

FENCE DETAIL

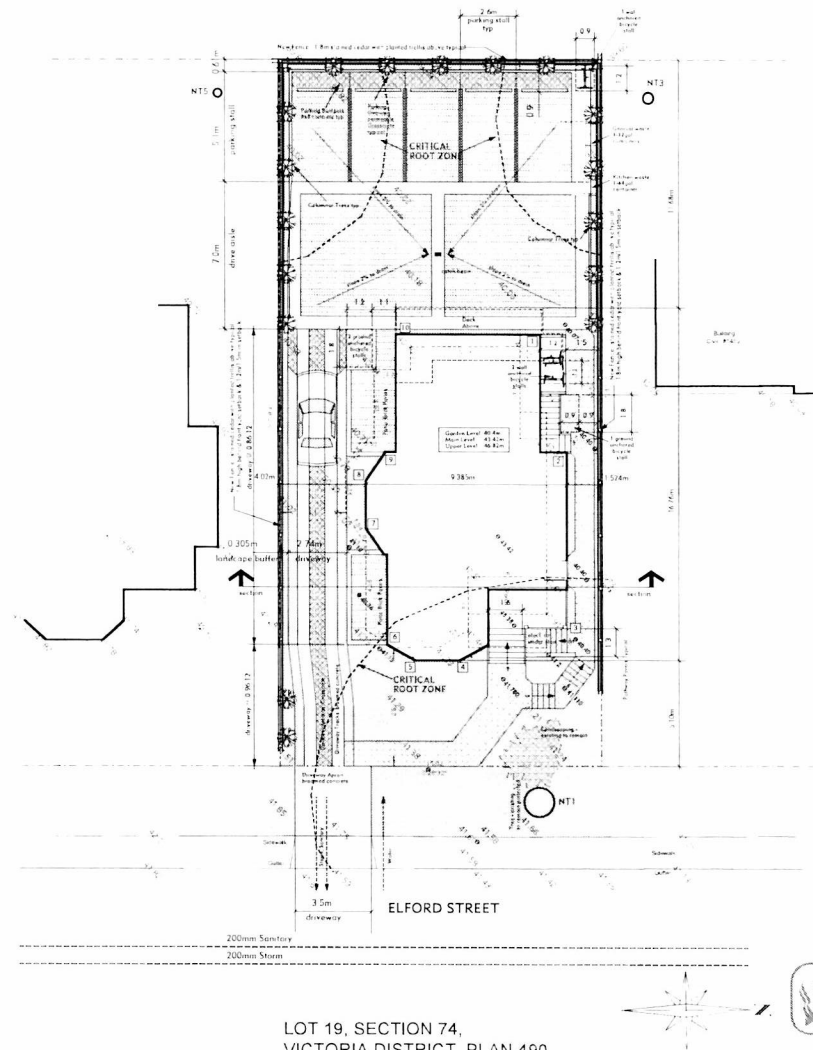
9 Grade point on site plan

AVERAGE GRADE CALCULATION

1	40.3
2	40.3
3	40.3
4	41.3
5	41.3
6	41.13+40.3/2
7	40.72
8	41.02
9	40.75
10	40.5
11	40.3
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	9.46m
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	5.542m
Rear Yard Landscape %	18.1%
Total # of Units	5
Unit Types	4 - 1 Bedroom + 1 - 2 Bedroom
Minimum Floor Area	43.9 sq m
Total Residential Area	302 sq m



LOT 19, SECTION 74,
VICTORIA DISTRICT, PLAN 490.

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

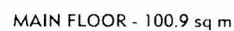
Chris Gower
Architect
Urban Design
Planner
AIBC FRAIC RPP CIP LEED AP

