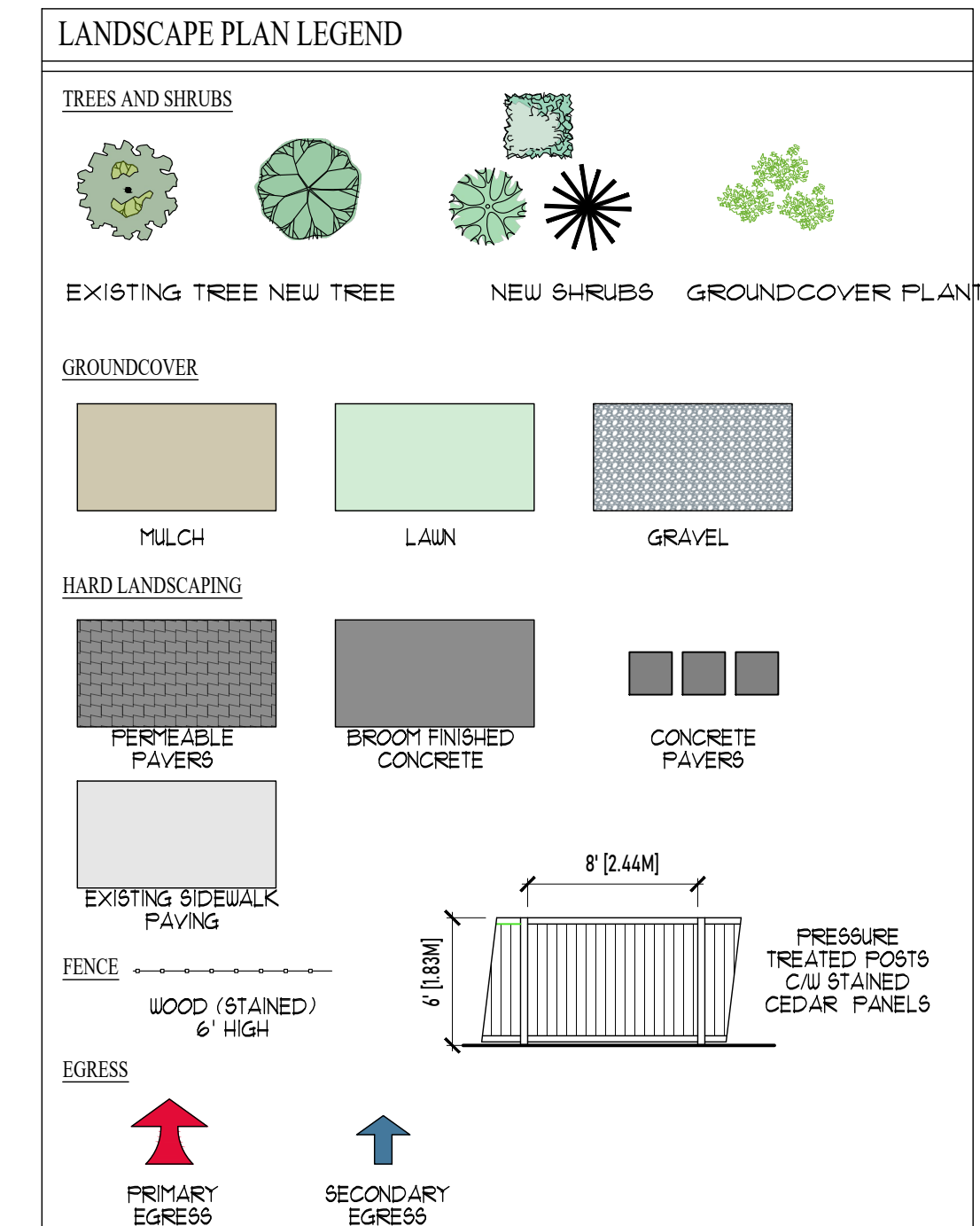


Plan VIP75840
A

Plan VIP75840
A

SITE DATA

LOCATION:	1073 COLVILLE ROAD - ESQUIMALT			
BUILDING TYPE:	MULTI-FAMILY SUBDIVISION AND REZONING			
ZONING:	CD ZONING (RD-1 EXISTING)			
ZONING REQUIREMENTS	REQUIRED RD-1	LOT A	LOT B	COMMENTS
LOT AREA	NA	415.33 M ² / 4470.62 FT ²	490.60 M ² / 5280.95 FT ²	
LOT WIDTH	NA	18.29 M / 60.00 FT	18.29 M / 60.00 FT	
SETBACKS				
FRONT	NA	7.06 M / 23.16 FT	6.01 M / 19.71 FT	
REAR	NA	3.21 M / 10.53 FT	4.73 M / 15.51 FT	
SIDE EAST	NA	1.37 M / 4.49 FT	1.60 M / 5.24 FT	
SIDE WEST	NA	1.37 M / 4.49 FT	1.60 M / 5.24 FT	
SIDE COMBINED	NA	2.74 M / 8.98 FT	3.20 M / 10.49 FT	
AVERAGE GRADE	NA	12.87 M / 42.22 FT	10.90 M / 35.76 FT	
BUILDING HEIGHT	NA	7.42 M / 24.34 FT	8.05 M / 26.41 FT	
BUILDING AREA				
UPPER FLOOR AREA	NA	132.39 M ² / 1425.14 FT ²	194.86 M ² / 2097.52 FT ²	
MAIN FLOOR AREA	NA	134.91 M ² / 1452.11 FT ²	186.20 M ² / 2004.29 FT ²	
LOWER FLOOR AREA (GARAGE INC.)	NA	NA	190.78 M ² / 2053.99 FT ²	
GARAGE AREA	NA	NA	66.81 M ² / 719.18 FT ²	
GARAGE ALLOWANCE	NA	UP TO 40.00M ² PER UNIT	NA	-719.18 FT ²
BASEMENT ALLOWANCE	NA	NA	-95.88 M ² / -1010.57 FT ²	
TOTAL FLOOR AREA	NA	267.30M ² / 2877.35 FT ²	411.15 M ² / 4448.83 FT ²	
SECONDARY SUITE AREA	40% PRINCIPAL FLOOR AREA	NA	61.73 M ² / 664.45 FT ²	
MAXIMUM F.A.R.	0.70	0.6435	.83	
BUILDING FOOTPRINT	NA	180.41 M ² / 1942.02 FT ²	217.53 M ² / 2341.58 FT ²	
MAXIMUM LOT COVERAGE	NA	43.43%	44.33%	
TREES TO BE REMOVED	NA	0	6	SEE ARBOURIST REPORT
PARKING AND ELECTRIC CHARGING	1 WITH CHARGING	3 (3 CHARGING)	6 (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	3 SPACES	6 SPACES	



DRAWING LIST

- A1 SITE PLAN, LANDSCAPE AND SITE DATA
- A2 LOT A PLANS, ELEVATIONS, SECTIONS AND LOT B STREETScape
- A3 LOT B PLANS, ELEVATIONS, 4 SECTIONS

ISSUED FOR RZN
2024-04-19



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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.

- NOTES:**
- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR
 - CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS
 - ALL LANDSCAPING SHALL BE PERFORMED TO BC SLSA, BC LNA STANDARDS
 - ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE
 - WOOD FENCE TO BE MAX HEIGHT OF 1.80M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

