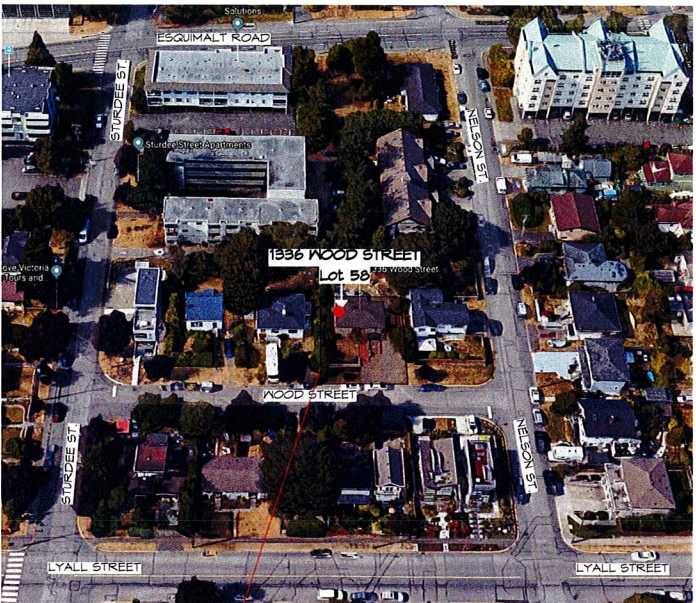


RESIDENTIAL DEVELOPMENT, LOT 58

1 336 Wood Street,
Esquimalt, B.C.



