

BC Land Surveyors Site Plan of
4024, 4028, 4030, 4032 & 4036 Shelbourne Street

Development Site Area = 3756 m²
(after proposed road & path dedication)

Scale - 1:200
All distances shown are in metres
The intended print size is 18" by 24"
Tree diameters are in centimetres

Geodetic elevations shown (in Metres) - see note

1:5000 indicies tagged by Tabbot Mackenzie & Associates

Contours indicated were derived by terrain modeling. Critical elevations must be verified on site

4024 Shelbourne Street
Legal - Lot B, Section 55, Victoria District
Plan VIP53405
Parcel Identifier 017-561-361
The following non-financial charge is shown on the current title and may affect the property - EE135918 - Easement

4028 Shelbourne Street
Legal - Lot A, Section 55, Victoria District
Plan VIP53405
Parcel Identifier 017-561-353
The following non-financial charge is shown on the current title and may affect the property - EE135917 - Easement
EE135919 - Covenant

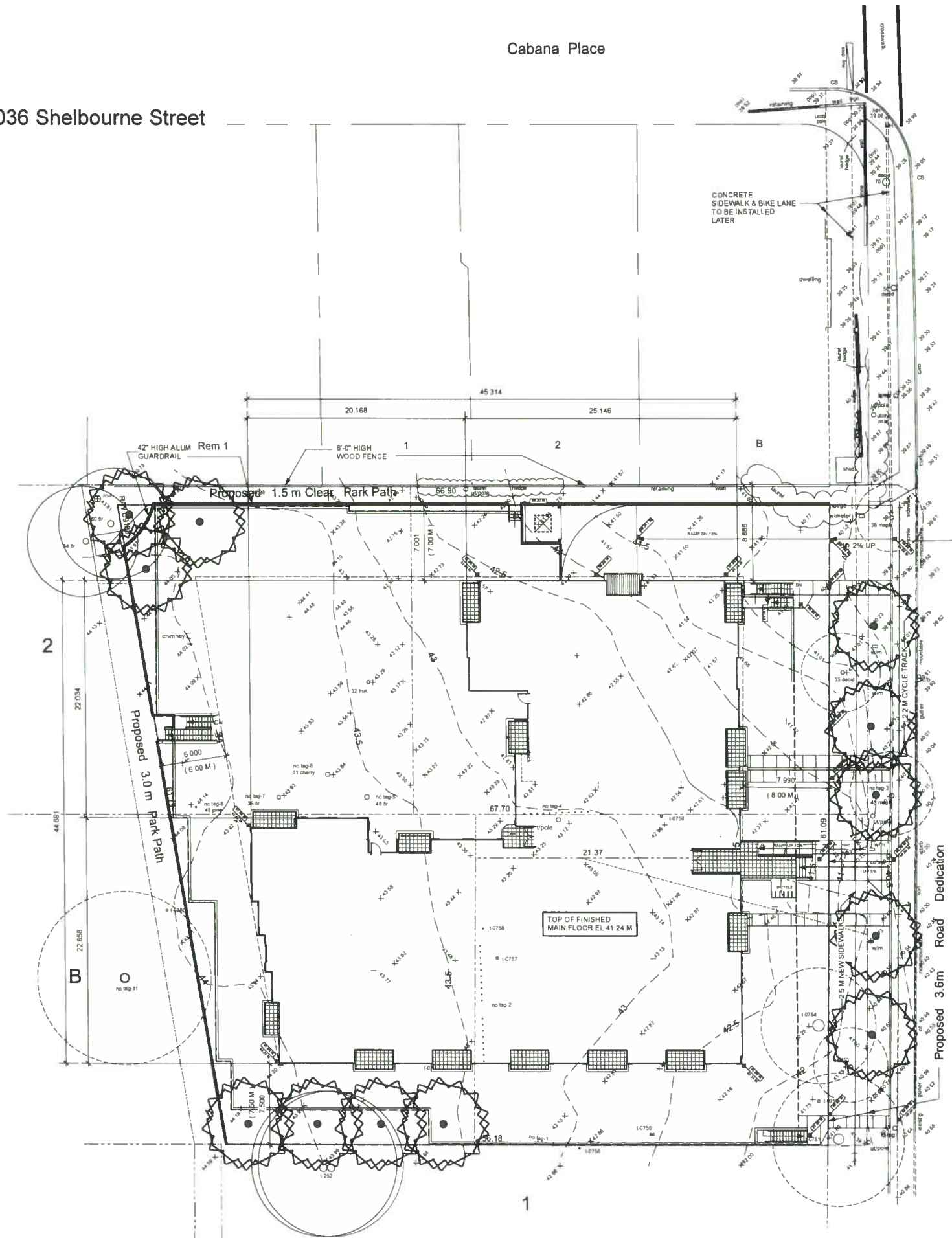
4030 Shelbourne Street
Legal - Strata Lot A, Section 55, Victoria District
Strata Plan VIS2957
Parcel Identifier 018-508-529
The following non-financial charge is shown on the current title and may affect the property - EG151416 - Easement