SUGGESTED PLANTING LIST

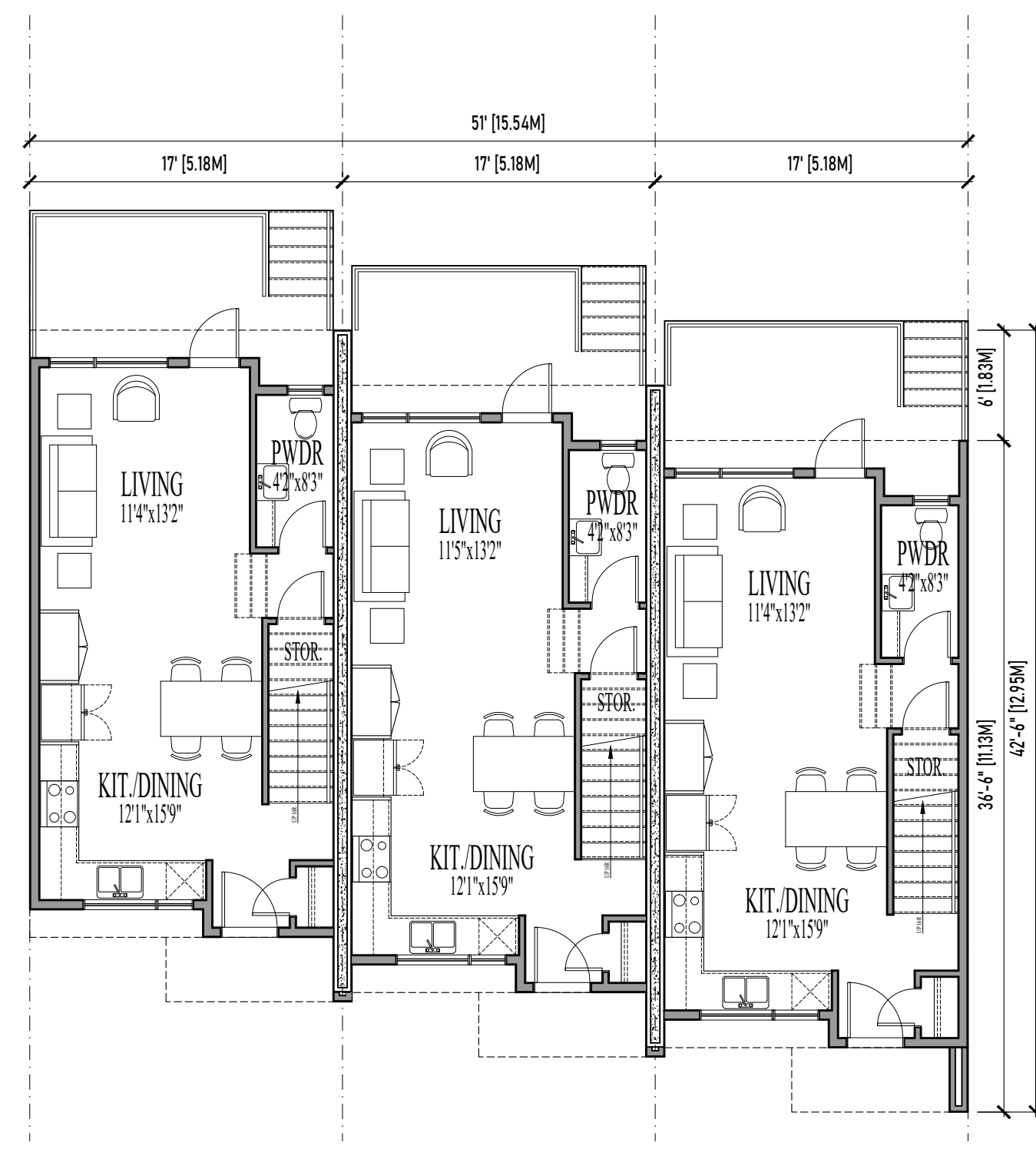
TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CORRUS VENUS	FLOWERING DOGWOOD	2.5M HT. B4B
	CAMELIA JAPONICA SPECIMEN	EVERGREEN CAMELIA	3.0M HT. B4B
	HIS MAJESTY CULTIVAR	CORK TREE	2.5M HT. B4B
	QUERCUS GARRYANA	GARRY OAK	3.0M HT. B4B
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARBUTUS UNEDO COMPACTA	STRAWBERRY TREE	1.5M HT. B4B
	BERBERIS THUNDERGILL ATROPURPUREA	RED BERRY	1.5M HT. B4B
	BUXUS MICROPHYLLO	DUARF BOXWOOD	1.5M HT. B4B
	CAMELIA JAPONICA	RED CAMELIA	1.5M HT. B4B
	CISTUS LADANIFER	CRIMSON ROCK ROSE	1.5M HT. B4B
	CELANOTHUS GLORIOSUS NORABRE	FROSTHATE MOUNTAIN LILAC	1.5M HT. B4B
	ERICA X DARLEYNIS FURZE	PINK HEATHER	1.5M HT. B4B
	ERSCALLONIA NEWPORT DWARF	DWARF ERSCALLONIA	1.5M HT. B4B
	HEBE 'FATTY'S PURPLE'	HEBE	1.5M HT. B4B
	LAVENDULA ANGIUSTIFOLIA HIGCOTE	HIGCOTE LAVENDER	1.5M HT. B4B
	RIBES SANGUINEUM KING EDWARD	PINK FLOWERING CURRANT	1.5M HT. B4B
	RHOXODENDRON	WHITE RHODODENDRON	1.5M HT. B4B
	SPIREA FRUNIFOLIA	BRIDAL WREATH SPIREA	1.5M HT. B4B
	VIBURNUM DAVIDII	EVERGREEN VIBURNUM	1.5M HT. B4B
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE
	PARTENOCISSIS QUINQUEFOLIA	VERGIN CREEPER	8P3, 30CM OC
	THYMUS PINK RIFFLE	CREEPING TYPE	8P3, 30CM OC

NOTES:
PLEASE SEE THE ARBOURISTS TREE MANAGEMENT PLAN FOR THE REMOVAL AND REPLACEMENT OF TREES INDICATED IN THE REPORT.

2 LANDSCAPE PLAN
SCALE: 1:100

SITE PLAN
SCALE: 1:100

FINISH SCHEDULE	
1	CEMENTITIOUS PANEL COLOUR: WHITE MANUFACTURER: JAMES HARDIE
2	CEMENTITIOUS PANEL COLOUR: DARK GREY MANUFACTURER: JAMES HARDIE
3	CEMENTITIOUS SIDING COLOUR: BLUE MANUFACTURER: JAMES HARDIE
4	PREFINISHED METAL COLOUR: DARK GREY MANUFACTURER: -
GENERAL NOTES:	
- WINDOWS AND DOORS TO BE TRIMMED WITH 3.5" WIDE VERTICAL BOARDS, 6" HEAD BOARD, BASE 2" WATERTABLE 3.5" TRIM-COLOUR TO MATCH PREFINISHED METAL COLOUR.	
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS	
- FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS	
- NO COMBED-FACED TRIM	
- ALL COLOURS BY DESIGNED AND OWNER	



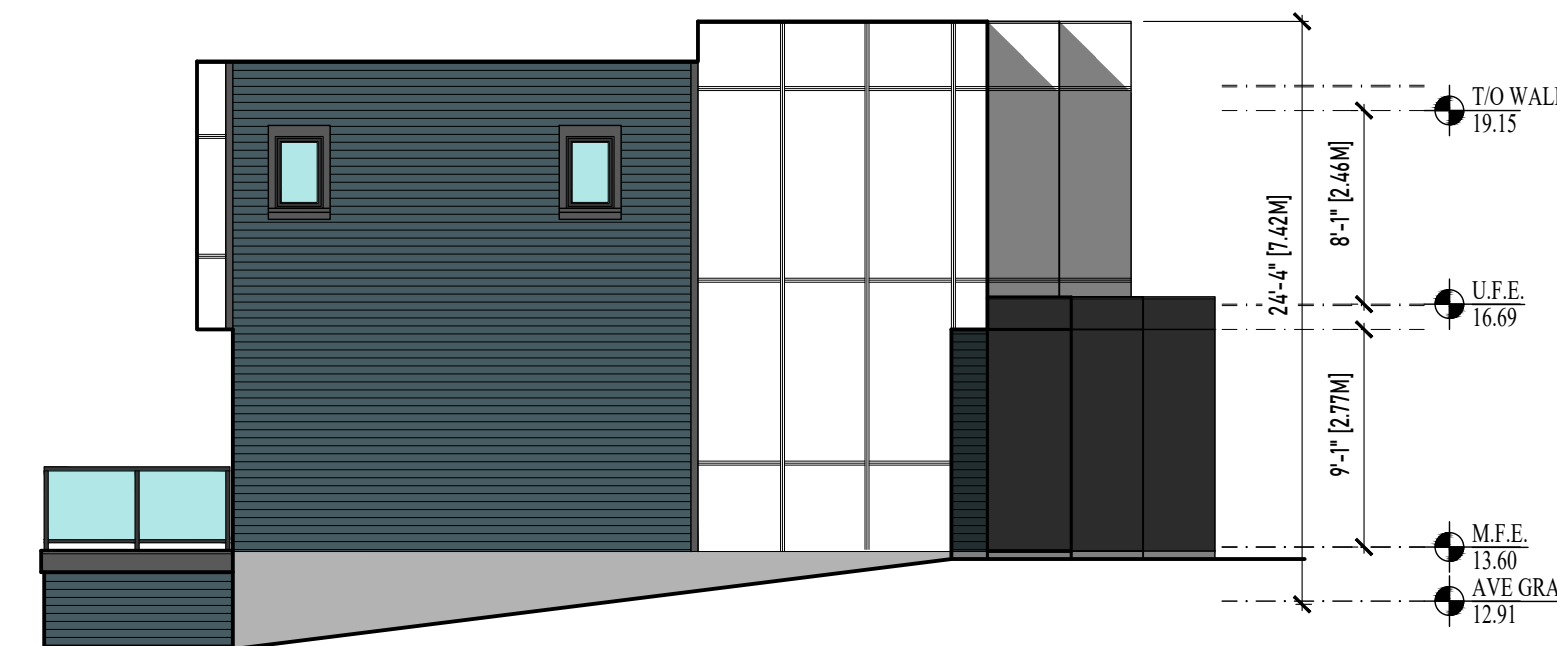
1 MAIN FLOOR PLAN-LOT A
SCALE: 1/8"=1'0"



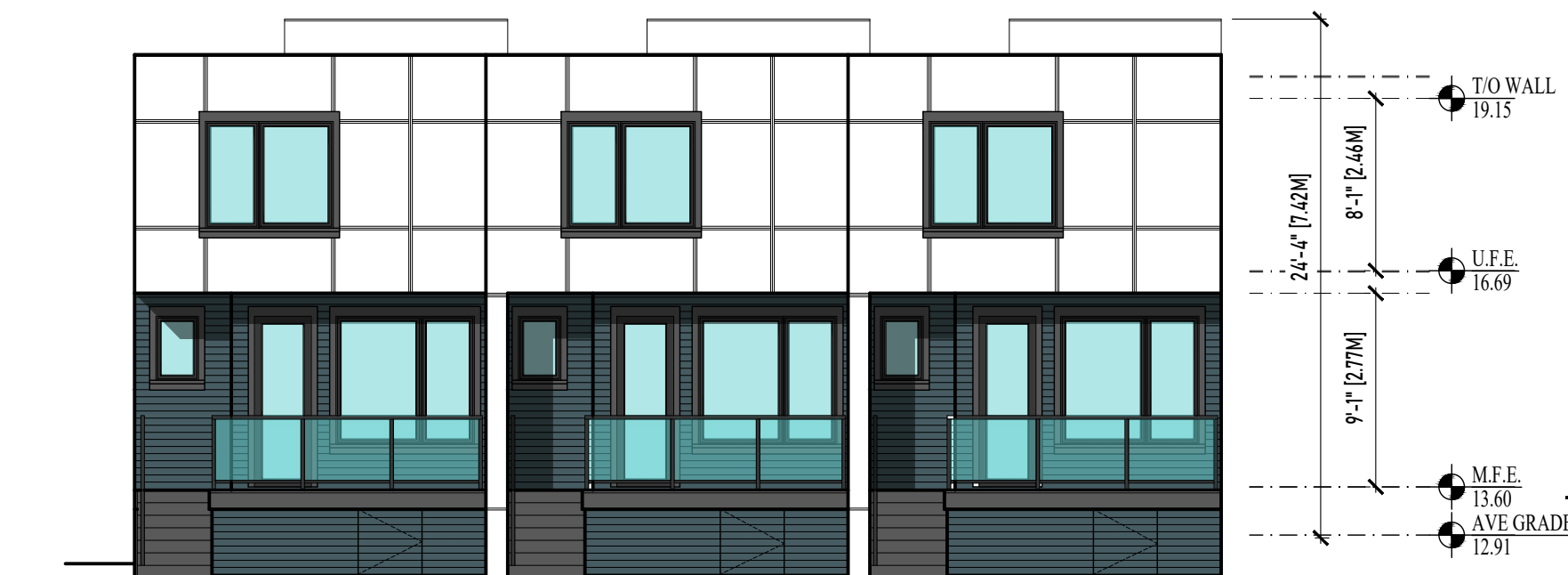
2 UPPER FLOOR PLAN-LOT A
SCALE: 1/8"=1'0"



