



BEGBIE STREET

1 SITE PLAN  
1/8" = 1'

LEGEND:	
	CONTROL MONUMENT
	STANDARD IRON PIN
	LEAD PLUG
	ELEVATION
	PROPERTY LINE
	62' 3' 24"
	PROPOSED
	TO BE REMOVED

SITE DATA:	
ZONING: R-2 (RI-B REQUIREMENTS)	
SITE AREA:	
TOTAL LOT:	4461 FT <sup>2</sup> (414.42 M <sup>2</sup> )
REAR LOT:	1357 FT <sup>2</sup> (126.07 M <sup>2</sup> )
EXISTING:	
HOUSE INTERIOR FLOOR AREA (THREE LEVELS): 3229 FT <sup>2</sup> (300 M <sup>2</sup> )	
HOUSE HEIGHTS:	
FRONT DOOR (SILL):	+111.58 FT (34.01 M)
PEAK:	+135.63 FT (41.34 M)
EAVE:	+120.80 FT (36.82 M)
BASEMENT ENTRY (SILL):	+104.07 FT (31.72 M)
SITE COVERAGE OF HOUSE:	
HOUSE ONLY:	785 FT <sup>2</sup> (72.91 M <sup>2</sup> )
SOUTH PORCH:	173 FT <sup>2</sup> (16.07 M <sup>2</sup> )
WEST PORCH:	43 FT <sup>2</sup> (3.96 M <sup>2</sup> )
TOTAL:	1001 FT <sup>2</sup> (92.94 M <sup>2</sup> )
EXISTING TOTAL:	22.42 % SITE COVERAGE
PROPOSED:	
NEW BUILDING INTERIOR FLOOR AREA:	
STUDIO ROOM:	245 FT <sup>2</sup> (22.76 M <sup>2</sup> )
STORAGE ROOM:	53 FT <sup>2</sup> (4.92 M <sup>2</sup> )
TOTAL FLOOR AREA:	298 FT <sup>2</sup> (27.7 M <sup>2</sup> )
NEW BUILDING HEIGHTS:	
INTERIOR FLOOR SLAB:	+105.79 FT (+32.244 M)
MIDPOINT OF ROOF:	+115.88 FT (+35.320 M)
ROOF PEAK:	+117.68 FT (+35.869 M)
NEW BUILDING SETBACKS:	
REAR (NORTH) PROPERTY LINE :	3 FT
SIDE (WEST) PROPERTY LINE :	2' FT
CLOSEST POINT TO HOUSE:	8'-9 5/8"
SITE COVERAGE CONSIDERING NEW BUILDING:	
TOTAL AREA OF NEW BUILDING: 338 FT <sup>2</sup> (31.4 M <sup>2</sup> )	
PROPOSED REAR LOT COVERAGE	
1357 FT <sup>2</sup> COVERED BY NEW BUILDING 338 FT <sup>2</sup> , 25 % REAR LOT COVERAGE	
PROPOSED TOTAL LOT COVERAGE:	
4461 FT <sup>2</sup> COVERED BY ALL STRUCTURES	
30 % TOTAL LOT COVERAGE	
1001 FT <sup>2</sup> + 338 FT <sup>2</sup> = 1339 FT <sup>2</sup>	

ADDRESS: 1454 BEGBIE STREET  
VICTORIA BC, V8R 1K7  
DATE: 12.03.2021  
SCALE: 1/8" = 1'

NO. | DATE | COMMENTS

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VICTORIA BC, V8R 1K7  
DATE: 12.03.2021  
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STUDIO ACC. BUILDING  
SITE PLAN

~SHEET~  
2 OF 8

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