

RECEIVED
DEC 04 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



BC LAND SURVEYORS SITE PLAN OF:

640 Drake Avenue

Legal: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-157 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way
A79868 - Right of Way
C4872 - Easement

636 Drake Avenue

Legal: Lot 3, Suburban Lot 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-211 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way

Summary of Unit Type		
Unit	Type	Size
1	2 BED + GARAGE	118 m ²
2	3 BED + GARAGE	138 m ²
3	3 BED + GARAGE	144 m ²
4	2 BED + GARAGE	119 m ²
5	3 BED + GARAGE	134 m ²
6	2 BED + GARAGE	119 m ²
7	3 BED + GARAGE	120 m ²
8	2 BED + GARAGE	116 m ²

636-642 DRAKE AVE		PROPOSED		AS SHOWN	
ZONE R-1-B					
LOT SIZE		1428 M ²	1428 M ²	1428 M ²	1428 M ²
TOTAL FLOOR AREA		1008 M ²	1006 M ²	1004 M ²	1008 M ²
FLOOR SPACE RATIO		69.3 %	69.3 %	69.3 %	69.3 %
LOT COVERAGE		1444 M ²	1444 M ²	1444 M ²	1444 M ²
LOT COVERAGE		100 %	100 %	100 %	100 %
OPEN SITE SPACE					
BUILDING HEIGHT A		20.92'	9 M	21.5'	9.6 M
BUILDING HEIGHT B		27.07'	8.25 M	27.0'	8.2 M
BUILDING HEIGHT C		27.07'	8.25 M	27.0'	8.2 M
NUMBER OF STORIES		2	2	2	2
NUMBER OF PARKING SPACES		12	12	12	12
NUMBER OF BIKE SPACES		6	6	6	6
SETBACKS FRONT		20'	6 M	20'	6 M
SETBACKS REAR		20.4'	6.2 M	20'	6 M
SETBACKS SIDE		15'	4.6 M	15'	4.6 M
COMBINED SIDEYARD		26'	8 M	26'	8 M
NUMBER OF UNITS		8	8	8	8
UNIT TYPE		2-3 BEDROOM	2-3 BEDROOM	2-3 BEDROOM	2-3 BEDROOM
HARD SURFACE AREA		447 M ²	447 M ²	447 M ²	447 M ²
TOTAL LANDSCAPED AREA		709 M ²	709 M ²	709 M ²	709 M ²
USABLE OPEN SPACE		15 %	15 %	15 %	15 %

AVERAGE GRADE CALCULATIONS

BUILDING A

POINT A 27.6
POINT B 27.6
POINT C 27.6
POINT D 27.6
POINTS 26.2 ARE OR
PARKING 27.6

BUILDING B

POINT E 29.5
POINT F 29.5
POINT G 29.5
POINT H 29.5
POINTS 29.1 ARE OR
PARKING 29.5

BUILDING C

POINT I 29.8
POINT J 29.7
POINT K 27.6
POINT L 27.6
POINTS 28.1 ARE OR
PARKING 27.6



March 5, 2018
REVISED SEPT 20/2018

File : 12,537 - 19
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

LEGEND

Elevations are to geodetic datum.

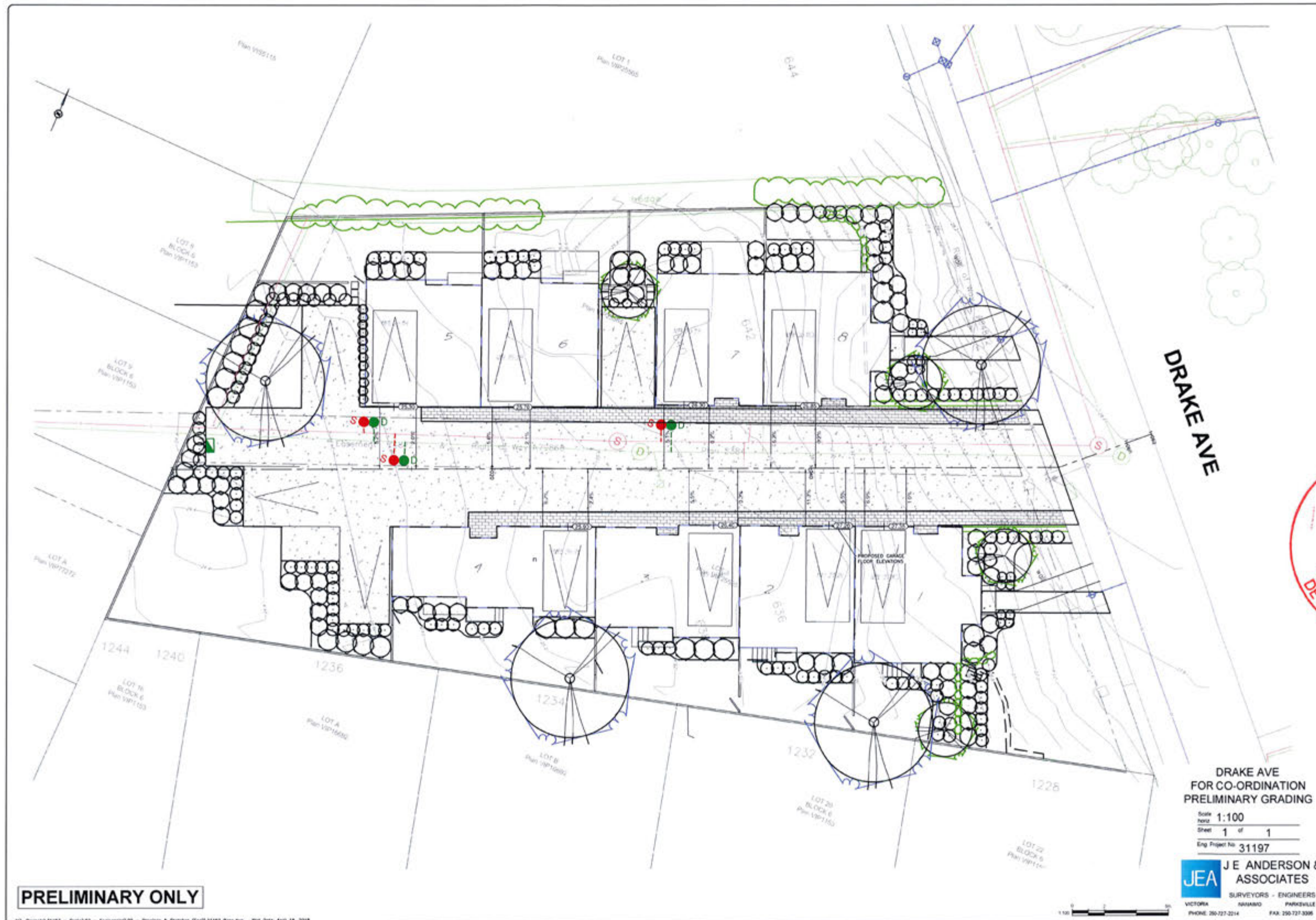
- denotes - existing elevation
- denotes - tree & tag number
- denotes - Manhole - Sanitary Sewer
- denotes - Manhole - Storm Drain
- denotes - Catch Basin

