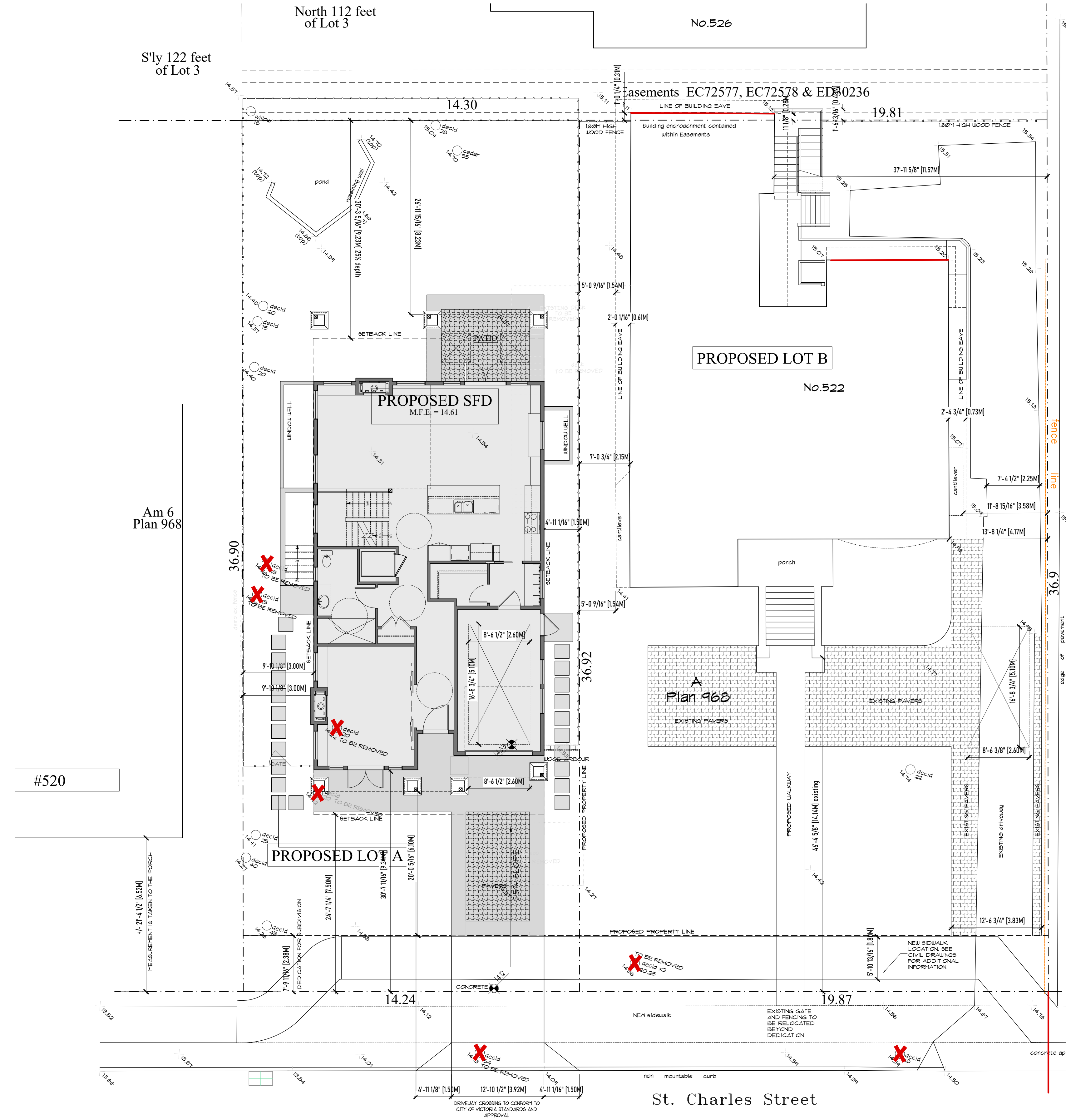
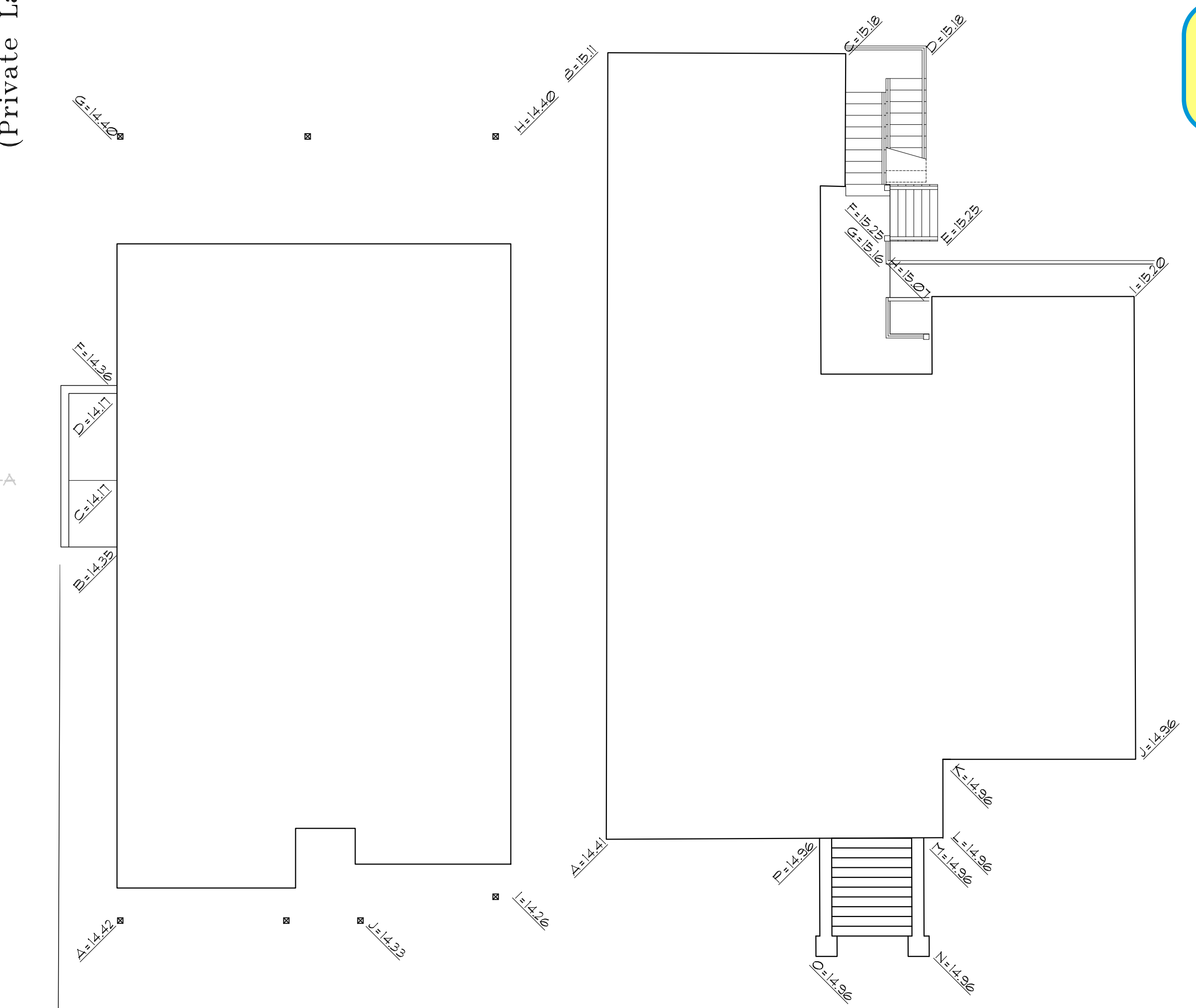


