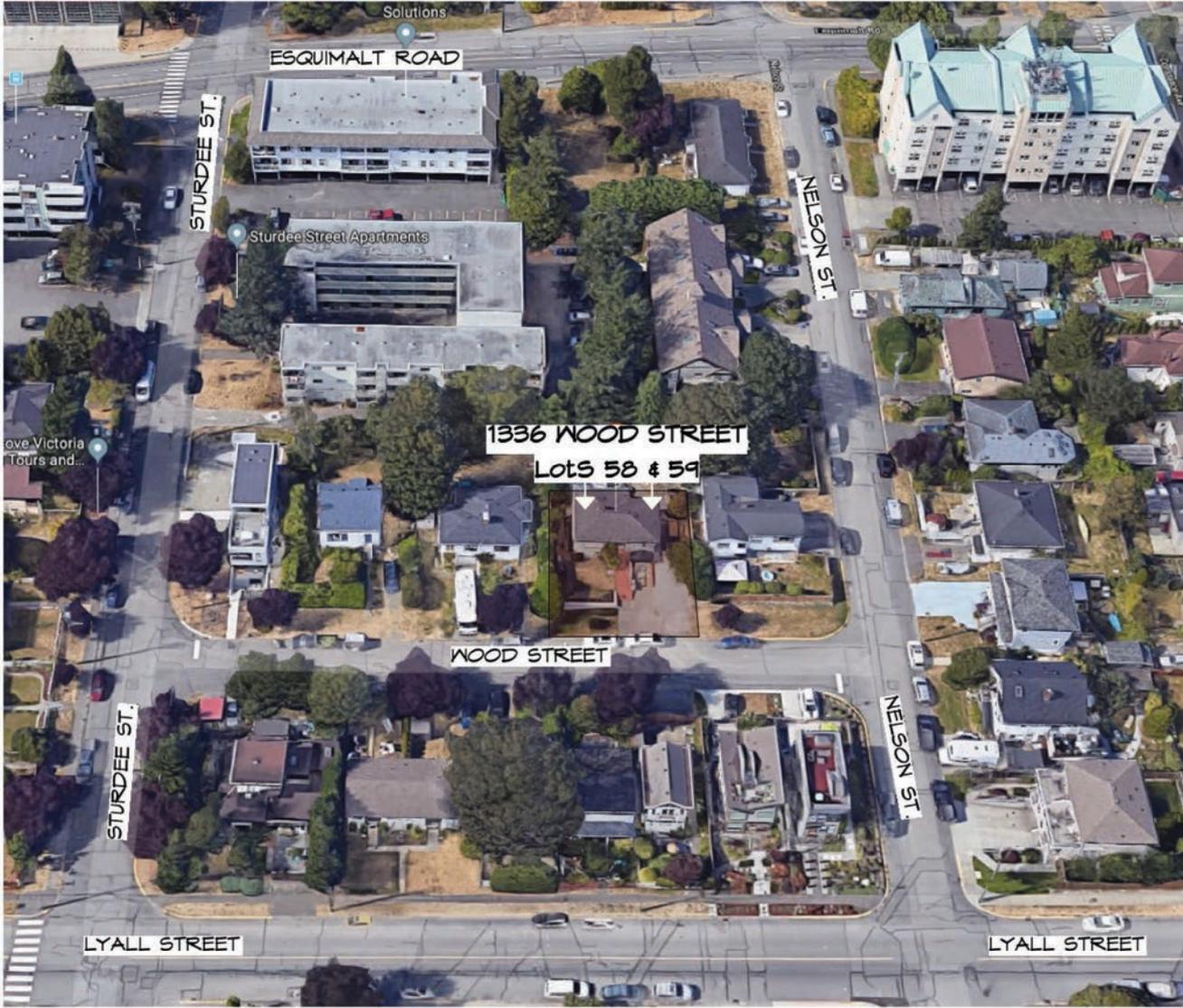


Residential Development
Lots 58 & 59
1336 Wood Street
Development Variance Permit

