

# Colour Scheme for HAP and Development Permit

2251 Lydia Street

VC-1  
Oxford Ivory

VC-16  
Comox Sage

VC-27  
Strathcona Red  
Window and Door Trim

VC-22  
Pendrell Verdigris

3D ISOMETRIC RENDERING  
OF 2251 LYDIA STREET  
GENERAL REPRESENTATION  
NOT TO SCALE

**Received**  
City of Victoria

JUN 24 2019

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Development Services Division

**AJB HOME  
DESIGN**

8334-461 30 Colwell Avenue  
V8N 4B6 BC, CANADA  
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Email: ajb@home-design.ca  
www.ajbhome-design.ca

| 3 | DATE       | DESCRIPTION                |
|---|------------|----------------------------|
| 1 | 10/01/2019 | Initial Design & Rendering |
| 2 | 12/11/2019 | Revisions & Final Design   |

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

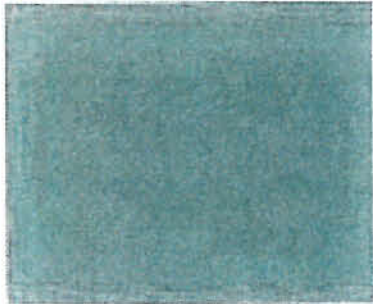
**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNING

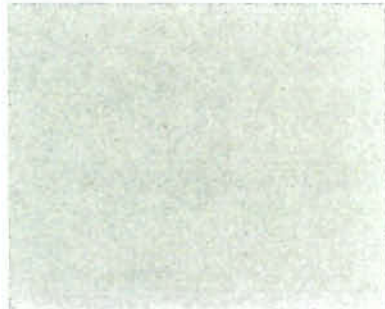
**DRAWN BY:** Taylor SE  
**DRAWING NO:**

A-1 of 2

## COLOUR SCHEME (HERITAGE) FOR 2251 LYDIA STREET



VC-22  
Pendrell Verdigris



VC-16  
Cornox Sage

VC-1  
Oxford Ivory



VC-27  
Strathcona Red

Main siding - Stucco under Tudor - Primary Trim - windows sashes

All Colours are from Benjamin Moore Heritage Palette

Heritage Alteration and

Development Permit for Cunnin - 2251 Lydia







1711 DENMAN STREET  
EXISTING RESIDENCE



1708 DENMAN STREET  
PROPOSED RESIDENCE



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(SIDE VIEW)

LYDIA STREET

## STREETSCAPE OF DENMAN STREET

1/8" = 1'



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(FRONT VIEW)



2243 LYDIA STREET  
PROPOSED RESIDENCE



2235 LYDIA STREET  
EXISTING RESIDENCE

DENMAN  
STREET

## STREETSCAPE OF LYDIA STREET

1/8" = 1'



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| # | DATE       | DESCRIPTION                             |
|---|------------|-----------------------------------------|
| 1 | 2019-06-19 | 2D Architectural & Perspectives         |
| 2 | 2019-12-10 | 2D Architectural & Perspectives Revised |

