

SITE PLAN
SCALE @ 1:100

ALL MEASUREMENTS ARE IN
METRIC & IMPERIAL

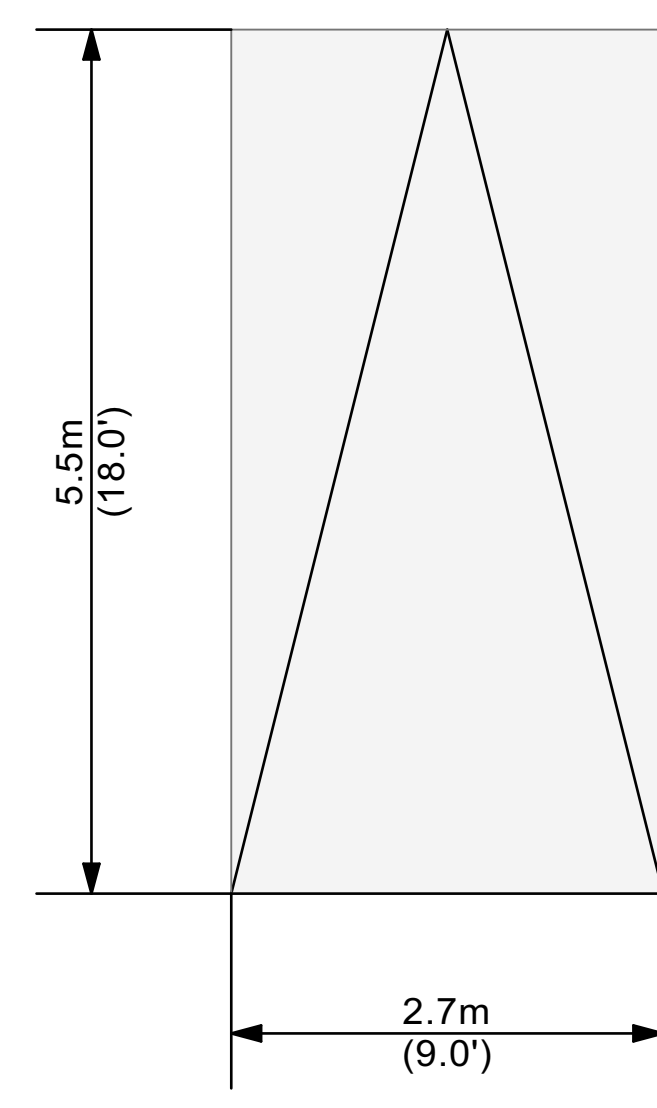
THIS SITE PLAN IS BASED ON A COPY OF A
DIGITAL SITE SURVEY AS SUPPLIED BY:

POWELL & ASSOCIATES
www.powellsurveys.com
250-2550 Douglas Street
Victoria, BC, V8T 4N4
Telephone (250) 382-8855
File: 12.700 - 31

LEGAL DESCRIPTION	
LOT: A	SECTION: 35
DISTRICT: VICTORIA	PLAN #: 20136
PID #: 003-669-726	ZONED: RT-FC
MUNICIPALITY OF SAANICH	

GENERAL DATA		
ITEM:	PROPOSED:	RT-FC:
LOT SIZE:	1116 m ² (12312.9 sq/ft)	900.0 m ² (9688.0 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	
FRONT SETBACK:	5.0m (16.4')	3.9m (12.9')
REAR SETBACK:	2.74m (9.0')	5.5m (18.0')
INTERIOR SETBACK DUPLEX UNIT 1:	1.52m (5.0')	1.2m (3.9')
INTERIOR SETBACK DUPLEX UNIT 2:	1.4m (4.58')	1.2m (3.9')
INTERIOR SETBACK HOUSE 1:	1.78m (5.84')	1.2m (3.9')
INTERIOR SETBACK HOUSE 2:	1.55m (5.08')	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:	3.94m (12.94')	
HEIGHT OF HOUSE 1:	6.15m (20.19')	
HEIGHT OF HOUSE 2:	7.25m (23.79')	
PARKING AREA:	333.56 m ² (3590.56 sq ft) (29.9%)	334.8 m ² (3603.88 sq ft) (30.0%)
PARKING STALLS:	2 PER DWELLING	2 PER DWELLING
FLOOR AREA:	507.76 m ² (5465.71 sq/ft)	
FLOOR SPACE RATIO:	507.76 / 1116.0 = .454 = <u>.45:1</u>	

PARKING STALL



PROPOSED GRADE POINT (BLACK)
EXISTING GRADE POINT (GREY)

NOTE TO PRINTERS
AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN &/or BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.

AJB HOME DESIGN

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#	DATE	DESCRIPTION
1	Mar 1/18	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	June 27/18	5th Preliminary Drawings
6	July 10/18	6th Preliminary Drawings
7	July 27/18	Rezoning Application Drawings

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**