



2 3D View 1



3 3D View 2



4 3D View 3

**McNEIL
BUILDING
DESIGNS
LIMITED**

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

PROJECT DATA:

ZONING: Proposed R-1S
SITE AREA: 7788 (723.5sm)
SITE COVERAGE:
1893 sf = 24.3%
FLOOR AREAS:
(max 40% floor area ratio)
MAIN 1052 sf
SCND 1052 sf
STE ADD 422 sf
TOTAL: 2526 sf

GARAGE 332 sf

SUITE COVERAGE:
422 sf = 16.7%

BUILDING HEIGHT: max permitted 7.00m (23.0')
FROM AV'G FIN GRADE 5.24m (17.2')

PROJECT DATA LOT 2:

ZONING: Proposed R1-XS
SITE AREA: 3344 sf (310.7 sm)
SITE COVERAGE: 851 sf = 25.4%
Proposed FLOOR AREAS:
MAIN 752 sf
SCND 803 sf
TOTAL: 1555 sf
BSMT 382 sf
GARAGE 370 sf

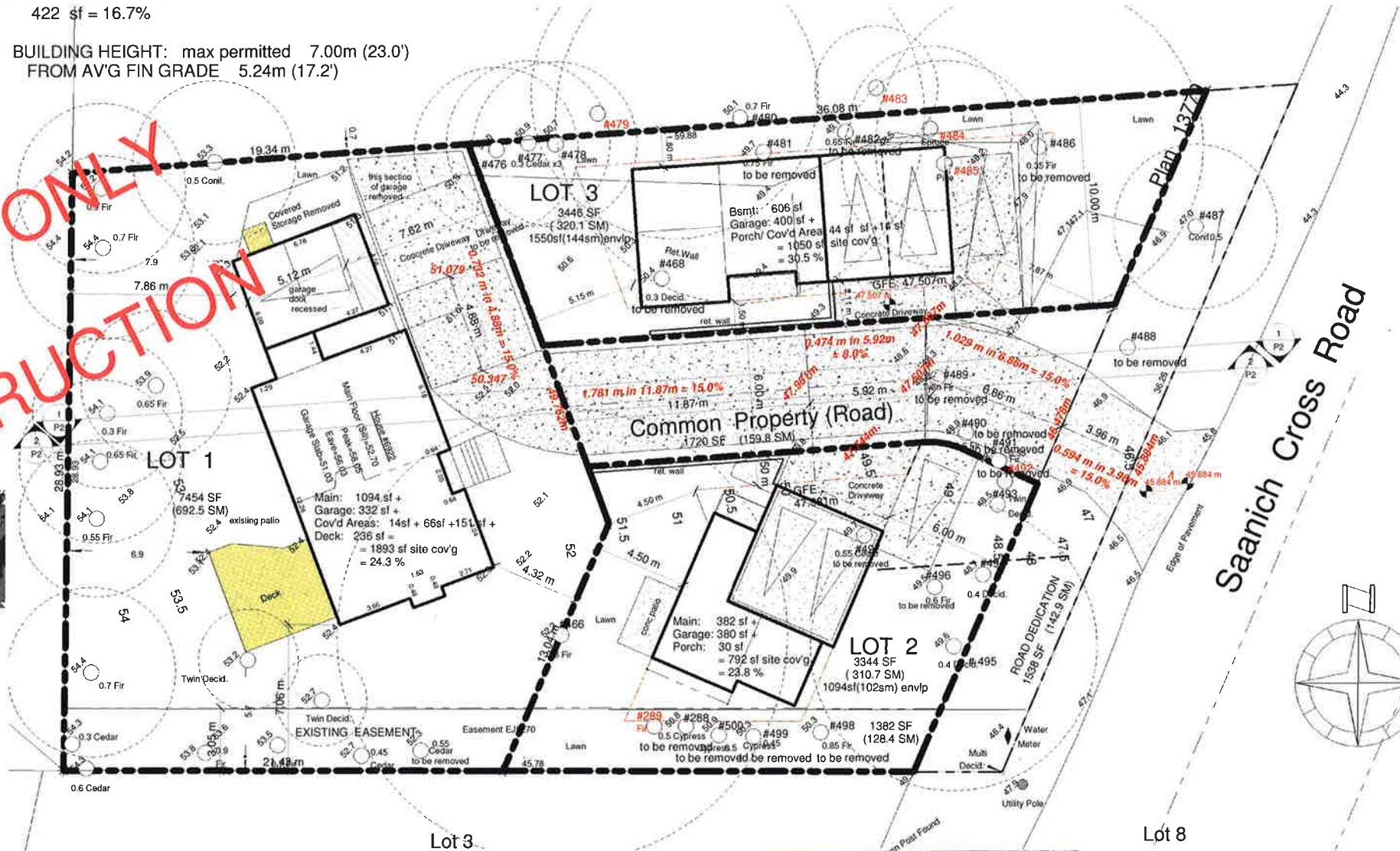
BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.79 m (25.5')

