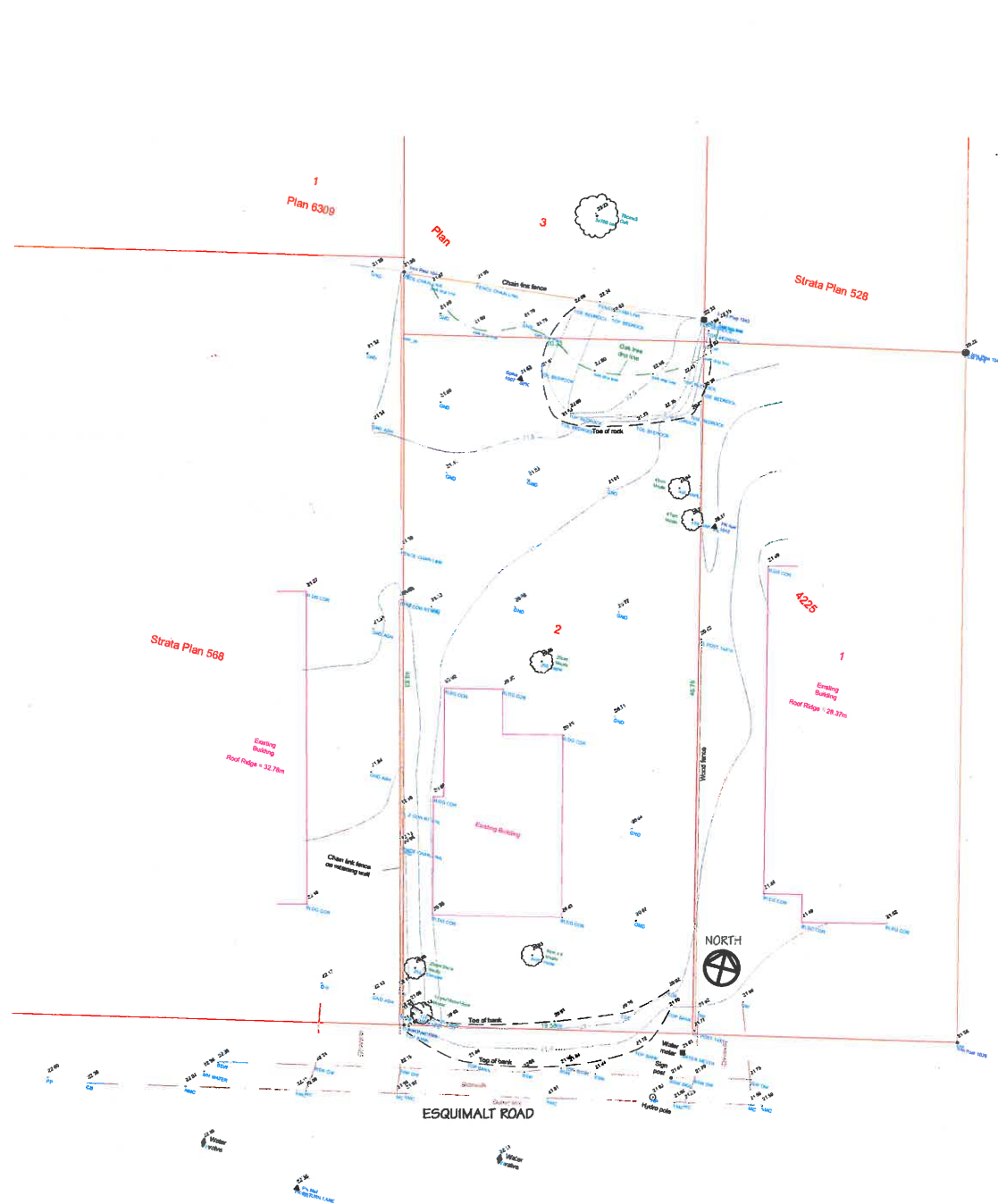
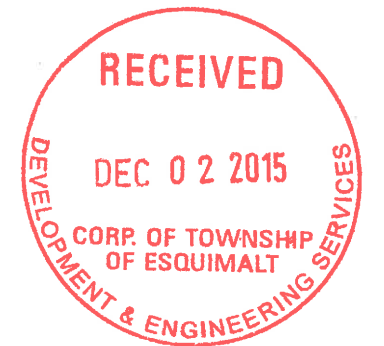
