

BLOCK A AVERAGE GRADE
A = 13.12m
B = 12.97m
C = 12.84m
D = 12.8m
E = 13.49m
F = 13.52m
G = 14.48m
93.22m/7 = 13.32m

BLOCK B AVERAGE GRADE
H = 14.69m
I = 13.74m
J = 13.71m
K = 13.91m
L = 15.32m
M = 15.33m
N = 16.23m
102.93m/7 = 14.7m



1 SITE PLAN
SCALE: 1:100



2 STREETSCAPE

Property Information

Project Type: NEW TRIPLEXES

Owners:

Site Address: 1007 Arcadia St

Legal Description: Legal Lot 3, Section 10,
Esquimalt District, Plan 5749

BLOCK A - TRIPLEX:

Setbacks:	Proposed
West	3.05m
West Entry	2.22m
North	4.98m
South	3.0m
Block B	2.4m
Roof Height	10.52m

Floor Area:

Lower	44.24 m ²
Main	151.87 m ²
Upper	153.75 m ²
Garage	(80.90 m ²)
Total	349.86 m ²

BLOCK B - TRIPLEX:

Setbacks:	Proposed
North	4.98m
East	6.0m
South	3.0m
Block A	2.4m
Roof Height	10.64m

Floor Area:

Lower	28.31 m ²
Main	151.87 m ²
Upper	153.75 m ²
Garage	(95.79 m ²)
Total	333.93 m ²

Lot Area:	848 m ²
Total Floor Area	863.79 m ²
FSR	0.8
Total Footprint:	357.25 m ²
Lot Coverage:	42.13%
Open Site Space:	171.65 m ²
	20.24%

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



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ISSUED:

SITE PLAN

A-001

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RECOMMENDED PLANT LIST

COMMON NAME	BOTANINICAL NAME
SHRUBS	
Boxwood	Buxus
Camellia	Camellia Spec.
Lavender	Lavandin
Rosemary	Salvia rosmarinus
Yucca	Syringa vulgaris
Oregon Grape	Mahonia aquifolium
Magnolia	Magnolia grandiflora
Rhododendron	Rhododendron indicum
Sword Fern	Polystichum munitum
Hydrangea	Hydrangea macrophylla
TREES	
Japanese Maple	Acer palmatum
Garry Oak	Quercus garryana
Arbutus	Arbutus menziesii
Douglas Fir	Pseudotsuga menziesii
PRIVACY HEDGES	
Portuguese Laurel	Prunus lusitana
Cedar Hedge	Excelsa Cedars

NOTES

Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

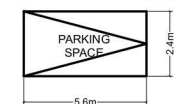
All landscaping on municipal property to conform to municipal standards

All fencing to conform to municipal bylaws

Planting locations shown on plans are approximate and should be verified by survey if important

Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones

ONSITE PARKING SPACE



ISSUED:

LANDSCAPE PLAN

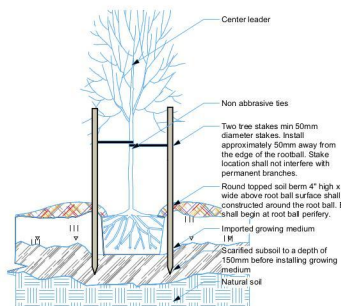
A-002

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LANDSCAPE PLAN

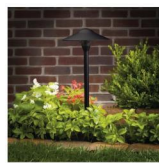
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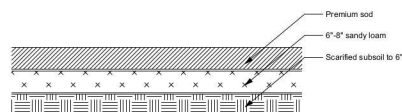
TREE PLANTING



