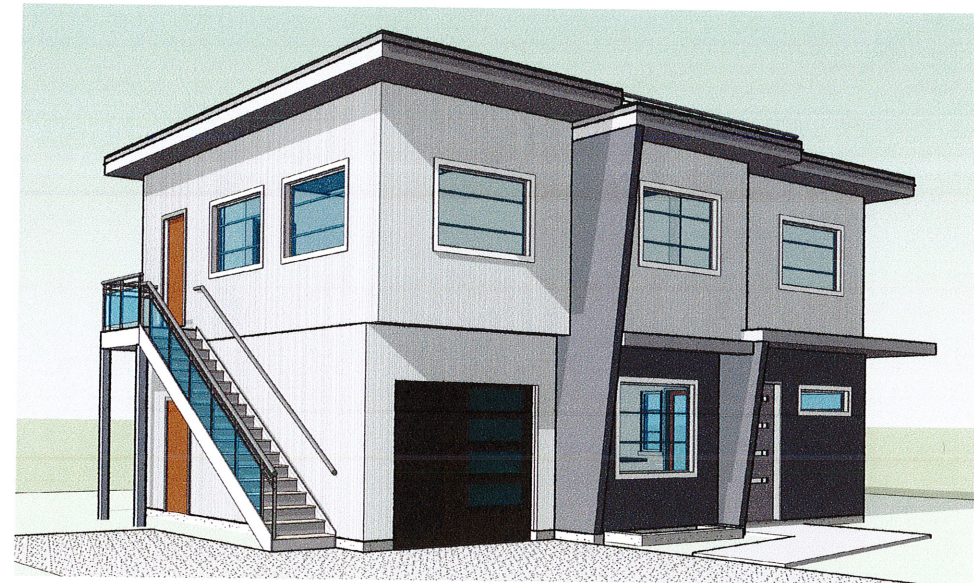
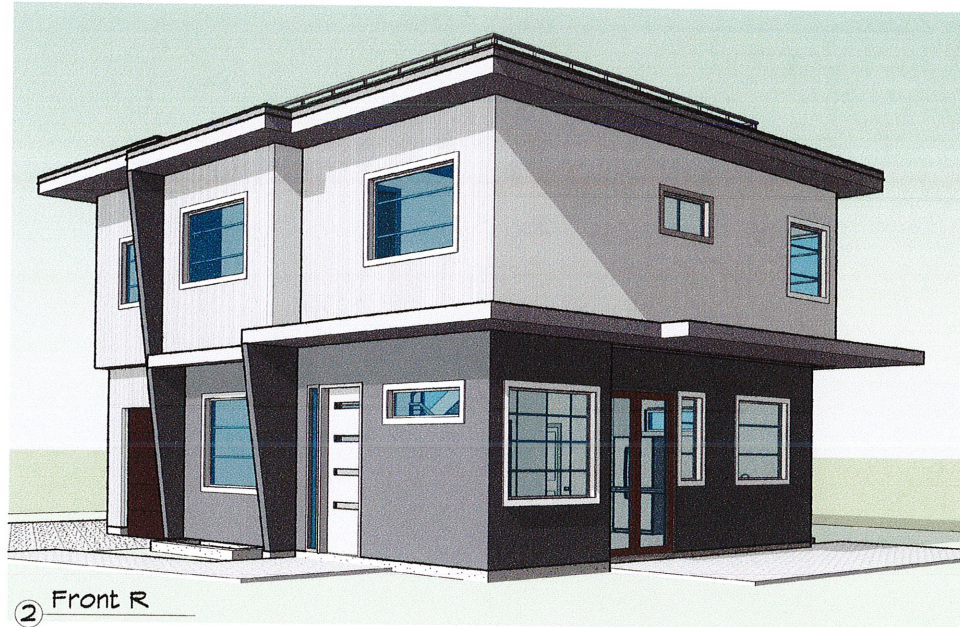


