

SUBDIVISION PLAN OF LOT 9, PLAN 22027 AND PART OF LOTS 3, 4 AND 5, PLAN 6853, ALL IN SECTION 84, ESQUIMALT DISTRICT.

NOTE:
Lots dimensions shown are based upon Land Title Office records.
Lots dimensions, offsets, and areas shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monuments 12H2666 (Elev.=70.12m) and 95H2053 (Elev.=69.27m).

This plan is for application & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

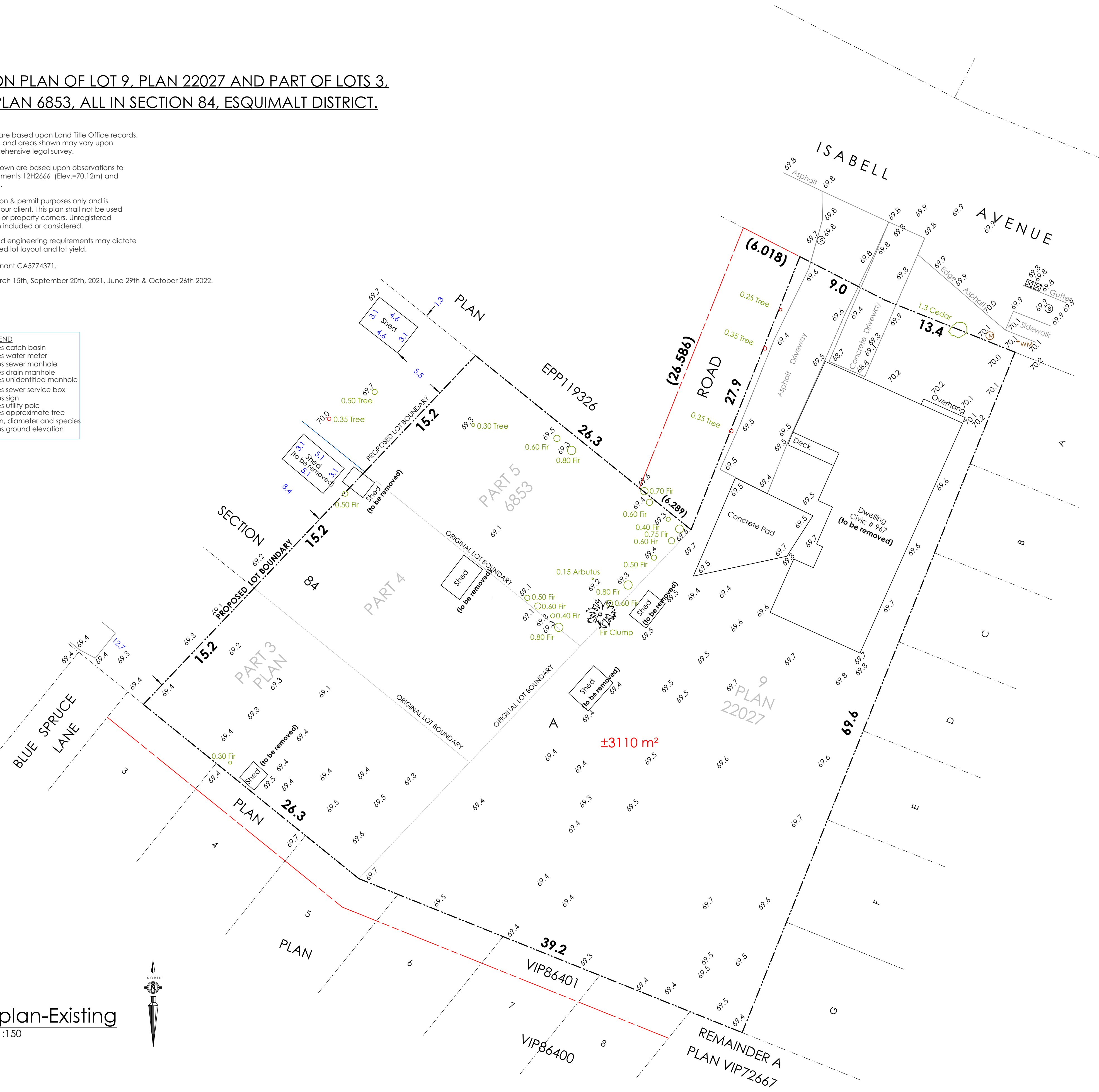
Approving authority and engineering requirements may dictate changes to the proposed lot layout and lot yield.

Lot 9 is subject to Covenant CA5774371.

Field surveys dated March 15th, September 20th, 2021, June 29th & October 26th 2022.

PID Lot 9: 003-290-727
PID Lot 3: 005-799-899
PID Lot 4: 005-799-961
PID Lot 5: 005-799-988

LEGEND	
	Denotes catch basin
	Denotes water meter
	Denotes sewer manhole
	Denotes drain manhole
	Denotes unidentified manhole
	Denotes sewer service box
	Denotes sign
	Denotes utility pole
	Denotes approximate tree location, diameter and species
	Denotes ground elevation



1 Siteplan-Existing
Scale: 1:150



Date
June 21, 2024

Project Address
967 A and 967 B
Isabell Avenue
& Existing Road Rezoning
Langford, B.C.

Prepared for
Khataw Developments

Project #
8475

Scale
Not to Scale

Drawn By
JTE

Rezoning Presentation 967A & 967B Isabell Ave

SUBDIVISION SKETCH PLAN OF LOT 9, PLAN 22027 AND PART OF LOTS 3, 4 AND 5, PLAN 6853, ALL IN SECTION 84, ESQUIMALT DISTRICT.

This plan lies within Integrated Survey Area No. 51, Langford NAD83(CRS) 3.0.0.BC.1.CRD.
This plan shows horizontal ground-level distances unless otherwise specified.

- LEGEND**
- | | | |
|-------|--------|---|
| Found | Placed | |
| ▲ | ○ | Denotes Control Monument |
| ○ | ○ | Denotes Standard Iron Post |
| ● | ○ | Denotes Lead Plug |
| ▲ | ○ | Denotes Angle Iron |
| ○ | ○ | Conc. Denotes short iron post set in concrete |

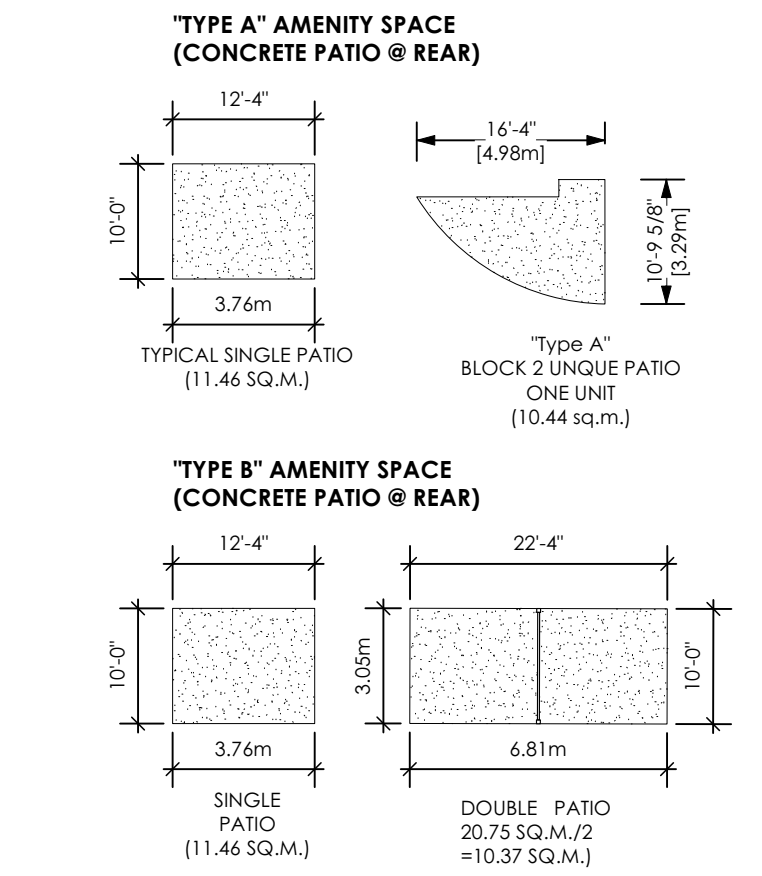
NOTE: This plan shows one or more witness posts which are not set on the true corner(s).

SITE DATA	REZONE TO RT1	
ITEMS	PERMITTED	PROPOSED
LOT AREA		
967A & 967 B ISABELL AVE		3111.18 sq.m.
EXISTING ROAD AREA		163.40 sq.m.
TOTAL LOT AREA PROPOSED		3274.58 sq.m.
PROPOSED GREENSPACE A&B		10.15 %
LOT COVERAGE	60.00 %	40.11 %
BUILDING HEIGHT	3 STORIES	3 STORIES
SETBACKS		
- NORTH (FRONT)	3.00 m.	3.30 m.
- SOUTH (REAR)	5.50 m.	*5.00 m.
- EAST (INTERIOR SIDE)	1.20 m.	1.20 m.
- WEST (INTERIOR SIDE)	1.20 m.	1.20 m.
- WEST (INTERIOR SIDE)	3.50 m.	10.29 m.
PROPOSED FLOOR AREA FOR 19 DWELLINGS		
- BLOCK 1		411.83 sq.m.
- BLOCK 2		413.68 sq.m.
- BLOCK 3		421.24 sq.m.
- BLOCK 4		421.24 sq.m.
- BLOCK 5		565.31 sq.m.
- BLOCK 6		413.68 sq.m.
TOTAL GROSS FLOOR AREA		2646.98 sq.m.
TOTAL GARAGE AREAS ALL BLOCKS		737.07 sq.m.
- ELECTRICAL CLOSET		3.69 sq.m.
F.A.R.	0.5 TO 1.0	*0.81 TO 1.0
GREENSPACE AREA		200.05 sq.m.

