



## Planning and Land Use Committee Report

### For the Meeting of January 14, 2016

---

**To:** Planning and Land Use Committee                      **Date:** December 30, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Variance Permit No. 00161 for 1000 Chamberlain Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00161 for 1000 Chamberlain Street, in accordance with:

1. Plans date-stamped November 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Section 1.6.4.a - Relaxation to increase the maximum building height from 7.60m to 10.68m
  - ii. Section 1.6.5.a - Relaxation to reduce the front yard setback from 7.50m to 4.70m (Cantilever) and 4.96m for the building façade
  - iii. Section 1.6.5.b - Relaxation to reduce the rear yard setback from 9.10m to 3.39m
  - iv. Schedule F, Section 1 - Relaxation to permit an accessory building within the side yard (west) and the front yard instead of the rear yard
  - v. Schedule F, Section 2.a - Relaxation to increase the maximum floor area of an accessory building from 37.00m<sup>2</sup> to 40.30m<sup>2</sup>
  - vi. Schedule J, Section 2.a - Relaxation to permit an increase in the enclosed floor area of an addition to a building from 20.00m<sup>2</sup> to 47.25m<sup>2</sup> with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1000 Chamberlain Street. The proposal is to construct a 47.25m<sup>2</sup> addition to the existing house as part of its renovation with the installation of a secondary suite and the relocation of an existing accessory (workshop) building currently encroaching on a neighbour's property. The variances are related to the floor area of the addition to the single family dwelling as well as its height and setbacks and the location and floor area of the existing accessory building.

The following points were considered in assessing this application:

- the design of the proposed addition is in keeping with the existing house
- the requested variances are largely technical in nature and due to the siting and size of the existing house and accessory building will have minimal impacts on adjacent properties and the surrounding neighbourhood.

## BACKGROUND

### Description of Proposal

The proposal is to construct a 47.25m<sup>2</sup> rear addition and deck on an existing house as part of its renovation with the installation of a secondary suite. Relocation of an existing accessory (workshop) building is proposed to remove its encroachment on the neighbouring property to the west. Specific details include:

- installation of the two-bedroom, 81m<sup>2</sup> secondary suite on the lower floor
- a storage area and workshop on the lower floor of the addition with a deck and mudroom above
- new lower floor windows and an entrance to the secondary suite
- exterior siding on the addition to match siding on the existing house
- new vehicle parking pad and sidewalks on the site with permeable pavers.

The proposed variances are related to:

#### Main House

- A building addition exceeding 20m<sup>2</sup> with the installation of a secondary suite.
- Front and rear setbacks less than the required minimum due to the *Zoning Regulation Bylaw* definition of front yard.
- A small increase in building height due to a change in average grade.

#### Accessory Building

- A location in front yard and side yard due to the *Zoning Regulation Bylaw* definition of front yard.
- A floor area slightly greater than the maximum permitted.



## Sustainability Features

As indicated in the applicant's letter date-stamped November 25, 2015 the following sustainability features are associated with this application:

- upgraded weather stripping/caulking installed on doors and windows
- high-efficiency in-floor heating
- solar hot water system with associated mechanical room.

## Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

## Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit Application.

## Existing Site Development and Development Potential

The site is a large corner lot currently occupied by a single family dwelling built in 1911. While the front of the house faces Chamberlain Street, the front yard as defined in the *Zoning Regulation Bylaw* is on Brighton Avenue.

Under the existing R1-G Zone, the house could be replaced with a new single family detached dwelling with a maximum floor area of 300 m<sup>2</sup>, which could include a secondary suite. The size and corner location of the lot meet the criteria for consideration of a rezoning for a duplex.

## Data Table

The following data table compares the proposal with the existing R1-G Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-G
Site area (m <sup>2</sup> ) - minimum	667.06	460.00
Density (Floor Space Ratio) - maximum	0.43:1	0.5:1
Total floor area (m <sup>2</sup> ) - maximum	290.00	300.00
Secondary suite floor area	80.93	90.00
Lot width (m) - minimum	18.30	15.00
Height (m) - maximum	10.68*	7.60
Storeys - maximum	3*	2
Site coverage % - maximum	29.30	30.00
Open site space % - minimum	70.70	50.00

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R1-G</b>
Setbacks (m) – minimum		
Front (Brighton Ave.)	4.70*	7.50
Rear (north)	3.39*	9.00
Side (west)	10.43	2.75
Side (Chamberlain St.)	7.92	3.5
Combined Side Yards	18.35	5.40
Parking – minimum	1	1
<b>Accessory Building</b>		
Location	Front and side yard*	Rear yard
Floor area - maximum	40.30*	37.00
Height – maximum	3.50	3.50
Setbacks (m) – minimum		
East (separation space)	4.91	2.40
Rear (north)	7.85	0.60
West	0.91	0.60
Rear yard site coverage %	n/a	25

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 2, 2015 the application was referred for a 30-day comment period to the CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires a notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Proposed Variances

The requested setback variances for the existing house and the locational variance for the existing accessory building are largely technical and the result of existing front and rear yards that differ in location from the definitions in the *Zoning Regulation Bylaw*. The requested height relaxation for the existing house reflects its existing height with an adjustment to the average grade. The requested variance for the floor area of the accessory building reflects its existing floor area. Staff recommend that Council consider the requested variance to permit an addition to the existing house with a greater floor area than permitted when a secondary suite is installed, as its design is in keeping with the existing house.

## CONCLUSIONS

Staff have reviewed the proposal and the proposed variances will have minimal impacts on adjacent properties and the surrounding neighbourhood and the design of the proposed addition is in keeping with the existing building. Staff, therefore, recommend that Council consider supporting the proposal and the requested variances.

## ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00161 for the property located at 1000 Chamberlain Street.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

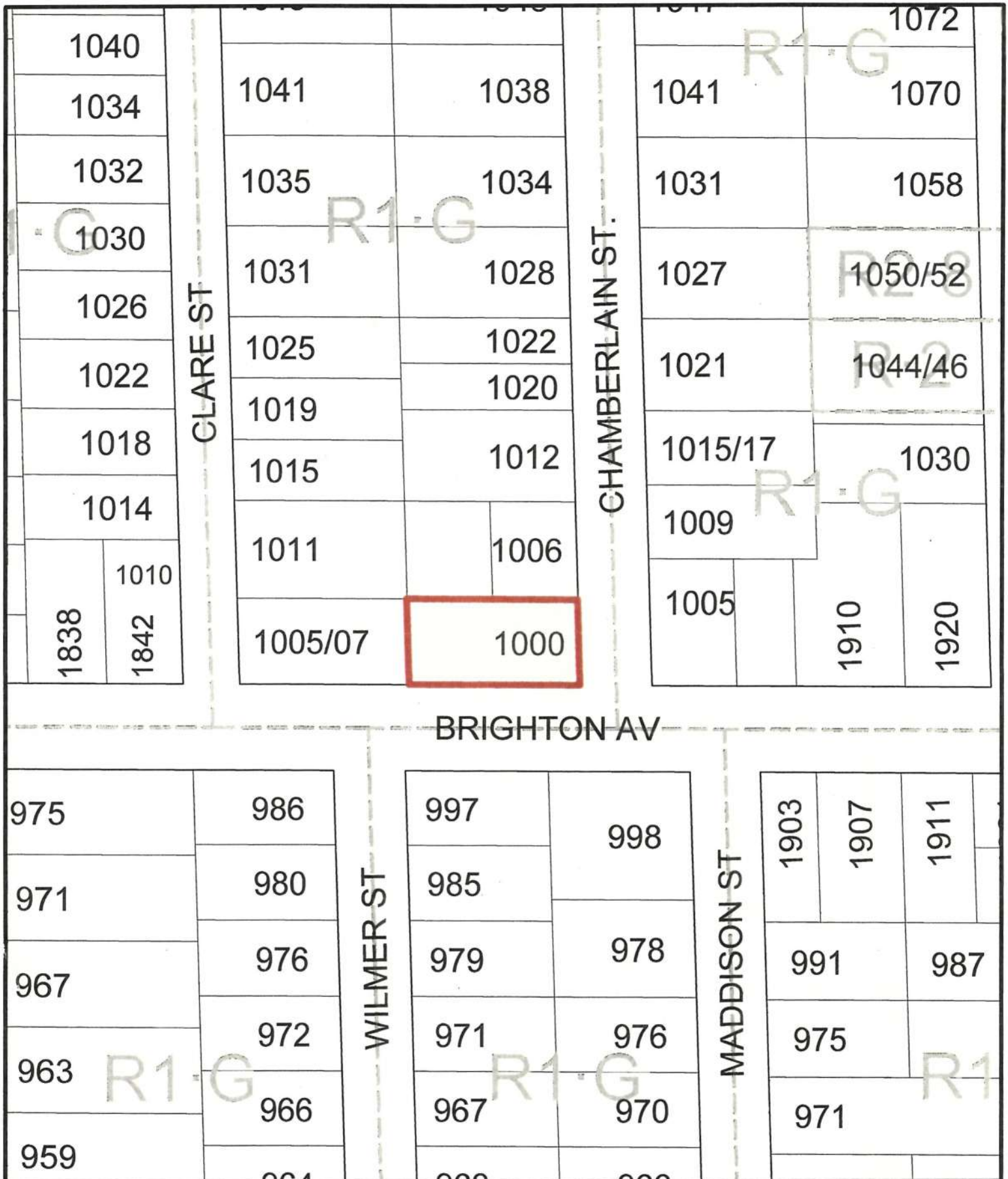


Date: December 30, 2015

## List of Attachments

- Zoning map
- Aerial map
- Letter from applicant date-stamped November 25, 2015
- Plans date-stamped November 25, 2015.

