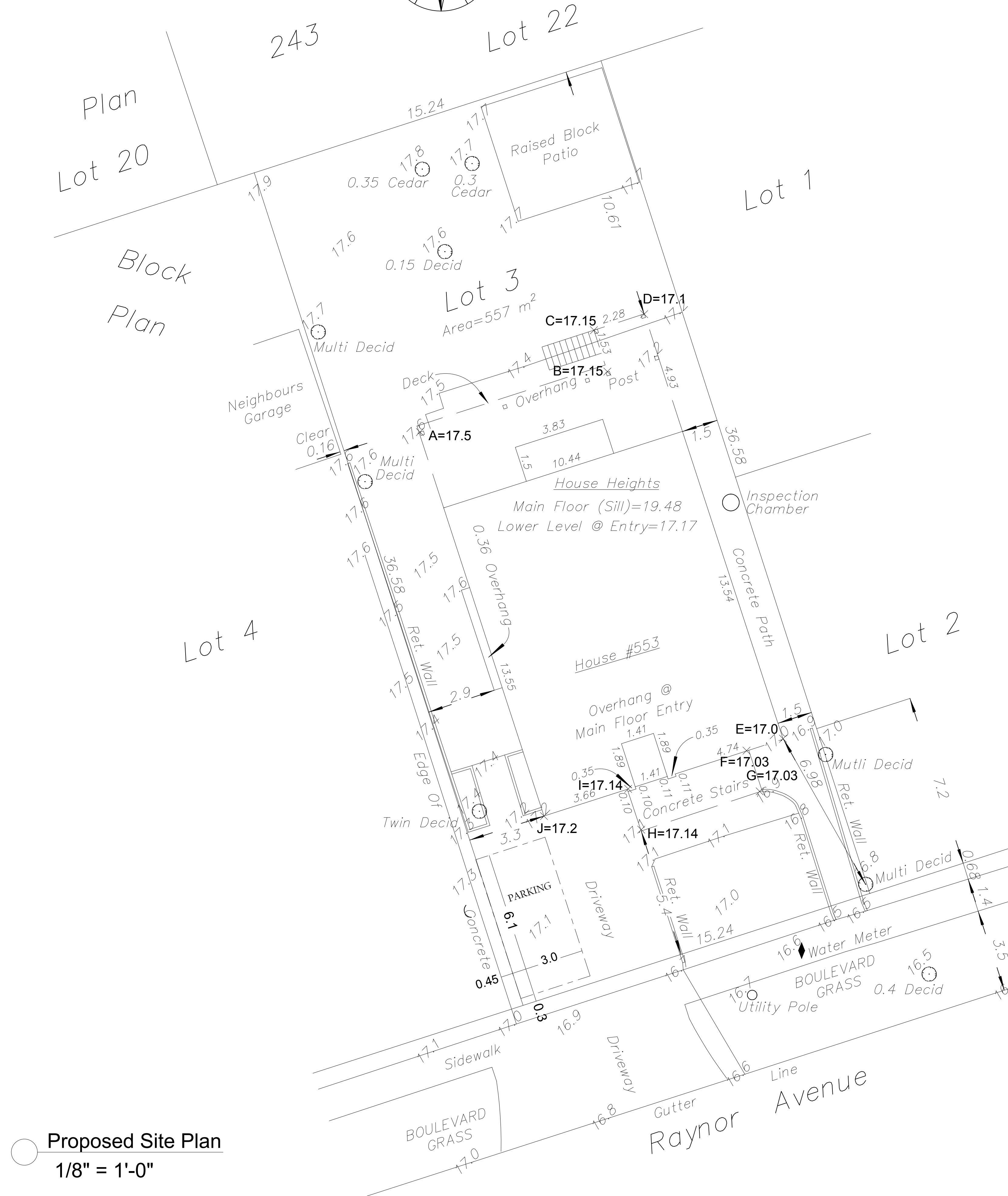
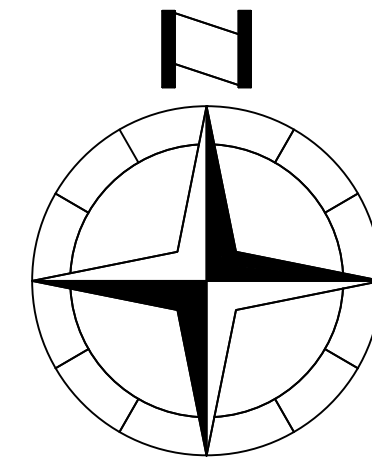


	Parent / existing parcel remainder - project information	Zone standard*	Calculate Variance* (if required)
Zoning	R1-B	R1-B	
Current use	Duplex		
Heritage	n/a		
Proposed use	Single-family dwelling with secondary suite		
Proposed zone	New		
Proposed scope of works	Construct dormer additions, enclose garage and renovations		
Site Area (m2)	557.5	min 460	
Lot width (m)	15.24	min 15	
Lot depth (m)	36.58	n/a	
1st and 2nd storey floor area (m2)	271.8	max 280	
Upper 1/2 storey floor area (m2)	88.9	n/a	
Floor Space Ratio	0.65	n/a	
Combined floor area (m2)	360.7	max 300	60.7
Average grade (m)	17.18	n/a	
Height (m)	7.88	max 7.6	0.28
Storeys	2.5	max 2	
Basement	no	Permitted	
Roof deck	existing	Not permitted	
Setbacks:			
Front Yard	7.2	min 7.5	0.3
Projections - stairs	1.8	0 for stairs over 1.7 m	
Rear - north	10.61	min 9.15	
Side - east	1.5	min 1.52	0.02
Side - west	2.9	min 3.0	0.1
Combined side yards	4.4	min 4.5	0.1
Site Coverage (%)	33	max 40	
Parking	1	min 1	
Parking location	front yard		
Driveway/parking slope (%)	existing	max 8	
Driveway/parking material	concrete	solid surace	

		Grade Points	Average of Points	Distance Between Grade points (m)	Totals	
GRADE POINTS						
Grade Point A :	17,50	Points A-B	$((A+B)/2)$	17,35	x 8,23	142,58
Grade Point B :	17,15	Points B-C	$((B+C)/2)$	17,15	x 1,81	31,04
Grade Point C :	17,15	Points C-D	$((C+D)/2)$	17,13	x 2,28	39,05
Grade Point D :	17,10	Points D-E	$((D+E)/2)$	17,05	x 18,43	314,23
Grade Point E :	17,00	Points E-F	$((E+F)/2)$	17,02	x 1,61	27,39
Grade Point F :	17,03	Points F-G	$((F+G)/2)$	17,03	x 1,80	30,65
Grade Point G :	17,03	Points G-H	$((G+H)/2)$	17,09	x 5,20	88,84
Grade Point H :	17,14	Points H-I	$((H+I)/2)$	17,14	x 1,80	30,85
Grade Point I :	17,14	Points I-J	$((I+J)/2)$	17,17	x 3,70	63,53
Grade Point J :	17,20	Points J-A	$((J+A)/2)$	17,35	x 13,50	234,23
				58,36		1002,40
				Average grade =		17,18

Lot 3, Block 1, Plan 833,
Section 31, Esquimalt District

CIVIC ADDRESS: 553 Raynor Avenue, Victoria, B.C.