4032 Shelbourne Street
Legal - Strata Lot B, Section 55, Victoria District
Strata Plan VIS2957
Parcel Identifier 018-508-511

4036 Shelbourne Street
Legal - Lot 1, Section 55, Victoria District
Plan 46684
Parcel Identifier 010-906-592
The following non-financial charges are shown on the current title and may affect the property - D9183 - Right of Way
EB35902 - Easement
EB35903 - Easement
EB51910 - Restrictive Covenant
EB75227 - Covenant

November 5, 2014
File - 11787 S-2 (58)
POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

1 SITE PLAN
A-1 Scale: 1:200



Cabana Place



Shelbourne Street

DESIGN DATA:

LEGAL - LOT A & B, SECTION 55, BLOCK 6, VICTORIA DISTRICT,
PLAN VIP53405, STRATA LOT A, SECTION 55, VICTORIA DISTRICT,
STRATA PLAN VIS2957 AND LOT 1, SECTION 55, PLAN 46684
CIVIC ADDRESS - 4024, 4028, 4030, 4032 & 4036 SHELBOURNE STREET,
VICTORIA, B.C.
ZONING - PRESENT ZONE = RS - 6
PROPOSED ZONE = RA - 8
TOTAL SITE AREA - 4 134.845 SQ. M. (44 508 557 SQ. FT.)
AREA OF ROAD WIDENING AND PATH DEDICATION = 532.04 SQ. M.
REMAINING SITE AREA - 3 602.80 SQ. M. (38 781.037 SQ. FT.)

PROPOSED GROSS FLOOR AREA - 6 156.63 SQ. M. (66 271.65 SQ. FT.)
F.S.R. PROPOSED - 1.70
SITE COVERAGE - 1 393.77 SQ. M. (15 002.98 SQ. FT.) 38.68 %
SETBACKS AFTER DEDICATED LANDS
FRONT = 8.0 M
SIDE (SOUTH) = 7.5 M, SIDE (NORTH) = 7.0 M
REAR = 6.0 M

MAX. PROJECTION INTO SETBACKS = 0.6 M
TOTAL NO. OF UNITS = 68
PARKING - 82 CARS (68 x 1.2 = 81.6)
(INCLUDES 2 HC STALL, 53 FULL SIZE & 27 SMALL CAR)
BICYCLES - CLASS 1 = 68 BIKES CAGES
& 6 BIKE RACKS AT ENTRANCES
MAX. BLDG. HEIGHT PROVIDED = 14.774 M (SEE A-401)

HEIGHT CALCUTATIONS

AVERAGE EXISTING GRADE
(43.90 + 44.20 + 42.25 + 41.15 + 42.60) / 5 = 42.82 M

CODE ANALYSIS :

REFERENCE - BRITISH COLUMBIA BUILDING CODE 2012 - 3.2.2.50
USE AND OCCUPANCY - RESIDENTIAL GROUP - 'C'
NO. OF STOREYS - 5 + BASEMENT PARKING LEVEL
CONSTRUCTION - COMBUSTIBLE
SPRINKLERS - NFPA 13
STREET FACING - 1
BUILDING AREA - 15 002.98 SQ. FT. (1 393.77 SQ. M.)
FIRE SEPARATIONS - ROOF - NO
FLOORS - 2ND TO 5TH = 1 HR
1ST OVER BASEMENT = 2 HRS
WALLS - VERTICAL SERVICE SPACE = 1 HR
LOADBEARING WALLS & COLUMNS = 1 HR
MAX. TRAVEL DISTANCE - RESIDENTIAL = 30 M
BASEMENT PARKING = 45 M

GENERAL NOTES

- 1 ALL SURVEY INFORMATION AND EXISTING CONDITIONS ARE TAKEN FROM THE SURVEY PLAN PROVIDED BY POWELL & ASSOCIATES. BC LAND SURVORS
- 2 REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, FENCE, PLANTERS, ROCK WALLS, PLAY AREA & PATIO'S EXTERIAL SURFACE FINISHES



LEGEND:
 FINISHED GRADE
 EXISTING GRADE

ISSUED FOR	DATE	REVISION
PLANNING DEPT REVIEW	NOV 15 2013	
REZONING / DP APPLICATION	JUNE 11 2015	
REZONING / DP APPLICATION	DEC 15 2015	
AS PER PLANNING DEPT	APR 14 2016	
1.5M CLEAR PATH ON NORTH PL	JUNE 22 2016	
AS PER ADP	OCT 5 2016	

NOTE
This is a copyright drawing and shall not be reproduced or revised without written permission and must be returned at completion of work or upon request. The contractor shall check and verify all dimensions and report all errors and omissions to the architect. Drawings must not be used for construction purposes until so approved.

MISRA ARCHITECT LTD.
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THE AFFINITY
PROPOSED RESIDENTIAL
DEVELOPMENT
ON
4024 - 4036 SHELBOURNE ST.
VICTORIA, B.C.
FOR KANG & GILL CONSTRUCTION LTD.
SCALE AS NOTED
DEC 10, 2015
DRAWN
PKM

PROJECT NO. 14:09
A-101