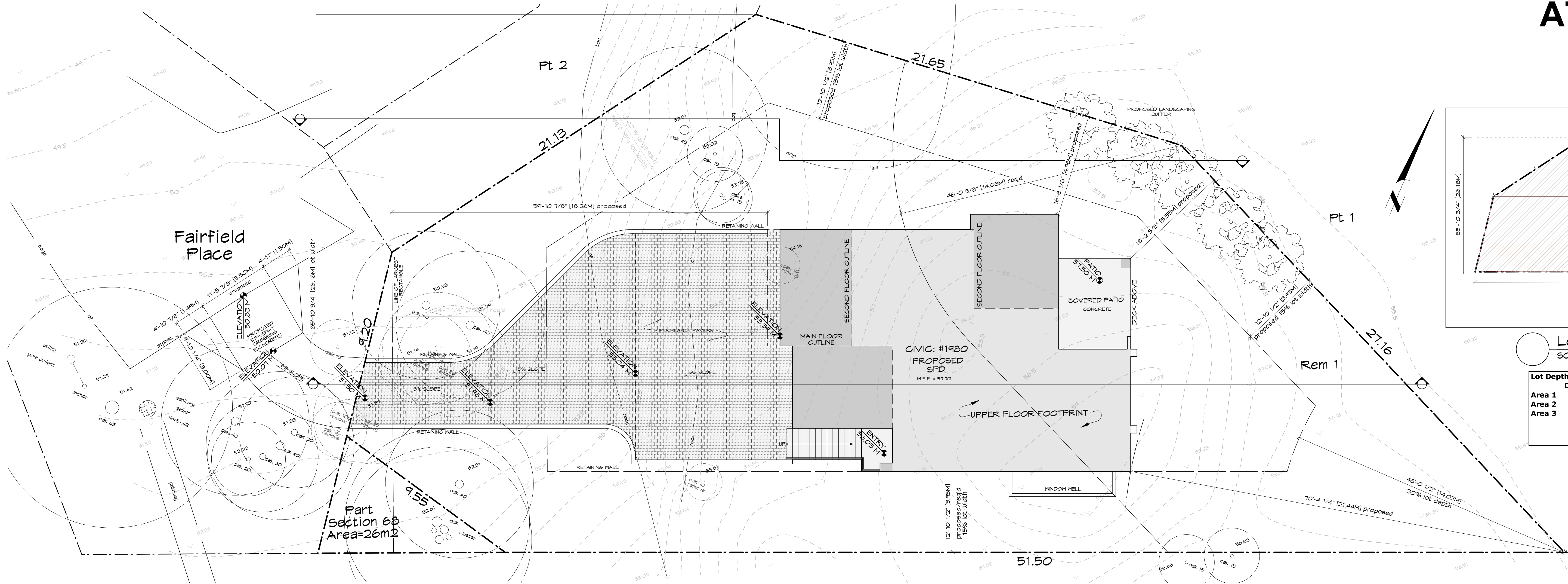
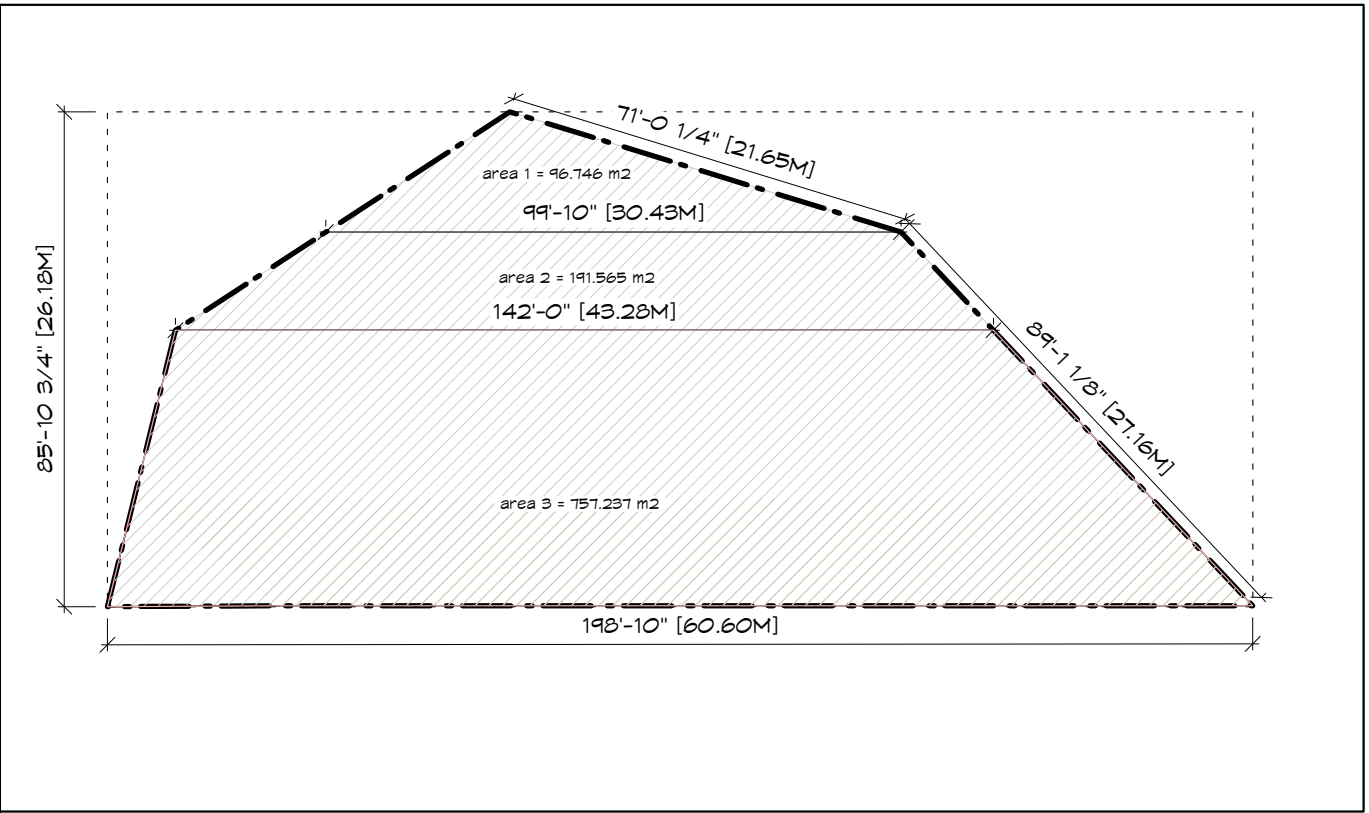


