

PROJECT DATA TABLE

	Proposed	Zone Standard (RS-6)
Address: 4136 Carey Rd Scope of works: Rezoning / Subdivision Proposed zone: RS-6 Existing parent lot area: 1320.2 m ² Road dedication: 42.0 m ² Proposed Lot A area: 612.5 m ² Proposed Lot B area: 665.7 m ² Proposed Lot A width: 19.93 m Proposed Lot B width: 19.66 m	4136 Carey Rd Rezoning / Subdivision RS-6 Single-family dwelling 1320.2 m ² 42.0 m ² 612.5 m ² 665.7 m ² 19.93 m 19.66 m	560 m ² min 560 m ² min 15.0m min 15.0m min 15.0m min 15.0m min 16.0m min 16.0m min
LOT A Proposed lot A area: 612.5 m ² Proposed house footprint: 147.76 m ² Lot coverage: 24.12% Proposed Setbacks: Front setback: 6.0 m (east) Rear setback: 9.32 m (west) Combined Front&Rear setback: 15.32 m Interior yard setback: 1.50 m (south) Exterior yard setback: 4.12 m (north) Combined side yard setback: 5.62 m Heights: Average grade: 7.99 m Highest Roof Mid: 7.10 m Lowest wall: 7.7 m Single face height: 7.39 m Floor Area: Upper floor area: 152.29 m ² Main floor area: 94.55 m ² Garage floor area: 91.88 m ² Garage exemption: 50.0 m ² Total floor area: 248.52 m ² FAR: 0.39 Suite: 70.67 m ²	612.5 m ² 147.76 m ² 24.12% 6.0 m (east) 9.32 m (west) 15.32 m 1.50 m (south) 4.12 m (north) 5.62 m 7.99 m 7.10 m 7.7 m 7.39 m 152.29 m ² 94.55 m ² 91.88 m ² 50.0 m ² 248.52 m ² 0.39 70.67 m ²	560 m ² min 40% max 6.0m min 7.5m min 15.0m min 1.5m min 4.5m min 7.5m max 7.5m max 248.0m ² max 0.5 max
LOT B Proposed lot B area: 665.7 m ² Proposed house footprint: 155.0 m ² Lot coverage: 23.28% Proposed Setbacks: Front setback (east): 6.0 m (east) Rear setback (west): 14.70 m (west) Combined Front&Rear setback: 20.70 m Interior yard setback: 3.01 m (south) Exterior yard setback: 1.50 m (north) Combined side yard setback: 4.51 m Heights: Average grade: 7.74 m Highest Roof Mid: 6.01 m Lowest wall: 7.325 m Single face height: 6.43 m Floor Area: Upper floor area: 147.27 m ² Main floor area: 101.41 m ² Garage floor area: 48.37 m ² Garage exemption: 50.0 m ² Total floor area: 247.05 m ² FAR: 0.361 Suite: 60.91 m ²	665.7 m ² 155.0 m ² 23.28% 6.0 m (east) 14.70 m (west) 20.70 m 3.01 m (south) 1.50 m (north) 4.51 m 7.74 m 6.01 m 7.325 m 6.43 m 147.27 m ² 101.41 m ² 48.37 m ² 50.0 m ² 247.05 m ² 0.361 60.91 m ²	560 m ² min 40% max 6.0m min 7.5m min 15.0m min 3.0m min 1.5m min 4.5m min 7.5m max 7.5m max 248.0m ² max 0.5 max

Site Plan Of:
Lot A (DD H80811), Block 2, Section 82,
Victoria District, Plan 1704.
P.I.D. 007-054-220

