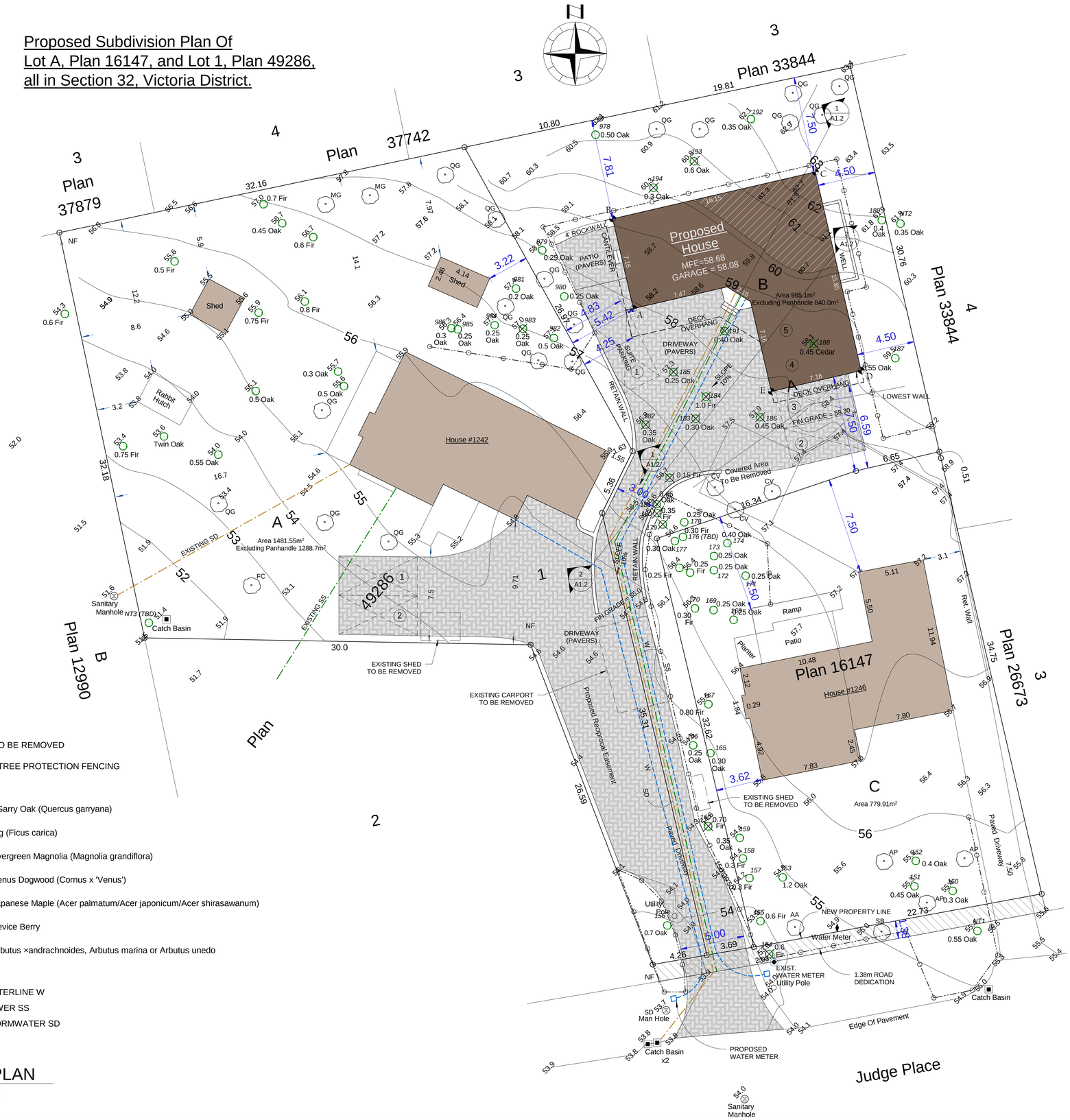
Proposed Subdivision Plan Of
Lot A, Plan 16147, and Lot 1, Plan 49286, all in Section 32, Victoria District.



LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCING

NEW TREES:

- QG - 17 x Garry Oak (Quercus garryana)
- FC - 1 x Fig (Ficus carica)
- MG - 2 x Evergreen Magnolia (Magnolia grandiflora)
- CV - 3 x Venus Dogwood (Cornus x 'Venus')
- AP - 3 x Japanese Maple (Acer palmatum/Acer japonicum/Acer shirasawanum)
- SB - 1 x Sevice Berry
- AA - 1 x Arbutus ×andrachnoides, Arbutus marina or Arbutus unedo

SERVICING:

- WATERLINE W
- SEWER SS
- STORMWATER SD

SITE PLAN

1 : 150

ASPIRE CUSTOM DESIGNS

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PROJECT DATA TABLE:

Adress:	Judge Place
Legal description:	Lot A, Plan 16147, and Lot 1, Plan 49286, all in Section 32, Victoria District
Scope of works:	Subdivision / New single-family dwelling
Lot Size:	965.1 m²
	840.0 m² excluding panhandle
Proposed house footprint:	179.1 m² - 21.32%
Setbacks:	
Front yard (south) setback :	7.5 m (min 7.5m)
	6.59 m to deck overhang
Rear yard (north) setback :	7.50 m (min 7.5m)
Interior side yard (west) setback :	5.42 m (min 1.5m)
	4.83 m to second storey
Interior side yard (east) setback :	4.5 m (min 3.5m)
Heights:	
Average grade :	59.21 m
Mid Roof Height :	6.36 m
Lowest wall :	58.10 m
Single Face Height :	7.48 m
Floor Area:	
Main floor area:	82.1 m²
Upper floor area:	165.77 m²
Total non-basement floor area:	247.87 m² (max 247.96 m2)
Basement floor area:	47.66 m²
Total floor area:	295.53 m² (max 310.02 m2)
Garage floor area:	48.98 m²

AVERAGE GRADE:

A = 57.90
+B = 59.20
+C = 62.75
+D = 58.30
+E = 57.90

= 296.05/5 = 59.21

LOWEST WALL:

+D = 58.30
+E = 57.90

= 116.20/2 = 58.10

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MAR 21 2023
PLANNING DEPT.
DISTRICT OF SAANICH

No.	Date	Appr	Revision Notes
A	23-03-01		Permit set

No.	Date	Issue notes

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Project title: JUDGE PLACE NEW HOUSE

Sheet title: SITE PLAN / DATA SHEET

Project manager	Project ID: 2020-11
Drawn By: L. Baker	Scale: 1/4" = 1'0" or as noted
Reviewed By: L. Baker	Sheet No: A1.1
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