

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
- denotes - catch basin
- denotes - clean out
- denotes - water valve
- denotes - fire hydrant
- 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.

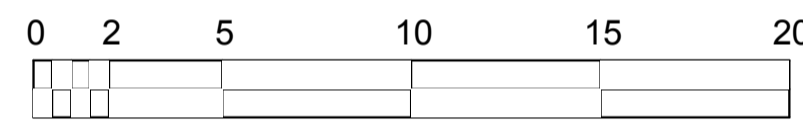
B4925 - Right of Way

Setbacks are derived from field survey.

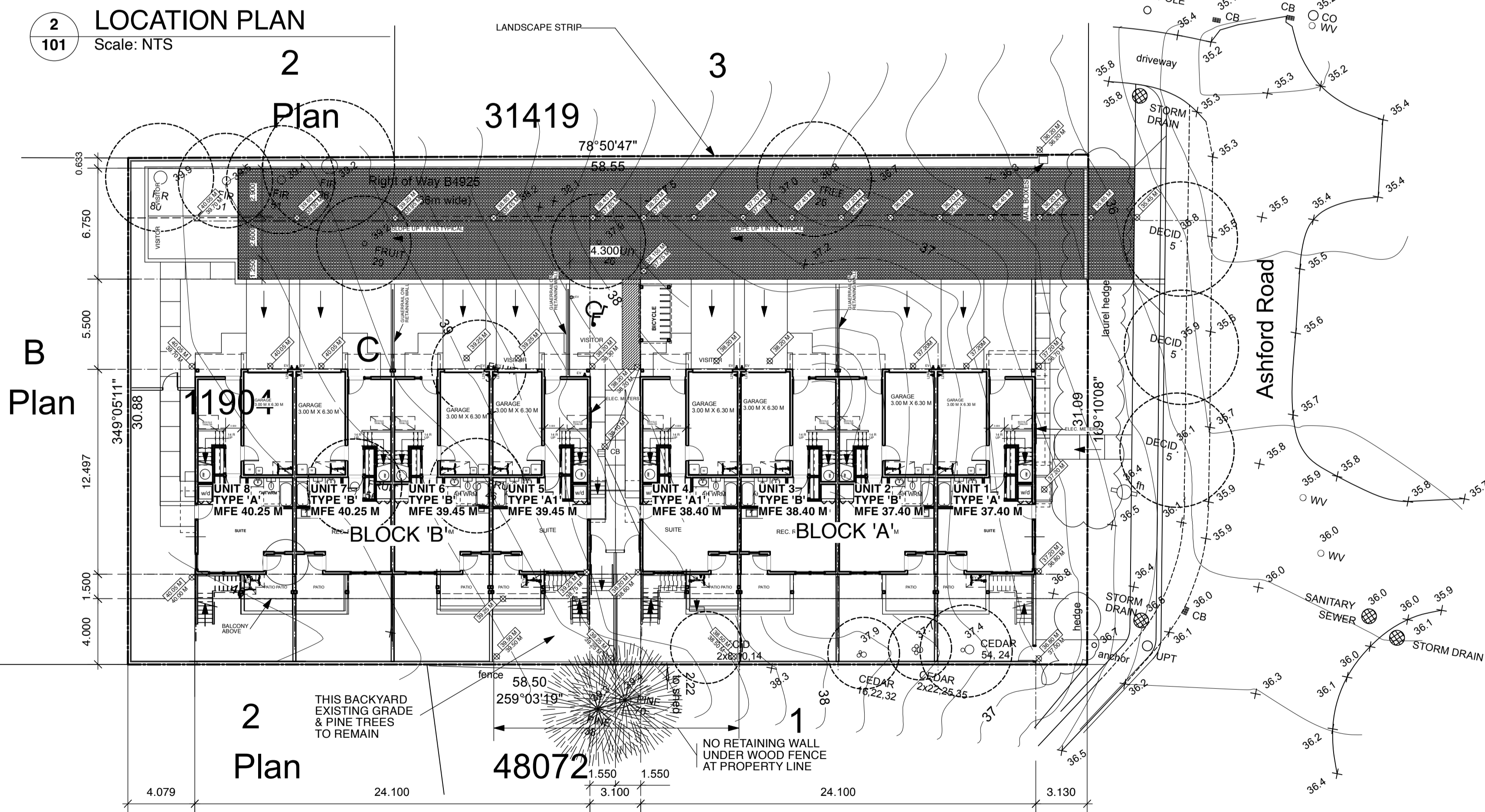
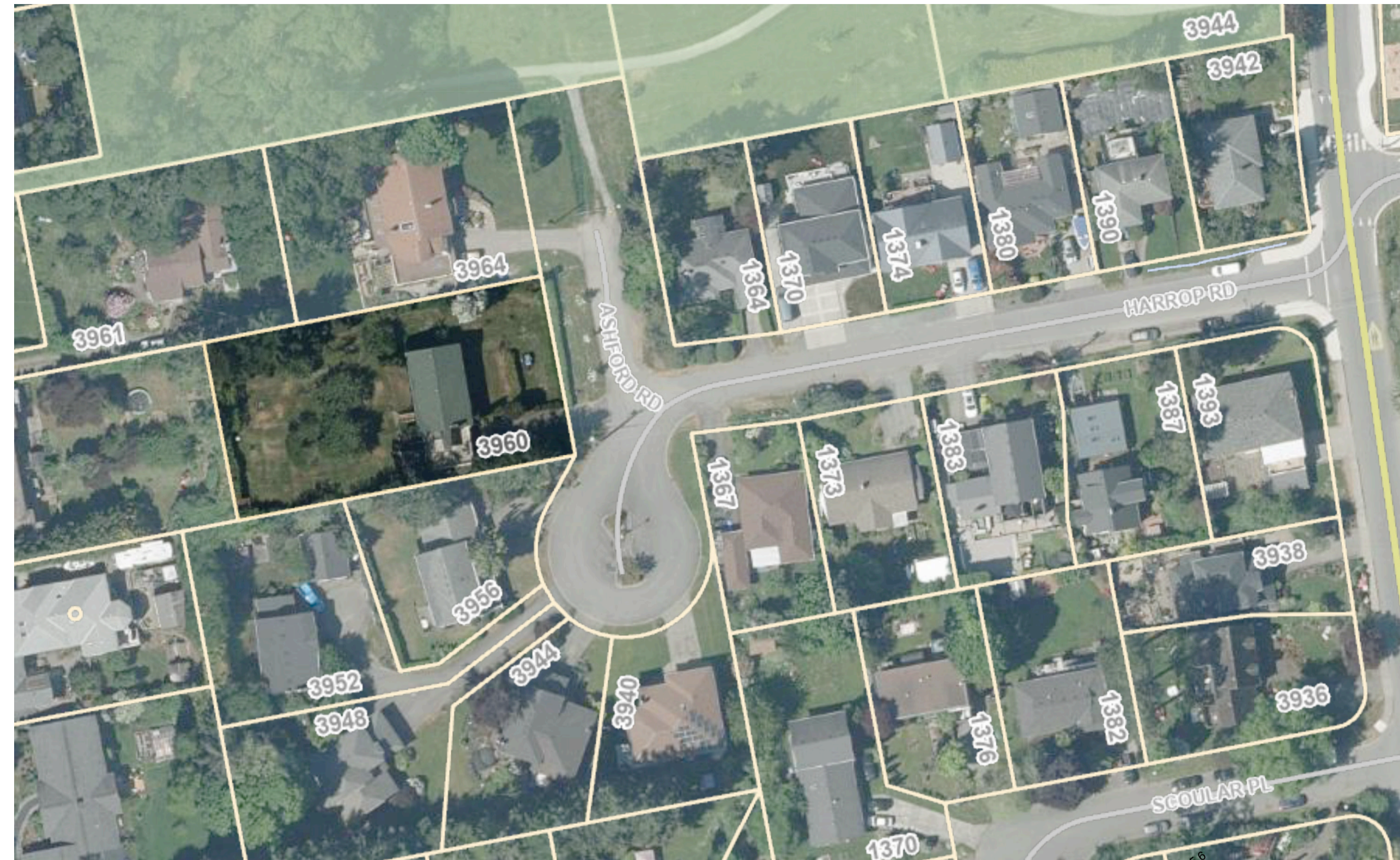
Parcel dimensions shown hereon are derived from Land Title Office records.

