460 Francis Ave.

By John Hodges

RIVERVIEW
CONSTRUCTION LTD

Site Plan

PROPOSED SITE COVERAGE
LOT SIZE..... 7565 SQ.FT. (702.6m2)
BLDG. COVERAGE..... 40% = 3020 SQ.FT. (281m2)
D/A & PARKING..... 9.5% = 717 SQ.FT.(66.6m2)
Civic Address: 460 Francis Ave. V1Y5G2
Legal description: 009-999-515 lot8 district lot 14 odyd
Applicant: John Hodges 250-469-1957
NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.
BUILDING #2
Spatial Separation Calculation
wall area = 51.5m2 (538.6 sq.ft.)
limiting distance = 2m
unprotected openings = 2.2/3 m2 (7%)
allowable openings = 11%
FRANCIS AVE.
60.44' (18.54m)
14'-9⅞" [4.51m]
12'-0⅛" [3.66m]

450-456 Francis Ave



468-488 Morrison Ave.



460-466 Francis Ave.

