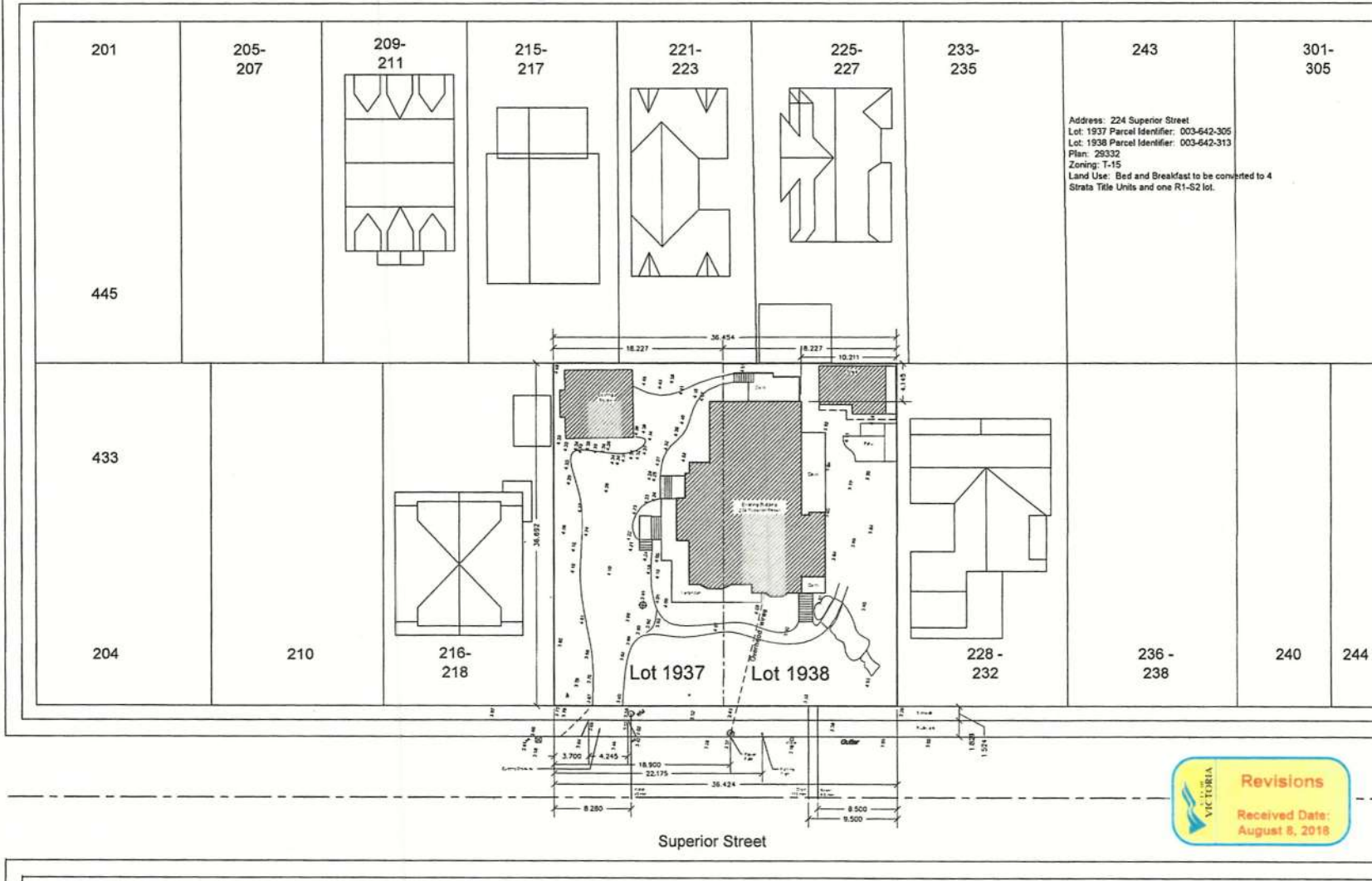




Kingston Street

Montreal Street



Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 29332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot.

Merlin
 DESIGN
 250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Revisions
 Received Date:
 August 8, 2018

