

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1302 Finlayson Road

Legal: Lot 15, Block 3, Section 4

Victoria District, Plan 1200

Parcel Identifier: 004-796-376
In the City of Victoria

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

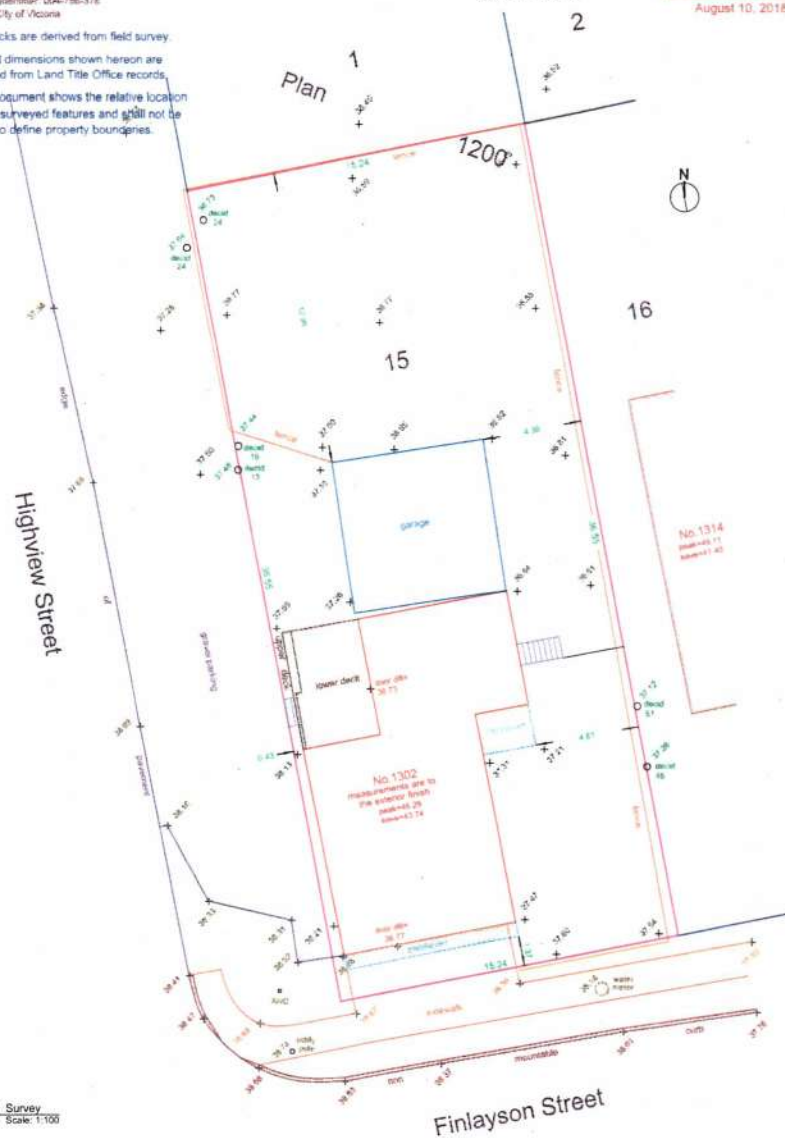
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

LEGEND

Elevations are to geoid datum
+ - denotes - guy wire
+ - denotes - existing elevation
Tree diameters are in centimetres

Lot Area = 557 m²

File: 12628-32
POWELL & ASSOCIATES
B.C. Land Surveyors
250-2500 Douglas Street
Victoria, BC V8T 4H4
phone (250) 380-8855
August 10, 2018



Received
City of Victoria

MAY 03 2019

Planning & Development Department
Development Services Division

Sheet Number List
A 1.0 Existing Site Survey
A 1.1 Proposed Site Data Table Site Survey Plan
A 1.2 Street Elevations
A 1.3 Elevations - Proposed 3105 Highway
A 1.4 Cross Sections and Materials 3105 Highway
A 1.5 Floor Plans - Proposed 3105 Highway
A 1.6 Floor Plans - Existing 1302 Finlayson
A 1.7 Landscape Plan

No.	Date	Issue Notes
D	19-5-02	Revisions for TRG
C	19-1-9	Revisions for TRG
B	18-11-22	CAUC - Revision
A	18-10-21	CAUC - Client Review

Adrian Brett & Associates
10451 Redhaven Dr Sidney BC V8L 3K
C: 613-619-4171
adrian.brett@gmail.com

