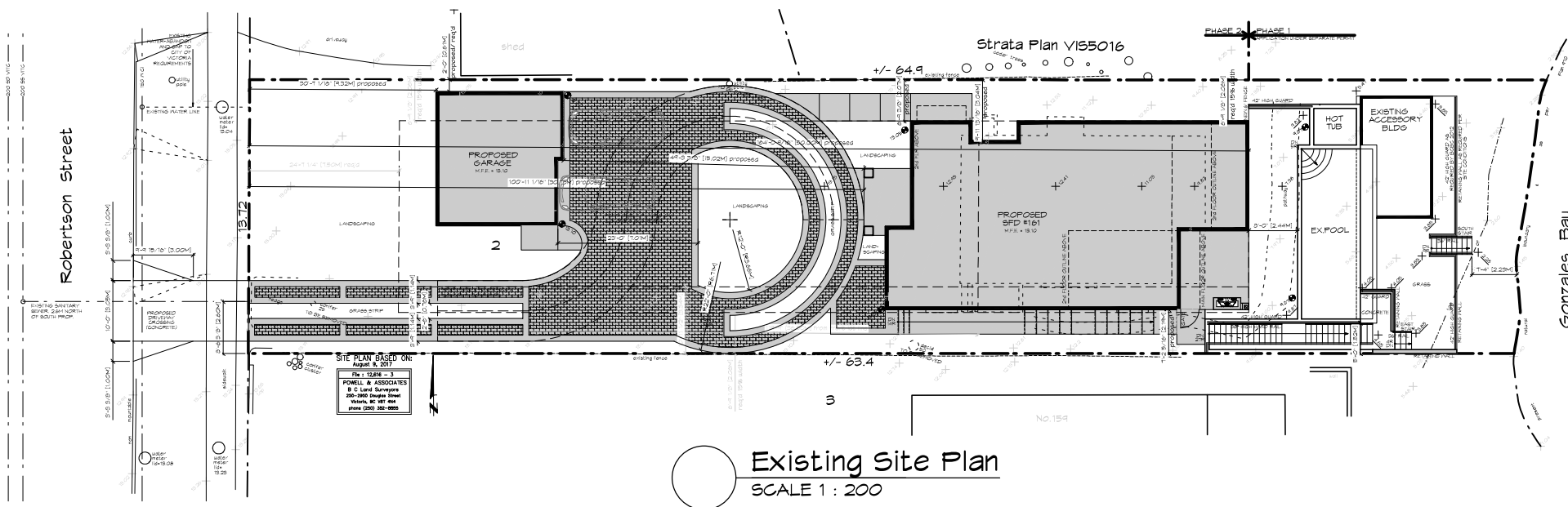


Original Submission
 Received Date:
 November 25, 2020



Existing Site Plan
 SCALE 1 : 200

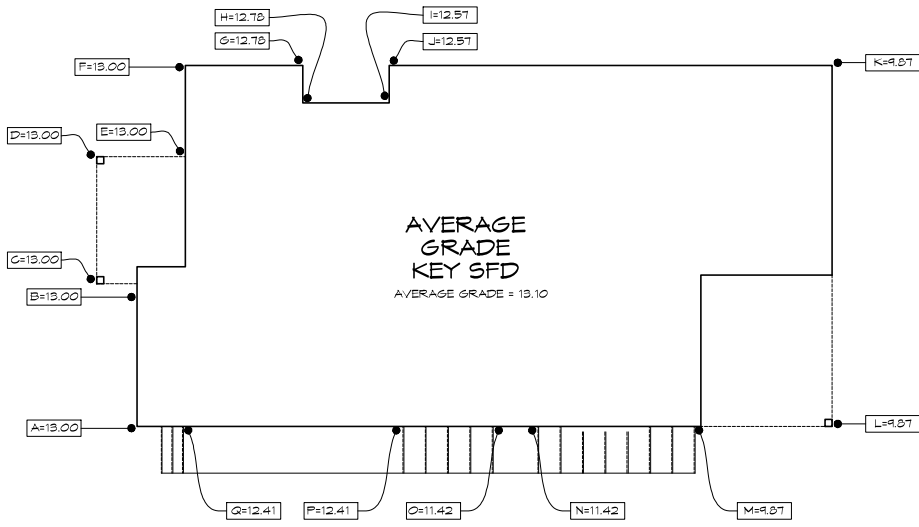
FOR INFORMATION ONLY
 NO CHANGES

BOVO1
 DVP-V1

ZEBRADESIGN

Andrew SFD & Garage
 1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
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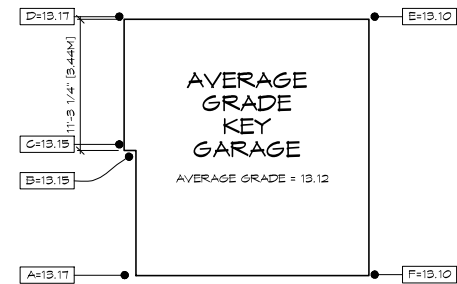
161 Robertson Street, Victoria November 16, 2020



161 Robertson - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	13.00	13.00	13.00	3.73	48.49	690.42	59.33	11.637
BC	13.00	13.00	13.00	1.05	13.65			
CD	13.00	13.00	13.00	3.33	43.29			
DE	13.00	13.00	13.00	2.32	30.16			
EF	13.00	13.00	13.00	2.39	31.07			
FG	13.00	12.78	12.89	3.07	39.57			
GH	12.78	12.78	12.78	0.98	12.52			
HI	12.78	12.57	12.68	2.26	28.65			
IJ	12.57	12.57	12.57	0.98	12.32			
JK	12.57	9.87	11.22	11.58	129.93			
KL	9.87	9.87	9.87	9.45	93.27			
LM	9.87	9.87	9.87	3.43	33.85			
MN	9.87	11.42	10.65	4.27	45.45			
NO	11.42	11.42	11.42	1.19	13.59			
OP	11.42	12.41	11.92	2.34	27.88			
PQ	12.41	12.41	12.41	5.77	71.61			
QA	12.41	13.00	12.71	1.19	15.12			
TOTAL				59.33	690.42			11.64

AVERAGE GRADE
11.64



161 Robertson Garage - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	13.17	13.15	13.16	3.27	43.03	343.99	26.22	13.119
BC	13.15	13.15	13.15	0.30	3.95			
CD	13.15	13.10	13.13	3.44	45.15			
DE	13.10	13.10	13.10	6.40	83.84			
EF	13.10	13.10	13.10	6.71	87.90			
FA	13.10	13.17	13.14	6.10	80.12			
TOTAL				26.22	343.99			13.12