***INDICATES VARIANCE IS REQUIRED**

PARKING CALCULATION:
19 DWELLING UNITS (2 STALLS EACH)=38 PARKING STALLS REQUIRED
VISITOR PARKING 4 STALLS REQUIRED

OPEN SITE REQUIREMENTS:
PROVIDE ONE 10 SQ.M. CONCRETE PATIO FOR AN AMENITY SPACE AT THE REAR OF EACH DWELLING UNIT.
3 METRE MINIMUM DIMENSION



2 Siteplan-Proposed
Scale: 1:150



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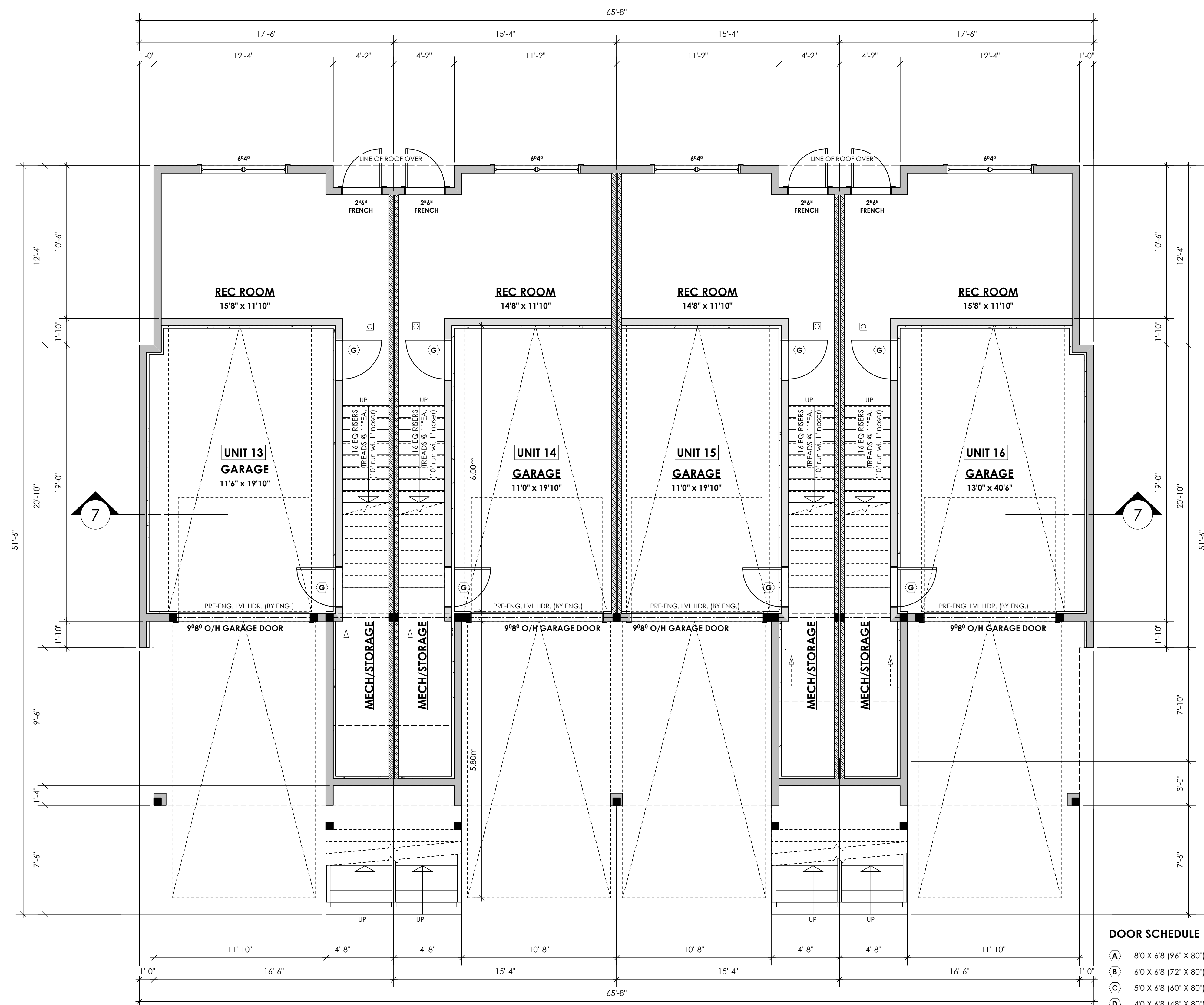
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Rezoning Presentation 967A & 967B Isabell Ave



3 Type B Lower Floor Plan (Block 5)
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:

UNIT 13: 230.00 sq.ft. (20.07sq.m.)	UNIT 13 GARAGE: 327.56 sq.ft. (30.43 sq.m.)
UNIT 14: 219.42 sq.ft. (19.45 sq.m.)	UNIT 14 GARAGE: 296.00 sq.ft. (27.50 sq.m.)
UNIT 15: 219.42 sq.ft. (20.07 sq.m.)	UNIT 15 GARAGE: 296.00 sq.ft. (27.50 sq.m.)
UNIT 16: 230.00 sq.ft. (19.45 sq.m.)	UNIT 16 GARAGE: 327.56 sq.ft. (30.43 sq.m.)
TOTAL: 898.84 sq.ft. (79.04 sq.m.)	TOTAL: 1247.12 sq.ft. (115.86 sq.m.)

BUILDING AREAS FOR CONSTRUCTION:

UNIT 13: 230.00 sq.ft. (21.37sq.m.)	UNIT 13 GARAGE: 352.64 sq.ft. (32.76 sq.m.)
UNIT 14: 219.42 sq.ft. (20.38 sq.m.)	UNIT 14 GARAGE: 309.33 sq.ft. (28.74 sq.m.)
UNIT 15: 219.42 sq.ft. (20.38 sq.m.)	UNIT 15 GARAGE: 309.33 sq.ft. (28.74 sq.m.)
UNIT 16: 230.00 sq.ft. (21.37 sq.m.)	UNIT 16 GARAGE: 352.64 sq.ft. (32.76 sq.m.)
TOTAL: 898.84 sq.ft. (83.50 sq.m.)	TOTAL: 1323.94 sq.ft. (123.00 sq.m.)

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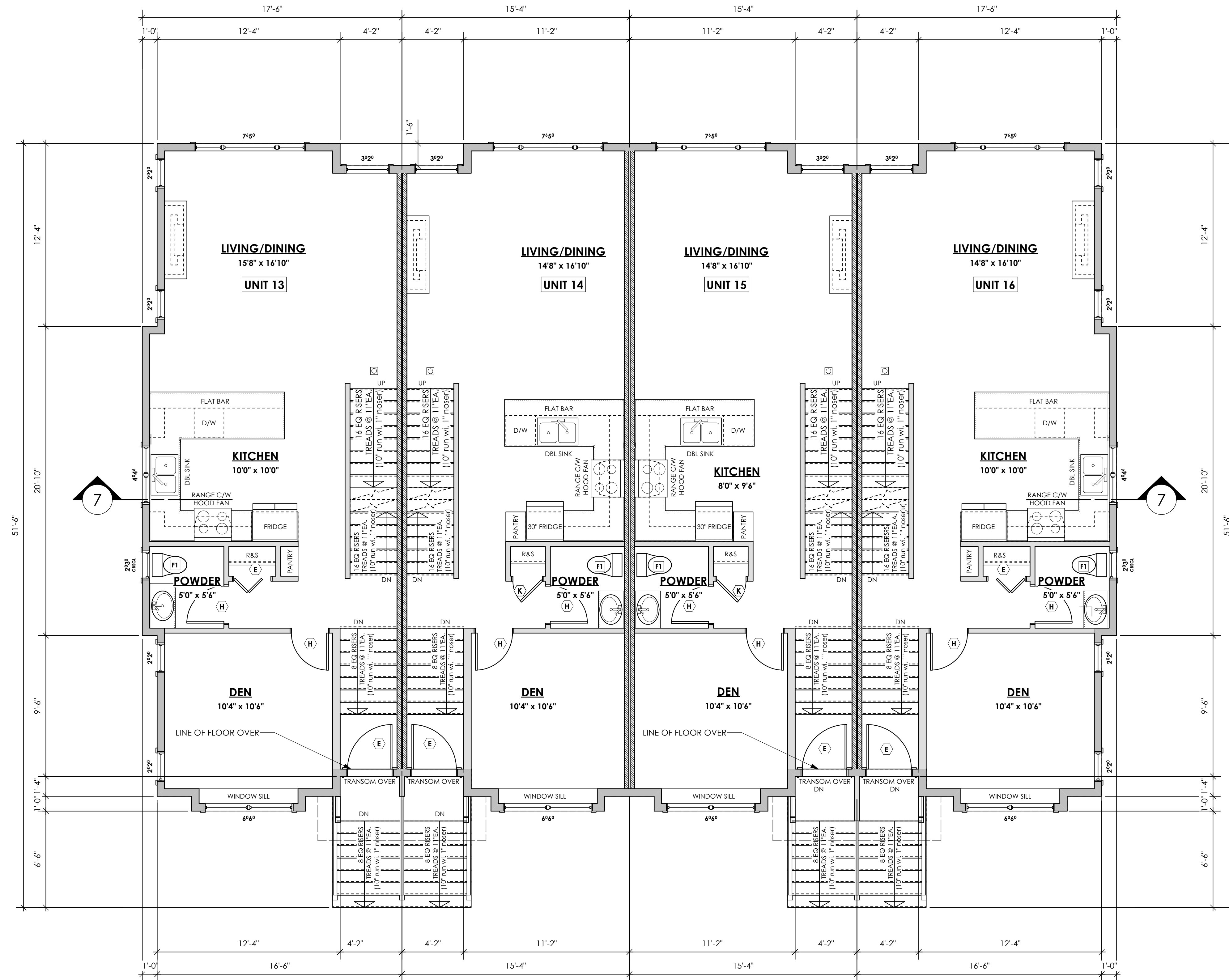
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Rezoning Presentation 967A & 967B Isabell Ave



4 **Type B Main Floor Plan (Block 5)**
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:

UNIT 13: 694.61 sq.ft. (64.53 sq.m.)
UNIT 14: 646.11 sq.ft. (60.03 sq.m.)
UNIT 15: 646.11 sq.ft. (60.03 sq.m.)
UNIT 16: 694.61 sq.ft. (64.53 sq.m.)
TOTAL: 2681.44 sq.ft. (294.12 sq.m.)