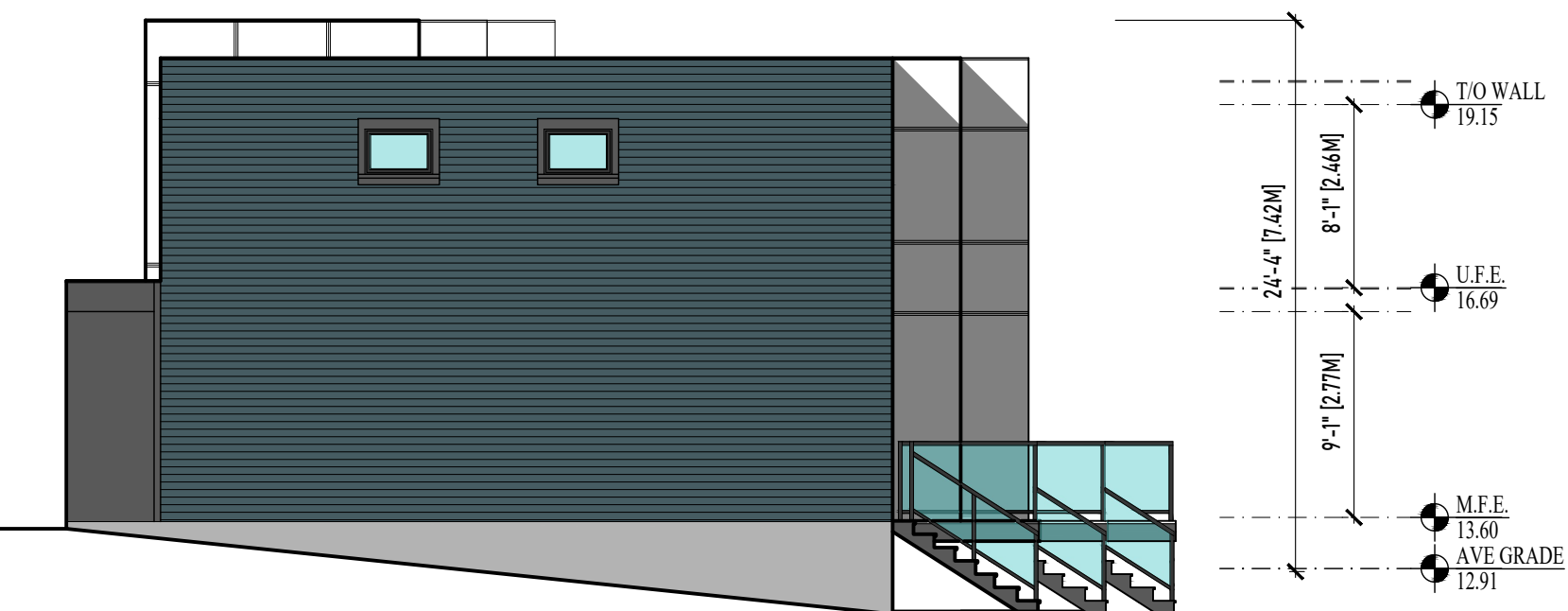
3 SOUTH ELEVATION - LOT A
SCALE: 1/8"=1'0"



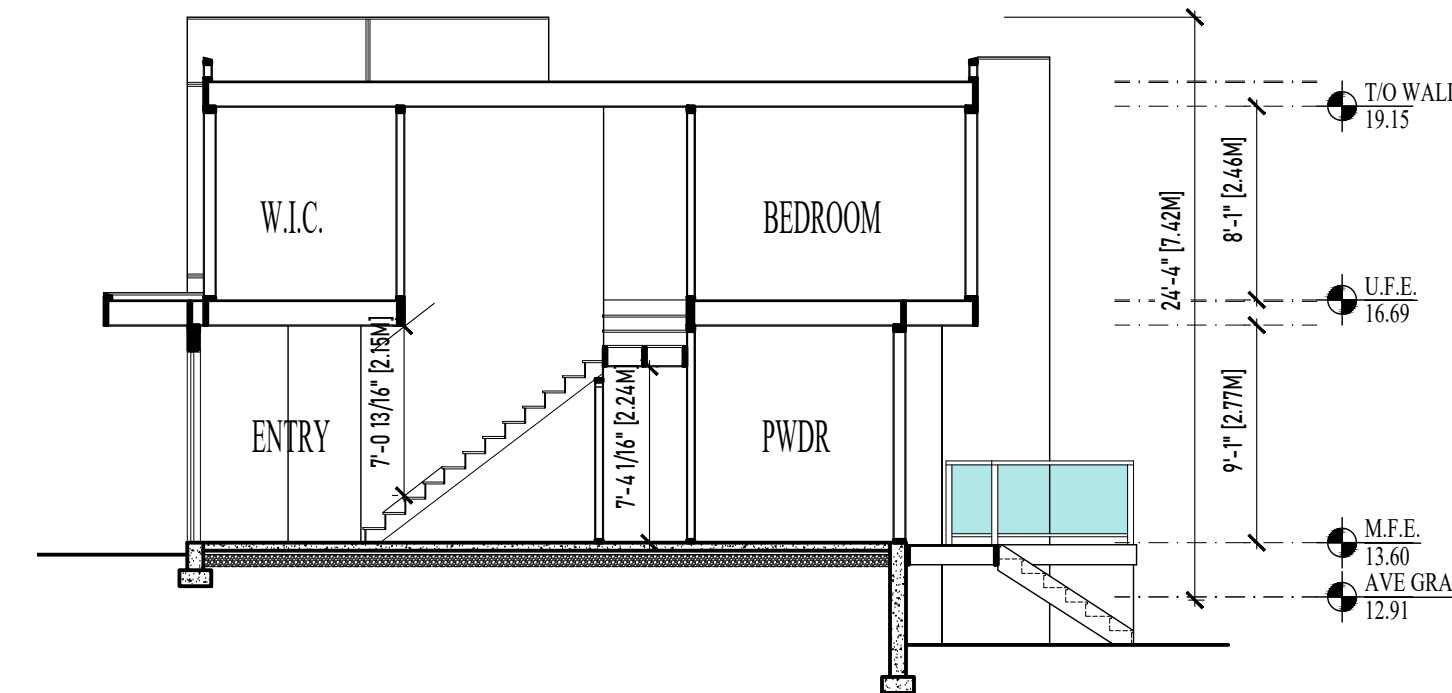
4 WEST ELEVATION - LOT A
SCALE: 1/8"=1'0"



