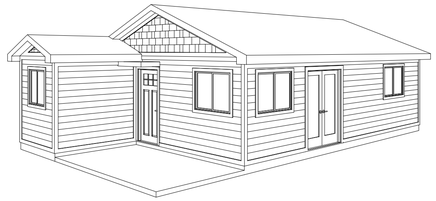
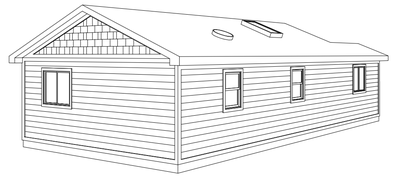


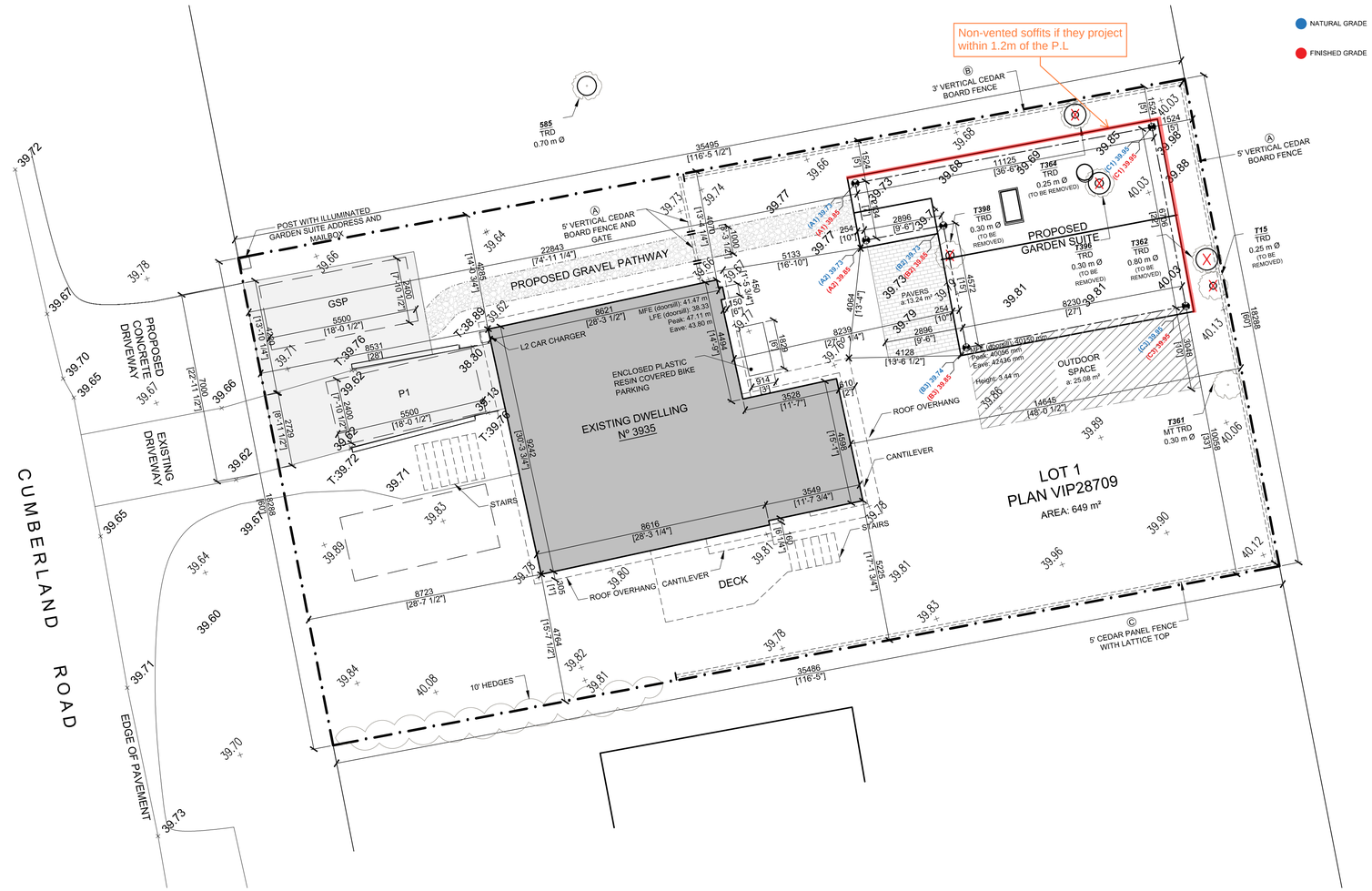
2 SITE PLAN
GOOGLE MAPS VIEW



3 3D SOUTH + WEST ELEVATION
PERSPECTIVE



4 3D NORTH + EAST ELEVATION
PERSPECTIVE



1 SITE PLAN
1:100

5 4 3 2 1 0 5 10 15m

PROJECT DATA TABLE - GARDEN SUITE				
Ensure that: All values in metric and rounded to two decimal places				
Address: 3935 Cumberland Road, Victoria, BC V8P 3J5				
Eligibility Requirements to access Schedule H			**Yes**	**No**
Is the lot RS or RD zoned?			Yes	
Is the lot within the Sewer Service Area and/or within the Urban Containment Boundary?			Yes	
Is the lot a minimum of 400 m²?			Yes	
Is the lot a minimum of 12 m wide?			Yes	
Is the principal building on the lot a single family dwelling?			Yes	
Item	**Schedule H Section**	**Zoning Bylaw**	**Proposed**	**Notes**
1. Density				
Lot size (m²)	-	400 min	649 m²	
Rear Lot Area (m²)	-	-	298.94 m²	
Main Floor (m²)	-	-	61.36 m²	
Crawlspace (m²)	-	-	na	
Garage/Carport (m²)	-	-	na	
Existing Floor Area (m²)	-	-	na	
Other (m²)	H. 5(a)(ii)	-	0	
Gross Floor Area (m²)	H. 1(a)	93.0 max	61.36 m²	
2. Lot Coverage				
Single Family Dwelling (m²)	-	-	166.99 m²	
Accessory Buildings (m²)	-	Table 5.3 or Zone Specific	0	
Garden Suite (m²)	-	-	61.36 m²	
Total Lot Coverage (all bldgs) (%)	-	Zone Specific		
Impervious surface area (%)	-	-		
Open Site Space Requirement (%) (Includes landscape areas not covered by any portion of building, structure, or impervious surface, including driveways) = Lot size – (total lot coverage + total impervious surface area)	H. 2(b)	45.0 min		