FOR INFORMATION ONLY
NO CHANGE

Andrew SFD & Garage
161 Robertson Street, Victoria February 20, 2020

BOVO2
BOV-V1

ZEBRADESIGN

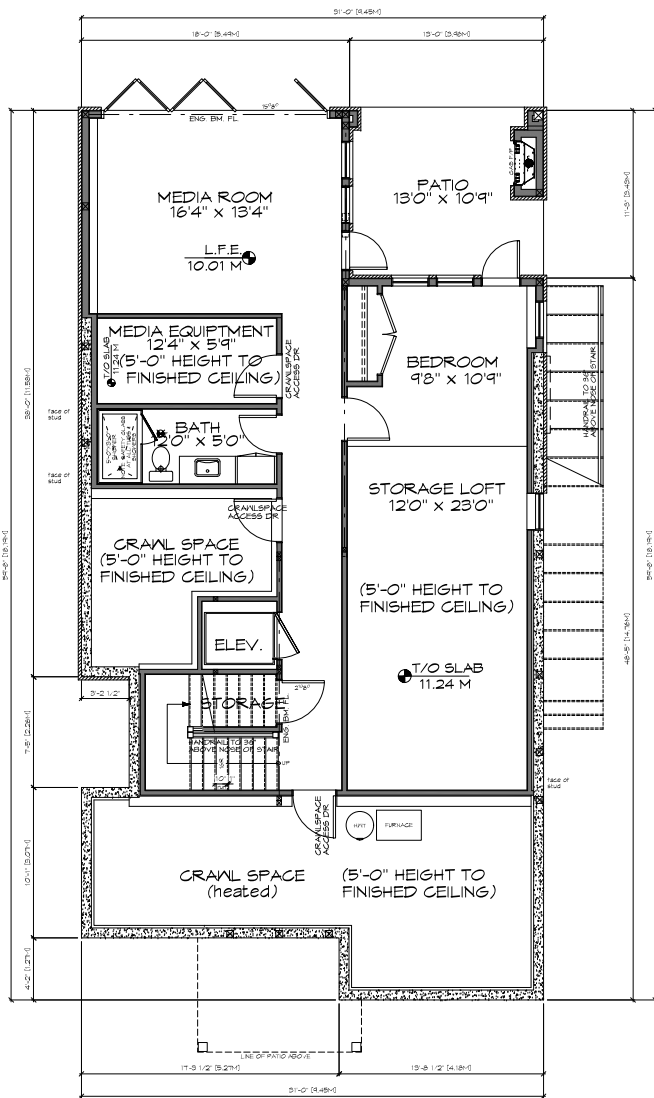
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SITE DATA - NEW SFD & GARAGE @ 161 ROBERTSON STREET

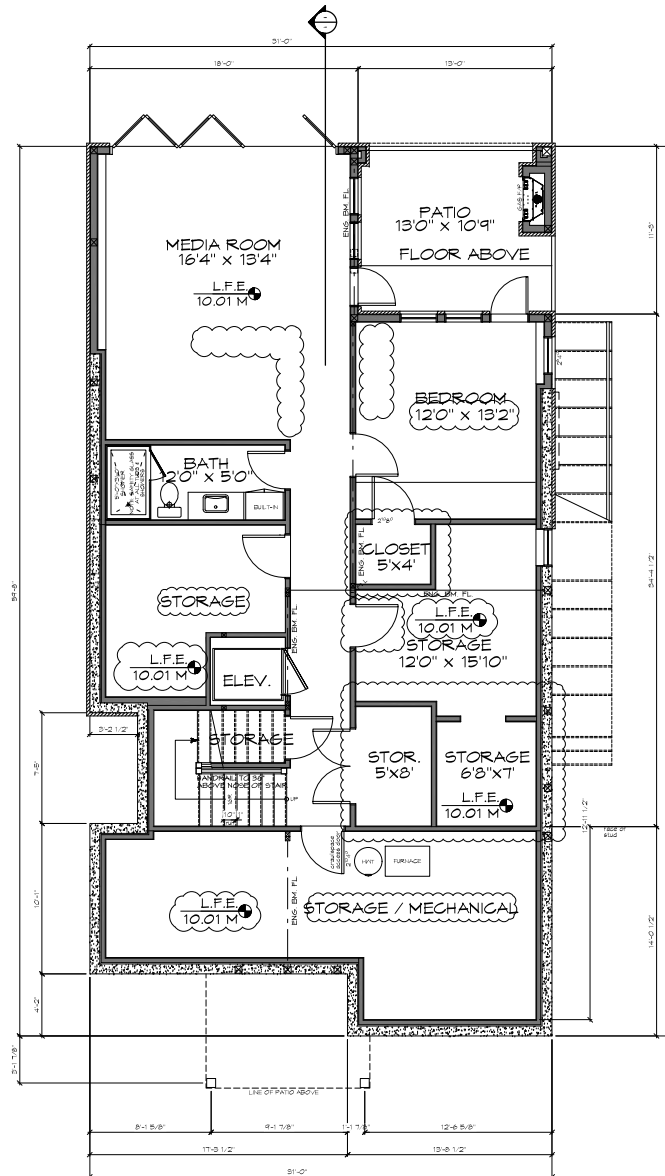
LEGAL DESCRIPTION - LOT 2, BLOCK1, SECTION 19, VICTORIA DISTRICT, PLAN 970
ZONING - R1-G

