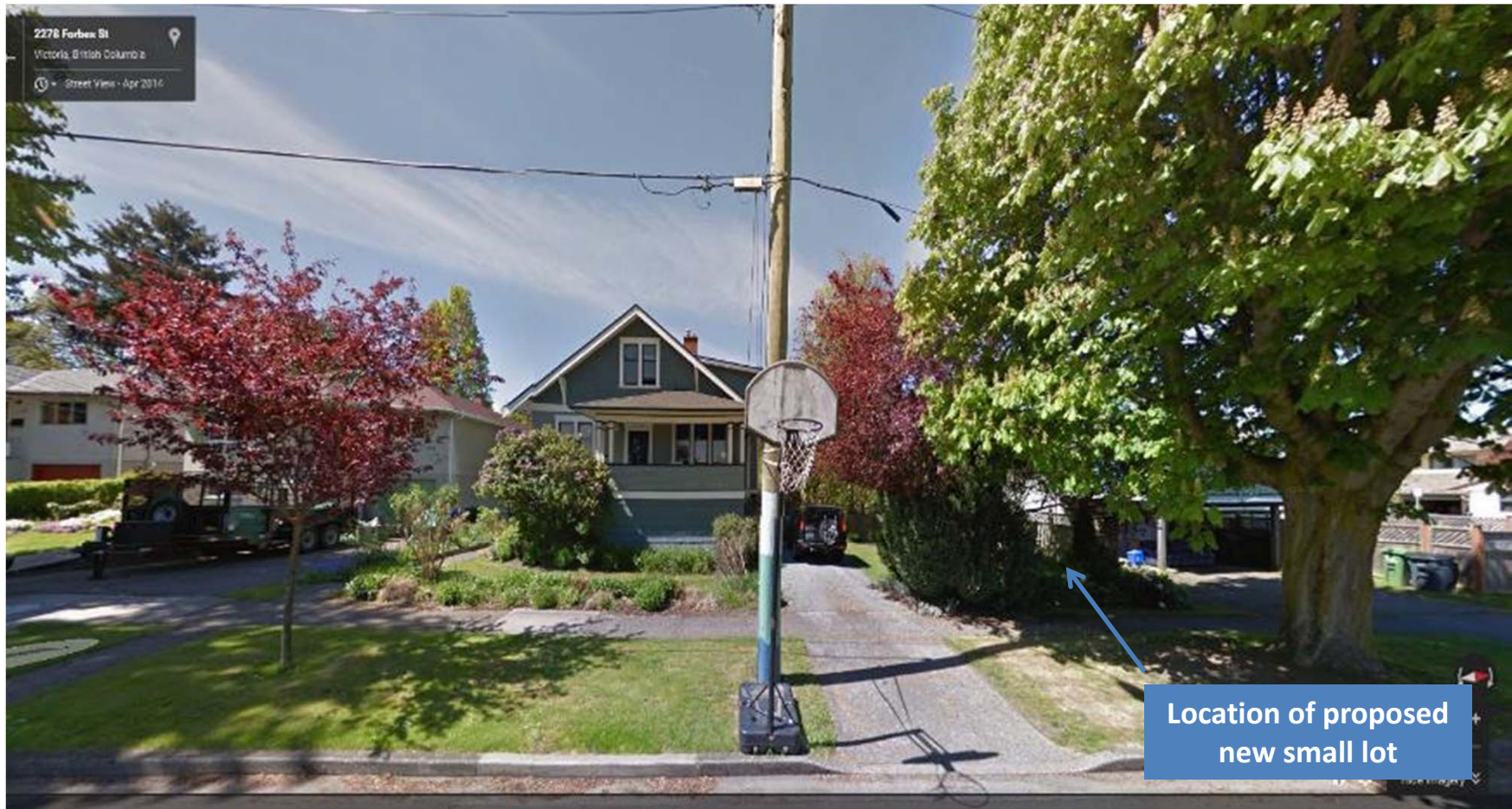
