

B. C. LAND SURVEYOR'S SITE PLAN OF:
LOT 4, SECTION 40, VICTORIA DISTRICT, PLAN VIP85857

SCALE = 1:100



All distances are in metres and decimals thereof

LEGEND

Elevations are geodetic based on District of Central Saanich Integrated Survey Monument 7996112 (later = 49 5446)
 Contours are descriptive, and only accurate to 1/2 interval
 Grade shot are taken at the point marked x, grade shots at a curb line are in gutter

Tree bases and canopies approximately to scale
 Where tree location is critical, tree species and canopy should be confirmed by qualified arborist

LOT INFORMATION:

CIVIC ADDRESS	1811 EMERY PLACE
CURRENT ZONING	RS-4
PROPOSED ZONING	RD-1
TOTAL LOT AREA	1276.70 sq m
ALLOWABLE LOT COVERAGE	30%
EXISTING LOT COVERAGE	383.01 sq m
PROPOSED LOT COVERAGE	127.91 sq m
ALLOWABLE FSR(R)	19.49%
EXISTING FSR(R)	30.00%
PROPOSED FSR(R)	18.95%
ALLOWABLE NON BASEMENT	638.35 sq m X 7
EXISTING NON BASEMENT	341.99 sq m
PROPOSED NON BASEMENT	473.94 sq m
ALLOWABLE HEIGHT	7.50 M
PROPOSED HEIGHT	6.17 M
Average	6.17 M
Lowest average	6.17 M

ELEVATIONS:

UPPER FLOOR	52.54 M
MAIN FLOOR	
Existing	49.80 M
New	49.80 M
AVERAGE GRADE	49.94 M
AVERAGE LOWEST GRADE	49.73 M

PLAN

6

PLAN VIP85857

LOT 3
11.16

LOT 4
1276.7 m²

EMERY PLACE

LOT 8 - PLAN 15615



RECEIVED
 JUL 12 2018
 PLANNING DEPT.
 DISTRICT OF SAANICH

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CERTIFIED CORRECT
 on the 1st day of October, 2017

Bredley W. Cunin, BCLS
 188-1-5P

FILE: 9584-41
 CONSULT: 2017-02-25
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PLAN 15883

PLAN 30792

PLAN VIP52525

TRO415

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