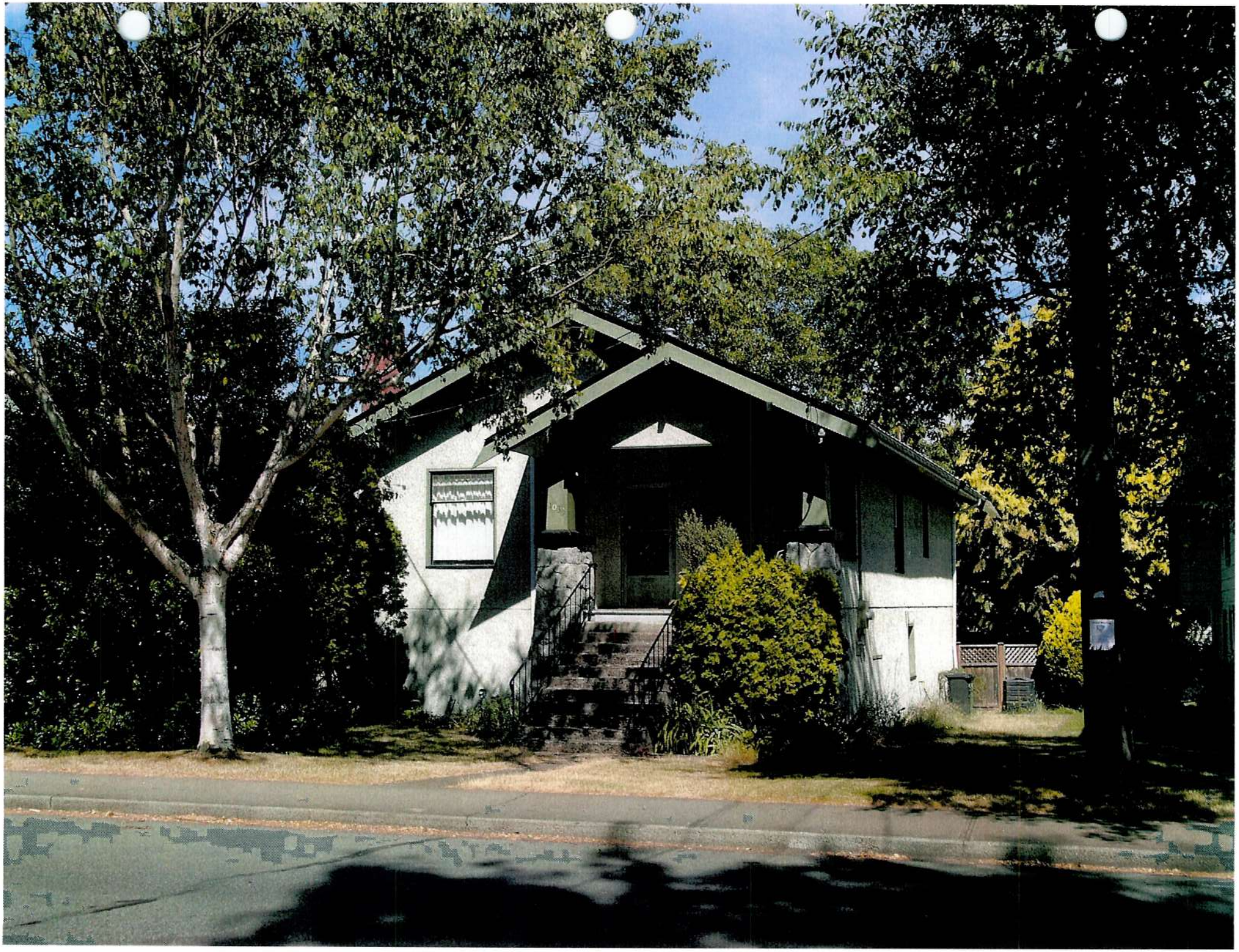
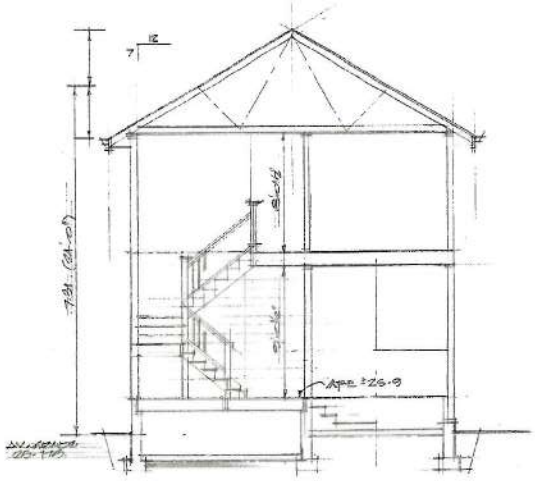
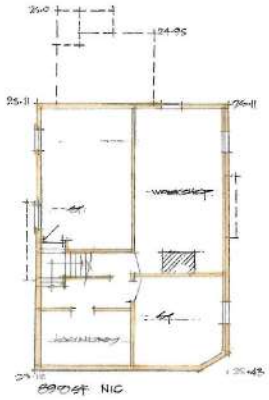
1049 Richmond Avenue