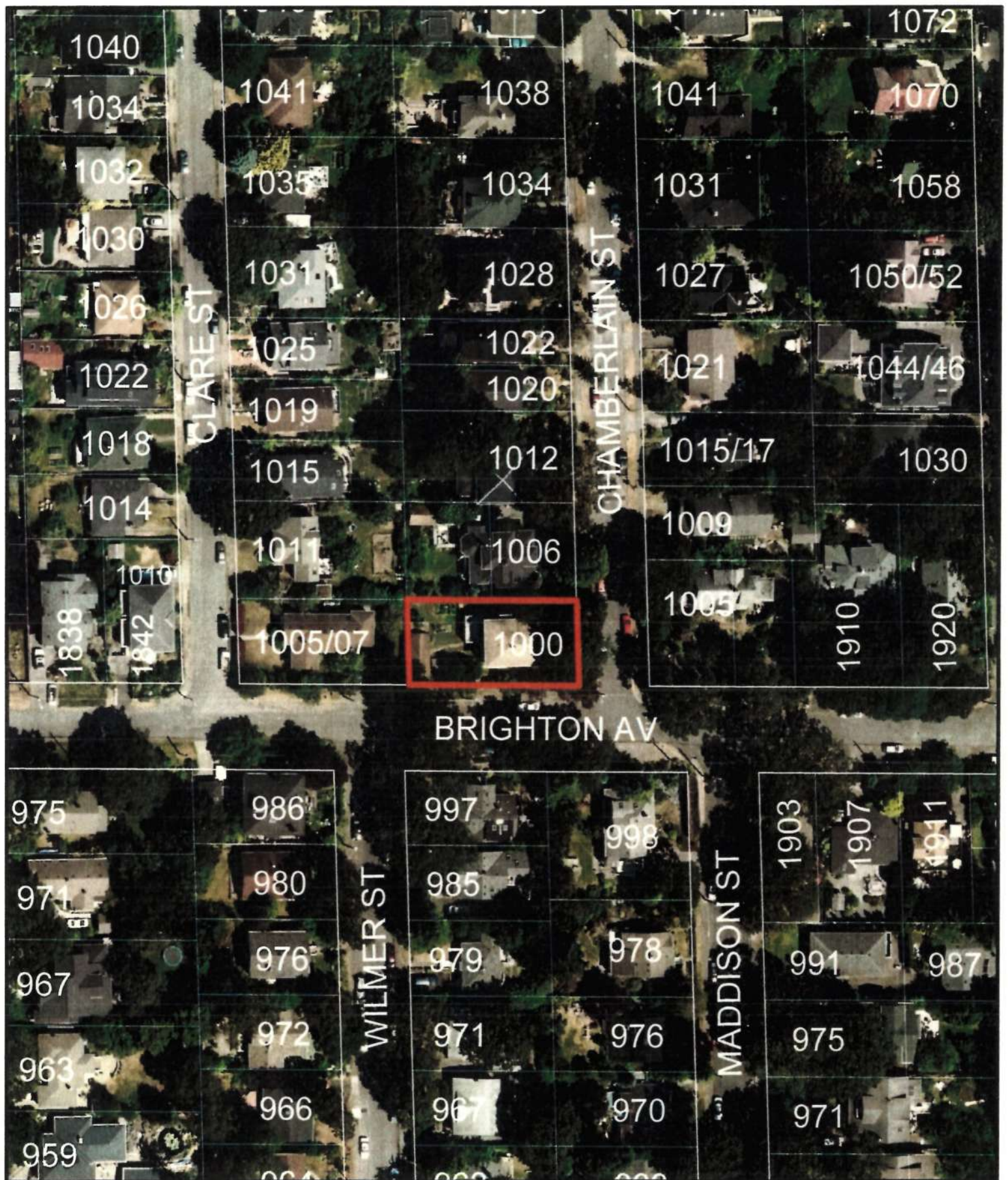




1000 Chamberlain Street  
Development Variance Permit #00161







1000 Chamberlain Street  
Development Variance Permit #00161

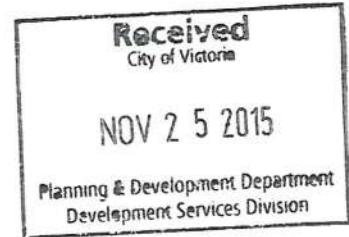




Leonard Weaver  
1000 Chamberlain Street  
Victoria, BC V8S 4B9  
l.weaver@me.com  
205-8121-1013

Mayor Lisa Helps and the Victoria City Council  
1 Centennial Square  
Victoria, BC V8W 1P6

November 20, 2015



Dear Ms. Help and Members of the Victoria City Council,

**RE: Development Variance Permit Application #00161**

The house at 1000 Chamberlain Street is a grand old Victorian built in the early 1900s. My wife and I would like to see it stand proud among its neighbours; to do that it will need major renovation. Our application for a development permit aims to achieve five goals.

1. Restore and improve the character features of the home and improve the aesthetics of the house and lot for the enjoyment of the occupants and for enhancement of the neighbourhood.
2. Reduce our carbon footprint and augment the home's thermal efficiency.
3. Improve the functionality of the home's interior to better align with modern living.
4. Install a high-end, income-earning suite to assist with financing the costs of the upgrades and the mortgage.
5. Eliminate the encroachment of the garage onto the neighbour's property.

The manner in which the proposed plan meets these goals is discussed below.

**Variances Requested**

The city plan considers Brighton Street to be the fronting street despite the home's address and obvious orientation to Chamberlain Street. This poses a hardship with regards to meeting flanking and fronting street setback requirements. Accordingly, the following 6 variances are requested.

1. Section 1.6.4.a - Relaxation for the maximum building height from 7.60m to 10.68m due to the proposed average grade change. The existing building height is 10.47m.



2. Section 1.6.5.a - Relaxation for the front yard setback from 7.50m to 4.96m. The existing front yard setback is 4.70m (Cantilever).
3. Section 1.6.5.b - Relaxation for the rear yard setback from 9.10m to 3.39m. The existing rear yard setback is 4.24m
4. Schedule F, Section 1 - Relaxation for the location of an accessory building from the rear yard to partially within the side yard (west) and the front yard.
5. Schedule F, Section 2 - Relaxation for the maximum size of an accessory building from 37.00 meters squared to 40.30 meters squared
6. Schedule J, Section 2.a - Relaxation to permit an extension to a building that creates more than 20.00 meters squared of enclosed floor area to 47.25 meters squared of enclosed floor area.

### **The Addition and Deck**

To bring the home up to modern standards and increase resale value, we feel it is important to have the following.

- a main-floor bathroom
- a mudroom, coat closet, and pantry storage off of the kitchen
- a deck for enjoying outdoor space and a BBQ

There is currently a bathroom in the front foyer that was installed without permit and compromises the character of the entryway and staircase. We plan to restore the front entry and move the powder room to the addition. Relinquishing the basement to build the suite necessitates that the freezer move to the main floor addition. The current back entrance to the house offers nowhere to remove and store wet coats and muddy shoes. The addition satisfies all of these concerns.

### **The Storage Areas Beneath the Addition and Deck**

The on-site garage is my workshop. The space is adequate but leaves no room for storing gardening equipment, outdoor furniture, or personal items. Giving up the basement furthers the need for an alternate storage space. The area beneath the addition will serve as a gardening shed with room to organize tools, bin space for over-wintering bulbs and tubers, and cold storage for vegetables. It will also provide dry, secure storage for camping gear and bikes and winter storage for patio furniture.

My wife was a renter for 17 years and now works for a property management firm. One chief complaint among residential tenants is a lack of storage space. To attract quality, long-term tenants, we plan to offer a dedicated storage space with the suite. The area beneath the deck will provide a secure, indoor space for tenants to store bicycles, sporting equipment, case-lot shopping, and household items used infrequently, such as Christmas decorations.

## **Our Carbon Footprint**

As expected with a home built in 1911, the following energy efficiency issues must be addressed.

- Poor insulation.
- Drafty doors and windows.
- Under-efficient, forced air heating.
- Inefficient electric hot water tank.

Insulation will be upgraded and weather-stripping/caulking installed on doors and windows. The furnace will be replaced with high-efficient, radiant, in-floor heating. Radiant heat reduces energy consumption. Heat molecules are absorbed by floors, furniture, and other surfaces. Because occupants are not dependent on the warm air currents, they experience a greater feeling of warmth and comfort at lower air temperatures. The most significant upgrade to the efficiency of the home will be the installation of the CamoSun solar hot water system (see <http://www.camosunsolar.ca>). The planned mechanical room plays an important part in the solar hot water plans for the house.

## **The Mechanical Room**

The mechanical room placement was purposefully designed using my expertise as a professional plumbing and heating contractor and solar installer trained to NABCEP standards. The tubing that carries heated water, or glycol, from the solar panels on the roof to the storage tanks must be graded downward 1/4 inch for every foot of horizontal run. In our home, the distance from where the piping must exit the attic to the rear of the house prohibits installing the solar hot water tank at the rear of the house in the area beneath the addition. Doing so would require drilling through the floor joists from the centre of the house to the back, compromising structural integrity. The addition of the mechanical room allows me to run the tubing parallel to the floor joists and to achieve the proper grade. Another consideration is the installation of two gas boilers for the in-floor heating. The following gas installation code requirements are all satisfied by the mechanical room placement.

- outdoor venting with a minimum of elbows.
- maximum exhaust-vent lengths.
- minimum vertical and horizontal distances from opening windows.

The 1.5 foot variance requested for the mechanical room still allows for a side-yard setback in excess of requirements. The room also improves the aesthetics of the exterior as the current bump-out design is not particularly attractive.

## **Neighbourhood Improvement**

Finally, I would like to speak to the importance of neighbourhood improvement in this plan. We have strong ties and close friendships in our neighbourhood. Brighton Avenue, which runs along the south side of our home, has been identified as a People Priority Greenway. The rundown nature of the fencing, yard, and exterior of the home is a source of concern for us. Painting and restoring the original siding and window trim, replacing and/or repairing fences




and gates, and creating off-street parking area are all part of the plan to beautify the property and improve the Brighton Walkway.

The existing garage encroaches on the adjacent property to the west, known as 1005 Clare Street. The owner of this property, Mr. Michael Vellella, requested on April 27th, 2015, that the garage be removed from his property. The proposed plan relocates the garage fully onto our property eliminating the encroachment.

In closing, my wife and I thank you for your time in considering this development plan. The renovation will make this house a wonderful home, provide quality rental living space, and improve the neighbourhood. The plan is good for us, and it's good for the city.

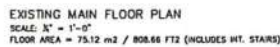
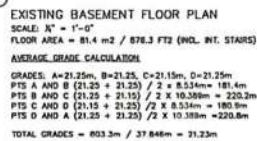
Sincerely,

Leonard Weaver

 <p>DAVID COULSON DESIGN Ltd.</p> <p>CUSTOM BUILDER</p>	Project Title: LEONARD WEAVER AND GAIL CARYN
	Project Location: 1009 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9
	Sheet Title: SITE PLAN
	THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN LTD.







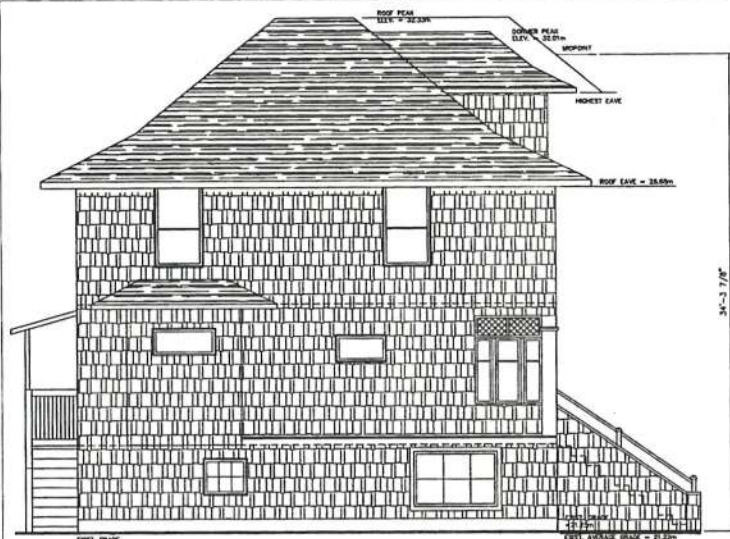
\*\*\*

◆◆◆◆◆

Planning & Development Department  
Development Services Division

 <p>DAVID COULSON DESIGN Ltd.</p> <p>CUSTOM BUILDER</p>		<p>Project Title <b>LEONARD WEAVER AND GAIL CARYN</b></p>
<p>10/19/07/15 Development Variance Permit 11/20/07/15 Development Variance Permit 30/08/07/15 Development Variance Permit 27/04/07/15 Development Variance Permit 6/23/02/15 Preliminary Plans 25/02/07/15 Preliminary Plans 18/02/07/15 Preliminary Plans 03/02/2015 Preliminary Plans 16/07/2015 As-Built Plans 19/01/2015 As-Built Plans</p>		<p>Project Location: <b>1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9</b></p>
<p>12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492</p>		<p>Sheet Title: <b>A5-BUILT PLANS AND DATA TABLE</b></p>
<p>No. Date</p>	<p>Issue Description</p>	<p>Drawn by: <b>TRUDY</b> Sheet: <b>3</b> of <b>6</b> Issue: <b>10</b></p>

