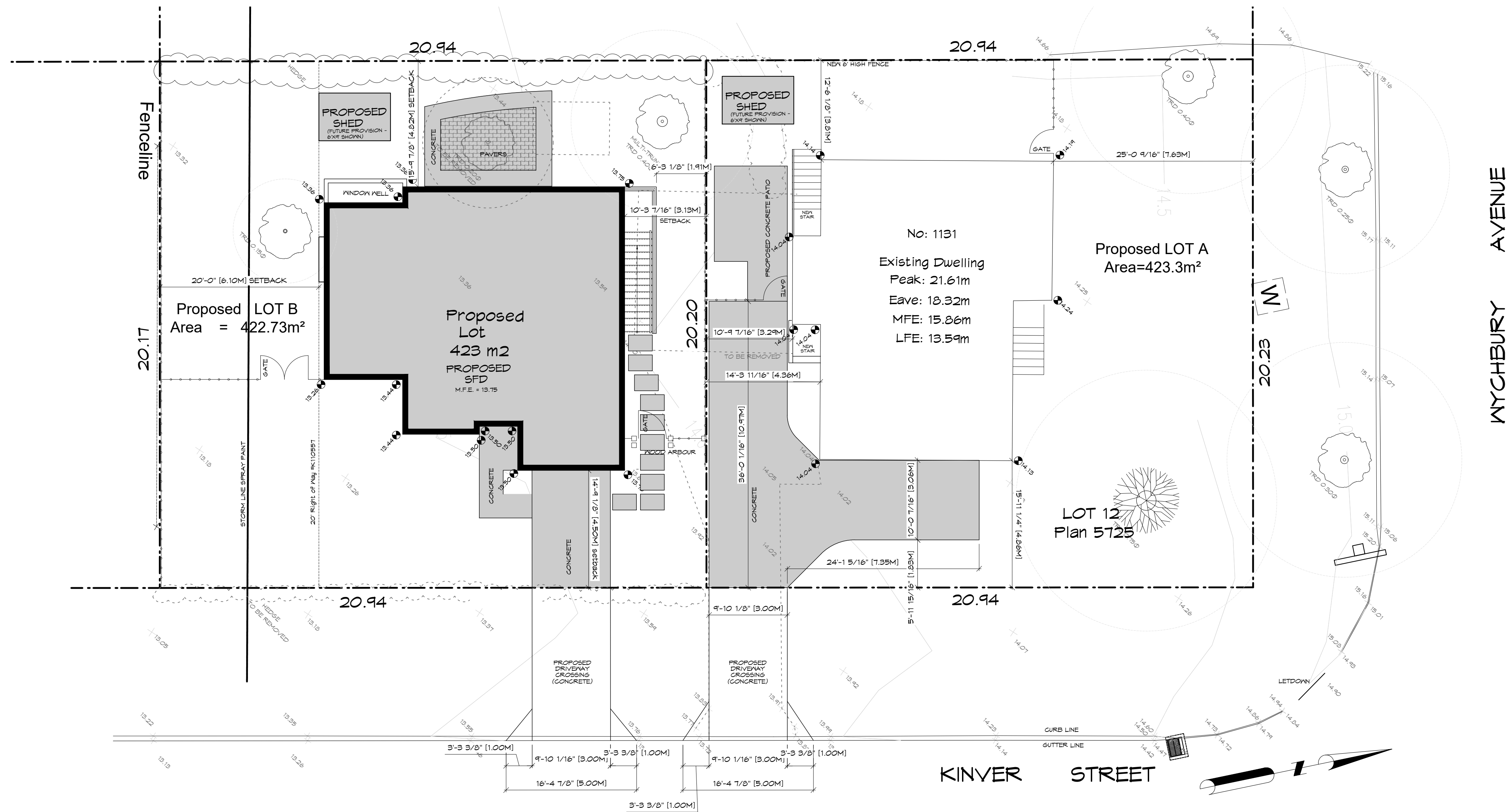




1 Site Plan
DP1 Scale 1:100

SITE DATA - PROPOSED LOT B @1131 WYCHBURY AVE		
LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5125		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	422.73 M ² (4550.10 FT ²)	UP TO 45M ²
LOT WIDTH	20.94 M (68.70')	
LOT DEPTH (AVG.)	20.10 M (66.21')	
BUILDING WIDTH	11.51 M (37.76')	
SETBACKS		
FRONT	3.32 M (10.89')	
REAR	6.00 M (19.69 FT)	
SIDE (SOUTH)	6.10 M (20.00')	
SIDE (NORTH)	3.13 M (10.27')	
SIDE COMBINED	9.23 M (30.28')	
AVERAGE GRADE	13.75 M (45.11')	
BUILDING HEIGHT	7.30 M (23.95')	
FLOOR AREA		INC. FUTURE SHED PROVISION
UPPER FLOOR	79.40 M ² (855.56 FT ²)	
MAIN FLOOR	65.23 M ² (702.16 FT ²)	
ATTACHED GARAGE	27.27 M ² (293.50 FT ²)	
GARAGE ALLOWANCE	-27.27 M ² (-293.50 FT ²)	
BASEMENT	65.77 M ² (707.90 FT ²)	
TOTAL FLOOR AREAS		
MAIN AND UPPER FLOORS	144.72 M ² (1557.72 FT ²)	
ALL FLOORS COMBINED	210.40 M ² (2265.62 FT ²)	
FUTURE SHED FLOOR AREA	9.29 M ² (100.00 FT ²)	
FLOOR AREA RATIO	0.342	
SITE COVERAGE	27.29%	
PARKING	1	

SITE DATA - PROPOSED LOT A @1131 WYCHBURY AVE		
LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5125		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	423.37 M ² (4557.11 FT ²)	INC. FUTURE SHED PROVISION
LOT WIDTH	20.21 M (66.31')	
LOT DEPTH (AVG.)	20.94 M (68.70')	
BUILDING WIDTH	11.40 M (37.66')	
SETBACKS		
FRONT	7.63 M (25.03')	
REAR	3.29 M (10.79 FT)	
SIDE (WEST)	3.01 M (12.50')	
SIDE (EAST)	4.06 M (15.94')	
SIDE COMBINED	0.67 M (20.44')	
AVERAGE GRADE	14.13 M (46.36')	
BUILDING HEIGHT	7.40 M (24.54')	
FLOOR AREA		INC. FUTURE SHED PROVISION
UPPER FLOOR	44.00 M ² (474.42 FT ²)	
MAIN FLOOR	06.00 M ² (925.69 FT ²)	
BASEMENT	09.46 M ² (962.95 FT ²)	
TOTAL FLOOR AREAS		
MAIN AND UPPER FLOORS	130.07 M ² (1400.11 FT ²)	
ALL FLOORS COMBINED	219.54 M ² (2363.06 FT ²)	
FLOOR AREA RATIO	0.519	
SITE COVERAGE	25.02%	
PARKING	2	