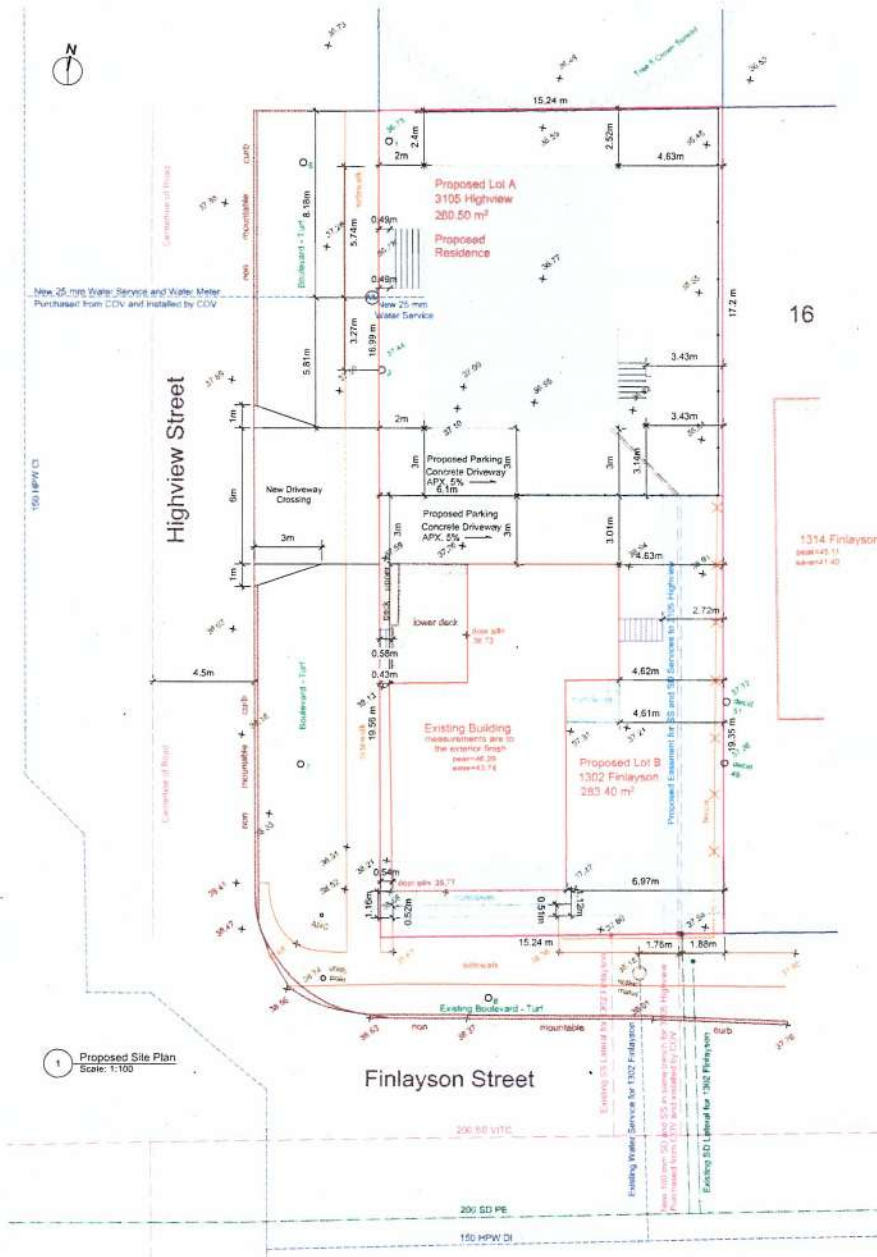
Project No: 1302 Finlayson
3105 Highway
Rezoning

Sheet No: Existing Site
Survey

Project Manager: [Signature]
Drawn by: [Signature]
Checked by: [Signature]
Date: 20190502
CAD'n's Name: [Signature]

Scale: As Noted
A 1.0
of
A 1.7

ATTACHMENT C



Zoning Data

	Proposed Lot A 3105 Highview (metric)	Existing Lot B 1302 Finlayson (metric)
Existing Zone	B1-B	B1-B
Proposed Zone	B1-B	NEW
Lot Area	260.50	283.40
Lot Frontage on Street	16.99	16.70
Site Coverage	36.41%	47.99%
FSR	0.60	0.75
Open Site Space	52.10%	45.37%
Site Coverage	100.07	135.99
Floor Area 1+2	157.13	211.26
Main	83.96	104.25
Upper	73.17	107.01
Basement	82.41	
Floor Area all Floors	239.54	211.26
Commercial Floor Area	N/A	85.64
Residential Floor Area	239.54	124.62
Number of Dwelling Units	1	1
Parking Stalls	1	1
Number of Storeys	2	2
Height	7.50	7.38
Average Grade	36.80	37.64
Peak Height	45.76	46.29
Eave Height	42.84	43.74
Front yard	2.00	0.43
Rear yard	2.40	2.72
North Side Yard	2.40	3.00
South Side Yard	3.00	0.51
Combined Side Yard	5.40	3.51
Outdoor Private Space Area	106.02	114.12

Hydraulic Calculations

Fixture or Device	Fixture Units	# of Fixtures	Total Fixture Units
Bathroom Group	3.6	3	10.8
Bathub	1.4	1	1.4
Clothes Washer	1.4	1	1.4
Dishwasher	1.4	1	1.4
Hose Bibb	2.5	2	5
Sink, bar	1	1	1
Sink, Bathroom (Basin)	0.7	2	1.4
Sink, Kitchen	1.4	1	1.4
Sink, Laundry	1.4	1	1.4
Shower stall	1.4	1	1.4
Water closet (toilet)	2.2	1	2.2
Total			34.6

Water meter and service from main to property line: 25 mm Water Meter and Service

Water service size from property line to house: 25 mm Water Service

Trees

Tree Number	Species	DBH (in)	CRF (in)	Open Spread (in)	Comments
1	Green Ash - Fraxinus pennsylvanica	0.22	5.0	6.5	Existing to be retained
2	Green Ash - Fraxinus pennsylvanica	0.22	6.0	10.0	Existing to be removed
3	Green Ash - Fraxinus pennsylvanica	0.19	4.0	6.5	Existing to be retained
4	Green Ash - Fraxinus pennsylvanica	0.12	4.5	7.0	Existing to be removed
5	Garry Oak - Quercus garryana	0.75	7.5	19.0	Existing to be retained
6	TBD by Parks				new min. 6cm caliper
7	TBD by Parks				new min. 6cm caliper
8	TBD by Parks				new min. 6cm caliper

