



PROPOSED SITE DATA - PARCEL A:

PROPOSED LOT AREA = 1231 sq.m. (12,250.9 sq.ft.)
 No. OF UNITS PROPOSED = 1
 PROPOSED BUILDING FOOTPRINT = 103.9 sq.m. (1,118.4 sq.ft.)
 LOT COVERAGE = 8.4% (10% ALLOWED)
 PROPOSED GROSS FLOOR AREA = 282.3 sq.m. (3,039 sq.ft.)
 (ALLOWABLE GROSS FLOOR AREA = 687 sq.m.)
 FLOOR SPACE RATIO (F.S.R.) = 0.23
 (ALLOWABLE F.S.R. = 0.50)

OFF STREET PARKING = 2 ENCLOSED SPOTS (GARAGE) + 1 SPOT

PROPOSED HEIGHT CALCULATIONS:

BUILDING HEIGHT:
 AVERAGE GRADE = 44.84m
 HEIGHT (GEODETIC) OF ROOF (PLAT) = 51.02m
 PROPOSED BUILDING HEIGHT = 6.37m (20'-11")
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 6.5m (21'-4")

NORTHERLY VERTICAL WALL HEIGHT:
 AVERAGE GRADE AT NORTHERLY WALL ONLY = 44.56m
 HEIGHT OF TOP OF ROOF (PLAT ROOF) = 50.59m
 PROPOSED WALL HEIGHT = 6.03m (19'-9 1/2")
 MAXIMUM ALLOWABLE WALL HEIGHT = 7.5m (24'-7")

SETBACK	MINIMUM	PROPOSED
FRONT (SOUTH)	7.5m (24'-7")	7.53m (24'-8 1/2")
WEST SIDE	1.5m (4'-11")	3.0m (9'-10")
EAST SIDE	1.5m (4'-11")	1.5m (4'-11")
REAR (NORTH)	13.0m (42'-8")	13.0m (42'-8")

AVERAGE GRADE CALCULATIONS:

GRADE POINTS	AVG. of POINTS	DISTANCE	TOTALS
POINTS A & B:	[44.37-44.78] - 2	x 0.23m	= 280.82
POINTS B & C:	[44.78-44.78] - 2	x 0.381m	= 17.02
POINTS C & D:	[44.78-44.78] - 2	x 4.13m	= 184.94
POINTS D & E:	[44.78-44.56] - 2	x 6.56m	= 293.03
POINTS E & F:	[44.56-44.56] - 2	x 1.39m	= 61.94
POINTS F & G:	[44.56-44.53] - 2	x 4.76m	= 212.03
POINTS G & H:	[44.53-44.72] - 2	x 6.97m	= 400.29
POINTS H & I:	[44.72-45.37] - 2	x 6.46m	= 290.89
POINTS I & J:	[45.37-45.37] - 2	x 0.91m	= 41.29
POINTS J & K:	[45.37-45.37] - 2	x 2.49m	= 112.97
POINTS K & L:	[45.37-45.37] - 2	x 0.91m	= 41.29
POINTS L & A:	[45.37-45.37] - 2	x 1.99m	= 90.29
			2026.90

GRADE CALCULATION
 2027.10 - 45.21 (BLDG PERIMETER) = **44.83** (AVERAGE GRADE)

PROPOSED SITE DATA - PARCEL B:

PROPOSED LOT AREA = 1203 sq.m. (12,948.4 sq.ft.)
 No. OF UNITS PROPOSED = 1
 PROPOSED BUILDING FOOTPRINT = 56.4 sq.m. (607.1 sq.ft.)
 PROPOSED LOT COVERAGE = 4.8% (10% ALLOWED)
 PROPOSED GROSS FLOOR AREA = 199.46 sq.m. (2,140.0 sq.ft.)
 (ALLOWABLE GROSS FLOOR AREA = 687 sq.m.)
 FLOOR SPACE RATIO (F.S.R.) = 0.16 (ALLOWABLE F.S.R. = 0.50)

OFF STREET PARKING = 2 SPOTS

PROPOSED HEIGHT CALCULATIONS:

BUILDING HEIGHT:
 AVERAGE GRADE = 44.93m
 HEIGHT (GEODETIC) OF ROOF (PLAT) = 51.27m
 PROPOSED BUILDING HEIGHT = 6.36m (20'-10 1/2")
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 6.5m (21'-4")