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



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



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



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

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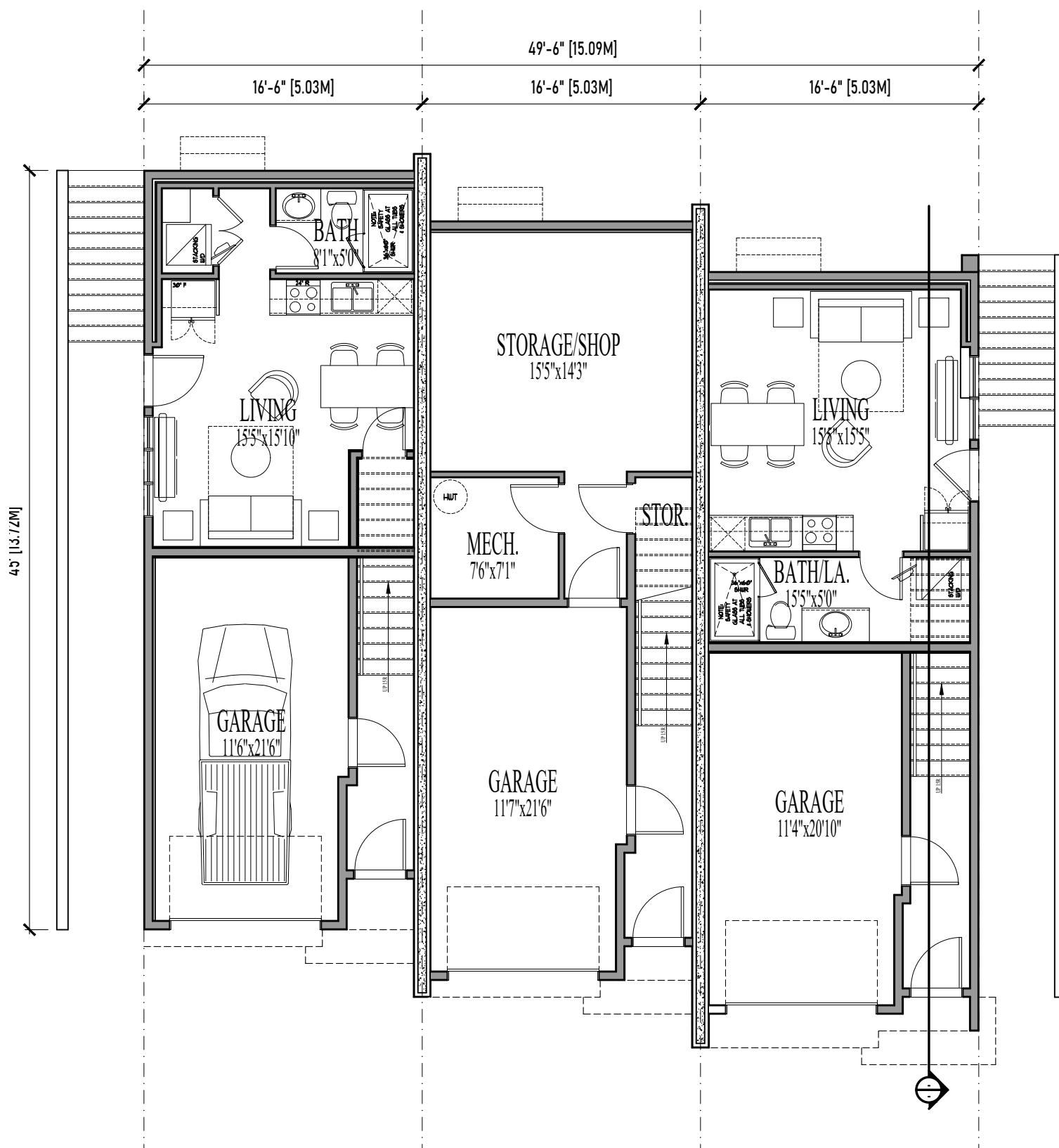
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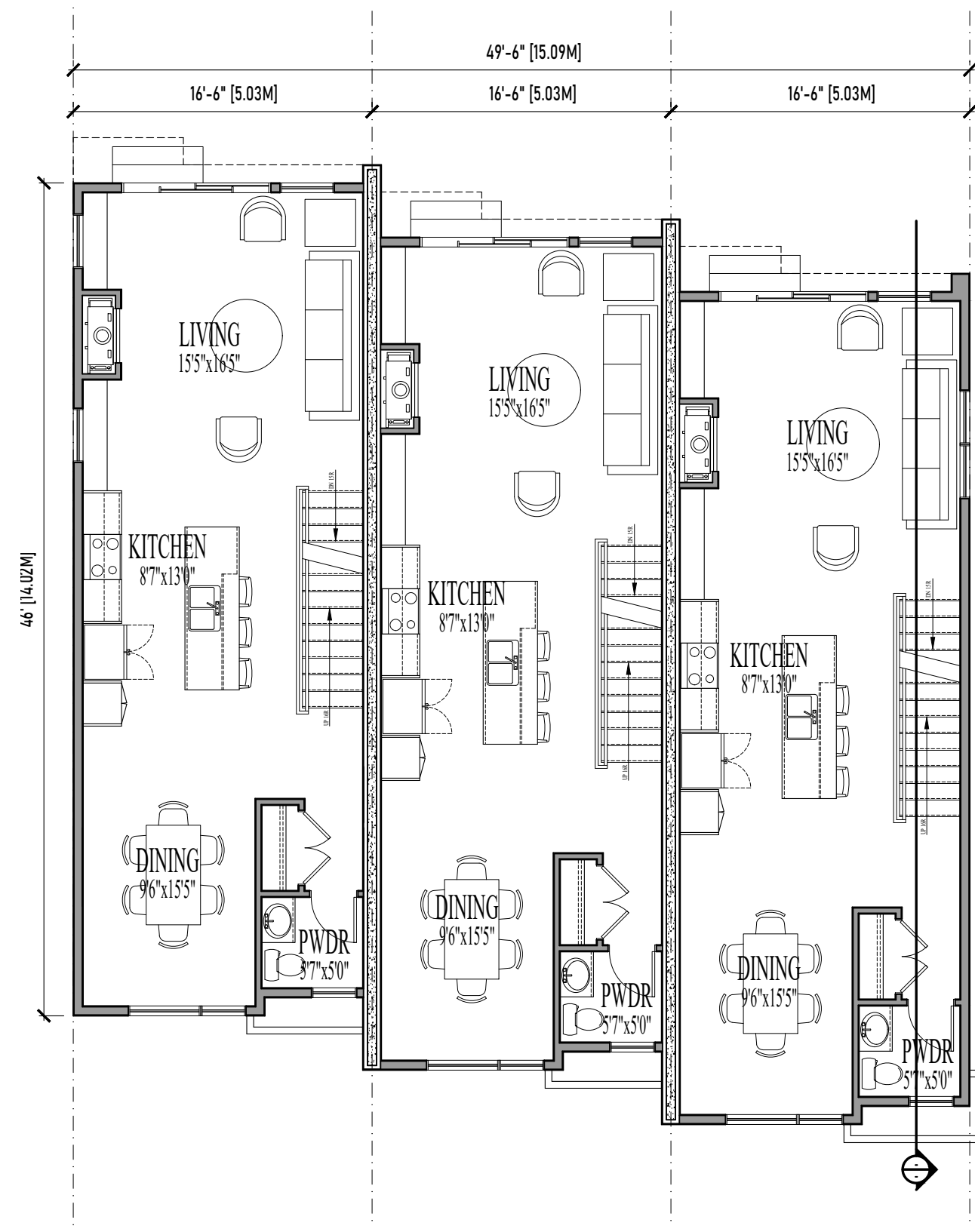
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LOT A PLANS AND
ELEVATIONS, LOT B
STREETSCAPE

Revision: Sheet:

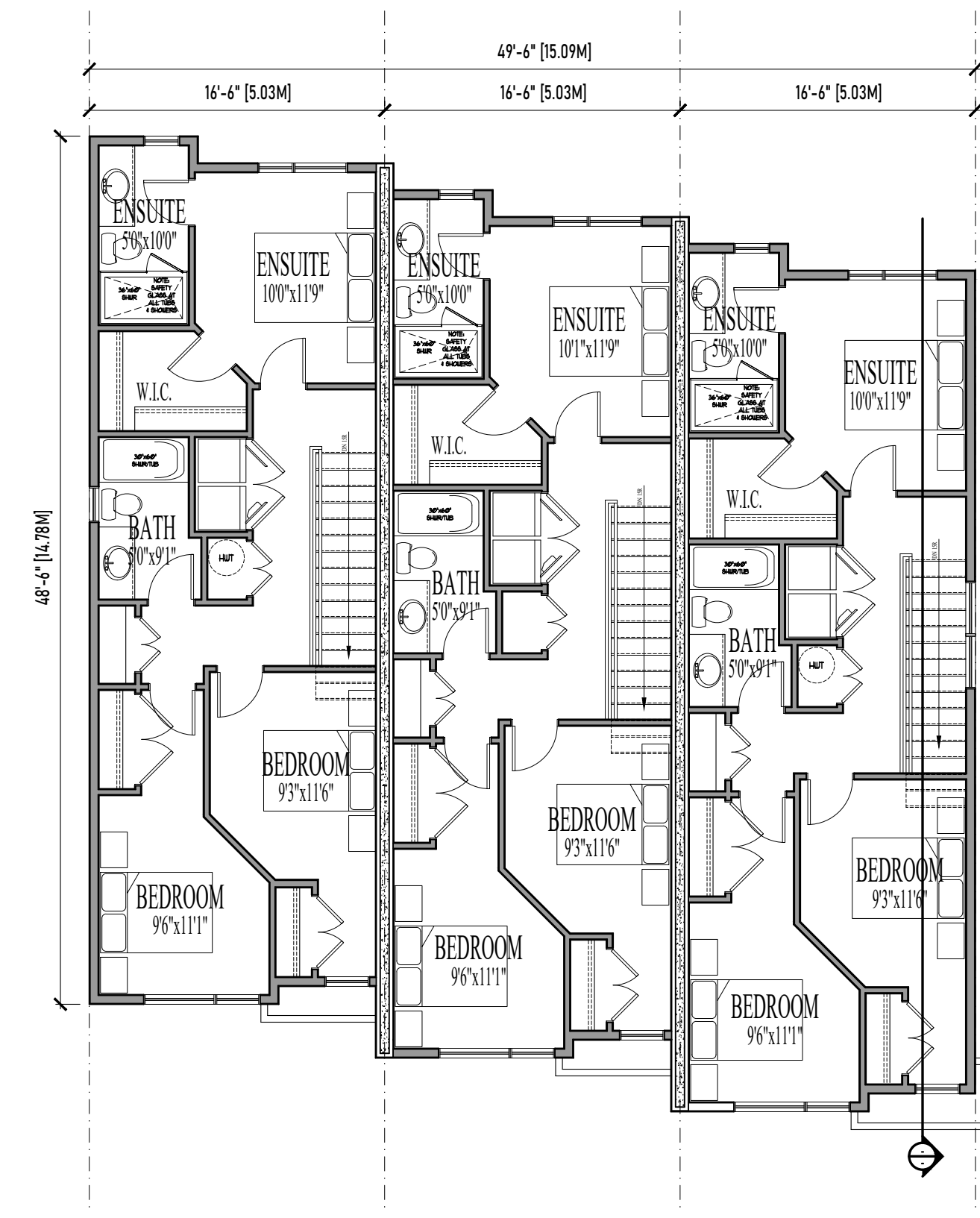
A2
Proj.No.



