

NEW CUSTOM HOME:
651 Grenville Ave.

ESQUIMALT, BC

PROJECT INFORMATION:

SITE ADDRESS: 651 GRENVILLE AVE.
LOT 8 & 9, BLOCK 6, PLAN
VIP1153, SUB LOT 42, LAND
DISTRICT 21

OWNER: ROYAL FALCON DEVELOPMENTS

SCOPE OF WORK:

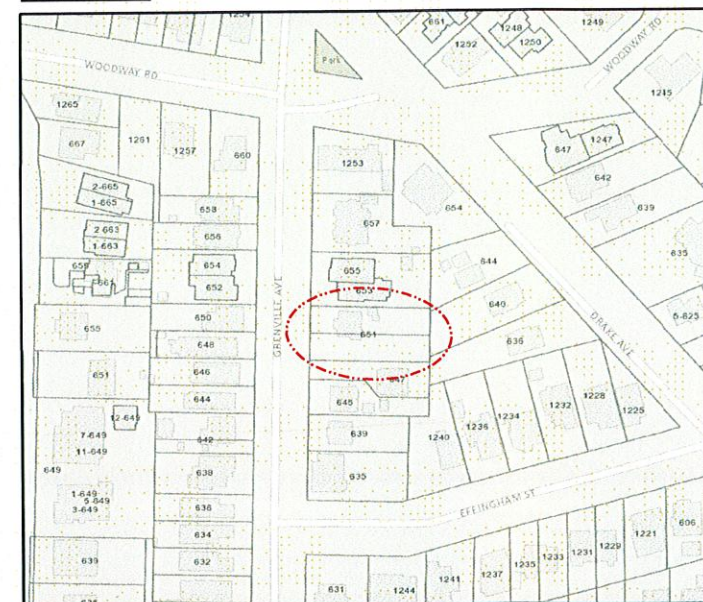
CONSTRUCTION OF A TWO NEW SINGLE FAMILY DWELLINGS WITH SECONDARY SUITES



ZONING ANALYSIS:

ZONE:		RS-1
LOT AREA:		451.7m2
GRADES:	AVERAGE GRADE:	XX.Xm
F.S.R:	ALLOWABLE	PROPOSED
	0.35	0.35
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
SECOND FLOOR:		79.3m2
MAIN FLOOR:		78.3m2
BASEMENT:	EXEMPT	70.6m2
GARAGE:	EXEMPT	22.3m2
TOTAL:	158.1m2 (451.7*0.35)	157.6m2 (79.3+78.3)
LOT COVERAGE:	ALLOWABLE	PROPOSED
HOUSE:	30%	22.1% (119.0/451.7)
HEIGHT:	ALLOWABLE	PROPOSED
HOUSE:	7.30m	6.40m
SETBACKS:	ALLOWABLE	PROPOSED
FRONT (W):	7.50m	7.50m
REAR (E):	7.50m	19.01m
SIDE (N):	1.50m	1.50m
SIDE (S):	3.00m	2.00m

KEY PLAN:



SHEET INDEX:

- A0.0 COVER SHEET
- A1.1 SITE PLAN
- A2.1 FLOOR PLANS - HOUSE A
- A2.2 FLOOR PLANS - HOUSE B
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS
- A4.3 ELEVATIONS
- A5.1 PERSPECTIVES

PROJECT DIRECTORY:

DESIGNER:	RYAN HOYT DESIGNS INC. 250.999.9893 INFO@RYANHOYTDESIGNS.COM
GENERAL CONTRACTOR:	TBD
STRUCTURAL ENGINEER:	TBD
SURVEYOR:	J.E. ANDERSON & ASSOCIATES 250.727.2214

