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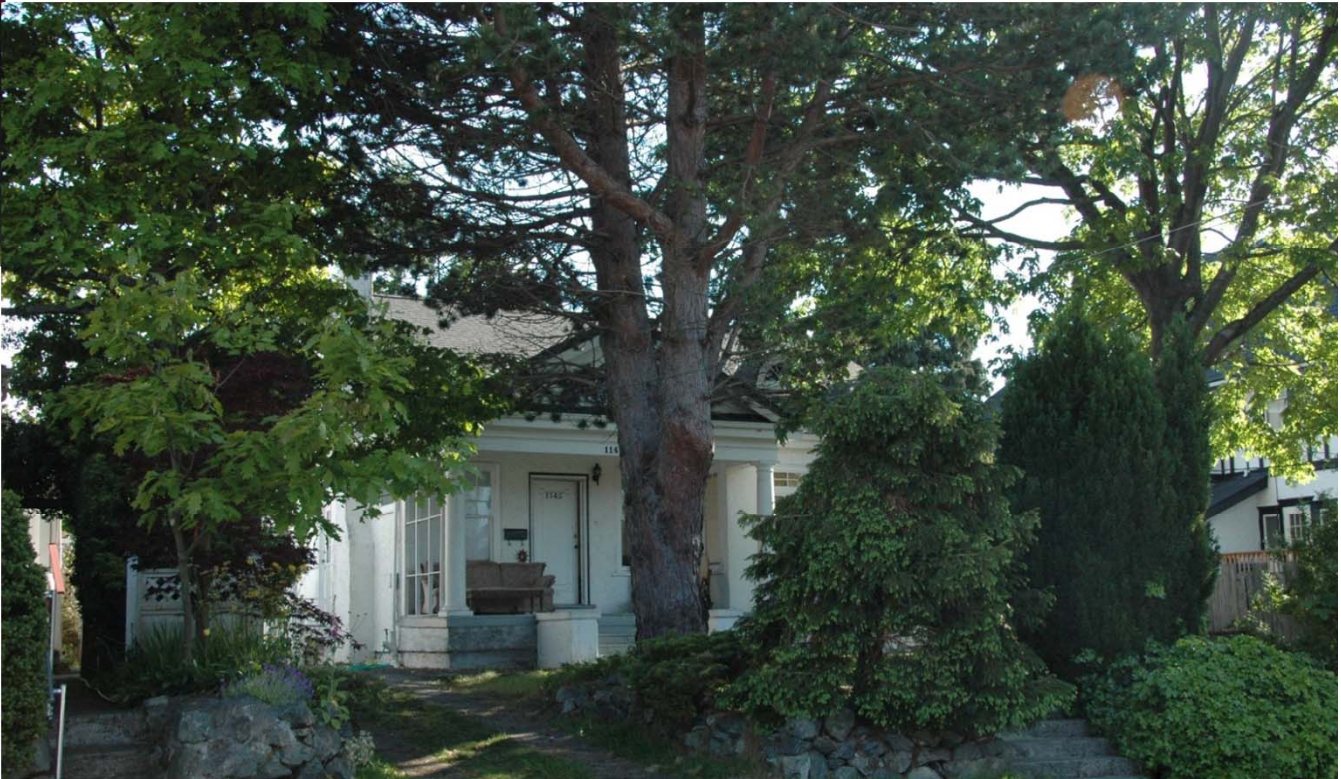
Location of proposed new small lot



