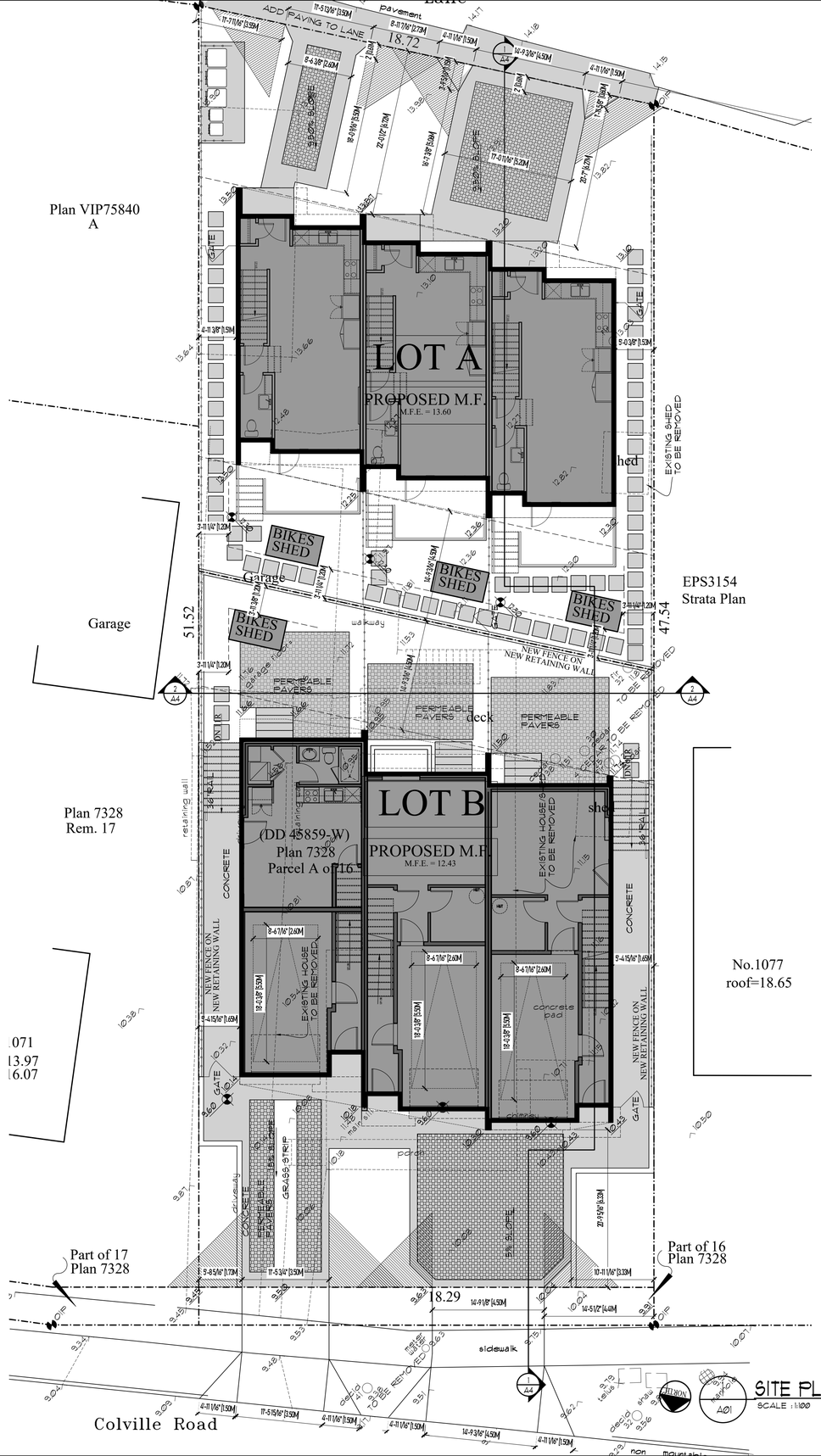

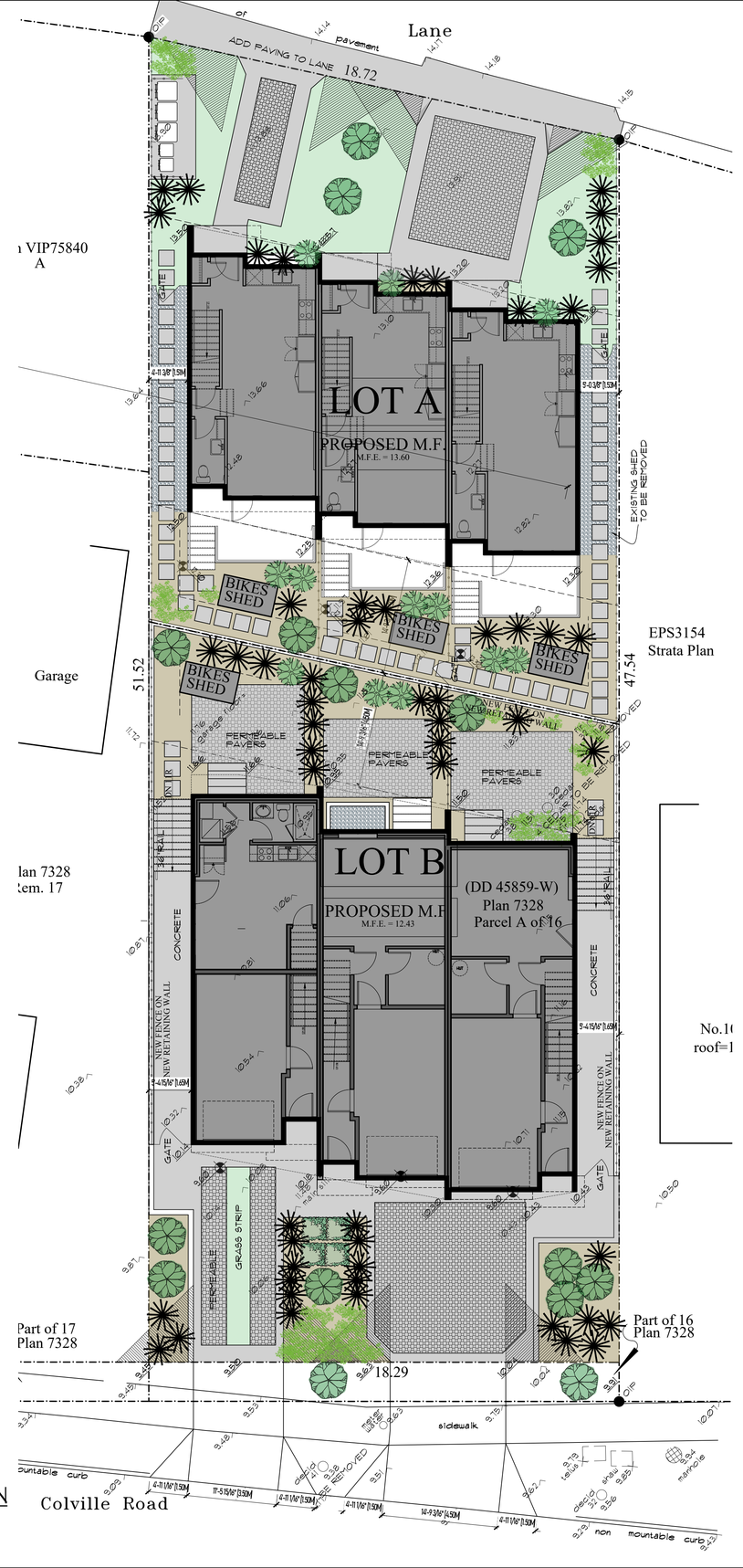

SITE DATA

LOCATION:	1073 COLVILLE ROAD - ESQUIMALT
BUILDING TYPE:	MULTI-FAMILY SUBDIVISION
ZONING:	RD-1 EXISTING

ZONING REQUIREMENTS	REQUIRED RD-1	LOT A		LOT B		COMMENTS
LOT AREA	668.00 M^2	415.82 M^2	4475.95 FT^2	490.03 M^2	5274.72 FT^2	VARIANCE - BOTH LOTS
CURB CROSSING	4.50 M WIDE MAX	13.24 M	43.43 FT	13.26 M	43.50 FT	
LOT WIDTH	NA	18.29 M	60.00 FT	18.29 M	60.00 FT	
SETBACKS						
FRONT	4.00 M	6.72 M	22.04 FT	6.33 M	20.76 FT	
REAR	4.50 M	4.50 M	14.76 FT	4.73 M	15.51 FT	
SIDE EAST	1.50 M	1.52 M	4.98 FT	1.60 M	5.24 FT	
SIDE WEST	1.50 M	1.53 M	5.02 FT	1.60 M	5.24 FT	
SIDE COMBINED	3.00 M	3.05 M	10.00 FT	3.20 M	10.49 FT	
AVERAGE GRADE	NA	12.84 M	42.12 FT	10.90 M	35.76 FT	
BUILDING HEIGHT	NA	7.44 M	24.40 FT	8.05 M	26.41 FT	
BUILDING AREA						
UPPPER FLOOR AREA	NA	129.84 M^2	1397.65 FT^2	192.30 M^2	2068.91 FT^2	
MAIN FLOOR AREA	NA	131.97 M^2	1420.56 FT^2	185.89 M^2	2000.92 FT^2	
LOWER FLOOR AREA (GARAGE INC.)	NA	NA		188.02 M^2	2023.84 FT^2	
GARAGE AREA	NA	NA		68.82 M^2	740.86 FT^2	
