

PROPOSED SUBDIVISION:

1249 Finlayson Street

VICTORIA, BC

PROJECT INFORMATION:

SITE ADDRESS: 1249 FINLAYSON STREET, VICTORIA, BC
 LOT 1, BLOCK 4, PLAN VP1200, SECTION 4 LAND DISTRICT 57

OWNER: ADRIAN LANGERIS

SCOPE OF WORK:

SUBDIVISION OF EXISTING R18 PARCEL INTO TWO R182 PARCELS.

1) ROTATE & RELOCATE EXISTING SINGLE FAMILY DWELLING
 2) SUBDIVIDE R18 PARCEL INTO TWO R182 PARCELS
 3) CONSTRUCTION OF NEW SINGLE FAMILY DWELLING

**ZONING ANALYSIS (EXISTING HOUSE 1249):**

ZONE: R1-B

LOT AREA: 667.2m²

AVERAGE GRADE: 37.99m

LOT COVERAGE: ALLOWABLE PROPOSED
 HOUSE: 40% 120.5m² (18.1%)

KEY PLAN:**SHEET INDEX:**

A0-0 COVER SHEET

A1-0 COMMUNITY PLAN

A1-1 EXISTING & PROPOSED NEIGHBOURHOOD PLAN

A1-2 EXISTING & PROPOSED SITE PLAN

A1-3 PROPOSED SITE SERVICING PLAN

A1-4 EXISTING & PROPOSED LANDSCAPE PLAN

A1-5 SITE IMAGES

A1-6 DEVELOPMENT ELEVATIONS

A1-7 DEVELOPMENT ELEVATIONS

A1-8 DEVELOPMENT PERSPECTIVES

A1-9 DEVELOPMENT PERSPECTIVES

A1-10 DEVELOPMENT PERSPECTIVES

A1-11 DEVELOPMENT PERSPECTIVES

A2-0 LOT A - COVER SHEET

A2-1 LOT A - FLOOR PLANS

A2-2 LOT A - ELEVATIONS

A2-3 LOT A - SECTION

A2-4 LOT A - PERSPECTIVES

A3-0 LOT B - COVER SHEET

A3-1 LOT B - BASEMENT & MAIN FLOOR PLAN

A3-2 LOT B - SECOND FLOOR PLAN & SECTION

A3-3 LOT B - ELEVATIONS

A3-4 LOT B - PERSPECTIVES

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
 250.999.8953
 INFO@RYANHUYTDESIGNS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
 250.856.5155

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NOTES:

1. The proposed subdivision is subject to the approval of the City of Victoria Planning & Development Department. The applicant is responsible for obtaining all necessary permits and approvals from the City of Victoria.

2. The proposed subdivision is subject to the approval of the City of Victoria Planning & Development Department. The applicant is responsible for obtaining all necessary permits and approvals from the City of Victoria.

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Date	Description	By	No.
17Nov03	Site Concept	RH	1
17Dec12	Issue for DP	RH	2
18Apr05	DP Revisions	RH	3
18Apr05	DP Revisions	RH	4
18Apr05	DP Revisions	RH	5

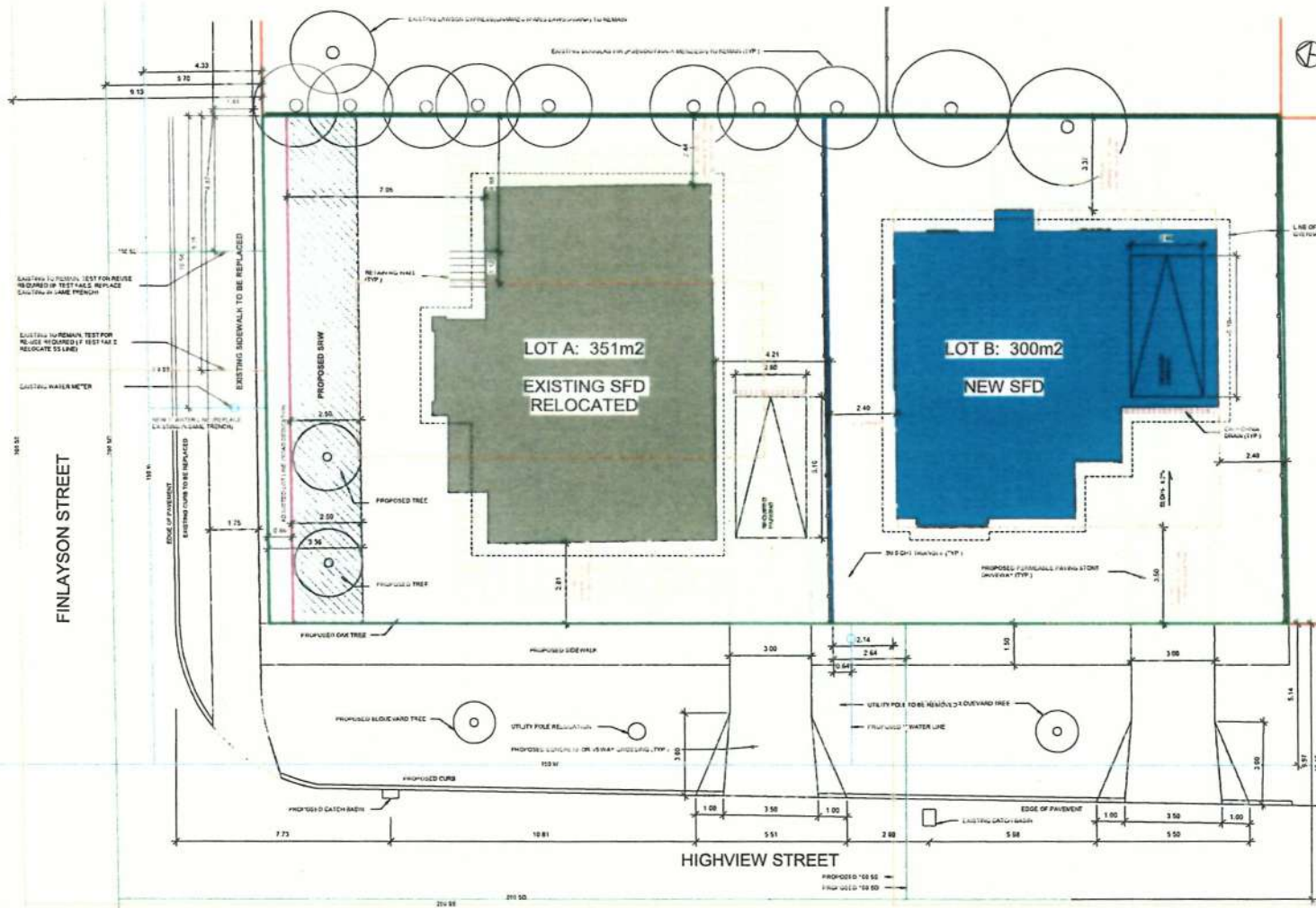
ryd RYAN HOYT DESIGNS INC.
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Project: 1249 Finlayson

Sheet Title: Cover Sheet

Project No.: 17069

Sheet: A0.0



① Proposed Site Servicing Plan
1:15

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NOTES

1. All dimensions are in meters unless otherwise stated.
2. All setbacks are from the existing ground level unless otherwise stated.
3. All easements are shown in green.
4. All proposed structures are shown in blue.
5. All proposed parking spaces are shown in yellow.
6. All proposed driveways are shown in red.
7. All proposed utility lines are shown in black.
8. All proposed trees are shown in green.
9. All proposed landscaping is shown in green.
10. All proposed signage is shown in black.

