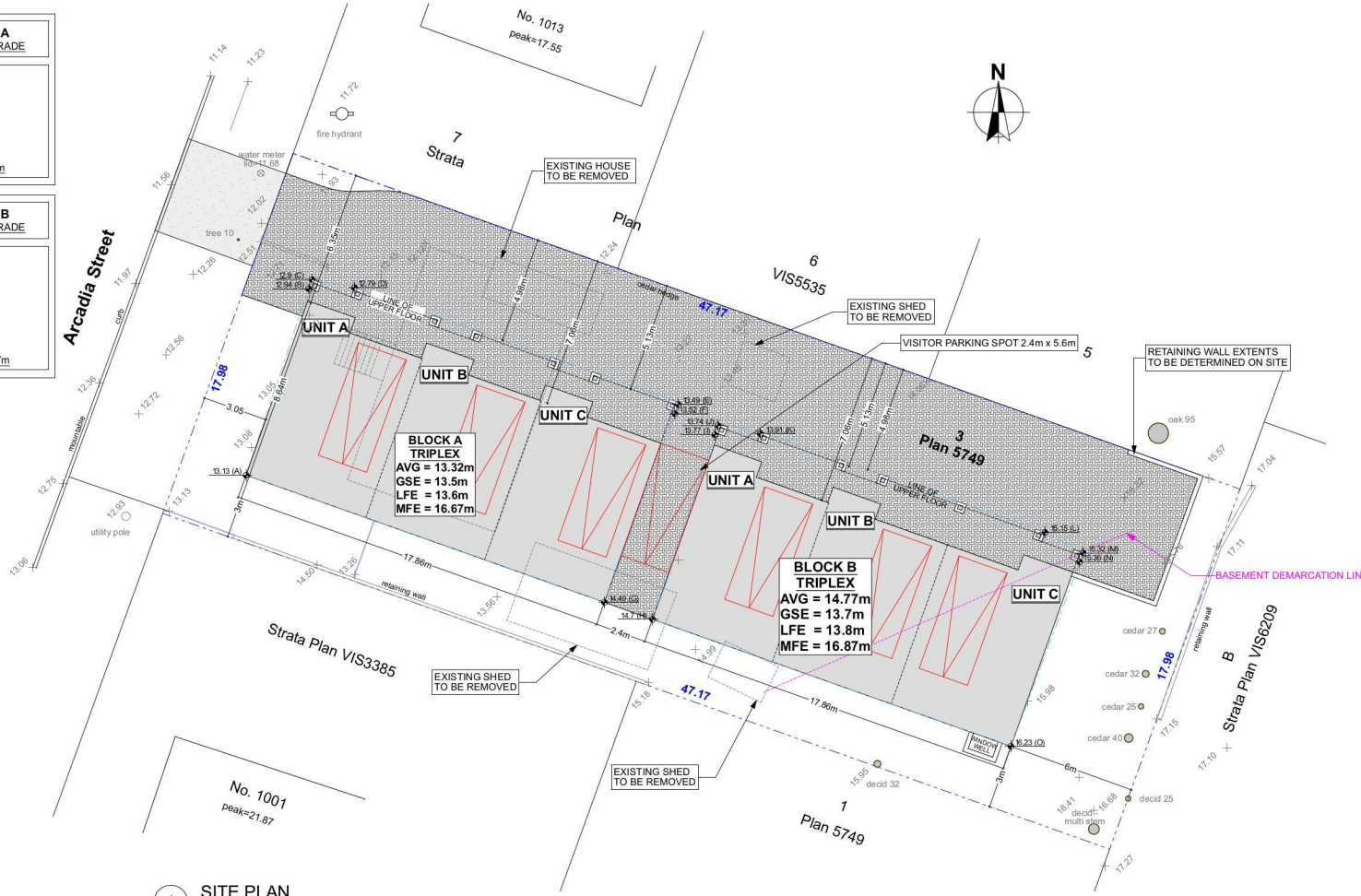
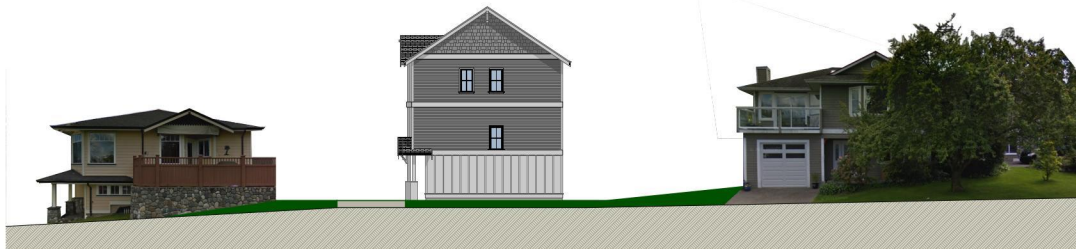


BLOCK A AVERAGE GRADE	
A = 13.13m	
B = 12.94m	
C = 12.9m	
D = 12.79m	
E = 13.49m	
F = 13.52m	
G = 14.49m	
93.26m ² = 13.32m	

