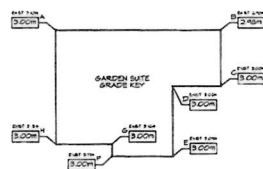
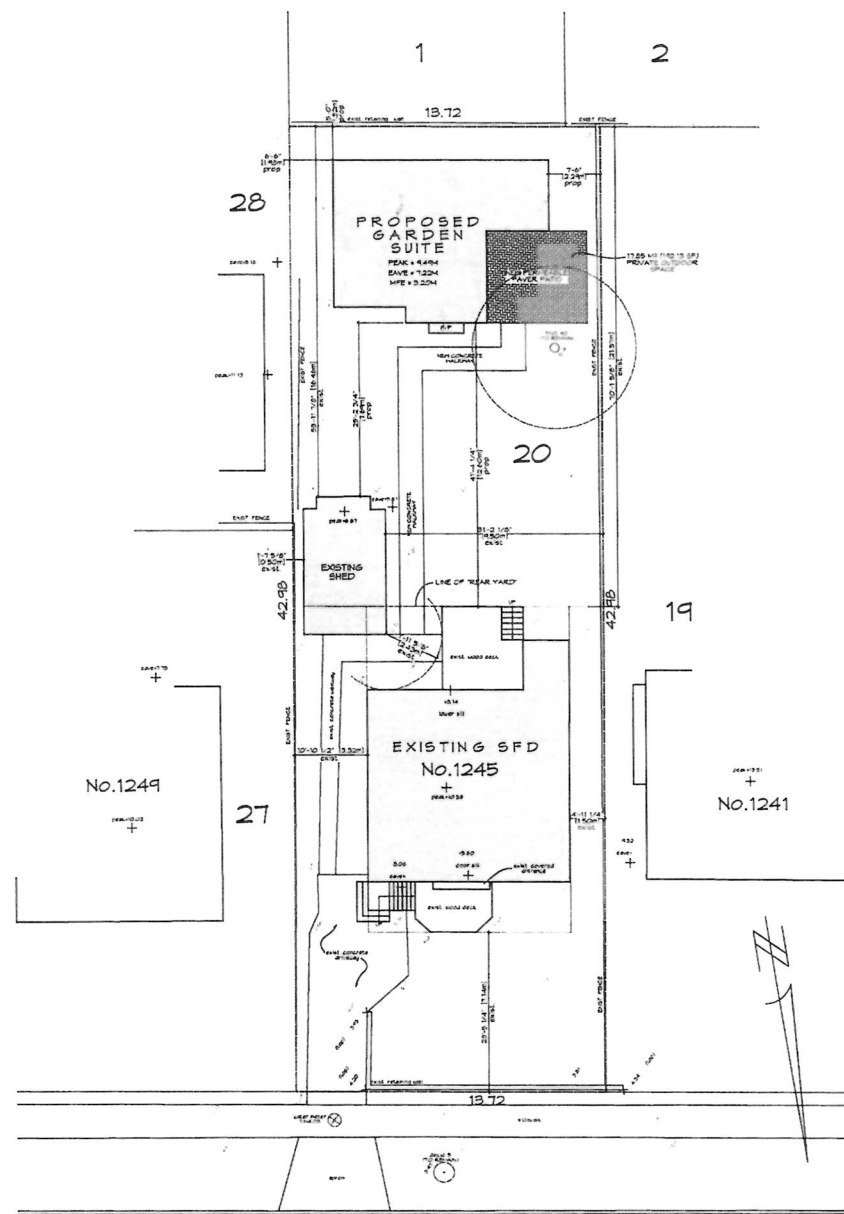