PROJECT DATA LOT 3:

ZONING: Proposed R1-XS
SITE AREA: 3446 sf (320.1 sm)
SITE COVERAGE: 1302 sf = 37.8 %
Proposed FLOOR AREAS:
MAIN 806 sf
SCND 806 sf
TOTAL: 1612 sf
Basement 606
Garage 400 sf

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.97 m (26.2')

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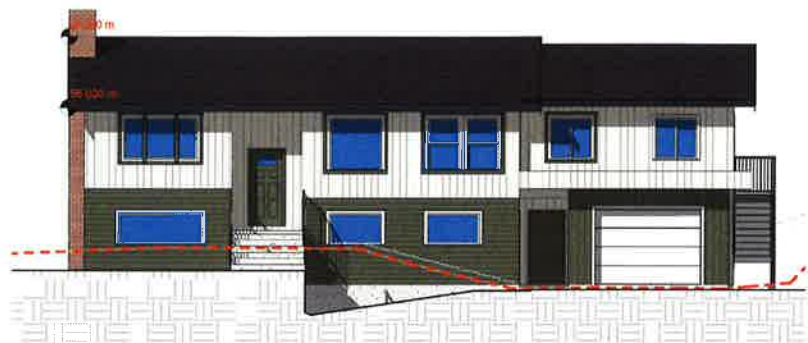


1 Site Plan
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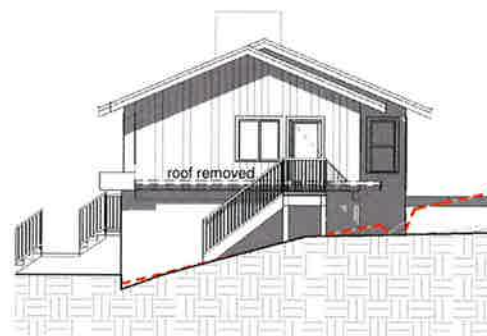


P1

Proposed 3 Lot Subdivision for :
Sukhmeet & Puneet GREWAL
at: 6922 Saanich X Rd, Central Saanich, BC