3105 Highview Average Grade

Grade Points	Geodetic Elevation (M)	Geodetic Elevation (FT)	Between Grade Points	Average of Points (M)	Average of Points (FT)	Between Grade Points	Distance (M)	Distance (FT)	Totals
A	36.73	120.47	AB	36.66	120.24	AB	8.52	28.26	315.83
B	36.59	120.02	BC	36.71	120.39	BC	8.86	29.07	329.35
C	36.82	120.77	CD	36.82	120.77	CD	1.20	3.94	44.18
D	36.82	120.77	DE	36.82	120.77	DE	5.73	18.85	100.52
E	36.82	120.77	EF	36.82	120.77	EF	1.20	3.94	44.18
F	36.82	120.77	FG	36.96	121.23	FG	8.62	28.26	318.41
G	37.10	121.69	GH	36.94	121.15	GH	6.24	20.45	230.29
H	36.77	120.61	HI	36.77	120.61	HI	1.51	4.95	55.52
I	36.77	120.61	IJ	36.77	120.61	IJ	2.60	8.53	95.60
J	36.77	120.61	JK	36.77	120.61	JK	1.51	4.95	55.52
K	36.77	120.61	KL	36.75	120.54	KL	2.78	9.12	100.20
Totals							45.86		1687.61
Average Grade	36.80	120.70							

1302 Finlayson Average Grade

Grade Points	Geodetic Elevation (M)	Geodetic Elevation (FT)	Between Grade Points	Average of Points (M)	Average of Points (FT)	Between Grade Points	Distance (M)	Distance (FT)	Totals
A	37.59	123.30	AB	37.43	122.75	AB	3.46	11.35	129.49
B	37.26	122.21	BC	37.10	121.69	BC	6.69	21.94	248.20
C	36.94	121.16	CD	36.97	121.26	CD	5.08	16.66	187.81
D	37.00	121.36	DE	37.11	121.70	DE	1.85	6.07	66.64
E	37.21	122.05	EF	37.26	122.21	EF	2.37	7.77	86.31
F	37.31	122.38	FG	37.39	122.64	FG	7.52	24.67	281.17
G	37.47	122.90	GH	38.08	124.89	GH	7.73	25.35	294.32
H	38.88	126.87	HI	38.41	125.97	HI	5.28	17.32	199.14
I	38.13	125.07	IA	37.95	124.18	IA	5.28	17.32	199.14
Totals							48.24		1853.48
Average Grade	37.64	123.47							

Proposed Building Area

Proposed Residence

Existing Building

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MAY 03 2019

Planning & Development Department

Development Services Division

Adrian Brett & Associates

10461 Redhaven DR Sidney BC V8L 3H6

C: 613-815-1171

adrian.brett1@gmail.com

1302 Finlayson 3105 Highview Rezoning

Proposed Site Data Table

Site Servicing Plan

Project Manager: Candover Designs

Date: As Noted

Revision: A.1

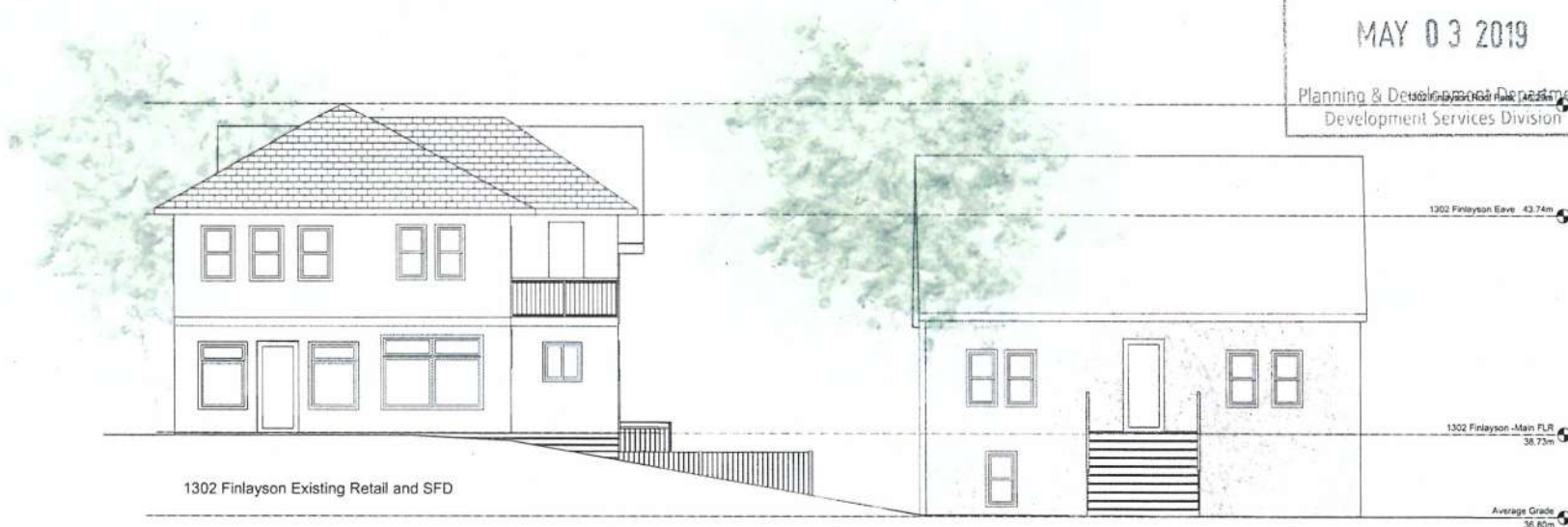
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Scale: A 1:1