SITE DATA - 1245 Oxford St., Victoria (*PLUS SITE*)		
LEGAL DESCRIPTION - AMENDED LOT 20 (DO 144349) BLOCK B, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 949		
ZONING - R1-B		
LOT AREA	460.00 M ²	EXISTING 589.46 M ² (6344.86 FT ²)
LOT WIDTH	15.00 M	EXISTING 13.72 M (45.01')
LOT DEPTH (AVG.)		EXISTING 42.95 M (141.01')
SETBACKS		
FRONT	7.50 M	7.14 M (23.43') ENG.
REAR	10.75 M (25.56')	21.81 M (71.71')
SIDE (E)	3.00 M	3.32 M (10.89')
SIDE (W)	1.50 M	1.50 M (4.92')
SIDE (COMBINED)	4.50 M	4.82 M (15.81')
AVG. GRADE		EXIST.
STOREYS	2 + BSMT	EXIST.
BUILDING HEIGHT	7.60 M	EXIST.
TOTAL FLOOR AREA		EXIST.
SITE COVERAGE	40.00 %	30.60 % (180.40 M ²) INCLUDING BOTH EXISTING AND PROPOSED
PARKING	1 SPACE	1 SPACE ENG. LOCATED IN FRONT YARD
ACCESSORY SHED		
SETBACKS		
TO HOUSE	2.40 M	2.43 M (7.97')
REAR	0.60 M	16.48 M (54.00')
SIDE (E)	0.60 M	0.50 M (1.64') ENG.
SIDE (W)	0.60 M	4.50 M (14.78')
AVG. GRADE		3.32 M (10.89')
BUILDING HEIGHT	3.50 M	2.82 M (9.25')
FLOOR AREA	37.00 M ²	14.74 M ² (159.00 FT ²)
REAR YARD COVERAGE	25.00 % OF REAR YARD	5.43 M ² (58.57 M ²) ONLY PORTION IN REAR YARD PARTIALLY LOCATED OUTSIDE REAR YARD
GARDEN SUITE		
SETBACKS		
TO HOUSE	2.40 M	12.60 M (41.34')
TO SHED	2.40 M	1.64 M (5.38')
REAR	0.60 M	1.52 M (5.00')
SIDE (E)	0.60 M	1.45 M (4.76')
SIDE (W)	0.60 M	2.24 M (7.35')
AVG. GRADE		3.00 M (9.84')
BUILDING HEIGHT	5.50 M	5.36 M (17.58')
FLOOR AREA	56.00 M ²	48.80 M ² (526.00 FT ²) STORAGE LOFT EXCLUDED (1.14 M CEILING)
REAR YARD COVERAGE	25.00 % OF REAR YARD	24.45 M ² (263.21 M ²) INCLUDING PORTION OF SHED IN REAR YARD
NOTE: ALL ENG.'S NOTED ARE LEGAL NON-CONFORMING PER CITY OF VICTORIA RECORDS		

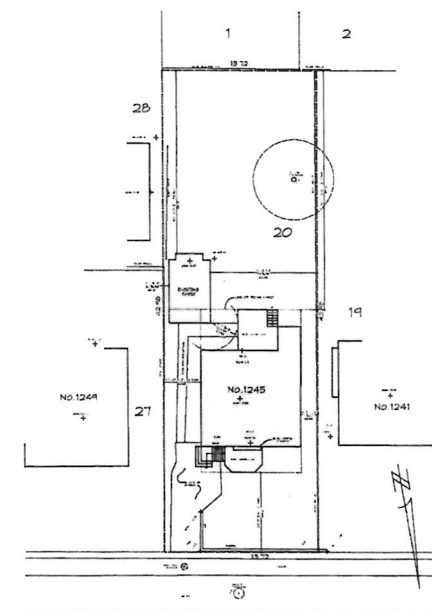


1245 OXFORD (SHED) - Average Grade Calculation									
Segment	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	3.00	2.98	2.99	0.48	28.24				
BC	2.98	3.00	2.99	2.20	9.57				
CD	3.00	3.00	3.00	2.74	8.22				
DE	3.00	3.00	3.00	4.04	12.12				
EF	3.00	3.00	3.00	3.51	10.53				
FG	3.00	3.00	3.00	0.69	2.67				
GH	3.00	3.00	3.00	3.20	9.66				
HA	3.00	3.00	3.00	8.55	19.65				
TOTAL				33.38	100.01				
								AVERAGE GRADE	3.00



