

B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF:

LOT J SECTION 10 ESQUIMALT DISTRICT PLAN 2923

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
by 280mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)

006-289-151

SITE AREA

442.2m²

CIVIC ADDRESS

778 DOMINION ROAD
VICTORIA, BC

MUNICIPALITY

Esquimalt

ZONING

RM-3

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consent of the signatory

This document was prepared for the exclusive
use of our client, Lance Montgomery

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

FILE: 11385
DWG/DATE: 11385-778 Dominion/2017-01-16

Explorer
Land Surveying Inc.

101 - 2610 Douglas Street,
Victoria, B.C. V8T 4M1
Tel: (250) 383-2257
email: kenneth@explorersurvey.com

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DEVELOPMENT SERVICES

LEGEND

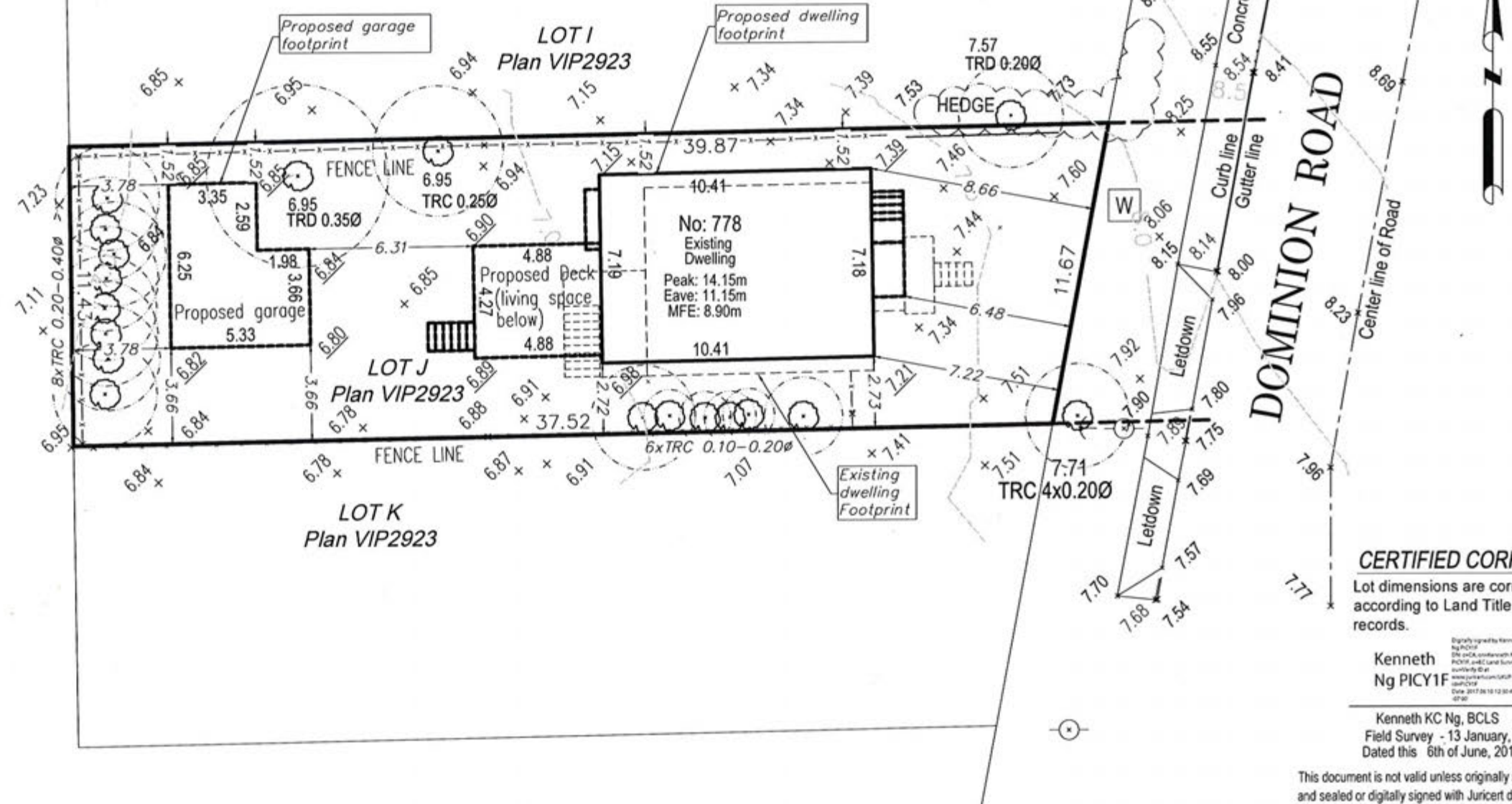
Elevations are geodetic based on Integrated survey
monument 23-31 in the MUNICIPALITY OF ESQUIMALT
at elevation 7.318m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

Contours are descriptive, and only accurate to +/- 0.5m interval
Grade shots are taken at the point marked X

- TRD - denotes Deciduous Tree type
- TRC - denotes Coniferous Tree type
- - denotes Power pole
- ⊕ - denotes Anchor
- MFE - denotes Main Floor Elevation (doorsill)
- - denotes Catchbasin
- WV - denotes Water valve
- W - denotes Water meter

LOT 1
Plan VIP13346



CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth
Ng PICY1F

Kenneth KC Ng, BCLS
Field Survey - 13 January, 2017
Dated this 6th of June, 2017.

This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

PROPERTY LOCATION	778 DOMINION RD VICTORIA BC V9A 4E6
PROPERTY DESCRIPTION	LOT J SECTION 10 PLAN VIP2923 PID 006-289-151
EXISTING ZONING RM-3	PROPOSED ZONING RD-1
SITE AREA	442.2 m2
NUMBER OF DWELLING UNITS PROPOSED	2 - SINGLE FAMILY WITH IN-LAW SUITE
PROPOSED PARKING SPACES	3



MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
BUILDING SUMMARY

SCOPE OF PROPOSED PROJECT:

Move the existing structure 0.54 m to the north to the new 1.52 m setback as per plan, while maintaining existing front setback. Remove existing front and rear decks and stairs. Remove existing foundation, and install new foundation to allow for full height basement as per plan. Lower existing main floor by 0.39 m to new main floor elevation. Remove main floor cantilever on south side of existing structure. Change front entrance and stair details as per plan. Extend rear of structure by 1.75 m, and install new rear deck and stairs. Remove existing roof structure, and install new top floor and roof structure as per plan. Upgrade main floor as per plan. Install new work shop/garage as per plan. Install new triple glazed windows and new doors. Install new Hardi plank siding.

