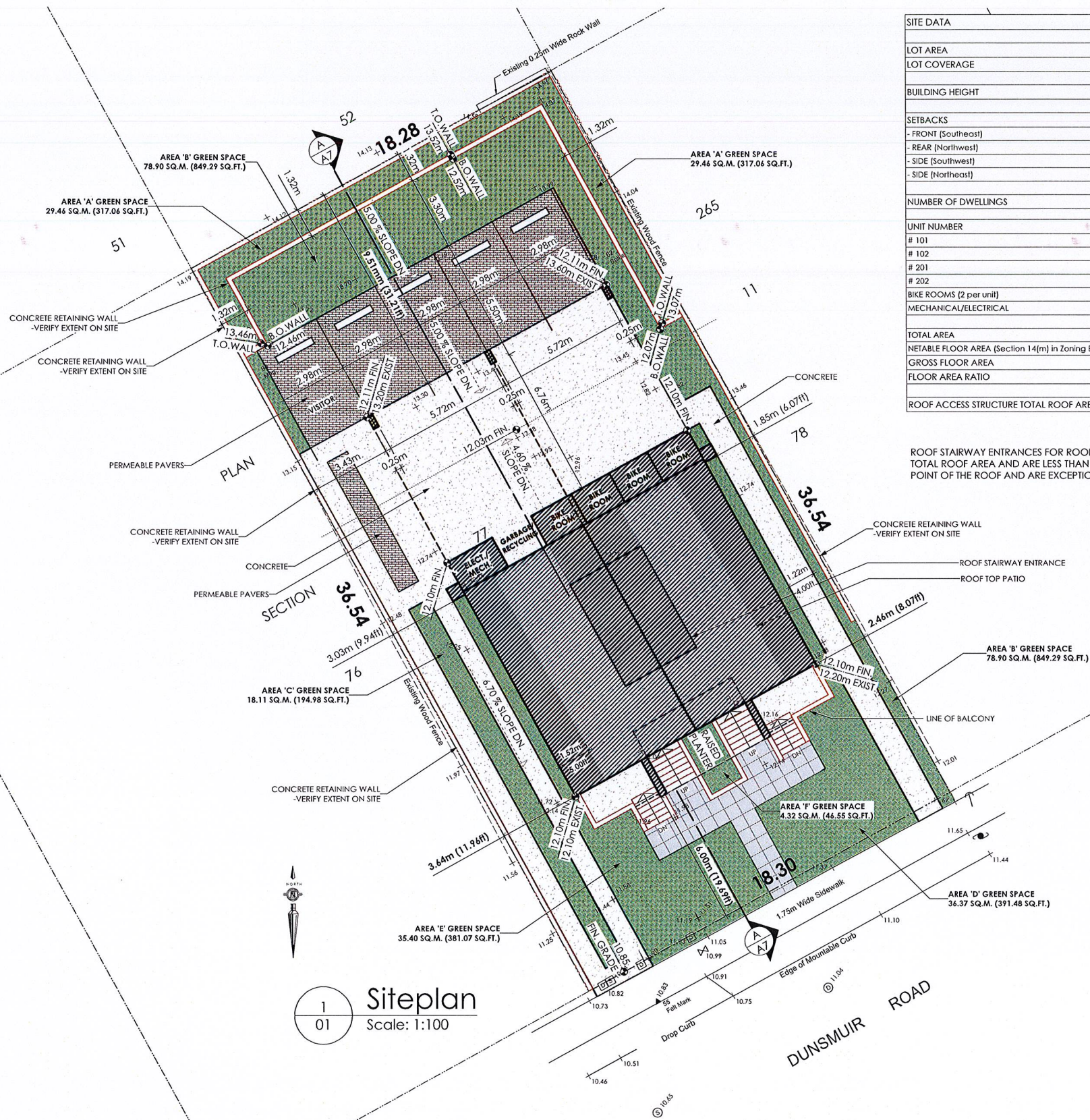




SITE DATA	PROPOSED
LOT AREA	668.4 sq.m.
LOT COVERAGE	38.32 %
BUILDING HEIGHT	8.82 m
SETBACKS	
- FRONT (Southeast)	6.00 m
- REAR (Northwest)	9.51 m
- SIDE (Southwest)	3.64 m
- SIDE (Northeast)	2.46 m
NUMBER OF DWELLINGS	4
UNIT NUMBER	
# 101	156.38 sq.m.
# 102	156.38 sq.m.
# 201	115.17 sq.m.
# 202	115.17 sq.m.
BIKE ROOMS (2 per unit)	10.06 sq.m.
MECHANICAL/ELECTRICAL	2.62 sq.m.
TOTAL AREA	555.78 sq.m.
NETABLE FLOOR AREA (Section 14(m) in Zoning Bylaw)	107.44 sq.m.
GROSS FLOOR AREA	448.34 sq.m.
FLOOR AREA RATIO	0.67 :1.00
ROOF ACCESS STRUCTURE TOTAL ROOF AREA	6.76 %

ROOF STAIRWAY ENTRANCES FOR ROOF TOP PATIOS ARE 6.48% OF THE TOTAL ROOF AREA AND ARE LESS THAN 4.0m ABOVE THE HIGHEST POINT OF THE ROOF AND ARE EXCEPTIONS FOR HEIGHT CALCULATIONS.



AVERAGE GRADE CALCULATIONS:

EXISTING AVERAGE GRADE:
12.10+12.20+13.60+13.20=51.10/4=12.78m

FINISHED AVERAGE GRADE:
12.10+12.10+12.11+12.11=48.42/4=12.11m

TOP OF ROOF =21.60m

CURRENT GREEN SPACE CALCULATION:

AREA A: 29.46 SQ.M. (317.06 SQ.FT.)
AREA B: 78.90 SQ.M. (849.29 SQ.FT.)
AREA C: 18.11 SQ.M. (194.98 SQ.FT.)
AREA D: 36.37 SQ.M. (391.48 SQ.FT.)
AREA E: 35.40 SQ.M. (381.07 SQ.FT.)
AREA F: 4.32 SQ.M. (46.55 SQ.FT.)
TOTAL: 202.56 SQ.M. (2180.43 SQ.FT.)
=30.31% OF THE LOT AREA

PREVIOUS GREEN SPACE ALLOCATED:
NOV. 22 2019: 105.33 SQ.M. (1133.73 SQ.FT.)
=15.76% OF THE LOT AREA

Date

March 31, 2020

Project Address

876 Dunsmuir Road
Esquimalt, B.C.

Prepared for

Jim Penner

Project #

8081

Scale

1/4" = 1'-0"

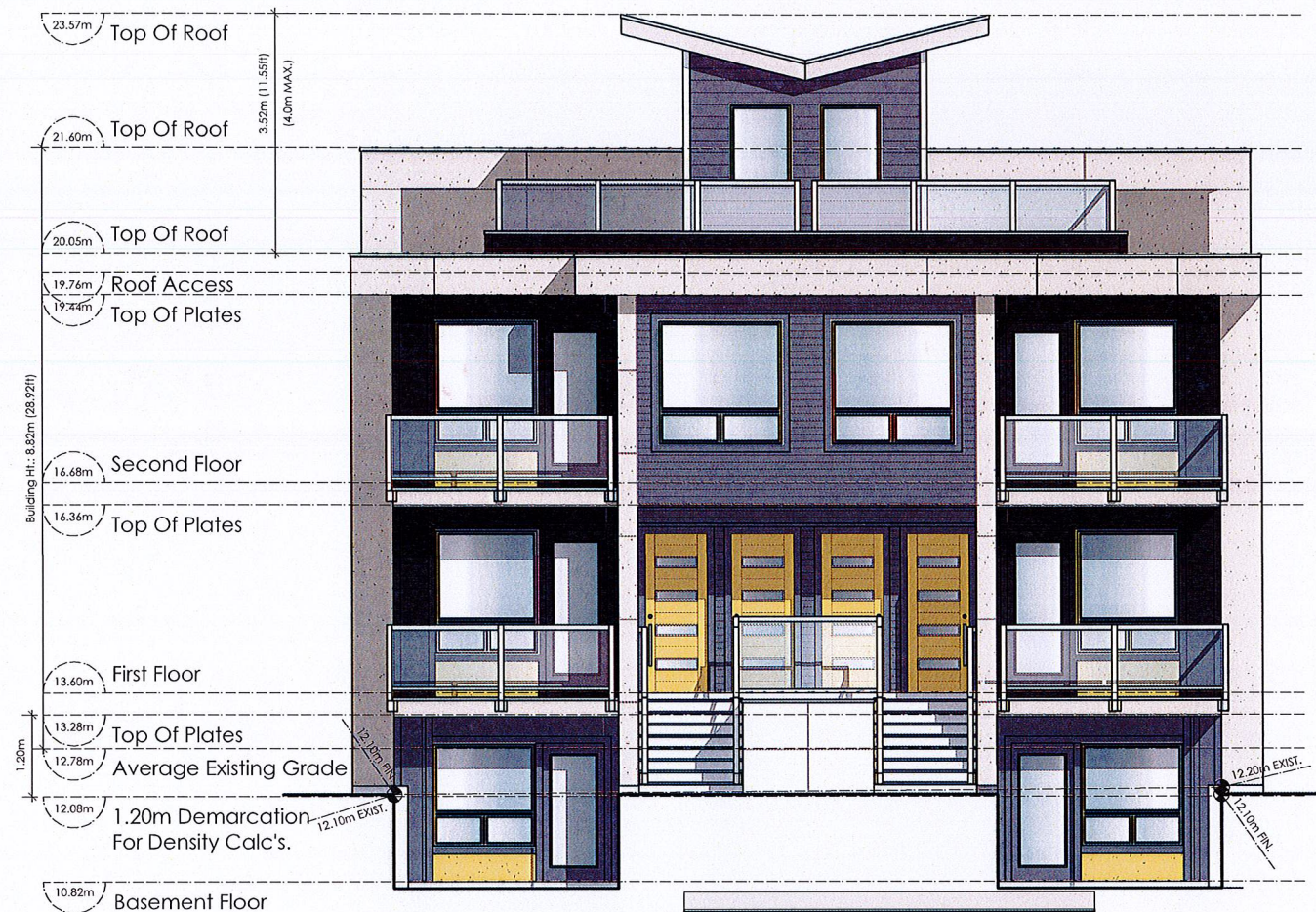
Drawn By

JTE

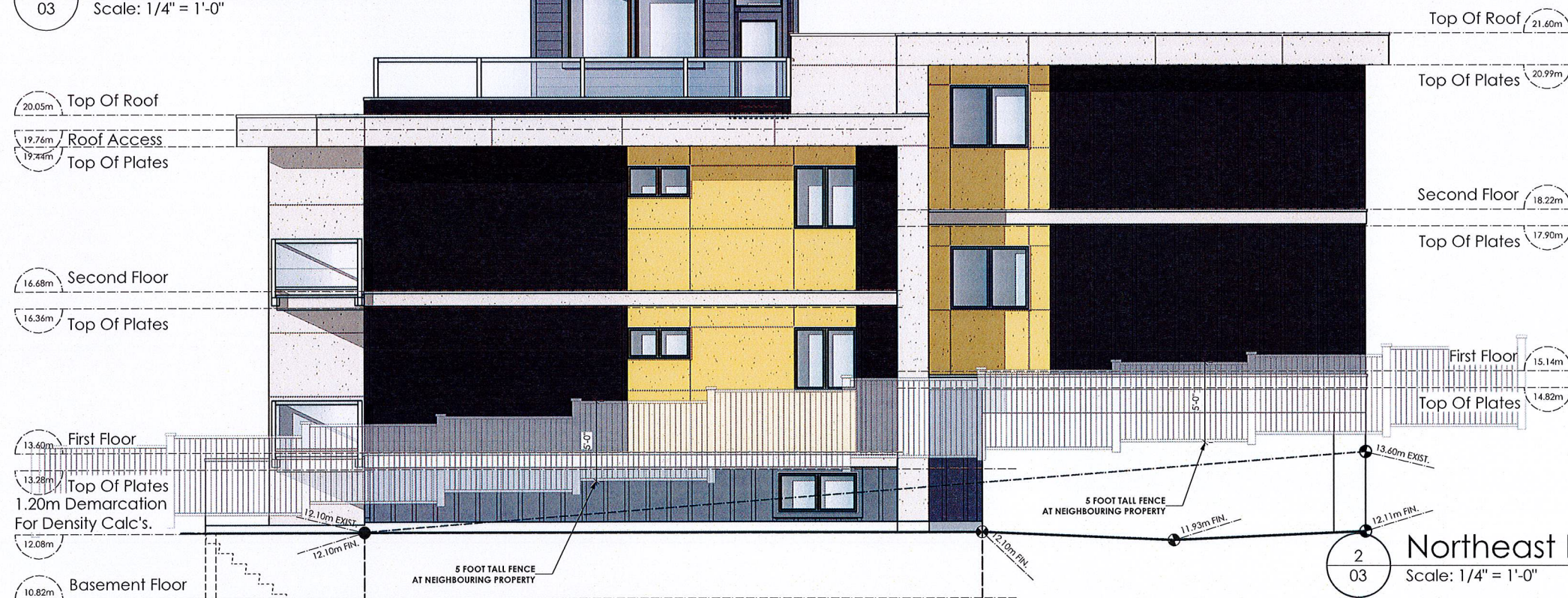
Rezoning Presentation



FINISHES & COLORS	
	GUARD RAILS & ALUMINUM SOFFITS; GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING; DOVE WHITE OC-17 or SIMILAR
	FASCIA TRIM; DOVE WHITE OC-17 or SIMILAR
	CONC. PANEL SIDING; SUNDANCE 2022-50 or SIMILAR
	ENTRY DOOR; SUNDANCE 2022-50 or SIMILAR
	CONC. PANEL SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. FIBRE LAP SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	HORIZONTAL WOOD SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	BOARD & BATTEN SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. PANEL SIDING; RACCOON FUR 2126-20 or SIMILAR
	CONC. FIBRE LAP SIDING; RACCOON FUR 2126-20 or SIMILAR
	BOARD & BATTEN SIDING; RACCOON FUR 2126-20 or SIMILAR
	WINDOWS; BLACK



1
03 Southeast Elevation
Scale: 1/4" = 1'-0"



2
03 Northeast Elevation
Scale: 1/4" = 1'-0"

Date
March 31, 2020

Project Address
876 Dunsmuir Road
Esquimalt, B.C.

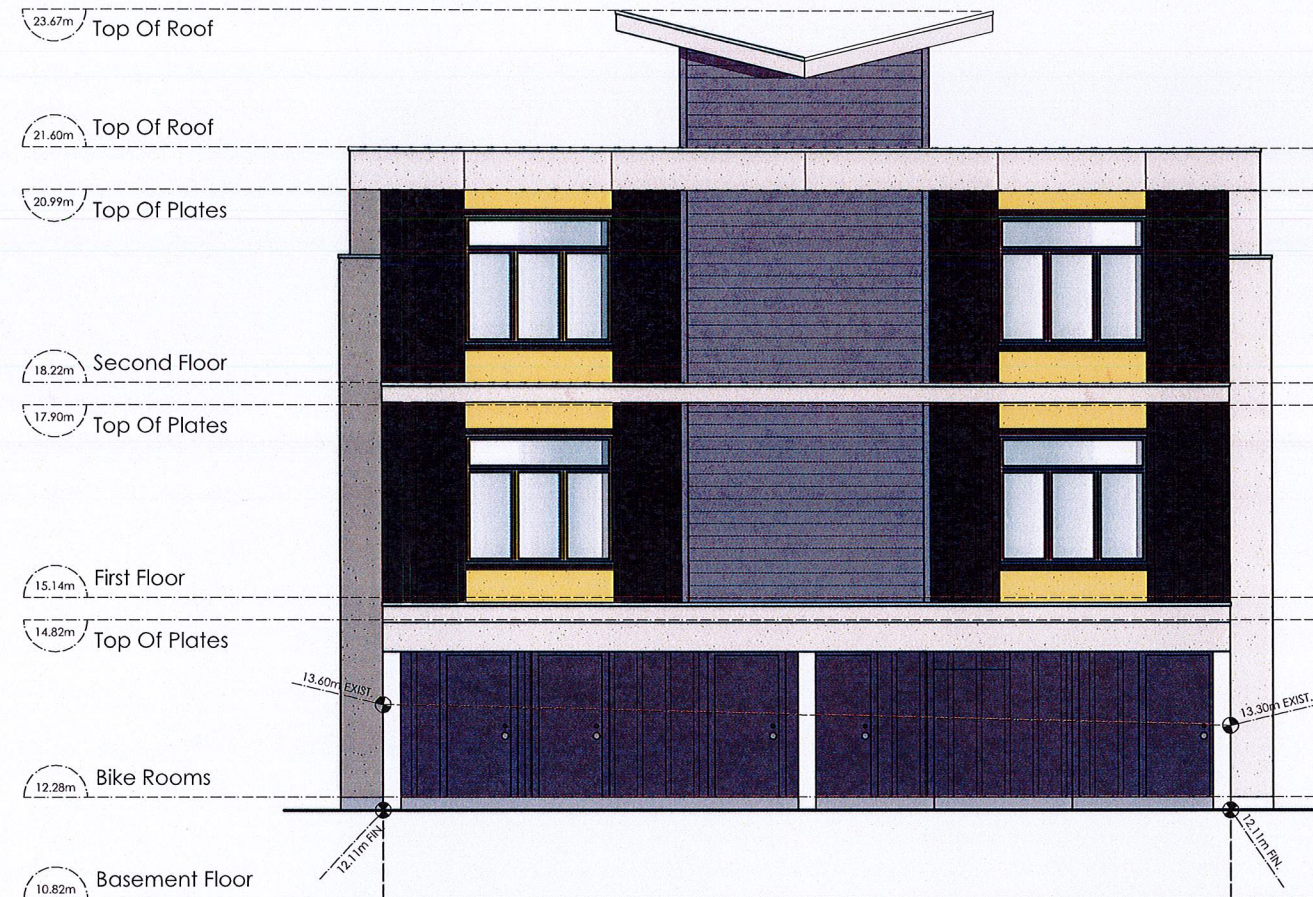
Prepared for
Jim Penner

Project #
8081

Scale
1/4" = 1'-0"

Drawn By
JTE

Rezoning Presentation



FINISHES & COLORS	
	GUARD RAILS & ALUMINUM SOFFITS: GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING: DOVE WHITE OC-17 or SIMILAR
	FASCIA TRIM: DOVE WHITE OC-17 or SIMILAR
	CONC. PANEL SIDING: SUNDANCE 2022-50 or SIMILAR
	ENTRY DOOR: SUNDANCE 2022-50 or SIMILAR
	CONC. PANEL SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. FIBRE LAP SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	HORIZONTAL WOOD SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	BOARD & BATTEN SIDING: SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. PANEL SIDING: RACCOON FUR 2126-20 or SIMILAR
	CONC. FIBRE LAP SIDING: RACCOON FUR 2126-20 or SIMILAR
	BOARD & BATTEN SIDING: RACCOON FUR 2126-20 or SIMILAR
	WINDOWS: BLACK

Top Of Roof 23.57m

1 Northwest Elevation
04 Scale: 1/4" = 1'-0"



2 Southwest Elevation
04 Scale: 1/4" = 1'-0"

Rezoning Presentation

Date

March 31, 2020

Project Address

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Esquimalt, B.C.

Prepared for

Jim Penner

Project #

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Scale

1/4" = 1'-0"

Drawn By

JTE

RECEIVED

APR 20 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Date

March 31, 2020

Project Address

876 Dunsmuir Road
Esquimalt, B.C.

Prepared for

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Project #

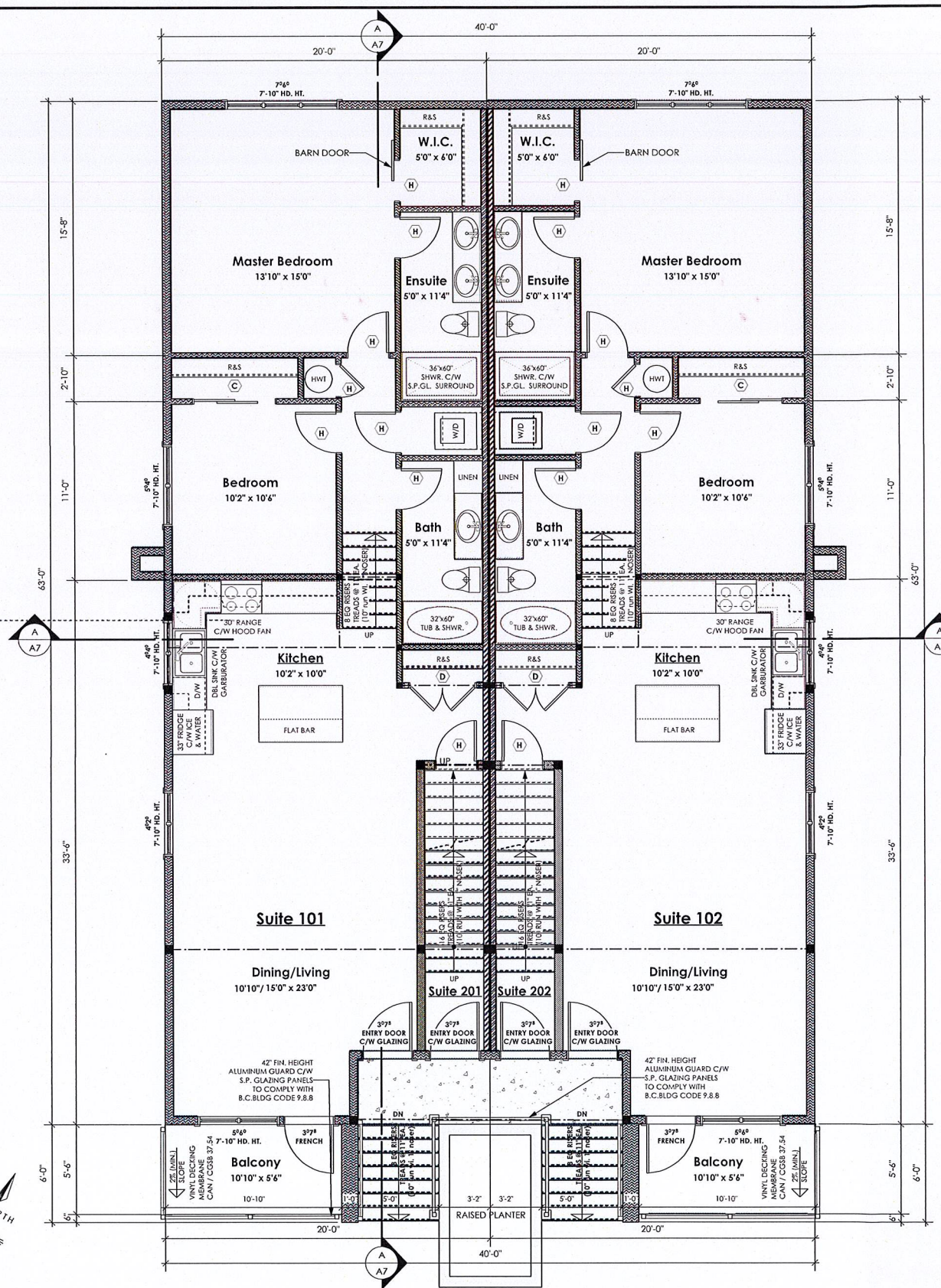
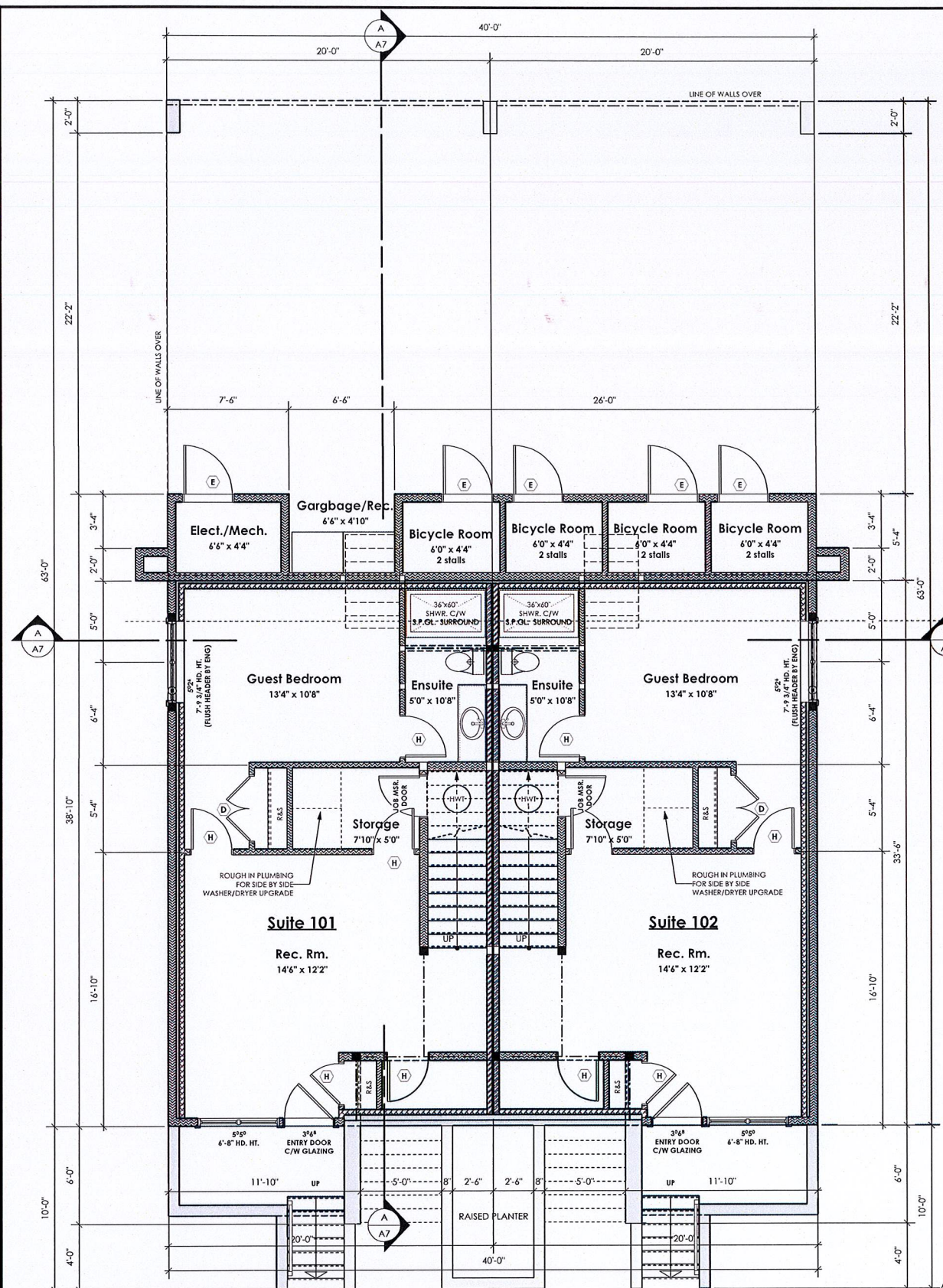
8081

Scale

1/4" = 1'-0"

Drawn By

JTE



Rezoning Presentation

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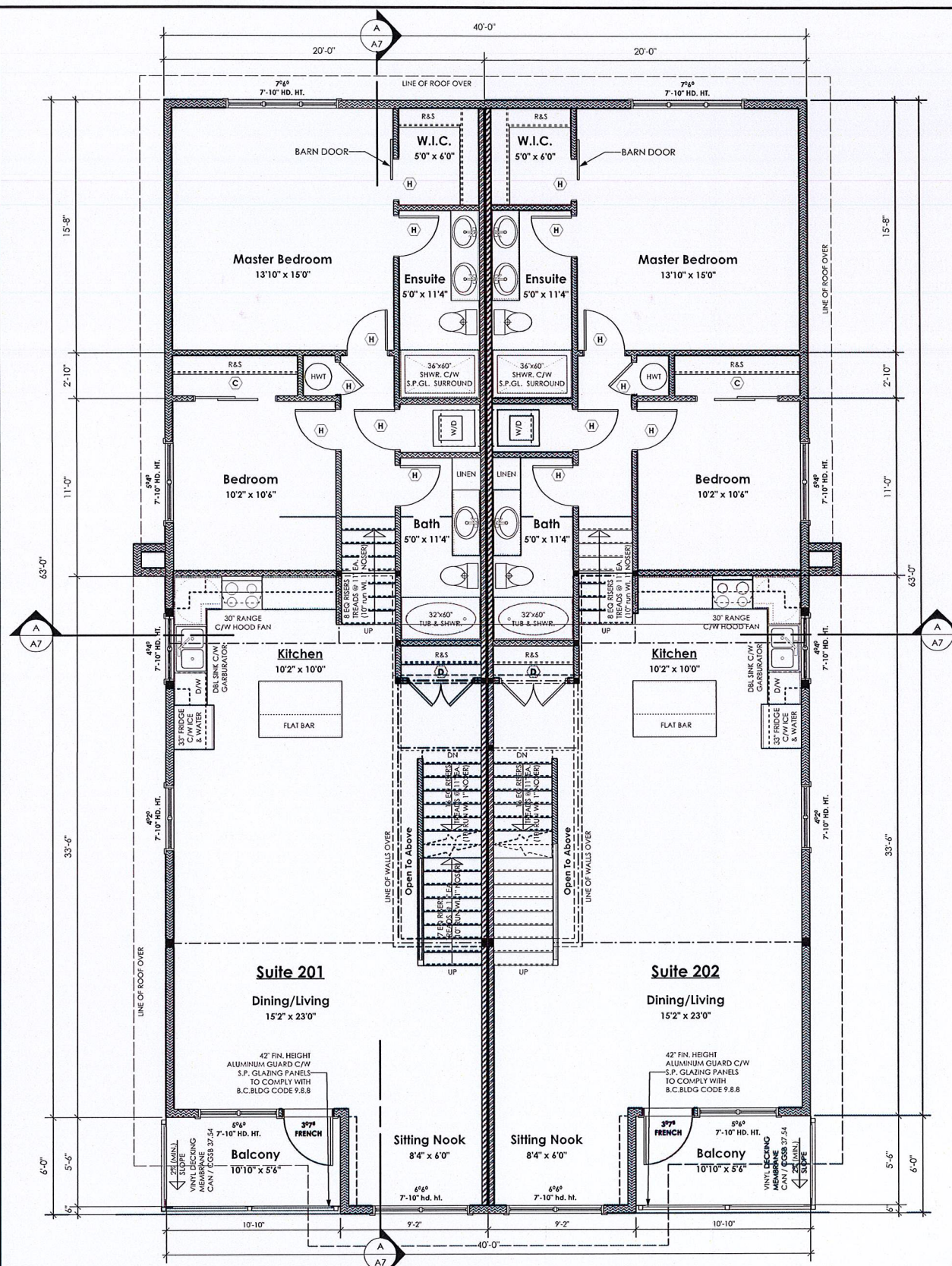
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Scale

1/4" = 1'-0"

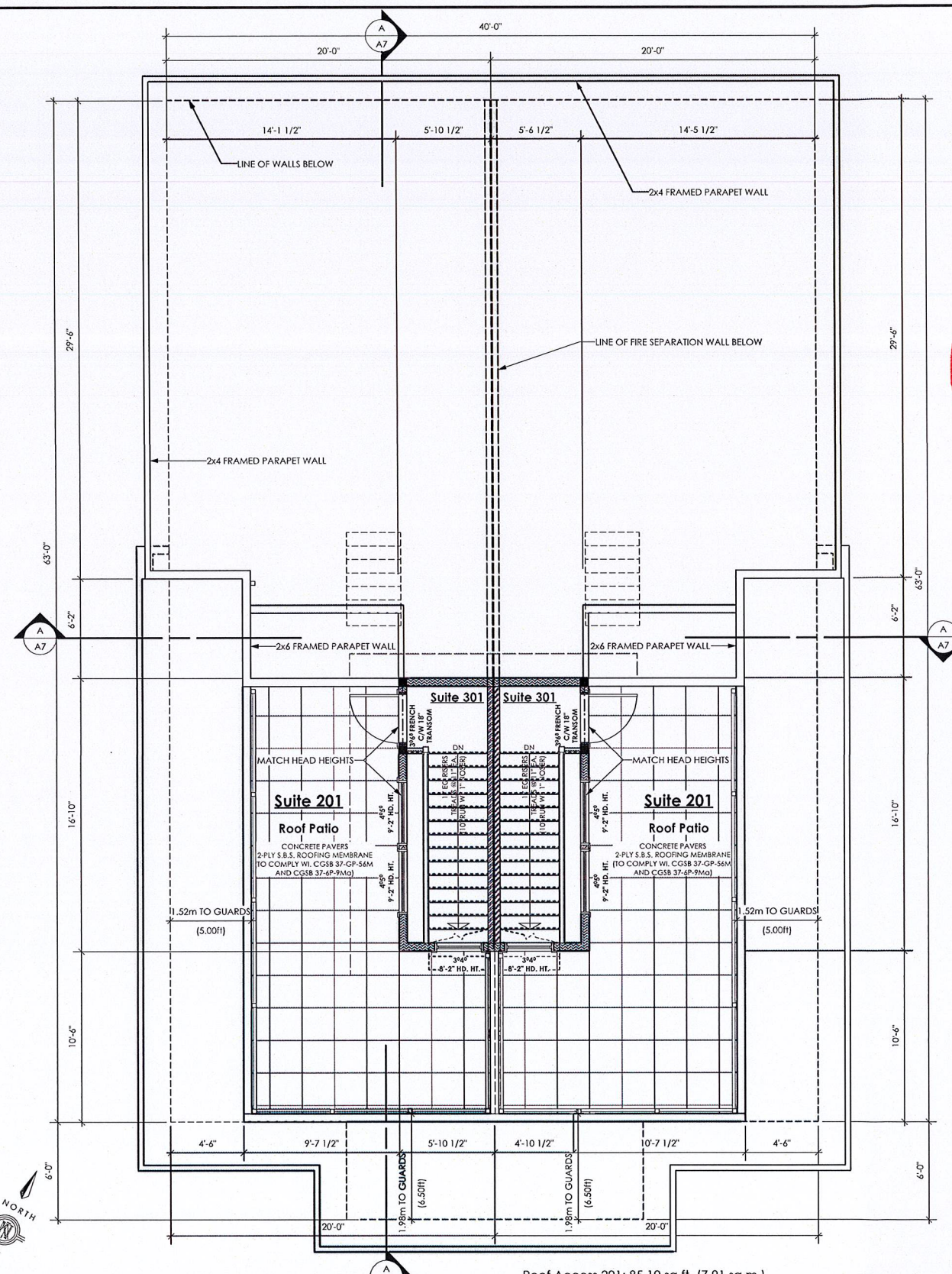
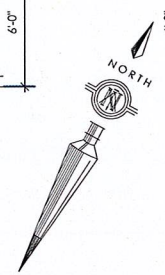
Drawn By

JTE



1
06 Second Floor Plan
Scale: 1/4" = 1'-0"

Suite 201: 1215.69 sq.ft. (112.94 sq.m.)
Suite 202: 1215.69 sq.ft. (112.94 sq.m.)
Total: 2431.38 sq.ft. (225.88 sq.m.)



2
06 Roof Top Patio
Scale: 1/4" = 1'-0"

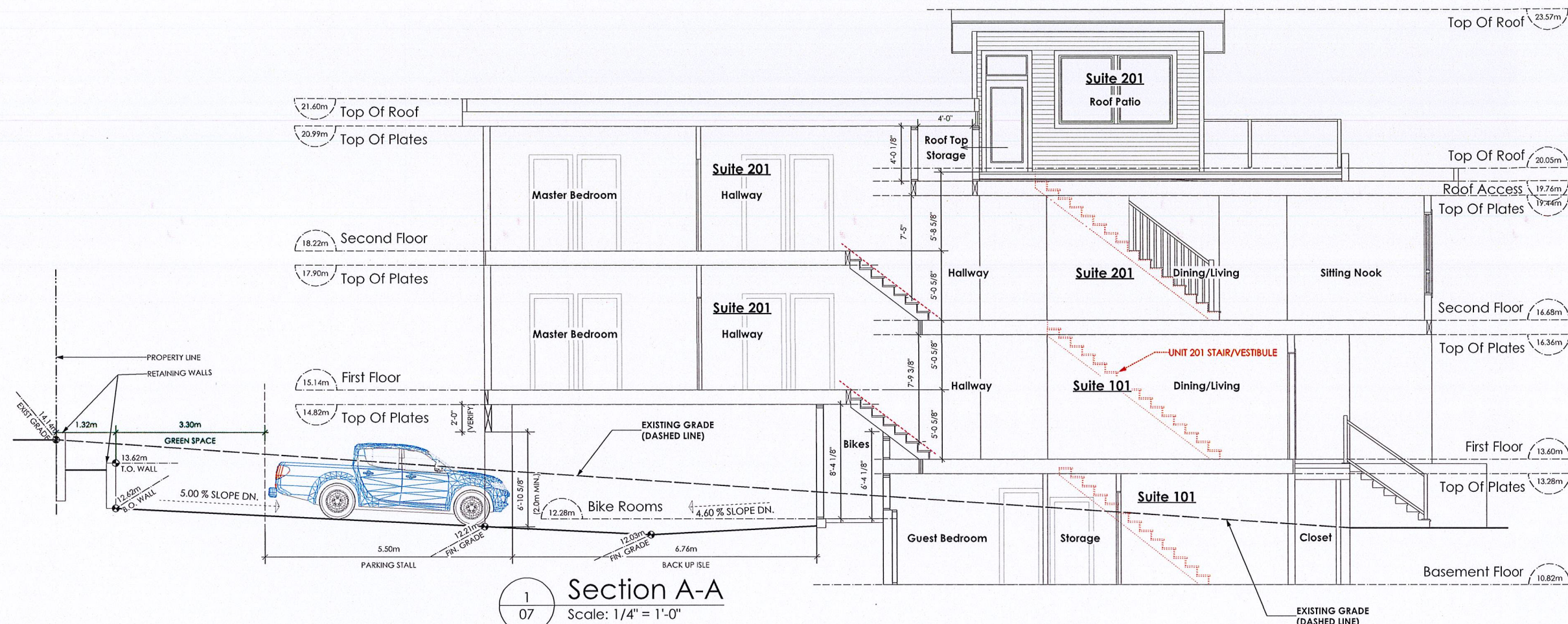
Roof Access 201: 85.10 sq.ft. (7.91 sq.m.)
Roof Access 202: 85.10 sq.ft. (7.91 sq.m.)
Total: 170.20 sq.ft. (15.82 sq.m.)
*Roof stairway entrances occupy 6.48% of the total roof area
Roof Top Patio 201: 296.54 sq.ft. (27.55 sq.m.)
Roof Top Patio 202: 296.54 sq.ft. (27.55 sq.m.)
Total: 593.08 sq.ft. (55.10 sq.m.)

Rezoning Presentation

RECEIVED

APR 20 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



1
07 Section A-A
Scale: 1/4" = 1'-0"



2
07 Section B-B
Scale: 1/4" = 1'-0"

Date

March 31, 2020

Project Address

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Esquimalt, B.C.

Prepared for

Jim Penner

Project #

8081

Scale

1/4" = 1'-0"

Drawn By

JTE

Rezoning Presentation

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Drawn By

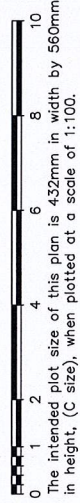
JTE

Rezoning Presentation

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

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Subject to charges, legal notations, and interests shown on: Title No. CA5930624 (P.I.D. 001-586-971)



SITING PLAN
of EXISTING and
PROPOSED BUILDINGS

Client:
JIM PENNER

Legal:
Lot 77, Section 11,
Esquimalt District,
Plan 265

ADDRESS : 876 & 880 Dunsmuir Road

PROJECT SURVEYOR : PJW

DRAWN BY : PJW

DATE : Sept 3/19.

OUR FILE : 30673

REV : Apr 20/20.

JEA

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-CAMPBELL RIVER

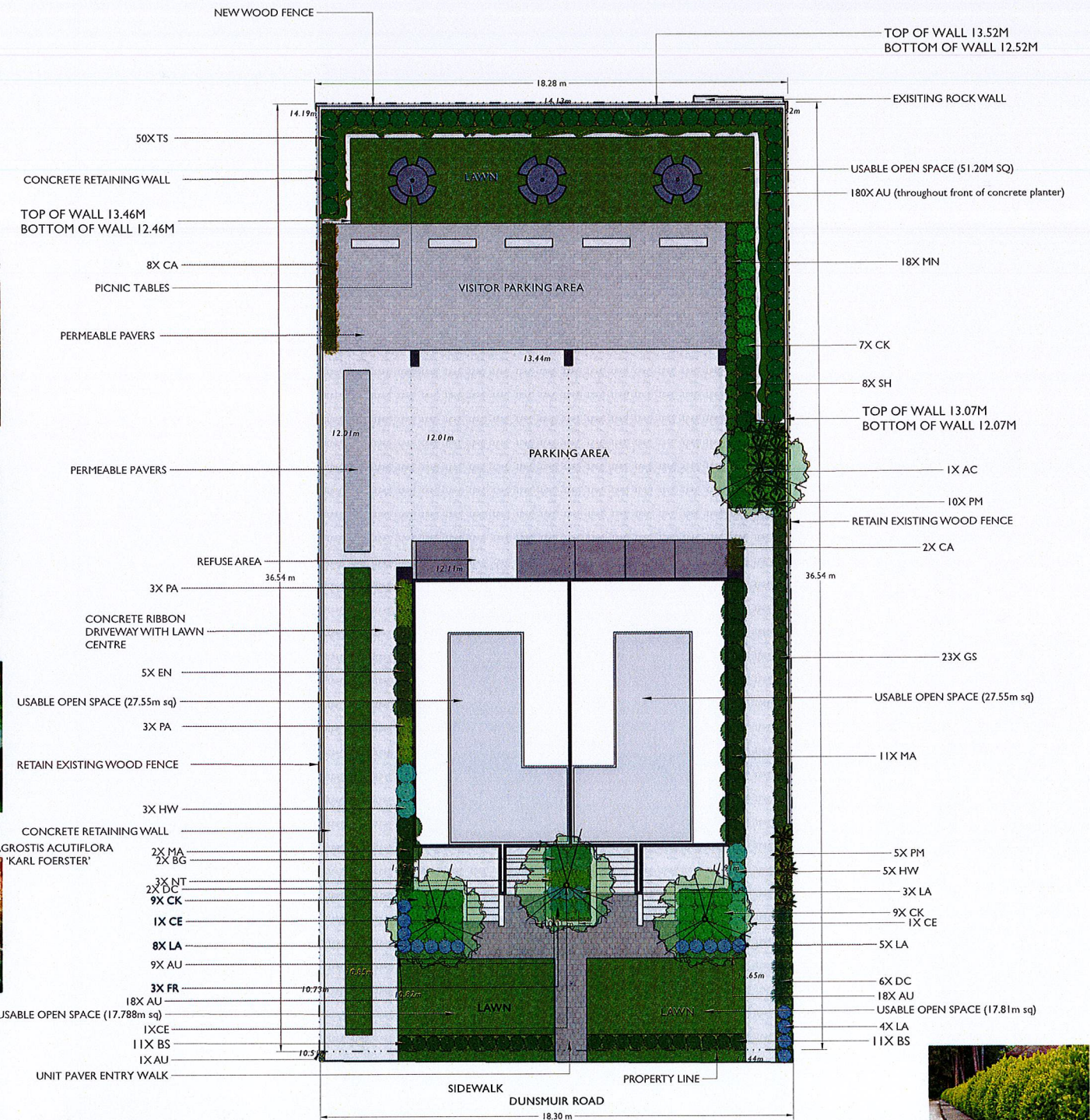
LEGEND
Distances and elevations are in metres
Elevations are geodetic based on control monument 84H0178
Elevations are at grade unless noted otherwise
+---+ Denotes Typical Spot Elevation