proposed small lot development

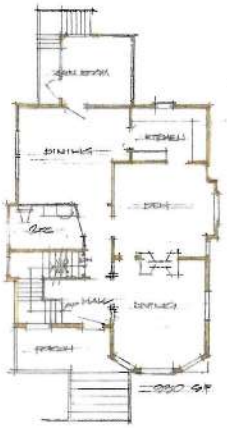




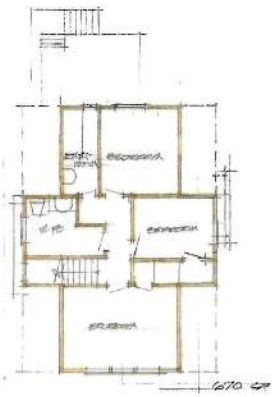
SECTION



BASEMENT FLR PLAN

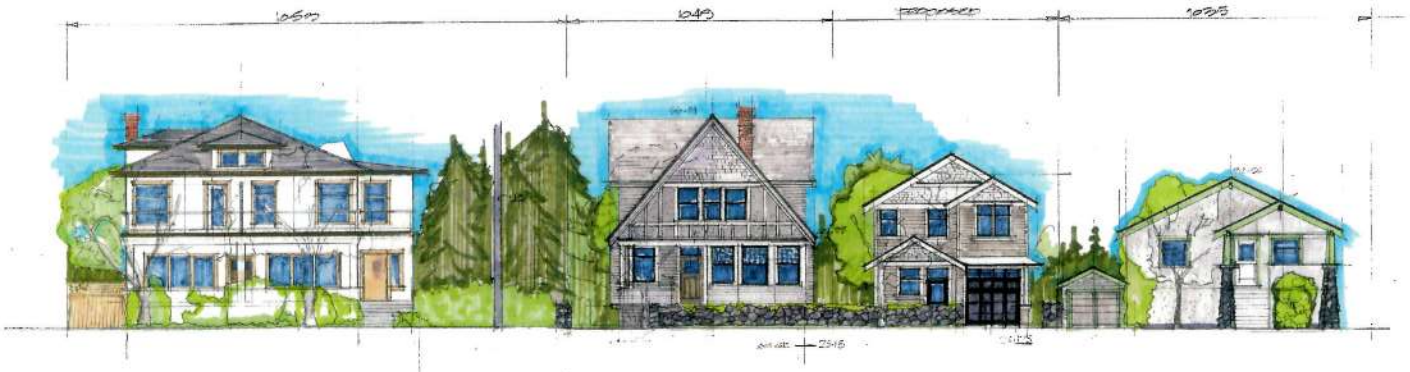


MAIN FLR PLAN



UPPER FLR PLAN

1049 RICHMOND AVE. EXISTING RESIDENCE 1/8" = 1'-0"



STREET ELEVATION 1050 - 1085 RICHMOND AVENUE

SCALE 1:100

banks design

victoria 250-386-3331

PROPOSED RESIDENTIAL REDEVELOPMENT FOR

ANN MARIE & JOHN JOINES

ARTISTS ELEVATIONS & EXISTING PLANS

1049 RICHMOND AVE

VICTORIA, BC

DRAWN: DB

DESIGN: BANKS

SCALE: AS NOTED @ 1:100

DATE: JULY 7, 2014

DRAWING No.

