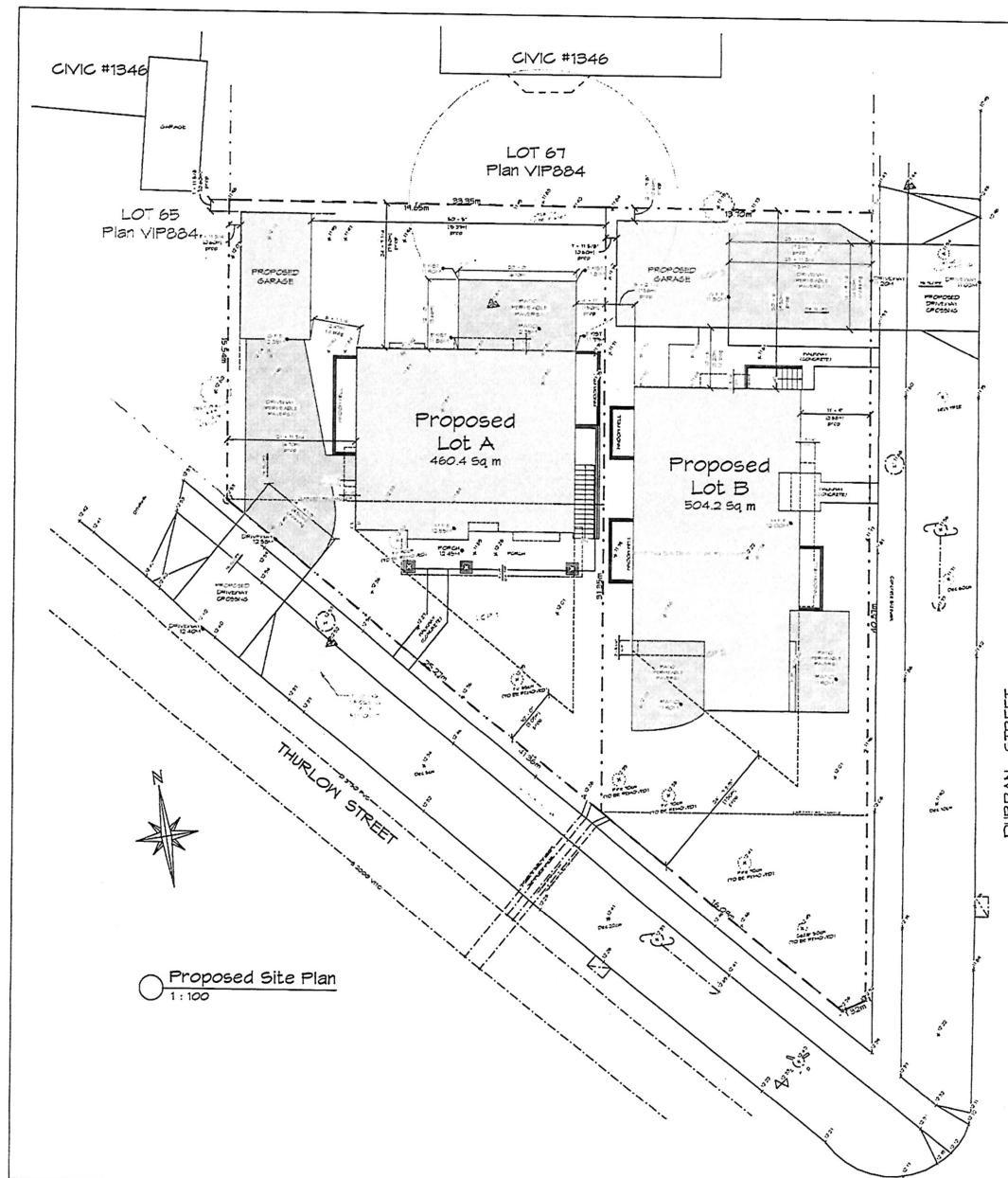




PROPOSED 2-LOT SUBDIVISION - 1358/1360 THURLOW ST.				
LEGAL DESCRIPTION - TBD				
ZONING - R1-B				
LOT AREA	REQUIRED	PROPOSED - LOT A		PROPOSED - LOT B
460.00 M ²	460.41 M ²	460.41 M ²	(4155.71 FT ²)	504.25 M ² (5421.67 FT ²)
LOT WIDTH	15.00 M	14.65 M (48.47')		13.70 M (44.95')
LOT DEPTH (AVG.)		23.45 M (76.92')		36.11 M (118.45')
SETBACKS		LOT A	LOT B	
FRONT	7.50 M	7.50 M	3.05 M (10.00')	7.50 M (24.61')
REAR	7.50 M	7.50 M	7.50 M (24.61')	7.50 M (24.61')
SIDE (W)	3.00 M	1.50 M	6.70 M (21.98')	4.30 M (14.11')
SIDE (E)	1.47 M (4.82')	3.50 M	1.50 M (4.92')	1.50 M (4.92')
SIDE (COMBINED)	4.50 M	4.50 M	8.20 M (26.90')	5.15 M (16.90')
AVG. GRADE		11.81 M (38.75')		11.71 M (38.41')
STOREYS	2 + BSMT	2 + BSMT		2 + BSMT
BUILDING HEIGHT	7.60 M	7.43 M (24.38')		7.30 M (23.92')
FLOOR AREA				
UPPER FLOOR		48.01 M ² (516.00 FT ²)		47.04 M ² (506.50 FT ²)
MAIN FLOOR		102.56 M ² (1104.00 FT ²)		115.40 M ² (1241.50 FT ²)
LOWER FLOOR/BSMT		48.33 M ² (521.50 FT ²)		56.71 M ² (609.00 FT ²)
SITE PORTION		46.71 M ² (502.76 FT ²)		56.71 M ² (609.00 FT ²)
1ST/2ND STOREYS, TOTAL	280.00 M ²	200.56 M ² (2154.00 FT ²)		212.43 M ² (2282.00 FT ²)
ALL FLOORS, TOTAL	300.00 M ²	288.41 M ² (3100.50 FT ²)		294.71 M ² (3173.00 FT ²)
TOTAL FLOOR AREA		200.56 M ² (2154.00 FT ²)		212.43 M ² (2282.00 FT ²)
FLOOR AREA RATIO		0.436		0.422
SITE COVERAGE	40.00 %	32.53 % (144.73M ²)		31.43 % (158.48M ²)