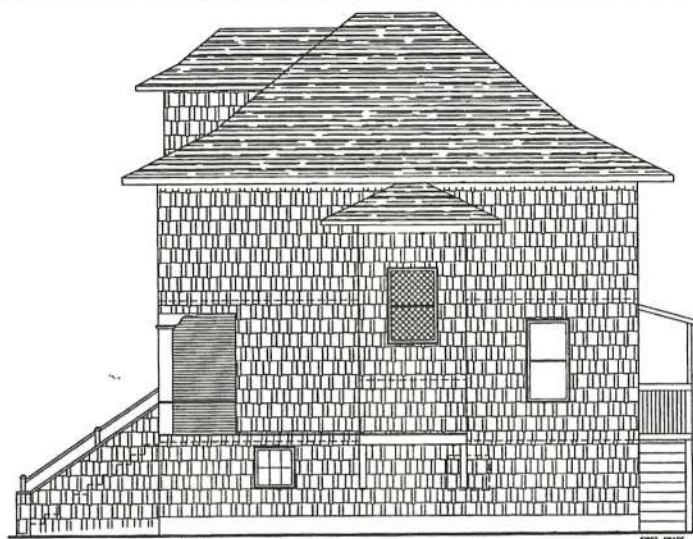




SOUTH ELEVATION

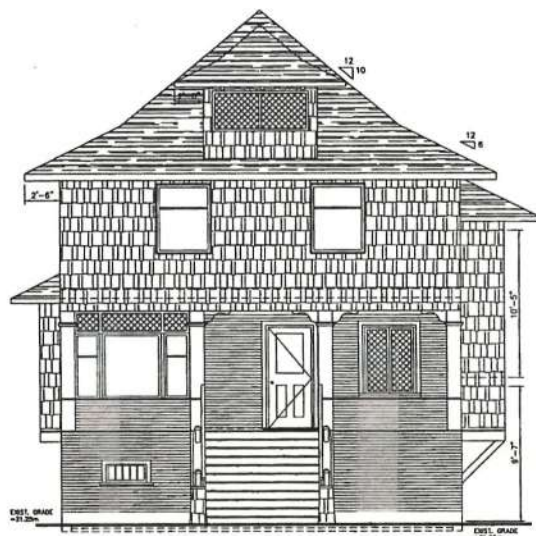
SCALE: 1/4" = 1'-0"

EXISTING GRADES  
 $21.25m + 21.25m + 21.25m + 21.15m = 84.8m / 4 = 21.22m$  (existing average grade)



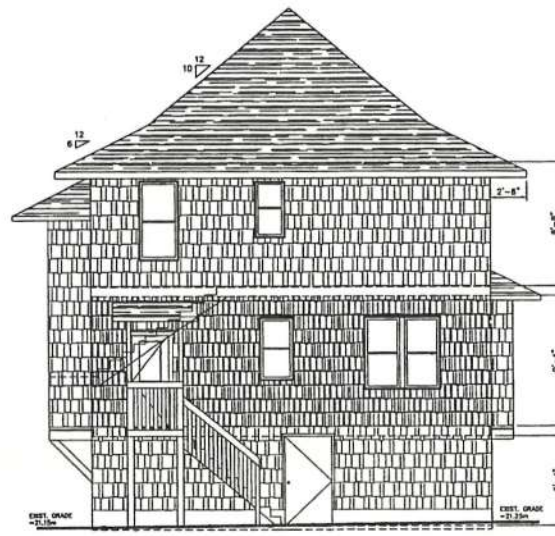
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



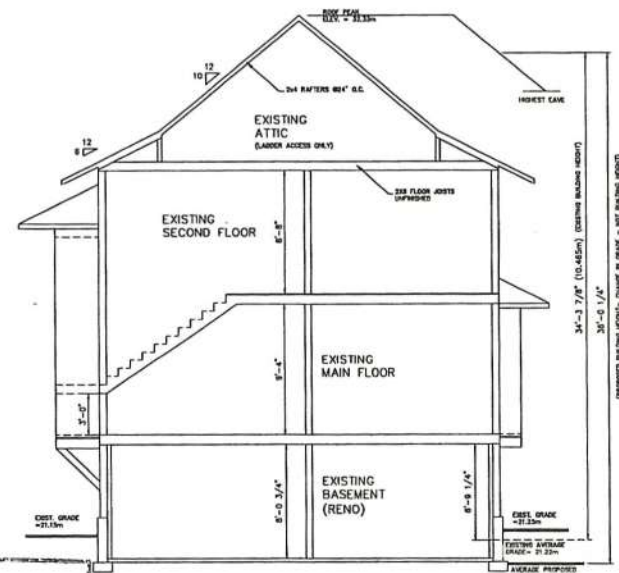
EAST ELEVATION


SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



Project Title LEONARD WEAVER AND GAIL CARYN			
Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9			
Sheet Title AS-BUILT ELEVATIONS AND PROPOSED SECTION			
Drawn By: TUDY	Sheet Number: 4 of 6	Issue: 10	
<div> CUSTOM BUILDER</div> <p>THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.</p>			
10	18/10/15	Development Variance Permit	
9	09/09/15	Development Variance Permit	
8	30/06/15	Development Variance Permit	
7	27/04/15	Development Variance Permit	
6	23/03/15	Preliminary Plans	
5	23/02/15	Preliminary Plans	
4	19/02/15	Preliminary Plans	
3	03/02/15	Preliminary Plans	
2	28/01/2008	Preliminary Design	
1	19/01/2008	Preliminary Design	
No.	Date	Issue Description	

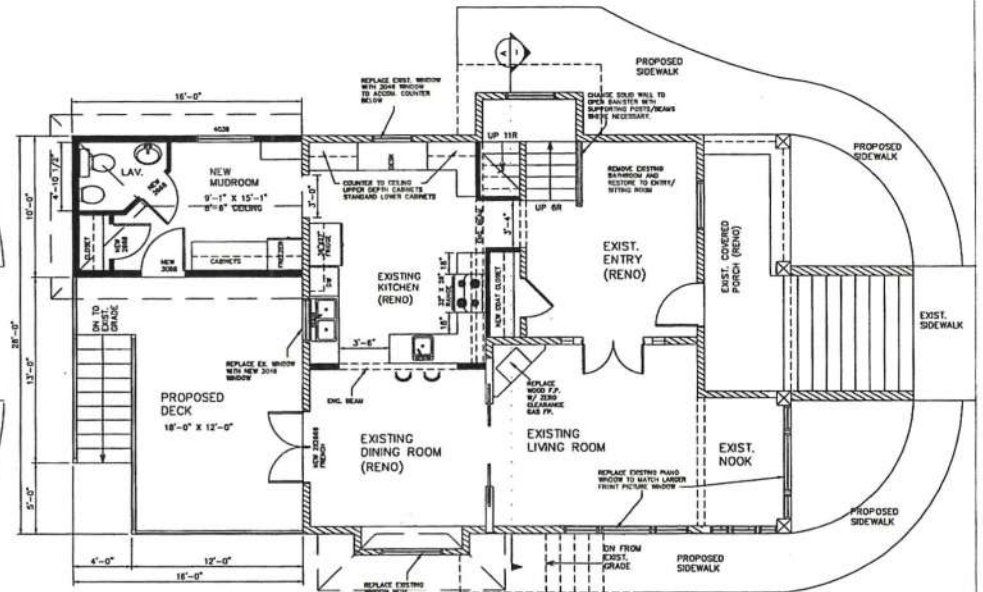
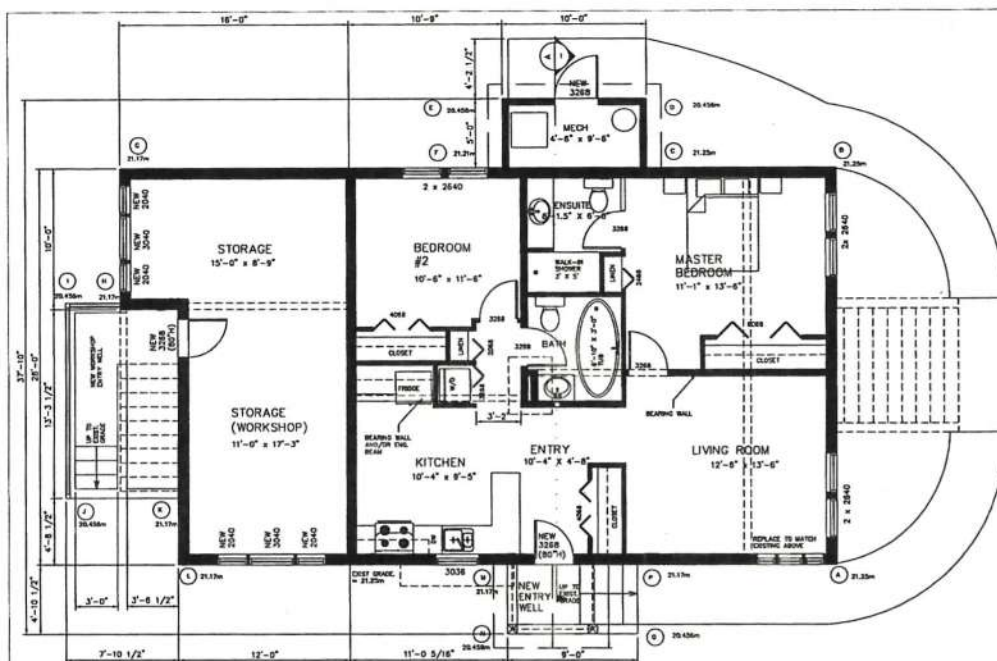
CONCEPT ONLY - NOT FOR CONSTRUCTION

E. & O. E.  
 SUBJECT TO ENGINEER'S DRAWINGS  
 AND SPECIFICATIONS

Received  
 City of Victoria

NOV 25 2015

Planning & Development Department  
 Development Services Division



**PROPOSED BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

NEW 2X8 STUD WALL  
 NEW 2X4 STUD WALL

FLOOR AREA  
 SUITE = 80.93 m<sup>2</sup> / 871.18 FT<sup>2</sup>  
 STORAGE/AVCL = 34.13 m<sup>2</sup> / 367.47 FT<sup>2</sup>  
 TOTAL = 115.07 m<sup>2</sup> / 1238.65 FT<sup>2</sup>

**AVERAGE GRADE CALCULATION**

GRADES: A=21.25m, B=21.25, C=21.25m, D=20.45m,  
 E=20.45, F=21.21, G=21.170, H=20.456, I=20.456, J=20.456,  
 K=20.456,  
 L=21.17, M=20.456, N=20.456, O=20.456, P=20.456,