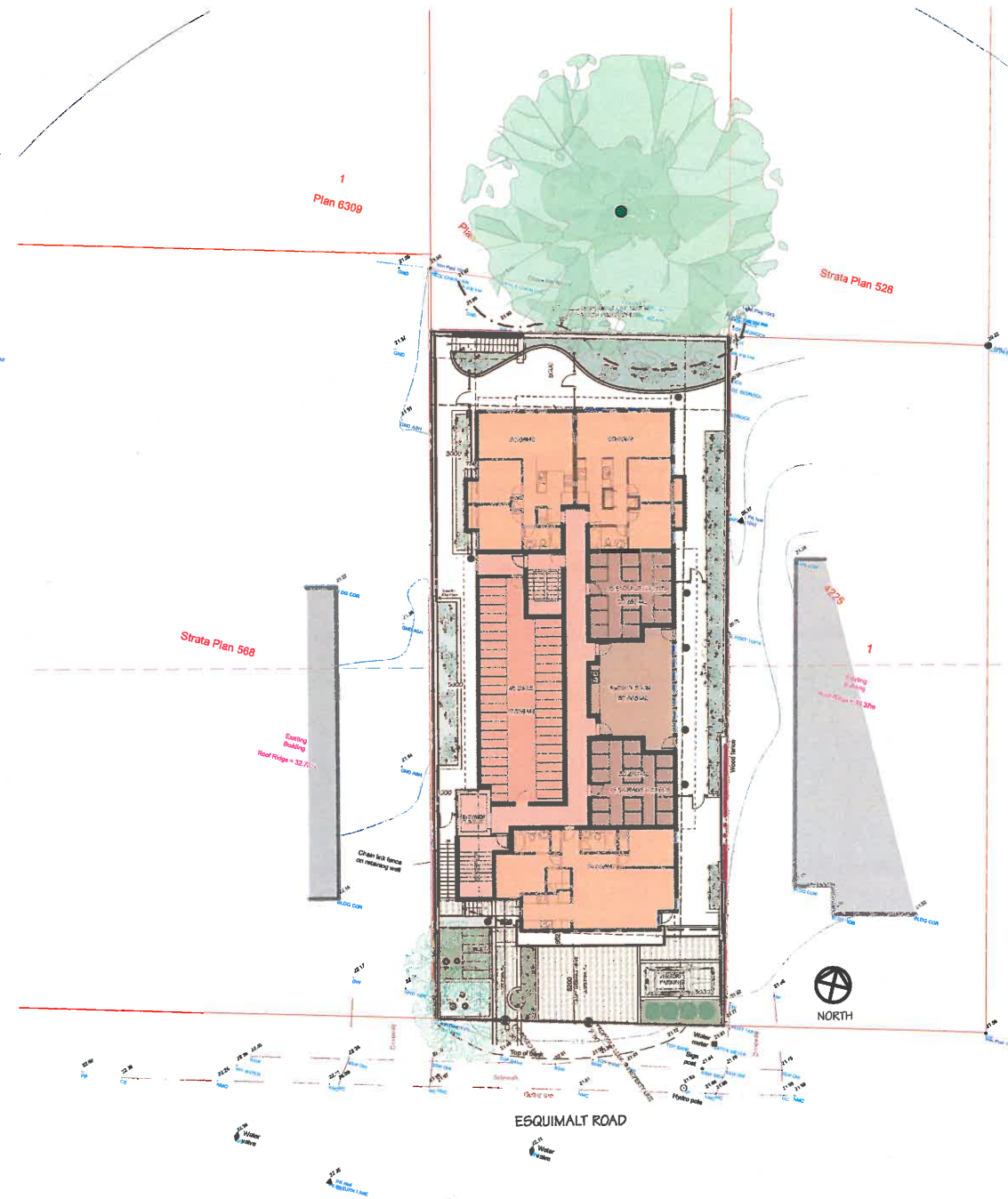