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.





RECEIVED
DEC 04 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

BC LAND SURVEYORS SITE PLAN OF:

640 Drake Avenue

Legal: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-157 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

A84872 - Right of Way
A79868 - Right of Way
C4872 - Easement

636 Drake Avenue

Legal: Lot 3, Suburban Lot 41, Esquimalt District, Plan 25565

Parcel Identifier: 002-923-211 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property.

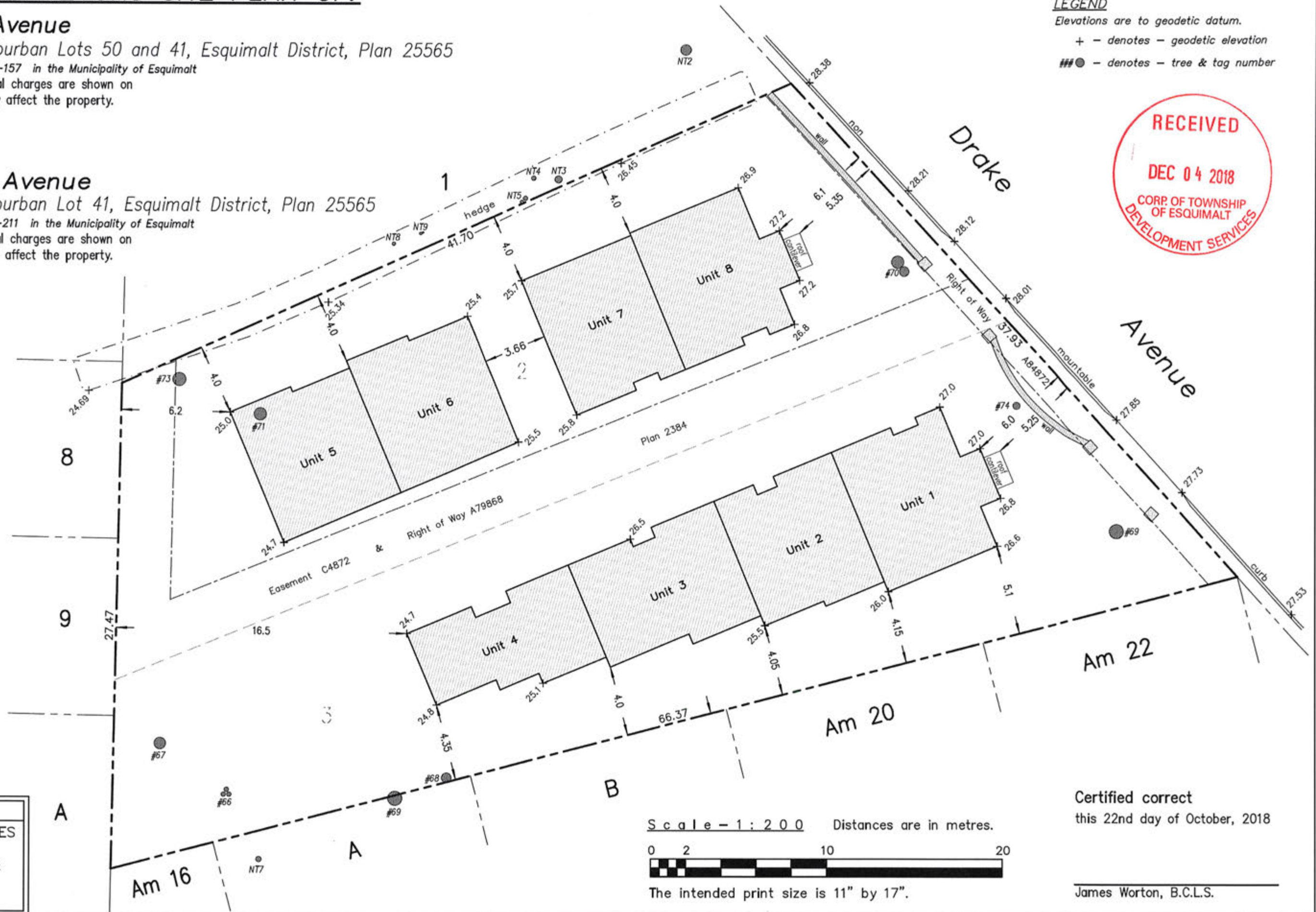
A84872 - Right of Way

LEGEND

Elevations are to geodetic datum.