BUILDING AREAS FOR CONSTRUCTION:

UNIT 13: 735.03 sq.ft. (68.29 sq.m.)
UNIT 14: 662.86 sq.ft. (61.58 sq.m.)
UNIT 15: 662.86 sq.ft. (61.58 sq.m.)
UNIT 16: 735.03 sq.ft. (68.29 sq.m.)
TOTAL: 2785.78 sq.ft. (259.74 sq.m.)

DOOR SCHEDULE

(A) 8'0" X 6'8" (96" X 80")	(G) 2'8" X 6'8" (32" X 80")
(B) 6'0" X 6'8" (72" X 80")	(H) 2'6" X 6'8" (30" X 80")
(C) 5'0" X 6'8" (60" X 80")	(J) 2'4" X 6'8" (28" X 80")
(D) 4'0" X 6'8" (48" X 80")	(K) 2'0" X 6'8" (24" X 80")
(E) 3'0" X 6'8" (36" X 80")	(L) 1'6" X 6'8" (18" X 80")
(F) 2'10" X 6'8" (34" X 80")	

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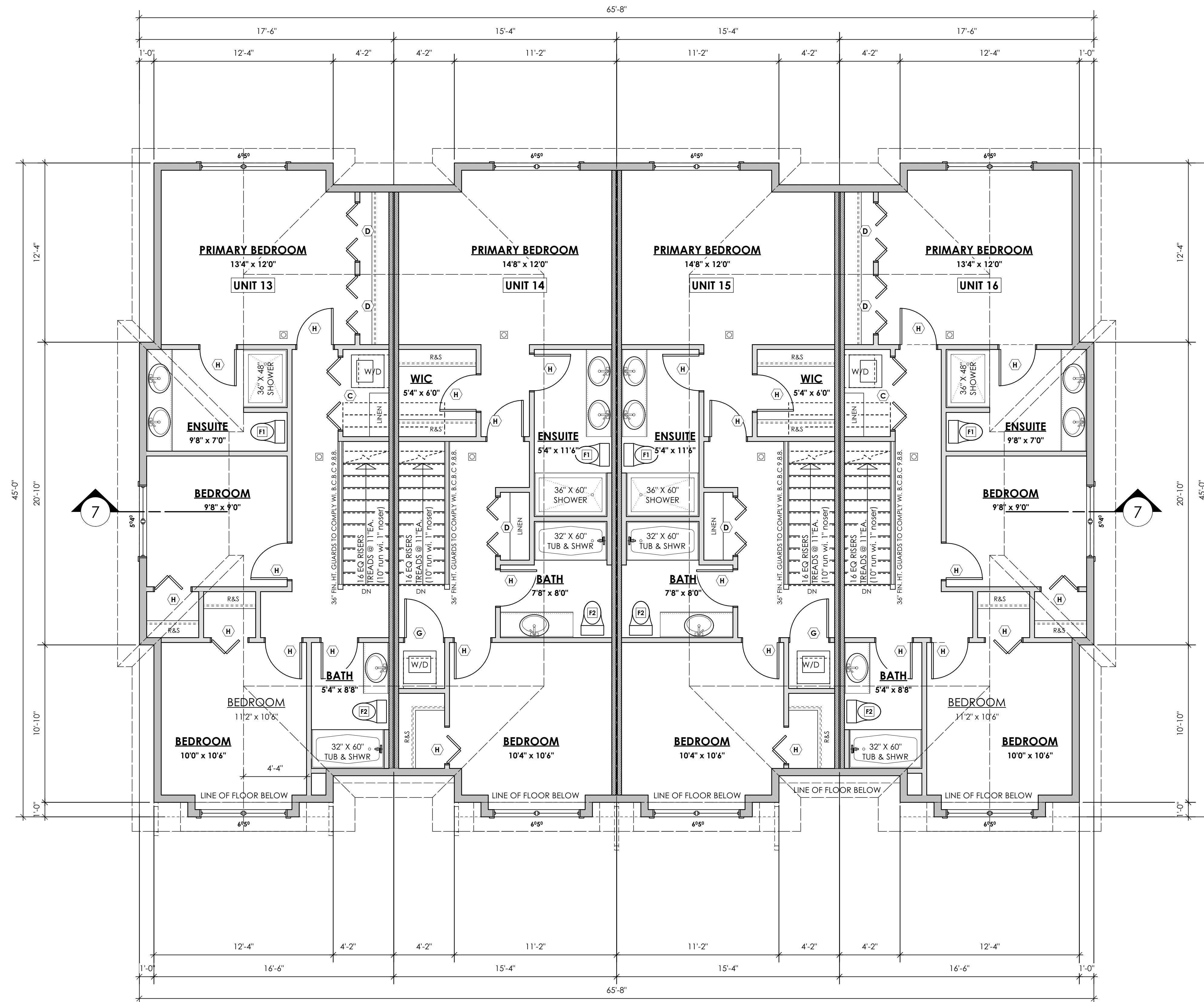
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Rezoning Presentation 967A & 967B Isabell Ave



5 Type B Upper Floor Plan (Block 5)
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:
UNIT 13: 657.90 sq.ft. (61.12 sq.m.)
UNIT 14: 611.85 sq.ft. (56.84 sq.m.)
UNIT 15: 611.85 sq.ft. (56.84 sq.m.)
UNIT 16: 657.90 sq.ft. (61.12 sq.m.)
TOTAL: 2539.50 sq.ft. (235.92 sq.m.)

BUILDING AREAS FOR CONSTRUCTION:
UNIT 13: 701.01 sq.ft. (65.13 sq.m.)
UNIT 14: 628.85 sq.ft. (58.42 sq.m.)
UNIT 15: 628.85 sq.ft. (58.42 sq.m.)
UNIT 16: 701.01 sq.ft. (65.13 sq.m.)
TOTAL: 2659.72 sq.ft. (247.10 sq.m.)

DOOR SCHEDULE

(A)	8'0" X 6'8" (96" X 80")	(G)	2'8" X 6'8" (32" X 80")
(B)	6'0" X 6'8" (72" X 80")	(H)	2'6" X 6'8" (30" X 80")
(C)	5'0" X 6'8" (60" X 80")	(J)	2'4" X 6'8" (28" X 80")
(D)	4'0" X 6'8" (48" X 80")	(K)	2'0" X 6'8" (24" X 80")
(E)	3'0" X 6'8" (36" X 80")	(L)	1'6" X 6'8" (18" X 80")
(F)	2'10" X 6'8" (34" X 80")		

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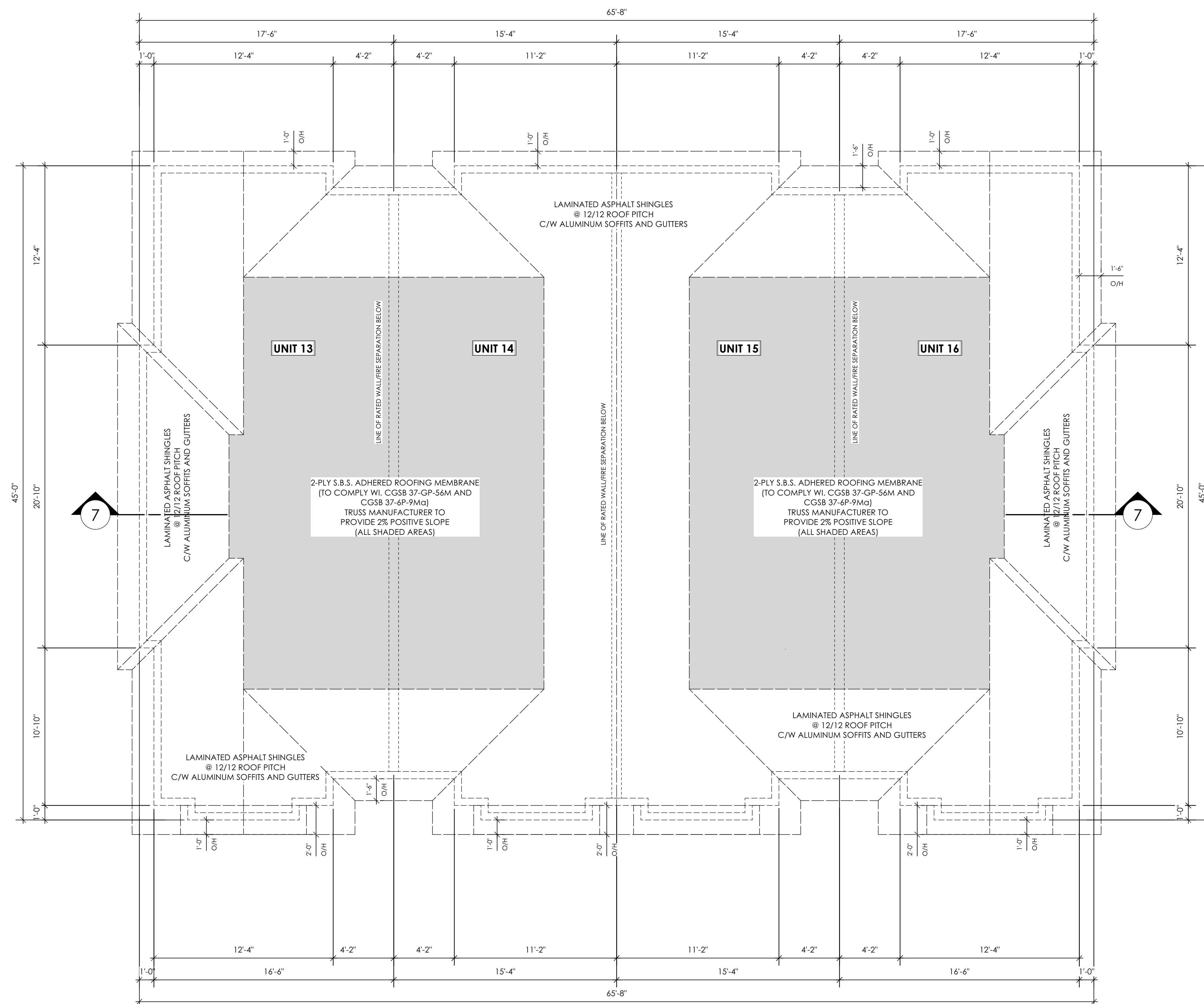
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Rezoning Presentation 967A & 967B Isabell Ave



6 **Type B Roof Plan (Block 5)**
Scale: 1/4" = 1'-0"

ROOF DRAINAGE:
VERIFY PLACEMENT OF ROOF DRAINS (R.D.) AND RAIN WATER LEADERS (R.W.L.) PRIOR TO STARTING WORK. ROOF DRAIN PLACEMENT, SIZE, AND CONNECTIONS TO COMPLY W/ BCBC 5.6.2.2 & 9.26.18

OVERFLOW SCUPPERS:
ROOFING SUB TRADE TO PROVIDE ADEQUATE OVERFLOW SCUPPERS ON ROOF PARAPET WALLS AND ROOF DECK PARAPET WALLS. VERIFY NUMBER REQUIRED AND LOCATION ON SITE.

