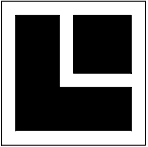


COBBAN
RESIDENCE

#3 BRUNSWICK
BEACH ROAD



M.P. LIGHTBODY LTD
604 828 1953
mplightbody@shaw.ca
www.mplightbody.com

ISSUED FOR:	DB AND BP
DATE:	MAY 4 2020
SCALE:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOP'T PERMIT		
VARIANCE		
CONCEPT		

12

	INFORMATION	
1	LEGAL ADDRESS	LOT 20, BLOCK 18, DL 1815M, GRP 1, PLAN 10651
2	CIVIC ADDRESS	#3 BRUNSWICK BEACH ROAD
3	PID	009-322-477
4	ZONING	RS-1 BBO

	STATISTICS	PERMITTED	PROPOSED
1	SITE AREA PERMITTED SITE COVER PERMITTED FSR PERMITTED HEIGHT PERMITTED FRONT SETBK PERMITTED REAR SETBK PERMITTED SIDE SETBK ACCSRY BLDG MAX AREA ACCSRY BLDG MAX HT	6482 SQ. FT.	
2	BUILDING AREA (SEE AREAS SHEET A 1.1)	BASEMENT 1235.18 MAIN LEVEL 1255.74 UPPER LEVEL 2143.23 TOTAL: 4634.15 SQ. FT.	
3	SITE COVERAGE	34.89 SQ. FT. (SEE AREA SHEET A1.1)	
4	HEIGHT (SEE ELEVATIONS) (A 8.0 - A 8.1)	AVG. GRADE NORTH SOUTH EAST WEST OVERALL 22.78'	AVG ROOF HEIGHT 25'-6 1/4"

	GENERAL NOTES
1	SURVEY SURVEY INFORMATION TAKEN FROM CHAPMAN LAND SURVEYING - 2019
2	CODE & BYLAWS ALL WORK AND MATERIAL TO BE USED SHALL BE CSA APPROVED AND/OR MEET OR EXCEED ALL APPLICABLE B.C.B.C. REQUIREMENTS AND LOCAL BYLAWS
3	DIMENSIONING ALL DIMENSIONS ARE FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE FACE OF FRAMING MEMBER FOR EXTERIOR WOOD FRAMED WALLS AND FROM OUTSIDE FACE OF FRAMING MEMBER TO OUTSIDE FACE OF FRAMING MEMBER FOR INTERIOR WOOD FRAMED WALLS (U.N.O.) CONCRETE WALLS DIMENSIONED TO FACE OF CONCRETE
4	CLARIFICATION ANY QUESTIONS OR DISCREPENCIES ARISING DURING THE COURSE OF THE WORK SHALL BE FORWARDED TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK
5	WINDOWS/DOORS ALL WINDOWS, DOORS AND SKYLIGHTS SHALL BE CONSTRUCTED TO MEET OR EXCEED NAFS STANDARDS AS REQUIRED BY AUTHORITY HAVING JURISDICTION

DRAWING LIST

- ☒ A 1.0 SITE PLAN
- ☒ A 1.1 AREA REVIEW
- ☒ A 1.2 SITE SECTION
- ☒ A 2.0 FOUNDATION
- ☒ A 3.0 LOWER LEVEL
- ☒ A 4.0 MAIN LEVEL
- ☒ A 5.0 UPPER LEVEL
- ☒ A 6.0 ROOF
- ☐ A 7.0 SECTIONS
- ☐ A 7.1 SECTIONS
- ☐ A 7.2 SECTIONS
- ☒ A 8.0 ELEVATIONS
- ☒ A 8.1 ELEVATIONS
- ☐ A 9.0 DETAILS
- ☐ A 9.1 DETAILS
- ☐ A 9.2 DETAILS
- ☐ A 10.0 LOWER LEVEL LIGHTING
- ☐ A 10.1 MAIN LEVEL LIGHTING
- ☐ A 10.2 UPPER LEVEL LIGHTING
- ☐ A 10.3 SITE LIGHTING & SERVICES

SPECIAL NOTE:

DUE TO THIS PROPERTY BEING LOW BANK WATERFRONT AND ... AS A RESULT OF HYDOLOGY RESEARCH AND ENGINEERING, THE LOWEST FLOOR IS BEING DEEMED "SEMI-HABITABLE SPACE". SEMI-HABITABLE SPACE HAS A SERIES OF INCLUSIONS AND SPECIAL CONSIDERATIONS INCLUDING (BUT NOT LIMITED TO):

- LOWEST FLOOR STRUCTURE WILL BE CONSTRUCTED OF NON-WOOD MATERIALS.
- LOWEST FLOOR ELECTRICAL SERVICE WILL BE ON ITS OWN SUBPANEL WITH WATER INFILTRATION EMERGENCY SHUT-OFF
- MECHANICAL ROOM AND MECHANICAL SUPPLY SYSTEMS ARE POSITIONED ON THE MIDDLE FLOOR - ABOVE HYDROLOGY CONSULTANTS RECOMMENDATION OF 6.3M
- AS PART OF THIS DP APPLICATION - A VARIANCE IS BEING SOUGHT FOR PERMISSION TO REDUCE FRONT SETBACK (STREET) TO SIDEYARD REQUIREMENTS (5 FT) SO AS TO KEEP HOME FURTHER FROM LOW BANK AND ESPLANADE
- A LOW RETAINING WALL, POOL RETAINING WALLS, GRAVEL FIELDS AND INTERNAL DRAINAGE SYSTEMS ARE BEING INCLUDED IN CASE OF POSSIBLE FUTURE STORM SURGE

REVISIONS:

COVER

PROJECT

2170

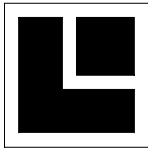
SHEET

A 1.0

SCALE: 8 FEET TO 1 INCH
All Distances are in Feet

COBBAN
RESIDENCE

#3 BRUNSWICK
BEACH ROAD



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DATE:	MAY 14 2020
SCALE:	1/8"=1'-0" (22X34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOP'T PERMIT		
VARIANCE		
CONCEPT		
	1	2

