

1911 Belmont Ave

VICTORIA, BC

KEY PLAN:



R1-B ZONING ANALYSIS:

LOT AREA:	421.1m ²
FLOOR ELEVATIONS:	BASEMENT: 38.33m MAIN FLOOR: 40.54m SECOND FLOOR: 43.22m

AVERAGE GRADE: 38.39m

GROSS FLOOR AREA:

	ALLOWABLE	EXISTING	PROPOSED
BASEMENT:	N/A	147.61m ²	138.68m ²
MAIN FLOOR:	280m ²	109.82m ²	116.26m ²
SECOND FLOOR:		189.25m ²	81.28m ²
TOTAL:	300m ²	336.86m ²	336.22m ²

(Ex/Non Conforming)

LOT COVERAGE:

	ALLOWABLE	EXISTING	PROPOSED
HOUSE:	40% (168.44)	42% (177.37m ²)	42% (177.37m ²)

(Site Coverage Variance)

HEIGHT:

	ALLOWABLE	EXISTING	PROPOSED
HOUSE:	7.6m	7.82m	7.82m

(Height Variance)

SETBACKS:

	ALLOWABLE	EXISTING	PROPOSED
FRONT (W):	7.50m	5.90m	5.90m
FRONT (W) (STAIR):	2.50m (PROJECTION)	3.93m	3.93m
REAR (E):	7.82m (25%)	5.66m	5.66m
SIDE (N): (HOUSE)	1.50m - 4.50m	1.67m - 3.73m	1.67m - 3.73m
SIDE (S) (HOUSE):	3.00m	2.06m	2.06m
SIDE (N) (STAIR):	1.50m - 4.50m	0.49m - 0.83m	0.49m - 0.83m
SIDE (S) (DECK):	1.50m	0.34m	0.34m

(Ex/Non Conforming)
(Ex/Non Conforming)
(Rear Variance)
(Ex/Non Conforming To House)
(S.Y. Variance)
(S.Y. Variance)

PROJECT INFORMATION:

SITE ADDRESS: 1911 BELMONT AVE

LOT 1, PLAN VIP1209,
SECTION 75, VICTORIA
LAND DISTRICT

PID: 007-921-420

SCOPE OF WORK:

- DECOMMISSION OF EXISTING SECONDARY SUITE
- VARIANCE OF NON-CONFORMING STRUCTURE CONDITIONS
- CONVERSION OF EXISTING DUPLEX STATUS TO SFD
- REMOVAL OF TWO WINDOWS FOR LIMITING DISTANCE COMPLIANCE.

PROJECT DIRECTORY:

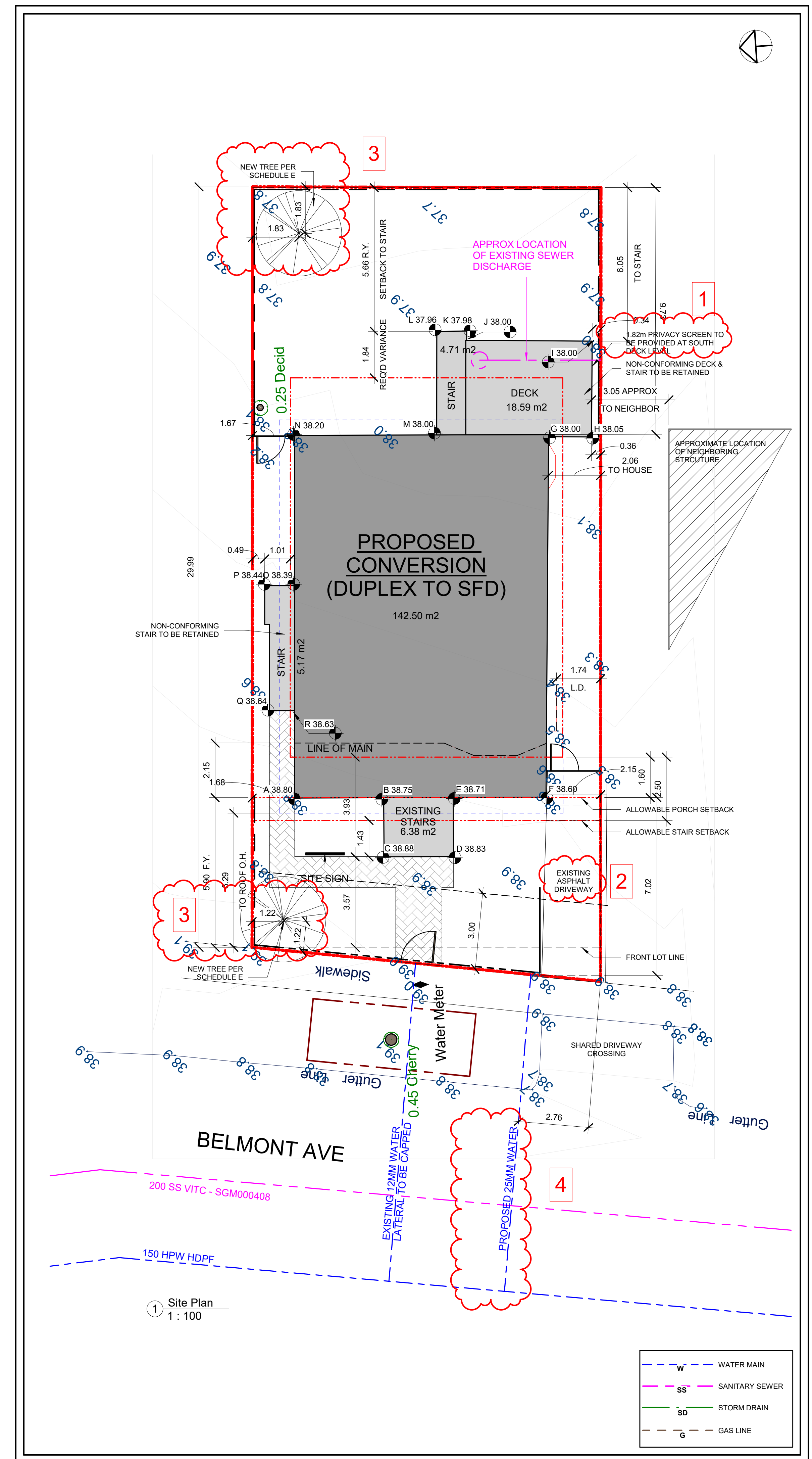
DESIGNER: HOYT DESIGN CO.
250.999.9893
HELLO@HOYT.CO

SURVEYOR: WEY MAYENBURG LAND SURVEY
250.656.5155
BRENT@WEYSURVEYS.COM

SHEET INDEX:

- A0.0 SITE PLAN & ZONING ANALYSIS
- A1.1 FLOOR PLANS
- A1.2 FLOOR PLANS
- A1.3 FLOOR PLANS
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SECTIONS

Ref	Elev 1	Elev 2	Avg	Distance	total (avg x D)
a	38.80	38.75	38.78	3.51	136.10
b	38.75	38.88	38.82	2.33	90.44
c	38.88	38.83	38.86	2.74	106.46
d	38.83	38.71	38.77	2.33	90.33
e	38.71	38.60	38.66	3.67	141.86
f	38.60	38.00	38.30	14.22	544.63
g	38.00	38.00	38.00	1.70	64.60
H	38.05	38.20	38.13	3.78	144.11
I	38.00	38.39	38.20	4.99	190.59
J	38.00	38.64	38.32	0.36	13.80
K	37.98	38.63	38.31	1.18	45.20
L	37.96	38.00	37.98	4.09	155.34
M	38.00	38.20	38.10	5.61	213.74
N	38.20	38.39	38.30	5.93	227.09
O	38.39	38.64	38.52	1.18	45.45
P	38.44	38.63	38.54	4.93	189.98
Q	38.64	38.63	38.64	0.99	38.25
R	38.63	38.80	38.72	3.44	133.18
Totals				66.98	2571.15
Average					38.39



