

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1109 Lyall Street

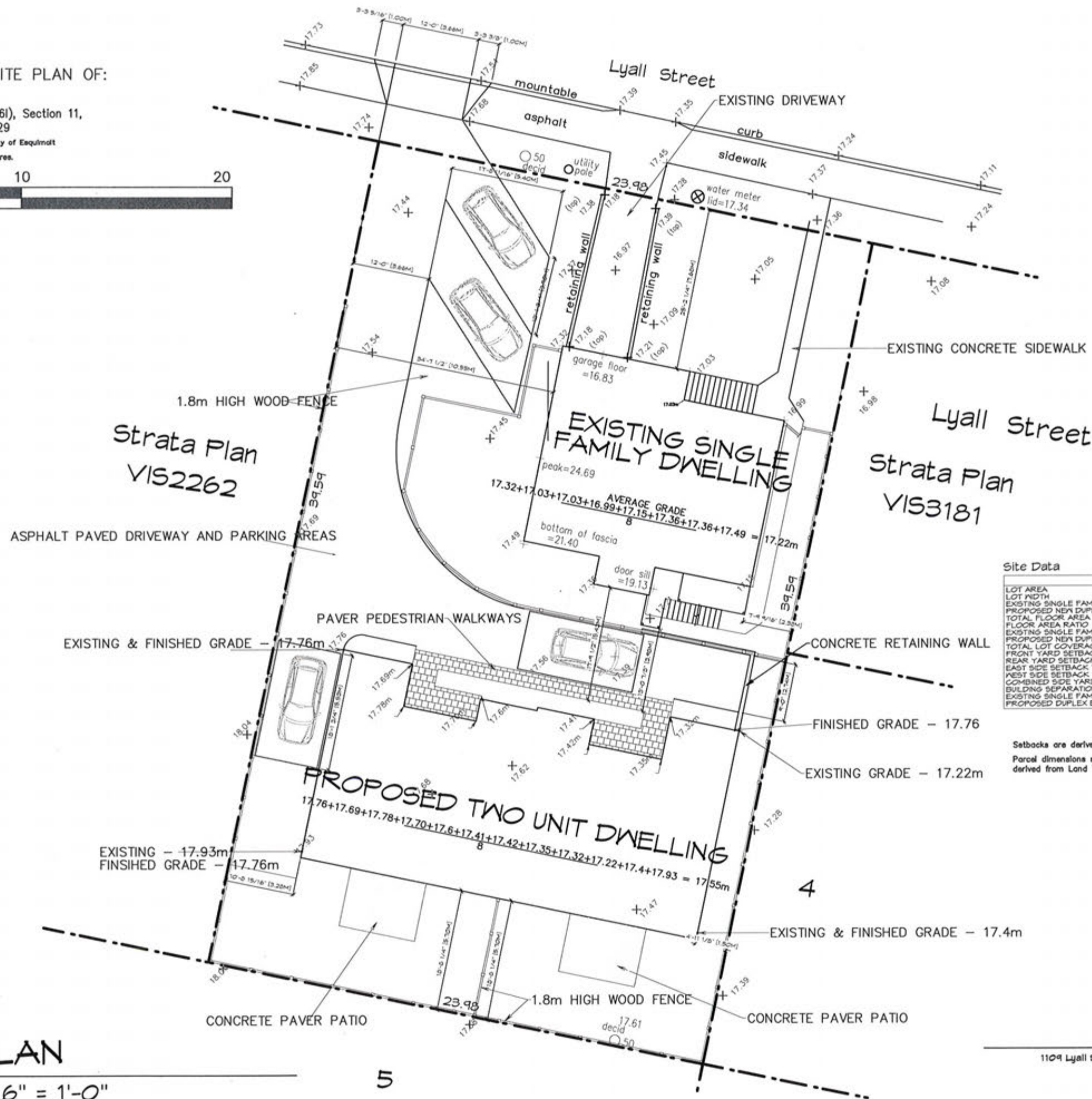
Legal Amended Lot 3 (DD 1484361), Section 11,
Esquimalt District, Plan 4729

Parcel Identifiers: 006-001-009 In the Municipality of Esquimalt

Scale - 1:100 Distances are in metres.