PARKING	1 SPACE	1 SPACE		1 SPACE
ACCESSORY BLDG				
REAR YARD AREA	REQUIRED	PROPOSED - LOT A		PROPOSED - LOT B
		142.18 M ² (1530.40 FT ²)		127.54 M ² (1373.34 FT ²)
SETBACKS		LOT A	LOT B	
TO HOUSE	2.40 M	2.47 M (8.10')		3.20 M (10.50')
REAR	0.60 M	0.60 M (1.97')		0.60 M (1.97')
SIDE (W)	0.60 M	0.60 M (1.97')		0.60 M (1.97')
SIDE (E)	0.60 M	0.60 M		0.60 M (1.97')
AVG. GRADE		12.05 M (39.53')		11.74 M (38.52')
BUILDING HEIGHT	3.50 M	3.46 M (11.35')		3.44 M (11.28')
FLOOR AREA	37.00 M ²	20.72 M ² (223.00 FT ²)		25.16 M ² (270.04 FT ²)
SITE COVERAGE	25.00 % OF REAR YARD	16.86 % (23.47M ²)		24.90 % (31.78M ²)
VARIANCES PROPOSED				
PROPOSED - LOT A	REQUIRED	PROPOSED	VARIANCE	
FRONT YARD SETBACK	7.50M	3.50M	TBD BY STAFF REVIEW	
SIDE YARD SETBACK - EAST INTERIOR	1.47M	1.50M	0.47M	
PROPOSED - LOT B				
LOT FRONTAGE	Durban St.	Thurlow St.		
FRONT YARD SETBACK	7.50M	7.50M		
ACCESSORY SIDE YARD SETBACK - EAST EXTERIOR	1.50M	1.31M	TBD BY STAFF REVIEW	
LOT WIDTH	15.00M	13.74M	1.26M	

DRAWING LIST

- DVP 01: SITE PLAN & SITE DATA
- DVP 02: LANDSCAPE PLAN
- DVP 03: LOT A FLOOR PLANS & ELEVATIONS
- DVP 04: LOT B FLOOR PLANS & ELEVATIONS
- DVP 05: GARAGE FLOOR PLANS & ELEVATIONS
- DVP 06: STREETSCAPE

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1161 NEPPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: JVS

Date: APR 6, 2017

Scale: AS NOTED

Project:
Proposed SFD's -
1358/1360
Thurlow St.

