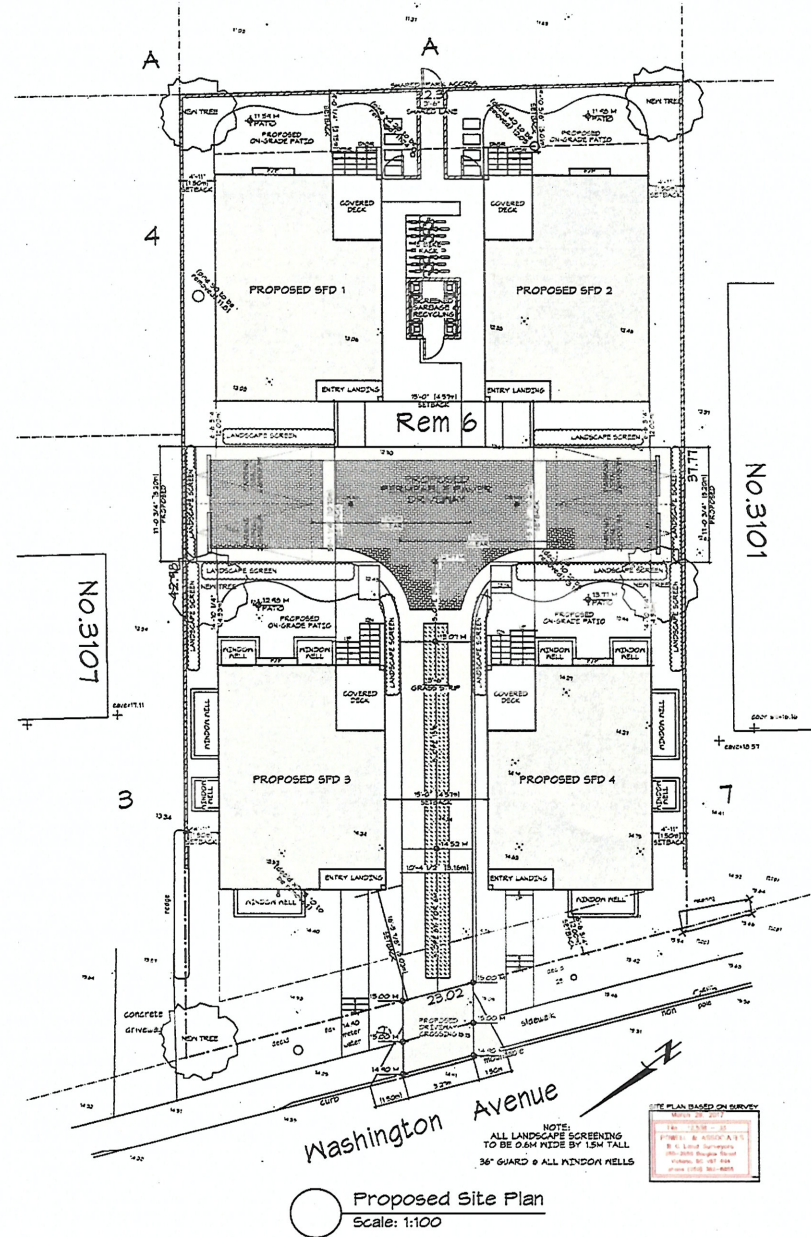
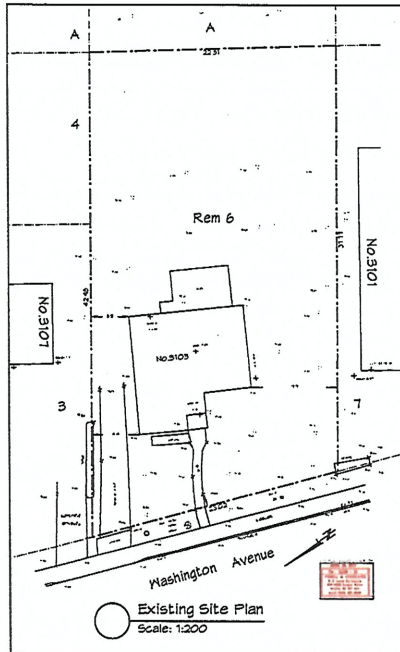
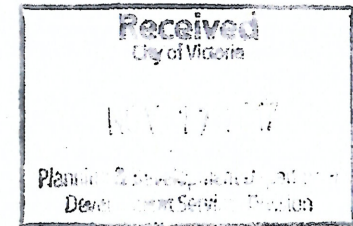




LOCATION MAP



DRAWING LIST:

- DP1.1 EXIST. & PROP. SITE PLANS
- DP1.2 SITE DATA & GRADE CALCULATIONS
- DP2.1 SFD1 PLANS AND ELEVATIONS
- DP2.2 SFD2 PLANS AND ELEVATIONS
- DP2.3 SFD3 PLANS AND ELEVATIONS
- DP2.4 SFD4 PLANS AND ELEVATIONS
- DP3.1 STREETScape
- DP4.1 LANDSCAPE PLAN

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 3E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSKIMAN

Date: Sept. 06, 2017

Scale: AS NOTED

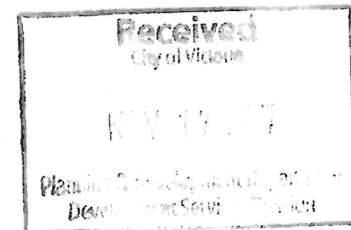
Project:
PROPOSED
& SFD'S @ 3103
WASHINGTON AVE.

