

ATTACHMENT C

Received
City of Victoria

JUL 21 2017

Planning & Development Department
Development Services Division

PROJECT/ZONING DATA HOUSE A:

CIVIC ADDRESS: 1539 PEARL STREET

LEGAL ADDRESS: PARCEL A (DD232381-1), SECTION 29-30, VICTORIA DISTRICT, PLAN 1574

ZONING CLASS: SITE SPECIFIC

SITE AREA: 373.4 sq.m. (4019 sq. ft.)

SITING: FRONT YARD (NORTH) 6.032m (19'-9 1/2")
SIDE YARD (EAST) 1.500m (4'-11")
SIDE YARD (WEST) 3.000m (9'-10 1/4")
REAR YARD (SOUTH) 6.740m (22'-1 3/8")

SITE COVERAGE: 125.84m (155.135 sq. ft.) (33.7%)

FLOOR AREA:	LEVEL	TOTAL AREA (sq. ft.)	ELEVATION	FLOOR SPACE	TOTAL (sq. ft.)
MAIN FLOOR	116.457m ² (1253.536 sq. ft.)	26.035m (85'-5")		LIVING AREA	96.217m ² (1035.667 sq. ft.)
				GARAGE	21.340m ² (229.766 sq. ft.)
SECOND FLOOR	76.876m ² (827.466 sq. ft.)	29.061m (95'-4 1/8")		LIVING AREA	76.876m ² (827.466 sq. ft.)
BASEMENT FLOOR	86.966m ² (937.834 sq. ft.)	23.314m (76'-5 7/8")		LIVING AREA	31.752m ² (341.760 sq. ft.)
				SUITE	57.233m ² (616.054 sq. ft.)
				TOTAL	283.426m ² (3050.773 sq. ft.)

FLOOR AREAS AS PER CITY OF VICTORIA ZONING:

TOTAL OF FIRST & SECOND STOREYS COMBINED	MAIN FLOOR LIVING AREA	96.217m ² (1035.667 sq. ft.)
	NON EXCLUDED GARAGE AREA	2.760m ² (29.792 sq. ft.)
	SECOND FLOOR LIVING AREA	76.876m ² (827.466 sq. ft.)
	TOTAL	175.853m ² (1892.945 sq. ft.)
TOTAL OF ALL FLOOR LEVELS COMBINED		264.846m ² (2850.774 sq. ft.)

FLOOR SPACE RATIO 0.47

GRADING: AVERAGE GRADE 25.271m (82'-10 7/8")

MAXIMUM BUILDING HEIGHT: AVERAGE GRADE + 7.6m - 37.841m (107'-9")

PROJECT/ZONING DATA HOUSE B:

CIVIC ADDRESS: 1539 PEARL STREET

LEGAL ADDRESS: PARCEL A (DD232381-1), SECTION 29-30, VICTORIA DISTRICT, PLAN 1574

ZONING CLASS: SITE SPECIFIC

SITE AREA: 373.4 sq.m. (4019 sq. ft.)

SITING: FRONT YARD (NORTH) 6.032m (19'-9 1/2")
SIDE YARD (WEST) 1.500m (4'-11")
SIDE YARD (EAST) 3.000m (9'-10 1/4")
REAR YARD (SOUTH) 6.739m (22'-1 1/4")

SITE COVERAGE: 125.84m (155.135 sq. ft.) (33.7%)

FLOOR AREAS:	LEVEL	TOTAL AREA (sq. ft.)	ELEVATION	FLOOR SPACE	TOTAL (sq. ft.)
MAIN FLOOR	116.457m ² (1253.536 sq. ft.)	24.841m (81'-6")		LIVING AREA	96.217m ² (1035.667 sq. ft.)
				GARAGE	21.340m ² (229.766 sq. ft.)
SECOND FLOOR	76.876m ² (827.466 sq. ft.)	27.867m (91'-5 1/8")		LIVING AREA	76.876m ² (827.466 sq. ft.)
BASEMENT FLOOR	86.966m ² (937.834 sq. ft.)	22.120m (72'-6 7/8")		LIVING AREA	31.752m ² (341.760 sq. ft.)
				SUITE	57.233m ² (616.054 sq. ft.)
				TOTAL	282.661m ² (3042.660 sq. ft.)