GARAGE ALLOWANCE	UP TO 40.00M^2 PER UNIT	NA		-68.82 M^2	- 740.86 FT^2	
BASEMENT ALLOWANCE	NA	NA		-94.95 M^2	- 1022.10 FT^2	
TOTAL FLOOR AREA	NA	261.81M^2	2818.21 FT^2	403.24 M^2	4076.36 FT^2	
SECONDARY SUITE AREA	40% PRINCIPAL FLOOR AREA	NA		30.82 M^2	331.80 FT^2	
FAR	NA	0.62		0.82		
BUILDING FOOTPRINT	NA	183.14 M^2	1971.32 FT^2	211.56 M^2	2277.27 FT^2	
MAXIMUM LOT COVERAGE	50%	40.53%		43.17%		
% OF LOT PERIMETER AT HIWAY	NA	0.00%		0.00%		
TREES TO BE REMOVED	NA	0		6		SEE ARBOURIST PLAN
PARKING AND ELECTRIC CHARGING	1 WITH CHARGING	3 (3 CHARGING)		3 (3 CHARGING)		
TOTAL OPEN SITE SPACE	NA	137.96 M^2	1485.03 FT^2	139.56 M^2	1502.26 FT^2	
BIKE PARKING	NA	6 SPACES		6 SPACES		

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUNDCOVER PLANTS

GROUNDCOVER

MULCH LAWN GRAVEL

HARD LANDSCAPING

PERMEABLE PAVERS BROOM FINISHED CONCRETE CONCRETE PAVERS

EXISTING SIDEWALK PAVING

FENCE

WOOD (STAINED) 6' HIGH

8'(2.44M) 6'(1.82M) PRESSURE TREATED POSTS C/W STAINED CEDAR PANELS

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 WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD 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