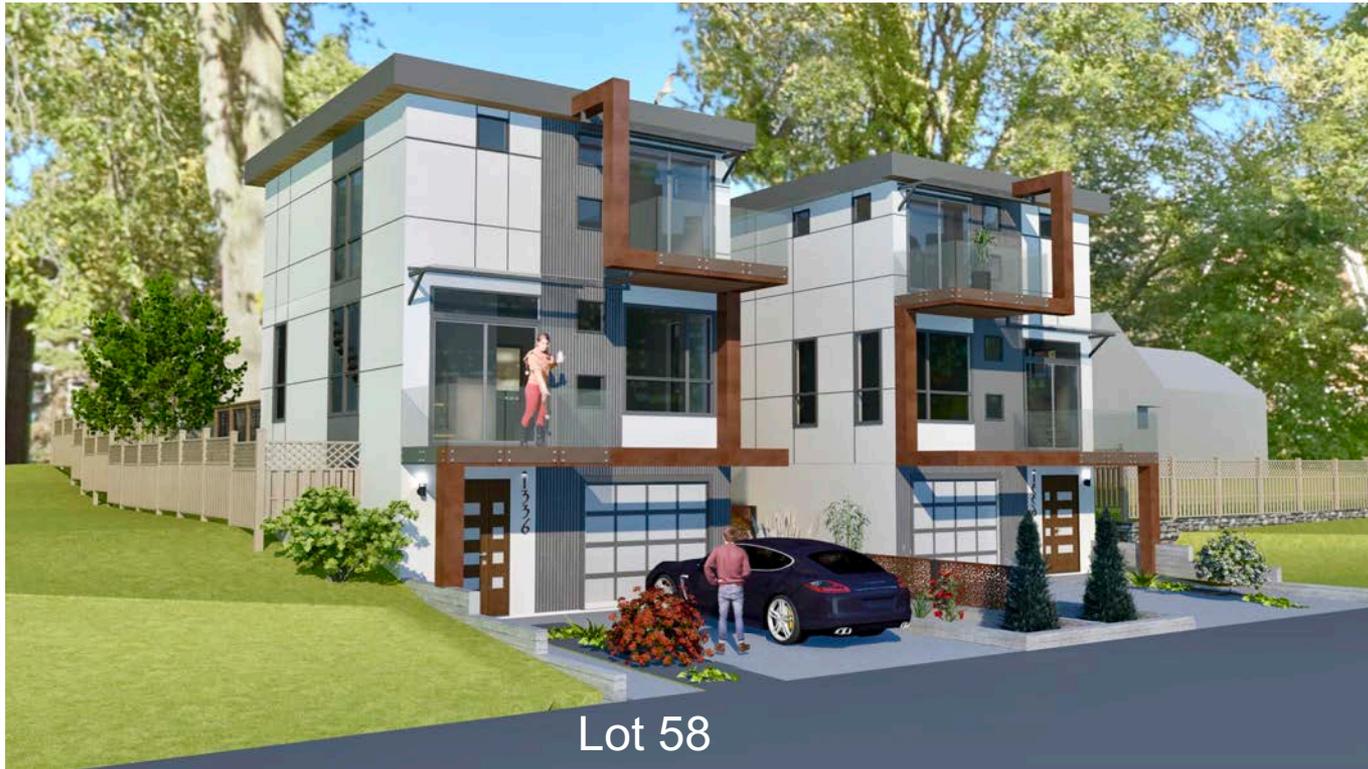


1

LOCATION PLAN

RESIDENTIAL DEVELOPMENT, LOT 58

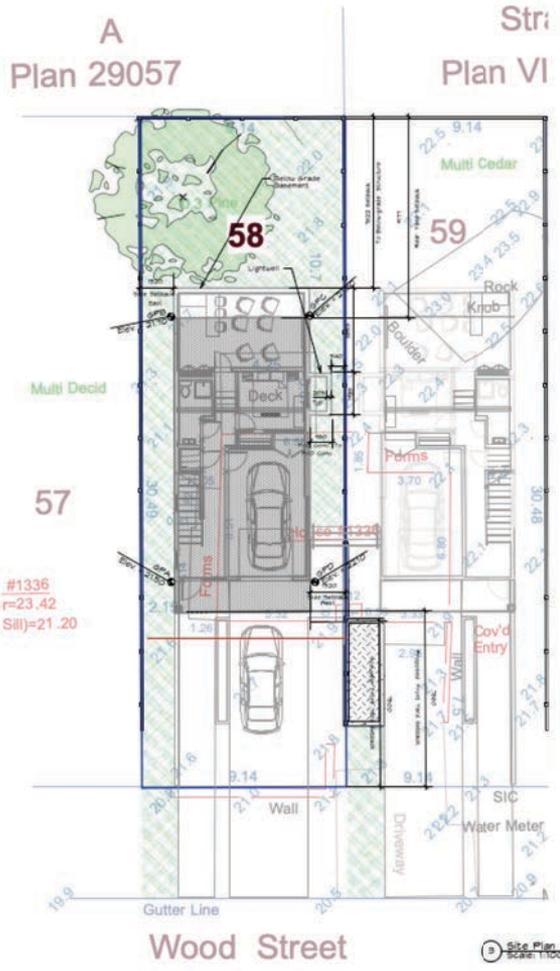
1336 Wood Street,
Esquimalt, B.C.



