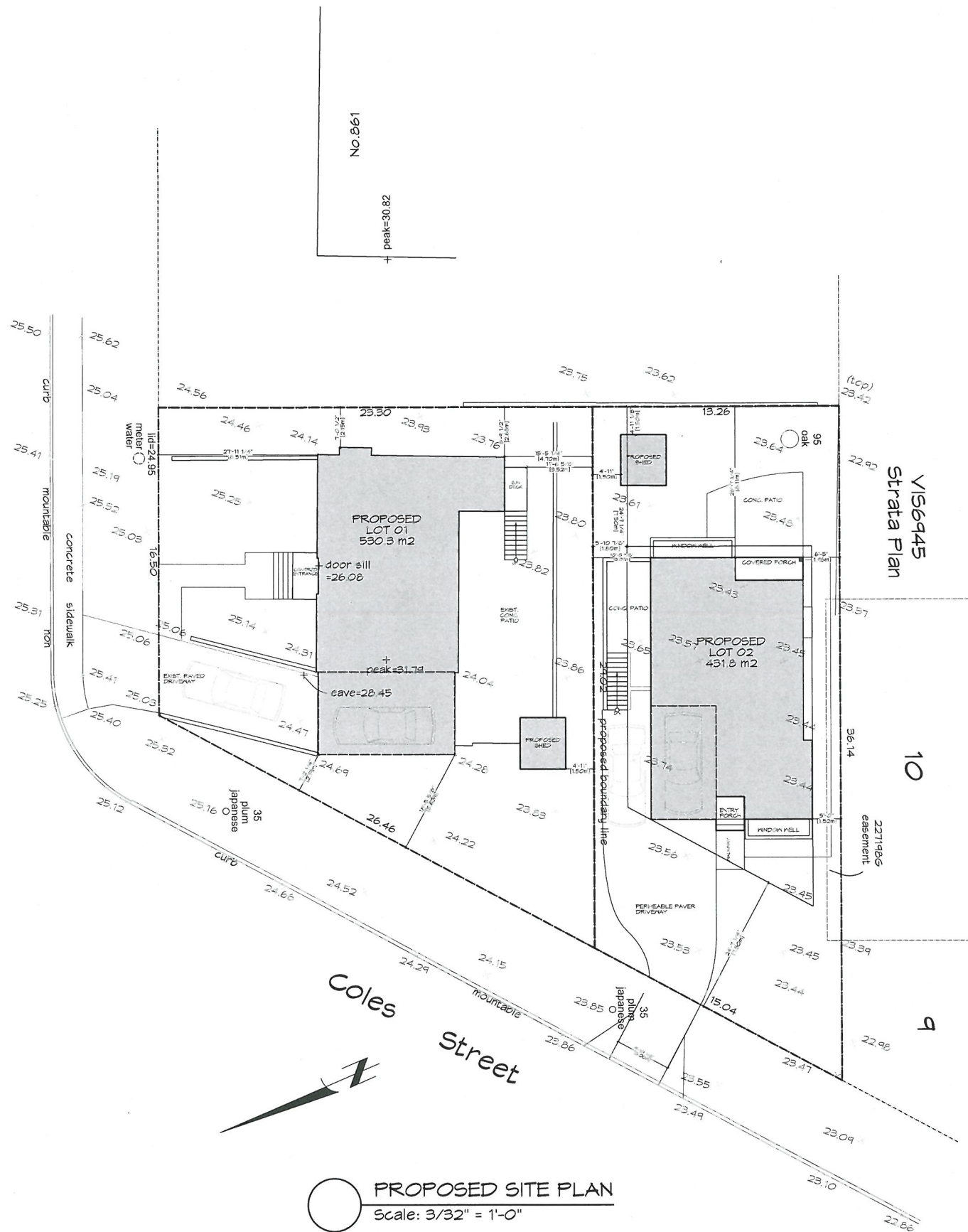


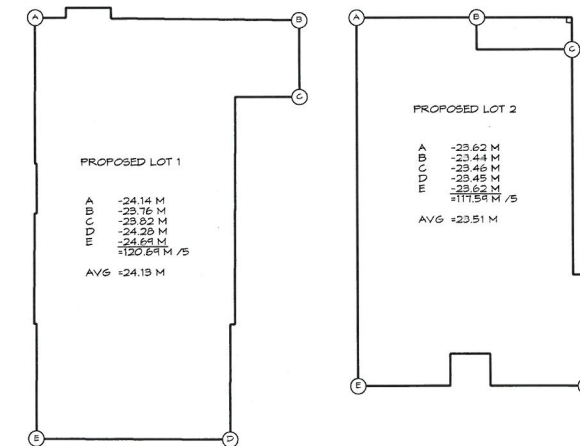
Kindersley Road



SITE DATA - Proposed Lot 2 - 865 KINERSLEY RD.