2 STREET VIEW



Project Location



1 LOCATION PLAN

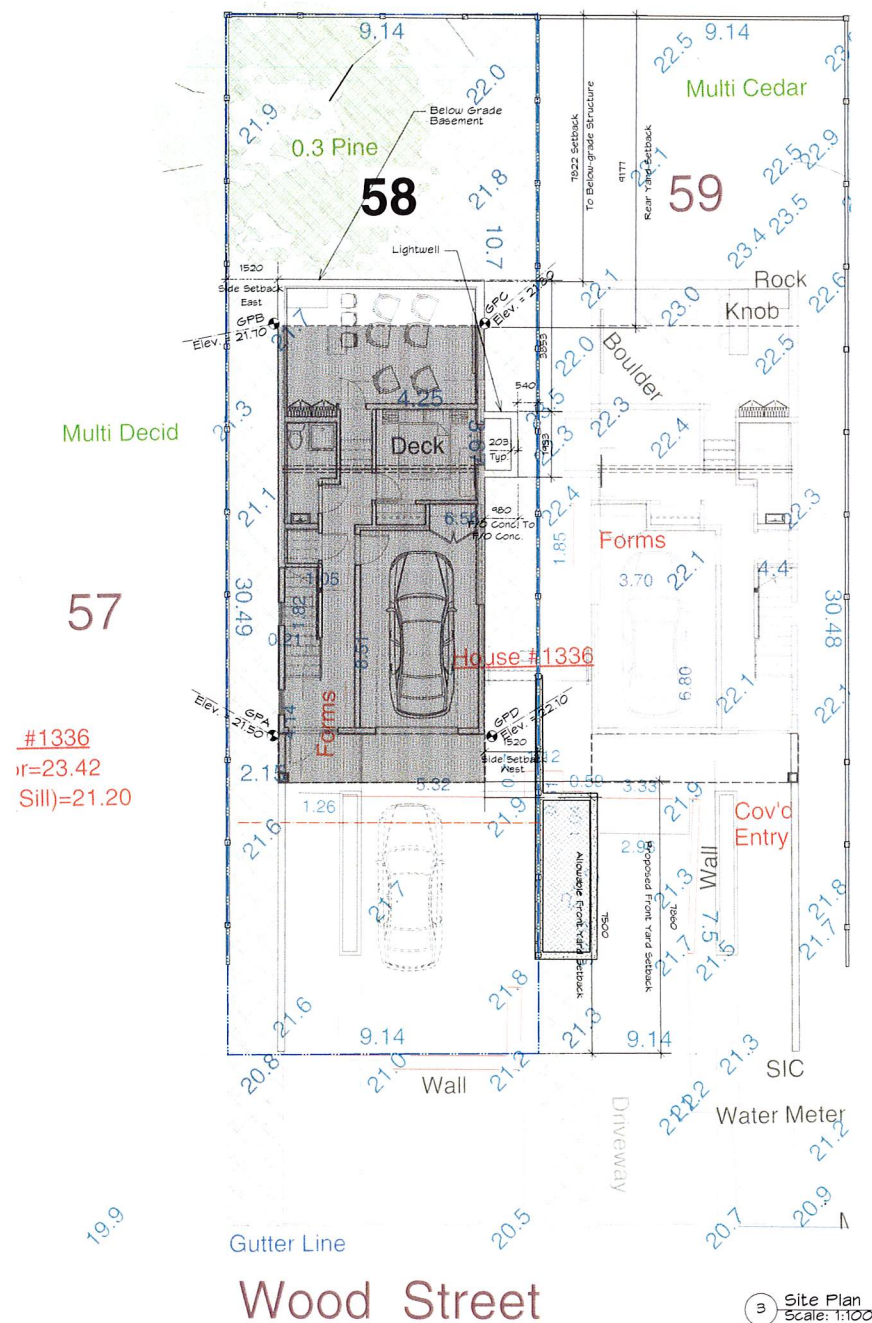


Project Information Data Table			
Lot 58			
General Zone Standard		Proposed	
Zoning	RM-1	RM-1 With RS-1 standards	
Lot Area (m2) = 530m2		278.6m2 (Exist.)	
Floor Area Ratio			
Zone Standard = 0.35			
Floor Area Ratio			
(Total Floor Area)		= 0.35 So, .35 x 278.6 = 96.9m2 Total max. Area Allowed	
Area Calculations (m2/sq. ft.)			
Lower	Main	Second	Total FSR Area =
0.0m2/0.0s.f. (*)	48.3/519.8	48.3/519.8	96.6/1,039.6
(* Basement Area Excluded As Cing. Less Than 1.2m Above Average Natural Grade)			
Lot Coverage = $\frac{\text{Building Footprint}}{\text{Lot Area}}$		$= \frac{83.6m2}{278.6m2} = .30$	
Zone Standard 30%		or 30%	
Height Lot 58 7.3m (23'-11 3/8")		7.3m (23'-11 3/8")	
Parking, 2.0 space/unit		2 Spaces	
Class 1 Bicycle Parking		1 Rack (In Garage)	
Setbacks			
Front Yard Setback (South)		7.93m (26'-0")	
Zone Standard = 7.5m			
Rear Yard Setback (North) =		9.18m (30'-1")	
Zone Standard = 7.5m			
Side Yard Setback (East)		1.5m (1.5m Variance Request)	
Zone Standard = 3.000m			
Side Yard Setback (West)		1.5m	
Zone Standard = 1.5m			

project name: Residential Development 1336 Wood Street, Esquimalt B.C.		project no. 1905	
drawing title: COVER SHEET		drawn by: mjm	scale: As Noted
checked by: mjm		date: 2020/4/14 yy/mm/dd	drawing no. SK-1
MJM Architect Inc. #10, 808 Vancouver Street, Victoria, B.C. V8V 3V6 ph: (250) 661-5492 e-mail: mymoody@shaw.ca			

