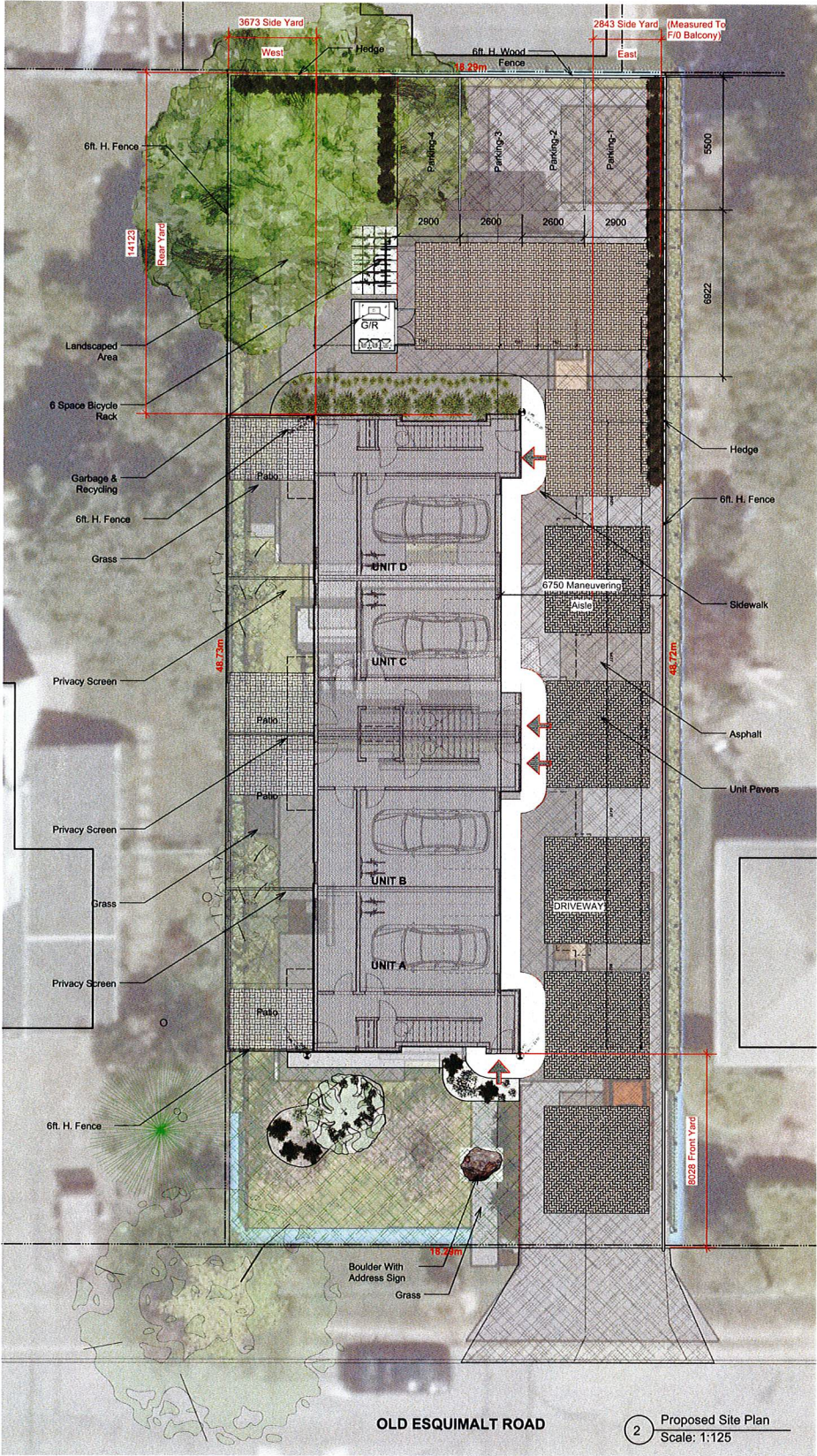


ided above.
define property

Plan 13541



Project Information Data Table				
General		Proposed Zone Standard		
Zoning		Site Specific		
Lot Area (m2) = 891m2		891m2		
Area Calculations (m2/sq. ft.)				
Unit	Main	Second	Third	Total
Unit A	25.02/269.3	65.08/700.5	65.19/701.7	157.41/1,695.4
Unit B	25.69/276.5	64.17/690.7	65.06/700.3	154.91/1,664.1
Unit C	25.69/276.5	64.17/690.7	65.06/700.3	154.91/1,664.1
Unit D	25.02/269.3	65.08/700.5	65.19/701.7	154.91/1,664.1
Sub-total	101.42/1,091.7	258.50/2,782.5	260.50/2,803.9	Total FSR Area = 620.42 / 6,676.1
Floor Area Ratio permitted in OCP			= 0.70	
Floor Area Ratio (Total Floor Area + Site Area)			620.42 / 891 = 0.69 : 1	
