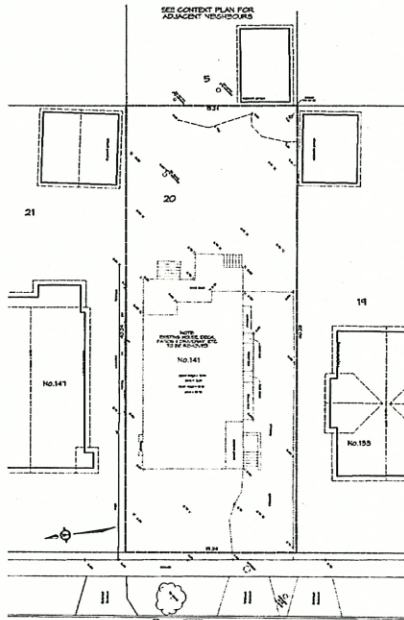


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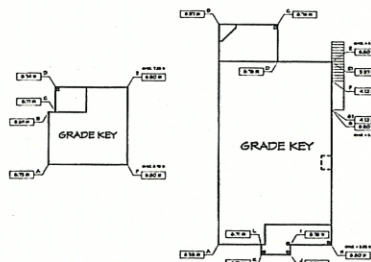
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Planning & Development Department
Development Services Division



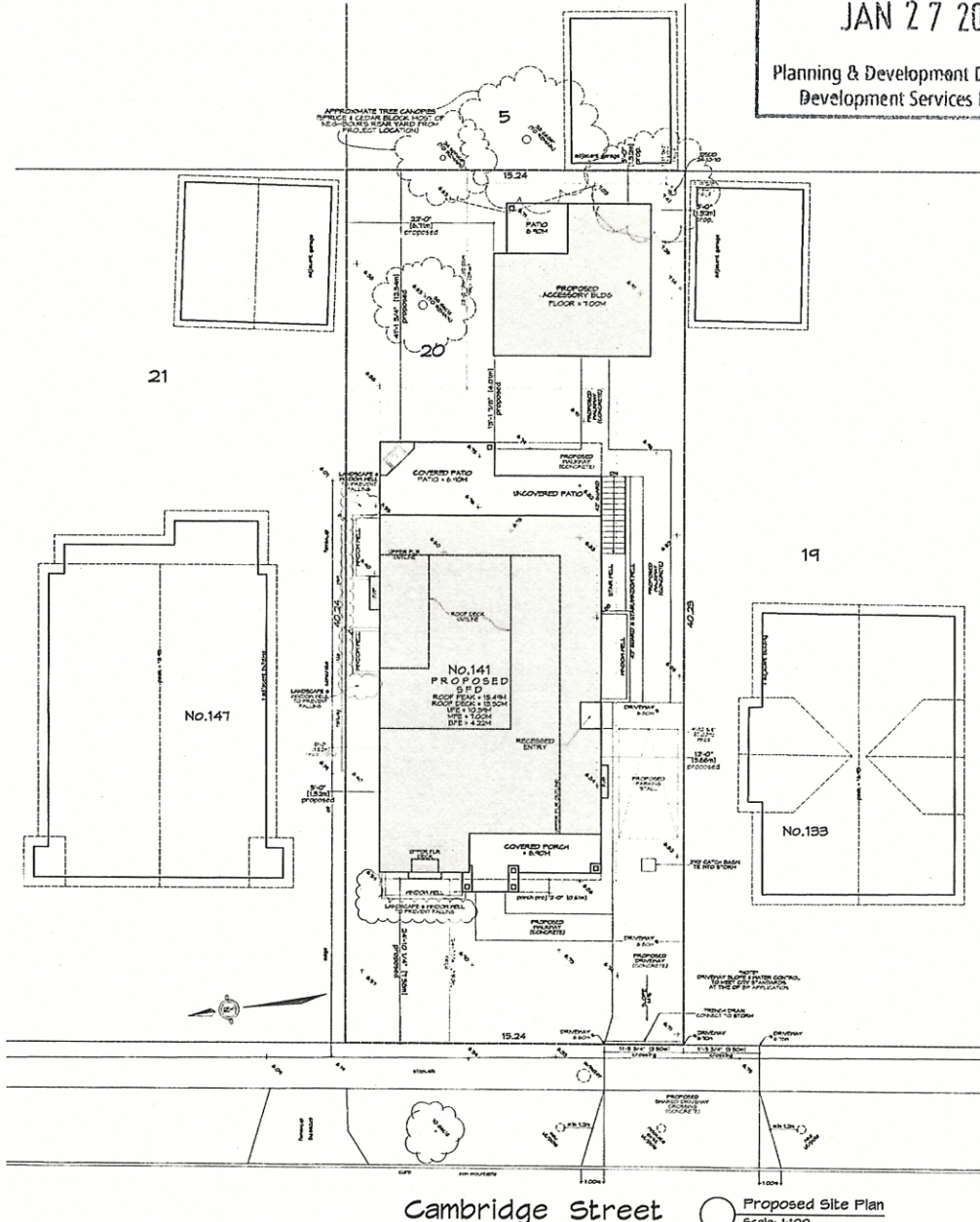
Cambridge Street

Existing Site Plan
Scale: 1:200



House Average Grade Calculation						
SEGMENT	Dist	Finish	Average	Distance	Factor	Average grade (elevation)
AB	0.58	0.57	0.55	10.81	130.25	61.52
BC	0.57	0.58	0.67	10.81	130.25	61.52
CD	0.78	0.78	0.78	3.35	22.65	61.52
DE	0.78	0.80	0.78	4.80	32.64	61.52
EF	0.57	0.72	0.72	1.73	6.31	61.52
FG	0.57	0.72	0.72	1.73	6.31	61.52
GH	0.80	0.80	0.80	12.12	82.42	61.52
HI	0.80	0.80	0.80	3.47	24.46	61.52
IJ	0.80	0.75	0.75	0.89	6.04	61.52
JK	0.72	0.71	0.75	2.00	17.54	61.52
KL	0.71	0.71	0.71	0.89	5.97	61.52
LA	0.71	0.68	0.68	3.75	25.12	61.52
TOTAL				51.52	401.64	61.52

Accessory Average Grade Calculation						
SEGMENT	Dist	Finish	Average	Distance	Factor	Average grade (elevation)
AB	0.75	0.72	0.72	31.72	237.92	61.52
BC	0.80	0.71	0.70	0.81	4.09	61.52
CD	0.71	0.71	0.71	2.00	15.40	61.52
DE	0.74	0.80	0.77	0.40	43.33	61.52
EF	0.80	0.80	0.80	7.01	47.46	61.52
FG	0.80	0.75	0.75	7.01	47.46	61.52
