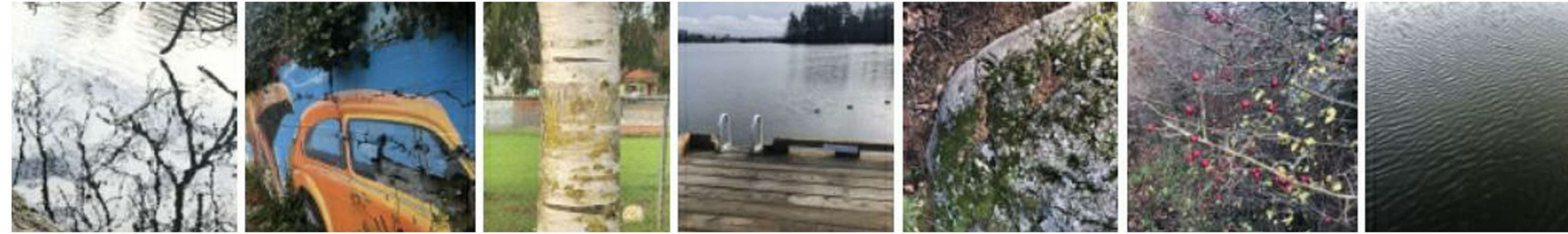


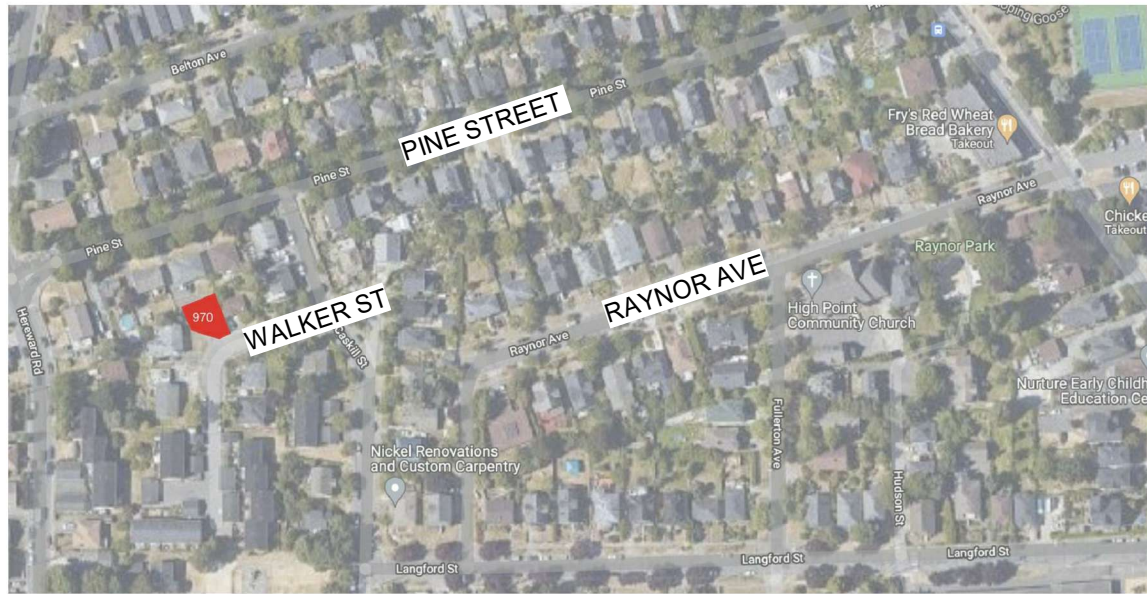
SIN-ROBERTSON HOUSE

970 WALKER STREET, VICTORIA BC

- A0 Title Sheet & Site Info
- A1 Basement Plan
- A2 First Floor Plan
- A3 Second Floor Plan
- A6 Roof Plan
- A7 Exterior Elevations
- C1 Site Plan
- C2 Survey
- L1-L4 Landscape Drawings



Neighborhood textures



Site Map



Architecture Precedents



WALKER STREET

① Street view
1 : 200



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VICTORIA, BC, V8T 3A0
778.557.2300 WWW.ETTAARCHITECTURE.CA

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NOTES

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NOT FOR
CONSTRUCTION**

REVISIONS

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1	2021/12/29	ISSUED FOR COV REVIEW

PROJECT
SIN - ROBERTSON HOUSE

970 WALKER STREET
VICTORIA, BC

DRAWING
TITLE SHEET & SITE INFO

DRAWN BY RR	CHECKED BY MS
FILE	DATE 2021.12.29
SHEET	REVISION

A0



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PROJECT

**SIN - ROBERTSON
HOUSE**

**970 WALKER STREET
VICTORIA, BC**

DRAWING

BASEMENT PLAN

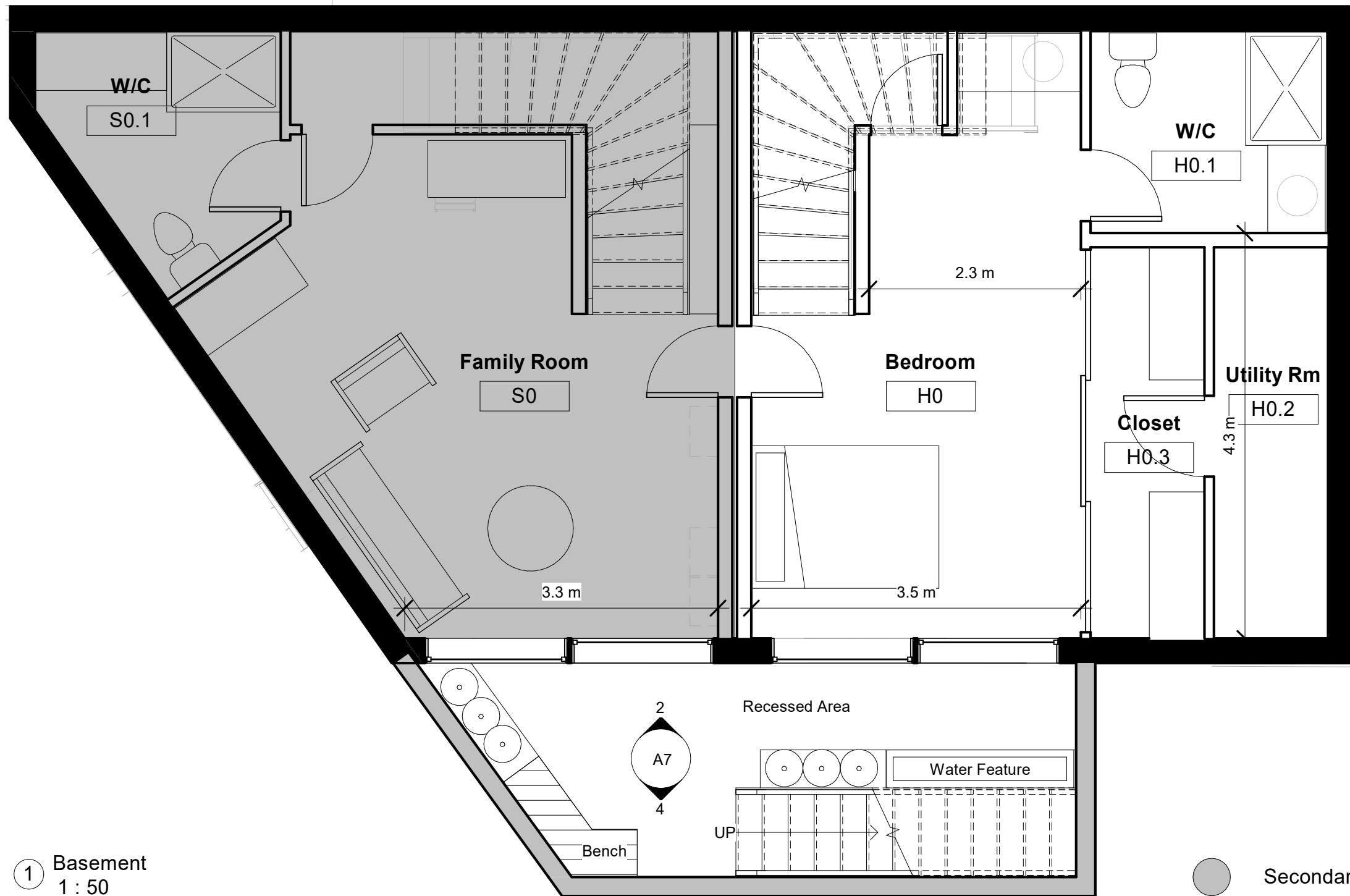
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MS