Lot Coverage = <u>Building Footprint</u> / <u>Lot Area</u>			212.63 / 891 = .238 (or 24%)	
Height			9.15m (30 feet)	
Parking, 1.0 space/unit			4 Spaces	
Additional Parking, 1.0 space/unit			4 Spaces	
Bicycle Parking (Racks)			One 6 Space Rack	
Class 1 Bicycle Parking			2 Racks/Unit (in Garage)	
Setbacks				
Front Yard Setback (South) =			8.028m (26'-4")	
Rear Yard Setback (North) =			14.123m (46'-4")	
Side Yard Setback (East) =			2.843m (9'-4")	
Side Yard Setback (West) =			3.673m (12'-0 1/2")	

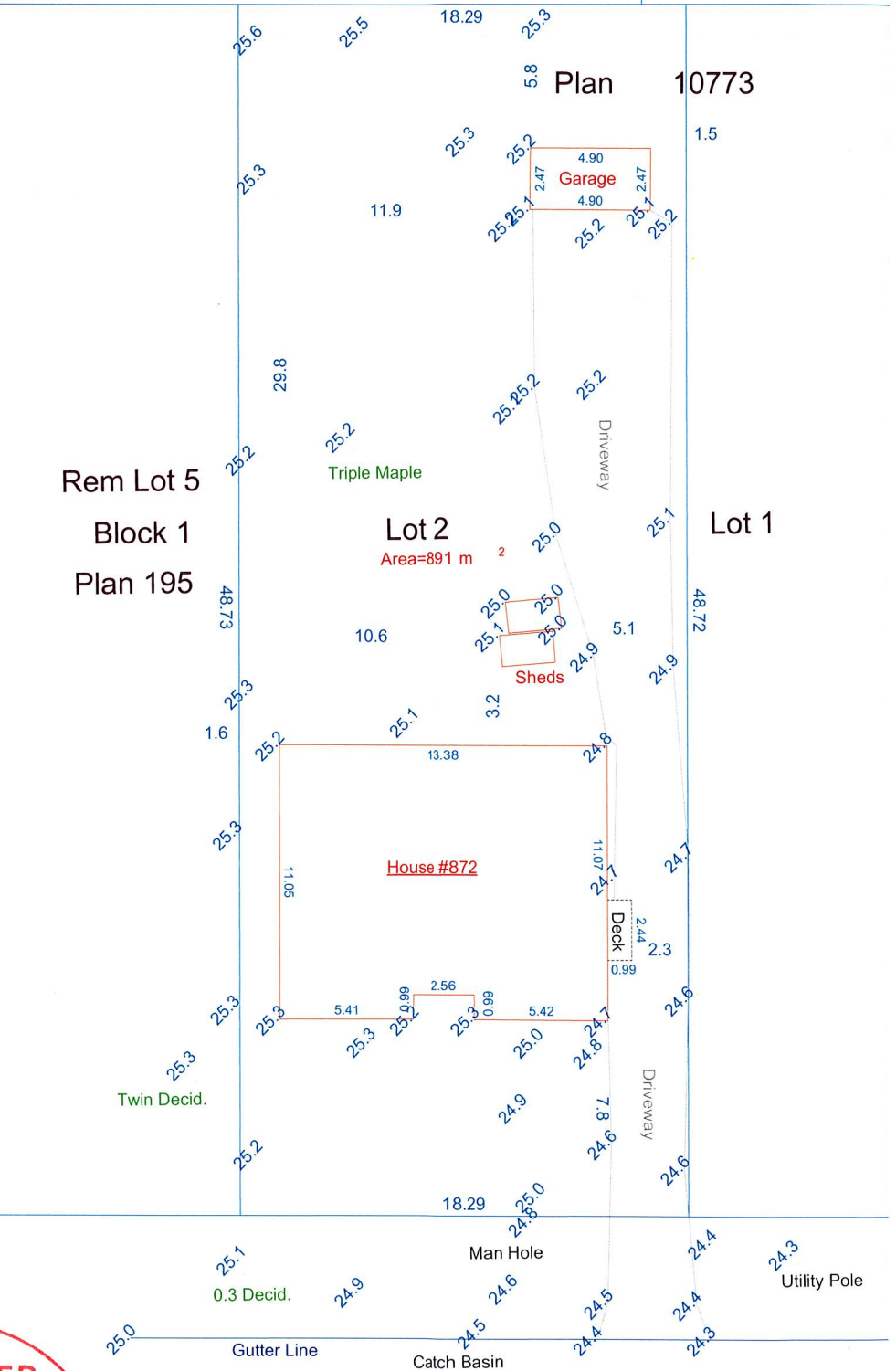
Average Grade Calculation	
Grade Point A	= 25.24m
Grade Point B	= 25.25m
Grade Point C	= 24.50m
Grade Point D	= 25.26m
Total	= 100.25m
100.25 ÷ 4	= 25.06 Average Natural Grade