Lot 58

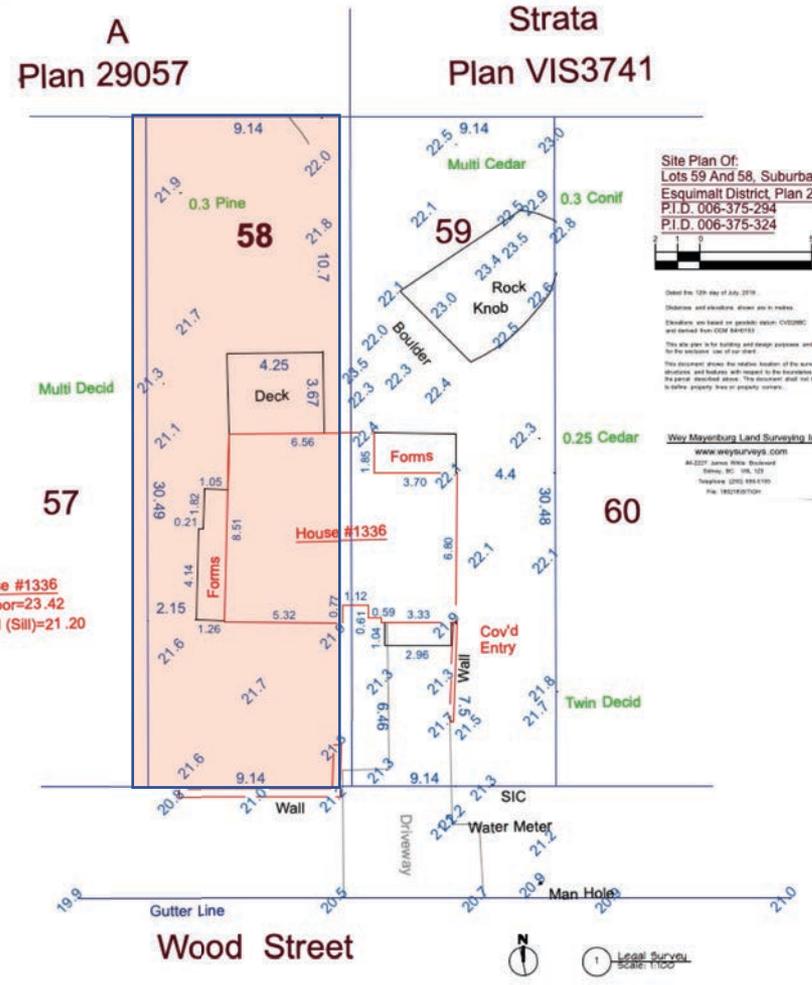
Project Information Data Table			
Lot 58			
General Zone Standard		Proposed	
Zoning	RM-1	RM-1 With RS-1 standards	
Lot Area (m ²)	= 530m ²	275.6m ² (Exist.)	
Floor Area Ratio			
Zone Standard	= 0.35		
Floor Area Ratio			
(Total Floor Area / Site Area)	= 0.35	50.35 x 275.6 = 46.9m ² Total max. Area Allowed	
Area Calculations (m ² /sq. ft.)			
Lower	Main	Second	Total FSR Area =
0.0m ² /0.0sq. ft.	48.9/519.8	48.9/519.8	96.6/1,039.6
(* Basement Area Excluded As Cng. Less Than 1.2m Above Average Natural Grade)			
Lot Coverage = Building Footprint / Lot Area	= 83.6m ² / 275.6m ²	= 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 checked by date 20/04/14 (year/mo)	scale as noted



Average Natural Grade Calculation

GRADE POINT	ELEVATION
GPA	21.90
SPS	21.10
SPC	21.00
SPO	22.10
TOTAL	87.10
87.10 ÷ 4 = 21.78 A.N.G.	



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

Scale = 1:100

Dated the 12th day of July, 2018

Distances and bearings shown are in metres

Boundaries are based on geodetic datum CGVD83 and derived from OSR 440(10)

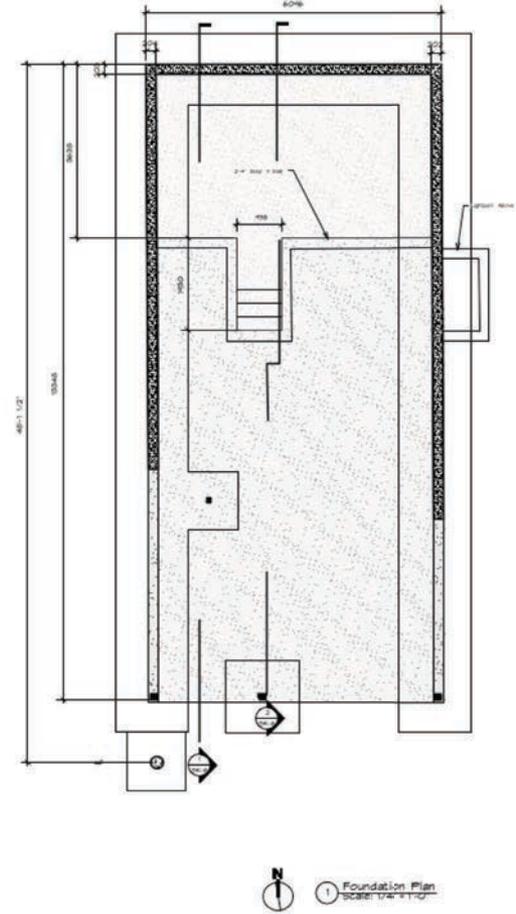
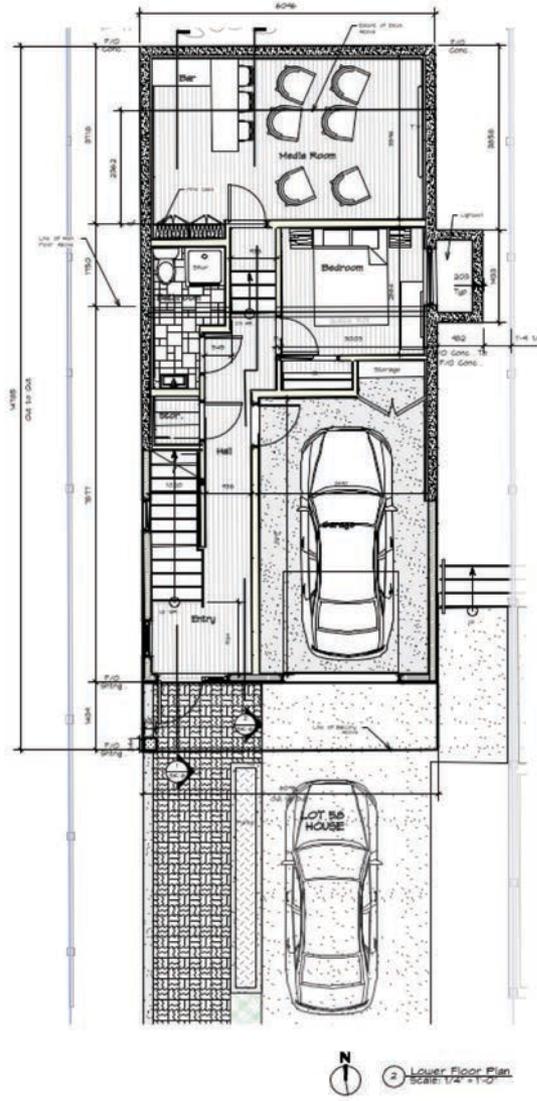
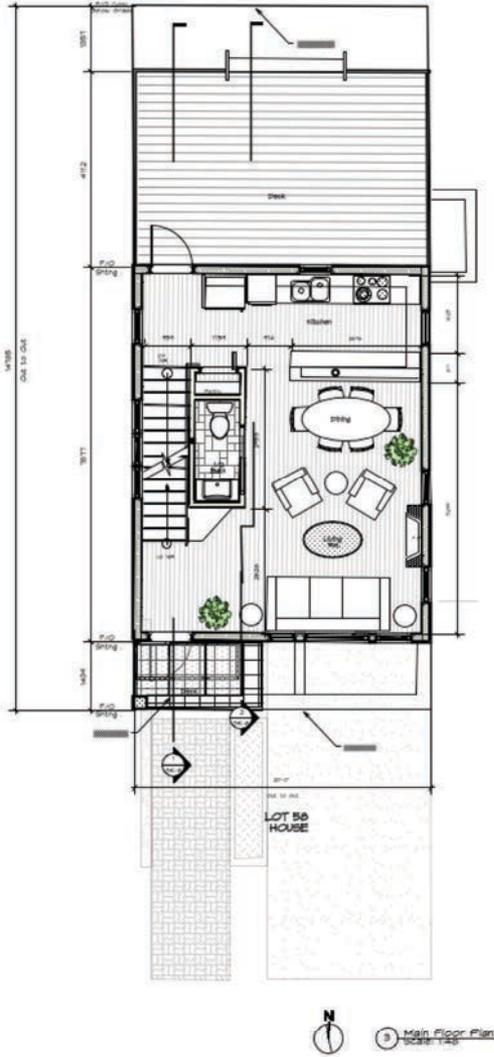
This site plan is for building and zoning purposes, and is for reference use of our client

