




- PREFINISHED METAL  
COLOUR: WHITE
- CEMENT BOARD PANEL - PAINTED  
SUPPLIER: SHERWIN-WILLIAMS  
COLOUR: WORLDY GRAY (SW7043)
- WOOD SIDING - STAINED  
SUPPLIER: CLOVERDALE PAINT  
COLOUR: SITKA SPRUCE (ST021)
- AWNING - METAL  
COLOUR: SILVER
- GARAGE DOOR - GLASS & METAL  
COLOUR: SILVER
- WINDOWS - VINYL  
COLOUR: BLACK

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:  
Colour Board

Revision:  
  
R1

Sheet:  
  
DP4  
Proj.No. -

1 Colour Board  
DP4 Scale NT5

**B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY**  
**TO ACCOMPANY PROPOSED SUBDIVISION APPLICATION OF:**  
**LOT 12, BLOCK 1, SECTION 11**  
**ESQUIMALT DISTRICT, PLAN**  
**5725**

**SCALE:**

0 1:250 10

All distances are in metres.  
The intended plot size of this plan is 432mm in width by  
by 280mm in height (B size) when plotted at a scale of 1:250

**Parcel Identification Number (PID)**  
005-910-951

**MUNICIPALITY**  
ESQUIMALT

**Total SITE AREA**  
846.1m<sup>2</sup>

**CIVIC ADDRESS**  
1131 WYCHBURY AVENUE  
VICTORIA, BC

**Current ZONING**  
RD-3

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reproduce, transmit or alter this document  
in whole or in part without the written  
consent of the signatory

This document was prepared for the exclusive  
use of our client, Alan Russell

\*This document is intended for use as a topographic plan.  
It is based on Land Title Office records, and does not  
represent a boundary survey. Critical lot dimensions  
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this  
survey unless such documents are provided and it can be shown in  
two dimensional view.

Explorer Land Surveying Inc., accepts no responsibility  
or liability for any damages that may be suffered  
by a third party as a result of any decisions  
made or actions taken based on this document.

