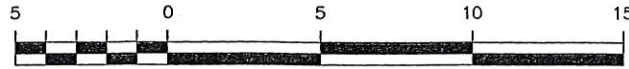


Site Plan Of:
Lot B, Section 11,
Esquimalt District, Plan 12446.



Scale = 1:250

Dated this 8th day of September, 2017.

Brent

Mayenburg

C5S1Z1

Digitally signed by Brent Mayenburg
 C5S1Z1
 DN: c=CA, cn=Brent Mayenburg C5S1Z1,
 o=BC Land Surveyor, ou=Verify ID at
 www.juricert.com/LKUP.cfm?id=C5S1Z1
 Date: 2017.09.08 14:33:56 -07'00'

B.C.L.S. ©

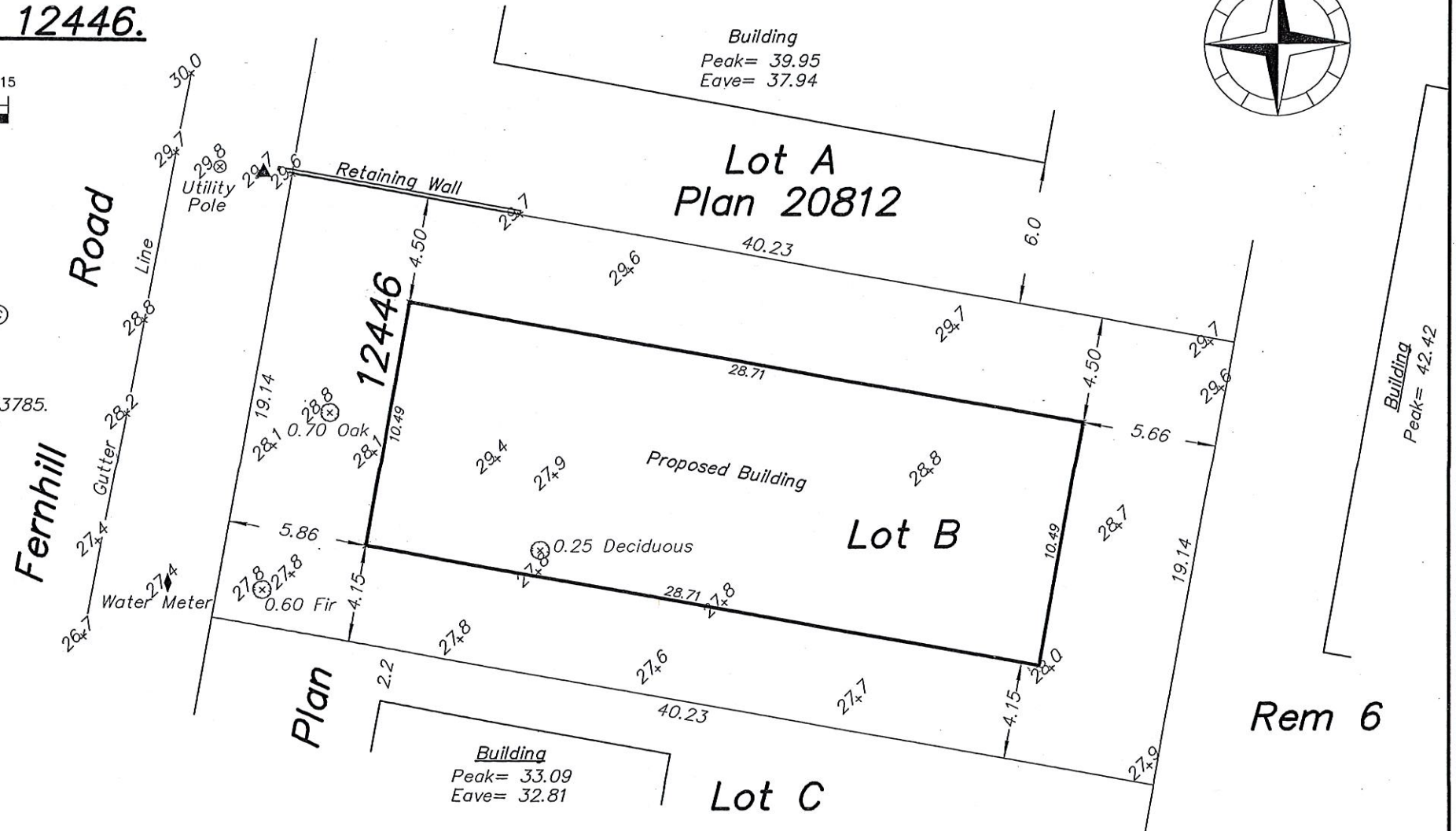
Distances and elevations shown are in metres.

Elevations are geodetic and derived from OCM87H3785.



The subject property is affected by
 the following registered documents:

M76301.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
 Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 160133\SIT\BM