FLOOR AREAS AS PER CITY OF VICTORIA ZONING:

TOTAL OF FIRST & SECOND STOREYS COMBINED	MAIN FLOOR LIVING AREA	96.217m ² (1035.667 sq. ft.)
	NON EXCLUDED GARAGE AREA	2.760m ² (29.792 sq. ft.)
	SECOND FLOOR LIVING AREA	76.876m ² (827.466 sq. ft.)
	TOTAL	175.853m ² (1892.945 sq. ft.)
TOTAL OF ALL FLOOR LEVELS COMBINED		264.846m ² (2850.774 sq. ft.)

FLOOR SPACE RATIO 0.47

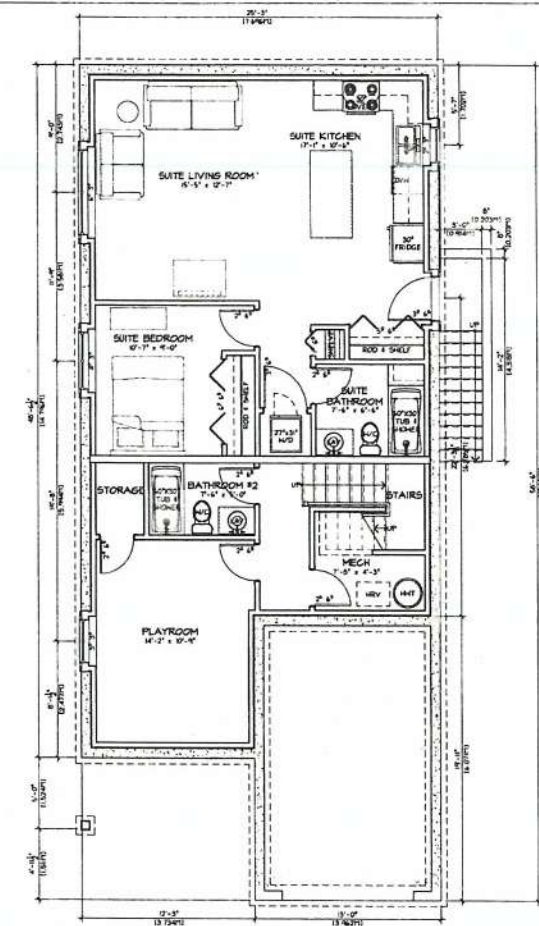
GRADING: AVERAGE GRADE 24.067m (78'-11 1/2")

MAXIMUM BUILDING HEIGHT: AVERAGE GRADE + 7.6m - 31.647m (103'-10")

Gravel Calculation - House 2					
Ref Notes	Grade Type	Gravel Increase	Average	Wall Length	Length
1-5	15.271	25.252	20.174	1.718	18.245
6-10	15.271	25.252	20.167	1.811	18.468
11-15	15.271	25.252	20.162	3.507	37.232
16-20	15.271	25.252	20.201	3.273	37.813
21-25	15.249	25.248	20.201	2.795	28.385
26-30	15.247	25.247	20.217	2.625	26.526
31-35	15.247	25.247	20.248	5.218	53.557
36-40	15.247	25.247	20.252	4.108	42.355
41-45	15.253	25.253	20.248	3.106	31.601
46-50	15.251	25.251	20.248	3.113	31.274
			202.64	31.852	328.155
Total Gravel Volume			30.433		

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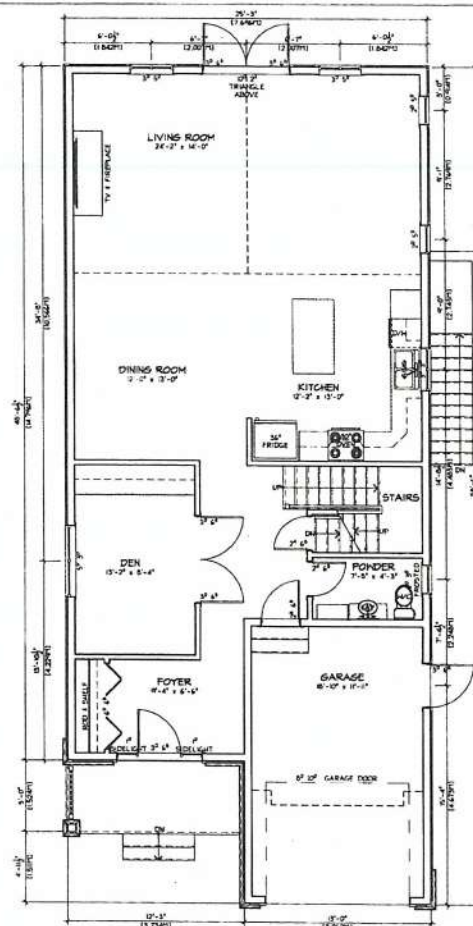
Planning & Development Department
Development Services Division