LEGAL DESCRIPTION - LOT A, BLOCK N/A, SECTION 10,
ESQUIMALT DISTRICT, PLAN VIF12881
CURRENT ZONING - RS-1
PROPOSED ZONING - CCD

	PROPOSED HOUSE
LOT AREA	431.82 M ² (4648.10 SF)
LOT WIDTH	13.26 M (43.50 FT)
LOT DEPTH	32.55 M (106.78 FT)
BUILDING WIDTH	8.71 M (28.567 FT)
SETBACKS	
FRONT	7.50 M (24.61 FT)
REAR	7.50 M (24.61 FT)
SIDE (NORTHWEST)	1.50 M (4.92 FT)
SIDE (SOUTHEAST)	1.80 M (5.91 FT)
AVG. GRADE	23.51 M (77.09 FT)
BUILDING HEIGHT	7.3 M (23.95 FT)
FLOOR AREA	
UPPER FLOOR	86.25 M ² (928.49 SF)
MAIN FLOOR	83.62 M ² (900.13 SF)
GARAGE (EXCLUDED)	18.30 M ² (197.04 SF) EXCLUDED
LOWER FLOOR (BSMT)	76.73 M ² (825.91 SF)
NON-BASMENT, TOTAL	169.88 M ² (1828.62 SF)
ALL FLOORS, TOTAL	246.62 M ² (2654.60 SF)
FLOOR AREA RATIO EXCLUDES BSMT AREA	0.393
SITE COVERAGE	26.31 % 27.86 % (WITH SHED)
PARKING	2 SPACES
SETBACKS	PROPOSED SHED (FUTURE)
FRONT	22.53 M (73.92 FT)
REAR	1.50 M (4.92 FT)
SIDE (NORTHWEST)	9.32 M (30.57 FT)
SIDE (SOUTHEAST)	1.50 M (4.92 FT)
TO PRINCIPAL BLDG	3.86 M (12.66 FT)
AVG. GRADE	23.60 M (77.42 FT)
BUILDING HEIGHT	3.60 M (11.81') - MAX
FLOOR AREA	5.08 M ² (54.75 SF)
SITE COVERAGE	1.55 %

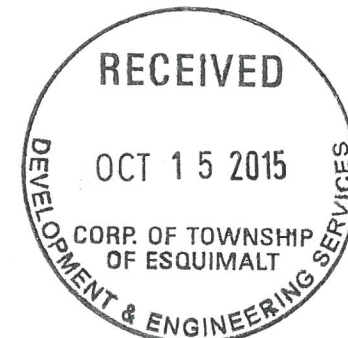


SITE DATA - Proposed Lot 1 - 865 KINERSLEY RD.

LEGAL DESCRIPTION - LOT A, BLOCK N/A, SECTION 10,
ESQUIMALT DISTRICT, PLAN VIF12881
CURRENT ZONING - RS-1
PROPOSED ZONING - CCD

	EXISTING HOUSE
LOT AREA	530.30 M ² (5708.10 SF)
LOT WIDTH	29.02 M (95.21 FT)
LOT DEPTH	23.30 M (76.44 FT)
BUILDING WIDTH	16.57 M (54.36 FT)
SETBACKS	
FRONT	8.5 M (27.88 FT)
REAR	4.7 M (15.42 FT)
SIDE (NORTHWEST)	5.6 M (18.37 FT)
SIDE (SOUTHEAST)	2.15 M (7.05 FT)
AVG. GRADE	24.138 M
BUILDING HEIGHT	7.27 M (23.85 FT)
FLOOR AREA	
UPPER FLOOR	81.10 M ² (872.96 SF)
MAIN FLOOR	91.05 M ² (980.10 SF)
GARAGE (EXCLUDED)	30.47 M ² (328.02 SF) EXCLUDED
LOWER FLOOR (BSMT)	76.99 M ² (828.80 SF)
NON-BASMENT, TOTAL	249.14 M ² (2681.72 SF)
ALL FLOORS, TOTAL	249.14 M ² (2681.72 SF)
FLOOR AREA RATIO EXCLUDES BSMT AREA	0.47
SITE COVERAGE	18.62 % 19.88 % (WITH SHED)
PARKING	2 SPACES
SETBACKS	PROPOSED SHED (FUTURE)
FRONT	6.60 M (21.65 FT)
REAR	16.67 M (54.69 FT)
SIDE (NORTHWEST)	1.50 M (4.92 FT)
SIDE (SOUTHEAST)	19.37 M (63.54 FT)
TO PRINCIPAL BLDG	3.49 M (11.45 FT)
AVG. GRADE	23.95 M (78.57 FT)
BUILDING HEIGHT	3.60 M (11.81') - MAX
FLOOR AREA	5.08 M ² (54.75 SF)
SITE COVERAGE	1.26 %