Project
 Drawn by
 D. Halton
 Date
 Dec 20, 2016
 Scale
 1:200
 Page

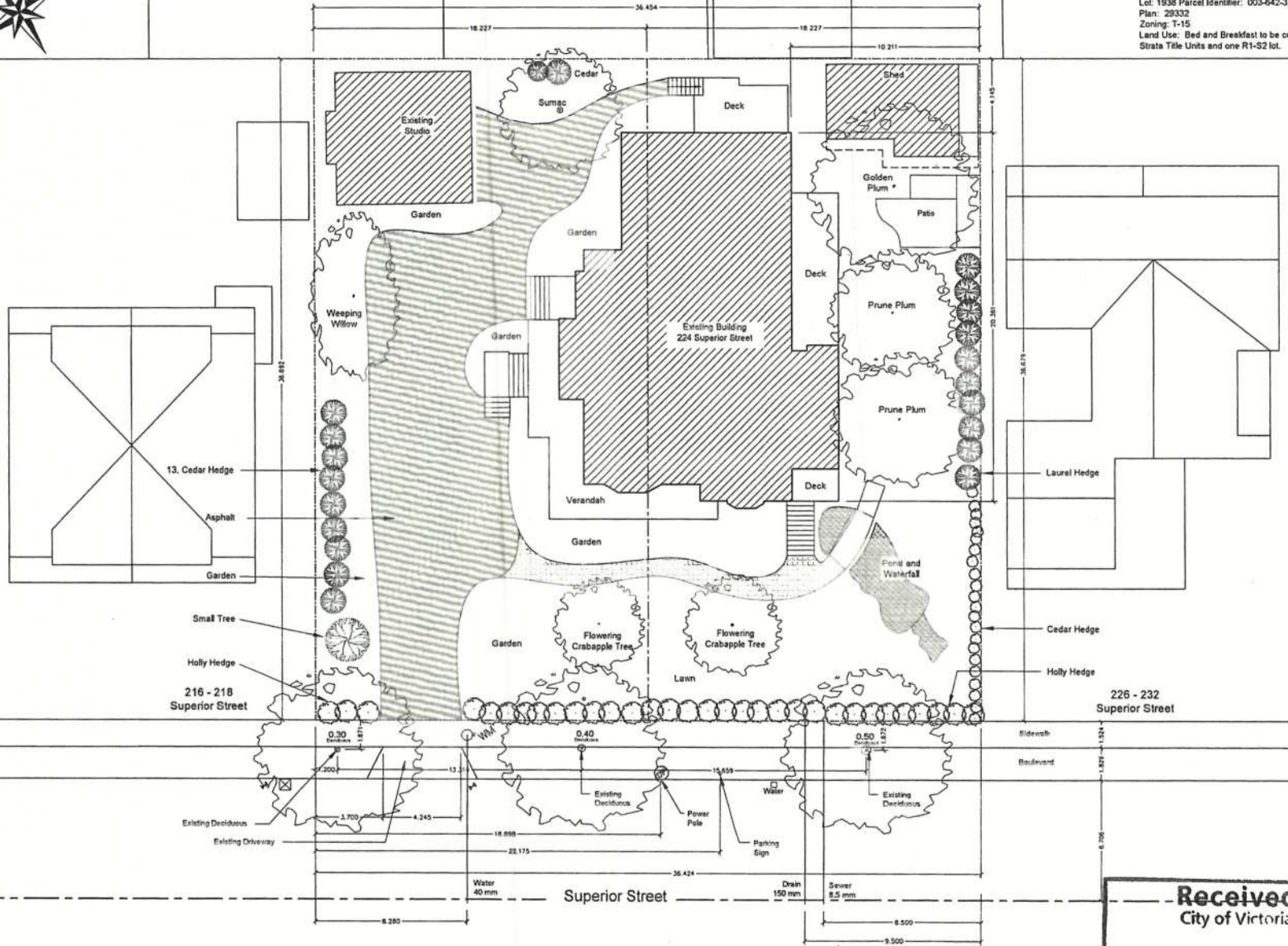
321 209 215 219 221 225 233-235 239 245

1

ATTACHMENT C



Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Plan: 29332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot.



