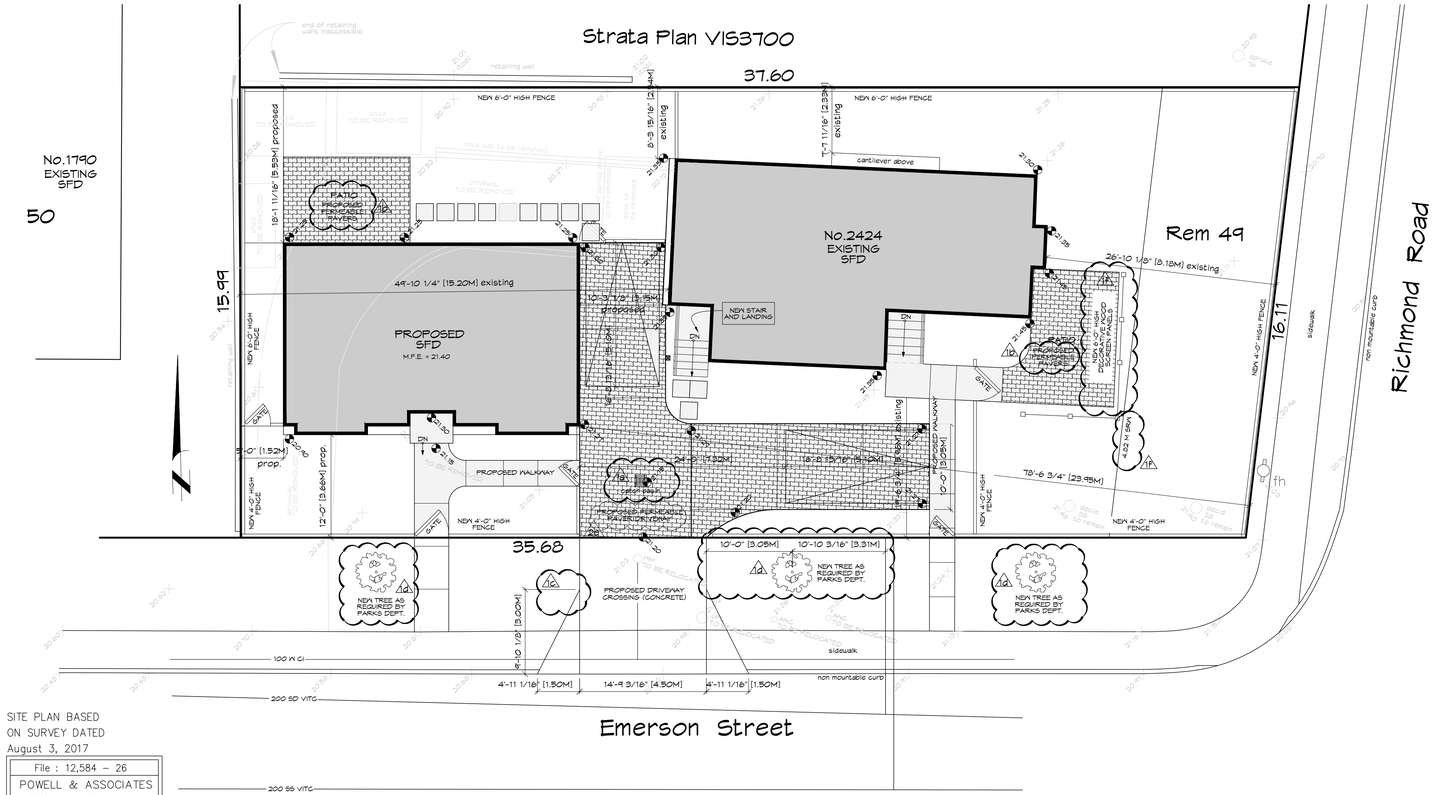
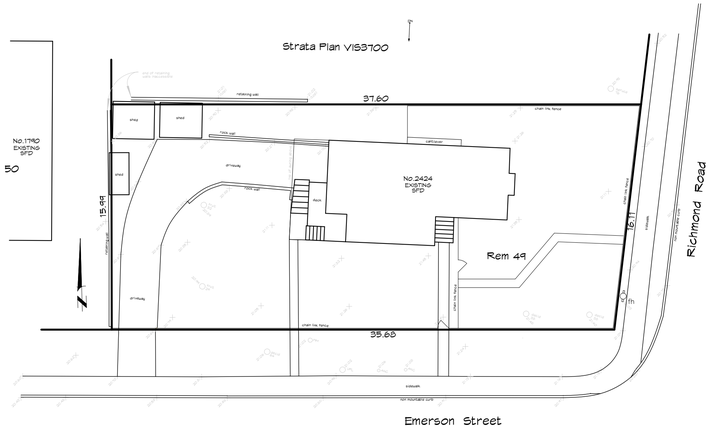