DRAWING LIST

- DP 1 SITE PLAN
DP 2 LANDSCAPE PLAN AND STREETSCAPE
DP 3 FLOOR PLANS AND ELEVATIONS

REISSUED FOR
REZONING & DP
2021-08-06

ZEBRADESIGN

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

Drawn By: L.HORVAT

Date: JULY 16, 2020

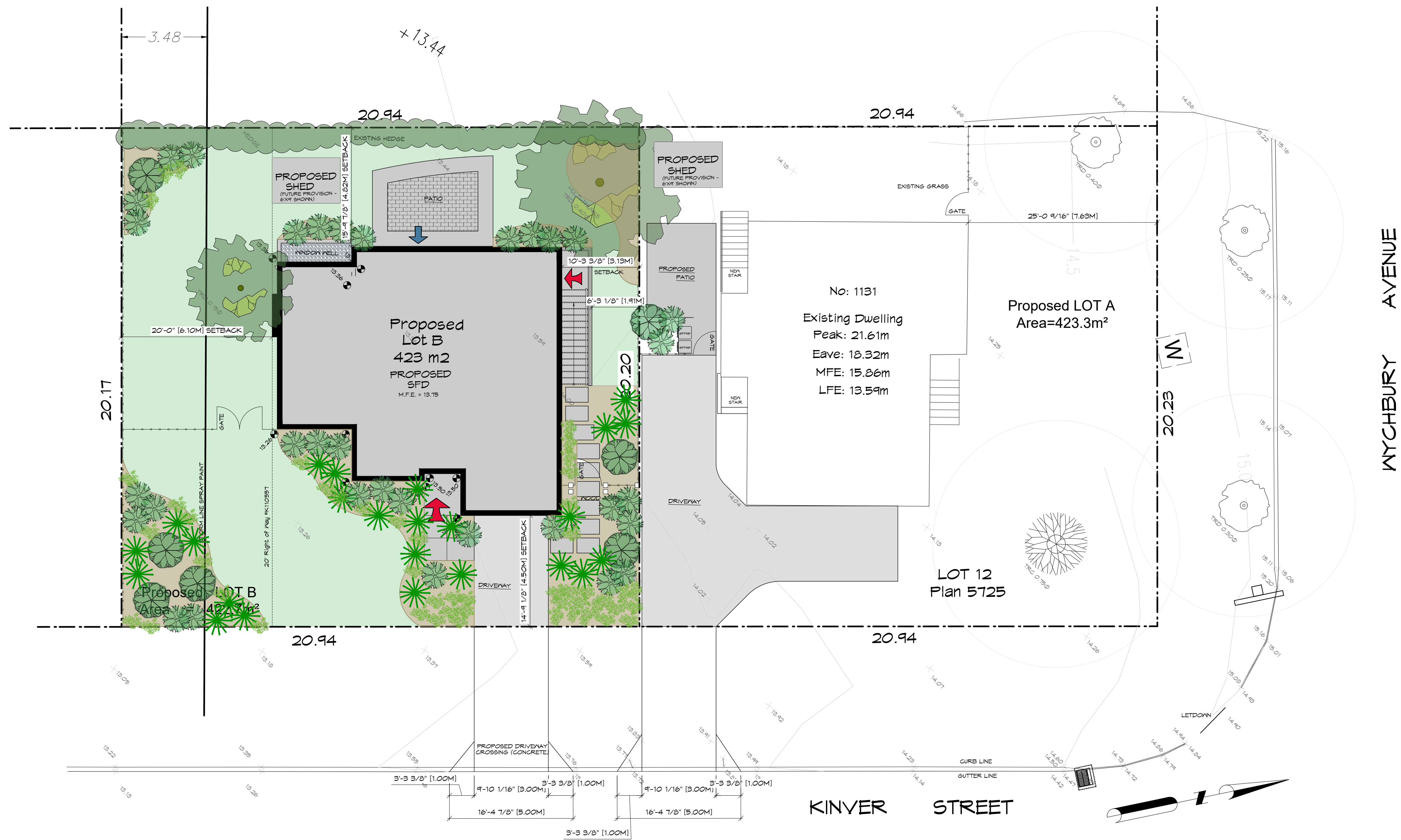
Scale: AS NOTED

Project:
Subdivision &
Rezoning @ 1131
Wychbury

Title:
SITE PLAN

Revision: Sheet:

R1 DP1
Proj.No. -



1 Landscape Plan
Scale 1/8"=1'-0"



2 Streetscape
Scale 1:100

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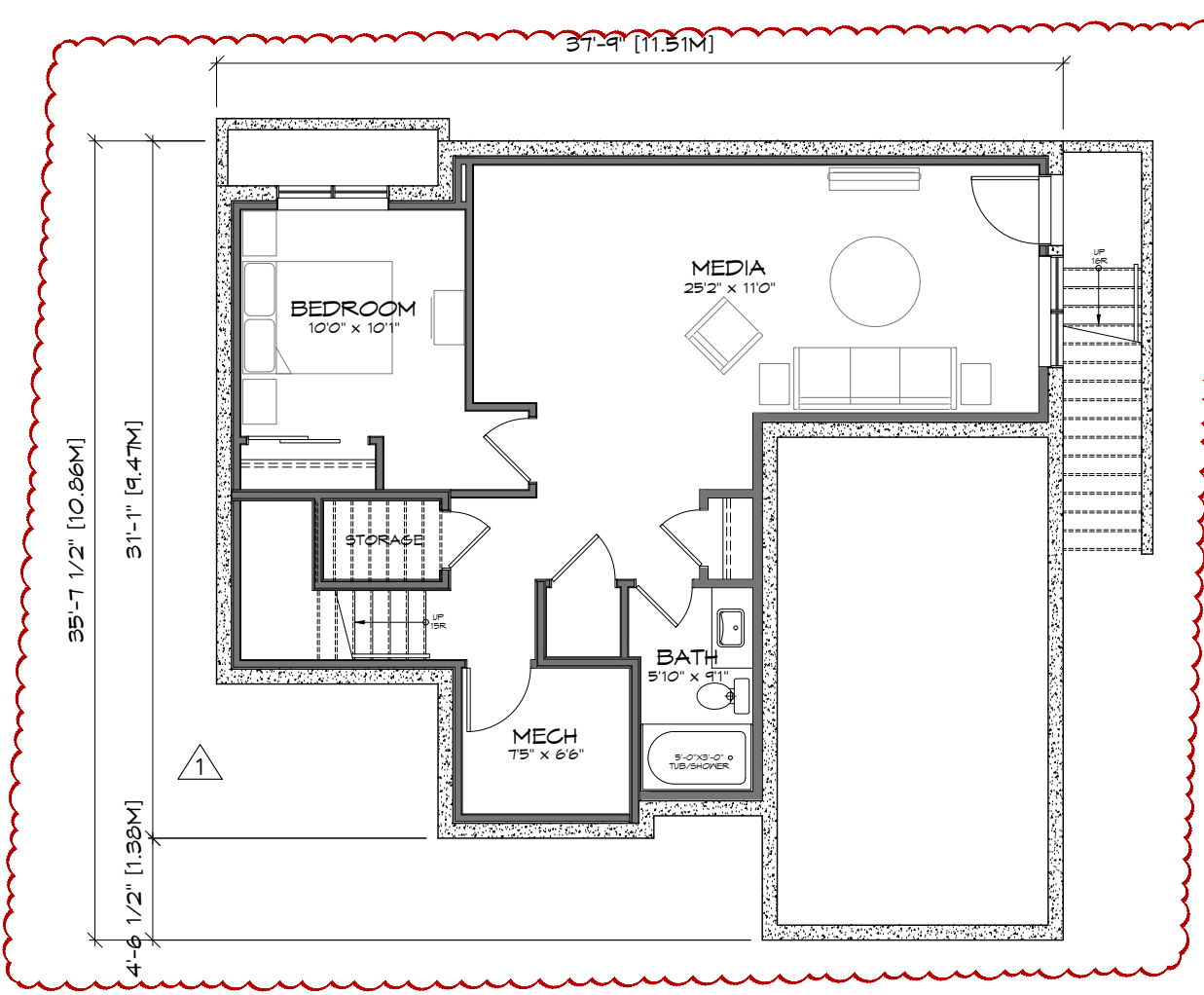
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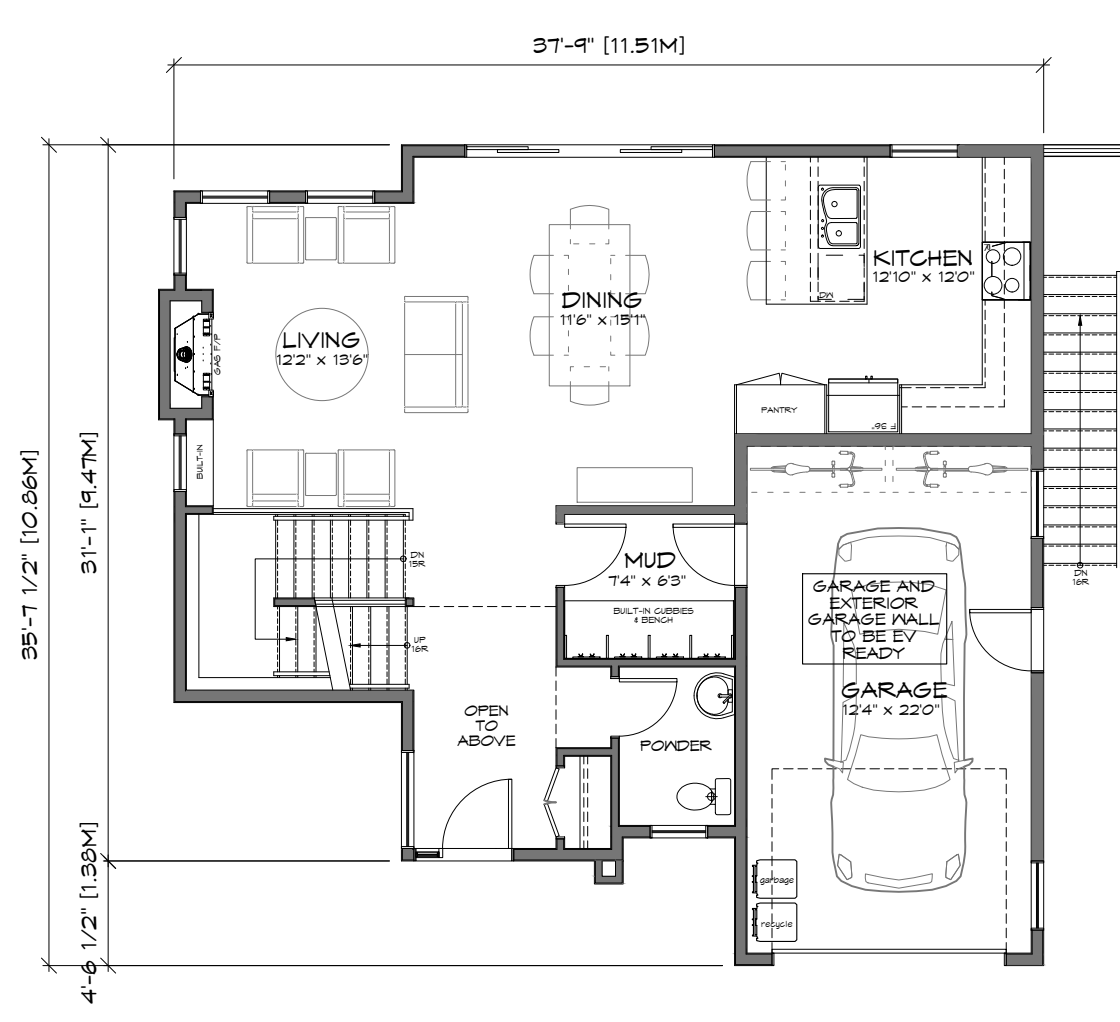
Title:
LANDSCAPE PLAN
AND
STREETSCAPE

Revision: Sheet:

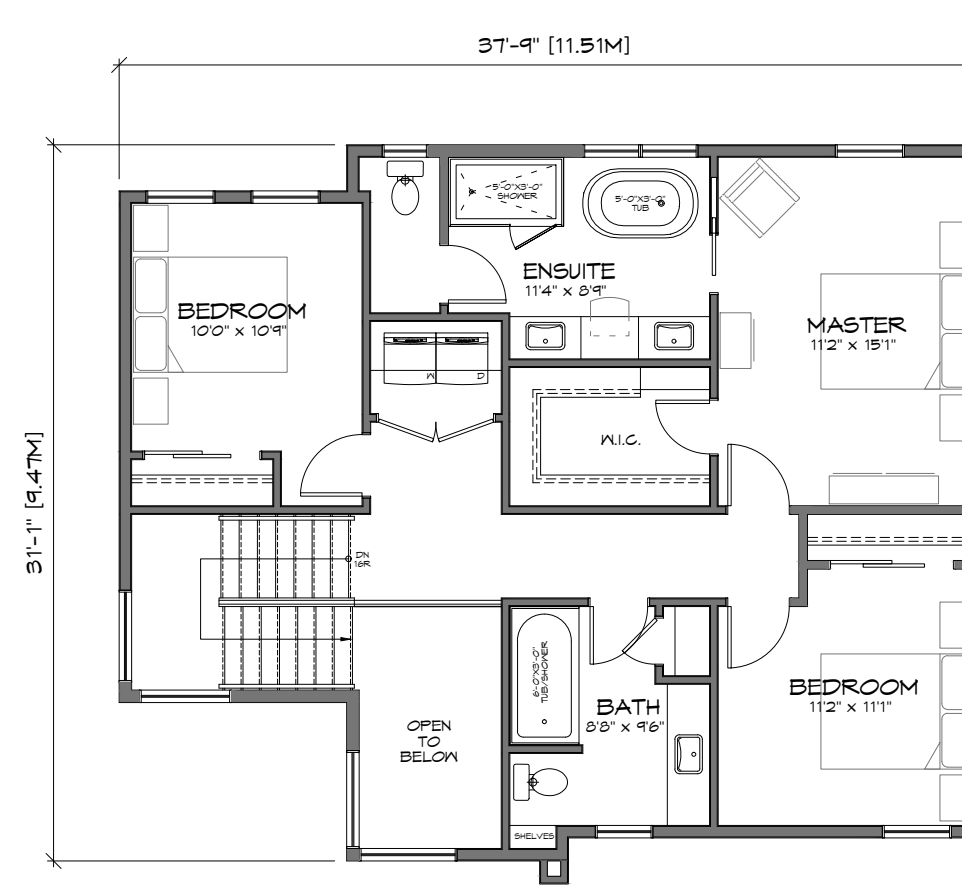
R1 DP2
Proj.No. -



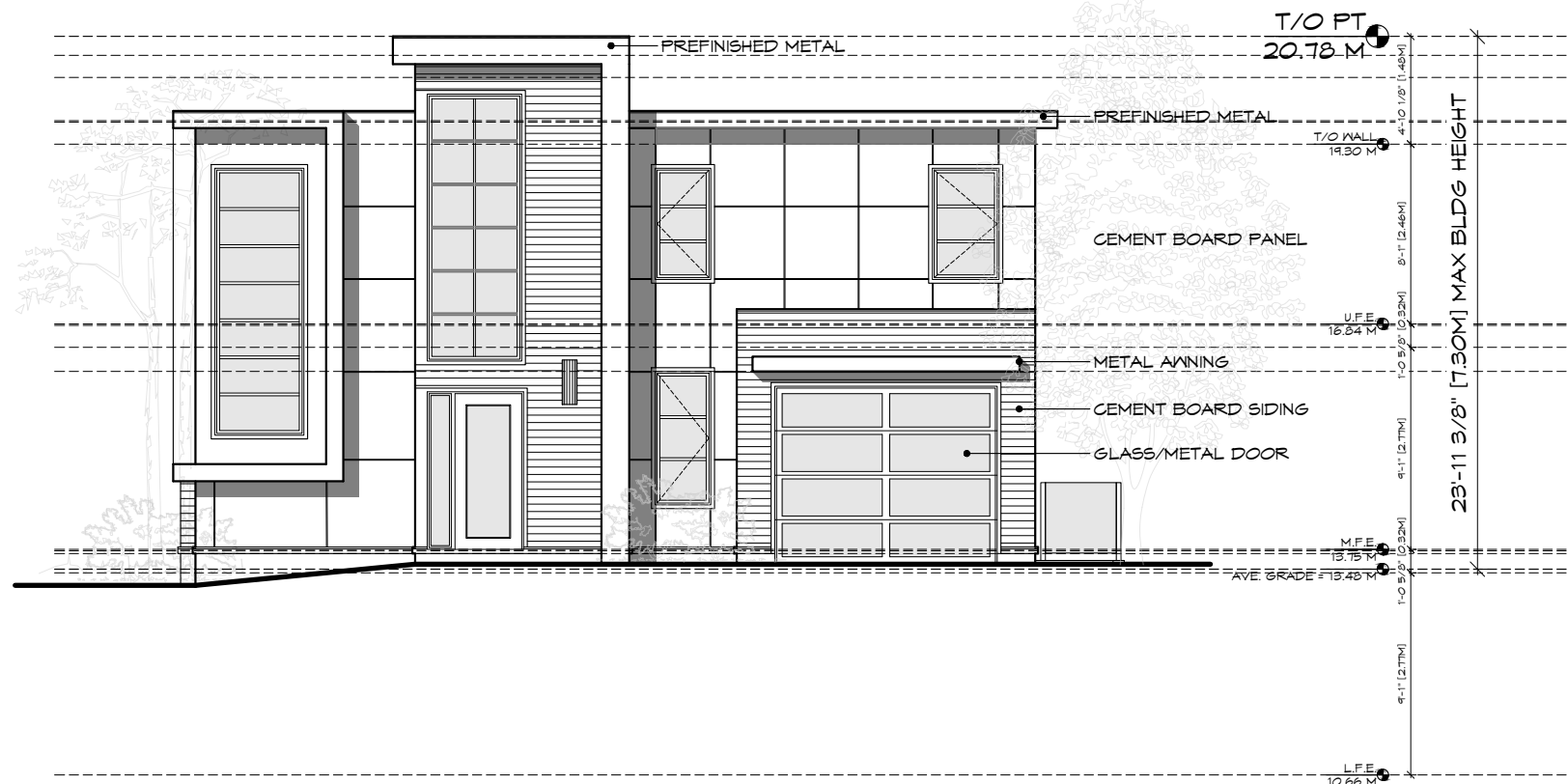
1 Basement Plan (Lot B)
DP3 Scale 1:100



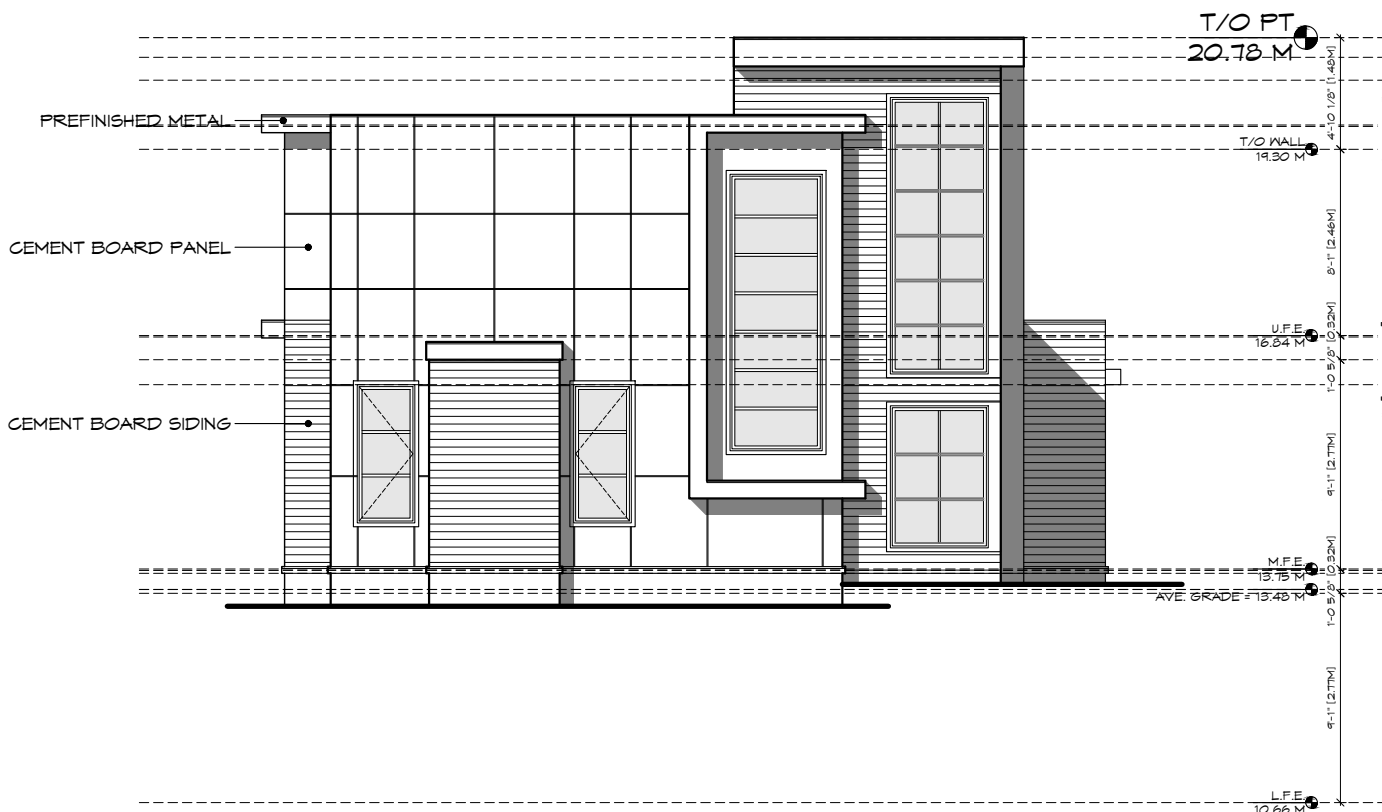
2 Main Floor Plan (Lot B)
DP3 Scale 1:100



