



LOCATION PLAN N.T.S.

CAMDEN TOWNHOUSES

THE PROJECT CONSISTS OF 12 TOWNHOUSES SPLIT BETWEEN 2 BUILDINGS, BUILDING A WITH 7 UNITS AND BUILDING B WITH 5 UNITS.

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

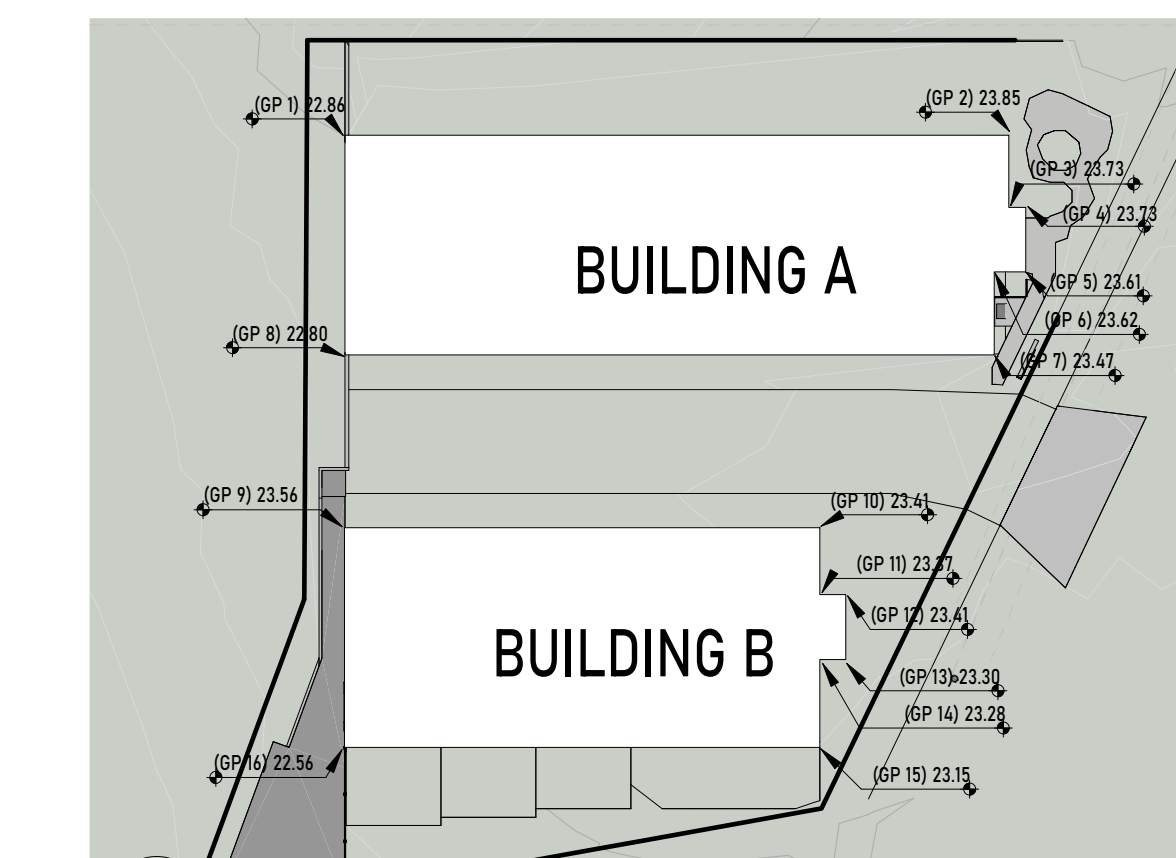
14 & 14A HELMCKEN ROAD & 6 CAMDEN AVE, VIEW ROYAL

LEGAL DESCRIPTION:

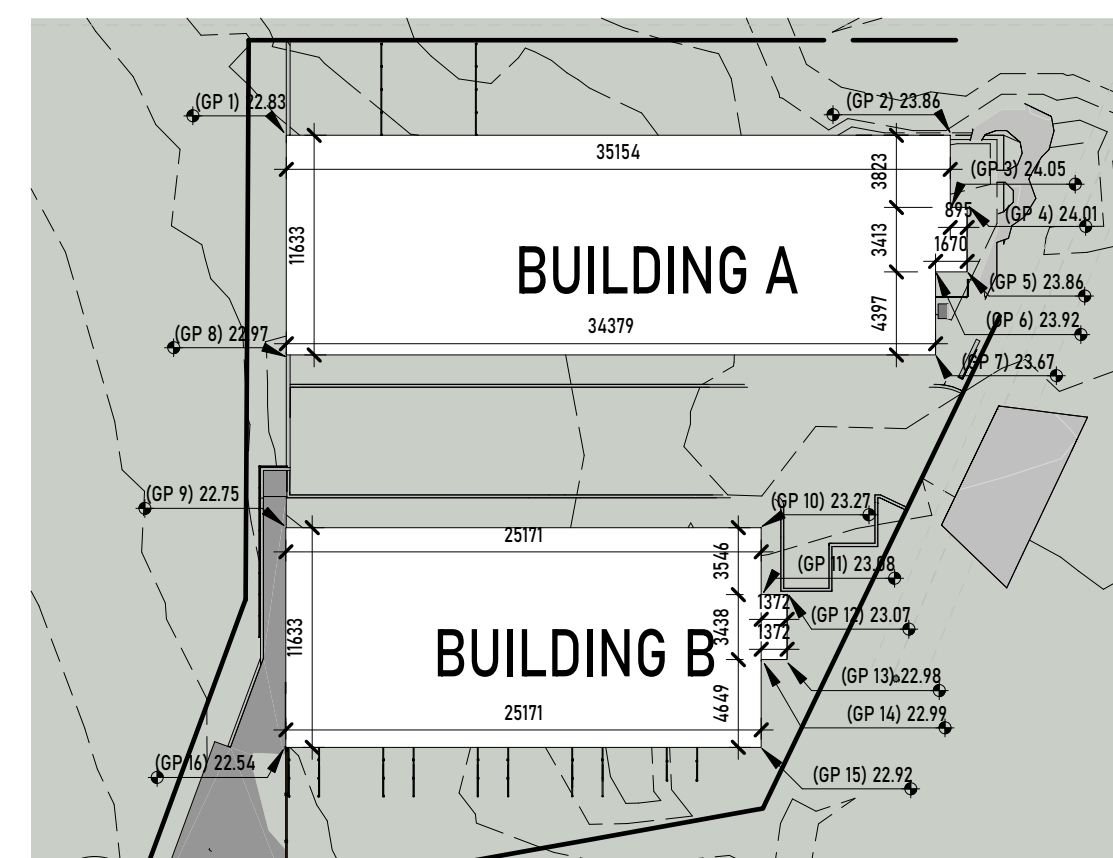
LOT B, PLAN VIP35416, SECTION 9, ESQUIMALT LAND DISTRICT PID: 000-345-351
 LOT A, PLAN VIP35416, SECTION 9, ESQUIMALT LAND DISTRICT PID: 000-345-342
 LOT 17, BLOCK 5, PLAN VIP1291, SECTION 9, ESQUIMALT LAND DISTRICT PID: 007-633-432



