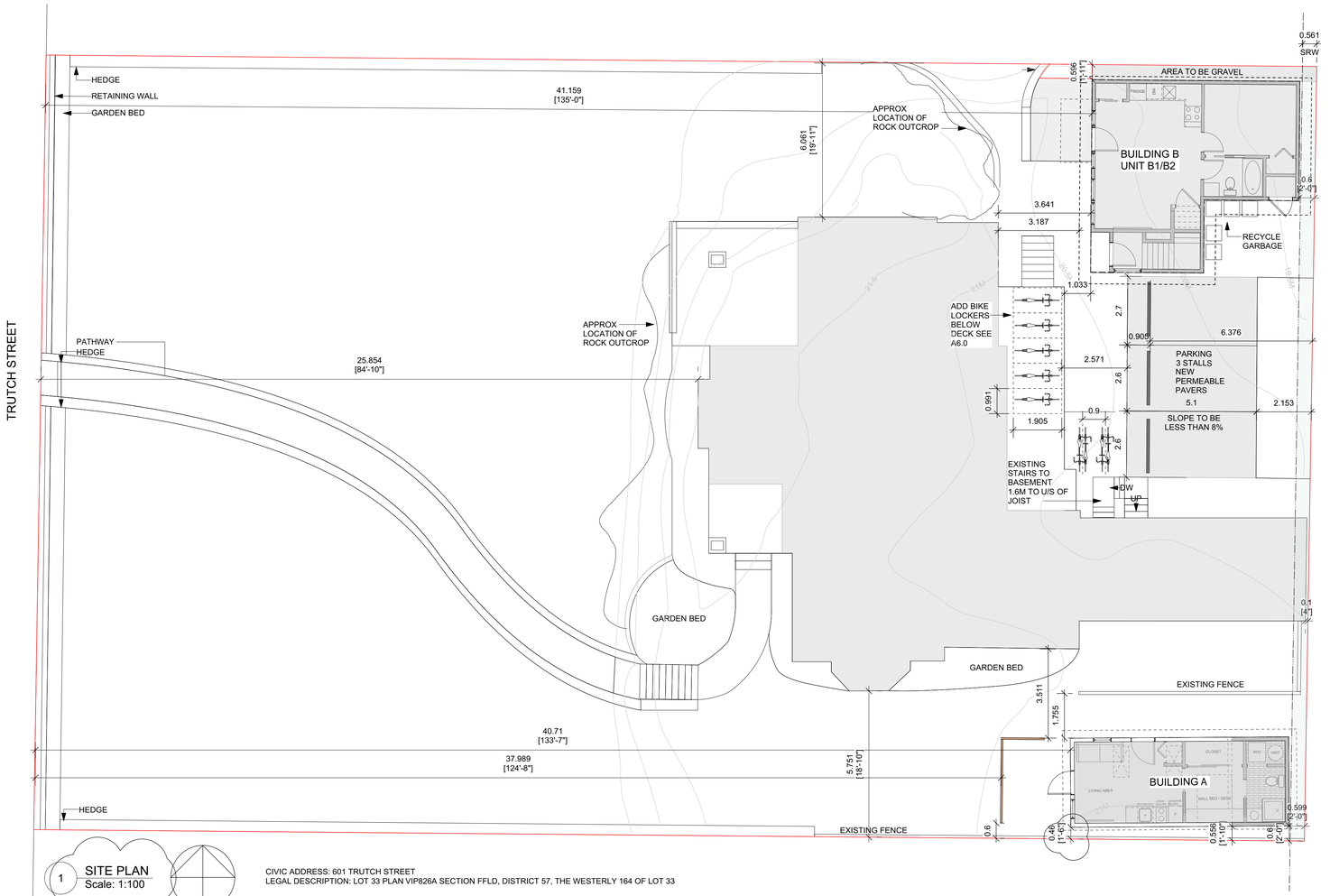
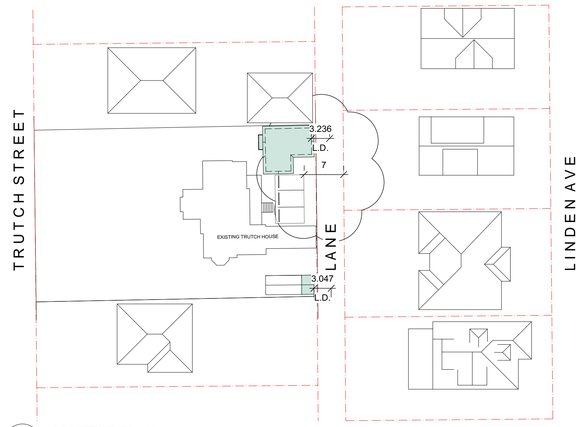


