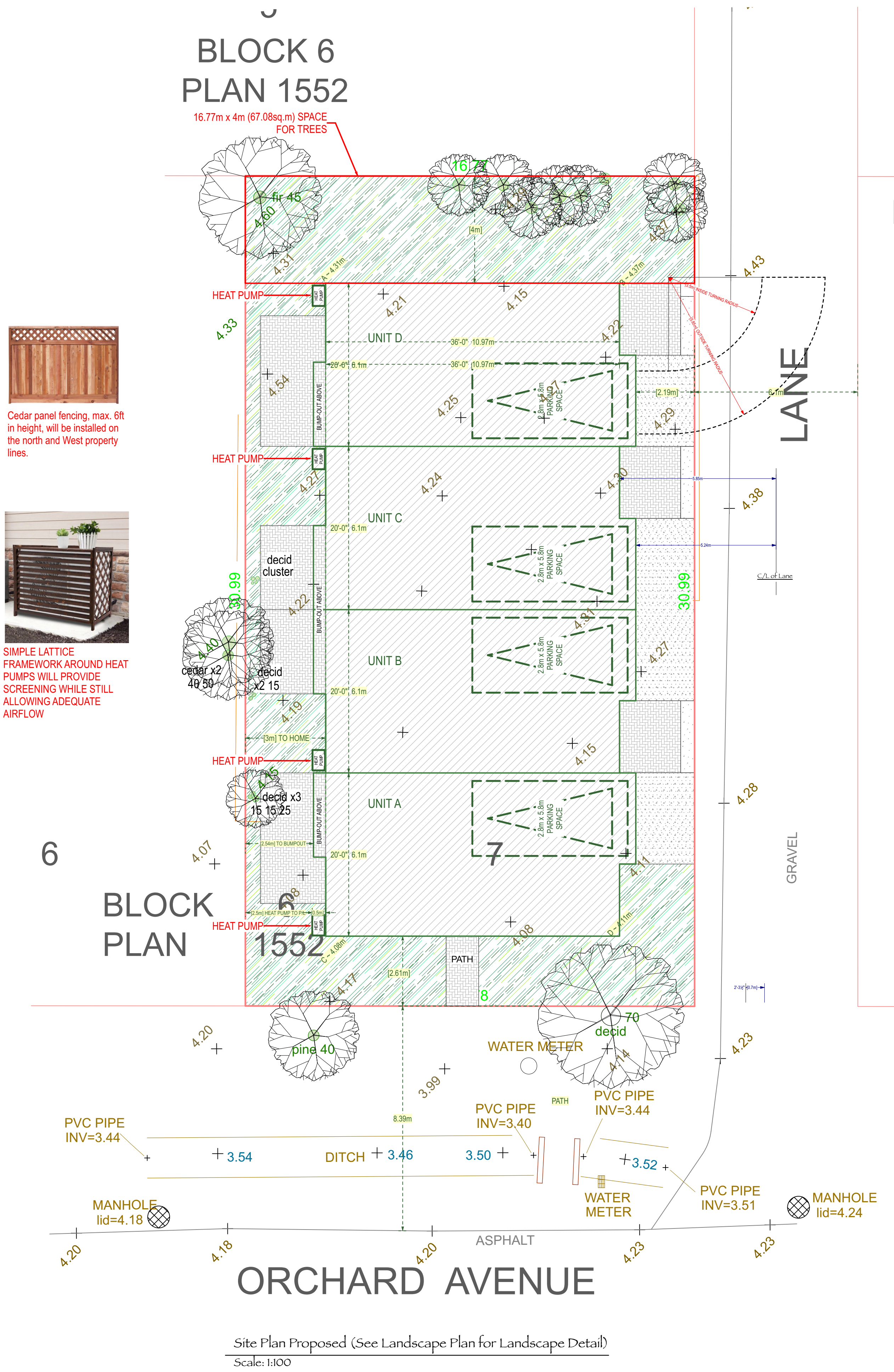
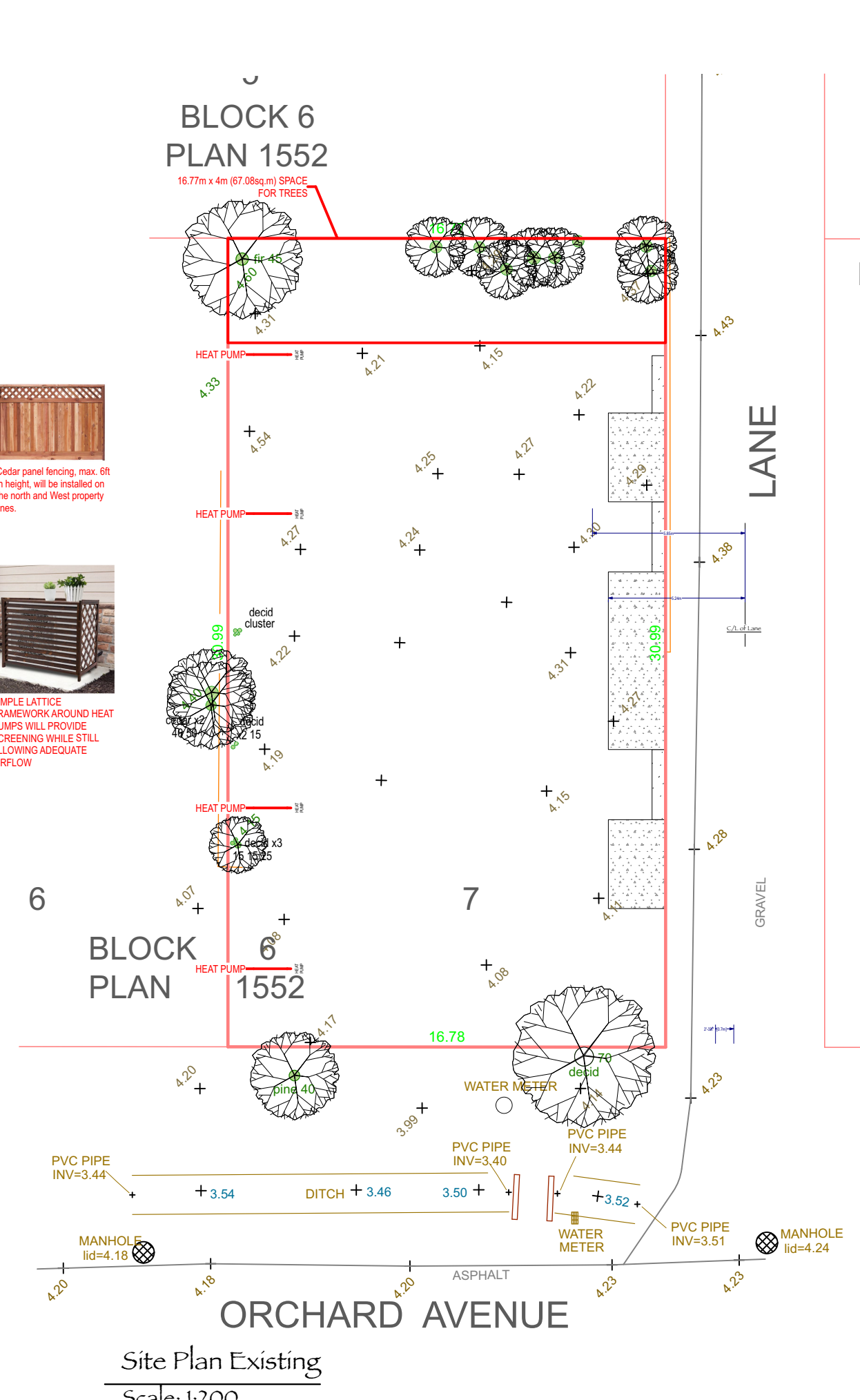