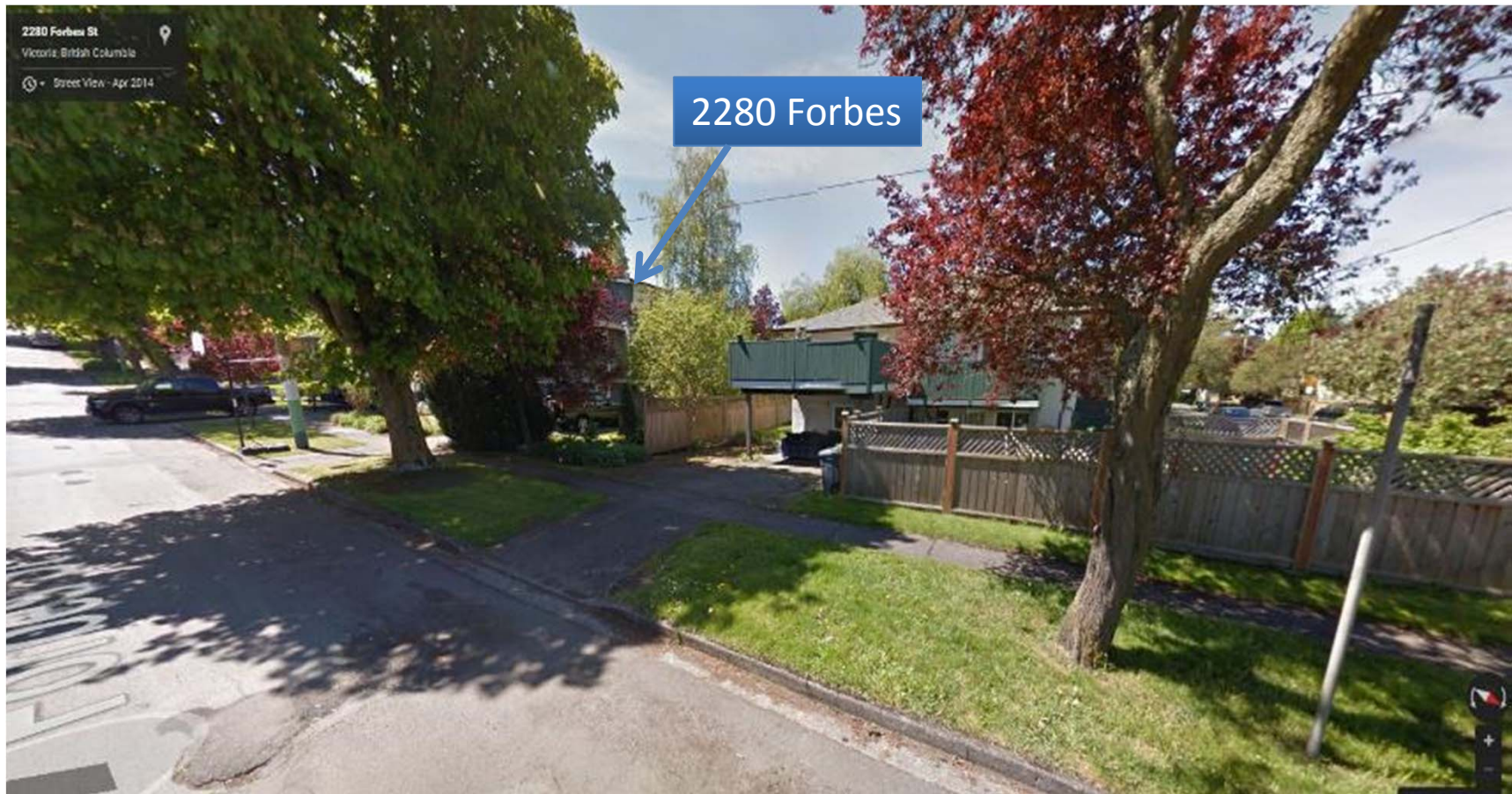






