

PROJECT DATA

4 Helmcken Road
View Royal BC

Lot 6, Section 9
Esquimalt District, Plan 5522

PID 005-977-932

ZONE R-1B

LOT AREA 591.50m²

REVISION LIST

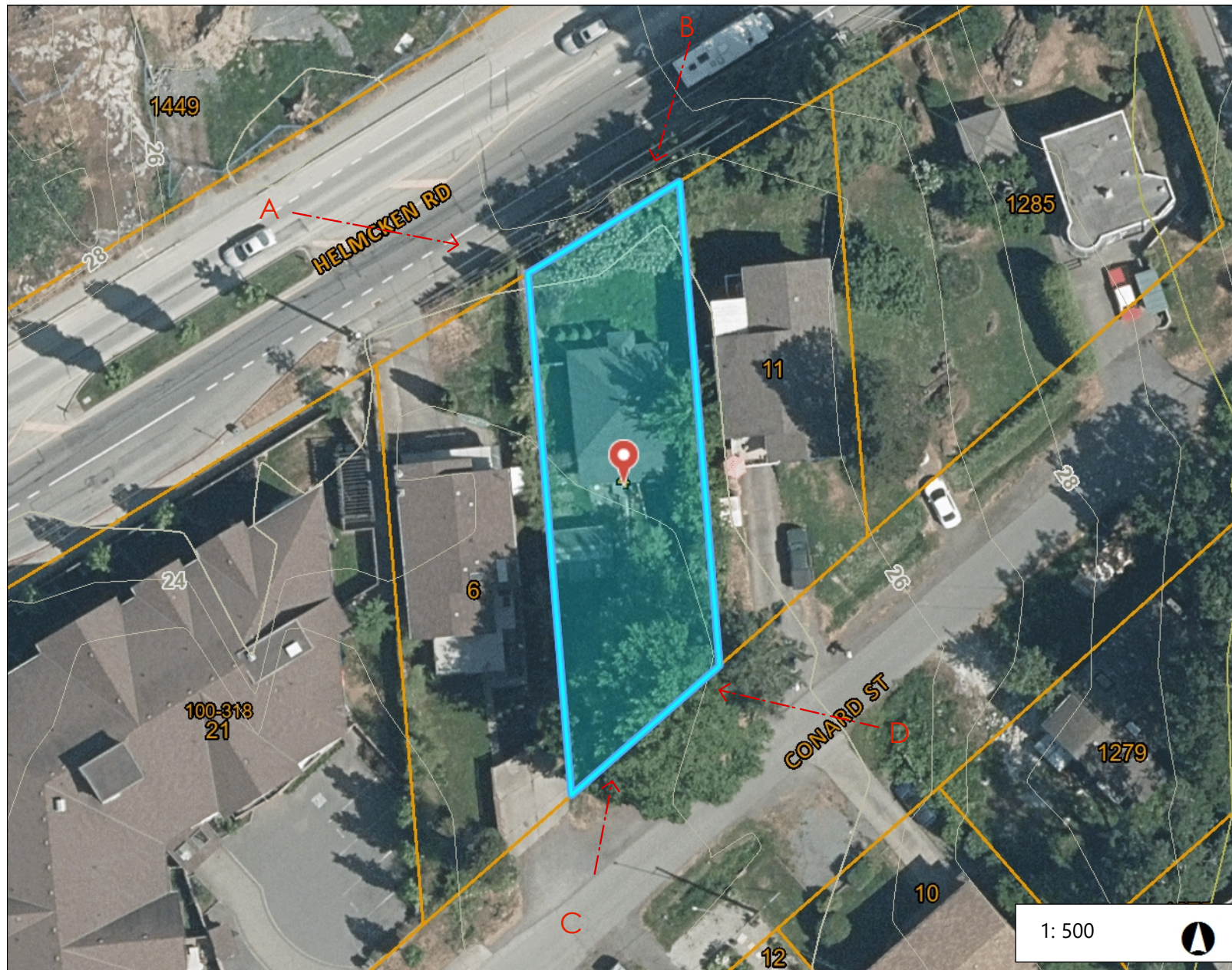
R1.1	Aug 20, 2024	Issued for Review
R1.2	Sept. 4, 2024	Issued for DP

DRAWING LIST

A1.1	Site Plan
A2.1	Streetscape and Site Sections
A3.1	Floor Plans
A3.2	Elevations