- DRAWING LIST:
- SKO1 SITE PLAN & GENERAL NOTES
 - SKO2 LOT 1 PLANS & ELEVATIONS
 - SKO3 LOT 1 PLANS & ELEVATIONS
 - SKO4 STREETSCAPE



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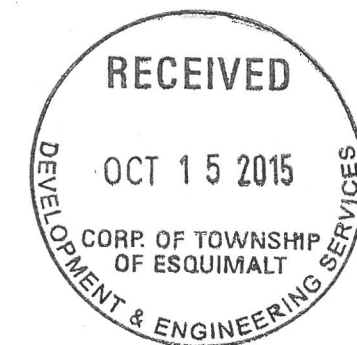
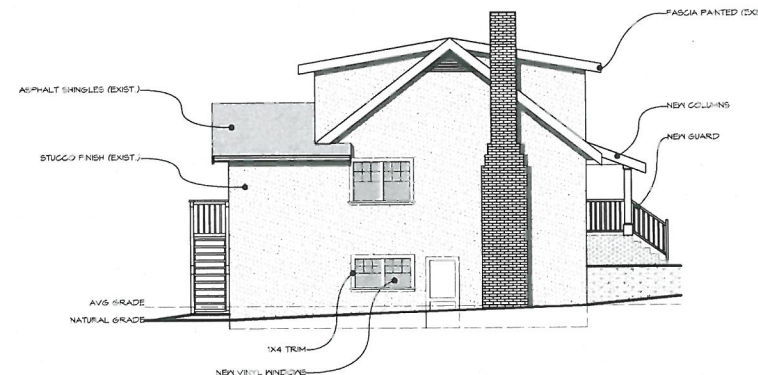
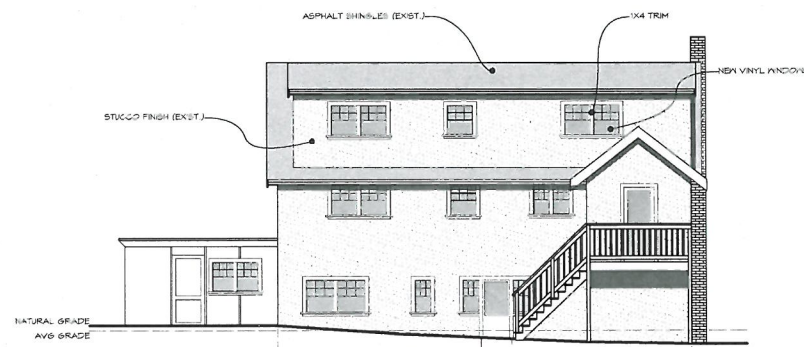
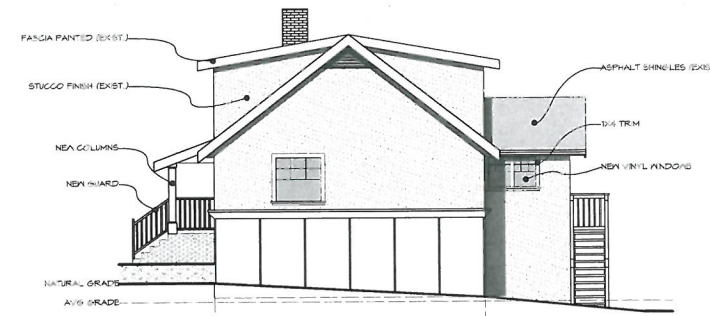
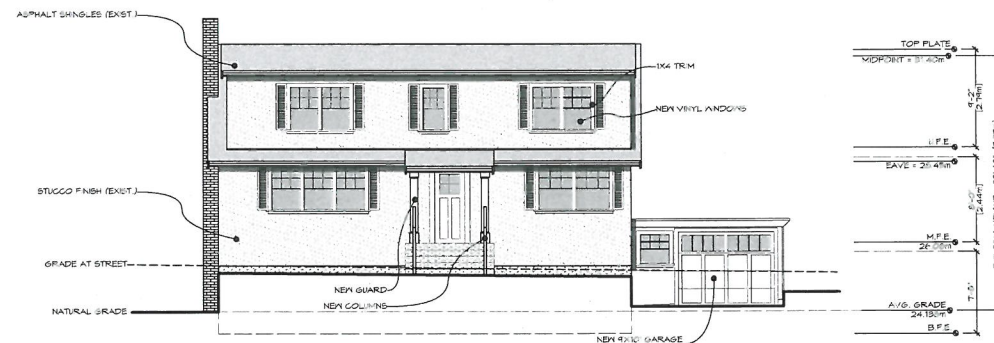
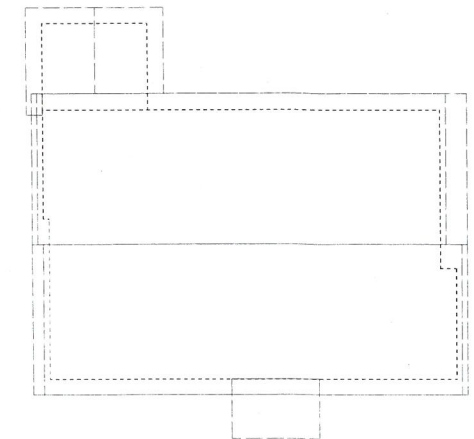
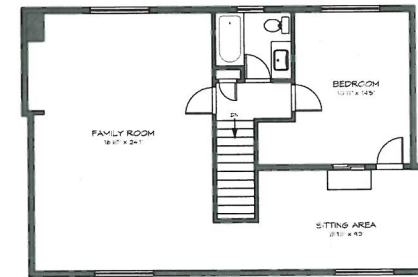
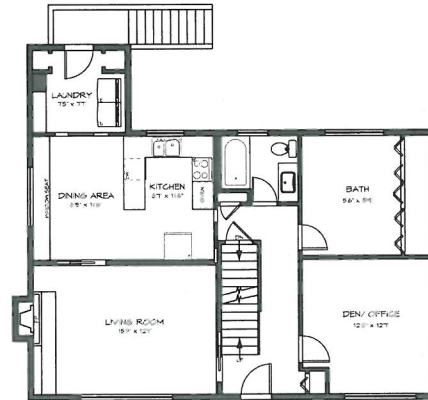
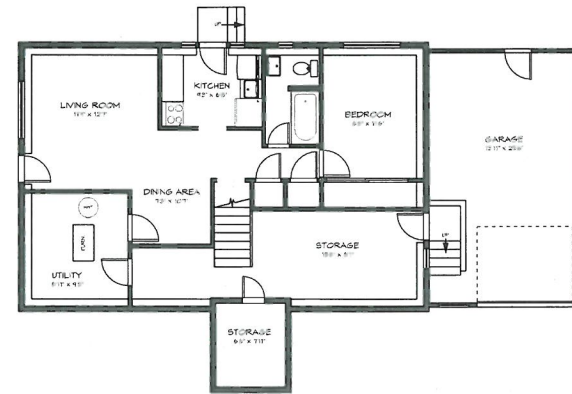
ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