ATTACHMENT B

SITE DATA							
LOCATION: 522 ST. CHARLES STREET - VICTORIA BUILDING TYPE: SUBDIVISION AND DVP ZONING: R1-A ZONING PROPOSED: R1-B (WITH VARIANCES)				LOCATION: 522 ST. CHARLES STREET - VICTORIA BUILDING TYPE: SUBDIVISION & HERITAGE DESIGNATION ZONING: R1-A ZONING PROPOSED: R1-A MODIFIED (DIRECT CONTROLLED)			
ZONING REQUIREMENTS	REQUIRED/PERMITTED	PROPOSED LOT A		NOTES		REQUIRED/PERMITTED	PROPOSED LOT B
LOT AREA	460.00 M ²	4951.16 FT ²	526.70 M ²	5669.43 FT ²		SITE AREA WHEN CREATING A LOT	1851.69 M ²
LOT AREA LESS DEDICATION	460.00 M ²	4951.16 FT ²	492.66 M ²	5302.98 FT ²		LOT AREA LESS DEDICATION	1851.69 M ²
LOT WIDTH	15.00 M		14.24 M	46.72 FT	0.76 M VARIANCE	LOT WIDTH	24.00 M
LOT DEPTH	N/A		34.53 M	113.28 FT		LOT DEPTH	N/A
SETBACKS						REAR YARD AREA	N/A
FRONT	7.50 M		6.10 M	20.01 FT	0.60 M VARIANCE	SETBACKS	
REAR	25% LOT DEPTH		8.22 M	26.96 FT	1.00 M VARIANCE	FRONT	10.50 M
SIDE NORTH	1.50 M		1.50 M	4.92 FT		REAR	25% LOT DEPTH
SIDE SOUTH	1.50 M		3.00 M	9.84 FT		SIDE NORTH	3.00 M
SIDE COMBINED	4.50 M		4.50 M	14.76 FT		SIDE SOUTH	3.00 M
AVERAGE GRADE	NA		14.34 M	47.04 FT		SIDE COMBINED	NA
BUILDING HEIGHT	7.60M		7.45 M	24.44 FT		AVERAGE GRADE	NA
FLOOR AREA						BUILDING HEIGHT	7.60M (2.5 STOREYS)
UPPER FLOOR AREA	NA		113.81 M ²	1225.05 FT ²		FLOOR AREA	
MAIN FLOOR AREA (garage inc.)	NA		147.03 M ²	1582.67 FT ²		3rd FLOOR AREA	NA
GARAGE ALLOWANCE	18.58 M ²		-18.58 M ²	-200.00 FT ²		2nd FLOOR AREA	NA
BASEMENT	NA		56.84 M ²	611.90 FT ²		MAIN FLOOR AREA	NA
TOTAL FLOOR AREA - MAIN & 2nd	280.00 M ²	3013.89 FT ²	242.26 M ²	2607.72 FT ²		LOWER FLOOR AREA	NA
TOTAL FLOOR AREA	300.00 M ²	3229.27 FT ²	299.10 M ²	3219.62 FT ²		TOTAL FLOOR AREA	NA
BUILDING FOOTPRINT	NA		194.80 M ²	2096.86 FT ²		BUILDING FOOTPRINT	NA
MAXIMUM LOT COVERAGE	40%		39.54%			MAXIMUM LOT COVERAGE	40%
TREES TO BE REMOVED	NA		5		10 REPLACEMENT TREES	TREES TO BE REMOVED	NA
LANDSCAPE PERCENTAGE	30.00%		NA			LANDSCAPE PERCENTAGE	30.00%
LANDSCAPE PERCENTAGE REAR YARD	33.00%		NA			LANDSCAPE PERCENTAGE REAR YARD	33.00%
						PARKING IN FRONT YARD	1



(Private Lane)



St Charles - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	14.42	14.35	14.39	9.61	159.24	762.47	53.14	14.348	
BC	14.35	14.17	14.26	1.70	24.24				
CD	14.17	14.17	14.17	2.22	31.46				
DE	14.17	14.17	14.17	2.22	31.46				
EF	14.36	14.40	14.38	6.64	95.48				
FG	14.40	14.40	14.40	10.06	144.86				
GH	14.40	14.26	14.33	19.56	280.29				
HI	14.26	14.33	14.30	3.35	47.89				
IJ	14.33	14.42	14.38	6.29	90.42				
JA									
TOTAL						53.14	762.47	14.35	

St Charles - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)	
AB	14.41	15.11	14.76	20.10	296.68	621.57	75.14	8.272	
BC	15.11	15.18	15.15	6.08	92.08				
CD	15.18	15.18	15.18	2.05	31.12				
DE	15.18	15.25	15.22	4.99	75.92				
EF	15.25	15.25	15.25	1.22	18.61				
FG	15.25	15.16	15.21	0.50	7.60				
GH	15.16	15.07	15.12	1.41	21.31				
HI	15.07	15.20	15.14	5.17	78.25				
IJ	15.20	14.96	15.08	11.82	178.25				
JK	14.96	14.96	14.96	4.92	73.60				
KL	14.96	14.96	14.96	2.01	30.07				
LM	14.96	14.96	14.96	0.49	7.33				
MN	14.96	14.96	14.96	3.02	45.18				
NO	14.96	14.96	14.96	2.89	43.23				
OP	14.96	14.96	14.96	3.02	45.18				
PA	14.96	14.41	14.69	5.45	80.03				
TOTAL						75.14	1124.44	14.96	



Revisions
Received Date:
February 09, 2024

DRAWING LIST	
A1	SITE PLAN
A2	LANDSCAPE PLAN
A3	PROPOSED LOT A FLOOR PLANS AND ELEVATIONS
A4	PROPOSED LOT A FLOOR PLANS AND ELEVATIONS
A5	PROPOSED STREETSCAPE

ISSUED ARS COMMENTS
2023.03.20



1161 NEWPORT AVE
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Date: APRIL 14, 2020

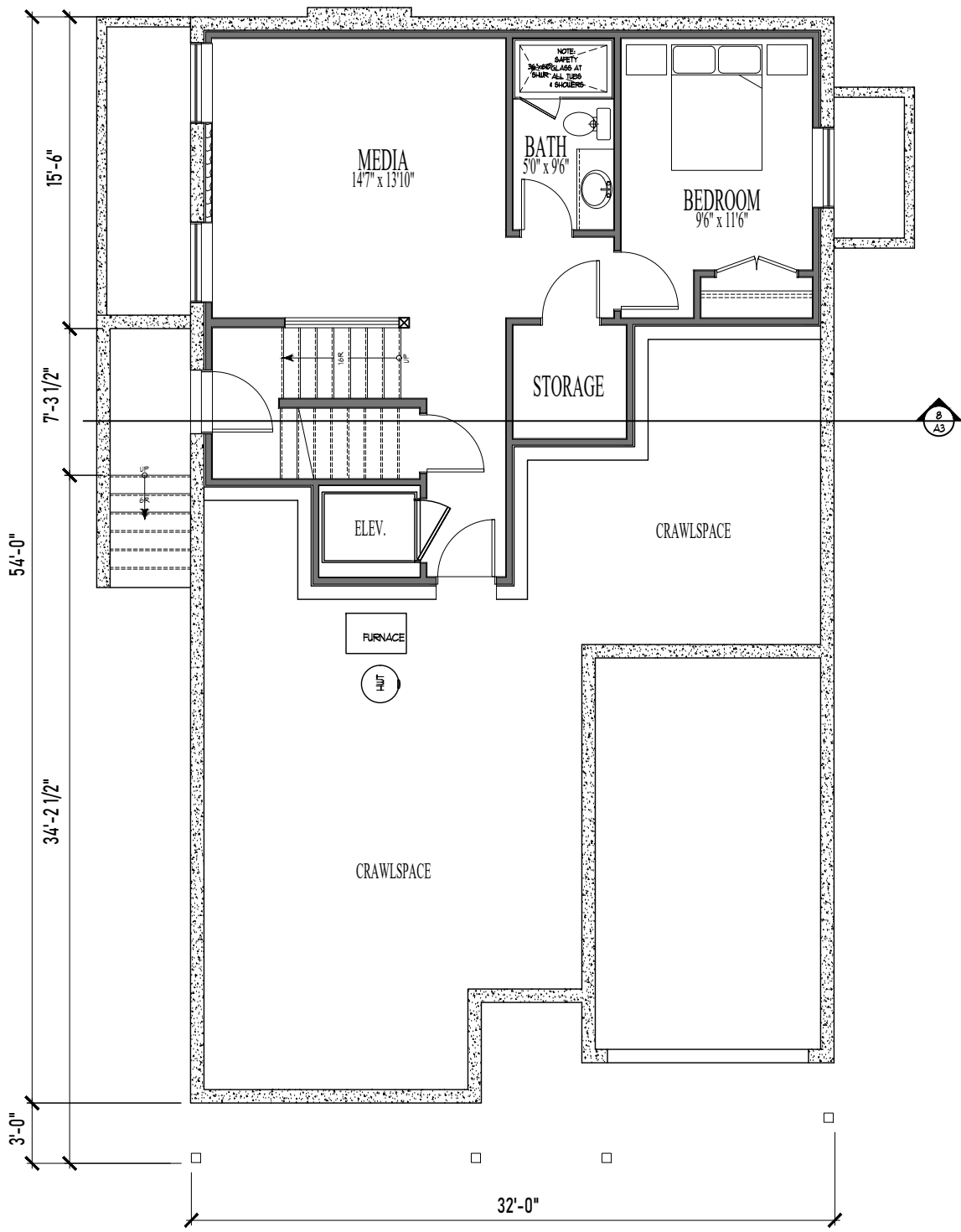
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RODENBURGH SUBDIVISION,
DVP AND HERITAGE
DESIGNATION

