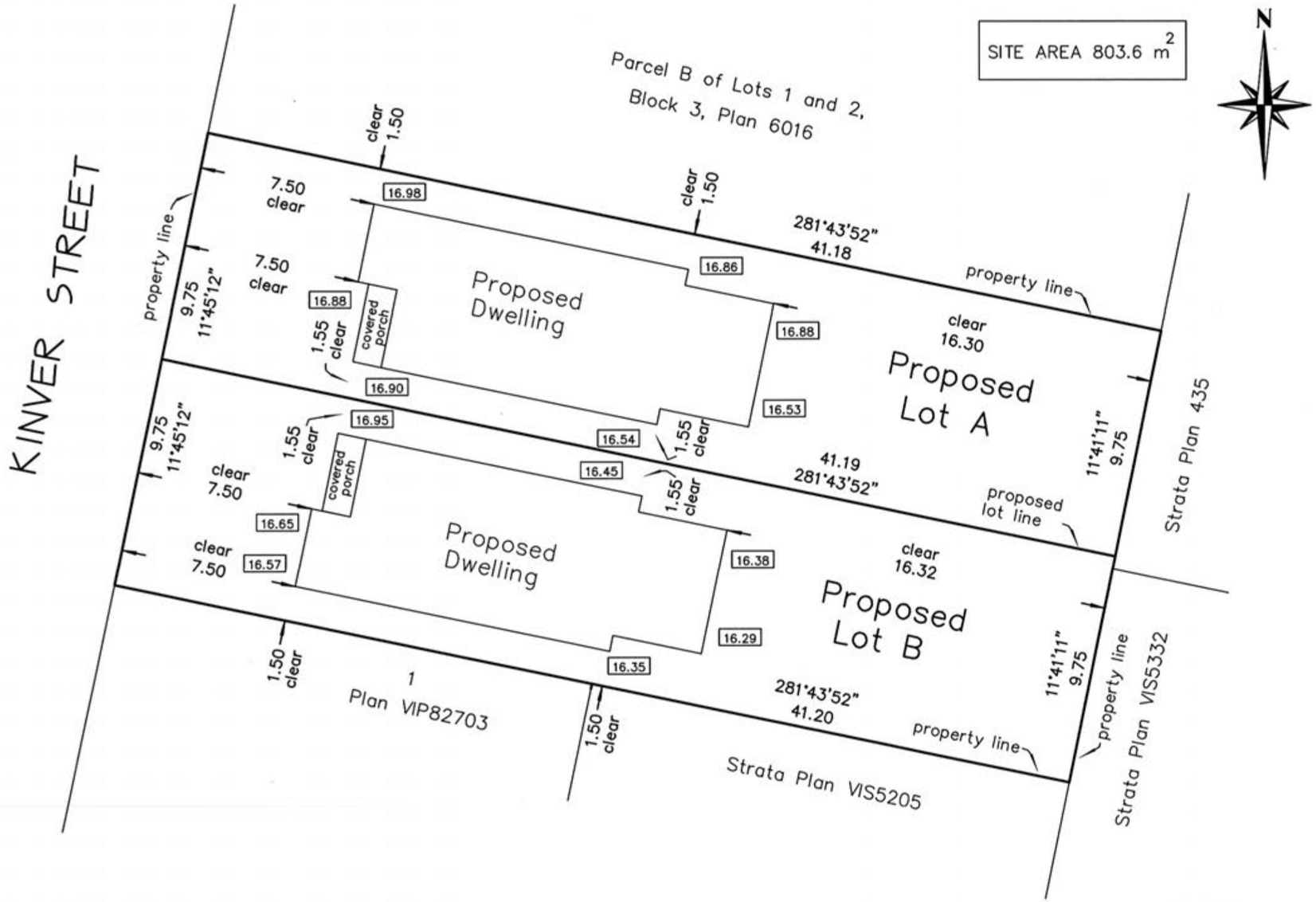

B.C. Land Surveyor's

Sketch Plan of:

Proposed building locations on Proposed Lots A & B of a proposed subdivision of Parcel A (DD 187668I) of Lots 1 and 2, Block 3, Section 11, Esquimalt District, Plan 6016

(Subdivision application in progress)

0 4 12 20

Scale 1: 200 (metric) All distances are in metres

Civic address: 471 Kinver Street
Victoria, B.C.

Parcel Identifier Number 005-918-545

Charged against the title:
Restrictive Covenant 57863G
(see DD 416621)

LEGEND

0.00 Denotes geodetic elevation at building corner

Elevations are geodetic

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen @ mitchellsurvey.ca

fb 288 file 18-19-9092 sketch

PREPARED TO ACCOMPANY APPLICATION(S)

Proposed building dimensions are from design plans provided by Hartmann Design (July 2018)

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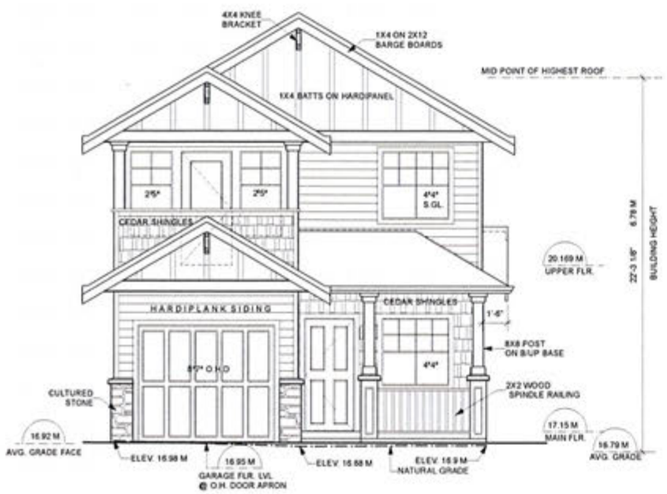
Certified correct this 6th day of July, 2018