	BOTANICAL NAME	COMMON NAME	SIZE
TREES	CORNUS VENUS	FLOWERING DOGWOOD	2.5M HT. B&B
	CAMELIA JOPNICA SPECIMEN HIS MAJESTY CULTIVAR	EVERGREEN CAMELIA	3.0M HT. B&B
	QUERCUS GARRYANA	CORK TREE	2.5M HT. B&B
		GARRY OAK	3.0M HT. B&B
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARBUTUS UNEDO COMPACTA	STRAWBERRY TREE	#5
	BERBERIS THUNDERGILL ATROPURPUREA	BARBERRY	#2
	BUXUS MICROPHYLLA	DWARF BOXWOOD	#3
	CAMELIA JAPONICA	RED CAMELIA	#5
	CISTUS LADANIFER	CRIMSON ROCK ROSE	#3
	CEANOTHUS GLORIOSUS INCRABRE	PROSTRATE MOUNTAIN LILAC	#1
	ERICA CARNEA SPRINGWOOD	WHITE HEATHER	#1
	ERICA X DARLEYNSIS FURZEY	PINK HEATHER	#1
	ESCALLONIA NEUFONT DWARF	DWARF ESCALLONIA	#2
	HEBE "PATTY'S PURPLE"	HEBE	#1
	LAVENDULA ANGUSTIFOLIA HIDCOTE	HIDCOTE LAVENDER	#2
	RIBES SANGUINEAUM KING EDWARD	PINK FLOWERING CURRENT	#5
	RHODODENDRON	WHITE RHODODENDRON	#5
	SPIREA PRUNIFOLIA	BRIDAL WREATH SPIREA	#5
	VIBURNUM DAVIDII	EVERGREN VIBURNUM	#3
	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVER	PARTHENOCISSUS QUINQUEFOLIA	VERGIN CREEPER	#1
	THYMUS PINK RIPPLE	CREEPING TYME	6P3, 30CM O/C

