

CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
October 1, 2021

ADAPT
DESIGN

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

557 SIMCOE ST,
VICTORIA, BC
BLOCK A

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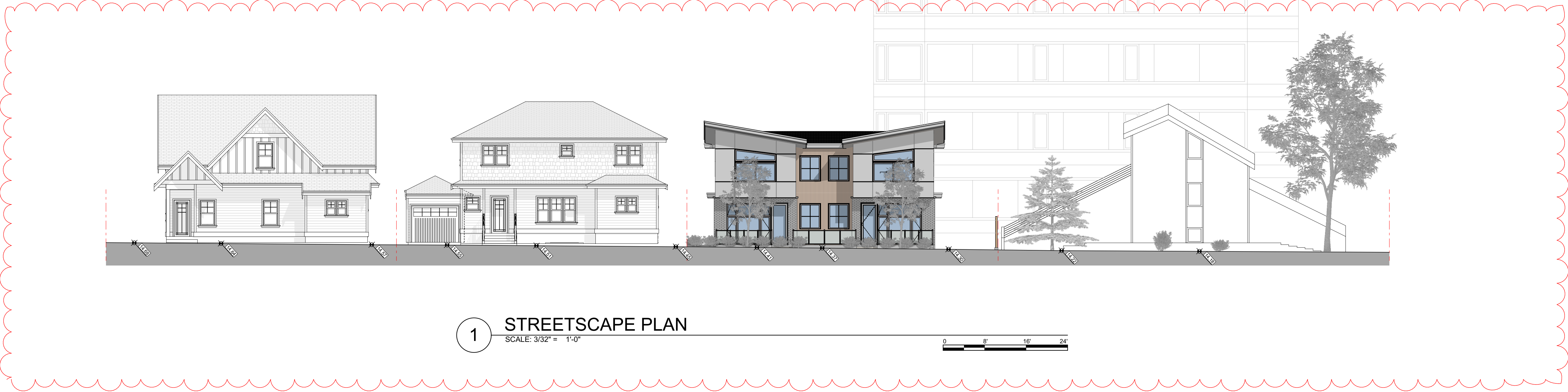
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STREETSCAPE PLAN

A-001

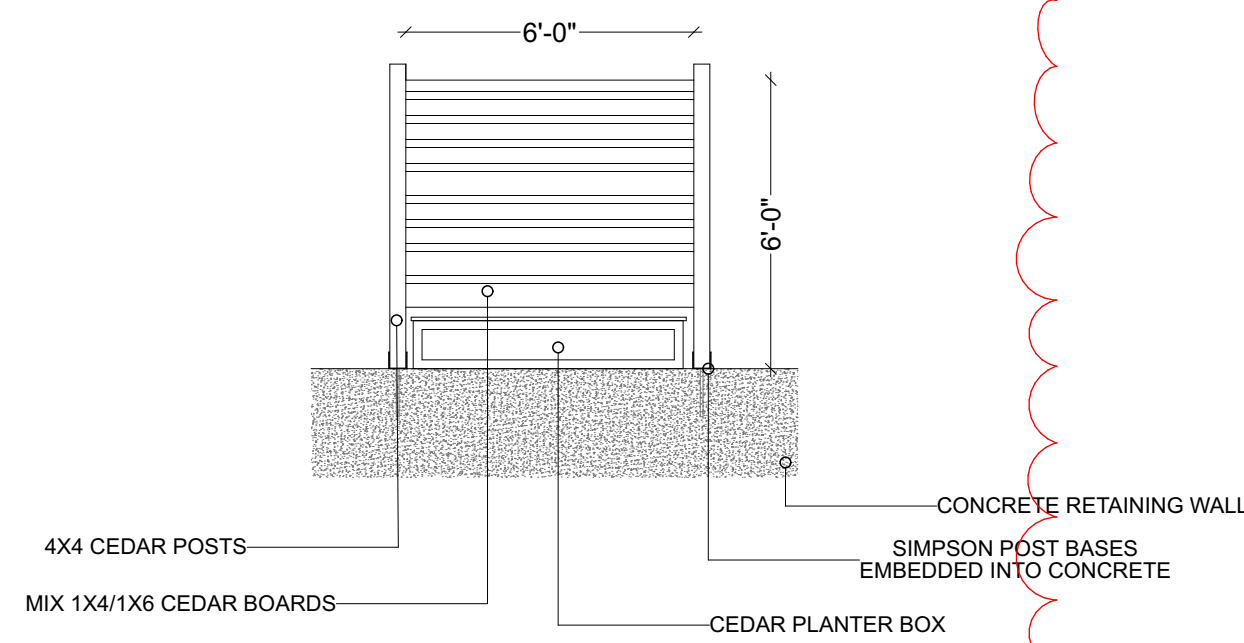
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The streetscape plan shows a row of buildings along a street. From left to right, there is a two-story house with a gabled roof, a two-story house with a gabled roof and a small porch, a modern two-story building with large windows and a flat roof, and a modern two-story building with a gabled roof and a small porch. A large tree is on the right. The plan is enclosed in a red dashed line. Below the plan is a scale bar and a north arrow.

1 STREETSCAPE PLAN
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

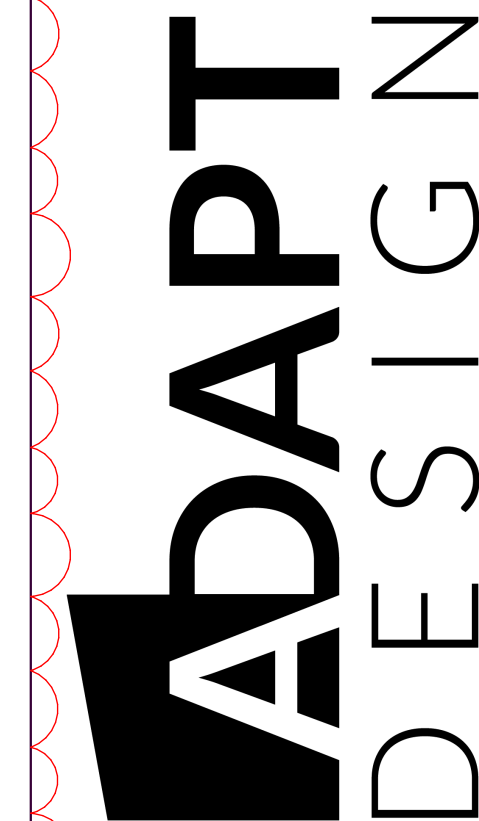
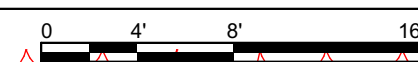


FENCE DETAIL

LANDSCAPE LEGEND	
	RETAINING WALLS
	DRIVEWAY (PERMEABLE PAVERS)
	GRASS
	WOOD FENCE
	AZALEA HINO WHITE
	MAGNOLIA TREE
	RED OSIER DOGWOOD
	OREGON GRAPE



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



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LANDSCAPE PLAN

A-002

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GRADE POINTS BLOCK A	GRADE POINTS	AVERAGE OF POINTS		DISTANCE BETWEEN GRADE POINTS	TOTALS
A = 14.15m (EG)	Points A&B	$((14.15+14.28) / 2)$	x	12.8m	= 181.95
B = 14.28m (EG)	Points B&C	$((14.28+14.47) / 2)$	x	12.8m	= 184.0
C = 14.47m (FG)	Points D&E	$((11.83+11.83) / 2)$	x	12.8m	= 151.42
D = 11.83m (FG)	Points E&F	$((11.83+13.68) / 2)$	x	12.8m	= 163.26
E = 11.83m (FG)					680.63
F = 13.68m (FG)					
GRADE CALCULATION					
BLOCK A					PERIMETER OF BUILDING = 51.2m
					680.63 / 51.2 = 13.29

GRADE POINTS BLOCK B	GRADE POINTS	AVERAGE OF POINTS		DISTANCE BETWEEN GRADE POINTS	TOTALS
G = 11.83m (FG)	Points H&I	$((14.47+14.47) / 2)$	x	12.8m	= 185.22
H = 14.47m (FG)	Points I&J	$((14.47+14.47) / 2)$	x	12.8m	= 185.22
I = 14.47m (FG)	Points J&K	$((14.47+14.47) / 2)$	x	5.98m	= 86.53
J = 14.47m (FG)	Points L&M	$((11.83+11.83) / 2)$	x	6.82m	= 80.68
K = 11.83m (FG)	Points M&G	$((11.83+11.83) / 2)$	x	12.8m	= 151.42
L = 11.83m (FG)					689.07
M = 11.83m (FG)					
GRADE CALCULATION					
BLOCK B					PERIMETER OF BUILDING = 51.2m
					689.07 / 51.2 = 13.46

Property Information

Project Type: Two New Duplex Buildings

Site Address: 557 Simcoe St, Victoria, BC

Current Zoning: R-2
Proposed Zoning: New Zone

Lot Area: 895m²
557 Simcoe St

Setbacks: Proposed
North 7.92m
South 7.50m
East 1.68m
West 3.8m

Distance Block A-B 6.7m
Eave Projection 0.6m

of Storeys 2
Height:
Block A 8.02m
Block B 7.84m

Floor Area:
Block A
Basement 77.3m²
Garage 70.6m²
Main Floor 139.1m²
Upper Floor 144.4m²
Block B
Basement 103.5m²
Garage 45.2m²
Main Floor 142.8m²
Upper Floor 144.4m²

