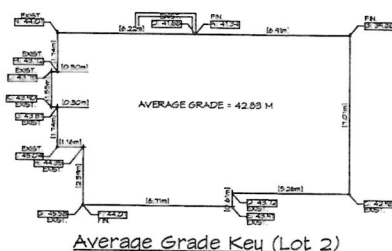
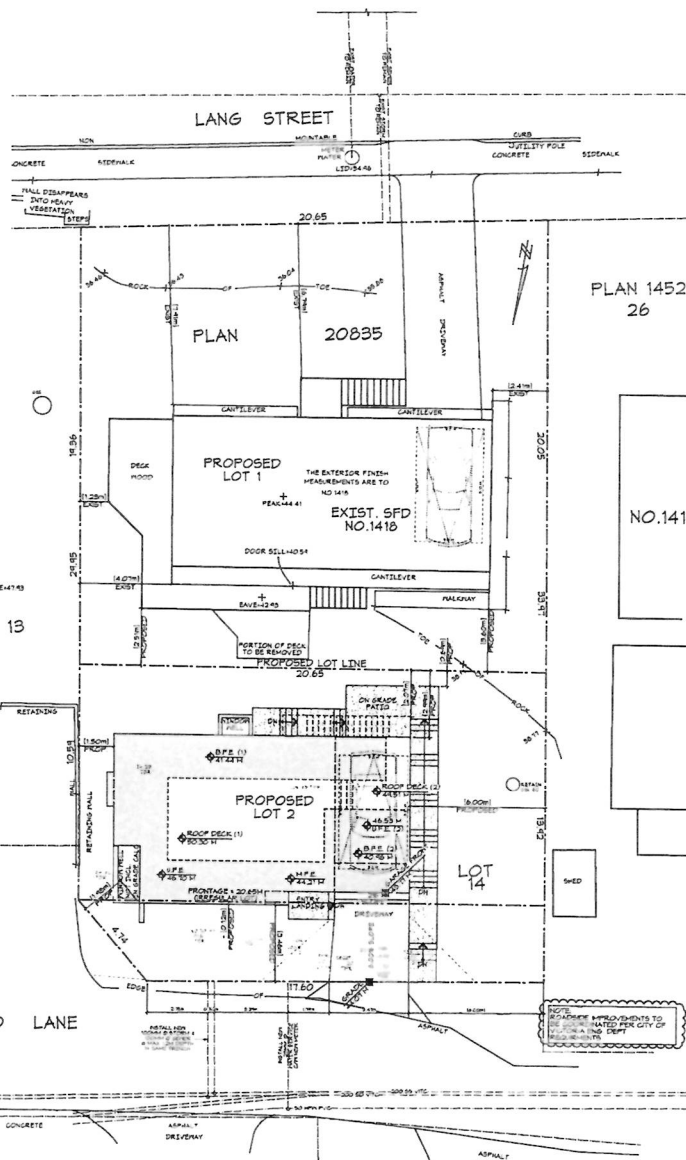


SITE DATA - 1418 LANG STREET - PROPOSED LOT 1 (EXIST. SFD)			
LEGAL DESCRIPTION - TBD			
ZONING - EXISTING: R1-B PROPOSED: R1-B2			
LOT AREA	REQUIRED 260.00 M ²	EXIST./PROPOSED 206.70 M ² (4371.65 FT ²)	
LOT FRONTAGE	10.00 M	20.65 M (67.75')	
SETBACKS			
FRONT (S)	6.00 M	6.74 M (22.28')	
REAR (N)	6.00 M	2.51 M (8.23') VARIANCE	
SIDE (W)	1.50 M	4.07 M (13.35')	
SIDE (E)	1.50 M	2.41 M (7.91')	
AVG. GRADE		EXIST.	
STOREYS	2	2 STOREYS	
BUILDING HEIGHT	1.50 M	EXIST.	
FLOOR AREA			
MAIN FLOOR		105.74 M ² (1136.21 FT ²)	
LOWER FLOOR		58.04 M ² (625.65 FT ²)	
TOTAL FLOOR AREA	140.00 M ²	143.78 M ² (2055.85 FT ²)	
FLOOR AREA RATIO	0.60	0.48	
SITE COVERAGE	40.00 %	30.00 % (122.12 M ²)	
PARKING	1 SPACE		
OPEN SITE SPACE		65.82 % (261.64 M ²)	
VARIANCES	REQUIRED	PROPOSED	VARIANCE
REAR YARD SETBACK	6.00 M	2.51 M	3.49 M