Merlin
 DESIGN
 250 885 2207

224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

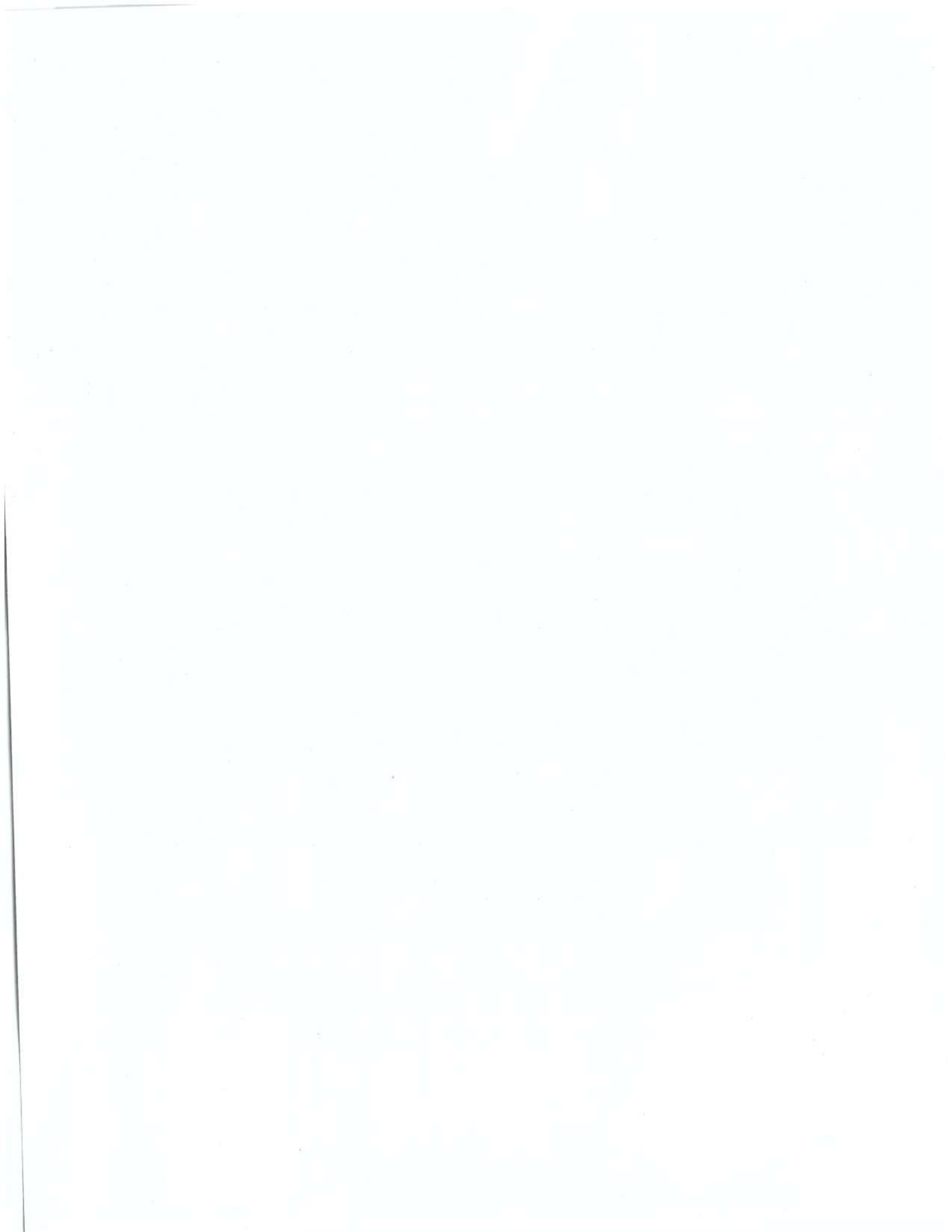
Drawn by
 D. Halton

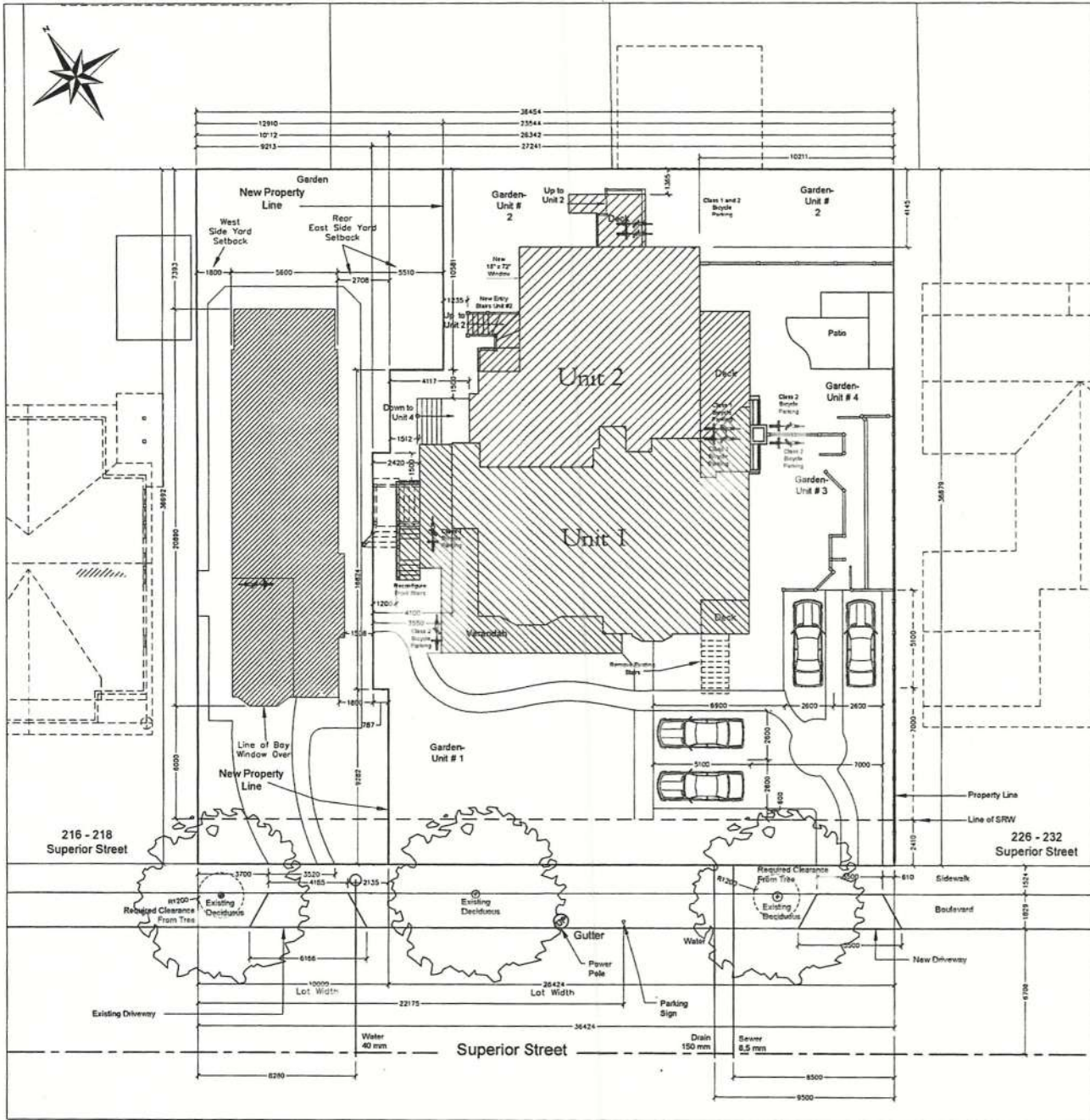
Date
 Dec 20, 2016

Scale
 1:100

Page
 2

Received
 City of Victoria
 AUG 08 2018
 Planning & Development Department
 Development Services Division





Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 29332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot.