PTS A AND B (21.25 + 21.25) / 2 x 8.534m = 91.64m  
 PTS B AND C (21.25 + 21.25) / 2 x 4.55m = 91.64m  
 PTS C AND D (21.25 + 20.456) / 2 x 1.524m = 31.77m  
 PTS D AND E (20.456 + 20.456) / 2 x 1.304m = 26.89m  
 PTS E AND F (20.456 + 21.21) / 2 x 1.524m = 31.74m  
 PTS F AND G (21.21 + 21.17) / 2 x 8.153m = 172.76m  
 PTS G AND H (21.17 + 21.17) / 2 x 2.899m = 81.3m  
 PTS H AND I (21.17 + 20.456) / 2 x 1.181m = 34.58m  
 PTS I AND J (20.456 + 20.456) / 2 x 4.181m = 85.73m  
 PTS J AND K (20.456 + 21.17) / 2 x 2.4m = 49.95m  
 PTS K AND L (21.17 + 21.17) / 2 x 1.155m = 20.37m  
 PTS L AND M (21.17 + 21.17) / 2 x 7.010m = 148.49m  
 PTS M AND N (21.17 + 20.456) / 2 x 1.486m = 30.93m  
 PTS N AND O (20.456 + 20.456) / 2 x 2.743m = 56.11m  
 PTS O AND P (20.456 + 21.17) / 2 x 1.486m = 30.93m  
 PTS P AND A (21.17 + 21.25) / 2 x 4.285m = 85.5m

TOTAL GRADES = 1149.82m / 55.99m = 20.53m

EXISTING 2X8 STUD WALL  
 NEW 2X8 STUD WALL  
 EXISTING 2X4 STUD WALL  
 NEW 2X4 STUD WALL

CONCEPT ONLY -  
 NOT FOR CONSTRUCTION

E. & O. E.  
 SUBJECT TO ENGINEER'S DRAWINGS  
 AND SPECIFICATIONS

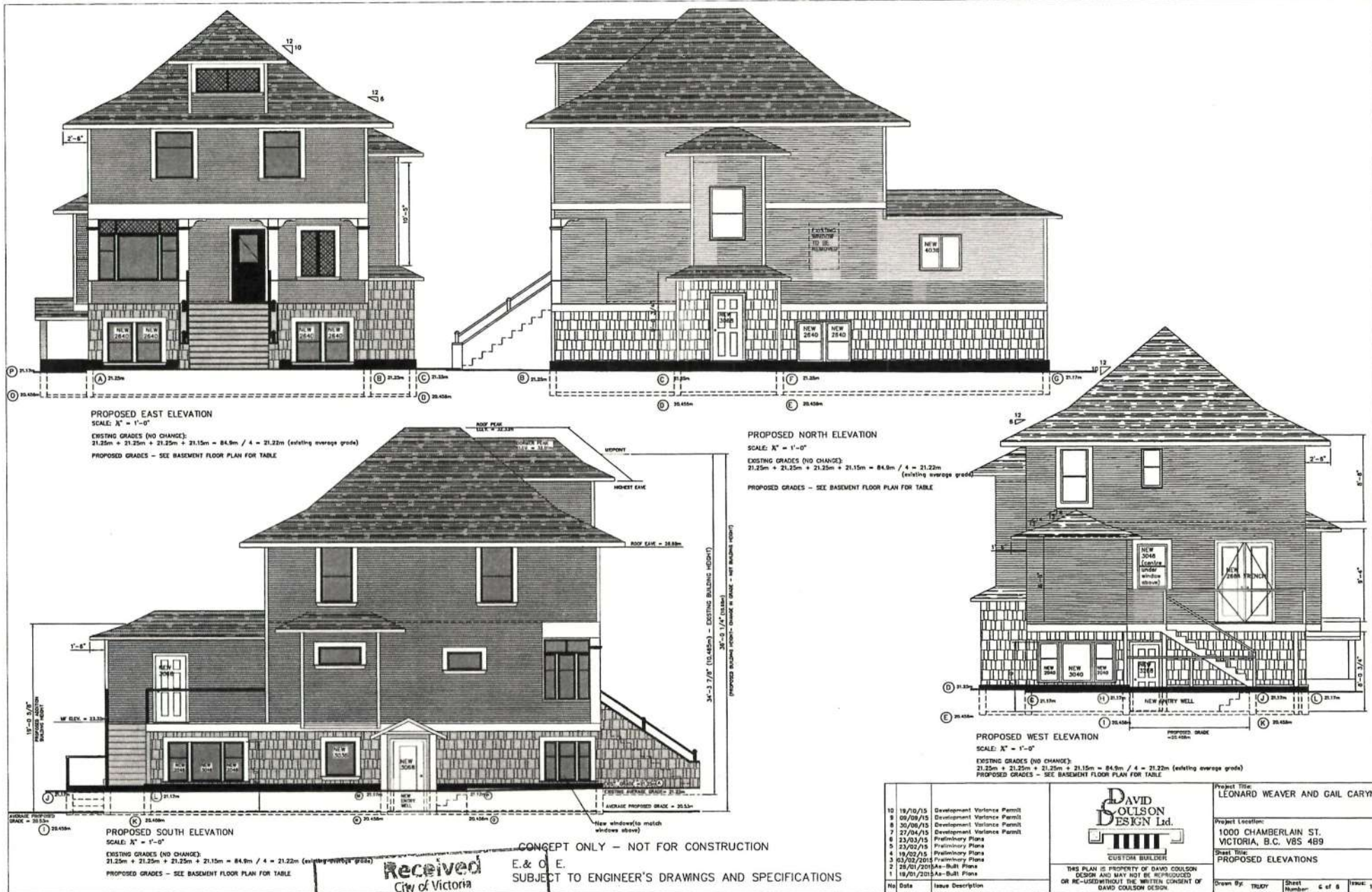
10/10/15 09/09/15 20/06/15 27/04/15 23/03/15 23/03/15 19/02/15 03/02/15 26/01/15 18/01/15	Development Variance Permit Development Variance Permit Development Variance Permit Development Variance Permit Preliminary Plans Preliminary Plans Preliminary Plans Proposed Plans As-Built Plans As-Built Plans	<div data-bbox="1649 1306 1776 1412"> </div> <p>THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.</p>	Project Title: LEONARD WEAVER AND GAIL CARYN Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9 Sheet Title: PROPOSED FLOOR PLANS Drawn By: TRUCKY Sheet Number: 5 of 8 Date: 10/10/15
--	---	---	--

Received  
 City of Victoria

NOV 25 2015

Planning & Development Department  
 Development Services Division





Aerial Photo



## **1000 Chamberlain Street – Development Permit Application # 00161**

View from Chamberlain Street



## **1000 Chamberlain Street**

Chamberlain Street – Neighbouring House to the North





**1000 Chamberlain Street**  
Brighton Avenue



**1000 Chamberlain Street**  
Brighton Avenue





## 1000 Chamberlain Street

Brighton Avenue – Garage



**1000 Chamberlain Street**  
Brighton Avenue – Garage and Neighbouring House





## **1000 Chamberlain Street**

Brighton Avenue – Neighbouring House to the West



## **1000 Chamberlain Street**

Brighton Avenue – South side





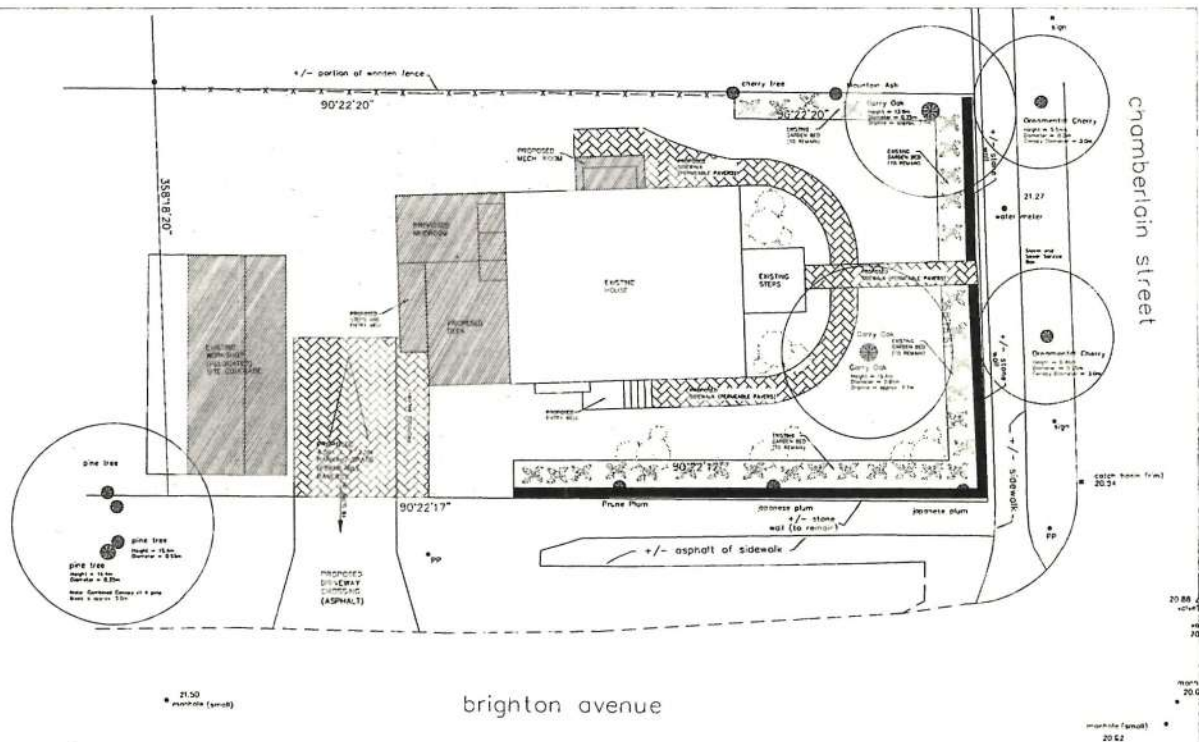
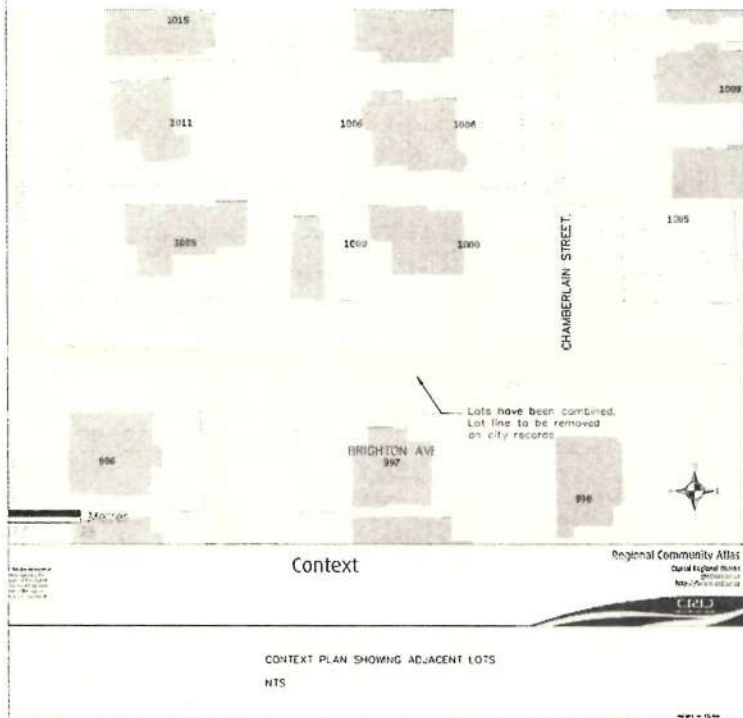
## **1000 Chamberlain Street**

Brighton Avenue – South Side



# 1000 Chamberlain Street

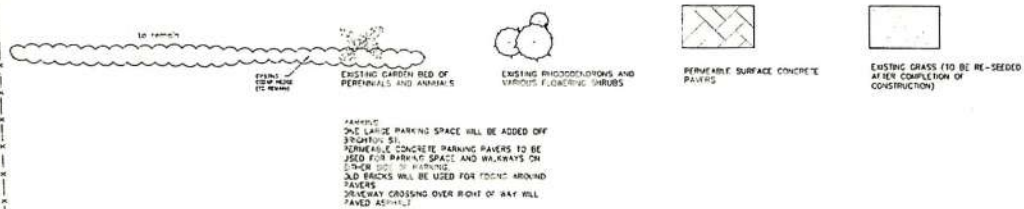
## Site Plan and Context



LANDSCAPING PLAN AND NOTES:

SCALE = 1:100

ALL TREES, SHRUBS AND LANDSCAPING STRUCTURES WILL BE RETAINED EXCEPT WHERE NOTED.  
EXISTING GRASS WILL BE RE-SEEDED AROUND HOUSE ONCE CONSTRUCTION HAS BEEN COMPLETED.