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2021.12.29

SHEET REVISION

A1



① Basement
1 : 50



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**SIN - ROBERTSON
HOUSE**

**970 WALKER STREET
VICTORIA, BC**

DRAWING

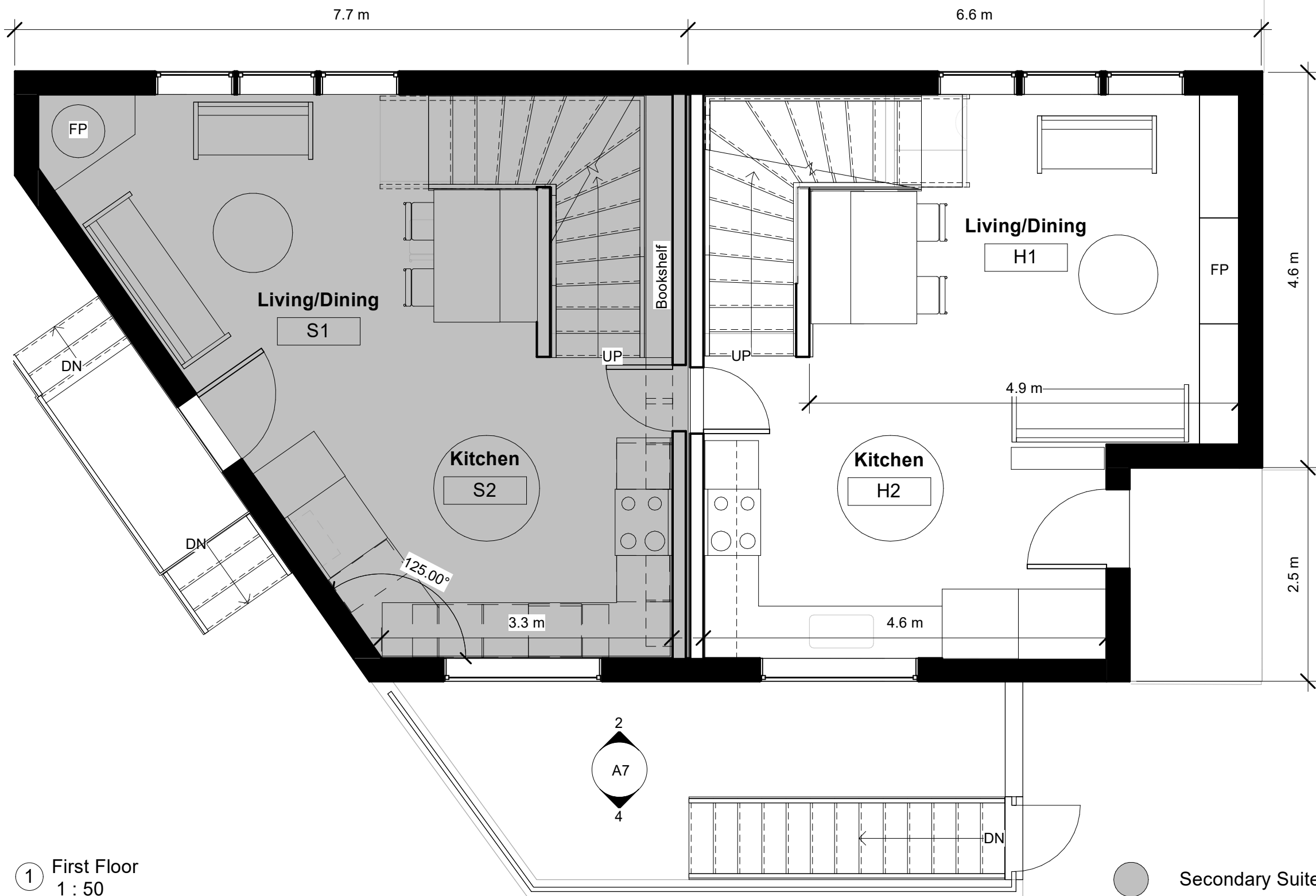
FIRST FLOOR PLAN

DRAWN BY
RR
CHECKED BY
MS

FILE DATE
2021.12.29

SHEET REVISION

A2



① First Floor
1 : 50

● Secondary Suite



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VICTORIA, BC, V8T 3A0

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1 2021/12/29 ISSUED FOR COV REVIEW

PROJECT

**SIN - ROBERTSON
HOUSE**

**970 WALKER STREET
VICTORIA, BC**

DRAWING

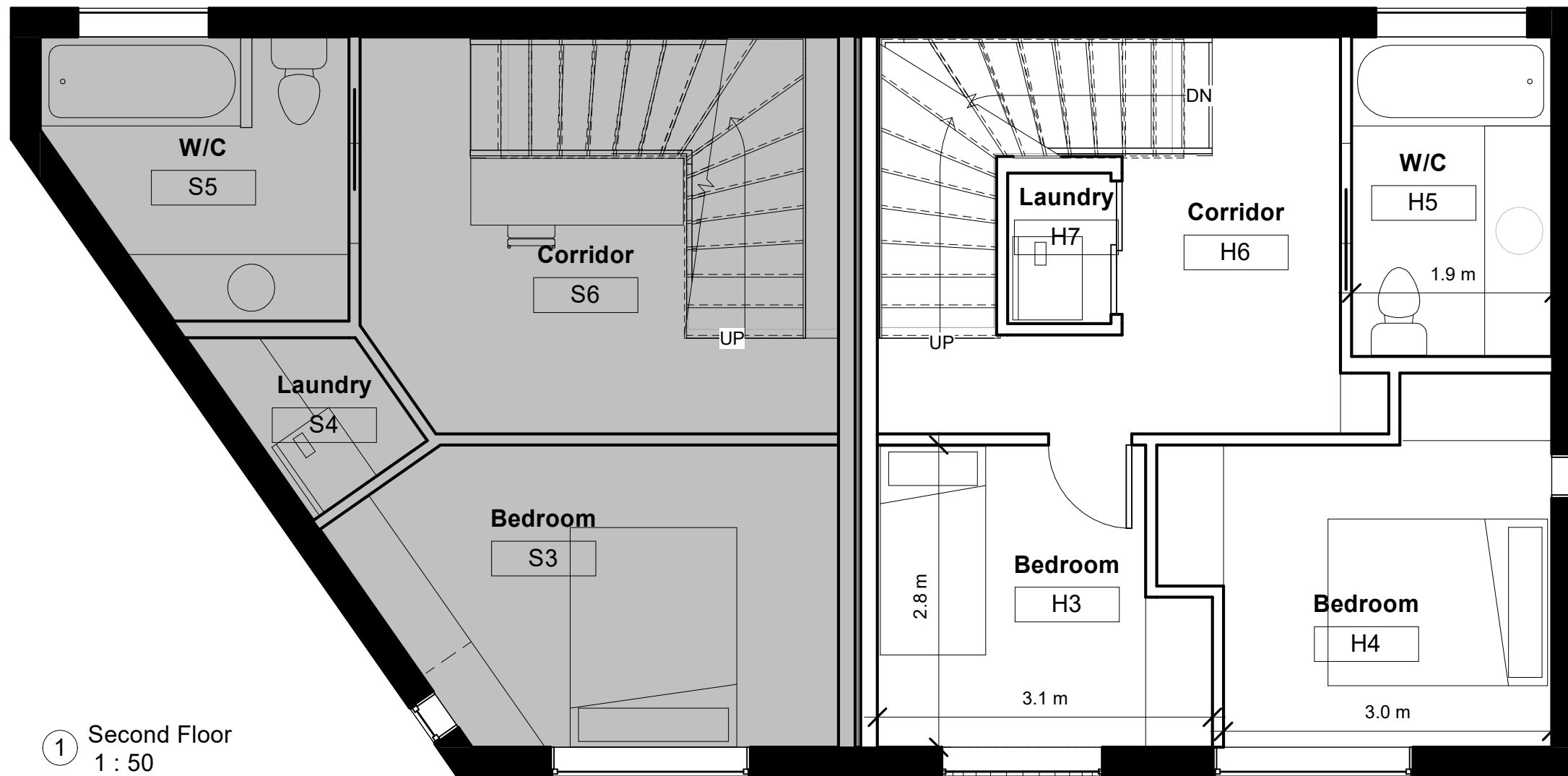
SECOND FLOOR PLAN

DRAWN BY
RR
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MS

FILE DATE
2021.12.29

SHEET REVISION

A3



① Second Floor
1 : 50

● Secondary Suite



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1	2021/12/29	ISSUED FOR COV REVIEW