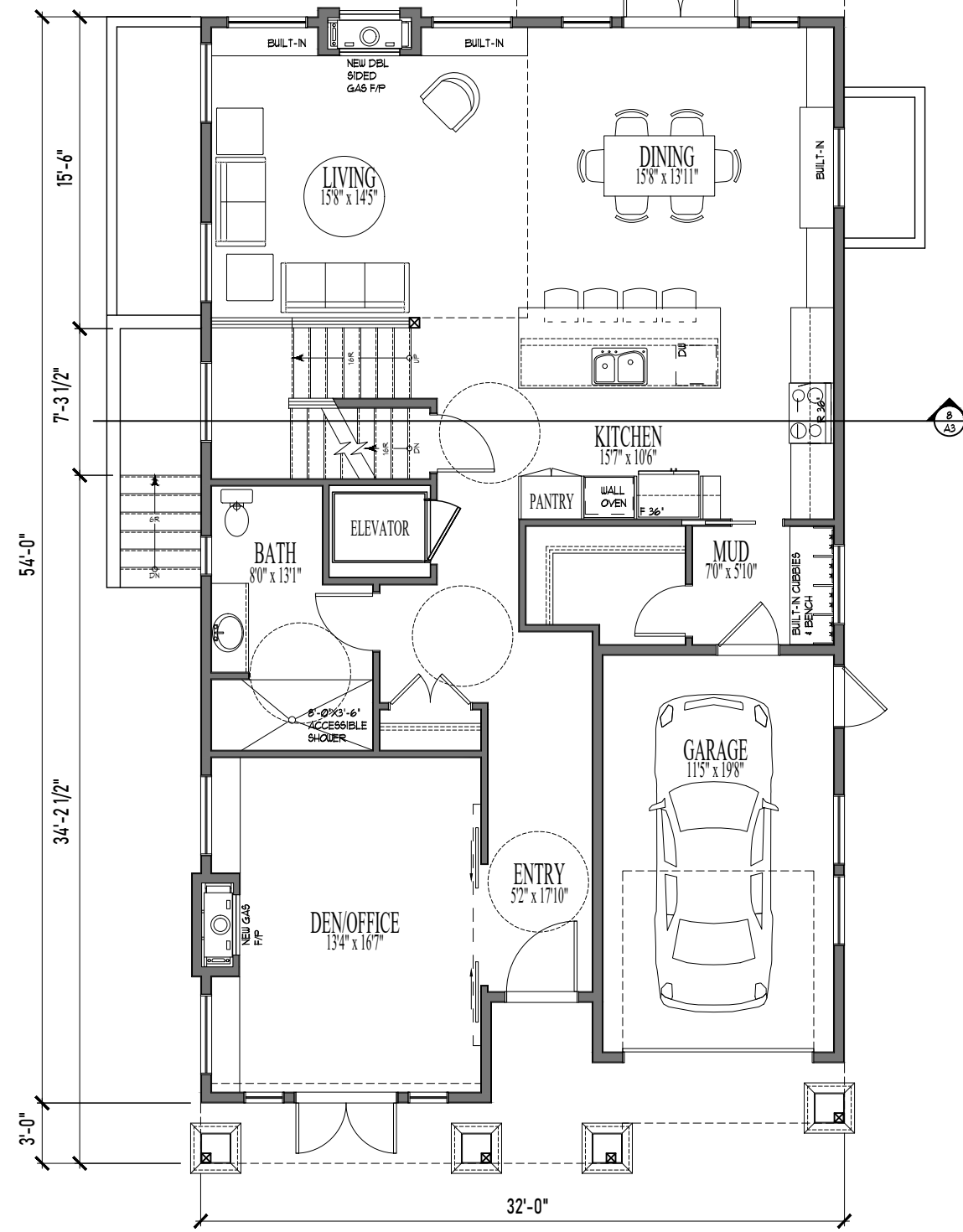
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SITE PLAN

Revision: Sheet:

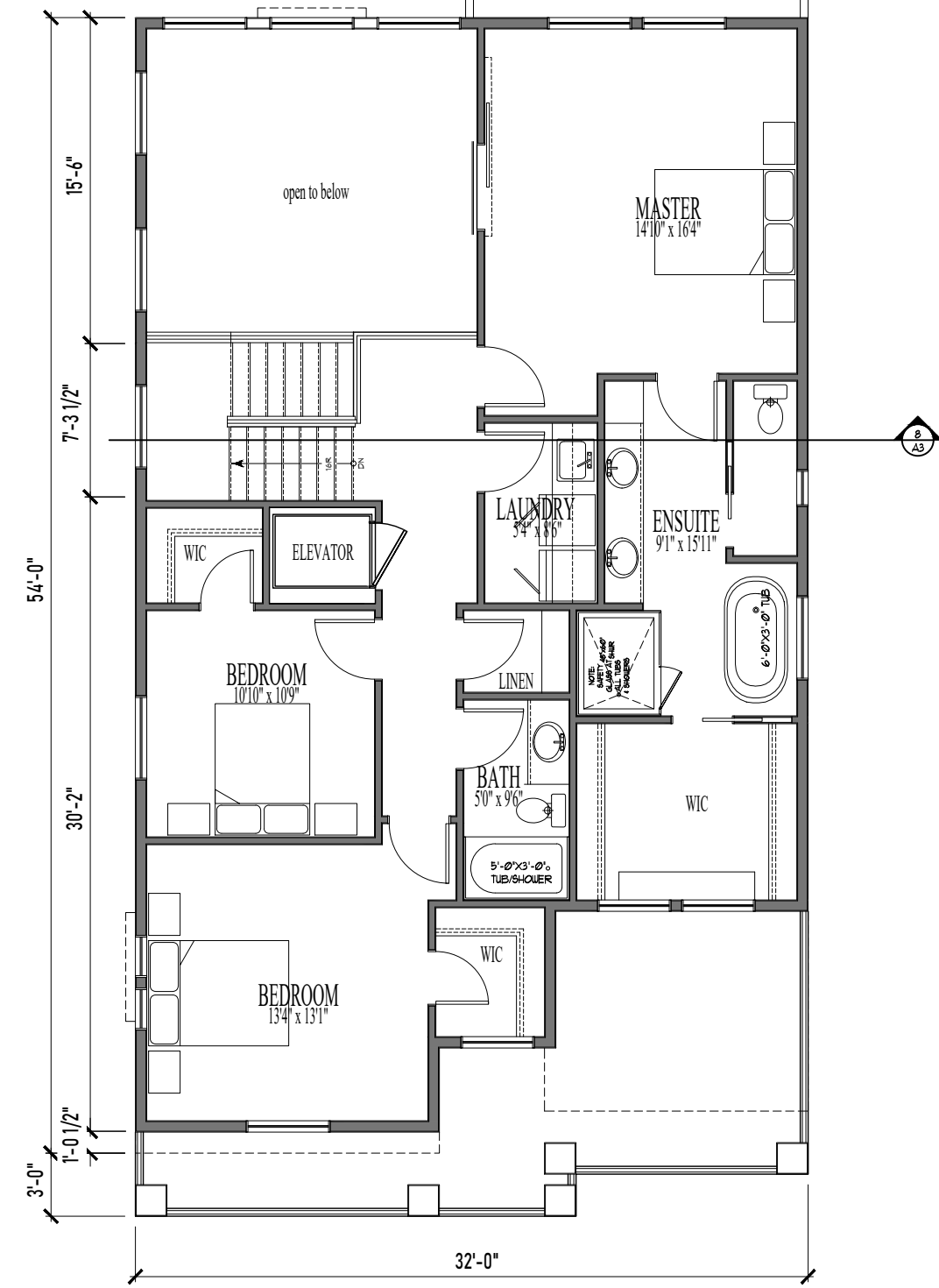
R4A1
Proj.No.



1 PROPOSED BASEMENT PLAN-LOT A
SCALE : 1/8"=1'-0"



2 PROPOSED MAIN FLOOR PLAN-LOT A
SCALE : 1/8"=1'-0"



3 PROPOSED UPPER FLOOR PLAN-LOT A
SCALE : 1/8"=1'-0"

FINISH SCHEDULE

- 1 PREFINISHED METAL FLASHING
COLOUR: -
MANUFACTURER: GENTEK
- 2 ROOFING
COLOUR: -
MANUFACTURER: -
- 3 BOARD AND BATTEN WOOD SIDING
COLOUR: -
MANUFACTURER: -
- 4 CEMENTITIOUS SIDING - 4" EXPOSURE
COLOUR: -
MANUFACTURER: -
- 5 CEMENTITIOUS PANEL
COLOUR: -
MANUFACTURER: -
- 6 WOOD KNEE BRACKETS AND FINIALS
COLOUR: -
MANUFACTURER: -
- 7 WINDOWS AND DOORS
COLOUR: -
MANUFACTURER: WESTECK WINDOWS AND DOORS
- 8 WOOD RAILING
COLOUR: -
MANUFACTURER: -
- 9 FIBERGLASS DOORS
COLOUR: -
MANUFACTURER: -
- 10 WOOD FASCIA/WINDOW/WALL TRIMS & MOULDINGS
COLOUR: -
MANUFACTURER: -
- 11 GARAGE DOOR - PAINT?
COLOUR: -
MANUFACTURER: -
- 12 CONCRETE PAVING - SMOOTH FINISH
COLOUR: NATURAL
MANUFACTURER: NA

- NOTES:
- 1) WINDOW TRIM TO BE 3.5" WIDE HEAD AND JAMB. SILL TRIM TO BE 2" WIDE WATERTABLE C/W 3.5" WIDE BASE TRIM
 - 2) GABLE END FASCIA TO BE 5.5" WIDE OVER 3.25" WIDE. ALL OTHER FASCIA TO BE 3.5" WIDE OVER 1.25" WIDE
 - 3) CORNICE MOULDINGS TO BE APPROVED BY OWNER
 - 4) SOFFITS TO BE T4G V-GROOVE CEDAR SOFFIT C/W 1" VENT & INSECT SCREEN

