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COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

GENERAL NOTES

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**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
**November 29, 2019**

DRAWING LEGEND

- A1.0 - SITE PLAN AND DATA TABLE
- A2.0 - BUILDING A
- A3.0 - BUILDING B
- A3.1 - BUILDING B SECTION
- A4.0 - TRUTCH HOUSE FLOOR PLANS
- A5.0 - STREETSCAPES
- A6.0 - LANEWAY AND BIKE LOCKERS
- A7.0 - LANDSCAPE PLAN & SITE SERVICES

PROJECT

**601 TRUTCH STREET  
VICTORIA, BC**

**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

**SITE PLAN &  
DATA TABLE**

SCALE

AS SHOWN

DATE PLOTTED

November 28, 2019

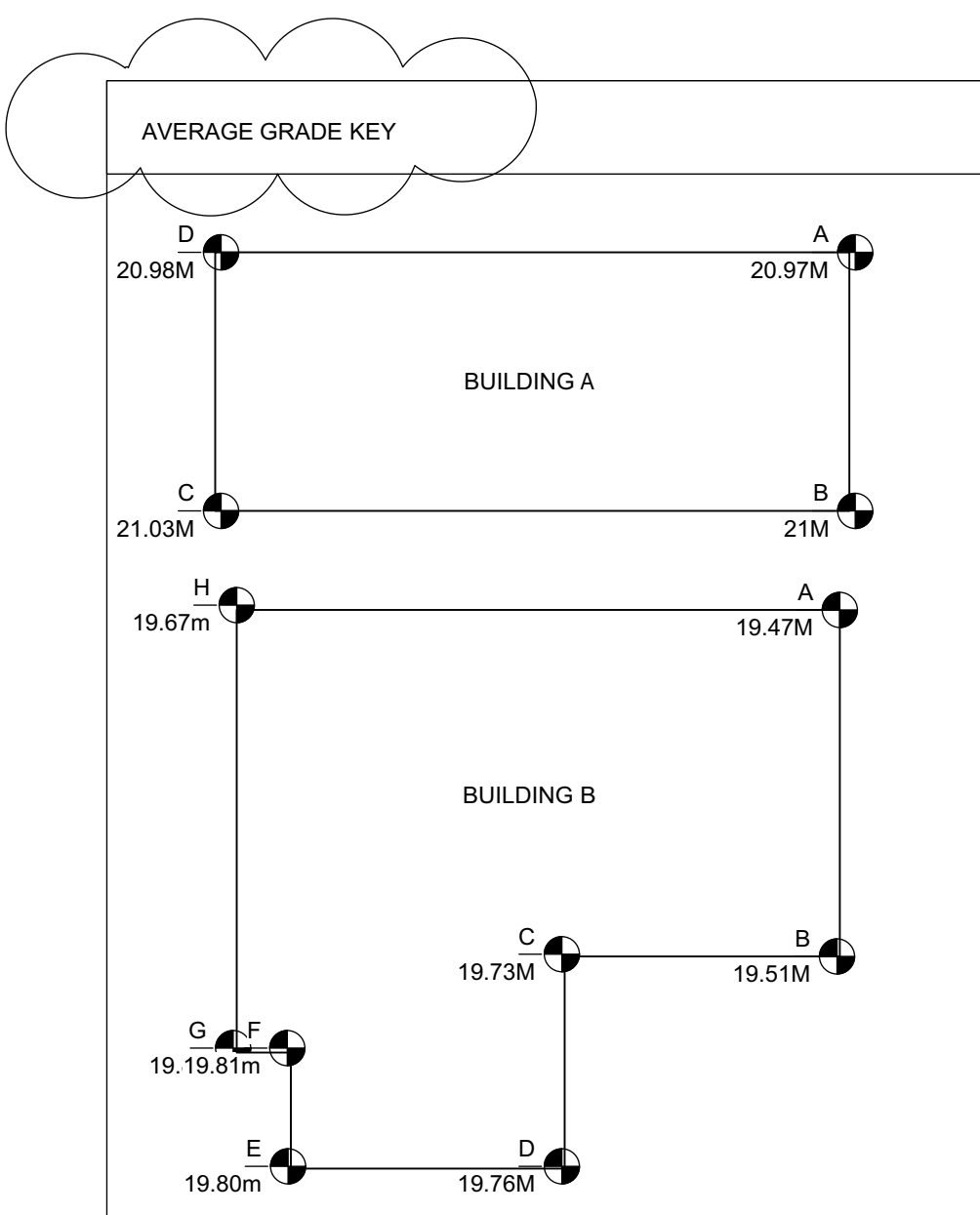
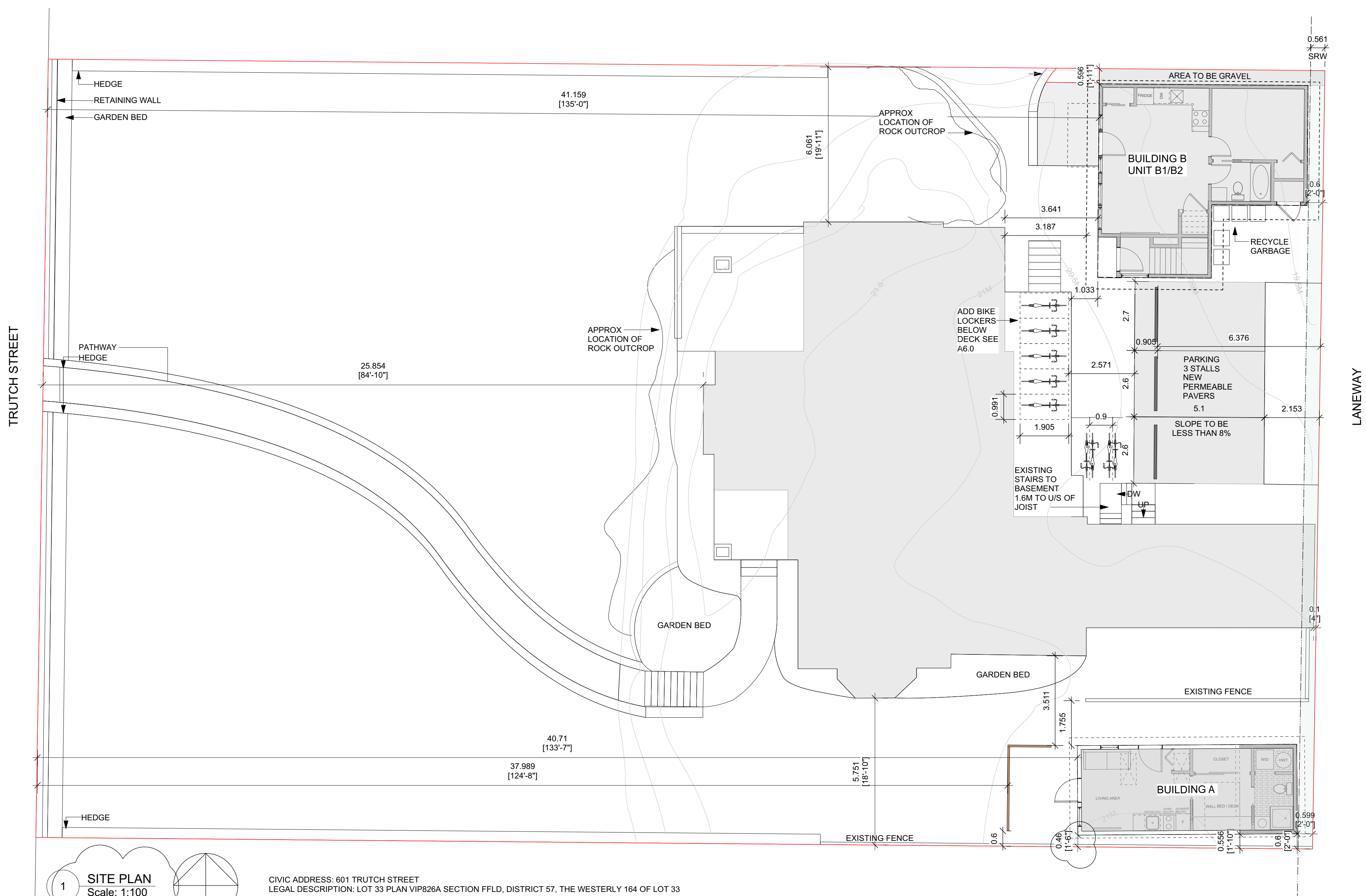
DRAWN BY

NP / JA

JOB No.

