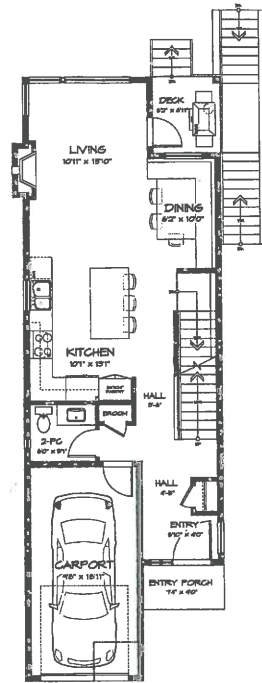
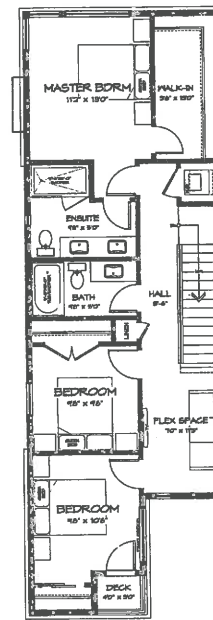


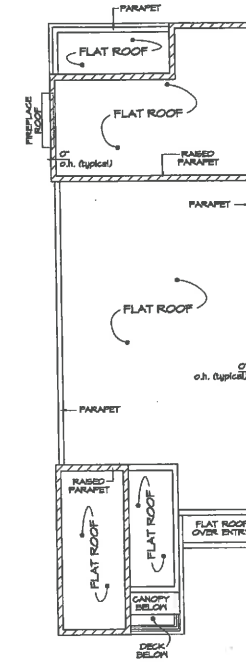
Lower Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



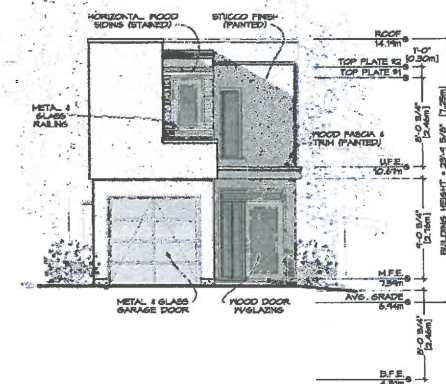
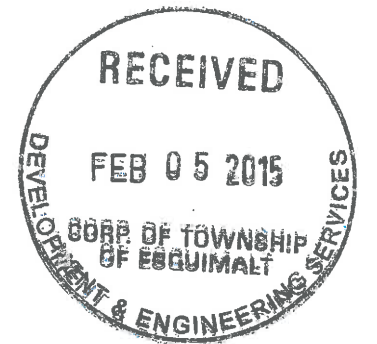
Main Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



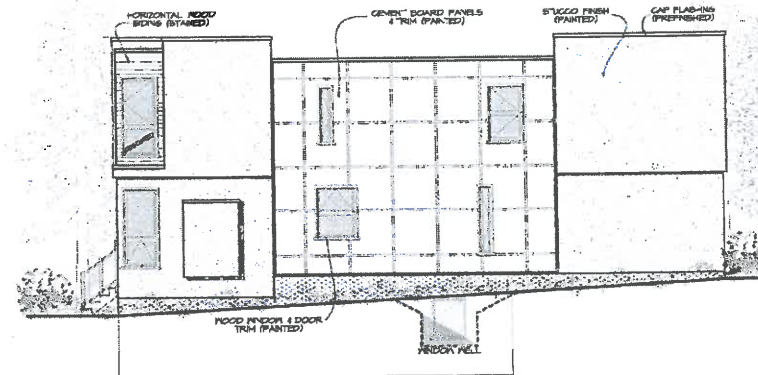
Upper Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



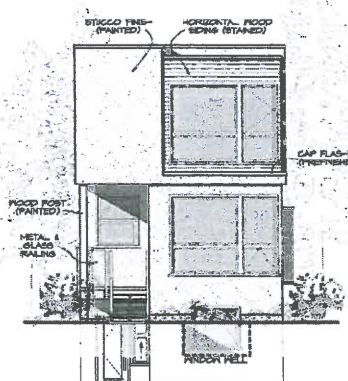
Roof Plan - Lot 1
Scale: 1/8" = 1'-0"