LEGEND
Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.
Lot Area = 949 m²



Site Data

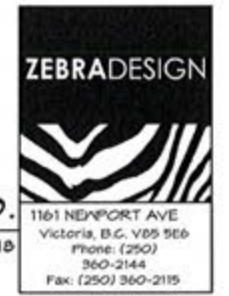
	PROPOSED
LOT AREA	949.3 sq.metres
LOT WIDTH	23.98m
EXISTING SINGLE FAMILY DWELLING FLOOR AREA	148.4 sq.metres
PROPOSED NEW DUPLEX FLOOR AREA	325.02 sq.metres
TOTAL FLOOR AREA	521.42
FLOOR AREA RATIO	0.55:1
EXISTING SINGLE FAMILY LOT COVERAGE	11.52 sq.metres
PROPOSED NEW DUPLEX LOT COVERAGE	173.13 sq.metres
TOTAL LOT COVERAGE	30.54%
FRONT YARD SETBACK (TO EXISTING HOUSE)	7.60m (existing house)
REAR YARD SETBACK	5.1m (6.0m to main floor)
EAST SIDE SETBACK TO MAIN FLOOR	1.5m
WEST SIDE SETBACK	3.20m
COMBINED SIDE YARD SETBACK	4.70m
BUILDING SEPARATION	5.42m
EXISTING SINGLE FAMILY DWELLING BUILDING HEIGHT	5.60m
PROPOSED DUPLEX BUILDING HEIGHT	7.30m

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

RE-ISSUED FOR
RE-ZONING
MAY 31, 2018
SHEET 1



LARGE & CO.