ROOF SLOPE:
ENSURE ADEQUATE ROOF SLOPE WITH SUB-TRADE/CONTRACTOR PRIOR TO STARTING WORK. TRUSS MANUFACTURER TO FABRICATE MIN 2% SLOPE TO DRAINS ON "FLAT" PORTIONS OF ROOF TO COMPLY W/ BCBC 9.26.3.1. (SEE MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR ROOF DRAINS)

ROOF VENTING:
PROVIDE ADEQUATE ROOF VENTING TO COMPLY W/ BCBC 9.19.1 - (SEE MANUFACTURER FOR SPECIFICATION AND INSTALLATION INSTRUCTIONS FOR ROOF VENTS). REVIEW AND VERIFY MECHANICAL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF MECHANICAL EQUIPMENT, SHAFTS AND VENTS.

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Rezoning Presentation 967A & 967B Isabell Ave



7 Type B Cross Section (Block 5)
Scale: 1/4" = 1'-0"

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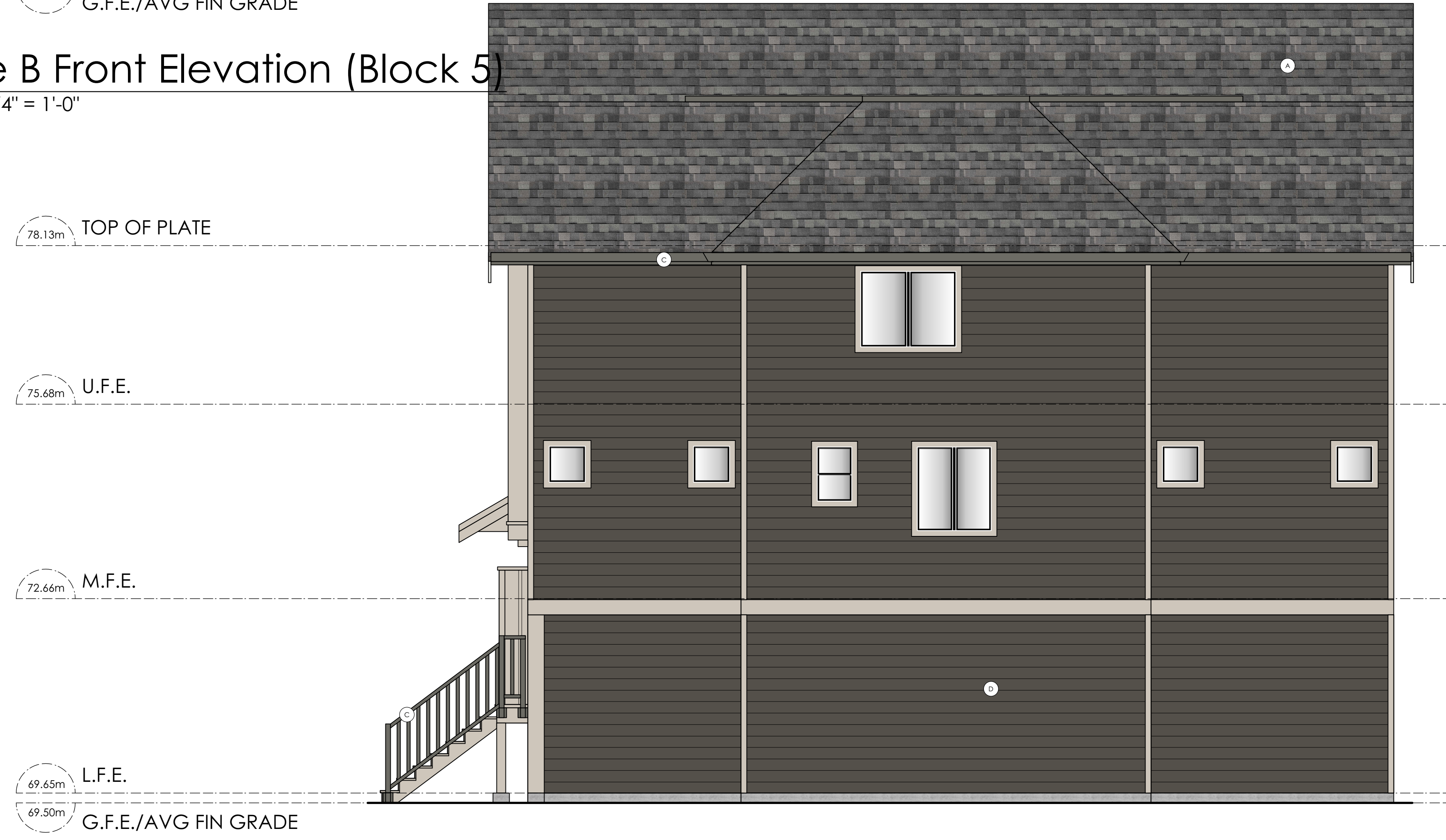
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Rezoning Presentation 967A & 967B Isabell Ave



8 Type B Front Elevation (Block 5)
Scale: 1/4" = 1'-0"



9 Type B Right Side Elevation (Block 5)
Scale: 1/4" = 1'-0"

a	LAMINATED ASPHALT SHINGLES: STORM-GREY (MALARKEY) or SIMILAR
b	METAL ROOF: BLACK (GENTEK) or SIMILAR
c	ALUMINUM SOFFITS, GUTTERS & HANDRAILS: HUDSON SLATE (GENTEK) or SIMILAR
d	CONCRETE FIBRE LAP SIDING (7" REVEAL): URBAN BRONZE (SW 7048) or SIMILAR
e	TRIM BOARDS: WORLDLY GRAY (SW 7043) or SIMILAR
f	CONC. FIBRE BOARD AND BATTEN SIDING: WORLDLY GRAY (SW 7043) or SIMILAR
g	GARAGE DOORS: WORLDLY GRAY (SW 7043) or SIMILAR
h	ENTRY DOORS: WALNUT GEL STAIN
i	EXPOSED CONCRETE

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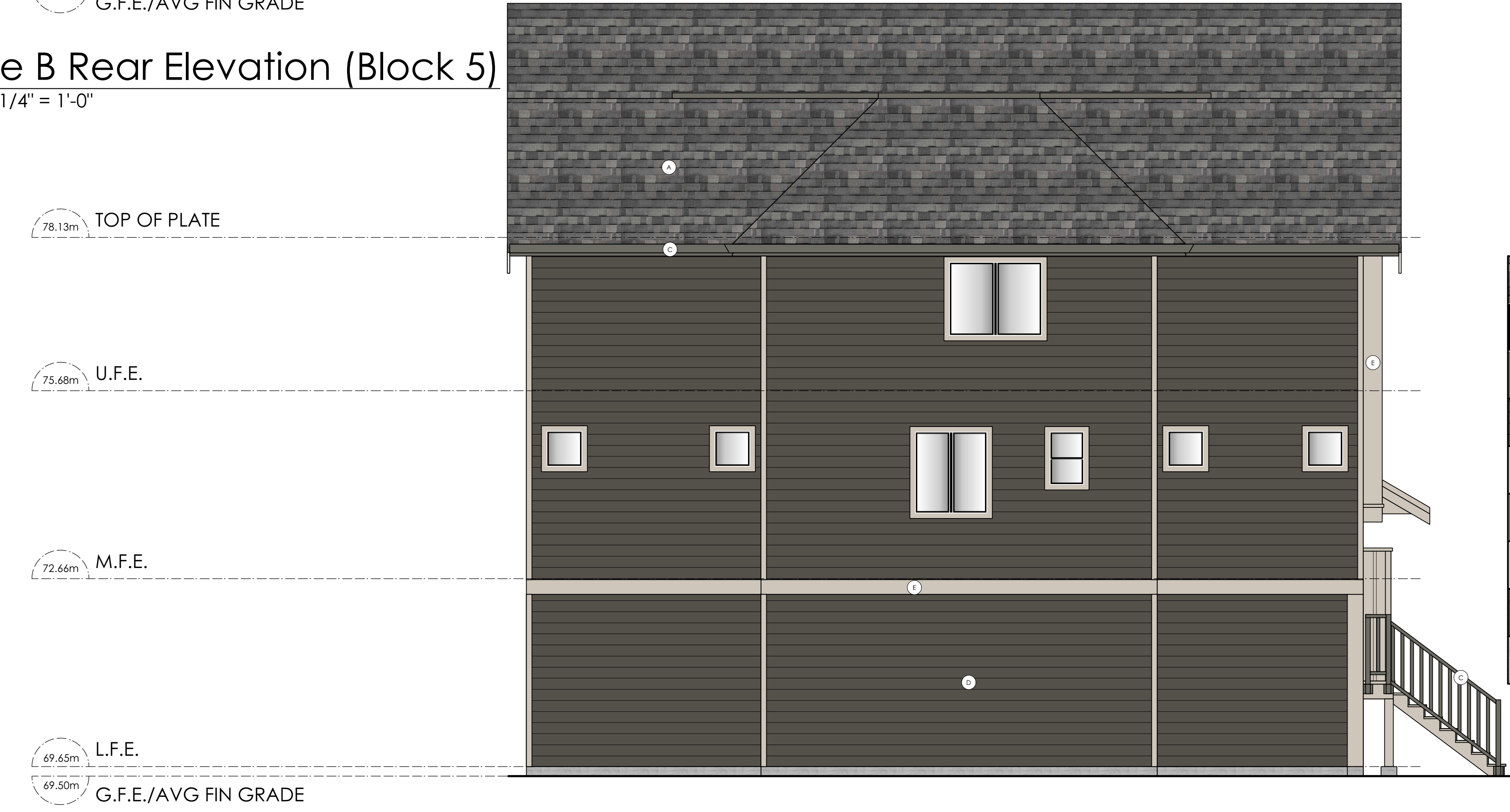
Scale
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Rezoning Presentation 967A & 967B Isabell Ave