Oxford Street

Site Plan - Proposed
Scale: 1:100



Oxford Street

Site Plan - Existing
Scale: 1:200

DRAWING LIST:
 DP01 SITE PLAN AND DATA
 DP02 PLANS & SECTIONS
 DP03 ELEVATIONS
 DP04 STREETScape
 DP05 LANDSCAPE
 DP06 COLOUR BOARD

Received
City of Victoria

JUN 13 2018

Planning & Development Department
Development Services Division

ISSUED FOR DP
JUNE 05, 2018

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAY
C. COLLINS

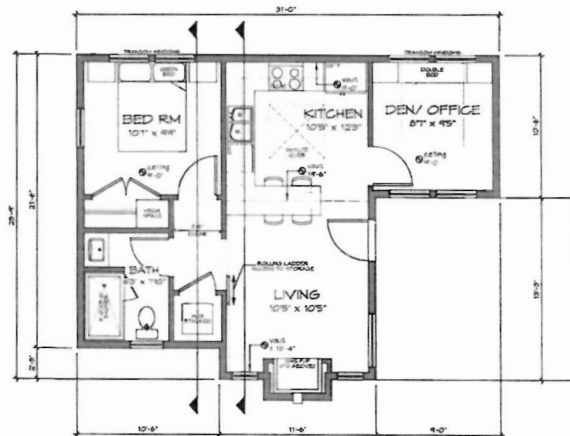
Date: Sept. 22, 2017

Scale: AS NOTED

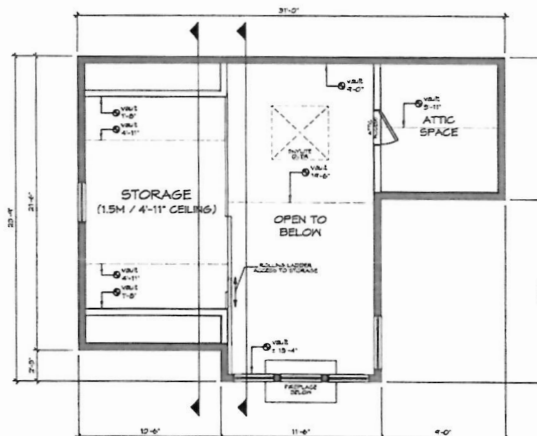
Project:
PROPOSED
GARDEN SUITE
1245 OXFORD ST.

