

LEGEND

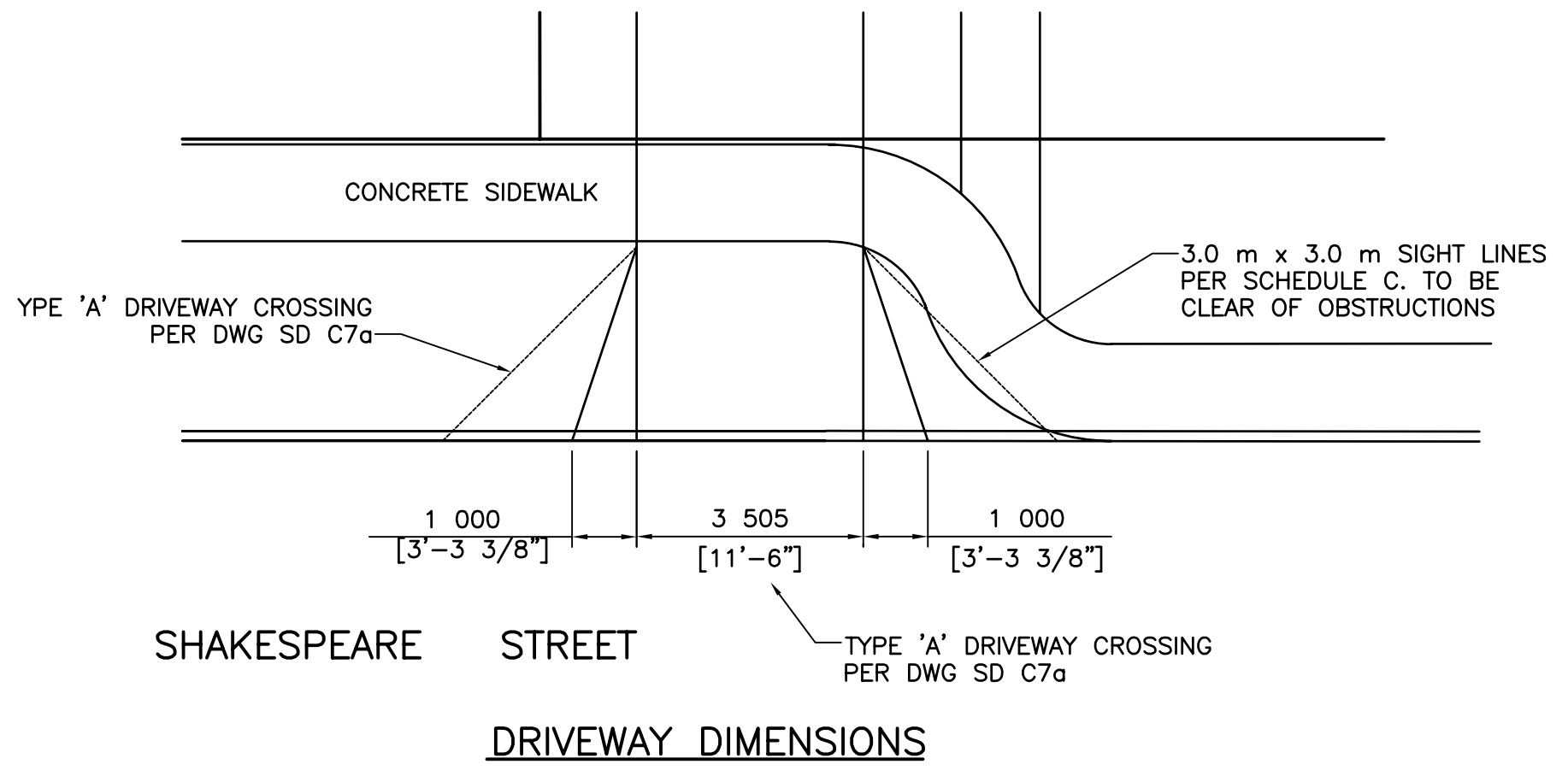
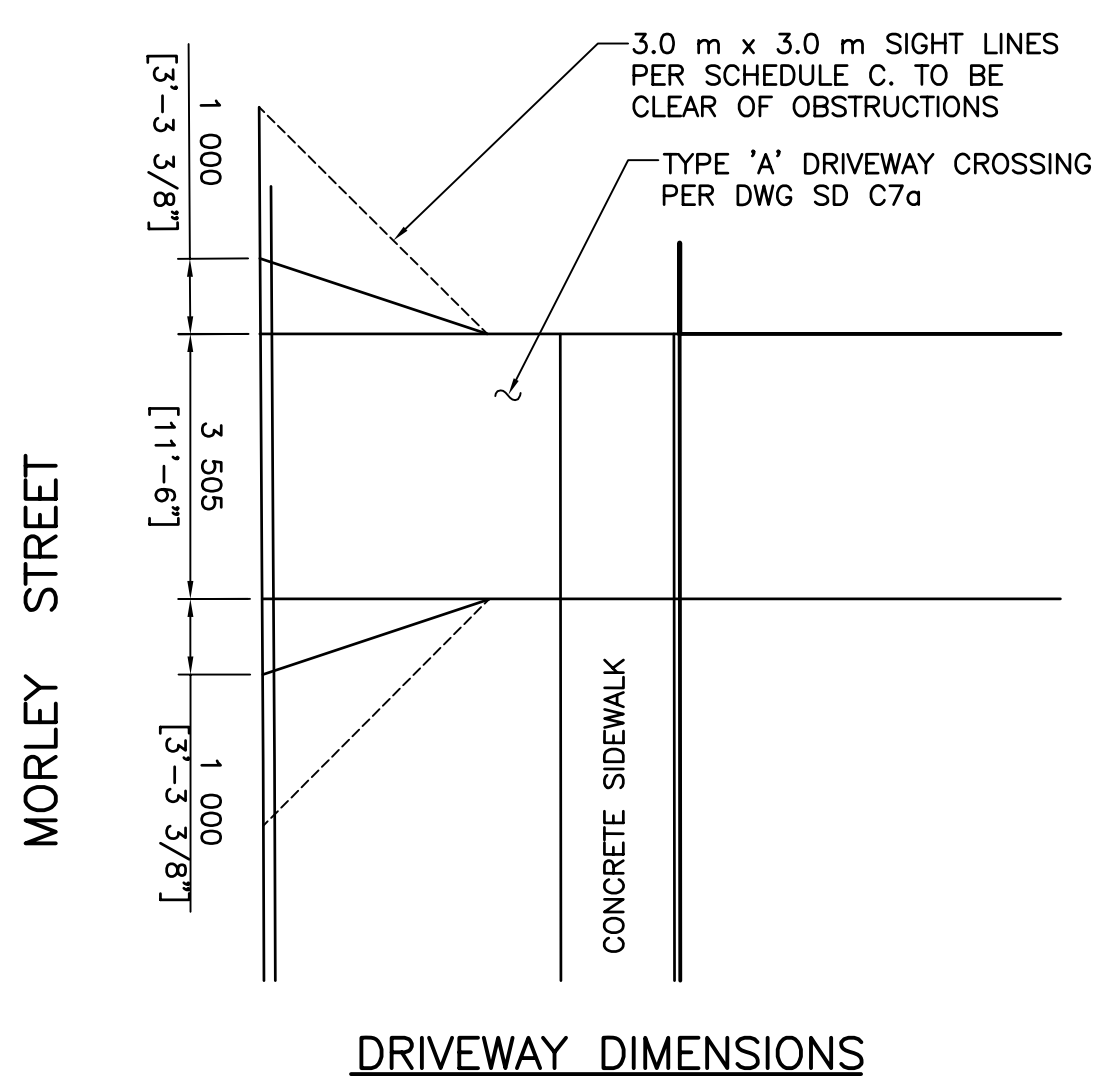
ELEVATIONS ARE GEODETIC BASED ON CITY OF VICTORIA INTEGRATED SURVEY MONUMENT 26-8 (ELEV. = 19.462M/63.85')

TREE BASES AND CANOPIES APPROXIMATELY TO SCALE.

