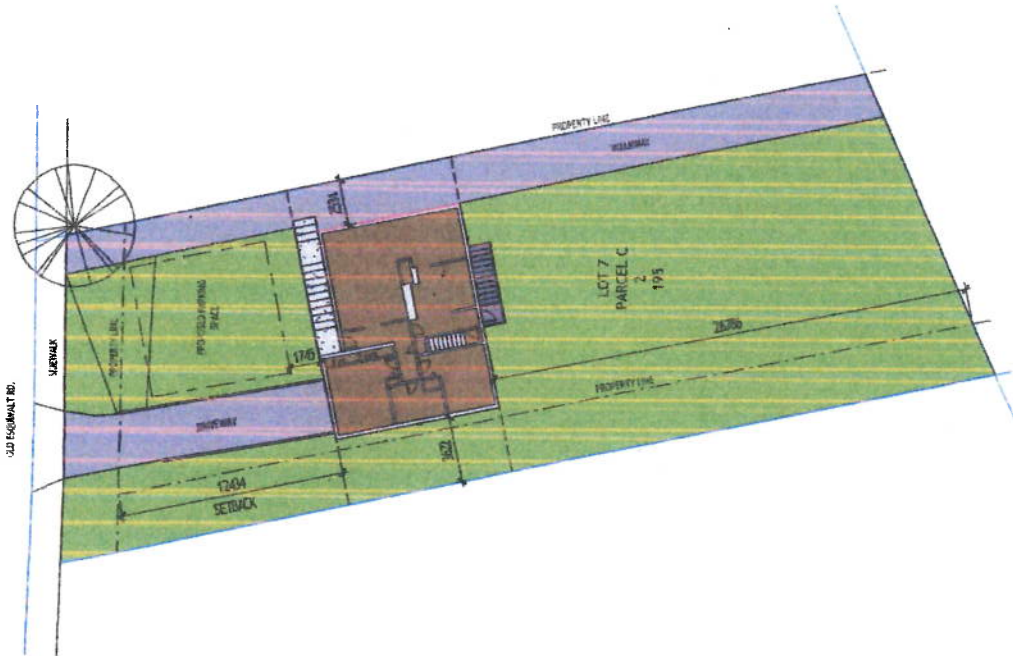




① SITE PLAN
1" = 20'-0"

SITE DATA

CIVIC ADDRESS:

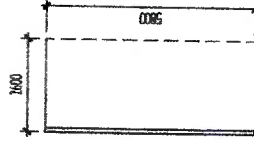
851 OLD ESQUIMALT ROAD, ESQUIMALT,
BC, V9A 4W9
DISTRICT OF ESQUIMALT

BUILDING SUMMARY

LOT AREA: 838 m²
BUILDING AREA: 99.85 m²
FAR (FLOOR AREA RATIO): 0.119 m²
LOT COVERAGE PERCENTAGE: 12%

PROPOSED PARKING

NUMBER OF STALLS: 2



② PARKING STALL TYPE
1" = 10'-0"



JMC DESIGN

No.	Description	Date

PROJECT ADDRESS:

851 OLD ESQUIMALT RD.
VICTORIA BC, V9A 4W9

NAME OF DRAWING:

SITE PLAN

DRAWN BY:

JENNY CASAUAY

SCALE:

As Indicated

DATE:

11/15/25

A1



JMC DESIGN

No.	Description	Date

PROJECT ADDRESS:

851 OLD ESQUIMALT RD.
VICTORIA BC, V9A 4W9

NAME OF DRAWING:

MAIN FLOOR PLAN

DRAWN BY:

JENNY CASAUAY

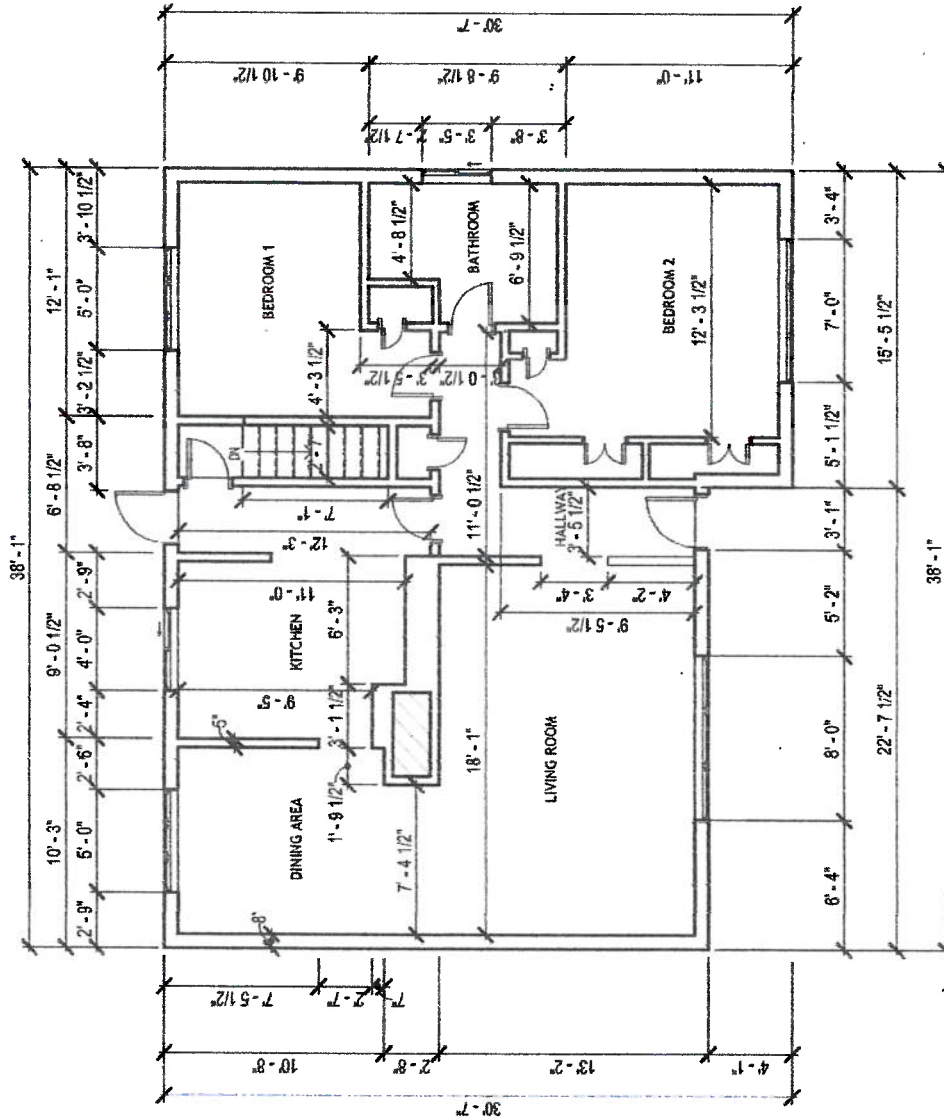
SCALE:

3/16" = 1'-0"

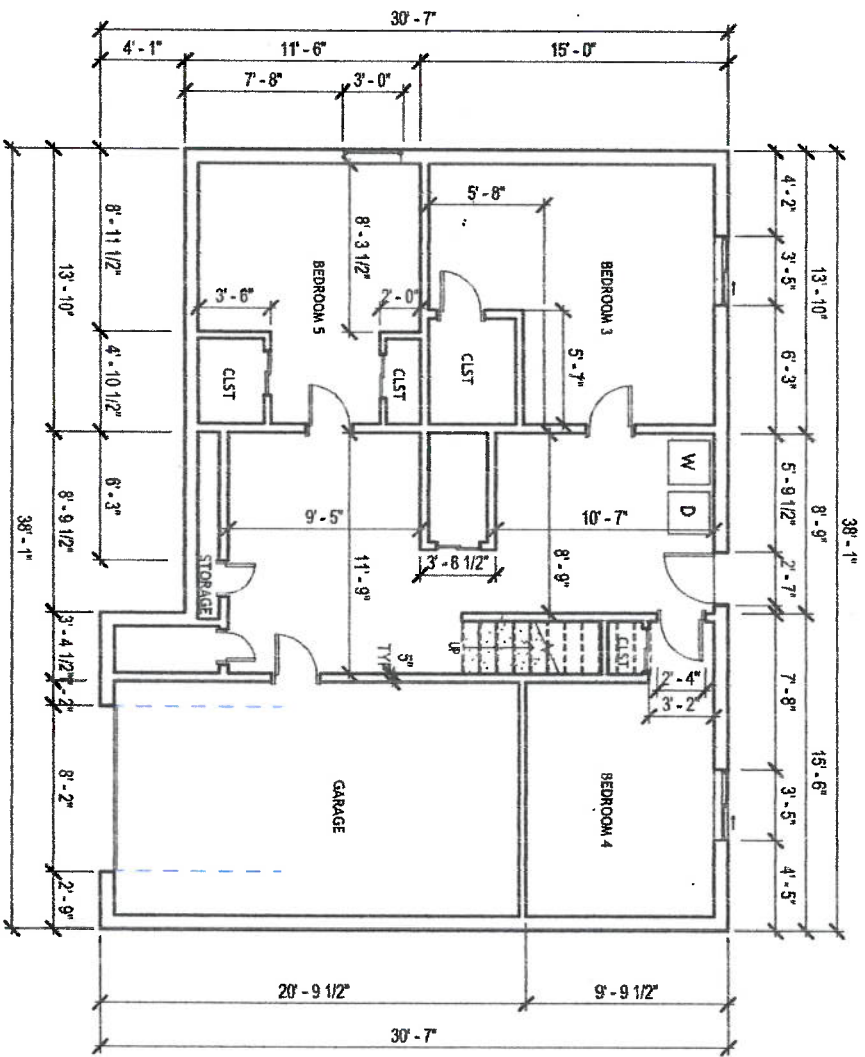
DATE:

OCTOBER 25, 2025

A2



1 Main Floor Plan
3/16" = 1'-0"



1 Basement Plan
3/16" = 1'-0"



JMC DESIGN

No.	Description	Date

PROJECT ADDRESS:
851 OLD ESQUIMALT RD.
VICTORIA BC, V9A 4W9

NAME OF DRAWING:
BASEMENT PLAN

DRAWN BY:
JENNY CASALAY

SCALE:
3/16" = 1'-0"
DATE:
OCTOBER 25, 2025

A3