

PROJECT ADDRESS
555 Normandy Rd,
Victoria, BC V8Z 3J3.

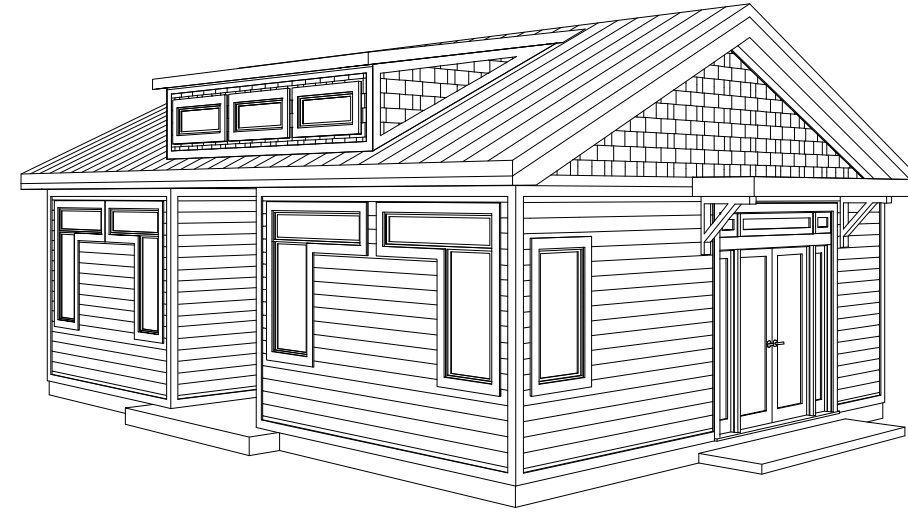
PARCEL IDENTIFICATION NUMBER
003-187-098

LEGAL DESCRIPTION
LOT 1, SECTION 108, LAKE DISTRICT, PLAN 43341

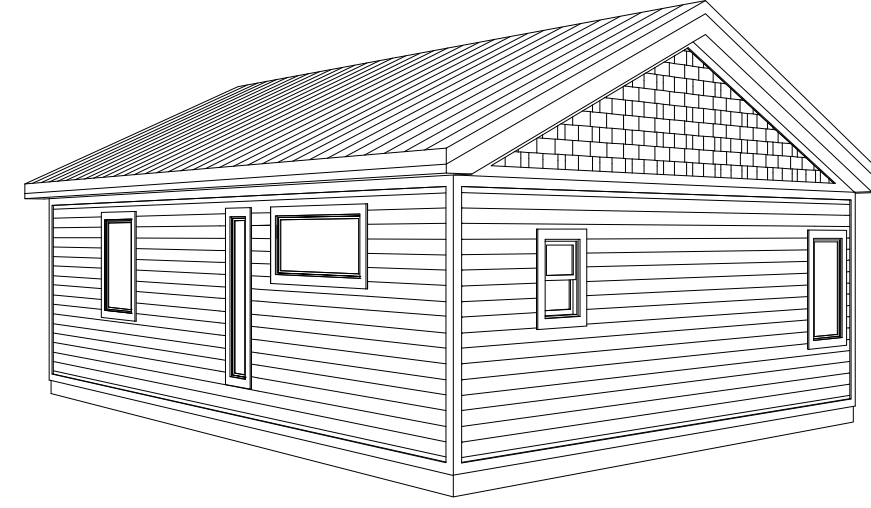
LICENSED BUILDER
Backyard Bungalows Inc
1061 Erindale Place
Victoria, BC V8X 2Y2
250-858-8800
friends@backyardbungalows.ca
backyardbungalows.ca