Properties to the North on Faithful Street

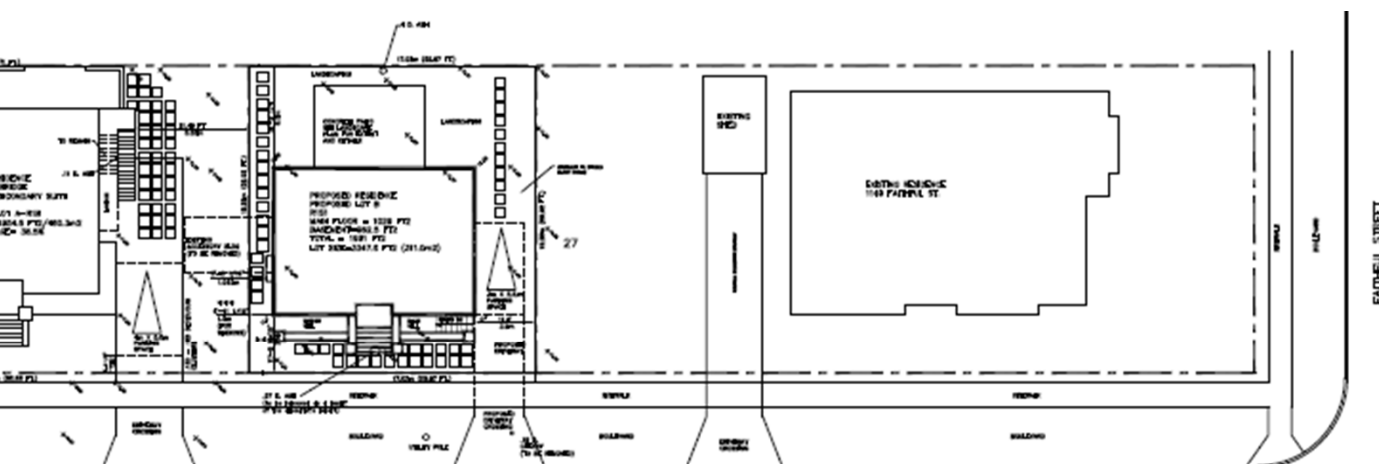


Properties to the South on Woodstock Avenue



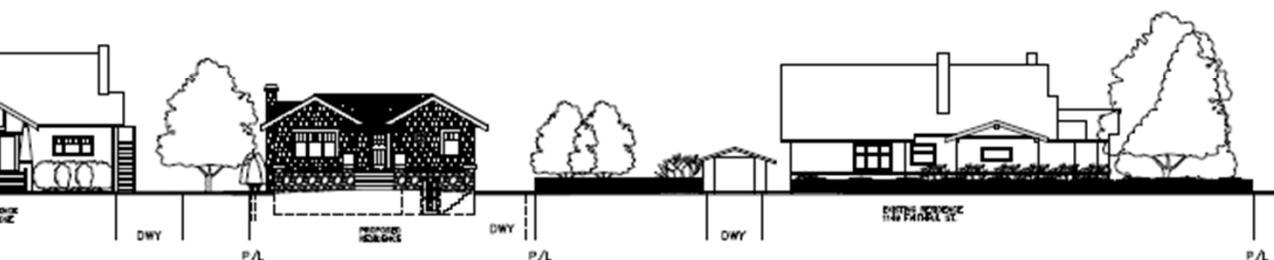






STREET

2097



FRONTAGE (LOOKING WEST)

WITH SECONDARY SUITE
TO 1931)

ZONED R1-B	PROPOSED LOT A
PERMITTED	PROPOSED
4651.4 m² (460 m²)	4651.4 m² (460.3 m²)
40% MAX.	35.5%
7.60 m	7.62m (NO CHANGE)
N/A	55%
N/A	100%
7.50m (24.6 ft)	2.0m (6.72 ft)
7.50m (24.6 ft)	6.55m (21.48 ft) ***
1.83m (6 ft)	2.4m (7.87 ft)

SITE DATA	ZONED R1-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
FLOOR AREA		
UPPER FLOOR	—	97.04 m² (1044.57 sq ft)
MAIN FLOOR	—	136.23m² (1466.45 sq ft)
LOWER FLOOR	—	141.65 m² (1523.6 sq ft)
GARAGE	—	—
TOTAL FLOOR AREA ****	300 m² (3229.17 sq ft)	374.92 m² (4034.82 sq ft)

