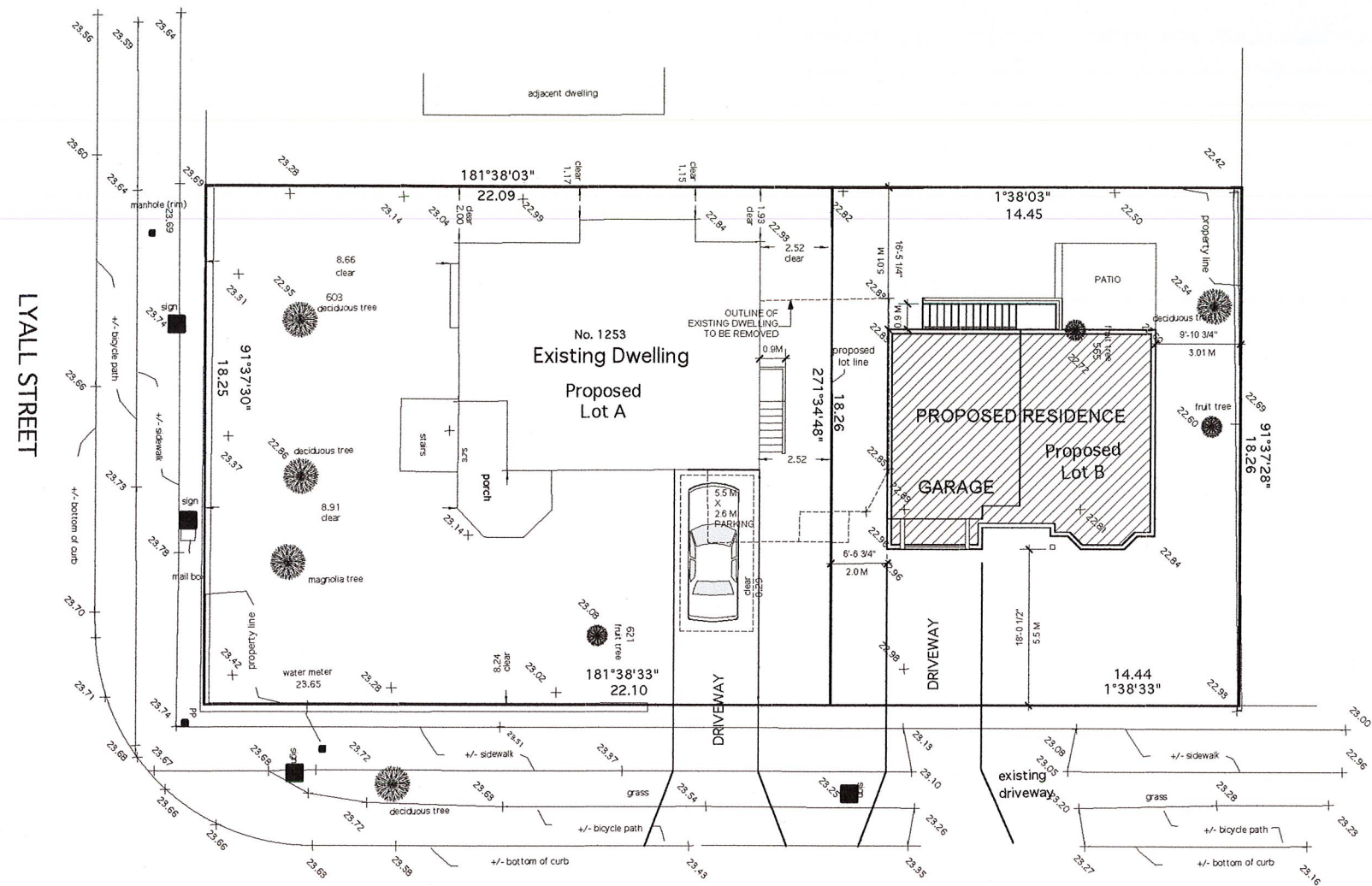
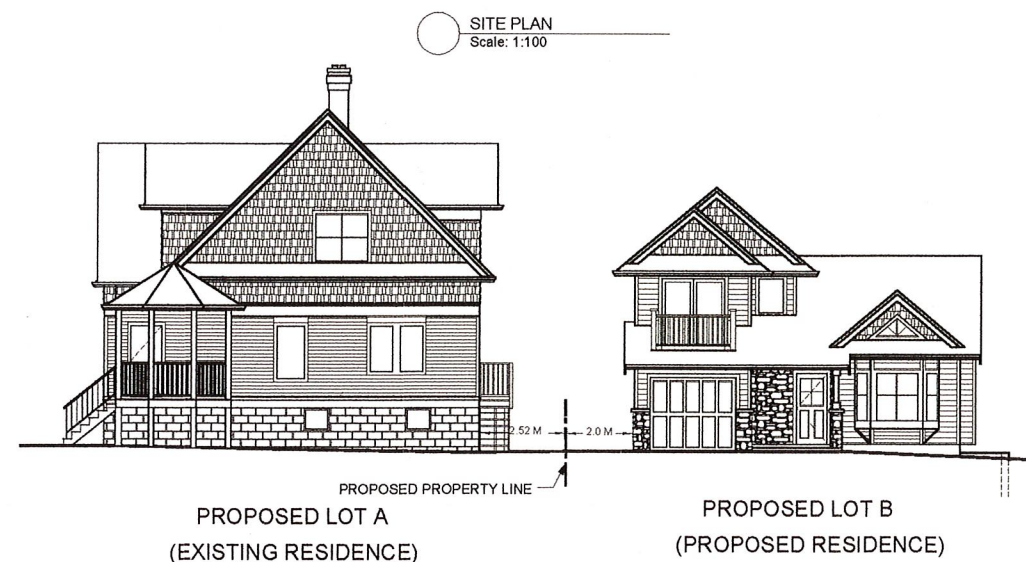


