

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	683.79 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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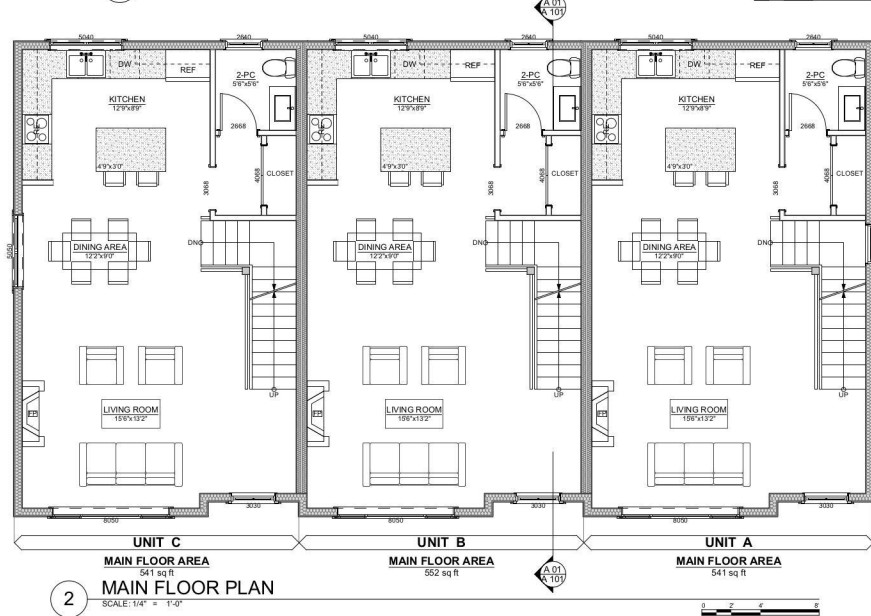