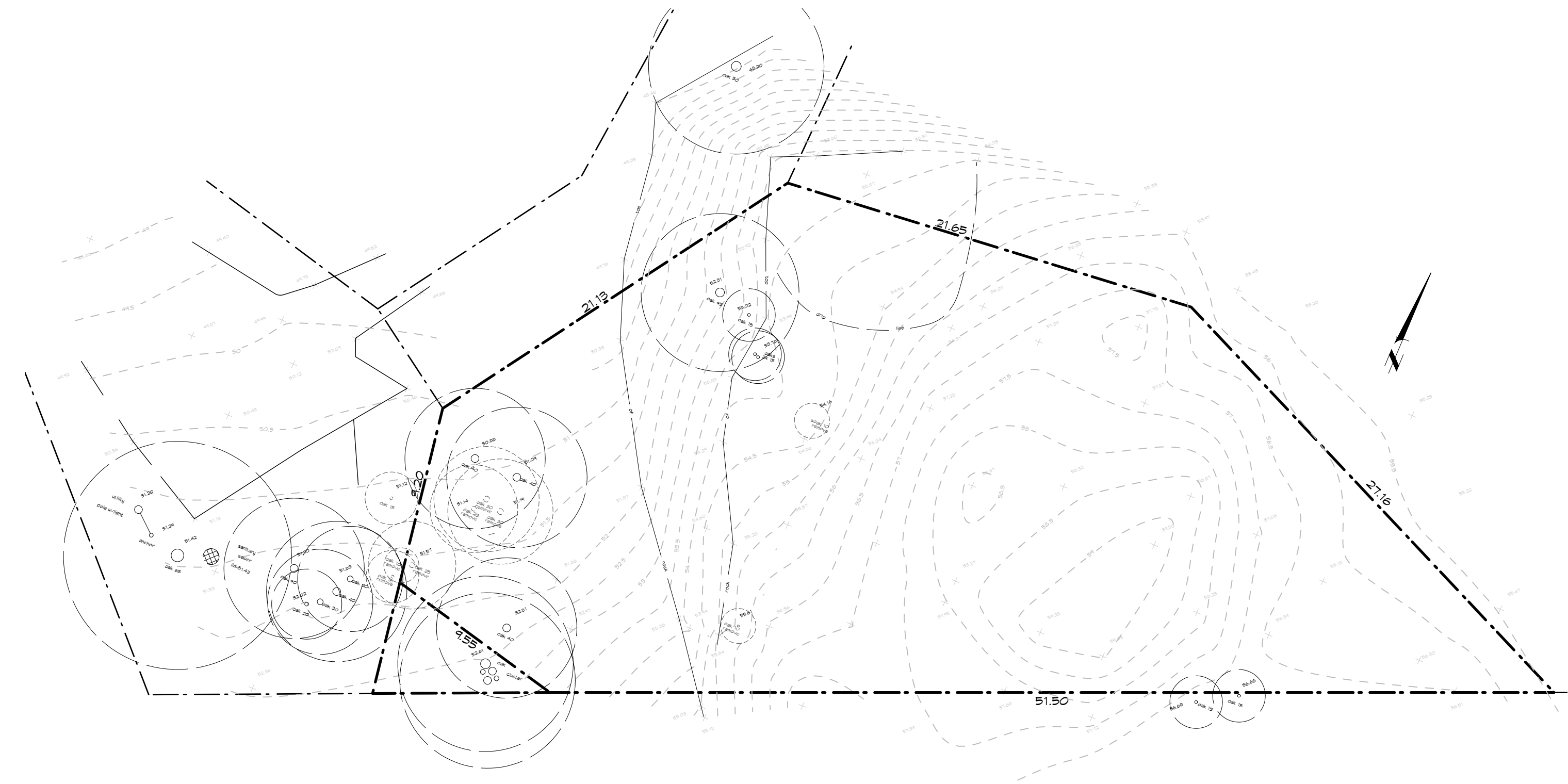


Proposed Site Plan
SCALE 1 : 100



Lot Depth Key Plan
SCALE 1 : 400

Lot Depth Calculation					
	Depth 1 (m)	Depth 2 (m)	Avg. Area (m2)	Weighted Avg.	
Area 1	21.65	30.43	26.04	96.75	2519.27
Area 2	30.43	43.28	36.86	191.57	7060.13
Area 3	43.28	60.60	51.94	757.24	39330.89
total				1045.548	48910.28
				Avg Depth	46.78



Existing Site Plan
SCALE 1 : 200

SITE DATA - PROPOSED SFD @ 1980 FAIRFIELD PLACE			
LEGAL DESCRIPTION - LOT 1 SECTION 68, VICTORIA DISTRICT, PLAN 10624, EXCEPT THAT PART SHOWN AS AREA B ON PLAN VIF55454			
ZONING - R1-G			
	REQUIRED	PROPOSED	COMMENTS
LOT AREA	460.00 M ²	1045.54 M ² (11254.67 FT ²)	
LOT WIDTH	15.00 M	26.18 M (85.89')	
LOT DEPTH (AVG.) see key plan		46.78 M (153.48')	
FRONT YARD AREA		456.00 M ² (4908.38 FT ²)	
SETBACKS			
FRONT	7.50 M	18.26 M (59.91')	
REAR	14.03 M (30.00% lot depth)	4.96 M (16.27')	variance
SIDE NORTH	3.93 M (15.00% lot width)	4.96 M (16.27')	
SIDE SOUTH	3.93 M (15.00% lot width)	3.93 M (12.89')	
SIDE COMBINED	5.40 M	8.89 M (29.17')	
AVERAGE GRADE		56.12 M (184.12')	
BUILDING HEIGHT	7.60 M	7.53 M (24.70')	
STOREYS	1 ½ STOREYS + BSMT	1 ½ STOREYS + BSMT	
FLOOR AREA			
UPPER FLOOR		97.75 M ² (1052.18 FT ²)	
MAIN FLOOR		140.34 M ² (1510.62 FT ²)	69.65% of main floor
BASEMENT (INC. GARAGE)		151.95 M ² (1635.53 FT ²)	
GARAGE PARKING ALLOWANCE	up to 18.58 M ²	-18.58 M ² (-200.00 FT ²)	
TOTAL FLOOR AREA 1ST AND 2ND STOREYS	240.00 M ²	238.09 M ² (2562.80 FT ²)	
TOTAL FLOOR AREA (all floors)	300.00 M ²	371.46 M ² (3998.32 FT ²)	variance
FLOOR AREA RATIO	0.50	0.23	
SITE COVERAGE	30.00%	18.50%	
OPEN SITE SPACE	50.00%	63.96%	
OPEN SITE SPACE - FRONT YARD	50.00%	67.15%	
PARKING	1 SPACE	3 SPACE	
VARIANCES	REQUIRED	PROPOSED	VARIANCE
SETBACK REAR	14.03 M (30.00% lot depth)	4.96 M (16.27')	9.07 M (29.75')
TOTAL FLOOR AREA (all floors)	300.00 M ²	371.46 M ² (3998.32 FT ²)	71.46 M ² (769.19 FT ²)

