

**Proposed Subdivision Plan Of:
 Lot D, Section 9, Range 3 East,
 South Saanich District, Plan 16959,
 P.I.D. 004-108-655**

Scale = 1:250

Dated this 28th day of April, 2021.

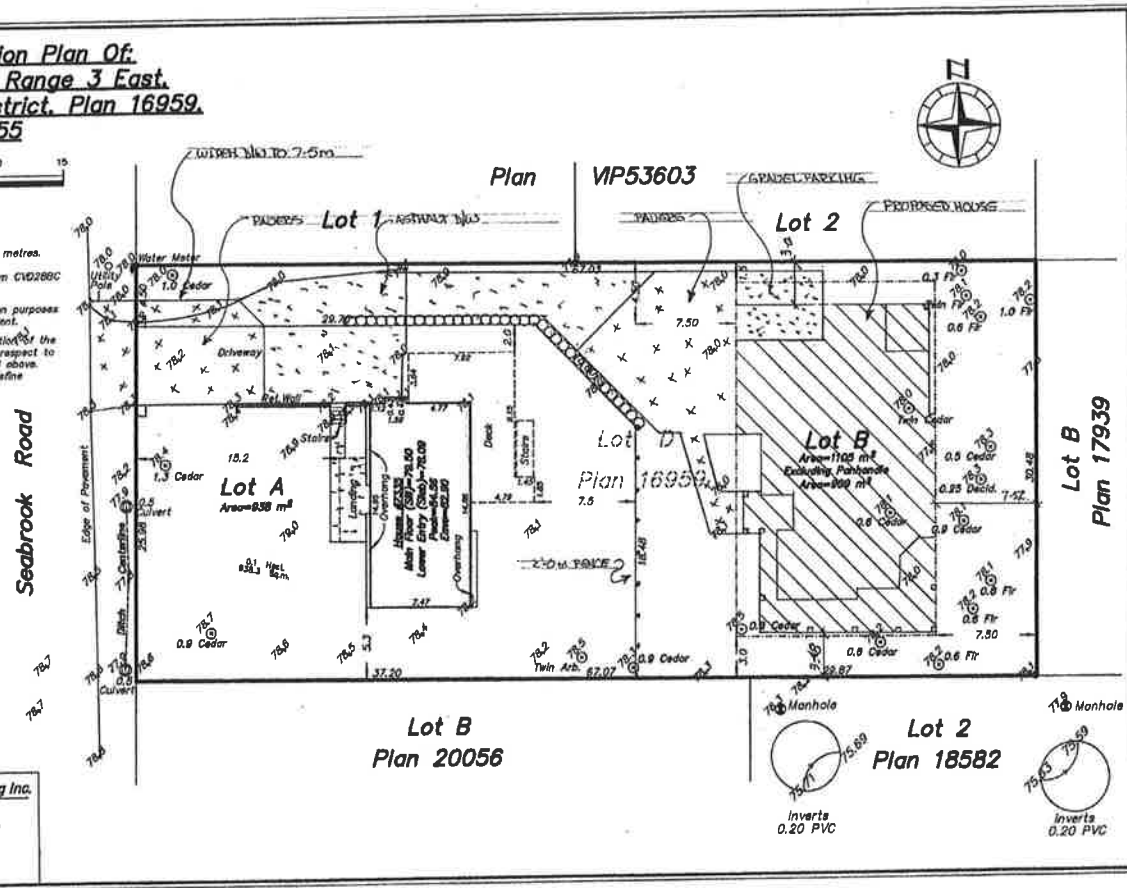
Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD288C and derived from OCM 770187.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Wey Mayenburg Land Surveying Inc.
 www.weylandsurvey.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z3
 Telephone (250) 856-5153
 Fax: 2101544\PRO\04



LOT INFORMATION:

CIVIC ADDRESS	7335 SEABROOK ROAD
ZONING	R-1
TOTAL LOT AREA	909.00 sq.m.
ALLOWABLE LOT COVERAGE	227.25 sq.m.
PROPOSED LOT COVERAGE	34.68%
ALLOWABLE F.A.R.	45.00%
PROPOSED FLOOR AREA	250.93 sq.m.
ALLOWABLE HEIGHT	4.50 m
PROPOSED HEIGHT	3.88 m
ALLOWABLE HIGHEST POINT	5.50 m
PROPOSED HIGHEST POINT	5.28 m

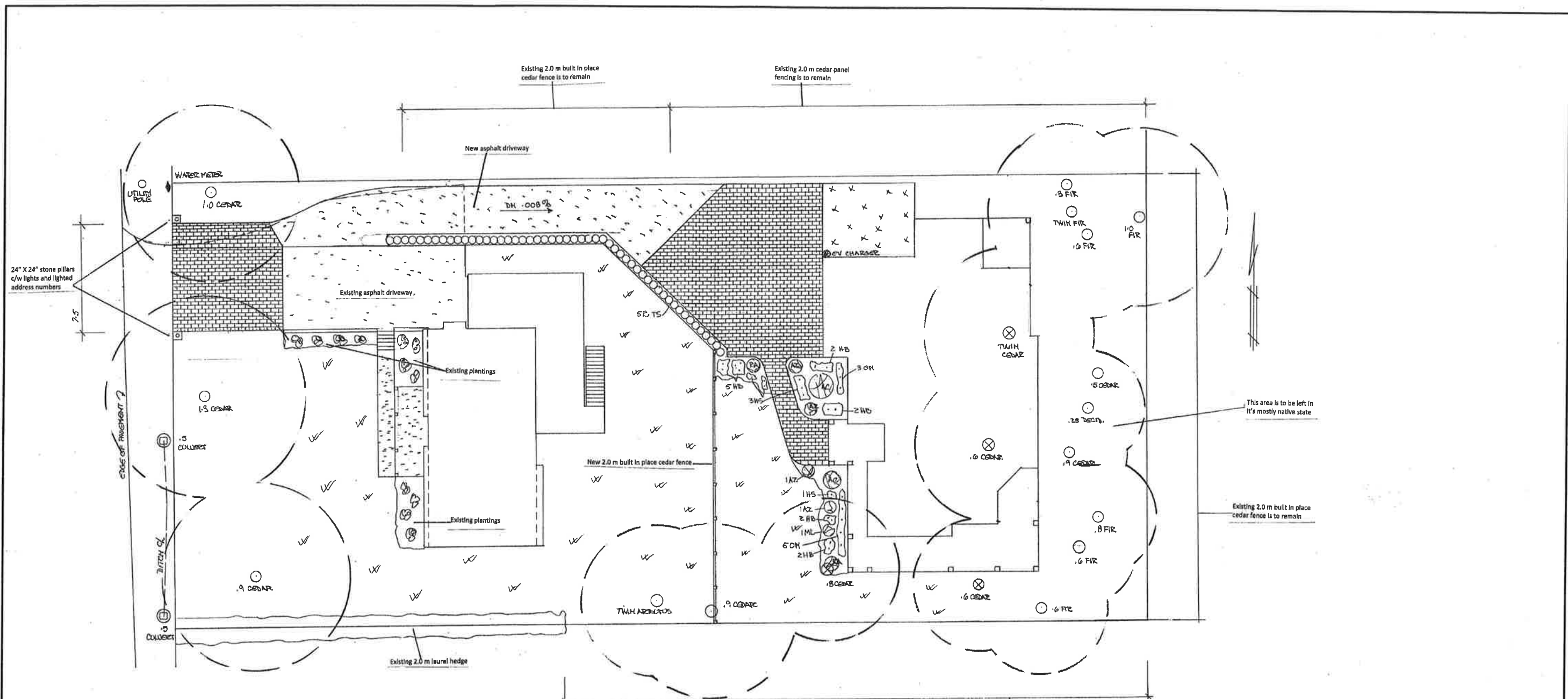
ELEVATIONS:

AVERAGE GRADE	78.11 m
GARAGE	78.00 m
MAIN FLOOR	78.19 m

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




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MR & MRS. ACHTZNER	T-SQUARE DESIGNS COMMERCIAL DESIGN & CONSULTING	T-SQUARE Design & Consulting 2850 Lakehurst Drive, Victoria, BC 250-361-5411
DATE:	DESIGNED BY: DL	dezgner@telus.net
SCALE: AS SHOWN	DRAWN BY: D.L.	
DRAWING No: 536-1-SP		



24" X 24" stone pillars
c/w lights and lighted
address numbers

LANDSCAPE PLAN
1/1/22

-  Asphalt paved surface
-  New paver driveway areas
-  3/4" clear crushed stone
Over landscape fabric
-  Lawn area
-  Existing concrete sidewalk
-  Trees to be removed

PLANT LIST

TREES	
52 TS THUYA OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR 1.5m
1 AC ACER PALMATUM DISSECTUM ATROPURPUREUM	JAPANESE MAPLE #15
1 ML MAGNOLIA GLANDIFLORA	LITTLE GEM #15
SHRUBS	
13 HB HOSTA 'BEDAZZLED'	BEDAZZLED HOSTA #1
4 AZ RHODODENDRON NORTHERNLIGHTS 'LEMON LIGHTS'	NORTHERN LIGHTS AZALEA #1
2 RA RHODODENDRON 'ANAH KRUSCHKE'	ANAH KRUSCHKE RHODODENDRON #15
8 ON OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS #1
4 HS ERICA CARR EA 'SORINGWOOD WHITE'	HEATHER #1

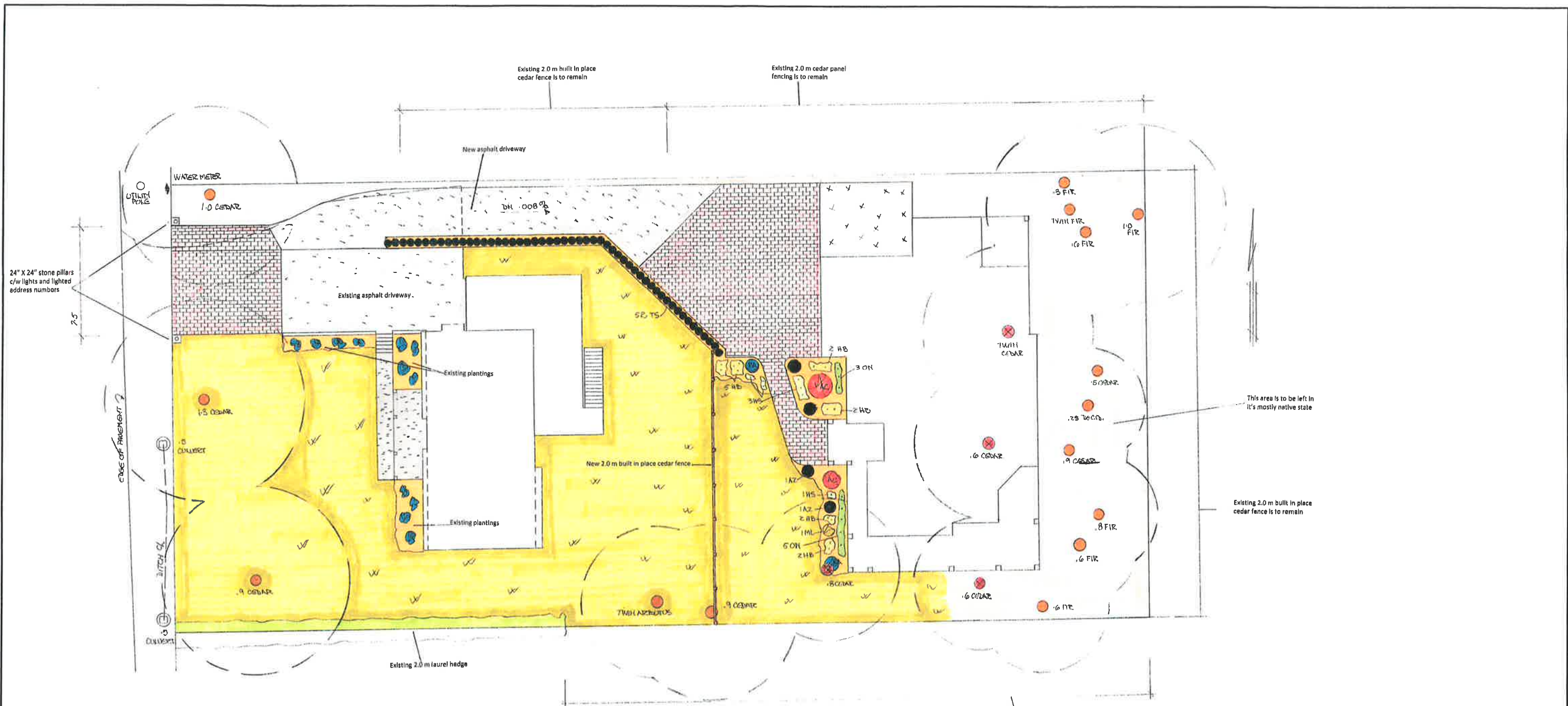
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MR. & MRS. ACHTZNER