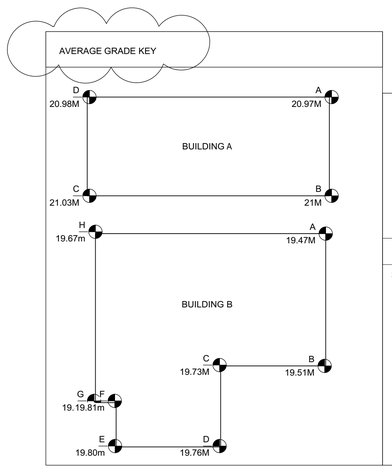
1 SITE PLAN
Scale: 1:100

CIVIC ADDRESS: 601 TRUTCH STREET
LEGAL DESCRIPTION: LOT 33 PLAN VIP826A SECTION FFLD, DISTRICT 57, THE WESTERLY 164 OF LOT 33

2 SURVEY
Scale: 1:250



3 CONTEXT PLAN
Scale: 1:500



BUILDING A
AVERAGE GRADE CALCULATION
AB-73.45
BC-180.73
CD-73.52
DA-180.39

AVERAGE GRADE: 508.09/24.2=21

BUILDING 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: 618.7/31.5 = 19.64

BIKE Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER

LONG TERM
(>45m2): 7 x 1 = 7 = 7
(45m2<): 3 x 1.25 = 3.75 = 4
TOTAL **= 11**

11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)

SHORT TERM = 6

6(REQ.)- 4(PROVIDED) = 2 (VARIANCE)

Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER

(>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

10(REQ.)- 3(PROVIDED) = 7 (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:		
BUILDING A		
FRONT YARD:	40.7M	EXISTING
REAR YARD:		.6M
SIDE YARD (NORTH):		26.4M
SIDE YARD (SOUTH):	.46M	EXISTING
BUILDING B		
FRONT YARD:		41.2M
REAR YARD:		.6M
SIDE YARD (NORTH):		.6M
SIDE YARD (SOUTH):		22.3M
EXISTING HOUSE		
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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COMMENTS

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CITY OF VICTORIA

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

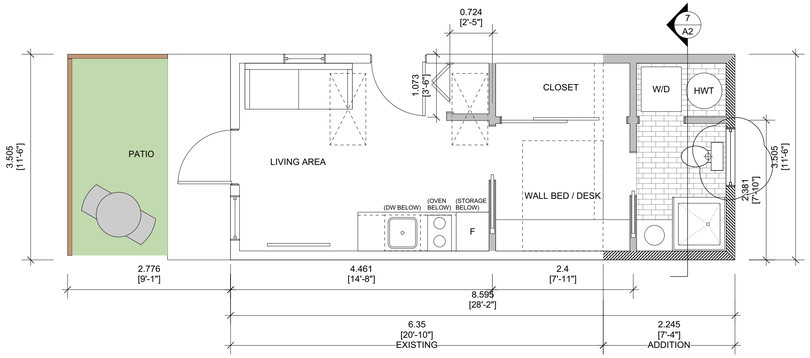
601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

SHEET TITLE

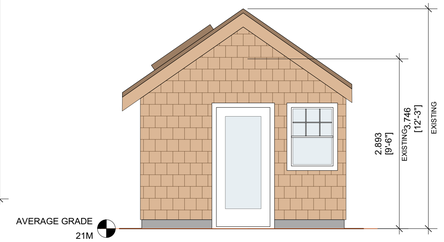
SITE PLAN &
DATA TABLE

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	
November 28, 2019	
DRAWN BY	A 1.0
NP / JA	



EXISTING AREA= 25 sq. M.
AREA WITH ADDITION= 27 sq. m.

