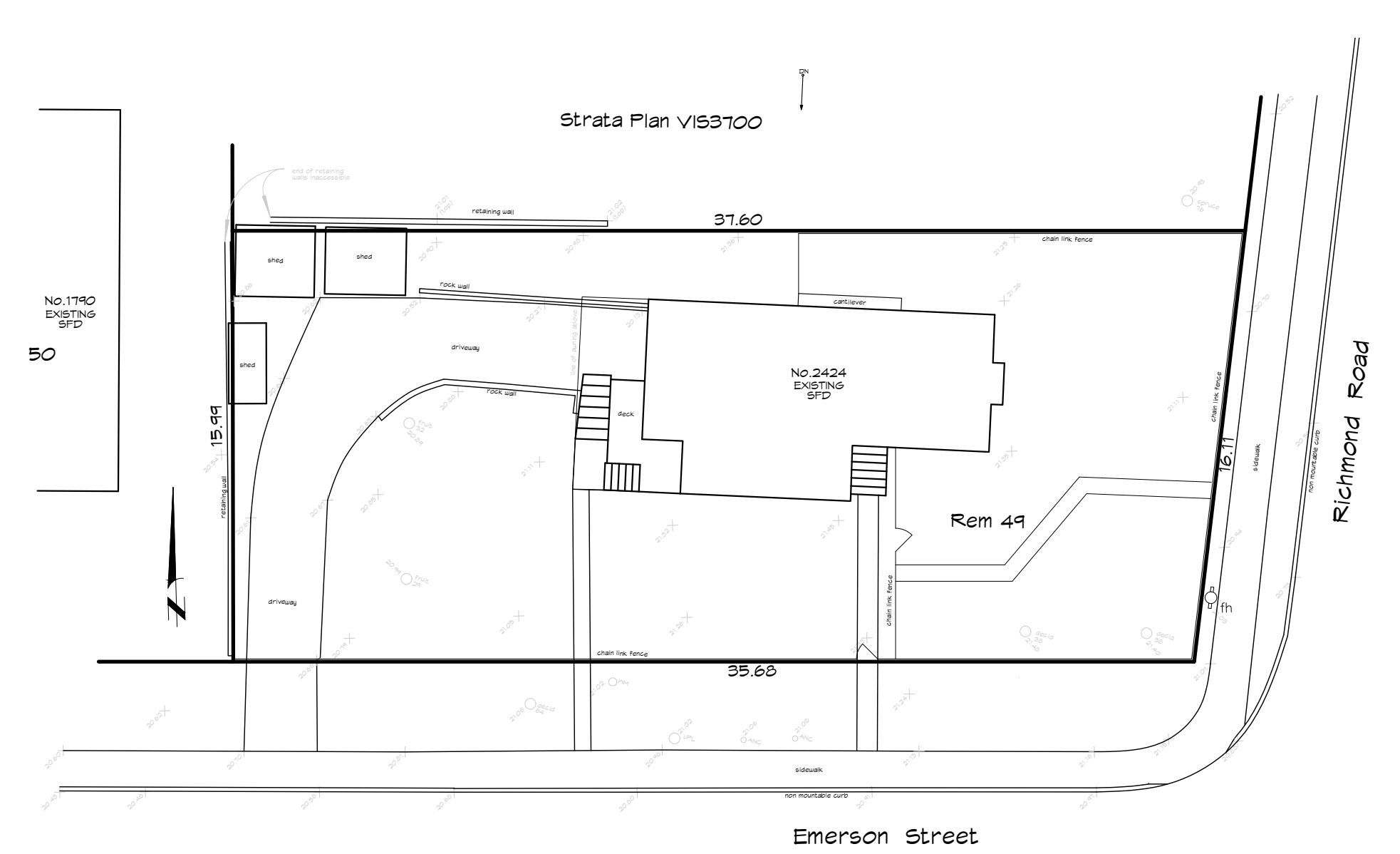




SITE PLAN BASED
ON SURVEY DATED
August 3, 2017

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

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

Drawn By: L. HORVAT

Date: Nov. 20, 2017

Scale: AS NOTED

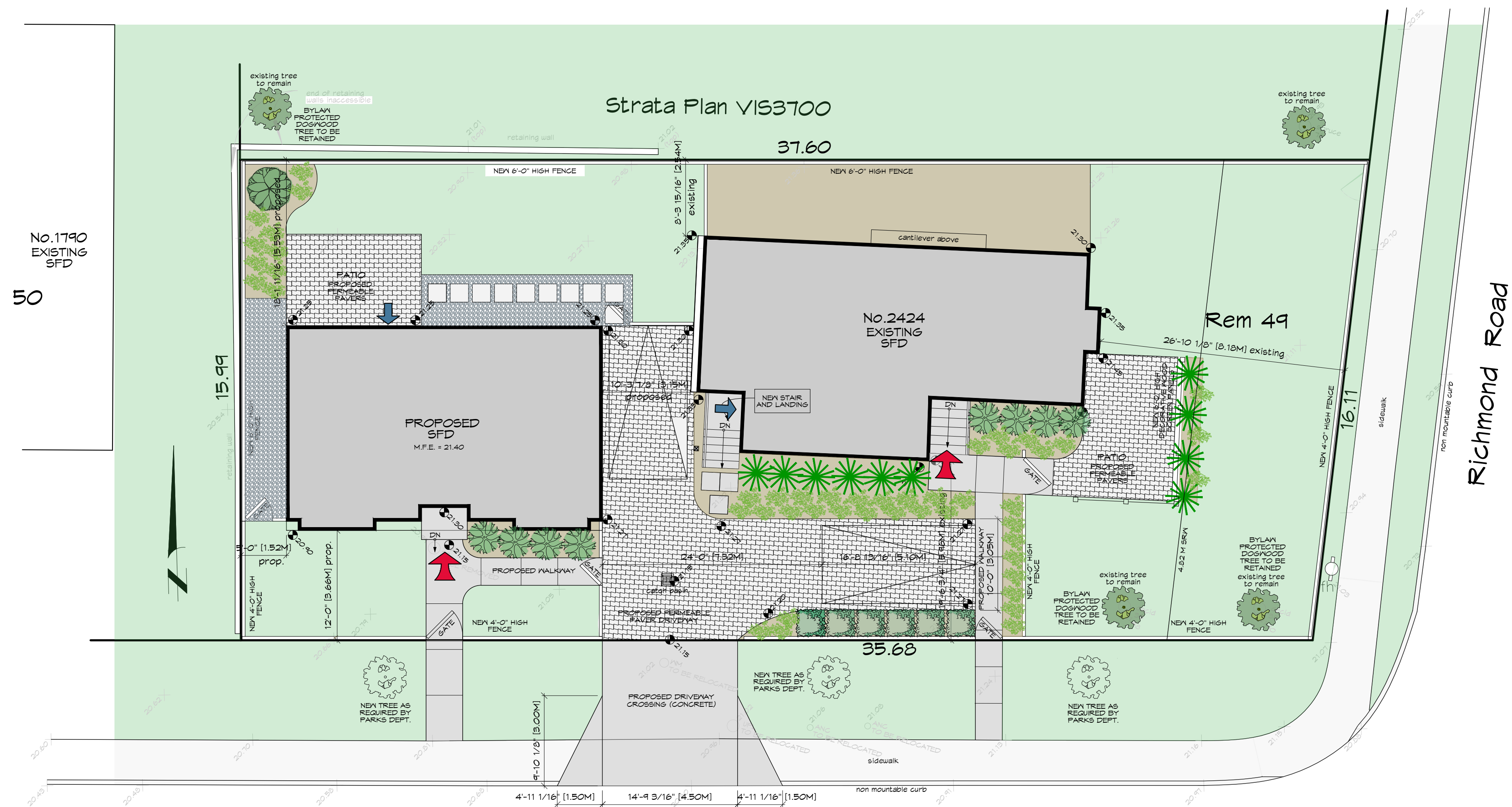
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
PROPOSED SITE
PLAN, EXISTING
SITE PLAN
SITE DATA