ENVISIONS
Architectural

Dan Hagel
Builder / Developer

Oct. 16, 2019

Revisions
Received Date:
Oct 16/19



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 FRAIC RPP CIP Lead ap

ENVISIONS
Anche-Media

Dan Hagel

Builder / Developer

June 24, 2019

144 Eford Street: Restoring - Heritage Designation Elevations



Chris Gower
 Architect
 Urban Design
 Planner
 AIBC FRAIC RPP CIP LEED ap

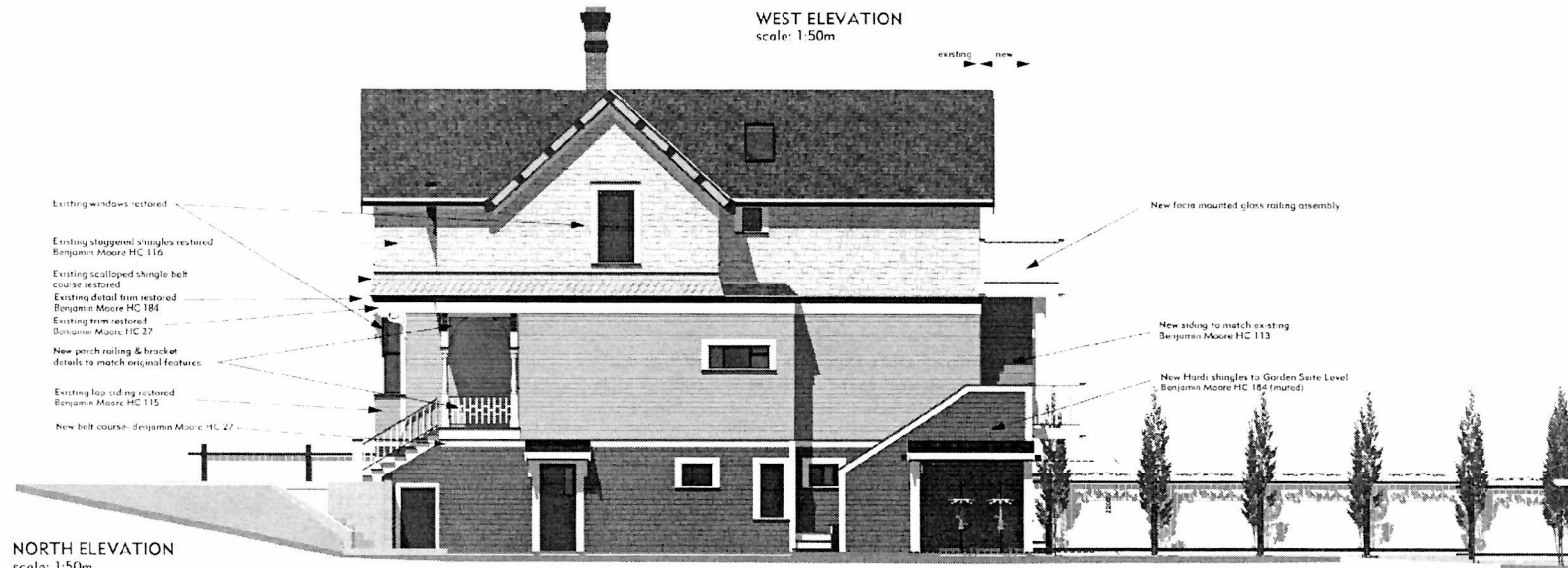
ENVISIONS
Build. Better.