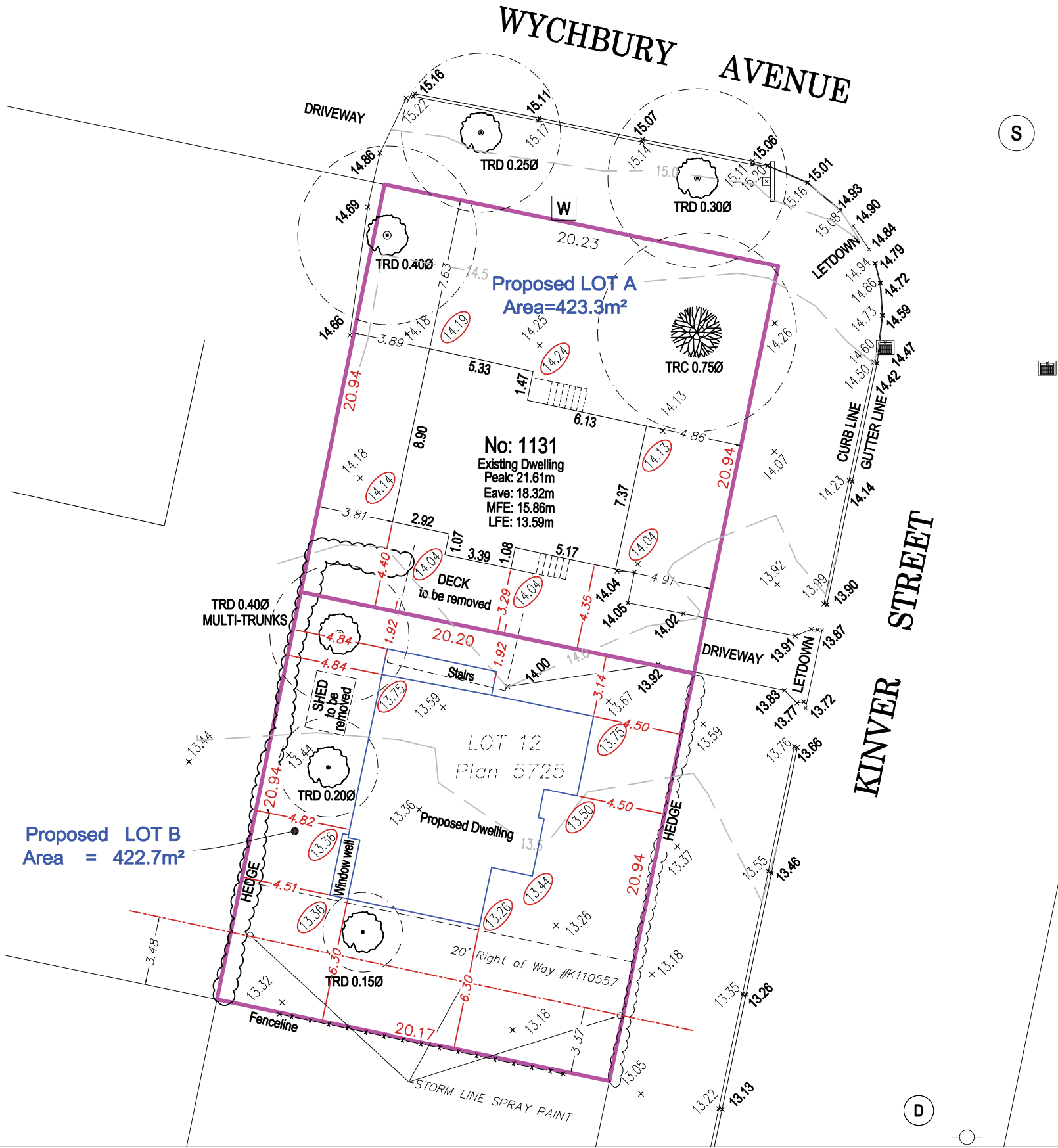
FILE : 11608

DWG/DATE: 11608-1131Wychbury/2021-2-28

Explorer

Land Surveying Inc

133 - 1335 Bear Mountain Pkwy,  
Victoria, B. C. V9B 6T9  
Tel: (250) 381-2257  
email: kenneth@explorersurvey.com



**LEGEND**

Elevations are geodetic based on Integrated survey  
monument 84H0150 in the Township of Esquimalt at  
elevation 15.154m.  
Contours are descriptive, and only accurate to +/- 0.5m interval  
Grade shots are taken at the point marked X

