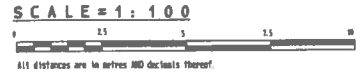


**B. C. LAND SURVEYOR'S SITE PLAN OF:**  
**LOT 4, SECTION 40, VICTORIA DISTRICT, PLAN VIP85857**



**LEGEND**

Elevations are geodetic based on District of Central Saanich  
 Interpreted Survey Monument 7906112 (elev. = 69.564m)  
 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-6
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(N)	19.45%
EXISTING FSR(N)	248.87 sq.m
PROPOSED FSR(N)	638.35 sq.m
ALLOWABLE NON BASEMENT	50.00%
EXISTING NON BASEMENT	241.99 sq.m
PROPOSED NON BASEMENT	473.94 sq.m
ALLOWABLE HEIGHT	18.95%
EXISTING HEIGHT	241.99 sq.m
PROPOSED HEIGHT	473.94 sq.m
AVERAGE	37.12%
LOWEST AVERAGE	473.94 sq.m
	7.50 M
	6.17 M
	6.27 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



**RECEIVED**  
 APR 06 2018  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

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**CERTIFIED CORRECT**  
 on the 1st day of October, 2007.

Bradley W. Curwin, BCLS

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