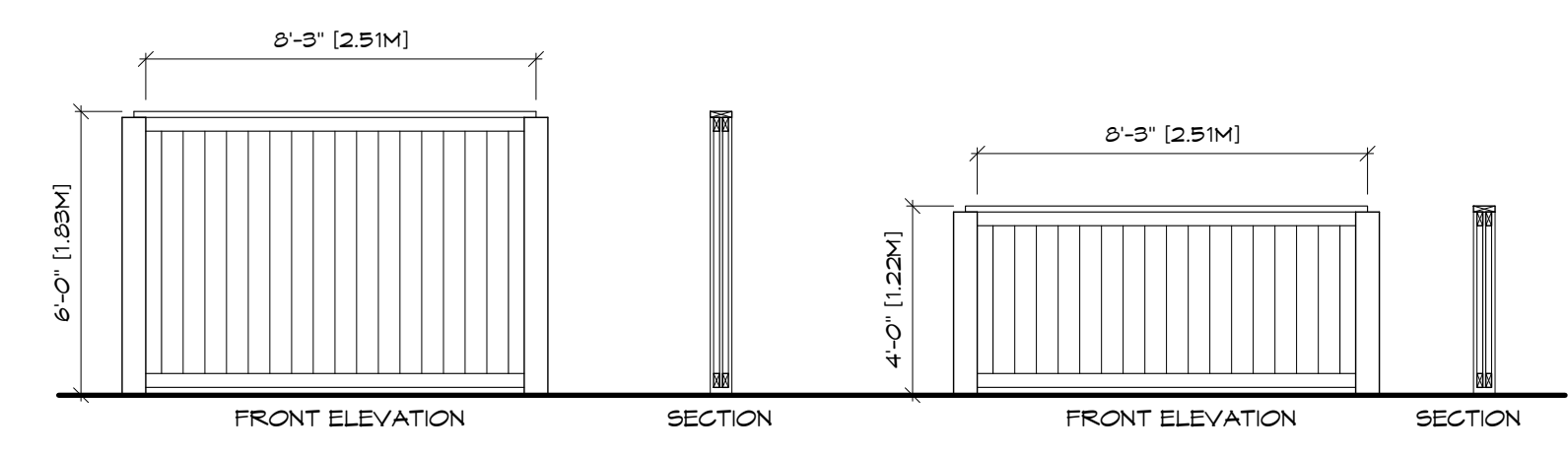
Revision: 1ST SUBMISSION JUNE 5/18 REV. 1 SEPT. 4/18 REV. 2 NOV. 2/18	Sheet: DP-1
---	---------------------------

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 A321.2 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 BCLGA, 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

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

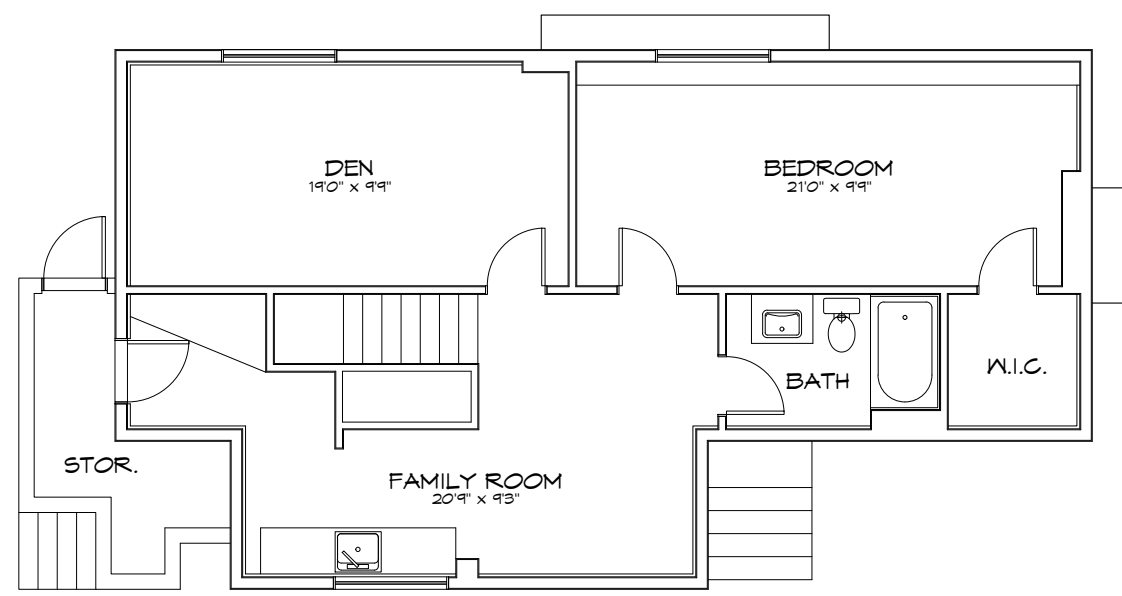
Date: Nov. 20, 2017

Scale: AS NOTED

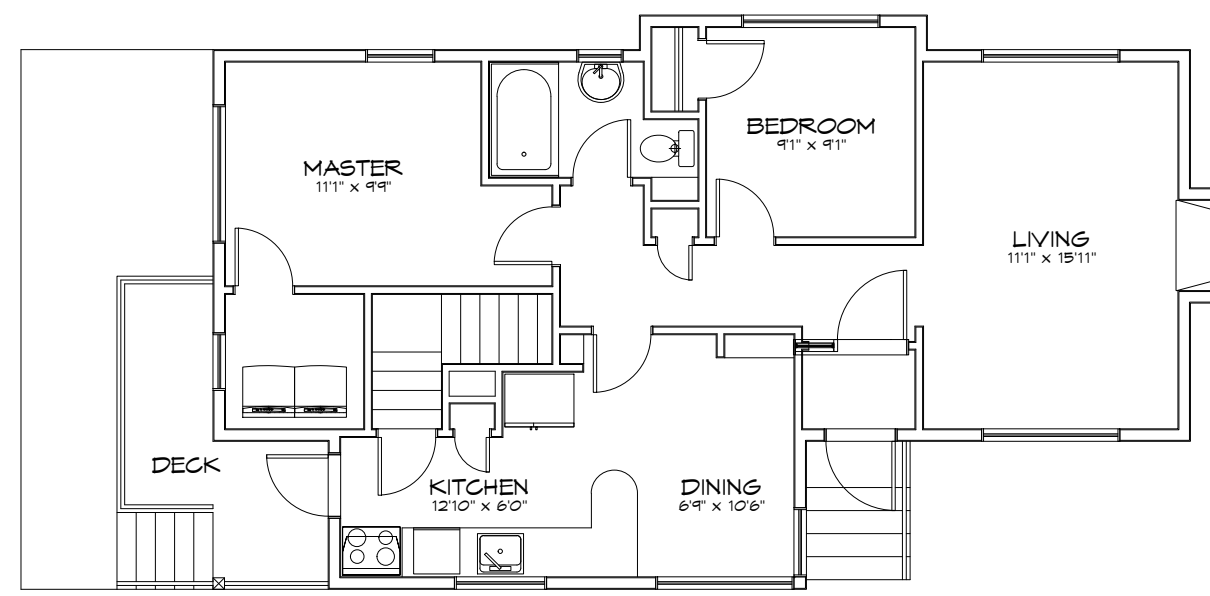
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
SITE PLAN,
EXISTING SITE PLAN
& SITE DATA