DRAWING LIST

- BOV 0.1 EXISTING SITE PLAN, SITE PLAN & SITE DATA
- BOV 0.2 CONTEXTUAL SITE PLAN
- BOV 1.1 PLANS & ELEVATIONS
- BOV 2.1 SITE SECTION
- BOV 3.1 STREETSCAPE PHOTOS
- BOV 4.1 SHADOW STUDY
- BOV 5.1 COMPLIANT SITE PLAN AND SECTION

RE-ISSUED FOR BOV
FEBRUARY 5, 2018



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

Drawn By: L.HORVAT

Date: Sept. 22, 2017

Scale: AS NOTED

Project:
PROPOSED SFD @
1980 FAIRFIELD
PLACE

Title:
EXISTING SITE
PLAN, SITE PLAN &
SITE DATA

Revision: Sheet:
BOV
0.1
Proj.No. TBD



Proposed Site Plan - Contextual
SCALE 1 : 200

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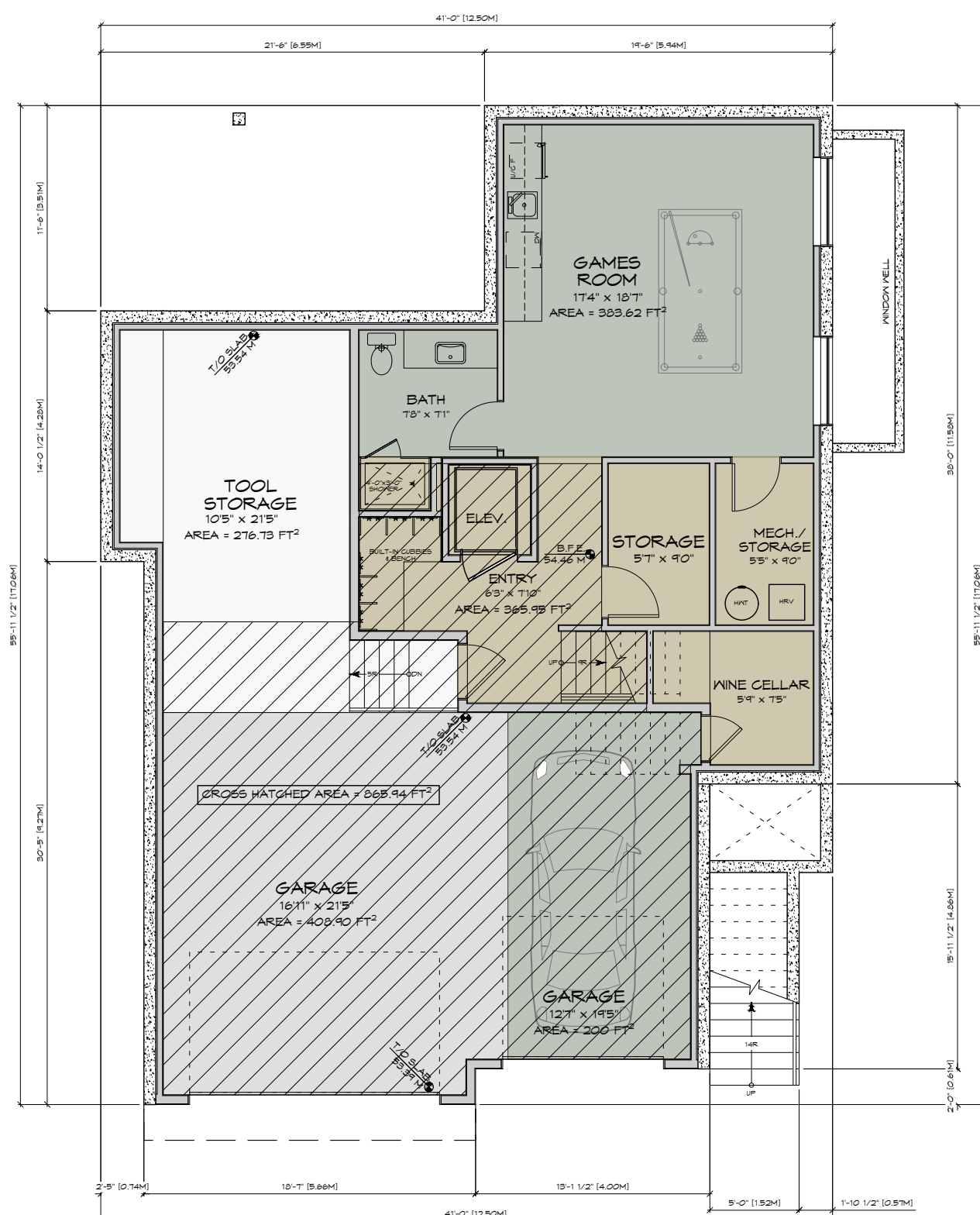
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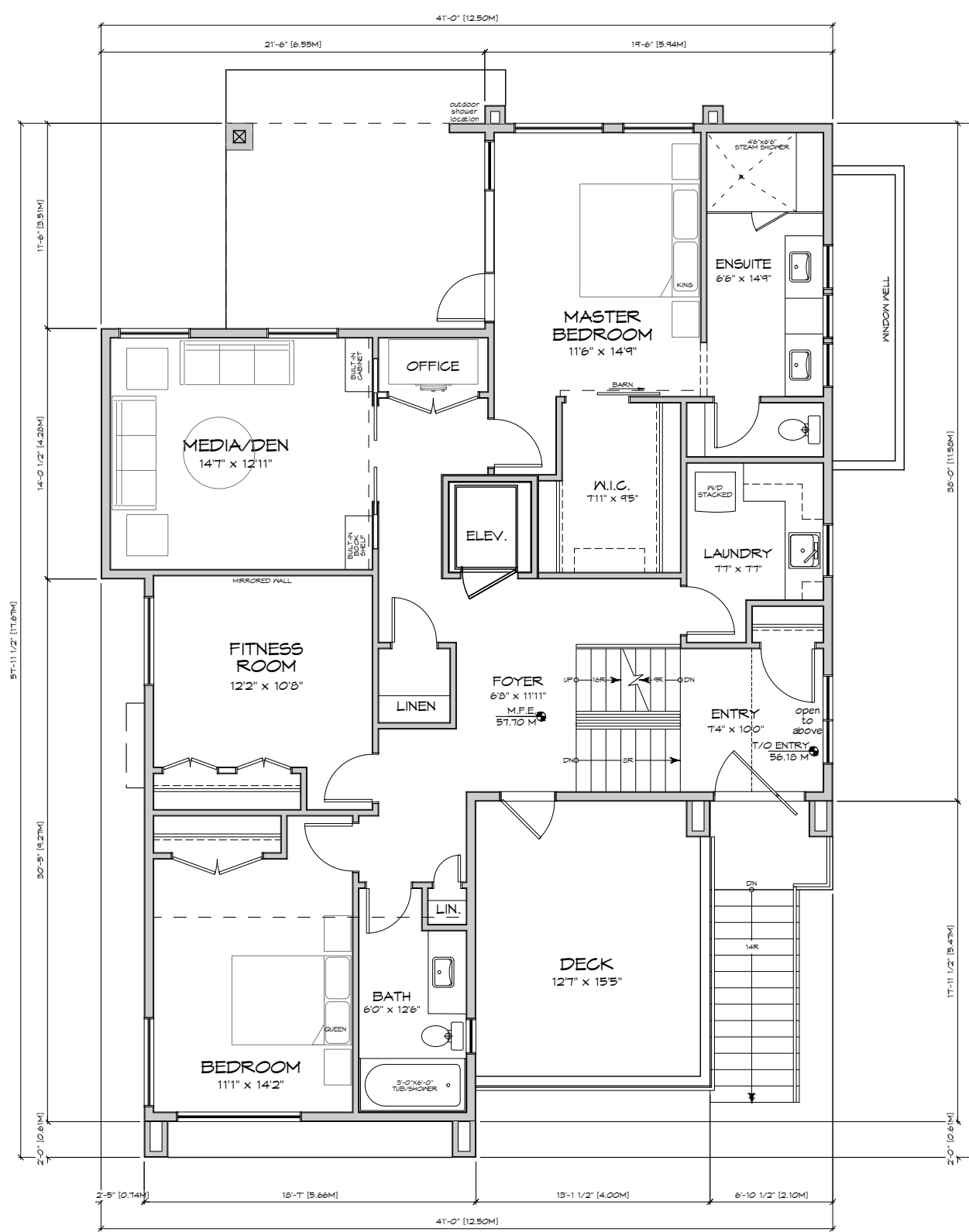
Project:
PROPOSED SFD @
1980 FAIRFIELD
PLACE