This document shows the relative location of the proposed 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 survey.

Wey Meyerburg Land Surveying Inc.
www.weysurveys.com
41-2277 James Street, Richmond
British Columbia, V6V 1G1
Telephone: (604) 273-1100
Fax: 1-800-387-1100

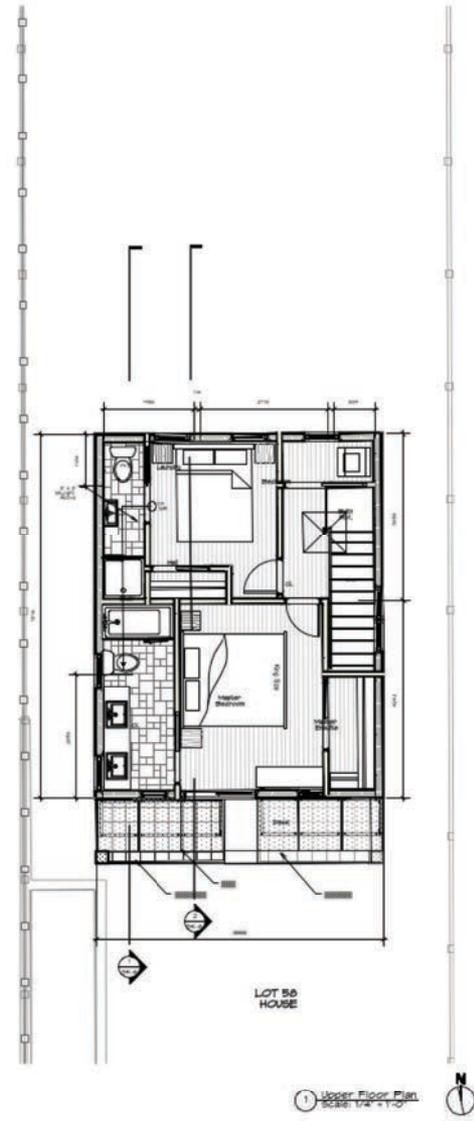
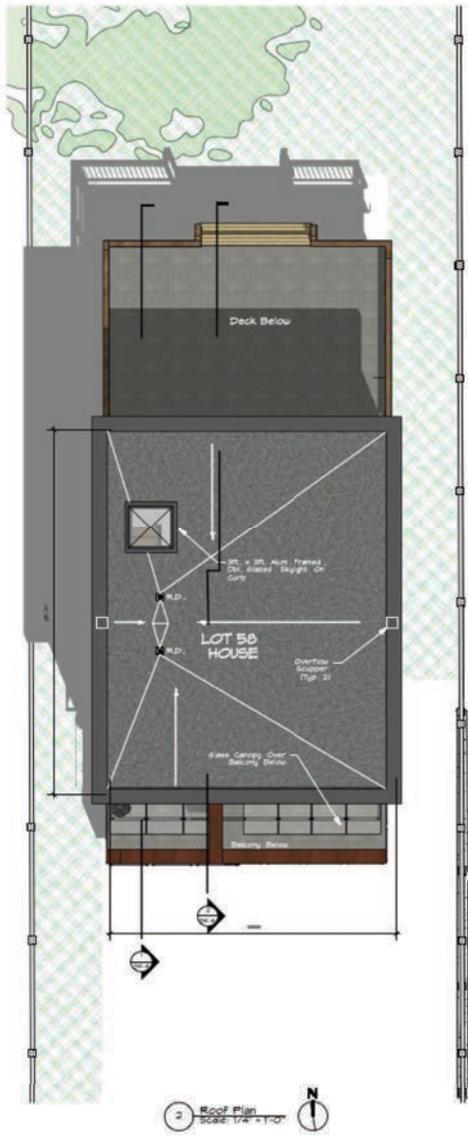
Lot 58