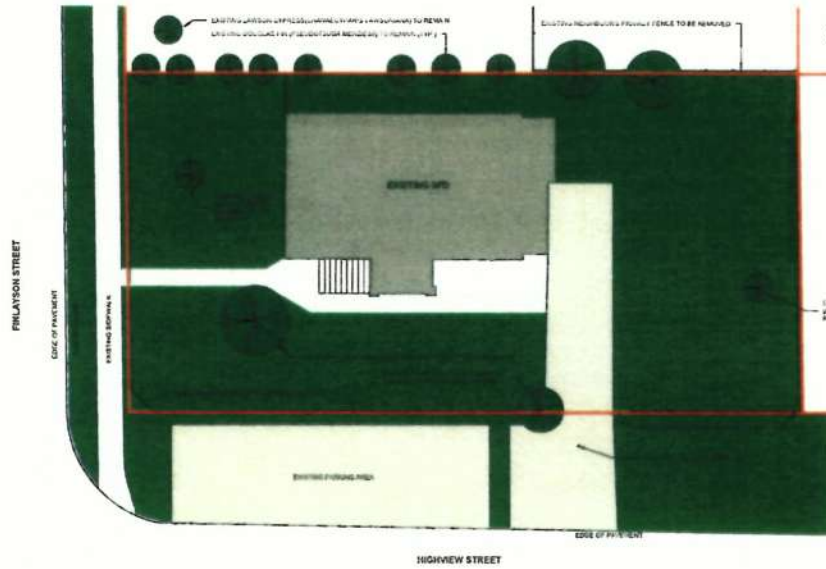
Date	Description	By	No
17/08/2018	Site Servicing Plan	RM	1
18/08/2018	Site Servicing Plan	RM	2
19/08/2018	Site Servicing Plan	RM	3
20/08/2018	Site Servicing Plan	RM	4

rchd
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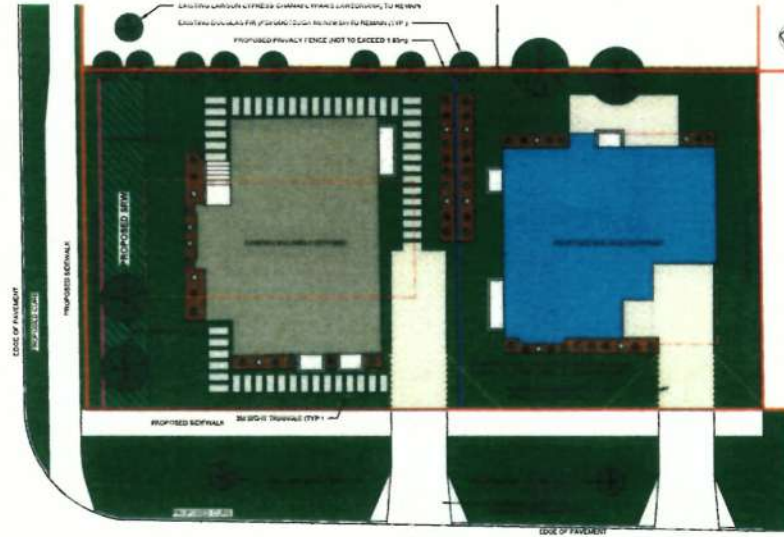
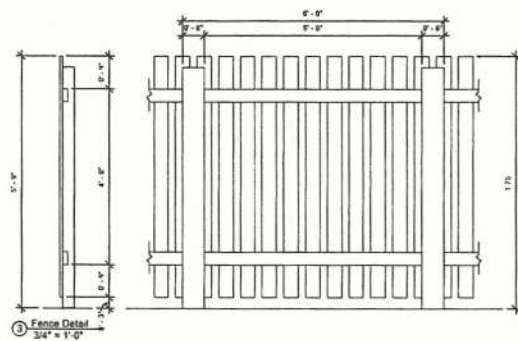
Project: 1249 Finlayson
Sheet Title: Proposed Site Servicing Plan

Project No.: 17069

Sheet: A1.3



② Existing Landscape Plan
1:125



① Proposed Landscape Plan
1:125

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LANDSCAPE LEGEND					
				GRASS	
				TREES & SHRUBS	
				PERMEABLE PAVING STONE	
				PERMEABLE PAVING STONE	
				PERMEABLE PAVING STONE	

17069
A1.4

Date	Description	By	No.
17/06/13	Site Concept	RM	1
17/06/13	Site Plan	RM	2
18/06/13	DP Revisions	RM	3
18/06/13	DP Revisions	RM	4
18/06/13	DP Revisions	RM	5

17069
A1.4

Project: 1249 Finlayson
Sheet Title: Existing & Proposed Landscape Plan

Project No.: 17069

Sheet: A1.4



① Development North (Side)
1/4" = 1'-0"



② Development South (Side)
1/4" = 1'-0"

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DEVELOPMENT SERVICES DIVISION

Date:	Description:	By:	No.:
17Dec03	Site Concept	BH	1
17Dec02	Plans for DP	BH	2
18Feb02	DP Revisions	BH	3
18Apr02	DP Revisions	BH	4
18Jul02	DP Revisions	BH	5