BLOCK B AVERAGE GRADE	
H = 14.7m	
I = 13.77m	
J = 13.74m	
K = 13.91m	
L = 15.15m	
M = 15.32m	
N = 15.36m	
O = 16.23m	
118.18m ² = 14.77m	



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
North	4.98m
South	3.0m
Block B	2.4m
Roof Height	10.79m
Floor Area:	
Lower	45.42 m ²
Main	151.87 m ²
Upper	153.75 m ²
Garage	(82.17 m ²)
Total	351.04 m ²
BLOCK B - TRIPLEX:	
Setbacks:	Proposed
North	4.98m
East	6.0m
South	3.0m
Block A	2.4m
Roof Height	9.54m
Floor Area:	
Basement	13.22 m ²
Lower	19.28 m ²
Main	151.94 m ²
Upper	153.82 m ²
Garage	(90.89 m ²)
Total	325.04 m ²
Lot Area:	848 m ²
Total Floor Area	676.08 m ²
FSR	0.8
Total Footprint:	349.96 m ²
Lot Coverage:	41.27%
Open Site Space:	223.58 m ²
	26.37%
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	



1600 Sherniffle Road Victoria BC Canada
250.893.9127
www.adaptdesign.ca
1007 ARCADIA ST

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used or reproduced in any form, or for any purpose, without the prior written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the jobsite. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety procedures and programs in connection with the project.

ISSUED FOR DP

ISSUED:

SITE PLAN

A-001

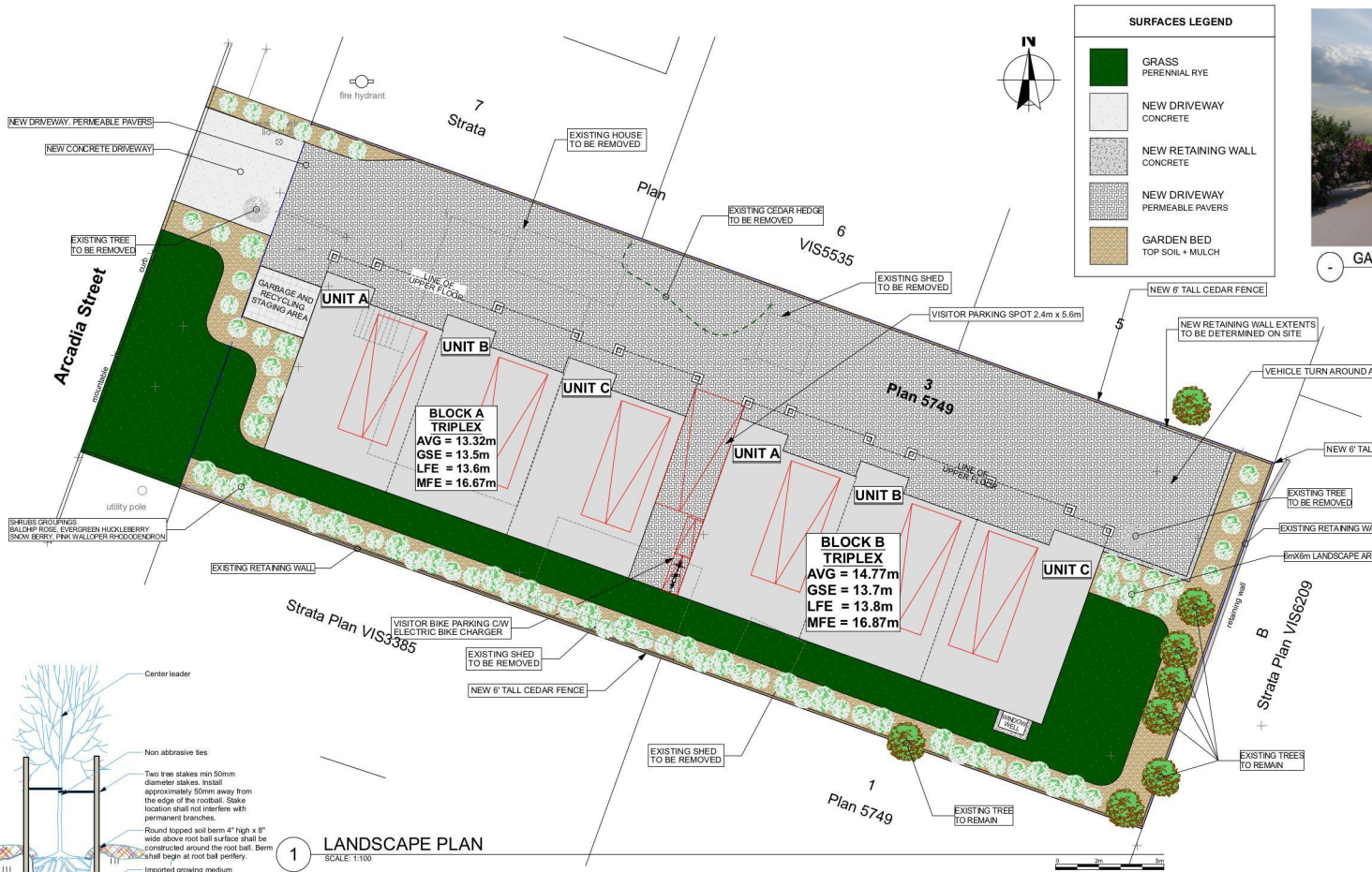
Printed: 2025-01-10

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used or reprinted in any form, or for any purpose, without the express written consent of Adapt Design. The Designer shall not be responsible for construction means, methods, techniques, equipment, or operations, or for safety, procedures and programs in connection with the project.

