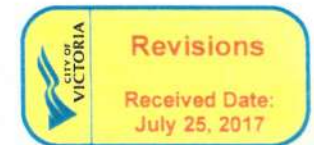




Proposed Small Lot Subdivision - 944 Heywood Avenue



Revised - July 24, 2017
Date- November 20, 2015
Sheet One of Eight

Gerry Troesch
Residential Design
3718 Ridge Park Drive, Victoria BC V8C 4A8
Phone - 250-688-6402 Email - gtroesch@victoria.ca

Proposed Subdivision Plan of:
Lot 32 of Lot 1694,
Victoria City, Plan 24.



Scale = 1:200

Dated the 17th day of December, 2014.

Distances and elevations shown are in metres.

Elevations are based upon geodetic datum.



Heritage
Garage
Slab: 7.85
Peak: 12.05
Eave: 10.47

Heritage
Garage

31

Main Floor (Door Sill): 9.65
Peak: 18.39
Eave: 15.47

Strata Plan VIS6032

PROPOSED	EXISTING
LOT AREA	284.3 sq. metres (3040.2 sq. ft.)
LOT COVERAGE	90.77% sq. metres or 31.9%
TOTAL FLOOR AREA (EXCL. BASEMENT)	147.33 sq. metres (1585.84 sq. ft.)
FLOOR SPACE RATIO	0.51 to 1
STAIRCASES	
FRONT (PENDERGAST STREET)	**1.5m (11.48')
REAR	**4.12m (13.52')
WEST SIDE (HEYWOOD AVENUE)	6.5m (21.33')
EAST SIDE	6.5m (21.33')
BUILDING HEIGHT	7.45m (24.45')
NO. OF STORES	2
PARKING	1

PROPOSED	EXISTING
LOT AREA	284.3 sq. metres (3040.2 sq. ft.)
LOT COVERAGE	90.77% sq. metres or 31.9%
TOTAL FLOOR AREA (EXCL. BASEMENT)	147.33 sq. metres (1585.84 sq. ft.)
FLOOR SPACE RATIO	0.51 to 1
STAIRCASES	
FRONT (PENDERGAST STREET)	**1.5m (11.48')
REAR	**4.12m (13.52')
WEST SIDE (HEYWOOD AVENUE)	6.5m (21.33')
EAST SIDE	6.5m (21.33')
BUILDING HEIGHT	7.45m (24.45')
NO. OF STORES	2
PARKING	1

SITE DATA - LOT A

PROPOSED	EXISTING
LOT AREA	284.3 sq. metres (3040.2 sq. ft.)
LOT COVERAGE	90.77% sq. metres or 31.9%
TOTAL FLOOR AREA (EXCL. BASEMENT)	147.33 sq. metres (1585.84 sq. ft.)
FLOOR SPACE RATIO	0.51 to 1
STAIRCASES	
FRONT (PENDERGAST STREET)	**1.5m (11.48')
REAR	**4.12m (13.52')
WEST SIDE (HEYWOOD AVENUE)	6.5m (21.33')
EAST SIDE	6.5m (21.33')
BUILDING HEIGHT	7.45m (24.45')
NO. OF STORES	2
PARKING	1

