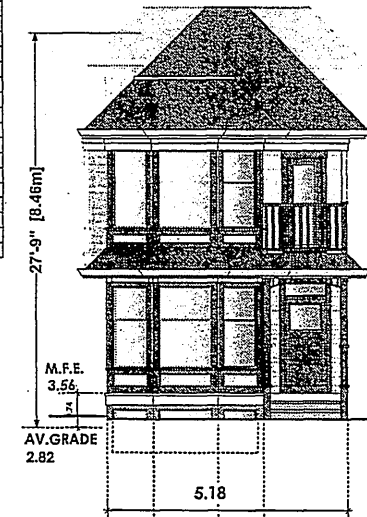


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Planning & Development Department
Development Services DivisionLOT 3 OF LOT 1904, VICTORIA CITY
PARCEL IDENTIFIER: 009-407-703

SITE DATA	R3-2	R1-S2	
ITEMS	PERMITTED	PERMITTED	PROPOSED
LOT AREA	460 SQ.M.	260 SQ.M.	1653 SQ.M.
OPEN SITE SPACE	30%		41.6% (69.00 SQ.M.)
FRONTAGE	15 M	10 M	9.132 M
LOT COVERAGE	40%	40%	31.78% (52.40 SQ.M.)
WITH UPPER FLOOR			34.31% (56.78 SQ.M.)
HEIGHT	7.6 M	7.5 M	8.46 M
SETBACKS			
-FRONT (WEST)	7.5 M	6.0 M	2.71 M
-FRONT (EAST)	5.0 M	3.5 M	2.67 M
-REAR (EAST)	7.5 M	6.0 M	4.75 M
-SIDE (NORTH)	1.5 M	2.4 M	2.70 M
-SIDE (NORTH) TO UPPER FLOOR			2.24 M
-SIDE (SOUTH)	1.5 M	1.5 M	1.20 M
COMBINED SETBACKS	4.5 M		3.90/3.44 M
FLOOR AREA			
-UPPER			23.53 SQ.M.
-UPPER			51.54 SQ.M.
-MAIN			46.48 SQ.M.
-LOWER			42.48 SQ.M.
TOTAL FLOOR AREA	280 SQ.M.	190 SQ.M.	164.93 SQ.M.
F.S.R.	0.6 TO 1	0.6 TO 1	0.99 TO 1

**PROPOSED DWELLING****Colour Legend**

- HardieShingle Siding Straight Edge Panel
- Benjamin Moore: Upper West Side (BM CSP-70)
- Benjamin Moore: Skipper Stone (BM CSP-155)
- Tim, Doors, Columns
- Benjamin Moore: Deep Taupe (BM 2111-10)
- Laminated Asphalt Roofing Shingle
- Oxford Grey
- Gutters
- Unpainted Aluminum
- Windows
- White Vinyl Windows
- K2 Stone Mix of 60% Ocean Mist LedgeStone & 40% Natural LedgeStone

development permit
425 Oswego Street
Victoria, B.C.drawing #
7940

scale

A1

drawn by
CB**REZONING & DEVELOPMENT PERMIT APPLICATION**

Date: 14-8-17

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Prop. Grade Calculation

$Pts A+B ((2.93+2.97)/2) \times 1.88 = 5.55$
 $Pts B+C ((2.97+3.00)/2) \times 0.76 = 2.27$
 $Pts C+D ((3.00+3.00)/2) \times 1.22 = 3.66$
 $Pts D+E ((3.00+3.03)/2) \times 1.37 = 4.13$
 $Pts E+F ((3.03+3.06)/2) \times 1.22 = 3.71$
 $Pts F+G ((3.06+3.03)/2) \times 10.92 = 33.09$
 $Pts G+H ((3.03+2.76)/2) \times 5.18 = 15.00$
 $Pts H+I ((2.76+2.81)/2) \times 2.21 = 6.16$
 $Pts I+J ((0.81+0.81)/2) \times 1.00 = 0.81$
 $Pts J+K ((0.81+2.84)/2) \times 2.29 = 4.18$
 $Pts K+A ((2.84+2.93)/2) \times 5.13 = 14.80$

