

Project ID
19.113

Client Name
19.113-FOSTER

Site Address
**PAUL DIXON
DALYCE DIXON**

445 FOSTER STREET

- COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT.
- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS.
- THIS DRAWING IS DIAGNOSTIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.
- WHILST THE DESIGNER UNDERTAKES TO USE ITS BEST EFFORTS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes
-----	------	----------------



No.	Date	Issue Notes
-----	------	-------------

Drawn By
S.W | K. S

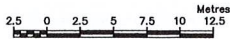
Date
20.10.19

Scale
NOT TO SCALE

Sheet Title
RENDERINGS

Sheet Number
A0.0

Site Plan of Lot 3, Suburban Lot 47,
Esquimalt District, Plan 25909.



The intended plot size of this plan is
280 mm in width by 432 mm in height (B size)
when plotted at a scale of 1:250

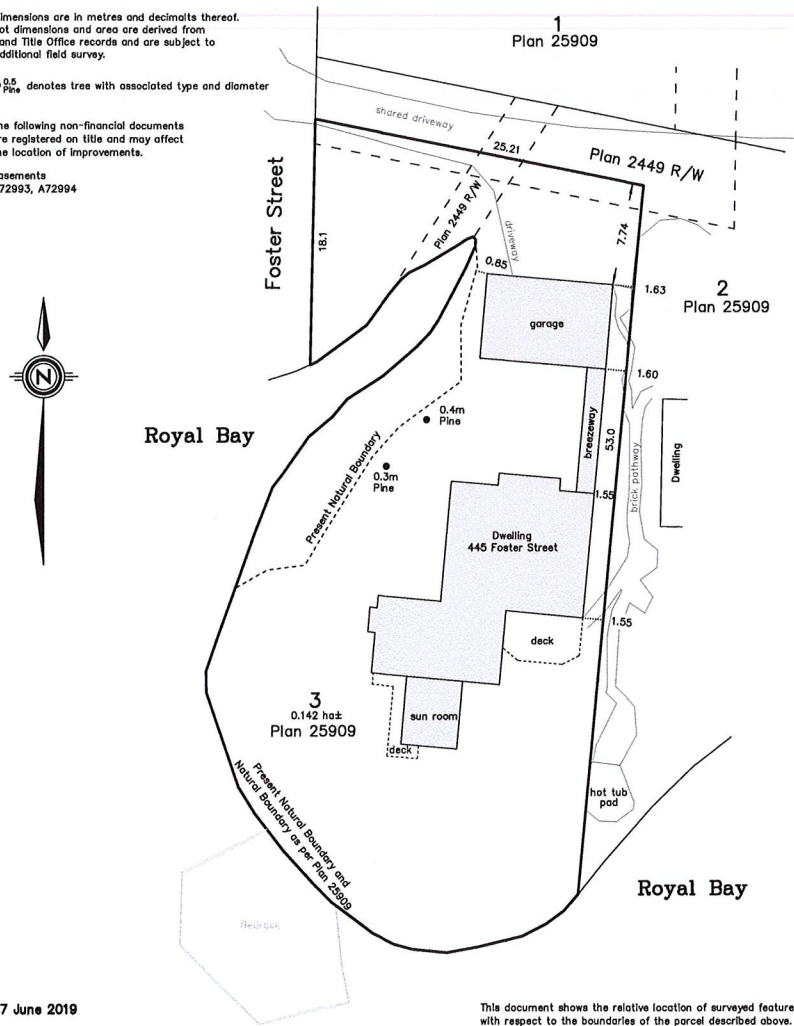
Legend:

Dimensions are in metres and decimals thereof.
Lot dimensions and area are derived from
Land Title Office records and are subject to
additional field survey.

● 0.5 Pine denotes tree with associated type and diameter

The following non-financial documents are
registered on title and may affect
the location of improvements.

Easements
A72993, A72994



27 June 2019

McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V8B 1X1
(250) 474-5538
www.mrls.ca
File: 6277SITE

This document shows the relative location of surveyed features
with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or
property corners.

McIlvaney Riley Land Surveying Inc. accepts no responsibility or
liability for any damages that may be suffered by a third party
as a result of any decisions made, or actions taken based on
this document.

