

LIST OF DRAWINGS

- SUBDIVISION PLAN
- L1 LANDSCAPE CONCEPT
- P-1.1 SITE PLAN
- P-1.2 LOT A & B - PROJECT INFORMATION
- P-1.3 AVERAGE GRADE CALCULATIONS
- P-2.0 BASEMENT & MAIN FLOOR PLANS
- P-2.1 2nd FLOOR PLAN
- P-3.0 EXTERIOR ELEVATIONS
- P-3.1 EXTERIOR ELEVATIONS
- P-4.0 BUILDING CROSS SECTION
- P-4.1 SECTION THRU DRIVEWAY
- P-5.0 STREETScape
- P-6.0 MAIN FLOOR PLAN
- P-6.1 2nd FLOOR PLAN
- P-7.0 WEST ELEVATION
- P-7.1 SOUTH ELEVATION
- P-7.2 EAST ELEVATION
- P-7.3 NORTH ELEVATION
- P-7.4 BUILDING SECTION
- P-8.0 AVERAGE GRADE CALCULATIONS

1 SITE PLAN

1 : 200

NOTE - ALL EXISTING TREES ON SITE & CITY BOULEVARD TO REMAIN

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

SITE PLAN

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-1.1

© ALL RIGHTS
RESERVEDTHIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

LOT A PROJECT INFORMATION:

APPLICANTS: BOB CROFT & JAMES KEEFE

CIVIC ADDRESS: 931 REDFERN STREET

LEGAL DESCRIPTION: LOT 3, SECTION 68, VICTORIA DISTRICT, PLAN 15659

EXISTING ZONE:

R-1G - GONZALES SINGLE FAMILY DWELLING DISTRICT

NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R-1G	R1-G	
SITE AREA:	460 SQ M	460 SQ M	
LOT WIDTH (min):	15.0m	17.3m	
FLOOR AREA (1st&2nd STOREYS):	240 SQ M	165.1 SQ M	
TOTAL FLOOR AREA:	300 SQ M	232.5 SQ M	
FLOOR SPACE RATIO:	0.050:1	0.36:1	
SITE COVERAGE %:	30%	29.5%	
OPEN SITE SPACE %:	50%	68.0%	
OPEN SITE SPACE % (FRONT):	50%	85.1%	
BUILDING HEIGHT:	7.60m	7.14m	
NUMBER OF STOREYS:	1.5	1.5	
PARKING STALLS	SCHEDULE C	1	
BICYCLE PARKING		-	
BUILDING SETBACKS			
FRONT YARD (WEST):	7.5m	3.231m	VARIANCE
REAR YARD (EAST):	9.1m	3.641m	VARIANCE
SIDE YARD (NORTH):	2.598m	2.600m	
SIDE YARD (SOUTH):	2.598m	1.930m	VARIANCE
COMBINED SIDE YARDS:	5.4m	4.530m	

LOT B PROJECT INFORMATION:

NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R-1G PANHANDLE	R1-G PANHANDLE	
SITE AREA:	600 SQ M	601 SQ M	WITHOUT PANHANDLE
LOT WIDTH (min):	18.0m	21.3m	
TOTAL FLOOR AREA:	280 SQ M	252 SQ M	
SITE COVERAGE %:	25%	24.6%	
OPEN SITE SPACE %:	N/A	67.34%	
OPEN SITE SPACE % (FRONT):	N/A	N/A	
BUILDING HEIGHT:	5.0m	6.40m	VARIANCE (EXISTING)
NUMBER OF STOREYS:	1	2	VARIANCE (EXISTING)
PARKING STALLS	SCHEDULE C	1	
BICYCLE PARKING		-	
BUILDING SETBACKS			
FRONT YARD, HABITABLE (WEST):	7.5m	0m	VARIANCE (EXISTING)
FRONT YARD, BUILDING (WEST):	4.0m	0m	VARIANCE (EXISTING)
REAR YARD, HABITABLE (EAST):	7.5m	12.026m	(EXISTING)
SIDE YARD, HABITABLE (NORTH):	7.5m	4.224m	VARIANCE (EXISTING)
SIDE YARD, HABITABLE (SOUTH):	7.5m	3.080m	VARIANCE (EXISTING)
SIDE YARD, BUILDING (SOUTH):	4.0m	2.034m	VARIANCE (EXISTING)