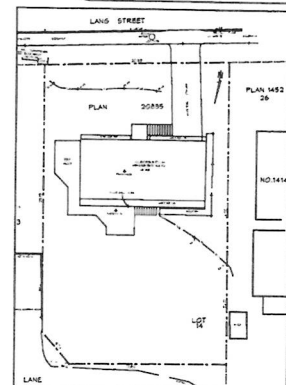
1418 Lang St - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade	perimeter
AB	41.34	39.86	40.60	9.91	280.56				
BC	39.86	41.62	40.74	7.95	238.55				
CD	42.98	43.72	43.35	5.25	152.92				
DE	43.72	43.91	43.82	0.61	18.73				
EF	43.91	44.01	43.96	0.71	204.97				
FG	44.01	45.58	44.80	0.00	0.00				
GH	45.58	46.35	46.97	2.59	116.45				
HI	46.35	46.04	46.20	1.15	51.85				
IJ	46.04	43.81	44.93	1.74	77.20				
JK	43.81	43.89	43.85	0.33	13.16				
KL	43.89	43.78	43.84	1.50	67.95				
LM	43.78	43.72	43.75	0.35	11.13				
MN	43.72	44.01	43.87	1.74	76.35				
NO	44.01	41.68	42.85	6.22	366.08				
OA	41.68	41.34	41.51	0.00	0.00				
TOTAL			42.65		1813.28			42.65	

Fixture Count (Lot 2)			
Fixture Count Calculation	No.	Future	Total
Bathroom Group - 3 fixtures max 6 LPP or less 1/2" round bathtub	3	3.6	10.8
Bathub - 1/2" spout	0	1.4	0
Bathub - 3/4" spout	0	10.0	0
Shower head - 8.5 LPM or less	1	1.4	1.4
Bidet	0	2.0	0
Sink - Laundry - 8.3 LPM or less	2	0.7	1.4
Sinks - 6 LPP or less	0	2.2	0
Toilet - more than 6 LPP	1	3.0	3
Chubbwater	1	1.4	1.4
Sink - Laundry	0	1.4	0
Dishwasher	1	1.4	1.4
Sink - Bar	0	1.0	0
Sink - Kitchen - 8.3 LPM or less	1	1.4	1.4
Motor bibb - 1/2" pipe	4	2.5	10
Total Fixture Units			28.8



SITE DATA - 1418 LANG STREET - PROPOSED LOT 2 (NEW SFD)			
LEGAL DESCRIPTION - TBD			
ZONING - EXISTING: R1-B PROPOSED: R1-B2			
LOT AREA	REQUIRED 260.00 M ²	PROPOSED 285.34 M ² (3070.35 FT ²)	
LOT FRONTAGE	10.00 M	20.65 M (67.75') (REGULAR LOT)	
SETBACKS			
FRONT (N)	6.00 M	- 0.12 M (- 0.39') VARIANCE	
REAR (S)	6.00 M	2.07 M (6.78') VARIANCE	
SIDE (E)	1.50 M	1.50 M (4.92')	
SIDE (W)	1.50 M	6.00 M (19.68')	
AVG. GRADE		42.65 M (140.52')	
STOREYS	2	2 STOREYS + BASEMENT	
BUILDING HEIGHT	1.50 M	1.30 M (23.95')	
FLOOR AREA			
UPPER FLOOR		82.06 M ² (883.26 FT ²)	
MAIN FLOOR		87.06 M ² (931.07 FT ²)	
BASEMENT		81.07 M ² (872.63 FT ²)	
TOTAL FLOOR AREA	140.00 M ²	164.12 M ² (1762.34 FT ²)	
FLOOR AREA RATIO	0.60	0.54	
SITE COVERAGE	40.00 %	33.90 % (96.64 M ²)	
PARKING	1 SPACE		
OPEN SITE SPACE		62.22 % (171.48 M ²)	
VARIANCES	REQUIRED	PROPOSED	VARIANCE
FRONT YARD SETBACK	6.00 M	- 0.12 M	6.12 M
REAR YARD SETBACK	6.00 M	2.07 M	3.93 M
ROOF DECK	NOT PERMITTED	PROPOSED	NOT PERMITTED

