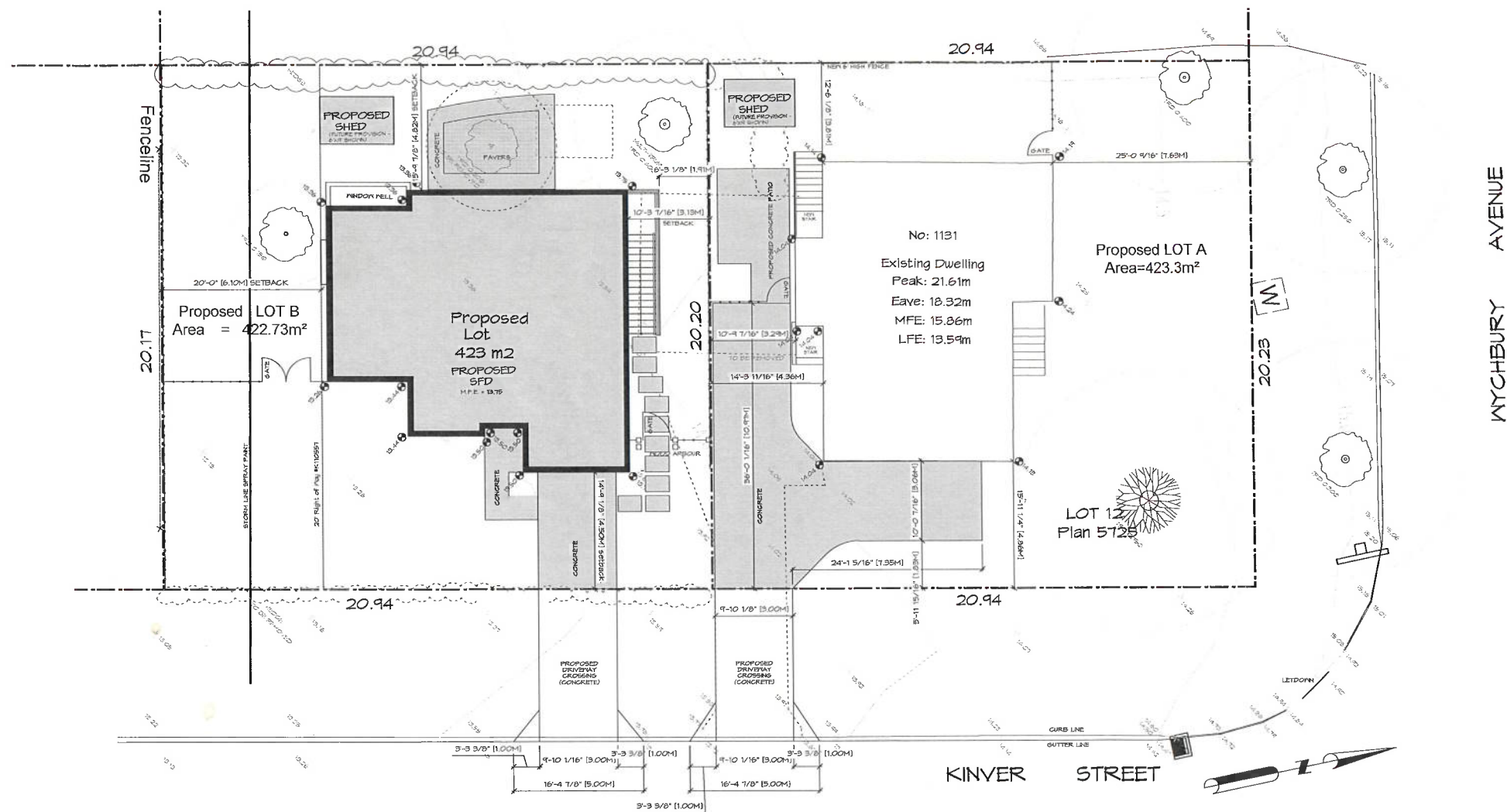




1 Site Plan
DP1 Scale 1:100

SITE DATA - PROPOSED LOT B @1131 WYCHBURY AVE		
LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5725		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	422.73 M ² (4550.18 FT ²)	
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 ² (855.56 FT ²)	
MAIN FLOOR	65.23 M ² (702.16 FT ²)	
ATTACHED GARAGE	27.27 M ² (293.58 FT ²)	
GARAGE ALLOWANCE	-27.27 M ² (-293.58 FT ²)	UP TO 45M 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	210.48 M ² (2265.82 FT ²)	
FUTURE SHED FLOOR AREA	9.29 M ² (100.00 FT ²)	
FLOOR AREA RATIO	0.342	
SITE COVERAGE	27.24%	INC. FUTURE SHED PROVISION
PARKING	1	