+ - denotes - geodetic elevation

##● - denotes - tree & tag number



November 28, 2018

File : 12,537 - 19

POWELL & ASSOCIATES

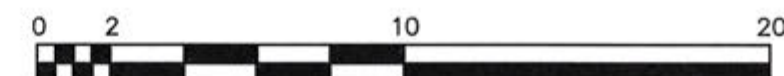
B C Land Surveyors

250-2950 Douglas Street

Victoria, BC V8T 4N4

phone (250) 382-8855

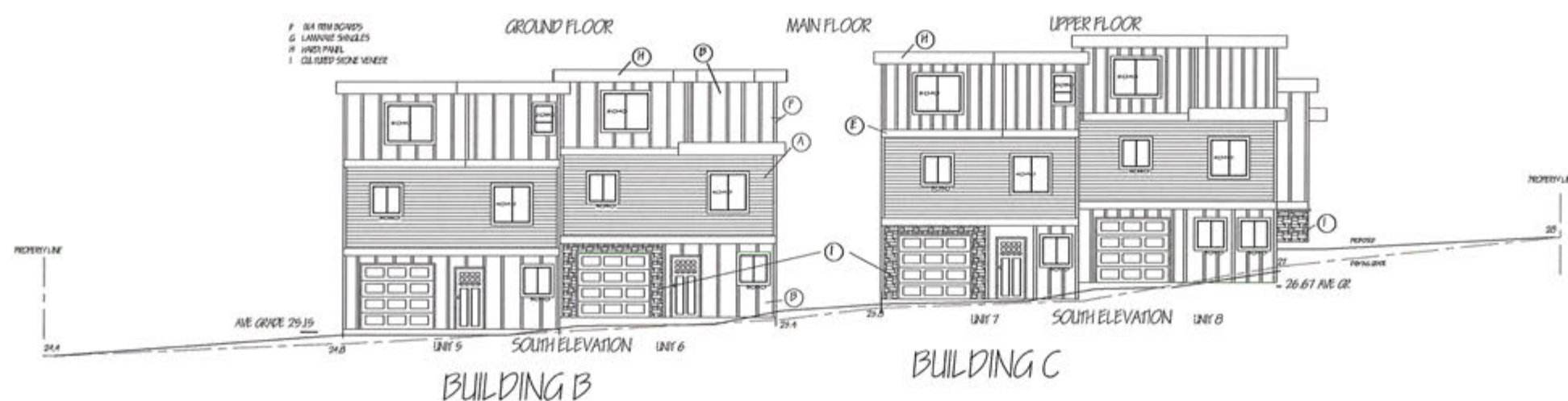
Scale - 1 : 200 Distances are in metres.



The intended print size is 11" by 17".

Certified correct
this 22nd day of October, 2018

James Worton, B.C.L.S.



