

Application Project Data Table New Home Construction

1542 Athlone Drive_Saanich (Legal Plan 4930)

Lot Size
Zone 783 m² (8428.14 sf)
RS-10

Lot Coverage
Principle residence 244.38 m² (2630.48 ft²)
Accessory building(s) N/A
Total lot coverage 244.38 m² (2518.92 ft²) / 31.21%
Based on Proposed Site 783sm

Setbacks
Front lot line setback 7.52 m (24'-6")
Rear lot line setback 7.55 m (24'-7")
Combined front and rear setback 15.07 m (49'-4")
Interior side lot line setback (West) 3.37 m (11'-0")
Interior side lot line setback (East) 3.00 m (9'-8")
Combined sideyard setback 6.37 m (20'-8")

Height
Average grade 71.12 m
Highest sloped roof height 6.86 m (24'-4")
Highest flat roof height N/A

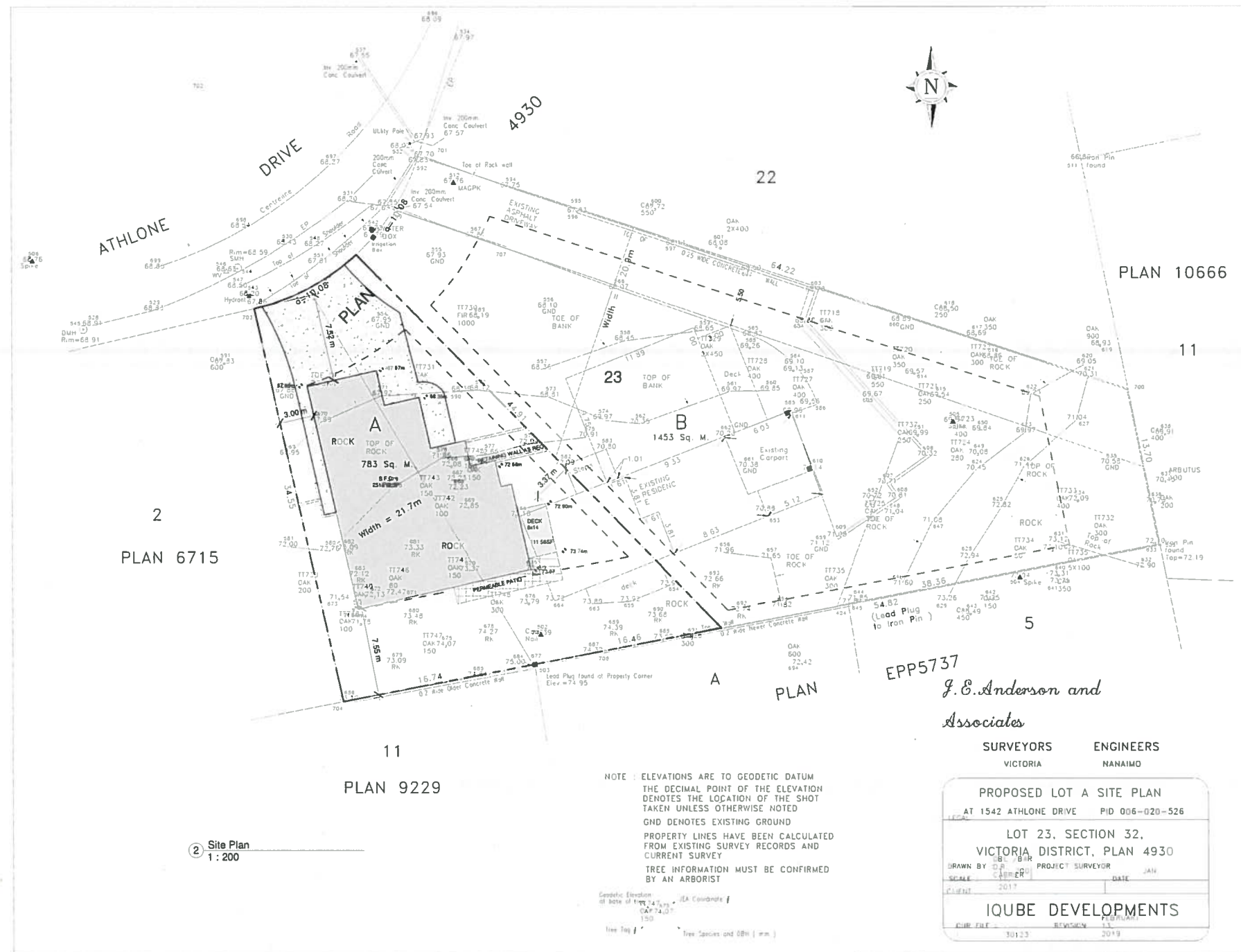
Single Face Height
Average grade lowest outer most wall 67.9 m
Single face height 7.49 m (24'-6")

Floor Area
Upper floor area 62.91 m² (677.71 ft²)
Main floor area 220.50 m² (2373.45 ft²)
Lower floor area 49.35 m² (531.18 ft²)
Garage 65.67 m² (706.92 ft²)
Garage exemption 50.00 m² (538.20 ft²)
Total gross floor area 350.16 m² (3769.09 ft²)
Basement area 49.35 m² (531.18 ft²)
Total non-basement area 316.44 m² (3406.13 ft²)

Secondary suite floor area (incl. above) 51.79m² (557.55 ft²)

Variances required * NO

67.88+67.97+68.36+72.66+72.90+73.74+73.97+71.54=569.02/8= 71.12m



② Site Plan
1 : 200

NOTE : ELEVATIONS ARE TO GEODETIC DATUM
THE DECIMAL POINT OF THE ELEVATION
DENOTES THE LOCATION OF THE SHOT
TAKEN UNLESS OTHERWISE NOTED
GND DENOTES EXISTING GROUND
PROPERTY LINES HAVE BEEN CALCULATED
FROM EXISTING SURVEY RECORDS AND
CURRENT SURVEY
TREE INFORMATION MUST BE CONFIRMED
BY AN ARBORIST

Geodetic Elevation: OAK Coordinates
at base of rock: OAK 74.07
150
Tree Tag # Tree Species and DBH (mm.)

PROPOSED LOT A SITE PLAN
AT 1542 ATHLONE DRIVE PID 006-020-526

LOT 23, SECTION 32,
VICTORIA DISTRICT, PLAN 4930

DRAWN BY: [Signature] PROJECT SURVEYOR
SCALE: 1:200 DATE: JAN
CLIENT: IQUBE DEVELOPMENTS

CHEG FILE: 30123 REVISION: 1.1

EPP5737
J. E. Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

fenestration
canada
victoria, bc

product height 10 inches rough texture type *

project notes
85-1542 Athlone Drive, Victoria, Saanich, BC

performance requirements
minimum performance grade (PG) 25
minimum positive design pressure 1200 Pa
minimum negative design pressure 1200 Pa
minimum wind penetration class pressure 50 Pa
intermittent operation of windows and doors

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JUN 13 2019
PLANNING DEPT.
DISTRICT OF SAANICH

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Revision Number	Revision Description	Revision Date

Proposed Residence for:
iQube Developments
1542 Athlone Ave, Victoria, BC, Lot B

DATE: APR 2019
DRAWN BY: AMS
JOB #: A16-***
SHEET:
A1
SHEET A1 OA1