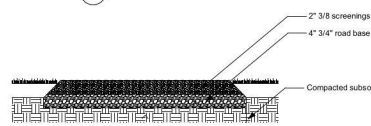
RETAINING WALL



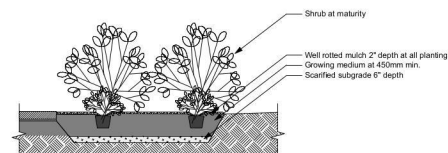
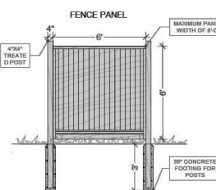
DOWNCAST LED LANDSCAPE LIGHTING

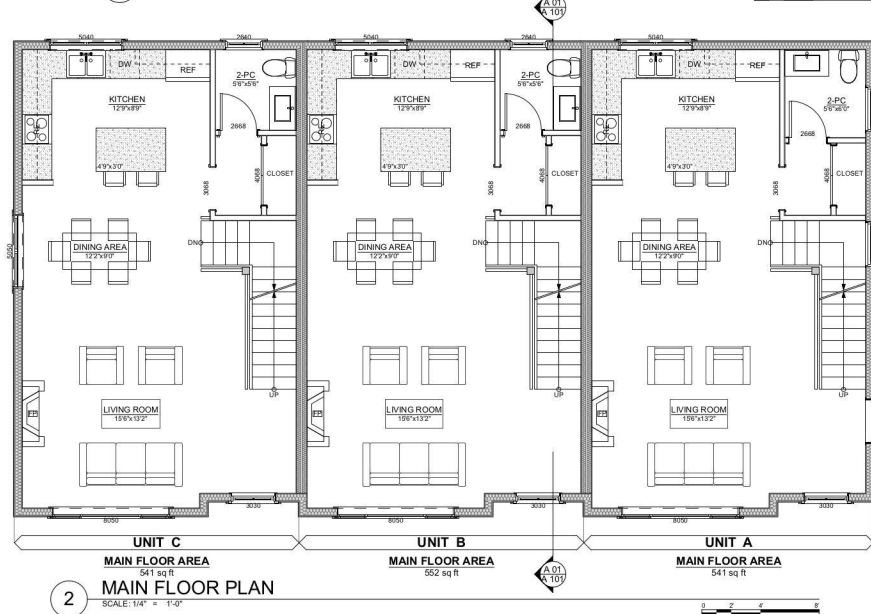
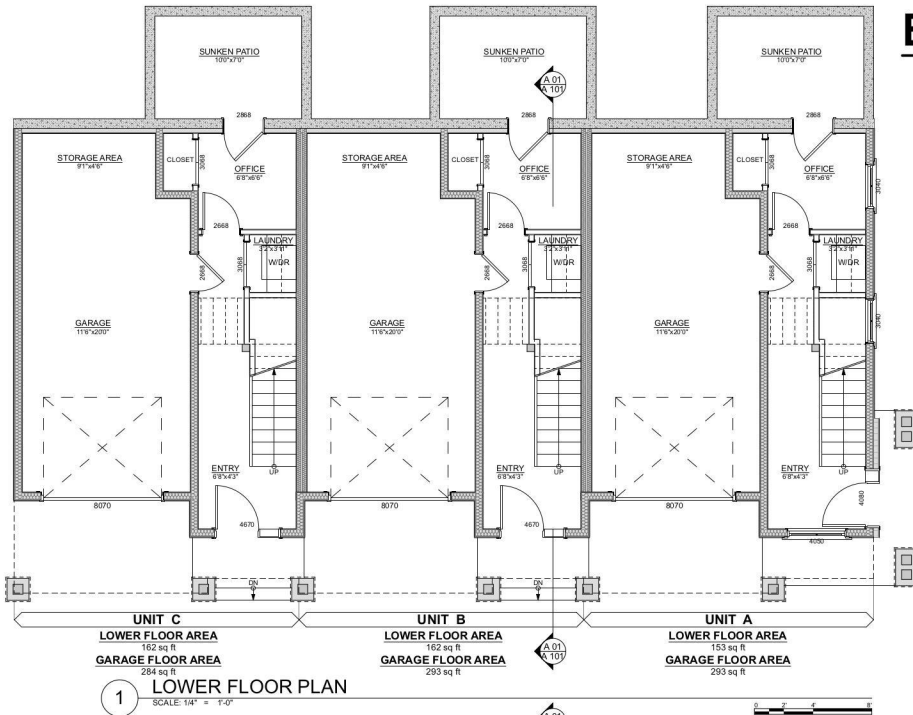