	REQUIRED	PROPOSED	COMMENTS
<u>PROPOSED SFD</u>			
<u>LOT AREA</u>	460.00 M ²	875.89 M ² (6429.03 FT ²)	non-conforming
<u>LOT WIDTH</u>	15.00 M	13.71 M (44.49')	
<u>LOT DEPTH (AVG.)</u>		64.15 M (210.47')	
<u>FRONT YARD AREA</u>		422.04 M ² (4542.71 FT ²)	
<u>REAR YARD AREA</u>		190.11 M ² (2046.24 FT ²)	
<u>SETBACKS</u>			
<u>FRONT</u>	1.50 M	30.76 M (100.92')	
<u>REAR</u>	36.50 M (From front lot line)	50.00 M (164.04')	variance granted 10/15/18
<u>SIDE (north)</u>	2.06 M (15.00% lot width)	2.06 M (6.76')	
<u>SIDE (south)</u>	2.06 M (15.00% lot width)	2.19 M (7.19')	
<u>SIDE COMBINED</u>	5.40 M	4.25 M (13.94')	variance granted 10/15/18
<u>AVERAGE GRADE</u>		11.56 M (37.93')	
<u>BUILDING HEIGHT</u>	7.60 M	8.08 M (26.51')	variance granted 10/15/18
<u>STOREY'S</u>	1 1/2 STOREY'S + BSMT	1 1/2 STOREY'S + BSMT	
<u>FLOOR AREA</u>			
<u>UPPER FLOOR</u>		98.79 M ² (1063.41 FT ²)	
<u>MAIN FLOOR</u>		14.15 M ² (151.53 FT ²)	
<u>BASEMENT</u>		132.83 M ² (1424.81 FT ²)	FORMERLY 60.03 m ² (646.2 FT ²)
<u>TOTAL FLOOR AREAS</u>		225.77 M ² (2432.74 FT ²)	variance required
<u>MAIN AND UPPER FLOORS</u>		300 M ² (3224.17 FT ²)	
<u>ALL FLOORS COMBINED</u>		300 M ²	
<u>FLOOR AREA RATIO</u>	0.50	24.62%	
<u>SITE COVERAGE</u>	50.00%	50.00%	
<u>OPEN SITE SPACE</u>	50.00%	50.00%	
<u>OPEN SITE SPACE - FRONT YARD</u>		50.00%	
<u>PARKING</u>	1	3	
<u>ACCESSORY GARAGE</u>			
<u>MUST BE IN REAR YARD</u>			
<u>REAR YARD</u>			
<u>SETBACKS</u>			
<u>TO HOUSE</u>	2.40 M	15.02 M (49.28')	
<u>REAR</u>	0.60 M	49.46 M (162.40')	
<u>SIDE NORTH</u>	0.60 M	0.61 M (2.00')	
<u>SIDE SOUTH</u>	0.60 M	6.40 M (21.00')	
<u>AVG. GRADE</u>		13.12 M (43.04')	
<u>BUILDING HEIGHT</u>	3.50 M	3.43 M (11.25')	
