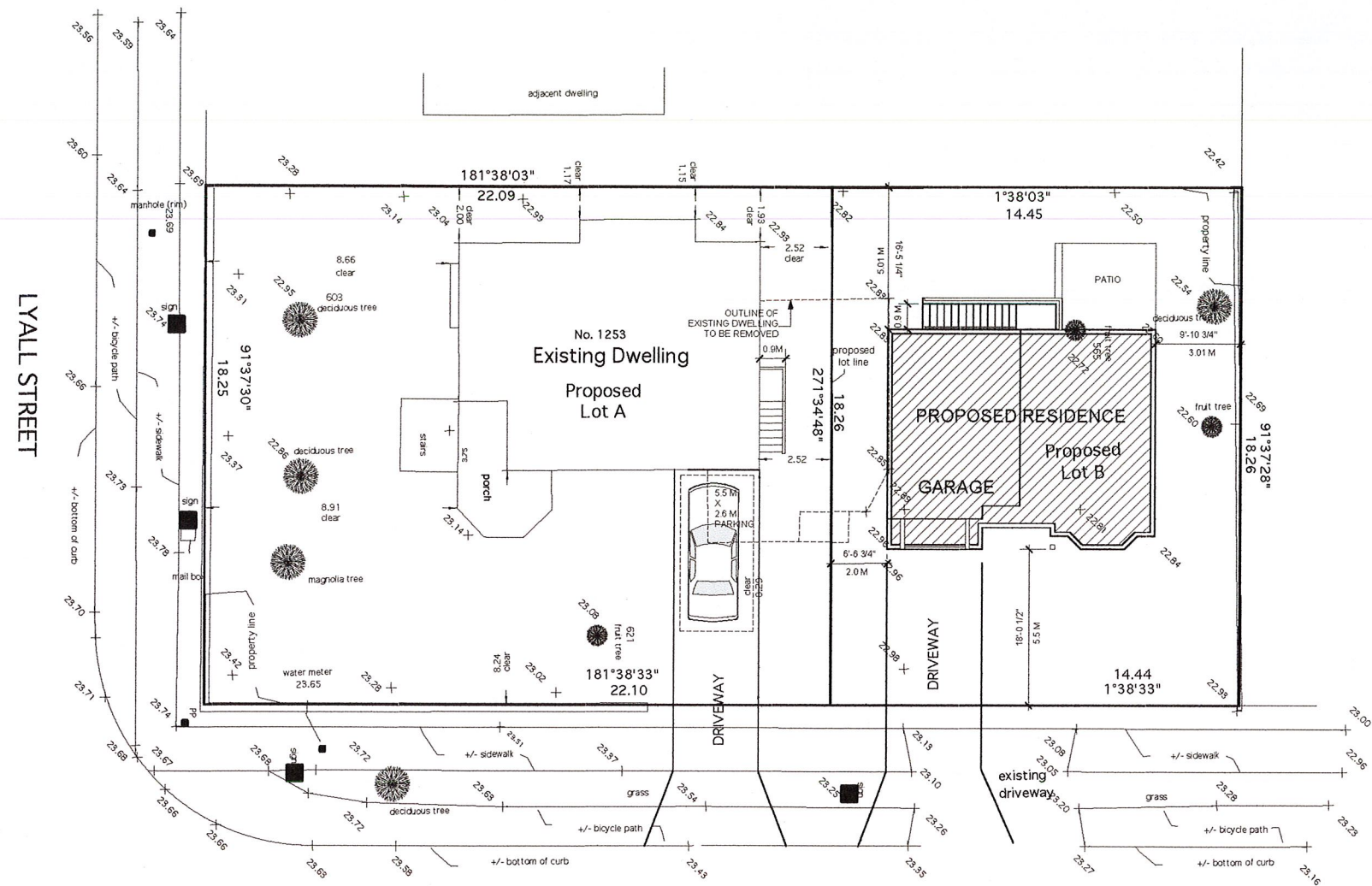
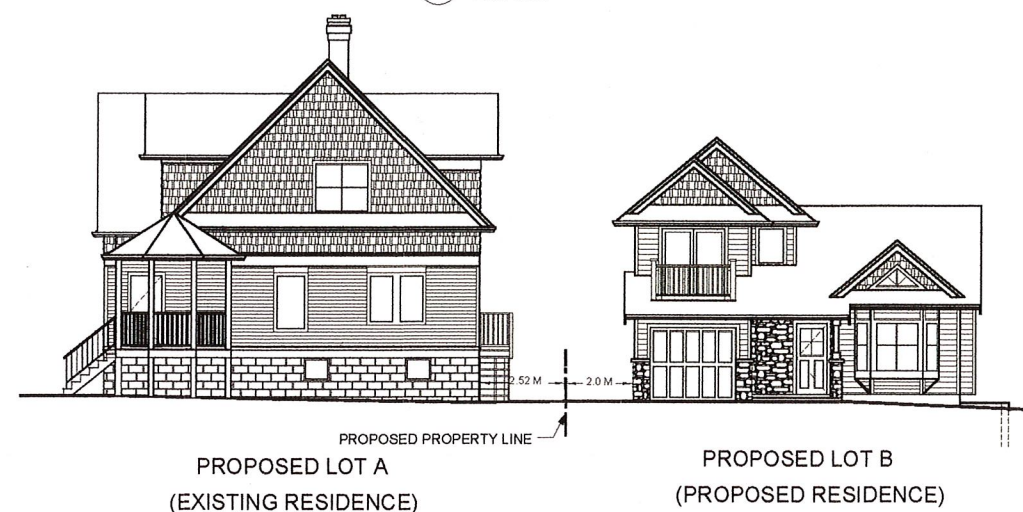