SOD DETAIL

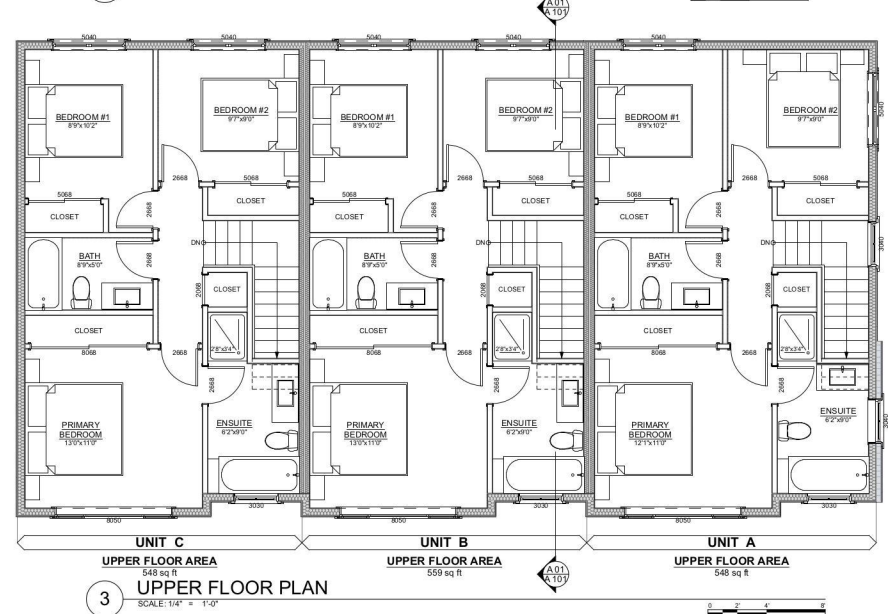
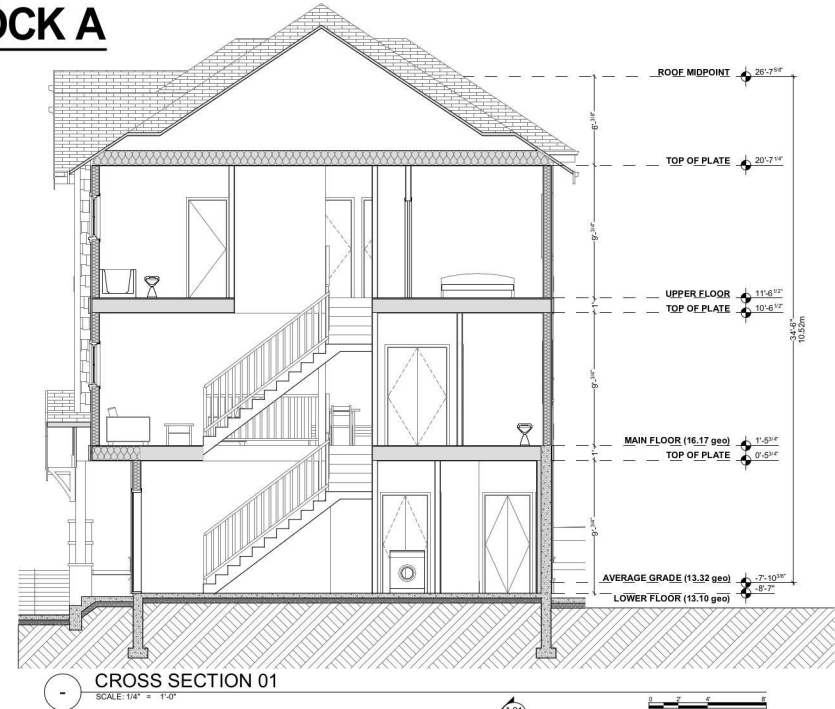


