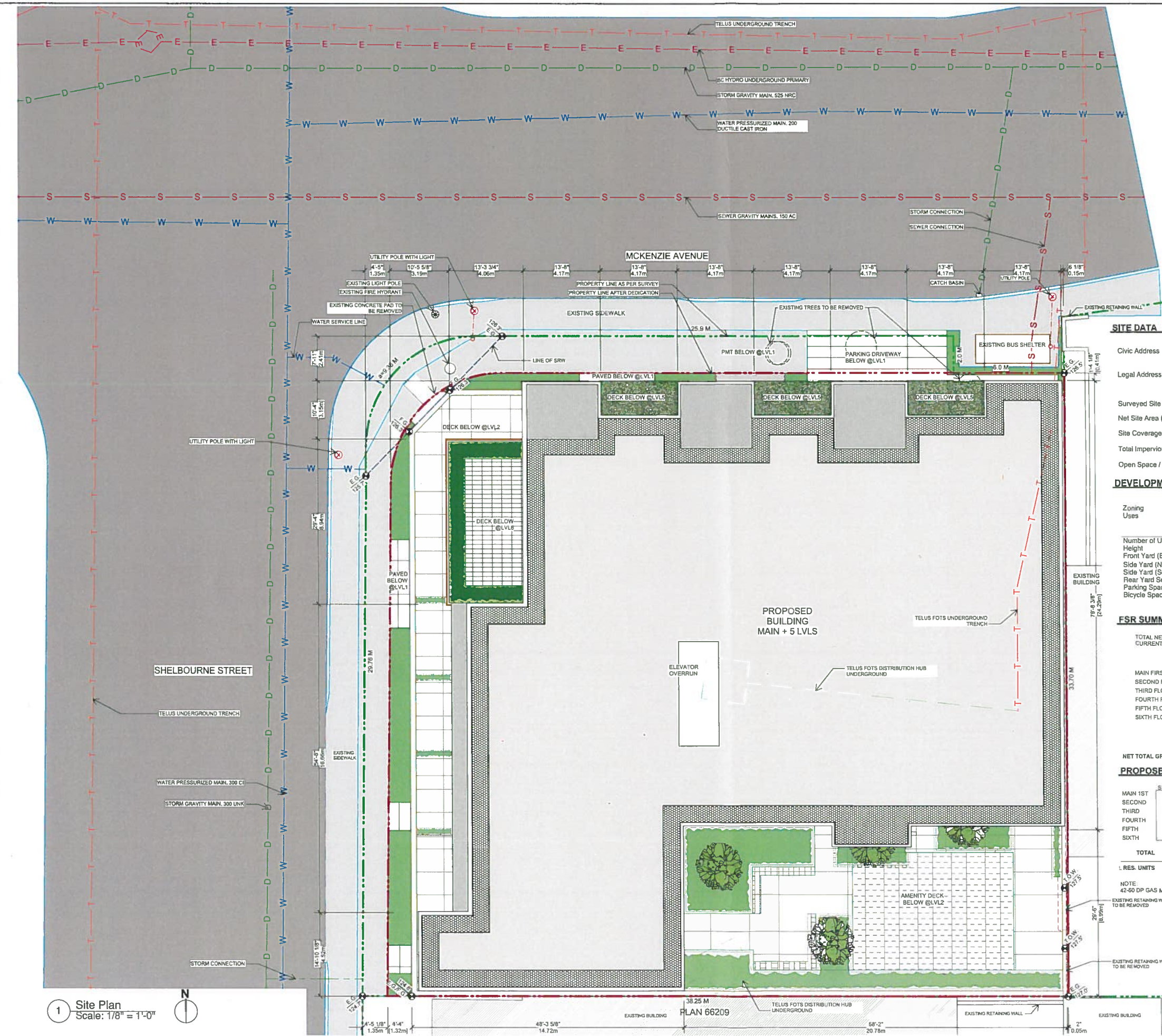


NOTES:  
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 NOT TO BE USED FOR CONSTRUCTION UNLESS PRINTED/CHANGED.  
 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