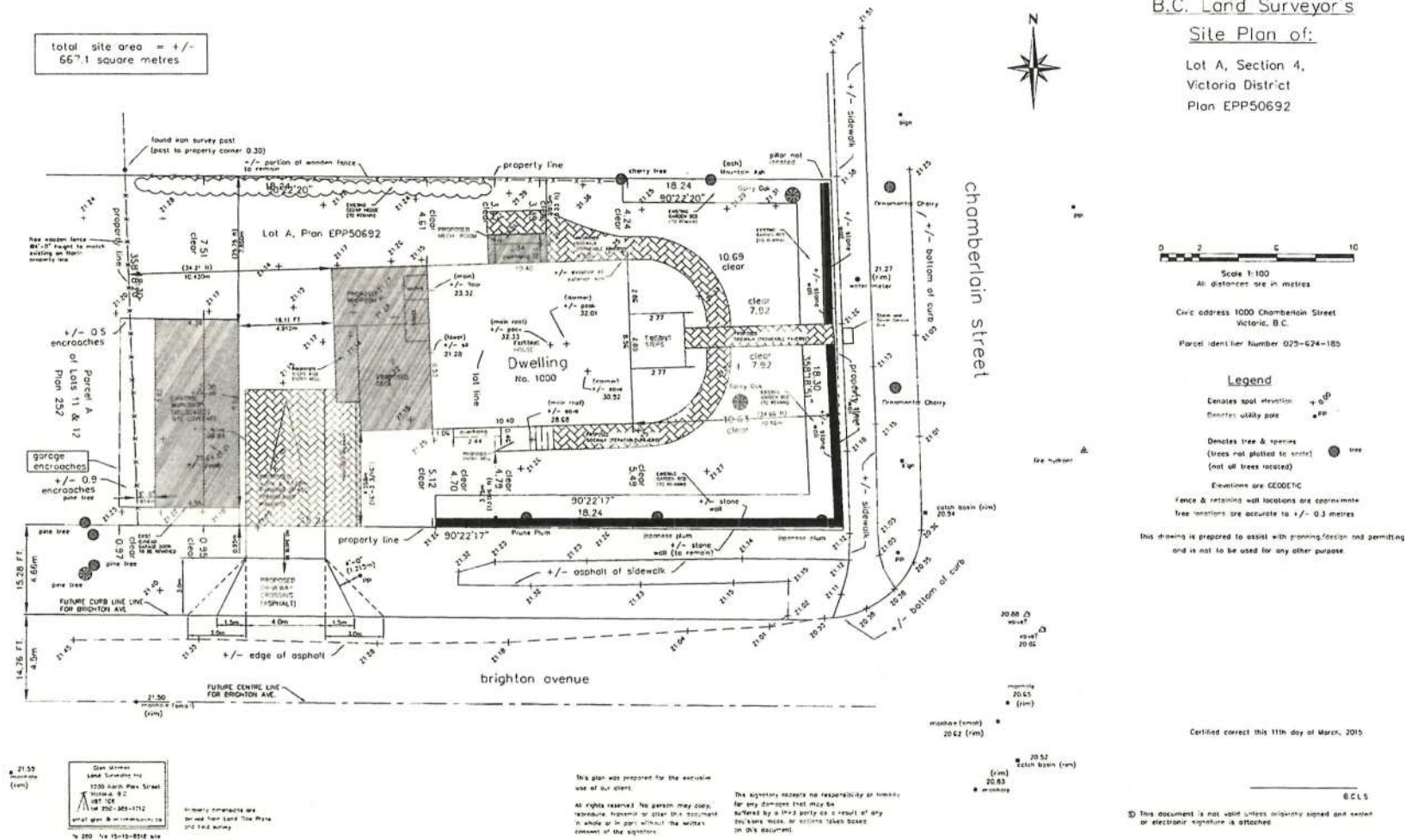


			Project Title LEONARD WEAVER AND GAIL CARYN	
Project Location 1000 CHAMBERLAND ST. VICTORIA, B.C. V8S 4T9			Sheet Title CONTEXT PLAN AND LANDSCAPING PLAN, NOTES	
THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.			Drawn By: <u>g.c.</u>	Sheet <u>1</u> of <u>6</u>
Date: <u>15/01/2014</u> Issue: <u>Final</u> Description: <u>Final</u>			Scale: <u>1:10</u>	



# 1000 Chamberlain Street- Site Plan

total site area = +/-  
667.1 square metres



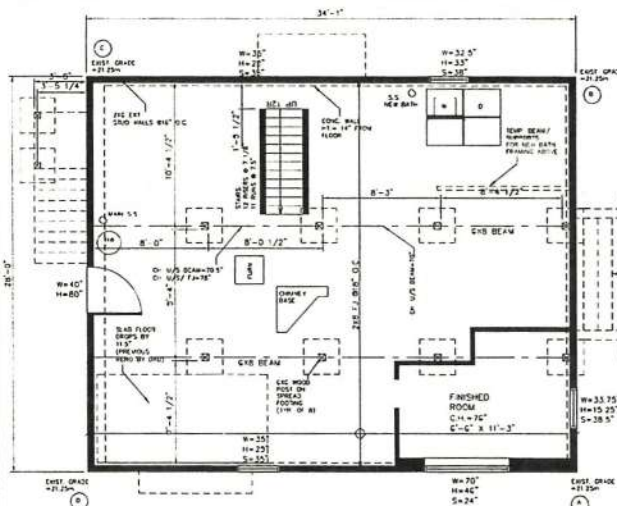
## SITE PLAN

SCALE: 1:100

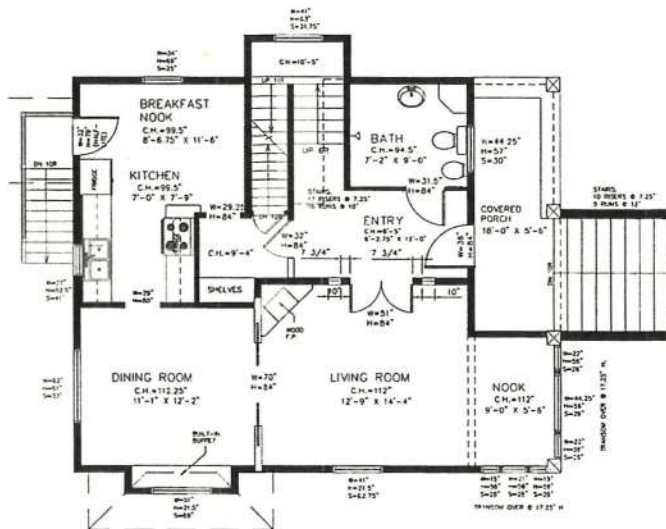
LEGAL INFORMATION:  
LOT A, SECTION 24,  
VICTORIA DISTRICT, PLAN EPP50692  
PID = 029-624-185

LOT SIZE = 667.1m<sup>2</sup> (7180.6 FT<sup>2</sup>)  
HOUSE = 152.30 m<sup>2</sup> (1639.37) - INCLUDES STAIRS, DECKS, COVERED ENTRIES  
GARAGE = 42.76 m<sup>2</sup> (460.34 FT<sup>2</sup>)  
TOTAL AREA OF ALL STRUCTURES = 195.06 m<sup>2</sup> (2099.71 FT<sup>2</sup>)  
SITE COVERAGE = 29.24%

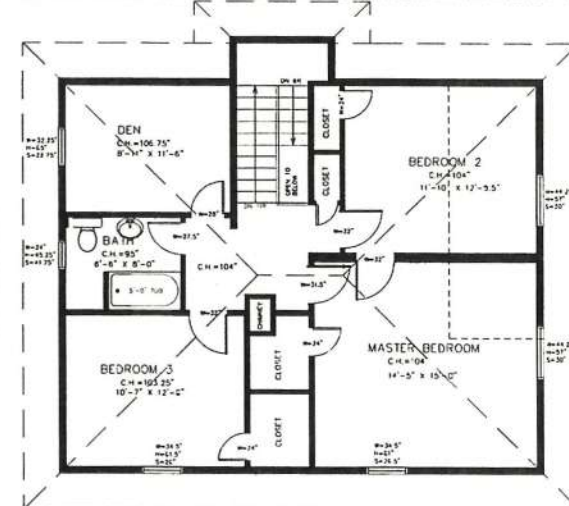
<b>DAVID COULSON DESIGN Ltd.</b> CUSTOM BUILDER		Project Title LEONARD WEAVER AND GAIL CARYN
THIS PLAN IS PROPERTY OF DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COULSON DESIGN.		Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9
No. Date Issue Description		Sheet No. of 6
1 15/01/2015 As-Built Plans 2 18/01/2015 As-Built Plans 3 05/02/2015 Preliminary Plans 4 19/02/15 Preliminary Plans 5 23/02/15 Preliminary Plans 6 23/03/15 Preliminary Plans 7 27/04/15 Development Variance Permit 8 20/05/15 Development Variance Permit 9 02/06/15 Development Variance Permit 10 12/10/15 Development Variance Permit		Drawn By: [Signature] Sheet 1 of 6



EXISTING BASEMENT FLOOR PLAN  
SCALE: 1" = 1'-0"  
FLOOR AREA = 81.4 m<sup>2</sup> / 875.3 FT<sup>2</sup> (INCL. INT. STAIRS)  
AVERAGE GRADE CALCULATION  
GRADES: A=21.25m, B=21.25, C=21.25m, D=21.25m  
SITE A AND B (21.25 + 21.25) / 2 = 8.534m = 28.0m  
SITE C AND D (21.25 + 21.25) / 2 = 8.534m = 28.0m  
SITE E AND F (21.25 + 21.25) / 2 = 8.534m = 28.0m  
SITE G AND H (21.25 + 21.25) / 2 = 8.534m = 28.0m  
TOTAL GRADES = 803.3m / 37.84m = 21.23m



EXISTING MAIN FLOOR PLAN  
SCALE: 1" = 1'-0"  
FLOOR AREA = 75.12 m<sup>2</sup> / 808.6 FT<sup>2</sup> (INCLUDES INT. STAIRS)



EXISTING SECOND FLOOR PLAN  
SCALE: 1" = 1'-0"  
FLOOR AREA = 83.23 m<sup>2</sup> / 896.56 FT<sup>2</sup> (INCL. INTERIOR STAIRS)

