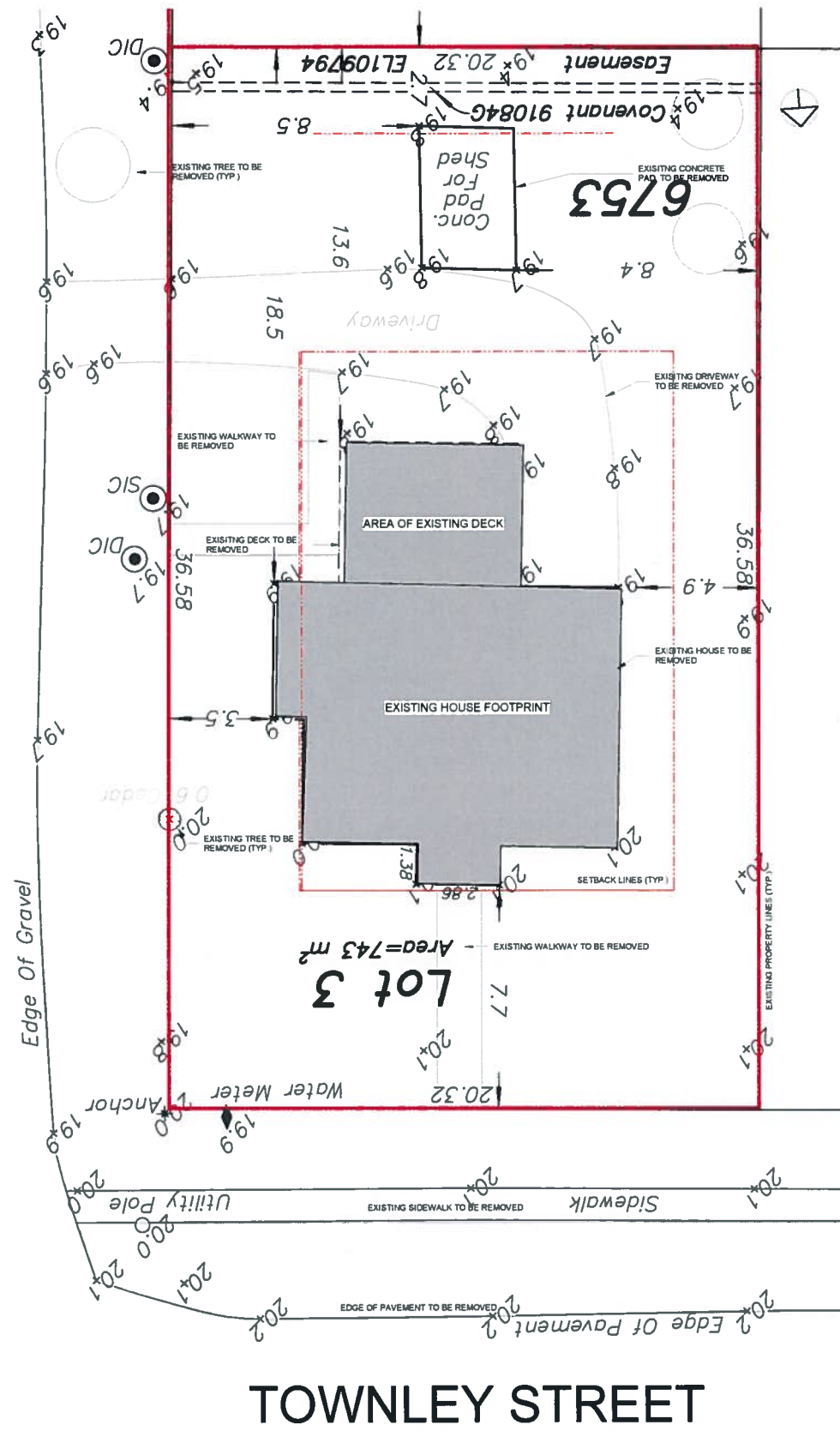