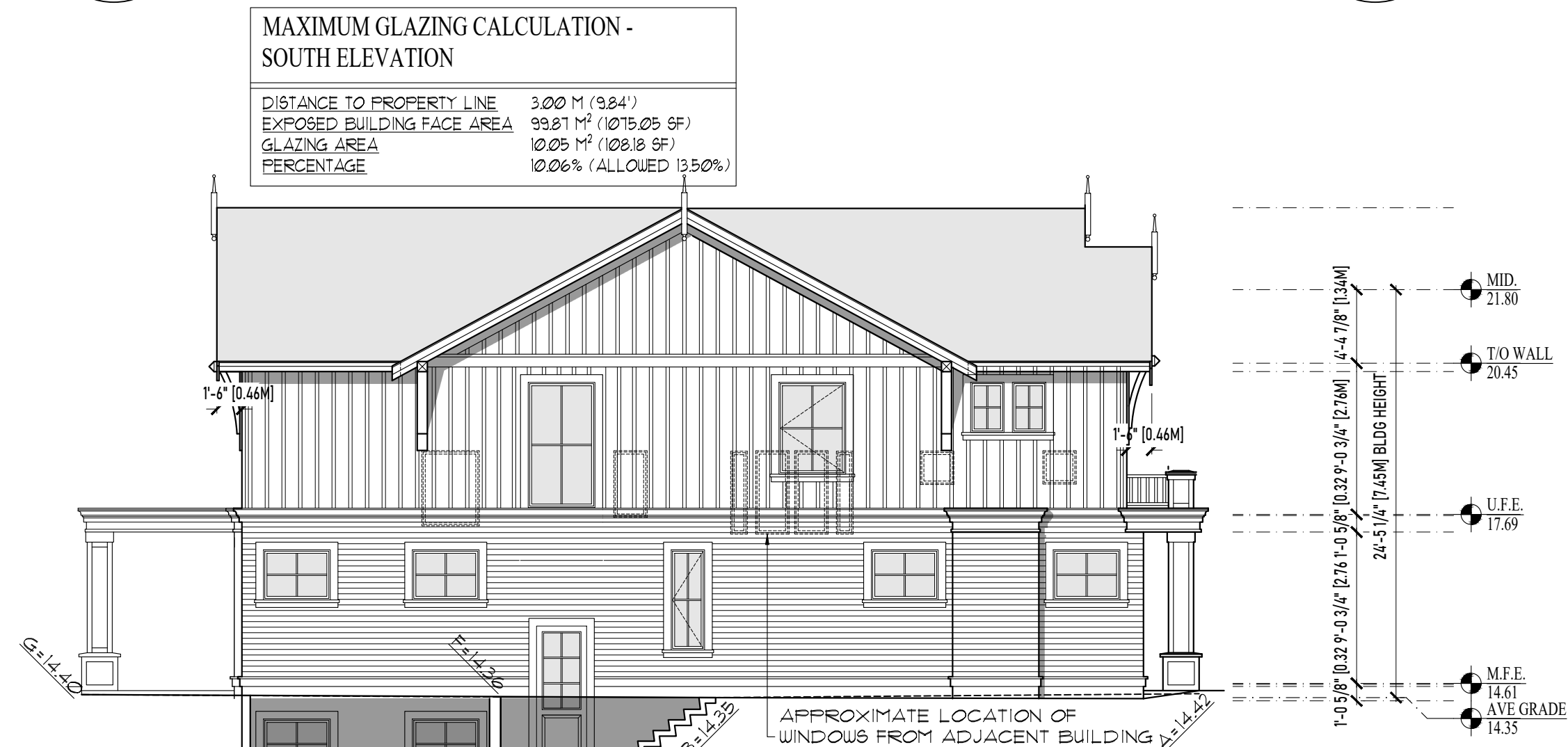
- GENERAL NOTES:
- WINDOW OPERATION SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS
 - FLASH OVER ALL MATERIAL TRANSITIONS, AND DOOR & WINDOW HEADS
 - NO COMBED-FACED TRIM
 - ALL COLOURS BY DESIGNER AND OWNER



4 PROPOSED FRONT ELEVATION-LOT A
SCALE : 1/8"=1'-0"



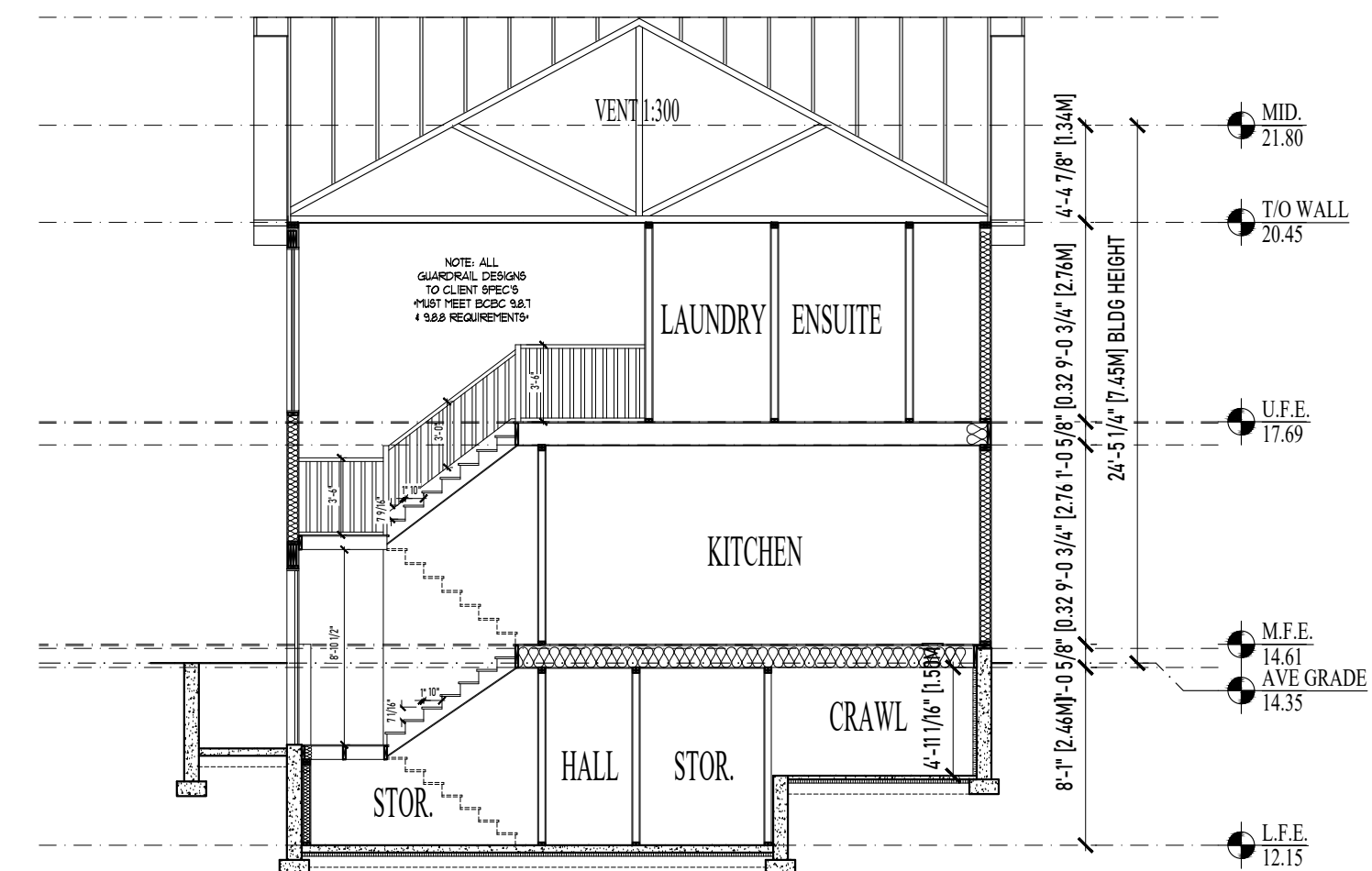
6 PROPOSED REAR ELEVATION-LOT A
SCALE : 1/8"=1'-0"