4 Helmcken Road
Proposed Houseplex for XY Ventures, Ltd.

TITLE	Site Plan		
FILE	JUL4.24	SCALE	as noted
PROJECT NO.	2421	DATE	Sept. 4, 2024
DRAWN BY	TDR	SHEET NO.	12
ISSUE FOR	DP	REV.	A1.1



View A
Existing Property viewed from Helmcken Road, looking East



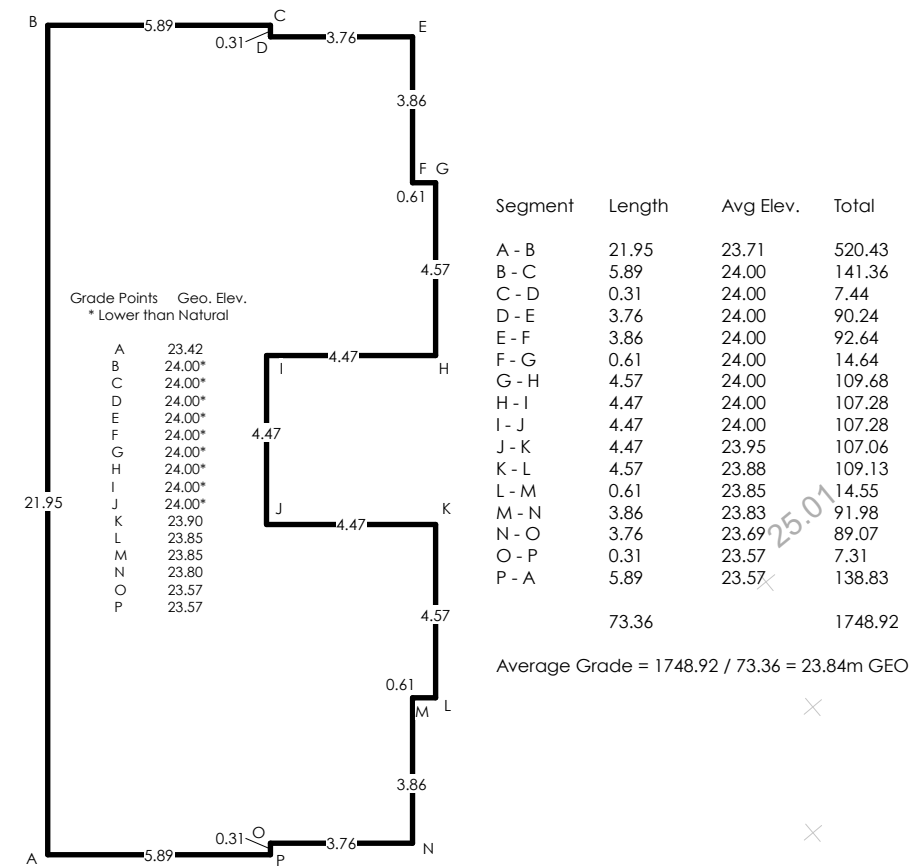
View B
Existing Property viewed from Helmcken Road, looking Southwest