3. Siting and Height				
Front Lot Line Setback	H. 3(a)(i) or 3(b)(i)	Zone Specific	na	
Rear Lot Line Setback (m)	H. **3(a)(ii) or 3(b)(ii)**	**1.5 / 3.0 (two storey)**	1.52 m	
Interior Side Lot Line Setback (m)	H. 3(a)(iii) or 3(b)(iii)	1.5 / 3.0 (two storey)	1.52 m	
Interior Side Lot Line Setback (m)	H. 3(a)(iii) or 3(b)(iii)	1.5 / 3.0 (two storey)	10.06 m	
Combined Sideyard Setback (m)	H. 3(a)(iii) or 3(b)(iii)	4.5 min	11.58 m	
Exterior Side Lot Line Setback (m)	H. 3(a)(iv) or 3(b)(iv)	3.5 min	na	
Separation Space (m)	H. 3(a)(v) or 3(b)(v)	4.0 min	8.24 m	
Average Grade Natural or Finished	H. 5(c)	(lesser of each point)	39.81 m	
Height Sloped Roof (m)	H. 3(a) or H. 3(b) & H.3(c)	4.2 or 6.5 max	3.44 m	
Height Flat Roof (m)	H. 3(a) or H. 3(b) & H.3(c)	4.2 or 5.5 max	na	
Height within 7.5 m from Ocean (m)	-	Section 5.16 0.60 max	na	
Setback from Watercourse (m)	-	Section 5.19 7.5 m from natural boundary	na	
Accessory Bldg Separation Space (m)	-	Section 5.29	na	
4. Minimum Outdoor Amenity Space for Residents				
Dedicated Outdoor Space (m²)	H. 4(a)	20.0 min	25.08 m²	
5. General				
Flat roof (<2:12 pitch) upper floor reduced	H. 5(a)(i)	60% of main floor area	na	
Clear Pathway from street to the door of a Garden Suite (m)	H. 5(a)(iii)	1.0 wide	Yes	
Parking				
Single Family Dwelling	-	Table 7.1	Yes	
Secondary Suite	-	Table 7.1	na	
Garden Suite	-	Table 7.1	Yes	
Level 2 EV Charger	-	Table 7.1	Yes	
Bicycle Space	H. 5(a)(vi)	1		
Illuminated Unit Numbers	H. 5(a)(v)	2	Yes	