PROJECT

**SIN - ROBERTSON
 HOUSE**

**970 WALKER STREET
 VICTORIA, BC**

DRAWING

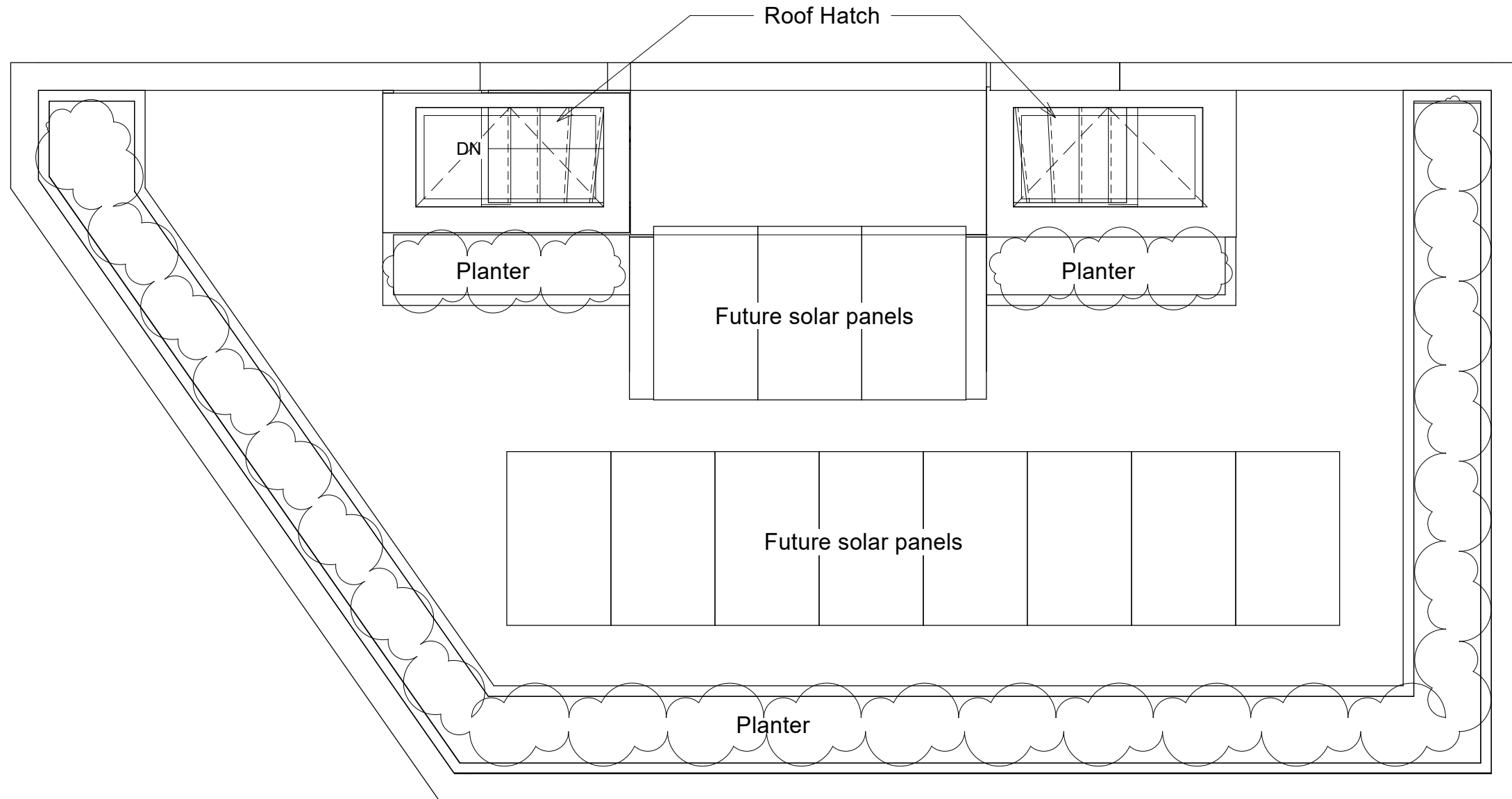
ROOF PLAN

DRAWN BY
RR
 CHECKED BY
MS

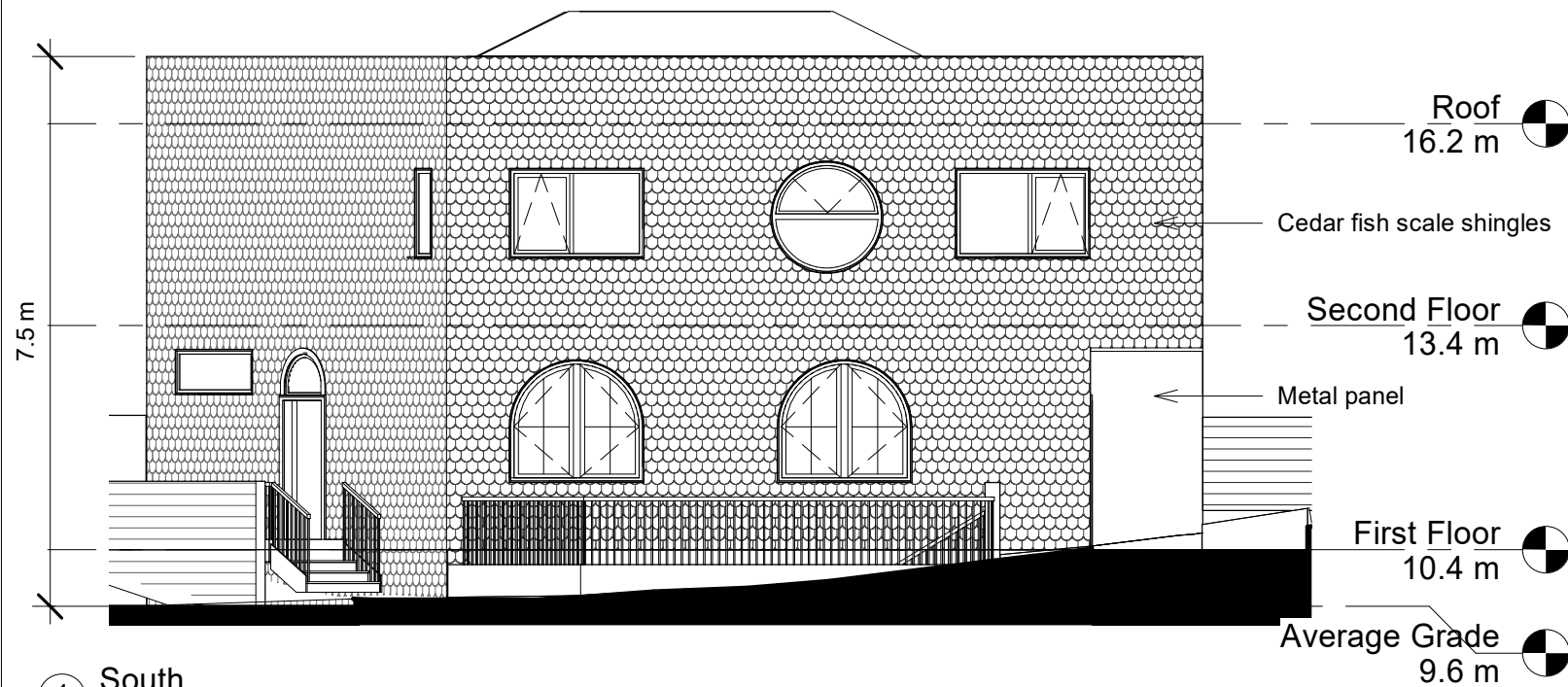
FILE DATE
2021.12.29

SHEET REVISION

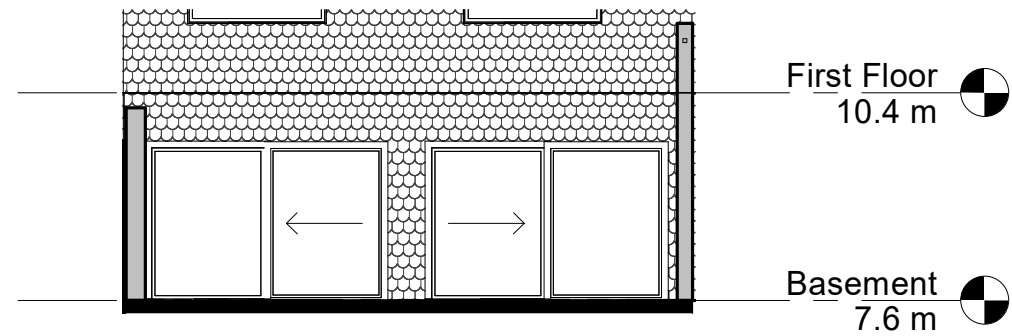
A6



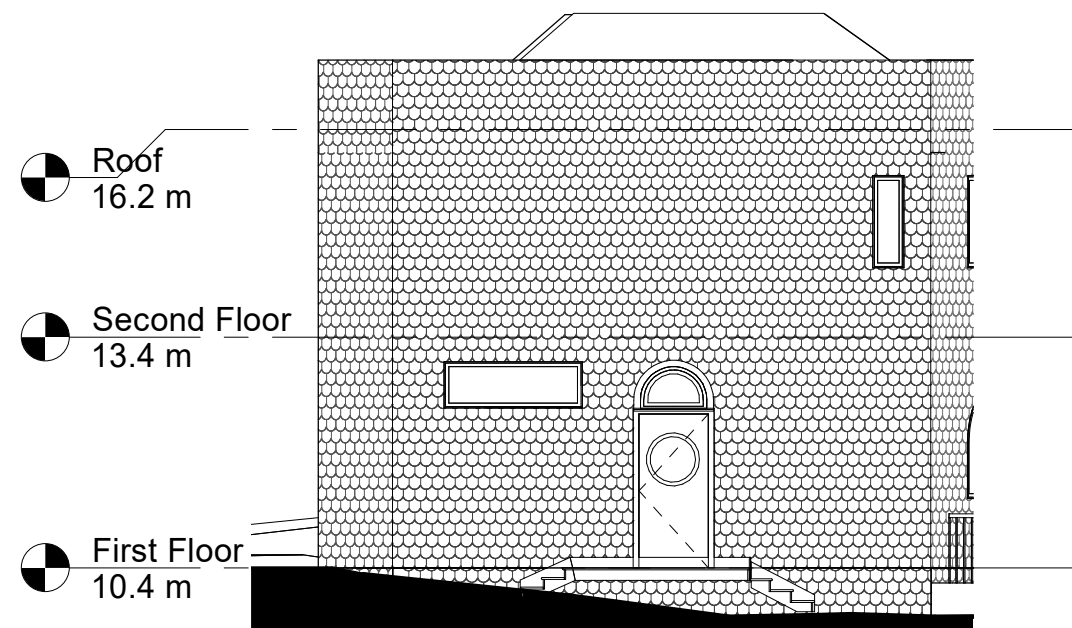
① Roof Plan
 1 : 50



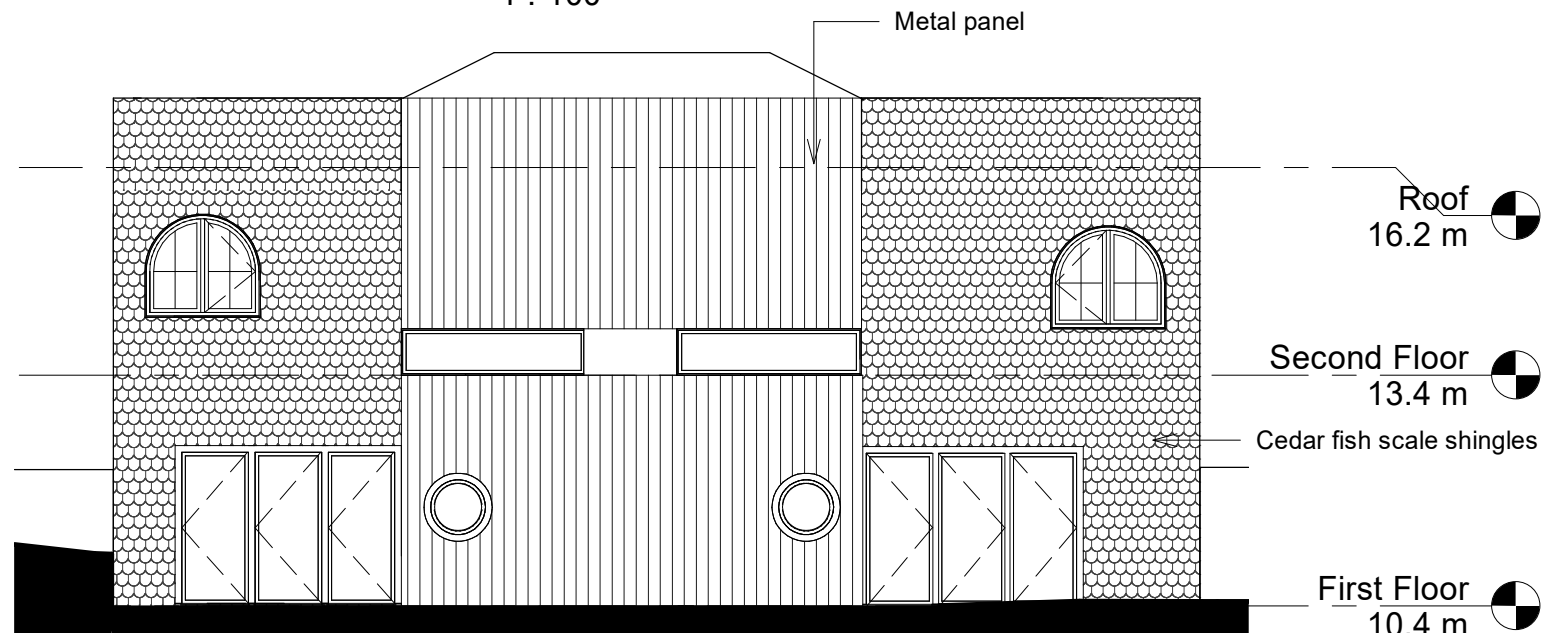
① South
1 : 100



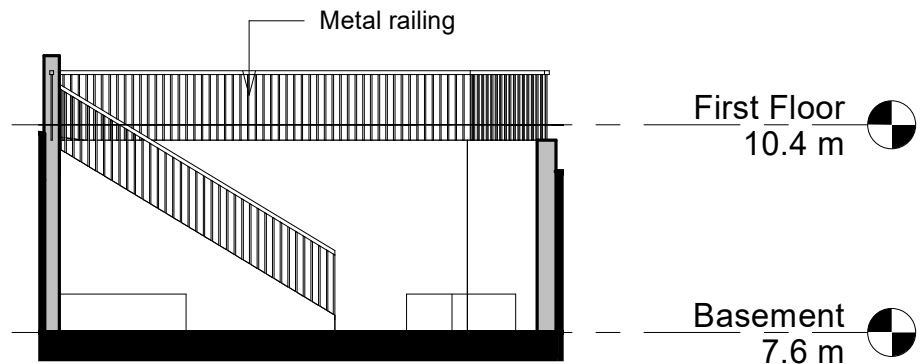
② South 1A Recessed Area
1 : 100



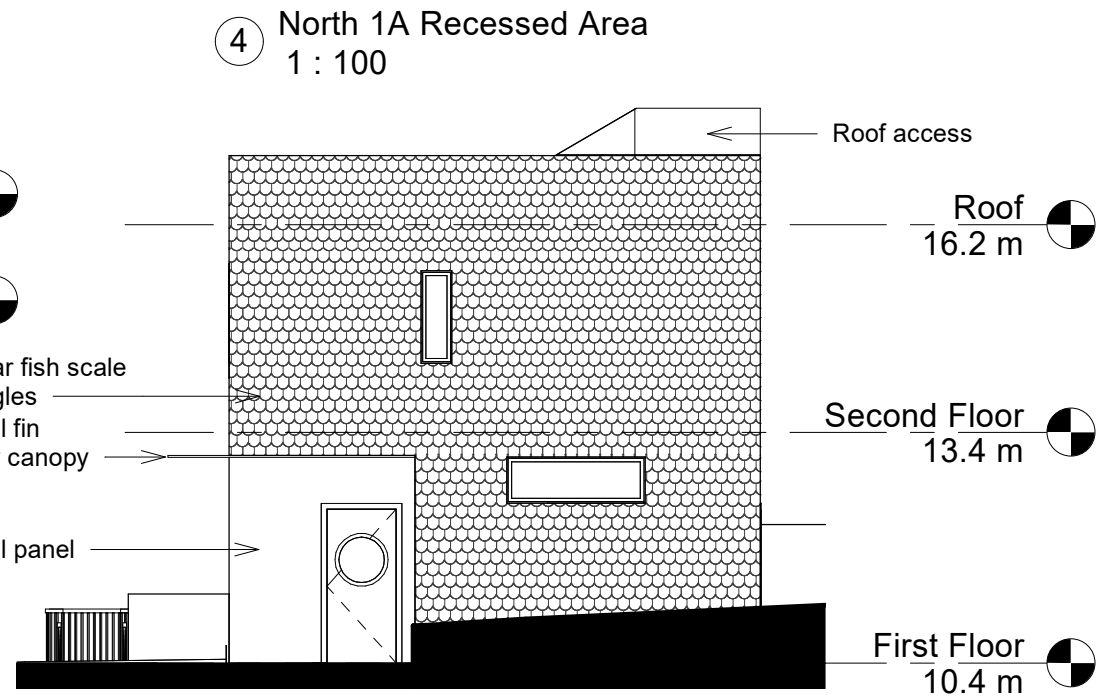
③ West
1 : 100



④ North
1 : 100



⑤ East
1 : 100



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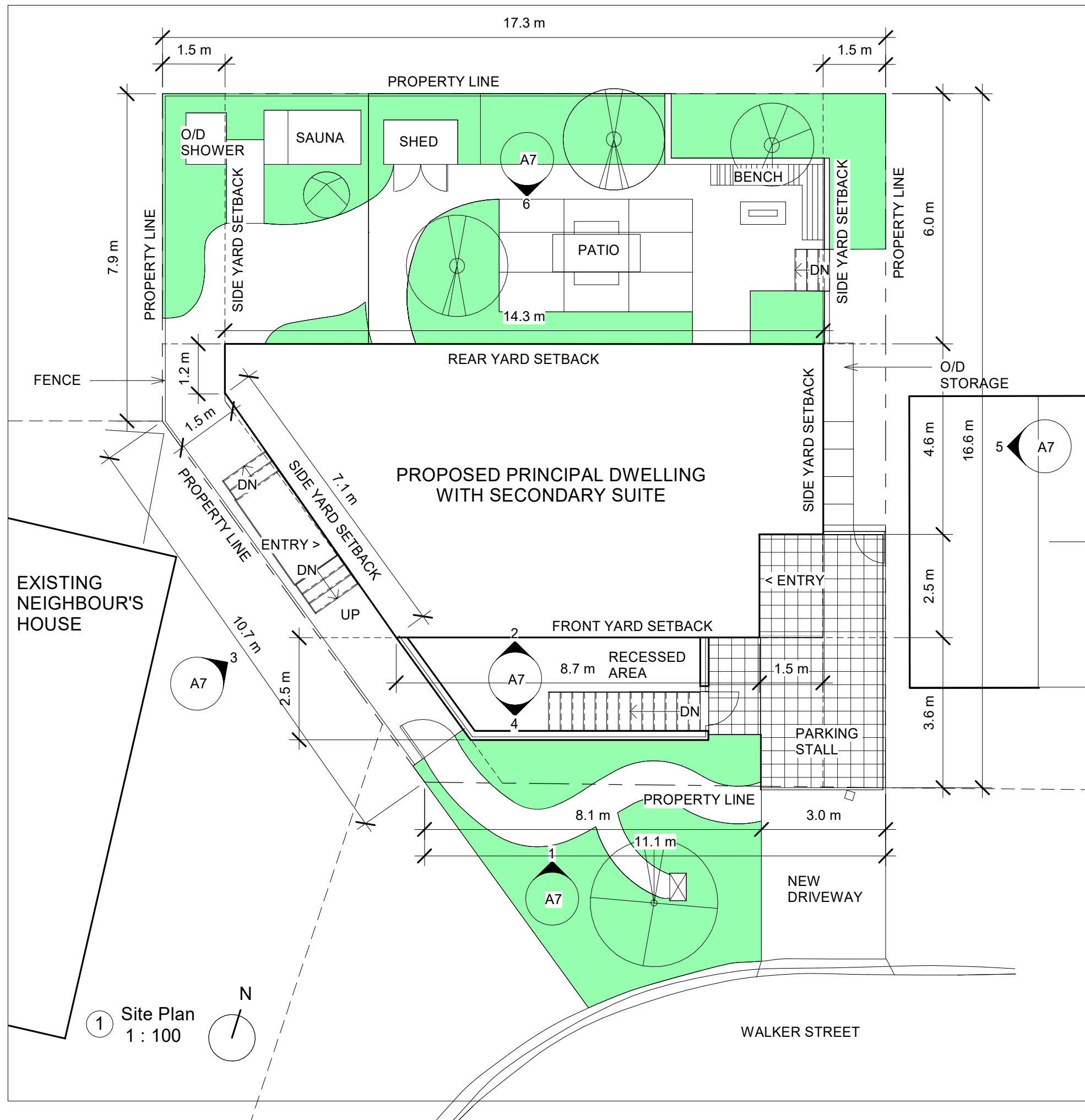
NO:	DATE:	DESCRIPTION:
1	2021/12/29	ISSUED FOR COV REVIEW

PROJECT
**SIN - ROBERTSON
 HOUSE**

 970 WALKER STREET
 VICTORIA, BC

DRAWING
EXTERIOR ELEVATIONS
 -
 -
 -
 -
 -

DRAWN BY	RR
CHECKED BY	MS
FILE	DATE
	2021.12.29
SHEET	REVISION



Project Information Table	
Zone (existing)	R1-S2
Proposed zone	R1-S2
Site area (sqm)	260 sqm
Total Floor Area (sqm)	75 + 79 = 154 sqm
Commercial Floor Area (sqm)	none
Floor Space Ratio	0.6 to 1
Site Coverage (%)	34 %
Open Site Space (%)	38 %
Height of building (m)	7.5m
Number of storeys	2
Parking Stalls (number) on site	1
Bicycle Parking number (Class 1 and 2)	3 (Class 1)
Building Setbacks (m)	
Front yard	3.6m
Side yard	1.5m
Side yard	1.5m
Rear yard	6.0m
Combined side yards	n/a
Residential Use Details	
Total number of units	Principal house with secondary suite
Unit Type	3 & 1 bedroom
Ground-oriented units	Yes
Minimum unit floor area (sqm)	n/a
Total residential floor area (sqm)	154 sqm