WHERE TREE LOCATION IS CRITICAL, TREE SPECIES AND CANOPY SHOULD BE CONFIRMED BY QUALIFIED ARBORIST.

- PROPOSED SITE PLAN**
- UP ○ - DENOTES UTILITY POLE
 - CB ■ - DENOTES CATCH BASIN
 - WV □ - DENOTES WATER VALVE
 - ▨ - DEDICATION LAND SHOWN THUS

THAT PART OF LOT A (DD 2501181), SECTION 29-30, VICTORIA DISTRICT, PLAN 1573, LYING TO THE EAST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 55' FROM THE WESTERLY BOUNDARY OF SAID LOT



SITE DATA - 2850 SHAKESPEARE STREET LOT 1

PROPOSED ZONING	R1-S2		
CURRENT ZONING	R1-B		
SITE AREA	260 m ² MINIMUM	222.9 m ²	37.1 m ²
LOT WIDTH	10 m	13.06 m	
LOT DEPTH		17.09 m	
SITE COVERAGE	40% MAXIMUM	36.9%	
TOTAL FLOOR AREA	190 m ² MAXIMUM	128.57 m ²	
FLOOR SPACE RATIO	0.6:1	0.58:1	
HEIGHT OF BUILDING	7.5 m MAXIMUM	5.87 m	
NUMBER OF STOREYS	2 PLUS BASEMENT	2	
SETBACKS			
FRONT YARD	6.0 m	6.000 m	
REAR YARD	6.0 m	2.886 m	3.114 m
SIDE (NORTH)	1.5 m	1.511 m	
SIDE (SOUTH)	1.5 m	1.510 m	
PARKING	1 SPACE	1 SPACE	

AVERAGE GRADE

GRADE POINTS

GRADE POINT A: 20.85
 GRADE POINT B: 20.6
 GRADE POINT C: 20.6
 GRADE POINT D: 20.6

POINT A & B	$((20.85 + 20.6) / 2) \times 10.033 \text{ m}$	= 207.93
POINT B & C	$((20.6 + 20.6) / 2) \times 8.204 \text{ m}$	= 169.00
POINT C & D	$((20.6 + 20.6) / 2) \times 10.033 \text{ m}$	= 212.80
POINT D & A	$((20.6 + 20.85) / 2) \times 8.204 \text{ m}$	= 170.03
TOTAL		759.76

PERIMETER TOTAL 36.474 m

GRADE CALCULATION

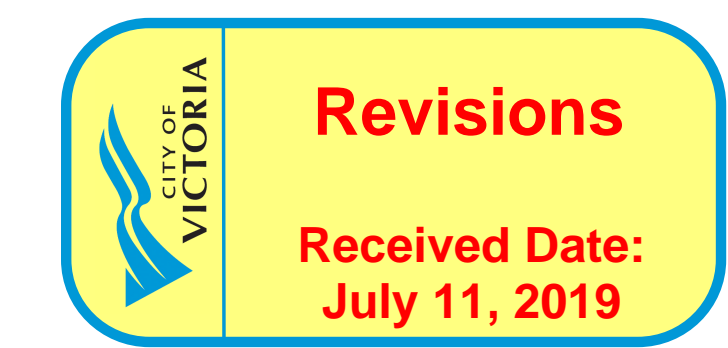
$759.76 / 36.474 \text{ m} = 20.830 \text{ m} = 68.340'$

SITE DATA - 2850 SHAKESPEARE STREET LOT 2

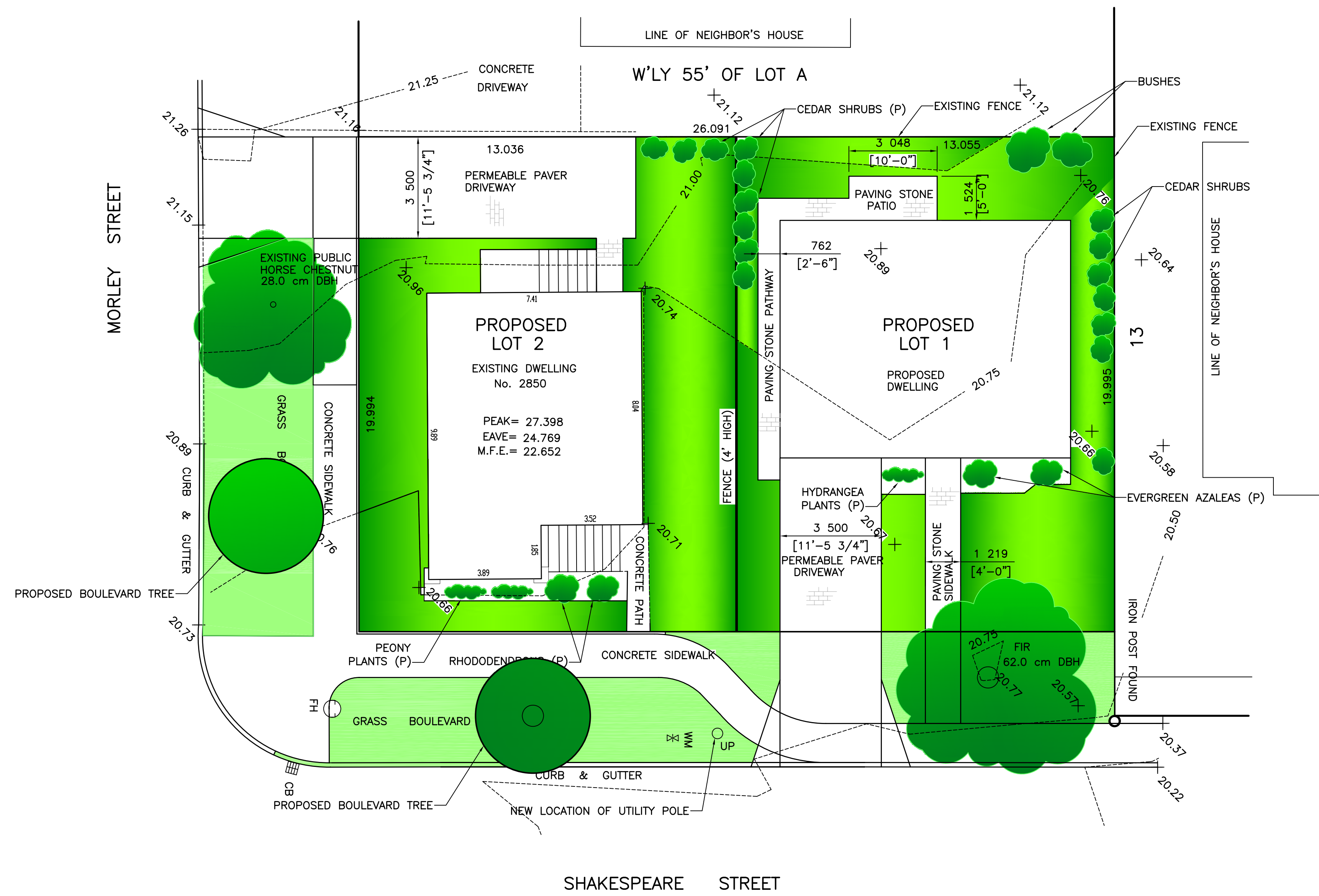
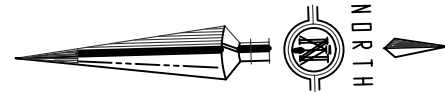
PROPOSED ZONING	R1-S2		
CURRENT ZONING	R1-B		
SITE AREA	260 m ² MINIMUM	222.59 m ²	37.4 m ²
LOT WIDTH	10 m	13.036 m	
LOT DEPTH		17.090 m	
SITE COVERAGE %	40%	34.47%	
TOTAL FLOOR AREA	190 m ² MAXIMUM	125.938 m ²	
FLOOR SPACE RATIO	0.6:1 MAXIMUM	0.57:1	
HEIGHT OF BUILDING	7.5 m MAXIMUM	5.35 m	
NUMBER OF STOREYS	2 PLUS BASEMENT	2	
SETBACKS			
FRONT YARD	6.0 m	2.23 m	3.77 m
REAR YARD	6.0 m	3.314 m	2.686 m
SIDE (WEST)	1.5 m	3.868 m	
SIDE (EAST)	2.4 m	1.66 m	0.74 m
PARKING	1 SPACE	1 SPACE	