Title:
SITE PLAN &
SITE DATA

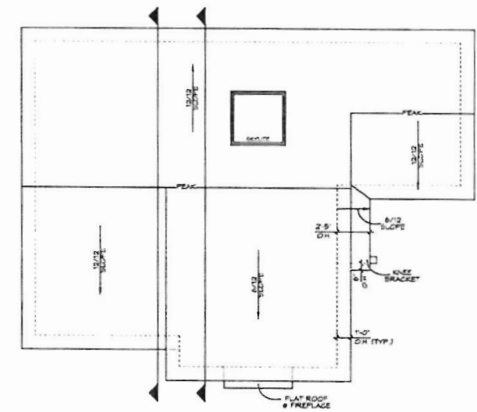
Revision: Sheet:
DP
01
Proj No. TBD



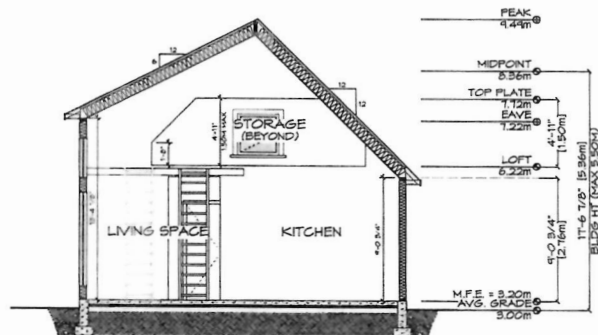
○ Floor Plan
Scale: 1:50



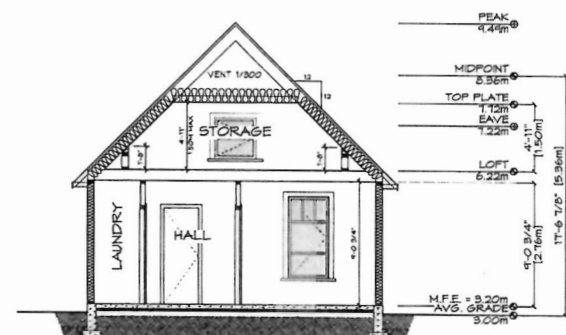
○ Loft Storage Plan
Scale: 1:50



○ Roof Plan
Scale: 1:50



○ Section (at living space)
Scale: 1:50



○ Section (at storage space)
Scale: 1:50

Received
City of Victoria

JUN 13 2018

Planning & Development Department
Development Services Division

ISSUED FOR DP
JUNE 05, 2018

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN/
S. GILLING

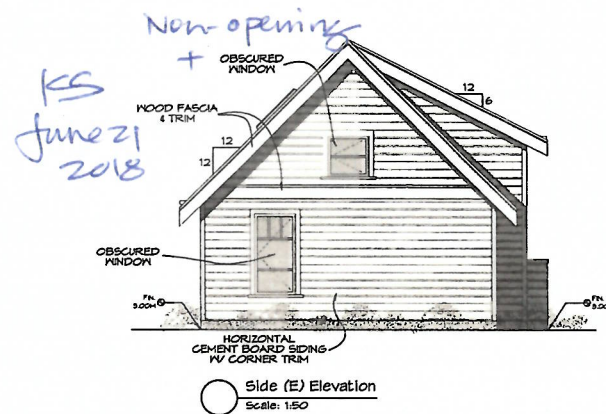
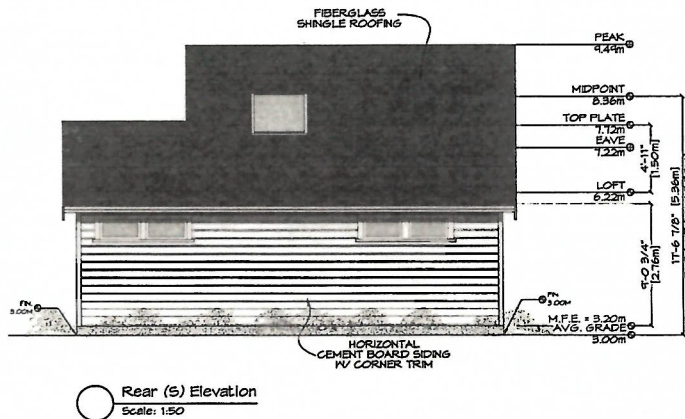
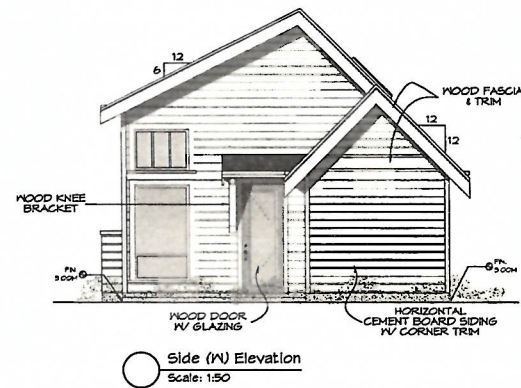
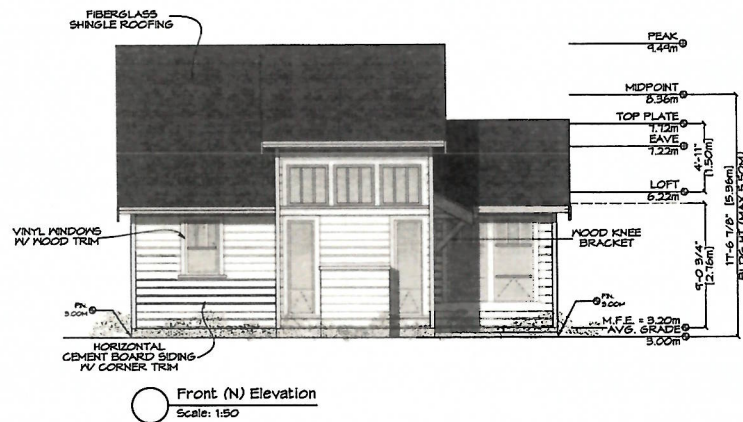
Date: Sept. 22, 2017

Scale: AS NOTED

Project:
**PROPOSED
GARDEN SUITE**
1245 OXFORD ST.