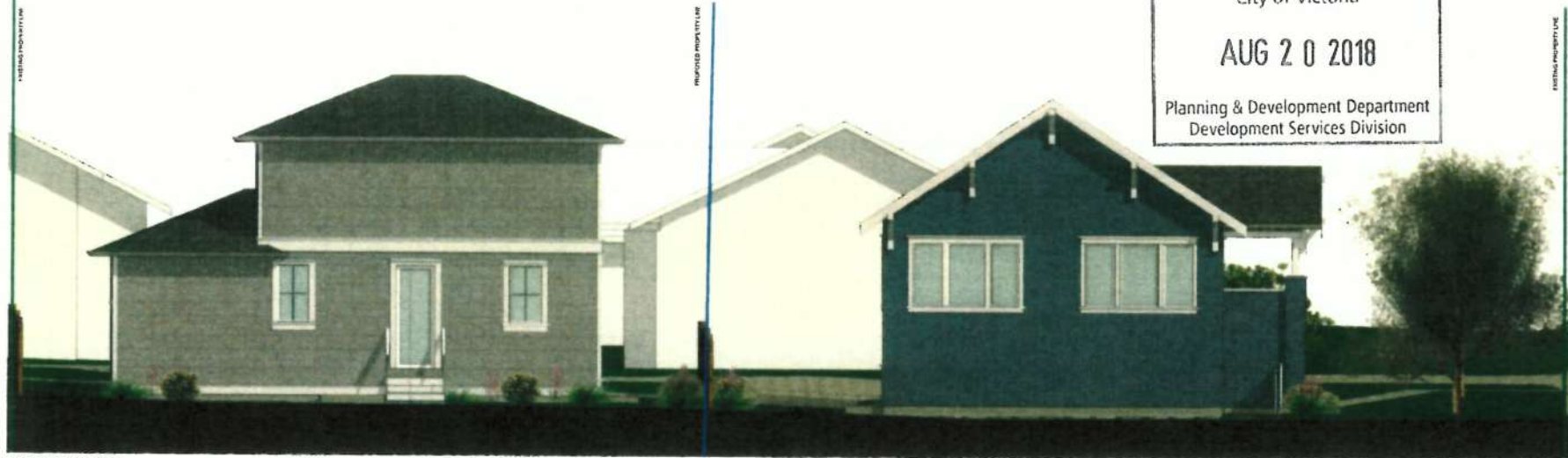
chd
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info@ryanhartdesign.com
www.ryanhartdesign.com

Project: 1249 Finlayson
Sheet Title: Development Elevations

Project No.: 17069

Sheet: A1.6

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① Development East (Rear)
1/4" = 1'-0"



② Development West (Front)
1/4" = 1'-0"


[illegible]

Date	Description	By	No.
17Nov03	Site Concept	RH	1
17Dec12	Issue for QP	RH	2
18Feb03	QP Revisions	RH	3
18Apr05	QP Revisions	RH	4
13Jul19	QP Revisions	RH	5

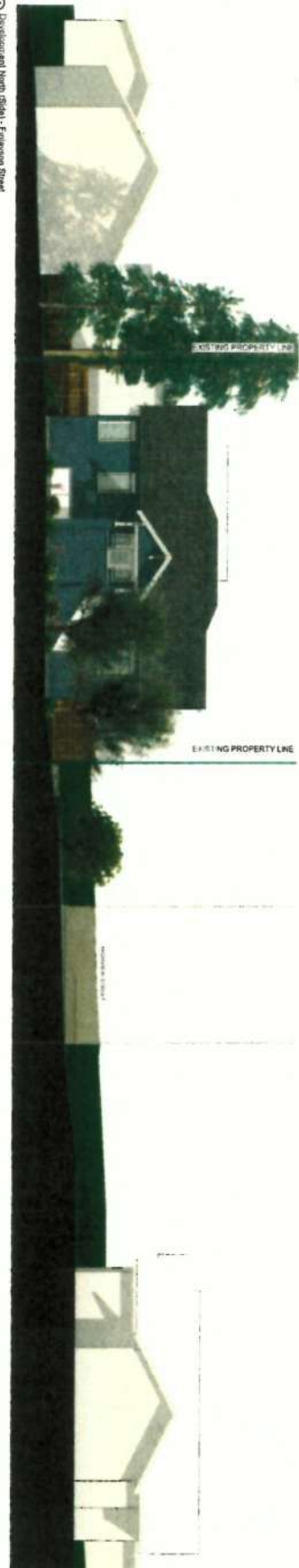


Development Elevations

Project No.: 17069

Sheet: **A1.7** 


① Development North (55ft) - Finlayson Street
1/8" = 1'-0"



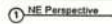
② Development West (55ft) - Highway Street
1/8" = 1'-0"



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Sheet: A1.8	Project No.: 17069	Project: 1249 Finlayson	Sheet Title: Development Elevations	 Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria, BC V8Z 6L6 250 899 9813 rh@ryanhoytdesigns.com www.ryanhoytdesigns.com	<table border="1"> <thead> <tr> <th>Date:</th> <th>Description:</th> <th>By:</th> <th>No.:</th> </tr> </thead> <tbody> <tr> <td>17Nov03</td> <td>Site Concept</td> <td>RH</td> <td>1</td> </tr> <tr> <td>17Dec12</td> <td>Issue for DP</td> <td>RH</td> <td>2</td> </tr> <tr> <td>18Feb02</td> <td>DP Revisions</td> <td>RH</td> <td>3</td> </tr> <tr> <td>18Apr25</td> <td>DP Revisions</td> <td>RH</td> <td>4</td> </tr> <tr> <td>18Jul19</td> <td>DP Revisions</td> <td>RH</td> <td>5</td> </tr> </tbody> </table>	Date:	Description:	By:	No.:	17Nov03	Site Concept	RH	1	17Dec12	Issue for DP	RH	2	18Feb02	DP Revisions	RH	3	18Apr25	DP Revisions	RH	4	18Jul19	DP Revisions	RH	5	<p><small>NOTES:</small></p> <p>1. All elevations are based on the existing ground level unless otherwise noted.</p> <p>2. All elevations are based on the existing ground level unless otherwise noted.</p> <p>3. All elevations are based on the existing ground level unless otherwise noted.</p> <p>4. All elevations are based on the existing ground level unless otherwise noted.</p> <p>5. All elevations are based on the existing ground level unless otherwise noted.</p> <p>6. All elevations are based on the existing ground level unless otherwise noted.</p> <p>7. All elevations are based on the existing ground level unless otherwise noted.</p> <p>8. All elevations are based on the existing ground level unless otherwise noted.</p> <p>9. All elevations are based on the existing ground level unless otherwise noted.</p> <p>10. All elevations are based on the existing ground level unless otherwise noted.</p>
Date:	Description:	By:	No.:																											
17Nov03	Site Concept	RH	1																											
17Dec12	Issue for DP	RH	2																											
18Feb02	DP Revisions	RH	3																											
18Apr25	DP Revisions	RH	4																											
18Jul19	DP Revisions	RH	5																											

Planning & Development Department
Development Services Division



rhod
DESIGN

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① NW Perspective



② North Perspective

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Date:	Description:	By:	No:
17/06/20	Site Concept	RM	1
17/06/20	Site Plan	RM	2
18/06/20	DP Revision	RM	3
18/06/20	DP Revision	RM	4
18/06/20	DP Revision	RM	5

rh
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Project: 1249 Finlayson
Sheet Title: Development Perspectives