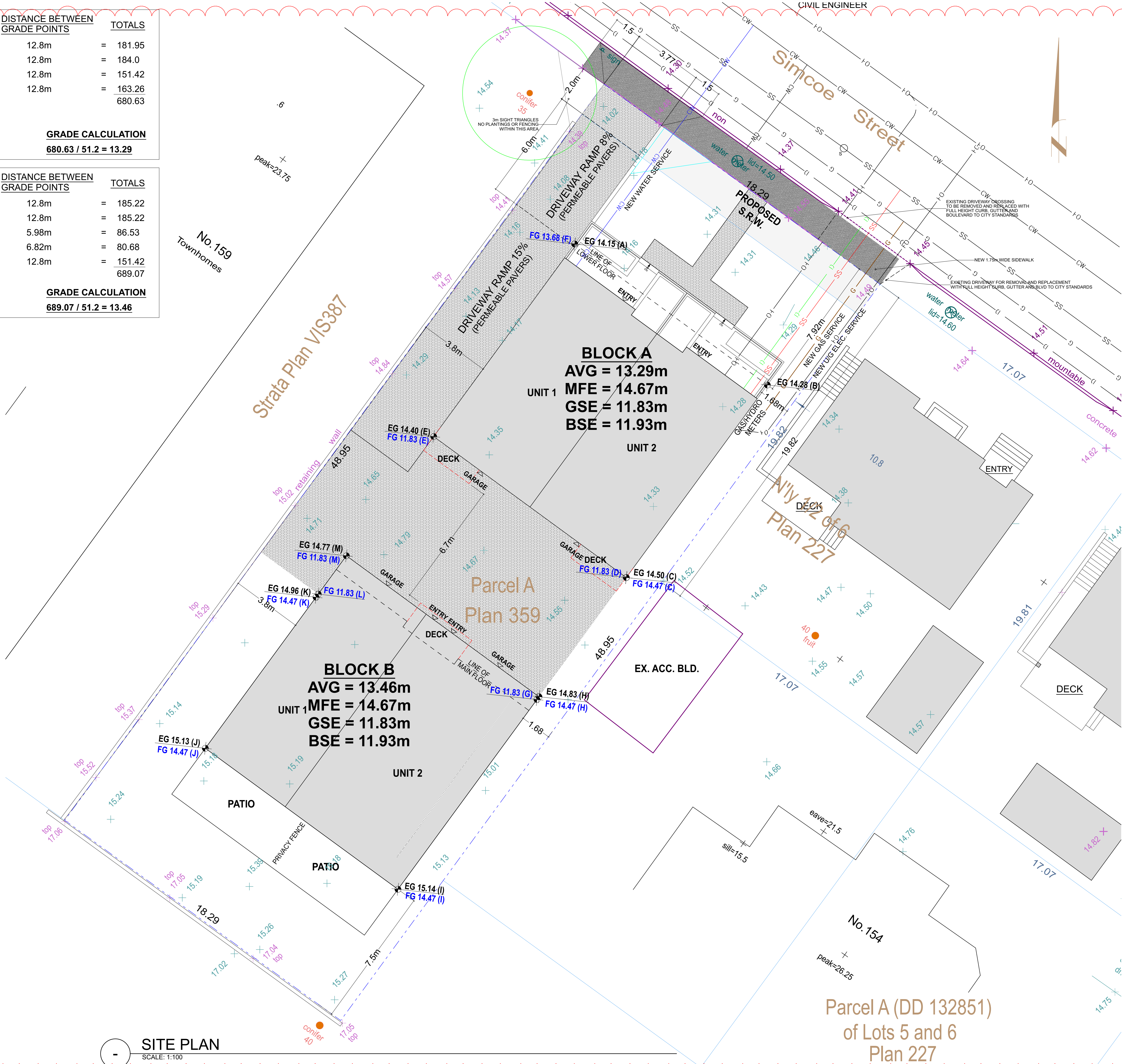
Total (Less Bsmt) 570.7m²
Garage Exemption 4x18.6m² (74.4m²)
Total (less Garage) 792.9m²

Floor Space Ratio
570.7m²/895m² 0.64

Site Coverage:
Footprint Block A 163.9m²
Footprint Block B 163.9m²
Lot Area 895m²
Coverage = 327.8m²/895m² 36.6%
Parking Area 231.6m²
Open Site Space 241.25m² = 27%
Front Yard Area 116.4m²
Front Yard
Open Site Space 75.31m² = 64.7%

Vehicle Parking:	Required	Proposed
Dwelling units	4	4
Visitor 0.1*4	0	1

Bicycle Parking:		
Long Term	0	4 (Garages)
Short Term	6	6



SITE PLAN
SCALE: 1:100



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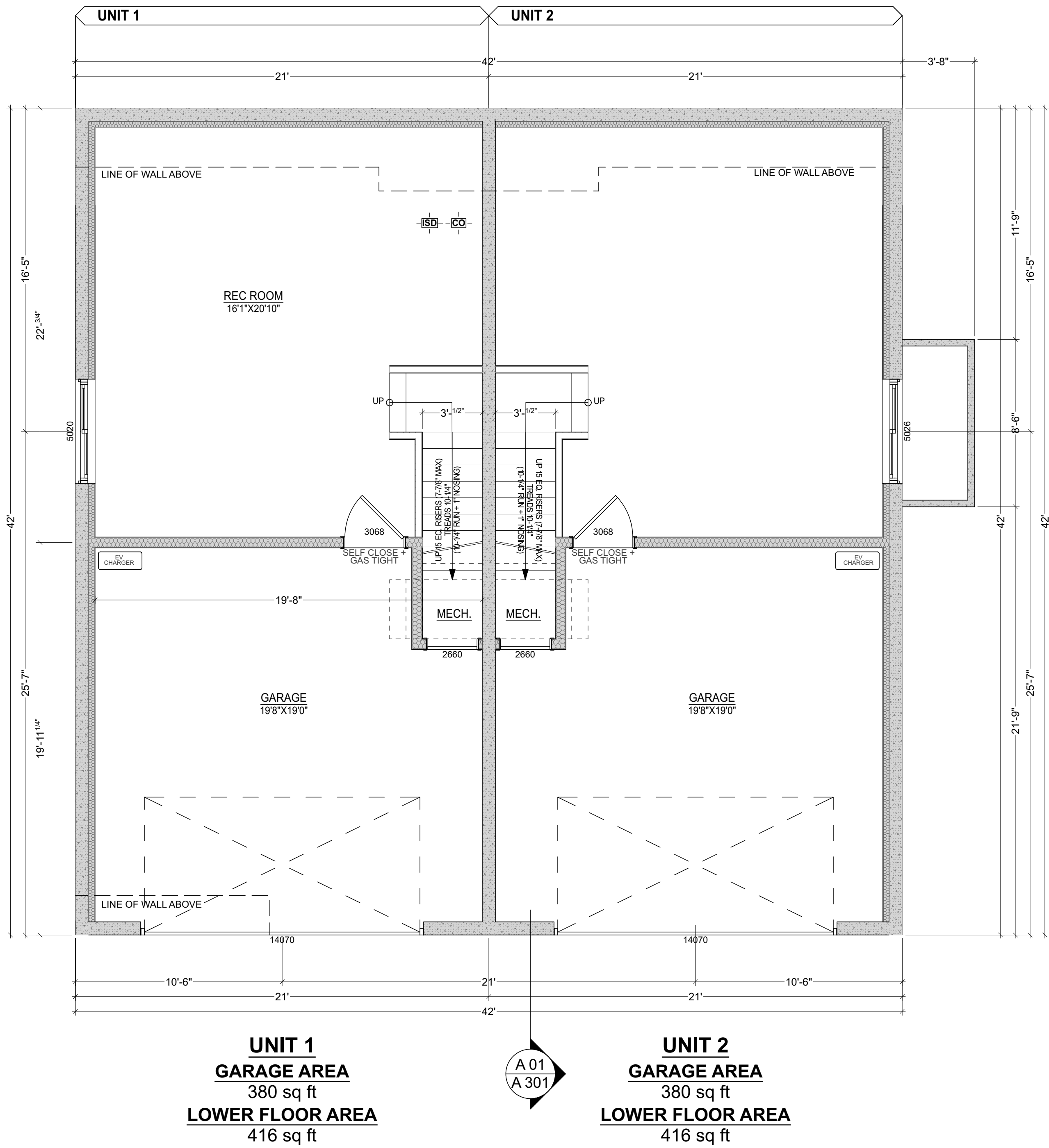
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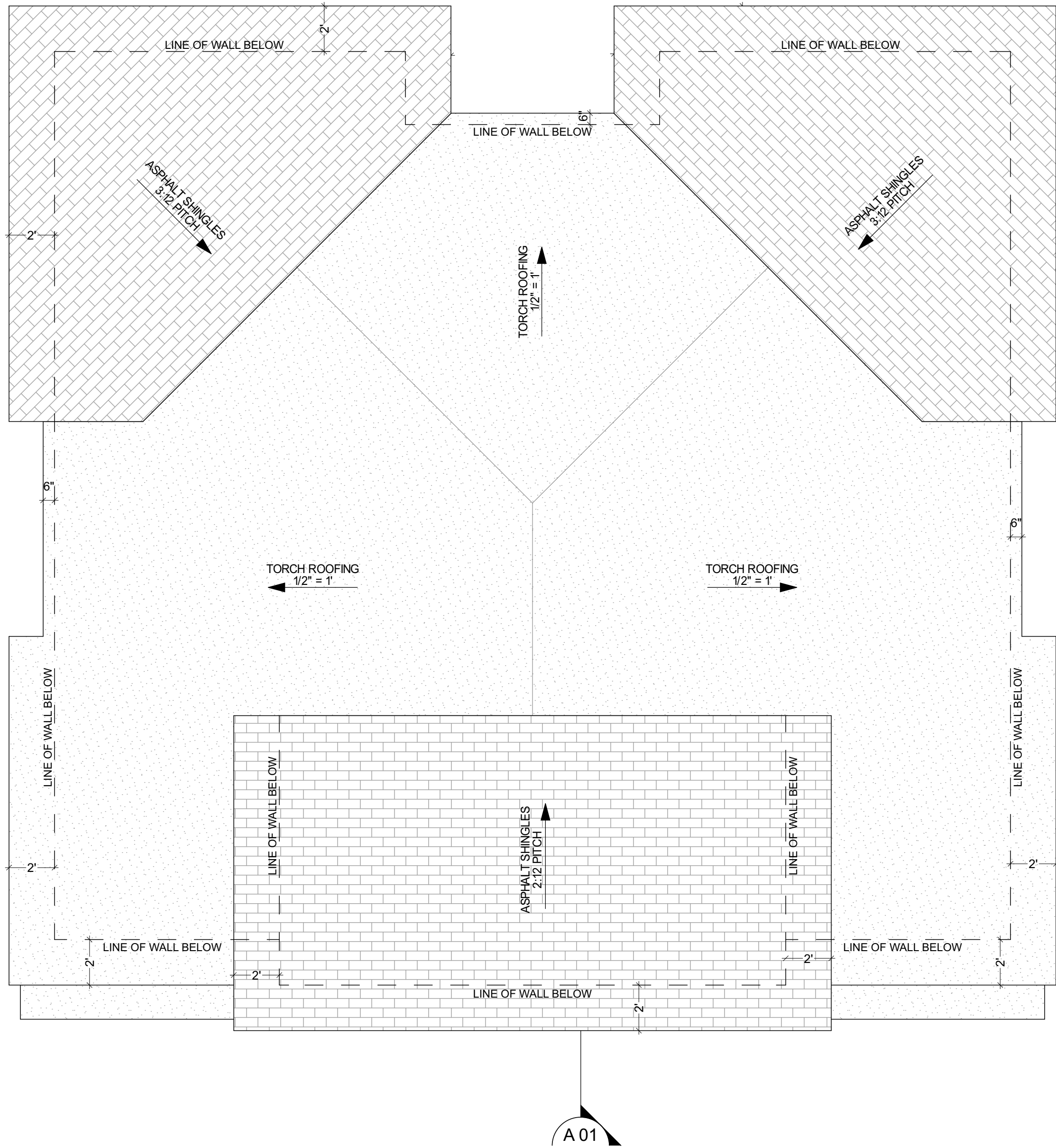
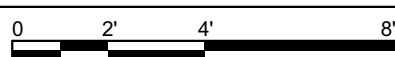
SITE PLAN

