



NEIGHBORHOOD SITE PLAN
Scale: 1:200

 HARTMANN'S DESIGN & DESIGN 1200 BELLEWOOD BLVD. SUITE 100 FALLS CHURCH, VA 22034	SCALE: 1/4" = 1'-0" DATE: APRIL 2019 DRAWN BY: TBA CHK BY: KBA PLAN # 1419	PROPOSED DEVELOPMENT FOR 2700 AVEBURY	SHEET 5
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Received
City of Virginia
AUG 08 2019
Planning & Development Department
Development Services Division

2700 Avebury – Existing Residence

REZ No: 00700 DPV No. 00121



South Elevation



East Elevation

2700 Avebury – Existing Residence

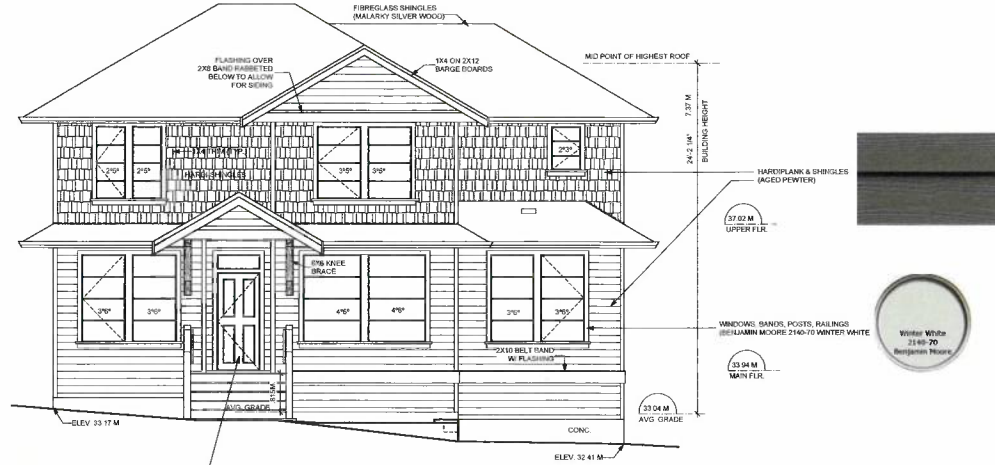
REZ No: 00700 DPV No. 00121



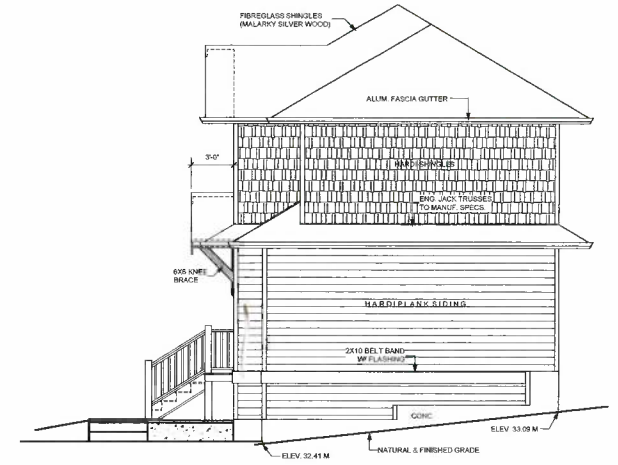
North Elevation



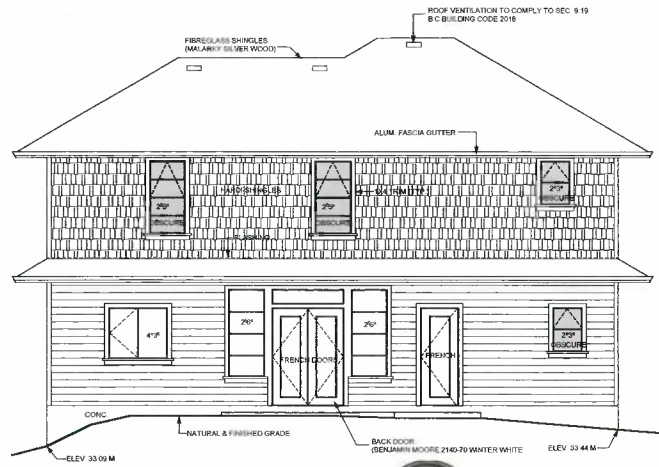
West Elevation



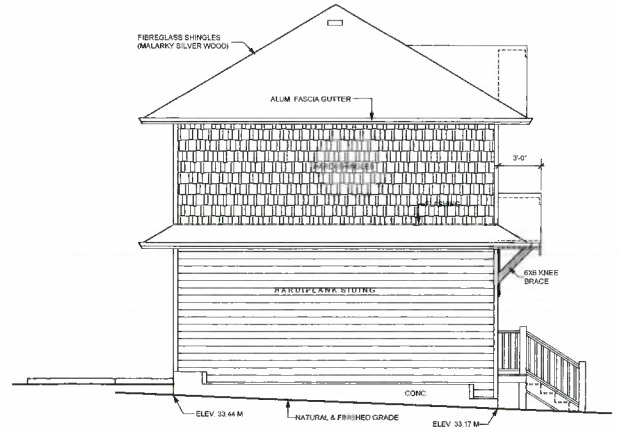
FRONT ELEVATION
Scale: 1/4" = 1'-0"



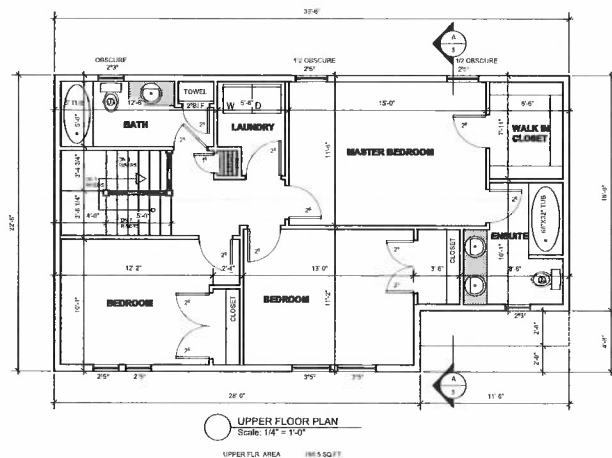
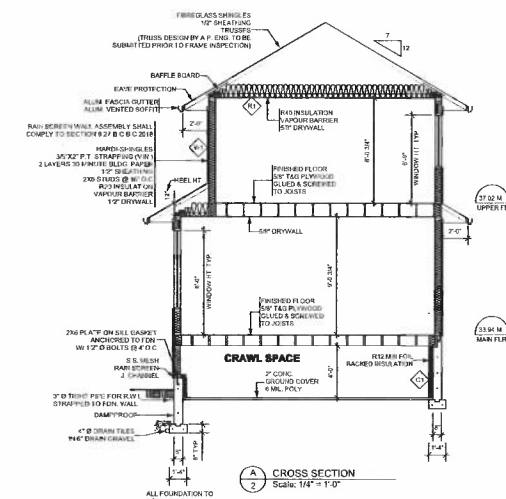
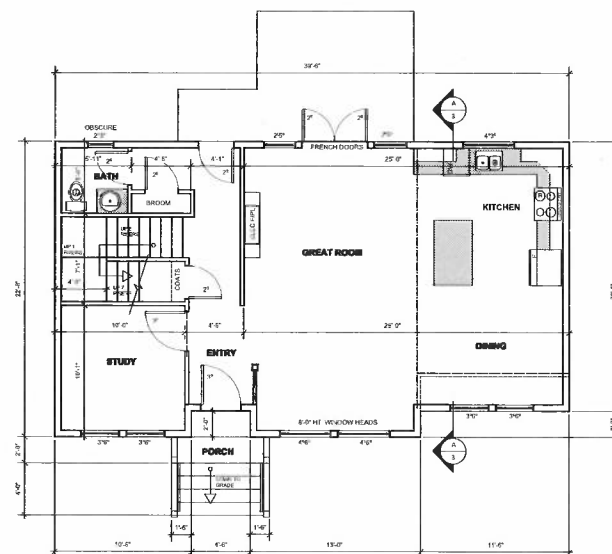
RIGHT ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"