Title:
EXIST. &
PROPOSED SITE
PLAN

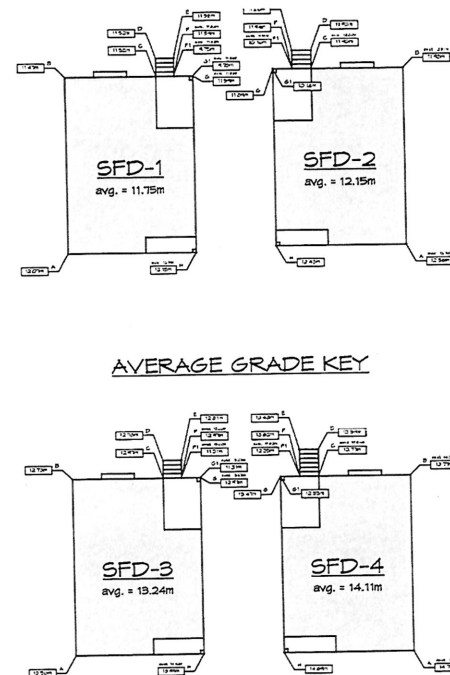
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISIONS FROM SFD 1 & 2. ADJUST SITE PLAN TO SFT.	SEP. 2017	1st REVISION	DP
2	ADJUSTED VOLUME OF TREES TO BE REMOVED AND LINES ADJUSTED. REMOVED ROOM PATIO TO SFT. REVISIONS ON SITE PLAN TO SFT. DATE 1.21.2017. REMOVED CENTRAL PARKING AND RELOCATED TO BACK. RE-REVISIONS OF GRASS STRIP TO DRIVEWAY.	NOV. 16/17	REV. 2	1.1

Proj. No. TBD

SITE DATA - 3103 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2214, EXCEPT EPP61125					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	849.41 M ² (9401.15 FT ²)				
LOT DEPTH (AVG.)	22.30 M (73.16')				
SETBACKS	40.38 M (132.46')				
FRONT (NW)	2.00 M (6.56') to SFD 4	10.70 M (35.10') to SFD 3	10.20 M (33.46') to SFD 4	5.03 M (16.50')	2.00 M (6.56')
REAR (SE)	2.75 M (9.02') to SFD 1	2.75 M (9.02')	3.01 M (9.88')	10.70 M (35.10') to SFD 1	10.20 M (33.46') to SFD 2
SIDE (NE)	1.50 M (4.92') to SFD 1/2	1.50 M (4.92')	4.57 M (15.00') to SFD 1	4.57 M (15.00')	4.57 M (15.00') to SFD 2
SIDE (SW)	1.50 M (4.92') to SFD 2/4	4.57 M (15.00') to SFD 2	1.50 M (4.92')	1.50 M (4.92') to SFD 4	1.50 M (4.92')
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.28')
BUILDING HEIGHT		7.18 M (23.56')	7.14 M (23.54')	7.25 M (23.79')	7.42 M (24.34')
STOREYS		2 STOREYS + PARTIAL BSMT	2 STOREYS + PARTIAL BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA	(COMBINED)				
UPPER FLOOR	271.83 M ² (2926.00 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)
MAIN FLOOR	236.53 M ² (2546.00 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)
BASEMENT	125.14 M ² (1347.00 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)
1ST/2ND STOREYS, TOTAL	508.37 M ² (5472.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)
ALL FLOORS, TOTAL	633.51 M ² (6819.00 FT ²)	182.25 M ² (1968.00 FT ²)	182.25 M ² (1968.00 FT ²)	182.25 M ² (1968.00 FT ²)	182.25 M ² (1968.00 FT ²)
TOTAL FLOOR AREA	508.37 M ² (5472.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.53 % (301.56 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.43 % (75.81 M ²)
OPEN SITE SPACE	44.01 % (440.76 M ²)				
PARKING	4 SPACES				



SFD #1 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	12.07	11.47	11.77	10.06	118.41	432.53	38.80	11.754	
BC	11.47	11.53	11.53	5.18	59.70				
CD	11.53	11.52	11.52	1.02	11.78				
DE	11.52	11.56	11.54	1.07	12.35				
EF	11.56	11.59	11.58	1.02	11.81				
FGH	9.75	9.75	9.75	1.07	10.43				
GH	11.59	12.15	11.87	10.06	119.41				
HA	12.15	12.07	12.11	7.32	86.65				
TOTAL				36.80	432.53				
SFD #2 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	12.56	11.98	12.27	10.06	133.44	447.24	36.80	12.153	
BC	11.98	11.98	11.98	5.18	62.06				
CD	11.98	11.93	11.96	1.02	12.19				
DE	11.93	11.88	11.91	1.07	12.74				
EF	11.88	11.94	11.91	1.02	12.15				
FGH	10.16	10.16	10.16	1.07	10.37				
GH	11.89	12.43	12.16	10.06	122.33				
HA	12.43	12.56	12.50	7.32	81.46				
TOTAL				36.80	447.24				
SFD #3 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	13.56	12.73	13.15	10.06	132.24	487.32	36.80	13.242	
BC	12.73	12.97	12.85	5.18	65.56				
CD	12.97	12.78	12.88	1.02	13.13				
DE	12.78	12.81	12.80	1.07	13.69				
EF	12.81	12.97	12.89	1.02	13.15				
FGH	11.31	11.31	11.31	1.07	12.10				
GH	12.97	12.99	12.98	10.06	136.61				
HA	12.99	12.56	12.78	7.32	86.65				
TOTAL				36.80	487.32				
SFD #4 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	14.75	13.77	14.26	10.06	143.46	533.20	37.80	14.106	
BC	13.77	13.77	13.77	5.18	71.33				
CD	13.77	13.50	13.60	1.52	20.79				
DE	13.50	13.43	13.51	1.07	14.46				
EF	13.43	13.82	13.53	1.52	20.56				
FGH	12.35	12.35	12.35	1.07	13.31				
GH	13.47	14.69	14.08	10.06	141.64				
HA	14.69	14.75	14.72	7.32	86.65				
TOTAL				37.80	533.20				



