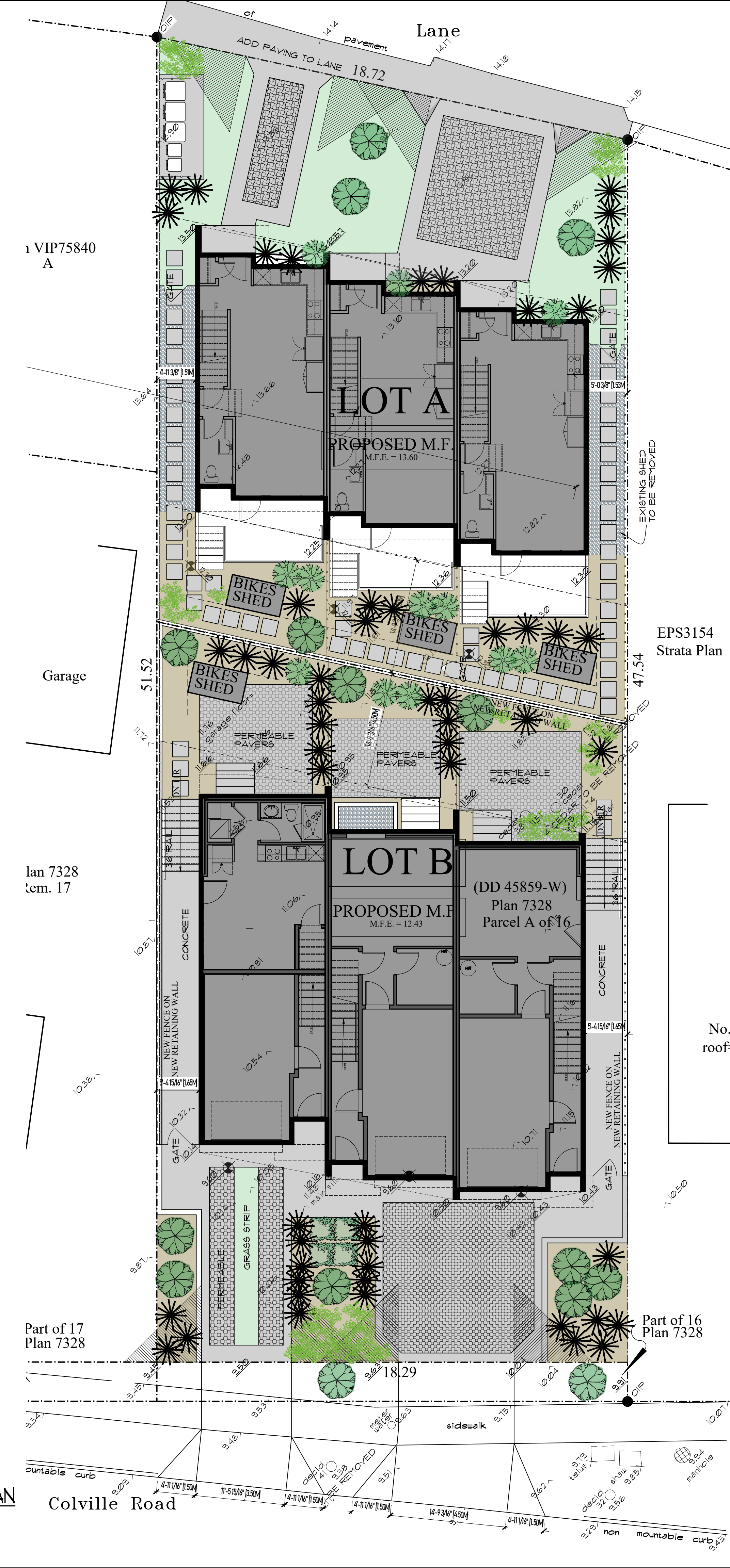
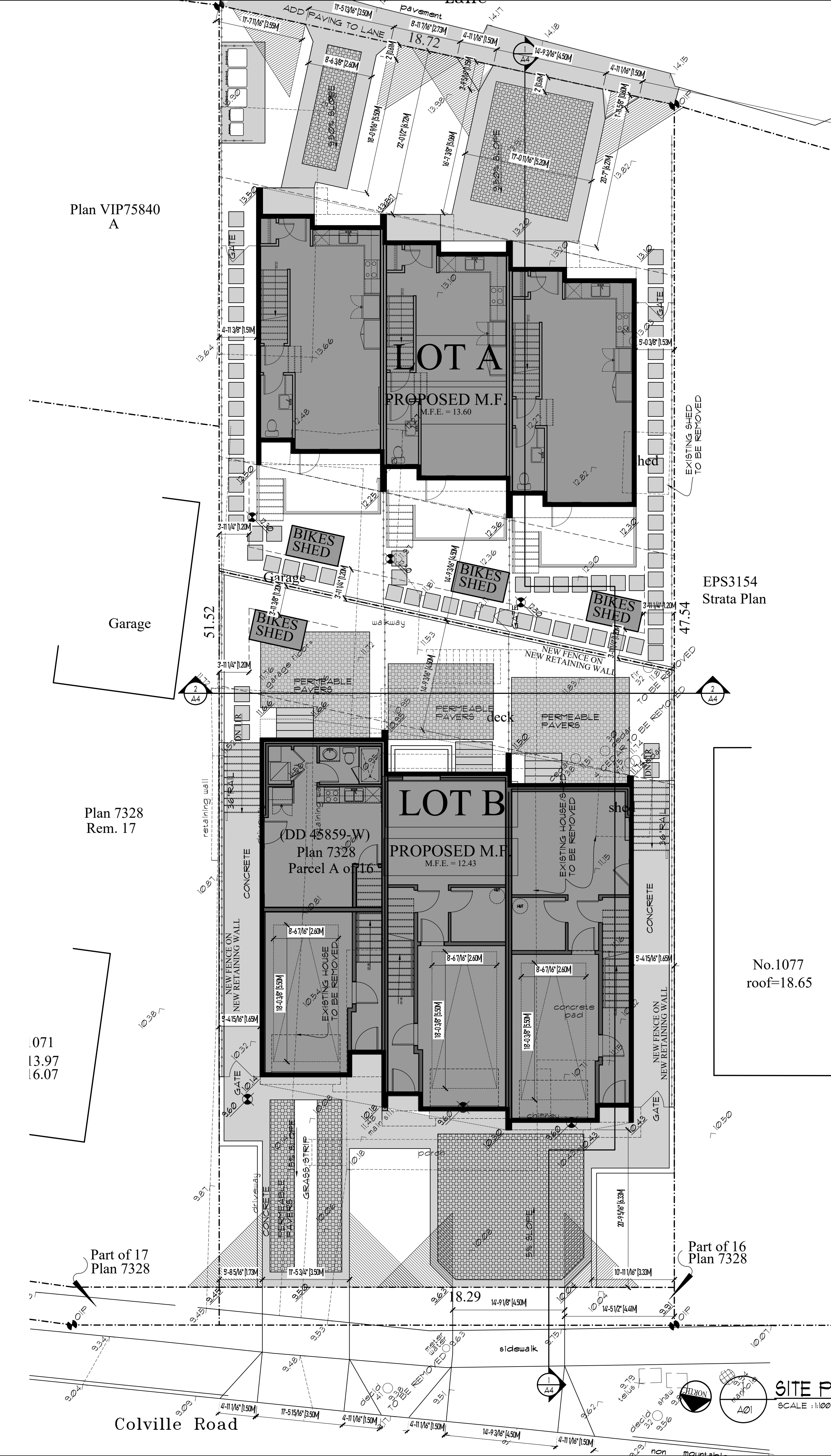