A
Plan 29057

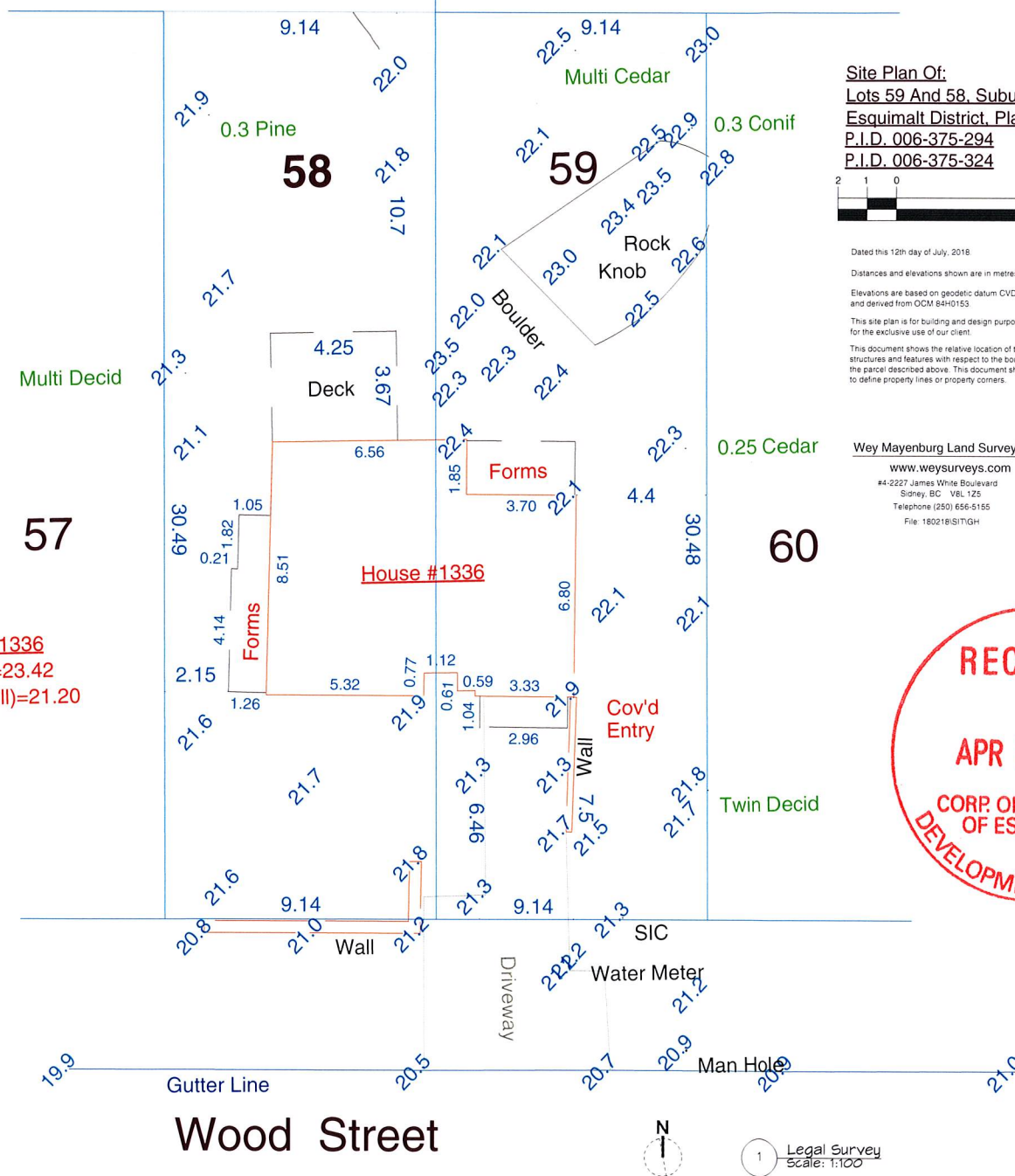
Strata
Plan VI



AVERAGE NATURAL GRADE CALCULATION	
LOT 58	
GRADE POINT	ELEVATION
GFA	21.50
GFB	21.70
GFC	21.80
GFD	22.10
TOTAL	87.10
$87.10 \div 4 = 21.78 \text{ A.N.G.}$	

A
Plan 29057

Strata
Plan VIS3741



Site Plan Of:
Lots 59 And 58, Suburban Lot 37,
Esquimalt District, Plan 2854.
P.I.D. 006-375-294
P.I.D. 006-375-324