PROJECT INFORMATION TABLE
 Parcel/Existing Parcel Identification: 774 Separate Street

Zone (municipal)	R-15
Site area (sq. meters including SRW)	103.76
Area of SRW	47.78
Site Area without SRW	55.98
Total Area (sq. meters)	473.35
Existing Floor Area	none
Floor space ratio	0.14
Site coverage %	34.89%
Open site space %	48.13%
Number of buildings (existing)	5,348
Number of stories	2
Parking stalls (number) on site	2
Number of bicycle parking stalls	2
Building setbacks (m)	
• Front yard	3.33
• Rear yard	1.55
• Side yard (west)	4.254
• Side yard (east)	7.841
• Combined side yard	1,195
Required Line Details:	
• Front setback	4
• Combined setback	7.502
• Side yard	15.87
• Total setback	49.20

PROJECT INFORMATION TABLE
 222 Superior Street

Zone	Zoning Standards		Calculate
	Small Lot	RI-52	
Site area (sq. meters)	388.37	269.00	none
Site coverage %	29.90%	40.0%	none
Total floor area (sq. meters)	178.69	190	none
Floor space ratio	0.461	0.61	none
Height of building (meters)	6.5	7.5	none
Number of stories	2	2	none
Building setbacks (m)			
• Front yard	6.00	6	none
• Rear yard	6.56	6	none
• Side yard (west)	1.80	1.5	none
• Side yard (east)	1.5-5.8	1.5	none
Open site space %	60.1%		none
Parking stalls (number) on site	1	0	none
Bicycle parking (number)			none
	In the garage		

Driveway Slope Calculation
 222 Driveway

Height at the Sidewalk	3.67
Height at the House	3.86
Difference	0.19
Length of Driveway	9.28
Slope	2.047%

224 East

Height at the Sidewalk	3.33
Height at the House	3.65
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

Revisions: August 4, 2016	Revisions: August 4, 2017
No Description	No Description
23 Footprint at House Changed	1 Dimensions Added
24 Setback Changed	2 Dimensions Added
25 Setback Changed	3 House Moved Back
26 Setback Changed	4 Dimensions Changed
27 Setback Changed	5 Dimensions Changed
28 Setback Changed	6 Dimensions Changed
29 Layout of Units Changed	7 Property Line Revisited
30 Dies Updated	8 Dimensions Changed
	9 Dimensions Changed
	10 Dimensions Added
	11 Parking Configuration Changed
	12 Property Updated
	13 Property Updated
	14 Calculations Added
	15 House Removal