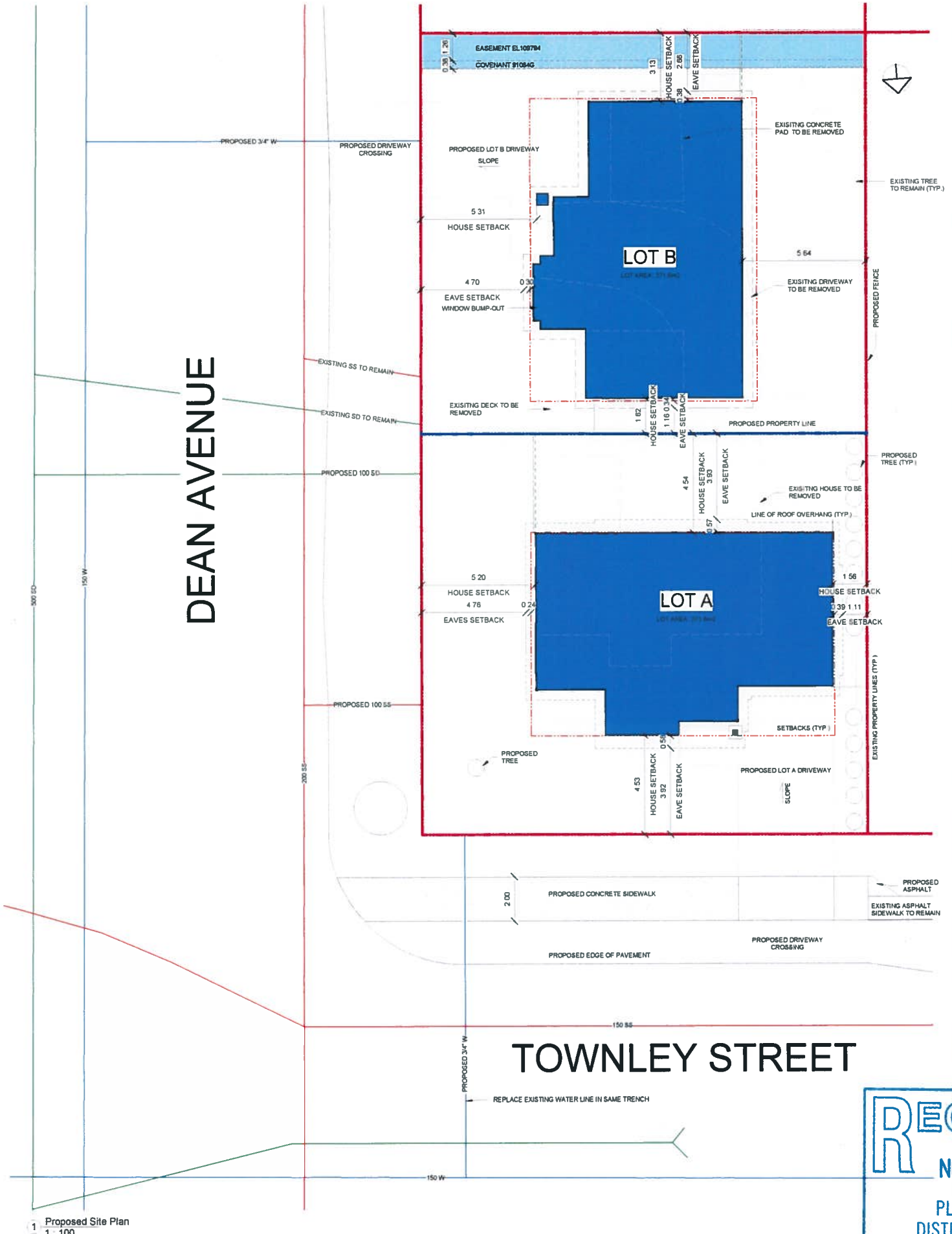