Title:
SITE PLAN & SITE
DATA

Revision:
1:1: SUBMITTAL
APR 06/17
REV A
MAY 10/17
JUN 21/17

Sheet:
DVP
01
Proj No. TBD

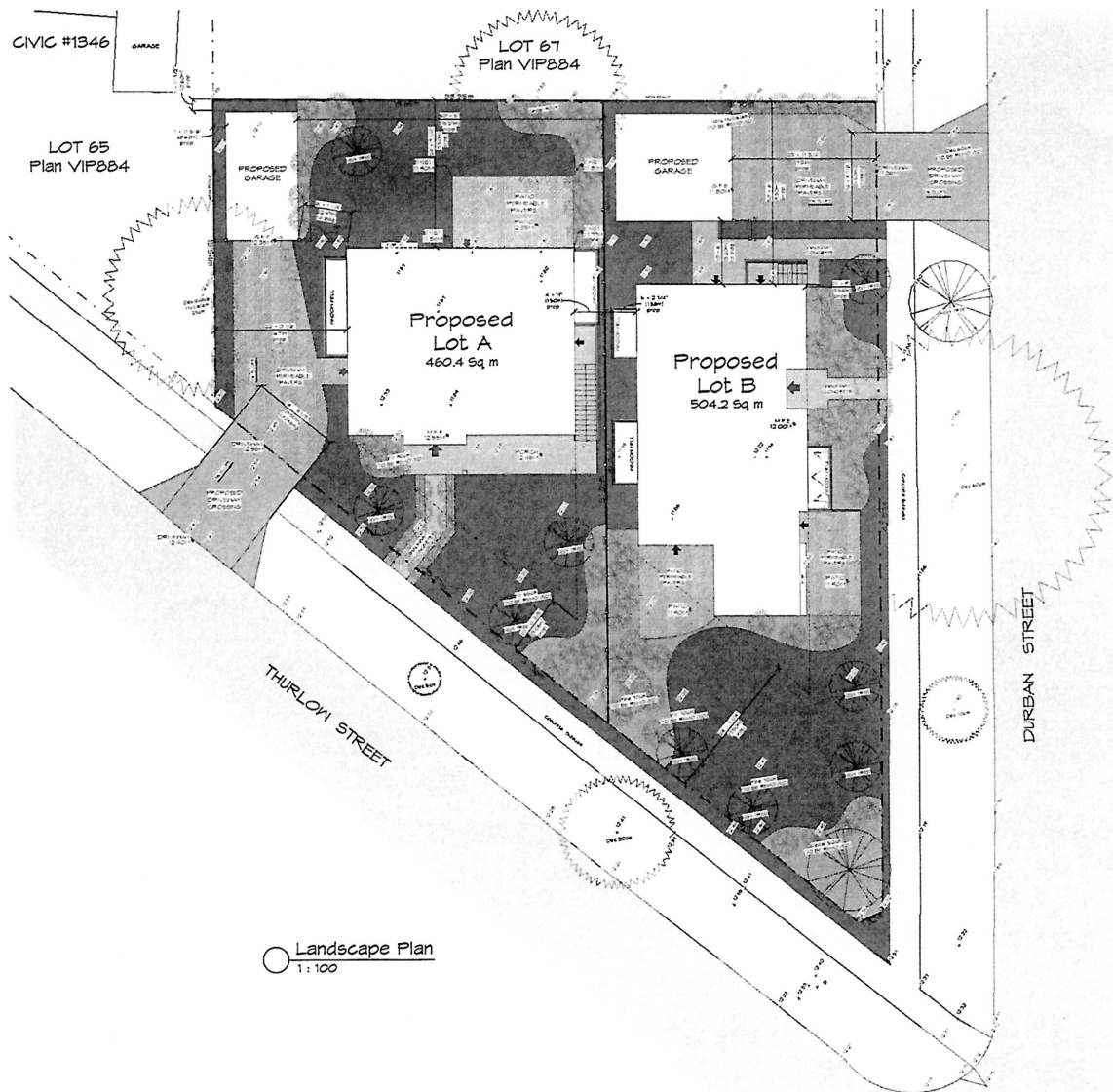
CITY OF VICTORIA

RECEIVED

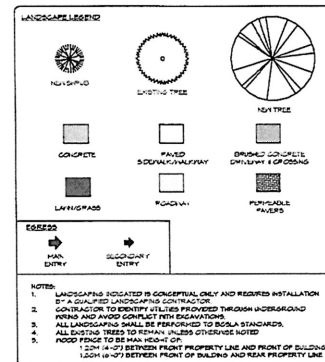
DEEMED

JUL 06 2017

JUN 22 2017



Landscape Plan
1:100



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1181 NEWPORT AVE
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Fax: (250) 360-2115