SITE DATA

LOCATION:	1073 COLVILLE ROAD - ESQUIMALT				
BUILDING TYPE:	MULTI-FAMILY SUBDIVISION				
ZONING:	RD-1 EXISTING				
ZONING REQUIREMENTS	REQUIRED RD-1	LOT A	LOT B	COMMENTS	
LOT AREA	668.00 M ²	415.82 M ²	4475.95 FT ²	490.03 M ²	5274.72 FT ²
CURB CROSSING	4.50 M WIDE MAX	13.24 M	43.43 FT	13.26 M	43.50 FT
LOT WIDTH	NA	18.29 M	60.00 FT	18.29 M	60.00 FT
SETBACKS					
FRONT	4.00 M	6.72 M	22.04 FT	6.33 M	20.76 FT
REAR	4.50 M	4.50 M	14.76 FT	4.73 M	15.51 FT
SIDE EAST	1.50 M	1.52 M	4.98 FT	1.60 M	5.24 FT
SIDE WEST	1.50 M	1.53 M	5.02 FT	1.60 M	5.24 FT
SIDE COMBINED	3.00 M	3.05 M	10.00 FT	3.20 M	10.49 FT
AVERAGE GRADE	NA	12.84 M	42.12 FT	10.90 M	35.76 FT
BUILDING HEIGHT	NA	7.44 M	24.40 FT	8.05 M	26.41 FT
BUILDING AREA					
UPPPER FLOOR AREA	NA	129.84 M ²	1397.65 FT ²	192.30 M ²	2068.91 FT ²
MAIN FLOOR AREA	NA	131.97 M ²	1420.56 FT ²	185.89 M ²	2000.92 FT ²
LOWER FLOOR AREA (GARAGE INC.)	NA	NA		188.02 M ²	2023.84 FT ²
GARAGE AREA	NA	NA		68.82 M ²	740.86 FT ²
GARAGE ALLOWANCE	UP TO 40.00M ² PER UNIT	NA		-68.82 M ²	-740.86 FT ²
BASEMENT ALLOWANCE	NA	NA		-94.95 M ²	-1022.10 FT ²
TOTAL FLOOR AREA	NA	261.81M ²	2818.21 FT ²	403.24 M ²	4076.36 FT ²
SECONDARY SUITE AREA	40% PRINCIPAL FLOOR AREA	NA		30.82 M ²	331.80 FT ²
FAR	NA	0.62		0.82	
BUILDING FOOTPRINT	NA	183.14 M ²	1971.32 FT ²	211.56 M ²	2277.27 FT ²
MAXIMUM LOT COVERAGE	50%	40.53%		43.17%	
% OF LOT PERIMETER AT HWY	NA	0.00%		0.00%	
TREES TO BE REMOVED	NA	0		6	
PARKING AND ELECTRIC CHARGING	1 WITH CHARGING	3 (3 CHARGING)		3 (3 CHARGING)	
TOTAL OPEN SITE SPACE	NA	137.96 M ²	1485.03 FT ²	139.56 M ²	1502.26 FT ²
BIKE PARKING	NA	6 SPACES		6 SPACES	

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUNDCOVER PLANTS

GROUNDCOVER

MULCH LAWN GRAVEL

HARD LANDSCAPING

PERMEABLE PAVING BROOM FINISHED CONCRETE CONCRETE PAVING

EXISTING SIDEWALK PAVING

FENCE WOOD (STAINED) 6' HIGH

EGRESS PRIMARY EGRESS SECONDARY EGRESS

NOTES:

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCINA STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
- WOOD FENCE TO BE MAX HEIGHT OF 1.80M (6'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.

SUGGESTED PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CORRUS VENUS	FLOWERING DOGWOOD	12M HT. B4B
	CAMELIA JAPONICA SPECIMEN	EVERGREEN CAMELIA	30M HT. B4B
	HIB MAJESTY CULTIVAR	CORK TREE	12M HT. B4B
	QUERCUS GARRYANA	GARRY OAK	30M HT. B4B

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	AREBUTUS UNEDO COMPACTA	STRAWBERRY TREE	12M HT. B4B
	BERBERIS THUNDERGILL ATROPURPUREA	DWARF BOXWOOD	30M HT. B4B
	BUXUS MICROPHYLLA	RED CAMELIA	12M HT. B4B
	CAMELIA JAPONICA	CRIMSON ROCK ROSE	30M HT. B4B
	CISTUS LADANIFER	PROSTRATE MOUNTAIN LILAC	12M HT. B4B
	CEANOTHUS GLORIOSUS INORABRE	WHITE LEATHER	12M HT. B4B
	ERICA X DARLEYNSIS FURZEY	PINK HEATHER	12M HT. B4B
	IBISCALLONIA NEWPORT DWARF	DWARF IBISCALLONIA	12M HT. B4B
	HEBE PLATYSPHYLLA	HEBE	12M HT. B4B
	LAVENDULA ANGUSTIFOLIA HIDECOTE	HIDECOTE LAVENDER	12M HT. B4B
	RIBES SANGUINEUM KING EDWARD	PINK FLOWERING CURRENT	12M HT. B4B
	RHOZODENDRON	WHITE RHOZODENDRON	12M HT. B4B
	SPIREA FRUTICOSA	BRIDAL WREATH SPIREA	12M HT. B4B
	VIORNIUM DAVIDII	EVERGREEN VIORNIUM	12M HT. B4B

GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARthenocissus QUINQUEFOLIA	VERGIN CREEPER	6P3, 30CM O/C
	THYMUS PINK RIFLE	CREEPING THYME	6P3, 30CM O/C

DRAWING LIST

- A1 SITE PLAN, LANDSCAPE AND SITE DATA
- A2 LOT A PLANS, ELEVATIONS, SECTIONS AND LOT B STREETSCAPE
- A3 LOT B PLANS, ELEVATIONS, 4 SECTIONS
- A4 SITE SECTIONS

RE-ISSUED FOR DVP
2025-09-12



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Drawn By: LOUIS HORVAT

Date: JANUARY 27, 2023

Scale: AS NOTED

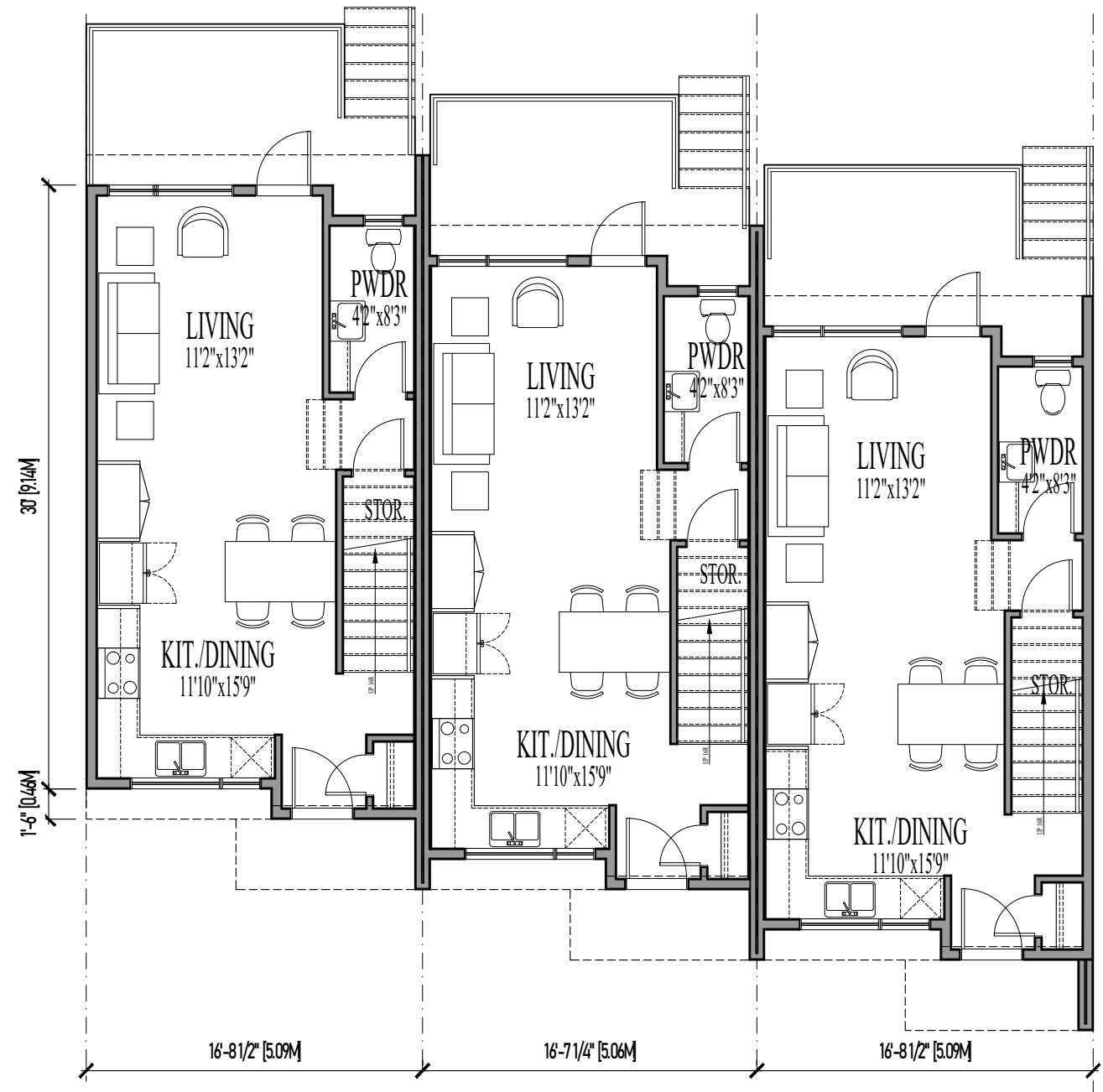
Project:
1073 COLVILLE ROAD
REZONING AND
SUBDIVISION