1 LOWER FLOOR PLAN-LOT B
SCALE: 1/8"=1'-0"



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



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

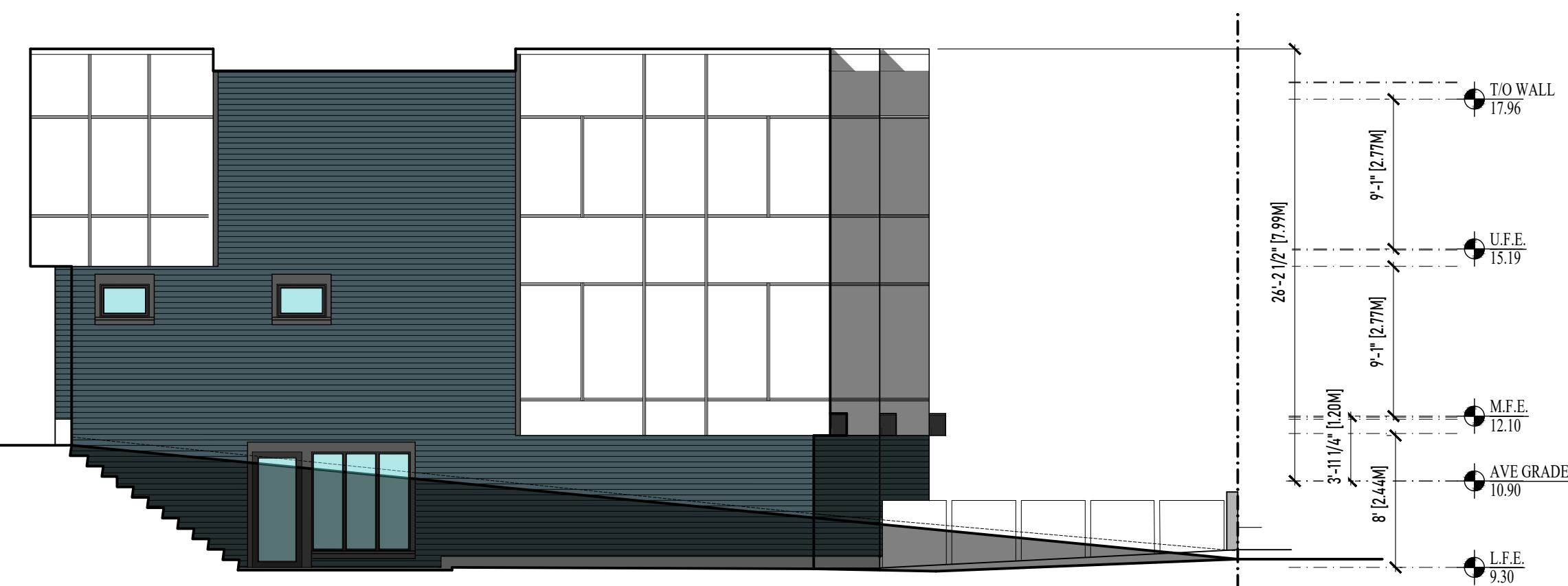


FINISH SCHEDULE

- 1 CEMENTITIOUS PANEL
COLOUR: WHITE
MANUFACTURER: JAMES HARDIE
 - 2 CEMENTITIOUS PANEL
COLOUR: DARK GREY
MANUFACTURER: JAMES HARDIE
 - 3 CEMENTITIOUS SIDING
COLOUR: BLUE
MANUFACTURER: JAMES HARDIE
 - 4 PREFINISHED METAL
COLOUR: DARK GREY
MANUFACTURER: -
- GENERAL NOTES:
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS
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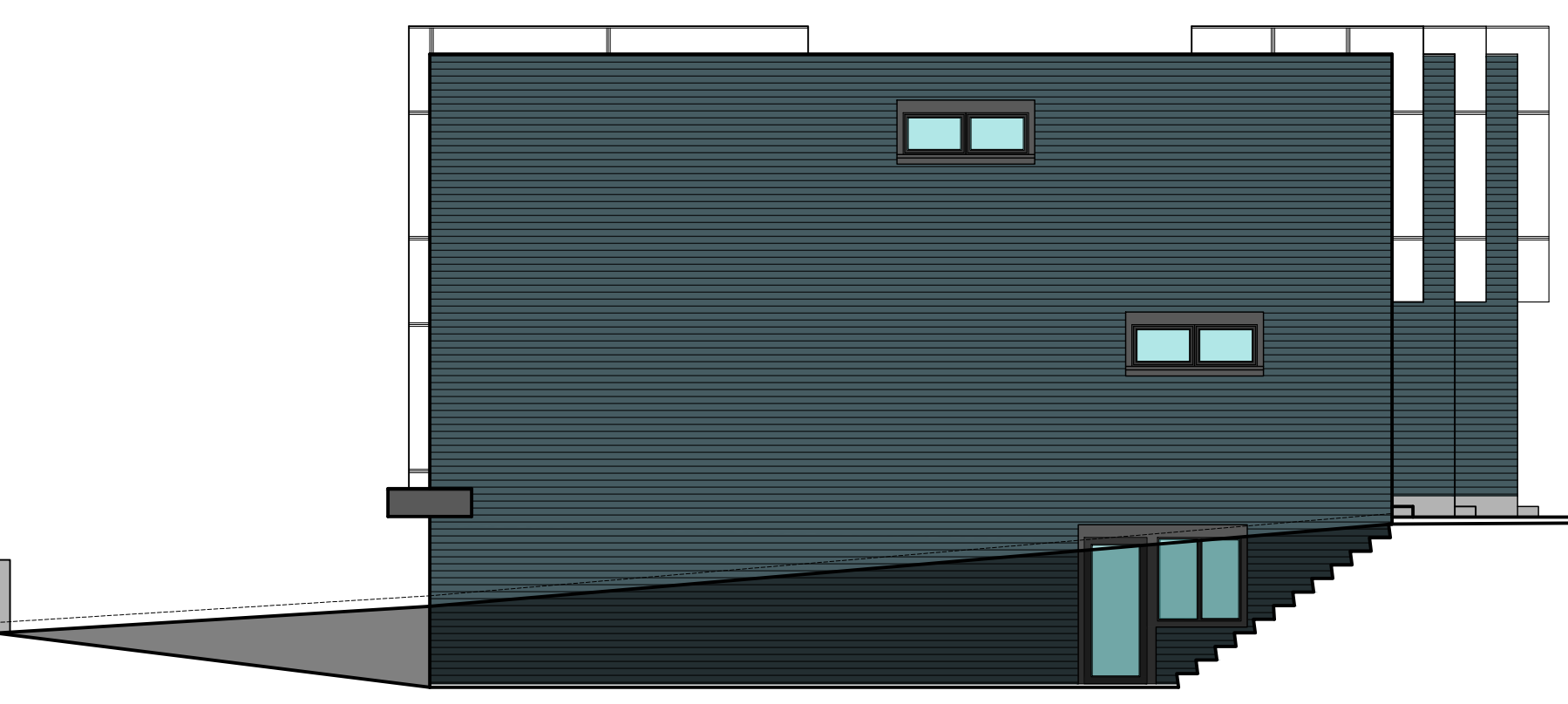
4 NORTH ELEVATION - LOT B
SCALE: 1/8"=1'-0"



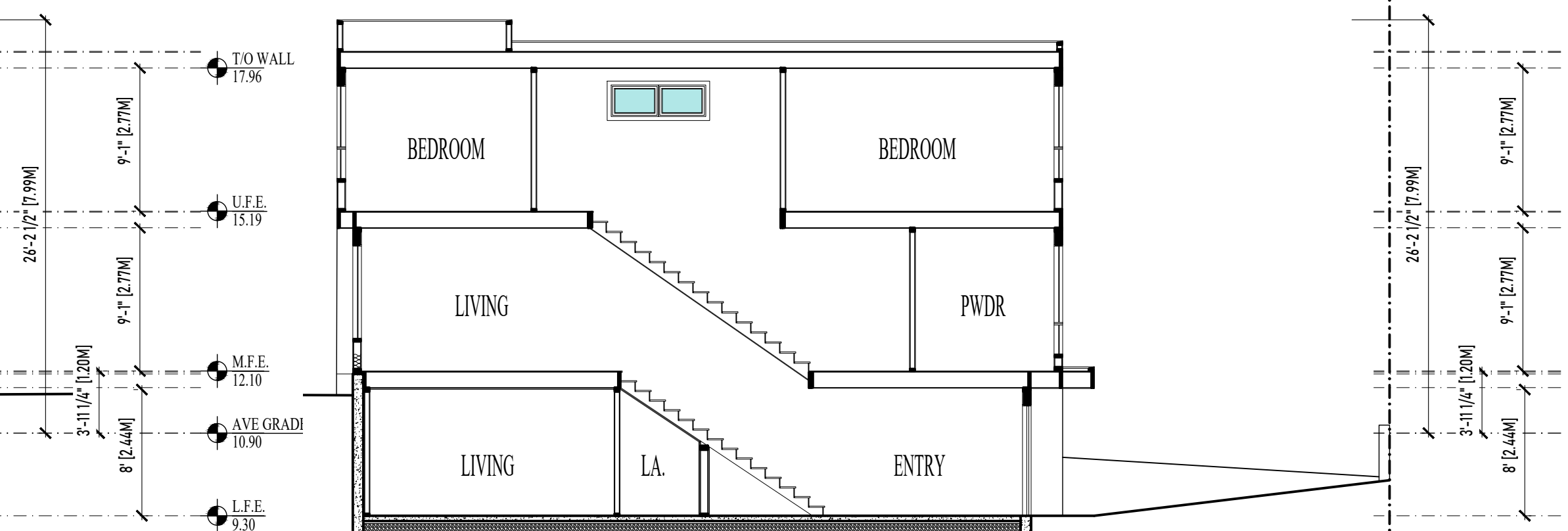
5 EAST ELEVATION - LOT B
SCALE: 1/8"=1'-0"