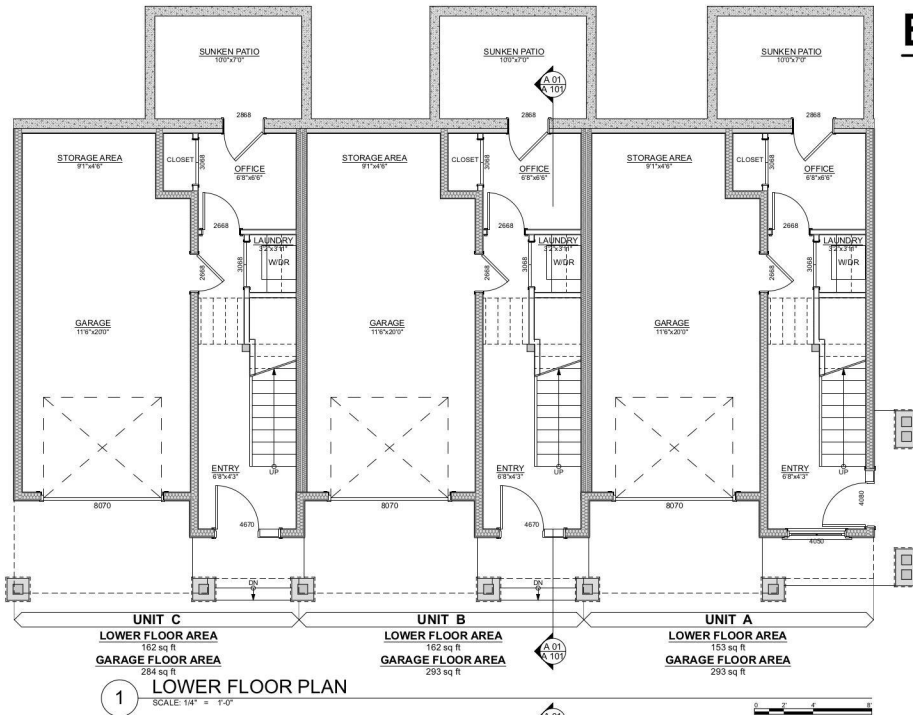
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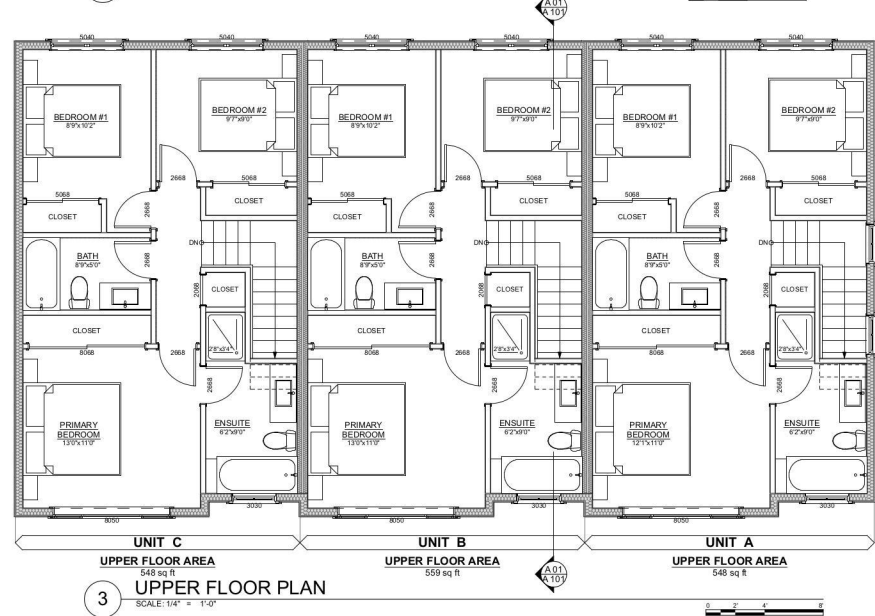
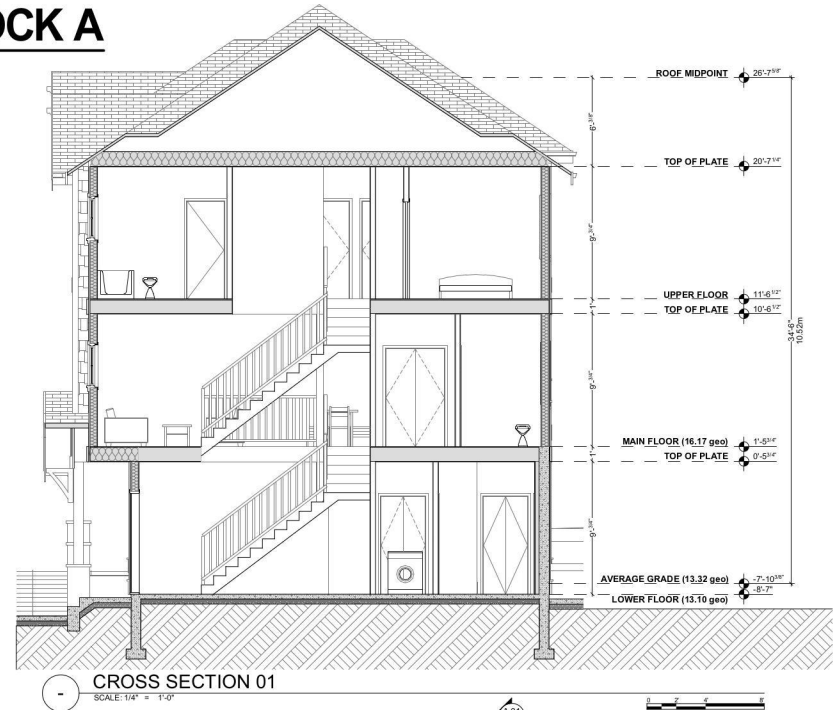
SITE PLAN