AVERAGE GRADE KEY

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADDESIGN

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

Drawn By: K. KOSMAN

Date: Sept. 06, 2017

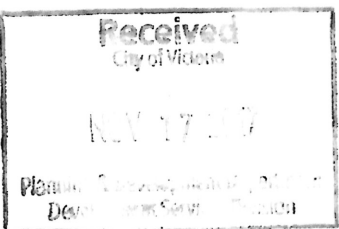
Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SITE DATA &
GRADE
CALCULATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE SFD'S FROM SFD 1 & 2.	SEP. 20/17	1st REVISION	DP
2	ADJUST SITE DATA TO SFD 1.	NOV. 16/17	2nd REVISION	1.2
	OPEN SITE SPACE ADDED TO DATA.			
	TABLE NUMBER OF PARKING SPACES			
	REVISED			
				Proj. No. TBD

SITE DATA - 3103 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2214, EXCEPT EPP61125					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	849.41 M ² (851.15 FT ²)	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	22.30 M (73.16')				
LOT DEPTH (AVG.)	40.36 M (132.46')				
SETBACKS					
FRONT (NW)	2.00 M (6.56') TO SPD 4	10.70 M (35.10') TO SPD 1	10.20 M (33.46') TO SPD 2	5.03 M (16.50')	2.00 M (6.56')
REAR (SE)	2.75 M (9.02') TO SPD 1	2.75 M (9.02')	3.01 M (9.88')	10.70 M (35.10') TO SPD 1	10.20 M (33.46') TO SPD 2
SIDE (NE)	1.50 M (4.92') TO SPD 1/3	1.50 M (4.92')	4.57 M (15.00') TO SPD 1	4.57 M (15.00')	4.57 M (15.00') TO SPD 3
SIDE (SW)	1.50 M (4.92') TO SPD 2/4	4.57 M (15.00') TO SPD 2	1.50 M (4.92')	1.50 M (4.92') TO SPD 4	1.50 M (4.92')
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.18 M (23.56')	7.14 M (23.54')	7.25 M (23.79')	7.42 M (24.34')
STOREYS		2 STOREYS + PARTIAL BSMT	2 STOREYS + PARTIAL BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA	(COMBINED)				
UPPER FLOOR	271.83 M ² (2926.00 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)
MAIN FLOOR	236.53 M ² (2546.00 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)
BASEMENT	125.14 M ² (1347.00 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)
1ST/2ND STOREYS, TOTAL	508.37 M ² (5472.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)
ALL FLOORS, TOTAL	633.51 M ² (6819.00 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)
TOTAL FLOOR AREA	508.37 M ² (5472.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)	121.04 M ² (1308.00 FT ²)
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.53 % (301.56 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.43 % (75.81 M ²)
OPEN SITE SPACE	44.01 % (440.76 M ²)				
PARKING	4 SPACES				

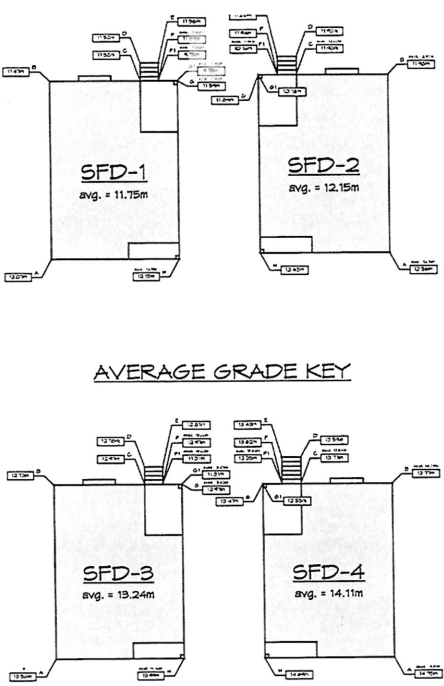


SFD #1 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	12.07	11.47	11.77	10.06	118.41	432.53	36.80	11.754	
BC	11.47	11.58	11.53	5.18	59.79				
CD	11.58	11.52	11.55	1.02	11.78				
DE	11.52	11.56	11.54	1.07	12.35				
EF	11.56	11.59	11.58	1.02	11.81				
FIG1	9.75	9.75	9.75	1.07	10.43				
GH	11.59	12.15	11.87	10.06	119.41				
HA	12.15	12.07	12.11	7.32	88.55				
TOTAL				36.80	432.53			11.75	

SFD #2 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	12.56	11.98	12.27	10.06	123.46	447.24	36.80	12.153	
BC	11.98	11.98	11.98	5.18	62.06				
CD	11.98	11.93	11.96	1.02	12.19				
DE	11.93	11.88	11.91	1.07	12.74				
EF	11.88	11.94	11.91	1.02	12.15				
FIG1	10.16	10.16	10.16	1.07	10.87				
GH	11.89	12.43	12.16	10.06	122.33				
HA	12.43	12.56	12.50	7.32	91.46				
TOTAL				36.80	447.24			12.15	

SFD #3 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	13.66	12.73	13.15	10.06	132.24	487.32	36.80	13.242	
BC	12.73	12.97	12.85	5.18	62.06				
CD	12.97	12.78	12.88	1.02	13.13				
DE	12.78	12.81	12.80	1.07	13.69				
EF	12.81	12.97	12.89	1.02	13.15				
FIG1	11.31	11.31	11.31	1.07	12.10				
GH	12.97	13.99	13.48	10.06	135.81				
HA	13.99	12.56	13.28	7.32	104.63				
TOTAL				36.80	487.32			13.24	