AGGREGATE PAVING

 SHRUB PLANTING fence detail



BLOCK A



BLOCK A

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARDIESHINGLE PAINTED
3	CEMENT BOARD PANEL CWX 1X3 CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PRE FINISHED) (CONFORM TO ALUMINUM SPECIFICATIONS - PRE FINISHED)
FLASHING	100% GALVANIZED STEEL (PRE FINISHED)
WINDOW TRIM	1X2 (CEMENT BOARD PANEL) (PAINTED)
DOOR TRIM	1X2 (CEMENT BOARD PANEL) (PAINTED)
CORNER TRIM	1X2 (CEMENT BOARD PANEL) (PAINTED)
NOTE:	WINDOW OPERATION SHALL BE AS PER DIMENSIONS AND DIRECTIONS CONFORM TO BCBC REQUIREMENTS. CONTRACTOR TO VERIFY ALL C.O.S. PRIOR TO ORDERING WORK.



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ISSUED:

ELEVATIONS

A-201

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SPATIAL SEPARATION BCBC 9.10.16.4	
LIMITING DISTANCE	5.13m
EXPOSING BUILDING FACE	166.86m
ALLOWABLE OPENINGS	15.5%
PROPOSED AREA	25.13m
PROPOSED OPENINGS	15.09%

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



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

EXTERIOR CLADDING LEGEND

1	CEMENT BOARD LAP SIDING PAINTED
2	HARD SHINGLE PAINTED
3	CEMENT BOARD PANEL CW X3/8 CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	3" CONTINUOUS ALUMINUM (PREPARED)
SOFFIT	CW 1/2" ALUMINUM DOWNSPOUT (PREPARED)
CEILING	CEILING ALUMINUM (PREPARED)
WINDOW TRIM	2X4 COMB FACE SF (PAINTED) OR 2X4 COMB SLORED
DOOR TRIM	2X4 COMB FACE SF (PAINTED) OR 2X4 COMB SLORED
DOOR TRIM	2X4 COMB FACE SF (PAINTED) OR 2X4 COMB SLORED

NOTE:
ADDITIONAL ORDERING SHALL BE AS PER OWNER'S DIRECTION AND CONTRACTOR TO BE RESPONSIBLE FOR ORDERING. CONTRACTOR TO VERIFY ALL MATERIALS TO BE ORDERED ARE IN STOCK.

