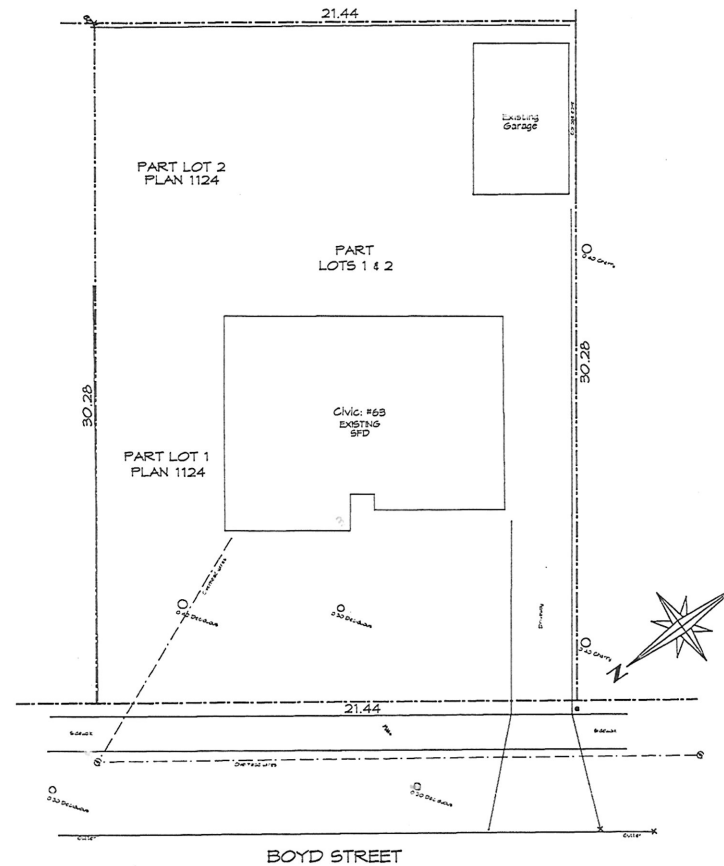
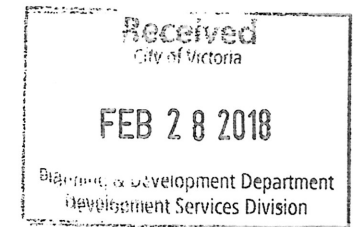




BOYD STREET

Existing Site Plan
SCALE 1:100

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FEBRUARY 23, 2018

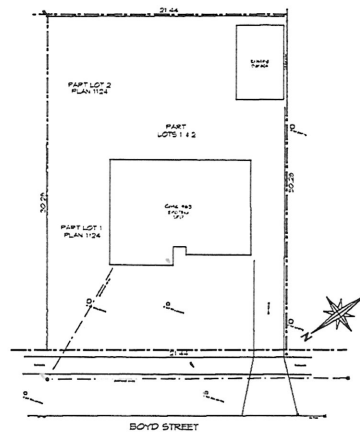
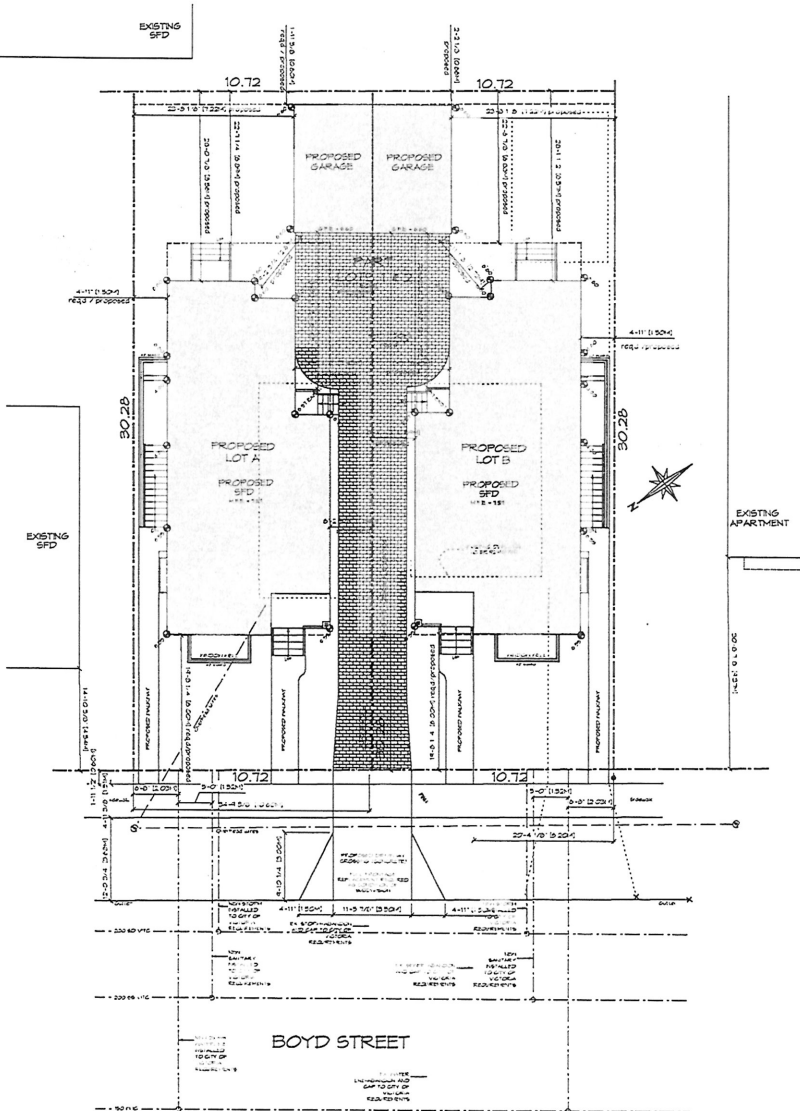
ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E8
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L. HORVAT
Date: Aug. 18, 2017
Scale: AS NOTED
Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
EXISTING SITE
PLAN

