

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services DivisionLOT 3 OF LOT 1904, VICTORIA CITY
PARCEL IDENTIFIER: 009-407-703

SITE DATA	R3-2	R1-12	
ITEMS	PERMITTED	PERMITTED	PROPOSED
LOT AREA	480 SQ.M.	260 SQ.M.	165.5 SQ.M.
OPEN SITE SPACE	30%		41.69% (69.00 SQ.M.)
FRONTAGE	15 M.	10 M.	9.132 M.
LOT COVERAGE	40%	40%	31.78% (52.40 SQ.M.)
WITH UPPER FLOOR			34.31% (56.78 SQ.M.)
HEIGHT	7.6 M.	7.5 M.	8.46 M.
SETBACKS			
- FRONT (WEST)	7.5 M.	6.0 M.	2.71 M.
- FRONT STAIR	5.0 M.	3.5 M.	2.67 M.
- REAR (EAST)	7.5 M.	6.0 M.	4.75 M.
- SIDE (NORTH)	1.5 M.	2.4 M.	2.70 M.
- SIDE (NORTH) TO UPPER FLOOR			2.24 M.
- SIDE (SOUTH)	1.5 M.	1.5 M.	1.20 M.
COMBINED SETBACKS	4.5 M.		3.90/3.44 M.
FLOOR AREA			
- UPPER			23.53 SQ.M.
- LOWER			51.54 SQ.M.
- MAIN			46.48 SQ.M.
- LOWER			42.48 SQ.M.
TOTAL FLOOR AREA	280 SQ.M.	190 SQ.M.	164.03 SQ.M.
F.S.R.	0.6 TO 1	0.6 TO 1	0.99 TO 1

PROPOSED
DWELLING

Colour Legend

- HardieShingle Siding Straight Edge Panel
- Benjamin Moore: Upper West Side (BM CSP-70)
- HardiePanel
- Benjamin Moore: Skipping Stone (BM CSP-155)
- Tim. Doors, Columns
- Benjamin Moore: Deep Taupe (BM 2111-10)
- Laminated Asphalt Roofing Shingle
- Oxford Grey
- Gutters
- Unpainted Aluminium
- Windows
- White Vinyl Windows
- K2 Stone Mix of 40% Ocean Mist LedgeStone & 40% Natural LedgeStone

development
permit
425 Oswego Street
Victoria, B.C.drawing #
7940

scale

A1

drawn by
CBVICTORIA
DESIGN
GROUP

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

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Prop. Grade Calculation

Pts A+B $((2.93+2.97)/2) \times 1.98 = 5.55$
 Pts B+C $((2.97+3.00)/2) \times 0.76 = 2.27$
 Pts C+D $((3.00+3.03)/2) \times 1.22 = 3.66$
 Pts D+E $((3.00+3.03)/2) \times 1.37 = 4.13$
 Pts E+F $((3.03+3.05)/2) \times 1.22 = 3.71$
 Pts F+G $((3.05+3.03)/2) \times 10.92 = 33.09$
 Pts G+H $((3.03+2.76)/2) \times 5.18 = 15.00$
 Pts H+I $((2.76+2.81)/2) \times 2.21 = 6.16$
 Pts I+J $((0.81+0.81)/2) \times 1.00 = 0.81$
 Pts J+K $((0.81+2.84)/2) \times 2.29 = 4.18$
 Pts K+A $((2.84+2.93)/2) \times 5.13 = 14.80$

Total: 93.36

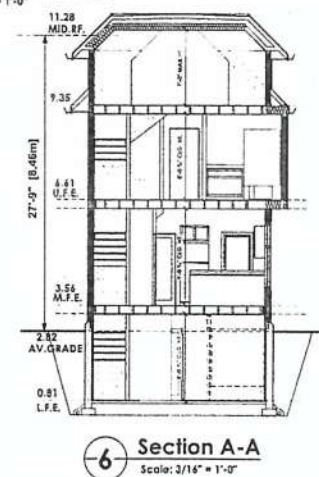
93.61 / 33.18 (Perimeter) = 2.82 (Average Grade)

