

Lyall Street Triplex Development

1360 Lyall Street, Esquimalt, B. C.

LEGAL DESCRIPTION

LOT 20
ESQUIMALT DISTRICT
PLAN V1P1473
PARCEL A, SUBSIDY LOT 36,
PCL A (DD 167239-1) OF LOTS 20, 21, 22 & 23
P.I.D. # 007-394-268

CODES AND STANDARDS

Execute the work in accordance with the current edition of the British Columbia Building Code (2018) and all codes and standards included within the context of the documents.

Conform to the latest issue of codes and standards specified and all relevant and applicable codes, ordinances and bylaws, as amended and revised as of the date of building permit application.

ARCHITECTURAL LIST OF DRAWINGS:

SK-01 - Cover Sheet: Site Statistics/Location Plan
SK-02 - Site Plan/Legal Survey
SK-03 - Basement/Main Floor Plans
SK-04 - Second Floor/Roof Plans
SK-05 - South & East Elevations
SK-06 - North & West Elevations
SK-07 - Building Section & Stair Detail
SK-08 - Material Sample Board
L-1 - Landscape Plan
L-2 - Landscape Roof Plan

Project Information Data Table				
1360 Lyall Street				
General Zone Standard			Proposed	
Zoning RM-1			RM-1	
Lot Area (m2) = 692m2			692m2	
Area Calculations (m2/sq. Ft.)				
Unit	Basement (*)	Main	Second	Total FSR Area (**)
Unit A	N/A	42/527	39/420	81/872
Unit B	N/A	42/527	39/420	81/872
Unit C	N/A	45/484	46/538	91/980
Total Area				253/4,533
(* Basement Area Excluded As Clings. Are Less Than 1.2m Above Average Natural Grade) (** Area of Stairwells Not Included In FSR Calculation)				
Floor Area Ratio				
Zone Standard = 0.40				
Floor Area Ratio				
(Total Floor Area) Therefore, $\frac{253m^2}{692m^2}$ = .367, or .37 Site Area)				
Lot Coverage = $\frac{\text{Building Footprint}}{\text{Lot Area}}$			$= \frac{165m^2}{692m^2} = .238$	
Zone Standard 40%			or 24%	
Height 7.5m (24'-7 1/4")			7.5m (24'-7 1/4") To T/O Guardrail	
See Grade Calculation on Site Plan				
Parking, 2.0 space/unit			6 Spaces	
Setbacks				
Front Yard Setback (South)			7.5m (24'-7 1/4")	
Zone Standard = 7.5m (24'-7 1/4")				
Rear Yard Setback (North) =			7.5m (24'-7 1/4")	
Zone Standard = 7.5m				
Side Yard Setback (East, Exterior)			3.6m	
Zone Standard = 3.60m				
Side Yard Setback (West Interior)			4.5m	
Zone Standard = 4.50m				