CONCEPTUAL RENDERING



2 (DP) AVERAGE GRADE - FINISHED GRADE POINTS
1:400



3 (DP) AVERAGE GRADE - EXISTING GRADES
1:400

	Finished Grade	Existing Grade	Lowest of FG & EG	Weight	Average
BUILDING A					
GP 1	22.86	22.83	22.83	35154	820944
GP 2	23.85	23.86	23.85	3823	90049
GP 3	23.73	24.05	23.73	895	21238
GP 4	23.73	24.01	23.73	3413	80786
GP 5	23.61	23.86	23.61	1670	39437
GP 6	23.62	23.92	23.62	4397	103527
GP 7	23.47	23.67	23.47	34379	798200
GP 8	22.8	22.97	22.97	11633	266306
				95364	2221108
BUILDING A - AVERAGE GRADE					23.29
BUILDING B					
GP 9	23.56	22.75	22.75	25171	579185
GP 10	23.41	23.27	23.27	3546	82179
GP 11	23.37	23.08	23.08	1372	31659
GP 12	23.41	23.07	23.07	3438	79160
GP 13	23.3	22.98	22.98	1372	31535
GP 14	23.28	22.99	22.99	4649	106718
GP 15	23.15	22.92	22.92	25171	572137
GP 16	22.56	22.54	22.54	11633	263429
				76352	1746001
BUILDING B - AVERAGE GRADE					22.87



EXISTING STREET VIEW

PROJECT STATISTICS CAMDEN TOWNHOUSES DATE: 28-Oct-2024

SITE INFORMATION			
CIVIC ADDRESS	14 & 14A HELMCKEN ROAD & 6 CAMDEN AVE, VIEW ROYAL		
SITE AREA	1,612 m ²	17,349 SF	
ZONING	EXISTING: R-1B	REQUIRED: CD	PROPOSED: CD
FLOOR AREA RATIO (FAR)	-	1.25	1.21
SITE COVERAGE	-	-	41.2%
IMPERVIOUS SURFACES	-	-	48.1%
BUILDING DATA			
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	TOTAL AREA
UNIT A	ZBR-3BATH	6	1,020 m ² / 10,980 SF
UNIT B	ZBR-3BATH	4	671 m ² / 7,224 SF
UNIT C	ZBR-3BATH	1	165 m ² / 1,779 SF
UNIT D	ZBR-3BATH	1	176 m ² / 1,895 SF
TOTALS		12	2,033 m ² / 21,878 SF
FLOOR AREAS			
		GFA (INTERIOR FACE OF EXTERIOR WALLS)	
BUILDING A			
LEVEL 1	387 m ²	4,162 SF	
LEVEL 2	387 m ²	4,162 SF	
LEVEL 3	366 m ²	3,936 SF	
BUILDING B			
LEVEL 1	277 m ²	2,979 SF	
LEVEL 2	277 m ²	2,979 SF	
LEVEL 3	260 m ²	2,795 SF	
TOTAL	1,952 m ²	21,013 SF	
PLANTED AREA			
BUILDING FOOTPRINT AREA	663 m ²	7,141 SF	
PRIVATE OUTDOOR SPACE (PATIOS AND PLANTED BACKYARD SPACE)	318 m ²	3,423 SF	
PUBLIC AMENITY AREA (COMMUNITY GARDEN & GARDEN TRAIL AREA)	75 m ²	804 SF	
PLANTED AREA	271 m ²	2,920 SF	
PARKING DATA			
PARKING TYPE	REQUIRED	PROPOSED	
RESIDENTIAL	Parking Bylaw Reference: 12.0	12	
VISITOR	Parking Bylaw Reference: 1.2	1	
TOTAL PARKING	13.2	13	
BICYCLE PARKING			
Bicycle Parking Bylaw Reference: 18	18	18	
Class I	12 / 67%	12 / 67%	
Class II	6 / 33%	6 / 33%	

CONSULTANT LIST

CLIENT:
MERDYN GROUP
Contact: Wayne Hopkins

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Contact: Rob Pringle Architect AIBC

CIVIL:
McELHANNY
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Contact: Nathan Dunlop

LANDSCAPE:
GREENSPACE DESIGNS
VICTORIA, BC
Tel: 250-893-9496
Contact: Erin Renwick

DRAWINGS - ARCHITECTURAL (DP)

