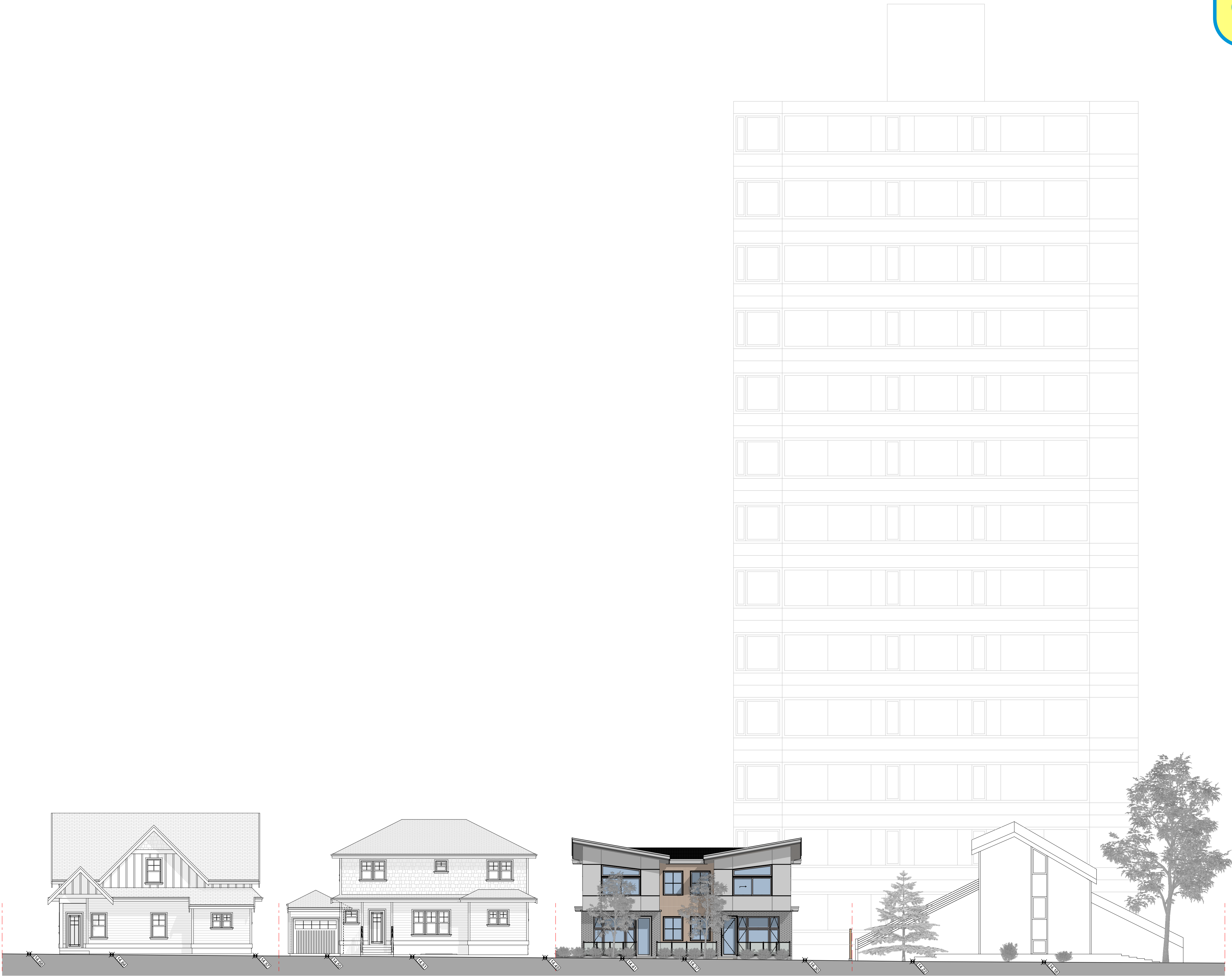


CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
May 3, 2021



1

STREETSCAPE PLAN

SCALE: 3/32" = 1'-0"



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STREETSCAPE PLAN

A-001



TYPICAL WOOD FENCE

NTS



VINE PLANTINGS ALONG WALL

NTS

LANDSCAPE LEGEND

RETAINING WALLS

DRIVEWAY
(PERMEABLE PAVERS)

GRASS

WOOD FENCE

AZALEA HINO
WHITE

MAGNOLIA TREE

RED OSIER
DOGWOOD

OREGON GRAPE



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LANDSCAPE PLAN

A-002

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GRADE POINTS BLOCK A	GRADE POINTS	AVERAGE OF POINTS		DISTANCE BETWEEN GRADE POINTS	TOTALS
A = 14.15m (EG)	Points A&B	$((14.15+14.28) / 2)$	x	12.8m	= 181.95
B = 14.28m (EG)	Points B&C	$((14.28+14.47) / 2)$	x	12.8m	= 184.0
C = 14.47m (FG)	Points D&E	$((11.83+11.83) / 2)$	x	12.8m	= 151.42
D = 11.83m (FG)	Points E&F	$((11.83+13.68) / 2)$	x	12.8m	= 163.26
E = 11.83m (FG)					680.63
F = 13.68m (FG)					
GRADE CALCULATION					
BLOCK A					PERIMETER OF BUILDING = 51.2m
					680.63 / 51.2 = 13.29

GRADE POINTS BLOCK B	GRADE POINTS	AVERAGE OF POINTS		DISTANCE BETWEEN GRADE POINTS	TOTALS
G = 11.83m (FG)	Points H&I	$((14.47+14.47) / 2)$	x	12.8m	= 185.22
H = 14.47m (FG)	Points I&J	$((14.47+14.47) / 2)$	x	12.8m	= 185.22
I = 14.47m (FG)	Points J&K	$((14.47+14.47) / 2)$	x	5.98m	= 86.53
J = 14.47m (FG)	Points L&M	$((11.83+11.83) / 2)$	x	6.82m	= 80.68
K = 14.47m (FG)	Points M&G	$((11.83+11.83) / 2)$	x	12.8m	= 151.42
L = 11.83m (FG)					689.07
M = 11.83m (FG)					
GRADE CALCULATION					
BLOCK B					PERIMETER OF BUILDING = 51.2m
					689.07 / 51.2 = 13.46

Property Information

Project Type: Two New Duplex Buildings

Site Address: 557 Simcoe St, Victoria, BC

Current Zoning: R-2
Proposed Zoning: New Zone

Lot Area: 895m²
557 Simcoe St

Setbacks: Proposed
North 7.92m
South 7.50m
East 1.68m
West 3.80m

Distance Block A-B 6.7m
Eave Projection 0.6m

of Storeys 2
Height:
Block A 8.02m
Block B 7.84m

Floor Area:
Block A
Basement 77.3m²
Garage 70.6m²
Main Floor 139.1m²
Upper Floor 144.4m²
Block B
Basement 103.5m²
Garage 45.2m²
Main Floor 142.8m²
Upper Floor 144.4m²

