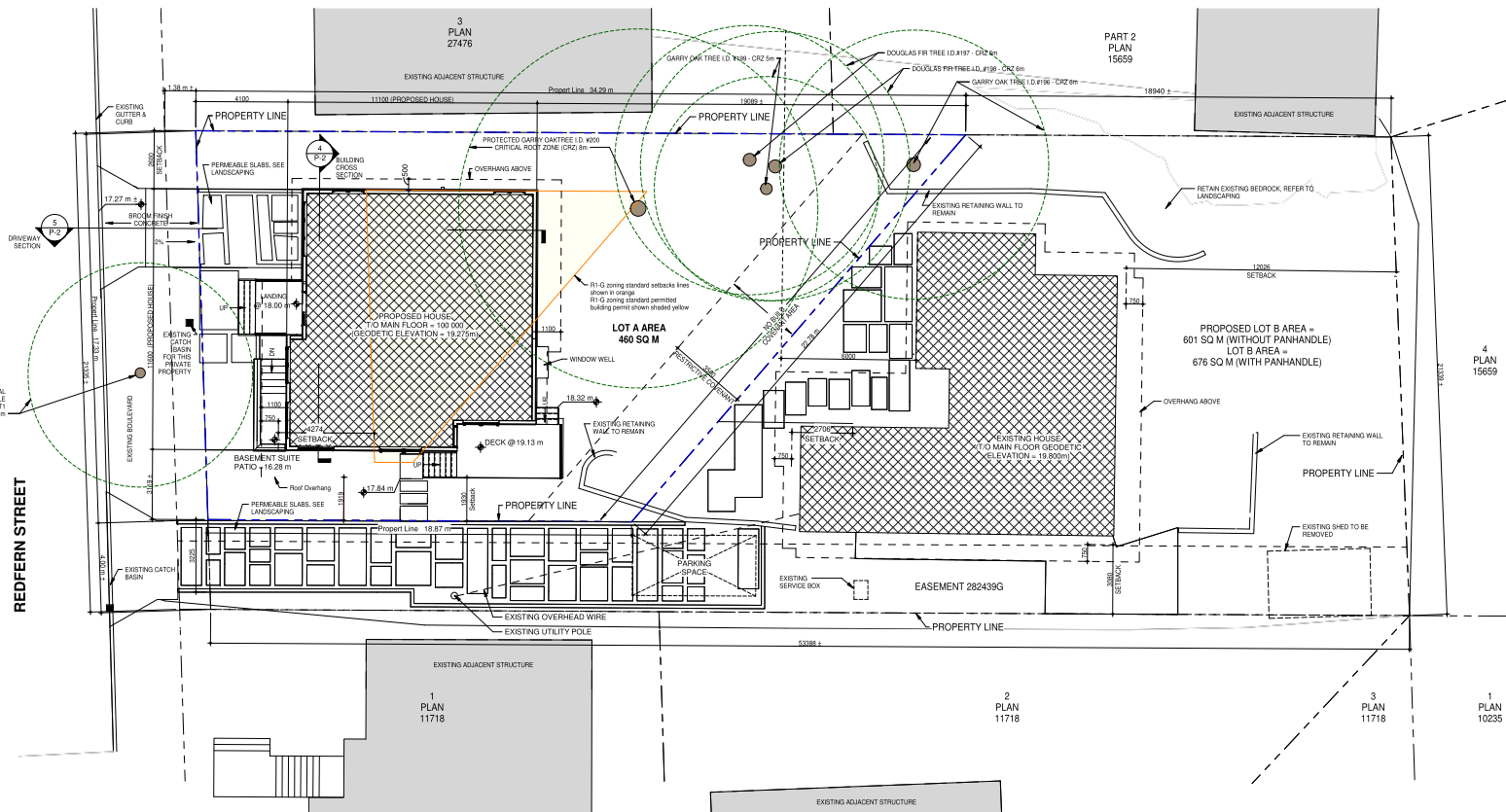


931 REDFERN ST. - VICTORIA, BRITISH COLUMBIA



NORTHWEST STREET PERSPECTIVE



1 SITE PLAN

1:100

NOTE - ALL EXISTING TREES ON SITE & CITY BOULEVARD TO REMAIN

LOT A PROJECT INFORMATION:

APPLICANT: PHIL NICHOLLS
CITY ADDRESS: 931 REDFERN STREET
LEGAL DESCRIPTION: LOT A, SECTION 06, VICTORIA DISTRICT, EPP98661