© Adapt Design



GARBAGE ENCLOSURE



RECOMMENDED PLANT LIST

COMMON NAME	BOTANICAL NAME
SHRUBS	
Boxwood	Buxus
Camellia	Camellia Spec.
Lavender	Lavandin
Rosemary	Salvia rosmarinus
Lilac	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.

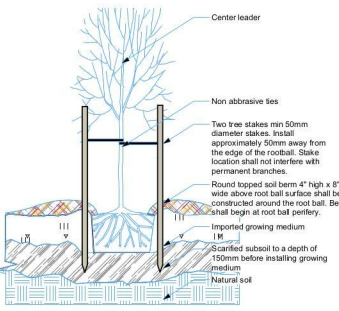
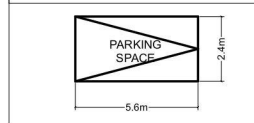
All landscaping on municipal property to conform to municipal standards

All fencing to conform to municipal bylaws

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

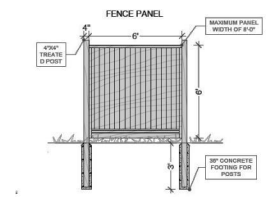
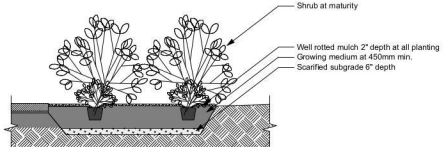
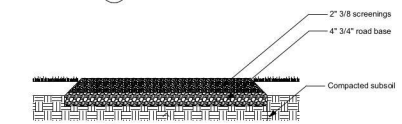
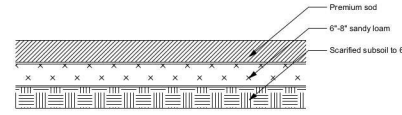
Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones

ONSITE PARKING SPACE



LANDSCAPE PLAN

SCALE: 1:100



ISSUED FOR DP

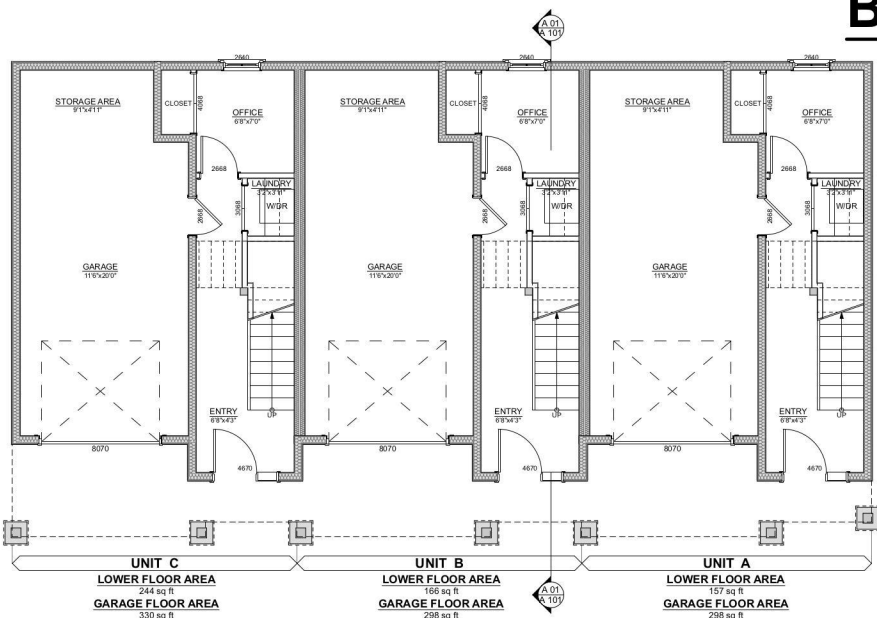
ISSUED:

LANDSCAPE PLAN

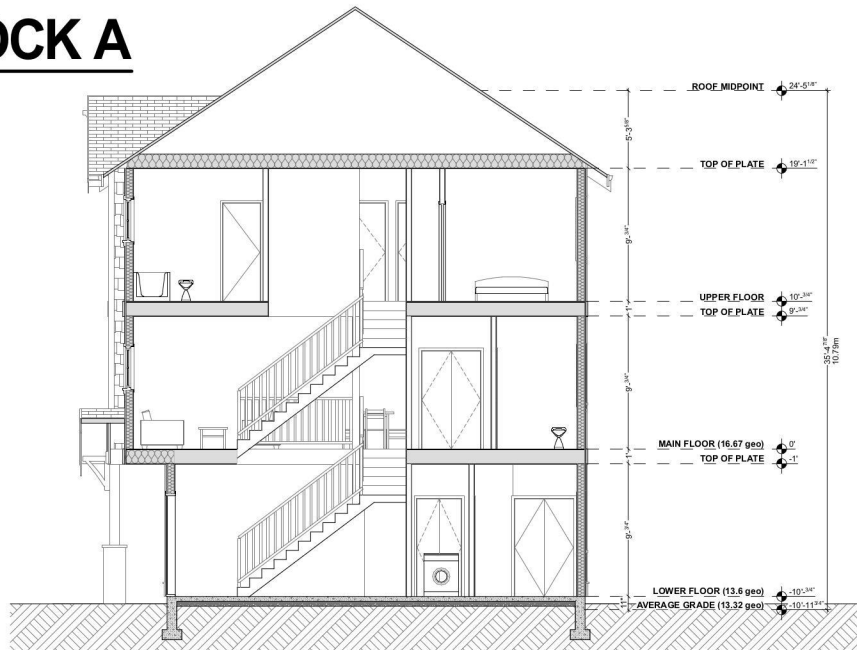
A-002

Project: 202501-10

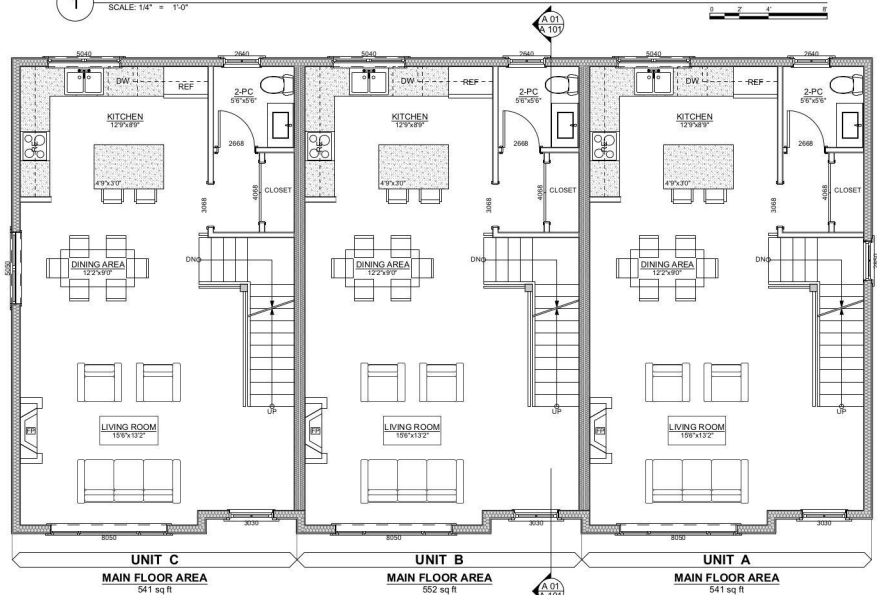
BLOCK A



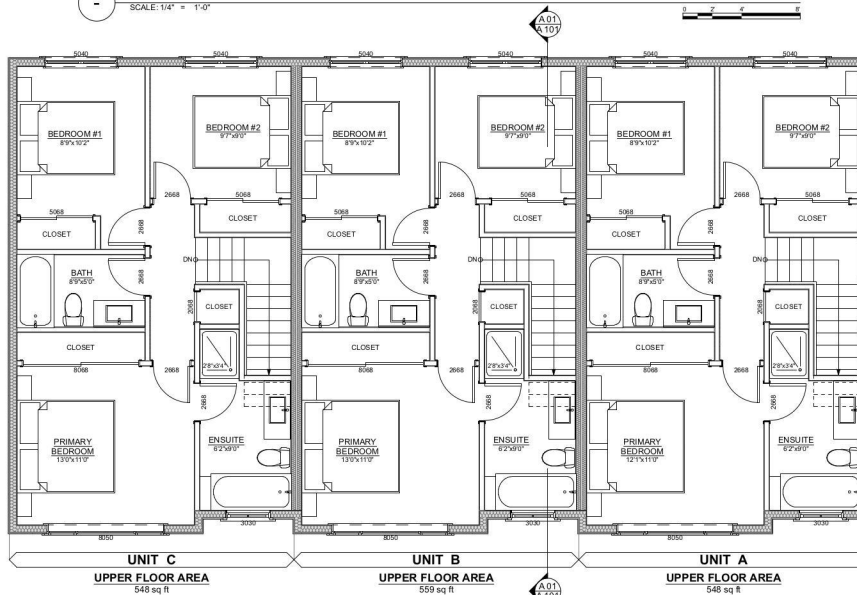
1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 CROSS SECTION 01
SCALE: 1/4" = 1'-0"



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



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



1600 Sherbrooke Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used or reprinted in any form, or for any other project, without the prior written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, equipment, or operations, or for safety procedures and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