FLOOR AREA:
BASEMENT
SUITE

341.780 sq. ft.
616.064 sq. ft.

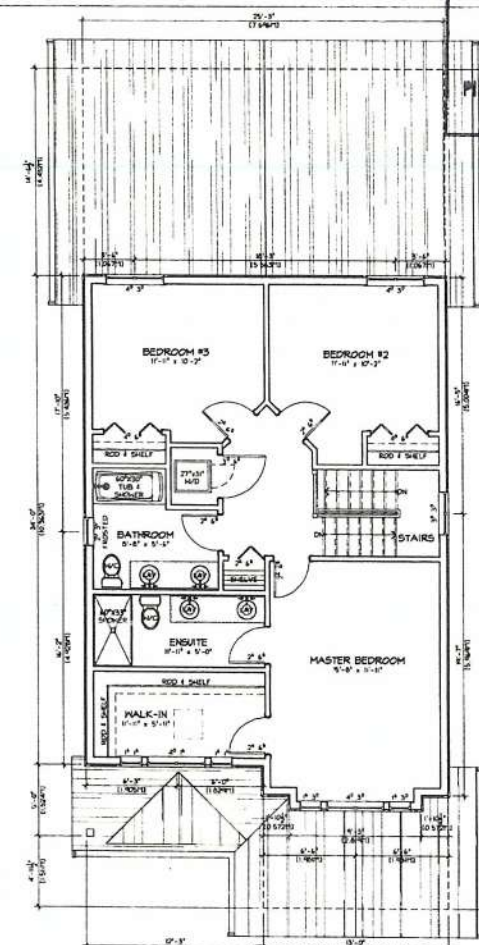
1 BASEMENT/SUITE
SCALE 1/4" = 1'-0"



FLOOR AREA:
MAIN FLOOR
GARAGE

1035.667 sq. ft.
224.786 sq. ft.

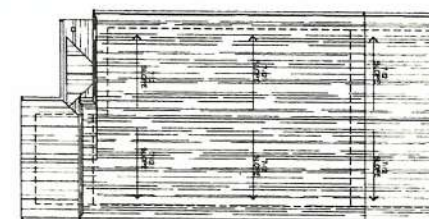
2 MAIN FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA:
SECOND FLOOR

827.406 sq. ft.