2

View Of Project From South-West

AO.0

Scale: Not To Scale



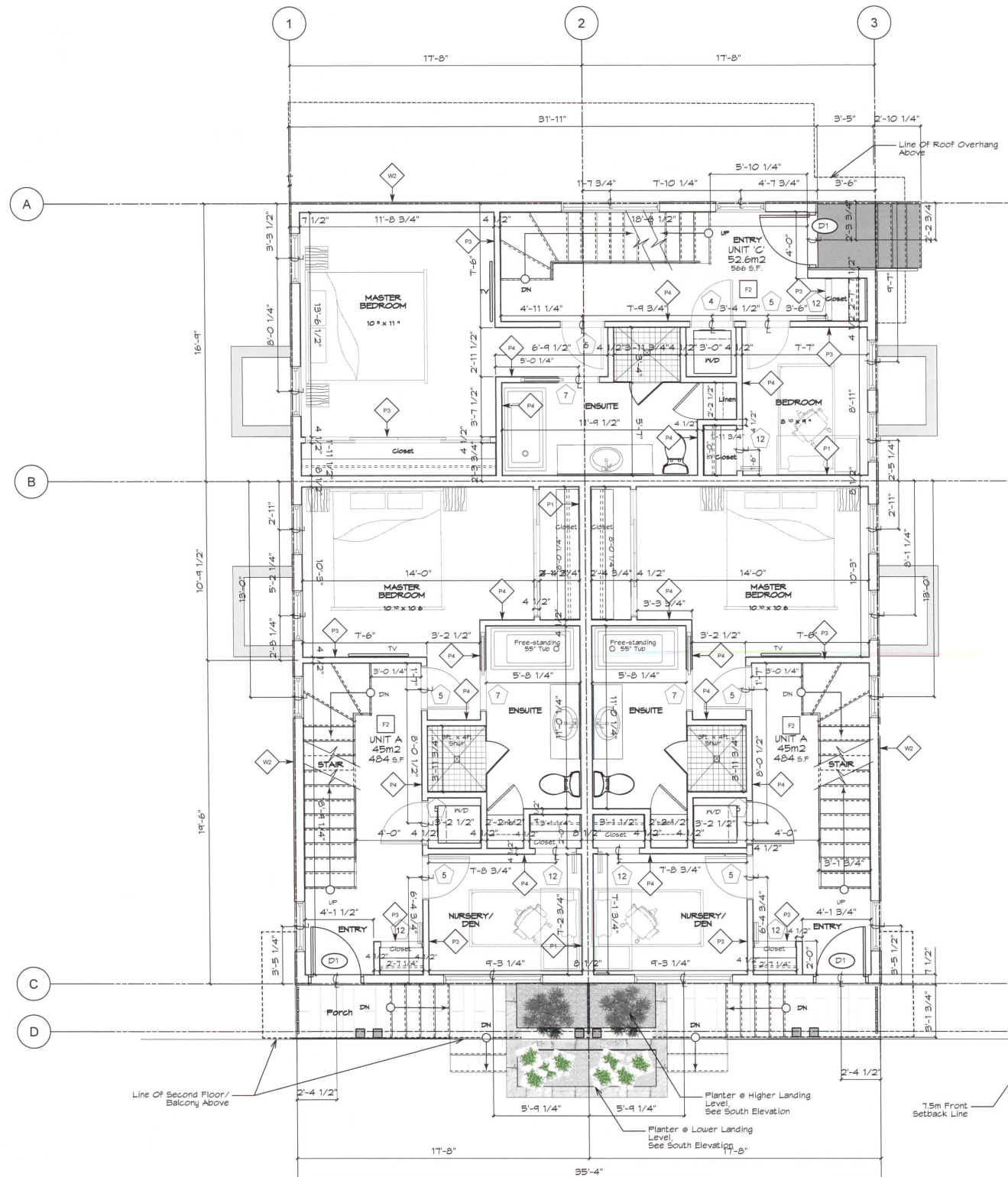
1

Location Plan

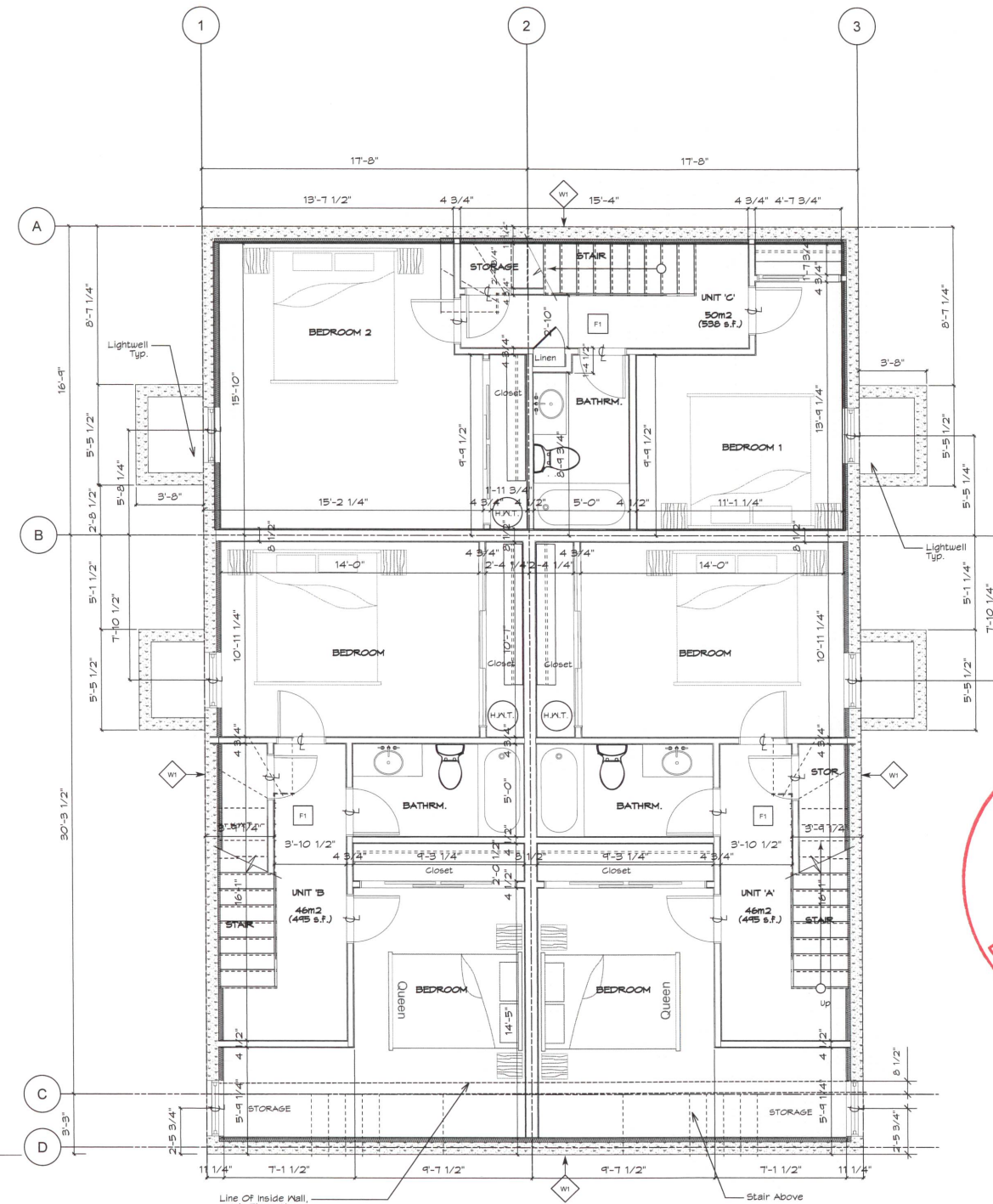
SK-01

Scale: Not To Scale

		project name 3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C			project no. 2207	
MJM Architect Inc.		Issued For Development Permit				
#10, 806 Vancouver Street, Victoria, B.C. V8V 3V6 ph:(250)661-5492 e-mail: mjmood@stew.ca		drawing title Site Statistics/ Location Plan	drawn by mjm	scale: As noted	date: 22/04/22 yy/mm/dd	drawing no. SK-01
		checked by mjm				