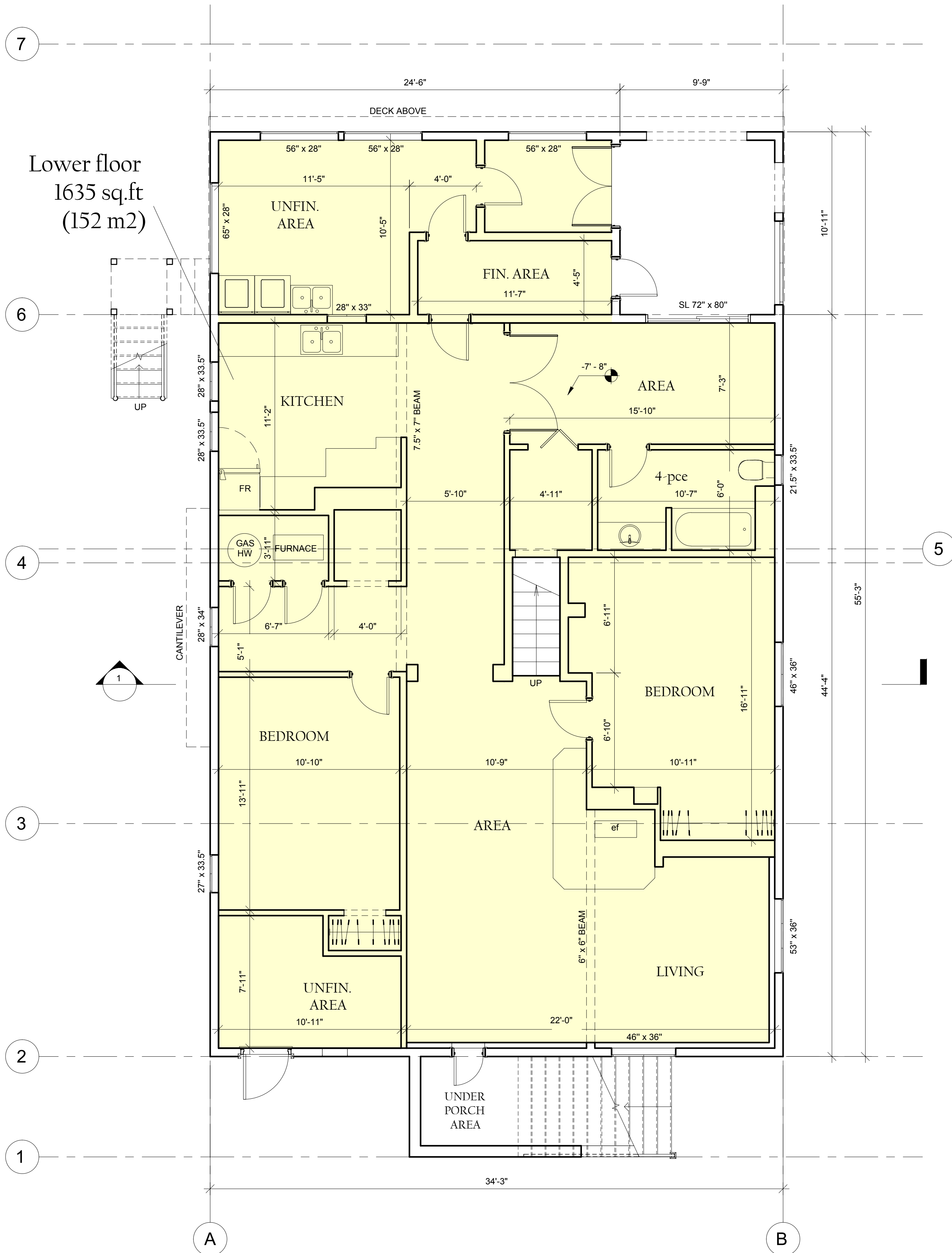


Proposed Site Plan
1/8" = 1'-0"

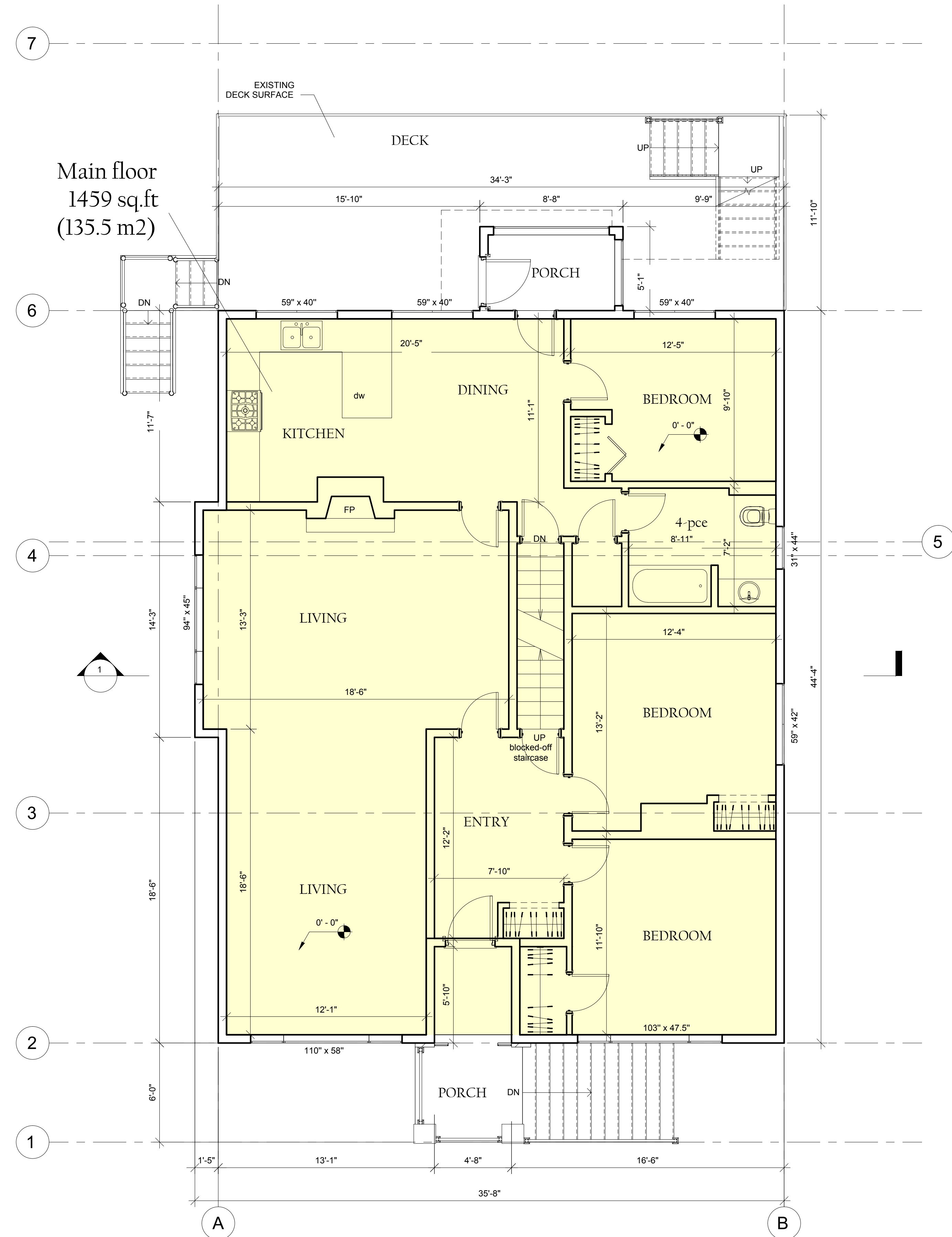


Received Date:
March 8, 2019

No.	Date	Appr.	Revision Notes
A	11-01-19	Permit set	
No.	Date	Issue notes	
Aspire Custom Designs 870 Taine Place Victoria BC Canada V8M4A4 Lindsay Baker 250-415-1856			
Description			
553 Raynor Avenue, Rezoneing			
Remarks			
Site Plan / Data sheet			
Project Manager		Page(s) of	
Drawn by:	L Baker	Date:	14" = 10' or as noted
Reviewed by:	L Baker	Check by:	A1.0
DATE	Jan 11, 2019	_____ of _____ #	
COPYING			