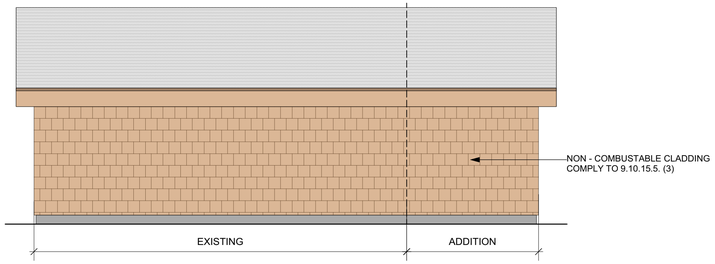
1 MAIN FLOOR PLAN
Scale: 1:48



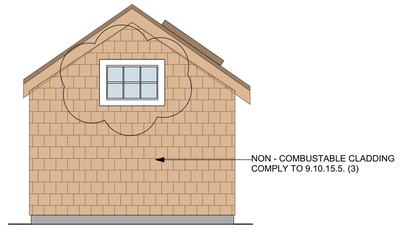
2 FRONT ELEVATION
Scale: 1:48



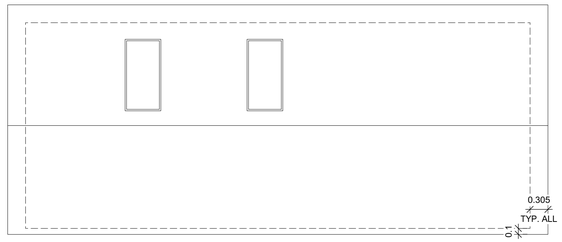
3 SIDE ELEVATION
Scale: 1:48



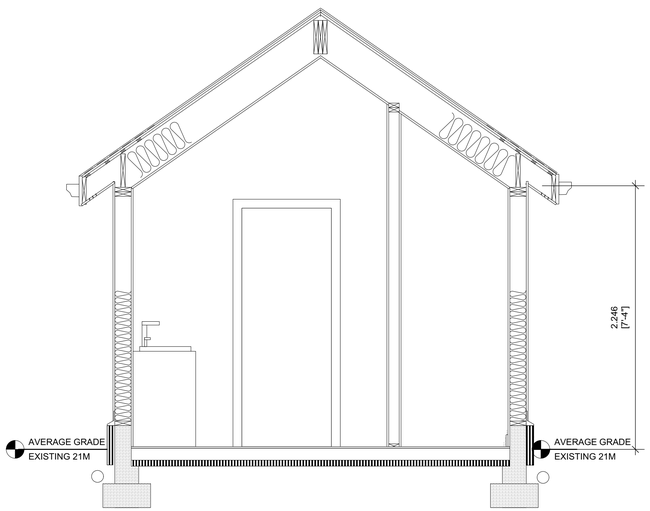
4 SIDE ELEVATION
Scale: 1:48



5 REAR ELEVATION (LANE)
Scale: 1:48



6 ROOF PLAN
Scale: 1:48



7 SECTION
Scale: 1:24

LEGEND

- NEW WALL
- RATED 45 MIN WALL
- EXISTING WALL

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COMMENTS

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2.	REVISIONS	28/11/19	JA

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PROJECT

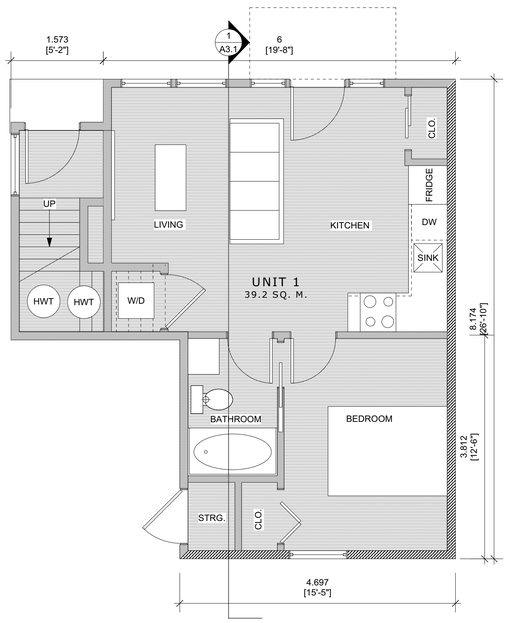
601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