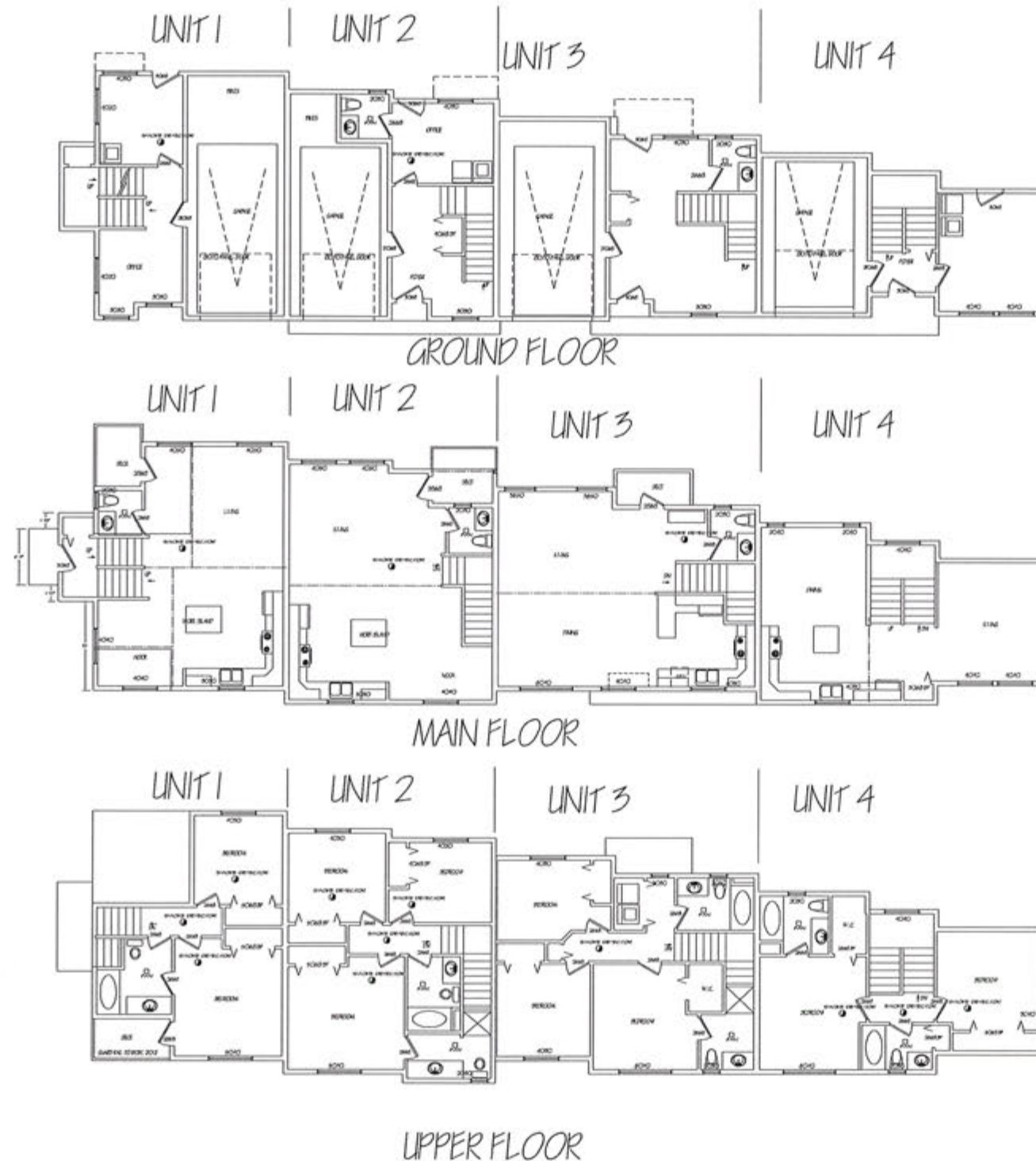
No.	Revision/Issue	Date

Burrows Holdings Ltd
2614 Otter Pt Rd Sooke BC V9Z 0J1
250-642-5719

Project Name and Address

656-642 DRIVE AVE
DUMMA PACIFIC PROPERTIES LTD

Project	Robert's Menus	Sheet
Date	SEPT 10 / 2018	1
Scale	1:100	



General Notes

1. Contractor to verify all dimensions and details prior to start of construction and notify designer of any errors or discrepancies.
2. Dimensions to take precedence over scaled drawings.
3. Exterior dimensions from face of sheathing/concrete.
4. Where Eng. is specified, all structural components shall be certified by a structural engineer.
5. All work to be carried out using good construction practice and shall conform to local bylaws and current British Columbia Building Code 2006.
6. It is Owner/Contractors responsibility to ensure site is inspected for substandard soil conditions resulting in special foundation design.
7. Provide attic and crawl space ventilation and access in accordance with BCBC 2006 Part 9.
8. All wood framing to be #2 or better SPF unless otherwise noted.
9. Provide 8" min. clearance from grade to wood cladding materials.
10. All wood lintels and joists to conform to current wood council of BC span tables.
11. Install smoke detectors in accordance with BCBC 2006 Part 9.
12. All wood plates in contact with concrete shall be pressure treated or shall be separated by a sill gasket.
13. Concrete shall be min. 20 MPa for walls and 30 MPa for slabs.
14. Windows shall be installed according to details outlined by warranty provider.
15. All hand rails to be graspable and installed 36" above nosing.
16. All guard rails to be installed as per BCBC 2006.
17. Garage door shall come with self closer and weatherstripping to provide gas tight seal.
18. Provide heating and ventilation in accordance with local bylaws and BCBC 2006.
19. All Bedrooms to have min egress as detail in BCBC 2006.
20. Bedroom fans to be 1.5 zone 100 cfm and have 5" smoothwall ducting.

Added 5th floor deck unit 1		11/18
No.	Revision/Issue	Date

Burrows Holdings Ltd
2614 Otter Pt Rd Seke BC V9Z 0J1
250-642-5715

Project Name and Address

656-642 DRIVE AVE
PACIFIC PROPERTIES LTD

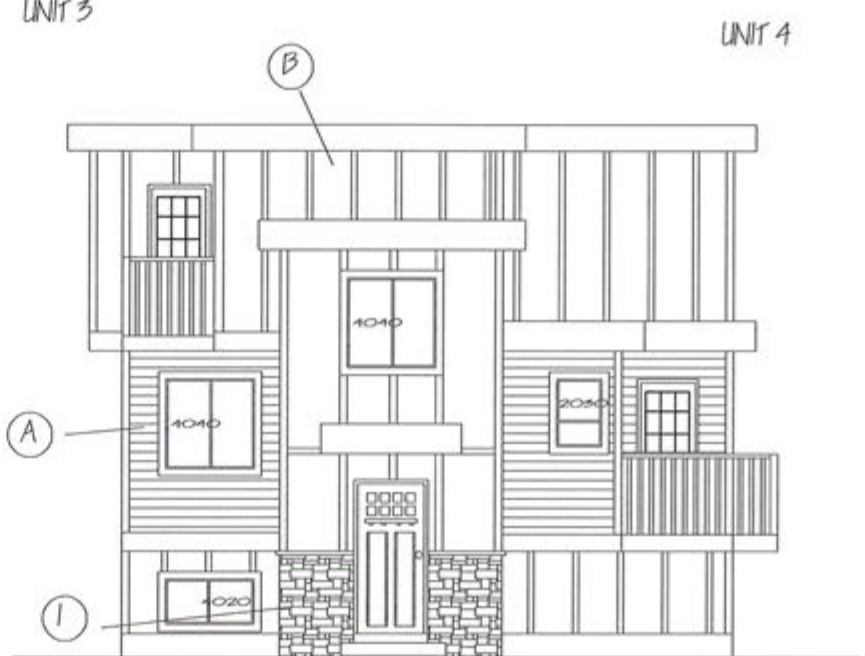
Project Robert's Menu
Date SEPT 10/ 2018
Scale 1/100

2

RECEIVED
 DEC 04 2018
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



EAST ELEVATION
 UNIT 1



EAST ELEVATION
 UNIT 8

- A HARDPLANK SIDING
- B HARDPANEL SIDING C/ W 1X4 BATTENS
- C HARD SHINGLE
- D HARDPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARD PANEL
- I CULTURED STONE VENEER

Added 3rd floor deck unit 1, 8		11/18
No.	Revision/Issue	Date
Pursons Holdings Ltd 2644 Otter Pt Rd Suite DC V9Z 0J1 250-642-9716		
Project Name and Address 626-642 DRIVE AVE DINWIDIE PROPERTIES LTD		
Project	Robert's Moss	Sheet
Date	SEPT 10/ 2018	3
Scale	1:50	