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

**DRAWN BY:** Taylor SB

**DRAWING NO.**

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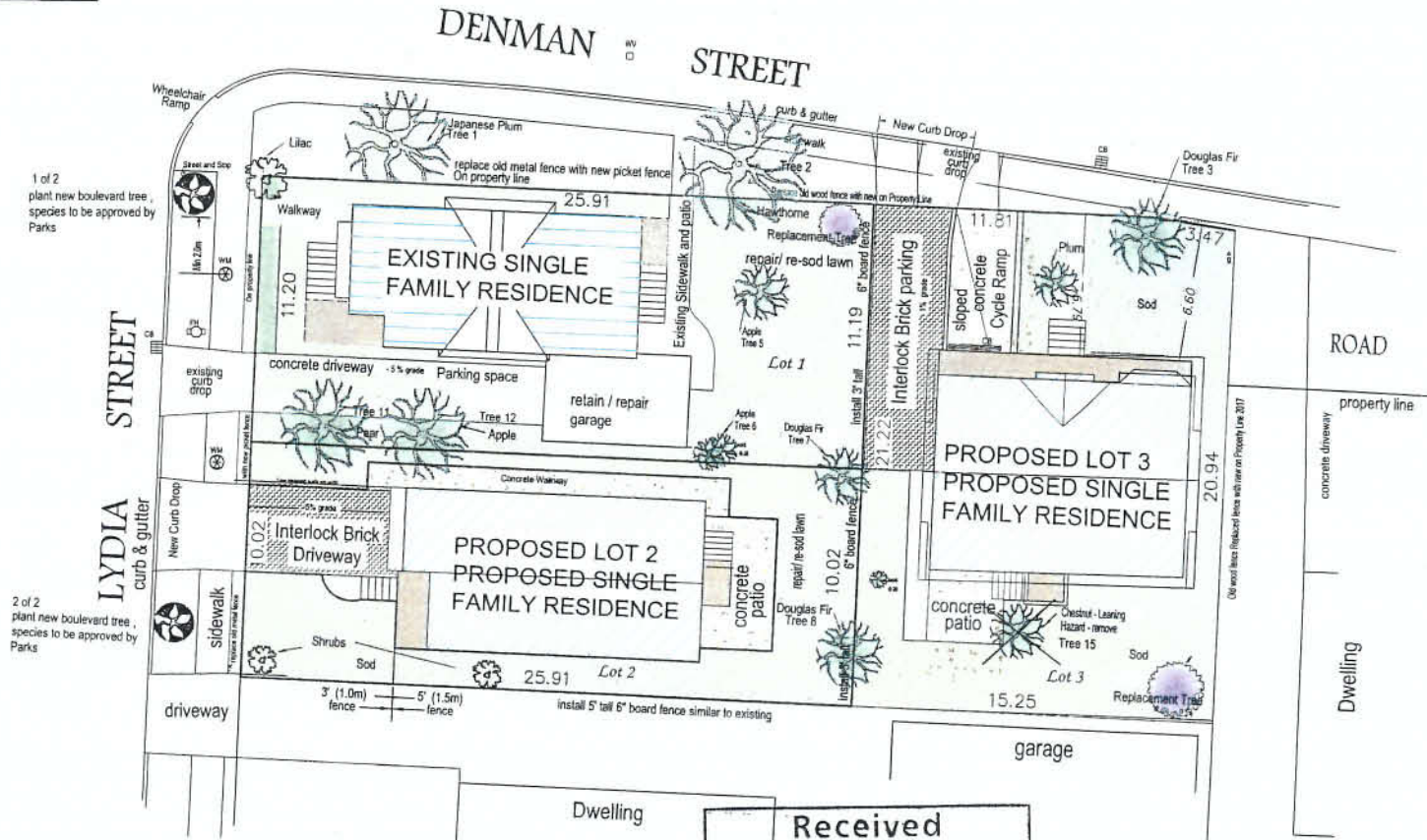
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# PROPOSED LANDSCAPE PLAN

## DENMAN AND LYDIA

SCALE = 1:100



### LEGEND

Elevations are graphic based on City of Victoria Integrated Survey Manual 15-7 (date: 22-12-04)

Tree sizes approximately to scale

Where tree locations are critical, tree species and canopy should be confirmed by qualified arborist

UP - denotes Utility Pole with light

CB - denotes Catch Basin

WV - denotes Water Valve

WV - denotes Water Valve

TS - denotes Traffic Sign

TH - denotes Fire Hydrant

TH - denotes gas valve

TH - denotes Existing Trees

TH - denotes New Boulevard Trees required by Development

TH - denotes Trees replacing removed original tree

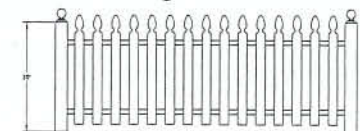
TH - denotes Existing shrub

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Picket Fence Design - patterned after existing





TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION WITH VARIANCES

SCALE=1:100



Elevations are geodetic based on City of  
Victoria Integrated Survey Measurement 15-7 (New = 22 123m)  
True bearing approximately to scale

- denotes Utility Pole with light
- denotes pay wire
- denotes Canal Drain
- denotes Water Meter
- denotes Traffic Sign
- denotes fire hydrant
- denotes Rain Water leader
- denotes existing grade
- denotes new boulevard lines  
as required by Development
- denotes Existing shrub
- denotes Existing tree