**** SITE SPECIFIC ZONING REQUIRED
*** DEVELOPMENT VARIANCE REQUIRED

SINGLE-FAMILY DWELLING

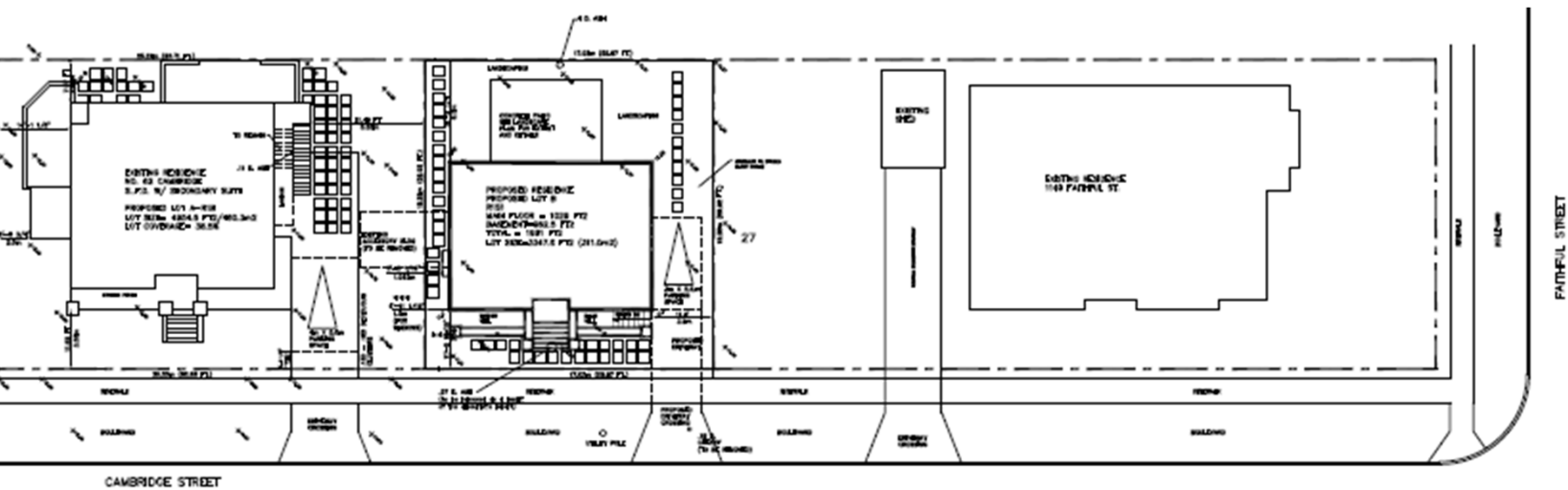
SITE DATA	ZONED R1-S1	PROPOSED LOT B
ITEMS	PERMITTED	PROPOSED
LOT AREA	280m² (2795.6 sq ft) MIN.	311.0m² (3347.6 sq ft)
LOT COVERAGE	40%	36.9% (114.72 sq ft (1234.82 sq ft))
BUILDING HEIGHT	5.0m	5.0m
STOREYS	1 (MAX)	1
LANDSCAPING (OPEN SITE SPACE)	N/A	54.4% (169.22 m²)
REAR YARD	N/A	100%
ACCESSORY BUILDING	N/A	N/A
SETBACKS		
FRONT (EAST) ***	6m (19.6875 ft)	3.0m (11.48 ft) ***
REAR (WEST)	6m (19.6875 ft)	6m (19.6875 ft)
SIDE (NORTH)	1.5m (4.92 ft)	3.0m (11.8 ft)
SIDE (SOUTH) ***	1.5m (4.92 ft) 3.0m (9.84 ft) FOR REAR YARD	1.5m (4.92 ft) *** FOR REAR YARD
FLOOR AREA		
MAIN FLOOR	—	95.6m² (1029 sq ft)
BASEMENT	—	85.4m² (922.5 sq ft) NOT INCLUDED IN TOTAL FLOOR AREA
TOTAL FLOOR AREA	160m² (1722.2 sq ft)	95.6m² (1029 sq ft)
GARAGE	—	—
FLOOR SPACE RATIO	0.6 TO 1	0.31 TO 1