PLANK OVER ALL EXTERIOR TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLORS AS PER MATERIAL



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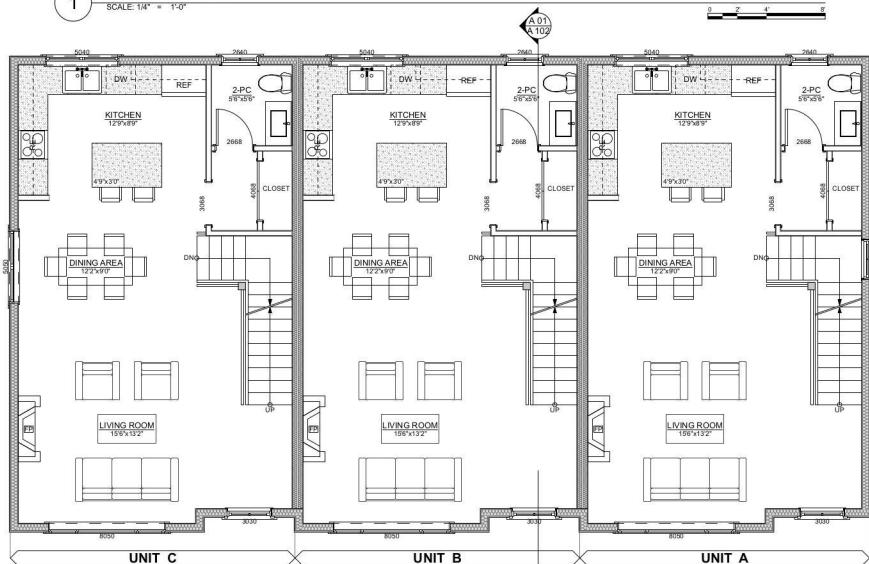
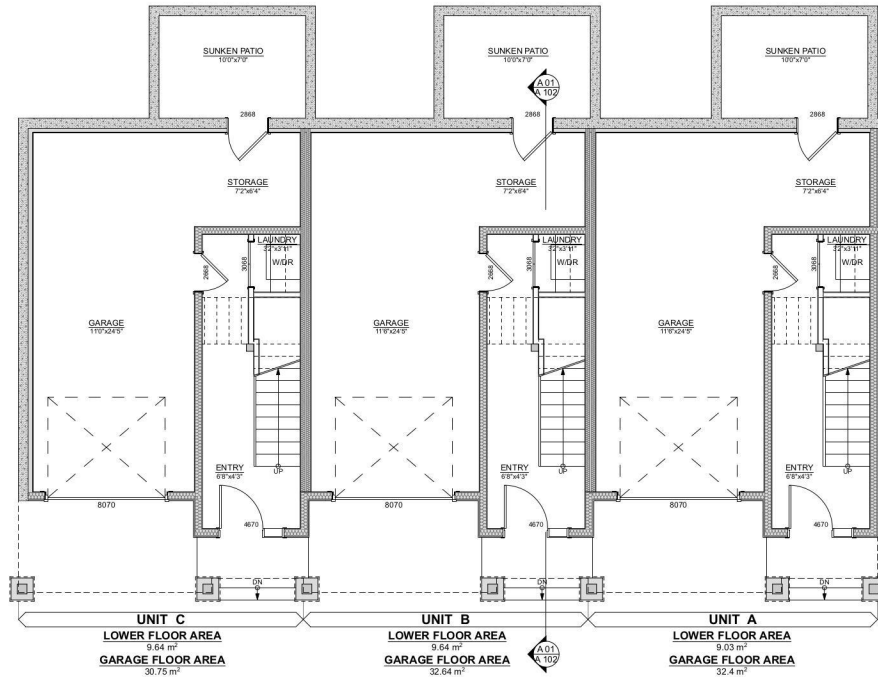