A1

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1049 Richmond Avenue

Legal – Lot 12, Section 74, Victoria District,
Plan 2445, Except Part in Plan 16607

Parcel Identifier: 006-573-037

Scale – 1 : 200

0 2 10 20

All distances are shown in metres.
The intended plot size 11" by 17"

Legend

Elevations are geodetic referred to Victoria Integrated Survey Monument 15-125A. (elev = 25.795m)

+ – denotes – existing elevation

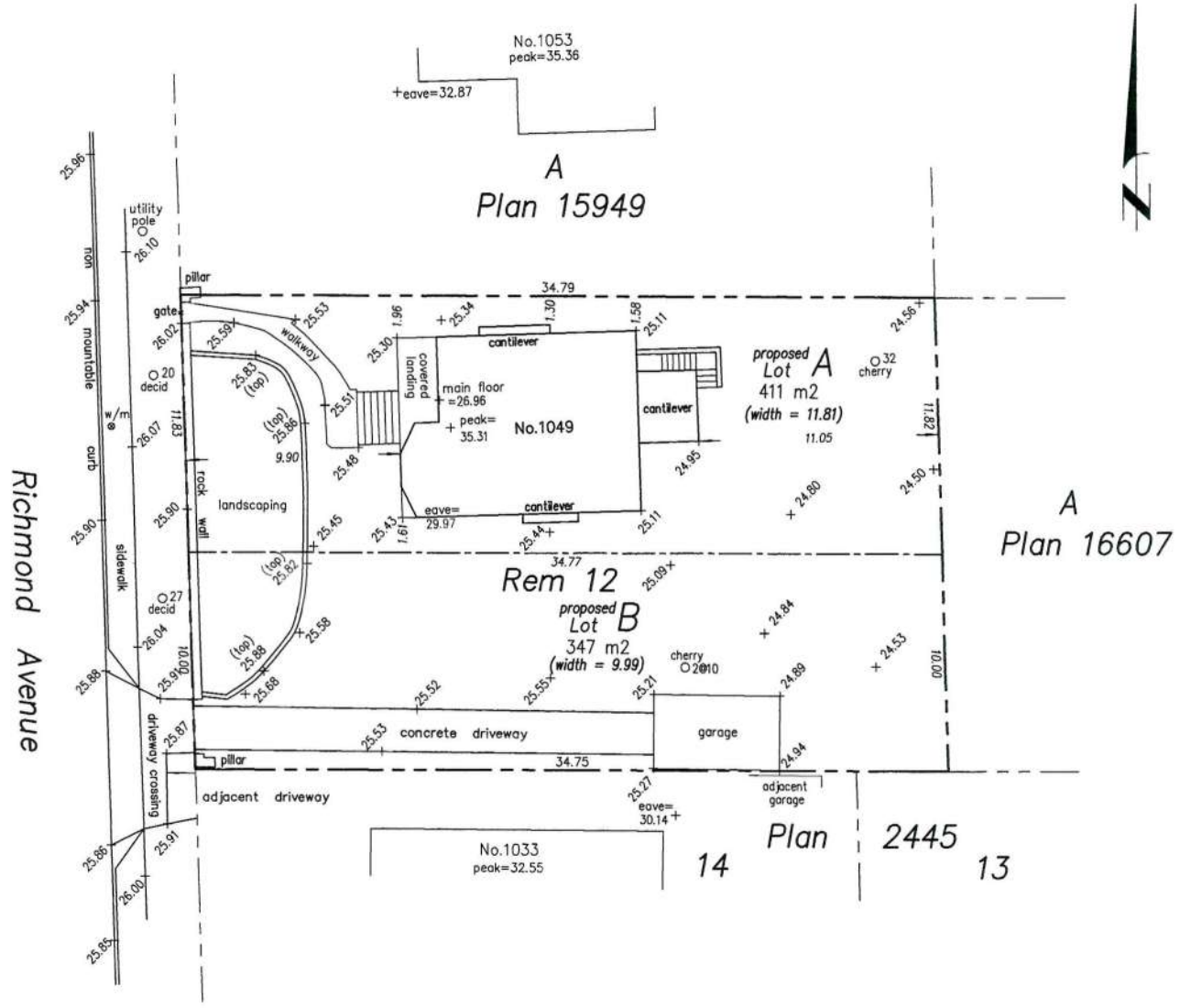
Tree diameters are in centimetres.