EXISTING ZONE: R-1G - GONZALES SINGLE FAMILY DWELLING DISTRICT

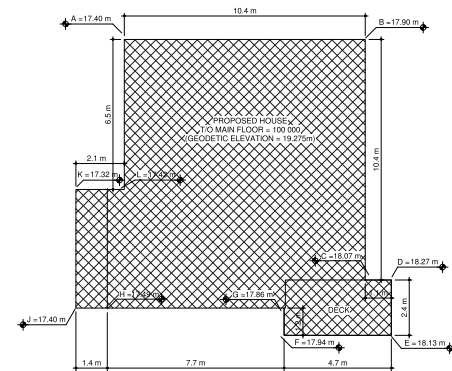
NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R-1G	R-1G	
SITE AREA	460 SQ M	460 SQ M	
LOT EIGHTH (FWD)	15.0m	17.30m	
FLOOR AREA (1st/2nd STOREYS)	240 SQ M	185.1 SQ M	
TOTAL FLOOR AREA	200 SQ M	230.5 SQ M	
FLOOR SPACE RATIO	0.050/1	0.36/1	
SITE COVERAGE %	20%	19.5%	
OPEN SITE SPACE %	20%	68.0%	
OPEN SITE SPACE % (FRONT)	20%	65.1%	
BUILDING HEIGHT	7.60m	7.60m	
NUMBER OF STOREYS	1.8	1.8	
PARKING SPACES	SCHEDULE C	1	
BICYCLE PARKING		1	
BUILDING SETBACKS			
FRONT YARD (WEST)	7.6m	3.331m	VARIANCE
REAR YARD (EAST)	9.1m	3.841m	VARIANCE
SIDE YARD (NORTH)	2.468m	2.468m	
SIDE YARD (SOUTH)	2.468m	1.500m	VARIANCE
COMBINED SIDE YARDS	6.4m	4.500m	



AVERAGE GRADE CALCULATIONS:

POINTS A & B	(17.40 + 17.90) / 2	x 10.4	=	183.56
POINTS B & C	(17.90 + 18.07) / 2	x 10.4	=	187.04
POINTS C & D	(18.07 + 18.27) / 2	x 1.1	=	19.99
POINTS D & E	(18.27 + 18.13) / 2	x 2.4	=	43.68
POINTS E & F	(18.13 + 17.94) / 2	x 4.7	=	84.76
POINTS F & G	(17.94 + 17.86) / 2	x 1.2	=	21.48
POINTS G & H	(17.86 + 17.49) / 2	x 7.7	=	136.10
POINTS H & J	(17.49 + 17.40) / 2	x 1.4	=	26.42
POINTS J & K	(17.40 + 17.32) / 2	x 5.2	=	90.27
POINTS K & L	(17.32 + 17.42) / 2	x 2.1	=	36.48
POINTS L & A	(17.42 + 17.40) / 2	x 6.6	=	113.17
TOTAL			=	940.95