1 SITE SURVEY
Scale: 1:200



2 SITE PLAN
Scale: 1:200

DATA SHEET

SITE AREA 929.887M²

UNITS

LEVEL 1	3
LEVEL 2	7
LEVEL 3	7
LEVEL 4	7
LEVEL 5	6
TOTAL	30 UNITS

2 BED	1 BED + DEN	1 BED	
1	2	1	0
1	4	2	2
1	4	2	2
1	4	2	2
2	4	0	6
6	18	6	

FLOOR AREA RATIO

LEVEL 1	371.129
LEVEL 2	425.284
LEVEL 3	425.096
LEVEL 4	425.325
LEVEL 5	386.859
FLOOR AREA	2033.693

FAR 2033.693/929.887 = 2.188

LOT COVERAGE 94%

REQUIRED PARKING 39 SPACES (1.3 PER UNIT)

PROVIDED PARKING 24 SPACES (.8 PER UNIT)

PLUS 45 BICYCLES ON 1st FLR. & SECURE STORAGE 30 UNITS
6 VISITOR BICYCLES FRONT ENTRY

SETBACKS

FRONT	6M
SIDE	0
SIDE	0
REAR	0

AVERAGE GRADE

$21.6 + 21.3 + 21.358 + 21.9 = 86.185 / 4 = 21.546$

BUILDING HEIGHT
17.7M

3 DATA SHEET



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826 ESQUIMALT ROAD
VICTORIA B.C.

OCTOBER 28TH 2015 (Revised for December 9th, 2015)
SITE SURVEY SITE PLAN
DATA SHEET

