



**SITE PLAN**  
SCALE: 1/8" = 1' - 0"

REVISIONS		
NO	DESCRIPTION	DATE
1	PERMIT	2022-02-20
2	PERMIT	2022-12-15
3		
4		

SEAL:

**JUCHENG**  
DEVELOPMENT LTD

4252 OAKVIEW CLOSE  
VICTORIA, BC V8N 6M8  
250-813-2335

CLIENT NAME  
**LUOYA HUANG,**  
2771 MURRAY DR.,  
SAANICH, BC

PROJECT NAME  
NEW GARDEN SUITE,  
2771 MURRAY DR., SAANICH, BC

SHEET TITLE  
**SITE PLAN**  
PROJECT DATA

PROJECT NO  
**#2022.02.02**

DESIGN **Jianxiang Zhai**  
APPROVE **Dr. Y. Shi**

SCALE  
**AS NOTED**

DATE  
**2022/02/20**

DRAWING NO.  
**A1.0**

PROJECT DATA		
LEGAL DESCRIPTION	PID 005-464-528, LOT 6, SECTION 21, VICTORIA DISTRICT PLAN B797	
ADDRESS	2771 MURRAY DR., SAANICH, BC	
ZONING	RS-12	
SITE AREA	1262 m <sup>2</sup> (13584 sq ft)	
MAIN BUILDING FLOOR AREAS	EXISTING	NEW
UPPER		
MAIN	1337 m <sup>2</sup> (1440 sq ft)	
BASEMENT	1204 m <sup>2</sup> (1296 sq ft)	
TOTAL	2542 m <sup>2</sup> (1838 sq ft)	
FLOOR RATIO: ALLOWED 40%	20.1%	
SITE COVERAGE	[(1582 + 167) / 13584] = 12.9%	
REAR YARD SITE AREA	5687.8 sq ft	
GARDEN SUITE COVERAGE [ALLOWED 25%]		[(1000) / 5687.8] = 17.6%
GARDEN SUITE		1000 sq ft

ACCESSORY BUILDING(S)	EXISTING	NEW
AREAS	15.5 m <sup>2</sup> (167 sq ft)	[(15.5 + 93) = 108.5 m <sup>2</sup> (1167 sq ft)]
BUILDING HEIGHT ALLOWED	6.5 m	3.70 m
ACCESSORY BUILDING SETBACKS	EXISTING	NEW
FRONT ALLOWED	7.5 m	4.5 m
REAR ALLOWED	1.5 m	1.5 m
INTERIOR SIDE ALLOWED	1.75 m	1.5 m
EXTERIOR SIDE ALLOWED	3.5 m	
TOTAL OF SIDE LOT LINES ALLOWED	4.5 m	

**PROJECT SCOPE:**  
• NEW ACCESSORY BUILDING

- ARCHITECTURAL DRAWING LIST:**
- A1.0 - SITE PLAN, PROJECT DATA, SPECIFICATION
  - A2.0 - PROPOSED FLOOR PLAN, CROSS SECTION AND WEST ELEVATION
  - A2.1 - ELEVATIONS

