

**Proposed Subdivision Plan Of
Lot A, Plan 16147, and Lot 1, Plan 49286,
all in Section 32, Victoria District.**



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PROJECT DATA TABLE:

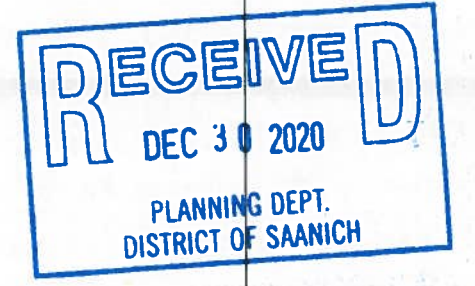
Address:	Judge Place
Legal description:	Lot A, Plan 16147, and Lot 1, Plan 49286, all in Section 32, Victoria District
Scope of work:	Subdivision / New single-family dwelling
Lot Size:	1002.12 m ²
Proposed house footprint:	868.17 m ² excluding porches 170.1 m ² - 20.83%
Setbacks:	
Front yard (south setback):	7.70 m (min 7.5m)
Front yard (north) setback:	7.30 m (min 7.5m)
Interior side yard (west) setback:	4.43 m (min 1.5m)
Interior side yard (east) setback:	4.5 m (min 3.5m)
Height:	
Average grade:	58.324 m
Mid Floor Height:	8.24 m
Lowest wall:	55.395 m
Single Face Height:	7.17 m
Floor Area:	
Main floor area:	82.1 m ²
Upper floor area:	165.77 m ²
Total non-basement floor area:	247.87 m ² (max 247.85 m ²)
Basement floor area:	47.86 m ²
Total floor area:	295.73 m ² (max 310.02 m ²)
Garage floor area:	48.86 m ²

AVERAGE GRADE:

A = 57.92	
B = 56.18	
C = 62.75	
D = 58.93	
E = 57.86	
= 288.825 = 58.324	

LOWEST WALL:

D = 58.93	
E = 57.86	
= 116.792 = 58.385	



**SITE PLAN
1 : 150**

No.	Date	Author	Project Name
Aspire Custom Designs 1148 Duke Street Victoria BC Canada V8P 1S8 Website / Email: 250-616-1888			
JUDGE PLACE NEW HOUSE			
SITE PLAN / DATA SHEET			
Sheet: 0010-11			
L. Suter 1/2" = 1' or as noted			
L. Suter A1.1			
Date: 02/20/20 11 Sheets			