Note: Refer To Landscape Plan
By Landscape Consultant



Lot 5

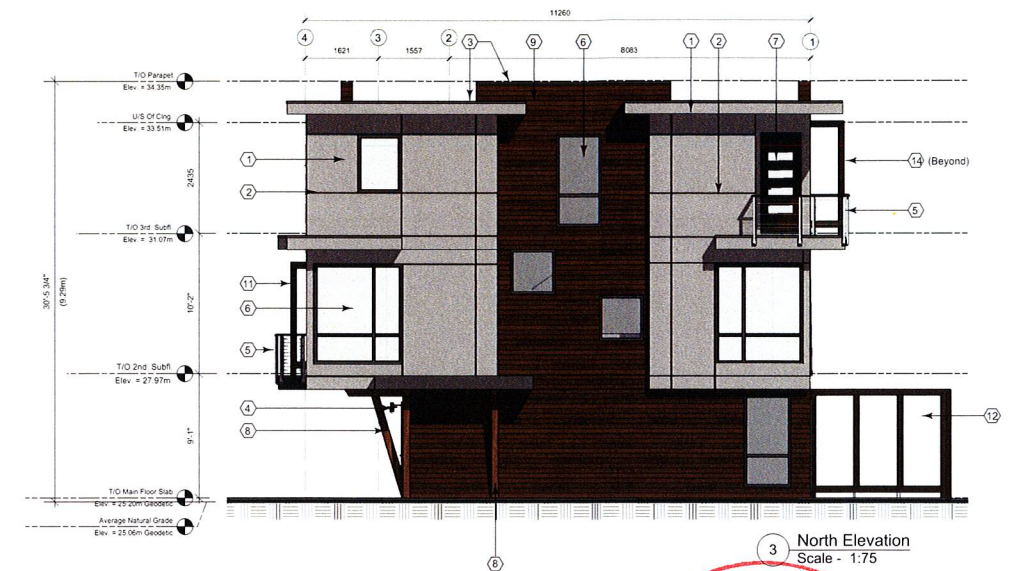
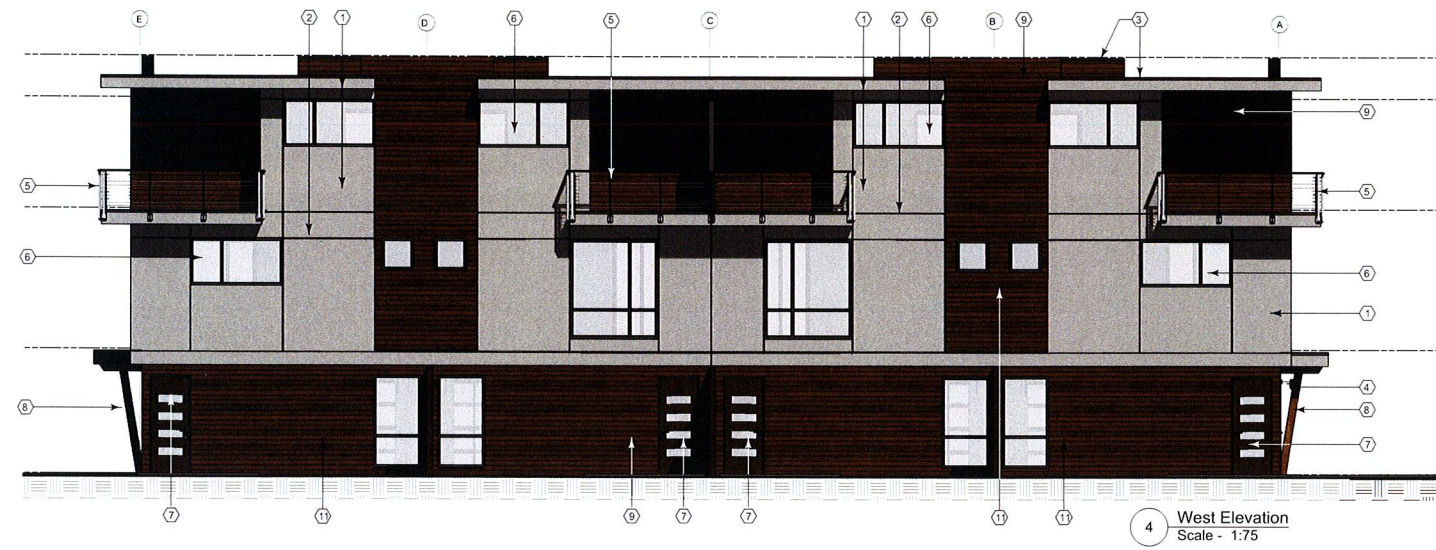
Lot 4