View C
Existing Property viewed from Conard Street, looking North



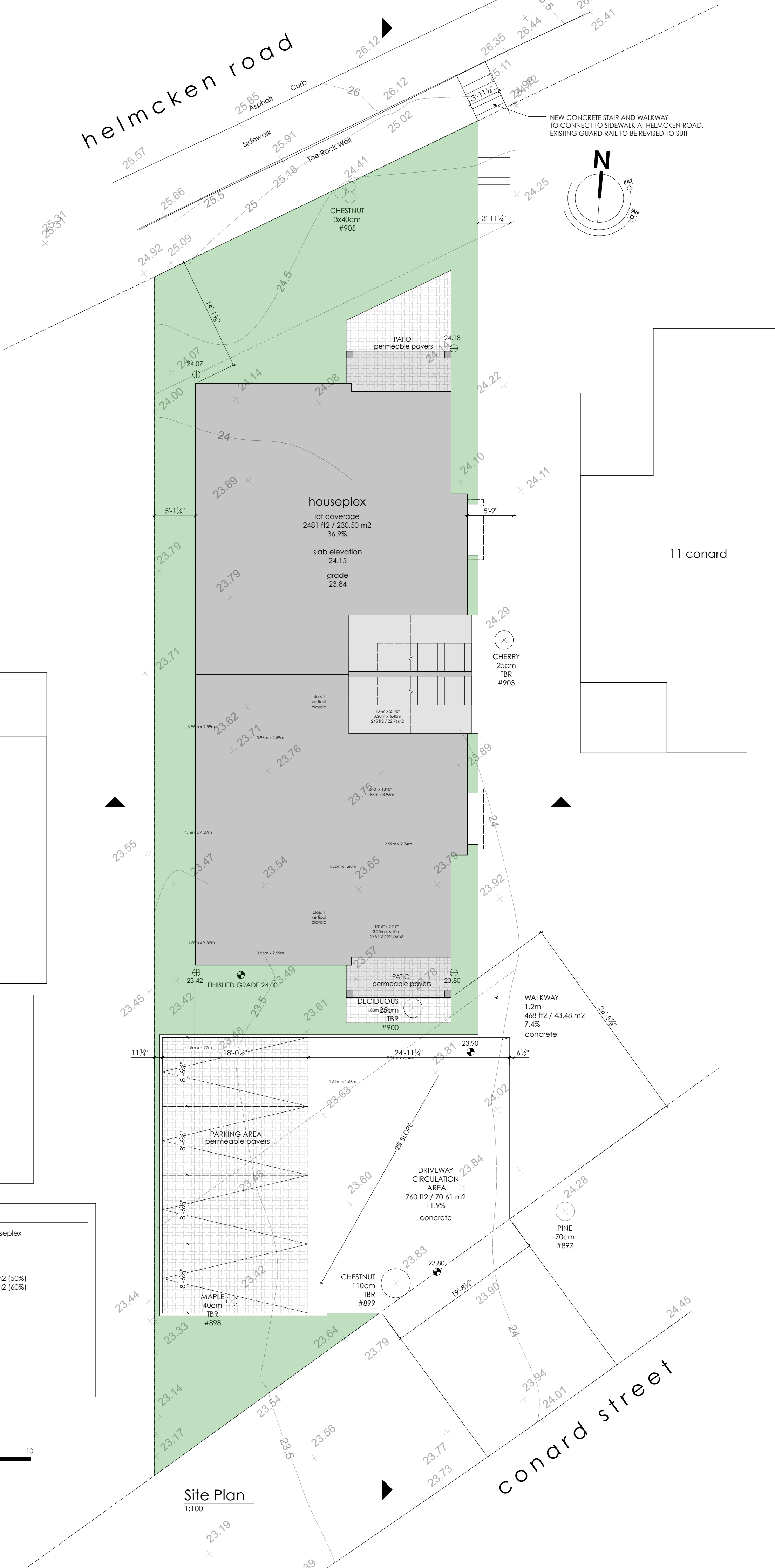
View D
Existing Property viewed from Conard Street, looking West



Grade Calculation
1:200

Data Table

Zoning Standard	R1-B, Schedule E, SSMUH, Table 3.2, Site Standards B-2, Houseplex	Proposed	Bylaw
Lot Area		6367 ft ² / 591.50 m ²	4004 ft ² / 372 m ²
Maximum Floor Area		4000 ft ² / 371.72 m ²	3183 ft ² / 293.75 m ² (50%)
Lot Coverage		2481 ft ² / 230.50 m ² (39.0%)	3820 ft ² / 354.90 m ² (60%)
Impermeable Surface Coverage		7.45m	11m maximum
Building Height		10.26m	6m minimum
Number of Units		4	4
Area Per Unit		1000 ft ² / 92.93 m ²	
Front Yard		4.30m	4.0m
Interior Side Yard (E)		1.55m	1.5m
Interior Side Yard (W)		1.75m	1.5m
Rear Yard		8.07m	7.5m
Parking		4	4



Site Plan
1:100

SEAL:



COTINUS COGGYGRIA 'ROYAL PURPLE' PHYSOCARPUS OPULIFOLIUS 'DIABOLO' OPHIOPOGON PLANISCAPUS 'NIGRESCENS' CEANOTHUS THYRSIFLORUS VAR. REPENS HYDRANGEA MACROPHYLLA 'RHYTHMIC BLUE'



ACER GRISEUM ACTINIDIA JAPONICA 'MONTGOMERY' ATHYRIUM NIPONICUM 'BURGUNDY LACE' HEUCHERA 'GLITTER' RHODODENDRON 'HINO-CRIMSON' RHODODENDRON 'HINO-CRIMSON'



GINKGO BILOBA 'PRINCETON SENTRY' ACTINIDIA ARGUTA 'ISSAI' DRYOPTERIS LABORDEI 'GOLDEN MIST' HAKONECHLOA MACRA 'ALL GOLD' PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'

