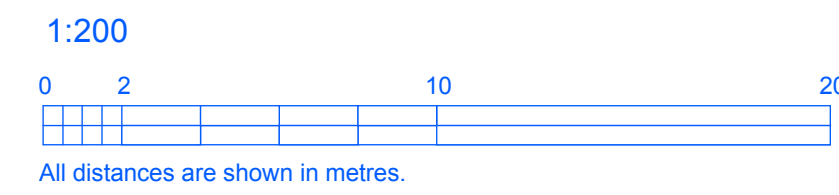


**BC LAND SURVEYORS SITE PLAN OF:**

Civic: 886 Craigflower Road  
 Lot A, (DD EE116275), Section 10, Esquimalt District, Plan 326

Parcel Identifier: 017-512-433  
 Prepared for: Glen Wilson



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:200.

**Lot Area**  
 2319 m<sup>2</sup>

The following non-financial charges are shown on the current title and may affect the property.  
 370643G - Right of Way  
 371789G - Right of Way

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and this document shall not be used to define property boundaries.

March 17, 2010

File : 11332-23  
**POWELL & ASSOCIATES**  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855

- LEGEND**  
 Elevations are geodetic referred to Esquimalt Integrated Survey Monument 84H0254. (elev = 19.505m)
- MH - denotes - Manhole
  - WV - denotes - Water Valve
  - UP - denotes - Utility Pole
  - ANC - denotes - guy wire
  - EXIST - denotes - existing elevation
  - CB - denotes - catch basin
- Tree diameters are in centimetres.

**GENERAL NOTES**

- ALL SURVEY INFORMATION AND EXISTING CONDITIONS ARE TAKEN FROM THE SURVEY PLAN PROVIDED BY POWELL & ASSOCIATES, BCLS DATED MAR. 17 2010
- GEOTECHNICAL INVESTIGATION REPORT WAS PREPARED BY \_\_\_\_\_, P.ENG.
- ALL DIMENSIONS ARE IN IMPERIAL (FEET AND INCHES) AND ALL GRADES ARE GEODETIC AND IN METRIC, FOR BUILDING REFER TO SITE PLAN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADE ELEVATIONS ON SITE BEFORE PROCEEDING WITH THE WORK AND CO-ORDINATE THE WORK OF ALL SUBTRADES. FOR INCONSISTENCIES CONTACT THE CONSULTANTS.
- ALL WORK IS REQUIRED TO BE DONE AS PER PRESENT B.C. BUILDING CODE 2006, CORPORATION OF THE TOWNSHIP OF ESQUIMALT BY-LAWS AND AUTHORITIES HAVING JURISDICTION

