

TENTATIVE PLAN
OF SUBDIVISION

ARAGON CONSTRUCTION
MANAGEMENT

Lot B, Section 11,
Esquimalt District,
Plan VIP60066

ADDRESS : 429 Lompson Street

PROJECT SURVEYOR : RPH

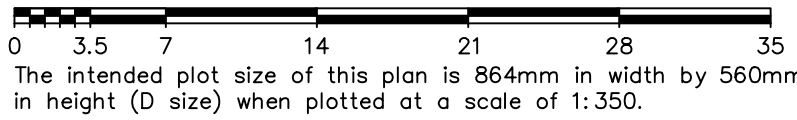
DRAWN BY : BAR DATE : JULY 18/24

OUR FILE : 29895 REV : MAY 8/25

JEA

J.E.ANDERSON
& ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V6Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Distances are in metres
Perimeter of Lot 1 = 288.1 m
Perimeter of Lot 2 = 614.14 m
Road Frontage on Lot 1 = 13.0%
Road Frontage on Lot 2 = 9.1%

V:_Surveying\29895\01\Microsurvey\29895.dwg (Tent Sub)

Building Setbacks	Proposed	Permitted
Front Lot Line	7.62m	7.5m
North Lot Line	6.18m	4.5m
Southern Lot Line	4.62m	4.5m
Site A / Site B shared lot line	0.82m/1.08m*	3.5m
Site A / Site B shared lot line	1.77m/1.32m*	7.5m (elements over 11m)

* Request setback variance for Section 67.71 (18)(a)

Lot 1 (Site A)	
Building #	Building Area (Sq.m)
Rosemead	611.02
Inn Wing	214.39
Total Building Area	825.41
Lot 1 Area	5070
Lot Coverage	16.3% (20% permitted)

Lot 1 (Site A)	
Building #	Floor Area
Inn Wing	7906.0 sqft
Rosemead	14714.0 sqft
Total Floor Area	22620.0 sqft (2101 sqm)
Lot 1 Area	5070 sqm
FAR	0.41 (0.47 permitted)

Lot 2 (Site B)	
Building #	Building Area (Sq.m)
Building 1 West	785.18
Building 1 East	762.06
Building 2	1182.44
Building 3 West	825.29
Building 3 East	393.41
Townhomes	456.57
Total Building Area	4404.95
Lot 2 Area	12.600
Lot Coverage	35.0% (50% permitted)

Lot 2 (Site B)	
Building #	Building Area
Building 1	66084.62 sqft
Building 2	54602.44 sqft
Building 3	51455.68 sqft
Townhomes	11567.21 sqft
Total Floor Area	183709.95 sqft (17067 sqm)
Lot 2 Area	12581 sqm
FAR	1.36 (1.38 permitted)

Building areas have been provided by the project architect