SITE DATA	EXISTING & PROPOSED	PERMITTED
OWNER	MR. DANIEL ARMAS	
ADDRESS	1253 LYALL STREET	
ZONE	RD-3 ZONING	
LEGAL DESCRIPTION		
LOT	6	
PLAN	772	
SECTION		
DISTRICT	ESQUIMALT	
SITE AREA	7180.393 SQ.FT. 667.08 SQ.M.	
SITE COVERAGE	1897.473 SQ.FT. 176.281 SQ.M. 26.42%	30%
FLOOR AREA RATIO	1841.436 + 670.25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



SITE PLAN
Scale: 1:100

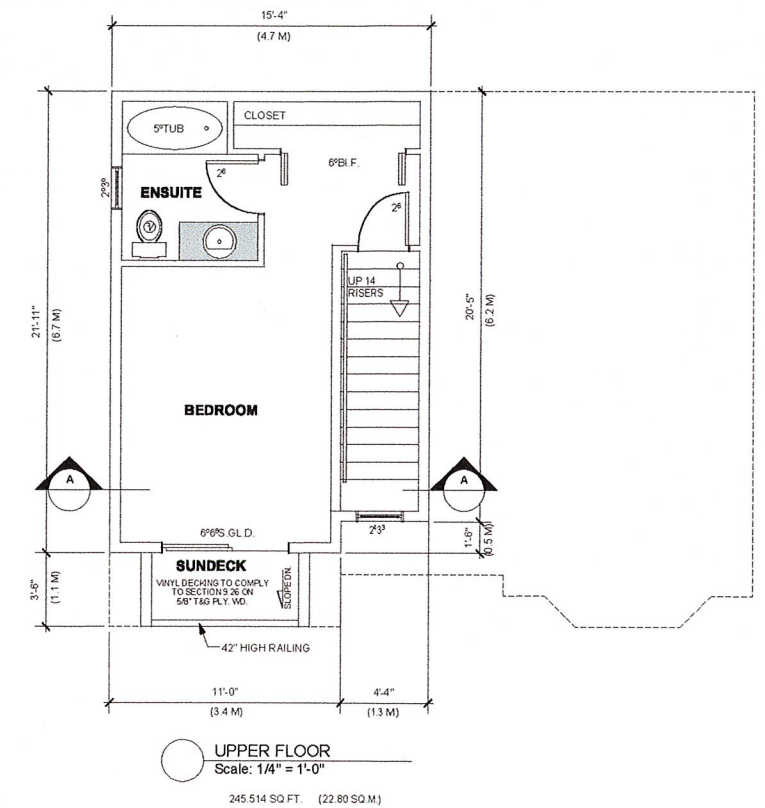
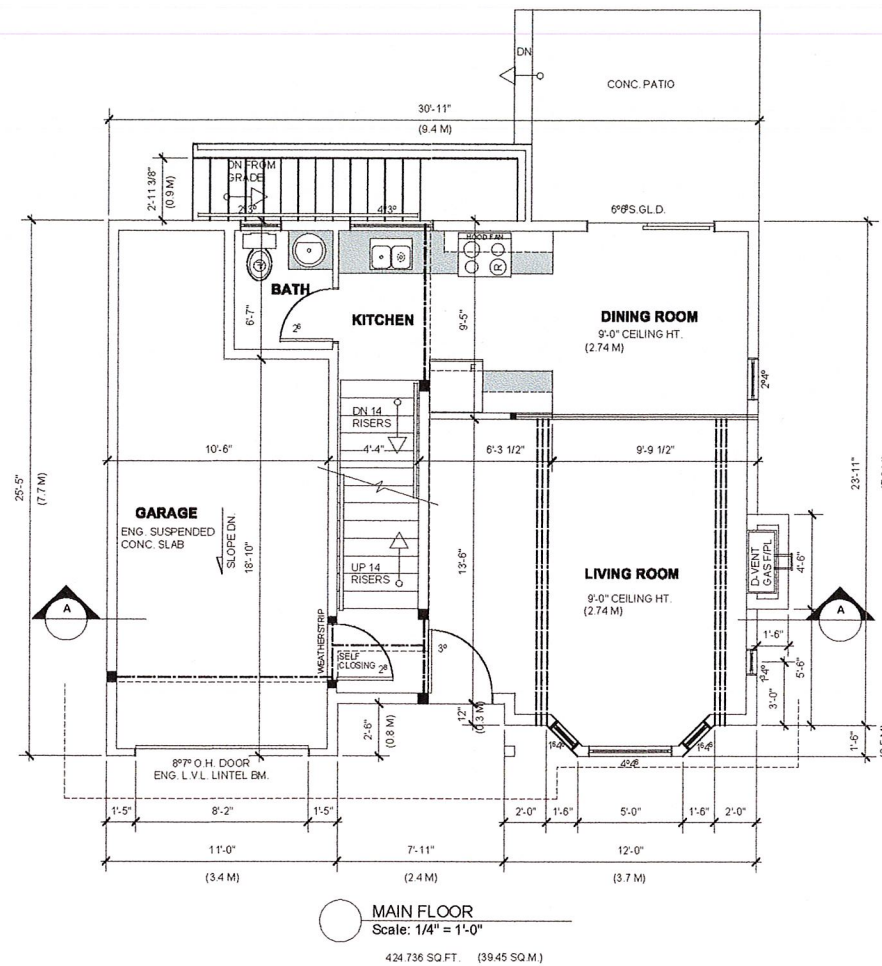
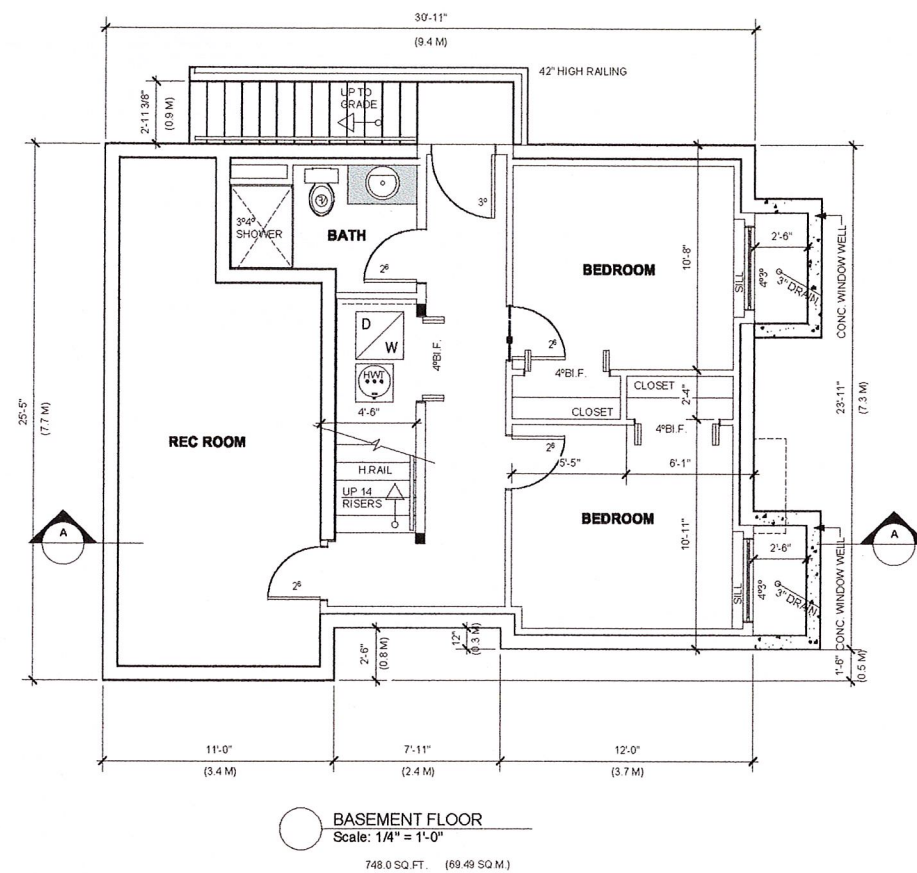
STREET PROFILE
Scale: 1/8" = 1'-0"



