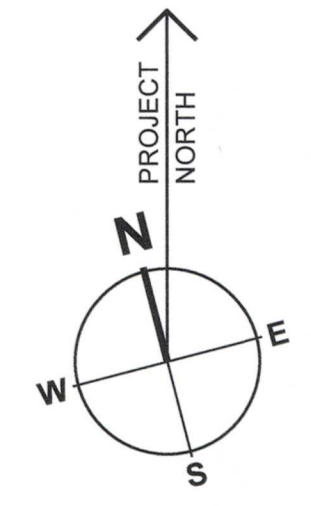
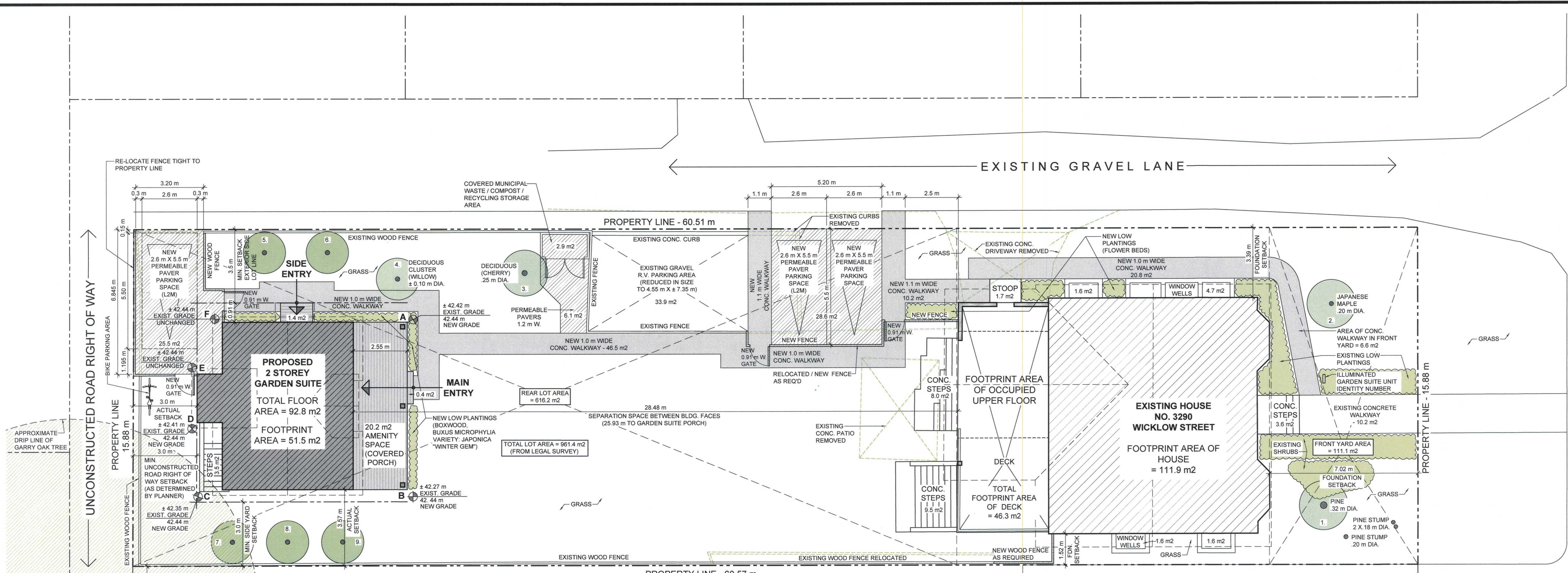


ISSUE / REVISION	#
MARCH, 2022 ISSUED FOR D.P.	1
MAY, 2022 PARKING REVISED, NEW GARDEN SUITE STORM DRAIN CONNECTION ADDED DATA TABLE UPDATED TO REFLECT CHANGES	2
AUGUST, 2022 REVISIONS TO PLANS TO ADDRESS COMMENTS IN LETTER DPR/GDN 00896 FROM PLANNING DEPARTMENT, DATED AUG. 15, 2022	3