- DRAWING LIST:**
- SK1 SITE PLAN & DATA
 - SK2 EXIST. SFD (LOT 1) FLOOR PLANS/ELEVATIONS
 - SK3 PROP. SFD (LOT 2) FLOOR PLANS/ELEVATIONS/SECTION
 - SK4 LANESCAPE & LIMITING DISTANCE
 - SK5 LANDSCAPE PLAN
 - SK6 SIGHTLINE ANALYSIS & SITE SECTIONS



Exist. Site Plan
Scale: 1:250

REV. NO.	DESCRIPTION	DATE
1	LOT 2 FRONTAGE AND FRONT YARD SETBACKS REQUIRED. NORTH PROPERTY ACCORD TO S.A.S. S.A.S. ADDED TO DRAWINGS LOT 2	APR 11/18

RE-ISSUED FOR REZONING 2018.04.11

ZEBRADDESIGN

1161 NEWPORT AV
Victoria, B.C. V8S 5S5
Phone: (250) 360-2
Fax: (250) 360-21

Drawn By: C. COLLINS

Date: JAN 19, 2018

Scale: AS NOTED

Project:

1418 LANG ST.

SMALL LOT

REZONING

Title:

SITE PLAN & DA

Revision: Sheet:

REV. APRIL 11/18

SK

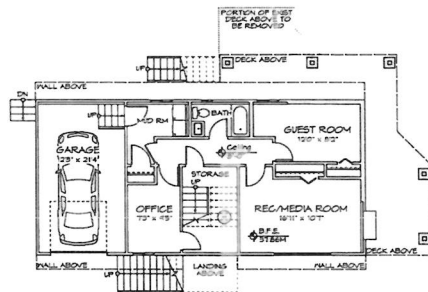
Proj. No. 6

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City of Victoria

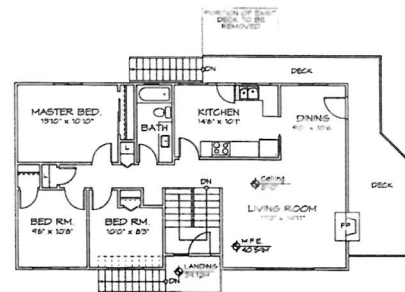
APR 23 2018

Planning & Development Department
Development Services Division

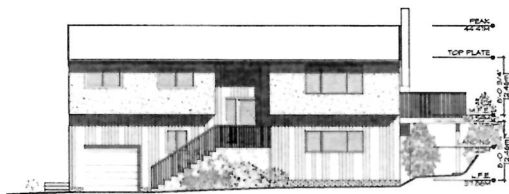
ATTACHMENT C



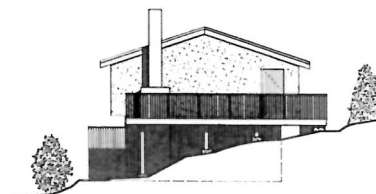
○ Lower Floor Plan
Scale: 1/8" = 1'-0"



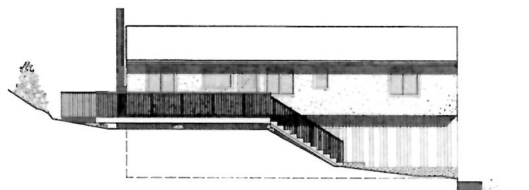
○ Main Floor Plan
Scale: 1/8" = 1'-0"



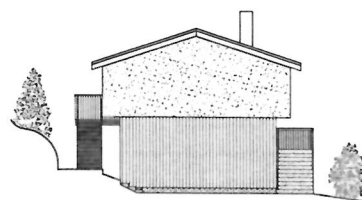
○ Front (South) Elevation
Scale: 1/8" = 1'-0"



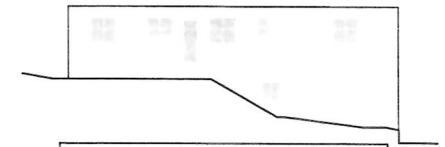
○ Side (East) Elevation
Scale: 1/8" = 1'-0"