1124 - 1731

A 1.0



<b>BUILDING A</b> AVERAGE GRADE CALCULATION AB-73.45 BC-180.73 CD-73.52 DA-180.39	<b>BUILDING B</b> AVERAGE GRADE CALCULATION AB-91.54 BC-73.16 CD-56.80 DE-73.40 EF-31.15 FG-14.54 GH-118.44 HA-159.67
AVERAGE GRADE: 508.09/24.2=21	AVERAGE GRADE: 618.7/31.5 = 19.64
<b>BIKE Parking Calculation</b>	<b>Parking Calculation</b>
SCHEDULE C - MULTI DWELLING - OTHER	SCHEDULE C - MULTI DWELLING - OTHER
<b>LONG TERM</b> (>45m2): 7 x 1 = 7 = 7 (45m2<): 3 x 1.25 = 3.75 = 4 TOTAL = 11	(>40m2): 7 x .85 = 5.95 = 6 (40<>70m2): 2 x 1 = 2 = 2 (70m2<): 1 x 1.45 = 1.45 = 1 (Guest): 10 x .10 = 1 = 1
11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)	10(REQ.)- 3(PROVIDED) = 7 (VARIANCE)
<b>SHORT TERM = 6</b> 6(REQ.)- 4(PROVIDED) = 2 (VARIANCE)	

PROJECT INFORMATION TABLE		
	EXISTING	PROPOSED
ZONE:	R1-B	SITE SPECIFIC
LOT AREA:	1,523 SQ.M.	UNCHANGED
TOTAL FLOOR AREA:	325 SQ. M.	430 SQ. M.
BUILDING A:	25SQ.M.	27 SQ.M.
BUILDING B:		78 SQ.M.
MAIN DWELLING:	325 SQ.M.	325 SQ.M.
FLOOR SPACE RATIO:	.21	.28
SITE COVERAGE: %	20%	24%
OPEN SITE SPACE: %	78%	73%
HEIGHT OF MAIN DWELLING:	EXISTING	UNCHANGED
HEIGHT OF BUILDING A:	2.9M/1 STOREY	UNCHANGED
HEIGHT OF BUILDING B:		5.06M/1.5 STOREY
BUILDING A AVERAGE GRADE:	21M	UNCHANGED
BUILDING B AVERAGE GRADE:		19.64M
NUMBER OF STOREYS:	2	UNCHANGED
PARKING STALLS:	3	UNCHANGED
BIKE PARKING STALLS:	0	9
BUILDING SETBACKS:		
<b>BUILDING A</b>		
FRONT YARD:	40.7M	EXISTING
REAR YARD:		.6M
SIDE YARD (NORTH):		26.4M
SIDE YARD (SOUTH):	.46M	EXISTING
<b>BUILDING B</b>		
FRONT YARD:		41.2M
REAR YARD:		.6M
SIDE YARD (NORTH):		.6M
SIDE YARD (SOUTH):		22.3M
<b>EXISTING HOUSE</b>		
FRONT YARD:	25.9M	UNCHANGED
REAR YARD:	.1M	UNCHANGED
SIDE YARD (NORTH):	6.1M	UNCHANGED
SIDE YARD (SOUTH):	5.8M	UNCHANGED
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	4 SUITES, 5 HKEEP	10 UNITS
UNIT TYPES:	RENTAL	UNCHANGED
GROUND ORIENTATED UNITS:	4	6
MINIMUM UNIT FLOOR AREA:	32.7M2	20.9M2
TOTAL RESIDENTIAL FLOOR AREA:	296.9	396