A-103



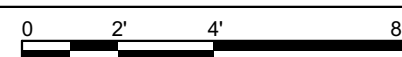
1 BASEMENT FLOOR PLAN BLOCK A

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



2 ROOF PLAN BLOCK A

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



PLAN LEGEND	
	2X4 PARTITION WALL
	2X6 PARTITION WALL
	2X6 GARAGE WALL
	2X6 EXTERIOR WALL
	FOUNDATION WALL
	FOUNDATION AND FROST WALL
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
	HARDWIRED INTERCONNECTED CO DETECTOR
	HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
	KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
	CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
	FRESH AIR SUPPLY
	PASSIVE AIR INLET



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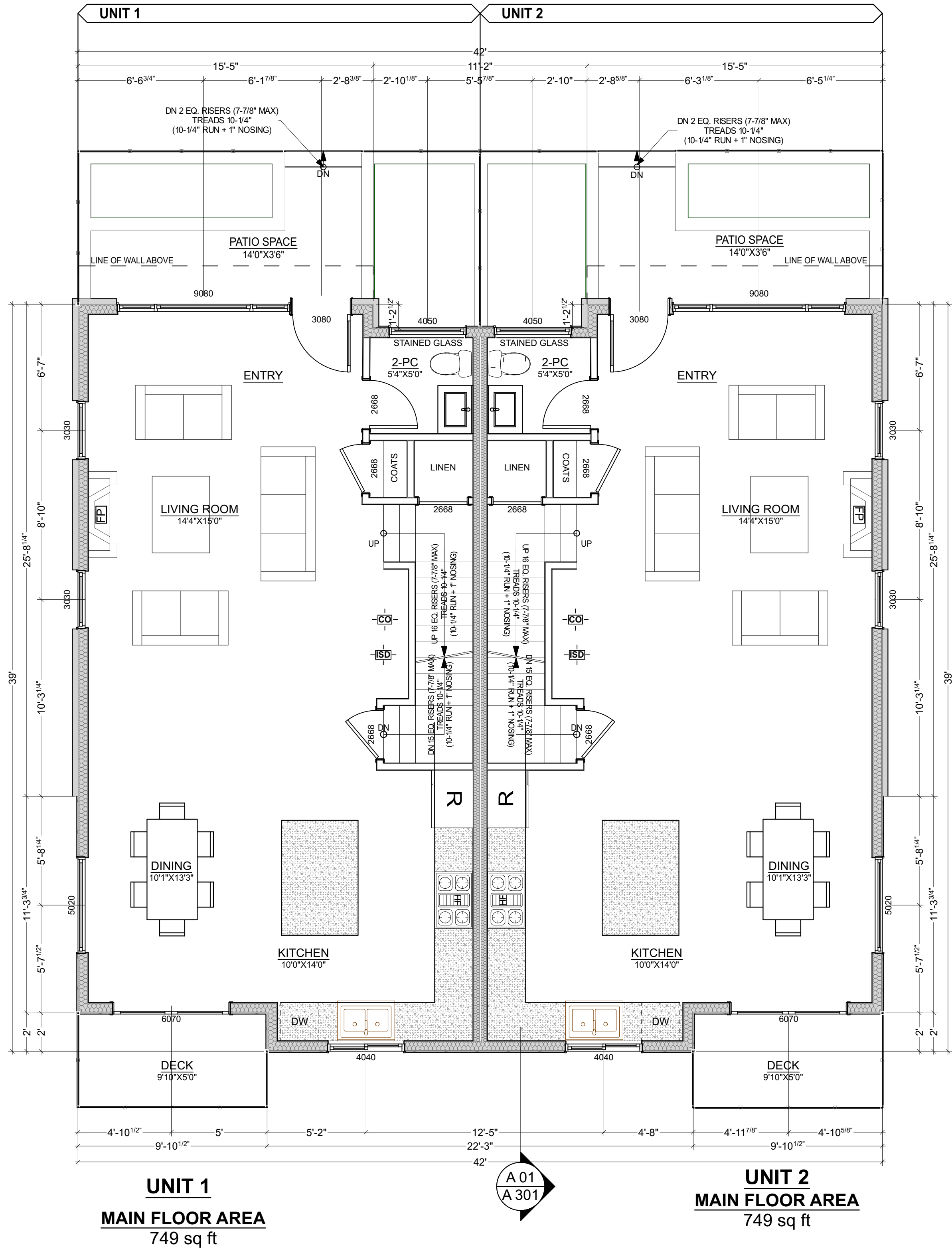
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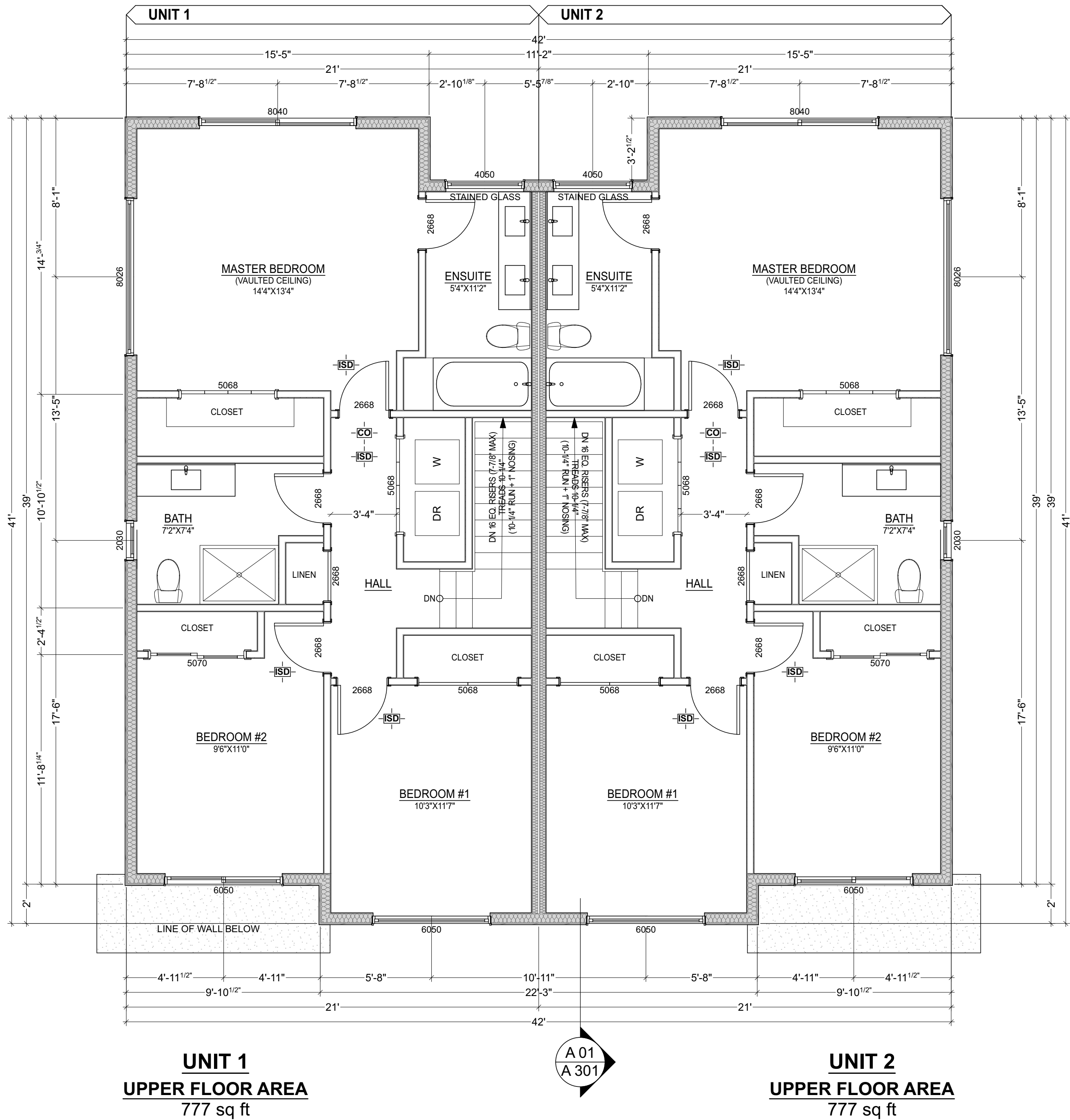
BASEMENT AND ROOF
PLAN