Glen Mitchell
P2GT7R

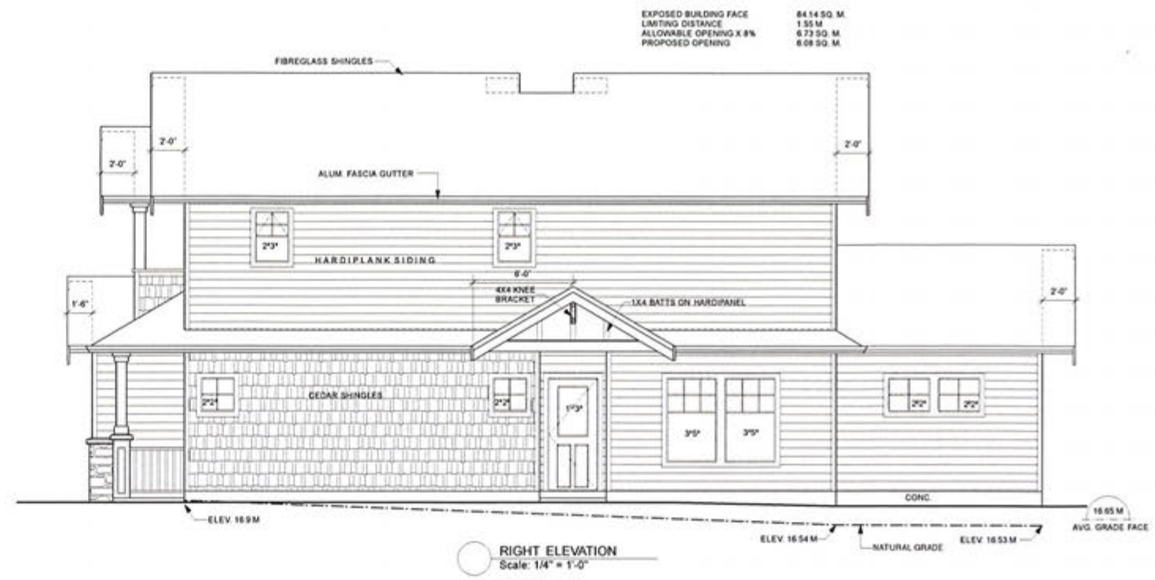
c=CA, cn=Glen Mitchell P2GT7R, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=P2GT7R

B.C.L.S.

© This document is not valid unless originally signed and sealed or electronic signature is attached.

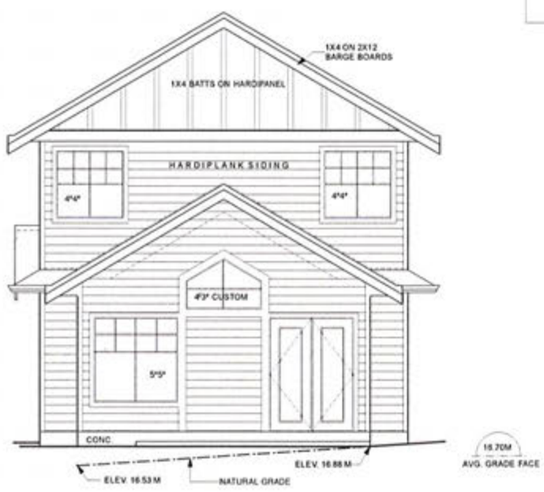


FRONT ELEVATION
Scale: 1/4" = 1'-0"

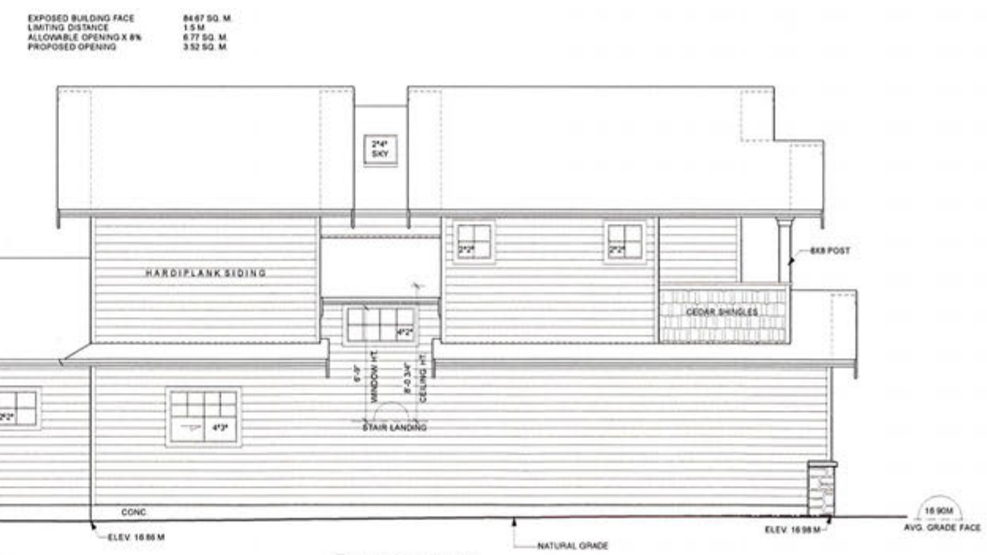


RIGHT ELEVATION
Scale: 1/4" = 1'-0"