FRAME
 ROYALTY
 USER

RECEIVED

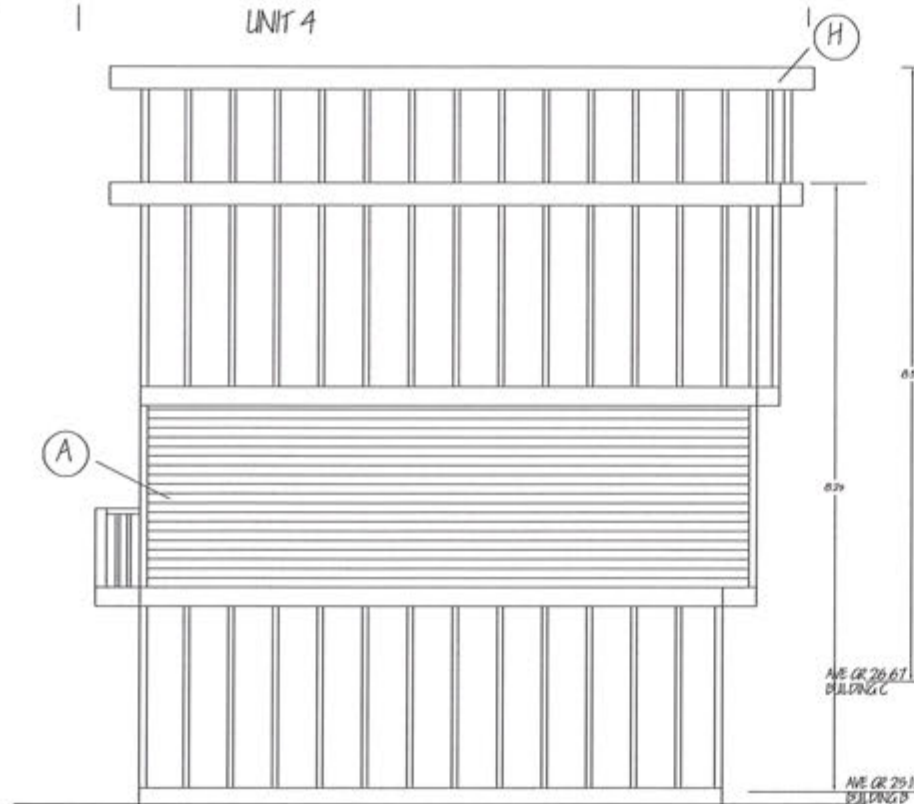
DEC 04 2018

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

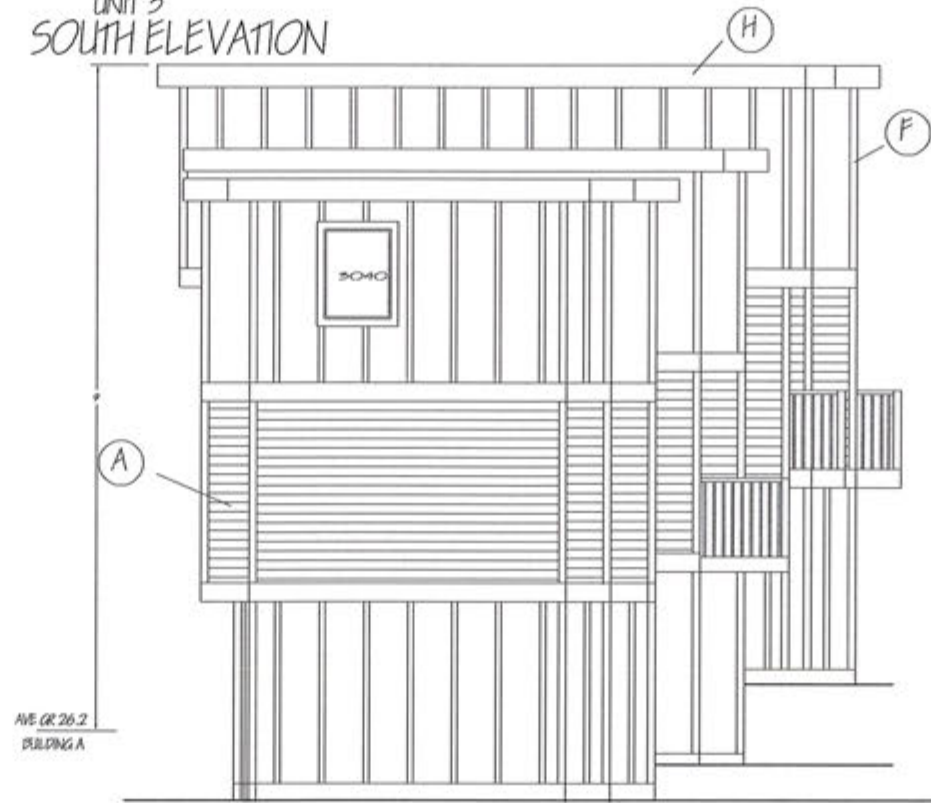


UNIT 3
SOUTH ELEVATION

- A HARDPLANK SIDING
- B HARDPANEL SIDING C/ W 1X4 BATTENS
- C HARD SHINGLE
- D HARDPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARD PANEL
- I CULTURED STONE VENEER