Merlin DESIGN
 250 885 2207

224 Superior Street

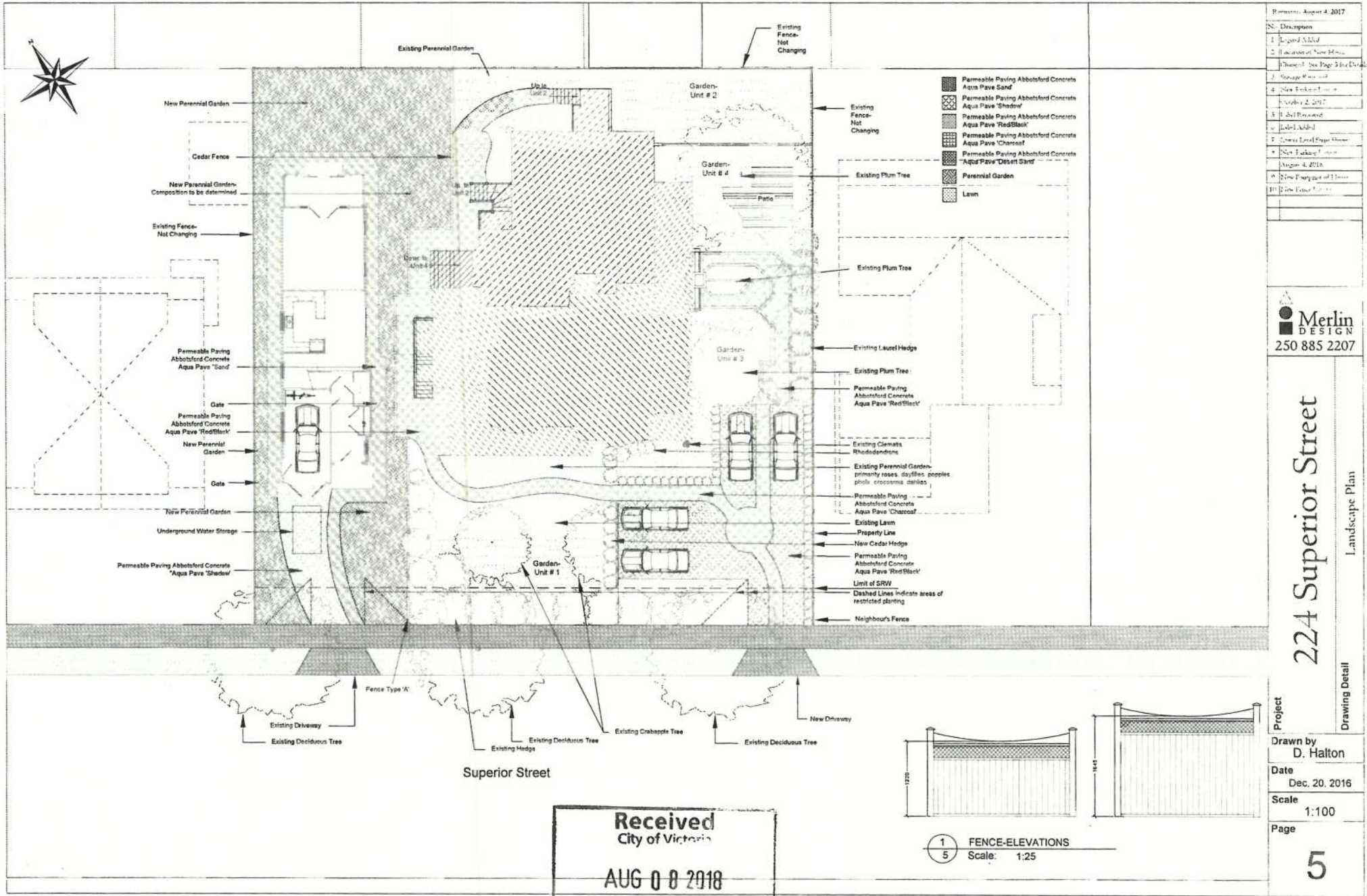
Proposed Site Plan (with Upper Floor of Strata)
 Drawing Detail

Project
 Drawn by
 D. Halton
 Date
 Dec 20, 2016
 Scale
 1:100
 Page

Received
 City of Victoria
 AUG 08 2018
 Planning & Development Department
 Development Services Division







Revised: August 4, 2017
2. Description
1. Location of New Home
3. Date of Site Plan
4. Name of Home
5. Date of Plan
6. Name of Designer
7. Name of Client
8. Name of Project
9. Name of Site
10. Name of Street