<u>FLOOR AREA</u>	37.00 M ²	36.76 M ² (395.71 FT ²)	
<u>SITE COVERAGE</u>	25.00 % OF REAR YARD	0.00 % OF REAR YARD	
<u>ACCESSORY BUILDING</u>			
<u>SETBACKS</u>			
<u>TO HOUSE</u>	2.40 M	7.71 M (25.49')	
<u>REAR</u>	0.60 M	4.58 M (15.03')	
<u>SIDE NORTH</u>	0.60 M	0.81 M (2.66')	
<u>SIDE SOUTH</u>	0.60 M	6.98 M (22.90')	
<u>AVG. GRADE</u>		5.87 M (19.26')	
<u>BUILDING HEIGHT</u>	3.50 M	2.66 M (8.73')	
<u>FLOOR AREA</u>	37.00 M ²	18.68 M ² (201.05 FT ²)	
<u>SITE COVERAGE</u>	25.00 % OF REAR YARD	9.83 % OF REAR YARD	
<u>ACC. BLDG-POOL/HOT TUB</u>			
<u>SETBACKS</u>			
<u>TO HOUSE</u>	2.40 M	4.82 M (15.81')	
<u>REAR</u>	0.60 M	6.99 M (22.93')	
<u>SIDE NORTH</u>	0.60 M	1.22 M (4.00')	
<u>SIDE SOUTH</u>	0.60 M	1.52 M (4.99')	
<u>GRADE</u>		4.65 M (15.26')	
<u>HEIGHT</u>	3.50 M	5.22 M (17.13')	
<u>FLOOR AREA</u>	37.00 M ²	27.26 M ² (293.41 FT ²)	
<u>SITE COVERAGE</u>	25.00 % OF REAR YARD	14.34 % OF REAR YARD	
<u>NORTHEAST STAR</u>			
<u>SETBACKS</u>			
<u>REAR</u>	0.60 M	0.61 M (2.00')	
<u>SIDE NORTH</u>	0.60 M	0.70 M (2.30')	
<u>AREA</u>		2.49 M ² (26.67 FT ²)	LESS THAN 2 ABOVE NATURAL GRADE
<u>EAST STAIR AREA</u>			
<u>REQUIRED</u>			
<u>AREA</u>		0.71 M ² (8.25 FT ²)	
<u>ACCESSORY BLDG-COMBINED</u>			
<u>REAR YARD</u>			
<u>FLOOR AREA BUILDING</u>			
<u>FLOOR AREA (POOL/TUB)</u>	37.00 M ²	18.68 M ² (201.05 FT ²)	
<u>EAST STAIR AREA</u>		27.26 M ² (293.41 FT ²)	
<u>SITE COVERAGE</u>	25.00 % OF REAR YARD	24.57 % OF REAR YARD	
<u>VARIANCES</u>			
(SFD) REAR YARD SETBACK	36.50 M (From front lot line)	50.00 M (164.04')	VARIANCE (44.2')
(SFD) SIDE COMBINED	5.40 M	4.25 M (13.94')	1.15 M (3.77')
(SFD) BUILDING HEIGHT	7.60 M	8.08 M (26.51')	0.48 M (1.57')
GARAGE IN REAR YARD	REAR YARD	FRONT YARD	

