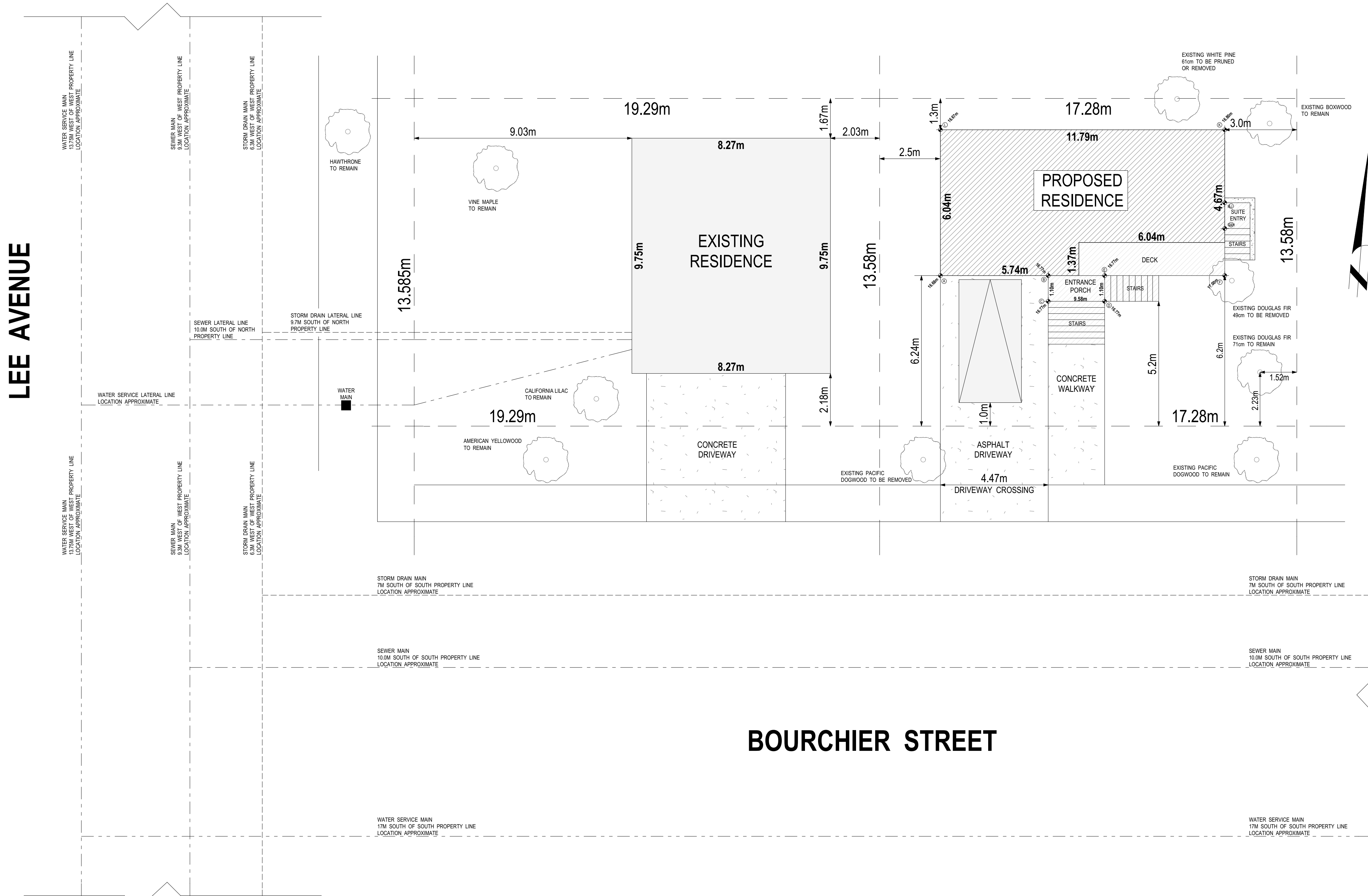


LEE AVENUE



BOURCHIER STREET

SITE PLAN

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY:

M B E

JOSEPH A. CALEDA, MCIP, RPP(Rtd.), DTM
MOLTO BENE ENTERPRISES
URBANISTI - PIANIFICATORI - CITY PLANNER
moltoebene@telus.net
1 - 250 - 589 - 8430

AVERAGE GRADE CALCULATION

GRADE POINTS	AVERAGE OF POINTS (A + B) ÷ 2	=	X	DISTANCE BETWEEN POINTS	=	TOTAL(S)
(A) (B)	16.68 + 16.77	16.73	4.47			74.78
(B) (C)	16.77 + 16.77	16.77	1.1			18.45
(C) (D)	16.77 + 16.77	16.77	9.58			160.66
(D) (E)	16.77 + 16.77	16.77	1.1			18.45
(E) (F)	16.77 + 17.0	16.86	4.98			83.96
(F) (G)	17.0 + 17.0	17.0	1.96			33.32
(G) (H)	17.0 + 15.54	16.27	1.46			23.75
(H) (I)	15.54 + 15.54	15.54	1.07			16.63
(I) (J)	15.54 + 17.0	16.27	1.46			23.75
(J) (K)	17.0 + 16.8	16.9	3.02			51.04
(K) (L)	16.8 + 16.67	16.74	11.79			197.36
(L) (A)	16.67 + 16.68	16.68	6.04			100.75
BUILDING PERIMETER					48.03	
SUM OF TOTALS:						802.9
GRADE CALCULATIONS: TOTALS divided by					BUILDING PERIMETER	AVERAGE GRADE
802.9 ÷					48.03m	16.72