NORTHERLY VERTICAL WALL HEIGHT:
 AVERAGE GRADE AT NORTHERLY WALL ONLY = 44.59m
 HEIGHT OF TOP OF ROOF (PLAT ROOF) = 50.73m
 PROPOSED WALL HEIGHT = 6.07m (19'-11")
 MAXIMUM ALLOWABLE WALL HEIGHT = 7.5m (24'-7")

SETBACK	MINIMUM	PROPOSED
FRONT (SOUTH)	7.5m (24'-7")	7.52m (24'-8")
WEST SIDE	1.5m (4'-11")	2.01m (6'-7")
EAST SIDE	2.49m (8'-2")	2.81m (9'-4")
REAR (NORTH)	13.0m (42'-8")	13.0m (42'-8")

GRADE CALCULATION
 1684.13 - 37.52 (BLDG PERIMETER) = **44.91** (AVERAGE GRADE)

DEVELOPMENT SUMMARY:

LEGAL DESCRIPTION - LOT A, SECTION 24
 LAKE DISTRICT, PLAN 47839

CIVIC ADDRESS - 4585 CORDOVA BAY ROAD
 VICTORIA, BRITISH COLUMBIA

ZONING - RS-18

EXISTING - LOT AREA = 2434 (1/4) sq.m. (26,202.2 sq.ft.)
 SINGLE FAMILY DWELLING (TO BE REMOVED)
 DETACHED GARAGE (TO BE REMOVED)

PROPOSAL:

i) TO RE-ZONE PROPERTY AS RS-12
 INCLUDING VARIANCE TO ALLOW 15.72m PROPERTY WIDTH.

ii) TO SUBDIVIDE INTO 2 PARCELS (A' AND B')
 PARCEL A' BEING 1231 (1/4) sq.m. (13,250.9 sq.ft.)
 PARCEL B' BEING 1203 (1/4) sq.m. (12,948.4 sq.ft.)

OWNER/APPLICANT: AMITY CONSTRUCTION (On Behalf of Owner)
 SURVEYOR: ISLAND LAND SURVEYING LTD.
 DESIGNER: CINDY GANESHA
 ENGINEER: JOHN SCOTT ENGINEERING

TREE SAVING NOTES:

ALL TREES REMAINING ON SITE ARE TO BE PROTECTED FROM ANY IMPACT FROM NEW CONSTRUCTION. APPLIED PROTECTION IS TO REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION. REFER TO ARBORIST REPORT (AUG/12/2018) FOR TREE PROTECTION FENCING DETAIL.
 IF ANY TREE CONSIDERED A PROTECTED SPECIES IS TO BE REMOVED FROM THE SITE, THEN A TREE PERMIT IS REQUIRED AS PER TREE PRESERVATION BY-LAW 9272.

1000 REPRESENTS TREE TAG NUMBERS (REFER TO TALBOT MACKENZIE & ASSOCIATES' REPORT, UPDATED JULY 9, 2019)
 REVISED SEPT 3/19

PERIMETER DRAINAGE NOTE:

A NEW PERIMETER DRAIN WILL BE INSTALLED TO REPLACE THE EXISTING TILE DRAINAGE SYSTEM.

The designer is not responsible for errors and omissions in these drawings, all construction and contents to be verified by the owner / constructor / municipality of jurisdiction. The owner / constructor / municipality of jurisdiction must verify all dimensions and components and shall report any discrepancies to the Designer.

AMITY CONSTRUCTION
 210 661 4313
 WWW.AMITYBUILD.CA

REVISIONS	PROJECT
AUGUST 2018 - SUBDIVISION REUBMISSION	4585 CORDOVA BAY ROAD VICTORIA, BRITISH COLUMBIA REZONING PROPOSAL
SEPT. 3, 2019 - TREE TAG NUMBERS ADDED	
	TITLE
	PROPOSED SITE PLAN

STATUS	REZONING	SHEET No.
DIR:	AMITY	A1.1
FILE:	FLPLNS	
SCALE:	1:100	
DWN BY:	CCD	
DATE:	08/14/2019	
JOB No.		