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designer@telus.net

DATE: _____ DESIGNED BY: D.L.
SCALE: AS SHOWN DRAWN BY: D.L.
DRAWING No: 526 - LANDSCAPE



24" X 24" stone pillars
c/w lights and lighted
address numbers

LANDSCAPE PLAN
1:125

-  Asphalt paved surface
-  New paver driveway areas
-  1/2" clear crushed stone
Over landscape fabric
-  Lawn area
-  Existing concrete sidewalk
-  Trees to be removed

PLANT LIST

TREES

- 52 TS THUYA OCCIDENTALIS 'SMARAGD'
- 1 AC ACER PALMATUM DISSECTUM ATROPURPUREUM
- 1 ML MAGNOLIA GLANDIFLORA

SHRUBS

- 13 HB HOST A 'BEDAZZLED'
- 4 AZ RHODODENDRON NORTHERNLIGHTS 'LEMON LIGHTS'
- 2 RA RHODODENDRON 'ANAH KRUSCHKE'
- 8 ON OPHIOPOGON PLANISCAPUS 'NIGRESCENS'
- 4 HS ERICA CARN EA 'SORINGWOOD WHITE'

- EMERALD CEDAR #15m
- JAPANESE MAPLE #15
- LITTLE GEM #15

- BEDAZZLED HOSTA #1
- NORTHERN LIGHTS AZALEA #1