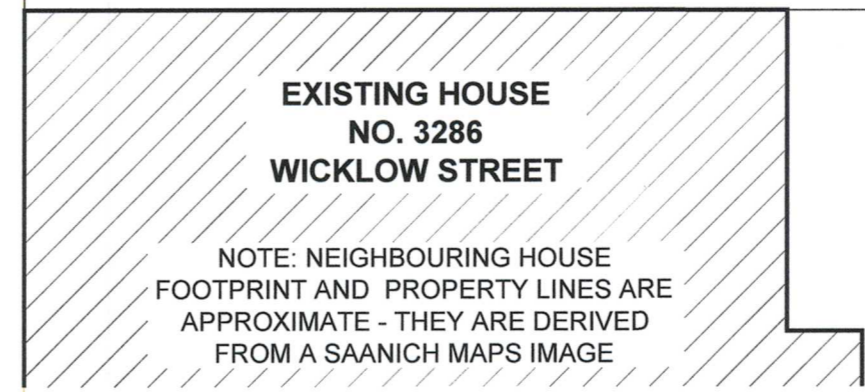


WICKLOW STREET



**DATA TABLE:**

DESCRIPTION OF APPLICATION:		BYLAW REQUIREMENT:	PROPOSED:	VARIANCE REQUIRED ?:
THIS APPLICATION IS A REQUEST TO CONSTRUCT A "LARGE LOT" GARDEN SUITE (ON A "MEDIUM SIZE" LOT).				
ZONE:	RS-6, SINGLE FAMILY DWELLING ZONE			N/A
LOT USES:	SINGLE FAMILY DWELLING, GARDEN SUITE			N/A
LOT AREA:	961.4 m <sup>2</sup> (FROM LEGAL SURVEY)	1,000 m <sup>2</sup> + (LRG. LOT G.S.)	961.4 m <sup>2</sup>	YES (LESS THAN 4% SHY OF LARGE LOT AREA)
LOT WIDTH:	15.88 m (FRONT) / 15.88 m (REAR)	12 m	15.88 m	NO
GARDEN SUITE FLOOR AREA:	CRAWL SPACE = 0 m <sup>2</sup> (CRAWL SPACE HEIGHT DOES NOT EXCEED 1.67 m) MAIN / GROUND STOREY = 51.5 m <sup>2</sup> UPPER / SECOND STOREY = 41.3 m <sup>2</sup> ALL LEVELS COMBINED = 92.8 m <sup>2</sup>	65 m <sup>2</sup> MAX. (MED. LOT G.S.)	92.8 m <sup>2</sup>	YES
GARDEN SUITE OUTDOOR AMENITY SPACE:		20 m <sup>2</sup>	20.2 m <sup>2</sup> (COVERED PORCH)	NO
GARDEN SUITE GRADE:		N/A	42.39 m	N/A
GARDEN SUITE HEIGHT:		4.20 m (MED. LOT G.S.)	6.16 m (SEE 1/A-3)	YES
GARDEN SUITE SETBACKS:	REAR: 3.00 m SIDE (NORTH): 3.50 m SIDE (SOUTH): 3.00 m FROM MAIN HOUSE: 4.00 m		3.00 m 3.50 m 3.57 m 28.48 m	YES NO NO NO
SITE COVERAGE: (ALL BUILDINGS)	FOOTPRINT AREA ALL BUILDINGS = (51.5 + 20.2 + 46.3 + 111.9) m <sup>2</sup> = 229.9 m <sup>2</sup> LOT AREA = 961.4 m <sup>2</sup>	40 % MAX.	0.239 / 23.9 %	NO
SITE COVERAGE: (ALL ACCESSORY STRUCTURES INCLUDING GARDEN SUITE)	FOOTPRINT AREA ALL STRUCTURES = (51.5 + 20.2) m <sup>2</sup> = 71.7 m <sup>2</sup> LOT AREA = 961.4 m <sup>2</sup>	10 % MAX.	0.075 / 7.5 %	NO
