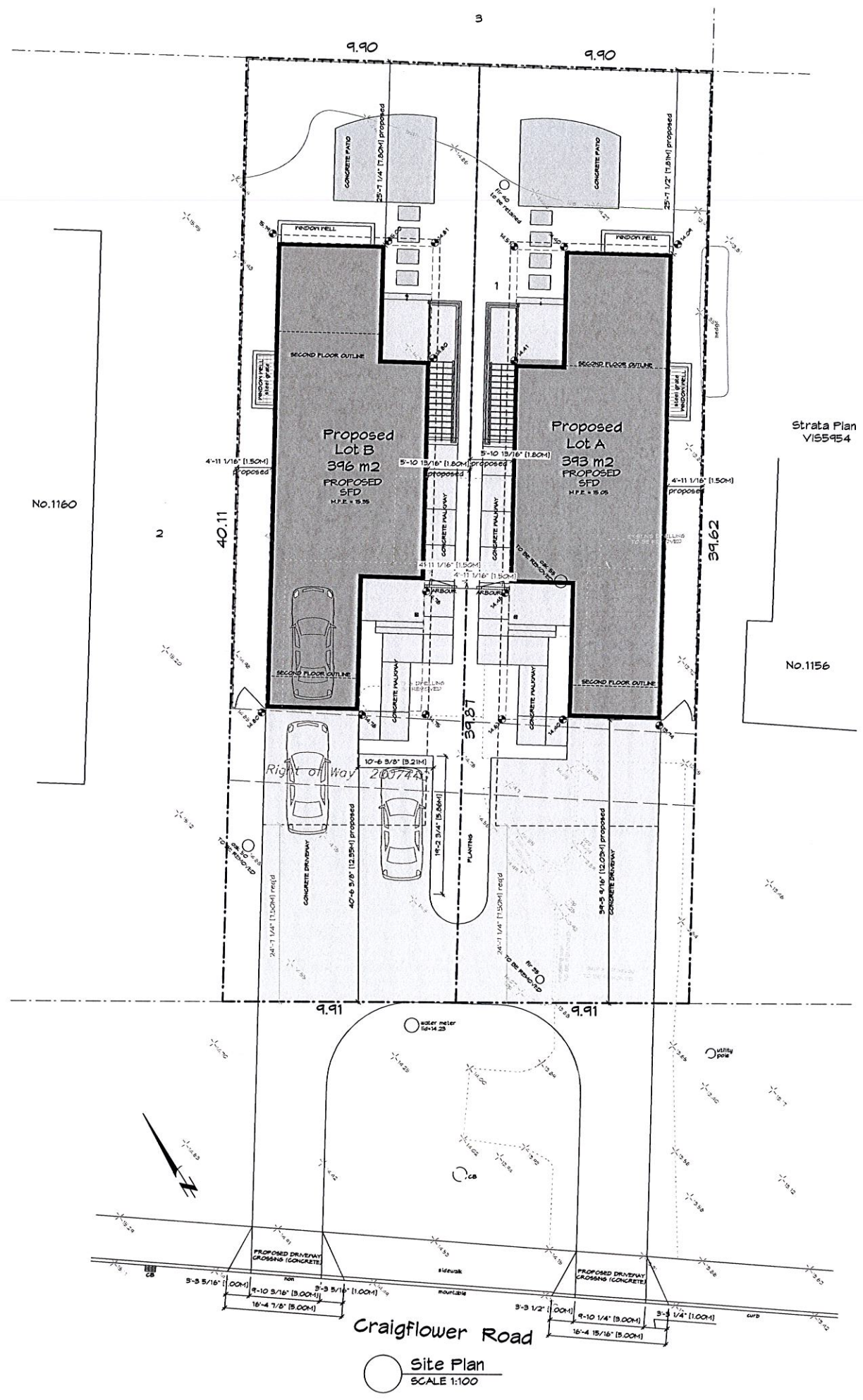




SITE DATA - PROPOSED LOT B #1156 CRAIGFLOWER ROAD		
LEGAL DESCRIPTION - LOT 1, SECTION 2, ESQUIMALT DISTRICT, PLAN 5766		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	396.04 m ²	(4262.42 FT ²)
LOT WIDTH	4.95 M	(16.24 FT)
LOT DEPTH (AVG.)	34.96 M	(114.70 FT)
BUILDING WIDTH	8.60 M	(28.22 FT)
SETBACKS		
FRONT	12.95 M	(42.50 FT)
REAR	7.81 M	(25.62 FT)
SIDE (WEST)	1.80 M	(5.91 FT)
SIDE (EAST)	1.80 M	(5.91 FT)
SIDE COMBINED	3.60 M	(11.83 FT)
AVERAGE GRADE	14.04 M	(46.06 FT)
BUILDING HEIGHT	7.24 M	(23.75 FT)
FLOOR AREA		
UPPER FLOOR	76.51 m ²	(829.60 FT ²)
HALL FLOOR	78.02 m ²	(840.02 FT ²)
ATTACHED GARAGE	24.41 m ²	(262.42 FT ²)
GARAGE ALLOWANCE	-24.41 m ²	(-262.42 FT ²)
BASEMENT	81.42 m ²	(875.71 FT ²)
TOTAL FLOOR AREAS	148.54 m ²	(1604.82 FT ²)
HALL AND UPPER FLOORS	154.53 m ²	(1668.64 FT ²)
ALL FLOORS COMBINED	216.96 m ²	(2335.33 FT ²)
FLOOR AREA RATIO	0.55	
SITE COVERAGE	24.51%	
PARKING	2	UP TO 45m ²

SITE DATA - PROPOSED LOT A #1156 CRAIGFLOWER ROAD		