LIST OF DRAWINGS

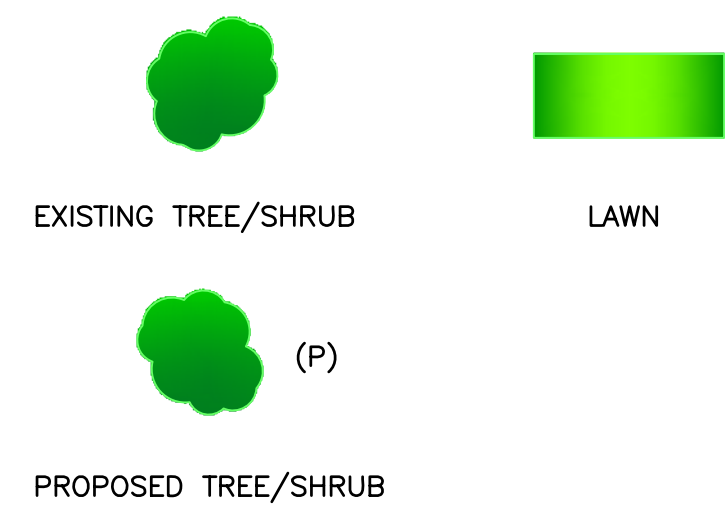
DWG. No	TITLE
1	SITE PLAN AND DATA
2	LANDSCAPE PLAN
3	LOT 1 PLANS
4	LOT 1 ELEVATIONS
5	LOT 1 SECTION
6	LOT 2 PLANS AND ELEVATIONS
7	STREETSCAPES



REVISIONS	DATE	PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN
E		
D		
C		
B	JULY 8, 2019	2850 SHAKESPEARE STREET * VICTORIA, B.C.
A	JAN 19, 2019	SITE PLAN AND DATA