Project No.: 17069

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West Perspective



Proposed Site Perspective

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Date	Description	By	No.
17/06/03	Site Concept	RH	1
17/06/12	Issue for DP	RH	2
18/06/02	DP Revision	RH	3
18/06/02	DP Revision	RH	4
18/06/02	DP Revision	RH	5

ch
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Project:
1249 Finlayson

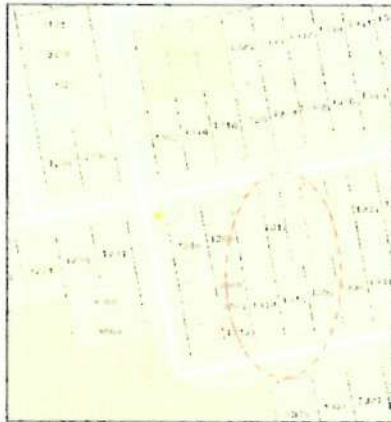
Sheet Title:
Development Perspectives

Project No.:
17069

Sheet:
A1.11

RENOVATION & ADDITION TO: 1249 Finlayson Street (Lot A) VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS:
1249 FINLAYSON STREET, VICTORIA, BC

**LOT 1, BLOCK 4, PLAN
V1200, SECTION 4 LAND
DISTRICT 57**

OWNER:
ADRIAN LANGEREIS

SCOPE OF WORK:

SUBDIVISION OF EXISTING R1B PARCEL INTO TWO R1S2 PARCELS
1) ROTATE & RELOCATE EXISTING SINGLE FAMILY DWELLING
2) RENOVATION & ADDITION OF EXISTING SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
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GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: W.E. MAYENBURG LAND SURVEYING INC.
250.656.5155

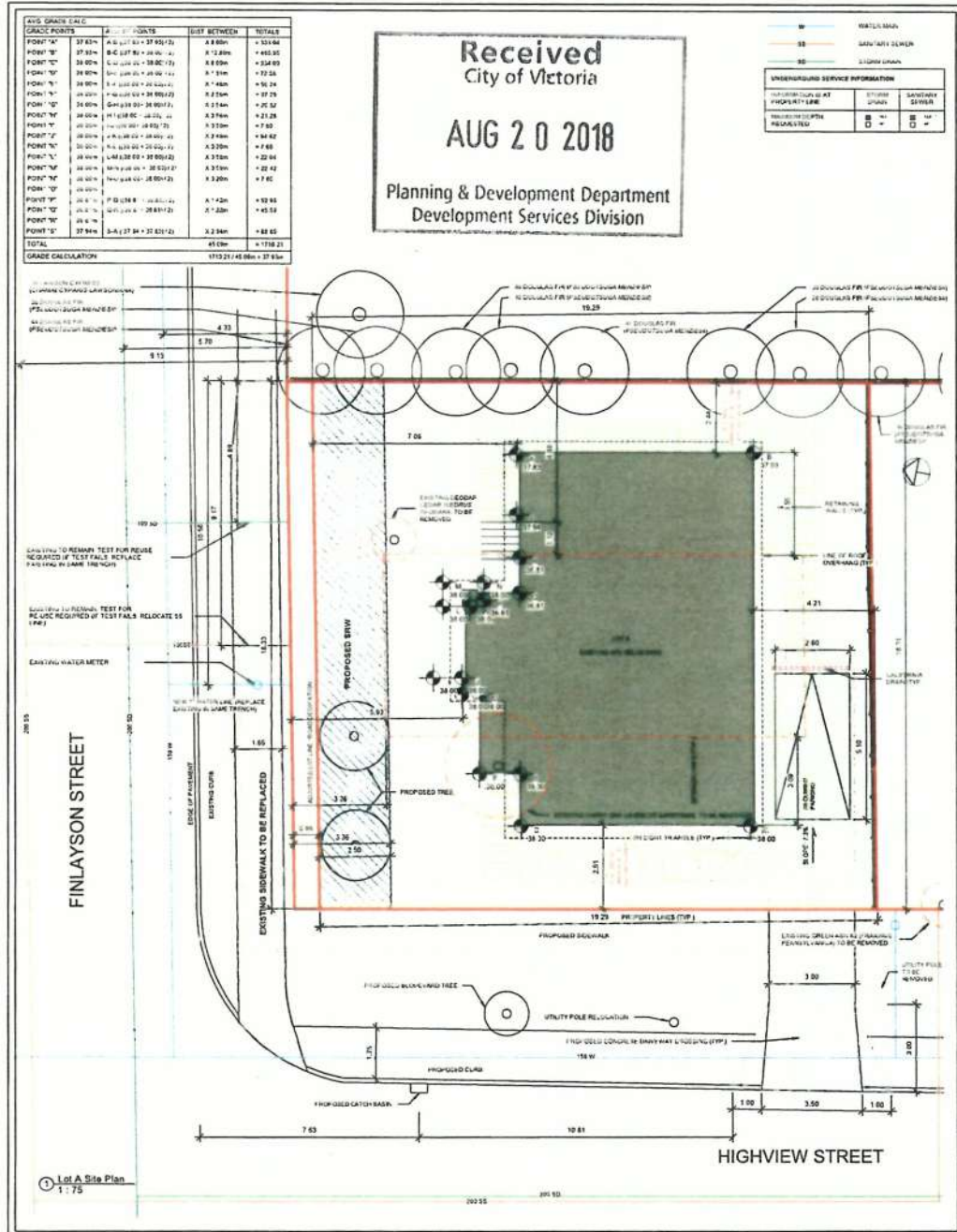
ZONING ANALYSIS:

ZONE:	R1-S2
FLOOR ELEVATIONS:	BASEMENT: 36.81m MAIN FLOOR: 33.93m
LOT AREA:	351.6m ²
AVERAGE GRADE:	37.93m
F.S.R.:	ALLOWABLE 0.5-1.0
GROSS FLOOR AREA:	ALLOWABLE 190.0m ²
LOT COVERAGE:	ALLOWABLE 40%
HEIGHT:	ALLOWABLE 7.50m
SETBACKS:	ALLOWABLE FRONT (W): 6.0m REAR (E): 6.0m SIDE (N): 2.4m SIDE (S): 2.4m

EXISTING	PROPOSED
N/A (0.27) (0.4/0.51.6)	N/A (0.27) (0.4/0.51.6)
EXISTING	PROPOSED
94.8m ²	94.8m ² (NO CHANGE)
103.4m ² (EXEMPT)	91.9m ² (EXEMPT)
94.8m ²	94.8m ²
EXISTING	PROPOSED
126.6m (30.0%)	115.4m (32.8%)
EXISTING	PROPOSED
5.97m	6.03m
EXISTING	PROPOSED
8.18m	7.06m
2.06m	2.06m
8.63m	7.06m
12.94m	4.21m