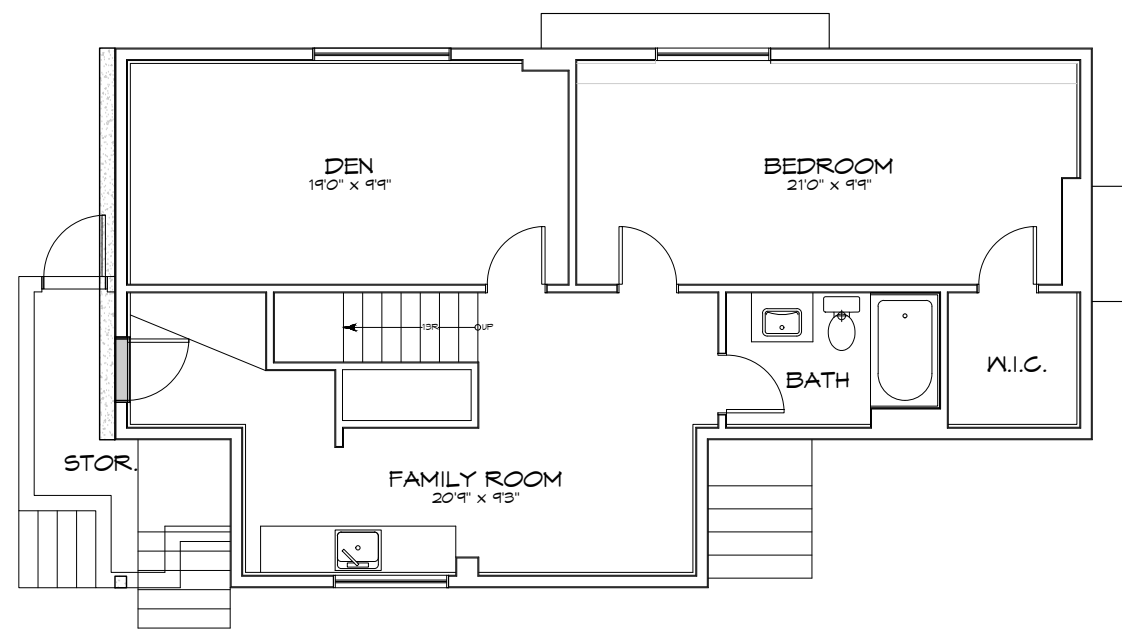
Revision: 1ST SUBMISSION JUNE 5/18 REV. 1 SEPT. 4/18 REV. 2 NOV. 2/18	Sheet: DP-2
Proj.No. -	



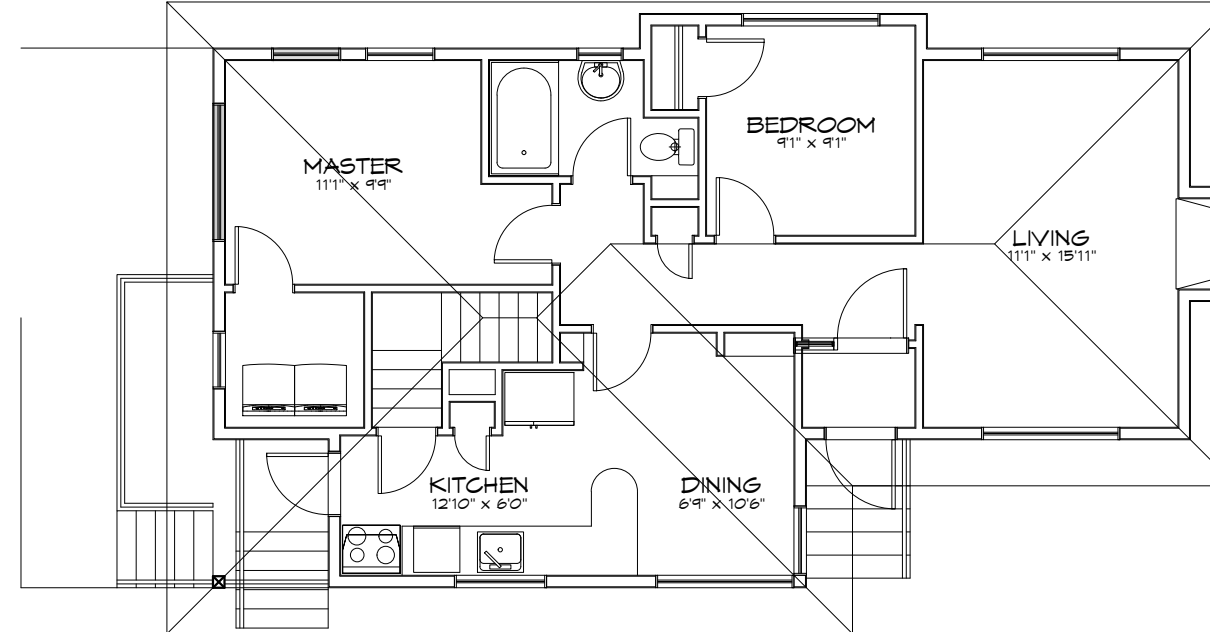
Existing Lower Floor Plan - Existing House
SCALE 1:100



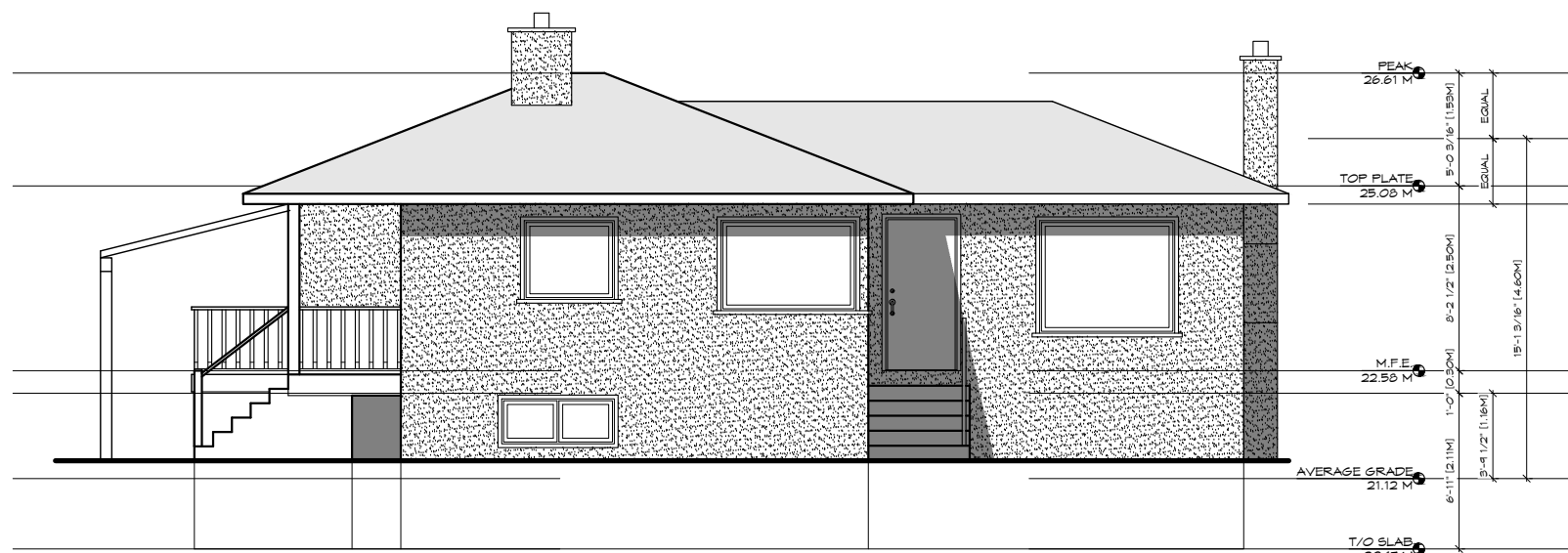
Existing Main Floor Plan - Existing House
SCALE 1:100