DP01	COVER SHEET
DP02	SITE PLAN
DP03	FLOOR PLAN - LEVEL 1
DP04	FLOOR PLAN - LEVEL 2
DP05	FLOOR PLAN - LEVEL 3
DP06	ROOF PLAN
DP07	UNIT PLANS
DP08	UNIT PLANS
DP09	UNIT PLANS
DP10	UNIT PLANS
DP11	ELEVATIONS - NORTH & EAST
DP12	ELEVATIONS - SOUTH & WEST
DP13	BUILDING SECTIONS
DP14	RENDERINGS
DP15	CONTEXT VIEWS
DP16	VEHICLE TURNING DATA

UNION ARCHITECTURE

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NO. ISSUED FOR: 1
DATE: 2024-SEPT-09

PROJECT NAME:
CAMDEN TOWNHOUSES

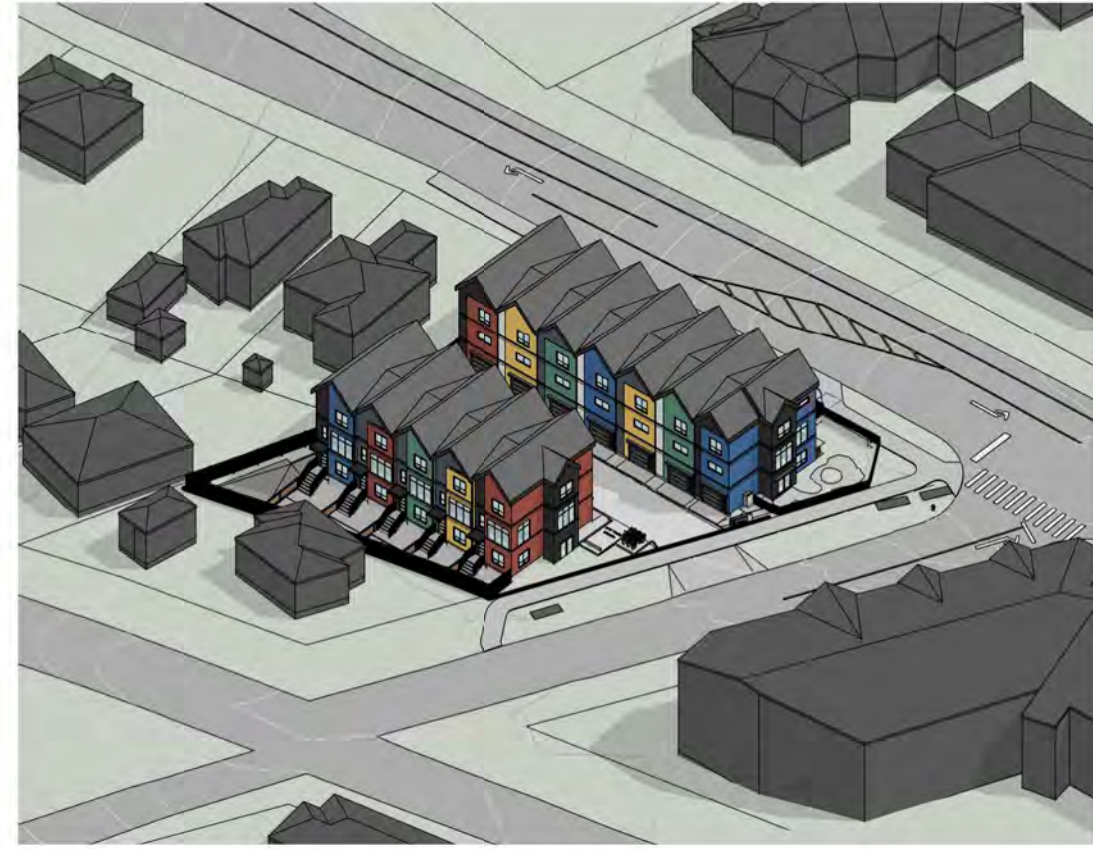
PROJECT ADDRESS:
14 & 14A HELMCKEN ROAD & 6 CAMDEN AVE, VIEW ROYAL

DRAWING TITLE:
COVER SHEET

PROJECT NO: 24026 DRAWN: JS

SCALE: REVIEWED: RP

DWG NO: DP01



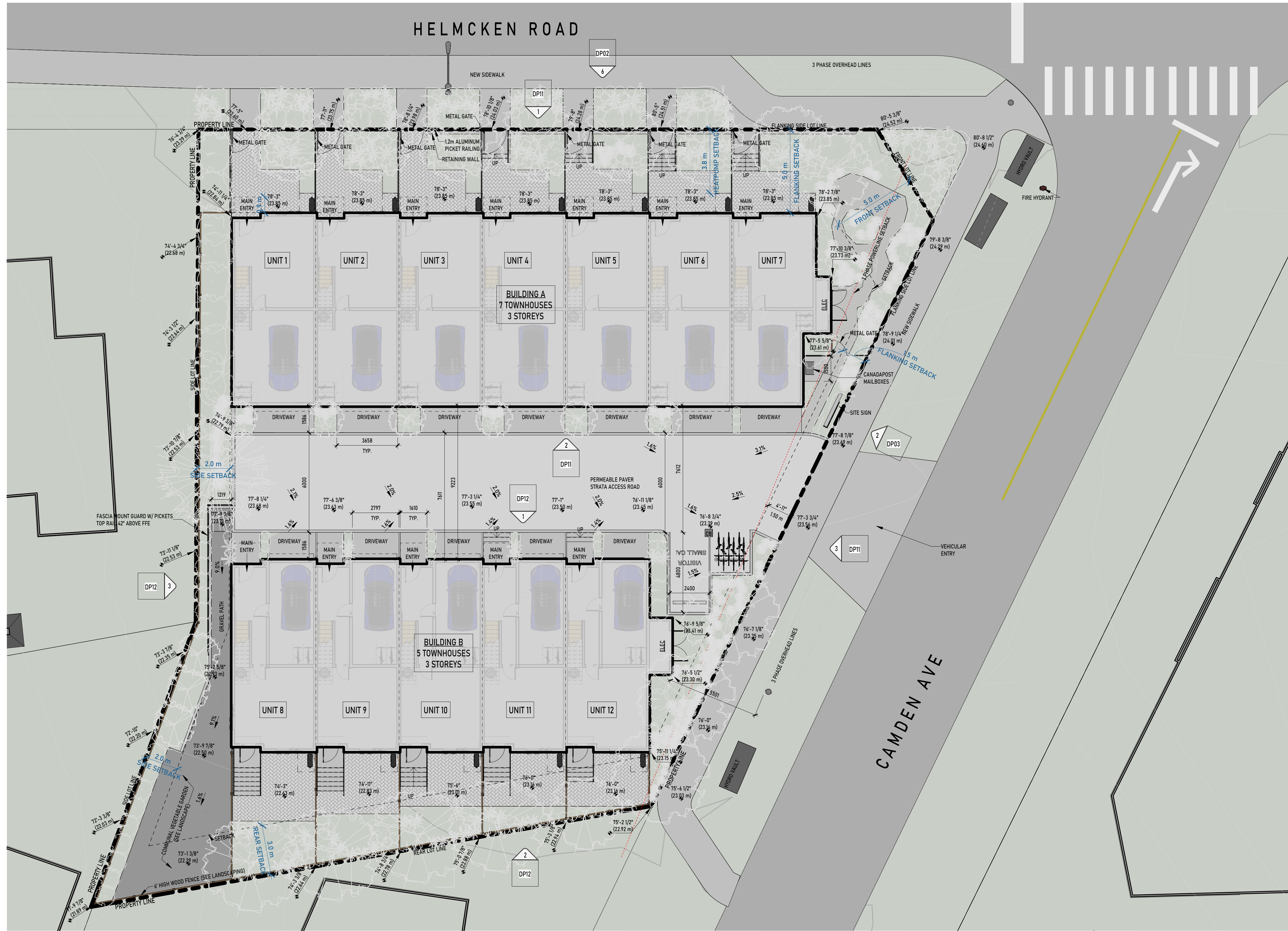
(DP) 3D ORTHO 2



(DP) 3D ORTHO 1



(DP) 3D Perspective 1



1 SITE PLAN