SHEET TITLE

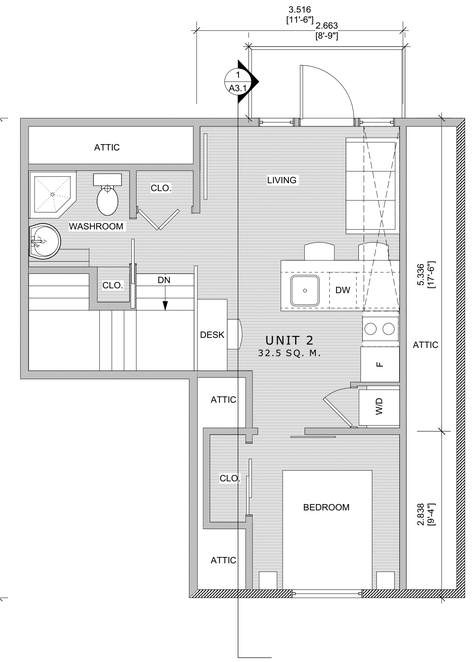
BUILDING A
PLANS & ELEVATIONS

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	A 2.0
November 28, 2019	
DRAWN BY	
NP / JA	



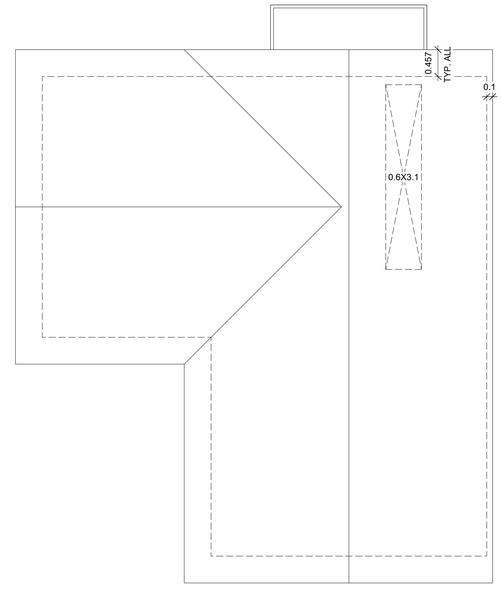
1 MAIN FLOOR PLAN

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



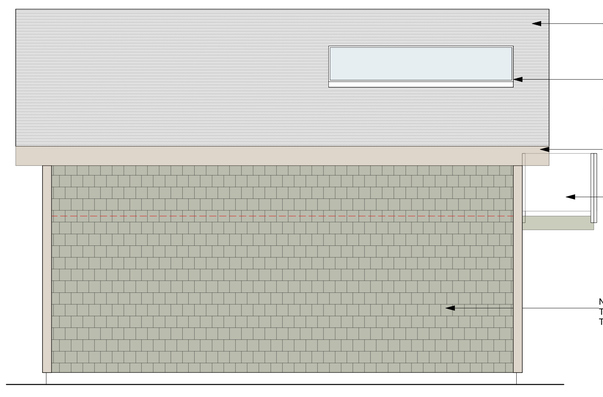
4 FRONT ELEVATION

Scale: 1:48



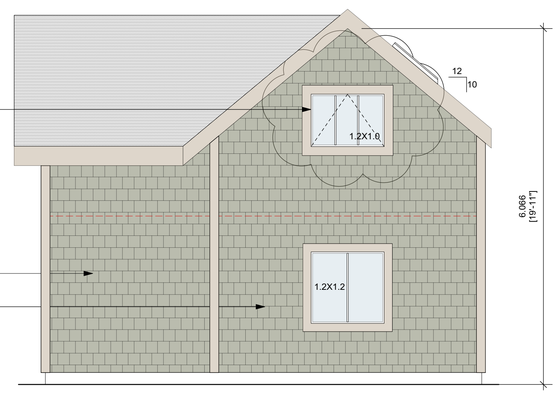
5 SIDE ELEVATION

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	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	
November 28, 2019	A 3.0
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1 BUILDING B SECTION
Scale: 1:24