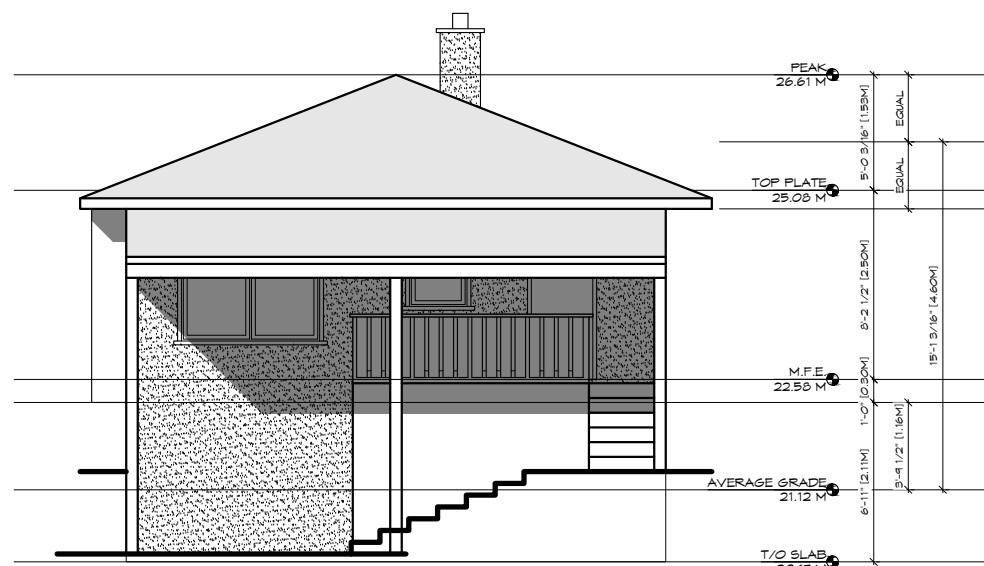
Proposed Lower Floor Plan - Existing House
SCALE 1:100



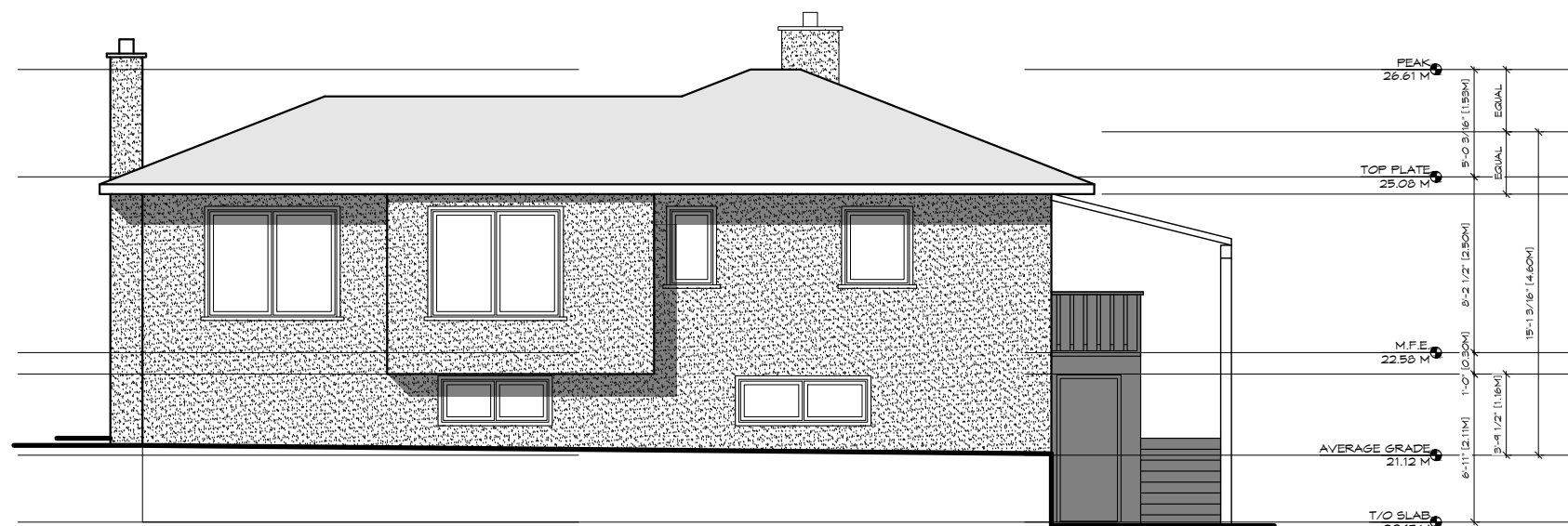
Proposed Main Floor Plan - Existing House
SCALE 1:100