DEAN AVENUE



2 Existing Site Plan
1:100

DEAN AVENUE



1 Proposed Site Plan
1:100

GENERAL NOTES

- All drawings, plans, reports, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are the property of RHD. RHD reserves the right to use the "Work" and its parts for any other project of RHD without the written consent of the client. RHD reserves the copyright in them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction is an implied acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are accurate.
- The Contractor shall work with a B.C.L.S. to verify easement placement, along and level of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any encroachments with respect to easement, siting or placement. Any proposed changes with respect to location, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and best review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer. Instruct manufacturer or other engineer or component supplier.

Date:	Description:	By:	No.:
18Jan30	Concept 1	RH	1
18Mar05	Concept 2	RH	2
18Mar29	Concept 3	RH	3
18Jul03	Building Comparison	RH	4
18Oct02	Concept	RH	5
18Oct29	Issue for DP	RH	6

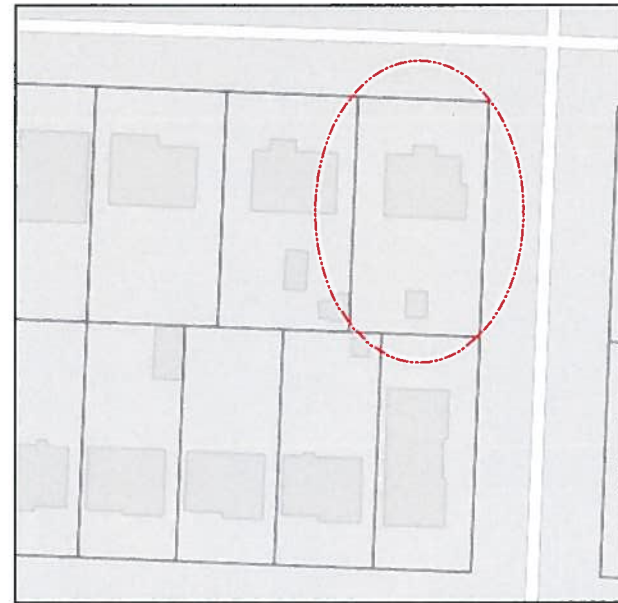
rhd
RYAN HOYT
DESIGNS
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1899 Townley
Sheet Title: Existing & Proposed Site Plan

RECEIVED
NOV 20 2018
PLANNING DEPT.
DISTRICT OF SAANICH

SMALL LOT SUBDIVISION: Lot A 1899 Townley St. SAANICH, BC

KEY PLAN:



RS-1 ZONING ANALYSIS:

LOT AREA:	371.6m ²												
FLOOR ELEVATIONS:	<table border="0"> <tr><td>MAIN FLOOR</td><td>20.27m</td></tr> <tr><td>SECOND FLOOR</td><td>23.38m</td></tr> <tr><td>GARAGE SLAB</td><td>20.12m</td></tr> </table>	MAIN FLOOR	20.27m	SECOND FLOOR	23.38m	GARAGE SLAB	20.12m						
MAIN FLOOR	20.27m												
SECOND FLOOR	23.38m												
GARAGE SLAB	20.12m												
AVERAGE GRADE:	20.03m												
L.O.W.:	19.90m												
F.S.R.:	<table border="0"> <tr><td>ALLOWABLE</td><td>0.55</td></tr> <tr><td>PROPOSED</td><td>0.44 (165.0/371.6)</td></tr> </table>	ALLOWABLE	0.55	PROPOSED	0.44 (165.0/371.6)								
ALLOWABLE	0.55												
PROPOSED	0.44 (165.0/371.6)												
GROSS FLOOR AREA:	<table border="0"> <tr><td>ALLOWABLE</td><td>74.3m²</td></tr> <tr><td>PROPOSED</td><td>90.7m²</td></tr> <tr><td>MAIN FLOOR</td><td></td></tr> <tr><td>SECOND FLOOR</td><td></td></tr> <tr><td>TOTAL</td><td>165.0m² (74.3+90.7)</td></tr> <tr><td>GARAGE</td><td>≤ 50m² EXEMPTION</td></tr> </table>	ALLOWABLE	74.3m ²	PROPOSED	90.7m ²	MAIN FLOOR		SECOND FLOOR		TOTAL	165.0m ² (74.3+90.7)	GARAGE	≤ 50m ² EXEMPTION
ALLOWABLE	74.3m ²												
PROPOSED	90.7m ²												
MAIN FLOOR													
SECOND FLOOR													
TOTAL	165.0m ² (74.3+90.7)												
GARAGE	≤ 50m ² EXEMPTION												
LOT COVERAGE:	<table border="0"> <tr><td>ALLOWABLE</td><td>40.0%</td></tr> <tr><td>PROPOSED</td><td>108.7m² (29.3%)</td></tr> <tr><td>HOUSE</td><td></td></tr> </table>	ALLOWABLE	40.0%	PROPOSED	108.7m ² (29.3%)	HOUSE							
ALLOWABLE	40.0%												
PROPOSED	108.7m ² (29.3%)												
HOUSE													
HEIGHT:	<table border="0"> <tr><td>ALLOWABLE</td><td>7.50m</td></tr> <tr><td>PROPOSED</td><td>6.78m</td></tr> <tr><td>HOUSE</td><td></td></tr> <tr><td>L.O.W.</td><td>7.50m</td></tr> </table>	ALLOWABLE	7.50m	PROPOSED	6.78m	HOUSE		L.O.W.	7.50m				
ALLOWABLE	7.50m												
PROPOSED	6.78m												
HOUSE													
L.O.W.	7.50m												
SETBACKS:	<table border="0"> <tr><td>ALLOWABLE</td><td>4.50m</td></tr> <tr><td>PROPOSED</td><td>4.54m</td></tr> <tr><td>FRONT (N)</td><td>4.50m</td></tr> <tr><td>REAR (S)</td><td>4.54m</td></tr> <tr><td>SIDE (W)</td><td>5.00m</td></tr> <tr><td>SIDE (E)</td><td>1.50m</td></tr> </table>	ALLOWABLE	4.50m	PROPOSED	4.54m	FRONT (N)	4.50m	REAR (S)	4.54m	SIDE (W)	5.00m	SIDE (E)	1.50m
ALLOWABLE	4.50m												
PROPOSED	4.54m												
FRONT (N)	4.50m												
REAR (S)	4.54m												
SIDE (W)	5.00m												
SIDE (E)	1.50m												