REQUESTED VARIANCE INDICATED BY SYMBOL



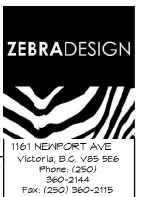
Original Basement Plan
SCALE 1 : 100



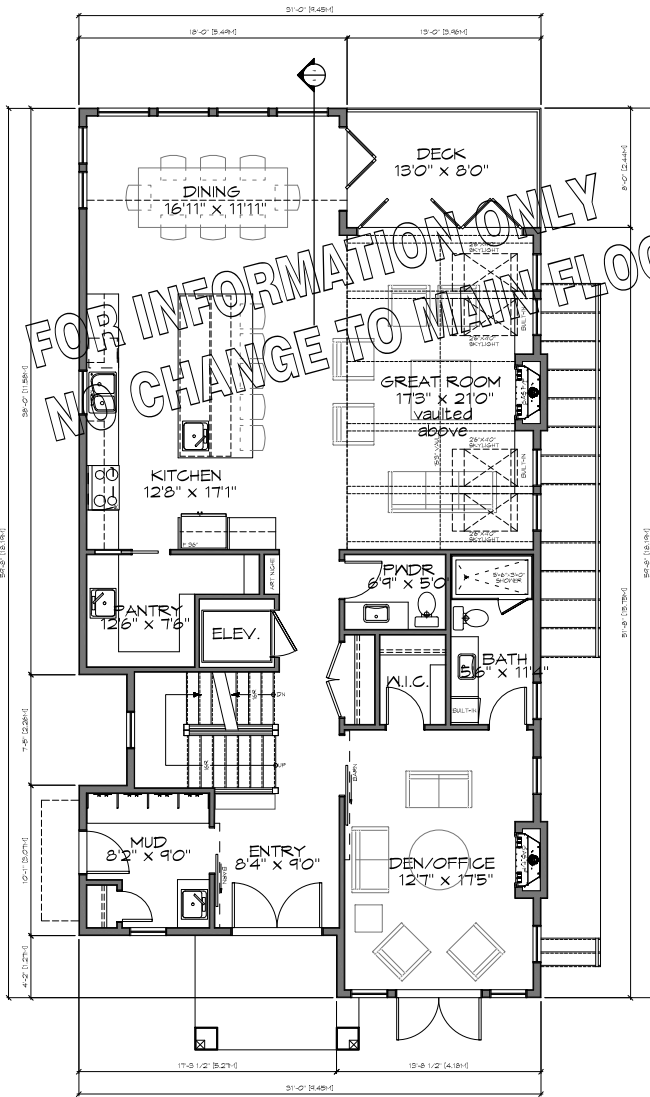
Existing Basement Plan
SCALE 1 : 100

Andrew SFD & Garage
161 Robertson Street, Victoria November 16, 2020

BOV04a
BVP-V1

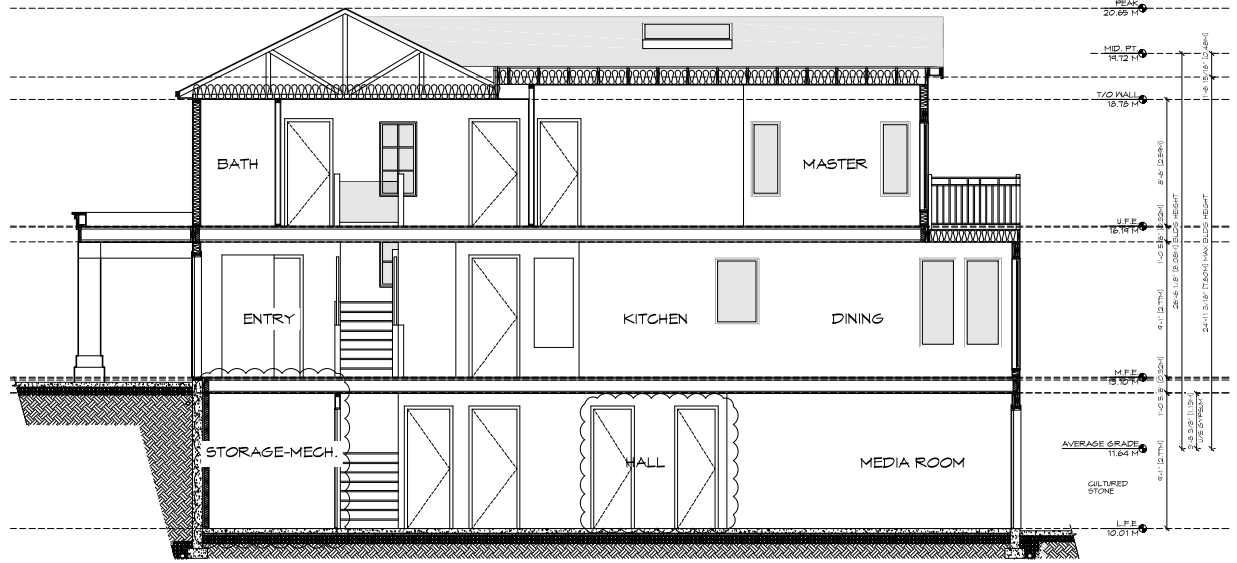


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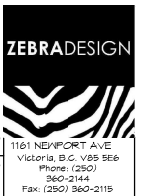
FOR INFORMATION ONLY
 NO CHANGE TO MAIN FLOOR

