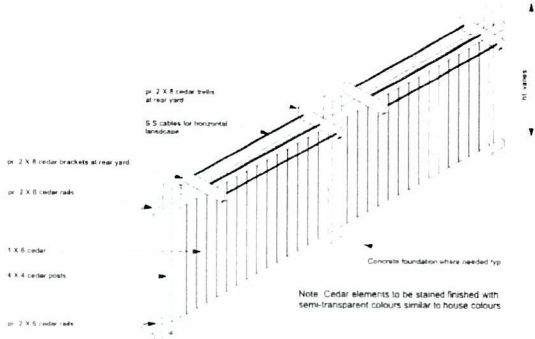
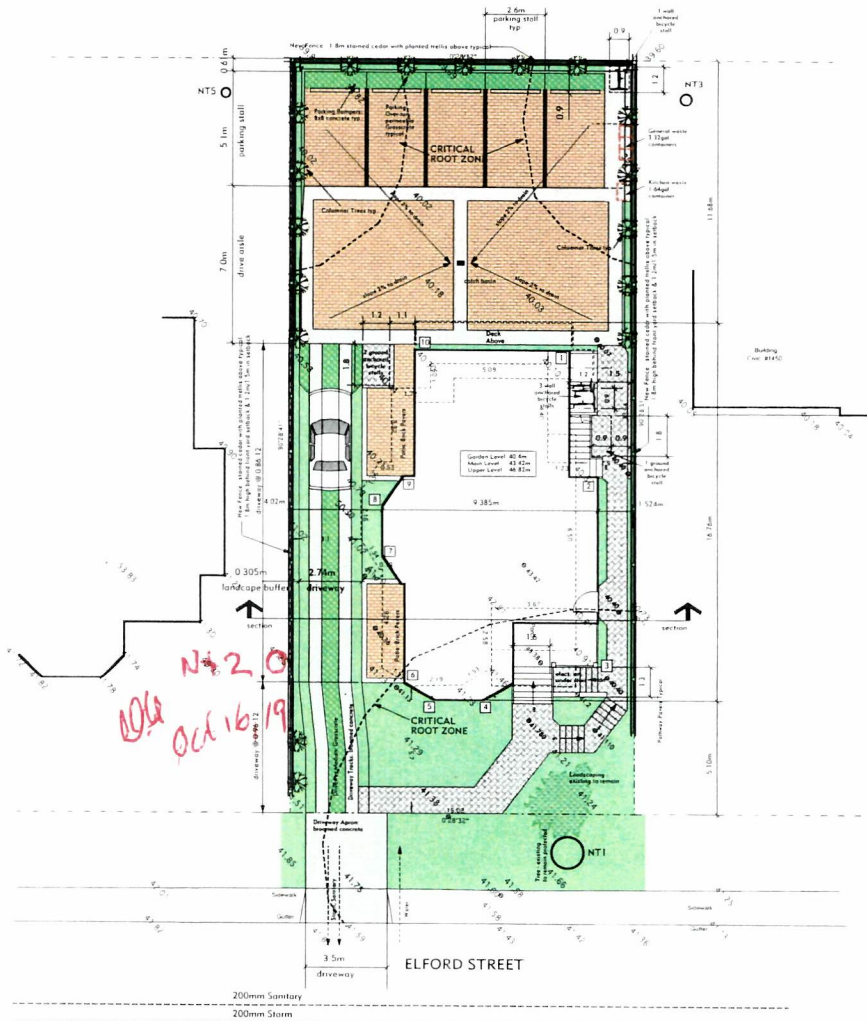




FENCE DETAIL

9 Grade point on site plan	
AVERAGE GRADE CALCULATION	
1	40.3
2	40.3
3	40.3
4	41.3
5	41.3
6	41.3
7	41.3
8	41.3
9	41.3
10	41.3
Average	40.68