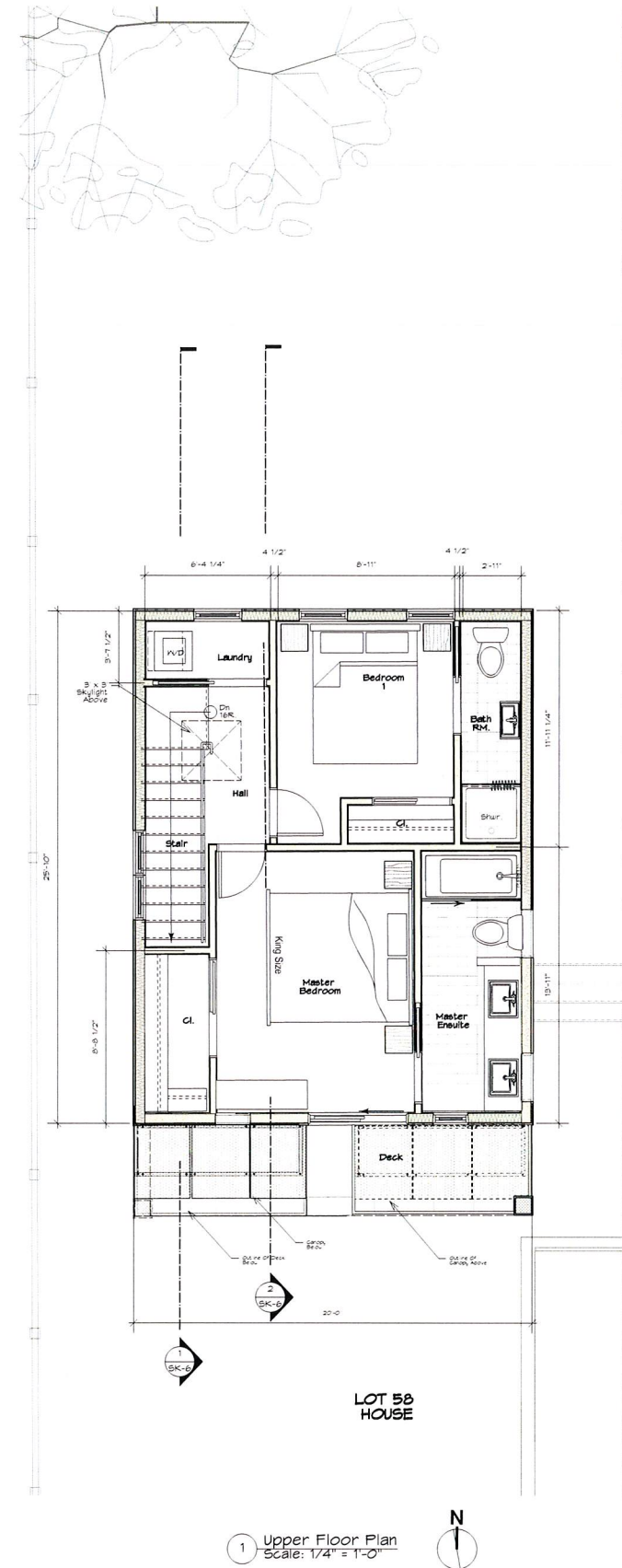
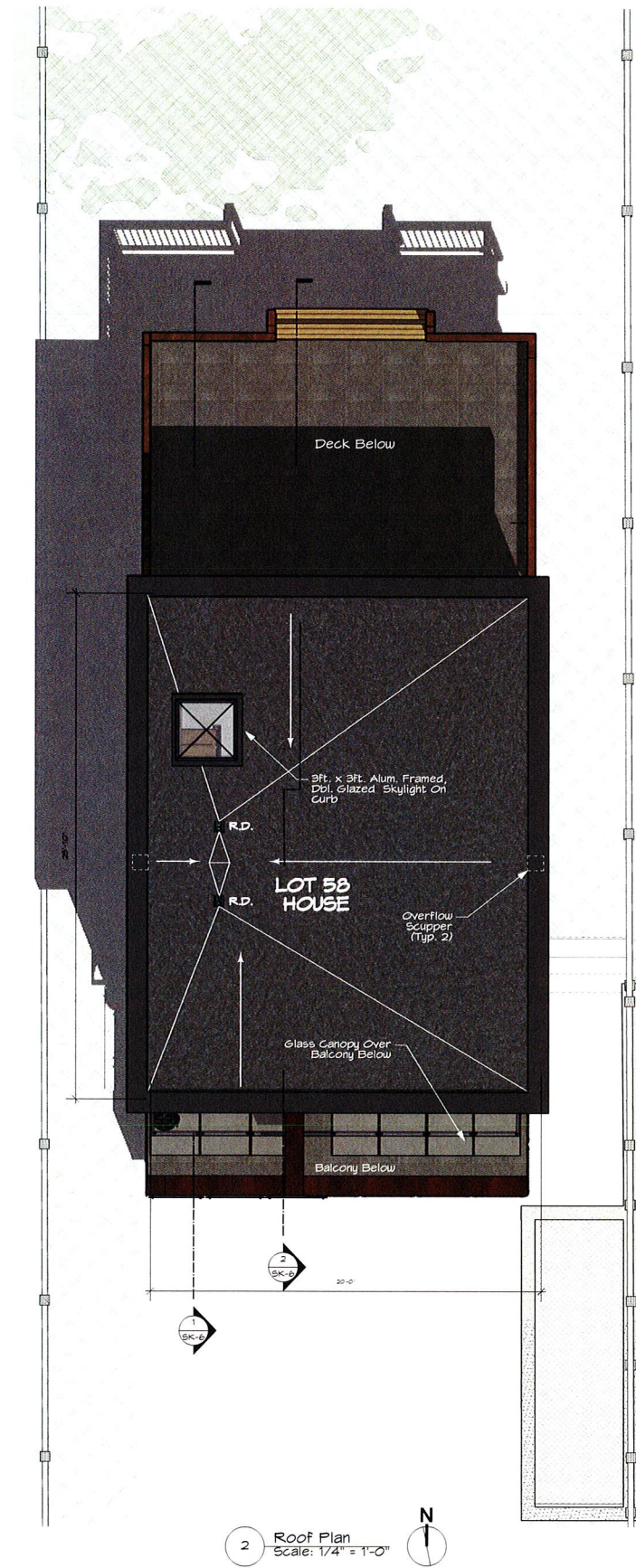