SHEET INDEX:

A2.0 LOT A - COVER SHEET
A2.1 LOT A - FLOOR PLANS
A2.2 LOT A - ELEVATIONS
A2.3 LOT A - SECTION
A2.4 LOT A - PERSPECTIVES



17069

Project: 1249 Finlayson

Sheet: A2.0

Project No.: 17069

Sheet: A2.0

17069

Project: 1249 Finlayson

Sheet: A2.0

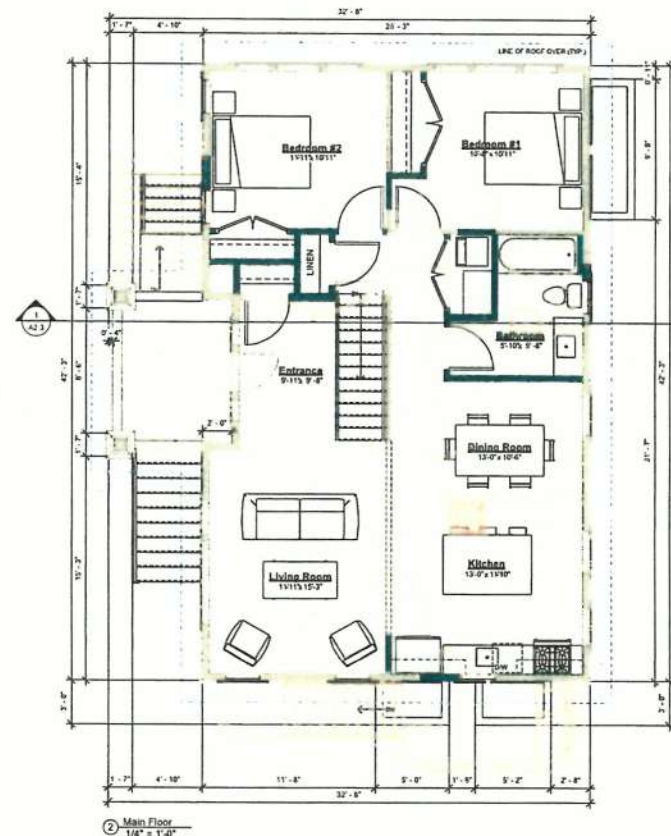
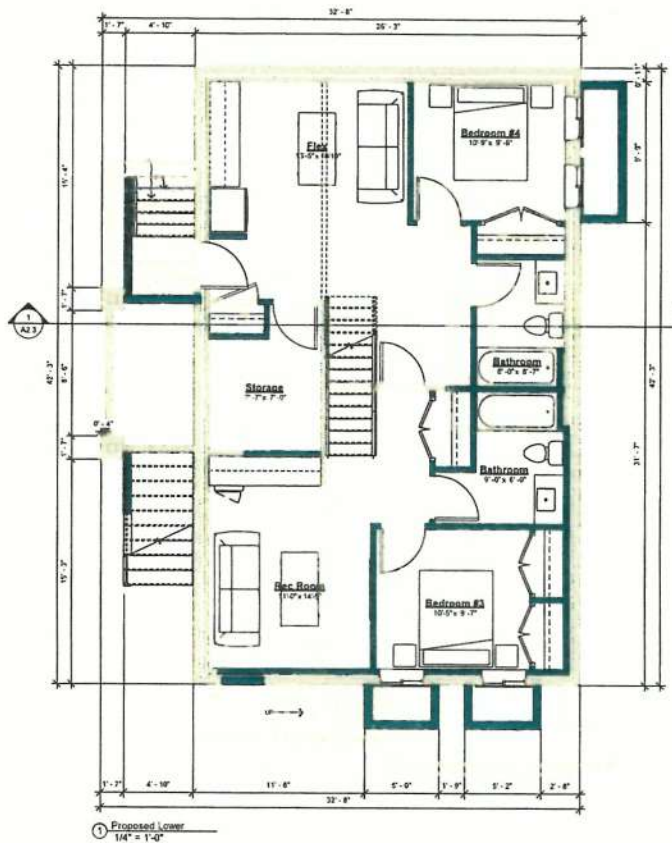
Project No.: 17069

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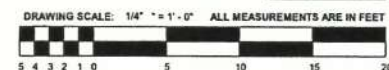
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FLOOR AREA	17069 SF
MAX.	1000 SF
AVERAGE	841 SF
TOTAL SQUARE FEET	20812



1. The Planning Department requires that all floor plans submitted for review be prepared in accordance with the City of Victoria's Planning Department's Floor Plan Requirements. The floor plan must be submitted in a digital format (PDF or DWG) and a hard copy must be submitted at the same time. The floor plan must be submitted in a digital format (PDF or DWG) and a hard copy must be submitted at the same time. The floor plan must be submitted in a digital format (PDF or DWG) and a hard copy must be submitted at the same time.

Date	Description	By	No.
17/06/2018	Rev. 001	PH	1
17/06/2018	Rev. 002	PH	2
17/06/2018	Rev. 003	PH	3
17/06/2018	Rev. 004	PH	4
17/06/2018	Rev. 005	PH	5

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Project:
1249 Finlayson
Sheet Title:
Basement & Main Floor Plan

Project No.:
17069

Sheet:
A2.1

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Top of Roof
45.52

Mean Roof Height
43.96

T.O. Main Walls
42.66

Highest Eave
42.41

Main Floor
39.90

T.O. Lower Walls
39.57

Landing
37.99

Existing Ava. Grade
37.99

Proposed Ava. Grade
37.93

9'-1 1/4"

8'-0 3/4"

6'-8 1/2"

8'-0"

REAR ELEVATION

West (Rear)
1/4" = 1'-0"

Top of Roof
48.52

Mean Roof Height
43.96

T.O. Main Walls
42.56

Highest Eave
42.41

Main Floor
37.90

T.O. Lower Walls
39.57

Existing Avg. Grade
37.39

Proposed Avg. Grade
37.33

5'-10 1/2"

5'-1 1/4"

8'-0 3/4"

1'-6"

8'-3"

1'-9"

LINE OF EXISTING GRADE (TYP.)

3 South Side

Architectural elevation drawing of the East Elevation of a building. The drawing shows a two-story structure with a gabled roof, a brick chimney on the left, and a central entrance with a porch. Various dimensions and levels are indicated on the left and right sides.