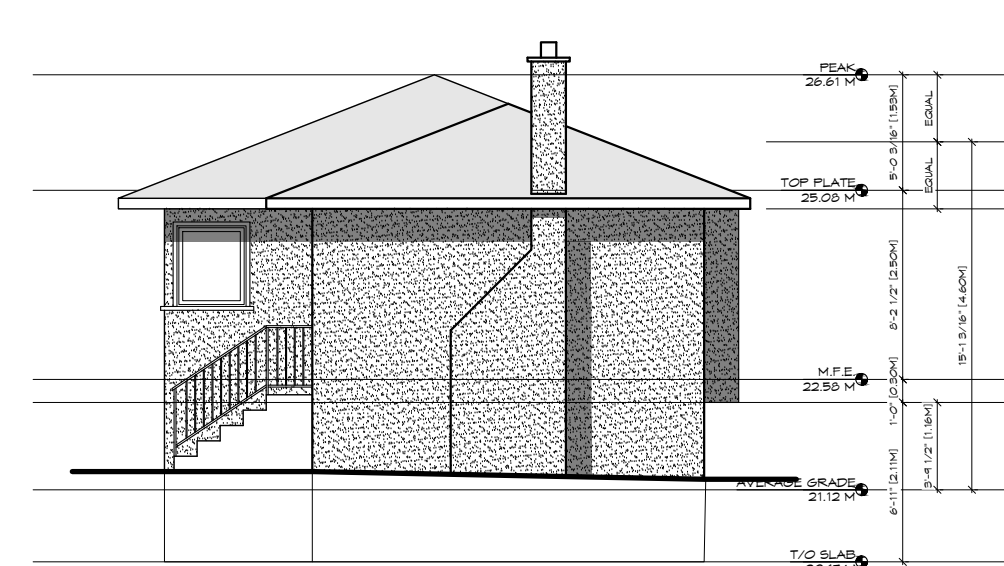
FRONT ELEVATION



WEST ELEVATION



REAR ELEVATION

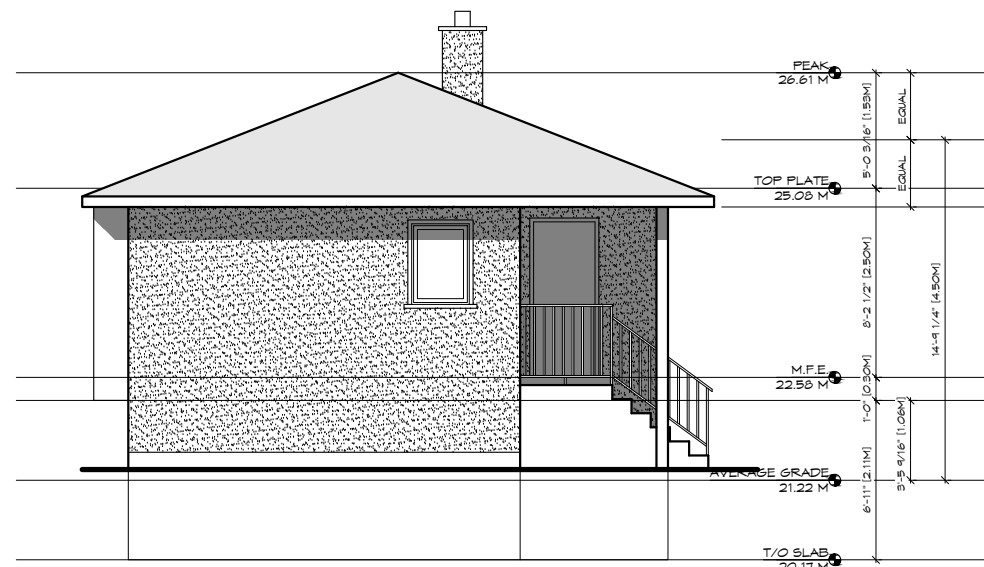


EAST ELEVATION

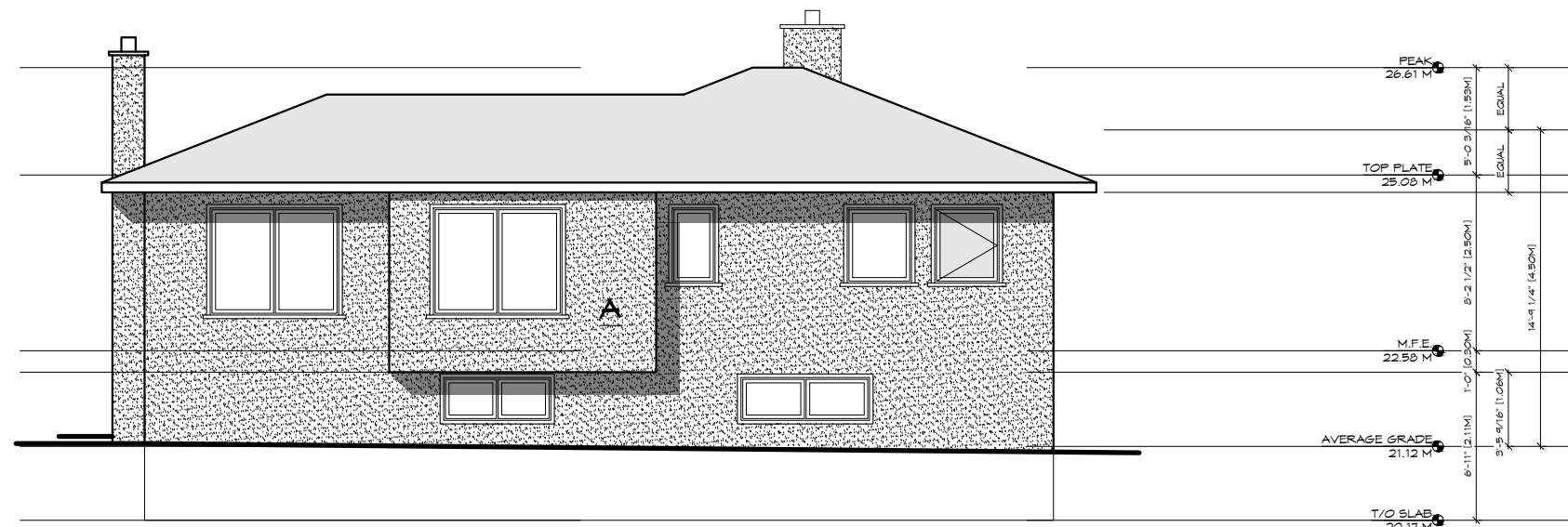
Existing Elevations - Existing House
SCALE 1:100



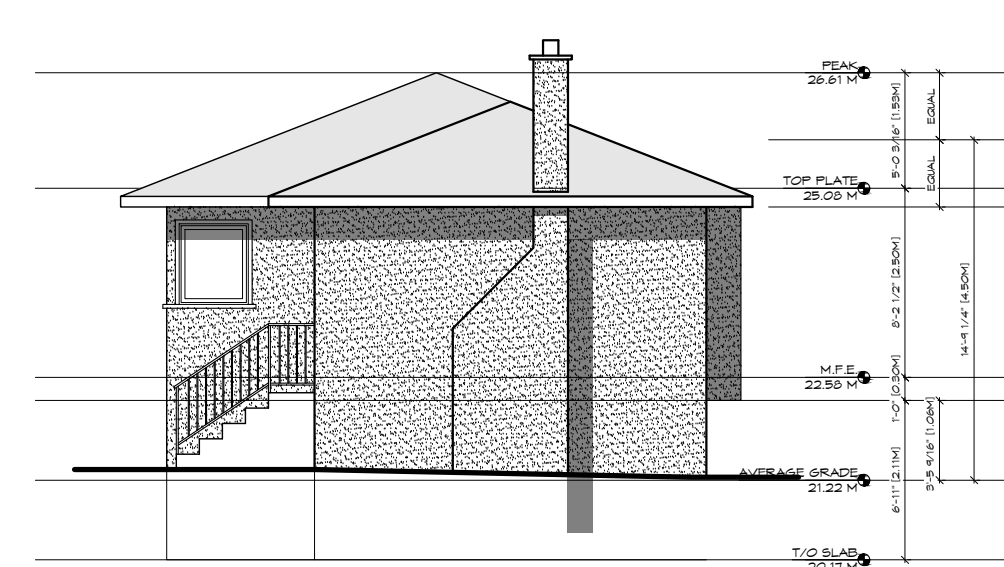
FRONT ELEVATION



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 M2 (207.54 SF)
GLAZING AREA	0.56 M2 (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 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



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

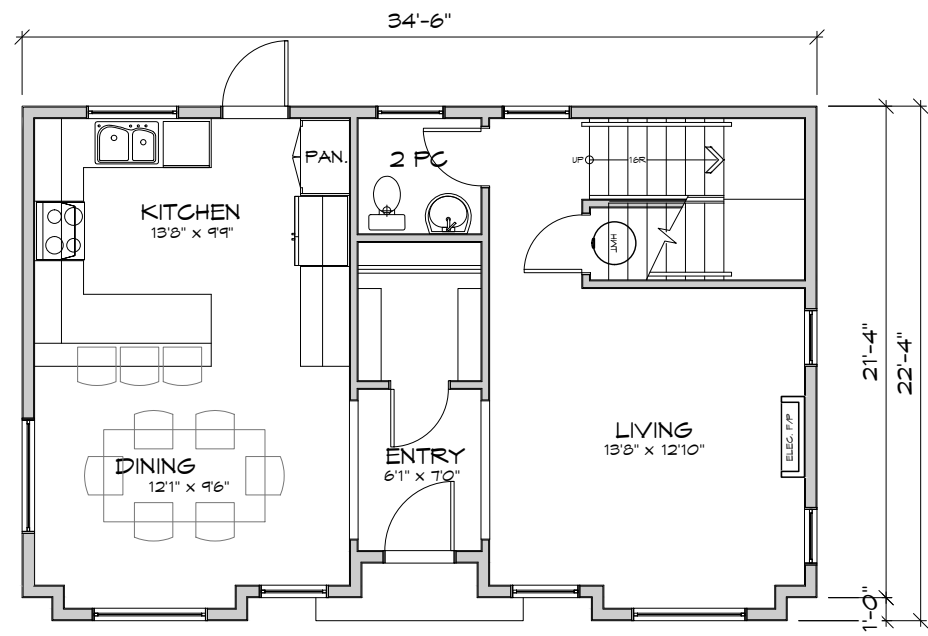
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
EXISTING & PROPOSED
PLANS, EXISTING &
PROPOSED
ELEVATIONS