LANDSCAPE PLAN LEGEND



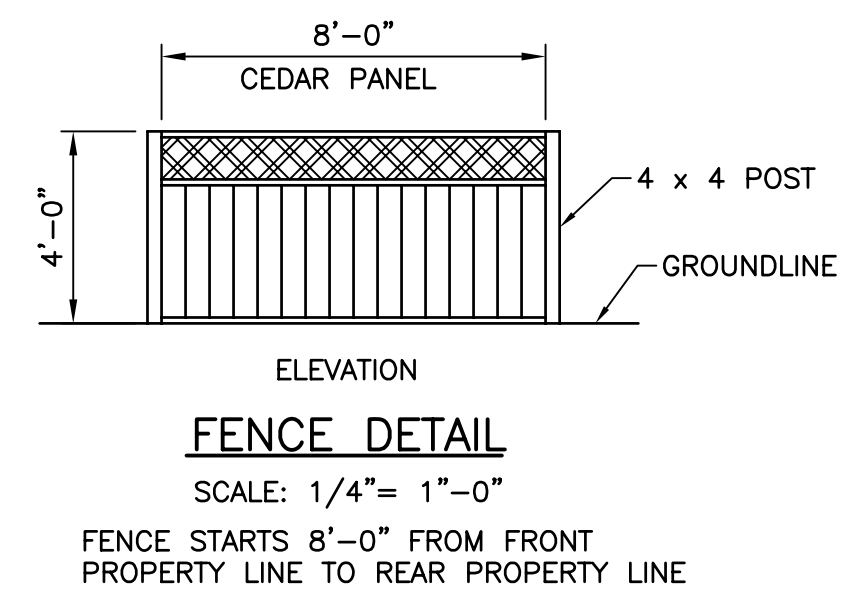
LOT 1 -- PROPOSED PLANTS

QUANTITY	PLANT TYPE	SIZE OF POT
6	EMERALD CEDAR SHRUB	2 GALLON
2	EVERGREEN AZALEA	1 GALLON
2	HYDRANGEA	BULBS

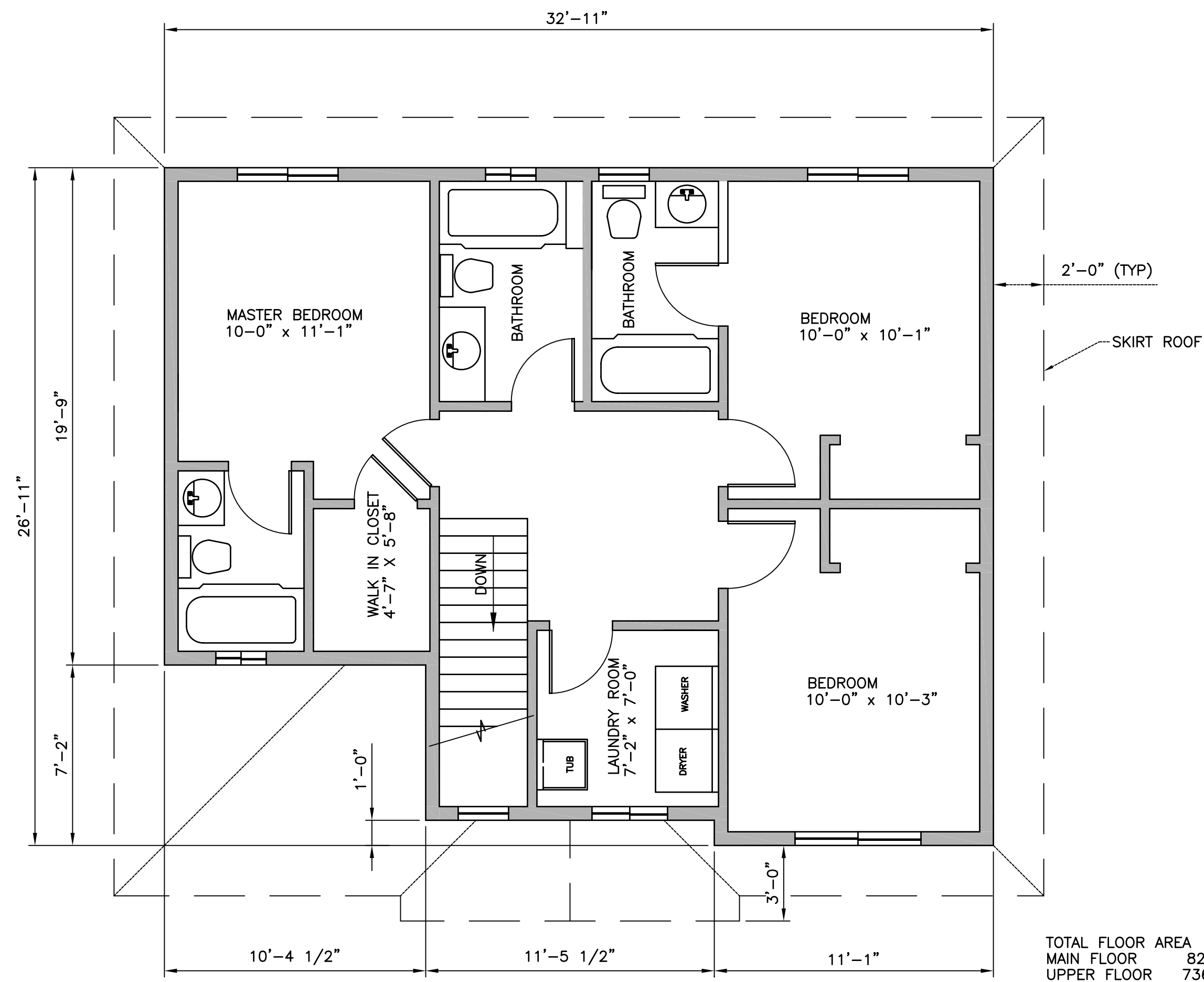
LOT 2 -- PROPOSED PLANTS

QUANTITY	PLANT TYPE	SIZE OF POT
3	EMERALD CEDAR SHRUB	2 GALLON
2	RHODODENDRON	2 GALLON
2	PEONY	BULBS

SHAKESPEARE STREET
PROPOSED LANDSCAPE PLAN
 SCALE: 1:100

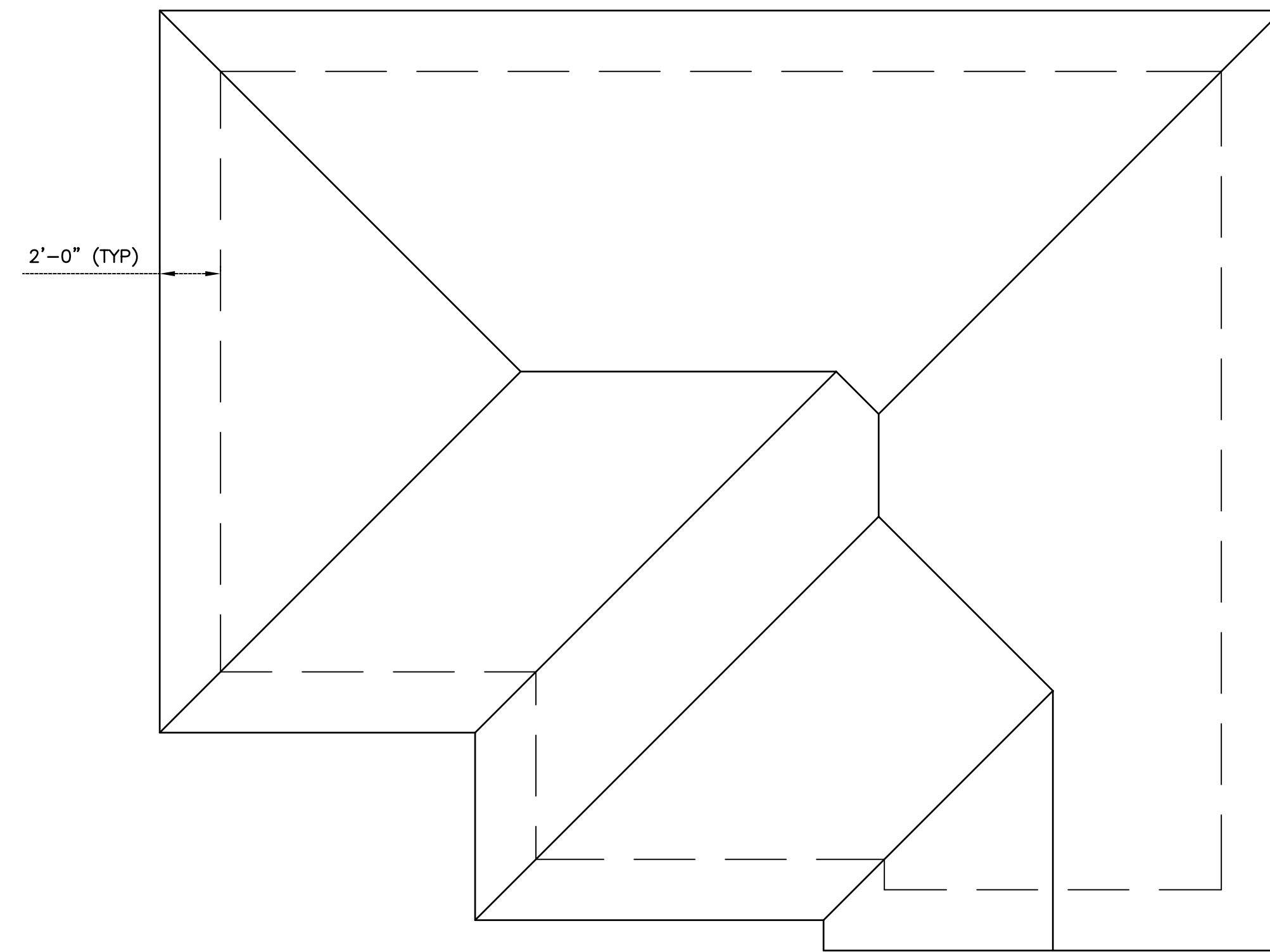


E					
D					
C	REZONING REVISIONS	JULY 8, 2019	PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN		
B	REZONING REVISIONS	APR. 30, 2019	2850 SHAKESPEARE STREET * VICTORIA, B.C.		
A	REZONING REVISIONS	JAN 19, 2019	LANDSCAPE PLAN		
	REVISIONS	DATE		DATE NOV. 17, 2018	DWG. No 2 OF 7
					REV. C

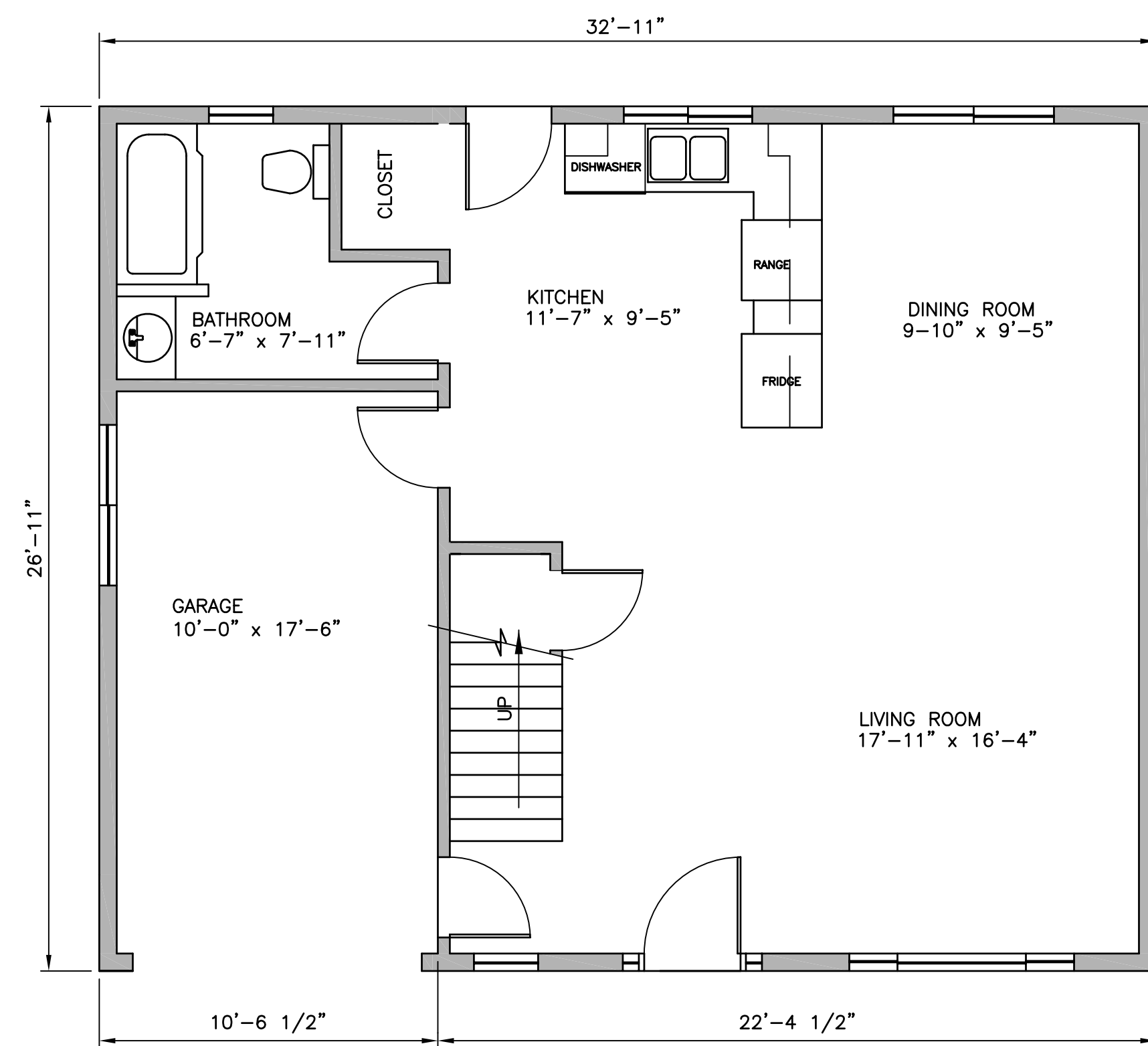


UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL FLOOR AREA
 MAIN FLOOR 822.4 SQ FT
 UPPER FLOOR 736.6
 GARAGE -175.0
 TOTAL 1384.0 SQ FT = 128.57 m²