LEGAL DESCRIPTION - LOT 1, SECTION 2, ESQUIMALT DISTRICT, PLAN 5766		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	393.51 m ²	(4236.35 FT ²)
LOT WIDTH	4.95 M	(16.24 FT)
LOT DEPTH (AVG.)	34.75 M	(114.01 FT)
BUILDING WIDTH	8.60 M	(28.22 FT)
SETBACKS		
FRONT	12.09 M	(39.67 FT)
REAR	7.80 M	(25.61 FT)
SIDE (WEST)	1.80 M	(5.91 FT)
SIDE (EAST)	1.80 M	(5.91 FT)
SIDE COMBINED	3.60 M	(11.83 FT)
AVERAGE GRADE	14.25 M	(46.75 FT)
BUILDING HEIGHT	7.23 M	(23.72 FT)
FLOOR AREA		
UPPER FLOOR	76.51 m ²	(829.60 FT ²)
HALL FLOOR	78.02 m ²	(840.02 FT ²)
ATTACHED GARAGE	24.41 m ²	(262.42 FT ²)
GARAGE ALLOWANCE	-24.41 m ²	(-262.42 FT ²)
BASEMENT	81.42 m ²	(875.71 FT ²)
TOTAL FLOOR AREAS	148.54 m ²	(1604.82 FT ²)
HALL AND UPPER FLOORS	154.53 m ²	(1668.64 FT ²)
ALL FLOORS COMBINED	216.96 m ²	(2335.33 FT ²)
FLOOR AREA RATIO	0.55	
SITE COVERAGE	24.41%	
PARKING	2	UP TO 45m ²

- DRAWING LIST**
- DP 1 SITE PLAN & GENERAL NOTES
 - DP 2 FLOOR PLANS AND ELEVATIONS - LOT A
 - DP 3 FLOOR PLANS AND ELEVATIONS - LOT B
 - DP 4 LANDSCAPE PLAN AND STREETScape

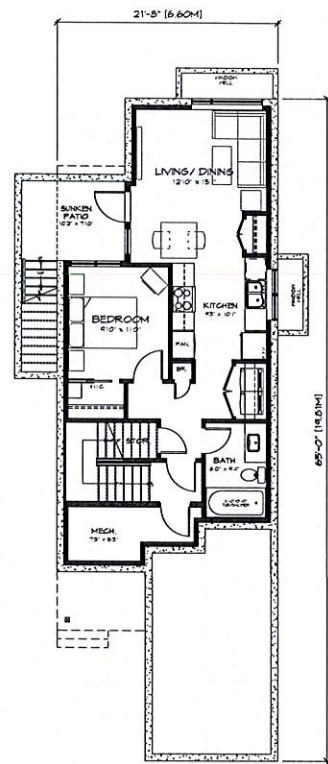
Issued for Rezoning
REVISION April 4,
2019