OPEN SITE SPACE	
Permeable Surfaces	**Size (m²)**
Grass	
Existing Gravel Pathway	
Proposed Gravel Pathway	
Total	
Lot Size	**649**
Open Site Space	

AVERAGE NATURAL GRADE CALCULATIONS		
Point Elevations	**#**	**Grades**
A1 + A2 + B2 + B3 + C3 + C1 = 39.73 + 39.73 + 39.73 + 39.74 + 39.95 + 39.95 = 238.83	/	6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades =238.83 / 6		
Average Grade = 39.81 m		

AVERAGE FINISHED GRADE CALCULATIONS		
Point Elevations	**#**	**Grades**
A1 + A2 + B2 + B3 + C3 + C1 = 39.85 + 39.85 + 39.85 + 39.85 + 39.95 + 39.95 = 239.30	/	6
TOTAL		
Average Grade = Sum. of Grade / Number of Grades =239.30 / 6		
Average Grade = 39.88 m		

PROJECT ADDRESS

3935 Cumberland Road,
Victoria, BC V8P 3J5

PARCEL IDENTIFICATION NUMBER

001-739-174

LEGAL DESCRIPTION

LOT 1, SECTION 32, VICTORIA DISTRICT, PLAN 28709

LICENSED BUILDER

Backyard Bungalows Inc
300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5

friends@backyardbungalows.ca
backyardbungalows.ca

DRAWING LIST

Sheet Name	Sheet Number
Site Plan	A.100
Site Servicing Plan	A.101
Floor Plans	A.200
Building Elevations	A.300
Building Sections	A.400
Details	A.500
Details	A.501
Landscape Plan	A.600

ALL "CONDITIONS OF APPROVAL" LISTED ON THE DIGITAL COPY OF THE BUILDING PERMIT MUST BE CAREFULLY REVIEWED. THESE CONDITIONS FORM PART OF THE BUILDING PERMIT.

District of Saanich
PERMIT PLANS
Permit Holder to ensure all work is carried out in conformance with the B.C Building Code and all Municipal Bylaws.

Building Permit RBP00872
Date
Inspection Services APPROVED

Backyard Bungalows

300 - 1095 Mckenzie Ave
Victoria, BC V8P 2L5

Seal:

True North:

Notes:

All work to conform to requirements of applicable building codes and requirements of authority having jurisdiction (AHJ).

Verify all dimensions on site.

Interior walls dimensioned from gridline to finished face of wall. Exterior walls dimensioned from gridline to struct. Sheating/Stud.

All structural elements (Beams, joists, foundation walls and footings, etc.) to be sized by a structural engineer as required.

This drawing package and design are copyright Backyard Bungalows Inc.

Project Name:

Cumberland Rd
Garden Suite

Project Description:

Garden Suite

Project Number:

764

Civic Address:

3935 Cumberland Rd
Victoria, BC V8P 3J5

Issue:

Building Permit Drawings
.
.
.
.

Tittle:

SITE PLAN

Revision:

Sheet:

A.100