2 SITE PLAN
GOOGLE MAPS VIEW



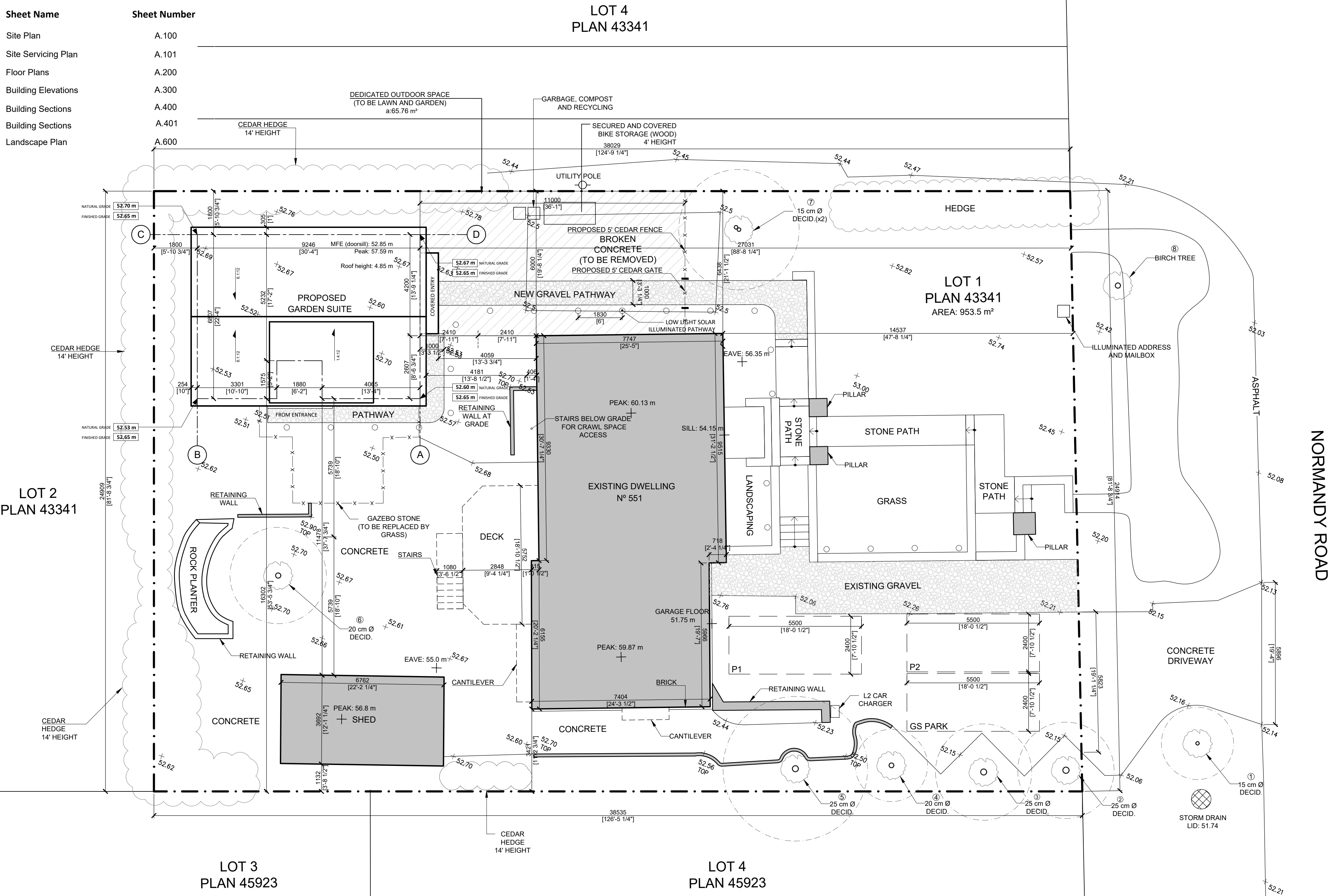
3 3D NORTH + EAST ELEVATION
PERSPECTIVE



4 3D SOUTH + WEST ELEVATION
PERSPECTIVE

DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Building Sections	A.401
Landscape Plan	A.600