SITE PLAN BASED ON SURVEY DATED August 3, 2017

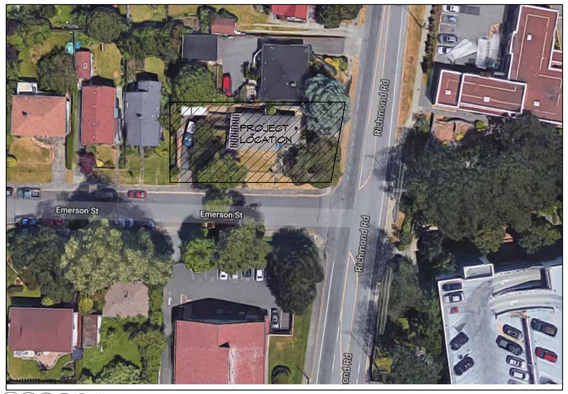
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POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8855

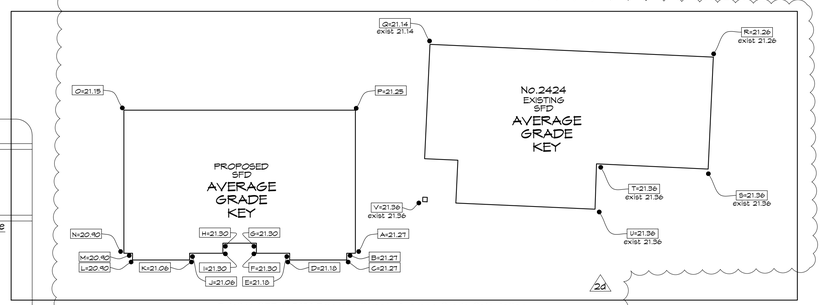
Proposed Site Plan
SCALE 1:100



Existing Site Survey
SCALE 1:200



Vicinity Map
SCALE N.T.S.



Existing SFD at 2424 Emerson Street - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	21.27	21.27	21.27	0.39	8.30	1506.30	70.97	21.225
BC	21.27	21.27	21.27	0.30	6.38			
CD	21.27	21.18	21.23	2.59	54.97			
DE	21.18	21.18	21.18	0.30	6.35			
EF	21.18	21.30	21.24	1.51	32.07			
FG	21.30	21.30	21.30	0.46	9.80			
GH	21.30	21.30	21.30	1.52	32.38			
HI	21.30	21.30	21.30	0.46	9.80			
IJ	21.30	21.06	21.18	1.51	31.98			
JK	21.06	21.06	21.06	0.30	6.32			
KL	21.06	20.90	20.98	2.59	54.34			
LM	20.90	20.90	20.90	0.30	6.27			
MN	20.90	20.90	20.90	0.39	8.15			
NO	20.90	21.15	21.03	6.50	136.66			
OP	21.15	21.25	21.20	10.52	223.02			
PQ	21.25	21.14	21.20	4.52	95.80			
QR	21.14	21.26	21.20	12.89	273.27			
RS	21.26	21.36	21.31	5.09	108.47			
ST	21.36	21.36	21.36	5.08	108.51			
TU	21.36	21.36	21.33	2.06	43.94			
UV	21.36	21.36	21.36	7.84	167.46			
VA	21.36	21.27	21.32	3.85	82.06			
			TOTAL	70.97	1506.30		**21.22**	