SITE DATA - PROPOSED LOT A @1131 WYCHBURY AVE		
LEGAL DESCRIPTION - LOT 12, BLOCK 1, SECTION 11, ESQUIMALT DISTRICT, PLAN 5725		
CURRENT ZONING - RD-3		
PROPOSED ZONING - CCD		
PROPOSED SFD	PROPOSED	COMMENTS
LOT AREA	423.37 M ² (4557.11 FT ²)	
LOT WIDTH	20.21 M (66.31')	
LOT DEPTH (AVG.)	20.94 M (68.70')	
BUILDING WIDTH	11.48 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	7.48 M (24.54')	
FLOOR AREA		
UPPER FLOOR	44.08 M ² (474.42 FT ²)	
MAIN FLOOR	86.00 M ² (925.69 FT ²)	
BASEMENT	89.46 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	25.82%	INC. FUTURE SHED PROVISION
PARKING	2	

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



REISSUED FOR
REZONING & DP
2021-02-25



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

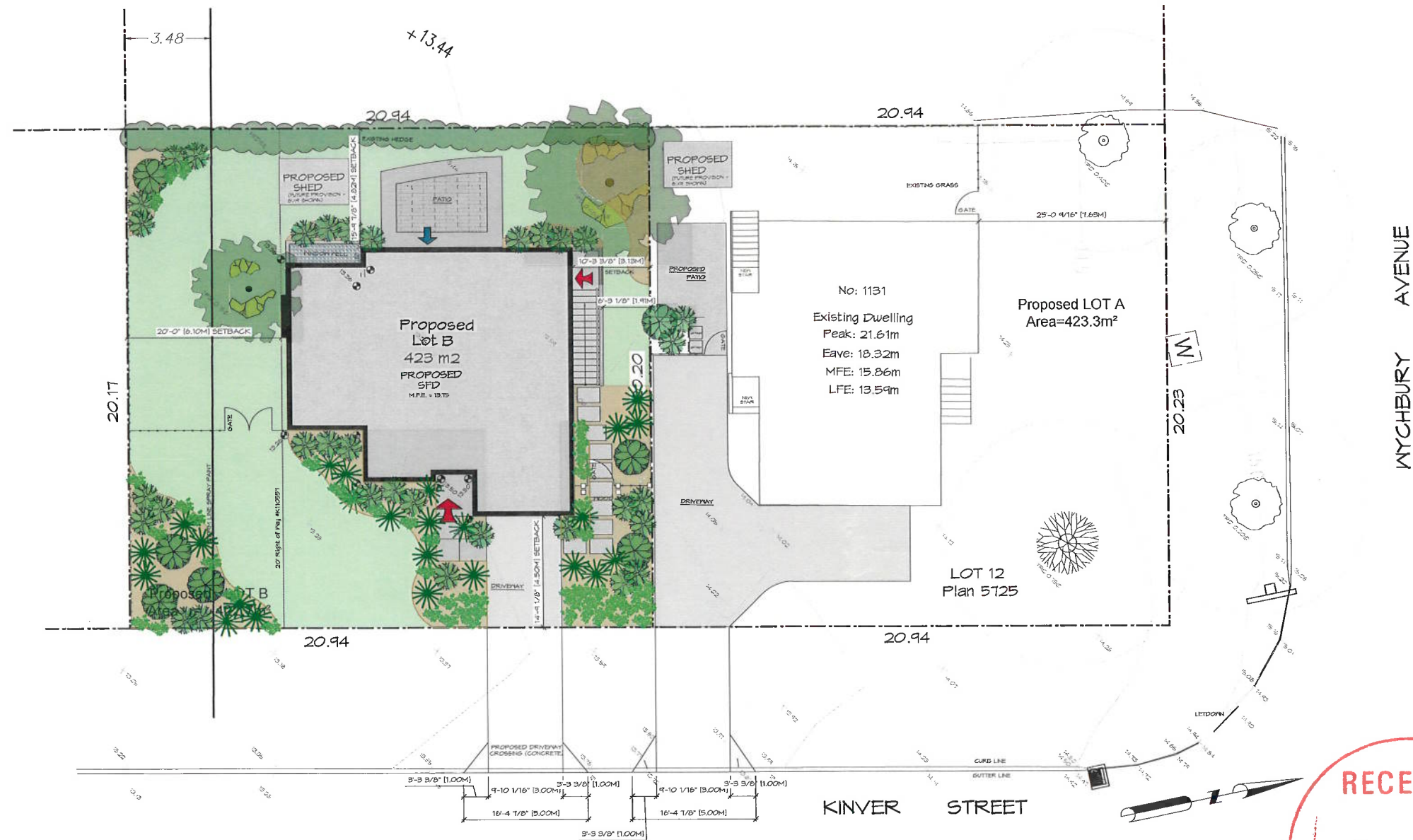
Project:
Subdivision &
Rezoning @ 1131
Wychbury