10 Type B Rear Elevation (Block 5)
Scale: 1/4" = 1'-0"



11 Type B Left Side Elevation (Block 5)
Scale: 1/4" = 1'-0"

a	LAMINATED ASPHALT SHINGLES: STORM-GREY (MALARKEY) or SIMILAR
b	METAL ROOF: BLACK (GENTEK) or SIMILAR
c	ALUMINUM SOFFITS, GUTTERS & HANDRAILS: HUDSON SLATE (GENTEK) or SIMILAR
d	CONCRETE FIBRE LAP SIDING (7" REVEAL): URBAN BRONZE (SW 7048) or SIMILAR
e	TRIM BOARDS: WORLDLY GRAY (SW 7043) or SIMILAR
f	CONC. FIBRE BOARD AND BATTEN SIDING: WORLDLY GRAY (SW 7043) or SIMILAR
g	GARAGE DOORS: WORLDLY GRAY (SW 7043) or SIMILAR
h	ENTRY DOORS: WALNUT GEL STAIN
i	EXPOSED CONCRETE

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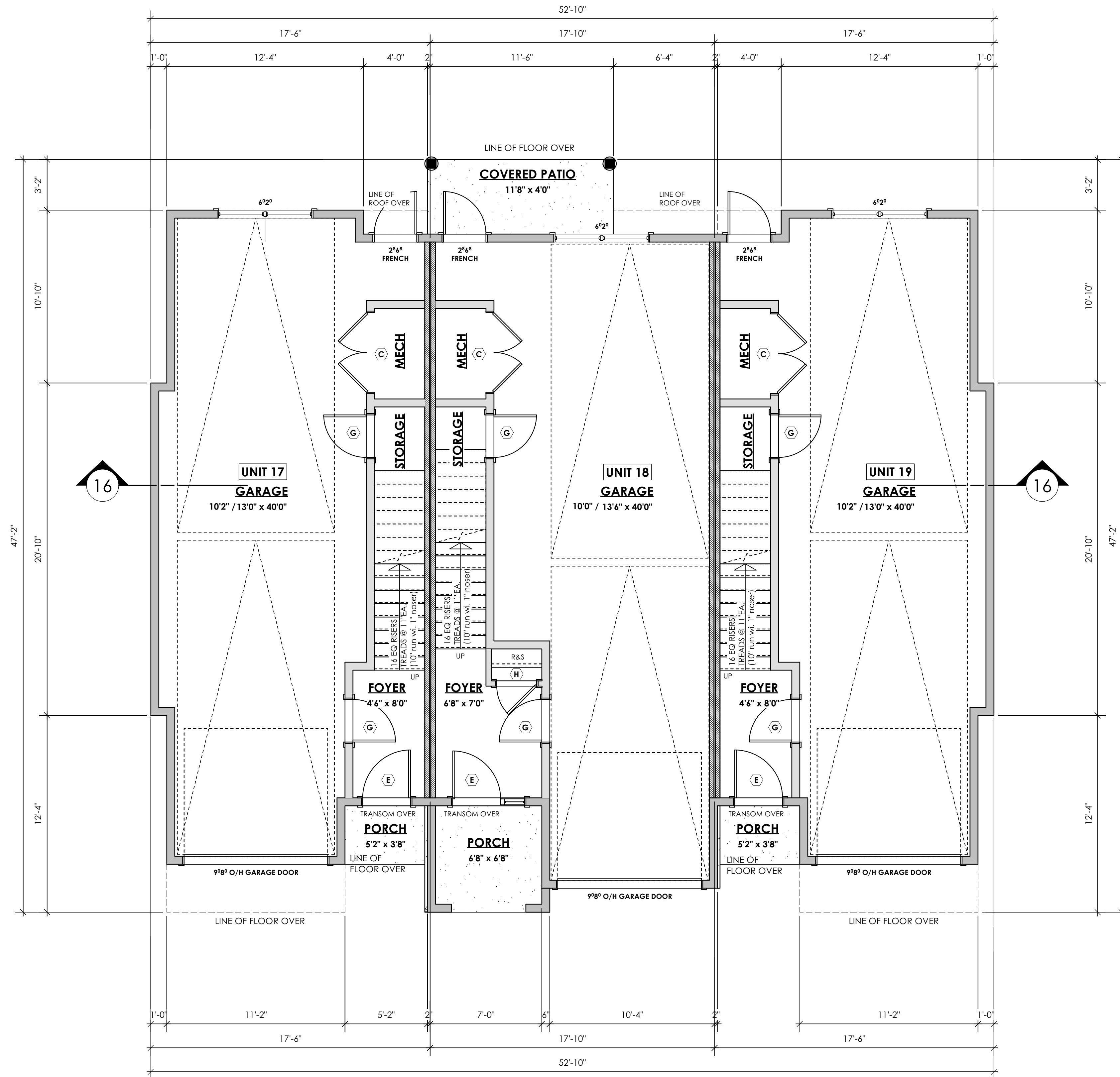
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12 **Type A Lower Floor Plan (Block 6)**
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:

UNIT 17: 96.19 sq.ft. (9.12 sq.m.)	UNIT 17 GARAGE: 533.25 sq.ft. (49.54 sq.m.)
UNIT 18: 118.47 sq.ft. (11.00 sq.m.)	UNIT 18 GARAGE: 554.46 sq.ft. (51.51 sq.m.)
UNIT 19: 96.19 sq.ft. (9.12 sq.m.)	UNIT 19 GARAGE: 533.25 sq.ft. (49.54 sq.m.)
TOTAL: 314.85 sq.ft. (29.24 sq.m.)	TOTAL: 1620.96 sq.ft. (150.59 sq.m.)

DOOR SCHEDULE

(A) 8'0" X 6'8" (96" X 80")	(F) 2'10" X 6'8" (34" X 80")
(B) 6'0" X 6'8" (72" X 80")	(G) 2'8" X 6'8" (32" X 80")
(C) 5'0" X 6'8" (60" X 80")	(H) 2'6" X 6'8" (30" X 80")
(D) 4'0" X 6'8" (48" X 80")	(J) 2'4" X 6'8" (28" X 80")
(E) 3'0" X 6'8" (36" X 80")	(K) 2'0" X 6'8" (24" X 80")
	(L) 1'6" X 6'8" (18" X 80")

BUILDING AREAS FOR CONSTRUCTION:

UNIT 17: 100.61 sq.ft. (9.35 sq.m.)	UNIT 17 GARAGE: 570.92 sq.ft. (53.04 sq.m.)
UNIT 18: 121.96 sq.ft. (11.33 sq.m.)	UNIT 18 GARAGE: 574.82 sq.ft. (53.40 sq.m.)
UNIT 19: 100.61 sq.ft. (9.35 sq.m.)	UNIT 19 GARAGE: 570.92 sq.ft. (53.04 sq.m.)
TOTAL: 323.018 sq.ft. (30.03 sq.m.)	TOTAL: 1716.66 sq.ft. (159.48 sq.m.)

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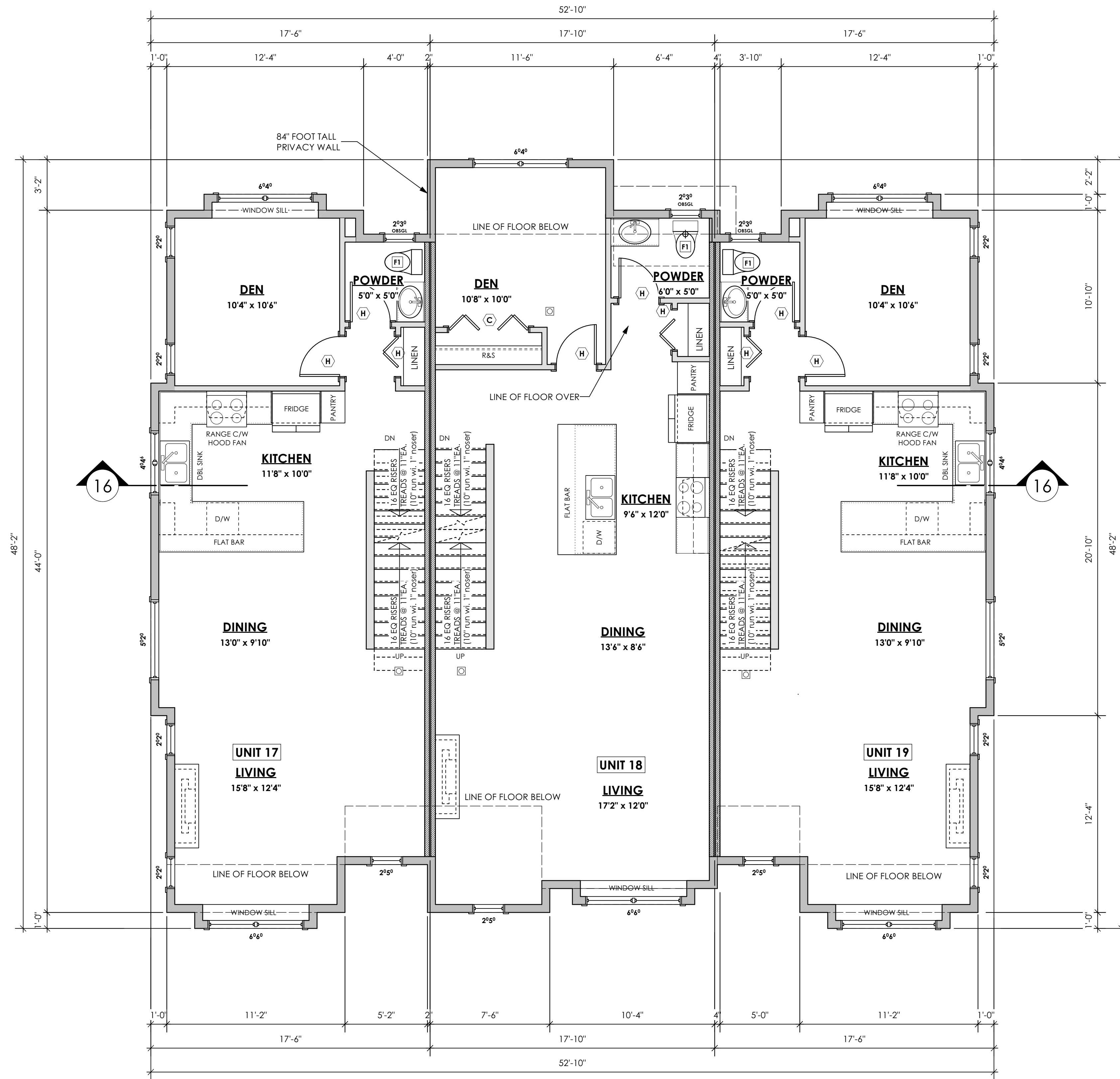
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Rezoning Presentation 967A & 967B Isabell Ave



13 Type A Main Floor Plan (Block 6)
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:
UNIT 17: 681.83 sq.ft. (63.34 sq.m.)
UNIT 18: 781.83 sq.ft. (72.64 sq.m.)
UNIT 19: 681.83 sq.ft. (63.34 sq.m.)
TOTAL: 2145.49 sq.ft. (199.32 sq.m.)