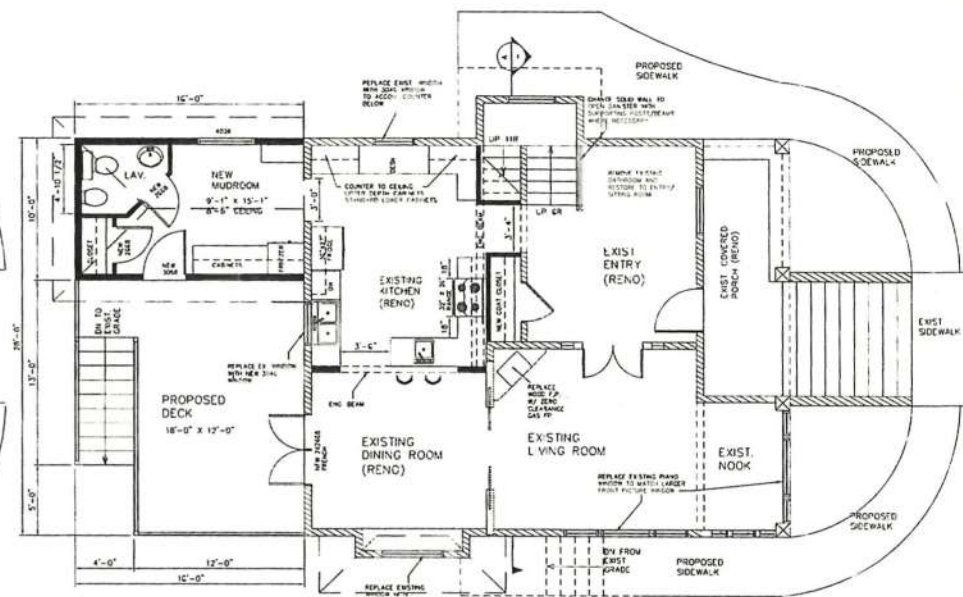
SITE DATA	R1-G	PROPOSED LOT
ITEMS	PERMITTED	PROPOSED
SITE AREA (TYPICAL)	450m <sup>2</sup> (450.35 m <sup>2</sup> )	457.0m <sup>2</sup> (7780.2 m <sup>2</sup> )
LOT WIDTH	15m	16.30m
FLOOR SPACE RATIO (MAX)	0.5:1	0.4:1
FLOOR AREA - LOWER FLOOR (FIRST FLOOR - MAX)	N/A	115.0m <sup>2</sup> (1238.65 FT <sup>2</sup> )
FLOOR AREA - MAIN FLOOR (SECOND FLOOR - MAX)	N/A	31.6m <sup>2</sup> (340.45 FT <sup>2</sup> )
FLOOR AREA - SECOND FLOOR (THIRD FLOOR - MAX)	N/A	83.2m <sup>2</sup> (896.56 FT <sup>2</sup> )
FLOOR AREA - FIRST AND SECOND FLOOR - MAX	210m <sup>2</sup> (2251.55 FT <sup>2</sup> )	206.7m <sup>2</sup> (2232.10 FT <sup>2</sup> )
FLOOR AREA (SHOWN - ALL LEVELS)	100m <sup>2</sup> (1076.39 FT <sup>2</sup> )	293.07 (3131.66 FT <sup>2</sup> )
BUILDING HEIGHT (MAX)	7.6m (24.93 FT)	10.68m (35.02 FT)
AVERAGE COEFF	N/A	23.53m
STORY-15 (MAX)	2	2
EXTENT/INT	PERMITTED	NO
STAIRS		
FRONT (BONHOMME AVE)	7.5m	1.75m (5'-9") 3.42m (11'-3") 4.24m (13'-9") (Existing Floor)
REAR (N)	9.10m	2.8m (9'-3") 4.6m (15'-1") 4.24m (Existing Building Floor)
SIDE (N)	2.75m	10.43m
SIDE ON PLANNING ST (CHAMBERLAIN ST)	3.3m	1.52m
FINISHED SIDE YARDS	5.40m	18.25m
SITE COVERAGE	30%	21.71%
OPEN SITE SPACE (TYPICAL N)	50%	70.76%
OPEN SITE SPACE-FRONT YARD (TYPICAL N)	50%	77.1%
FROM 5.0m TO 10.0m (TYPICAL N) AND 10.0m	50%	77.1%

SITE DATA	R1-G	PROPOSED LOT
ITEMS	PERMITTED	PROPOSED
PARKING	1 SPACE	1 SPACE
PARKING (TYPICAL - NOT IN FRONT YARD)	1 SPACE	1 SPACE
PARKING SCREENING	1 SPACE	1 SPACE
DRIVEWAY - PARKING (TYPICAL N)	1 SPACE	1 SPACE
DRIVEWAY PARKING MATERIAL	PERMEABLE PAVERS	PERMEABLE PAVERS
ITEMS	PERMITTED	PROPOSED
SECONDARY SPACE		
FLOOR AREA (SHOWN - ALL)	150m <sup>2</sup>	250.0m <sup>2</sup>
AREED FLOOR AREA (TYPICAL N)	20m <sup>2</sup>	47.25m <sup>2</sup>
AREED BUILDING HEIGHT (TYPICAL N)	6.0m	N/A
SLATE FLOOR AREA (TYPICAL N)	50m <sup>2</sup>	10.5m <sup>2</sup>
SLATE FLOOR AREA RATIO (TYPICAL N)	40%	27.8%
APPROXIMATE BUILDING GARAGE		
LOCATION	REAR YARD	FRONT AND SIDE YARDS
FINISHED FLOOR AREA (SHOWN - ALL)	25m <sup>2</sup>	40.5m <sup>2</sup>
HEIGHT	3.5m	3.5m
FRONT SETBACK	35m (EXISTING PLAN PROPOSED)	
REAR SETBACK	60m	7.5m
SIDE SETBACK	60m	6.0m
SEPARATION SPACE BETWEEN ACCESSORY BUILDING AND PRINCIPAL BUILDING (TYPICAL N)	2.40m	4.24m
REAR YARD SITE COVERAGE (TYPICAL N)	25%	N/A

## 1000 Chamberlain Street Existing Floor Plan

10/10/15	Development Variance Permit	Project Title: LEONARD WEAVER AND GAIL CARYN
9/20/15	Development Variance Permit	Project Location: 1000 CHAMBERLAIN ST, VICTORIA, B.C. V8S 4B9
7/27/15	Development Variance Permit	Sheet Title: AS-BUILT PLANS AND DATA TABLE
5/27/15	Preliminary Plans	Drawn By: [Signature]
4/16/15	Site Plan	Sheet Number: 3 of 6
3/23/15	Preliminary Plans	Issue Description: [Signature]
2/16/15	AS-BUILT PLANS	
1/17/15	AS-BUILT PLANS	
10/10/15	Issue Description	





# 1000 Chamberlain Street Proposed Floor Plan

CONCEPT ONLY -  
 NOT FOR CONSTRUCTION

E & O. E.  
 SUBJECT TO ENGINEER'S DRAWINGS  
 AND SPECIFICATIONS

<p>Project: 1000 Chamberlain Street          Client: LEONARD WEAVER AND GAIL CARYN</p>		<p>Project Location:          1000 CHAMBERLAIN ST          VICTORIA, B.C. V8S 4B9</p>	
<p>Sheet Title:          PROPOSED FLOOR PLANS</p>		<p>Drawn By: [Signature]          Scale: 1/8" = 1'-0"          Date: 10/10/15</p>	

## PROPOSED BASEMENT FLOOR PLAN

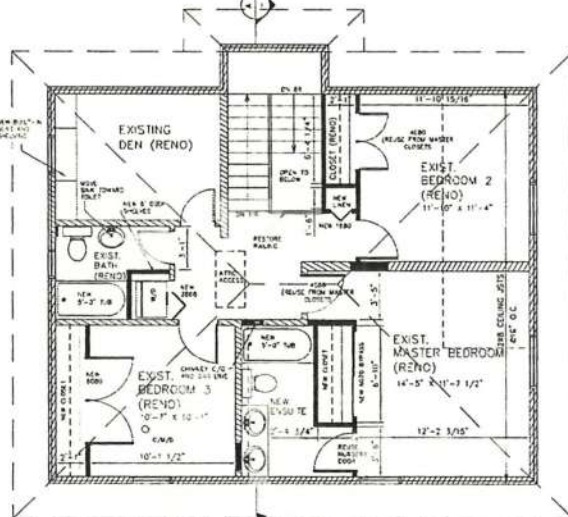
SCALE: 1/8" = 1'-0"

NEW 2x4 SUD WALL  
 NEW 2x4 SUD WALL

FLOOR AREA:  
 DATE = 80.93 m<sup>2</sup> / 871.18 FT<sup>2</sup>  
 STORAGE/ARCH = 34.13 m<sup>2</sup> / 367.47 FT<sup>2</sup>  
 TOTAL = 115.07 m<sup>2</sup> / 1238.65 FT<sup>2</sup>

