

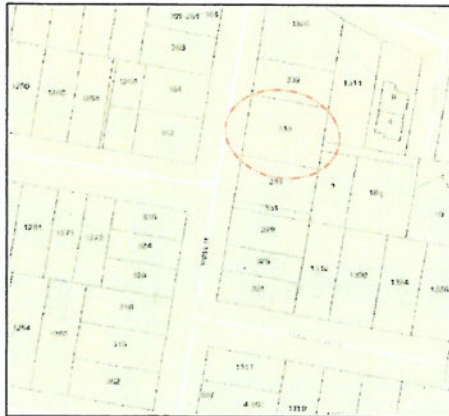
PROPOSED SUBDIVISION:

335 Moss St.

VICTORIA, BC



KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 335 MOSS STREET, VICTORIA, B.C.
V8V 4M9

LOT 15, PLAN VIP1456, SECTION FFLD, LAND DISTRICT S7, AMENDED LOT 15 (DD79076-I)

OWNER: 0975116 BC LTD.

ZONING ANALYSIS: (EXISTING HOUSE 335)

ZONE: R1-B

LOT AREA: 878.3m²

LOT COVERAGE: EXISTING
HOUSE 19.8% (173.6m/878.3m)

SHEET INDEX:

- A0.0 COVER SHEET
- A1.0 COMMUNITY PLAN
- A1.1 EXISTING & PROPOSED NEIGHBORHOOD PLAN
- A1.2 EXISTING & PROPOSED SITE PLAN
- A1.3 PROPOSED SITE SERVICE PLAN
- A1.4 EXISTING & PROPOSED LANDSCAPE PLAN
- A1.5 SITE IMAGES
- A1.6 DEVELOPMENT ELEVATIONS
- A1.7 DEVELOPMENT PERSPECTIVES
- A1.8 DEVELOPMENT PERSPECTIVES
- A2.0 LOT A - COVER SHEET
- A2.1 LOT A - FLOOR PLANS
- A2.2 LOT A - SECTION
- A2.3 LOT A - ELEVATIONS
- A2.4 LOT A - PERSPECTIVES
- A3.0 LOT B - COVER SHEET
- A3.1 LOT B - FLOOR PLANS
- A3.2 LOT B - SECTION
- A3.3 LOT B - ELEVATIONS
- A3.4 LOT B - PERSPECTIVES

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9993

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: BRAD CUNNING LAND SURVEYOR LTD
250.381.2257

SCOPE OF WORK:

- 1.) SUBDIVISION OF EXISTING R1-B PARCEL INTO ONE R1-B (LOT B) & ONE R1-S2 (LOT A).

GENERAL NOTES:

1. All drawings (plans, sections, elevations, etc.) shall be prepared in accordance with the provisions of the British Columbia Building Code (BCBC) and the applicable provisions of the National Building Code of Canada (NBCC).
2. The drawings shall be prepared in accordance with the provisions of the British Columbia Building Code (BCBC) and the applicable provisions of the National Building Code of Canada (NBCC).
3. The drawings shall be prepared in accordance with the provisions of the British Columbia Building Code (BCBC) and the applicable provisions of the National Building Code of Canada (NBCC).
4. The drawings shall be prepared in accordance with the provisions of the British Columbia Building Code (BCBC) and the applicable provisions of the National Building Code of Canada (NBCC).

Date:	Description:	By:	No.:
16Feb09	Issue for Recording	RH	1
17Feb10	Rezononing Re-submission	RH	2
17Aug05	Rezononing Re-submission	RH	3
17Mar17	Rezononing Re-submission	RH	4

ryan hoyt
DESIGN INC.
250.999.9993
1000 West 10th Ave.
Victoria, BC V8V 4L8
www.ryanhoym.com

Project: 335 Moss Street

Sheet Title: Cover Sheet

Project No.: 16031

Sheet: A0.0

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AREA OF SITE PLAN

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2017 OFFICIAL COMMUNITY DEVELOPMENT PLAN



MAP 21
Fairfield
Strategic Directions

Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

Public Facilities

- Existing Public School
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 9 for designation information.

142 Official Community Plan CITY OF VICTORIA

GENERAL NOTES

1. All property lines, names, lengths, boundaries and other data are shown for information only. They are not to be used for any purpose other than for reference. The City of Victoria is not responsible for any errors or omissions in this map.
2. The City of Victoria is not responsible for any errors or omissions in this map. The City of Victoria is not responsible for any errors or omissions in this map.
3. The City of Victoria is not responsible for any errors or omissions in this map. The City of Victoria is not responsible for any errors or omissions in this map.
4. The City of Victoria is not responsible for any errors or omissions in this map. The City of Victoria is not responsible for any errors or omissions in this map.

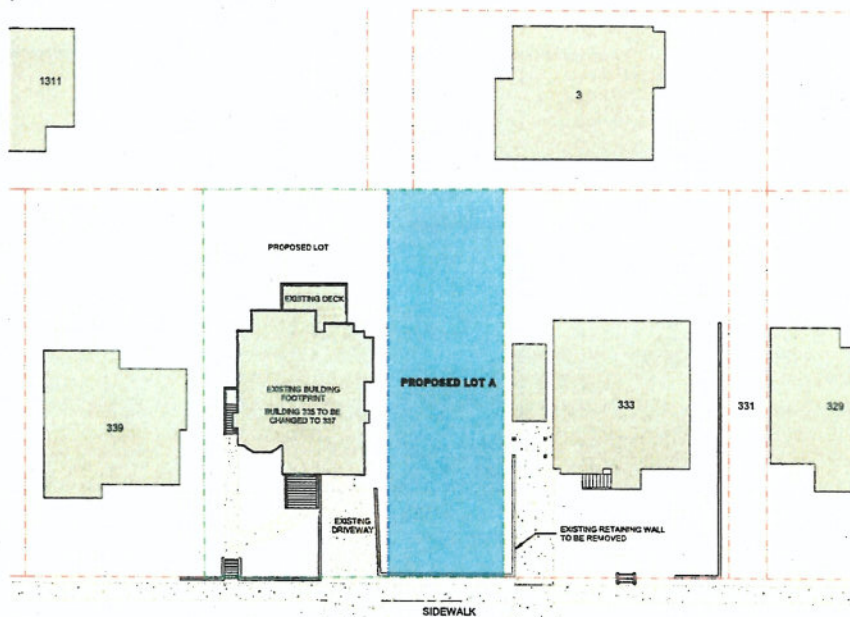
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15/09/09	Issue for Review	RH	1
17/02/10	Resubmission	RH	2
17/02/10	Resubmission	RH	3
17/02/10	Resubmission	RH	4

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BY APPOINTMENT
Ryan Hoy Design Inc.
250-999-0893
www.ryanhoymapdesign.com

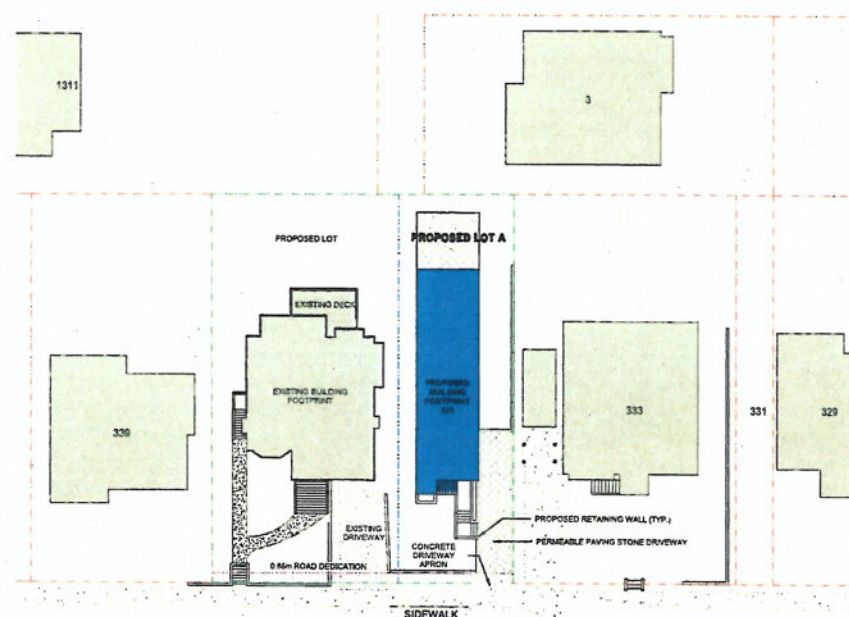
Project: 335 Moss Street
Sheet Title: Community Plan