BUILDING AREAS FOR CONSTRUCTION:
UNIT 17: 724.58 sq.ft. (67.32 sq.m.)
UNIT 18: 807.32 sq.ft. (75.00 sq.m.)
UNIT 19: 724.58 sq.ft. (67.32 sq.m.)
TOTAL: 2256.48 sq.ft. (209.64 sq.m.)

DOOR SCHEDULE

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
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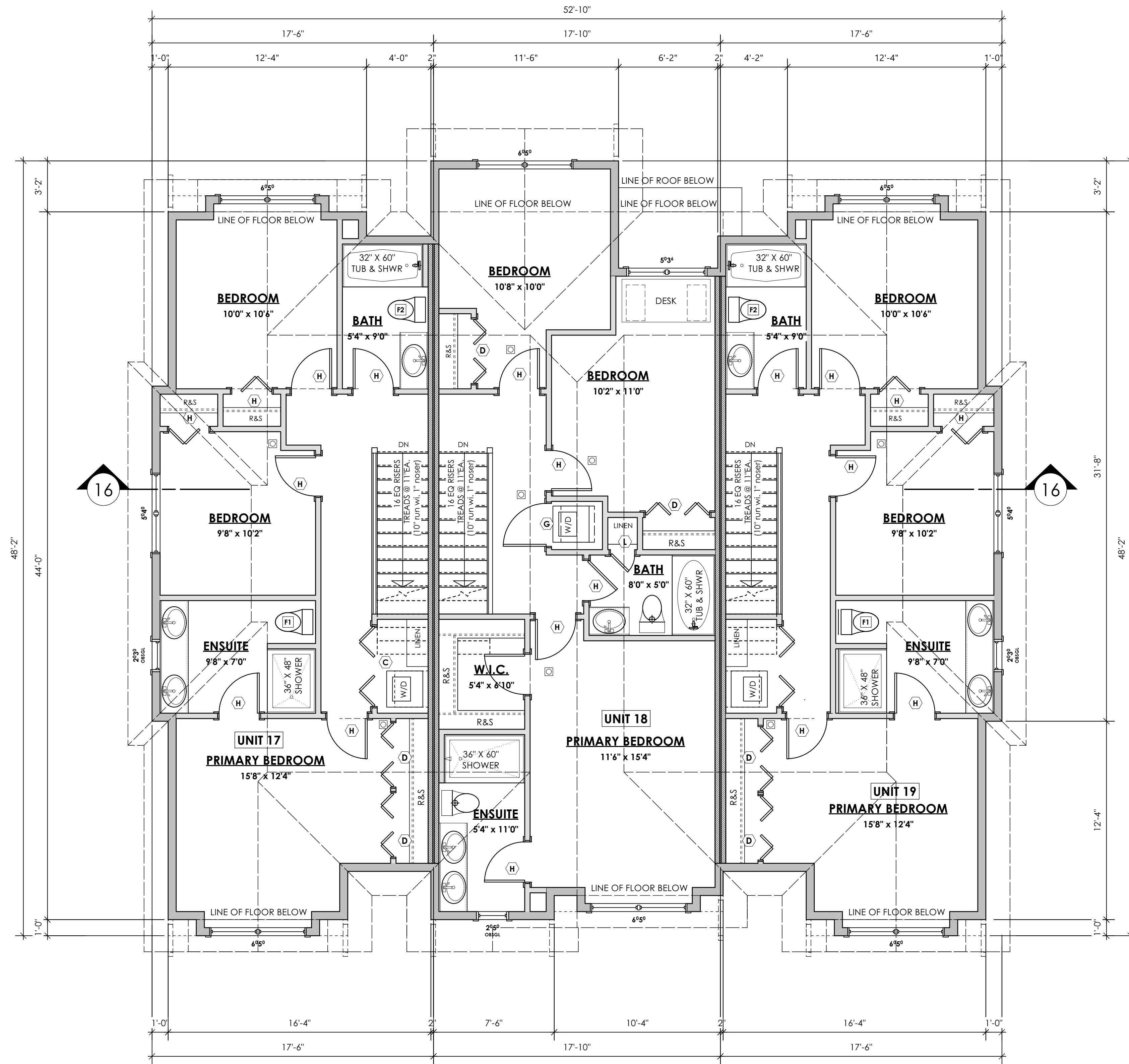
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Rezoning Presentation 967A & 967B Isabell Ave



14 Type A Upper Floor Plan (Block 6)
Scale: 1/4" = 1'-0"

FLOOR AREAS FOR MUNICIPAL BYLAWS:
UNIT 17: 643.00 sq.ft. (59.74 sq.m.)
UNIT 18: 706.59 sq.ft. (65.65 sq.m.)
UNIT 19: 642.83 sq.ft. (59.72 sq.m.)
TOTAL: 1992.42 sq.ft. (185.11 sq.m.)

BUILDING AREAS FOR CONSTRUCTION:
UNIT 17: 689.58 sq.ft. (64.06 sq.m.)
UNIT 18: 739.26 sq.ft. (68.68 sq.m.)
UNIT 19: 689.92 sq.ft. (64.10 sq.m.)
TOTAL: 2118.76 sq.ft. (196.84 sq.m.)

DOOR SCHEDULE	
A	8'0" X 6'8" (96" X 80")
B	6'0" X 6'8" (72" X 80")
C	5'0" X 6'8" (60" X 80")
D	4'0" X 6'8" (48" X 80")
E	3'0" X 6'8" (36" X 80")
F	2'10" X 6'8" (34" X 80")
G	2'8" X 6'8" (32" X 80")
H	2'6" X 6'8" (30" X 80")
J	2'4" X 6'8" (28" X 80")
K	2'0" X 6'8" (24" X 80")
L	1'6" X 6'8" (18" X 80")

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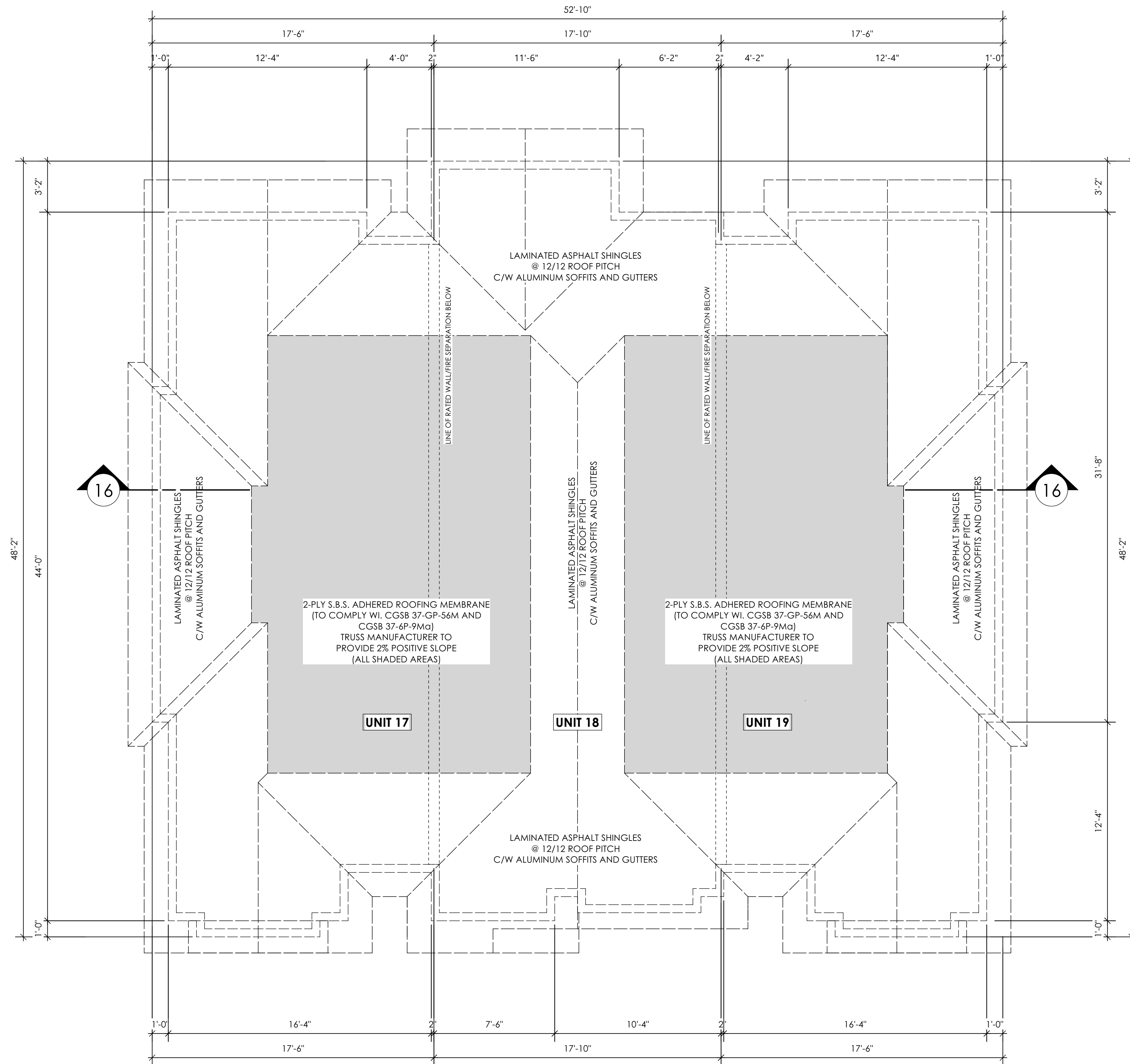
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Rezoning Presentation 967A & 967B Isabell Ave



15 Type A Roof Plan (Block 6)
Scale: 1/4" = 1'-0"

ROOF DRAINAGE:
VERIFY PLACEMENT OF ROOF DRAINS (R.D.) AND RAIN WATER LEADERS (R.W.L.) PRIOR TO STARTING WORK. ROOF DRAIN PLACEMENT, SIZE, AND CONNECTIONS TO COMPLY W/ BCBC 5.6.2.2 & 9.26.18

OVERFLOW SCUPPERS:
ROOFING SUB TRADE TO PROVIDE ADEQUATE OVERFLOW SCUPPERS ON ROOF PARAPET WALLS AND ROOF DECK PARAPET WALLS. VERIFY NUMBER REQUIRED AND LOCATION ON SITE.