Revision:	Sheet:
1ST SFD DVP SEPT 13/17	DP
REV 1 SEPT 28/17	0.0
REV 2 28/17	
REV 3 28/17	
REV 4 28/17	
Pro.No. TBD	



63 Boyd Street (Lot A & Lot B each require)

Fixture Count Calculation	No.	Fixture	Total
Bathroom (LPM) - 2 fixtures min; 6 LPM or less; 12" spaced bathtub	3	36	108
Bathtub - 1/2" spout	0	14	0
Shower - 3/4" spout	0	100	0
Shower head - 8.5 LPM or less	1	14	14
Bidet	0	20	0
Sink - Laundry - 8.3 LPM or less	3	07	21
Toilets - 6 LPM or less	2	22	44
Toilets - more than 6 LPM	0	30	0
Clothes washer	2	14	28
Sink - Laundry	1	14	14
Laundry rack	1	14	14
Sink - Bar	1	10	10
Sink - Kitchen - 8.3 LPM or less	1	14	14
House hold - 12" pipe	2	25	50
Total Fixture Units			317

SITE DATA - PROPOSED LOT A & B - 63 BOYD STREET

LEGAL DESCRIPTION - LOT 1 BECKLEY FARM, VICTORIA CITY, PLAN 1124 EXCEPT PARCEL A (DD111521)		LEGAL DESCRIPTION - LOT 2 BECKLEY FARM, VICTORIA CITY, PLAN 1124 EXCEPT PARCEL A (DD111521)	
PROPOSED ZONING - R1-S2		EXISTING ZONING - R2	
LOT AREA	260.00 M ²	PROPOSED LOT A	PROPOSED LOT B
LOT WIDTH	10.00 M	324.65 M ² (3444.50 FT ²)	324.65 M ² (3444.50 FT ²)
LOT DEPTH (AVG.)	10.12 M (33 FT)	10.12 M (33 FT)	10.12 M (33 FT)
PROFIT YARD AREA	64.41 M ² (693.34 FT ²)	64.41 M ² (693.34 FT ²)	64.41 M ² (693.34 FT ²)
SETBACKS			
FRONT	6.00 M	6.00 M (19.68')	6.00 M (19.68')
REAR TO BUILDING	6.00 M	6.00 M (19.68')	6.00 M (19.68')
REAR TO STAIRS	6.00 M	6.00 M (19.68')	6.00 M (19.68')
SIDE NORTHEAST	1.50 M	1.50 M (4.92')	1.50 M (4.92')
SIDE SOUTHWEST	1.50 M	1.50 M (4.92')	1.50 M (4.92')
AVERAGE GRADE	7.50 M	6.94 M (22.78')	6.94 M (22.78')
BUILDING HEIGHT	2 + BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA			
UPPER FLOOR	140.00 M ²	140.00 M ² (1505.00 FT ²)	140.00 M ² (1505.00 FT ²)