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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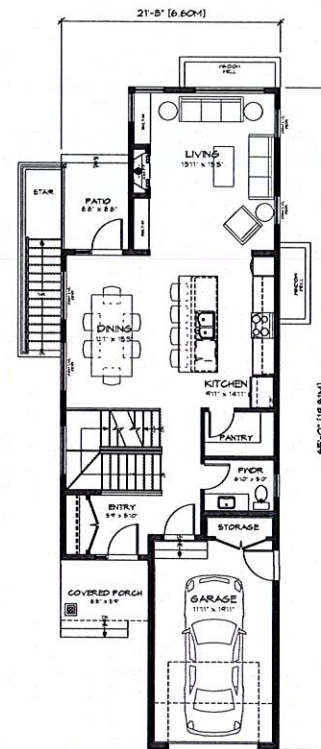
Drawn By: L. HORVAT
Date: DEC. 5, 2017
Scale: AS NOTED
Project:
REZONING/2 LOT
SUBDIVISION @ 1156
CRAIGFLOWER ROAD

Title:
SITE PLAN AND
SITE DATA

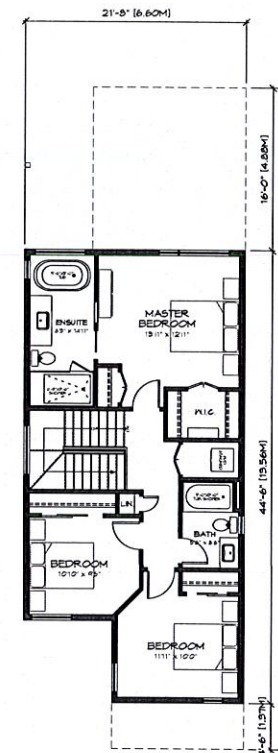
Revision:	Sheet:
	DP1
	Proj.No. -



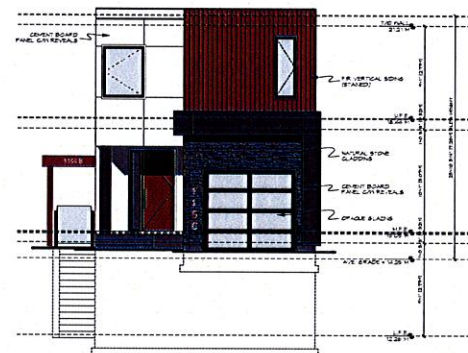
Lower Floor Plan - Lot A
SCALE 1:100



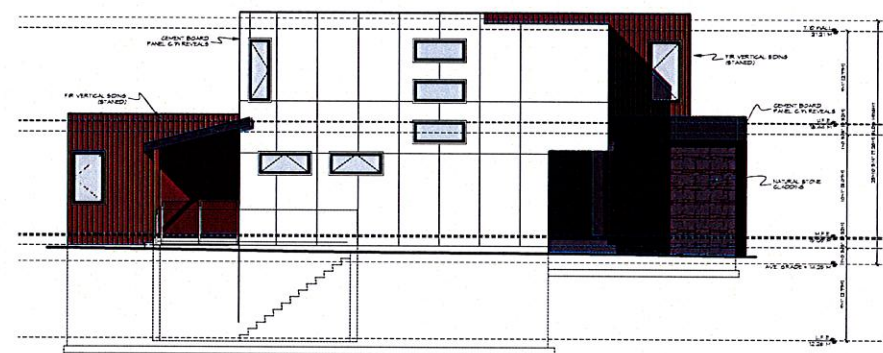
Main Floor Plan - Lot A
SCALE 1:100



Upper Floor Plan - Lot A
SCALE 1:100

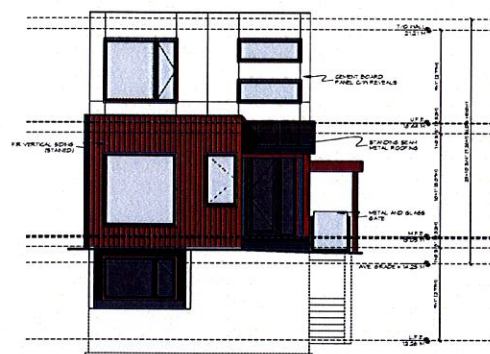


Front Elevation - Lot A
SCALE 1:100

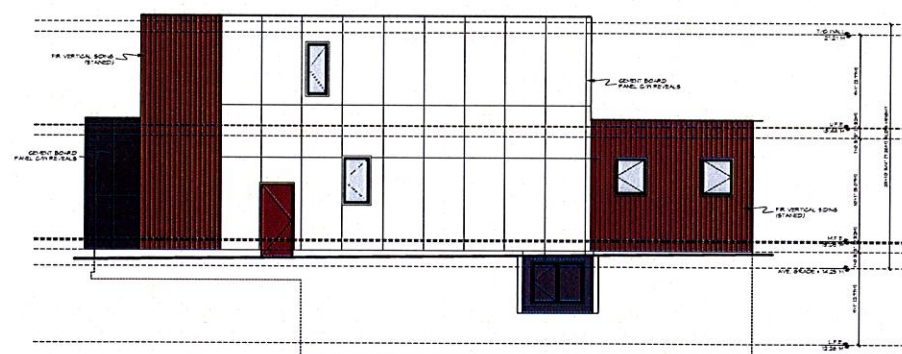


Side Elevation North - Lot A
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (north)	