LOT A



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



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

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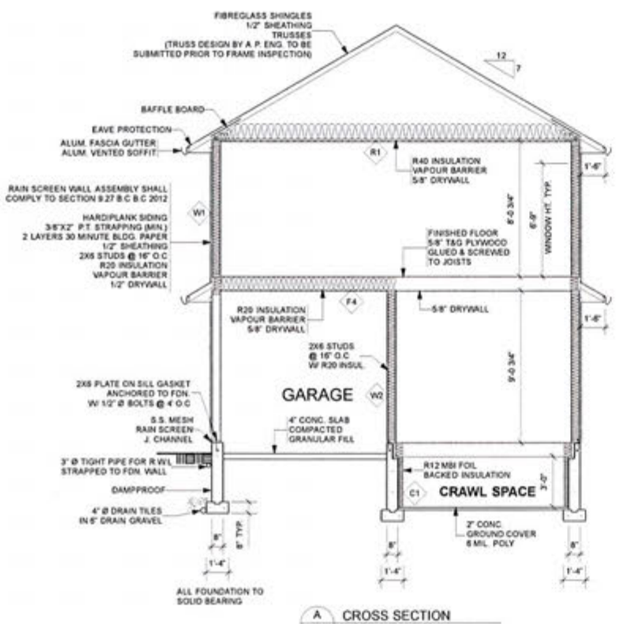
HARTMANN'S
DRAFTING & DESIGN
3494 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3R3 PHONE : 383-1295

SCALE 1/4" = 1'-0"
DATE MAY 2018
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1395

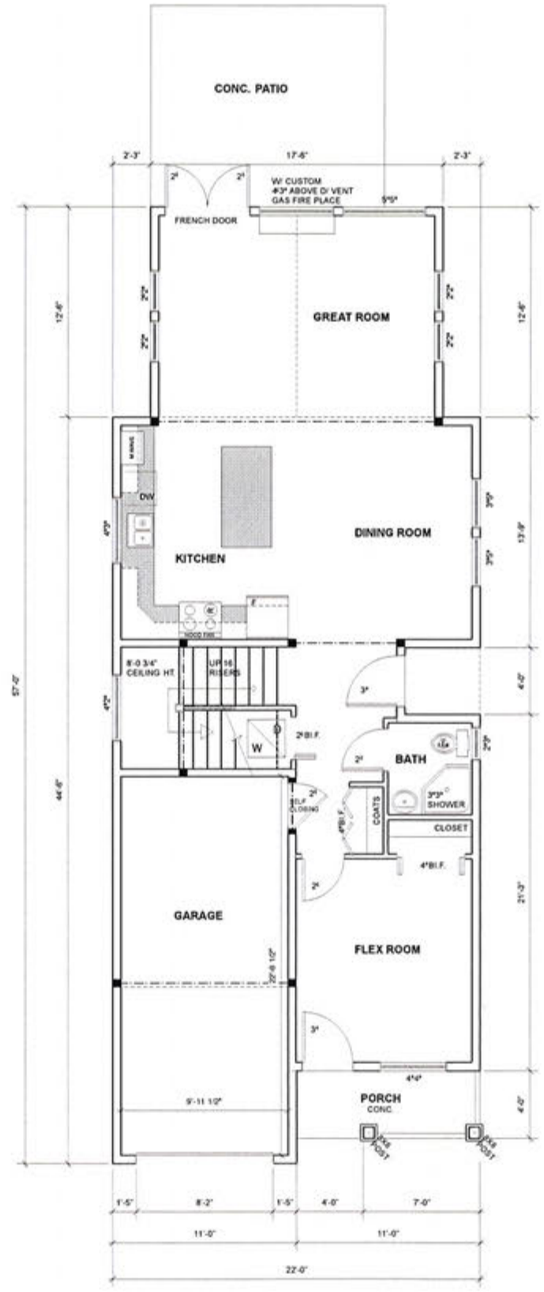
PROPOSED RESIDENCES FOR TUSCANY DEVELOPMENTS LTD.

SHEET 1 OF 5

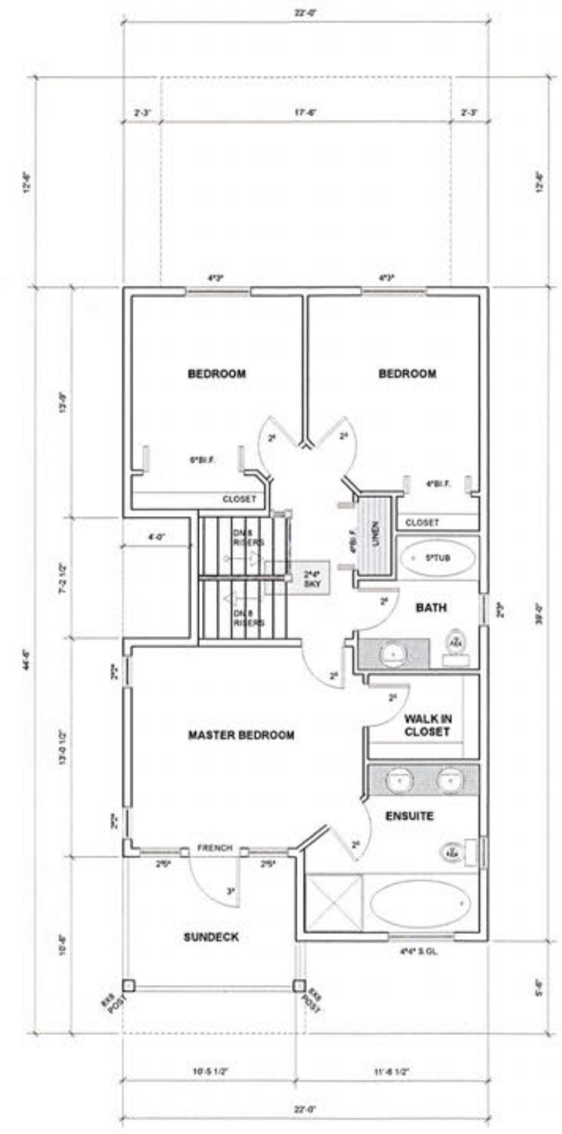
LOT A



A/2 CROSS SECTION
Scale: 1/4" = 1'-0"



MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"
798.729 SQ.FT. (EXCLUDING GARAGE)



UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"
712.875 SQ.FT.