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



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



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

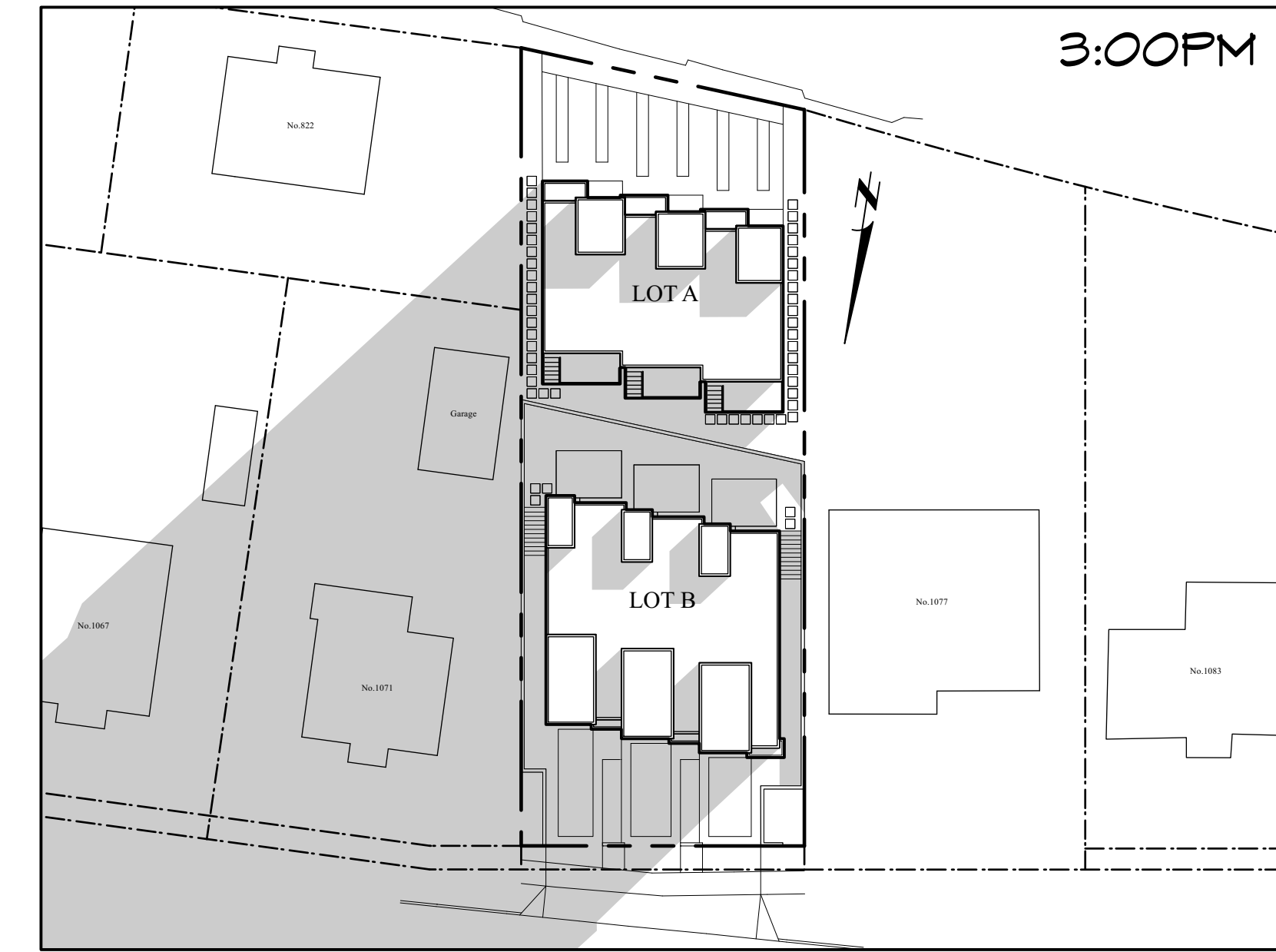
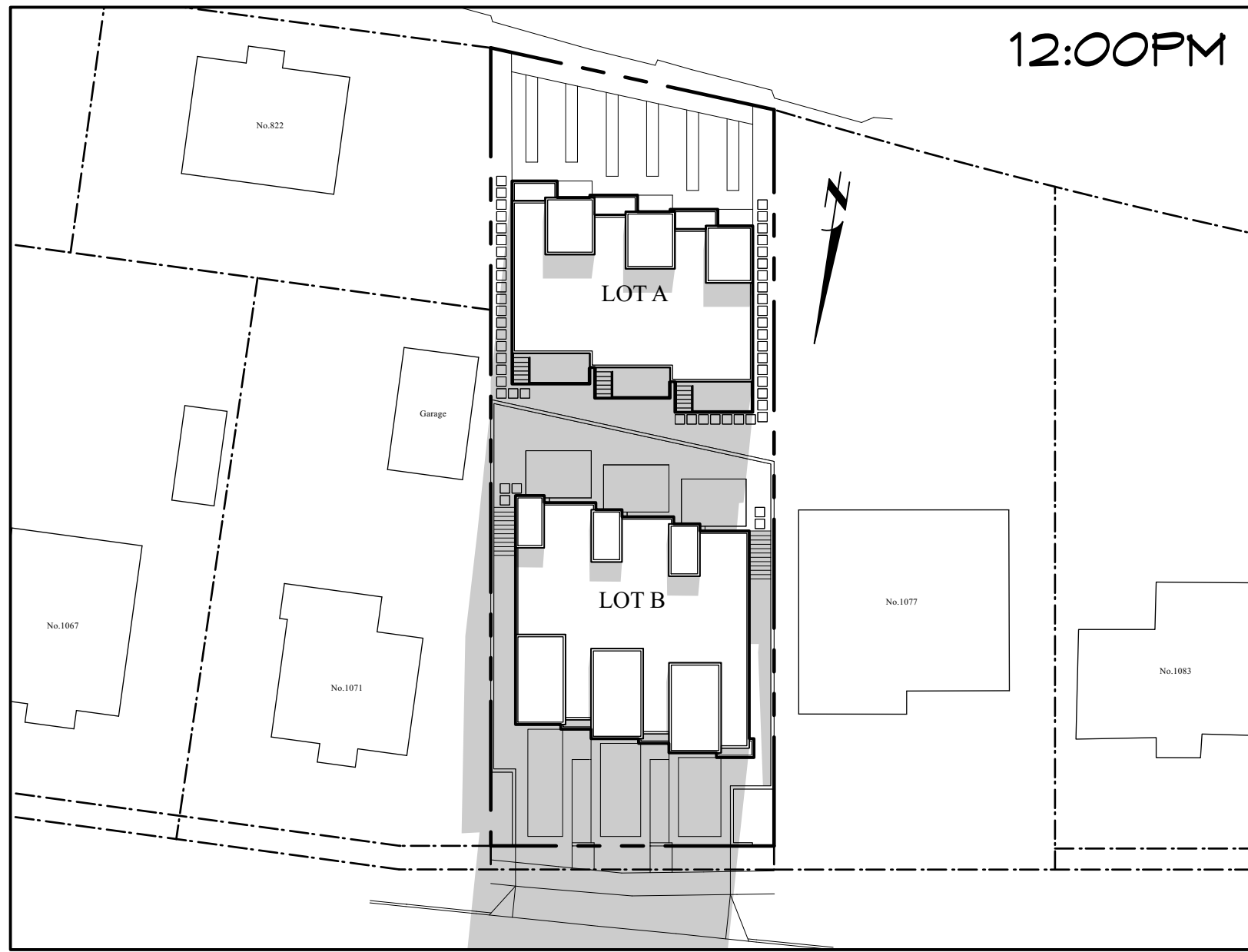