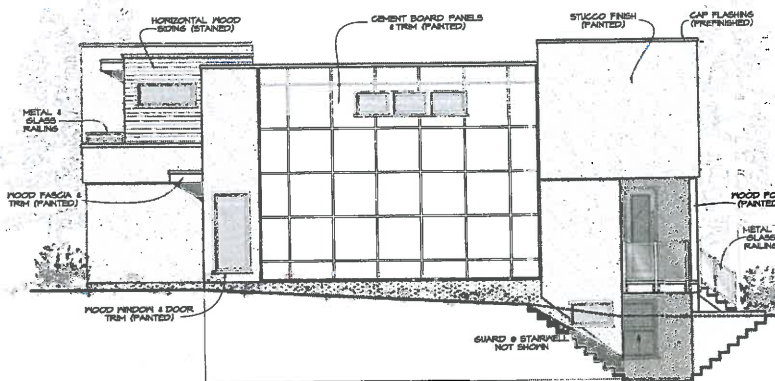
FRONT



WEST SIDE



REAR



EAST SIDE

Elevations - Lot 1
Scale: 1/8" = 1'-0"

LOT 1 MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	106.19 M ² (1142.99 SF)
GLAZING AREA	5.98 M ² (64.38 SF)
PERCENTAGE	5.64% (ALLOWED 7.00%)

LOT 1 MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (EAST)	
DISTANCE TO PROPERTY LINE	1.80 M (5.91')
EXPOSED BUILDING FACE AREA	104.70 M ² (1126.94 SF)
GLAZING AREA	4.79 M ² (51.52 SF)
PERCENTAGE	4.57% (ALLOWED 7.60%)

REV. NO.	DESCRIPTION	DATE
A	REVISE FLOOR PLANS TO REDUCE F.A.R. TO 0.40. REVISE ELEVATIONS TO SUIT: OBSERVE PORTION OF WINDOW IN MASTER BEDROOM (WEST ELEVATION)	FEB. 05, 2015

ISSUED FOR
REZONING
FEB. 05, 2015



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

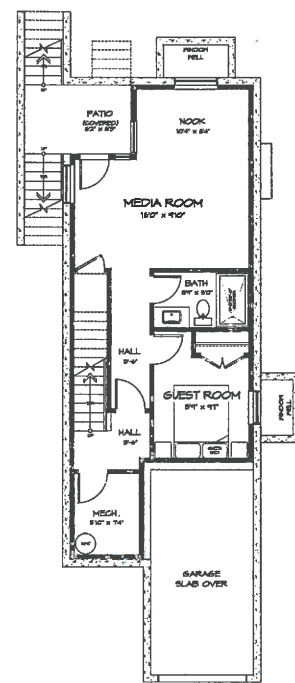
Drawn By: K. KOSHMAN
Date: Feb. 02, 2015

Scale: AS NOTED

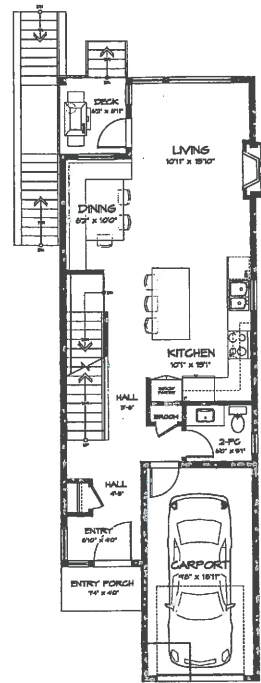
Project:
1038 Colville Rd
Infill Housing
2 SFD's

Title:
LOT 1 PLANS &
ELEVATIONS

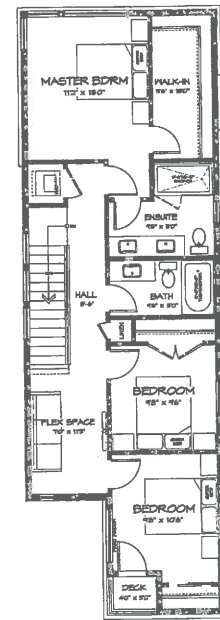
Revision: 1st SUBMISSION JAN 14, 2015
Revision A FEB 05, 2015
Sheet: SK1
Proj.No. TBD