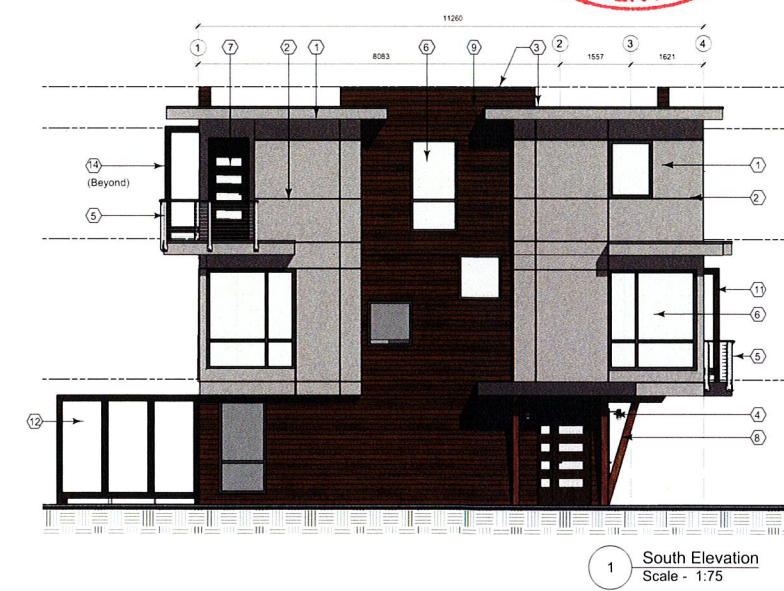
Survey Information Taken From
Survey Performed By
Wey Mayenburg Land Surveying Inc.
File # 200152/SIT/IGH