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

LOT A - PROJECT INFORMATION

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

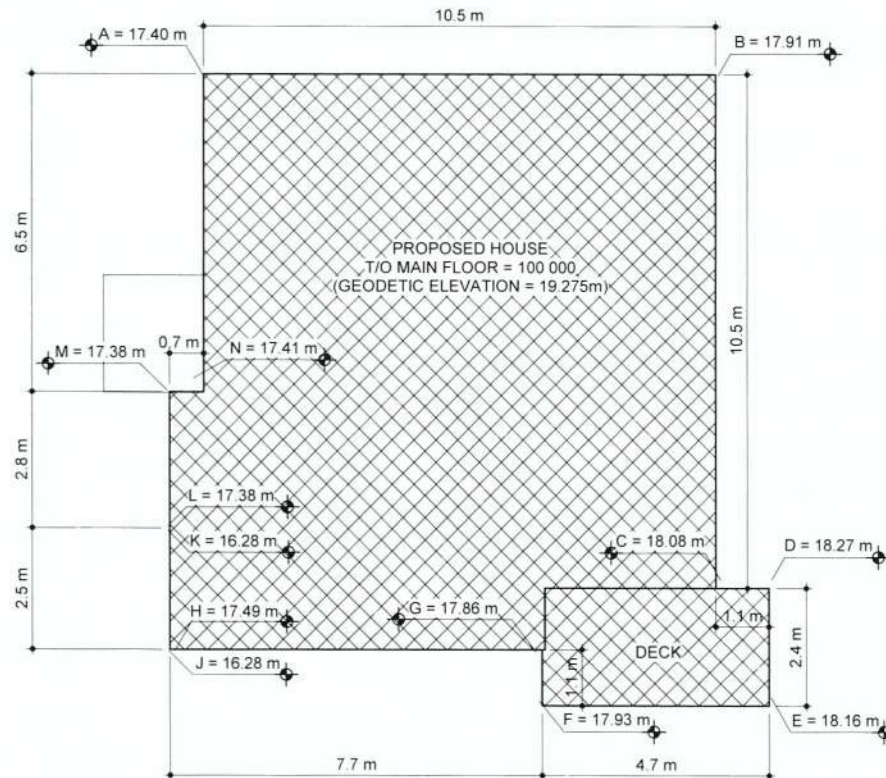
P-1.2

© ALL RIGHTS
RESERVEDTHIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

AVERAGE GRADE CALCULATIONS:

POINTS A & B	$(17.40 + 17.91) / 2$	x	10.5	=	185.38
POINTS B & C	$(17.91 + 18.08) / 2$	x	10.5	=	188.95
POINTS C & D	$(18.08 + 18.27) / 2$	x	1.1	=	19.99
POINTS D & E	$(18.27 + 18.16) / 2$	x	2.4	=	43.72
POINTS E & F	$(18.16 + 17.93) / 2$	x	4.7	=	84.81
POINTS F & G	$(17.93 + 17.86) / 2$	x	1.1	=	19.68
POINTS G & H	$(17.86 + 17.49) / 2$	x	7.7	=	136.10
POINTS J & K	$(16.28 + 16.28) / 2$	x	2.5	=	40.70
POINTS L & M	$(17.38 + 17.38) / 2$	x	2.8	=	48.66
POINTS M & N	$(17.38 + 17.41) / 2$	x	0.7	=	12.18
POINTS N & A	$(17.41 + 17.40) / 2$	x	6.5	=	113.13
TOTAL					893.30