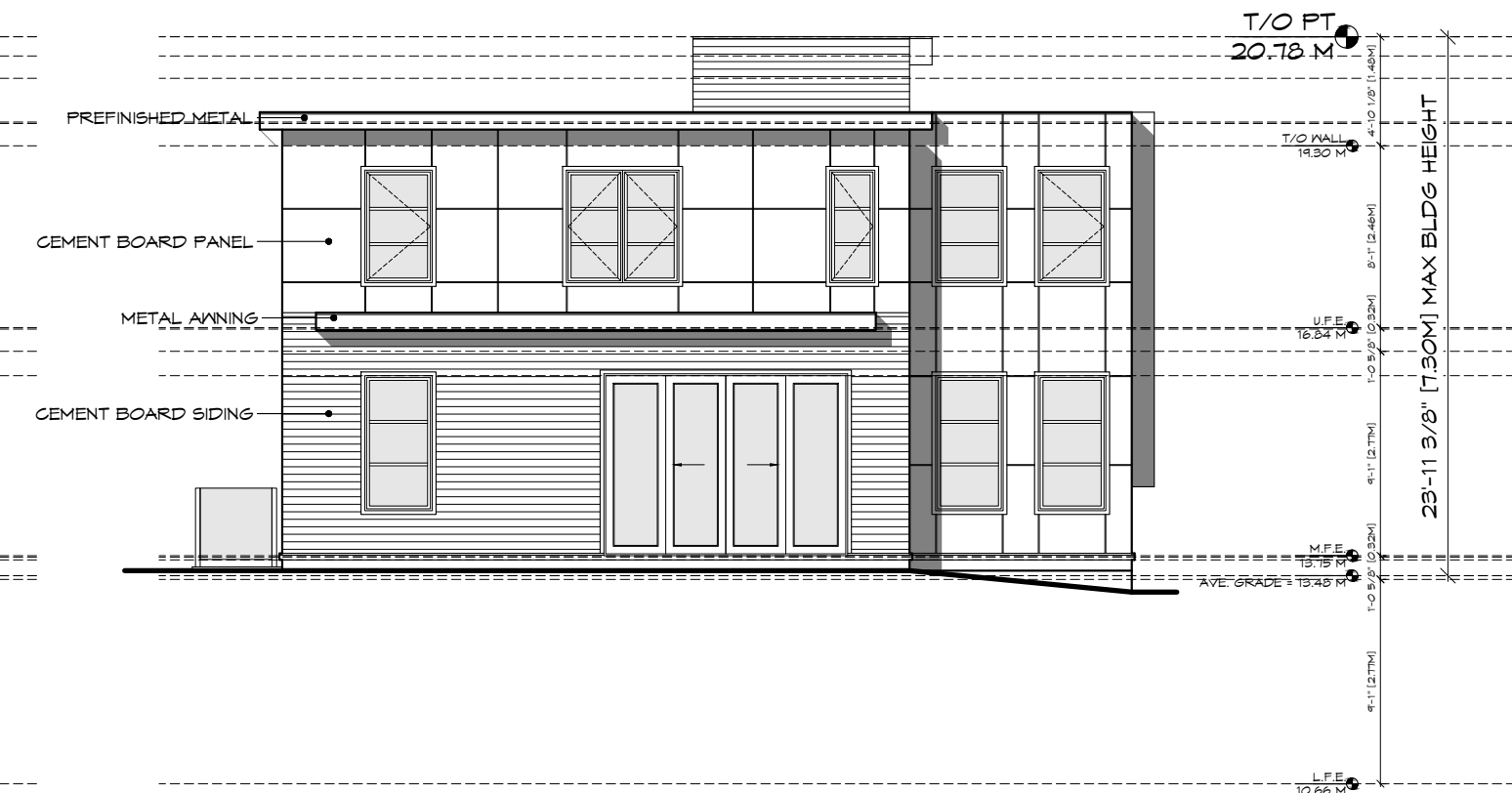
3 Upper Floor Plan (Lot B)
DP3 Scale 1:100



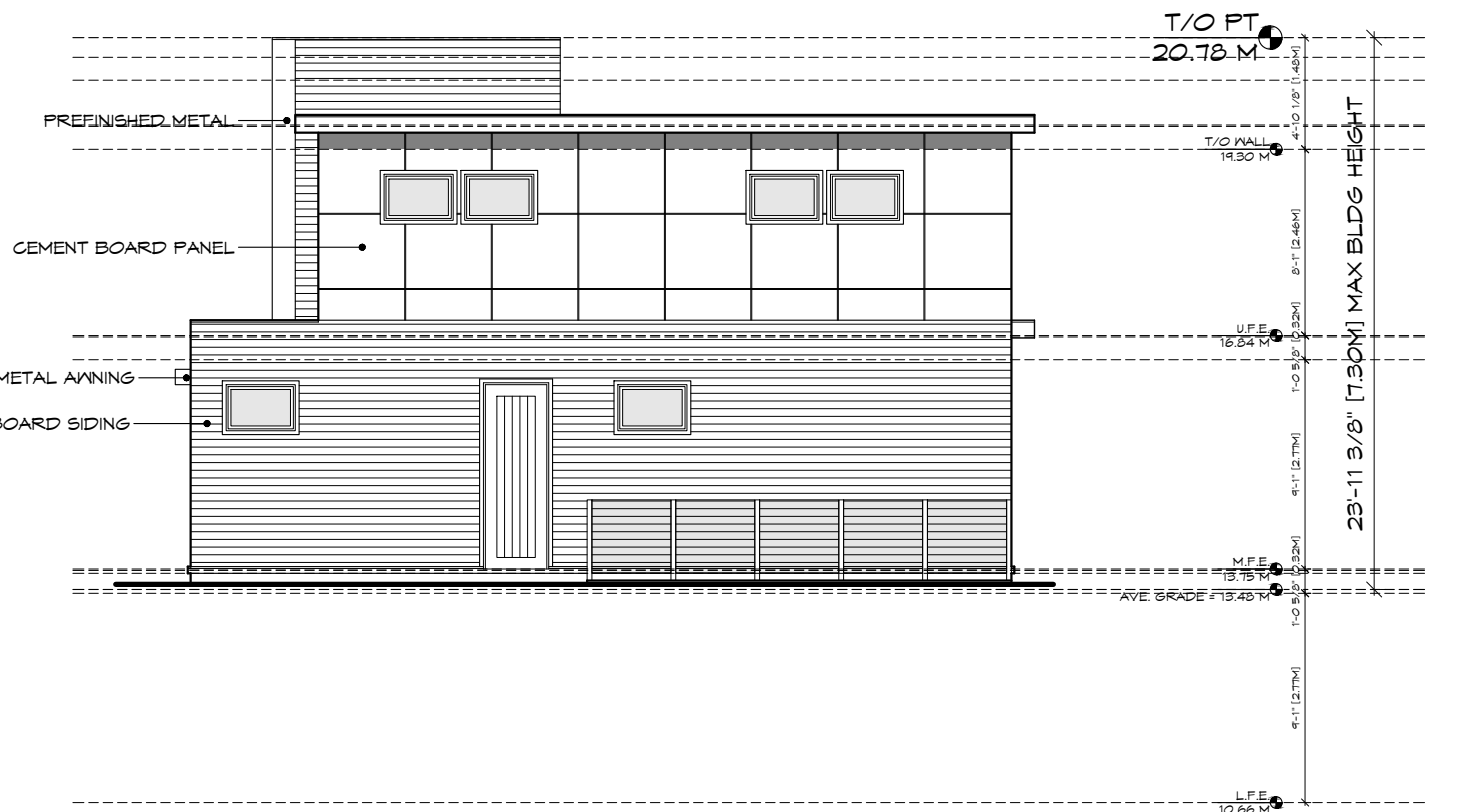
4 Front Elevation (Lot B)
DP3 Scale 1:100