1 Site Survey
Scale: 1:125

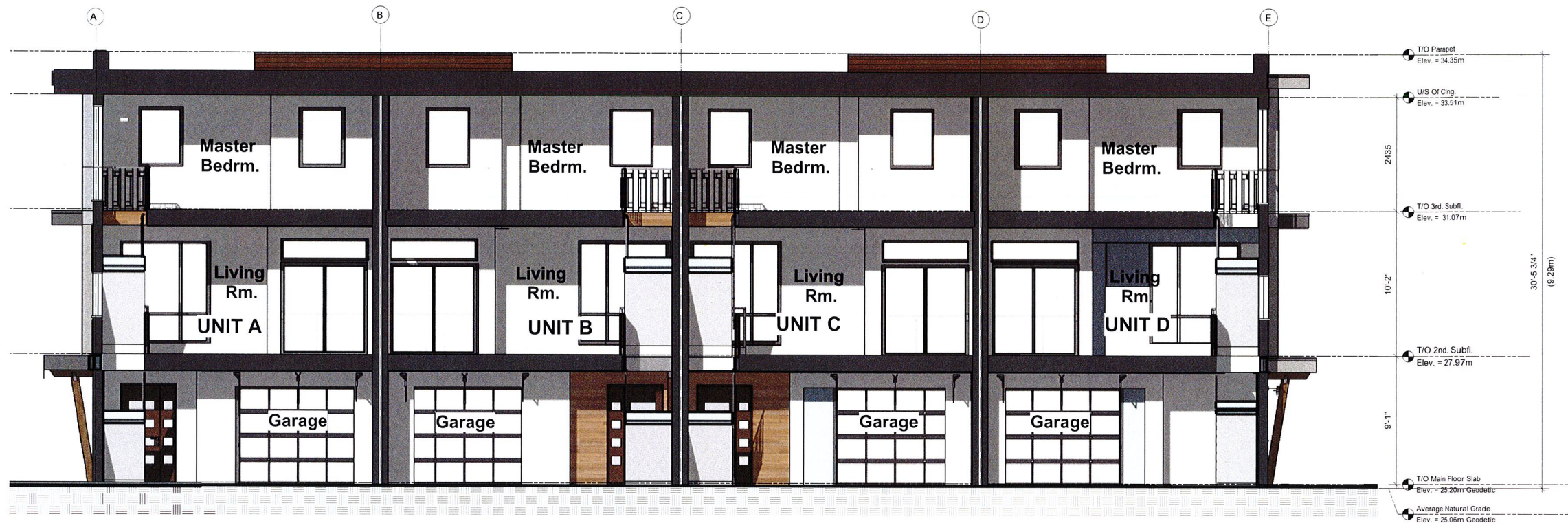
Project Name		Project No.	
4 Unit Townhome Development		1905	
872 Old Esquimalt Road, Esquimalt B.C.			
Resoning & Development Permit Application			
Drawing No.	Drawn By	Scale	Date
Survey, Site Plan	Wey Mayenburg	As Noted	2006/30
Checked By	Wey Mayenburg	As Noted	2006/30
Drawn By	Wey Mayenburg	As Noted	2006/30
Checked By	Wey Mayenburg	As Noted	2006/30
Drawn By	Wey Mayenburg	As Noted	2006/30
Checked By	Wey Mayenburg	As Noted	2006/30