Merlin DESIGN
250 885 2207

224 Superior Street

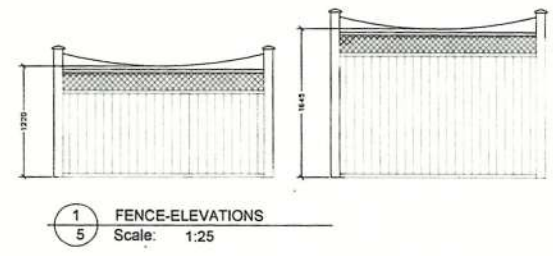
Landscape Plan

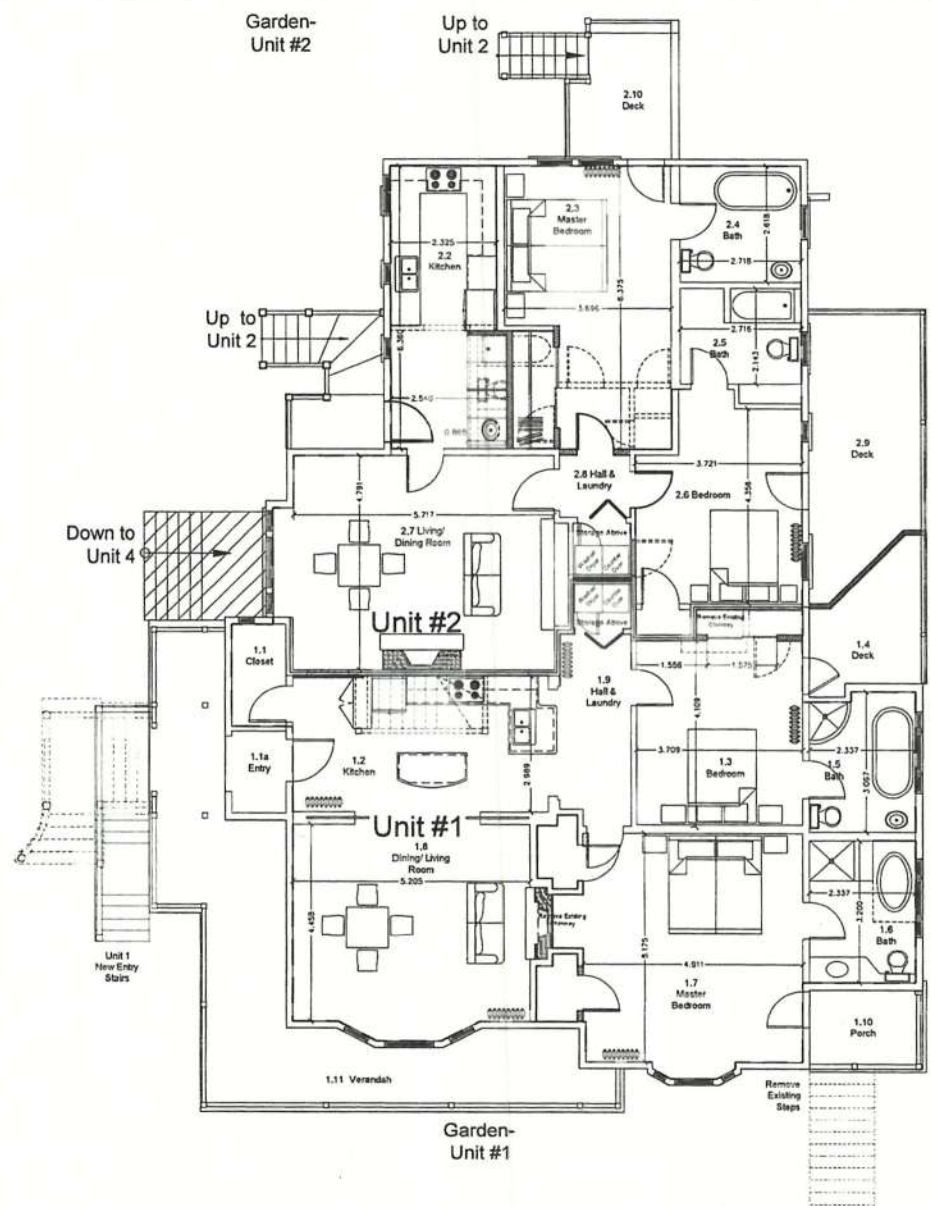
Drawing Detail

Project
Drawn by D. Halton
Date Dec. 20, 2016
Scale 1:100
Page

5

Received
City of Victoria
AUG 08 2018
Planning & Development Services Division





Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 29332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot.

Key to Symbols
 — HEAVY LINE indicates a wall that needs refinishing or repair.
 // HEAVY LINE with HATCHING indicates a new wall.
 - - - DASHED LINE indicates a wall or element that is to be removed.

Total Square Footage
 Main Floor: 227.85 sqM

Received
 City of Victoria
 AUG 08 2018
 Planning & Development Department
 Development Services Division

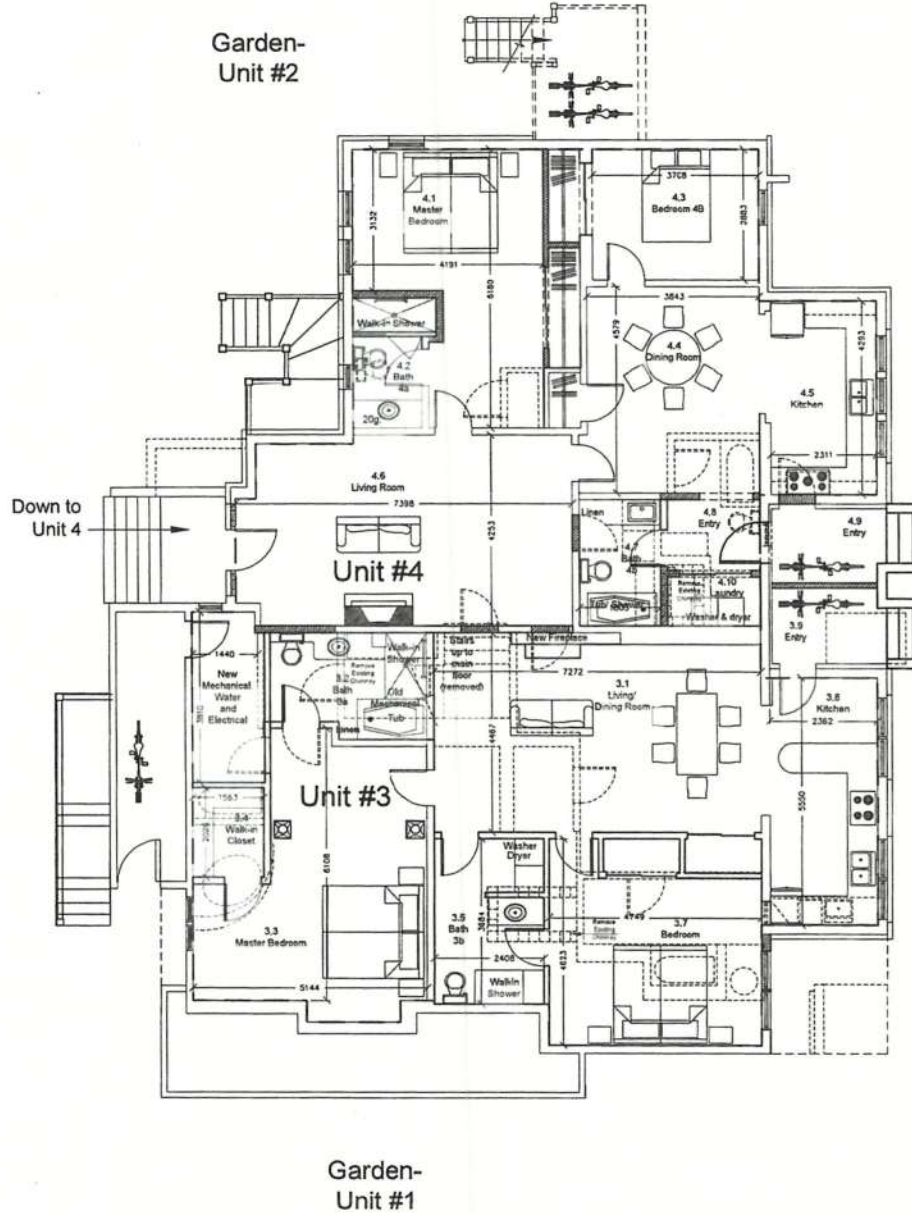
Revised:	August 4, 2017
No.	Description
1	Overall Planning Total Floor Area Drawn
2	Total Floor Area Added
3	Storage Removed