Dated this 12th day of July, 2018
Distances and elevations shown are in metres.
Elevations are based on geodetic datum CVD26BC
and derived from OCM 8441553
This site plan is for building and design purposes and is
for the exclusive use of our client.
This document shows the relative location of the surveyed
structures and features with respect to the boundaries of
the parcel described above. This document shall not be used
to define property lines or property corners.

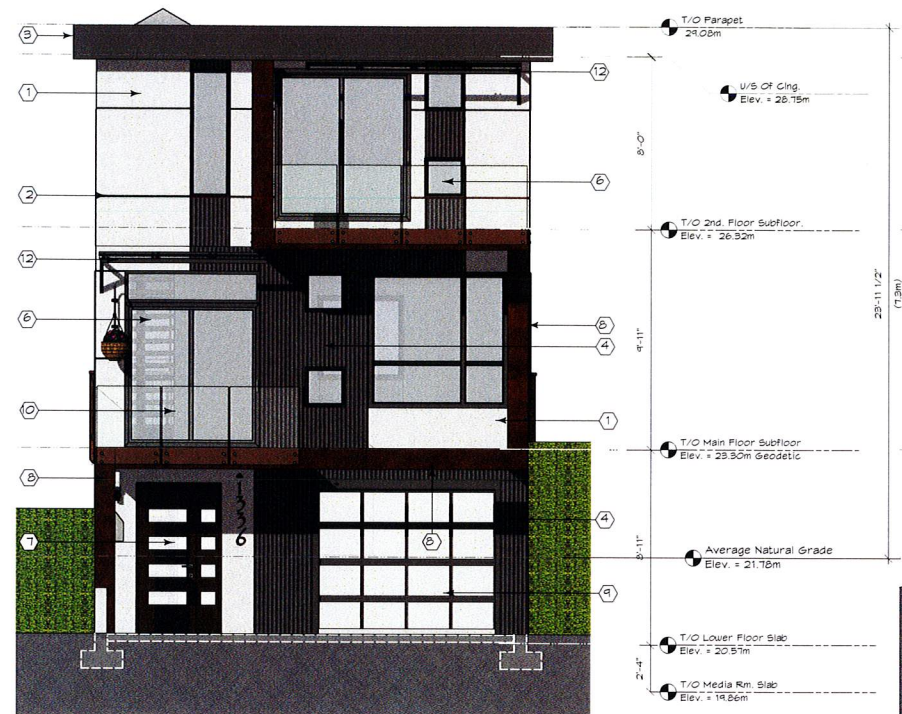
Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 180218/SITIGH