Title:
**PLANS &
SECTIONS**

Revision: Sheet:
**DP
02**
Proj. No. TBD



Received
City of Victoria

JUN 13 2018

Planning & Development Department
Development Services Division

ISSUED FOR DP JUNE 05, 2018	
ZEBRADESIGN	
1161 NEWPORT AVE Victoria, B.C. V8S 5E6 Phone: (250) 360-2144 Fax: (250) 360-2115	
Drawn By: K. KOSHMAN/ C. COLLINS	
Date: Sept. 22, 2017	
Scale: AS NOTED	
Project: PROPOSED GARDEN SUITE 1245 OXFORD ST.	
Title: ELEVATIONS	
Revision:	Sheet: DP 03
	Proj. No. TBD

1249 OXFORD

1245 OXFORD
(PROJECT LOCATION)

1241 OXFORD



1249 OXFORD



1245 OXFORD
(PROJECT LOCATION)



1241 OXFORD

Received
City of Victoria

JUN 13 2018

Planning & Development Department
Development Services Division

ISSUED FOR DP
JUNE 05, 2018

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN/
C. COLLINS

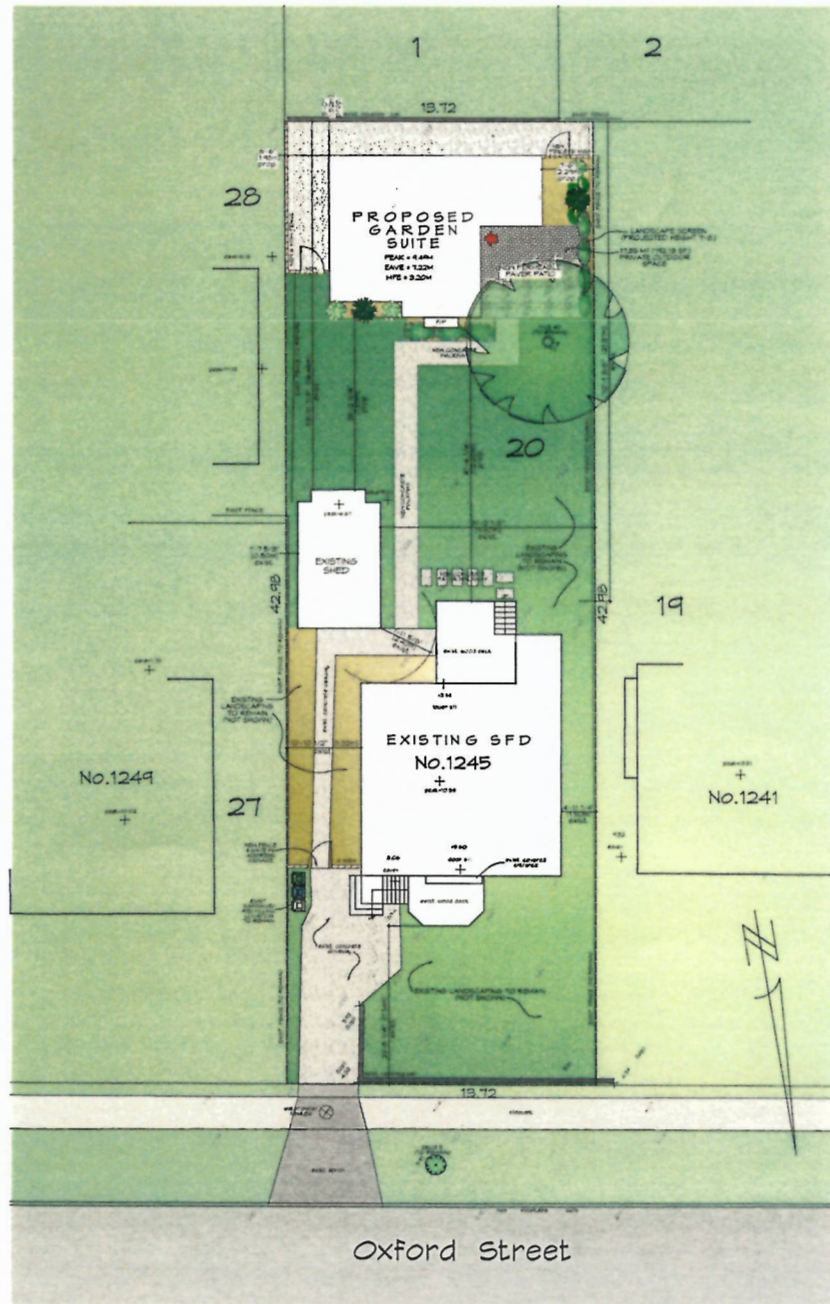
Date: Sept. 22, 2017

Scale: AS NOTED

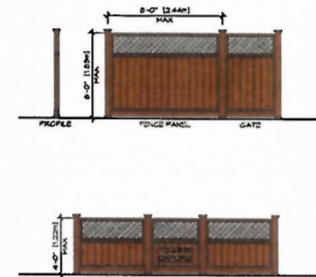
Project:
PROPOSED
GARDEN SUITE
1245 OXFORD ST.

Title:
STREETSCAPE

Revision:	Sheet:
	DP 04
Proj No. TBD	



LANDSCAPE PLAN LEGEND			
TREES/SHRUBS			
EXISTING TREE	NEW TREE	NEW SHRUB	GROUNDCOVER PLANTS
GROUNDCOVER			
LAWN	MULCH	GRAVEL	
HARD LANDSCAPING		OTHER	
PERMEABLE PAVERS	CONCRETE	WOOD PRIVACY FENCE	
BRUSHED CONCRETE DRIVEWAY/GROSSING	PAVED SIDEWALK	RETAINING WALL	
EGRESS			
		CONCRETE PAVERS	
NOTES: 1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR. 2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXCAVATIONS. 3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCMA STANDARDS. 4. ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. 5. FENCE TO BE MAX HEIGHT OF 1.30M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BEHIND FRONT OF BUILDING AND REAR PROPERTY LINE			