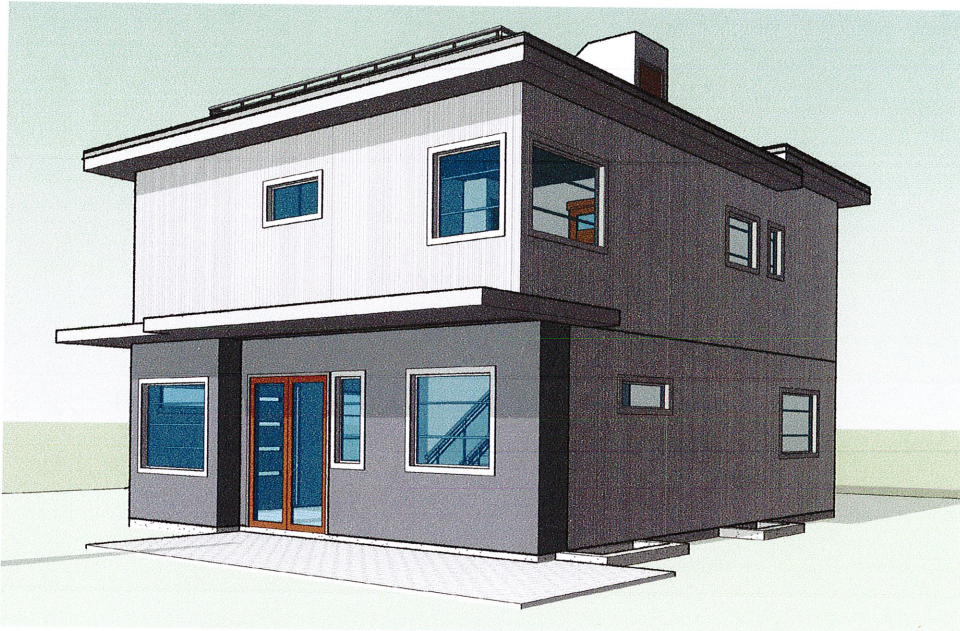
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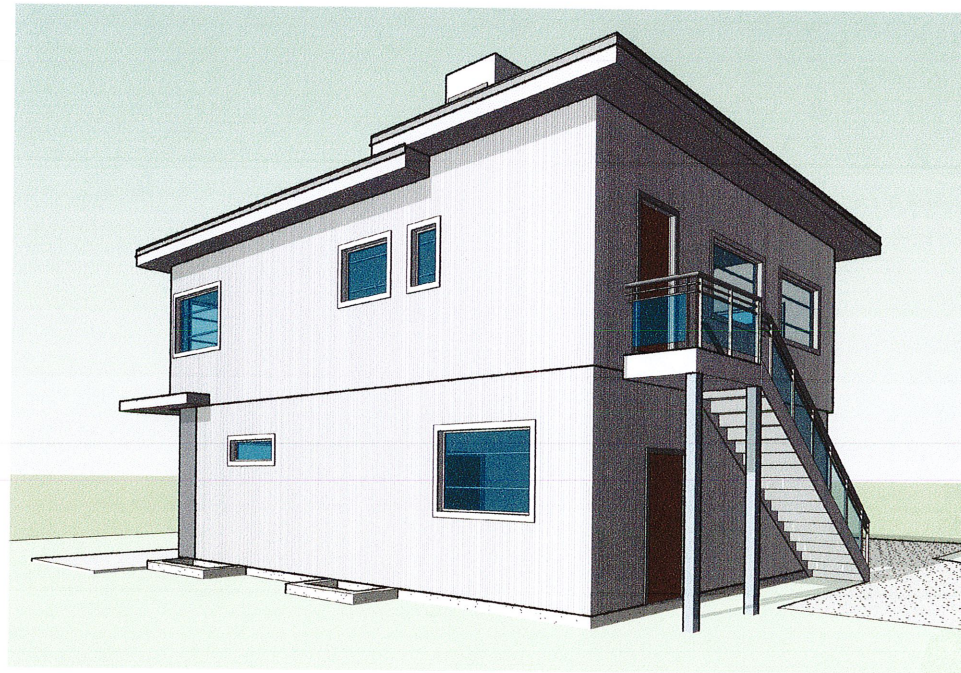
1 Front L



2 Front R

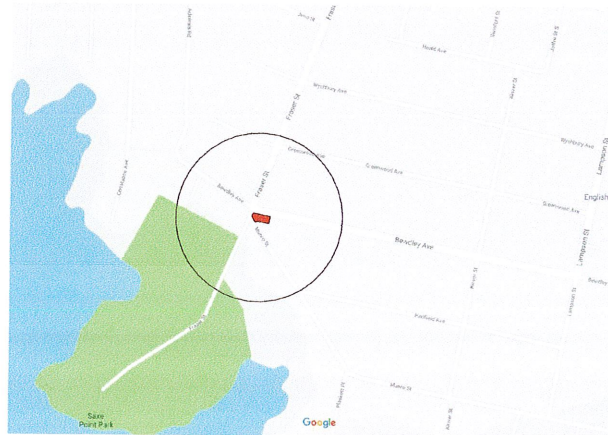


3 Rear R



4 Rear L

VICINITY MAP



GENERAL NOTES:

- 1) DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANT'S DRAWINGS PRIOR TO WORK COMMENCEMENT. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY NOTES ELSEWHERE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES TAKE PRECEDENCE.
- 2) PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADEPERSONS AND/OR HOMEOWNER(S) MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.
- 3) ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2012.
- 4) VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
- 5) VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
- 6) SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.
- 7) EGRESS FROM ALL BEDROOMS TO MEET CURRENT BCBC REGULATIONS.
- 8) CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC.
- 9) PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC.