**CODE ANALYSIS:**

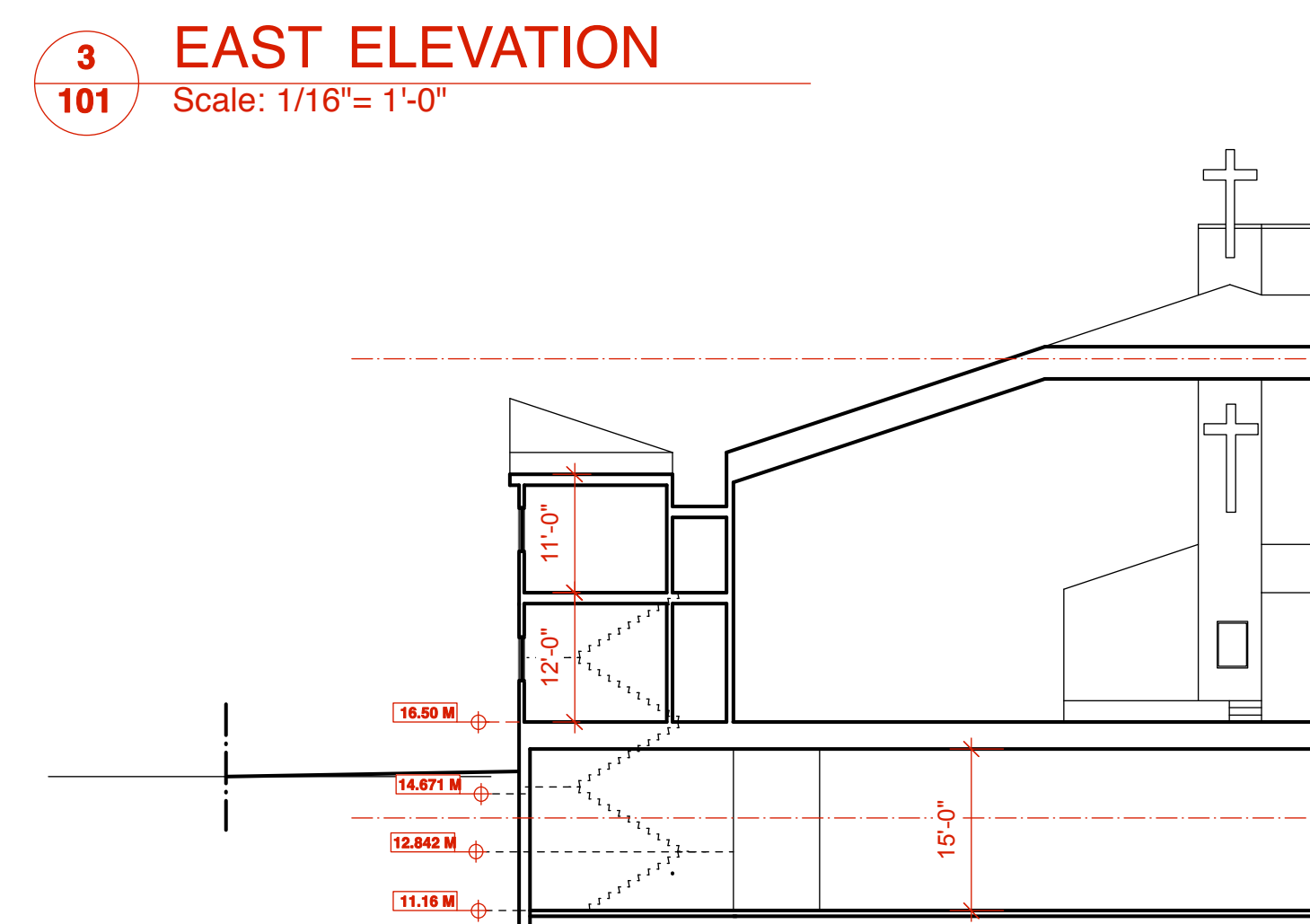
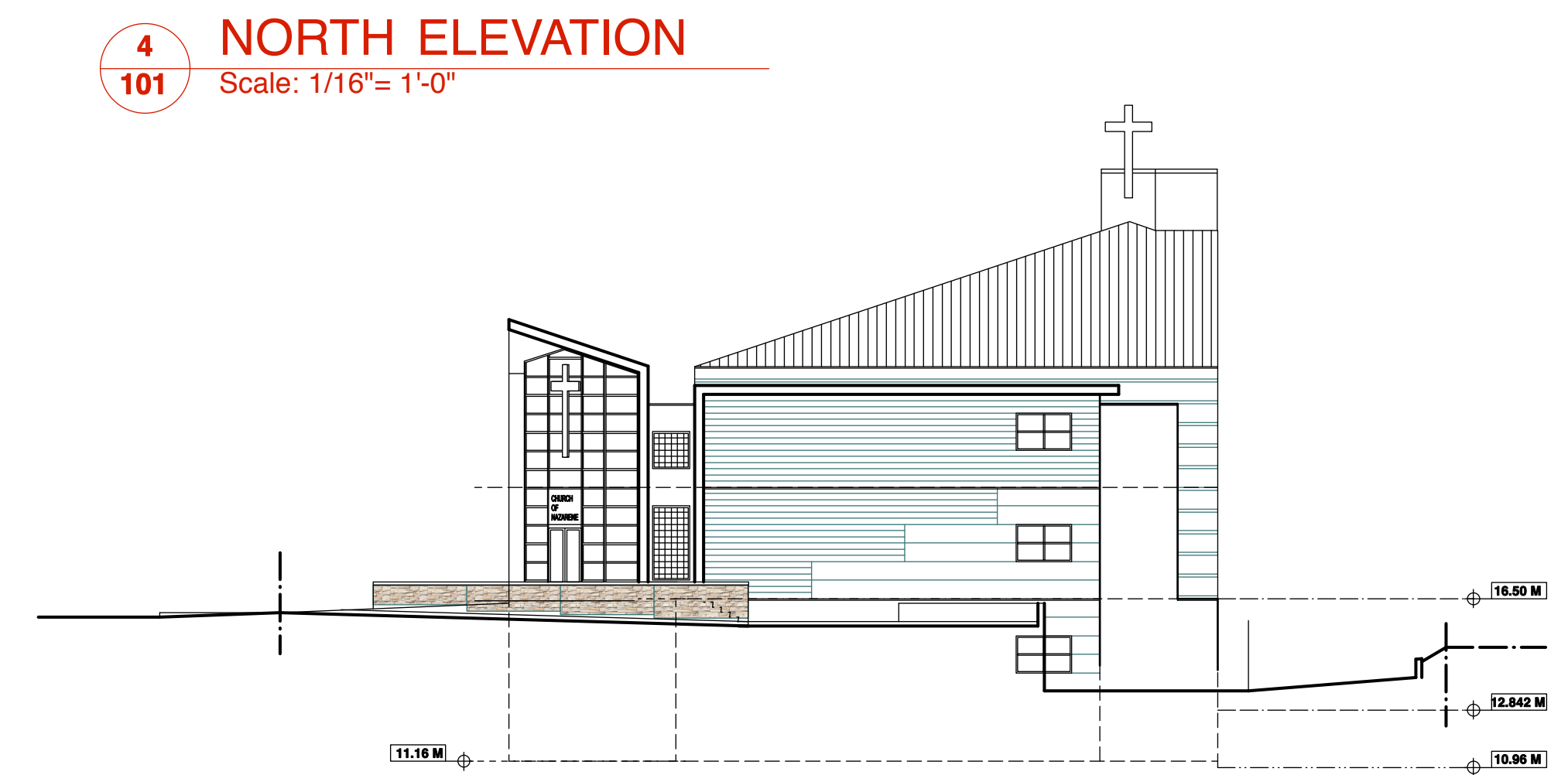
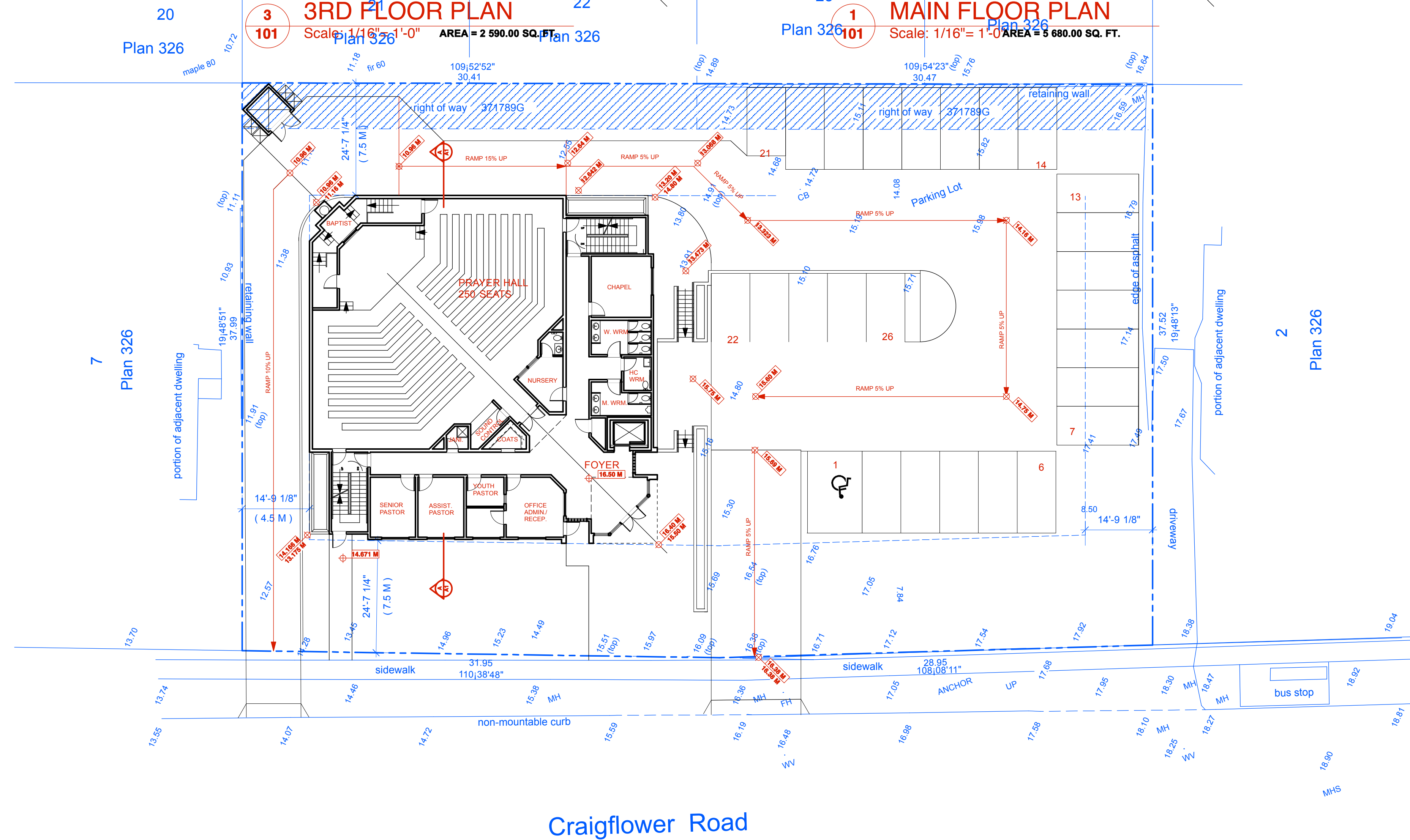