ROOF PLAN
SCALE: 1/4" = 1'-0"

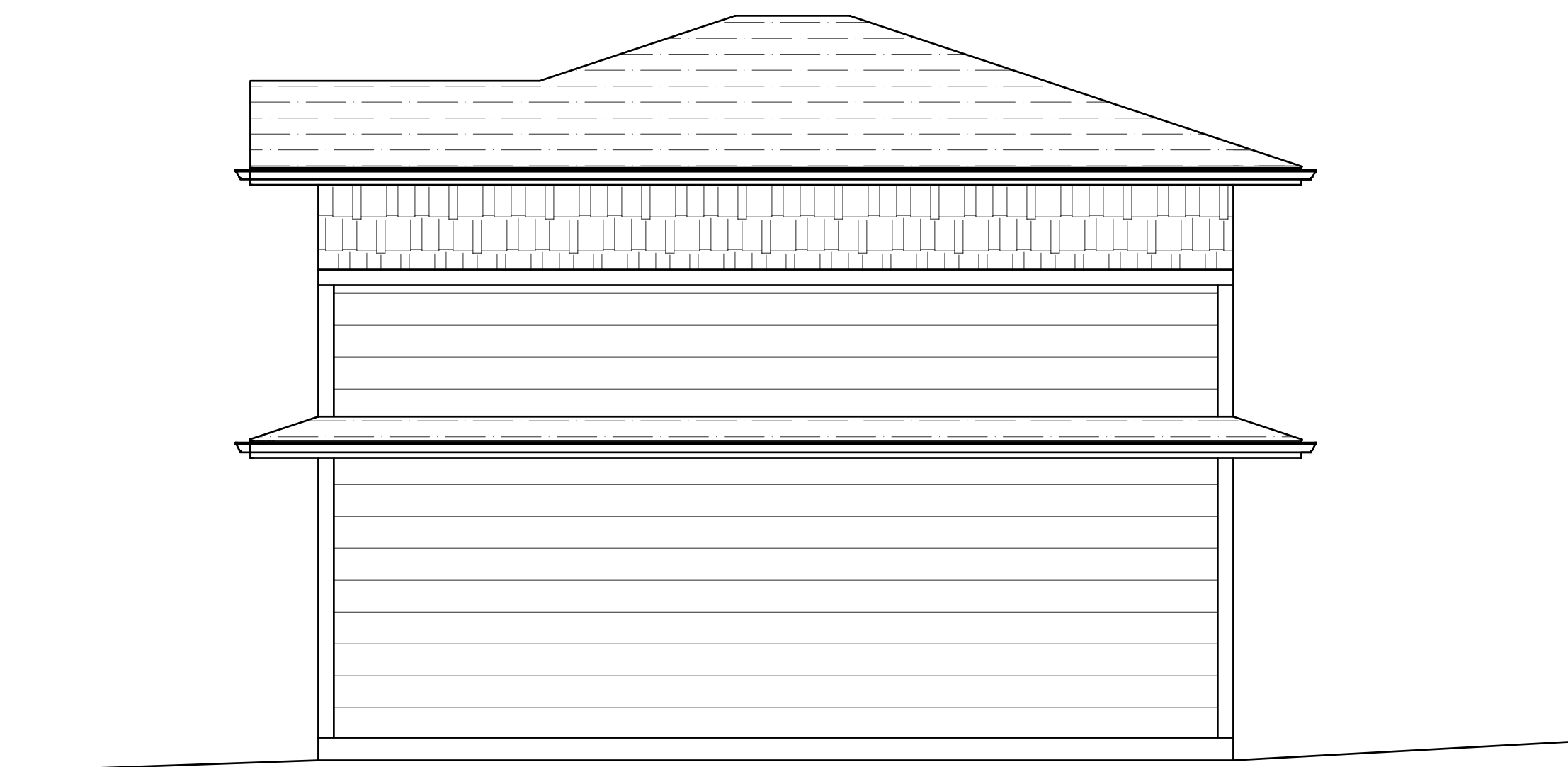


MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

E		PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN		
D		2850 SHAKESPEARE STREET * VICTORIA, B.C.		
C				
B				
A	REZONING REVISIONS	JAN 19, 2019	LOT 1 PLANS	DATE NOV. 17, 2018
	REVISIONS	DATE		DWG. No 3 OF 7
				REV. A



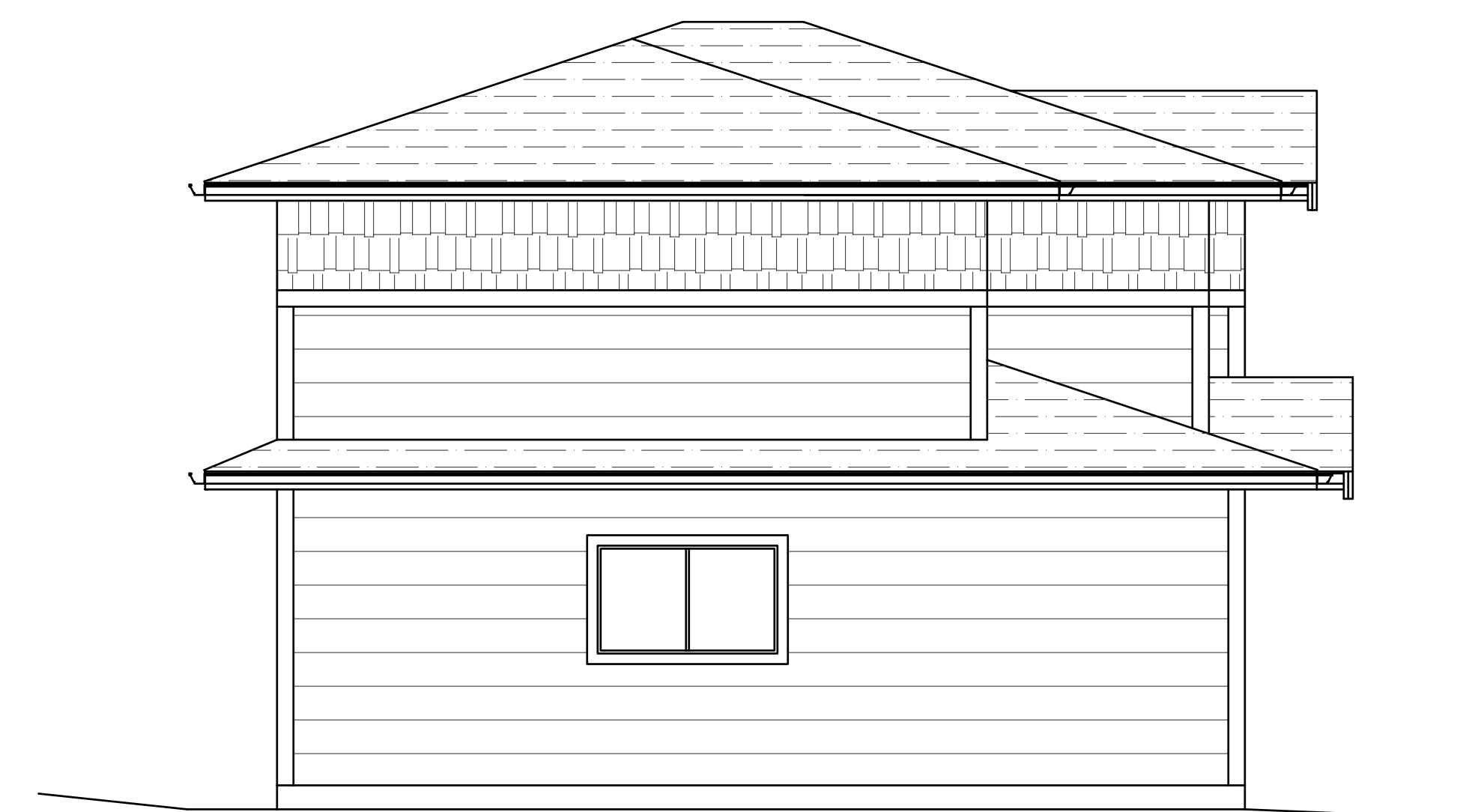
EAST ELEVATION – LOOKING WEST
SCALE: 1/4" = 1'-0"



