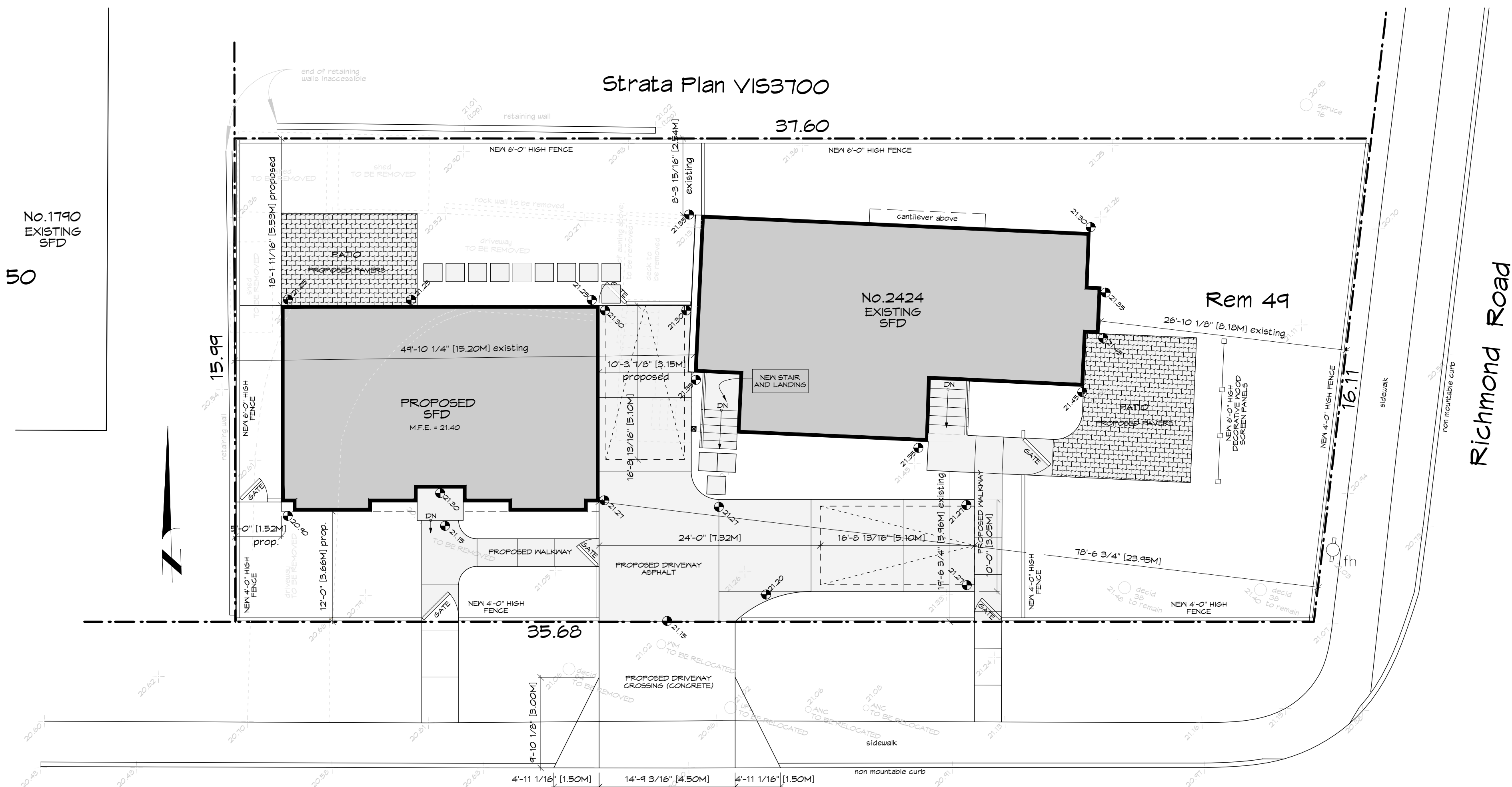
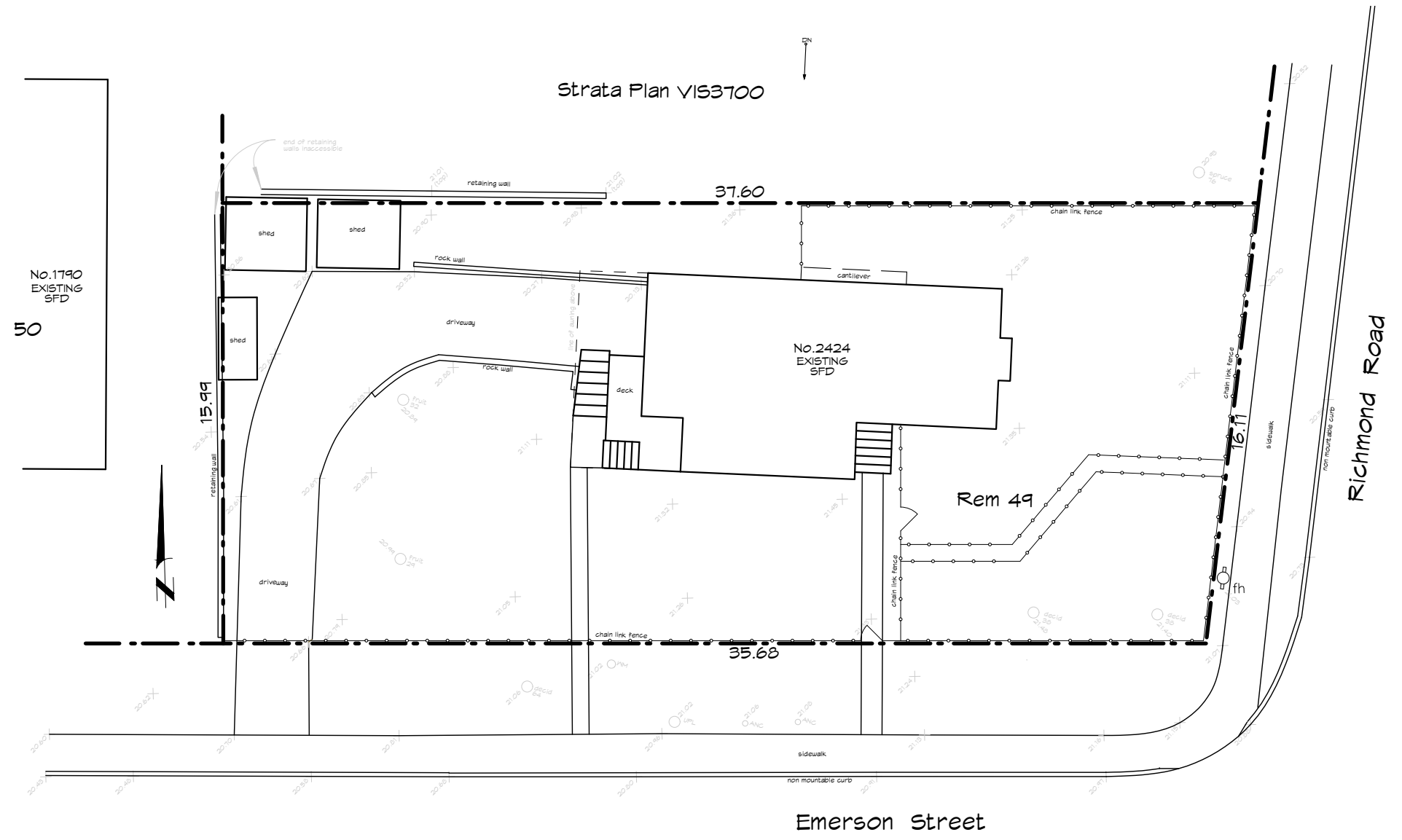




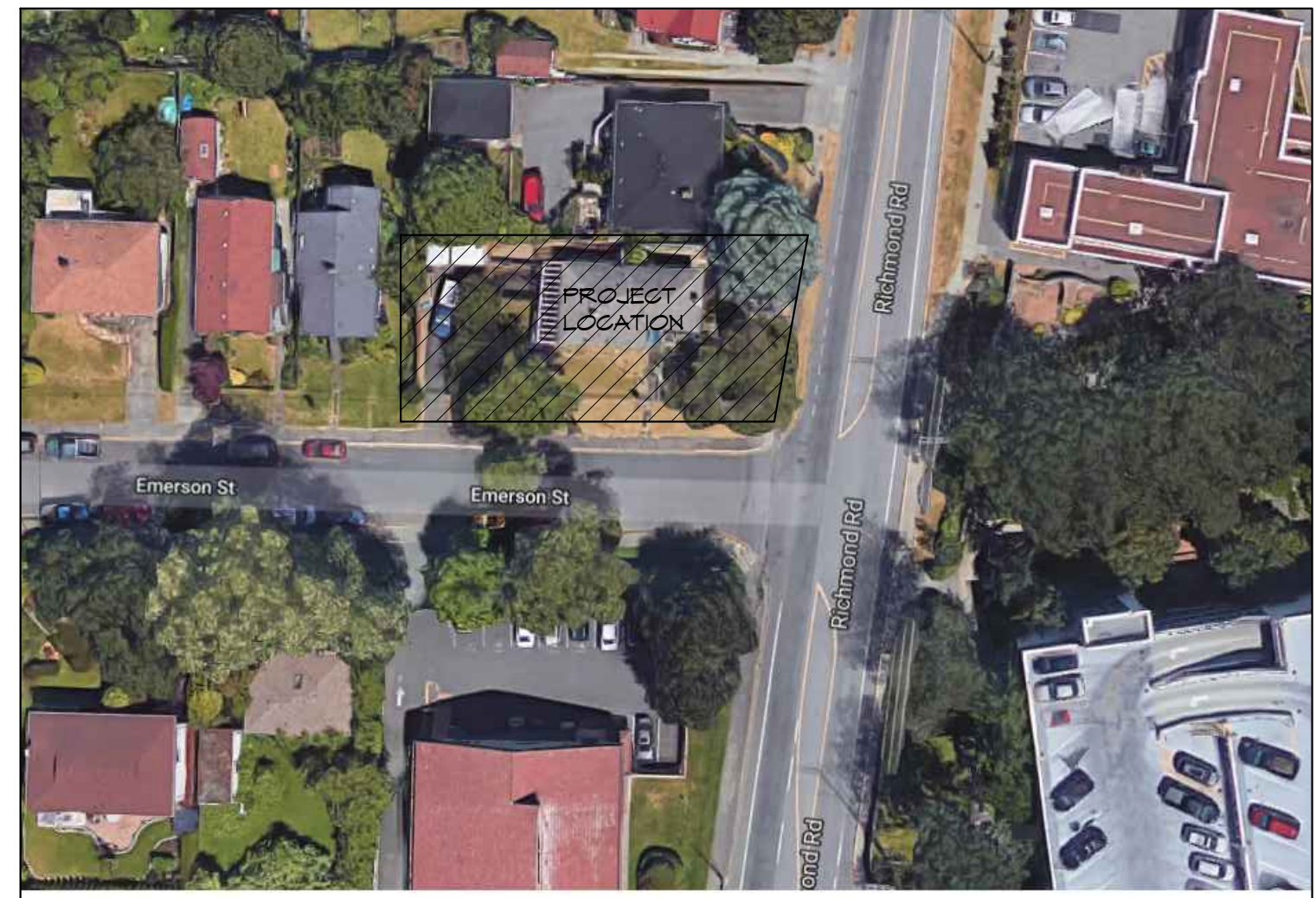
SITE PLAN BASED
ON SURVEY DATED
August 3, 2017