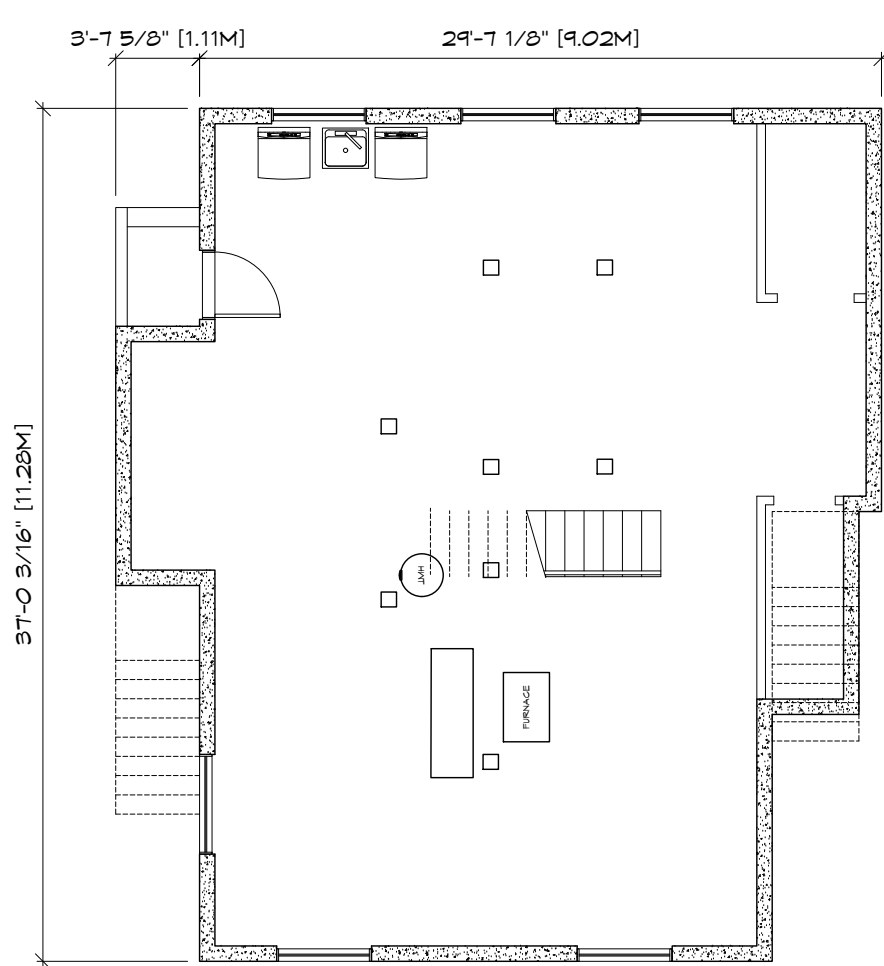
5 South Elevation (Lot B)
DP3 Scale 1:100



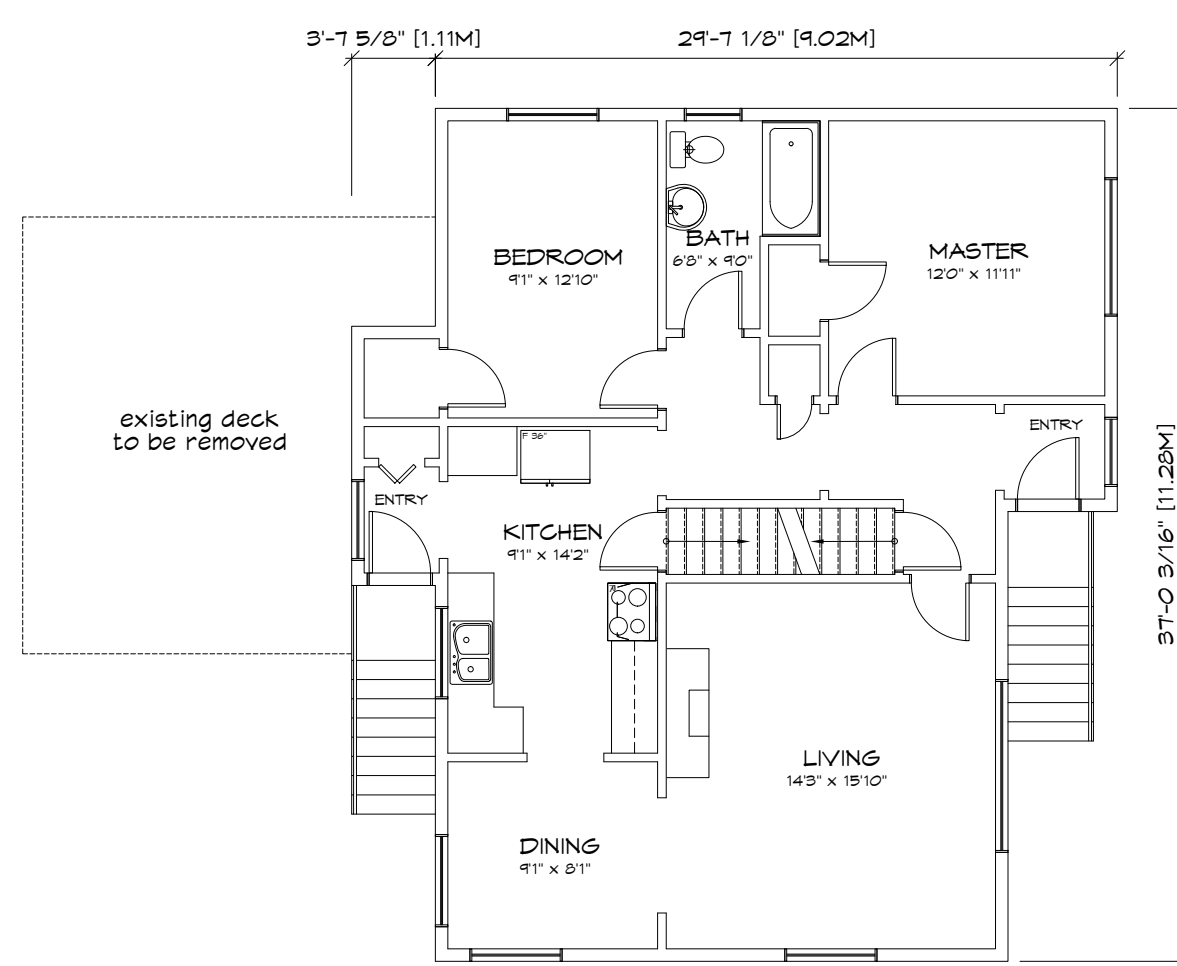
6 Rear Elevation (Lot B)
DP3 Scale 1:100