SFD #4 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	14.75	13.77	14.26	10.06	143.46	533.20	37.80	14.106	
BC	13.77	13.77	13.77	5.18	71.33				
CD	13.77	13.59	13.68	1.02	20.79				
DE	13.59	13.43	13.51	1.07	14.46				
EF	13.43	13.62	13.53	1.02	20.56				
FIG1	12.35	12.35	12.35	1.07	13.21				
GH	13.47	14.69	14.08	10.06	141.64				
HA	14.69	14.75	14.72	7.32	107.75				
TOTAL				37.80	533.20			14.11	



RE-ISSUED FOR REZONING & DP NOV. 16, 2017

ZEBRADESIGN

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

Drawn By: K. KOSHMAN

Date: Sept. 06, 2017

Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

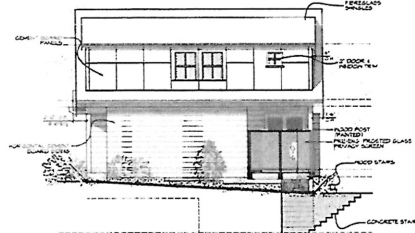
Title:
SITE DATA &
GRADE
CALCULATIONS

Revision: Sheet:
DP
1.2
Proj No. TBD

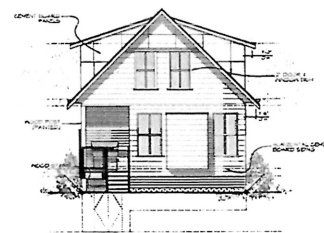
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE ELEVATIONS FROM SFD 1 & 2. ADJUST SITE DATA TO SFD	SEP. 20/17	REV. 1	DP 1.2
2	OPEN SITE SPACE ADDED TO DATA. ADJUST NUMBER OF PARKING SPACES REVERSED	NOV. 16/17	REV. 2	



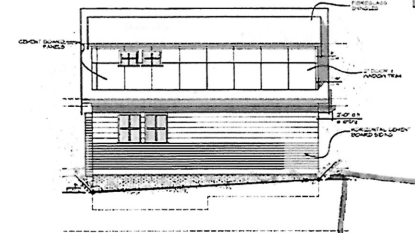
SFD1 - Front (NW) Elevation
Scale: 1:100



SFD1 - Side (SW) Elevation
Scale: 1:100

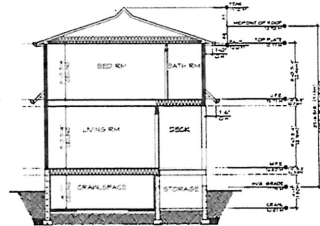


SFD1 - Rear (SE) Elevation
Scale: 1:100

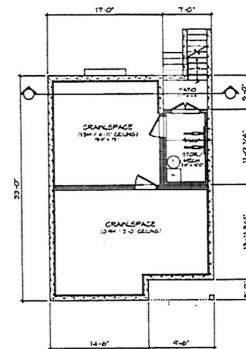


SFD1 - Side (NE) Elevation
Scale: 1:100

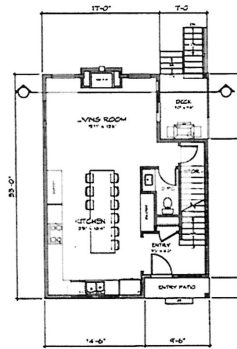
Glazing Area Calc:			
	SF	M2	
Front			
setback	10.21	5.86	
building face area	474.25	44.06	
glazing area	79.23	7.37	
percentage	16.7%		
max allowed	54.97%		
Side (SW)			
setback	7.51	2.29	
building face area	683.41	63.46	
glazing area	63.56	5.89	
percentage	9.29%		
max allowed	10.31%		
Rear			
setback	11.81	3.66	
building face area	518.34	48.16	
glazing area	60.69	5.64	
percentage	11.71%		
max allowed	24.94%		
Side (NE)			
setback	4.34	1.50	
building face area	682.41	63.41	
glazing area	27.87	2.59	
percentage	4.09%		
max allowed	8.00%		



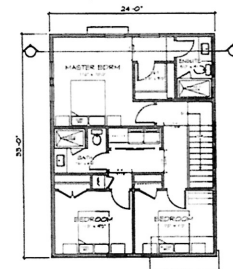
SFD1 - Preliminary Section
Scale: 1:100



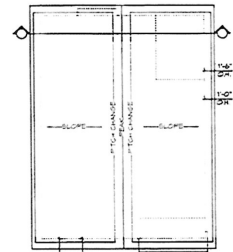
SFD1 - Basement Floor Plan
Scale: 1:100



SFD1 - Main Floor Plan
Scale: 1:100



SFD1 - Upper Floor Plan
Scale: 1:100



SFD1 - Roof Plan
Scale: 1:100

Received
City of Victoria
NOV 17 2017
Planning & Development
Development Services - Bureau

RE-ISSUED FOR
REZONING 4 DP
NOV. 16, 2017

ZEBRADESIGN

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

C. COLLINS/
Drawn By: K. KOSHERMAN

Date: Sept. 06, 2017

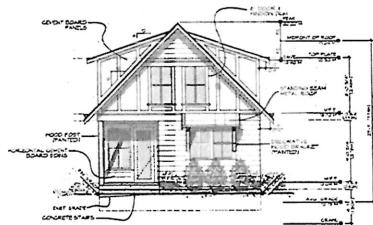
Scale: AS NOTED

Project:

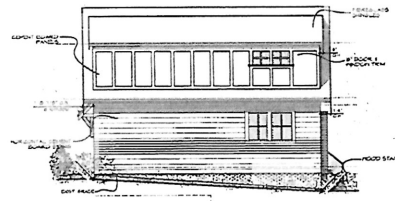
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SFD-1 PLANS &
ELEVATIONS

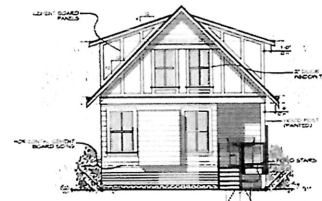
REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
1	REMOVE BASEMENT FROM SFD 1. ADJUST SECTION ELEVATIONS & WINDOW CALCULATIONS TO SUIT	SEP 2017	1ST REVISION	DP
2	REVISIONS IN NORTH EAST UPPER FLOOR BED ROOM. REMOVE BED ROOMS IN NORTH EAST MASTER BED ROOM REMOVED TO SUIT	NOV. 16/17	REV. 2ND	2.1
				Proj. NO. TSD



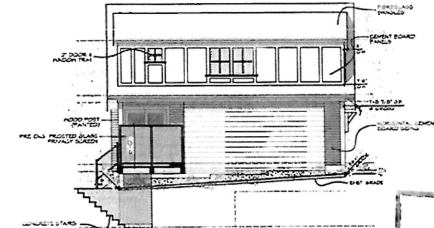
SFD2 - Front (NW) Elevation
Scale: 1:100



SFD2 - Side (SW) Elevation
Scale: 1:100

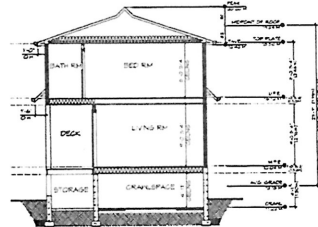
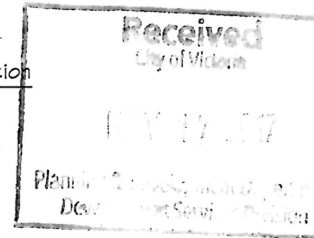


SFD2 - Rear (SE) Elevation
Scale: 1:100

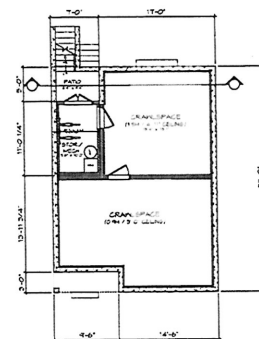


SFD2 - Side (NE) Elevation
Scale: 1:100

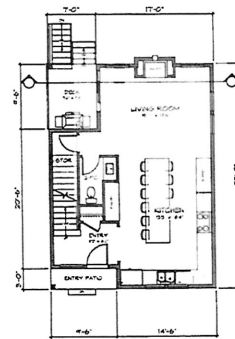
Glazing Area Calc.			
	SF	M2	
Front			
setback	10.23	5.86	
building face area	474.25	84.06	
glazing area	79.33	7.37	
percentage	16.73%		
max allowed	54.07%		
Side (SW)			
setback	4.9	1.50	
building face area	683.49	63.50	
glazing area	28.12	2.61	
percentage	4.11%		
max allowed	8.00%		
Rear			
setback	11.12	4.00	
building face area	519.92	48.33	
glazing area	60.60	5.61	
percentage	11.67%		
max allowed	28.00%		
Side (NE)			
setback	7.51	2.29	
building face area	683.49	63.50	
glazing area	63.36	5.89	
percentage	9.27%		
max allowed	10.31%		



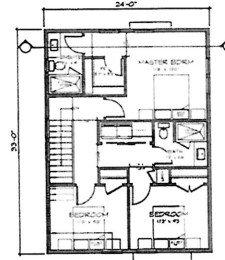
SFD2 - Preliminary Section
Scale: 1:100



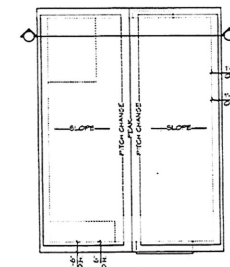
SFD2 - Basement Floor Plan
Scale: 1:100



SFD2 - Main Floor Plan
Scale: 1:100



SFD2 - Upper Floor Plan
Scale: 1:100



SFD2 - Roof Plan
Scale: 1:100

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADESIGN

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

Drawn By: KROSHMAN

Date: Sept. 06, 2017

Scale: AS NOTED

Project:

PROPOSED

4 SFD'S @ 3103

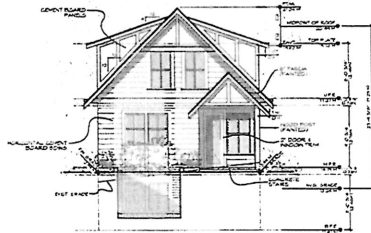
WASHINGTON AVE.