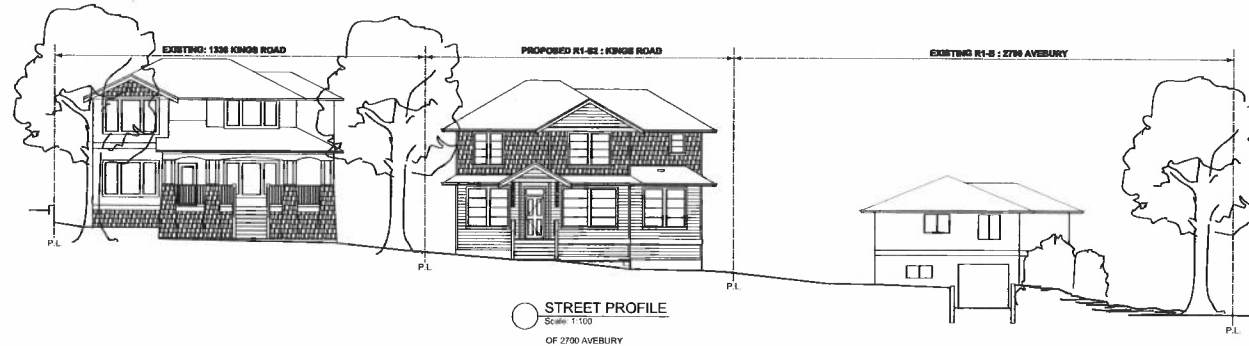


SCALE 1/8" = 1'-0"
DATE APRIL 2019
DRAWN BY THAR
CHK BY KMAR
PLAN # 1419

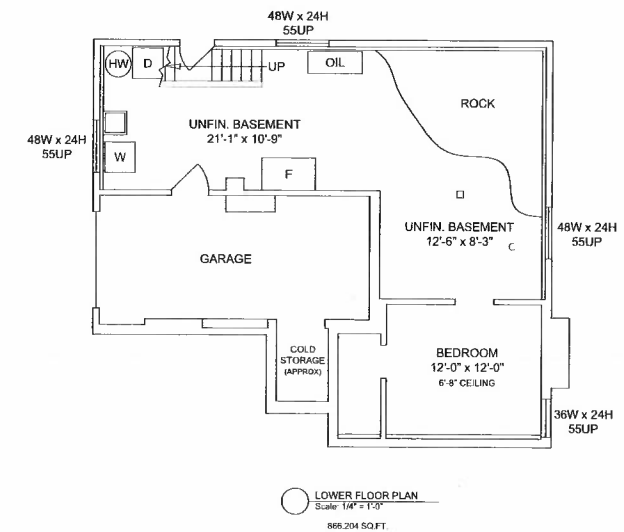
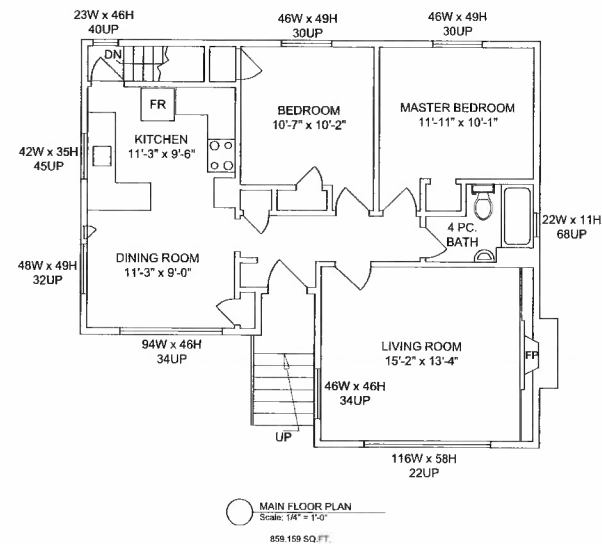
**PROPOSED DEVELOPMENT FOR
2700 AVEBURY**