WEST ELEVATION UNIT 5



WEST ELEVATION UNIT 4

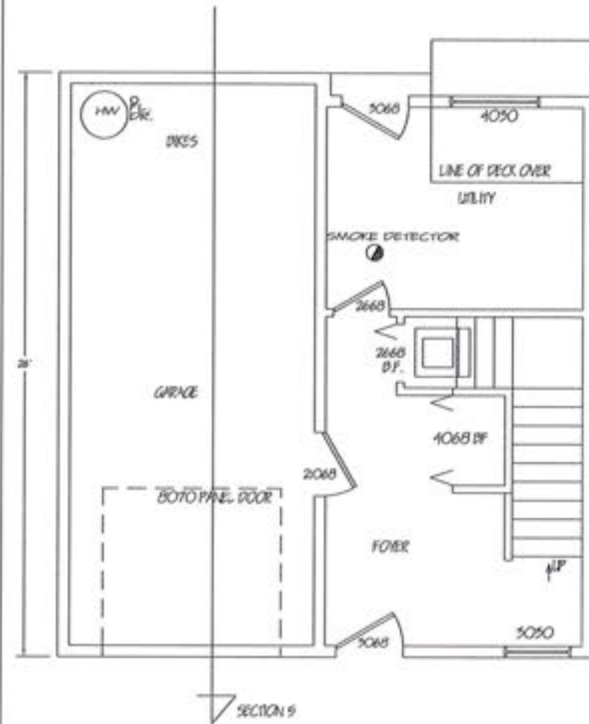
Added 3rd floor deck unit 1		11/18
No.	Revision/Issue	Date
Burrows Holdings Ltd 2614 Okean Pt Rd Sooke BC V9Z 0J3 250-642-5719		
Project Name and Address 656-642 DRANE AVE PANAMA PACIFIC PROPERTIES LTD		
Project	Revised's Memo	Sheet
Date	SEPT 10/ 2018	4
Scale	1:50	

FRAME

REVOLVE

USER

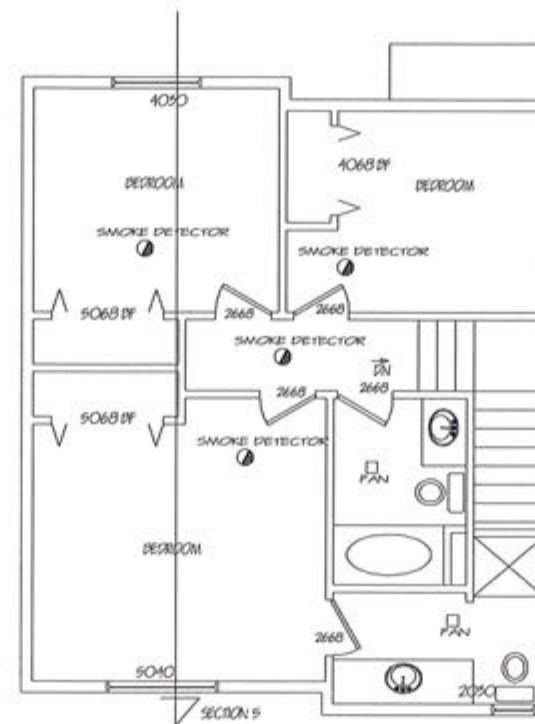
UNIT 5 & 6



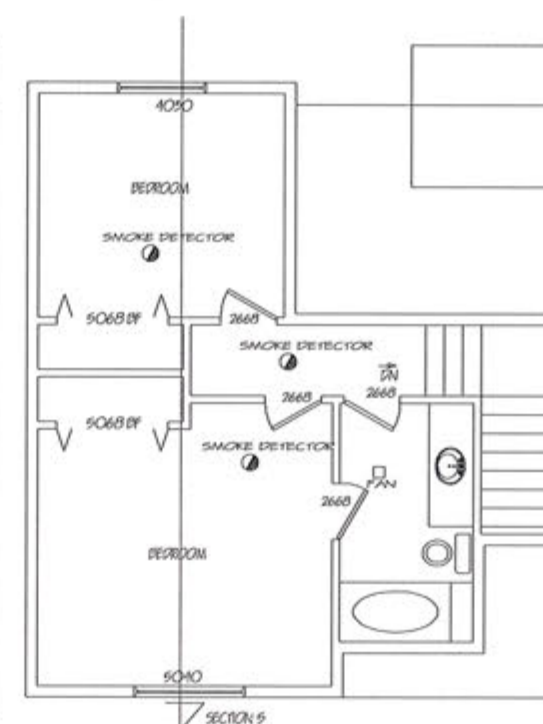
GROUND FLOOR



MAIN FLOOR



UPPER FLOOR 5



UPPER FLOOR 6



UNIT 5 SOUTH ELEVATION UNIT 6



UNIT 7 SOUTH ELEVATION UNIT 8

No.	Revision/Issue	Date
Burns Holdings Ltd 2614 Oster Pl Rd Suite DC V9Z 0J3 250-642-9719		
Project Name and Address 656-642 ORANGE AVE DUNN PACIFIC PROPERTIES LTD		
Project: Robert's Menu		Sheet:
Date: SEPT 10 / 2018		5
Scale: 1:50		

- A HARDPLANK SIDING
- B HARDIPANEL SIDING C/ W 1X4 BATTENS
- C HARD SHINGLE
- D HARDIPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARDI PANEL
- I CULTURED STONE VENEER