Title:
SITE PLAN

Revision: Sheet:

DP1

Proj.No. -



LANDSCAPE PLAN LEGEND



EXISTING TREE



NEW TREE



NEW SHRUBS



GROUNDCOVER PLANTS

GROUND COVER



MULCH



LAWN



GRAVEL

HARD LANDSCAPING



PERMEABLE PAVERS



BROOK FINISHED CONCRETE



CONCRETE PAVERS



EXISTING SIDEWALK PAVING

FENCE

FOOD (STAINED) 6' HIGH



PRIMARY EGRESS



SECONDARY EGRESS

NOTES

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND MANS AND AVOID CONTACT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO ECLSA, ECLNA STANDARDS
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
- FOOD FENCE TO BE MAX HEIGHT OF:
1.50M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING
1.50M (4'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

SUGGESTED PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CORRUS VENUS	FLOWERING DOGWOOD	2.5M HT. EIB
	CAMELLIA JAPONICA SPECIMEN	EVERGREEN CAMELLIA	3.0M HT. EIB
	IRS MAJESTY GELTIVAR	COKE TREE	3.0M HT. EIB
	QUERCUS GRABRYANA	BARRY OAK	3.0M HT. EIB

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	AREBUTUS UNEDO COMPACTA	STRANBERRY THRIE	#5
	BERBERIS THACRODILLI ATROPURPUREA	BANBERRY	#2
	EUAS MICROPHYLLA	DIARY BORNWOOD	#2
	CAMELLIA JAPONICA	DIARY CAMELLIA	#5
	COLOS LADANIER	GERMON ROCK ROSE	#3
	CANOTHUS GLORIOSUS INCRASSAE	PROSTRATE MOUNTAIN LLAG	#1
	BRICA GARCIA SPINANSWOOD	WHITE HEATHER	#1
	BRICA DARLINES PURZE	PINK HEATHER	#1
	ESCALLONIA NEWPORT DIARY	DIARY ESCALLONIA	#2
	IRIS "PATTS" PURPLE	IRIS	#2
	LAVENDULA ANGSTOLFA HECOTE	HISCOTE LAVENDER	#2
	REBS SANGONAPARKS EDWARD	PINK FLOWERING GARANT	#2
	RACEDORON	PINK PHOSODORON	#2
	SPREA PRINCELOA	CRUAL PINKTH SPREA	#2
	VERBANA DIARY	VERBANA VERBANA	#3

GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARTHOCOSGUS GINQUEPOLA	VERGEE GREETER	#1
	THYAS PINK RIFLE	GREENING TYPE	#1

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ZEBRADESIGN

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Drawn By: L.HORVAT

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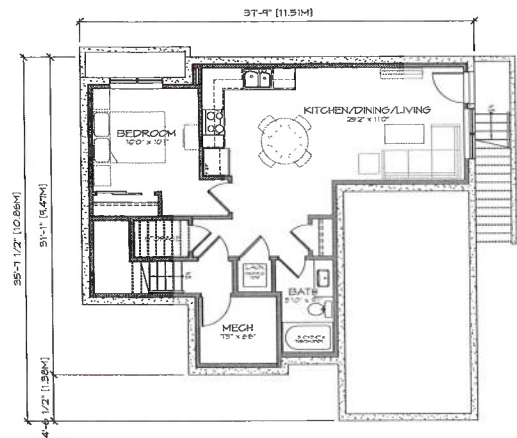
Project:
Subdivision &
Rezoning @ 1131
Wychbury