Drawn By: JVS

Date: APR 6, 2017

Scale: AS NOTED

Project:
Proposed SFD's -
1358/1360
Thurlow St

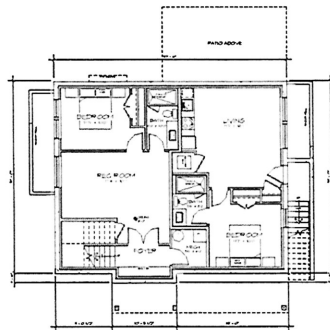
Title:
LANDSCAPE
PLAN

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	RELIGATE SECOND ENTRY, DRIVEWAY SLOPES, PAVED ELEVATIONS, PLANTS MATERIAL, SEE SERVING NEIGHBOURHOOD PRIORITIES OUTLINE, LATEST UPDATE.	MAY 10/17	1ST SUBMISSION JUN 2017	DVP 02
2	DECREASED SIZE OF FRONT YARD, NEW TREE LOCATIONS	JUN 2017	REV 2 JUN 2017	
				Proj.No.TBD

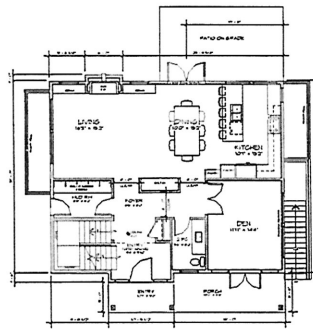
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City of Victoria

JUN 22 2017

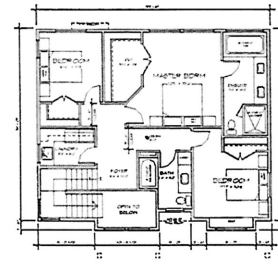
Planning & Development Department
Development Services Division



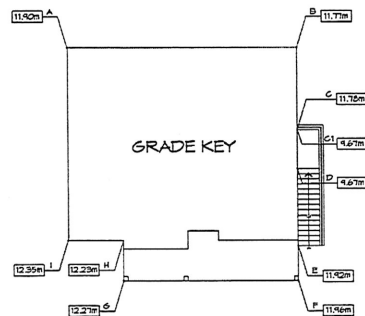
○ Lower Floor Plan
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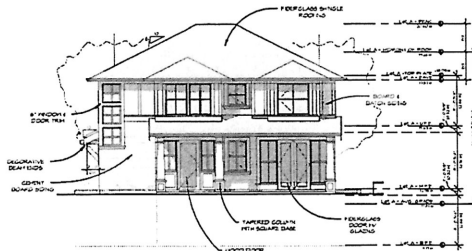
○ Main Floor Plan
1:100



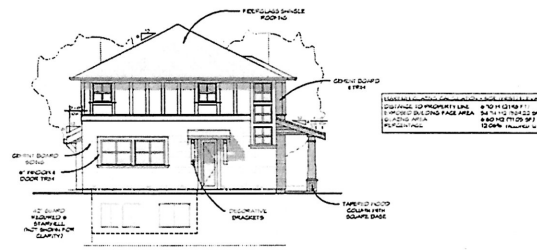
○ Upper Floor Plan
1:100



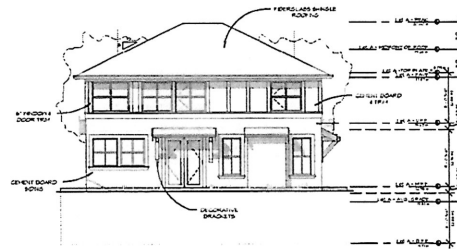
SEGMENT	Dist	First	Average	Distance	Factor	Total Factor's Perimeter	Average grade (total factor's / perimeter)
AB	11.00	11.77	11.84	11.43	135.27	425.06	45.72
BC	11.77	11.78	11.78	4.51	47.22		
CD	9.67	9.67	9.67	1.02	18.57		
DE	9.67	11.02	10.85	3.51	41.13		
EF	11.62	11.96	11.34	1.69	20.19		
FG	11.56	12.27	12.12	8.67	105.04		
GH	12.27	12.23	12.25	1.88	24.20		
HI	12.25	12.35	12.33	3.78	33.82		
IA	12.35	11.90	12.13	0.45	114.58		
TOTAL					45.72	540.16	EXIST. AVERAGE GRADE 11.81



