PROJECT DATA LOT 1:

ZONING: RS-8 Single Family Dwelling Zone SAANICH

SITE AREA: 7160 sf (665 sm)

SITE COVERAGE: max 40% = 2864 sf
2138 sf (198.6 sm) = 30.0%

FLOOR AREAS:
max F.S.R. = 0.50 = 3580 sf
max N.B.A. = 80% of G.F.A. (or F.S.R.) = 2864 sf
max GAR exclusion = 50 sm = 538 sf

NBA BSMT	364 sf (28.2 sm)
MAIN	1280 sf (118.9 sm)
SEC	1220 sf (113.3 sm)
GAR	538 sf (50 sm)
(GAR excl)	538 sf (50 sm)
TOTAL NBA:	2864 sf (266.1 sm)
BSMT	716 sf (66.5 sm)
TOTAL GFA	3580 sf (332.6 sm)

AVERAGE GRADE:
(38.00 + 35.19 + 35.98 + 39.44 + 40.89) / 4 = 37.9 m

LOWEST AVERAGE GRADE: (35.19 + 35.98) / 2 = 35.59 m

BUILDING HEIGHT:
max permitted single family dwelling 7.5 m (24.6')
from natural AV'G GRADE Proposed 7.5 m (00.0')
from natural L.A.G Proposed 7.5 m (00.0')

PROJECT DATA LOT 4:

ZONING: RS-8 Single Family Dwelling Zone SAANICH

SITE AREA: 7161 sf (665 sm)

SITE COVERAGE: max 40% = 2864 sf
2015 sf (187.2 sm) = 29%

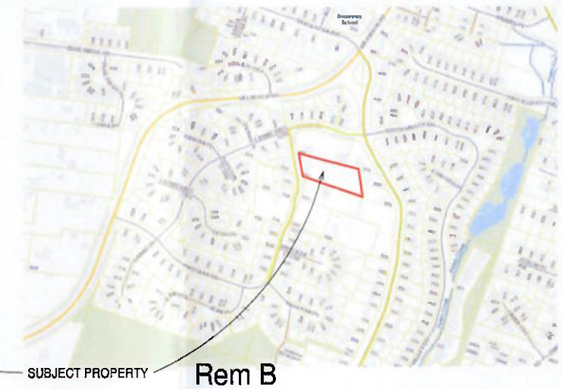
FLOOR AREAS:
max F.S.R. = 0.50 = 3581 sf
max N.B.A. = 80% of G.F.A. (or F.S.R.) = 2864 sf
max GAR exclusion = 50 sm = 538 sf

NBA BSMT	364 sf (28.2 sm)
MAIN	1290 sf (119.8 sm)
SEC	1210 sf (112.4 sm)
GAR	538 sf (50 sm)
(GAR excl)	538 sf (50 sm)
TOTAL NBA:	2864 sf (266.1 sm)
BSMT	716 sf (66.5 sm)
TOTAL GFA	3580 sf (332.6 sm)

AVERAGE GRADE:
(41.24 + 40.67 + 37.94 + 40.05) / 4 = 39.975 m

LOWEST AVERAGE GRADE: (37.94 + 40.05) / 2 = 38.995 m

BUILDING HEIGHT:
max permitted single family dwelling 7.5 m (24.6')
from natural AV'G GRADE Proposed 8.8 m *variance requested
from natural L.A.G Proposed 7.5 m



SUBJECT PROPERTY

Rem B
Plan 30640

PROJECT DATA LOT 2:

ZONING: RS-8 Single Family Dwelling Zone SAANICH

SITE AREA: 21896 sf (2034 sm) excluding panhandle

SITE COVERAGE: max 40% = 8758 sf
2250 sf (209.0sm) = 10%

FLOOR AREAS:
max G.F.A = 3918 sf (364 sm)
max N.B.A. = 80% of G.F.A. (or F.S.R.) = 3134 sf
max GAR exclusion = 50 sm = 538 sf

NBA BSMT	404 sf (37.2 sm
MAIN	1384 sf (128.6 sm)
SEC	1346 sf (125.0 sm)
GAR	538 sf (50 sm)
(GAR excl)	538 sf (50 sm)
TOTAL NBA:	3134 sf (291.2 sm)
BSMT	784 sf (72.8 sm)
TOTAL GFA	3918 sf (364 sm)

AVERAGE GRADE:
(30.14 + 25.31 + 29.02 + 33.46) / 4 = 29.48 m

LOWEST AVERAGE GRADE: (25.31 + 29.02) / 2 = 27.17 m

BUILDING HEIGHT:
max permitted single family dwelling 7.5 m (24.6')
from natural AV'G GRADE Proposed 8.80 m * variance requested
from natural L.A.G Proposed 8.40 m *variance requested

PROJECT DATA LOT 3:

ZONING: RS-8 Single Family Dwelling Zone SAANICH

SITE AREA: 15552 sf (1445 sm) excluding panhandle

SITE COVERAGE: max 40% = 6220 sf
2275 sf (211.4 sm) = 15%

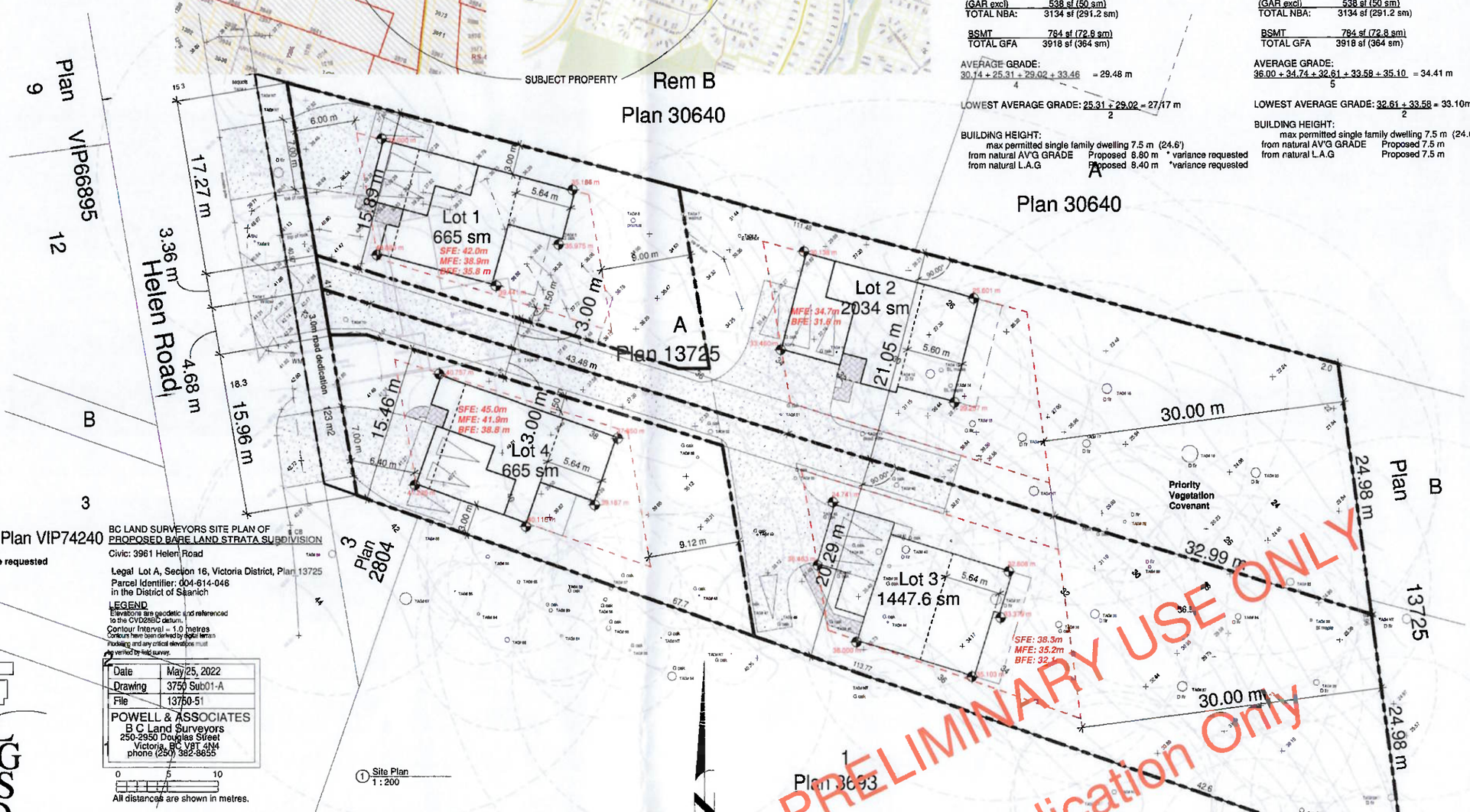
FLOOR AREAS:
max G.F.A. = 364 sm = 3918 sf
max N.B.A. = 80% of G.F.A. (or F.S.R.) = 3134 sf
max GAR exclusion = 50 sm = 538 sf

NBA BSMT	434 sf (40.3 sm)
MAIN	1400 sf (130.1 sm)
SEC	1300 sf (120.8 sm)
GAR	538 sf (50 sm)
(GAR excl)	538 sf (50 sm)
TOTAL NBA:	3134 sf (291.2 sm)
BSMT	784 sf (72.8 sm)
TOTAL GFA	3918 sf (364 sm)

AVERAGE GRADE:
(36.00 + 34.74 + 32.61 + 33.58 + 35.10) / 5 = 34.41 m

LOWEST AVERAGE GRADE: (32.61 + 33.58) / 2 = 33.10m

BUILDING HEIGHT:
max permitted single family dwelling 7.5 m (24.6')
from natural AV'G GRADE Proposed 7.5 m
from natural L.A.G Proposed 7.5 m



BC LAND SURVEYORS SITE PLAN OF
PROPOSED BARE LAND STRATA SUBDIVISION

Civic: 3961 Helen Road

Legal Lot A, Section 16, Victoria District, Plan 13725
Parcel Identifier: 004-614-046
in the District of Saanich

LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
Contour Interval = 1.0 metres
Contours have been derived by digital terrain modeling and any critical elevations must be verified by field survey.

Date	May 25, 2022
Drawing	3750 Sub01-A
File	13750-51

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

0 5 10
All distances are shown in metres.

① Site Plan
1 : 200

Setbacks are derived from field survey.

PRELIMINARY USE ONLY
Application Only

RECEIVED
MAY 11 2023
PLANNING DEPT.
DISTRICT OF SAANICH

McNEIL BUILDING DESIGNS LIMITED

RON McNEIL, ASTTBC.BC,AScT
1304 Lovers Lane ,
Cobble Hill , BC V0R 1L6
Phone: 250.360.7307
info@mcneildesigns.bc.ca

Proposed 4 Lot Subdivision for :

1363041 BC Ltd (D. Sahota)

at: 3961 Helen Rd, Saanich , BC

P1

DATE MAY 2023 DRAWN BY Author JOB NO RVT.xxx SHEET P1 OF P1

PLOT STAMP 2023-05-10 4:47:42 PM \\WDMYCLOUDPublic\MBDL SERVER\REVIT Projects\SAHOTA helen\general holden sab.rvt