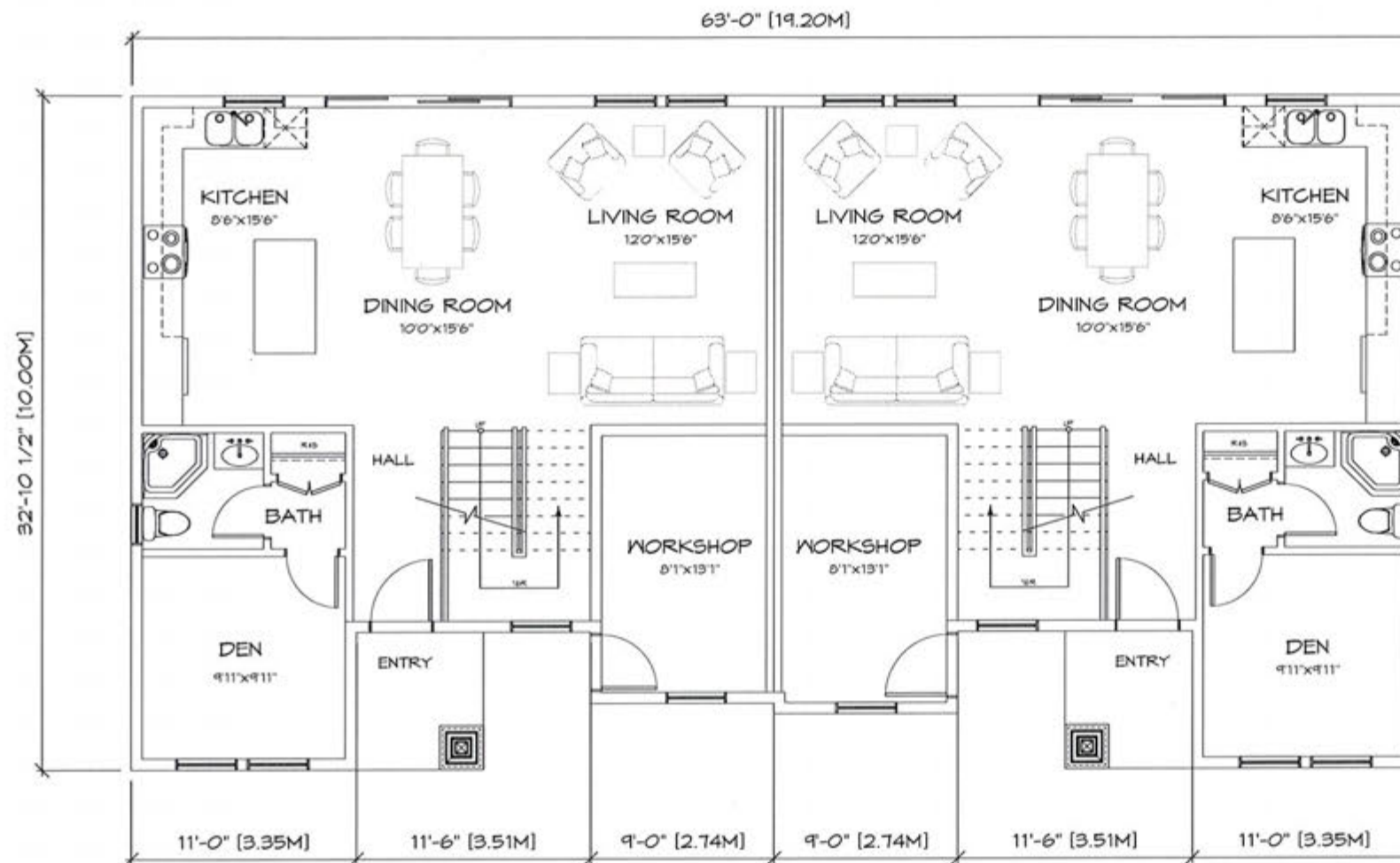
1109 Lyall St. Victoria, BC

MAY 31, 2018

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

SITE PLAN

Scale: 1/16" = 1'-0"