TOTAL				55.34	436.65	61.52



Cambridge Street

Proposed Site Plan
Scale: 1:100

SITE DATA - 141 CAMBRIDGE ST., VICTORIA	
LEGAL DESCRIPTION - LOT 20, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN 647	
CURRENT ZONING - R1-B	
LOT AREA	PROPOSED
613.14 M ² (6600.27 FT ²)	
LOT WIDTH	15.24 M (50.00')
LOT DEPTH (AVG.)	40.24 M (132.02')
SETBACKS	
FRONT	1.50 M (24.87')
REAR	12.54 M (41.14')
SIDE (N)	1.52 M (5.00')
SIDE (S)	3.66 M (12.00')
SIDE (COMBINED)	5.18 M (17.00')
AVG. GRADE	6.53 M (21.42')
BUILDING HEIGHT	1.55 M (24.77')
STOREYS	2 STOREYS + BSMT
FLOOR AREA	
ROOF DECK EXCLUDED	32.84 M ² (353.93 FT ²) EXCLUDED
UPPER FLOOR	104.44 M ² (1124.76 FT ²)
MAIN FLOOR	144.62 M ² (1556.67 FT ²)
BASMENT	135.84 M ² (1462.64 FT ²)
1ST/2ND STOREYS, TOTAL	249.11 M ² (2681.43 FT ²)
ALL FLOORS, TOTAL	385.00 M ² (4144.13 FT ²)
TOTAL FLOOR AREA	249.11 M ² (2681.43 FT ²)
FLOOR AREA RATIO	0.41
SITE COVERAGE	34.74 % INCLUDING ACCESSORY BLDG
PARKING	1 SPACE
ACCESSORY BLDG	PROPOSED
REAR YARD AREA	191.17 M ² (2057.69 FT ²)
SETBACKS	
REAR	1.52 M (5.00')
SIDE (N)	6.71 M (22.00')
SIDE (S)	1.52 M (5.00')
TO HOUSE	4.01 M (13.16')
AVG. GRADE	6.77 M (22.21')
BUILDING HEIGHT	3.46 M (11.35')
FLOOR AREA	36.96 M ² (397.84 FT ²)
SITE COVERAGE	24.95 % OF REAR YARD