DISTANCE TO PROPERTY LINE	1.80 M (5.90')
EXPOSED BUILDING FACE AREA	72.12 M ² (776.38 SF)
GLAZING AREA	4.19 M ² (45.12 SF)
PERCENTAGE	5.81% (ALLOWED 7.60%)



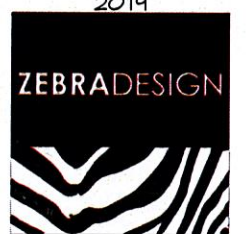
Rear Elevation - Lot A
SCALE 1:100



Side Elevation South - Lot A
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (south)	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	117.78 M ² (1267.85 SF)
GLAZING AREA	2.94 M ² (31.69 SF)
PERCENTAGE	2.49% (ALLOWED 7.00%)

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Drawn By: L. HORVAT

Date: DEC. 5, 2017

Scale: AS NOTED

Project:

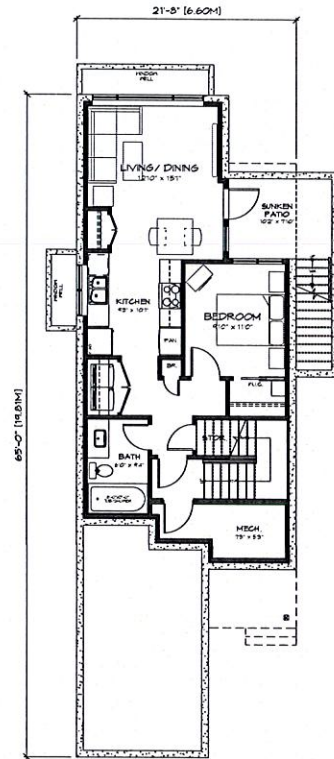
REZONING/2 LOT
SUBDIVISION @ 1158
CRAIGFLOWER ROAD

Title:
FLOOR PLANS &
ELEVATIONS -
LOT A

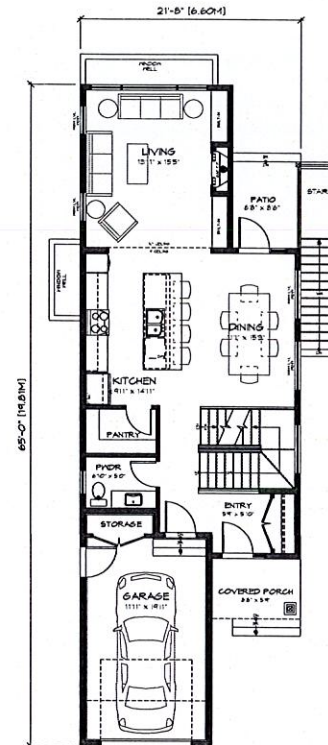
Revision: Sheet:

DP2

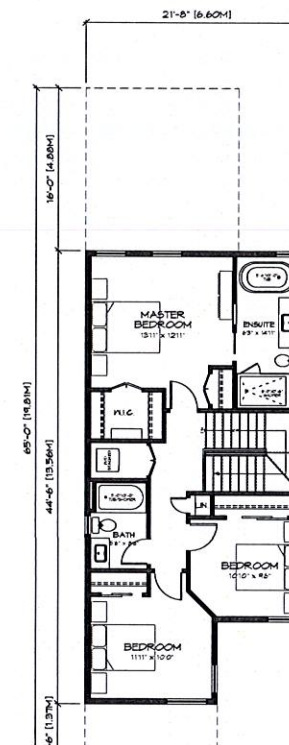
Proj.No. -



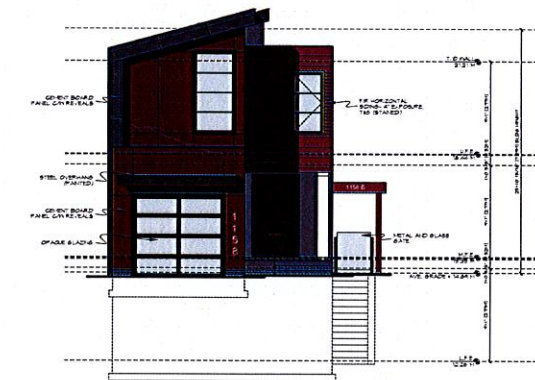
Lower Floor Plan - Lot B
SCALE 1:100



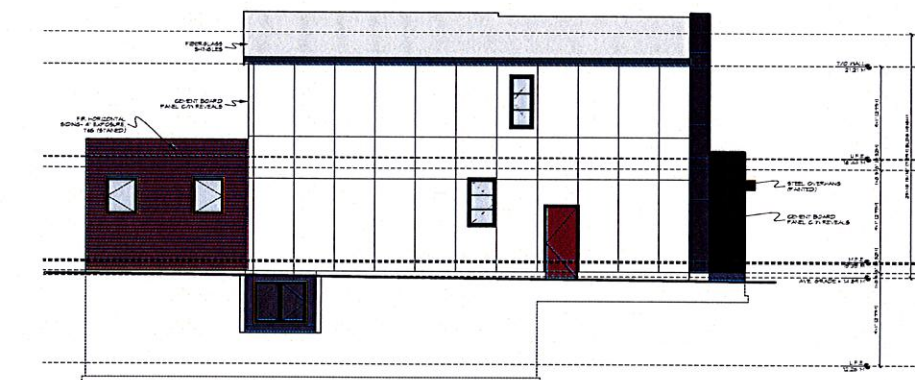
Main Floor Plan - Lot B
SCALE 1:100



Upper Floor Plan - Lot B
SCALE 1:100

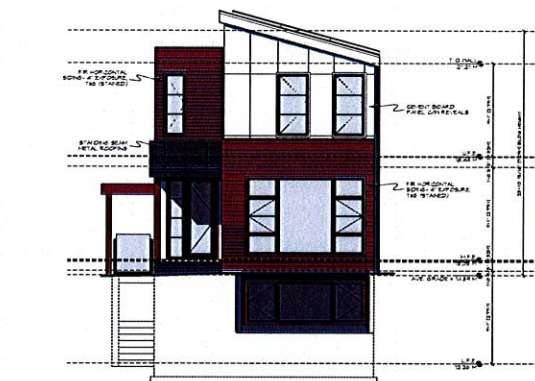


Front Elevation - Lot B
SCALE 1:100

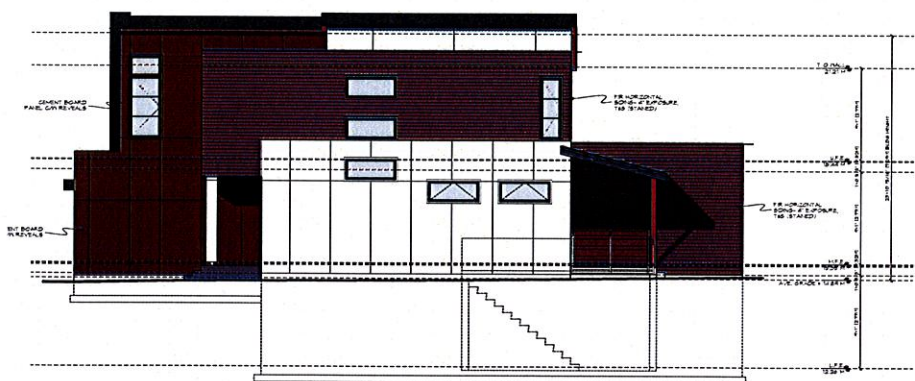


Side Elevation North - Lot B
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (north)	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	111.72 M ² (1202.60 SF)
GLAZING AREA	2.94 M ² (31.63 SF)
PERCENTAGE	2.63% (ALLOWED 7.00%)



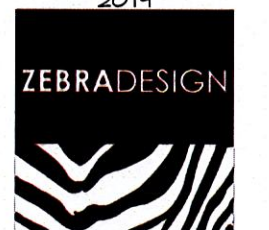
Rear Elevation - Lot B
SCALE 1:100



Side Elevation South - Lot B
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (south)	
DISTANCE TO PROPERTY LINE	1.80 M (5.90')
EXPOSED BUILDING FACE AREA	68.59 M ² (738.38 SF)
GLAZING AREA	4.19 M ² (45.12 SF)
PERCENTAGE	6.10% (ALLOWED 9.20%)