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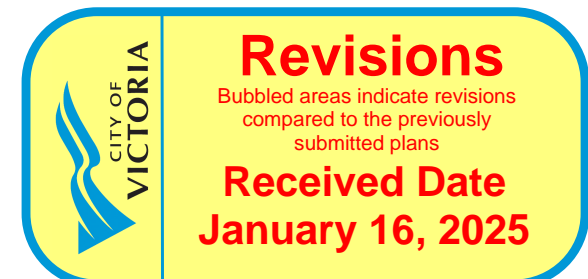
PROJECT
1911 Belmont ave
2410

ISSUE DATE: 24Jan13 REV 8

Date:	Description:	No.:
24May09	Issue for Variance Permit	3
24July19	Client Review	4
24July24	Permit Rev 1	5
24Aug27	Issue for Rezoning	6
24Oct15	Permit Rev 2	7
24Jan13	Permit Rev 3	8

Site Plan & Zoning Analysis

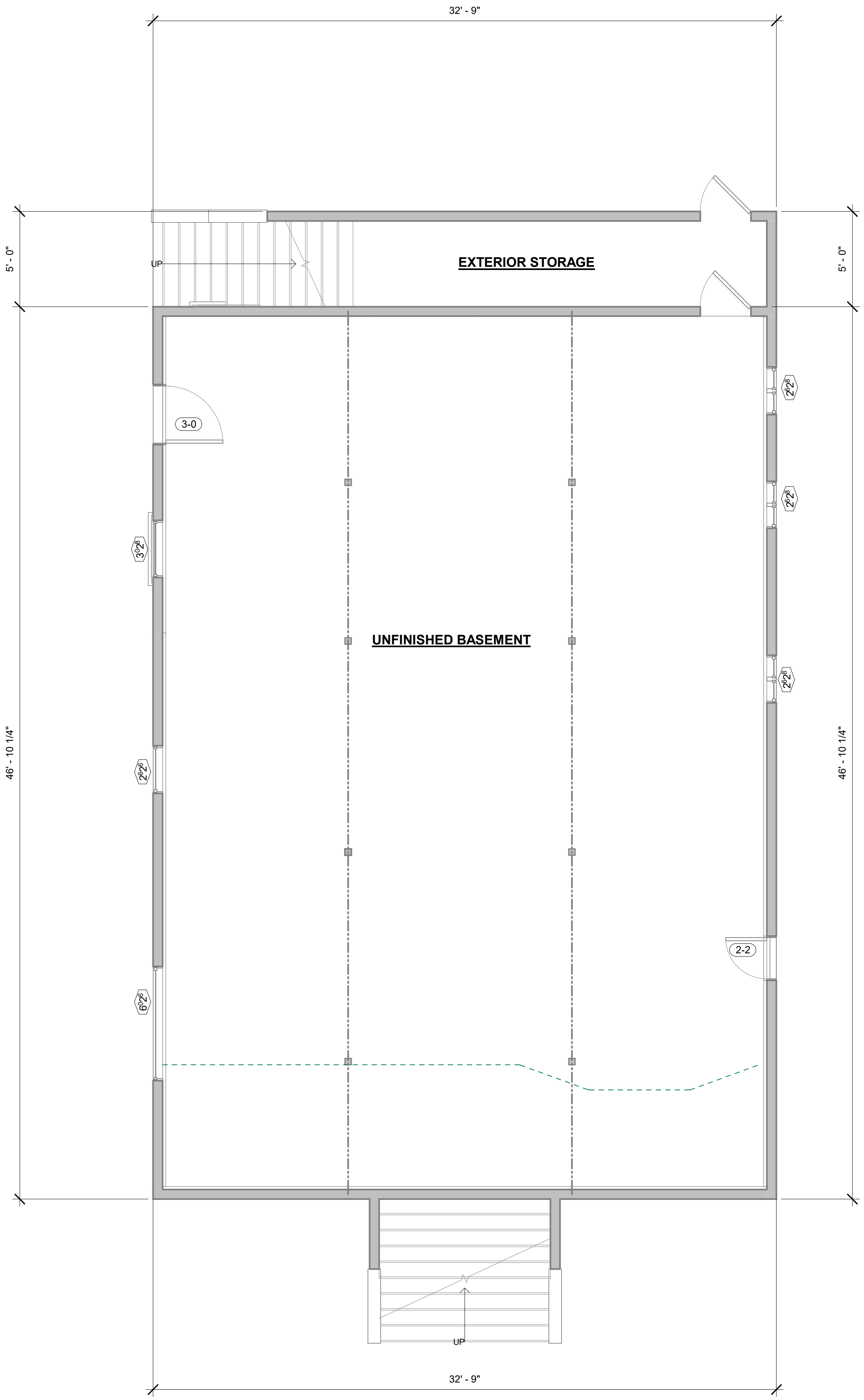
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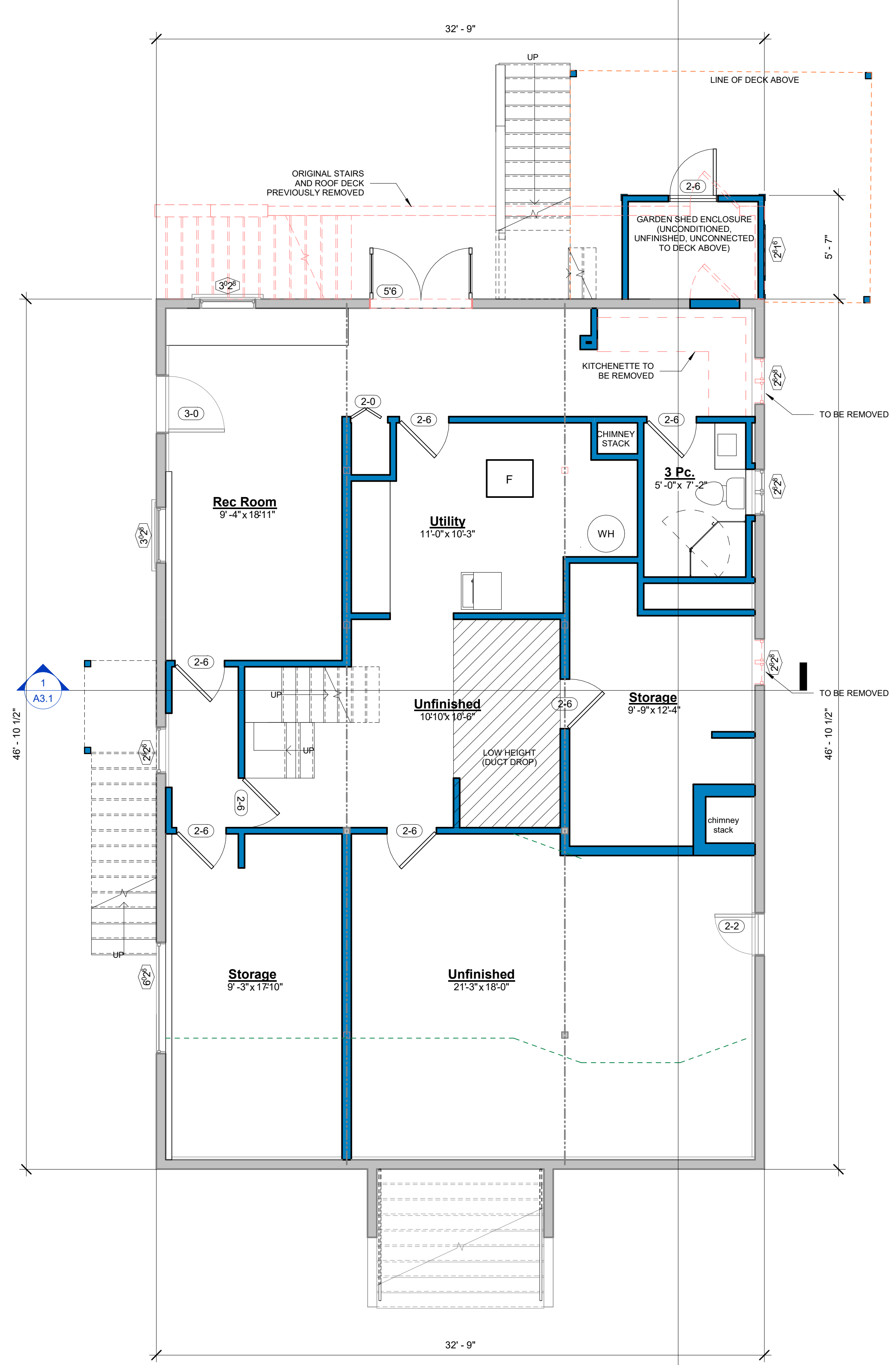
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PLAN LEGEND