Project No.: 16031

Sheet: A1.0



① Existing Neighborhood Plan
1:200



② Proposed Neighborhood Plan
1:200

MOSS STREET

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NOTES

1. All drawings shall include height, setbacks and other site specific information as required by the BC Building Act and the BC Building Code. The City of Victoria shall not be responsible for the accuracy of the information provided by the applicant.
2. The City of Victoria shall not be responsible for the accuracy of the information provided by the applicant.
3. The City of Victoria shall not be responsible for the accuracy of the information provided by the applicant.
4. The City of Victoria shall not be responsible for the accuracy of the information provided by the applicant.

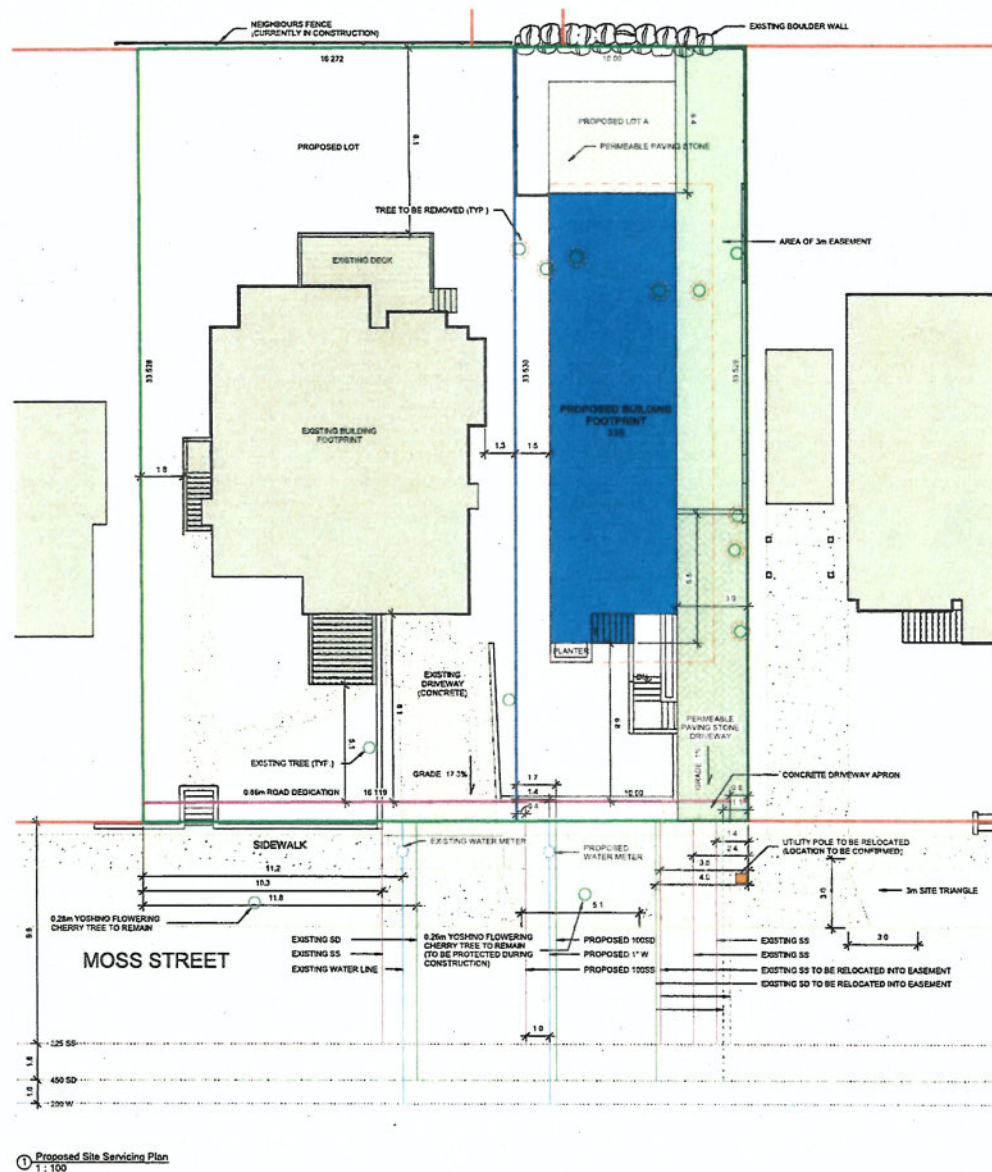
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BH	1	Issue for Resolution	17/06/08
BH	2	Resolution Reconsideration	17/06/10
BH	3	Resolution Reconsideration	17/06/15
BH	4	Resolution Reconsideration	17/06/17

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VIA P.O. BOX
280, 999, 8893
Victoria, BC V8Z 6L6
www.cityofvictoria.ca

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Sheet Title: Existing & Proposed Neighborhood Plan

Project No.: 16031

Sheet: A1.1



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Project No.: 16031

Sheet: A1.3

Project: 335 Moss Street

Sheet Title: Proposed Site Servicing Plan

By: RH 1
RH 2
RH 3
RH 4

Date: 18Nov08
17Feb10
17Apr09
17Mar17

Description: Issue for Rezoning
Rezoning Reapplication
Rezoning Reapplication
Rezoning Reapplication

No.: 1
2
3
4

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

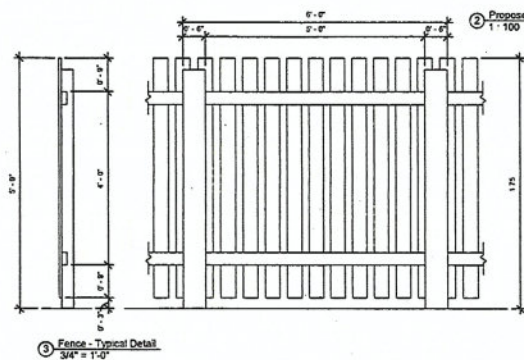
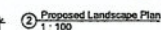
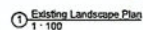
Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10

Revised Design: 3/1/10



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LANDSCAPE LEGEND	
GRASS	
TREES/SHRUBS	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
ASHPHALT	
CONCRETE	
PERMEABLE PAVING STONE	

[illegible][illegible]

rhod
RYAN HOYT
DESIGNS INC.

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rhoyt@rhoytdesigns.com
www.rhoytdesigns.com

Project: 335 Moss Street	Sheet Title: Existing & Proposed Landscape Plan
------------------------------------	---

Project No.: 16031

Sheet: **A1.4** 



① 3D View 1



② 3D View 2

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GENERAL NOTES

1. All drawings, plans, sections, elevations, and details are the property of the City of Victoria. They are to be used for the purpose of the project only and are not to be reproduced or used for any other purpose without the written consent of the City of Victoria.

2. The City of Victoria is not responsible for the accuracy of the information provided by the client or for the results of the design. The client is responsible for providing accurate information and for the results of the design.

3. The City of Victoria is not responsible for the accuracy of the information provided by the client or for the results of the design. The client is responsible for providing accurate information and for the results of the design.

