



3D View 1

See attached Building Design Guidelines.



3D View 2

See attached Building Design Guidelines.

PROJECT DATA LOT A:

ZONING: Current RS-10
Proposed RS-8, SAANICH

SITE AREA: 6548 sf (608.3 sm)

SITE COVERAGE: max 40%
2619 sf = 39.9%

FLOOR AREAS:

max G.F.A. = 310sm = 3337sf
max N.B.A. = 80% of G.F.A. (or F.B.P.) = 2669.6sf
max GAR exclusion = 50sm = 538sf

MAIN 1041 sf
SCND 1498 sf
GAR 800 sf
(GAR excl) 800sf
TOTAL NSA: 2839 sf
BSMT 798 sf
TOTAL GFA: 3637 sf

BUILDING HEIGHT:

max permitted single family dwelling 7.5m (24.6')
from natural AVG GRADE 7.46 m (24.4')
from natural L.A.G 7.00 m (22.8')

Lot Width:
Required: 18m
Proposed: 15.31m
0.88m VARIANCE REQUIRED

PROJECT DATA LOT B:

ZONING: Current RS-10
Proposed RS-8, SAANICH

SITE AREA: 6785 sf (630.3 sm)

SITE COVERAGE: max 40%
2714 sf = 39.9%

FLOOR AREAS:

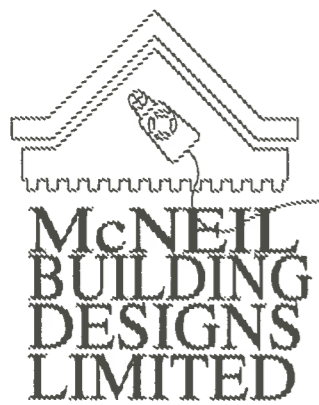
max G.F.A. = 310sm = 3337sf
max N.B.A. = 80% of G.F.A. (or F.B.P.) = 2669.6sf
max GAR exclusion = 50sm = 538sf

MAIN 1399 sf
SCND 1127 sf
GAR 500 sf
(GAR excl) 500sf
TOTAL NSA: 2526 sf
BSMT 808 sf
TOTAL GFA: 3334 sf

BUILDING HEIGHT:

max permitted single family dwelling 7.5m (24.6')
from natural AVG GRADE 7.30 m (24.0')
from natural L.A.G 6.81 m (22.4')

