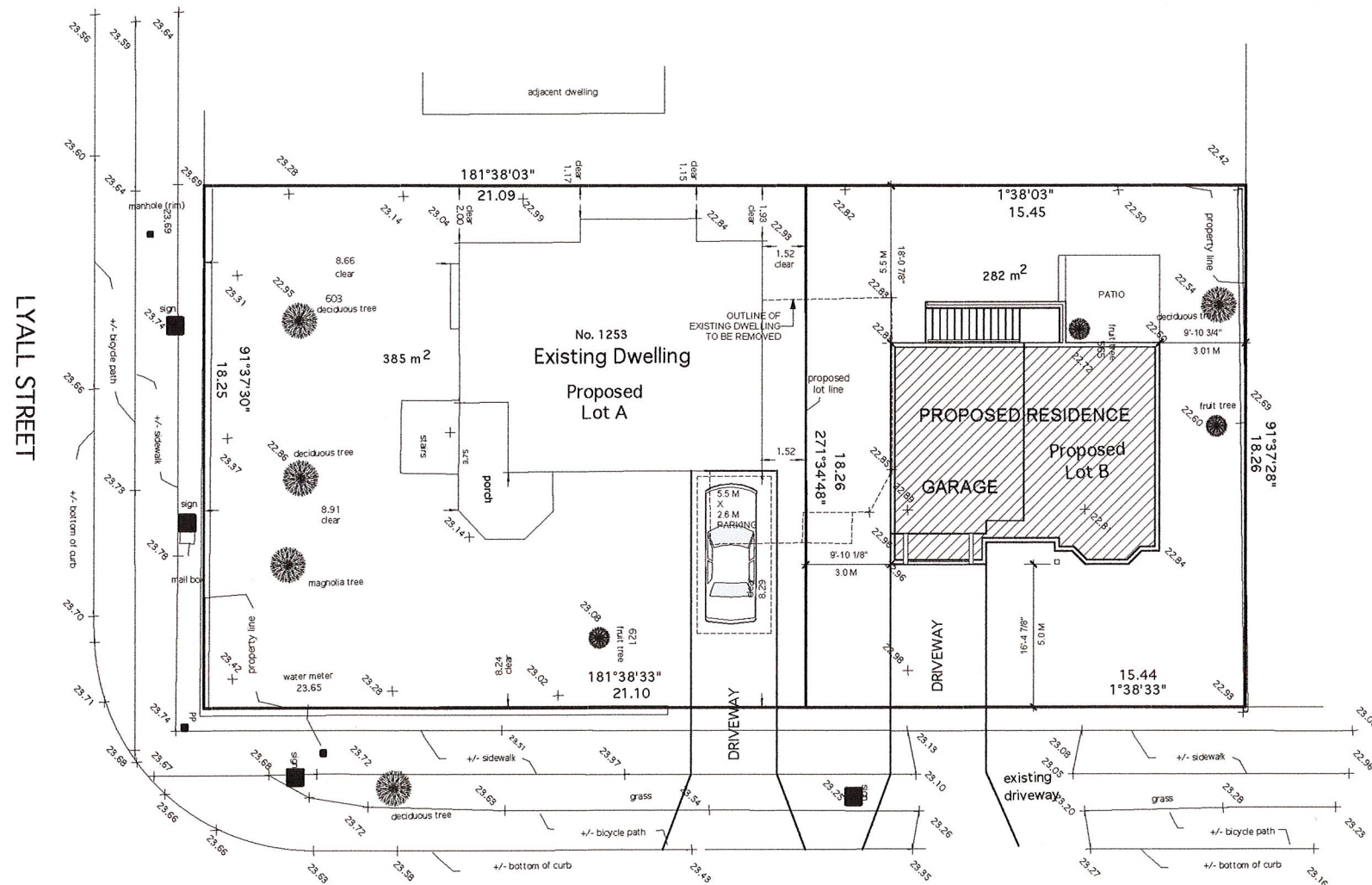


SITE DATA	PROPOSED	PERMITTED
OWNER	MR. DANIEL ARIES	
ADDRESS	1253 LYALL STREET	
ZONE	RD-3 ZONING	
LEGAL DESCRIPTION		
LOT	6	
PLAN	772	
SECTION		
DISTRICT	ESQUIMALT	
SITE AREA	7180.393 SQ.FT. 667.08 SQ.M.	
SITE COVERAGE	1812.811 SQ.FT. 168.41 SQ.M. 25.24%	30%
FLOOR AREA RATIO	1841.436 + 670.25 = 2511.686 SQ. FT. .34	.35 MAX

PROPOSED LOT A

FLOOR AREA	1841.436 SQ.FT.	
SETBACKS		
FRONT	8.29 M	7.5 M MIN.
REAR	1.15 M	7.5 M MIN.
SIDE	1.52 M	1.5 M MIN.
