

PROJECT DATA	
Property Owner	HEATHER & NEIL CAMPBELL
Chie Address	6000 LOCKHAVEN DRIVE, SAANICH, B.C.
Legal Description	LOT 2, SECTION 44, VICTORIA DISTRICT, PLAN 8909
Zone	RS-16
Designer	Keith Baker Design Inc. Ph: 250.384.1550 In: 250.384.1598
Lot Area	3348 sq m
Principle Lot Coverage	Proposed: 514.43 sq m Accessory Lot Coverage: 82.88 sq m
Floor Areas	Lower floor: 290.72 sq m Main floor: 318.17 sq m Upper floor: 190.42 sq m Garage: 87.50 sq m Total Floor Area: 886.81 sq m
Proposed	84.8% (886.81 sq m) 79% (811.25 sq m)
Setbacks	Interior Side: 1.20 m Interior Side: 3.00 m Rear - Ocean: 3.80 m
Setbacks	Interior Side: 1.20 m Interior Side: 1.50 m Front: 7.20 m Rear - Ocean: 7.20 m
Parking Stalls	2
Building Height	Principle: 6.80 m Accessory: 3.75 m

Average Grade - House	
NAT. GRADE	
A	12.25
B	11.96
C	11.05
D	9.50
E	9.15
F	10.45
G	11.00
H	13.50
I	15.50
J	17.05
K	17.25
L	17.10
M	12.90
N	12.75
181.40 m 12.98 m average grade	

Average Grade - Accessory	
NAT. GRADE	
1	6.00
2	2.80
3	5.00
4	8.40
5	8.10
6	8.30
7	7.25
8	6.75
50.60 m 6.33 m average grade	

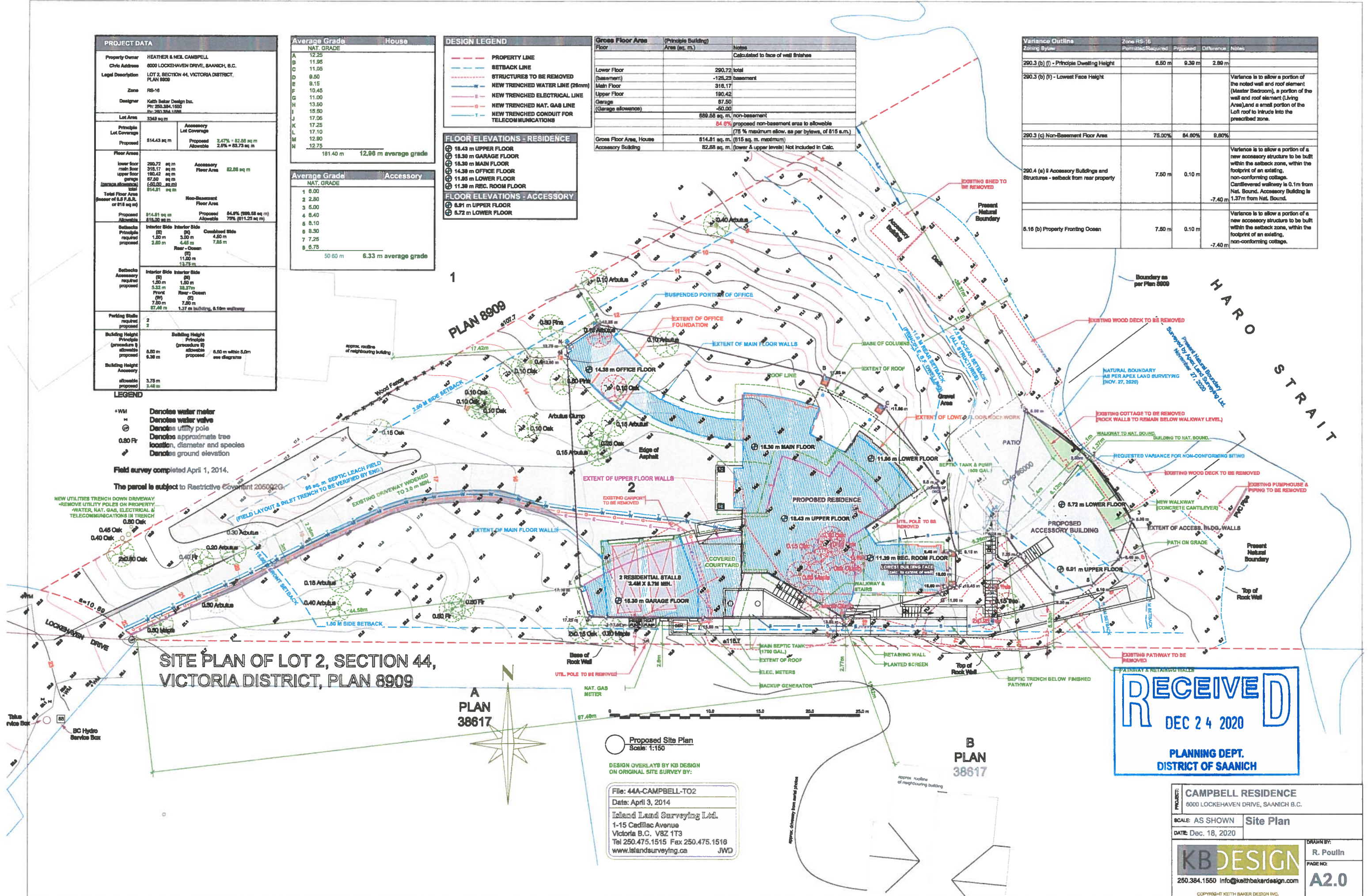
DESIGN LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
---	STRUCTURES TO BE REMOVED
---	NEW TRENCHED WATER LINE (20mm)
---	NEW TRENCHED ELECTRICAL LINE
---	NEW TRENCHED NAT. GAS LINE
---	NEW TRENCHED CONDUIT FOR TELECOMMUNICATIONS