Project Name	Residential Development Lot 58 1336 Wood Street, Esquimalt B.C.	Project No.	1905
Architect	W.M.A. Architect Inc.	Drawn by	SK-2
Checked by	Legal Survey/ Site Plan	Scale	1:100
Project No.	1905	Project Name	Residential Development Lot 58
Project Name	Residential Development Lot 58	Project No.	1905



Lot 58

	project name Residential Development 1336 Wood Street, Equinast, S.C.	project no. 1905
	architect Lower Floor Plans	drawing no. SK-3



Lot 58

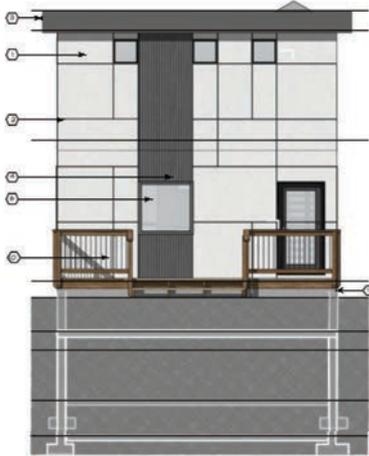
MUM Architect Inc. 405-660-8888 1000-1010-1010	PROJECT NAME Residential Development 1332 Wood Street, Esquimalt, B.C.		PROJECT NO. 1995	
	DATE 2014	SCALE As Shown	NO. 2014/14	REVISION
Drawing Title Upper Floor/Roof Plans			DATE 2014	BY SK-4



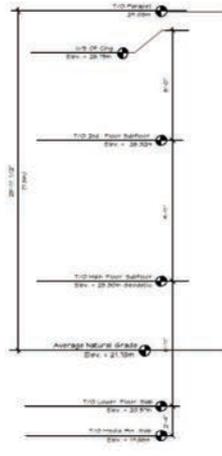
4 South Elevation
Scale: 1/8" = 1'-0"



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	Pine Colour Board Panels
②	Alu. Wood Slips
③	Alu. Metal Sliding
④	Composite Metal Sliding Light (MSJ)
⑤	3/4" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑥	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑦	3/4" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑧	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑨	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑩	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑪	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑫	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑬	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑭	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑮	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑯	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑰	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑱	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑲	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck
⑳	1/2" x 1/2" x 1/2" Tapped Tubular or Alum. Tubular Tubulars - Routed to Deck

Lot 58

	PROJECT NAME	RESIDENTIAL DEVELOPMENT	1338 Wood Street, Squamish, B.C.	DATE	1995
	PROJECT NO.	Lot 58 - House	CLIENT	SK-5	
	DESIGNED BY	ARCHITECT			



Lot 58

JJM Architect Inc 100-1000 West 24th St. B.C. 604-273-1111 www.jjmarchitect.com		Project Name Residential Development 1336 Wood Street, Squamish B.C.	Project No. 1909
Drawing No. Lot 58 House - Building Sections	Drawing Title Building Sections	Date 2024/11/27	Drawing No. SK-6



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

Lot 58

Project Name		Residential Development 1358 Wood Street, Esquimalt B.C.		Sheet No.		1905
Client		MUM ARCHITECT INC.		Date		2024-07-15
Drawing No.		SK-7		Scale		1/8" = 1'-0"
Project No.		1358 Wood Street, Esquimalt B.C.		Drawing No.		SK-7