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PROJECT
**SIN - ROBERTSON
 HOUSE**

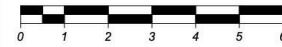
970 WALKER STREET
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DRAWING
SITE PLAN

DRAWN BY RR	CHECKED BY MS
FILE	DATE 2021.12.29
SHEET	REVISION

**SITE PLAN OF LOT 3, SECTION 10, ESQUIMALT DISTRICT,
PLAN EPP82688.**

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 279mm in width by 432mm in height (B-Size) when plotted at a scale of 1:100.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

LEGEND

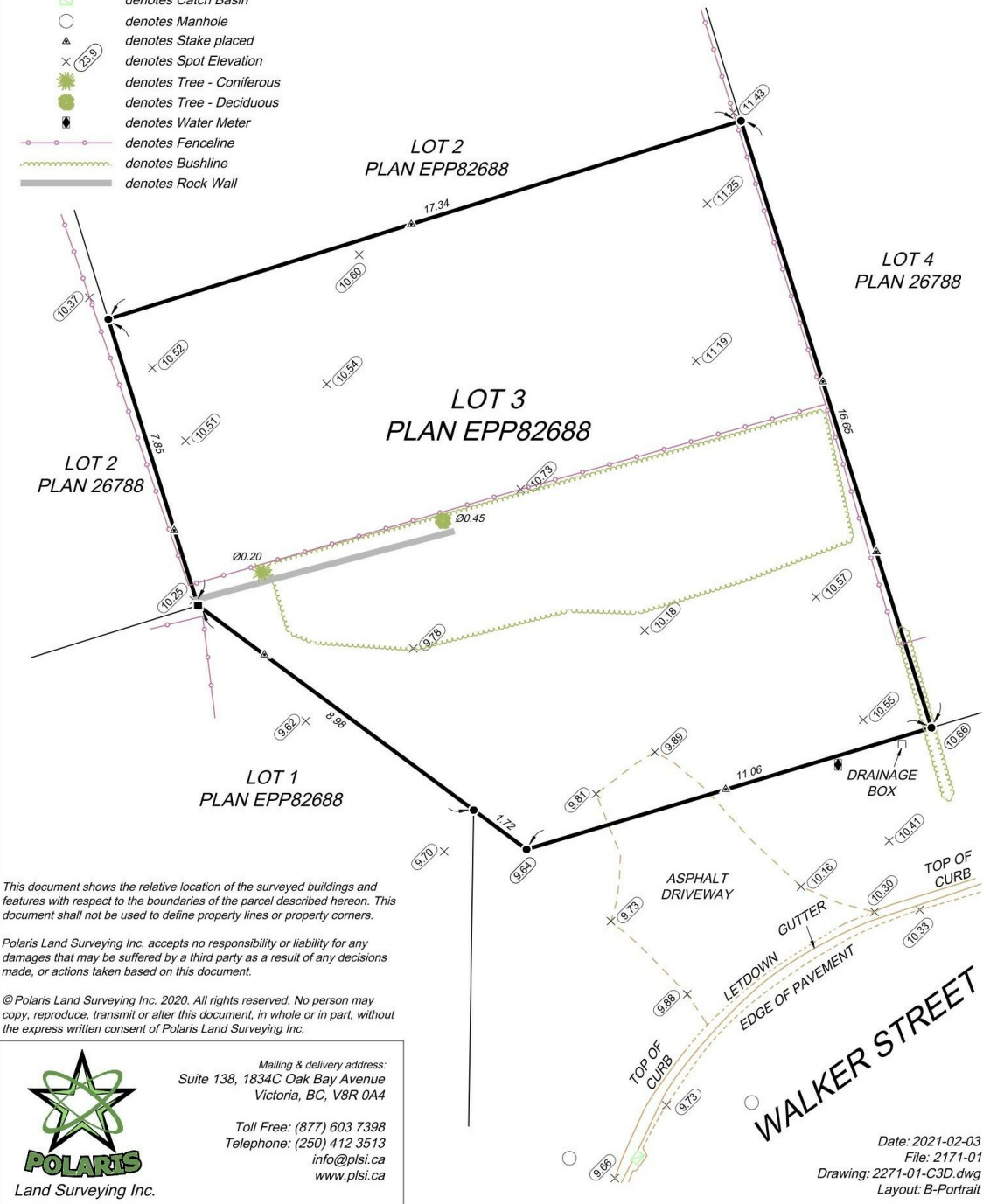
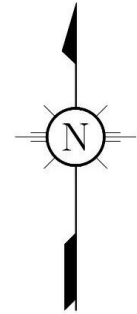
- denotes Lead Plug found
- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Manhole
- ▲ denotes Stake placed
- × denotes Spot Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- ⊙ denotes Water Meter
- denotes Fenceline
- denotes Bushline
- denotes Rock Wall

The civic address of the building is:
970 Walker Street, Victoria, BC

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 23-33 (655068) with an elevation of 15.545 metres.



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

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Mailing & delivery address:
Suite 138, 1834C Oak Bay Avenue
Victoria, BC, V8R 0A4

Toll Free: (877) 603 7398
Telephone: (250) 412 3513
info@plsi.ca
www.plsi.ca

Date: 2021-02-03
File: 2171-01
Drawing: 2271-01-C3D.dwg
Layout: B-Portrait

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PROJECT
SIN - ROBERTSON HOUSE

**970 WALKER STREET
VICTORIA, BC**

DRAWING
EXISTING SURVEY

FILE	DATE
SHEET	REVISION
	2021.12.29
C2	

DRAWN BY
RR
CHECKED BY
MS

ADDRESS

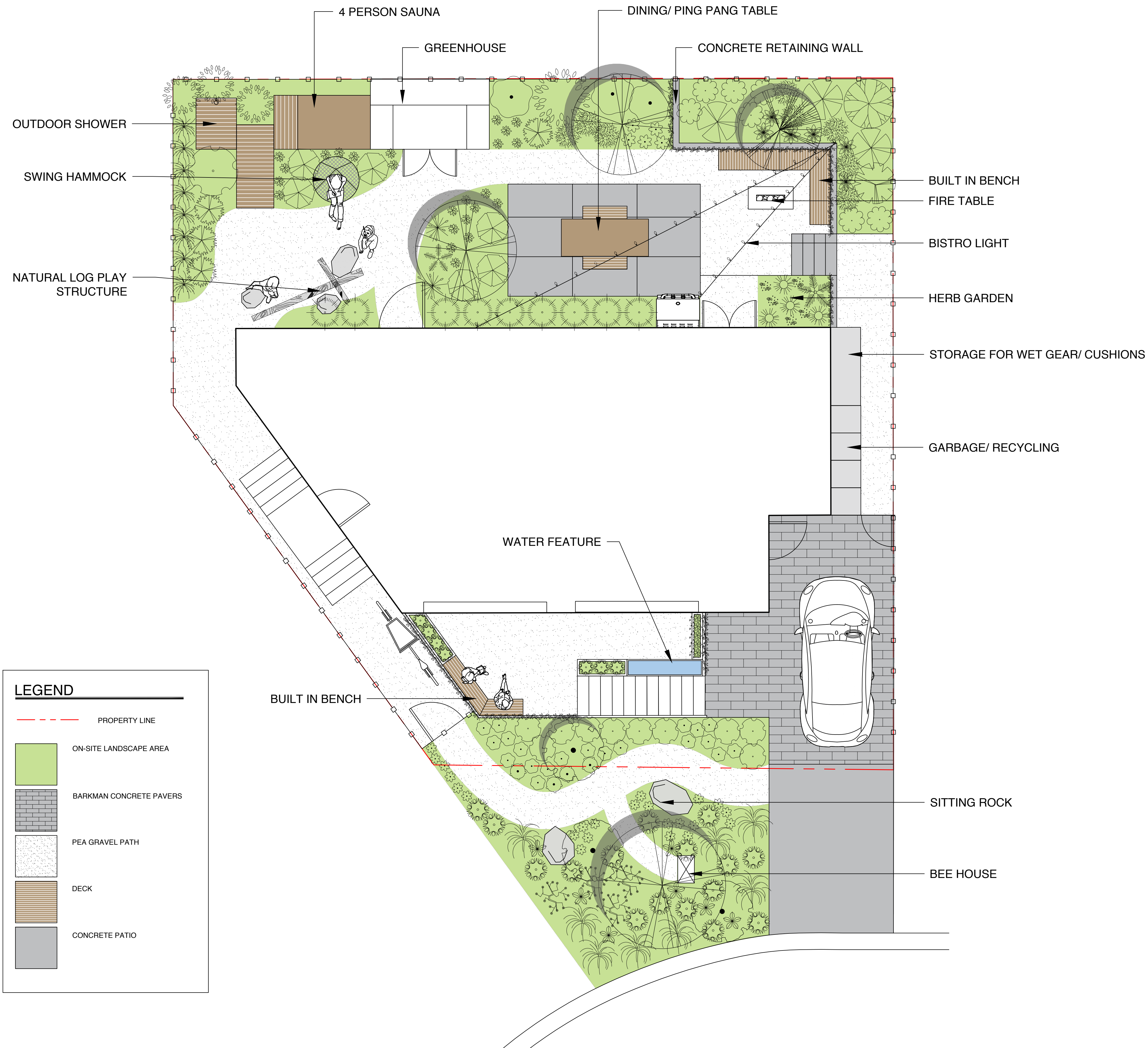
970 Walker St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KT