Peter Wittstock
QRALE
c:\CA.cn=Peter Wittstock
QRALE.o=BC Land Surveyor,
ou=Verify ID at
www.juricert.com/LKUP.dfm?
id=QRALE

Certified correct this 20th day of April, 2020.
Peter J. Wittstock, BCLS 917

V:_Projects\30673\08\02\Microsurvey\30673.dwg (Proposed Cert)

LANDSCAPE PLAN



PLANTING SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
AC	1	B&B 2cm cal.	ACER CIRCINATUM	VINE MAPLE
CE	3	B&B 2cm cal.	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BG	2	#5	BRACHYLOTTIS GREYI	DAISY BUSH
BS	22	#2	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD
CK	25	#3	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EN	5	#3	ESCALLONIA 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA
HW	8	#2	HEBE 'WESTERN HILLS'	WESTERN HILLS HEBE
LA	20	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER
MA	13	#5	MAHONIA AQUIFOLIUM	OREGON GRAPE
SH	8	#3	SARCOCOCCA HOOKERIANA HUMILIS	DWARF SWEETBOX
TS	50	5'	THUJA OCCIDENTALIS 'SMARAGD'	PYRAMID CEDAR
PERENNIALS, FERNS AND GRASSES				
CA	10	#1	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
DC	8	#1	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS
FR	3	#1	FESTUCA ROEMERI	ROMERS FESCUE
PA	6	#1	PENNISETUM ALOPECUROIDES 'HAELN'	HAELN FOUNTAIN GRASS
PM	15	#1	POLYSTICHUM MUNITUM	SWORD FERN
NT	3	#1	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
GROUNDCOVERS AND BULBS				
AU	226	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
GS	23	#1	GAULTHERIA SHALLON	SALAL
MN	18	#1	MAHONIA NERVOSA	CREeping MAHONIA

LANDSCAPE INSTALLATION PRELIMINARY BUDGET

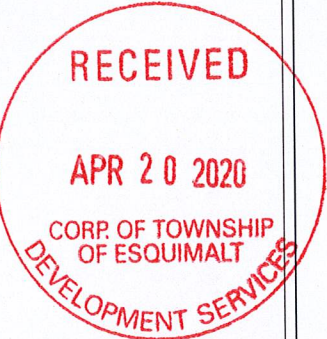
SOFTSCAPE: \$19,012		
TURF:	\$1.50/sq' x 1208sq'	\$1812
SOIL @ 12" DEPTH:	\$40/yd x 80yds	\$3200
MULCH @ 3" DEPTH:	\$55/yd x 12yds	\$660
SLINGER DELIVERY:	\$120/hr x 2hrs	\$240
IRRIGATION:	\$600/zone x 4 zones	\$2400
LABOUR:	\$45/hr x 120hrs	\$5400
PLANTINGS:	assorted costs	\$5300
HARDSCAPE: \$5,658.40		
CONCRETE PATHWAY:	\$11/sq' x 274.5sq'	\$3018.40
FENCING:	\$44/lineal' x 60'	\$2640
(back fence)		

LOT AREA: 668.4sqm
USABLE OPEN SPACE: AUG 26, 2019: 82.63sq m (12.36% of lot)
USABLE OPEN SPACE: MAR 31, 2020: 141.92sq m (21.23% of lot)

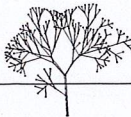
CONSTRUCTION NOTES

-CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
-ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER
-ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS
-DO NOT SCALE PLAN

PLANTING & IRRIGATION NOTES
New plantings are shown on Greenspace Designs Planting Plan dated March 30, 2020.
Any plant substitutions shall be made in consultation with the landscape designer.
The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
All topsoil and plants shall conform to BCNTA / BCCLA specifications.
Topsoil depths shall be as follows:
trees 2m x 2m x 2m soil per tree
shrubs 600 mm depth
ground covers 150 mm depth
Grass seed shall be Premier Pacific Seeds Ltd All-Purpose Sun & Shade mix, sown @ 10 lb/1000 sq ft.
All grass areas established between October 15 and April 15 shall be sod. Sod shall be Anderson Sod Farm Easy Lawn 2000 or equivalent.
All planted beds shall be covered with a 100 mm layer of composted leaf mulch.
All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1 m into ground.
Plants determined to be dead or dying at the end of one year from the date of installation shall be replaced by the Contractor at the Contractor's expense.
All planting beds shall be irrigated with an automatic underground system.
All irrigation materials and installation methods shall conform to IABC standards.
Irrigation within municipal rights of way shall conform to the Township of Esquimalt requirements.
Backflow preventer requirements for irrigation lines shall conform to Township of Esquimalt requirements.
The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.
The Irrigation Contractor shall supply all manuals and instruct the owner on irrigation system operation.



GREENSPACE DESIGNS
sustainable landscape design



PROJECT TITLE :
PROPOSED LANDSCAPE PLAN for
JIM PENNER
876 DUNSMUIR ROAD, ESQUIMALT, BC

PAGE TITLE :
LANDSCAPE PLAN, PAGE ONE of ONE

DATE :
MARCH 19, 2019
REVISED AUG 26, 2019
REVISED APRIL 2, 2020

SCALE :
1:100