### HYPERCUBE CALCULATION

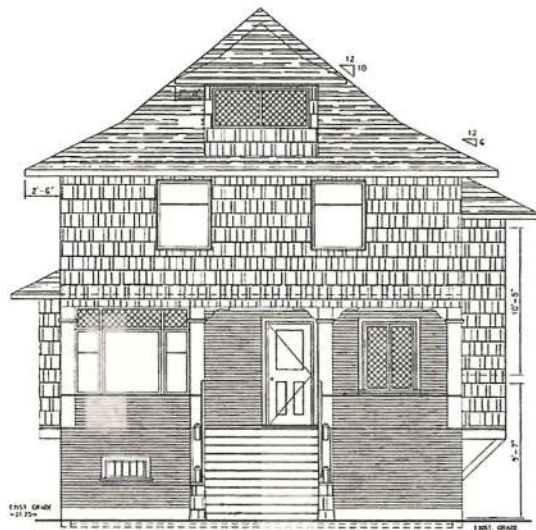
GRADES: A=21.25m, B=21.25, C=21.25m, D=20.45m,  
 E=20.45, F=21.21, G=21.17m, H=20.45, J=20.45, K=20.45,  
 L=21.17, M=20.45, N=20.45, O=20.45, P=20.45,  
 Q=20.45,  
 R=20.45,  
 S=20.45,  
 T=20.45,  
 U=20.45,  
 V=20.45,  
 W=20.45,  
 X=20.45,  
 Y=20.45,  
 Z=20.45,  
 AA=20.45,  
 AB=20.45,  
 AC=20.45,  
 AD=20.45,  
 AE=20.45,  
 AF=20.45,  
 AG=20.45,  
 AH=20.45,  
 AI=20.45,  
 AJ=20.45,  
 AK=20.45,  
 AL=20.45,  
 AM=20.45,  
 AN=20.45,  
 AO=20.45,  
 AP=20.45,  
 AQ=20.45,  
 AR=20.45,  
 AS=20.45,  
 AT=20.45,  
 AU=20.45,  
 AV=20.45,  
 AW=20.45,  
 AX=20.45,  
 AY=20.45,  
 AZ=20.45,  
 BA=20.45,  
 BB=20.45,  
 BC=20.45,  
 BD=20.45,  
 BE=20.45,  
 BF=20.45,  
 BG=20.45,  
 BH=20.45,  
 BI=20.45,  
 BJ=20.45,  
 BK=20.45,  
 BL=20.45,  
 BM=20.45,  
 BN=20.45,  
 BO=20.45,  
 BP=20.45,  
 BQ=20.45,  
 BR=20.45,  
 BS=20.45,  
 BT=20.45,  
 BU=20.45,  
 BV=20.45,  
 BW=20.45,  
 BX=20.45,  
 BY=20.45,  
 BZ=20.45,  
 CA=20.45,  
 CB=20.45,  
 CC=20.45,  
 CD=20.45,  
 CE=20.45,  
 CF=20.45,  
 CG=20.45,  
 CH=20.45,  
 CI=20.45,  
 CJ=20.45,  
 CK=20.45,  
 CL=20.45,  
 CM=20.45,  
 CN=20.45,  
 CO=20.45,  
 CP=20.45,  
 CQ=20.45,  
 CR=20.45,  
 CS=20.45,  
 CT=20.45,  
 CU=20.45,  
 CV=20.45,  
 CW=20.45,  
 CX=20.45,  
 CY=20.45,  
 CZ=20.45,  
 DA=20.45,  
 DB=20.45,  
 DC=20.45,  
 DD=20.45,  
 DE=20.45,  
 DF=20.45,  
 DG=20.45,  
 DH=20.45,  
 DI=20.45,  
 DJ=20.45,  
 DK=20.45,  
 DL=20.45,  
 DM=20.45,  
 DN=20.45,  
 DO=20.45,  
 DP=20.45,  
 DQ=20.45,  
 DR=20.45,  
 DS=20.45,  
 DT=20.45,  
 DU=20.45,  
 DV=20.45,  
 DW=20.45,  
 DX=20.45,  
 DY=20.45,  
 DZ=20.45,  
 EA=20.45,  
 EB=20.45,  
 EC=20.45,  
 ED=20.45,  
 EE=20.45,  
 EF=20.45,  
 EG=20.45,  
 EH=20.45,  
 EI=20.45,  
 EJ=20.45,  
 EK=20.45,  
 EL=20.45,  
 EM=20.45,  
 EN=20.45,  
 EO=20.45,  
 EP=20.45,  
 EQ=20.45,  
 ER=20.45,  
 ES=20.45,  
 ET=20.45,  
 EU=20.45,  
 EV=20.45,  
 EW=20.45,  
 EX=20.45,  
 EY=20.45,  
 EZ=20.45,  
 FA=20.45,  
 FB=20.45,  
 FC=20.45,  
 FD=20.45,  
 FE=20.45,  
 FF=20.45,  
 FG=20.45,  
 FH=20.45,  
 FI=20.45,  
 FJ=20.45,  
 FK=20.45,  
 FL=20.45,  
 FM=20.45,  
 FN=20.45,  
 FO=20.45,  
 FP=20.45,  
 FQ=20.45,  
 FR=20.45,  
 FS=20.45,  
 FT=20.45,  
 FU=20.45,  
 FV=20.45,  
 FW=20.45,  
 FX=20.45,  
 FY=20.45,  
 FZ=20.45,  
 GA=20.45,  
 GB=20.45,  
 GC=20.45,  
 GD=20.45,  
 GE=20.45,  
 GF=20.45,  
 GG=20.45,  
 GH=20.45,  
 GI=20.45,  
 GJ=20.45,  
 GK=20.45,  
 GL=20.45,  
 GM=20.45,  
 GN=20.45,  
 GO=20.45,  
 GP=20.45,  
 GQ=20.45,  
 GR=20.45,  
 GS=20.45,  
 GT=20.45,  
 GU=20.45,  
 GV=20.45,  
 GW=20.45,  
 GX=20.45,  
 GY=20.45,  
 GZ=20.45,  
 HA=20.45,  
 HB=20.45,  
 HC=20.45,  
 HD=20.45,  
 HE=20.45,  
 HF=20.45,  
 HG=20.45,  
 HH=20.45,  
 HI=20.45,  
 HJ=20.45,  
 HK=20.45,  
 HL=20.45,  
 HM=20.45,  
 HN=20.45,  
 HO=20.45,  
 HP=20.45,  
 HQ=20.45,  
 HR=20.45,  
 HS=20.45,  
 HT=20.45,  
 HU=20.45,  
 HV=20.45,  
 HW=20.45,  
 HX=20.45,  
 HY=20.45,  
 HZ=20.45,  
 IA=20.45,  
 IB=20.45,  
 IC=20.45,  
 ID=20.45,  
 IE=20.45,  
 IF=20.45,  
 IG=20.45,  
 IH=20.45,  
 II=20.45,  
 IJ=20.45,  
 IK=20.45,  
 IL=20.45,  
 IM=20.45,  
 IN=20.45,  
 IO=20.45,  
 IP=20.45,  
 IQ=20.45,  
 IR=20.45,  
 IS=20.45,  
 IT=20.45,  
 IU=20.45,  
 IV=20.45,  
 IW=20.45,  
 IX=20.45,  
 IY=20.45,  
 IZ=20.45,  
 JA=20.45,  
 JB=20.45,  
 JC=20.45,  
 JD=20.45,  
 JE=20.45,  
 JF=20.45,  
 JG=20.45,  
 JH=20.45,  
 JI=20.45,  
 JJ=20.45,  
 JK=20.45,  
 JL=20.45,  
 JM=20.45,  
 JN=20.45,  
 JO=20.45,  
 JP=20.45,  
 JQ=20.45,  
 JR=20.45,  
 JS=20.45,  
 JT=20.45,  
 JU=20.45,  
 JV=20.45,  
 JW=20.45,  
 JX=20.45,  
 JY=20.45,  
 JZ=20.45,  
 KA=20.45,  
 KB=20.45,  
 KC=20.45,  
 KD=20.45,  
 KE=20.45,  
 KF=20.45,  
 KG=20.45,  
 KH=20.45,  
 KI=20.45,  
 KJ=20.45,  
 KK=20.45,  
 KL=20.45,  
 KM=20.45,  
 KN=20.45,  
 KO=20.45,  
 KP=20.45,  
 KQ=20.45,  
 KR=20.45,  
 KS=20.45,  
 KT=20.45,  
 KU=20.45,  
 KV=20.45,  
 KW=20.45,  
 KX=20.45,  
 KY=20.45,  
 KZ=20.45,  
 LA=20.45,  
 LB=20.45,  
 LC=20.45,  
 LD=20.45,  
 LE=20.45,  
 LF=20.45,  
 LG=20.45,  
 LH=20.45,  
 LI=20.45,  
 LJ=20.45,  
 LK=20.45,  
 LL=20.45,  
 LM=20.45,  
 LN=20.45,  
 LO=20.45,  
 LP=20.45,  
 LQ=20.45,  
 LR=20.45,  
 LS=20.45,  
 LT=20.45,  
 LU=20.45,  
 LV=20.45,  
 LW=20.45,  
 LX=20.45,  
 LY=20.45,  
 LZ=20.45,  
 MA=20.45,  
 MB=20.45,  
 MC=20.45,  
 MD=20.45,  
 ME=20.45,  
 MF=20.45,  
 MG=20.45,  
 MH=20.45,  
 MI=20.45,  
 MJ=20.45,  
 MK=20.45,  
 ML=20.45,  
 MM=20.45,  
 MN=20.45,  
 MO=20.45,  
 MP=20.45,  
 MQ=20.45,  
 MR=20.45,  
 MS=20.45,  
 MT=20.45,  
 MU=20.45,  
 MV=20.45,  
 MW=20.45,  
 MX=20.45,  
 MY=20.45,  
 MZ=20.45,  
 NA=20.45,  
 NB=20.45,  
 NC=20.45,  
 ND=20.45,  
 NE=20.45,  
 NF=20.45,  
 NG=20.45,  
 NH=20.45,  
 NI=20.45,  
 NJ=20.45,  
 NK=20.45,  
 NL=20.45,  
 NM=20.45,  
 NN=20.45,  
 NO=20.45,  
 NP=20.45,  
 NQ=20.45,  
 NR=20.45,  
 NS=20.45,  
 NT=20.45,  
 NU=20.45,  
 NV=20.45,  
 NW=20.45,  
 NX=20.45,  
 NY=20.45,  
 NZ=20.45,  
 OA=20.45,  
 OB=20.45,  
 OC=20.45,  
 OD=20.45,  
 OE=20.45,  
 OF=20.45,  
 OG=20.45,  
 OH=20.45,  
 OI=20.45,  
 OJ=20.45,  
 OK=20.45,  
 OL=20.45,  
 OM=20.45,  
 ON=20.45,  
 OO=20.45,  
 OP=20.45,  
 OQ=20.45,  
 OR=20.45,  
 OS=20.45,  
 OT=20.45,  
 OU=20.45,  
 OV=20.45,  
 OW=20.45,  
 OX=20.45,  
 OY=20.45,  
 OZ=20.45,  
 PA=20.45,  
 PB=20.45,  
 PC=20.45,  
 PD=20.45,  
 PE=20.45,  
 PF=20.45,  
 PG=20.45,  
 PH=20.45,  
 PI=20.45,  
 PJ=20.45,  
 PK=20.45,  
 PL=20.45,  
 PM=20.45,  
 PN=20.45,  
 PO=20.45,  
 PP=20.45,  
 PQ=20.45,  
 PR=20.45,  
 PS=20.45,  
 PT=20.45,  
 PU=20.45,  
 PV=20.45,  
 PW=20.45,  
 PX=20.45,  
 PY=20.45,  
 PZ=20.45,  
 QA=20.45,  
 QB=20.45,  
 QC=20.45,  
 QD=20.45,  
 QE=20.45,  
 QF=20.45,  
 QG=20.45,  
 QH=20.45,  
 QI=20.45,  
 QJ=20.45,  
 QK=20.45,  
 QL=20.45,  
 QM=20.45,  
 QN=20.45,  
 QO=20.45,  
 QP=20.45,  
 QQ=20.45,  
 QR=20.45,  
 QS=20.45,  
 QT=20.45,  
 QU=20.45,  
 QV=20.45,  
 QW=20.45,  
 QX=20.45,  
 QY=20.45,  
 QZ=20.45,  
 RA=20.45,  
 RB=20.45,  
 RC=20.45,  
 RD=20.45,  
 RE=20.45,  
 RF=20.45,  
 RG=20.45,  
 RH=20.45,  
 RI=20.45,  
 RJ=20.45,  
 RK=20.45,  
 RL=20.45,  
 RM=20.45,  
 RN=20.45,  
 RO=20.45,  
 RP=20.45,  
 RQ=20.45,  
 RR=20.45,  
 RS=20.45,  
 RT=20.45,  
 RU=20.45,  
 RV=20.45,  
 RW=20.45,  
 RX=20.45,  
 RY=20.45,  
 RZ=20.45,  
 SA=20.45,  
 SB=20.45,  
 SC=20.45,  
 SD=20.45,  
 SE=20.45,  
 SF=20.45,  
 SG=20.45,  
 SH=20.45,  
 SI=20.45,  
 SJ=20.45,  
 SK=20.45,  
 SL=20.45,  
 SM=20.45,  
 SN=20.45,  
 SO=20.45,  
 SP=20.45,  
 SQ=20.45,  
 SR=20.45,  
 SS=20.45,  
 ST=20.45,  
 SU=20.45,  
 SV=20.45,  
 SW=20.45,  
 SX=20.45,  
 SY=20.45,  
 SZ=20.45,  
 TA=20.45,  
 TB=20.45,  
 TC=20.45,  
 TD=20.45,  
 TE=20.45,  
 TF=20.45,  
 TG=20.45,  
 TH=20.45,  
 TI=20.45,  
 TJ=20.45,  
 TK=20.45,  
 TL=20.45,  
 TM=20.45,  
 TN=20.45,  
 TO=20.45,  
 TP=20.45,  
 TQ=20.45,  
 TR=20.45,  
 TS=20.45,  
 TT=20.45,  
 TU=20.45,  
 TV=20.45,  
 TW=20.45,  
 TX=20.45,  
 TY=20.45,  
 TZ=20.45,  
 UA=20.45,  
 UB=20.45,  
 UC=20.45,  
 UD=20.45,  
 UE=20.45,  
 UF=20.45,  
 UG=20.45,  
 UH=20.45,  
 UI=20.45,  
 UJ=20.45,  
 UK=20.45,  
 UL=20.45,  
 UM=20.45,  
 UN=20.45,  
 UO=20.45,  
 UP=20.45,  
 UQ=20.45,  
 UR=20.45,  
 US=20.45,  
 UT=20.45,  
 UU=20.45,  
 UV=20.45,  
 UW=20.45,  
 UX=20.45,  
 UY=20.45,  
 UZ=20.45,  
 VA=20.45,  
 VB=20.45,  
 VC=20.45,  
 VD=20.45,  
 VE=20.45,  
 VF=20.45,  
 VG=20.45,  
 VH=20.45,  
 VI=20.45,  
 VJ=20.45,  
 VK=20.45,  
 VL=20.45,  
 VM=20.45,  
 VN=20.45,  
 VO=20.45,  
 VP=20.45,  
 VQ=20.45,  
 VR=20.45,  
 VS=20.45,  
 VT=20.45,  
 VU=20.45,  
 VV=20.45,  
 VW=20.45,  
 VX=20.45,  
 VY=20.45,  
 VZ=20.45,  
 WA=20.45,  
 WB=20.45,  
 WC=20.45,  
 WD=20.45,  
 WE=20.45,  
 WF=20.45,  
 WG=20.45,  
 WH=20.45,  
 WI=20.45,  
 WJ=20.45,  
 WK=20.45,  
 WL=20.45,  
 WM=20.45,  
 WN=20.45,  
 WO=20.45,  
 WP=20.45,  
 WQ=20.45,  
 WR=20.45,  
 WS=20.45,  
 WT=20.45,  
 WU=20.45,  
 WV=20.45,  
 WW=20.45,  
 WX=20.45,  
 WY=20.45,  
 WZ=20.45,  
 XA=20.45,  
 XB=20.45,  
 XC=20.45,  
 XD=20.45,  
 XE=20.45,  
 XF=20.45,  
 XG=20.45,  
 XH=20.45,  
 XI=20.45,  
 XJ=20.45,  
 XK=20.45,  
 XL=20.45,  
 XM=20.45,  
 XN=20.45,  
 XO=20.45,  
 XP=20.45,  
 XQ=20.45,  
 XR=20.45,  
 XS=20.45,  
 XT=20.45,  
 XU=20.45,  
 XV=20.45,  
 XW=20.45,  
 XX=20.45,  
 XY=20.45,  
 XZ=20.45,  
 YA=20.45,  
 YB=20.45,  
 YC=20.45,  
 YD=20.45,  
 YE=20.45,  
 YF=20.45,  
 YG=20.45,  
 YH=20.45,  
 YI=20.45,  
 YJ=20.45,  
 YK=20.45,  
 YL=20.45,  
 YM=20.45,  
 YN=20.45,  
 YO=20.45,  
 YP=20.45,  
 YQ=20.45,  
 YR=20.45,  
 YS=20.45,  
 YT=20.45,  
 YU=20.45,  
 YV=20.45,  
 YW=20.45,  
 YX=20.45,  
 YY=20.45,  
 YZ=20.45,  
 ZA=20.45,  
 ZB=20.45,  
 ZC=20.45,  
 ZD=20.45,  
 ZE=20.45,  
 ZF=20.45,  
 ZG=20.45,  
 ZH=20.45,  
 ZI=20.45,  
 ZJ=20.45,  
 ZK=20.45,  
 ZL=20.45,  
 ZM=20.45,  
 ZN=20.45,  
 ZO=20.45,  
 ZP=20.45,  
 ZQ=20.45,  
 ZR=20.45,  
 ZS=20.45,  
 ZT=20.45,  
 ZU=20.45,  
 ZV=20.45,  
 ZW=20.45,  
 ZX=20.45,  
 ZY=20.45,  
 ZZ=20.45



