

Shelbourne Street

24

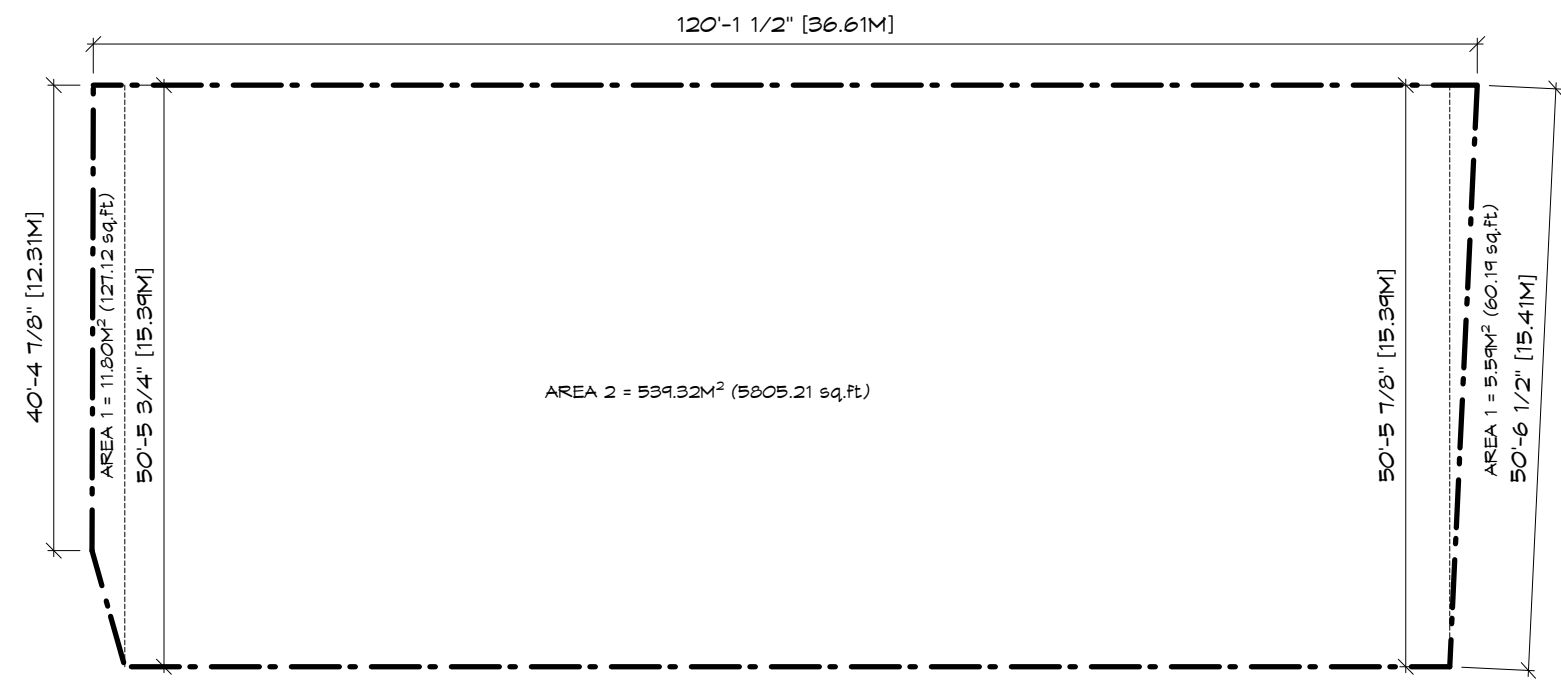


Revisions

Received Date:
April 5, 2019

SITE DATA - PROPOSED LOT A AND LOT B - 1708 CORONATION				
LEGAL DESCRIPTION - LOT 6, BLOCK 1, SECTION 16, VICTORIA DISTRICT, PLAN 375, EXCEPT PART IN PLAN 30150				
EXISTING ZONING - R1-B PROPOSED ZONING - R2				
	REQUIRED	PROPOSED		COMMENTS
LOT AREA	555.00 M ²	556.76 M ²	(5992.89 FT ²)	
LOT AREA PER DWELLING	277.50 M ²	278.38 M ²	(2996.45 FT ²)	
LOT WIDTH	15.00 M	15.39 M	(50.49')	
LOT DEPTH (AVG.)		15.36 M	(50.39 FT)	
FRONT YARD AREA		136.95 M ²	(1474.09 FT ²)	
REAR YARD AREA		56.30 M ²	(605.96 FT ²)	
SETBACKS				
FRONT	7.50 M	3.84 M	(12.60')	VARIANCE
REAR	35% LOT DEPTH	1.54 M	(5.05')	VARIANCE
SIDE (west) FLANKING STREET	10% LOT WIDTH (3.67 M2)	0.10 M	(26.57')	
SIDE SOUTH (east)	10% LOT WIDTH (3.67 M2)	7.05 M	(25.75')	
SIDE (COMBINED)	4.50 M	15.95 M	(52.33')	
AVERAGE GRADE		21.54 M		
BUILDING HEIGHT	7.60 M	7.51 M	(24.64')	
STOREYS	2 STOREYS	2 STOREYS		
FLOOR AREA				
UPPER FLOOR		152.08 M ²	(1637.02 FT ²)	
MAIN FLOOR		110.05 M ²	(1184.58 FT ²)	
ATTACHED GARAGE		52.51 M ²	(565.22 FT ²)	
GARAGE ALLOWANCE	-10.58 M ² per req'd stall	-37.16 M ²	(-400.00 FT ²)	
TOTAL FLOOR AREA	280.00 M ²	217.48 M ²	(2306.82 FT ²)	
FLOOR AREA RATIO	0.50	0.498		
SITE COVERAGE	40.00 %	34.16 %		
OPEN SITE SPACE	30.00% OF THE LOT	58.68 %		
OPEN SITE SPACE REAR YARD	33.00% OF REAR YARD	100.00 %		
PARKING	2 SPACE	2 COVERED		
VARIANCES	REQUIRED	PROPOSED		VARIANCE
FRONT	7.50 M	3.84 M	(12.60')	3.66 M (12.00')
REAR	35% LOT DEPTH (10.10 M min)	1.54 M	(5.05')	9.16 M (30.05')

Proposed Site Plan
SCALE 1:100



Lot Depth Calculation		Depth 1 (m)	Depth 2 (m)	Avg.	Area (m ²)	Weighted Avg.
Area 1		12.31	15.39	13.85	11.80	163.43
Area 2		15.39	15.39	15.39	539.32	8300.1348
Area 3		15.39	15.41	15.40	5.59	86.086
		total			556.71	8549.6508
					Avg Depth	15.36

ISSUED FOR ZONING
COMMENTS MARCH
21, 2018



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

Drawn By: L. HORVAT

Date: October 10, 2017

Scale: AS NOTED

Project:
1708
CORONATION AVE
REZONING

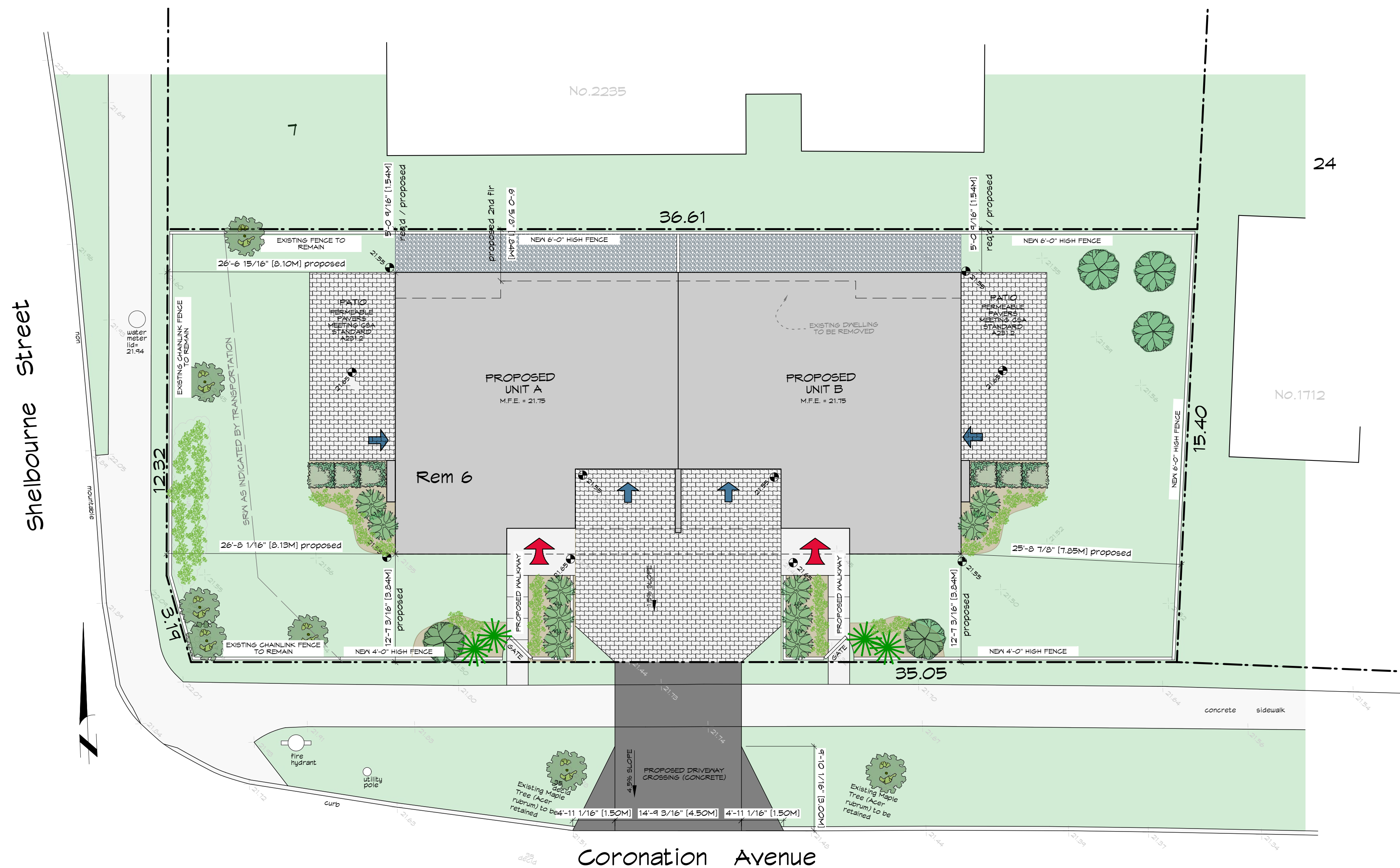
Title:
SITE PLAN, EXISTING
SITE PLAN AND SITE
DATA

Revision: Sheet:

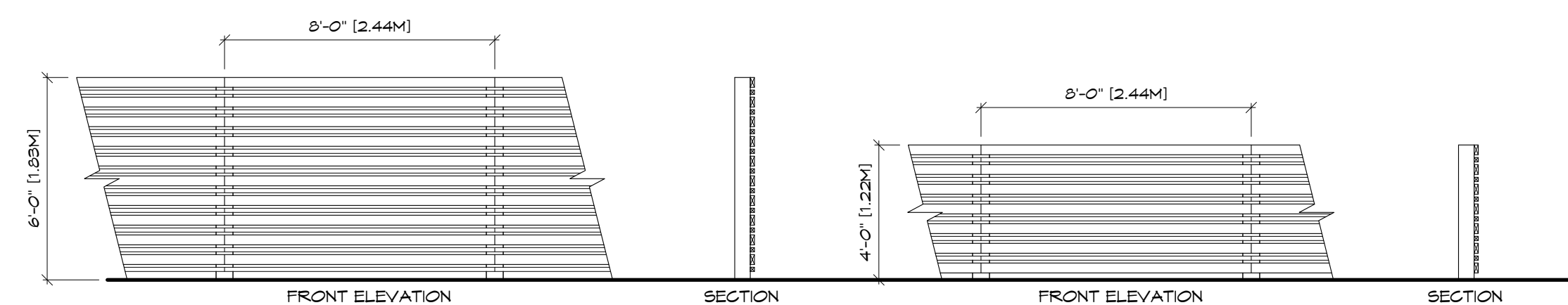
DP1

Proj.No. -

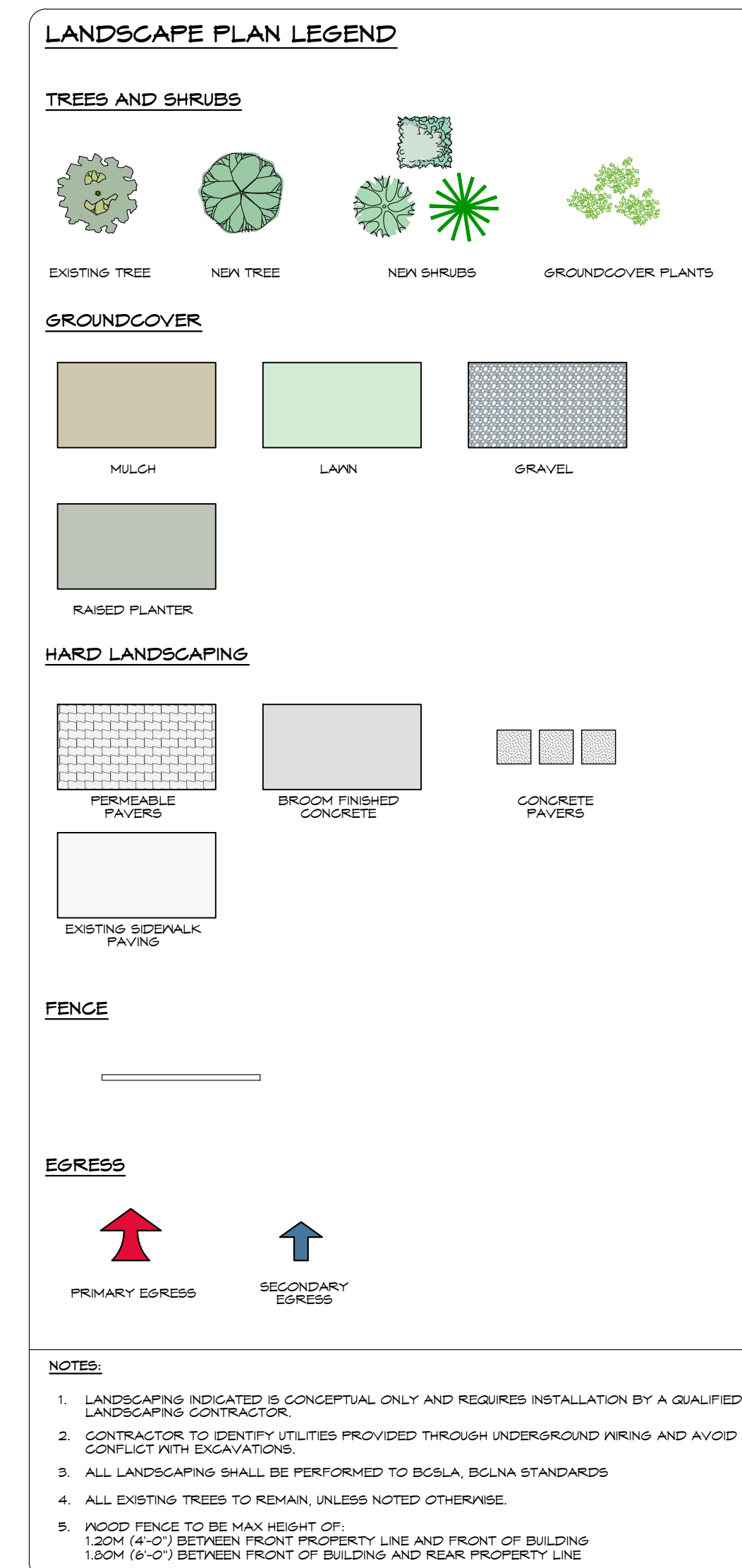
1708 Coronation Ave - Average Grade Calculation							
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Average grade (total factors / perimeter)
AB	21.55	21.55	21.55	10.31	222.18	1426.56	21.539
BC	21.55	21.60	21.58	20.12	434.09		
CD	21.60	21.50	21.55	10.31	222.18		
DE	21.50	21.46	21.48	6.40	137.47		
EF	21.46	21.49	21.48	2.69	57.77		
FG	21.49	21.52	21.51	7.31	157.20		
GH	21.52	21.51	21.52	2.69	57.88		
HA	21.51	21.55	21.53	6.40	137.79		
TOTAL				66.23	1426.56		21.54



Proposed Landscape Plan
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"



- NOTES:
1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
 2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
 3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
 4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
 5. WOOD FENCE TO BE MAX HEIGHT OF: 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

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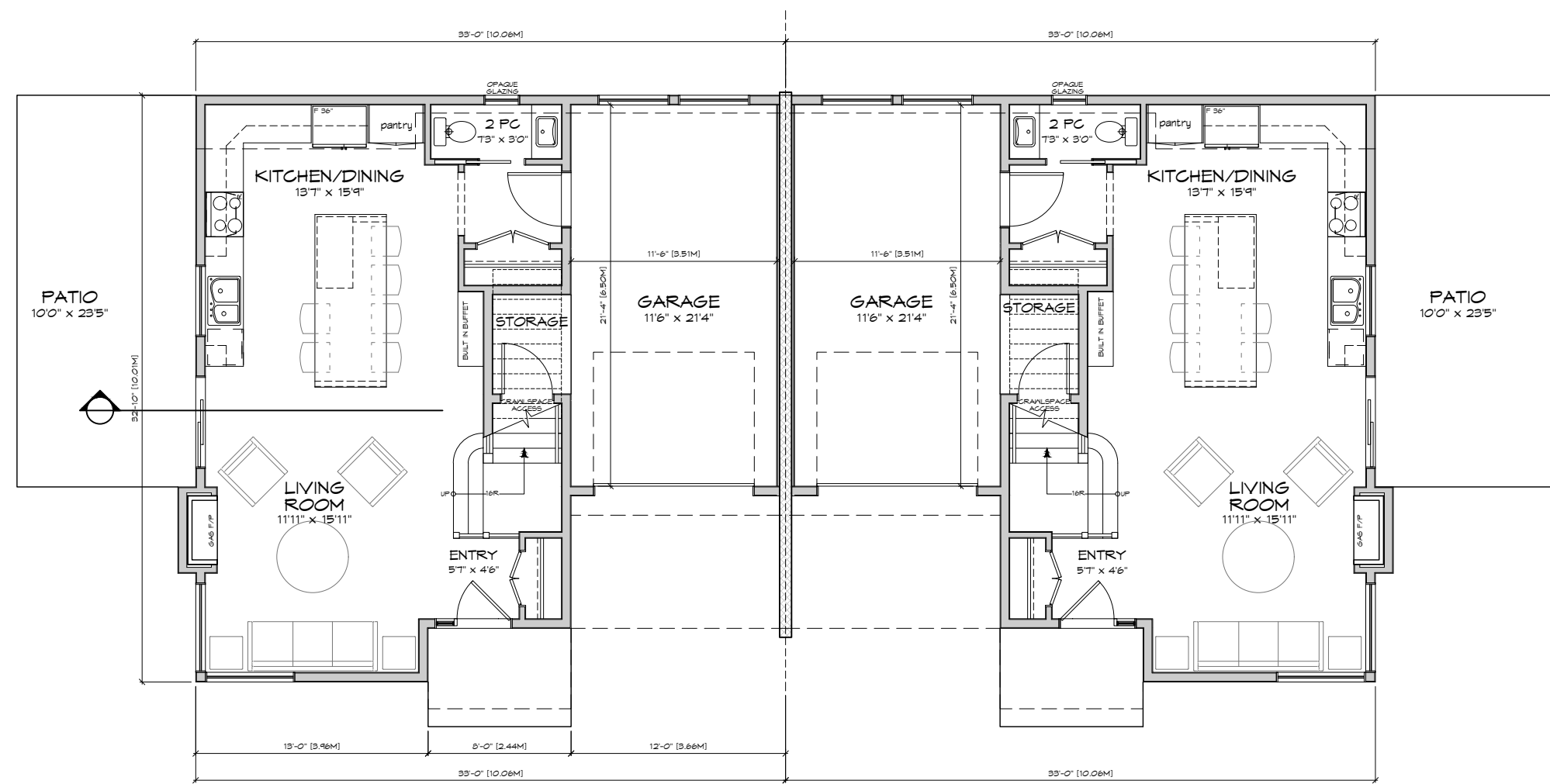
Project:
1708
CORONATION AVE
REZONING

Title:
LANDSCAPE PLAN

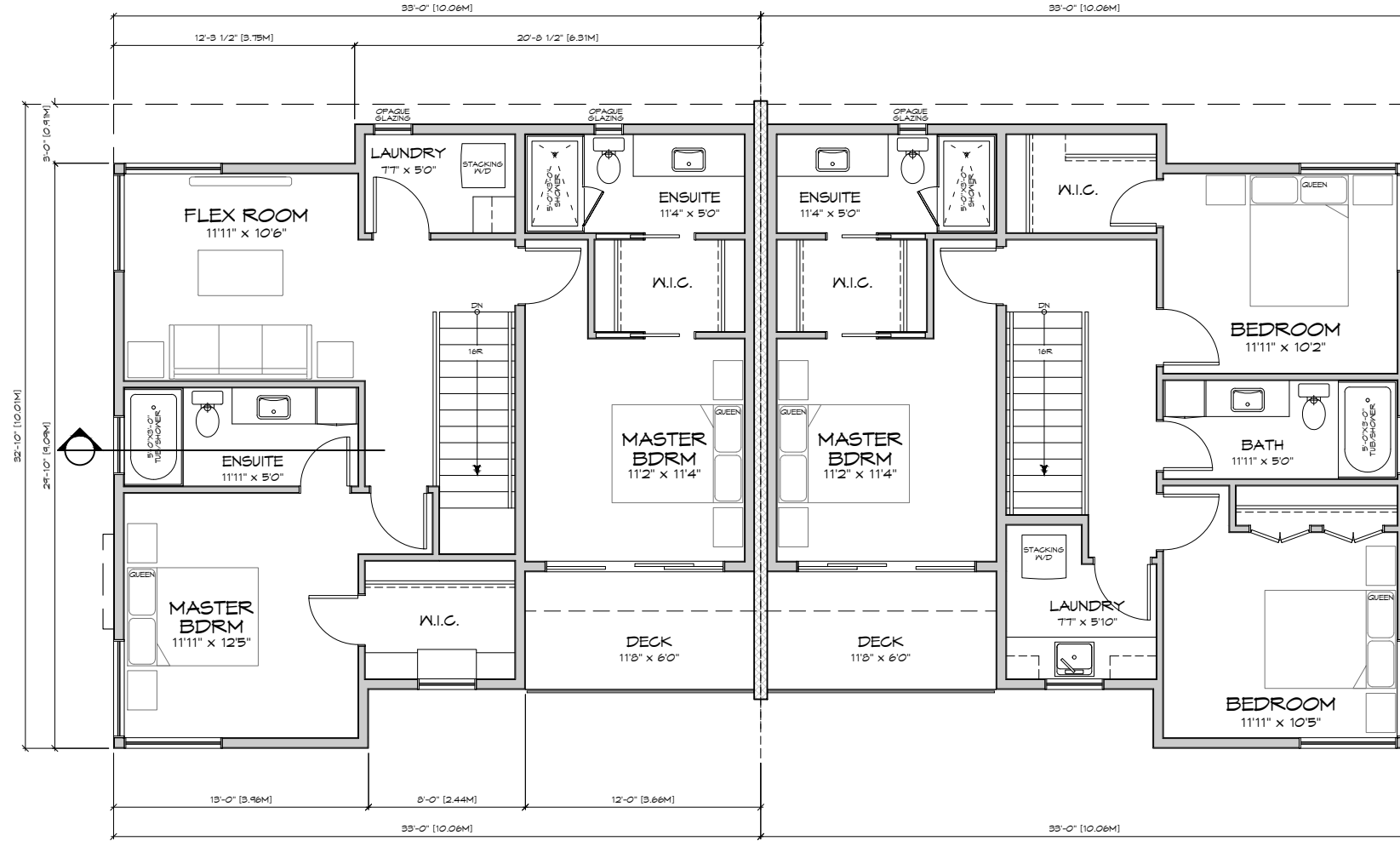
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DP2

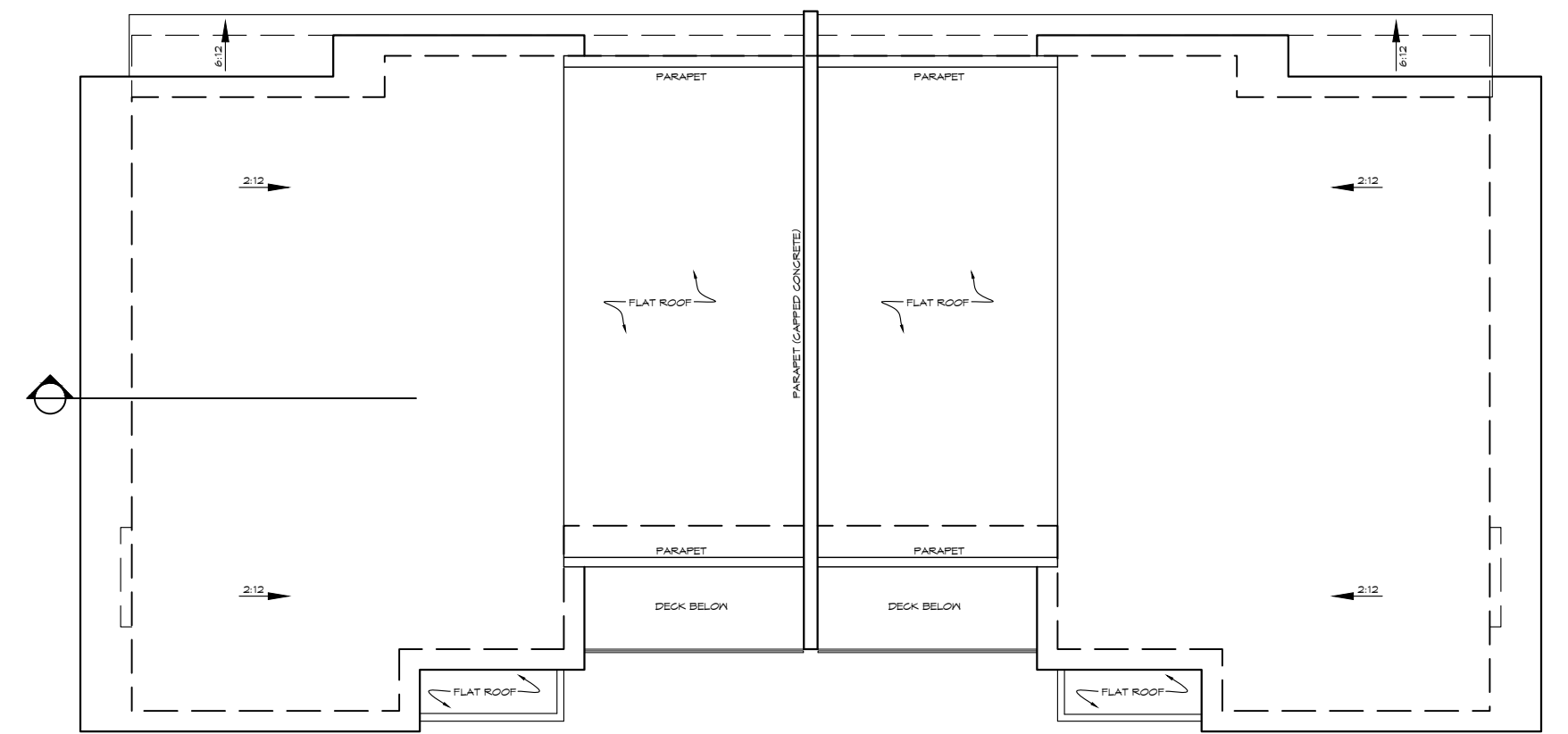
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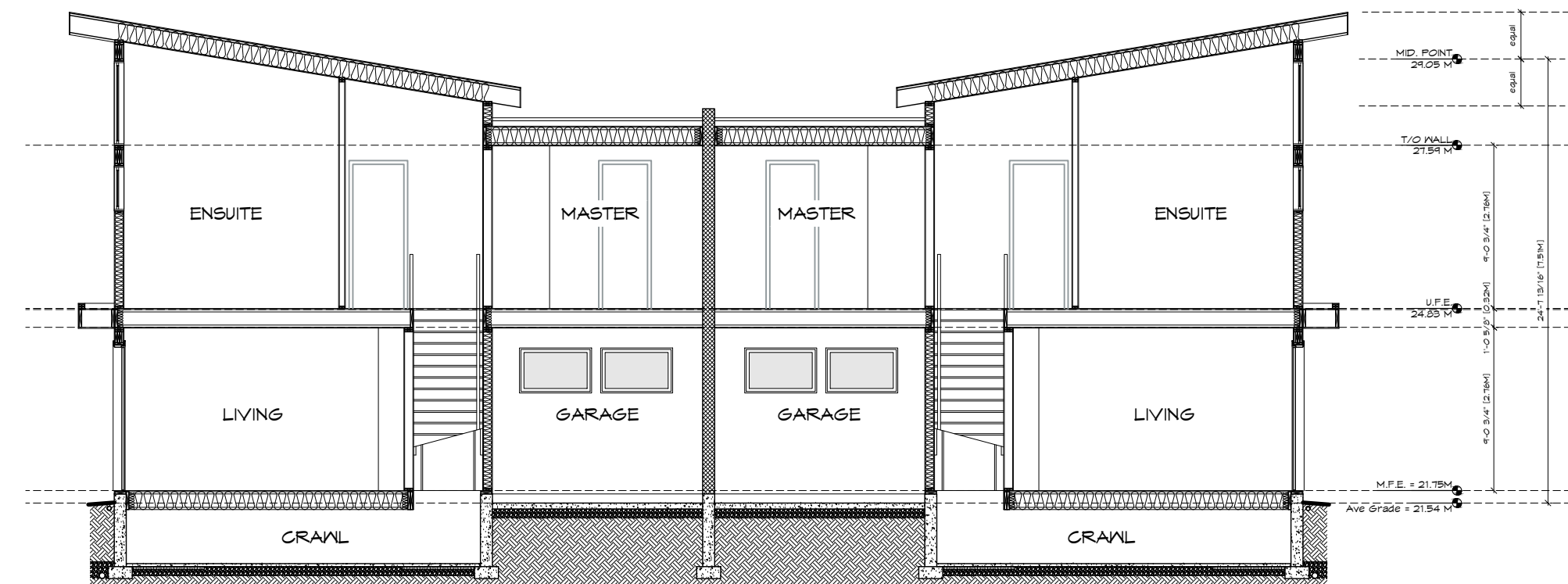
Proposed Main Floor Plan
SCALE 1:100



Proposed Upper Floor Plan
SCALE 1:100



Proposed Roof Plan
SCALE 1:100



Building Section
SCALE 1:100



Exterior Elevations
SCALE 1:100

MAXIMUM GLAZING CALCULATION - WALL A (COMBINED) DISTANCE TO PROPERTY LINE 1.84 M (6.03') EXPOSED BUILDING FACE AREA 30.75 M² (331.00 SF) GLAZING AREA 2.78 M² (30.00 SF) PERCENTAGE 9.04% (ALLOWED 10.04%)	MAXIMUM GLAZING CALCULATION - WALL C (COMBINED) DISTANCE TO PROPERTY LINE 1.84 M (6.03') EXPOSED BUILDING FACE AREA 51.80 M² (557.80 SF) GLAZING AREA 4.50 M² (48.50 SF) PERCENTAGE 8.69% (ALLOWED 10.04%)
MAXIMUM GLAZING CALCULATION - WALL B (COMBINED) DISTANCE TO PROPERTY LINE 1.84 M (6.03') EXPOSED BUILDING FACE AREA 34.30 M² (369.01 SF) GLAZING AREA 1.14 M² (12.34 SF) PERCENTAGE 3.32% (ALLOWED 11.04%)	

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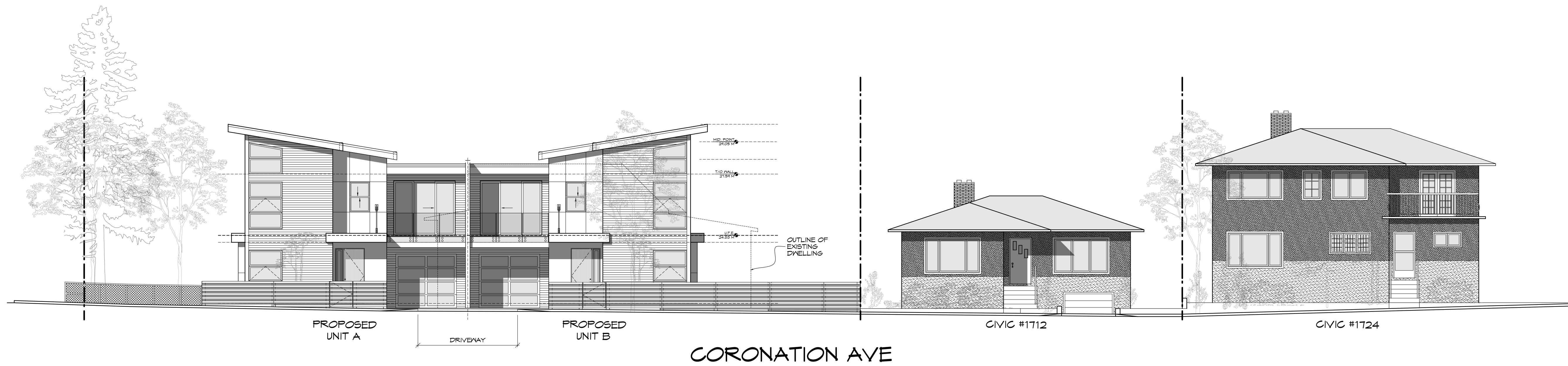
Project:
1708
CORONATION AVE
REZONING

Title:
PLANS,
ELEVATIONS AND
SECTION

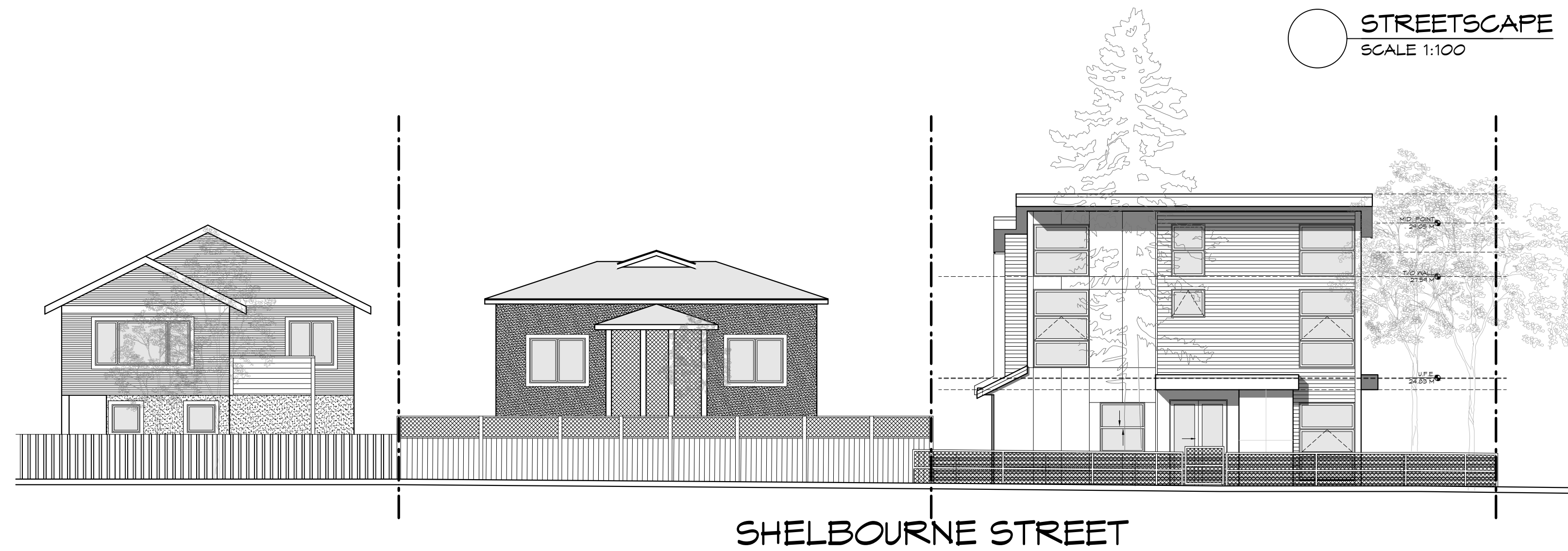
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DP3

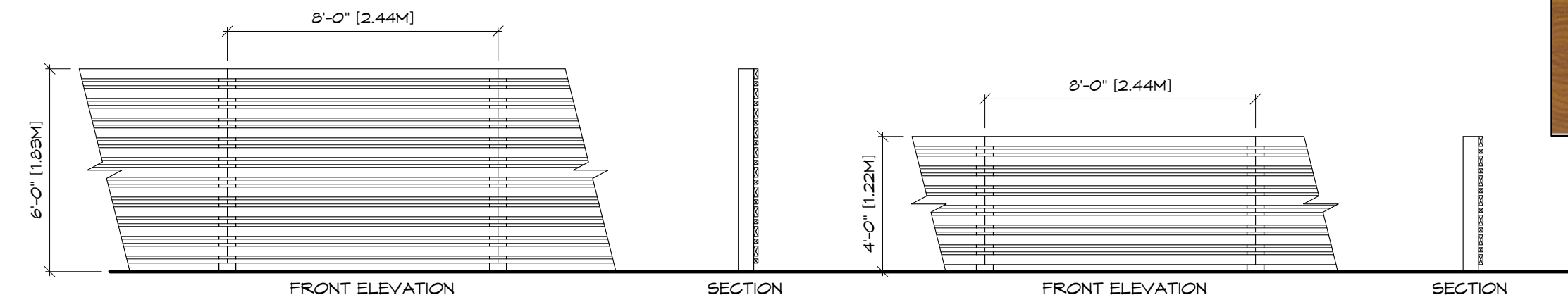
Proj.No. -



STREETScape
SCALE 1:100



STREETScape
SCALE 1:100



NO APPLIED FINISH
CEDAR FENCING

Proposed Fence Design
SCALE 1/4" = 1'-0"



HARDIE COLOUR "IRON GREY"
HARDIE SIDING (SMOOTH)



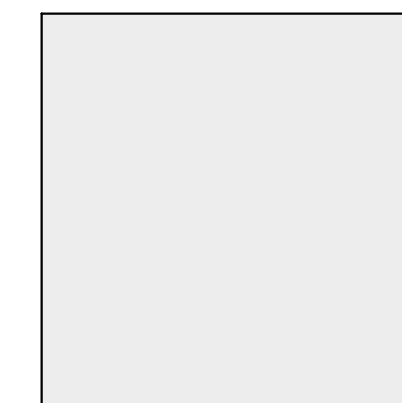
HARDIE COLOUR "COBBLE STONE"
HARDIE PANEL (SMOOTH)



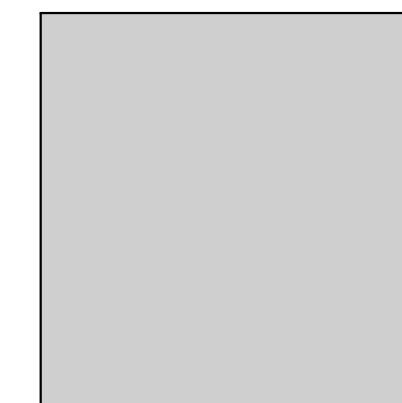
STAINED FINISH "NATURAL"
T&G CEDAR SOFFIT



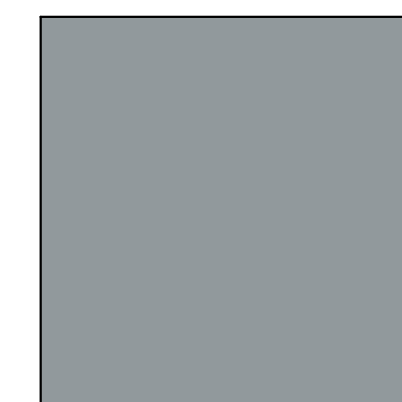
Front Elevation
SCALE 1:50



METAL ROOFING
"REGENT GRAY"
ROOF SHINGLES



VINYL
"MORNING SKY GRAY"
WINDOWS



PREFINISHED METAL "REGENCY
GREY"
FLASHING GUTTERS AND
DOWNSPOUTS

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CORONATION AVE
REZONING

Title:
STREETScape &
COLOUR
SELECTIONS

Revision: Sheet:

DP4

Proj.No. -