Total: 93.36

93.61 / 33.18 (Perimeter) = 2.82 (Average Grade)

1 Siteplan
Scale: 1:100

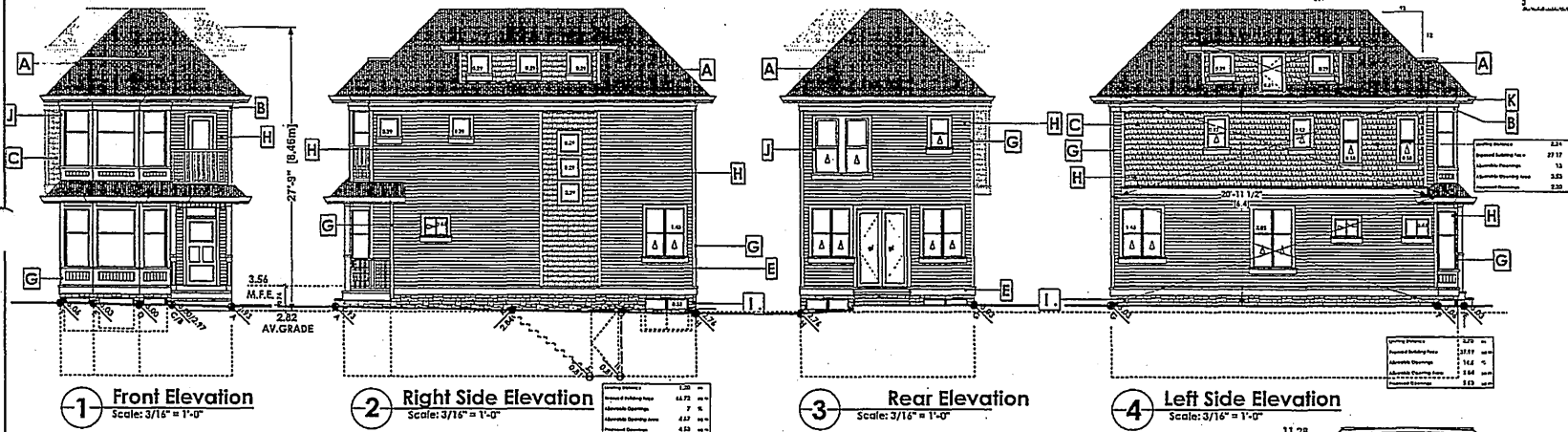
1163-1171 ARCADE AVENUE
 VICTORIA, B.C.
 V8R 0A5
 PH: 250-362-7377
 FAX: 250-362-7347

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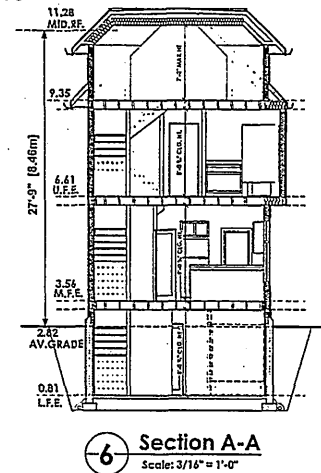
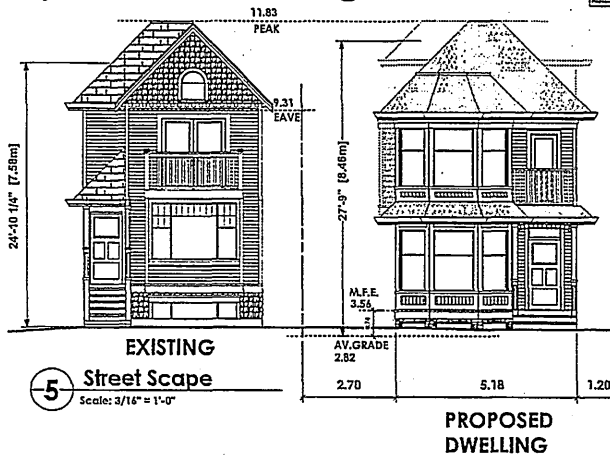
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Development Services Division