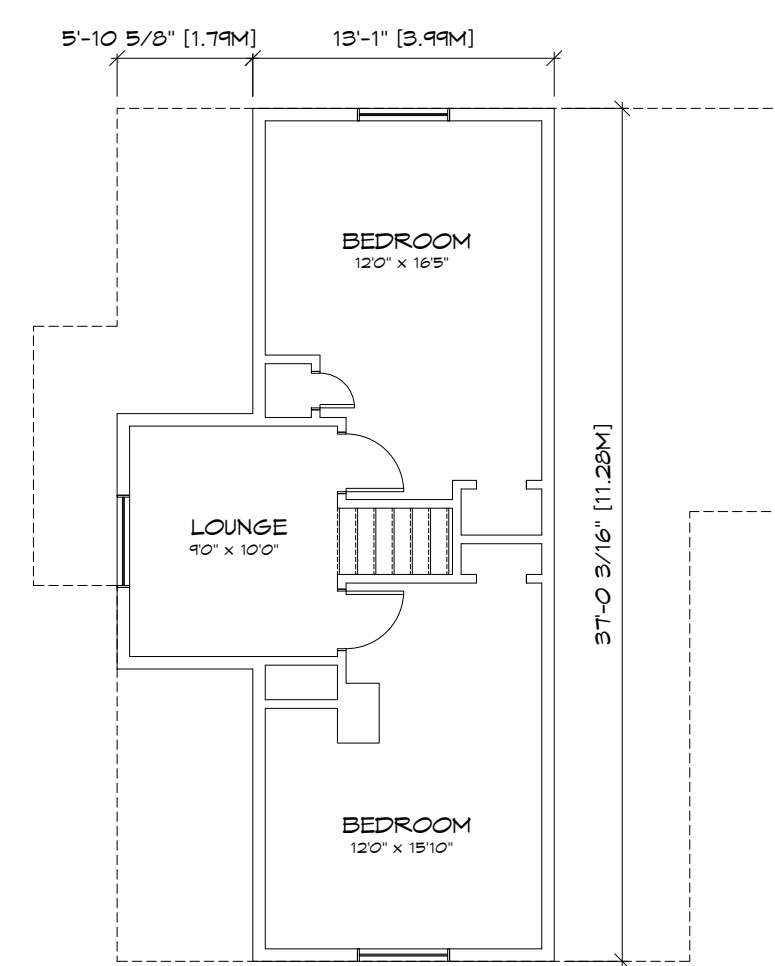
7 North Elevation (Lot B)
DP3 Scale 1:100



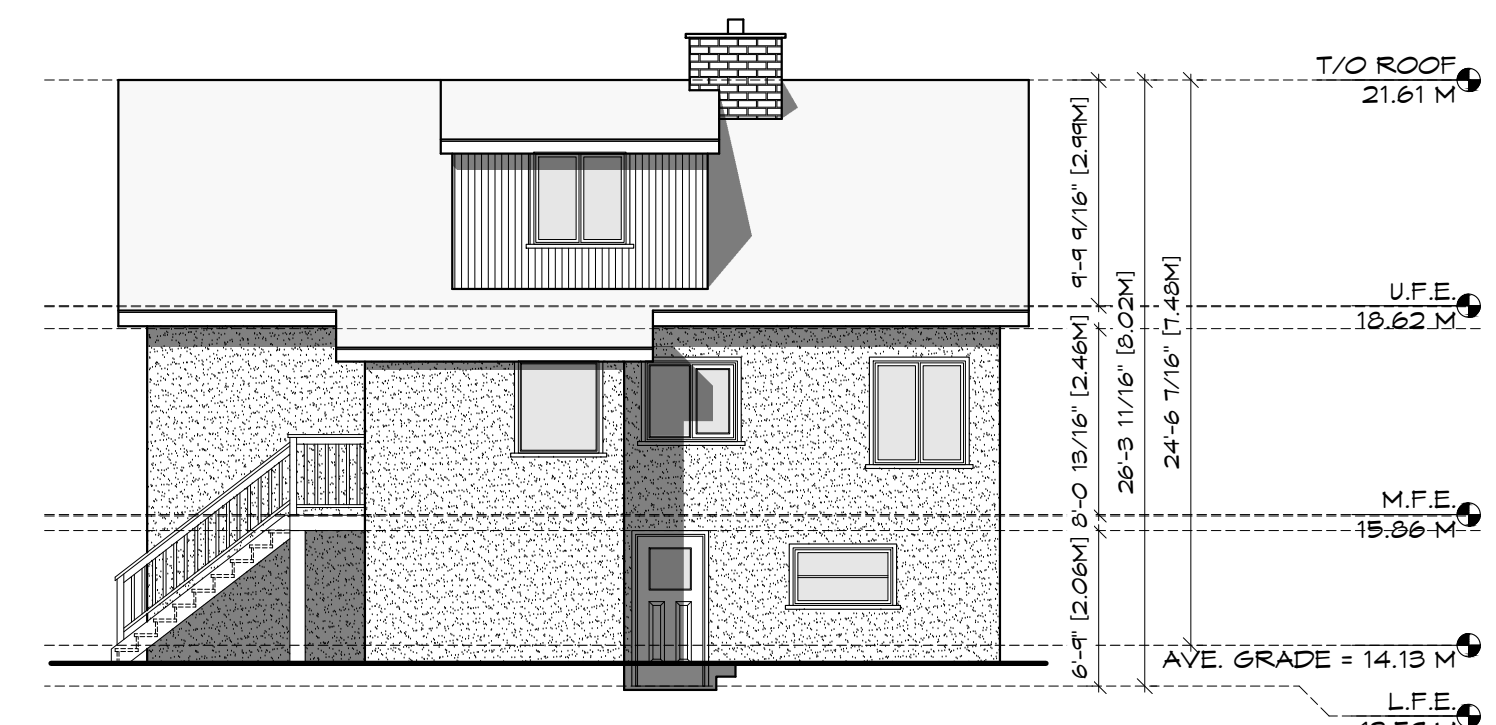
8 Exis. Basement Plan (Lot A)
DP3 Scale 1:100



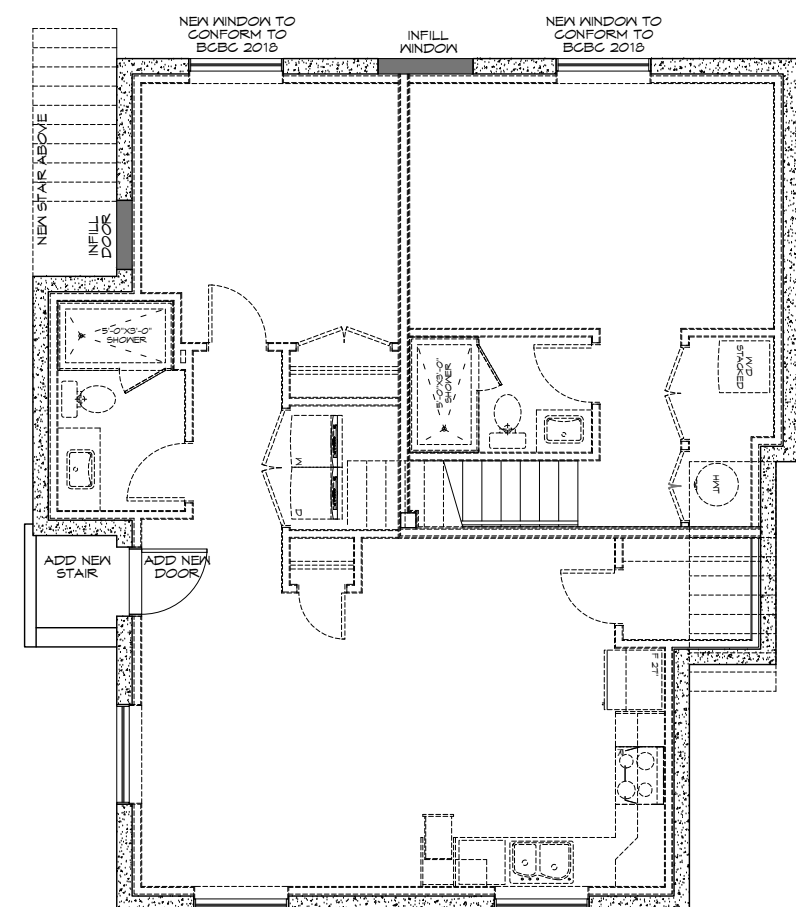
9 Exis. Main Floor Plan (Lot A)
DP3 Scale 1:100