** - VARIANCE REQUIRED

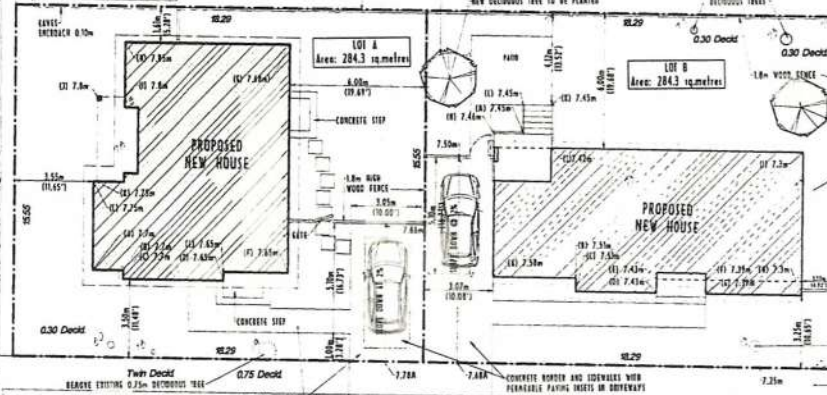
SITE DATA - LOT B

PROPOSED	EXISTING
LOT AREA	284.3 sq. metres (3040.2 sq. ft.)
LOT COVERAGE	90.77% sq. metres or 31.9%
TOTAL FLOOR AREA (EXCL. BASEMENT)	147.33 sq. metres (1585.84 sq. ft.)
FLOOR SPACE RATIO	0.51 to 1
STAIRCASES	
FRONT (PENDERGAST STREET)	**1.5m (11.48')
REAR	**4.12m (13.52')
WEST SIDE (HEYWOOD AVENUE)	6.5m (21.33')
EAST SIDE	6.5m (21.33')
BUILDING HEIGHT	7.45m (24.45')
NO. OF STORES	2
PARKING	1

** - VARIANCE REQUIRED

Heywood Avenue

Vancouver Street



Wey Mayenburg Land Surveying Inc.

www.weysurvey.com

84-2227 James White Boulevard
Surrey, BC V4L 1G7
Telephone (604) 888-8888
Fax (604) 888-8888

Pendergast Street

Proposed Small Lot Subdivision - 944 Heywood Avenue

Revised July 24, 2017
Date- November 20, 2015
Sheet Two of Eight

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Pendergast Street Elevation



Heywood Avenue Elevation

Proposed Small Lot Subdivision - 944 Heywood Avenue

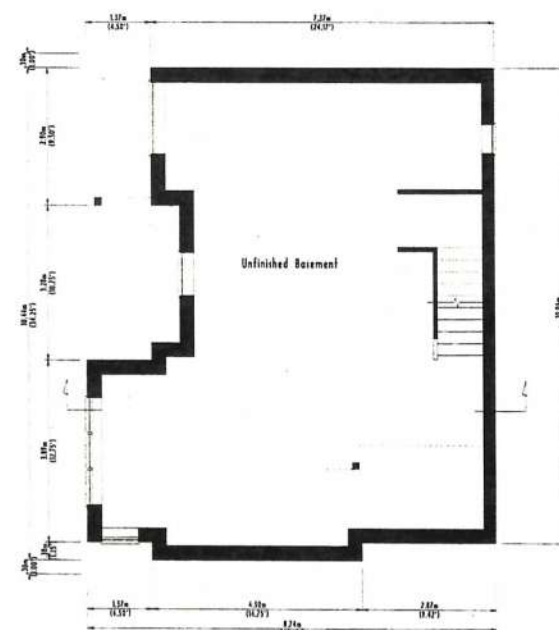
Date- November 20, 2015
 Sheet Three of Eight
 Revised - July 24, 2017
Gerry Troesch
 Residential Design
 3719 Ridge Road Drive, Victoria BC V8C 4A6
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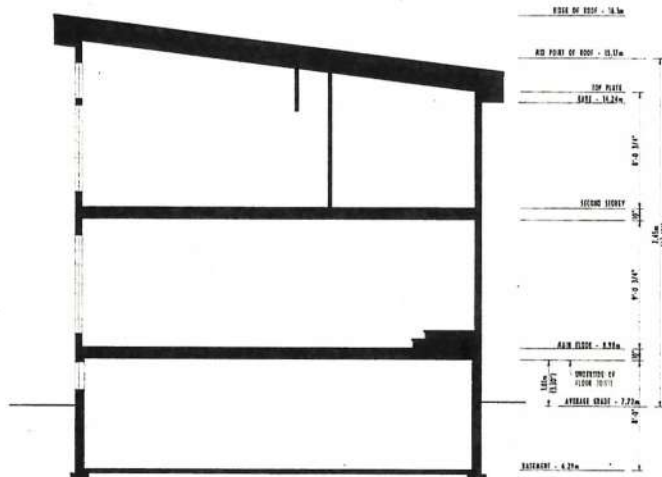
FIRST STOREY FLOOR PLAN
73.42 sq. metres (790.3 sq.ft.)
Scale - 1/4" = 1'-0"