Dan Hagel
 Builder / Developer

Oct. 8, 2019



WEST ELEVATION
scale: 1:50m



NORTH ELEVATION
scale: 1:50m

1442 Eford Street Rezoning - Heritage Designation Elevations

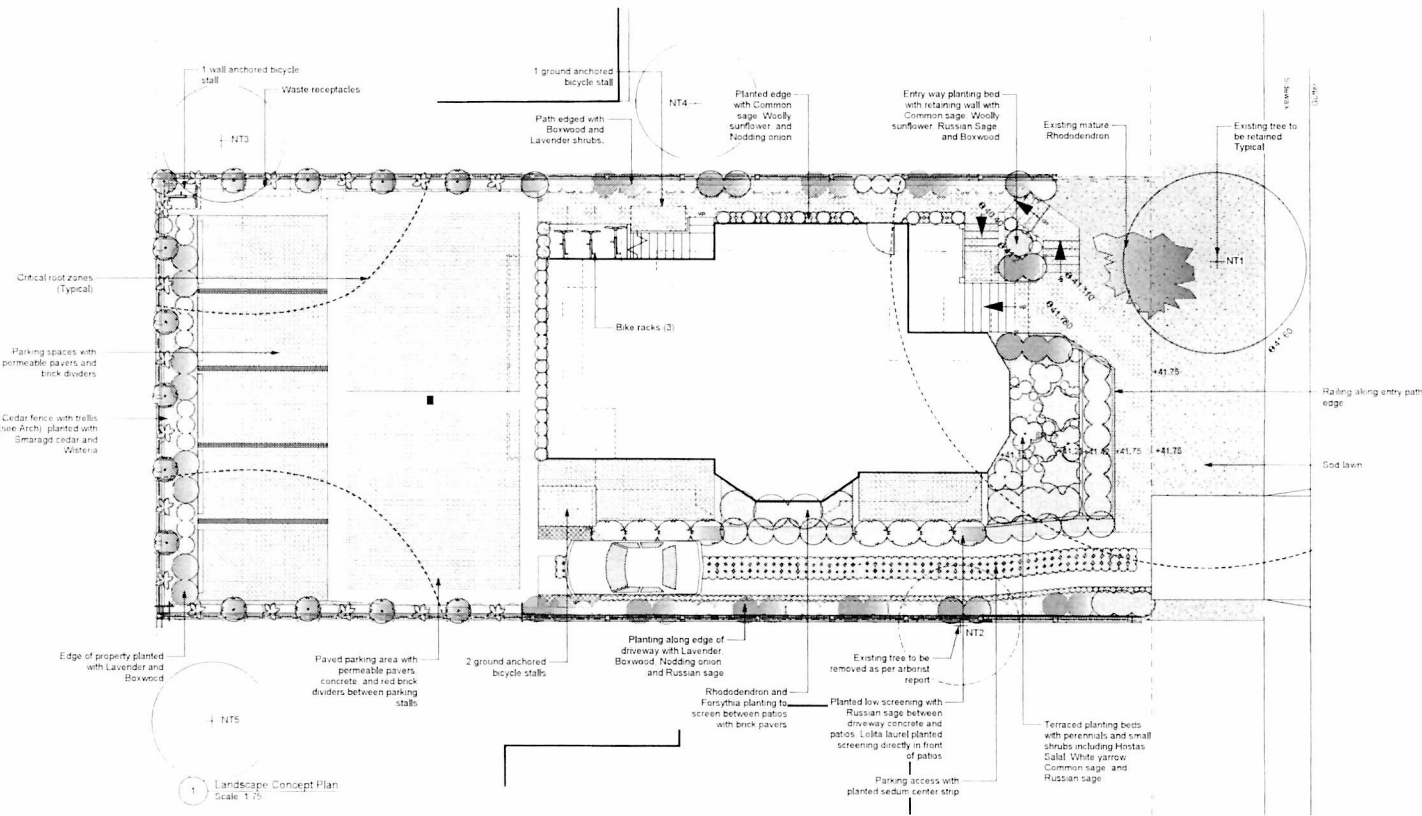
Chris Gower
Architect
Urban Design
Planner

AEC/FRAC/DPY/CIP/Lead up

EDVISHONS
Architectural

Dan Hagel
Builder / Developer

Oct. 8, 2019



Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
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NT3	14	Thuja occidentalis 'Emerald	Emerald Cedar	Size 4-6' (m)
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Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
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NT4	2	Forsythia x intermedia	Hardy Forsythia	#3 pot
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NT5	8	Prunella laetevirens	Prunella laetevirens	#3 pot
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NT6	5	Rhododendron 'Capitaine'	Capitaine Rhododendron	#5 pot
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Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
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NT7	10	Buxus Green Mountain	Green Mountain Boxwood	#3 pot
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NT8	10	Laubmoos officinalis	English Lavender	#3 pot
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Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
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NT9	11	Arachnoidium	Common White Yarrow	#1 pot
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NT10	11	Alchemilla	Nodding Onion	#1 pot
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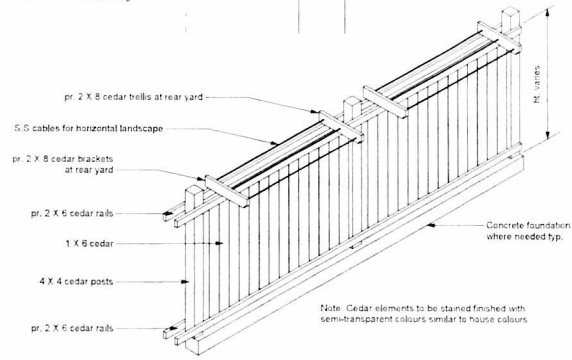
Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
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NT11	216	Sedum spectabile	Broad Leaved Stonecrop	#1 pot
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Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Tree numbers correspond to numbers in arborist report



2 Fence Detail Scale: 1:25



1442 Elford St-Landscape Concept Plan

D	Oct 15 '19	Revisions for Rezoning
C	May 28 '19	DP Revision
B	May 14 '19	DP Submission
A	May 2 '19	Draft for review

REVISIONS



1442 Elford Street, Victoria, B.C. V8M 1M5

Phone: 250.334.7100

PROJECT

1442 Elford Street
Victoria, BC

TITLE

Landscape Concept Plan

SCALE 1:75 DRAWN OL

CHECKED BW

PROJECT NO 1917

DATE May 28, 2019

1 of 1