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HARTMANN'S DRAFTING & DESIGN 3414 MAPLEWOOD R.D. VICTORIA, B.C V9P 3X0 PHONE : 383-1295	SCALE 1/4" = 1'-0" DATE MAY 2018 DRAWN BY TMAR CHK BY KMAR PLAN # 1395	PROPOSED RESIDENCES FOR TUSCANY DEVELOPMENTS LTD.	SHEET 2 OF 5

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CORP. OF TOWNSHIP OF ESQUIMALT
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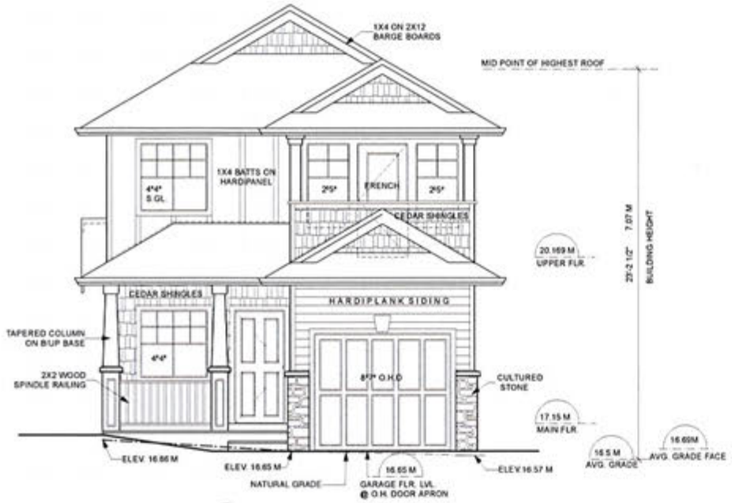
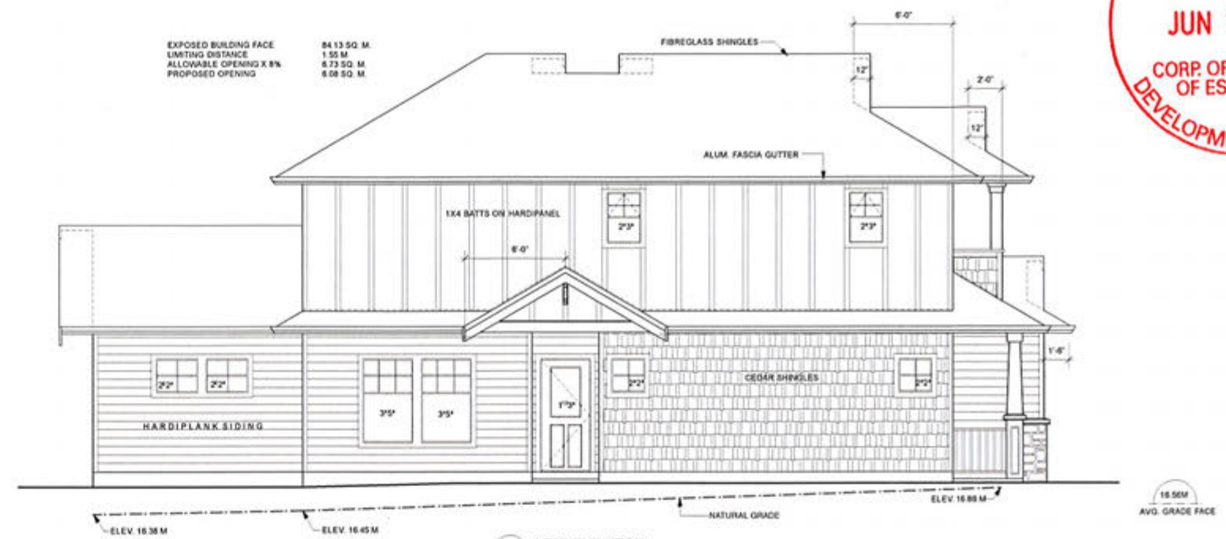


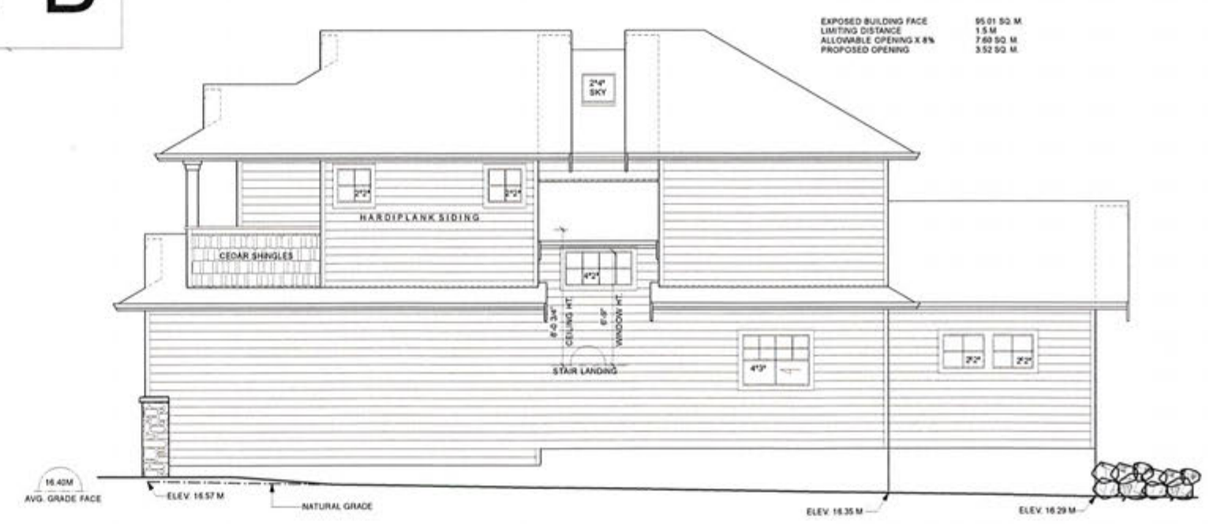
FRONT ELEVATION
Scale: 1/4" = 1'-0"