NOTES:

PLEASE SEE THE ARBOURIST'S TREE MANAGEMENT PLAN FOR THE REMOVAL AND REPLACEMENT OF TREES INDICATED IN THE REPORT.

DRAWING LIST

A1 SITE PLAN, LANDSCAPE AND SITE DATA
A2 LOT A PLANS, ELEVATIONS, SECTIONS AND LOT B STREETSCAPE
A3 LOT B PLANS, ELEVATIONS, & SECTIONS
A4 SITE SECTIONS

RE-ISSUED FOR DVP
2025-09-12

ZEBRADESIGN

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Fax: (250) 360-2115

Drawn By: LOUIS HORVAT
Date: JANUARY 27. 2023
Scale: AS NOTED

Project:
1073 COLVILLE ROAD
REZONING AND
SUBDIVISION

Title:
SITE PLAN AND
LANDSCAPE PLAN

Revision: -

Sheet: A1

Proj.No. -

FINISH SCHEDULE

1. CEMETITIOUS PANEL
   COLOUR: WHITE
   MANUFACTURER: JAMES HARDIE
2. CEMETITIOUS PANEL
   COLOUR: DARK GREY
   MANUFACTURER: JAMES HARDIE
3. CEMETITIONS SIDING
   COLOUR: BLUE
   MANUFACTURER: JAMES HARDIE
4. PREFINISHED METAL
   COLOUR: DARK GREY
   MANUFACTURER: -

- WINDOWS AND DOORS TO BE TRIMMED WITH 3.5" WIDE VERTICAL BOARDS, 8" HEAD BOARD, BASE 2" WATERTABLE 3.5" TRIM-COLOUR TO MATCH PREFINISHED METAL COLOUR.

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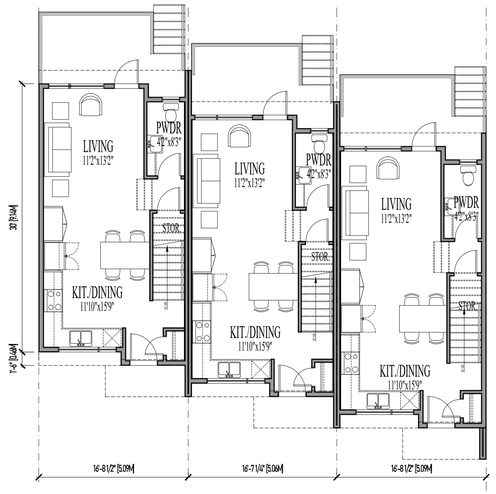
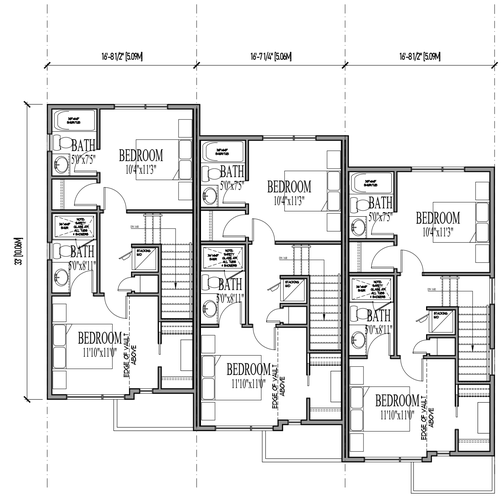
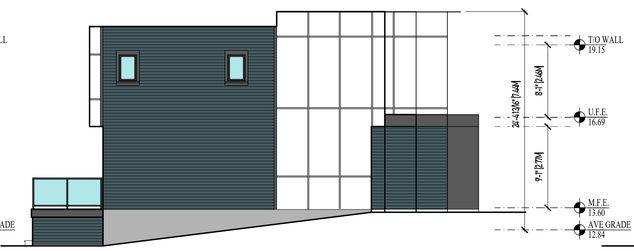