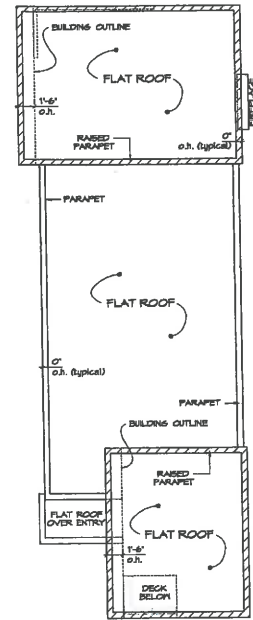
Lower Floor Plan - Lot 2
Scale: 1/8" = 1'-0"



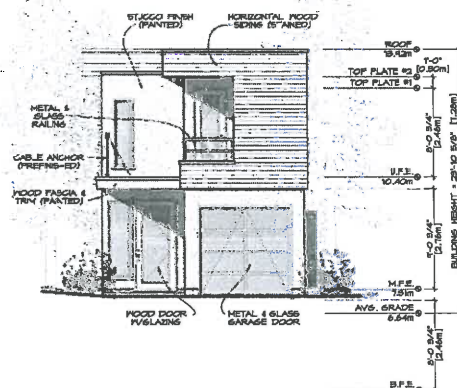
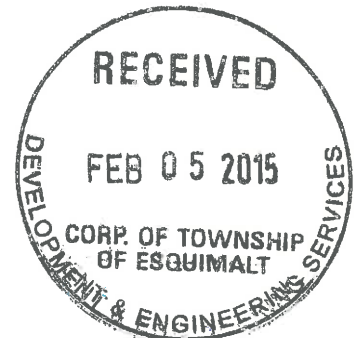
Main Floor Plan - Lot 2
Scale: 1/8" = 1'-0"



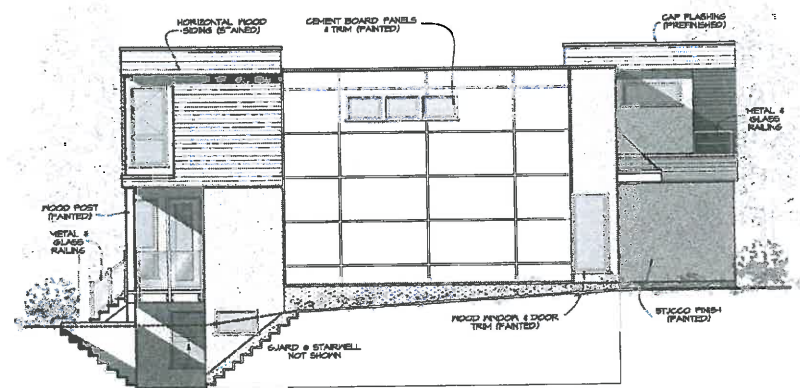
Upper Floor Plan - Lot 2
Scale: 1/8" = 1'-0"



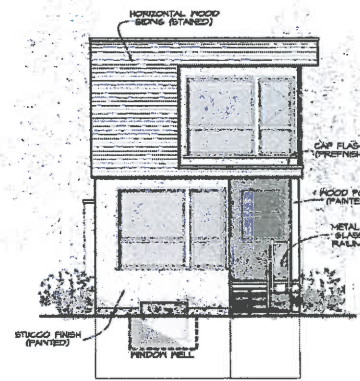
Roof Plan - Lot 2
Scale: 1/8" = 1'-0"



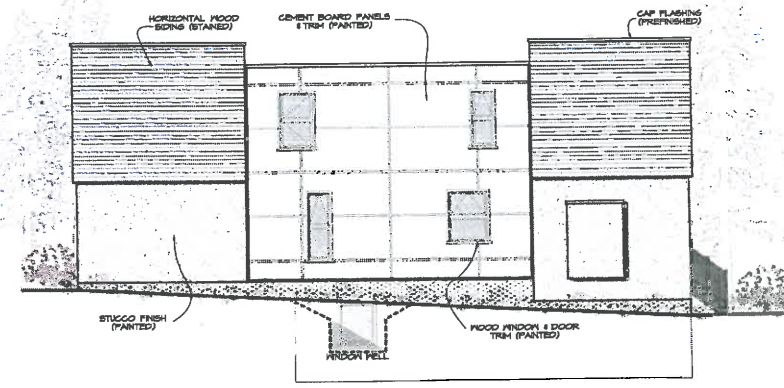
FRONT



WEST SIDE



REAR



EAST SIDE

Elevations - Lot 2
Scale: 1/8" = 1'-0"