File : 12,584 - 26
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Proposed Site Plan
SCALE 1:100

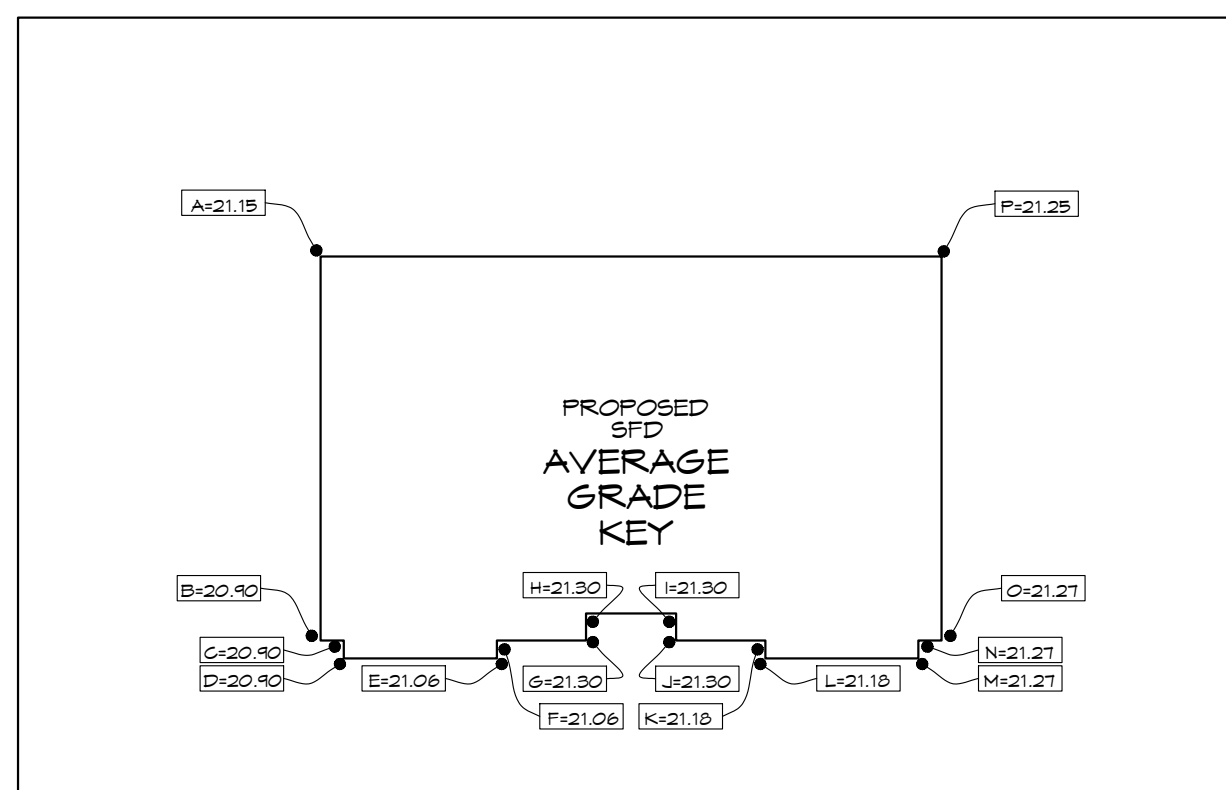


Existing Site Survey
SCALE 1:200

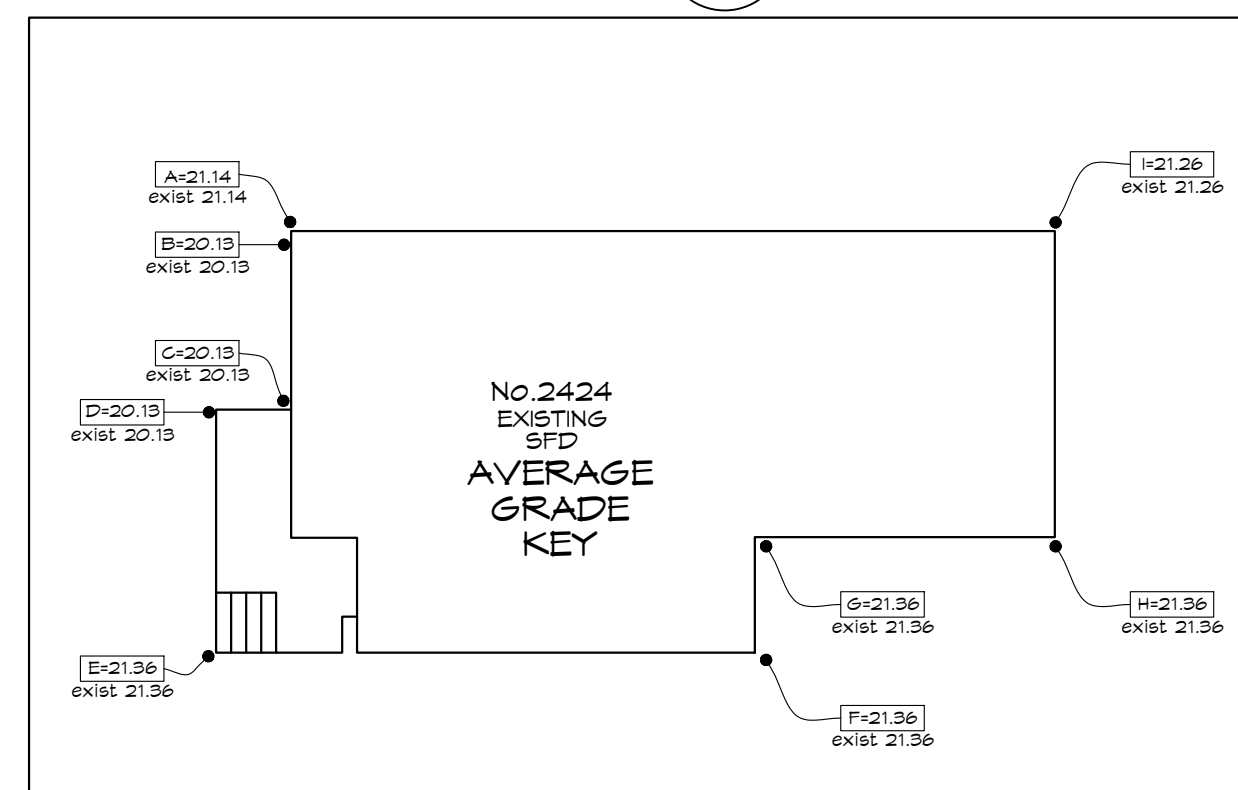


Vicinity Map
SCALE N.T.S.

SITE DATA - EXISTING HOUSE AND LOT - 2424 Richmond Road			SITE DATA - PROPOSED STRATA DEVELOPMENT		
LEGAL DESCRIPTION - LOT 49 SECTION 25, VICTORIA DISTRICT, PLAN 10624, PLAN 339, EXCEPT THE WESTERLY 10 FEET THEREOF					
EXISTING ZONING - R-1-B					
	REQUIRED	EXISTING HOUSE	EXISTING HOUSE RENOVATED	PROPOSED HOUSE	COMBINED - as applicable
LOT AREA	460.00 M ²	586.00 M ² (6307.64 FT ²)	586.00 M ² (6307.64 FT ²)	586.00 M ² (6307.64 FT ²)	
LOT WIDTH	15.00 M	15.99 M (52.46')	15.99 M (52.46')	15.99 M (52.46')	
LOT DEPTH (AVG.)		36.64 M (120.21')	36.64 M (120.21')	36.64 M (120.21')	
FRONT YARD AREA		127.80 M ² (1375.59 FT ²)	127.80 M ² (1375.59 FT ²)	127.80 M ² (1375.59 FT ²)	
SETBACKS					
FRONT	7.50 M	8.18 M (26.84')	8.18 M (26.84')	23.95 M (78.58')	
REAR	9.16 M (25.00% lot depth)	15.20 M (49.87')	15.20 M (49.87')	15.2 M (50.0')	
SIDE NORTH	1.50 M	2.54 M (8.33')	2.54 M (8.33')	5.53 M (18.14')	
SIDE SOUTH	3.00 M	5.96 M (19.55')	5.96 M (19.55')	3.66 M (12.01')	
SIDE COMBINED	4.50 M	8.50 M (27.89')	8.50 M (27.89')	9.19 M (30.15')	
TO BUILDING			3.15 M (10.33')	3.15 M (10.33')	
AVERAGE GRADE		21.12 M (69.42')	21.12 M (69.42')	21.16 M (69.42')	
BUILDING HEIGHT	7.60 M	4.60 M (15.09')	4.60 M (15.09')	6.46 M (21.19')	
STOREYS	2 STOREYS	1 STOREY + BASEMENT	1 STOREY + BASEMENT	2 STOREY	
FLOOR AREA					
MAIN FLOOR / UPPER FLOOR		74.98 M ² (807.08 FT ²)	74.98 M ² (807.08 FT ²)	63.60 M ² (684.60 FT ²)	
BASEMENT / MAIN FLOOR		77.38 M ² (832.90 FT ²)	71.37 M ² (768.23 FT ²)	63.40 M ² (682.40 FT ²)	
TOTAL FLOOR AREA 1ST AND 2ND STOREYS	240.00 M ²	74.98 M ² (807.08 FT ²)	74.98 M ² (807.08 FT ²)	127.00 M ² (1367.00 FT ²)	201.98 M ² (2174.08 FT ²)
TOTAL FLOOR AREA (all floors)	300.00 M ²	152.36 M ² (1639.98 FT ²)	152.36 M ² (1639.98 FT ²)	127.00 M ² (1367.00 FT ²)	273.35 M ² (2942.31 FT ²)
SITE COVERAGE	40.00%	15.79%	14.90%	12.10%	27.00%
PARKING	1 SPACE	1 SPACE	1 SPACE	1 SPACE	2 SPACE



SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.15	20.90	21.03	6.50	136.66	764.61	36.14	21.157
BC	20.90	20.90	20.90	0.39	8.15			
CD	20.90	20.90	20.90	0.30	6.27			
DE	20.90	21.06	20.98	2.59	54.34			
EF	21.06	21.06	21.06	0.30	6.32			
FG	21.06	21.30	21.18	1.51	31.98			
GH	21.30	21.30	21.30	0.46	9.80			
HI	21.30	21.30	21.30	1.52	32.38			
IJ	21.30	21.18	21.24	1.51	32.07			
JK	21.18	21.18	21.18	0.30	6.35			
LM	21.18	21.27	21.23	2.59	54.97			
MN	21.27	21.27	21.27	0.30	6.38			
NO	21.27	21.27	21.27	0.39	8.30			
OP	21.27	21.25	21.26	6.50	138.19			
PA	21.18	21.15	21.17	10.52	222.66			
TOTAL				36.14	764.61			21.16



SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
BC	20.13	20.13	20.13	3.02	60.79	901.30	42.67	21.123
CD	20.13	20.13	20.13	1.27	25.57			
DE	20.13	21.36	20.75	4.11	85.26			
DF	21.36	21.36	21.36	9.12	194.80			
FG	21.36	21.36	21.36	1.96	41.87			
GH	21.36	21.36	21.36	5.08	108.51			
HI	21.36	21.26	21.31	5.18	110.39			
IA	21.26	21.14	21.20	12.93	274.12			
TOTAL				42.67	901.30			21.12

DRAWING LIST

- DP 1 PROPOSED SITE PLAN, EXISTING SITE PLAN & SITE DATA
- DP 2 PROPOSED LANDSCAPE PLAN
- DP 3 EXISTING & PROPOSED PLANS, EXISTING & PROPOSED ELEVATIONS
- DP 4 PROPOSED NEW HOUSE PLANS AND ELEVATIONS, STREETSCAPE
- DP 5 PROPOSED SITE PLAN, EXISTING SITE PLAN & SITE DATA

ISSUED FOR REZONING
JUNE 5, 2018



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

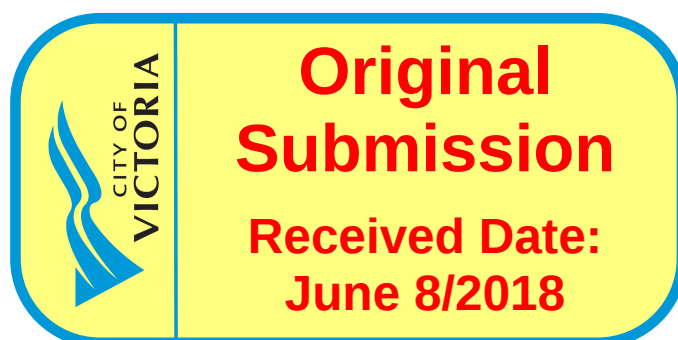
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

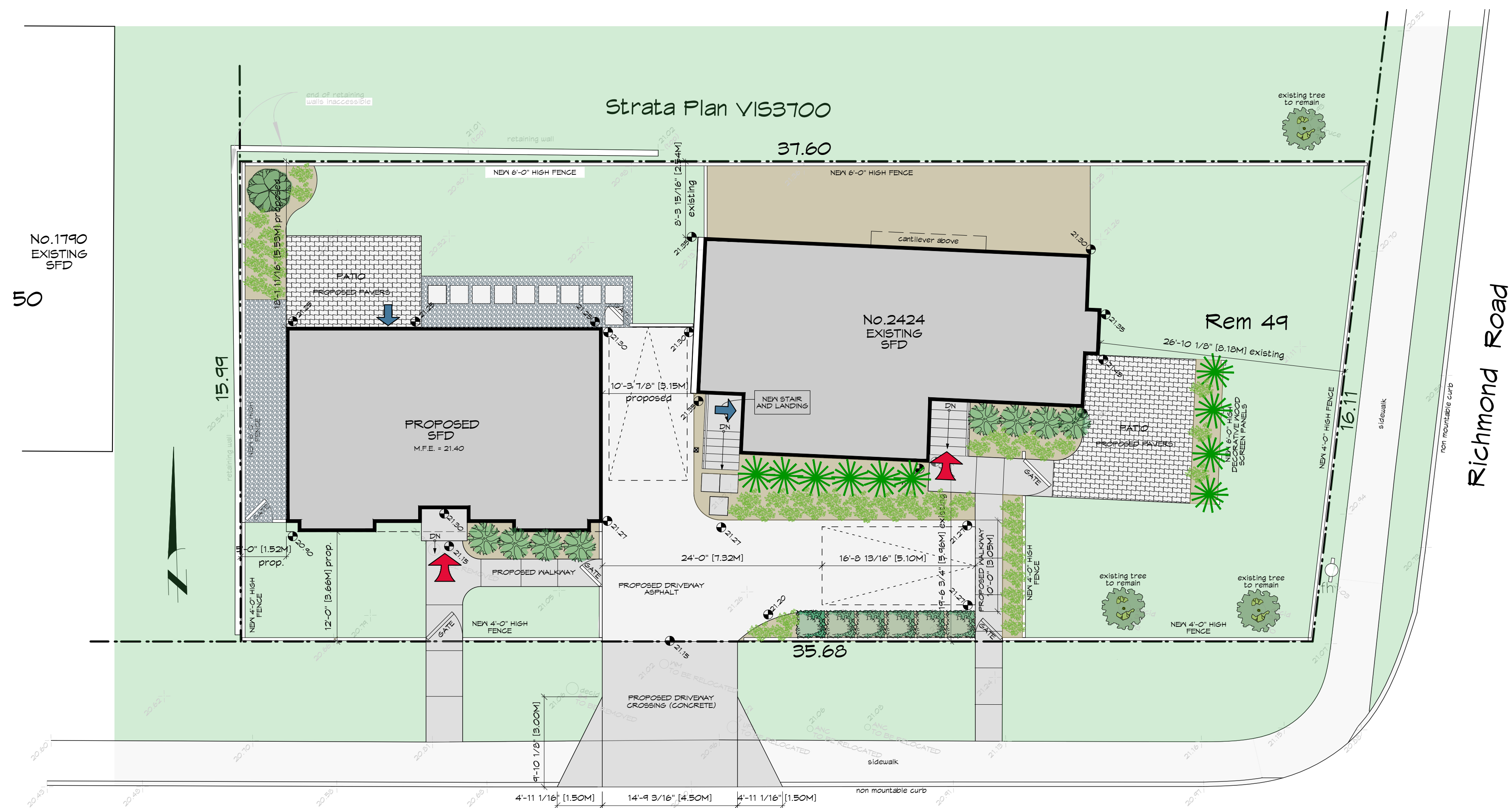
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PROPOSED SITE
PLAN, EXISTING
SITE PLAN
& SITE DATA

Revision: Sheet:

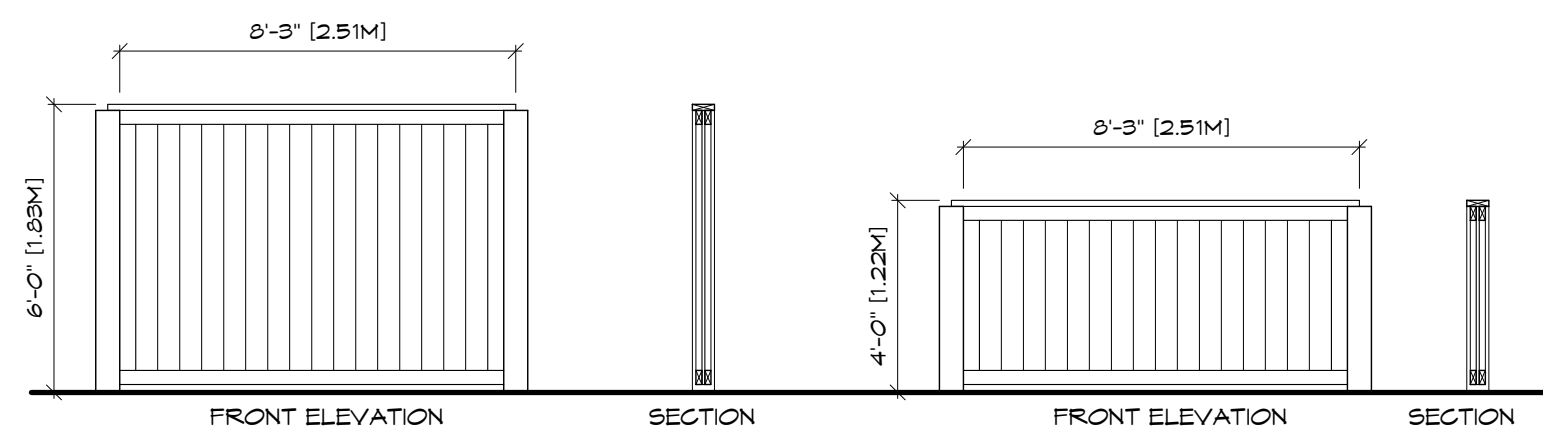
DP-1

Proj.No. -





Proposed Landscape Plan
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUNDCOVER PLANTS

GROUNDCOVER

MULCH LAWN GRAVEL

HARD LANDSCAPING

PAVERS BROOK FINISHED CONCRETE CONCRETE PAVERS

EXISTING SIDEWALK PAVING

FENCE

EGRESS

PRIMARY EGRESS SECONDARY EGRESS

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCLMA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF:
1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING
1.50M (5'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

ISSUED FOR REZONING
JUNE 5, 2013



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Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

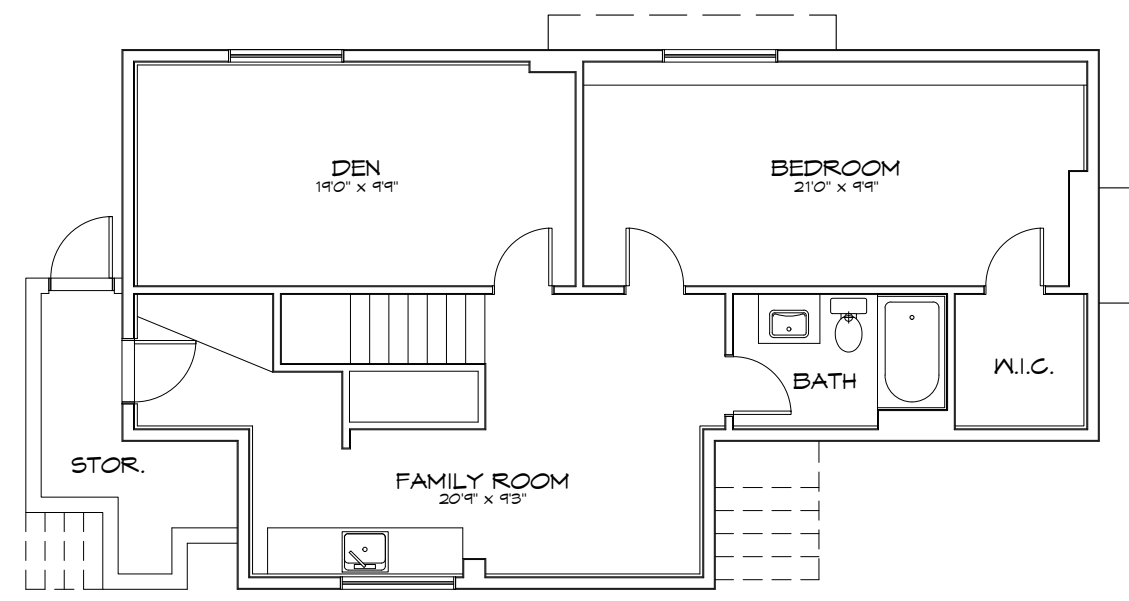
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
SITE PLAN,
EXISTING SITE PLAN
& SITE DATA