SITE DATA - EXISTING HOUSE AND LOT - 2424 Richmond Road

LEGAL DESCRIPTION - LOT 49 SECTION 25, VICTORIA DISTRICT, PLAN 10624, PLAN 339, EXCEPT THE WESTERLY 10 FEET THEREOF

EXISTING ZONING - R1-B

	REQUIRED	EXISTING HOUSE		EXISTING HOUSE RENOVATED		PROPOSED HOUSE		COMBINED - as applicable	
LOT AREA	460.00 M²	586.00 M²	(6307.64 FT²)	586.00 M²	(6307.64 FT²)	586.00 M²	(6307.64 FT²)		
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 M²	(1375.54 FT²)	127.80 M²	(1375.54 FT²)	127.80 M²	(1375.54 FT²)		
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')	1.52 M	(5.00')		
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	(69.30')	21.22 M	(69.62')	21.22 M	(69.62')	2c.	
BUILDING HEIGHT	7.60 M	4.60 M	(15.09')	4.50 M	(14.76')	6.40 M	(21.00')	2c.	
STOREYS	2 STOREYS	1 STOREY + BASEMENT		1 STOREY + BASEMENT		2 STOREY			
FLOOR AREA									
MAIN FLOOR / UPPER FLOOR		74.98 M²	(807.08 FT²)	74.98 M²	(807.08 FT²)	63.60 M²	(684.60 FT²)		
BASEMENT / MAIN FLOOR		77.38 M²	(832.90 FT²)	71.37 M²	(768.23 FT²)	63.40 M²	(682.40 FT²)		
OPEN SITE SPACE	-	-		80.81 %		81.82 %		62.63 %	2a
OPEN SITE SPACE (rear yard)	-	-		58.23 %		100 %			
TOTAL FLOOR AREA 1ST AND 2ND STOREYS	240.00 M²	74.98 M²	(807.08 FT²)	74.98 M²	(807.08 FT²)	127.00 M²	(1367.00 FT²)	201.98 M²	(2174.08 FT²)
F.S.R.		0.26 FSR		0.25 FSR		0.22 FSR		0.47 FSR	1d.
TOTAL FLOOR AREA (all floors)	300.00 M²	152.36 M²	(1639.98 FT²)	152.36 M²	(1639.98 FT²)	127.00 M²	(1667.00 FT²)	279.35 M²	(2942.31 FT²)
SITE COVERAGE	40.00%	15.79%		14.90%		12.10%		27.00%	
PARKING	1 SPACE	1 SPACE		1 SPACE		1 SPACE		2 SPACE	