	EXISTING	PROPOSED
NUMBER OF BEDROOMS	2	3 + DEN
NUMBER OF BATHROOMS	1	3.5
NUMBER OF STORIES	1 + BSMT	2 + BSMT
BASEMENT	UNFINISHED	FINISHED
MAIN FLOOR ELEVATION	8.90 m	8.51 m
RIDGE PEAK ELEVATION	14.15 m	15.50 m

NOTE:
ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE REQUIREMENTS OF THE 2012 BUILDING CODE.

PROPOSED FLOOR AREA	
RD-1 PARCEL UNDER 800 m2 RATIO 0.4	
TOP FLOOR	67.47 m2
MAIN FLOOR	73.80 m2
BASEMENT	90.56 m2
TOTAL FLOOR AREA	231.83 m2
FLOOR AREA EXEMPTIONS: CEILING BELOW 1.2 m ABOVE GRADE	
BASEMENT	90.56 m2
PROPOSED FLOOR AREA	141.27 m2
ALLOWED (442.2 x 0.4)	176.88 m2

PROPOSED LOT COVERAGE	
RD-1 COMBINED MAXIMUM COVERAGE 30%	
PRINCIPAL BUILDING	103.88 m2
RD-1 ACCESSORY BUILDING MAXIMUM COVERAGE 10%	
GARAGE/SHOP	28.18 m2
ALLOWED	44.22 m2
PROPOSED LOT COVERAGE	132.06 m2
ALLOWED (442.2 x 0.3)	132.66 m2

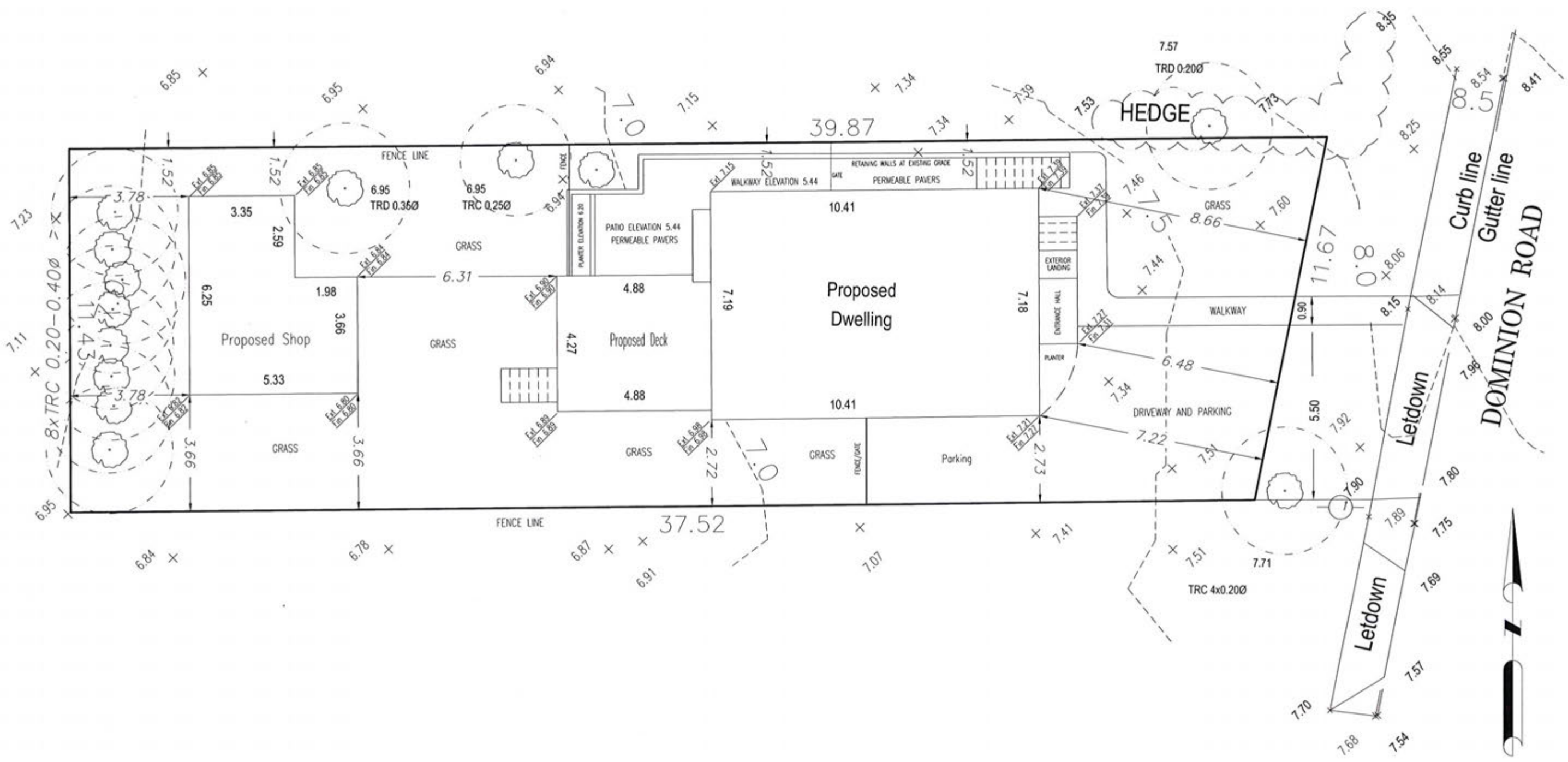
AVERAGE GRADE CALCULATIONS

PRINCIPAL BUILDING MAIN ROOF					
GRADE A	GRADE B	AVERAGE GRADE	X	DISTANCE	TOTAL
7.15	7.39	7.27		10.41	75.68
7.39	7.21	7.30		7.18	52.41
7.21	6.98	7.10		10.41	73.86
6.98	7.15	7.07		7.18	50.73
TOTALS				35.18	252.68
252.68 /				35.18	
AVERAGE FINISHED GRADE				=	7.18
RD-1 MAXIMUM MEAN HEIGHT: 7.3 m ABOVE AVERAGE GRADE					
MAXIMUM ALLOWED MEAN HEIGHT				=	14.48
PROPOSED MEAN HEIGHT				=	14.45