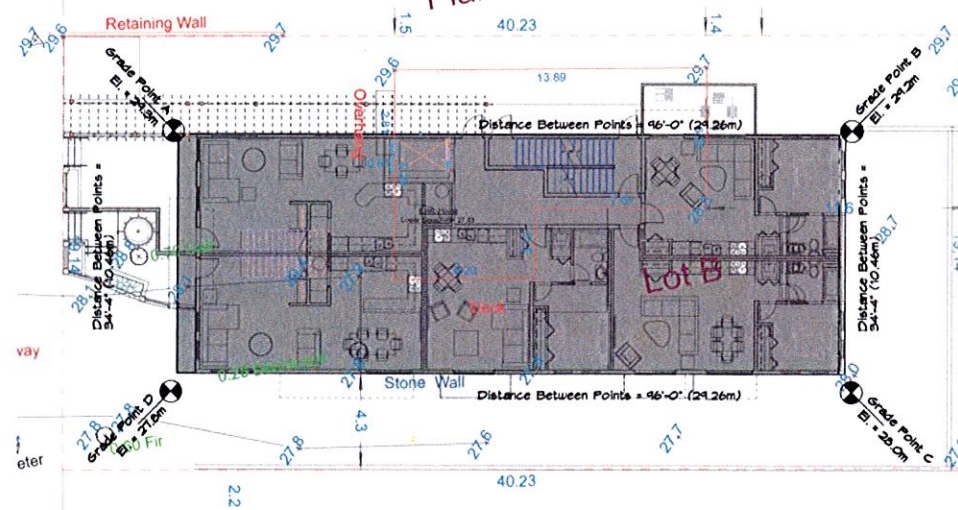
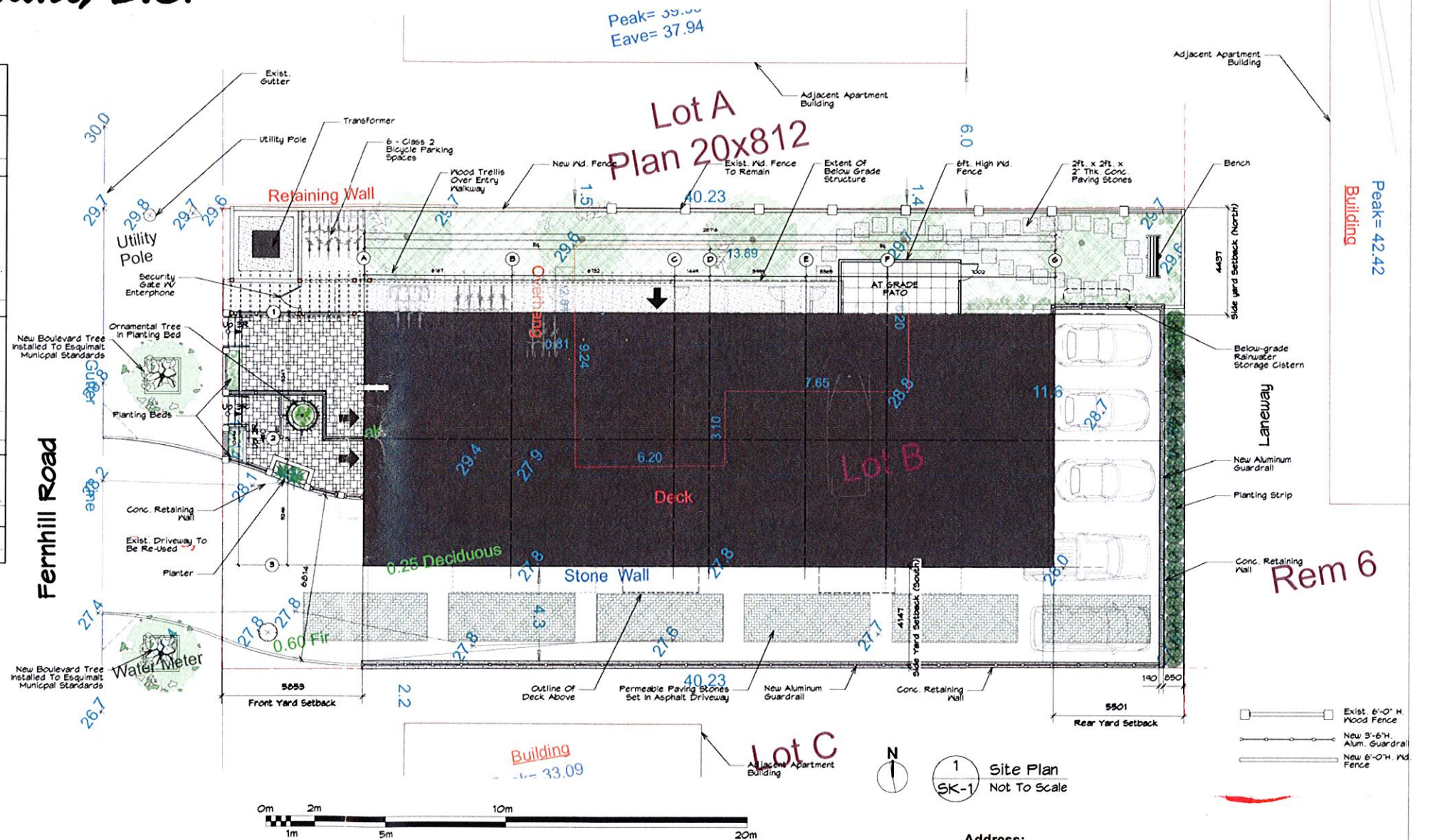
10 Unit Apartment Development, Rezoning From R1-B to CD

615 Fernhill Road, Esquimalt, B.C.



SITE INFORMATION:	
Legal Description:	Lot B, Section 11, Esquimalt District, Plan 12446
Current Zone:	R1-B
Proposed Zone:	Site Specific
Lot Area:	788.3m ²
Building Areas:	(see table on right)
Parkade Level	= 42.86 m ²
Main Floor	= 250.75 m ²
Second Floor	= 246.96 m ²
Third Floor	= 233.72 m ²
Total Floor Area	= 774.29 m ²
F.A.R.:	= Total Floor Area (774.29 m ²) + Lot Area (788.30 m ²) = 1.562:1
Lot Coverage:	Total Building Horiz. Area = 301.51 m ² + Lot Area = 788.30 m ² = 38.2, Or 38%
Setbacks:	Front - 5.853m Rear - 5.501m Side (North) - 4.414m Side (South) - 4.147m
Height:	10.93m

LIST OF DRAWINGS	
SK-1 - SITE PLAN/LOCATION PLAN	SK-7 - SOUTH WEST ELEVATION
SK-2 - PARKADE FLOOR PLAN	SK-8 - NORTH & EAST ELEVATIONS
SK-3 - MAIN FLOOR PLAN	SK-9 - RENDERINGS
SK-4 - SECOND FLOOR PLAN	SK-10 - RENDERINGS
SK-5 - THIRD FLOOR PLAN	SK-11 - MATERIAL SAMPLE BOARD
SK-6 - BUILDING SECTION	



3 SK-1 Average Grade Calculation Scale - 1:150



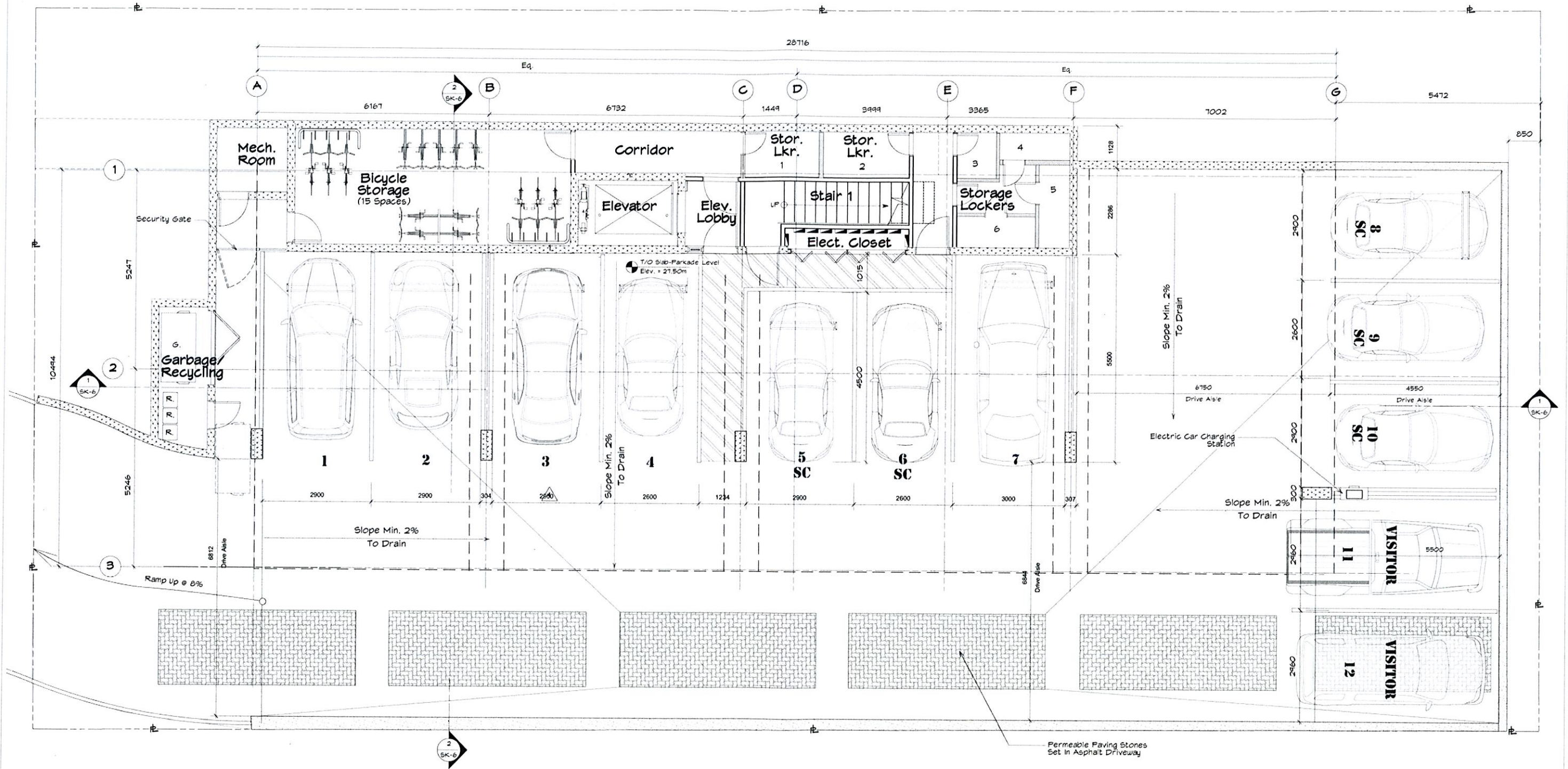
Address: 615 FERNHILL RD
Folio: 2843.000
Project: DP000106
Date: Jun 19, 2018
Folder: DP000106

Type / Subject: DEVELOPMENT PERMIT - MFD
Development Permit - 615 Fernhill Rd

2 SK-1 Location Plan Not To Scale

10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
Site Plan
Scale - As Noted
June 20th, 2017

SK-1
MUM Architect Inc.
412-808 Vancouver Street, Victoria, B.C.
V8W 2V8
PH: (250) 381-5452 • FAX: (250) 381-5453



Bicycle Storage	22.74 s.m. 244.17 s.f.
Storage Lockers	20.12 s.m. 216.56 s.f.

Total Floor Area = 42.86 s.m.
461.34 s.f.



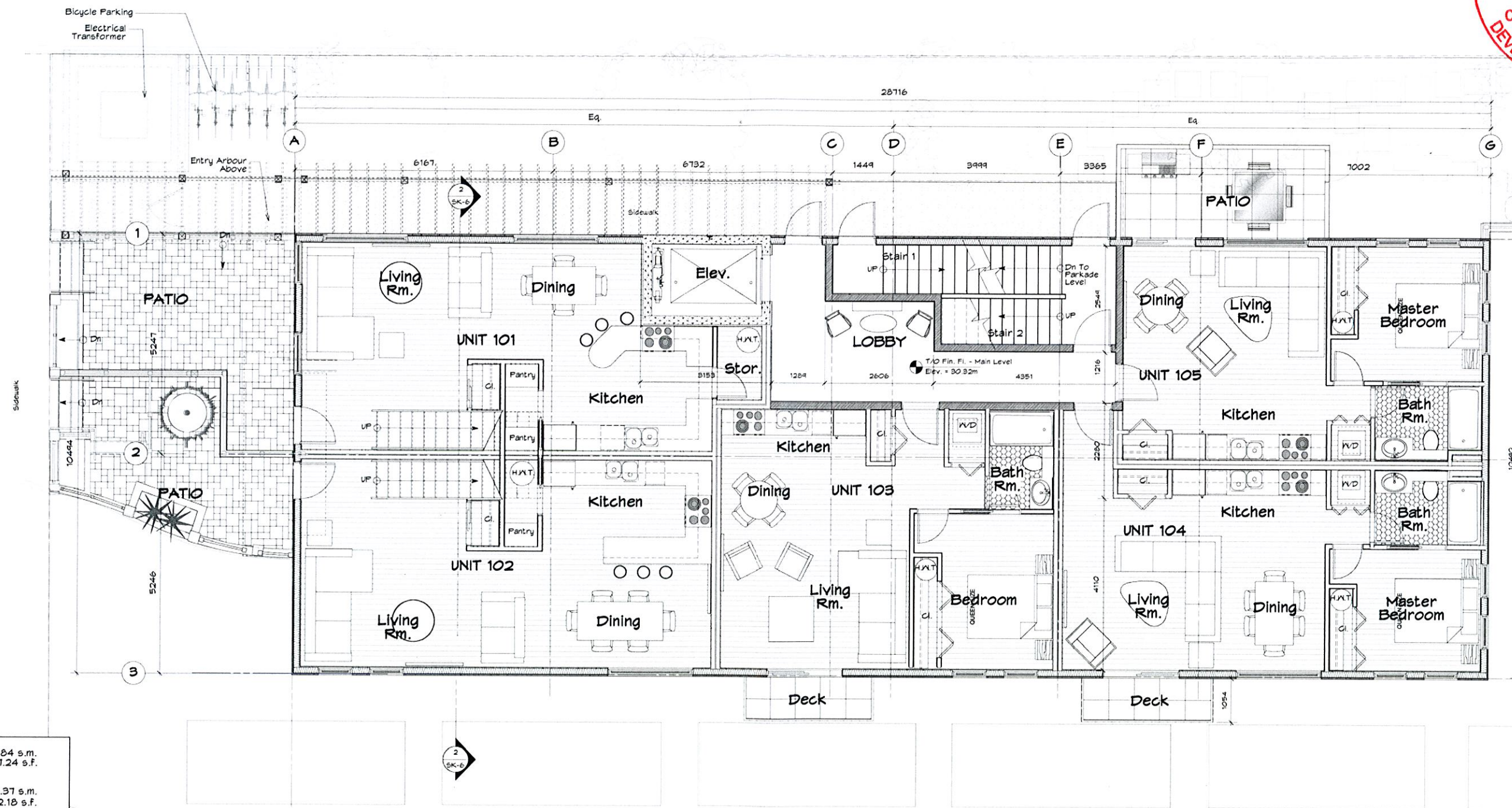
1 Parkade Level Floor Plan
Scale: 1/8" = 1'-0"



10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
Parkade Plan
Scale - As Noted
June 20th, 2017

MJM Architect Inc.
450 888 Vancouver Street, Victoria, B.C.
V8W 2V8
ph (250) 381-5402 e mail mjmad@shaw.ca

SK-2



UNIT 101	50.84 s.m. 547.24 s.f.
UNIT 102	50.37 s.m. 542.18 s.f.
UNIT 103	51.85 s.m. 558.11 sq.ft.
UNIT 104	52.04 s.m. 560.15 sq.ft.
UNIT 105	45.65 s.m. 491.37 s.f.

Total Floor Area (F.S.R.)
= 250.75 s.m., OR 2,699.05 s.f.

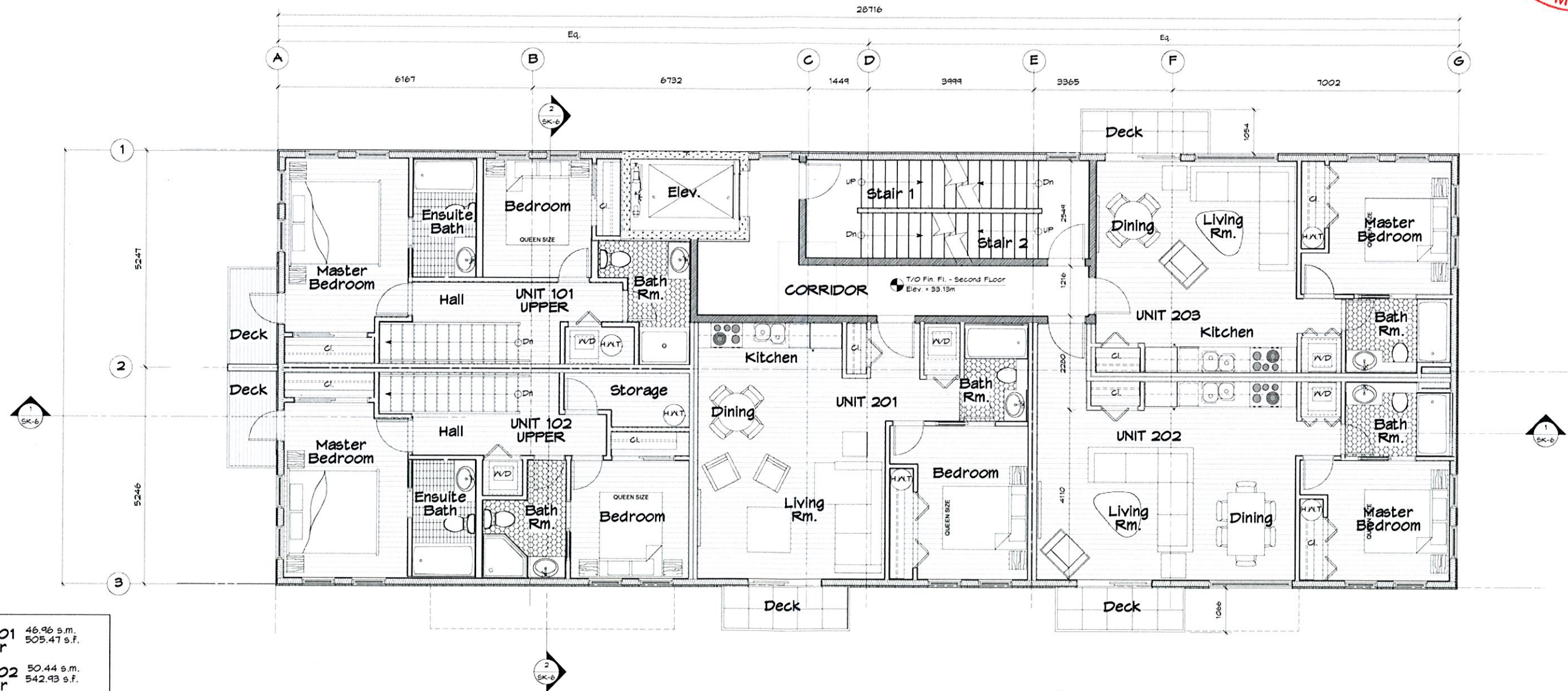


1 Main Floor Plan
SK-3 Scale: 1/8" = 1'-0"

10 Unit Apartment Development
615 Ferrell Road, Esquimalt, B.C.
Rezoning Application
Main Floor Plan
Scale - As Noted
June 20th, 2017