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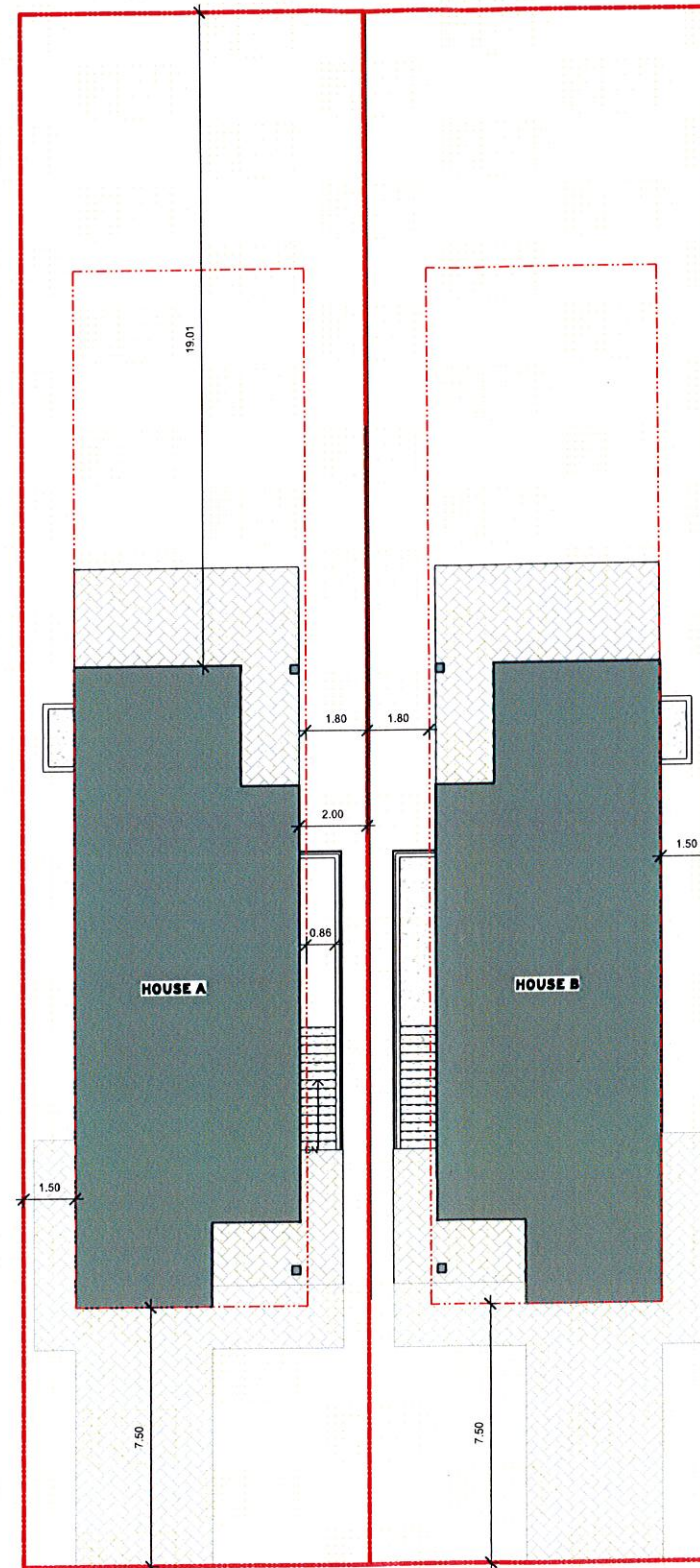
Project:
651 Grenville Ave.

Project No.: 17029

Sheet: **A0.0** 

Sheet Title:

Cover Sheet



① Site Plan
1 : 100

GRENVILLE STREET



- 1 All drawings, plans, models designs, specifications and other documents prepared by the Contractor, including the connection with the project are instruments of service for the work shown therein (the Work). The Contractor shall be responsible for the R&D whether the work is executed on or off R&D facilities. The Contractor shall be responsible for the work executed from them, and they shall not be responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents.
- 2 It is the responsibility of the Contractor to verify all dimensions, situations, and the conditions as shown in the drawings, plans, models, designs, specifications and other documents and the project. The Contractor shall notify the Designer of any errors or omissions in the drawings, plans, models, designs, specifications and other documents. The Contractor shall be responsible for the work executed from them, and they shall not be responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents. The Contractor shall be responsible for the work executed from them, and they shall not be responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents.
- 3 The Contractor shall work with a B.C.S. to verify the conditions of the work and the conditions of the proposed buildings or situations. The Contractor shall be responsible for the work executed from them, and they shall not be responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents. The Contractor shall be responsible for the work executed from them, and they shall not be responsible for any errors or omissions in the drawings, plans, models, designs, specifications and other documents.