GARAGE ROOF					
GRADE A	GRADE B	AVERAGE GRADE	X	DISTANCE	TOTAL
6.85	6.85	6.85		3.35	22.95
6.85	6.84	6.85		2.59	17.73
6.84	6.80	6.82		3.66	24.96
6.80	6.82	6.81		5.33	36.30
6.82	6.85	6.84		6.25	42.72
TOTALS				21.18	144.65
144.65 /				21.18	
AVERAGE FINISHED GRADE				=	6.83
RD-1 MAXIMUM MEAN HEIGHT: 3.6 m ABOVE AVERAGE GRADE					
MAXIMUM ALLOWED MEAN HEIGHT				=	10.43
PROPOSED MEAN HEIGHT				=	10.36

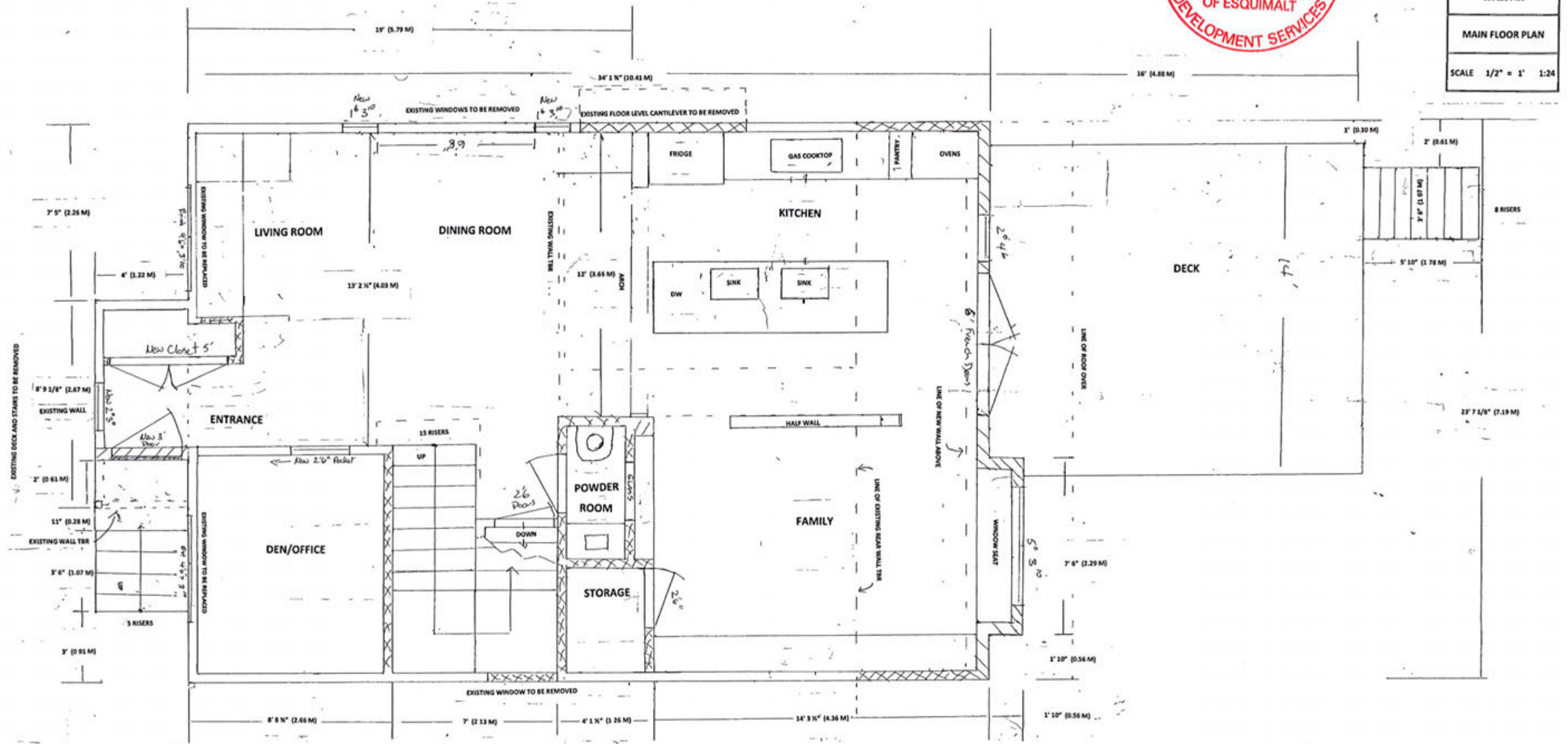


MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
SITE PLAN
SCALE 1cm = 0.58m