AVERAGE GRADE CALCULATION
 $893.30 / 50.5 = 17.69\text{m}$



1

AVERAGE GRADE CALCULATION PLAN

1 : 100

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

AVERAGE GRADE CALCULATIONS

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-1.3

ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



BASEMENT FLOOR AREA = 67.4 sq m (NOT INCLUDED IN TOTAL AREA)
SUITE AREA = 55.2 sq m

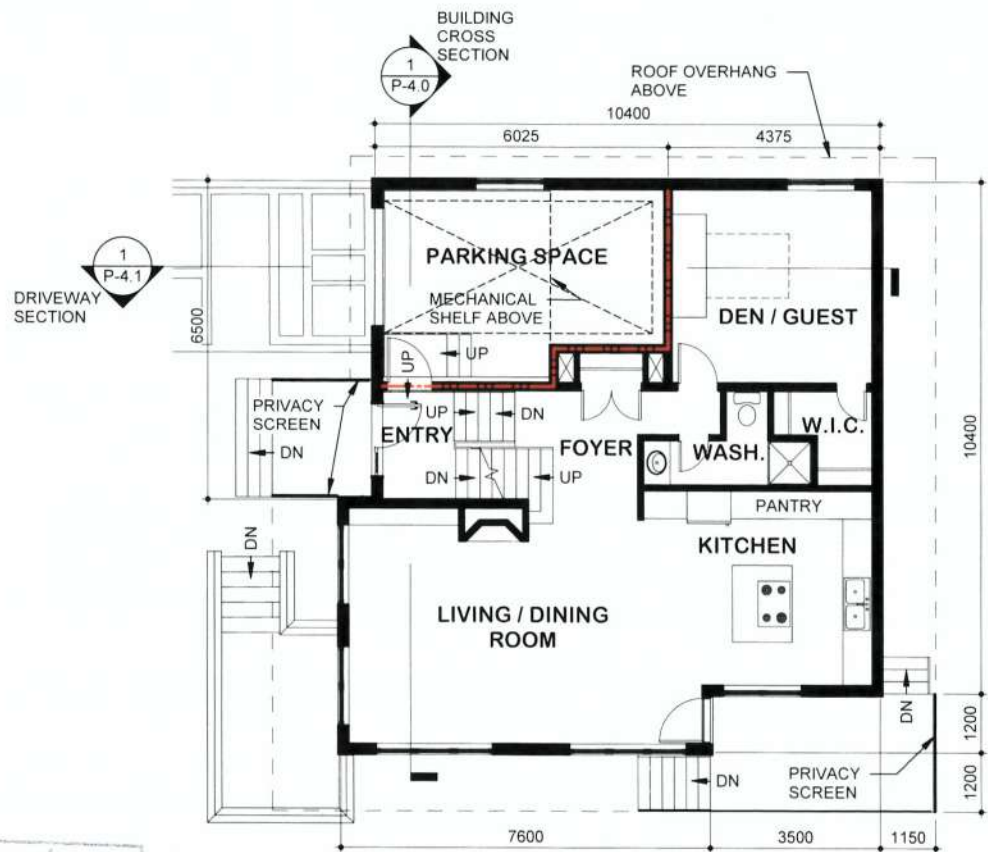
1 hour FIRE SEPARATION



1

BASEMENT PLAN

1 : 100



TOTAL FLOOR AREA = 165.1 sq m (MAIN & 2nd FLOOR)
MAIN FLOOR AREA = 97.7 sq m

1 hour FIRE SEPARATION



2

MAIN FLOOR PLAN

1 : 100



PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

BASEMENT & MAIN FLOOR PLANS

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

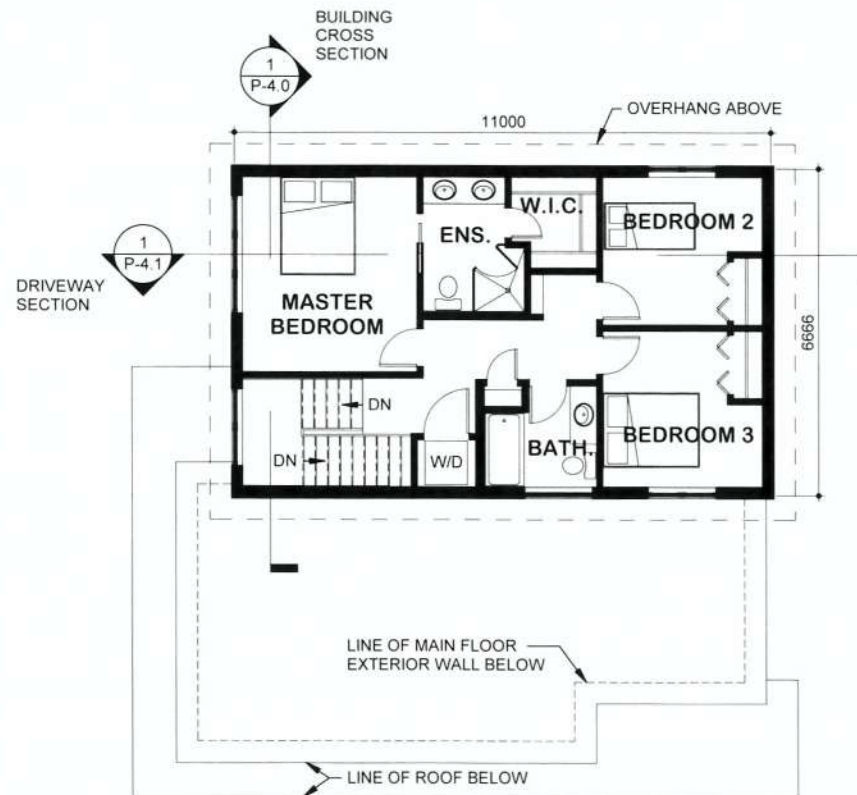
PROJECT No. 18-01

DRAWING No.

P-2.0

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



2nd FLOOR AREA = 67.4 sq m (69.0% OF MAIN FLOOR AREA)

1 2nd FLOOR PLAN
1 : 100



PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
2nd FLOOR PLAN

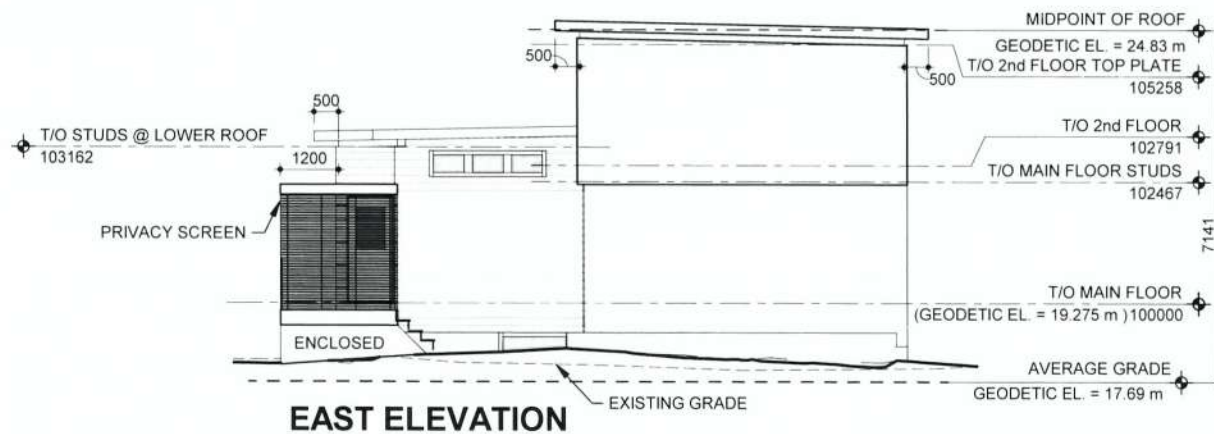
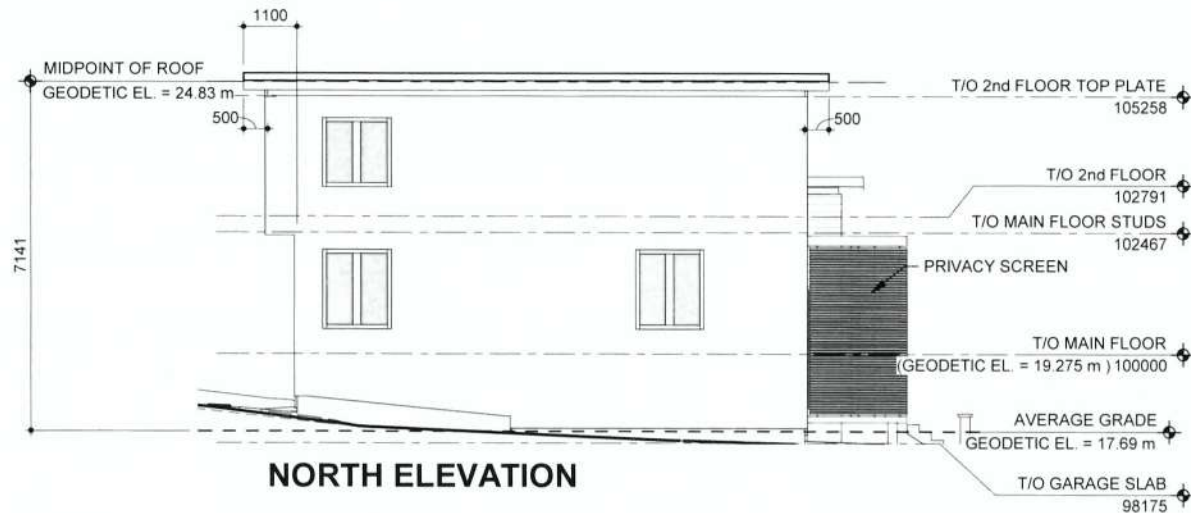
DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-2.1

