



PROJECT DATA:

LEGAL ADDRESS: LOT 14, SECTION 10, ESQUIMALT DISTRICT, PLAN 276

CIVIC ADDRESS: 842 CARRIE ST, ESQUIMALT, BC

CURRENT ZONING: R5-1
PROPOSED ZONING: CD

ORIGINAL LOT SIZE: 578.5m²/ 6,226ft²

SITE A AREA: 3,475 ft²
BUILDING A FOOTPRINT: 1,123 ft²
SITE A COVERAGE: 32.2 %
SITE A FAR: 52 (0.024 FT²)
BUILDING HEIGHT: EXISTING
PARKING: 2 EXISTING

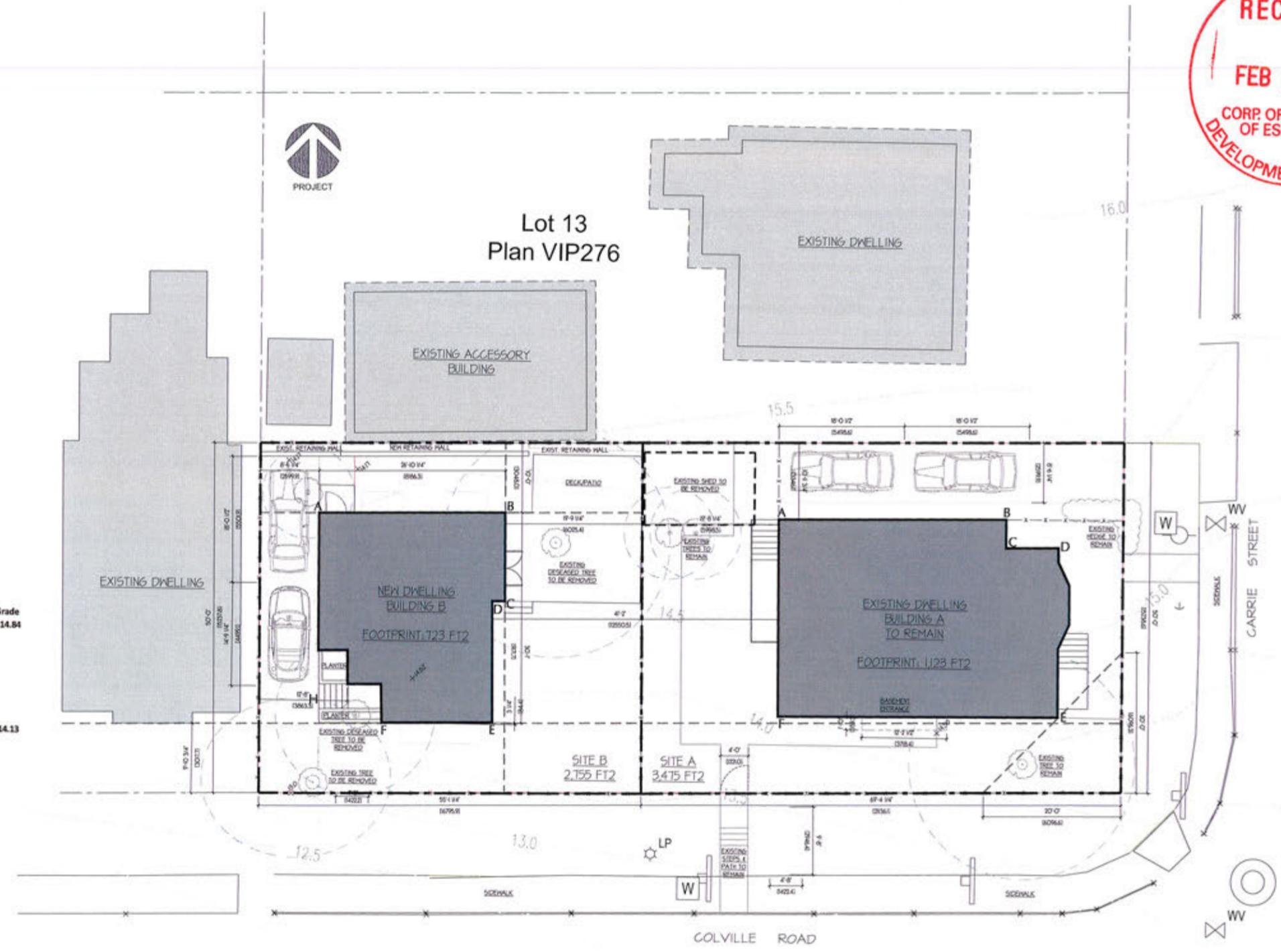
SITE B AREA: 2,751 ft²
BUILDING B FOOTPRINT: 723 ft²
SITE B COVERAGE: 26.28 %
SITE B FAR: 0.31 (0.014 FT²)
BUILDING HEIGHT: 7.3M
PARKING: 2 (SURFACE)