SITE DATA	EXISTING & PROPOSED	PERMITTED
OWNER	MR. DANIEL ARMAS	
ADDRESS	1253 LYALL STREET	
ZONE	RD-3 ZONING	
LEGAL DESCRIPTION		
LOT	6	
PLAN	772	
SECTION		
DISTRICT	ESQUIMALT	
SITE AREA	7180.393 SQ.FT. 667.08 SQ.M.	
SITE COVERAGE	1897.473 SQ.FT. 176.281 SQ.M. 26.42%	30%
FLOOR AREA RATIO	1841.436 + 670.25 = 2511.686 SQ. FT. .34	.35 MAX

PROPOSED LOT A	EXISTING & PROPOSED	PERMITTED
SITE AREA	4341.284 SQ.FT. 403.31 SQ.M.	
SITE COVERAGE	1119.175 SQ.FT. 103.97 SQ.M. 25.7%	30% MAX.
FLOOR AREA	1841.436 SQ.FT.	
FLOOR SPACE RATIO	0.42	0.35 MAX.
SETBACKS		
FRONT	8.66 M (EXISTING)	7.5 M MIN.
REAR	2.52 M (PROPOSED)	7.5 M MIN.
SIDE	1.15 M (EXISTING)	1.5 M MIN.
SIDE	8.29 M (EXISTING)	
TOTAL SIDE COMBINATION	10.18 M	4.5 M MIN.
PARKING	1 PARKING SPACE	