Lot Width:
Required: 18m
Proposed: 15.59m
0.41m VARIANCE REQUIRED

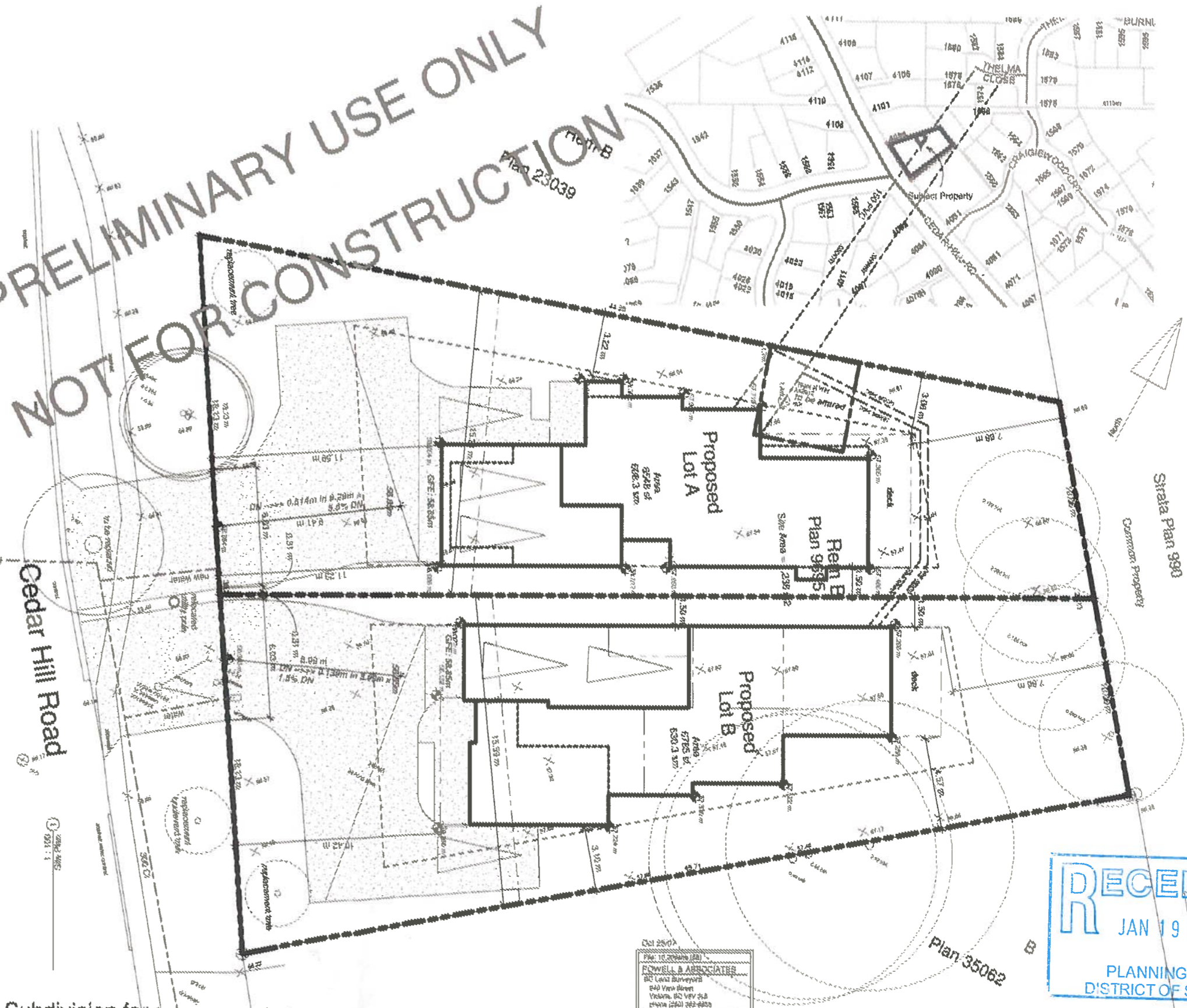


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Proposed 2 Lot Subdivision for:

Mrs. B. Athwal & Mrs. R. Sidhu
at: 4095 Cedar Hill Rd, Saanich, BC

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



Oct 25/07
Plan 10-20000 (100)
FISWELL & ASSOCIATES
BC Land Surveyors
840 View Haven
Victoria, BC V8V 2J8
Phone (250) 362-6888

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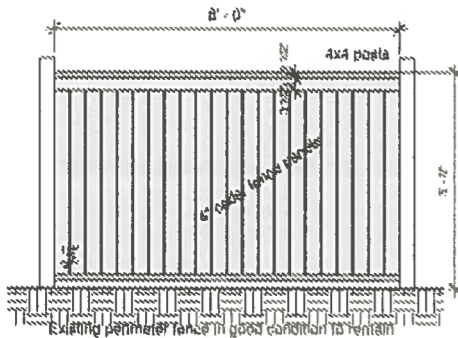
Pages P2 & P3 to be struck from Application, replaced with last Architectural Guidelines.

P1

NOTES

1. Plant material, insulation and maintenance to conform to BCLSA/BCLNA standard (current edition).
2. All growing medium to comply to BCLSA/BCLNA standard designation "1P - Level-1 Well Groomed Areas."
3. All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
4. Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCLSA/BCLNA Standard (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation seasonally. Limit watering times between 11:00pm and 8:00am. Irrigation to be designed to water different areas of the landscape based on watering needs. Irrigation design to be sensitive to slope factors of site.
5. Fencing to be built as shown on plan; Replacement of fencing where existing in poor condition. Max height not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain on cedar fencing.