SIDE	8.66 M	
TOTAL SIDE COMBINATION	10.18 M	4.5 M MIN.
PARKING	1 PARKING SPACE	

PROPOSED LOT B

FLOOR AREA	670.25 SQ.FT.	
SETBACKS		
FRONT	5.0 M	5.0 M
REAR	5.5 M	5.5 M
SIDE	3.0 M	3.0 M
SIDE	3.01 M	3.0 M
TOTAL SIDE COMBINATION		
BUILDING HEIGHT	21'-7 3/8" 6.58 M	7.3 M MAX
PARKING	1 GARAGE SPACE	

ADMIRALS ROAD

SITE PLAN
Scale: 1:100

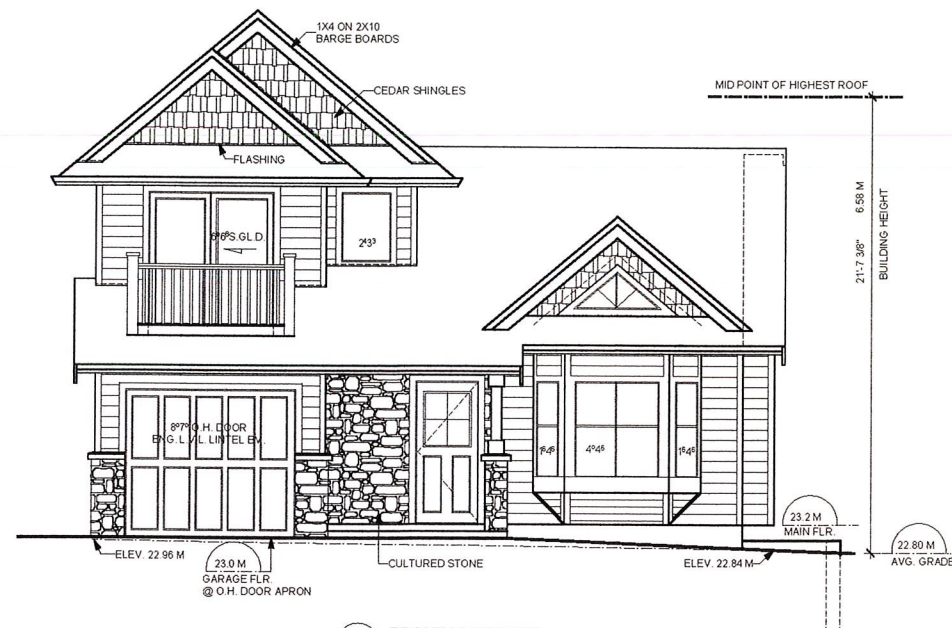


HARTMANN'S
DRAFTING & DESIGN
3484 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3K3 PHONE: 383-1295

