

842 CARRIE ST SSMUH APPLICATION ESQUIMALT, BC

CIVIC ADDRESS: 842 CARRIE ST, ESQUIMALT, BC
 LEGAL DESCRIPTION: LOT A SECTION 10 PLAN EPP108801 ESQUIMALT DISTRICT, PID 031-614-388
ISSUED FOR DEVELOPMENT PERMIT - JULY 22, 2024



CONTEXT PLAN

SITE INFORMATION		
LEGAL DESCRIPTION	Lot A, Section 10, Plan EPP108801, PID 031-614-388	
CIVIC ADDRESS	842 Carrie St, Esquimalt, BC	
ZONING	CD133	
SITE AREA		318.88 m ²
SITE COVERAGE	60%	150.97 / 318.88 47.3%
BUILDING HEIGHT	max. 11m	9.58 m
SETBACKS		
FRONT	min. 4.0m	4.50 m
REAR	min. 4.5m	25% VARIANCE 3.60 m
INTERIOR SIDE (NORTH)	min. 1.2m	1.20 m
INTERIOR SIDE (SOUTH)		2.60 m
BUILDING DATA		
	AREA (SF)	AREA (m ²)
MAIN FLOOR AREA	1402.13	130.28
SECOND FLOOR AREA	1284.96	120.31
THIRD FLOOR AREA	1519.00	141.12
GROSS FLOOR AREA	4216.09	391.69
PARKING DATA		
PROPOSED PARKING		# OF PARKING
TOTAL SMALL STALL		2
TOTAL STANDARD STALL		2
TOTAL PROPOSED PARKING		4

AVERAGE GRADE					
POINTS	GRADE	AVERAGE	DISTANCE	TOTAL	
AB	13.90 m	14.62 m	14.26	13.21 m	168.37
BC	14.62 m	15.55 m	15.09	11.43 m	172.42
CD	15.55 m	15.22 m	15.39	13.21 m	203.24
DA	15.22 m	13.90 m	14.56	11.43 m	166.42
AVE. GRADE			49.28	730.45	
			14.82 m		



SITE SECTION

PROJECT TEAM

ARCHITECT: XENIYA VINS
 XV ARCHITECTURE LTD.
 416-876-4646
 KSENIYAVINS@GMAIL.COM

CIVIL: EDWARD KYLE, P.ENG, M.ENG
 KYLE ENGINEERING
 250-475-6906
 EKYLE@KEKENG.CA

LANDSCAPE ARCHITECT: BRAD FORTH
 FORSITE LANDSCAPE ARCHITECTURE
 250-508-7865
 FORTSITELAND@HOTMAIL.COM

DRAWING LIST

- ARCHITECTURAL**
- A000 COVER PAGE
 - A001 CONTEXT MAP, STREETScape & SITE SECTION
 - A101 SITE PLAN
 - A201 MAIN FLOOR PLAN
 - A202 SECOND FLOOR PLAN
 - A203 THIRD FLOOR PLAN
 - A301 SOUTH ELEVATION
 - A302 EAST ELEVATION
 - A303 NORTH ELEVATION
 - A304 WEST ELEVATION
 - A401 SECTION A & B
 - A501 SHADOW STUDY
 - A601 3D PERSPECTIVE

- LANDSCAPE**
- L1 LANDSCAPE CONCEPT PLAN



STREETScape

Address:
842 CARRIE ST

Folio: 0321.001 **Date:** Jul 22, 2024

Project: PRJ-000219 **Folder:** DVP00151

Type / Subject:
DEVELOPMENT VARIANCE PERMIT-
Minor DVP application to rear yard setback for proposed
4-unit MFD at 842 Carrie St

Address:
842 CARRIE ST

Folio: 0321.001 **Date:** Jul 22, 2024

Project: PRJ-000219 **Folder:** DP000235

Type / Subject:
DEVELOPMENT PERMIT - DELEGATED
Development Permit for 4-unit MFD at 842 Carrie Street