PLANT SCHEDULE				PMG PROJECT NUMBER: 24-138
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
1	1	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL.; 2M HT; B&B
1	1	CUPRESSUS x LEYLANDII	LEYLANDS CYPRESS	2.5M HT; B&B; CLIMATE RESILIENT
2	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL.; 2M STD; B&B
1	1	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#3 POT; 80CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
1	24-SEP-04	ISSUE FOR DP SUBMISSION	CLG

CLIENT:

PROJECT:

4-PLEX DEVELOPMENT
4 HELMCKEN ROAD
VIEW ROYAL

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 24.AUG.15 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: AO
DESIGN: AO
CHK'D: CLG

L1
OF 3



east elevation
1:50

GLAZED OPENINGS (9.10.14)
Limiting Distance - 1.55m (1.5m used for calculation)
Exposing Building Face = 1440 ft² / 133.78 m²
Maximum Glazed Openings @ 7% = 100.80 ft² / 9.36 m²
Proposed Glazed Openings = 92 ft² / 8.55 m² (6.4%)



north elevation
1:50

GLAZED OPENINGS (9.10.14)
Limiting Distance - >12m
Exposing Building Face = 61.3 m²
Maximum Glazed Openings @ 100% = 61.3 m²
Proposed Glazed Openings = 15.8 m² (25.8%)



west elevation
1:50

GLAZED OPENINGS (9.10.14)
Limiting Distance - 1.55m (1.5m used for calculation)
Exposing Building Face = 1414 ft² / 131.34 m²
Maximum Glazed Openings @ 7% = 93.98 ft² / 9.20 m²
Proposed Glazed Openings = 86 ft² / 8.00 m² (6.1%)



south elevation
1:50

GLAZED OPENINGS (9.10.14)
Limiting Distance - >12m
Exposing Building Face = 61.3 m²
Maximum Glazed Openings @ 100% = 61.3 m²
Proposed Glazed Openings = 15.8 m² (25.8%)

finish schedule



BOARD & BATTEN
BENJAMIN MOORE OC-57
WHITE HERON



TRIM AND CASINGS
BENJAMIN MOORE OC-121
MOUNTAIN PEAK WHITE



EXTERIOR DOORS
FIBREGLASS, PAINT FINISH
BENJAMIN MOORE 1531
MIDNIGHT OIL



WINDOWS / METALS
CASCADIA METALS
SLATE GREY



ASHPALT SHINGLE
MALARKEY LEGACY
BLACK OAK

4 Helmcken Road Proposed Houseplex for XY Ventures, Ltd.			
TITLE	Block 1 Elevations		
FILE	JUL4.24	SCALE	as noted
PROJECT NO.	2421	DATE	Sept. 4, 2024
DRAWN BY	TDR	SHEET NO.	12
ISSUE FOR	DP	REV.	A3.2