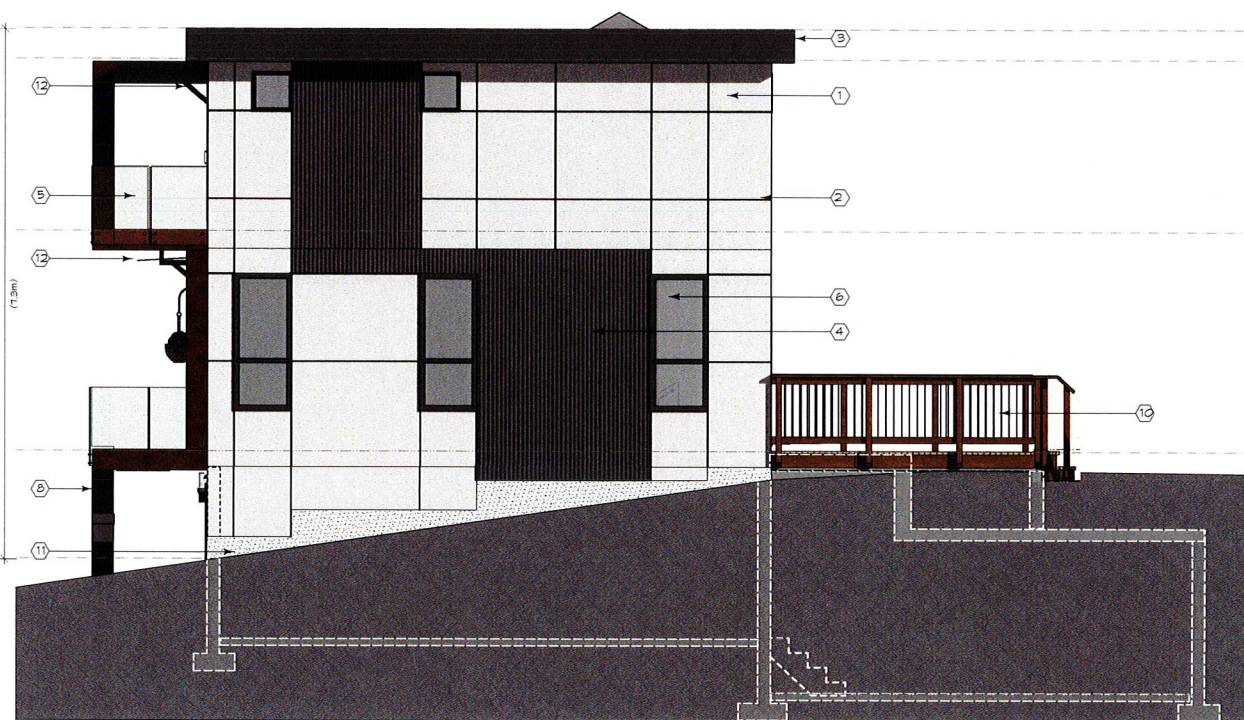
project name: Residential Development, Lot 58 1336 Wood Street, Esquimalt B.C.		project no. 1905	
drawing title: Legal Survey/ Site Plan	drawn by: mjm	scale: As Noted	date: 20/04/14 yy/mm/dd
checked by: mjm	drawing no. SK-2		



MJM Architect Inc. #10, 909 Vancouver Street, Victoria, B.C. V8V 2V5 ph: (250) 561-5492 e-mail: mjmoody@shaw.ca		project name: Residential Development 1336 Wood Street, Esquimalt B.C.	project no. 1905
drawing title: Upper Floor/Roof Plans	drawn by: mjm checked by: mjm	scale: As Noted	date: 20/04/14 yy/mm/dd
			drawing no. SK-4