FLOOR PLANS AND CROSS SECTION

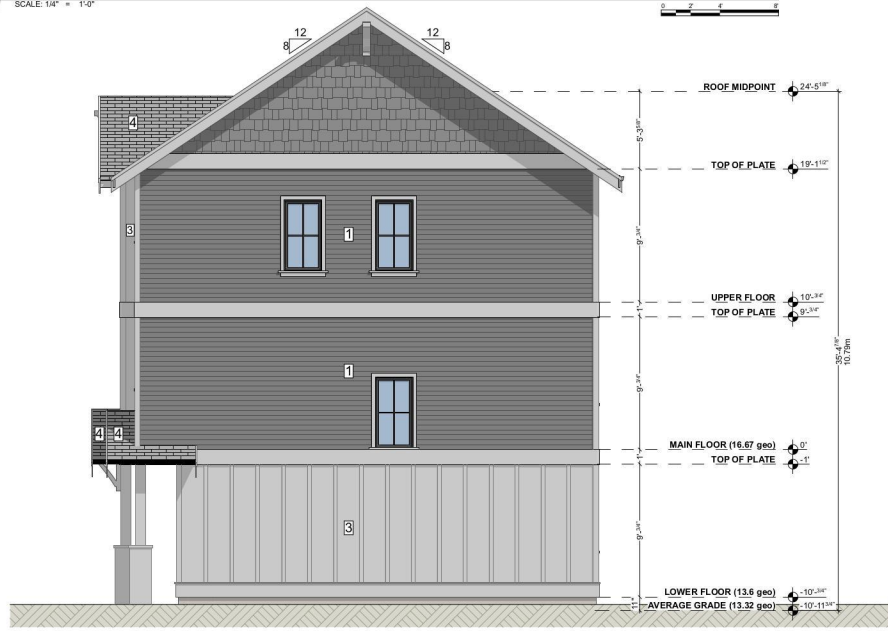
A-101

Project: 202501-10

BLOCK A



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



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



1000 Sherniff Rd, Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used on any other project, or for any other purpose, without the written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS

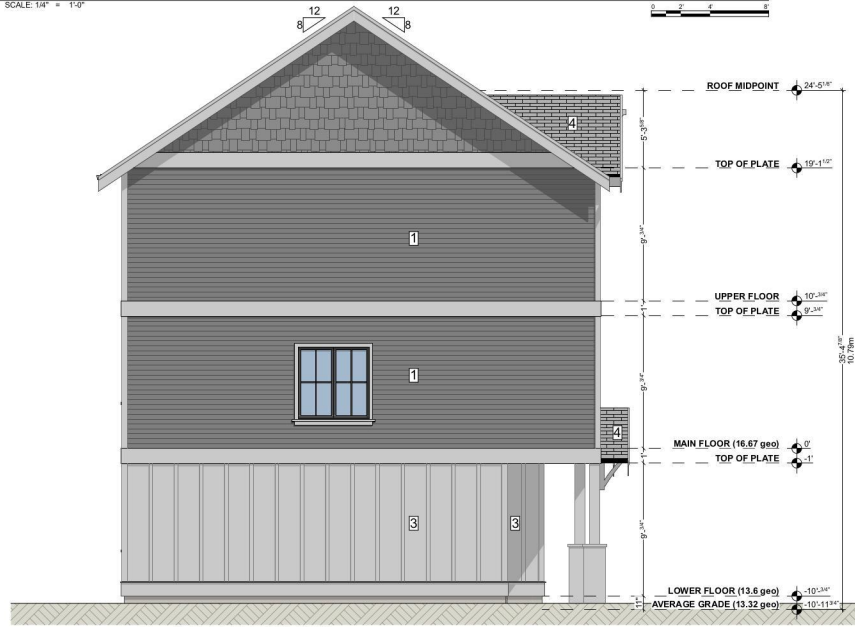
A-201

Project: 202501-10

BLOCK A



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



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

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

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	6" CONTINUOUS ALUMINUM (PROF. FINISHED) OR 4" X 2" ALUMINUM CHANNEL (PROF. FINISHED)
ROOFING	ASPHALT/FLYSHINGLES (PROF. FINISHED)
FLASHING	2X1X1/2" COPED 60° PAINTED
WINDOW TRIM	1/2" X 2 1/2" ROBBILL PAINTED
DOOR TRIM	1/2" X 2 1/2" ROBBILL PAINTED
CORNER TRIM	1/2" X 2 1/2" ROBBILL PAINTED
NOTE:	FINISH OPERATIONS SHALL BE AS PER GENERAL DIRECTIVES AND SPECIFICATIONS FOR EXTERIOR FINISHINGS. CONTRACTOR TO VERIFY ALL FINISHES TO OBSERVE DRAWING.
	FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS ALL COLORS AS PER OWNER.