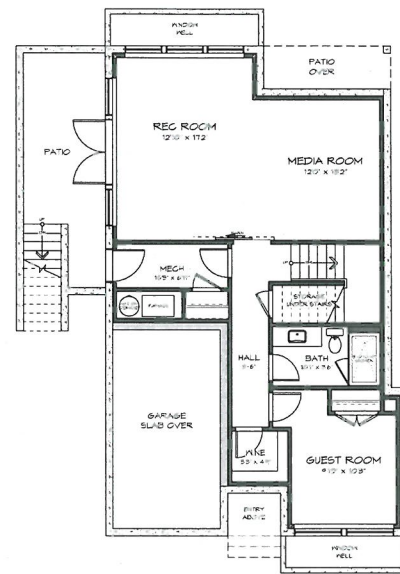
Drawn By: C. COLLINS
Date: AUG 30, 2015
Scale: AS NOTED
Project:
865 KINERSLEY RD

Title:
SITE PLAN &
GENERAL NOTES

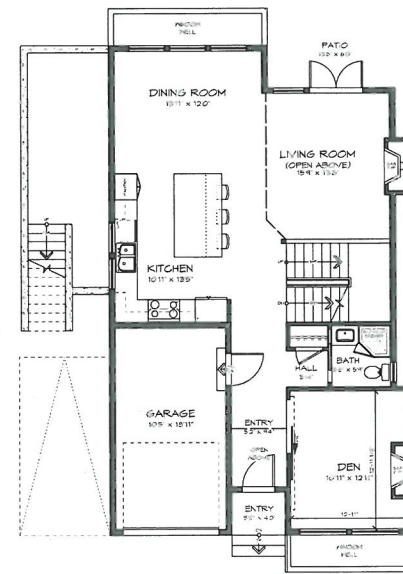
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Proj.No. ####