OVERALL FAR FOR BOTH SITES: 0.456

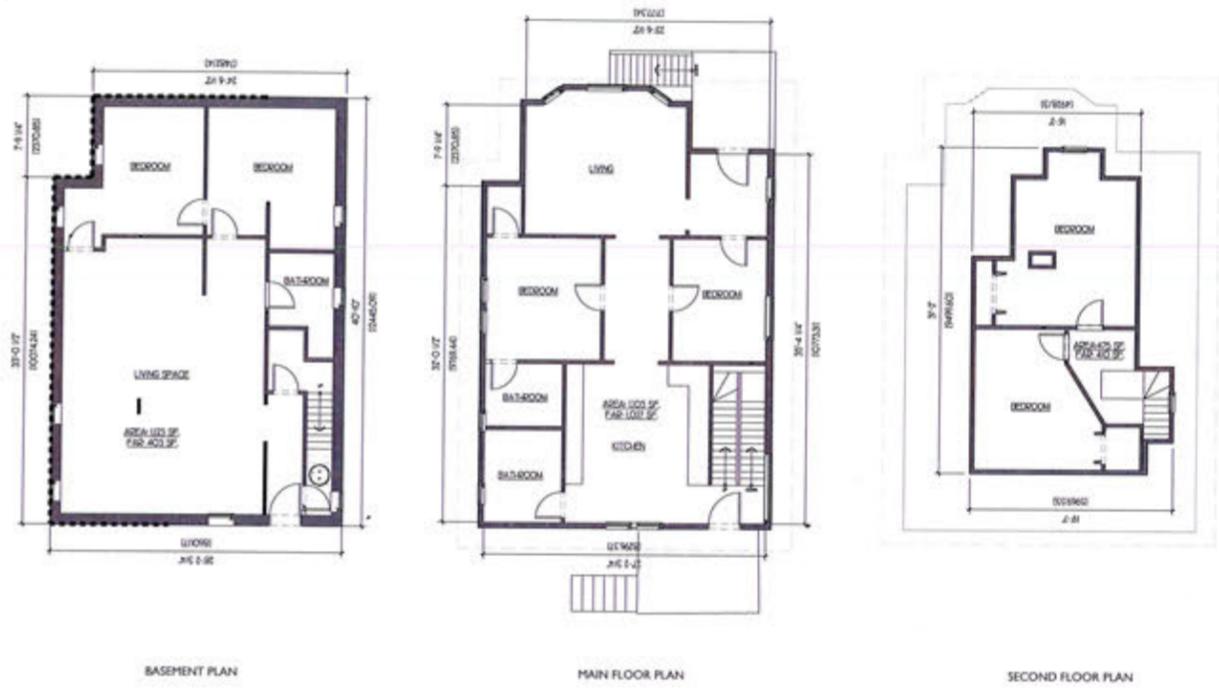
OVERALL SITE COVERAGE FOR BOTH SITES: 29.6%

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050

BUILDING A	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average Grade
AB	15.2	15.4	15.30	9.99	152.847	620.43	41.8	14.84
BC	15.4	15.4	15.40	1.24	19.096			
CD	15.4	15.4	15.40	2.31	35.574			
DE	15.4	14.6	15.00	7.39	110.85			
EF	14.6	14.1	14.35	12.29	176.3615			
FA	14.1	15.2	14.65	8.58	125.697			
BUILDING B								
AB	14.5	14.75	14.63	8.19	119.7788	489.75	34.66	14.13
BC	14.75	14.25	14.50	3.85	55.825			
CD	14.25	14.25	14.25	0.56	7.98			
DE	14.25	13.75	14.00	5.29	74.06			
EF	13.75	13.6	13.68	4.88	66.734			
FG	13.6	13.65	13.63	1.22	16.6225			
GH	13.65	13.6	13.63	2.74	37.3325			
HA	13.6	14.5	14.05	7.93	111.4165			