Floor Area - 162.51 sq.metres (1749.29 sq.ft.)

○ MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"



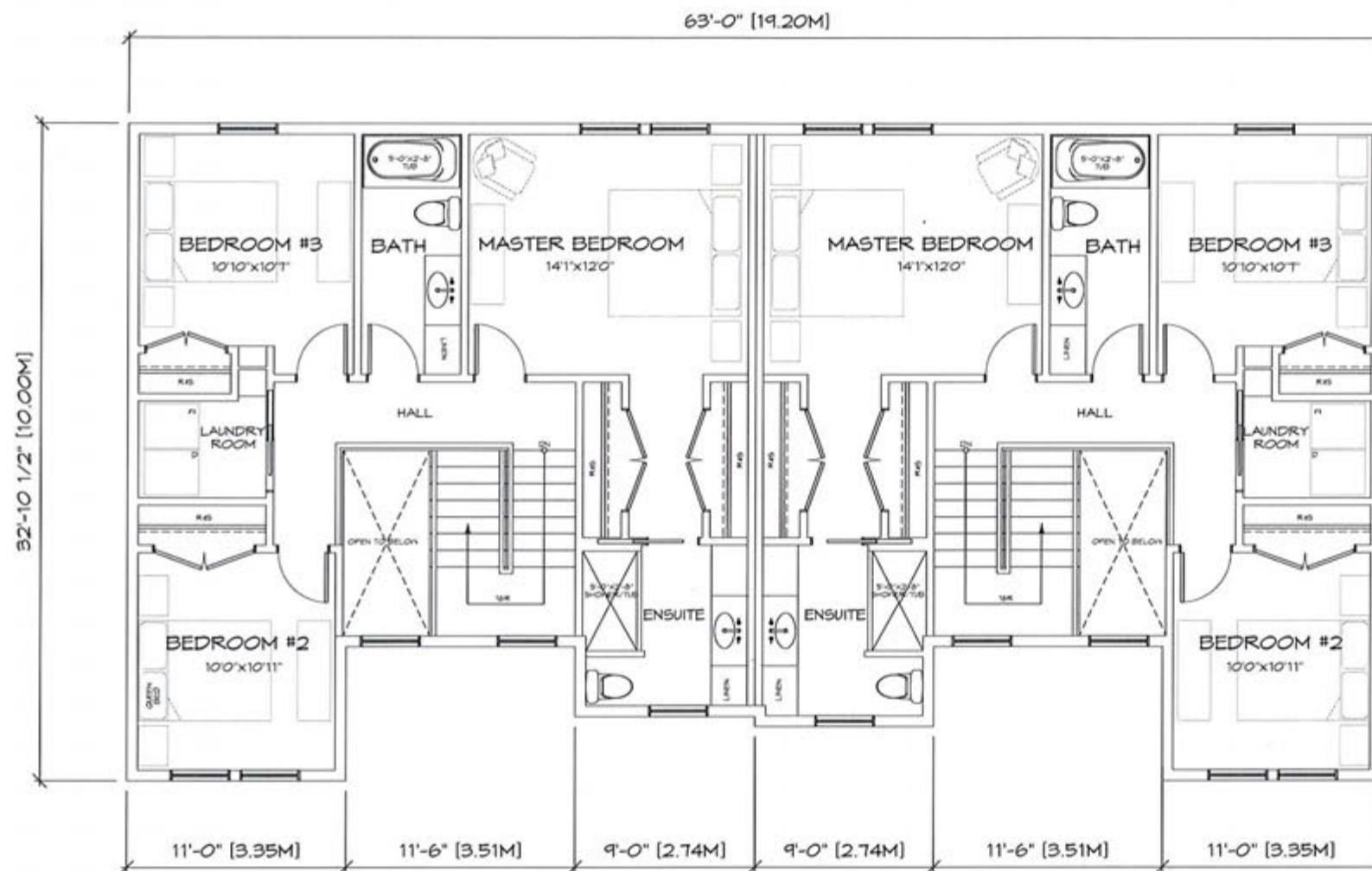
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SHEET 2