DP03 1:125



HELMCKEN STREET ELEVATION

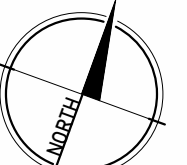
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PROJECT NAME:
CAMDEN TOWNHOUSES

PROJECT ADDRESS:
14 & 14A HELMCKEN ROAD & 6 CAMDEN
AVE, VIEW ROYAL

DRAWING TITLE:
SITE PLAN

PROJECT NO: 24026 DRAWN: JS
SCALE: REVIEWED: RP

DWG NO: DP02



FIBRE CEMENT LAP SIDING



CORRUGATED METAL SIDING



FIBRE CEMENT VERTICAL SIDING



GARAGE DOOR



VINYL WINDOWS - CHARCOAL FRAME



ASPHALT SHINGLES



ALUMINIUM PICKET FENCE / GUARD



FIBRE CEMENT TRIM BOARD



WOOD FENCE



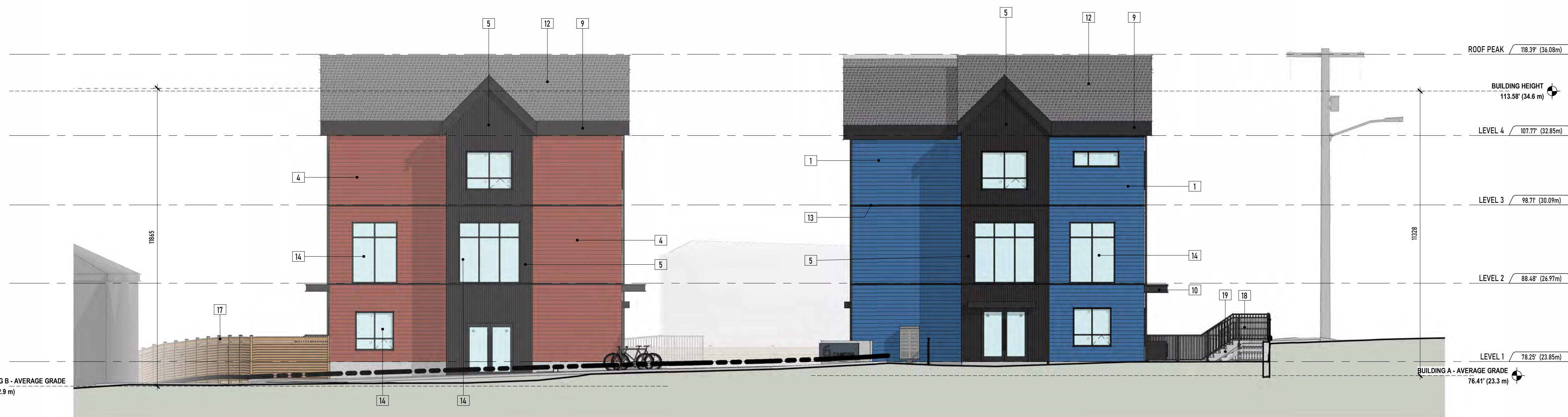
PREFINISHED METAL FLASHING



1 BUILDING A - NORTH
A101 1:100



2 BUILDING A - SOUTH ELEVATION
A101 1:100



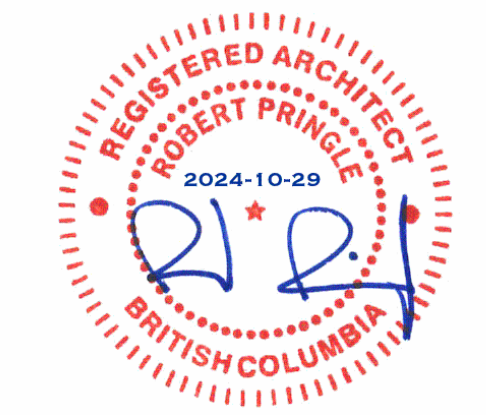
3 EAST ELEVATION (CAMDEN STREET VIEW)
A101 1:100