MAIN FLOOR	140.00 M ²	140.00 M ² (1505.00 FT ²)	140.00 M ² (1505.00 FT ²)
BASEMENT	140.00 M ²	140.00 M ² (1505.00 FT ²)	140.00 M ² (1505.00 FT ²)
TOTAL FLOOR AREA	420.00 M ²	420.00 M ² (4510.00 FT ²)	420.00 M ² (4510.00 FT ²)
FLOOR AREA RATIO	0.60	0.60	0.60
SITE COVERAGE	40.00%	34.64%	34.64%
PARKING	1 SPACE	1 SPACE	1 SPACE
ACCESSORY BUILDING			
REAR YARD AREA	76.13 M ² (827.67 FT ²)	76.13 M ² (827.67 FT ²)	76.13 M ² (827.67 FT ²)
SETBACKS			
TO HOUSE	2.40 M	2.40 M (7.87')	2.40 M (7.87')
REAR	0.60 M	0.60 M (1.97')	0.60 M (1.97')
SIDE NORTHEAST	0.60 M	0.60 M (1.97')	0.60 M (1.97')
SIDE SOUTHWEST	0.60 M	0.60 M (1.97')	0.60 M (1.97')
AVERAGE GRADE	4.00 M	3.67 M (12.04')	3.67 M (12.04')
BUILDING HEIGHT	37.00 M ²	37.00 M ² (397.00 FT ²)	37.00 M ² (397.00 FT ²)
FLOOR AREA	30.00 M ²	30.00 M ² (322.90 FT ²)	30.00 M ² (322.90 FT ²)
SITE COVERAGE	30.00%	27.44%	27.44%
VARIANCES			
BUILDING HEIGHT - LOT A	7.50 M	6.94 M (22.78')	6.94 M (22.78')
BUILDING HEIGHT - LOT B	7.50 M	6.94 M (22.78')	6.94 M (22.78')
SIDE NORTHEAST - LOT A	0.60 M	0.60 M (1.97')	0.60 M (1.97')
SIDE SOUTHWEST - LOT A	0.60 M	0.60 M (1.97')	0.60 M (1.97')

DRAWING LIST

- DP 0.1 SITE PLAN EXISTING SITE PLAN & SITE DATA
- DP 0.2 LANDSCAPE PLAN
- DP 1.1 LOT A PLANS & ELEVATIONS
- DP 2.1 LOT B PLANS & ELEVATIONS
- DP 3.1 LOT A & B GARAGE PLANS
- DP 4.1 STREETSCAPE
- DP 5.1 SHADOW STUDY

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FEBRUARY 23, 2018



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Drawn By: L. HORVAT

Date: SEPT. 13, 2017

Scale: AS NOTED

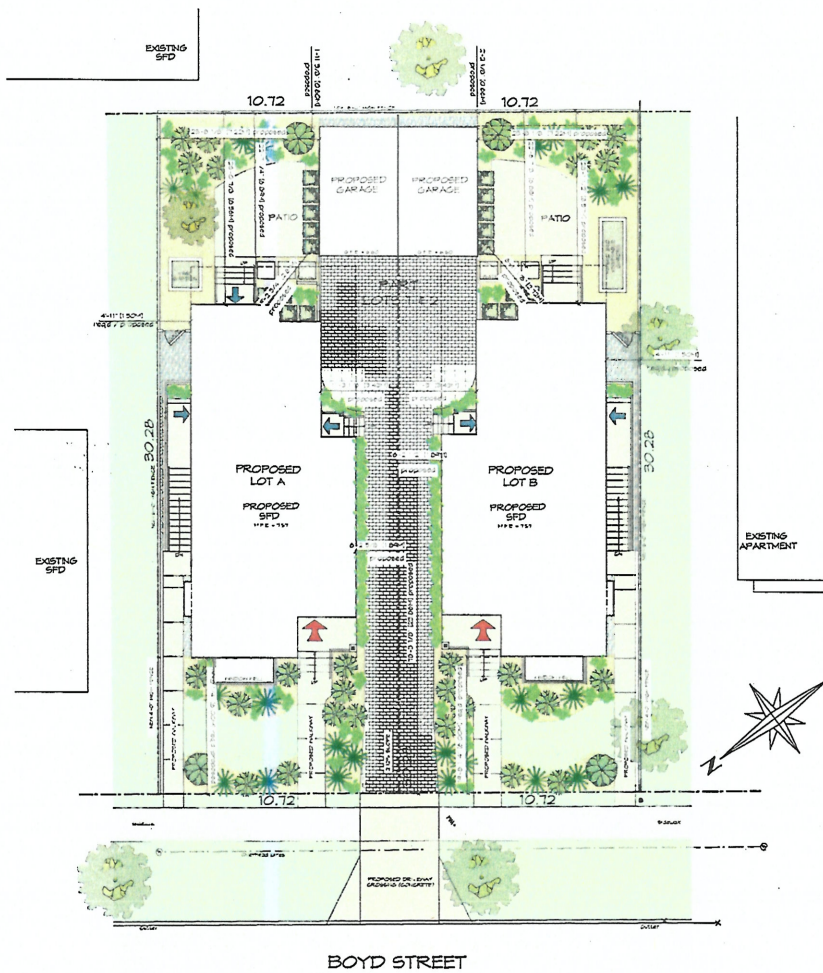
Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
SITE PLAN,
EXISTING SITE PLAN
& SITE DATA

