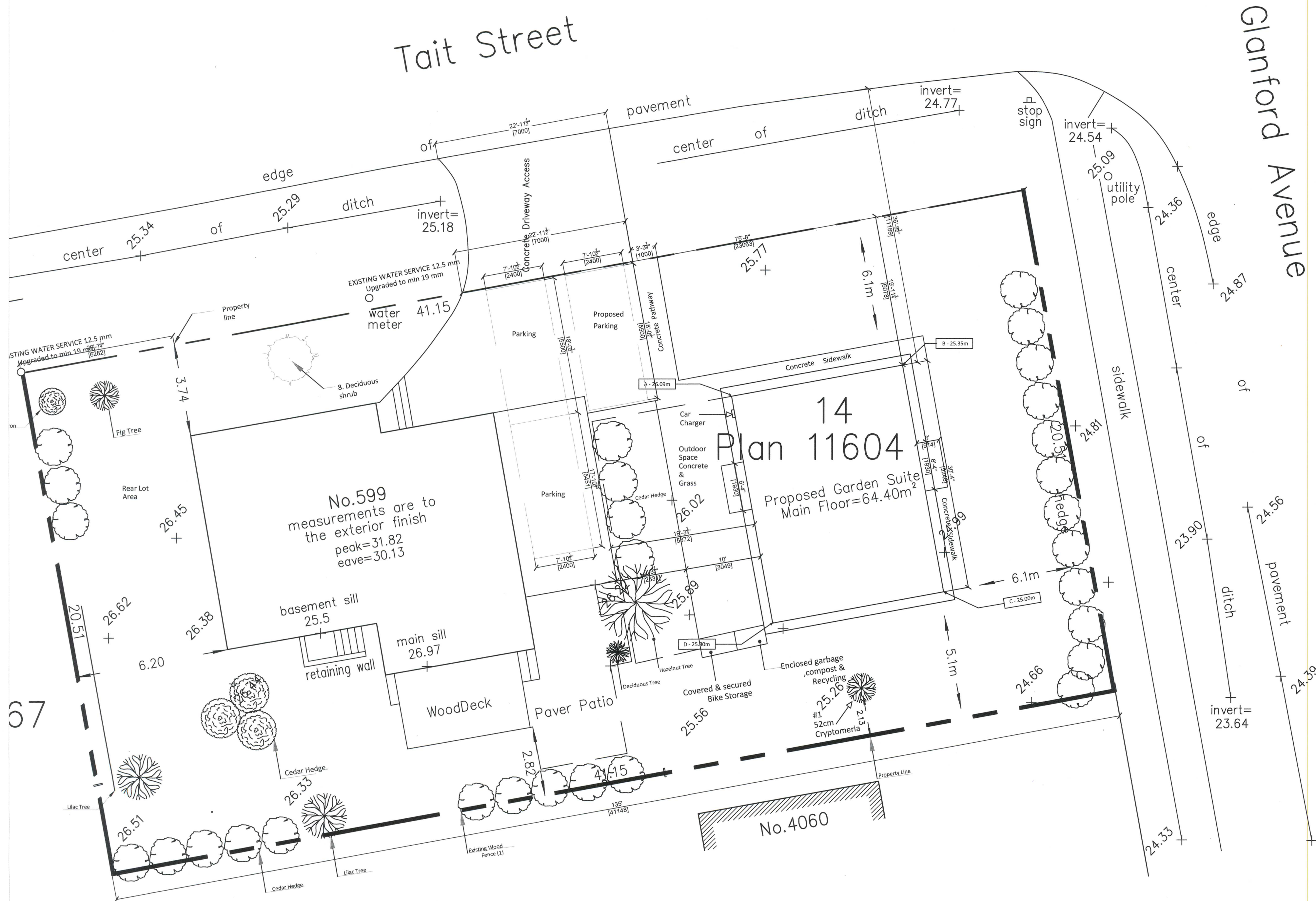


2 SITE PLAN
1:100

3 3D North + East View Elevation
PERSPECTIVE

4 3D SOUTH +WEST ELEVATION VIEW
PERSPECTIVE



DRAWING LIST

Sheet Number	Sheet Name
A.100	Site Plan
A.101	Site Servicing Plan
A.200	Floor Plans
A.300	Building Elevations
A.400	Details
A.500	Details
A.600	Landscape Plan

15
Plan 11604

1 SITE PLAN
1:100

PROJECT DATA TABLE - GARDEN SUITE
Ensure that: All values in metric and rounded to two decimal places
Address: 599 Tait St Victoria, BC , V8Z 2E1