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL LAP SIDING - BLUE
2	FIBRE CEMENT PANEL LAP SIDING - GREEN
3	FIBRE CEMENT PANEL LAP SIDING - YELLOW
4	FIBRE CEMENT PANEL LAP SIDING - RED
5	VERTICAL CORRUGATED METAL SIDING - CHARCOAL
6	FIBRE CEMENT VERTICAL GROOVE SIDING - OFF-WHITE
7	FIBRE CEMENT VERTICAL GROOVE SIDING - NAVY BLUE
8	GARAGE DOOR
9	FIBRE CEMENT TRIM - CHARCOAL
10	ENTRY CANOPY
11	RAIN WATER LEADER
12	ASPHALT ROOFING
13	METAL FLASHING - COLOR MATCH
14	VINYL WINDOW - CHARCOAL FRAME
17	WOOD FENCE
18	ALUMINIUM PICKET FENCE / GUARDRAIL
19	CONCRETE STAIR

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PROJECT ADDRESS:
14 & 14A HELMCKEN ROAD & 6 CAMDEN AVE, VIEW ROYAL

DRAWING TITLE:
ELEVATIONS - NORTH & EAST

PROJECT NO: 24026 DRAWN: JS
SCALE: REVIEWED: RP

DWG NO: DP11



FIBRE CEMENT LAP SIDING



CORRUGATED METAL SIDING



FIBRE CEMENT VERTICAL SIDING



GARAGE DOOR



VINYL WINDOWS - CHARCOAL FRAME



ASPHALT SHINGLES



ALUMINIUM PICKET FENCE / GUARD



FIBRE CEMENT TRIM BOARD



WOOD FENCE



PREFINISHED METAL FLASHING

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL LAP SIDING - BLUE
2	FIBRE CEMENT PANEL LAP SIDING - GREEN
3	FIBRE CEMENT PANEL LAP SIDING - YELLOW
4	FIBRE CEMENT PANEL LAP SIDING - RED
5	VERTICAL CORRUGATED METAL SIDING - CHARCOAL
6	FIBRE CEMENT VERTICAL GROOVE SIDING - OFF-WHITE
7	FIBRE CEMENT VERTICAL GROOVE SIDING - NAVY BLUE
8	GARAGE DOOR
9	FIBRE CEMENT TRIM - CHARCOAL
10	ENTRY CANOPY
11	RAIN WATER LEADER
12	ASPHALT ROOFING
13	METAL FLASHING - COLOR MATCH
14	VINYL WINDOW - CHARCOAL FRAME
17	WOOD FENCE
18	ALUMINIUM PICKET FENCE / GUARDRAIL
19	CONCRETE STAIR



1 BUILDING B - NORTH ELEVATION
1:100



2 BUILDING B - SOUTH ELEVATION
1:100



3 WEST ELEVATION
1:100

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PROJECT ADDRESS:
14 & 14A HELMCKEN ROAD & 6 CAMDEN
AVE, VIEW ROYAL

DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

PROJECT NO: 24026 DRAWN: JS

SCALE: REVIEWED: RP

DWG NO: DP12

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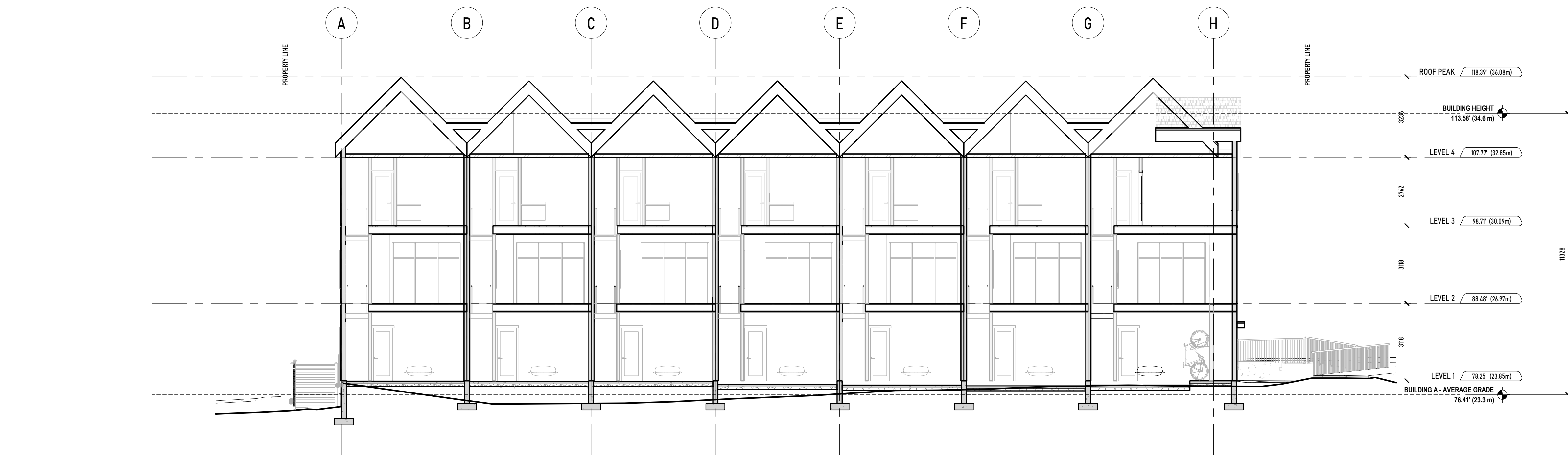
PROJECT ADDRESS:
 14 & 14A HELMCKEN ROAD & 6 CAMDEN
 AVE, VIEW ROYAL