A-101

Printed: 2021-09-24



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



2 UPPER FLOOR PLAN BLOCK A
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
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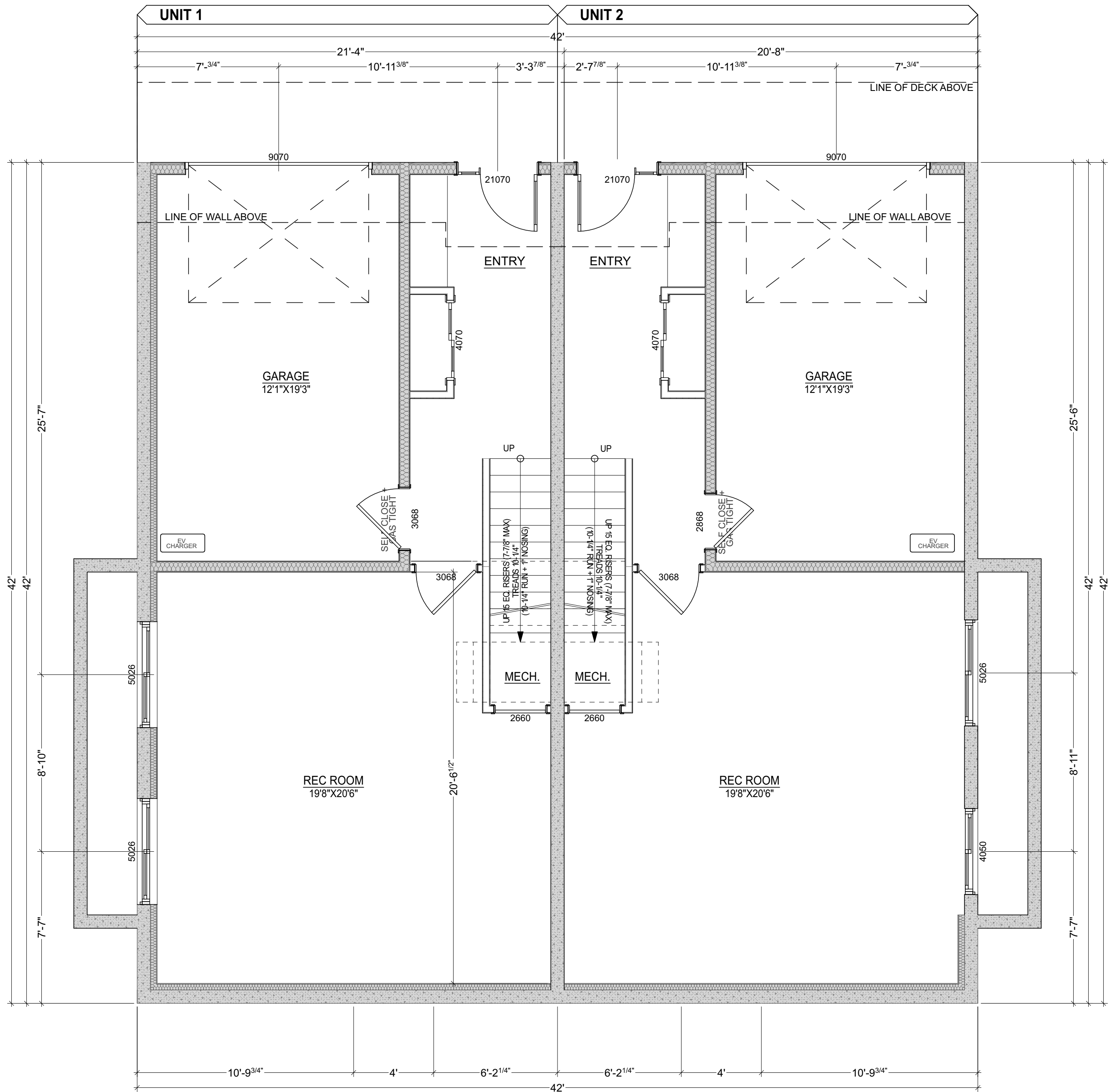
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MAIN AND UPPER
FLOOR PLAN

A-102

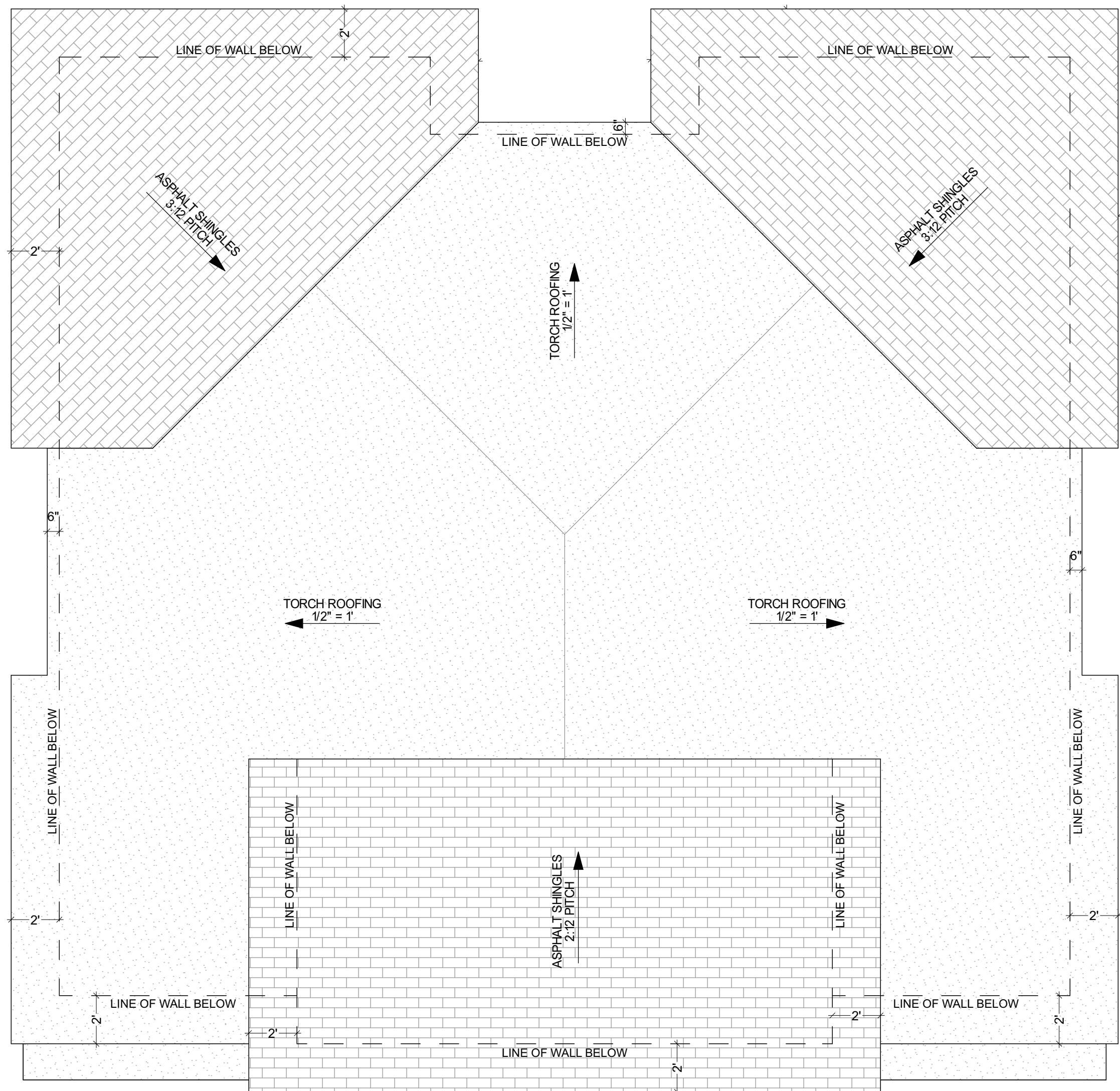
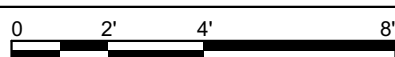