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



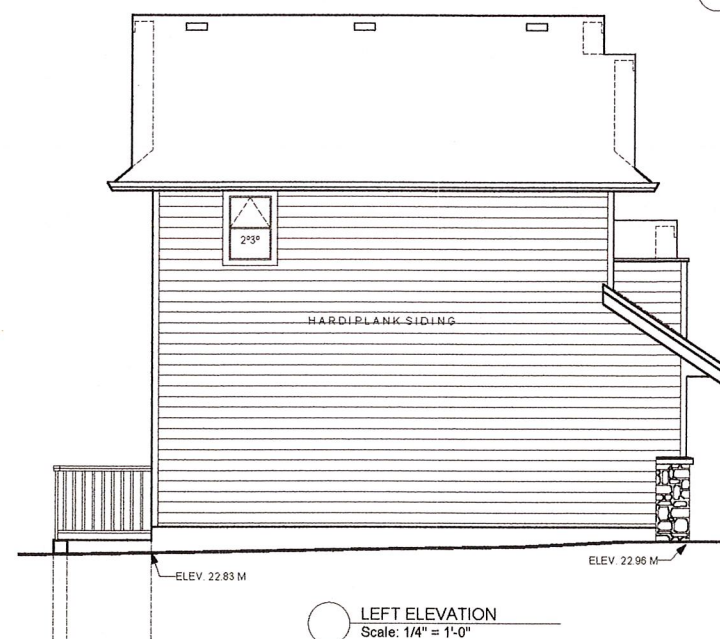