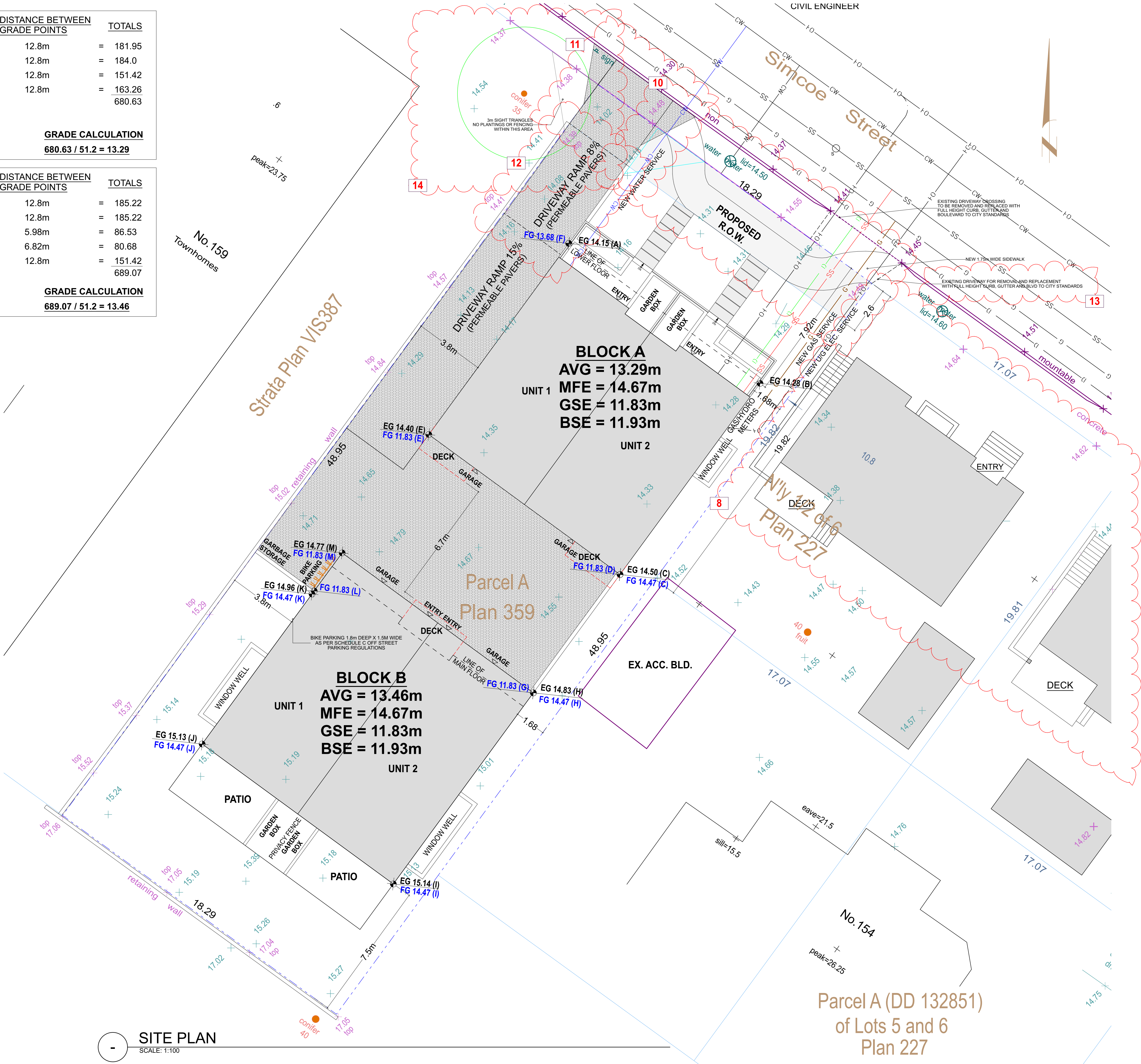
Total (Less Bsmt) 570.7m²
Garage Exemption 4x18.6m² (74.4m²)
Total (less Garage) 792.9m²

Floor Space Ratio
570.7m²/895m² 0.64

Site Coverage:
Footprint Block A 163.9m²
Footprint Block B 163.9m²
Lot Area 895m²
Coverage = 327.8m²/895m² 36.6%
Parking Area 231.6m²
Open Site Space 241.25m² = 27%
Front Yard Area 116.4m²
Front Yard
Open Site Space 75.31m² = 64.7%

Vehicle Parking:	Required	Proposed
Dwelling units	4	4
Visitor 0.1*4	0	1

Bicycle Parking:		
Long Term	0	4 (Garages)
Short Term	6	6



SITE PLAN
SCALE: 1:100

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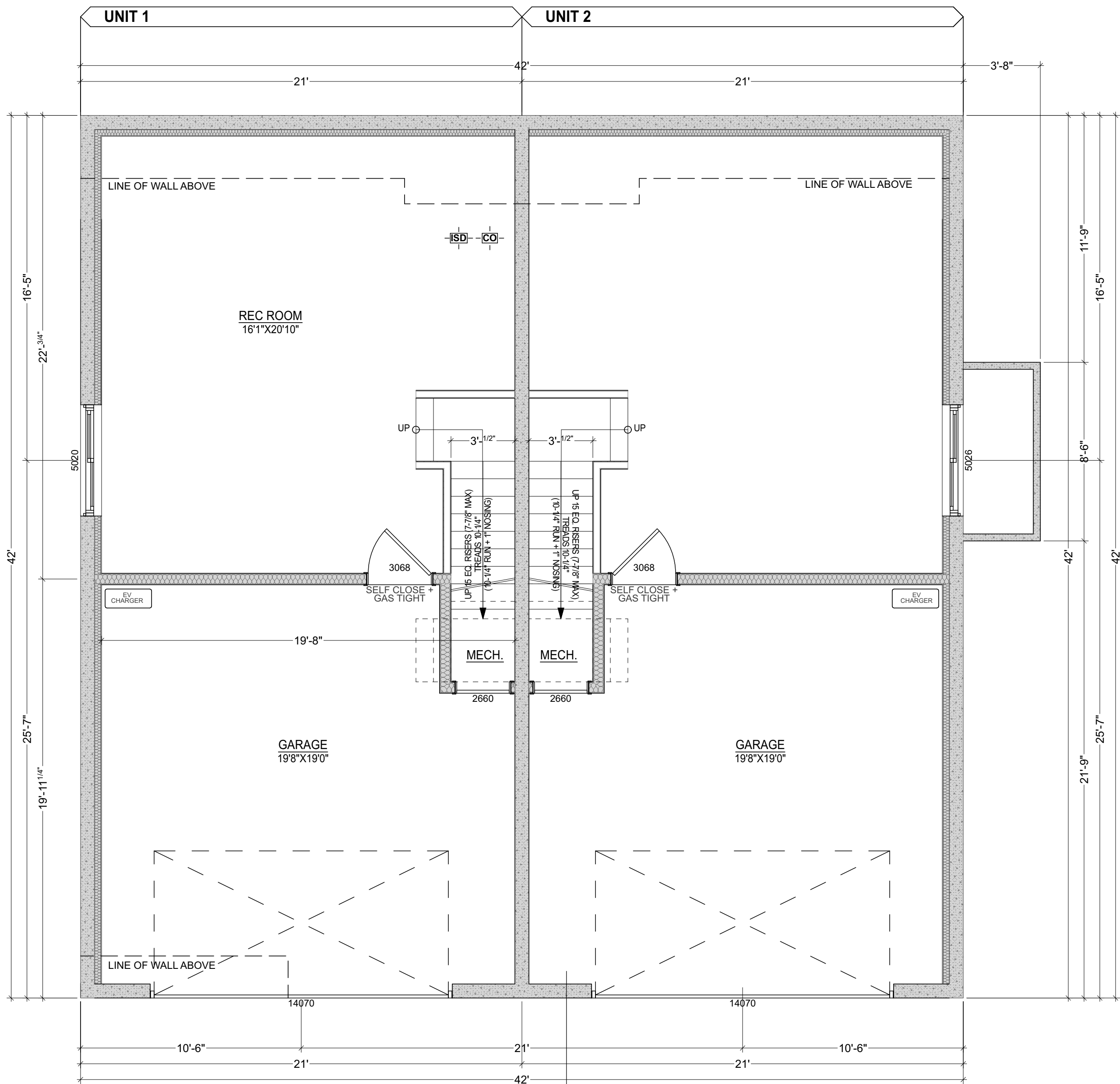
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ISSUED:

SITE PLAN

A-103

Printed: 2021-05-02

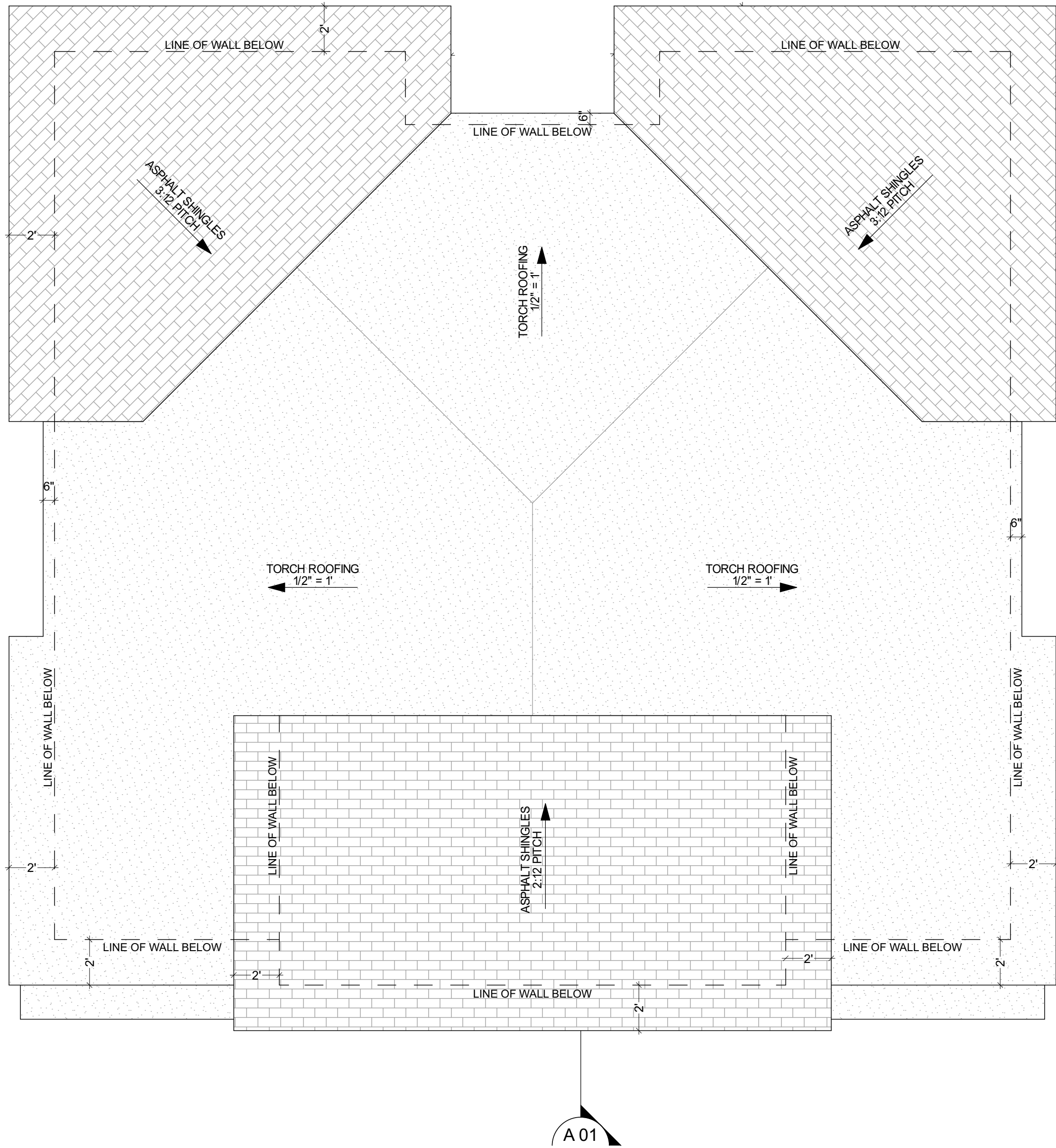
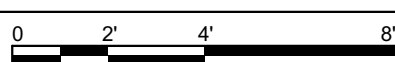


UNIT 1
GARAGE AREA
380 sq ft
LOWER FLOOR AREA
416 sq ft

UNIT 2
GARAGE AREA
380 sq ft
LOWER FLOOR AREA
416 sq ft

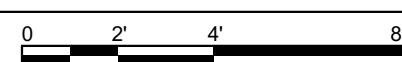
1 BASEMENT FLOOR PLAN BLOCK A

SCALE: 1/4" = 1'-0"



2 ROOF PLAN BLOCK A

SCALE: 1/4" = 1'-0"



PLAN LEGEND	
	2X4 PARTITION WALL
	2X6 PARTITION WALL
	2X6 GARAGE WALL
	2X6 EXTERIOR WALL
	FOUNDATION WALL
	FOUNDATION AND FROST WALL
	COLUMN
	BEAM
	FLOOR DRAIN
	DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH	
	HARDWIRED INTERCONNECTED CO DETECTOR
	HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
	HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
	BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
	KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
	CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE AS PER T9.32.3.4 - 9.32.3.5
	FRESH AIR SUPPLY
	PASSIVE AIR INLET