UNIT 1
LOWER FLOOR AREA
557 sq ft
GARAGE AREA
243 sq ft

UNIT 2
LOWER FLOOR AREA
557 sq ft
GARAGE AREA
243 sq ft

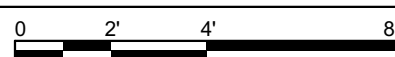
1 BASEMENT FLOOR PLAN BLOCK B

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



2 ROOF PLAN BLOCK B

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



PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
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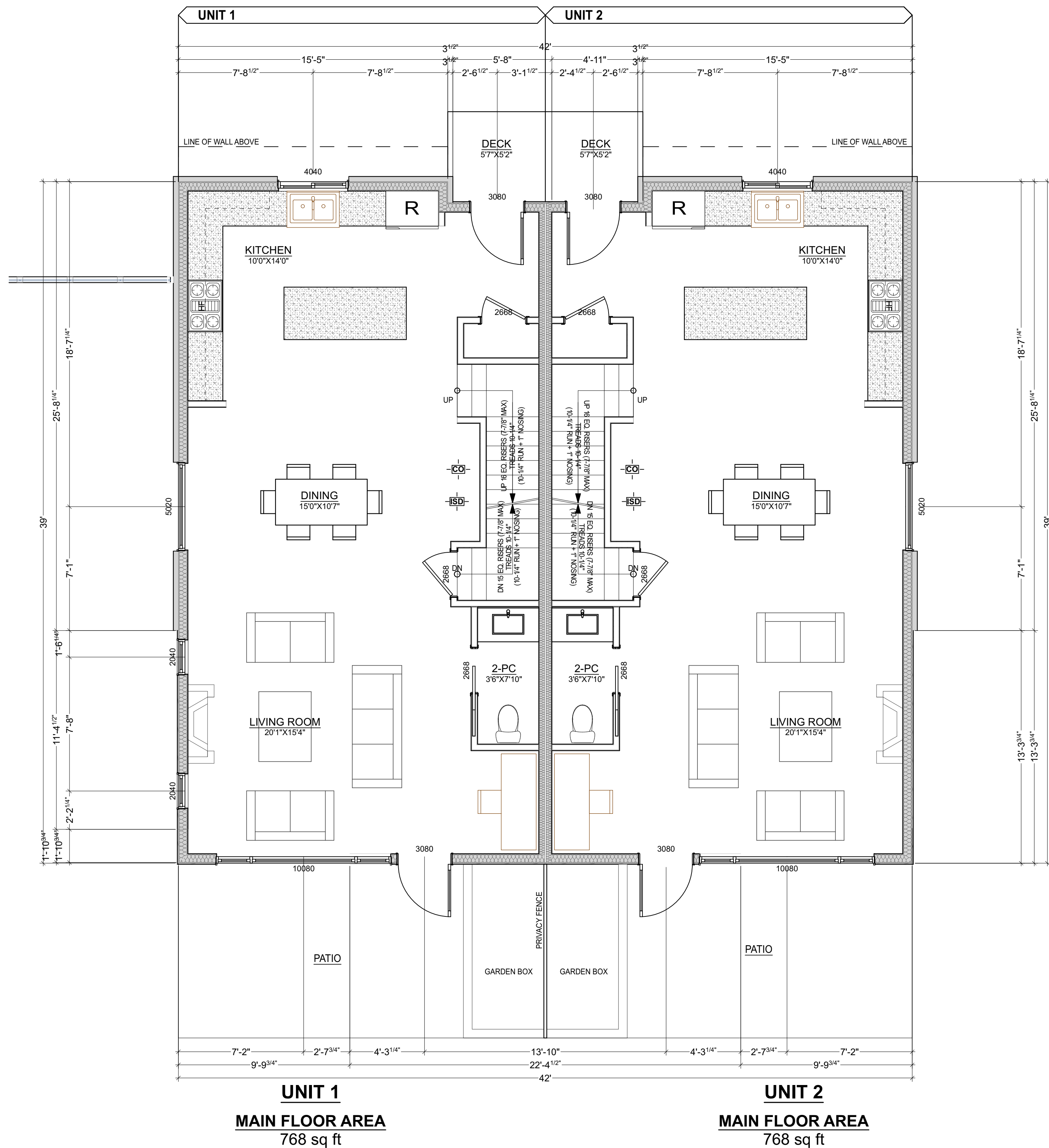
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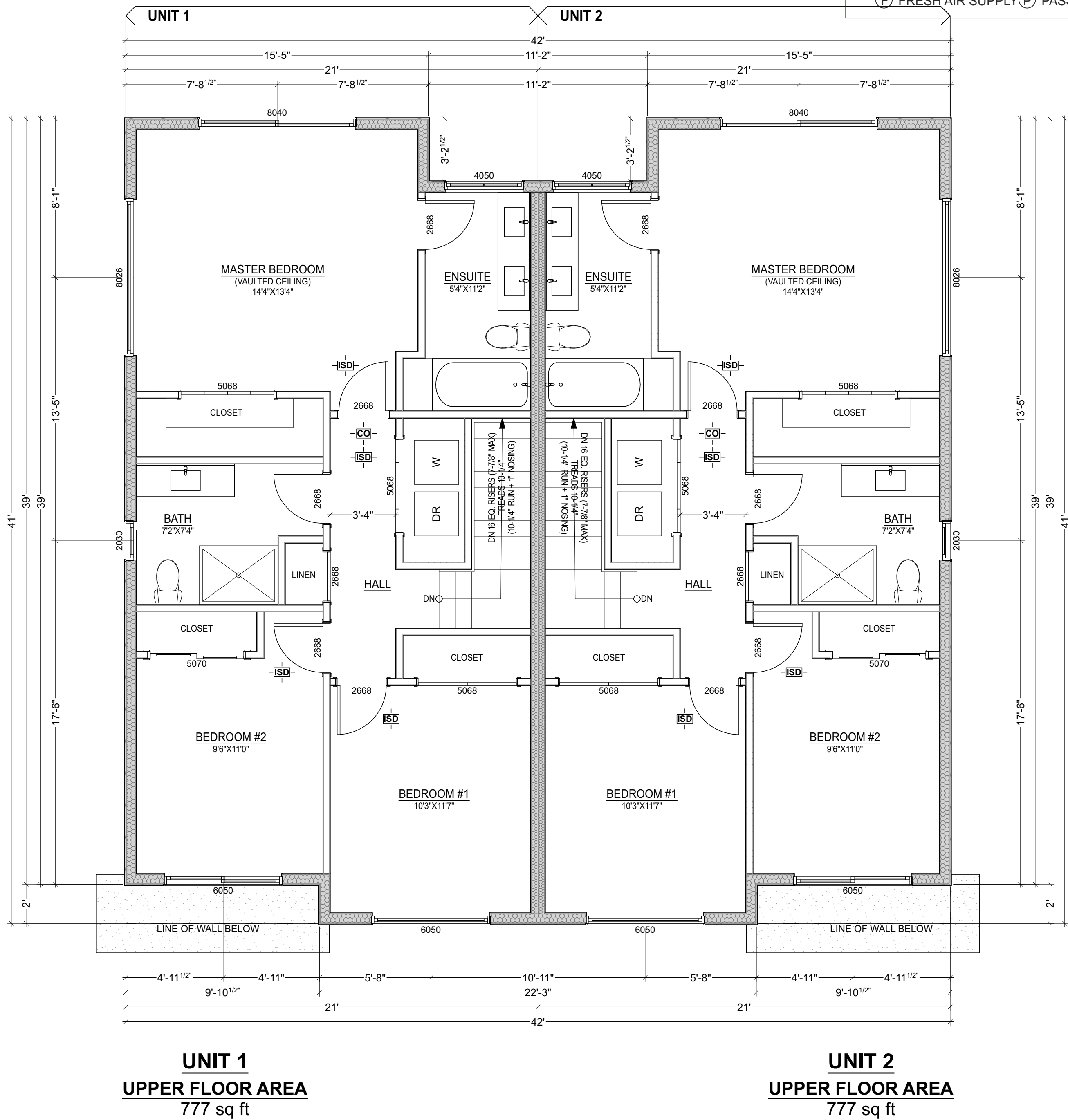
**BASEMENT AND ROOF
PLAN**