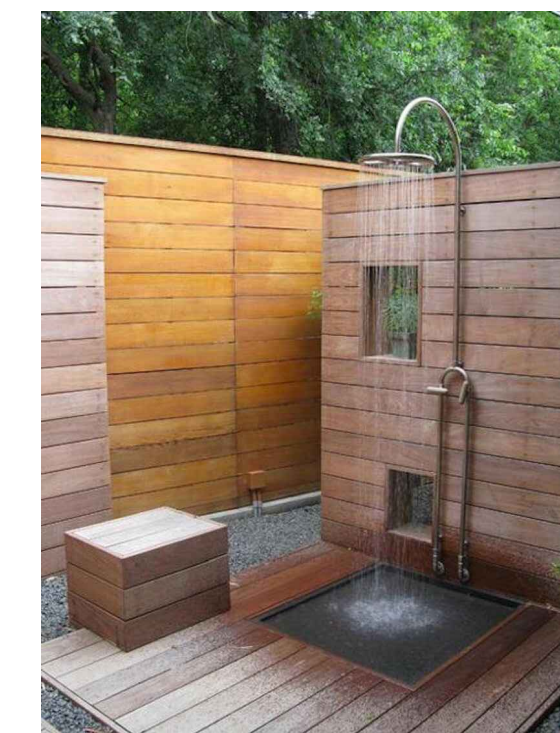
BARKMAN PERMEABLE PAVER



SAUNA



BISTRO LIGHT PATIO



OUTDOOR SHOWER



WATER FEATURE OPTIONS



VINES ON THE WALL

Scale: 1:50



L1 Landscape Site Plan

DATE: June 29, 2021

ADDRESS

 970 Walker St
 Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KT

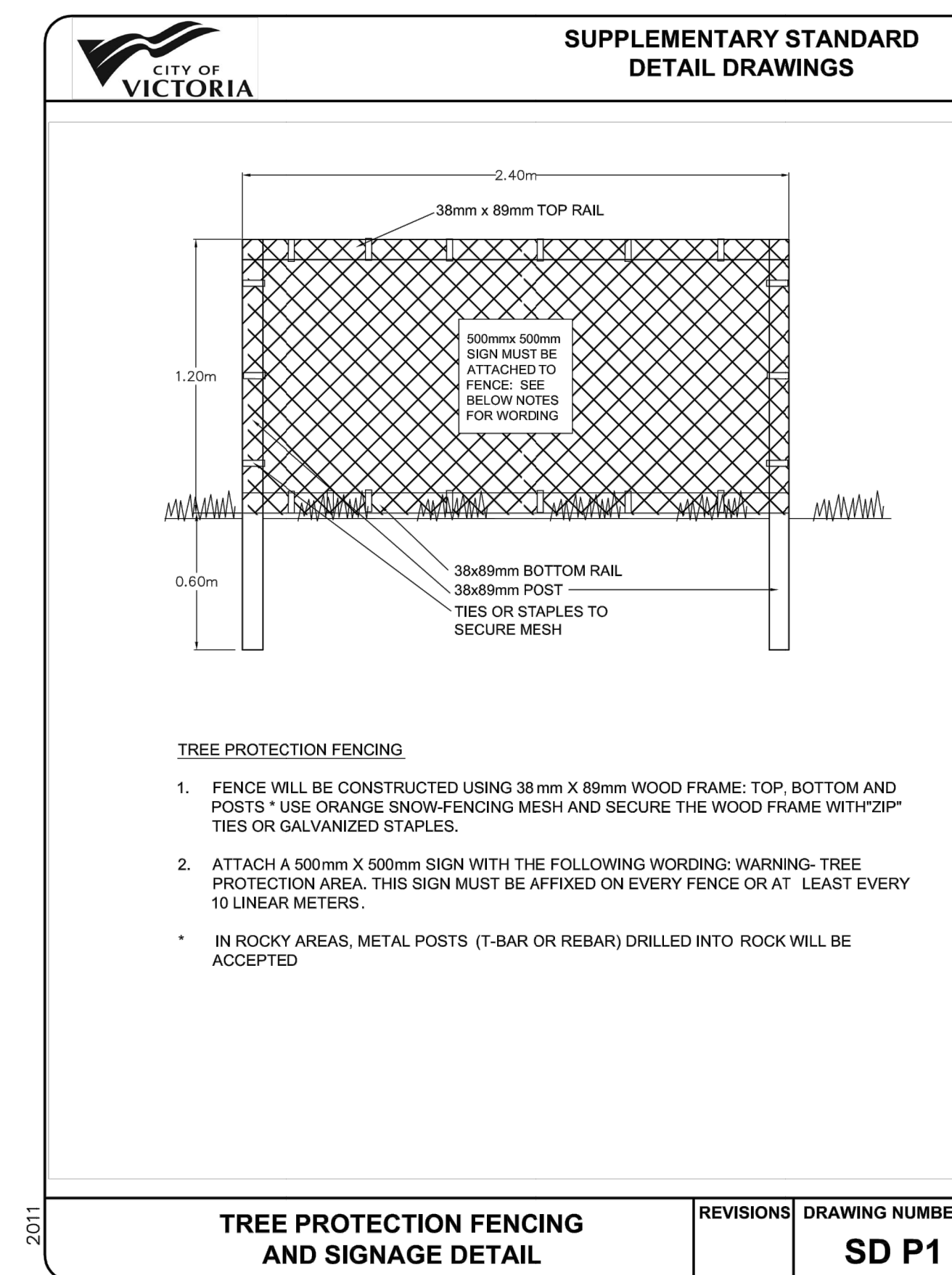
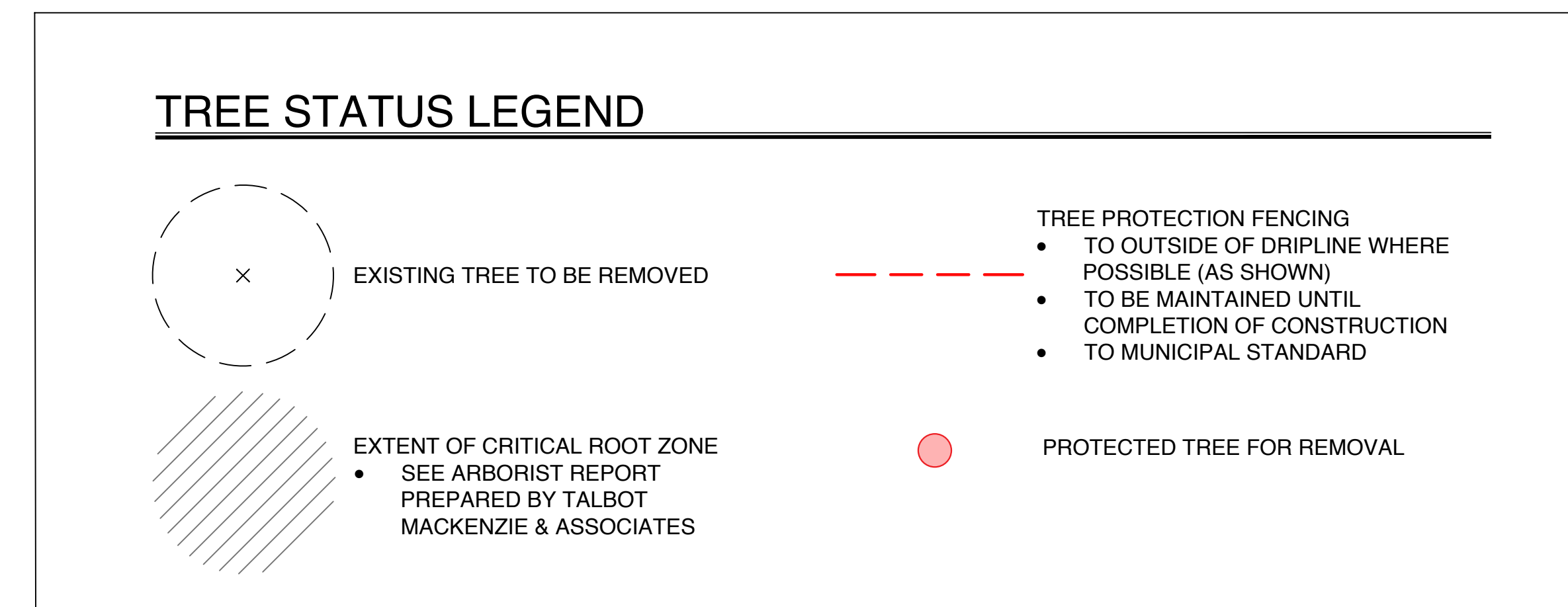
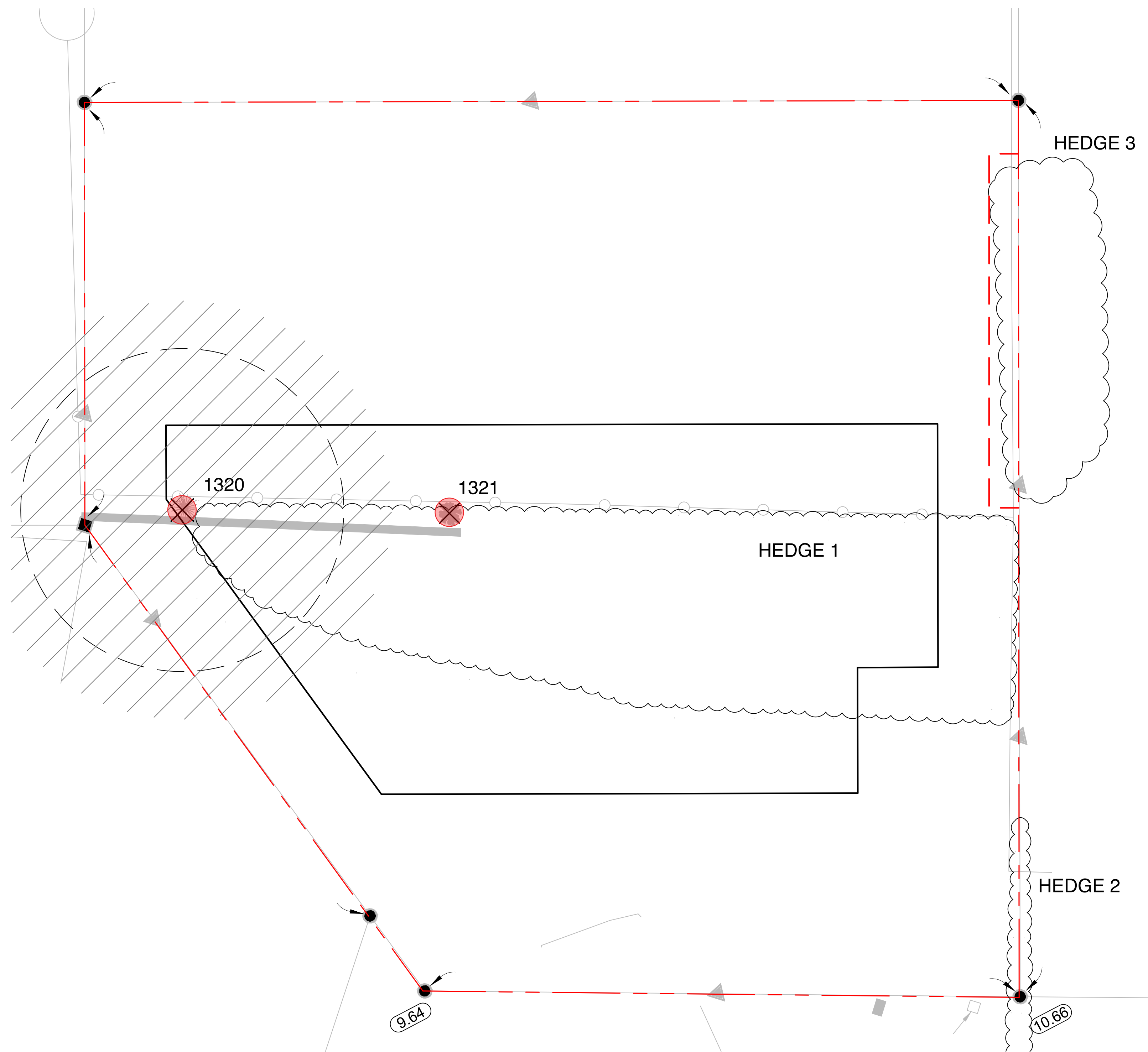