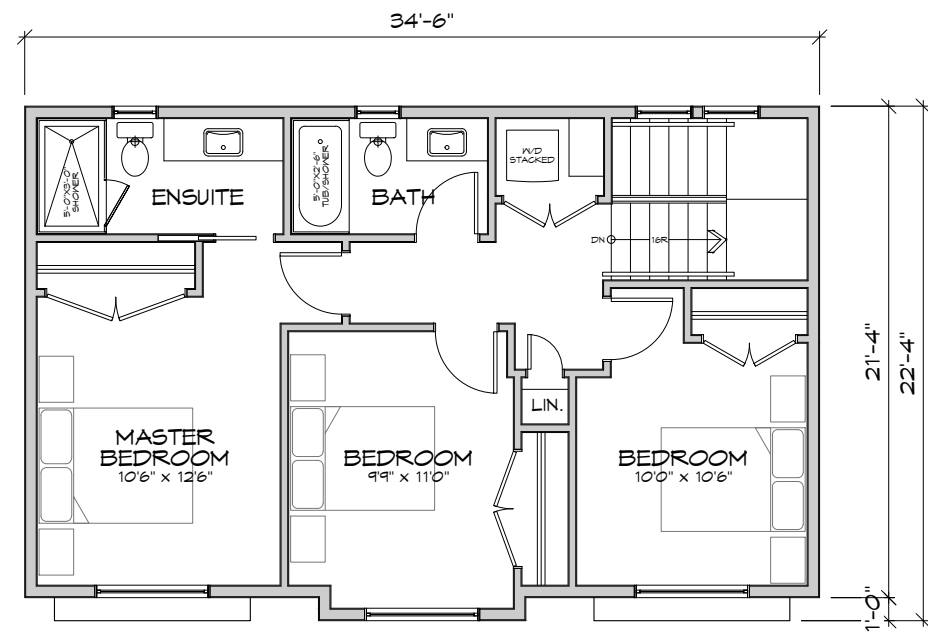
Revision:
1ST SUBMISSION
JUNE 5/18
REV. 1
SEPT. 4/18
REV. 2
NOV. 2/18

Sheet:
DP-3

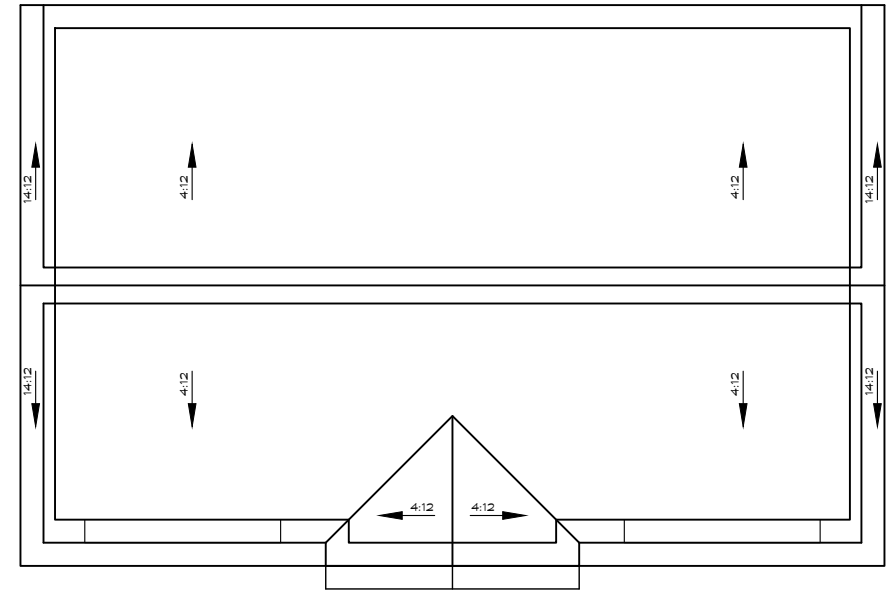
Proj.No. -



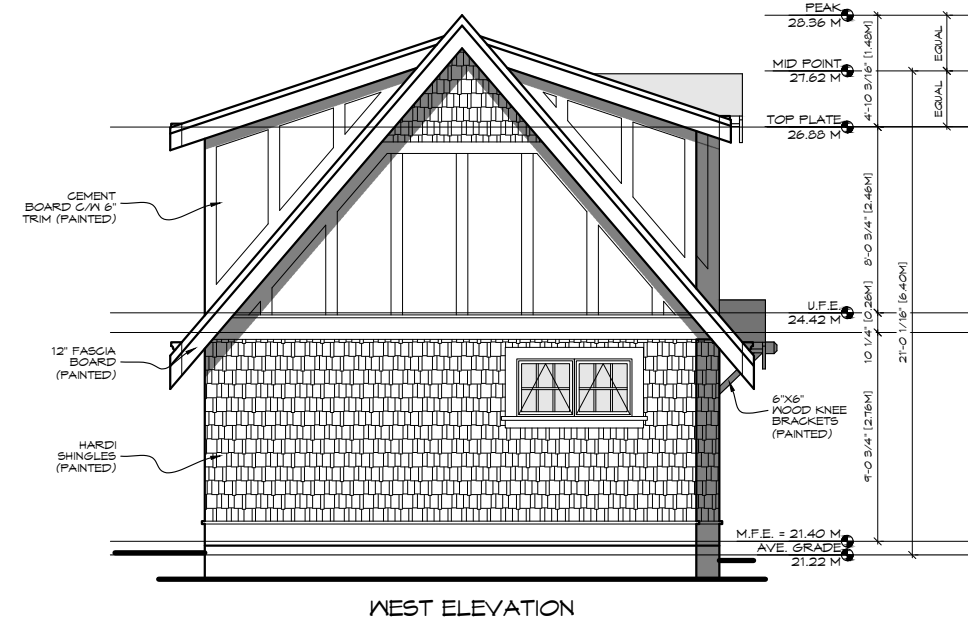
Proposed Main Floor Plan - Proposed House
SCALE 1:100



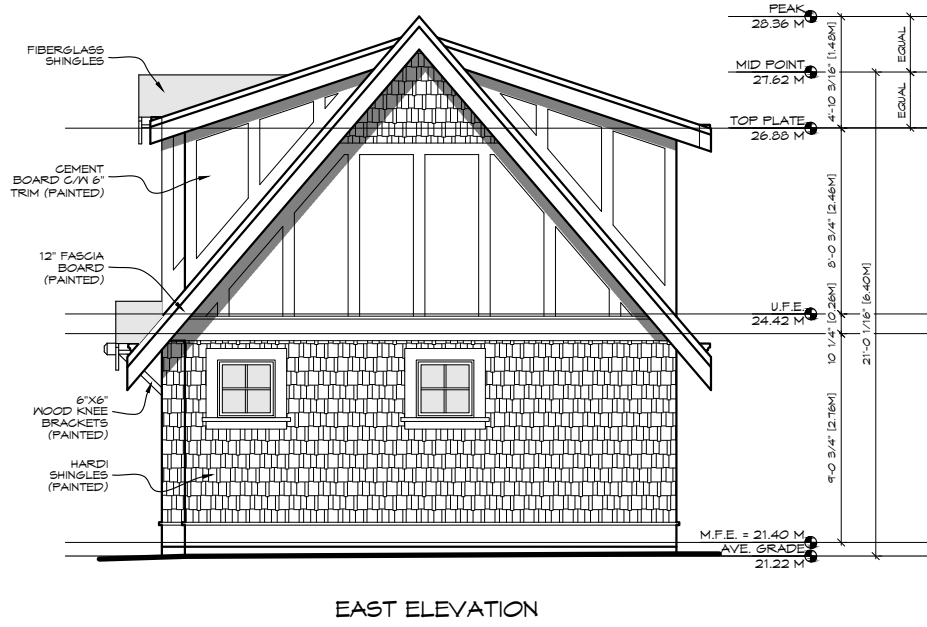
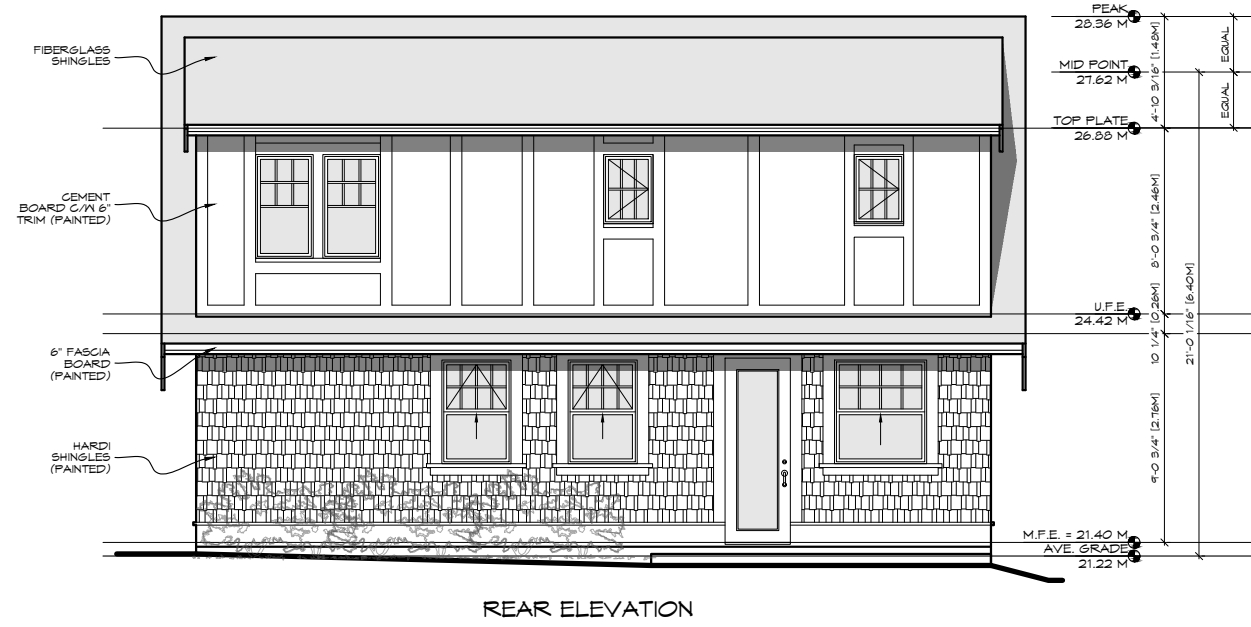
Proposed Upper Floor Plan - Proposed House
SCALE 1:100