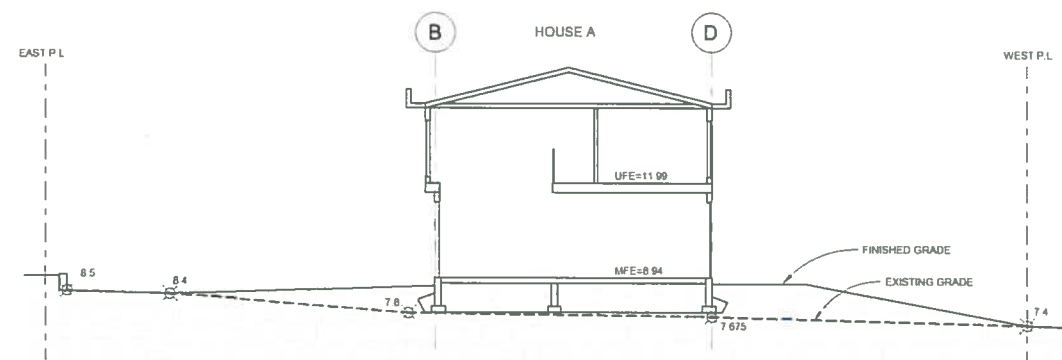


HOUSE A
 Average grade:
 +A1 = 8.2
 +B1 = 8.2
 +C1 = 8.2
 +D1 = 8.2
 +E1 = 8.15
 +F1 = 7.60
 +G1 = 7.55
 +H1 = 7.85
 G3 9.5/8-7.99
 Lowest wall:
 -Lw1 = 7.55
 -Lw2 = 7.85
 15.4/2=7.7

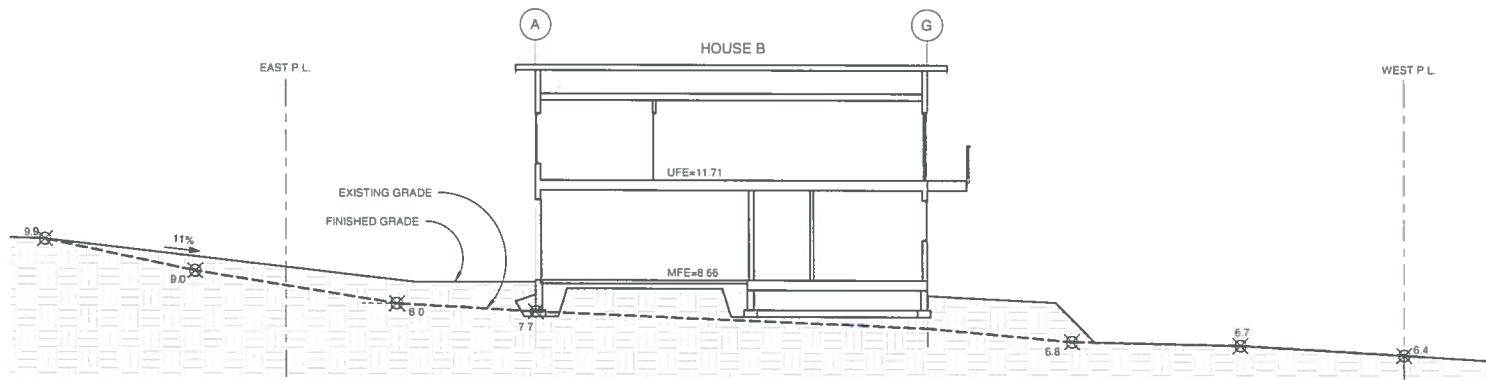
HOUSE B
 Average grade:
 +A2 = 8.10
 +B2 = 8.05
 +C2 = 7.90
 +D2 = 7.90
 +E2 = 7.60
 +F2 = 7.0
 +G2 = 7.60
 54.15/7=7.74
 Lowest wall:
 -Lw2 = 7.05
 -Lw2 = 7.60
 14.65/2=7.325

000 - TREE ID

LOWEST FOUNDATION LESS THAN 2' (609mm) BELOW FLOOD PLAIN AS PER SAANICH ENGINEERING REQUIREMENTS NO BUILDING STRUCTURE LOWER THAN 6.99m