Title:
SITE PLAN AND
LANDSCAPE PLAN

Revision: Sheet:

A1
Proj.No.

FINISH SCHEDULE	
1	CEMENTITIOUS PANEL COLOUR: WHITE MANUFACTURER: JAMES HARDIE
2	CEMENTITIOUS PANEL COLOUR: DARK GREY MANUFACTURER: JAMES HARDIE
3	CEMENTITIOUS SIDING COLOUR: BLUE MANUFACTURER: JAMES HARDIE
4	PREFINISHED METAL COLOUR: DARK GREY MANUFACTURER: -
GENERAL NOTES:	
- WINDOWS AND DOORS TO BE TRIMMED WITH 35' WIDE VERTICAL BOARDS, 8' HEAD BOARD, BASE 2' WATERTABLE 35' TRIM COLOUR TO MATCH PREFINISHED METAL COLOUR	
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS	
- FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS	
- NO COMBED-FACED TRIM	
- ALL COLOURS BY DESIGNED AND OWNER	



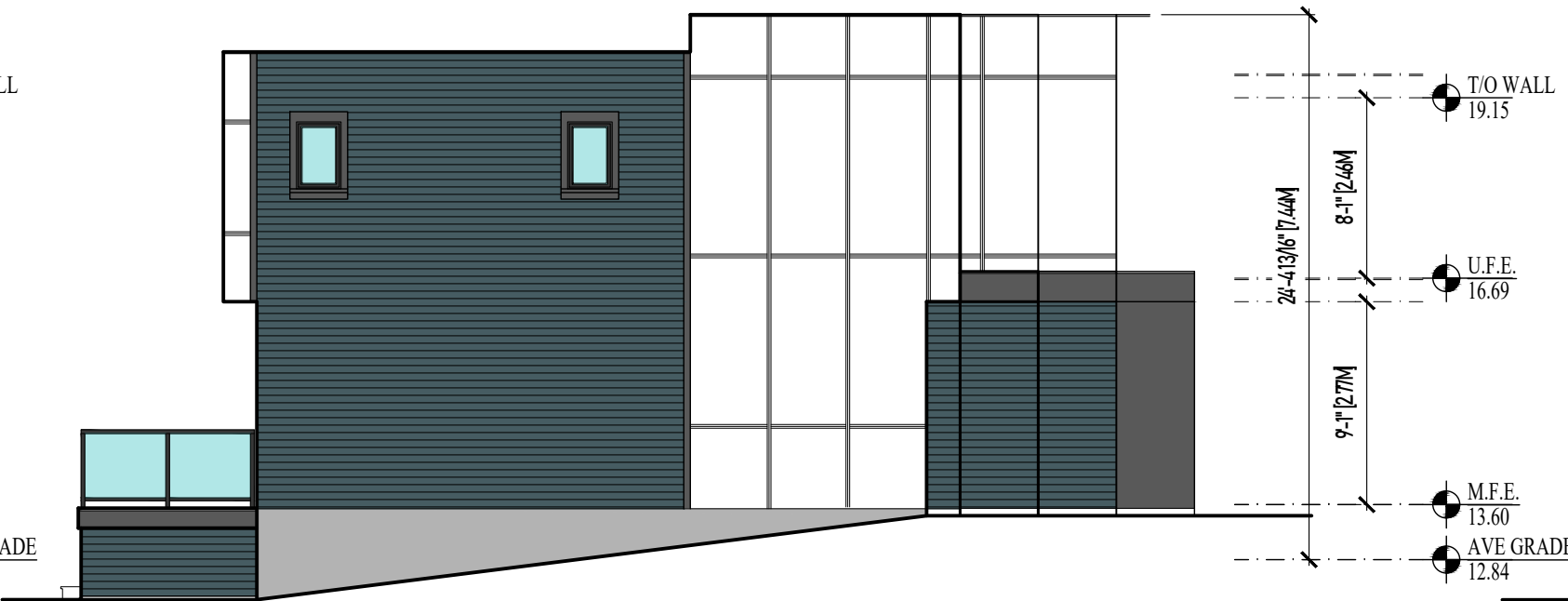
1 MAIN FLOOR PLAN-LOT A
SCALE : 1/8"=1'0"



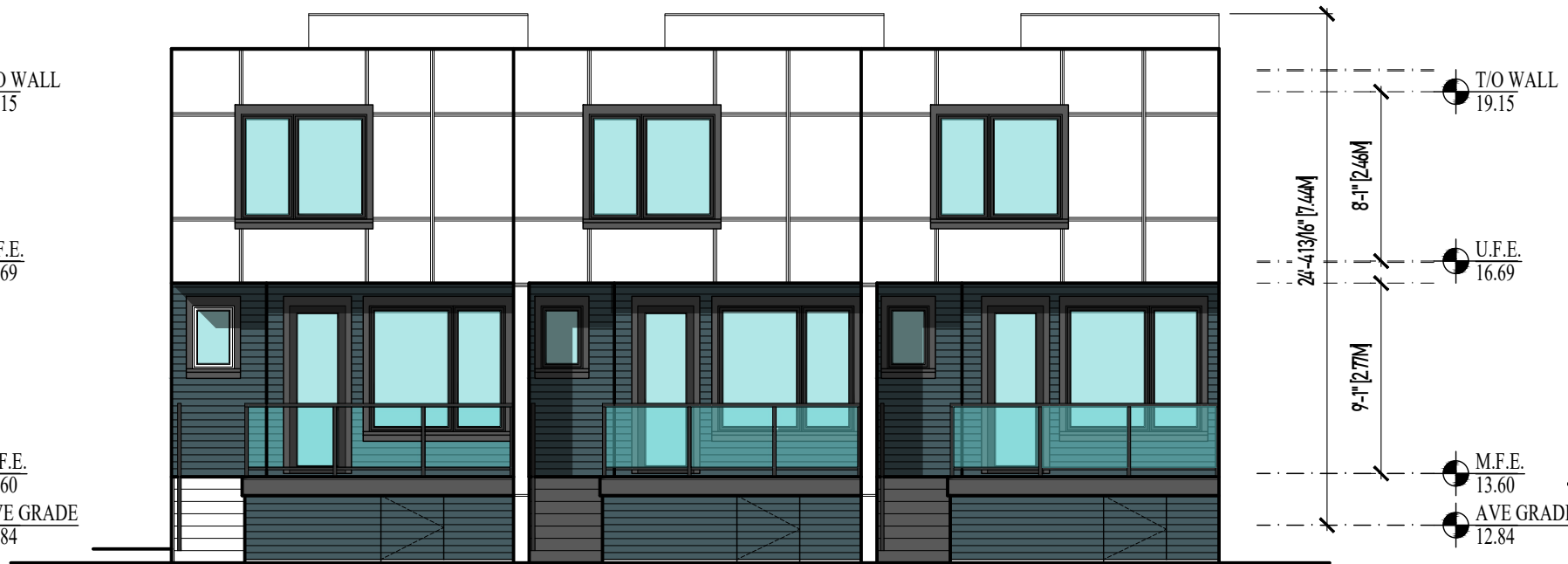
2 UPPER FLOOR PLAN-LOT A
SCALE : 1/8"=1'0"