1 Siteplan
Scale: 1:100#103 - 831 ATHER AVENUE
VICTORIA, B.C.
V9A 6A6PH: 250.582.7324
FAX: 250.582.7324

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425 Oswego Street
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VICTORIA
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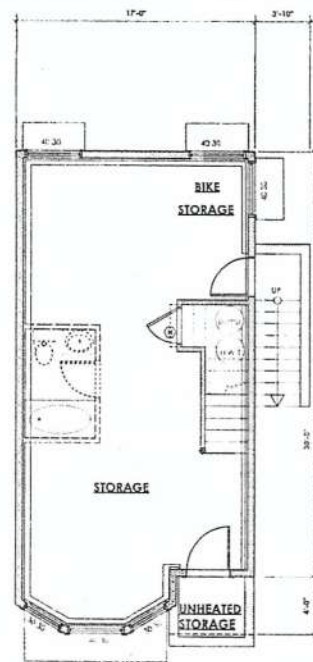
#103 - 891 LATREE AVENUE
VICTORIA, B.C.
V9B 0A6

PH: 250.382.7374
FAX: 250.382.7344

REZONING & DEVELOPMENT PERMIT APPLICATION

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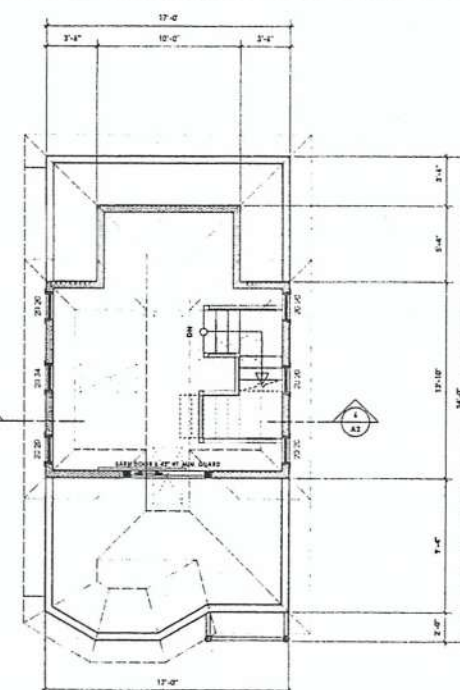
1 Lower Floor Plan
Scale: 1/4" = 1'-0"
457.30 sq.ft. (42.48 sq.m.)



2 Main Floor Plan
Scale: 1/4" = 1'-0"
500.67 sq.ft. (46.48 sq.m.)



3 **Upper Floor Plan**
Scale: 1/4" = 1'-0"
\$54.76 sq.ft. (\$1.54 sq.m.) 253



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425 Oswego Street
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s c a l e
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#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6