SHEET
2

AUG 08 2019



EXISTING RESIDENCE



SCALE 1/8" = 1'-0"
DATE: APRIL 2019
DRAWN BY: TMM
CHK BY: KSM
PLAN # 1418

PROPOSED DEVELOPMENT FOR
2700 AVEBURY

SHEET
OF
3

AUG 08 2019

City of Victoria
Planning Department
Services Division



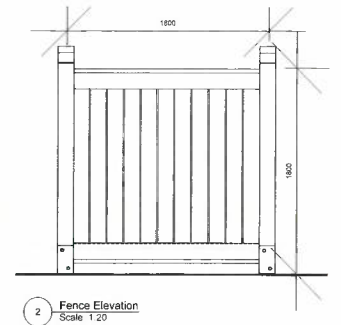
2700 Avebury - Landscape Concept Plan

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
QuGa	2	Quercus garryana	Garry Oak	6 cm cal.
QuPa	1	Quercus robur 'Fastigata'	Pyramidal English Oak	6 cm cal.
ST	2	Street Tree	Set by Parks	6 cm cal.
TrQuGa	1	Transplanted Quercus garryana	Transplanted Garry Oak	>5 cm DBH
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
PHBE	1	Philadelphus 'Belle Etoile'	Belle Etoile Musk Orange	#5 pot
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzSn	3	Azalea 'Snowbird'	Snowbird Fragrant Azalea (decid)	#5 pot
ChTe	3	Chimonoxema	Chimonoxema	#7 pot
HyDu	3	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#10 pot
NaD	1	Nandina domestica	Purple Passion Heavenly Bamboo	#5 pot
RhE	1	Rhododendron 'Fertilestar'	Fantastica Rhododendron	#5 pot
RiSPS	2	Ribes sanguineum 'Puberulous Scarlet'	Puberulous Scarlet Flowering Currant	#3 pot
SaR	2	Sarcococca nuscifolia	Sweet Box	#5 pot
SpBAW	2	Spiraea x bursalis 'Anthony Waterer'	Anthony Waterer's Spiraea	#5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzJH	3	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
MaNe	19	Malva nervosa	Low Oregon Grape	#1 pot
NaD	9	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
PJP	9	Pink japonica 'Prelude'	Prelude Flats	#1 pot
SyAl	2	Symphoricarpos albus	Snowberry	#3 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
PHS	4	Phlox subulata	Creeeping Phlox	#1 pot
RoCo	1	Rumex crispus	Mullein poppy	#1 pot
SaNe	6	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	#1 pot
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
ArUn	12	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kalm's Laurel	#1 pot

Notes:

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Replacement tree species to be confirmed with Parks. Transplanted Oak to be considered as a replacement tree



Rev D - No 29, 2019 - revised as per client updates
Rev C - Au 6, 2019 - revised as per update architect report
Rev B - J 26, 2019 - revised as per day comments
Rev A - Ap 4, 2019 - street trees added



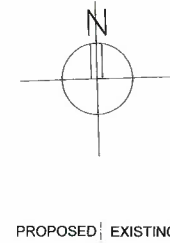
Project No: 1506 Mar-20-19 #3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 596-0165 Fax: (250) 412-0656

PROPOSED
GRADE CALCULATIONS

(33.44+33.09) ÷ 2 X 39.5 = 1313.96
(33.09+32.41) ÷ 2 X 20.66 = 676.61
(32.41+32.7) ÷ 2 X 11.5 = 374.38
(32.7+32.7) ÷ 2 X 2 = 65.4
(32.7+32.97) ÷ 2 X 13 = 426.85
(32.97+32.97) ÷ 2 X 2 = 65.94
(32.97+33.0) ÷ 2 X 4.5 = 148.43
(33.0+33.0) ÷ 2 X 2 = 66
(33.0+33.17) ÷ 2 X 10.5 = 347.39
(33.17+33.44) ÷ 2 X 22.66 = 754.69

4239.65 ÷ 128.32 = 33.039
AVG. GRADE = 33.04

SITE DATA	PROPOSED	PERMITTED
OWNER	KIM COILMAN	
ADDRESS	2700 AVEBURY AVENUE	
ZONE	R1-S2 ZONING	
LEGAL DESCRIPTION		
LOT	4	
PLAN	10873	
SECTION	48	
DISTRICT	VICTORIA	
SITE AREA	917.333 SQ. FT. (85.22 SQ. M.)	40% MAX
SITE COVERAGE	1680.667 SQ. FT. (146.84 SQ. M.)	190 SQ. M. MAX
FLOOR AREA	51 TO 1	0.6 TO 1. MAX
FLOOR SPACE RATIO		
SETBACKS		
FRONT	6.0 M	6.0 M MIN
REAR	6.09 M	6.0 M MIN
SIDE	1.5 M	1.5 M MIN
SIDE	1.55 M	1.5 M MIN
BUILDING HEIGHT	24'-2 1/4" (7.37 M)	7.5 M MAX