MJM Architect Inc.
#10-108 Vancouver Street, Victoria, B.C.
V8V 3V6
ph (250) 581-5442 e-mail mjmad@shaw.ca

SK-3



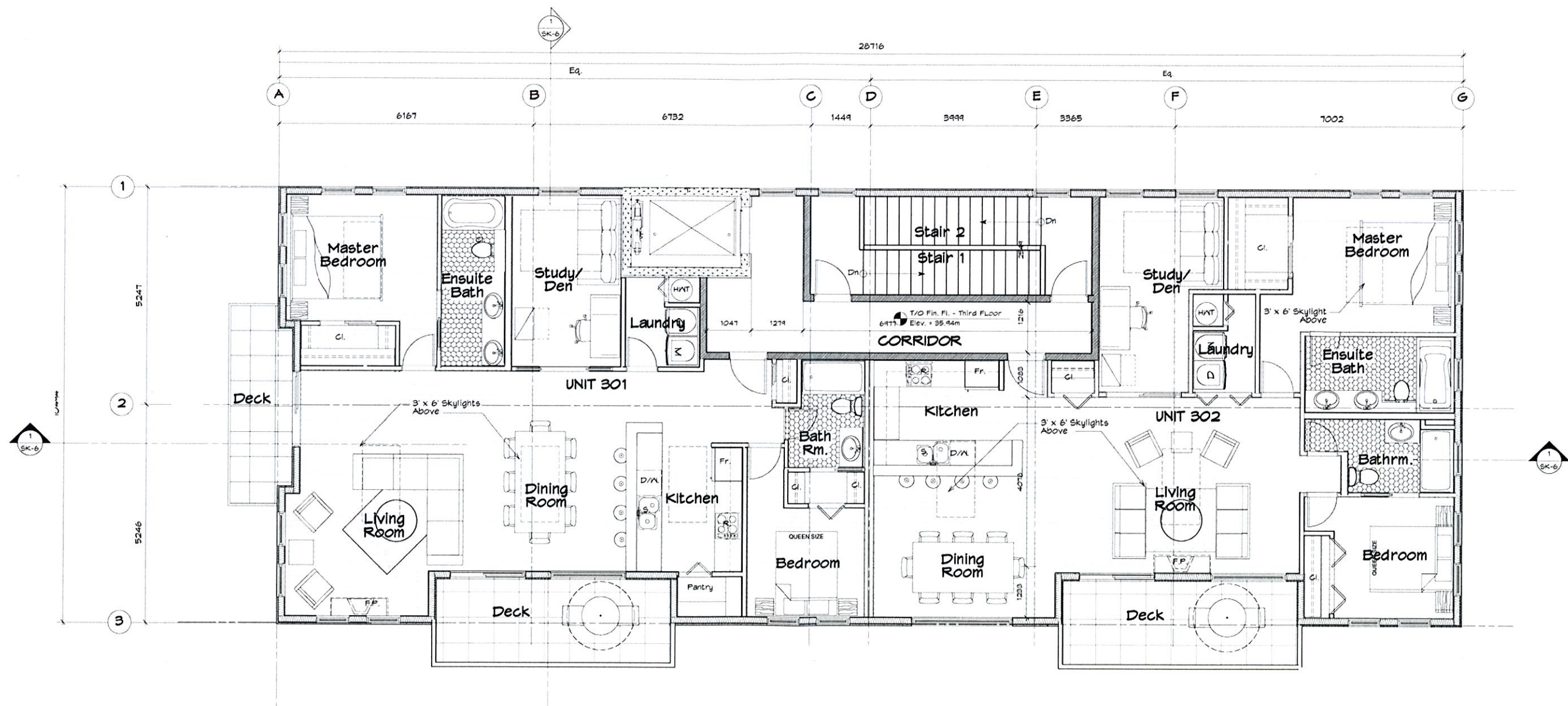
UNIT 101 Upper	46.96 s.m. 505.47 s.f.
UNIT 102 Upper	50.44 s.m. 542.93 s.f.
UNIT 201	51.85 s.m. 558.11 sq.ft.
UNIT 202	52.04 s.m. 560.15 sq.ft.
UNIT 203	45.65 s.m. 491.37 s.f.

Total Floor Area (F.S.R.)
= 246.94 s.m., OR 2,658.04 s.f.



1 SK-4 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"





UNIT 301 116.96 s.m.
1,258.95 s.f.

UNIT 302 116.76 s.m.
1,250.44 s.f.

Total Floor Area = 233.72 s.m.
2,515.74 s.f.

1 SK-5 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



10 Unit Apartment Development
615 Ferrell Road, Esquimalt, B.C.

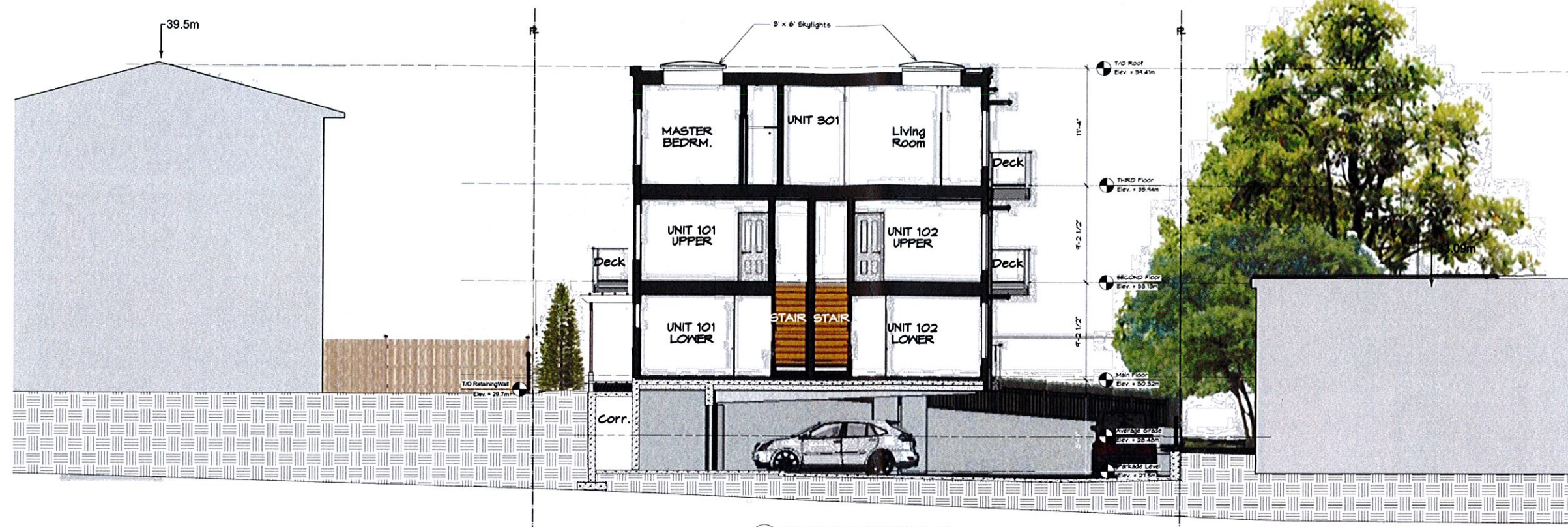
Rezoning Application

Third Floor Plan
Scale - As Noted
June 20th, 2017

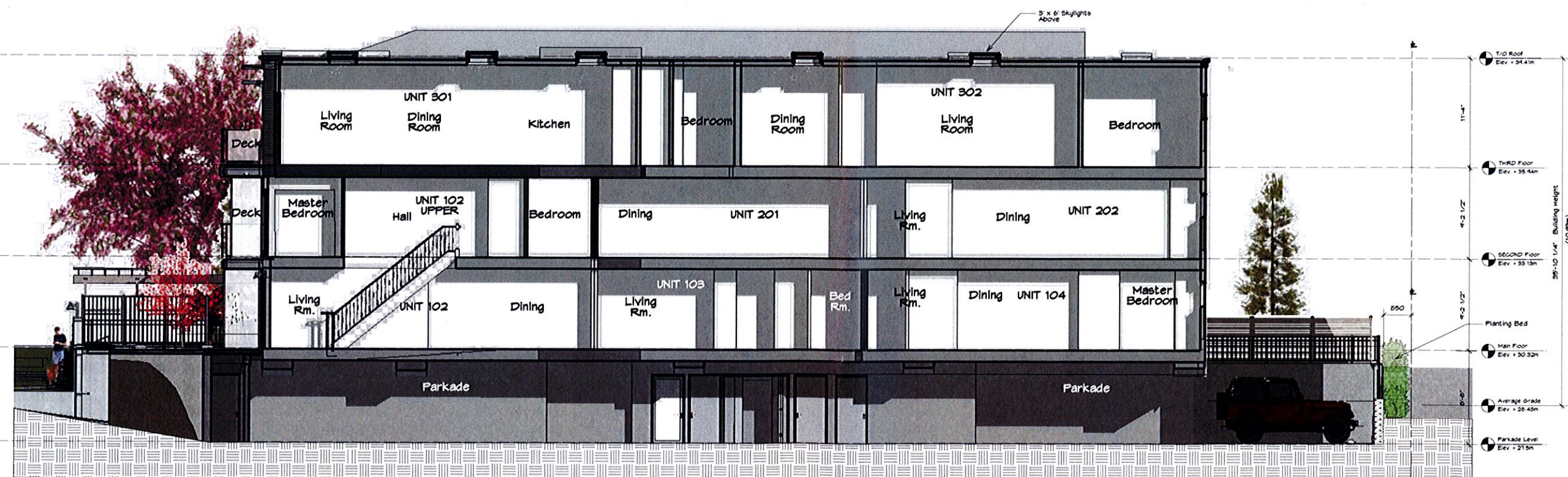
MJM Architect Inc.

415 808 Vancouver Street, Victoria B.C.
V8V 2P8
tel: (250) 681-5410 e-mail: mjma@shaw.ca

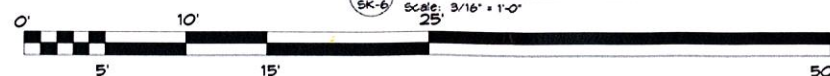
SK-5



2 North/South Section Looking East
SK-6 Scale: 3/16" = 1'-0"



1 East/West Section Looking North
SK-6 Scale: 3/16" = 1'-0"



10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
Section
Scale - As Noted
June 20th, 2017

SK-6

MJM Architect Inc.
#10 308 Vancouver Street, Victoria, B.C.
V8V 2V8
ph: (250) 861-5482 • fax: (250) 861-5483 • email: mjmoody@mjma.ca



2 South Elevation
SK-7 Scale: 3/16" = 1'-0"



1 West Elevation
SK-7 Scale: 3/16" = 1'-0"

List of Materials Refer To Sheet SK-11	
①	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
②	Fibre Cement Board Panels w/ Alum. Reveal Strips
③	Fibre Cement Board Panels w/ Alum. Reveal Strips
④	Fibre Cement Board Panels w/ Alum. Reveal Strips
⑤	Pre-Fin. Metal Flashing
⑥	Alum. Frame Guardrail w/ 3/8" Temp. Glass Balustrade
⑦	Dbl. Glazed Metal Clad Hood Windows & Doors
⑧	9" x 6" Alum. Skylight w/ Dbl. Thermo-pane Glazing
⑨	Vented Alum. Soffit
⑩	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
⑪	Architectural Concrete
⑫	Wood Arbour/Fence
⑬	Aluminum Fence/Guardrail

10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.