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PROJECT

601 TRUTCH STREET  
VICTORIA, BC

**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

**BUILDING A  
PLANS & ELEVATIONS**

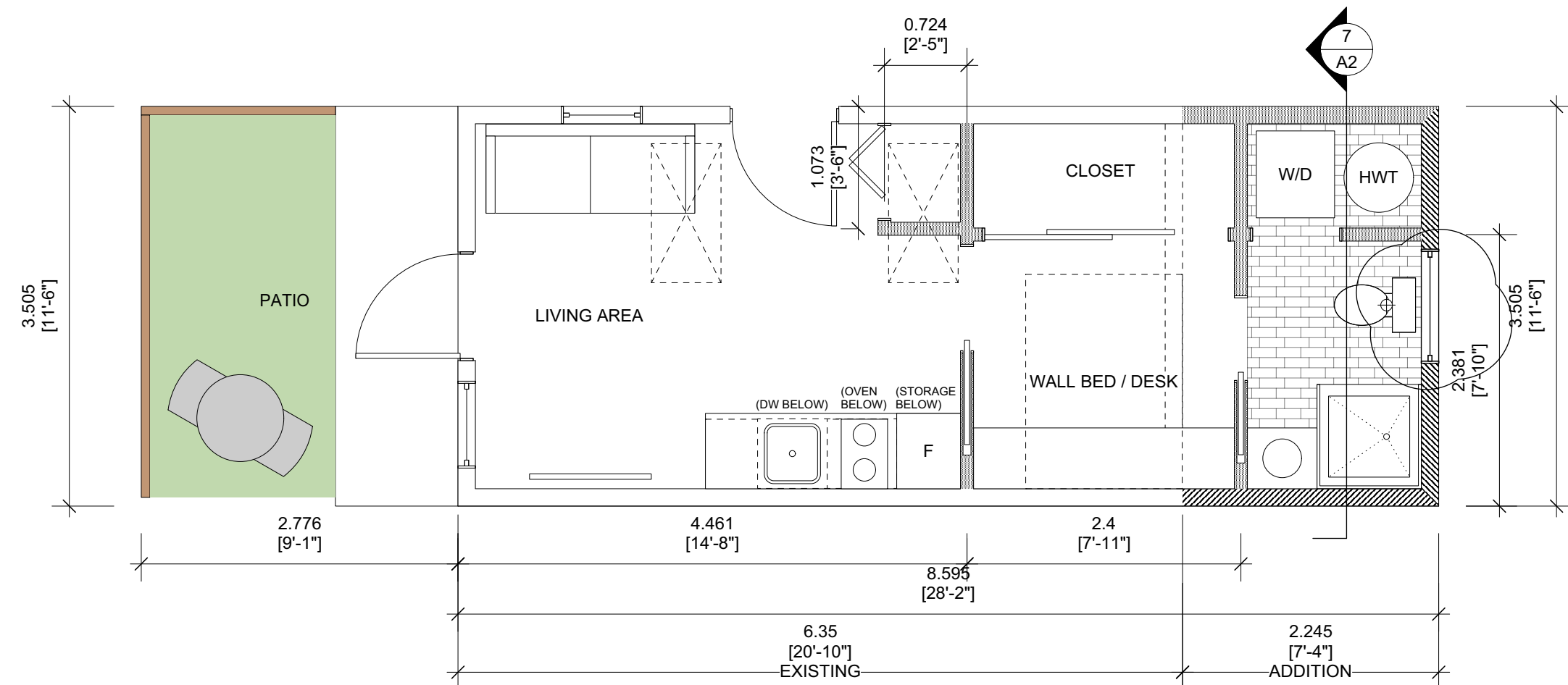
SCALE  
AS SHOWN

JOB No.  
1124 - 1731

DATE PLOTTED  
November 28, 2019

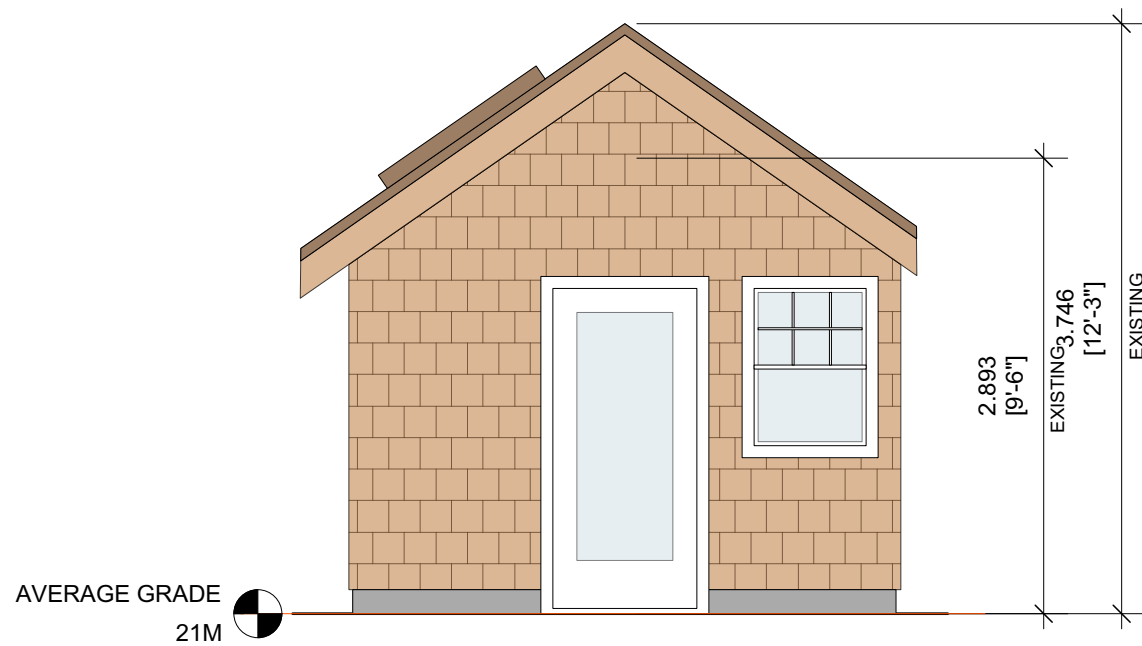
DRAWN BY  
NP / JA

A 2.0

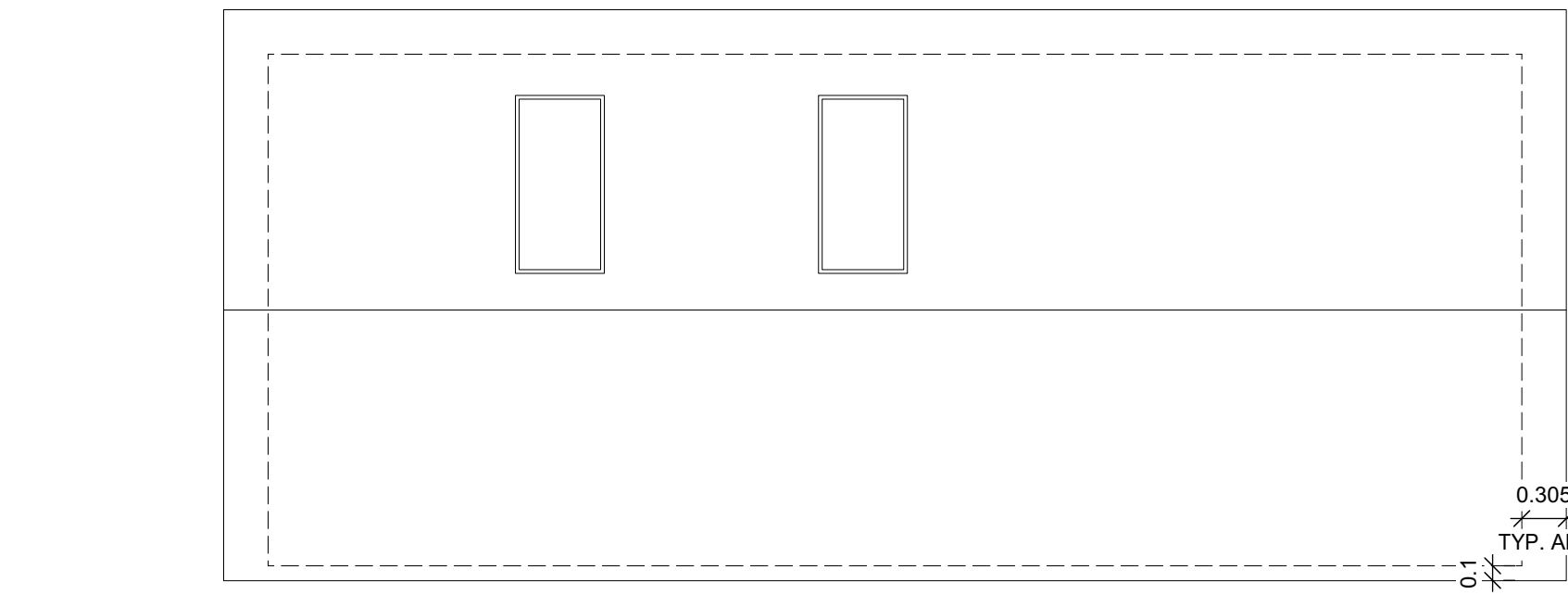


AVERAGE GRADE  
21M

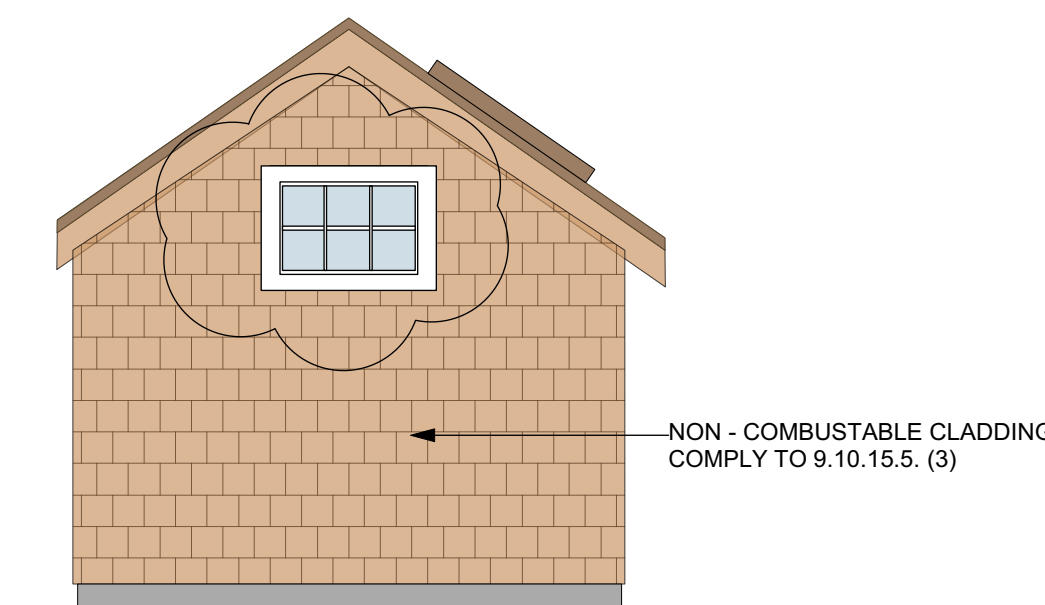
2 FRONT ELEVATION  
Scale: 1:48



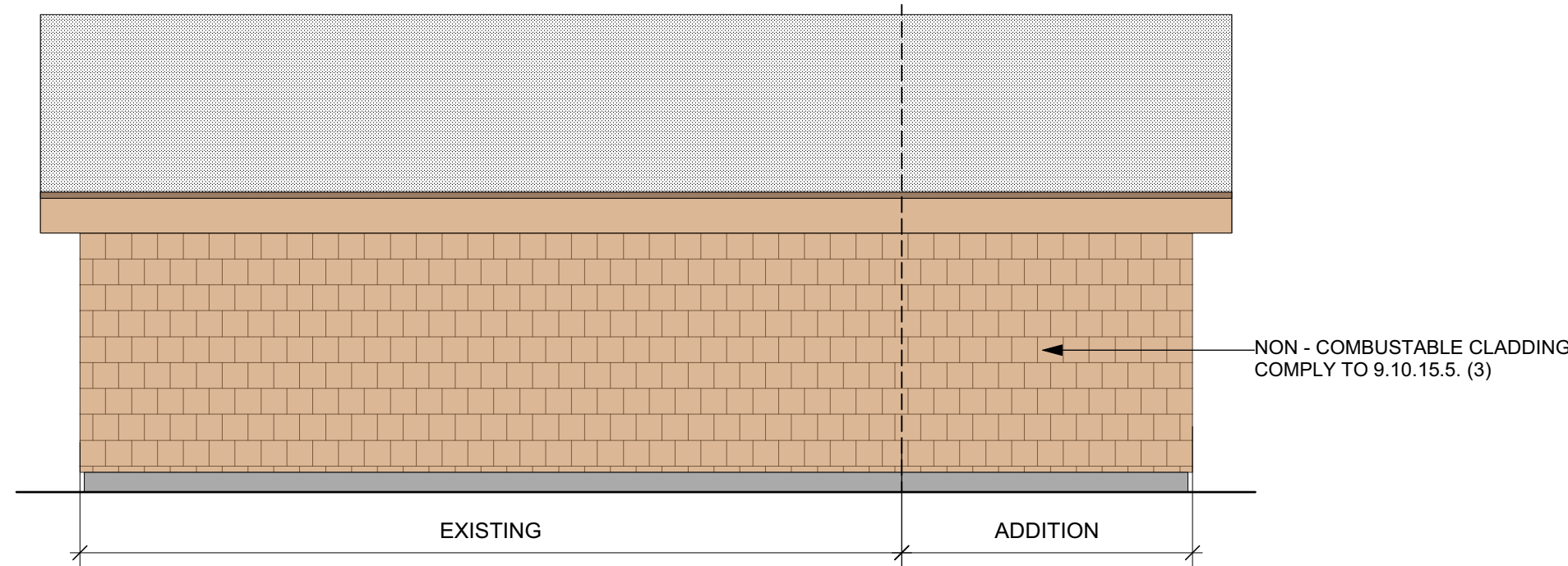