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

LOT B

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



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

HARTMANN'S DRAFTING & DESIGN 3414 MAPLEWOOD R.D. VICTORIA, B.C V8P 3N3 PHONE : 383-1295	SCALE 1/4" = 1'-0" DATE MAY 2018 DRAWN BY TMAR CHK BY KMAR PLAN # 1395	PROPOSED RESIDENCES FOR TUSCANY DEVELOPMENTS LTD.	SHEET 3 OF 5

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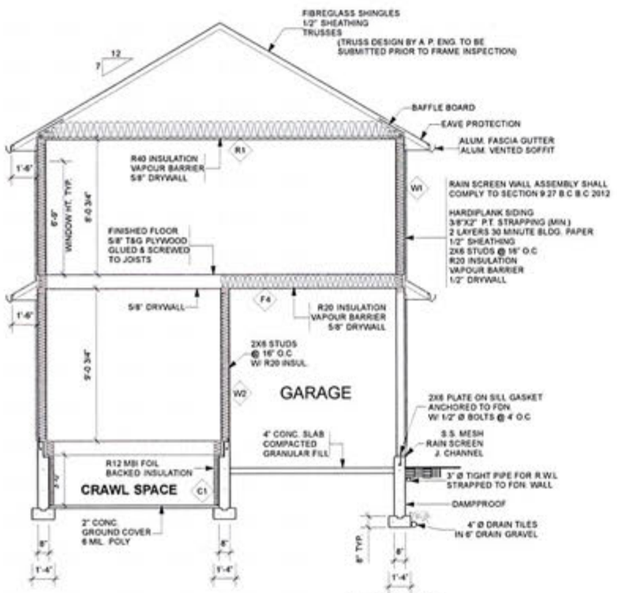
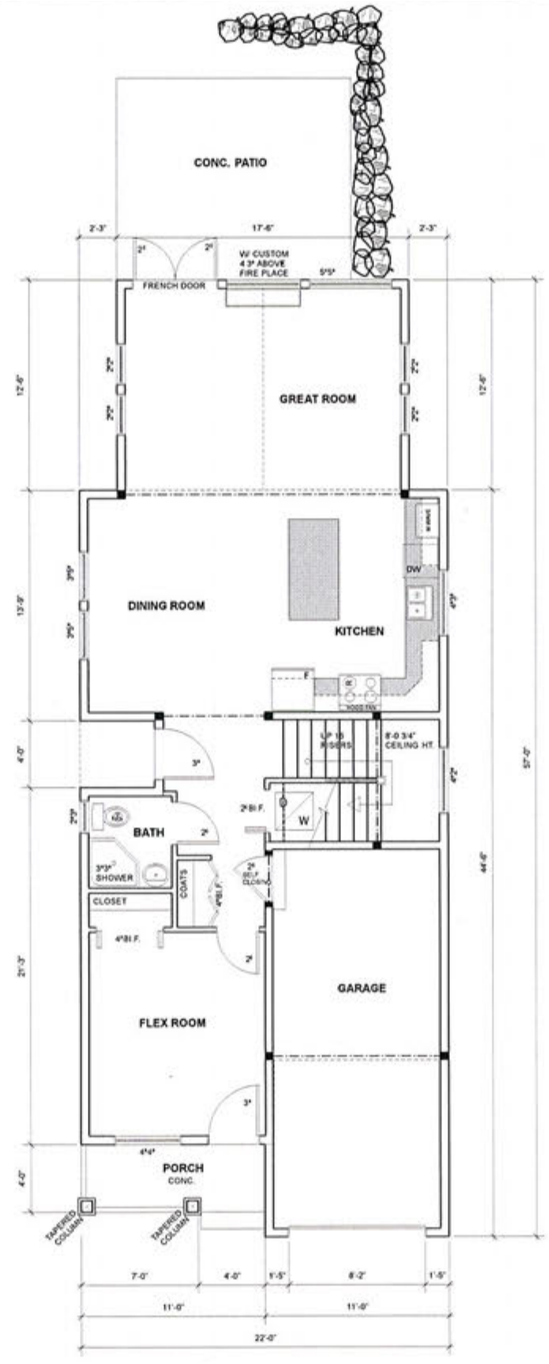
DEVELOPMENT SERVICES

LOT B



A/2 CROSS SECTION
Scale: 1/4" = 1'-0"