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.



1 SITE PLAN
Scale: 1 : 200

2 LOCATION PLAN
Scale: NTS

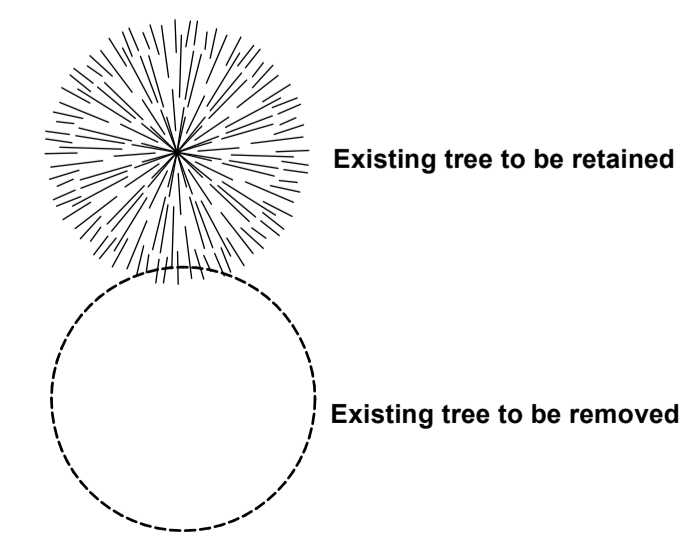
CERTIFIED CORRECT

This 5th day of November, 2024.

Scott T. Pearse, 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	



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 STOREYS : 3
SITE COVERAGE : (573.716 SQ. M.) 33.39 %
PARKING : REQUIRED : (8 X 2.0) = 16 STALLS & VISITOR PARKING 3
PROVIDED : 19 CARS (INCLUDES 3 VISITOR CARS)
(ALL CARS ARE FULL SIZE CARS & 1 HC STALL)
BICYCLES PARKING : REQUIRED : 8 CLASS 1
PROVIDED : 8 (in garage) + 8 (on surface sheltered)
MAX. BLDG. HEIGHT PROVIDED = 10.903 M (SEE SHEET A401)

HEIGHT CALCULATIONS:

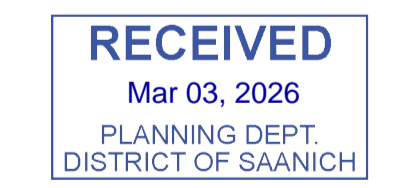
BLOCK 'A' =
AVERAGE EXISTING GRADE :
(36.70 + 36.80 + 38.60 + 38.20) / 4 = 37.575 M
BLOCK 'B' =
AVERAGE EXISTING GRADE :
(38.30 + 38.75 + 39.70 + 40.00) / 4 = 39.187 M

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

NOTE:
This is a copyright drawing and shall not be reproduced or revised without written permission and must be returned at completion of work or upon request. The contractor shall check and verify all dimensions and report all errors and omissions to the architect. Drawings must not be scaled. This drawing shall not be used for construction purposes until so approved.

MISRA ARCHITECT LTD.
Tel: (250) 477-2004 Fax: (250) 477-2083
5308 ALDENLEY ROAD, VICTORIA BC V8Y 1Y8
E-MAIL: misra@misraarch.com

PROPOSED TOWNHOUSE DEVELOPMENT ON 3960 ASHFORD ROAD, VICTORIA, B.C. FOR JAMES GARDNER

SITE PLANS, LOCATION PLAN & DESIGN DATA

SCALE: AS NOTED
NOV. 5, 2024
DRAWN PKM

PROJECT NO. 24:07

A-101