ROOF SLOPE:
ENSURE ADEQUATE ROOF SLOPE WITH SUB-TRADE/CONTRACTOR PRIOR TO STARTING WORK. TRUSS MANUFACTURER TO FABRICATE MIN 2% SLOPE TO DRAINS ON "FLAT" PORTIONS OF ROOF TO COMPLY W/ BCBC 9.26.3.1. (SEE MANUFACTURER FOR SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR ROOF DRAINS)

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PROVIDE ADEQUATE ROOF VENTING TO COMPLY W/ BCBC 9.19.1 - (SEE MANUFACTURER FOR SPECIFICATION AND INSTALLATION INSTRUCTIONS FOR ROOF VENTS). REVIEW AND VERIFY MECHANICAL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF MECHANICAL EQUIPMENT, SHAFTS AND VENTS.

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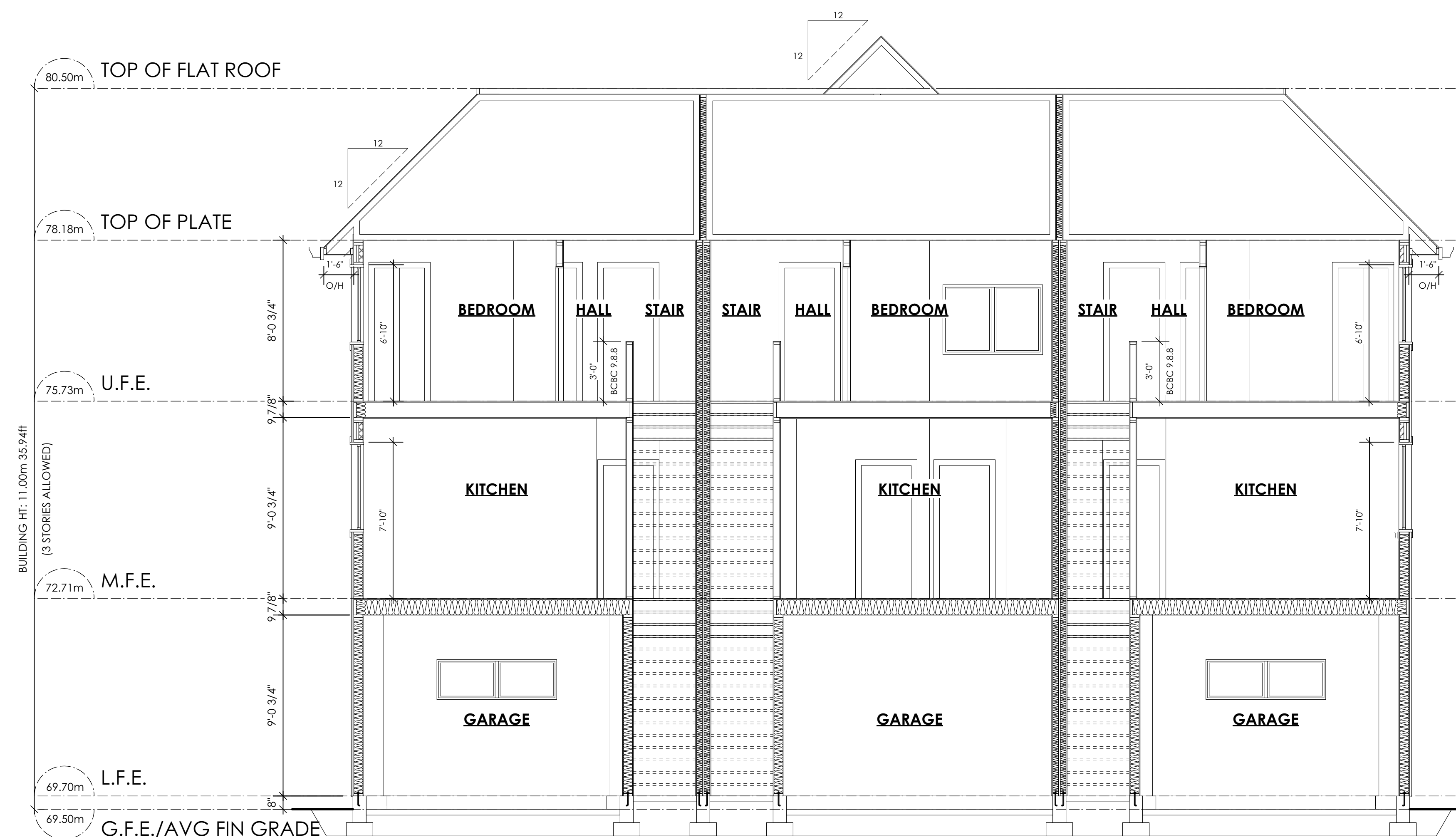
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Rezoning Presentation 967A & 967B Isabell Ave



16 Type A Main Floor Plan (Block 6)
Scale: 1/4" = 1'-0"

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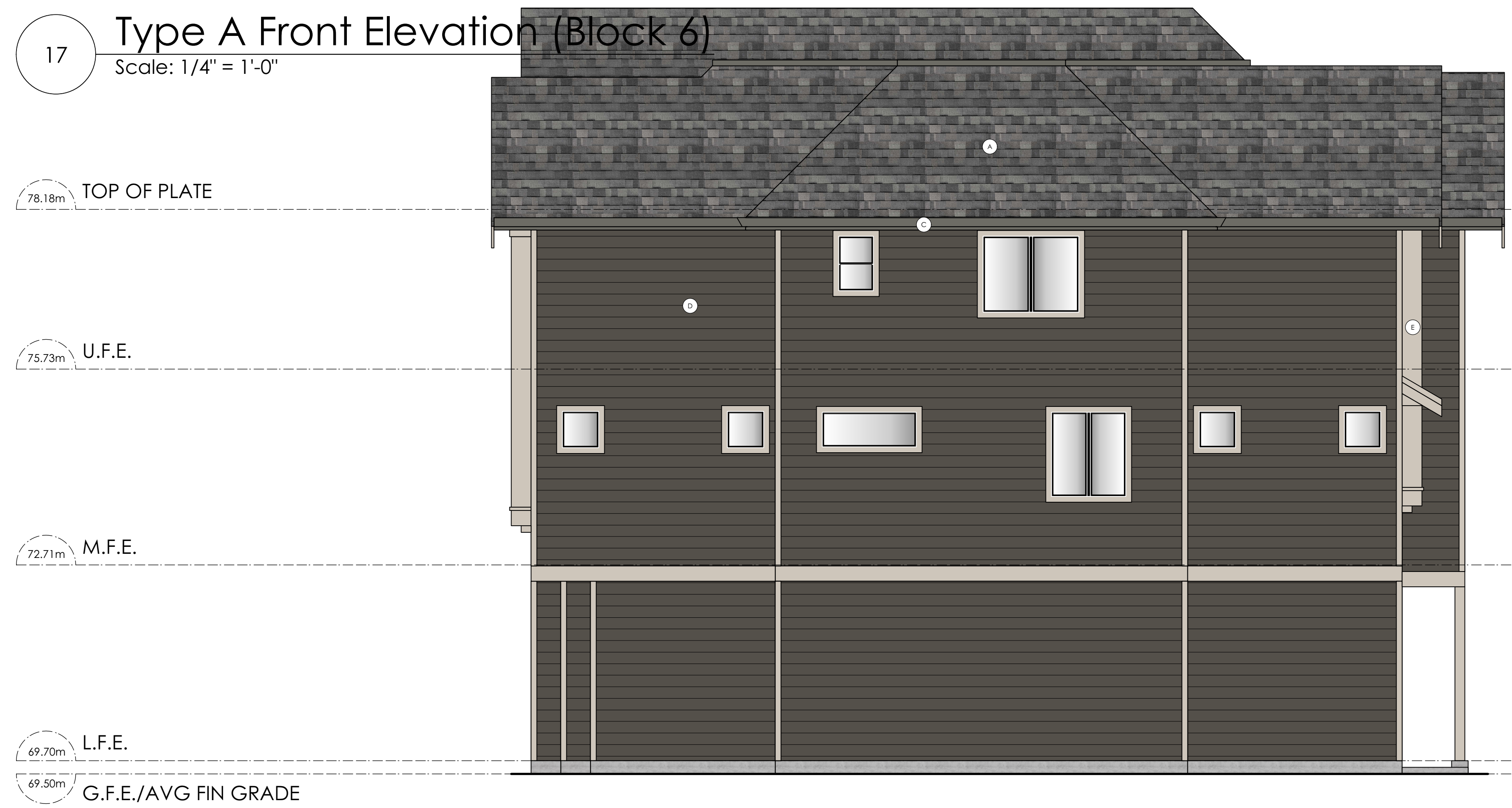
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JTE