A-001

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BLOCK A



BLOCK A

EXTERIOR CLADDING LEGEND

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

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 6" CONTINUOUS ALUMINUM (PRE FINISHED)
DOWNSPUT: ALUMINUM (CONCRETE/ PRE FINISHED)
FLASH: 1X4 PAINTED
WINDOW TRIM: 1X4 (CEMENT BOARD PANEL PAINTED)
DOOR TRIM: 1X4 (CEMENT BOARD PANEL PAINTED)
CORNER TRIM: 1X4 (CEMENT BOARD PANEL PAINTED)
NOTE: WINDOW OPERATION SHALL BE AS PER DIMENSIONS AND DIRECTIONS
CONFORM TO RCBC EGRESS REQUIREMENTS CONTRACTOR TO VERIFY
ALL EGRESS TO OBSERVE WORK
FLASH OVER ALL MATERIAL TRANSITIONS DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



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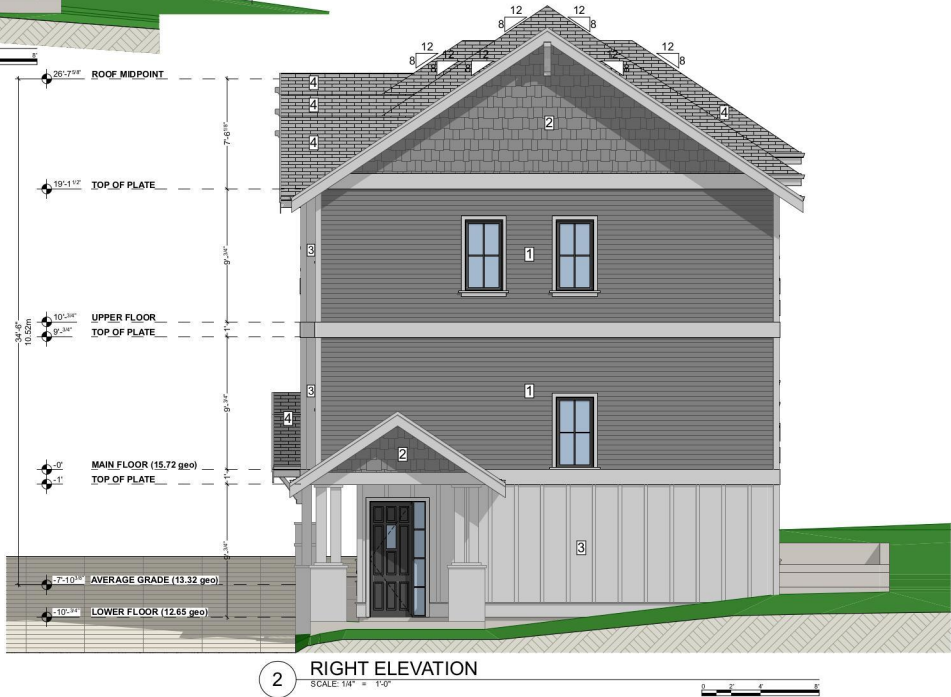
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ISSUED:

ELEVATIONS

A-201

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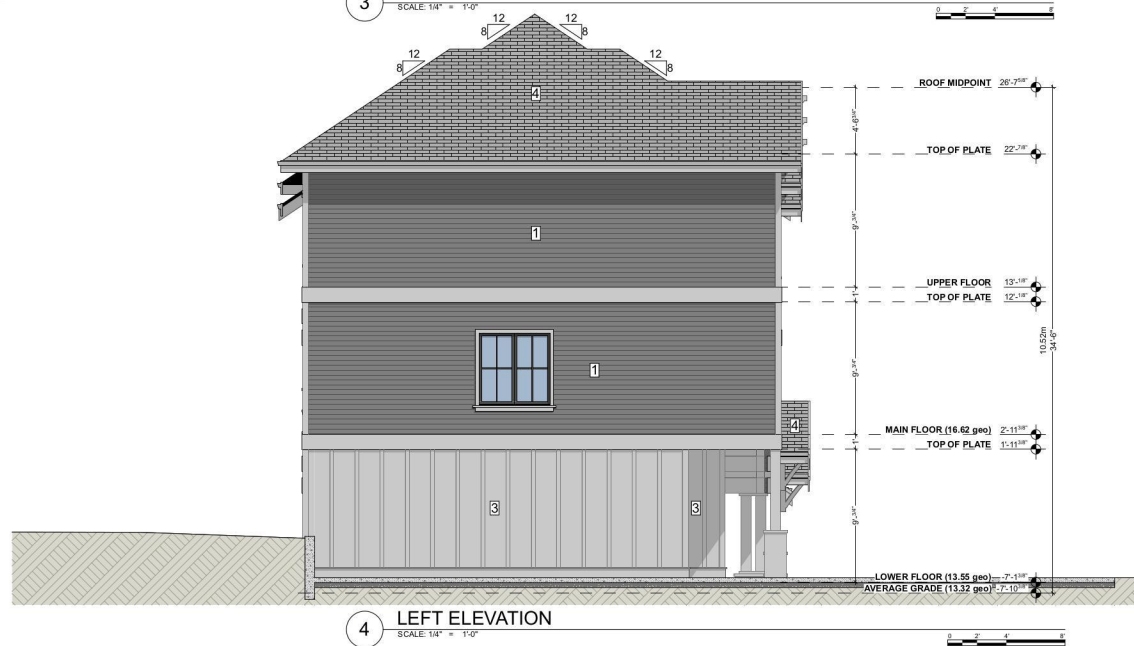
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3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