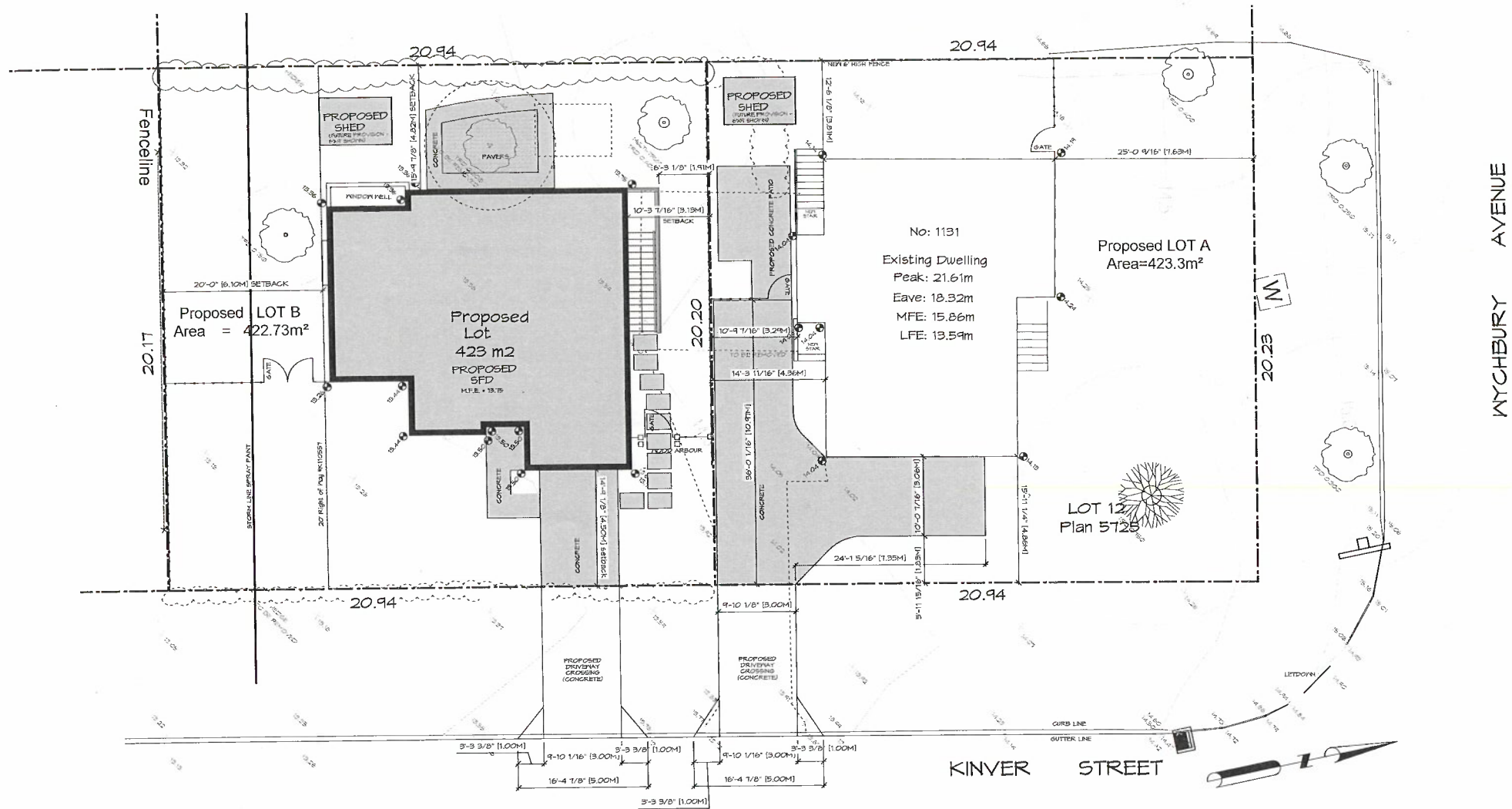
Note: Only trees with Trunk greater than 0.20m are identified.  
Consult Arborist to verify tree species

- (D) - denotes Monument Found
- TRD - denotes Deciduous Tree Type
- TRC - denotes Coniferous Tree Type
- W - denotes Water Meter
- denotes Catchbasin
- S - denotes Sanitary Manhole
- D - denotes Storm Manhole
- denotes Signs
- MFE - denotes Main Floor Elevation (Doorsill)
- LFE - denotes Lower Floor Elevation (Doorsill)
- LP - denotes Utility Pole with Lamp
- denotes Anchor
- FH - denotes Fire Hydrant
- WV - denotes Water Valve
- denotes Utility Pole
- (XX.XX) - denotes corner grades of structure

**CERTIFIED CORRECT**  
Lot dimensions are correct  
according to Land Title Office  
records.

Kenneth KC Ng, BCLS  
Field Survey - 21 Aug, 2018  
Dated this 28th of Feb, 2021

This document is not valid unless originally signed  
and sealed or digitally signed with Juricert digital signature.  
Info: <https://www.juricert.com>



1 Site Plan  
Scale 1:100

SITE DATA - PROPOSED LOT B @1131 MYCHBURY 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 <sup>2</sup> (4550.18 FT <sup>2</sup> )	
LOT WIDTH	20.94 M (68.70')	
LOT DEPTH (AVG.)	20.18 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		
UPPER FLOOR	79.48 M <sup>2</sup> (855.56 FT <sup>2</sup> )	
MAIN FLOOR	65.23 M <sup>2</sup> (702.16 FT <sup>2</sup> )	
ATTACHED GARAGE	27.21 M <sup>2</sup> (293.53 FT <sup>2</sup> )	
GARAGE ALLOWANCE	-27.21 M <sup>2</sup> (-293.53 FT <sup>2</sup> )	
BASEMENT	65.71 M <sup>2</sup> (707.90 FT <sup>2</sup> )	
TOTAL FLOOR AREAS		
MAIN AND UPPER FLOORS	144.72 M <sup>2</sup> (1557.72 FT <sup>2</sup> )	
ALL FLOORS COMBINED	210.48 M <sup>2</sup> (2265.62 FT <sup>2</sup> )	
FUTURE SHED FLOOR AREA	9.29 M <sup>2</sup> (100.00 FT <sup>2</sup> )	
FLOOR AREA RATIO	0.342	
SITE COVERAGE	27.29%	
PARKING	1	INC. FUTURE SHED PROVISION