GRADE POINTS

(A) 16.68	(G) 17.0
(B) 16.77	(H) 15.54
(C) 16.77	(I) 15.54
(D) 16.77	(J) 17.0
(E) 16.77	(K) 16.8
(F) 17.0	(L) 16.67

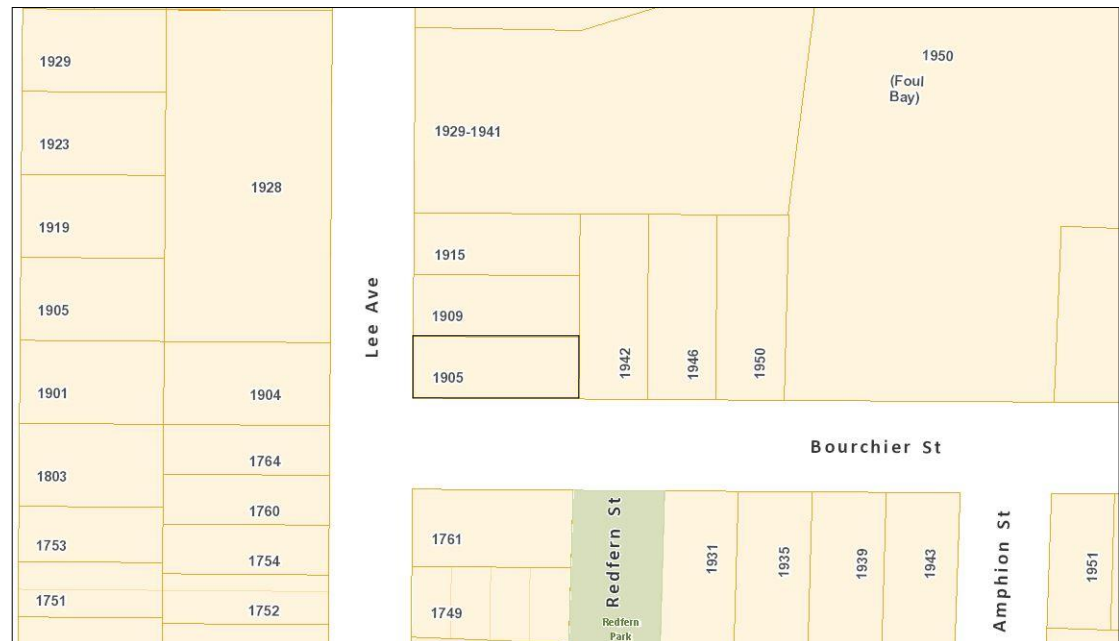
EXISTING LOT DATA TABLE

LEGAL DESCRIPTION			
LOT: 1 A (EXISTING)	SECTION: 44	PLAN #: 16894	
DISTRICT: VICTORIA	PID #: 004-083-148	ZONED: R1-B	
MUNICIPALITY OF VICTORIA			
GENERAL DATA			
ITEM:	PROPOSED:	PERMITTED R1-S2 (SPECIALIZED)	
LOT SIZE:	262.06 m2	260.0 m2	
COVERAGE:	80.27 m2	30.63%	93.9 m2 40%
HEIGHT:	6.5m	7.5m	
STOREYS:	1	2.5	
OPEN SPACE:	169.21 m2		
PARKING STALLS:	1	1	
REQUIRED YARDS			
FRONT SETBACK:	9.03m	6.0m	
REAR SETBACK:	2.03m	6.0m	
INTERIOR SETBACK (LEFT):	1.67m	1.5m	
EXTERIOR SETBACK (RIGHT):	2.18m	2.4m	
LOT COVERAGE			
TOTAL:	80.27 m2	30.63%	104.82 m2 40%
RESIDENCE:	80.27 m2	30.63%	104.82 m2 40%
GROSS FLOOR AREA			
TOTAL:	111.0 m2	190.0 m2	
FLOOR SPACE RATIO CALCULATION			
111.0 m2 / 262.06 m2 = 0.42 = 0.42:1 of 0.6:1			

PROPOSED LOT DATA TABLE

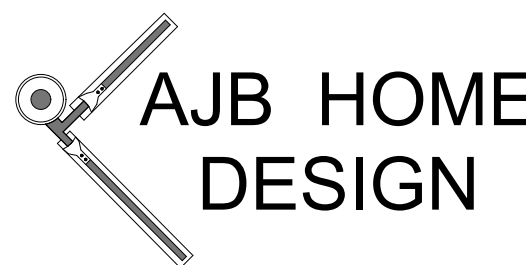
LEGAL DESCRIPTION			
LOT: 1 B (PROPOSED)	SECTION: 44	PLAN #: 16894	
DISTRICT: VICTORIA	PID #: 004-083-148	ZONED: R1-B	
MUNICIPALITY OF VICTORIA			
GENERAL DATA			
ITEM:	PROPOSED:	PERMITTED R1-S2 (SPECIALIZED)	
LOT SIZE:	234.75 m2	260.0 m2	
COVERAGE:	80.05 m2	34.1%	93.9 m2 40%
HEIGHT:	7.48 m	7.5 m	
STOREYS:	2	2.5	
OPEN SPACE:	115.55 m2		
PARKING STALLS:	1	1	
REQUIRED YARDS			
FRONT SETBACK:	6.24m	6.0m	
REAR SETBACK:	1.3m	6.0m	
INTERIOR SETBACK (LEFT):	2.5m	1.5m	
INTERIOR SETBACK (RIGHT):	3.0m	2.4m	
LOT COVERAGE			
TOTAL:	80.05 m2	34.1%	93.9 m2 40%
RESIDENCE:	62.96 m2	93.9 m2 40%	
ENTRANCE PORCH:	10.54 m2	93.9 m2 40%	
STAIRS (LANDSCAPING):	6.55 m2	93.9 m2 40%	
GROSS FLOOR AREA			
TOTAL:	115.56 m2	190.0 m2	
UPPER FLOOR:	57.62 m2	190.0 m2	
PRIVATE DECK:	8.29 m2	NOT COUNTED	
MAIN FLOOR:	57.94 m2	190.0 m2	
BASEMENT:	60.75 m2	NOT COUNTED	
FAMILY SUITE:	31.21 m2	NOT COUNTED	
FLOOR SPACE RATIO CALCULATION			
57.62 m2 + 57.94 m2 = 115.56 m2 / 234.75 m2 = 0.49 = 0.5:1 of 0.6:1			

CONTEXT MAP



APPLICANT

MBE
Molto Bene Enterprises
250-589-8430
moltoebene@telus.net in Victoria



314-663 Goldstream Avenue
Victoria BC, V8B 2W9
Office: 250-595-0858
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	June 14/18	1st Preliminary Drawing Concepts
2	July 26/18	1st Preliminary Drawings
3	Apr 5/19	2nd Preliminary Drawings
4	May 22/19	Rezoning Application Drawings
5	May 31/19	Rezoning Application Drawings Revised
6	July 19/19	Rezoning Application Drawings Revised

PROJECT TYPE

NEW SMALL LOT
SINGLE-FAMILY
DWELLING: R1-S2 ZONE

SITE: 1905
LEE AVENUE

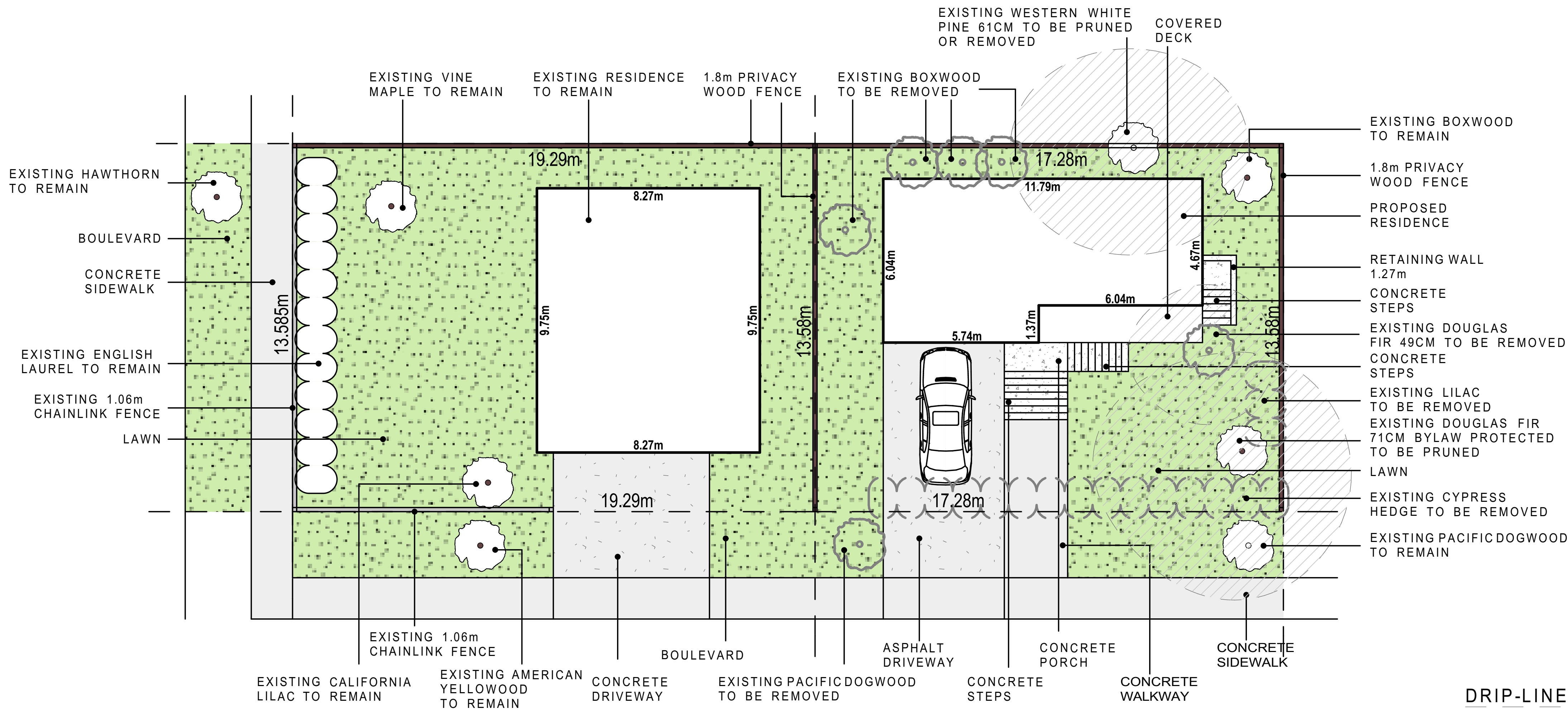
FOR: JOSEPH A. CALEDA
MCIP, RPP(Rtd.), DTM

DRAWN BY: T.S. Bisson

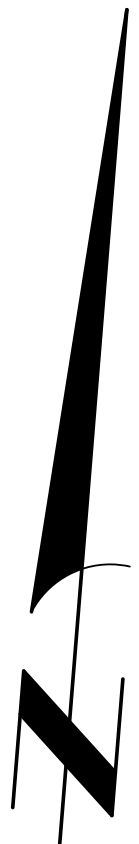
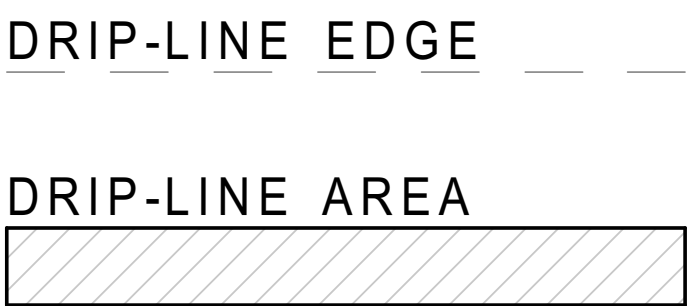
DRAWING NO.

A-1 of 5

LEE AVENUE



BOURCHIER STREET



LANDSCAPE PLAN

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC

THIS LANDSCAPE PLAN IS BASED ON INFORMATION PROVIDED BY:

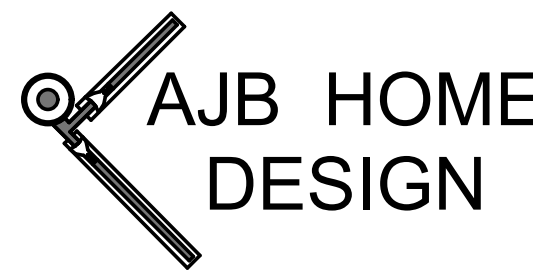
MBE

JOSEPH A. CALEDA, MCIP, RPP(Rtd.), DTM
MOLTO BENE ENTERPRISES
URBANISTI - PIANIFICATORI - CITY PLANNER
moltoebene@telus.net
1 - 250 - 589 - 8430

APPLICANT

MBE
Molto Bene Enterprises
250-589-8430
moltoebene@telus.net in Victoria

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN AND/OR TRANSFER ON FLASH DRIVE.
AJB HOME DESIGN PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN BE RECLAIMED FROM THE MUNICIPALITY AT ANY TIME.



314-663 Goldstream Avenue
Victoria BC, V8B 2W9
Office: 250-595-0858
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	June 14/18	1st Preliminary Drawing Concepts
2	July 26/18	1st Preliminary Drawings
3	Apr 5/19	2nd Preliminary Drawings
4	May 22/19	Rezoning Application Drawings
5	May 31/19	Rezoning Application Drawings Revised
6	July 19/19	Rezoning Application Drawings Revised

PROJECT TYPE

NEW SMALL LOT
SINGLE-FAMILY
DWELLING: R1-S2 ZONE

SITE: 1905
LEE AVENUE

FOR: JOSEPH A. CALEDA
MCIP, RPP(Rtd.), DTM

DRAWN BY: T.S. Bisson

DRAWING NO.

A-2 of 5

BOXWOOD



ENGLISH LAUREL



HAWTHORN



CALIFORNIA LILAC



AMERICAN YELLOWWOOD



CYPRESS HEDGE & PACIFIC DOGWOOD



PINE & BOXWOOD



DOUGLAS FIR



LEE AVENUE

1950 BOURCHIER STREET



1905 LEE AVENUE

EXISTING DECK TO
BE REMOVED AND
REPLACED WITH
JULIET BALCONY

PROPOSED LOT

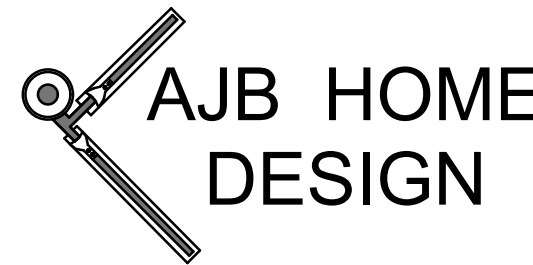
1942 BOURCHIER STREET

1946 BOURCHIER STREET

STREETSCAPE OF LEE AVENUE & BOURCHIER STREET

APPLICANT
MBE
Molto Bene Enterprises
250-589-8430
moltoebene@telus.net in Victoria

AJB HOME DESIGN GIVES ITS CONSENT FOR THE
BEARER OF THESE PLANS TO COPY, SCAN AND/OR
TRANSFER ON FLASH DRIVE.
AJB HOME DESIGN PLANS REMAIN THE PROPERTY OF
AJB HOME DESIGN AND CAN BE RECLAIMED FROM THE
MUNICIPALITY AT ANY TIME.



314-663 Goldstream Avenue
Victoria BC, V8B 2W9
Office: 250-595-0858
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	June 14/18	1st Preliminary Drawing Concepts
2	July 26/18	1st Preliminary Drawings
3	Apr 5/19	2nd Preliminary Drawings
4	May 22/19	Rezoning Application Drawings
5	May 31/19	Rezoning Application Drawings Revised
6	July 19/19	Rezoning Application Drawings Revised

PROJECT TYPE
NEW SMALL LOT
SINGLE-FAMILY
DWELLING: R1-S2 ZONE

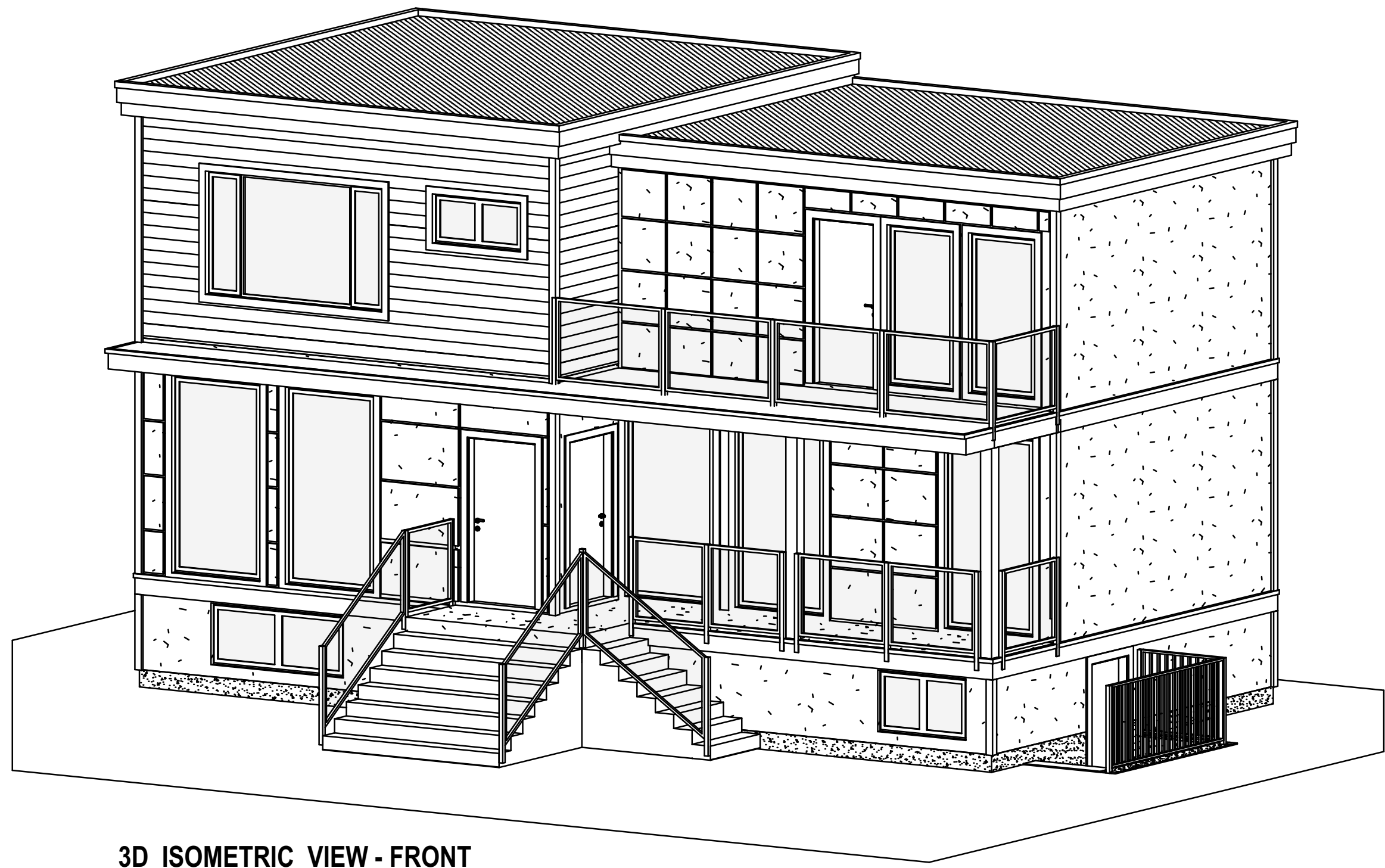
SITE: 1905
LEE AVENUE

FOR: JOSEPH A. CALEDA
MCIP, RPP(Rtd), DTM

DRAWN BY: T.S. Bisson

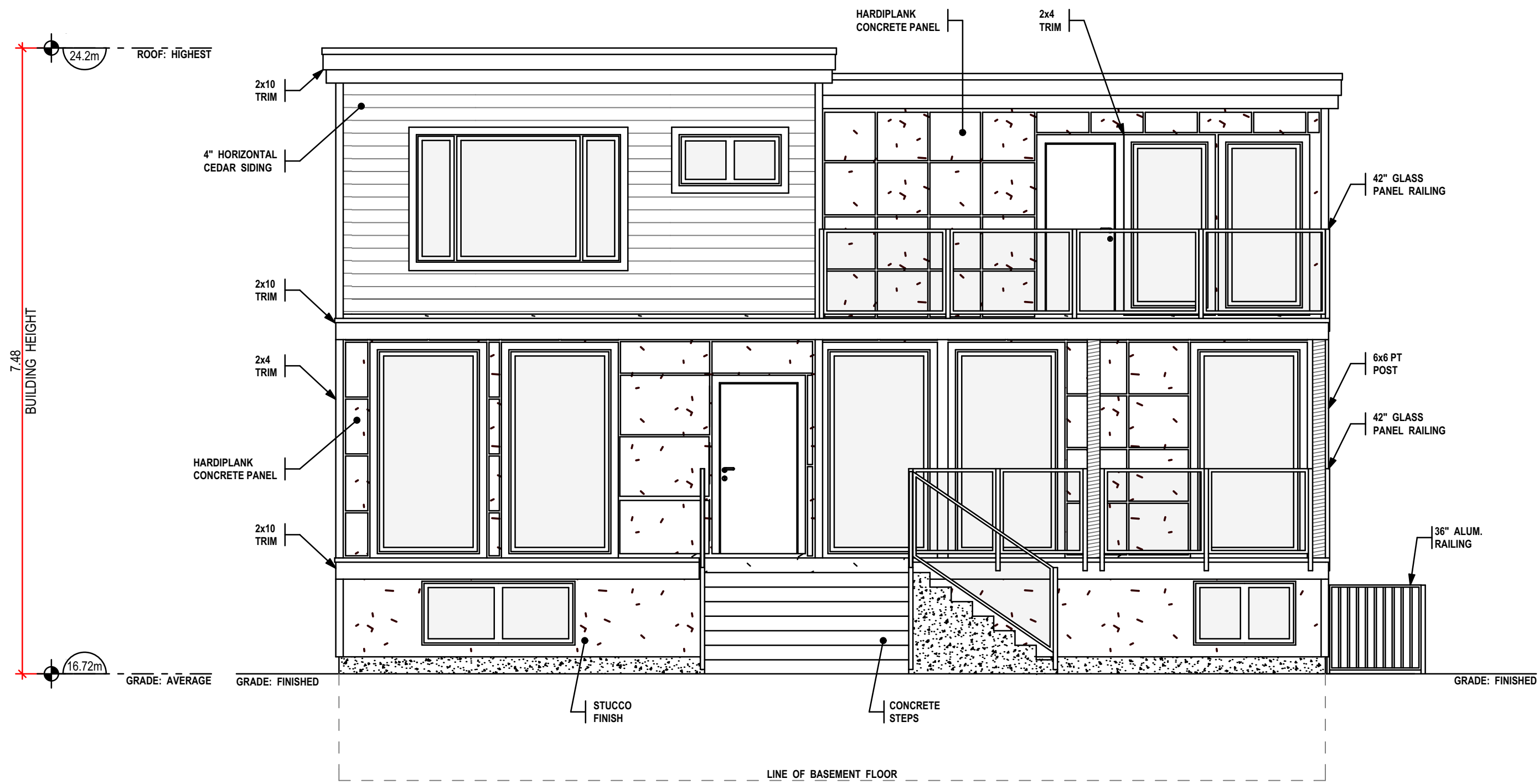
DRAWING NO.

A-3 of 5



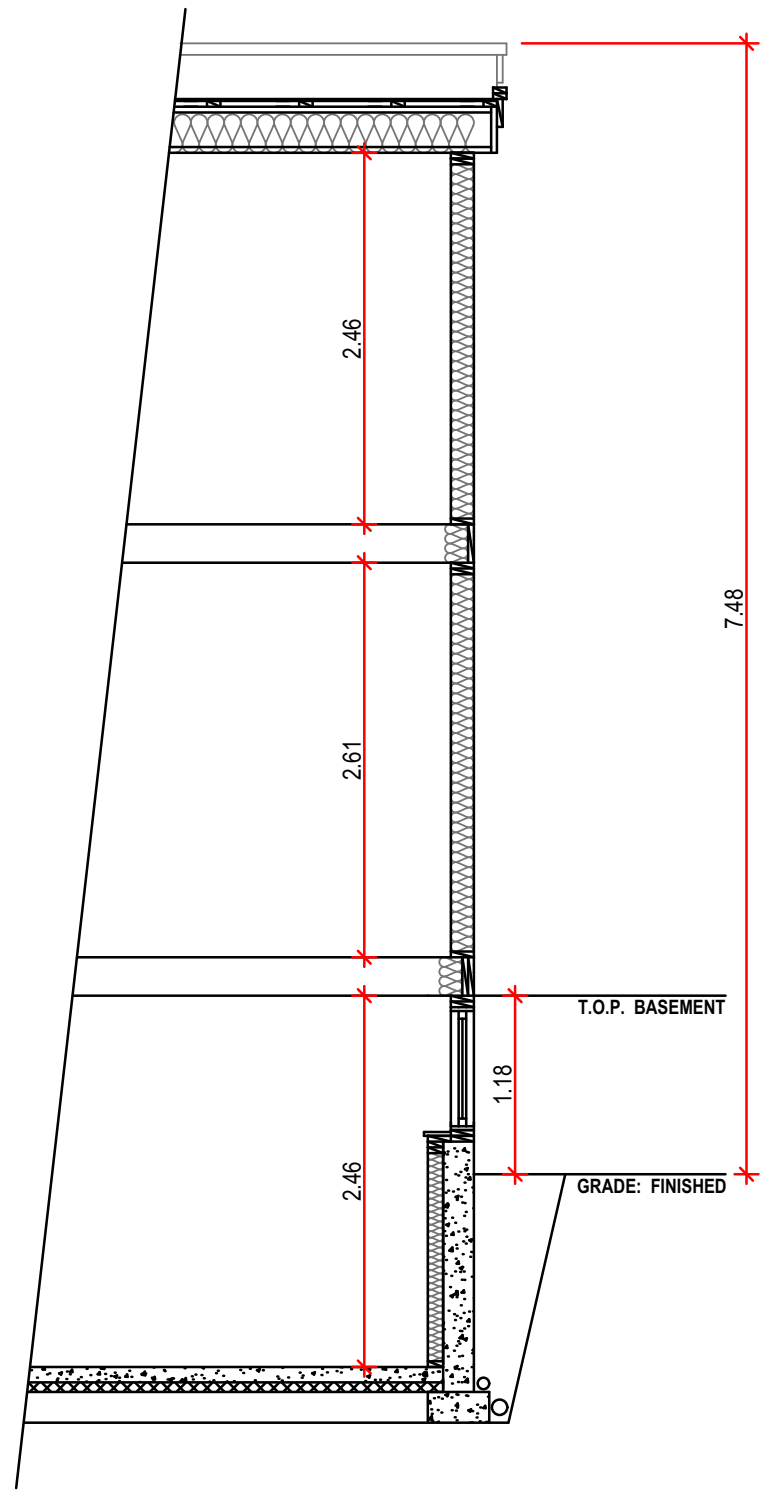
3D ISOMETRIC VIEW - FRONT

NTS
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



SOUTH ELEVATION

1/4" = 1'

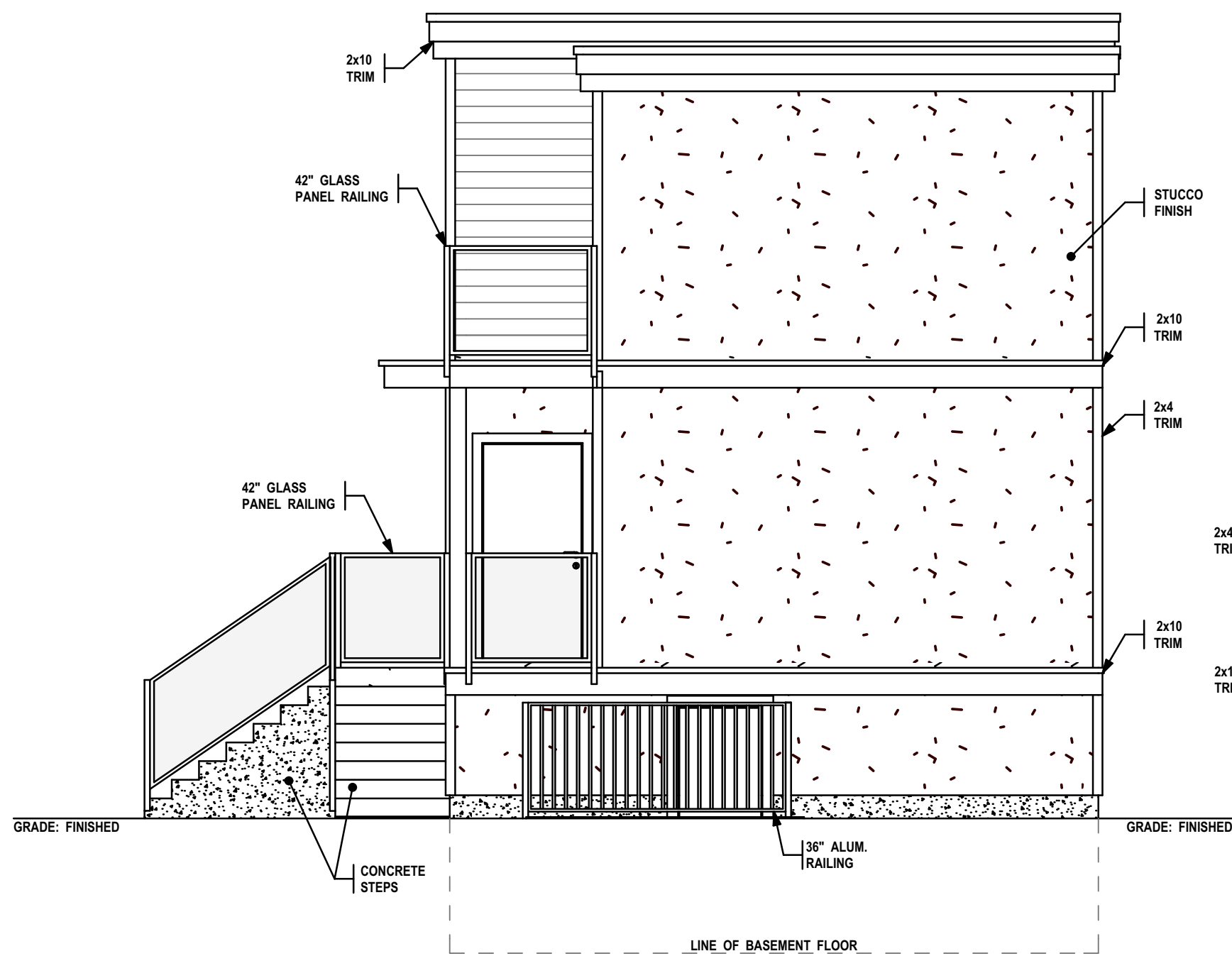


BASIC CROSS SECTION

FOR CLARIFICATION ONLY

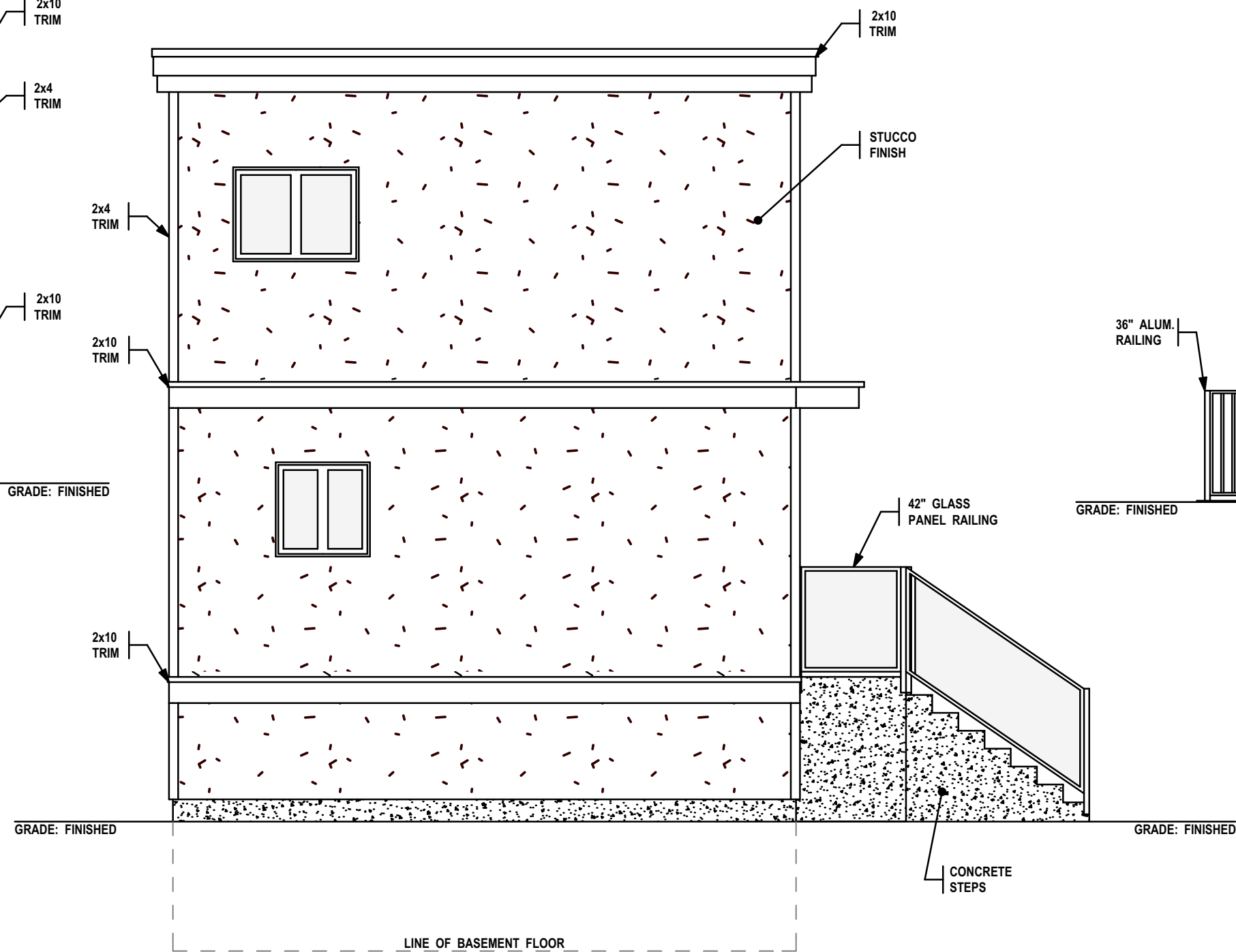
1/4" = 1'

PRELIMINARY ONLY



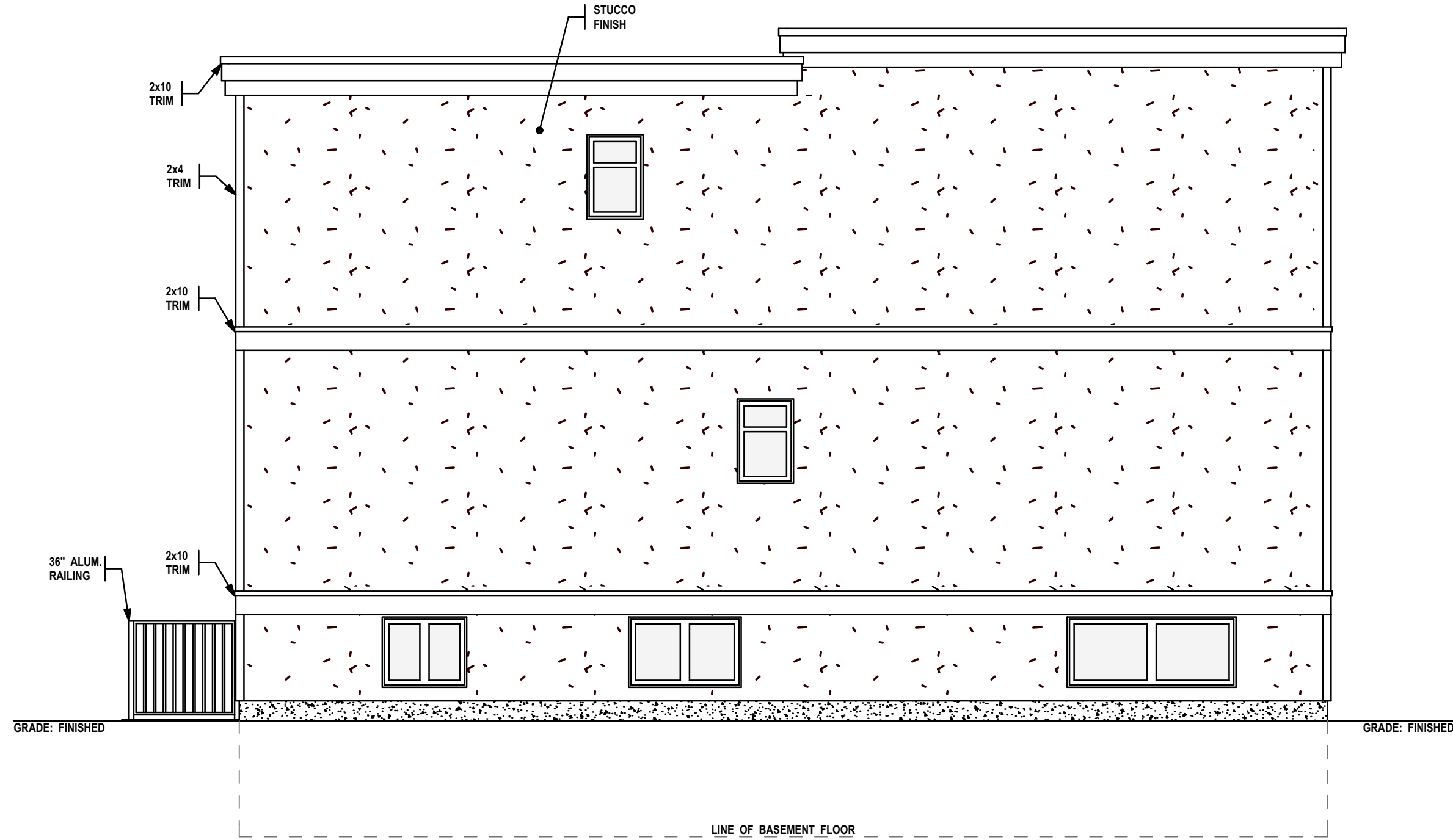
EAST ELEVATION

1/4" = 1'



WEST ELEVATION

1/4" = 1'



NORTH ELEVATION

1/4" = 1'

APPLICANT

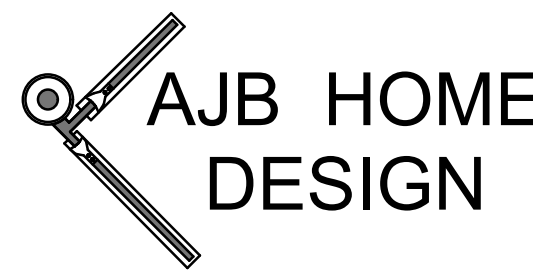
MBE

Molto Bene Enterprises

250-589-8430

moltoebene@telus.net in Victoria

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN AND/OR TRANSFER ON FLASH DRIVE. AJB HOME DESIGN PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN BE RECLAIMED FROM THE MUNICIPALITY AT ANY TIME.



314-663 Goldstream Avenue

Victoria BC, V8B 2W9

Office: 250-595-0658

email: ajbhomedesign@shaw.ca

www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	June 14/18	1st Preliminary Drawing Concepts
2	July 26/18	1st Preliminary Drawings
3	Apr 5/19	2nd Preliminary Drawings
4	May 22/19	Rezoning Application Drawings
5	May 31/19	Rezoning Application Drawings Revised
6	July 19/19	Rezoning Application Drawings Revised

PROJECT TYPE

NEW SMALL LOT

SINGLE-FAMILY

DWELLING: R1-S2 ZONE

SITE:

1905

LEE AVENUE

FOR:

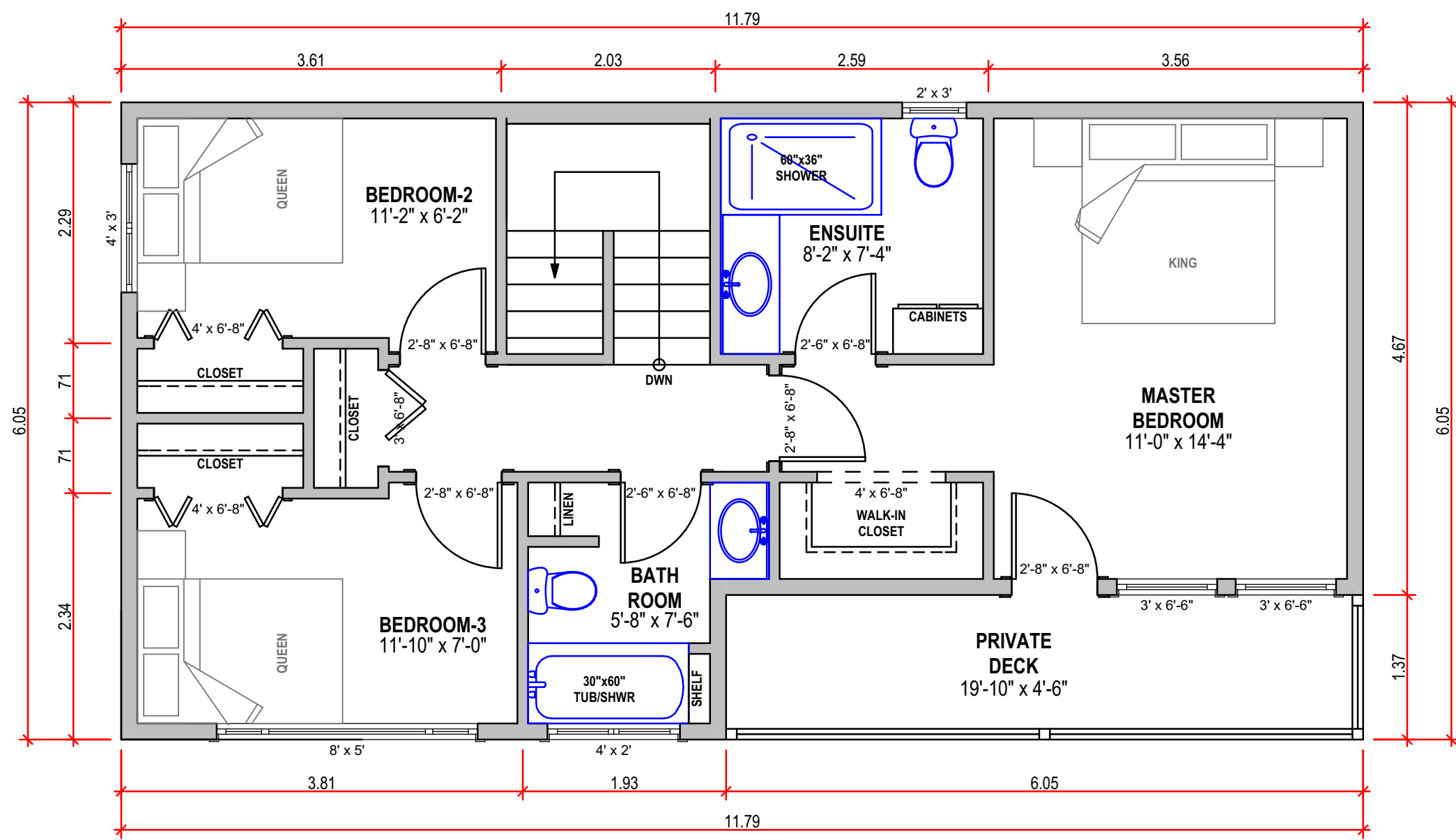
JOSEPH A. CALEDA

MCIP, RPP(Rtd), DTM

DRAWN BY: T.S. Bisson

DRAWING NO.

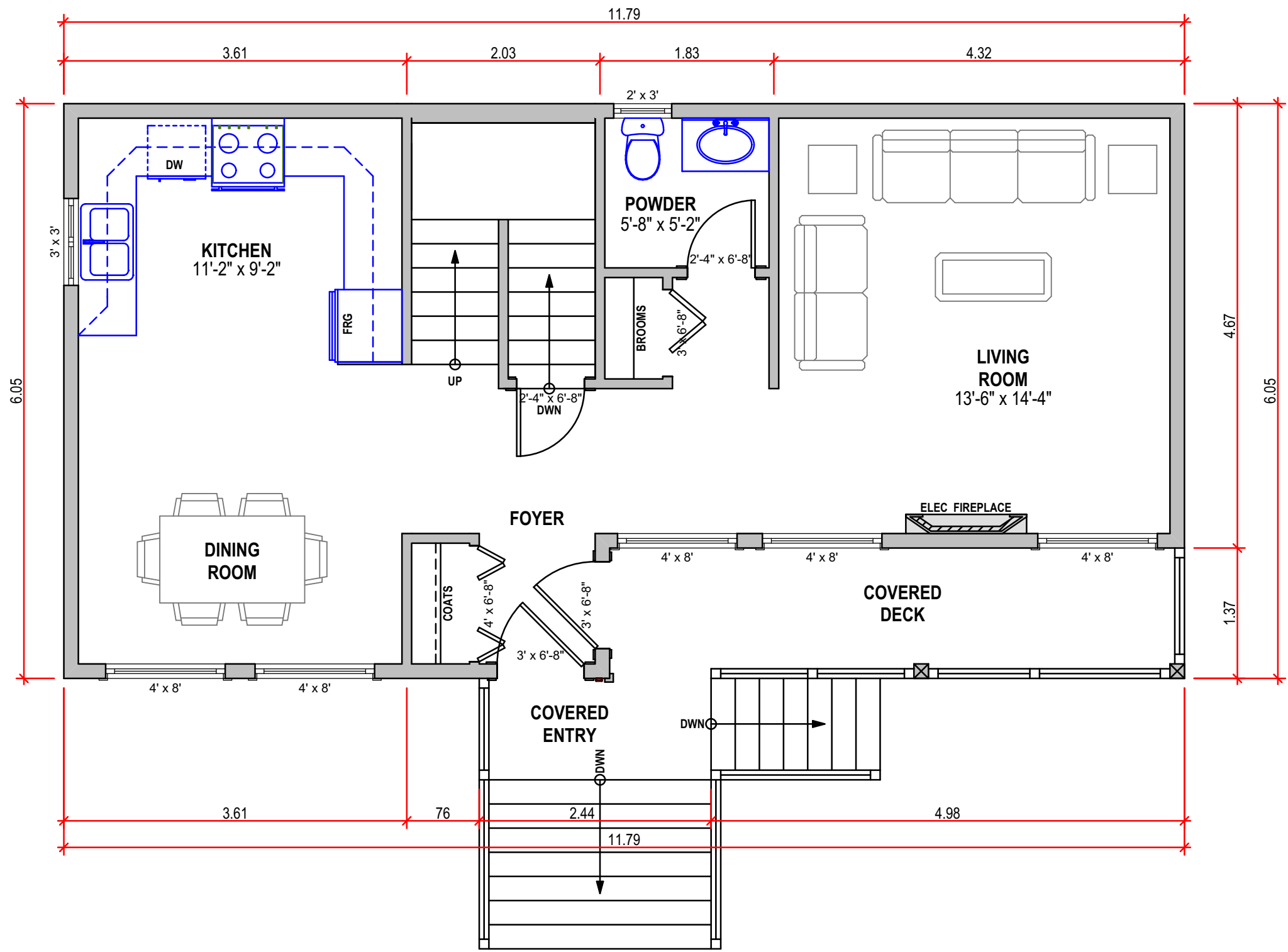
A-4 of 5



UPPER FLOOR PLAN

1/4" = 1'

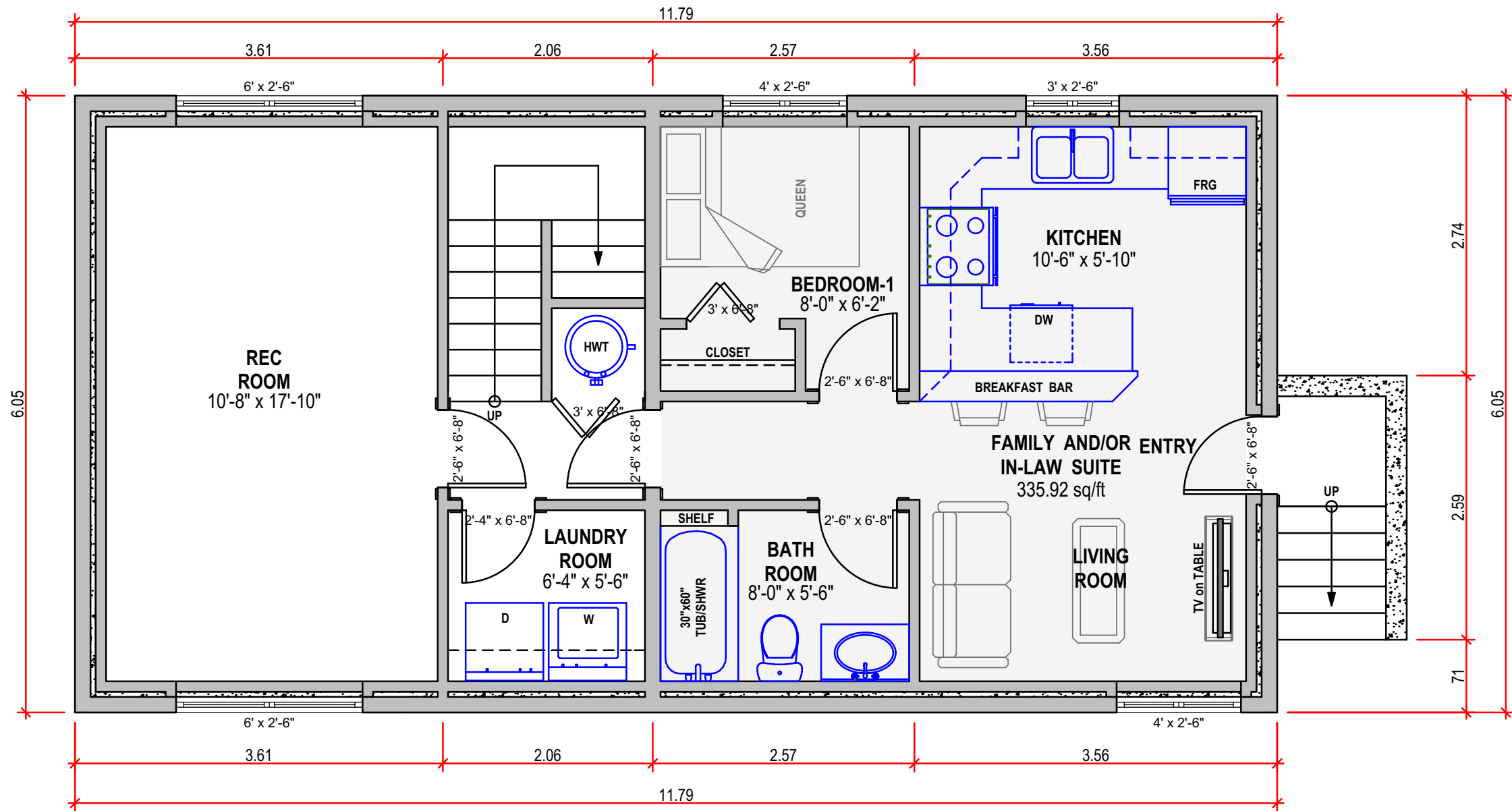
LIVING SPACE: TOTAL PROPOSED @ 620.23 sq/ft
DECK @ 89.25 sq/ft



MAIN FLOOR PLAN

1/4" = 1'

CEILING HEIGHT 8'-6"
LIVING SPACE: TOTAL PROPOSED @ 623.72 sq/ft
COVERED DECK @ 90.25 sq/ft
COVERED ENTRY @ 26.83 sq/ft



BASEMENT PLAN

1/4" = 1'

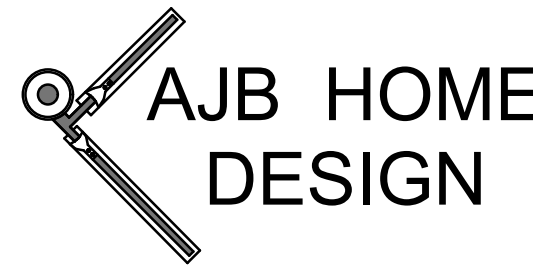
FLOOR AREA: TOTAL @ 653.98 sq/ft
FLOOR AREA: RESIDENCE @ 318.06 sq/ft
FLOOR AREA: SUITE @ 335.92 sq/ft

PRELIMINARY ONLY

APPLICANT

MBE
Molto Bene Enterprises
250-589-8430
moltoebene@telus.net in Victoria

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN AND/OR TRANSFER ON FLASH DRIVE. AJB HOME DESIGN PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN BE RECLAIMED FROM THE MUNICIPALITY AT ANY TIME.



314-663 Goldstream Avenue
Victoria BC, V9B 2W9
Office: 250-595-0858
email: ajbhomedesign@shaw.ca
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	June 14/18	1st Preliminary Drawing Concepts
2	July 26/18	1st Preliminary Drawings
3	Apr 5/19	2nd Preliminary Drawings
4	May 22/19	Rezoning Application Drawings
5	May 31/19	Rezoning Application Drawings Revised
6	July 19/19	Rezoning Application Drawings Revised

PROJECT TYPE
NEW SMALL LOT
SINGLE-FAMILY
DWELLING: R1-S2 ZONE

SITE: 1905
LEE AVENUE

FOR: JOSEPH A. CALEDA
MCIP, RPP(Rtd), DTM

DRAWN BY: T.S. Bisson

DRAWING NO.

A-5 of 5