2280 FORBES Street View



**FORBES Street View From
DENMAN Street**



Property to the North



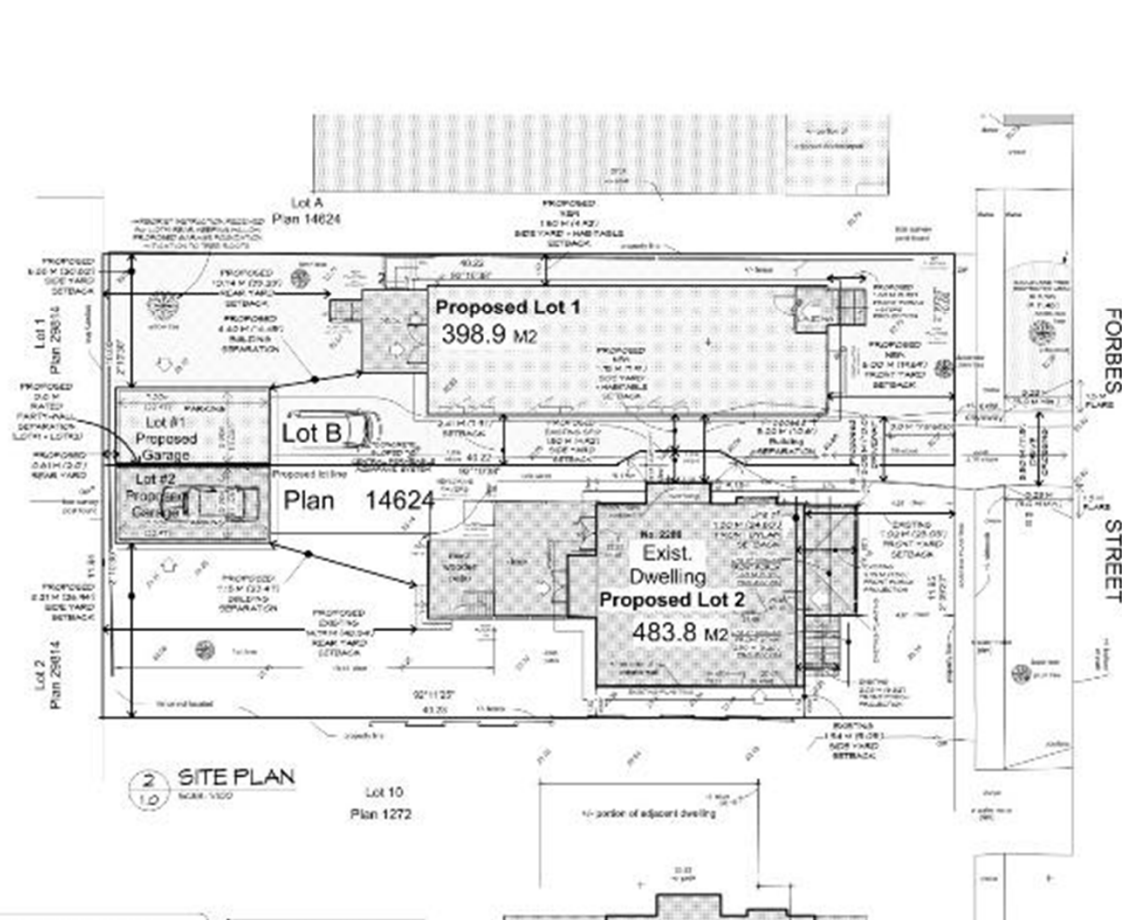
Property to the South



**FORBES Street View From
DENMAN Street
To PUBLIC SCHOOL**



2280 FORBES St. Proposed REZONING



SITE DATA		PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²
SETBACKS	PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²	
FRONT YARD	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
REAR YARD	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SIDE YARD	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
MAXIMUM FLOOR AREA	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SETBACKS	PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²	
FRONT YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
REAR YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SIDE YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
MAXIMUM FLOOR AREA	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SETBACKS	PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²	
FRONT YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
REAR YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SIDE YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
MAXIMUM FLOOR AREA	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SETBACKS	PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²	
FRONT YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
REAR YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SIDE YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
MAXIMUM FLOOR AREA	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SETBACKS	PROPOSED LOT 1 398.9 M ²	PROPOSED LOT 2 483.8 M ²	
FRONT YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
REAR YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
SIDE YARD - SIDE	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")
MAXIMUM FLOOR AREA	11.00 M (36' 0")	11.00 M (36' 0")	11.00 M (36' 0")

B.C. Land Surveyor's
Plan of Proposed Subdivision of:
Lot B, Section 75, Victoria
District, Plan 14624
City address: 2280 Forbes Street
Victoria, B.C.
Phone Number: (250) 363-1712

Glen Mitchell
Land Surveying Inc.
1033 North Park Street
Victoria, B.C.
V8T 1G5
Tel: 250-363-1712
email: glen@mitchellsurvey.ca
B 275 9615-15-4070 (c)