PROJECT INFORMATION:

SITE ADDRESS: 1899 TOWNLEY STREET, SAANICH, BC
LOT 3, SECTION 26, VICTORIA DISTRICT, PLAN 6753

SCOPE OF WORK:

- CONSTRUCTION OF TWO NEW SINGLE FAMILY DWELLING
1. DEMOLISH EXISTING SINGLE FAMILY DWELLING AND ACCESSORY BUILDING
2. CONSTRUCT TWO NEW SINGLE FAMILY DWELLINGS
3. REZONE FROM RS-6 ZONE TO RS-1 ZONE

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250 999 9893
INFO@RYANHOYTDIGNS.COM

GENERAL CONTRACTOR: SEBA CONSTRUCTION
250 516 1224
SEBACONSTRUCTION@GMAIL.COM

STRUCTURAL ENGINEER: TBD

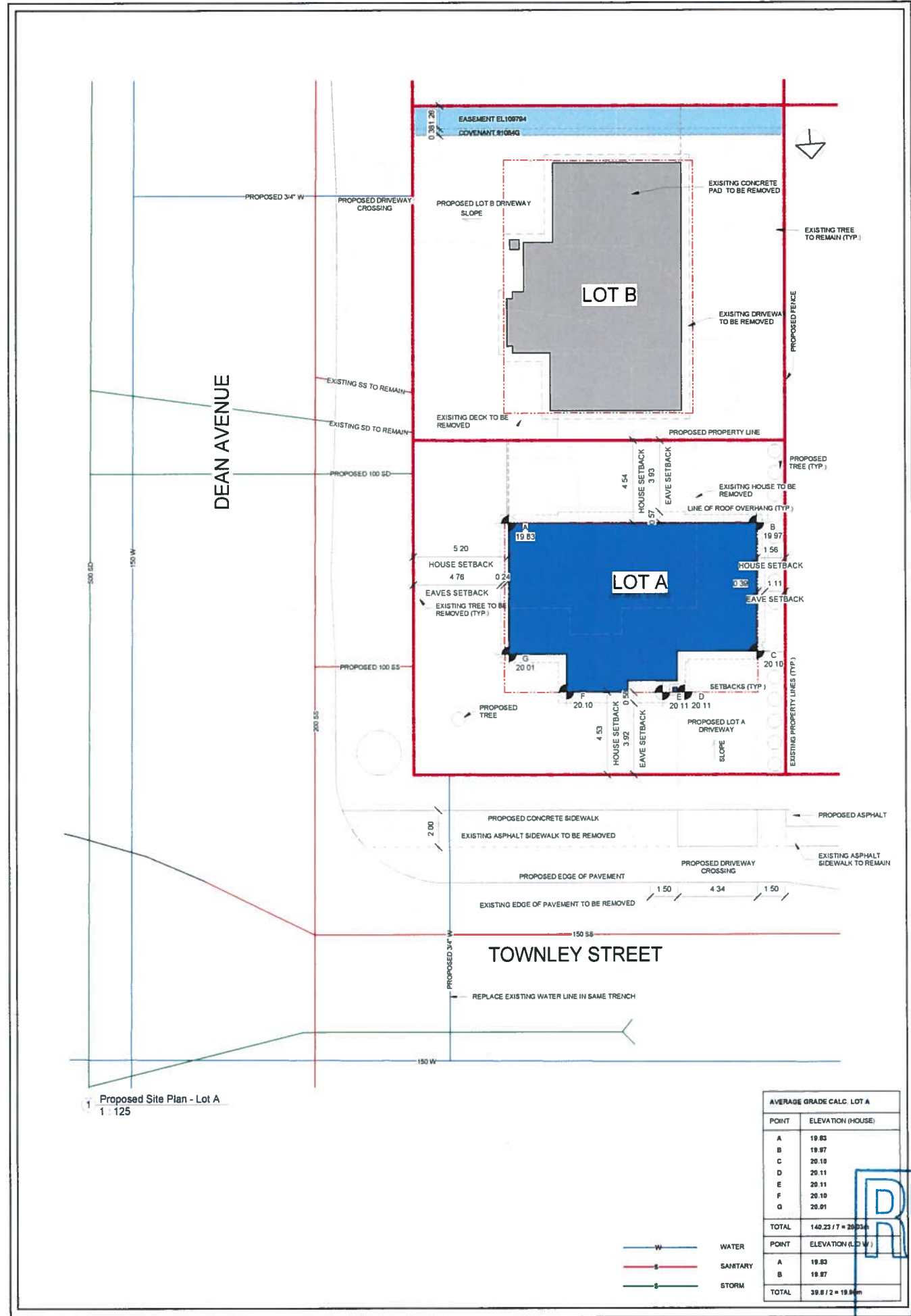
SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250 656 5155
BRENT@WEYSURVERYS.COM