SECOND STOREY FLOOR PLAN
73.91 sq. metres (795.54 sq.ft.)
Scale - 1/4" = 1'-0"



BASEMENT PLAN
68.04 sq. metres (732.35 sq.ft.)
Scale - 1/4" = 1'-0"



CROSS SECTION
Scale - 1/4" = 1'-0"

Proposed Small Lot Subdivision - 944 Heywood Avenue

HOUSE FOR LOT A

Revised - May 23, 2017

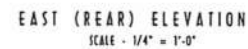
Date- November 20, 2015

Sheet Five of Eight

Gerry Troesch
Residential Design
2710 Ridge Road Drive, Victoria BC V8C 1P8
Phone - 250-988-6472 Email - gtroesch@telusnet.bc.ca

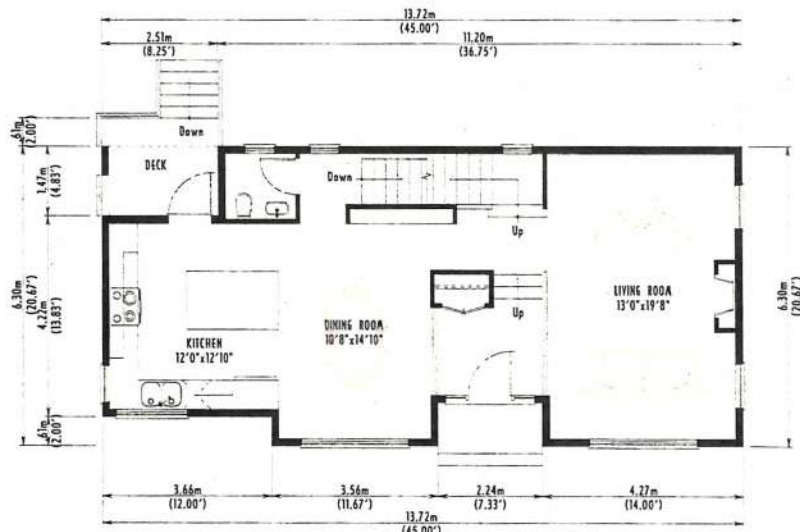


UNPROTECTED OPENING CALCULATION	
EXPOSURE BUILDING FACE	51.22 sq.meters
LOADING DISTANCE	1.67m
ALLOWABLE UNPROTECTED OPENINGS	0.22% or 0.12 sq.meters
PROPOSED UNPROTECTED OPENINGS	0.5% (1.66 sq.meters)

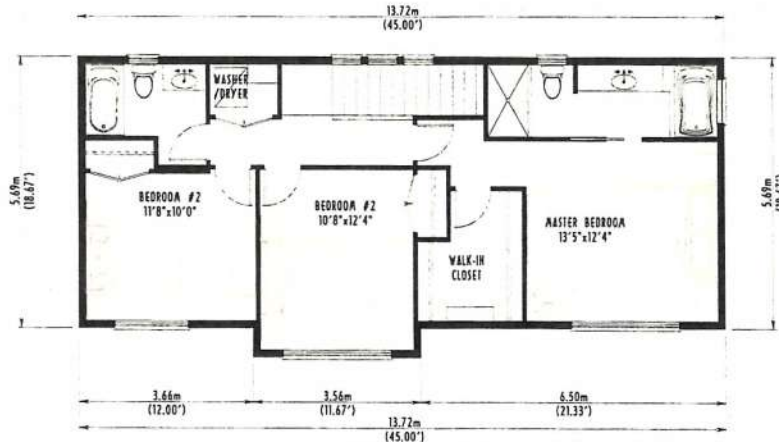


Gerry Troesch
Residential Design
3719 Ridge Pond Drive, Victoria BC V8C 4M8
Phone - 250-455-6482 Email - gtroesch@telus.net Website