PROPOSED EXISTING

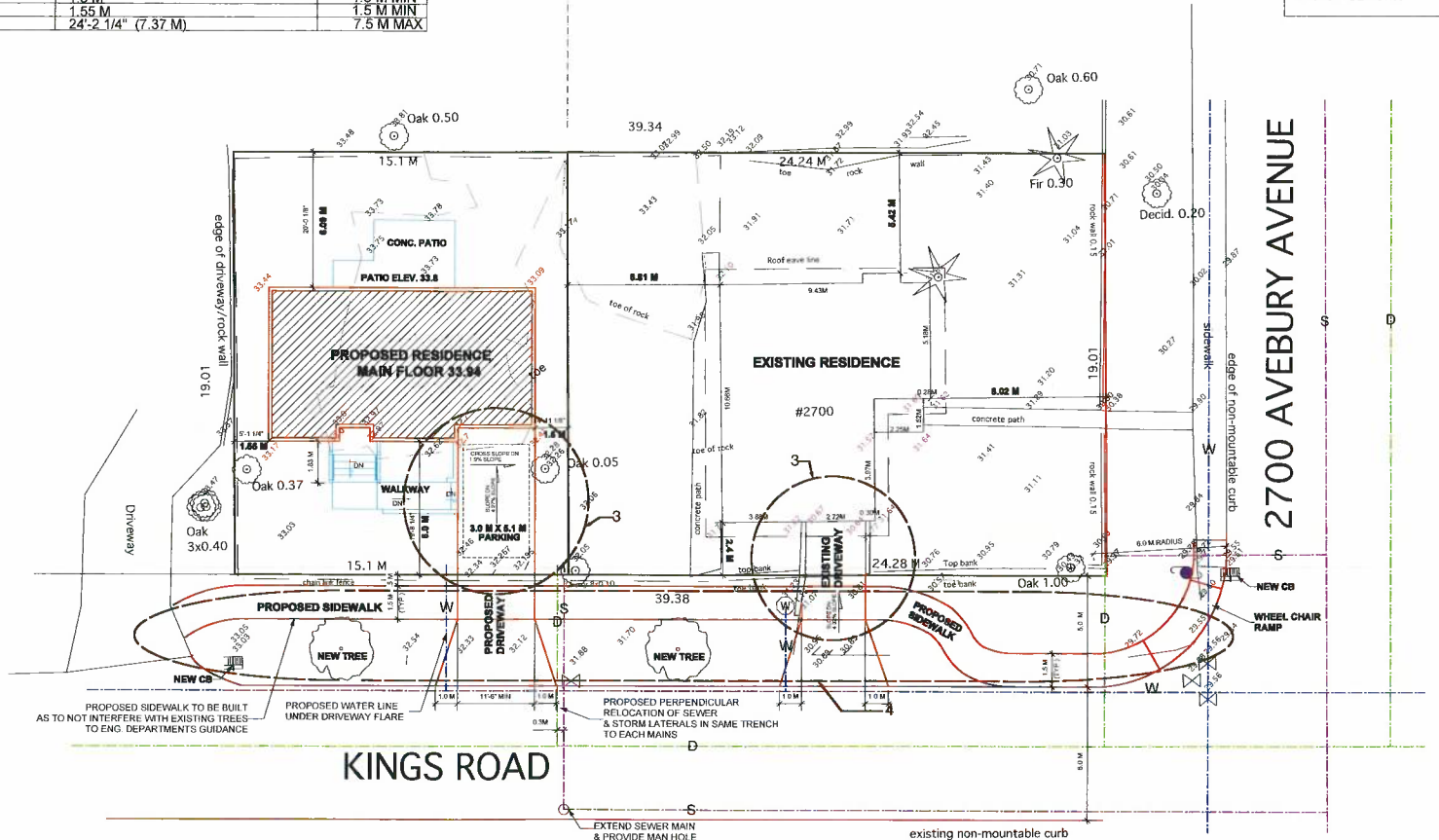
EXISTING RESIDENCE 2700 AVEBURY AVENUE

SITE DATA	EXISTING	PERMITTED
ZONE	R1-B ZONING	
SITE AREA	4963.239 SQ. FT. 461.1 SQ. M.	460 SQ. M. MIN
SITE COVERAGE	981.054 SQ. FT. (91.14 SQ. M.)	40% MAX
TOTAL FLOOR AREA	1725.363 SQ. FT. (160.29 SQ. M.)	280 SQ. M. MAX
SETBACKS		
FRONT	8.02 M (EXISTING)	7.5 M MIN
REAR	6.81 M (VARIANCE)	7.5 M MIN
SIDE	5.42 M (EXISTING)	1.5 M MIN
EXTERIOR SIDE	2.4 M (EXISTING)	3.5 M MIN
BUILDING HEIGHT	14'-8" (4.47 M)	7.5 M MAX
NUMBER OF STOREYS	1	2

EXISTING
GRADE CALCULATIONS

(32.10+31.65) ÷ 2 X 9.43 = 300.58
(31.65+31.62) ÷ 2 X 5.18 = 163.87
(31.62+31.60) ÷ 2 X 0.28 = 8.85
(31.60+31.64) ÷ 2 X 1.52 = 46.06
(31.64+31.67) ÷ 2 X 2.25 = 71.11
(31.57+31.64) ÷ 2 X 3.97 = 125.47
(31.64+31.77) ÷ 2 X 0.30 = 9.51
(30.64+30.67) ÷ 2 X 2.72 = 83.38
(31.62+31.77) ÷ 2 X 3.88 = 122.97
(31.77+32.10) ÷ 2 X 10.66 = 340.42