Scale: A 1:7

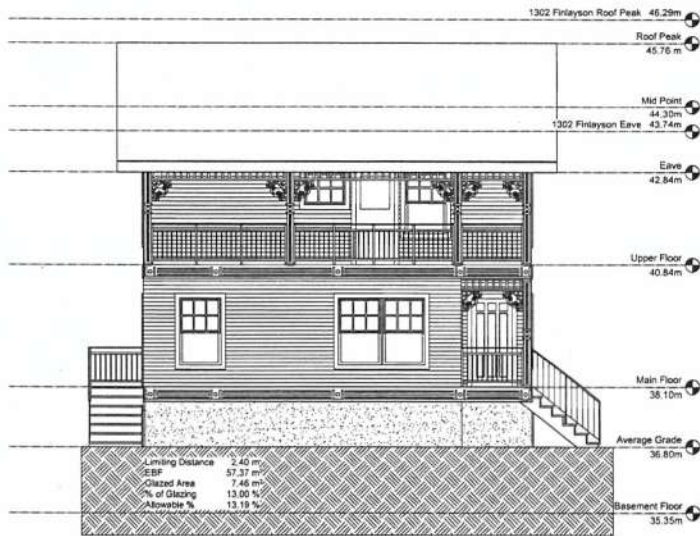


1 Highview Frontage
Scale: 1:50



2 Finlayson Frontage
Scale: 1:50

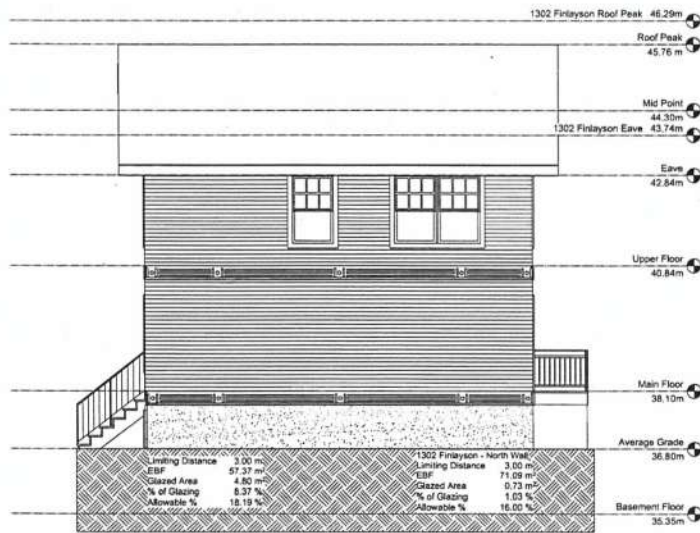
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C	15-1-0	Revisions & Development Permit
B	15-11-02	CALUC - Revision
A	15-10-21	CALUC - Client Review
Rev	Date	Issue Notes
Adrian Brett & Associates Adrian Brett & Associates 10451 Reservoir Dr Sidney BC V8L 3H6 C: 613-513-4171 adrian.brett1@gmail.com		
Project No: 1302 Finlayson 3105 Highview Rezoning		
Sheet No: Street Elevations		
Drawn By: Caroline Designs	Scale: As Noted	
Reviewed By: A.B.	Sheet No: A 1.2	
Date: 20180502	of: A 1.7	
Drawn By: Caroline Designs	Scale: As Noted	