Date:	Description:	By:	No.:
16/05/08	Issue for Rezoning	RHL	1
17/06/10	Rezonina Resubmission	RHL	2
17/06/10	Rezonina Resubmission	RHL	3
17/06/10	Rezonina Resubmission	RHL	4

City of Victoria
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www.victoria.ca

Project:
335 Moss Street

Sheet Title:
Development
Perspectives

Project No.:
16031

Sheet:
A1.7



① 3D View 3



② 3D View 4

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Development Services Division

GENERAL NOTES

- All drawings, notes, reports, and other documents shall be submitted to the City of Victoria Planning & Development Department for review and approval. The City of Victoria Planning & Development Department reserves the right to request additional information or to require revisions to the drawings or notes. The City of Victoria Planning & Development Department shall not be responsible for the accuracy or completeness of the information provided by the applicant.
- The applicant shall be responsible for obtaining all necessary permits from the appropriate government agencies. The City of Victoria Planning & Development Department shall not be responsible for the accuracy or completeness of the information provided by the applicant.
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By:	No.:
REI 1	
REI 2	
REI 3	
REI 4	

chp CITY OF VICTORIA
Ryan Hoyt Design Inc.
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Victoria, BC V8W 2G8
250.999.8893
rhd@ryanhoytdesign.com
www.ryanhoytdesign.com

Project: 335 Moss Street
Sheet Title: Development Perspectives

Project No.: 16031

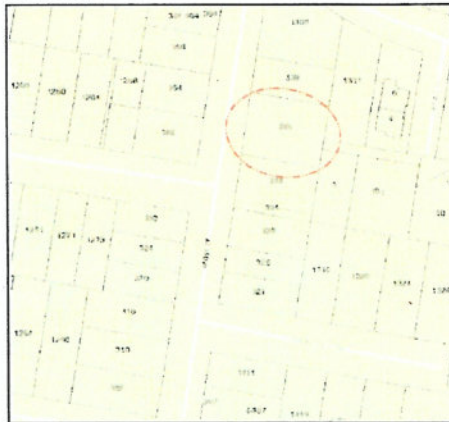
Sheet: A1.8

PROPOSED SINGLE FAMILY DWELLING:

335 Moss St. (Lot A)

VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 335 MOSS STREET
LOT 15, PLAN VPI1456, SECTION FLD, LAND DISTRICT S7, AMENDED LOT 15 (D079076-1)
OWNER: VITTORIO CHELI

SCOPE OF WORK:

1.) CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
 250.999.9893
GENERAL CONTRACTOR: TBD
STRUCTURAL ENGINEER: TBD
SURVEYOR: BRAD CUNNING LAND SURVEYOR LTD
 250.381.2257

SHEET INDEX:

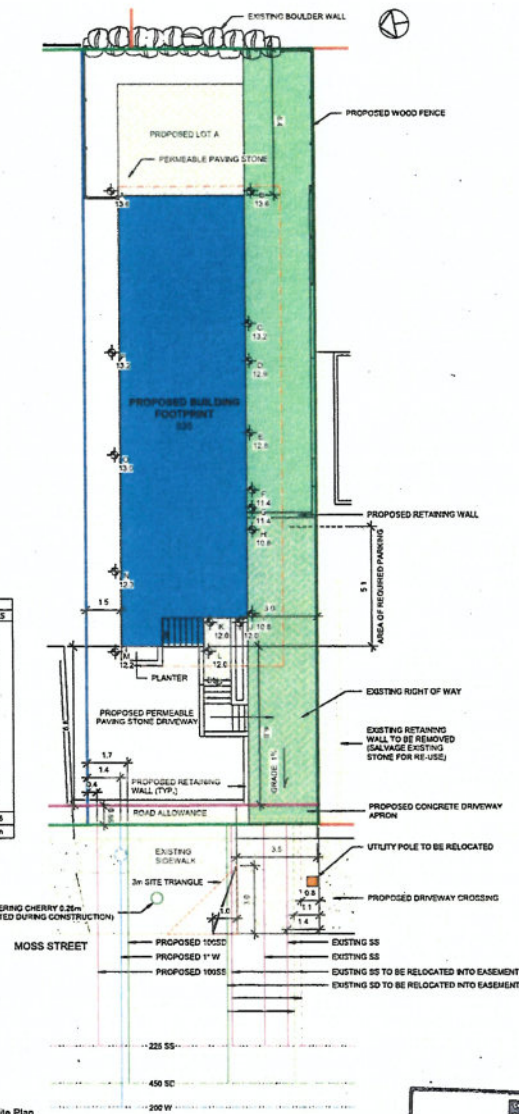
A2.0 LOT A - COVER SHEET
 A2.1 LOT A - FLOOR PLANS
 A2.2 LOT A - SECTION
 A2.3 LOT A - ELEVATIONS
 A2.4 LOT A - PERSPECTIVES

ZONING ANALYSIS:

ZONE:	R1-S2										
LOT AREA:	335.3m ²										
GRADES:	AVERAGE GRADE: 12.7m										
F.S.R:	<table> <tr> <th>ALLOWABLE</th><th>PROPOSED</th></tr> <tr> <td>0.60</td><td>0.47</td></tr> </table>	ALLOWABLE	PROPOSED	0.60	0.47						
ALLOWABLE	PROPOSED										
0.60	0.47										
GROSS FLOOR AREA:	<table> <tr> <th>ALLOWABLE</th><th>PROPOSED</th></tr> <tr> <td>MAIN FLOOR: 80.7m²</td><td></td></tr> <tr> <td>SECOND FLOOR: 77.5m²</td><td></td></tr> <tr> <td>BASEMENT: 68.8m²</td><td></td></tr> <tr> <td>TOTAL: 190.0m²</td><td>158.3m² (80.7m² + 77.5m²)</td></tr> </table>	ALLOWABLE	PROPOSED	MAIN FLOOR: 80.7m ²		SECOND FLOOR: 77.5m ²		BASEMENT: 68.8m ²		TOTAL: 190.0m ²	158.3m ² (80.7m ² + 77.5m ²)
ALLOWABLE	PROPOSED										
MAIN FLOOR: 80.7m ²											
SECOND FLOOR: 77.5m ²											
BASEMENT: 68.8m ²											
TOTAL: 190.0m ²	158.3m ² (80.7m ² + 77.5m ²)										
LOT COVERAGE:	<table> <tr> <th>ALLOWABLE</th><th>PROPOSED</th></tr> <tr> <td>HOUSE: 40% (10.47*335.3m² = 134.1m²)</td><td>103.3m² (103.3m²/335.3m² = 30.8%)</td></tr> </table>	ALLOWABLE	PROPOSED	HOUSE: 40% (10.47*335.3m ² = 134.1m ²)	103.3m ² (103.3m ² /335.3m ² = 30.8%)						
ALLOWABLE	PROPOSED										
HOUSE: 40% (10.47*335.3m ² = 134.1m ²)	103.3m ² (103.3m ² /335.3m ² = 30.8%)										
HEIGHT:	<table> <tr> <th>ALLOWABLE</th><th>PROPOSED</th></tr> <tr> <td>HOUSE: 7.5m</td><td>7.31m</td></tr> </table>	ALLOWABLE	PROPOSED	HOUSE: 7.5m	7.31m						
ALLOWABLE	PROPOSED										
HOUSE: 7.5m	7.31m										
SETBACKS:	<table> <tr> <th>ALLOWABLE</th><th>PROPOSED</th></tr> <tr> <td>FRONT (V): 6.0m</td><td>6.8m</td></tr> <tr> <td>REAR (E): 6.0m</td><td>6.4m</td></tr> <tr> <td>SIDE (N): 1.5m</td><td>1.5m</td></tr> <tr> <td>SIDE (S): 1.5m</td><td>3.0m</td></tr> </table>	ALLOWABLE	PROPOSED	FRONT (V): 6.0m	6.8m	REAR (E): 6.0m	6.4m	SIDE (N): 1.5m	1.5m	SIDE (S): 1.5m	3.0m
ALLOWABLE	PROPOSED										
FRONT (V): 6.0m	6.8m										
REAR (E): 6.0m	6.4m										
SIDE (N): 1.5m	1.5m										
SIDE (S): 1.5m	3.0m										