SITE PLAN & PROJECT INFO



Cedar panel fencing, max. 6ft in height, will be installed on the north and West property lines.

Simple lattice framework around heat pumps will provide screening while still allowing adequate airflow.

2312 Orchard Ave - Project Info Table

Item	R1 Zoning Requirements		Proposed		
	250 sq.m.	2690.975 sq'	519.98 sq.m.	5597.00 sq'	
Lot Area (min)	250 sq.m.	2690.975 sq'	519.98 sq.m.	5597.00 sq'	OK
Maximum Dwelling Units	4 Dwelling Units		4 Dwelling Units		OK
Lot Coverage **	Max. 50% Lot Coverage		3031.20 sq'		Variance Required
			54.2%		
Front Yard Setback	4.5 m (South)		2.61 m		Variance Required
			The boulevard in front of this front yard is very generous. 8.39m boulevard + 2.61m setback = 11m from face of home to street edge.		
Rear Yard Setback	3 m (North)		4 m (North)		OK
Side Yard Setbacks	2 m (West)		2.54 m (West, to bump-out)		OK
	2 m (East)		2.19 m (East)		OK
Building Height (Roof Pitch > 3:12)	12 m		10.72 m		OK
Storeys	Maximum 3 storeys		2 Storeys		OK

** Lot coverage includes upper floor bump-outs.

Floor Area Calculations		
Unit	Space	Area
Unit A	Main Floor Living Space	494.2 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit B	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit C	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
Unit D	Main Floor Living Space	508.8 sq'
	Garage	233.5 sq'
	Upper Floor	757.8 sq'
TOTAL		5986 sq'

AVERAGE GRADE CALCULATION	
POINT	GRADE (m)
A	4.3
B	4.4
C	4.1
D	4.1
AVERAGE (m)	4.2

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
 *** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: A-1 DATE: 2024 Jul 17 12:19:53 PM	DESIGN BY: TARA & NIALL DRAWN BY: TARA	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
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EAST & WEST ELEVATIONS



Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
-From Site Plan & Elevations-	-From Site Plans-	-Finished Ground to uppermost Ceiling-	-This column auto-calculates-	-From Elevations-	-PER BCBC 9.10.14.4-	-This column auto-calculates-	-Compare Allowable to Proposed-
East Elevation (Front Door Wall)	5.85m	169.4	16	36.38	83.1%	21.5%	OK
East Elevation (Garage Wall)	5.24m	214	20	108	68.4%	50.5%	OK
West Elevation (Main Wall)	3m	292.68	27	74	25.5%	25.3%	OK
West Elevation (Bedroom Bump-Out)	2.54m	104.2	10	16	18.8%	15.4%	OK



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		DATE: 2024 Jul 17 12:19:54 PM	DRAWN BY: TARA	