PROJECT DATA TABLE - GARDEN SUITE			
Ensure that: All values in metric and rounded to two decimal places			
Address: 551 Normandy Road, BC V8Z 3J3.			
	Bylaw Requirement	Proposed	Variance
Lot Size			
Lot size (m ²)	400 min	953.5 m ²	
Rear Lot Area (m ²)	-	393.77 m ²	
Small Lot (400-559 m ²)	-	na	
Medium Lot (560-999 m ²)	-	Yes	
Large Lot (< 1000 m ²)	-	na	
Lot Coverage			
Single Family Dwelling (m ²) (%)	-	137.99 m ² 14.47%	
Accessory Building(s) (m ²) (%)	See Table 5.3 in Zoning Bylaw	24.96 m ² 2.62%	
Garden Suite (m ²) (%)	See Table 5.3 in Zoning Bylaw	59.98 m ² 6.29%	
Rear Yard Lot Coverage (%)	25.0 max	84.94 m ² 21.57%	
Total Lot Coverage (all bldgs) (%)	Maximum 40% or as specified in individual zones (whichever is lesser)	222.93 m ² 23.38 %	
Open Site Space (%) (Includes landscape areas not covered by any portion of building, structure or impervious surface, including driveways) = Lot size - (total lot coverage + total impervious surface area)			
	45.0 min	48.75 %	
Siting and Height			
Garden Suite Location	Rear Yard	Yes	
Rear Lot Line Setback (m)	1.5 / 3.0 (two storey)	1.80 m	
Interior Side Lot Line Setback (m)	1.5 min	1.80 m	
Interior Side Lot Line Setback (m)	1.5 min	16.30 m	
Combined Sideyard Setback (m)	4.5 min	18.10 m	
Exterior Side Lot Line Setback (m)	3.5 min	na	
Separation Space (m)	4.0 min	4.82 m	
Average Natural Grade	-	52.63 m	
Average Finished Grade	-	52.65 m	
Height Sloped Roof (m)	4.2 (small and medium) 6.5 (large)	4.02 m	
Height Flat Roof (m)	3.75 (small and medium) 5.5 (large)	4.85 m	
Size			
Upper Floor (m ²)	-	na	
Main Floor (m ²)	-	79.81 m ²	
Crawlspaces (m ²)	-	na	
Gross Floor Area (m²)		79.81 m ²	
Two storey - Flat or Shallow Roof Upper Floor Reduced	60% of main floor area	na	
Minimum Outdoor Amenity Space For Residents			
Dedicated outdoor space for garden suite (m ²)	20.0 min	65.76 m ²	
General			
Clear Pathway from street to the door of a Garden Suite (m)	1.0 wide min	1.00 m	
Parking			
Simple Family Dwelling	2	2	
Garden Suite with Level 2 EV charger	1	1	
Parking & Access			
Front Yard Total Area	-	370.13 m ²	
Total Permeable Area (Front Yard) (m ²) (%)	35% min	228.19 m ² 61.65 %	

OPEN SITE SPACE	
Permeable Surfaces	Size (m ²)
Grass	399.3
Gravel	57.90
Rock Planter	7.63
Total	464.83
Lot Size	953.5
Open Site Space	48.75

AVERAGE NATURAL GRADE CALCULATIONS			
Point Elevations		#	Grades
A + B + C + D	= 52.60 + 52.53 + 52.70 + 52.67	= 210.50	/ 4
TOTAL			
Average Grade = Sum. of Grade / Number of Grades = 210.50 / 4			
Average Grade = 52.63 m			

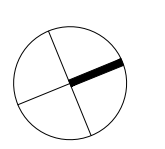
AVERAGE FINISHED GRADE CALCULATIONS			
Point Elevations		#	Grades
A + B + C + D	= 52.65 + 52.65 + 52.65 + 52.65	= 210.60	/ 4
TOTAL			
Average Grade = Sum. of Grade / Number of Grades = 210.60 / 4			
Average Grade = 52.65 m			



1061 Erindale Place
Victoria, BC 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. Sheeting/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

This drawing package and design are copyright Backyard Bungalows Inc.

Project Name:
Normandy Rd
Garden Suite

Project Description:

Garden Suite

Project Number:
712

Civic Address:
551 Normandy Road
Victoria, BC V8Z 3J3

Issue:

Dev. Permit App.

Title:

SITE PLAN

Revision:

Sheet:

A.100

1 SITE PLAN
1:100