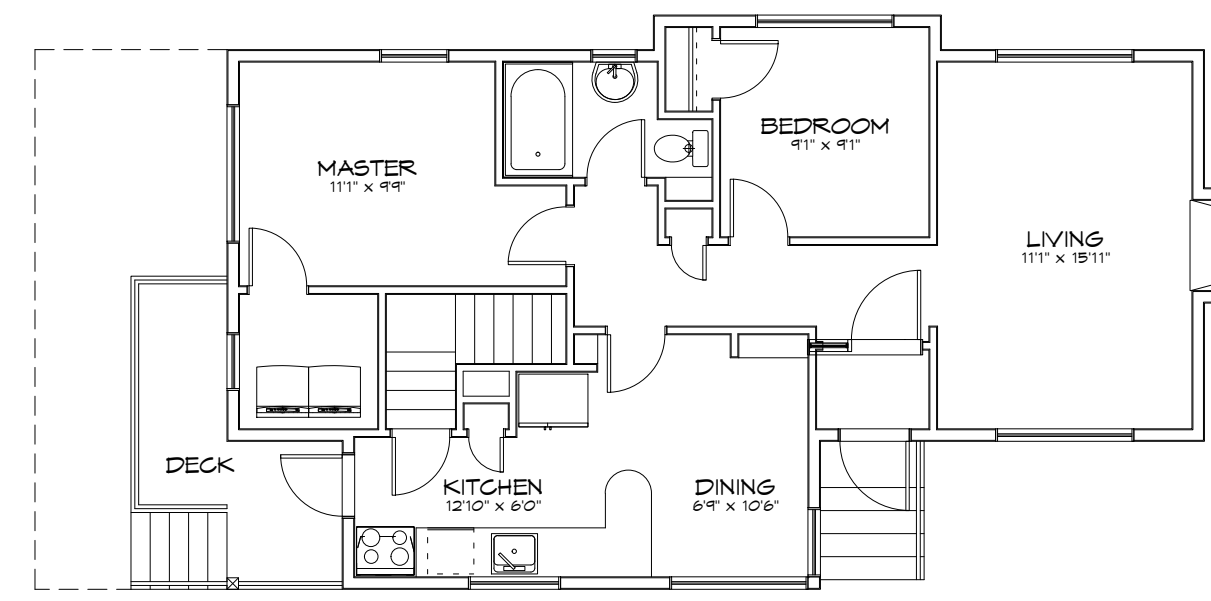
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DP-2

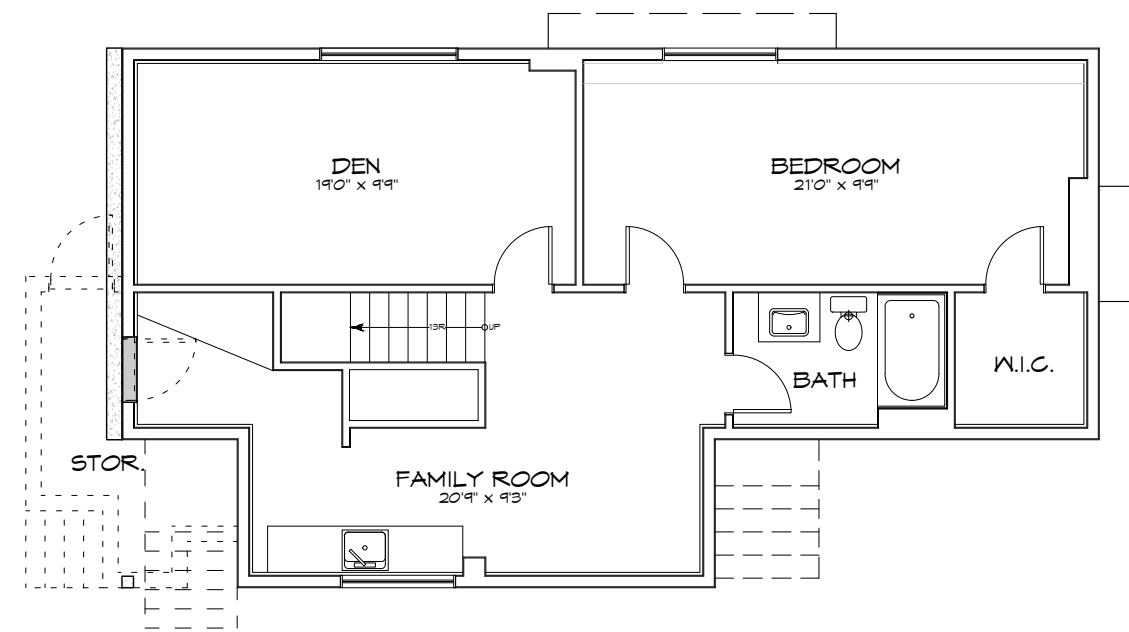
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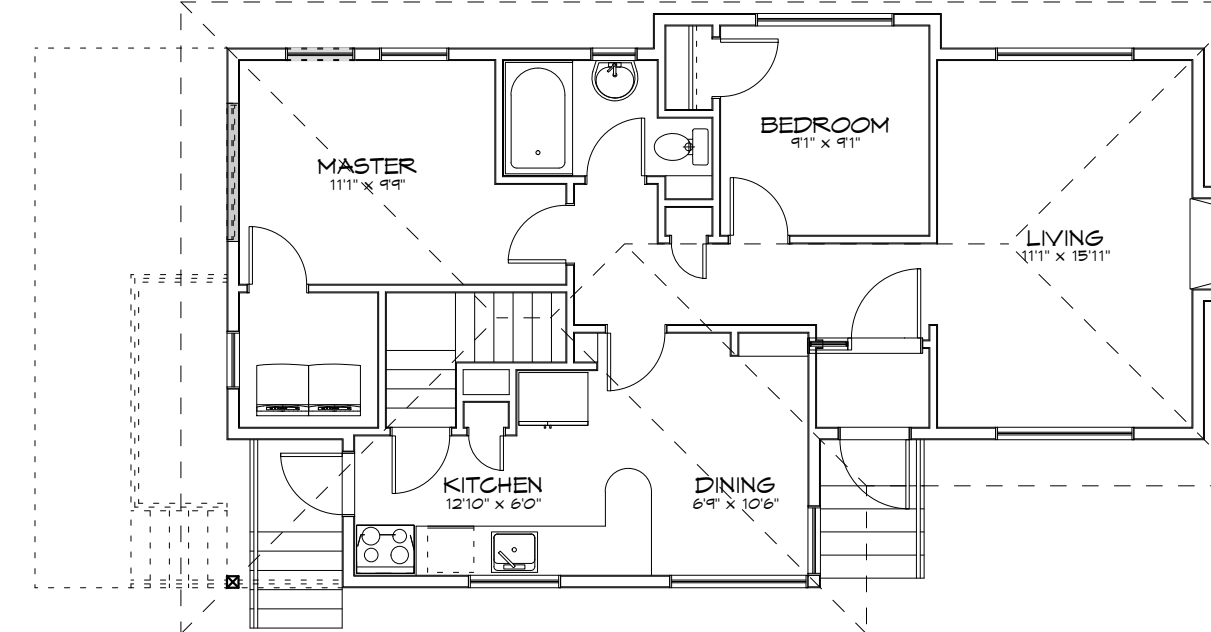
Existing Lower Floor Plan - Existing House
SCALE 1:100



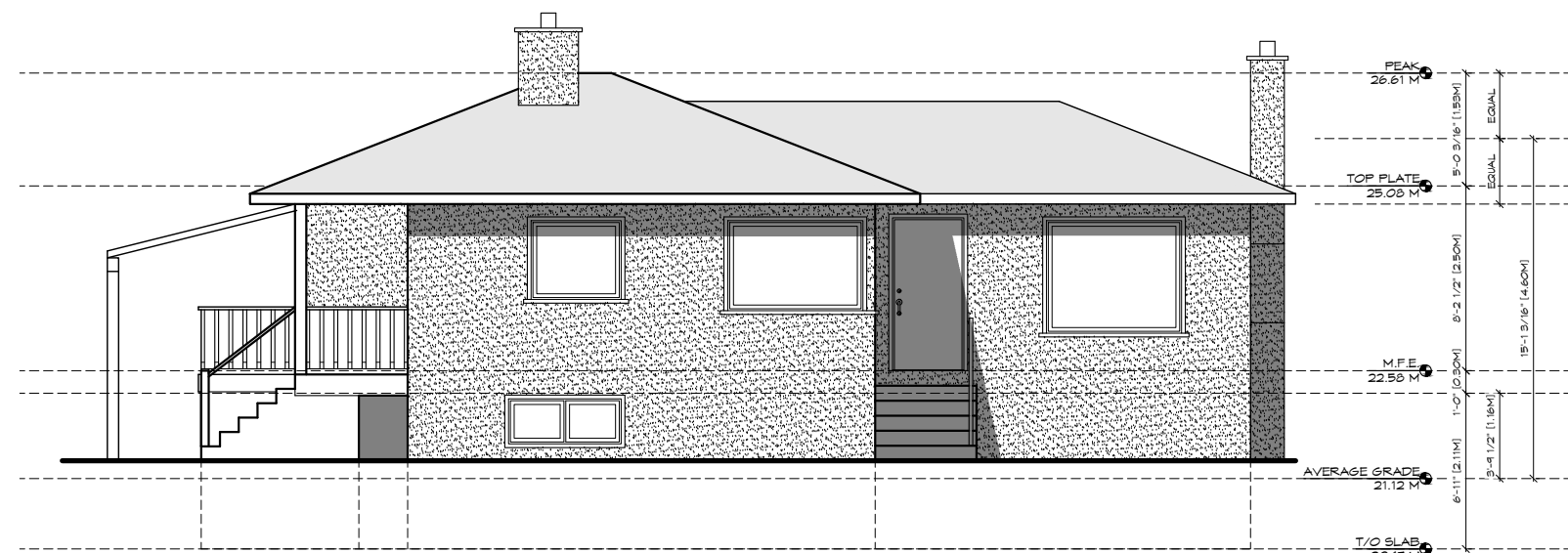
Existing Main Floor Plan - Existing House
SCALE 1:100