FLOOR ELEVATIONS - RESIDENCE	
⊕	18.43 m UPPER FLOOR
⊕	18.30 m GARAGE FLOOR
⊕	18.30 m MAIN FLOOR
⊕	14.38 m OFFICE FLOOR
⊕	11.85 m LOWER FLOOR
⊕	11.39 m REC. ROOM FLOOR

FLOOR ELEVATIONS - ACCESSORY	
⊕	6.51 m UPPER FLOOR
⊕	6.72 m LOWER FLOOR

Floor	Gross Floor Area (sq. m.)	Notes
Lower Floor (basement)	-125.23	Calculated to face of wall finishes
Main Floor	318.17	
Upper Floor	190.42	
Garage	87.50	
(Garage allowance)	-50.00	
689.86 sq. m.		non-basement
84.8%		proposed non-basement area to allowable (75% maximum allow. as per bylaws, of 815 sq. m.)
814.81 sq. m.		(815 sq. m. maximum)
82.88 sq. m.		(lower & upper levels) Not included in Calc.

Variance Outline	Zone RS-16 Permitted/Required	Proposed	Difference	Notes
290.3 (b) (i) - Principle Dwelling Height	6.50 m	9.30 m	2.80 m	
290.3 (b) (i) - Lowest Face Height				Variance is to allow a portion of the noted wall and roof element (Master Bedroom), a portion of the wall and roof element (Living Area) and a small portion of the Loft roof to intrude into the prescribed zone.
290.3 (c) Non-Basement Floor Area	75.00%	84.80%	8.80%	
290.4 (a) ii Accessory Buildings and Structures - setback from rear property	7.50 m	0.10 m		Variance is to allow a portion of a new accessory structure to be built within the setback zone, within the footprint of an existing, non-conforming cottage. Cardiovascular walkway is 0.1m from Nat. Bound. Accessory Building is 1.37m from Nat. Bound.
5.16 (b) Property Fronting Ocean	7.50 m	0.10 m		Variance is to allow a portion of a new accessory structure to be built within the setback zone, within the footprint of an existing, non-conforming cottage.



- LEGEND**
- +WM Denote water meter
 - Denote water valve
 - Denote utility pole
 - Denote approximate tree location, diameter and species
 - Denote ground elevation

Field survey completed April 1, 2014.
The parcel is subject to Restrictive Covenant 205002G.

Proposed Site Plan
Scale: 1:150

DESIGN OVERLAYS BY KB DESIGN
ON ORIGINAL SITE SURVEY BY:

File: 44A-CAMPBELL-TO2
Date: April 3, 2014
Island Land Surveying Ltd.
1-15 Cadillac Avenue
Victoria B.C. V8Z 1T3
Tel 250.475.1515 Fax 250.475.1518
www.islandsurveying.ca JWD

PROJECT: CAMPBELL RESIDENCE
6000 LOCKHAVEN DRIVE, SAANICH B.C.

SCALE: AS SHOWN **Site Plan**

DATE: Dec. 18, 2020

DRAWN BY: R. Poulin
PAGE NO.: A2.0

KB DESIGN
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