GRADE POINTS	AVG. OF PORTS	DIST. BETWEEN	TOTALS
POINT "A" 13.6m	A-B ((13.6 + 12.6) / 2)	X 5.4m	= 73.4
POINT "B" 13.5m	B-C ((13.5 + 12.2) / 2)	X 5.6m	= 75.0
POINT "C" 13.2m	C-D ((13.2 + 12.9) / 2)	X 1.6m	= 25.9
POINT "D" 12.9m	D-E ((12.9 + 12.6) / 2)	X 3.1m	= 39.8
POINT "E" 12.6m	E-F ((12.6 + 11.4) / 2)	X 2.2m	= 32.7
POINT "F" 11.4m	F-G ((11.4 + 11.4) / 2)	X 0.9m	= 10.3
POINT "G" 11.4m	H-G ((10.8 + 10.8) / 2)	X 4.4m	= 47.5
POINT "H" 10.8m	A-H ((12.6 + 12.6) / 2)	X 1.9m	= 22.8
POINT "I" 12.0m	A-I ((12.6 + 12.6) / 2)	X 1.2m	= 14.4
POINT "J" 12.0m	L-H ((12.0 + 12.2) / 2)	X 3.6m	= 43.0
POINT "K" 12.2m	M-H ((12.2 + 12.3) / 2)	X 3.2m	= 38.2
POINT "L" 12.3m	N-O ((12.3 + 13.0) / 2)	X 5.0m	= 63.3
POINT "O" 13.0m	O-P ((13.0 + 13.2) / 2)	X 4.4m	= 57.6
POINT "P" 13.2m	P-A ((13.2 + 13.6) / 2)	X 6.8m	= 91.1
TOTAL		49.8m	= 631.6
GRADE CALCULATION		631.6 / 49.8m = 12.7m	

① Lot A - Site Plan
 1:100



GENERAL NOTES:

- All dimensions given include height, width, depth, and area. The owner is responsible for verifying the accuracy of all dimensions and for obtaining all necessary permits and approvals from the appropriate authorities.
- The site plan is based on the latest available aerial photography and survey data. The owner is responsible for verifying the accuracy of all dimensions and for obtaining all necessary permits and approvals from the appropriate authorities.
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Date:	By:	No.:	Description:
15/03/2017	RH	1	Issue for Planning
17/04/2017	RH	2	Revised Resubmission
17/05/2017	RH	3	Revised Resubmission
17/06/2017	RH	4	Revised Resubmission

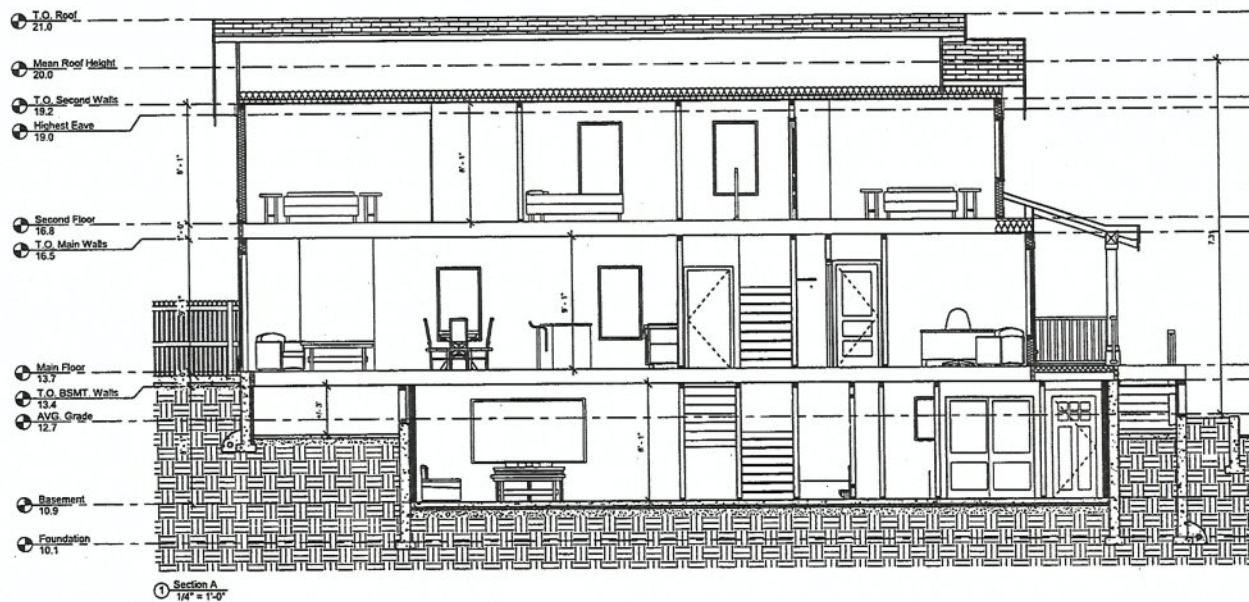
RYAN HOYT DESIGNS INC.
 Suite 207, 4475 Viewmont Ave.
 Victoria, BC V8E 6L6
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Project: 335 Moss Street
Sheet Title: Lot A - Cover Sheet

Project No.: 16031

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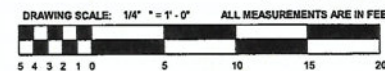


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FLOOR AREA	
MAIN	662 SF
UPPER	535 SF
BASEMENT	734 SF
TOTAL	1931 SF



GENERAL NOTES

1. The architect is not responsible for the accuracy of the information provided by the client or the accuracy of the information provided by the client's representatives. The architect is not responsible for the accuracy of the information provided by the client or the accuracy of the information provided by the client's representatives.

2. The architect is not responsible for the accuracy of the information provided by the client or the accuracy of the information provided by the client's representatives. The architect is not responsible for the accuracy of the information provided by the client or the accuracy of the information provided by the client's representatives.

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Date	Description	By	No.
16Nov08	Issue for Rezonation	RH	1
17Feb10	Rezonation Re-submission	RH	2
17Apr03	Rezonation Re-submission	RH	3
17May17	Rezonation Re-submission	RH	4