○ Rear (North) Elevation
Scale: 1/8" = 1'-0"



○ Side (West) Elevation
Scale: 1/8" = 1'-0"



MAXIMUM GLAZING CALCULATION - REAR ELEVATION (North)	
DISTANCE TO PROPERTY LINE	3.60 M (11.81')
EXPOSED BUILDING FACE AREA	55.20 M ² (594.18 SF)
GLAZING AREA	6.22 M ² (66.91 SF)
PERCENTAGE	11.21% (ALLOWED 24.40%)

○ Limiting Distance - Exist. SFD
Scale: 1/8" = 1'-0"

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2018.04.11

ZEBRADESIGN

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Drawn By: C. COLLINS

Date: JAN 19, 2018

Scale: AS NOTED

Project:
1418 LANG ST. -
SMALL LOT
REZONING

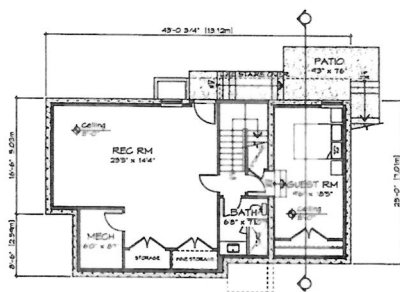
Title:
EXIST. SFD (LOT
1) FLOOR PLANS
& ELEVATIONS

Revision: Sheet:
Rev: APRIL 11/18

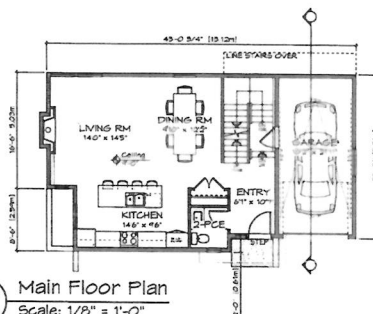
SK2

Proj. No. 8888

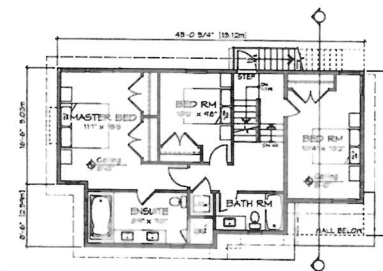
REV. NO.	DESCRIPTION	DATE
1	LIMITING DISTANCE ADDED	APRIL 11/18



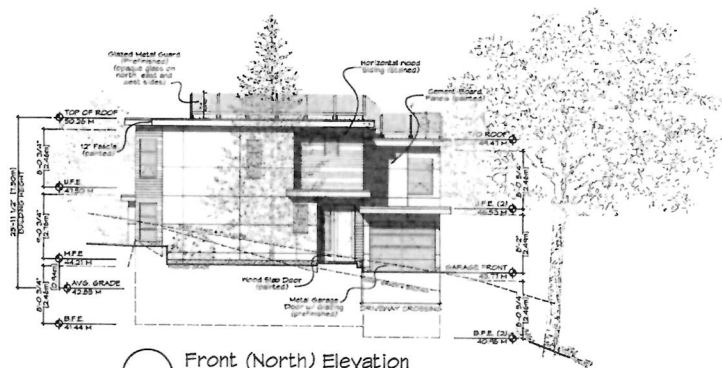
Lower Floor Plan
Scale: 1/8" = 1'-0"



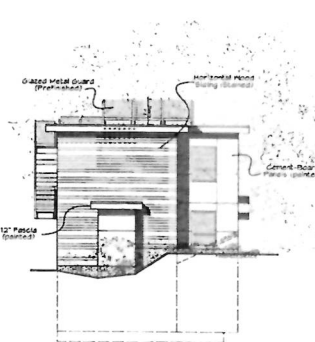
Main Floor Plan
Scale: 1/8" = 1'-0"



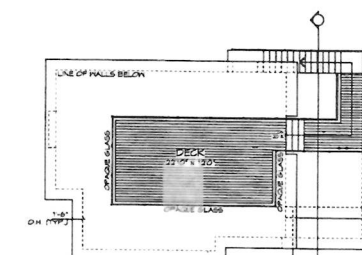
Upper Floor Plan
Scale: 1/8" = 1'-0"