Title:

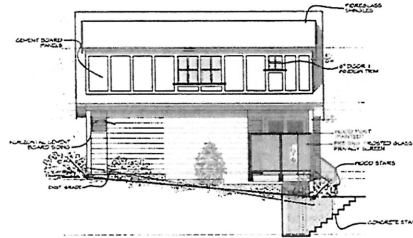
SFD-2 PLANS &

ELEVATIONS

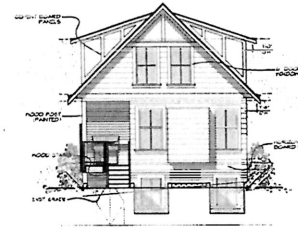
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BASEMENT FROM SFD 2 ADJUST SECTION ELEVATIONS & WINDOW CALCULATIONS TO SUIT	SEP. 2017	101 SEP. 2017	DP
2	WINDOWS IN SOUTH WEST UPPER FLOOR BED ROOM REMOVED WINDOWS IN SOUTH WEST MASTER BED ROOM REMOVED GLAZING CALCULATION REVISED TO SUIT	NOV. 16/17	REV. 2 NOV. 16/17	2.2
				PROJ. NS. TBD



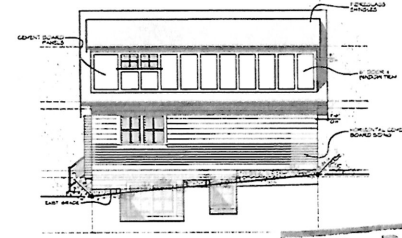
SFD3 - Front (NW) Elevation
Scale: 1:100



SFD3 - Side (SW) Elevation
Scale: 1:100

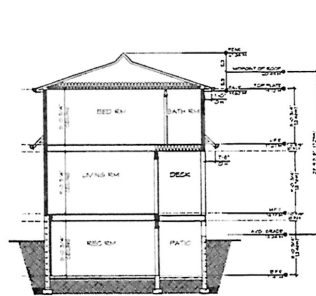
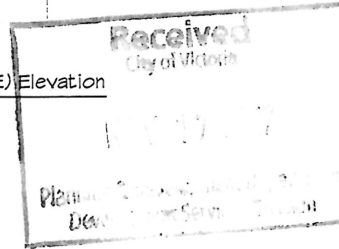


SFD3 - Rear (SE) Elevation
Scale: 1:100

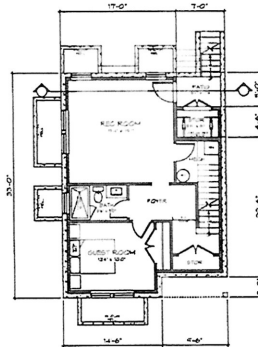


SFD3 - Side (NE) Elevation
Scale: 1:100

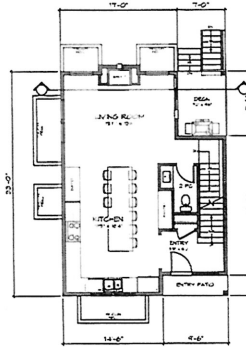
Glazing Area Calc.		SFD3
Front		
setback	1/2	facework
building face area		
glazing area		
percentage		
max allowed		
Side (SW)		
setback	5'	M2
building face area	671.56	62.85
glazing area	63.36	5.85
percentage	9.43%	
max allowed	10.31%	
Rear		
setback	14.23'	M2
building face area	524.57	48.73
glazing area	62.27	8.25
percentage	12.06%	
max allowed	54.97%	
Side (NE)		
setback	4.92'	M2
building face area	671.56	62.85
glazing area	27.62	2.53
percentage	4.11%	
max allowed	8.00%	



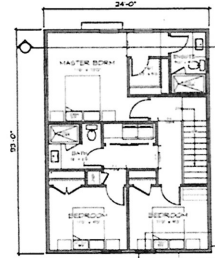
SFD3 - Preliminary Section
Scale: 1:100



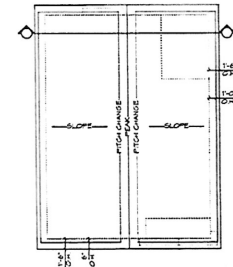
SFD3 - Basement Floor Plan
Scale: 1:100



SFD3 - Main Floor Plan
Scale: 1:100



SFD3 - Upper Floor Plan
Scale: 1:100



SFD3 - Roof Plan
Scale: 1:100

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADDESIGN

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

Drawn By: C. COLLINS

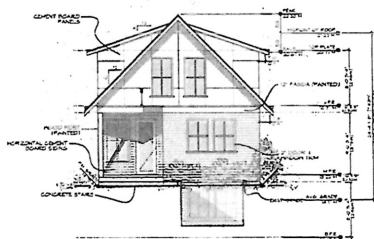
Date: Sept. 06, 2017

Scale: AS NOTED

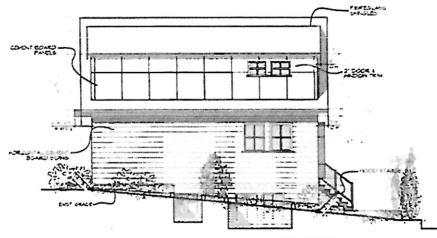
Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SFD-3 PLANS &
ELEVATIONS

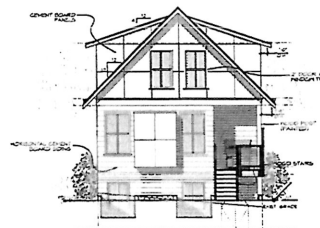
REV. NO.	DESCRIPTION	DATE	REVISION:	Sheet:
1	NO CHANGES	SEP. 2017	1ST REVISION	DP
2	REVISIONS TO MAIN FLOOR PLAN REVISIONS TO MAIN FLOOR PLAN REVISIONS TO MAIN FLOOR PLAN REVISIONS TO MAIN FLOOR PLAN	NOV. 16/17	2ND REVISION	2.3
			3RD REVISION	Proj. No. TBD