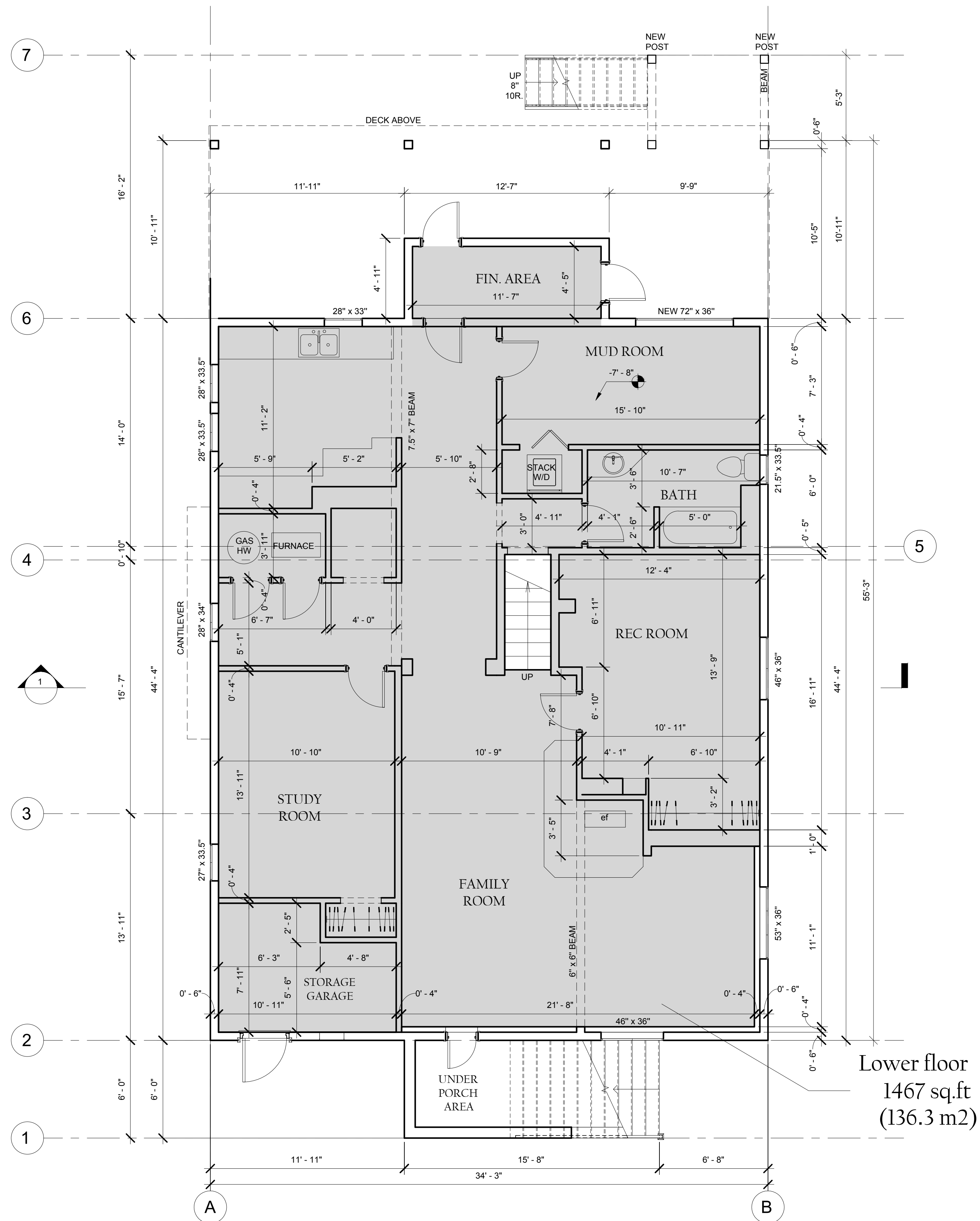


Existing Lower Floor Plan
1/4" = 1'-0"

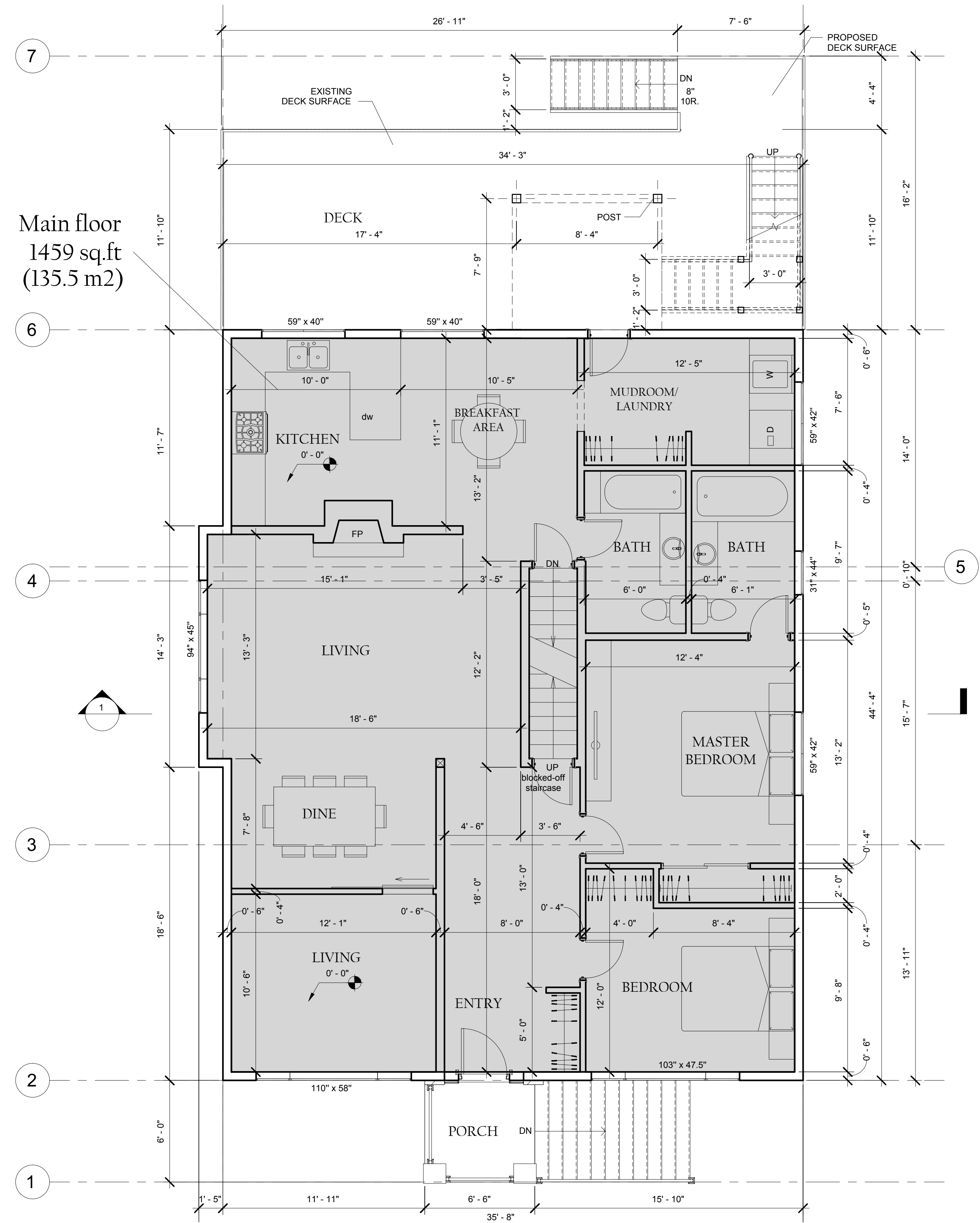


Existing Main Floor Plan
1/4" = 1'-0"

No.	Date	Appr.	Revision Notes
A	11-01-19	Permit set	Issue notes
No.	Date	Permit set	Issue notes
Aspire Custom Designs 970 Taine Place Victoria BC Canada V8M4A4 Lindsay Baker 250-415-1866			
553 Raynor Avenue. Rezoning			
Existing House Plans			
Drawn By	L. Baker	Scale	1/4" = 1'0" or as noted
Checked By	L. Baker	Project No.	A2.0
Date	Jan 11, 2019	Sheet No.	8