NORTH 1 A02 MAIN FLOOR PLAN-LOT A
SCALE : 1/8"=1'0"

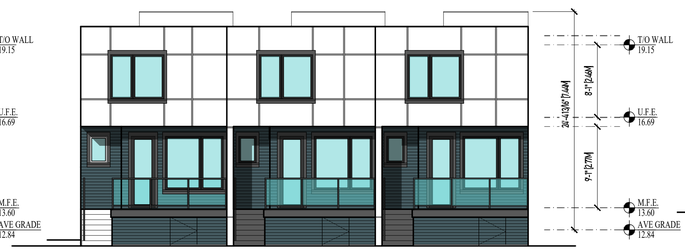


NORTH 2 A02 UPPER FLOOR PLAN-LOT A
SCALE : 1/8"=1'0"

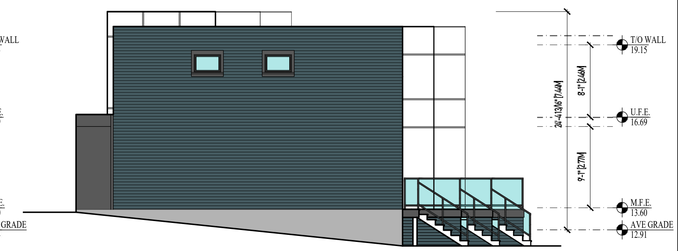
3 A02 SOUTH ELEVATION - LOT A
SCALE : 1/8"=1'0"



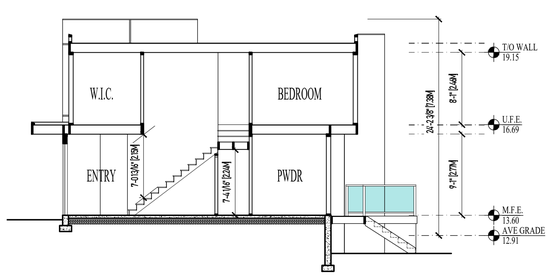
4 A02 WEST ELEVATION - LOT A
SCALE : 1/8"=1'0"



5 A02 NORTH ELEVATION - LOT A
SCALE : 1/8"=1'0"



6 A02 EAST ELEVATION - LOT A
SCALE : 1/8"=1'0"



7 A02 SECTION - LOT A
SCALE : 1/8"=1'0"

8 A02 STREETSCAPE - LOT B
SCALE : 1/8"=1'0"

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Scale: AS NOTED

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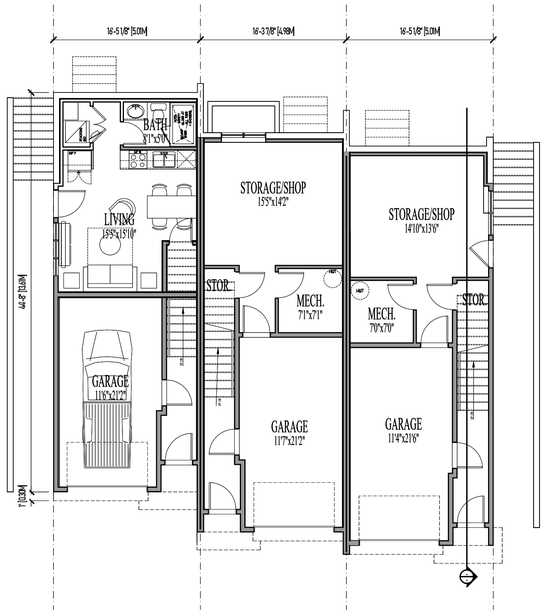
1073 COLVILLE ROAD
REZONING AND
SUBDIVISION