RECEIVED

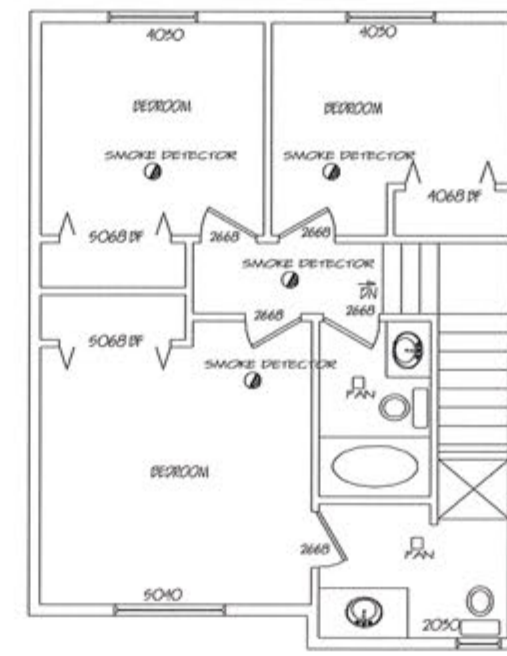
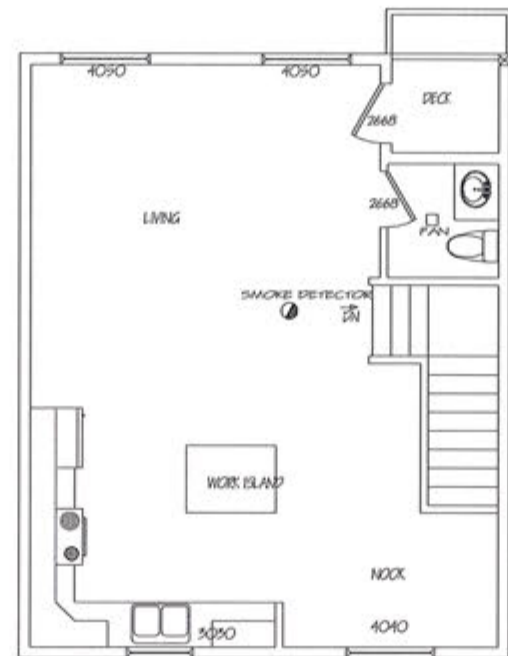
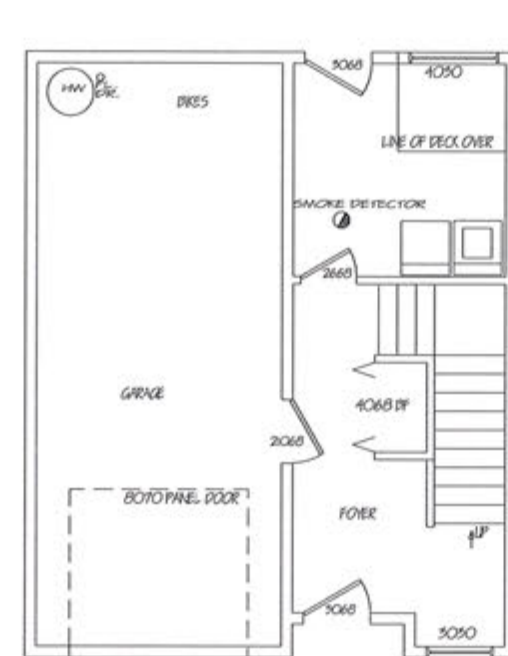
DEC 04 2018

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

UNIT 7

Added 3rd floor deck unit 6		11/18
No.	Revision/Issue	Date
Burrows Holdings Ltd 2614 Otter Pt Rd Suite DC V9Z 0J1 250-642-5715		
Project Name and Address 656-642 DRIVE AVE DOWNA PACIFIC PROPERTIES LTD		
Project	Robert's Menu	Sheet
Date	SEPT 10/ 2018	6
Scale	1:50	

- A HARDPLANK SIDING
- B HARDIPANEL SIDING C/ W 1X4 BATTENS
- C HARDI SHINGLE
- D HARDIPANEL SIDING C/ W 1X2 BATTENS
- E 2X10 COMB FACE
- F 1X4 TRIM BOARDS
- G LAMINATE SHINGLES
- H HARDI PANEL
- I CULTURED STONE VENEER