REVISIONS:

SITE &
LOT PLANS

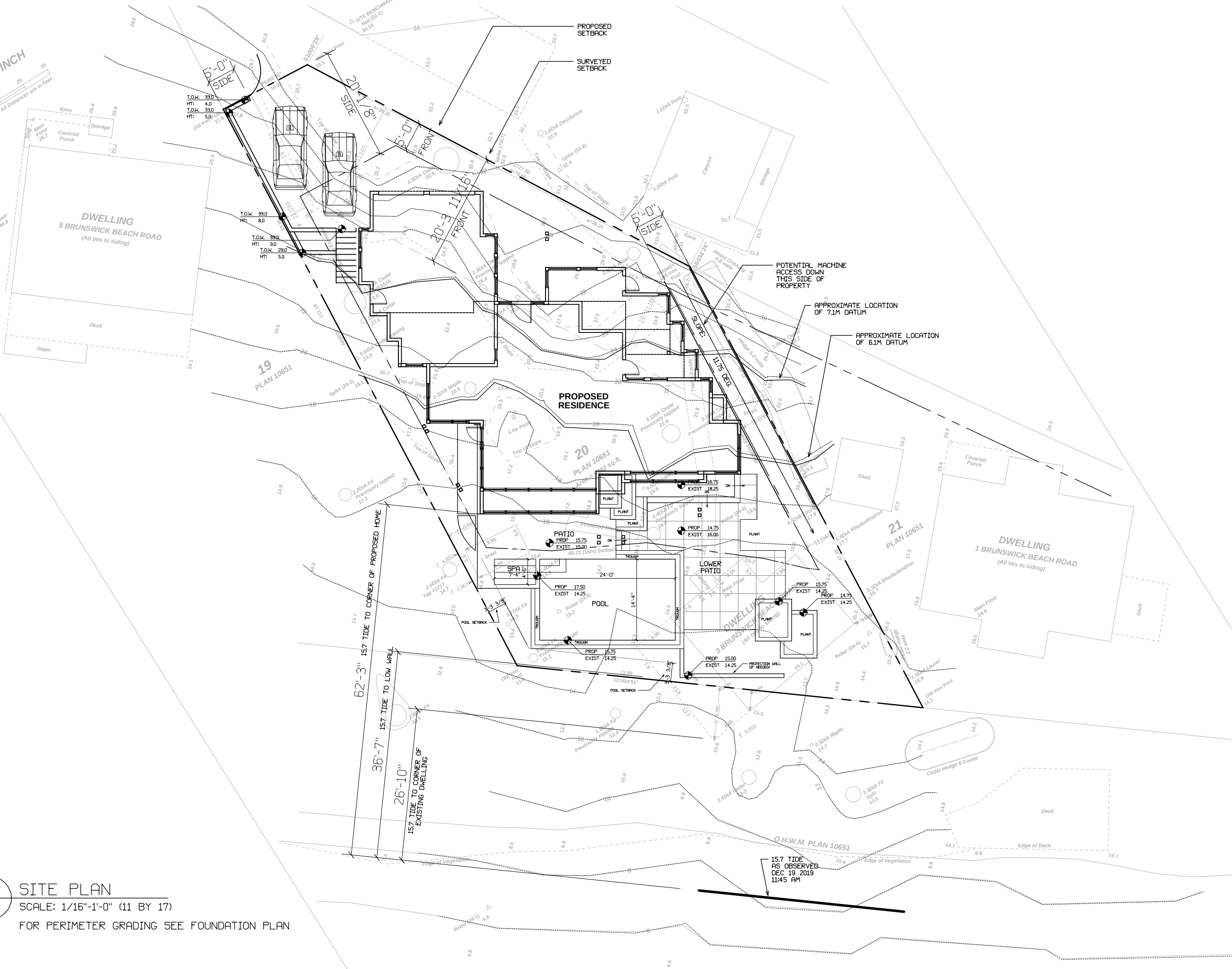
PROJECT

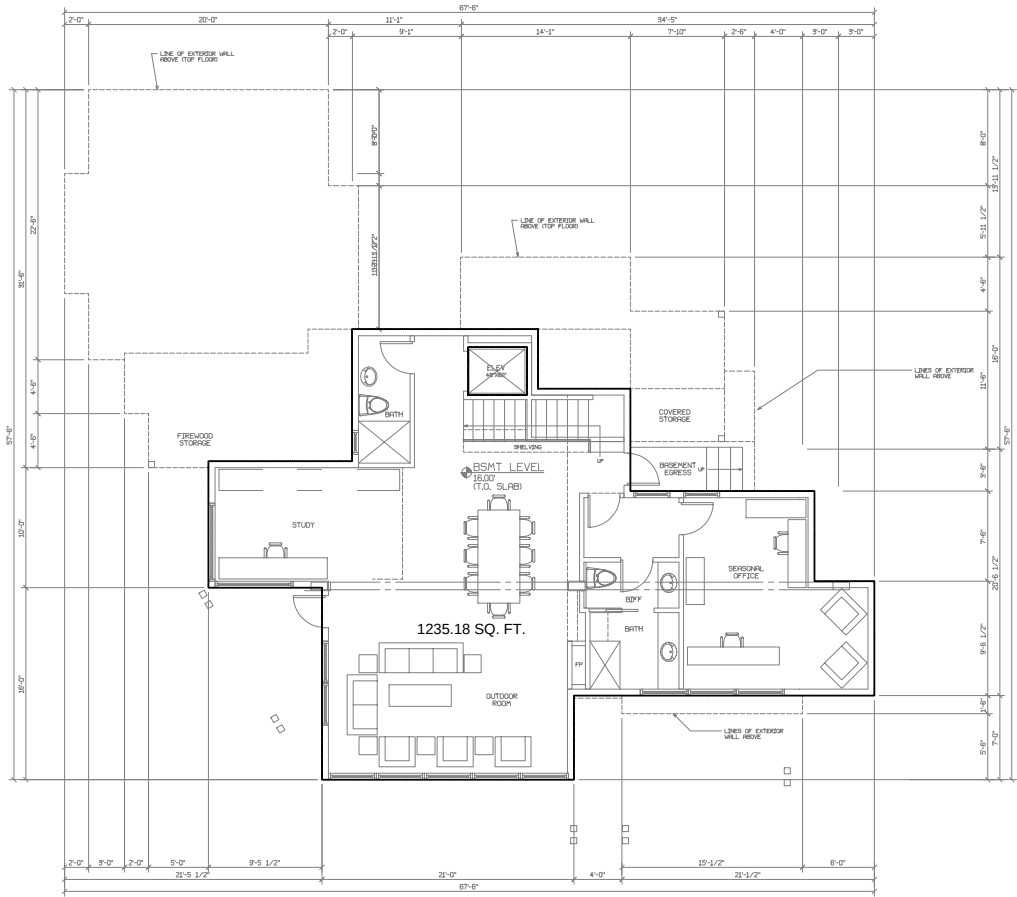
2170

SHEET

A1.1

1 SITE PLAN
SCALE: 1/16"-1'-0" (11 BY 17)
FOR PERIMETER GRADING SEE FOUNDATION PLAN

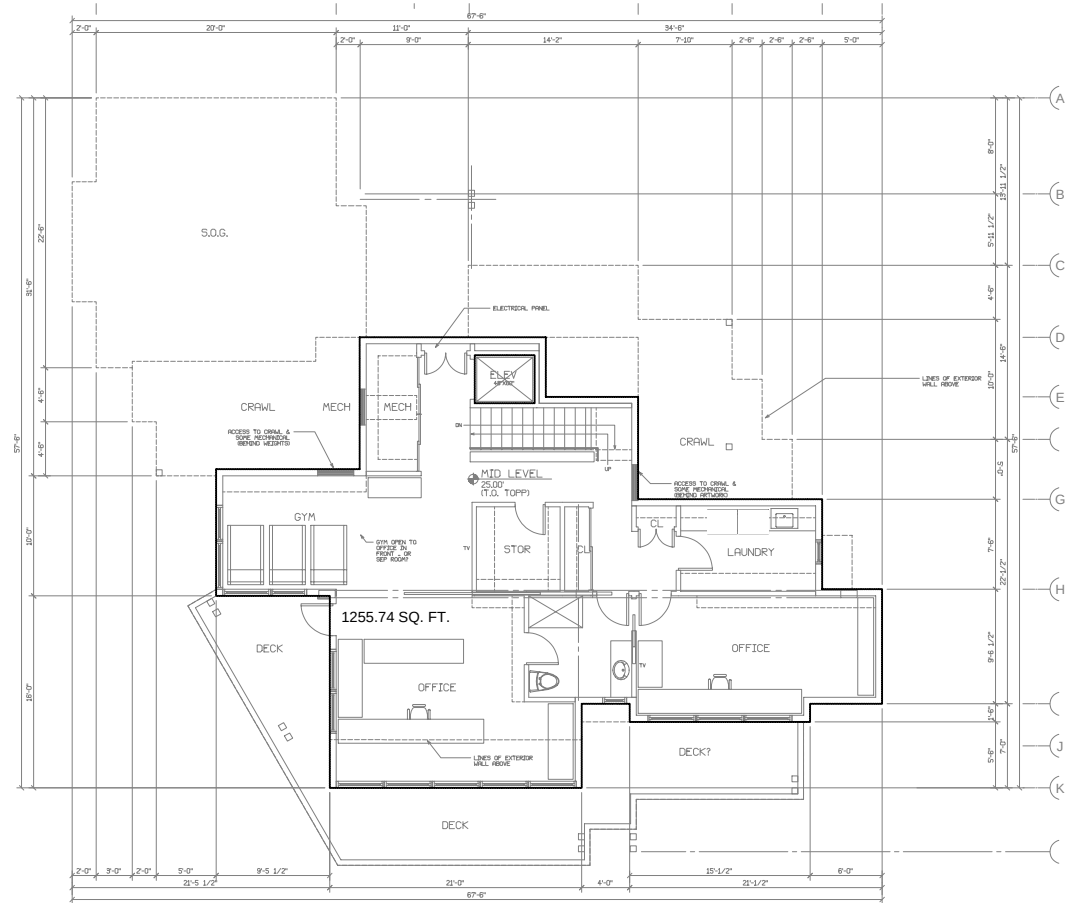




1 AREAS: LOWER LEVEL
SCALE: 1/16" = 1'-0" @ 1 BY 17



2 AREAS: UPPER LEVEL
SCALE: 1/16" = 1'-0" @ 1 BY 17



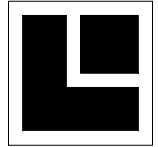
3 AREAS: MID LEVEL
SCALE: 1/16" = 1'-0" @ 1 BY 17



GROSS AREAS BY FLOOR:	
LOWER MAIN	1235.18 SQ. FT.
UPPER GARAGE/ACC	1255.74 SQ. FT.
SUBT:	2143.23 SQ. FT.
EXCLUSIONS:	
LOWER MAIN	
UPPER	
SUBT:	4634.15 SQ. FT.
PERMITTED SF: 4634.50 SQ. FT. (25+2583+431)	
PROPOSED SF: 4634.15 SQ. FT.	
SITE COVERAGE:	
PERMITTED PROPOSED	3179.30 SQ. FT. (125+1938+431)
PROP'D COV:	2262.56 SQ. FT. (916.74 UNDER)
ACCESSORY STRUCTURE:	
N/A	

COBBAN RESIDENCE

#3 BRUNSWICK BEACH ROAD



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SCALE:	1/8"=1'-0" (22X34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOP'T PERMIT		
VARIANCE		
CONCEPT		
	1	2

REVISIONS:

AREAS

PROJECT

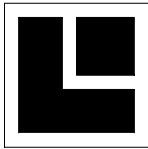
2170

SHEET

A 1.2

COBBAN
RESIDENCE

#3 BRUNSWICK
BEACH ROAD



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ISSUED FOR:	DB AND BP
DATE:	MAY 4 2020
SCALE:	NTS

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		

1 2

SITE
SECTION

PROJECT

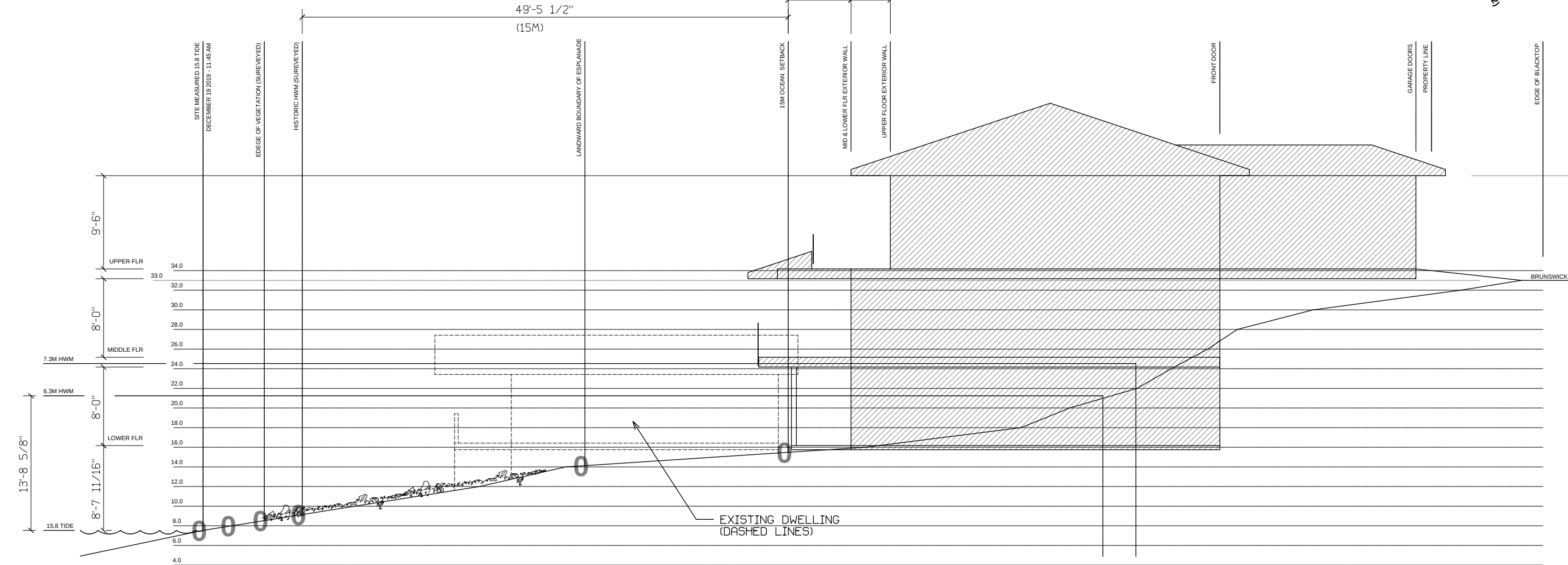
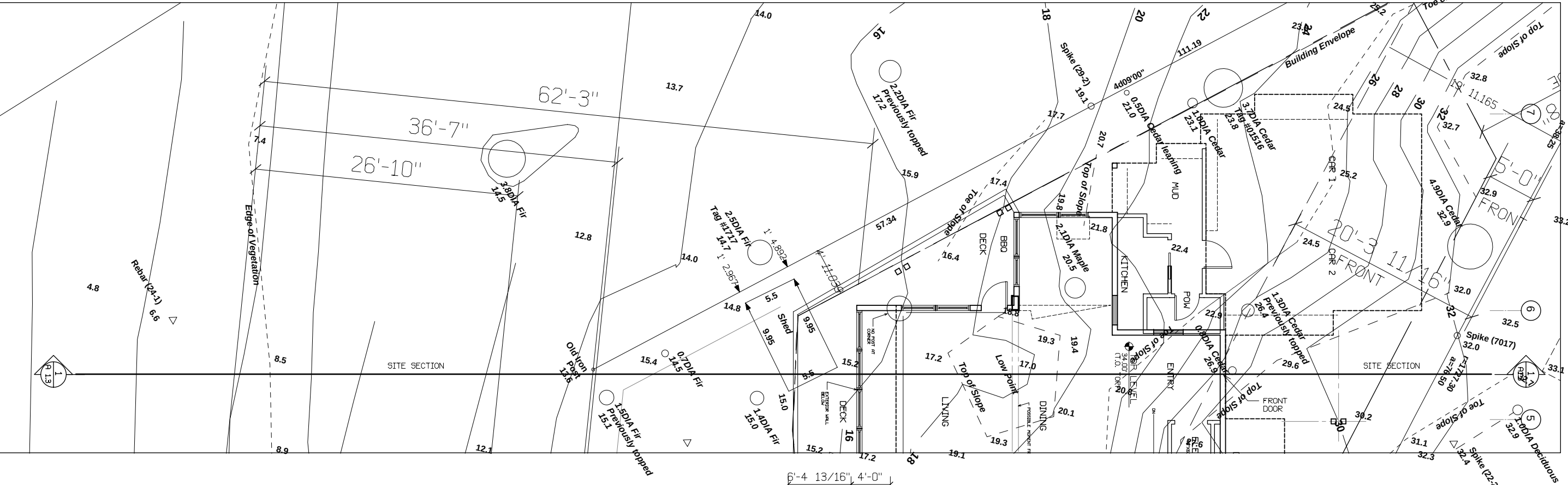
2170

SHEET

A 1.3

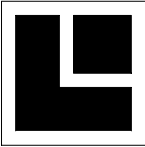
CONCEPT SECTION

SCALE: 3/16"=1'-0" (22X34)



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BEACH ROAD



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DATE:	MAY 14 2020
SCALE:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

REVISIONS:

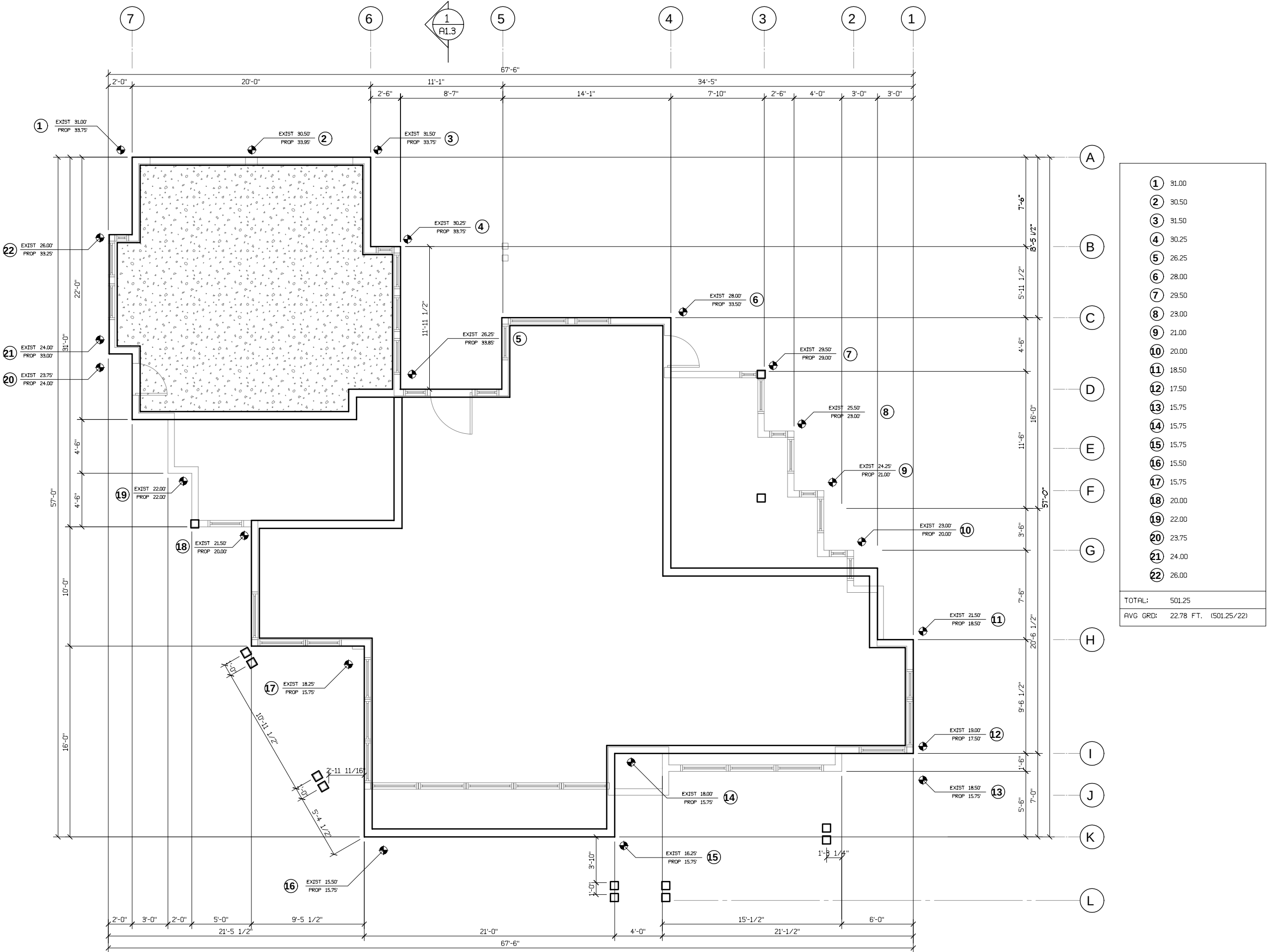
FOUNDATION

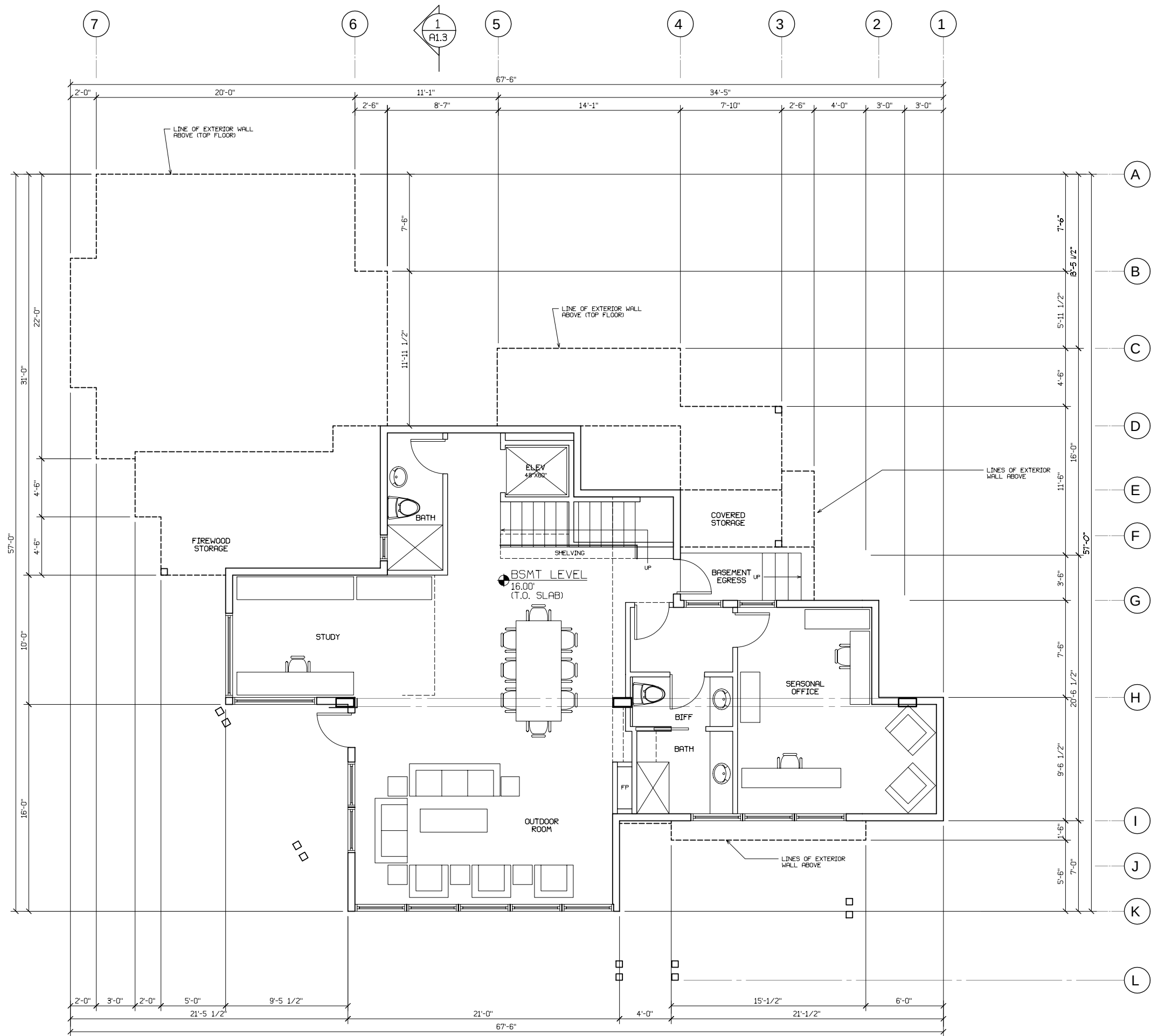
PROJECT

2170

SHEET

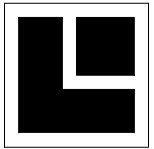
A 2.0





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SCALE:	1/8"=1'-0" (11X17)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