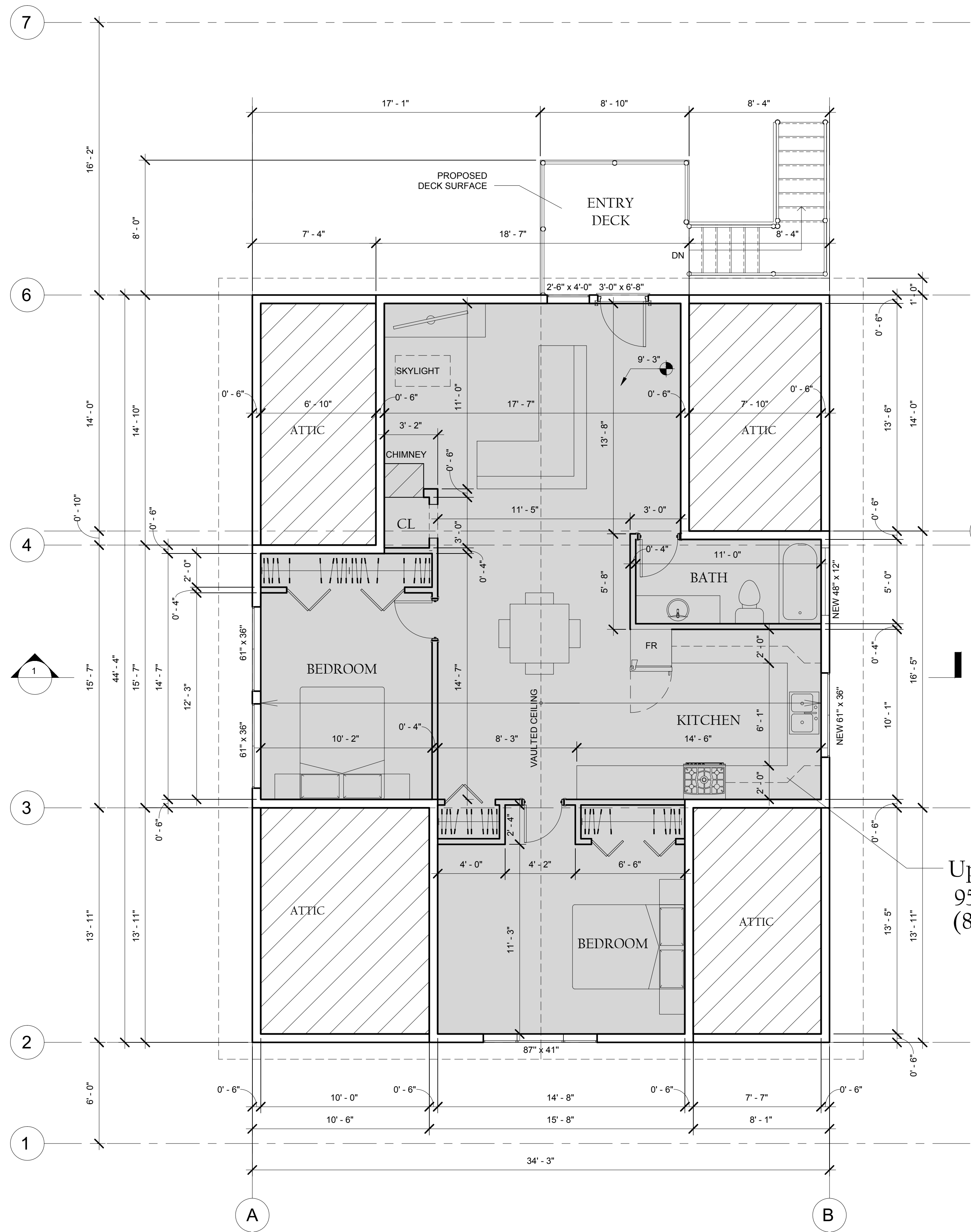


Proposed Lower Floor Plan
1/4" = 1'-0"

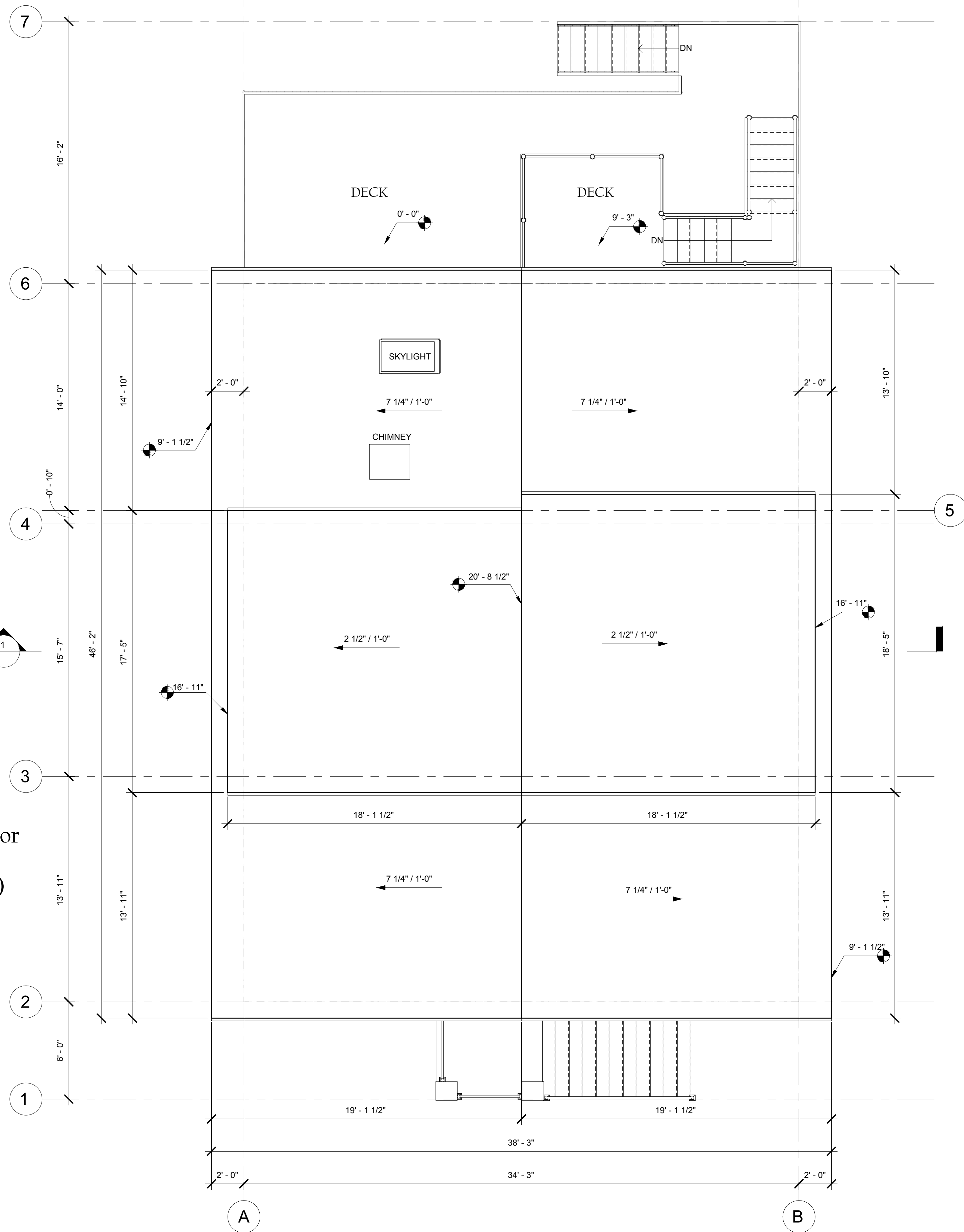


Proposed Main Floor Plan
1/4" = 1'-0"

Date		Appor		Revision Notes	
A		11-01-19		Permit set	
p.		Date		Issue notes	
Aspire Custom Designs 970 Tairne Place Victoria BC Canada V8X4A4 Lindsay Baker 250-415-1856					
553 Raynor Avenue. Rezoning					
Proposed House Plans					
Project Manager		Project ID			
Drawn By		Scale			
L. Baker		1/4" = 1" or as noted			
Check By		Sheet No.			
L. Baker		A3.0			
Date		of			
Jan 11, 2019		8			