NORTH & SOUTH ELEVATIONS & MODEL VIEWS

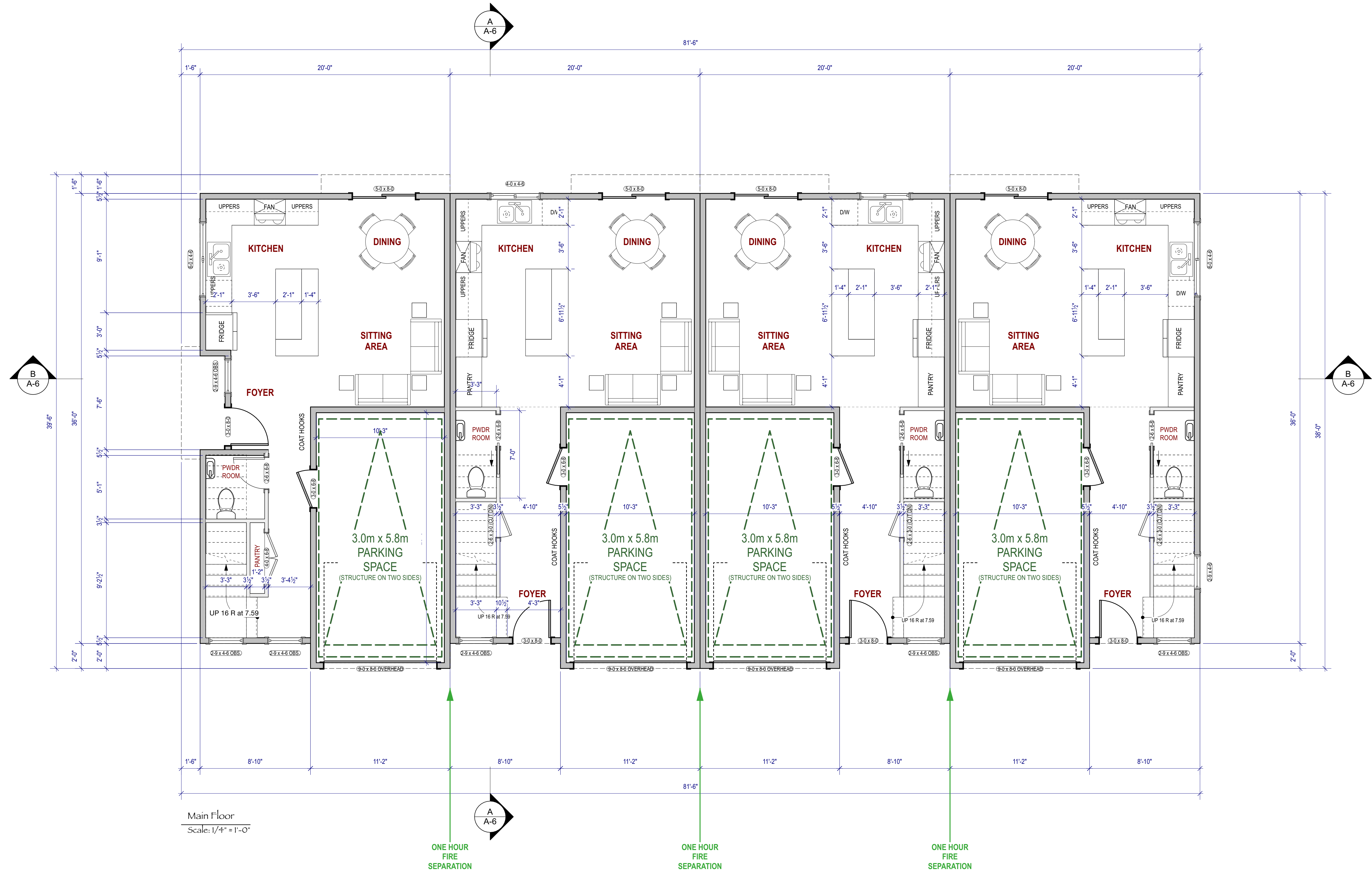


Spatial Separations Calculations							
WALL	LIMITING DISTANCE (m)	EXPOSING BUILDING FACE (sq.ft.)	EXPOSING BUILDING FACE (sq.m.)	PROPOSED UNPROTECTED OPENINGS (sq.ft.)	ALLOWABLE UNPROTECTED OPENINGS (%)	PROPOSED UNPROTECTED OPENINGS (%)	Allowable must be greater than or equal to Proposed
~From Site Plan & Elevations~	~From Site Plan~	~Finished Ground to uppermost Ceiling~	~This column auto-calculates~	~From Elevations~	~PER BCBC 9.10.14.4~	~This column auto-calculates~	~Compare Allowable to Proposed~
North Elevation	3.13m	714.37	66	66.37	18.0%	9.3%	OK

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	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO: A-3	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE: 2024 Jul 17 12:20:02 PM	DRAWN BY: TARA	