SITE PLAN
Sk 1.0

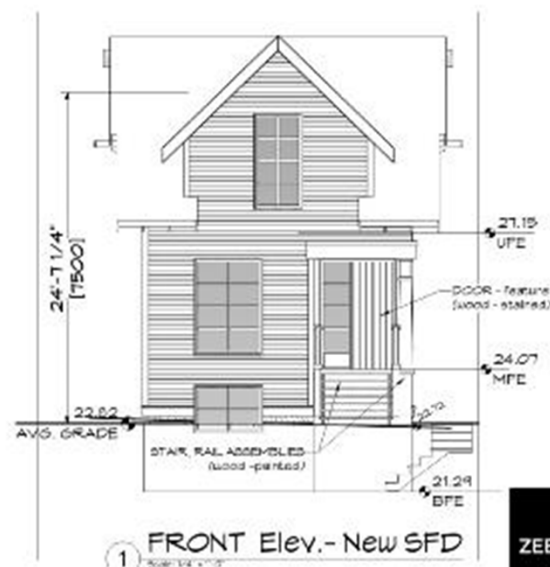
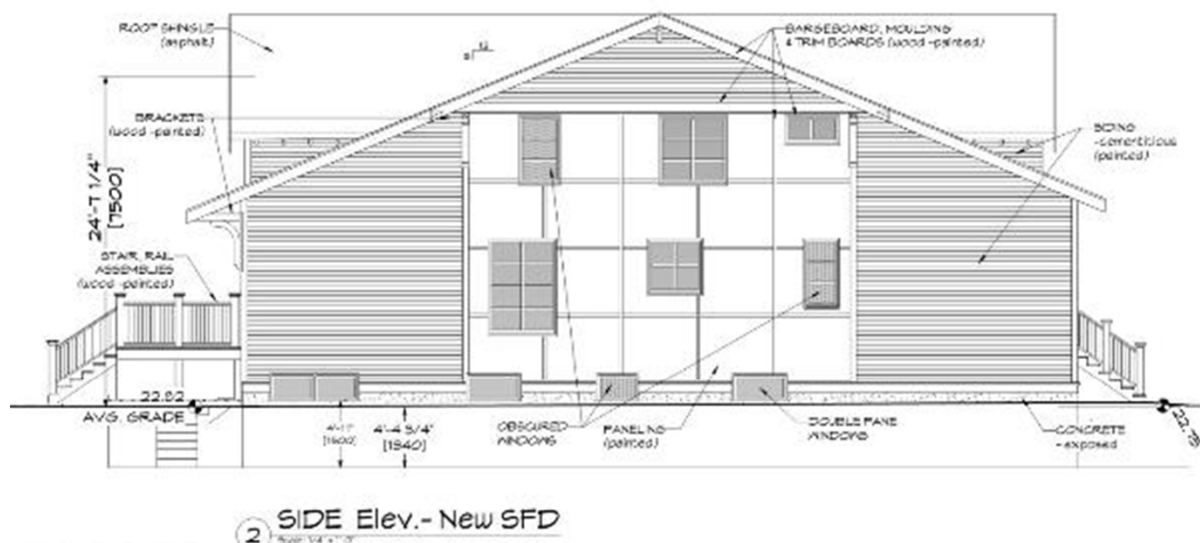
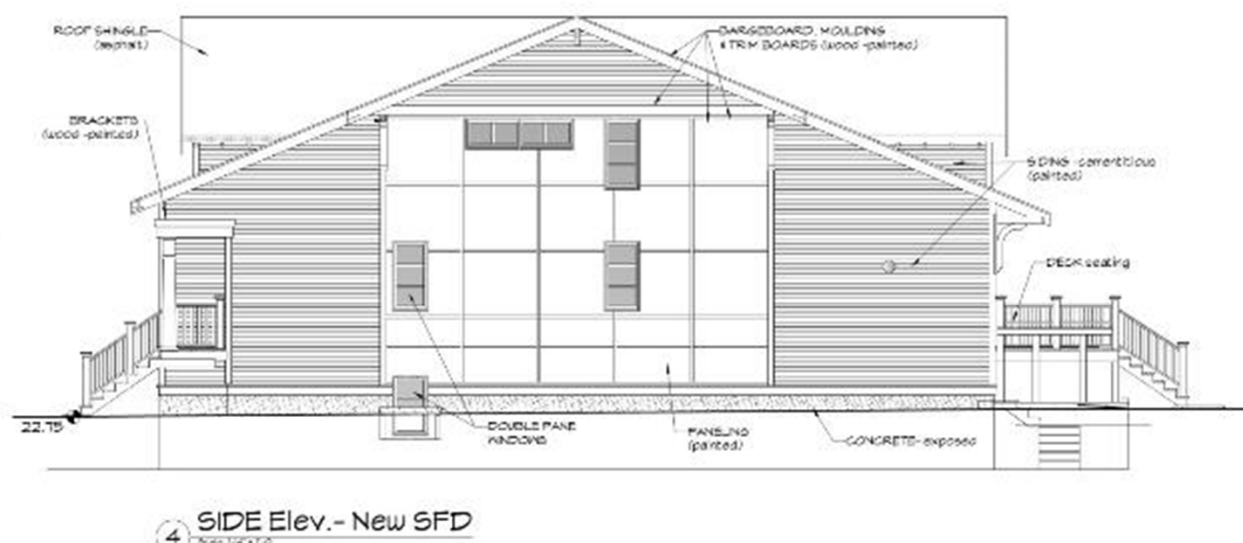
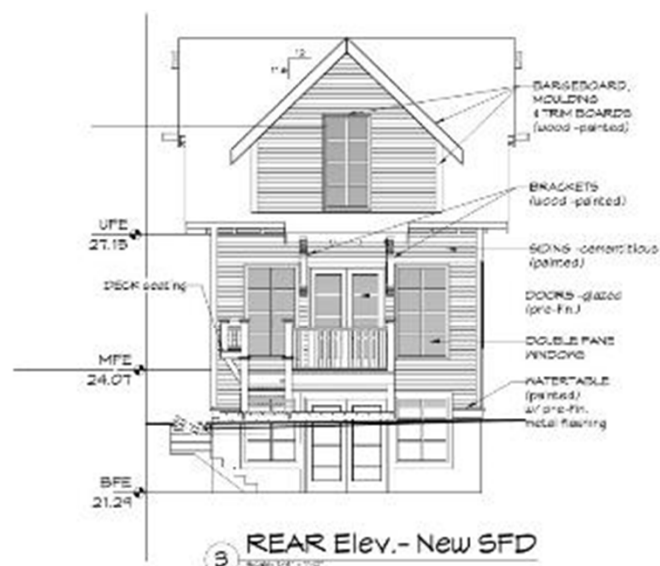
PROPOSED New + Exist. Single Family Dwellings