Site Area = 758 m2

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

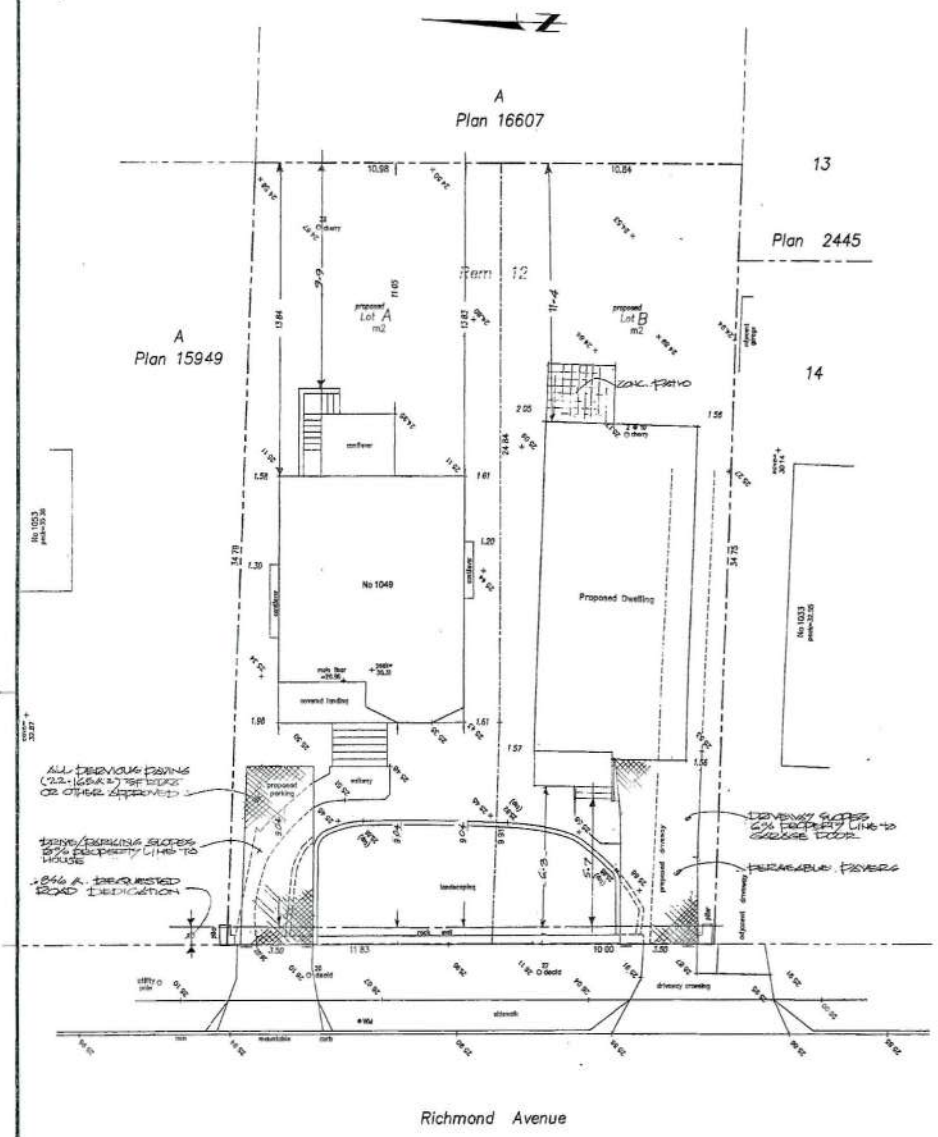
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.



January 29, 2014

File : 11759-15

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855



BC LAND SURVEYORS SITE PLAN OF:

Civic: 1049 Richmond Avenue

Legal – Lot 12, Section 74, Victoria District, Plan 2445, Except Part in Plan 16607

Parcel Identifier: 006-573-037

Scale 1 : 100

0 1 5 10

All distances are shown in metres

The intended plot size 18" by 24" (arch D)

Legend

Elevations are geodetic referred to Victoria Integrated Survey Monument 15-1254 (elev = 28.795m)

– denotes – existing elevation

Tree diameters are in centimetres.

Site Area = 757 m2

revised April 15, 2014
January 29, 2014

File : 11759-15
POWELL & ASSOCIATES
B C Land Surveyors
230-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