RESIDENTIAL DEVELOPMENT, Lot 59

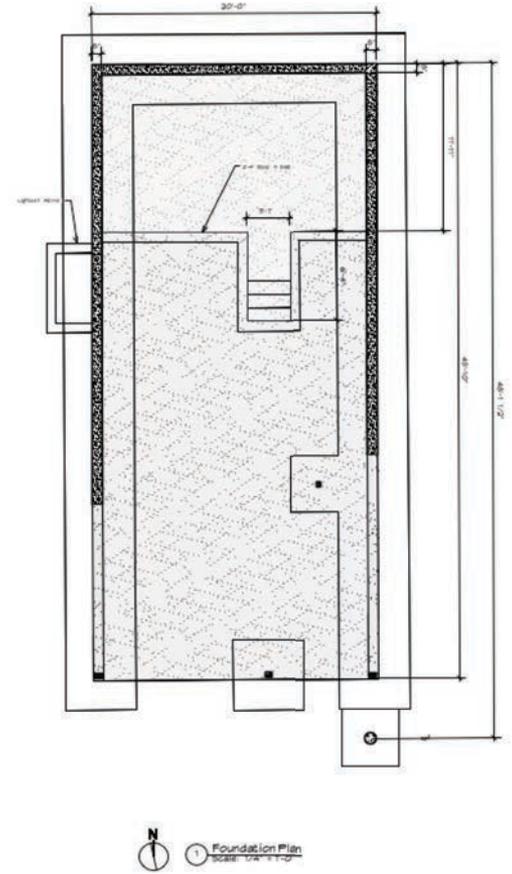
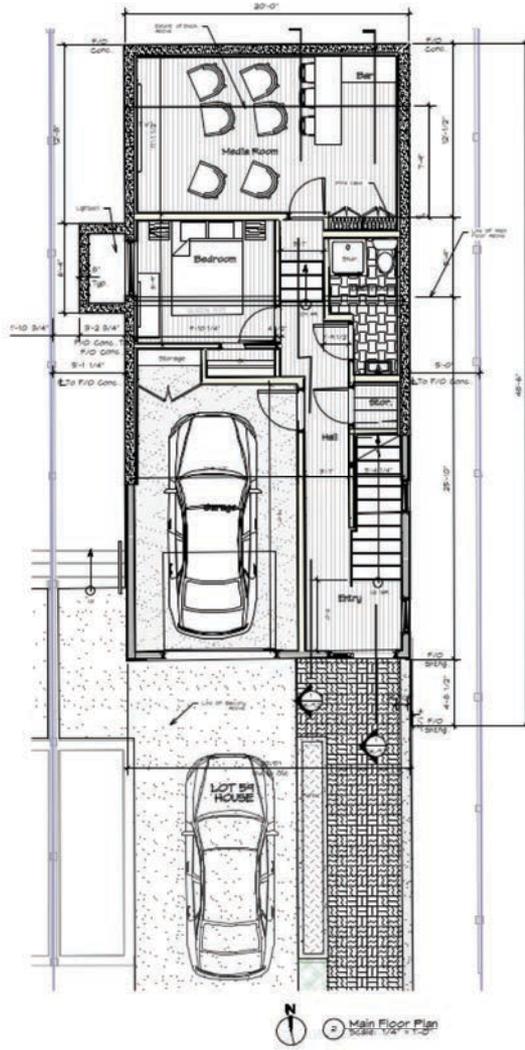
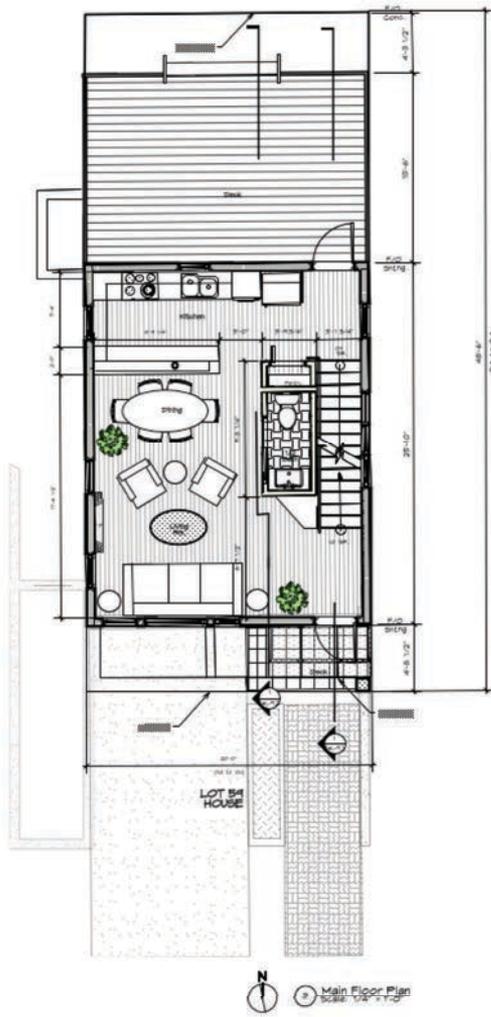
1336 Wood Street,
Esquimalt, B.C.



Project Information Data Table			
Lot 59			
General Zone Standard		Proposed	
Zoning	RM-1	RM-1 With RS-1 standards	
Lot Area (m ²)	= 530m ²	270 sqm (Exit 7)	
Floor Area Ratio			
Zone Standard	= 0.35		
Floor Area Ratio (Total Floor Area) / (Site Area)	= 0.35	So. 35 x 270.0 + 49.4m ² Total max. Area Allowed	
Area Calculations (m ² /sq. Ft.)			
Lower	Main	Second	Total FGR Area +
0.2m ² /0.214 ft. ²	48.3/518.8	48.3/518.8	46.8/504.8
* Basement Area Excluded as long as less than 1.2m above average ground level			
Lot Coverage = Building Footprint / Lot Area		= 53.8m ² / 30	= 218.8m ²
Zone Standard	30%	or 30%	
Height Lot 59	13m (23'-11 3/8")	6.86m (22'-10")	
Parking, 2.0 space/unit		2 Spaces	
Class 1 Bicycle Parking		1 Rack (in Garage)	
Setbacks			
Front Yard Setback (South)		7.43m (24'-0")	
Zone Standard	= 7.5m		
Rear Yard Setback (North)		4.19m (13'-7")	
Zone Standard	= 7.5m		
Side Yard Setback (East)		1.5m	
Zone Standard	= 1.5m		
Side Yard Setback (West)		1.95m (L440m Variance Request)	
Zone Standard	= 3.000m		