LANDSCAPE DESIGN: LOMBARD NORTH GROUP INC.
250 386 3336
LOMBARD@SHAW.CA

CIVIL ENGINEER: MCELHANNEY CONSULTING SERVICES LTD
778 746 7417
NDUNLOP@MCELHANNEY.COM

SHEET INDEX:

- A4.0 LOT A - COVER SHEET
- A4.1 LOT A - MAIN & SECOND FLOOR PLAN
- A4.2 LOT A - ELEVATIONS
- A4.3 LOT A - SECTIONS
- A4.4 LOT A - PERSPECTIVES



POINT	ELEVATION (HOUSE)
A	19.83
B	19.97
C	20.10
D	20.11
E	20.11
F	20.10
G	20.01
TOTAL	140.23 / 7 = 20.034
POINT	ELEVATION (L.O.W.)
A	19.83
B	19.87
TOTAL	39.8 / 2 = 19.90m

W WATER
S SANITARY
S STORM

GENERAL NOTES:

- All drawings, plans, notes, design, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with the project are the property of RHD. No part of these drawings or documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RHD. RHD reserves the copyright in these drawings and the work created herefrom, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, materials, and site conditions as indicated on the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction is an acknowledgment and acceptance of the drawings, acceptance of the existing site conditions, and means, methods, and equipment to be used. Any proposed changes with respect to the drawings, including but not limited to, shall be confirmed with a S.C.L.S. prior to execution.
- The Contractor shall mark with a S.C.L.S. to verify all proposed placements, using and revision of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any inaccuracies or omissions with respect to the drawings, including but not limited to, shall be confirmed with a S.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and later review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer, their manufacturer or other engineered component supplier.

Date:	Description:	By:	No.:
18Jan30	Concept 1	RH	1
18Mar05	Concept 2	RH	2
18Mar29	Concept 3	RH	3
18Jul03	Building Comparison	RH	4
18Oct02	Concept	RH	5
18Oct29	Issue for DP	RH	6

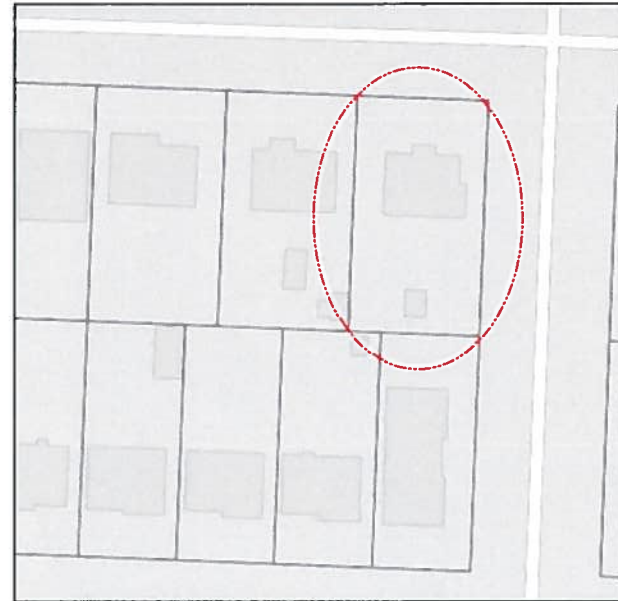
ryho
RYAN HOYT
DESIGNS
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1899 Townley
Sheet Title: Cover Sheet