- DRAWING LIST:**
- SK01 SITE PLAN & DATA
 - SK02 FLOOR PLANS
 - SK03 FLOOR PLANS
 - SK04 ELEVATIONS
 - SK05 ELEVATIONS
 - SK06 ACCESSORY ELEVATIONS & STREETScape
 - SK07 CONTEXT PLAN & PHOTOS

RE-ISSUED FOR
REZONING
JAN. 23, 2017

ZEBRADESIGN



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

Drawn By: K. KOSHMAN
Date: AUG. 04, 2016

Scale: AS NOTED

Project:
PROPOSED NEW SPD
& ACCESSORY BLDG
141 CAMBRIDGE ST

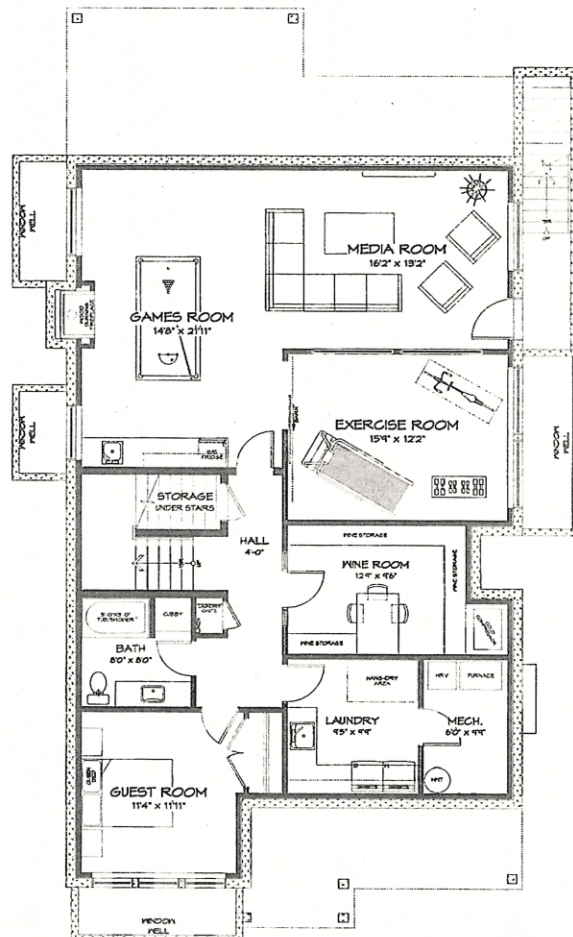
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SITE PLAN &
SITE DATA

