

MYCHBURY AVENUE



1 Site Plan
DP1 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 ² (4550.18 FT ²)	
LOT WIDTH	20.94 M (68.70')	
LOT DEPTH (AVG.)	20.19 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	13.15 M (43.11')	
BUILDING HEIGHT	7.30 M (23.95')	
FLOOR AREA		
UPPER FLOOR	79.40 M ² (855.56 FT ²)	
MAIN FLOOR	65.23 M ² (702.16 FT ²)	
ATTACHED GARAGE	27.21 M ² (293.58 FT ²)	
GARAGE ALLOWANCE	-21.21 M ² (-233.58 FT ²)	
BASEMENT	65.11 M ² (701.90 FT ²)	UP TO 45M ²
TOTAL FLOOR AREAS		
MAIN AND UPPER FLOORS	144.72 M ² (1557.72 FT ²)	
ALL FLOORS COMBINED	210.49 M ² (2265.82 FT ²)	
FLOOR AREA RATIO	0.342	
SITE COVERAGE	25.09%	
PARKING	1	

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 ² (4557.11 FT ²)	
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)	3.81 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	24.27%	
PARKING	2	

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

ISS. FOR
REZONING # DP
2020-10-06



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
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Drawn By: L.HORVAT

Date: JULY 16, 2020

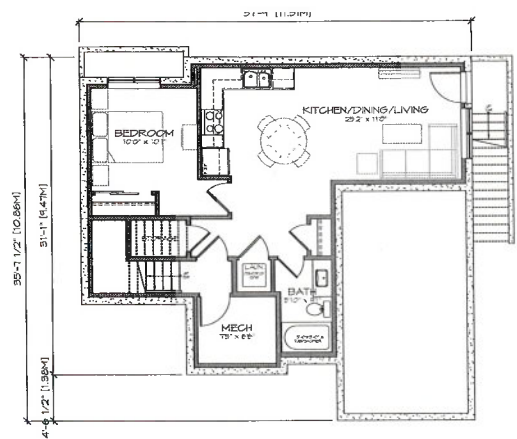
Scale: AS NOTED

Project:
Subdivision #
Rezoning @ 1131
Mychbury

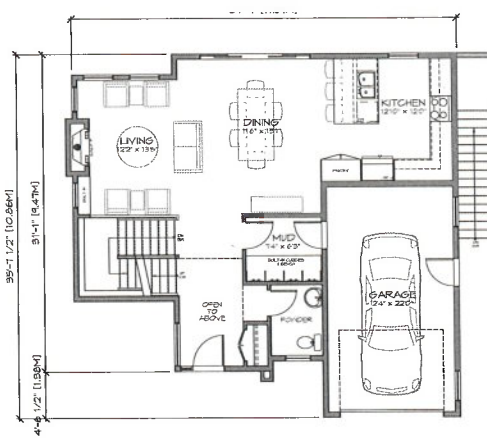
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SITE PLAN

Revision: Sheet:

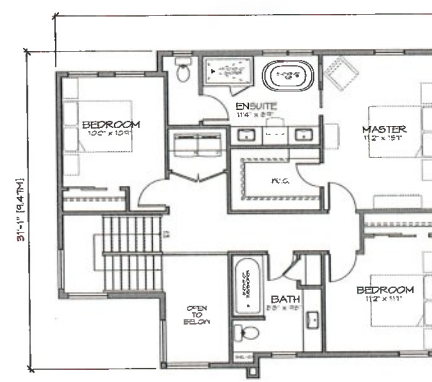
DP1
Proj.No. -



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



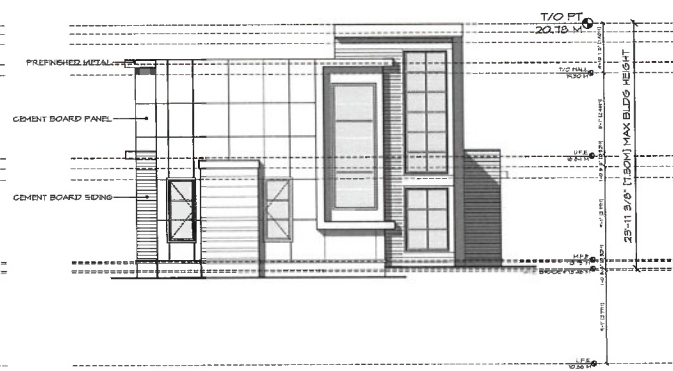
2 Main Floor Plan (Lot B)
DP3 Scale 1:100