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PROJECT

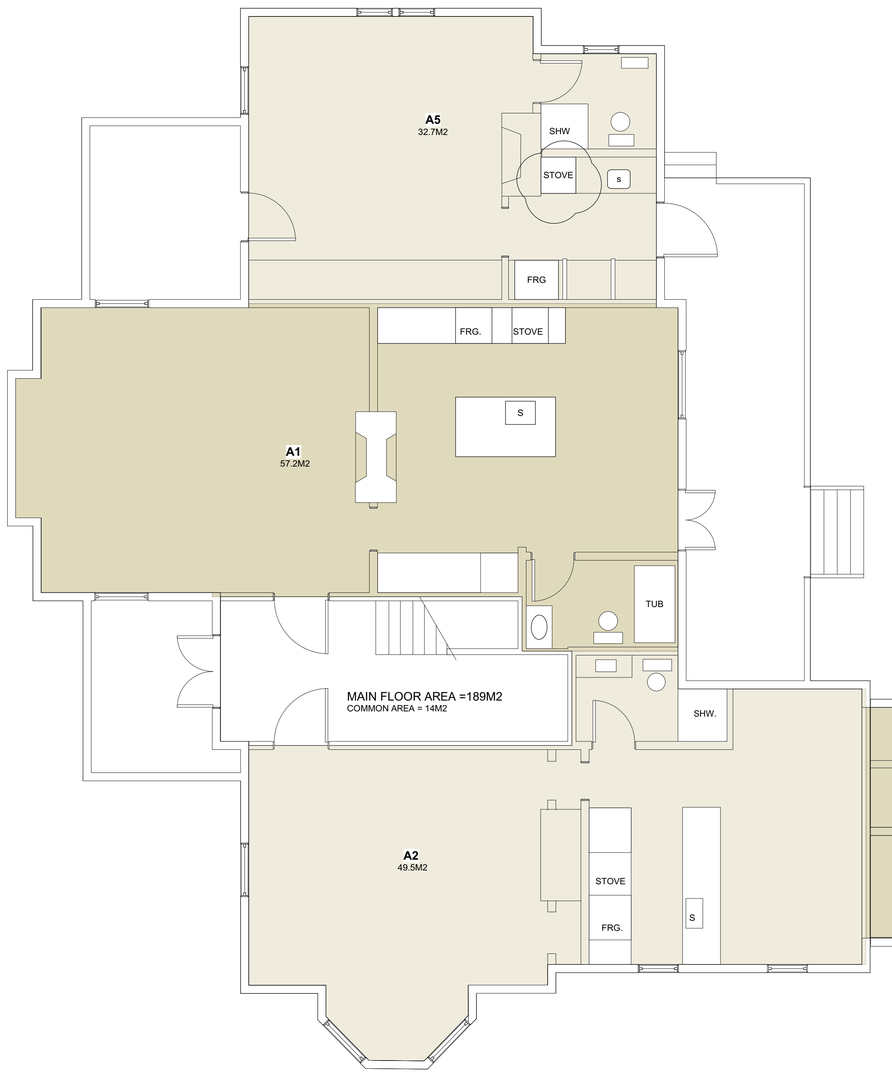
601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

SHEET TITLE

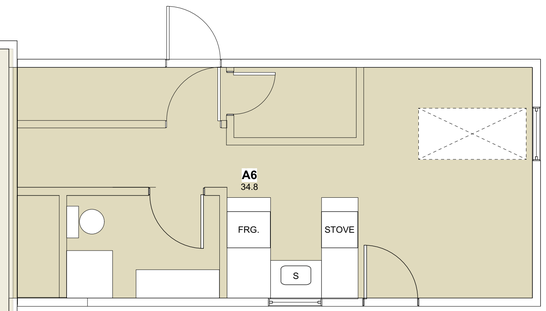
SECTIONS

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	
November 28, 2019	A3.1
DRAWN BY	
NP / JA	