Fence & Gate Designs
 Scale: 1/4" = 1'-0"

Landscape Plan - Proposed
 Scale: 1:100

Received
 City of Victoria

JUN 13 2018

Planning & Development Department
 Development Services Division

ISSUED FOR DP
 JUNE 05, 2018

ZEBRADESIGN

1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
 Fax: (250) 360-2115

Drawn By: K. KOSHKAN/
 C. COLLINS

Date: Sept. 22, 2017

Scale: AS NOTED

Project:
PROPOSED GARDEN SUITE
 1245 OXFORD ST.

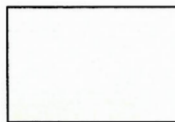
Title:
 LANDSCAPE

Revision: Sheet:
 DP
 05

Proj. No. TBD



HARDIE PLANK LAP SIDING
CEDAR MILL FINISH
"COBBLESTONE"
CEMENT BOARD
HORIZONTAL SIDING



SHERWIN WILLIAMS PAINTS
"EXTRA WHITE" SK1006
WOOD FASCIA, TRIM, BELLY BAND
& KNEE BRACKET



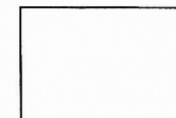
Front (N) Elevation
Scale: 1:50



Side (W) Elevation
Scale: 1:50



MALARKEY SHINGLES
"MIDNIGHT BLACK"
ROOF SHINGLES



VINYL
"WHITE"
WINDOWS



GLOVERDALE FEATHERONE
SEMI-TRANSPARENT STAIN
"NATURAL TONE CEDAR" ST010
WOOD FRONT ENTRY DOOR

Received
City of Victoria

JUN 13 2018

Planning & Development Department
Development Services Division

ISSUED FOR DP
JUNE 05, 2018

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 9E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSMAN/
C. COLLINS

Date: Sept. 22, 2017

Scale: AS NOTED

Project:
PROPOSED
GARDEN SUITE
1245 OXFORD ST.

Title:
COLOUR BOARD

Revision:	Sheet:
	DP 06
Proj. No. TBD	