Existing Main Floor Plan
 SCALE 1 : 100



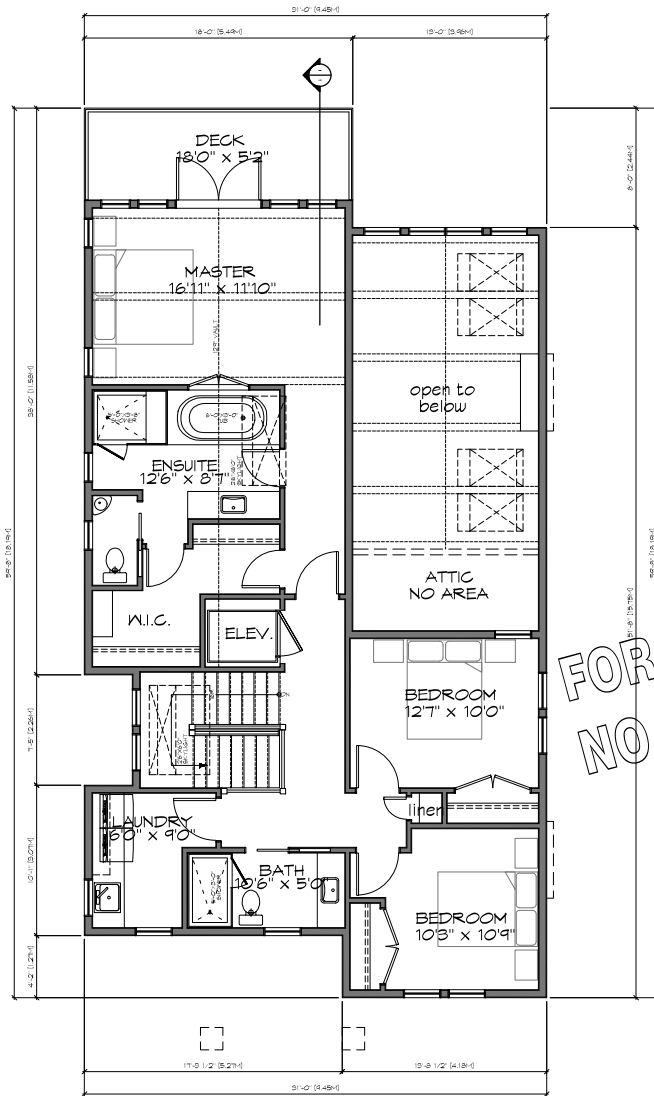
Building Section CHANGE TO BASEMENT LEVEL ONLY
 SCALE 1 : 100

BOVO4
 DVP-V1



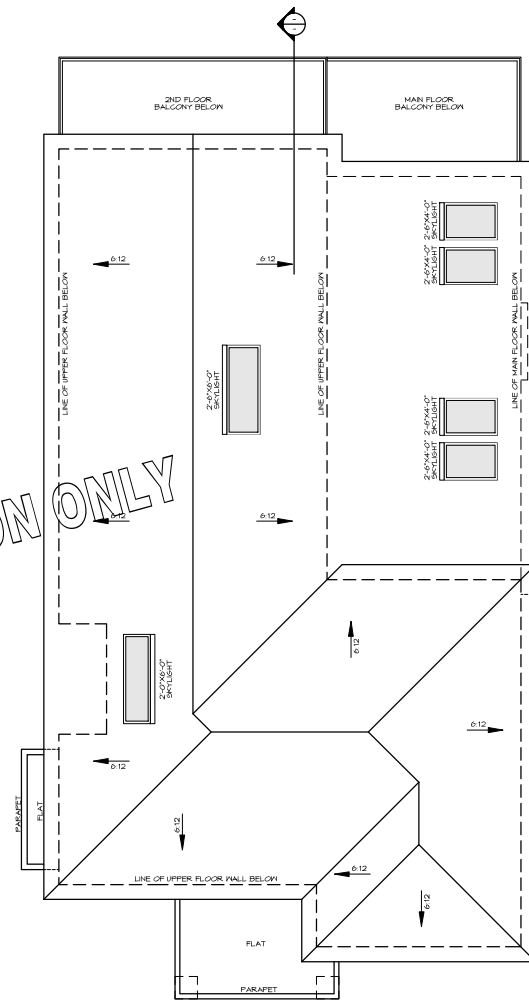
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 161 Robertson Street, Victoria November 16, 2020

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 360-2144
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Existing Upper Floor Plan
SCALE 1 : 100