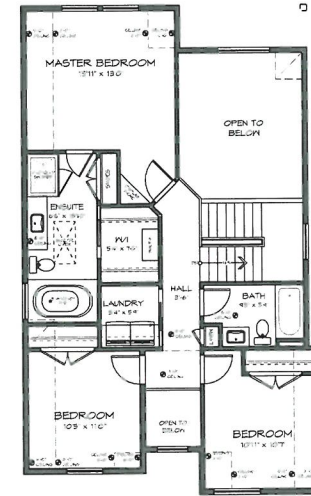
ISSUED FOR REZONING AUG. 30, 2015	
ZEBRADESIGN	
1161 NEWPORT AVE Victoria, B.C. V8S 5E6 Phone: (250) 360-2144 Fax: (250) 360-2115	
Drawn By: C. COLLINS	
Date: AUG 30, 2015	
Scale: AS NOTED	
Project: 865 KINDERSLEY RD	
Title: FLOOR PLANS & ELEVATIONS - LOT 1	
Revision:	Sheet:
	SK1
Proj.No. ####	



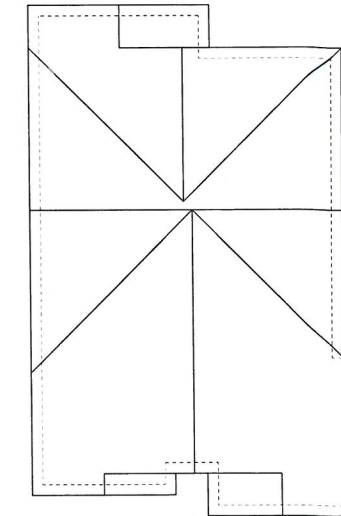
LOWER FLOOR PLAN - LOT 2
Scale: 1/8" = 1'-0"



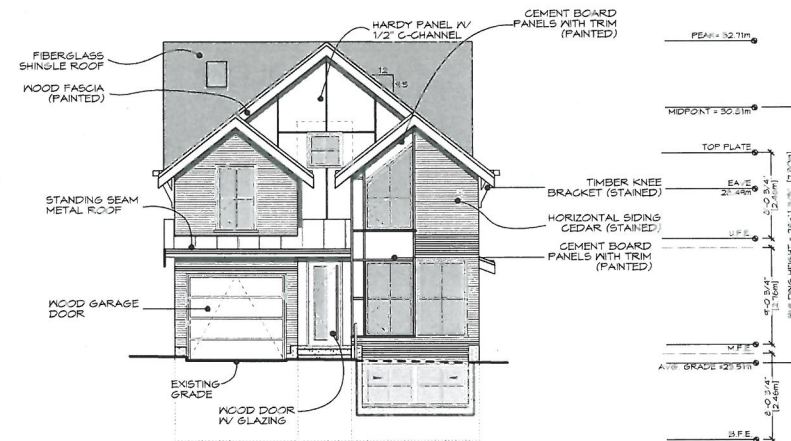
MAIN FLOOR PLAN - LOT 2
Scale: 1/8" = 1'-0"



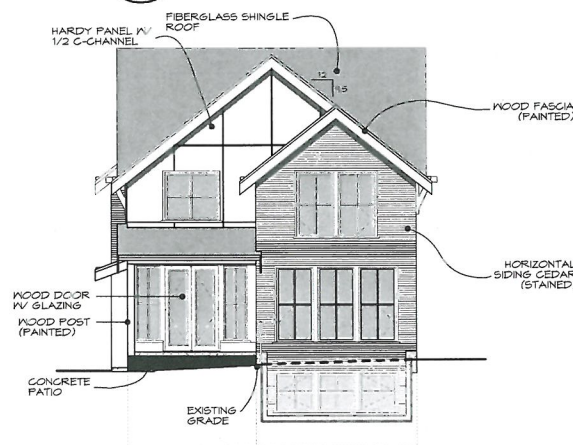
UPPER FLOOR PLAN - LOT 2
Scale: 1/8" = 1'-0"



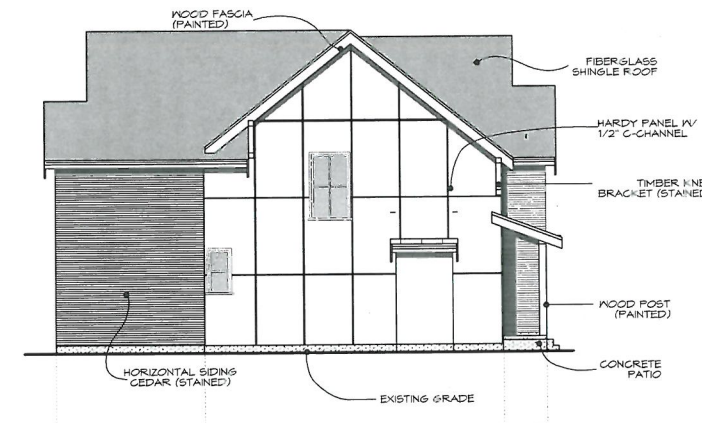
ROOF PLAN - LOT 2
Scale: 1/8" = 1'-0"