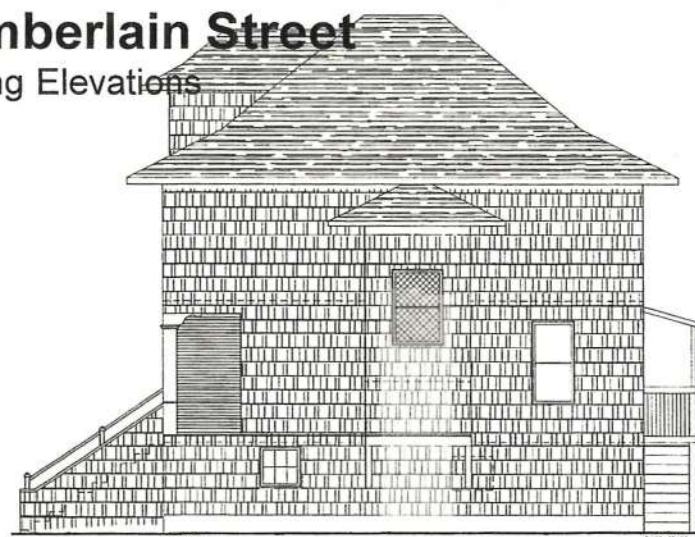
Architectural elevation drawing of a two-story house. The drawing includes the following annotations:

- ROOF PITCH: 12/12
- ROOF HEIGHT: 32'3"
- HIGHEST EAVE
- ROOF EAVE: 30'0"
- 1000 Ch
- Ex
- WEST ELEVATION
- WEST PORCH
- WEST PORCH: 30'0"

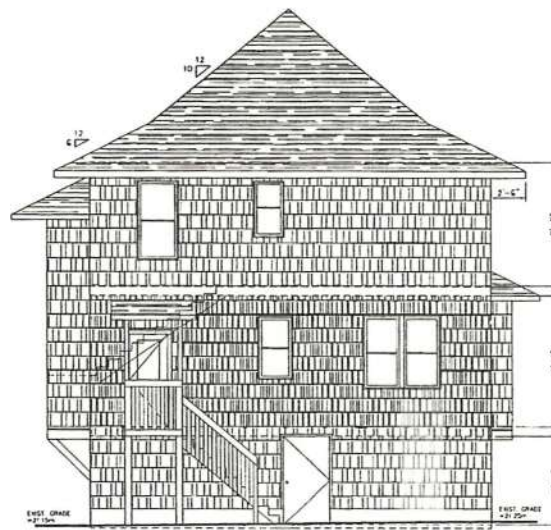
EXISTING GRADES  
 $21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m$  (existing average grade)



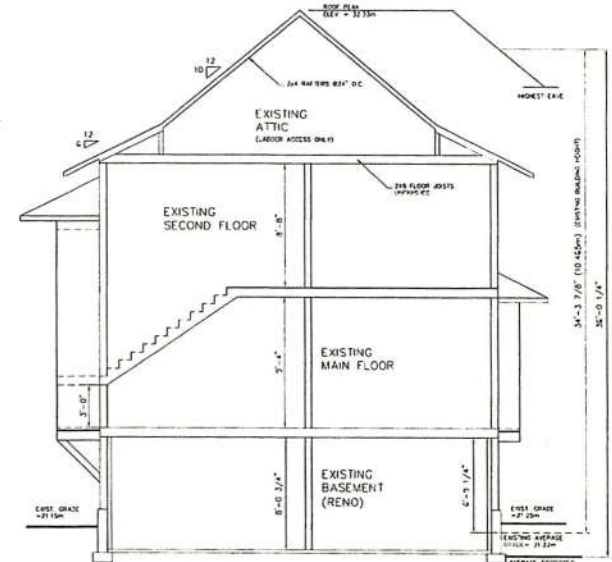
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



CONCEPT ONLY - NOT FOR CONSTRUCTION  
E. & O. E.  
SUBJECT TO ENGINEER'S DRAWINGS  
AND SPECIFICATIONS

Project Code # LEONARD WEAVER AND GAIL CARYN			
Project Location 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9			
Sheet Title AS-BUILT ELEVATIONS AND PROPOSED SECTION			
Drawn By	Sheet Number	of 6	1st of 10
			
THIS PLAN IS HEREBY IT IS DAVID COULSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USE/REPRINTED THE WRITTEN CONSENT OF DAVID COULSON DESIGN.			
10/	13/10/15	Development Variance Permit	
11/	03/03/15	Development Variance Permit	
12/	30/06/15	Development Variance Permit	
13/	27/04/15	Development Variance Permit	
14/	15/03/15	Preliminary Plans	
15/	15/03/15	Preliminary Plans	
16/	19/03/15	Preliminary Plans	
17/	01/02/15	Preliminary Plans	
18/	28/01/2015	Preliminary Design	
19/	13/01/2015	Preliminary Design	
20/			
21/			
22/			
23/			
24/			
25/			
26/			
27/			
28/			
29/			
30/			
31/			
32/			
33/			
34/			
35/			
36/			
37/			
38/			
39/			
40/			
41/			
42/			
43/			
44/			
45/			
46/			
47/			
48/			
49/			
50/			
51/			
52/			
53/			
54/			
55/			
56/			
57/			
58/			
59/			
60/			
61/			
62/			
63/			
64/			
65/			
66/			
67/			
68/			
69/			
70/			
71/			
72/			
73/			
74/			
75/			
76/			
77/			
78/			
79/			
80/			
81/			
82/			
83/			
84/			
85/			
86/			
87/			
88/			
89/			
90/			
91/			
92/			
93/			
94/			
95/			
96/			
97/			
98/			
99/			
100/			



# 1000 Chamberlain Street

## Proposed Elevations



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING GRADES (NO CHANGES)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING GRADES (NO CHANGES)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING GRADES (NO CHANGES)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING GRADES (NO CHANGES)

21.25m + 21.25m + 21.25m + 21.15m = 84.9m / 4 = 21.22m (existing average grade)

PROPOSED GRADES - SEE BASEMENT FLOOR PLAN FOR TABLE

CONCEPT ONLY - NOT FOR CONSTRUCTION

E. & O. E.

SUBJECT TO ENGINEER'S DRAWINGS AND SPECIFICATIONS

<p>10 15/10/15 Development Variance Permit</p> <p>9 05/02/15 Development Variance Permit</p> <p>8 30/06/15 Development Variance Permit</p> <p>7 27/04/15 Development Variance Permit</p> <p>6 23/03/15 Preliminary Plans</p> <p>5 23/02/15 Preliminary Plans</p> <p>4 19/02/15 Preliminary Plans</p> <p>3 03/02/2015 Preliminary Plans</p> <p>2 26/01/2015 As-Built Plans</p> <p>1 13/01/2015 As-Built Plans</p>	<p><b>DAVID COLTSON</b> DESIGN LTD.</p> <p>CUSTOM BUILDER</p> <p>THIS PLAN IS PROPERTY OF DAVID COLTSON DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF DAVID COLTSON DESIGN</p>	<p>Project Title: LEONARD WEAVER AND GAIL CARYN</p> <p>Project Location: 1000 CHAMBERLAIN ST. VICTORIA, B.C. V8S 4B9</p> <p>Sheet Title: PROPOSED ELEVATIONS</p> <p>Sheet No: 11 of 11</p>
--	---	--