3 SIDE ELEVATION  
Scale: 1:48



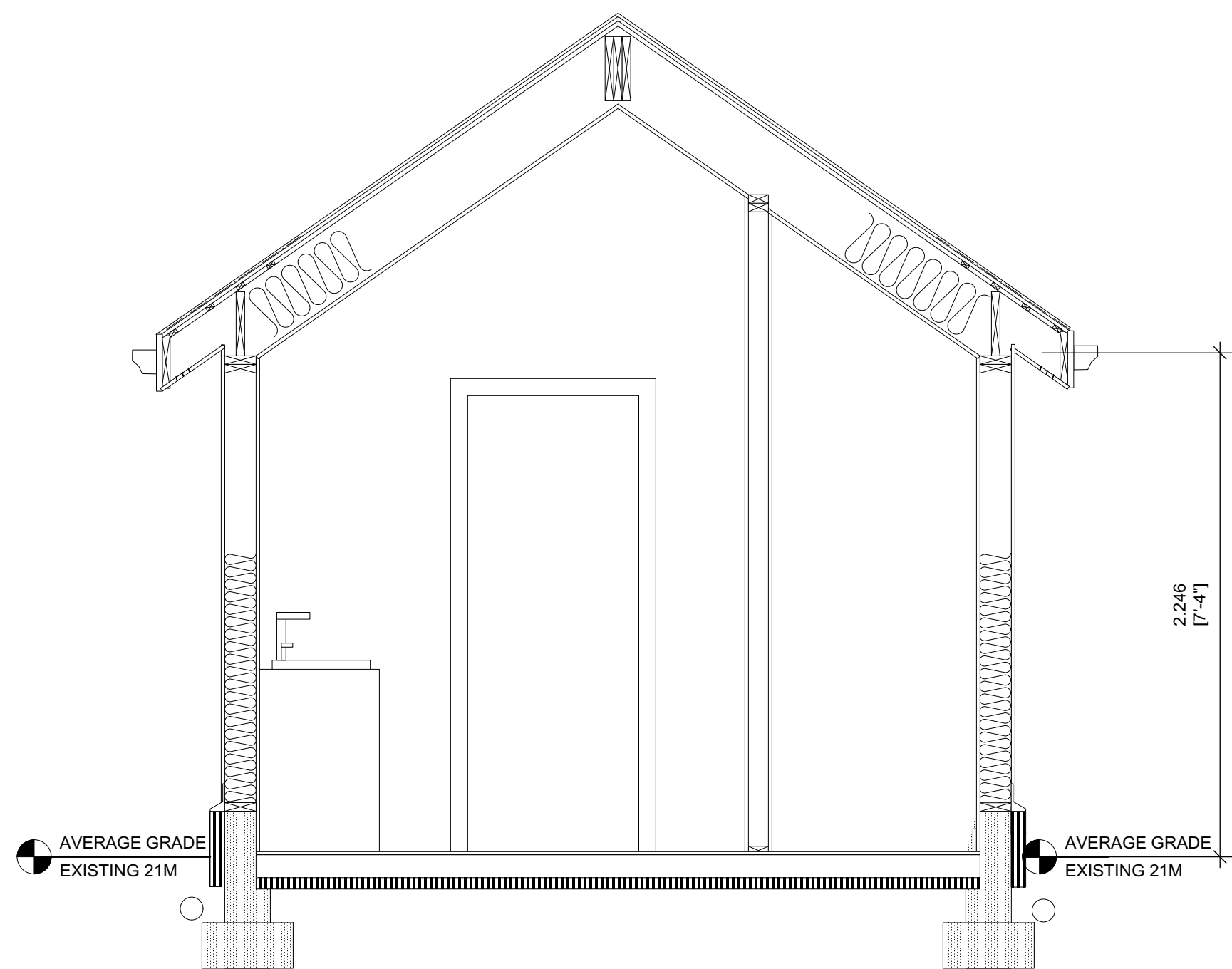
6 ROOF PLAN  
Scale: 1:48



5 REAR ELEVATION (LANE)  
Scale: 1:48



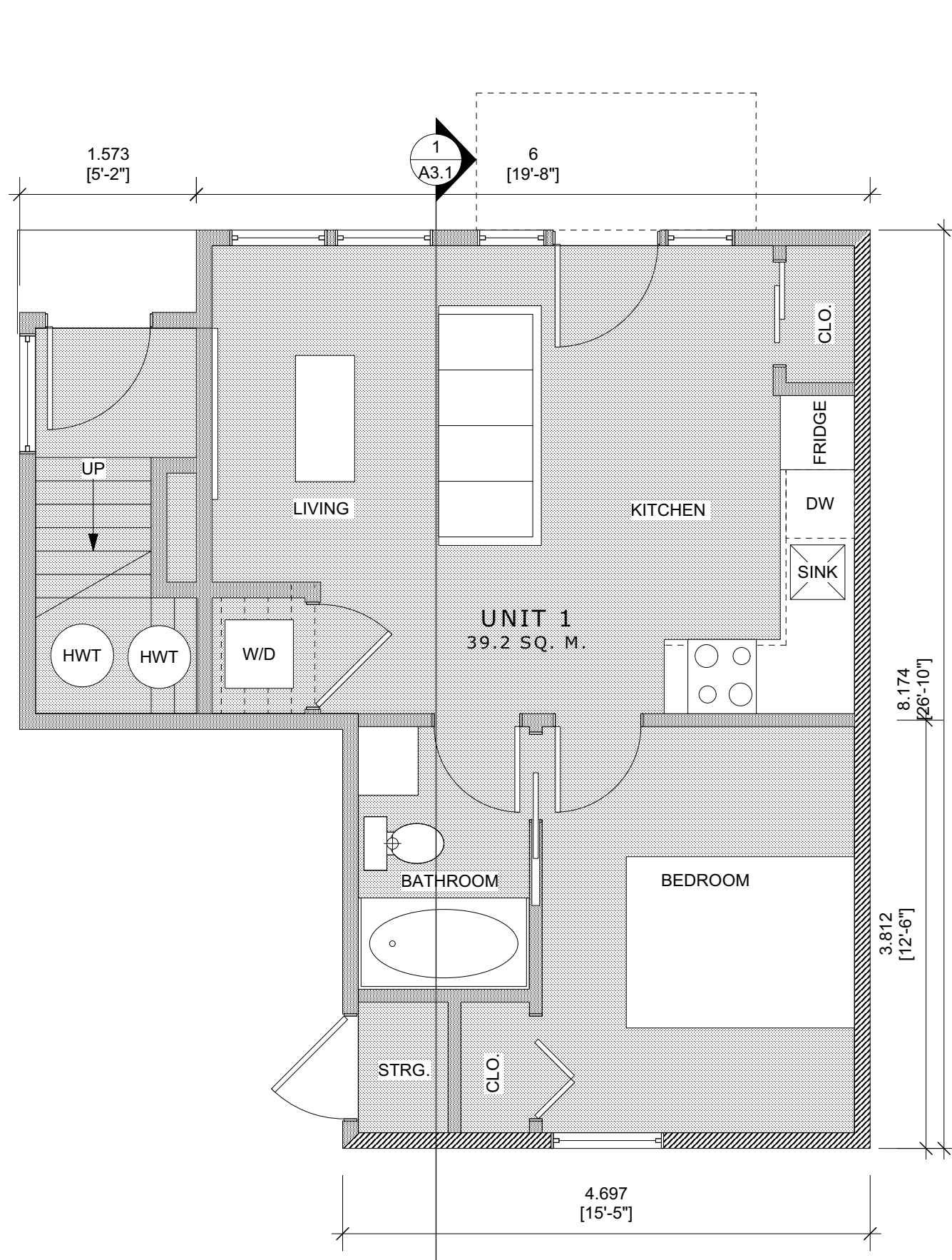
4 SIDE ELEVATION  
Scale: 1:48



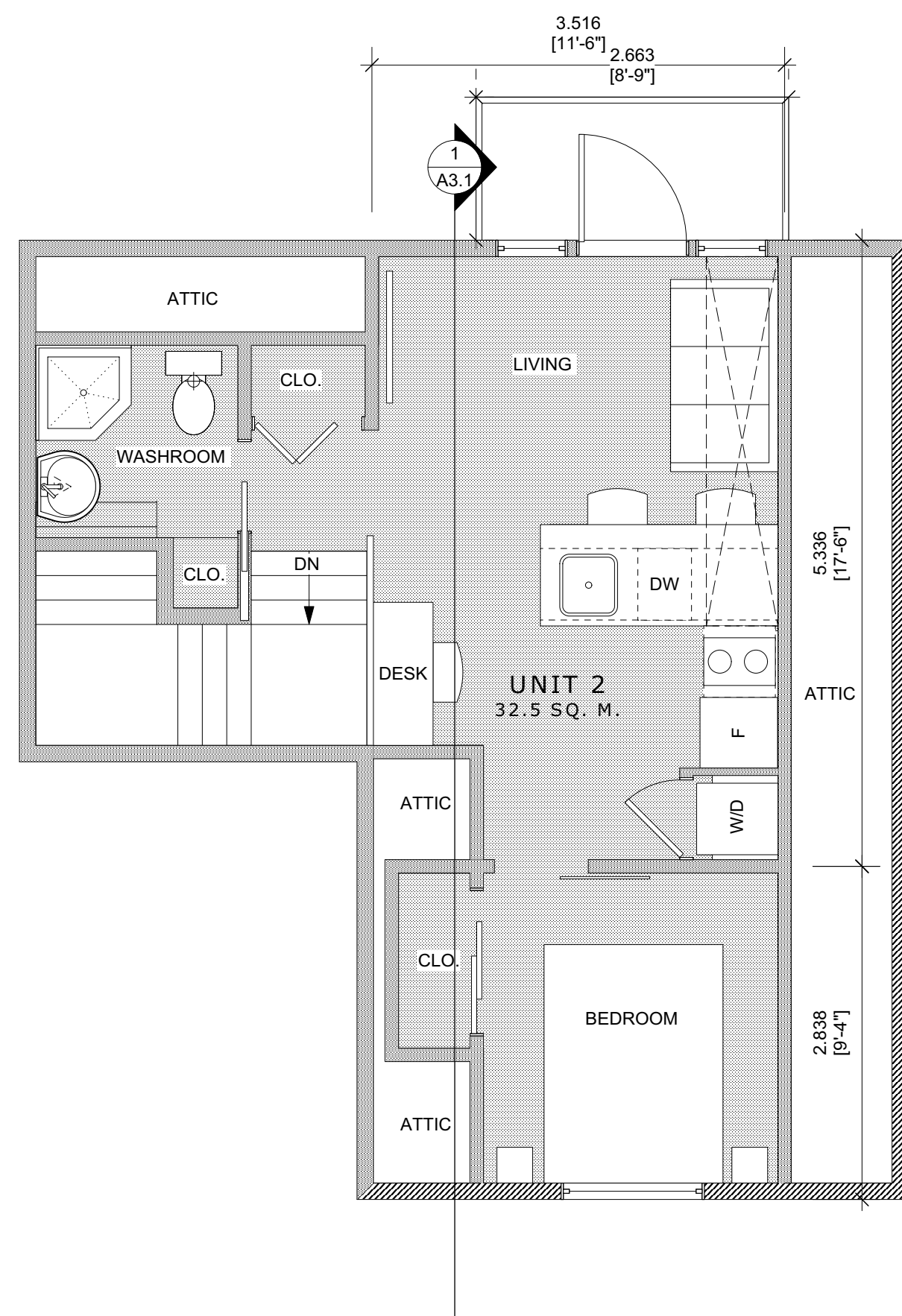
7 SECTION  
Scale: 1:24

LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL

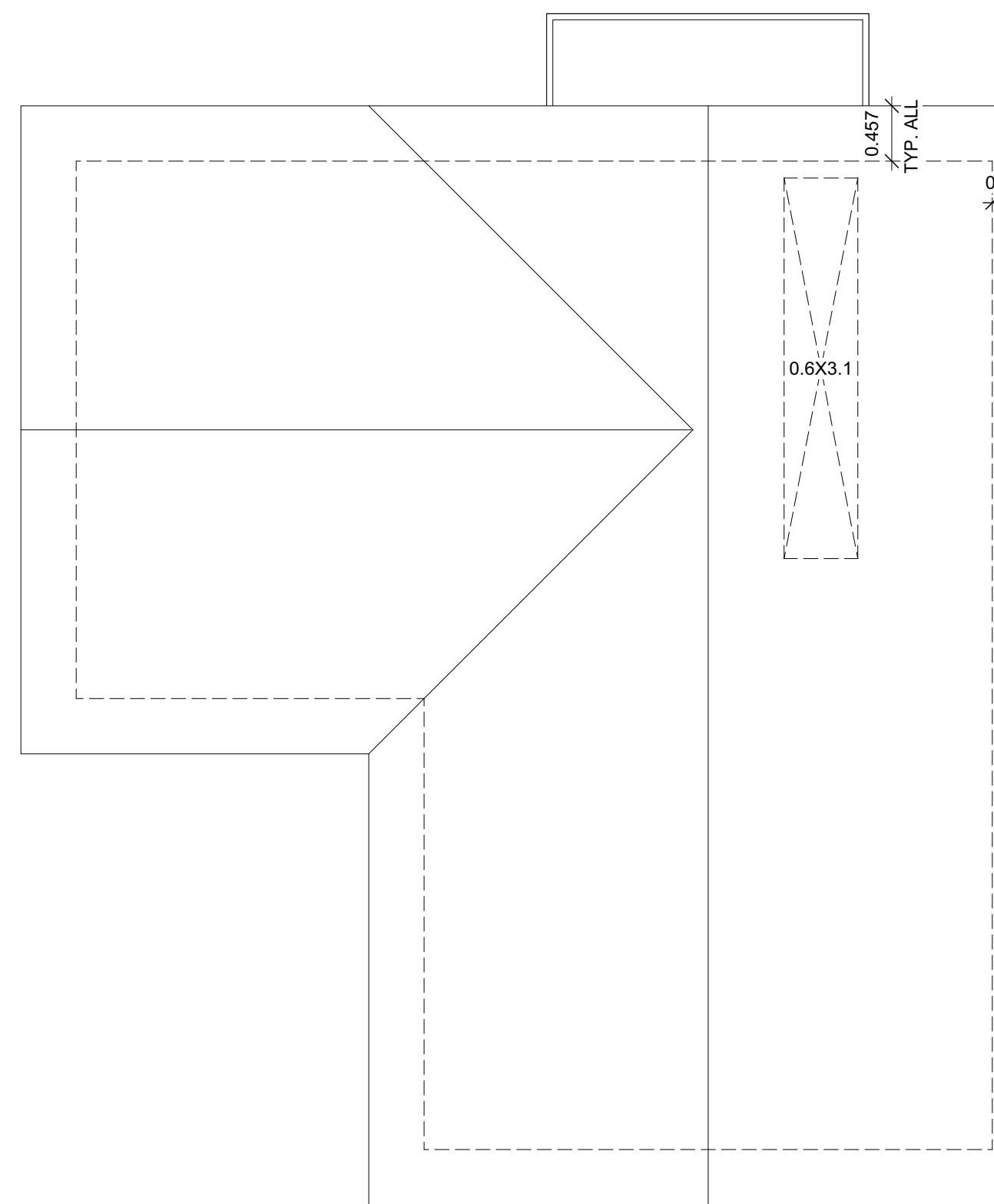




1 MAIN FLOOR PLAN  
SHADED AREA = MAIN FLOOR AREA: 45.7M2



2 SECOND FLOOR PLAN  
SHADED AREA = SECOND FLOOR AREA: 30M2 (65% OF MAIN FLOOR)



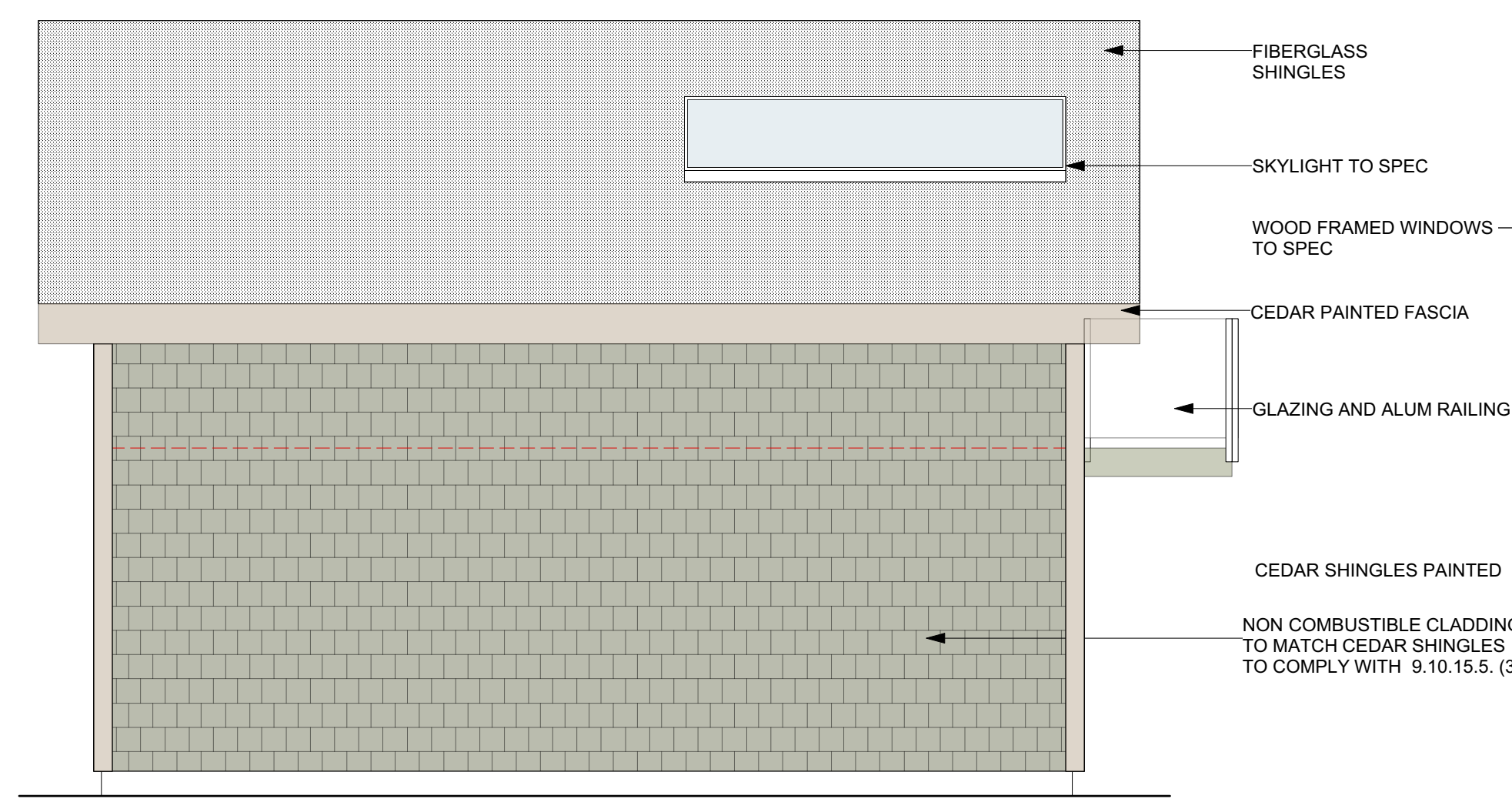