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**VICTORIA
DESIGN
GROUP**

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

DATE: 11-8-17

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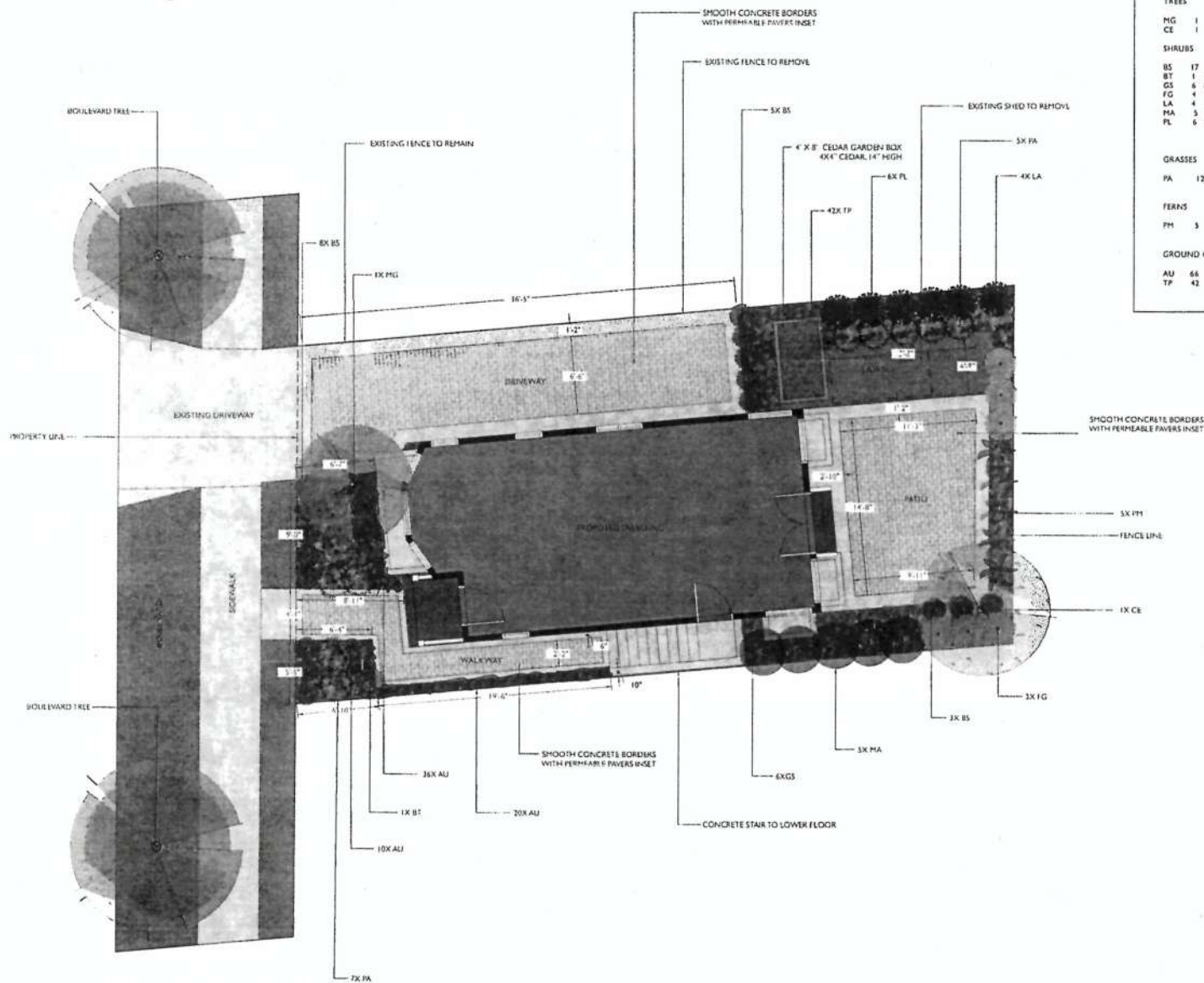


ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
MG	1	12"	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA
CE	1	15"	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BS	17	#2	BUXUS SEMPERVIRENS 'SUIFRUTICOSA'	DWARF ENGLISH BOXWOOD
	1	#3	BERBERIS 'THUNBERGII' 'HELMOND PILLAR'	HELMOND PILLAR BERBERIS
GS	6	#1	GAULTHERIA SHALLON	SALAL
FG	4	#2	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
	4	#2	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
MA	5	#5	MAHONIA X MEDIA 'CHARITY'	OREGON GRAPE
PL	6	#15	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL
GRASSES				
PA	12	#1	PENNISETUM ALOPECUROIDES 'HAHELN'	DWARF FOUNTAIN GRASS
FERNS				
PM	5	#1	POLYSTICHUM MUNITUM	SWORD FERN
GROUND COVERS				
AU	66	4"	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER JADE'	KINKKINKINK
TP	42	4"	THYMUS PRAECOX 'ELFIN'	ELFIN THYME

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AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER
ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS
DO NOT SCALE PLAN

[illegible]

GREENSPACE DESIGNS
sustainable landscape design



PROPOSED LANDSCAPE PLAN for
425 OSWEGO STREET, VICTORIA, BC

LANDSCAPE PLAN, PAGE ONE OF ONE

== DATE ==
AUGUST 10, 2017

== SCALE ==
1/4" = 1'0"