SCALE 1/2" = 1' 1:24



EXISTING WALLS TO BE REMOVED

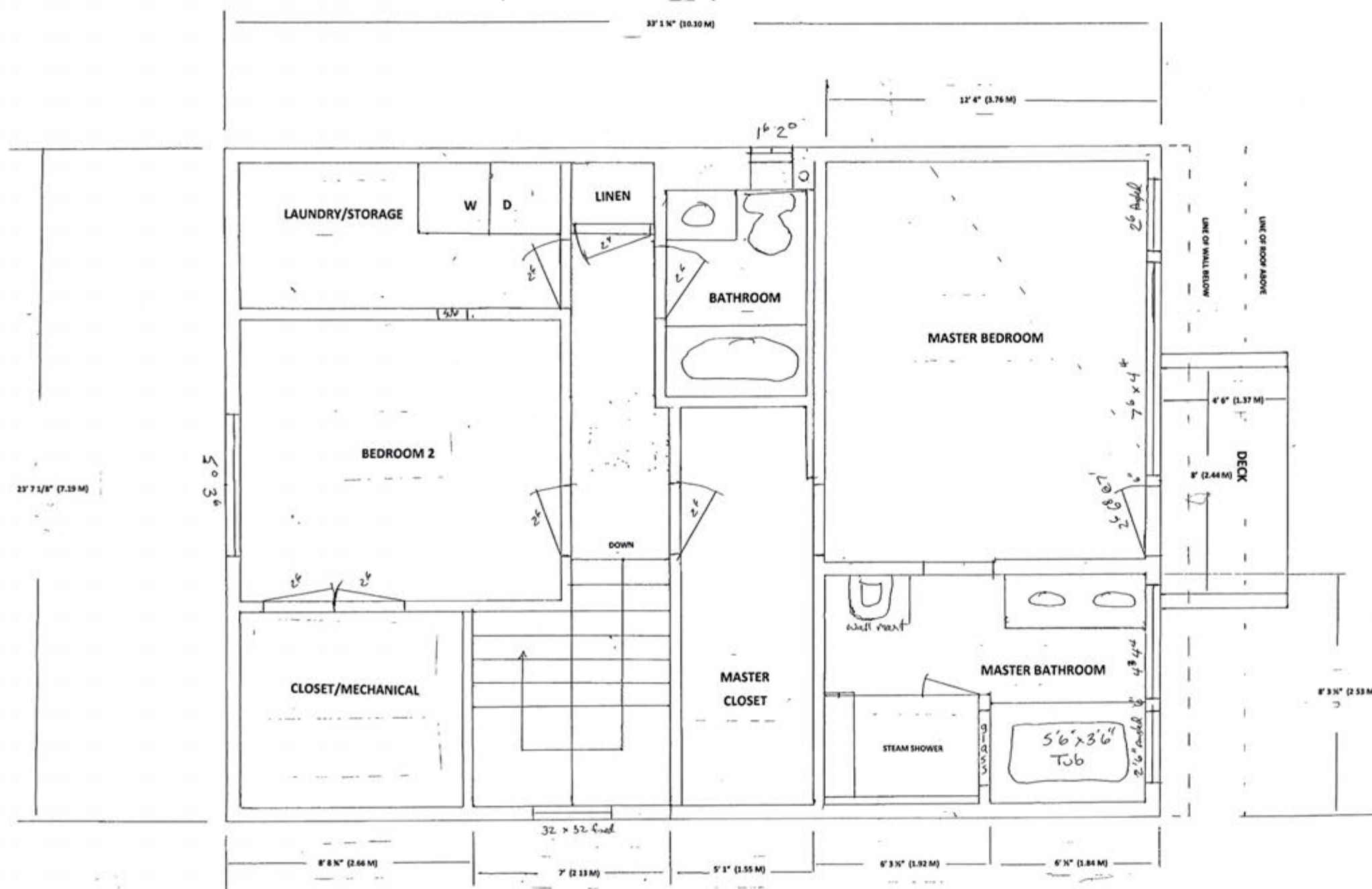
NEW 2X4 WALL

NEW 2X6 WALL

ALL DIMENSIONS ARE EXTERIOR PLY TO INTERIOR FINISH

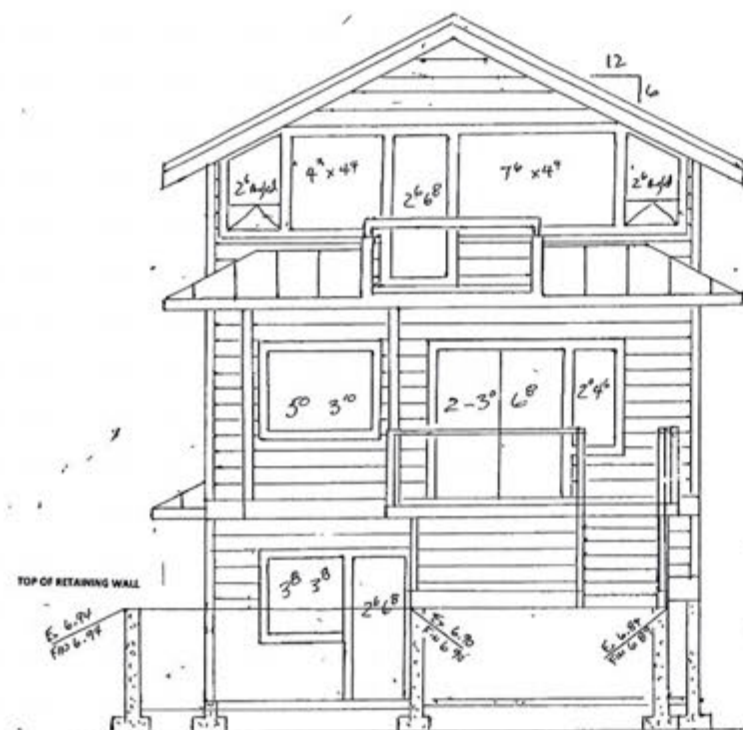


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TOP FLOOR PLAN
SCALE 1/2" = 1' 1:24