SITE DATA - PROPOSED STRATA DEVELOPMENT

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: November 2/2018

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

RE-ISSUED FOR REZONING
SEPTEMBER 4, 2018

ZEBRADESIGN
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

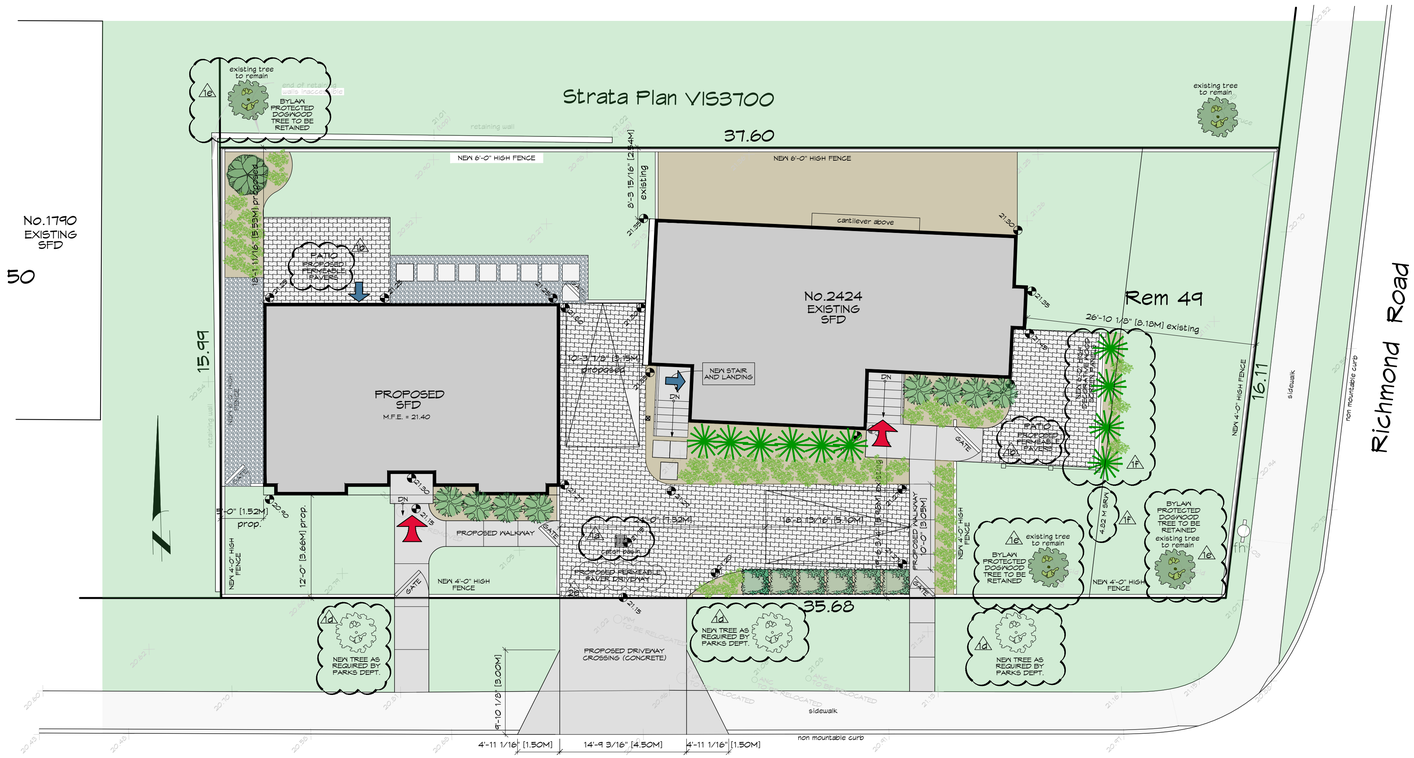
Title: PROPOSED SITE PLAN, EXISTING SITE PLAN & SITE DATA

REV. NO.	DESCRIPTION	DATE
1	- ZONING COMMENTS	SEPT. 4/18
2	- ZONING COMMENTS	OCT. 31/18

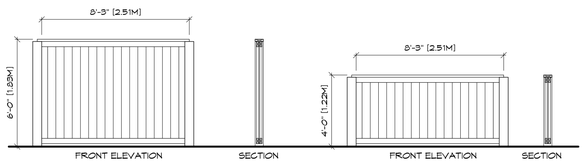
Revision: 1ST SUBMISSION JUNE 5/18; REV. 1 SEPT. 4/18

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
PERMEABLE PAVERS-TO BE CSA STANDARD A231.2 · BROOM 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 BCSLA, BCLNA STANDARDS
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF: 1.22M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

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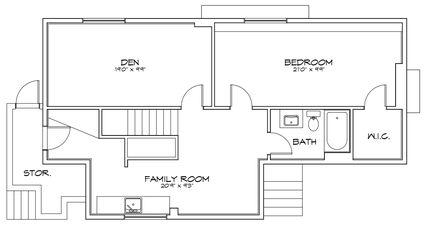
Title:
SITE PLAN, EXISTING SITE PLAN & SITE DATA

REV. NO.	DESCRIPTION	DATE
1	- ZONING COMMENTS	SEPT. 4/18
2	- ZONING COMMENTS	OCT. 31/18

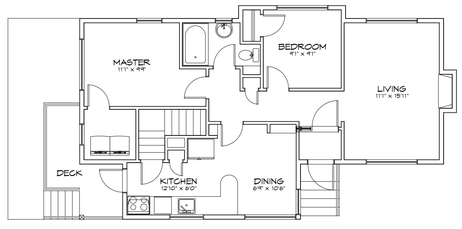
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Sheet: DP-2