PROJECT DATA (ZONE R1G2) ±

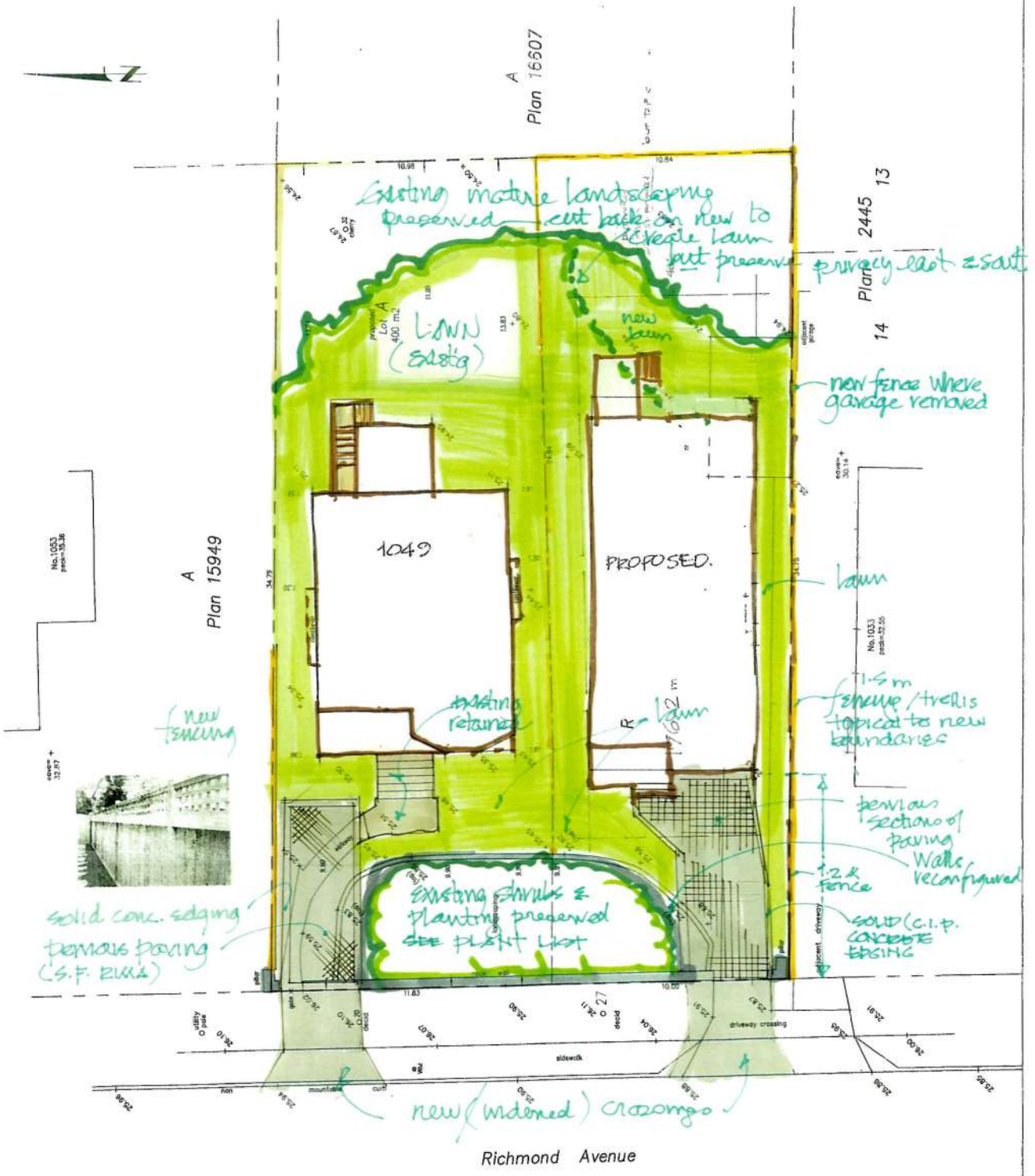
BYLAW ITEM	PERMITTED/REQ'D	PROPOSED DATA	PROPOSED LOT B
LOT AREA	800 m²	757.874 m²	350.44 m²
LOT WIDTH	10.0 m	11.83 m	10.84 m
LOT COVERAGE	30%	22.6% (1202 SF)	30.5% (1151.4 SF) **
TOTAL FLOOR AREA	160 m²	148.75 m² (1602 SF)	159.28 m² (1714 SF)
TOTAL FLOOR AREA	n/a	n/a	n/a
FLOOR SPACE RATIO	0.35 to 1	0.38 to 1	.454 to 1
# OF STOREYS	2 OR 1½ W/ BSMT	2+BASEMENT*	2
HEIGHT	7.5 m	8.55 m *	7.31 m
FRONT SETBACK	6.0 m	9.04 m (7.15 STEPS)	6.5 m (5.7 STEPS)
REAR SETBACK	6.0 m	19.84 m *	11.4 m
SIDE SETBACK (N)	1.5 m	1.68 m (1.3 TO BAY) *	1.57 m
SIDE SETBACK (S)	1.5 m	1.61 (1.2 TO BAY) **	1.56 m
COMBINED SIDEYARD	N/A	–	–
* INDICATES EXISTING CONDITION REQUIRING VARIANCE. ** INDICATES REQ'D VARIANCE. LOT COVERAGE CREATED BY ROAD DEDICATION.			
LANDSCAPE % MIN.	50%	63.5% (247.6 m²)	60.3% (211.4 m²)
LANDSCAPE FRONTYD % MIN	50%	67% (71.7 m²)	54.9% (34.1 m²)
DRIVE/PARKING SLOPE	8%	6%	6%
DRIVE/PARKING MAT'L	PERMEABLE	PERMEABLE	PERMEABLE