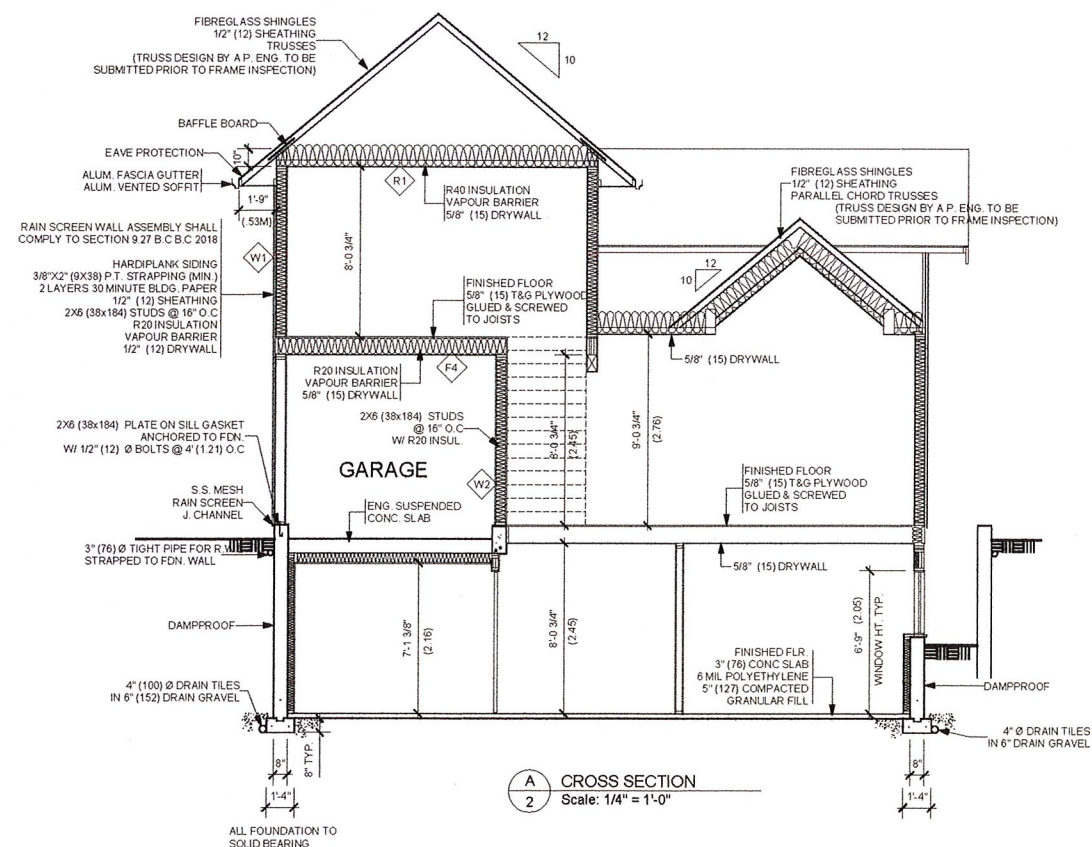
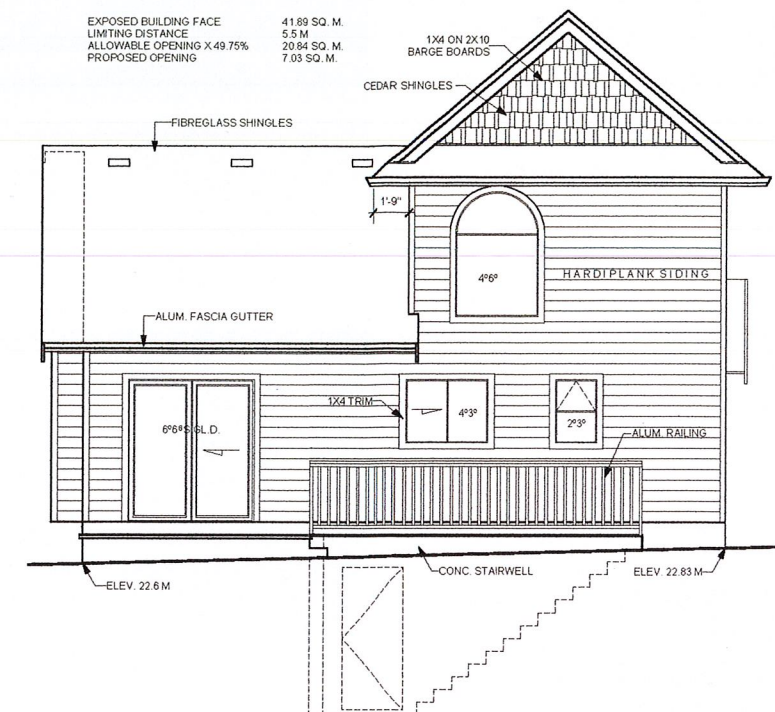
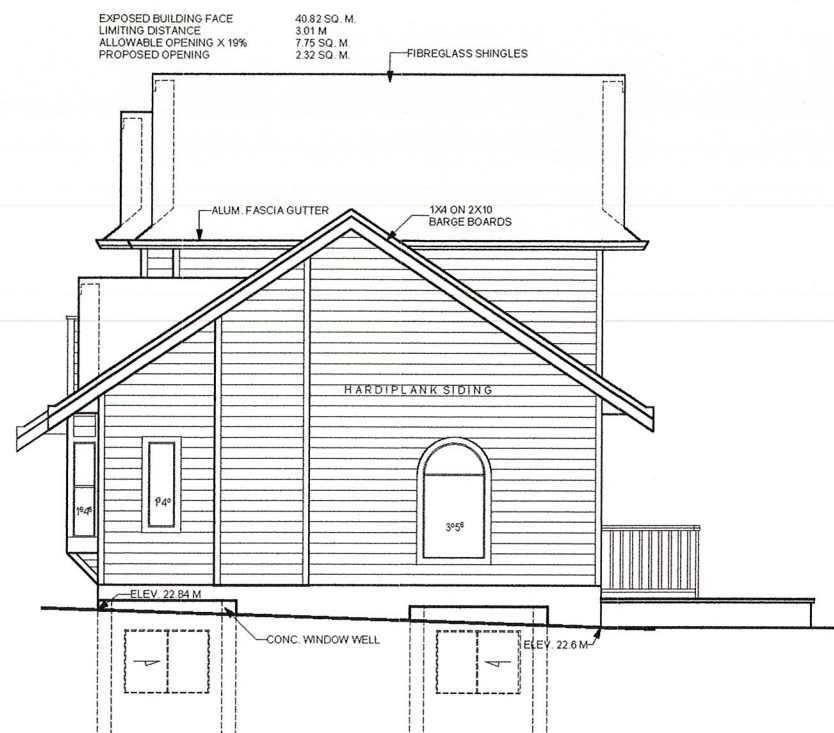