1600 Shernoffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used or reproduced in any form, or for any purpose, without the written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety procedures and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

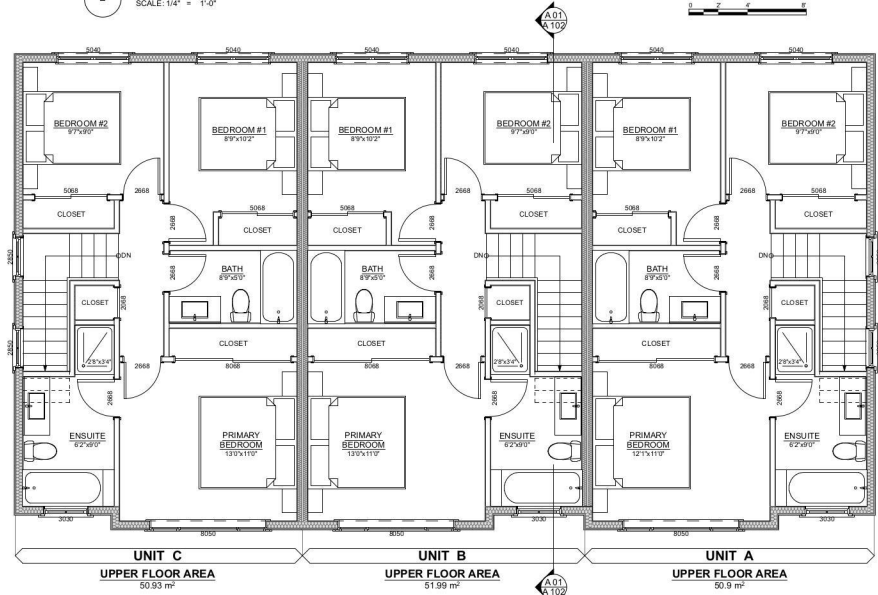
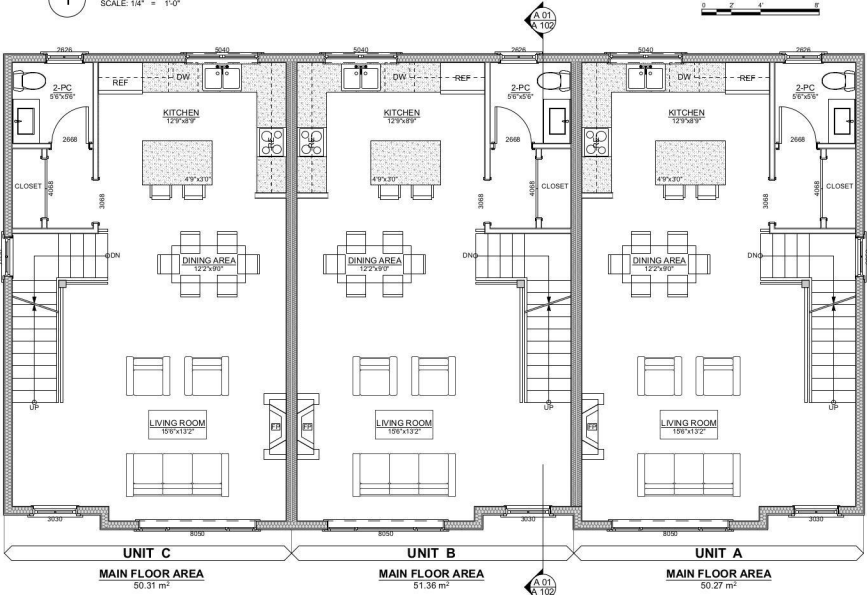
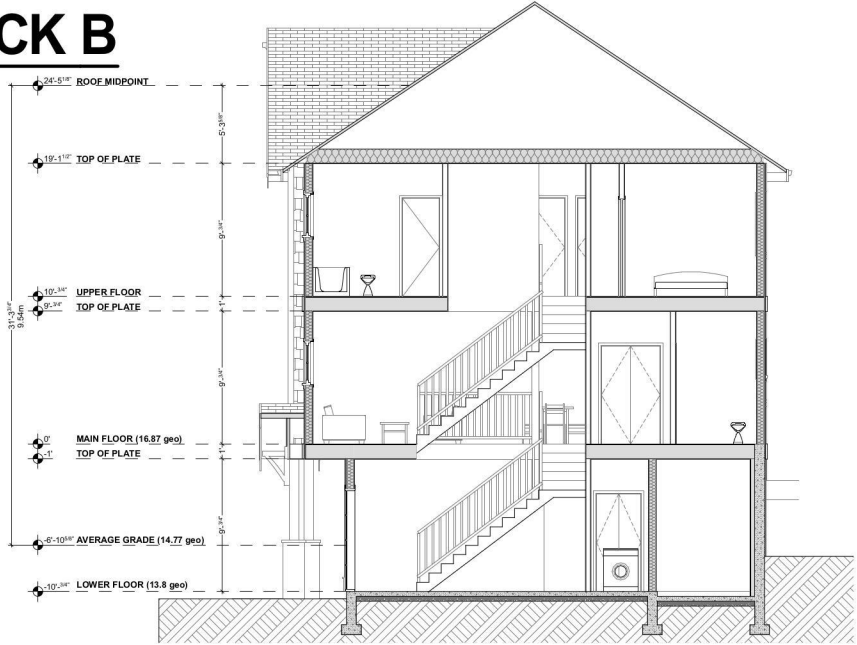
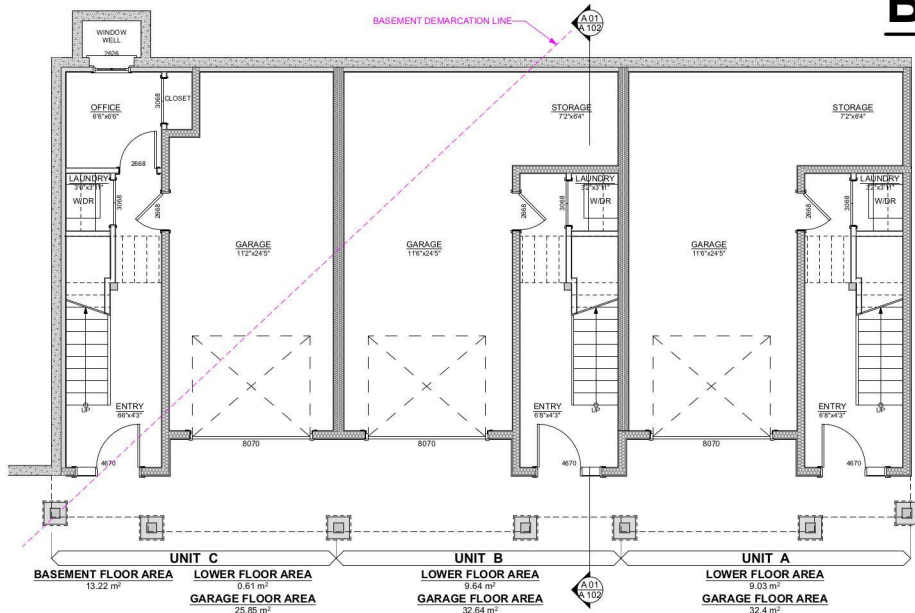
ISSUED:

ELEVATIONS

A-202

Project: 202501-10

BLOCK B



1600 Sherniff Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used or reprinted in any form, or used in any way, without the prior written consent of Adapt Design. The Designer shall not be responsible for construction means, methods, techniques, equipment, or operations, or for safety procedures and programs in connection with the project.
© Adapt Design

ISSUED FOR DP

ISSUED:

FLOOR PLANS AND CROSS SECTION

A-102

Project: 22051-10

BLOCK B



1600 Shernoffe Road Victoria BC Canada
 250.893.8127
 www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used in any other project, or for any other purpose, without the written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety precautions and programs in connection with the project.
 © Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS

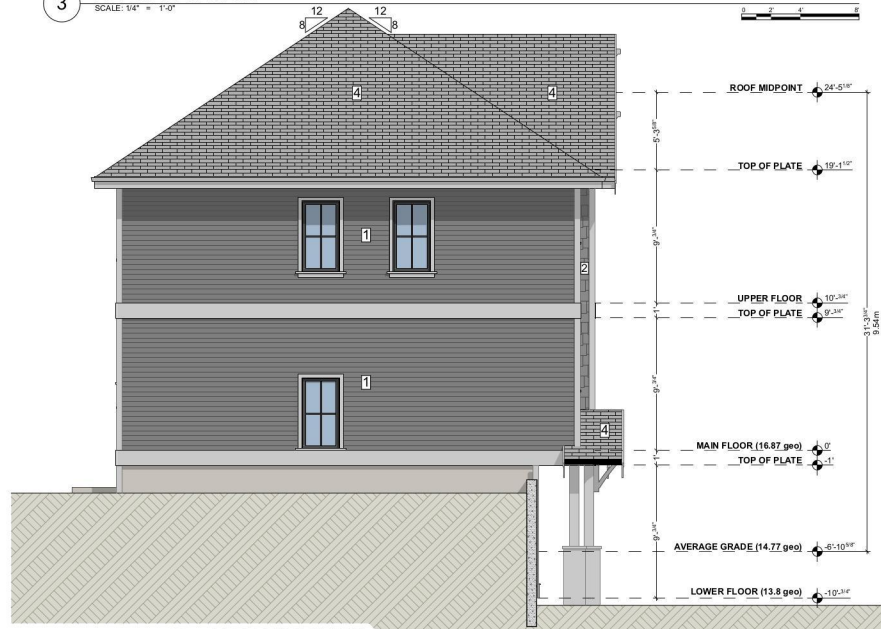
A-204

Project: 202501-10

BLOCK B



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



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

EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARD SHINGLE PAINTED
3	CEMENT BOARD PANEL CLW XCS GATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	8" CONTINUOUS ALUMINUM (PREPARED) OR 4" X 4" ALUMINUM DOWNSPOUT (PREPARED)
ROOFING	VERIFIED WATER RESISTANT BARRIER
WINDU	2X11 COVER FACED 8FT PAINTED
WINDOW TRIM	2X4 COVER FACED 8FT PAINTED
DOOR TRIM	ALL 2X4 BOARDS PAINTED
CONCRETE	2X4 COVER FACED 8FT PAINTED
CONCRETE	2X4 COVER FACED 8FT PAINTED
CONCRETE	2X4 COVER FACED 8FT PAINTED