- ANAH KRUSCHKE RHODODENDRON #15
- BLACK MONDO GRASS #1
- HEATHER #1

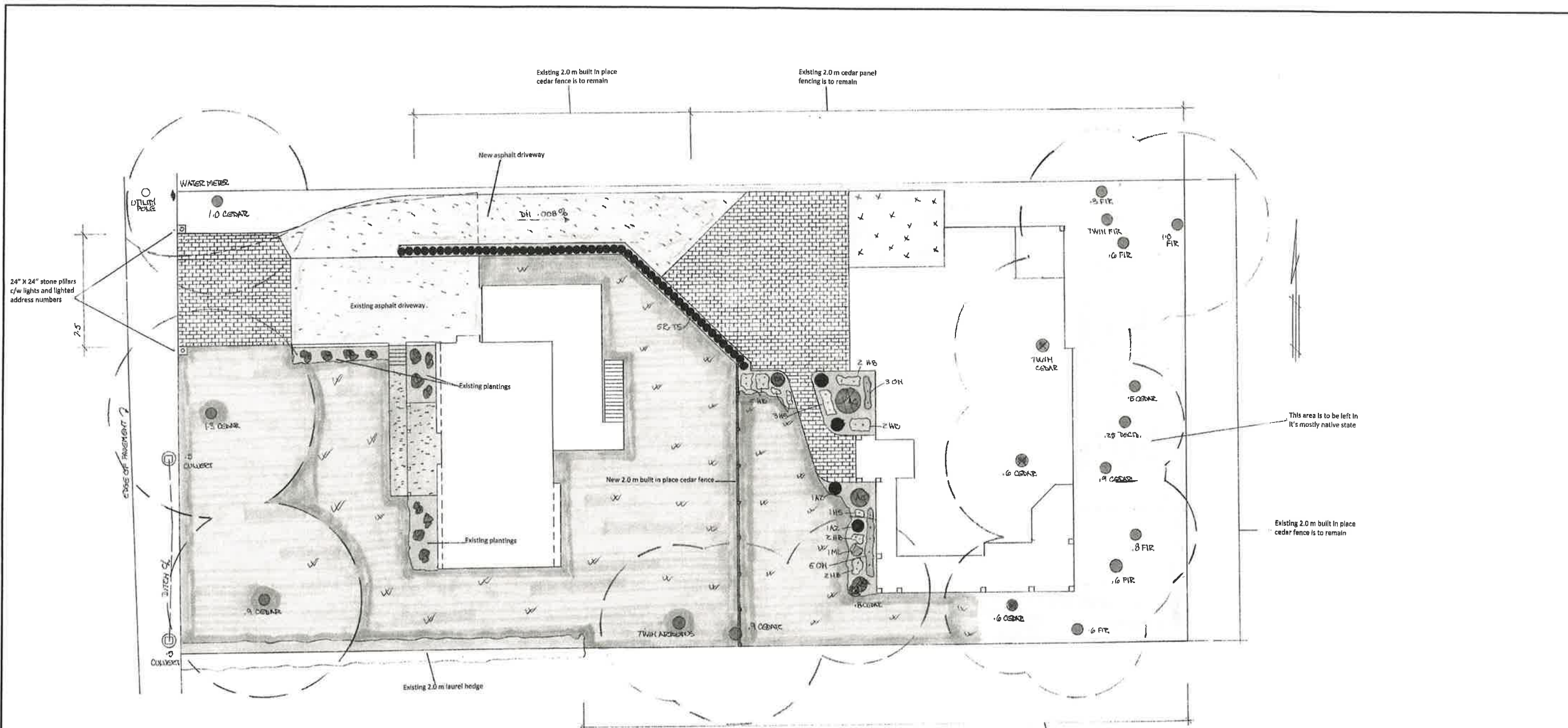







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Mr & Mrs. ACUTZNER

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DRAWING No: 526-1-LANDSCAPE



-  Asphalt paved surface
-  New paver driveway areas
- 1/4" clear crushed stone Over landscape fabric
-  Lawn area
-  Existing concrete sidewalk
-  Trees to be removed

PLANT LIST

TREES

- 52 TS THUYA OCCIDENTALIS 'SMARAGD'
- 2 AC ACER PALMATUM DISSECTUM ATROPURPUREUM
- 1 ML MAGNOLIA GLANDIFLORA

- EMERALD CEDAR 1.5m
- JAPANESE MAPLE #15
- LITTLE GEM #15

SHRUBS


- 13 HB HOSTA 'BEDAZZLED'
- 4 AZ RHODODENDRON NORTHERNLIGHTS 'LEMON LIGHTS'
- 2 RA RHODODENDRON 'ANAH KRUSCHKE'
- 8 ON OPHIOPOGON PLANISCAPUS 'NIGRESCENS'
- 4 HS ERICA CARN EA 'SORINGWOOD WHITE'