PROJECT DATA

LEGAL
LOT 3, SUBURBAN LOT 47,
ESQUIMALT DISTRICT
PID # 25909

CURRENT ZONING
RS-3, SINGLE FAMILY WATERFRONT
RESIDENTIAL

LOT SIZE
1480 SM

LOT COVERAGE
MAXIMUM ALLOWED - 444 SM (30.0%)
EXISTING COVERAGE - 237.8 SM (16.1%)
PROPOSED COVERAGE - 237.8 SM (16.1%)
(VARIANCE ON GARAGE HEIGHT REQUESTED)

FLOOR AREAS & FSR
MAIN FLOOR* N/A SF
2ND FLOOR N/A SF
TOTAL N/A SF
EXISTING GARAGE 515.00 SF
PROPOSED GARAGE 152.95 SF
TOTAL GARAGE 667.95 SF

BUILDING HEIGHT
MAX ACCESS BLDG HEIGHT ALLOWED 3.60M
EXISTING BLDG. HEIGHT 4.30M
PROPOSED BLDG. HEIGHT 7.46M
(VARIANCE REQUESTED)

SETBACKS
WEST - N/A
NORTH - N/A
EAST - N/A
SOUTH - N/A

PARKING
DRIVEWAY AND GARAGE

TITLE SEARCH
TITLE SEARCH FROM 2019, NOVEMBER, 21.

NOTES

1. SITE PLAN IS BASED ON SURVEY PLAN BY MCILVAEY
RILEY LAND SURVEYING INC. DATED: JUNE 27, 2019
2. ALL GRADES OR ELEVATIONS SHOWN ARE IN METERS
(GEODETIC).



19.113

19.113-FOSTER

PAUL DIXON
DALYCE DIXON

445 FOSTER STREET

* COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL
TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA
WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED
WITHOUT OUR WRITTEN CONSENT.

* THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA
NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD
RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE
DESIGNERS FOR ADJUSTMENTS

* THIS DRAWING IS DIAGNOSTIC ONLY AND IS TO BE USED
FOR THE PURPOSE OF BUILDING. SHOP DRAWINGS MUST BE
SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO
COMMENCING CONSTRUCTION.

* WHILE THE DESIGNER UNDERTAKES TO USE ITS BEST
ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED
ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT
TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND
ACCEPTS NO LIABILITY IN THIS REGARD

No.	Date	Revision Notes
-----	------	----------------

SITE PLAN

A1.1



19.113

19.113-FOSTER

PAUL DIXON
DALYCE DIXON

445 FOSTER STREET

-WHILST THE DESIGNER UNDERTAKES TO USE ITS BEST ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD

Results

20.10.19

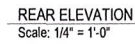
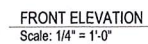
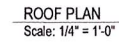
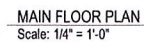
NOT TO SCALE

Test Title

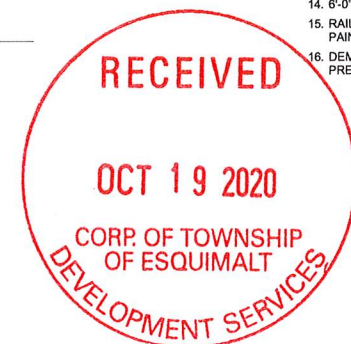
GARAGE PLANS

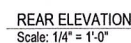
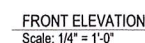
Number

