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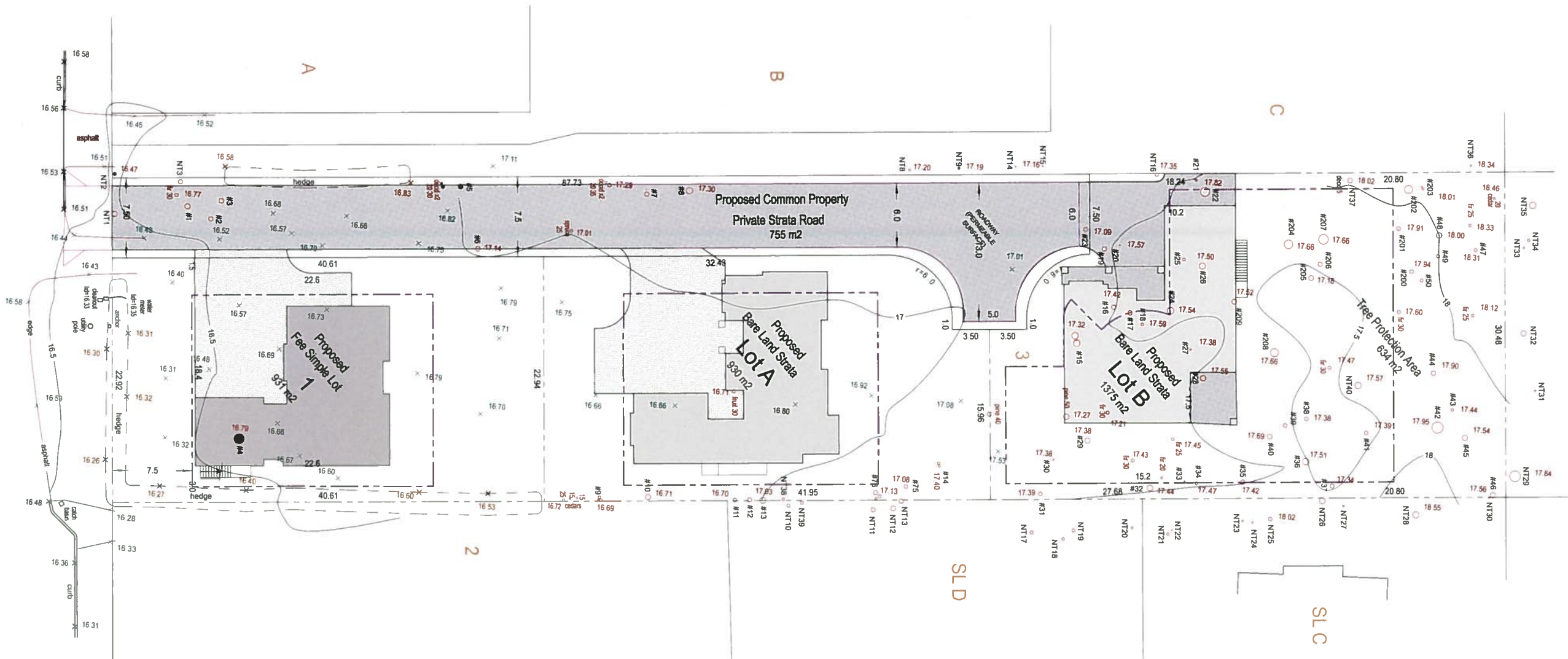
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DISTRICT OF SAANICH

OVERALL SITE PLAN

02

Printed: 2019-07-23



1 OVERALL SITE PLAN
SCALE 1:250

\\snp\projects\2019\2576 Arbutus Rd\2576 Arbutus Rd - 02.dwg 19-07-23 10:40:00 AM

Property Information

Project Type: NEW S.F.D. w/ S.S.