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MAY 31, 2018





Floor Area - 162.51 sq.metres (1749.29 sq.ft.)

SECOND FLOOR PLAN

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



RE-ISSUED FOR
RE-ZONING
MAY 31, 2018
SHEET 3

LARGE & Co.

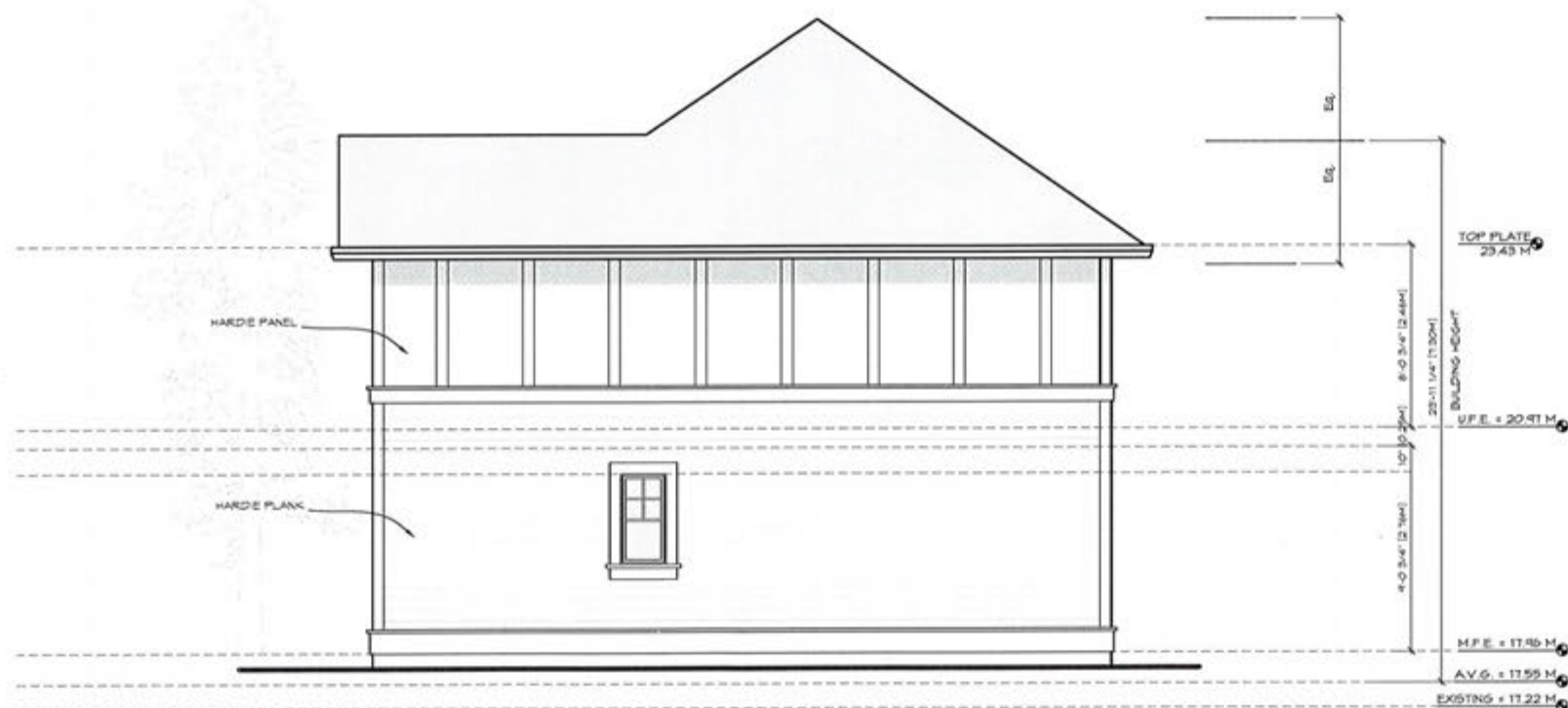
1109 Lyall St. Victoria, BC

MAY 31, 2018





○ FRONT (NORTH) ELEVATION
Scale: 1/8" = 1'-0"