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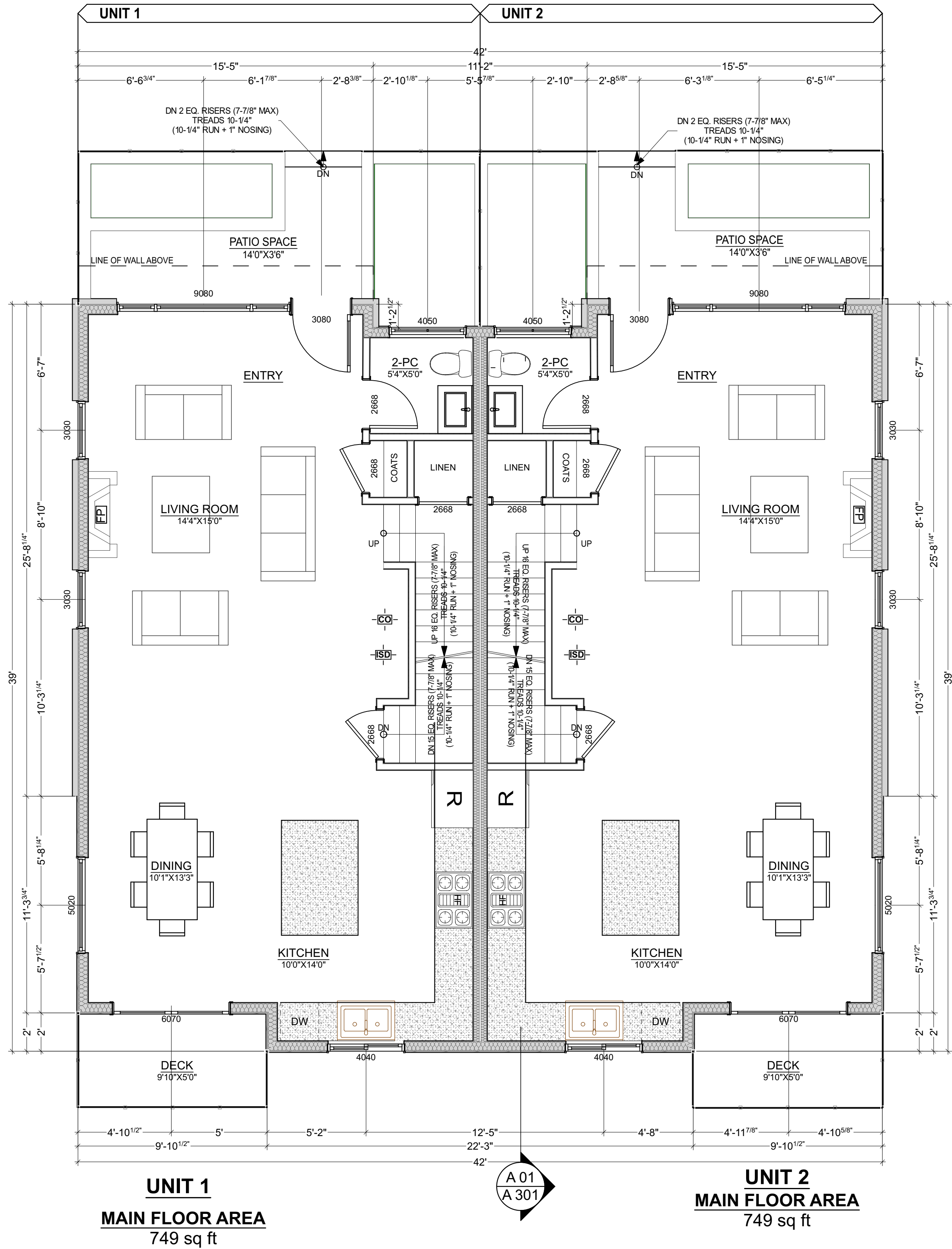
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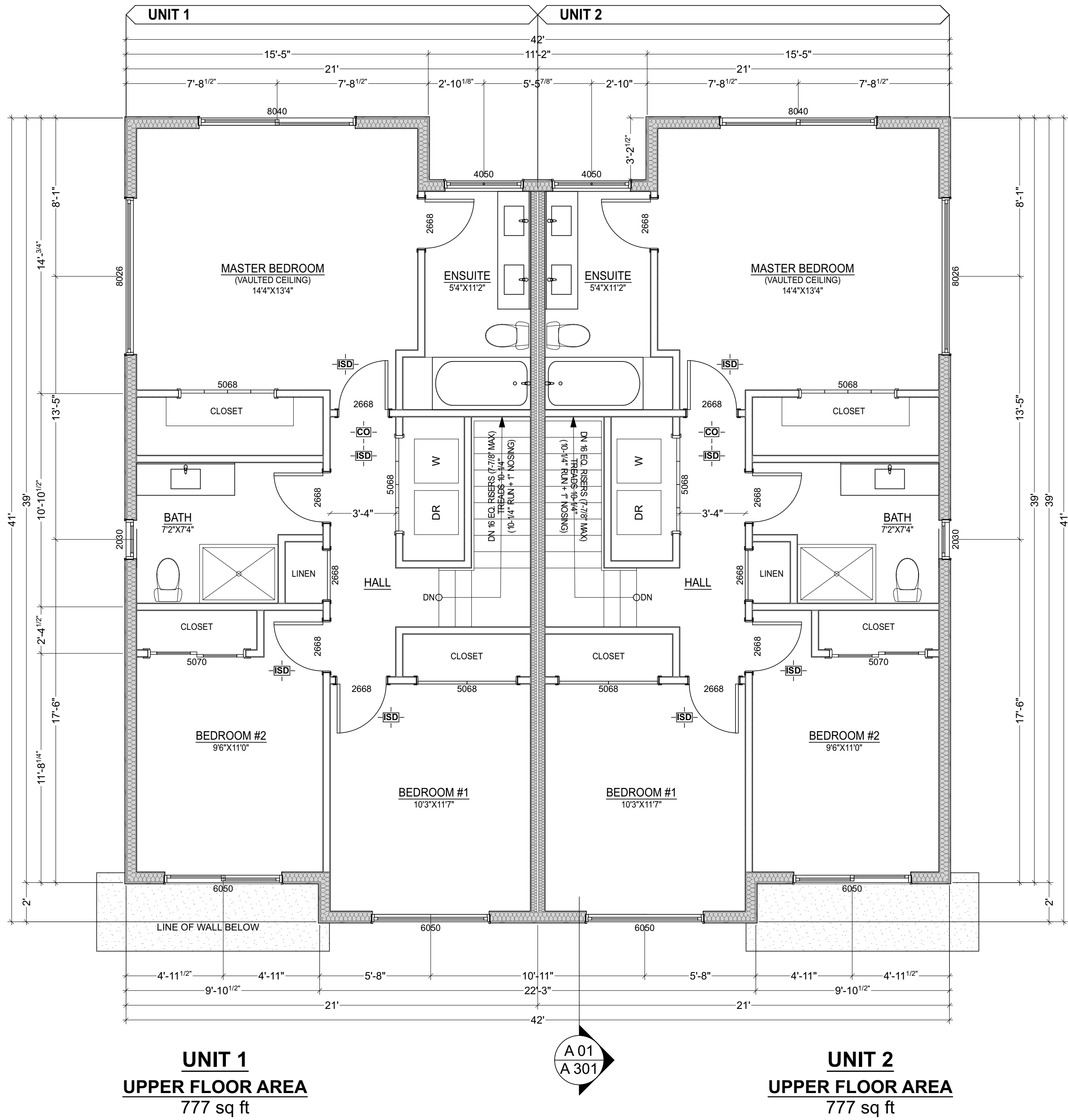
BASEMENT AND ROOF
PLAN

A-101

Printed: 2021-05-02



1 MAIN FLOOR PLAN BLOCK A
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN BLOCK A
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
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- FRESH AIR SUPPLY
- PASSIVE AIR INLET



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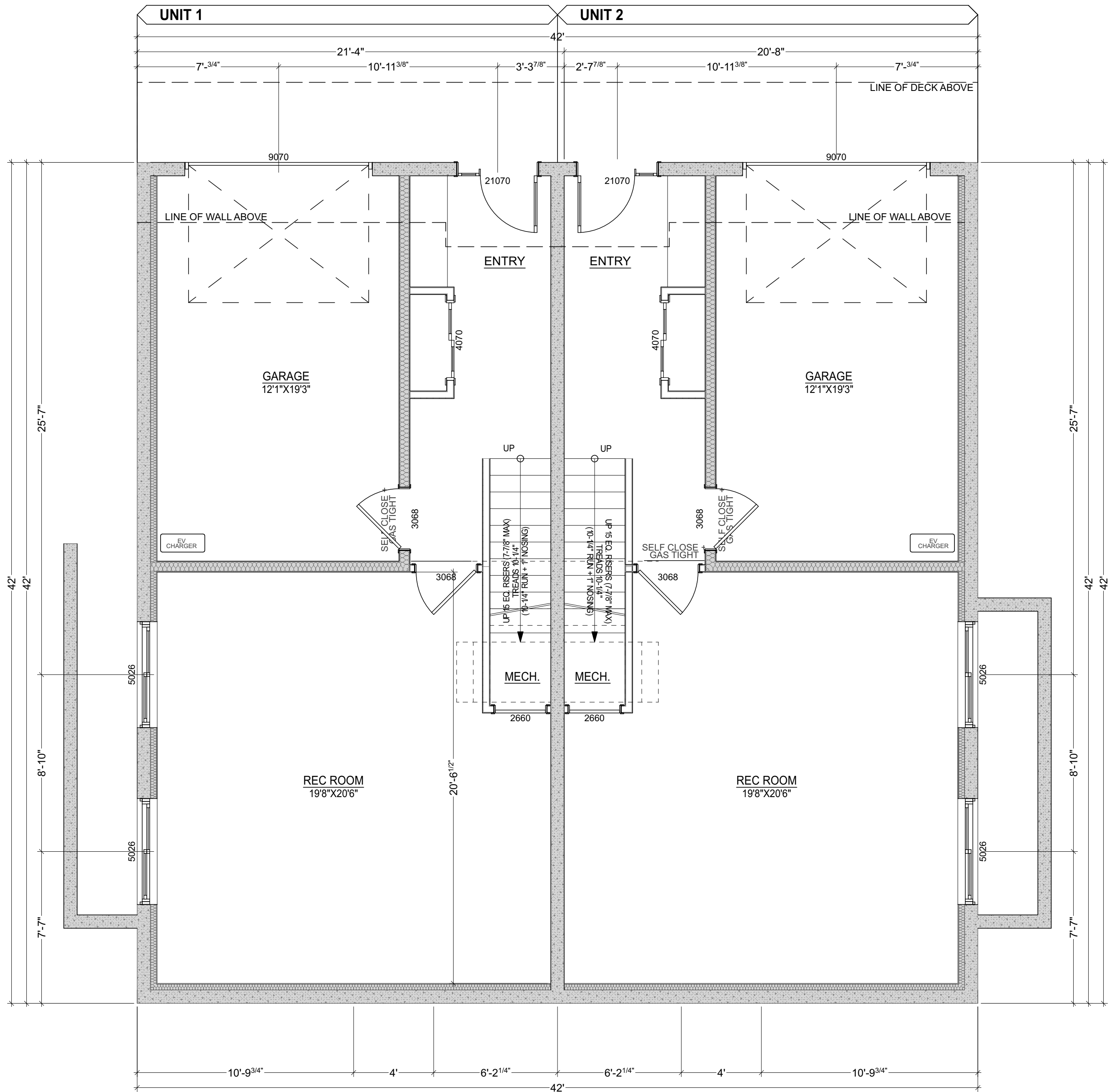
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ISSUED:

MAIN AND UPPER
FLOOR PLAN

A-102

Printed: 2021-05-02

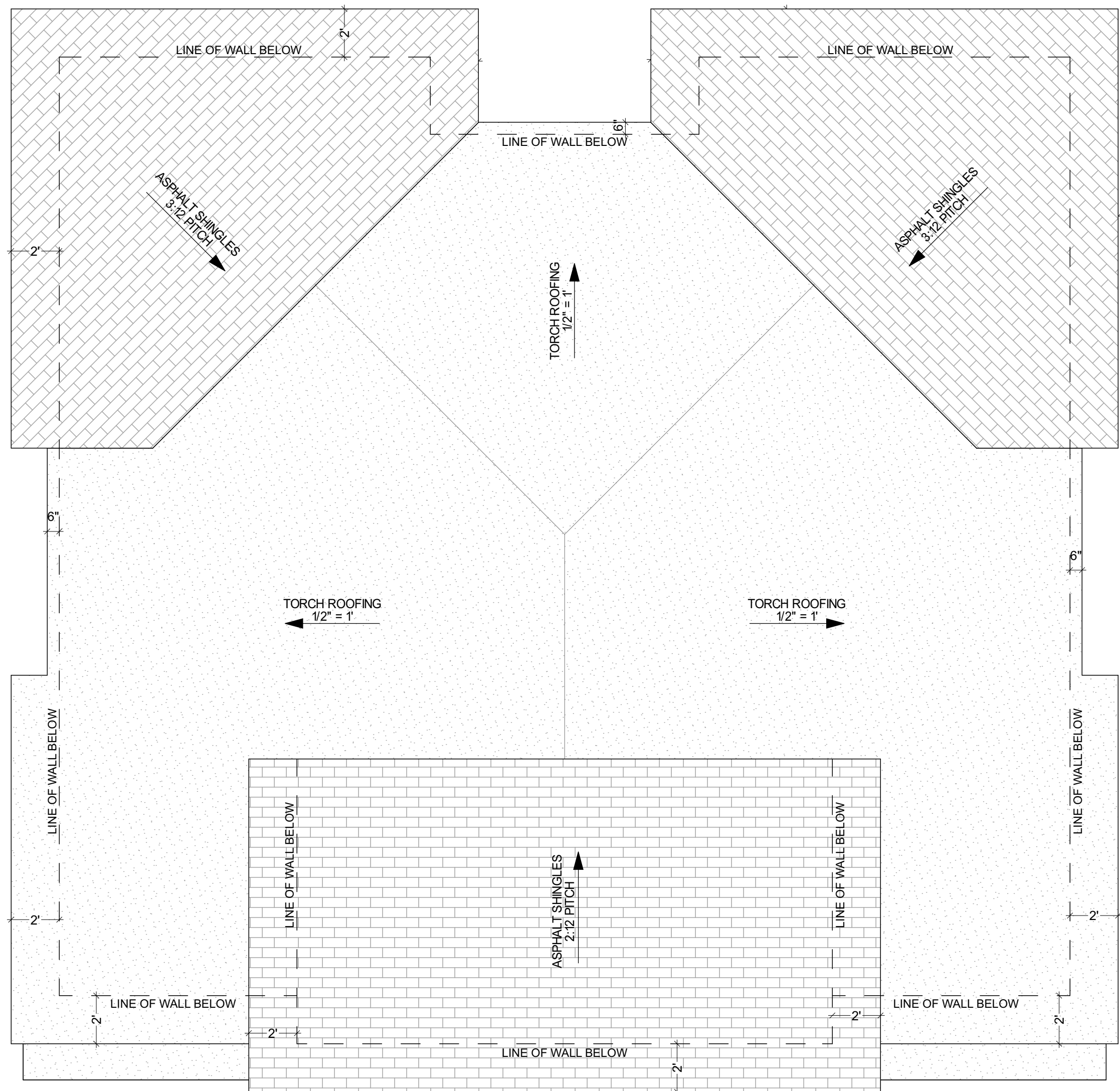
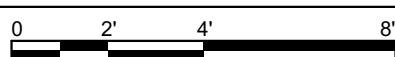


UNIT 1
LOWER FLOOR AREA
557 sq ft
GARAGE AREA
243 sq ft

UNIT 2
LOWER FLOOR AREA
557 sq ft
GARAGE AREA
243 sq ft

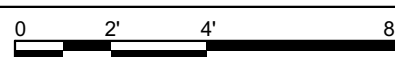
1 BASEMENT FLOOR PLAN BLOCK B

SCALE: 1/4" = 1'-0"



2 ROOF PLAN BLOCK B

SCALE: 1/4" = 1'-0"



PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
- FLOOR DRAIN
- DIMENSION PLACEMENT
- ROOM SIZES ARE INTERIOR DIMENSIONS
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- FRESH AIR SUPPLY
- PASSIVE AIR INLET