3 ROOF PLAN  
Scale: 1:48



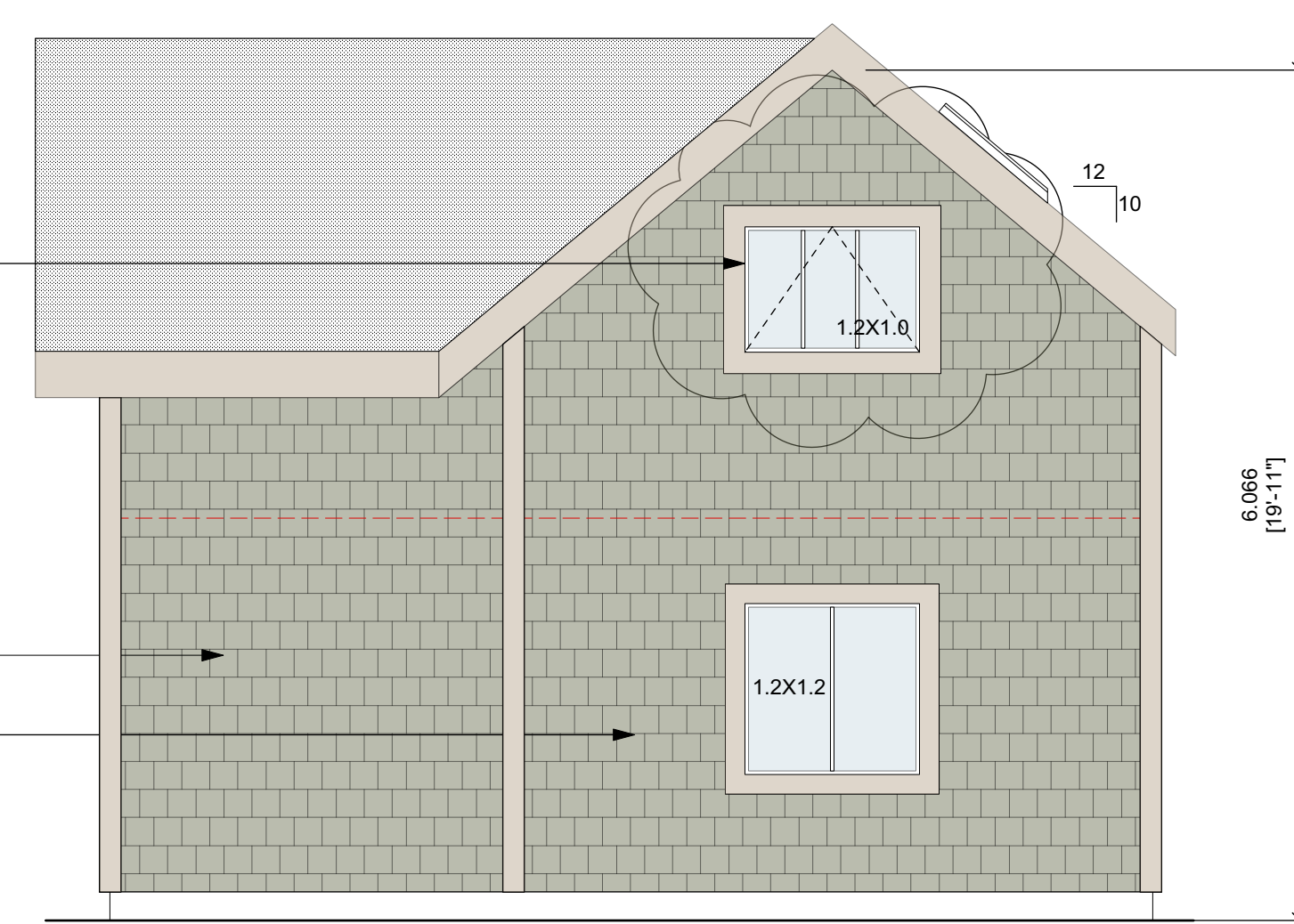
4 FRONT ELEVATION  
Scale: 1:48



5 SIDE ELEVATION  
Scale: 1:48



6 SIDE ELEVATION  
Scale: 1:48



7 REAR ELEVATION (LANE)  
Scale: 1:48

LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL

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PROJECT

601 TRUTCH STREET  
VICTORIA, BC

**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

**BUILDING B  
PLANS & ELEVATIONS**

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A 3.0
DRAWN BY NP / JA	

COMMENTS