*** DEVELOPMENT VARIANCE REQUIRED

A. WILLIE DESIGN

Project Title:
PROTEGE DEVELOPMENTS

Development Permit Application No. 00479
for 62 Cambridge Street

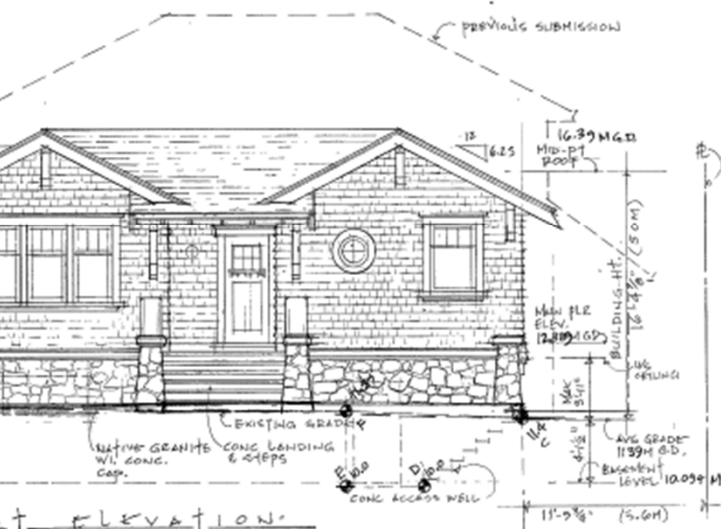


CALCULATIONS:

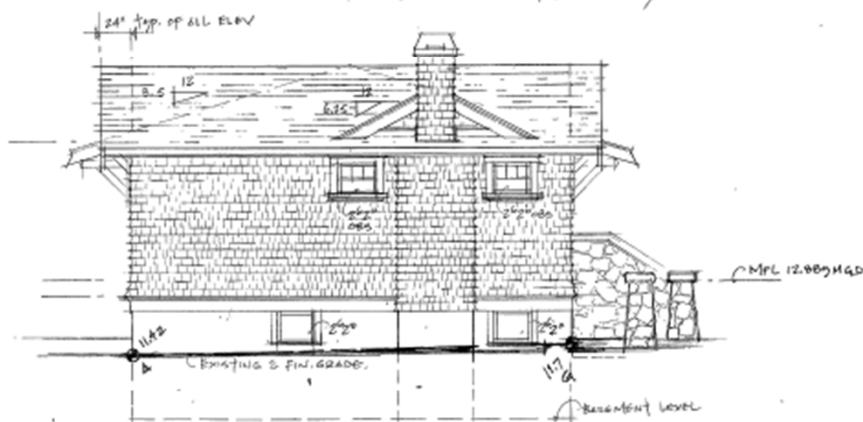
A-B	11.86' x 11.33'	135.395
B-C	8.67' x 11.38'	98.656
C-D	9.8' x 10.7'	104.86
D-E	1.32' x 10.0'	13.2
E-F	8.50' x 11.635'	98.825
F-G	8.67' x 11.56'	100.419
	41.48M	468.634M ²
	(185)	41.48M
		= 11.39M G.D.
		AVG. GRADE.