On Proposed LOT 1



| Zoning Item                                    | By-Law Value         | Proposed                                            |
|------------------------------------------------|----------------------|-----------------------------------------------------|
| Lot Area                                       | R1-52                | 1.2                                                 |
| Site Area                                      | 250 m <sup>2</sup>   | 291 m <sup>2</sup>                                  |
| Front Area                                     |                      |                                                     |
| Minimum: 10% of lot area (400 m <sup>2</sup> ) |                      | 100 m <sup>2</sup> (10% of 1,000 m <sup>2</sup> )   |
| Side Area                                      |                      | 72.1 m <sup>2</sup> (10% of 721 m <sup>2</sup> )    |
| Minimum: 10% of lot area (400 m <sup>2</sup> ) |                      | 76.1 m <sup>2</sup> (10% of 761 m <sup>2</sup> )    |
| Back Area                                      |                      |                                                     |
| Minimum: 10% of lot area (400 m <sup>2</sup> ) | 118.0 m <sup>2</sup> | 1.2 m <sup>2</sup>                                  |
| Side Area                                      | 190 m <sup>2</sup>   | 150.7 m <sup>2</sup> (10% of 1,507 m <sup>2</sup> ) |
| Front Side Ratio                               | 0.9                  | 0.67                                                |
| Side Coverage %                                | 40%                  | 34.4 %                                              |
| Open Side Space                                | N/A                  | 35 %                                                |
| Grass                                          |                      | 21.62                                               |
| Percent of Surface                             | 7.50                 | N/A 21.62 (10% of 216.2 m <sup>2</sup> )            |
| Percent of Frontage                            | 0                    | N/A 0 (10% of 0 m)                                  |
| Placing: trees                                 | 1                    | 2                                                   |
| Minimum: 10% of lot area (400 m <sup>2</sup> ) |                      |                                                     |
| Building Setback                               |                      |                                                     |
| Front Yard                                     | 8.0                  | N/A 3.27 (E/L 3.00 m)                               |
| Back Yard                                      | 8.0                  | 8.00 by zoning, 7.25 m by zoning                    |
| Side Yard                                      | 2.4                  | N/A 2.50 (existing)                                 |
| Side Yard (Front)                              | 1.57/4.1             | 1.57/4.1                                            |

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| 2251 Lydia           |               | CLAY, Cunnie                |             |
|----------------------|---------------|-----------------------------|-------------|
| FIRST COUNTRY        |               | SECOND COUNTRY              |             |
| LINE                 | DATE          | DATE                        | WALL LENGTH |
| A                    | 0.000 - 0.000 | 07 - 23.01                  | 18.02       |
| B                    | 0.000 - 0.000 | 02 - 23.01                  | 2.85        |
| C                    | 0.000 - 0.000 | 02 - 23.01                  | 3.80        |
| D                    | 0.000 - 0.000 | 02 - 23.01                  | 2.81        |
| E                    | 0.000 - 0.000 | 02 - 23.01                  | 3.29        |
| F                    | 0.000 - 0.000 | 02 - 23.01                  | 0.00        |
| G                    | 0.000 - 0.000 | 02 - 23.01                  | 2.20        |
| H                    | 0.000 - 0.000 | 02 - 23.01                  | 0.00        |
| I                    | 0.000 - 0.000 | 02 - 23.01                  | 2.22        |
| J                    | 0.000 - 0.000 | 02 - 23.01                  | 0.00        |
| K                    | 0.000 - 0.000 | 02 - 23.01                  | 0.00        |
| L                    | 0.000 - 0.000 | 02 - 23.01                  | 3.25        |
| M                    | 0.000 - 0.000 | 02 - 23.01                  | 6.67        |
| N                    | 0.000 - 0.000 | 02 - 23.01                  | 0.00        |
| O                    | 0.000 - 0.000 | 02 - 23.01                  | 1.54        |
| P                    | 0.000 - 0.000 | 02 - 23.01                  | 4.75        |
| Q                    | 0.000 - 0.000 | 02 - 23.01                  | 5.75        |
| R                    | 0.000 - 0.000 | 02 - 23.01                  | 6.75        |
| TOTAL                |               |                             | 140.0       |
| REINFT CALCULATION   |               | WALL AREA/Total Wall Length |             |
|                      |               | PER                         |             |
| CLAY                 | 0.00          |                             |             |
| CLAY                 | 0.00          |                             |             |
| CLAY                 | 0.00          |                             |             |
|                      |               | (From Job Group)            |             |
| BASEMENT CALCULATION |               |                             |             |
|                      | 23.02         |                             |             |
|                      | 23.05         |                             |             |
|                      | 2.40          |                             |             |

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JUN 24 2019

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2251 Lydia Street  
Subdivision of Am Lot 10, Blk 2, Sec 57, Plan 519

|                        |                     |
|------------------------|---------------------|
| Fig. 10. 15 - 20       | 12.14.14 - 12.14.14 |
| 1. 10.14.14 - 12.14.14 | 12.14.14 - 12.14.14 |
| 12.14.14 - 12.14.14    | 12.14.14 - 12.14.14 |

|                                                                                       |                               |                 |
|---------------------------------------------------------------------------------------|-------------------------------|-----------------|
| TO: BUREAU                                                                            | Updated for ZEP re-submission |                 |
| DATE: 14-DEC-2018                                                                     | Updated for ZEP re-submission |                 |
| BY: [signature]                                                                       | DATE: 14-DEC-2018             | BY: [signature] |
|  |                               |                 |
| 2020-12-14 14:11:11<br>Volume: 22, Page: 115<br>2020-12-14 14:11:11                   |                               | 1 of 1          |



**3D VIEW - FRONT PROPOSED**

NTS  
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



**3D VIEW - FRONT PROPOSED**

NTS  
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.