Merlin DESIGN
 250 885 2207

224 Superior Street

Plan Details- Upper Floor of Strata

Project	224 Superior Street
Drawing Detail	Plan Details- Upper Floor of Strata
Drawn by	D. Halton
Date	Dec 20, 2016
Scale	1:50
Page	7



Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 25332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4 Strata Title Units and one R1-S2 lot.

- Key to Symbols
- HEAVY LINE indicates a wall that needs refinishing or repair.
 - ▨ HEAVY LINE with HATCHING indicates a new wall.
 - - - DASHED LINE indicates a wall or element that is to be removed.

Total Square Footage:
 Lower Floor: 242.25 sq. M.

Revisions - August 4, 2017	
No.	Description
1	Square Footage Area Deleted
2	Square Footage Calculated
3	Mechanical Room Relocated
4	Area Reconfigured
5	Room Entrances Removed
6	Storage Room Added

Merlin DESIGN
 250 885 2207

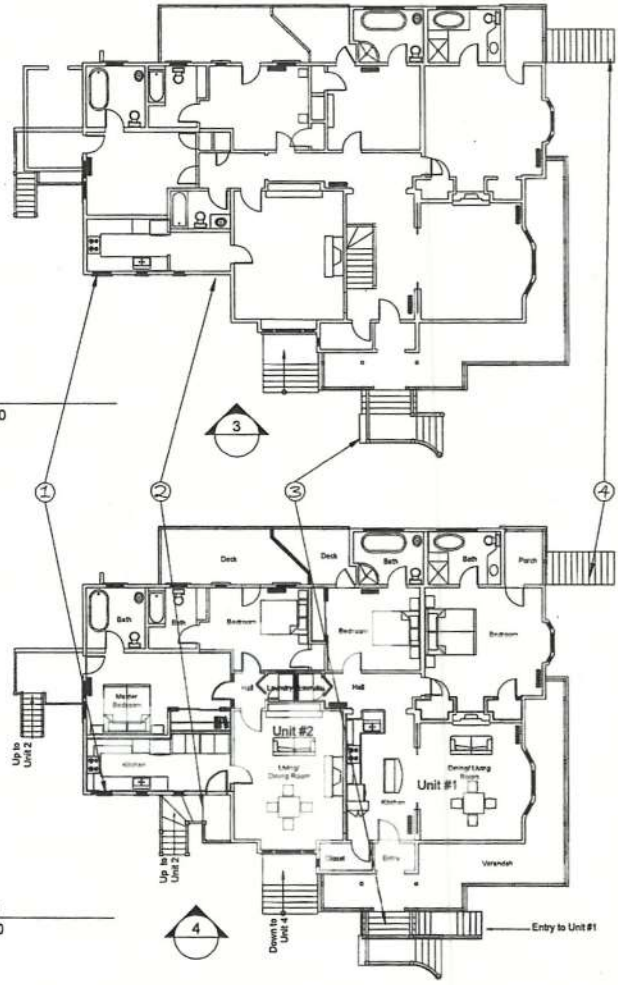
224 Superior Street

Plan- Lower Floor of Strata

Drawing Detail

Received
 City of Victoria
AUG 08 2018
 Planning & Development Department
 Development Services Division

Project	224 Superior Street
Drawn by	D. Halton
Date	Dec. 20, 2016
Scale	1:50
Page	8



1 Plan-As Is
9 Scale: 1:100

2 Plan-Proposed
9 Scale: 1:100



3 West Elevation-As Is
9 Scale: 1:100



4 West Elevation-Proposed
9 Scale: 1:100

Received
City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

1. The window indicated in ① is not original to the house; it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing ④.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