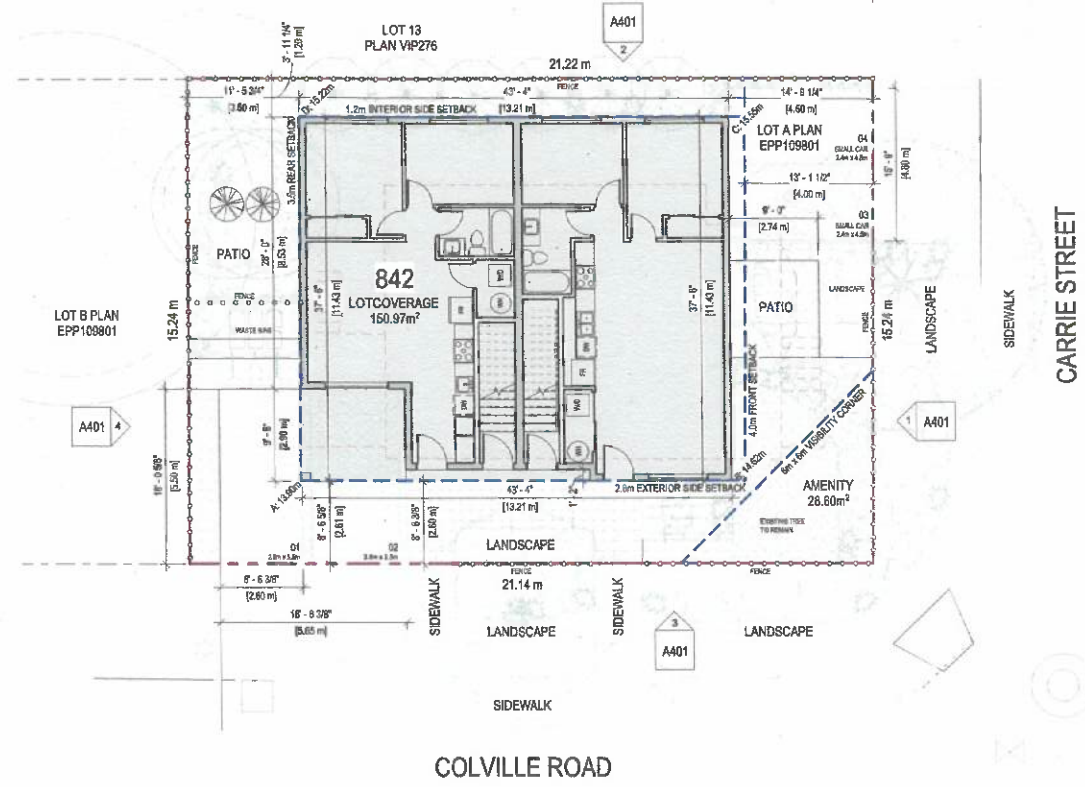
Issued for DP: 2024.07.22

PROJECT NAME
842 CARRIE STREET,
ESQUIMALT, BC

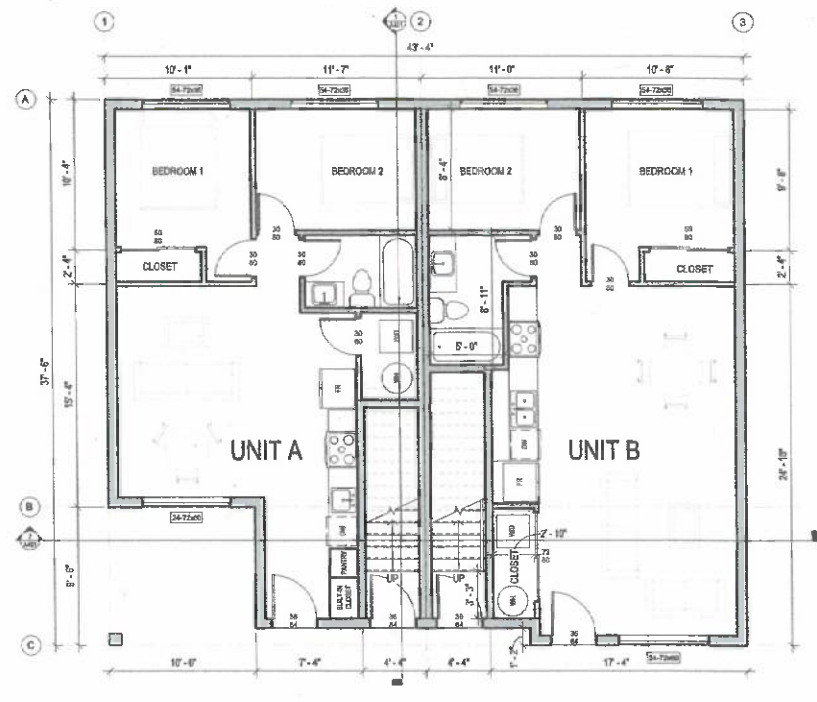
PROJECT ADDRESS
842 CARRIE STREET, ESQUIMALT, BC

DRAWING TITLE
COVER PAGE

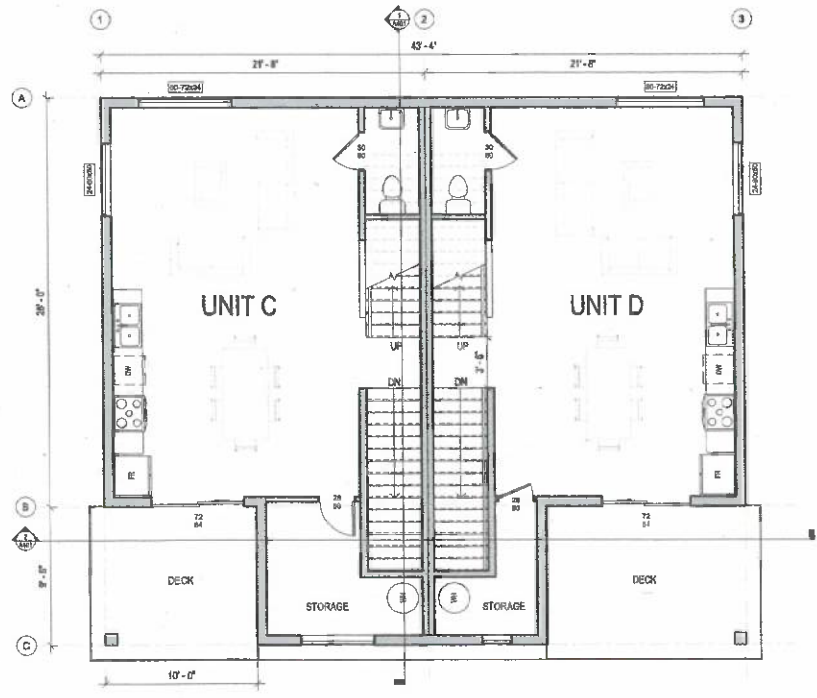
PROJECT NO. 24-005 DRAWN BY: [initials]
 SCALE: As indicated REVIEW BY: XV
 DRAWING NO. A000