1272.22 ÷ 40.19 = 31.65
AVG. GRADE = 31.65



KINGS ROAD

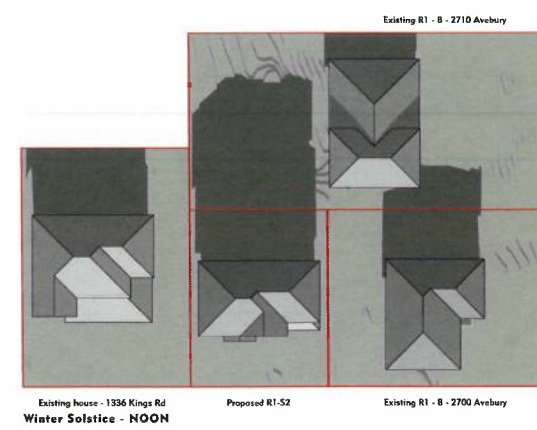
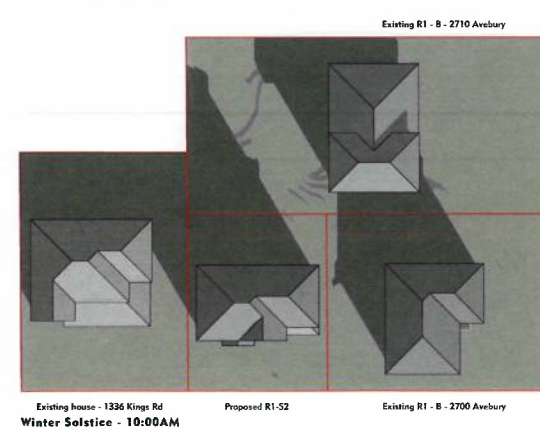
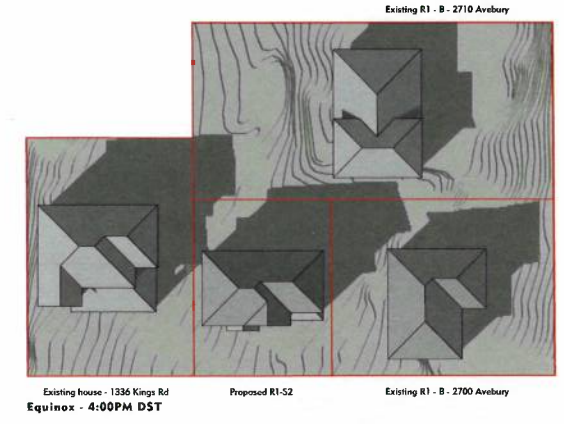
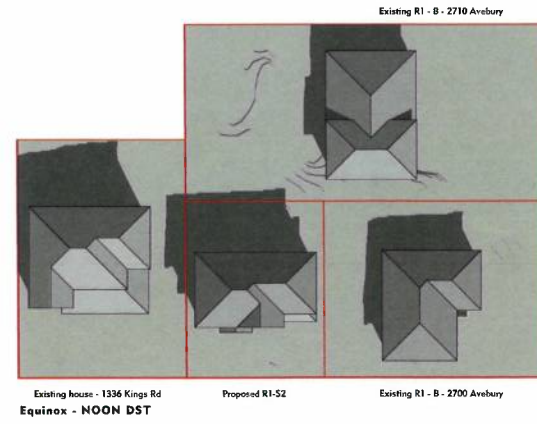
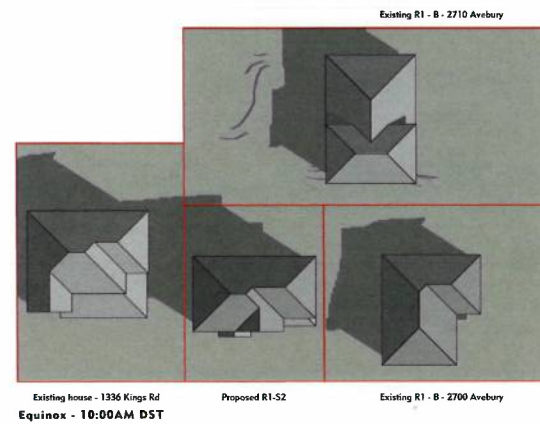
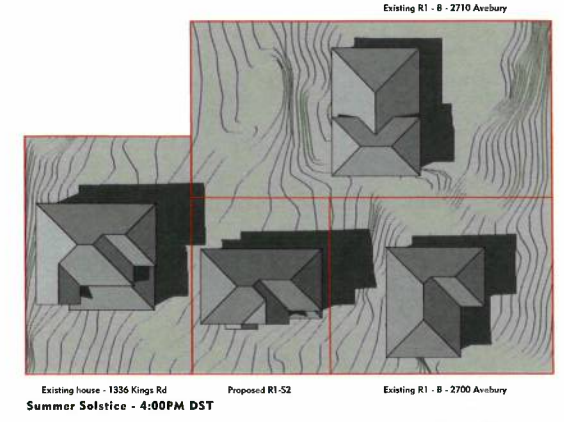