SITE SECTION 1
1 : 100



SITE SECTION 2
1 : 100

SITE PLAN
1 : 200

RECEIVED

SEP 07 2021

PLANNING DEPT.
DISTRICT OF SAANICH

No.	Date	Appr.	Revisions Notes

Aspire Custom Designs 1145 Duke Street Victoria BC Canada V8C 4L8 Lincday / Baker 250-415-1008	
4136 CAREY RD REZONING / SUBDIVISION	
SITE PLAN, SITE SECTIONS	
	2019-03 L. Baker L. Baker Aug 21 2021
	1/4" = 1' if as noted A1.1

PROJECT DATA TABLE

	Proposed	Zone Standard (RS-6)
Address: Scope of works: Proposed zone:	4136 Carey Rd Rezoning / Subdivision RS-6	
Existing/parent lot area: Road dedication: Proposed Lot A area: Proposed Lot B area: Proposed Lot A width: Proposed Lot B width:	1320.2 m ² 42.0 m 612.5 m ² 665.7 m ² 19.93 m 19.66 m	560 m ² min 560 m ² min 18.0m min 16.0m min
LOT A		
Proposed lot A area: Proposed house footprint: Lot coverage:	612.5 m ² 147.76 m ² 24.12%	560 m ² min 40% max
Proposed Setbacks:		
Front setback: Rear setback: Combined Front&Rear setback: Interior yard setback: Exterior yard setback: Combined side yard setback:	6.0 m (east) 9.32 m (west) 15.32 m 1.50 m (south) 4.12 m (north) 5.62 m	6.0m min 7.5m min 15.0m min 1.5m min 3.5m min 4.5m min
Heights:		
Average grade: Highest Roof Mid Lowest wall: Single face height:	7.99 m 7.10 m 7.7 m 7.39 m	7.5m max 7.5m max
Floor Area:		
Upper floor area: Main floor area: Garage floor area: Garage exemption: Total floor area: FAR Site:	152.29 m ² 94.55 m ² 51.68 m ² 50.0 m ² 248.52 m ² 0.39 70.67 m ²	248.0m ² max 0.5 max
LOT B		
Proposed lot B area: Proposed house footprint: Lot coverage:	665.7 m ² 155.0 m ² 23.28%	560 m ² min 40% max
Proposed Setbacks:		
Front setback (east): Rear setback (west): Combined Front&Rear setback: Interior yard setback: Exterior yard setback: Combined side yard setback:	6.0 m (east) 14.70 m (west) 20.70 m 3.01 m (south) 1.50 m (north) 4.51 m	6.0m min 7.5m min 15.0m min 3.0m min 1.5m min 4.5m min
Heights:		
Average grade: Highest Roof Mid Lowest wall: Single face height:	7.74 m 6.01 m 7.325 m 8.43 m	7.5m max 7.5m max
Floor Area:		
Upper floor area: Main floor area: Garage floor area: Garage exemption: Total floor area: FAR Site:	147.27 m ² 101.41 m ² 48.37 m ² 50.0 m ² 247.05 m ² 0.361 60.91 m ²	248.0m ² max 0.5 max

Site Plan Of:
Lot A (DD H80811), Block 2, Section 82,
Victoria District, Plan 1704.
 P.I.D. 007-054-220



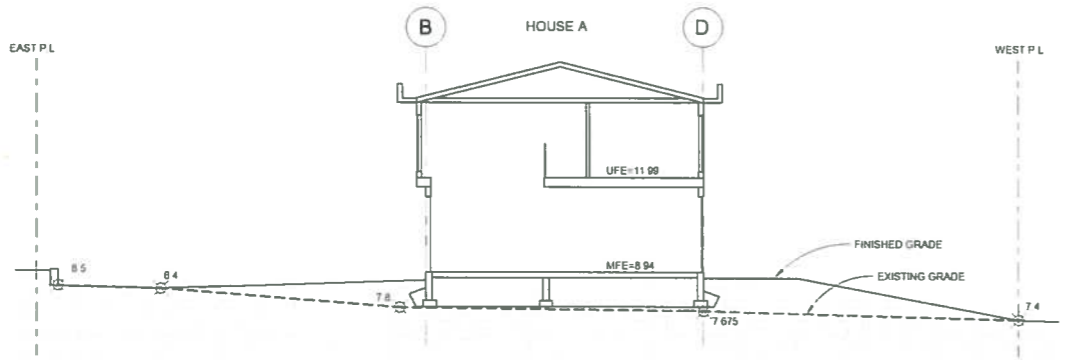
ASPIRE CUSTOM DESIGNS
 Copyright reserved
 This plan and design is and remains at all times the exclusive property of Aspire Custom Designs Ltd. and cannot be used in whole or in part without the administrator's written consent. These drawings are not to be scaled off. The client must confirm all building material sizes before ordering or purchasing. Any discrepancies noted on this drawing must be reported to Aspire Custom Designs Ltd. immediately. Aspire Custom Designs reserves the right to recall drawings from any local municipality city or jurisdiction.



