

New Shared with me

Home 1 selected

My Drive Name

Computers

Shared with me

Recent

Starred

Spam

Trash

Storage

22.4 MB of 15 GB used

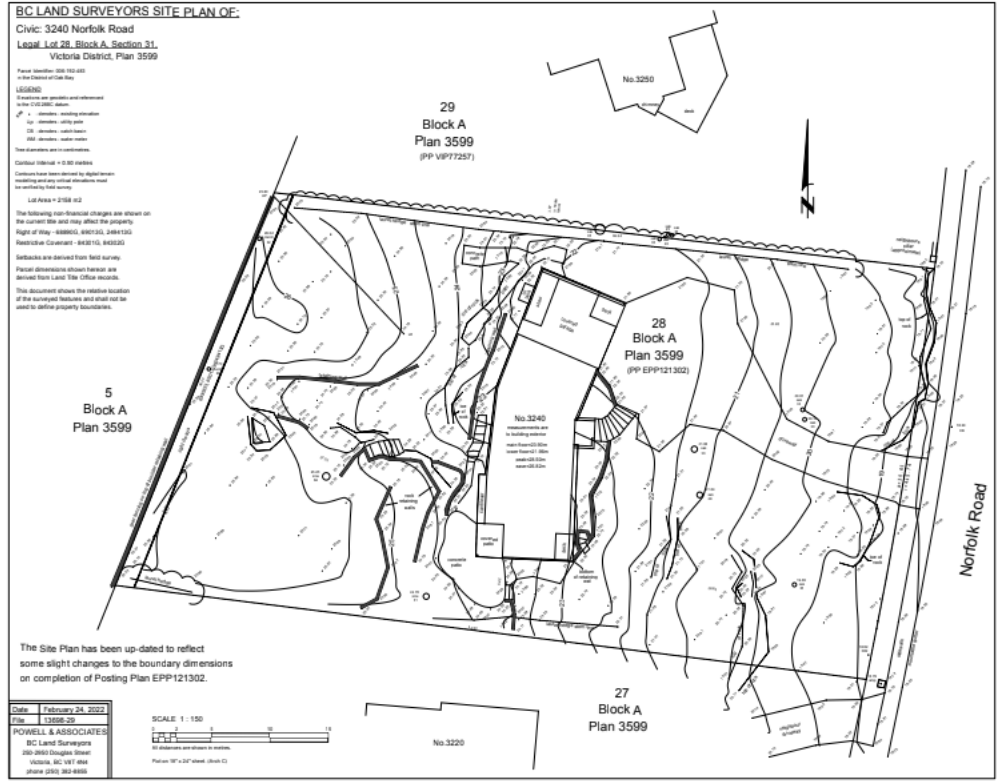
Get more storage

Get Drive for desktop

Download



Location Plan N.T.S.



Survey Plan Scale: 1:200

PROJECT DIRECTORY

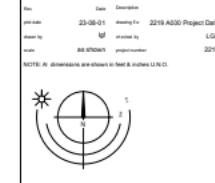
REGISTERED OWNER: Joe & Rachel Craft, 250-882-4290, mcayj@gmail.com
ARCHITECT: Lynn Gordon-Findlay Architect AIBC, 250-589-1932, lgf@findlay.ca
ARCHAEOLOGIST: Paul Ewonus, PhD, BPCA, 604-363-7276, paul.ewonus@ecocom2ofedology.com
ARBORIST: Donald Skorne, 250-632-8764, don@concretejungleforestry.ca
LANDSCAPE CONSULTANT: Jonathan Craigie, Dip ISD, 581-Pegasus Way, 588-880-0923, jrcraigie@shaw.ca

ZONING SUMMARY

Civ Address: 3240 Norfolk Road, Victoria BC
Legal Description: Lot 28, Block A, Section 31, Victoria District, Plan 3599
P.I.D.: 006-192-483
Zoning: RS-2 - ONE-FAMILY RESIDENTIAL USE
Use: Single Family Dwelling
PERMITTED/REQUIRED PROPOSED
Site Area: 2205 sq m (22,960 sq ft) MINIMUM 2163 sq m (23,176 sq ft) EXISTING
Site Coverage: 25% = 538 sq m (579 sq ft.) 312 sq m (3360 sq ft.) = 14.5%
Floor Area Ratio: 0.4 to 1 = 861.2 sq m (9269.9 sq ft.) 437 sq m (4700 sq ft.) = 0.2 to 1
Grade: (21.9+24.8+24.2+21.7) / 4 = 23.15 m geodetic
Lot Breadth: 35.52 m (116'6.5") x 33.5m (110'-0")
AREA SUMMARY
Main Floor: 243 sq m (2615 sq ft.)
Second Floor: 194 sq m (2095 sq ft.)
Total Gross Floor Area: 437 sq m (4709 sq ft.)
Garage (Floor level = 1m below grade): 79 sq m (850 sq ft.)
Basement (Floor level = 1m below grade): 100 sq m (1070 sq ft.)
Roof Height: 6.14 m (20 ft.) 6.14 m (20 ft.)
Building Height: 7.32 m (24 ft.) 6.71 m (22 ft.)
Occupiable Height: 4.57 m (15 ft.) 3.96 m (13 ft.)
Setbacks: Front: 10.66 m (35 ft.) 20.60 m (67.5 ft.)
Rear: 7.62 m (25 ft.) 21.00 m (68.9 ft.)
Interior Side (South): 4.57 m (15 ft.) minimum 5.30 m (17.5 ft.)
Interior Side (North): 7.62 m (25 ft.) 13.30 m (43.5 ft.)
Total Side: 12.19 m (40 ft.) minimum 17.60 m (57.5 ft.)
Clear Space Between Buildings: 3 m (10 ft.) N/A
Front Yard Paving: 25% 10%
Rear Yard Paving: 25% 0%