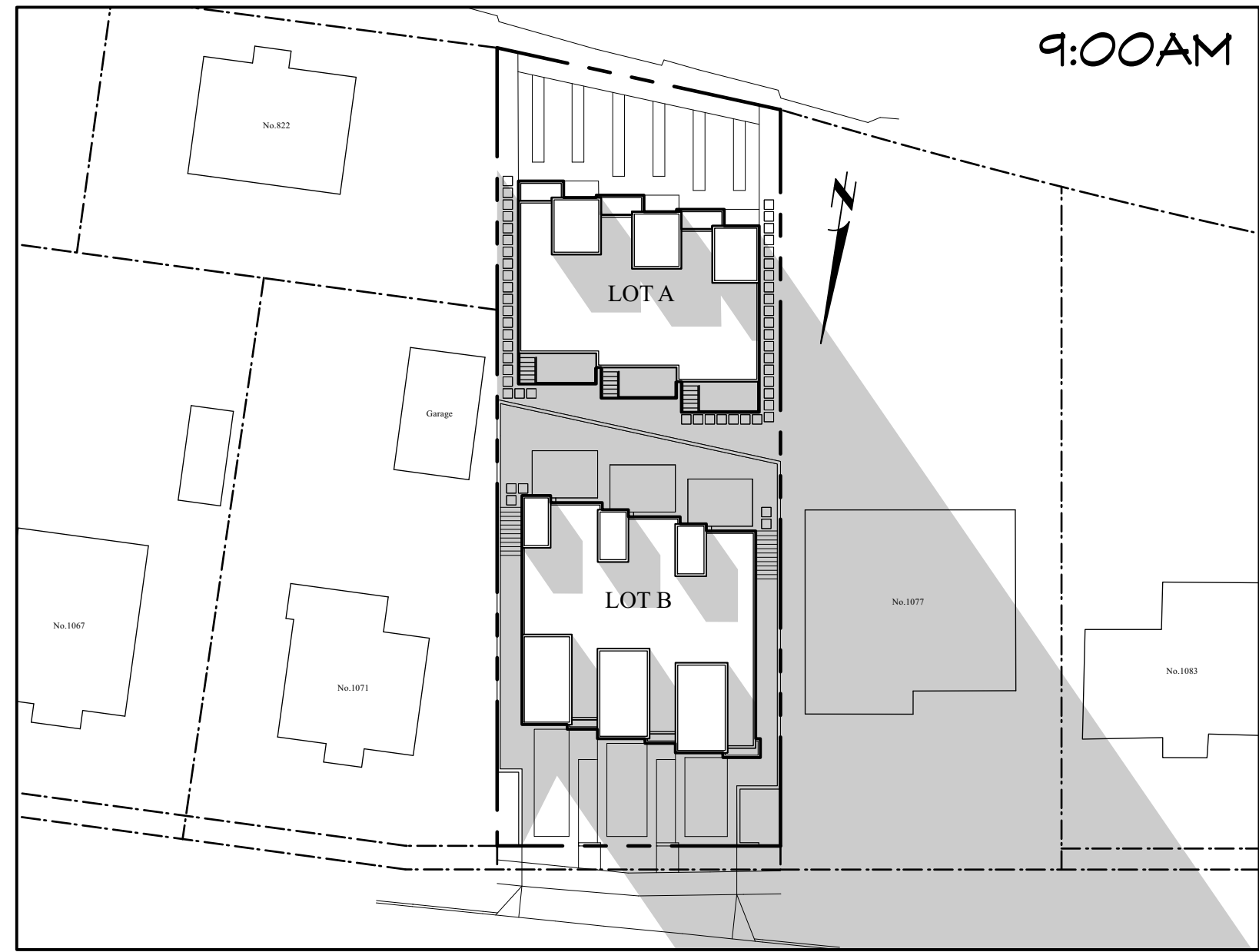
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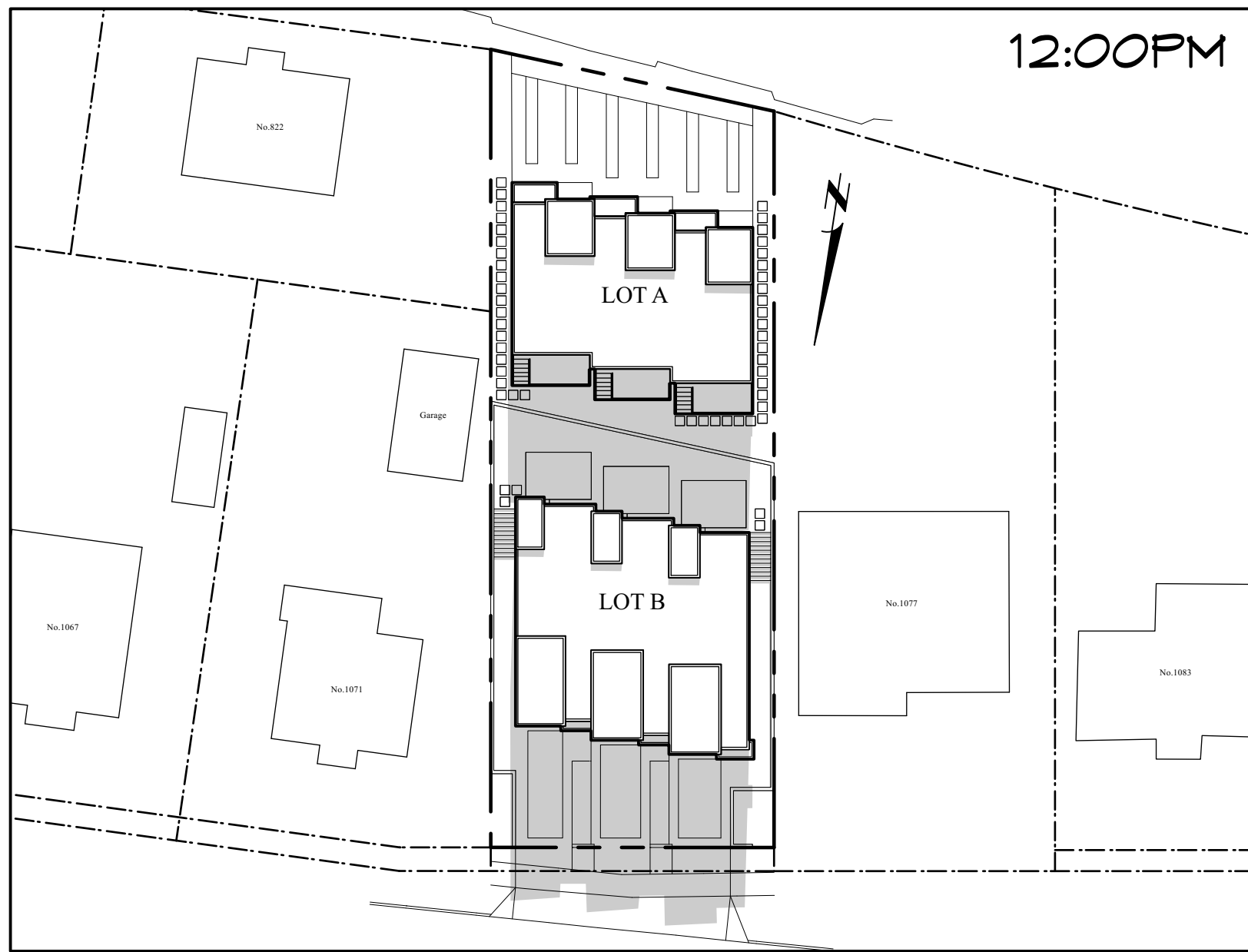
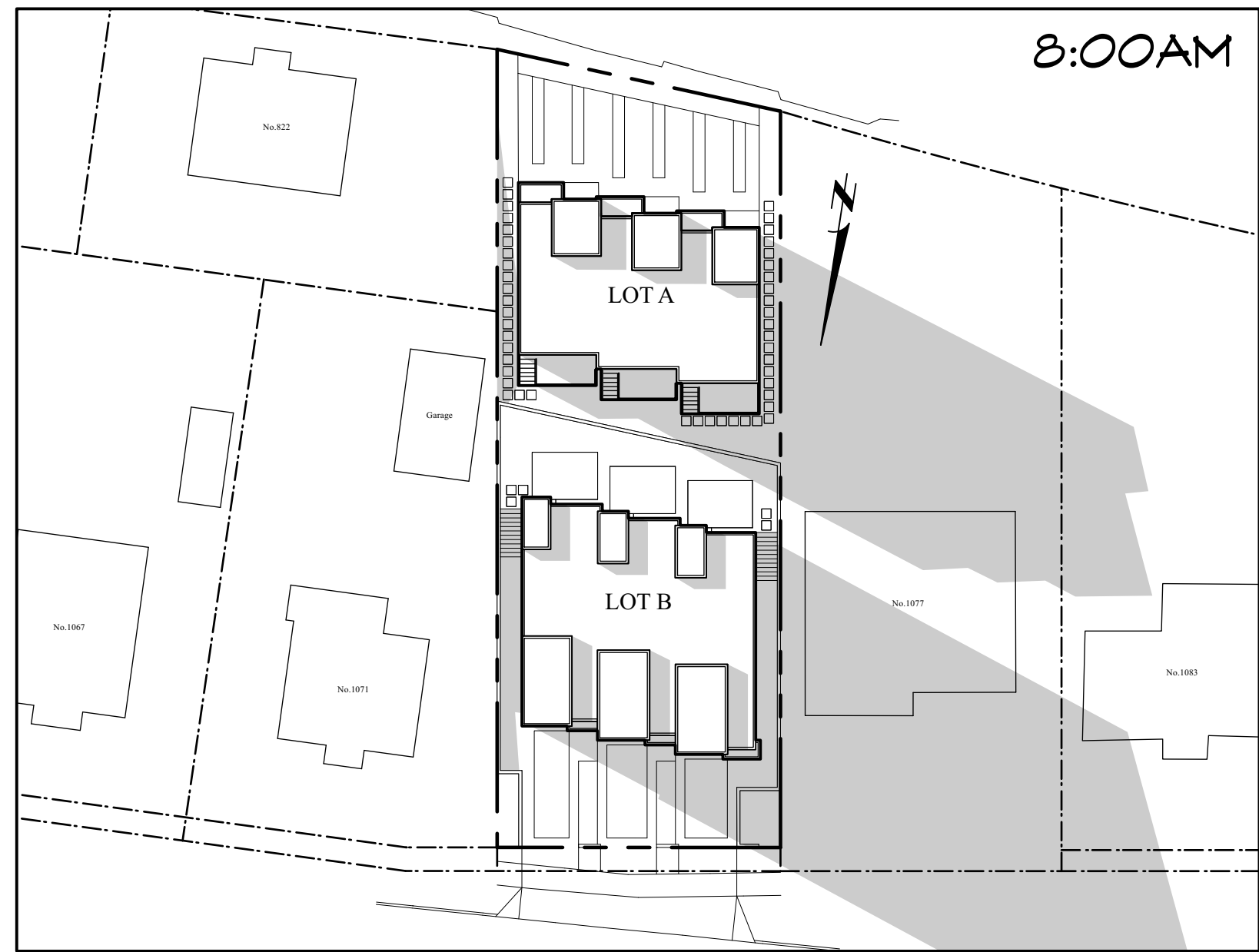
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LOT B PLANS AND
ELEVATIONS