REVISED JULY 06, 2015

2280 FORBES St. R1-S2/R1-B REZONING



**Development Permit with Variances
Application No. 00480 for 2280 Forbes Street**



ELEVS
Sk 3.1

PROPOSED SINGLE FAMILY HOME

2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015



**PROPOSED NEW
SINGLE FAMILY HOME
Lot # 1
2280 FORBES St.
COLOUR BOARD**



1 2280 FORBES- LOT #1 Colour Board

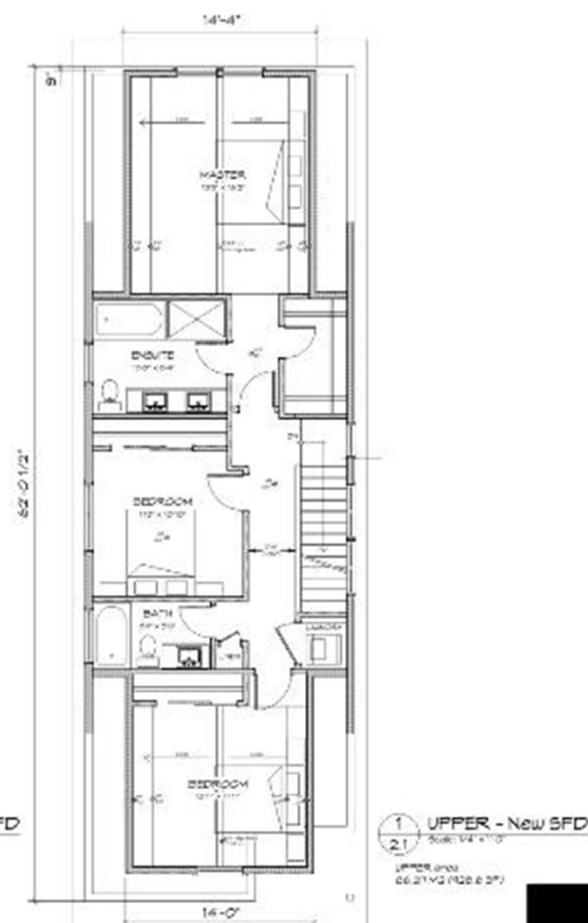
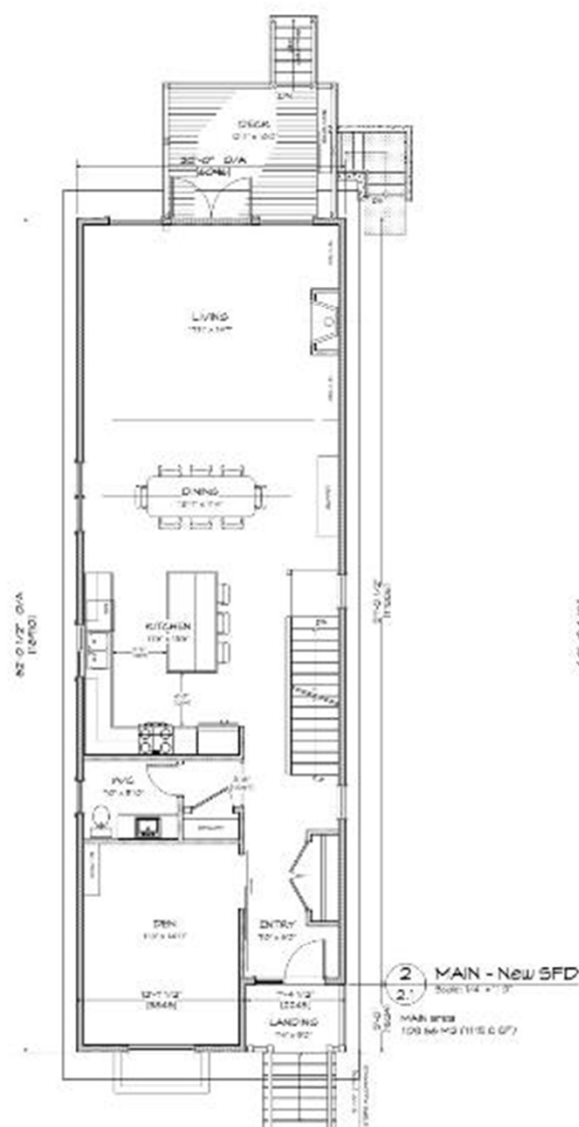
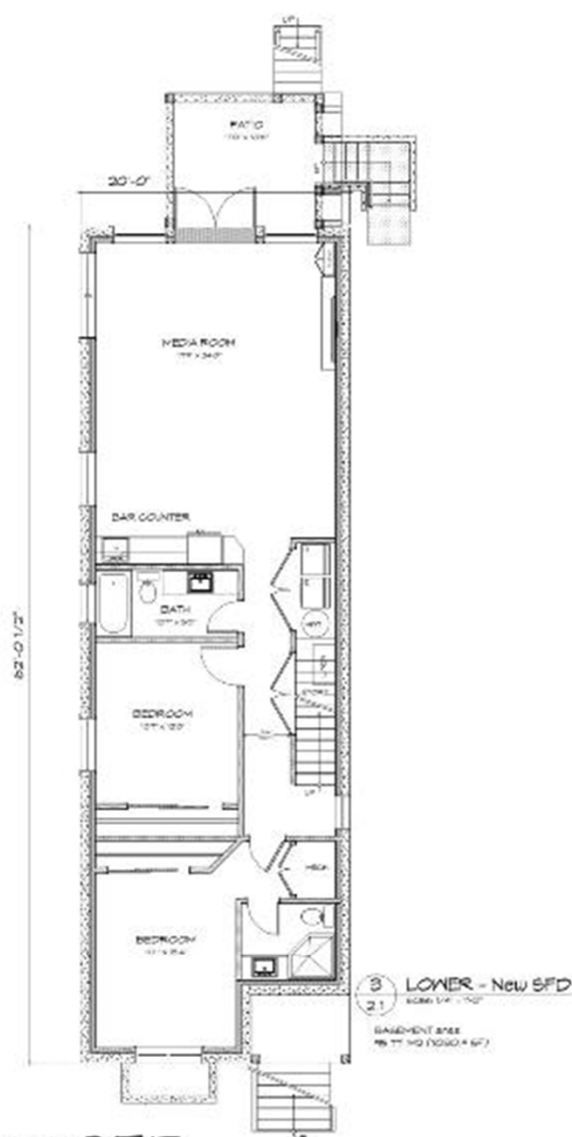
**New SINGLE FAMILY HOME
2280 FORBES St. REZONING**