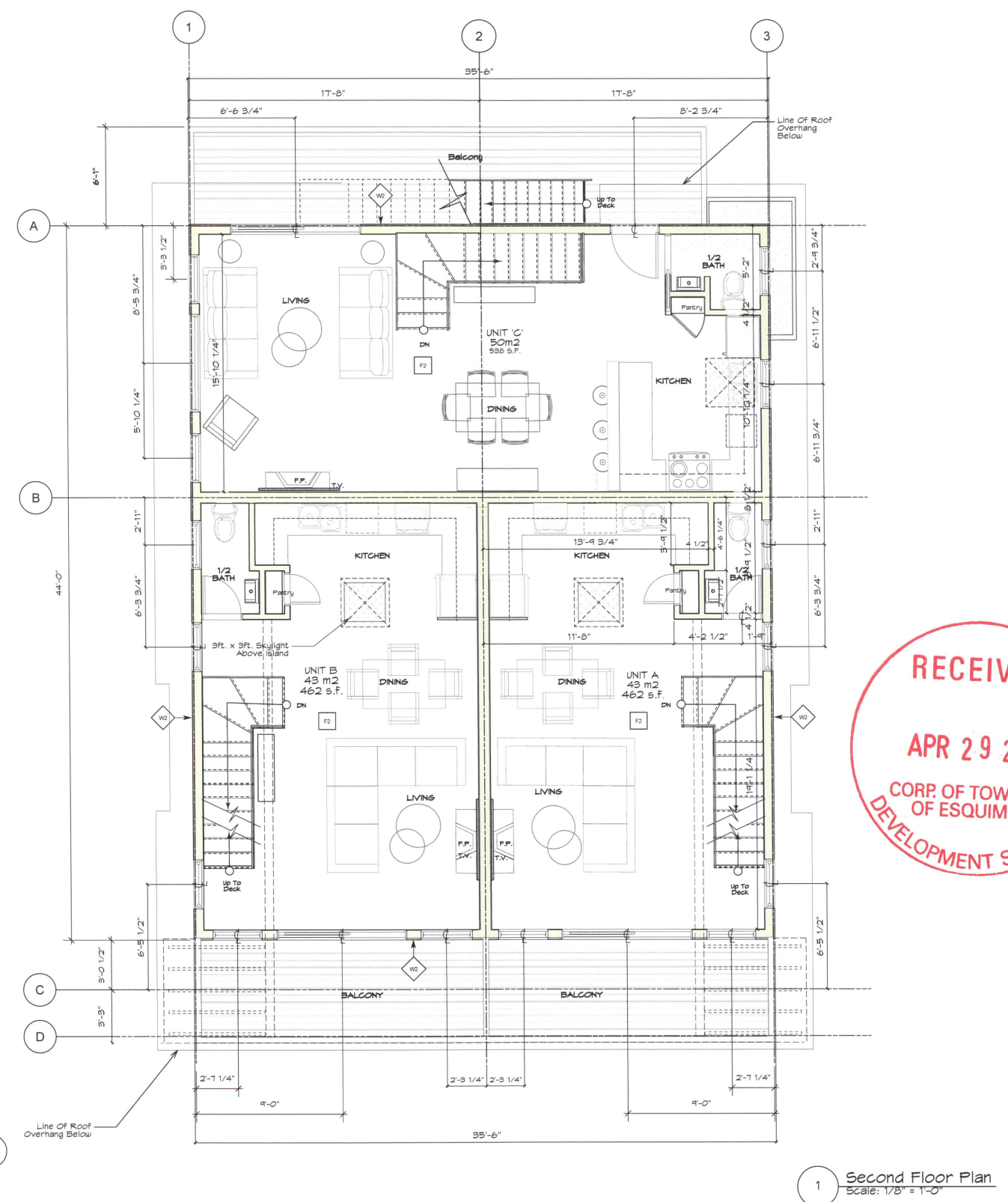
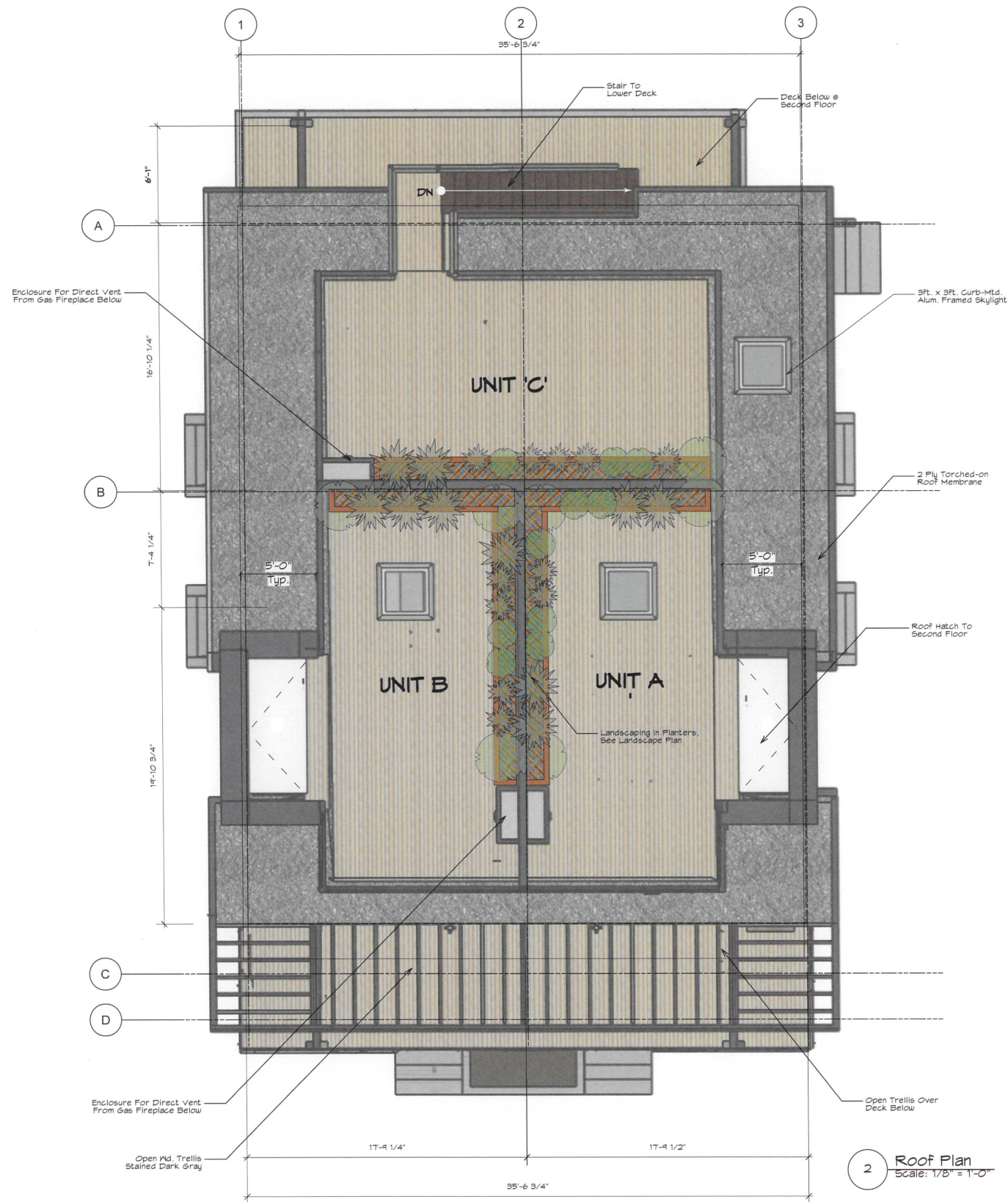
2 Main Floor Plan
Scale: 1/4" = 1'-0"