AVERAGE GRADE CALCULATION
940.95 / 53.1 = 17.72m



2 AVERAGE GRADE CALCULATION PLAN.

1:100

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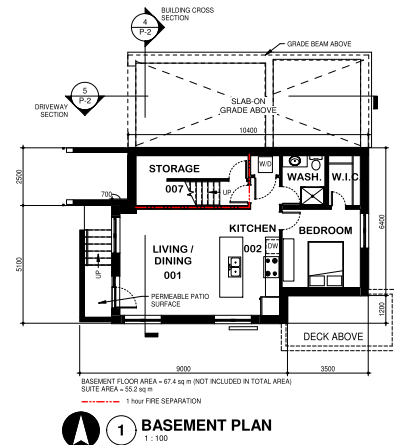
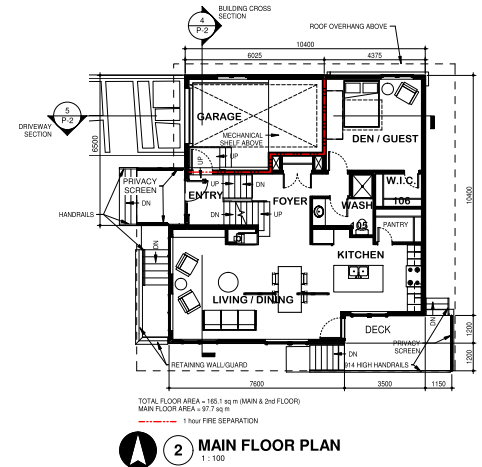
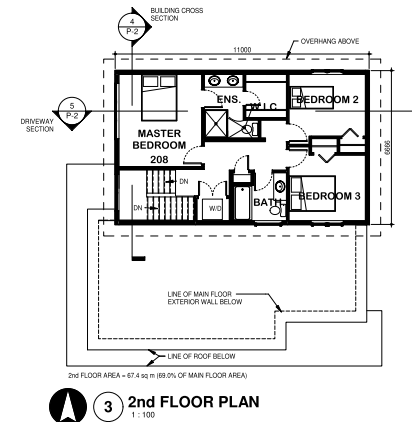
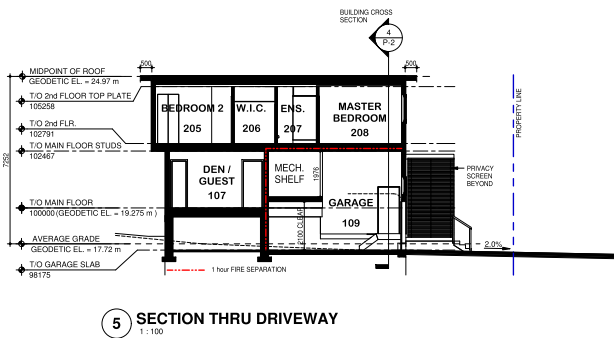
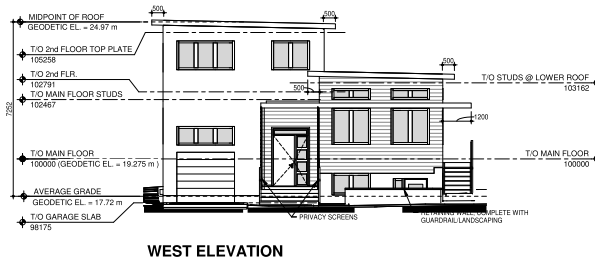
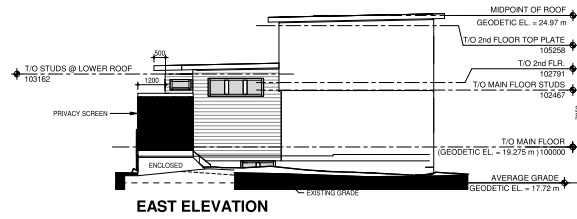
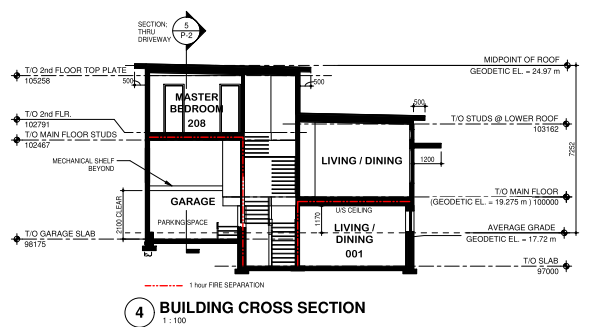
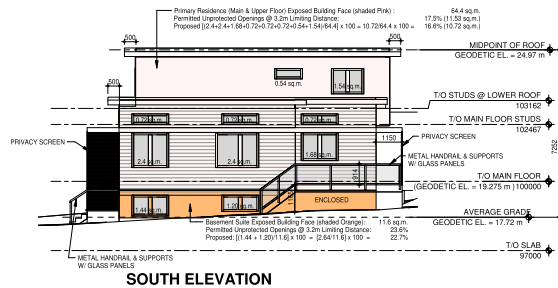
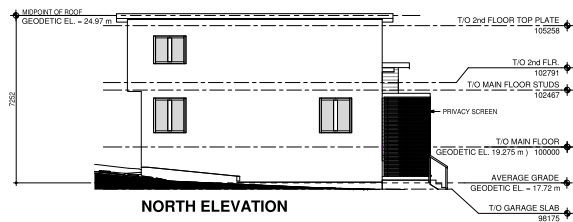
3 29 APR. 2021 RE-ISSUED FOR DUP

931 REDFERN STREET - LOT A
VICTORIA, BRITISH COLUMBIA
OWNER: PHIL NICHOLLS

SITE PLAN, AVERAGE GRADE
PLAN, ZONING ANALYSIS

DRAWN: -
CHECKED: -
DATE: 29 APR. 2021
PROJECT No.: 19-01
DRAWING No.:

P-1



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SMOKE ALARMS REQUIRED AS PER CURRENT BC BUILDING CODE

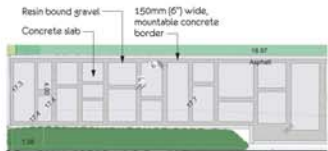
3 29 APR. 2021 RE-ISSUED FOR DUP

931 REDFERN STREET - LOT A
VICTORIA, BRITISH COLUMBIA
OWNER: PHIL NICHOLLS

FLOOR PLANS, EXTERIOR
ELEVATIONS

DRAWN: _____
CHECKED: _____
DATE: 29 APR. 2021
PROJECT No.: 19-01
DRAWING No.: _____

P-2



Concrete slab driveway with permeable resin bound gravel breaks (CBG) by BOMEX - Permeable paving product pre-approved by City of Victoria Stormwater Management