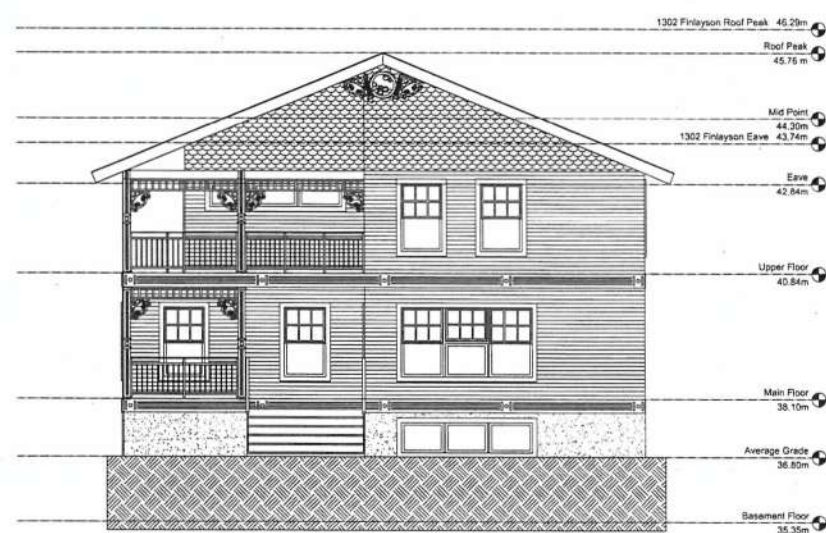
1 North Elevation
Scale: 1:50



2 East Elevation
Scale: 1:50



3 South Elevation
Scale: 1:50



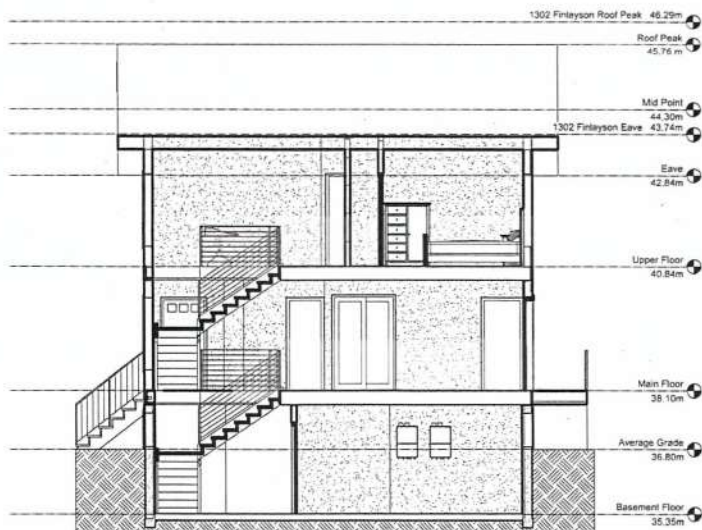
4 West Elevation
Scale: 1:50

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City of Victoria

MAY 03 2019

Planning & Development Department
Infrastructure Services Division

No.	Date	Issue Notes
D	19-02	Revisions for TRG
C	19-09	Revisions for TRG
B	19-11-22	CALUC - Revision
A	19-10-21	CALUC - Client Review
 Adrian Brett & Associates Project File: Adrian Brett & Associates 10451 Reshawn Dr Sidney BC V8L 3H6 C 613-618-4171 adrian.brett1@gmail.com		
Project File	1302 Finlayson 3105 Highview Rezoning	
Sheet Title	Elevations - Proposed 3105 Highview	
Project Manager	Project ID	
Client File	Scale	As Noted
Revision	Rev	
Date	20190502	A 1.3
1/21/19 Date		A 1.7



1 Cross Section 1
 Scale: 1:50



2 Cross Section 2
 Scale: 1:50

EXAMPLE OF GINGERBREAD DETAILING IN BLUE AND WHITE COLOUR SCHEME



- HARDIESHINGLE SIDING IN HALF-ROUND NOTCHED PANEL INSTALL IN END GABLES - PAINTED WHITE
- HARDIEPLANK LAP SIDING IN SELECT CEDARMILL, INSTALLED ON MAIN AND UPPER EXTERIOR WALLS - PAINTED IN PENINSULA (0654) BLUE
- HARDIE TRIM BOARDS - PAINTED WHITE
- PRESSURE TREATED DECKING STAINED BROWN - FRONT DECK AND REAR STAIRS
- PAINTED WHITE RISERS - FRONT AND REAR STAIRS
- DURADECK IN BARNWOOD COLOUR - UPPER COVERED DECK
- STEEL INSULATED DOORS PAINTED IN PENINSULA (0654) BLUE - FRONT AND BACK
- METAL FLASHING, FASCIA AND VENTED SOFITS - WHITE
- ASPHALT SHINGLES - CHARCOAL GREY



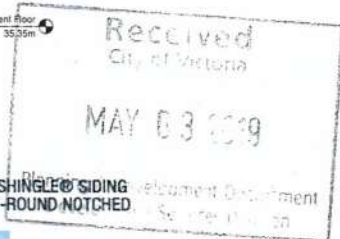
HardieTrim® Lap Siding
SELECT CEDARMILL
 Our select cedar trim boards are made from the most beautiful, finest quality cedar trim boards. HardieTrim® siding, trim and fascia are made from 100% cedar.
 Bottoms Blue 20 Trunks
 More CedarTrim® Technology colors are available from 2000
 THICKNESS: 0.312"
 LENGTHS: 16' 0" to 16' 6"
 WIDTHS: 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"
 *See website for availability in CedarTrim® Technology, only in stock.