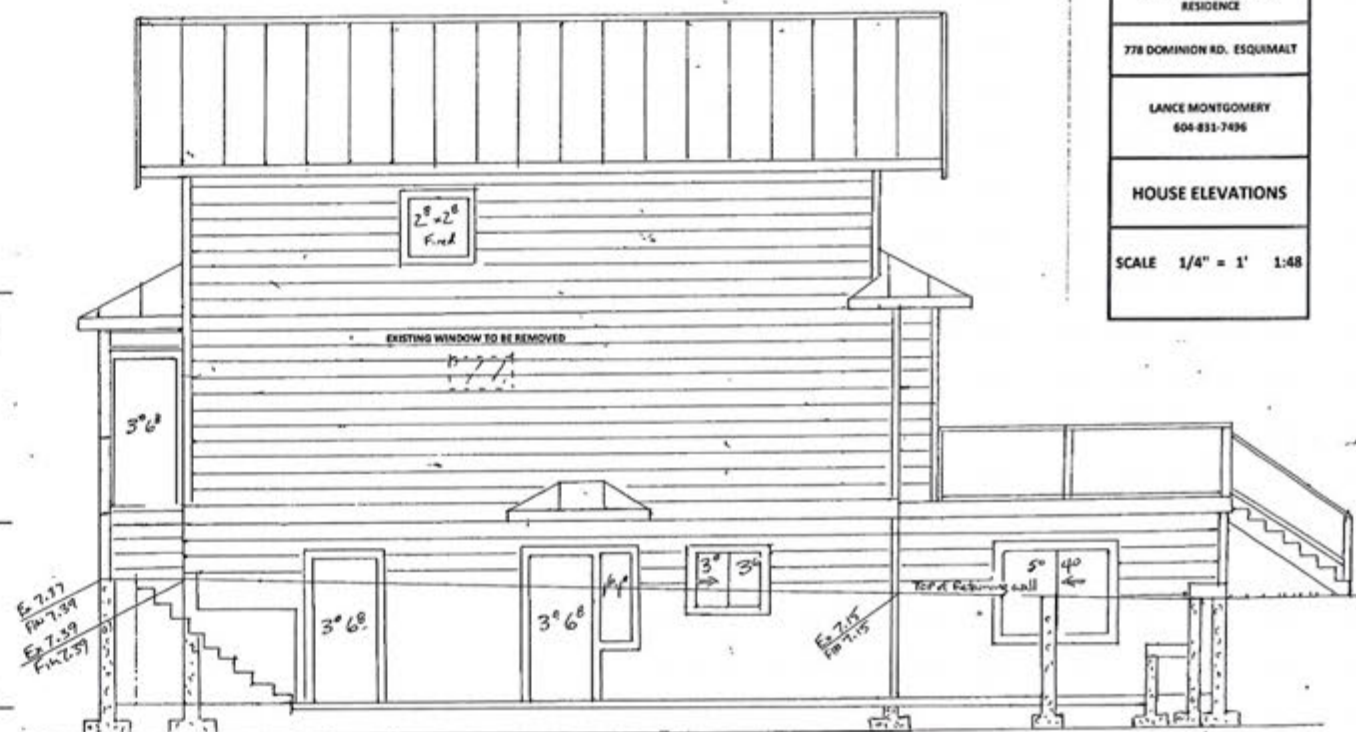
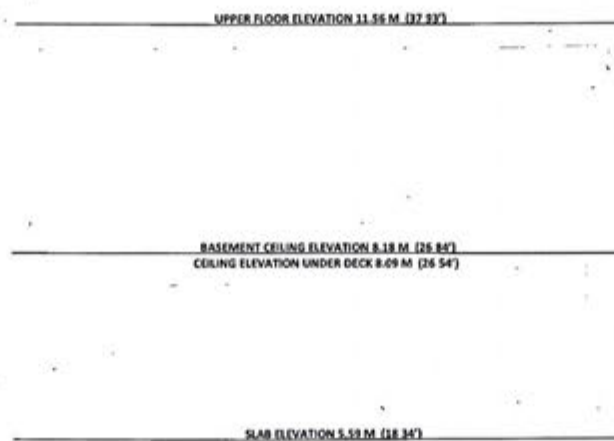