	Bylaw Requirement	Proposed	Variance
Lot Size			
Lot size (m ²)	400 min	844	
Rear Lot Area (m ²)	-	127.16 m ²	YES
Small Lot (400-559 m ²)	-	na	
Medium Lot (560-999 m ²)	-	844	
Large Lot (< 1000 m ²)	-	na	
Lot Coverage			
Simple Family Dwelling (m ²) (%)	-	149.50 m ²	
Accessory Building(s) (m ²) (%)	See Table 5.3 in Zoning Bylaw	na	
Garden Suite (m ²) (%)	See Table 5.3 in Zoning Bylaw	64.40 m ²	
Rear Yard Lot Coverage (%)	25.0 max	na	
Total Lot Coverage (all bldgs) (%)	Maximun 40% or as specified in individual zones (wichever is lesser)	29.50 %	
Open Site Space (%)	45.0 min	57 %	
Siting and Height			
Garden Suite Location	Rear Yard	Yes	
Front Lot Line Setback (m) Glanford Ave	--	6.1 m	
Interior Side Lot Line Setback (m)	--	6.1m	
Interior Side Lot Line Setback (m)	1.5 min	5.1 m	
Combined Sideyard Setback (m)	4.5 min	11.2 m	
Exterior Side Lot Line Setback (m) Tait St	--	6.1m	
Separation Space (m)	4.0 min	5.8m	
Average Natural Grade	-	25.56 m	
Height Sloped Roof (m)	4.2 (small and medium) 6.5 (large)	3.50 m	
Height Flat Roof (m)	3.75 (small and medium) 5.5 (large)	na	
Size			
Upper Floor (m ²)	-	na	
Main Floor (m ²)	-	64.10 m ²	
Crawlspace (m ²)	-	na	
Gross Floor Area (m2)		64.10 m ²	
Two storey - Flat or Shallow Roof	60% of main floor area	na	
Upper Floor Reduced			
Minimum Outdoor Amenity Space For Residents			
Dedicated outdoor space for garden suite (m ²)	20.0 min	22.01	
General			
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	1.22 m	
Parking			
Simple Family Dwelling	2	2	
Garden Suite with Level 2 EV charger	1	1	

OPEN SITE SPACE	
Item	Size (meters)
Grass	600 m ²
TOTAL	600 m²
Lot	844 m ²
Open Site Space	71%

AVERAGE GRADE CALCULATIONS	
Point Elevations	# Grades
A + B + C + D = 26.09 + 25.35 + 25.00 + 25.80 = 102.24 /	4
TOTAL	
Average Grade = Sum of Grade / Number of Grades = 102.24/4	Average Grade = 25.56 m

FINISHED GRADE CALCULATIONS	
Point Elevations	# Grades
A + B + C + D = 25.51 + 25.51 + 25.51 + 25.51 = 102.24 /	4
TOTAL	
Average Grade = Sum of Grade / Number of Grades = 102.04/4	Finished Average Grade = 25.51 m

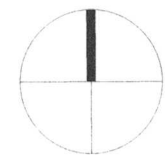


1061 ERINDALE PLACE
VICTORIA, BV V8X 2Y2

1.250.858.8800

SEAL:

TRUE NORTH:



NOTES:

ALL WORK TO CONFORM TO REQUIREMENTS OF APPLICABLE BUILDING CODES AND REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
VERIFY ALL DIMENSIONS ON SITE.

INTERIOR WALLS DIMENSIONED FROM GRIDLINE TO FINISHED FACE OF WALL.
EXTERIOR WALLS DIMENSIONED FROM GRIDLINE TO STRUCT. SHEATHING/STUD.

ALL STRUCTURAL ELEMENTS (BEAMS, JOISTS, FOUNDATION WALLS AND FOOTINGS, ETC.) TO BE SIZED BY A STRUCTURAL ENGINEER AS REQUIRED.

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PROJECT NAME:

TAIT ST
GARDEN SUITE

PROJECT DESCRIPTION:

PROJECT NUMBER:

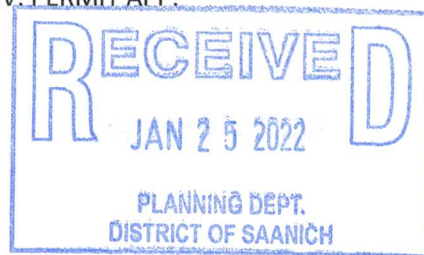
710

CIVIC ADDRESS:

599 TAIT ST, VICTORIA,
BC V8Z 2E1

ISSUE:

DEV. PERMIT APP.



TITLE:

SITE PLAN

REVISION:

SHEET:

A.100