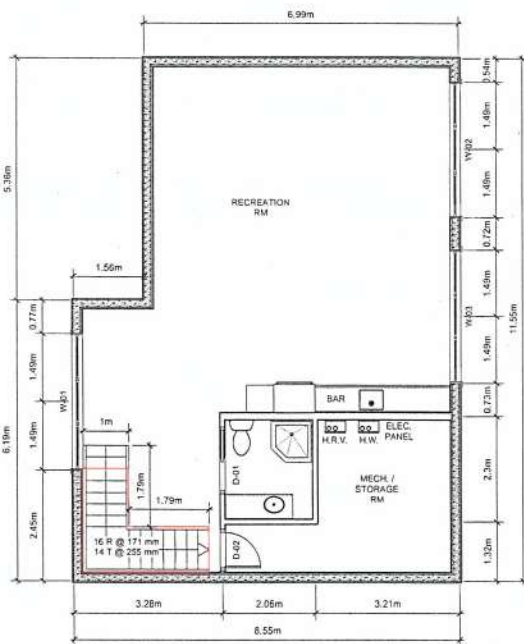
HARDIESHINGLE SIDING IN HALF-ROUND NOTCHED PANEL



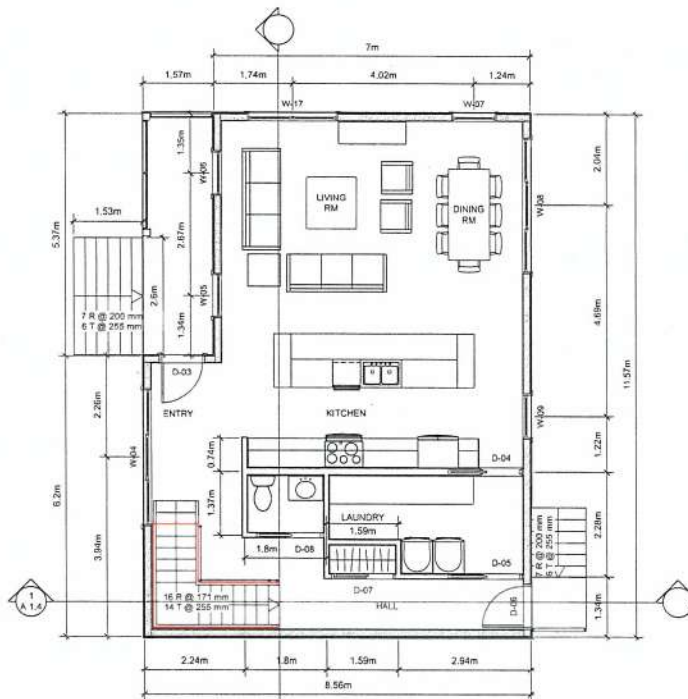
HardieTrim® Boards
4/4 SMOOTH
 THICKNESS: 0.75"
 LENGTH: 16' 0" to 16' 6"
 WIDTHS: 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"
 *See website for availability in CedarTrim® Technology, only in stock.



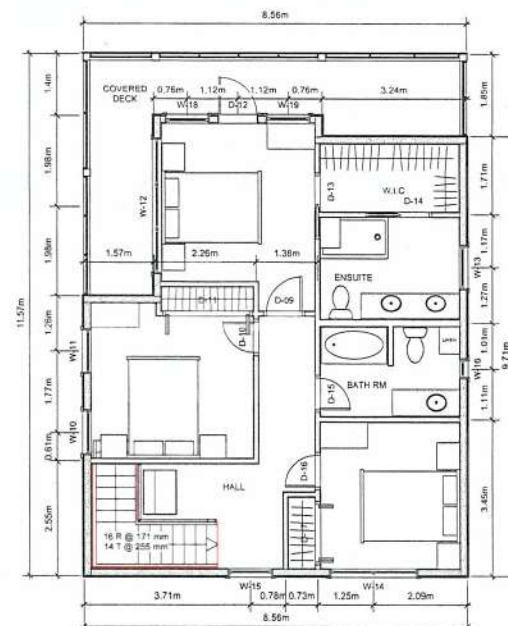
D	18-5-02	Revisions for TRS
C	15-1-9	Reasoning & Development Permit
B	18-11-22	CAUC - Revision
A	18-10-21	CAUC - Client Review
No.	Date	Issue Notes
 Adrian Brett & Associates 10461 Westview Dr, Sidney BC V8L 3K6 C: 613-619-4171 adrian.brett@gmail.com		
Project No.	1302 Finlayson 3105 Highview Rezoning	
Sheet No.	Cross Sections and Materials 3105 Highview	
Project Manager	Client	As Noted
Drawn By	Consultant/Designs	As Noted
Reviewed By	A.B.	As Noted
Date	20180502	A 1.4 of A 1.7
CAD File Name		



1 Basement Floor Plan
Scale: 1:50



2 Main Floor Plan
Scale: 1:50



3 Upper Floor Plan
Scale: 1:50

ALL WORK TO COMPLY WITH THE CURRENT EDITION OF THE BC BUILDING CODE

ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
ALL LUMBER TO BE SPF #2 OR BETTER UNLESS NOTED OTHERWISE
ALL EXTERIOR WALL AND ROOF SHEATHING TO BE 1/2" STANDARD PLY FLYWOOD UNLESS NOTED OTHERWISE
ALL EXPOSED EXTERIOR POSTS TO BE 6X8 MIN.
ALL LINTELS TO BE 2-PLY 2X10 U.N.O.

ALL CONCRETE TO BE MINIMUM 25 MPa AT 28 DAYS

EXTERIOR FOUNDATION WALL TO EXTEND MIN 150 mm ABOVE FINISHED GRADE

ALL INTERIOR DOORS TO BE MINIMUM 6'8" TALL UNLESS NOTED OTHERWISE; PROVIDE MIN. 2-STUDS E/S AT JAM FRAMING

ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER; FIELD TREAT ALL CUTS

DESIGN LOADS: VICTORIA: Ss: 1.5 kPa Sx: 0.3 kPa

ALL NEW WINDOWS TO MEET NAFS: DP: 1440 PG: 30 WATER RESIST: 220

HANDRAILS TO COMPLY WITH BCBC DIV B 9.8.7

GUARDRAILS TO COMPLY WITH BCBC DIV B 9.8.8. NO OPENING GREATER THAN 100MM

AIR BARRIER TO BE OVERLAPPED, STRUCTURALLY SUPPORTED AND SEALED AT ALL JOINTS.