DRAWING TITLE:
 BUILDING SECTIONS

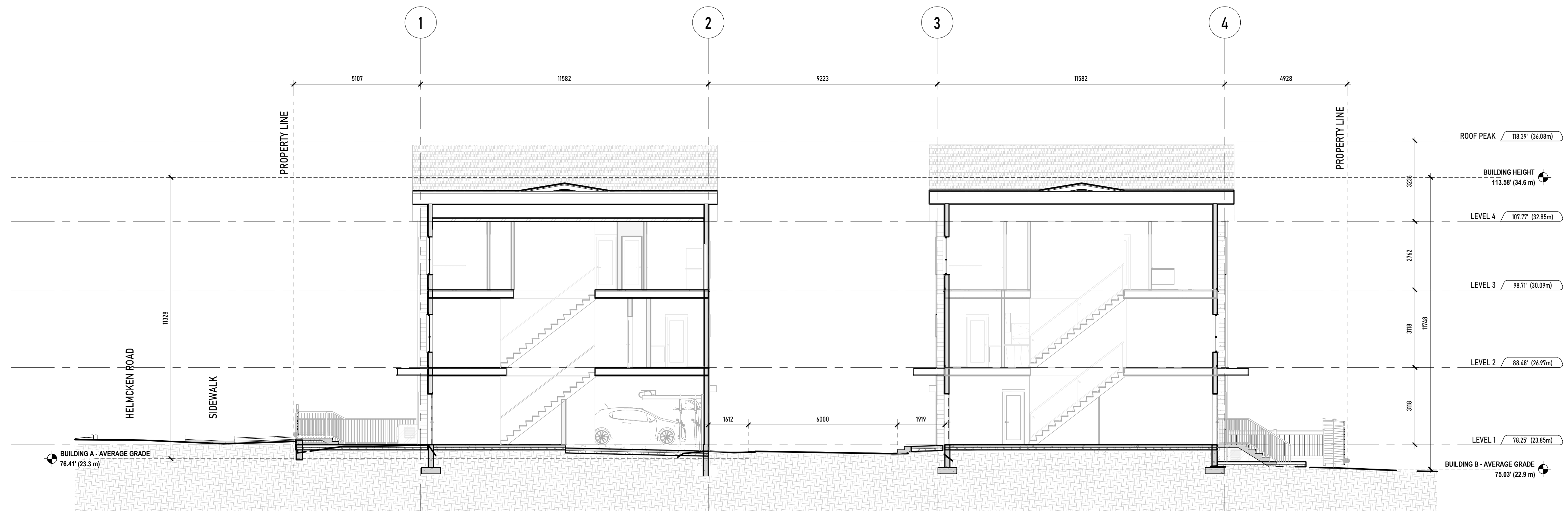
PROJECT NO: 24026 DRAWN: JS

SCALE: REVIEWED: RP

DWG NO: **DP13**



2 SECTION 1
 A203 1:100



1 SECTION 2
 A203 1:100



CORNER OF HELMCKEN AND CAMDEN - AERIAL PERSPECTIVE



BUILDING B - REAR YARD AERIAL PERSPECTIVE



BUILDING B - FRONT ELEVATION



STREETSCAPE ALONG HELMCKEN



CORNER OF HELMCKEN AND CAMDEN STREETVIEW



STREETSCAPE ALONG HELMCKEN



BUILDING A FRONT ELEVATION ALONG HELMCKEN

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PROJECT NAME:
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PROJECT ADDRESS:
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AVE, VIEW ROYAL

