

SITE PLAN OF LOT 4, SECTION 11, ESQUIMALT DISTRICT, PLAN 1135.

NOTE: Lot dimensions shown are based upon field survey measurements and may vary from those registered.
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monument 18-3 (Elevation= 17.25m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

Property line offsets shown are to exterior surface of building corner trim.

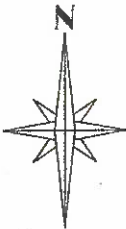
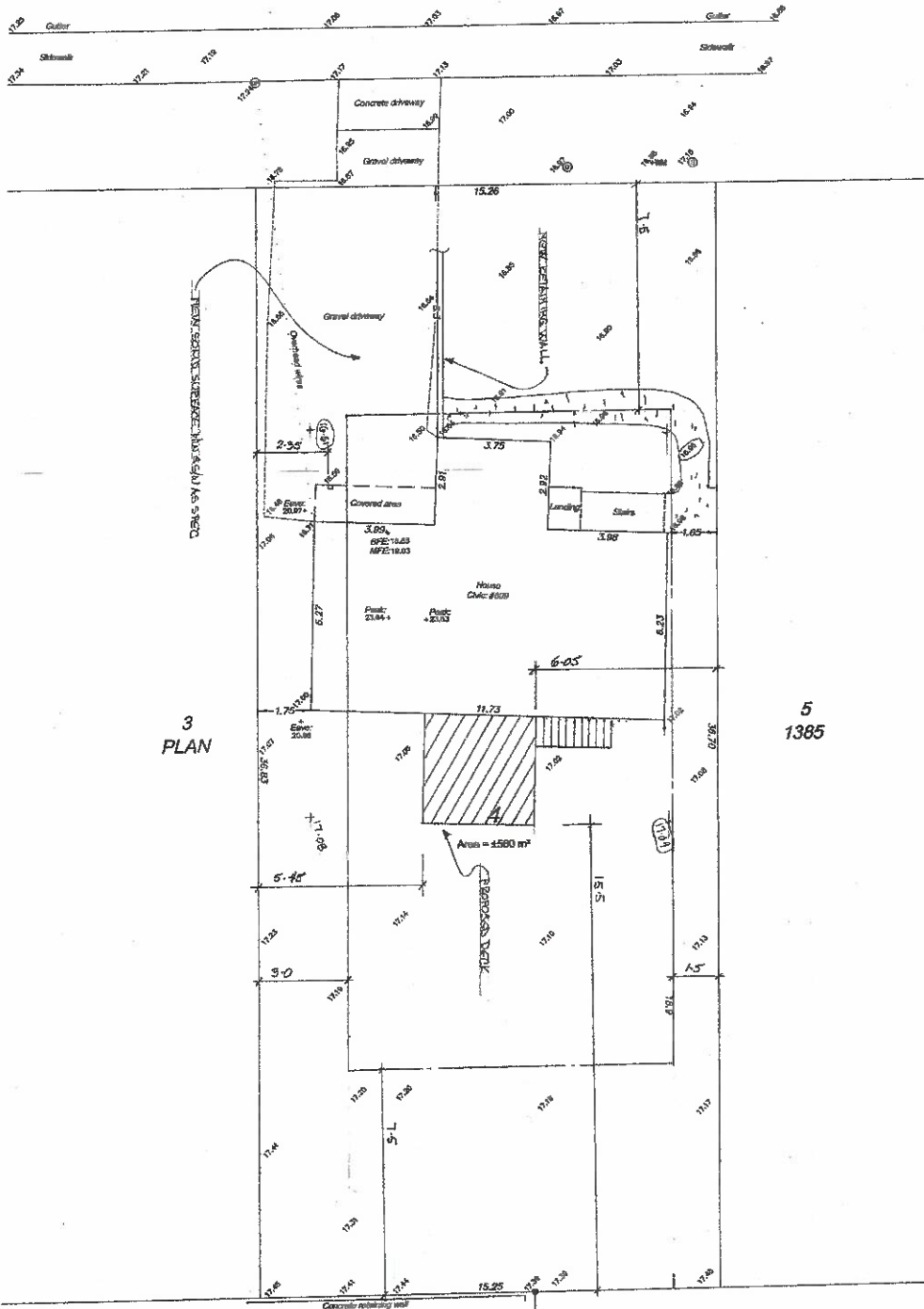
LEGEND