Revision: Sheet:
157 SURVEY
AUG 05/16
REV A
JAN 25/17
SK
01

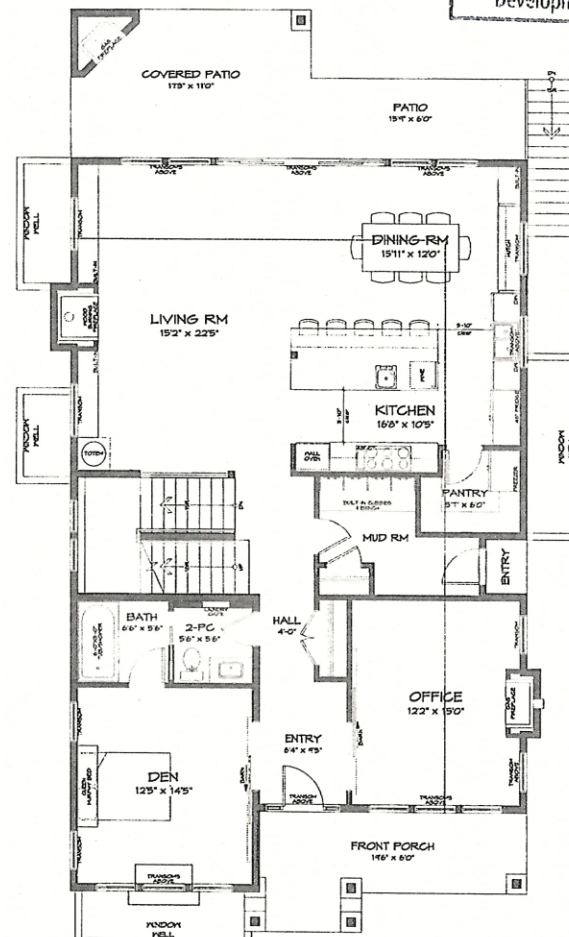
Proj No. TBD

REV. NO.	DESCRIPTION	DATE
A	ADD TRENCH DRAIN, GATCH BASIN AND NOTE RE WATER CONTROL	JAN 25/17

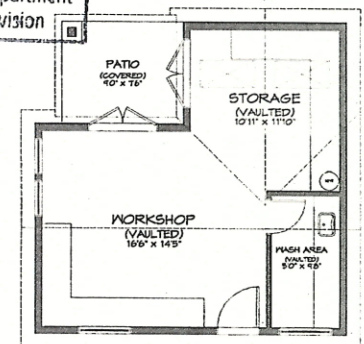
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Lower Floor Plan
Scale: 1:50



Main Floor Plan
Scale: 1:50



Accessory Shed
Scale: 1:50

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Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: AUG. 04, 2016

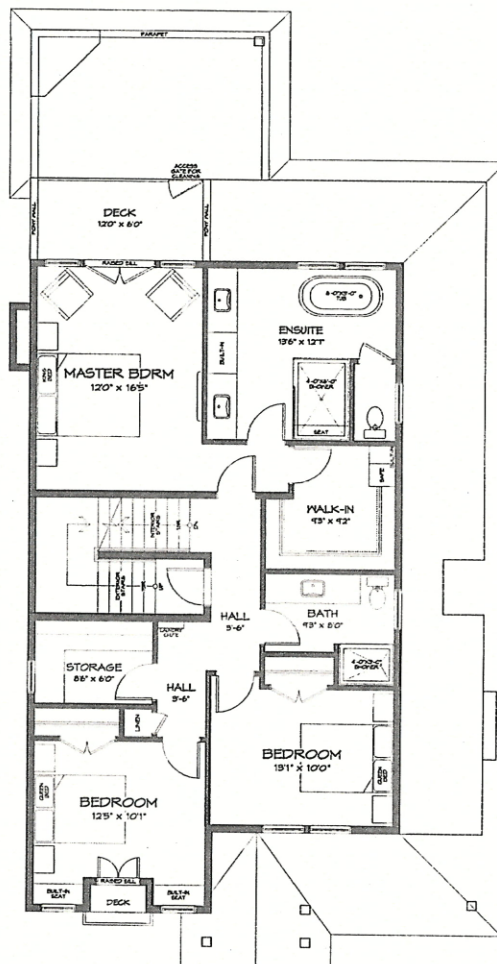
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Project:
PROPOSED NEW SPD
& ACCESSORY BLDGS
141 CAMBRIDGE ST