Left Side Dimensions and Levels:

- Top of Roof: 45.52
- Main Roof Height: 43.96
- T.C. Main Walls: 42.66
- Hillside Sill: 42.41
- Main Floor: 39.00
- T.C. Lower Walls: 38.57
- Landing: 37.99
- Existing A.S. Grade: 37.93
- Proposed A.S. Grade: 37.93

Right Side Dimensions:

- Proposed Height: 8.00
- Existing Height: 8.50

Other Dimensions and Notes:

- Roof Pitch: 5'-1 1/4"
- Chimney Height: 5'-1 1/4"
- Chimney Width: 1'-0"
- Chimney Depth: 1'-0"
- Chimney Base: 1'-0"
- Chimney Top: 1'-0"
- Chimney Sill: 1'-0"
- Chimney Footing: 1'-0"
- Chimney Foundation: 1'-0"
- Chimney Wall: 1'-0"
- Chimney Roof: 1'-0"
- Chimney Gable: 1'-0"
- Chimney Siding: 1'-0"
- Chimney Trim: 1'-0"
- Chimney Hardware: 1'-0"
- Chimney Accessories: 1'-0"
- Chimney Details: 1'-0"
- Chimney Notes: 1'-0"

Notes:

- 1. East Elevation
- 2. 1/4" = 1'-0"

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Project:
1249 Finlayson

Project No.:

Sheet: **A2.2**

17069

Elevations

ELEVATION NOTES LEGEND

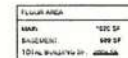
1. 10 YEAR LAB RATE ASPHALT SHINGLES ROOFING
2. PAINTED CEDAR SHINGLES
3. ALUMINUM GUTTER RAIL WITH GLASS INSERTS
4. 4X6 BUILT UP LUMBER WOOD POSTS W/ W PAIN
TACK WRAP (1-2" x 1-2")
5. DECORATIVE 7 APPLIED WOOD RAIL BRACE

FLOOR AREA	
MAIN	1270 SF
BASEMENT	940 SF
101 sq. ft. porch, 12	2000 sq. ft.

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



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

A graphic scale bar with alternating black and white segments. Below the bar, numerical markings are provided: 5, 4, 3, 2, 1, 0, 5, 10, 15, 20. The first segment (0 to 5 feet) is divided into four 1-foot segments, each further divided into four 3-inch segments.


[illegible]

Date	Description	By	No.	Amount
7/10/63	Stk Contingt	RH	1	
7/10/63	Contingt for RP	RH	2	
8/1/63	RP Reserves	RH	3	
8/1/63	RP Reserves	RH	4	
11/1/63	RP Reserves	RH	5	

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Project
1249 Finlayson
Sheet Title:
Section

Project No.: 17069

Sheet: **A2.3** 



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Date	Description	By	No
Nov 2011	Sales Commission	RMH	1
Dec 12	Issue for DP	RMH	2
Jan 13	DP Transactions	RMH	3
Feb 13	DP Transactions	RMH	4
Mar 13	DP Transactions	RMH	5
Apr 13	DP Transactions	RMH	6
May 13	DP Transactions	RMH	7
Jun 13	DP Transactions	RMH	8
Jul 13	DP Transactions	RMH	9
Aug 13	DP Transactions	RMH	10
Sep 13	DP Transactions	RMH	11
Oct 13	DP Transactions	RMH	12
Nov 13	DP Transactions	RMH	13
Dec 13	DP Transactions	RMH	14
Jan 14	DP Transactions	RMH	15
Feb 14	DP Transactions	RMH	16
Mar 14	DP Transactions	RMH	17
Apr 14	DP Transactions	RMH	18
May 14	DP Transactions	RMH	19
Jun 14	DP Transactions	RMH	20
Jul 14	DP Transactions	RMH	21
Aug 14	DP Transactions	RMH	22
Sep 14	DP Transactions	RMH	23
Oct 14	DP Transactions	RMH	24
Nov 14	DP Transactions	RMH	25
Dec 14	DP Transactions	RMH	26
Jan 15	DP Transactions	RMH	27
Feb 15	DP Transactions	RMH	28
Mar 15	DP Transactions	RMH	29
Apr 15	DP Transactions	RMH	30
May 15	DP Transactions	RMH	31
Jun 15	DP Transactions	RMH	32
Jul 15	DP Transactions	RMH	33
Aug 15	DP Transactions	RMH	34
Sep 15	DP Transactions	RMH	35
Oct 15	DP Transactions	RMH	36
Nov 15	DP Transactions	RMH	37
Dec 15	DP Transactions	RMH	38
Jan 16	DP Transactions	RMH	39
Feb 16	DP Transactions	RMH	40
Mar 16	DP Transactions	RMH	41
Apr 16	DP Transactions	RMH	42
May 16	DP Transactions	RMH	43
Jun 16	DP Transactions	RMH	44
Jul 16	DP Transactions	RMH	45
Aug 16	DP Transactions	RMH	46
Sep 16	DP Transactions	RMH	47
Oct 16	DP Transactions	RMH	48
Nov 16	DP Transactions	RMH	49
Dec 16	DP Transactions	RMH	50
Jan 17	DP Transactions	RMH	51
Feb 17	DP Transactions	RMH	52
Mar 17	DP Transactions	RMH	53
Apr 17	DP Transactions	RMH	54
May 17	DP Transactions	RMH	55
Jun 17	DP Transactions	RMH	56
Jul 17	DP Transactions	RMH	57
Aug 17	DP Transactions	RMH	58
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Dec 17	DP Transactions	RMH	62
Jan 18	DP Transactions	RMH	63
Feb 18	DP Transactions	RMH	64
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Sep 18	DP Transactions	RMH	71
Oct 18	DP Transactions	RMH	72
Nov 18	DP Transactions	RMH	73
Dec 18	DP Transactions	RMH	74
Jan 19	DP Transactions	RMH	75
Feb 19	DP Transactions	RMH	76
Mar 19	DP Transactions	RMH	77
Apr 19	DP Transactions	RMH	78
May 19	DP Transactions	RMH	79
Jun 19	DP Transactions	RMH	80
Jul 19	DP Transactions	RMH	81
Aug 19	DP Transactions	RMH	82
Sep 19	DP Transactions	RMH	83
Oct 19	DP Transactions	RMH	84
Nov 19	DP Transactions	RMH	85
Dec 19	DP Transactions	RMH	86
Jan 20	DP Transactions	RMH	87
Feb 20	DP Transactions	RMH	88
Mar 20	DP Transactions	RMH	89
Apr 20	DP Transactions	RMH	90
May 20	DP Transactions	RMH	91
Jun 20	DP Transactions	RMH	92
Jul 20	DP Transactions	RMH	93
Aug 20	DP Transactions	RMH	94
Sep 20	DP Transactions	RMH	95
Oct 20	DP Transactions	RMH	96
Nov 20	DP Transactions	RMH	97
Dec 20	DP Transactions	RMH	98
Jan 21	DP Transactions	RMH	99

rhdy
RYAN HOYT
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Victoria, BC V8Z 6L8
250.999.9813
info@ryanhoytdesigns.com