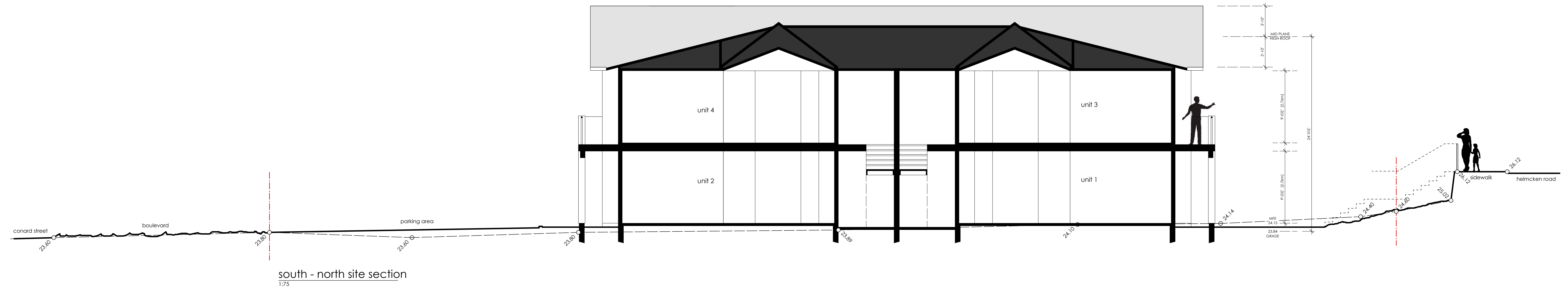


11 conard street

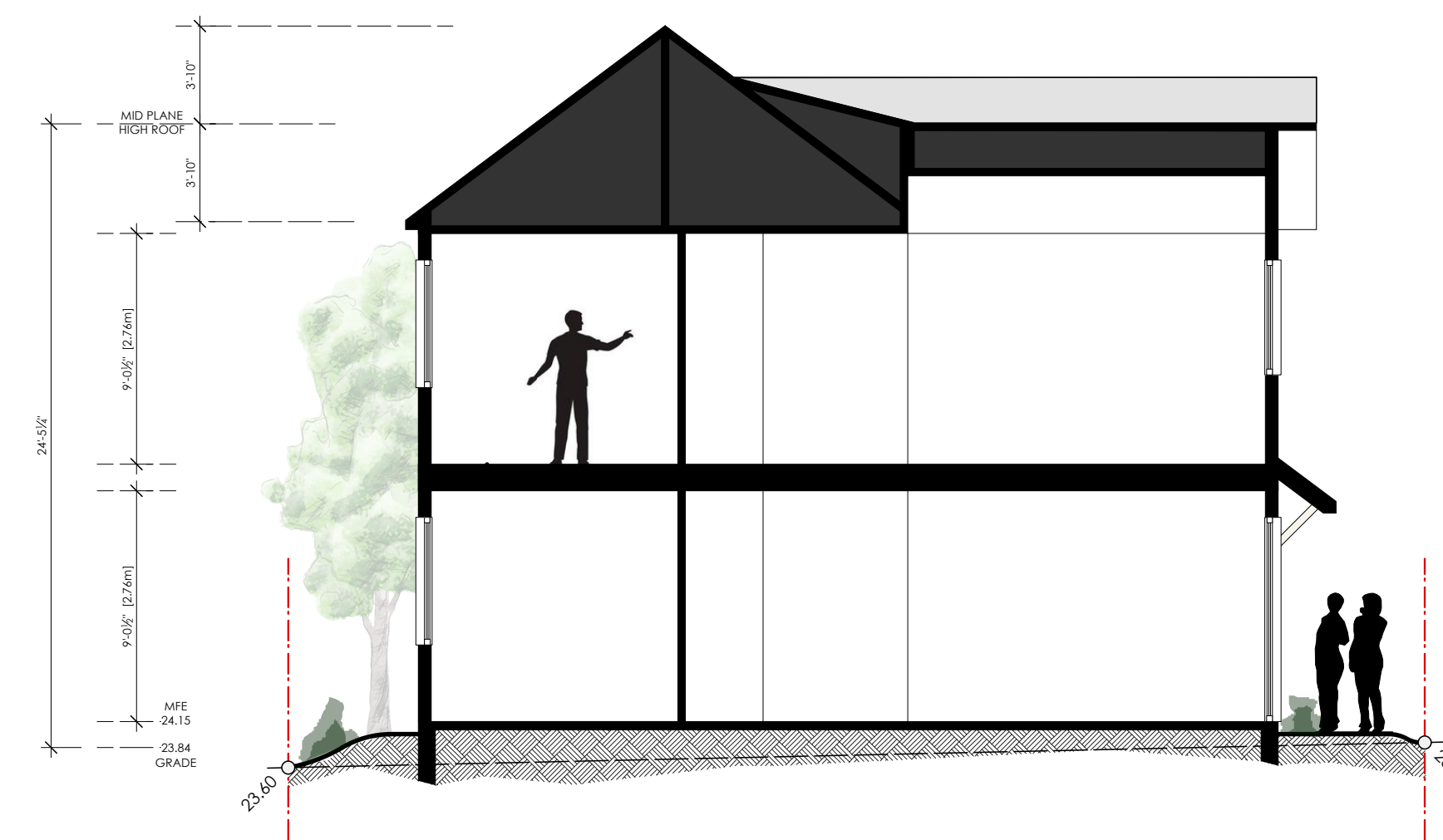
4 helmcken road

6 helmcken road

streetscape massing along helmcken road
1/75



south - north site section
1/75



west - east site section
1/75

4 Helmcken Road Proposed Houseplex for XY Ventures, Ltd.			
TITLE	Streetscape & Site Sections		
FILE	JUL4.24	SCALE	as noted
PROJECT NO.	2421	DATE	Sept. 4, 2024
DRAWN BY	TDR	SHEET NO.	A2.1
ISSUE FOR	DP	REV.	1/2