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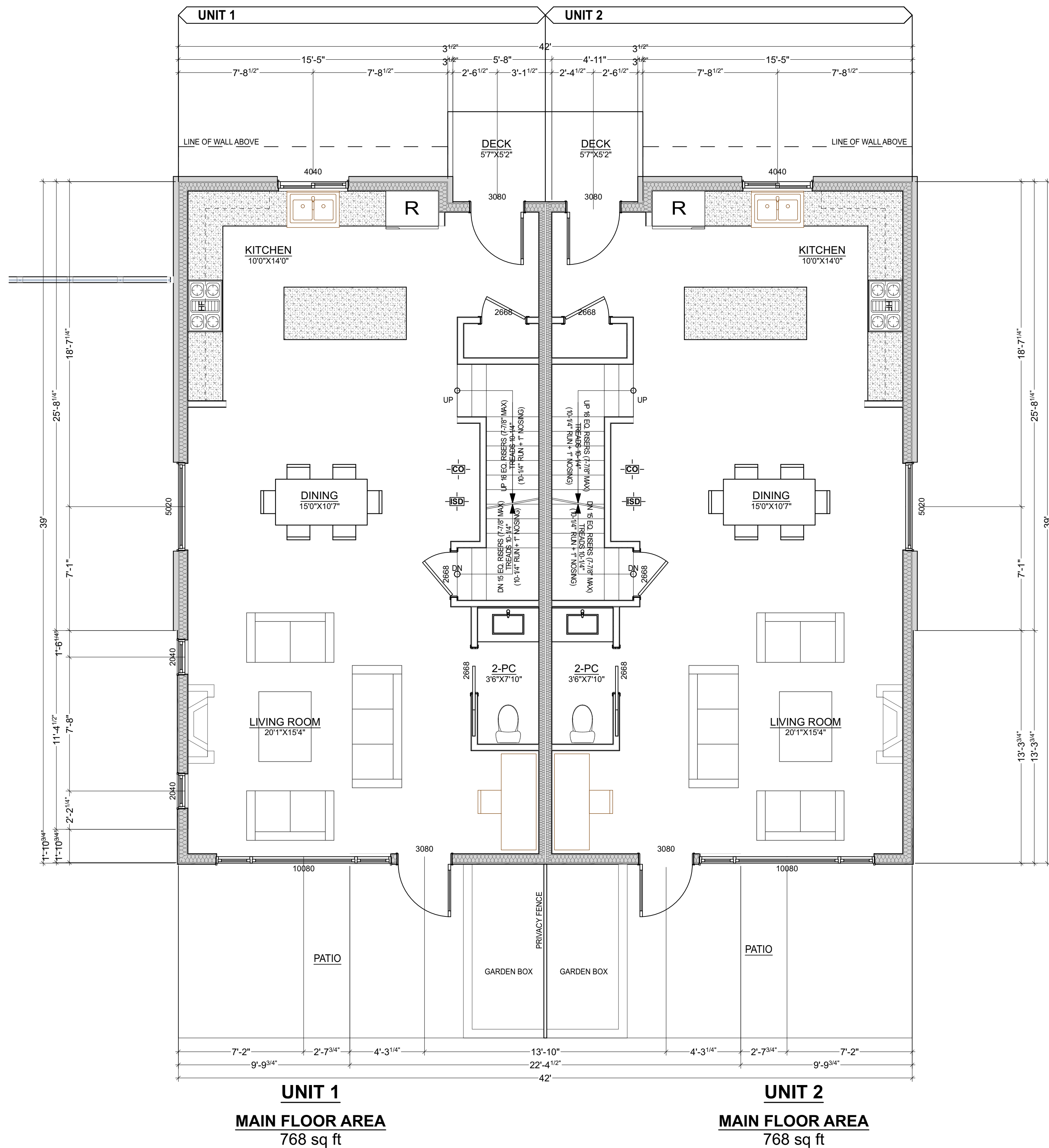
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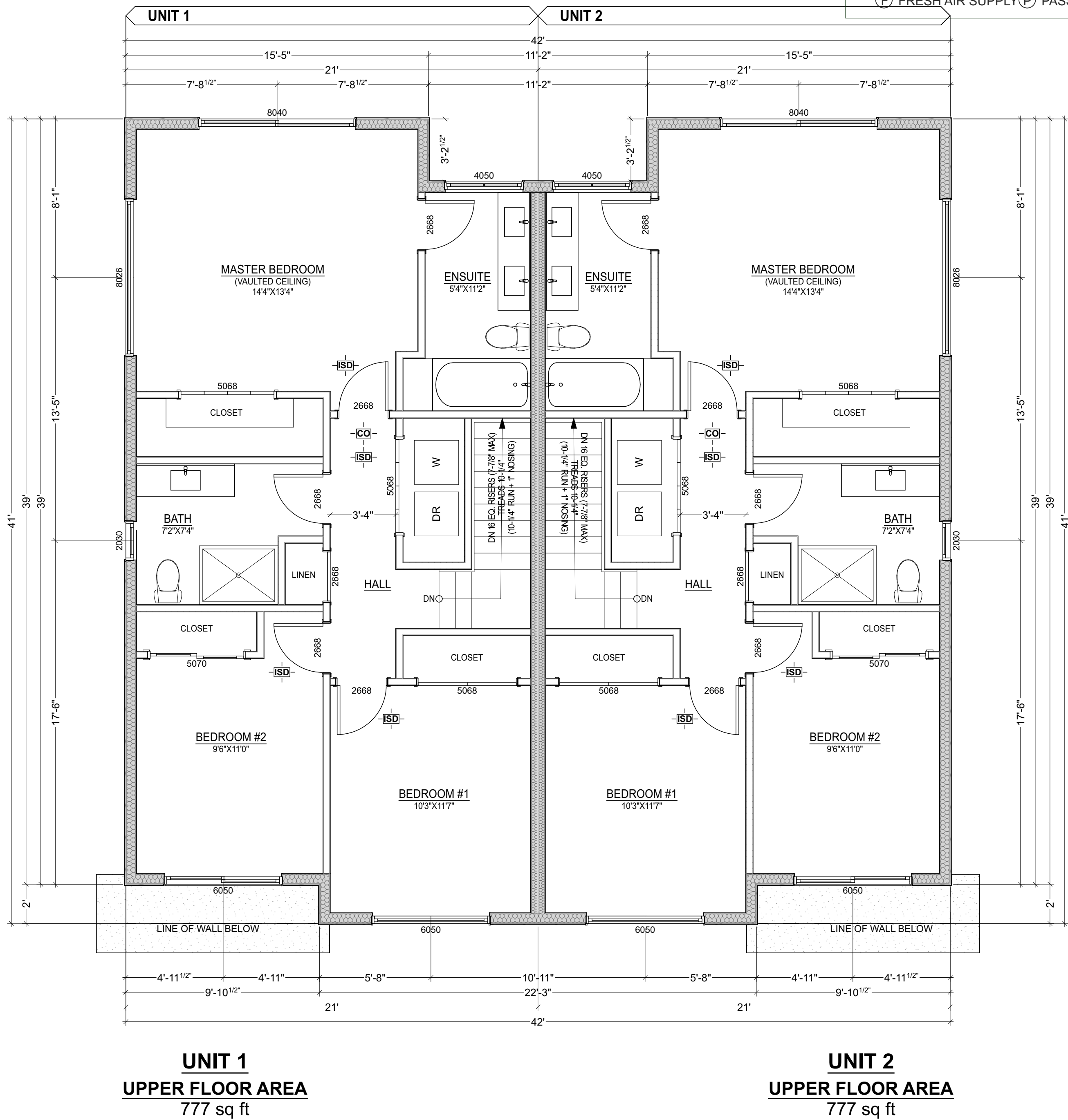
**BASEMENT AND ROOF
PLAN (1)**

B-101

Printed: 2021-05-02



1 MAIN FLOOR PLAN BLOCK B
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN BLOCK B
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- 2X4 PARTITION WALL
- 2X6 PARTITION WALL
- 2X6 GARAGE WALL
- 2X6 EXTERIOR WALL
- FOUNDATION WALL
- FOUNDATION AND FROST WALL
- COLUMN
- BEAM
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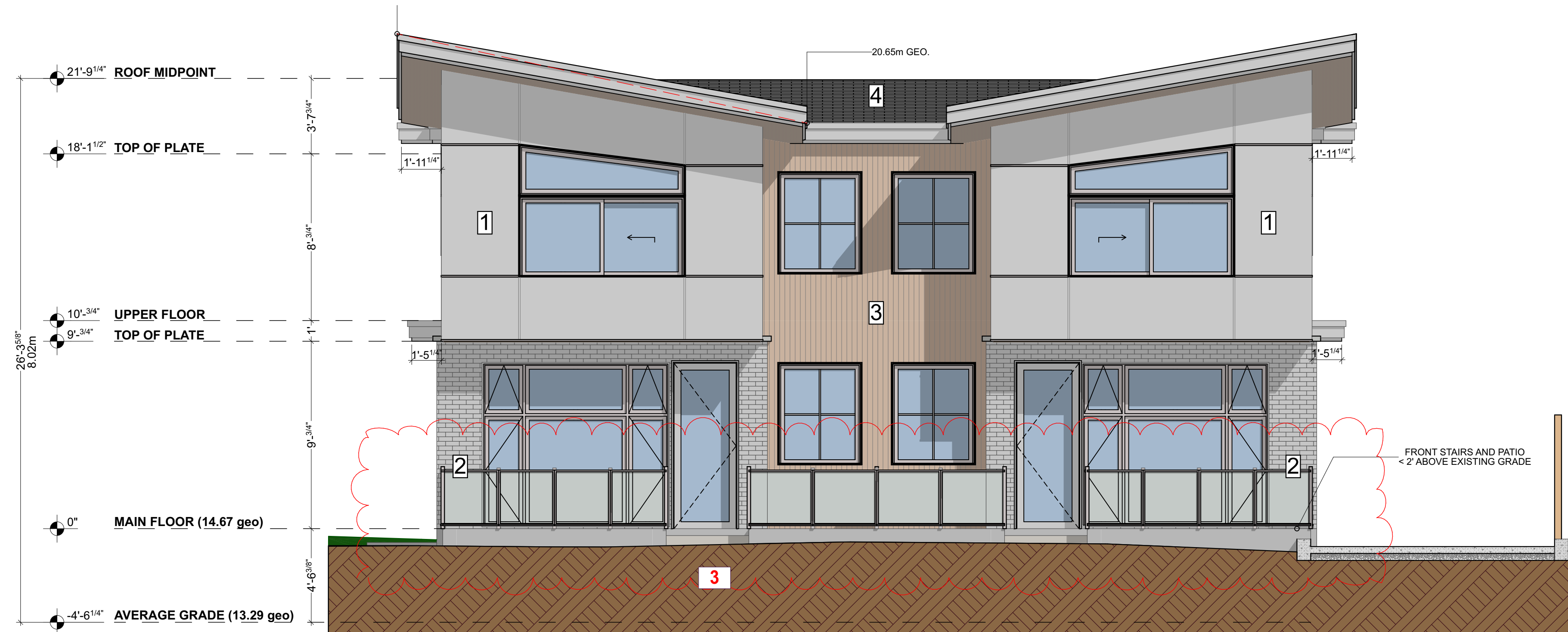
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MAIN AND UPPER
FLOOR PLAN (1)