B-101

Printed: 2021-09-24



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



2 UPPER FLOOR PLAN BLOCK B
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
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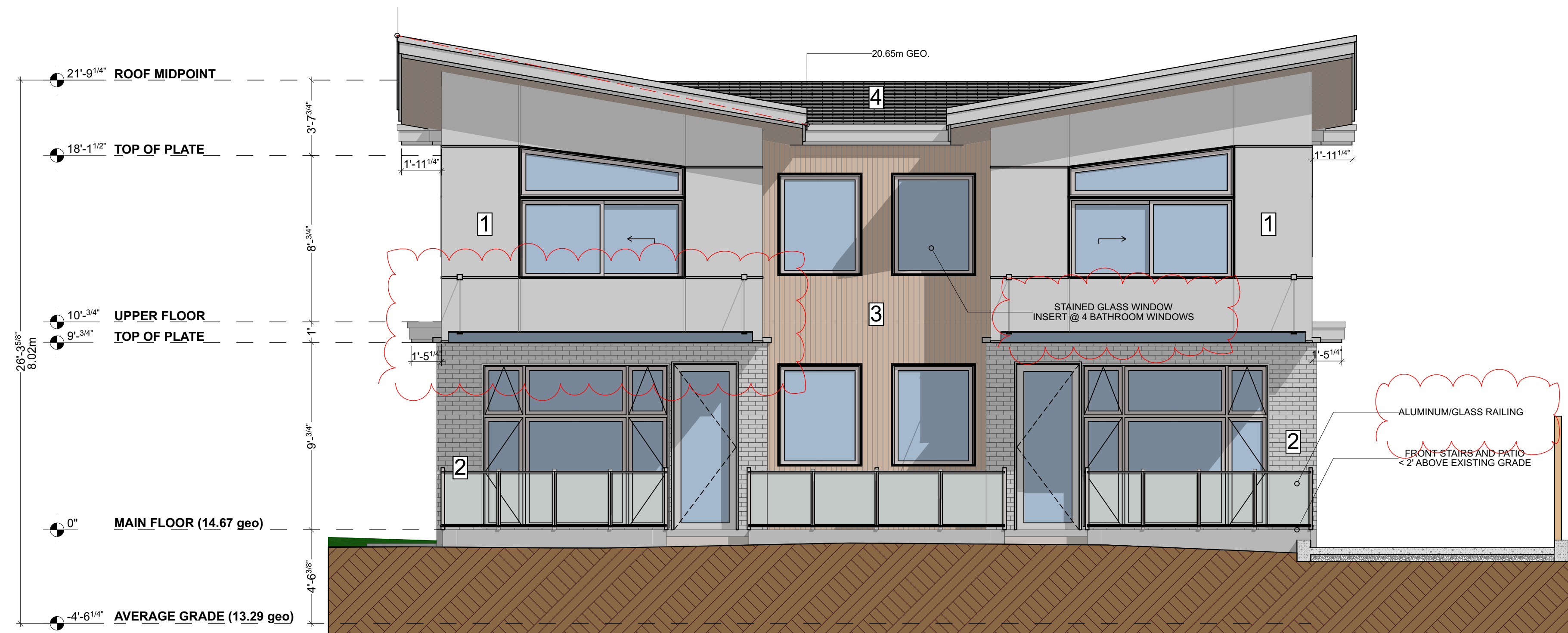
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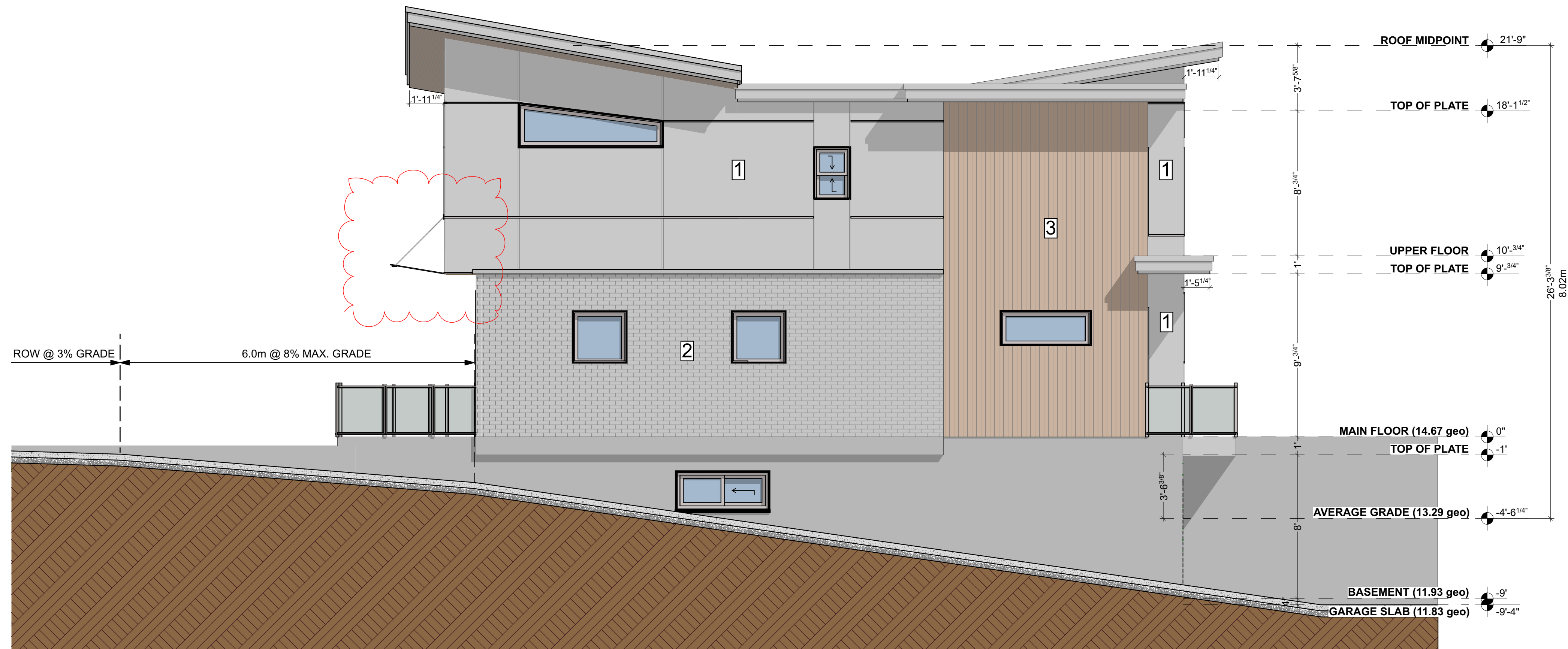
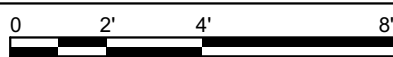
MAIN AND UPPER
FLOOR PLAN (1)

B-102



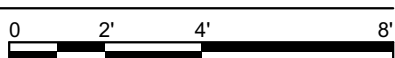
NORTH ELEVATION BLOCK A

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



WEST ELEVATION BLOCK A

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



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
- 2 BRICK VENEER
PREFINISHED
- 3 CLEAR T&G CEDAR SIDING
STAINED
- 4 ASPHALT ROOFING SHINGLES