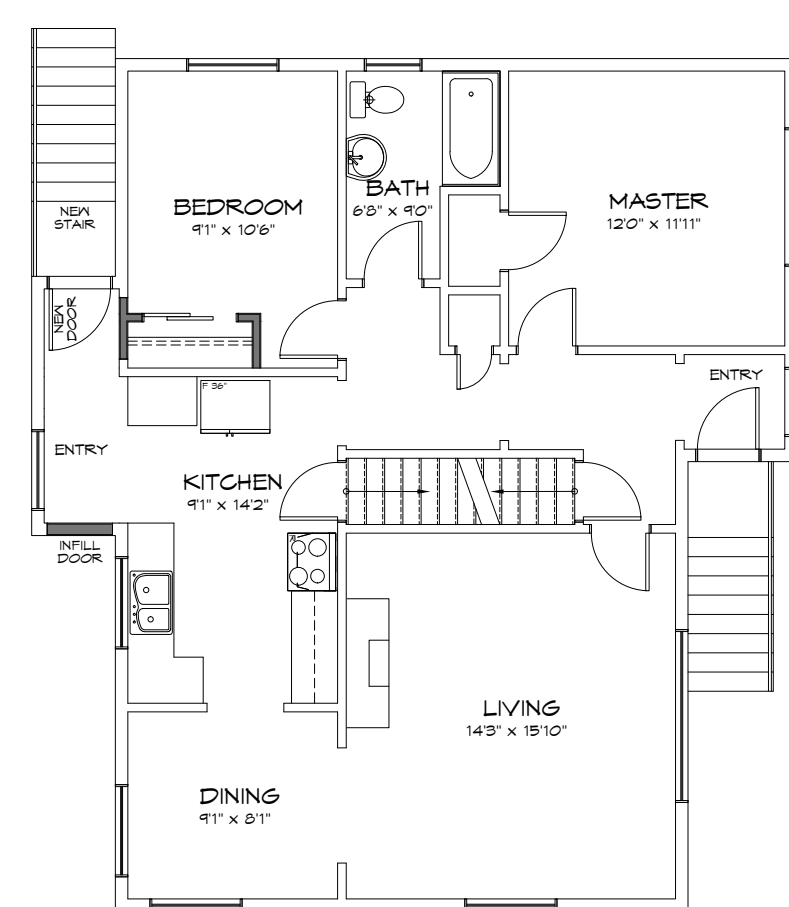
10 Exis. Upper Floor Plan (Lot A)
DP3 Scale 1:100



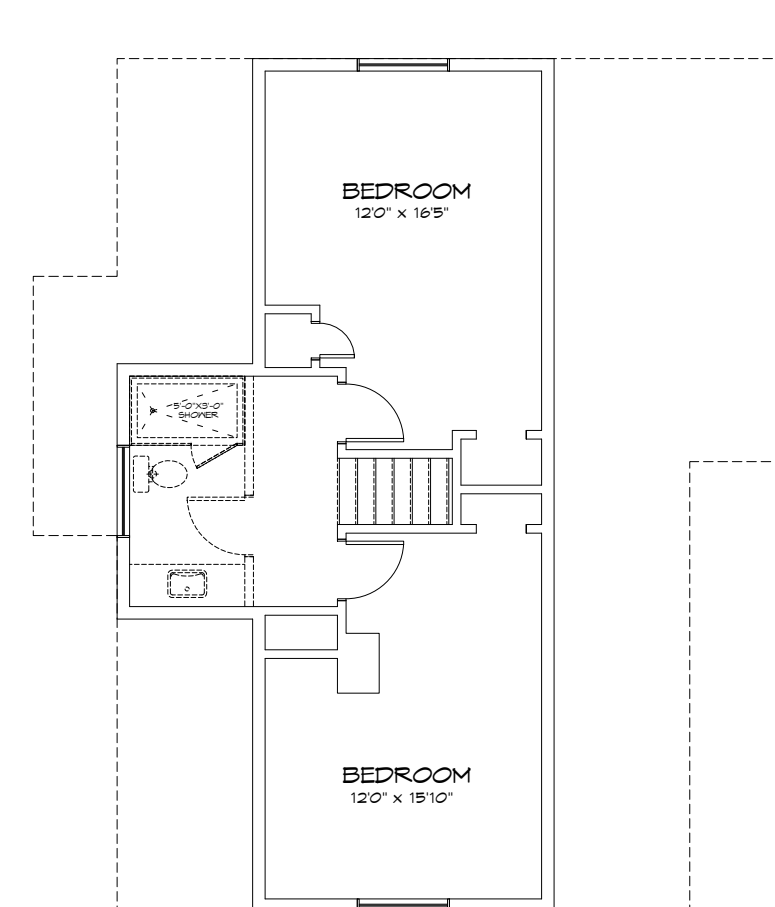
14 Proposed South Elevation (Lot A)
DP3 Scale 1:100



11 Prop. Basement Plan (Lot A)
DP3 Scale 1:100



12 Prop. Main Floor Plan (Lot A)
DP3 Scale 1:100



13 Prop. Upper Floor Plan (Lot A)
DP3 Scale 1:100

REV. NO.	DESCRIPTION	DATE
1	REVISE BASEMENT SUITE TO STANDARD BASEMENT DEVELOPMENT	AUG. 6/21

Revision:	Sheet:
R1	DP3
	Proj.No. -

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Subdivision &
Rezoning @ 1131
Wychbury

Title:
FLOOR PLANS &
ELEVATIONS

Revision:

Sheet:

R1

DP3

Proj.No. -



PREFINISHED METAL
COLOUR: WHITE

CEMENT BOARD PANEL - PAINTED
SUPPLIER: SHERWIN-WILLIAMS
COLOUR: WORLDY GRAY (SW1043)

WOOD SIDING - STAINED
SUPPLIER: CLOVERDALE PAINT
COLOUR: SITKA SPRUCE (ST021)

AWNING - METAL
COLOUR: SILVER

GARAGE DOOR - GLASS & METAL
COLOUR: SILVER

WINDOWS - VINYL
COLOUR: BLACK

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Nychbury

Title:
Colour Board

Revision:

Sheet:

R1 DP4
Proj.No. -