REVISIONS:

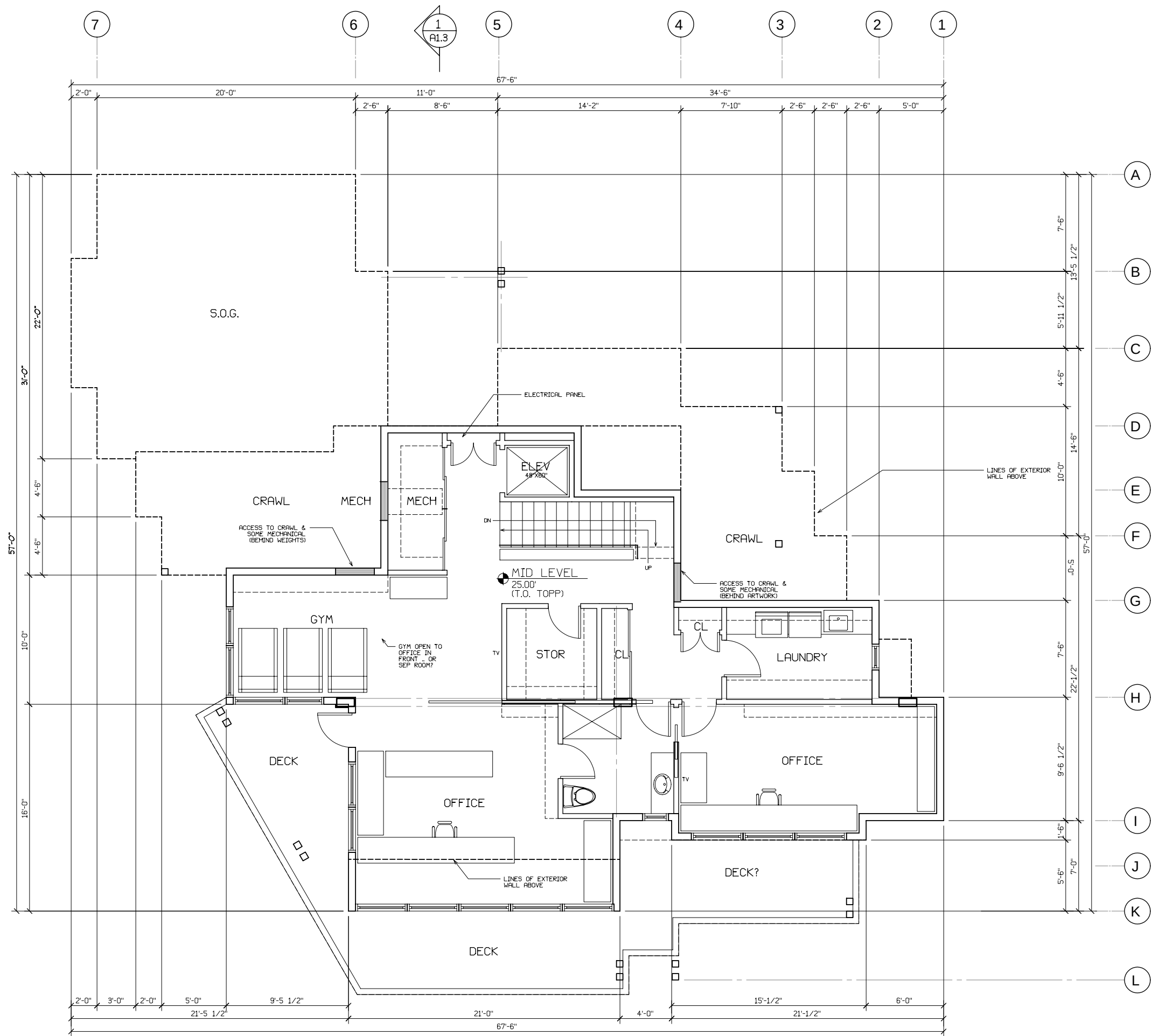
MAIN LEVEL

PROJECT

2170

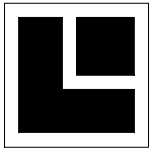
SHEET

A 3.0



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DATE:	MAY 14 2020
SCALE:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