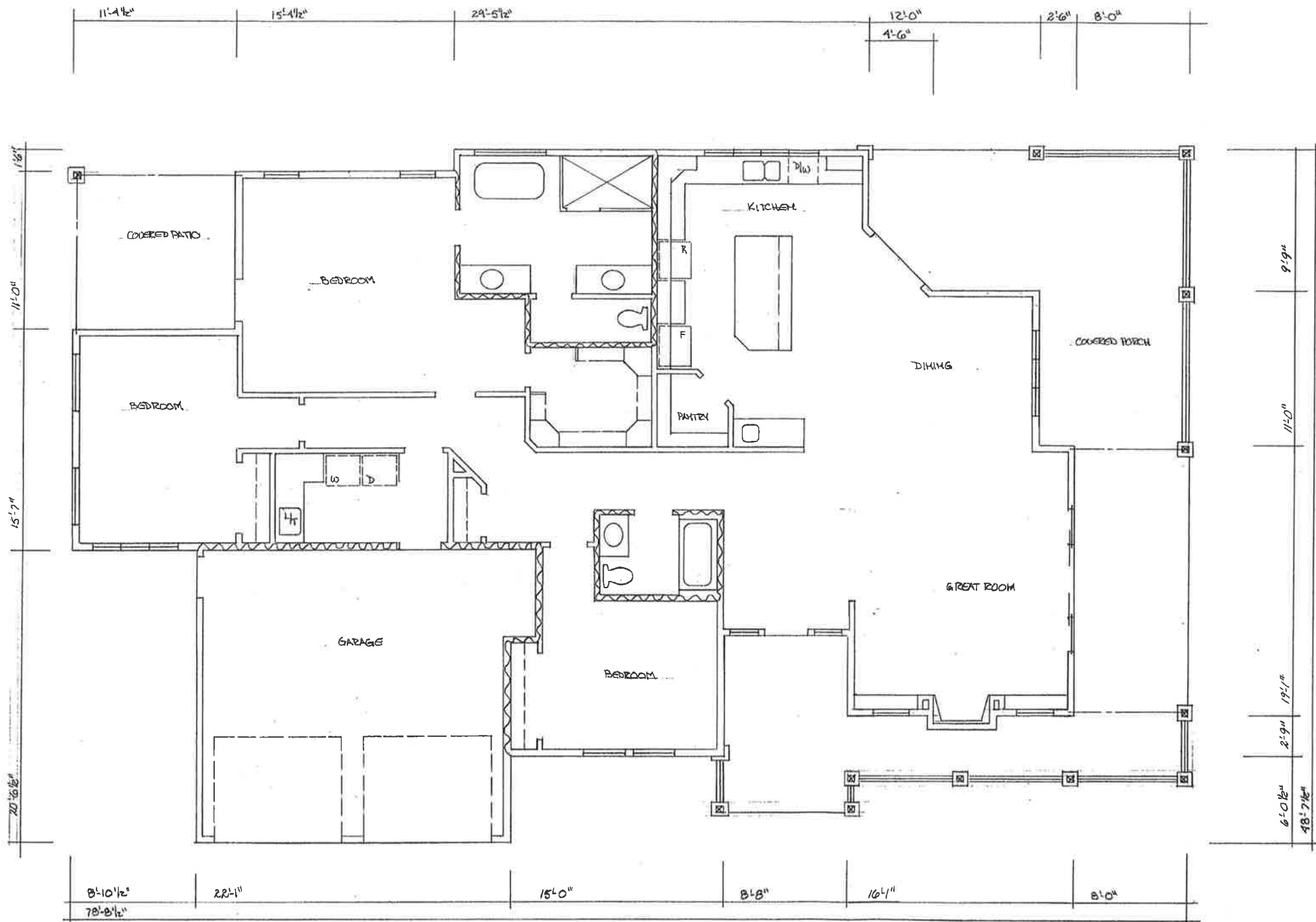
- BEDAZZLED HOSTA #1
- NORTHERN LIGHTS AZALEA #1
- ANAH KRUSCHKE RHODODENDRON #15
- BLACK MONDO GRASS #1
- HEATHER #1

Landscape Plan
1:125



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DATE:	DESIGNED BY: DL		SCALE: AS SHOWN	DRAWN BY: DL
DRAWING No: SR6-1-LANDSCAPE				