1 Front (north) Elevation
1/8" = 1'-0"



2 Right (west) Elevation
1/8" = 1'-0"



3 Rear (south) Elevation
1/8" = 1'-0"

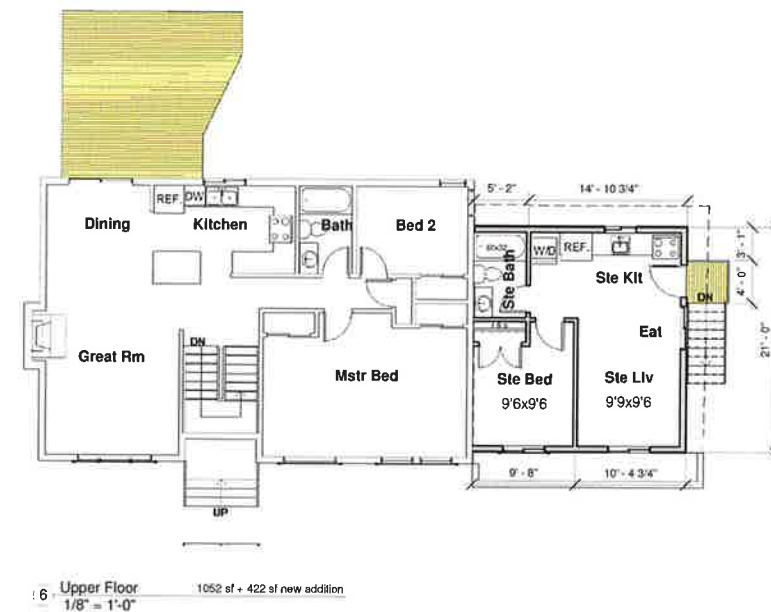


4 Left (east) Elevation
1/8" = 1'-0"

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EX002 Universal White	EX058 Rain Forest	EX011 A Drop of Brown
PRIMARY EXTERIOR COLOUR	ACCENT EXTERIOR COLOUR	WHITE TRIM COLOUR

TO MATCH EXISTING



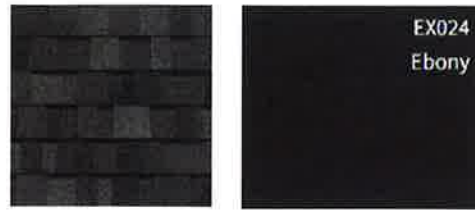
PROJECT DATA:
 ZONING: Proposed R-1S
 SITE AREA: 7788 (723.5m)
 SITE COVERAGE: 1893 sf = 24.3%
 FLOOR AREAS: (max 40% floor area ratio)
 MAIN 1052 sf
 SCND 1052 sf
 STE ADD 422 sf
 TOTAL: 2526 sf
 GARAGE 332 sf
 SUITE COVERAGE: 422 sf = 16.7%
 BUILDING HEIGHT: max permitted 9.0m (29.5')
 FROM AV'G FIN GRADE 5.24m (17.2')

McNEIL BUILDING DESIGNS LIMITED
 RON McNEIL, ASTTBC, BC, ASCT
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 Cobble Hill, BC V0R 1L6
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Proposed 3 Lot Subdivision for :
Sukhmeet & Puneet GREWAL
 at: Lot 1, 6922 Saanich X Rd, Central Saanich, BC