EFFECTIVE RSI MUST BE MAINTAINED BEHIND ELECTRICAL RECEPTACLES AND PIPING AS PER BCBC 9.36

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, EVERY STOREY AND THE AREA OUTSIDE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AS PER BCBC DIV B 9.10.10.3

CO2 ALARMS TO BE INSTALLED IN EACH BEDROOM OR 9M OUTSIDE THE BEDROOM DOOR.

BEDROOM WINDOWS TO MEET BCBC DIV B 9.9.10.1 NO DIMENSION LESS THAN 380MM WITH AN AREA OF 0.35M²

ALL NEW FLASHINGS TO COMPLY TO BCBC DIV B 9.2.7.3.7 - 9.2.7.3.8

BATHROOM EXHAUST TO COMPLY WITH 9.32

VENTILATION TO COMPLY WITH BCBC 9.32

ROOF SPACE VENT AREA SHALL BE NOT LESS THAN 1/150

SOLID RWL AND PERIMETER DRAIN TO BE CONNECTED TO NEW STORM DRAIN LATERAL

Door Schedule

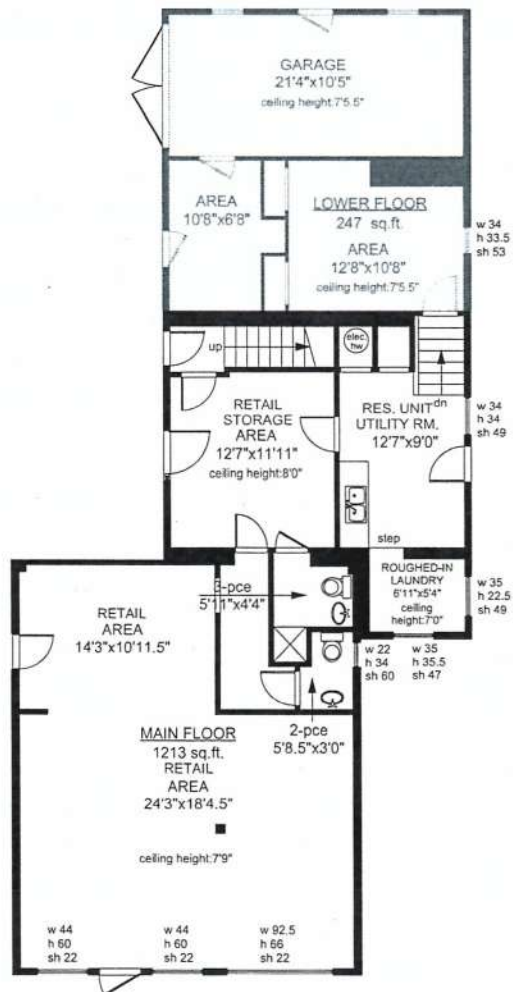
Mark	Nominal Size		Door Style	Openings	
	Width	Height	Configuration	Slab Style	RO Width RO Height
D-01	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-02	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-03	1m	2.04m	0.04m Pocket Simple	Custom	1.04m 2.04m
D-04	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-05	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-06	1m	2.04m	0.04m Pocket Simple	Glass	1.04m 2.04m
D-07	1.4m	2.1m	0.04m Glass	Panel	1.42m 2.11m
D-08	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-09	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-10	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-11	2m	2.04m	0.04m Bi-fold Sluport	Solid	2.04m 2.04m
D-12	0.81m	2.04m	0.04m Pocket Simple	Glass	0.81m 2.04m
D-13	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-14	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-15	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-16	0.81m	2.04m	0.04m Pocket Simple	Solid	0.81m 2.04m
D-17	1.4m	2.04m	0.04m Bi-fold Sluport	Solid	1.42m 2.05m

Window Schedule

Mark	Nominal Size		Glass	Openings	
	O.A. Width	O.A. Height	Excess Window	Configuration	
W-01	3m	0.76m	Clear	YES 0.848 M x 0.729 M	Casement
W-02	3m	0.76m	Clear	YES 0.848 M x 0.729 M	Casement
W-03	3m	0.76m	Clear	YES 0.848 M x 0.729 M	Casement
W-04	3m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-05	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-06	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-07	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-08	3m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-09	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-10	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-11	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-12	3m	0.6m	Clear	YES 0.848 M x 0.614 M	Awning
W-13	1m	1.6m	Obscured / Frosted	YES 0.848 M x 0.729 M	Double Hung
W-14	3m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-15	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-16	0.45m	1.8m	Obscured / Frosted	NO 0.386 M x 0.729 M	Double Hung
W-17	3m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-18	1m	1.6m	Clear	YES 0.848 M x 0.729 M	Double Hung
W-19	1m	0.81m	Clear	NO	Fixed