MAIN FLOOR PLAN

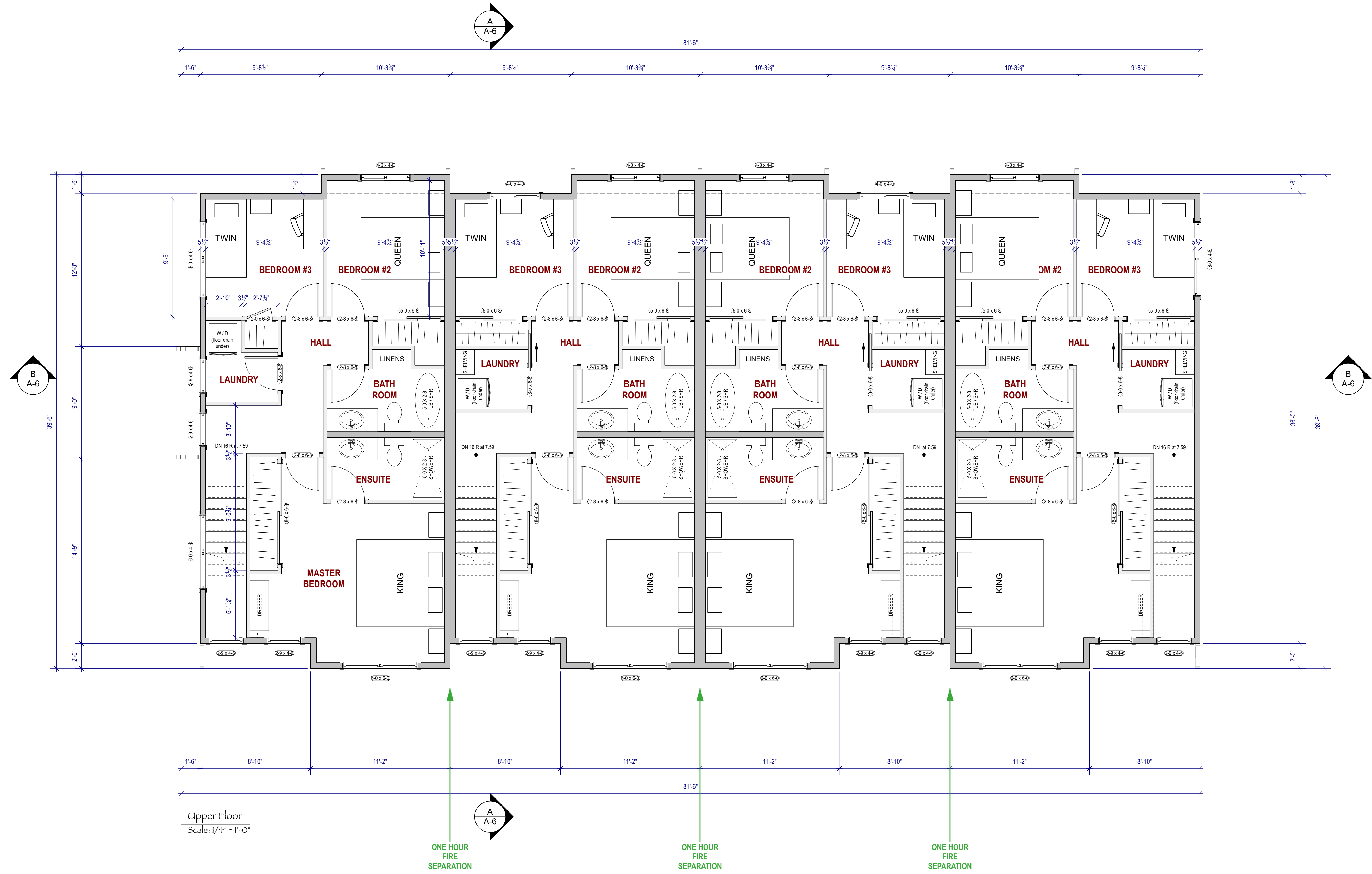


Main Floor
Scale: 1/4" = 1'-0"

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO:	A-4	DESIGN BY:	TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE:	2024 Jul 17 12:20:14 PM	DRAWN BY:	TARA	