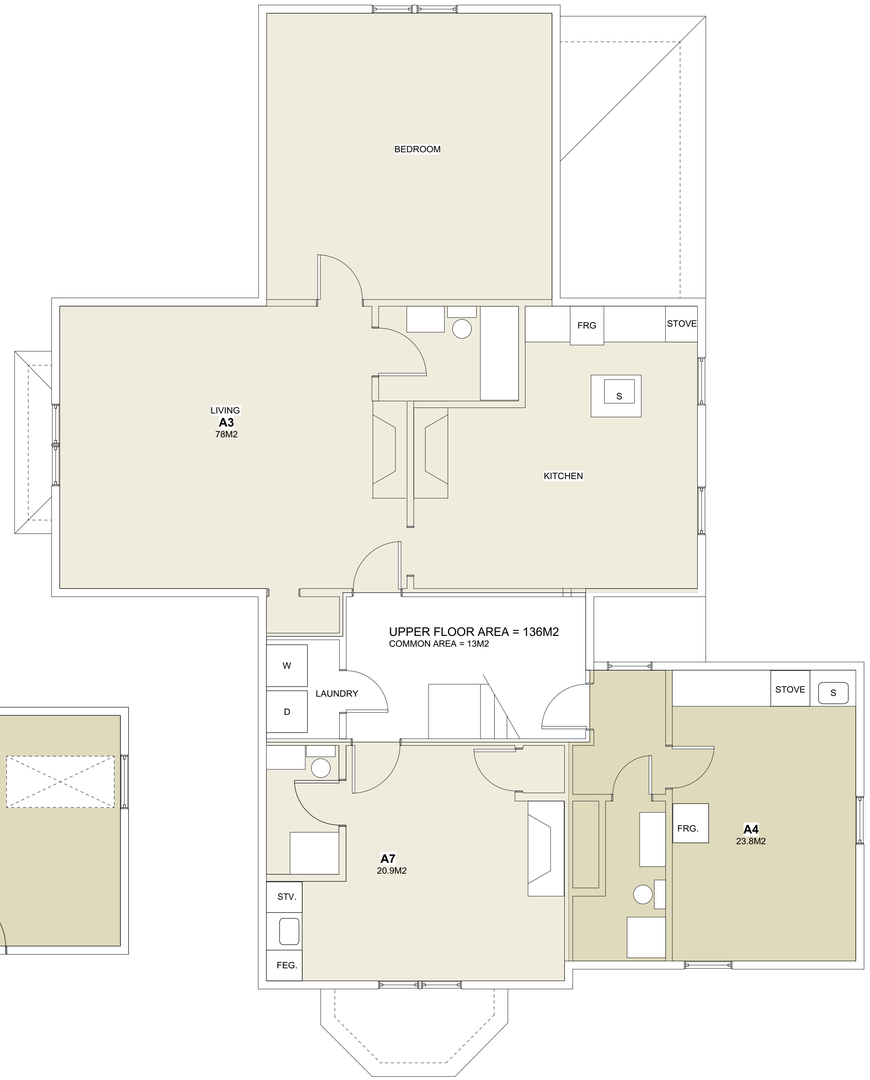
1 MAIN DWELLING MAIN FLOOR
Scale: 1:48

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

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

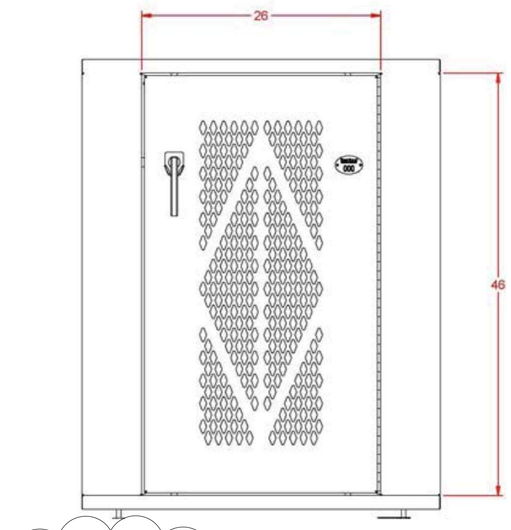
SHEET TITLE

MAIN DWELLING
PLANS

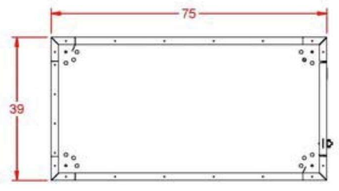
SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED: November 28, 2019	
DRAWN BY: NP / JA	A4.0