3 SECOND FLOOR
SCALE 1/4" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"

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NO.	DATE	FOR

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Law
Residences

PROJECT
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

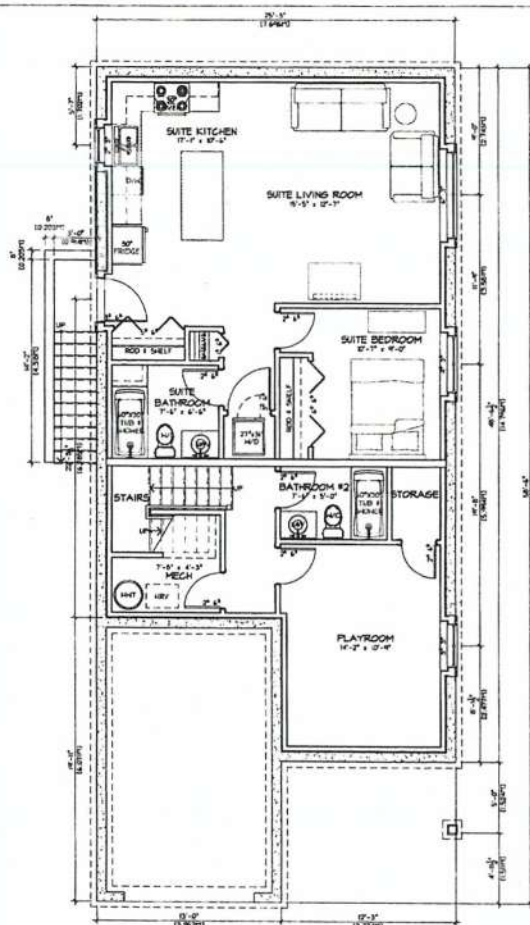
DRAWING TITLE
HOUSE A
FLOOR PLANS

Design / Drawn by: RWB
Checked by: RWB Scale: AS NOTED

A1.0

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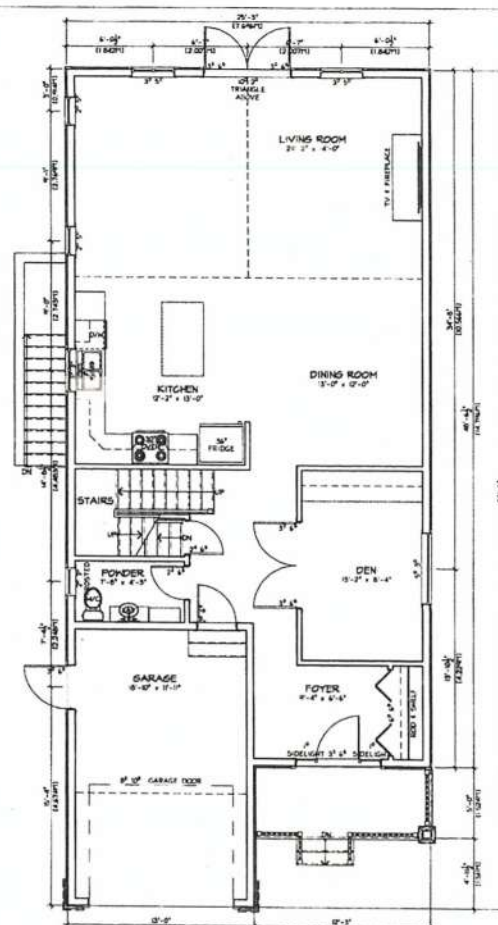
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Development Services Division



FLOOR AREA:
BASEMENT
SUITE

341.780 sq. ft.
616.054 sq. ft.

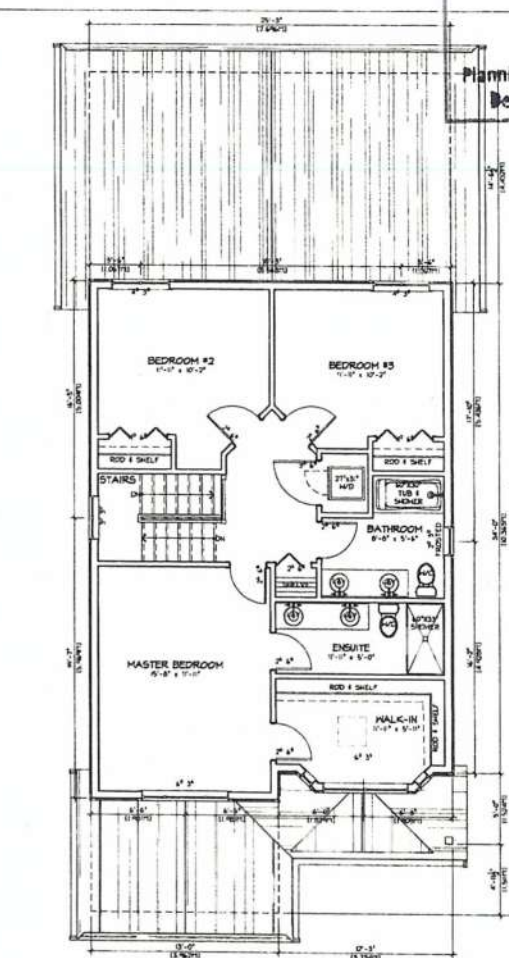
1 BASEMENT/SUITE
SCALE 1/4" = 1'-0"



FLOOR AREA:
MAIN FLOOR
GARAGE

1035.667 sq. ft.
229.786 sq. ft.