SDF4 - Front (NW) Elevation
Scale: 1:100



SDF4 - Side (SW) Elevation
Scale: 1:100

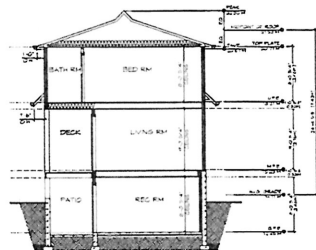


SDF4 - Rear (SE) Elevation
Scale: 1:100

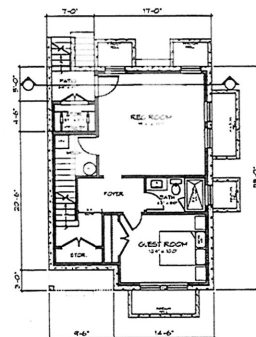


SDF4 - Side (NE) Elevation
Scale: 1:100

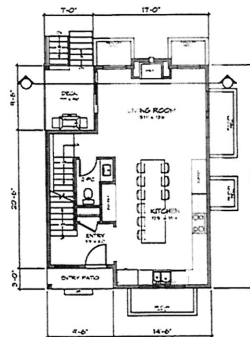
Glazing Area Calc.		SFD4
Front		
setback	n/a	face street
building face area		
glazing area		
percentage		
max allowed		
Side (SW)	SF	M2
setback	4.91	1.50
building face area	705.11	65.51
glazing area	73.12	1.08
percentage	4.70%	
max allowed	8.50%	
Rear	SF	M2
setback	19.23	5.88
building face area	551.42	51.27
glazing area	73.09	6.75
percentage	13.25%	
max allowed	32.88%	
Side (NE)	SF	M2
setback	7.51	2.29
building face area	705.15	65.51
glazing area	66.03	6.13
percentage	9.36%	
max allowed	10.31%	



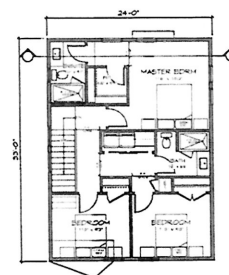
SDF4 - Preliminary Section
Scale: 1:100



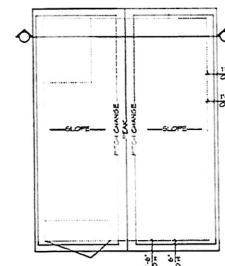
SDF4 - Basement Floor Plan
Scale: 1:100



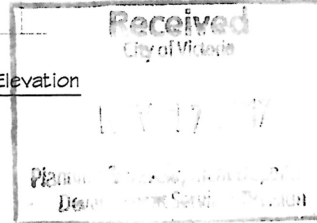
SDF4 - Main Floor Plan
Scale: 1:100



SDF4 - Upper Floor Plan
Scale: 1:100



SDF4 - Roof Plan
Scale: 1:100



RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADDESIGN

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

C. COLLINS
Drawn By: K. KOSHMAN

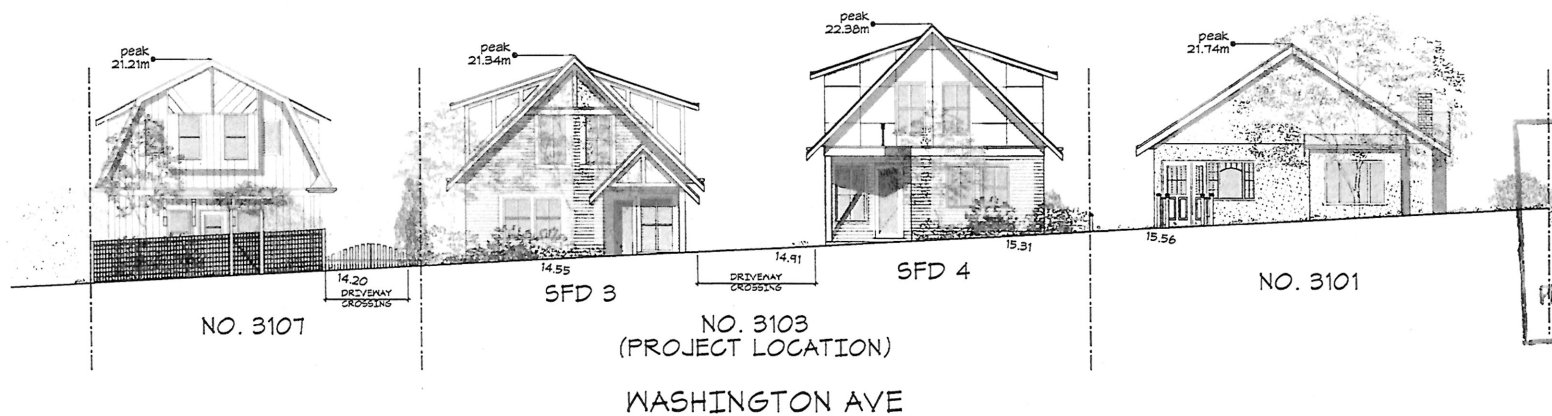
Date: Sept. 06, 2017

Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

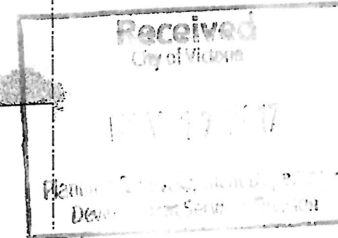
Title:
SFD-4 PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP. 20/17	ST. SEP. 20/17	DP
2	ANOTHER SOUTH WEST FLOOR BLOCK SET BACK IN REAR OF HOUSE IN SOUTH WEST FLOOR BLOCK REAR REAR GLAZING CALCULATION REVED TO SUIT	NOV. 16/17	REV. 1. NOV. 20/17 REV. 2. NOV. 16/17	2.4
				Proj. No. TBD