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
EXTERIOR ELEVATIONS

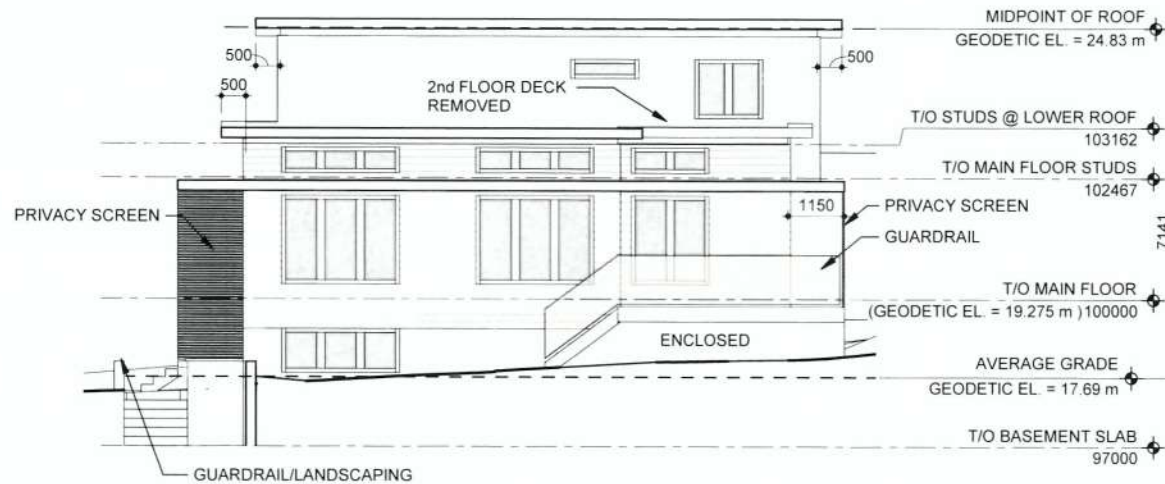
DRAWN SHAWN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

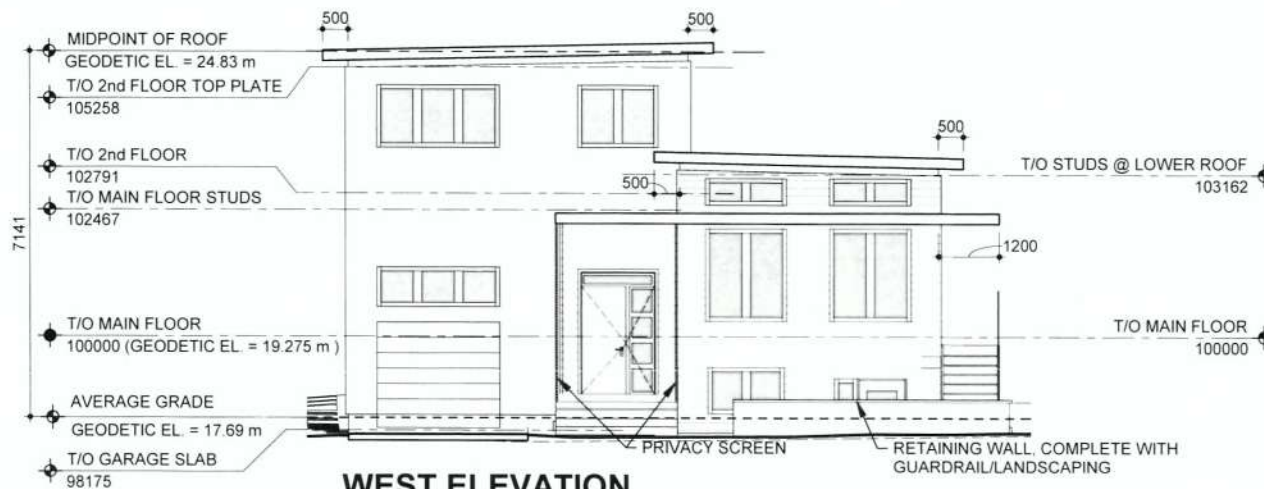
P-3.0

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



SOUTH ELEVATION



WEST ELEVATION



PROJECT TITLE
**931 REDFERN STREET
 VICTORIA, BRITISH COLUMBIA
 CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN **SHAWN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.

© ALL RIGHTS
 RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.