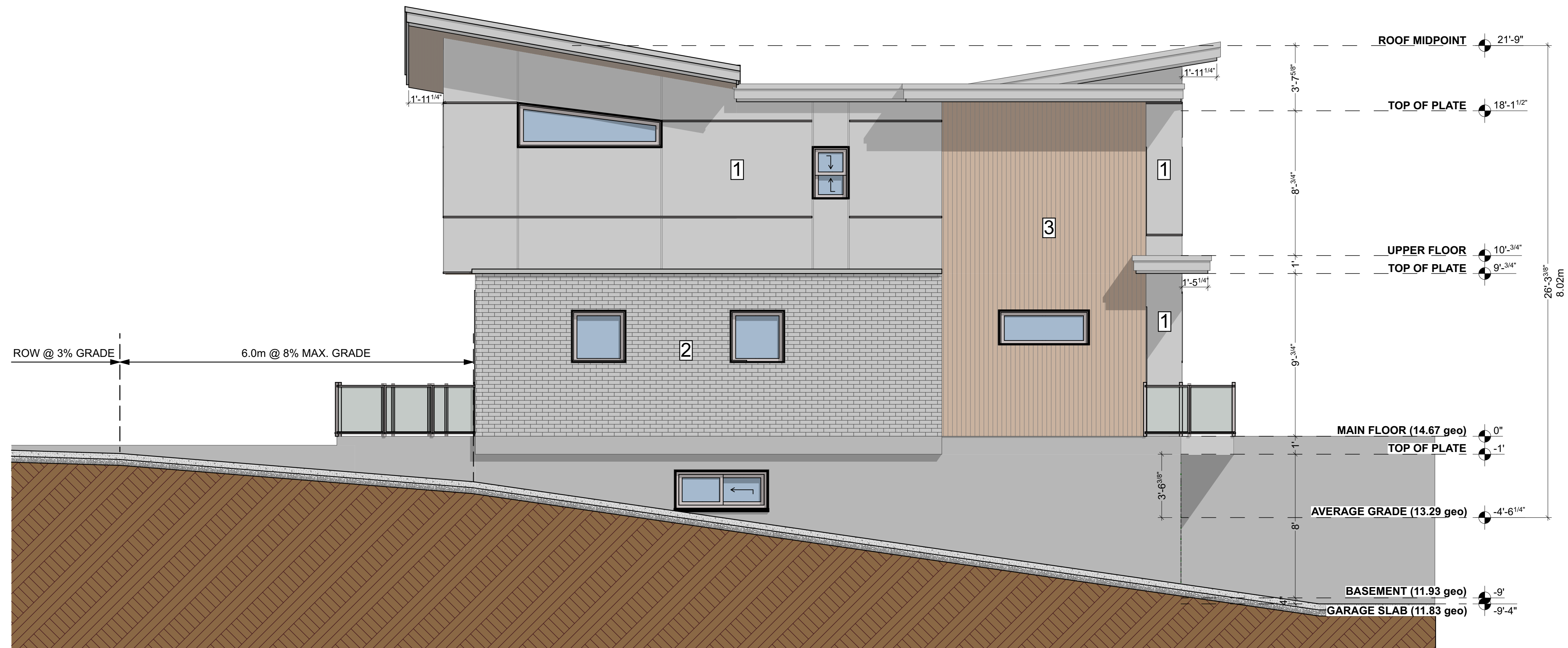
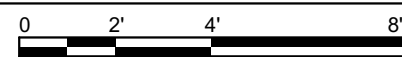
B-102

Printed: 2021-05-02



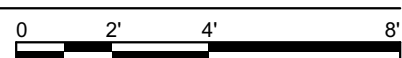
NORTH ELEVATION BLOCK A

SCALE: 1/4" = 1'-0"



WEST ELEVATION BLOCK A

SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
- 2 BRICK VENEER
PREFINISHED
- 3 CLEAR T&G CEDAR SIDING
STAINED
- 4 ASPHALT ROOFING SHINGLES

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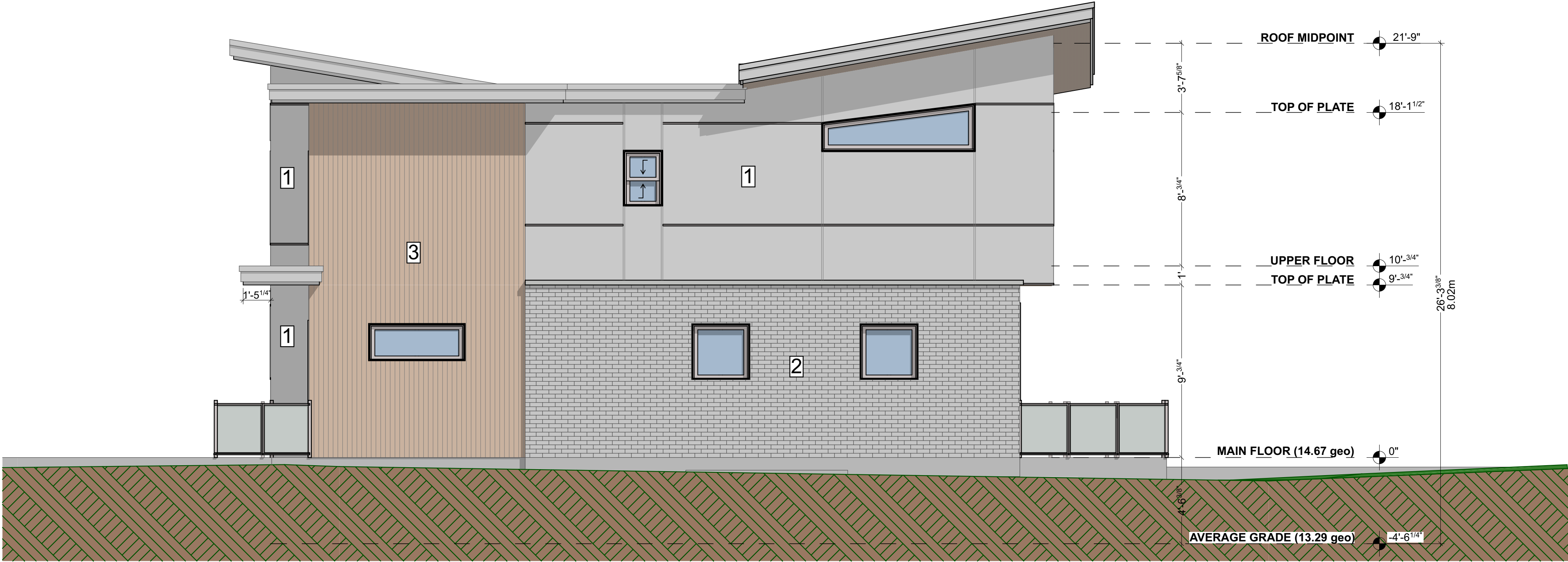
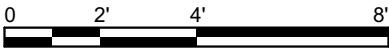
ELEVATIONS BLOCK A

A-201

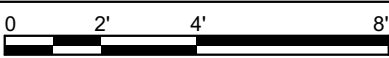
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3 SOUTH ELEVATION BLOCK A
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION BLOCK A
SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
- 2 BRICK VENEER
PREFINISHED
- 3 CLEAR T&G CEDAR SIDING
STAINED
- 4 ASPHALT ROOFING SHINGLES



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ISSUED:

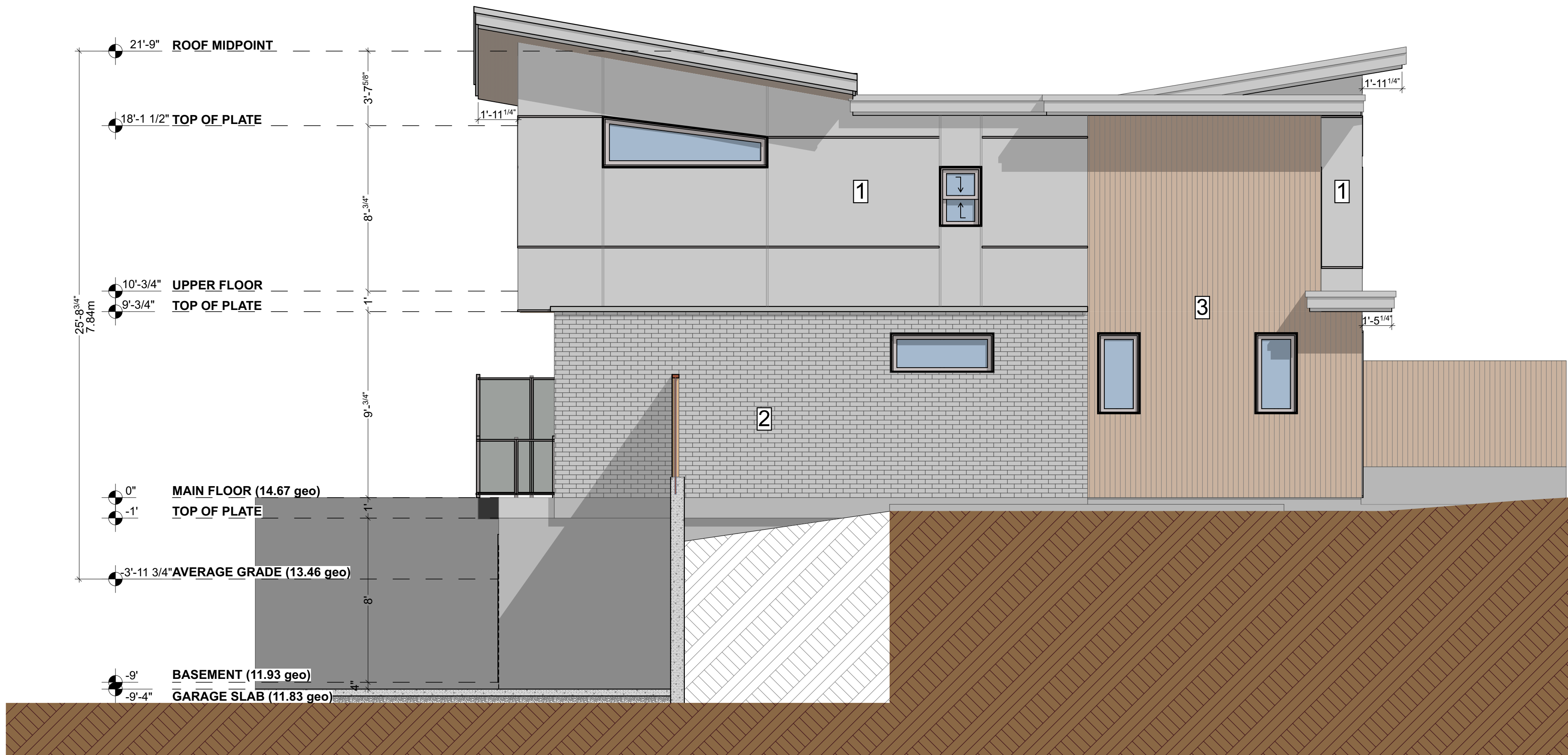
ELEVATIONS BLOCK A

A-202

Printed: 2021-05-02



1 NORTH ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL W/ EZ TRIM REVEALS PAINTED
- 2 BRICK VENEER PREFINISHED
- 3 CLEAR T&G CEDAR SIDING STAINED
- 4 ASPHALT ROOFING SHINGLES



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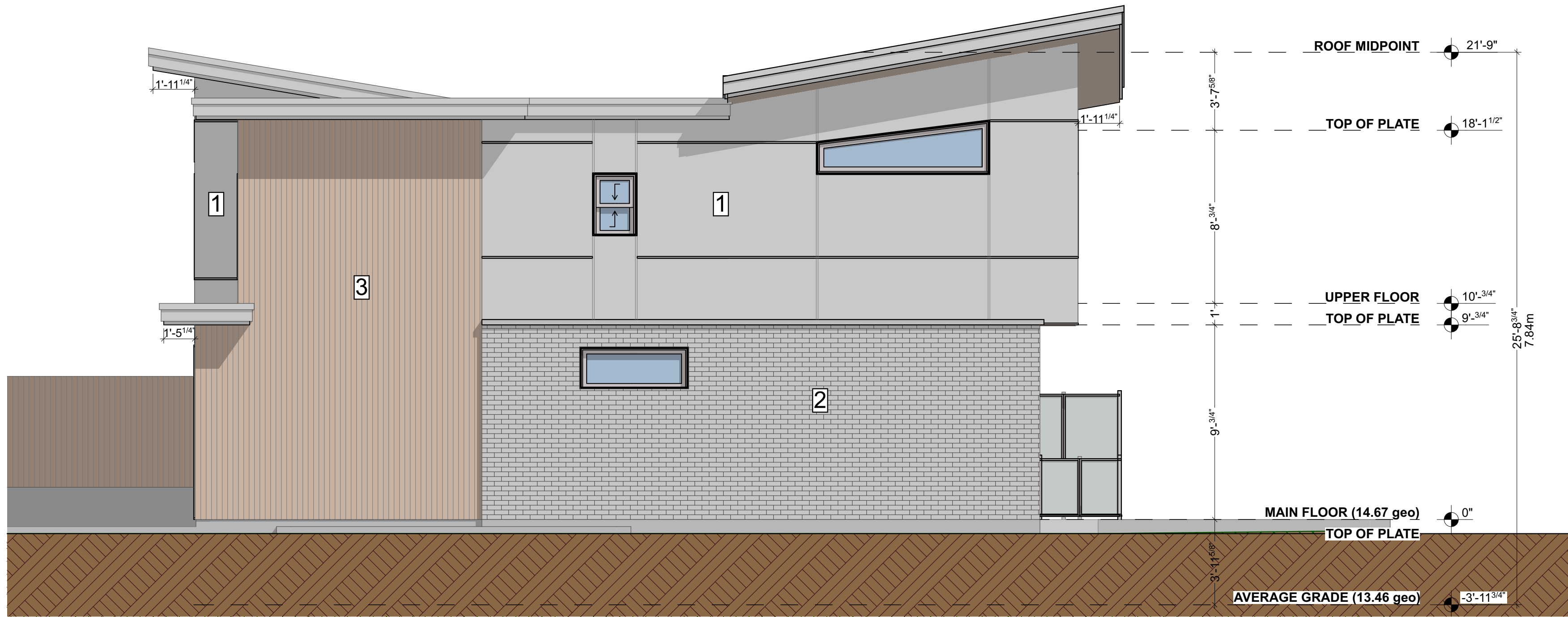
ELEVATIONS BLOCK B

B-201

Printed: 2021-05-02



3 SOUTH ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION BLOCK B
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CEMENT BOARD PANEL
W/ EZ TRIM REVEALS
PAINTED
- 2 BRICK VENEER
PREFINISHED
- 3 CLEAR T&G CEDAR SIDING
STAINED
- 4 ASPHALT ROOFING SHINGLES

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ISSUED:

ELEVATIONS BLOCK B

B-202

Printed: 2021-05-02

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REVIEW

ISSUED:

PERSPECTIVE VIEWS

A-301

Printed: 2021-05-02



FRONT PERSPECTIVE BLOCK A



REAR PERSPECTIVE BLOCK A

SCALE: 1" = 10'

0 5' 10' 20'

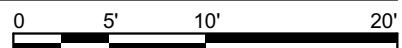


FRONT PERSPECTIVE BLOCK B



REAR PERSPECTIVE BLOCK B

SCALE: 1" = 10'



ISSUED FOR
REVIEW

ISSUED:

PERSPECTIVE VIEWS

B-301