Revision: Sheet:
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REV. 1 0.1

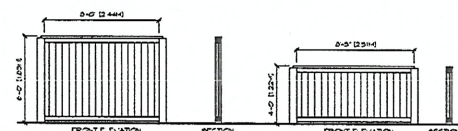
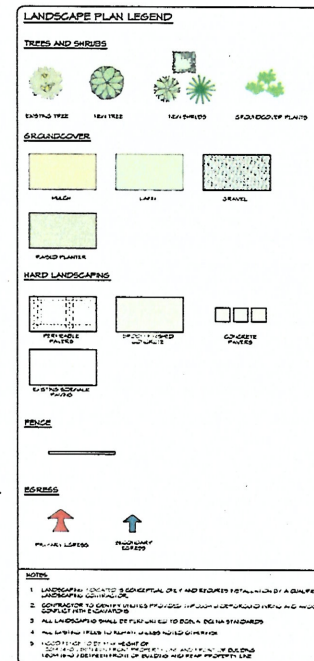
REV. 2 NOV 28/17
REV. 3 FEB 23/18
Proj. No. TBD

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Development Services Division



BOYD STREET

Proposed Landscape Plan
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"

Received
City of Victoria

FEB 28 2018

Planning & Development Department
Development Services Division

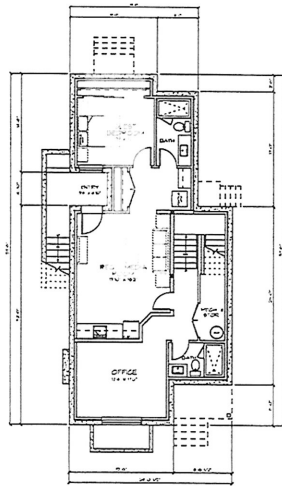
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REZONING & DVP
FEBRUARY 23, 2018

ZEBRADESIGN

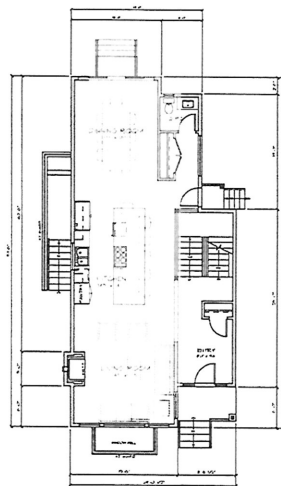
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Drawn By: L. HORVAT
Date: SEPT. 13, 2017
Scale: AS NOTED
Project:
PROPOSED
SUBDIVISION &
2 SFD'S
Title:
LANDSCAPE PLAN

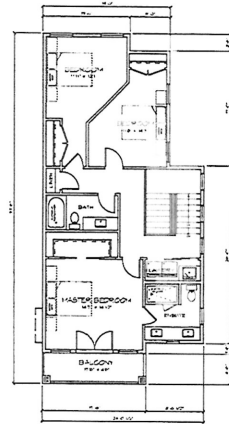
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REV 2 SEPT. 25/17	0.2
REV 3 NOV. 28/17	Proj. No. TBD
REV 4 FEB. 23/18	



