

ELK / BEAVER LAKE PARK

KPL James
architecture

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1H5
TEL: 250-388-4261

LEGEND

- C Existing Coniferous Trees
- D Existing Deciduous Trees
- R Existing Tree to be removed
- Critical Root zones shown with colored dashed line thus
- Existing Hedge
- Existing Hedge to be removed
- Outline of proposed Underground Parkade
- Outline of proposed Residential Buildings

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PLANNING DEPT.
DISTRICT OF SAANICH

DORAL FOREST PARK

PROPOSED RESIDENTIAL DEVELOPMENT

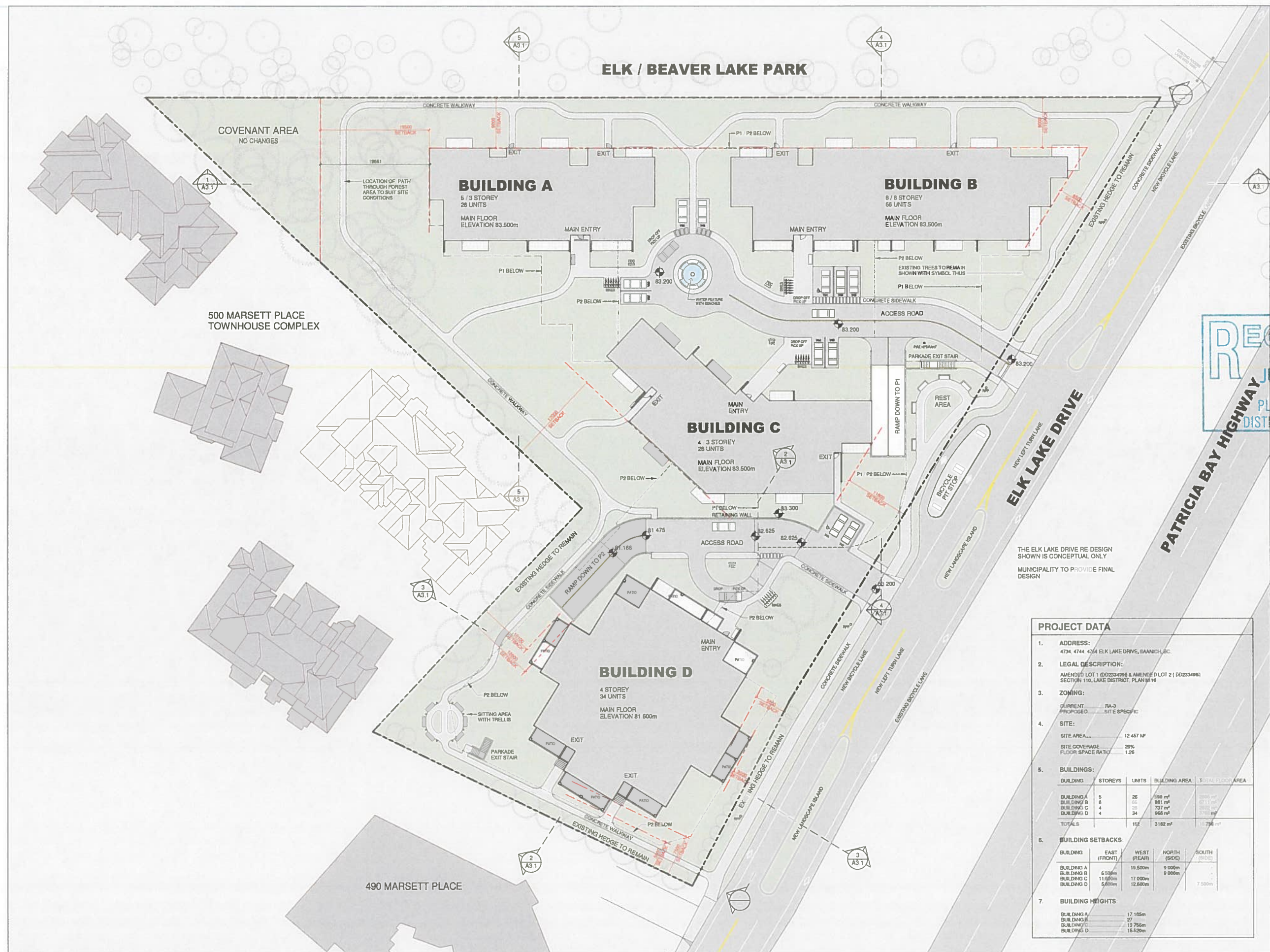
4734, 4744, 4754
ELK LAKE DRIVE
VICTORIA, BC
V8Z 5M1

SEAL:

DRAWING TITLE:
EXISTING SITE PLAN

PROJECT NUMBER: 1590
DRAWN BY: RJO
CHECKED BY: TJ
SCALE: SHOWN
DATE: APRIL 2016





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DISTRICT OF SAANICH

THE ELK LAKE DRIVE RE DESIGN SHOWN IS CONCEPTUAL ONLY
MUNICIPALITY TO PROVIDE FINAL DESIGN

PROJECT DATA

- ADDRESS:
4734, 4744, 4754 ELK LAKE DRIVE, SAANICH, B.C.
- LEGAL DESCRIPTION:
AMENDED LOT 1 (D02334998) & AMENDED LOT 2 (D02334981)
SECTION 118, LAKE DISTRICT, PLAN M 18
- ZONING:
CURRENT: RA-3
PROPOSED: SITE SPECIFIC
- SITE:
SITE AREA: 12,457 M²
SITE COVERAGE: 28%
FLOOR SPACE RATIO: 1.25
- BUILDINGS:

BUILDING	STOREYS	UNITS	BUILDING AREA	TOTAL FLOOR AREA
BUILDING A	5	26	738 m ²	2711 m ²
BUILDING B	6	26	881 m ²	2711 m ²
BUILDING C	4	26	727 m ²	2711 m ²
BUILDING D	4	34	958 m ²	2711 m ²
TOTALS	19	112	3162 m²	10,796 m²

- BUILDING SETBACKS:

BUILDING	EAST (FRONT)	WEST (REAR)	NORTH (SIDE)	SOUTH (SIDE)
BUILDING A	19,500m	9,000m	9,000m	-
BUILDING B	6,500m	11,950m	17,000m	9,000m
BUILDING C	11,950m	17,000m	12,800m	-
BUILDING D	5,600m	-	-	7,500m

- BUILDING HEIGHTS:

BUILDING A	17,165m
BUILDING B	27
BUILDING C	13,755m
BUILDING D	18,520m

DORAL FOREST PARK

4734, 4744, 4754
Elk Lake Drive
Victoria, BC. V8Z 5M1

SEAL:

DRAWING TITLE:

SITE PLAN

KPLJ JOB #: 1590
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
DATE: 20#/#/#