

**Proposed Lot A Project / Zoning Data**

<b>Current Address:</b>	Proposed Lot A - 883 Sevenoaks Road		
<b>Legal Address:</b>	Proposed Lot A, Lot 10, Block 6, Section 49, Victoria District, Plan 178		
<b>Zoning Class:</b>	Proposed Rezoning to R2-4 * Minimum Allowable Lot Area = 4624 (10952 SqFt) * Proposed Lot Area = 49872 (152685 SqFt) * Allowable Lot Width = 14m (4590') * Proposed Lot Width for Variance = 12.3m (4027')		
<b>Site Area:</b>	49872 (152685 SqFt)		
<b>Site:</b>	Allowable	Proposed	
Rear Yard (Depth)	9.0m (295')	16.4m (53'-10 1/8')	
Side Yard (Width)	5.0m (164')	5.0m (164')	
Side Yard (Depth)	5.0m (164')	5.0m (164')	
Front Yard (Depth)	6.0m (197')	7.5m (24'-7 3/8')	
<b>Site Coverage:</b>	Allowable	Proposed	
	77% (24222 SqFt)	70% (182542 SqFt)	
<b>Floor Area Ratio (FAR):</b>	Allowable Gross Floor Area = 205774 (2341 SqFt) - 80% of 2614 (2809 SqFt)		
	Proposed Gross Floor Area = 206754 (2325 SqFt)		
<b>Level:</b>	Total Area (SqFt)	Elevation	Floor Space
Level Floor	60764 (69409 SqFt)	189.5m (622')	60764 (69409 SqFt)
Low Floor	98857 (63520 SqFt)	20.7m (68')	20324 (29425 SqFt)
High Floor	57264 (66559 SqFt)	21.6m (71')	57264 (66559 SqFt)
Upper Floor	99794 (66001 SqFt)	23.2m (76')	99794 (66001 SqFt)
<b>Average Natural Grade:</b>	79.4m (2607')		
<b>Minimum Building Height:</b>	Allowable	Proposed	
	Finished Natural Grade + 7.5m (24')	26.97m (884')	26.90m (882')

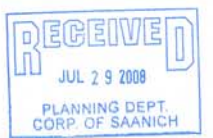
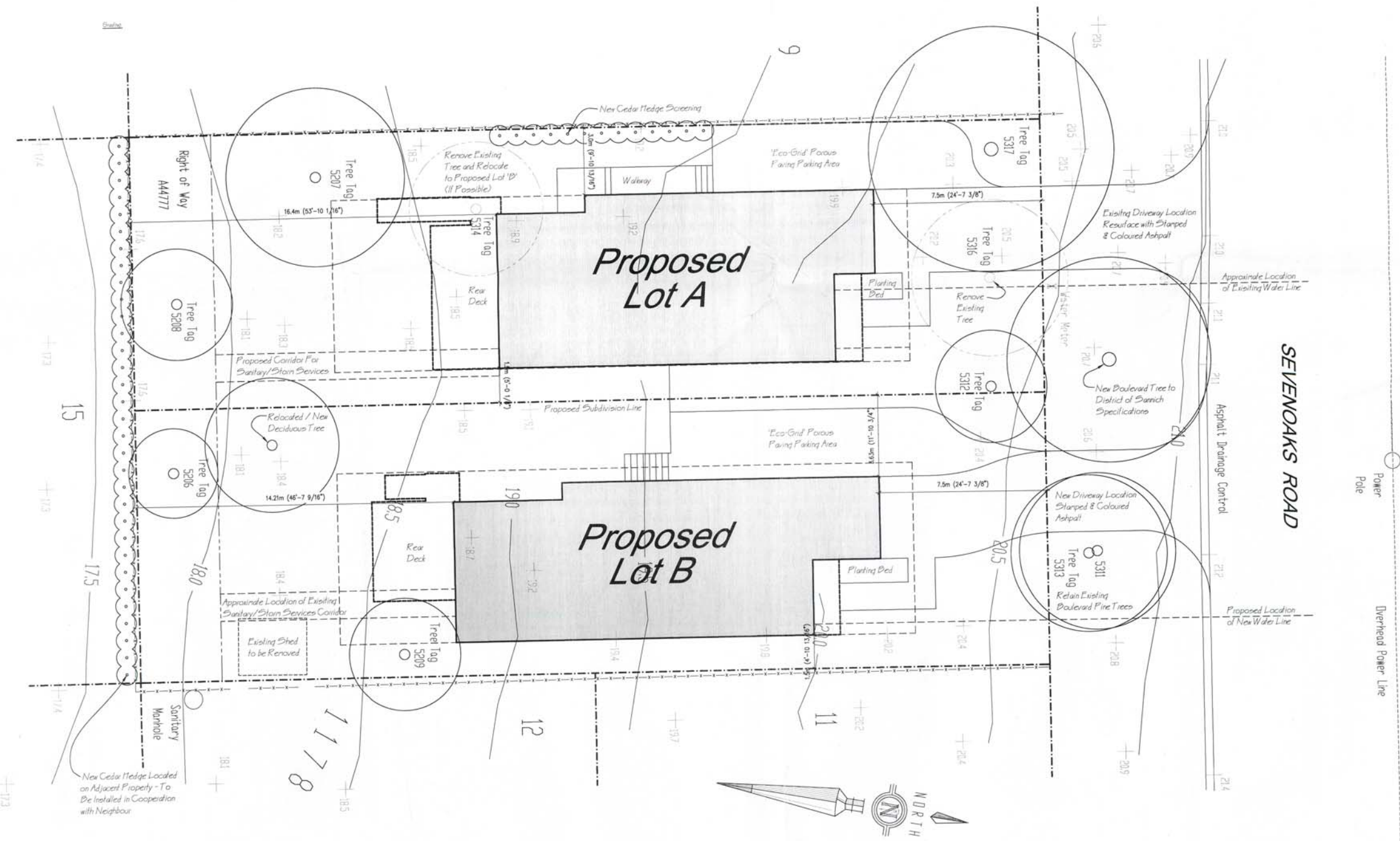
**Proposed Lot B Project / Zoning Data**