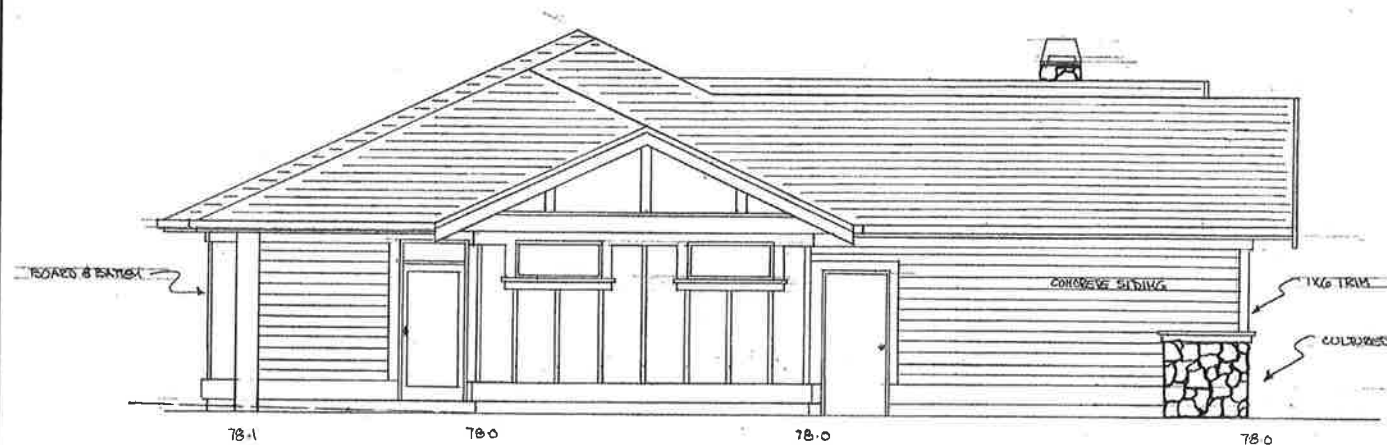


FLOOR PLAN
 1/4" = 1'-0" 2255-82 #
 T.G.K. 147-88 #
 FLOOR PLAN 2701-15 #

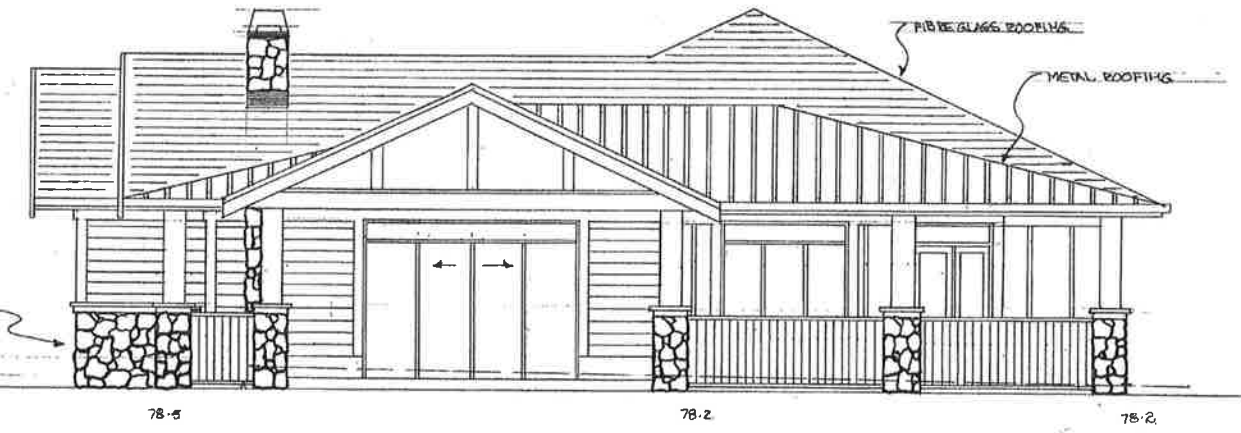
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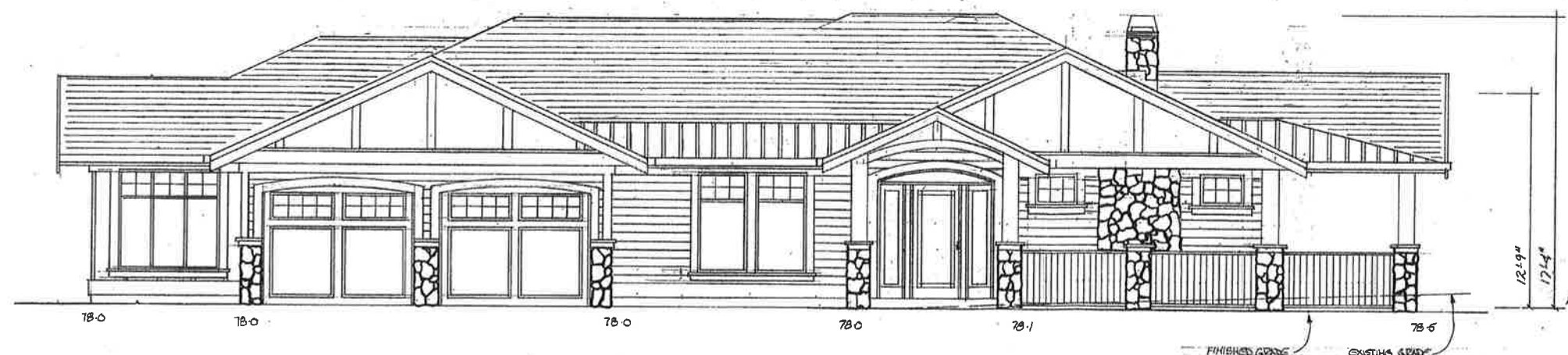
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Side (North) Elevation