MARCH 28, 2015

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8N 5S6
Phone: (250) 260-2144
Fax: (250) 560-2118

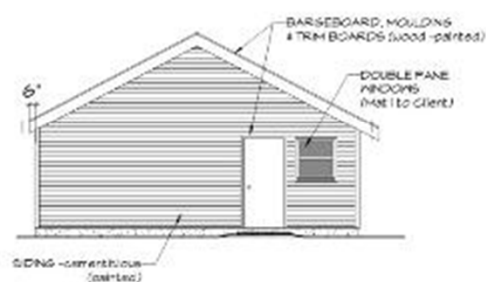


New SFD
Sk 2.1

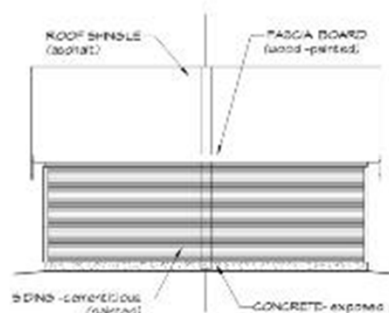
PROPOSED SINGLE FAMILY HOME
2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015

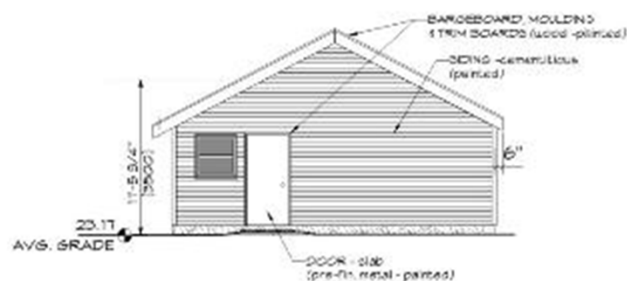




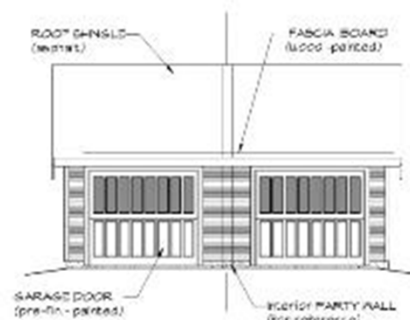
④ SIDE (North) Elev.
Scale: 1/4" = 1'-0"



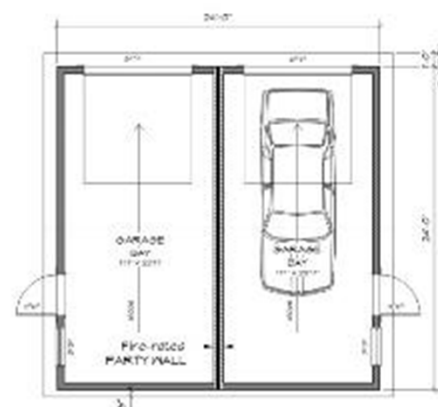
③ REAR (East) Elev.
Scale: 1/4" = 1'-0"



② SIDE (South) Elev.
Scale: 1/4" = 1'-0"



① FRONT (East) Elev.
Scale: 1/4" = 1'-0"



⑤ PLAN - GARAGE
Scale: 1/4" = 1'-0"