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P3



EX002
Universal White

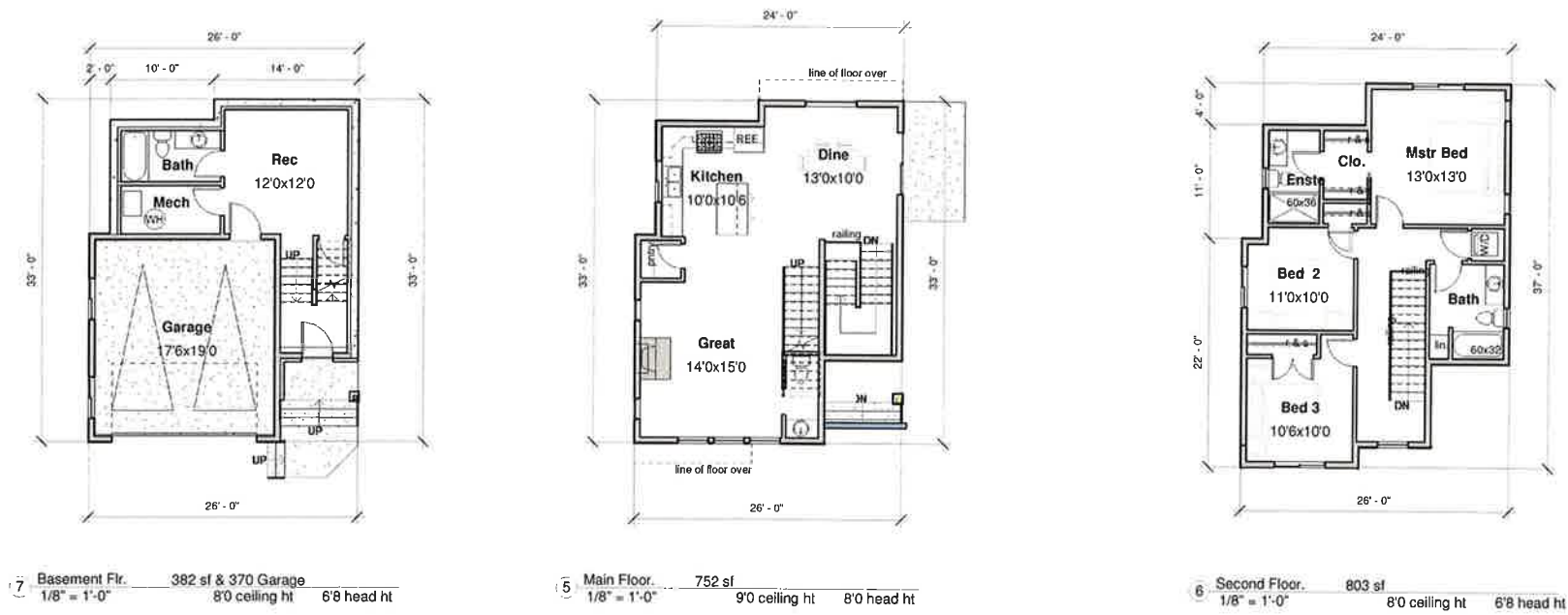
EX004
Grindstone



EX011
A Drop of Brown

E - Hardieplank siding - Main Ext. Colour Cloverdale Paint
 F - Shingle Colour - Accent Ext. Colour Cloverdale Paint
 G - K2 Stone - Rockford Limestone Veneer Trim Colour - White Cloverdale Paint

- A Fiberglass Laminated SHINGLES - dark grey
- B Aluminum GUTTER - in black
2x8 FASCIA Board
Vented Aluminum SOFFIT
- C 2x10 BARGE BOARD w/ 1x4 Shadow Line - EX011 a drop of brown from Cloverdale
- D 2x8 TRANSITION BOARD w/ Drip Cap - EX011 a drop of brown
- E Horizontal HARDIEPLANK SIDING - in EX002 Universal White from Cloverdale paint
- F HARDIESHINGLE SIDING (staggered edge) - in EX004 Grindstone from Cloverdale paint
- G K2 STONE w/ 2" CONC CAP - Rockford Limestone Veneer
- H 1x4 Door & Window TRIM - Cloverdale EX011 a drop of brown
- J 1x4 CORNER BOARD - Cloverdale EX011 a drop of brown
- K 2x10 BELLY BAND w/ Drip Cap
- L 6x6 Wood POST w/ 10x10 Decorative COLUMN with caps Finsh
- M Metal RAILING w/ Tempered Glass (prefer powder black)



PROJECT DATA LOT 2:

ZONING: Proposed R1-XS

SITE AREA: 3344 sf (310.7 sm)

SITE COVERAGE: 851 sf = 25.4%

Proposed FLOOR AREAS:

MAIN	752 sf
SCND	803 sf
TOTAL:	1555 sf
BSMT	382 sf
GARAGE	370 sf

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.79 m (25.5')

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Proposed 3 Lot Subdivision for :