○ WEST SIDE ELEVATION
Scale: 1/8" = 1'-0"



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RE-ZONING
MAY 31, 2018
SHEET 4

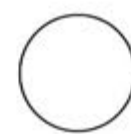


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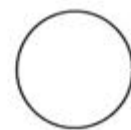
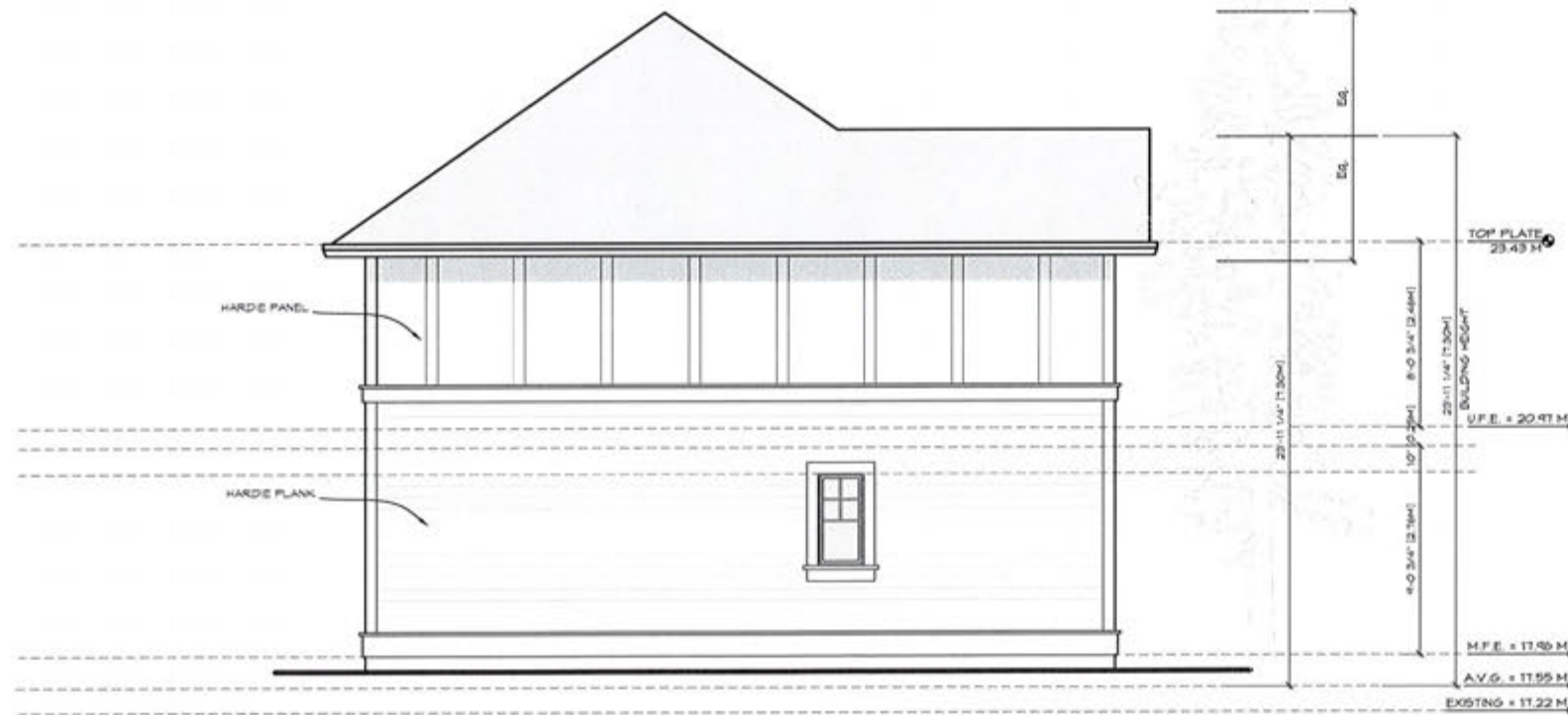
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REAR (SOUTH) ELEVATION