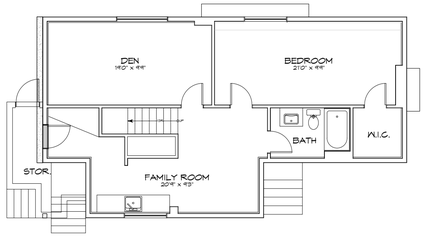
Proj.No. -



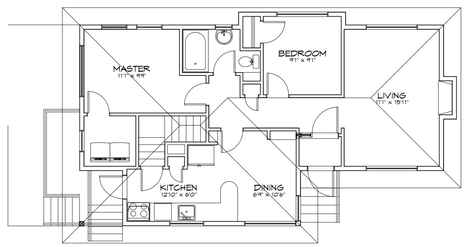
Existing Lower Floor Plan - Existing House
SCALE 1:100



Existing Main Floor Plan - Existing House
SCALE 1:100

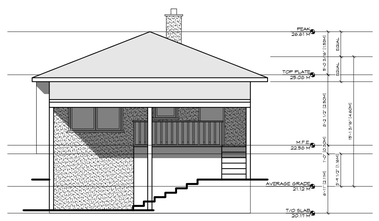


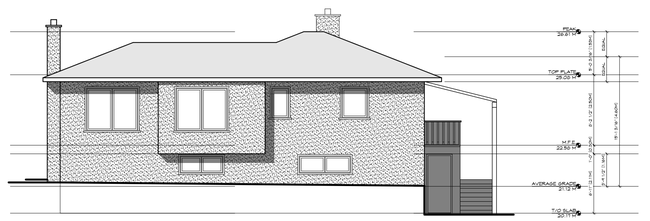
Proposed Lower Floor Plan - Existing House
SCALE 1:100

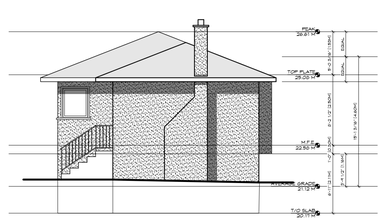


Proposed Main Floor Plan - Existing House
SCALE 1:100

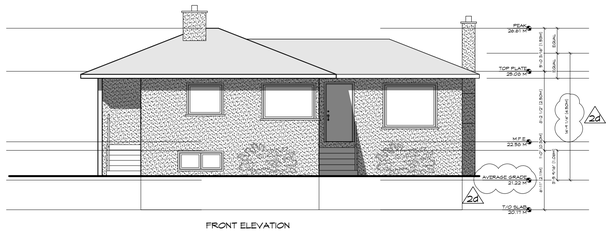


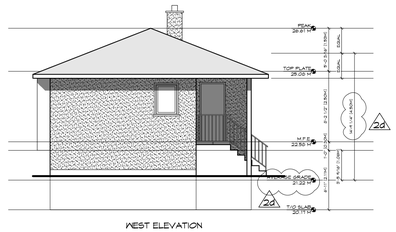


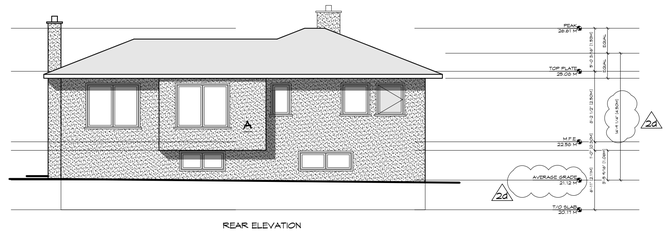


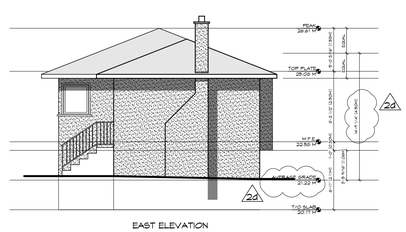


Existing Elevations - Existing House
SCALE 1:100









Proposed Elevations - Existing House
SCALE 1:100

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.57 M (5.15')
EXPOSED BUILDING FACE AREA	19.30 M2 (207.54 SF)
GLAZING AREA	0.56 M2 (6.00 SF)
PERCENTAGE	2.90% (ALLOWED 9.42%)