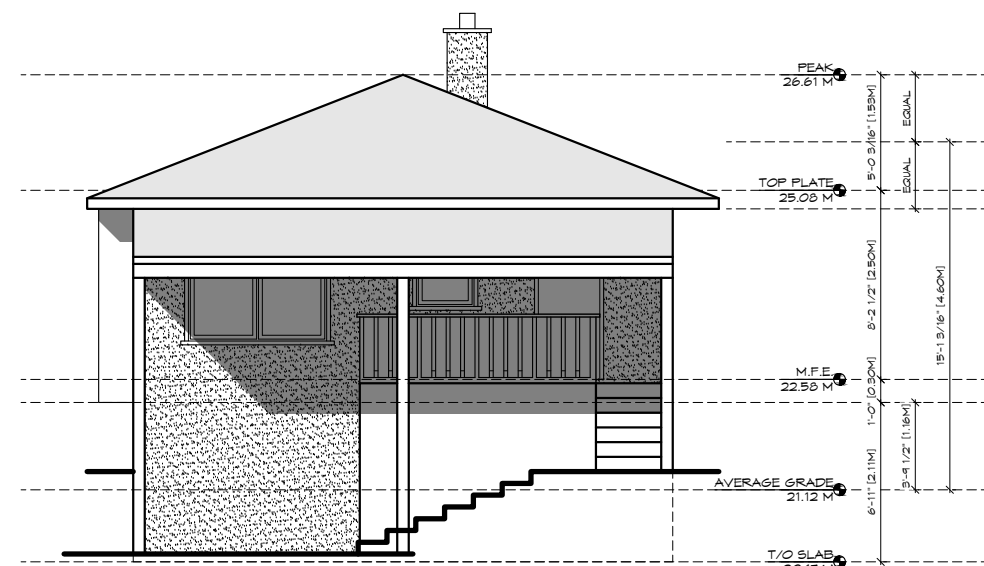
Proposed Lower Floor Plan - Existing House
SCALE 1:100



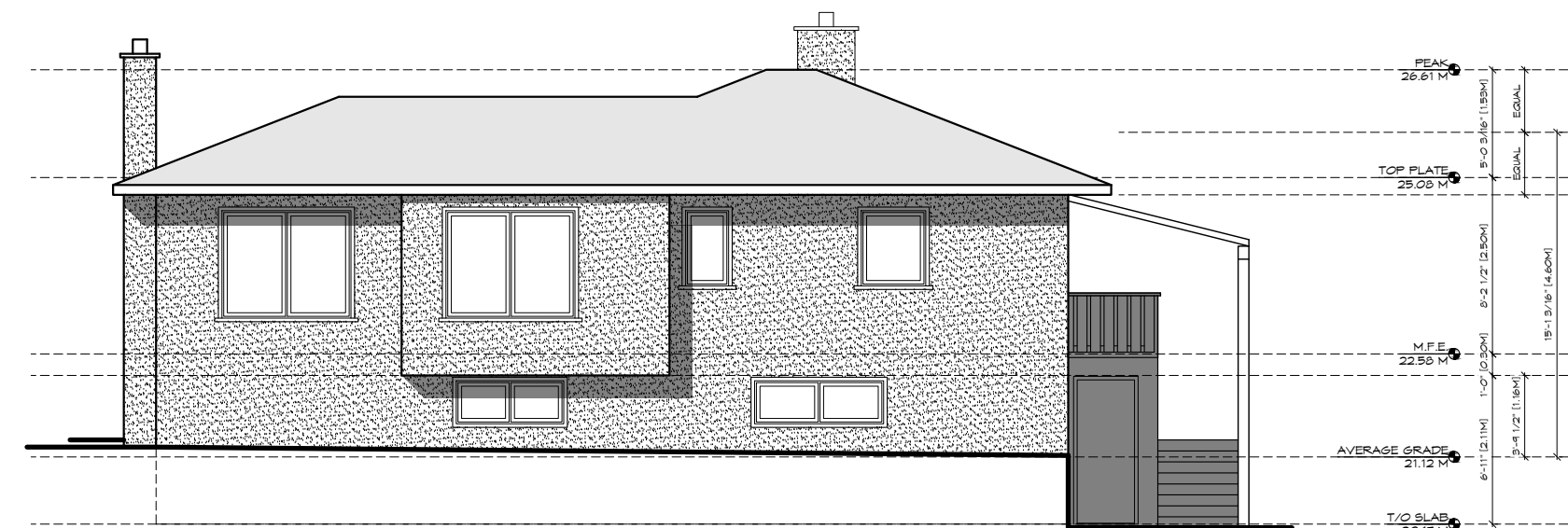
Proposed Main Floor Plan - Existing House
SCALE 1:100