PLANT LIST			
SYMBOL	QTY.	COMMON NAMES	SIZE
TREES			
Ma	2	Maple	2.0 cm cal.
SHRUBS & PERENNIALS			
Rd	4	Rhododendron	#5 Pot
Az	2	Azalea	#5 Pot



2) fence detail
1/2" = 1'-0"



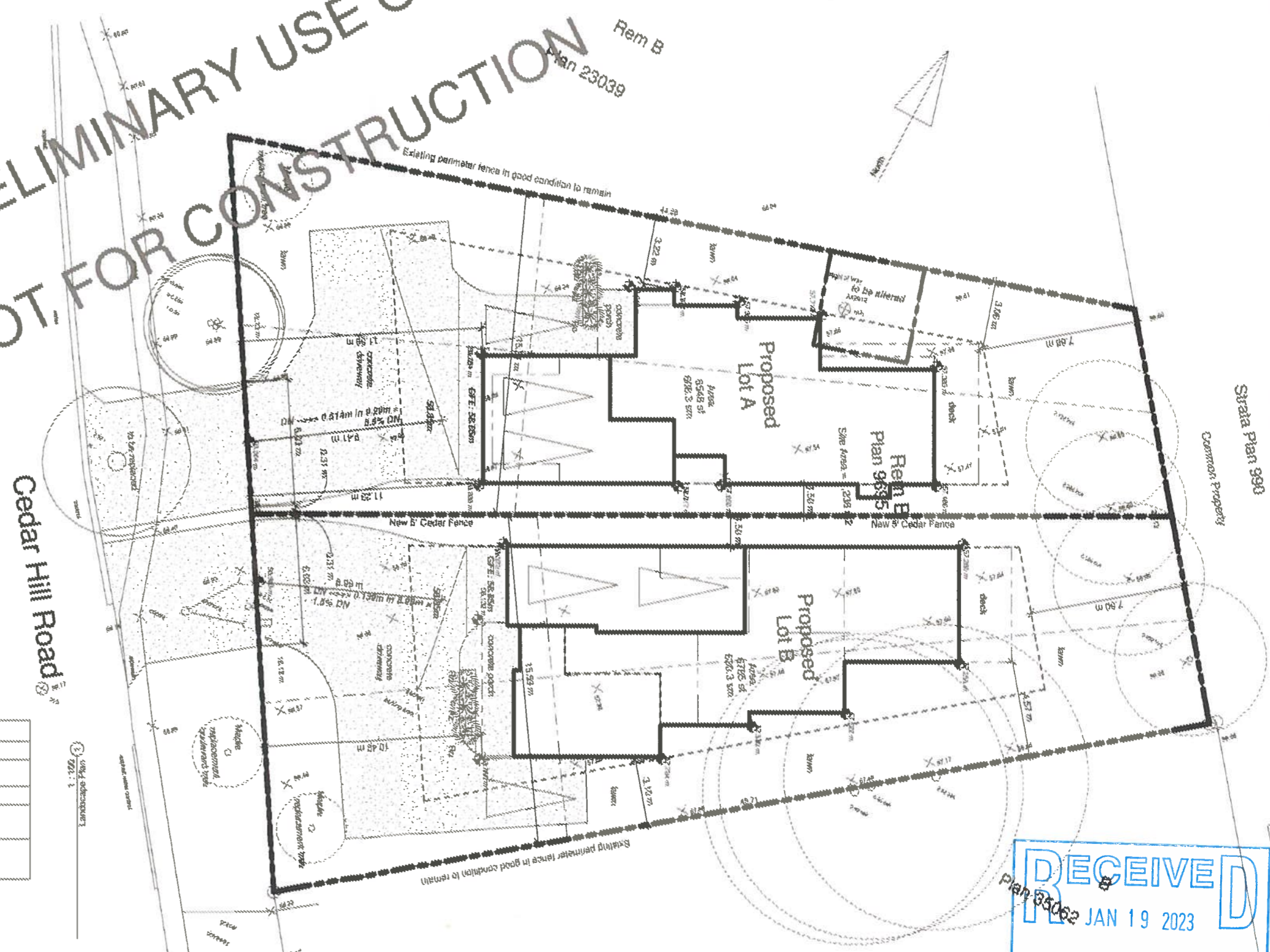
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LEGEND	
	Planting Area
	Concrete

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