LOT 2 MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)

DISTANCE TO PROPERTY LINE	1.80 M (5.91')
EXPOSED BUILDING FACE AREA	104.69 M ² (1126.84 SF)
GLAZING AREA	7.93 M ² (78.92 SF)
PERCENTAGE	7.00% (ALLOWED 7.60%)

LOT 2 MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (EAST)

DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	106.13 M ² (1142.99 SF)
GLAZING AREA	9.77 M ² (40.53 SF)
PERCENTAGE	9.55% (ALLOWED 7.00%)

REV. NO.	DESCRIPTION	DATE
A	REVISE FLOOR PLANS TO REDUCE F.A.R. TO 0.40, REVISE ELEVATIONS TO SUIT	Feb. 05, 2015

ISSUED FOR REZONING FEB. 05, 2015

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

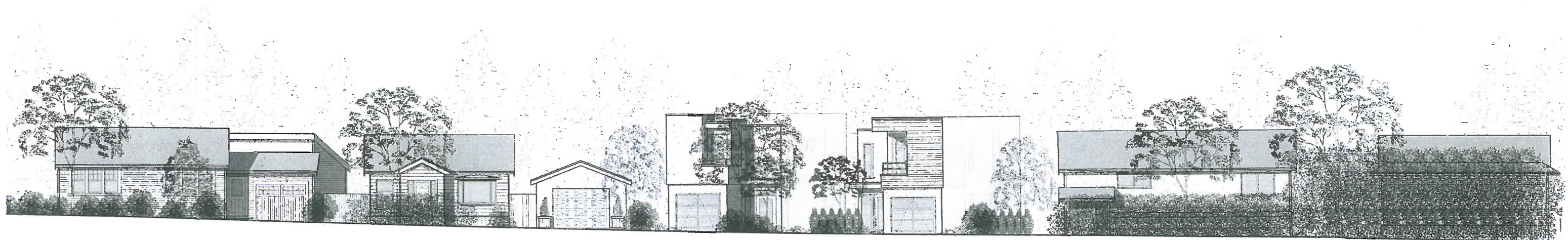
Drawn By: K. KOSHMAN
Date: Feb. 02, 2015
Scale: AS NOTED

Project:
1038 Colville Rd
Infill Housing
2 SFD's

Title:
LOT 2 PLANS & ELEVATIONS

Revision: 1ST SUBMISSION JAN 14, 2015
REVISION A FEB 05, 2015

Sheet: **SK2**
Proj.No. TBD



CIVIC #1046

CIVIC #1042

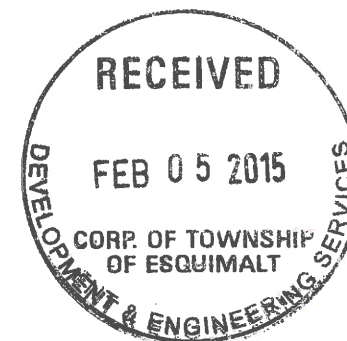
PROPOSED LOT 1

PROPOSED LOT 2

CIVIC #1034

CIVIC #1030

○ Proposed Streetscape
Scale: 1/8" = 1'-0"



ISSUED FOR
REZONING
FEB. 05, 2015

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: Feb. 02, 2015

Scale: AS NOTED

Project:
1038 Colville Rd
Infill Housing
2 SFD's

Title:
STREETSCAPE

REV. NO.	DESCRIPTION	DATE
A	REDUCE F.A.R. TO 0.40, REVISE FRONT SETBACKS TO 15M, ADJUST STREETSCAPE TO SUIT	Feb. 05, 2015

Revision:
1ST SUBMISSION
JAN. 14, 2015
REVISION A
FEB. 05, 2015

Sheet:

SK3

Proj.No. TBD

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1038 Colville Road

Legal – Lot 12, Block 13, Section 10,
Esquimalt District, Plan 2546

Parcel Identifier: 006-326-617 in the Township of Esquimalt

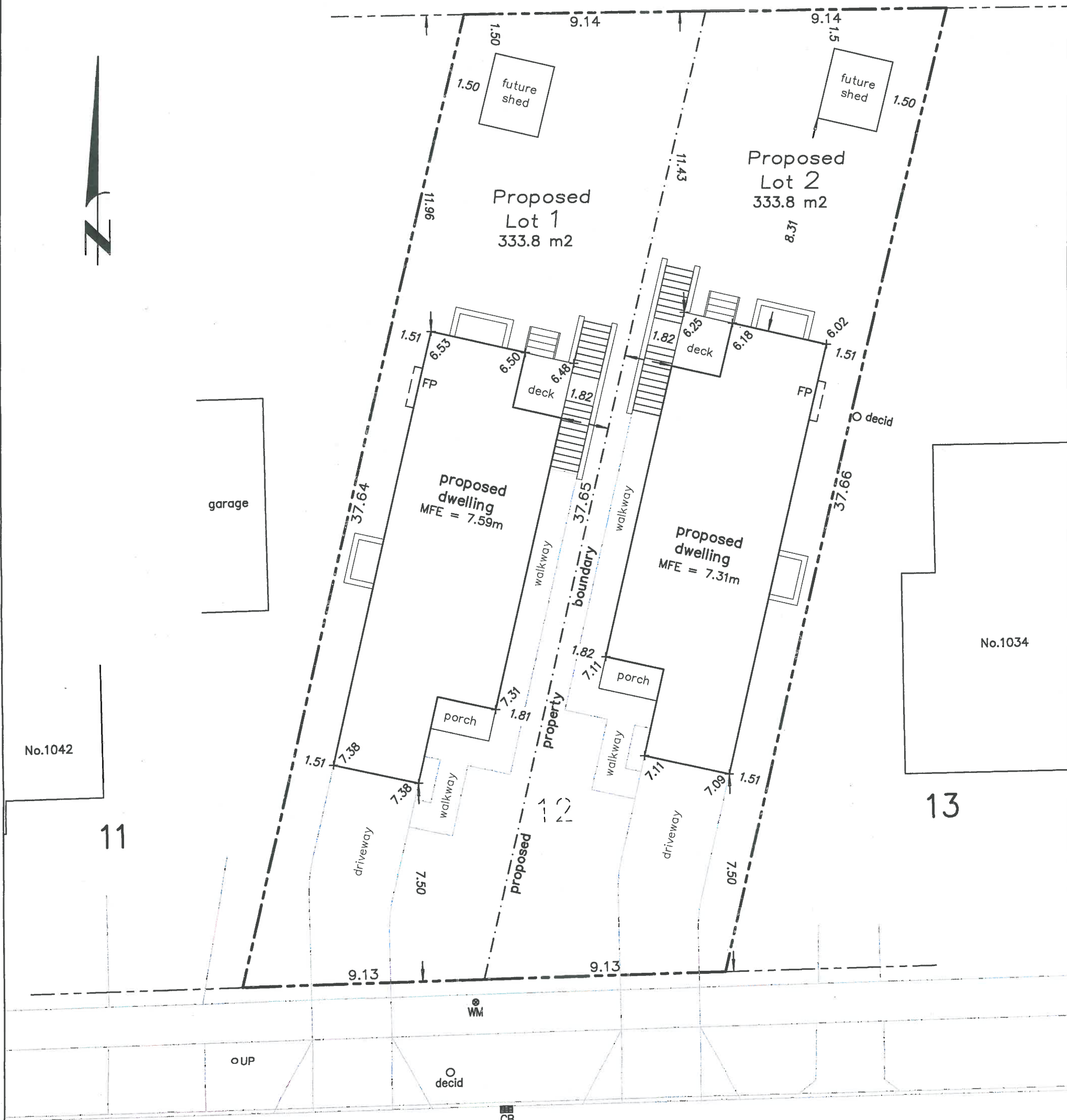
Scale – 1 : 1 5 0 Distances are in metres.