P-3.1



1 BUILDING CROSS SECTION
1 : 100

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
BUILDING CROSS SECTION

DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No. **P-4.0**

ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
SECTION THRU DRIVEWAY

DRAWN SHAWN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

P-4.1

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

STREETSCAPE

PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
STREETSCAPE

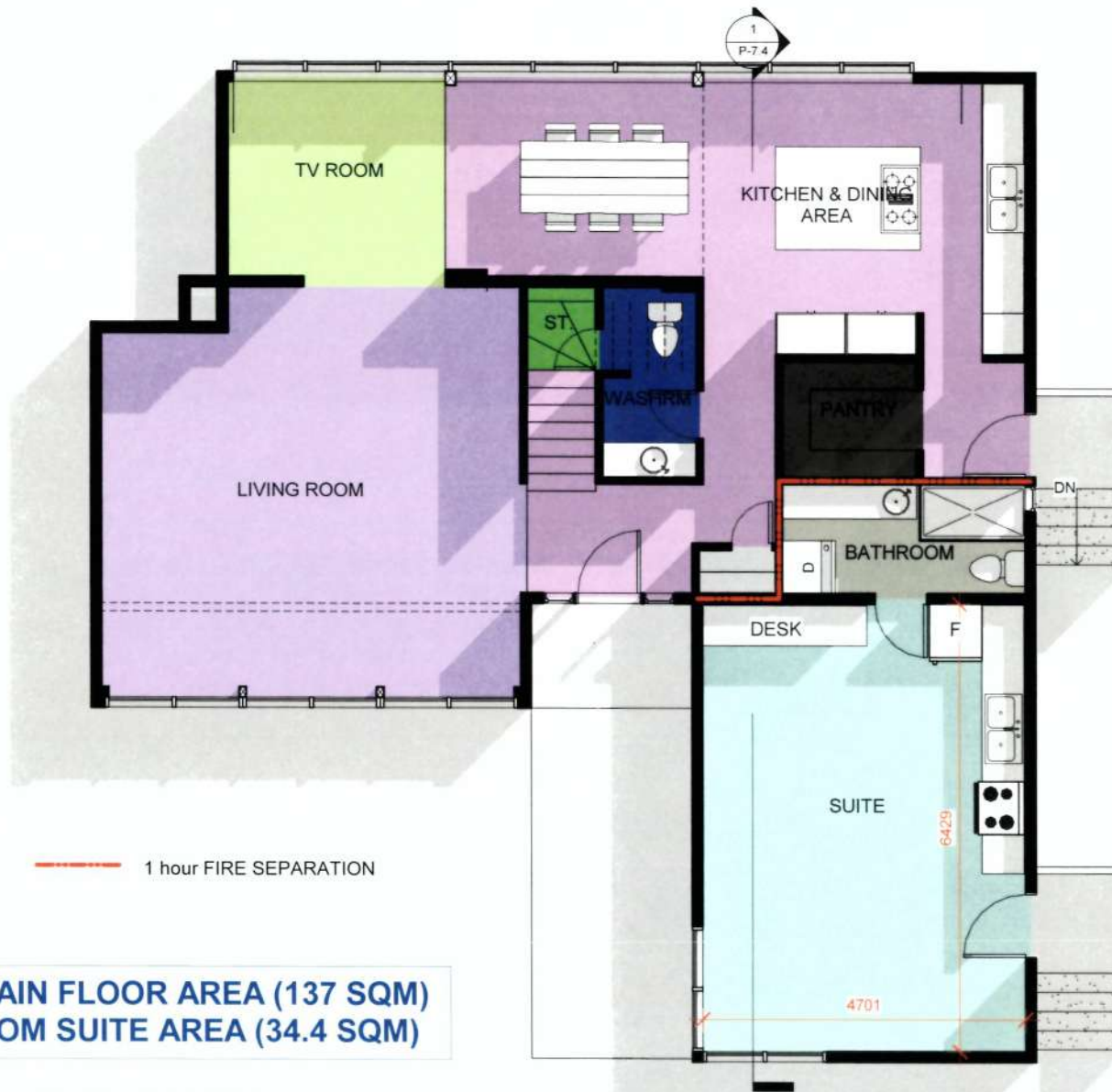
DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-5.0

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



1 hour FIRE SEPARATION



TOTAL MAIN FLOOR AREA (137 SQM)
1 BEDROOM SUITE AREA (34.4 SQM)