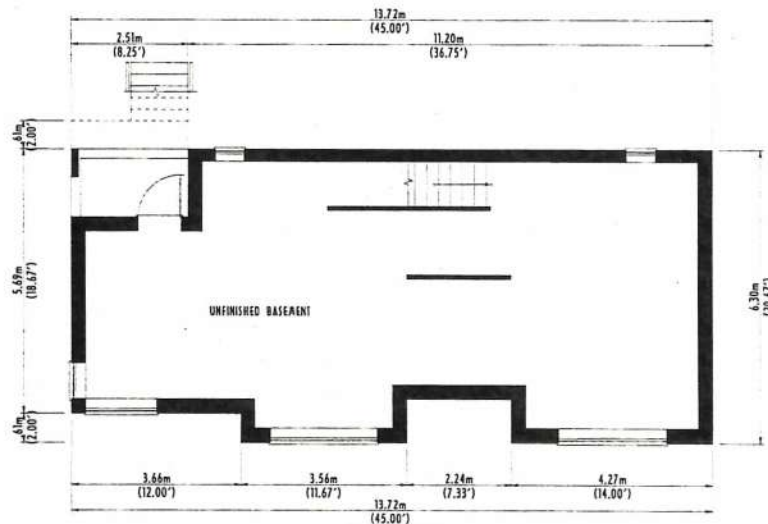
Proposed Small Lot Subdivision - 944 Heywood Avenue



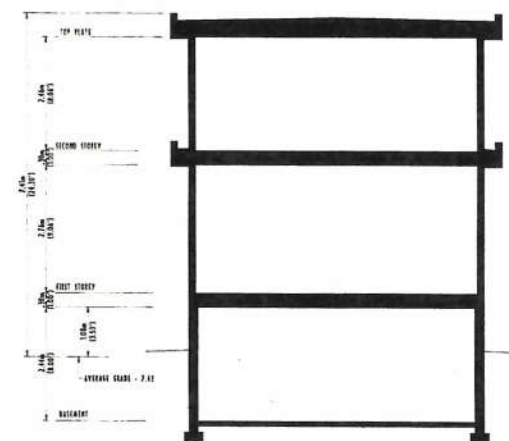
FIRST STOREY FLOOR PLAN
 FLOOR AREA - 72.34 sq.metres (776.46 sq.ft.)
 Scale - 1/4" = 1'-0"



SECOND STOREY FLOOR PLAN
 FLOOR AREA - 74.2 sq.metres (798.67 sq.ft.)
 Scale - 1/4" = 1'-0"



BASEMENT PLAN
 FLOOR AREA - 66.44 sq.metres (715.34 sq.ft.)
 Scale - 1/4" = 1'-0"



CROSS SECTION
 SCALE - 1/4" = 1'-0"

Proposed Small Lot Subdivision - 944 Heywood Avenue

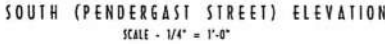
HOUSE FOR LOT B

Revised - May 23, 2017

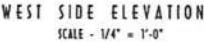
Date- July 24, 2015

Sheet Seven of Eight

Gerry Troesch
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EXISTING BUILDING FACE	44.32 sq.meters
LIMITING DISTANCE	1.5m
ALLOWABLE UNPROTECTED OPENING	8% or 3.55 sq.meters
PROPOSED UNPROTECTED OPENING	6.9% or 3.07 sq.meters



UNPROTECTED OPENING CALCULATION	
EXPOSURE BUILDING FACE	82.5k sq.meters
LOADING DISTANCE	3.87m
ALLOWABLE UNPROTECTED OPENING	10% or 8.1 sq.meters
PROPOSED UNPROTECTED OPENING	7.4% or 6.14 sq.meters



Revised - May 23, 2017

Date- July 24, 2015
Sheet Eight of Eight

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Proposed Small Lot Subdivision - 944 Heywood Avenue