PROJECT INFORMATION	
Proposed Zone	New Zone
Site Area	504 sq m
Total Floor Area	302 sq m
Commercial Floor Area	0
Floor Space Ratio	0.601
Site Coverage	26.9%
Open Site Space	73.1%
Number of Storeys	3
Height of Building	9.52m
Parking Stalls on Site	5
Bicycle parking	7
Front Yard	5.1m
Rear Yard	11.68m
Side Yard (south)	4.02m
Side Yard (north)	1.524m
Combined Side Yards	5.54m
Rear Yard Sides %	18.1%
Total # of Units	5
Unit Types	4 - 1 Bedroom + 1 - 2 Bedroom
Minum Floor Area	43.9 sq m
Total Residential Area	302 sq m



LOT 19, SECTION 74,
VICTORIA DISTRICT, PLAN 490



OCT 15 2019

Planning & Development Department
Development Services Division

1442 Elford Street:
Rezoning - Heritage Designation
Site Plan scale: 1:100m

Chris Gower
Architect
Urban Design
Planner

AIBC FRAIC RPP CIP Leed ap



Dan Hagel
Builder / Developer

Oct. 8, 2019

9.46 ~~DA~~ Oct 16, 19



EAST (ELFORD STREET) ELEVATION
scale 1:50m



SOUTH ELEVATION
scale 1:50m

Received
City of Victoria
OCT 15 2019
Planning & Development Department
Environmental Services Division

1442 Elford Street:
Rezoning - Heritage Designation
Elevations

Chris Gower

Architect
Urban Design
Planner

AIBC FRAIC RPP CIP Leed ap



Dan Hagel

Builder / Developer

Oct. 8, 2019

9.46 Oct 16, 19

New Roof peak 51.47m
Existing Roof peak 50.31m
inside of eave 48.80m
New Upper Fl FFL 46.82m
New Main Fl FFL 43.42m
Ex FFL 42.51m
Average grade 40.68m
New bottom floor 40.4m



New roof mid point 50.15m

50.14 Oct 16, 19

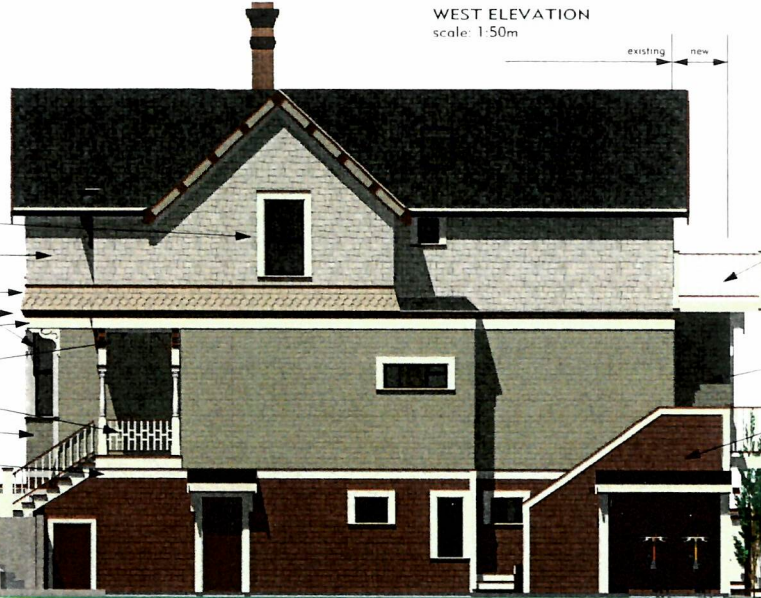
Existing staggered shingles restored
Benjamin Moore HC 116
Existing scalloped shingle belt
course restored
Existing detail trim restored
Benjamin Moore HC 184
Existing trim restored
Benjamin Moore HC 27
Existing lap siding restored
Benjamin Moore HC 115
New belt course Benjamin Moore HC 27
New Hardi shingles to Garden Suite Level
Benjamin Moore HC 184 (muted)

WEST ELEVATION
scale: 1:50m

existing new

Received
City of Victoria
OCT 15 2019
Planning & Development Department
Development Services Division