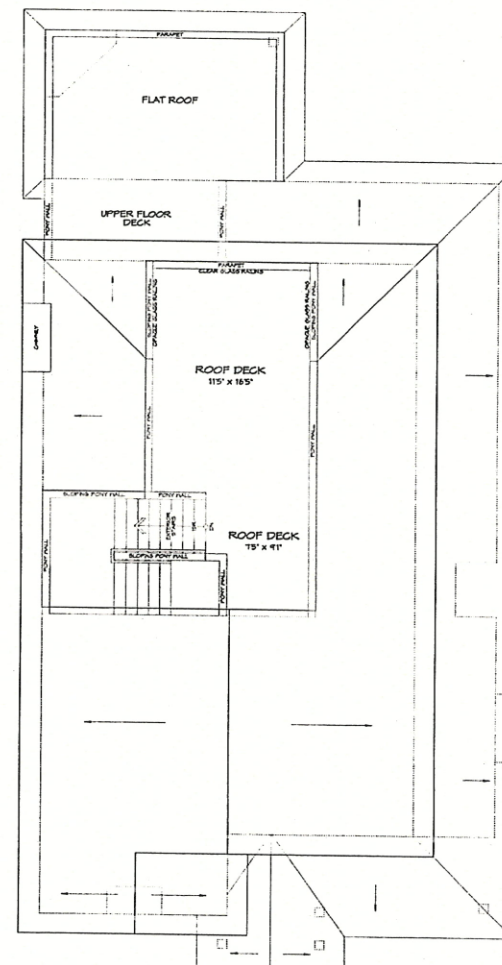
Title:
FLOOR PLANS

REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
A	NO CHANGES	JAN. 23/17	1ST SUBMISSION AUG. 05/16 REV. A JAN. 23/17	SK 02 Proj. No. TBD

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Upper Floor Plan
Scale: 1:50



Roof Deck Plan
Scale: 1:50

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1161 NEWPORT AVE
Victoria, B.C. V8S 2E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: AUG. 09, 2016

Scale: AS NOTED

Project:
PROPOSED NEW SFD
& ACCESSORY BLDG
141 CAMBRIDGE ST

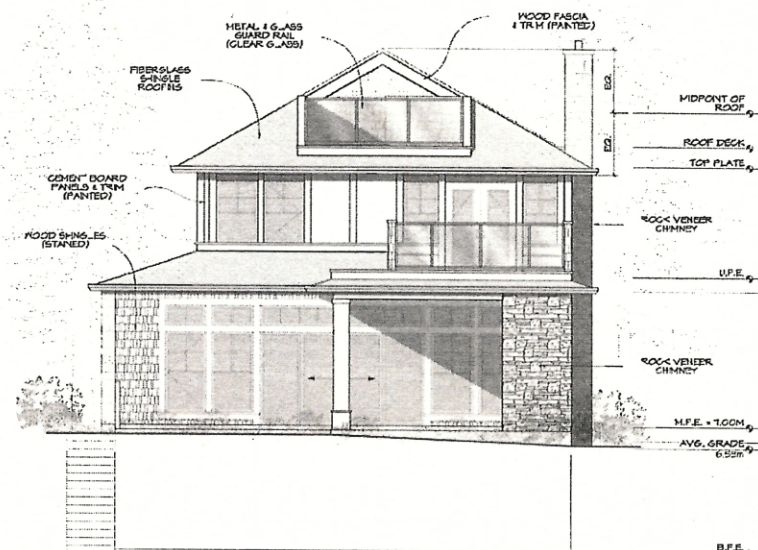
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FLOOR PLANS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
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Proj. No. TBD				

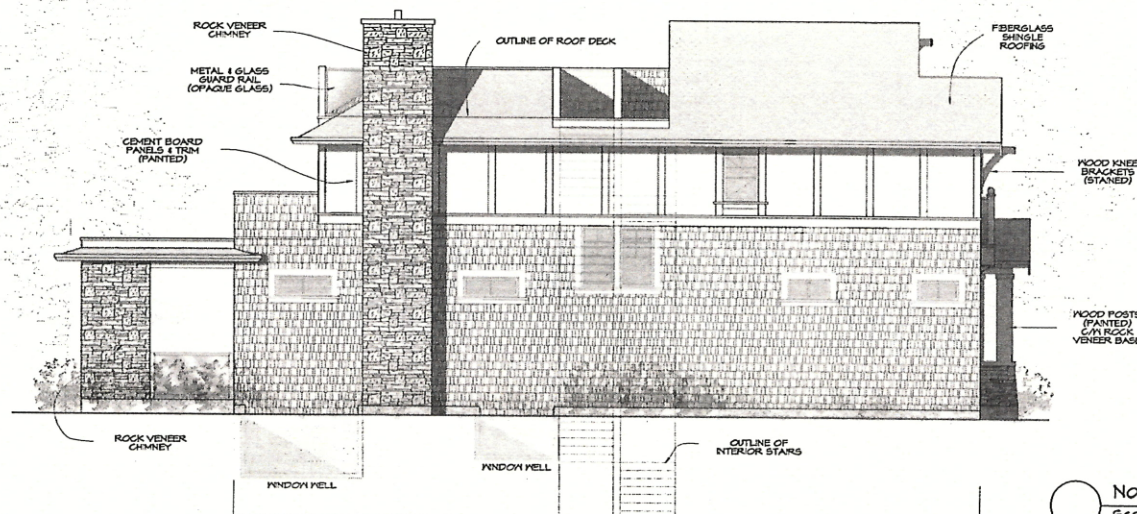
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Development Services Division