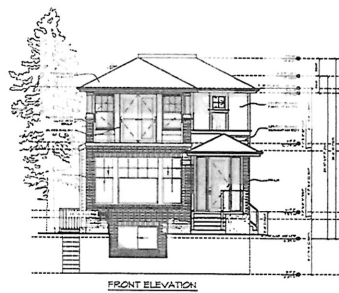
Basement Plan
SCALE 1:100



Main Floor Plan
SCALE 1:100



Upper Floor Plan
SCALE 1:100



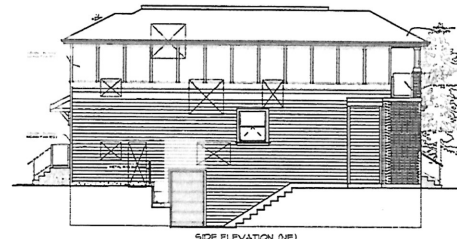
FRONT ELEVATION



SIDE ELEVATION (SW)

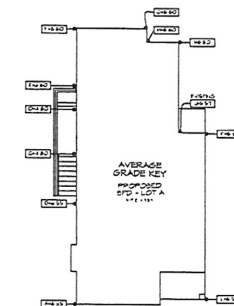


REAR ELEVATION



SIDE ELEVATION (NE)

Elevations
SCALE 1:100



Average Grade Calculations					
Adjacent Elev.	Feet	Average	Calculated	Factor	Average
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2.00	4.00	4.00	0.75	30.75	25.00
3.00	4.00	4.00	0.75	30.75	25.00
4.00	4.00	4.00	0.75	30.75	25.00
5.00	4.00	4.00	0.75	30.75	25.00
6.00	4.00	4.00	0.75	30.75	25.00
7.00	4.00	4.00	0.75	30.75	25.00
8.00	4.00	4.00	0.75	30.75	25.00
9.00	4.00	4.00	0.75	30.75	25.00
10.00	4.00	4.00	0.75	30.75	25.00
11.00	4.00	4.00	0.75	30.75	25.00
12.00	4.00	4.00	0.75	30.75	25.00
13.00	4.00	4.00	0.75	30.75	25.00
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FEBRUARY 23, 2018



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Scale: AS NOTED

Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
LOT A PLANS &
ELEVATIONS

Revision:
101 S&B CALIC
SEPT 13/17

REV 1
SEPT 25/17

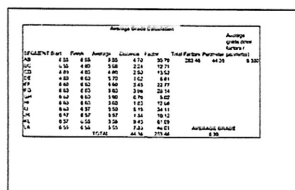
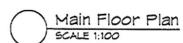
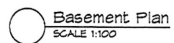
REV 2
NOV 28/17

REV 3
FEB 23/18

Sheet:
DP

1.1

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SUBMISSION #

SUBDIVISION &
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Title:

LOT B PLANS

ELEVATIONS

[illegible]

Revision:	Sheet:
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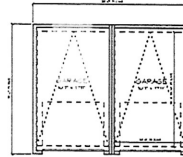
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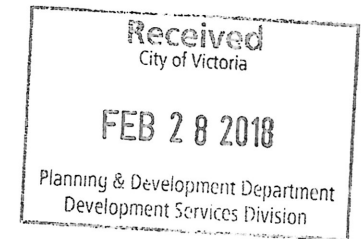
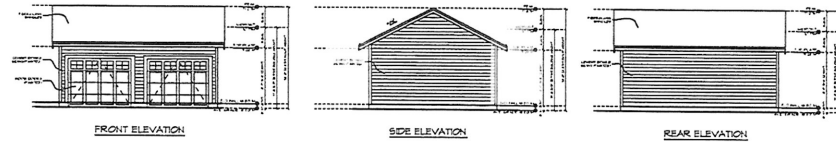
SEPT 23/11
REV 2
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REV 3	Proj.No.
SEP 23/18	

FEB 23/18	
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Garage Plan
SCALE 1:100