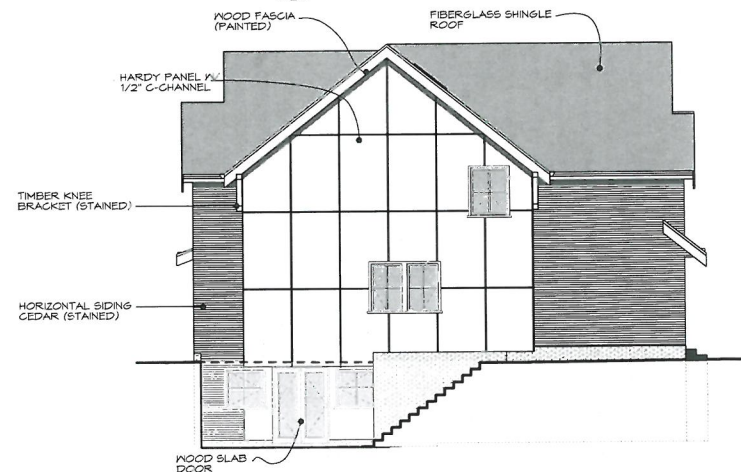
FRONT
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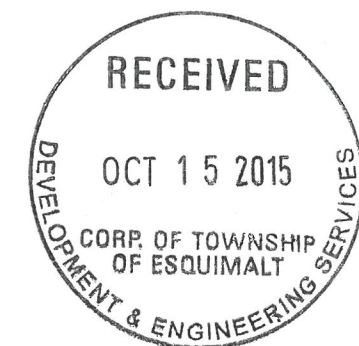
REAR
Scale: 1/8" = 1'-0"



RIGHT SIDE
Scale: 1/8" = 1'-0"



LEFT SIDE
Scale: 1/8" = 1'-0"



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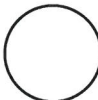
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Fax: (250) 360-2115

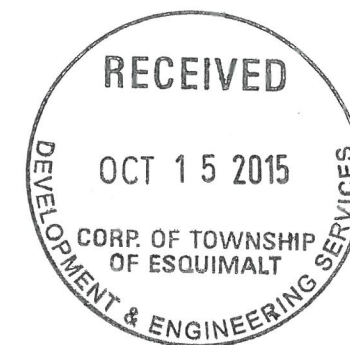
Drawn By: C. COLLINS
Date: AUG 30, 2015
Scale: AS NOTED
Project:
865 KINDERSLEY RD