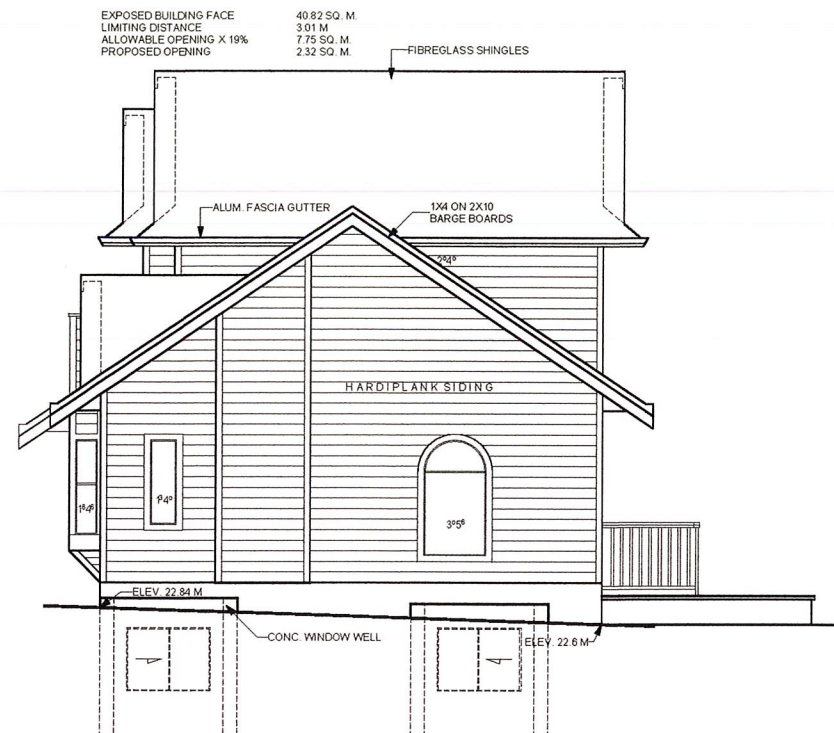
SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED APR. 2020