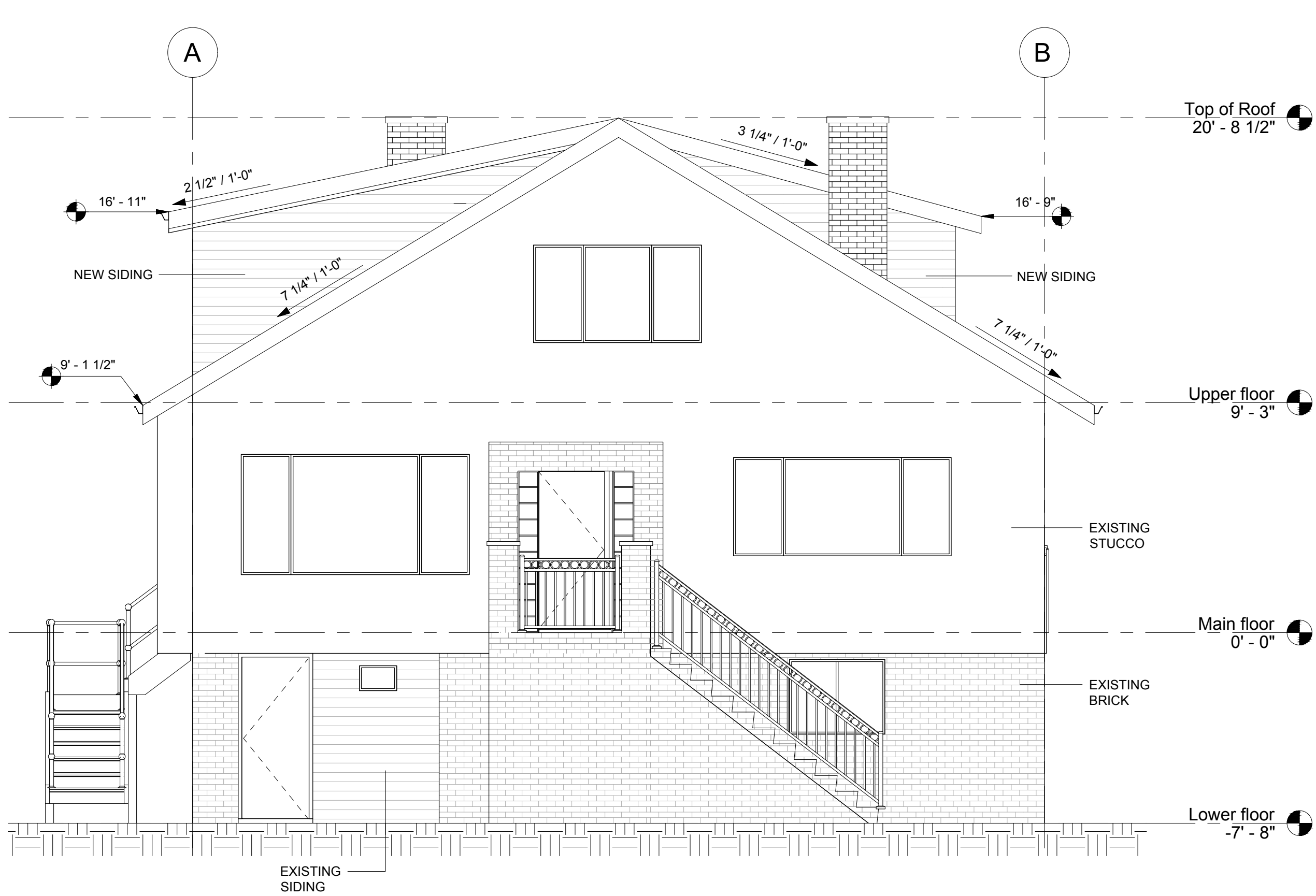


Proposed Upper Floor
1/4" = 1'-0"

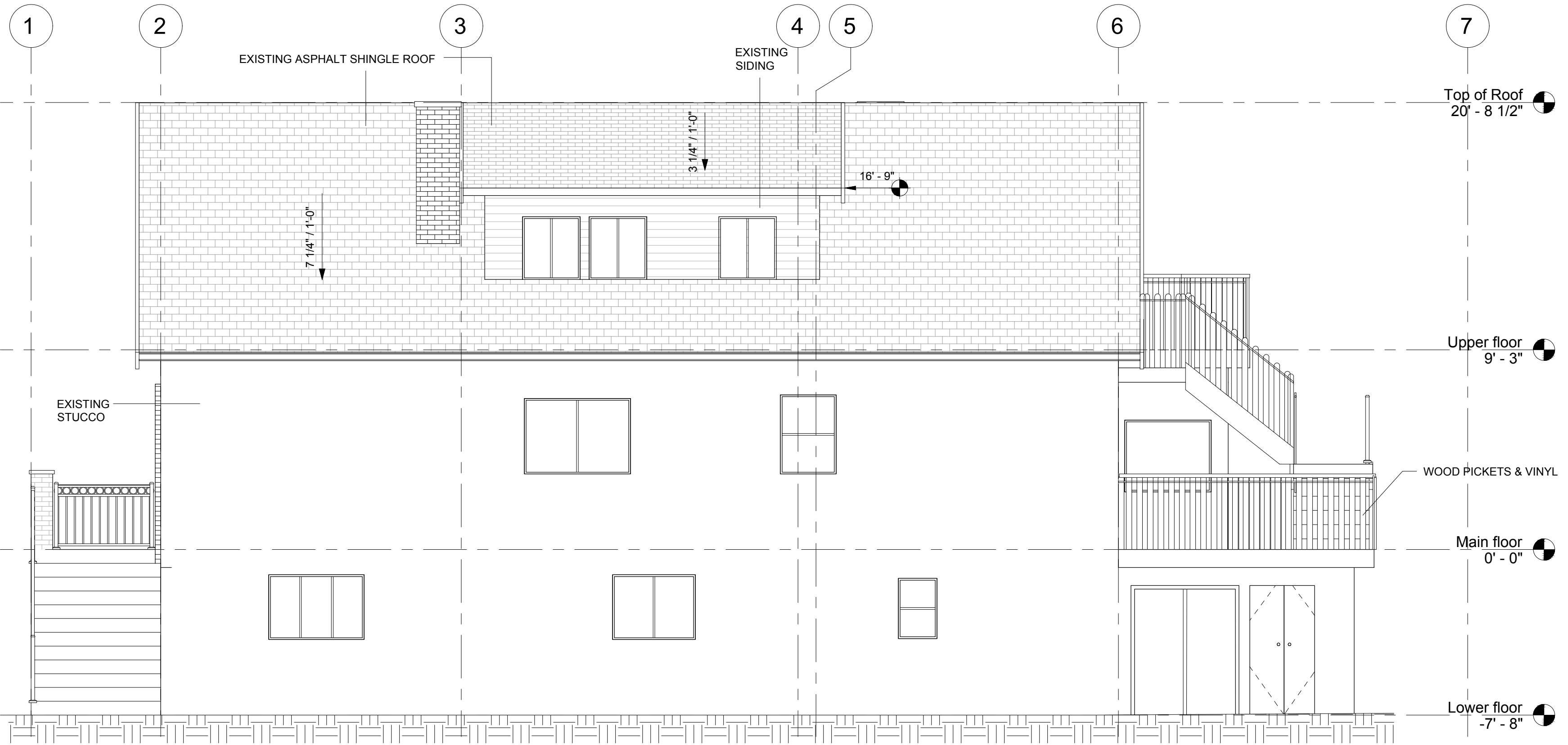


Proposed Roof Plan
1/4" = 1'-0"

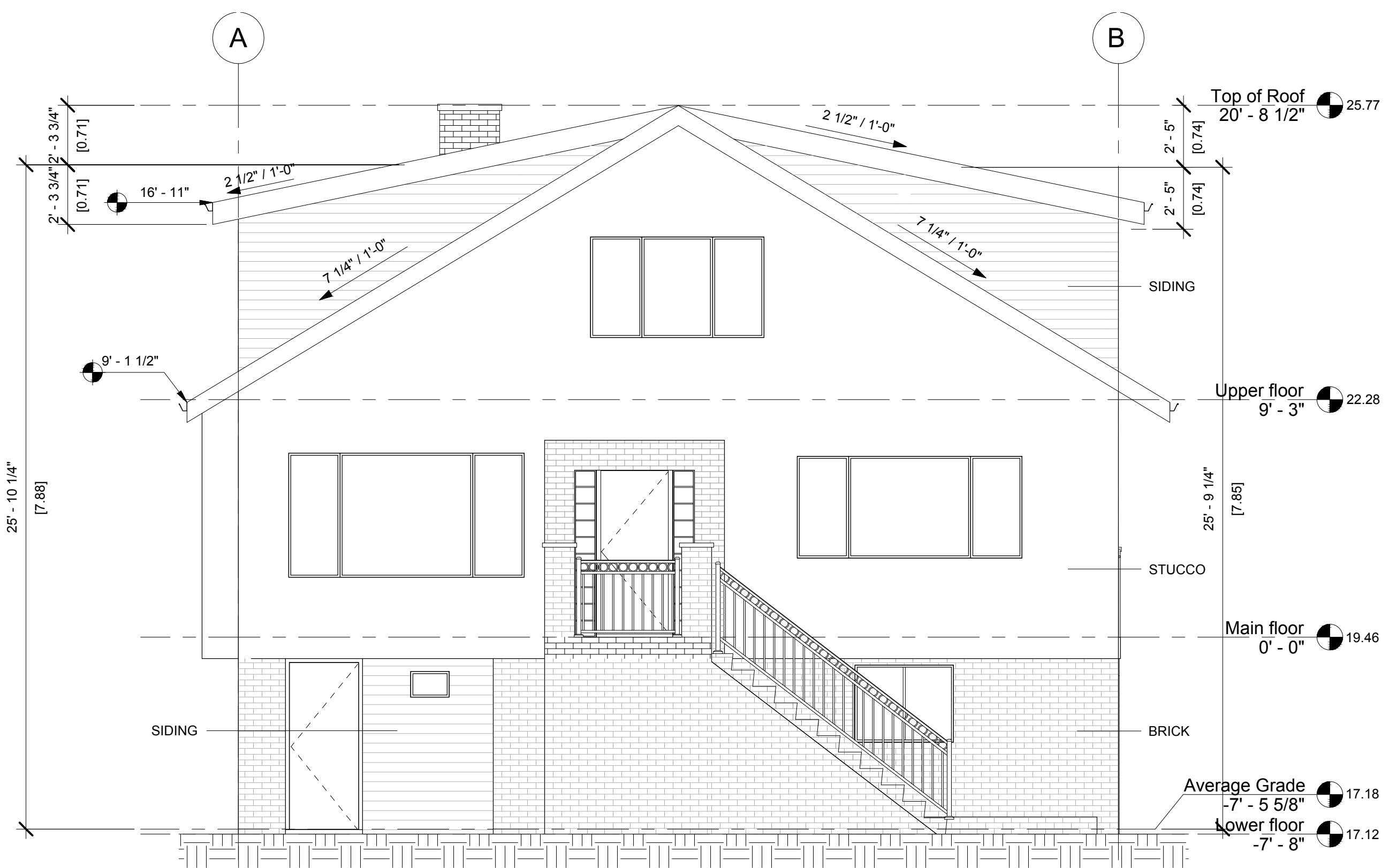
No.	Date	Appr.	Revision Notes
A	11-01-19	Permit set	Issue notes
No.	Date	Permit set	Issue notes
Aspire Custom Designs			
970 Taine Place			
Victoria BC Canada V8N4A4			
Lindsay Baker 250-415-1868			
553 Raynor Avenue.			
Rezoning			
Proposed House Plans			
Drawn By	L. Baker		
Checked By	L. Baker		
Date	Jan 11, 2019		
Scale	1/4" = 1'-0" or as noted		
Sheet No.	A3.1		
Page No.	8		