<b>Current Address:</b>	Proposed Lot B - 883 Sevenoaks Road		
<b>Legal Address:</b>	Proposed Lot B, Lot 11, Block 6, Section 49, Victoria District, Plan 178		
<b>Zoning Class:</b>	Proposed Rezoning to R2-4 * Minimum Allowable Lot Area = 4624 (10952 SqFt) * Proposed Lot Area = 49872 (152685 SqFt) * Minimum Allowable Lot Width = 14m (4590') * Proposed Lot Width for Variance = 12.3m (4027')		
<b>Site Area:</b>	49872 (152685 SqFt)		
<b>Site:</b>	Allowable	Proposed	
Rear Yard (Depth)	9.0m (295')	14.2m (46'-7 3/8')	
Side Yard (Width)	5.0m (164')	5.0m (164')	
Side Yard (Depth)	5.0m (164')	5.0m (164')	
Front Yard (Depth)	6.0m (197')	7.5m (24'-7 3/8')	
<b>Site Coverage:</b>	Allowable	Proposed	
	77% (24222 SqFt)	44.54% (120076 SqFt)	
<b>Floor Area Ratio (FAR):</b>	Allowable Gross Floor Area = 205774 (2341 SqFt) - 80% of 2614 (2809 SqFt)		
	Proposed Gross Floor Area = 192474 (19427 SqFt)		
<b>Level:</b>	Total Area (SqFt)	Elevation	Floor Space
Level Floor	12054 (129152 SqFt)	20.2m (66')	12054 (129152 SqFt)
Low Floor	1605 (18564 SqFt)	23.2m (76')	1605 (18564 SqFt)
Upper Floor	7605 (8564 SqFt)	23.2m (76')	7605 (8564 SqFt)
<b>Grading:</b>	Average Natural Grade	79.4m (2607')	Proposed
	Finished Natural Grade + 7.5m (24')	26.90m (882')	26.75m (877')

**Tree Schedule \***

Tree No.	Species	Diameter (in)	Canopy Value (in)	Action
5206	DEC	0.25	2.0	RETAIN
5207	DEC	0.40	4.0	RETAIN
5208	DEC	0.20	2.5	RETAIN
5209	DEC	0.20	2.5	RETAIN
5210	PINE	0.20	3.0	RETAIN
5212	DEC	0.25	2.5	RETAIN
5213	PINE	0.50	3.0	RETAIN
5214	DEC	0.25	3.0	REMOVE
5216	DEC	0.25	3.0	REMOVE
5217	DEC	0.40	5.0	RETAIN

\* As per Tree Schedule by Paul Green Ltd Surveyor, dated March 19, 2009



**ISSUES / REVISIONS**

no.	date	for
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

THIS DRAWING MUST NOT BE SCALED - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER. IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS DESIGNERS.

**CLIENT**  
**Walker Residences**

**PROJECT**  
**Proposed Subdivision of 883 Sevenoaks Road Saanich, B.C.**

**DRAWING TITLE**  
**Site And Project Data**

Design / Drawn by: MDB  
Checked by: MDB  
Scale: 1/8"=1'-0"

**A1**