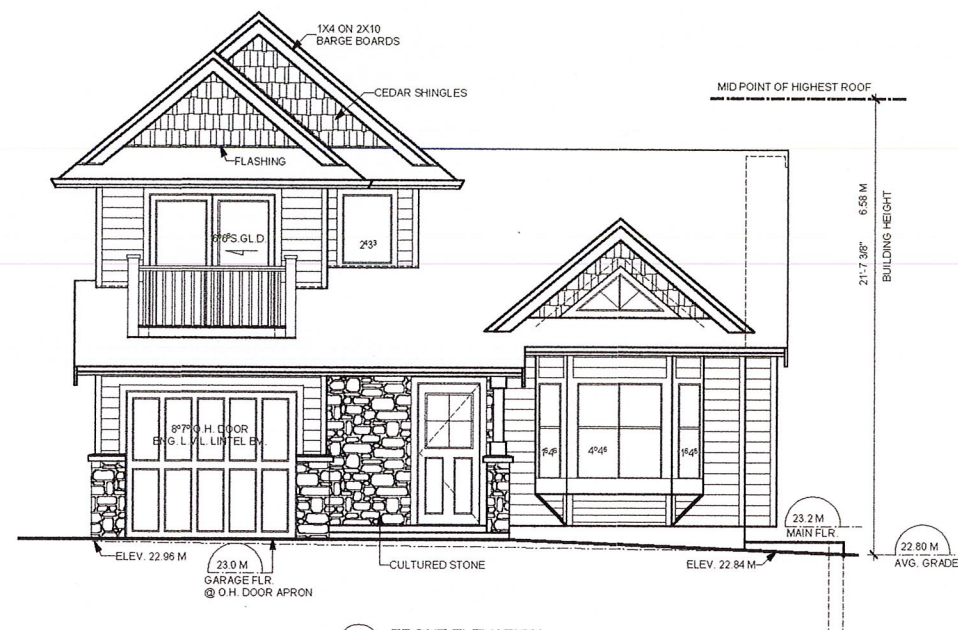
PROPOSED LOT B
(PROPOSED RESIDENCE)