Existing windows restored
Existing staggered shingles restored
Benjamin Moore HC 116
Existing scalloped shingle belt
course restored
Existing detail trim restored
Benjamin Moore HC 184
Existing trim restored
Benjamin Moore HC 27
New porch railing & bracket
details to match original features
Existing lap siding restored
Benjamin Moore HC 115
New belt course Benjamin Moore HC 27



New siding to match existing
Benjamin Moore HC 113
New Hardi shingles to Garden Suite Level
Benjamin Moore HC 184 (muted)

NORTH ELEVATION
scale: 1:50m

1442 Eford Street:
Rezoning - Heritage Designation
Elevations

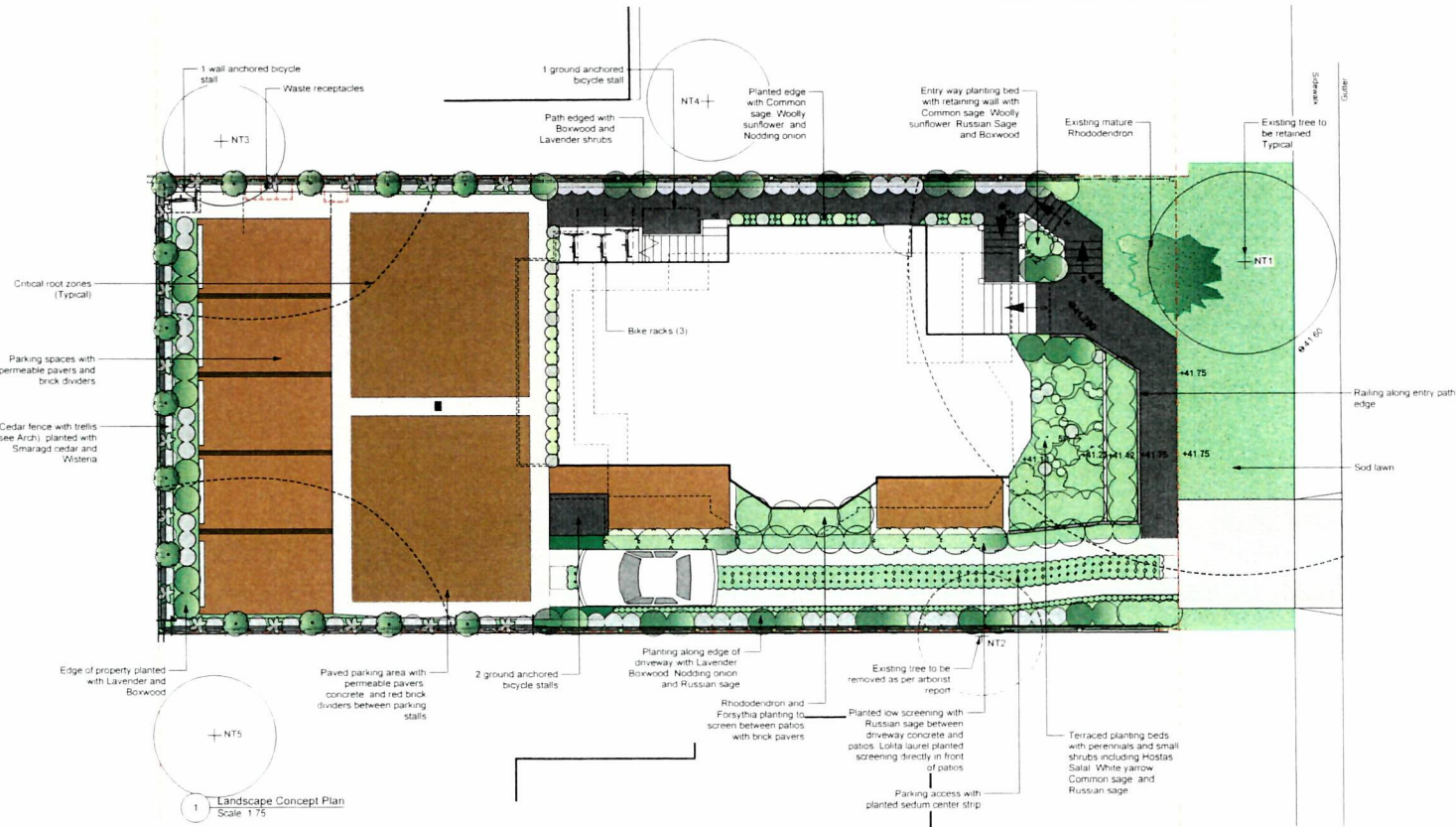
Chris Gower
Architect
Urban Design
Planner