SITE COVERAGE: (ANY ACCESSORY STRUCTURE EXCLUDING GARDEN SUITE)	FOOTPRINT AREA ANY STRUCTURES (EXCEPT GARDEN SUITE)	70 m <sup>2</sup> MAX.	2.9 m <sup>2</sup>	NO
REAR LOT COVERAGE: (ALL ACCESSORY STRUCTURES INCLUDING GARDEN SUITE)	FOOTPRINT AREA ALL STRUCTURES IN REAR YARD = 74.6 m <sup>2</sup> REAR LOT AREA = 616.2 m <sup>2</sup>	25 % MAX.	0.121 / 12.1 %	NO
FRONT YARD PERMEABLE SURFACE AREA:	AREA OF PERMEABLE SURFACE FRONT YARD AREA = 111.1 m <sup>2</sup> - (6.6 + 10.2 + 3.6) m <sup>2</sup> = 111.1 m <sup>2</sup>	35 % MIN.	0.816 / 81.6 %	NO
TOTAL LOT COVERAGE (HARD SURFACING):	TOTAL AREA OF ALL HARD SURFACED AREAS ON LOT INCLUDING STEPS, PATIOS, AND WALKWAYS LOT AREA = 961.4 m <sup>2</sup> (3.5+1.4+0.4+46.5+2+9+10.2+1.7+20.8+8.0+9.5+3.6+10.2) m <sup>2</sup> = 118.6 m <sup>2</sup> 961.4 m <sup>2</sup>	NO REQUIREMENT	118.6 m <sup>2</sup> / 12.3 %	NO
OPEN SITE SPACE:	TOTAL AREA OF ALL OPEN AREAS ON LOT LOT AREA = 961.4 m <sup>2</sup> = 603.3 m <sup>2</sup> 961.4 m <sup>2</sup>	45 % MIN.	0.628 / 62.8 %	NO
REQUIRED PARKING:	- THE LOT CURRENTLY HAS 2 EXISTING PARKING SPACES (NON-CONFORMING REGARDING REQUIRED SIZE)	- 2 SPACES FOR HOUSE (ONE C/W L2M ENERGY MANAGEMENT ENABLED) - 1 SPACE FOR GARDEN SUITE (ONE C/W L2M ENERGY MANAGEMENT ENABLED)	- 2 SPACES FOR HOUSE (ONE C/W L2M ENERGY MANAGEMENT ENABLED) - 1 SPACE FOR GARDEN SUITE (ONE C/W L2M ENERGY MANAGEMENT ENABLED)	NO
PARKING SPACE DIMENSIONS:	(EXTRA 0.3 m OF WIDTH IS PROVIDED EACH SIDE OF GARDEN SUITE PARKING SPACE BESIDE FENCES)	2.60 m WIDE X 5.5 m LONG	2.60 m WIDE X 5.5 m LONG	NO
DRIVEWAY WIDTH:		7.00 m (RESIDENTIAL DOUBLE)	5.20 m (FOR 2 PARKING SPACES) 3.20 m (FOR 1 PARKING SPACE)	NO