GARAGE
Sk 3.2

PROPOSED DUAL PROPERTY USE

2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015





1 STREETScape
Scale: 1/8" = 1'-0"

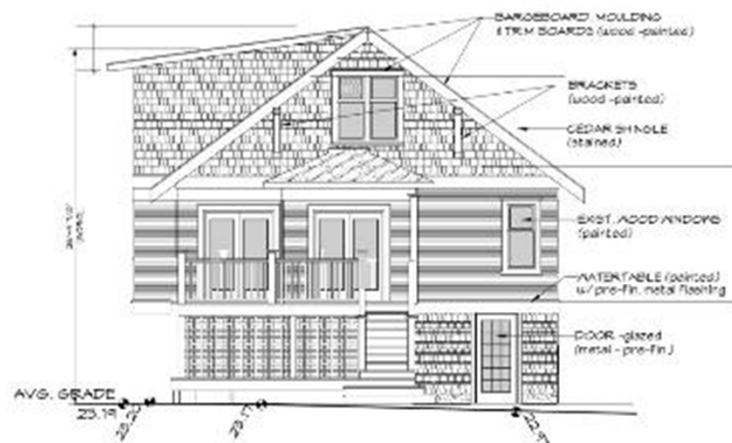
STREETScape Sk 3.3

PROPOSED Exist. + New Single Family Dwellings

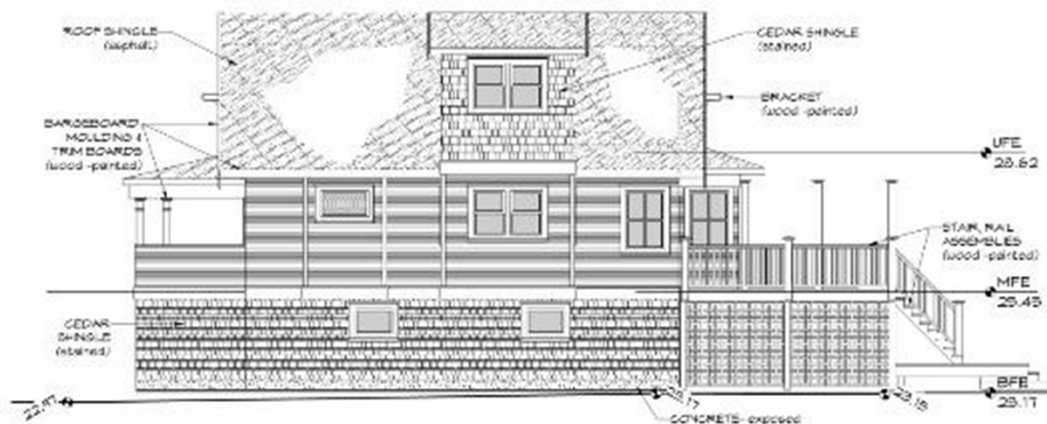
2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015

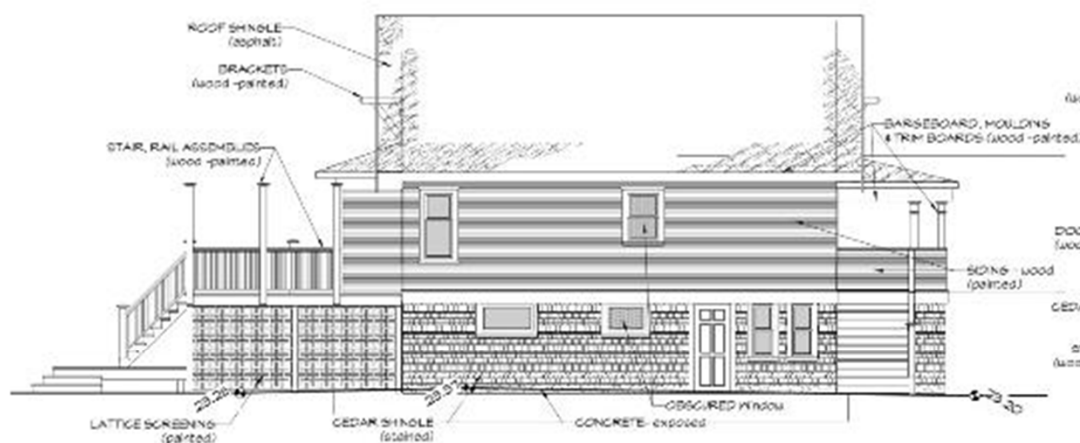




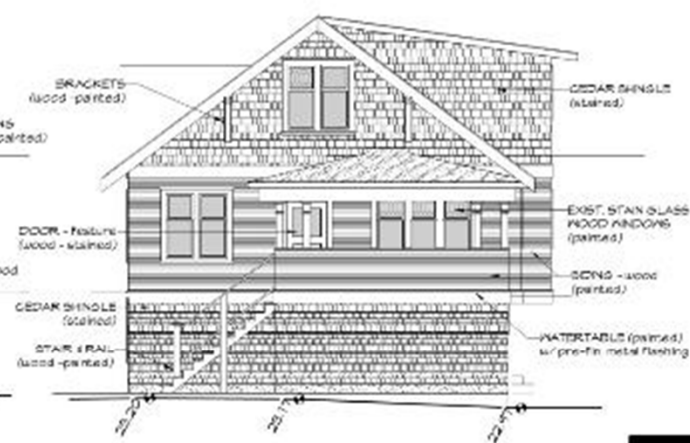
3 REAR Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



4 SIDE Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



2 SIDE Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



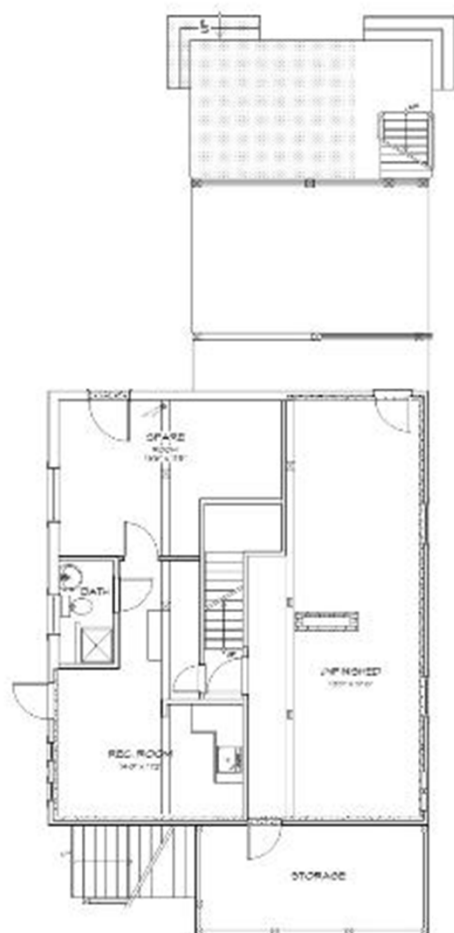
1 FRONT Elev. - Exist. SFD
Scale: 1/4" = 1'-0"