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PROJECT

601 TRUTCH STREET  
VICTORIA, BC

**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

**SECTIONS**

SCALE  
AS SHOWN

JOB No.  
1124 - 1731

DATE PLOTTED  
November 28, 2019

DRAWN BY  
NP / JA

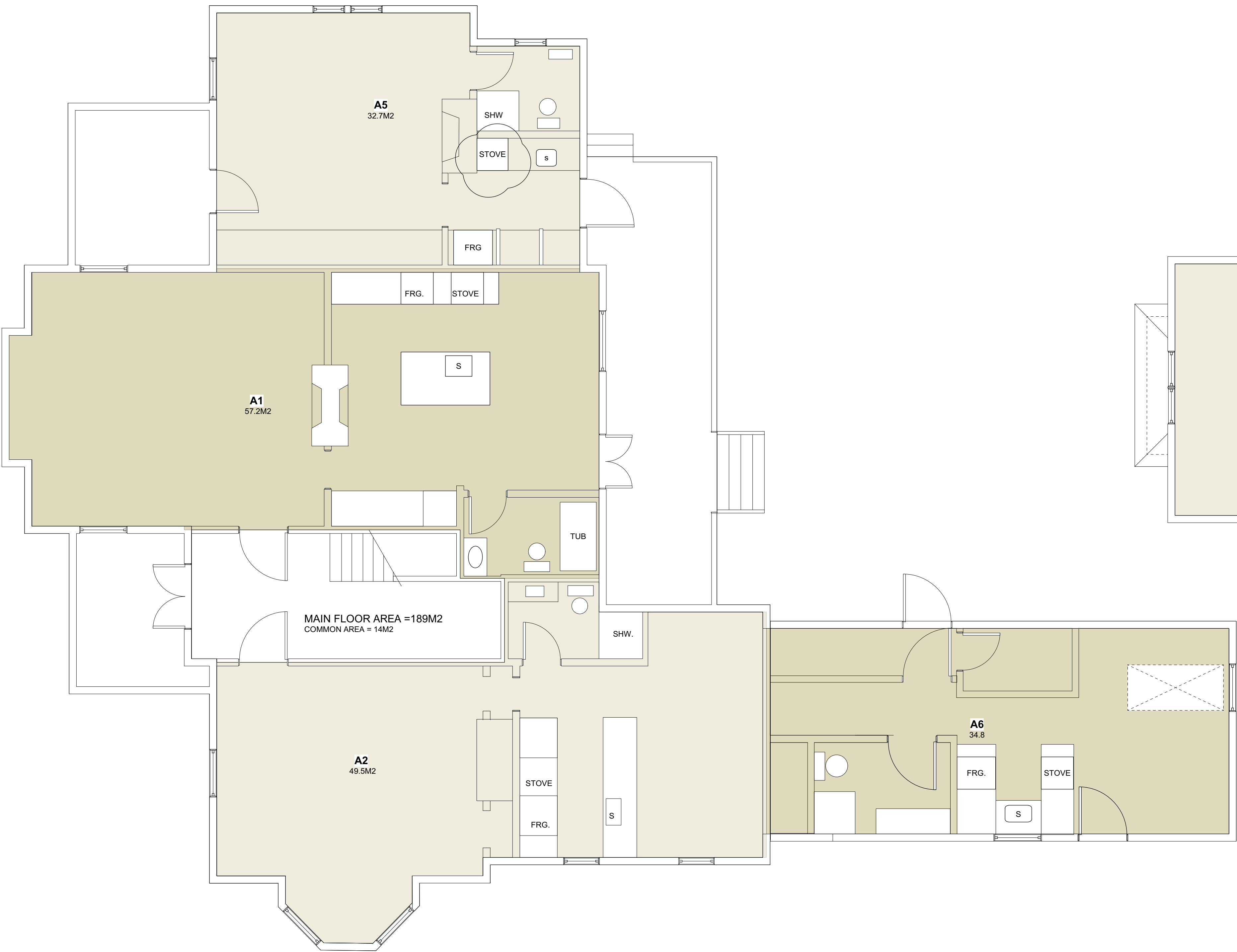
**A3.1**

COMMENTS

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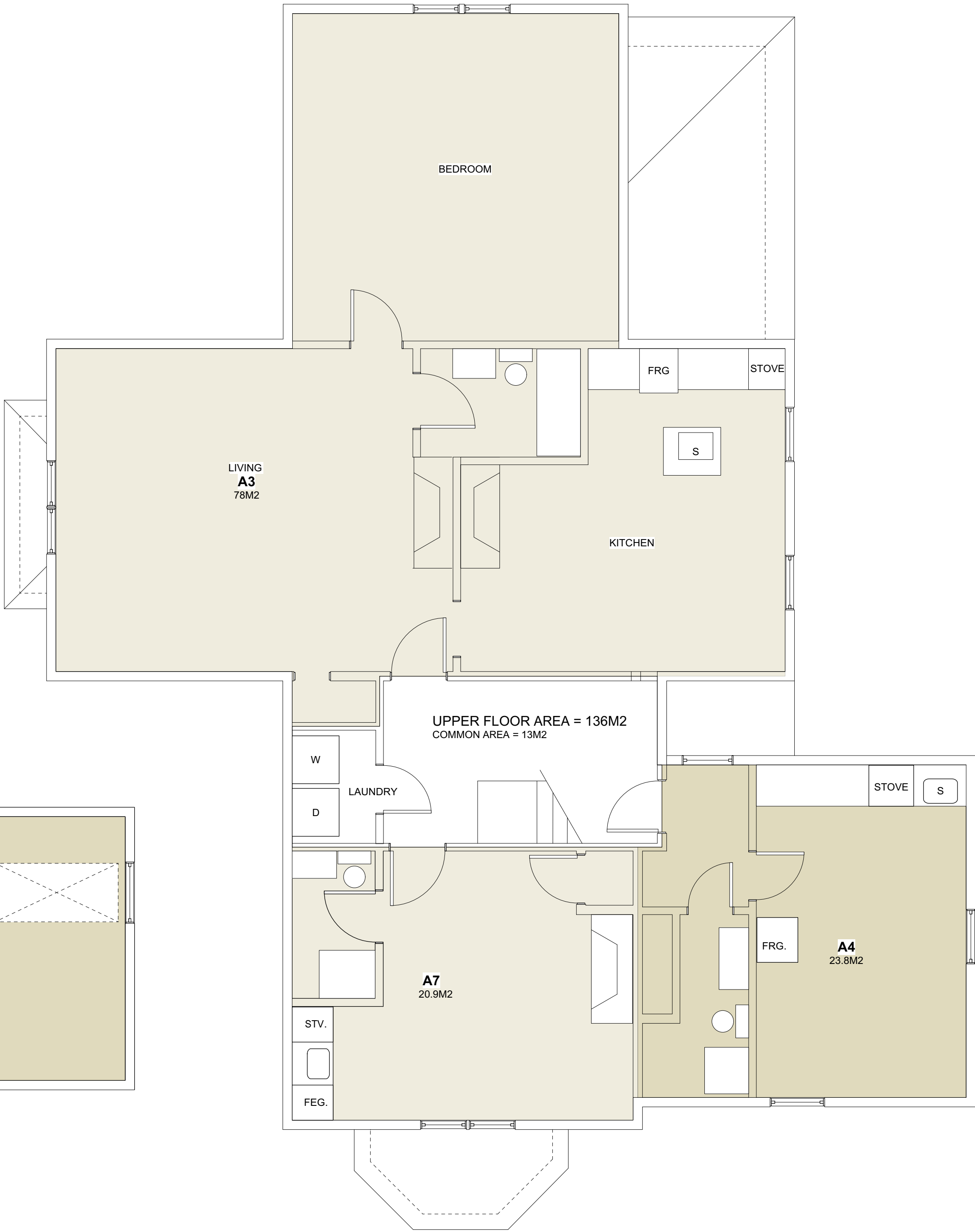
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1 MAIN DWELLING MAIN FLOOR  
Scale: 1:48  
NOTE: ALL SUITES EXISTING

2 MAIN FLOOR EXISTING ADDITION  