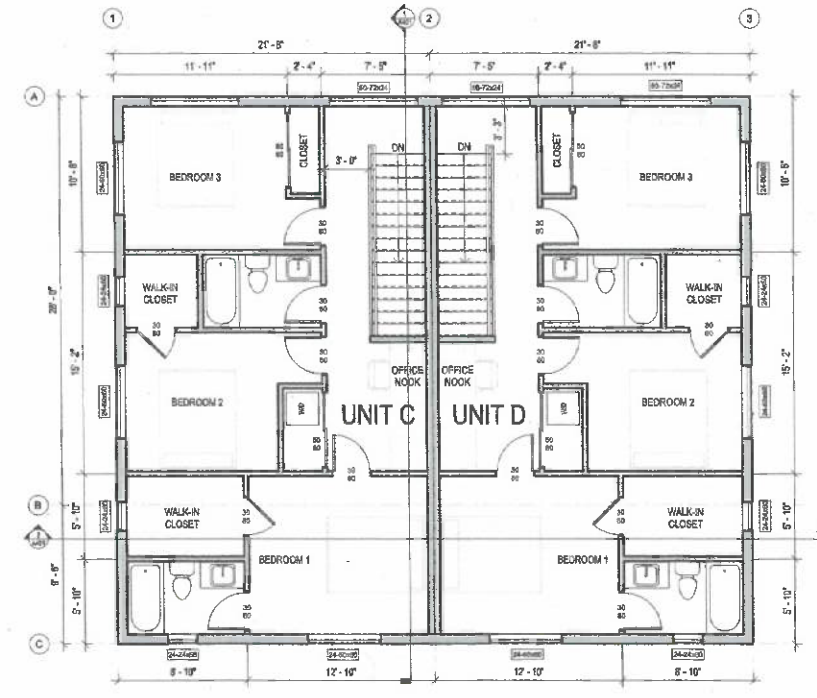
1 SITE PLAN
1/8" = 1'-0"



2 MAIN FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"



4 THIRD FLOOR PLAN
1/8" = 1'-0"



Issued for DP 2024.07.22

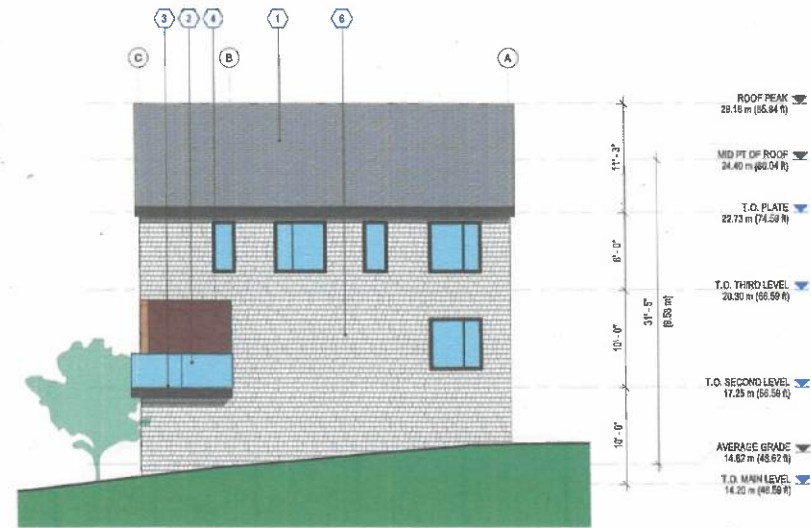
PROJECT NAME
842 CARRIE STREET,
ESQUIMALT, BC

PROJECT ADDRESS
842 CARRIE STREET, ESQUIMALT, BC

DRAWING TITLE
SITE PLAN & FLOOR
PLANS

PROJECT NO. 24-005 DRAWN BY kel
SCALE As Indicated REVIEW BY XV

DRAWING NO. A201



EXTERIOR MATERIALS



RECEIVED
JUL 22 2024
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Issued for DP 2024.07.22

PROJECT NAME
**842 CARRIE STREET,
ESQUIMALT, BC**

PROJECT ADDRESS
842 CARRIE STREET, ESQUIMALT, BC

DRAWING TITLE
ELEVATIONS & SECTIONS

PROJECT NO. 24-005 DRAWN BY kat
SCALE As indicated REVIEW BY xv

DRAWING NO. **A401**