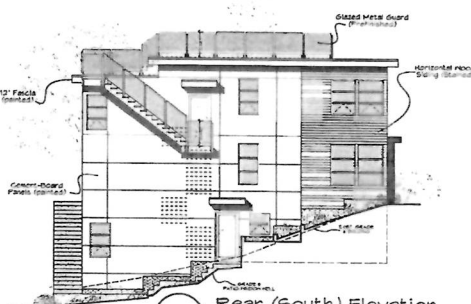
Front (North) Elevation
Scale: $1/8" = 1'-0"$



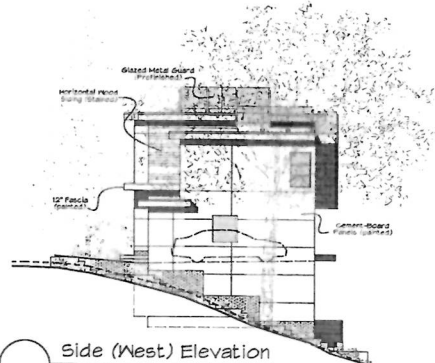
Side (East) Elevation
Scale: $1/8" = 1'-0"$



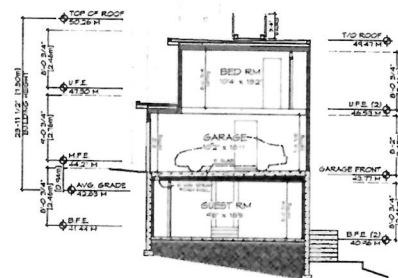
Roof/ Deck Plan
Scale: 1/8" = 1'-0"



Rear (South) Elevation
Scale: 1/8" = 1'-0"



Side (West) Elevation
Scale: $1/8" = 1'-0"$



Section
Scale: 1/8" = 1'-0"

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2018.04.11

ZEBRADESIGN

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Victoria, B.C. V8S 5E6
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Drawn By: C.COLLINS

Date: JAN 19, 2018

Scale: AS NOTED

Project:
1418 LANG ST. -
SMALL LOT
REZONING

Title:
PROPOSED SFD (LOT
2) FLOOR PLANS &
ELEVATIONS & SECTION

Revision:
Rev:
APRIL 11/10

Sheet:

SK3

Proj.No.	0000
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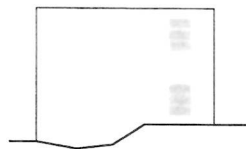
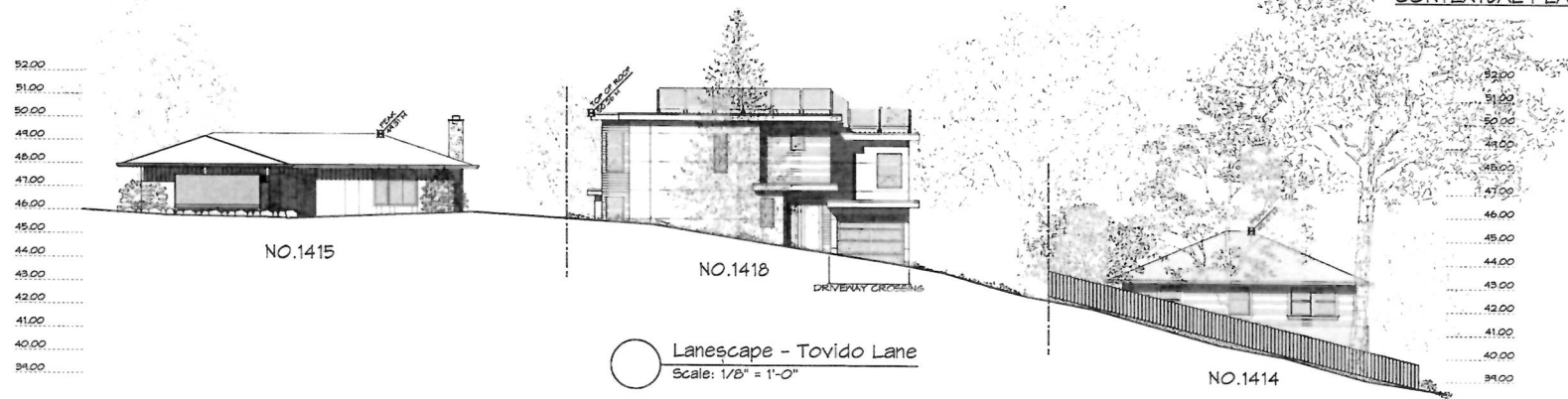
APR 23 2018