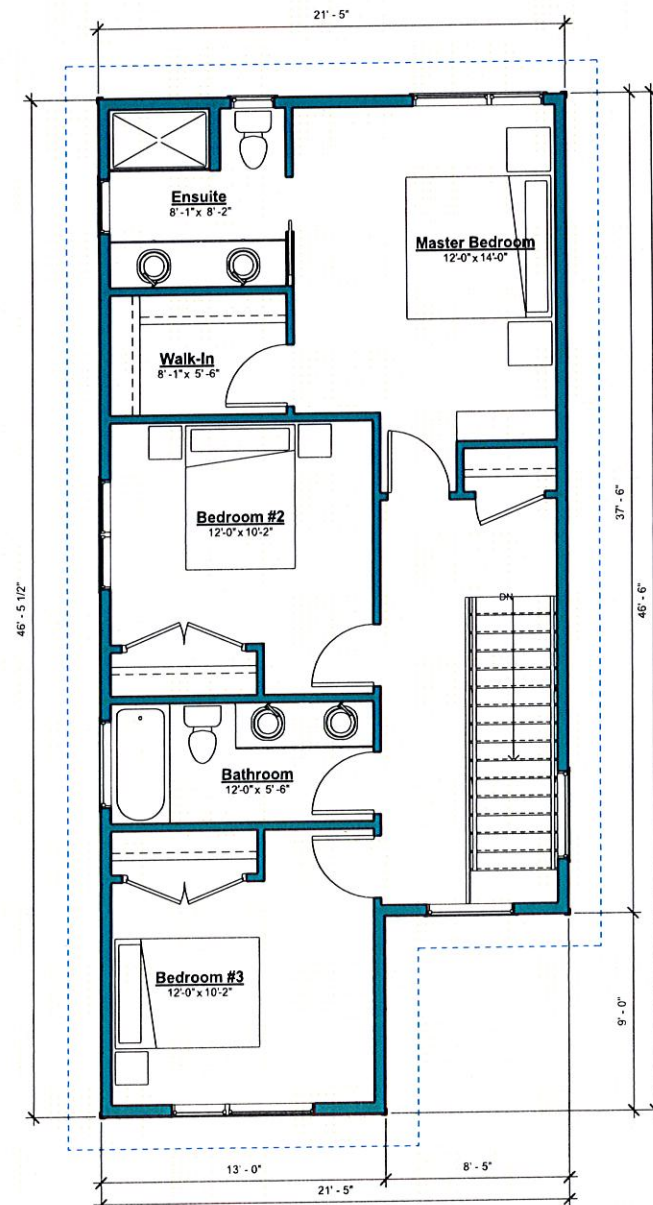
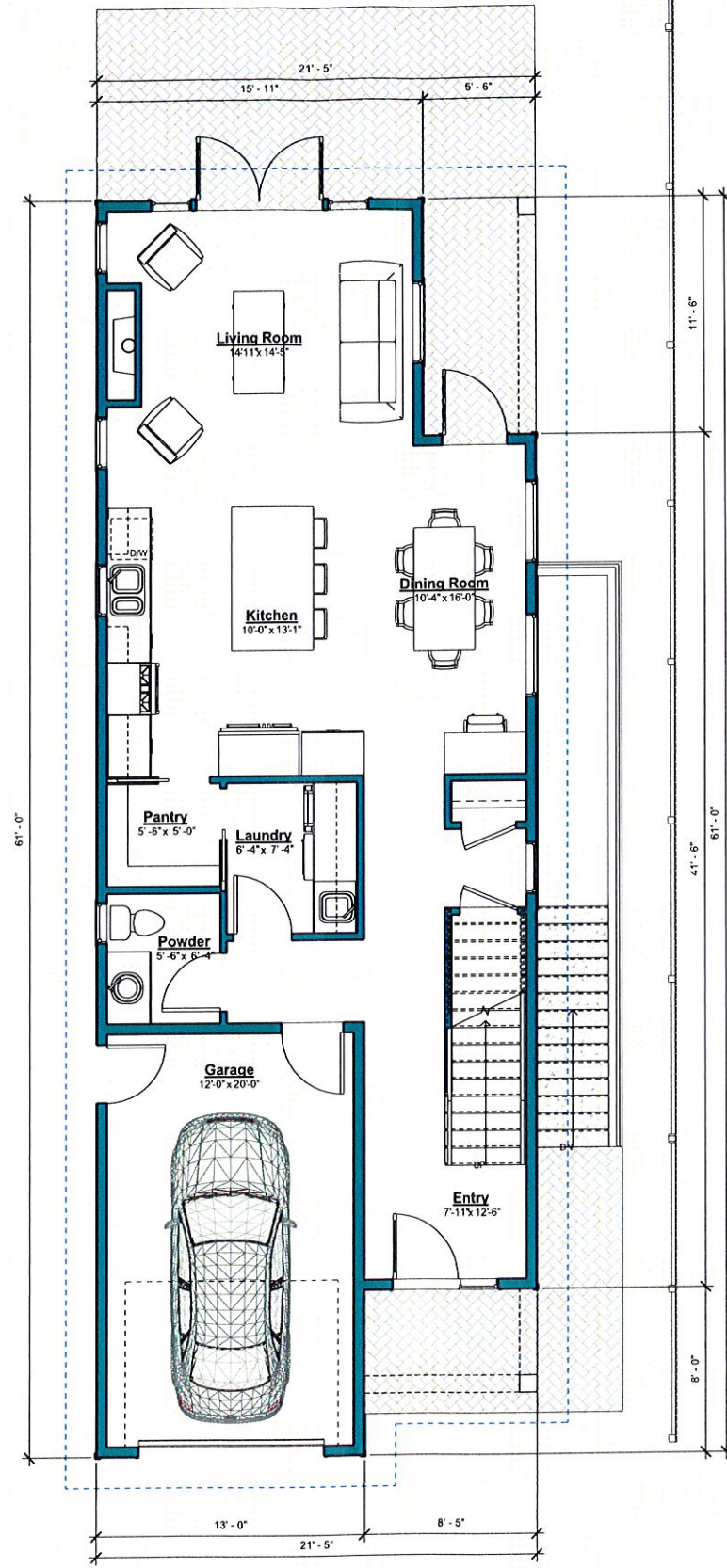