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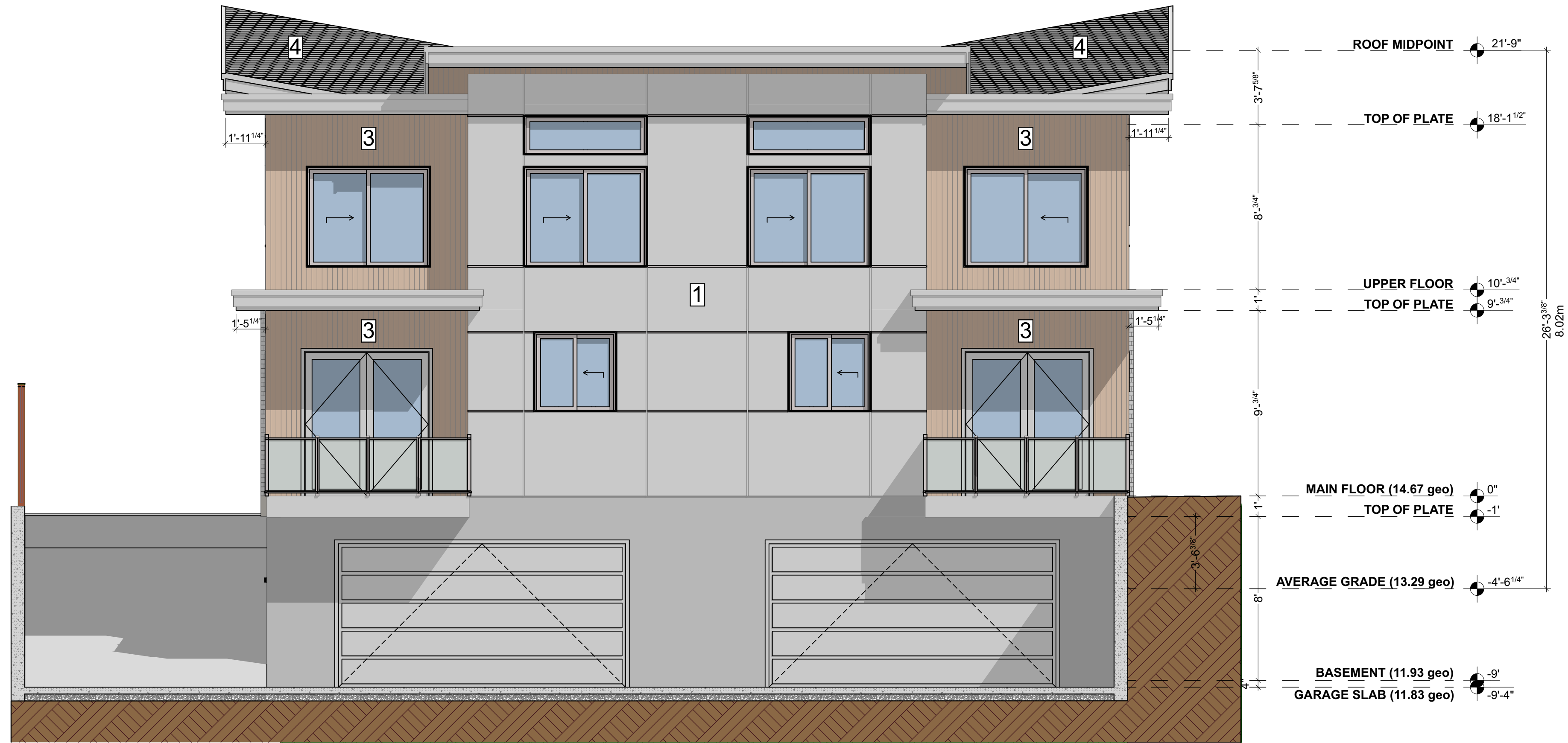
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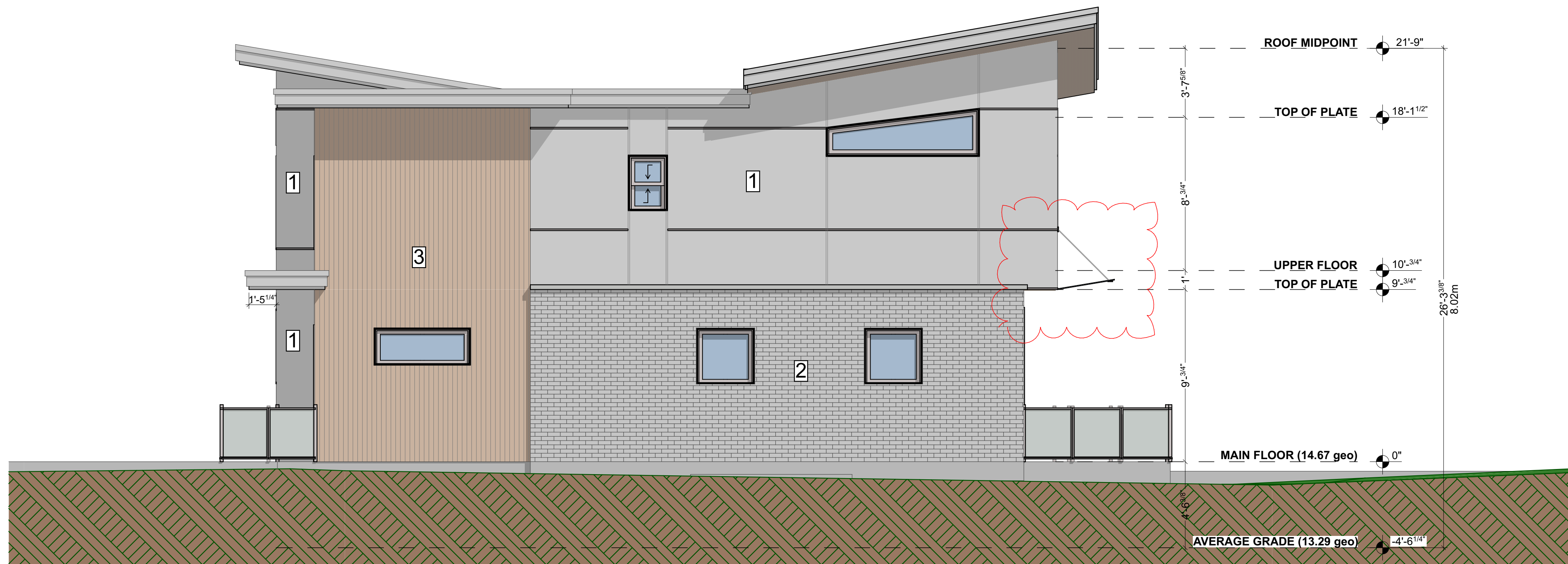
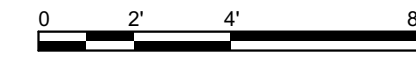
ELEVATIONS BLOCK A

A-201

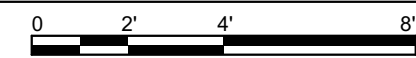
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3 SOUTH ELEVATION BLOCK A
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION BLOCK A
SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
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PREFINISHED
- 3 CLEAR T&G CEDAR SIDING
STAINED
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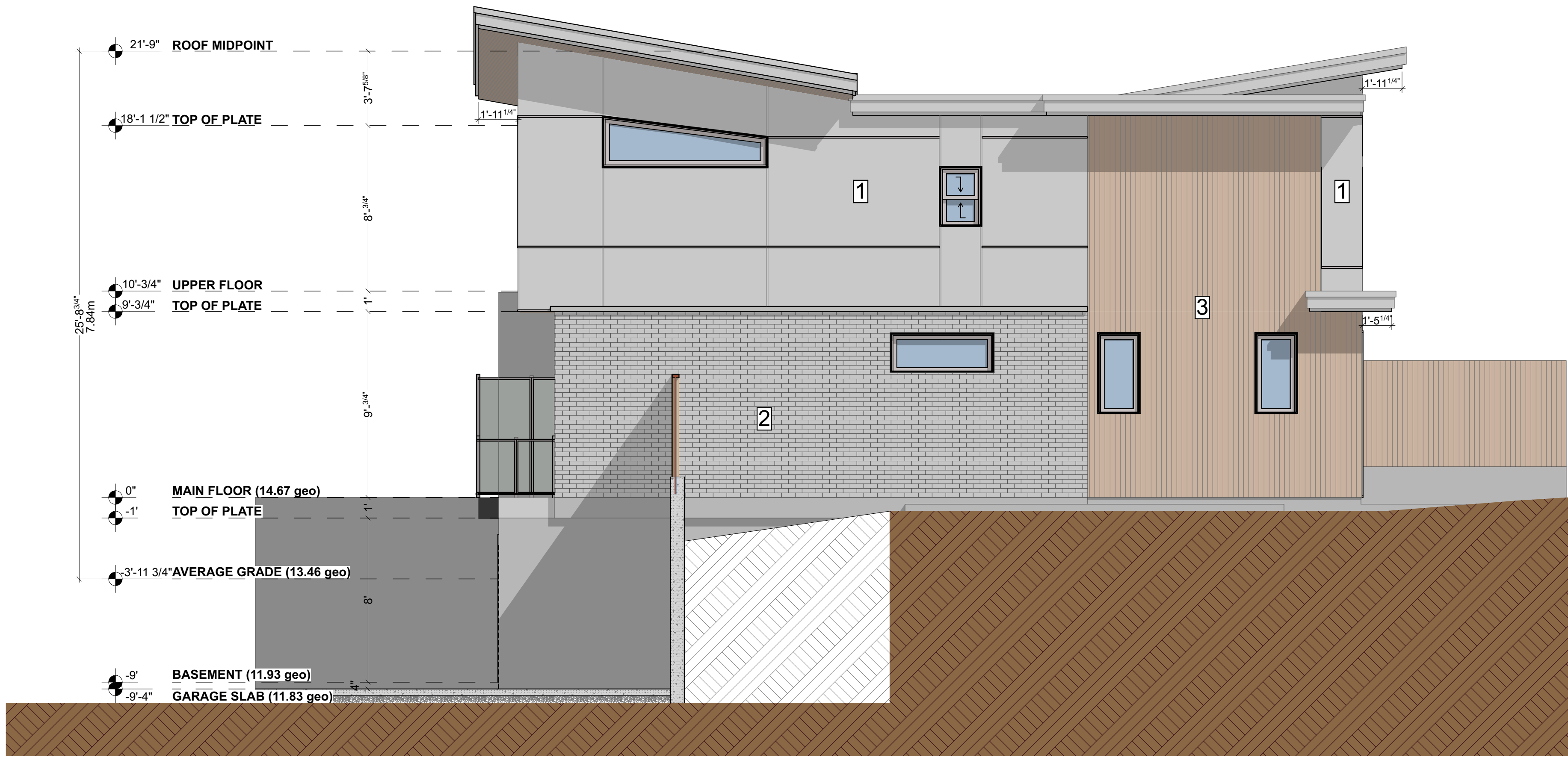
ELEVATIONS BLOCK A