EXISTING WALL TO REMAIN	
ARCHIVAL COMPONENTS PREVIOUSLY REMOVED	
NEW WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE (NEW)	
WINDOW SIZE (NEW)	
DOOR (EXISTING)	
WINDOW (EXISTING)	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	



1 Basement - Record
1/4" = 1'-0"



2 Basement - Existing/Proposed
1/4" = 1'-0"

FLOOR AREA

BASEMENT:	1492.74 SF
MAIN FLOOR:	1251.41 SF
SECOND FLOOR:	874.89 SF
TOTAL LIVING SPACE:	3619.04 SF

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



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ISSUE DATE: 24Oct15 REV 7

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24May06	Issue for Review	2
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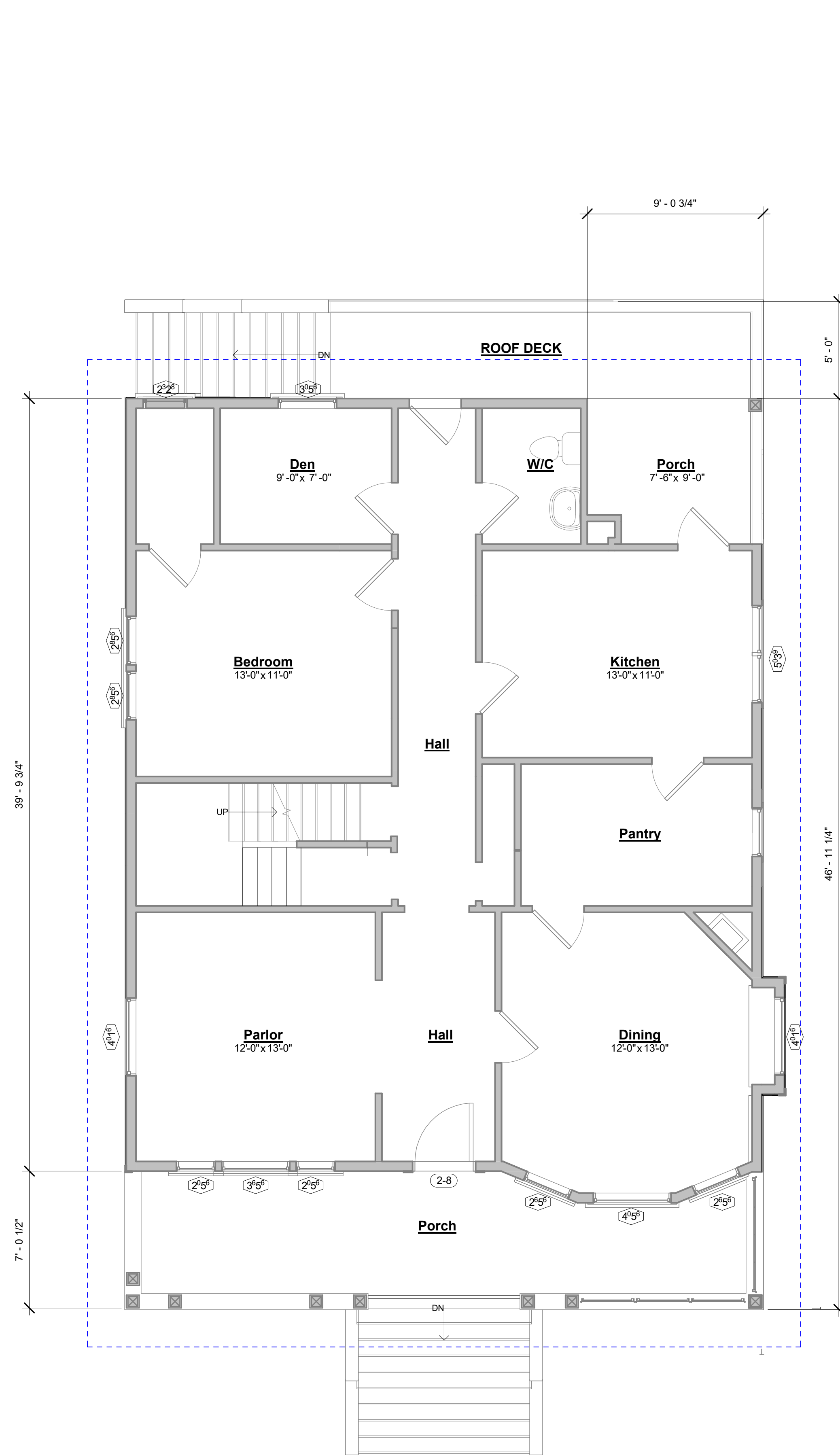
Floor Plans

A1.1

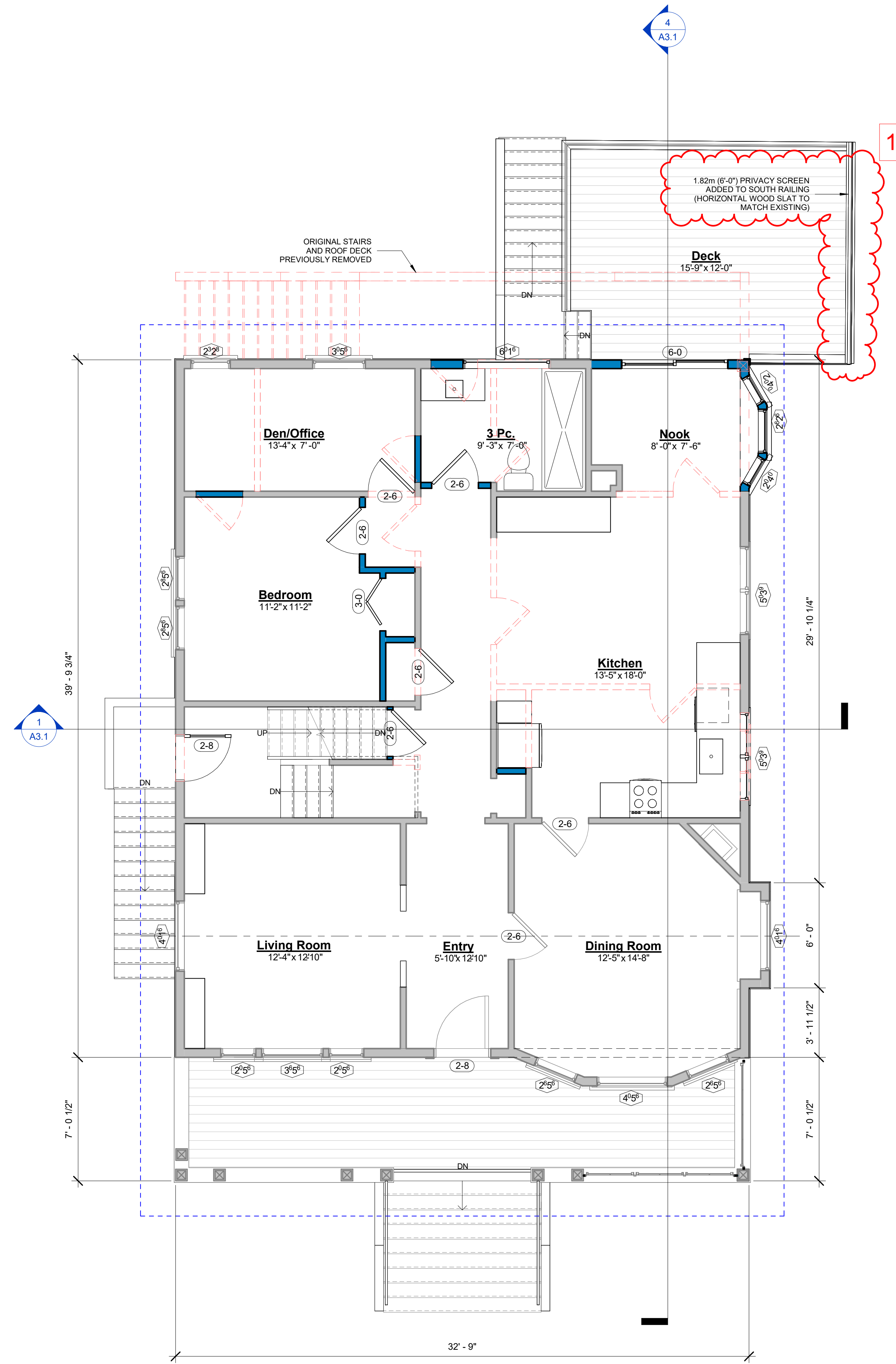
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ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE (NEW)	
WINDOW SIZE (NEW)	
DOOR (EXISTING)	
WINDOW (EXISTING)	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	