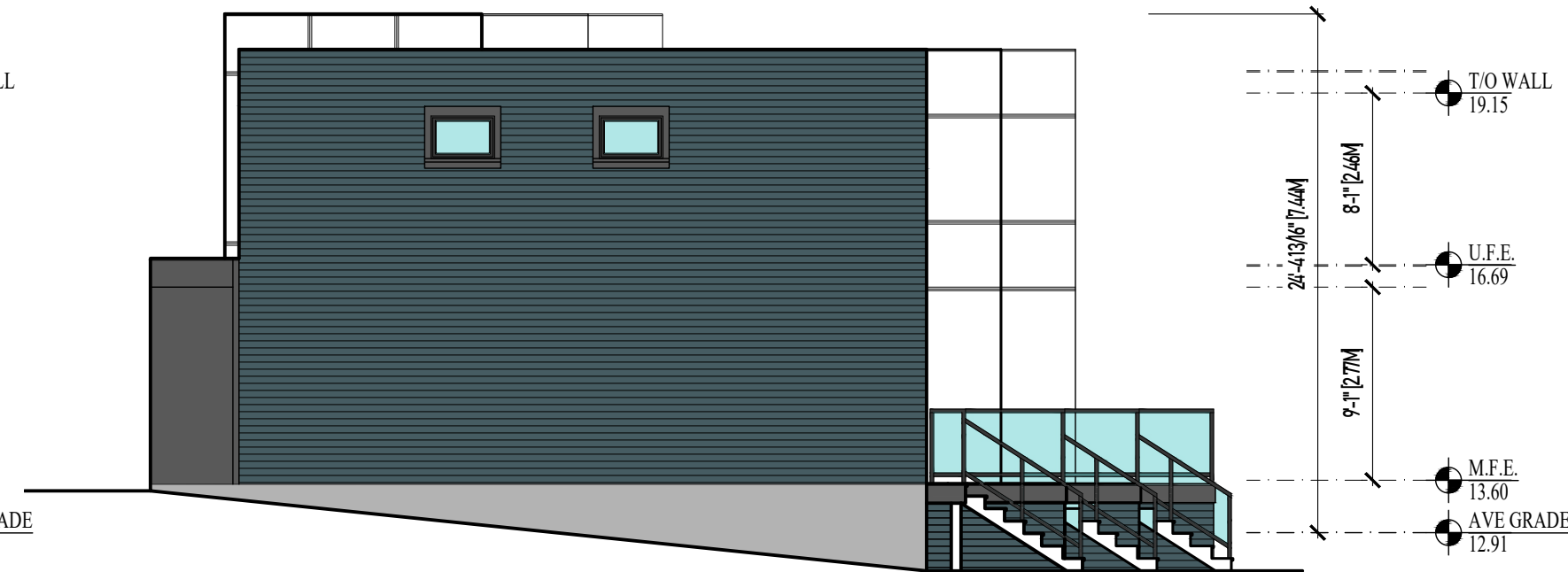
3 SOUTH ELEVATION - LOT A
SCALE : 1/8"=1'0"



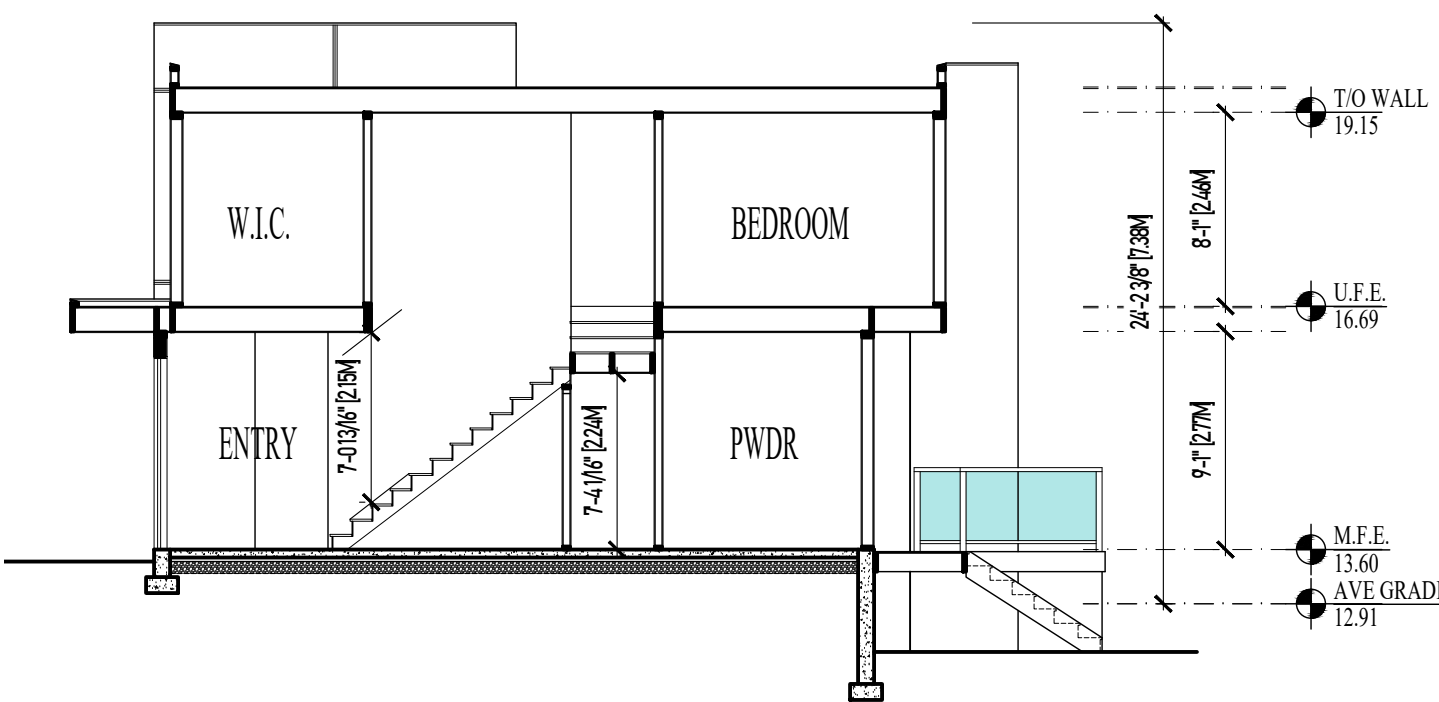
4 WEST ELEVATION - LOT A
SCALE : 1/8"=1'0"