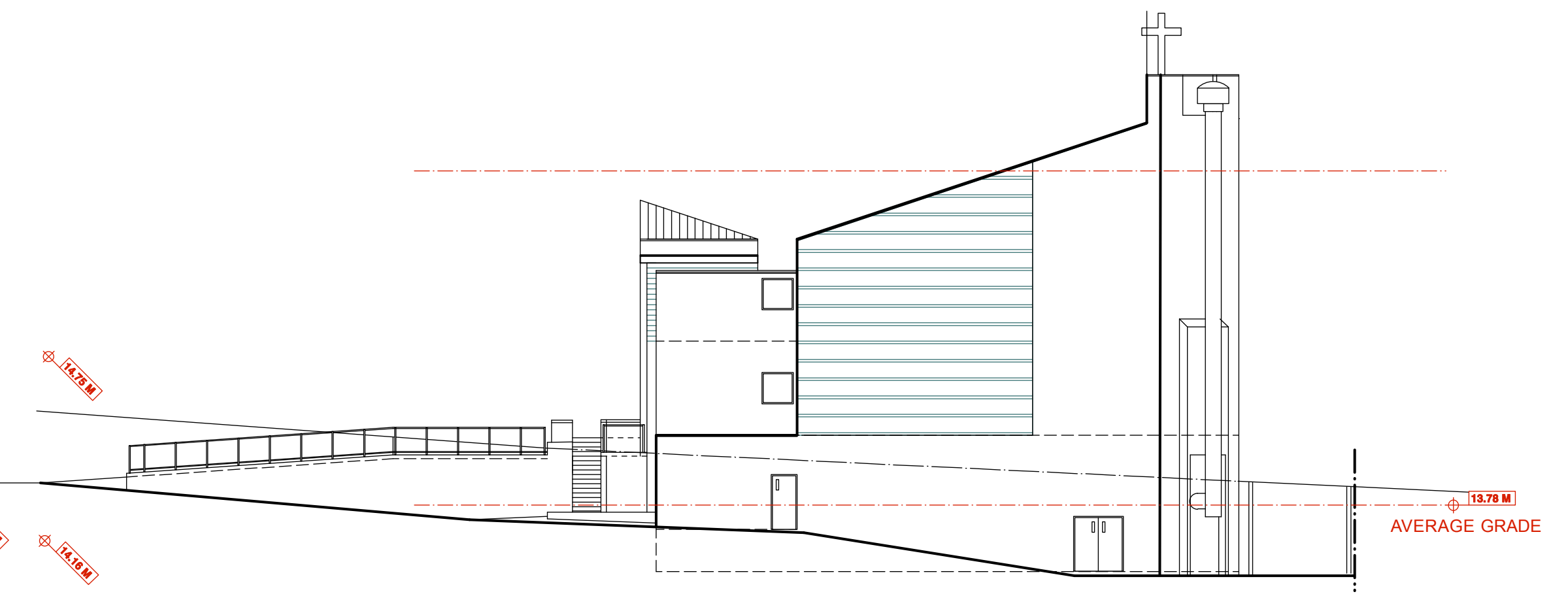
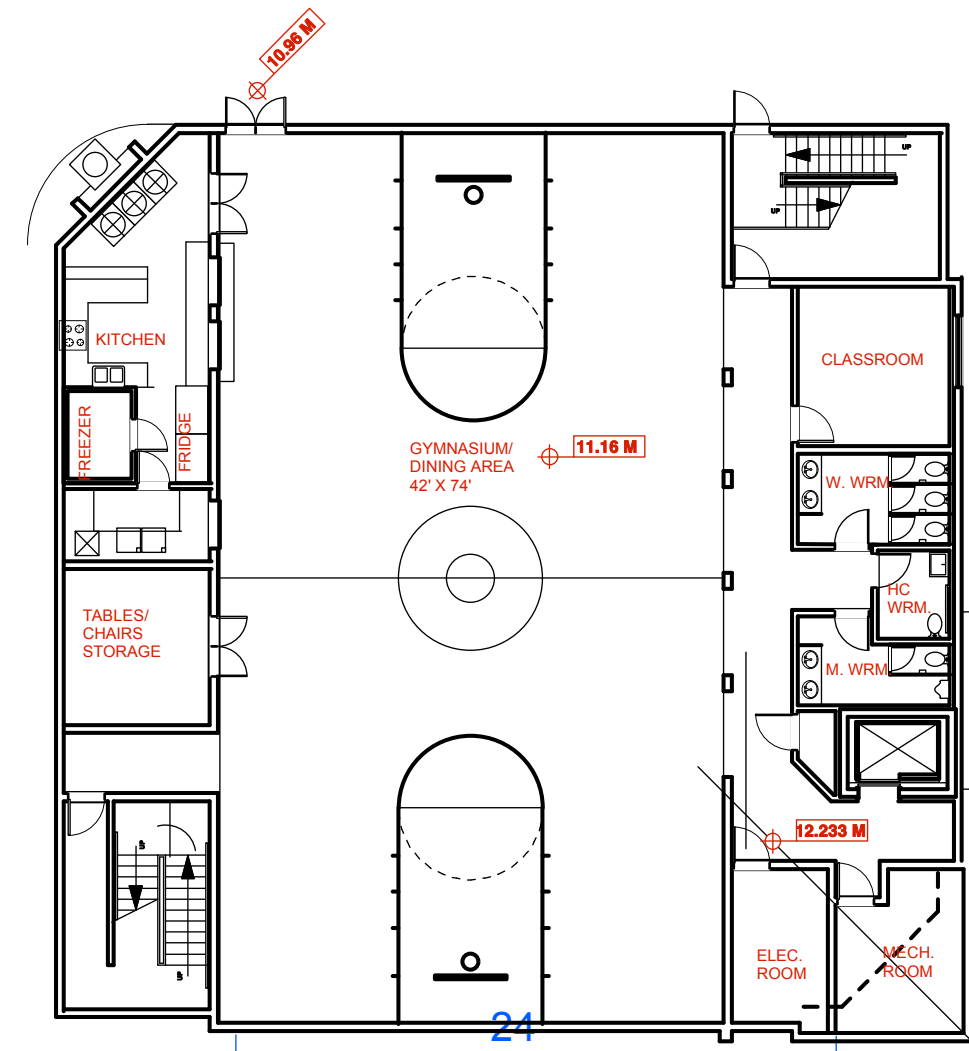
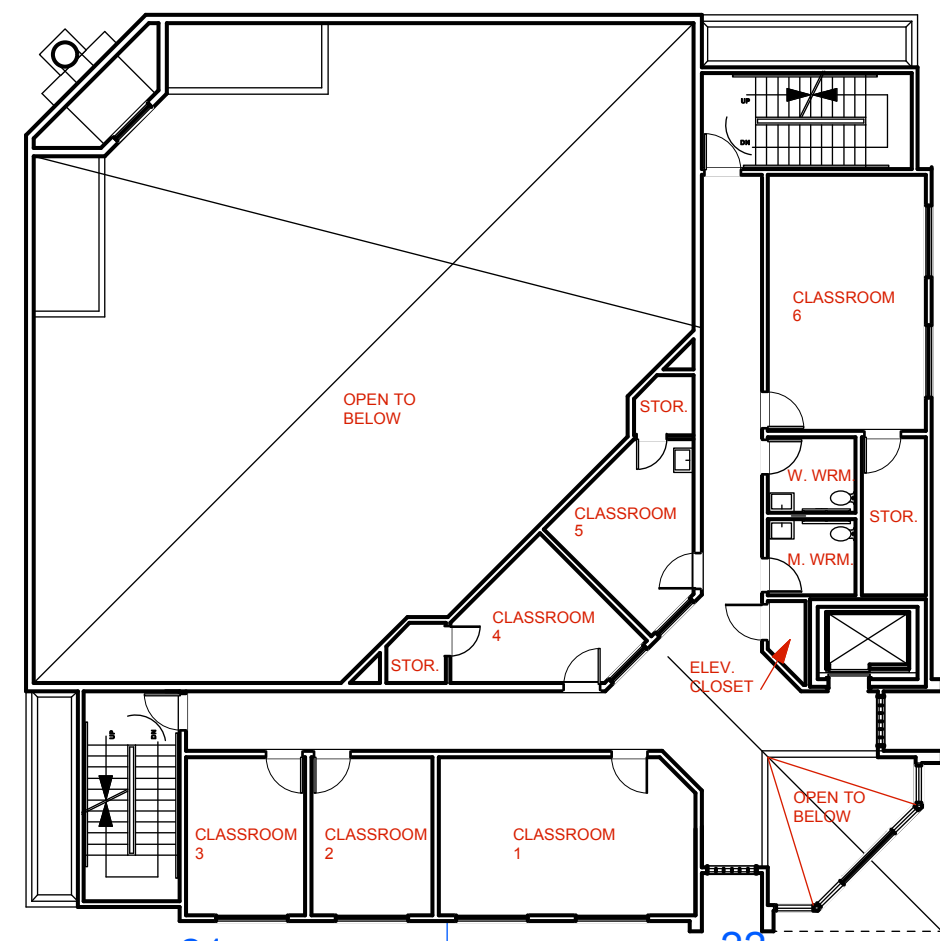
REFERENCE : BRITISH COLUMBIA BUILDING CODE 2006 - 3.2.2.24  
 USE AND OCCUPANCY : ASSEMBLY GROUP : A2 - PLACE OF WORSHIP  
 NO. OF STOREYS : 3  
 CONSTRUCTION : NON-COMBUSTIBLE  
 SPRINKLERS : YES  
 STREET FACING : 1  
 BUILDING AREA : 5 680.00 SQ. FT. ( 527.67 SQ. M. )  
 FIRE RATING : ROOF - 0 HR.  
 FLOORS - 1 HR.  
 WALLS & COLUMNS - 1 HR.  
 MAX. TRAVEL DISTANCE : 30 M