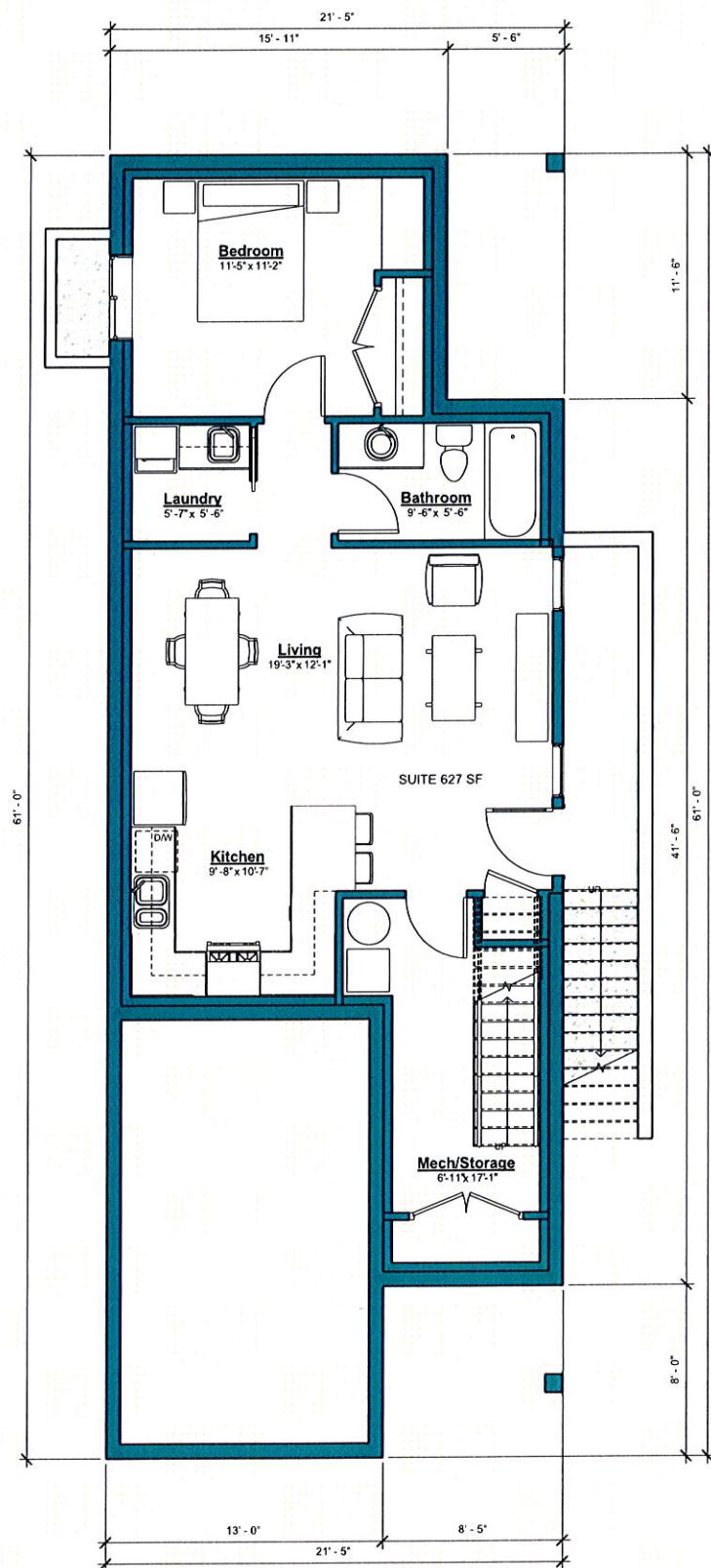
Project:
651 Grenville Ave.

