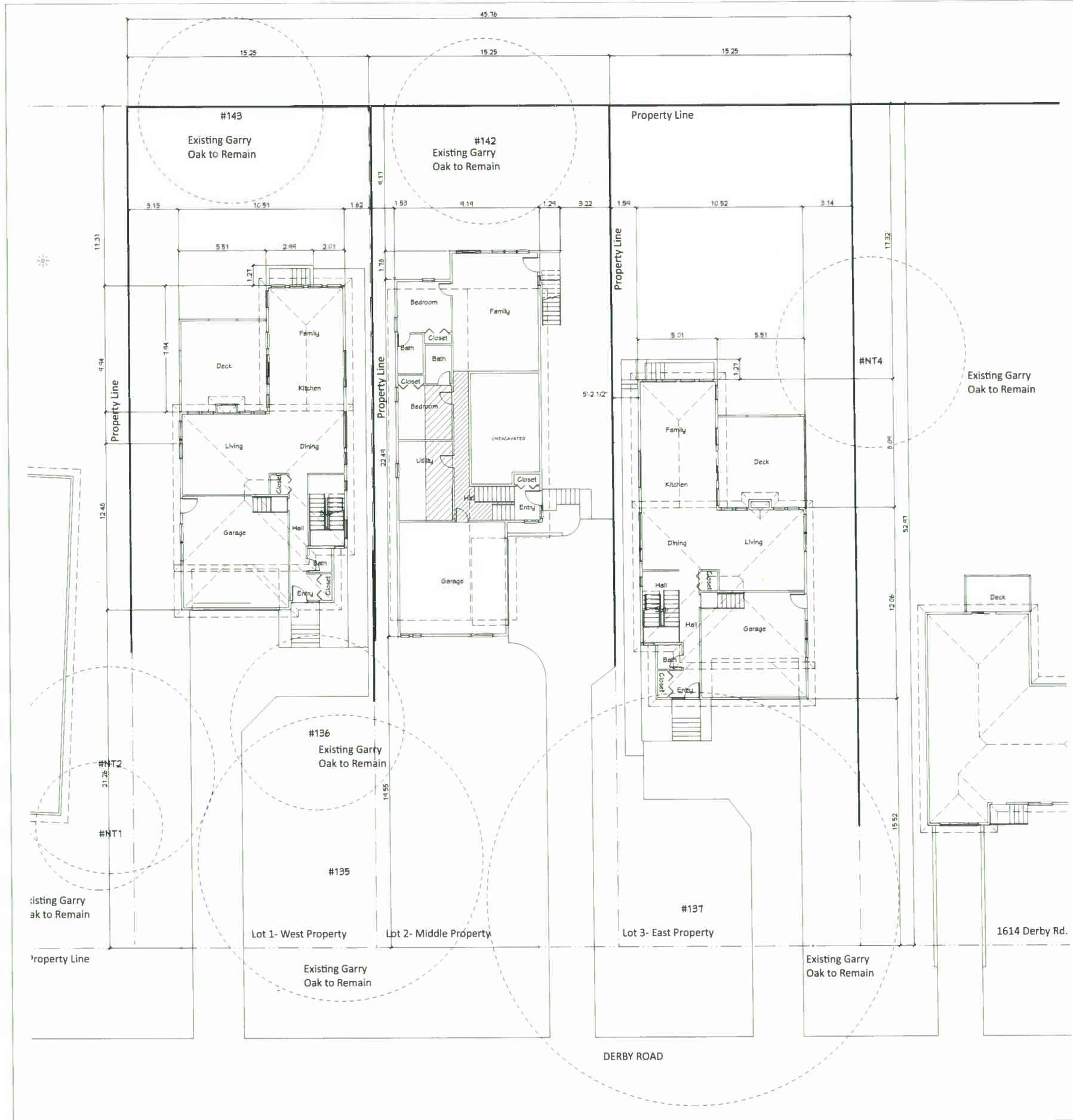


1604 Derby Rd.



General Information				
Municipal Address	1604 Derby Road, Victoria B C			
Legal Description	Lot D, Block 1, Section 37, Victoria District, Plan 1722, Except Part in Plan 10094			
Owner	Robert Swart and Pranlyoti Mangat			
Owner's Address	806 10045-118 St. NW Edmonton, AB T5K 2K2			
Contact Information	Email: swartr@shaw.ca Cell (780) 932-1562			
Agent	Kors Development Services Inc.			
Contact Information	denise@korsdevelopment.com (250) 743-8700			
Zoning Bylaw Summary				
	Bylaw Req't	Lot 1	Lot 2	Lot 3
Building Description and Use		Single Family Residential		
Zoning		R6		
Site				
Site Area (Sq. m.)	560 Min.	808	808	808
Lot Width (m)	16	15.25	15.25	15.25
Lot Depth (m)	27.5	52.98	52.98	52.98
Lot Coverage (Including the garage)	40% Max.	21%	25%	20%
Floor Space Ratio	0.5 Max.	404	404	404
Building Area				
Gross Floor Area (Sq. M.)	310 Max.	309.8	274.5	309.4
Gross Floor Area (Non Basement)	248 Max.	220.1	245.5	220.1
Basement		89.7	29.0	89.3
Main Floor		120.0	92.5	120.0
Second Floor		100.1	153.0	100.1
Garage (Not included in GFA)	50 Max.	46.6	49.0	45.4
Lot Coverage (Including the garage)	323.2 Max.	166.7	203.6	165.5
Building Height				
Grade at Building (Geodetic)		40.31	40.24	39.61
Max. Bldg. Height (Roof Slope ≥ 4:12)	7.5 Max.	7.46		7.48
Max. Bldg. Height (Roof Slope < 4:12)	6.5 Max.		6.00	
Building Height (Geodetic)		47.77	46.24	47.09

Limiting Distance Calculations (For walls with Unprotected Openings)					
Description	Wall Area	Window Area	Percentage Openings	Limiting Distance	Allowable Openings
East Property					
West Wall	104.9	6.9	7%	1.6	7%
East Wall					
South Segment	79.7	6.2	8%	3.1	9.61 sq m
North Segment	30.4	10.8	35%	8.6	74 sq m
North Wall	61.8	17.4	28%	17.3	100%
South Wall	61.8	20.4	33%	15.5	100%
Middle Property					
East Wall	111.6	13.6	12%	4.5	20.25 sq m
West Wall	142.0	8.8	6%	1.6	7%
North Wall	64.0	32.4	51%	19.6	100%
South Wall	64.0	25.6	40%	9.2	84.6 sq m
West Property					
West Wall					
North Segment	79.7	6.2	8%	3.1	9.61 sq m
South Segment	30.4	10.8	35%	8.6	74 sq m
East Wall	104.9	6.9	7%	1.6	7%
North Wall	61.8	17.4	0.3	11.3	84%
South Wall	61.8	20.4	0.3	21.3	100%

Allowable opens as permitted under Table 9.10.15.4 or the square of the limiting distance

NO.	DESCRIPTION	BY	DATE



PROJECT DESCRIPTION:
1604 DERBY ROAD
RESIDENTIAL SUBDIVISION

SHEET TITLE:
SITE PLAN

DATE: 18.02.16
SCALE: 3/32" = 1'-0" (1:125)

SHEET:
A-2