A-1



LEVEL THREE

1 LEVEL THREE
Scale: 1:100



LEVEL FOUR

2 LEVEL FOUR
Scale: 1:100



LEVEL FIVE

3 LEVEL FIVE
Scale: 1:100



826 ESQUIMALT ROAD
VICTORIA B.C.

OCTOBER 28TH, 2015 (REVISED FOR DECEMBER 9TH, 2015.)
PLANS : LEVEL THREE; LEVEL FOUR; LEVEL FIVE

A-3

RECEIVED

DEC 02 2015

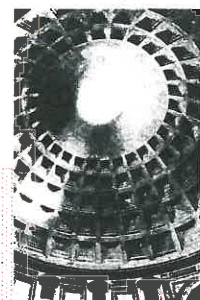
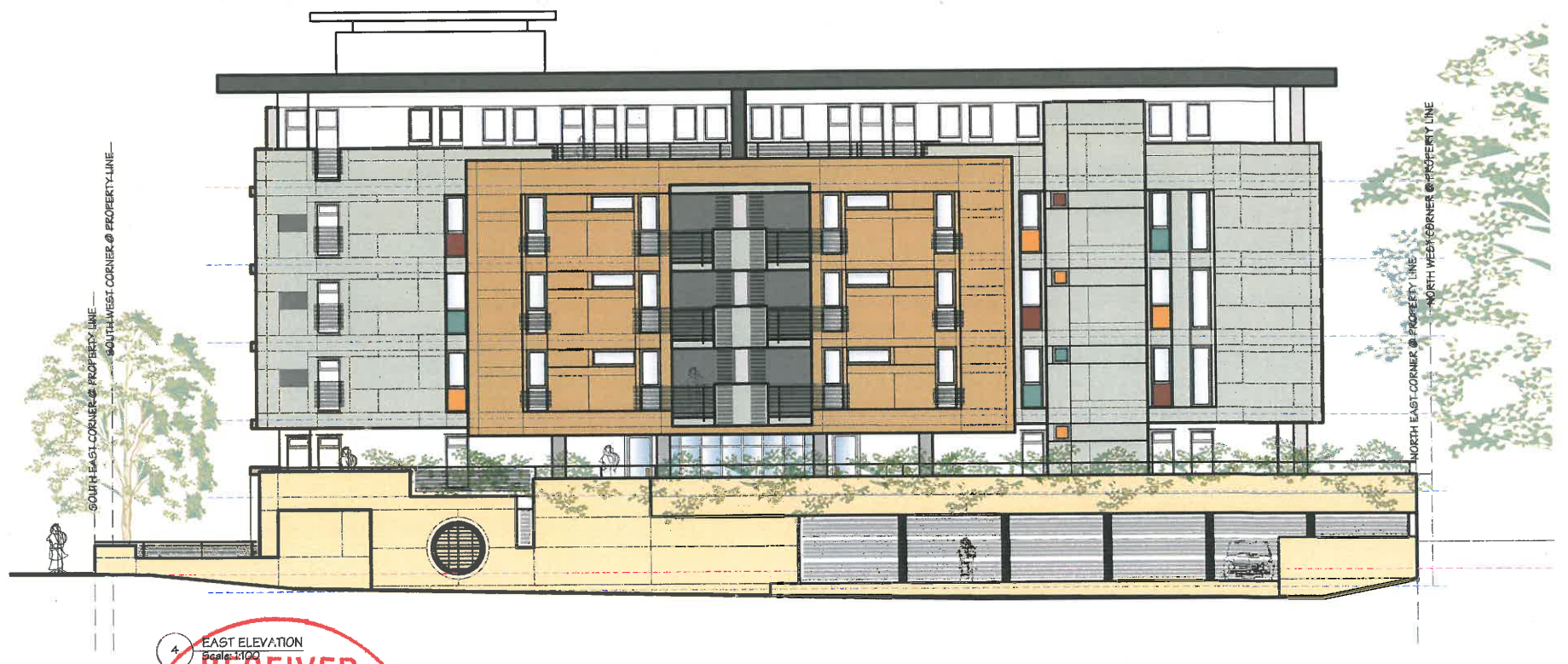
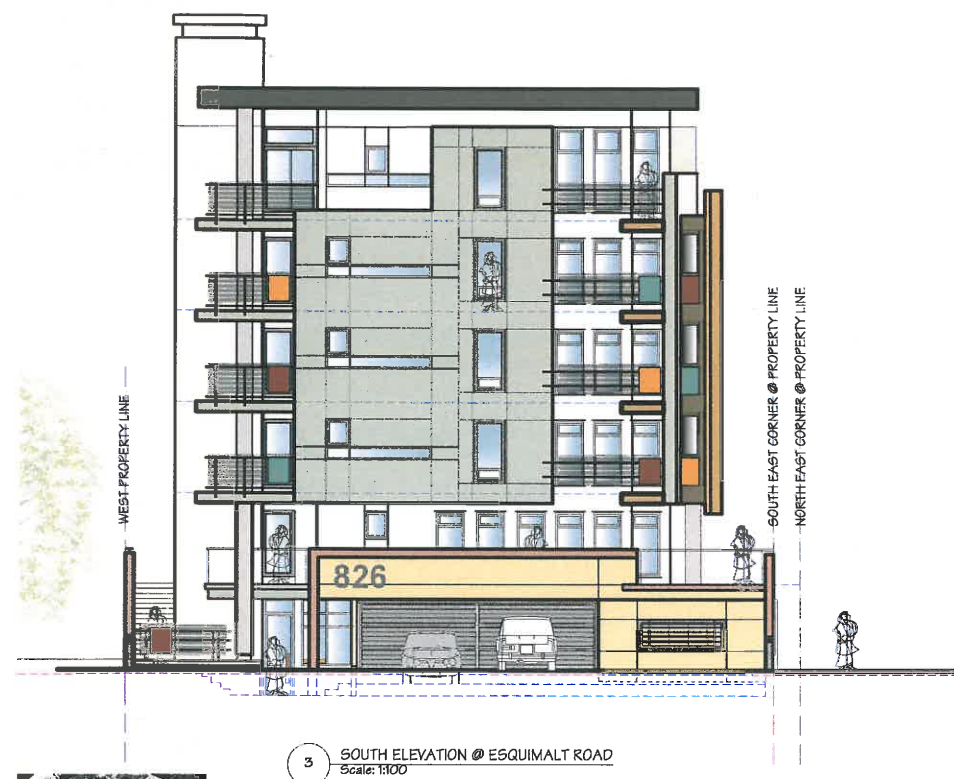
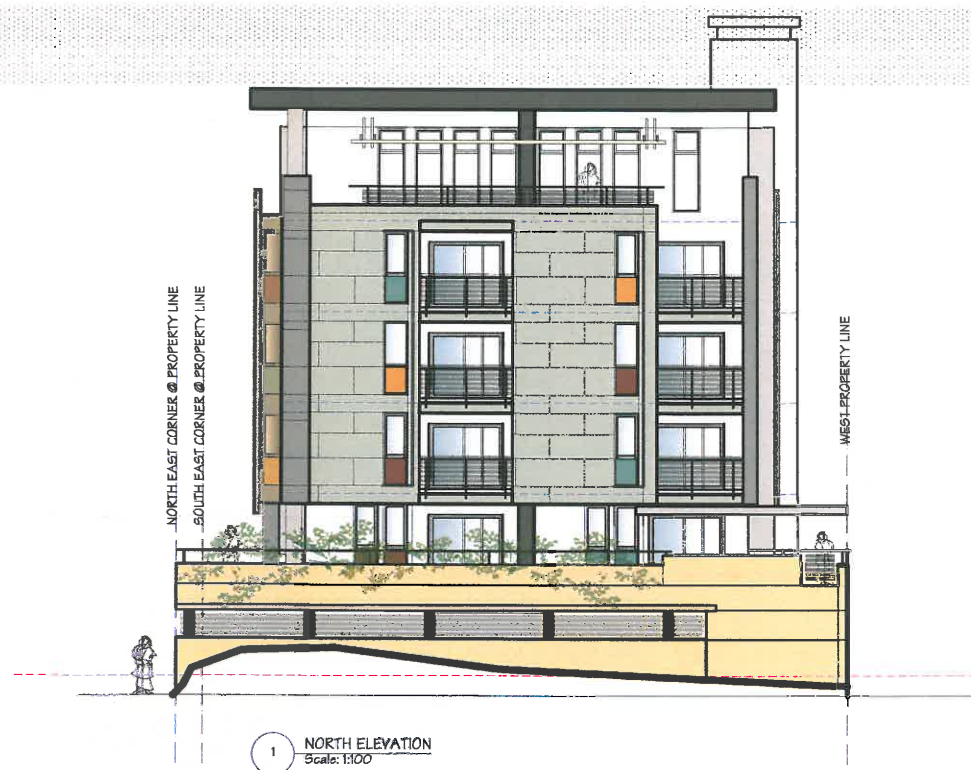
23 CORP. OF TOWNSHIP
OF ESQUIMALT