MAIN FLOOR PLAN
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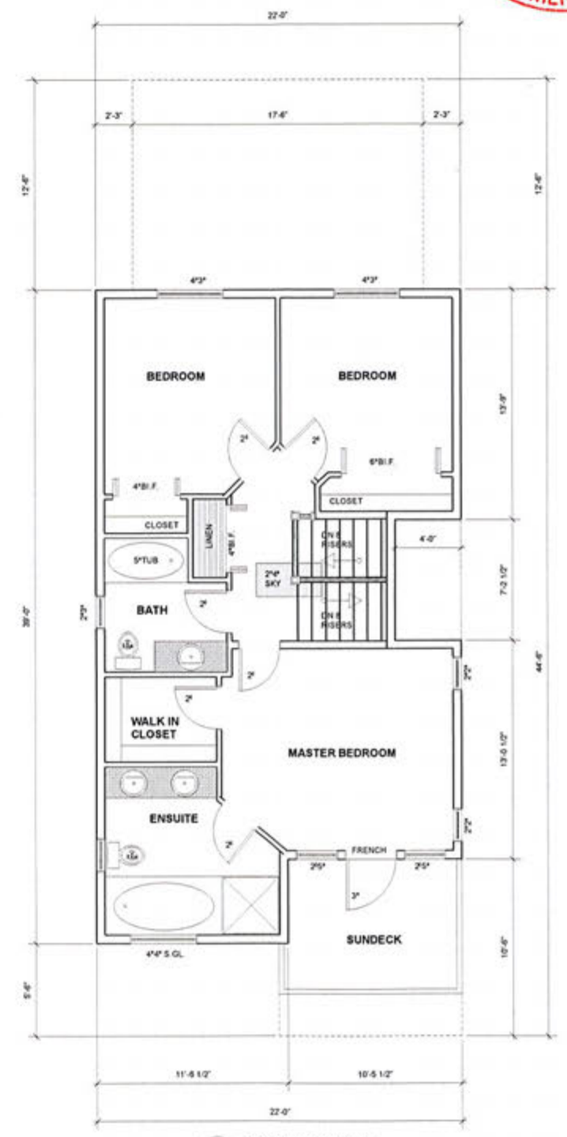
798.729 SQ.FT. (EXCLUDING GARAGE)



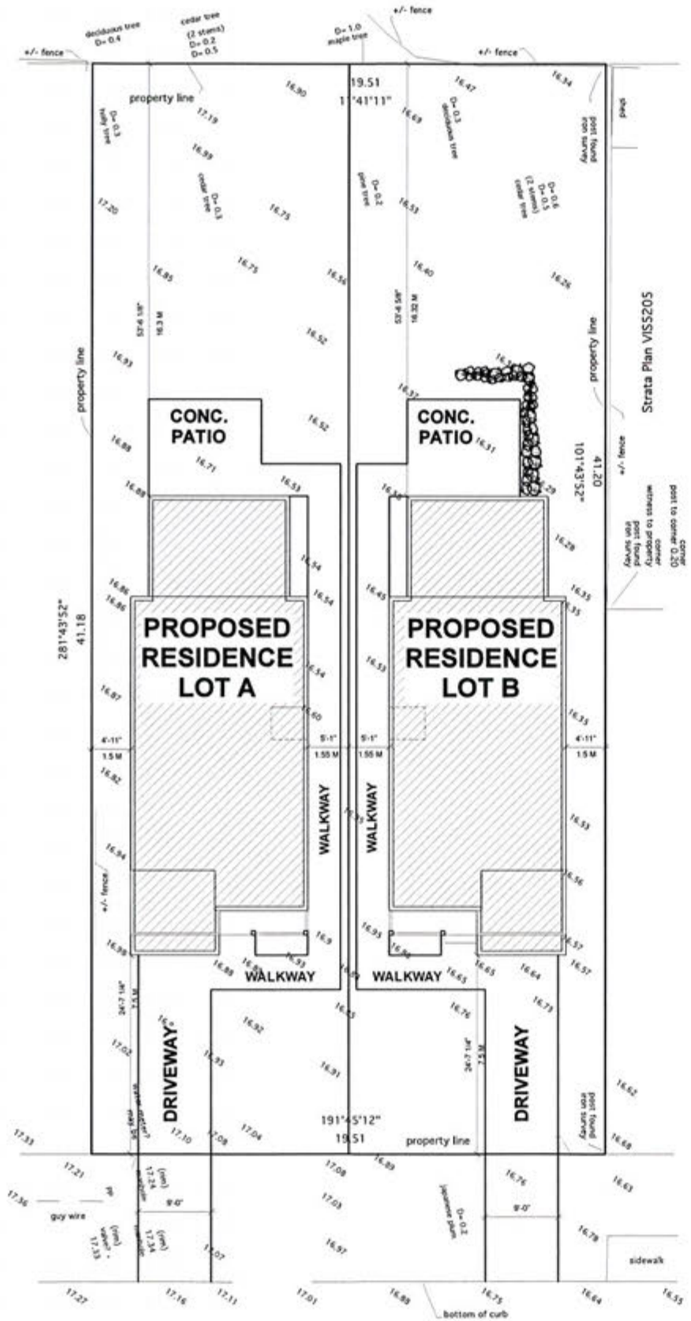
UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"
712.875 SQ.FT.

HARTMANN'S
DRAFTING & DESIGN
3436 MAPLEWOOD R.D. VICTORIA, B.C
V8P 3K0 PHONE : 383-1295

SCALE 1/4" = 1'-0"
DATE MAY 2018
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1395

PROPOSED RESIDENCES FOR TUSCANY DEVELOPMENTS LTD.