AIBC FRAIC RPP CIP LEED AP

ENVISIONS
Arch-Media

Dan Hagel
Builder / Developer

Oct. 8, 2019



Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

TrCh	14	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar	6 cm cal
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Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

FoSh	2	<i>Forsythia x intermedia</i>	Border Forsythia	# 3 pot
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PhLo	8	<i>Prunus lusitanica</i>	Portugal Laurel Lolly	# 3 pot
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RhCa	5	<i>Rhododendron capitatum</i>	Capitatum Rhododendron	# 5 pot
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Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
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BuGr	35	<i>Buxus Green Mountain</i>	Green Mountain Boxwood	# 3 pot
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LaOf	67	<i>Lavandula officinalis</i>	English Lavender	# 1 pot
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Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

AcM	11	<i>Achillea millefolium</i>	Common White Yarrow	# 1 pot
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AcCe	132	<i>Alchemilla nemorum</i>	Nodding Onion	# 1 pot
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ID	Quantity	Botanical Name	Common Name	Size
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EnLA	18	<i>Erigeron lanatum</i>	Woolly Sunflower	# 1 pot
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GuSh	12	<i>Gaultheria shallon</i>	Saskatoon Berry	# 1 pot
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HoSh	2	<i>Hosta hybrid</i>	Hosta	# 3 pot
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HoSi	6	<i>Hosta sieboldiana</i> 'Elegans'	Hosta	# 3 pot
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PaAl	21	<i>Panicle artemisia</i>	Russian Sage	# 1 pot
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SalOf	17	<i>Salix officinalis</i>	Common Willow	# 1 pot
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WSe	16	<i>Wisteria sinensis</i>	Chinese Wisteria	# 1 pot
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ID	Quantity	Botanical Name	Common Name	Size
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SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
------	-----	-------------------------	-----------------------	---------

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
------	-----	-------------------------	-----------------------	---------

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
------	-----	-------------------------	-----------------------	---------

ID	Quantity	Botanical Name	Common Name	Size
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SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
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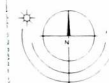
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----	----------	----------------	-------------	------

SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
------	-----	-------------------------	-----------------------	---------

ID	Quantity	Botanical Name	Common Name	Size
----	----------	----------------	-------------	------

SeSp	216	<i>Sedum spectabile</i>	Brick Layer Stonecrop	# 1 pot
------	-----	-------------------------	-----------------------	---------