Sheet Title:

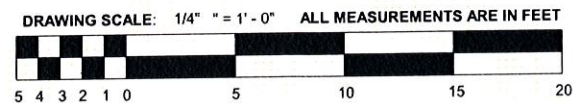
Site Plan

Project No.: 17029

Sheet: **A1.1** 



FLOOR AREA	
MAIN:	841 SF
UPPER:	853 SF
BASEMENT:	133 SF
SUITE:	627 SF
TOTAL LIVING SPACE:	2454 SF
GARAGE:	240 SF
TOTAL BUILDING SF:	2694 SF



GENERAL NOTES

- All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with the project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RHD whether the work is executed or not, and RHD reserves the copyright in them and in the Work associated from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and the conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, accuracy of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. to verify compliance placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to siting, siting or placement. Any proposed changes with respect to siting, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design prepared by the Structural Engineer, its manufacturer or other engineered component supplier.

Date:	Description:	By:	No.:
17May10	Issue for Variance	RH	6

ryan hoyt designs
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 250.999.9893
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 www.ryanhoytdesigns.com

Project: 651 Grenville Ave.
 Sheet Title: Floor Plans

Project No.: 17029

Sheet: A2.1

GENERAL NOTES

1. All drawings, plans, models, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are the property of RHD and shall remain the property of RHD whether the work is completed or not. RHD reserves the copyright in them and in the Work excluded from them, and they shall not be used for any other work or project.

2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction in any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.

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Comments	
Date:	17May10
Description:	Issue for Variance
By:	RH
No.:	6

ryan hoyt
RYAN HOYT
DESIGNS

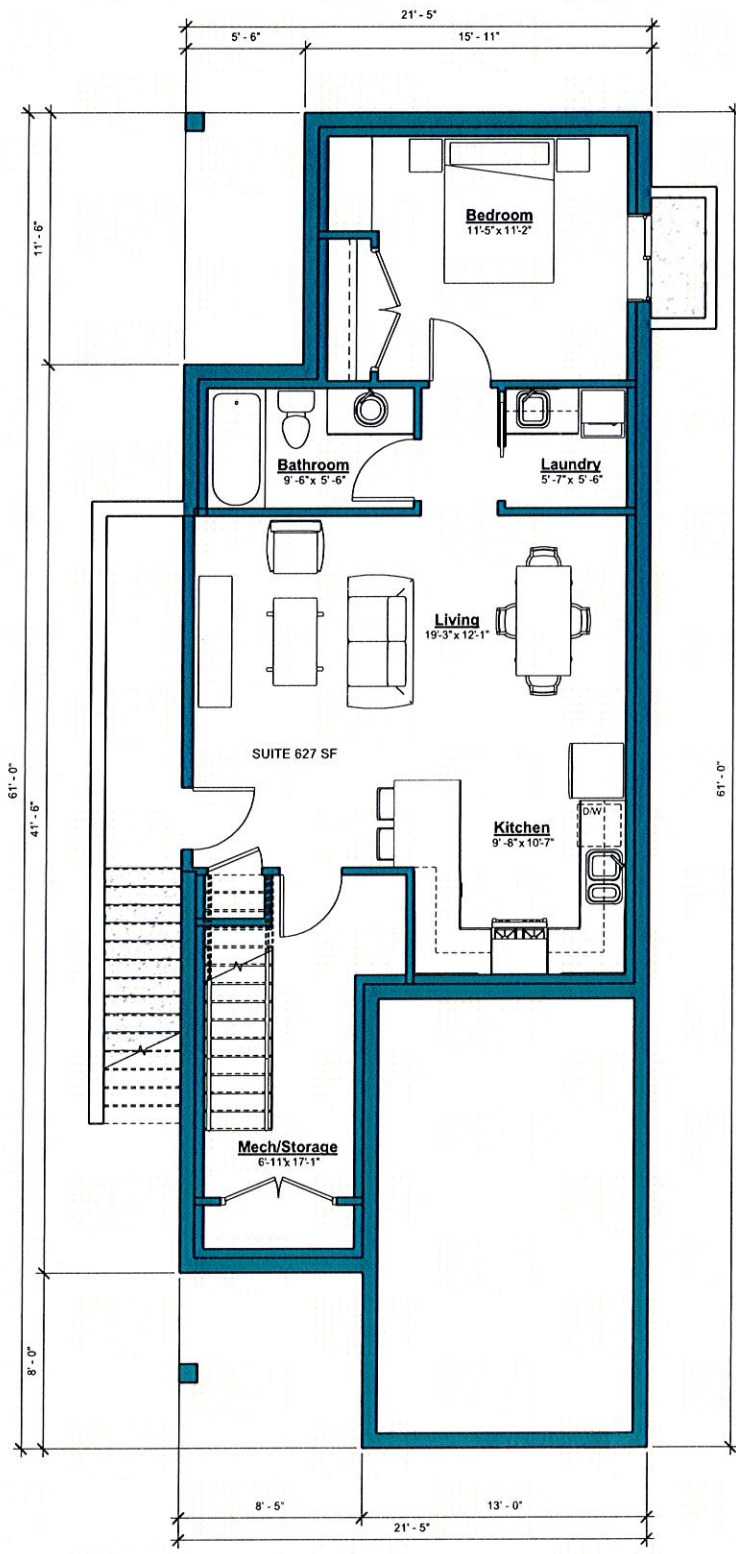
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Project: 651 Grenville Ave.