3

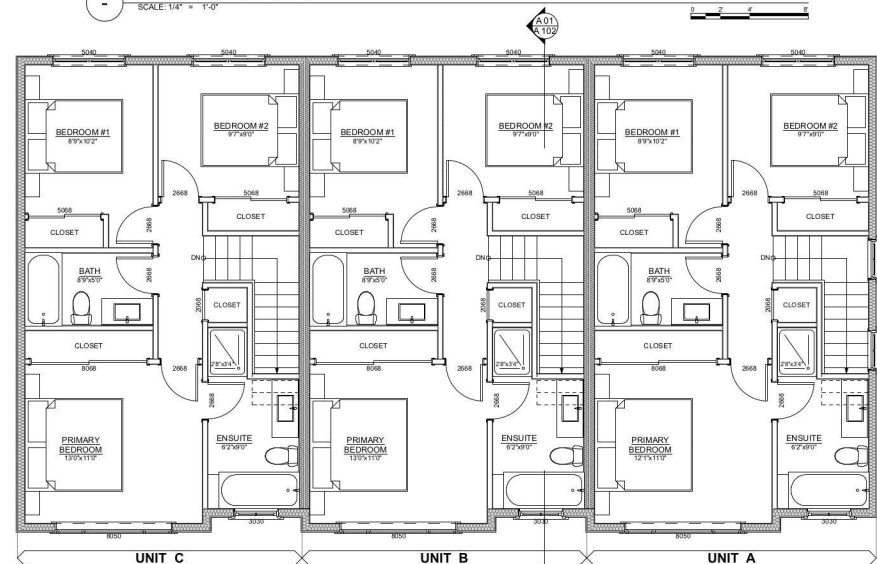
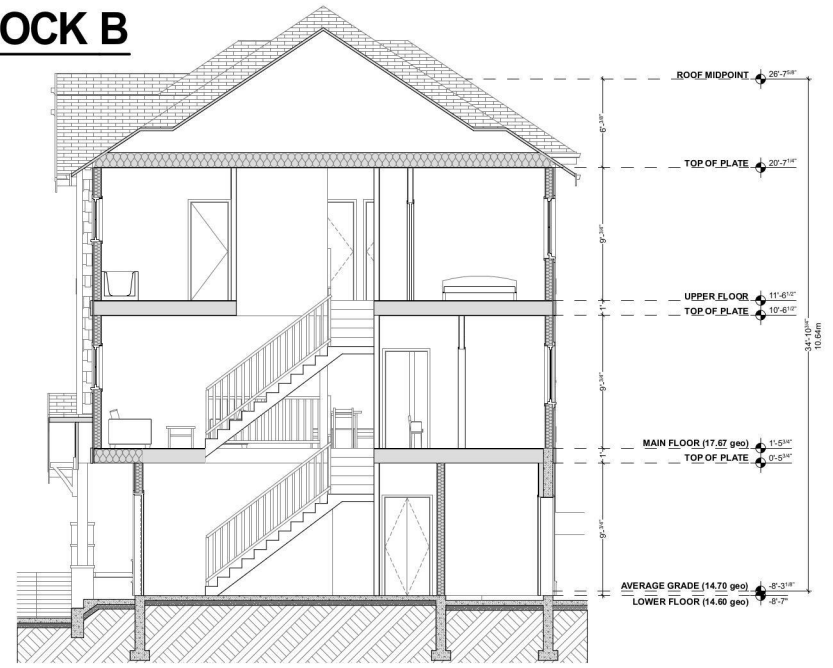


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BLOCK B





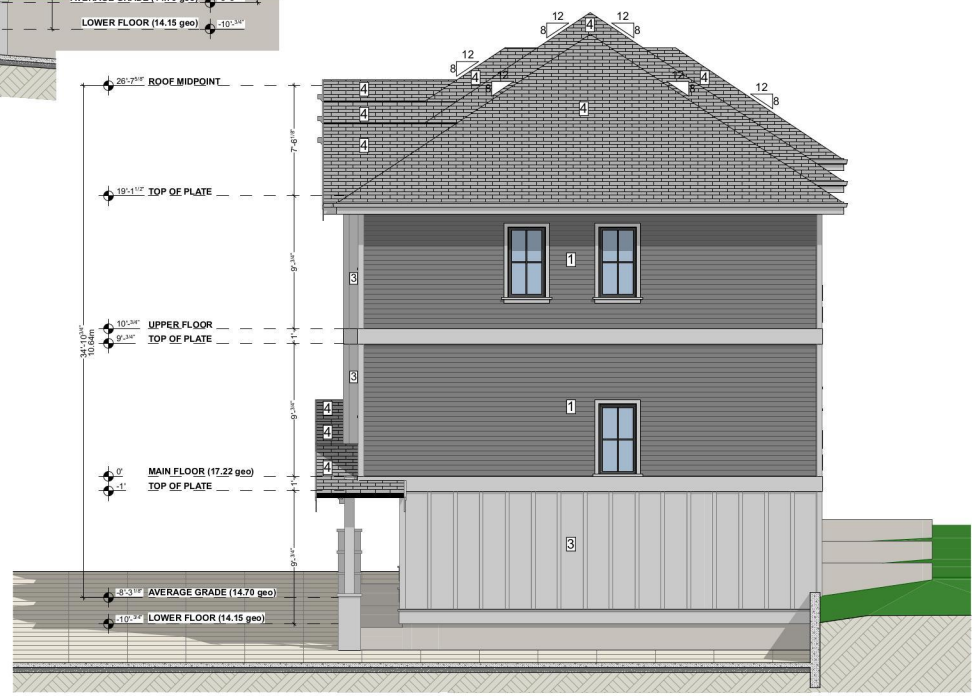
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BLOCK B