NORTH ELEVATION – LOOKING SOUTH
SCALE: 1/4" = 1'-0"

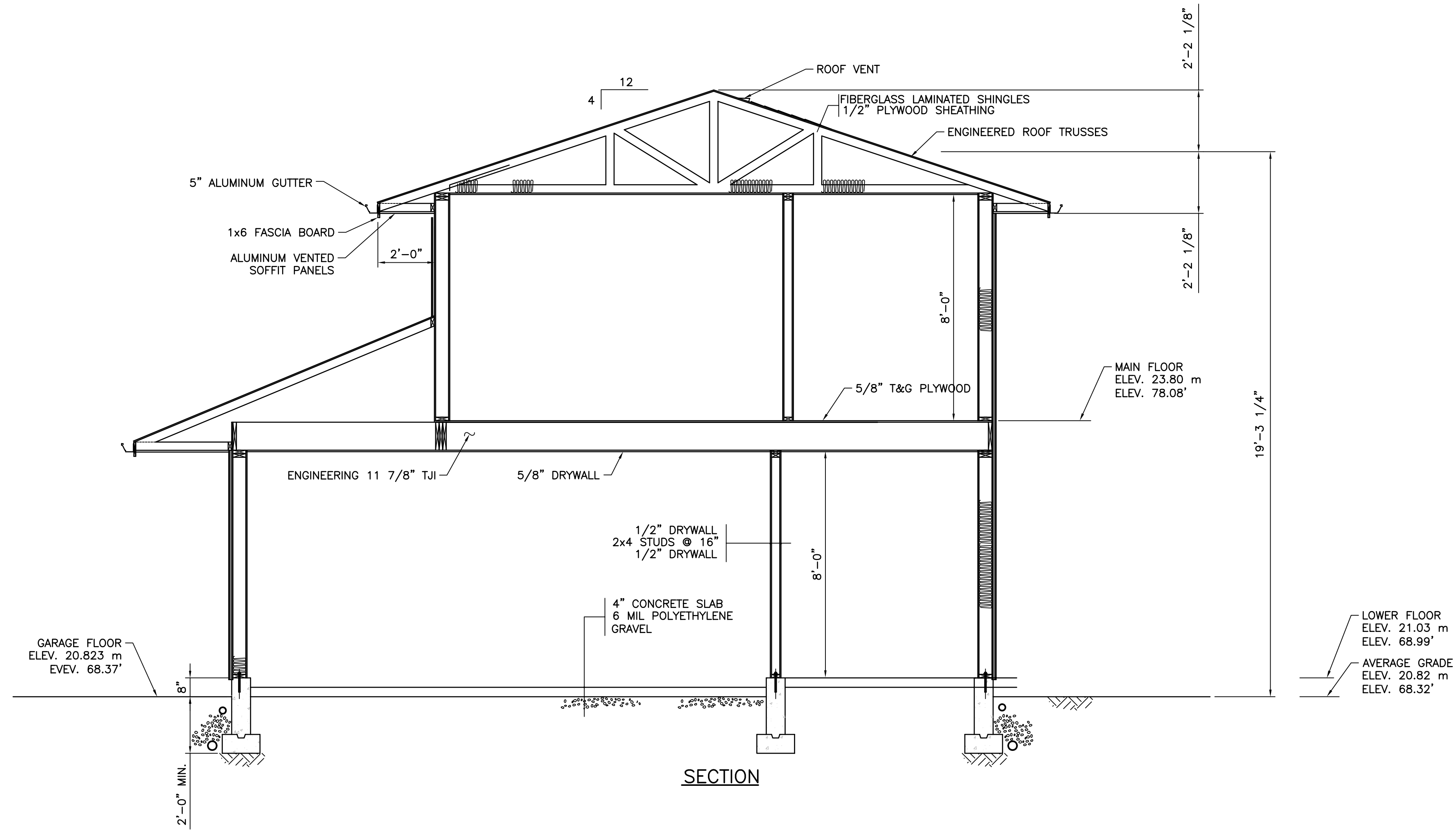


WEST ELEVATION – LOOKING EAST
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION – LOOKING NORTH
SCALE: 1/4" = 1'-0"

E		PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN	
D		2850 SHAKESPEARE STREET * VICTORIA, B.C.	
C			
B			
A	REZONING REVISIONS	JAN 19, 2019	LOT 1 ELEVATIONS
	REVISIONS	DATE	DATE NOV. 17, 2018
			DWG. No 4 OF 7
			REV. A