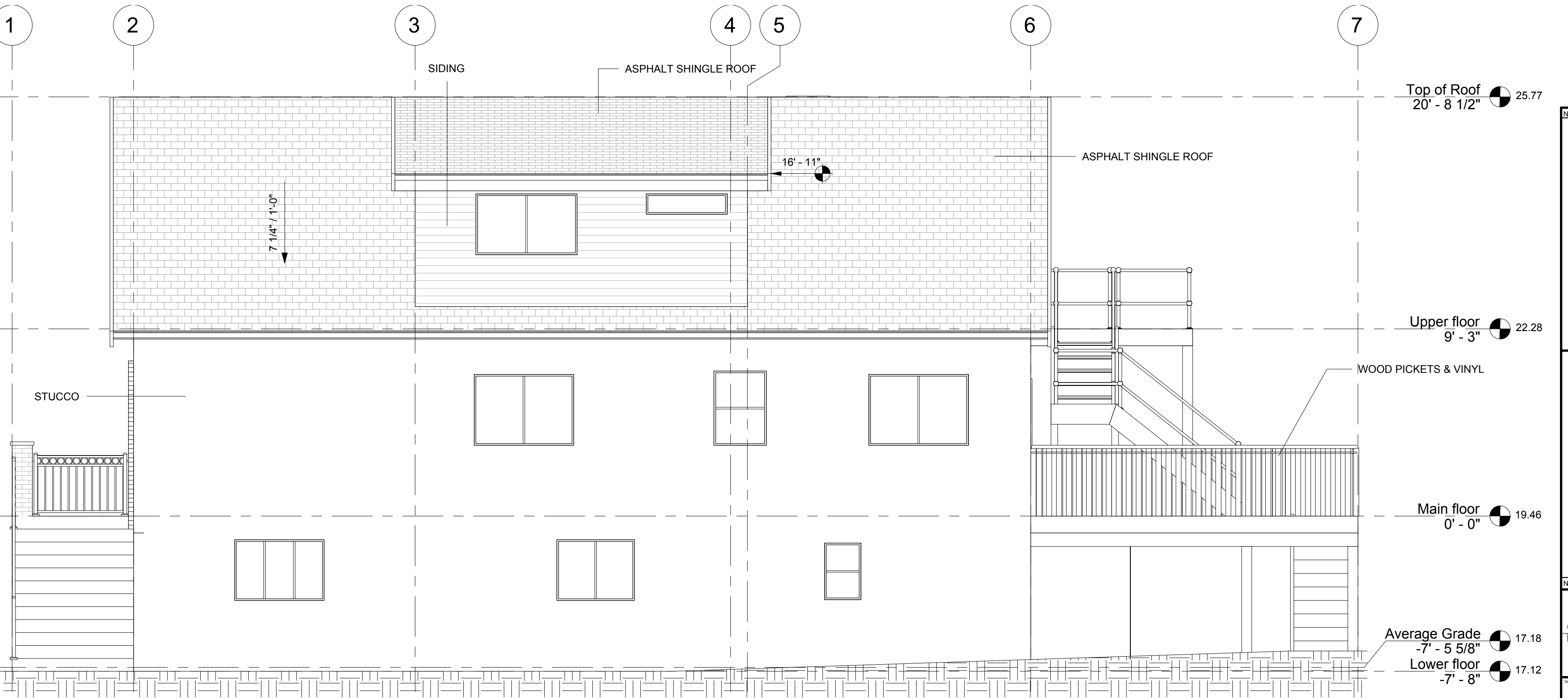
Existing Front Elevation
1/4" = 1'-0"



Existing Right Side Elevation
1/4" = 1'-0"



Proposed Front Elevation
1/4" = 1'-0"

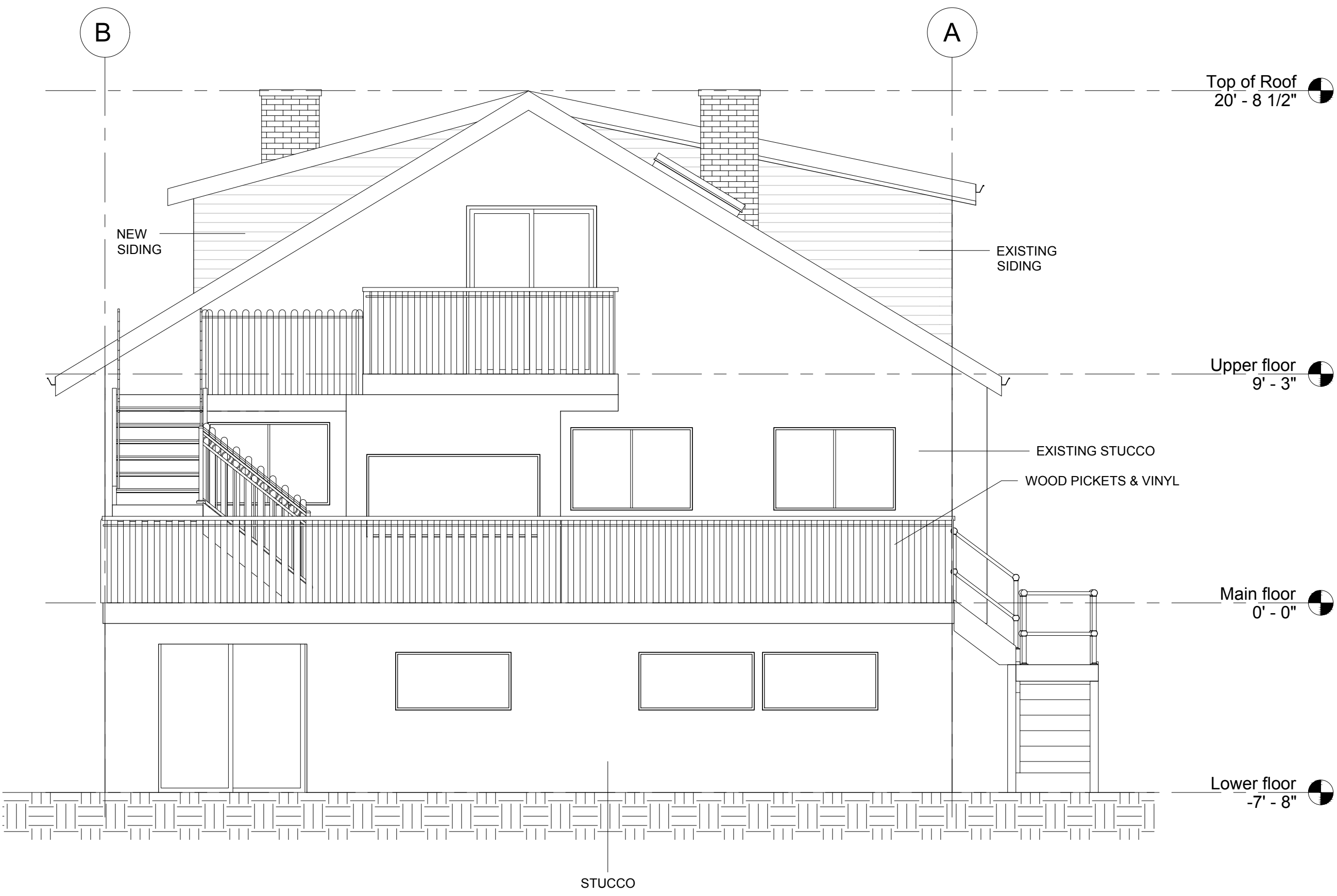


Proposed Right Side Elevation
1/4" = 1'-0"