ALL EXTERIOR WALLS ARE 2X6 INTERIOR WALLS ARE 2X4 UNLESS NOTED OR STRUCTURALLY REQUIRED

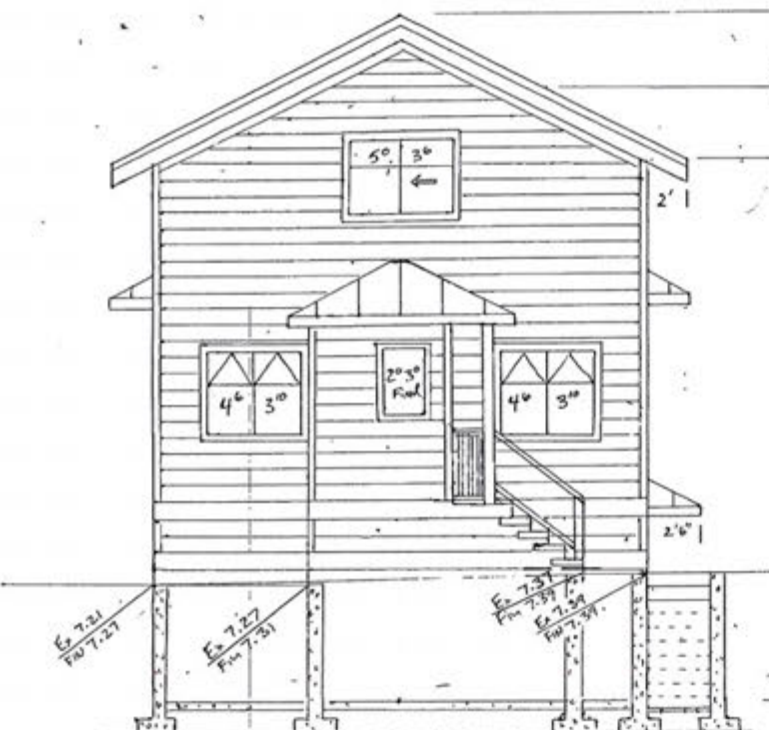
ALL DIMENSIONS ARE EXTERIOR PLY TO INTERIOR FINISH



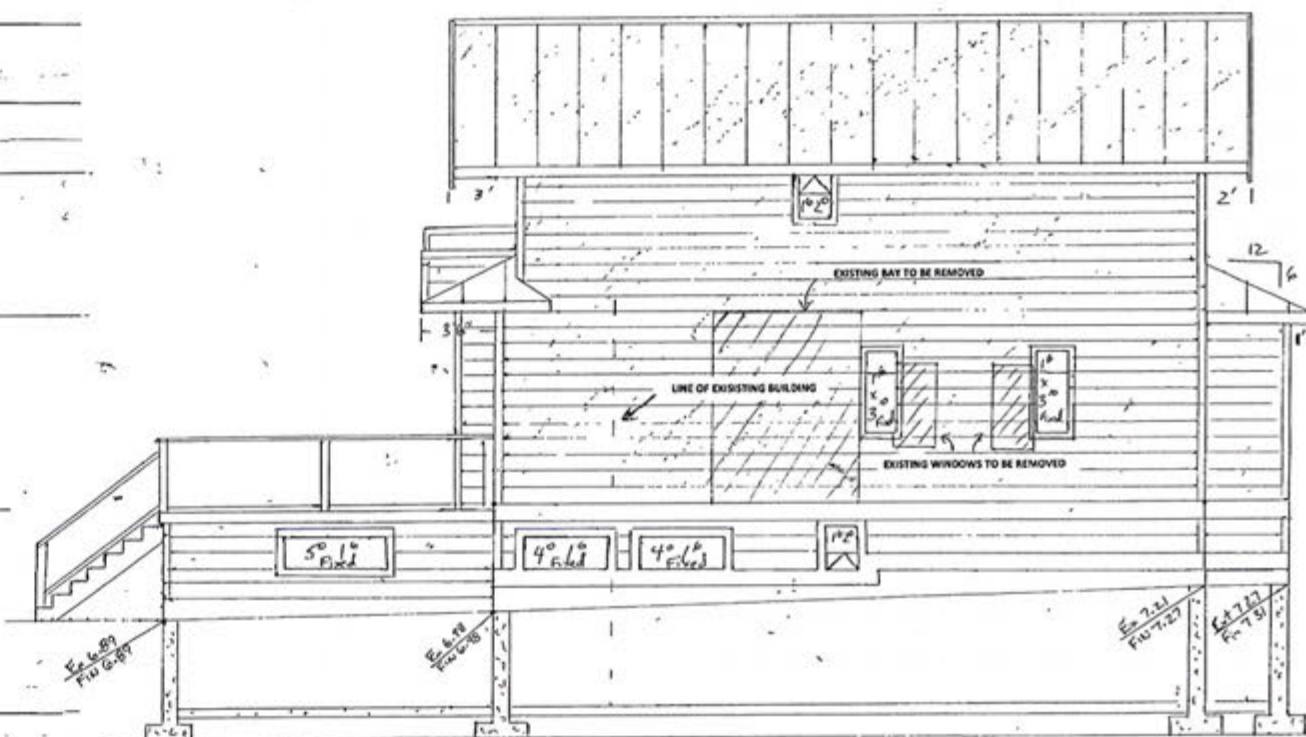
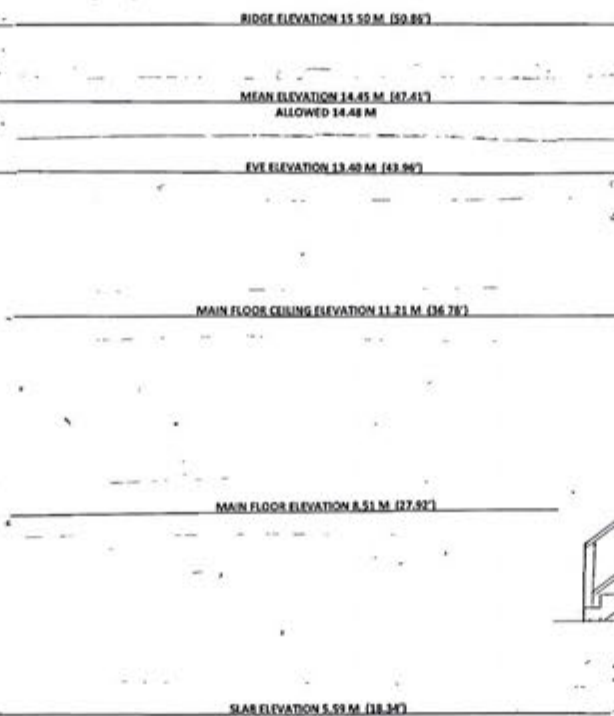
WEST ELEVATION



NORTH ELEVATION

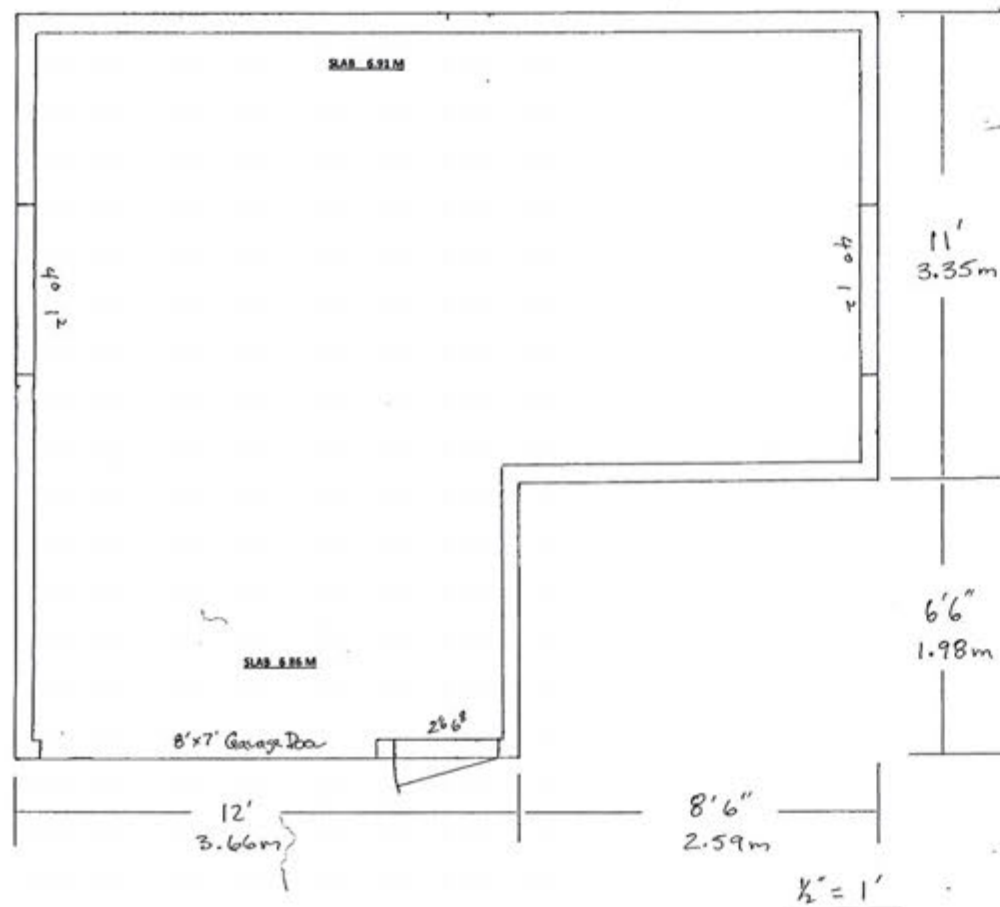


EAST ELEVATION



SOUTH ELEVATION

MONTGOMERY/RIERO RESIDENCE
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LANCE MONTGOMERY 604-833-7496
HOUSE ELEVATIONS
SCALE 1/4" = 1' 1:48