NO. 3103
(PROJECT LOCATION)

Streetscape
Scale: 1:75



RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADESIGN



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

Drawn By: K. KOSHYAN

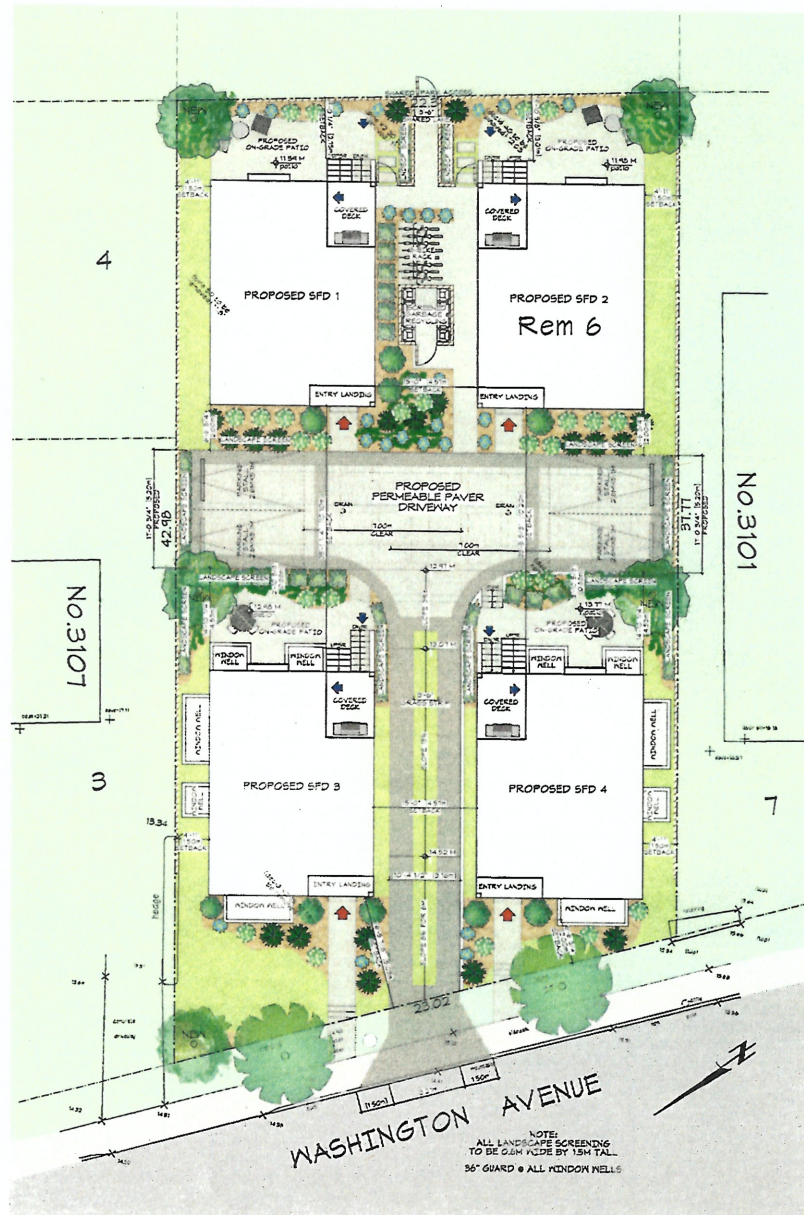
Date: Sept. 06, 2011

Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
STREETSCAPE

REV. NO.	DESCRIPTION	DATE	REVISION:	Sheet:
1	NO CHANGES	SEP. 20/11	1ST SUBMITTAL SEP. 20/11	DP 3.1
2	NO CHANGES	NOV. 16/17	REV. 2 NOV. 16/17	
				Proj. NO. TBD



LANDSCAPE PLAN LEGEND

TREES/SHRUBS

- EXISTING TREE
- NEW TREE
- NEW SHRUB
- GROUND COVER PLANTS

GROUND COVER

- LAWN
- MULCH

HARD LANDSCAPING

- PERMEABLE PAVERS
- CONCRETE
- BRUSHED CONCRETE DRIVEWAY CROSSING
- PAVED SIDEWALK

OTHER

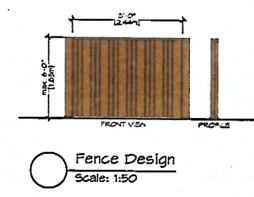
- WOOD PRIVACY FENCE
- CONCRETE PAVERS

EGRESS

- MAIN ENTRY
- SECONDARY ENTRY

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PRIOR TO ANY EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF 1.50M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.50M (4'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.



Landscape Plan
Scale: 1:100

Received
City of Victoria
17/09/17
Planning & Development
Development Services Section

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADESIGN

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

Drawn By: K. KOSMAN
Date: Sept. 06, 2017
Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
LANDSCAPE PLAN

REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
1	REVISED BASEMENTS FROM SFD 1 & 2. ADJUST LANDSCAPE PLAN TO SUIT. INCREASED QUANTITY OF TREES TO BE REMOVED. AND BIRCH RACKS. REMOVED CECHANNA. RANDOM PAVERS TO SUIT. REVISED STAIRS ON SITE PLAN TO SUIT. REVISED STAIRS ON SITE PLAN TO SUIT. PARKING SPOTS. RELOCATED BIRCH RACKS AND ADDED GRASSING. LANDSCAPING REVISIONS TO SUIT. ADDED 3" W/ GRASS STOP TO DRIVEWAY.	SEP. 2017 NOV. 16/17	REV. 1: SEP. 2017 REV. 2: NOV. 16/17	DP 4.1

Proj No. TBD