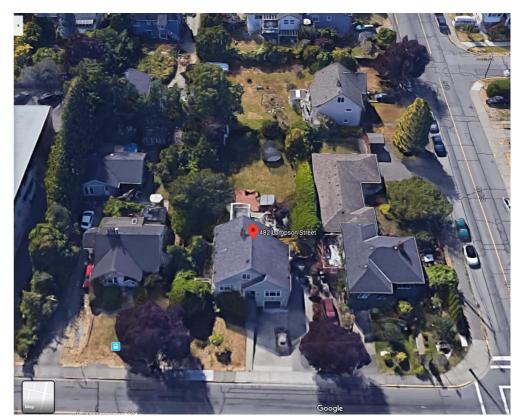


482 Lampson Townhouse

infill to suit the site













Site Plan Of: Lot 4, Block B, Section 11, Esquimalt District, Plan 4478 P.I.D. 006-104-797

lated this 14th day of May, 2020.

Distances and elevations shown are in metre:

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0231.

This site plan is for building and design purp and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard Sidney, BC VBL 1Z5 Telephone (250) 656-5155 File: 200149/SIT/GH

PROJECT DATA:

ZONING: RD-3 ESQUIMALT

SITE AREA: 10231.44 sf (950.5sm)

SITE COVERAGE: max 30%

1502.1 (exist) + 1418 (proposed) = 2920 sf = 28.5%

FLOOR AREAS

max F.S.R. = 0.50 = 5115.7 sf 2514 (proposed) + 2484(exist) = 4998 sf 4998 = .49 F.S.R

MAIN SECOND	Unit 2 644 sf 621 sf	Unit 3 644 st 605 sf
TOTAL:	1265 sf	1249 sf
	TOTAL .	2514 of

BMST 1288 sf

AVERAGE GRADE:

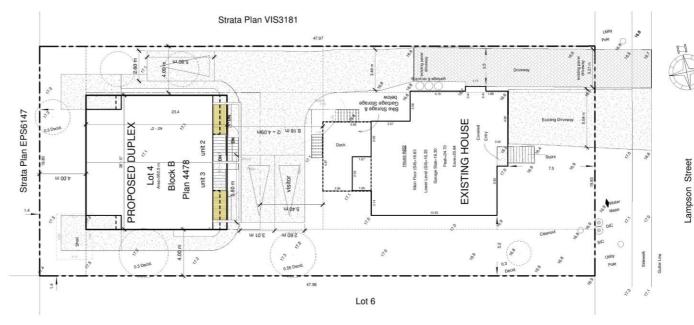
17.18 + 17.40 + 17.23 + 17.16 +17.40 + 17.01 = 103.38 TOTAL= 103.38/6 = AVG GRADE = 17.23 m

BUILDING HEIGHT:

max permitted single family dwelling 7.0m (23.0') from natural AV'G GRADE 7.45m (24.4') HEIGHT VARIANCE: 0.45m

Rear Lot Line Setback per Bylaw = 5.7m Proposed Setback = 4.0m SETBACK VARIANCE: 1.7m

Required Side yard setbacks 1.5m & 3.0m Provided Side Yard setbacks 4.0m & 4.0m



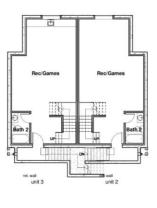
McNEIL BUILDING DESIGNS LIMITED

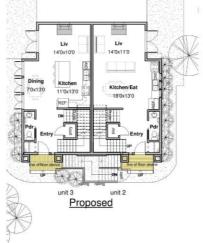
RON McNEIL, ASTTBC.BC,AScT 1304 Lovers Lane , Cobble Hill , BC VOR 1L6 Phone/Phax: 250.360.7307 info@meneildesigns.bc.ca Proposed New Duplex for:

Ms. S. GOUPIL & Mr. J. BELDING

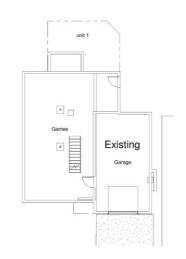
at: 482 Lampson, Esquimalt, BC

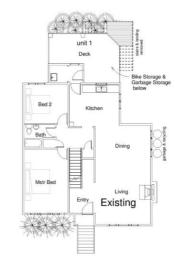
UL 2020 DIMMER Author SINC RVT

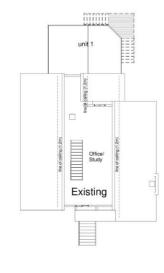












Proposed New Duplex for:

2 Basement Floor Prelim 1/8" = 1'-0"

RON McNEIL, ASTTBC.BC, AScT







1304 Lovers Lane , Cobble Hill , BC V0R 1L6 Phone/Phax: 250.360.7307 info@mcneildesigns.bc.ca





1304 Lovers Lane , Cobble Hill , BC V0R 1L6 Phone/Phax: 250.360.7307 info@mcneildesigns.bc.ca

Proposed New Duplex for:

Ms. S. GOUPIL & Mr. J. BELDING at: 482 Lampson, Esquimalt, BC

UNPROTECTED OPENINAS:
WALL AFEA 5824 (7.8 2m)
WALL AFE

lon of paraget

- cell giserol fit

- 78 - 4 3/4

Second Floor

- 666 - 4

Main Floor

- 67 - 5

UNPROTECTED OPENINGS:
WAL AREA 942 of 78 2am)
SETBACK 4 0m
PERMITTED OPENINGS: 18%
90°, 11 34*

100° of earnpot
80°, 11 34*

PROPOSED OPENINGS:
27 + 6 + 9 + 34.2 + 55 + 55 + 19.5
15.5 + 19.5 43.2 + 55 + 55 + 19.5
15.5 + 19.5 43.2 + 57.5 + 55 + 19.5
15.5 + 19.5 15.2 of 17.96%

Average Grade

Average Grade

Average Grade

Average Grade

Average Grade

15° - 17716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

15° - 1.7716' 15

2 Rear (west) Elevation 1/8" = 1'-0"



McNEIL BUILDING DESIGNS LIMITED

RON McNEIL, ASTTBC.BC,AScT 1304 Lovers Lane, Cobble Hill, BC VOR 1L6 Phone/Phax: 250.360.7307 info@mcneildesigns.bc.ca Proposed New Duplex for:

Ms. S. GOUPIL & Mr. J. BELDING at: 482 Lampson, Esquimalt, BC



NOTES

- Plant material, insulation and maintenance to conform to BCSLA/BCLNA standard (current editon).
- All growing meduim to comply to BCLSA/BCLNA standard designation "1P Level-1 Well Groomed Areas."
- All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
- 4. Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCLNA Standard (current edition) and IIABC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation seasonally. Limit watering times between 11:00pm and 6:00am. Irrigation to be designed to water different areas of the landscape based on watering needs. Irrigation design to be sensitive to slope factors of site.
- Fencing to be built as shown on plan; Replacement of fencing where existing is in poor condition. Max height not to exceed allowable by the municipility. All fencing to be treated with two coasts of semi-transparent stain on cedar fencing.

PLANT LIST					
SYMBOL	QTY.	BOTANICAL NAMES	COMMON NAMES	SIZE	
TREES					
Pc	3	Prunus Cerasifera	Cherry Plum	2.0 cm cal	
SHRUBS &	PERENN	IIALS			
Bs	8	Buxus Sempervirens	Common Boxwood	#2 Pot	
Lm	7	Lavandula Munstead	English Lavender	#1 Pot	
Ro	7	Rhodo Variety	Rhododendron	#5 Pot	
Rs	4	Ribes Sanguineum	Red-flowering Current	#5 Pot	
Af	3	Aquilegia Formosa	Red Columbine	#2 Pot	
VINES & G	ROUNDC	OVER			
Hv	2	Hebe Variety	Hebe	#1 Pot	

	LEGEND
SOFTSCAF	PE
	Planting Area
HARDSCA	PE
10,700	Concrete
	Concrete Permeable unit paving charcoal/shadow, all sizes



McNEIL BUILDING DESIGNS LIMITED

RON McNEIL, ASTTBC.BC,AScT 1304 Lovers Lane, Cobble Hill, BC VOR IL6 Phone/Phax: 250.360.7307 info@mcneildesigns.bc.ca Proposed New Duplex for:

Ms. S. GOUPIL & Mr. J. BELDING at: 482 Lampson, Esquimalt, BC