Revision:	Sheet:
	A3
	Proj.No.

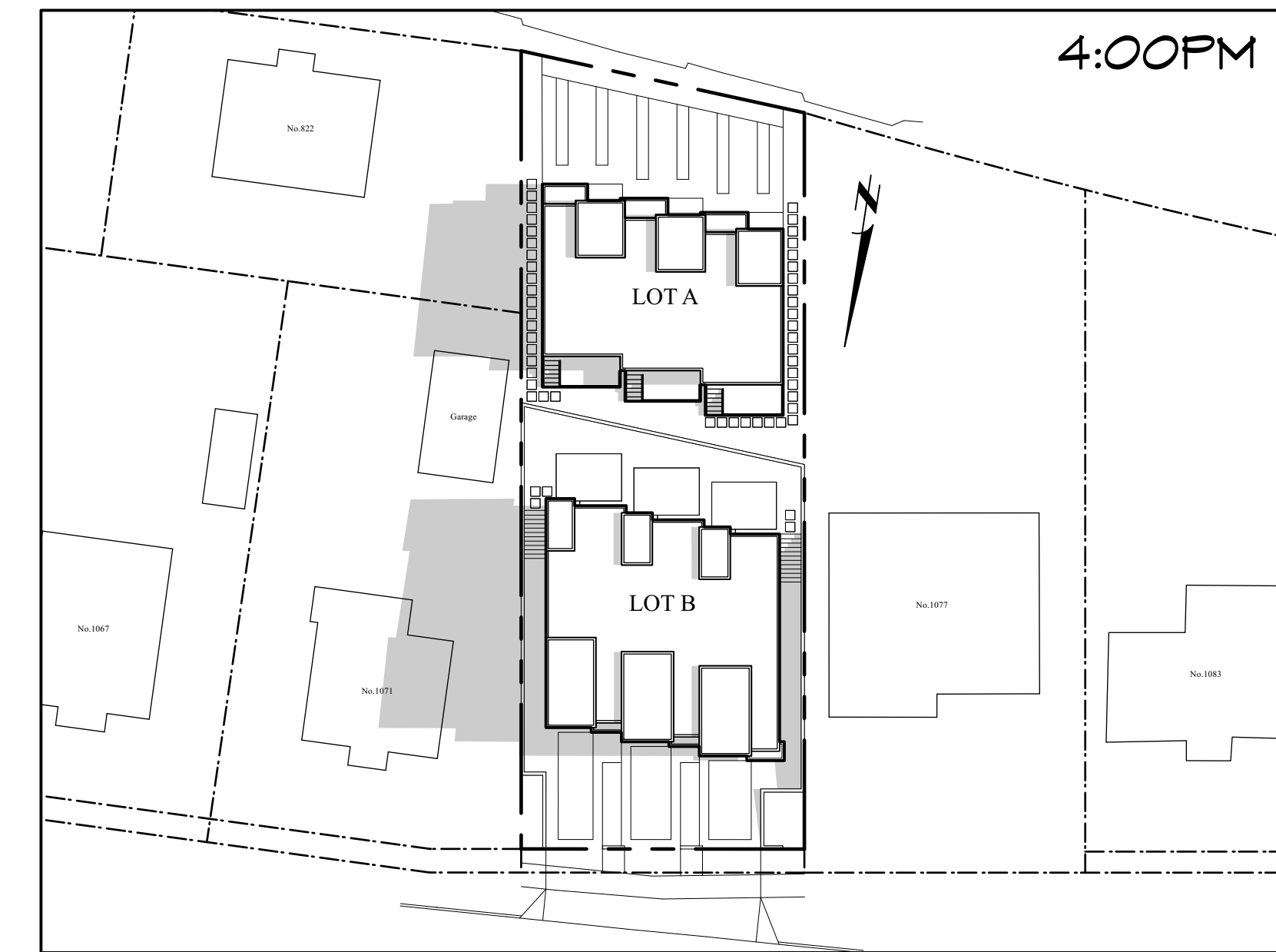
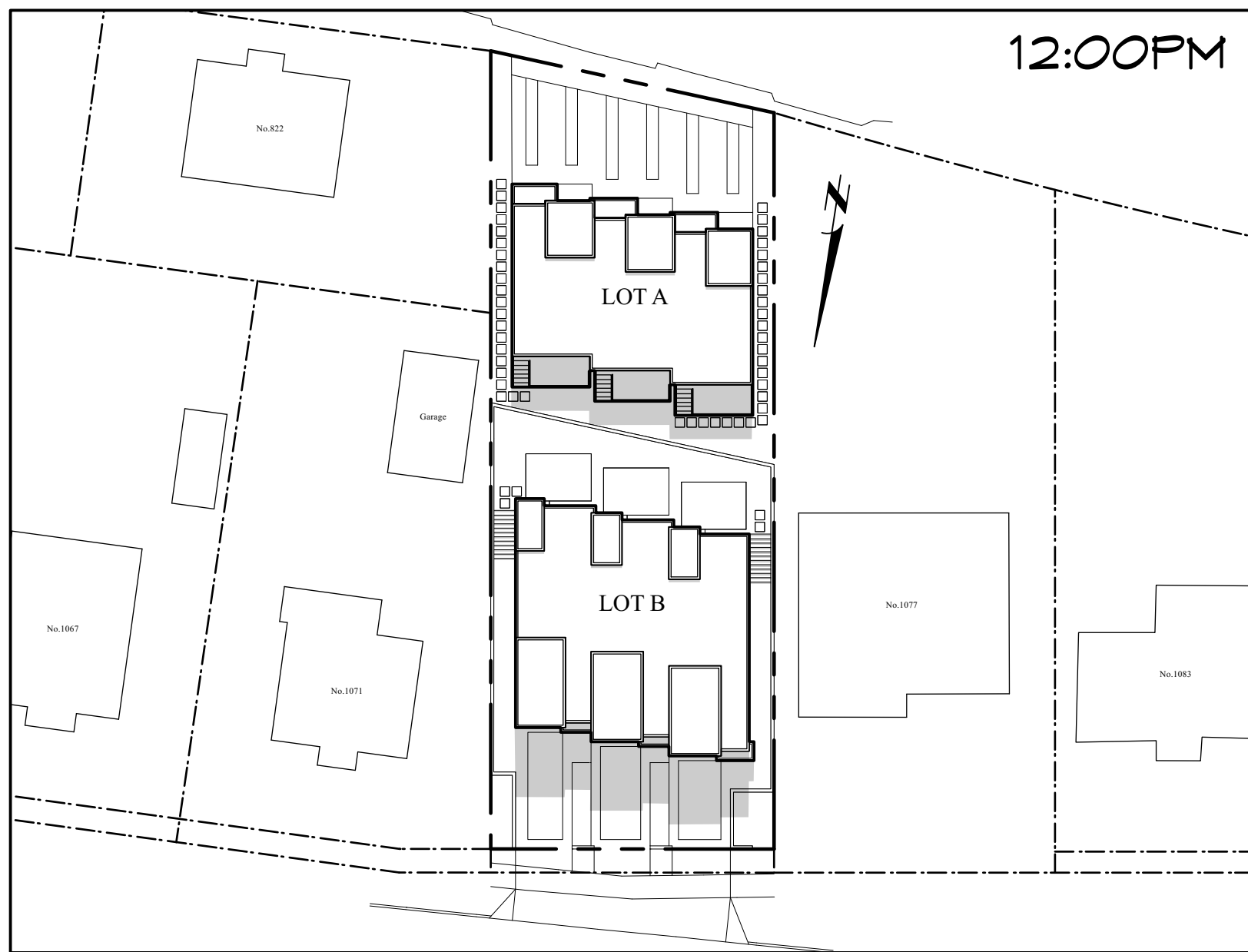
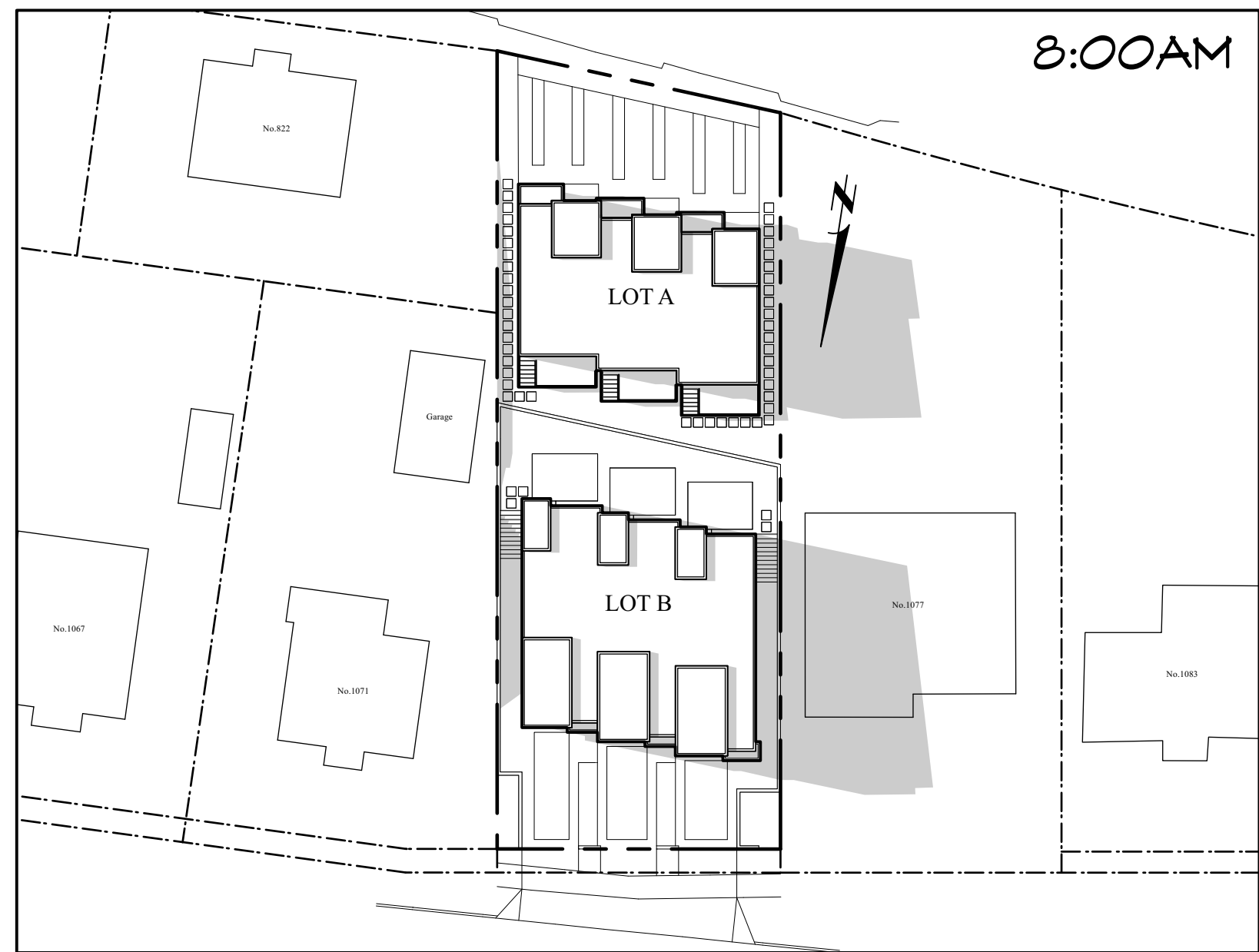
DECEMBER 21
(WINTER SOLSTICE)



MARCH 19
(EQUINOX)



JUNE 20
(SUMMER SOLSTICE)



ZEBRADESIGN

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REZONING AND
SUBDIVISION

Title:
SHADOW STUDY

Revision: Sheet:
A4
Proj.No. -