5 PROPOSED SOUTH ELEVATION-LOT A
SCALE : 1/8"=1'-0"



7 PROPOSED NORTH ELEVATION-LOT A
SCALE : 1/8"=1'-0"



8 BUILDING SECTION-LOT A
SCALE : 1/8"=1'-0"

ISSUED ARS COMMENTS
2023.03.20



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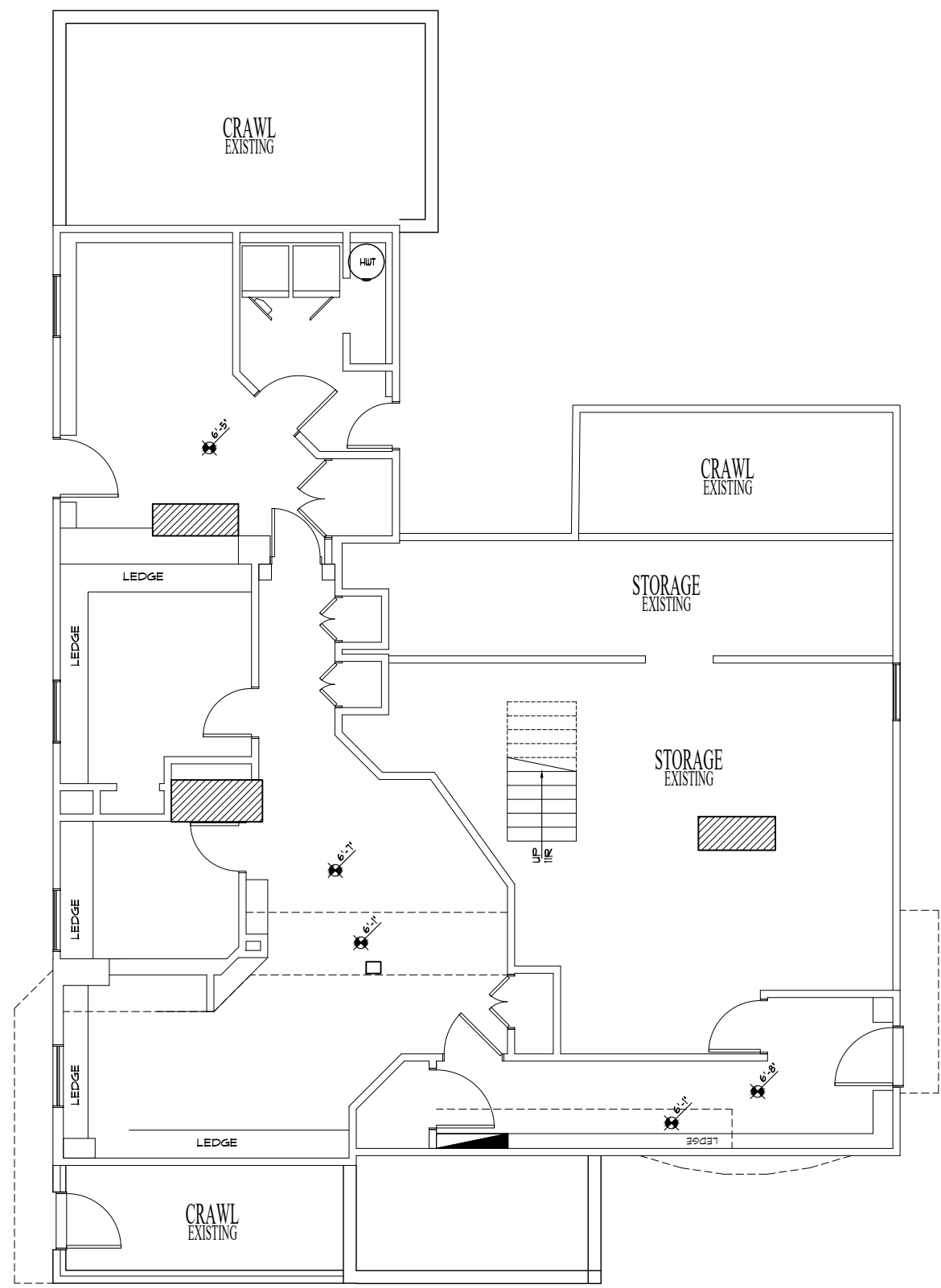
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DESIGNATION

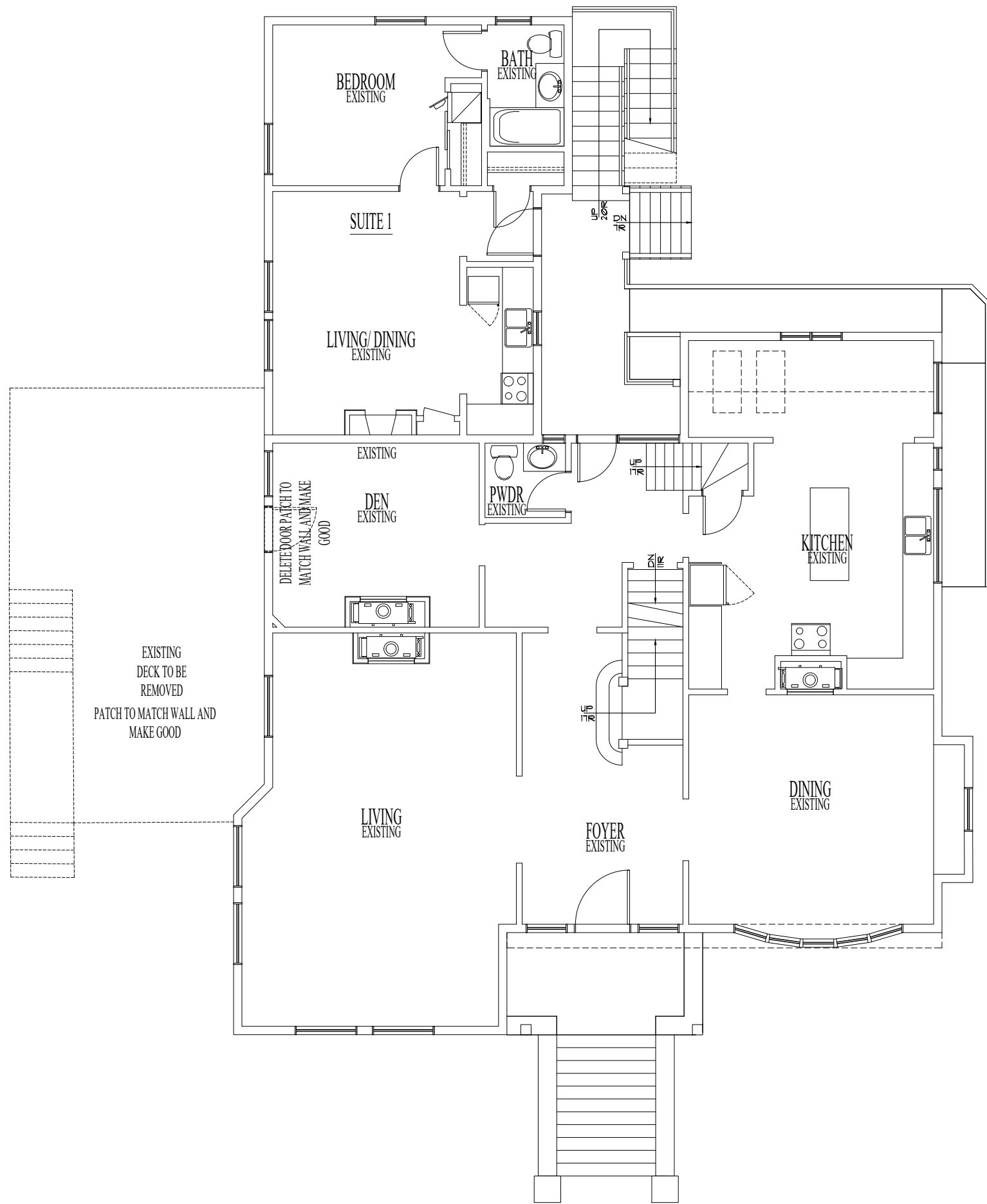
Title:
PROPOSED LOT A
PLANS AND
ELEVATIONS

Revision: Sheet:

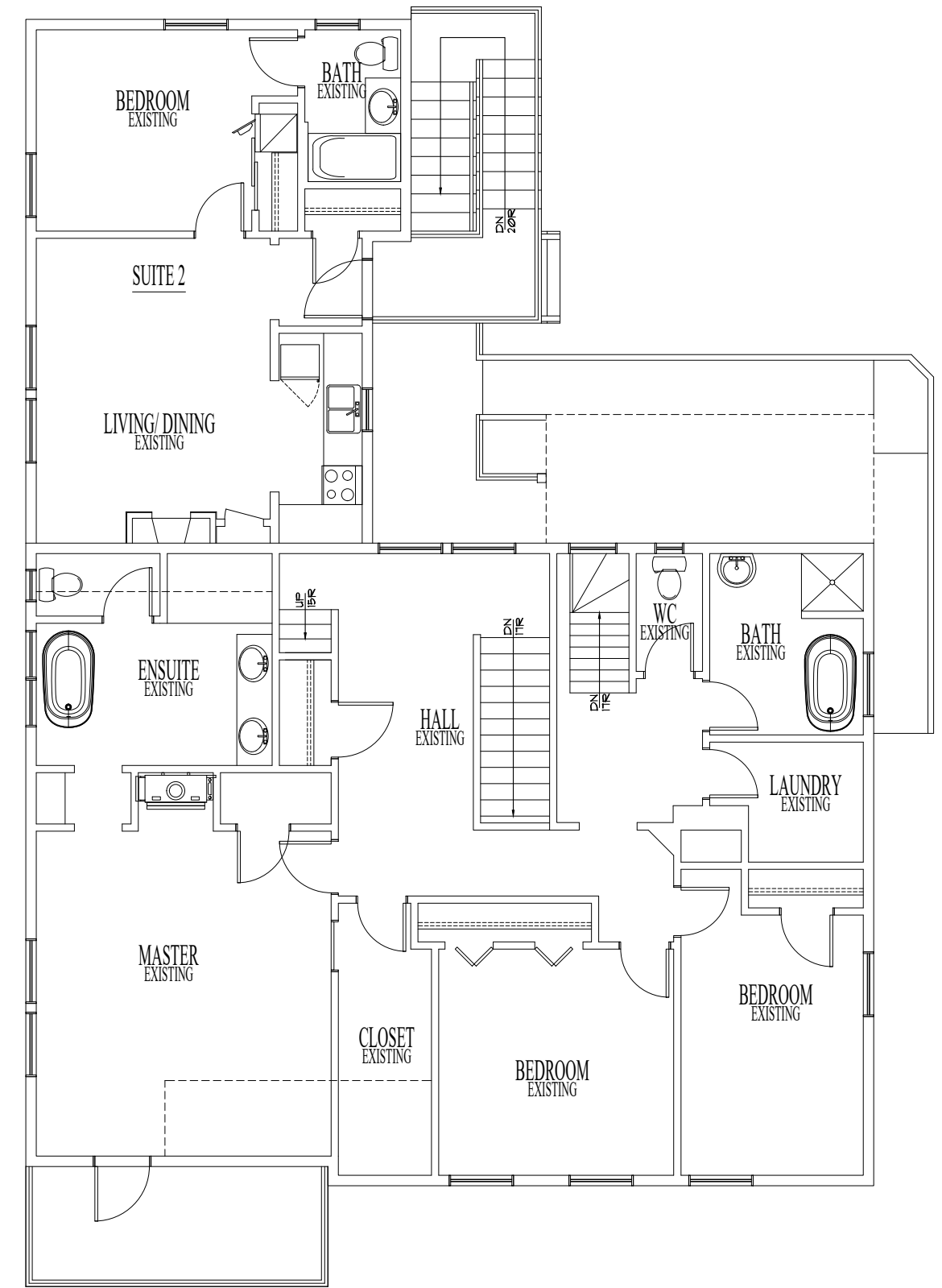
R4 A3
Proj.No.



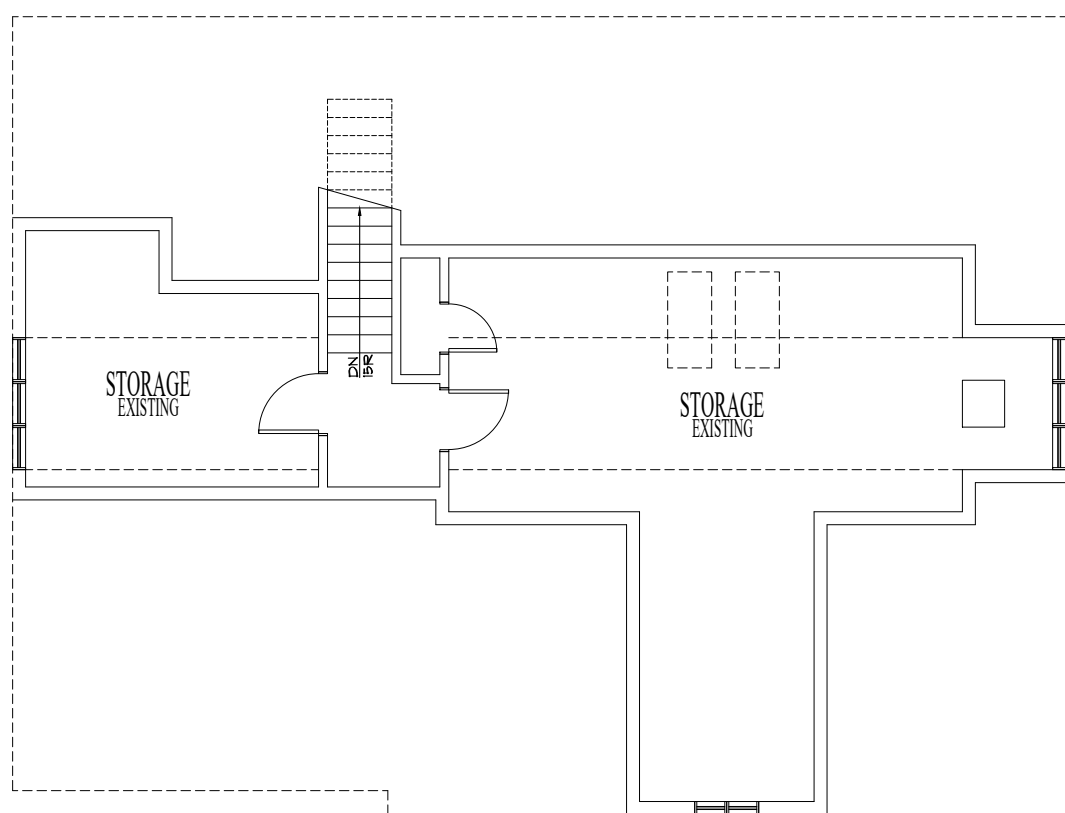
1 EXISTING BASEMENT PLAN-LOT B
SCALE : 1/8"=1'-0"



2 EXISTING MAIN FLOOR PLAN-LOT B
SCALE : 1/8"=1'-0"



3 EXISTING SECOND FLOOR PLAN-LOT B
SCALE : 1/8"=1'-0"



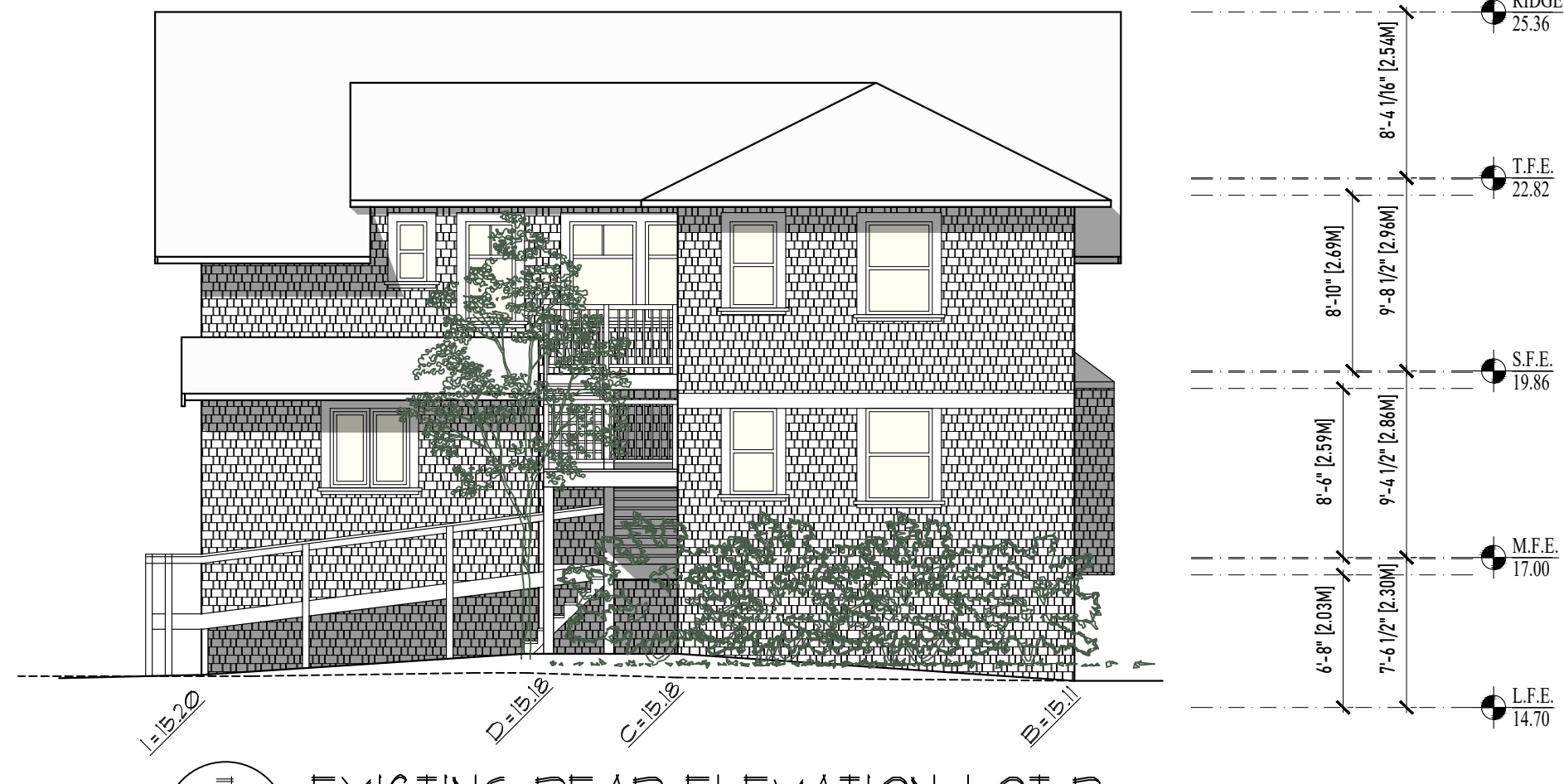
4 EXISTING THIRD FLOOR PLAN-LOT B
SCALE : 1/8"=1'-0"