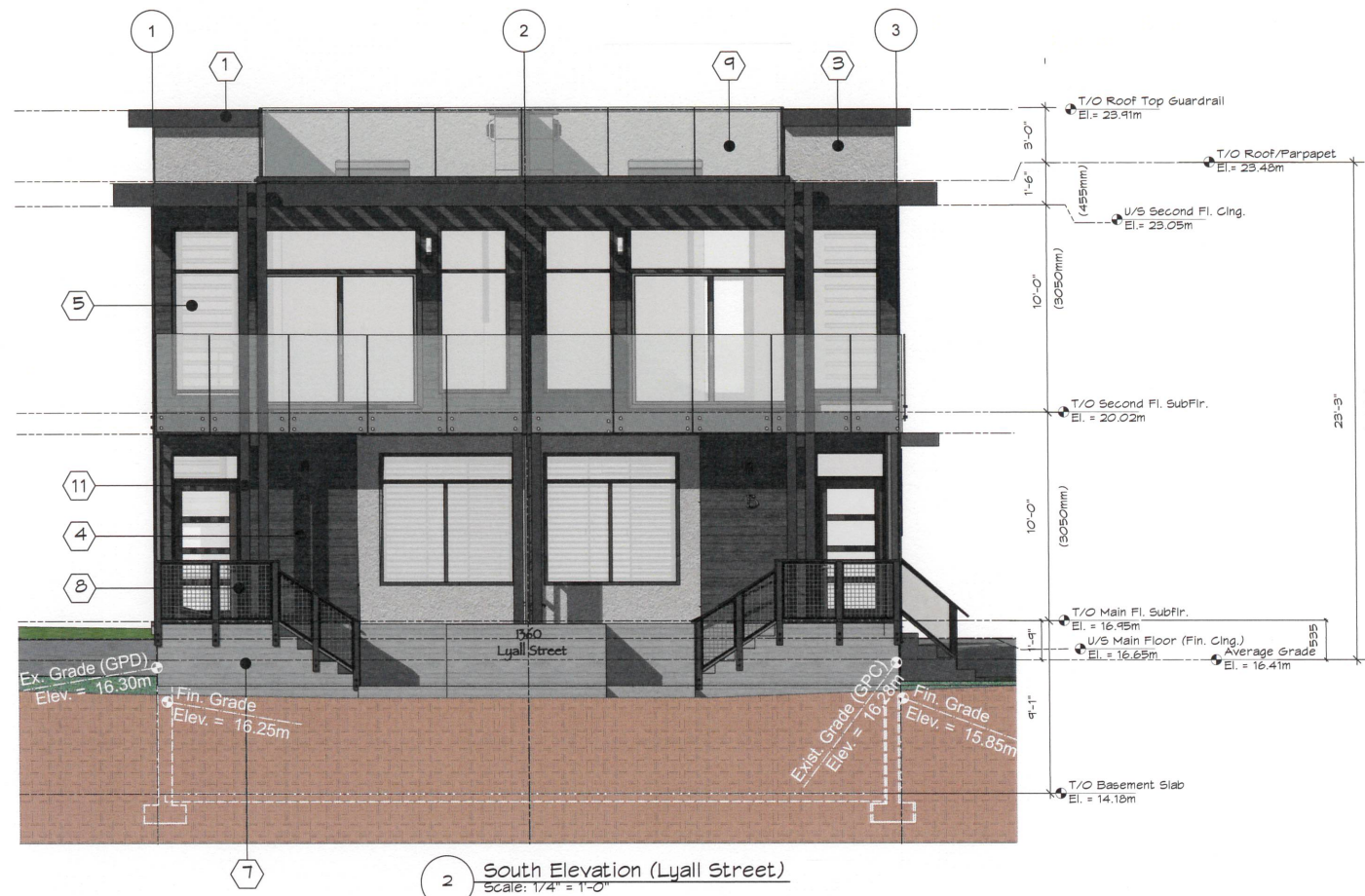
1 Basement Level
Scale: 1/4" = 1'-0"



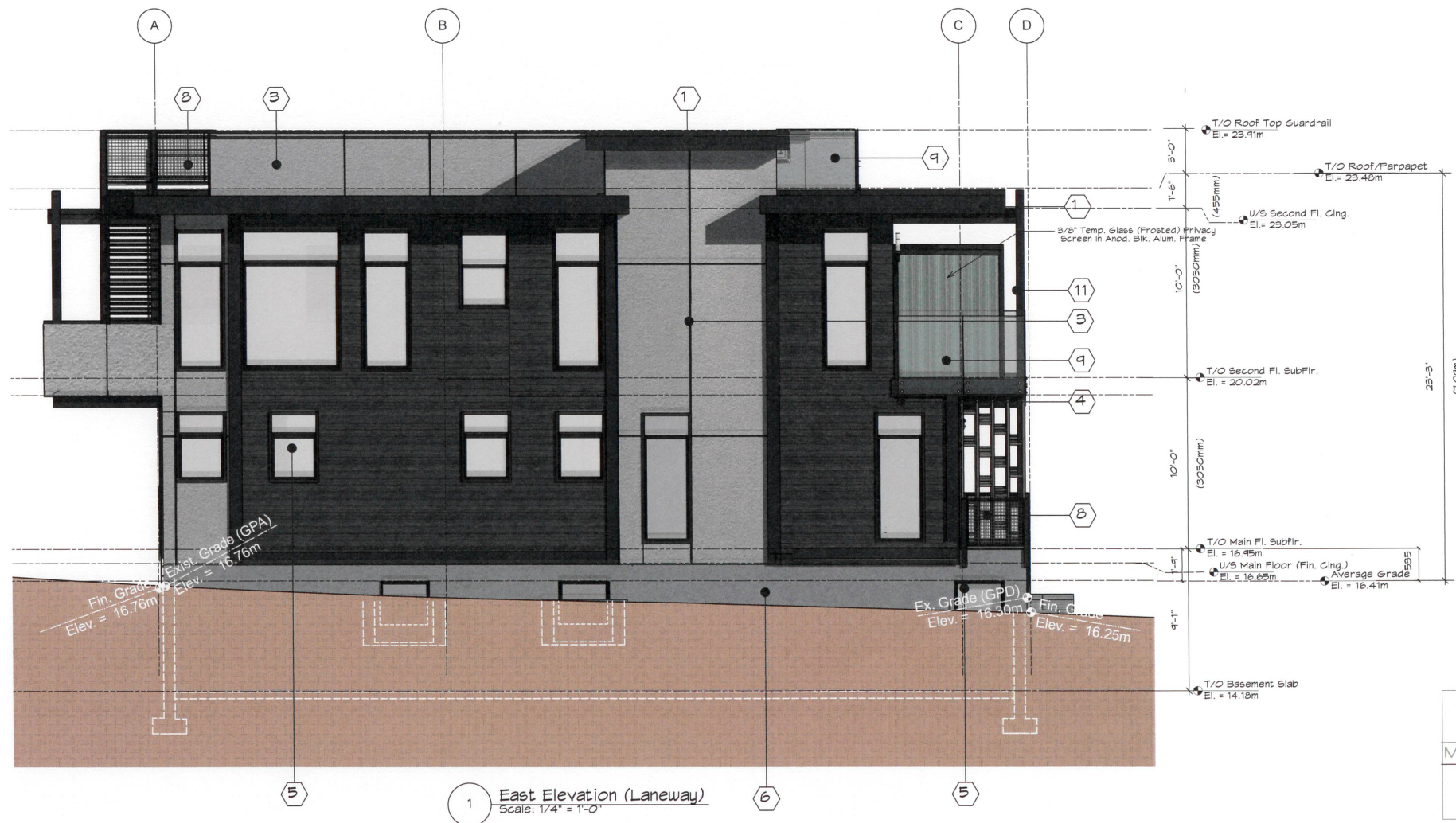
MJM Architect Inc. #10, 808 Vancouver Street, Victoria, B.C. V8V 3V6 ph: (250) 681-5482 e-mail: mjmody@shaw.ca		project name 3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C.	project no. 2207
drawing title Basement/ Main Floor Plans		issued for development permit drawn by mjm checked by mjm	date 22/04/22 yy/mm/dd scale As noted drawing no. SK-03