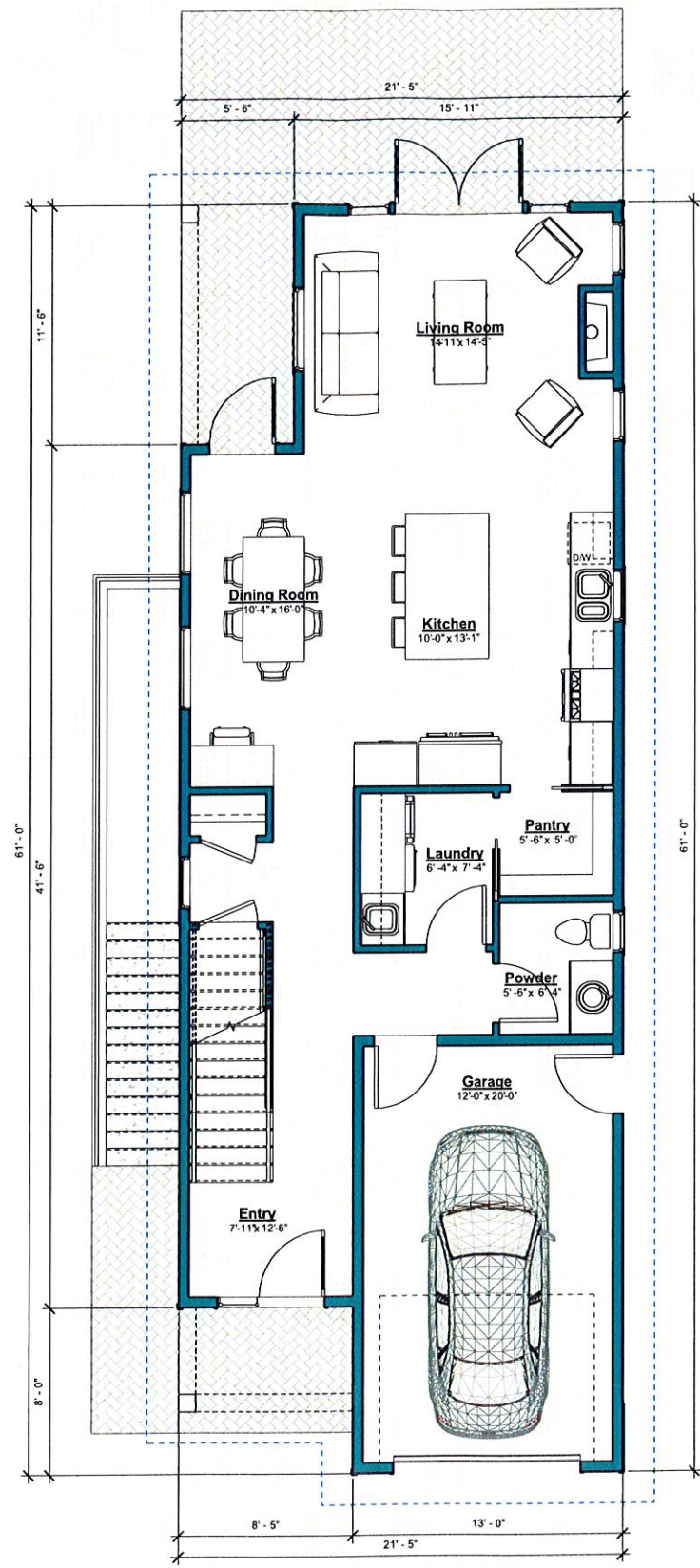
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Project No.: 17029