5 EXISTING FRONT ELEVATION-LOT B
SCALE : 1/8"=1'-0"



6 EXISTING NORTH ELEVATION-LOT B
SCALE : 1/8"=1'-0"



7 EXISTING REAR ELEVATION-LOT B
SCALE : 1/8"=1'-0"

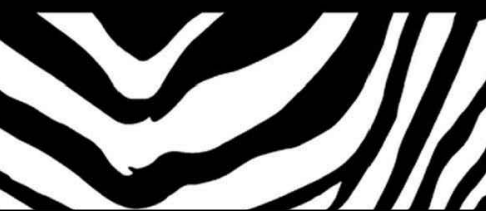


8 EXI. SOUTH ELEVATION-LOT B
SCALE : 1/8"=1'-0"

MAXIMUM GLAZING CALCULATION - NORTH ELEVATION	
DISTANCE TO PROPERTY LINE	3.58 M (11.74')
EXPOSED BUILDING FACE AREA	1415.8 M ² (1524.09 SF)
GLAZING AREA	76.9 M ² (828.4 SF)
PERCENTAGE	5.43% (ALLOWED 11.16%)

ISSUED ARS COMMENTS
2023.03.20

ZEBRADESIGN



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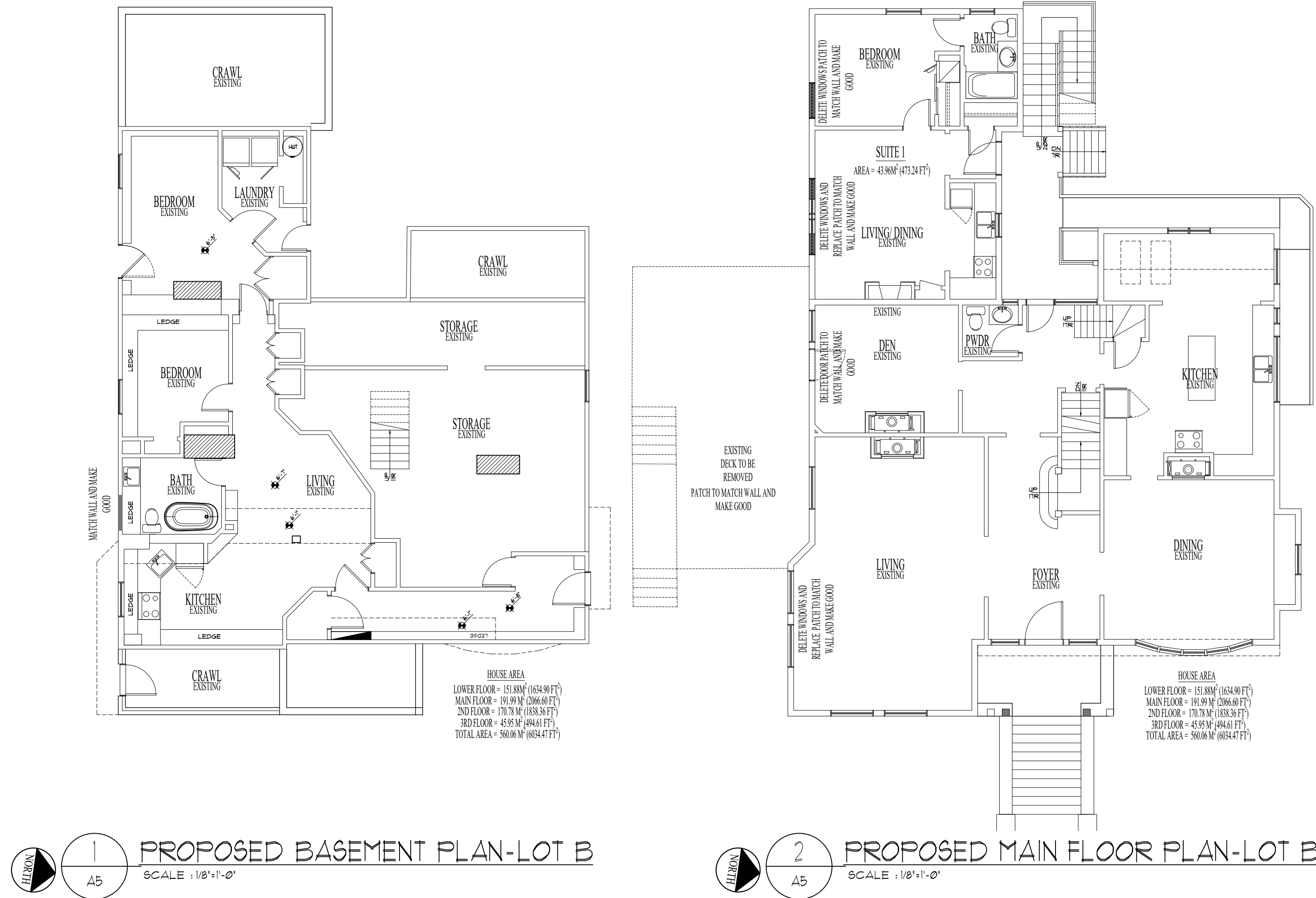
Project:
RODENBURGH SUBDIVISION,
DVP AND HERITAGE
DESIGNATION

Title:
EXISTING LOT B
PLANS AND
ELEVATIONS

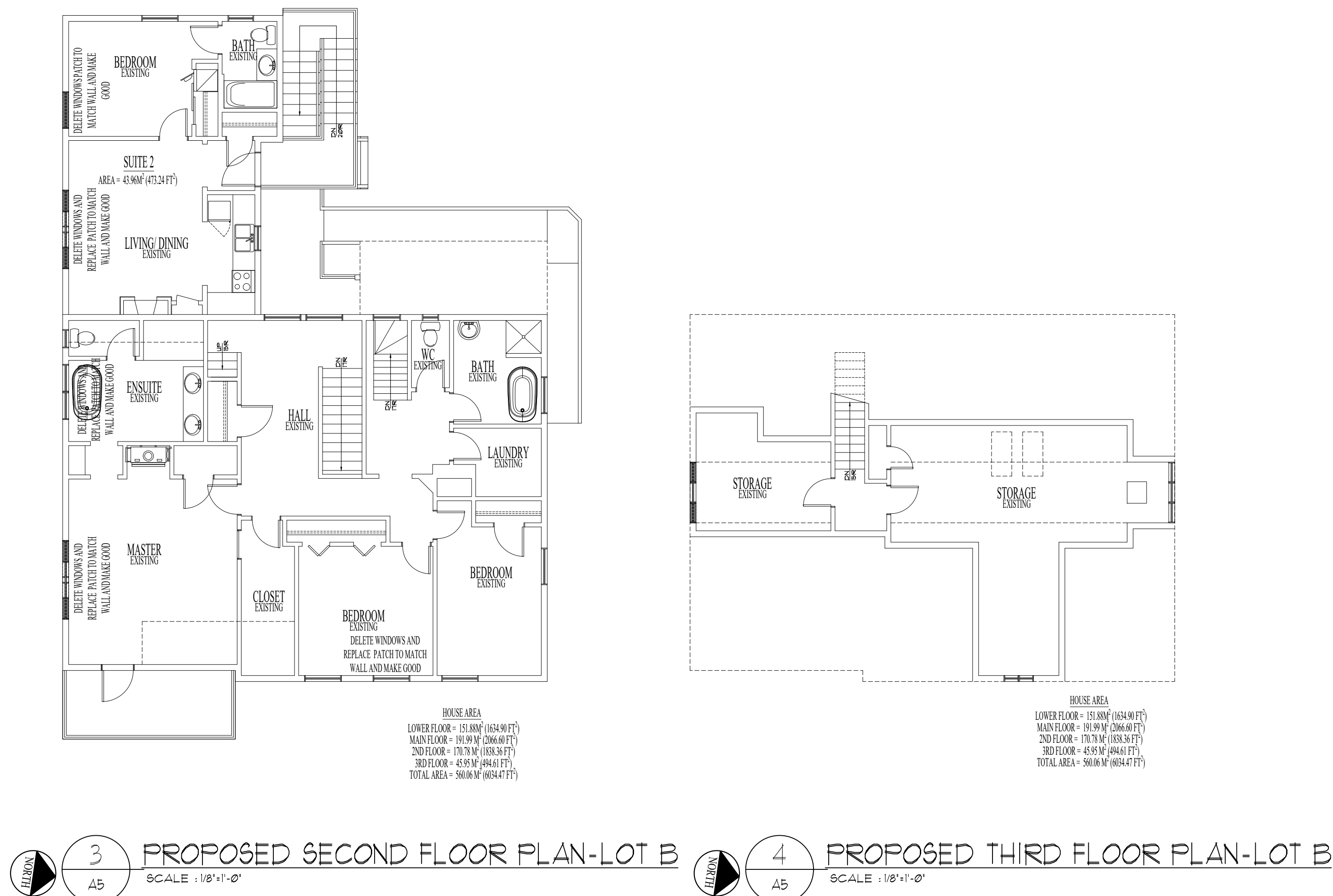
Revision:

Sheet:

R4 A4
Proj.No.