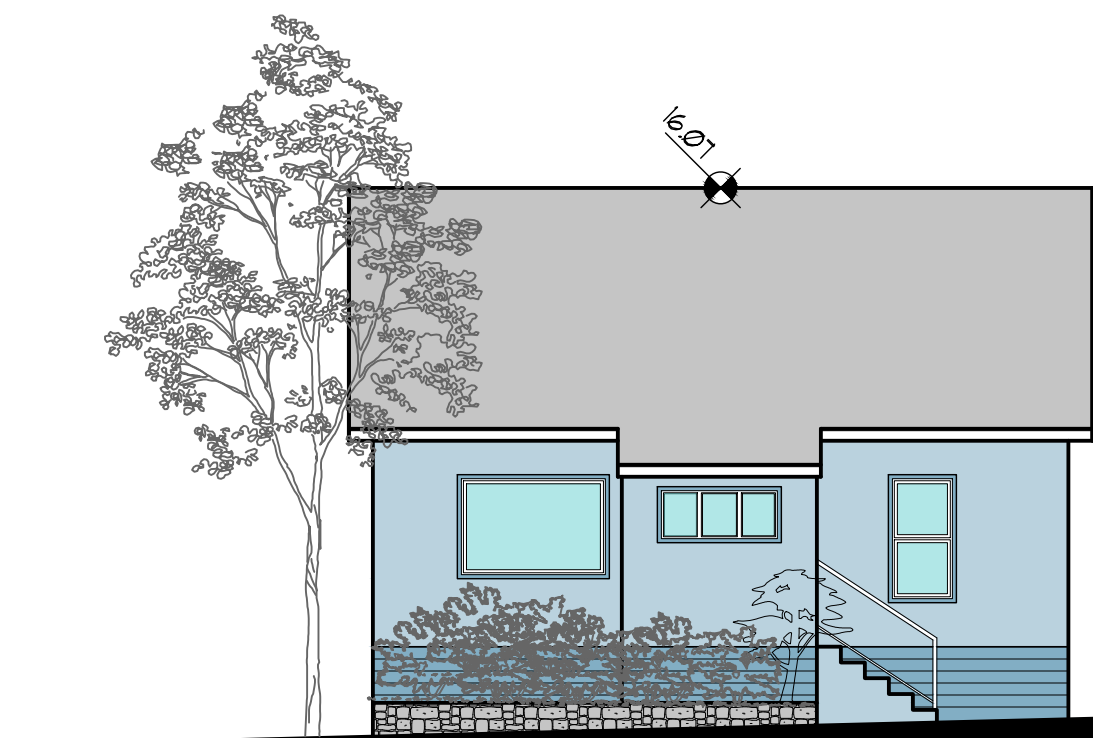
5 NORTH ELEVATION - LOT A
SCALE : 1/8"=1'0"



6 EAST ELEVATION - LOT A
SCALE : 1/8"=1'0"



7 SECTION - LOT A
SCALE : 1/8"=1'0"



#1071



#1073



#1077

COLVILLE ROAD

8 STREETSCAPE - LOT B
SCALE : 1/8"=1'0"

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ZEBRADESIGN

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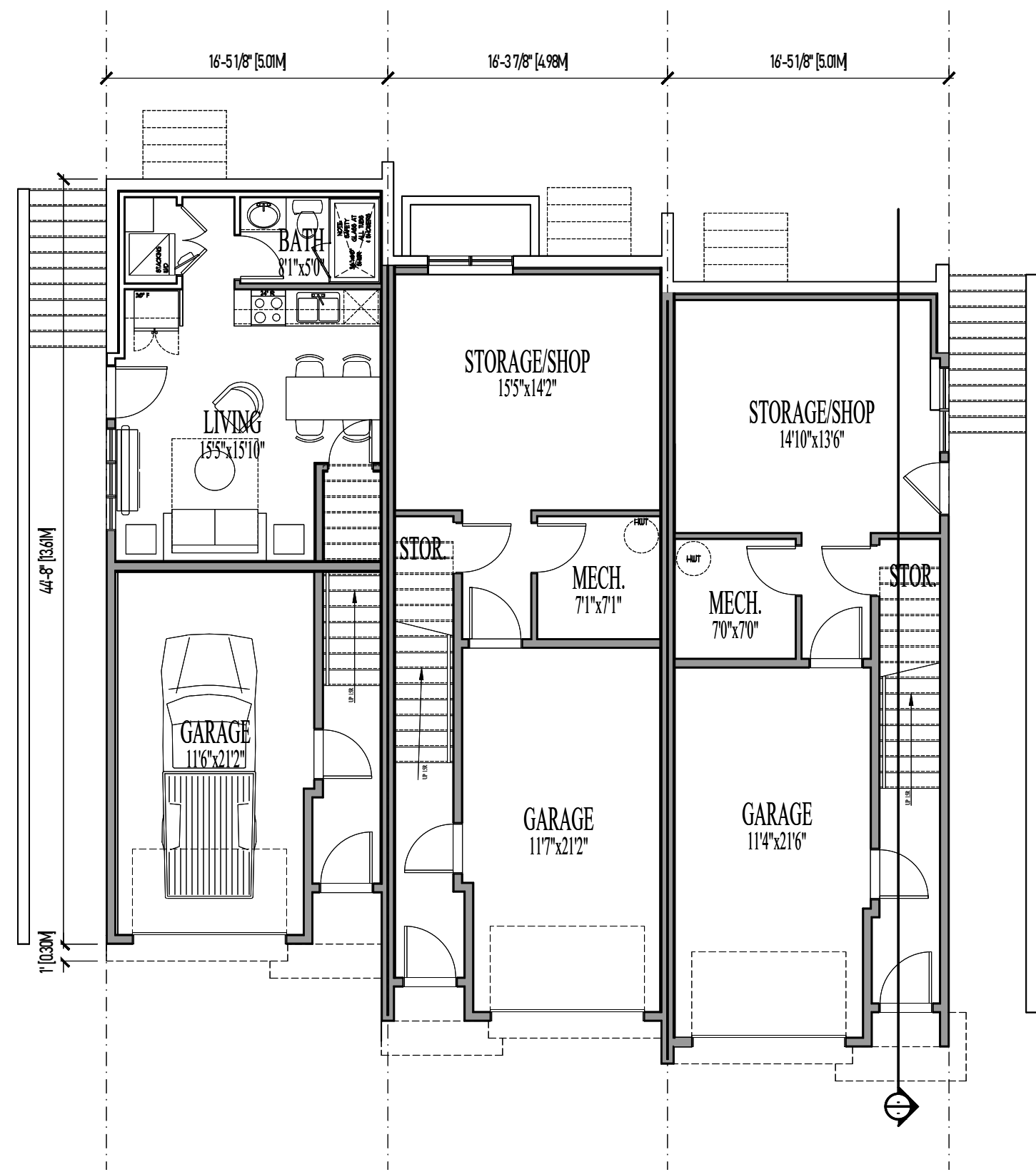
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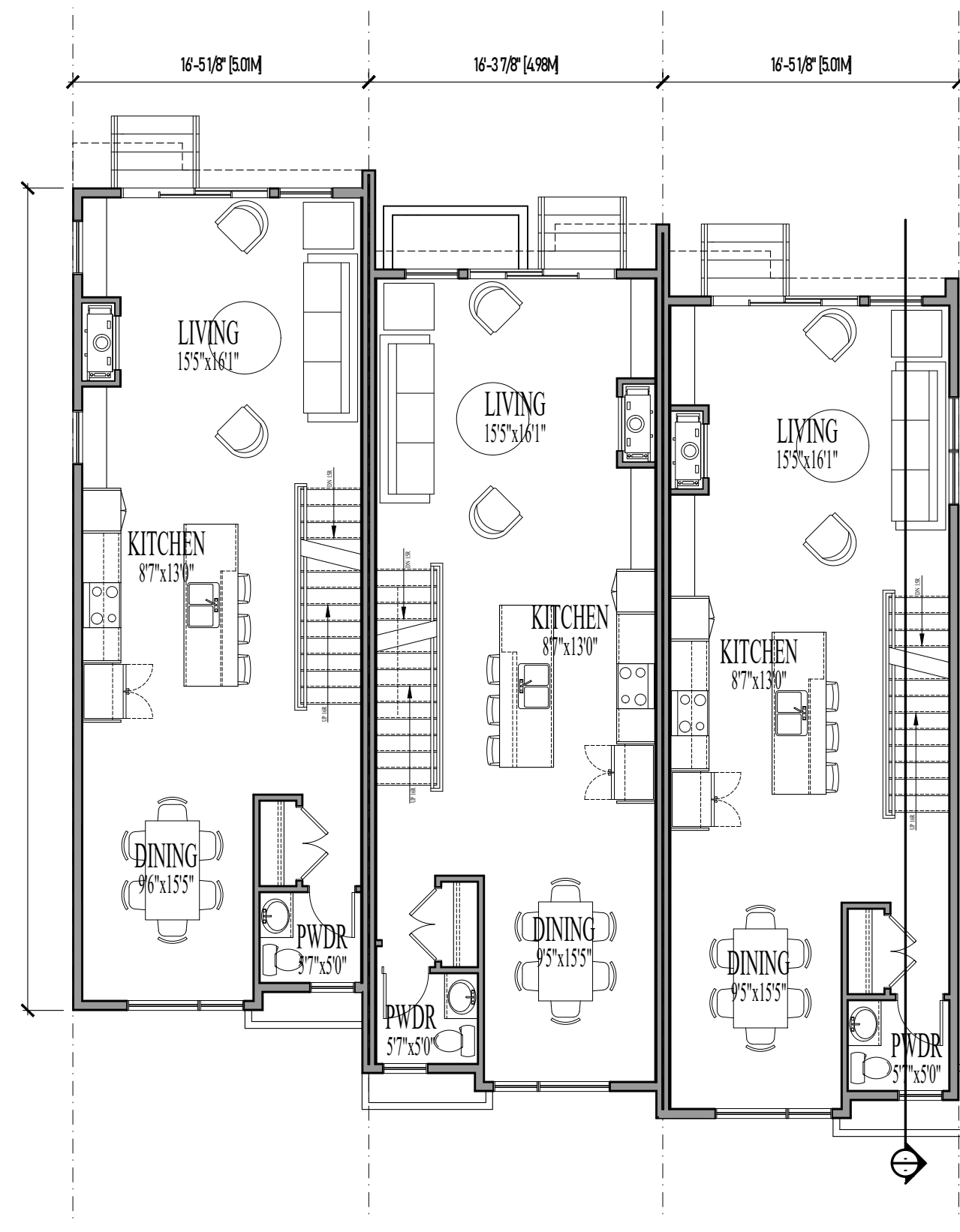
Title:
LOT A PLANS AND
ELEVATIONS, LOT B
STREETSCAPE