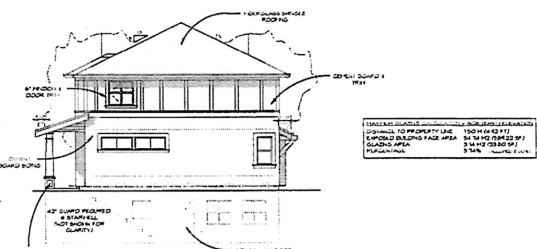
○ Front Elevation
1:100



○ Side (West) Elevation
1:100



○ Rear Elevation
1:100



○ Side (East) Elevation
1:100

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

Drawn By: JVS

Date: APR 6, 2017

Scale: AS NOTED

Project:
Proposed SFD's -
1358/1360
Thurlow St

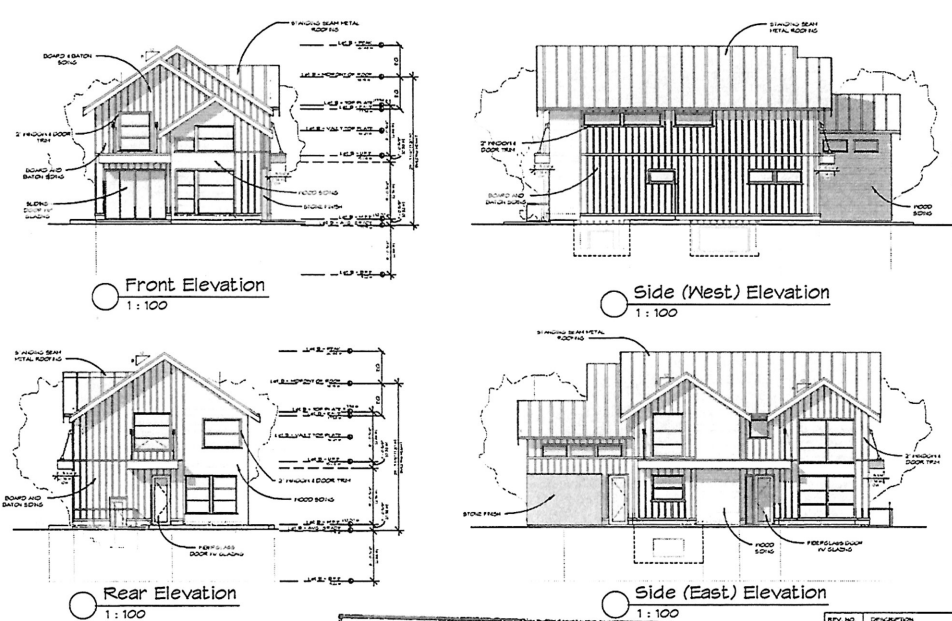
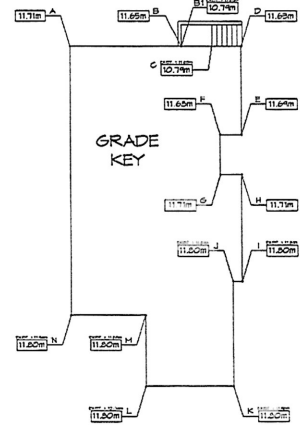
Title:
LOT A FLOOR
PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADD BUILDING DIMENSIONS.	MAY 18/17	REV A	DVP
2	ADD FRONT PORCH DIMENSIONS, DIMENSIONS OVERHANGS.	JUN 21/17	REV B	03
			REV C	Proj.No.TBD

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[illegible]

DISTANCE TO PROPERTY LINE	108' H 10' FT.
IMPOSED DRAINING FACE AREA	42.45 M ² (95.0 SQ.)
GLACING AREA	9.10 M ² (24.64 SQ.)
PERCENTAGE	9.92% UNGLAZED & NW

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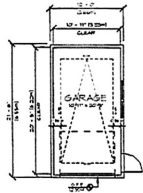


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Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115