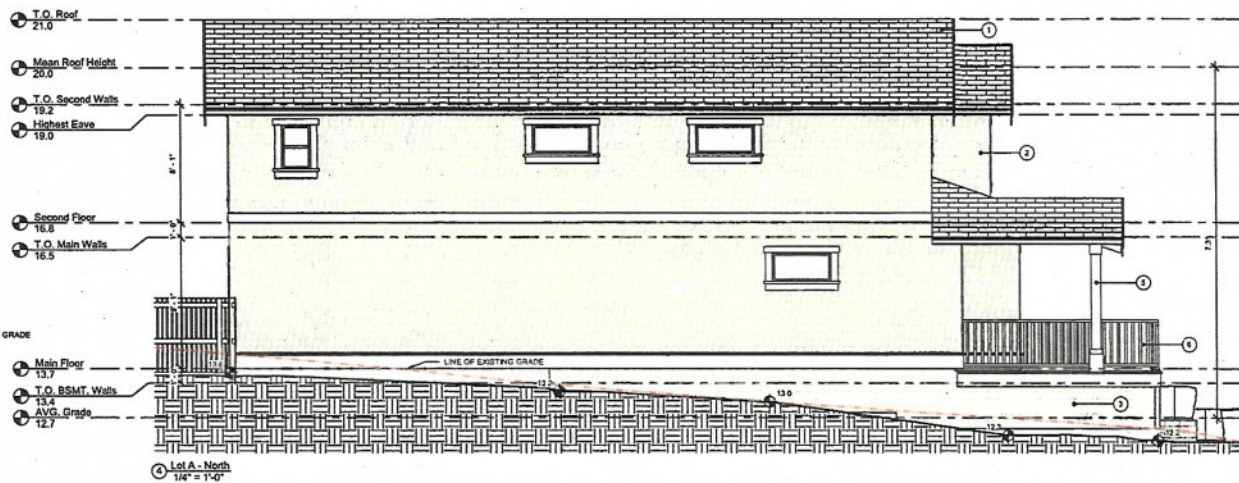
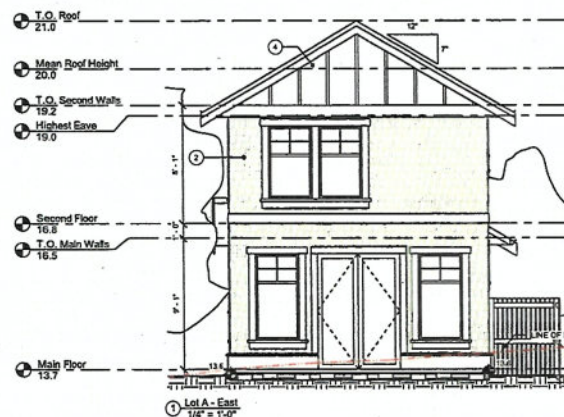
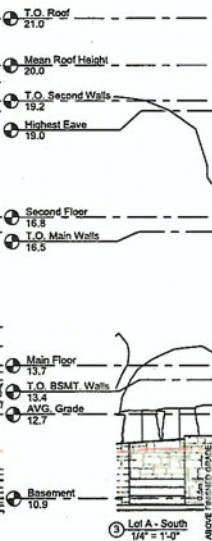
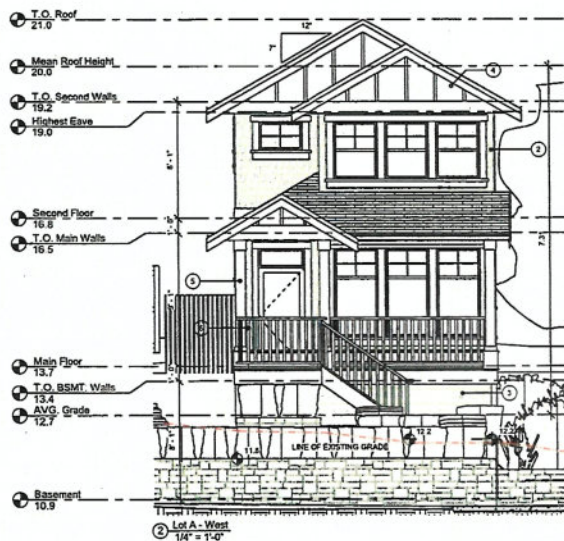
ryan hest designs inc.
37 A.P. - C.Y.T.
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info@ryanhestdesigns.com
www.ryanhestdesigns.com

Project: 335 Moss Street

Sheet Title: Lot A - Section

Project No.: 16031

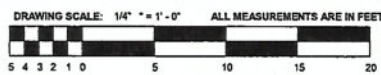
Sheet: A2.2



ELEVATION LEGEND

1	30 YEAR LAMINATE ASPHALT SHINGLE
2	PAINTED CEDAR SHINGLES
3	PAINTED FIBRE CEMENT LAP
4	PAINTED FIBRE CEMENT PANEL CHY 1X3 PAINTED BATTING 2" O.C.
5	6"X6" WOOD POSTS CW PAINTED COMB FACE WRAP (2"X6" FRESH)
6	WOOD GUARD RAIL

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FLOOR AREA

MAIN	855 SF
UPPER	855 SF
BASEMENT	754 SF
TOTAL	2464 SF

GENERAL NOTES
 1. All drawings shall be made in accordance with the standards of the City of Victoria Planning & Development Department. The City of Victoria Planning & Development Department is not responsible for the accuracy of the information provided by the applicant. The applicant is responsible for the accuracy of the information provided. The City of Victoria Planning & Development Department is not responsible for the accuracy of the information provided. The applicant is responsible for the accuracy of the information provided.

Date	Description	By	No.
15/05/08	Issue for Reasoning	BSH	1
17/06/10	Reasoning Resubmission	BSH	2
17/06/10	Reasoning Resubmission	BSH	3
17/06/17	Reasoning Resubmission	BSH	4

rhd
 RYAN HAYES DESIGN INC.
 1144 F.O.V.T.
 255-999-0093
 1144 F.O.V.T.
 255-999-0093

Project: 335 Moss Street
 Sheet Title: Lot A - Elevations

Project No.: 16031

Sheet: A2.3

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③ Lot A - 3D View 1



① Lot A - 3D View 2



② Lot A - 3D View 3



④ Lot A - 3D View 4

GENERAL NOTES

- All drawings, plans, sections, elevations, and specifications are prepared by the Architect and are to be used as a guide only. The Contractor is responsible for obtaining all necessary permits and for ensuring that the work is completed in accordance with the City of Victoria's Building Bylaw and the applicable standards of the British Columbia Building Code.
- The Contractor shall be responsible for obtaining all necessary permits and for ensuring that the work is completed in accordance with the City of Victoria's Building Bylaw and the applicable standards of the British Columbia Building Code.
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Date:	Description:	By:	No.:
16Nov08	Issues for Rezoning	RH	1
17Feb10	Rezoning Re-submission	RH	2
17Feb10	Rezoning Re-submission	RH	3
17Mar17	Rezoning Re-submission	RH	4

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R.I.A. & C.L.T.
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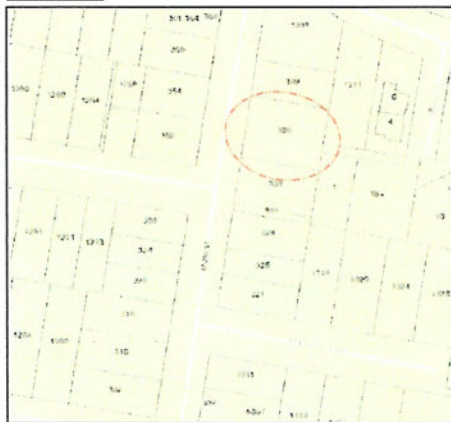
Project: 335 Moss Street
Sheet Title: Lot A - Perspectives

Project No.: 16031

Sheet: A2.4

EXISTING SINGLE FAMILY DWELLING: 337 Moss St. (Lot B) VICTORIA, BC

KEY PLAN:



PROJECT INFORMATION:

SITE ADDRESS: 337 MOSS STREET

LOT 15, PLAN VIP1456, SECTION FFLO, LAND DISTRICT S7, AMENDED LOT 15 (DD79076-1)

OWNER: VITTORIO CHELI

SCOPE OF WORK:

1.) MODIFICATION OF EXISTING BUILDING

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250.999.9993

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: BRAD CUNNING LAND SURVEYOR LTD
250.381.2257

ZONING ANALYSIS:

ZONE:	R1-B
LOT AREA:	543.0m ²
GRADES:	AVERAGE GRADE: 13.2m
F.S.R.:	ALLOWABLE (N/A) EXISTING 0.78 (N/A)
GROSS FLOOR AREA:	ALLOWABLE EXISTING
BASEMENT:	280.0m ² 113.5m ²
MAIN FLOOR:	117.9m ²
SECOND FLOOR:	124.9m ²
THIRD FLOOR:	65.3m ²
TOTAL:	300.0m ² (45 PER R1-B ZONING) 421.6m ²
LOT COVERAGE:	ALLOWABLE EXISTING
HOUSE:	40% (0.40/335.3m ² = 134.1m ²) 173.6m ² (173.6/433.0 = 32.6%)
HEIGHT:	ALLOWABLE EXISTING
HOUSE:	7.5m 10.57m
SETBACKS:	ALLOWABLE EXISTING
FRONT (M):	7.5m 9.0m
REAR (E): (25% LOT DEPTH)	8.4m 8.1m
SIDE (N): (10% LOT WIDTH)	1.62m 1.8m
SIDE (S):	3.0m 1.3m

SHEET INDEX:

A3.0 LOT B - COVER SHEET
A3.1 LOT B - FLOOR PLANS
A3.2 LOT B - FLOOR PLANS
A3.3 LOT B - SECTION
A3.4 LOT B - ELEVATIONS
A3.5 LOT B - ELEVATIONS
A3.6 LOT B - PERSPECTIVES