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE A	
DISTANCE TO PROPERTY LINE	2.33 M (7.64')
EXPOSED BUILDING FACE AREA	9.70 M2 (104.64 SF)
GLAZING AREA	2.12 M2 (22.88 SF)
PERCENTAGE	21.85% (ALLOWED 16.46%)
** EXISTING NON CONFORMING CONDITION **	

MAXIMUM GLAZING CALCULATION - REAR ELEVATION - PLANE B	
DISTANCE TO PROPERTY LINE	2.54 M (8.33')
EXPOSED BUILDING FACE AREA	37.30 M2 (401.31 SF)
GLAZING AREA	5.07 M2 (54.62 SF)
PERCENTAGE	13.61% (ALLOWED 19.29%)

RE-ISSUED FOR REZONING
SEPTEMBER 4, 2018

ZEBRADESIGN

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Victoria, B.C. V8S 5E6
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Drawn By:L.HORVAT

Date:Nov. 20, 2017

Scale: AS NOTED

Project:
PROPOSED STRATA SUBDIVISION @ 2424 RICHMOND ROAD

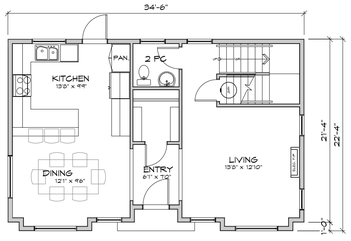
Title:
EXISTING & PROPOSED PLANS, EXISTING & PROPOSED ELEVATIONS

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	SEPT. 4/18
2	- ZONING COMMENTS	OCT. 31/18

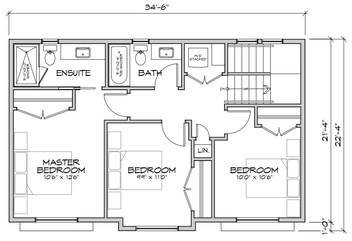
Revision:
1ST SUBMISSION JUNE 5/18
REV. 1 SEPT. 4/18

Sheet:
DP-3

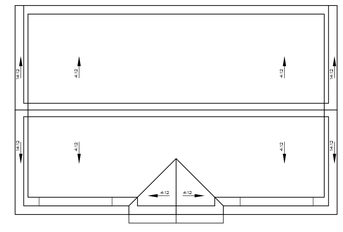
Proj.No. -



Proposed Main Floor Plan - Proposed House
SCALE 1:100



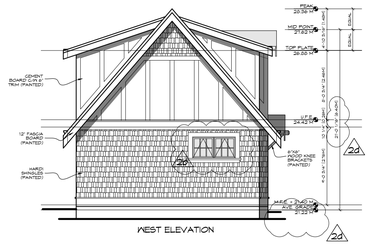
Proposed Upper Floor Plan - Proposed House
SCALE 1:100



Proposed Roof Plan - Proposed House
SCALE 1:100



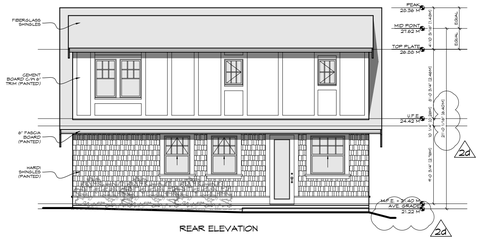
FRONT ELEVATION



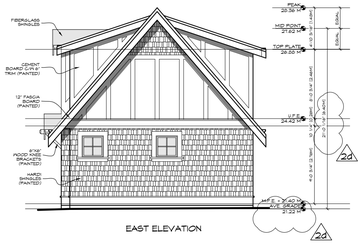
WEST ELEVATION

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (WEST)	
DISTANCE TO PROPERTY LINE	1.52 M (5.00')
EXPOSED BUILDING FACE AREA	40.70 M2 (438.17 SF)
GLAZING AREA	0.81 M2 (8.68 SF)
PERCENTAGE	2.00% (ALLOWED 8.12%)