ELEVS
Sk 3.0

Exist. SINGLE FAMILY HOME
2280 FORBES St. R1-S2/R1-B REZONING

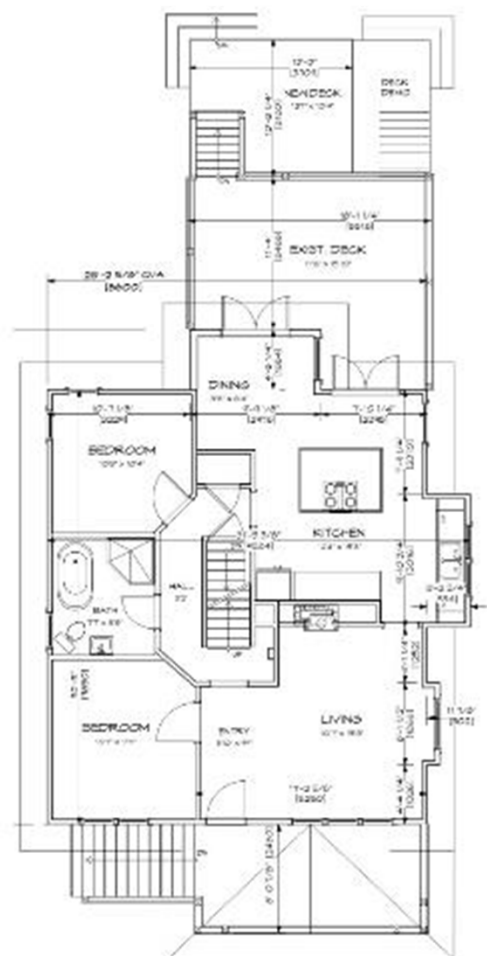
REVISED JULY 06, 2015





3 LOWER - As Built
Scale: 1/4" = 1'-0"

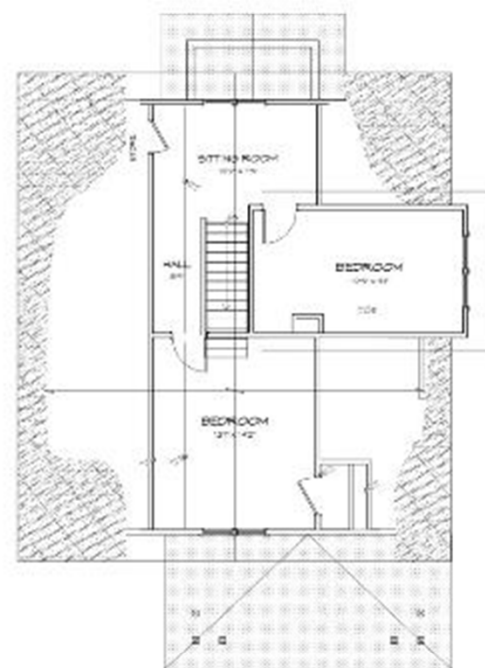
LOWER area 79.02 M²
(850.6 SF)



2 MAIN - Reno
Scale: 1/4" = 1'-0"

MAIN area 87.06 M²
(937.2 SF)

DECKS/PORCH/EXT. STAIRS 53.20 M²
(572.1 SF)



1 UPPER - As Built
Scale: 1/4" = 1'-0"

UPPER area 44.72 M²
(481.4 SF)

Exist. SFD + Reno
Sk 2.0

Exist. SINGLE FAMILY HOME

2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015



**PROPOSED NEW
GARAGE**

Lot # 1 + # 2

2280 FORBES St.

COLOUR BOARD

WINDOWS
'SILVER'
Vinyl Windows



SIDING Cementitious
'GRAY MATTERS- SW 1066'
SHERWIN WILLIAMS



FASCIA + TRIM
'CAVIAR - SW 6990'
SHERWIN WILLIAMS



ASPHALT SHINGLE ROOF
'BLACK OAK'
MAL ARKEY - Northwest XL



WOOD TRIM
'NEBULOUS WHITE - SW 1063'
SHERWIN WILLIAMS



DOORS - WOOD
'CHEERFUL MORN - # 100'
SHERWIN WILLIAMS



1

GARAGE- LOT #1 + #2
- Colour Board

New SHARED GARAGE

2280 FORBES St. REZONING

MARCH 28, 2015

ZEBRADesign



1161 NW 4th AVE
VICTORIA, B.C. V8B 5E6
Phone: (250) 880-2144
Fax: (250) 540-2115