Site Address: 2576 Arbutus Rd Lot 1, Saanich, BC

Zoning: RS-12

	Zoning	Proposed
Setbacks:		
Front	7.5m	7.81m
Rear	10.5m	14.53m
Side (NW)	3m	4.56m
Side (SE)	1.5m	3.4m
Combined Side	4.5m	7.96m
Height #1	7.5m	7.45m
Height #2	7.5m	6.92m

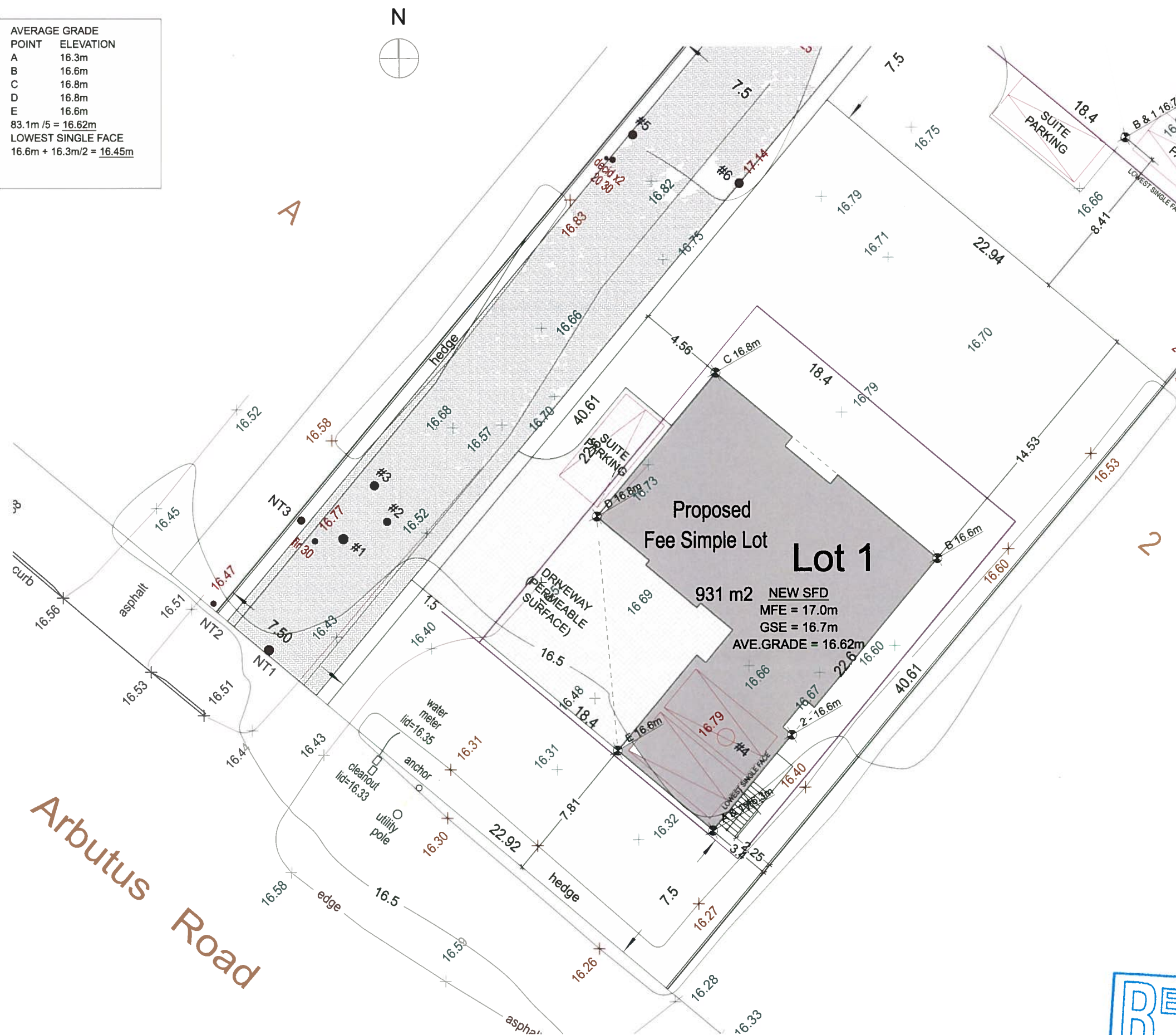
Floor Area:	
Main	155.52 m ²
Upper	172.43 m ²
Garage	-50 m ²
FA Total	349.1 m ²
FSR (non-bsmt)	0.5*.75
FSR (bsmt)	0.34

