

BC LAND SURVEYORS SITE PLAN OF:

Civic: 3960 Ashford Road

Legal Lot C, Section 32,

Victoria District, Plan 11904

Parcel Identifier: 004-905-831
in the District of Saanich

LEGEND

Elevations are geodetic and referenced
to the CVD28BC datum.

- + - denotes - existing elevation
- CB - denotes - catch basin
- CO - denotes - clean out
- WV - denotes - water valve
- FD - denotes - fire hydrant
- UPT - denotes - utility pole with transformer
- denotes - Property corner post found

Tree diameters are in centimetres.

Lot Area = 1813.4 m2

The following non-financial charges are shown on
the current title and may affect the property.

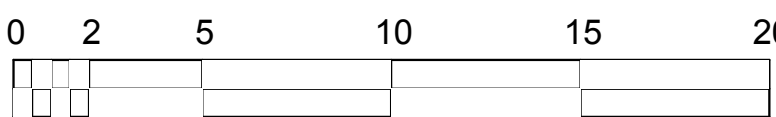
B4925 - Right of Way

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location of
the surveyed features and shall not be
used to define property boundaries.

SCALE 1 : 2 0 0



All distances are shown in metres.

CERTIFIED CORRECT

This 5th day of November, 2024.

Scott T. Pearce, BCLS



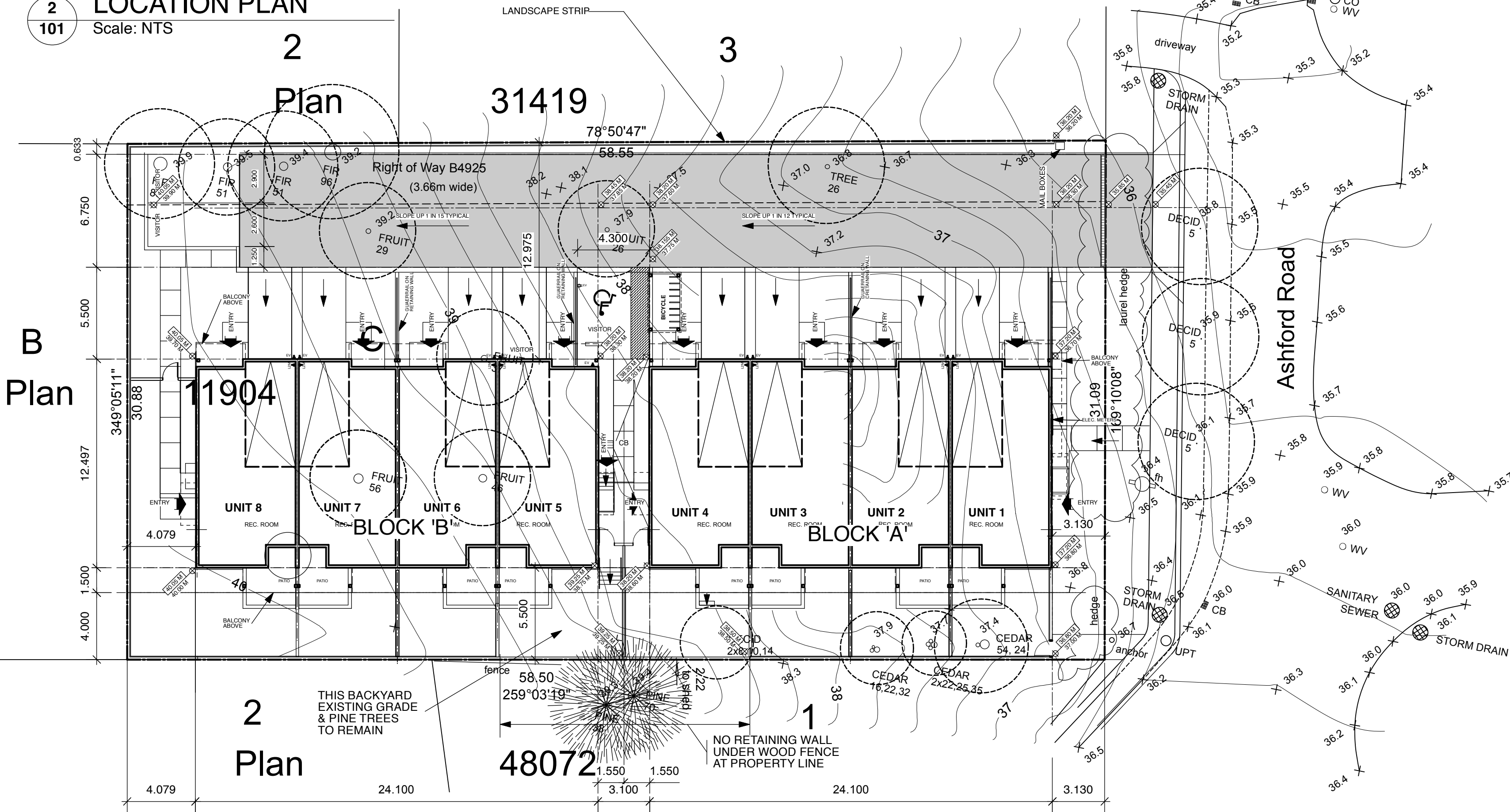
This document is not valid unless digitally signed and sealed.