A2.1



1. ROOFING-METAL-COLOUR: CHARCOAL
2. WINDOW- PELLA-IRON ORE
3. PROPOSED NEW GARAGE DOOR STYLE IN EXISTING OPENING- COLOUR TO BE WHITE TO MATCH TRIM COLOUR- AMAAR CARRIAGE COURT, PINETOP
4. SIDING- BOARD & BATTEN- IN GABLE ONLY PAINTED. SHERWIN WILLIAMS WESTHIGHLAND WHITE SW7566
5. GUTTERS & DOWNSPOUTS-ALUMINUM-TAUPE
6. GARAGE DOOR TRIM- TO MATCH WINDOW TRIM
7. FASCIA/TRIMS/MOULDINGS/POSTS-TEXTURE TO MATCH WILLIAMS-PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS WEST HIGHLAND WHITE SW 7566
8. SIDING- STUCCO-EXISTING TO REMAIN - PATCH/REPAIR AS BEST AS POSSIBLE WHERE NEEDED. PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS-SALTY DOG SW9177
9. NEW BREEZEWAY FLUSH WITH FRONT FACE OF GARAGE WALL- MATERIAL: COMB FACE PAINTED TRIM COLOUR (WHITE)
10. SURFACE-PATIO-PAVERS-FLAGSTONE STYLE (NYD) TO MATCH AS BEST AS POSSIBLE TO EXISTING IN COMMON AREA
11. NEW METAL SECURITY GATE FLUSH WITH FRONT OF BREEZEWAY COLOUR: IRON ORE TO MATCH WINDOWS- CUSTOM DOOR DESIGN WITH HARBOUR DOORS
12. NEW SMART SECURITY SYSTEM - DOOR BELL, KEY PAD, CAMERA HEIGHTS TO BE CONFIRMED
13. EXTERIOR ELECTRICAL PANEL MOUNTED TO SIDE OF BREEZEWAY
14. 6'-0" PATIO SLIDER DOOR
15. RAILINGS AND STEPS PRIMED CEDAR PAINT GRADE PAINTED TRIM COLOUR
16. DEMO EXISTING WINDOW AND FRAME IN PREPARATION OF STUCCO





- ## KEYNOTES EXTERIOR
1. ROOFING-METAL-COLOUR: CHARCOAL
 2. WINDOW- PELLA-IRON ORE
 3. PROPOSED NEW GARAGE DOOR STYLE IN EXISTING OPENING-COLOUR TO BE WHITE TO MATCH TRIM COLOUR- AMAAR CARRIAGE COURT PINETOP
 4. SIDING-BORD & BATTEN- IN GABLE ONLY PAINTED- SHERWIN WILLIAMS WESTHIGHLAND WHITE SW7566
 5. GUTTERS & DOWNSPOUTS-ALUMINUM-TAUPE
 6. GARAGE DOOR TRIM-TO MATCH WINDOW TRIM
 7. FASCIA/TRIMS/MOULDINGS-SPOTS-TEXTURE TO MATCH EXISTING-PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS WEST HIGHLAND WHITE SW 7566
 8. SIDING- STUCCO-EXISTING TO REMAIN - PATCH/REPAIR AS BEST AS POSSIBLE WHERE NEEDED. PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS-SALTY DOG SW9177
 9. NEW BREEZEWAY FLUSH WITH FRONT FACE OF EXISTING WALL- MATERIAL: COMB FACE PAINTED TRIM COLOUR (WHITE)
 10. SURFACE-PATIO-PAVERS-FLAGSTONE STYLE (NYD) TO MATCH AS BEST AS POSSIBLE TO EXISTING IN COMMON AREA
 11. NEW METAL SECURITY GATE FLUSH WITH FRONT OF BREEZEWAY COLOUR: IRON ORE TO MATCH WINDOWS- CUSTOM DOOR DESIGN WITH HARBOUR DOORS
 12. NEW SMART SECURITY SYSTEM - DOOR BELL, KEY PAD, CAMERA HEIGHTS TO BE CONFIRMED
 13. EXTERIOR ELECTRICAL PANEL MOUNTED TO SIDE OF BREEZEWAY
 14. 6'-0" PATIO SLIDER DOOR
 15. RAILINGS AND STEPS PRIMED CEDAR PAINT GRADE PAINTED TRIM COLOUR
 16. DEMO EXISTING WINDOW AND FRAME IN PREPARATION OF STUCCO

19.113-FOSTER

PAUL DIXON
DALYCE DIXON

445 FOSTER STREET

• COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR DUPLICATED WITHOUT OUR WRITTEN CONSENT.

- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS
- THIS DRAWING IS DIAGNAWHATIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.

WHILST THE DESIGNER UNDERTAKES TO USE ITS BEST ENDEAVOURS TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD

No.	Date	Revision Notes
-----	------	----------------

No.	Date	Issue Notes
-----	------	-------------

S.W | K. S

20.10.19

NOT TO SCALE

ELEVATIONS

A3.1