Revision: Sheet:

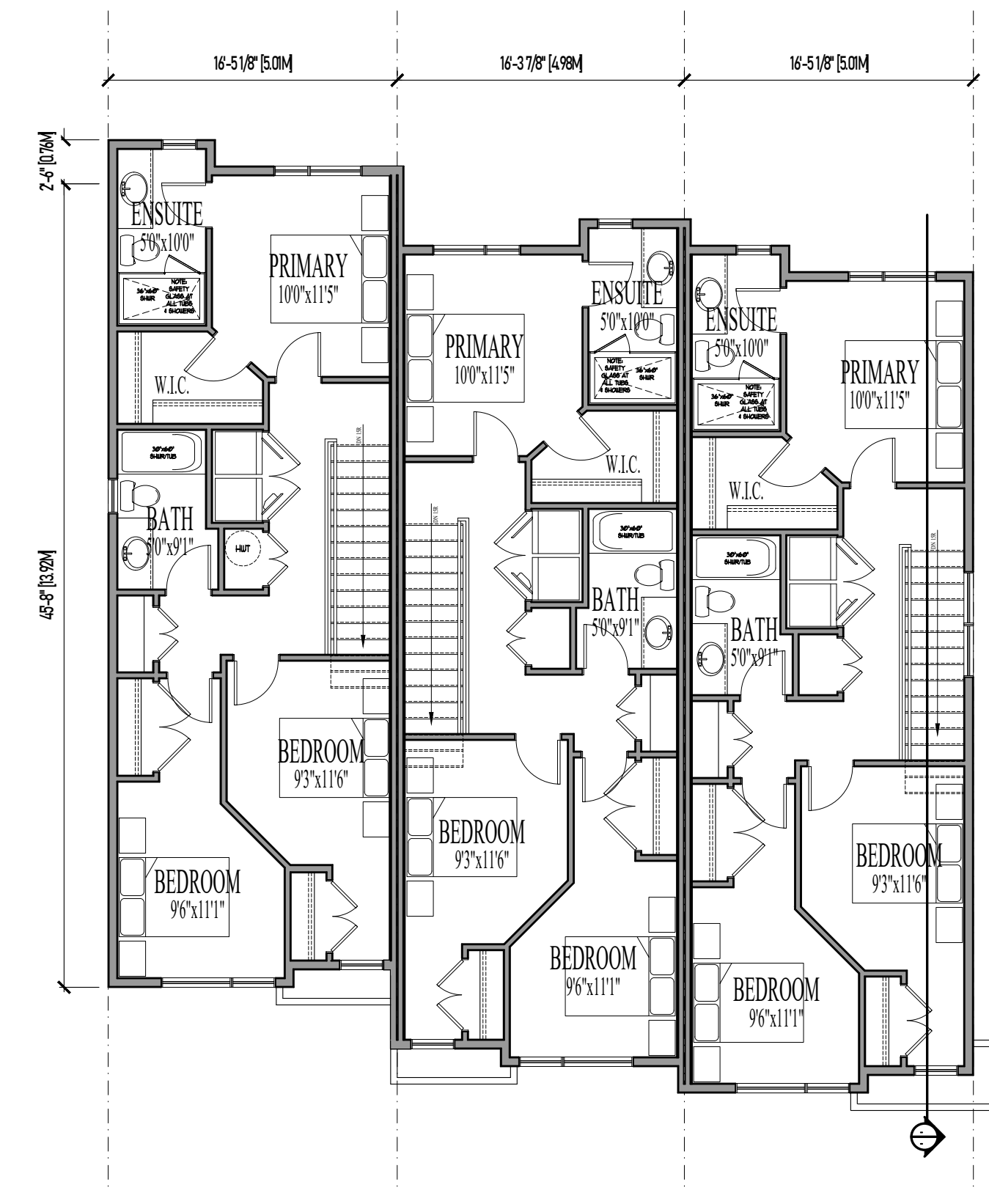
A2
Proj.No. -



1 LOWER FLOOR PLAN - LOT B
SCALE: 1/8"=1'-0"



2 MAIN FLOOR PLAN - LOT B
SCALE: 1/8"=1'-0"



3 UPPER FLOOR PLAN - LOT B
SCALE: 1/8"=1'-0"

FINISH SCHEDULE

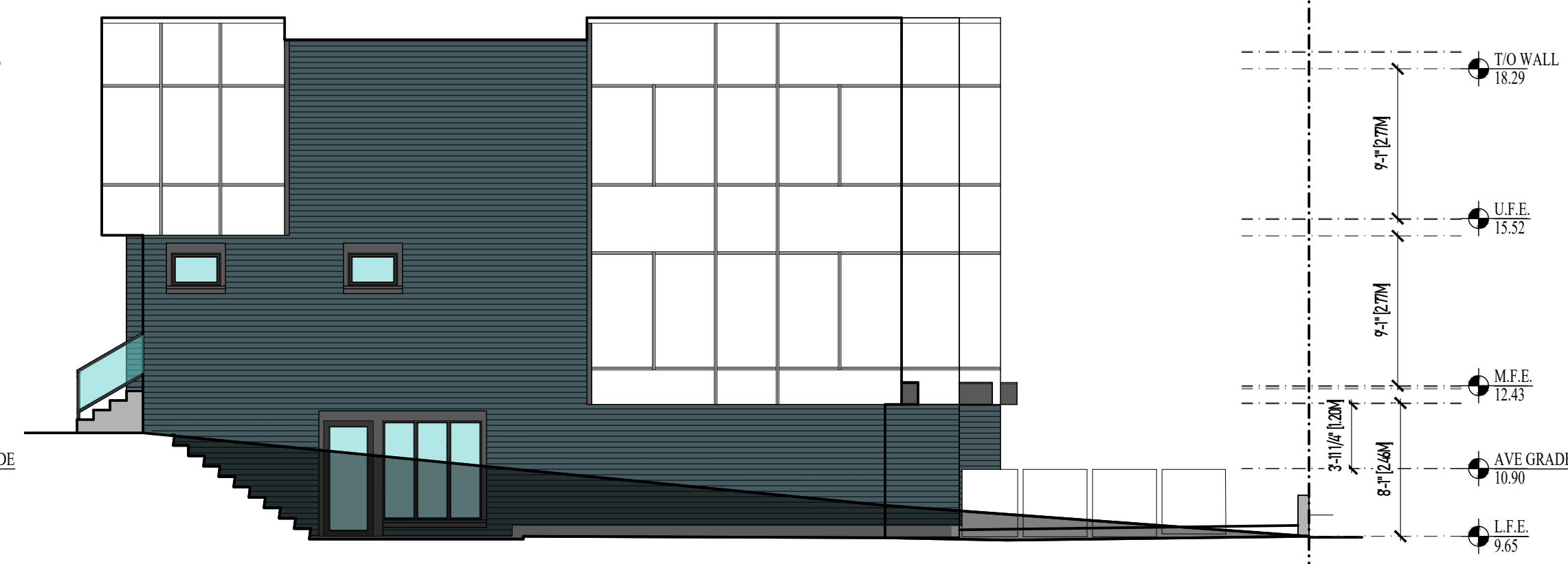
- CEMENTITIOUS PANEL
COLOUR: WHITE
MANUFACTURER: JAMES HARDIE
- CEMENTITIOUS PANEL
COLOUR: DARK GREY