Rear Elevation
Scale: 1:50



North Side Elevation
Scale: 1:50

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Drawn By: K. KOSHMAN

Date: AUG. 04, 2016

Scale: AS NOTED

Project:
PROPOSED NEW SFD
& ACCESSORY BLDG
141 CAMBRIDGE ST

Title:
ELEVATIONS

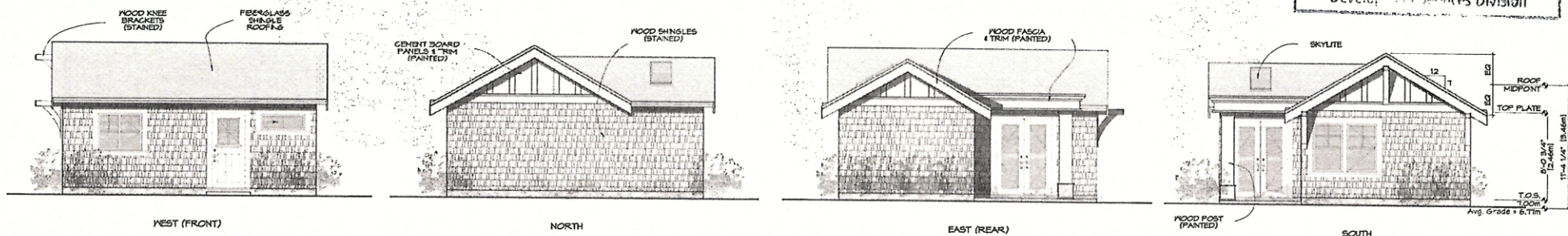
Revision:
REV. SUBMISSION
AUG. 04/16
REV. A
JAN. 23/17
Sheet:
SK
05
Proj. No. TBD