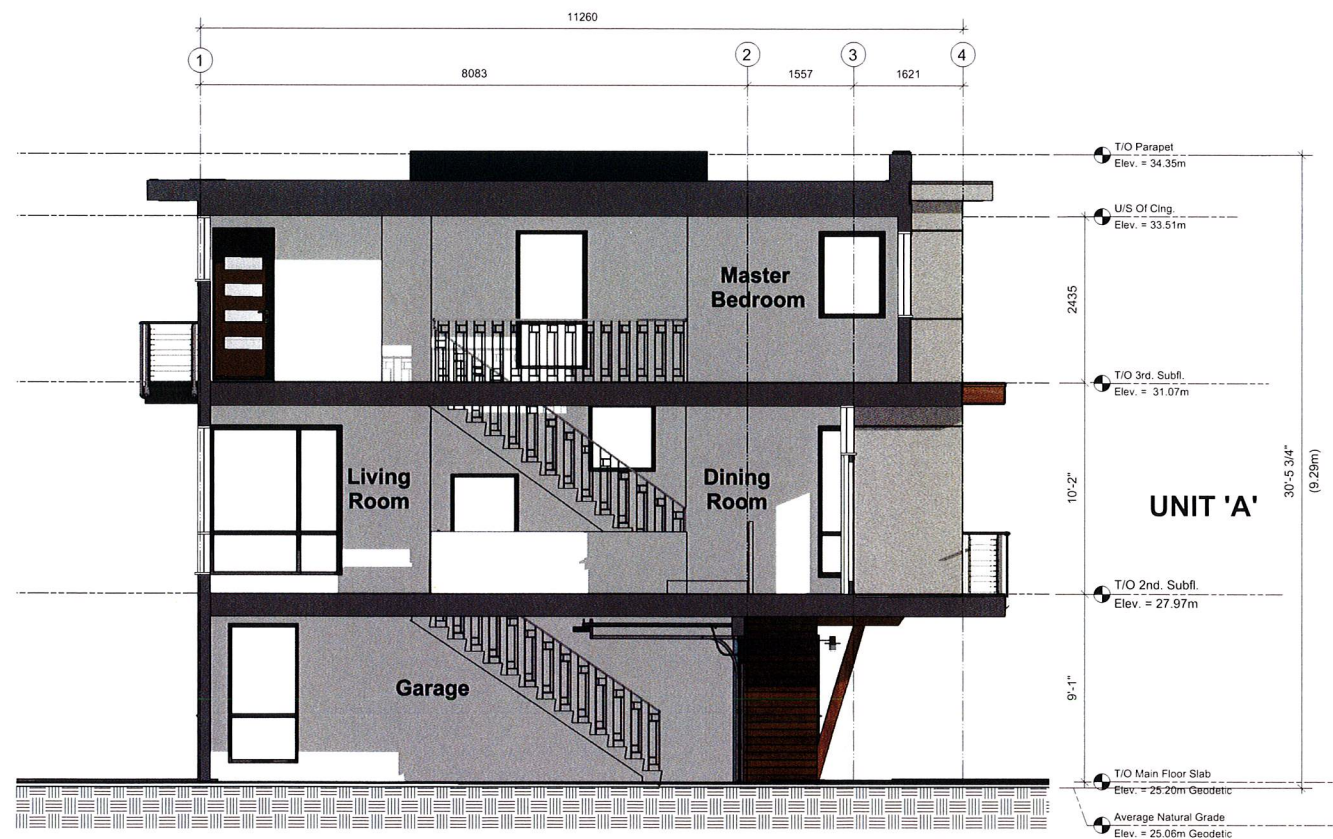
List of Materials	
1	Fibre Cement Board Panels
2	Alum. Reveal Strips
3	Pre-Fin. Metal Flashing
4	Light fixture
5	2 1/2" Sq. Galv. St. Posts (Pld.) W/ Aircraft Cable
6	Guardrail CW Turnbuckle Tensioning
7	Dist. Graded Vinyl Windows (Black)
8	S.C. Wd. Doors W/Glass Vision Panels (Pre-finished)
9	8" x 8" Wood Posts, Vert. & Angled (Stained)
10	Horiz. Metal Siding W/ Faux Wd. Aesthetic
11	Aluminum Framed Garage Door W/ Frosted Glass Panels
12	Alum. Framed Privacy Screen W/ frosted Glass Panels
13	Cedar Privacy Screen/Garbage Enclosure (Stained)



	project name		project no.	
	6 Unit Townhome Development		1905	
	872 Old Esquimalt Road, Esquimalt B.C.			
	Rezoning & Development Permit Application			
drawing title	drawn by	scale	date	drawing no.
	checked by	As Noted	20/06/20	SK-5
Elevations			20/06/20	




2 N/S Section Looking East
Scale - 1:50



1 E/W Section Looking North
Scale - 1:50



		project name		project no.	
		4 Unit Townhome Development 872 Old Esquimalt Road, Esquimalt B.C.		1905	
<p>410 500 Westview Street, Victoria B.C. V8L 2G5 P: (250) 681-0400 • F: (250) 681-0401 • M: (250) 681-0402</p>		Rezoning & Development Permit Application			
		drawing title		date	
		Sections		20/06/30	
		drawing no.		SK-6	
		drawn by: mjm		scale	
		checked by: mjm		As Noted	