SITE DATA - PROPOSED LOT A @1131 MYCHBURY 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	423.31 M <sup>2</sup> (4557.11 FT <sup>2</sup> )	
LOT WIDTH	20.21 M (66.31')	
LOT DEPTH (AVG.)	20.94 M (68.70')	
BUILDING WIDTH	11.45 M (37.66')	
SETBACKS		
FRONT	7.63 M (25.03')	
REAR	3.29 M (10.79 FT)	
SIDE (WEST)	3.81 M (12.50')	
SIDE (EAST)	4.86 M (15.94')	
SIDE COMBINED	8.67 M (28.44')	
AVERAGE GRADE	14.13 M (46.36')	
BUILDING HEIGHT	7.43 M (24.54')	
FLOOR AREA		
UPPER FLOOR	44.08 M <sup>2</sup> (474.42 FT <sup>2</sup> )	
MAIN FLOOR	86.00 M <sup>2</sup> (923.69 FT <sup>2</sup> )	
BASEMENT	89.46 M <sup>2</sup> (962.95 FT <sup>2</sup> )	
TOTAL FLOOR AREAS		
MAIN AND UPPER FLOORS	130.07 M <sup>2</sup> (1400.11 FT <sup>2</sup> )	
ALL FLOORS COMBINED	219.54 M <sup>2</sup> (2363.06 FT <sup>2</sup> )	
FLOOR AREA RATIO	0.519	
SITE COVERAGE	25.82%	
PARKING	2	INC. FUTURE SHED PROVISION

#### DRAWING LIST

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

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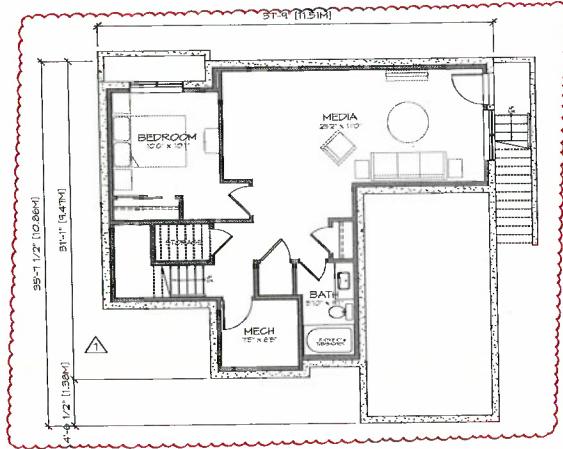
Project:  
Subdivision &  
Rezoning @ 1131  
Mychbury

Title:  
SITE PLAN

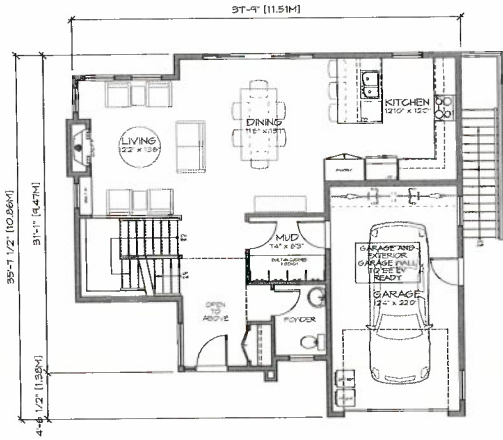
Revision: Sheet:

R1 DP1  
Proj.No. -

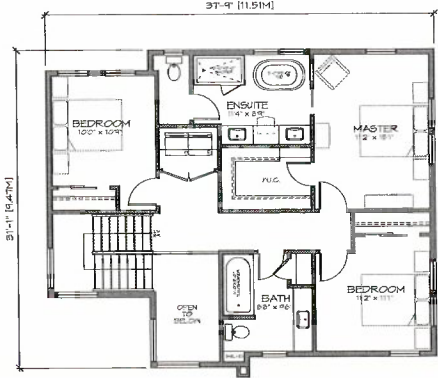




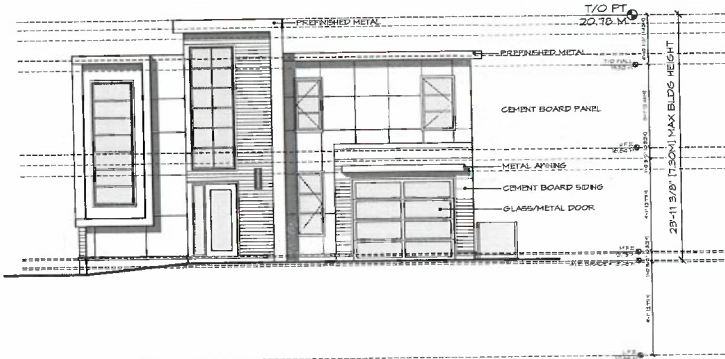
1 Basement Plan (Lot B)  
DP3 Scale 1:100



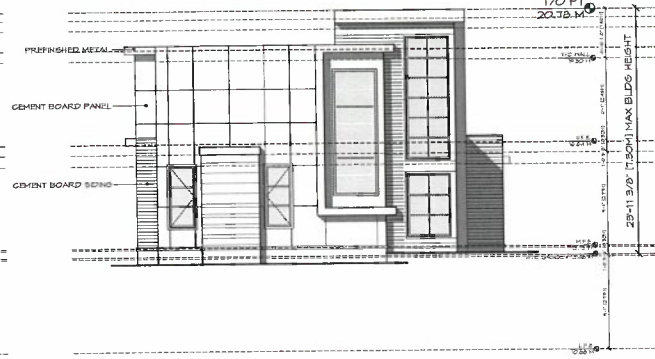
2 Main Floor Plan (Lot B)  
DP3 Scale 1:100



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



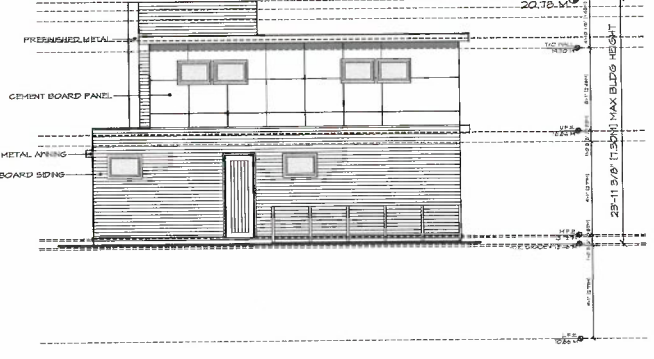
4 Front Elevation (Lot B)  
DP3 Scale 1:100



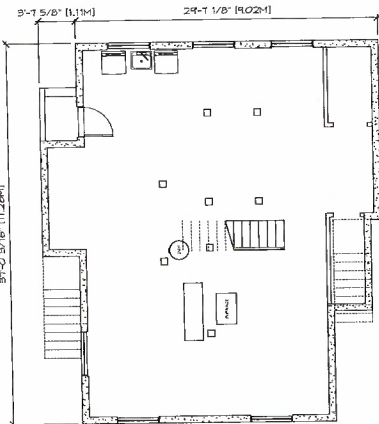
5 South Elevation (Lot B)  
DP3 Scale 1:100