SHEET 4 OF 5



471 kinver street

SITE PLAN
Scale: 1:100

SITE PLAN BY GLEN MITCHELL LAND SURVEYING INC. W/ CHANGES BY HARTMANN DESIGN

SITE DATA	PROPOSED	PERMITTED
ADDRESS	471 KINVER STREET	
ZONE	RD-1 ZONING	
LEGAL DESCRIPTION		
LOT	A & B	
PLAN	6016	
SECTION	11	
DISTRICT	ESQUIMALT	
SITE AREA LOT A	4324.93 SQ.FT. 401.8 SQ.M.	
SITE AREA LOT B	4324.93 SQ.FT. 401.8 SQ.M.	
TOTAL SITE AREA LOT A & B	8649.878 SQ.FT. 803.6 SQ.M.	
SITE COVERAGE LOT A	1170.25 SQ.FT. 108.71 SQ.M.	
SITE COVERAGE LOT B	1170.25 SQ.FT. 108.71 SQ.M.	
TOTAL SITE COVERAGE LOT A & B	2340.5 SQ.FT. 217.43 SQ.M. (27.0 %)	30 % MAX
FLOOR AREA LOT A	1511.604 SQ.FT. (140.43 SQ.M.)	
FLOOR AREA LOT B	1511.604 SQ.FT. (140.43 SQ.M.)	
TOTAL FLOOR AREA LOT A & B	3023.208 SQ.FT. (280.86 SQ.M.) (0.349)	0.35 MAX
SETBACKS LOT A		
FRONT	7.5 M	7.5 M MIN
REAR	16.3M	7.5 M MIN
SIDE	1.55 M (VARIANCE)	3.0 M MIN
SIDE	1.5 M	1.5 M MIN
SETBACKS LOT B		
FRONT	7.5 M	7.5 M MIN
REAR	16.32 M	7.5 M MIN
SIDE	1.55 M (VARIANCE)	3.0 M MIN
SIDE	1.5 M	1.5 M MIN
BUILDING HEIGHT LOT A	22'-3 1/8" (6.78 M)	7.3 M MAX
BUILDING HEIGHT LOT B	23'-2 1/2" (7.07 M)	7.3 M MAX
PARKING SPACES	ONE SINGLE GARAGE PER DWELLING	ONE MIN.

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HARTMANN'S
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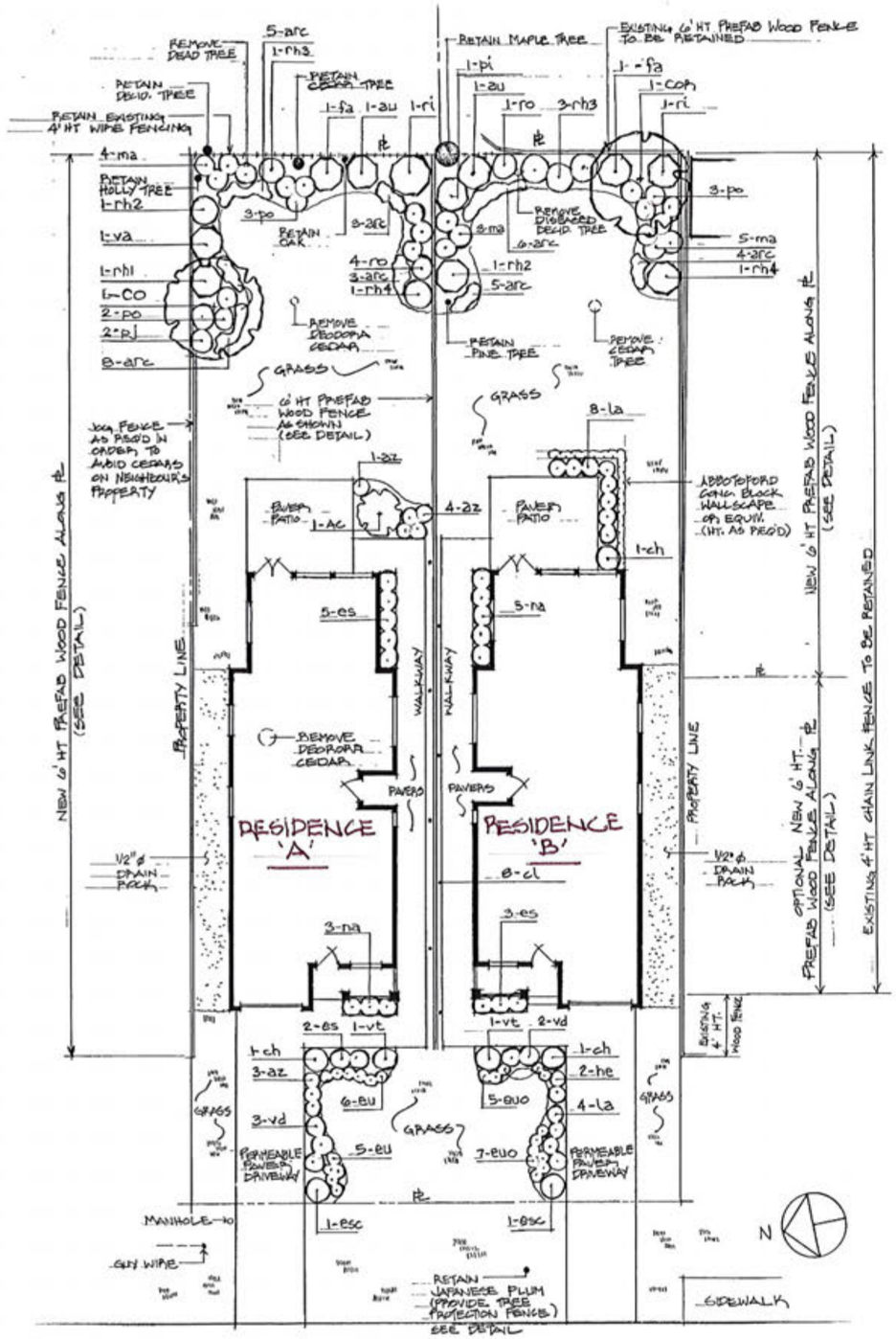
3614 MAPLEWOOD R.D VICTORIA, B.C
V8P 3N1 PHONE : 383-1290

SCALE 1/4" = 1'-0"
DATE MAY 2018
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1395

PROPOSED RESIDENCES FOR TUSCANY DEVELOPMENTS LTD.

