

B

A

CEDAR HILL ROAD

SITE PLAN

SCALE @ 1:100

ALL MEASUREMENTS ARE IN METRIC & IMPERIAL
THIS SITE PLAN IS BASED ON A COPY OF A METAL SITE SURVEY AS SUPPLIED BY:

POWELL & ASSOCIATES
www.powellsurveys.com
240 960 sq ft
2500 Douglas Street
Victoria BC V8T 4M6
Tel: 250-583-8888
Fax: 250-583-3131

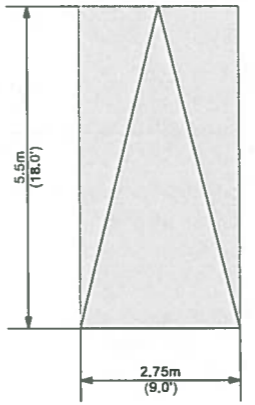
LEGAL DESCRIPTION

LOT: A	SECTION: 35
DISTRICT: VICTORIA	PLAN #: 20136
PID #: 003-009-728	ZONED: RT-FC
MUNICIPALITY OF SAANICH	

GENERAL DATA

ITEM:	PROPOSED:	RT-FC:
LOT SIZE	1116 m ² (12312.8 sq ft)	990.0 m ² (10688.0 sq ft)
COVERAGE:	417.01 m ² (4488.78 sq ft) (37.37%)	446.4 m ² (4805.17 sq ft) (40.0%)
DENSITY:	1 UNIT per 286m ² (3078 sq ft)	1 UNIT per 185m ² (1991 sq ft)
# OF UNITS:	4 UNITS, 2 SINGLE-FAMILY, 1 MULTI-FAMILY	
OPEN SPACE:	68.53 m ² 6.1%	30.13 m ² 2.7%
FRONT SETBACK:	5.0m (16.4')	3.9m (12.8')
REAR SETBACK:	2.74m (9.0')	5.8m (19.0')
INTERIOR SETBACK ¹ :	1.52m (5.0')	1.2m (3.9')
INTERIOR SETBACK ² :	1.4m (4.6')	1.2m (3.9')
INTERIOR SETBACK ³ :	1.76m (5.8')	1.2m (3.9')
INTERIOR SETBACK ⁴ :	1.55m (5.1')	1.2m (3.9')
DUPLEX 1 TO HOUSE 1	10.36m (34.0')	2.0m (7.0')
DUPLEX 2 TO HOUSE 2	10.36m (34.0')	2.0m (7.0')
HOUSE 1 TO HOUSE 2	10.67m (35.0')	2.0m (7.0')
HEIGHT OF DUPLEX:	3.84m (12.6')	
HEIGHT OF HOUSE 1:	6.15m (20.2')	
HEIGHT OF HOUSE 2:	7.25m (23.8')	
PARKING AREA:	333.56 m ² (3590.56 sq ft) (29.9%)	334.6 m ² (3603.88 sq ft) (30.0%)
PARKING STALLS:	2 PER DWELLING	2 PER DWELLING
FLOOR AREA:	507.78 m ² (5465.71 sq ft)	
FLOOR SPACE RATIO:	507.78 / 1116.0 = .454 = .45	

PARKING STALL



GEODETIC POINTS

- ON SITE
PROPOSED GRADE POINT (BLACK)
EXISTING GRADE POINT (GREY)
- ON RETAINING WALLS (AROUND PERIMETER)
TOP OF RETAINING WALL (BLACK)
BOTTOM OF RETAINING WALL (GREY)

NOTE TO PRINTERS
ALL HOME DESIGN FILES ARE CONTAINED IN THE
BUNDLES OF THESE PLANS TO COPY, SCAN AND
PRINT TO CD OR A FLASH DRIVE.
PRINT IN GREYSKALE.

AJB HOME DESIGN
314-653 Goldstream Avenue
Victoria BC V8B 2W9
Office 250-595-0558
email: ajbhome@shaw.ca
www.ajbhome.com

#	DATE	DESCRIPTION
1	Mar 11/18	1st Preliminary Drawings
2	Mar 8/18	2nd Preliminary Drawings
3	Mar 28/18	3rd Preliminary Drawings
4	Apr 11/18	4th Preliminary Drawings
5	Apr 27/18	5th Preliminary Drawings
6	July 15/18	6th Preliminary Drawings
7	July 27/18	Revising Application Drawings
8	Jan 18/19	Revising Application Drawings Review
9	July 24/18	Revising Application Drawings Review
10	Sept 27/18	Revising Application Drawings Review

PROJECT TYPE
NEW DUPLEX
TWO NEW SFD
FIT ONTO SINGLE LOT
FOR REZONING APPLICATION

SITE: 3281
CEDAR HILL ROAD

FOR: LARGEANDCO

DRAWN BY: Taylor SB
DRAWING NO.: A-1 of 9

RECEIVED
OCT 08 2019
PLANNING DEPT.
DISTRICT OF SAANICH