Table 1. Tree Inventory

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
				Common	Botanical					Health	Structural					
1320	Yes	On	Yes	Juniper	<i>juniperus sp.</i>	18, 18, 14, 10, 7	10	3.9	3	Fair	Poor	Unsuitable	Good	Multiple stems cluster growing on topside of existing rock retaining wall, 2 stems separating at base. Structural pruning is recommended if retained.	Located within the footprint of the proposed residence.	Remove
1321	Yes	On	Yes	Arbutus	<i>Arbutus menziesii</i>	45	10	N/A	N/a	Dead	Dead	Unsuitable	N/A	Standing dead tree, rooted on topside of existing rock retaining wall. Removal recommended prior to commencement on onsite construction - for risk mitigation. No existing targets at time of tree inventory.	Located within the footprint of the proposed residence.	Remove
Hedge 1	Yes	On	No	Cedar sp., photinia	<i>Thuja sp. , photinia sp.</i>	Multiple stems	5	3	3	Far/good	Fair/poor	Unsuitable	Good	1 x 14//10/10cm dbh thuja sp and multiple stems photinia hedge along North property boundary. Not maintained and being overtaken by blackberry.	Located within the footprint of the proposed residence.	Remove
Hedge 2	Yes	Shared	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	Multiple stems	4 - 6m	1	1	Good	Fair/poor		Poor	Hedge row along East boundary consisting of 6 individual stems. Southernmost stem has been heavily pruned.	Located within the footprint of the proposed driveway	Remove
Hedge 3	No	Off	No	Portuguese laurel	<i>Prunus lusitanica</i>	Multiple stems	10-15cm~		3	Fair	Fair		Good	Offsite hedge consisting of approximately 4 individual stems.	Install tree fencing at the outer edge of the dripline.	Retain*

*Note - An extra 1/2 dbh was added to the critical root zone in the calculation above for bylaw protected trees.

Scale: 1:50


L3 Existing Tree plan

DATE: June 29, 2021

ADDRESS

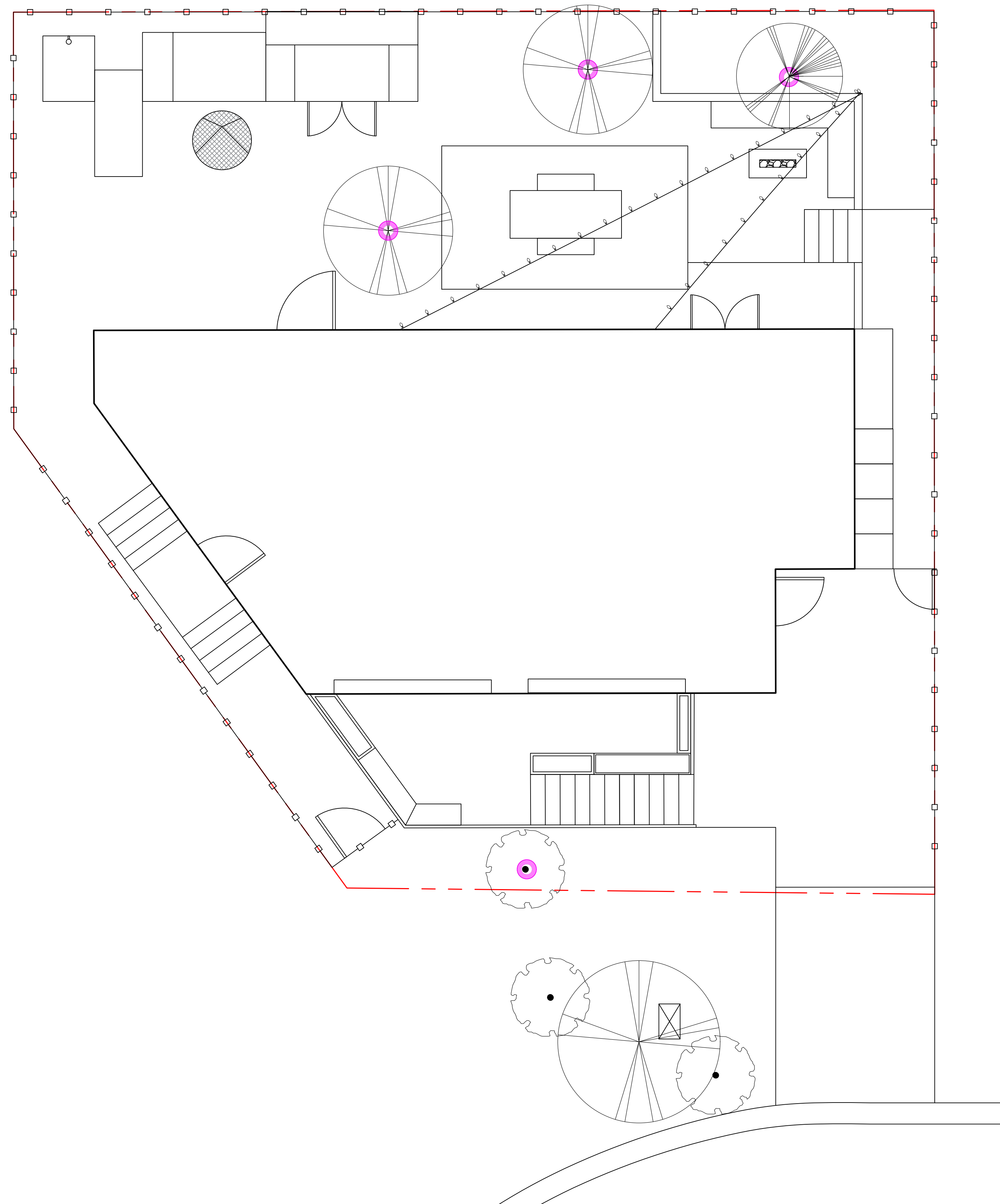
 970 Walker St
 Victoria, BC

DESIGNED BY

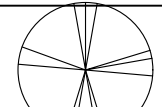
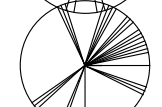
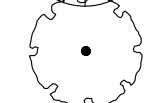
Bianca Bodley

DRAWN BY

KT


LEGEND
 REPLACEMENT TREE

TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Height at Maturity (m)	Spread at Maturity (m)
3		<i>Eucalyptus cinerea</i>	Silver Dollar Tree			10m	10m
1		<i>Acer x freemanii</i> "Jeffersred"	Red Maple			8m	5m
3		<i>Arbutus unedo</i>	Strawberry Tree			4.5m	4.5m

NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

Scale: 1:50


L3 Back Garden
 Planting Plan

DATE: June 29, 2021

ADDRESS

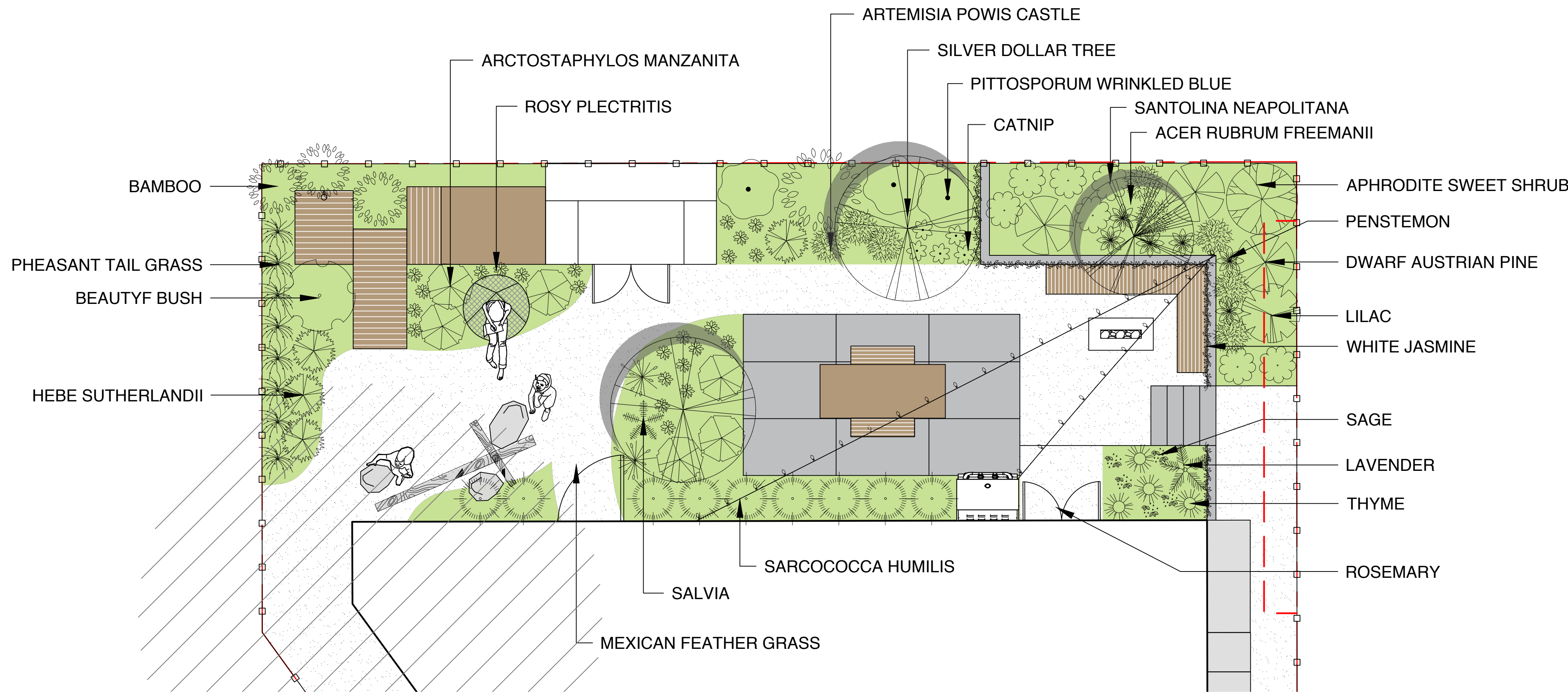
970 Walker St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KT



ARCTOSTAPHYLOS MANZANITA



ARTEMISIA POWIS CASTLE



ACER RUBRUM FREEMANII



PITTOSPORUM WRINKLED BLUE



CATNIP



SEA BLUSH



BAMBOO



PHEASANT TAIL GRASS



HEBE SUTHERLANDII



BEAUTY BUSH



SANTOLINA



APHRODITE SWEET SHRUB



PENSTEMON



LILAC



SARCOCOCCA HUMILIS



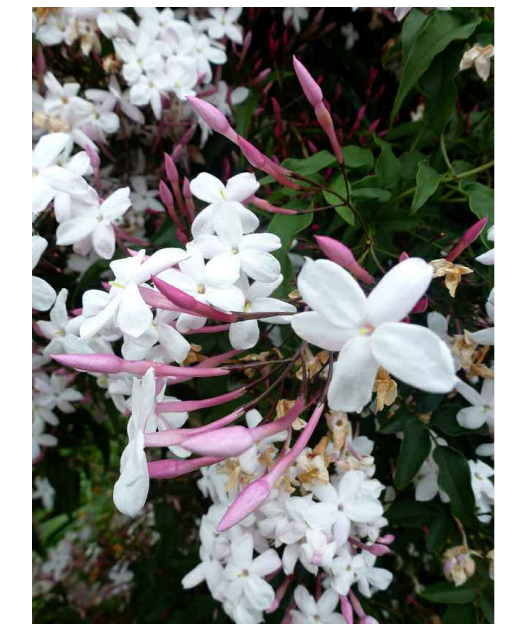
SALVIA



MEXICAN FEATHER GRASS



DWARF AUSTRIAN PINE



WHITE JASMINE



ROSEMARY



LAVENDER



RUSSIAN SAGE



THYME

Scale: 1:50



L3 Back Garden
Planting Plan

DATE: June 29, 2021

ADDRESS

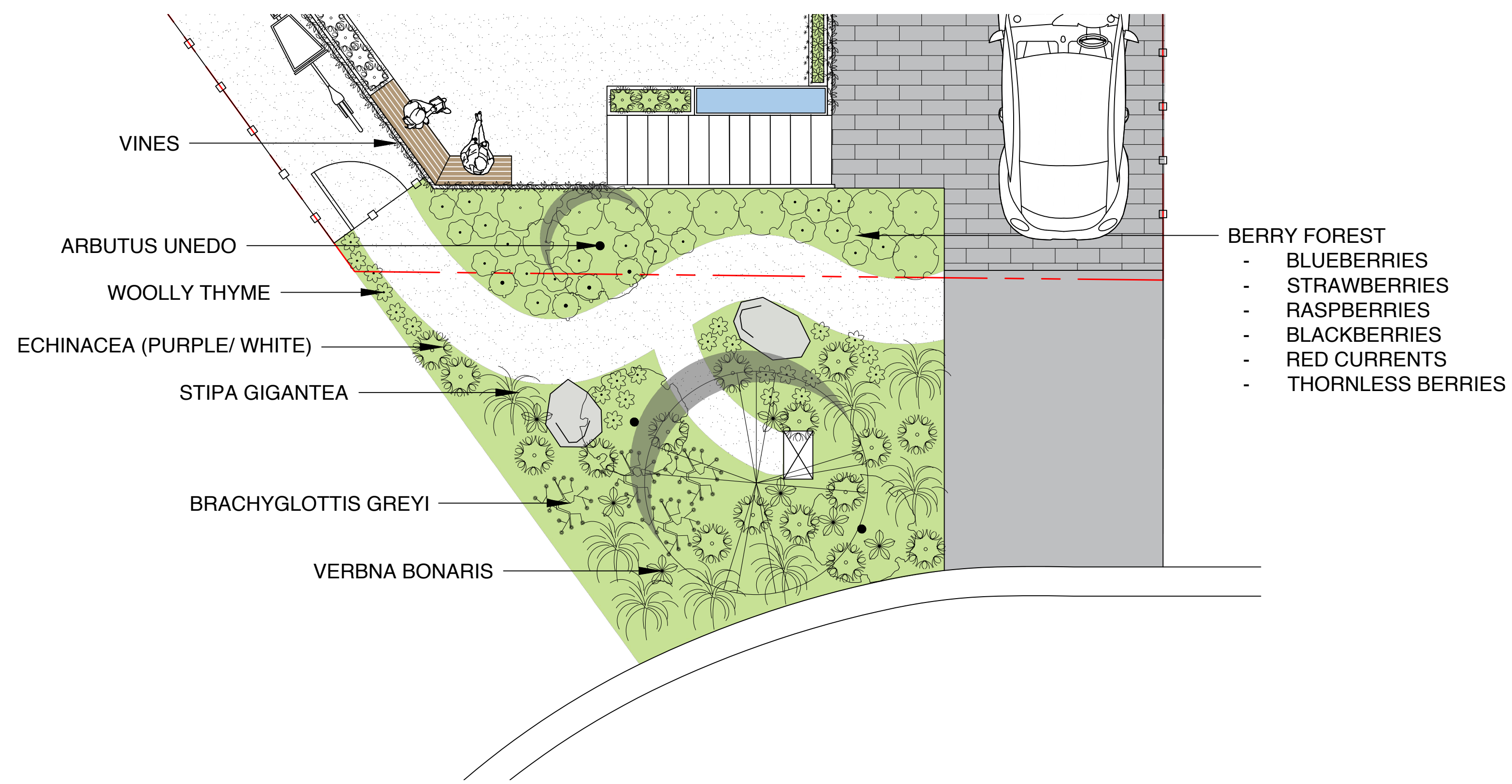
970 Walker St
Victoria, BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KT



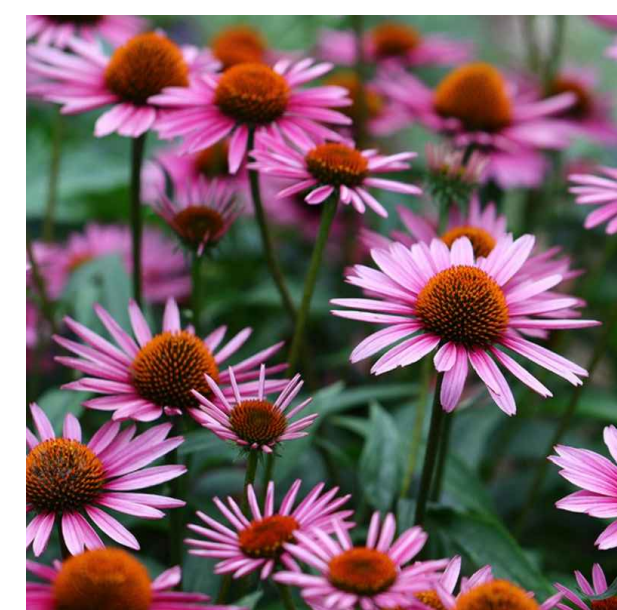
ARBUTUS UNEDO



WOOLLY THYME



ECHINACEA



STIPA GIGANTEA



BRACHYLOTTIS GREYII



VERBENA BONARIS

Scale: 1:50



L4 Front Garden
Planting Plan

DATE: June 29, 2021