6000
FRONT YARD SETBACK

DEC 02 2015

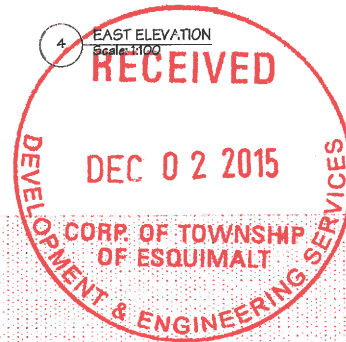
CORP. OF TOWNSHIP
OF ESQUIMALT

ENVIRONMENT & ENGINEERING SERVICES



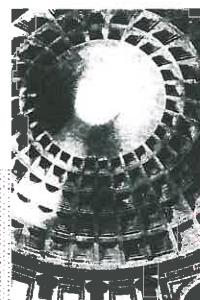
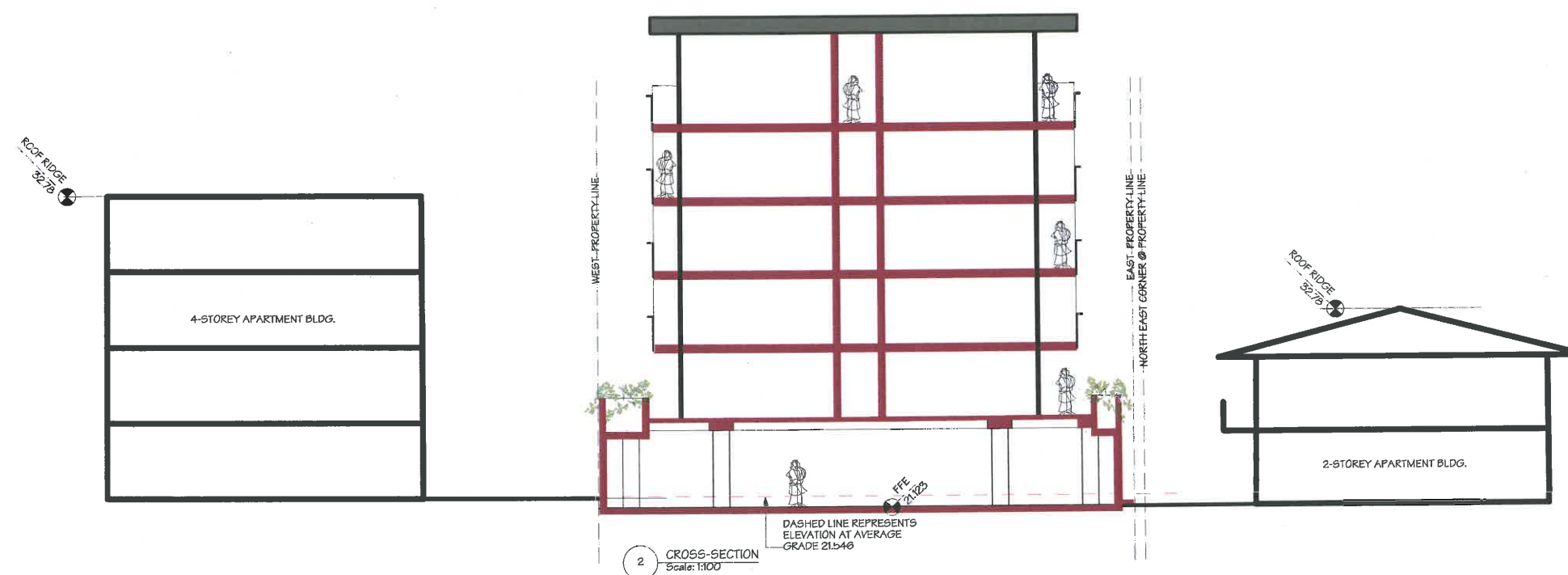
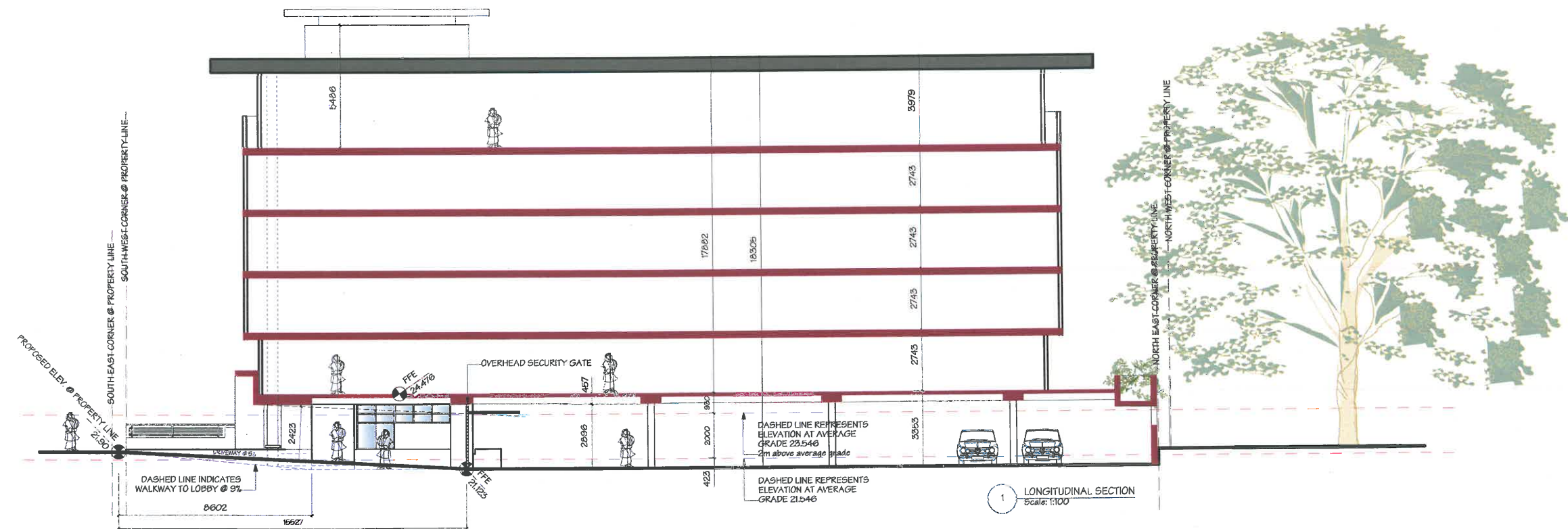
PRAXIS
architects inc.