MAXIMUM GLAZING CALCULATION - SOUTH ELEVATION	
DISTANCE TO PROPERTY LINE	150 M (4.92')
EXPOSED BUILDING FACE AREA	154.70 M ² (1665.26 SF)
GLAZING AREA	10.23 M ² (110.65 SF)
PERCENTAGE	7.00% (ALLOWED 7.00%)



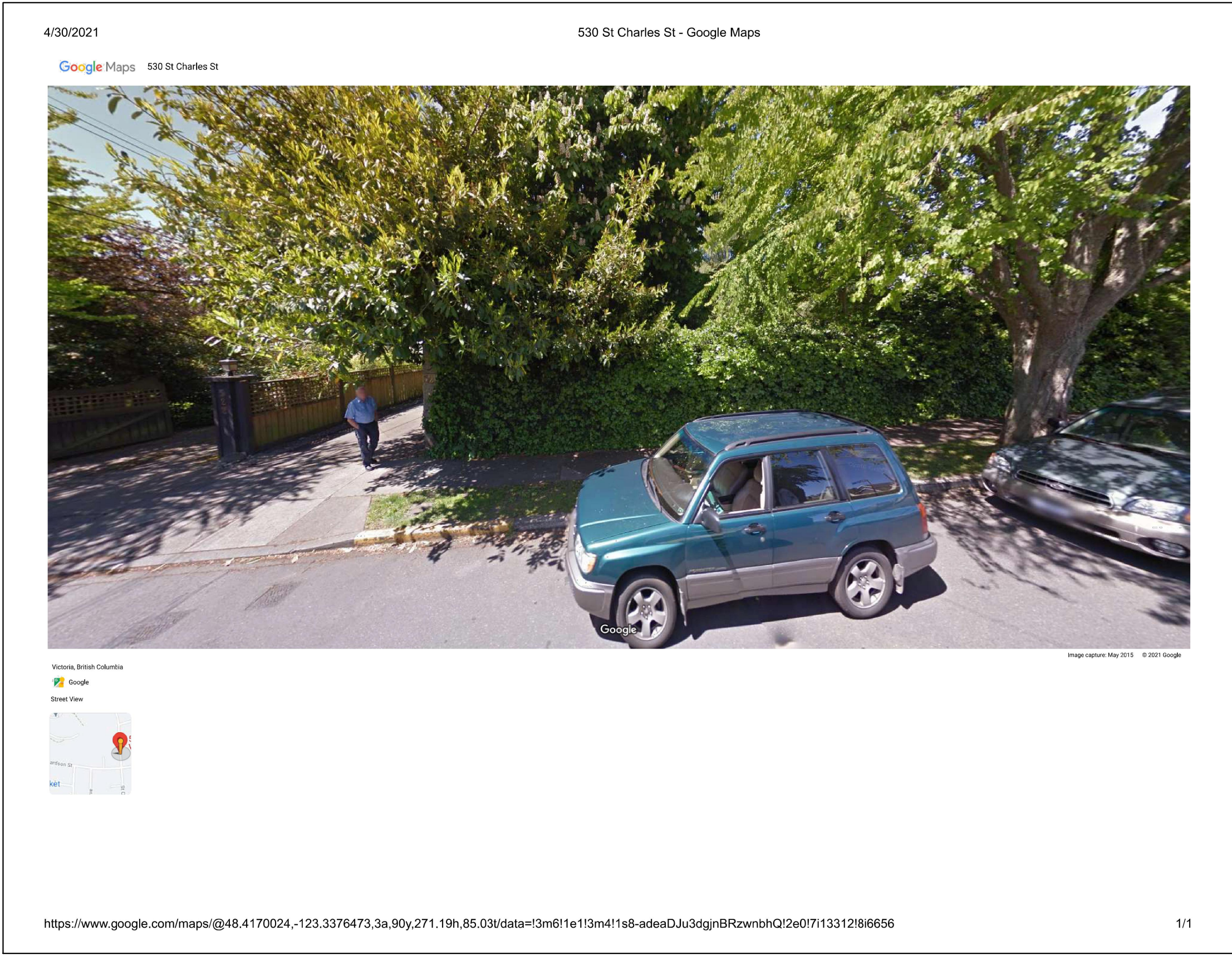
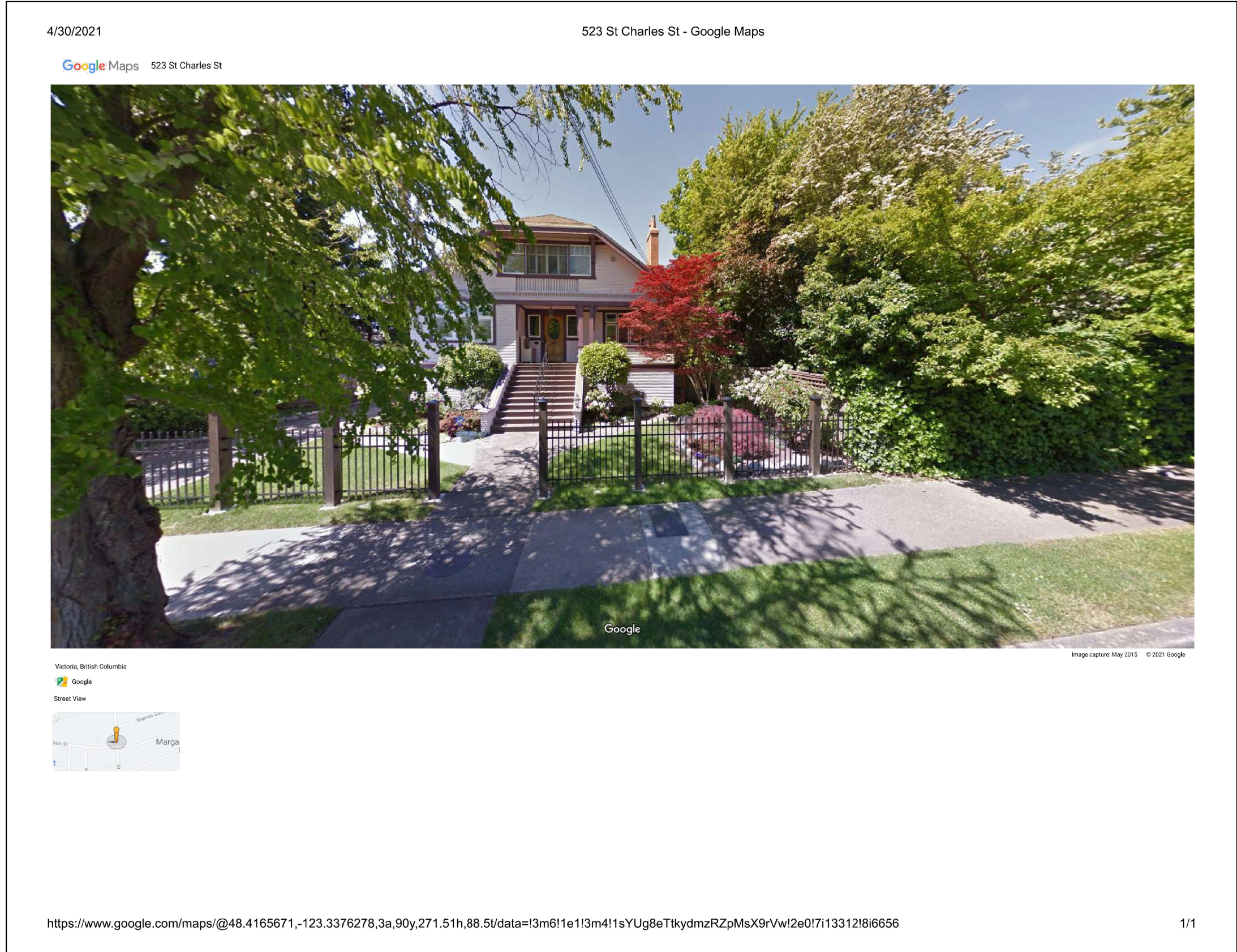
ISSUED ARS COMMENTS
2023.03.20



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Scale: AS NOTED
Project:
RODENBURGH SUBDIVISION,
DVP AND HERITAGE
DESIGNATION
Title:
PROPOSED LOT B
PLANS AND
ELEVATIONS
Revision:
Sheet:
R4 A5
Proj.No.



PROPOSED STREETSCAPE
SCALE : 1:100



ISSUED ARS COMMENTS
2023.03.20



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Scale: AS NOTED

Project:
RODENBURGH SUBDIVISION,
DVP AND HERITAGE
DESIGNATION

Title:
PROPOSED
STREETSCAPE AND
PHOTOS

Revision:

Sheet:

R4 A6
Proj.No.