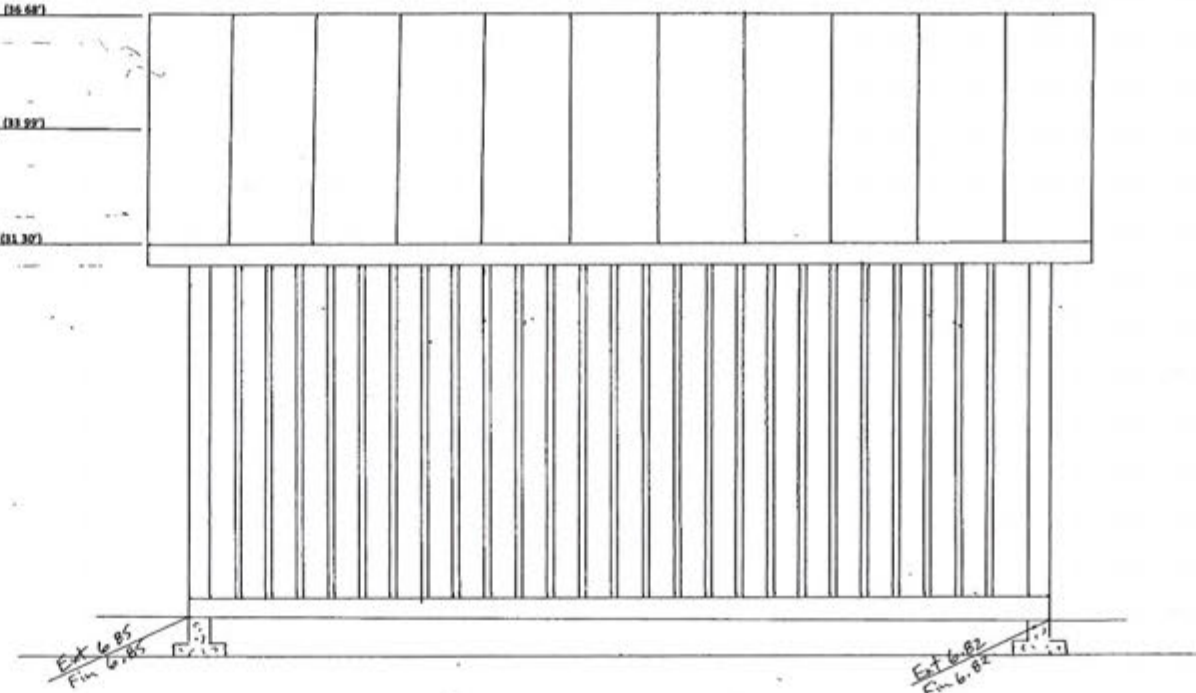


RIDGE ELEVATION 11.18 M (36.68')

MEAN ELEVATION 10.36 M (33.99')

ALLOWED 10.43 M

SOFFIT ELEVATION 9.54 M (31.30')