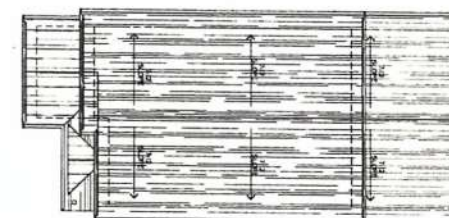
2 MAIN FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA:
SECOND FLOOR

819.318 sq. ft.

3 SECOND FLOOR
SCALE 1/4" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"

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ISSUES / REVISIONS

NO.	DATE	BY

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PROJECT

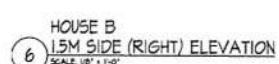
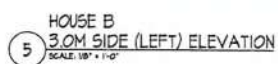
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

DRAWING TITLE

HOUSE B
FLOOR PLANS

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**Proposed
Homes
1539 Pearl Street
Victoria, B.C.**

DRAWING TITLE

ELEVATIONS

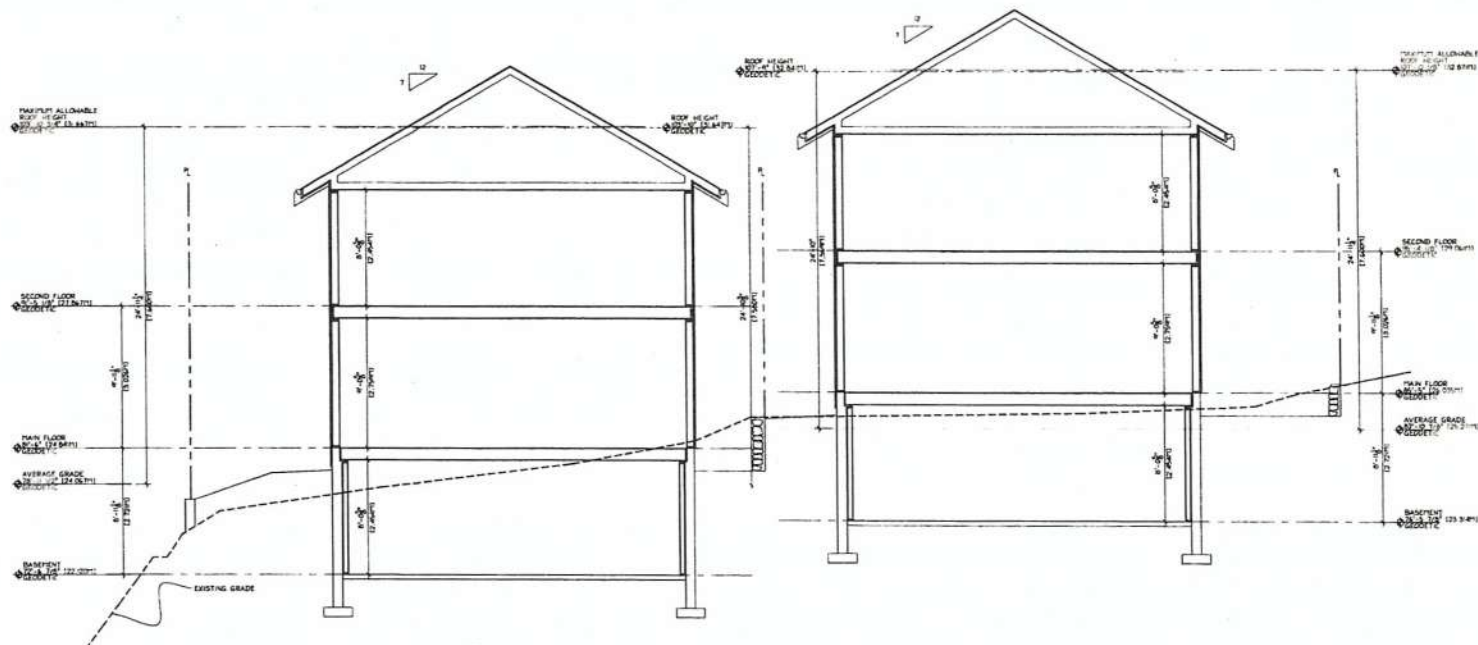
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Development Services Division



HOUSE B

HOUSE A



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ISSUES / REVISIONS

no.	date	by

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PROJECT

Proposed
Homes
1539 Pearl Street
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DRAWING TITLE