MANUFACTURER: JAMES HARDIE
- CEMENTITIOUS SIDING
COLOUR: BLUE
MANUFACTURER: JAMES HARDIE
- PREFINISHED METAL
COLOUR: DARK GREY
MANUFACTURER: -

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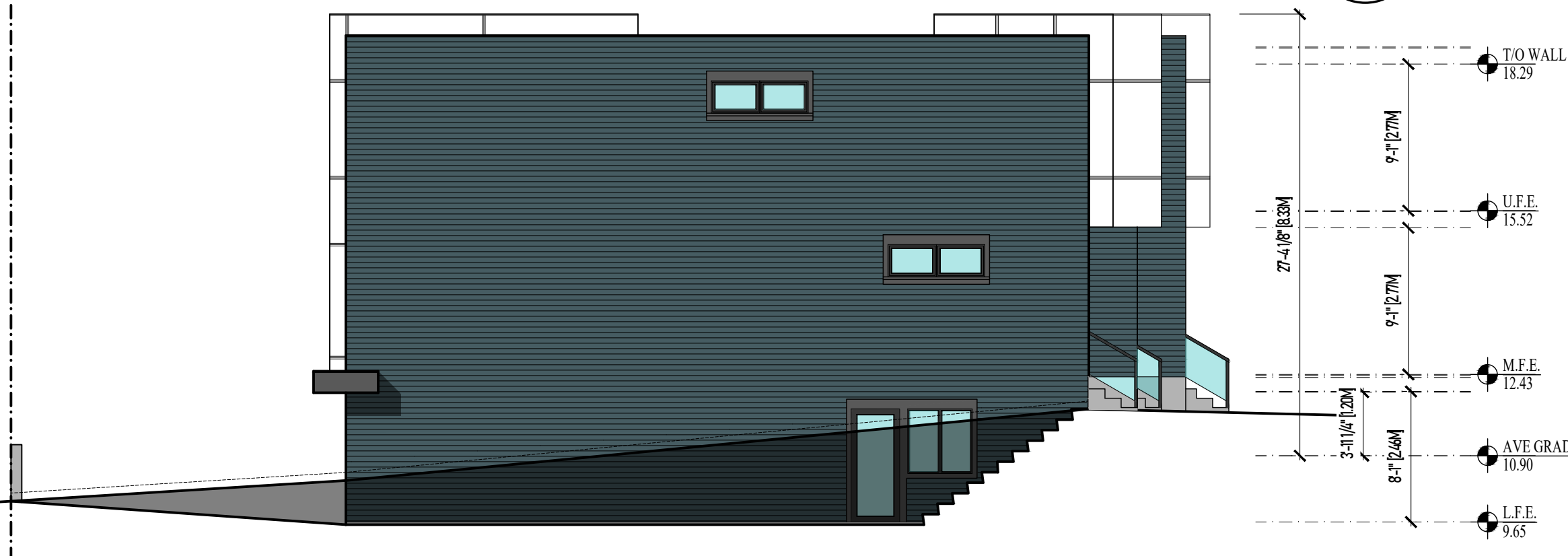
4 NORTH ELEVATION - LOT B
SCALE: 1/8"=1'-0"



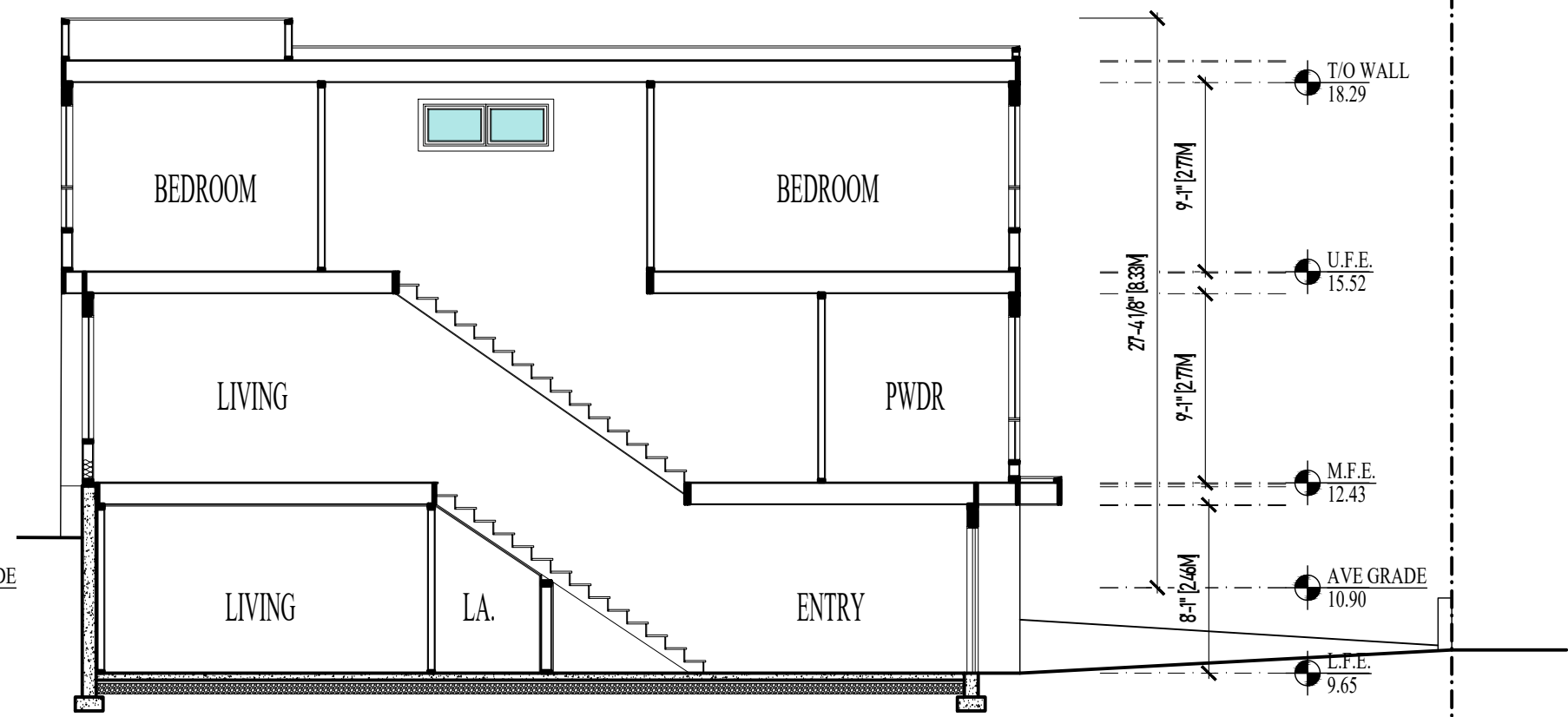
5 EAST ELEVATION - LOT B
SCALE: 1/8"=1'-0"