**HEIGHT CALCUTATIONS:**

AVERAGE EXISTING GRADE = ( 11.16 + 14.80 + 15.50 + 13.175 ) / 4 = 13.7825 M

**DESIGN DATA:**

LEGAL : LOTS 'A', (DD EE116275), SECTION 10, ESQUIMALT DISTRICT, PLAN 326  
 CIVIC ADDRESS: 886 CRAIGFLOWER ROAD, VICTORIA, B. C.  
 ZONING: P-1  
 SITE AREA: 24 962.325 SQ. FT. ( 2 319 SQ. M. )  
 PROPOSED FLOOR AREAS:  
 2ND FLOOR = 2 590.00  
 MAIN FLOOR = 5 393.00  
 BASEMENT = 5 680.00  
 TOTAL = 13 663.00 SQ. FT.  
 F.S.R. = 0.55  
 SITE COVERAGE = 5 680.00 SQ. FT. (22.75 %)  
 PARKING : REQUIRED = 1 CAR/ 10 SEATS ( 25 CARS )  
 BUILDING HEIGHT : ALLOWED = 13.00 M



- LEGEND:**
- 0.00 FINISHED GRADE IN METRIC
  - 0.00 EXISTING GRADE IN METRIC

ISSUED FOR	SCHEMATIC & PREDESIGN
OCT. 25, 2012	
REVISIONS	
NOV. 27, 2012	13 STOREY



THE CHURCH OF NAZARENE  
 ON 886 CRAIGFLOWER ROAD,  
 VICTORIA, B.C.  
 FOR SEARIDGE MANAGEMENT INC.

**SITE PLAN, GENERAL NOTES & DESIGN DATA**  
 SCALE: AS NOTED  
 MAR. 18, 2012  
 DRAWN: PKM

PROJECT NO. 12:02

**A-101**