

PROJECT INFORMATION

OWNER:
John & Julie Barrand
4121 Treetop Heights
Victoria, B.C.

ARCHITECT:
MJM Architect Inc. (c/o Michael Moody)
#10, 409 Vancouver Street
Victoria, B.C.

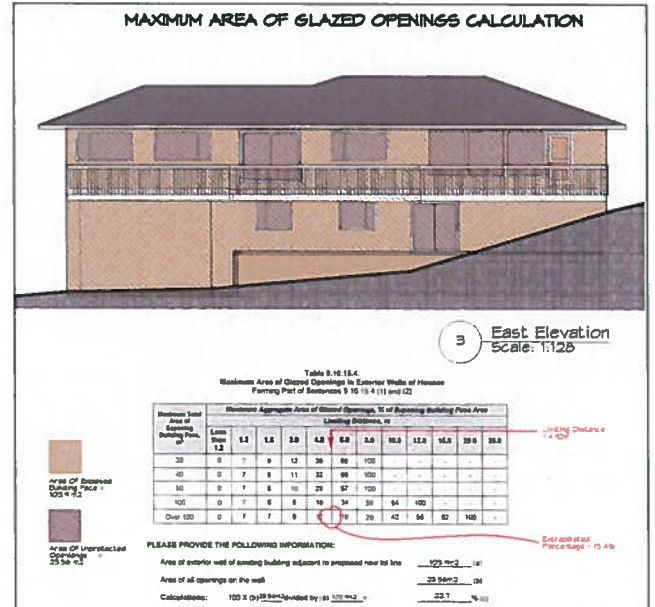
CIVIC ADDRESS:
4721 Treetop Heights
Victoria, B.C.

FID NUMBER:
003-TB4-953

LEGAL DESCRIPTION:
LOT A
SECTION 25
LAKE DISTRICT PLAN 190B1

CURRENT ZONING:
RS-10

LOT AREA:
2564m²



GRADE CALCULATIONS, LOT A
Average Natural Grade Calculation

Grade Point	Elev
A	58.0
B	55.4
C	51.0
D	51.0
E	59.0
F	57.8
G	59.2

Total: 412 = 59.0m A.N.G.

Lowest Outermost Wall Calculation

Grade Point	Elev
F	59.0
G	57.8

Total: 116.8 = 58.4m

Height Calculations

Max. Bldg. Ht. = 59.0m
A.N.G. = 59.0m
Peak of Roof = 66.21m
URS of Eaves = 64.21m
Therefore, Steepest Roof Mid-point = 66.22m
Max. Bldg. Ht. = 65.22 - 56.6 = 8.62m

Single Face Ht.

Lowest Outermost Wall Elevation = 58.40m
Roof Mid-point = 66.22m (less Obs./Absol.)
Single Face Ht. = 65.22 - 56.6 = 8.62m

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PLANNING DEPT.
DISTRICT OF SAANICH

MJM Architect Inc. 210, 508 Vancouver Street, Victoria, B.C. V8V 2V6 PH: (250) 681-6432 • FAX: (250) 681-6433 • EMAIL: mjmapr@shaw.ca	Project Name: Subdivision & Rezoning Application 4721 Treetop Heights, Victoria, B.C.	Project No.: 1920
	Drawing Title: Legal Survey/ Site Plan	Drawing No.: SK-2

20/05/07