MONTGOMERY/RIEDEL
RESIDENCE

778 DOMINION RD. ESQUIMALT

LANCE MONTGOMERY
604-831-7456

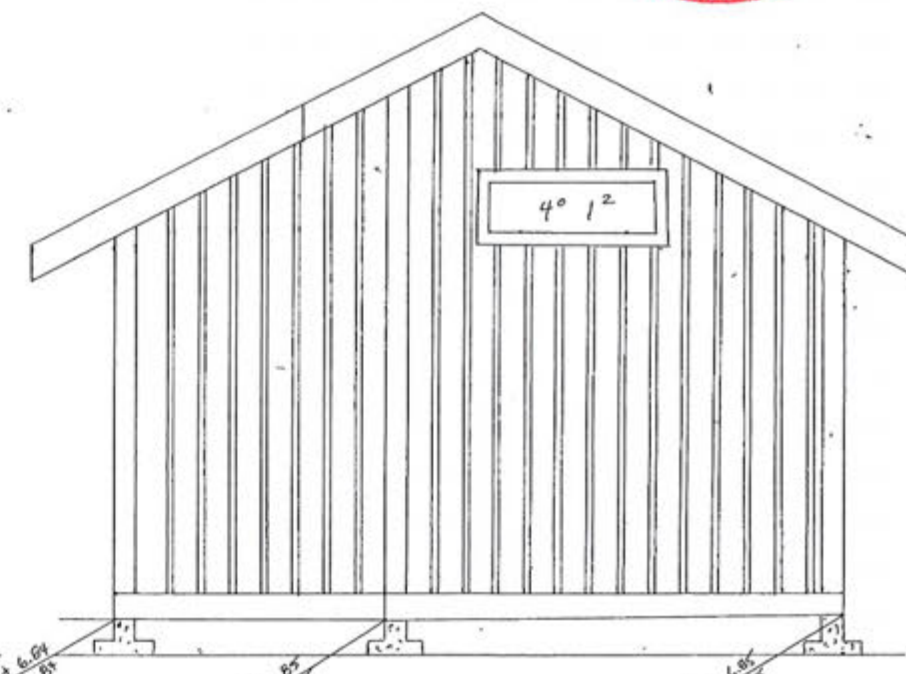
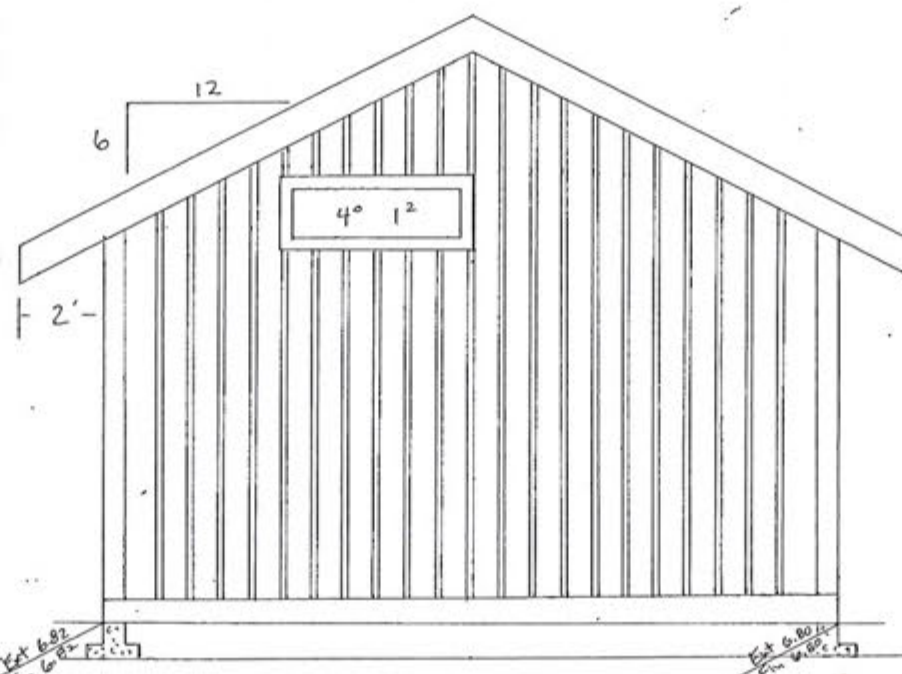
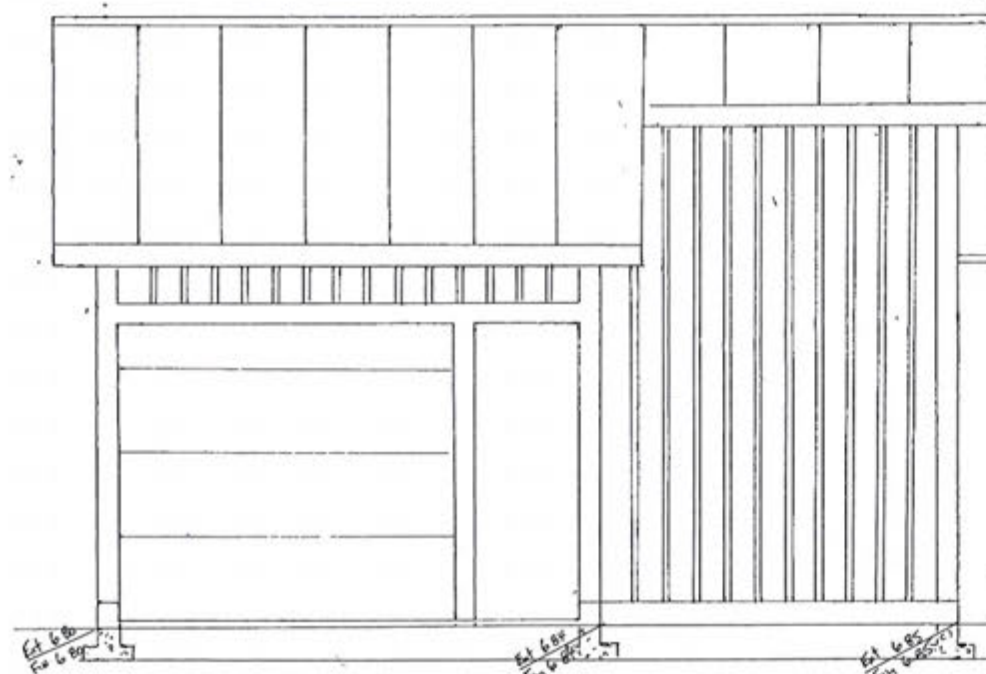
GARAGE AND
ELEVATIONS

SCALE 1/2" = 1' 1:24

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SIDING TO BE JAMES HARDIE 8.25" SELECT CEDARMILL
HARDIPLANK LAP SIDING IN BOOTHBAY BLUE WITH
ARCTIC WHITE TRIM, AS PICTURED ABOVE AND BELOW.



ROOFING TO BE WESTFORM METALS PROLOCK SHEET
METAL ROOFING IN REGENT GREY IN 24 GAUGE, AS
PICTURED ABOVE.

GARAGE ROOF TO BE PROLOCK REGENT GREY SHEET METAL IN 26 GAUGE, AS
PICTURED ABOVE. GARAGE WALLS TO BE CLAD IN WESTFORM'S DURACLAD 29
GAUGE SHEET METAL IN SLATE BLUE WITH WHITE TRIM, AS PICTURED ON THE
ROOF BELOW.



MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
COLOUR BOARD



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Date 07/20/2017
Drawing Number 2

Client: Lance Montgomery
778 Dominion Rd
Esquimalt, B.C.

Designer: Erik Bjoensen

Natural Landscape Solutions
860 Cuavita Crescent
Victoria, BC
M: 250.880.1060
O: 250.220.6274



Key

Evergreen Tree

Evergreen Shrub/plant

Af - Aquilegia Formosa	1gal	6
Au - Arctostophylos Uva-Ursi	4"	21
Bs - Blechnum Spicant	2gal	19
Cc - Cornus Canadensis	4"	4
Dg - Delphinium Grandiflorum (purple)	1gal	4
Ds - Dicentra Spectabilis	3gal	3
Lh - Lavandula 'Hidcote'	2gal	7
Lp - Lupine Polyphyllus (blue)	1gal	2
Mn - Mahonia Nervosa	2gal	4

Oo - Oxalis Oregana	1gal	7
PL - Prunus Lusitanica (small leaf)	12' Bb	1
Pm - Polystichum Munitum	1gal	2
Rs - Ribes Sanguineum 'king edward'	3/5gal	1
Sa - Saxifraga x Arendsii (white)	4"	17
Ss - Sedum Spathulifolium	4"	13
Sv - Syringa Vulgaris	3gal	1
To - Trillium Ovatum	2gal	5
Vc - Vaccinium 'Hardy blue or Duke'	1gal	3

1. All planting to be done with BCLNA planting standards
2. All Survey information supplied by the homeowner
3. This drawing must not be scaled. The General contractor and or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work
4. All errors and omissions must be reported immediately to the Designer. Landscape Designer is not liable for any changes made to plan on site or failure to report any discrepancies
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