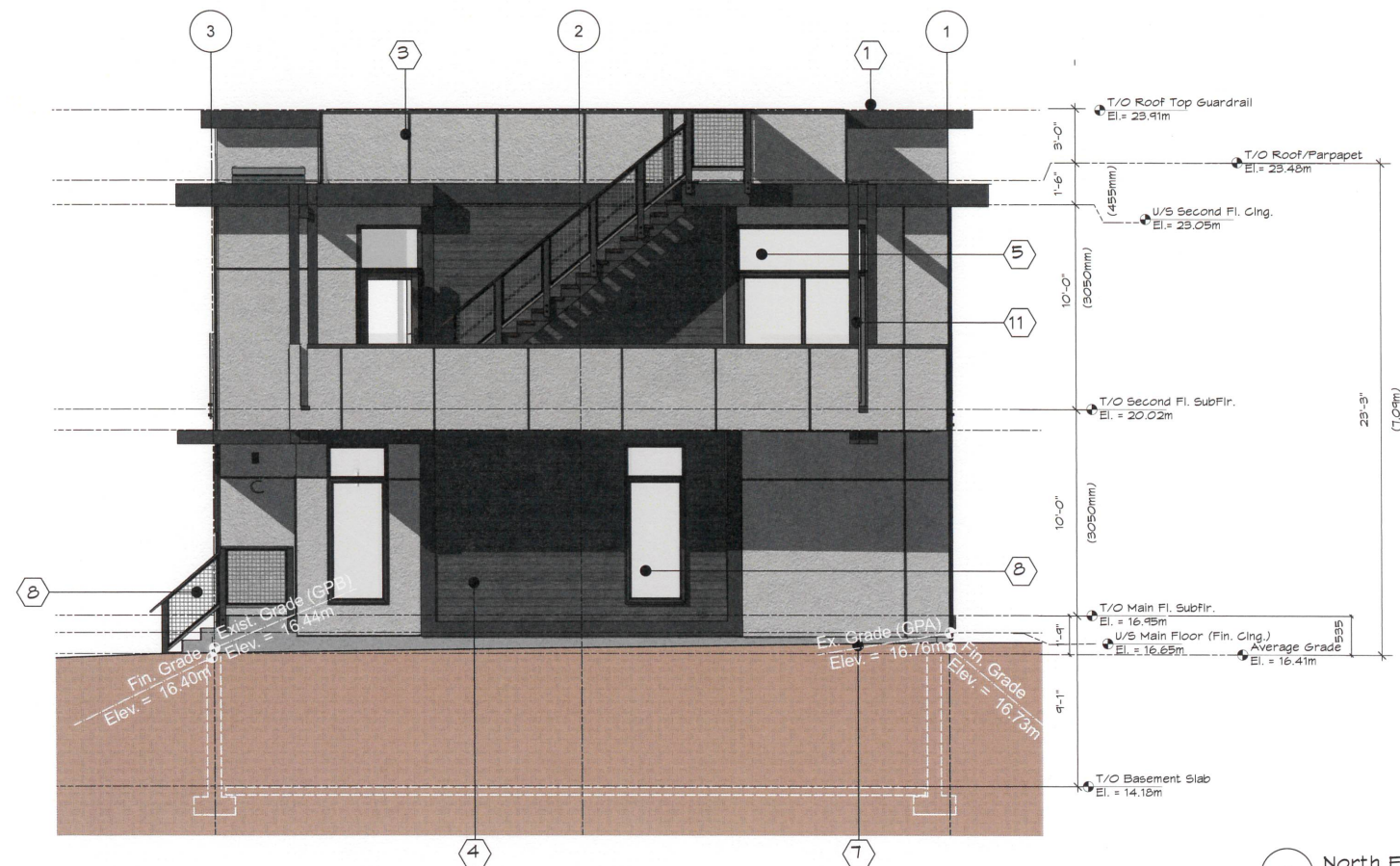
	project name: Lyall Street Triplex 1360 Lyall Street, B.C.		project no. 2207	
	drawing title: Second Floor/Roof Plans	drawn by: mjm checked by: mjm	scale: As Noted	date: 22/02/22 yy/mm/dd
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-681-5492 e-mail: michael@mjmarchitect.ca			drawing no. SK-04	



List of Materials	
①	Pre-Fin. Metal Flashing, Colour-1
②	Pre-Fin. Metal Flashing, Colour-2
③	Fibre Cement Board Panels w/ 3/8" Reveals
④	Butt-jointed Horiz. Cedar Siding Stained Dark Gray
⑤	Dbl. Glazed Vinyl Windows & Doors w/ Blk. Exterior & White Interior
⑥	Cast-in-place Concrete, Parged Fin.
⑦	Cast-in-place Concrete, Horiz. Board-Formed
⑧	2" x 2" Wire Grid Balustrade In Cont. Metal U-Channel (Ptd. Blk.) Secured To Posts
⑨	3/8" Temp. Glass Balustrade w/ Alum. Standoffs Secured To Structure
⑩	3' x 3' Alum. Skylight w/ Dbl. Thermo-pane Glazing, Curb-Mtd.
⑪	6" x 6" P.T. Rd. Post Stained Dark Gray