PROJECT DATA

Property Owners: Byron Rotgans
Civic Address: 1198 Munro Street, Victoria BC, V9A 5P6
Legal Description: Lot 1, Section 11, Esquimalt District, Plan 44436
Existing Zone: RD-3
Project Description: Rezone; SFD, New Build
Site Area: 958.5 SqM (SqM.)
Average Grade: 15.23 M
(see Sheet A2 for calculations)

PROJECT INFORMATION TABLE - PARENT LOT

	EXIST./PROP.	ALL'D/REQ'D
Zoning:	RD-3	
Site Area:	598 M ²	
Site Coverage:	145 M ² = 24%	40 %
Total Floor Area:	249 M ²	
Floor Area Ratio:	0.41	0.40
Height of building (M):	5.76 M	7.3 M
Number of storeys:	2	
SETBACKS		
Front Yard:	7.16 M	6.0 M
Rear Yard:	1.5 M	6.0 M
Side - North:	2.8 M	2.4 M
Side - South:	2.4 M	1.5 M
Parking Stalls on site:	1	

PROJECT INFORMATION TABLE - SMALL LOT

	PROPOSED
Zoning:	
Site Area:	357 M ²
Site Coverage:	120.9 M ² = 33.9 %
Total Floor Area:	138.8 M ²
Floor Area Ratio:	0.39
Height of building (M):	6.62 M
Number of storeys:	2
SETBACKS	
Front Yard:	4.10 M
Rear Yard:	2.1 M
Side - East:	3.48 M
Side - West:	4.6 M
Parking Stalls on site:	1

PROJECT TEAM:

SURVEYOR:
Key Mayenburg Land Surveying Inc.
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
250-656-5155

STRUCTURAL ENGINEER:

Byron Rotgans, P.Eng.
Munro Engineering Ltd.
1198 Munro St.
Victoria, BC V9A 5P6
250-651-2640

Sheet List

Sheet Number	Sheet Name
A1	Cover
A2	Site
A2.1	Site Context & Streetscape
A2.2	Survey
A3	Elevations
A4	Foundation Plan
A5	Main Floor Plan
A6	Upper Floor Plan
A7	Roof Plan & Section
A8	Sliding Materials

Villamar
DESIGN

6825A
VENANESS ROAD
VICTORIA, BC
V8M 2A7
778-351-4088

1198 MUNRO St.
Esquimalt, BC

Client:
Byron ROTGANS

RECEIVED

JUN 19 2019

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

REZONE

Cover

SHEET ISSUE DATE

JUNE 14, 2019

PROJECT NUMBER

1809

DRAWN BY

AJM

CHECKED BY

DE

A1

SCALE 1/4" = 1'-0"

TOTAL SITE AREA: 958 Sqm

$$\begin{aligned} A-B: (15.3 + 15.3) / 2 &= 15.3 \\ B-C: (15.3 + 15.3) / 2 &= 15.3 \\ C-D: (15.3 + 15.0) / 2 &= 15.15 \\ \underline{D-A: (15.0 + 15.3) / 2} &= \underline{15.15} \end{aligned}$$

WATER - CITY OF VICTORIA
NEW CONNECTION REQ'D

SANITARY SEWER DEPTH: 2.0 M
NEW CONNECTION REQ'D; LOCATION TBD

STORM DRAIN DEPTH: 1.2 M
NEW CONNECTION REQ'D; LOCATION TBD

BEWDLAY AVE.

LOT A
598 M²

EXISTING HOUSE:
1198 MUNRO ST.

FOOTPRINT:
145 SqM
1562 SF

AREA: 2678 SF
249 SqM

LOT B
357 M²

PROPOSED
HOUSE SITE

FOOTPRINT:
972 SF
90.3 SqM

Villamar
DESIGN

6825A
VYANESS ROAD
VICTORIA, BC
V8M 2A7
778-351-4888

1198 MUNRO St.
Esquimalt, BC

Client:
Byron ROTGANS

REZONE

Site

SHEET ISSUE DATE

JUNE 14, 2019

PROJECT NUMBER

1006

DRAWN BY

1804

A2

SCALE As indicated

① Site
1/8" = 1'-0"

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JUN 19 2019

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OF ESQUIMALT
DEVELOPMENT SERVICES