Title:
FLOOR PLANS &
ELEVATIONS -
LOT 2

Revision: Sheet:
SK2
Proj.No. #####



 **STREET SCAPE**
Scale: 3/32" = 1'-0"



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Drawn By: C. COLLINS

Date: AUG 30, 2015

Scale: AS NOTED

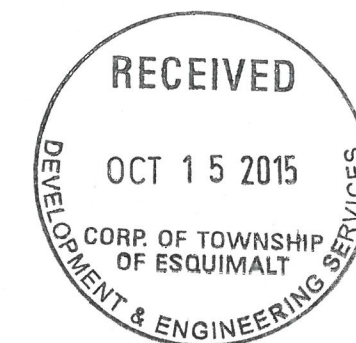
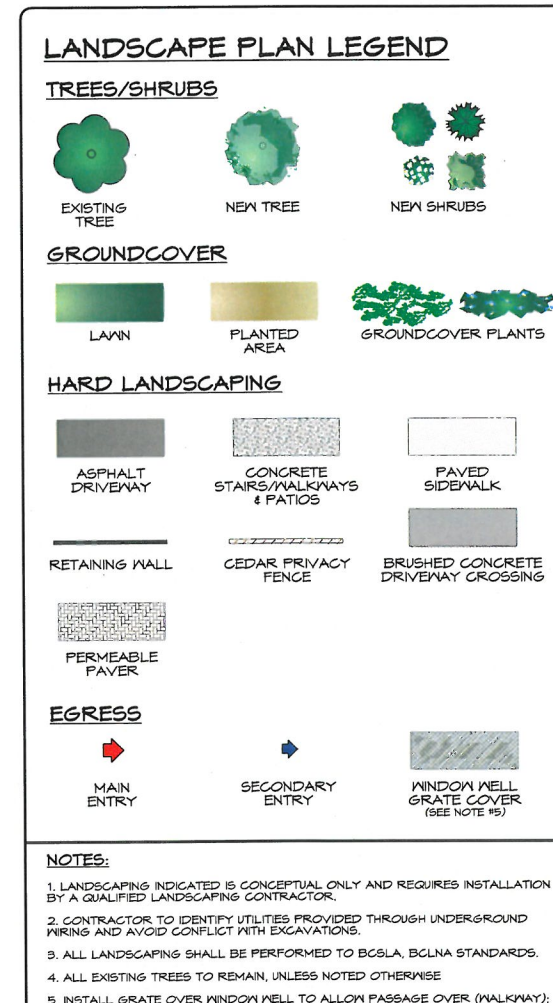
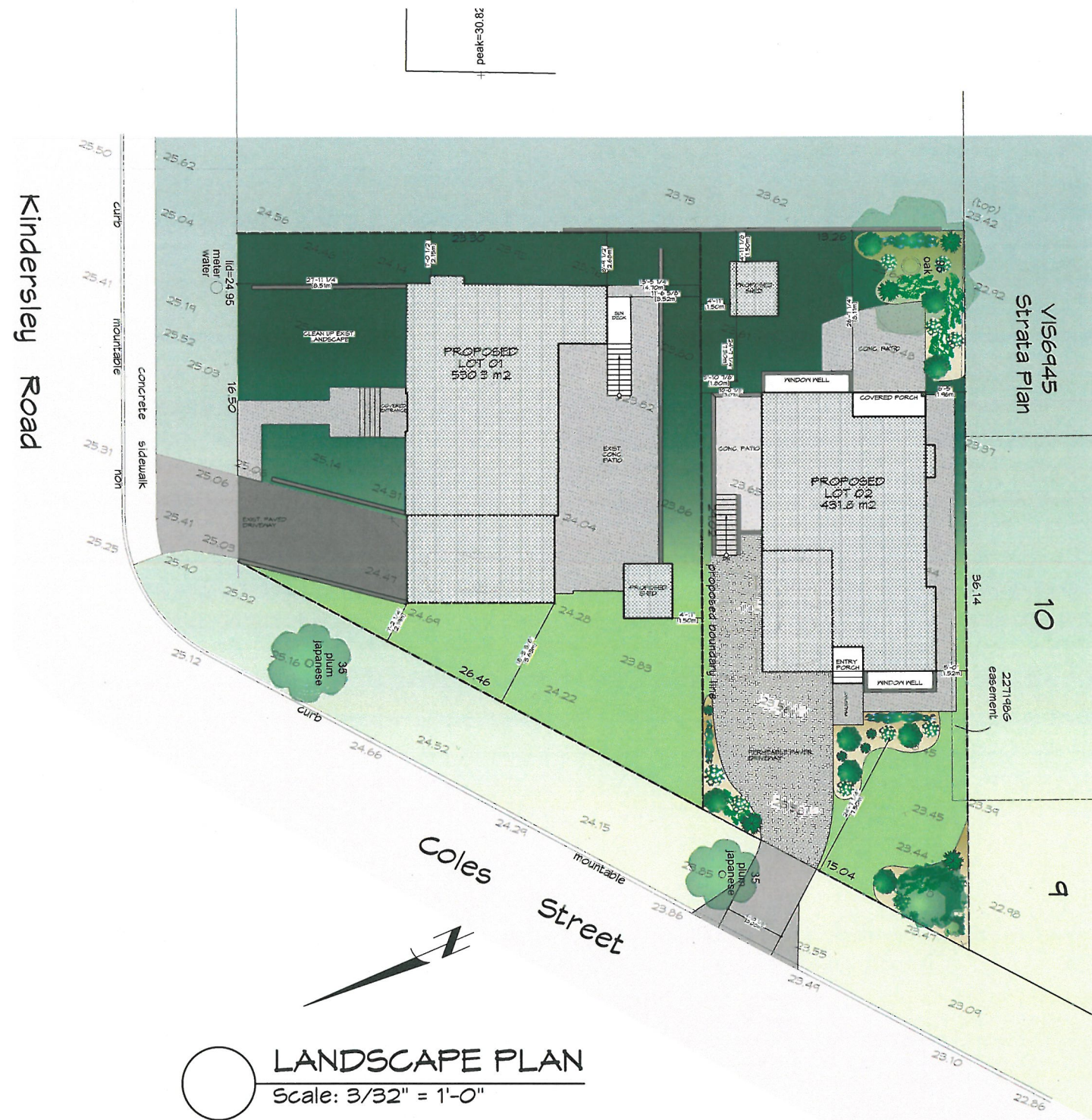
Project:
865 KINDERSLEY
RD

Title:
STREETSCAPE

Revision: Sheet:

SK3

Proj.No. #####



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Drawn By: C. COLLINS

Date: AUG 30, 2015

Scale: AS NOTED

Project:
865 KINDERSLEY RD

Title:
LANDSCAPE PLAN

Revision: Sheet:

SK4

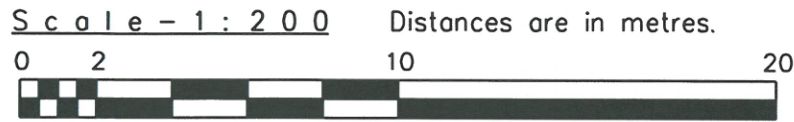
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BC LAND SURVEYORS SITE PLAN OF:

Civic: 865 Kindersley Road

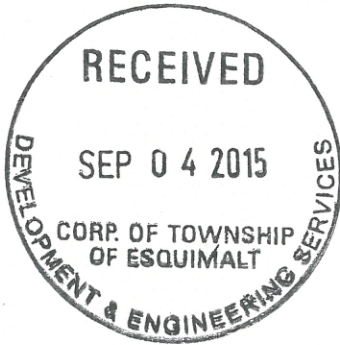
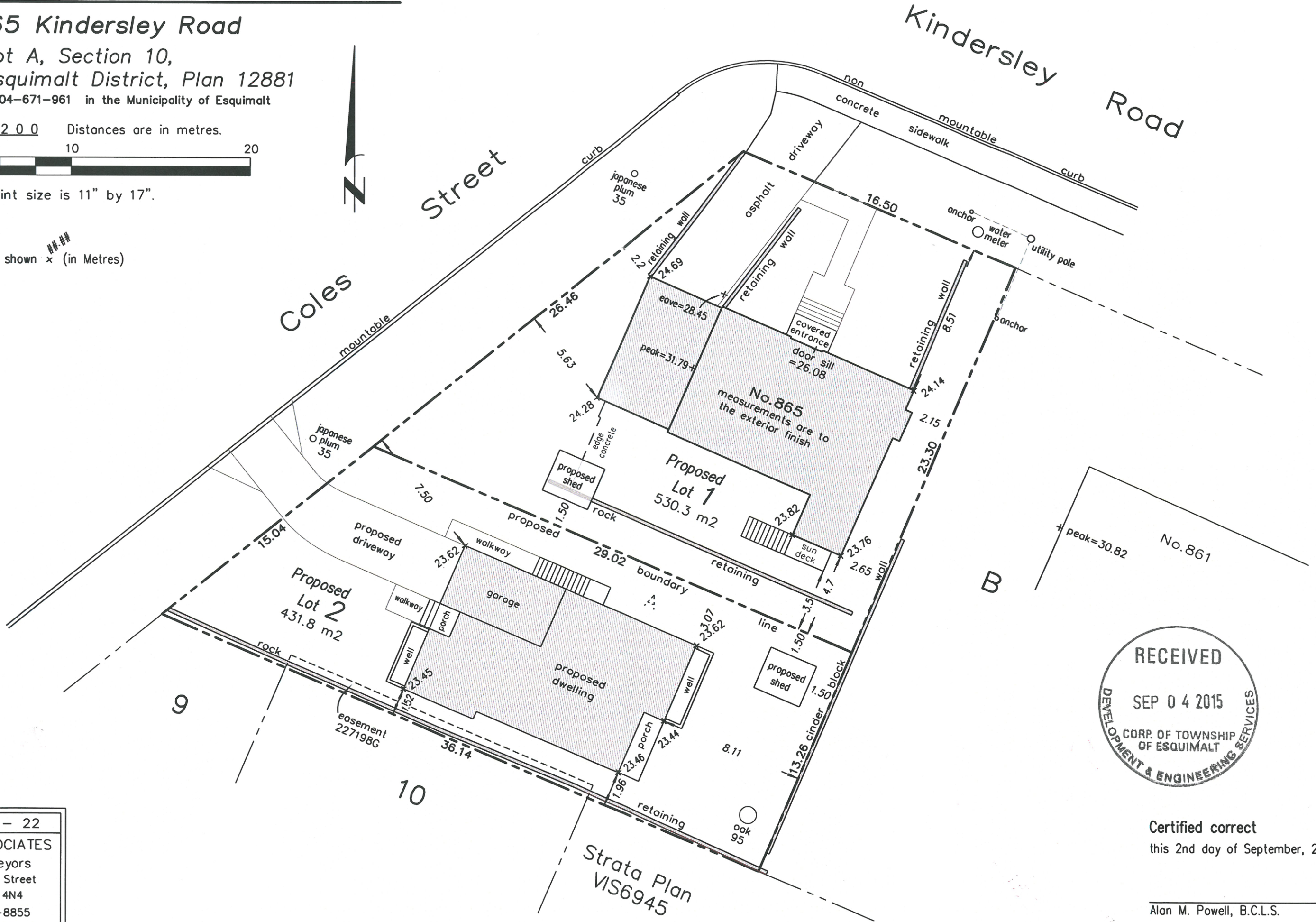
Legal – Lot A, Section 10,
Esquimalt District, Plan 12881

Parcel Identifier: 004-671-961 in the Municipality of Esquimalt



The intended print size is 11" by 17".

Geodetic elevations shown x (in Metres)



Certified correct
this 2nd day of September, 2015

Alan M. Powell, B.C.L.S.

File : 12,137 – 22
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855