Room Legend

- BATHROOM
- KITCHEN & DINING AREA
- LIVING ROOM
- PANTRY
- ST.
- SUITE
- TV ROOM
- WASHRM



PROJECT TITLE

931 REDFERN ST - LOT B
 VICTORIA, BRITISH COLUMBIA
 CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

MAIN FLOOR PLAN

DRAWN RILWAN

CHECKED BOB

DATE 10 DEC 18

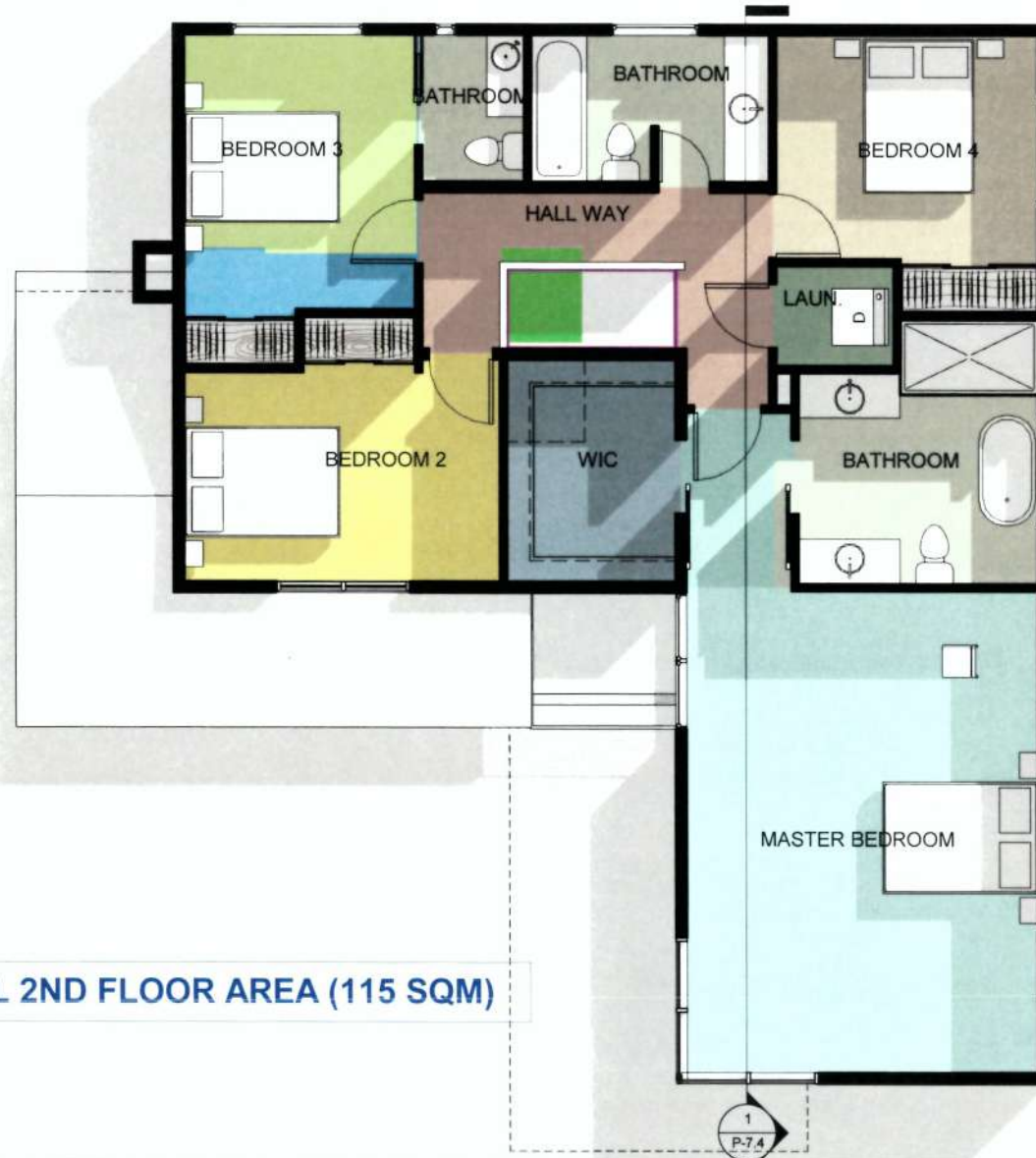
PROJECT No. 18-01

DRAWING No.

P-6.0

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



Room Legend

- BATHROOM
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- HALL WAY
- LAUN.
- MASTER BEDROOM
- ST.
- SUITE
- TV ROOM
- WIC



TOTAL 2ND FLOOR AREA (115 SQM)

PROJECT TITLE
**931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
2nd FLOOR PLAN

DRAWN	RILWAN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-6.1

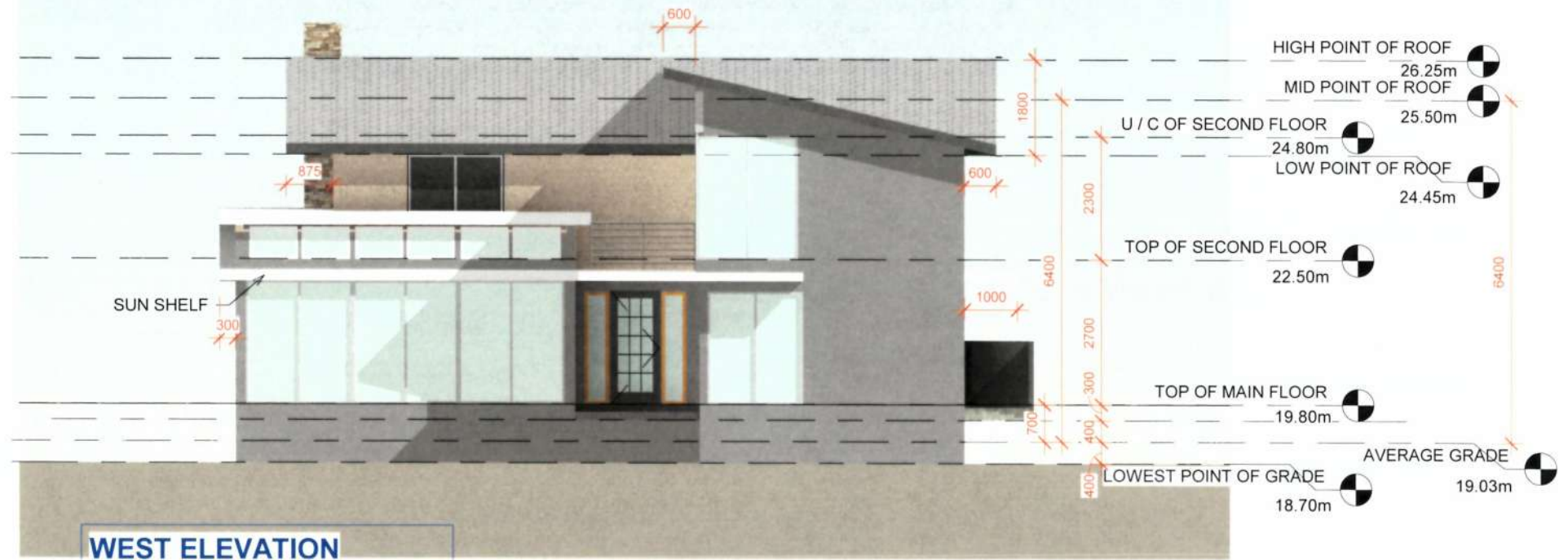
© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division