UPPER FLOOR PLAN

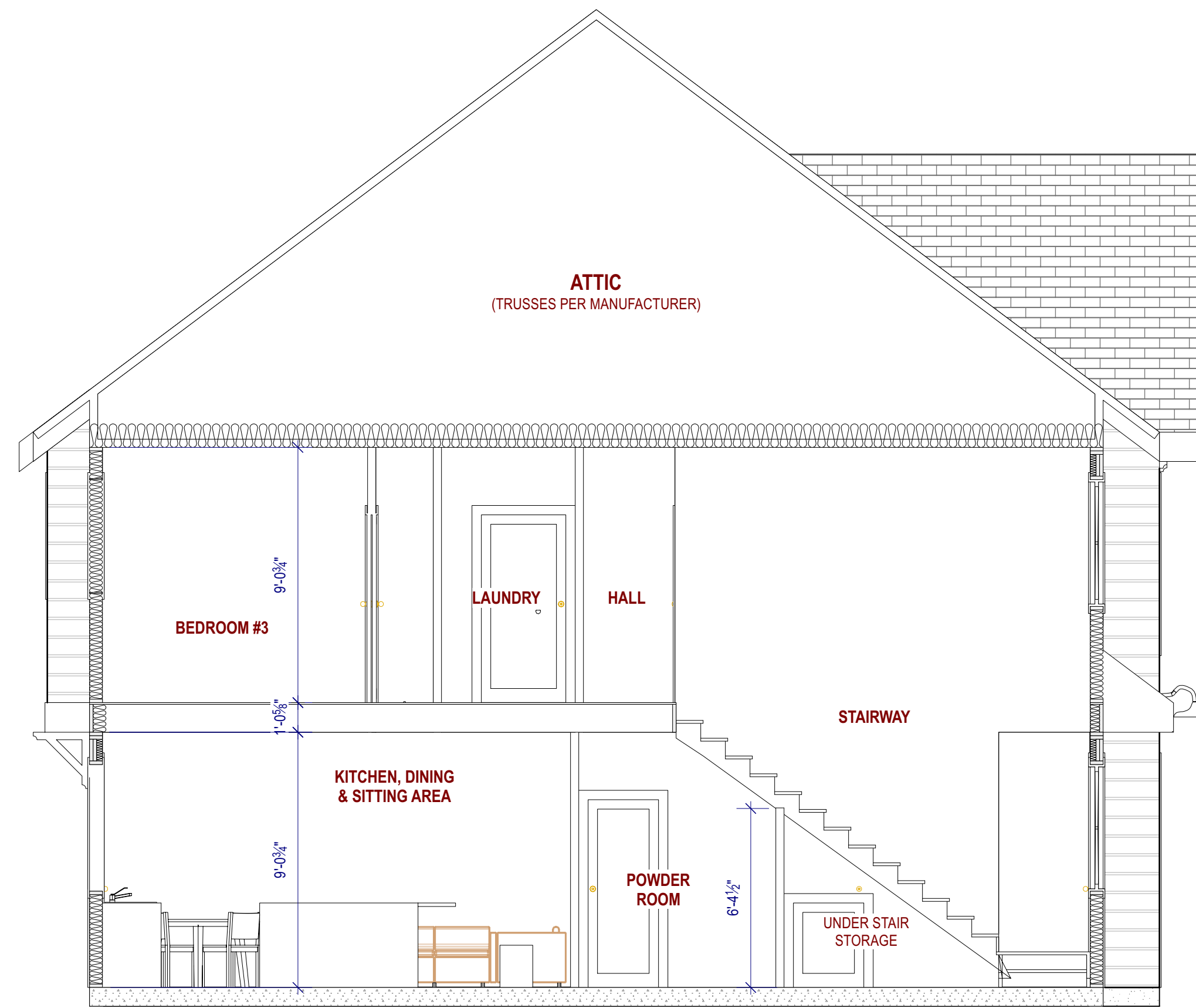


Upper Floor
Scale: 1/4" = 1'-0"

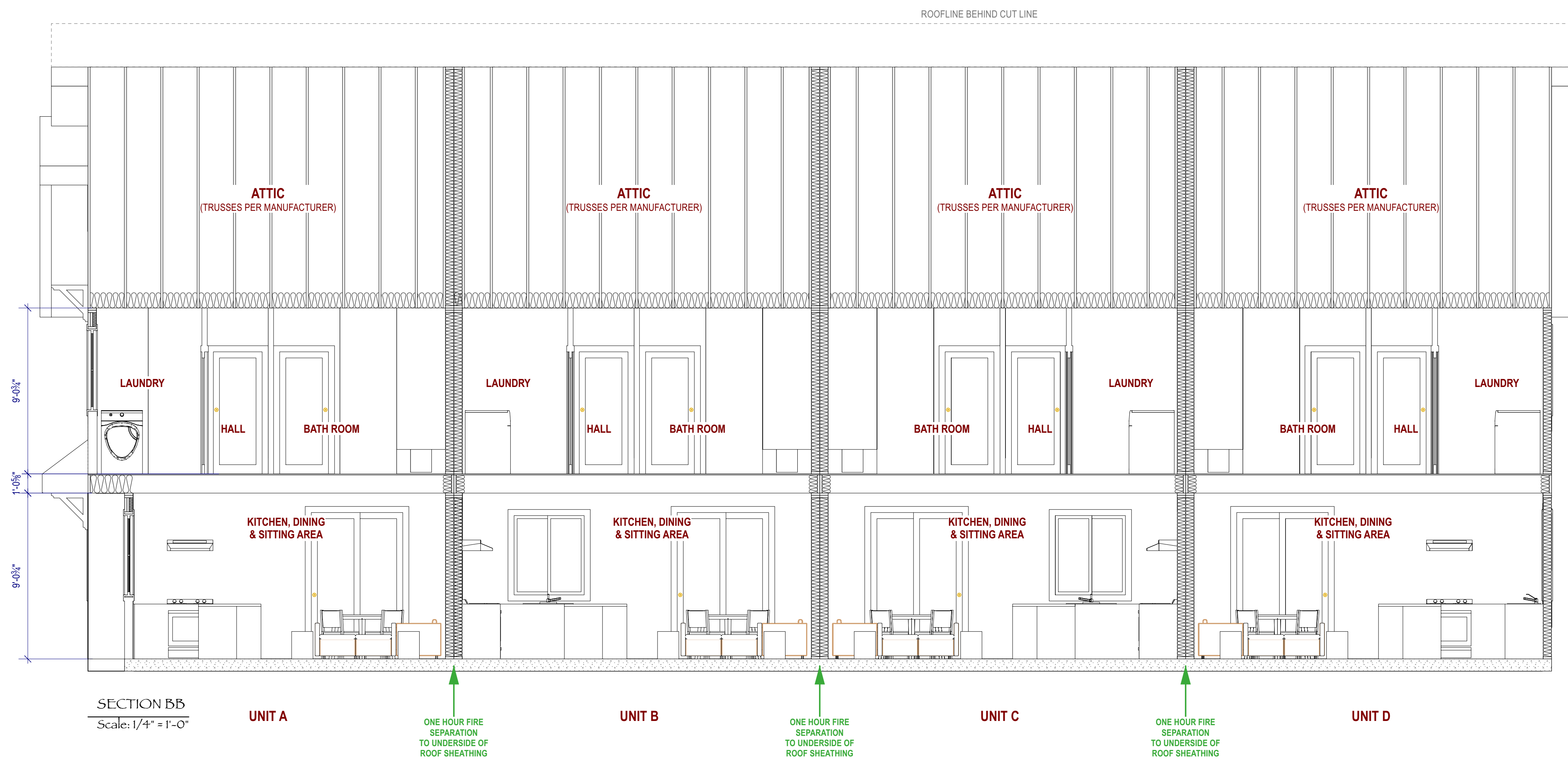
*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