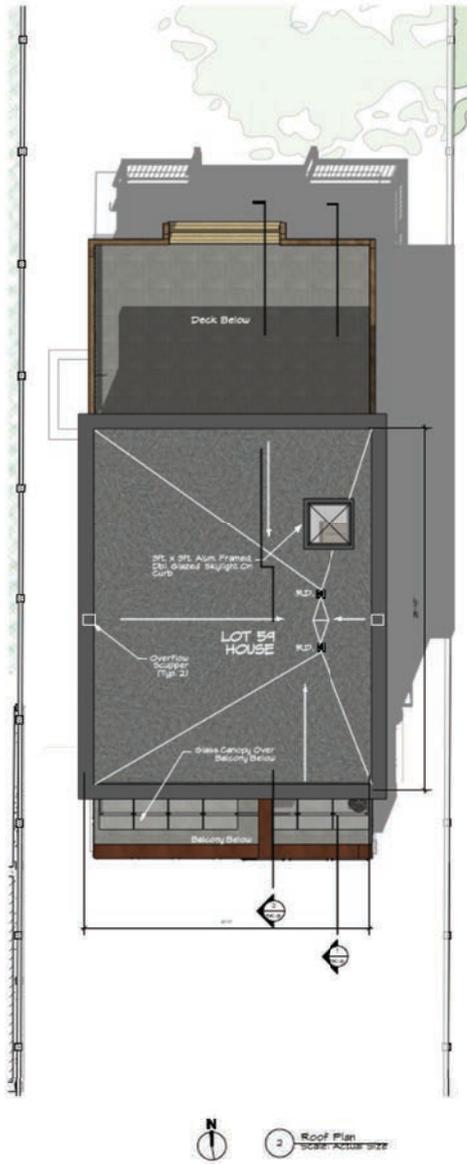
Lot 59

	Project Name: Residential Development, Lot 59 1336 Wood Street, Esquimalt, B.C.		Project No.: 1905
	Project No.: 286931	Project No.: SK-1	Project No.: SK-1
COVER SHEET			

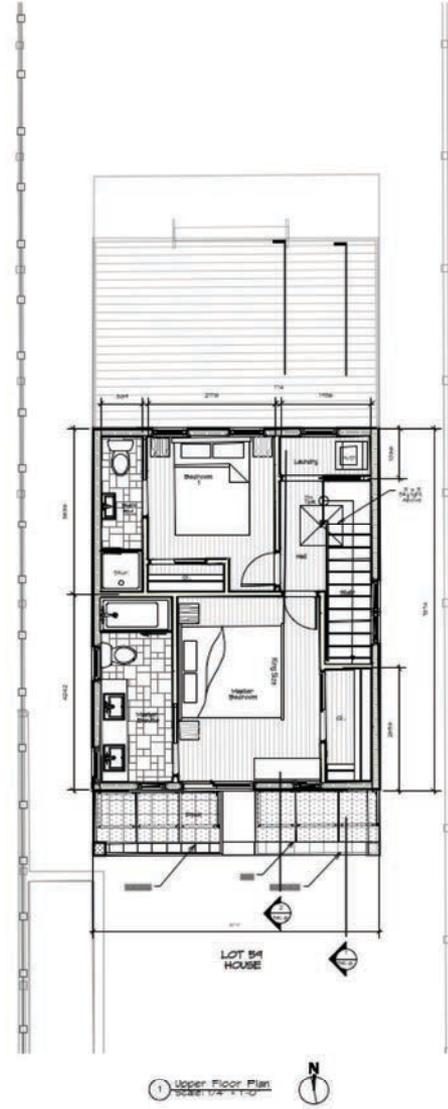


Lot 59

	Project Name: Residential Development, Lot #59 1330 Wood Street, Esquimalt, B.C.		Project No.: 1905	
	Drawing No.: Floor Plans	Date: 2014-03-10	Scale: As Noted	Job No.: 201403



1 N
2 Roof Plan
Scale: Actual size



1 Upper Floor Plan
Scale: 1/4" = 1'-0"
N

Lot 59

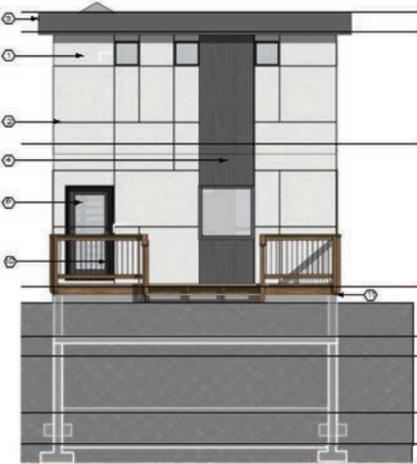
		Residential Development Lot 59 1336 Wood Street, Esquimalt B.C.		1905
Drawing No. Upper Floor/Roof Plans	Drawn by Date	Scale As Shown	Date 2009/11 Approved	Drawing No. SK-4