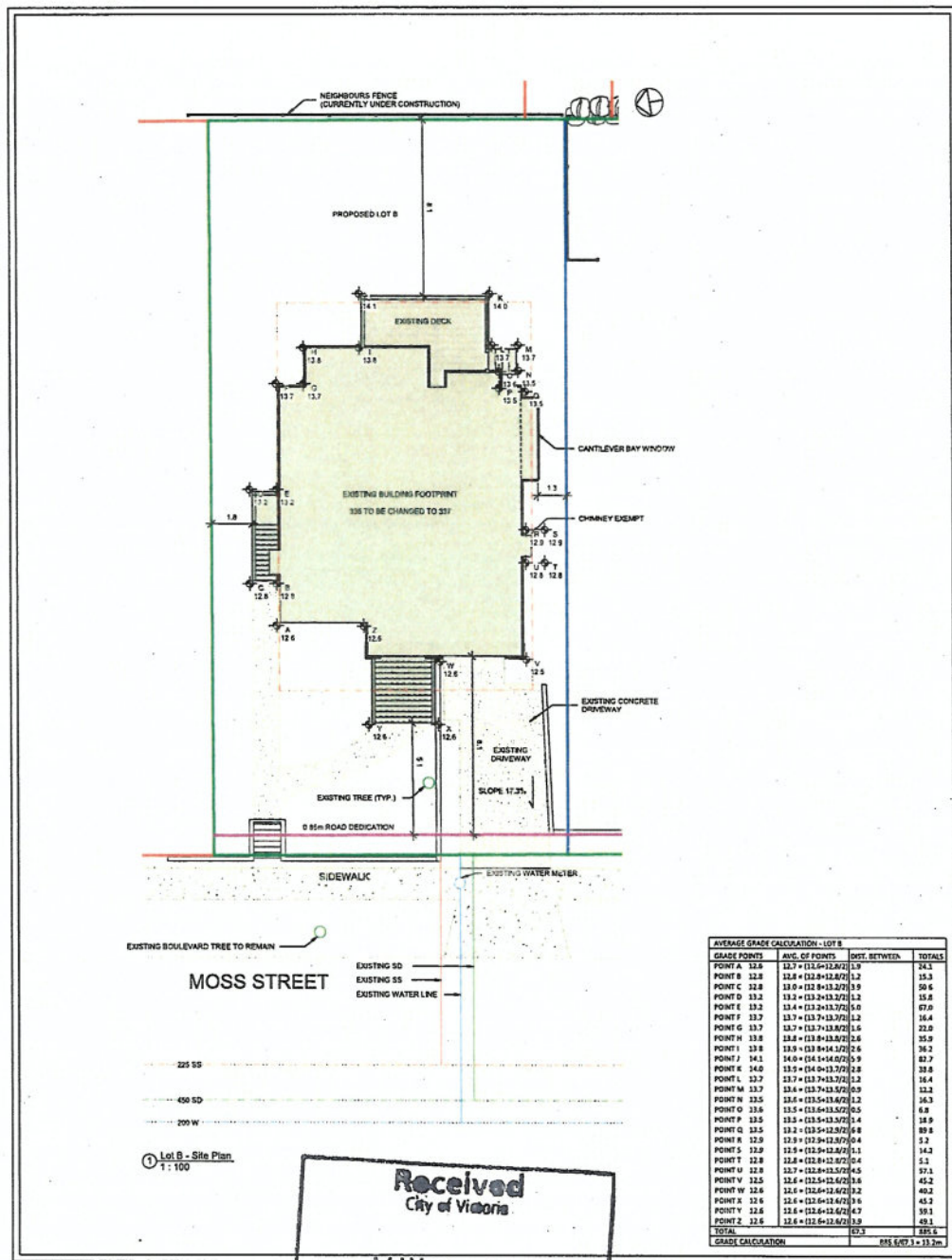
PROPOSED
0.78 (N/A) (NO CHANGE)

PROPOSED
113.5m² (NO CHANGE)
117.9m² (NO CHANGE)
124.9m² (NO CHANGE)
65.3m² (NO CHANGE)
421.6m² (113.5+117.9+124.9+65.3) (NO CHANGE)

PROPOSED
173.6m² (173.6/433.0 = 32.6%) (NO CHANGE)

PROPOSED
10.57m (NO CHANGE)

PROPOSED
8.1m (REDUCED BY 0.84m FOR ROAD DEDICATION)
8.1m (NO CHANGE)
1.8m (NO CHANGE)
1.3m (NO CHANGE)



GRADE POINTS	AVG. OF POINTS	DIST. BETWEEN	TOTALS
POINT A 12.8	13.7 = (12.8+13.2)/2	1.9	24.3
POINT B 12.8	12.8 = (12.8+12.8)/2	1.2	15.3
POINT C 12.8	13.0 = (12.8+13.2)/2	1.9	50.6
POINT D 13.2	13.2 = (13.2+13.2)/2	1.2	15.6
POINT E 13.2	13.4 = (13.2+13.7)/2	5.0	67.0
POINT F 13.7	13.7 = (13.7+13.7)/2	1.2	16.4
POINT G 13.7	13.7 = (13.7+13.7)/2	1.6	22.0
POINT H 13.8	13.8 = (13.8+13.8)/2	2.6	35.9
POINT I 13.8	13.9 = (13.8+14.1)/2	2.6	36.2
POINT J 14.1	14.0 = (14.1+14.0)/2	9	82.7
POINT K 14.0	13.9 = (14.0+13.7)/2	2.8	38.8
POINT L 13.7	13.7 = (13.7+13.7)/2	1.2	16.4
POINT M 13.7	13.6 = (13.7+13.5)/2	0.9	12.2
POINT N 13.5	13.6 = (13.5+13.6)/2	1.3	16.3
POINT O 13.6	13.5 = (13.6+13.4)/2	0.5	6.8
POINT P 13.5	13.5 = (13.5+13.5)/2	1.4	18.9
POINT Q 13.5	13.2 = (13.5+12.9)/2	6.8	89.8
POINT R 12.9	12.9 = (12.9+12.9)/2	0.4	1.2
POINT S 12.9	12.9 = (12.9+12.9)/2	1.1	14.2
POINT T 12.8	12.8 = (12.8+12.8)/2	0.4	1.1
POINT U 12.8	12.7 = (12.8+12.7)/2	4.5	37.1
POINT V 12.5	12.6 = (12.5+12.6)/2	1.6	45.2
POINT W 12.6	12.6 = (12.6+12.6)/2	1.2	40.2
POINT X 12.6	12.6 = (12.6+12.6)/2	1.6	45.2
POINT Y 12.6	12.6 = (12.6+12.6)/2	4.7	59.1
POINT Z 12.6	12.6 = (12.6+12.6)/2	1.9	49.1
TOTAL		67.3	895.6
AVERAGE GRADE CALCULATION			895.6/67.3 = 13.3m

GENERAL NOTES

- All design, plans, sections, elevations, and perspectives are based on the information provided by the client and are not to be used for any other purpose without the written consent of the designer.
- The designer is not responsible for the accuracy of the information provided by the client or for the results of any construction based on these plans.
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Date:	Description:	By:	No.:
16Nov08	Issue for Recording	RH	1
17Feb10	Re-submission	RH	2
17Aug05	Re-submission	RH	3
17Mar17	Re-submission	RH	4