NOTE:
FINISH OPERATIONS SHALL BE AS PER GENERAL CONDITIONS AND SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL COLORS PRIOR TO ORDERING PAINT.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLORS AS PER OWNER

Spatial Separation BCBC 9.10.15.4	3.0m
Limiting Distance	134.55m ²
Exposing Building Face	1.0%
Allowable Openings	12.45m ²
Proposed Area	9.27%



1600 Shernoffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications are instruments of service and shall remain the property of Adapt Design. They are not to be used or reproduced in any form, or for any purpose, without the prior written consent of Adapt Design. The General Contractor is responsible for confirming and checking dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety procedures and programs in connection with the project.
© Adapt Design

ISSUED FOR DP

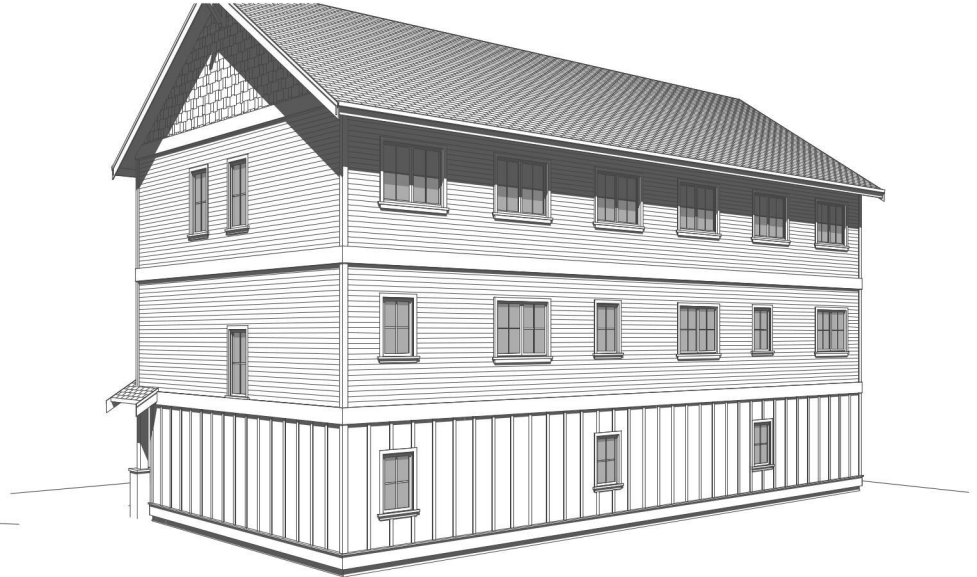
ISSUED:

ELEVATIONS

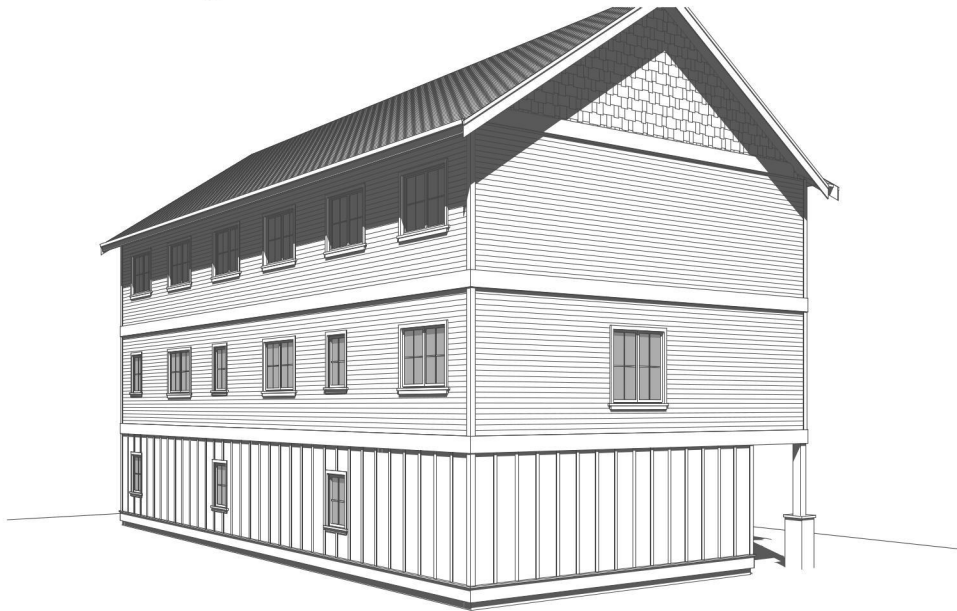
A-205
Project: 202501-10



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



1600 Sharncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

1007 ARCADIA ST

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used or reprinted in whole or in part without the written consent of Adapt Design. The General Contractor is responsible for confirming and correcting dimensions at the jobsite. The Designer will not be responsible for construction means, methods, techniques, equipment, or procedures, or for safety procedures and programs in connection with the project.
© Adapt Design

ISSUED FOR DP

ISSUED:

PERSPECTIVE VIEWS

A-401

Printed: 2025-01-10