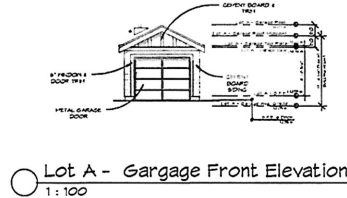
Drawn By: JVS
Date: APR 6, 2017
Scale: AS NOTED
Project: Proposed SFD's - 1358/1360 Thurlow St
Title: LOT B FLOOR PLANS & ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	GRADE KEY & TABLE UPDATE, INV. GRADE ON ELEVATIONS, RAISED/INCH LAUNCH REVISION, RELOCATE SECOND ENTRY, ADD BUILDING DIMENSIONS.	MAY 1971	1ST MODIFICATION REV A MAY 1971	DVP 04
2	DECREASED SIZE OF FINCH HILL, OVERLAPPING DIMENSIONS.	JUN 1971	REV B JUN 1971	
			Proj.No. TBD	

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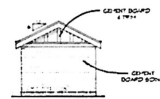
○ Lot A - Garage Floor Plan
1:100



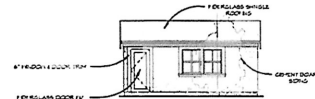
○ Lot A - Garage Front Elevation
1:100



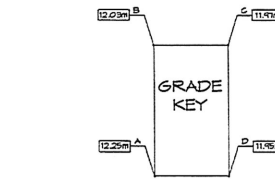
○ Lot A - Garage Side (West) Elevation
1:100



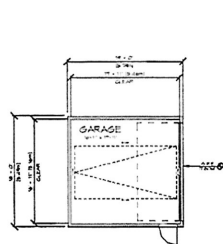
○ Lot A - Garage Rear Elevation
1:100



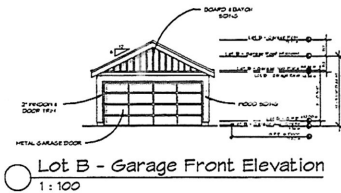
○ Lot A - Garage Side (East) Elevation
1:100



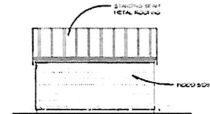
Average Grade Calculation							Average grade (total factors) /
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter perimeter
AB	12.25	12.03	12.14	6.55	79.52	248.06	12.050
BC	12.03	11.97	12.00	3.66	43.92		
CD	11.97	11.95	11.96	5.55	70.34		
DA	11.95	12.25	12.10	5.00	44.29		
TOTAL							246.06
							Finished AVERAGE GRADE 12.03



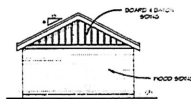
○ Lot B - Garage Floor Plan
1:100



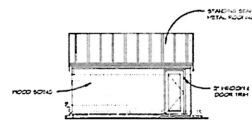
○ Lot B - Garage Front Elevation
1:100



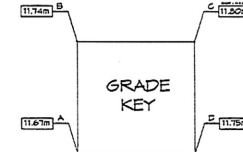
○ Lot B - Garage Side (North) Elevation
1:100



○ Lot B - Garage Rear Elevation
1:100



○ Lot B - Garage Side (South) Elevation
1:100



Average Grade Calculation							Average grade (total factors) /
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter perimeter
AB	11.67	11.74	11.71	5.79	67.77	204.85	11.740
BC	11.74	11.80	11.77	5.49	64.62		
CD	11.80	11.75	11.78	5.79	68.18		
DA	11.75	11.67	11.71	5.49	64.28		
TOTAL							204.85
							Finished AVERAGE GRADE 11.74

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1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: JVS

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Proposed SFD's -
1358/1360
Thurlow St