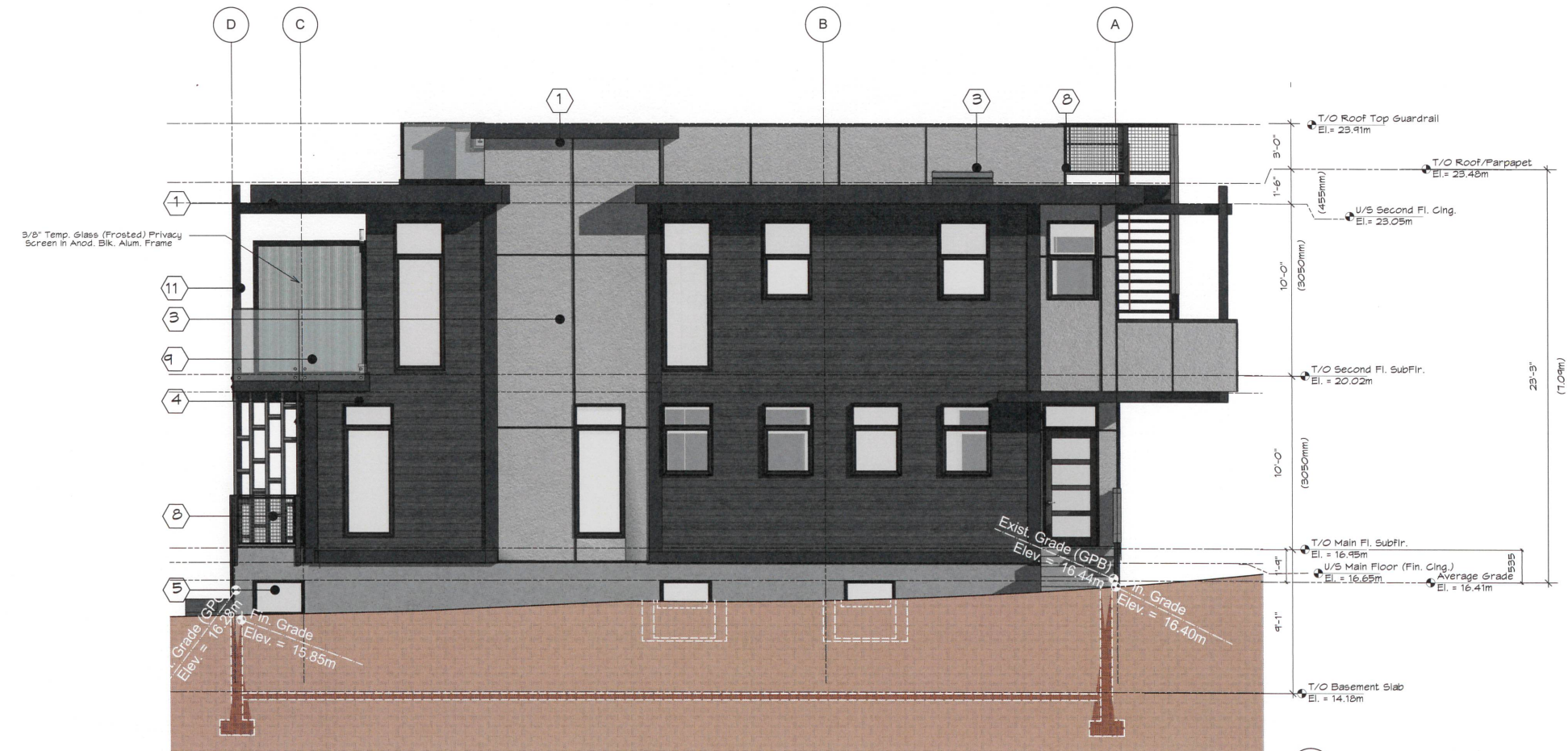


MJM Architect Inc.		project name: 3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C.		project no. 2207
drawing title: South & East Elevations		drawn by: mjm	scale: As noted	date: 22/04/22 yy/mm/dd
checked by: mjm		drawing no. SK-05		



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

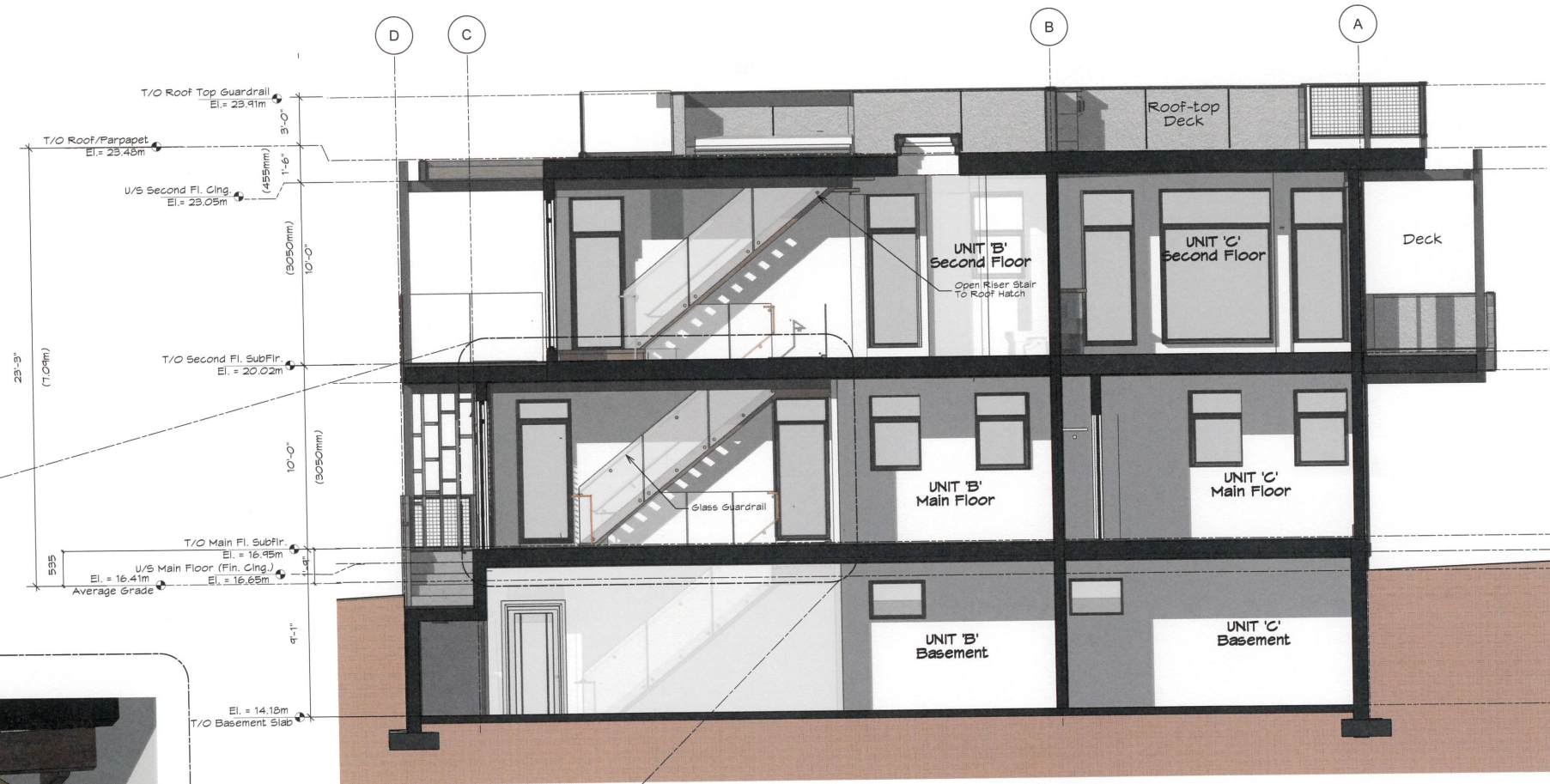
List of Materials	
1	Pre-Fin. Metal Flashing, Colour-1
2	Pre-Fin. Metal Flashing, Colour-2
3	Fibre Cement Board Panels w/ 3/8" Reveals
4	Butt-Jointed Horiz. Cedar Siding Stained Dark Gray
5	Dbl. Glazed Vinyl Windows & Doors w/ Blk. Exterior & White Interior
6	Cast-in-place Concrete, Farged Fin.
7	Cast-in-place Concrete, Horiz. Board-Formed
8	2" x 2" Wire Grid Balustrade in Cont. Metal U-Channel (Ptd. Blk.) Secured To Posts
9	3/8 Temp. Glass Balustrade w/ Alum. Standoffs Secured To Structure
10	3' x 3' Alum. Skylight w/ Dbl. Thermo-pane Glazing, Curb-Mtd.
11	6" x 6" P.T. Rd. Post Stained Dark Gray



1 West Elevation
Scale: 1/4" = 1'-0"



project name: 3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C.		project no. 2207	
drawing title: North & West Elevations		date: 22/04/22 yy/mm/dd	
drawing no. SK-06		scale: As noted	
drawn by: mjm		checked by: mjm	
#10, 909 Vancouver Street, Victoria, B.C. V8V 2V9 ph: (250) 681-5482 e-mail: mjmnoody@shaw.ca		MJM Architect Inc.	