Scale: 1:48  
NOTE: ALL SUITES EXISTING



3 MAIN DWELLING UPPER FLOOR  
Scale: 1:48  
NOTE: ALL SUITES EXISTING

PROJECT  
601 TRUTCH STREET  
VICTORIA, BC  
REZONING  
SECONDARY BUILDINGS

SHEET TITLE  
MAIN DWELLING  
PLANS

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A4.0
DRAWN BY NP / JA	



COMMENTS

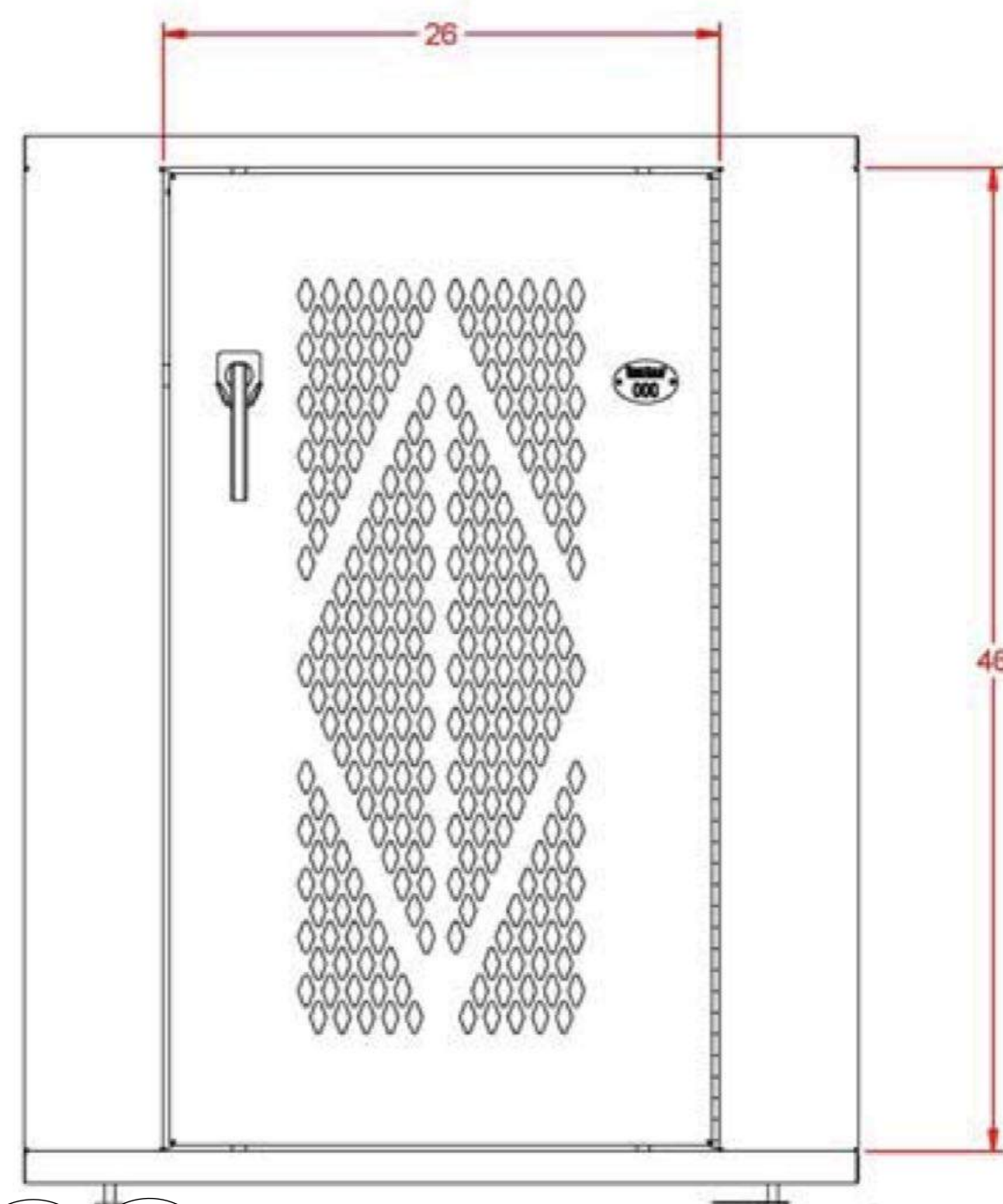
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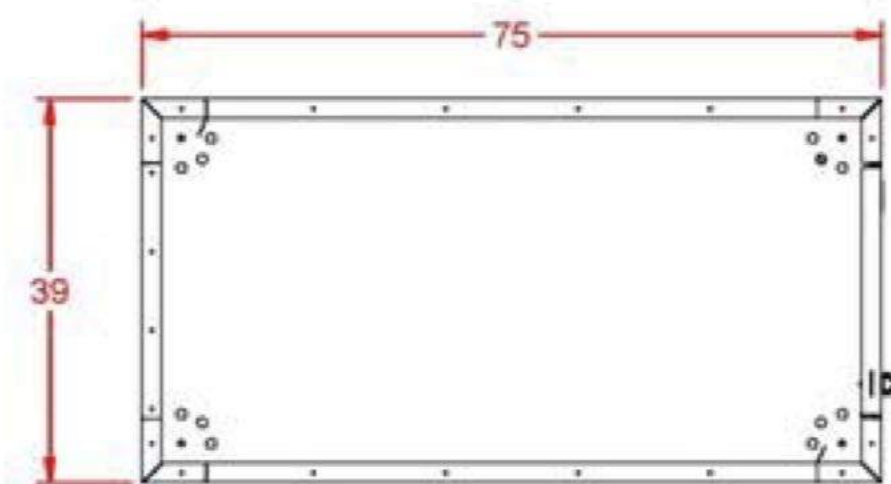
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1 LANE WAY STREETSCAPE  
Scale: 1:96