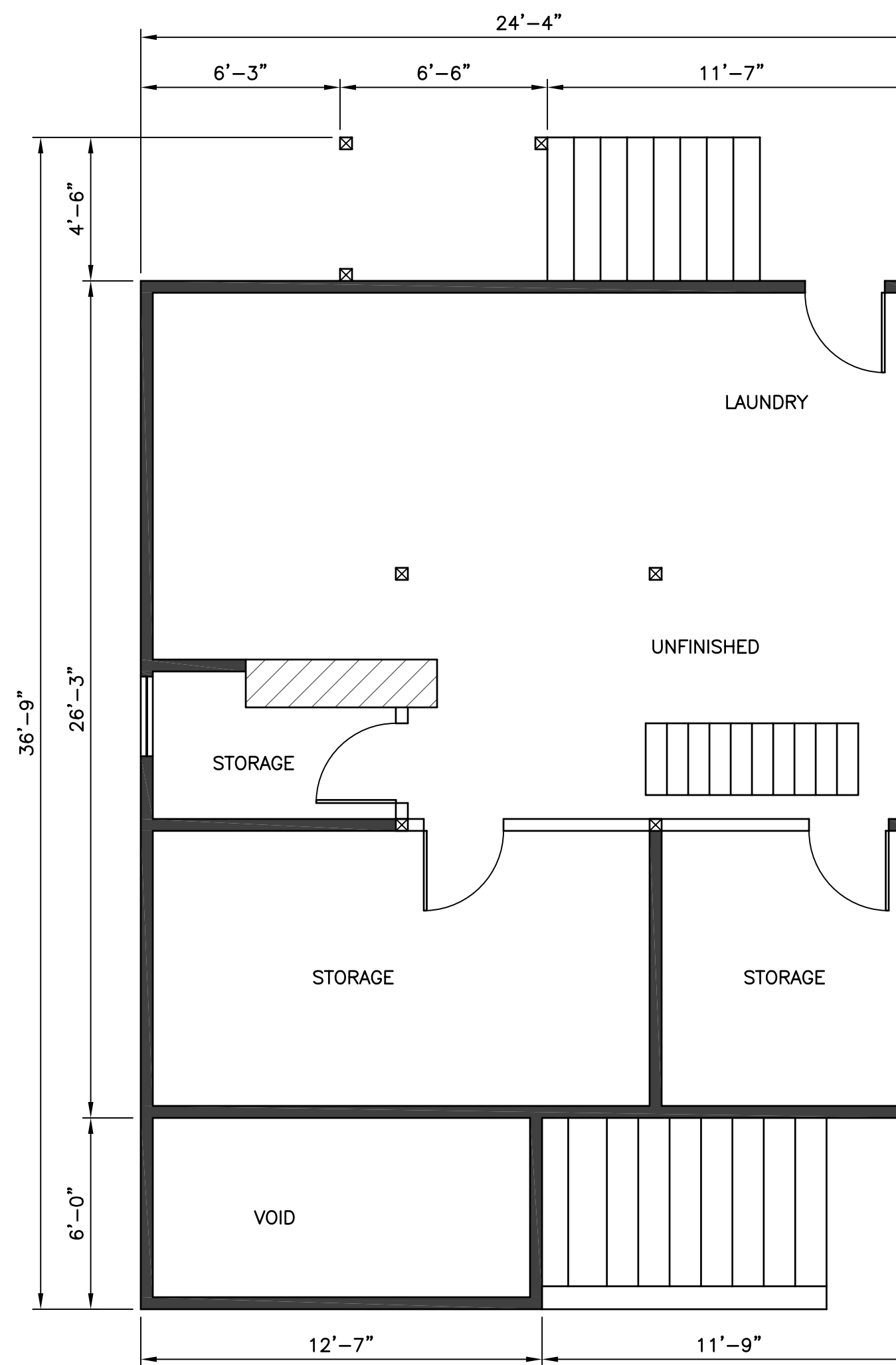


SECTION

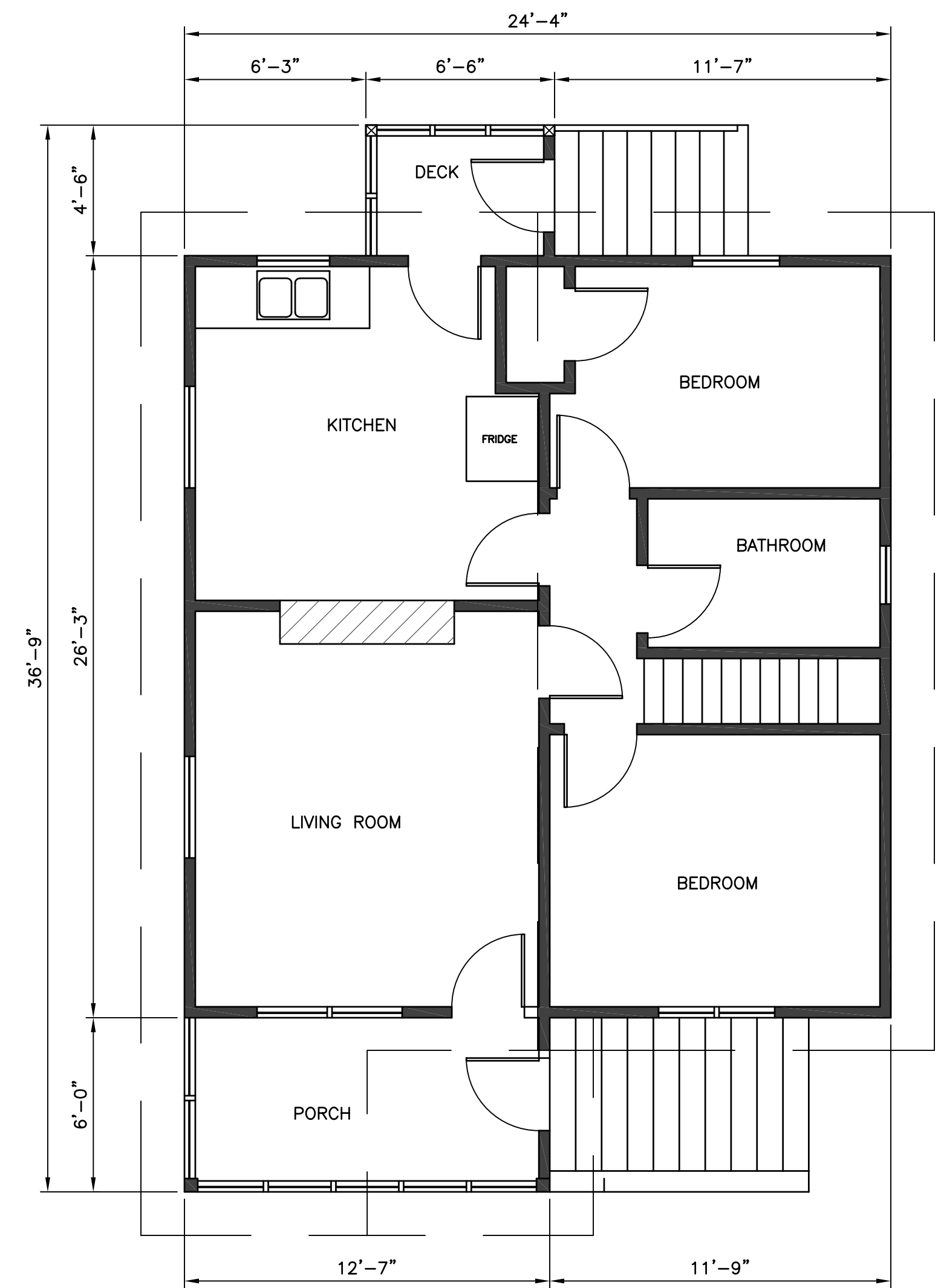
E		PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN		
D		2850 SHAKESPEARE STREET * VICTORIA, B.C.		
C				
B				
A	REZONING REVISIONS	JAN 19, 2019	SECTION	DATE NOV. 17, 2018 DWG. No 5 OF 7 REV. A
	REVISIONS	DATE		



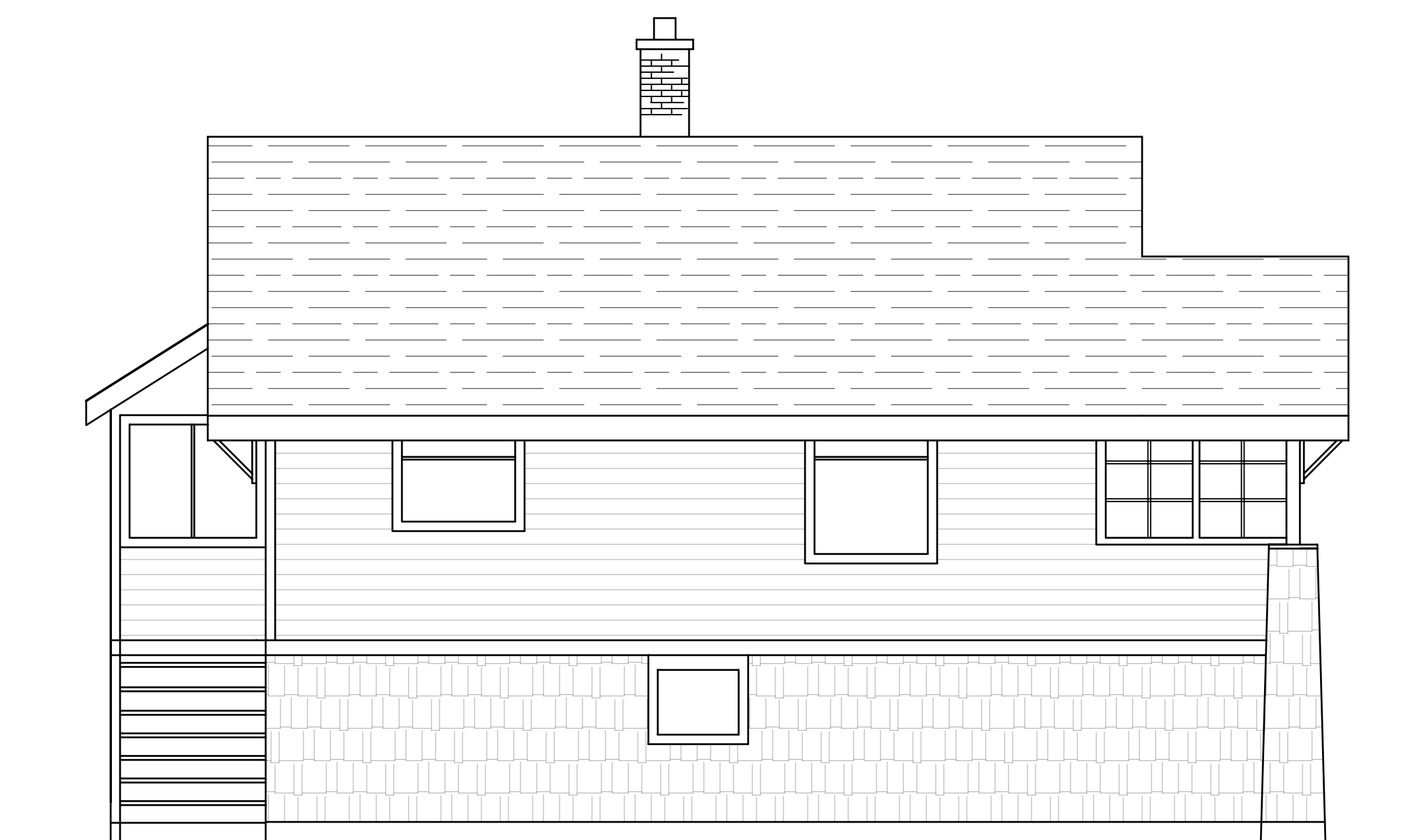
WEST ELEVATION – LOOKING EAST
SCALE: 1/4" = 1"-0"