Lot Area:	931 m ²
Building Footprint:	197 m ²

Lot Coverage: 40% 21.2%

Main Floor Elevation 17.00m
Average Grade 16.62m

AVERAGE GRADE POINT	ELEVATION
A	16.3m
B	16.6m
C	16.8m
D	16.8m
E	16.6m
83.1m / 5 = 16.62m	
LOWEST SINGLE FACE	
16.6m + 16.3m/2 = 16.45m	



1500 Shorncliffe Road Victoria BC Canada
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www.adaptdesign.ca

2576 ARBUTUS RD LOT 1, SAANICH, BC

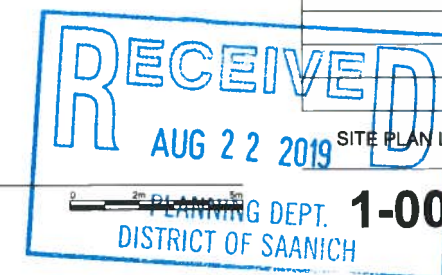
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1 SITE PLAN SCALE 1:100

Property Information

Project Type: NEW S.F.D. w/ S.S.
 Site Address: 2576 Arbutus Rd Lot A, Saanich, BC
 Zoning: RS-12

Setbacks:	Zoning	Proposed
Front	7.5m	8.41m
Rear	10.5m	14.19m
Side (SE)	1.5m	3.0m
Side (NW)	3.5m	*1.5m
Combined Side	4.5m	4.5m
Height #1	7.5m	7.08m
Height #2	7.5m	7.24m

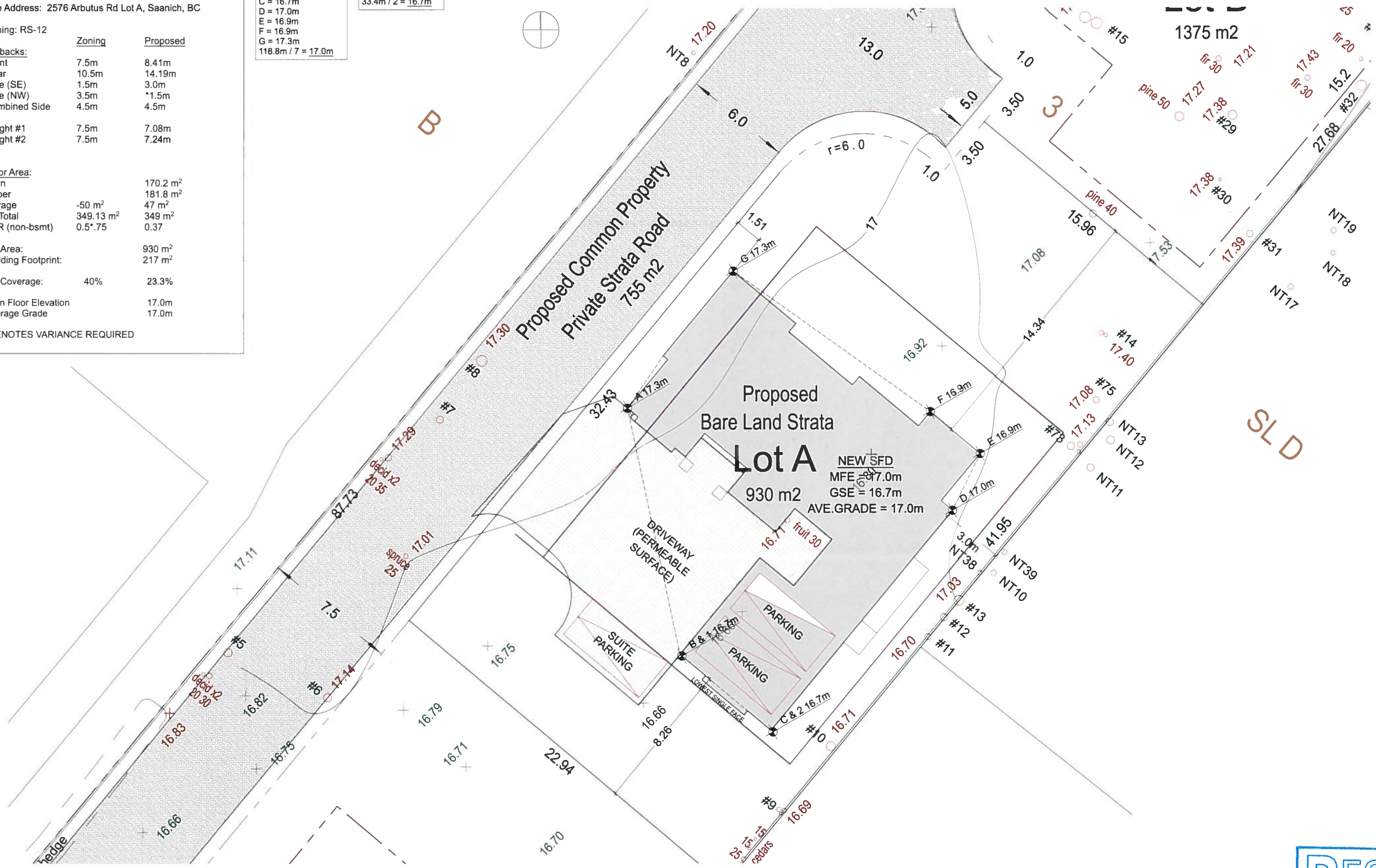
Floor Area:	
Main	170.2 m ²
Upper	181.8 m ²
Garage	47 m ²
FA Total	349.13 m ²
FSR (non-bsmt)	0.5*.75