Project:
1249 Finlayson

Sheet Title:
Lot A - Perspectives

17069

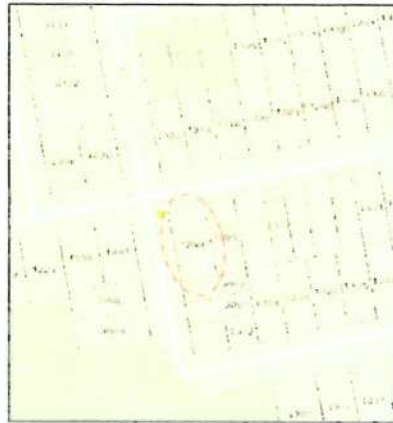
Sheet **A2.4** 

PROPOSED SINGLE FAMILY DWELLING:

1249 Finlayson Street (Lot B)

VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 1249 FINLAYSON STREET, VICTORIA, BC
OWNER: ADRIAN LANGERIS

SCOPE OF WORK:

SUBDIVISION OF EXISTING R18 PARCEL INTO TWO R182 PARCELS.
 1) CONSTRUCTION OF NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
 250 889 9933
 INFO@RYANHOYTDESIGNS.COM
GENERAL CONTRACTOR: TBD
STRUCTURAL ENGINEER: TBD
SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
 250 656 5155

SHEET INDEX:

A3.0 LOT B - COVER SHEET
 A3.1 LOT B - BASEMENT & MAIN FLOOR PLAN
 A3.2 LOT B - SECOND FLOOR & SECTION
 A3.3 LOT B - ELEVATIONS
 A3.4 LOT B - PERSPECTIVES

ZONING ANALYSIS:

ZONE: R1-52
FLOOR ELEVATIONS: BASEMENT 36.18m
 MAIN FLOOR: 39.27m
 SECOND FLOOR: 42.35m
 GARAGE SLAB: 38.49m

LOT AREA: 200 dm²

AVERAGE GRADE: 36.25m

F.S.R.: ALLOWABLE 0.6-1.0

GROSS FLOOR AREA: ALLOWABLE

BASEMENT: 45.6m² (EXEMPT)
 MAIN FLOOR: 190 dm²
 SECOND FLOOR: 72.2m²
 GARAGE: 20.4m² (20.4-18.6 = 1.8m)
 TOTAL: 145.5m² (143.7+1.8)

LOT COVERAGE: ALLOWABLE 40%

HOUSE: 40%
 HEIGHT: ALLOWABLE 7.50m
 HOUSE: 7.15m

SETBACKS: ALLOWABLE

FRONT (F): 6.00m
 REAR (R): 6.00m
 SIDE (S): 2.40m
 SIDE (S): 2.40m

PROPOSED
 N/A (8.49) (145.5/300.0)

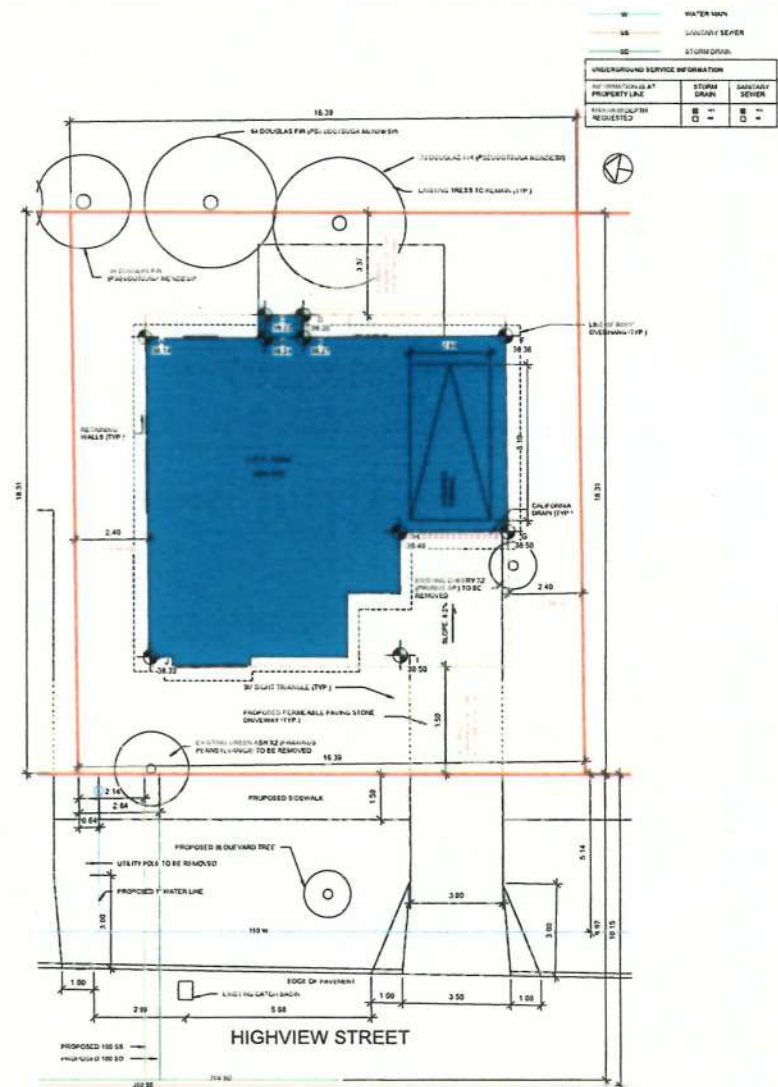
PROPOSED
 45.6m² (EXEMPT)
 71.5m² 143.7m²
 72.2m²
 20.4m² (20.4-18.6 = 1.8m)
 145.5m² (143.7+1.8)

PROPOSED
 104.7m²(25%)
 72.2m²
 20.4m² (20.4-18.6 = 1.8m)
 145.5m² (143.7+1.8)

PROPOSED
 104.7m²(25%)