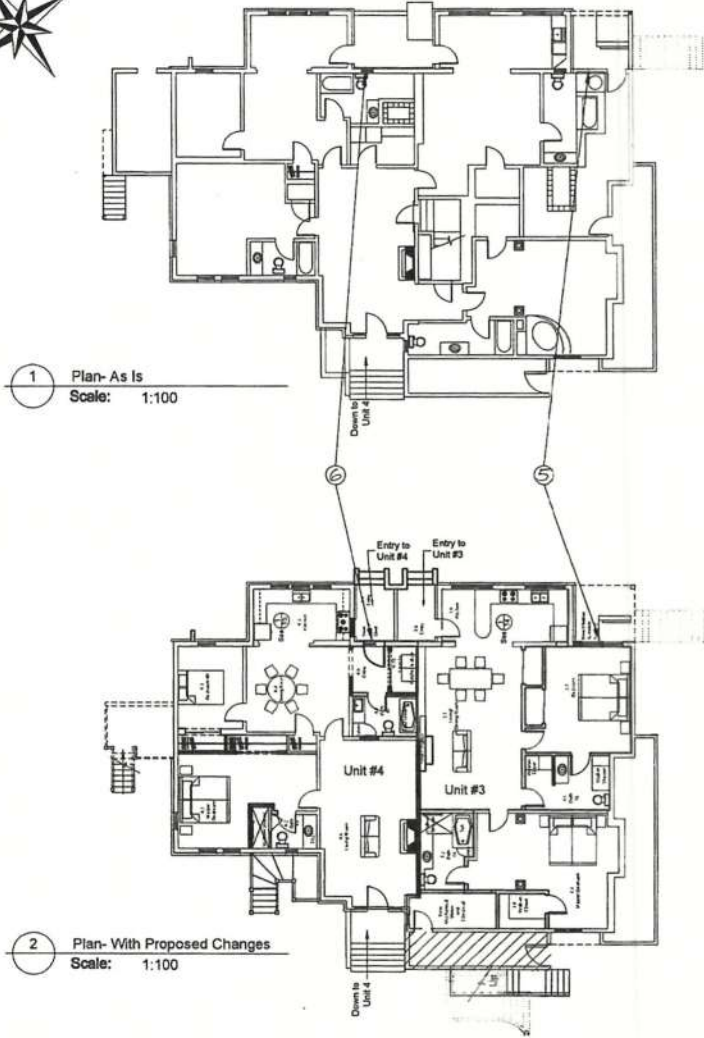
Revised: Dec. 20, 2017
No. Description
1. Revision Corrected

Merlin
DESIGN
250 885 2207

224 Superior Street

Proposed Changes to the Exterior- West Elevation
Drawing Detail

Project	
Drawn by	D. Halton
Date	Dec. 20, 2016
Scale	1:100
Page	



3 East Elevation- As Is
Scale: 1:100



4 East Elevation- With Proposed Changes
Scale: 1:100

All of these changes are on the East Side of the house and would not impact on the Heritage qualities of the house in any meaningful way.

5. The existing door in the recess under the upper deck will be replaced with a window. This window is for the bedroom in Unit #3.

6. This window is recessed under the deck above. Replace the existing window with a new door as entry to Unit #4.

Received
City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

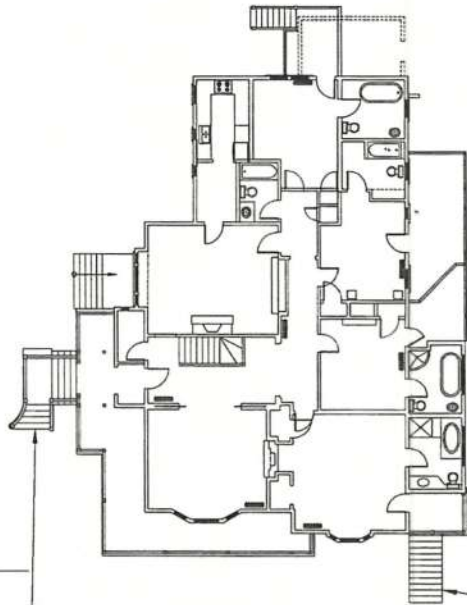
Revisions: August 4, 2017

No.	Description
1	New Window Proposed
2	Recessed Window Change
3	Facade Reconfigured

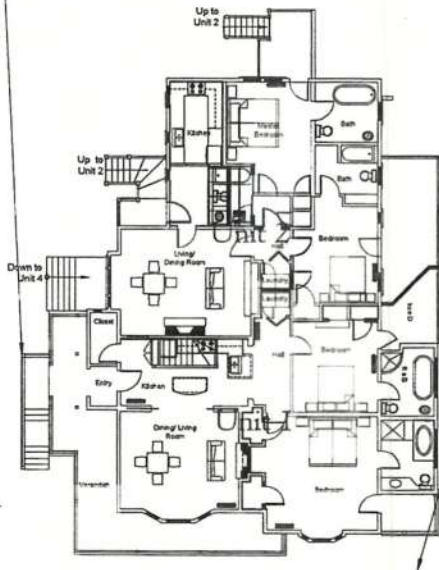
Merlin
DESIGN
250 885 2207

224 Superior Street
 Proposed Changes to the Exterior- East Elevation
 Drawing Detail

Project
D. Halton
Date
Dec. 20, 2016
Scale
1:100
Page



1 Plan- As Is
Scale: 1:100



2 Plan- Proposed
Scale: 1:100



3 South Elevation- As Is
Scale: 1:100



4 South Elevation- Proposed
Scale: 1:100

- 3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing
- 4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.

Received
City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

Revisions: July 20, 2017

No Description
1 New Page Added

Merlin
DESIGN
250 885 2207

224 Superior Street

Drawing Detail Proposed Changes to the Exterior- South Elevation

Project
Drawn by
D. Halton
Date
July 20, 2017
Scale
1:100
Page

11