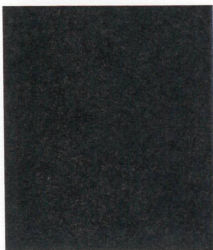
1 N/S Building Section
Scale: 1/8" = 1'-0"



project name:		3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C.		project no.	2207
MJM Architect Inc.		Issued For Development Permit			
drawing title:		drawn by:	scale:	date:	drawing no.
Building Section/ Stair Detail		checked by:	As noted	22/04/22 yy/mm/dd	SK-07
#10, 808 Vancouver Street, Victoria, B.C. V8V 3V6 ph: (250) 681-5492 e-mail: mjmoody@shaw.ca					

MATERIAL LEGEND

1



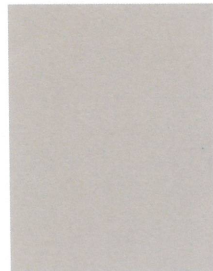
Pre-Fin. Metal Flashing
BLACK

2



Not Used

3



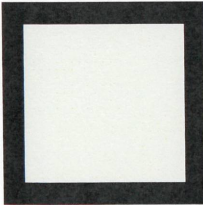
Fibre-Cement Board Panels
Hardie-Panel Cobble Stone

4



1' x 4" Butt-Jointed Horiz. Cedar
Siding, Stained Dark Grey

5



Double-glazed Vinyl Windows &
Patio Doors

6



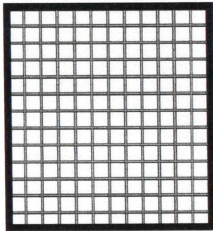
Cast-in-place Conc. Foundation
Walls, Parged

7



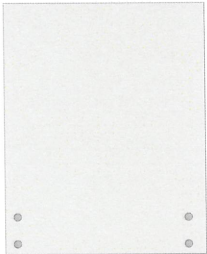
Cast-in-place Concrete, Horiz.
Board-Formed

8



2" x 2" Wire Grid Balustrade In
Cont. Metal U-Channel (Ptd. Blk.)

9



3/8" Temp. Glass Balustrade W/
Alum. Standoffs

10



3'-0" x 3'-0" Aluminum Skylight W/ Double
Thermo-pane Glazing, Curb-Mounted

11



6" x 6" P.T. Wd. Post Stained Dark Gray
To Match Siding



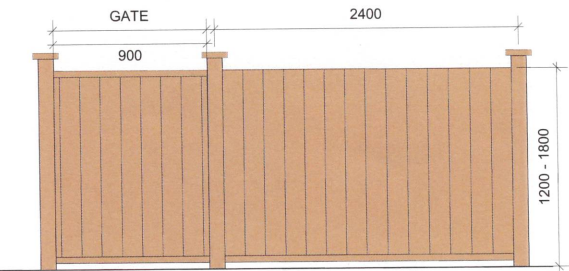
		project name 3 Unit Townhouse Development 1360 Lyall Street, Esquimalt, B.C				project no. 2207	
MJM Architect Inc.		Issued For Development Permit					
	#10, 909 Vancouver Street, Victoria, B.C. VEV 3V6 ph: (250) 661-5482 e-mail: mjmody@shaw.ca	drawing title Material/ Sample Board		drawn by mjm	scale As noted	date 22/04/22 yy/mm/dd	drawing no. SK-08
				checked by mjm			



RECOMMENDED PLANT SPECIES LIST

Trees			
Total: 11	Botanical Name	Common Name	Size
	Cercis canadensis	Eastern Redbud	6cm cal
	Parrotia persica	Persian Ironwood	6cm cal
	Stewartia pseudocamellia	Japanese Stewartia	6cm cal
Large Shrubs			
Total: 42	Botanical Name	Common Name	Size
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
	Pinus mugo 'Jakobsen'	Jakobsen Mugo Pine	#5 pot
	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#5 pot
Medium Shrubs			
Total: 80	Botanical Name	Common Name	Size
	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
Small Shrubs			
Total: 44	Botanical Name	Common Name	Size
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns			
Total: 159	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
Groundcovers			
Total: 316	Botanical Name	Common Name	Size
	Thymus praecox arcticus	Wild Thyme	#1 pot
Green Roof			
Total: 38	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
	Ribes sanguineum	Red Flowering Currant	#5 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