Title:
LANDSCAPE PLAN
AND
STREETSCAPE

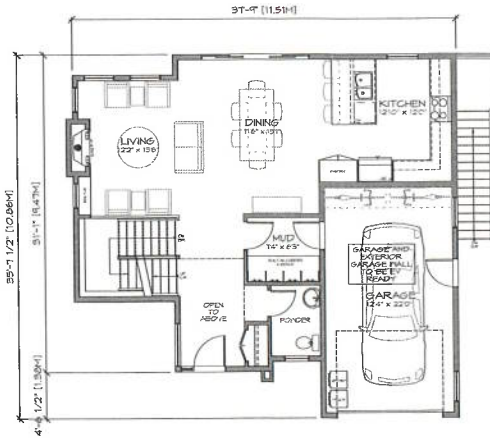
Revision:	Sheet:
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DP2

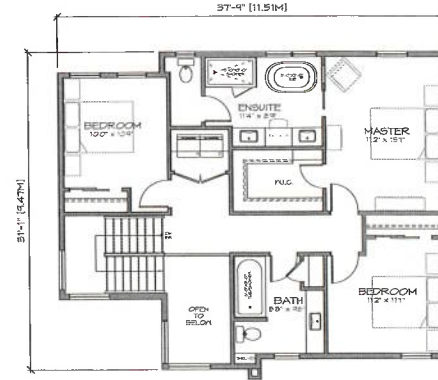
Proj.No. -



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



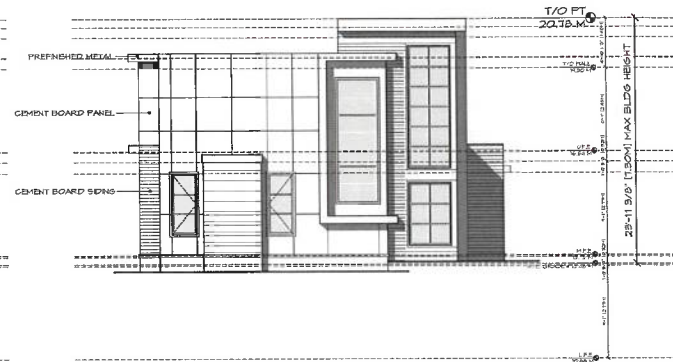
② Main Floor Plan (Lot B)
DP3 Scale 1:100



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



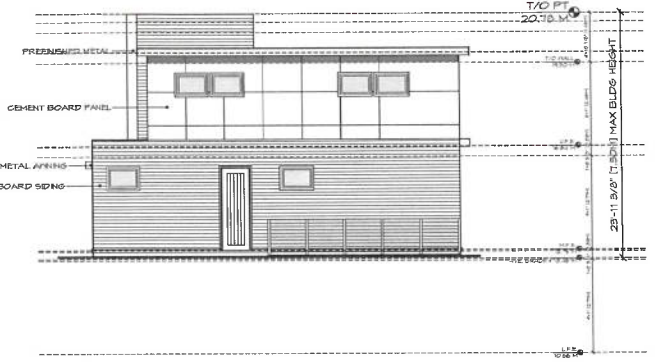
④ Front Elevation (Lot B)
DP3 Scale 1:100



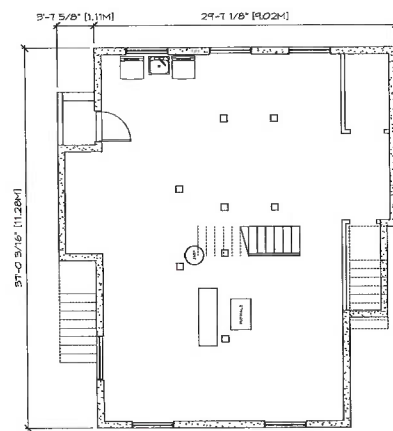
⑤ South Elevation (Lot B)
DP3 Scale 1:100



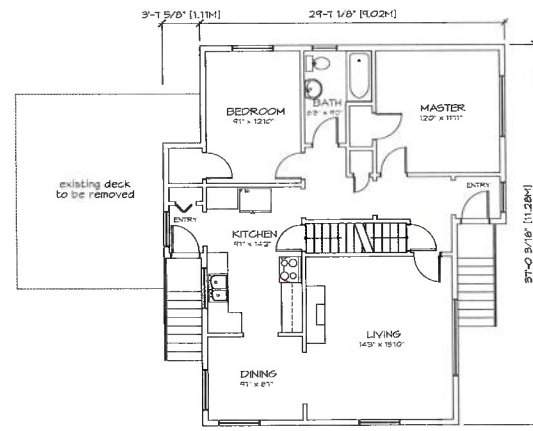
⑥ Rear Elevation (Lot B)
DP3 Scale 1:100