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

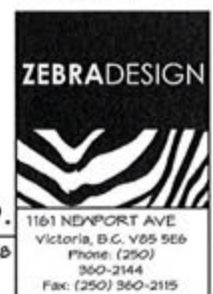


EAST SIDE ELEVATION

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



RE-ISSUED FOR
RE-ZONING
MAY 31, 2018
SHEET 5

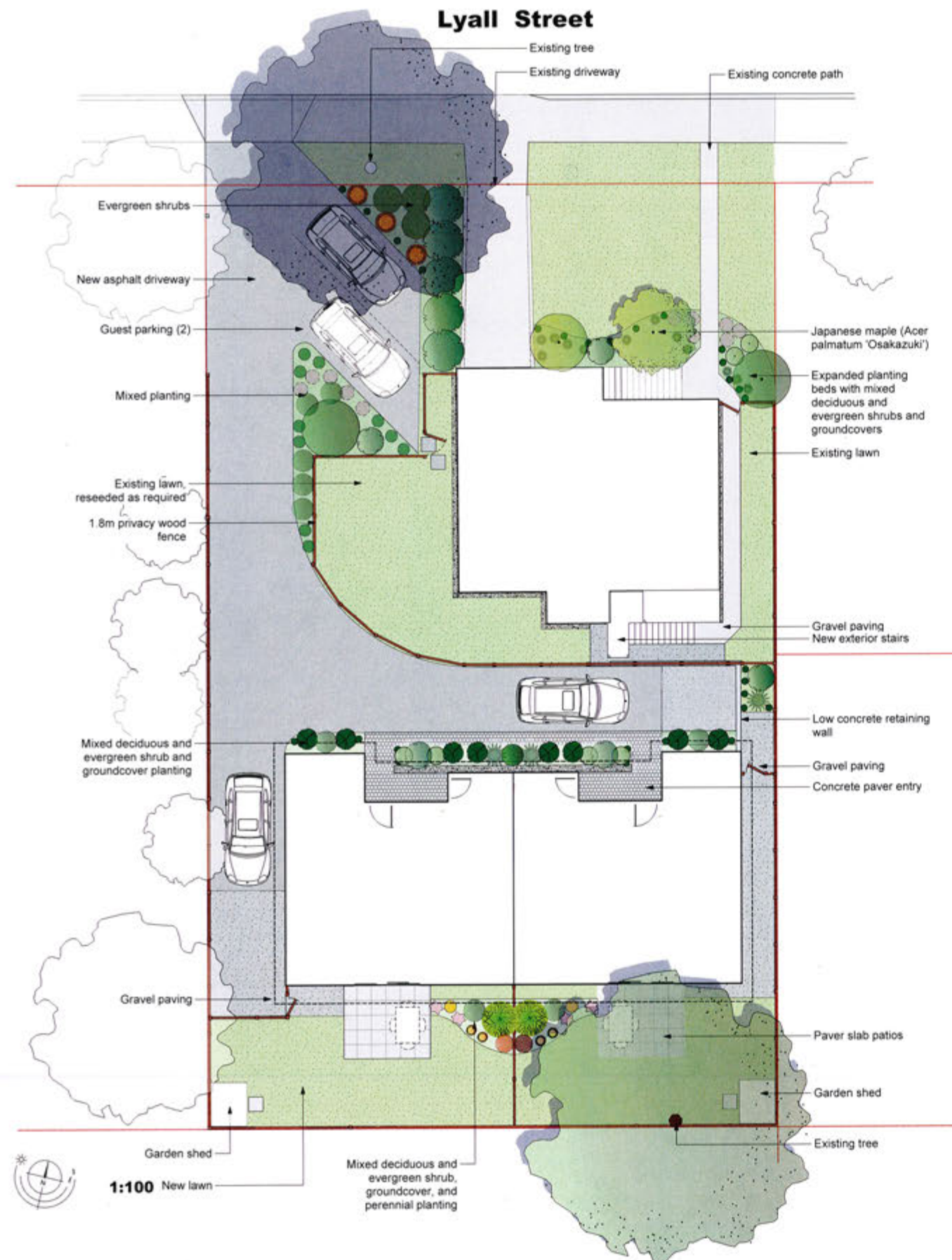


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Recommended Nursery Stock

Trees			
1	Botanical Name <i>Acer palmatum</i> 'Osakazuki'	Common Name Osakazuki Japanese Maple	Size #15 pot, 2.5m H
Large Shrubs			
3	Botanical Name <i>Hamamelis mollis</i> 'Palida'	Common Name Palida Chinese Witch Hazel	Size #3 pot
	<i>Viburnum plicatum tomentosum</i> 'Mariesii'	Common Name Doublefile Viburnum	Size #3 pot
Medium Shrubs			
20	Botanical Name <i>Arbutus unedo</i> 'Compacta'	Common Name Compact Strawberry Bush	Size #2 pot
	<i>Choisya ternata</i> 'Sundance'	Common Name Sundance Mexican Orange Blossom	Size #3 pot
	<i>Pieris japonica</i> 'Valley Rose'	Common Name Japanese Pieris	Size #2 pot
	<i>Ribes sanguineum</i> 'White Icicle'	Common Name White Flowering Currant	Size #2 pot
	<i>Spiraea thunbergii</i> 'Ogon'	Common Name Golden Bridalweath Spirea	Size #2 pot
Small Shrubs			
30	Botanical Name <i>Azalea</i> 'Snowbird'	Common Name Snowbird Azalea	Size #2 pot
	<i>Cornus sericea</i> 'Kelsey'	Common Name Kelsey's Dwarf Red-Osier Dogwood	Size #2 pot
	<i>Erica x darleyensis</i> 'Kramer's Role'	Common Name Kramer's Role Heather	Size #1 pot
	<i>Pieris japonica</i> 'Prelude'	Common Name Prelude Lily Of The Valley	Size #2 pot
	<i>Spiraea thunbergii</i> 'Ogon'	Common Name Golden Bridalweath Spirea	Size #2 pot
Groundcovers			
36	Botanical Name <i>Erica x darleyensis</i> 'Kramer's Role'	Common Name Kramer's Role Heather	Size #1 pot
	<i>Rubus coccineus</i>	Common Name Creeping Bramble	Size #1 pot
	<i>Waldsteinia ternata</i>	Common Name Siberian Barren Strawberry	Size #1 pot
Perennials, Annuals and Ferns			
15	Botanical Name <i>Anemone</i> 'Honorine Jacobine'	Common Name Pheasant's Tail Grass	Size #1 pot
	<i>Blechnum spicant</i>	Common Name Deer Fern	Size #1 pot
	<i>Carex testacea</i>	Common Name Orange New Zealand Sedge	Size #1 pot
	<i>Erigeron x 'Wayne Roderick'</i>	Common Name Wayne Roderick Fleabane	Size #1 pot
	<i>Polystichum munitum</i>	Common Name Sword Fern	Size #2 pot
	<i>Rudbeckia fulgida</i> var. <i>sulcata</i> 'Goldsturm'	Common Name Goldsturm Black Eyed Susan	Size #1 pot

1. All work to be completed to current BCSLA Landscape Standards
2. All new soft landscape to be irrigated minimum for 2 years establishment



1109 Lyall Street - Landscape Concept Plan