NOTES:

- 1) Drawing is for concept layout planning for Development Permit submission only, not for Construction.
- 2) Automatic irrigation system to be included in landscape installation. Irrigation System installed to current IABC Standards, by certified installers.
- 3) Plant material and installation to conform to the current edition of the Canadian Landscape Standard.
- 4) Plant quantities and species may change between issuance of DP and construction due to plant availability and design changes.
- 5) Barrier fencing for existing trees and any transplanted site trees to be installed around the Critical Root Zone (CRZ) of protected trees prior to commencement of work. Fencing to be 4' high of solid frame construction that is attached to wooden or metal posts. Refer to Arborist Report.
- 6) All excavation occurring within the CRZ of protected trees should be completed under supervision by the project arborist.
- 7) All dimensions are in meters unless otherwise noted.
- 8) Refer to Architectural Site Plan for dimensions not listed on this drawing.

EXISTING TREES (info prepared by Telbot Mackenzie & Associates)

TREE ID	LATIN NAME	COMMON NAME	DBH(cm)	RETENTION STATUS
N11	Acer campestre	Hedge maple	45	Retain
N12	Quercus garryana	Garry oak	79	Retain
N13	Quercus garryana	Garry oak	52	Retain
N14	Pseudotsuga menziesii	Douglas fir	58	Retain
N15	Pseudotsuga menziesii	Douglas fir	57	Retain
N16	Pseudotsuga menziesii	Douglas fir	60	Retain
N17	Pseudotsuga menziesii	Douglas fir	60	Retain
N18	Pseudotsuga menziesii	Douglas fir	59	Retain
N19	Pseudotsuga menziesii	Douglas fir	70	Retain
N20	Quercus garryana	Garry oak	61	Retain
N21	Quercus garryana	Garry oak	55	Retain
N22	Quercus garryana	Garry oak	54	Retain
N23	Arbutus menziesii	Arbutus	25	Retain
N24	Populus tremuloides	Trembling aspen	39, 45	Retain
N25	Populus tremuloides	Trembling aspen	45	Retain
N26	Populus tremuloides	Trembling aspen	42, 31	Retain
N27	Salix babingtoniana	Weeping willow	100	Retain

APPLICANT:
PROJECT:
981 Bedford Street,
Lot A & B
VICTORIA, BC

REVISIONS

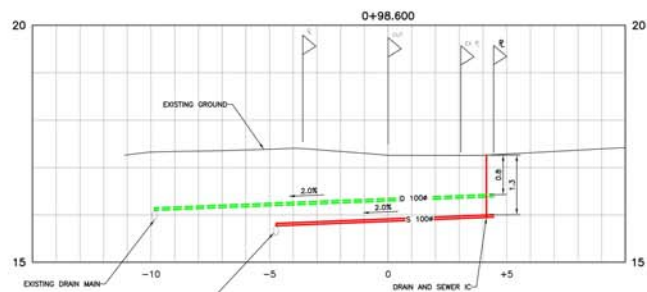
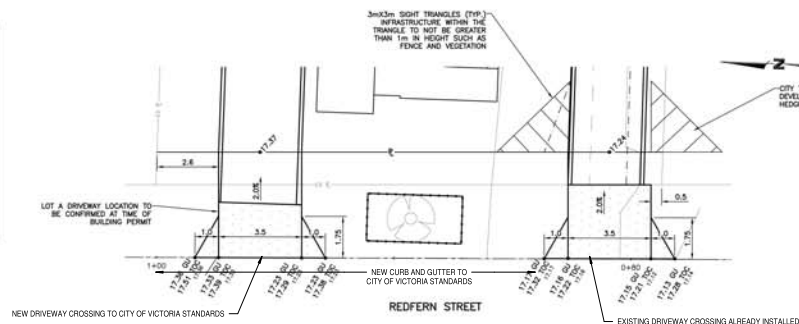
2164 McNeil Ave. Oak Bay
PHONE: (250) 595-5551
www.demitasse.ca

DEMITASSE GARDEN SERVICES
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Designed & Drawn by Melissa Baron