	Tara Cumming 250-889-4918 cumming_design@shaw.ca	DWG NO:	A-5	DESIGN BY:	TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
		DATE:	2024 Jul 17 12:20:14 PM	DRAWN BY:	TARA	

GRAPHIC CROSS SECTIONS




SECTION AA
Scale: 1/4" = 1'-0"



SECTION BB
Scale: 1/4" = 1'-0"

ONE HOUR FIRE SEPARATION TO UNDERSIDE OF ROOF SHEATHING

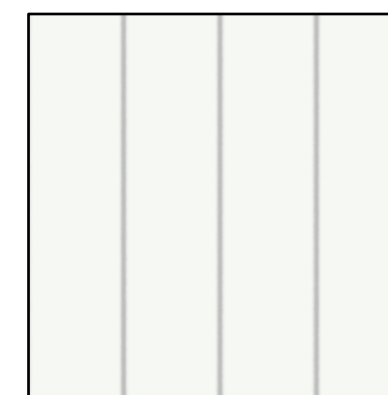
 <p>Tara Cumming 250-889-4918 cumming_design@shaw.ca</p>	DWG NO: A-6	DESIGN BY: TARA & NIALL	~ 2312 Orchard Avenue ~ ~Niall Paltiel~
	DATE: 2024 Jul 17 12:20:15 PM	DRAWN BY: TARA	

*** PLANS ARE FORMATTED TO BE PRINTED AT 36" X 24" ***
*** ENGINEERS' SPECIFICATIONS TO SUPERCEDE THESE PLANS AS REQUIRED ***

STREETSCAPE & COLOUR SWATCHES



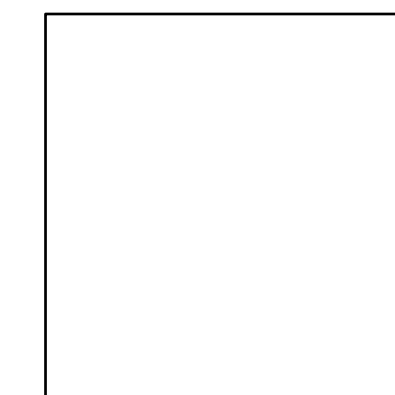
Streetscape
Scale: 1/4" = 1'-0"



Vertical Board & Batten Siding:
James Hardie
"Arctic White"



Angle Braces & Doors:
Natural Wood Colour



Window Trim:
James Hardie
"Arctic White"