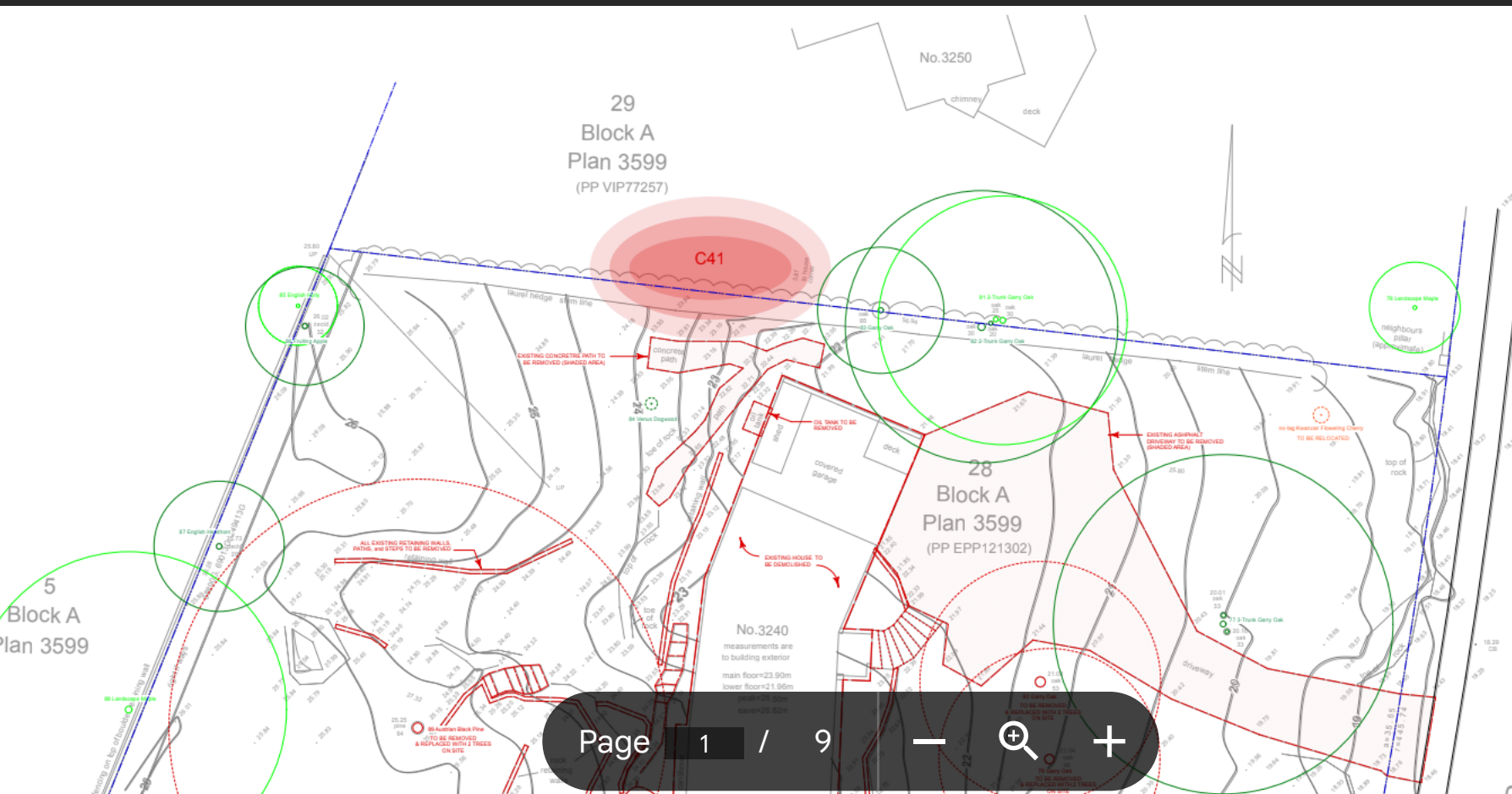
LIST OF DRAWINGS

- Architectural
A000 Project Data
A100 Demolition Plan
A101 Site Plan
A201 Basement Plan
A202 Main Floor Plan
A203 Second Floor Plan
A204 Roof Plan
A205 East & North Elevations
A302 West & South Elevations



GRAFFI RESIDENCE
3240 Norfolk Road
Victoria BC
Project Data
A000

ig studio Lynn Gordon-Findlay Architect AIBC
1400 Douglas Street, Victoria BC V8W 2E8
Tel: 250-589-1932 Fax: 250-589-1933
www.findlay.ca



General Notes
1. All dimensions given unless otherwise specified.
2. All dimensions are in metric units unless otherwise specified.
3. All dimensions are in metric units unless otherwise specified.
4. All dimensions are in metric units unless otherwise specified.
5. All dimensions are in metric units unless otherwise specified.
6. All dimensions are in metric units unless otherwise specified.

