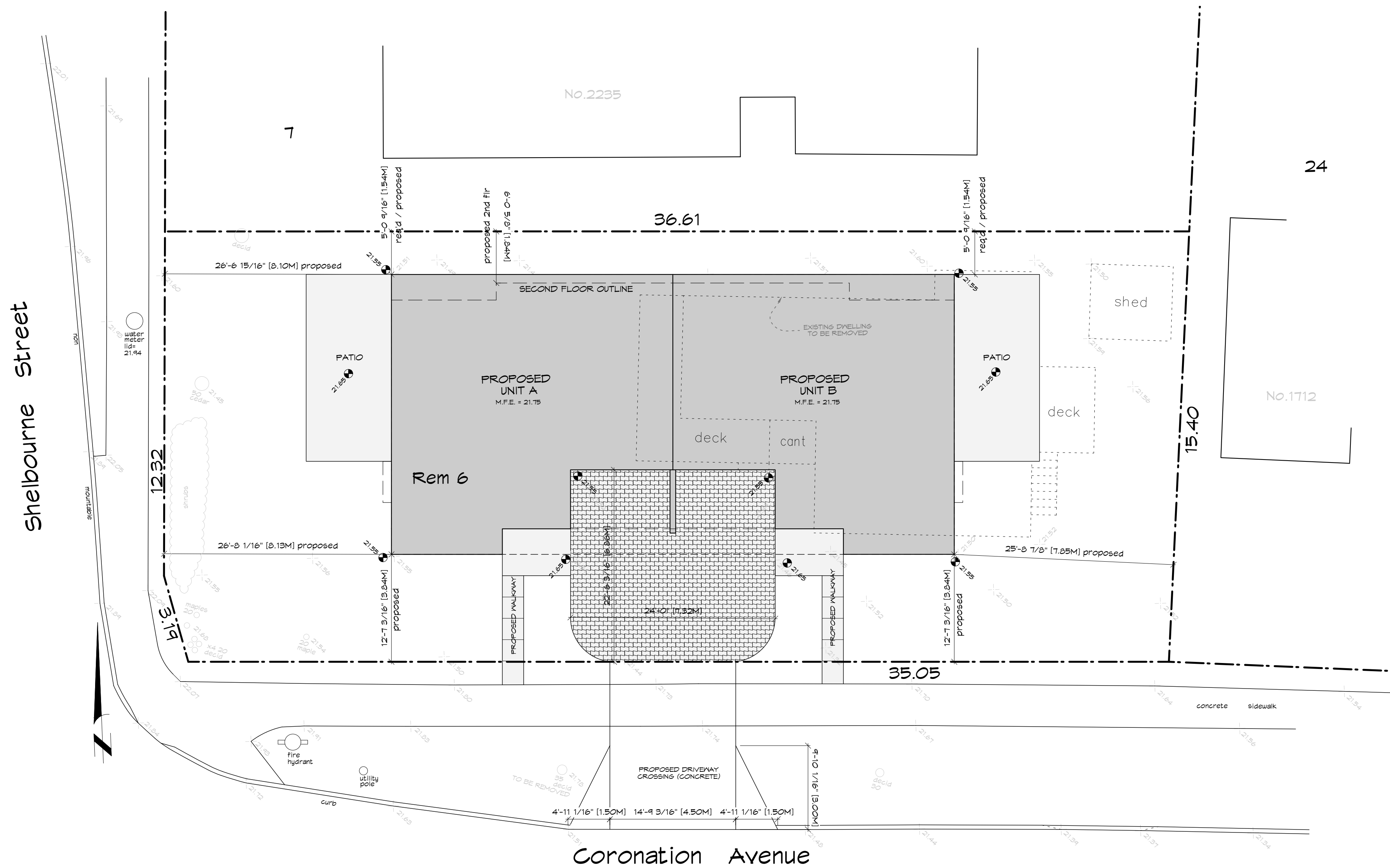
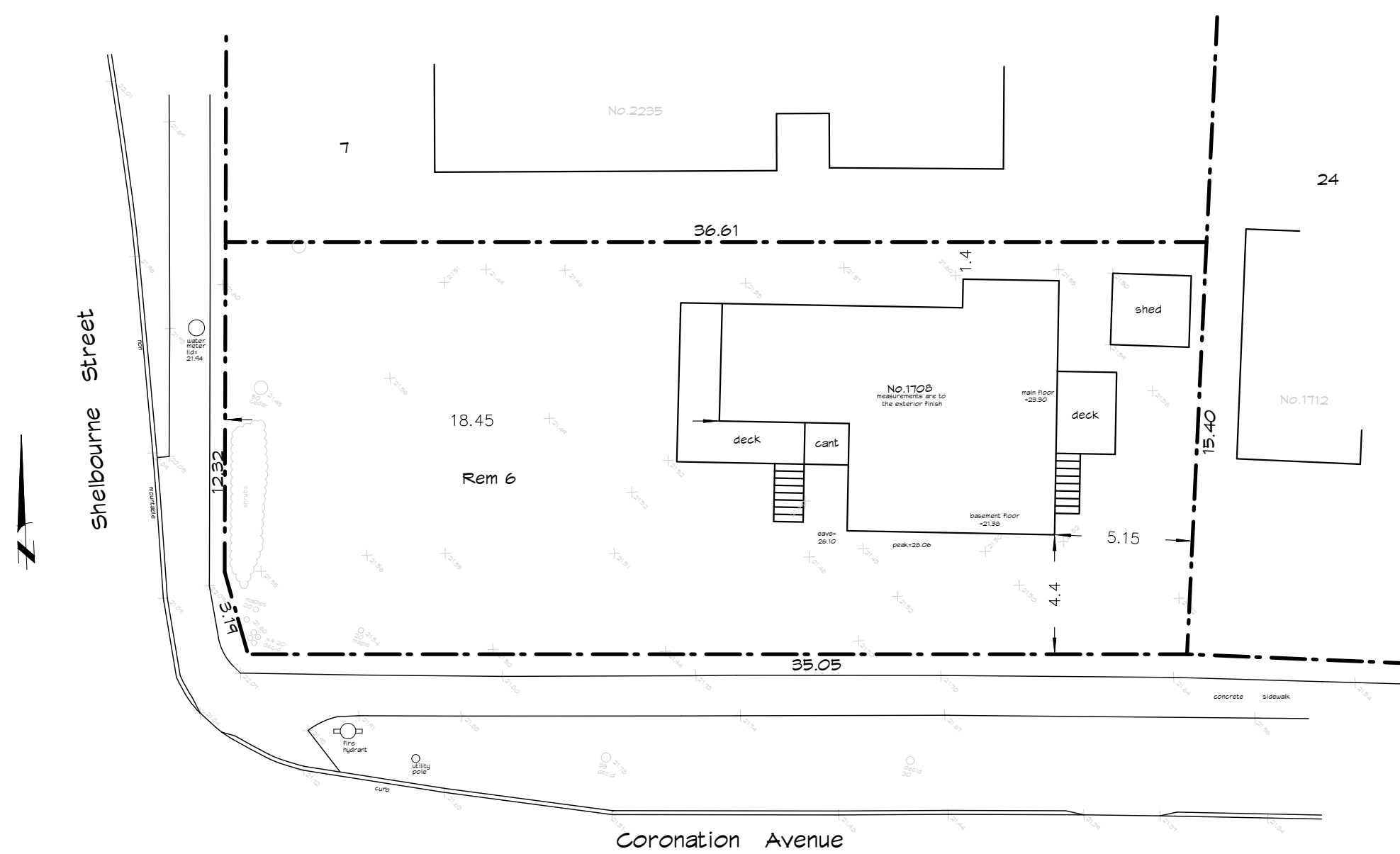
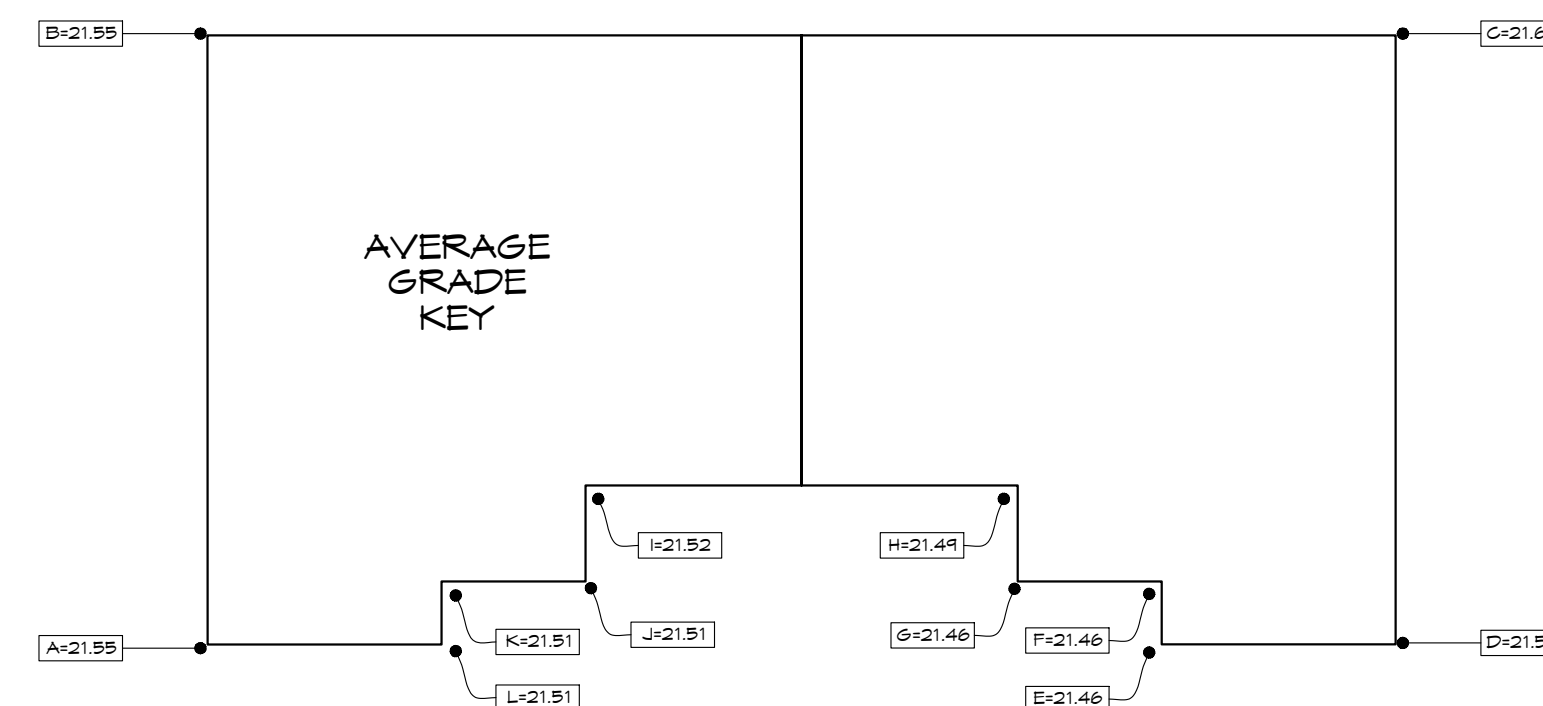




Proposed Site Plan
SCALE 1:100



Existing Site Plan
SCALE 1:200



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

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	15.34 M (50.49')	
LOT DEPTH (AVG.)		35.83 M (117.55 FT)	
FRONT YARD AREA		123.57 M ² (1330.05 FT ²)	
REAR YARD AREA		123.66 M ² (1331.06 FT ²)	
SETBACKS			
FRONT	1.50 M	0.10 M (26.57')	
REAR	35% LOT DEPTH (12.54 M)	7.05 M (23.13')	
SIDE NORTH	10% LOT WIDTH (1.54 M)	1.54 M (5.05')	
SIDE SOUTH	3.00 M (NOT SERV. BY LANE)	3.04 M (10.00')	
SIDE YARD FLANKING STREET	3.50 M OR 10% LOT WIDTH	3.04 M (10.00')	
SIDE (COMBINED)	4.50 M	5.30 M (17.41')	
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		1104.50 M ² (1190.05 FT ²)	
ATTACHED GARAGE		565.22 M ² (6081.11 FT ²)	
GARAGE ALLOWANCE	-18.50 M ² per req'd stall	-37.16 M ² (-400.00 FT ²)	
TOTAL FLOOR AREA	280.00 M ²	277.45 M ² (2986.82 FT ²)	
FLOOR AREA RATIO	0.50	0.495	
SITE COVERAGE	40.00 %	34.16 %	
OPEN SITE SPACE	30.00% OF THE LOT	50.60 %	
OPEN SITE SPACE REAR YARD	33.00% OF REAR YARD	100.00 %	
PARKING	2 SPACE	2 COVERED, 2 UNCOVERED	
VARIANCES	REQUIRED	PROPOSED	VARIANCE
SETBACK REAR	35% LOT DEPTH (12.54 M)	7.05 M (23.13')	4.69 M (15.39')

ISSUED FOR ZONING
SEPTEMBER 14, 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
STREET REZONING

Title:
SITE PLAN, EXISTING
SITE PLAN AND SITE
DATA

Revision: Sheet:

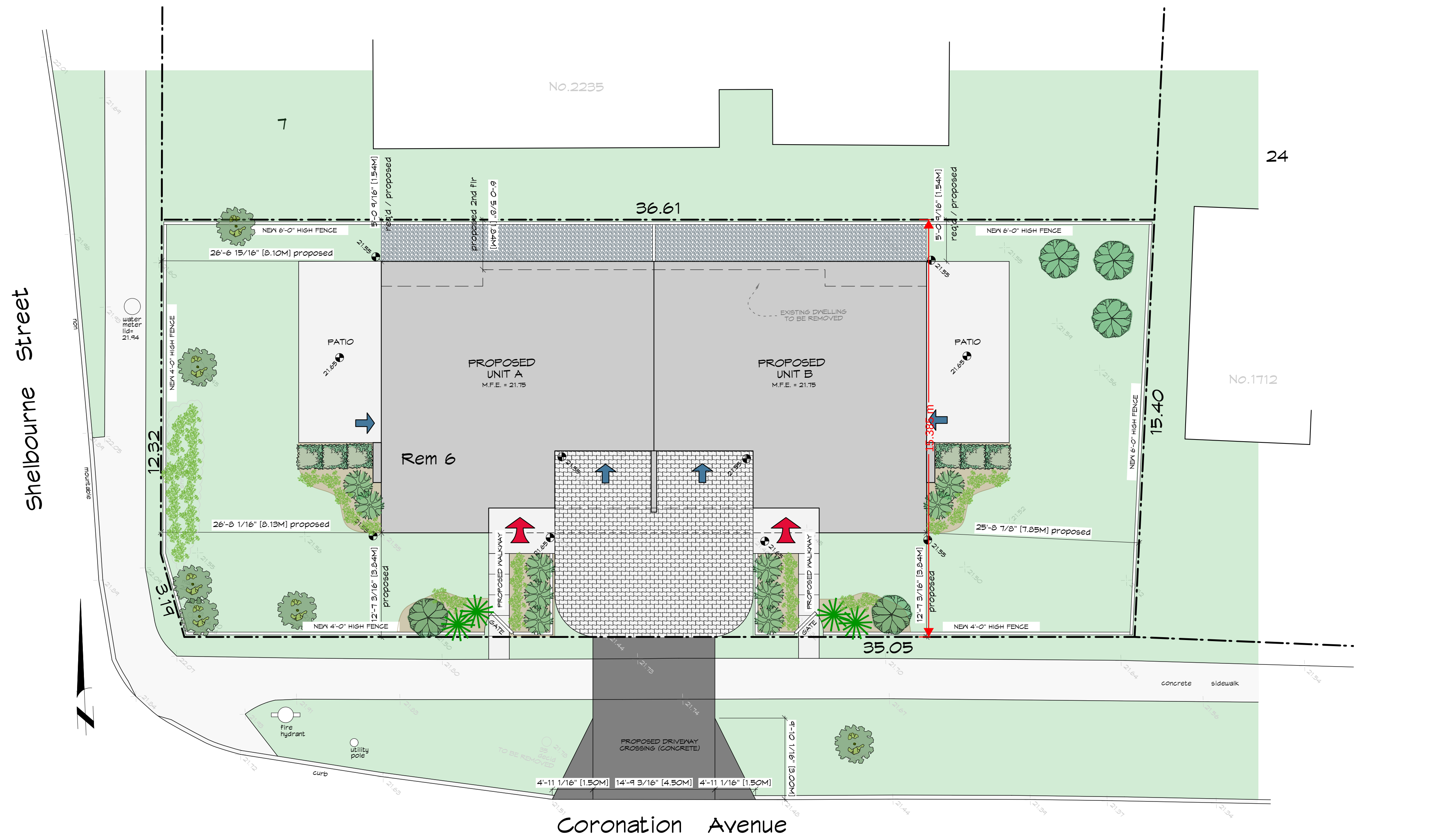
DP1

Proj.No. -

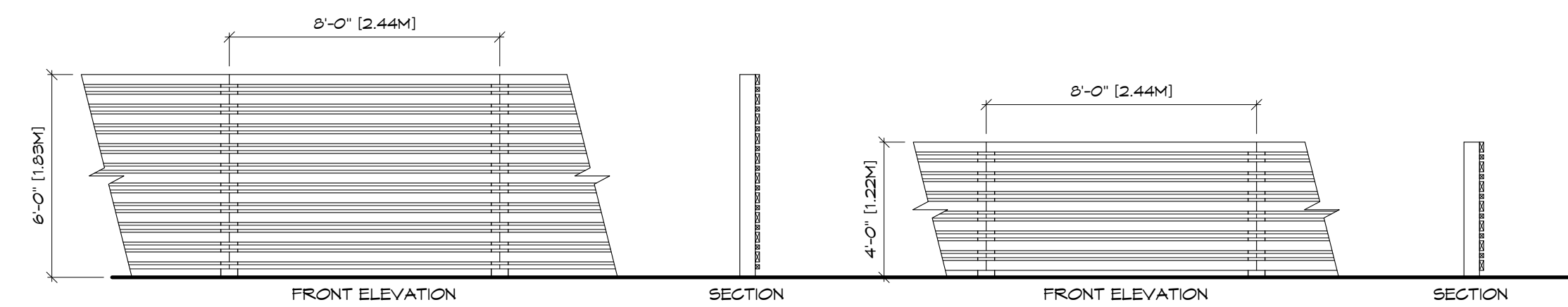
DRAWING LIST

- DP1 SITE PLAN, EXISTING SITE PLAN, SITE DATA
- DP2 LANDSCAPE PLAN
- DP3 FLOOR PLANS, ELEVATIONS & SECTION
- DP4 STREETScape AND COLOUR SELECTIONS

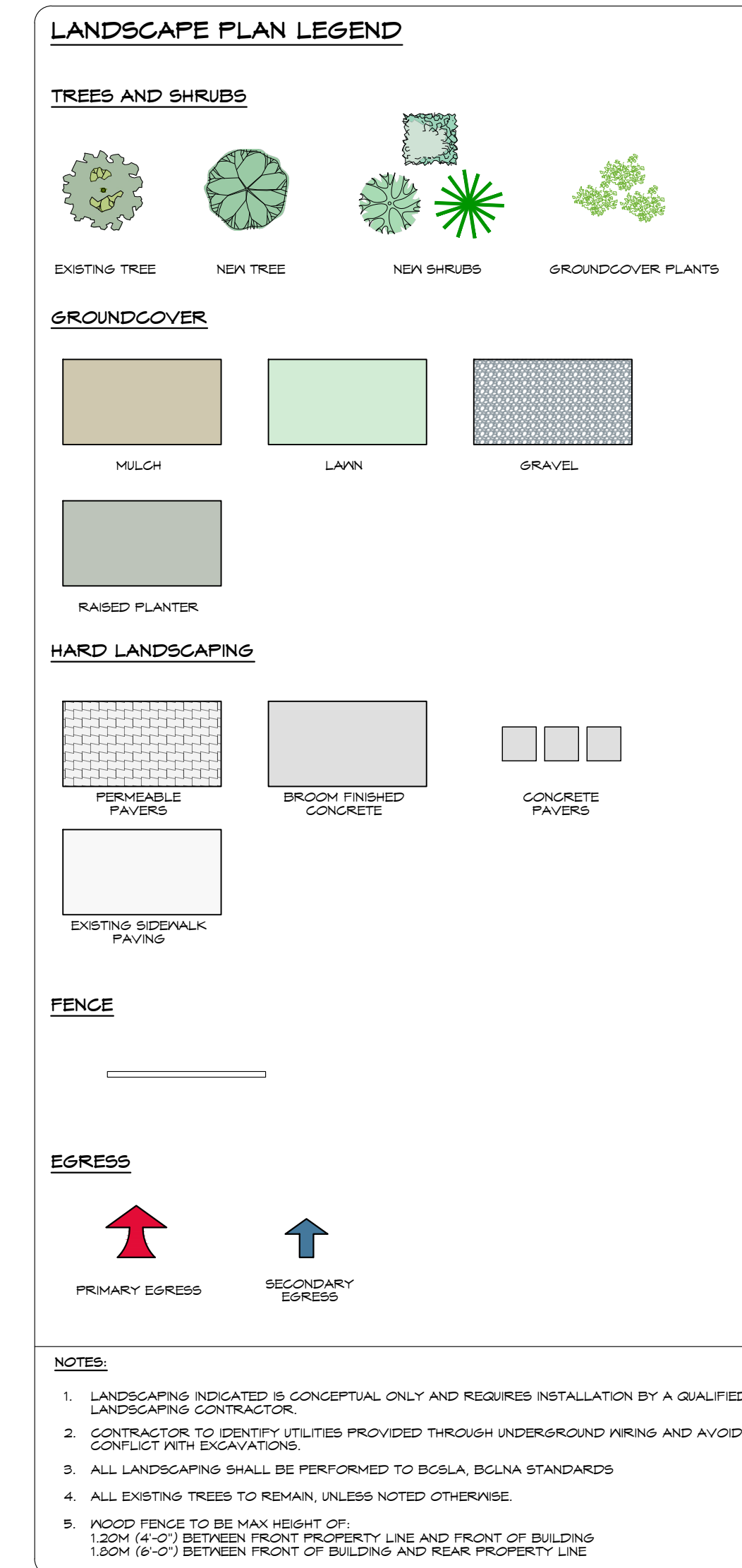




Proposed Landscape Plan
SCALE 1:100



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



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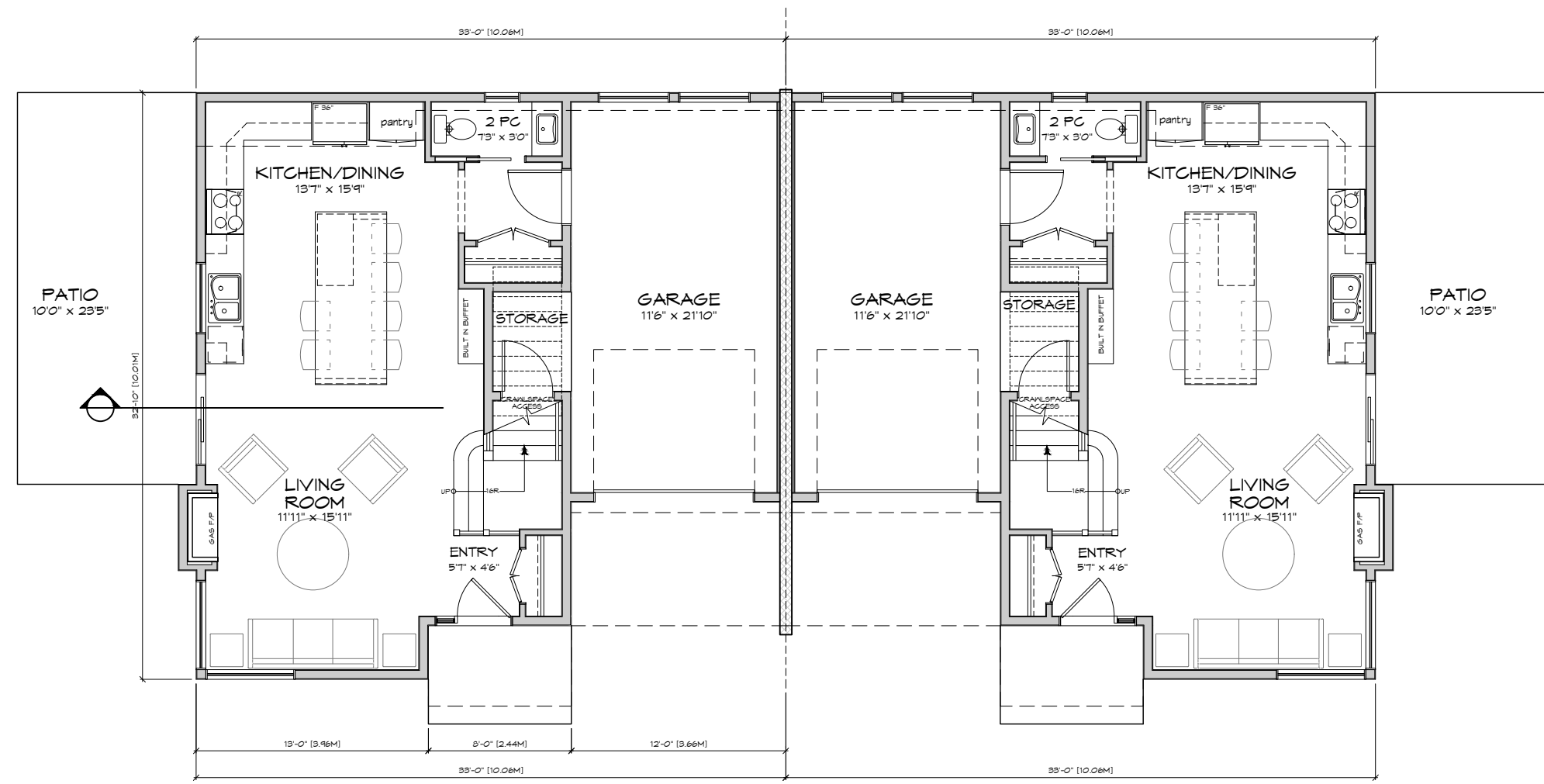
Project:
1708
CORONATION
STREET REZONING

Title:
LANDSCAPE PLAN

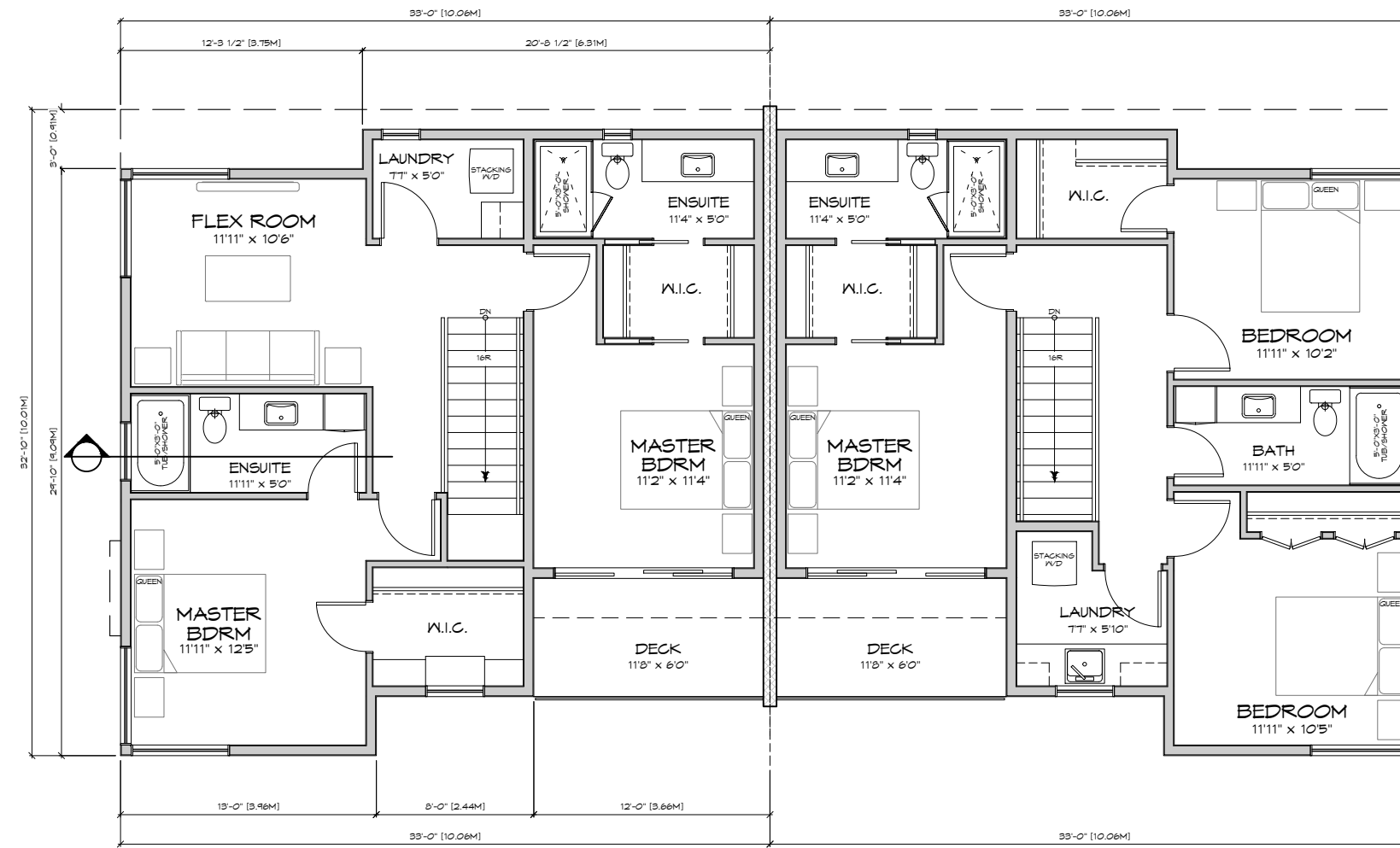
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DP2

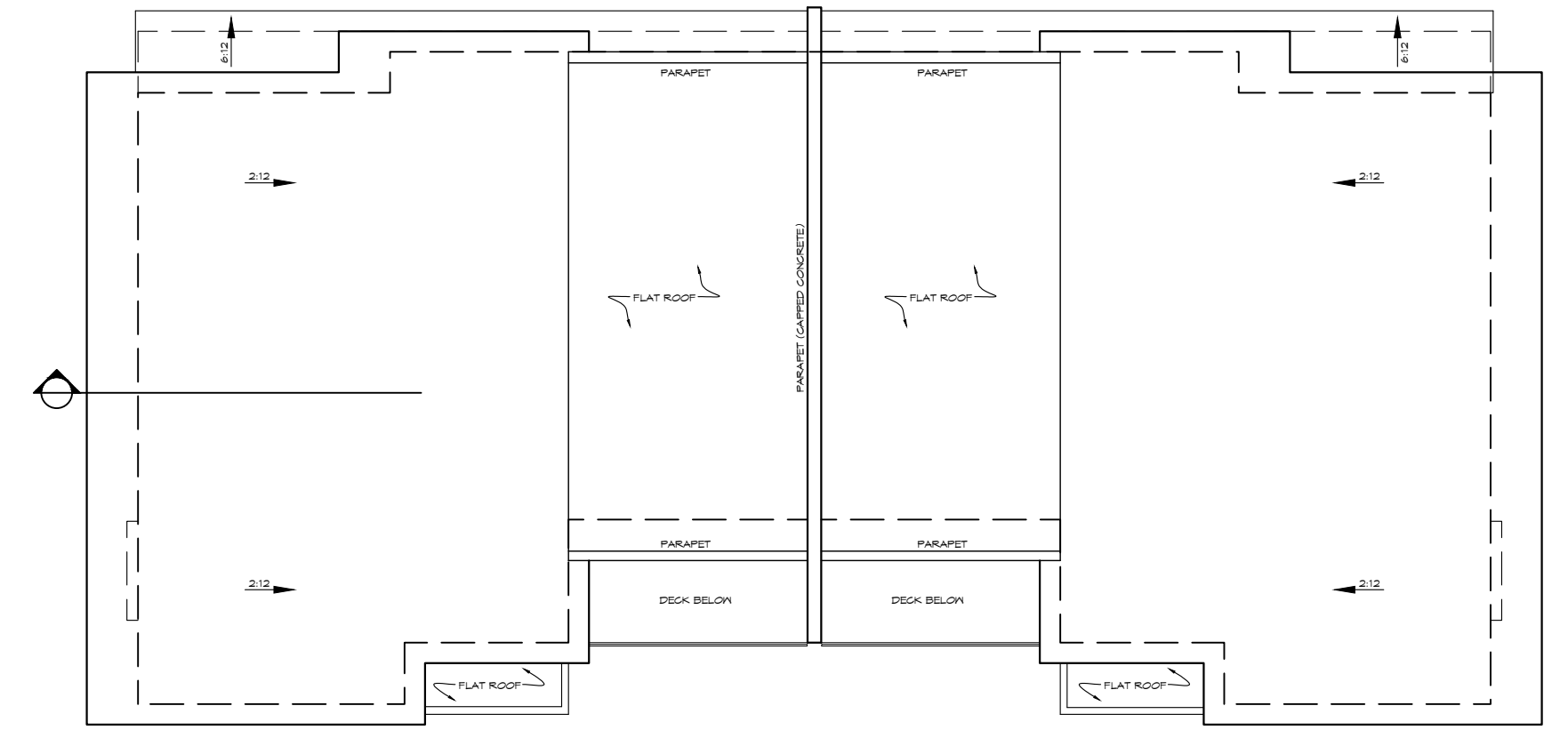
Proj.No. -



Proposed Main Floor Plan
SCALE 1:100



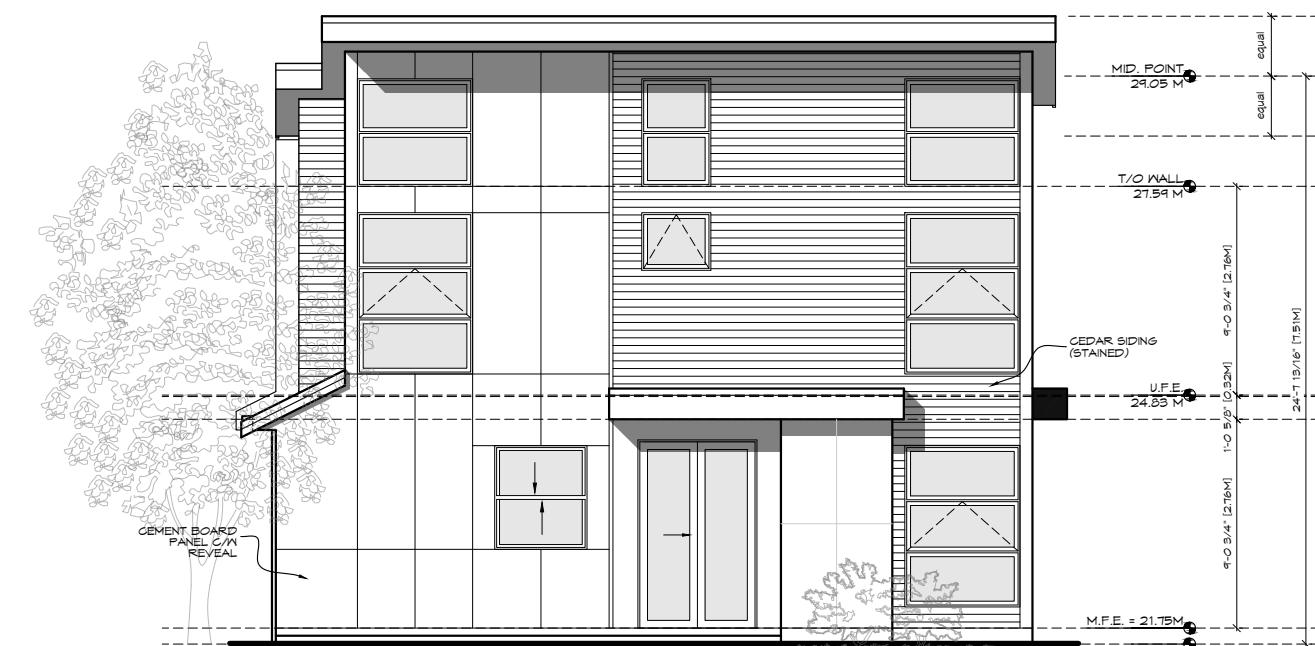
Proposed Upper Floor Plan
SCALE 1:100



Proposed Roof Plan
SCALE 1:100



FRONT ELEVATION



SIDE ELEVATION - WEST

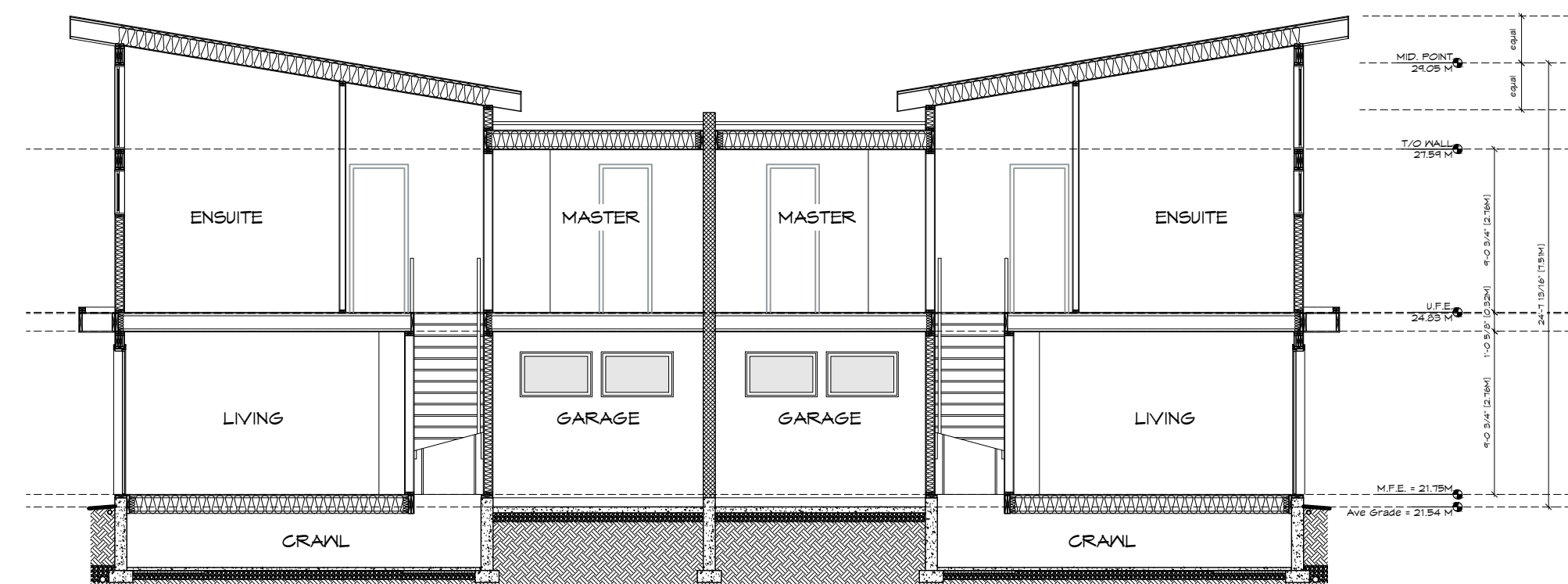


REAR ELEVATION



SIDE ELEVATION - EAST

Exterior Elevations
SCALE 1:100



Building Section
SCALE 1:100

ISSUED FOR ZONING
SEPTEMBER 14, 2018



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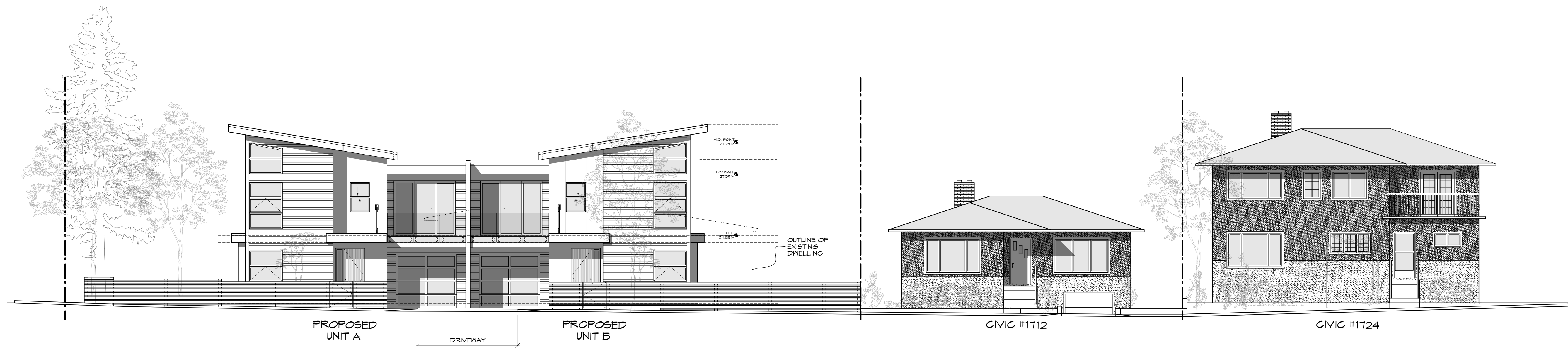
Project:
1708
CORONATION
STREET REZONING

Title:
PLANS,
ELEVATIONS AND
SECTION

Revision: Sheet:

DP3

Proj.No. -



CORONATION AVE

STREETSCAPE
SCALE 1:100

HARDIE COLOUR "IRON GREY"
HARDIE SIDING (SMOOTH)

HARDIE COLOUR "COBBLE STONE"
HARDIE PANEL (SMOOTH)

STAINED FINISH "NATURAL"
T&G CEDAR SOFFIT

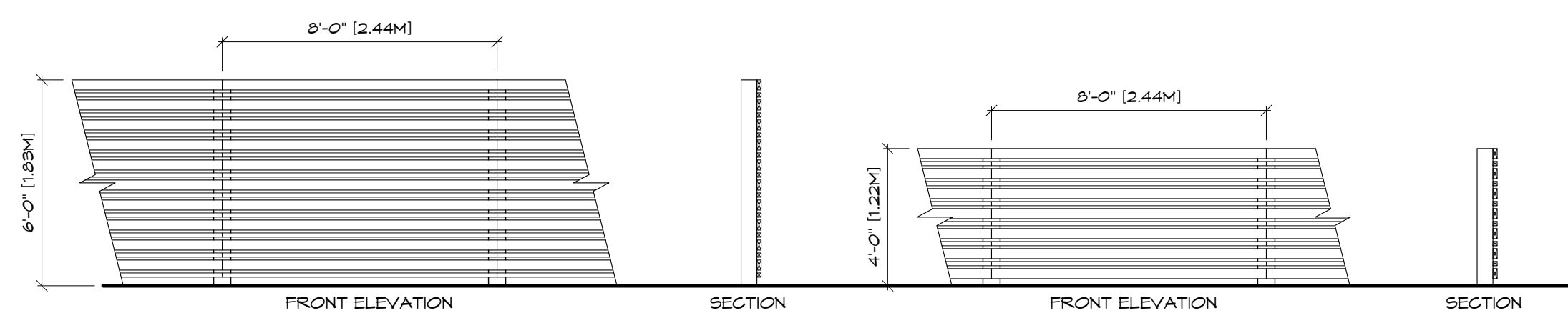


Front Elevation
SCALE 1:50

METAL ROOFING
"REGENT GRAY"
ROOF SHINGLES

VINYL
"MORNING SKY GRAY"
WINDOWS

PREFINISHED METAL "REGENCY
GREY"
FLASHING GUTTERS AND
DOWNSPOUTS



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



NO APPLIED FINISH
CEDAR FENCING

ISSUED FOR ZONING
SEPTEMBER 14, 2018



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Drawn By: L.HORVAT

Date: October 10, 2017

Scale: AS NOTED

Project:
1708
CORONATION
STREET REZONING

Title:
STREETSCAPE &
COLOUR
SELECTIONS

Revision: Sheet:

DP4

Proj.No. -