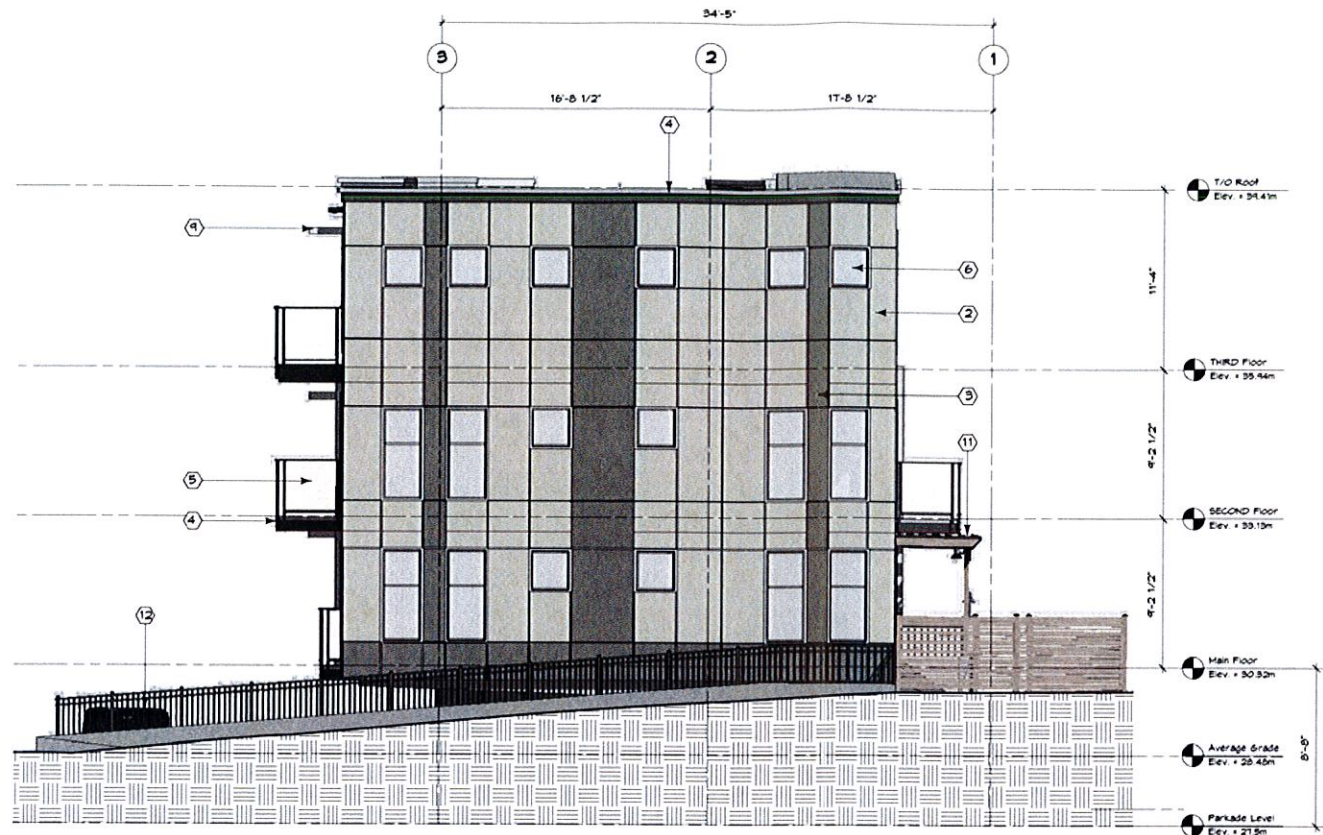
Rezoning Application

South & West Elevations
Scale - As Noted
June 20th, 2017

MJM Architect Inc.

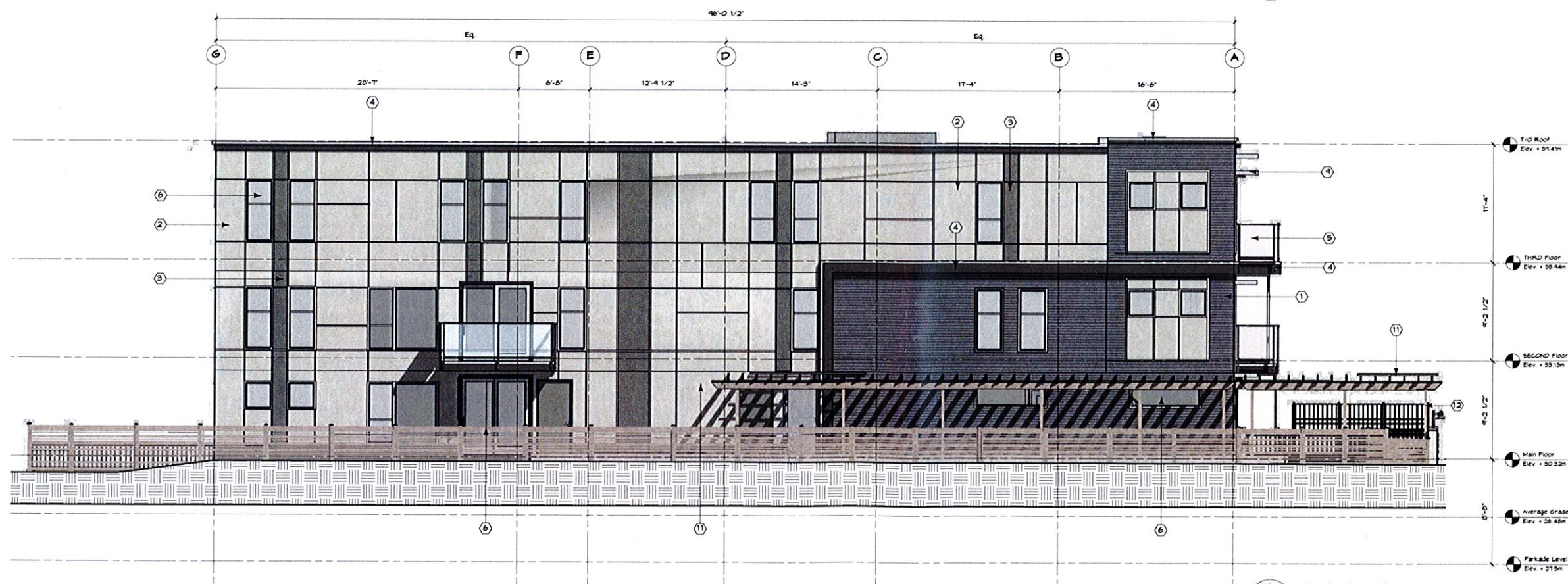
210 838 Vancouver Street, Victoria, B.C.
V8V 2P8
ph (250) 661-5482 • e-mail: mjmad@shaw.ca