Proposed Roof Plan - Proposed House
SCALE 1:100



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%)



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



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

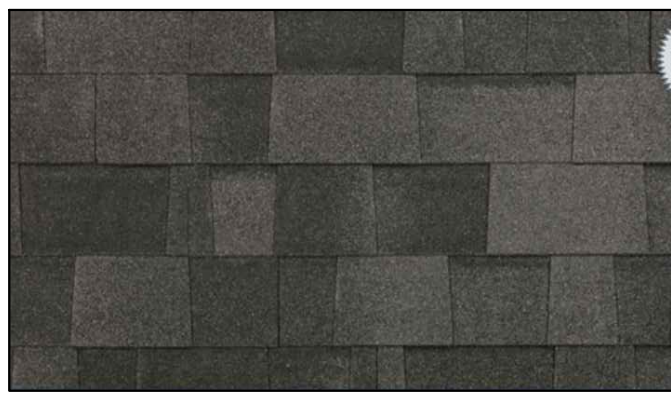
Project:
PROPOSED STRATA
SUBDIVISION @ 2424
RICHMOND ROAD

Title:
PROPOSED NEW
HOUSE PLANS &
ELEVATIONS;
STREETSCAPE

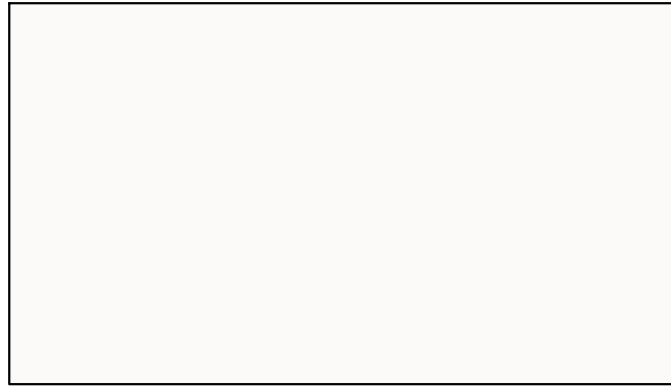
Revision: 1ST SUBMISSION
JUNE 5/18
REV. 1
SEPT. 4/18
REV. 2
NOV. 2/18

Sheet:
DP-4

Proj.No. -



MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



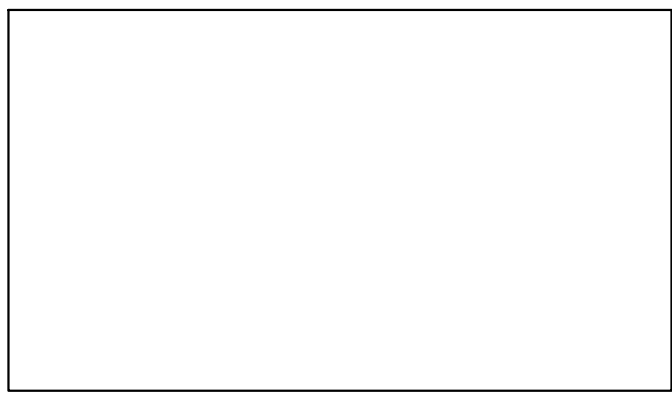
CLOVERDALE PAINT
"SUMMIT" CA019
CEMENT BOARD PANELS; FASCIA
BOARDS; WINDOW AND DOOR
TRIM; BASE TRIM



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



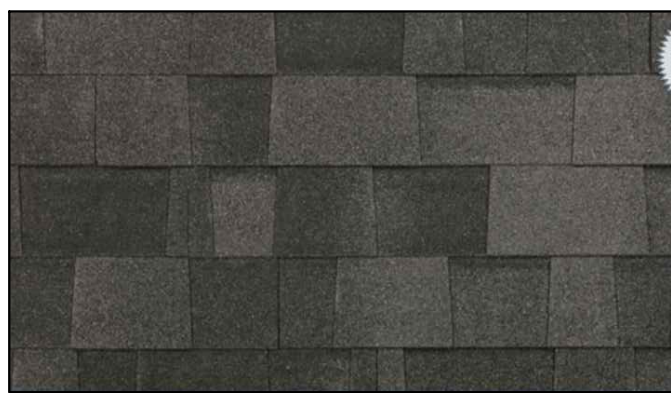
Front Elevation - Proposed Building
SCALE 1:50



VINYL
"WHITE"
WINDOWS, GUTTERS AND
DOWNSPOUTS



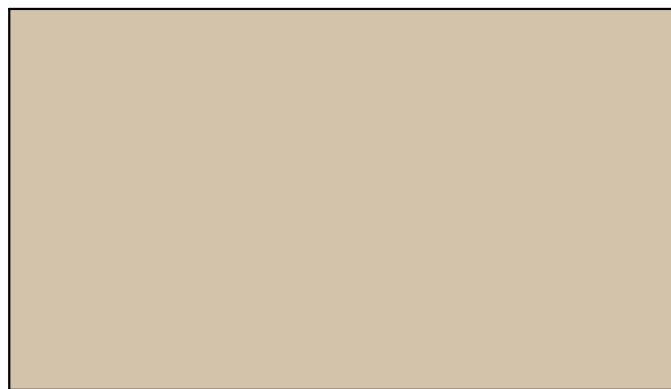
CLOVERDALE PAINT
"IRON" CA207
KNEE BRACKETS; DOORS