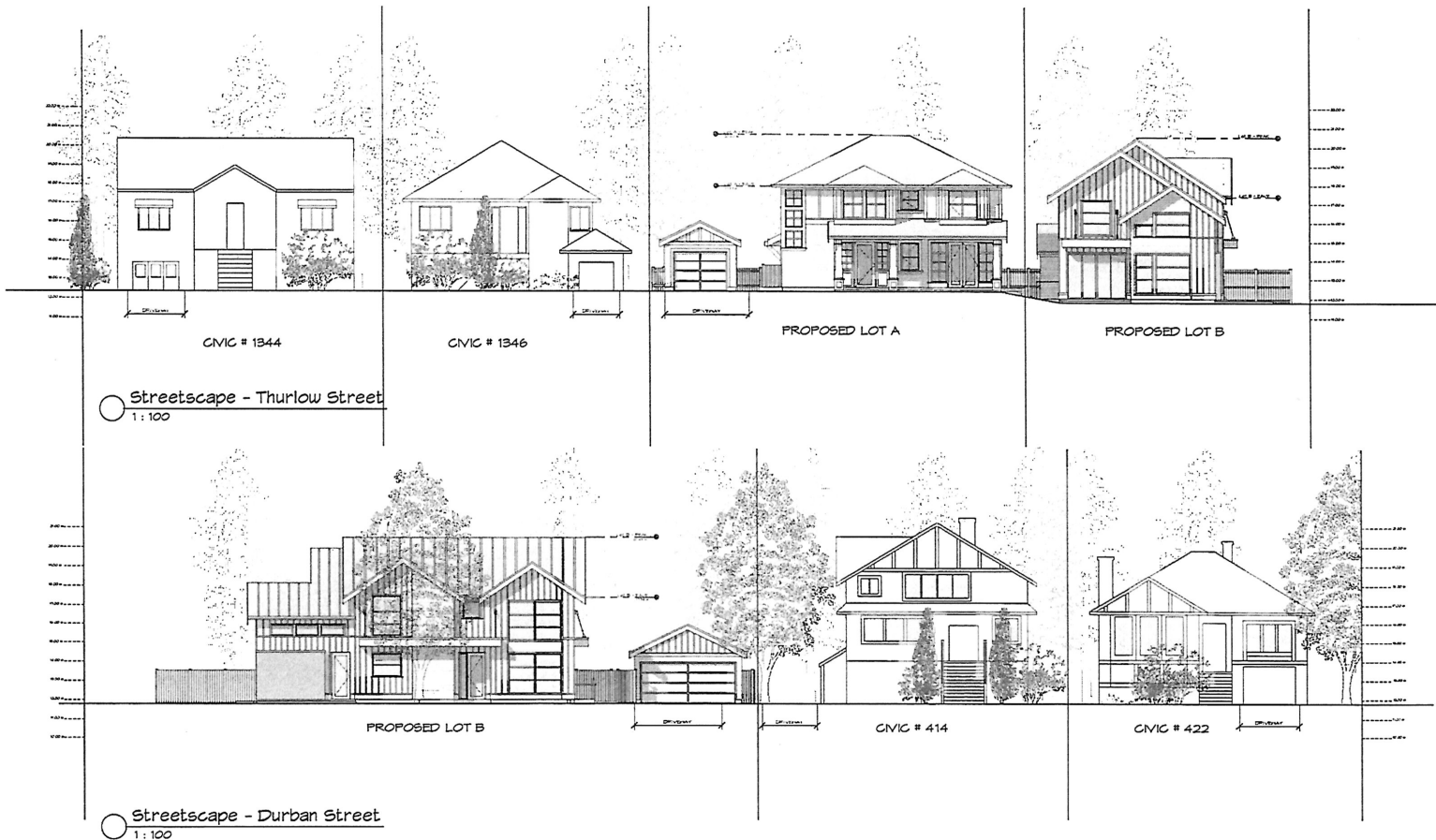
Title:
GARAGE FLOOR
PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	CLARIFY INTERIOR GARAGE DIMENSIONS, BUILDING DIMENSIONS	MAY 18/17	1ST SUBMISSION	DVP
2	CLARIFY GARAGE DIMENSIONS & PARKING SPACE SIZE & LOCATION	JAN 20/17	REV. A	05
			REV. B	Proj. No. TBD

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Phone: (250) 360-2144
Fax: (250) 360-2115

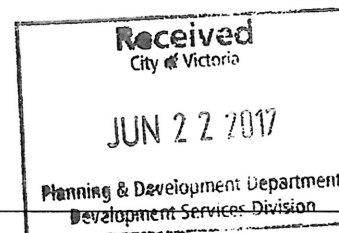
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Date: APR 6, 2017

Scale: AS NOTED

Project:
Proposed SFD's -
1355/1360
Thurlow St

Title:
STREETSCAPE



REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHADING ON NEW DWELLINGS, NOTE DRIVEWAY CROSSINGS.	MAY 18/17	1ST SUBMISSION JVS/DAW	DVP
2	NO CHANGES.	JUN 21/17	REV A MAY 18/17 REV B JUN 21/17	06
				Proj No. TBD