Date	Sept 17, 2024
File	14340 Site 02
V.I. POWELL & ASSOCIATES Land Surveying 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	



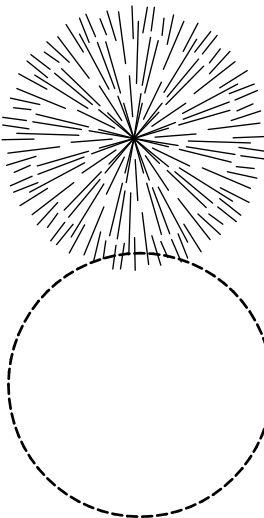
2 LOCATION PLAN

Scale: NTS



1 SITE PLAN

Scale: 1 : 200



DESIGN DATA:

LEGAL : LOTS C, SECTION 32, VICTORIA DISTRICT, PLAN 11904

CIVIC ADDRESS : 3960 ASHFORD ROAD, VICTORIA

ZONING: PRESENT ZONE = RS - 10
PROPOSED ZONE = RT - WA

TOTAL SITE AREA: 18 494.08 SQ. FT. (1 718.1 Sq. M)

PROPOSED GROSS FLOOR AREA :
BUILDING = 17 005.037 SQ. FT. (1 579.768 Sq. M)

F.S.R. = 1 : 0.919

NO. OF UNITS : 8

NO. OF STOREY : 3

SITE COVERAGE : (573.716 SQ. M.) 33.39 %

PARKING : REQUIRED : (8 X 2.0) = 16 STALLS & 1 VISITOR PARKING
PROVIDED : 17 CARS (INCLUDES 1 VISITOR CAR)
(ALL CARS ARE FULL SIZE CARS & 1 HC STALL)

BICYCLES PARKING : REQUIRED : 8 CLASS 1
PROVIDED : 8 (in garage) + 11 (on surface sheltered)

MAX. BLDG. HEIGHT PROVIDED = 10.903 M (SEE SHEET A401)

HEIGHT CALCULATIONS:

BLOCK 'A' =
AVERAGE EXISTING GRADE :
(36.70 + 36.80 + 38.60 + 38.20) / 4 = 37.575 M

BLOCK 'B' =
AVERAGE EXISTING GRADE :
(38.30 + 38.75 + 39.70 + 40.00) / 4 = 39.187 M

CODE ANALYSIS :

REFERENCE : BRITISH COLUMBIA BUILDING CODE 2024 - Part 9

USE AND OCCUPANCY : RESIDENTIAL GROUP : 'C'

NO. OF STOREYS : 3

CONSTRUCTION : COMBUSTIBLE

SPRINKLERS : n/a

STREET FACING : 1

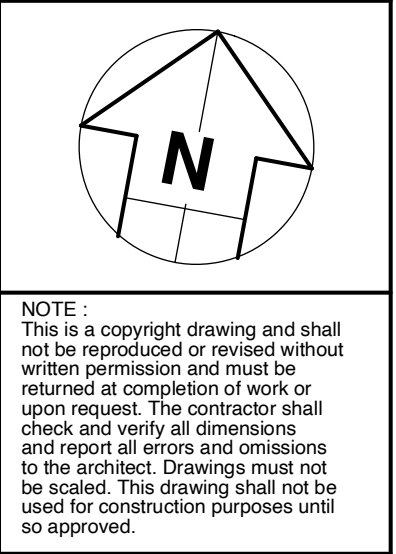
BUILDING AREA: 6 175.629 SQ. FT. (573.716 SQ. M.)

FIRE SEPARATIONS : ROOF - NO
FLOORS - NO
PARTY WALLS - 1 HR.

GENERAL NOTES

- ALL SURVEY INFORMATION AND EXISTING CONDITIONS ARE TAKEN FROM THE SURVEY PLAN PROVIDED BY V.I. POWELL & ASSOCIATES, BC LAND SURVIVORS.
- REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, FENCE, PLANTERS, ROCK WALLS, PLAY AREA & PATIOS EXTERIAL SURFACE FINISHE
- ALL EV CHARGING STATIONS WILL BE ENERGIZED TO L2M MIN. CHARGING LEVEL.
- REFER TO DRAWINGS A-203 & A-204 FOR DETAILED UNIT PLANS.

ISSUED FOR		SCHEMATIC DESIGN FOR OWNER'S REVIEW	
DEC. 5, 2024	2 VISITOR PARKING, NEW GRADES, SOUTH FENCE & UNIT LAYOUT	JAN. 28, 2025	REZONING & DP APPLICATION
JUL. 7, 2025	AS PER COMMENTS FROM SAANICH	SEPT. 09, 2025	AS PER CHECKLIST DATED OCT. 31
NOV. 05, 2025	AS PER ADP COMMENTS	FEB. 20, 2026	AS PER PLANNING DEPT. COMMENTS
JUN. 30, 2026	AS PER PLANNING DEPT. COMMENTS		



PROPOSED TOWNHOUSE DEVELOPMENT ON 3960 ASHFORD ROAD, VICTORIA, B.C.	FOR JAMES GARDNER	
	PKM	DRAWN
SCALE: AS NOTED		NOV. 5, 2024

PROJECT NO. 24:07

A-101