PROPOSED
 7.15m

PROPOSED
 6.00m
 6.00m
 2.40m
 2.40m



① Lot B Site Plan
 1:75

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GRADE POINTS	Avg. of Points	Dist. Between	TOTALS
POINT "A"	38.16m	A-B (10.34 + 34.20/2)	0.36m
POINT "B"	38.24m	B-C (34.24 + 38.20/2)	0.12m
POINT "C"	38.22m	C-D (38.22 + 38.20/2)	0.01m
POINT "D"	38.25m	D-E (38.25 + 38.27/2)	0.01m
POINT "E"	38.27m	E-F (38.27 + 38.28/2)	0.01m
POINT "F"	38.28m	F-G (38.28 + 38.29/2)	0.01m
POINT "G"	38.29m	G-H (38.29 + 38.30/2)	0.01m
POINT "H"	38.30m	H-I (38.30 + 38.31/2)	0.01m
POINT "I"	38.31m	I-J (38.31 + 38.32/2)	0.01m
POINT "J"	38.32m	J-K (38.32 + 38.33/2)	0.01m
TOTAL			0.36m

NOTES:
 1. The owner is responsible for obtaining all necessary permits from the City of Victoria.
 2. The owner is responsible for obtaining all necessary permits from the City of Victoria.
 3. The owner is responsible for obtaining all necessary permits from the City of Victoria.
 4. The owner is responsible for obtaining all necessary permits from the City of Victoria.
 5. The owner is responsible for obtaining all necessary permits from the City of Victoria.

Date	Description	By	No.
17-Dec-13	Site Concept	RH	1
17-Dec-13	Issue for DP	RH	2
18-Feb-14	DP Revision	RH	3
18-Feb-14	DP Revision	RH	4
18-Feb-14	DP Revision	RH	5

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 INFO@RYANHOYTDESIGNS.COM
 1249 FINLAYSON STREET, VICTORIA, BC V8M 4A5

Project: 1249 Finlayson
 Sheet Title: Lot B - Cover Sheet

Project No.: 17069

Sheet: A3.0

1. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief.

2. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief.

3. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief. The owner warrants that the information provided in this application is true and correct to the best of their knowledge and belief.

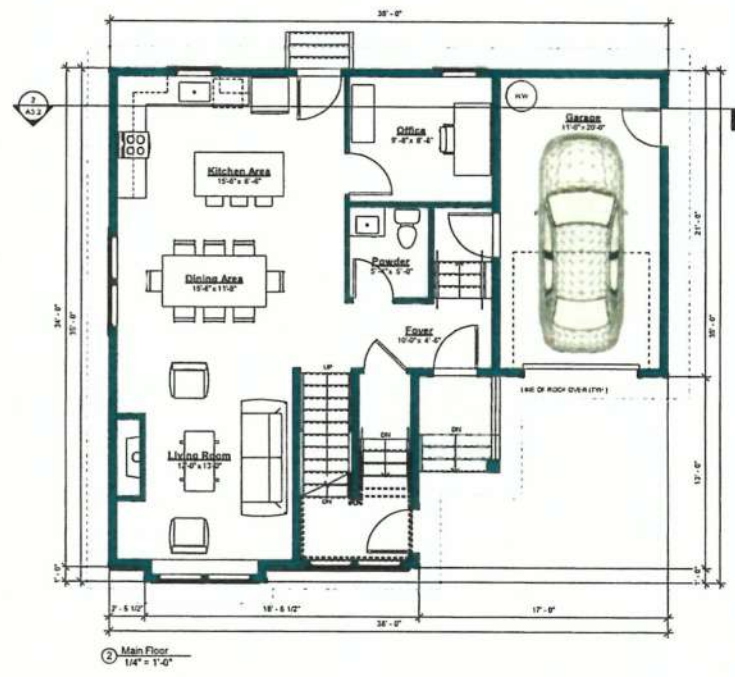
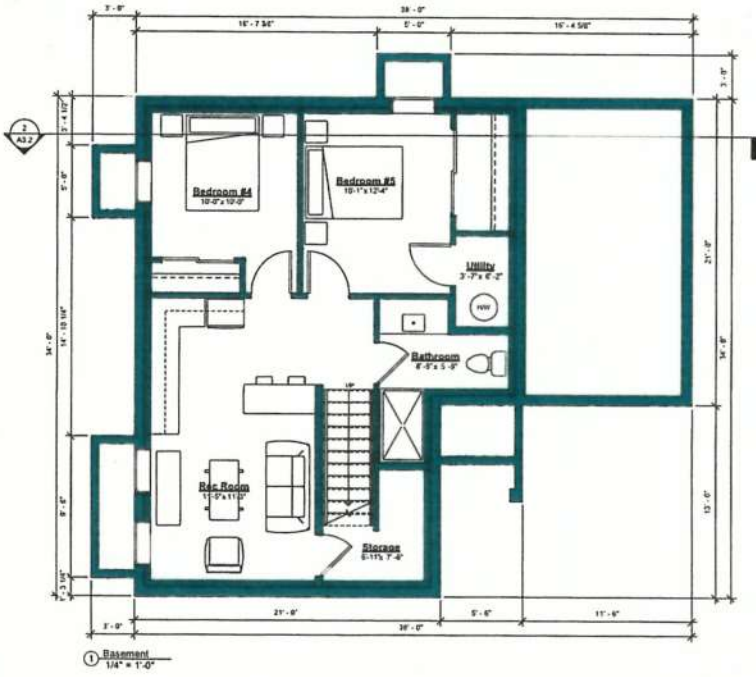
Date:	Description:	By:	No.:
17Nov03	New House Concept	BH	1
17Nov12	Issue for DP	BH	2
18Feb02	DP Revision	BH	3
18Aug05	DP Revision	BH	4
18Jul19	DP Revision	BH	5

chd
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Project: 1249 Finlayson
Sheet Title: Basement & Main Floor Plan

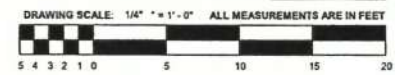
Project No.: 17069

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FLOOR AREA	
AREA	276 SF
PERIMETER	212 SF
PERIMETER	736 SF
TOTAL AREA (including stairs)	2223 SF
TOTAL PERIMETER	212 SF
TOTAL PERIMETER	736 SF



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Planning & Development Department
Development Services Division



① Lot B - East Perspective



② Lot B - NE Perspective



③ Lot B - North Perspective



④ Lot B - SE Perspective

17069-001
The following information is provided for your information only. It is not intended to be a substitute for a professional engineering or architectural drawing. The information is provided for your information only. It is not intended to be a substitute for a professional engineering or architectural drawing. The information is provided for your information only. It is not intended to be a substitute for a professional engineering or architectural drawing.

Date	Description	By	No.
1706003	Site Concept	RH	1
1706012	Issues for DP	RH	2
1806002	DP Evaluation	RH	3
1806005	DP Evaluation	RH	4

chd
CITY OF VICTORIA
Ryan Hoy Design Inc.
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Project: 1249 Finlayson
Sheet Title: Lot B - Perspectives

Project No.: 17069

Sheet: A3.4