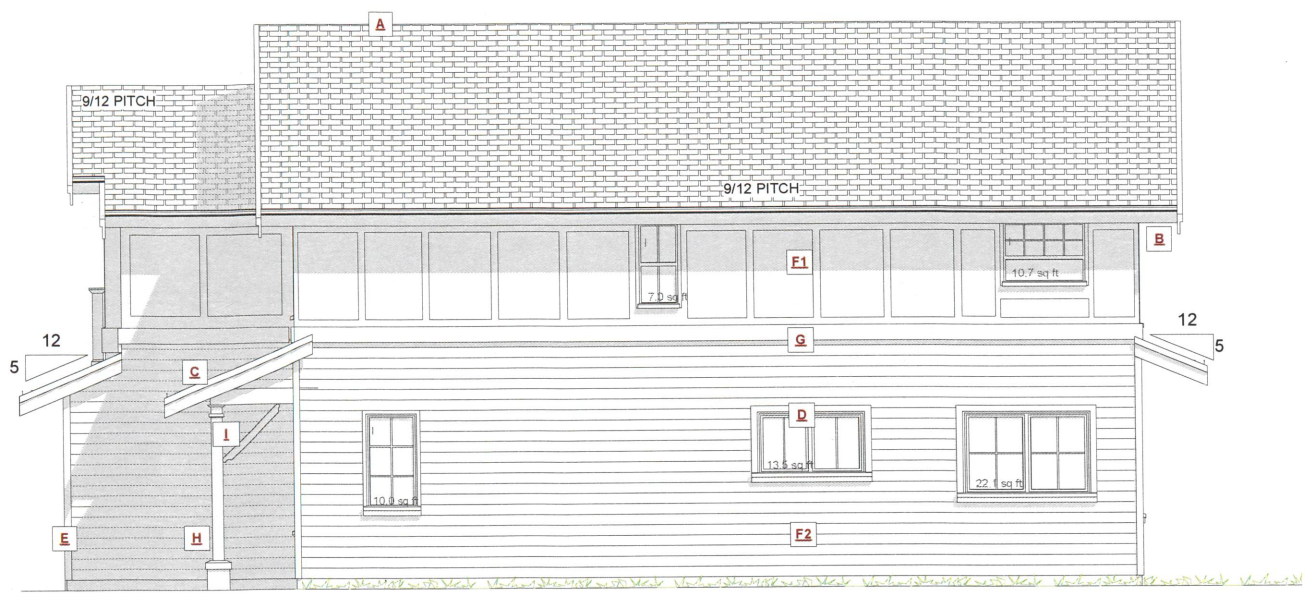


C FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

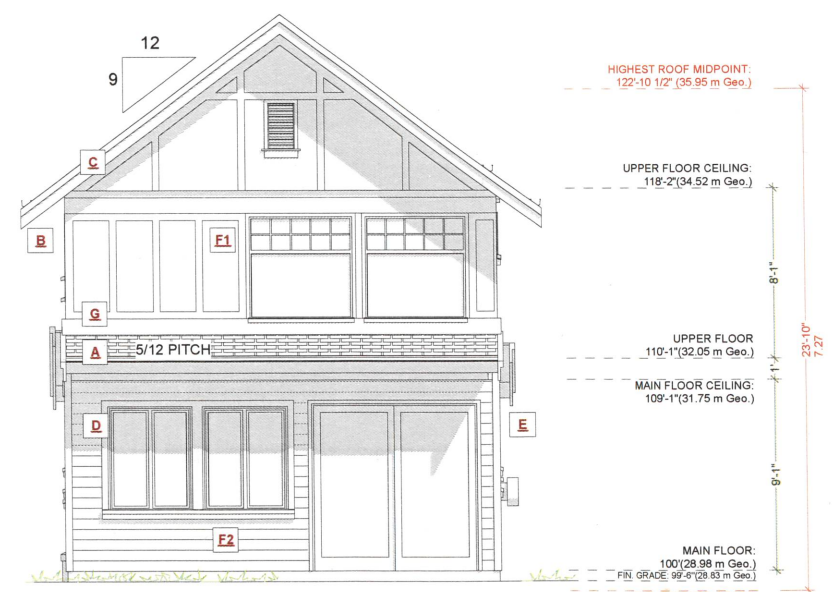


C RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

EXPOSING BUILDING FACE: 67.89m²
LIMITING DISTANCE: 2.14m
AREA OF GLAZED OPENINGS: 5.87m²
% GLAZED OPENINGS: 8.64%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 10.68%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.25m²

EXTERIOR FINISHES SCHEDULE			
A	ROOFING:	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	F1 WALL FINISH: HARDIE BOARD AND BATTEN AS PER ELEV - COLOUR AS PER OWNERS SPECS
B	GUTTER & SOFFIT:	ALUMINIUM GUTTER AND NON-VENTED SOFFIT	F2 WALL FINISH: HARDIE PLANK LAPPED TO 6" EXP. - COLOUR AS PER BUILDERS SPECS
C	BARGE BOARD:	2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	G BELLY BAND: 2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR
D	WINDOW & DOOR TRIM:	1x4 TRIM BOARDS - PAINTED/ STAINED	H POSTS: 6x6 POSTS - PAINTED/STAINED AS PER BUILDERS SPECS - BUILT OUT AS NOTED ON PLANS
E	CORNER TRIM:	1x4 CORNER BOARDS - PAINTED/ STAINED	I TIMBER FEATURE: FRONT ENTRY TIMBER FEATURE - CLAD SUPPORT AND ROOF FASCIA

"ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS"
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
-ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6. ALL OTHERS MUST BE LOWER.
-GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1



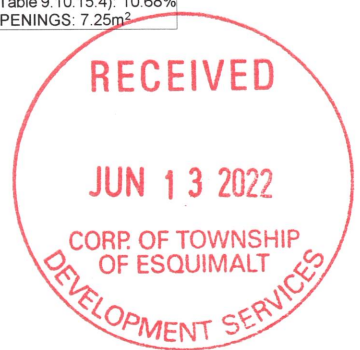
C REAR ELEVATION
SCALE: 1/4" = 1' - 0"



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

EXPOSING BUILDING FACE: 85.07m²
LIMITING DISTANCE: 1.55m
AREA OF GLAZED OPENINGS: 3.29m²
% GLAZED OPENINGS: 3.86%
45 min FIRE-RESISTANCE RATING: not required
TYPE OF CLADDING: no limits
PERMITTED % OF GLAZED OPENINGS (as per Table 9.10.15.4): 9.00%
PERMITTED AGGREGATE AREA OF GLAZED OPENINGS: 7.65m²

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa



LOT C
CUSTOMER: **TEKLOCH HOMES**
ADDRESS: **3 - 918 OLD ESQUIMALT RD. ESQUIMALT BC**

DRAWING NAME: **ELEVATIONS**
ISSUE DATE: **JUN 9, 2022**
DRAWN BY: **VE/INS**
CHECKED BY: **KL**

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

SHEET NUMBER
A3



ID	Quantity	Latin Name	Common Name	Category	Scheduled Size
AC	2	Acer circinatum	Vine maple	Tree	6' - 8' tall multi-stem; B&B
AM	3	Arbutus x 'Marina'	Marina strawberry tree	Tree	#10 pot
CS	3	Cornus nuttallii x kousa 'Starlight'	Starlight dogwood tree	Tree	4cm cal; B&B
Ck	22	Cornus sericea 'Kelsey'	Dwarf red twig dogwood	Shrub	#2 pot
Gs	181	Gaultheria shallon	Salal	Shrub	#1 pot
Pk	11	Pieris japonica 'Katsura'	Katsura pieris	Shrub	#5 pot
PI	6	Philadelphus lewisii	Lewis' mock orange	Shrub	#2 pot
Rs	11	Ribes sanguineum	Pink flowering currant	Shrub	#3 pot
Sa	2	Symphoricarpos 'Albus'	Snowberry	Shrub	#2 pot
Vo	63	Vaccinium ovatum	Evergreen huckleberry	Shrub	#1 pot
bs	28	Blechnum spicant	Deer fern	Perennial	#1 pot
h	48	Hosta 'June'	June plantain lily	Perennial	#1 pot
pm	48	Polystichum munitum	Western sword fern	Perennial	#1 pot

GENERAL NOTES:

1. All landscape materials and construction to meet or exceed the Canadian Landscape Standard, latest edition.
2. Contractor to protect existing trees and vegetation (unless otherwise mentioned) during construction.
3. Permit may be required for trees to be removed.
4. Typical sub-base for hard landscape to be 6" of compacted (98% SPD) 3/4" minus crushed rock base on compacted subgrade (98% SPD) or on bedrock.
5. Install 3" diameter irrigation sleeving under new paving and through walls (below grade) such that all planting beds are accessible for irrigation/lighting. Flag ends of each sleeve.
6. Install drainage sleeving where required by drainage plan (By others).
7. Grading, drainage, and building layout is based on Zebra Design Site Plan Proposed Subdivision at 916-920 Old Esquimalt Rd Sheet SK2 04/03/18

PLANTING NOTES:

1. Tree placement and selection to be approved by landscape designer prior to planting.
2. All existing plants to be retained are to be protected during installation and construction.
3. Unless noted otherwise on planting plan, minimum soil depths are to be: 12" in lawn; 18" in groundcover and shrub areas. Each rootball to have one cubic yard of soil distributed to depth of 24" around the tree.
4. Ensure positive drainage away from the building where planting soil is to be run against the building face.
5. All new trees to be staked securely.
6. Lawn to be approved seed mix or approved sod.
7. Soil mix in lawn areas to comply with Canadian Landscape Standard.
8. All planting beds to be bermed up minimum 4" above adjacent lawn or hard surface reas, except around existing trees. Existing trees are not to have grades adjusted around them.
9. All plants to come from SOD free (Sudden Oak Death or Phytophthora ramorum) certified nursery.
10. Any substitutions must be approved by landscape designer prior to ordering.
11. Automatic irrigation system to be designed and installed by qualified professional. To IIABC standards and cover all planted areas.
12. Boulevard by Other.



DATE	ISSUE

This plan and design are, and at all times remain, the exclusive property of KMZ Landscapes and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. The designer shall be informed of any variation from the dimensions and conditions on the drawing.

kmz landscapes

kate.markhamz@gmail.com
(778) 587-3249

Project :



Subdivision at
916 - 920 Old Esquimalt Rd
Esquimalt BC

Drawing Title :

Planting Plan

DRAWN BY: KMZ	CHECKED BY: KMZ
SCALE: 1/8"=1'-0"	SHEET:
DATE: June 5, 2022	

L-01