1/4" = 1'-0"



Side (South) Elevation
1/4" = 1'-0"

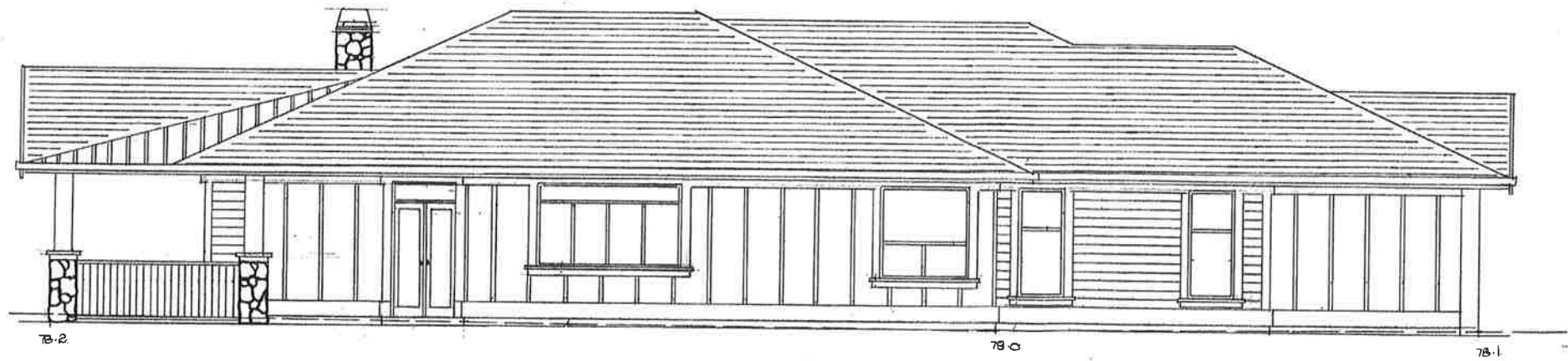


Front Elevation
1/4" = 1'-0"

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REAR ELEVATION
"A" SECTION

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