PROPOSED DEVELOPMENT FOR
1253 LYALL STREET

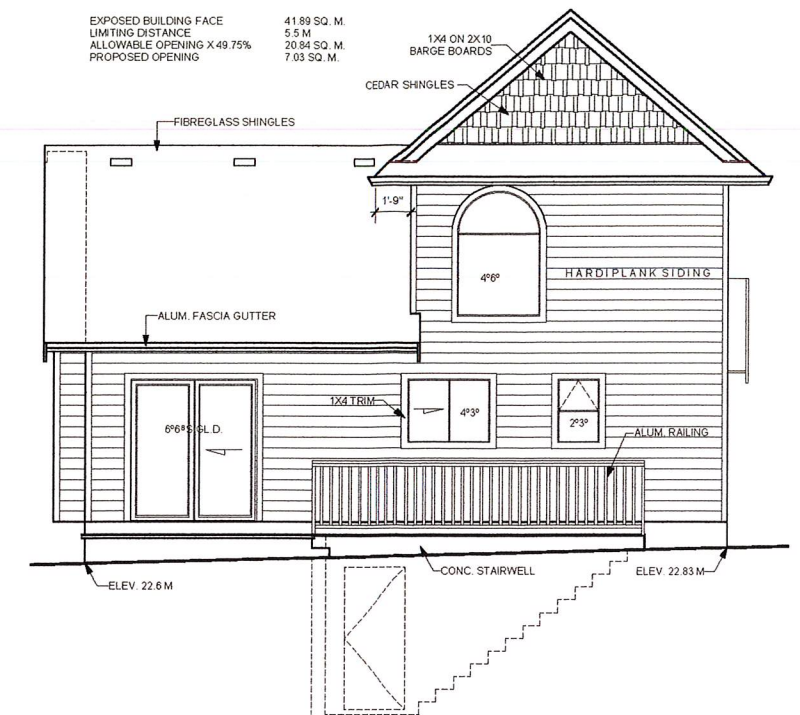
SHEET
OF 5
5



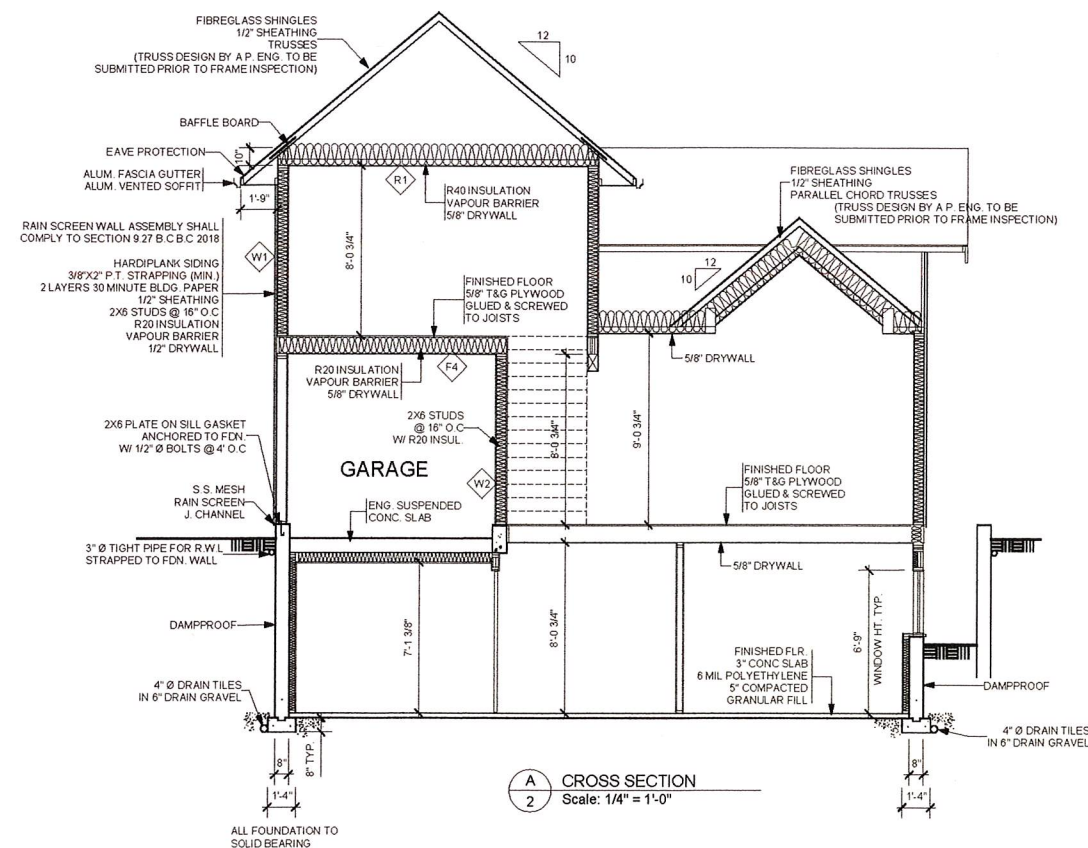
FRONT ELEVATION
Scale: 1/4" = 1'-0"



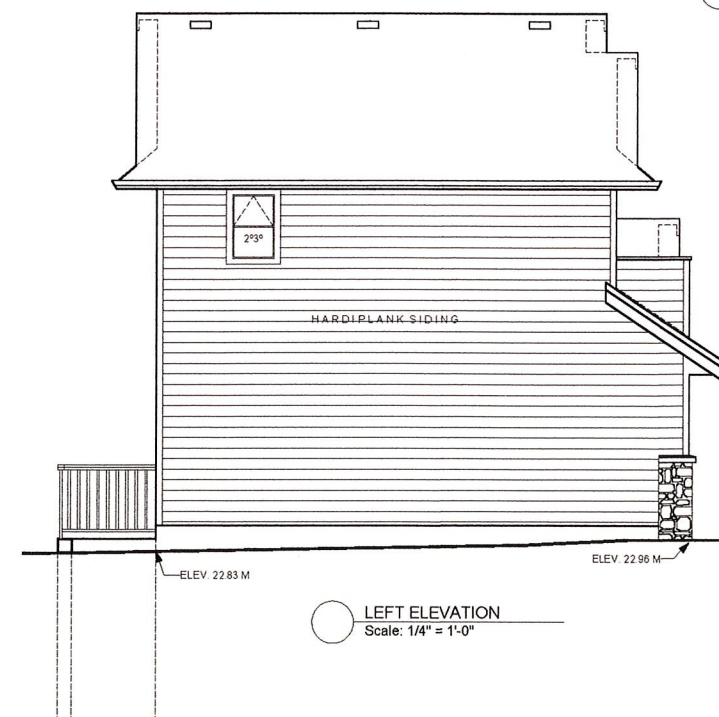
RIGHT ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



