



EMERY PLACE

RECEIVED
JUL 12 2018
PLANNING DEPT.
DISTRICT OF SAANICH

Mitchell & Hobbs		T-SQUARE Design & Consulting	
		2850 Lavelhurst Drive, Victoria, BC	Design @ T-Square Co. 250-582-2894
		DATE	DESIGNED BY: D.L.
		SCALE: 1/8" = 1'-0"	DRAWN BY: D.L.
		DRAWING No: 1801 STREETCARE	



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MITCHELL & MORDEN



T-SQUARE Design & Consulting design@tsquare.ca
2850 Lakehurst Drive, Victoria, BC 250-382-2893
DATE _____ DESIGNED BY: DL
SCALE 1/8" = 1'-0" DRAWN BY: DL
DRAWING No. 188-1 STREETScape



SIDE NORTH ELEVATION
14/11/17

SPATIAL SEPARATIONS-EXISTING

LIMITING DISTANCE	2.7m
AREA OF EXPOSED BUILDING FACE	68.29 sq m
ALLOWABLE UNPROTECTED OPENINGS	68.29 sq m X .157
PROPOSED UNPROTECTED OPENINGS	9.13 sq m
Glass area only	



REAR ELEVATION
14/11/17

--- GRASS & ALL GRASS SURFACES EXISTING & PROPOSED ---

Mitchell & Morden



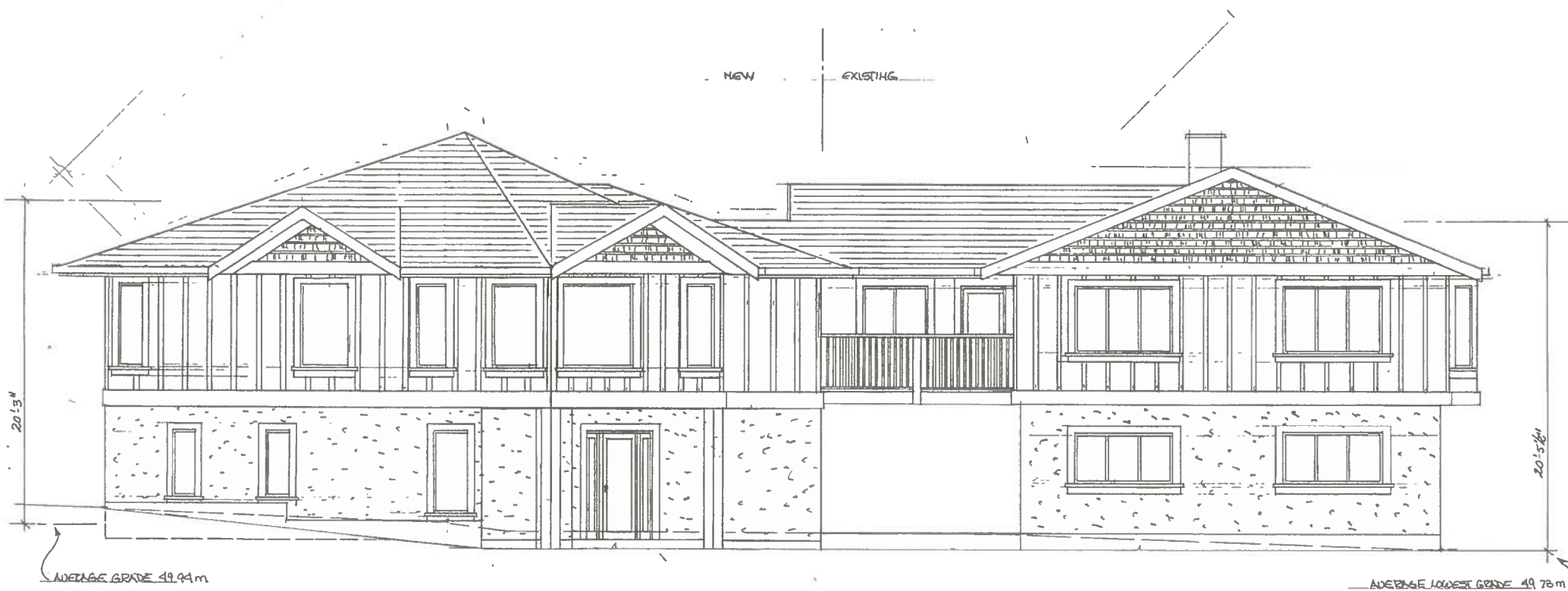
T-SQUARE Design & Consulting design@tsquare.ca
 2850 Lakehurst Drive, Victoria, BC 250-382-2893
 DATE _____ DESIGNED BY: D.L.
 SCALE: AS SHOWN DRAWN BY: D.L.
 DRAWING No: 1001



SIDE (SOUTH) ELEVATION
1/4" = 1'-0"

SPATIAL SEPARATIONS:

LIMITING DISTANCE	3.85m
AREA OF EXPOSED BUILDING FACE	49.05 sq m
ALLOWABLE UNPROTECTED OPENINGS	13.73 sq m
PROPOSED UNPROTECTED OPENINGS	6.67 sq m



FRONT ELEVATION
1/4" = 1'-0"

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