The intended print size is 11" by 17".

Geodetic elevations shown + (in Metres)

A
Gorge Vale Golf Course

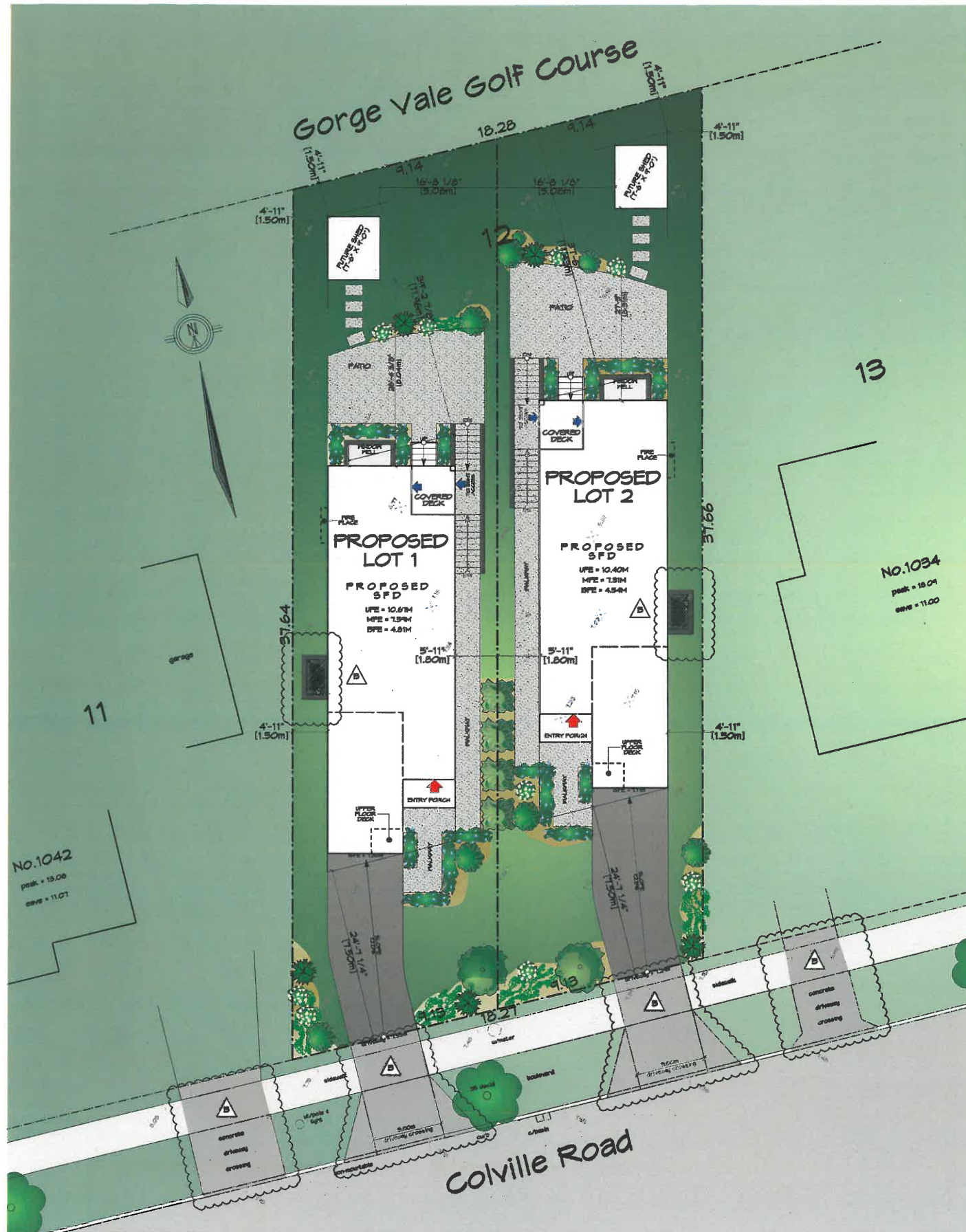


File : 11889-22
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

RECEIVED
FEB 05 2015
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT & ENGINEERING SERVICES

ALAN M. POWELL
BRITISH COLUMBIA
SEAL
LAND SURVEYOR
COMMISSION NO. 598

Certified correct
this 5th day of February, 2015
Alan Powell
CNP7B5
Alan M. Powell, B.C.L.S.