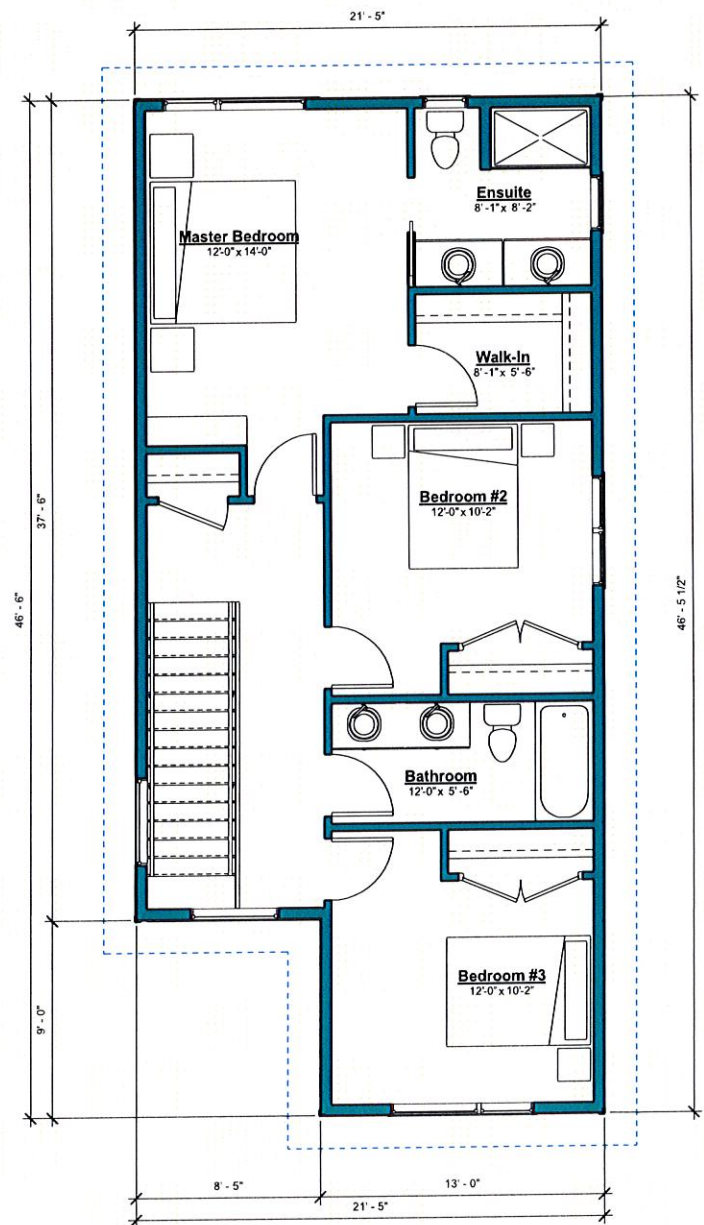
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① Basement - B
1/4" = 1'-0"



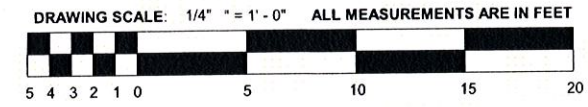
② Main Floor - B
1/4" = 1'-0"

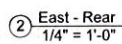
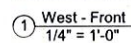


③ Second Floor - B
1/4" = 1'-0"

RECEIVED
MAY 17 2017
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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MAIN:	841 SF
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DRAWING SCALE: 1/4" = 1' - 0" **ALL MEASUREMENTS ARE IN FEET**



GENERAL NOTES:

1. All drawings, plans, models, design specifications and other documents prepared for the work shown in this contract shall be the property of the Contractor. The Contractor shall retain copies of all such documents for use as instruments of service for the work shown in the drawings. The Contractor shall not be responsible for the loss or damage to any such documents. The Contractor shall not be responsible for the loss or damage to any such documents. The Contractor shall not be responsible for the loss or damage to any such documents.
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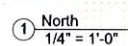
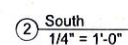
rhd RYAN HOYT
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Project:
651 Grenville Ave.

Sheet Title: Elevations

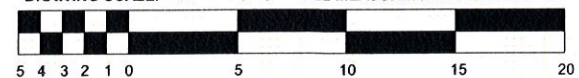
Project No.: 17029

Sheet: **A4.1** 



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DRAWING SCALE: 1/4" = 1' - 0" **ALL MEASUREMENTS ARE IN FEET**



GENERAL NOTES

1. All drawings, plans, model designs, specifications and other documents prepared by Ryan High Design Inc. shall be the property of Ryan High Design Inc. and shall be used only for the project for which they were prepared. No part of these documents shall be reproduced, stored in a retrieval system, or used in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Ryan High Design Inc. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
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4. The Contractor shall maintain all records and documents related to the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
5. The Contractor shall ensure that all work is completed in a timely and efficient manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
6. The Contractor shall ensure that all work is completed in a safe and sound manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
7. The Contractor shall ensure that all work is completed in a professional and ethical manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
8. The Contractor shall ensure that all work is completed in a sustainable and environmentally friendly manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
9. The Contractor shall ensure that all work is completed in a socially responsible manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.
10. The Contractor shall ensure that all work is completed in a transparent and accountable manner. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project. The Contractor shall be responsible for obtaining all necessary permits and approvals for the project.

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Project:
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Sheet: **A4.2** 



An architectural rendering of two modern, two-story houses. The houses feature dark, steeply pitched roofs and light-colored horizontal siding. Each house has a large, dark-framed window on the upper floor and a glass-paned entrance door on the ground floor. Attached to each house is a single-car garage with a light-colored, horizontally-ribbed door. The houses are set on a green lawn with a grey paved driveway and walkway. A small, dark, rectangular object, possibly a mailbox or a planter, is visible between the two houses. The background is a plain, light blue sky.