SK-7

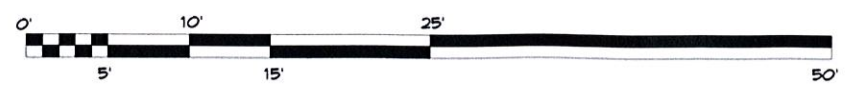


2 North Elevation
SK-8 Scale: 3/16" = 1'-0"

List of Materials Refer To Sheet SK-11	
①	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
②	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 1
③	Fibre Cement Board Panels w/ Alum. Reveal Strips Colour 2
④	Pre-Fin Metal Flashing
⑤	Alum. Frame Guardrail w/ 3/8" Temp. Glass Balustrade
⑥	Dark Glazed Metal Clad Hood Windows & Doors
⑦	5' x 6' Alum. Skylight w/ Dark Thermo-pane Glazing
⑧	Vertical Alum. Soffit
⑨	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
⑩	Architectural Concrete
⑪	Hood Armour/Fence
⑫	Aluminum Fence/Guardrail



1 East Elevation
SK-8 Scale: 3/16" = 1'-0"



10 Unit Apartment Development
615 Fernhill Road, Esquimalt, B.C.
Rezoning Application
North & East Elevations
Scale - As Noted
June 20th, 2017

SK-8

MJM Architect Inc.
410 808 Vancouver Street, Victoria, B.C.
V8V 2V6
ph (250) 681-5482 • email mjohnson@mjma.ca



1
SK-9 VIEW OF PROJECT FROM S.W.
Not To Scale



10 Unit Apartment Development 615 Fernhill Road, Esquimalt, B.C.			
Rezoning Application		MUM Architect Inc.	
Rendering-1 Scale - As Noted June 20th, 2017		SK-9	410-808 Vancouver Street, Victoria, B.C. V8V 2V5 ph (250) 681-5482 e-mail info@mumarchitect.com

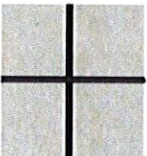
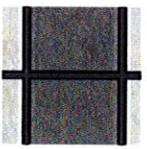
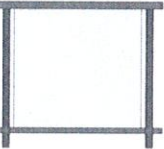
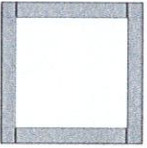
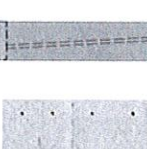
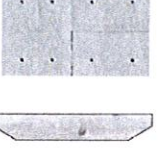


1 VIEW FROM FERNHILL ROAD
SK-10 Not To Scale



2 Detail At Entry Ramp
SK-10 Not To Scale



	<u>MATERIAL SAMPLE BOARD</u>	
	1	1" x 4" Horiz. Fibre Cement Board Siding (Painted)
	2	Fibre Cement Board Panels W/ Alum. Reveal Strips Colour 1
	3	Fibre Cement Board Panels W/ Alum. Reveal Strips Colour 2
	4	Pre-Fin. Metal Flashing
	5	Alum. Frame Guardrail W/ 3/8" Temp. Glass Balustrade
	6	Dbl. Glazed Metal Clad Wood Windows & Doors
	7	3' x 6' Alum. Skylight W/ Dbl. Thermo-pane Glazing
	8	Vented Alum. Soffit
	9	Alum. Framed Sunshade w/ 3/8" Thk. Tempered Safety Glass (Frosted)
	10	Architectural Concrete
	11	Wood Arbour/Fence
	12	Aluminum Fence/Guardrail



BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES			
Acer rubrum Crimson Sentry	Crimson Sentry Maple	6m. cal.	8.65
Acer palmatum Bloodgood	Bloodgood Japanese Maple	2.4M. cal.	8.65
Acer cinereum	Vine Maple	2.0M. in	8.65
Fagus sylvatica Daywink Gold	Gold Columnar Beech	4m. cal.	8.65
Liquidambar styraciflua	American Sweetgum	7m. cal.	8.65
SHRUBS & PERENNIALS			
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot	
Erythronium cheiri Bowles Mouse	English Wallflower	#1 Pot	
Euconymia alatus Compacta	Dwarf Burning Bush	#5 Pot	
Hamelis Ind. Jellies	Orange Witch Hazel	1.5M. Ht.	
Liriodie Mulier	Big Blue Lily Turf	#1 Pot	
Mahonia aquifolium	Oregon Grape	#5 Pot	
Mahonia nervosa	Dull Oregon Grape	#1 Pot	
Magnolia Ricci	Purple Magnolia	#5 Pot	
Penstemon alba Little Bunny	Little Bunny Grass	#1 Pot	
Platanus texana Amazing Red	Dwarf N2 Flax	#5 Pot	
Platanus texana Sundewiner	Bronze N2 Flax	#5 Pot	
Ribes Song King Edward	Ornamental Currant	#5 Pot	
Rosemary Officialis	Kentworthy	#5 Pot	
Rubus ex Fulgidus	Orange Coneflower	#1 Pot	
Spirea Japonica Goldmound	Goldmound Spirea	#2 Pot	
VINES & GROUNDCOVER			
Arctostaphylos uva-ursi	Kinnickinnick	SP3	
Thymus pseudolanuginosus	Woody Thyme	SP3	
Parthenocissus Tricus Veitchii	Boston Ivy	#2 Pot	Shrub

	EIF Insorb finish concrete
	Polished Asphalt Driveways, EIF Concrete garage ramps
	Stamped concrete paving, Stone finish, mottled, channel grit, colouring

Concrete or mortared rock retaining upstream wall. Height varies.

LANDSCAPE PLAN
scale = 1:75

SKL.01
24.JULY.2017
1 : 7 5
LATEST REVISION:

615 FERNHILL ROAD LANDSCAPE LAYOUT

STUDIO
ONE
CREATIVE

EMAIL: DENSING@ZIMAC.COM

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10 UNIT APARTMENT DEVELOPMENT DEVELOPMENT :: 615 FERNHILL ROAD :: SKL.01 :: landscape layout ::