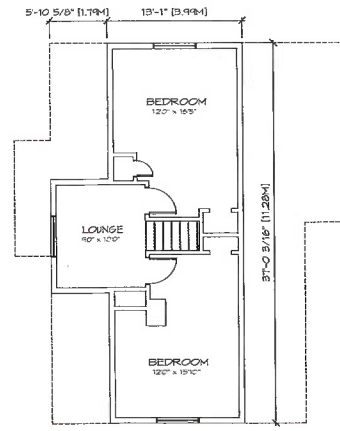
⑦ North Elevation (Lot B)
DP3 Scale 1:100



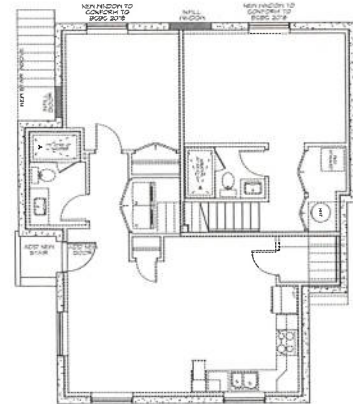
⑧ Exis. Basement Plan (Lot A)
DP3 Scale 1:100



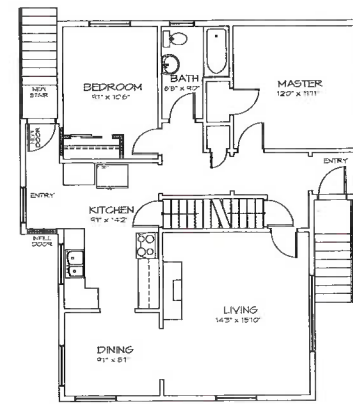
⑨ Exis. Main Floor Plan (Lot A)
DP3 Scale 1:100



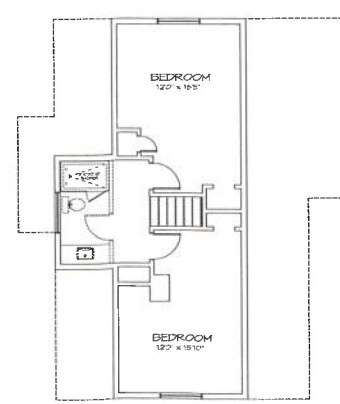
⑩ Exis. Upper Floor Plan (Lot A)
DP3 Scale 1:100



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



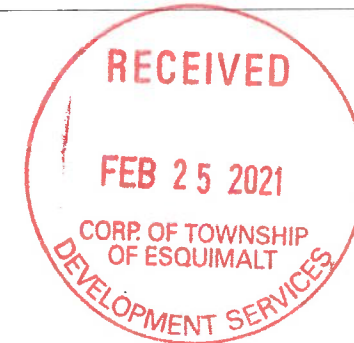
⑫ Prop. Main Floor Plan (Lot A)
DP3 Scale 1:100



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



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



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ZEBRADESIGN

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Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: JULY 16, 2020

Scale: AS NOTED

Project:
Subdivision &
Rezoning @ 1131
Nychbury

Title:
FLOOR PLANS &
ELEVATIONS

Revision: Sheet:

DP3

Proj.No. -



- PREFINISHED METAL
COLOUR: WHITE
- CEMENT BOARD PANEL - PAINTED
SUPPLIER: SHERWIN-WILLIAMS
COLOUR: MORDY GRAY (5MT043)
- 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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Drawn By: L.HORVAT
Date: JULY 16, 2020
Scale: AS NOTED
Project:
Subdivision &
Rezoning @ 1131
Nychbury