2 Main Floor - Record
1/4" = 1'-0"

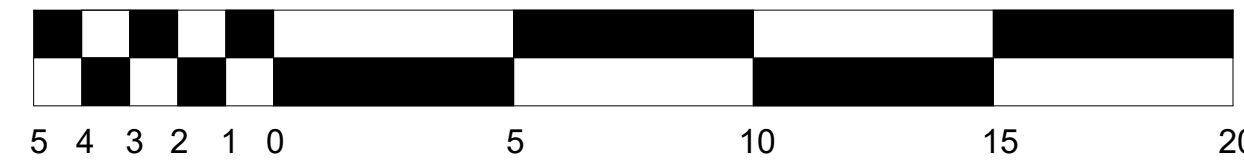


1 Main Floor - Existing
1/4" = 1'-0"

FLOOR AREA

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ISSUE DATE: 24Jan13 REV 8

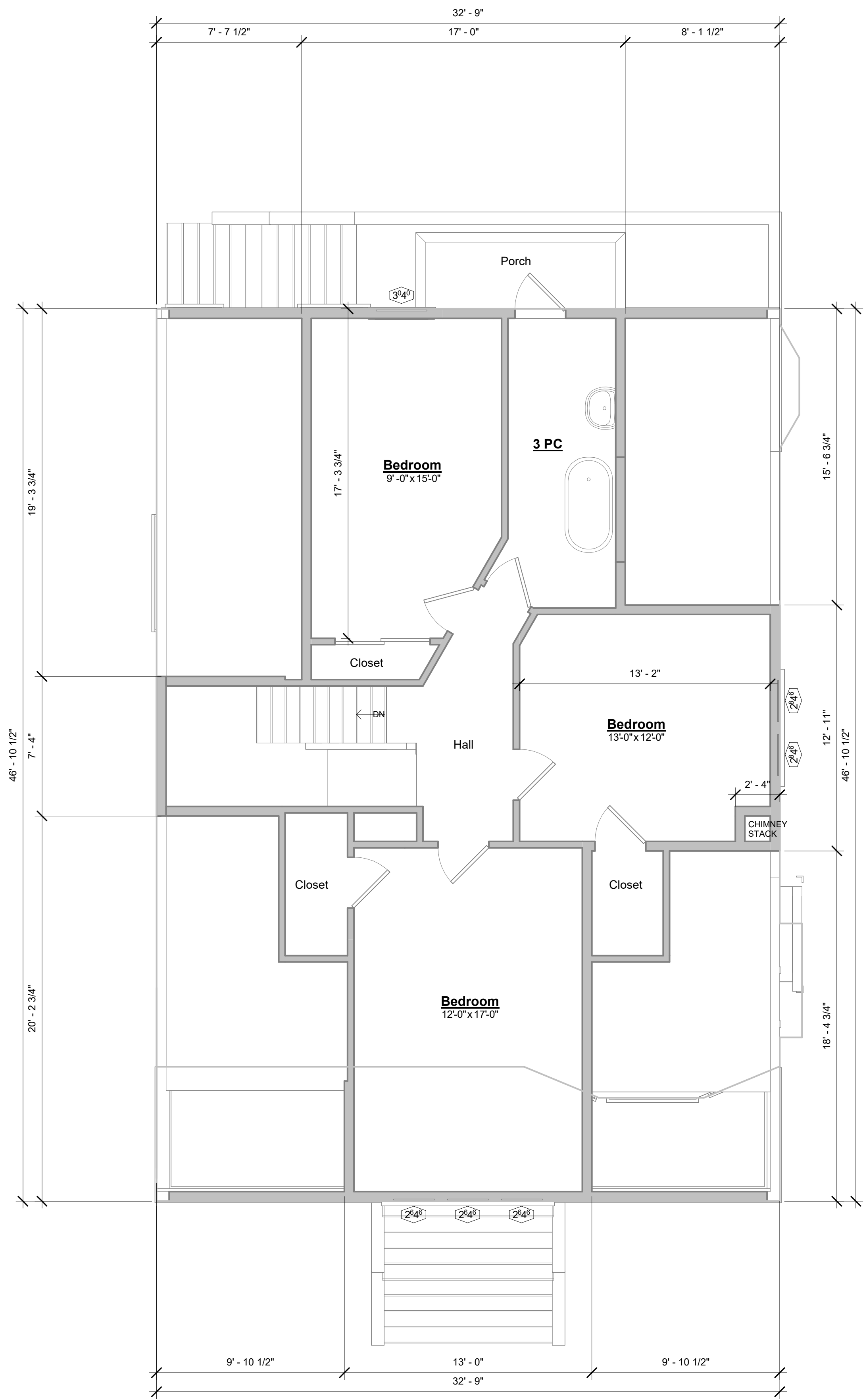
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Floor Plans