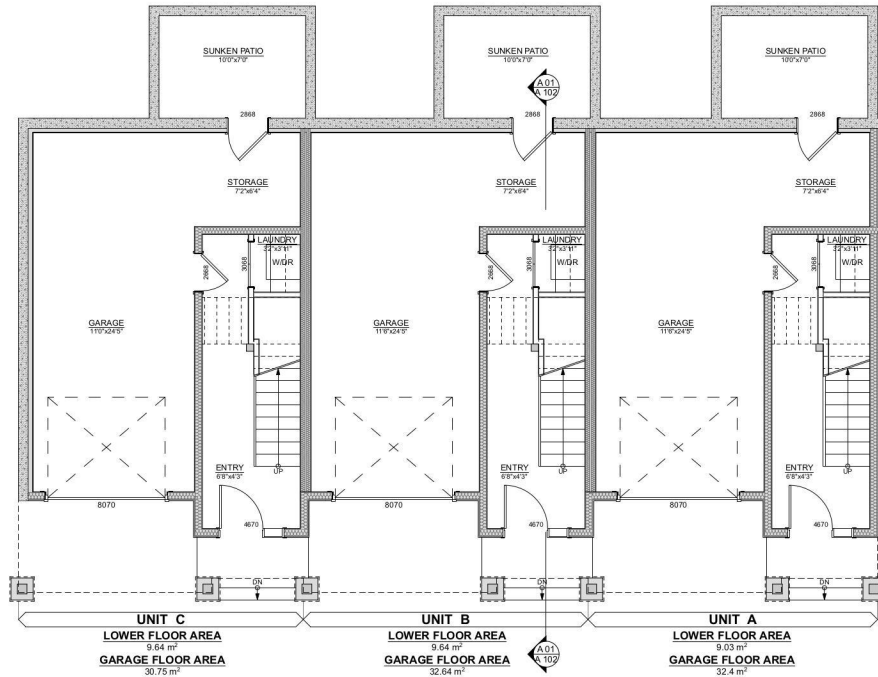
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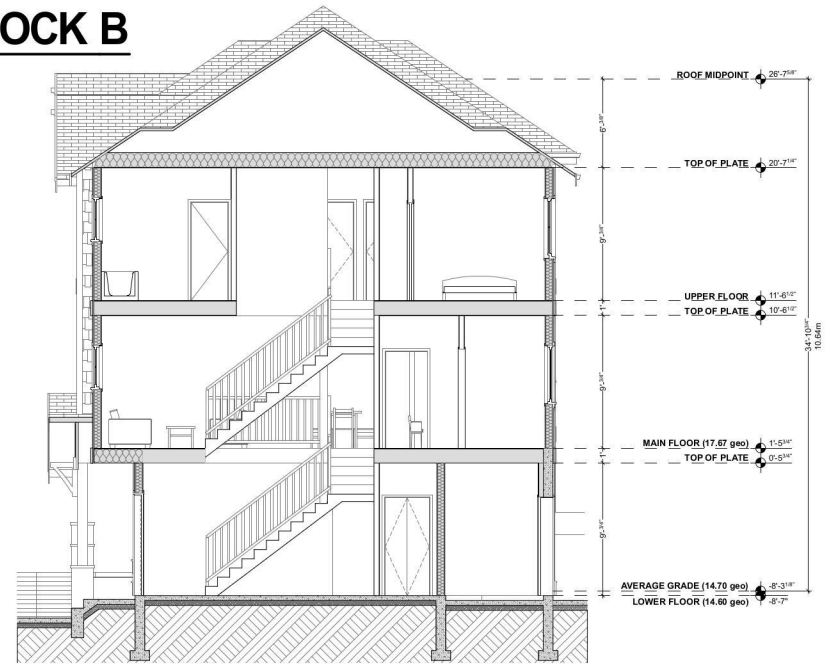