BUILDING
SECTIONS

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HOUSE B

HOUSE A





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JUL 21 2017

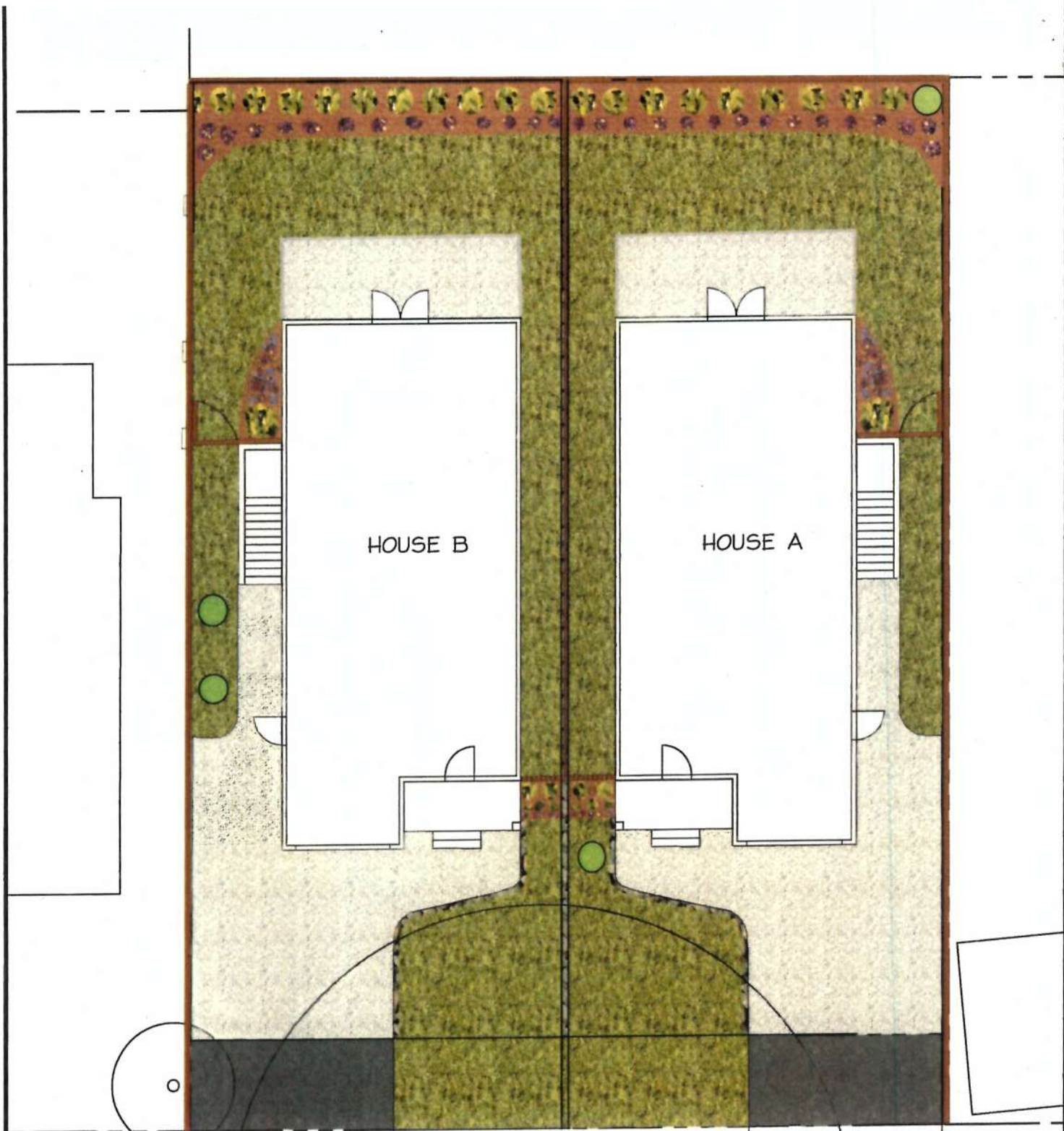
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LEGEND



- Permeable Pavers
- Asphalt
- Garry Oak
- Grass
- Gardens
- Perennials
- Cedar Hedges (Emerald 5' High)



PEARL STREET

Drawing Name:
HOUSE A & B
LANDSCAPE PLAN

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