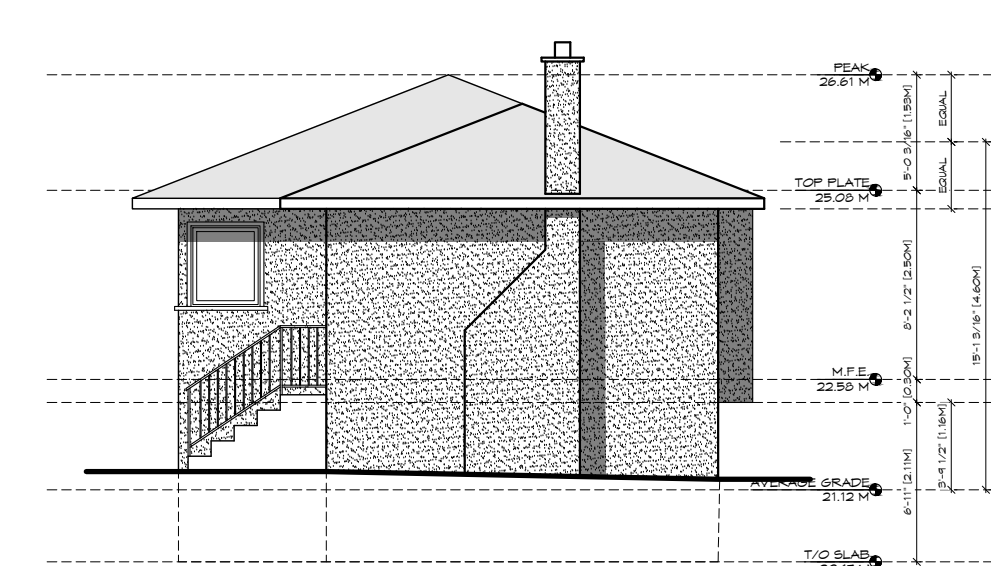
FRONT ELEVATION



WEST ELEVATION

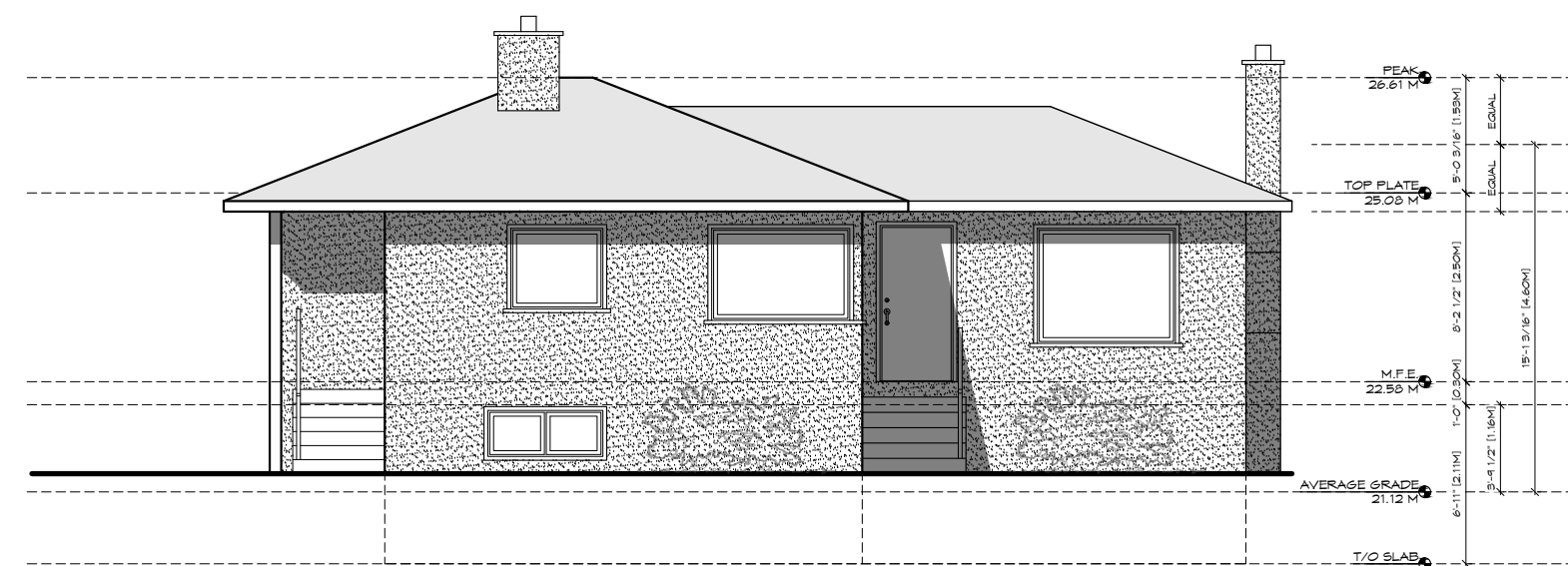


REAR ELEVATION

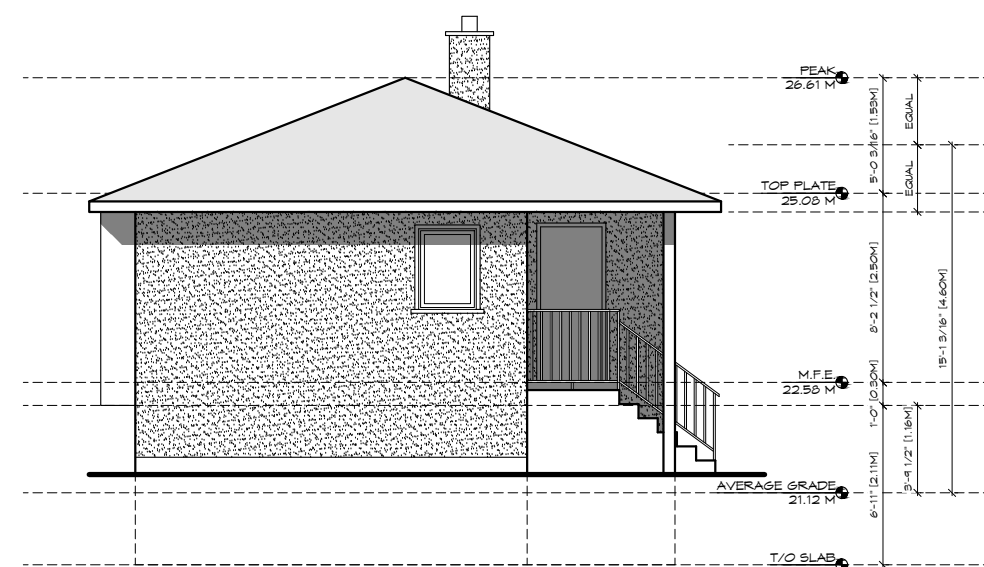


EAST ELEVATION

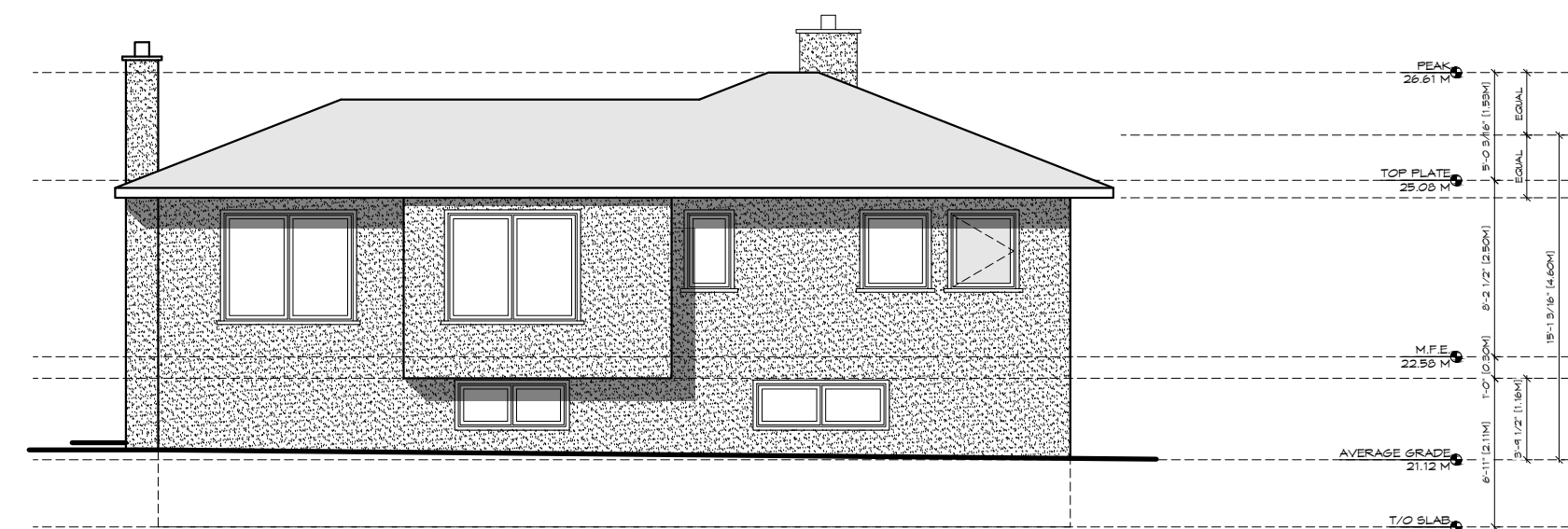
Existing Elevations - Existing House
SCALE 1:100



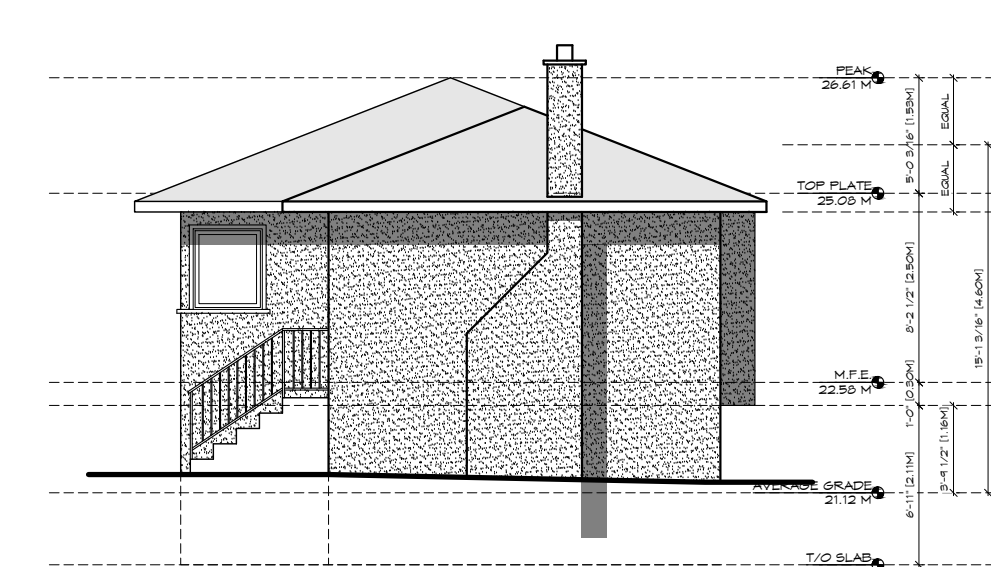
FRONT ELEVATION



WEST ELEVATION



REAR ELEVATION



EAST ELEVATION

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.57 M (5.15')
EXPOSED BUILDING FACE AREA	19.30 M ² (207.54 SF)
GLAZING AREA	0.56 M ² (6.00 SF)
PERCENTAGE	2.90% (ALLOWED 9.42%)

Proposed Elevations - Existing House
SCALE 1:100

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE A	
DISTANCE TO PROPERTY LINE	2.33 M (7.64')
EXPOSED BUILDING FACE AREA	9.70 M ² (104.64 SF)
GLAZING AREA	2.12 M ² (22.88 SF)
PERCENTAGE	21.85% (ALLOWED 16.46%)
** EXISTING NON CONFORMING CONDITION **	

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE B	
DISTANCE TO PROPERTY LINE	1.57 M (5.15')
EXPOSED BUILDING FACE AREA	37.30 M ² (401.31 SF)
GLAZING AREA	5.07 M ² (54.62 SF)
PERCENTAGE	13.60% (ALLOWED 16.67%)

ISSUED FOR REZONING
JUNE 5, 2018



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Victoria, B.C. V8S 5E6
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Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

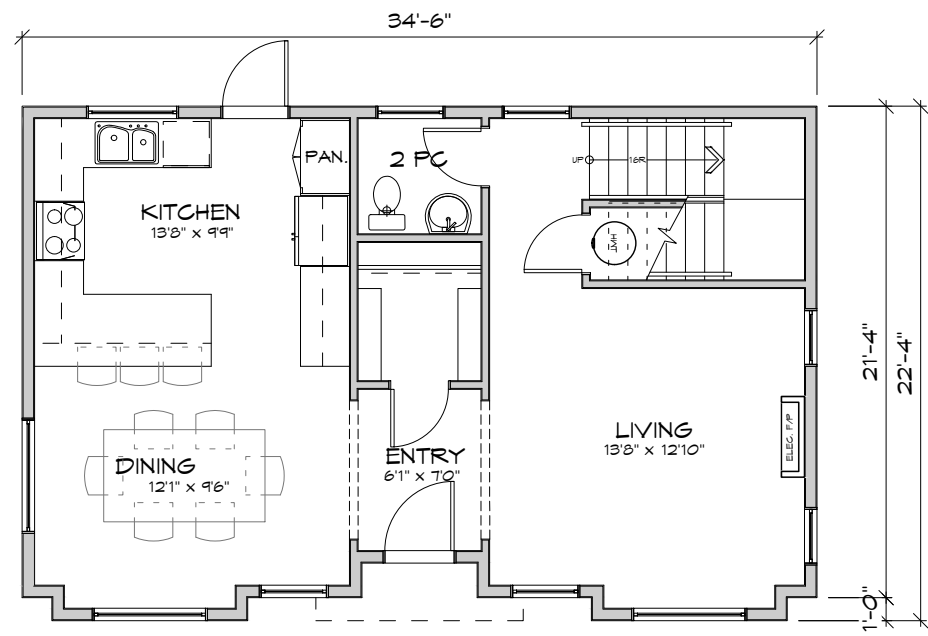
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
EXISTING & PROPOSED
PLANS, EXISTING &
PROPOSED
ELEVATIONS

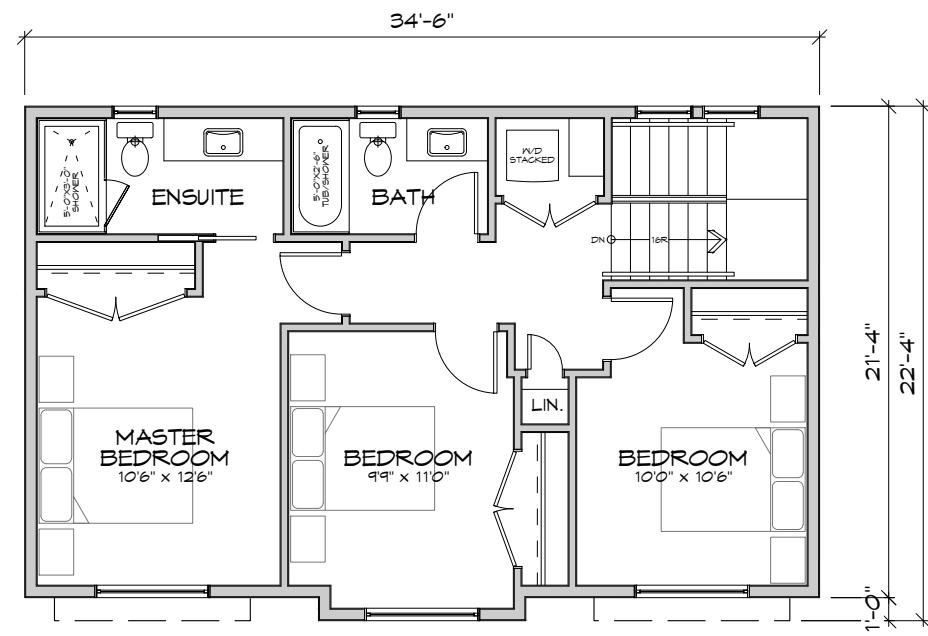
Revision: Sheet:

DP-3

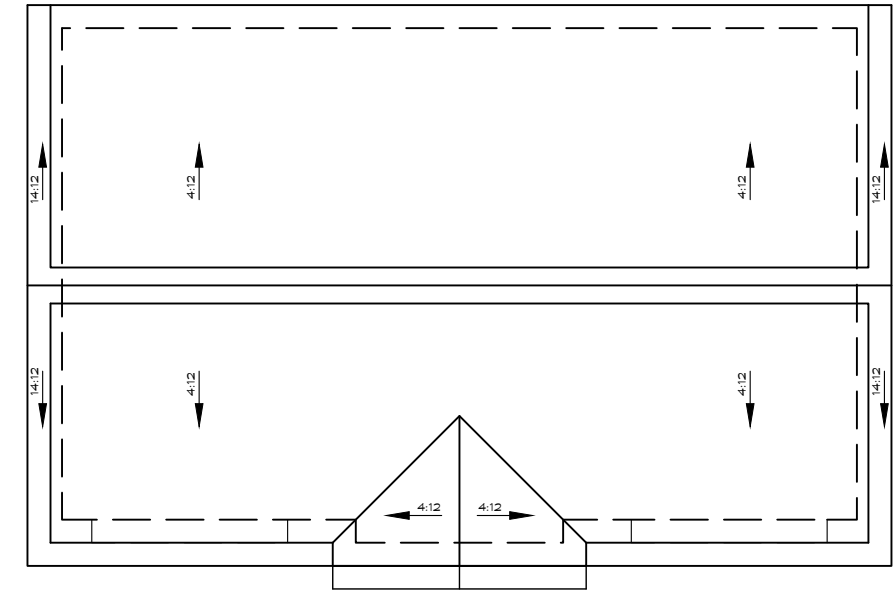
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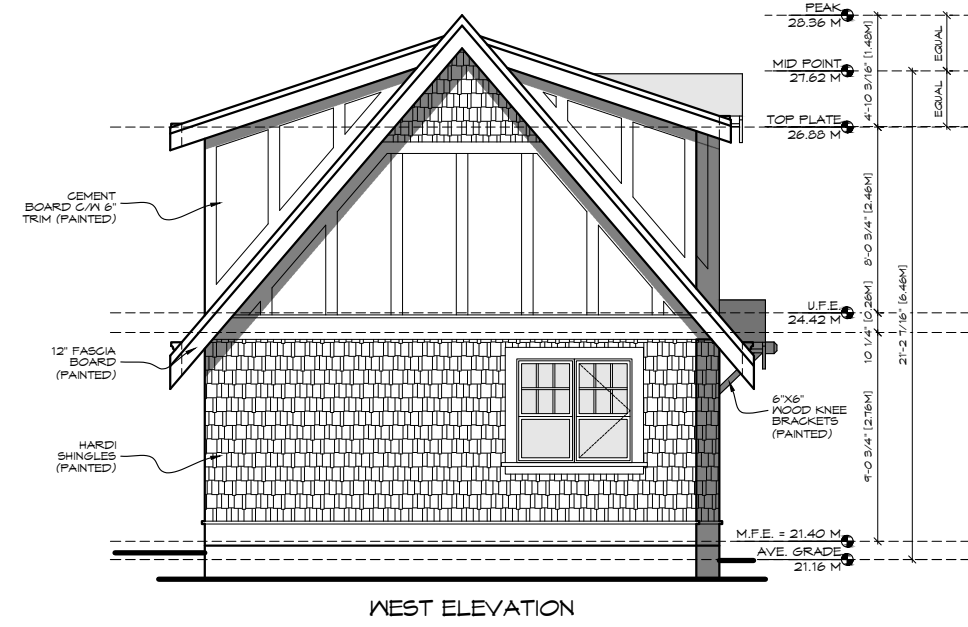
Proposed Main Floor Plan - Proposed House
SCALE 1:100



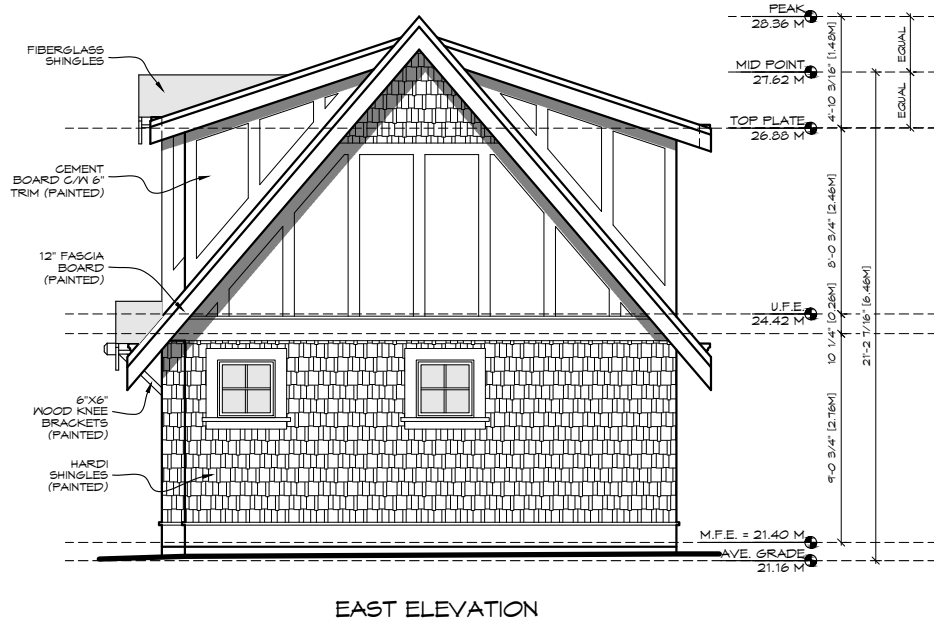
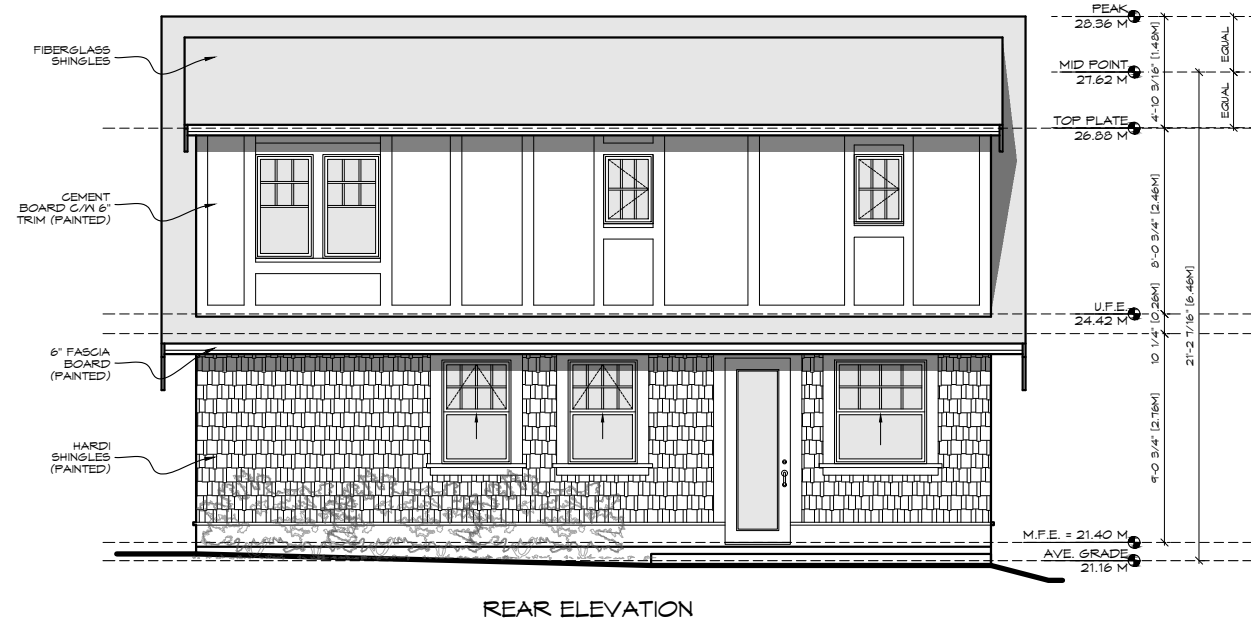
Proposed Upper Floor Plan - Proposed House
SCALE 1:100



Proposed Roof Plan - Proposed House
SCALE 1:100

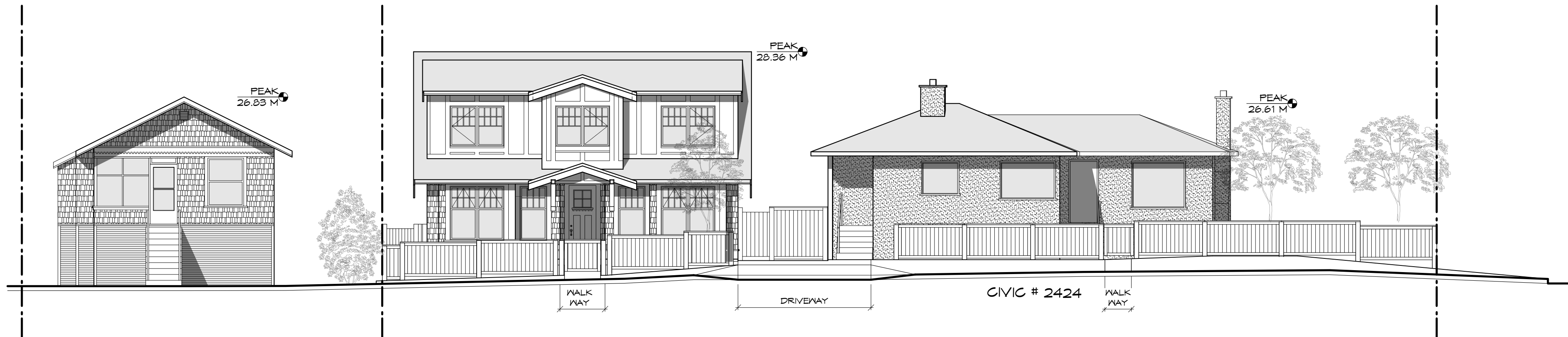


MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.52 M (5.00')
EXPOSED BUILDING FACE AREA	40.70 M ² (438.17 SF)
GLAZING AREA	1.58 M ² (17.01 SF)
PERCENTAGE	3.88% (ALLOWED 8.12%)



MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (EAST)	
DISTANCE TO PROPERTY LINE	1.57 M (5.15')
EXPOSED BUILDING FACE AREA	36.70 M ² (395.33 SF)
GLAZING AREA	0.81 M ² (8.68 SF)
PERCENTAGE	2.20% (ALLOWED 9.42%)

Proposed Elevations - Proposed House
SCALE 1:100



Streetscape - Emerson Street
SCALE 1:100

ISSUED FOR REZONING
JUNE 5, 2018



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

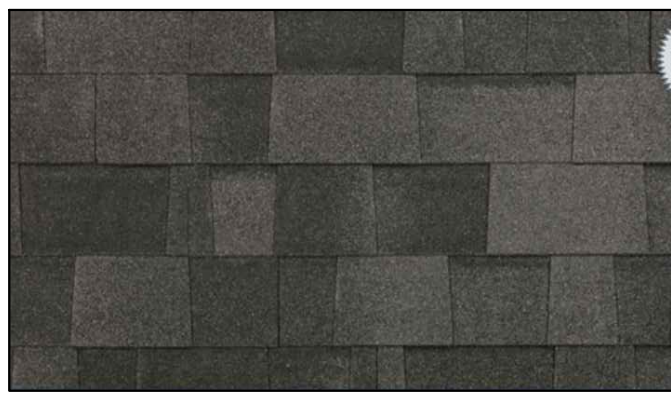
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
PROPOSED NEW
HOUSE PLANS &
ELEVATIONS;
STREETSCAPE