A-202

Printed: 2021-09-24



1 NORTH ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
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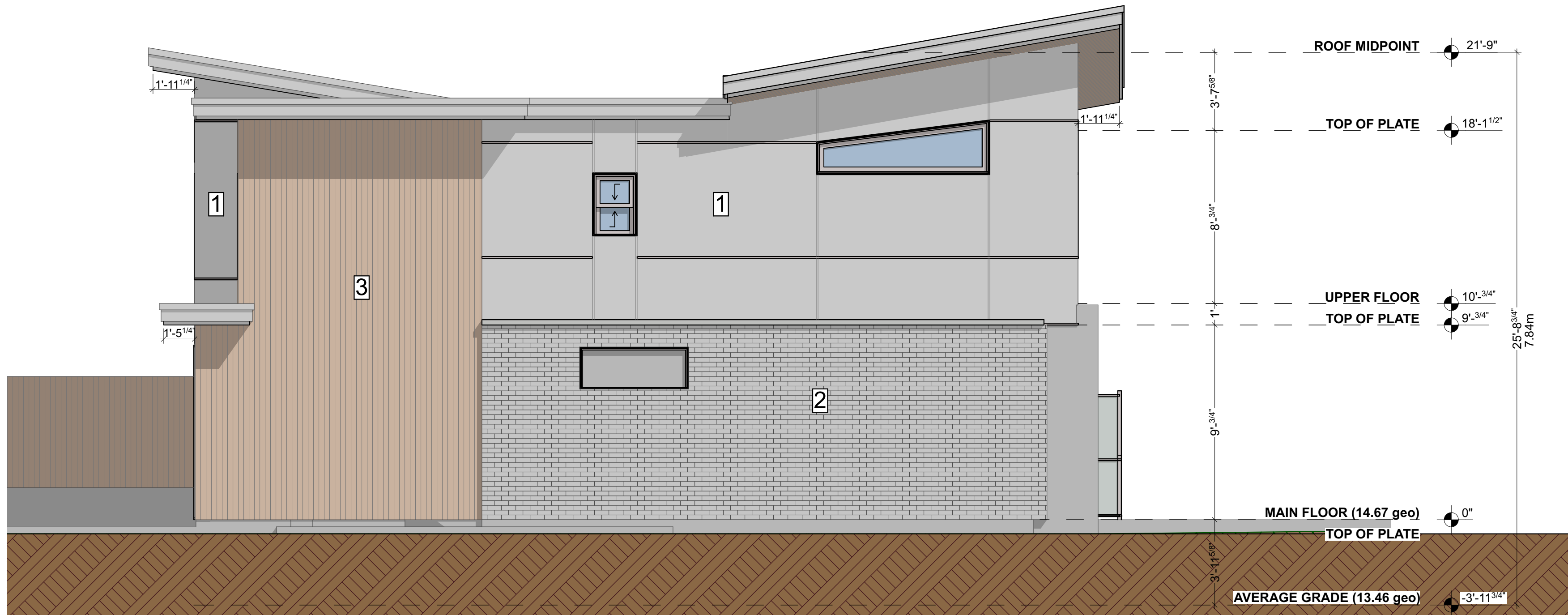
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ELEVATIONS BLOCK B

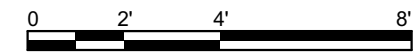
B-201



3 SOUTH ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

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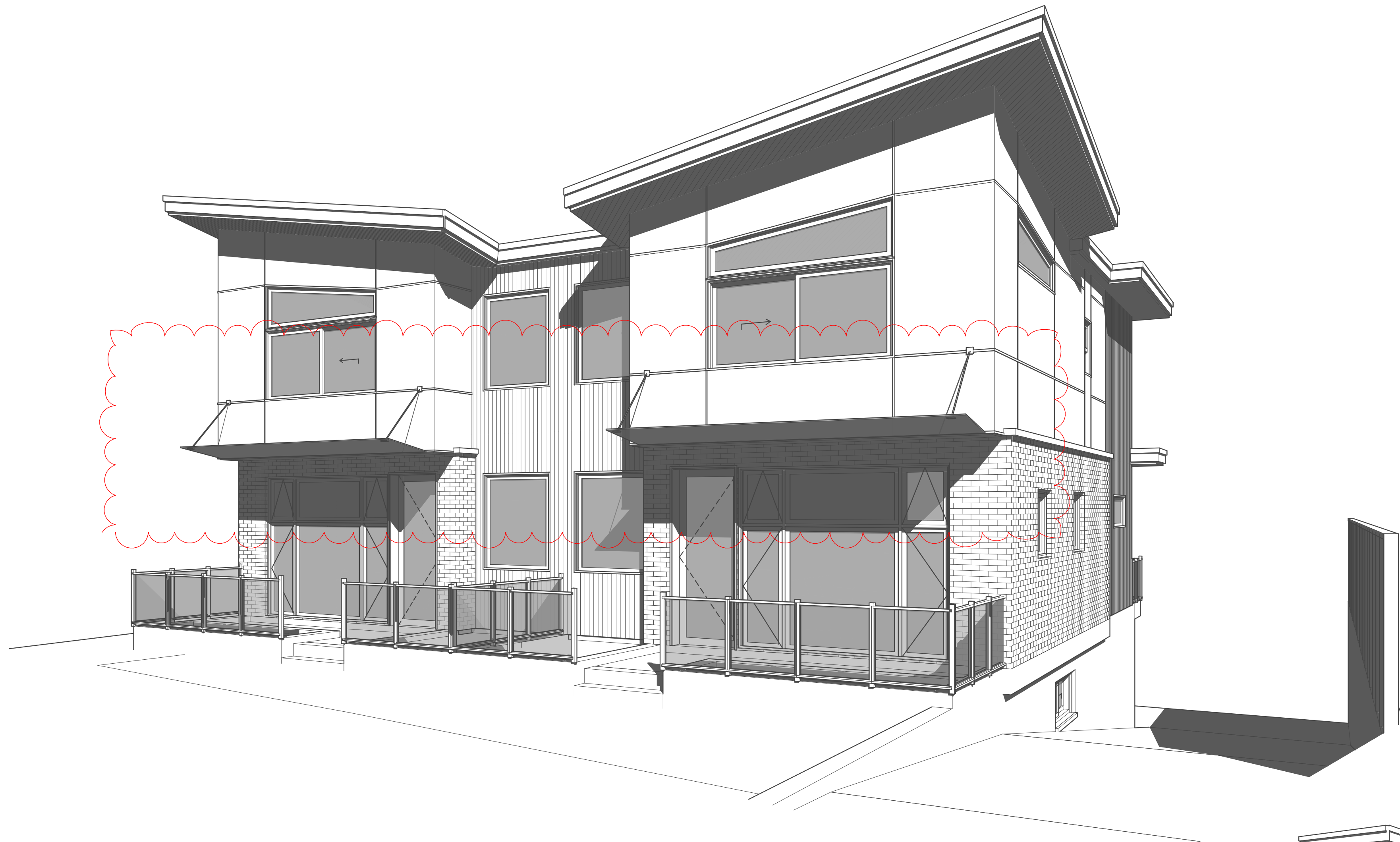
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ISSUED:

ELEVATIONS BLOCK B

B-202

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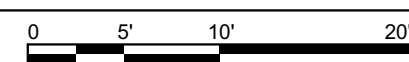


FRONT PERSPECTIVE BLOCK A



REAR PERSPECTIVE BLOCK A

SCALE: 1" = 10'



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REVIEW

ISSUED:

PERSPECTIVE VIEWS

A-301

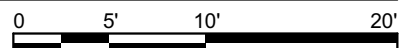


FRONT PERSPECTIVE BLOCK B



REAR PERSPECTIVE BLOCK B

SCALE: 1" = 10'



ISSUED FOR
REVIEW

ISSUED:

PERSPECTIVE VIEWS

B-301