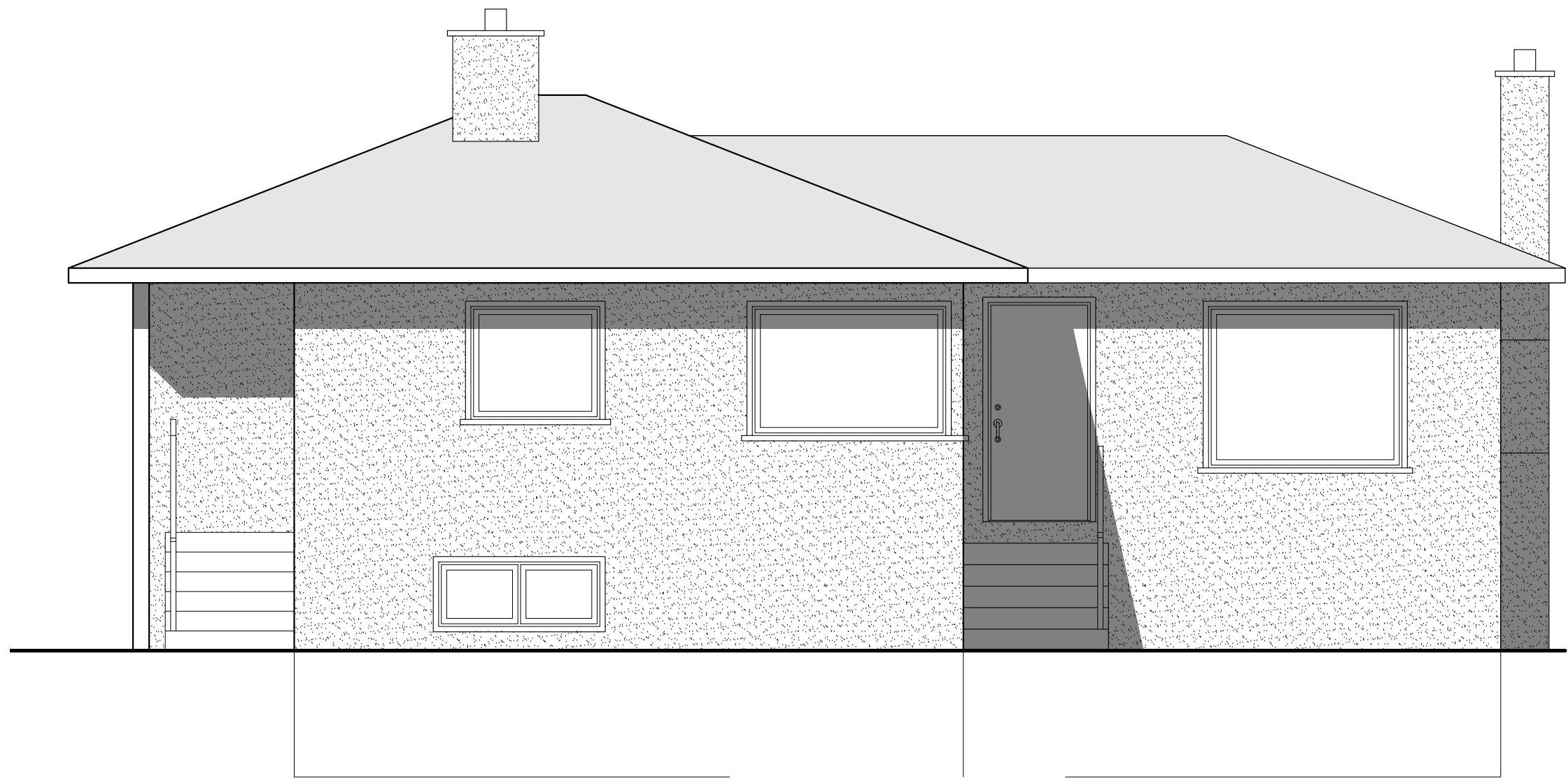
MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



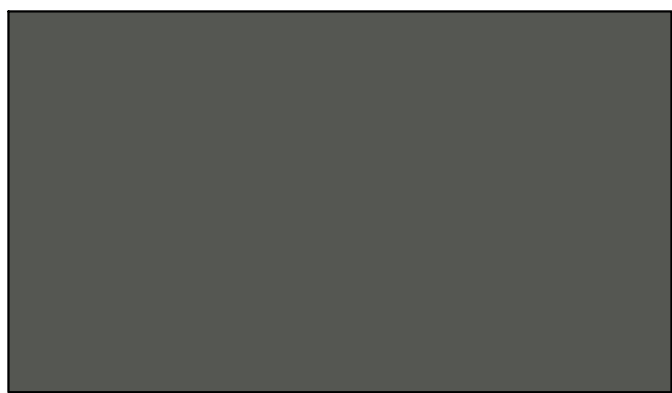
CLOVERDALE PAINT
"SUMMIT" CA019
FASCIA BOARDS



CLOVERDALE PAINT
"SAND SCULPTURE" CA094
STUCCO PAINT



Front Elevation - Existing Building
SCALE 1:50



CLOVERDALE PAINT
"IRON" CA207
WINDOW TRIM

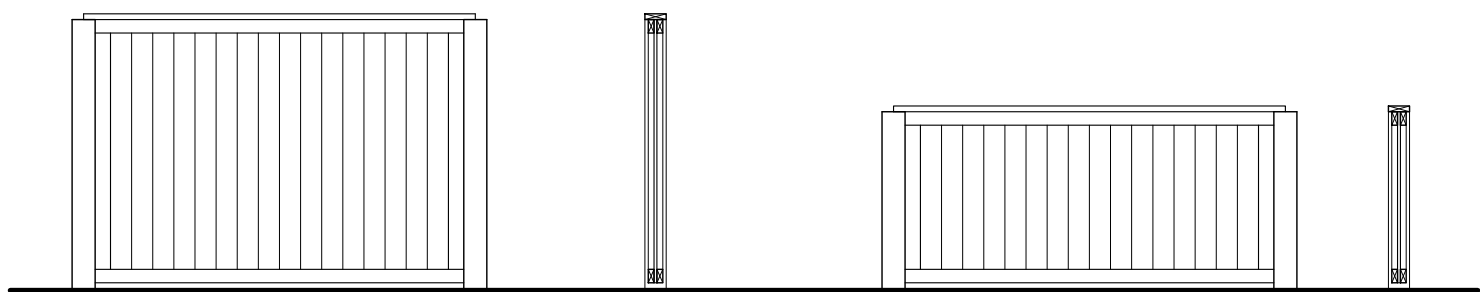


VINYL
"WHITE"
WINDOWS, GUTTERS AND
DOWNSPOUTS

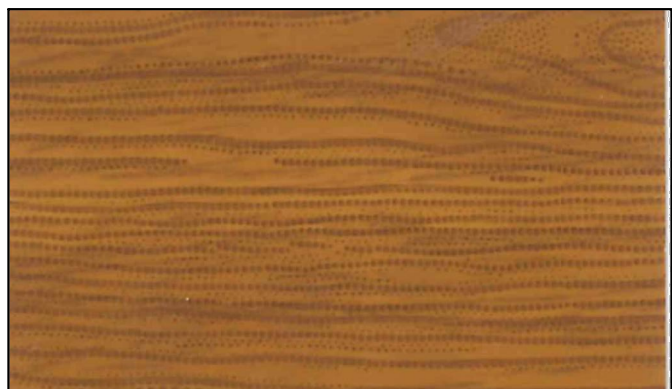


MATCH PAINT TO : CLOVERDALE PAINT -
SEMI-TRANSPARENT STAIN
"SMOKE BLUE" STO 14

DOORS



Proposed Fence
SCALE 1:50



UNTREATED FINISH (NATURAL)

CEDAR FENCE

RE-ISSUED FOR
REZONING
SEPTEMBER 4, 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:
1ST SUBMISSION
JUNE 5/18
REV. 1
SEPT. 4/18
REV. 2
NOV. 2/18

Sheet:

DP-5

Proj.No. -