~~PERMIT DATA DEC 18/2014~~
REVISED – REDUCED TO R1G2 STANDARD.
0.646 ROAD DEDICATION – NOV 24.2014

banks design
victoria 386-3381

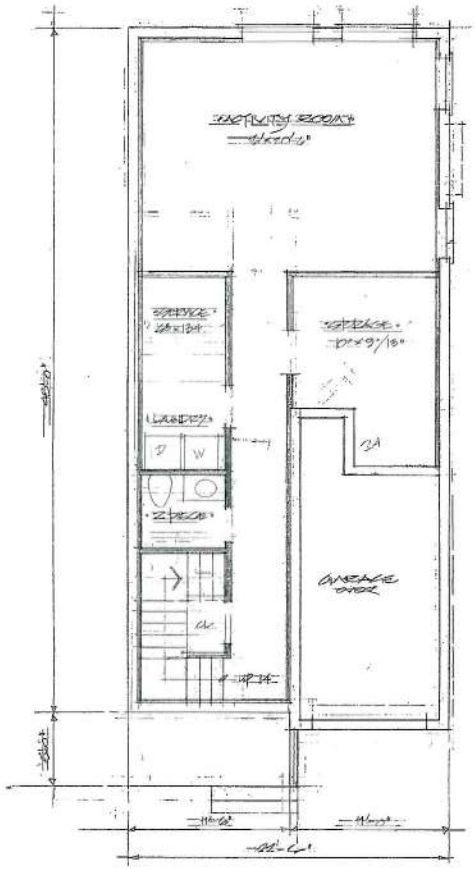
PROPOSED RESIDENTIAL REDEVELOPMENT
FOR
ANN ALBERS & JULIAN PAINE
1049 RICHMOND AVE.
SITE PLAN & PROJECT DATA
VICTORIA, B.C.