RECEIVED
NOV 20 2018
A4.0
PLANNING DEPT.
DISTRICT OF SAANICH

SMALL LOT SUBDIVISION: Lot B 1899 Townley St. SAANICH, BC

KEY PLAN:



RS-1 ZONING ANALYSIS:

LOT AREA:	371.6m ²	
FLOOR ELEVATIONS:	MAIN FLOOR:	19.81m
	SECOND FLOOR:	22.90m
	GARAGE SLAB:	19.66m
AVERAGE GRADE:	19.85m	
L.O.W.:	19.58m	
F.S.R.:	ALLOWABLE	PROPOSED
	0.55	0.44 (165.0/371.6)
GROSS FLOOR AREA:	ALLOWABLE	PROPOSED
	74.3m ²	90.7m ²
	TOTAL:	185.0m ² (74.3+90.7)
	GARAGE:	≤ 50m ² EXEMPTION
LOT COVERAGE:	ALLOWABLE	PROPOSED
	45.0%	110.0m ² (29.8%)
HEIGHT:	ALLOWABLE	PROPOSED
	HOUSE:	7.50m
	L.O.W.:	7.50m
SETBACKS:	ALLOWABLE	PROPOSED
	FRONT (E):	5.00m
	REAR (W):	5.00m
	SIDE (S):	3.00m
	SIDE (N):	1.20m

PROJECT INFORMATION:

SITE ADDRESS: 1899 TOWNLEY STREET,
SAANICH, BC
LOT 3, SECTION 26, VICTORIA
DISTRICT, PLAN 6753

SCOPE OF WORK:

- CONSTRUCTION OF TWO NEW SINGLE FAMILY DWELLING
- DEMOLISH EXISTING SINGLE FAMILY DWELLING AND ACCESSORY BUILDING
 - CONSTRUCT TWO NEW SINGLE FAMILY DWELLINGS
 - REZONE FROM RS-6 ZONE TO RS-1 ZONE.

PROJECT DIRECTORY:

DESIGNER: RYAN HOYT DESIGNS INC.
250 999 9893
INFO@RYANHOYTDISIGNS.COM

GENERAL CONTRACTOR: SEBA CONSTRUCTION
250 516 1224
SEBACONSTRUCTION@GMAIL.COM

STRUCTURAL ENGINEER: TBD

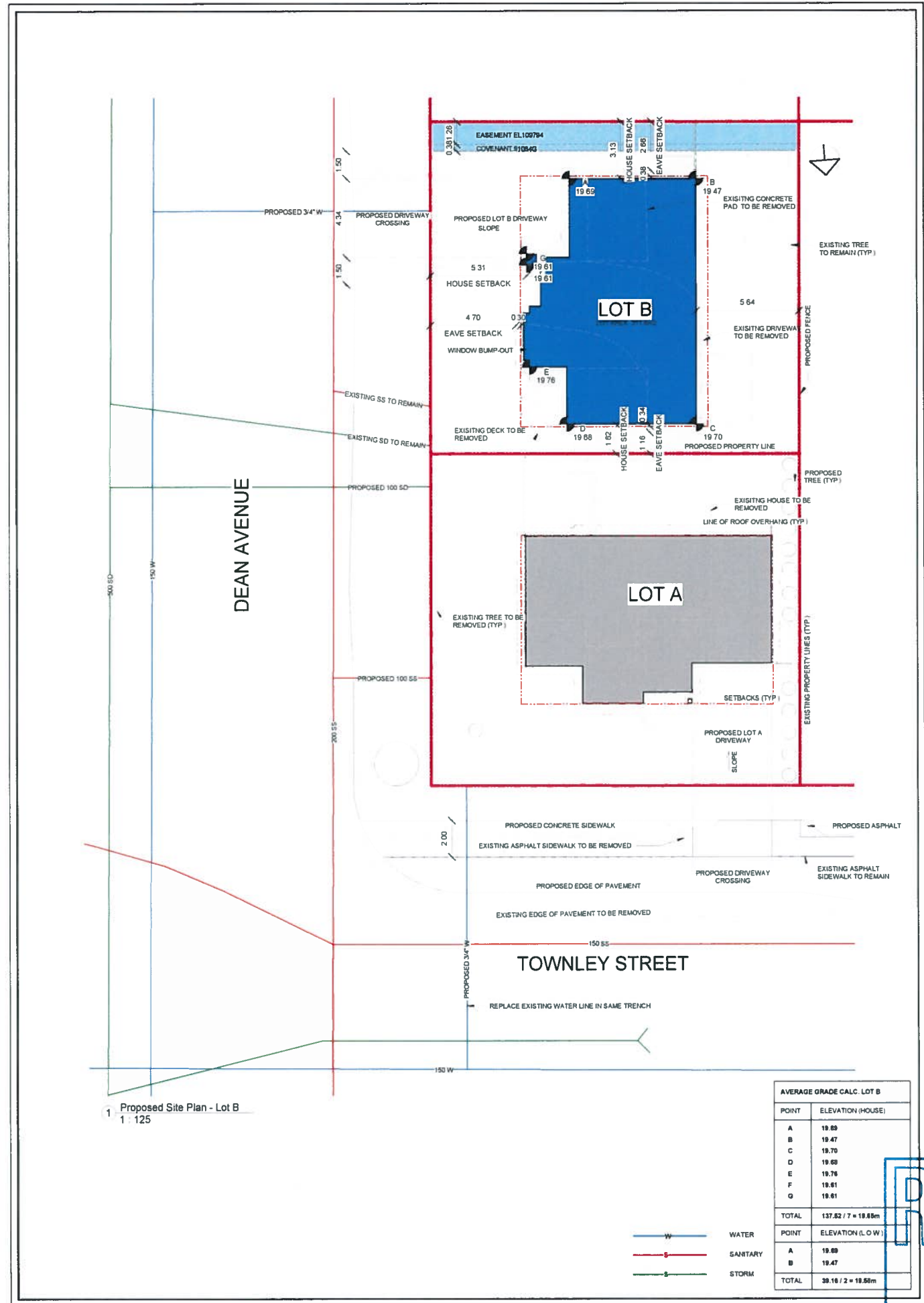
SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250 656 5155
BRENT@WEYSURVERYS.COM

LANDSCAPE DESIGN: LOMBARD NORTH GROUP INC.
250 386 3336
LOMBARD@SHAW.CA

CIVIL ENGINEER: MCELHANNEY CONSULTING SERVICES LTD.
778.746.7417
NDUNLOP@MCELHANNEY.COM

SHEET INDEX:

- A5 0 LOT B - COVER SHEET
A5 1 LOT B - MAIN & SECOND FLOOR PLAN
A5 2 LOT B - ELEVATIONS
A5 3 LOT B - SECTIONS
A5 4 LOT B - PERSPECTIVES



GENERAL NOTES:

- All drawings, plans, notes, designs, specifications and other documents prepared by Ryan Hoyt Designs (RHD) and used in connection with this project are the property of RHD and shall remain the property of RHD. The Contractor shall not be responsible for the project or any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any other third party acceptance of the drawings, acceptance of the existing site conditions, and having dimensions and elevations have been concurred, verified and are accurate.
- The Contractor shall work with a B.C.L.S. to verify component placement, timing and location of the proposed buildings or structures on the property prior to commencing the work. RHD is not responsible for any inaccuracies with respect to location, timing or placement. Any proposed changes with respect to location, timing or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and construction of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify RHD of any changes to the design required by the Structural Engineer, team manufacturer or other approved component supplier.

Date:	Description:	By:	No.:
18Jan30	Concept 1	RH	1
18Mar05	Concept 2	RH	2
18Mar29	Concept 3	RH	3
18Jul03	Building Comparison	RH	4
18Oct02	Concept	RH	5
18Oct29	Issue for DP	RH	6

ryho
RYAN HOYT
DESIGNS
Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.
Victoria, BC V8L 6L8
250 999 9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 1899 Townley
Sheet Title: Cover Sheet

NOV 20 2018
A5 0
PLANNING DEPT.
DISTRICT OF SAANICH