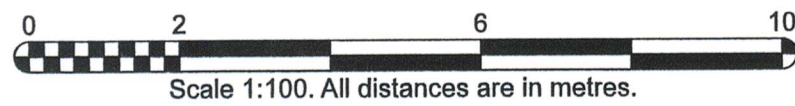
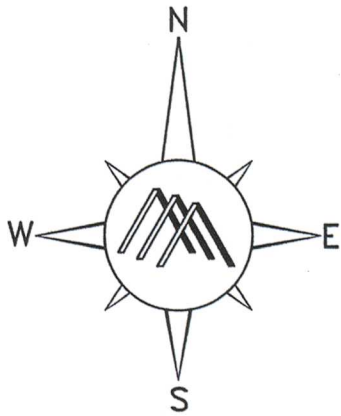


SITE PLAN OF PARCEL A (DD 387105I) OF LOT 8, BLOCK 2,
SECTION 62, VICTORIA DISTRICT, PLAN 689B.

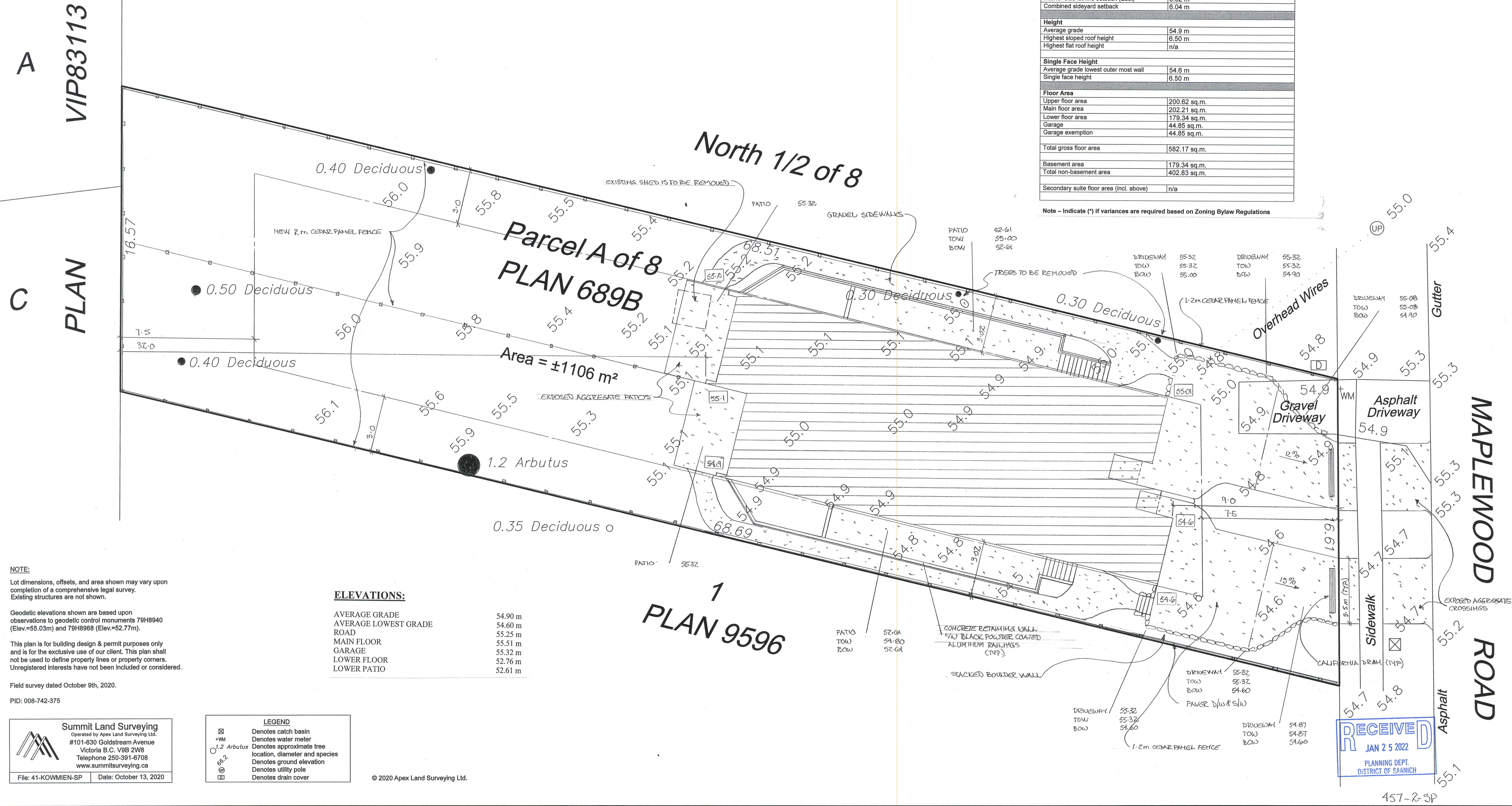


Application Project Data Table
New Home Construction



Address:	3510 MAPLEWOOD	Proposed (m or m²):	
Lot Size	1106.00 sq.m.		
Zone	RD-1 PROPOSED		
Lot Coverage			
Principle residence	276.32 sq.m		
Accessory building(s)	n/a		
Total lot coverage	276.32 sq.m.		
Setbacks			
Front lot line setback	9.00 m		
Rear lot line setback	32.00 m		
Combined front and rear setback	41.00 m		
Interior side lot line setback (West)	3.02 m		
Interior side lot line setback (East)	3.02 m		
Combined sideyard setback	6.04 m		
Height			
Average grade	54.9 m		
Highest sloped roof height	6.50 m		
Highest flat roof height	n/a		
Single Face Height			
Average grade lowest outer most wall	54.6 m		
Single face height	6.50 m		
Floor Area			
Upper floor area	200.62 sq.m.		
Main floor area	202.21 sq.m.		
Lower floor area	179.34 sq.m.		
Garage	44.85 sq.m.		
Garage exemption	44.85 sq.m.		
Total gross floor area	582.17 sq.m.		
Basement area	179.34 sq.m.		
Total non-basement area	402.83 sq.m.		
Secondary suite floor area (incl. above)	n/a		

Note - Indicate (*) if variances are required based on Zoning Bylaw Regulations



NOTE:
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.
Existing structures are not shown.
Geodetic elevations shown are based upon observations to geodetic control monuments 79H8940 (Elev.=55.03m) and 79H8968 (Elev.=52.77m).
This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.
Field survey dated October 9th, 2020.
PID: 008-742-375

ELEVATIONS:	
AVERAGE GRADE	54.90 m
AVERAGE LOWEST GRADE	54.60 m
ROAD	55.25 m
MAIN FLOOR	55.51 m
GARAGE	55.32 m
LOWER FLOOR	52.76 m
LOWER PATIO	52.61 m

LEGEND	
☒	Denotes catch basin
WM	Denotes water meter
○ 1.2 Arbutus	Denotes approximate tree location, diameter and species
55.2	Denotes ground elevation
⊙	Denotes utility pole
⊠	Denotes drain cover



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
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Telephone 250-391-6708
www.summitsurveying.ca

File: 41-KOWMIEN-SP Date: October 13, 2020

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JAN 25 2022
PLANNING DEPT.
DISTRICT OF SAANICH