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# **GENERAL NOTES**

1. ALL WORK TO CONFORM TO THE PRESENT EDITION OF THE A.S.I. THE S.S.A.C. MUNICIPAL BYLAWS AND ZONING REGULATIONS.
2. SHOW THE HOUSE PLANS, JUNCTIONS, ROOF LINES AND GROUND LINES AS SHOWN ON THE PLAN AND BY THE CANADIAN BUILDING CODE.
3. DO NOT SCALE FROM PLANS. WORK ONLY TO DIMENSIONS INDICATED.
4. ALL CONSTRUCTION WORK IS TO BE DONE WITH A BUILDING PERMIT.
5. ALL ELECTRICAL WORK IS TO BE DONE WITH AN ELECTRICAL PERMIT TO THE ELECTRICAL CODE AND BY A REGISTERED ELECTRICAL CONTRACTOR.
6. ALL PLUMBING WORK IS TO BE DONE WITH A PLUMBING PERMIT TO THE PLUMBING CODE AND BY A REGISTERED PLUMBING CONTRACTOR.
7. ALL SHOWN SECTIONS TO BE INTERCONNECTED & WINDS TO 110 M.P.H.
8. FLASHING REQUIRED OVER ALL EXPOSED OPENINGS. ALL DOWNS & DRAINAGE.
9. BATH SCREENING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE.
10. ALL MATERIALS USED IN THIS JOB ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS FOR SECTIONS 5.1.1 & 5.1.2.
11. THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED IN THIS PROJECT. IF A SUBMITTER THAT CHANGES OR SUBSTITUTES TO THESE METHODS AND MATERIALS ANY OTHER, ANY CHANGES OF SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
12. THE FOLLOWING LIST CONTAINS WORK ITEMS THAT ARE NOT PART OF THESE PLANS AND MAY BE REQUESTED BY THE MUNICIPALITY.
  - 12.1 LEGAL SITE SURVEY.
  - 12.2 THE CORRECT BIRTH OF THE HOUSE ON THE PROPERTY.
  - 12.3 ALL SITE SERVICES.
  - 12.4 STRUCTURAL ENGINEER'S REPORTS (GENERAL B.C.).
  - 12.5 ALL OTHER ENGINEERING.
  - 12.6 LAYOUTS AND FOR ENGINEERING FOR TRAIL BEAR AND FLOOR SYSTEMS.
  - 12.7 HEATING SYSTEMS.
  - 12.8 MECHANICAL CALCULATIONS & CHECK LIST.
  - 12.9 GEOTECHNICAL REPORTS.
  - 12.10 AIRBORNE REPORTS.

## **DISCLAIMER:**

- 12.12 IS THE RESPONSIBILITY OF THE CONTRACTOR WHOSE WORK IS CHECKED AND VERIFIED ALL ASPECTS OF THE PLANS PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION.
- 12.13 HOME DESIGN IS NOT RESPONSIBLE FOR ANY WORK DONE OR FOR ANY CHANGES TO ANYTHING NOT SHOWN OR WRITTEN.
- 12.14 ALL DIMENSIONS OF EXISTING STRUCTURES ARE TO BE CONFIRMED BY MEASUREMENTS OR BY RECORDS TO BE OBTAINED BY THE CONTRACTOR.

## **NOTE TO PRINTERS**

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| NO. | DATE     | DESCRIPTION                   |
|-----|----------|-------------------------------|
| 1   | Nov 2015 | Rough Draft Drawings          |
| 2   | Nov 2018 | Construction & Final Drawings |

## **PROJECT TYPE**

NEW CONC FOUNDATION & RENOVATIONS TO HERATAGE SFD RESIDENCE

**SITE:** 2251  
LYDIA ST

**FOR:** BC HOMES

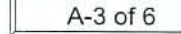
**DRAWN BY:** Alan Bisson

**DRAWING NO.**

A-1 of 6



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LIVING SPACE: TOTAL PROPOSED @ 723.5 sq'ft  
TAKEN FROM US FACE OF EXTERIOR WALL TO US FACE OF EXTERIOR WALL

Continued on p. 26

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[www.ajhomedesign.com](http://www.ajhomedesign.com)

| NO. | DATE      | DESCRIPTION                    |
|-----|-----------|--------------------------------|
| 1   | Nov. 2018 | Rough Draft Drawings           |
| 2   | Mar 25/18 | Construction & Permit Drawings |
|     |           |                                |

PROJECT TYPE

NEW CONC FOUNDATION  
& RENOVATIONS  
TO HERATAGE SFD RESIDENCE

SITE: 2251  
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

DRAINING NO.

A-4 of 6

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