REV. NO.	DESCRIPTION	DATE
A	NOTE CHANGE AND CLEAR GLASS RAILINGS	JAN. 23/17

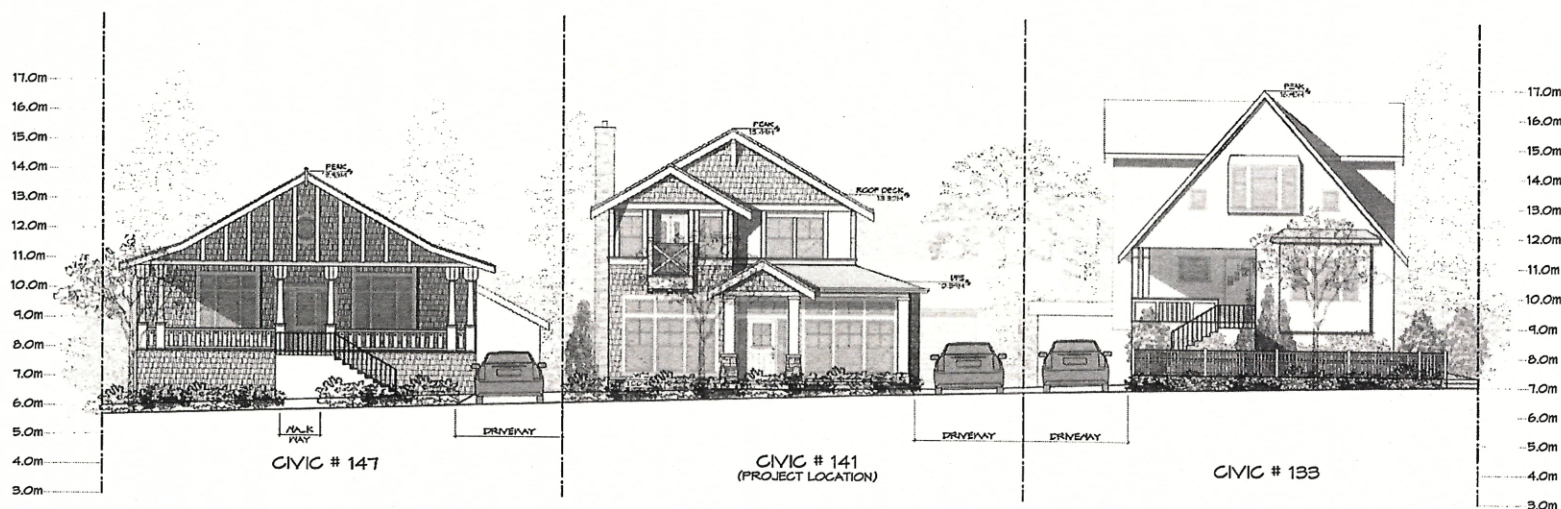
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City of Victoria

JAN 27 2017

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Development Services Division



Accessory Elevations
Scale: 1:50



Streetscape
Scale: 1:75

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JAN. 23, 2017

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

Drawn By: K. KOSHMAN

Date: AUG. 09, 2016

Scale: AS NOTED

Project:

PROPOSED NEW SFD
& ACCESSORY BLDG
141 CAMBRIDGE ST

1161
ACCESSORY
ELEVATIONS &
STREETSCAPE

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
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			REV. A JAN. 23/17	Proj. No. TBD

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JAN 27 2017

Planning & Development Department
Development Services Unit



CONTEXT PLAN



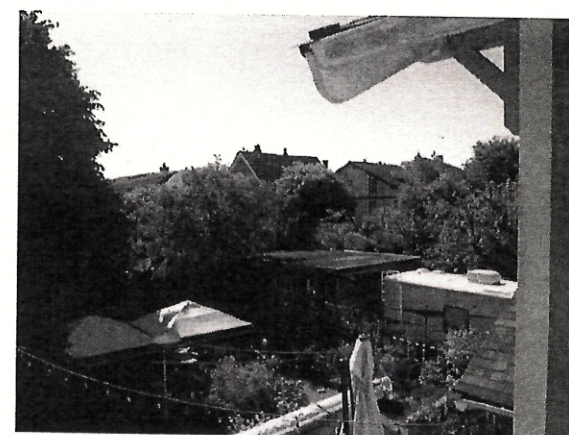
④ VIEW OF PROJECT LOCATION REAR YARD
4 138 LINDEN AVE
(FROM EXISTING SFD UPPER FLOOR)



① VIEW OF 141 CAMBRIDGE REAR YARD
(FROM EXISTING SFD UPPER FLOOR)



② VIEW OF PROJECT LOCATION REAR YARD
4 138 LINDEN AVE
(FROM EXISTING SFD UPPER FLOOR)



③ VIEW OF PROJECT LOCATION REAR YARD
4 139 CAMBRIDGE REAR YARD
(FROM EXISTING SFD UPPER FLOOR)

RE-ISSUED FOR
REZONING
JAN. 23, 2017

ZEBRADESIGN



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

Drawn By: K. KOSHMAN

Date: AUG. 09, 2016

Scale: AS NOTED

Project:
PROPOSED NEW SFD
& ACCESSORY BLDGS
141 CAMBRIDGE ST

Title:
CONTEXT PLAN
& PHOTOS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
A	NO CHANGES	JAN. 23/17	1ST SUBMISSION AUG. 09/16 REV A JAN. 23/17	SK 07
			Proj.No. TBD	