Lot Area:	930 m ²
Building Footprint:	217 m ²
Lot Coverage:	40% / 23.3%
Main Floor Elevation	17.0m
Average Grade	17.0m

*DENOTES VARIANCE REQUIRED

AVERAGE GRADE PROCEDURE #1
 A = 17.3m
 B = 16.7m
 C = 16.7m
 D = 17.0m
 E = 16.9m
 F = 16.9m
 G = 17.3m
 118.8m / 7 = 17.0m

AVERAGE GRADE PROCEDURE #2
 1 = 16.7m
 2 = 16.7m
 33.4m / 2 = 16.7m



1 SITE PLAN LOT A
 SCALE 1:100



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2576 ARBUTUS RD, SAANICH, BC

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 SITE PLAN LOT A
 PLANNING DEPT. **A-001**
 DISTRICT OF SAANICH

AVERAGE GRADE PROCEDURE #1	AVERAGE GRADE PROCEDURE #2
A = 17.2m	A = 17.35m
B = 17.4m	B = 17.45m
C = 17.7m	34.8m/2 = 17.4m
D = 17.8m	
E = 17.6m	
87.7m/5 = 17.54m	

Property Information

Project Type: NEW S.F.D. w/ S.S.
 Site Address: 2576 Arbutus Rd Lot B, Saanich, BC

Zoning: RS-12

Setbacks:	Zoning	Proposed
Front	7.5m	*0.48m
Rear	10.5m	25.26m
Side (SW)	1.5m	3.01m
Side (W)	3.5m	7.02m
Combined Side	4.5m	10.03m