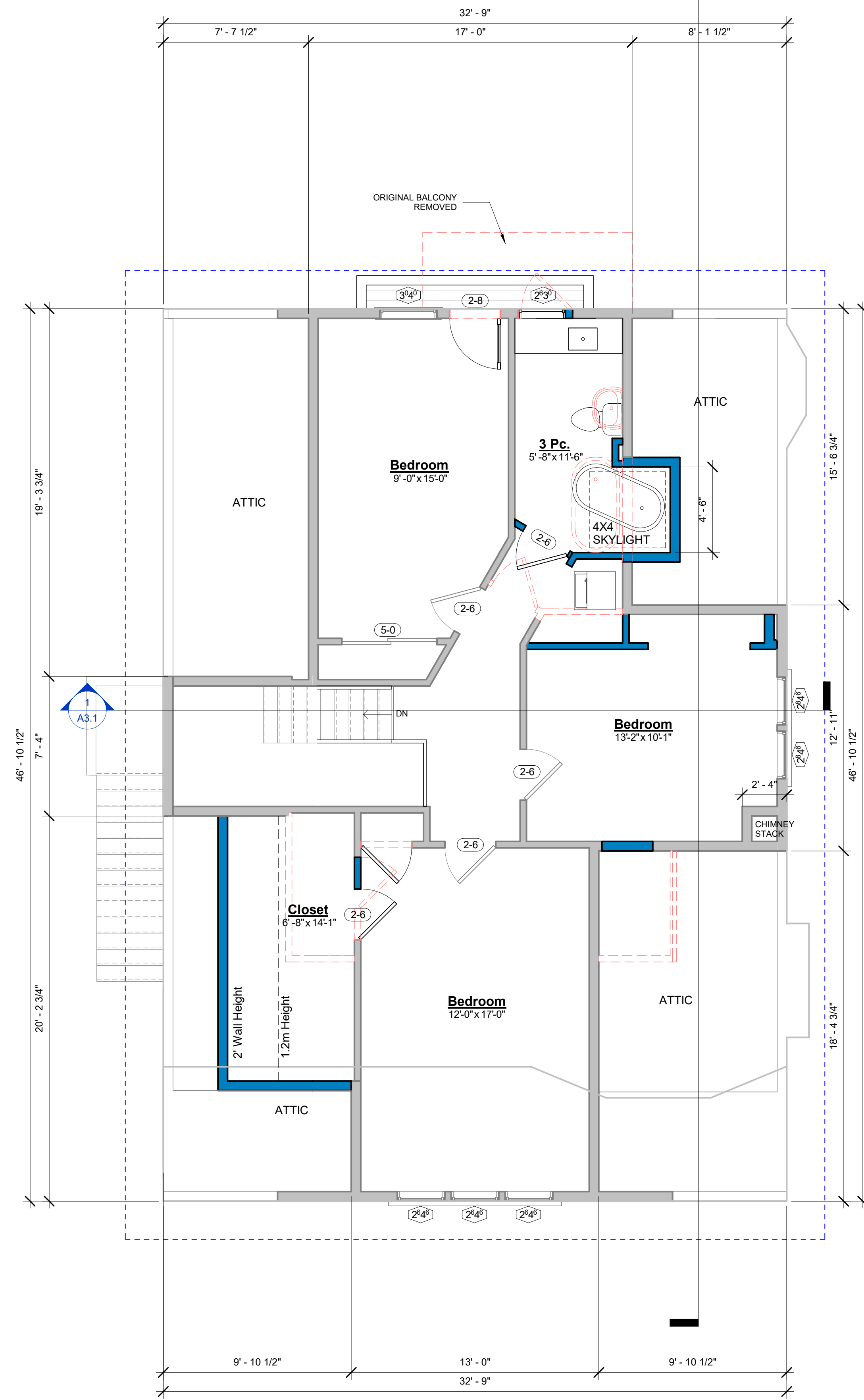
A1.2

PLAN LEGEND	
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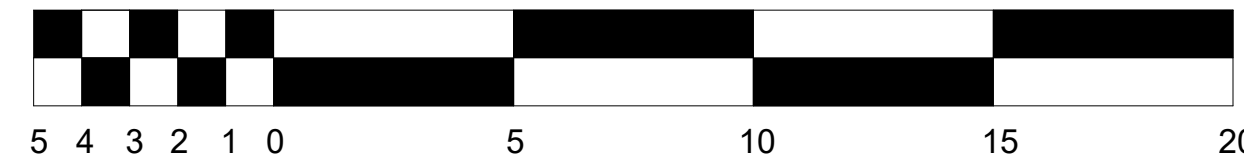
2 Second Floor - Record
 1/4" = 1'-0"



1 Second Floor - Existing
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PROJECT

1911 Belmont ave

2410

ISSUE DATE: 24Aug27 REV 6

Date:	Description:	No.:
24Apr17	Client Review	1
24May06	Issue for Review	2
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24July19	Client Review	4
24July24	Client Rev 1	5
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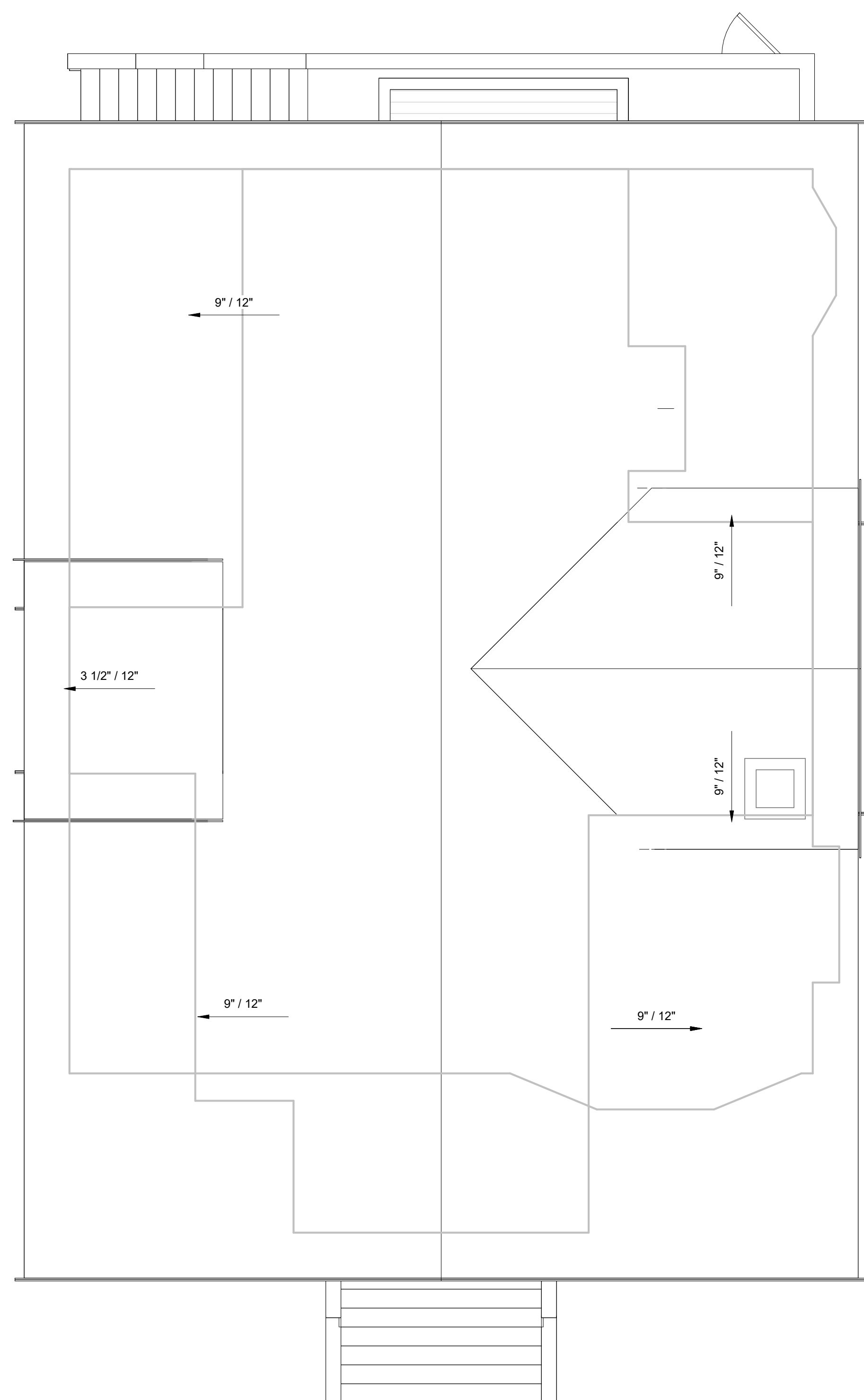
Floor Plans