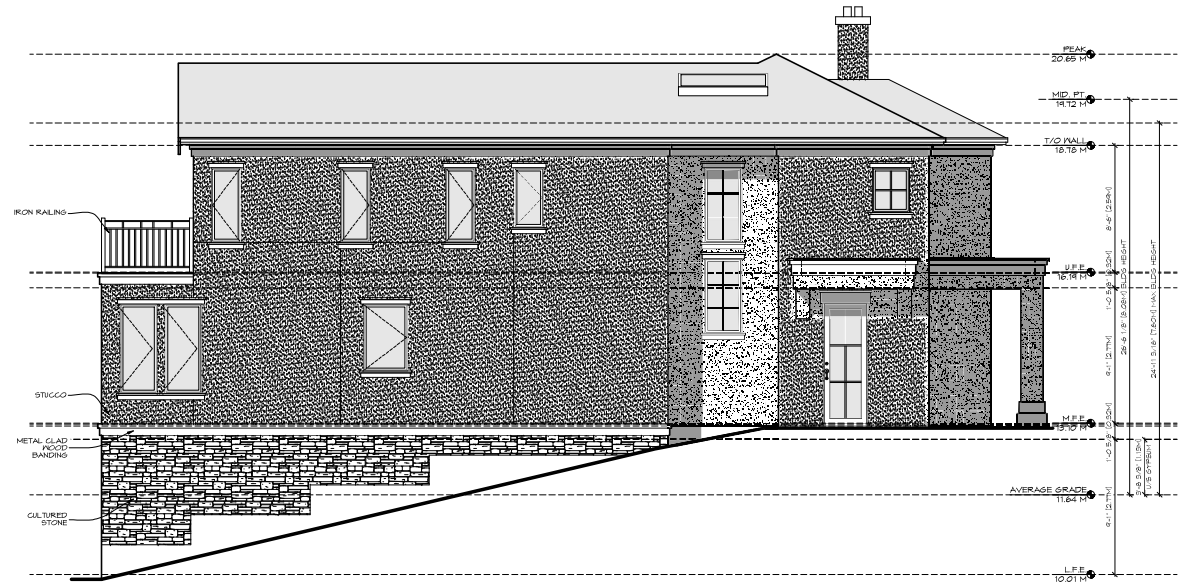
FOR INFORMATION ONLY
NO CHANGES



Existing Roof Plan
SCALE 1 : 100

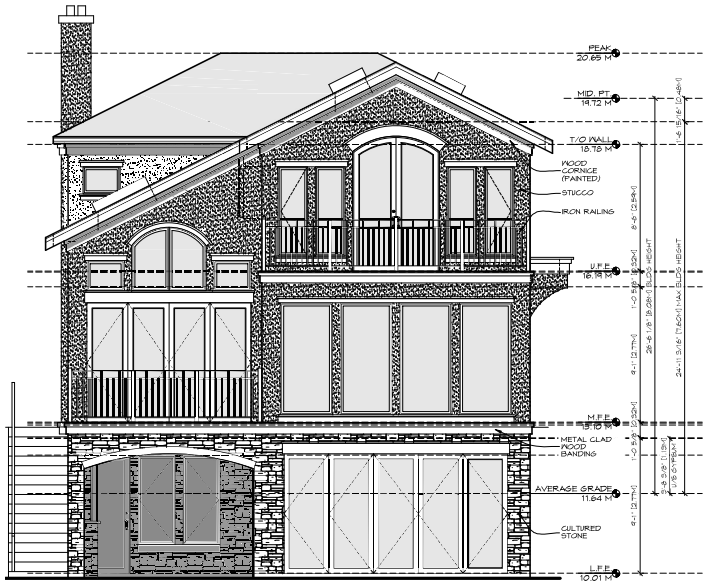


Existing Front Elevation
SCALE 1 : 100



Existing Side Elevation - North
SCALE 1 : 100

FOR INFORMATION ONLY
NO CHANGES



Existing Rear Elevation
SCALE 1 : 100



Existing Side Elevation - South
SCALE 1 : 100

FOR INFORMATION ONLY
NO CHANGES