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Fax: (250) 360-2115

Drawn By: L. HORVAT

Date: DEC. 5, 2017

Scale: AS NOTED

Project:

REZONING/2 LOT
SUBDIVISION @ 1158
CRAIGFLOWER ROAD

Title:
FLOOR PLANS &
ELEVATIONS -
LOT B

Revision: Sheet:

DP3

Proj.No. -



Image @ Civic #1160

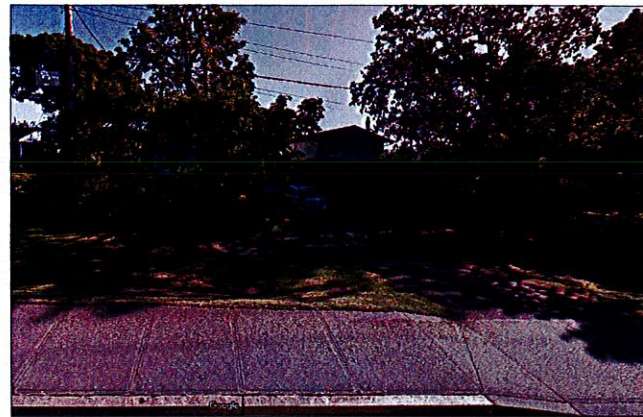
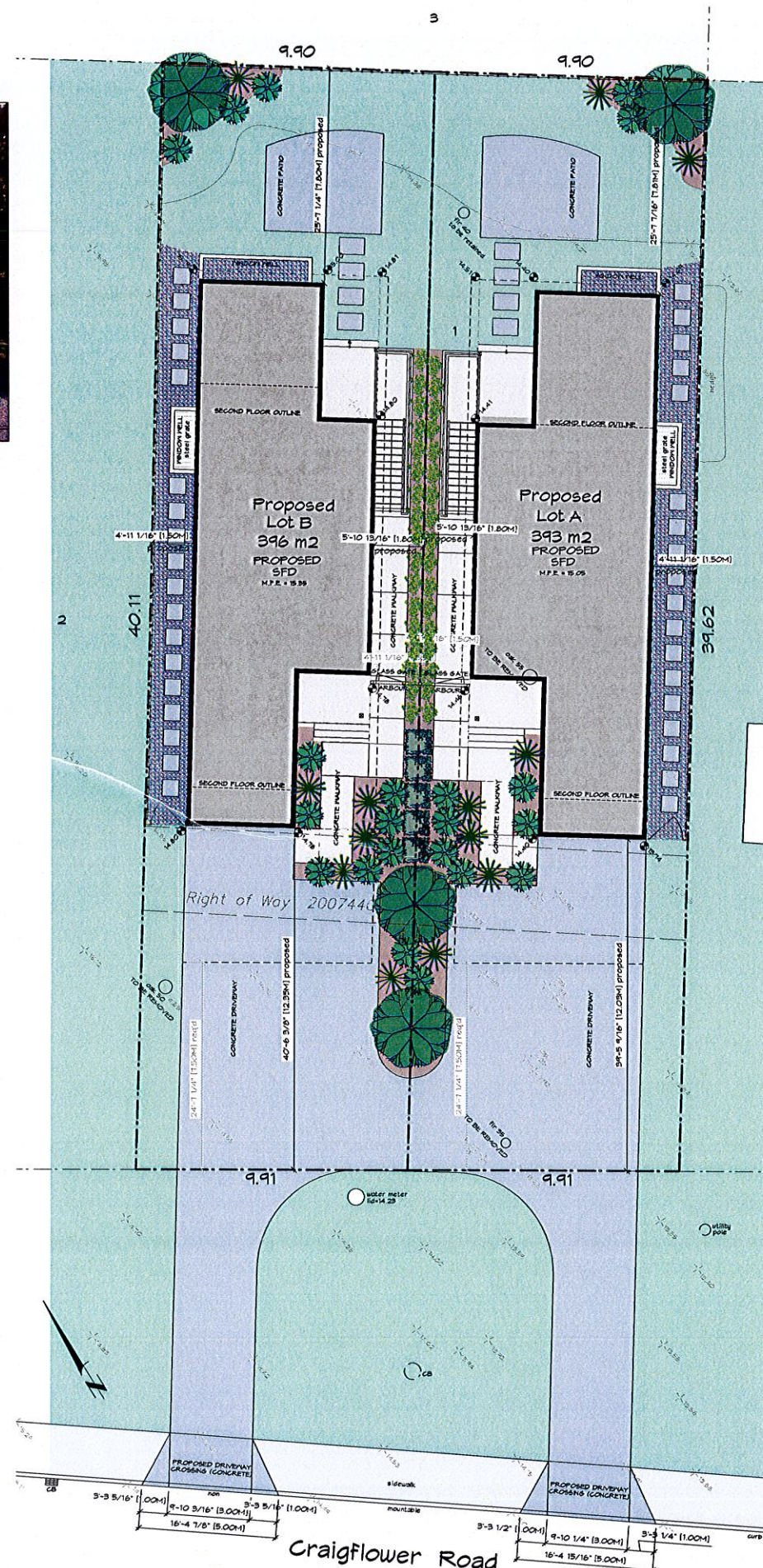