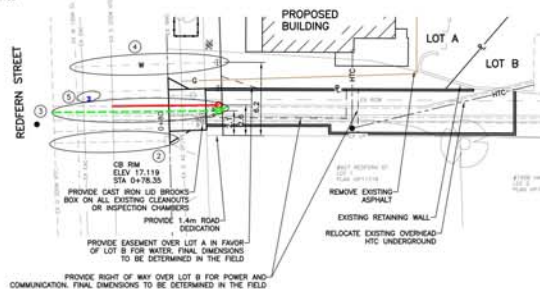
Demitasse
Garden Design Services

LANDSCAPE
CONCEPT

L1



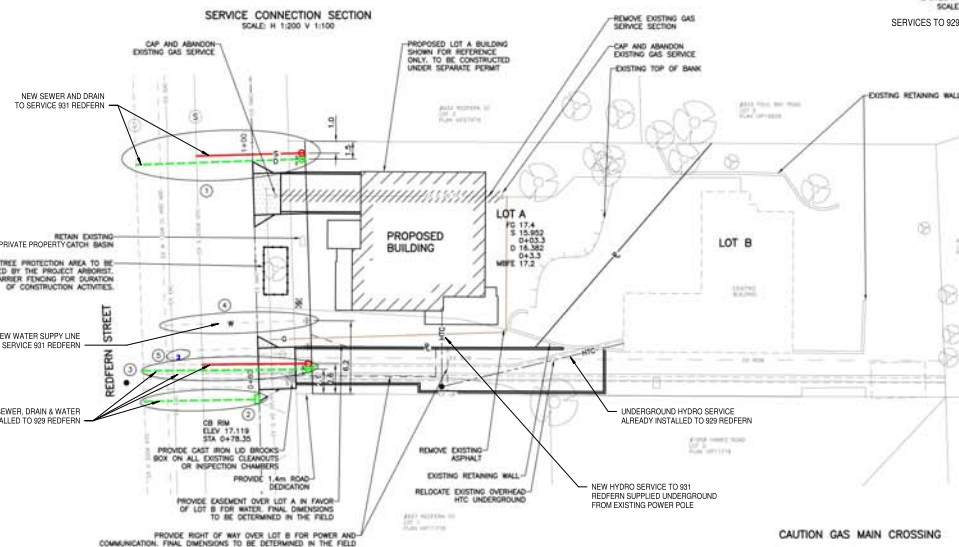
DRIVEWAY DETAIL
SCALE: 1:100



WORK TO BE DONE UNDER
BUILDING PERMIT

SERVICES TO 929 REDFERN ALREADY

SERVICE CONNECTION SECTION
SCALE: H 1:200 V 1:100



CAUTION GAS MAIN CROSSING

LEGEND									
WATER	—	—	—	DISTING. U/S UTIL.	—	—	HYDRANT	—	—
SEWER	—	—	—	PROPOSED U/S UTIL.	—	—	WAVE	—	—
RAIN	—	—	—	LOAD STANDARD	—	—	CATCH-BASIN	—	—
OTCH	—	—	—	EDGE PAVE.	—	—	REDUCER	—	—
CLVERT	—	—	—	POWER POLE	—	—	ANCHOR	—	—
HEATHEN	—	—	—	TRUCK	—	—	LOAD PLUG	—	—

REVISIONS

REVISIONS					DESIGNED	KS
					DRAWN	IF
					CHECKED	
					DATE	MAY 2018
					B.M.	10-123
2	ISSUED FOR SUBDIVISION	19.11.29	IF	ELEV.	17.802	
1	REVISED AS PER CITY OF VICTORIA COMMENTS	19.06.19	IF	SCALE	1:200	
No.	DESCRIPTION	DATE	BY	VERT.	1:100	

WORKS AND SERVICES CHECK TABLE			
OWNER	COMPANY NAME	SIGNATURE	DATE
ICD CO.	(BC Hyd) TELUS	Niko Dunham <i>[Signature]</i>	June 12, 2017 June 6/17
CD.	Carl Chambers	<i>[Signature]</i> (Not to be used for service work)	June 6/17
CD UTILITIES			
ON DESIGN			
STURIE			
INVEST			



LOCATION PLAN

PROPOSED SUBDIVISION OF LOT 3, SECTION
68, PLAN 15659, VICTORIA DISTRICT.



 **WESTBROOK
Consulting Ltd.**
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
931 REDFERN STREET
CROFT ARCHITECTURE AND PLANNING
PLAN, PROFILE AND GENERAL NOTES
DETAILS AND SECTIONS

WESTBROOK PROJECT No.		
3421		
GOVERNING AUTHORITY FILE No.		
SHEET	OF	REV.
1	1	2
WESTBROOK DRAWING No.		
3421-01		