Rezoning Presentation 967A & 967B Isabell Ave



17 Type A Front Elevation (Block 6)
Scale: 1/4" = 1'-0"



a	LAMINATED ASPHALT SHINGLES: STORM-GREY (MALARKEY) or SIMILAR
b	METAL ROOF: BLACK (GENTEK) or SIMILAR
c	ALUMINUM SOFFITS, GUTTERS & HANDRAILS: HUDSON SLATE (GENTEK) or SIMILAR
d	CONCRETE FIBRE LAP SIDING (7" REVEAL): URBAN BRONZE (SW 7048) or SIMILAR
e	TRIM BOARDS: WORLDLY GRAY (SW 7043) or SIMILAR
f	CONC. FIBRE BOARD AND BATTEN SIDING: WORLDLY GRAY (SW 7043) or SIMILAR
g	GARAGE DOORS: WORLDLY GRAY (SW 7043) or SIMILAR
h	ENTRY DOORS: WALNUT GEL STAIN
i	EXPOSED CONCRETE

18 Type A Right Side Elevation (Block 6)
Scale: 1/4" = 1'-0"

Rezoning Presentation 967A & 967B Isabell Ave

Date
June 21, 2024

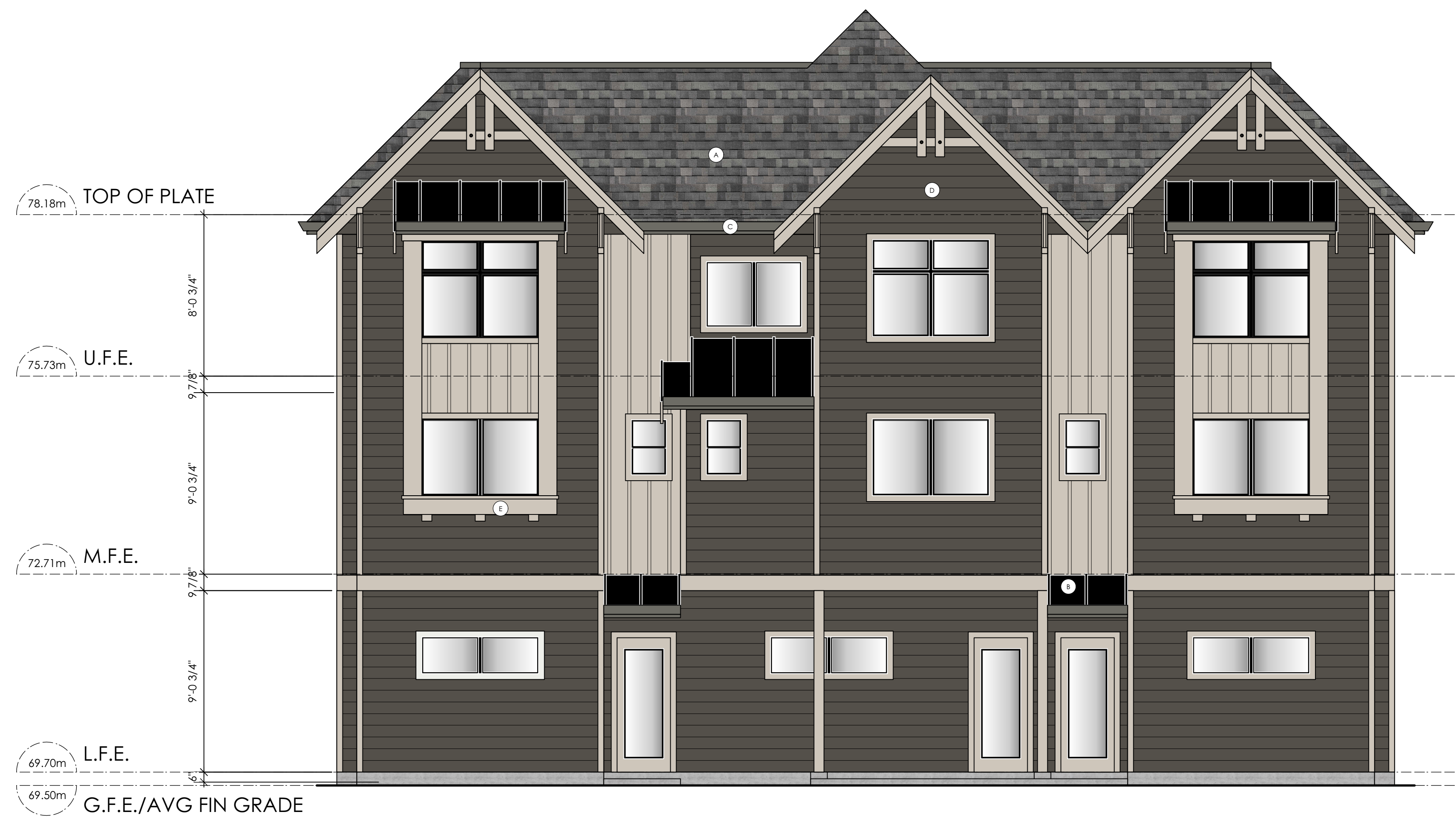
Project Address
967 A and 967 B
Isabell Avenue
& Existing Road Rezoning
Langford, B.C.

Prepared for
Khatav Developments

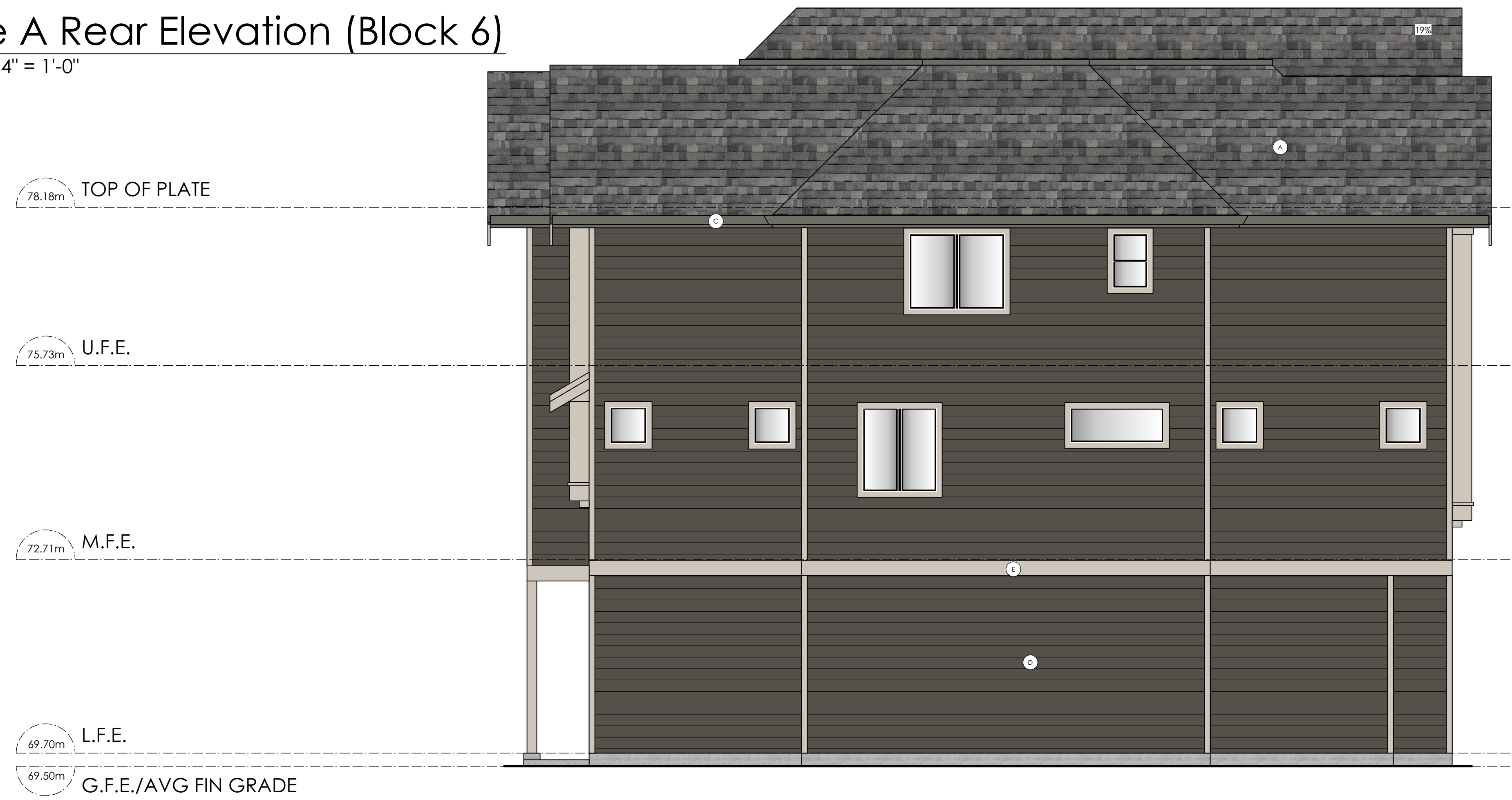
Project #
8475

Scale
Not to Scale

Drawn By
JTE



19 Type A Rear Elevation (Block 6)
Scale: 1/4" = 1'-0"



20 Type A Left Side Elevation (Block 6)
Scale: 1/4" = 1'-0"

a	LAMINATED ASPHALT SHINGLES: STORM-GREY (MALARKEY) or SIMILAR
b	METAL ROOF: BLACK (GENTEK) or SIMILAR
c	ALUMINUM SOFFITS, GUTTERS & HANDRAILS: HUDSON SLATE (GENTEK) or SIMILAR
d	CONCRETE FIBRE LAP SIDING (7" REVEAL): URBAN BRONZE (SW 7048) or SIMILAR
e	TRIM BOARDS: WORLDLY GRAY (SW 7043) or SIMILAR
f	CONC. FIBRE BOARD AND BATTEN SIDING: WORLDLY GRAY (SW 7043) or SIMILAR
g	GARAGE DOORS: WORLDLY GRAY (SW 7043) or SIMILAR
h	ENTRY DOORS: WALNUT GEL STAIN
i	EXPOSED CONCRETE

Date
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Project #
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Scale
Not to Scale

Drawn By
JTE

Rezoning Presentation 967A & 967B Isabell Ave