**UNDERGROUND UTILITIES LEGEND**

- E-E-E- BC HYDRO UNDERGROUND PRIMARY
- D-D-D- STORM GRAVITY MAIN
- S-S-S- SEWER GRAVITY MAINS
- T-T-T- TELUS UNDERGROUND TRENCH
- W-W-W- WATER PRESSURIZED MAINS

\*LOCATION BASED ON BC ONE CALL DATA & DISTRICT OF SAANICH GIS MAP



**SITE DATA**

Civic Address	3949 SHELBOURNE STREET VICTORIA, BC	
Legal Address	PID 003-118-936 (MUNICIPALITY OF SAANICH) LOT 1, SECTION 57, VICTORIA DISTRICT, PLAN 20674 EXCEPT PART IN PLAN 49331	
Surveyed Site Area	14402.1 SQ.FT.	
Net Site Area (after dedications)	13229.4 SQ.FT.	
Site Coverage	12660 SQ.FT.	net site area 95.7%
Total Impervious Surface Area	13207.1 SQ.FT.	net site area 99.8%
Open Space / Total Site Area	1742.1 SQ.FT.	net site area 13.2%

**DEVELOPMENT STATISTICS**

Zoning	C-8 (CD-1 Proposed)	
Uses	Multiple Dwelling	
Number of Units	Existing: 0	Proposed: 78
Height	Existing: -	Proposed: 81'-0"
Front Yard (East)	Existing: -	Proposed: 4'-4" (1.32m)
Side Yard (North)	Existing: -	Proposed: 1'-4" (0.4m)
Side Yard (South)	Existing: -	Proposed: 0" (0.0m)
Rear Yard Setback (West)	Existing: -	Proposed: 2" (0.5m)
Parking Spaces	Existing: 20	Proposed: 117
Bicycle Spaces	Existing: -	Proposed: 78

**FSR SUMMARY**

TOTAL NET SITE AREA	13,229.40 Sq Ft. (After Dedications)	
CURRENT ZONE:	C-8	
	EXISTING	PROPOSED
MAIN FIRST FLOOR	0.00 sq.ft.	12,307.00 sq.ft.
SECOND FLOOR	0.00 sq.ft.	9,187.12 sq.ft.
THIRD FLOOR	0.00 sq.ft.	9,187.12 sq.ft.
FOURTH FLOOR	0.00 sq.ft.	9,187.12 sq.ft.
FIFTH FLOOR	0.00 sq.ft.	9,187.12 sq.ft.
SIXTH FLOOR	0.00 sq.ft.	8,247.00 sq.ft.
TOTAL GROSS FSR	3.85	9.807.00
NET TOTAL GROSS FLOOR AREA	0.00 sq.ft.	48,295.48 sq ft.

**PROPOSED UNIT MAKEUP**

	STUDIO / 1BED UNITS	2BR UNITS	CRU	AMENITY
MAIN 1ST	13	2	2	-
SECOND	14	2	-	-
THIRD	14	2	-	-
FOURTH	14	2	-	-
FIFTH	14	2	-	-
SIXTH	13	2	-	-
<b>TOTAL</b>	<b>68</b>	<b>10</b>	<b>2</b>	<b>1</b>
L. RES. UNITS	78 (87% STUDIO, 13% 2BR)			

NOTE:  
 42-60 DP GAS MAINS RUNS SOUTH ALONG GARNET ROAD

**SH A** STUART HOWARD ARCHITECTS INC.  
 MEMBERS AIBC - RAIC - AIA  
 455 - 725 West 28 Avenue  
 phone - 604.686.5389  
 Victoria B.C. V8T 1J6  
 fax - 604.686.5398

Project Title:  
**3949 Shelbourne St.**

Site Plan:  
**3949 Shelbourne St.**  
 Victoria, B.C.

**RECEIVED**  
 DEC 28 2017  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

Designed By	Checked By	Scale	As Noted
Drawn By	Approved By	Scale	As Noted
Printed By	Checked By	Scale	As Noted
Project ID	217-28	Scale	As Noted

1 Site Plan  
 Scale: 1/8" = 1'-0"

File name: 2017.12.19.3949 Shelbourne connex.vbx