DRAWING TITLE:
RENDERINGS

PROJECT NO: 24026 DRAWN: JS

SCALE: REVIEWED: RP

DWG NO: **DP14**



VIEW FROM CAMDEN LOOKING TOWARDS HELMCKEN



AERIAL VIEW FROM SOUTH EAST



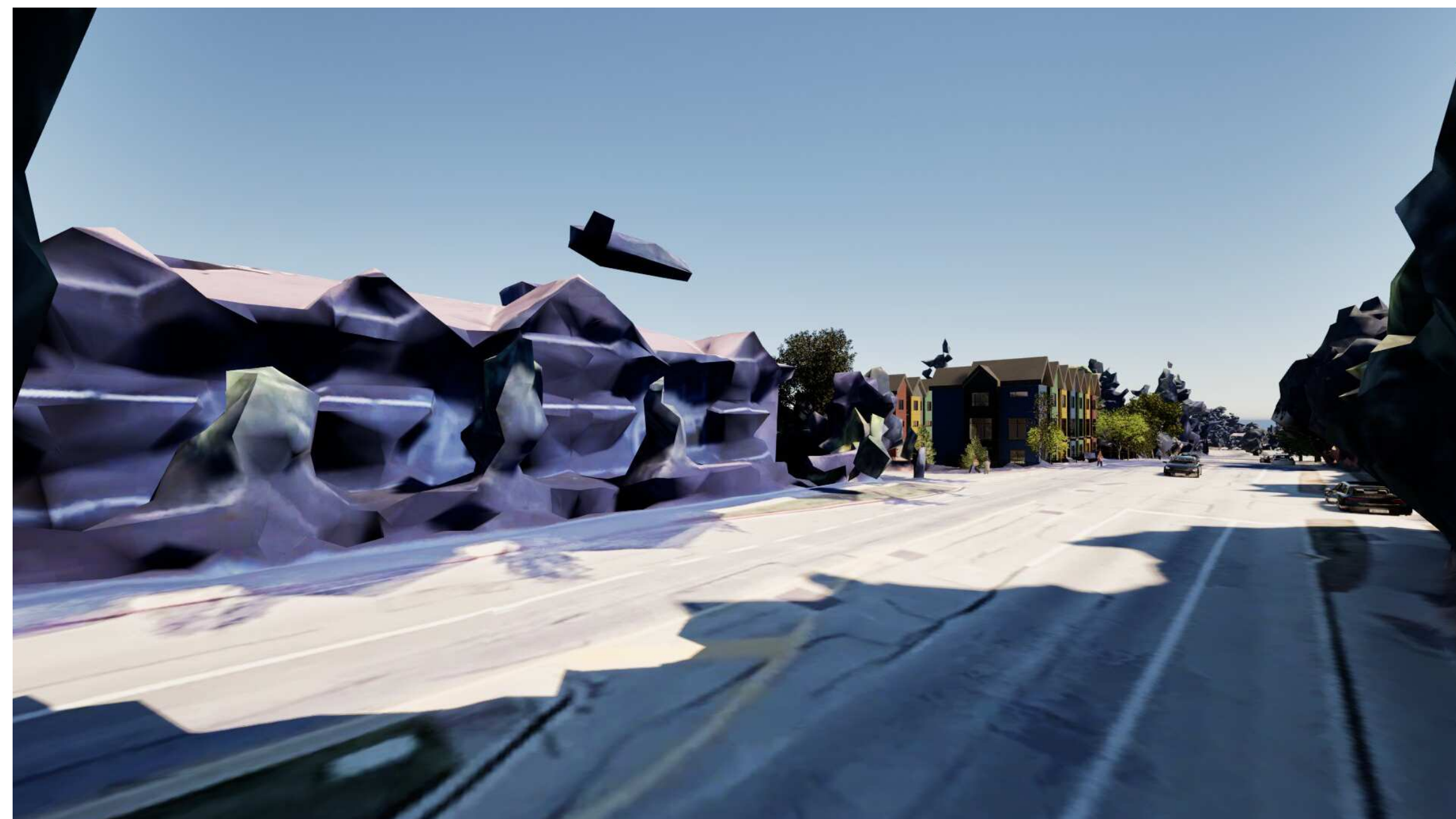
AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAGLE CREEK



STREET VIEW LOOKING EAST ALONG HELMCKEN

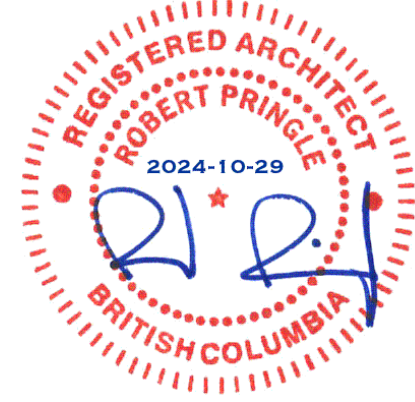


STREET VIEW LOOKING WEST ALONG HELMCKEN

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PROJECT ADDRESS:
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 AVE, VIEW ROYAL

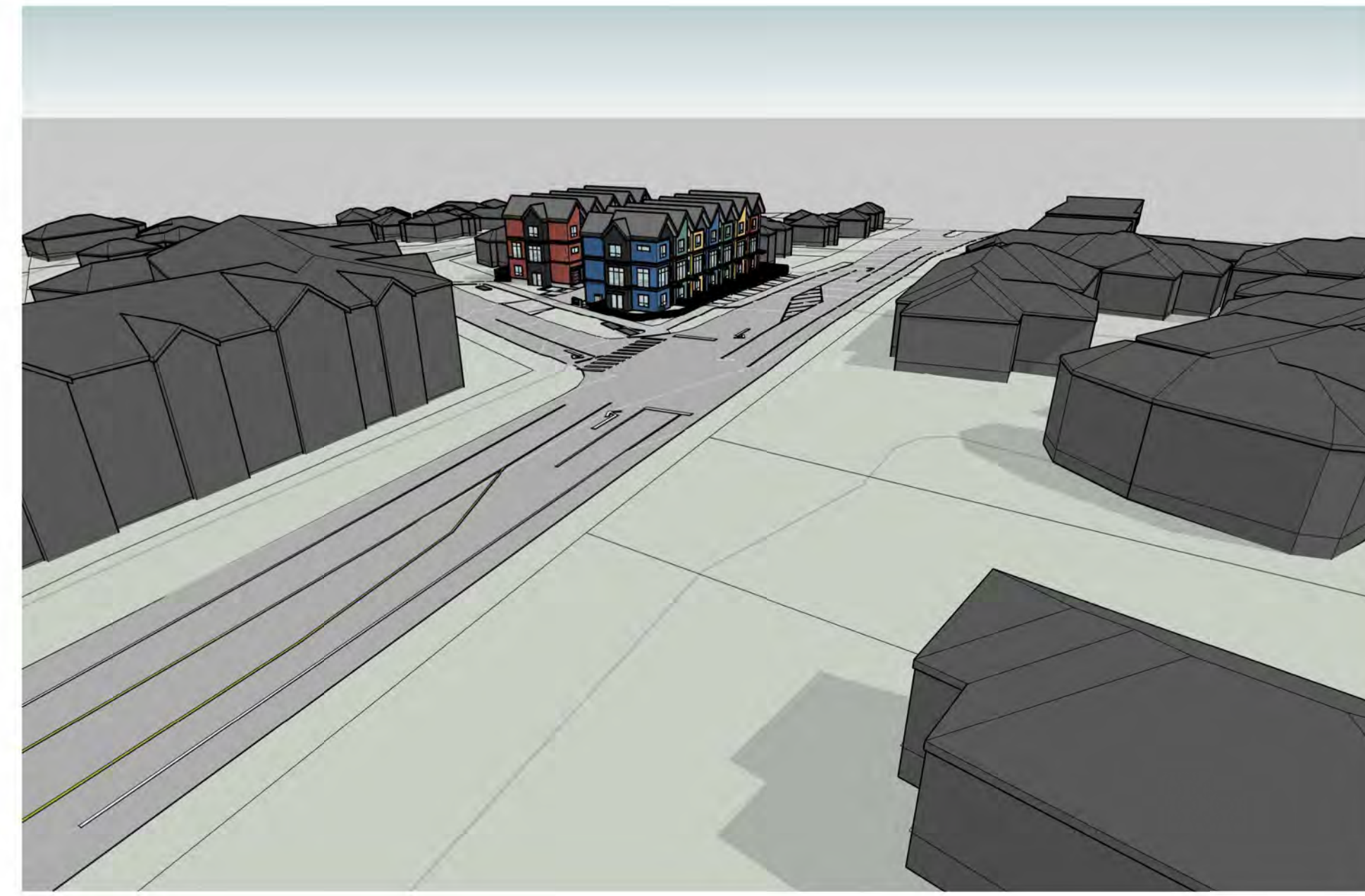
DRAWING TITLE:
 GOOGLE EARTH CONTEXT
 VIEWS