A1.3

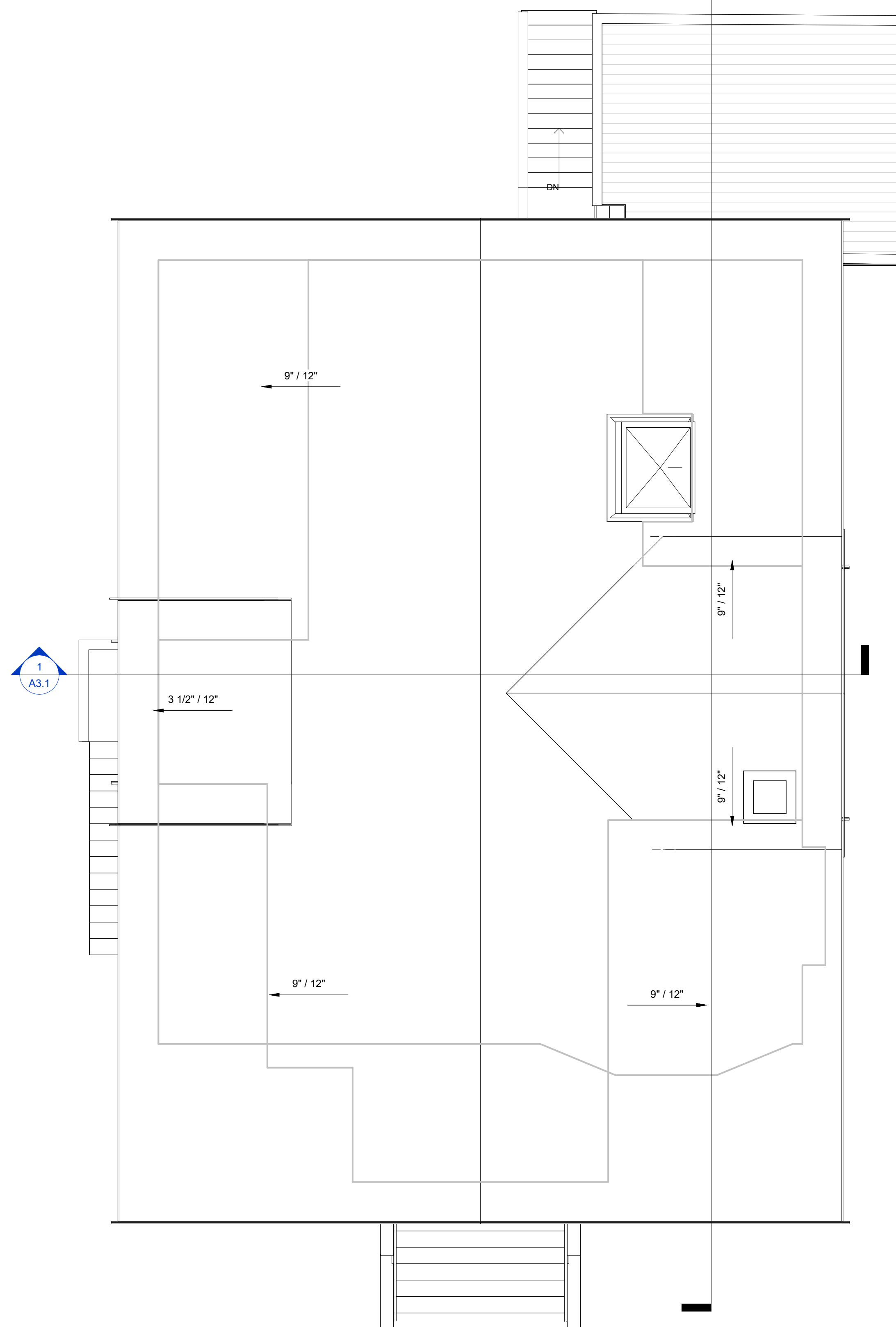
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POST	
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DOOR SIZE (NEW)	
WINDOW SIZE (NEW)	
DOOR (EXISTING)	
WINDOW (EXISTING)	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	



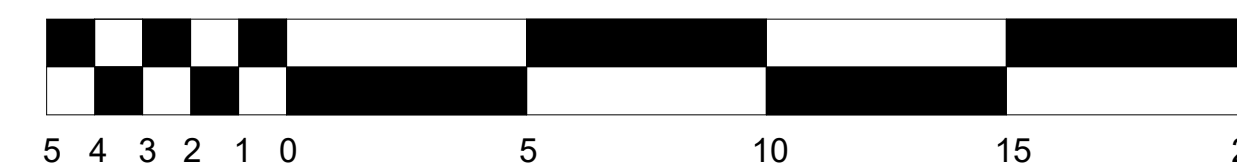
1 Roof Plan- Record
1/4" = 1'-0"



2 Roof Plan - Existing
1/4" = 1'-0"

FLOOR AREA	
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Floor Plans

A1.4

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① West - Record
1/4" = 1'-0"



② West - Proposed
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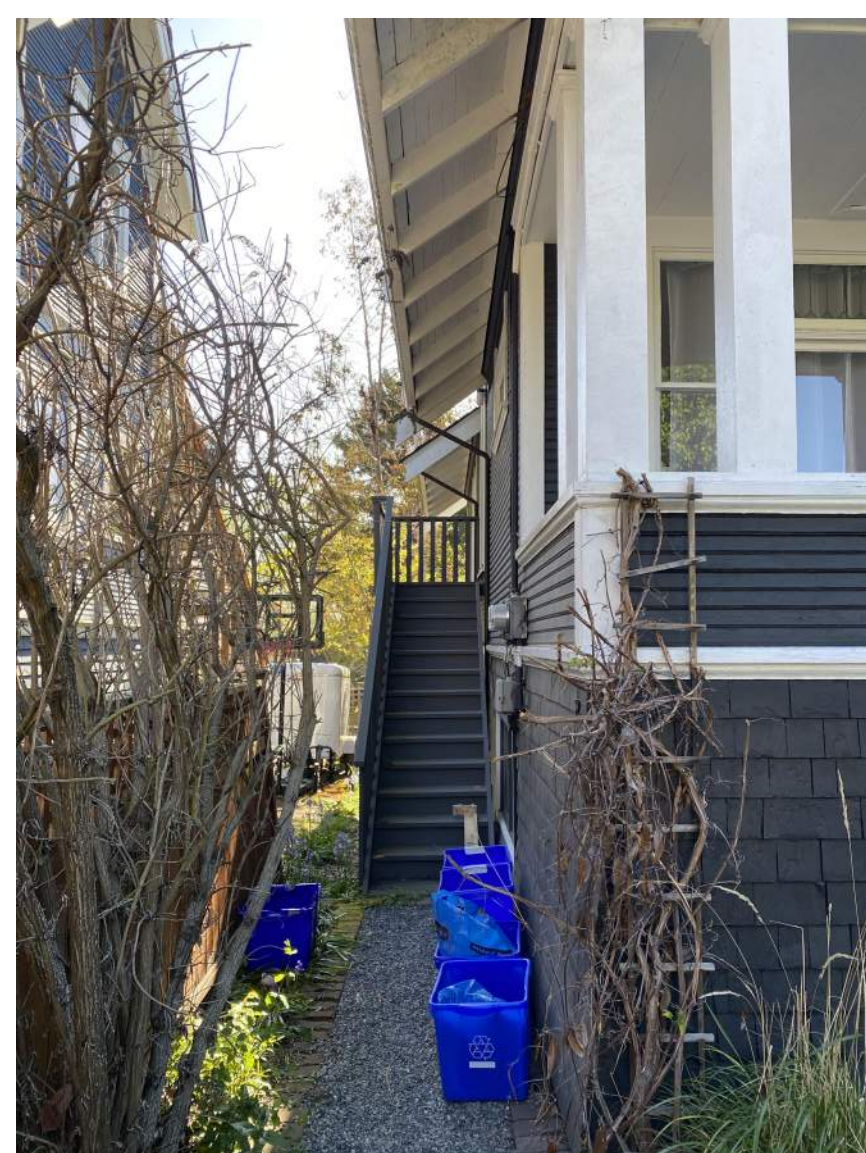


PHOTO 1: SIDE YARD STAIRS - WEST

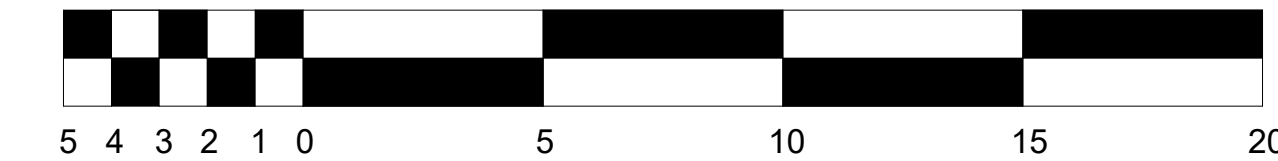


PHOTO 2: SIDE YARD STAIRS - EAST

PLAN LEGEND

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Elevations

A2.1

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DOOR SIZE (NEW)	
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DOOR (EXISTING)	
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JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	



① South - Record
1/4" = 1'-0"



② South - Proposed
1/4" = 1'-0"

SOUTH ELEVATION SPACIAL SEPARATION	
AREA OF EXPOSING BUILDING FACE:	77.24m ²
LIMITING DISTANCE:	1.73m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	8.73%
AREA OF GLAZED OPENINGS ALLOWABLE:	6.74m ² (77.24m ² x 0.0873)
AREA OF GLAZED OPENINGS PROPOSED:	6.16m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	7.98%

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Elevations

A2.2

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 - The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, trade manufacturer or other engineer component supplier.