Sukhmeet & Puneet GREWAL

at: Lot 2 , 6922 Saanich X Rd, Central Saanich, BC



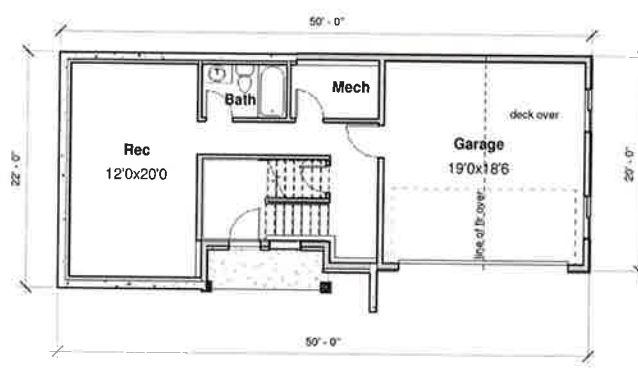
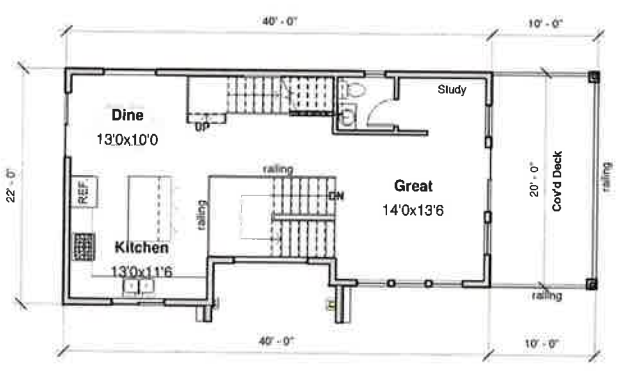
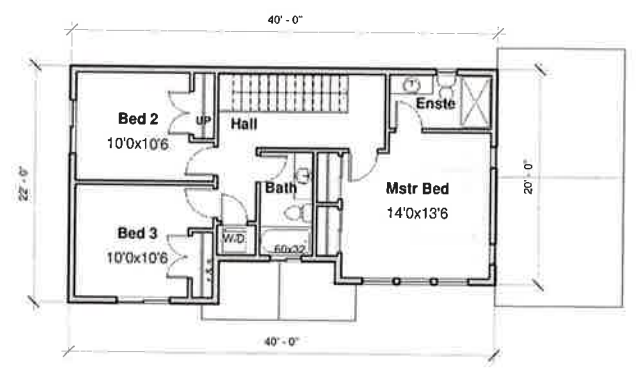
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Dark Grey Roofing
Black Gutters etc...
E - Hardieplank siding - Brnst / Main Fir Ext. Colour Cloverdale Paint
F - Hardieplank siding - Second Fir Ext. Colour Cloverdale Paint
G - Hardie Shingle Colour Cloverdale Paint
H - K2 Stone - Rockford Limestone Veneer
Trim Colour - White Cloverdale Paint

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER - in black EX024
2x8 FASCIA Board
Vented Aluminum SOFFIT
- C 2x10 BARGE BOARD w/ 1x4 Shadow Line - EX011 a Drop of Brown Cloverdale paint
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E Horizontal HARDIEPLANK SIDING - in EX004 Grindstone - Cloverdale paint
- F Horizontal HARDIEPLANK SIDING - in EX002 Universal White - Cloverdale paint
- G HARDIESHINGLE SIDING (staggered edge) - in EX002 Universal White - Cloverdale paint
- H K2 STONE w/ 2" CONC CAP - Rockford Limestone Veneer
- J 1x4 Door & Window TRIM - EX011 a Drop of Brown Cloverdale paint
- K 1x4 CORNER BOARD
- L 2x10 BELLY BAND w/ Drip Cap
- M Metal RAILING w/ Tempered Glass - Black
- N 6x6 Wood POST w/ 10x10 Decorative COLUMN with caps Finish



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PROJECT DATA LOT 3 :

ZONING: Proposed R1-XS
SITE AREA: 3446 sf (320.1 sm)
SITE COVERAGE: 1302 sf = 37.8 %
Proposed FLOOR AREAS:
MAIN 806 sf
SCND 806 sf
TOTAL: 1612 sf
Basement 606
Garage 400 sf
BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.97 m (26.2')

Proposed Residence for:
Sukhmeet & Puneet GREWAL
at: Lot 3, 6922 Saanich X Rd, Langford, BC