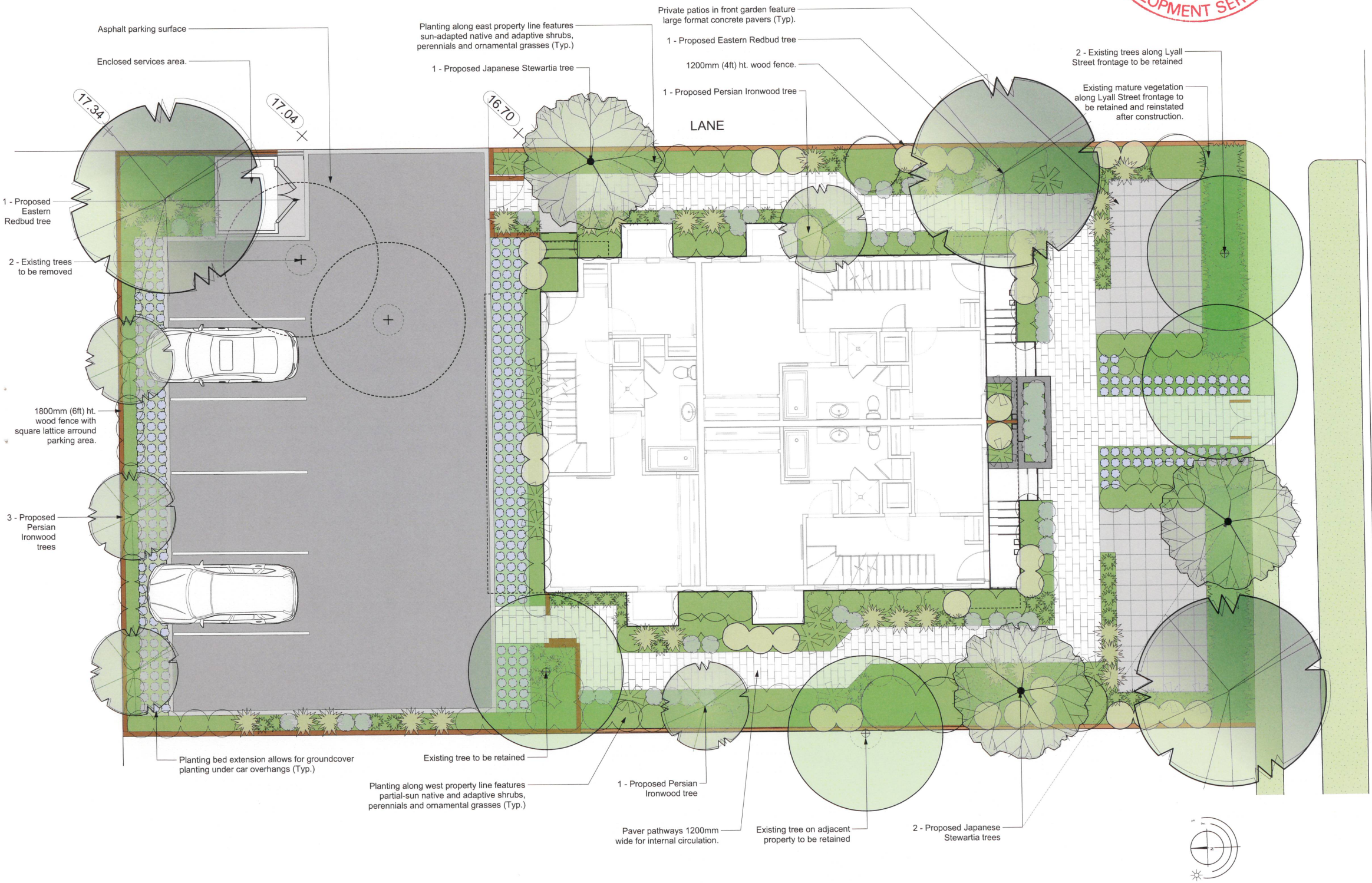
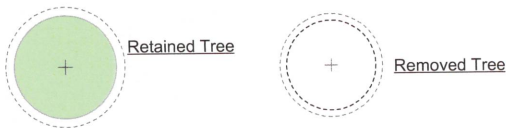


1.2 - 1.8M Ht. Wood Perimeter Fence
1:20

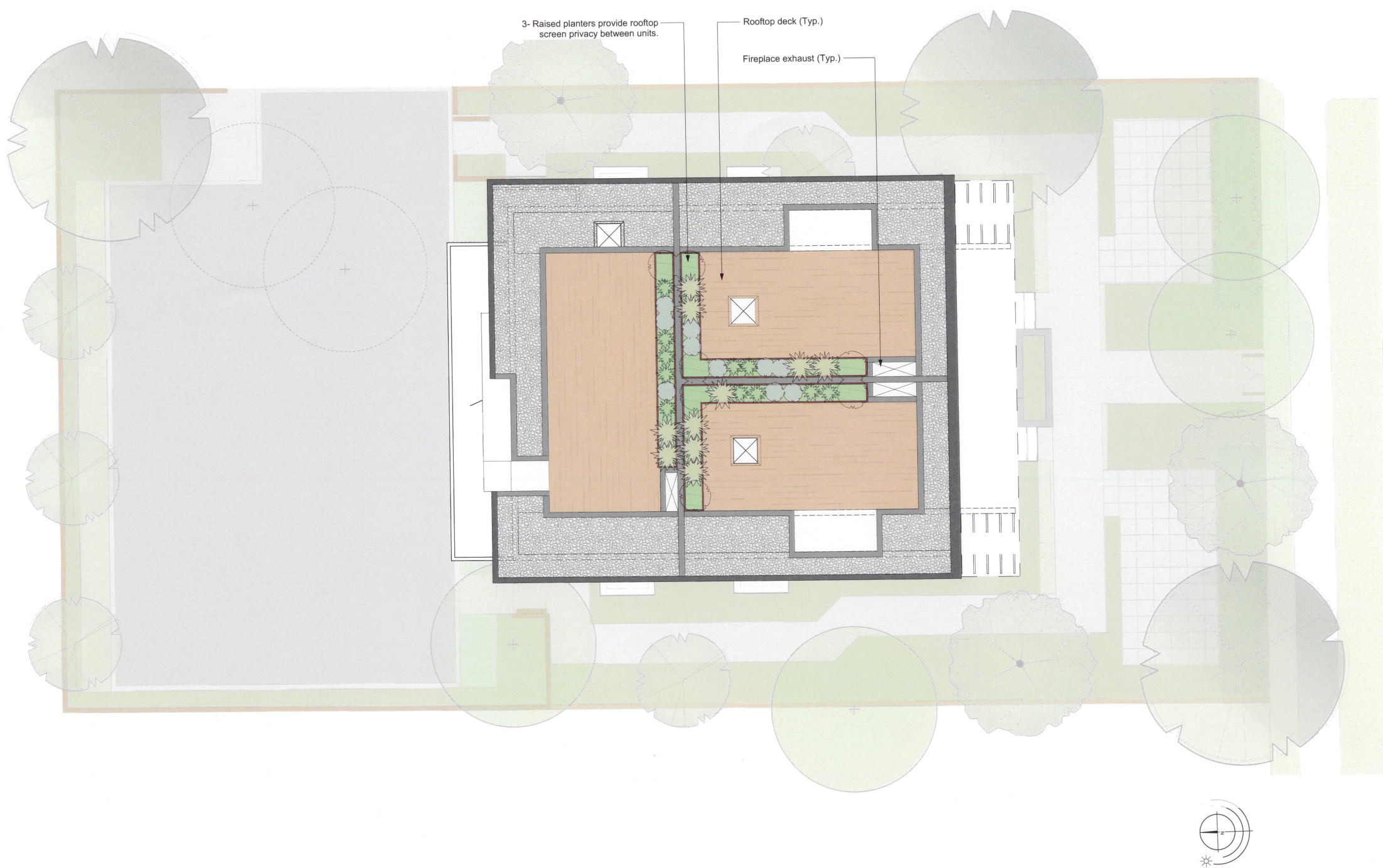
MATERIALS LEGEND

	Pathways - Decorative Concrete Pavers
	Pavios: Large Format 600 x600mm Concrete Pavers
	Planting beds

EXISTING TREES LEGEND:



1360 Lyall St. | Landscape Concept Plan



MATERIALS LEGEND

	Rooftop - Deck
	Planters
	River rock

NOTE: SEE OTHER SHEET FOR COMBINED PLANT LIST

1360 Lyall St. | Landscape Concept Plan - Rooftop