SITE PLAN

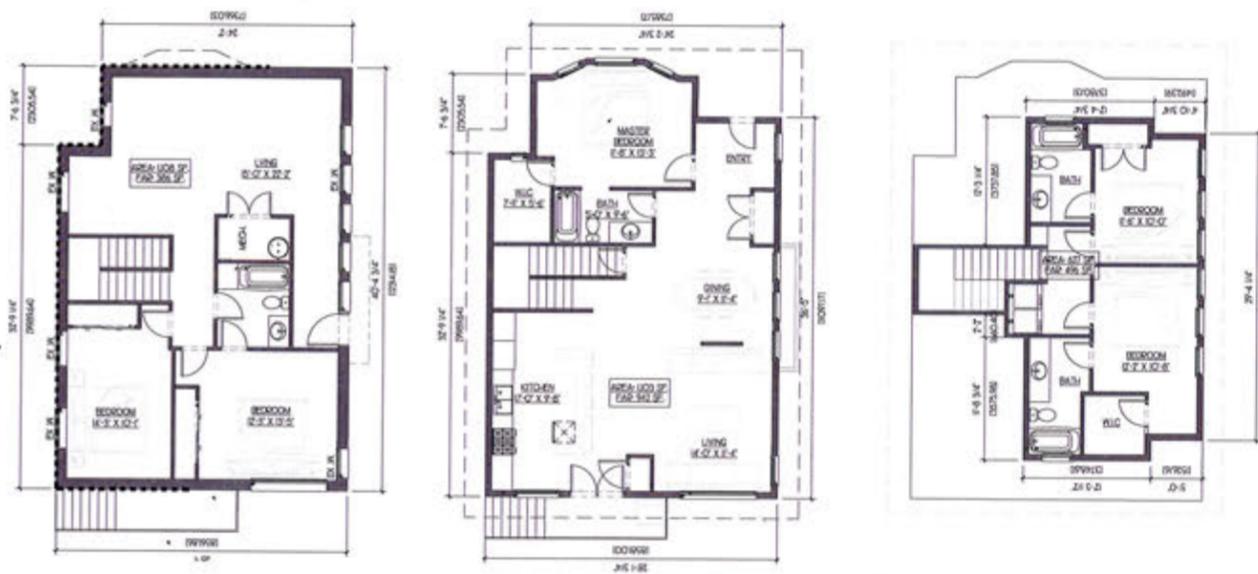


BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - EXISTING BUILDING PLANS



BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING A - PROPOSED BUILDING PLANS



BASEMENT PLAN

MAIN FLOOR PLAN

SECOND FLOOR PLAN

BUILDING B - PROPOSED BUILDING PLANS



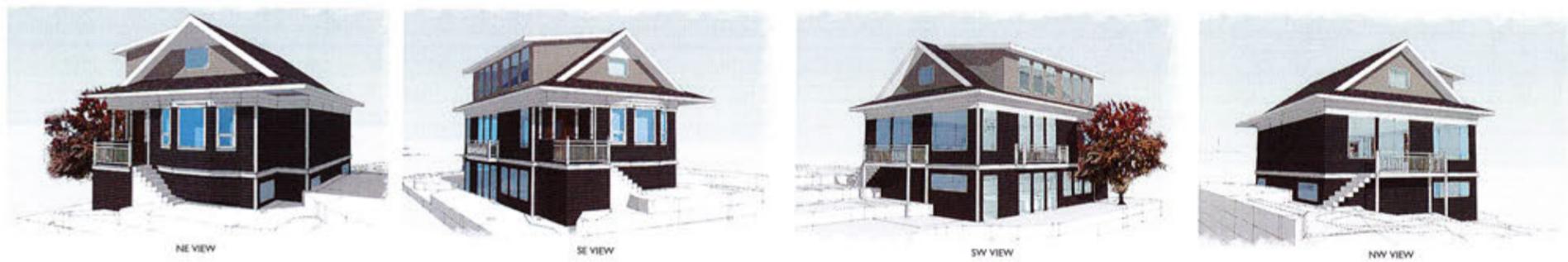
SW VIEW

SE VIEW

NE VIEW

NW VIEW

BUILDING B - PROPOSED BUILDING 3D VIEWS



NE VIEW

SE VIEW

SW VIEW

NW VIEW

BUILDING A - PROPOSED BUILDING 3D VIEWS



COLOUR SCHEME