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



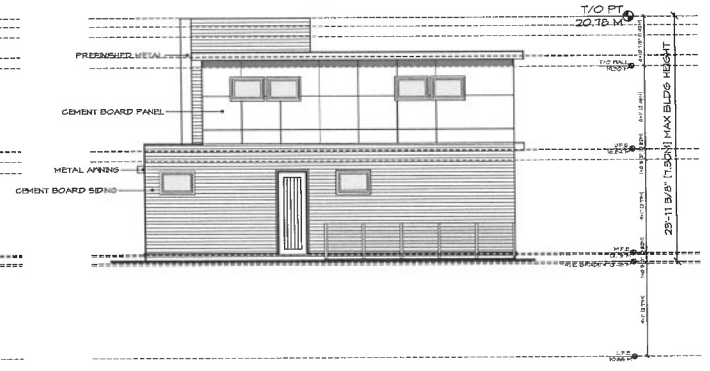
4 Front Elevation (Lot B)
DP3 Scale 1:100



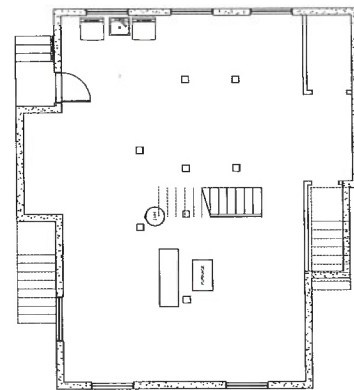
5 South Elevation (Lot B)
DP3 Scale 1:100



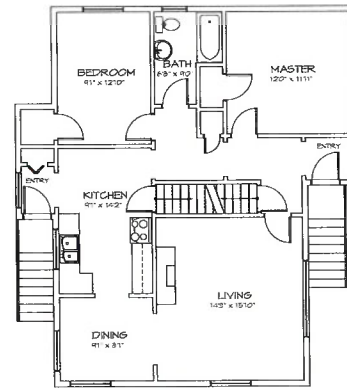
6 Rear Elevation (Lot B)
DP3 Scale 1:100



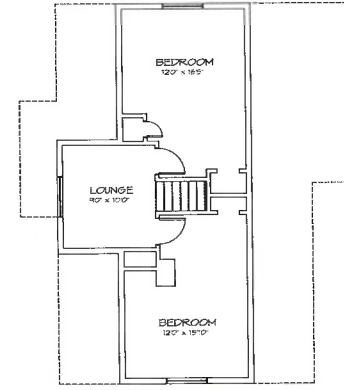
7 North Elevation (Lot B)
DP3 Scale 1:100



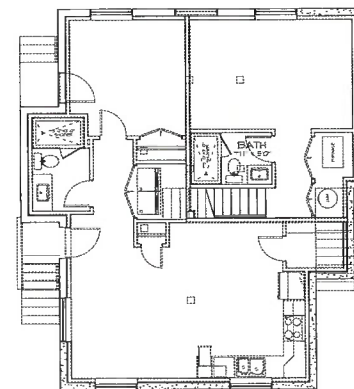
8 Exis. Basement Plan (Lot A)
DP3 Scale 1:100



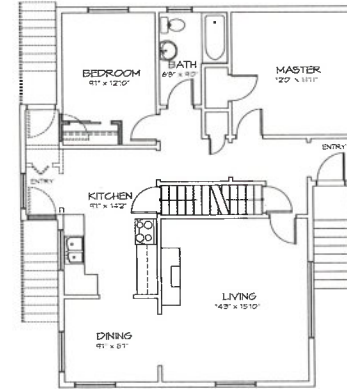
9 Exis. Main Floor Plan (Lot A)
DP3 Scale 1:100



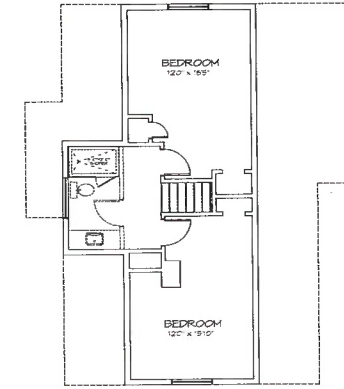
10 Exis. Upper Floor Plan (Lot A)
DP3 Scale 1:100



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



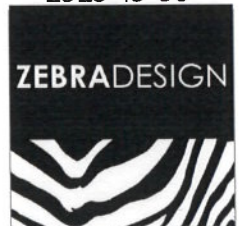
12 Future Main Floor Plan (Lot A)
DP3 Scale 1:100



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



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Subdivision &
Rezoning @ 1131
Wychbury

Title:
FLOOR PLANS &
ELEVATIONS

Revision: Sheet:

DP3

Proj.No. -