DRAWN BCA
DESIGN: BANKS
SCALE: AS NOTED
DATE: JULY 7, 2014

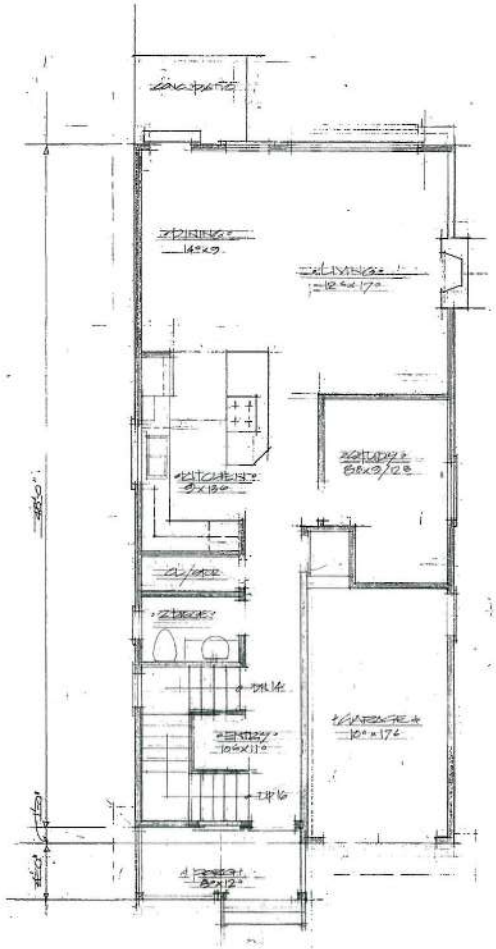


LANDSCAPE PLAN

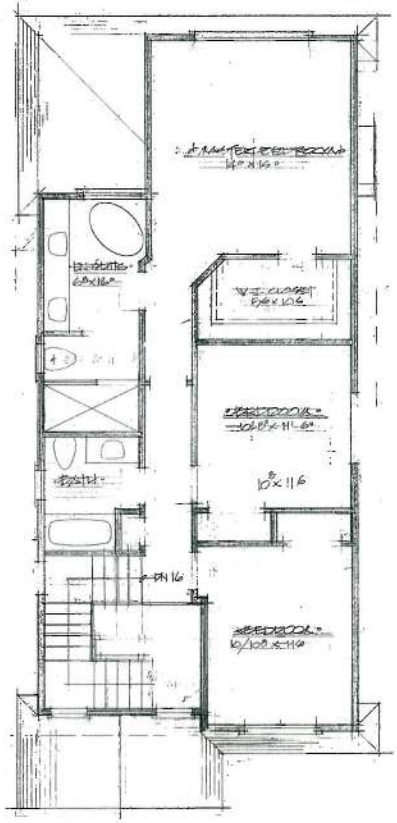
File : 11759-15
POWELL & ASSOCIATES
B.C. Land Surveyors
250-3500 Douglas Street
Victoria, BC V8Z 3L4
phone (250) 383-8855



LOWER PLAN & BASEMENT
70.37 M² (757.4 SF)



MAIN FLOOR PLAN
72.66 M² (782.2 SF)



UPPER FLOOR PLAN
86.62 M² (932.6 SF)

REVISED: NOV 24, 2014 REFER TO 2162

PROPOSED RESIDENTIAL RESERVE DEVELOPMENT
FOR
ANN MARIE & JULIAN PAINE
FLOOR PLANS

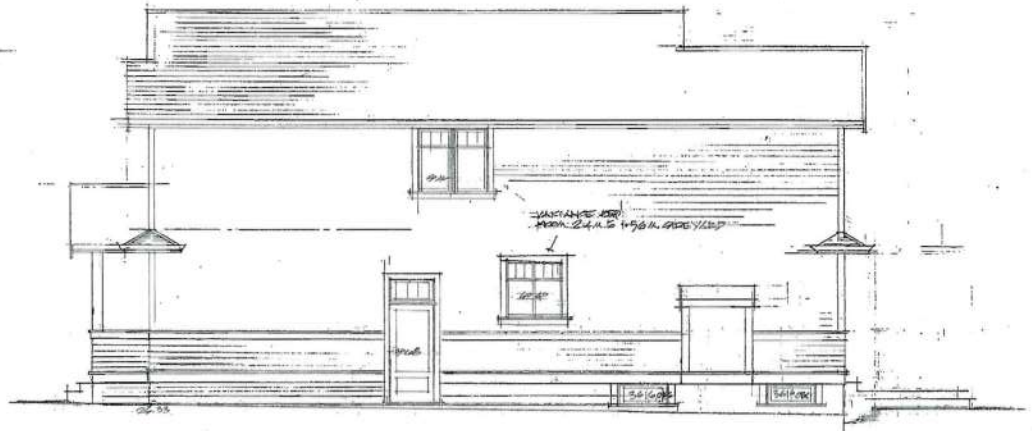
banks design
victoria 250-386-3331

1-1010 BEACHLAND ROAD
VICTORIA, BC

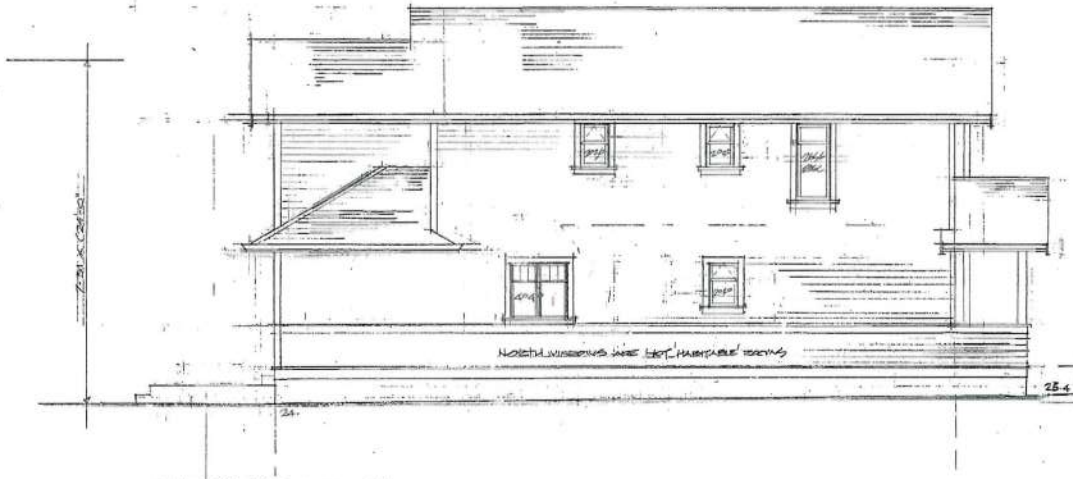
DRAWN: L.A./MB
DESIGN: BANKS
SCALE: 1/4"=1'-0"
DATE: NOV 24, 2014