GROUND FLOOR

MAIN FLOOR

UPPER FLOOR



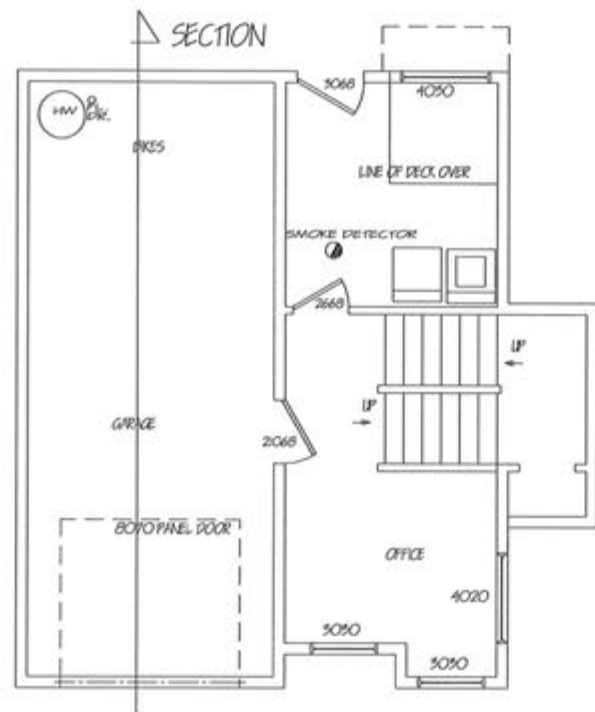
UNIT 8 NORTH ELEVATION

UNIT 7

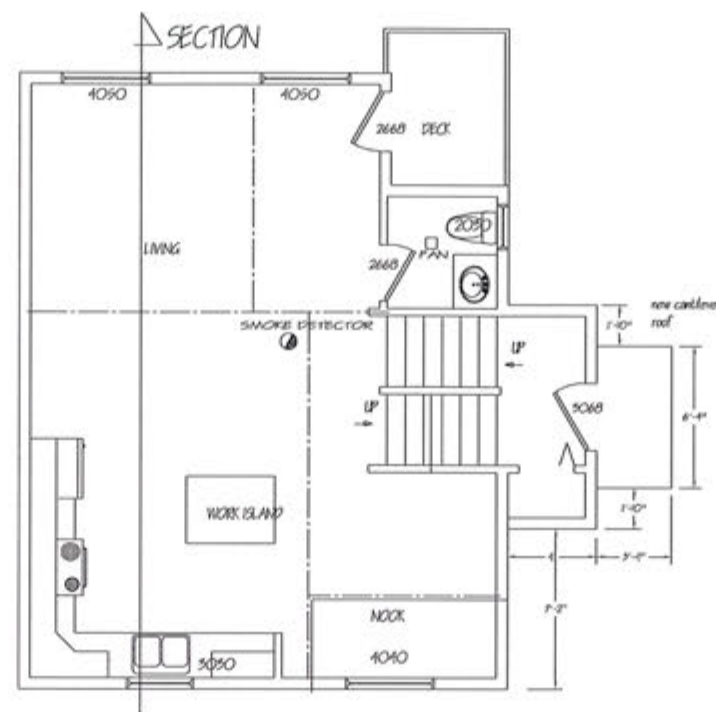
UNIT 6 NORTH ELEVATION

UNIT 5

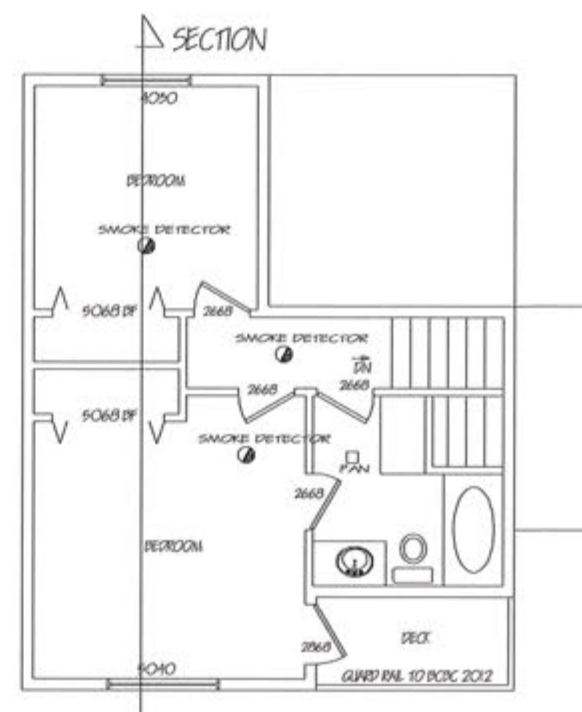
USER REVDATE FNAME



GROUND FLOOR

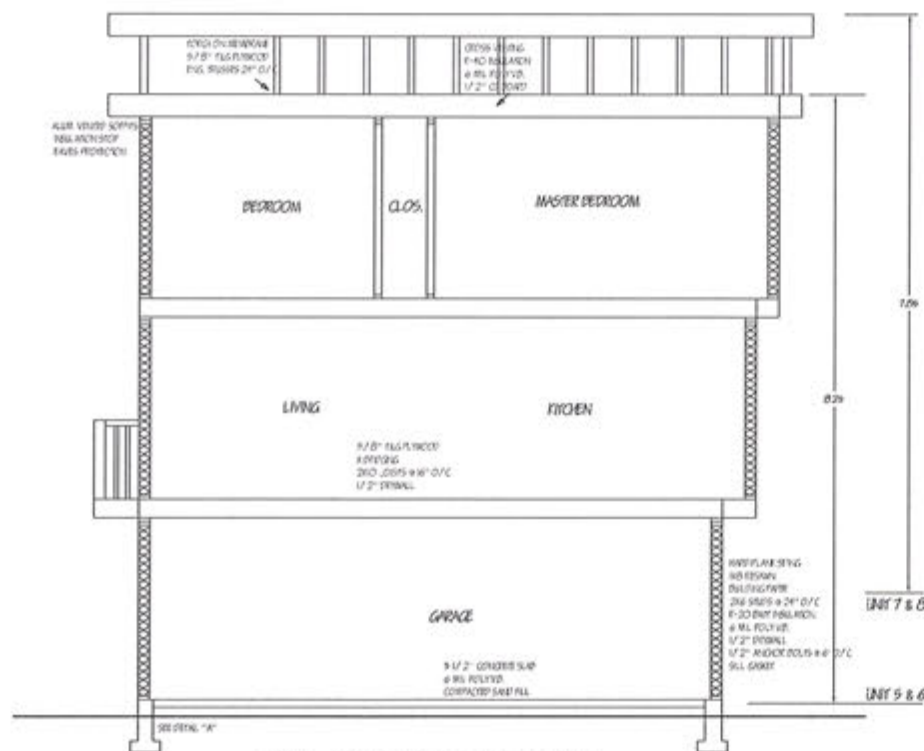


MAIN FLOOR



UPPER FLOOR

UNIT 8



TYP CROSS SECTION

UNIT 5



Added 3rd floor deck unit B		11/18
No.	Revision/Issue	Date
Barrow Holdings Ltd 2814 Otter Pt Rd Suite DC V9Z 0J1 250-642-5716		
Project Name and Address 636-642 DRIVE AVE BONA PACIFIC PROPERTIES LTD		
Project	Robert's Mews	Drawn
Date	SEPT 10 / 2018	7
Scale	1:50	

RECEIVED
DEC 04 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

No.	Revision/Issue	Date

Burrows Holdings Ltd
2614 Otter Pt Rd Suite BC V9Z 0J3
250-642-5716

Project Name and Address
656-642 DRAKE AVE
DINAMIA PACIFIC PROPERTIES LTD

Project	Robert's News	Sheet
Date	JAN 28 / 2018	8
Scale	1:100	



CONTEXT DRAWING FROM DRAKE AVE

RE/DATE
USER