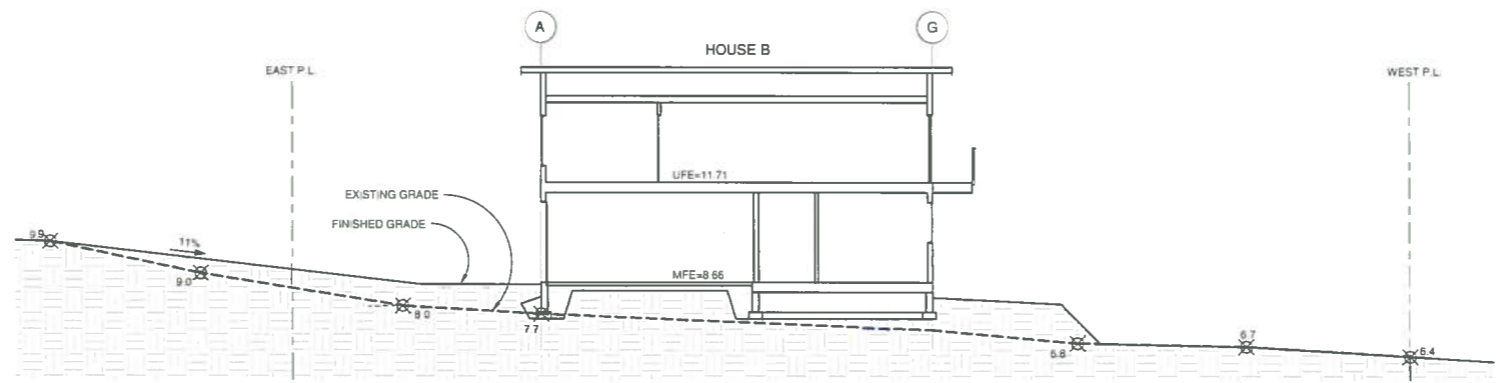
HOUSE A
 Average grade:
 A1 = 8.2
 +B1 = 8.2
 +C1 = 8.2
 +D1 = 8.2
 +E1 = 8.15
 +F1 = 7.60
 +G1 = 7.35
 +H1 = 7.85
 S4 95/8=7.99
 Lowest wall:
 Lw1 = 7.55
 +Lw1 = 7.65
 15.42=7.7

HOUSE B
 Average grade:
 A2 = 8.10
 +B2 = 8.05
 +C2 = 7.90
 +D2 = 7.90
 +E2 = 7.50
 +F2 = 7.0
 +G2 = 7.60
 S4 15/7=7.74
 Lowest wall:
 Lw2 = 7.05
 +Lw2 = 7.60
 14.65=7.325

000 TREE ID



SITE SECTION 1
 1 : 100



SITE SECTION 2
 1 : 100

SITE PLAN
 1 : 200

RECEIVED
 SEP 07 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH

No.	Date	Appr.	Revised Notes

A 21-08-21 Permit set

Aspire Custom Designs
 1143 Burr Street
 Victoria BC Canada V8C 1L9
 Licence J.Bear 250-415-1808

4136 CAREY RD
 REZONING / SUBDIVISION

SITE PLAN SITE SECTIONS

2019-03

L. Bear 1:1 or as noted

Aug 21, 2021 **A1.1**