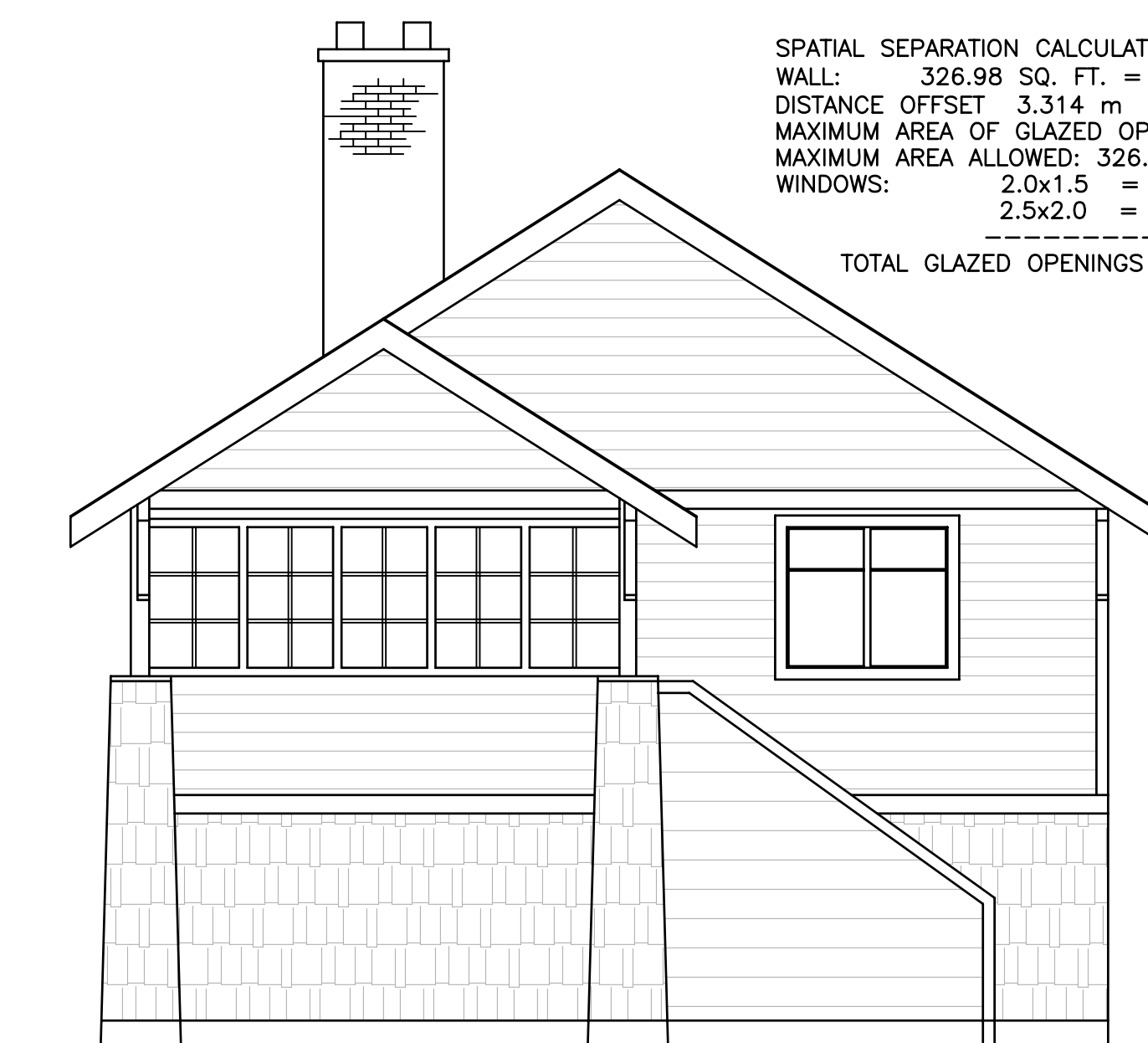
LOWER FLOOR PLAN
SCALE: 1/4" = 1"-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1"-0"



SOUTH ELEVATION – LOOKING NORTH
SCALE: 1/4" = 1"-0"



EAST ELEVATION – LOOKING WEST
SCALE: 1/4" = 1"-0"

SPATIAL SEPARATION CALCULATIONS FOR NORTH ELEVATION
 WALL: 326.98 SQ. FT. = 30.38 m²
 DISTANCE OFFSET: 3.314 m
 MAXIMUM AREA OF GLAZED OPENING 12%
 MAXIMUM AREA ALLOWED: 326.98 SQ. FT. x 12% = 39.24 SQ. FT.
 WINDOWS: 2.0x1.5 = 3.0
 2.5x2.0 = 5.0
 TOTAL GLAZED OPENINGS 8.0 SQ. FT.



NORTH ELEVATION – LOOKING SOUTH
SCALE: 1/4" = 1"-0"

E					
D					
C					
B					
A	REZONING REVISIONS	JAN 19, 2019			
	REVISIONS	DATE			

PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN	
2850 SHAKESPEARE STREET *	VICTORIA, B.C.
LOT 2 PLANS AND ELEVATIONS	DATE SEPT 25, 2018
DWG. No 6 OF 7	REV. A



PROPOSED LOT 2
2850 SHAKESPEARE STREET
EXISTING DWELLING

PROPOSED LOT 1
PROPOSED DWELLING

2856 SHAKESPEARE STREET

STREETSCAPE – SHAKESPEARE STREET

SCALE: 3/16"=1'-0"



1552 MORLEY STREET

STREETSCAPE – MORLEY STREET

SCALE: 3/16"=1'-0"

PROPOSED LOT 2
2850 SHAKESPEARE STREET
EXISTING DWELLING

E		PROPOSED REZONING FOR MR. AND MRS. RAYMOND YAN		
D		2850 SHAKESPEARE STREET * VICTORIA, B.C.		
C				
B				
A	REZONING REVISIONS	JAN 19, 2019	STREETSCAPES	DATE
	REVISIONS	DATE		
				DATE SEPT 25 2018
				DWG. No 7 OF 7
				REV. A