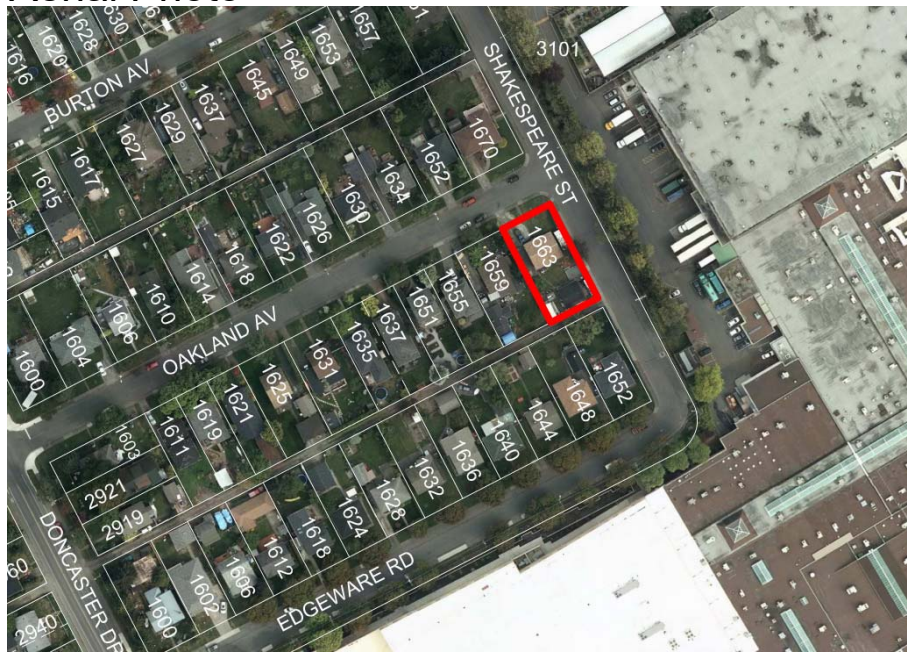


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# Rezoning Application & Development Permit Application for 1663 Oakland Avenue



Aerial Photo



Current House at 1663 Oakland Avenue



Corner of Shakespeare St. and Oakland Ave.

(Looking South)



Across from 1663 Oakland Ave. (North-West)

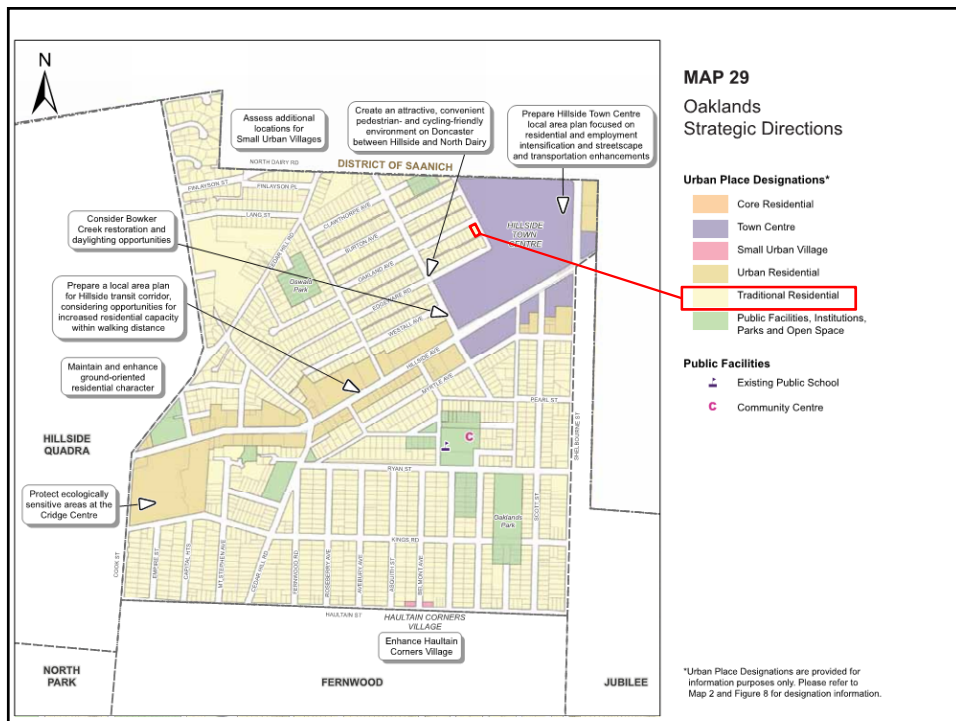


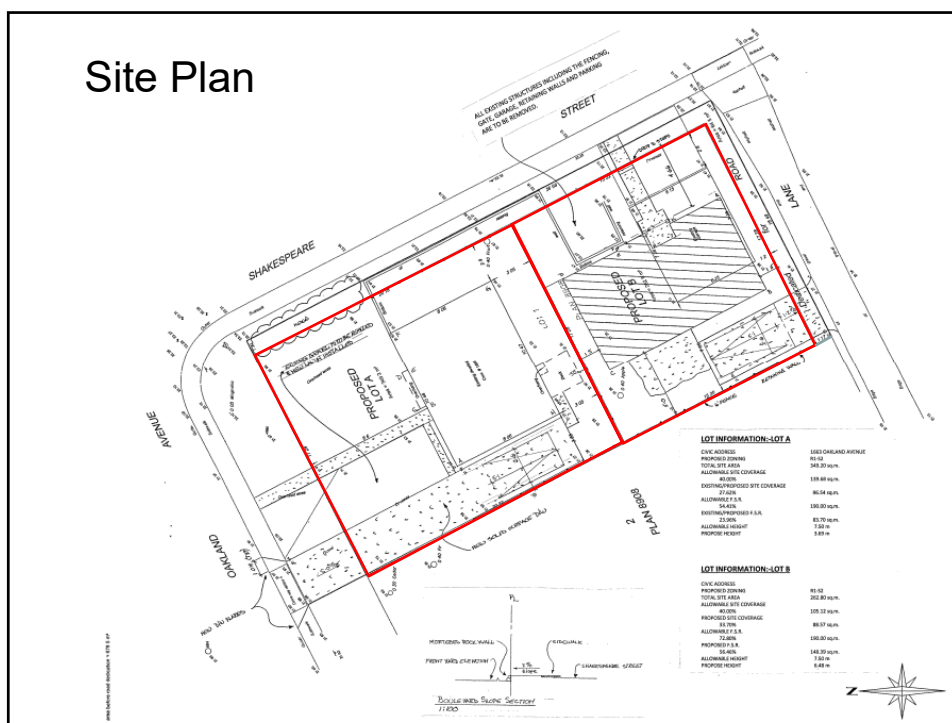
Side yard- location of proposed new small lot



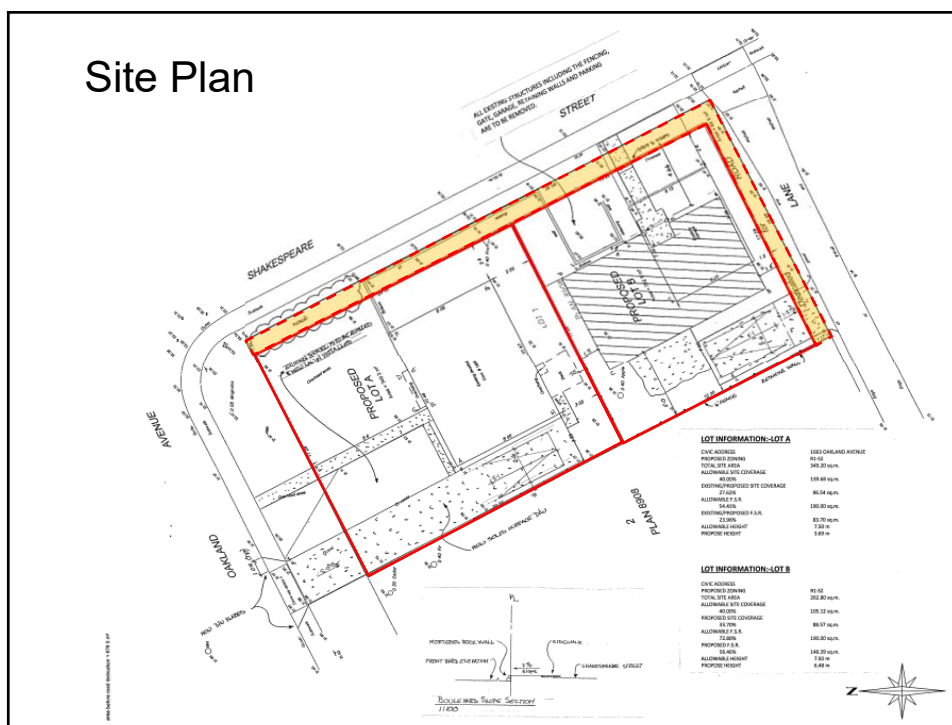


## Side yard and Laneway





## Site Plan





The site plan shows a rectangular development area outlined in red, divided into two lots. Lot A is on the left and Lot B is on the right. The plan includes street names: Shakespeare, Chealand Avenue, and Oak Lane. It also shows existing structures, proposed buildings, and various site details like parking spaces, landscaping, and utility lines. A north arrow is located in the bottom right corner.

**LOT INFORMATION-LOT A**

CVC ADDRESS	1850 CHEALAND AVENUE
PROPOSED ZONING	RS-10
TOTAL SITE AREA	343.37 ACRES
ALLOWABLE SITE COVERAGE	139.94 ACRES
80.33% DISTINGUISHED PROPOSED SITE COVERAGE	80.33 ACRES
ALLOWABLE F.S.R.	130.00 ACRES
EXISTING/PROPOSED F.S.A.	83.77 ACRES
23.66% PROPOSED F.S.A.	3.00 ACRES
ALLOWABLE HEIGHT	5.00 M
PROPOSED HEIGHT	5.00 M

**LOT INFORMATION-LOT B**

CVC ADDRESS	85.00
PROPOSED ZONING	RS-10
TOTAL SITE AREA	280.00 ACRES
ALLOWABLE SITE COVERAGE	105.32 ACRES
PROPOSED SITE COVERAGE	80.33 ACRES
85.70% DISTINGUISHED PROPOSED SITE COVERAGE	80.33 ACRES
ALLOWABLE F.S.R.	130.00 ACRES
EXISTING/PROPOSED F.S.A.	105.32 ACRES
23.66% PROPOSED F.S.A.	3.00 ACRES
ALLOWABLE HEIGHT	5.00 M
PROPOSED HEIGHT	5.00 M

**PLAN 300**

**NOTES:**

- ALL EXISTING STRUCTURES INCLUDING THE EXISTING GARAGE, DRAGAGE, BETWEEN WALLS AND HANGARS ARE TO BE REMOVED.
- PROPOSED LOT A
- PROPOSED LOT B
- PROPOSED LOT C
- PROPOSED LOT D
- PROPOSED LOT E
- PROPOSED LOT F
- PROPOSED LOT G
- PROPOSED LOT H
- PROPOSED LOT I
- PROPOSED LOT J
- PROPOSED LOT K
- PROPOSED LOT L
- PROPOSED LOT M
- PROPOSED LOT N
- PROPOSED LOT O
- PROPOSED LOT P
- PROPOSED LOT Q
- PROPOSED LOT R
- PROPOSED LOT S
- PROPOSED LOT T
- PROPOSED LOT U
- PROPOSED LOT V
- PROPOSED LOT W
- PROPOSED LOT X
- PROPOSED LOT Y
- PROPOSED LOT Z

**LEGEND:**

- PROPOSED LOT A
- PROPOSED LOT B
- PROPOSED LOT C
- PROPOSED LOT D
- PROPOSED LOT E
- PROPOSED LOT F
- PROPOSED LOT G
- PROPOSED LOT H
- PROPOSED LOT I
- PROPOSED LOT J
- PROPOSED LOT K
- PROPOSED LOT L
- PROPOSED LOT M
- PROPOSED LOT N
- PROPOSED LOT O
- PROPOSED LOT P
- PROPOSED LOT Q
- PROPOSED LOT R
- PROPOSED LOT S
- PROPOSED LOT T
- PROPOSED LOT U
- PROPOSED LOT V
- PROPOSED LOT W
- PROPOSED LOT X
- PROPOSED LOT Y
- PROPOSED LOT Z

**SCALE:** 1" = 100'

**DATE:** 10/1/2010

**DRAWN BY:** J. S. S. S.

**CHECKED BY:** J. S. S. S.

**APPROVED BY:** J. S. S. S.

**PROJECT:** 1850 CHEALAND AVENUE

**CLIENT:** J. S. S. S.

**DESIGNER:** J. S. S. S.

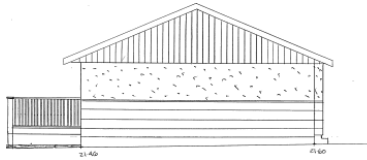
**CONTRACTOR:** J. S. S. S.

**OWNER:** J. S. S. S.

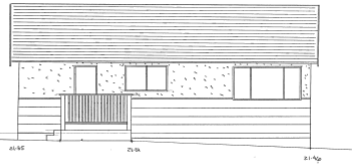
**REVISIONS:**

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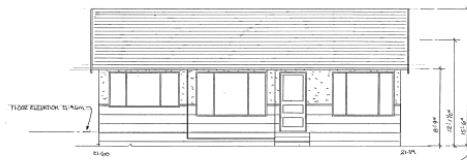
## Existing House Elevations



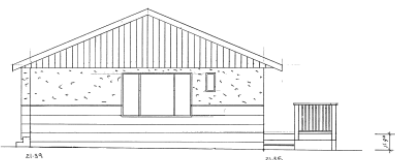
East Side Elevation  
(along Shakespeare St.)



Rear Elevation



Front Elevation



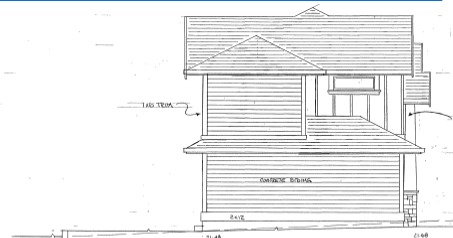
West Side Elevation



## Proposed House Elevations



Front Elevation  
(along Shakespeare St.)



South Side Elevation  
(along laneway)



Front Elevation  
(facing existing home)



Rear Elevation

## Front elevation detail



## Context Plan





# Landscape Plan