Image @ Civic #1156



Craigflower Road

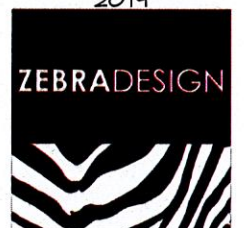
Streetscape
SCALE 1:100



Landscape Plan
SCALE 1:100

LANDSCAPE PLAN LEGEND		
TREES AND SHRUBS		
	EXISTING TREE	
	NEW TREE	
	NEW SHRUB	
	GROUND COVER PLANTS	
GROUND COVER		
	MULCH	
	LAWN	
	GRAVEL	
HARD LANDSCAPING		
	PERMEABLE PAVERS	
	BROOK FINISHED CONCRETE	
	CONCRETE PAVERS	
	EXISTING SIDEWALK PAVING	
FENCE		
	FENCE (STANDARD) 6' HIGH	
EGRESS		
	PRIMARY EGRESS	
	SECONDARY EGRESS	
NOTES		
1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.		
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WORKS AND AVOID CONFLICT WITH EXCAVATIONS.		
3. ALL LANDSCAPING SHALL BE PERFORMED TO BC S.L.A. BCLNA STANDARDS.		
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.		
5. FENCE TO BE MAX HEIGHT OF 1.20M (4'-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
	CORNUS VERNUS	FLORERING DOGWOOD
	CAMELIA JAPONICA SPECIOSA	EVERGREEN CAMELIA
	HS MAJESTY CULTIVAR	CORK TREE
SHRUBS	BOTANICAL NAME	COMMON NAME
	AMELUS VIRENS	STRANDBERRY TREE
	BORBERGIA TANGORILLI	BANSEY
	BUNUS MICROPHYLLA	DWARF BOYWOOD
	CAMELIA JAPONICA	RED CAMELIA
	CESTUS LADANIFER	CARIBBEAN ROCK ROSE
	GEANTHUS ELONGATUS	PROSTRATE MOUNTAIN LILAC
	ERICA CARNEA	PINK HEATHER
	ERICA X DANIELISSA	PINK HEATHER
	ERICALONIA	DWARF ESCALONIA
	HEBE	PATTY'S PURPLE
	LAVENDULA ANGUSTIFOLIA	HECOTE LAVENDER
	ROSE SANQUINARIA	PINK FLOWERING GARDEN
	RHOODODENDRON	PINK FLOWERING GARDEN
	SPREA FRAXIFOLIA	EVERGREEN VIBURNUM
GROUND COVER	BOTANICAL NAME	COMMON NAME
	PARTHENOCISSUS QUINQUEFOLIA	VERGIN CREEPER
	THYMUS PINK RUFFLE	CREEPING THYME

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Drawn By: L. HORVAT

Date: DEC. 5, 2017

Scale: AS NOTED

Project:
REZONING/2 LOT
SUBDIVISION @ 1158
CRAIGFLOWER ROAD

Title:
LANDSCAPE PLAN
AND
STREETSCAPE

Revision: Sheet:

DP4

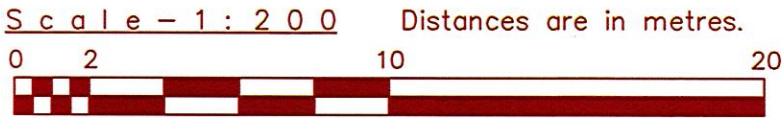
Proj.No. -

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1158 Craigflower Road

Legal Lot 1, Section 2, Esquimalt District, Plan 5766

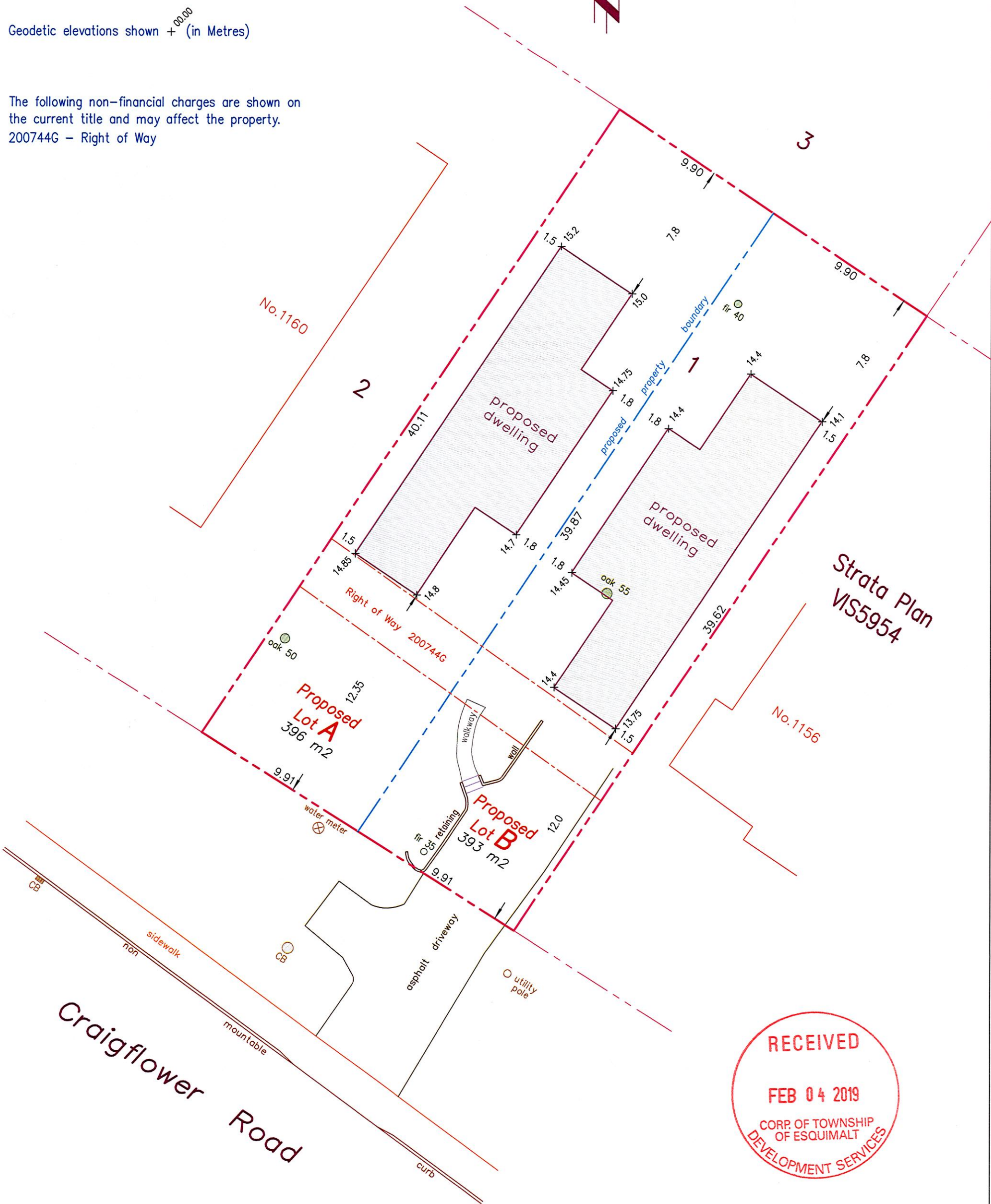
Parcel Identifier: 000-284-025 in the Township of Esquimalt



The intended print size is 11" by 17".

Geodetic elevations shown +^{00.00} (in Metres)

The following non-financial charges are shown on the current title and may affect the property.
200744G - Right of Way



File : 12,737 - 35
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Certified correct
this 1st day of February, 2019
James Worton
JXBJ19
James Worton, B.C.L.S.

Digitally signed by James Worton JXBJ19
DN: c=CA, cn=James Worton JXBJ19,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=JXBJ19
Date: 2019.02.01 15:57:37 -08'00'