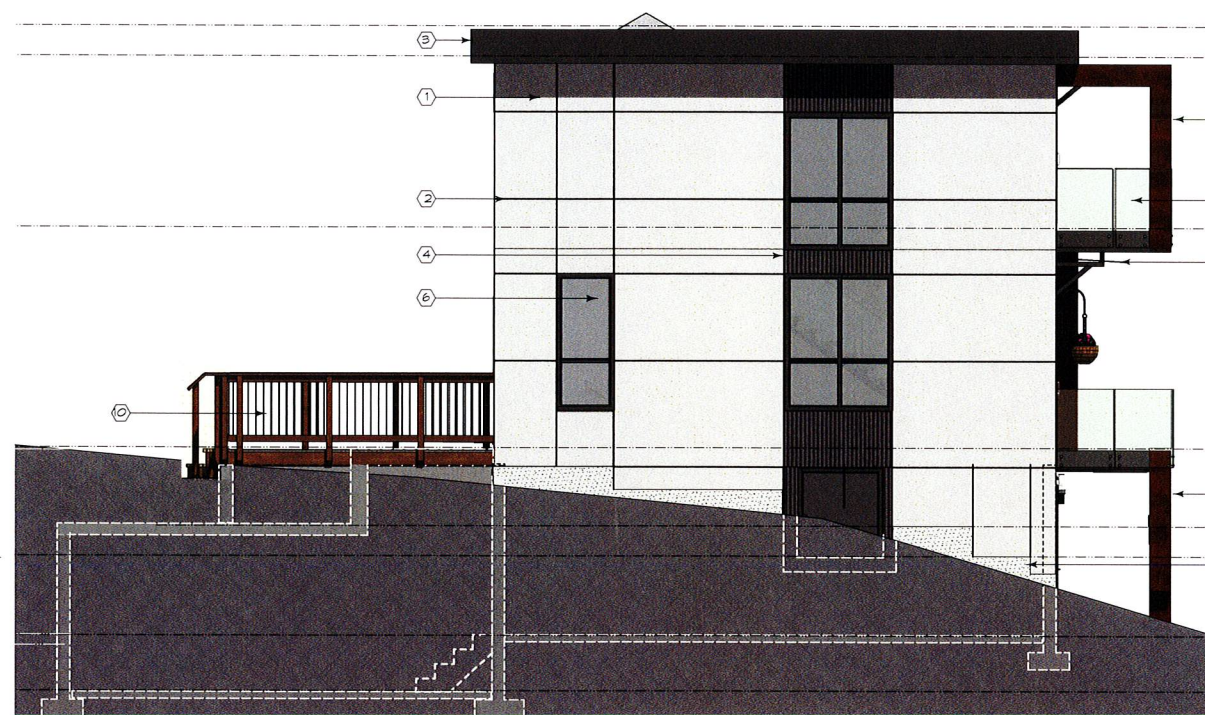
4 South Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 3/16" = 1'-0"



3 North Elevation
Scale: 1/8" = 1'-0"



1 East Elevation
Scale: 3/16" = 1'-0"

List of Materials	
1	Fibre Cement Board Panels
2	Alum. Reveal Strips
3	Pre-Fin. Metal Flashing
4	Corrugated Metal Siding (Light Grey)
5	3/8" Temp. Glass Topless Guardrail w/ Alum. Standoff Supports Secured To Deck
6	Dbl. Glazed Vinyl Window & Sliding Patio Doors (Black)
7	B.C. Rd. Doors w/ Glass Vision Panels (Pre-Finished)
8	10" x 10" Posts, 1 Beam, Clad w/ Weathering Steel Panels w/ Exposed Fasteners
9	Aluminum Framed Garage Door w/ Frosted Glass Panels
10	Rd. Guardrail (Stained) w/ Vertical Metal Pickets (Bk.)
11	Painted Concrete
12	3/8" Temp. Glass Canopy on Alum. Standoffs On 2" Sq. St. Tube Frame (Ftd. Light Grey)



MJM Architect Inc. #10, 800 Vancouver Street, Victoria, B.C. V8V 2V6 ph: (250) 661-5492 e-mail: mjmoody@shaw.ca		project name: Residential Development 1336 Wood Street, Esquimalt B.C.		project no. 1905	
drawing title: Lot 58 - House Elevations	drawn by: mjmm	scale: As Noted	date: 20/04/14 yy/mm/dd	drawing no. SK-5	