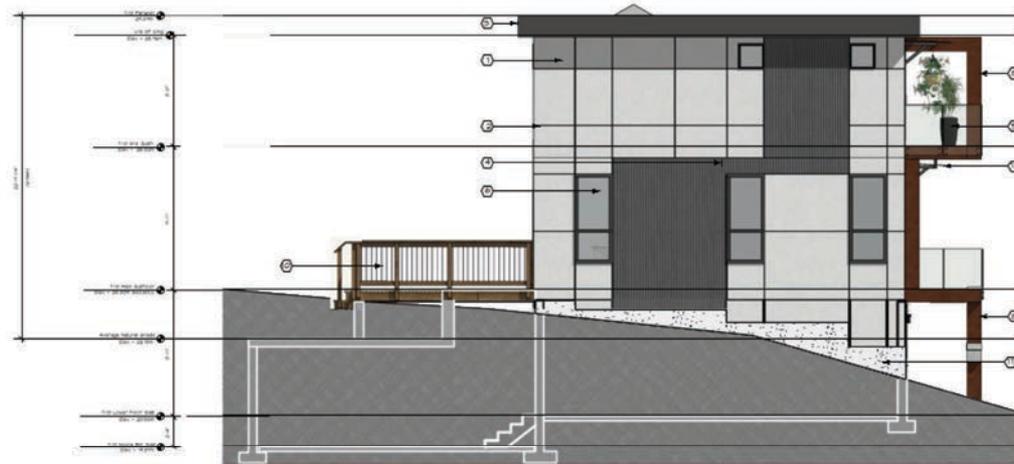
4 South Elevation
Scale: 1/4" = 1'-0"



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



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



1 West Elevation
Scale: 1/8" = 1'-0"

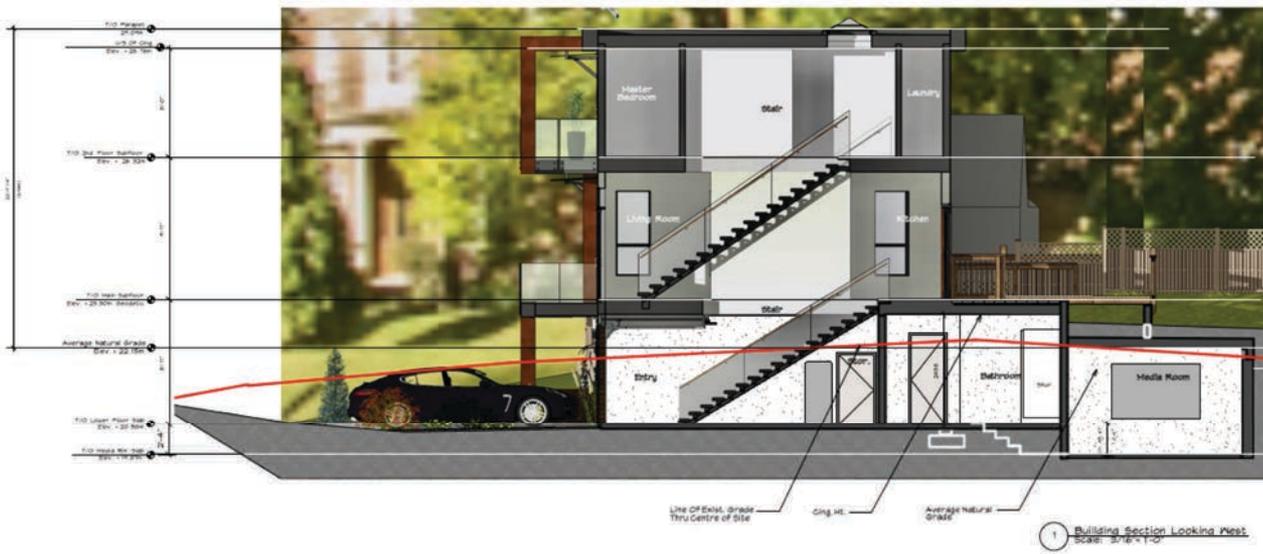
List of Materials	
○	Fibre Cement Board Panels
○	Alum. Reveal Strips
○	Pre-Fin. Metal Flashing
○	Corrugated Metal Siding (Light Gray)
○	3/8" Temp. Glass Topplate (square) w/ Alum. Manifold Supports Secured To Deck
○	2x4 Slotted Vinyl Insulated Sliding Panel
○	2x4 Slotted Vinyl Insulated Sliding Panel
○	2x4 Slotted Vinyl Insulated Sliding Panel (Pre-Finished)
○	12" x 12" Fluted x Beam Glass w/ Weathering Steel Panels w/ Exposed Fasteners
○	Aluminum Framed Garage Door w/ Protected Glass Panels
○	2x4 Square (Stained) w/ Vertical Metal Pickets (BK)
○	Farged Concrete
○	1/2" Temp. Glass (square) Alum. Manifold On 2" x 4, 3/4" Tube Frame (Plus, Light Gray)

Lot 59

		Project Name Residential Development Lot 59 1336 Wood Street, Esquimalt B.C.		Project No. 1905	
Drawn by MUM Architect Inc.	Date 2024/14	Scale As Noted	Sheet 2024/14	Drawing Elevation	Project SK-5



2 Building Section Looking West
Scale: 3/8"=1'-0"



1 Building Section Looking West
Scale: 3/8"=1'-0"

Lot 59

Project Name Residential Development, Lot 59 1314 Wood Street, Langford, B.C.		Project No. 1905	
Architect NUM Architect Inc. 200 West Beaver Creek Road, B.C. (604) 885-1111	Drawn By Property	Date As Noted	Sheet No. 2024714 of 2024714
Building Section		Drawing No. SK-6	



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

Lot 59

MUM ARCHITECTURE INC. 1000 10th Street, Suite 100 Calgary, Alberta T2C 1P5 403.243.8888	PROJECT: Residential Development, Lot 59 138 Wood Street, Edmonton, B.C.		PROJECT NO: 1905
	DRAWN BY: Streetscape	DATE: 2014/14	SCALE: SK-7