A CROSS SECTION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED LOT B
(PROPOSED RESIDENCE)



HARTMANN'S
DRAFTING & DESIGN
3104 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3H3 PHONE: 383-1295

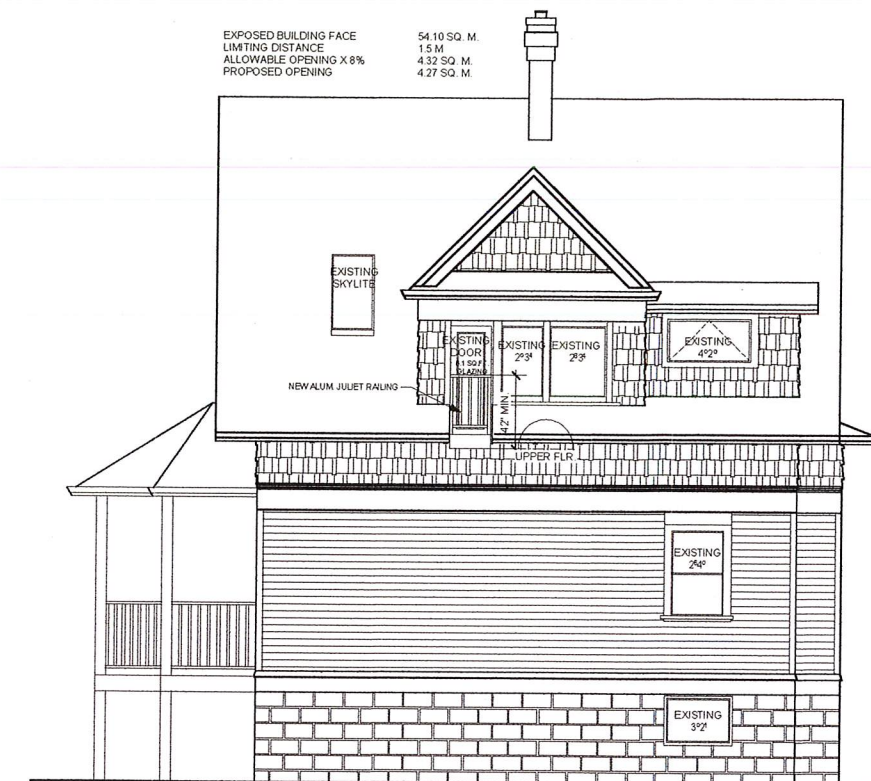
SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
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PLAN # 1105
REVISED APR. 2020

PROPOSED DEVELOPMENT FOR
1253 LYALL STREET

SHEET
OF 5
1



WEST ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED LOT A (EXISTING RESIDENCE)



EAST ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED LOT A
(EXISTING RESIDENCE)

PROPOSED LOT B
(PROPOSED RESIDENCE)

STREET PROFILE
Scale: 1/8" = 1'-0"



HARTMANN'S
DRAFTING & DESIGN
360 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3M3 PHONE: 383-1295

SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED APR. 2020

**PROPOSED DEVELOPMENT FOR
1253 LYALL STREET**

SHEET
OF 5
3