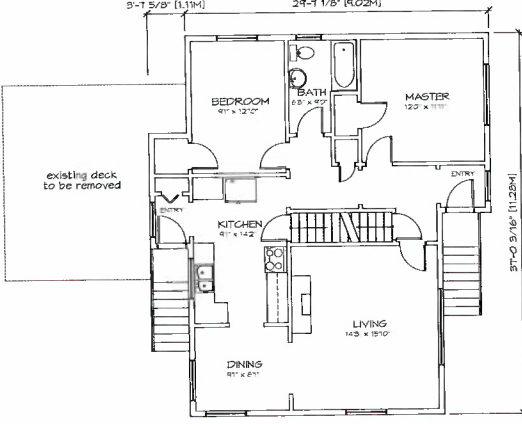
6 Rear Elevation (Lot B)  
DP3 Scale 1:100



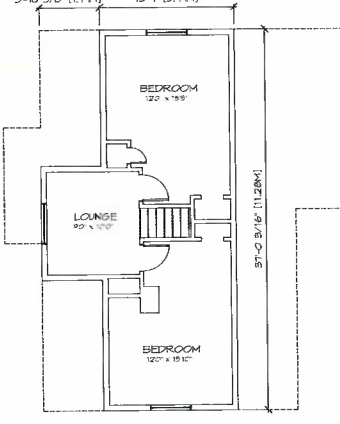
7 North Elevation (Lot B)  
DP3 Scale 1:100



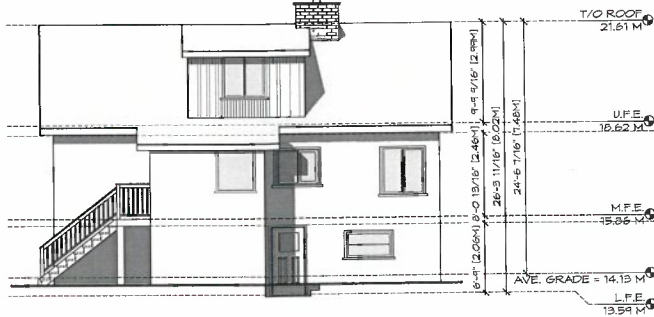
8 Exis. Basement Plan (Lot A)  
DP3 Scale 1:100



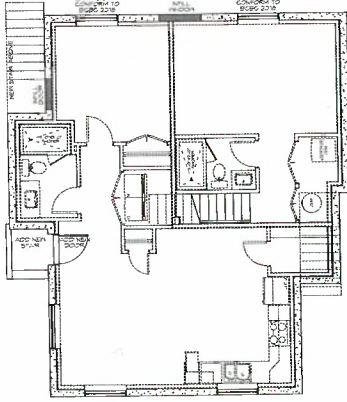
9 Exis. Main Floor Plan (Lot A)  
DP3 Scale 1:100



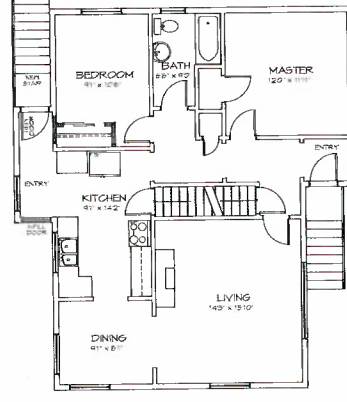
10 Exis. Upper Floor Plan (Lot A)  
DP3 Scale 1:100



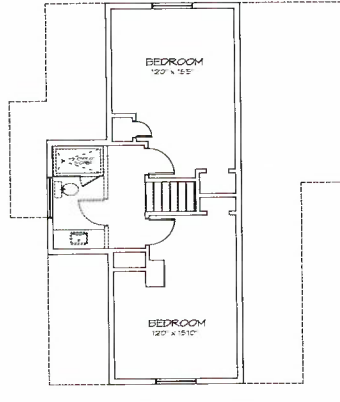
14 Proposed South Elevation (Lot A)  
DP3 Scale 1:100



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

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Date: JULY 16, 2020

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Project:  
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Nychbury

REV. NO.	DESCRIPTION	DATE	Title:
1	REVISE BASEMENT SUITE TO STANDARD BASEMENT DEVELOPMENT	AUG. 6/21	FLOOR PLANS & ELEVATIONS
Revision: Sheet:			DP3
R1			Proj.No. -