1442 Elford St-Landscape Concept Plan



#3 864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

1442 Elford Street
Victoria, BC

TITLE
Landscape Concept Plan

SCALE
1:75

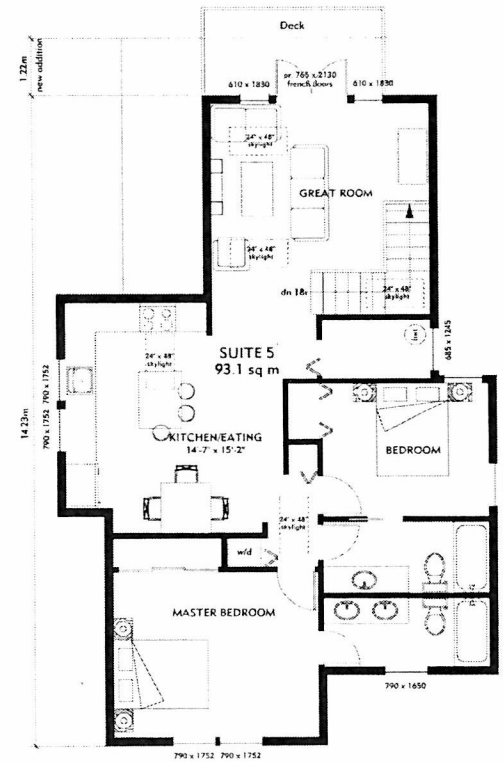
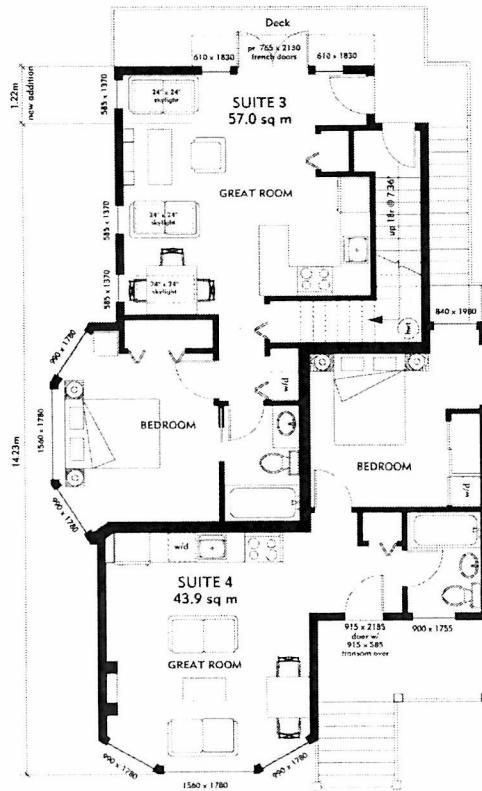
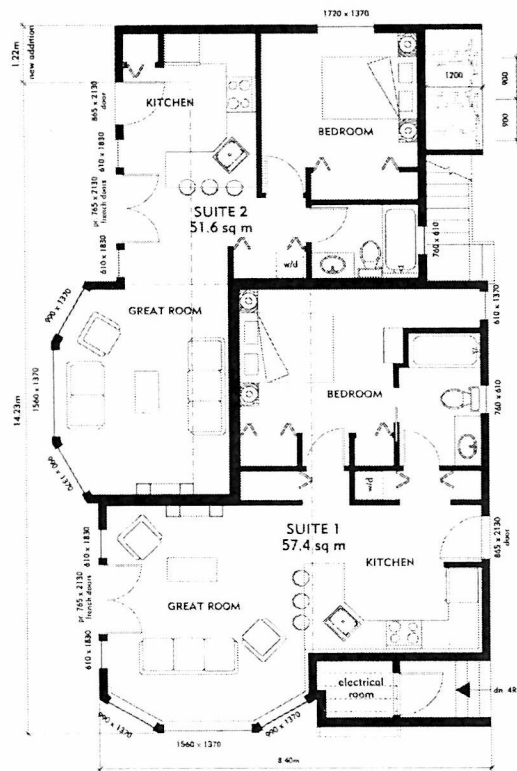
PROJECT NO
1917

DATE
May 28, 2019

1 of 1
SHEET

DRAWN
OL

CHECKED
BW



GARDEN LEVEL - 109.0 sq m

MAIN FLOOR - 100.9 sq m

UPPER FLOOR - 93.1 sq m

ALL AREAS ARE MEASURED NET, TO THE INSIDE FACE OF EXTERIOR WALLS

1442 Elford Street:
Rezoning - Heritage Designation
Floor Plans scale: 1:50m

Chris Gower

Architect

Urban Design

Planner

AIBC FRAJC RPP CIP Lead ap



Dan Hagel

Builder / Developer

June 24, 2019