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
3 OF 5



PROPOSED LOT B
(PROPOSED RESIDENCE)



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

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



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

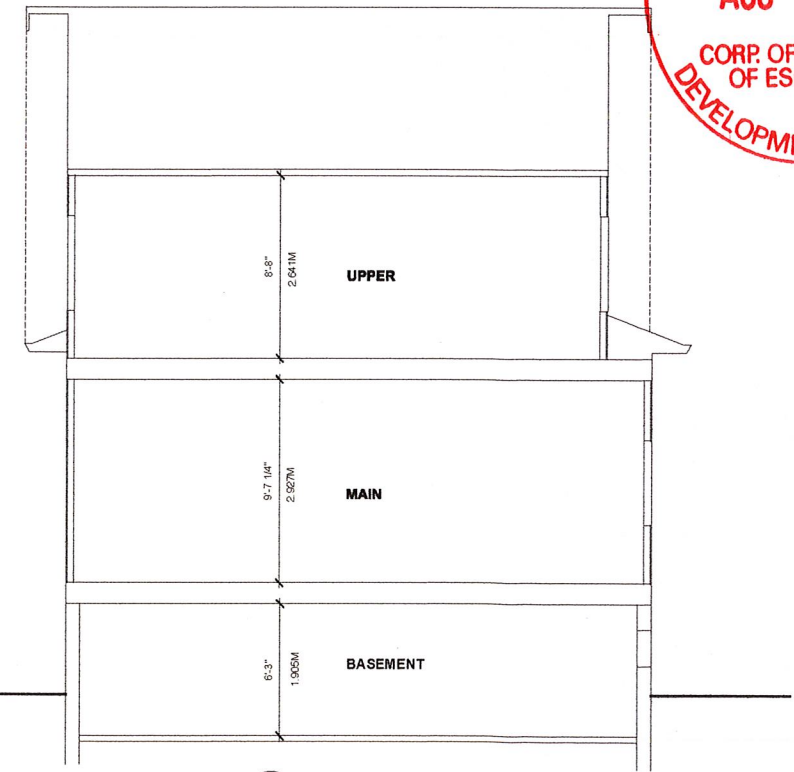


SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROPOSED LOT A
(EXISTING RESIDENCE)



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

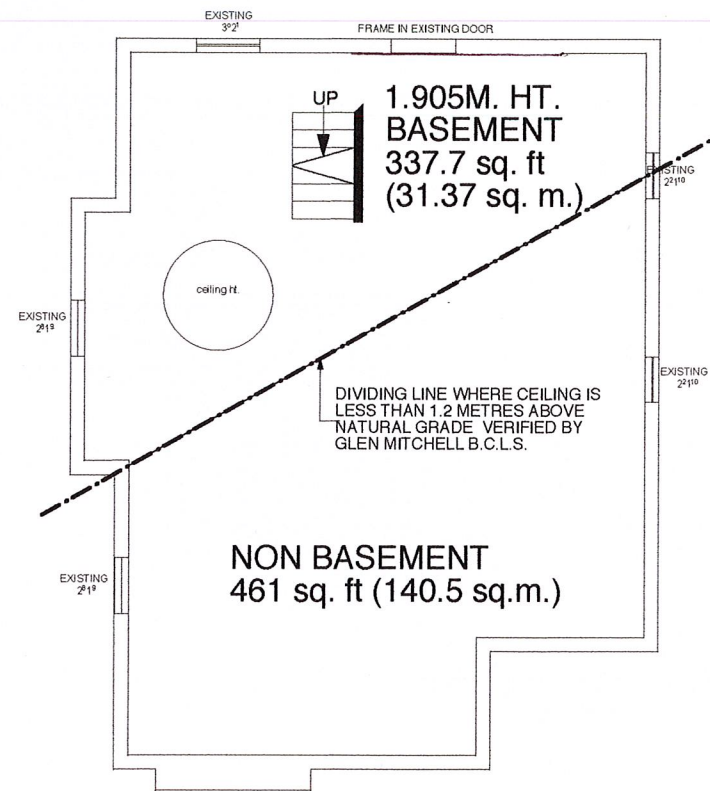


CROSS SECTION
Scale: 1/4" = 1'-0"