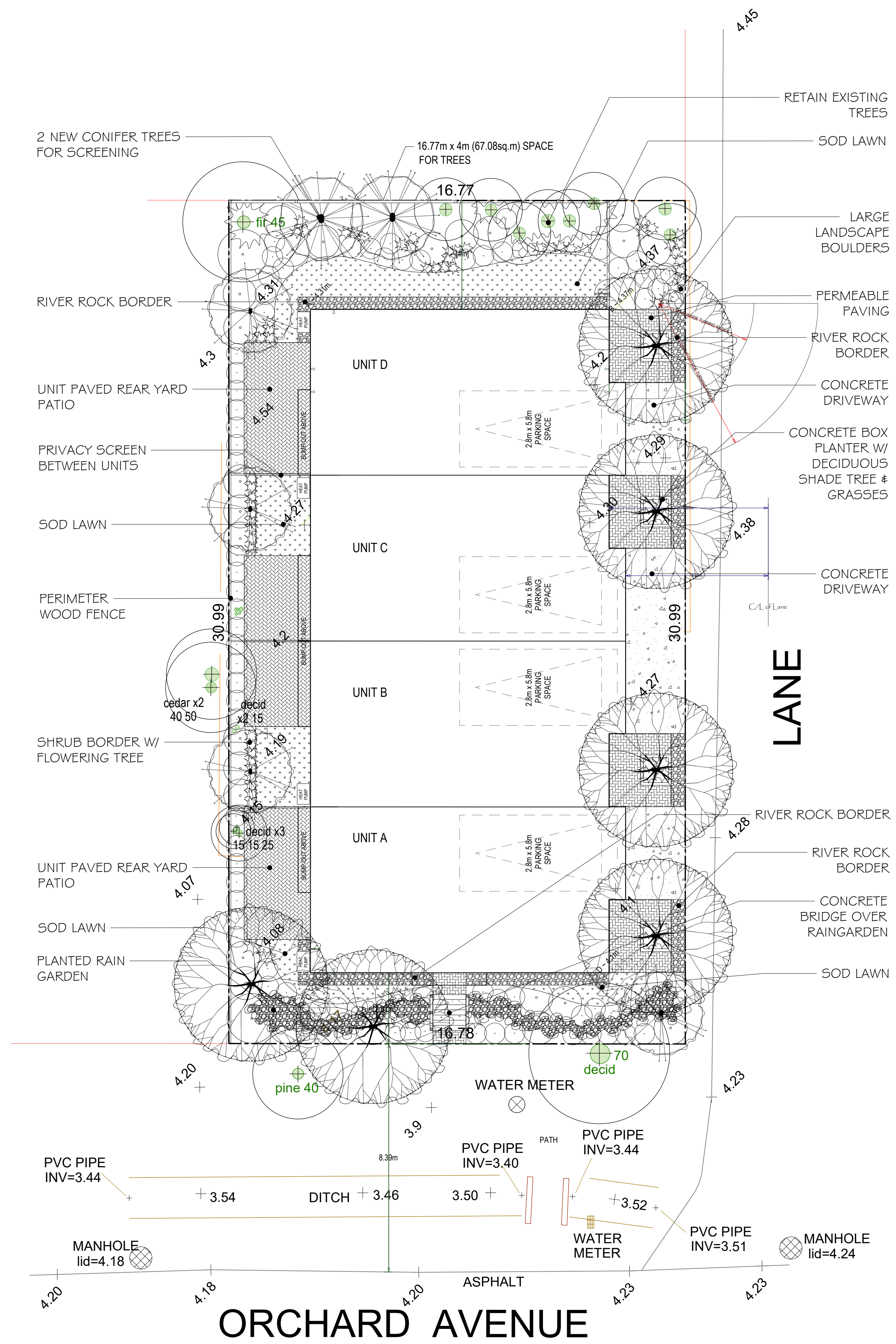
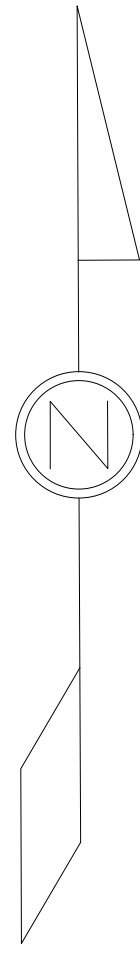


Roofing:
Black Malarkey Shingles



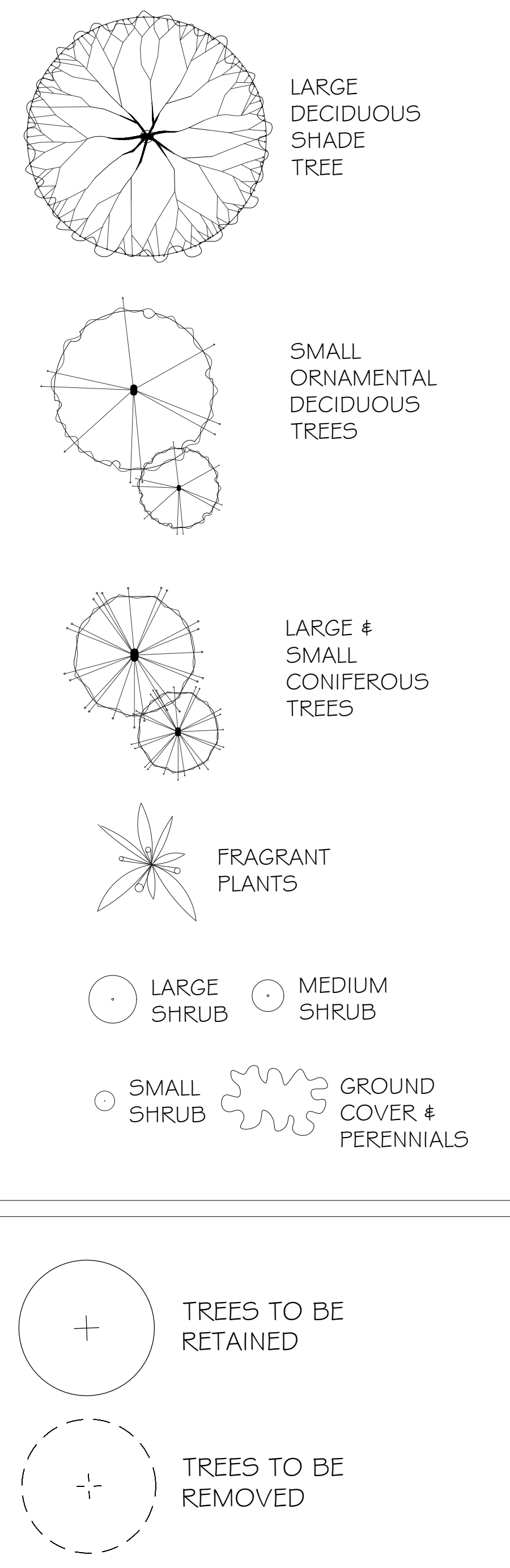
Fascias & Barge Boards:
Black

<p>Tara Cumming 250-889-4918 cumming_design@shaw.ca</p>	<p>DIWG NO: A-7</p>	<p>DESIGN BY: TARA & NIALL</p>	<p>~ 2312 Orchard Avenue ~ ~Niall Paltiel~</p>
	<p>DATE: 2024 Jul 17 12:20:15 PM</p>	<p>DRAWN BY: TARA</p>	



SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal.
	PDOG	Pacific Dogwood	Cornus mitalis var. 'Eddie's White Wonder'	7cm Cal.
	VPIN	Vanderwolf Pine	Pinus flexilis var. 'Vanderwolfs Pyramid'	2.5m ht.
Large Shrubs	PIER	Lily of the Valley Shrub	Piens japonica var. 'Forest Flame'	#5 Pot
	LRHA	Rhododendron	Rhododendron var. 'Gomer Waterer'	#5 Pot
	SMAG	Star Magnolia	Magnolia stellata	#5 Pot
	*NINE	Ninebark	Physocarpus opulifolius var. 'Diablo'	#5 Pot
	*SAMB	Red Elderberry	Sambucus racemosa	#5 Pot
	HYD	Oak Leaf Hydrangea	Hydrangea quercifolia var. 'Snow Queen'	#7 Pot
	LRHB	Rhododendron Anah Kuschke	Rhododendron var. 'Anah Kuschke'	#5 Pot
	TAX	Eddie's Yew	Taxus x media var. 'H.M. Eddie'	1.5m ht
	Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora
MEX		Mexican Orange Blossom	Choisya temata var. 'Aztec Pearl'	#5 Pot
*MAHC		Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
MRHA		Rhododendron	Rhododendron var. 'Unique'	#2 Pot
*RIBE		Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot
BOX		Boxwood Green Mountain	Buxus sempervirens var. 'Green Mountain'	#5 Pot
MRHB		Fantastica Rhododendron	Rhododendron var. 'Fantastica'	#5 Pot
DVIB		Viburnum davidii	Viburnum	#2 Pot
ALAT		Dwarf Burning Bush	Euonymus alata var. 'Fireball'	#5 Pot
Small Shrubs	AZAP	Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot
	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot
	DWJ	Dwarf Lily of the Valley Shrub	Piens japonica var. 'Prelude'	#1 Pot
	*POLY	Sword Fern	Polystichum munum	#1 Pot
	SARC	Sweetbox	Sarcococca hookerana humilis	#1 Pot
	*ADOG	Dwarf Red Twig Dogwood	Cornus sericea 'Arctic Fire'	#1 Pot
	SPIR	Shirobana Spirea	Spirea Japonica 'Shirobana'	#1 Pot
	*NROS	Nutka Rose	Rosa Nutkana	#1 Pot
	AZAW	Azalea x 'Grand's Pleasant White'	Grand's Pleasant White Azalea	#3 Pot
	WHEA	Enca carnea 'December Red'	December Red Heather	#1 Pot
	DHYD	Dwarf Hydrangea	Hydrangea paniculata var. 'Little Lime'	#2 Pot
	LAV	English Lavender	Lavandula angustifolia var. 'Munstead'	#1 Pot
	*MAHN	Cascade Oregon Grape	Mahonia nervosa	#1 Pot
	SPGF	Gold Flame Spirea	Spirea bumalda var. 'Gold Flame'	#2 Pot
Ground Covers	AJUG	Black Bugleweed	Ajuga reptans 'Metallica'	SP5
	*VITI	Mountain Cranberry	Vitis idaea minus	SP4
	*FRAG	Coastal Strawberry	Fragaria chiloensis	#1 Pot
	*BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	
Vines	ARM	Evergreen Clematis	Clematis amandii	#5 Pot
	CLEM	Clematis sp.	Clematis Vine	#1 Pot
Perennials & Grasses	ASTI	Astilbe	Astilbe chinensis var. 'Pumila'	SP5
	CROC	Montebretia	Crocsmia var. 'Lucifer'	SP5
	HEMI	Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	SP5
	*HEUC	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	SP5
	IRIS	Sweet Iris	Iris pallida var. 'Aureo-Vanegata'	SP5
	HELLE	Lenten Rose	Helleborus 'Brandywine'	SP5
	CAREX	Japanese Sedge	Carex morrowii 'Ice Dance'	SP5
	*DEER	Blechnum spicant	Deer Fern	#1 Pot
	CALA	Feather Reed Grass	Calamagrostis var. 'Eldorado'	#3 Pot
	FESC	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Pot
	HELI	Helictotrichon sempervirens	Blue Oat Grass	#1 Pot
	*JUNC	Juncus effusus	Common Rush	SP5
	*RUDB	Rudbeckia fulgida	Black-eyed Susan	#1 Pot
	TEST	Flame Sedge	Carex testacea	
Notes:				
- *Native Plant				
- All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
- All areas to be irrigated with an automatic underground system.				

SOFTSCAPE LEGEND



REV. DATE	NUMBER	DESCRIPTION
05-22-24	1	ISSUED FOR REVIEW
05-24-24	2	REVISED
07-23-24	3	REVISED

DATE	JULY 23, 2024
SCALE	1:100
DRAWN BY	BF/RF