PROJECT TITLE

931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

WEST ELEVATION

DRAWN RILWAN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-7.0

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



SOUTH ELEVATION



PROJECT TITLE
**931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
SOUTH ELEVATION

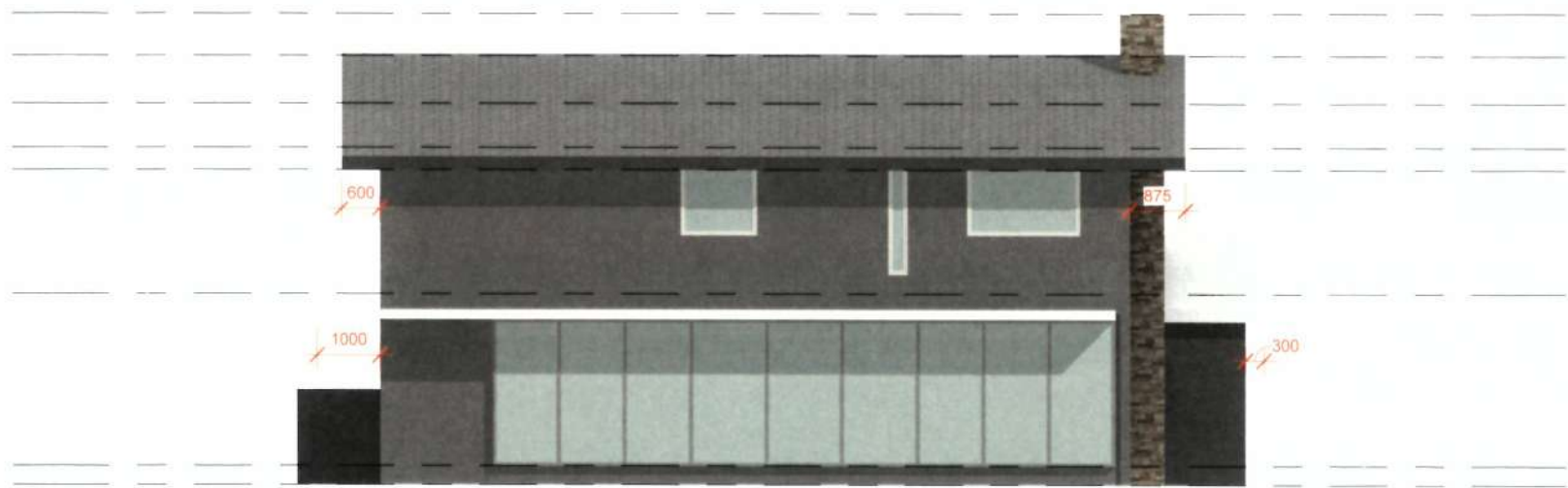
DRAWN RILWAN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

P-7.1

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



EAST ELEVATION



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
EAST ELEVATION

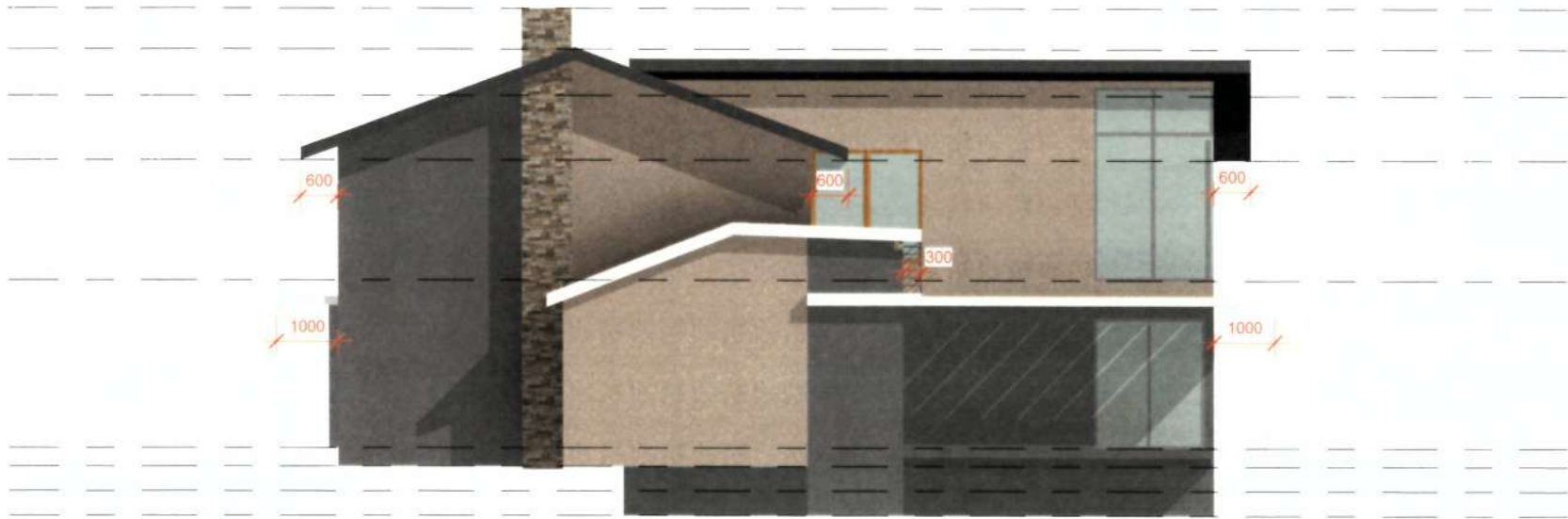
DRAWN RILWAN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