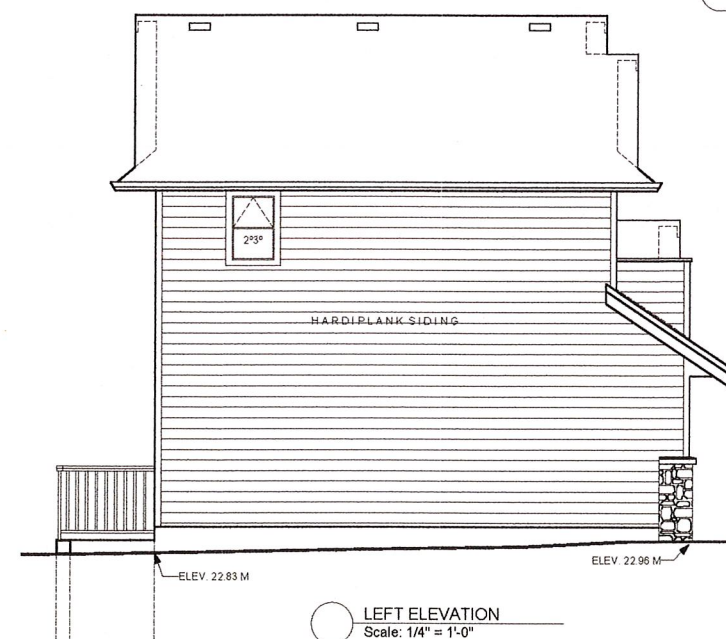
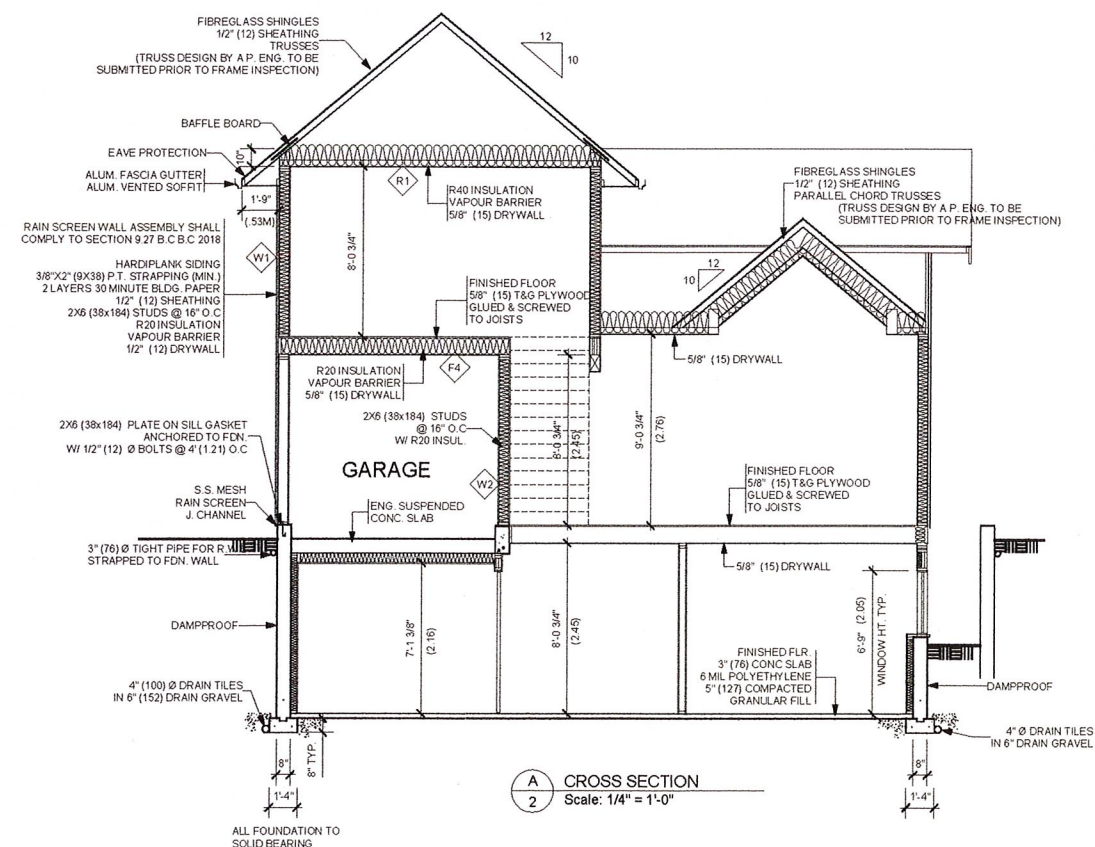
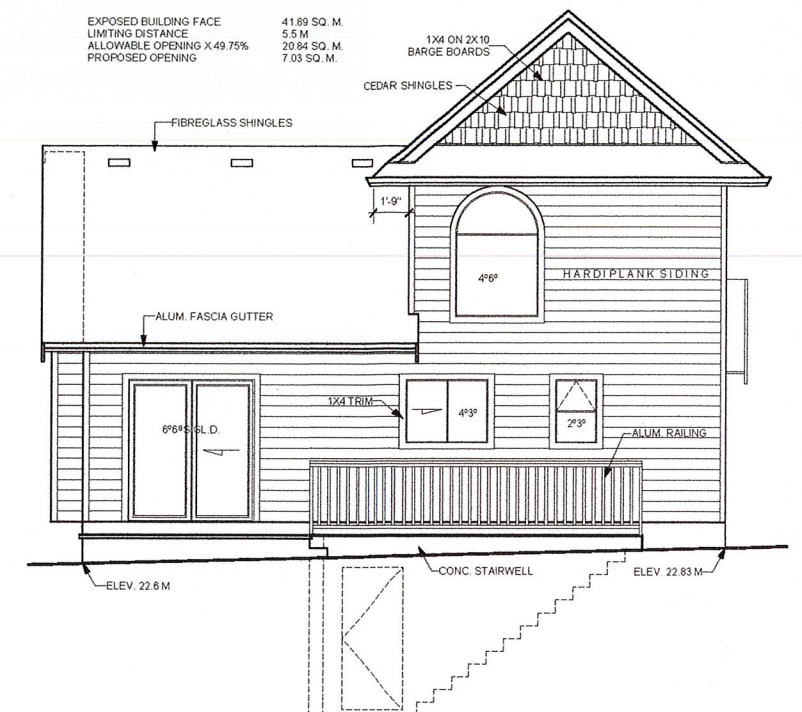
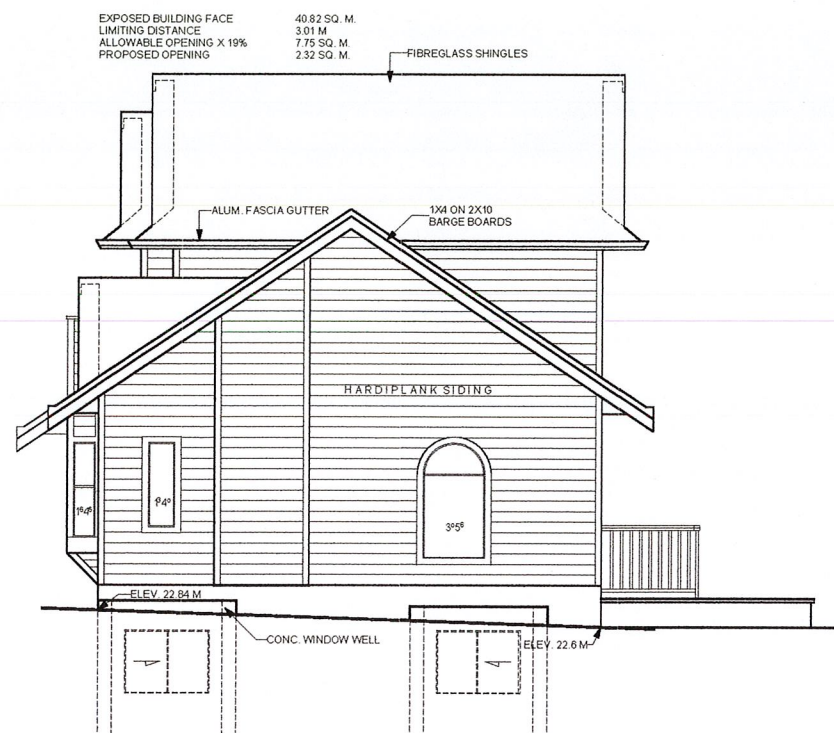
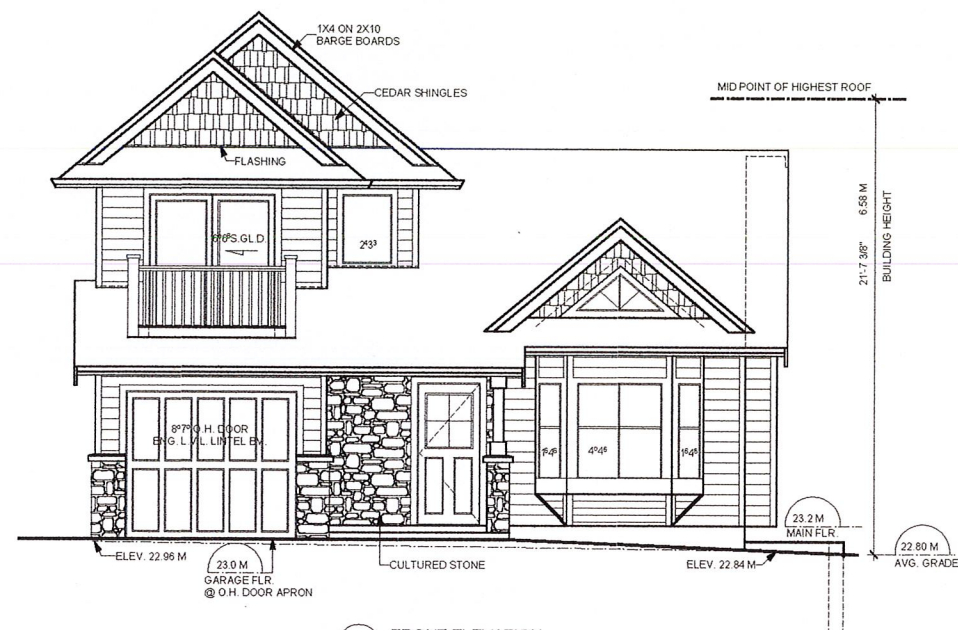
PROPOSED LOT B	PROPOSED	PERMITTED
SITE AREA	2839.109 SQ.FT. 263.76 SQ.M.	
SITE COVERAGE	778.299 SQ.FT. 72.3 SQ.M. 27.4%	30% MAX.
FLOOR AREA	670.25 SQ.FT.	
FLOOR SPACE RATIO	0.23	0.35 MAX.
SETBACKS		
FRONT	5.5 M	5.5 M
REAR	5.0 M	5.0 M
SIDE	2.0 M	3.0 M
SIDE	3.01 M	3.0 M
TOTAL SIDE COMBINATION		
BUILDING HEIGHT	21'-7 3/8" 6.58 M	7.3 M MAX
PARKING	1 GARAGE SPACE	



SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED AUG. 2020

PROPOSED DEVELOPMENT FOR
1253 LYALL STREET

SHEET
OF 5
1



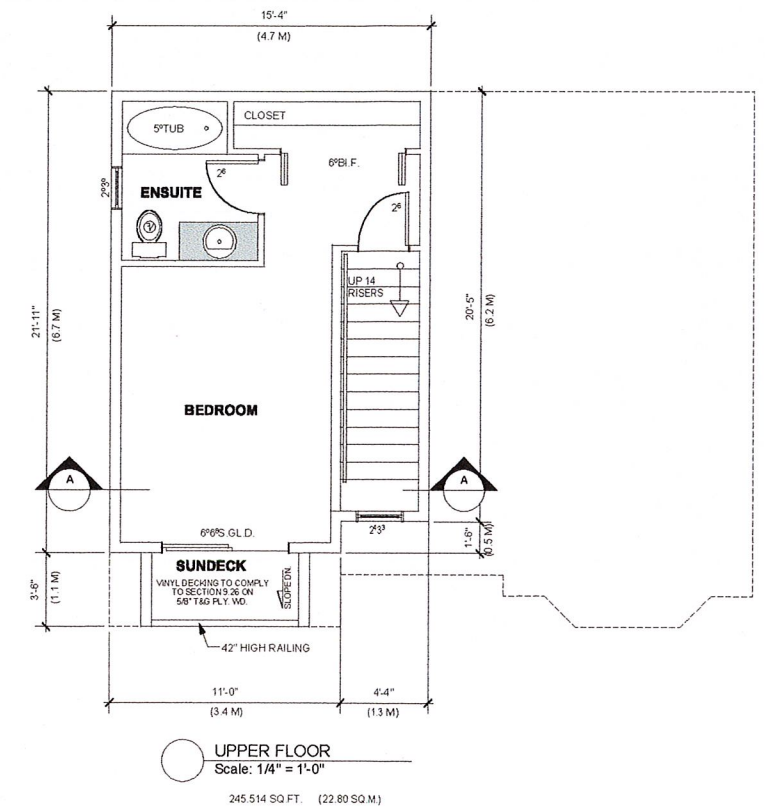
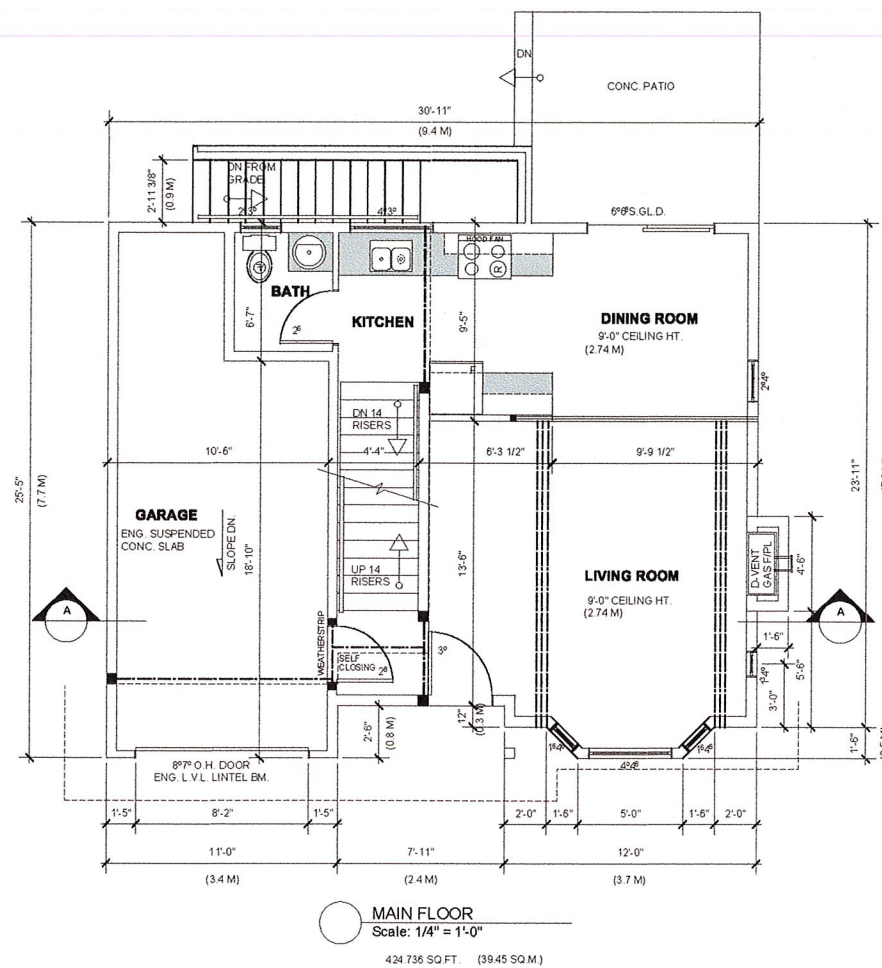
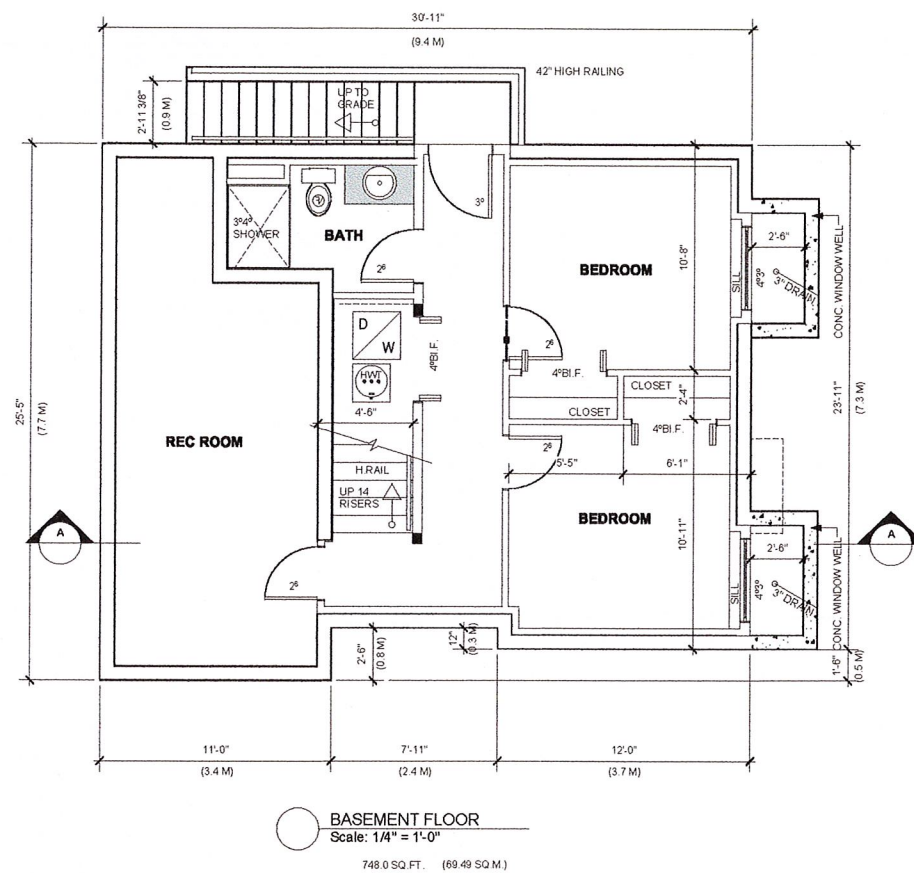
PROPOSED LOT B
(PROPOSED RESIDENCE)



SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED AUG. 2020

PROPOSED DEVELOPMENT FOR 1253 LYALL STREET

SHEET
2 OF 5



PROPOSED LOT B
(PROPOSED RESIDENCE)



SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED AUG. 2020

PROPOSED DEVELOPMENT FOR 1253 LYALL STREET

SHEET
3 OF 5



WEST ELEVATION
Scale: 1/4" = 1'-0"

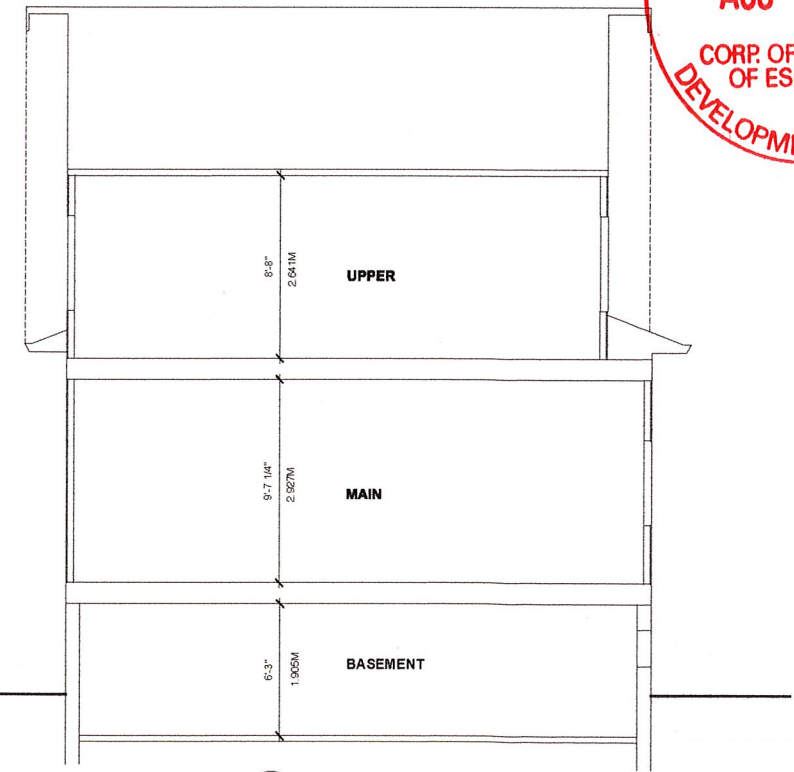


SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED LOT A
(EXISTING RESIDENCE)



EAST ELEVATION
Scale: 1/4" = 1'-0"