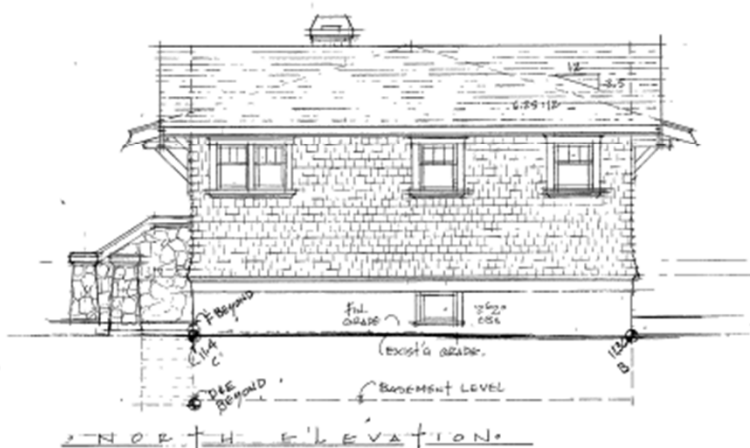
EAST ELEVATION.



FRONT ELEVATION.



SOUTH ELEVATION.



NORTH ELEVATION.

TYPICAL OF ALL ELEVATIONS:

- FIBERGLASS ASPHALT ROOFING
- EXT. FINISH - CEDAR SHINGLE SIDING - STAINED
- VINYL WINDOWS W/ 1X6 TRIM BD, WOOD CROWN, EX 2X4 SILL W/ 1X4 APRON TRIM BD
- FIR WOOD DOORS W/ 1X6 TRIM BOARDS / WOOD CROWN
- 2X2 BARGEBOARDS W/ 1X3 TRIM MOULDING & 3/2" X 5/2" WOOD BRACKETS TO GABLE ENDS
- 5" PRE-FINISHED ALUMINUM FASCIA GUTTER SYSTEM
- 1X10 TRIM BD. W/ 1X3 TRIM BD. BRILY BAND

REVISIONS	BY
GRADE	APM

PROPOSED NEW DESIGN, REZONING (R1S1)

SUBDIVISION FOR PROTEGE DEVELOPMENTS INC.

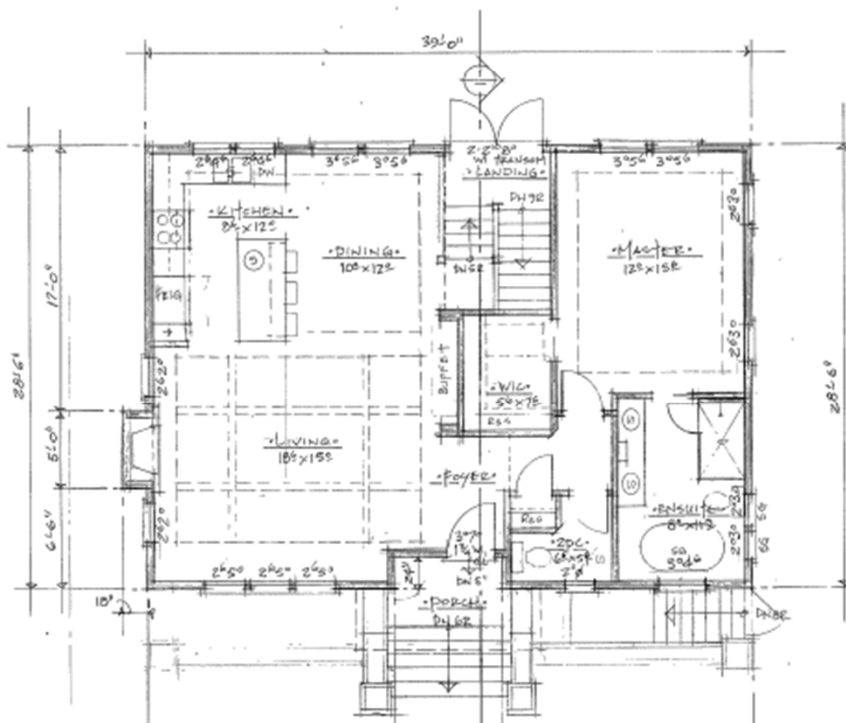
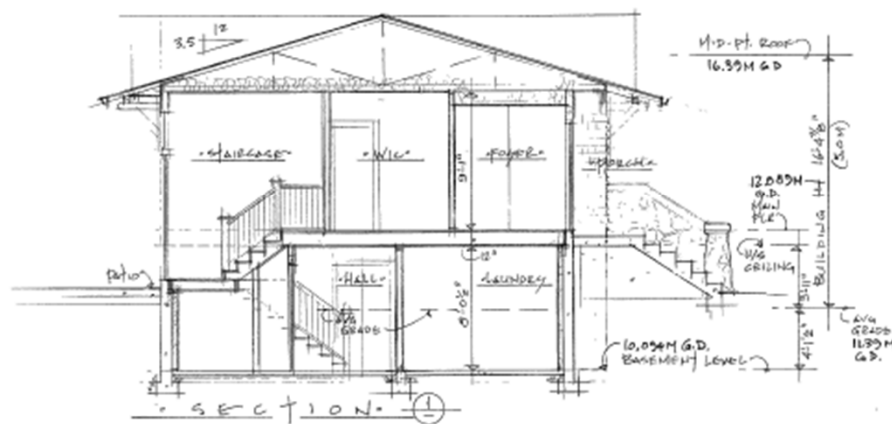
ELEVATIONS.