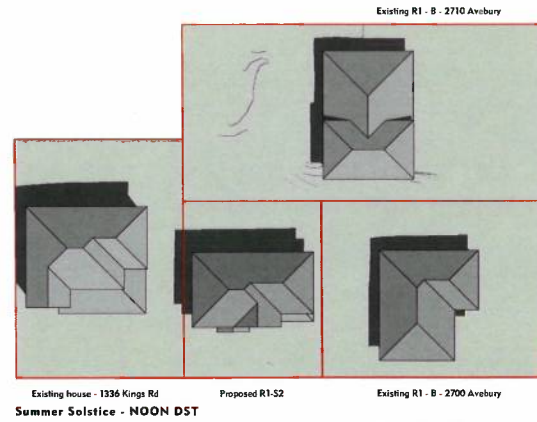
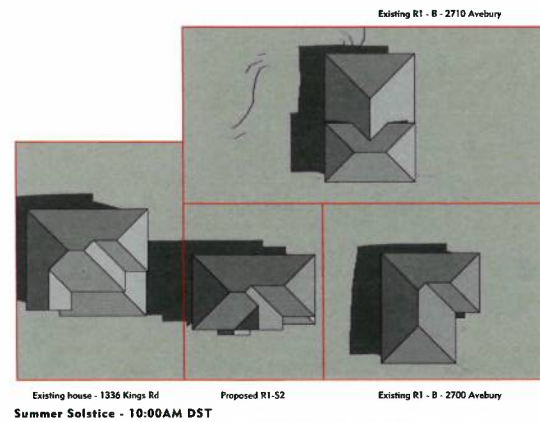
SITE PLAN
Scale: 1/100



SCALE 1/4" = 1'-0"
DATE APRIL 2019
DRAWN BY TMAR
CHK BY KIMAR
PLAN # 1419

PROPOSED DEVELOPMENT FOR
2700 AVEBURY

SHEET
OF 4
4



PROPOSED DEVELOPMENT FOR 2700 AVEBURY - SHADOW STUDY