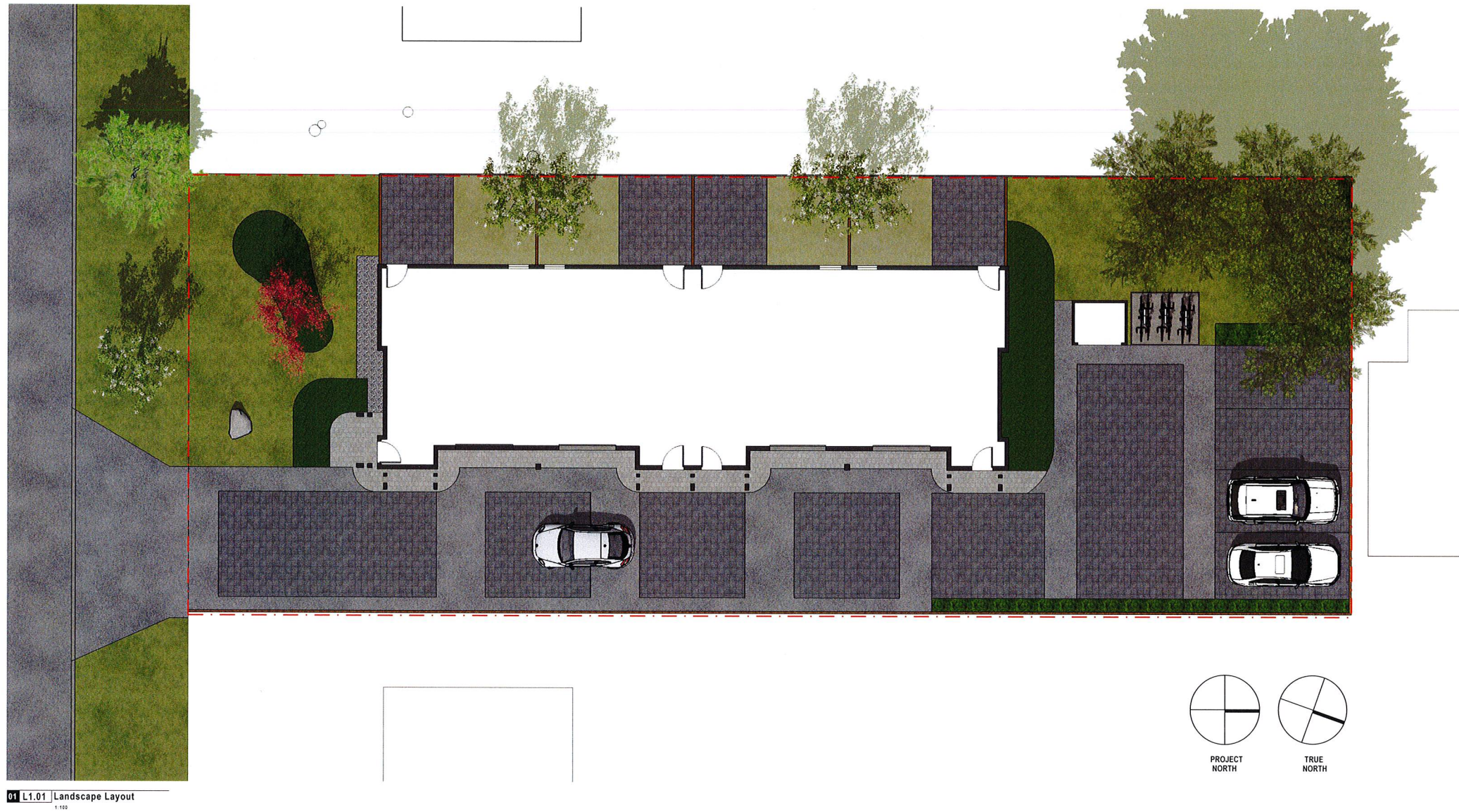


2 View Looking North



1 View Looking Northwest

MJM Architect Inc. <small>410-800-747-0000 Vancouver, B.C. V6V 2H9 info@mjma.ca mjma.ca</small>		<small>project name</small> 4 Unit Townhome Development 872 Old Esquimalt Road, Esquimalt B.C.		<small>project no.</small> 1905
<small>drawing title</small> Exterior Images		<small>drawn by</small> rjm	<small>scale</small> As Noted	<small>date</small> 20/06/20
<small>checked by</small> rjm		<small>drawing no.</small> SK-8		



CONSULTANTS
LANDSCAPE
jonathan craggs landscape designer
581 Pegasus Way
Victoria, B.C. V9C 4G6
tel 250 920 0455
Contact
Jonathan M.A. Craggs Dip ISD
jcraggs@shaw.ca
LANDSCAPE DRAWING LIST
L1.01 Landscape Concept
L2.01 Layout Plan
L3.01 Planting Plan - Front
L3.02 Planting Plan - Back

GENERAL NOTES
1. Grade elevations on site plan in feet geodetic based on survey information

DRAFT
NOT FOR CONSTRUCTION !

Rev	25 Mar 20	Client Review
plot date	25 Mar 20	Description
drawn by	JMAC	drawing file
scale	as noted	checked by
		project number

Note: all dimensions are shown in feet & inches

Townhome Development
872 Old Esquimalt Road
Victoria BC
Landscape Concept
L1.01