DRAWING No.
A-1

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION

CONCEPT ONLY

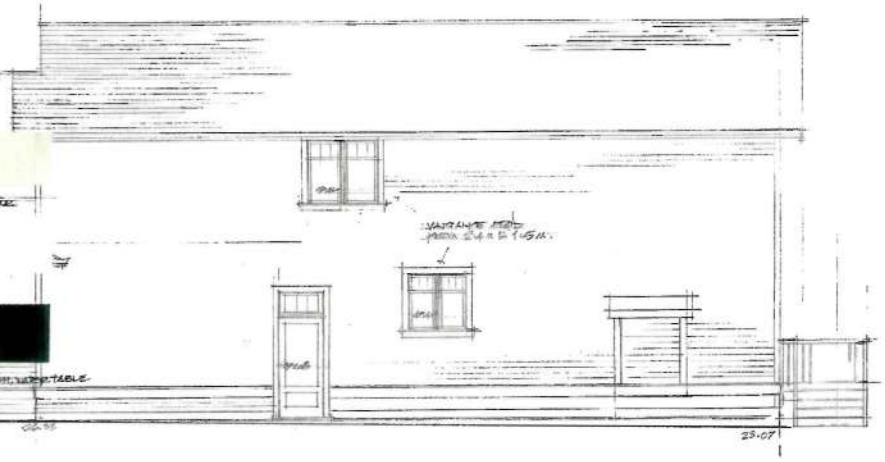
REVISED - DOWNGRADED TO 2192 STANDARD - NOV 26/16

PROPOSED RESIDENTIAL DEVELOPMENT
FOR
MR. MRS. MARK & JULIAN PAINE
THE LEVY AT LOCH LOMOND
LOCH LOMOND & GOLDSTREAM AVE.
VICTORIA, B.C.

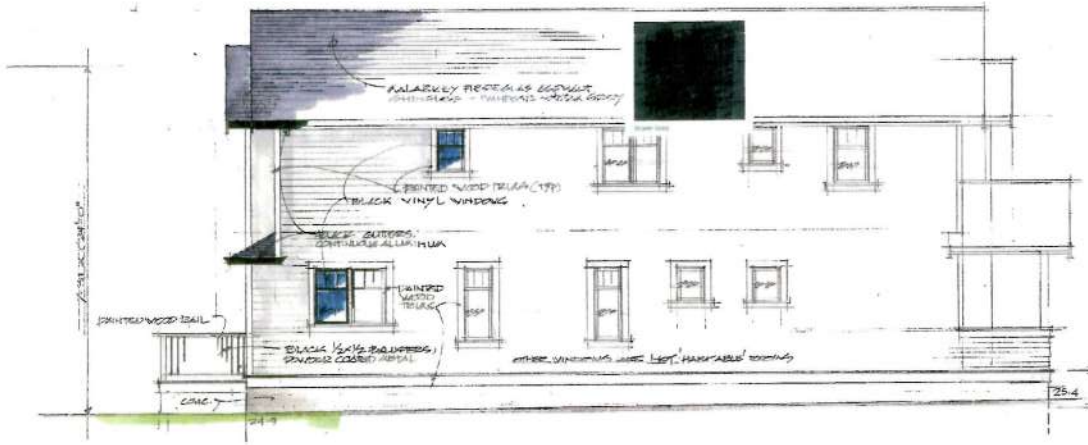
banks design
Victoria 250-386-3331

DRAWN: TB / MWG
DESIGN: BANKS
SCALE: 1/4" = 1'-0"
DATE: JULY 7, 1992
DWG. No.
A-1

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION

CONCEPT ONLY

banks design

victoria 250.386.3331

PROPOSED RESIDENTIAL REDEVELOPMENT FOR

MR. DAVE & JULIA PAINE

RELOCATIONS

VICTORIA, B.C.

#1262 RICHMOND AVE.

DRAWN: TG

DESIGN: BANKS

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

DATE: JULY 7, 2014

DRAWING No.

A1

OF 4

PROJ No. 1404