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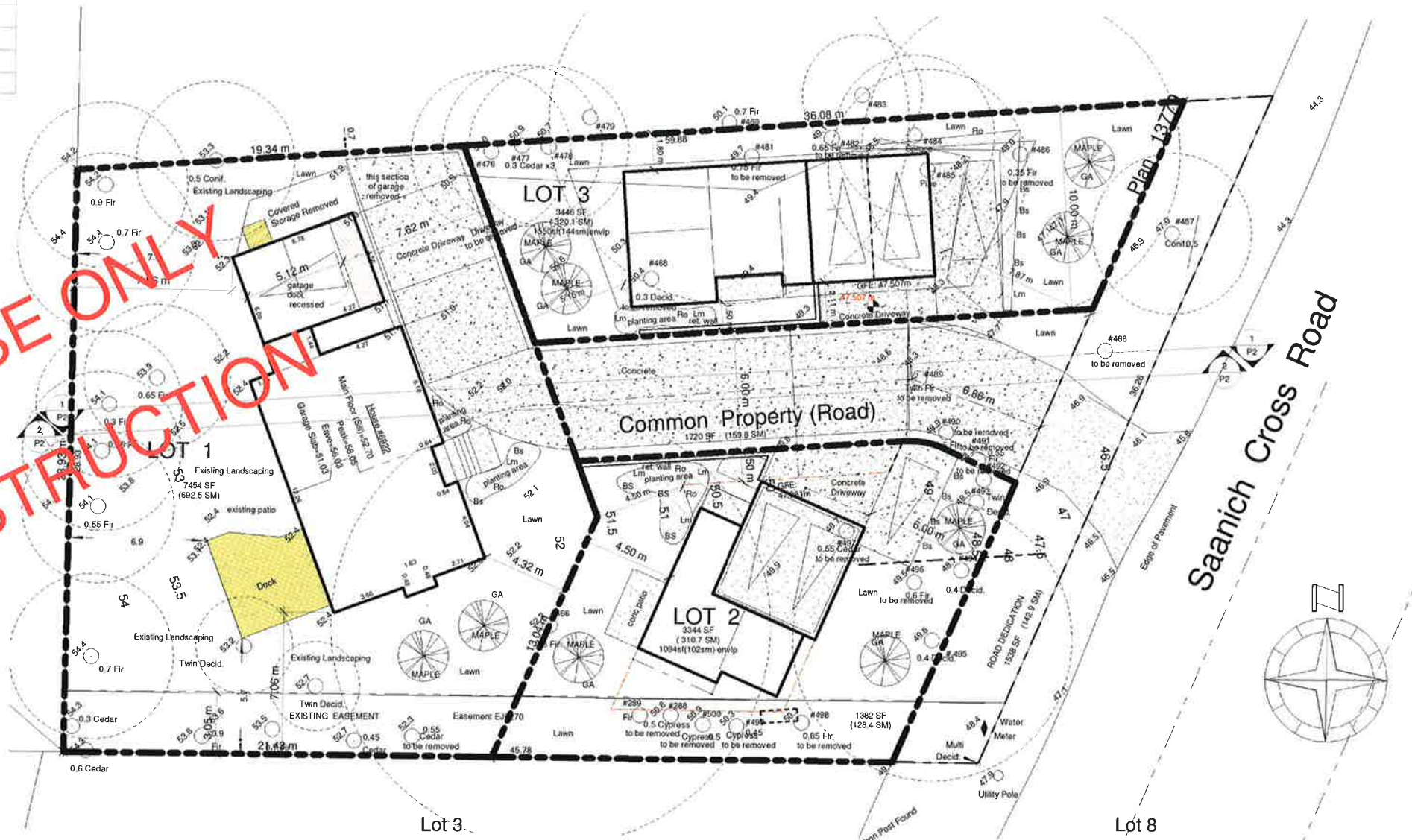
PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAMES	COMMON NAMES	SIZE
TREES				
GA	7	Genus Acer	Maple	2.0 cm cal.
SHRUBS & PERENNIALS				
Bs	13	Buxus Sempervirens	Common Boxwood	#2 Pot
Lm	7	Lavandula Munstead	English Lavender	#1 Pot
Ro	7	Rhodo Variety	Rhododendron	#5 Pot

NOTES

- Plant material, insulation and maintenance to conform to BCSLA/BCLNA standard (current edition).
- All growing medium to comply to BCLSA/BCLNA standard designation "1P - Level-1 Well Groomed Areas."
- All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
- Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCLNA Standard (current edition) and IIABC 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 6:00am. 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.
- Fencing to be built as shown on plan; Replacement of fencing where existing is 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.

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LEGEND	
SOFTSCAPE	
	Planting Area
HARDSCAPE	
	Concrete



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at: 6922 Saanich X Rd, Central Saanich, BC



PL