SHEET 5 OF 5



471 KINVER STREET

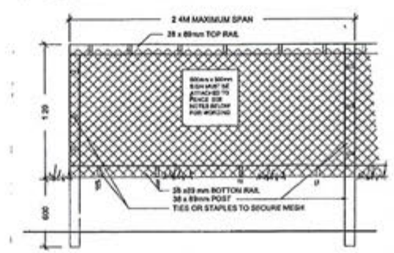
LANDSCAPE PLAN

SCALE: 1:100

PLANT LIST

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TOTAL
	AC	ACER PALMATUM DISSECTUM 'RED DRAGON'	WEEPING JAPANESE MAPLE	27cm POT	AS SHN	1
	au	AUCUBA JAPONICA	JAPANESE AUCUBA	27cm POT	AS SHN	2
	az	AZALEA JAPONICA	JAPANESE AZALEA	15cm POT	2'-0" O/C	8
	ch	CHOISYA TERNATA	MEXICAN MOCK ORANGE	21cm POT	AS SHN	3
	cl	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	15cm POT	AS SHN	8
*	co	CORNUS NUTTALLII	PACIFIC DOGWOOD	1.75M B&B	AS SHN	1
*	cop	CORNUS NUTTALLII EDDIEI	VARIEGATED PACIFIC WHITE DOGWOOD	1.75M B&B	AS SHN	1
	es	ESCALLONIA 'NEWPORT DWARF'	DWARF ESCALLONIA	15cm POT	2'-6" O/C	10
	esc	ESCALLONIA EXONIENSIS 'FRADESII'	PINK PRINCESS	21cm POT	AS SHN	2
	eu	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	EUONYMUS	15cm POT	1'-6" O/C	11
	euo	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EUONYMUS	15cm POT	1'-6" O/C	12
	fa	FATSIA JAPONICA	JAPANESE ADALIA	27cm POT	AS SHN	2
	he	HEBE PINGUIFOLIA PAGEI	HEBE	15cm POT	2'-0" O/C	2
	la	LAVANDULA SPICA	LAVENDER	15cm POT	2'-0" O/C	12
*	ma	MAHONIA AQUIFOLIUM	OREGON GRAPE	21cm POT	2'-6" O/C	12
	na	NANDINA DOMESTICA	HEAVENLY BAMBOO	21cm POT	2'-6" O/C	8
	pi	PINUS MUGO MUGHUS	MUGHO PINE	27cm POT	AS SHN	1
*	po	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	21cm POT	2'-6" O/C	8
	rh1	RHODODENDRON 'BOULE DE NEIGE'	RHODODENDRON	27cm POT	AS SHN	1
	rh2	RHODODENDRON 'GOMERS WATERER'	RHODODENDRON	27cm POT	AS SHN	2
*	rh3	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	27cm POT	AS SHN	4
	rh4	RHODODENDRON 'PJM'	RHODODENDRON	27cm POT	AS SHN	2
*	ro	ROSA NUTKANA	NOOTKA ROSE	21cm POT	2'-6" O/C	5
*	ri	RIBES SANGUINEUM	RED-FLOWERING CURRANT	27cm POT	AS SHN	2
*	va	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	21cm POT	AS SHN	1
	vd	VIBURNUM DAVIDII	DAVID'S VIBURNUM	15cm POT	2'-6" O/C	5
	vt	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	15cm POT	AS SHN	2
*	arc	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	10cm POT	1'-6" O/C	34
	pj	PIERIS JAPONICA 'MOUNTAIN FIRE'	LILY-OF-THE-VALLEY SHRUB	21cm POT	3'-0" O/C	2

NOTE: * DENOTES NATIVE PLANTING



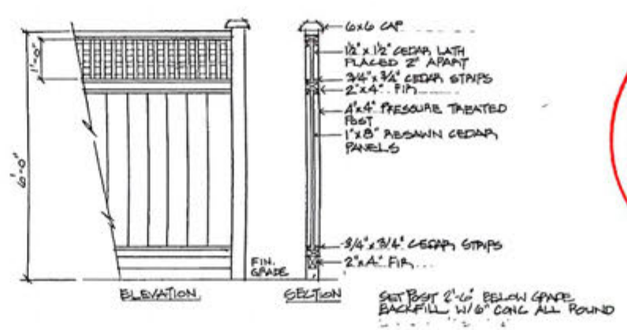
TREE PROTECTION FENCING

NOTES

1 FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES

2 ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING WARNING-HABITAT PROTECTION AREA THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



PERIMETER FENCE DETAIL

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GENERAL NOTES

- ALL LANDSCAPING SHALL CONFORM TO BCSLA/BCNTA LANDSCAPE STANDARD
- FINAL GRADES SHALL MATCH EXISTING GRADES AT PROPERTY BOUNDARY
- ALL LANDSCAPED AREAS AT NEW RESIDENCE SHALL BE IRRIGATED WITH PROFESSIONALLY INSTALLED AUTOMATIC UNDERGROUND SYSTEM

LANDSCAPE PLAN

RESIDENCES @ 471 KINVER ST. ESQ.

SCALE: 1:100
DATE: JUNE 2018

L1 of 1

DOUG MCLEAN, O.D.H.
LANDSCAPE DESIGN
839 SWAN ST VICTORIA B.C.
(250) 475-0723 V8X 2Z2