Height #1	7.5m	7.34m
Height #2	7.5m	7.46m

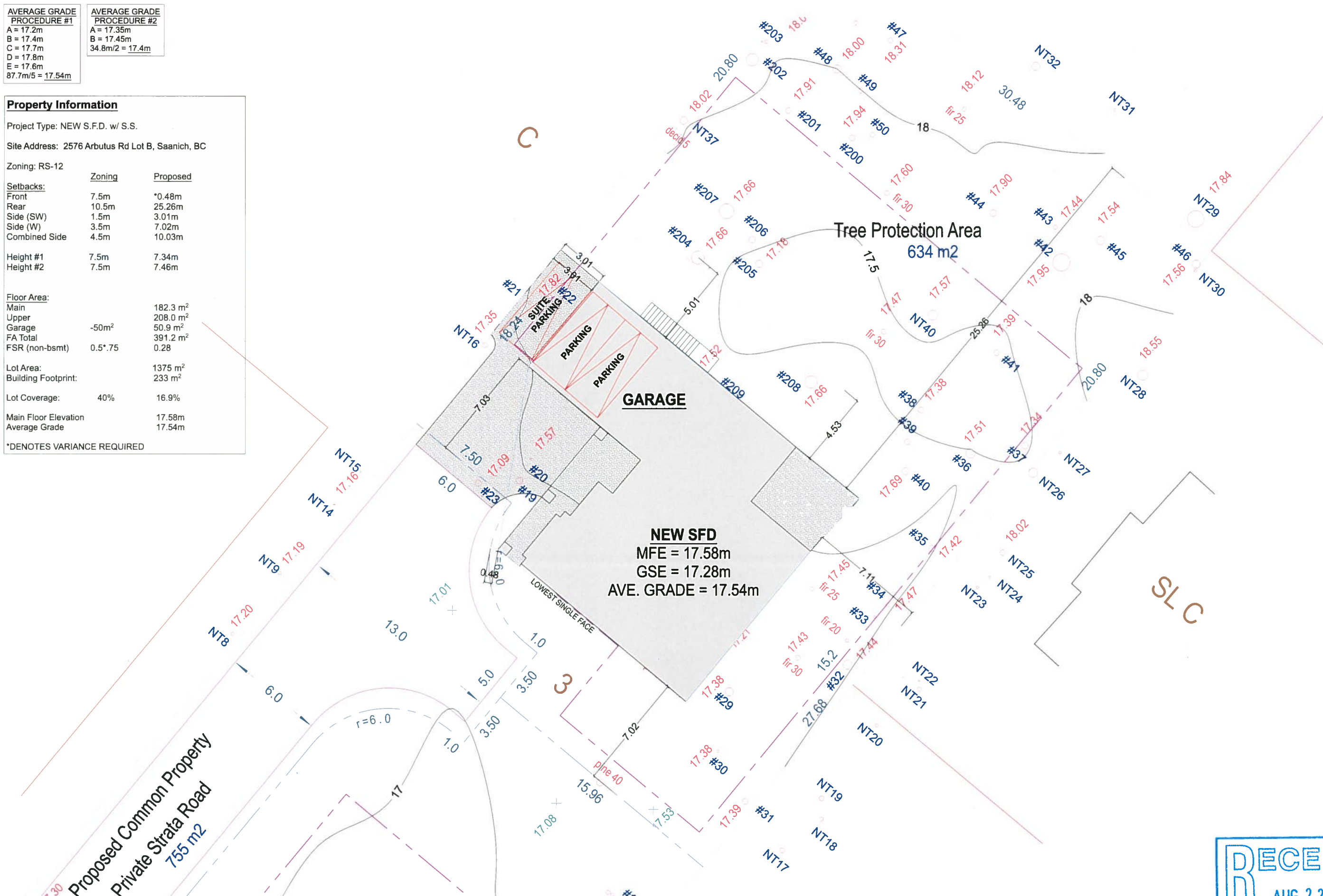
Floor Area:	
Main	182.3 m ²
Upper	208.0 m ²
Garage	-50m ²
FA Total	391.2 m ²
FSR (non-bsmt)	0.5*.75
	0.28

Lot Area:	1375 m ²
Building Footprint:	233 m ²

Lot Coverage:	40%	16.9%
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Main Floor Elevation	17.58m
Average Grade	17.54m

*DENOTES VARIANCE REQUIRED



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2576 ARBUTUS RD LOT B, SAANICH, BC

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B-001

1 SITE PLAN LOT B
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