Title:
PROPOSED SITE
PLAN -
CONTEXTUAL

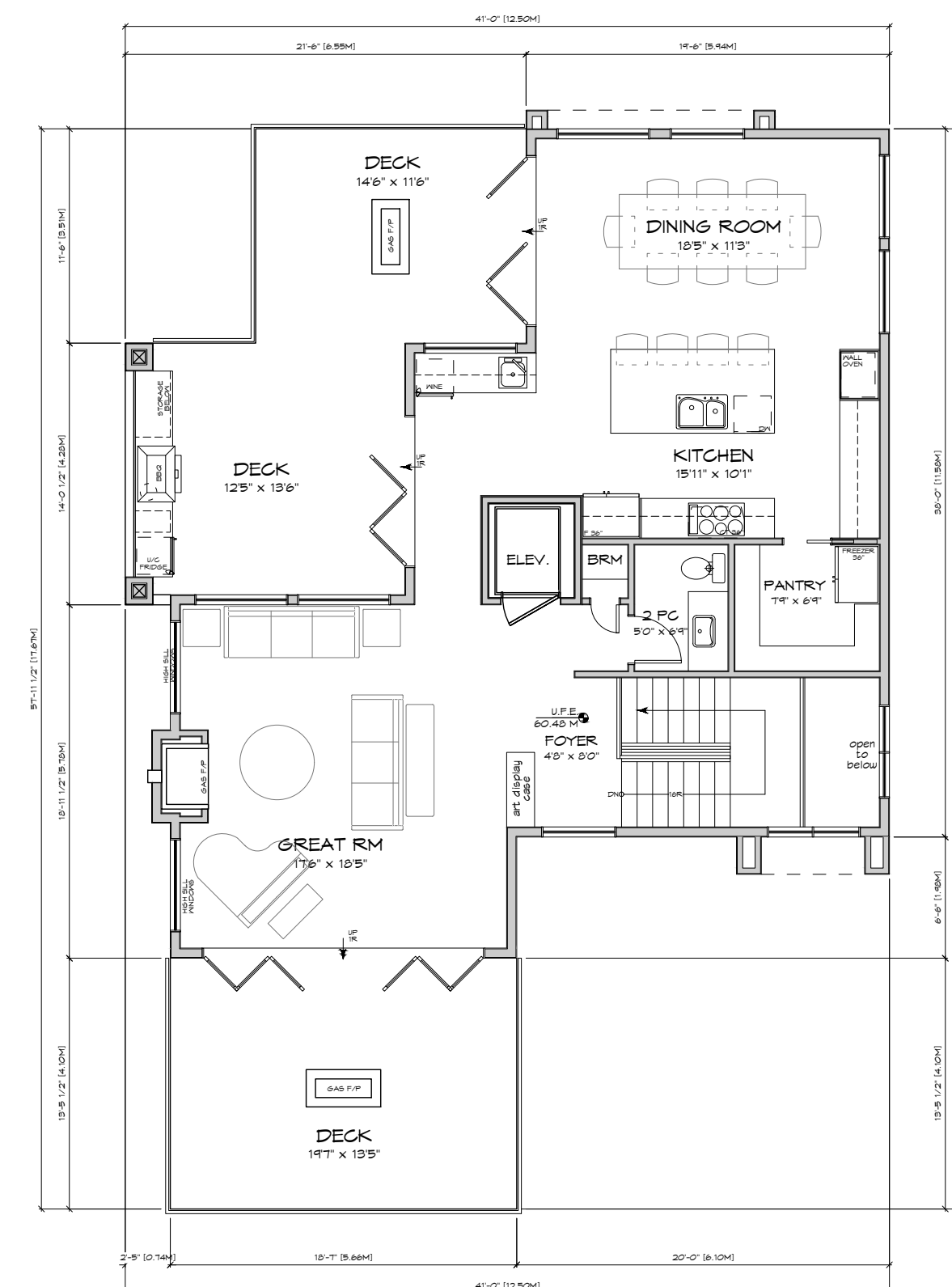
Revision: Sheet:
BOV
0.2
Proj.No. TBD



Lower Floor Plan
SCALE 1:100



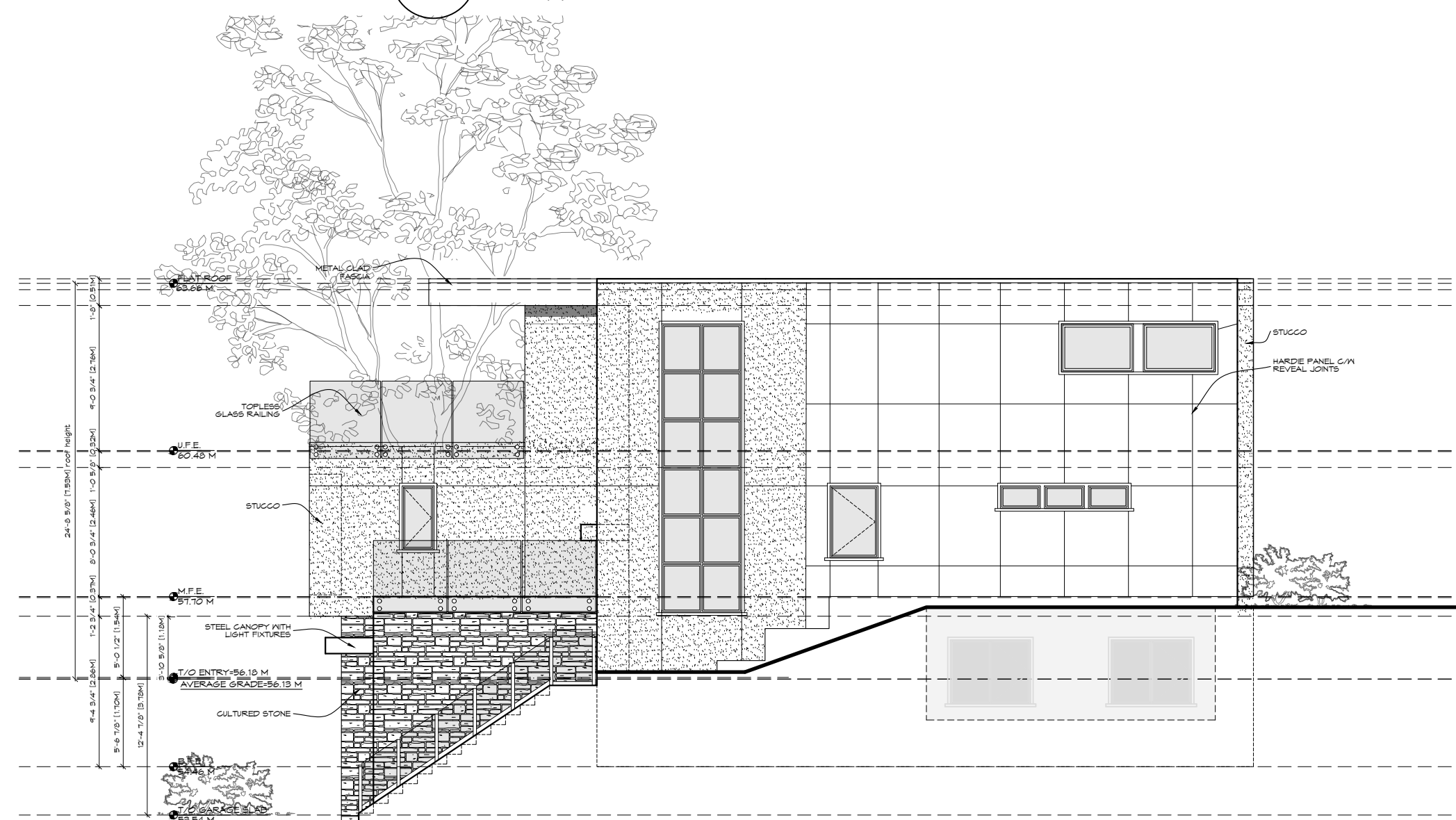
Main Floor Plan
SCALE 1:100



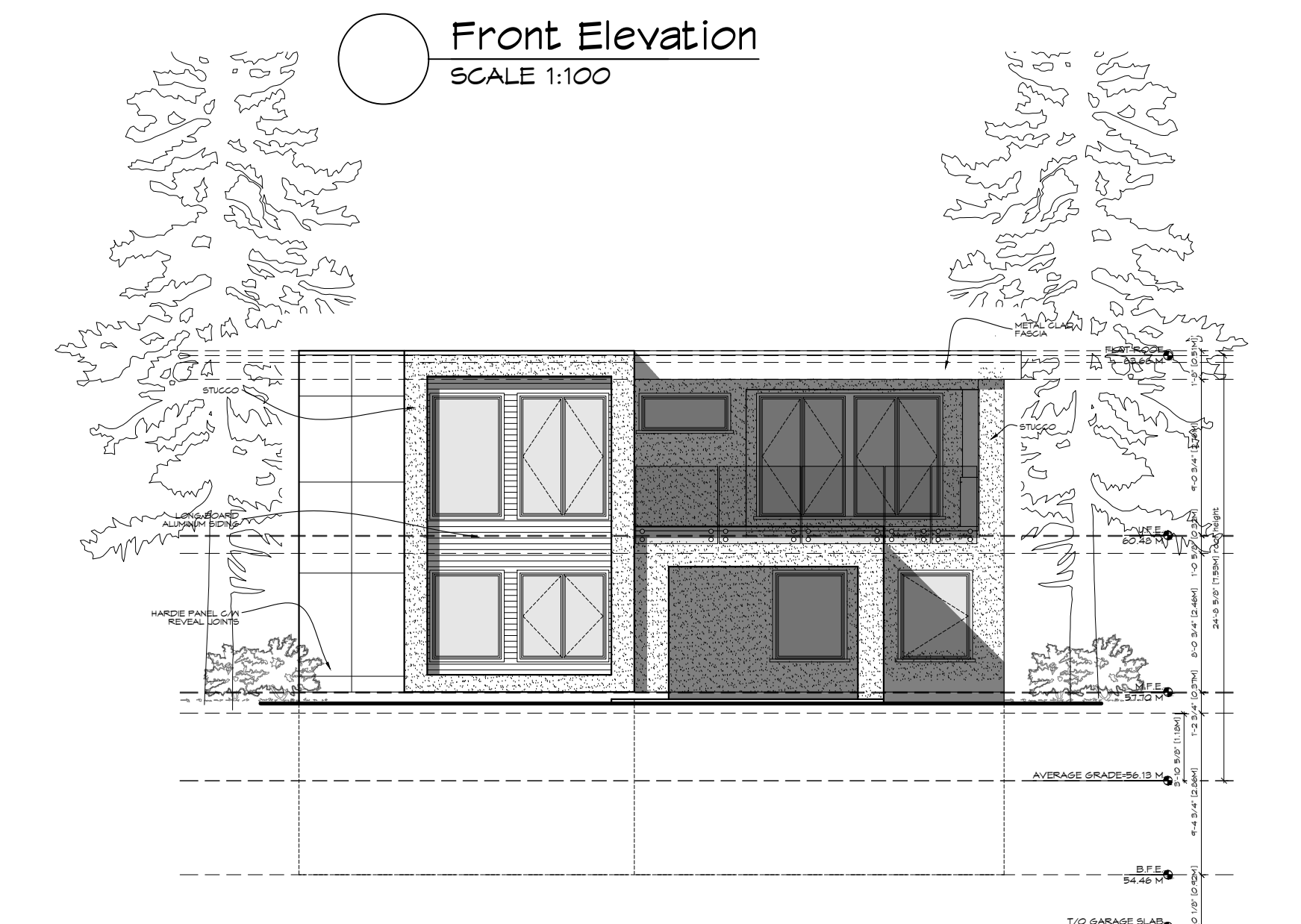
Upper Floor Plan
SCALE 1:100



Front Elevation
SCALE 1:100



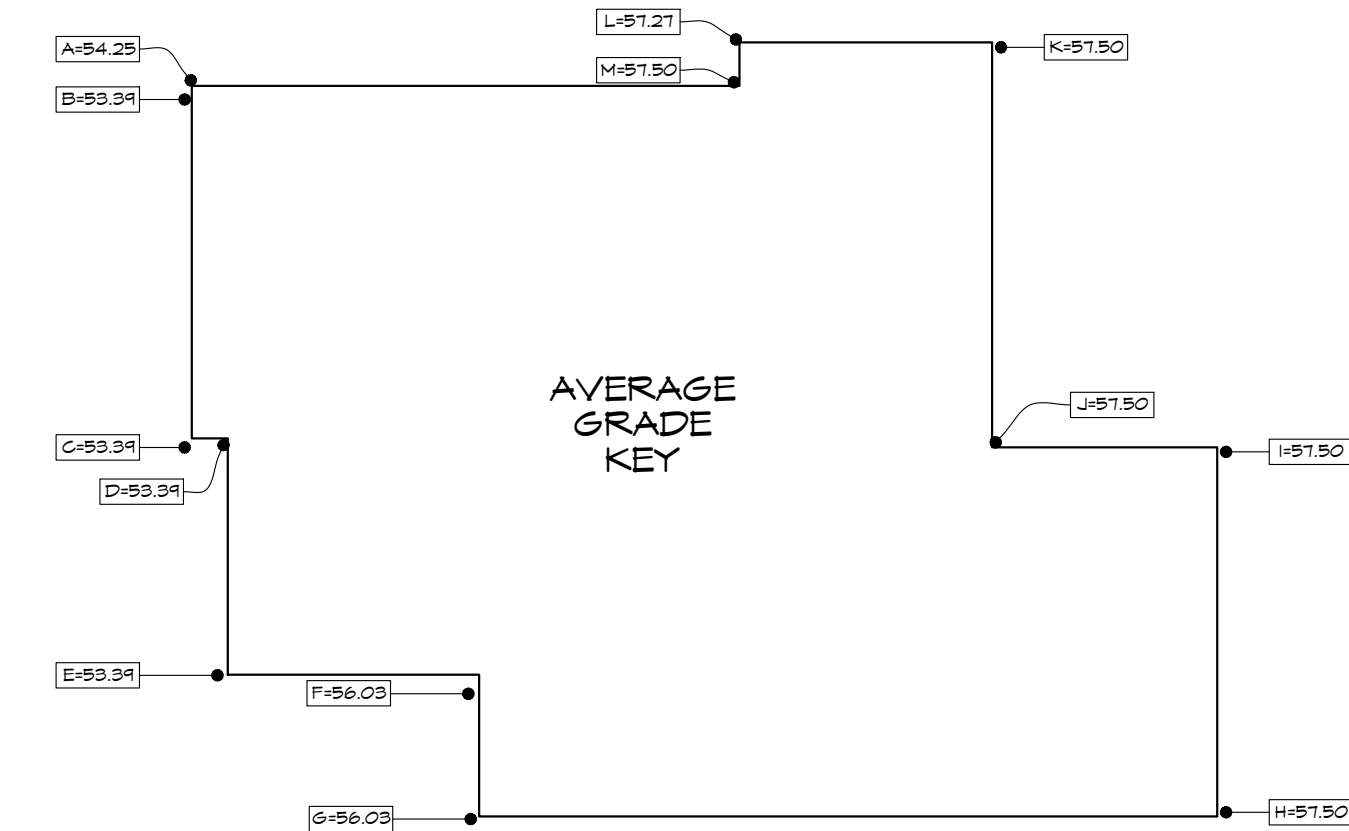