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FEBRUARY 23, 2018

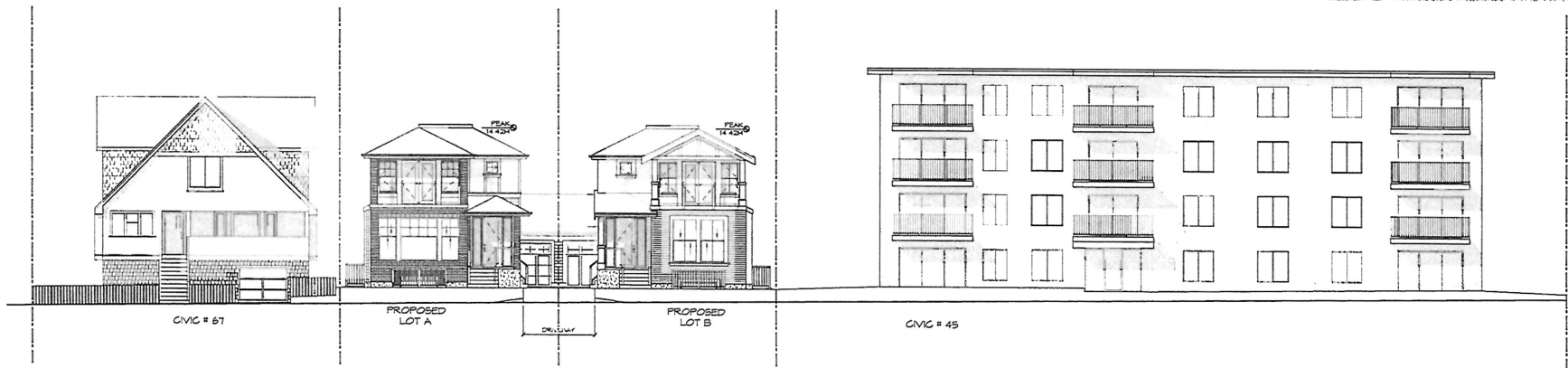
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PROPOSED
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2 SFD'S
Title:
LOT A & B
GARAGE PLANS &
ELEVATIONS
Revision: 151 S&B CALLS
REV 1 SEPT 25/17
REV 2 NOV 28/17
REV 3 FEB 23/18
Sheet: DP
3.1
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Streetscape
SCALE 1:100

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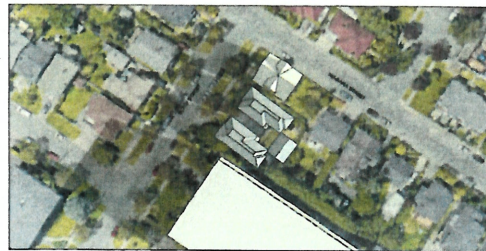
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Revision:	Sheet:
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REV. 1 SEPT. 26/17	4.1
REV. 2 NOV. 22/17	
REV. 3 FEB. 23/18	Proj. No. TBD

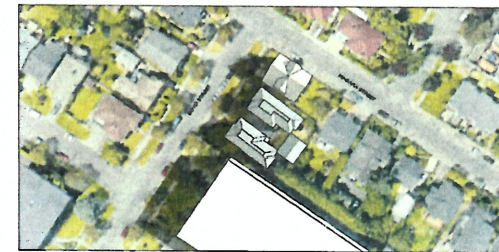
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City of Victoria
FEB 28 2018
Planning & Development Department
Development Services Division



Winter Solstice 9:00 AM



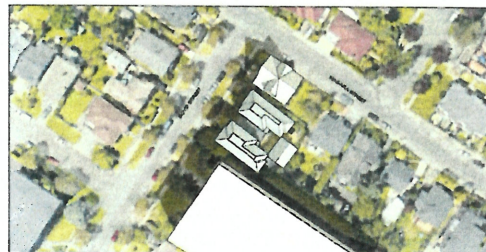
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Summer Solstice 9:00 AM



Winter Solstice 12:00 PM



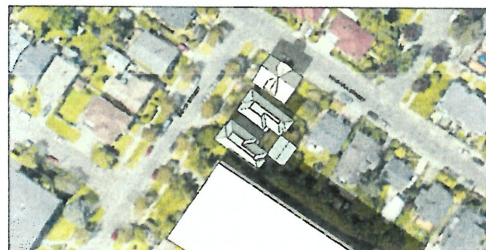
Equinox 12:00 PM



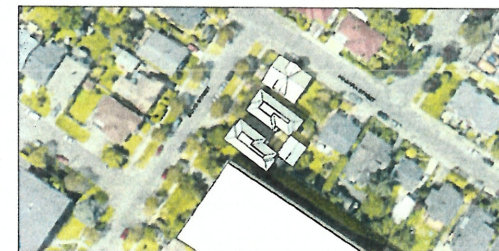
Summer Solstice 12:00 PM



Winter Solstice 3:00 PM



Equinox 3:00 PM



Summer Solstice 3:00 PM

RE-ISSUED FOR
REZONING & DVP
FEBRUARY 28, 2018

ZEBRADESIGN



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Drawn By: L. HORVAT

Date: SEPT. 13, 2017

Scale: AS NOTED

Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
SHADOW STUDY

Revision:	Sheet:
REV 1: 1ST SUB CALC. SEPT 13/17	DP
REV 2: SEPT 26/17	5.1
REV 3: NOV 28/17	
REV 4: FEB 28/18	Proj. No. TBD