



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
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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	
OPEN SPACE:	65.53 m ² 5.87%	30.13 m ² 2.7%
FRONT SETBACK:	5.0m (16.4')	3.9m (12.9')
REAR SETBACK:	2.74m (9.0')	5.5m (18.0')
INTERIOR SETBACK:	1.52m (5.0')	1.2m (3.9')
INTERIOR SETBACK:	1.4m (4.58')	1.2m (3.9')
INTERIOR SETBACK:	1.78m (5.84')	1.2m (3.9')
INTERIOR SETBACK:	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	
FLOOR AREA:	507.76 m ² (5465.71 sq/ft)	
FLOOR SPACE RATIO:	507.76 / 1116.0 = .454 = .451	

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 AND BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.



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#	DATE	DESCRIPTION
1	Mar 1/18	1st Preliminary Drawings
2	Mar 9/18	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
8	Jan 18/19	Rezoning Application Drawings Revisions

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