Title:
LOT A PLANS AND
ELEVATIONS, LOT B
STREETSCAPE

Revision: -

Sheet: A2

Proj.No. -



1 A03 LOWER FLOOR PLAN-LOT B
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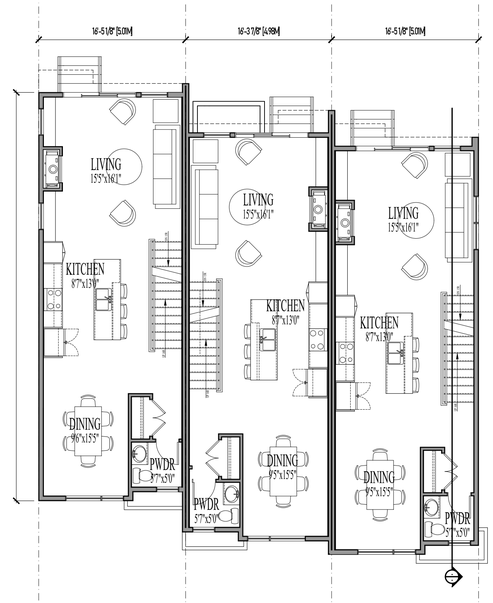
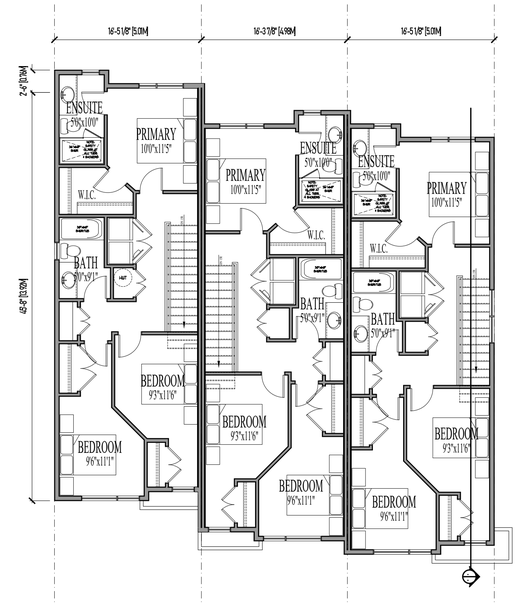


2 A03 MAIN FLOOR PLAN-LOT B
SCALE : 1/8"=1'0"



3 A03 UPPER FLOOR PLAN-LOT B
SCALE : 1/8"=1'0"

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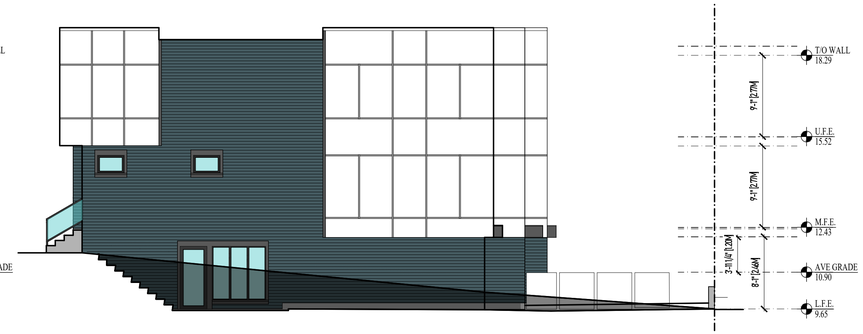
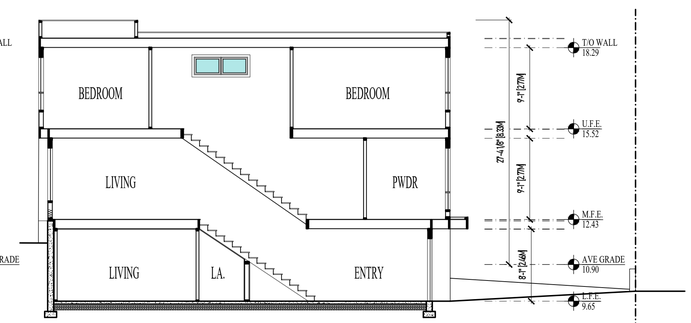
4 A03 NORTH ELEVATION - LOT B
SCALE : 1/8"=1'0"



5 A03 EAST ELEVATION - LOT B
SCALE : 1/8"=1'0"

6 A03 SOUTH ELEVATION - LOT B
SCALE : 1/8"=1'0"

7 A03 WEST ELEVATION - LOT B
SCALE : 1/8"=1'0"



8 A03 SECTION - LOT B
SCALE : 1/8"=1'0"

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Revision: -
Sheet: A3
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