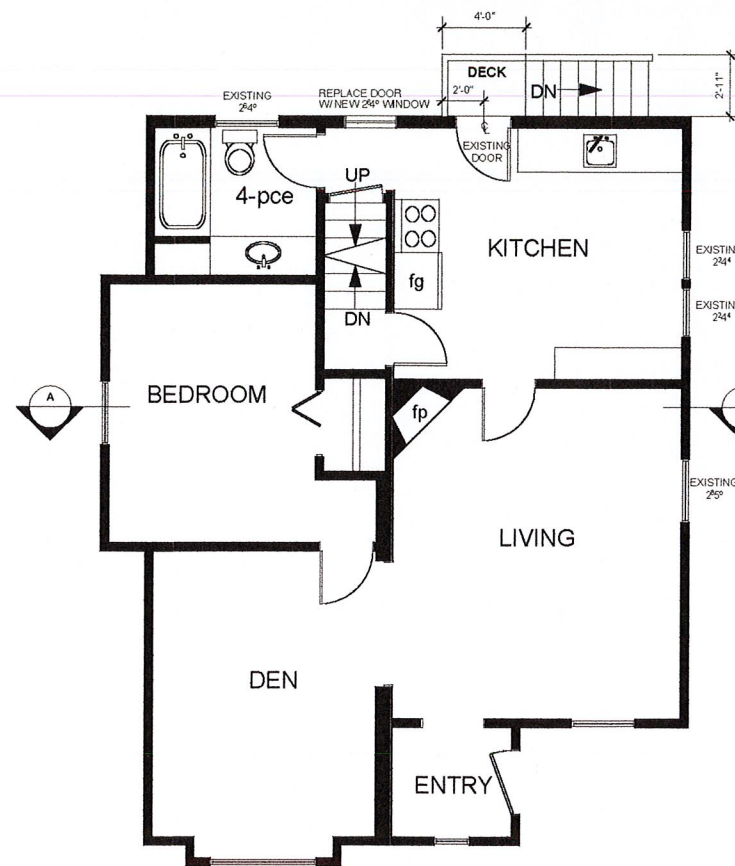
SCALE 1/4" = 1'-0"
DATE SEPT. 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1105
REVISED AUG. 2020

PROPOSED DEVELOPMENT FOR
1253 LYALL STREET



BASEMENT

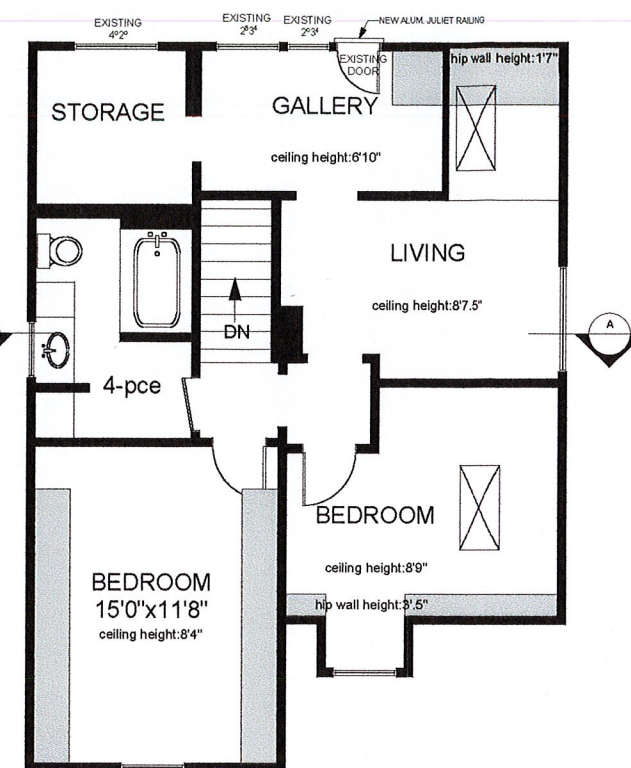
337.7 sq. ft
(31.37 sq. m.)



MAIN

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

PROPOSED LOT A
(EXISTING RESIDENCE)



UPPER

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



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SCALE 1/4" = 1'-0"
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**PROPOSED DEVELOPMENT FOR
1253 LYALL STREET**

SHEET
5 OF 5