2b



REAR ELEVATION



EAST ELEVATION

MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (EAST)	
DISTANCE TO PROPERTY LINE	1.57 M (5.15')
EXPOSED BUILDING FACE AREA	36.70 M2 (395.33 SF)
GLAZING AREA	0.81 M2 (8.68 SF)
PERCENTAGE	2.20% (ALLOWED 9.42%)

Proposed Elevations - Proposed House
SCALE 1:100



Streetscape - Emerson Street
SCALE 1:100

RE-ISSUED FOR REZONING
SEPTEMBER 4, 2018

ZEBRADESIGN

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

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	SEPT. 4/18
2	- ZONING COMMENTS	OCT. 31/18

Revision:
1ST SUBMISSION JUNE 5/18
REV. 1 SEPT. 4/18

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



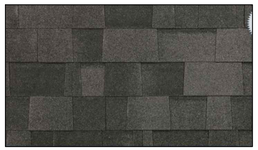
VINYL
"WHITE"

WINDOWS, GUTTERS AND DOWNSPOUTS



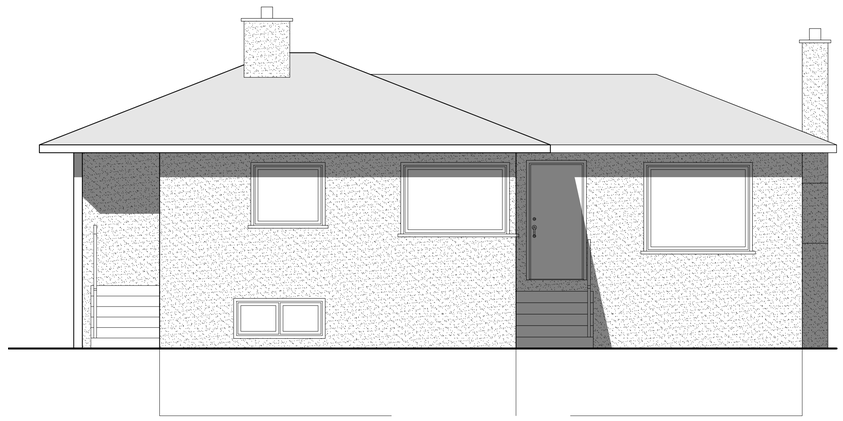
CLOVERDALE PAINT
"IRON" CA207

KNEE BRACKETS; DOORS



MALARKEY SHINGLES
"MIDNIGHT BLACK"

ROOF SHINGLES



Front Elevation - Existing Building
SCALE 1:50



CLOVERDALE PAINT
"IRON" CA207

WINDOW TRIM



VINYL
"WHITE"

WINDOWS, GUTTERS AND DOWNSPOUTS



CLOVERDALE PAINT
"SUMMIT" CA019

FASCIA BOARDS



CLOVERDALE PAINT
"SAND SCULPTURE" CA094

STUCCO PAINT



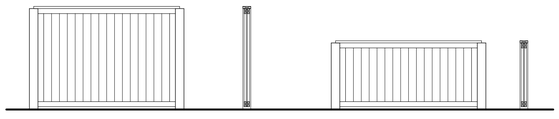
MATCH PAINT TO : CLOVERDALE PAINT - SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14

DOORS



UNTREATED FINISH (NATURAL)

CEDAR FENCE



Proposed Fence
SCALE 1:50

RE-ISSUED FOR REZONING
SEPTEMBER 4, 2018

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Date:Nov. 20, 2017

Scale: AS NOTED

Project:
PROPOSED STRATA SUBDIVISION @ 2424 RICHMOND ROAD

Title:
COLOUR AND FINISH SELECTIONS

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	SEPT. 4/18
2	- NO CHANGES	OCT. 31/18

Revision:
1ST SUBMISSION JUNE 5/18
REV. 1 SEPT. 4/18

Sheet:
DP-5

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