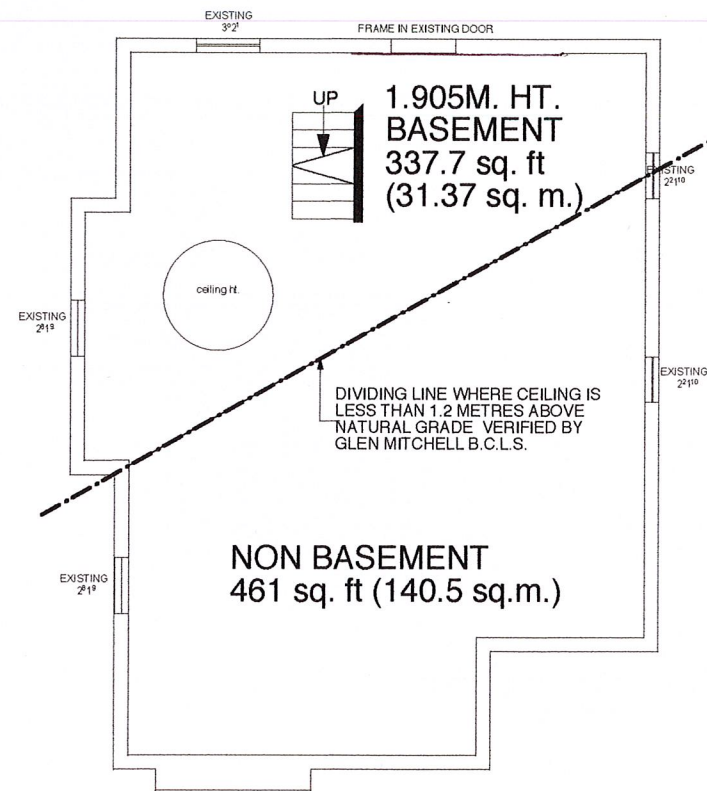


CROSS SECTION
Scale: 1/4" = 1'-0"



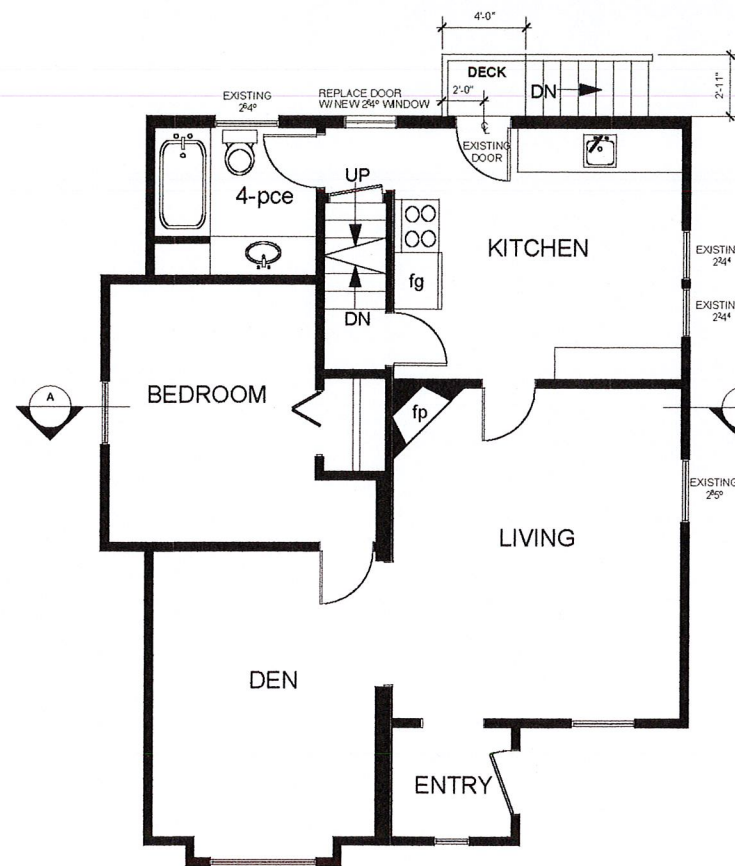
SCALE 1/4" = 1'-0"
DATE SEPT. 2019
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PROPOSED DEVELOPMENT FOR
1253 LYALL STREET



BASEMENT

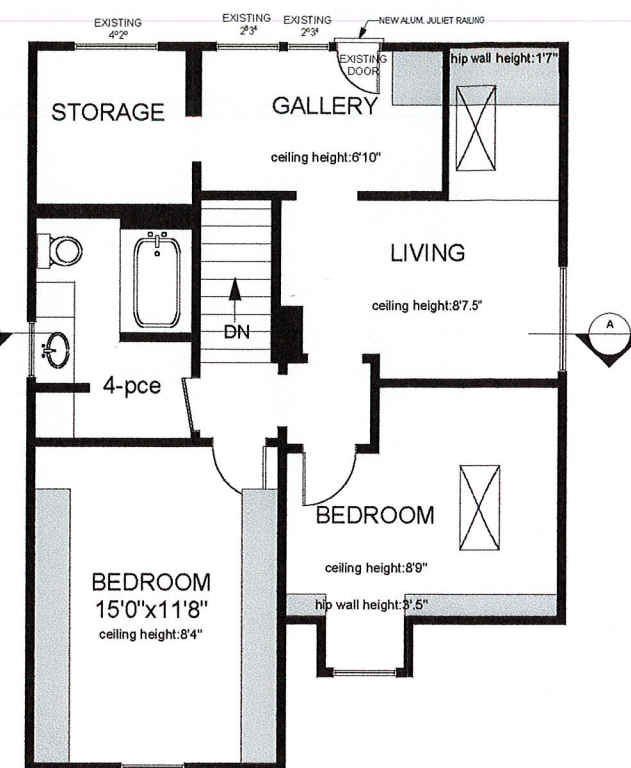
337.7 sq. ft
(31.37 sq. m.)