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

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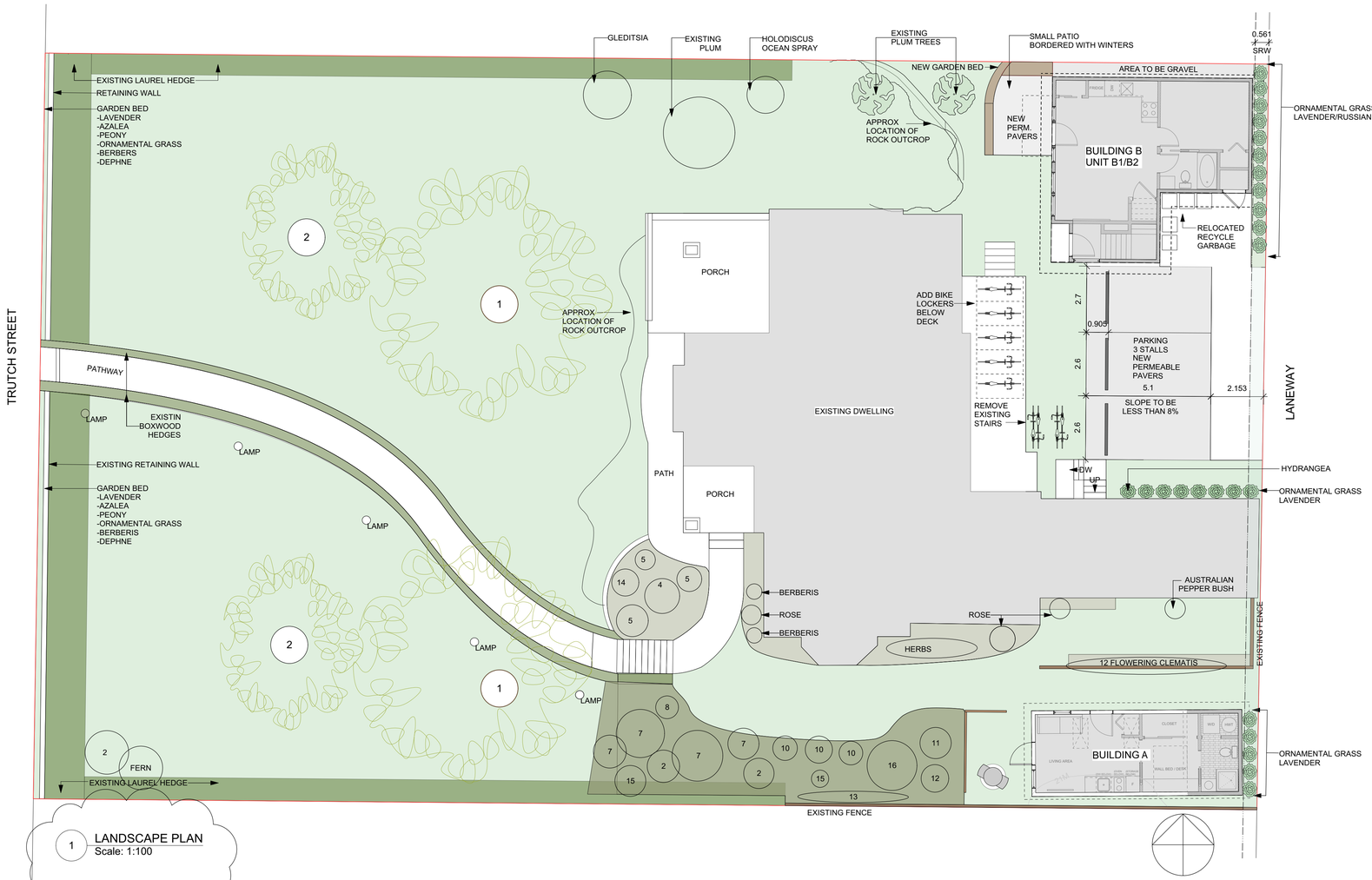
601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

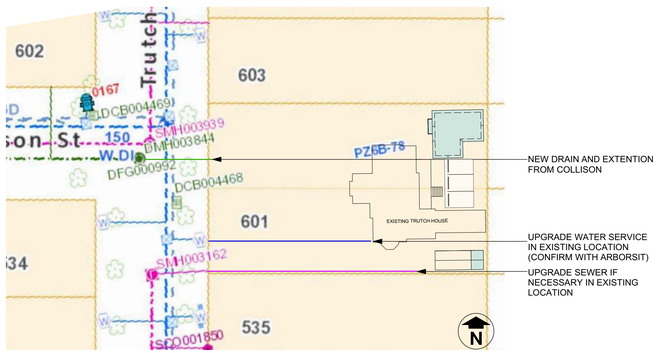
SHEET TITLE

LANE WAY
STREET SCAPE
BIKE LOCKERS

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	
November 28, 2019	A5.0
DRAWN BY	
NP / JA	



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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PROJECT

601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

SHEET TITLE

LANDSCAPE
PLAN
PRELIMINARY
SITE SERVICING

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	
November 28, 2019	
DRAWN BY	A 6.0
NP / JA	