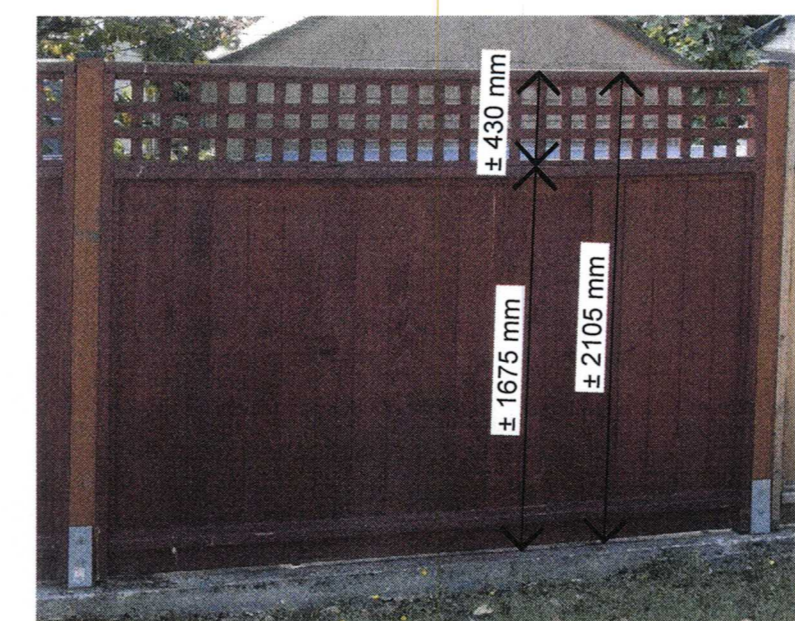


**1 SITE / LANDSCAPE PLAN**  
A-1 SCALE: 1:100

**TREE INVENTORY:**

NO.	SPECIES	SIZE (DBH)	BYLAW STATUS	STATUS
1.	PINE	32 cm	"TREES SHOWN TO BE PLANTED OR RETAINED AS PART OF THE DEVELOPMENT PERMIT BECOME PROTECTED BY THE BYLAW"	EXISTING - TO BE RETAINED
2.	JAPANESE MAPLE	20 cm		EXISTING - TO BE RETAINED
3.	DECIDUOUS (CHERRY)	25 cm		EXISTING - TO BE RETAINED
4.	DECIDUOUS CLUSTER (LIKELY WILLOW)	± 10 cm		EXISTING - TO BE RETAINED
5.	BLOODGOOD JAPANESE MAPLE	4 cm CALIPER	(QUOTED FROM COMMENTS ON PLANNING LETTER DPR/GDN 00896 DATED AUGUST 15, 2022)	5 NEW PLANTINGS
6.	ACER PALMATUM 'BLOODGOOD'			- FROM SAANICH PREFERRED TREE LIST.
7.				- CONTRIBUTING TO THE URBAN FOREST, WHILE MITIGATING OVERLOOK AND SOUND TRANSMISSION ISSUES.
8.				
9.	TYPE S			

**EXISTING WOOD FENCE:**



NOTE: NEW FENCE TO MATCH EXISTING

**AVERAGE GRADE CALCULATION:**

(INTERPOLATED FROM GEODETIC SPOT ELEVATIONS ON LEGAL SURVEY)

SITE LOCATION POINT	NATURAL GRADE GEODETIC ELEVATION (m)
A	± 42.42 m
B	± 42.27 m
C	± 42.35 m
D	± 42.41 m
E	± 42.44 m
F	± 42.44 m
TOTAL	± 254.33 m / 6

THEREFORE, AVERAGE NATURAL GRADE = ± 42.39 m

AVERAGE FINISHED GRADE = 42.44 m

**SITE PLAN GENERAL NOTES:**

**ARCHITECTURAL SITE PLAN BASED ON:**  
BC LAND SURVEYOR SITE PLAN OF: PID 017-593-000, LOT A, SECTION 62, VICTORIA DISTRICT, PLAN VIP53491

PREPARED BY J.E. ANDERSON AND ASSOCIATES SURVEYORS ENGINEERS.  
PROJECT SURVEYOR: RYAN P. HOURSTON  
4212 GLANFORD AVE., VICTORIA, BC, V8Z 4B7  
PHONE: (250) 727-2214

**SITE ADDRESS:**  
3290 WICKLOW STREET, VICTORIA (SAANICH), BC, V8X 1C9

**SETBACKS:**  
SETBACKS NOTED AT CORNERS OF GARDEN SUITE ARE FROM OUTSIDE FACE OF CLADDING PERPENDICULAR TO PROPERTY LINES.

**DRAWING LIST:**

DP-1	SITE / LANDSCAPE PLAN, DATA TABLE, TREE INVENTORY, AVERAGE GRADE CALCULATION, SITE PLAN GENERAL NOTES, DRAWING LIST
DP-1b	SITE SERVICES PLAN, SITE SERVICES LEGEND
DP-2	ROOF PLAN, FLOOR PLANS
DP-3	ELEVATIONS, BUILDING SECTION, EXTERIOR FINISHES LEGEND, WINDOW AND EXTERIOR DOOR SIZES, EXTERIOR FINISH COLOURS

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250-881-5940

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GARDEN SUITE AT:  
3290 WICKLOW STREET,  
SAANICH, B.C.



SITE PLAN, DATA TABLE,  
TREE INVENTORY,  
AVERAGE GRADE  
CALCULATION,  
SITE PLAN GENERAL  
NOTES, DRAWING LIST

Date AUG. 18, 2022

Scale 1:100

Drawn M.C.

Job EPIC  
3290 WICKLOW  
GARDEN SUITE

Sheet

DP-1

of 4 Sheets