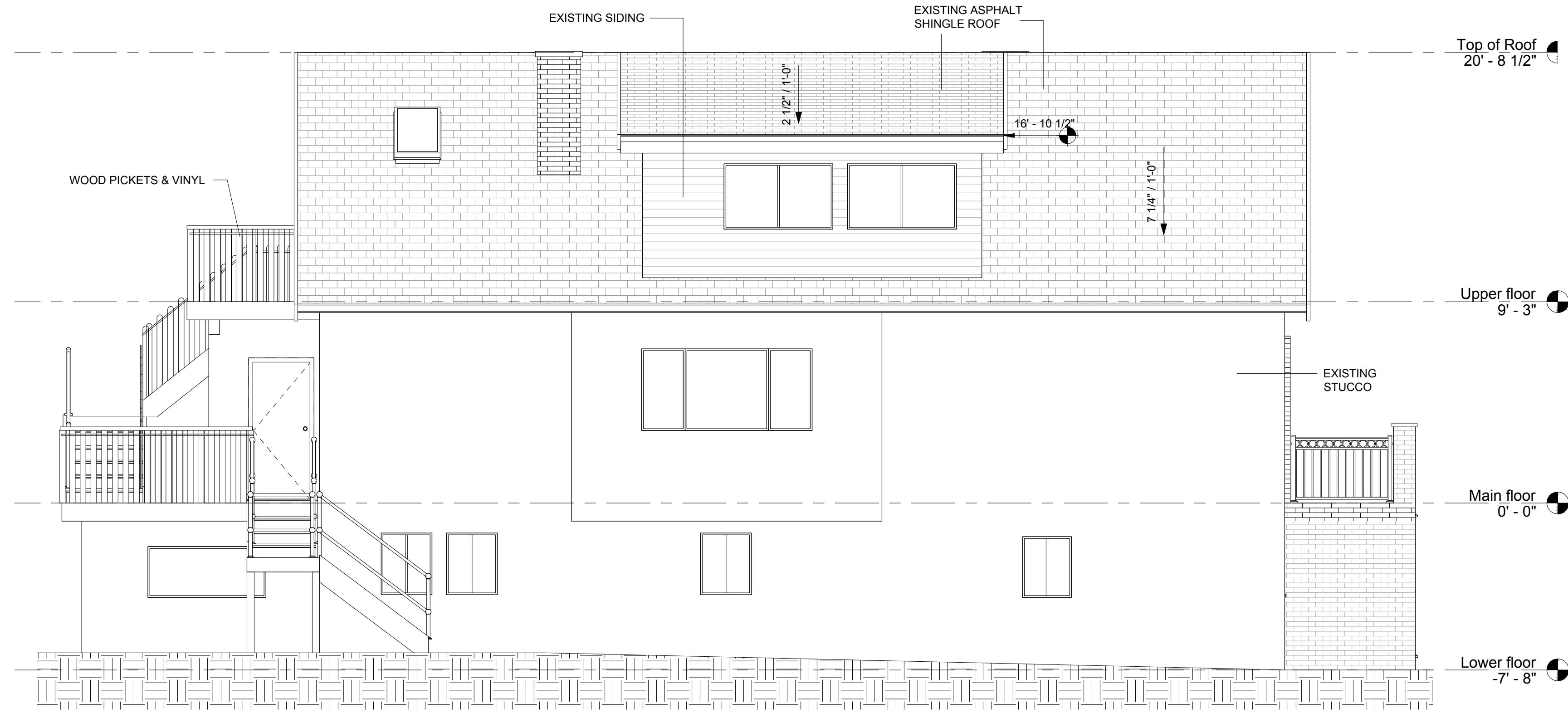
No.	Date	Appr.	Revision Notes

No.	Date	Permit set	Issue notes

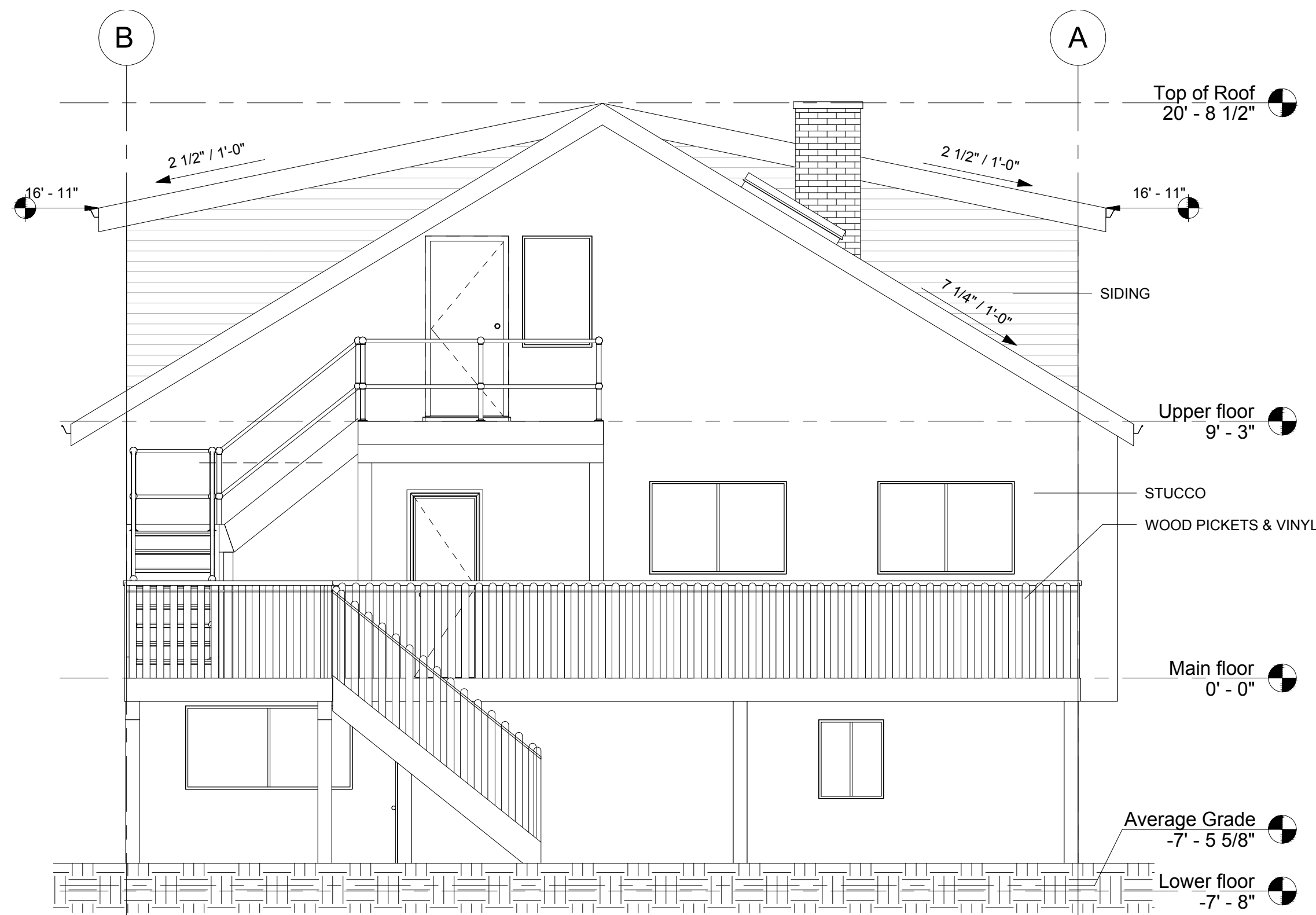
Aspire Custom Designs 970 Taine Place Victoria BC Canada V8M4A4 Lindsay Baker 250-415-1888	
553 Raynor Avenue. Rezoning	
Elevations	
Drawn By L. Baker	Checked By L. Baker
Date Jan 11, 2019	Scale 1/4" = 1' or as noted
A4.0 of 8	