62 CAMBRIDGE ST.

VICTORIA B.C.

LLIE DESIGN 250-538-2386

Date: Jan 2015
Scale: 1/8" = 1'-0"



REVISIONS	BY
GRABER @ Section	1/20

LLIE DE SIGA N. 250-598-2986

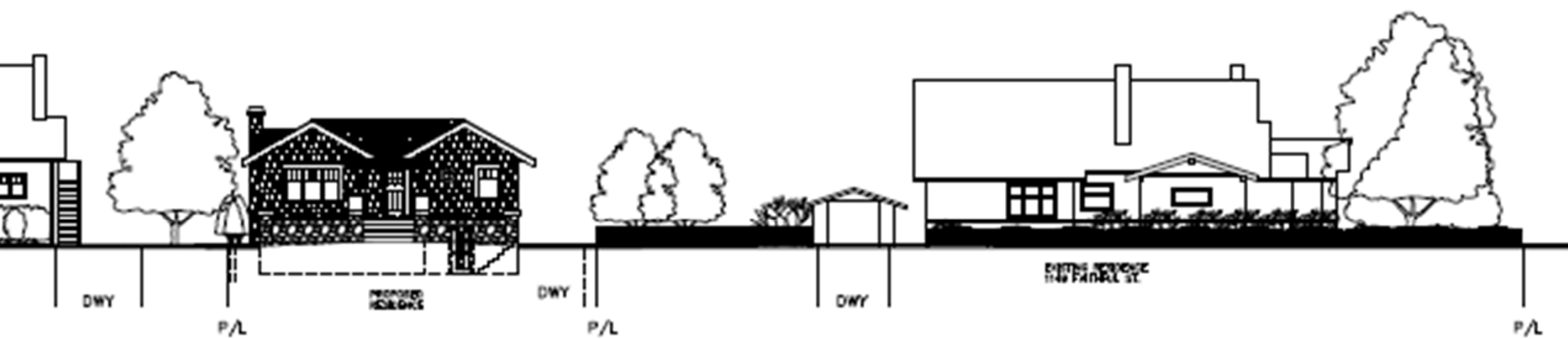
Date JAN 2015
Scale $1/32" = 1' - 0"$

PROPOSED NEW RESIDENCES, REZONING (2191)

PROTEGE DEVELOPMENTS INC.
& SUBDIVISION for

- FLOOD PLANS & SECTIONS

VICTORIA, B.C.



GE (LOOKING WEST)