Planning & Development Department
Development Services Division

REV NO	DESCRIPTION	DATE
1	RANDOM SIZES AND LOCATIONS REVISED ON BOTH ELEVATIONS, 1 FLOOR PLANS. OPAQUE GLASS INDICATED ON ELEVATIONS AND ROOM 204A.	APR 10/12



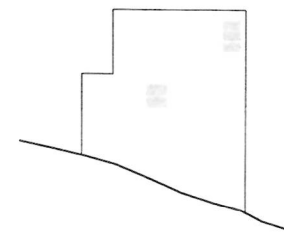
CONTEXTUAL PLAN



MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (East)	
DISTANCE TO PROPERTY LINE	1.50 M (4.92')
EXPOSED BUILDING FACE AREA	41.51 M ² (447.65 SF)
GLAZING AREA	2.49 M ² (26.21 SF)
PERCENTAGE	5.84% (ALLOWED 5.00%)



MAXIMUM GLAZING CALCULATION - REAR ELEVATION (South)	
DISTANCE TO PROPERTY LINE	2.91 M (9.51')
EXPOSED BUILDING FACE AREA	105.41 M ² (1140.88 SF)
GLAZING AREA	10.34 M ² (111.39 SF)
PERCENTAGE	9.76% (ALLOWED 9.45%)



MAXIMUM GLAZING CALCULATION - SIDE ELEVATION (West)	
DISTANCE TO PROPERTY LINE	6.00 M (19.67')
EXPOSED BUILDING FACE AREA	48.40 M ² (526.47 SF)
GLAZING AREA	2.00 M ² (21.51 SF)
PERCENTAGE	4.09% (ALLOWED 51.00%)

Limiting Distance - Prob. SFD
Scale: 1/8" = 1'-0"

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Drawn By: COLLINS

Date: JAN 19, 2016

Scale: AS NOTED

Project:
1418 LANG ST. -
SMALL LOT
REZONING

Title:
PROPOSED LOT 2
- TOVIDO LANE
LANESCAPE

Revision: Sheet:
Rev. 11/16

SK4

Proj. No. 0000

REV. NO.	DESCRIPTION	DATE
1	LIMITING DISTANCE ADDED TO SK4	APR 11/18



LANDSCAPE PLAN
SCALE 1:100

NOTE:
ROADSIDE IMPROVEMENTS TO
BE COORDINATED PER CITY OF
VICTORIA ENG. DEPT.
REQUIREMENTS

**LANDSCAPE PLAN
LEGEND**

TREES AND SHRUBS

EXISTING TREE NEW TREE NEW SHRUBS GROUNDCOVER PLANTS

GROUNDCOVER

MULCH LAWN NATIVE LANDSCAPING

HARD LANDSCAPING

PERMEABLE PAVING BROWN FINISHED/EXISTING SIDEWALK/CONCRETE PAVING

FENCE

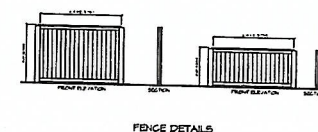
WOOD FENCE (See Detail)

EGRESS

PRIMARY EGRESS SECONDARY EGRESS

NOTES:

1. LANDSCAPING LOCATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND RECORDS AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA BCSLA 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 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.
6. WOOD CHIMNEY IN CASE OF EXISTING GAS NEW LOT.



REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NEW LANDSCAPE PLAN LEGEND NEW LAWN ADDED FOR LOT 11 LOT 2) EXISTING GAS TREE TO BE RETAINED EXISTING TREE REMOVED AS SPECIFIED NEW TREE ADDED (AS SPECIFIED) NEW PERMEABLE PAVING ADDED FOR PROPOSED DRIVEWAY	APR 11/18	Rev 1 APRIL 11/18	SK5
				Proj. No. 8888

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REZONING
2018.04.11

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Drawn By: H.K.