826 ESQUIMALT ROAD
VICTORIA B.C.



OCTOBER 28TH, 2015 (Revised for December 9th, 2015.)
ELEVATIONS: NORTH; SOUTH; EAST; WEST.

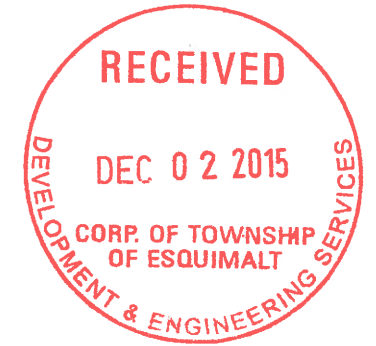
A-4





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826 Esquimalt road - street Level
december 1st, 2015





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826 Esquimalt road - Entry view
december 1st, 2015



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826 Esquimalt road - Entry view 2
december 1st, 2015

March 21st

June 21st

sept 21st

Dec 21st

9:00 am

12:00 pm

3:00 pm

6:00 pm





1
Plan 6309

Plan

3

Strata Plan 528

Strata Plan 568

Existing Building
Roof Ridge = 32.78m

4225

1
Existing Building
Roof Ridge = 28.37m

Existing Building
(to be removed)

Chain link fence
on retaining wall

RECEIVED

NOV 10 2015

CORP. OF TOWNSHIP
OF ESQUIMALT

DEVELOPMENT & ENGINEERING SERVICES

SITE PLAN

Kingsnorth Developments

Lot 2, Section 11,
Esquimalt District,
Plan 4225

ADDRESS : 826 Esquimalt Road

PROJECT SURVEYOR : RPH

DRAWN BY : RPH

DATE : Sept 22/15

OUR FILE : 29246

REV: Nov 10/15



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA - NANAIMO - PARKSVILLE

V:_Surveying\29246\29246.dwg

Distances and elevations are in metres

Elevations are geodetic based on control monument 84H0200

Elevations are at natural grade unless noted otherwise

0 1.5 3 6 9 12 15

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any manner which would assume same.

Lot boundaries are approximate and subject to verification by a registered legal survey

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Subject to charges, legal notations, and interests shown on: Title No. CA3127465 (P.I.D. 006-075-495)