MAIN

816.726 SQ.FT.
(75.87 sq. m.)

PROPOSED LOT A
(EXISTING RESIDENCE)



UPPER

687.34 SQ.FT.
(63.85 sq. m.)



HARTMANN'S
DRAFTING & DESIGN
3404 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3N3 PHONE: 383-1295

SCALE 1/4" = 1'-0"
DATE SEPT. 2019
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CHK BY KMAR
PLAN # 1105
REVISED AUG. 2020

PROPOSED DEVELOPMENT FOR
1253 LYALL STREET

SHEET
5 OF 5

Sketch Plan of:

Proposed building dimensions are from design plans provided by Hartmann Design.

Civic address: 1253 Lyall Street
Victoria, B.C.

Parcel identifier number 000-158-992



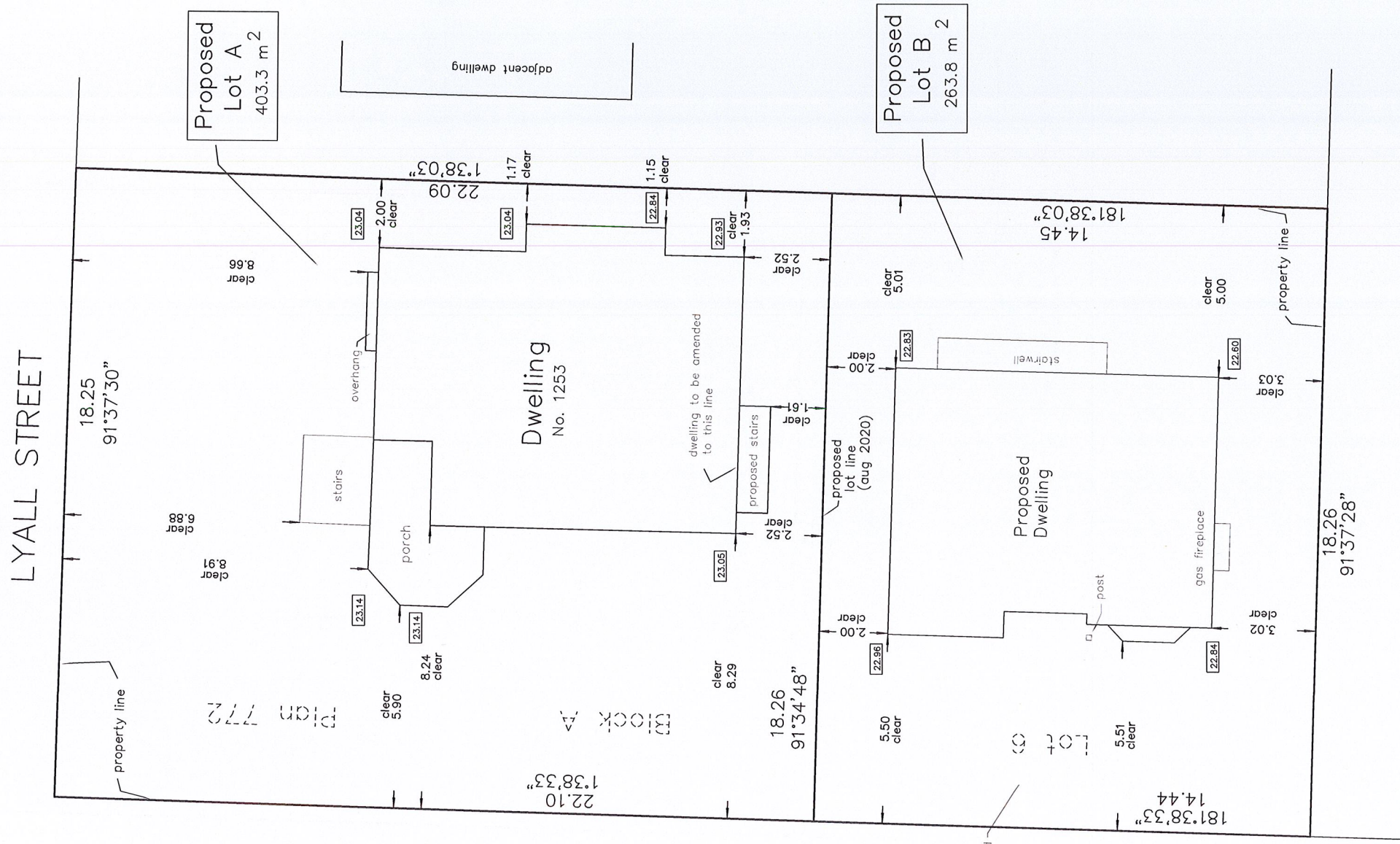
Scale 1: 100 (metric) All distances are in metres

LEGEND

Denotes geodetic elevation at building corner

Elevations are geodetic

ADMIRALS ROAD



Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 385-1712
fax 385-1713
email glen @ mitchellsurvey.ca

fb 293 file 20-19-7932 sketch

Certified correct this 10th day of August, 2020

Glen Mitchell
1DCZ32

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