Side Elevation (South)
SCALE 1:100



Rear Elevation
SCALE 1:100

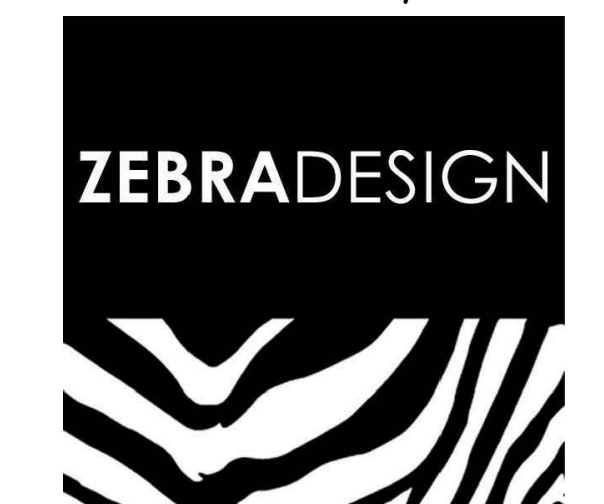


Side Elevation (North)
SCALE 1:100



1980 Fairfield - Average Grade Calculation								
	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)	
BC	53.39	53.39	53.39	5.97	318.74	3420.35	60.94	
CD	53.39	53.39	53.39	0.61	32.57			
DE	53.39	53.39	53.39	4.00	213.56			
EF	53.39	56.03	54.71	4.25	232.52			
FG	56.03	56.03	56.03	2.40	134.47			
GH	56.03	57.50	56.77	12.50	709.56			
HI	57.50	57.50	57.50	6.25	359.38			
IJ	57.50	57.50	57.50	3.81	219.08			
JK	57.50	57.50	57.50	6.86	394.45			
KL	57.50	57.27	57.39	4.28	245.61			
LM	57.27	57.50	57.39	0.74	42.46			
MA	57.50	54.25	55.88	9.27	517.96			
			TOTAL	60.94	3420.35	AVERAGE GRADE		
						56.13		

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Drawn By: L.HORVAT

Date: Sept. 22, 2017

Scale: AS NOTED

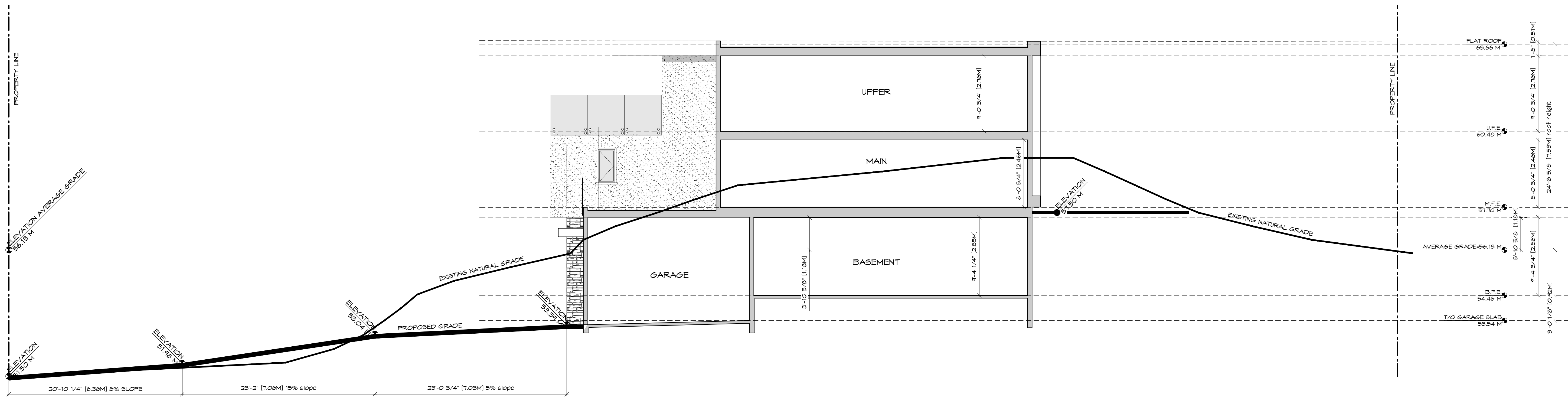
Project:
PROPOSED SFD @
1980 FAIRFIELD
PLACE

Title:
PLANS AND
ELEVATIONS

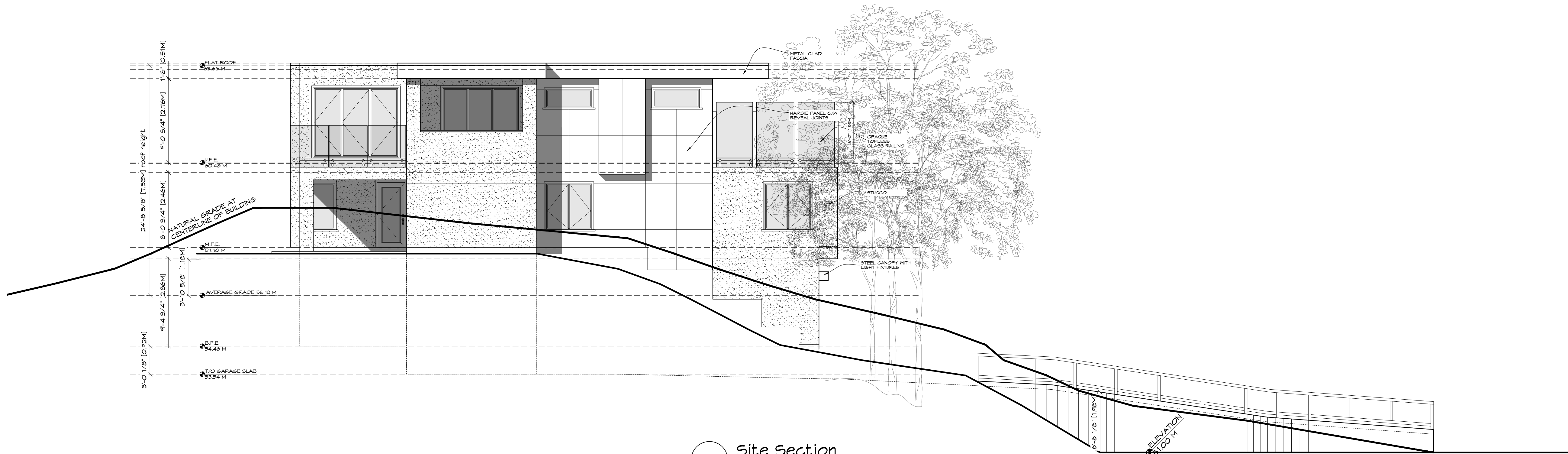
Revision: Sheet:

BOY
1.1

Proj.No. TBD



Site Section
SCALE 1:75



Site Section
SCALE 1:75

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FEBRUARY 5, 2018



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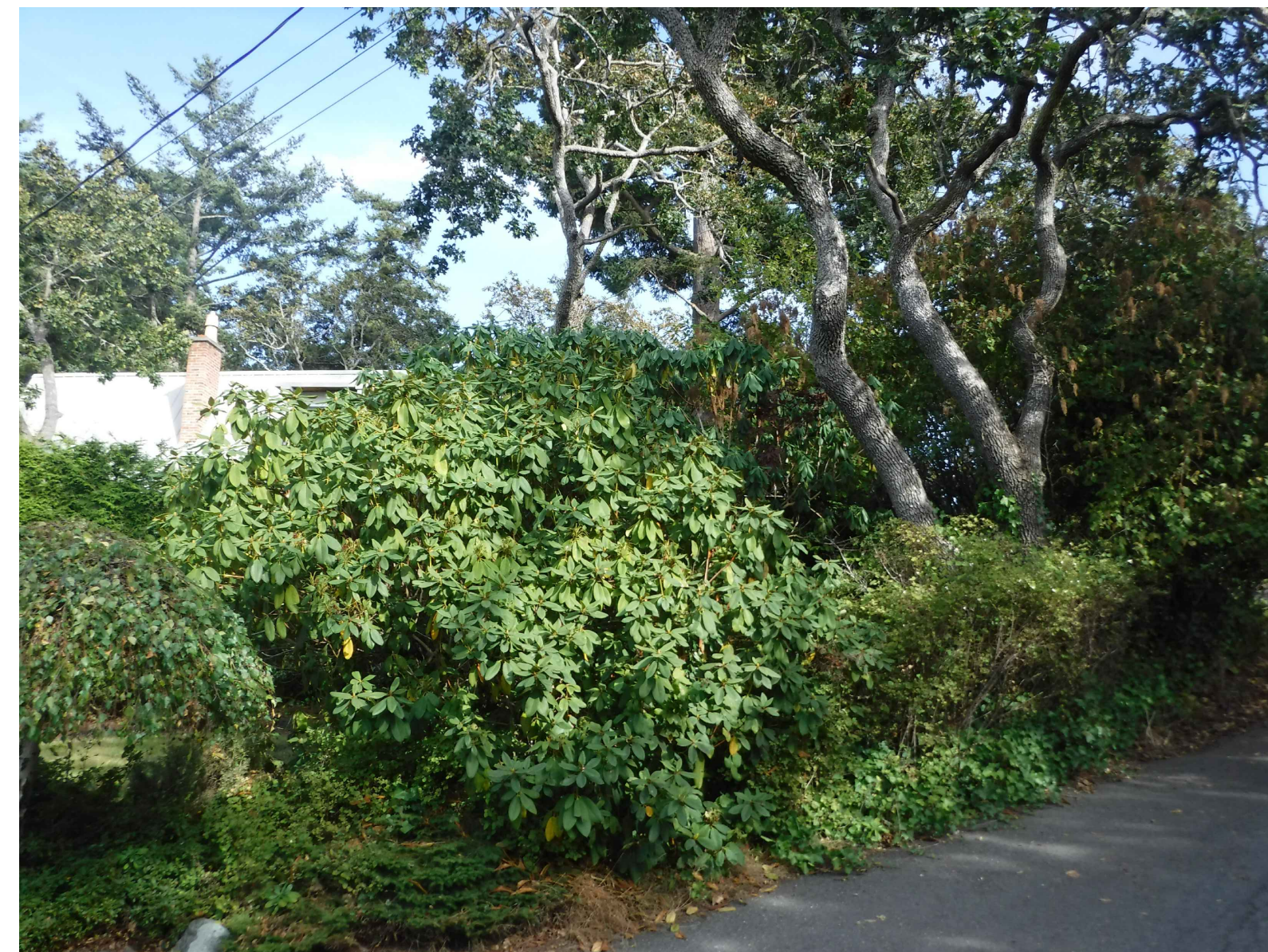
Date: Sept. 22, 2017

Scale: AS NOTED

Project:
**PROPOSED SFD @
1980 FAIRFIELD
PLACE**

Title:
SITE SECTION

Revision:	Sheet:
	BOY
	2.1
	Proj.No. TBD



Photos Facing Civic #1962
SCALE: n.t.s.

Vicinity Plan
SCALE: n.t.s.



Photos Facing Civic #1968
SCALE: n.t.s.



Photos Facing Subject Parcel
SCALE: n.t.s.

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FEBRUARY 5, 2018



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Project:
PROPOSED SFD @
1980 FAIRFIELD
PLACE

Title:
STREETSCAPE
PHOTOS

Revision:	Sheet: BOV 3.1
Proj.No. TBD	



Proposed Site Plan - Contextual (Compliant)
SCALE 1 : 200

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Scale: AS NOTED

Project:
**PROPOSED SFD @
1980 FAIRFIELD
PLACE**

Title:
**PROPOSED SITE
PLAN - CONTEX.
COMPLIANT**

Revision:	Sheet: BOV 6.1
Proj.No. TBD	