② 3D View 3

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Perspectives

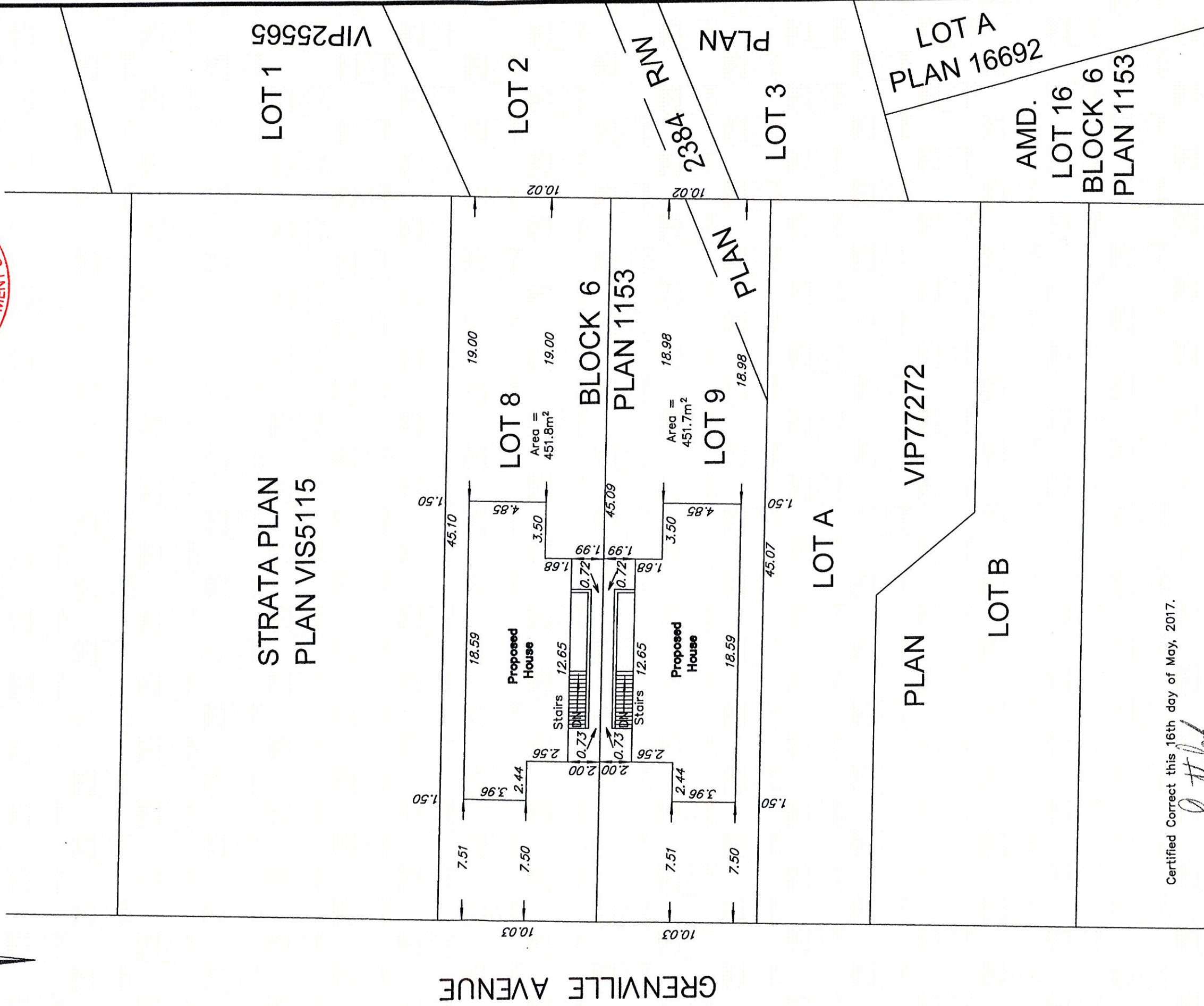
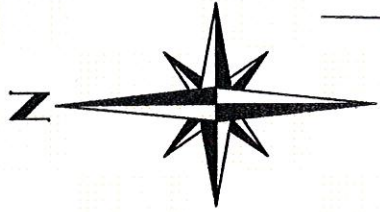
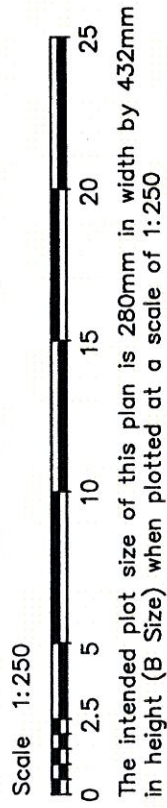
Project No.: 17029

Sheet: **A5.1** 

SKETCH PLAN OF LOT 8 and LOT 9, BLOCK 6, SUBURBAN LOT 42,
ESQUIMALT DISTRICT, PLAN 1153.

Address: 649 & 651 Grenville Avenue, Esquimalt
Date: May 15, 2017

For Variance Purposes



Certified Correct this 16th day of May, 2017.

David E. Storback

David E. Storback, BCLS, CLS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria, Nanaimo & Parksville, B.C.
Phone 250-727-2214 Web: www.jeanderson.com
File : 30476

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