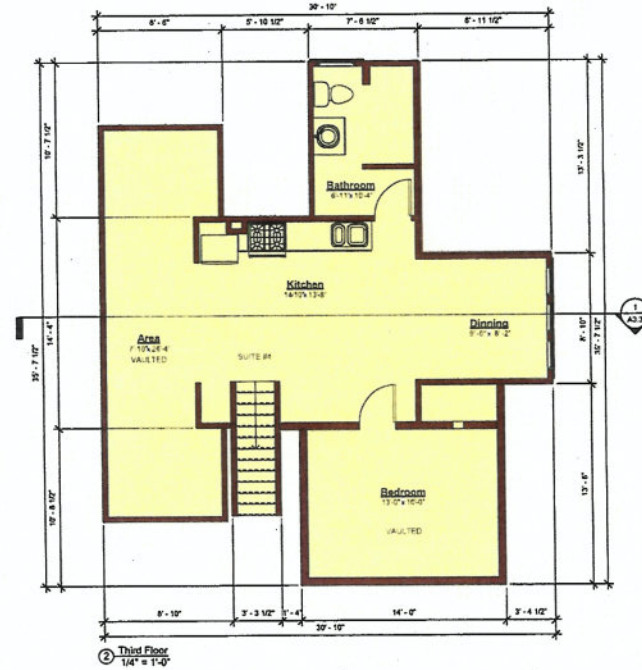
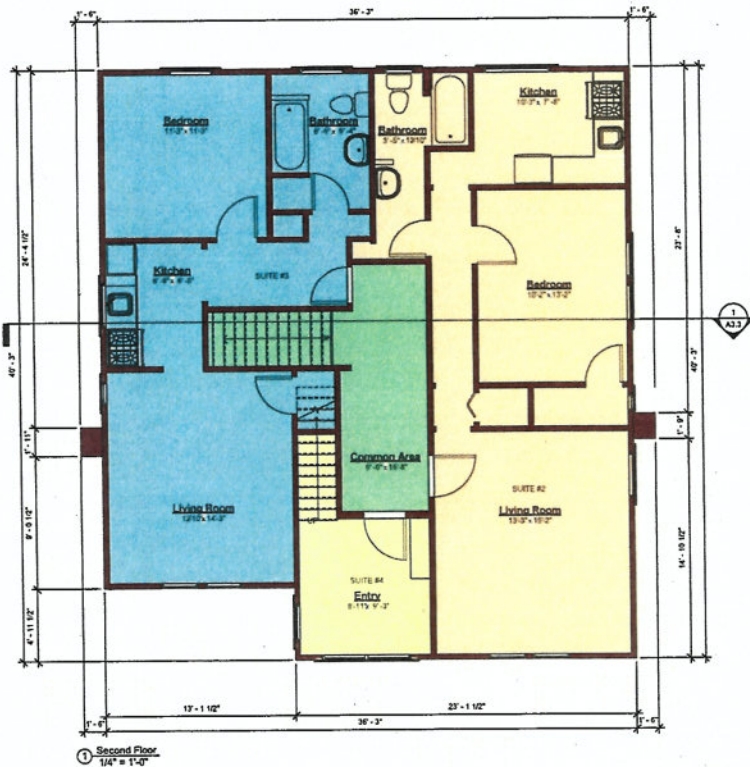
chd
Ryan Hoyt Designs Inc.
1000 West 10th Avenue
Victoria, BC V8V 2L8
250.999.9993
www.ryanhoytdesigns.com

Project: 335 Moss Street
Sheet Title: Lot B - Cover Sheet

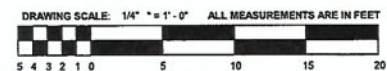
Project No.: 16031

Sheet: A3.0

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MAY 19 2017
Planning & Development Department
Development Services Division



SUITE LOCATION & SIZE		FLOOR AREA	
SUITE #1	2413 SF	BASEMENT	1000 SF
SUITE #2	574 SF	MAIN	1206 SF
SUITE #3	568 SF	SECOND	1252 SF
SUITE #4	784 SF	THIRD	354 SF
COMMON AREA	171 SF	TOTAL	2632 SF
		GARAGE	245 SF



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City of Victoria

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Planning & Development Department
Development Services Division

GENERAL NOTES

1. The drawings are prepared by the City of Victoria and are for informational purposes only. They are not to be used for construction or other purposes without the written consent of the City of Victoria.
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4. The drawings are prepared by the City of Victoria and are for informational purposes only. They are not to be used for construction or other purposes without the written consent of the City of Victoria.

Date	Description	By	No.
10/06/08	Issue for Rezonation	RH	1
17Feb10	Rezonation Resubmission	RH	2
12Aug09	Rezonation Resubmission	RH	3
17Mar17	Rezonation Resubmission	RH	4

ryan hays designs inc.
ryan hays designs inc.
Suite 207, 4475 Vancouver Ave.
Victoria, BC V8Z 6L8
info@ryanhaysdesigns.com
www.ryanhaysdesigns.com

Project: 335 Moss Street

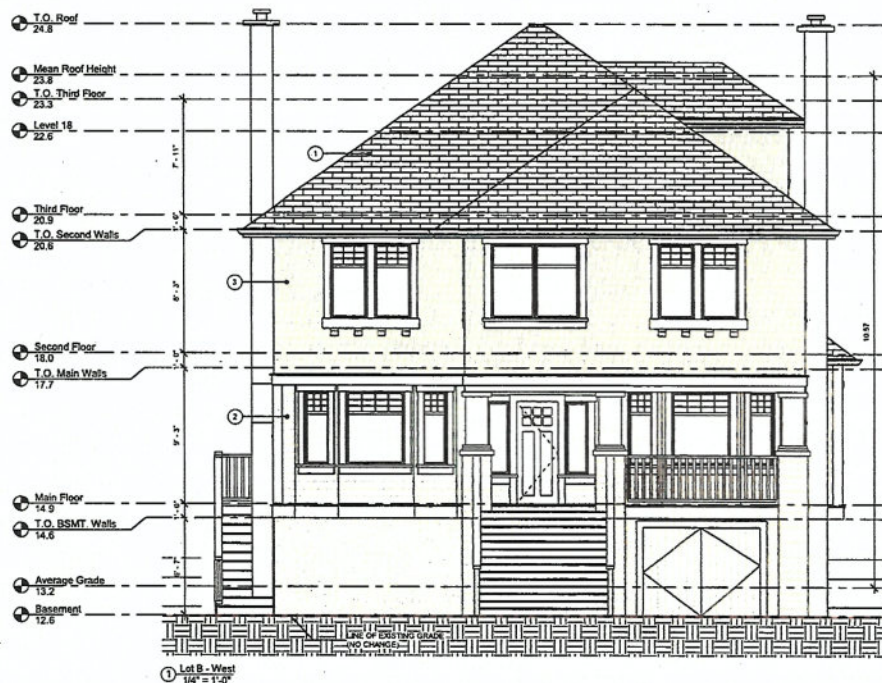
Sheet Title: Lot B - Floor Plans

Project No.: 16031

Sheet: A3.2



Sheet **A3.3** 



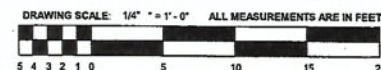
ELEVATION LEGEND	
①	EXISTING ASPHALT SHINGLE
②	EXISTING LAP SIDING
③	EXISTING SHINGLE SIDING