PROJECT NO: 24026	DRAWN: JS
SCALE:	REVIEWED: RP

DWG NO: **DP15**



(SD) 3D Perspective 1 - Corner of Helmcken and Camden



(SD) 3D Perspective 4 - Aerial along Helmcken



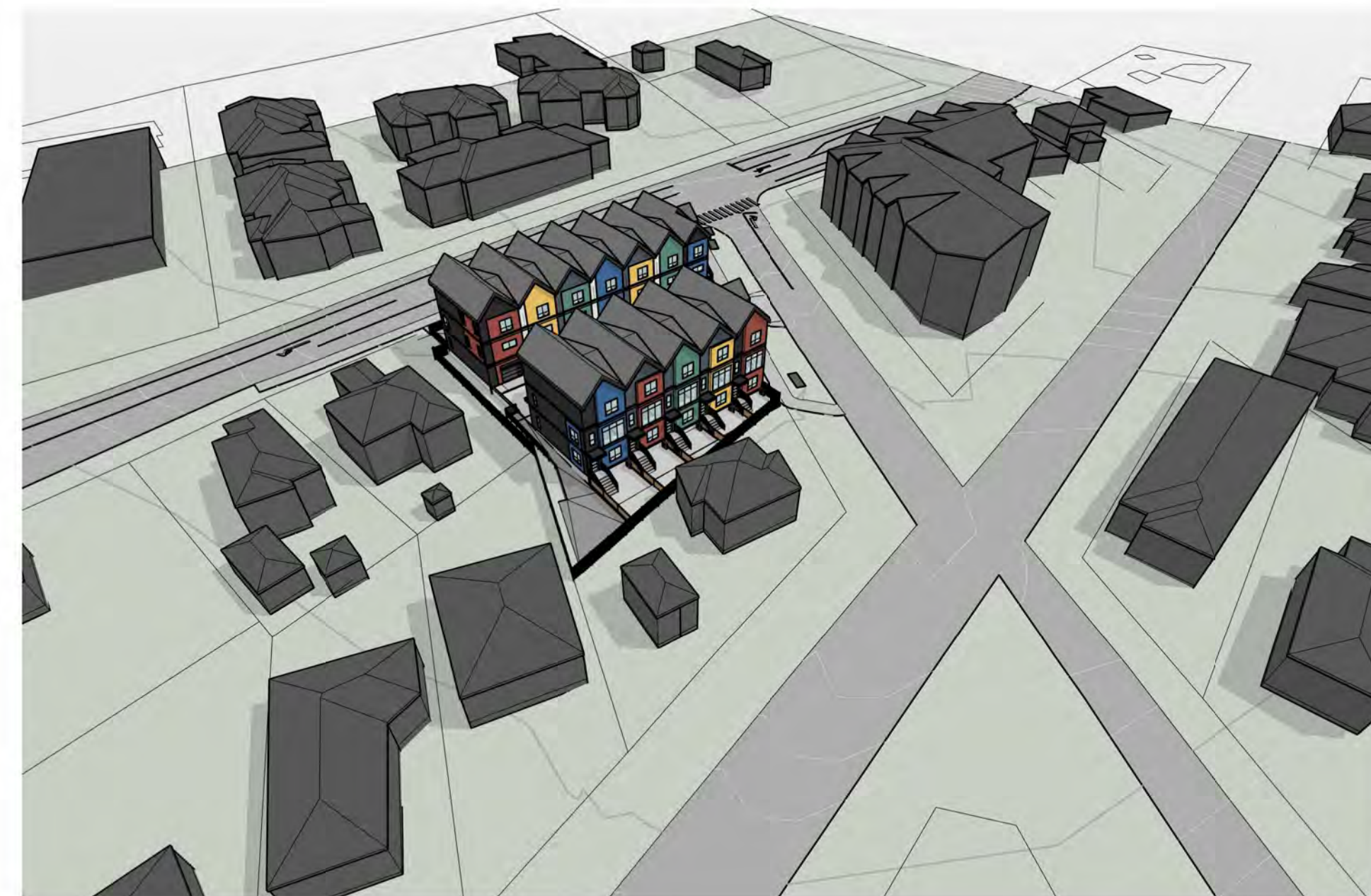
(SD) 3D Perspective 2 - Along Helmcken



(SD) 3D Perspective 5 - Aerial along Helmcken



(SD) 3D Perspective 3 - Corner of Conrad and Camden



(SD) 3D Perspective 6 - Aerial From Conrad

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 AVE, VIEW ROYAL**

DRAWING TITLE:
CONTEXT VIEWS

PROJECT NO: **24026** DRAWN: -
 SCALE: REVIEWED: -

DWG NO: **DP16**