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARDSHINGLE PAINTED
3	CEMENT BOARD PANEL CLW XCS CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	8" CONTINUOUS ALUMINUM (PROPOSED)
DOWNSPUTS	2" X 4" ALUMINUM (PROPOSED)
FLASHING	100% TYPICAL (PROPOSED)
WINDOW TRIM	2" X 4" CROWN MOULDING (PAINTED)
DOOR TRIM	2" X 4" CROWN MOULDING (PAINTED)
CONTRAST TRIM	2" X 4" CROWN MOULDING (PAINTED)
NOTE:	WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONTRACTOR TO BE USED TO REQUIREMENTS. CONTRACTOR TO VERIFY ALL SIZES PRIOR TO ORDERING PARTS.



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



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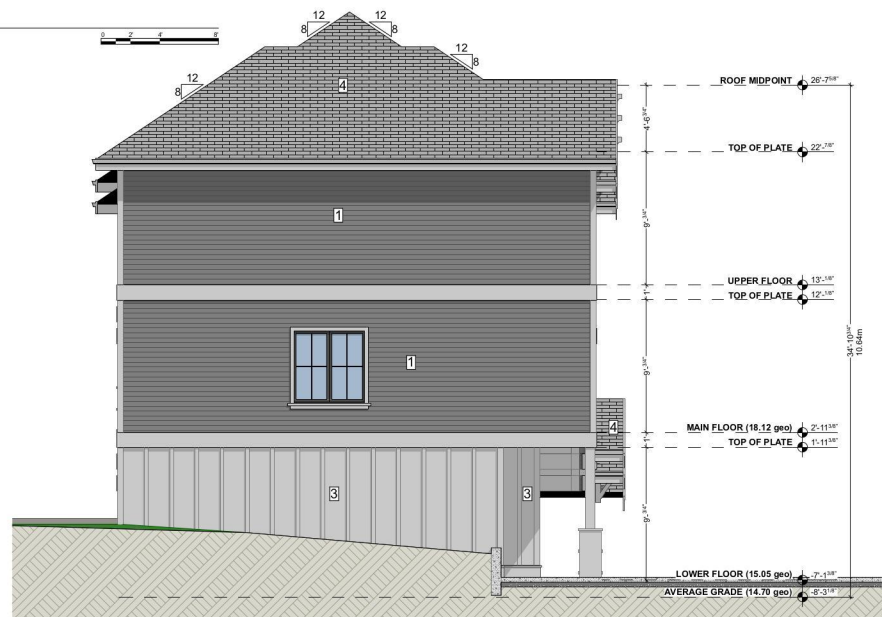
ELEVATIONS

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



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

BLOCK B

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARDIESHINGLE PAINTED
3	CEMENT BOARD PANEL CLW XCS CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	8" CONTINUOUS ALUMINUM (PROPOSED)
FLASHING	100% ALUMINUM (PROPOSED)
WINDO WTRIM	100% ALUMINUM (PROPOSED)
DOOR TRIM	100% ALUMINUM (PROPOSED)
CONCRETE	100% ALUMINUM (PROPOSED)
NOTE:	FINISHES SHALL BE AS PER OWNER'S SPECIFICATIONS AND CONTRACT DOCUMENTS. CONTRACTOR TO VERIFY ALL FINISHES TO SURETY POINTS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	ALL COLOURS AS PER OWNER



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- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW