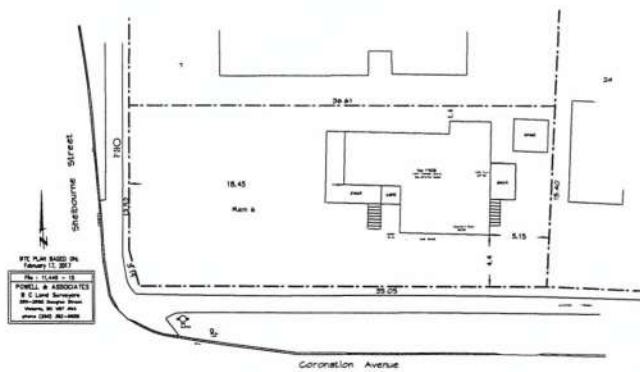


Proposed Site Plan
SCALE 1:100

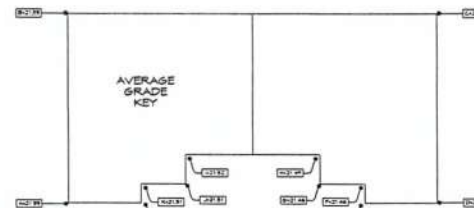


Lot Depth Key Plan
SCALE 1:200

Lot Depth Calculation		Area (sq)		Weighted Avg	
Depth 1 (m)	Depth 2 (m)	Area (sq)	Weighted Avg	Area (sq)	Weighted Avg
12.32	15.79	13.83	11.80	163.43	
15.39	15.39	15.79	5.99	8300.3748	
15.39	15.41	15.40	5.59	86.0500	
Total		556.71	8549.8308		
		Avg Depth	15.35		



Existing Site Plan
SCALE 1:200



1708 Coronation Ave - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter (metres)	Average grade	Total Factor *	
AB	21.05	21.35	21.20	10.21	222.18	1426.56	66.23	21.53		
BC	21.56	21.60	21.58	20.12	434.08					
CD	21.80	21.50	21.65	10.31	222.18					
DE	21.20	21.48	21.34	8.40	187.47					
EF	21.48	21.49	21.48	2.90	64.11					
FG	21.19	21.32	21.26	7.31	162.20					
GH	21.52	21.31	21.42	2.90	64.11					
HI	21.51	21.55	21.53	6.40	141.79					
TOTAL								66.23	1426.56	21.54

SITE DATA - PROPOSED LOT A AND LOT B - 1708 CORONATION				
LEGAL DESCRIPTION - LOT 6, BLOCK 1, SECTION 18, VICTORIA DISTRICT, PLAN 575, EXCEPT PART IN PLAN 50150				
EXISTING ZONING - R1-B				
PROPOSED ZONING - R2				
LOT AREA	555.00 m ²	PROPOSED	(1942.04 FT ²)	
LOT AREA PER DWELLING	277.50 m ²	PROPOSED	(1046.45 FT ²)	
LOT WIDTH	18.00 m	PROPOSED	(59.04 FT)	
LOT DEPTH (AVG.)	30.83 m	PROPOSED	(101.13 FT)	
FRONT YARD AREA	156.95 m ²	PROPOSED	(1474.04 FT ²)	
REAR YARD AREA	56.30 m ²	PROPOSED	(605.18 FT ²)	
SETBACKS				
FRONT	1.50 m	PROPOSED	(4.92 FT)	VARIANCE
REAR	35% LOT DEPTH	PROPOSED	10.79 m	VARIANCE
SIDE (NEAR) PLANNING STREET	1.0 m	PROPOSED	(3.28 FT)	
SIDE SOUTH (EASE)	1.0 m	PROPOSED	(3.28 FT)	
SIDE (COMBINED)	4.50 m	PROPOSED	(14.76 FT)	
AVERAGE GRADE	1.60 m	PROPOSED	(5.25 FT)	
BUILDING HEIGHT	1.51 m	PROPOSED	(4.96 FT)	
STOREYS	2 STOREYS	PROPOSED	2 STOREYS	
FLOOR AREA				
UPPER FLOOR	152.08 m ²	PROPOSED	(1637.02 FT ²)	
MAIN FLOOR	110.25 m ²	PROPOSED	(1184.55 FT ²)	
ATTACHED GARAGE	52.81 m ²	PROPOSED	(569.33 FT ²)	
GARAGE ALLOWANCE	-15.55 m ² (21' FEED EASE)	PROPOSED	-167.16 FT ²	
TOTAL FLOOR AREA	299.00 m ²	PROPOSED	(3226.82 FT ²)	
FLOOR AREA RATIO	0.50	PROPOSED	0.448	
SITE COVERAGE	40.00 %	PROPOSED	34.16 %	
OPEN SITE SPACE	30.00% OF THE LOT	PROPOSED	56.68 %	
OPEN SITE SPACE REAR YARD	35.00% OF REAR YARD	PROPOSED	100.00 %	
PARKING	2 SPACES	PROPOSED	1 COVERED, 1 UNCOVERED (PER UNIT)	
VARIANCES				
FRONT	1.50 m	PROPOSED	3.64 m	(12.60')
REAR	35% LOT DEPTH (10.70 m MIN)	PROPOSED	1.54 m	(5.05')

ISSUED FOR ZONING
COMMENTS MAY 23,
2019

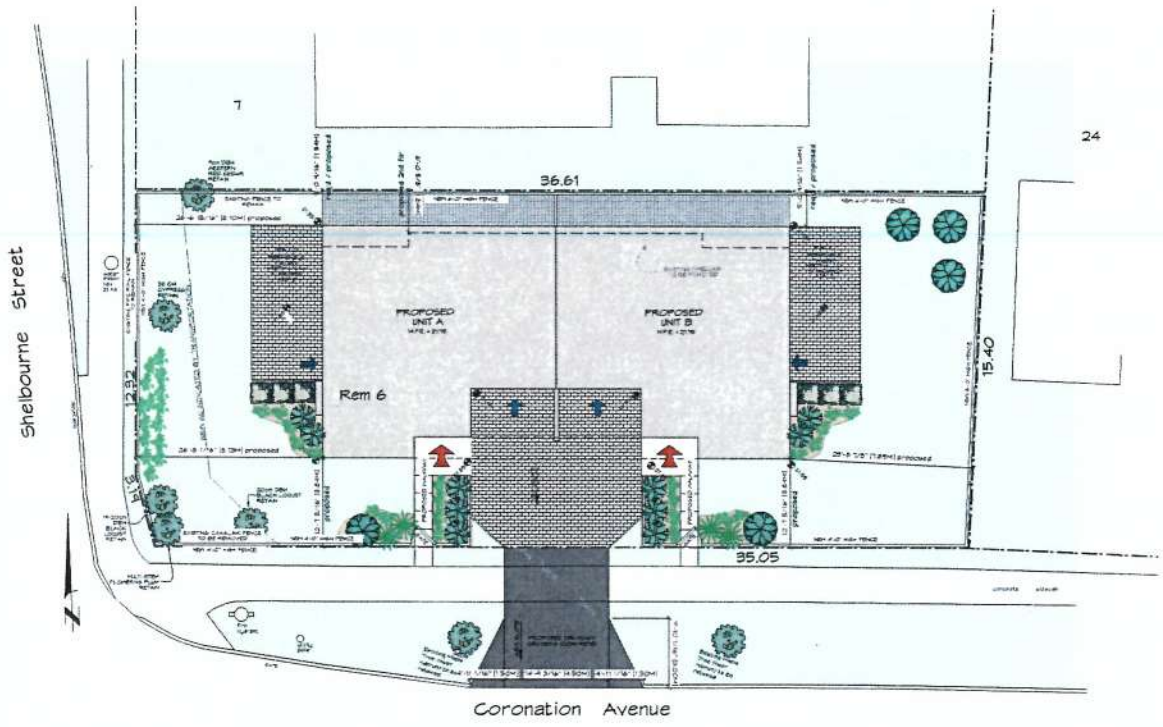


1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

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. -





Proposed Landscape Plan
SCALE 1:100

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

- SYMETRICAL TREE
- ASYMETRICAL TREE
- SHRUB
- PALEOGENEOUS PLANTS

GROUNDCOVER

- GRASS
- PAVING
- GRAVEL

HARD LANDSCAPING

- PERFORATED PAVING
- PERFORATED PAVING
- PERFORATED PAVING

FENCE

EXPRESS

- TRUCK EXPRESS
- PEDESTRIAN EXPRESS

NOTES

- LANDSCAPING REQUIRED BY CONCEPT ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO OBTAIN ALL THE PROPOSED PLANTS AND MATERIALS FROM THE SAME SUPPLIER FOR CONSISTENCY.
- ALL LANDSCAPING SHALL BE PERFORMED TO BUILT QUALITY STANDARDS.
- ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE.
- TRUCK EXPRESS TO BE MAXIMUM OF 2.0M x 2.0M BETWEEN PROPERTY LINE AND FRONT OF BUILDING. PEDESTRIAN EXPRESS TO BE MAXIMUM OF 1.0M x 1.0M BETWEEN PROPERTY LINE AND FRONT OF BUILDING.



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

ISSUED FOR ZONING
COMMENTS MAY 23,
2019

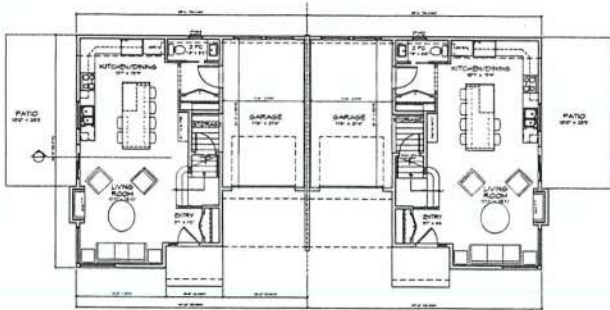
ZEBRADESIGN

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

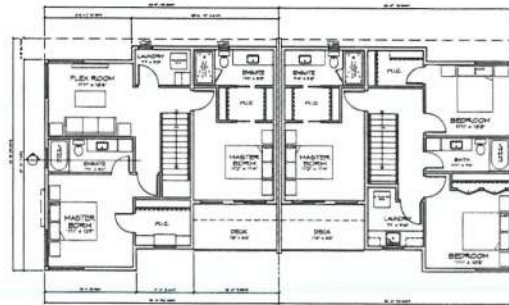
Drawn By: L.HORVAT
Date: October 10, 2017
Scale: AS NOTED
Project:
1708
CORONATION AVE
REZONING
Title:
LANDSCAPE PLAN

Revision: Sheet:
DP2
Proj.No.:

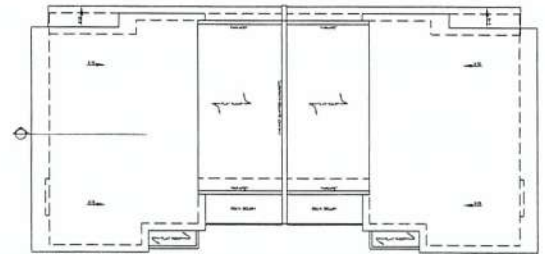
MAY 23 2019



Proposed Main Floor Plan
SCALE 1:100



Proposed Upper Floor Plan
SCALE 1:100



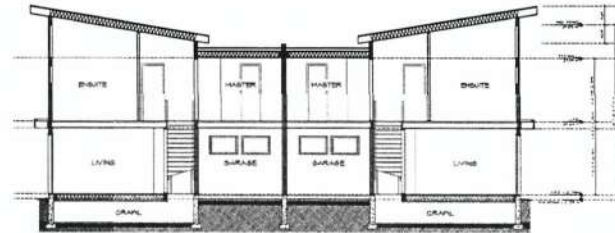
Proposed Roof Plan
SCALE 1:100



FRONT ELEVATION



SIDE ELEVATION - WEST



Building Section
SCALE 1:100



REAR ELEVATION



SIDE ELEVATION - EAST

<p>PERMITTED PLANNING CALCULATION (PERMITS & CONDITIONS)</p> <p>DATE: 10/10/2011</p> <p>PROJECT NO: 11708</p> <p>CLIENT: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p>	<p>PERMITTED PLANNING CALCULATION (PERMITS & CONDITIONS)</p> <p>DATE: 10/10/2011</p> <p>PROJECT NO: 11708</p> <p>CLIENT: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p>
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<p>PERMITTED PLANNING CALCULATION (PERMITS & CONDITIONS)</p> <p>DATE: 10/10/2011</p> <p>PROJECT NO: 11708</p> <p>CLIENT: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p>

Exterior Elevations
SCALE 1:100

ISSUED FOR ZONING
COMMENTS MAY 23,
2011

ZEBRADESIGN

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

Drawn By: LHORVAT

Date: October 10, 2011

Scale: AS NOTED

Project:

1708

CORONATION AVE

REZONING

Title:

PLANS,

ELEVATIONS AND

SECTION

Revision: Sheet:

DP3

Proj. No. -

MAY 23 2011

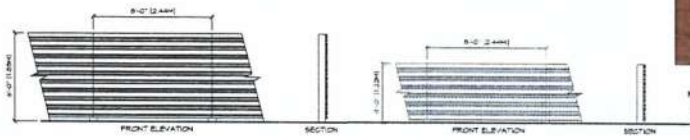


CORONATION AVE
STREETSCAPE
SCALE 1:100



SHELBOURNE STREET

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 'GOBBLE STONE'
HARDIE PANEL (SMOOTH)



STAINED FINISH 'NATURAL'
TAB CEDAR SOFFIT



Front Elevation
SCALE 1:50



METAL ROOFING
'RESENT GRAY'
ROOF SHINGLES



VINYL
'MORNING SKY GRAY'
WINDOWS



PREFINISHED METAL 'REGENCY
GREY'
FLASHING, GUTTERS AND
DOWNPOUTS

ISSUED FOR ZONING
COMMENTS MAY 23,
2019

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 860-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: October 10, 2017

Scale: AS NOTED

Project:

1708

CORONATION AVE
REZONING

Title:
STREETSCAPE &
COLOUR
SELECTIONS

Revision: Sheet:

DP4
Proj. No. -