Proposed Landscape Plan
 Scale: 1:100

LANDSCAPE PLAN LEGEND

TREES/SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS

GROUND COVER

LAWN PLANTED AREA GROUND COVER PLANTS

HARD LANDSCAPING

ASPHALT DRIVEWAY/B CONCRETE STAIRS/WALKWAYS & PATIOS PAVED SIDEWALK

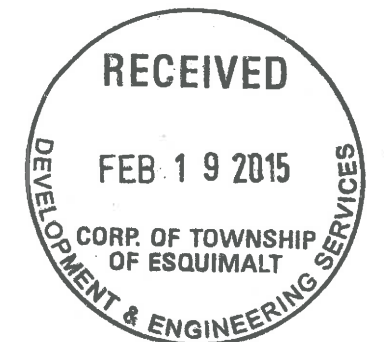
RETAINING WALL CEDAR PRIVACY FENCE BRUSHED CONCRETE DRIVEWAY CROSSING

EGRESS

MAIN ENTRY SECONDARY ENTRY MINION WELL GRATE COVER (SEE NOTE #3)

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. INSTALL GRATE OVER MINION WELL TO ALLOW PASSAGE OVER (WALKWAY); MINION WELL GRATE TO BE CLOSABLE FROM BELOW FOR EGRESS.



Suggested Plant List			
	Botanical Name	Common Name	Size
Trees	<i>Cornus Venus</i>	Flowering Dogwood	2.5m height, B4B
	<i>Camellia japonica</i> specimen	Evergreen Camellia	3.0m height, B4B
	<i>His Majesty</i> Cultivar	Cork Tree	2.5m height, B4B
Shrubs	<i>Arbutus Unedo Compacta</i>	Strauberry Tree	#5
	<i>Berberis Thunbergii Atropurpurea</i>	Barberry	#2
	<i>Buxus Microphylla</i>	Dwarf Boxwood	#2
	<i>Camellia Japonica</i>	Red Camellia	#5
	<i>Cistus Ladanifer</i>	Crimson Rock Rose	#3
	<i>Ceanothus Gloriosus Incrabre</i>	Prostrate Mountain Lilac	#1
	<i>Erica Carneia Springwood</i>	White Heather	#1
	<i>Erica x Darleysis Furzey</i>	Pink Heather	#1
	<i>Escallonia Newport Dwarf</i>	Dwarf Escallonia	#2
	<i>Hebe "Patty's Purple"</i>	Hebe	#2
	<i>Lavendula Angustifolia Hidcote</i>	Hidcote Lavender	#1
	<i>Ribes Sanguineum King Edward</i>	Pink Flowering Currant	#5
	<i>Rhododendron</i>	White Rhododendron	#5
	<i>Spiraea Prunifolia</i>	Bridal Wreath Spirea	#5
	<i>Viburnum Davidii</i>	Evergreen Viburnum	#3
Groundcovers	<i>Parthenocissus Quinquefolia</i>	Virgin Creeper	#1
	<i>Thymus Pink Ripple</i>	Creeping Thyme	Sp3, 30cm o.c.

RE-ISSUED FOR
 REZONING
 FEB. 18, 2015



1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
 Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: Feb. 02, 2015

Scale: AS NOTED

Project:
 1038 Colville Rd
 Infill Housing
 2 SFD's

Title:
 LANDSCAPE PLAN

REV. NO.	DESCRIPTION	DATE
A	REDUCE FAR. TO 0.40, REVISE FRONT SETBACKS TO 1.9M, ADJUST LANDSCAPE PLAN TO SUIT	Feb. 09, 2015
B	REVISE PLANT LIST, REVISE DRIVEWAY CROSSING MATERIAL, ADD GRATE/COVER TO MINION WELLS	Feb. 18, 2015

Revision: 1ST SUBMISSION JAN 14, 2015 REVISION A FEB 03, 2015 REVISION B FEB 18, 2015	Sheet: SK4 Proj.No. TBD
---	--