FLOOR AREA	
BASEMENT	909 SF
MAIN	1296 SF
SECOND	1329 SF
THIRD	354 SF
TOTAL	3888 SF
GARAGE	248 SF

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City of Victoria

MAY 19 2017

Planning & Development Department
Development Services Division



GENERAL NOTES

- All drawings, notes, sections, elevations, specifications and other documents shall be read in conjunction with the City of Victoria's Development Services Division's "Standard Specifications for Building Construction" and the "City of Victoria's Building Code" and shall be used in conjunction with the "City of Victoria's Building Code" and the "City of Victoria's Building Code".
- The responsibility of the Contractor is to verify all dimensions, materials, and construction methods with the City of Victoria's Building Code and the "City of Victoria's Building Code".
- The Contractor shall verify all dimensions, materials, and construction methods with the City of Victoria's Building Code and the "City of Victoria's Building Code".
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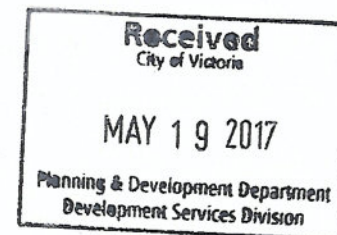
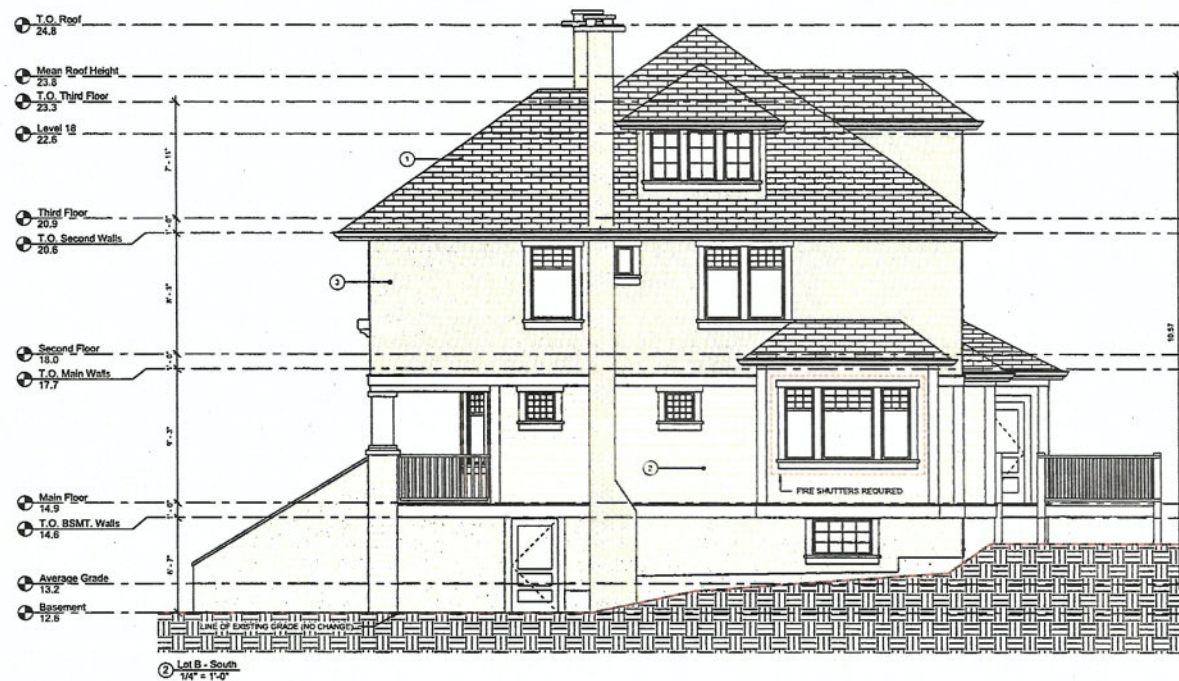
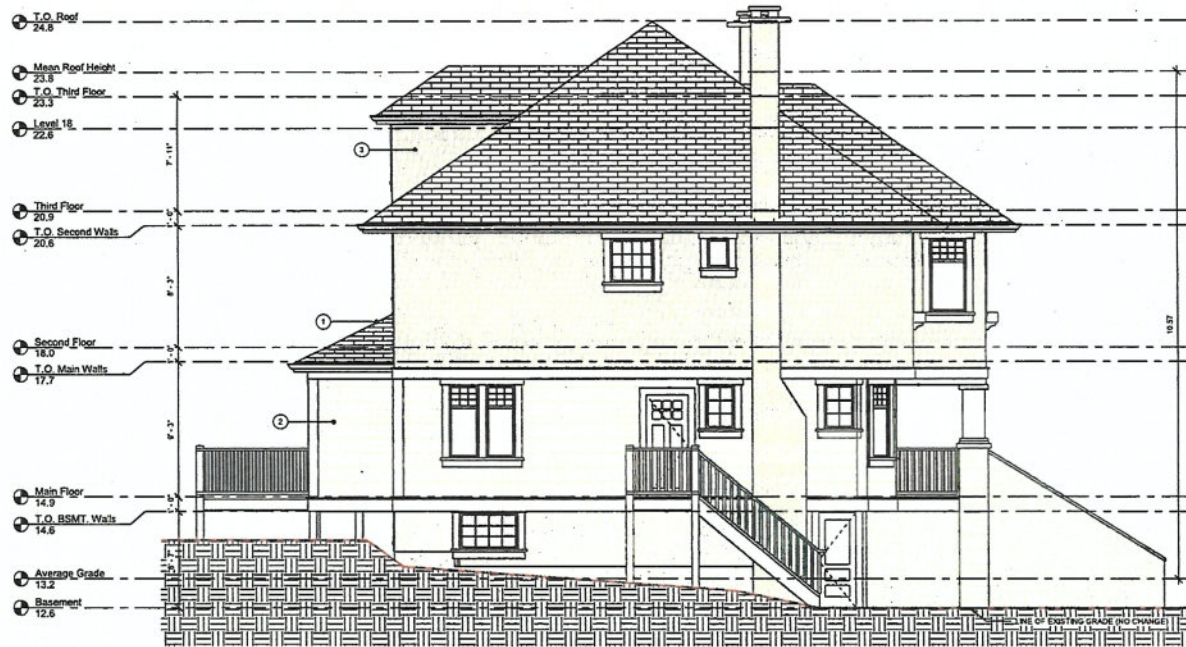
Date:	By:	No.:
17/06/10	RH	1
17/06/10	RH	2
17/06/10	RH	3
17/06/10	RH	4

Ryan Hoyt Designs Inc.
 230.999.0893
 230.999.0893
 www.ryanhoytdesigns.com

Project: 335 Moss Street
 Sheet Title: Lot B - Elevations

Project No: 16031

Sheet: A3.4

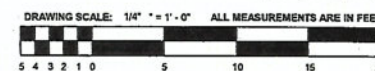


ELEVATION LEGEND		
1	EXISTING ASPHALT SHINGLE	
2	EXISTING LAP SIDING	
3	EXISTING SHINGLE SIDING	

PROPOSED SOUTH ELEVATION SPACIAL SEPARATION #1		
AREA OF EXPOSING BUILDING FACE	55.5m ²	
LIMITING DISTANCE	2.0m	
PERCENTAGE OF GLAZED AREA ALLOWABLE	9.9%	
AREA OF GLAZED OPENINGS ALLOWABLE	5.49m ²	
AREA OF GLAZED OPENINGS PROPOSED	7.5m ²	
PERCENTAGE OF GLAZED AREA PROPOSED	7.8%	

PROPOSED SOUTH ELEVATION SPACIAL SEPARATION #2		
AREA OF EXPOSING BUILDING FACE	11.6m ²	
LIMITING DISTANCE	1.2m	
PERCENTAGE OF GLAZED AREA ALLOWABLE	7.7%	
AREA OF GLAZED OPENINGS ALLOWABLE	0.89m ²	
AREA OF GLAZED OPENINGS PROPOSED	3.5m ²	
PERCENTAGE OF GLAZED AREA PROPOSED	30.2%	
*FIRE SHUTTERS REQUIRED FOR THIS SECTION		

FLOOR AREA	
BASEMENT	1009 SF
MAIN	1296 SF
SECOND	1202 SF
THIRD	354 SF
TOTAL	2861 SF
GARAGE	246 SF



GENERAL NOTES

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3. The City of Victoria is not responsible for the accuracy of the information provided by the applicant.

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5. The City of Victoria is not responsible for the accuracy of the information provided by the applicant.

Date:	Description:	By:	No.:
18/05/08	Issue for Rezoning	RH	1
17/01/10	Rezonina Resubmission	RH	2
17/01/05	Rezonina Resubmission	RH	3
17/01/07	Rezonina Resubmission	RH	4

CHD
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info@ryanhoytdesign.com

Project: 335 Moss Street
Sheet Title: Lot B - Elevations

Project No.: 16031

Sheet: A3.5