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Exterior Finishes

- A LAMINATED FIBERGLASS ASPHALT SHINGLES
- B 2"x4" TRIM ON 2"x10" TRIM BOARD
- C CONC. SHINGLE SIDING
- D 2"x6" FASCIA TRIM
- E 1"x2" TRIM ON 2"x10" FASCIA BOARD
- F DECORATIVE BLOCKING
- G 1"x4" CORNER TRIM
- H CONC FIBER BOARD SIDING
- I PRE-MANUFACTURED STONE VENEER
- J 1"x4" WINDOW/DOOR TRIM (metal flashing where req)
- K PRE-FN. ALUMINUM FASCIA GUTTER



development
permit
425 Oswego Street
Victoria, B.C.

drawing #
7940
scale
A2
drawn by
CB



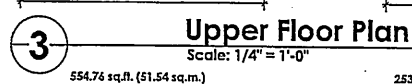
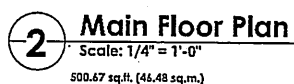
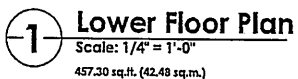
103-591 ATREE AVENUE
VICTORIA, B.C.
V9B 0A6

PH: 250.382.7374
FAX: 250.382.7374

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Date: 14-8-17

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AUG 16 2017

Planning & Development Department
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VICTORIA
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Date: 14-8-17

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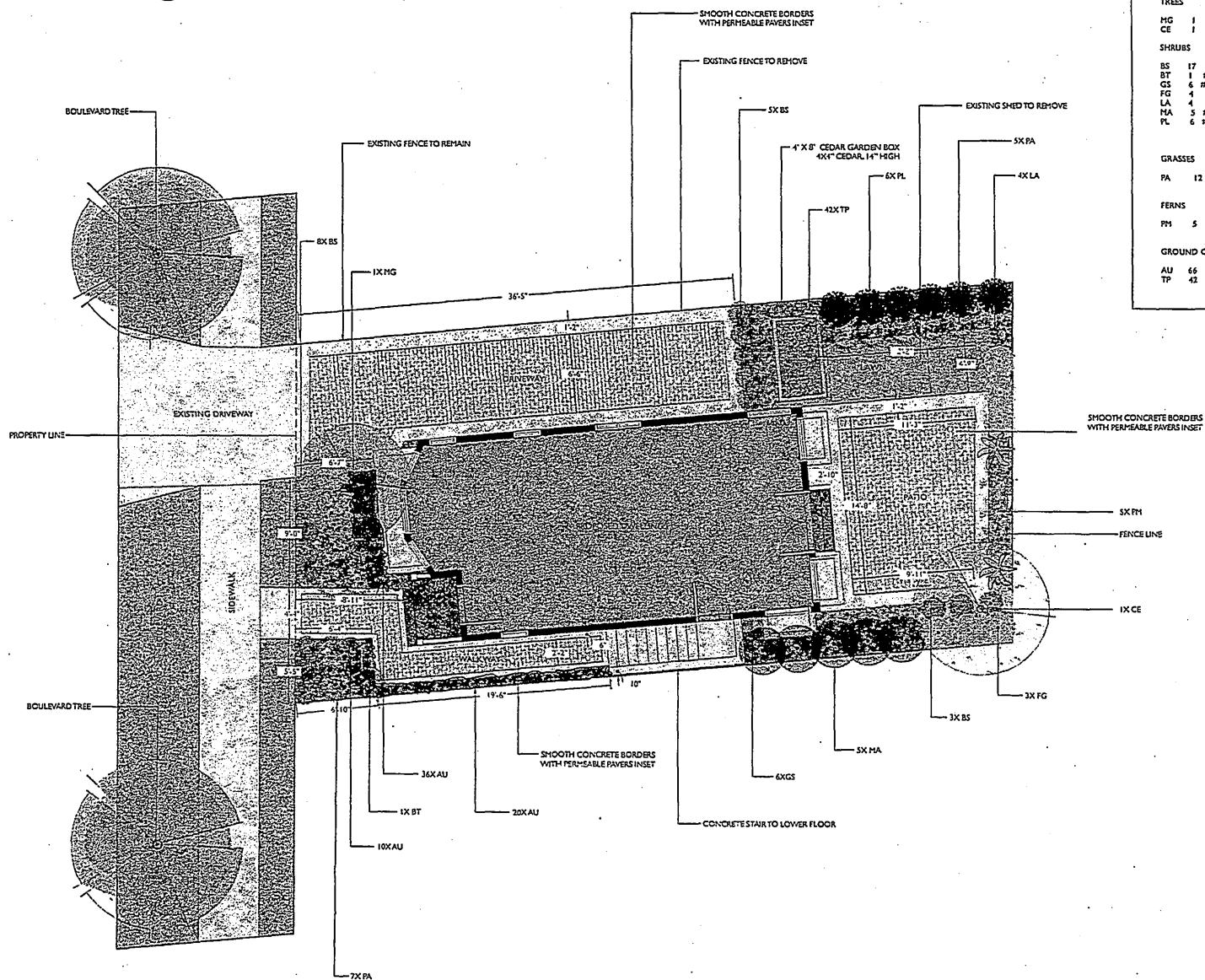


ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
HG	1	12'	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA
CE	1	15'	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BS	17	#2	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD
BT	1	#3	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR BERBERIS
CS	1	#1	CAULOTHEA SCALLOM	SWORD
FG	4	#2	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
LA	4	#2	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE FINEGILL LAVENDER
HA	5	#5	HABRONIA X MEDIA 'CHARITTE'	OREGON GRAPE
PL	6	#15	PRUNUS LUSITANICA 'LOUTA'	LOUTA PORTUGUESE LAUREL
GRASSES				
PA	12	#1	PENNISETUM ALOPECUROIDES 'HAHEMLN'	DWARF FOUNTAIN GRASS
FERNS				
PH	5	#1	POLYSTICHUM MUNITUM	SWORD FERN
GROUND COVERS				
AU	46	4"	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER JADE'	KINKINKINK
TH	42	4"	THYUS FRANKC 'ELFIN'	ELFIN THYME

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City of Victoria

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Planning & Development Department
Development Services Division

CONSTRUCTION NOTES

CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING
AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER
ALL WORK TO COMPLY WITH MUNICIPAL STANDARDS
DO NOT SCALE PLAN

PLANTING & IRRIGATION NOTES

Any plans submitted by a contractor to be in compliance with the following activities:

- The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the start of any excavation or landscape work and shall be responsible for the repair of all damage caused to the services by the Contractor.
- All material and plants that conform to NCMA / FSCA specifications.
- Topsoil depths shall be as follows:
 - Tree: 18 in. to 1 m in soil profile depth
 - Shrub: 100 mm depth
 - Ground cover: 75 mm depth
- Grass seed shall be American Pacific Seeds Ltd. All Turfgrass Seed & Sod, mix, sown @ 100 lb/1000 sq. ft. and watered within 72 hours of seeding.
- Seed shall be Pioneer Seed and from Ever-Loom 2000+ suppliers.
- All planted beds shall be covered with a 100 mm layer of mulch or bark chips.
- Planted beds shall be watered within 72 hours of planting and watered on a regular basis in dry ground.
- Plants determined to be dead or dying at the end of one year from the date of confirmation that the reported plants are dead shall be replaced.
- Placing beds shall be irrigated with any method conforming to City of Victoria requirements.
- Watering systems shall be installed in accordance with any method conforming to City of Victoria requirements.
- Infestation work must include any way that conform to City of Victoria requirements.
- Any new plants or material that are imported from outside of the City of Victoria requirements.
- The Irrigation Contractor shall be responsible for the transport to and from all locations required.
- Any material that is not supplied by the contractor shall be transported to the owner on vehicles registered by the owner.

GREENSPACE DESIGNS
sustainable landscape design



== PROJECT TITLE ==

PROPOSED LANDSCAPE PLAN for
425 OSWEGO STREET, VICTORIA, BC

= PAGE TITLE =

LANDSCAPE PLAN, PAGE ONE OF ONE

== DATE ==
AUGUST 10, 2017

== SCALE ==
1/4" = 1'0"

== SCALE ==
1/4" = 1'0"