REVISIONS:

MIDDLE LEVEL

PROJECT

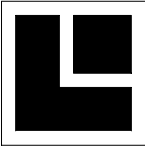
2170

SHEET

A 4.0

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SCALE:	1/8"=1'-0" (11 by 17)
	1/4"=1'-0" (22 by 34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOP'T PERMIT		
VARIANCE		
CONCEPT	1	2

REVISIONS:

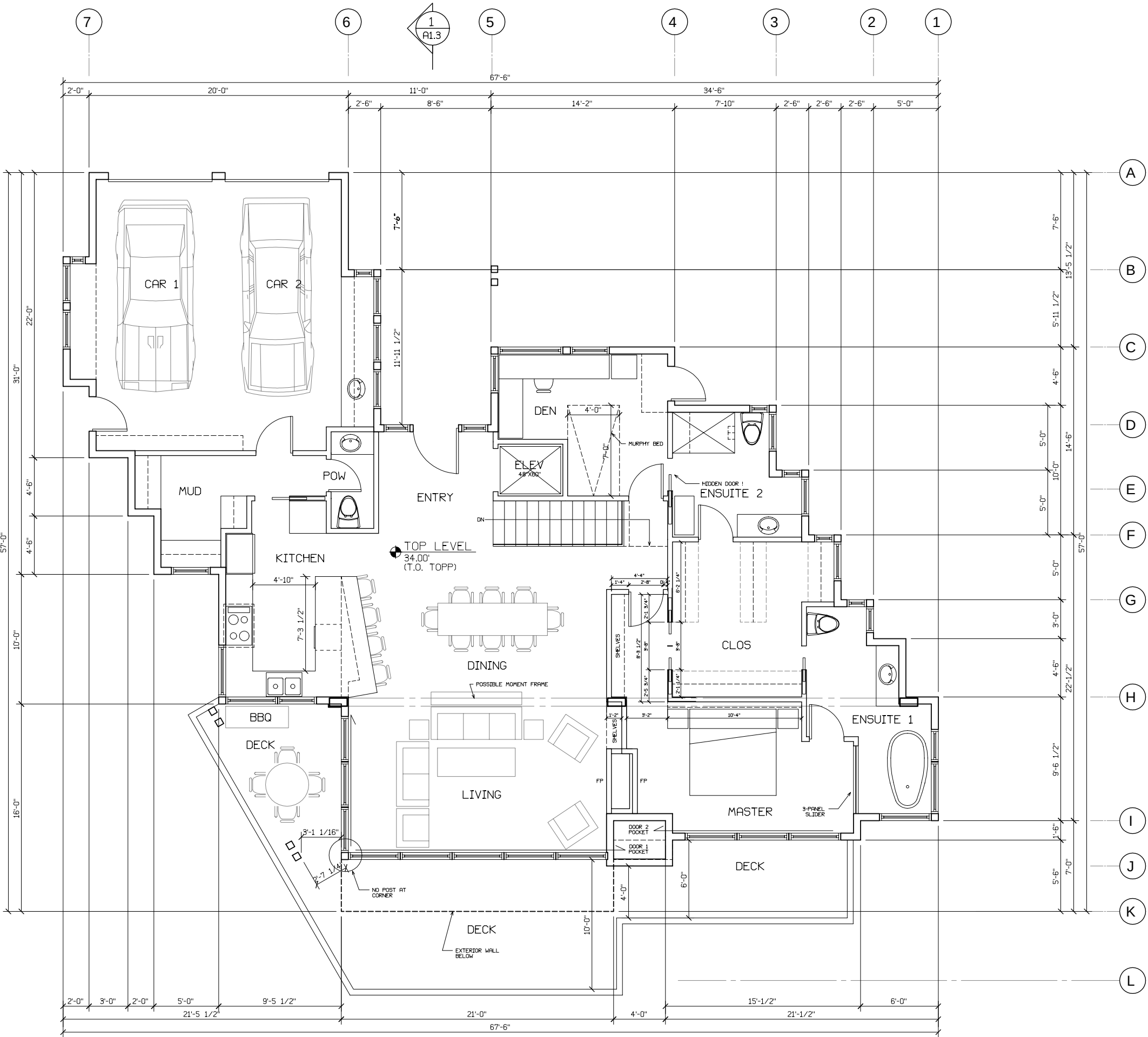
UPPER LEVEL

PROJECT

2170

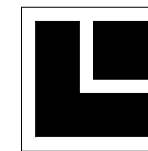
SHEET

A 5.0



#3 BRUNSWICK
BEACH ROAD

#3 BRUNSWICK
BEACH ROAD



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SCALE:	1/8"=1'-0" (11 by 17)
	1/4"=1'-0" (22 by 34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		

1

REVISIONS:

PROJECT
2170
SHEET
A 6.0

PROJECT

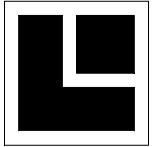
2170

SHEET

A 6.0

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RESIDENCE

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BEACH ROAD



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SCALE:	1/4"=1'-0" (22 by 34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		

1 2

1 WEST ELEVATION
SCALE: AS NOTED

2 SOUTH ELEVATION
SCALE: AS NOTED

REVISIONS:

SOUTH & WEST
ELEVATIONS

PROJECT

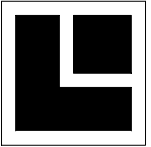
2170

SHEET

A 8.0

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SCALE:	
	1/4"=1'-0" (22 by 34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		

1 2

REVISIONS:

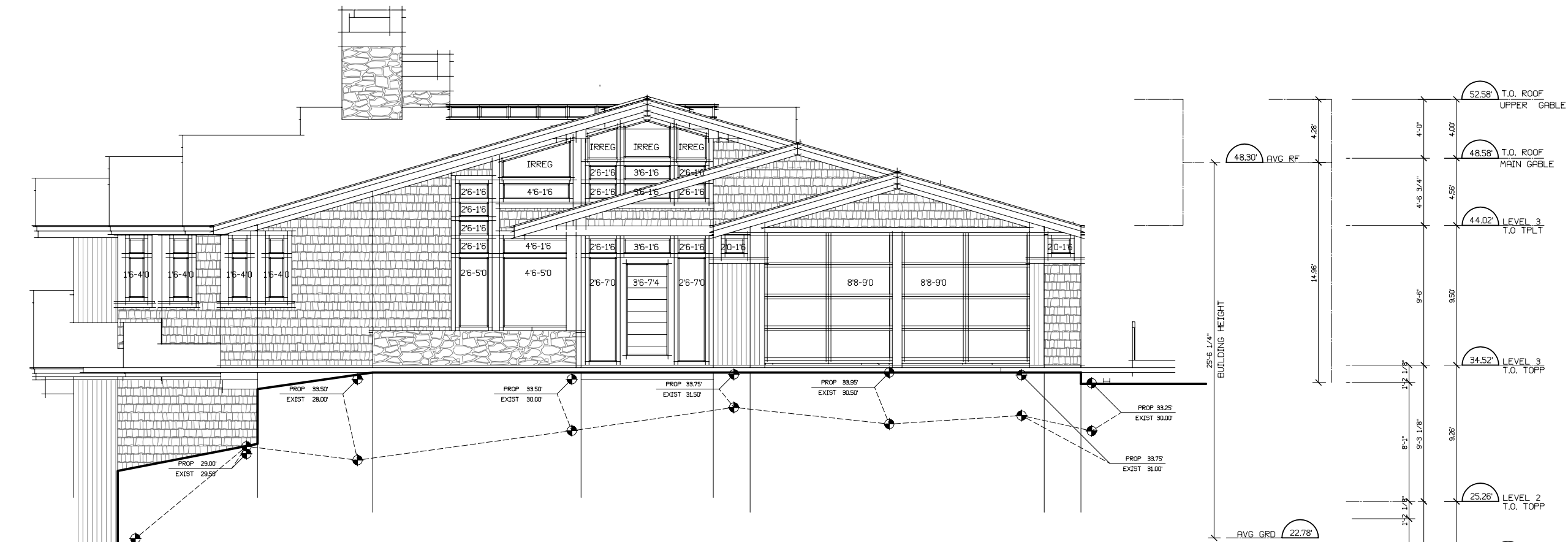
NORTH & EAST
ELEVATIONS

PROJECT

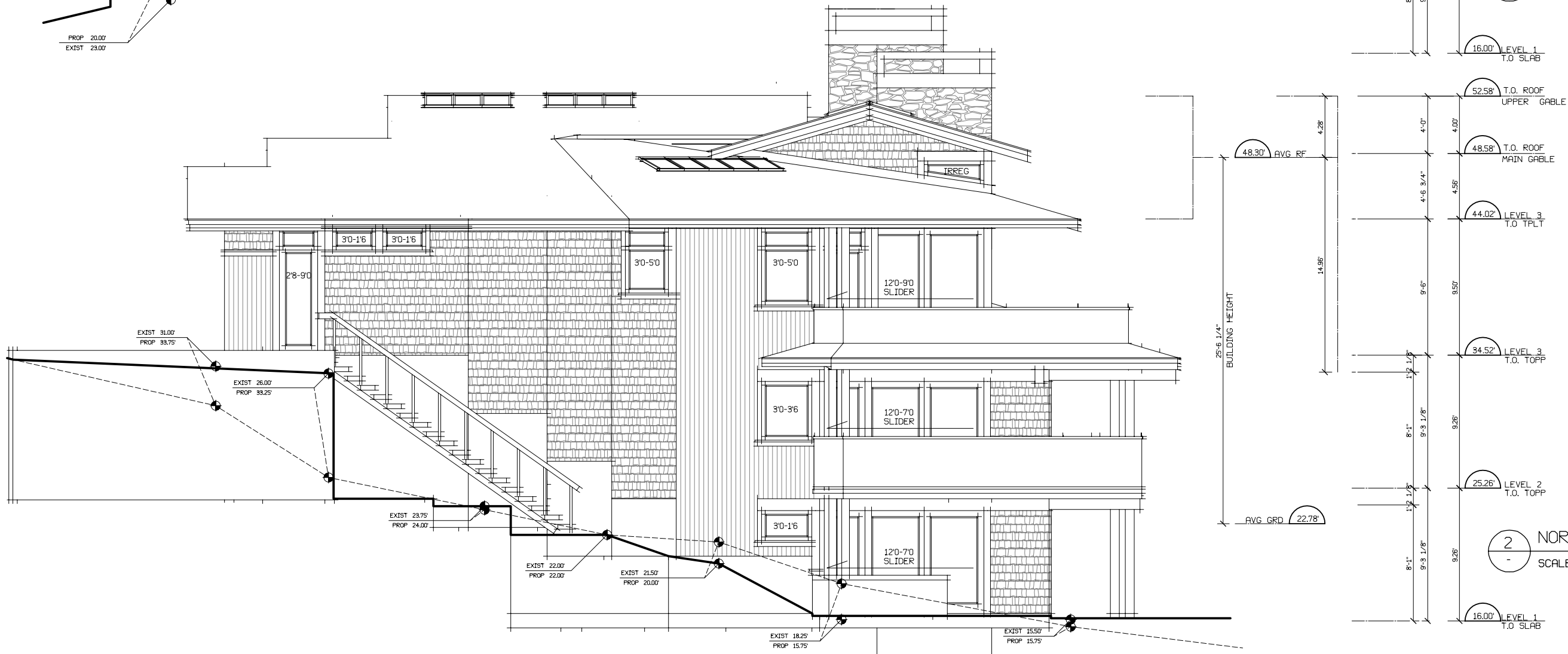
2170

SHEET

A 8.1



1 EAST ELEVATION
SCALE: 1/8"=1'-0" (11 BY 17)



2 NORTH ELEVATION
SCALE: 1/8"=1'-0" (11 BY 17)