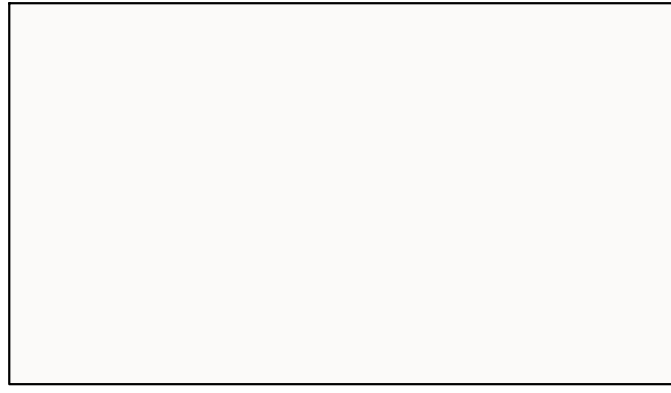
Revision: Sheet:

DP-4

Proj.No. -



MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



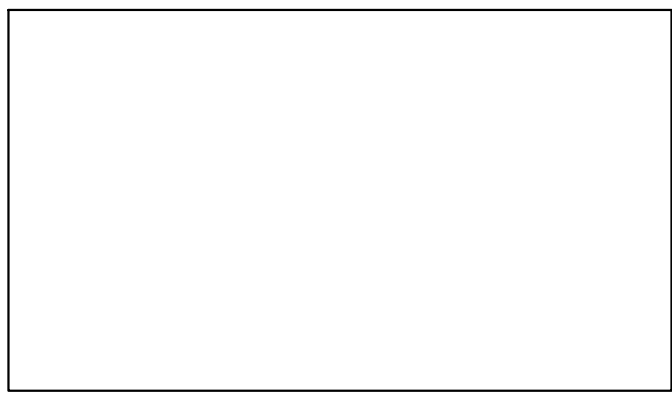
CLOVERDALE PAINT
"SUMMIT" CA019
CEMENT BOARD PANELS; FASCIA
BOARDS; WINDOW AND DOOR
TRIM; BASE TRIM



MATCH PAINT TO : CLOVERDALE PAINT -
SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14
HARDI SHINGLES



Front Elevation - Proposed Building
SCALE 1:50



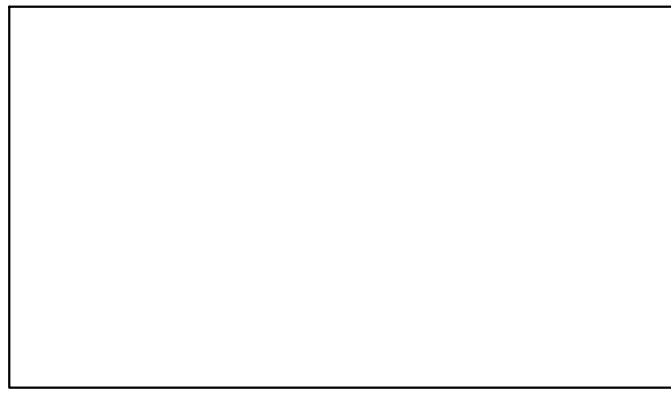
VINYL
"WHITE"
WINDOWS, GUTTERS AND
DOWNSPOUTS



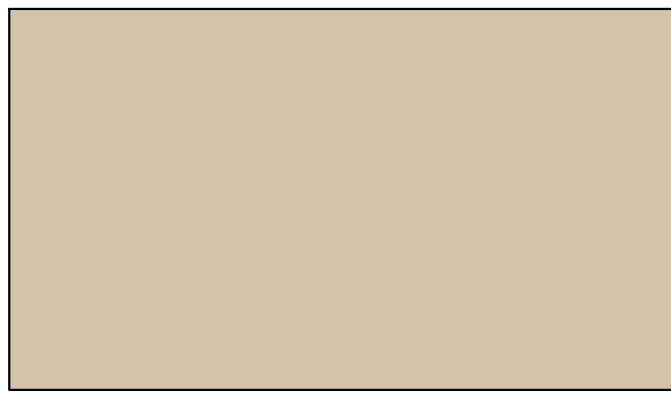
CLOVERDALE PAINT
"IRON" CA207
KNEE BRACKETS; DOORS



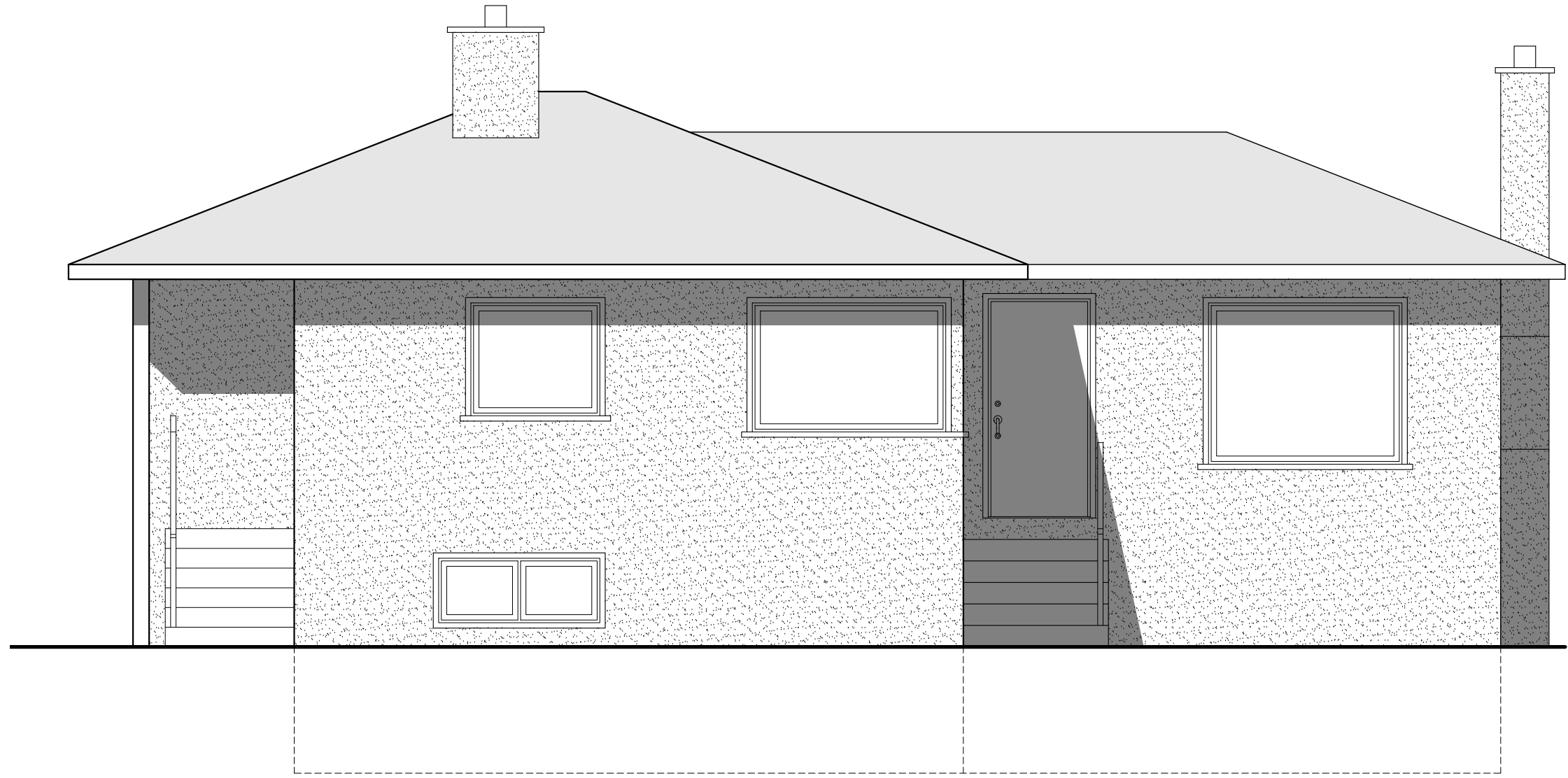
MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



CLOVERDALE PAINT
"SUMMIT" CA019
FASCIA BOARDS



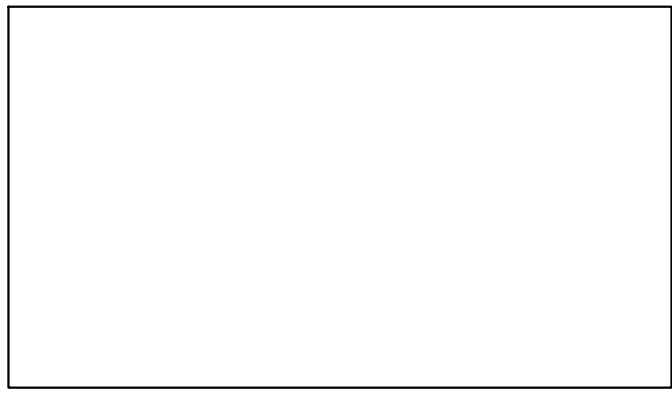
CLOVERDALE PAINT
"SAND SCULPTURE" CA094
STUCCO PAINT



Front Elevation - Existing Building
SCALE 1:50



CLOVERDALE PAINT
"IRON" CA207
WINDOW TRIM

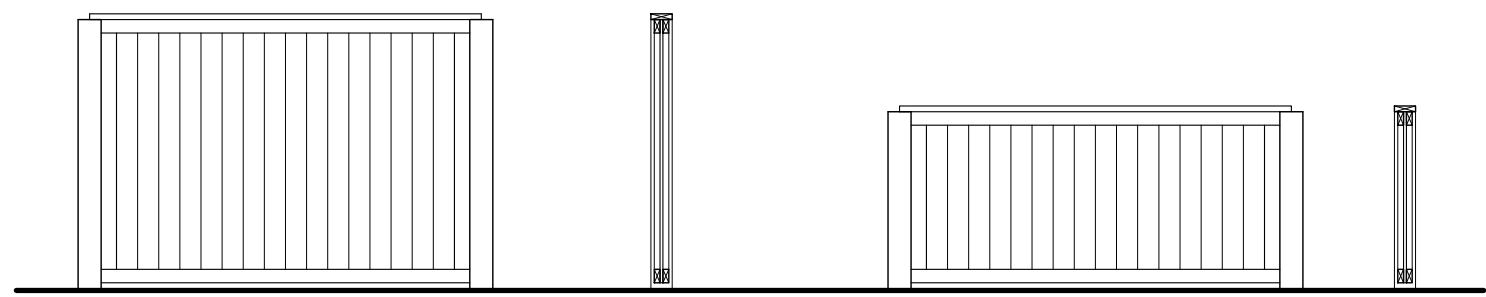


VINYL
"WHITE"
WINDOWS, GUTTERS AND
DOWNSPOUTS



MATCH PAINT TO : CLOVERDALE PAINT -
SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14

DOORS



Proposed Fence
SCALE 1:50



UNTREATED FINISH (NATURAL)

CEDAR FENCE

ISSUED FOR REZONING
JUNE 5, 2018



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
COLOUR AND
FINISH SELECTIONS

Revision: Sheet:

DP-5

Proj.No. -