2 View From S.E.
Not To Scale



1 Streetscape
Scale: 1/8" = 1'-0"

MUM Architect Inc.	project name: Residential Development 1336 Wood Street, Esquimalt B.C.			project no. 1905	
	#10: 906 Vancouver Street, Victoria, B.C. V8V 3V6 ph (250)861-5492 e-mail: mmoody@shaw.ca	drawing title: Streetscape	drawn by: mjm checked by: mjm	scale: As Noted	date 2004/14 yy/mm/dd drawing no. SK-7

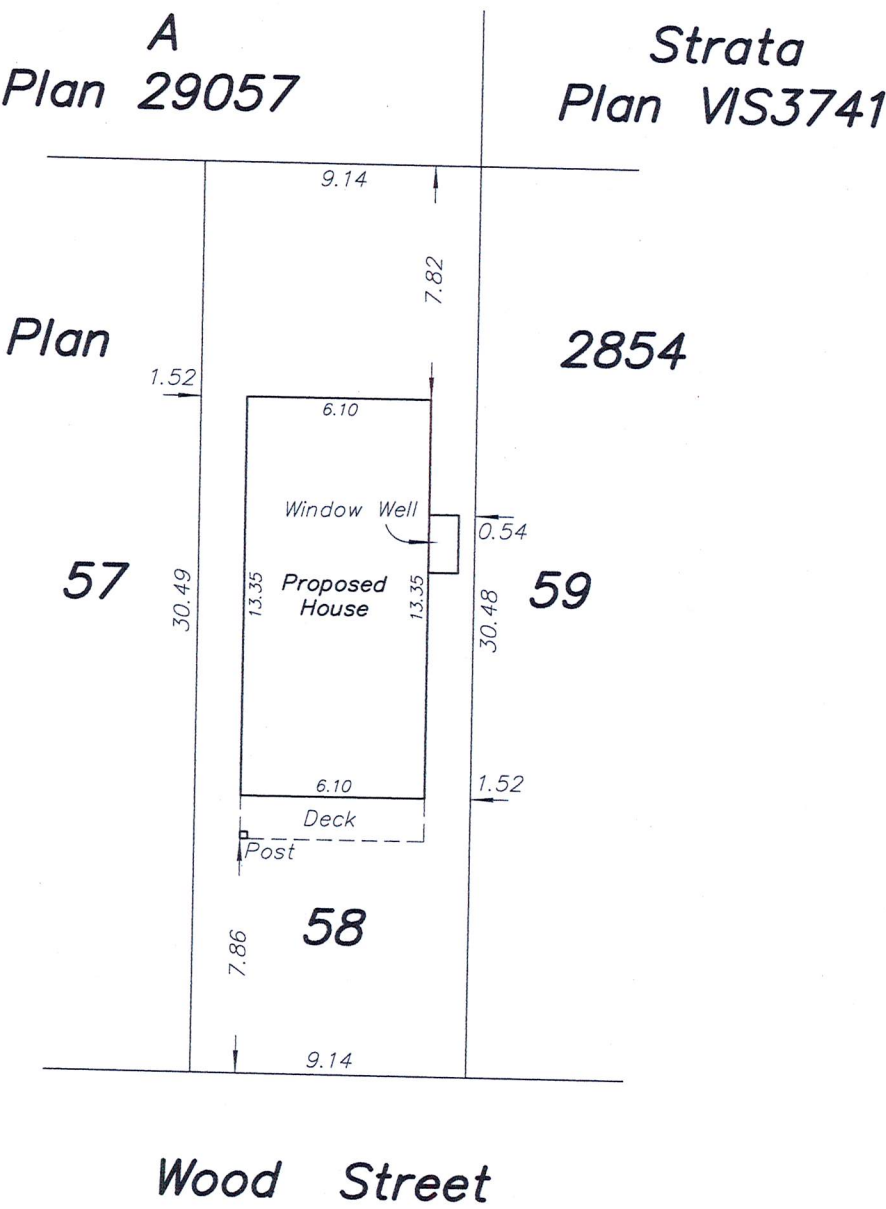
Site Plan Of
Lot 58, Suburban Lot 37,
Esquimalt District, Plan 2854.
P.I.D. 006-375-294



Scale = 1:250

Dated this 3rd day of April, 2020.

Distances and elevations shown are in metres.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 180218LOT58\SIT\GH