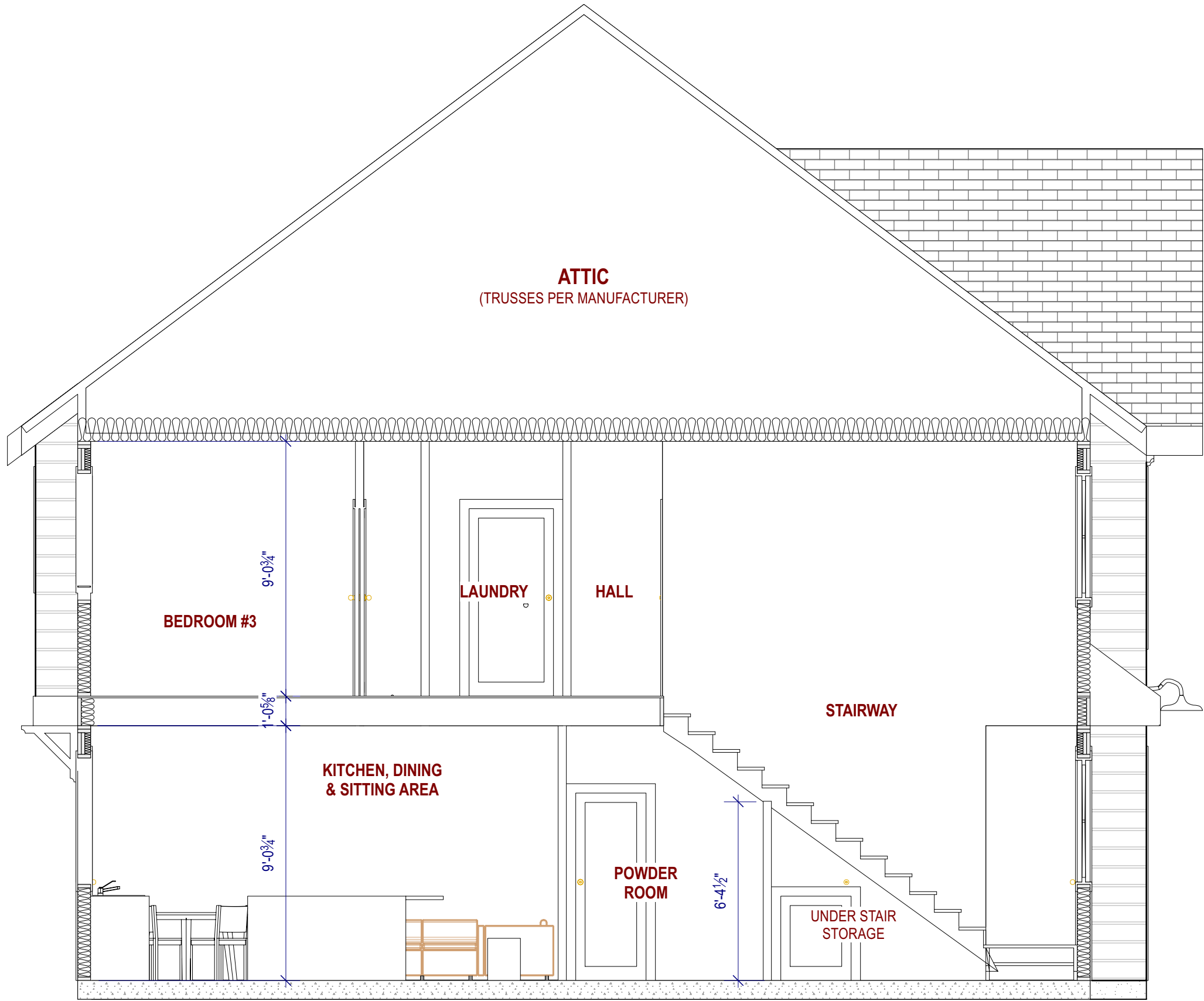
UPPER FLOOR PLAN



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

Cumming Design Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: A-5	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 May 28 12:06:20 PM	DRAWN BY: TARA	

GRAPHIC CROSS SECTIONS



SECTION AA
Scale: 1/4" = 1'-0"



SECTION BB
Scale: 1/4" = 1'-0"

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

Cumming Design Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: A-6	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 May 28 12:06:20 PM	DRAWN BY: TARA	

STREETSCAPE & COLOUR SWATCHES



2306 Orchard Avenue

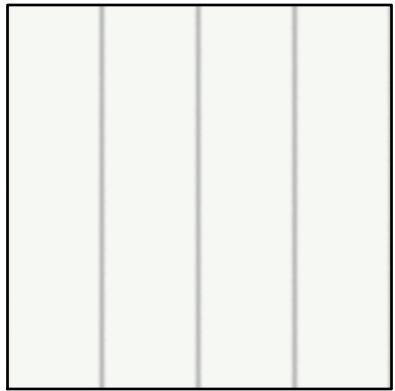
Streetscape
Scale: 1/4" = 1'-0"



2312 Orchard Avenue

Lane

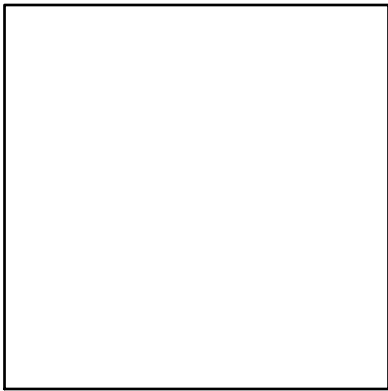
[3m] 38'-0" 11.58m [2.19m] 6.1m



Vertical Board & Batten Siding:
James Hardie
"Arctic White"



Angle Braces & Doors:
Natural Wood Colour



Window Trim:
James Hardie
"Arctic White"



Roofing:
Black Malarkey Shingles



Fascias & Barge Boards:
Black

*** 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: A-7	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 May 28 12:06:23 PM	DRAWN BY: TARA	