1 LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

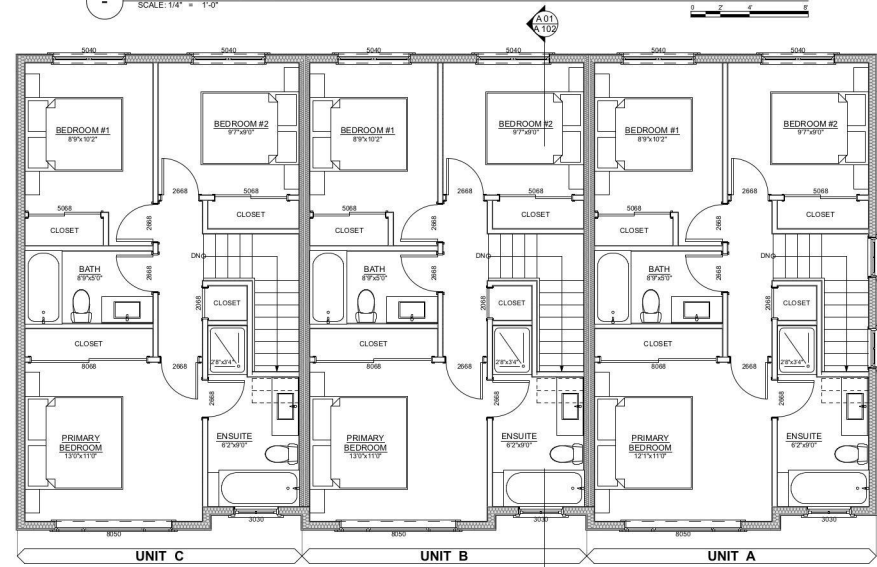


2 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BLOCK B



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



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



SPATIAL SEPARATION BCBC 9.10.15.4
LIMITING DISTANCE 5.13m
EXPOSING BUILDING FACE 171.87m²
ALLOWABLE OPENINGS 15.5%
PROPOSED AREA 24.69m²
PROPOSED OPENINGS 14.36%