2 BIKE LOCKERS  
SCALE: NTS



Single door - one bike



2 PHOTO OF NON HABITABLE CRAWL SPACE  
SCALE: NTS

PROJECT

601 TRUTCH STREET  
VICTORIA, BC  
**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

LANE WAY  
STREET SCAPE  
BIKE LOCKERS

SCALE  
AS SHOWN

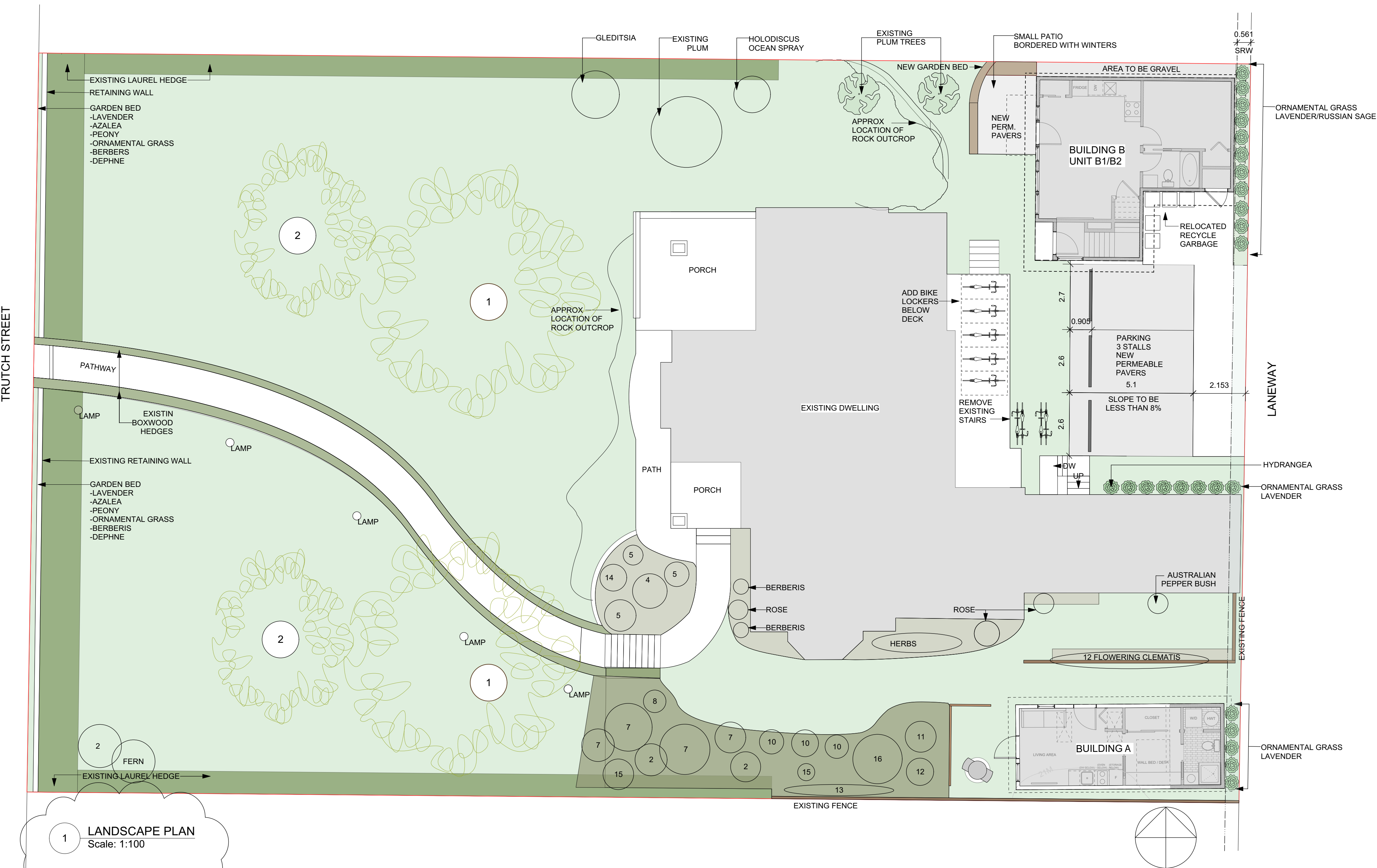
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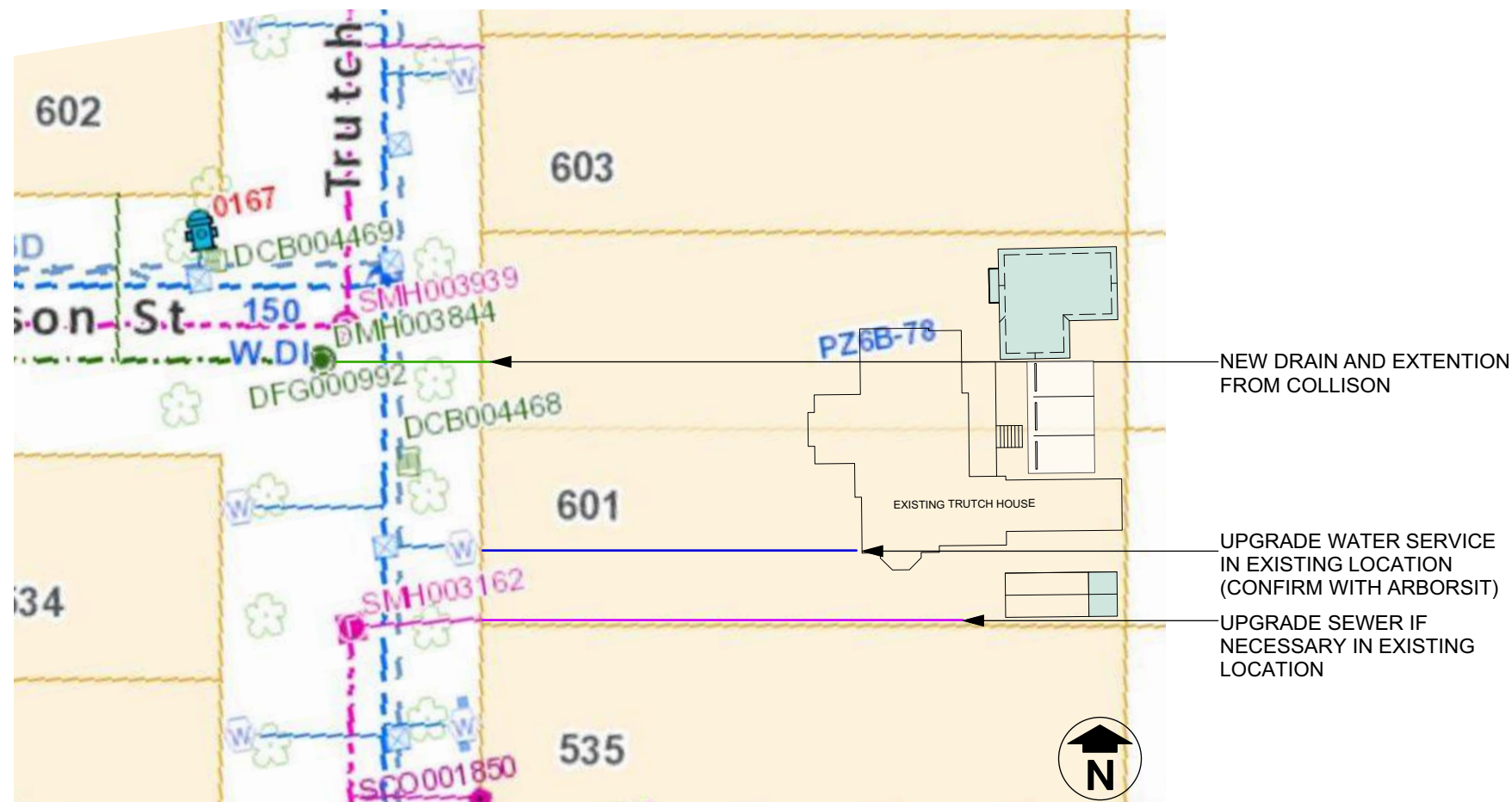
DRAWN BY  
NP / JA

A5.0





1 LANDSCAPE PLAN  
Scale: 1:100



2 PRELIMINARY SITE SERVICING PLAN  
Scale: 1:500  
NOTE: PLAN TO BE DEVELOPED BY CIVIL ENGINEER DURING BP PROCESS  
NOTE: ARBORIST REPORT TO BE PROVIDED AT BP STAGE

LEGEND:

1. GARRY OAK (HERITAGE)
2. RHODODEN DRUM (HERITAGE)
3. GLEDITSIA
4. PLUMS
5. CEDAR
6. DEPHNE CAROL MACKIE
7. LILAC
8. SMOKE BUSH
9. EUPHORBIA
10. TAIL GRASS
11. PINE
12. CLEMATIS
13. HONEYSUCKLE
14. ROCK ROSE
15. WIGELIA
16. PITTOSPORUM



4 EXISTING FRONT YARD



5 EXISTING FRONT YARD



6 EXISTING BUILDING B - EAST



7 EXISTING REAR YARD - NORTH EAST

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601 TRUTCH STREET  
VICTORIA, BC  
**REZONING  
SECONDARY BUILDINGS**

SHEET TITLE

LANDSCAPE  
PLAN  
PRELIMINARY  
SITE SERVICING

SCALE  
AS SHOWN

JOB No.  
1124 - 1731

DATE PLOTTED

November 28, 2019

DRAWN BY

NP / JA

A 6.0