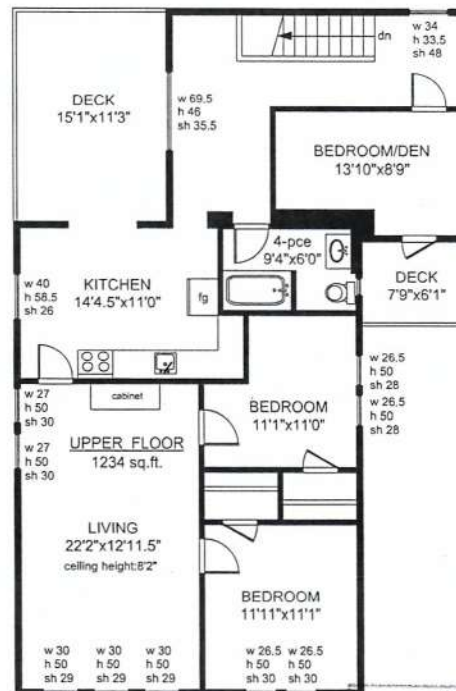
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C	15-1-3	Revisions for TRG
B	15-1-3	Revisions for TRG
A	15-1-3	Revisions for TRG
A	15-10-21	CAUC - Client Review
No.	Date	Name
Adrian Brett & Associates 10461 Reathaven DR Sidney BC V8L 3H6 C: 613-613-1171 adrian.brett1@gmail.com		
Project No.	1302 Finlayson 3105 Highway Rezoning	
Drawn By	Floor Plans - Proposed 3105 Highway	
Project Manager	Project ID	
Client/Owner	As Noted	
Scale	A.B.	
Date	20190502	
CAUC/Review	A 1.5 A 1.7	



1 Main Floor - Existing
Scale: 1:50

NO CHANGE TO EXISTING DWELLING UNIT AND RETAIL STORE
DEMOLISH EXISTING GARAGE AND REPAIR EXTERIOR FINISH ON
NORTH WALL OF EXISTING DWELLING UNIT AND STORE
AREA TO BE REMOVED SHOWN IN GREY

Existing Retail Space on Main Floor 86.64 m²
Existing Residential Area on Main & Upper Floor 124.62 m²



2 Upper Floor - Existing
Scale: 1:50

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Development Services Division

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A	18-10-21	CALUC - Client Review
No.	Date	Issue Notes
 Adrian Brett & Associates Design Firm Adrian Brett & Associates 10461 Finlayson Dr Sidney BC V8L 3H6 C: 613-615-4171 adrian.brett1@gmail.com		
Project No. 1302 Finlayson 3105 Highway Rezoning		
Issue No. Floor Plans - Existing 1302 Finlayson		
Prepared By	CD	As Noted
Reviewed By	A.B.	A 1.6
Date	20190502	of A 1.7

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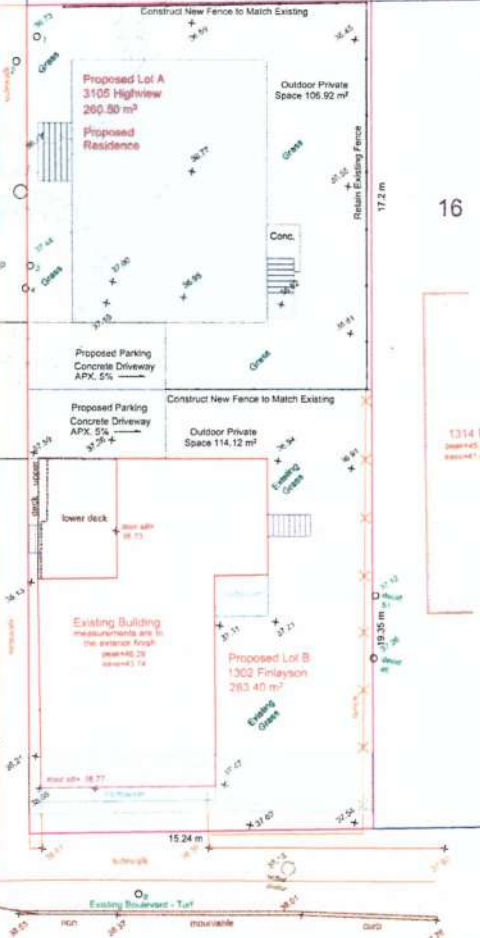
Highview Street

Continuation of Project

Continuation of Project

1 Proposed Landscaping Plan
Scale: 1:100

Finlayson Street



16

Trees					
Tree Number	Species	DBH (in)	CRZ (m)	Crown Spread (m)	Comments
1	Green Ash - Fraxinus pennsylvanica	0.22	5.0	9.5	Existing to be retained
2	Green Ash - Fraxinus pennsylvanica	0.22	6.0	10.0	Existing to be retained
3	Green Ash - Fraxinus pennsylvanica	0.19	4.0	6.5	Existing to be retained
4	Green Ash - Fraxinus pennsylvanica	0.12 0.12 0.11	4.5	7.0	Existing to be retained
5	Garry Oak - Quercus garryana	0.75	7.5	18.0	Existing to be retained
6	TBD by Parks				New min. 8cm caliper
7	TBD by Parks				New min. 8cm caliper
8	TBD by Parks				New min. 8cm caliper



2 Fence Panel Elevation
Scale: 1:50



Existing fence panels. New fence to match existing fence.

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D	15-5-02	Revisions for TRG
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No.	Date	Issue Notes
Adrian Brett & Associates 10451 Rasthaven DR Sidney BC V8L 3H6 C 613-619-4171 adrian.brett1@gmail.com		
Project No.	1302 Finlayson 3105 Highview Rezoning	
Drawn By	Landscape Plan	
Project Manager	Project ID	
Drawn By Candace Design	Scale	As Noted
Reviewed By A.S.	Drawn By	A 1.7
Date 2019/05/02	Sheet	of 1
Scale	A 1.7	