Date: JAN. 19, 2018

Scale: AS NOTED

Project:

1418 LANG ST.

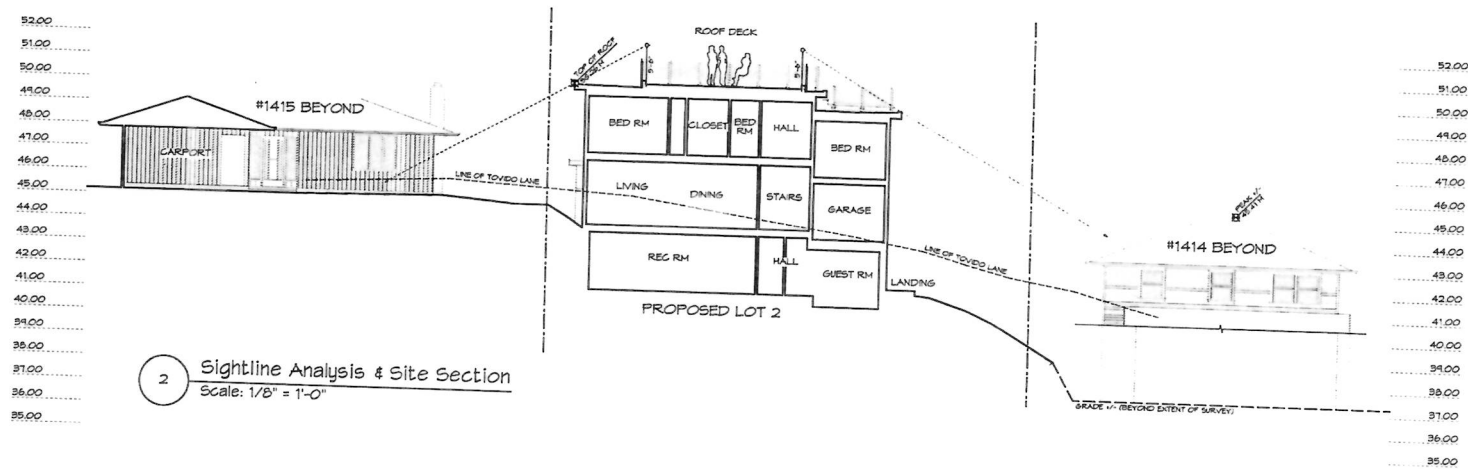
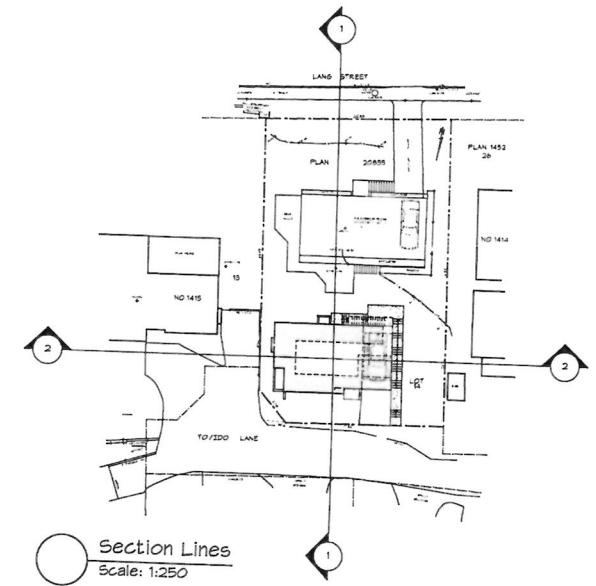
SMALL LOT

REZONING

Title:

LANDSCAPE PLAN

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City of Victoria
APR 23 2018
Planning & Development Department
Development Services Division



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REZONING
2018.04.11

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Phone: (250) 360-2144
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Drawn By: C. COLLINS

Date: JAN 19, 2018

Scale: AS NOTED

Project:

1418 LANG ST. -
SMALL LOT
REZONING

Title:
SIGHTLINE
ANALYSIS & SITE
SECTIONS

Revision:	Sheet:
Rev1 APRIL 11/10	

SK6

Proj.No. 0000	
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Received
City of Victoria

APR 23 2018

Planning & Development Department
Development Services Division

REV. NO.	DESCRIPTION	DATE
1	SHEET SK6 ADDED TO DRAWING PACKAGE	APR 11/15

APRIL 11/15
SK6
 PROJ. NO. 8888