P-7.2

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



NORTH ELEVATION



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
NORTH ELEVATION

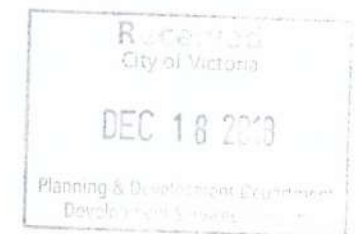
DRAWN **RILWAN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.

P-7.3

© ALL RIGHTS
 RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
BUILDING SECTION

DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-7.4

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

TOTALS

119.39
50.96
25.06
81.16
25.06
47.69
25.06
85.50
227.27
57.86
13.42
78.77
167.23
126.03
1,130.46

1130.01 / 59.39M (PERIMETER OF THE BUILDING) = 19.03



Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

AVERAGE GRADE CALCULATIONS

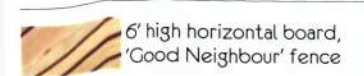
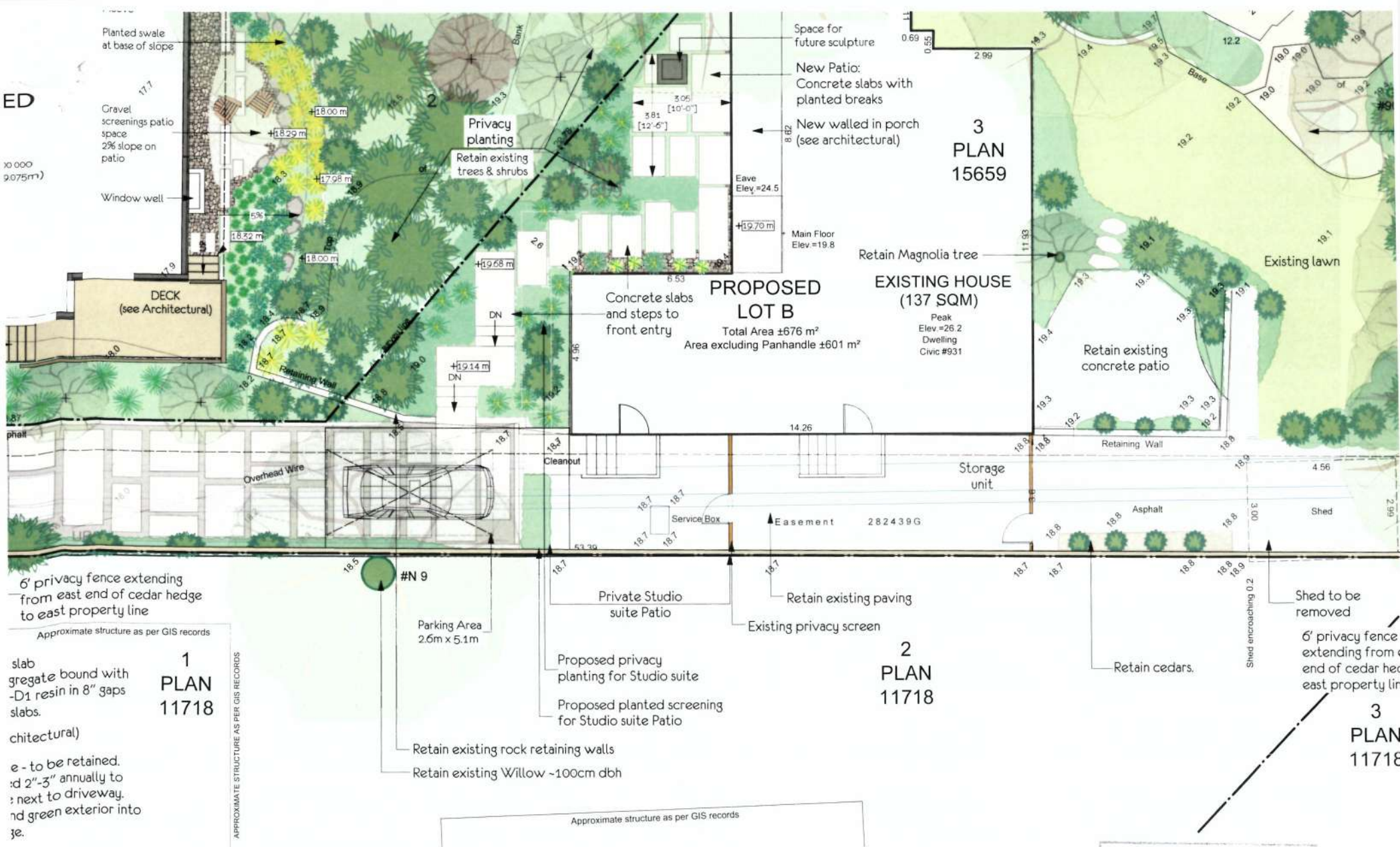
PROJECT No. 18-01

P-8.0

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

ED

10 000
9.075m)



Minimal alterations to the existing topography for Lot A and B.
The character of the existing landscape is retained.

Received
City of Victoria
DEC 18 2018
Planning & Development Department
Development Services Division