Title:
Colour Board

Revision:	Sheet:
	DP4
	Proj.No. -

① Colour Board
DP4 Scale NTS

**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 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
846.1m²

CIVIC ADDRESS
1131 WYCHBURY AVENUE
VICTORIA, BC

Current ZONING
RD-3

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

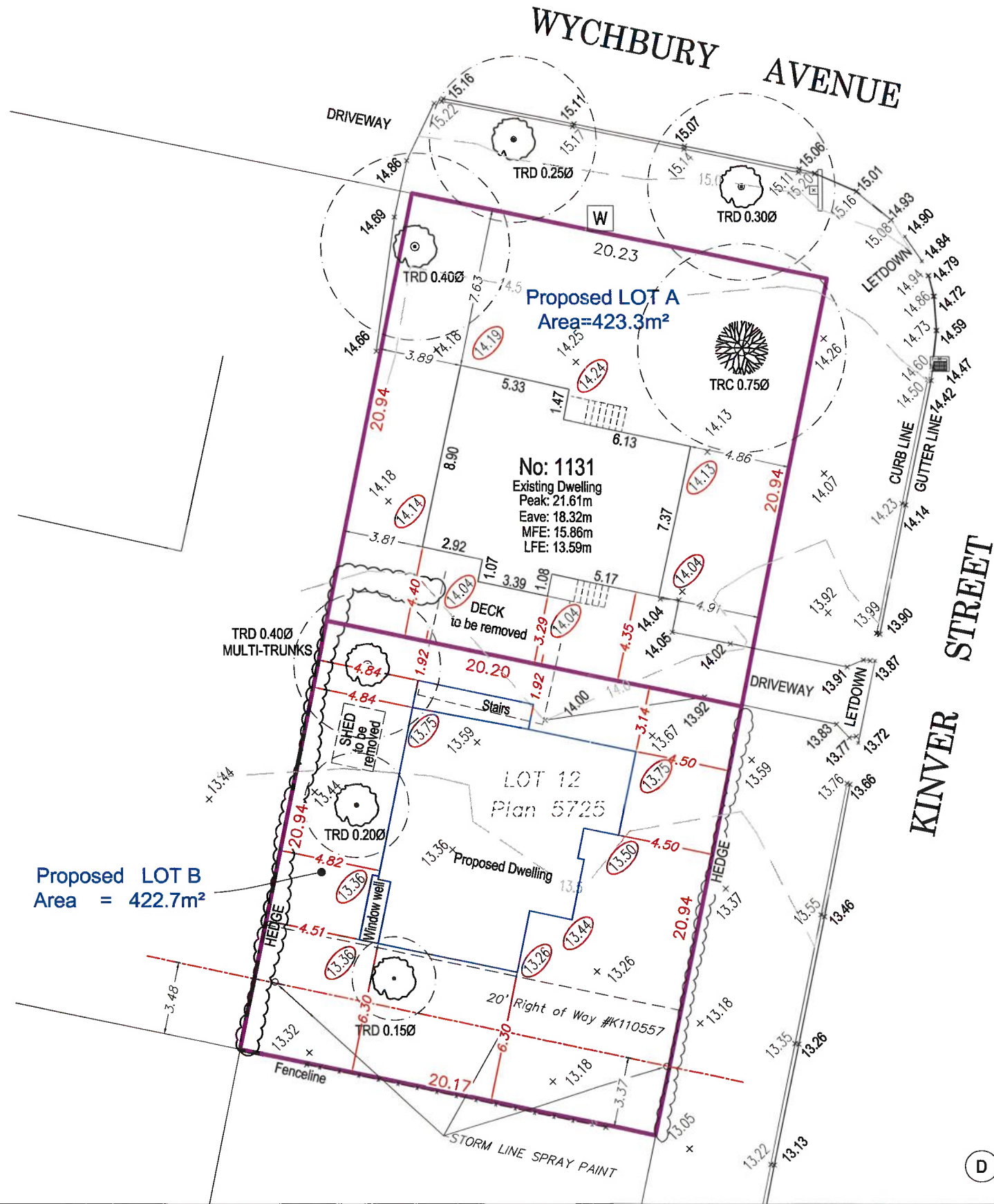
*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

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
- [Symbol] - denotes Catchbasin
- (S) - denotes Sanitary Manhole
- (D) - denotes Storm Manhole
- [Symbol] - denotes Signs
- MFE - denotes Main Floor Elevation (Doorsill)
- LFE - denotes Lower Floor Elevation (Doorsill)
- LP - denotes Utility Pole with Lamp
- [Symbol] - denotes Anchor
- FH - denotes Fire Hydrant
- WV - denotes Water Valve
- [Symbol] - denotes Utility Pole
- XXX - denotes corner grades of structure

RECEIVED
MAR 01 2021
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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

Digitally signed by Kenneth Ng
F8NUM8
DN: cn=Kenneth Ng, o=BC Land Surveyor, email=kenneth@explorersurvey.com, c=CA
www.juricert.com/LIUP.cfm?ID=F8NUM8
Date: 2021.02.28 11:32:41 -08'00'
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>