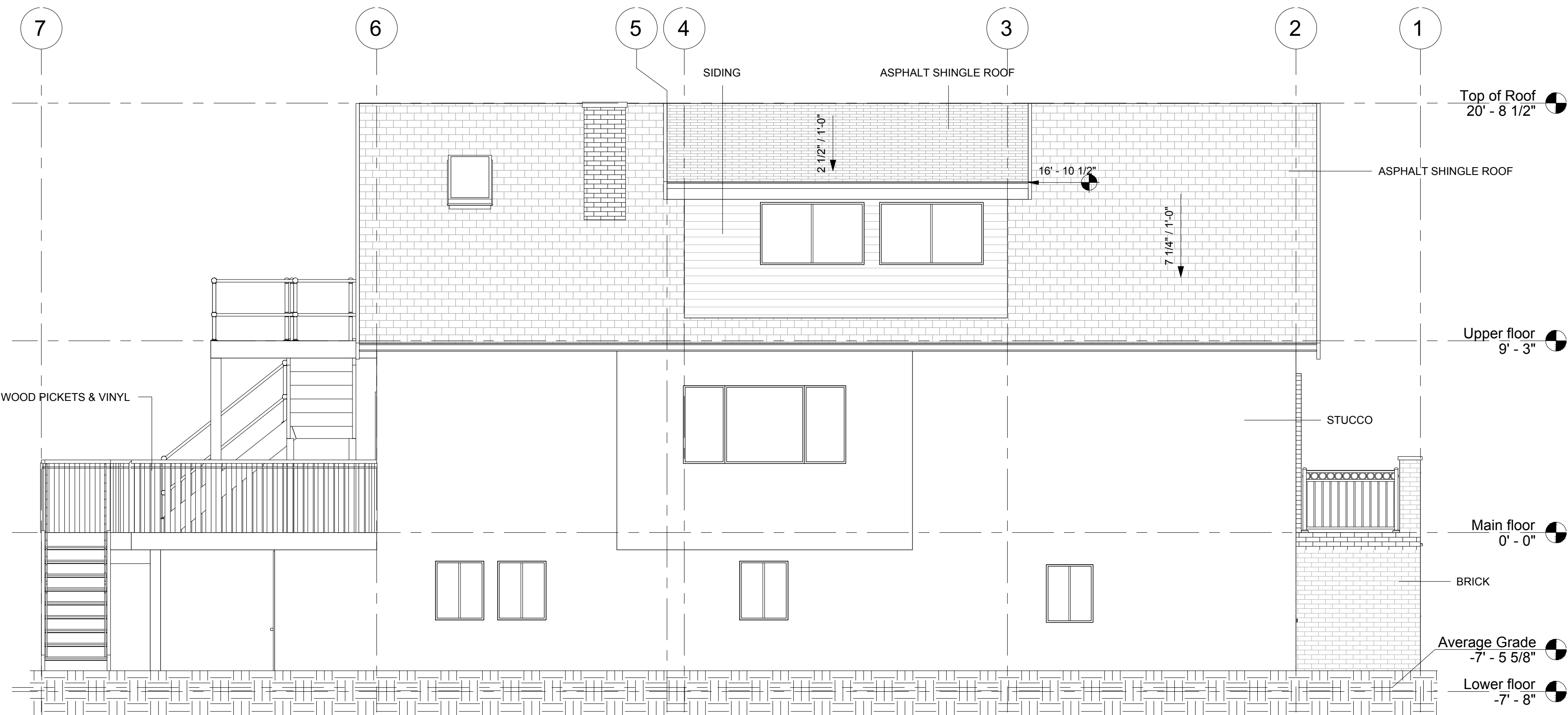
Existing Rear Elevation
1/4" = 1'-0"



Existing Left Side Elevation
1/4" = 1'-0"



Proposed Rear Elevation
1/4" = 1'-0"

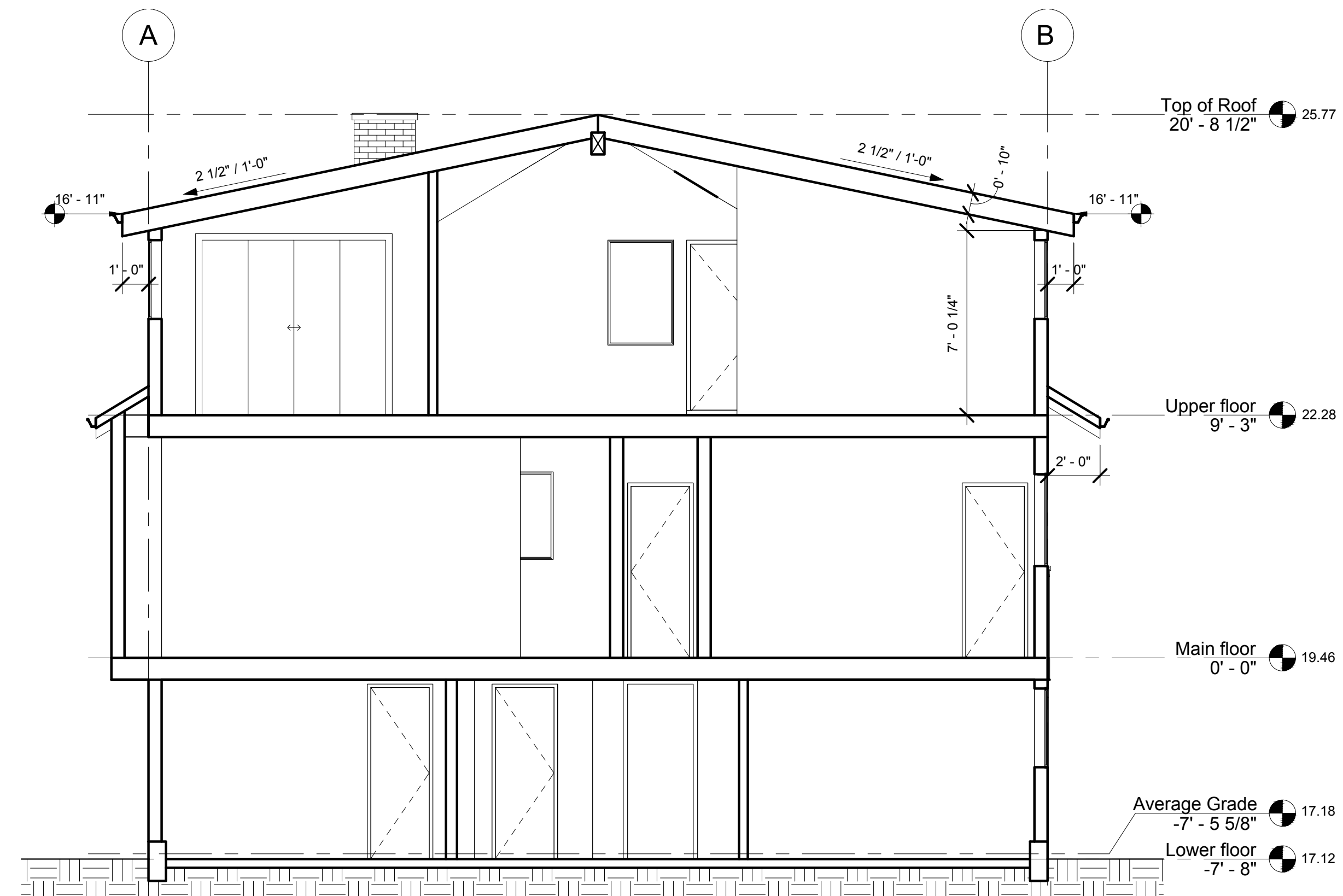


Proposed Left Side Elevation
1/4" = 1'-0"

No.	Date	Appr.	Revision Notes

A		11-01-19	Permit set	Issue notes
No.	Date	Permit set	Issue notes	

Aspire Custom Designs 970 Taine Place Victoria BC Canada V8M4A4 Lindsay Baker 250-415-1888	
553 Raynor Avenue. Rezoning	
Elevations	
Drawn By L. Baker	Checked By L. Baker
Date Jan 11, 2019	Scale 1/4" = 1'0" or as noted
A4.1 of 8	



○ Proposed Building Section
1/4" = 1'-0"

Date		Appr		Revision Notes	
A		11-01-19		Permit set	
B		Date		Issue notes	
553 Raynor Avenue. Rezoning					
Building Section					
Drawn by: L. Baker		Scale: 1/4" = 1' or as noted			
Checked by: L. Baker		Sheet No: A5.0			
Date: Jan 11, 2019		of 8			