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

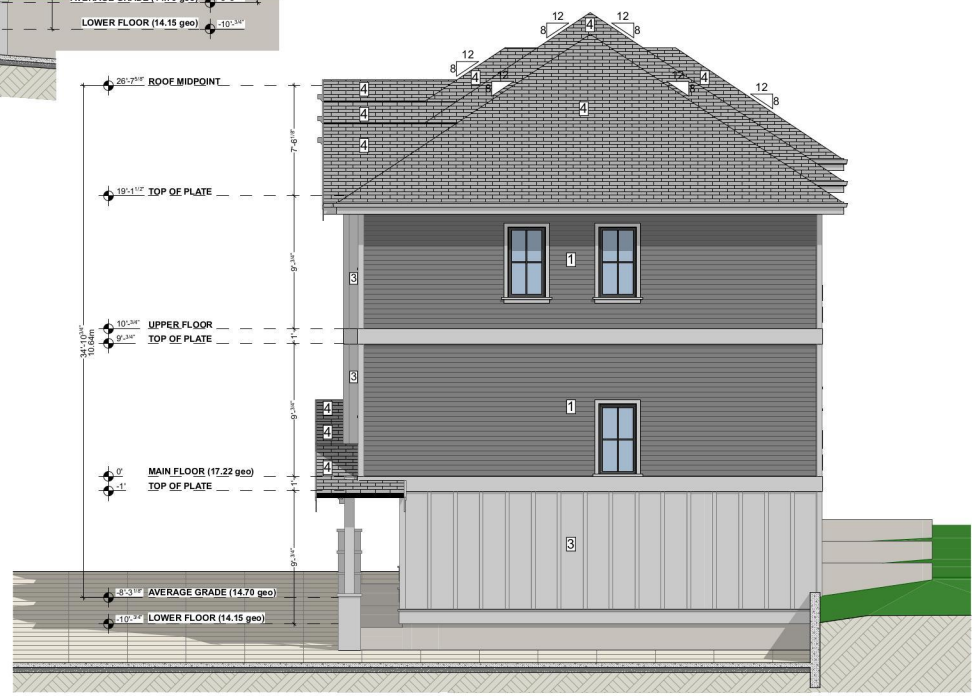


BLOCK B

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

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	8" CONTINUOUS ALUMINUM (PROPOSED) OR 4"X6" ALUMINUM (CONTRACTOR'S PREPARED)
ROOFING	100% T&A, MINIMUM 30% PREPARED
WINDO W/ TRIM	24"X12" COMB FACED 8"X4" (PAINTED) 24"X12" COMB FACED 8"X4" (PAINTED)
DOOR TRIM	24"X12" COMB FACED 8"X4" (PAINTED) 24"X12" COMB FACED 8"X4" (PAINTED)
CONTRACTOR	24"X12" COMB FACED 8"X4" (PAINTED) 24"X12" COMB FACED 8"X4" (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.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLORS AS PER OWNER



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



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ELEVATIONS

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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) ON 4"X4" ALUMINUM DOWNSPOUT (PROPOSED)
FLASHING	100% TYPICAL (PROPOSED)
WINDOW TRIM	24"X4" COMB FACED (8"X4" PAINTED) 24"X4" COMB FACED (8"X4" PAINTED)
DOOR TRIM	24"X4" COMB FACED (8"X4" PAINTED) 24"X4" COMB FACED (8"X4" PAINTED)
CONCRETE	ALL 24"X4" COMB FACED (8"X4" PAINTED) 24"X4" COMB FACED (8"X4" PAINTED)
NOTE: WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND CONTRACTOR TO VERIFY USE OF REQUIREMENTS. CONTRACTOR TO VERIFY ALL SLOPES TO DRAINAGE POINTS. FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS ALL COLORS AS PER OWNER	



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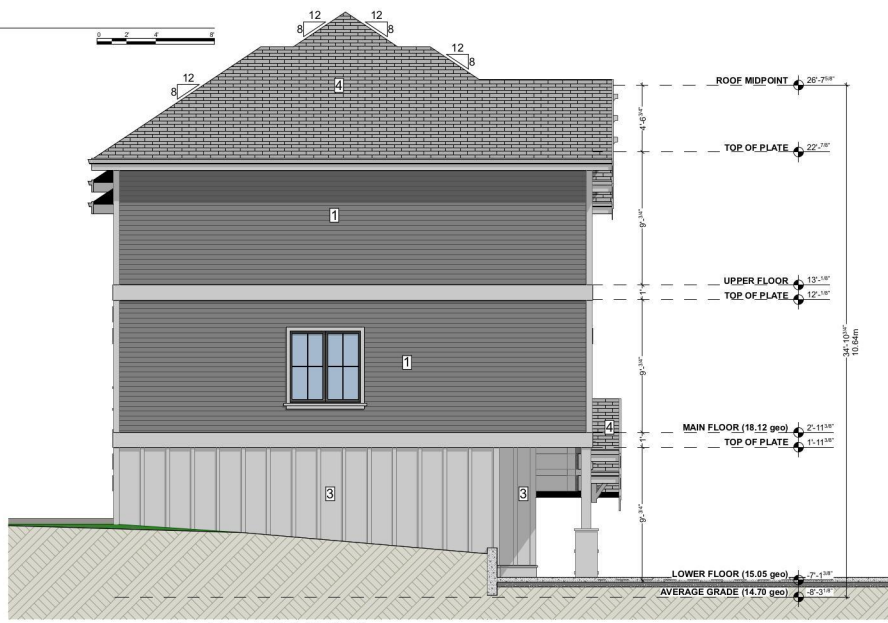
ELEVATIONS

A-204

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



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



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW



- PERSPECTIVE VIEW