PHOTO 1: UNCONDITIONED SHED PHOTO 2: UNCONDITIONED SHED



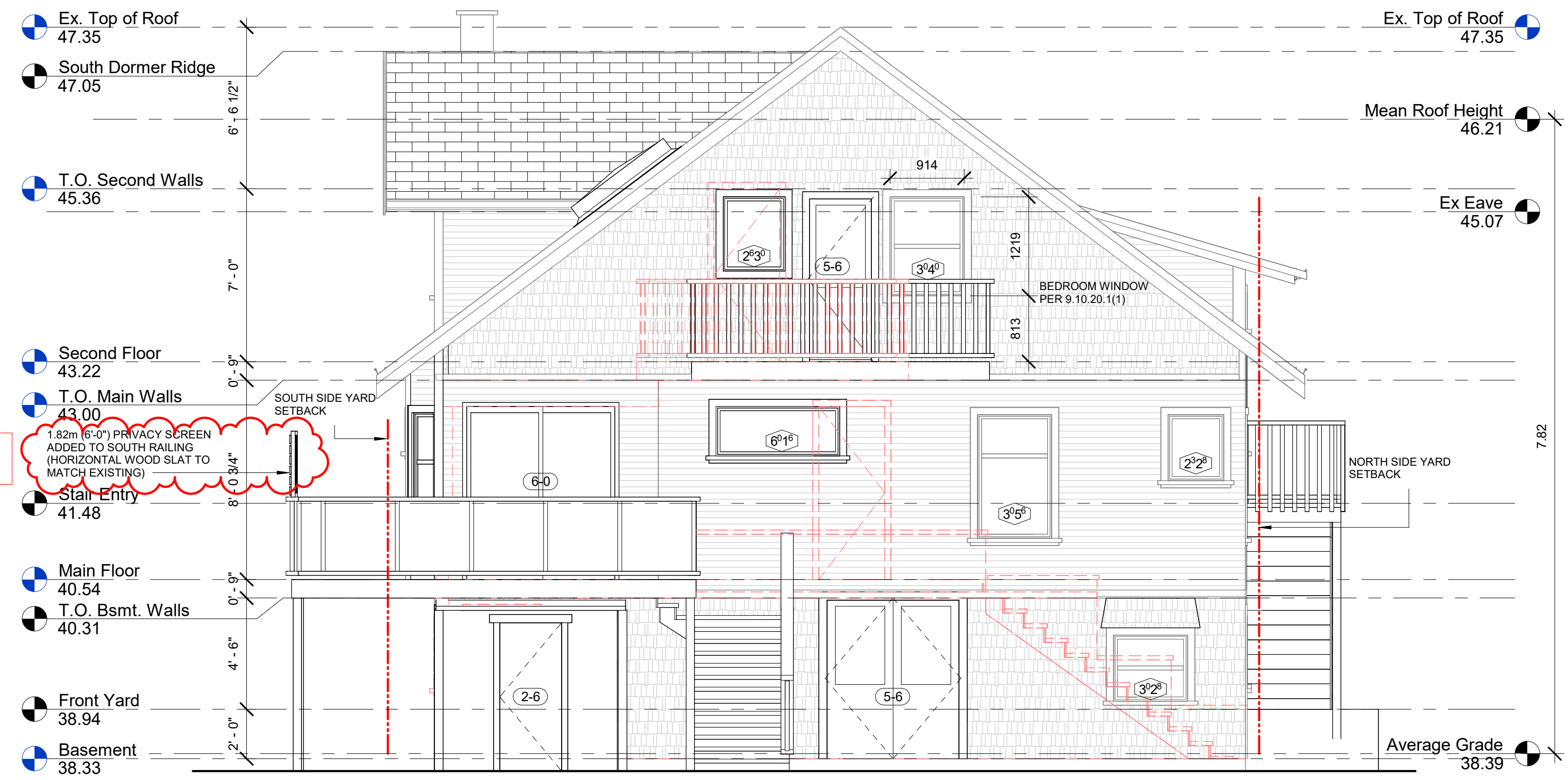
PHOTO 3: REAR DECK - EAST REAR/SIDE YARD ACCESS PHOTO 4: REAR DECK - NORTH EAST FOUNDATION OF DEMOLISHED ROOF DECK



PHOTO 5: REAR DECK - WEST REAR/SIDE YARD ACCESS PHOTO 6: REAR DECK - NORTH FOUNDATION OF DEMOLISHED ROOF DECK



② East - Record
1/4" = 1'-0"



① East - Proposed
1/4" = 1'-0"

PLAN LEGEND

EXISTING WALL TO REMAIN	
ARCHIVAL COMPONENTS PREVIOUSLY REMOVED	
NEW WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE (NEW)	
WINDOW SIZE (NEW)	
DOOR (EXISTING)	
WINDOW (EXISTING)	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

EAST ELEVATION SPACIAL SEPARATION

AREA OF EXPOSING BUILDING FACE:	68.47m ²
LIMITING DISTANCE:	9.73m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	92.69%
AREA OF GLAZED OPENINGS ALLOWABLE:	63.46m ² (88.47m ² × 0.9269)
AREA OF GLAZED OPENINGS PROPOSED:	9.97m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	14.6%

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



PROJECT
1911 Belmont ave
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ISSUE DATE: 24Jan13 REV 8

Date:	Description:	No.:
24May06	Issue for Review	2
24May09	Issue for Variance Permit	3
24July19	Client Review	4
24July24	Permit Rev 1	5
24Aug27	Issue for Rezoning	6
24Jan13	Permit Rev 3	8

Elevations

A2.3

- GENERAL NOTES:
- All drawings, plans, models, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of HDC whether the work is executed or not, and HDC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
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 - The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, their manufacturer or other engineered component supplier.



② North - Record
1/4" = 1'-0"



① North - Proposed
1/4" = 1'-0"

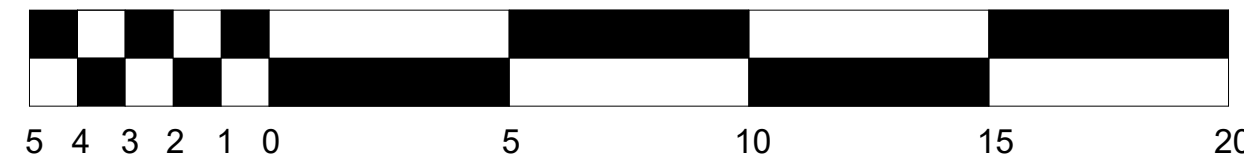
PLAN LEGEND

EXISTING WALL TO REMAIN	
ARCHIVAL COMPONENTS PREVIOUSLY REMOVED	
NEW WALL	
ROOF OVER	
FLOOR OVER	
DECK OVER	
WALL BELOW	
POST	
FLUSH BEAM OVER	
DROP BEAM OVER	
GIRDER TRUSS OVER	
S/C DETECTOR	
DOOR SIZE (NEW)	
WINDOW SIZE (NEW)	
DOOR (EXISTING)	
WINDOW (EXISTING)	
JOIST SPAN DIRECTION	
LINE OF INTERIOR VAULT	

NORTH ELEVATION SPACIAL SEPARATION

AREA OF EXPOSING BUILDING FACE:	63.35m ²
LIMITING DISTANCE:	1.67m
PERCENTAGE OF GLAZED AREA ALLOWABLE:	8.59%
AREA OF GLAZED OPENINGS ALLOWABLE:	5.44m ² (63.35m ² × 0.859)
AREA OF GLAZED OPENINGS PROPOSED:	5.24m ²
PERCENTAGE OF GLAZED AREA PROPOSED:	10.65%

DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET



PROJECT

1911 Belmont ave

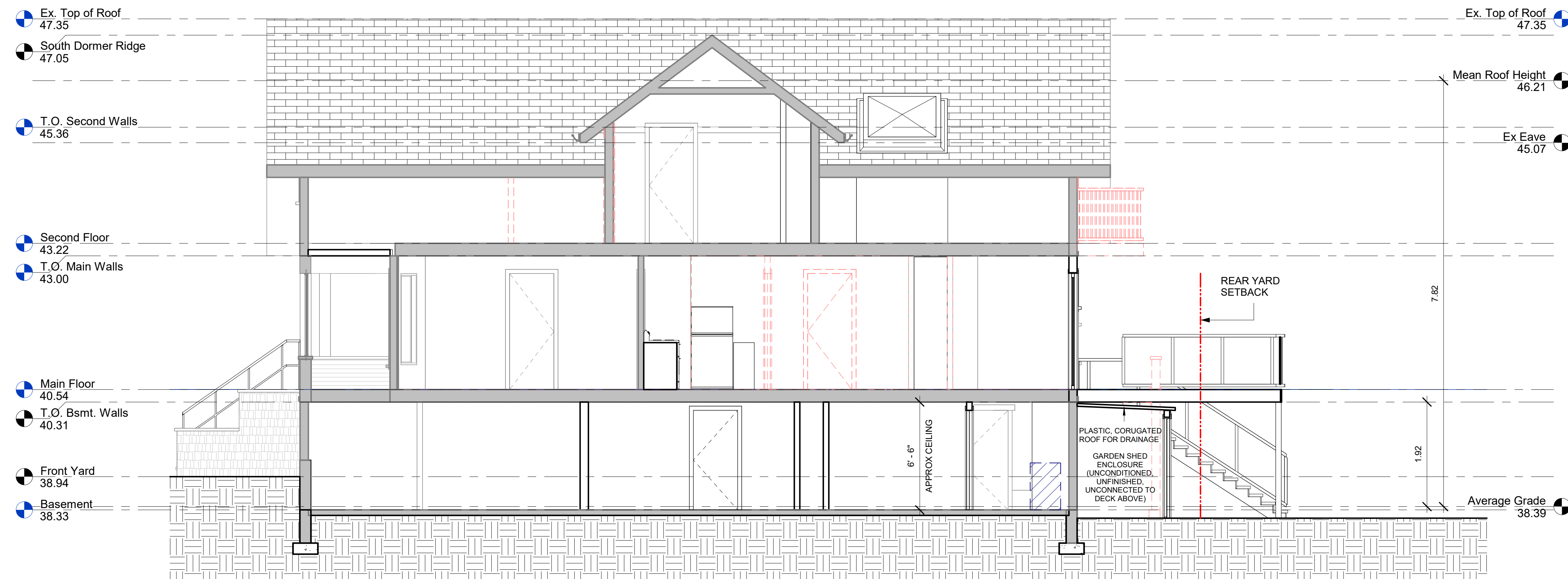
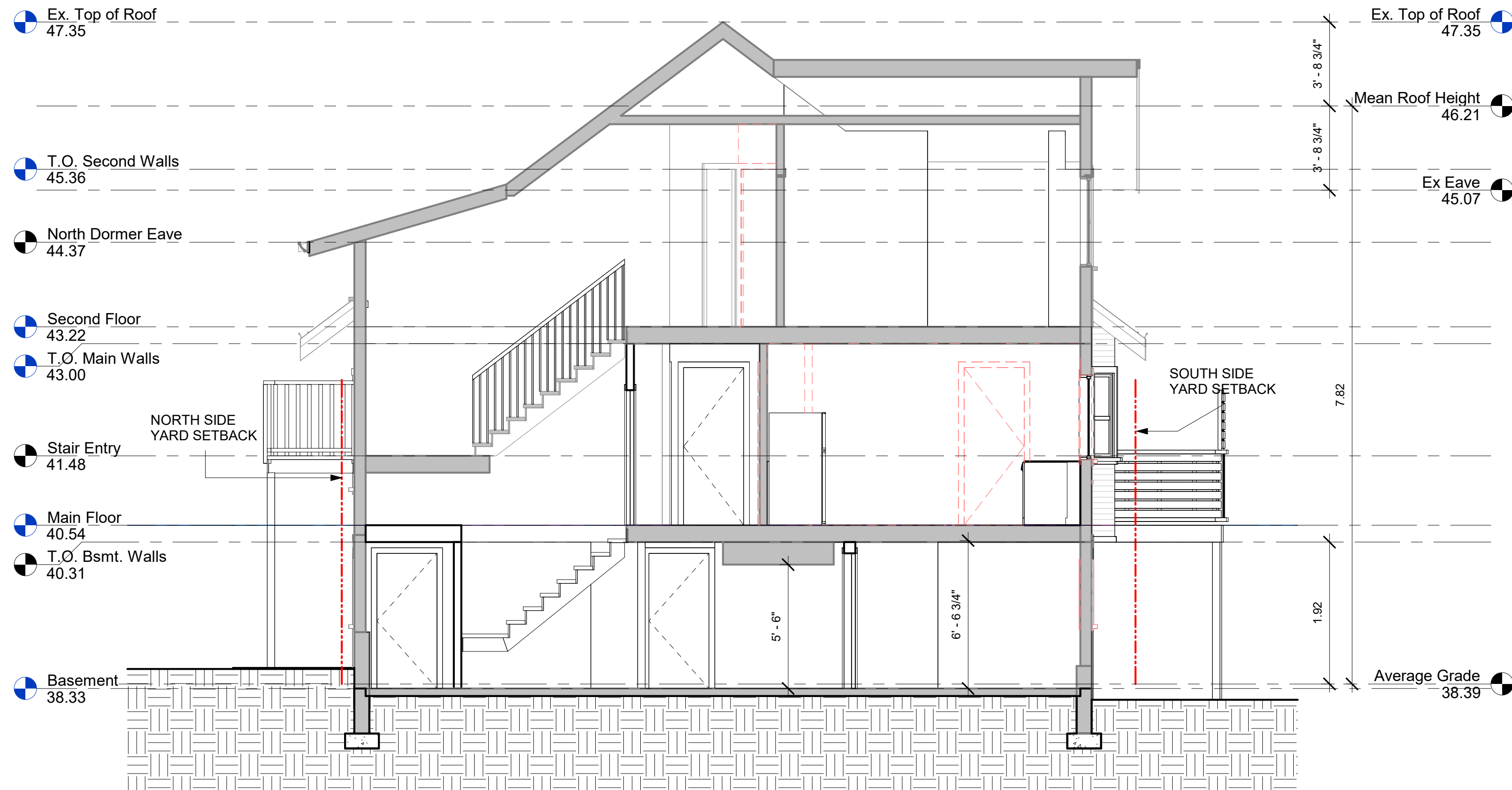
2410

ISSUE DATE: 24Aug27 REV 6

Date:	Description:	No.:
24Apr17	Client Review	1
24May06	Issue for Review	2
24May09	Issue for Variance Permit	3
24July19	Client Review	4
24July24	Client Rev 1	5
24Aug27	Issue for Rezoning	6

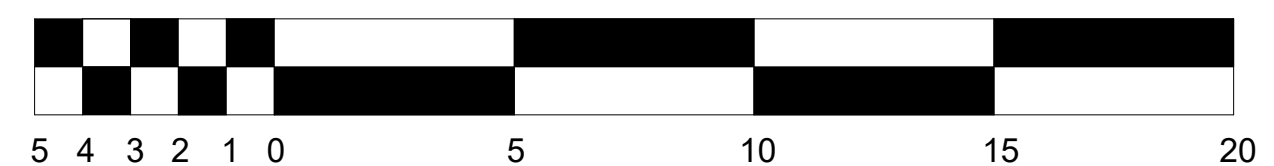
Elevations

A2.4



FLOOR AREA	
BASEMENT:	1492.74 SF
MAIN FLOOR:	1251.41 SF
SECOND FLOOR:	874.89 SF
TOTAL LIVING SPACE:	3619.04 SF

DRAWING SCALE: 1/4" = 1' - 0" ALL MEASUREMENTS ARE IN FEET



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ISSUE DATE: 24Oct15 REV 7

No.:	2	3	4	5	6	7
Description:	Issue for Review	Issue for Variance	Client Review	Permit Rev 1	Issue for Rezoning	Permit Rev 2
Date:	24May06	24May09	24July19	24July24	24Aug27	24Oct15

Sections

A3.1