- Denotes iron pin found
- Denotes drain manhole
- Denotes sewer clean-out
- Denotes utility pole
- Denotes water meter
- Denotes elevation

Field survey dated January 26th, 2023.
PID: 000-118-364



OLD ESQUIMALT ROAD



File: 18-RAVE-SP1
Date: January 26, 2023
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PLAN 28720

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PLAN 1385

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LOT INFORMATION:

CIVIC ADDRESS	889 OLD ESQUIMALT ROAD
LOT AREA	86.1
TOTAL LOT AREA	550.00 sq.m.
ALLOWABLE LOT COVERAGE	16.10 sq.m.
EXISTING LOT COVERAGE	88.67 sq.m.
PROPOSED LOT COVERAGE	110.34 sq.m.
ALLOWABLE F.A.R.	35.00%
EXISTING/PROPOSED F.A.R.	132.50 sq.m.
ALLOWABLE HEIGHT	11.00 sq.m.
EXISTING/PROPOSED HEIGHT	7.30 m

ELEVATIONS:

MAIN FLOOR	19.03 m
LOWER FLOOR	16.55 m
AVERAGE GRADE	16.53 m



Safety glass/non opening windows are required in stairwells/landing areas if windows are fewer than 800 cfm off the stair or landing surface in accordance with section 9.03.3.7 of the B.C. Building Code (2018 Division B)

ALL TRADERS TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LINES

[illegible]

- 1) Every attic or roof space shall be provided with an access hatch where the open space in the attic or roof space measures
 - a) 3 m² or more in area,
 - b) 1 m or more in length or width, and
 - c) 600 mm or more in height over at least the area described in Clauses (a) and (b).

[See Note A-9.19.2.1 (1).]
- 2) The hatch required in Sentence (1) shall be not less than 550 mm by 900 mm except that, where the hatch serves not more than one dwelling unit, the hatch may be reduced to 0.32 m² in area with no dimension less than 500 mm.
- 3) Hatchways to attic or roof spaces shall be fitted with doors or covers.

1. Except where the fire is spontaneous, each bedroom or combination bedroom shall have at least one outside window or exterior door opening from the inside without the use of keys, tools or special knowledge and without the removal of ashes or screens or other devices. (Article 6.5.2.1 and appendix A)

2. The window or door shall be readily accessible and shall be:

- a. Provide an unlatched opening of not less than 0.36 m² in area with no dimension less than 380mm, and
- b. Meet the required opening during an emergency without the need for additional support.

3. Where a window requires "bedroom or combination bedroom" opens into a window well, the window well shall be constructed in accordance with the following:

- a. The window well shall be constructed of a minimum 100 mm thick concrete or masonry.
- b. Where the shaft of a window referred bedroom or combination bedroom swings towards the window well, the operation of the shaft shall not reduce the clearance in a manner that would impede egress in an emergency.

4. Where a protective enclosure is installed over the window well referred to bedroom or combination bedroom, the enclosure shall be operable from the inside without the use of keys, tools or special knowledge.

- Wall framing for walls and any wood within 150mm from the ground to be pressure treated as per BCBC 9.3.2.9.(3)
- Columns and piers to meet BCBC 9.3.5.3.4.
 - 1) Piers for the support of columns shall extend not less than 150 mm above ground level.
 - 2) Piers referred to in Sentence (1) shall project not less than 25 mm beyond the base of the column but in No case be less than 190 mm by 190 mm in size

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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NEW WALLS

**T-SQUARE
DESIGNS**

DRAWING NO.: 12711