6 SOUTH ELEVATION - LOT B
SCALE: 1/8"=1'-0"



7 WEST ELEVATION - LOT B
SCALE: 1/8"=1'-0"



8 SECTION - LOT B
SCALE: 1/8"=1'-0"

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Title:

LOT B PLANS AND

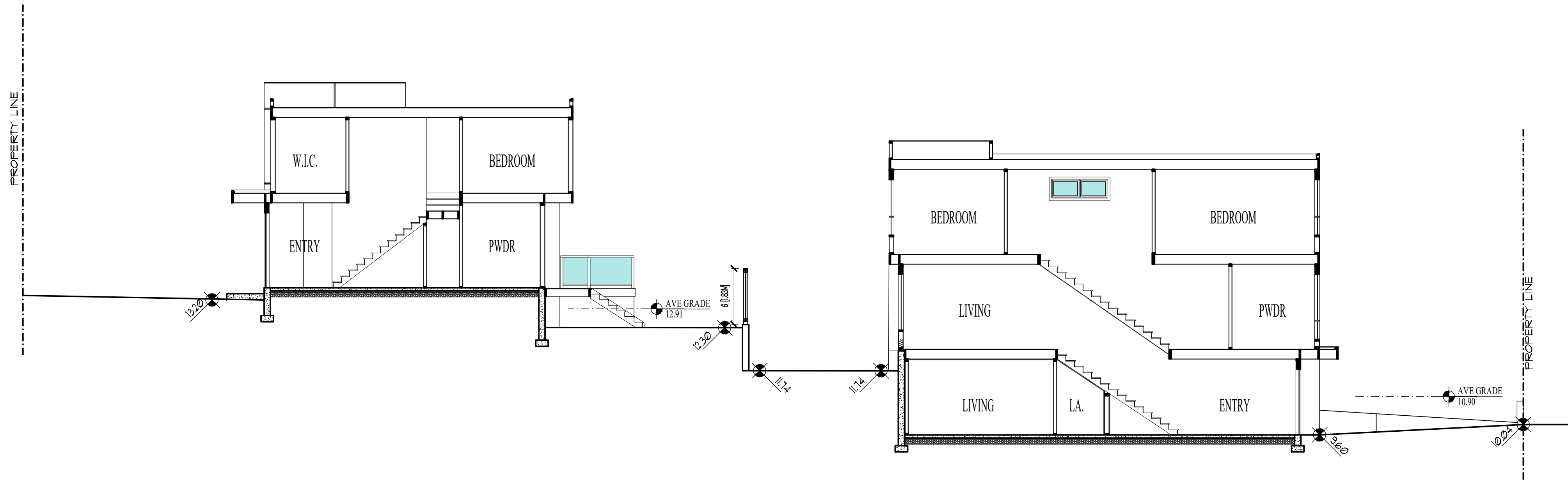
ELEVATIONS

Revision:

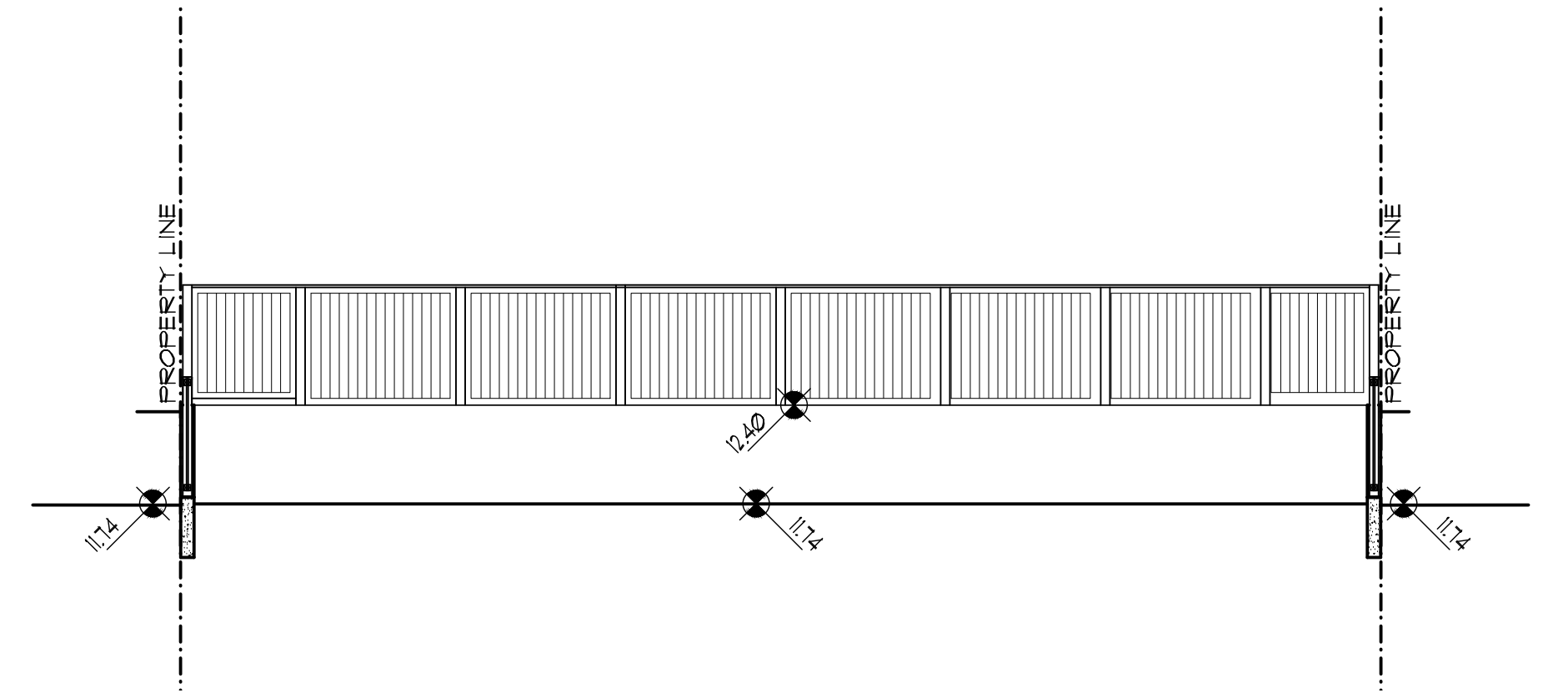
Sheet:

A3

Proj.No.



1 SITE SECTION
SCALE : 1/8"=10'



2 SITE SECTION
SCALE : 1/8"=10'

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Title:
SITE SECTIONS

Revision:

Sheet:

A4
Proj.No.