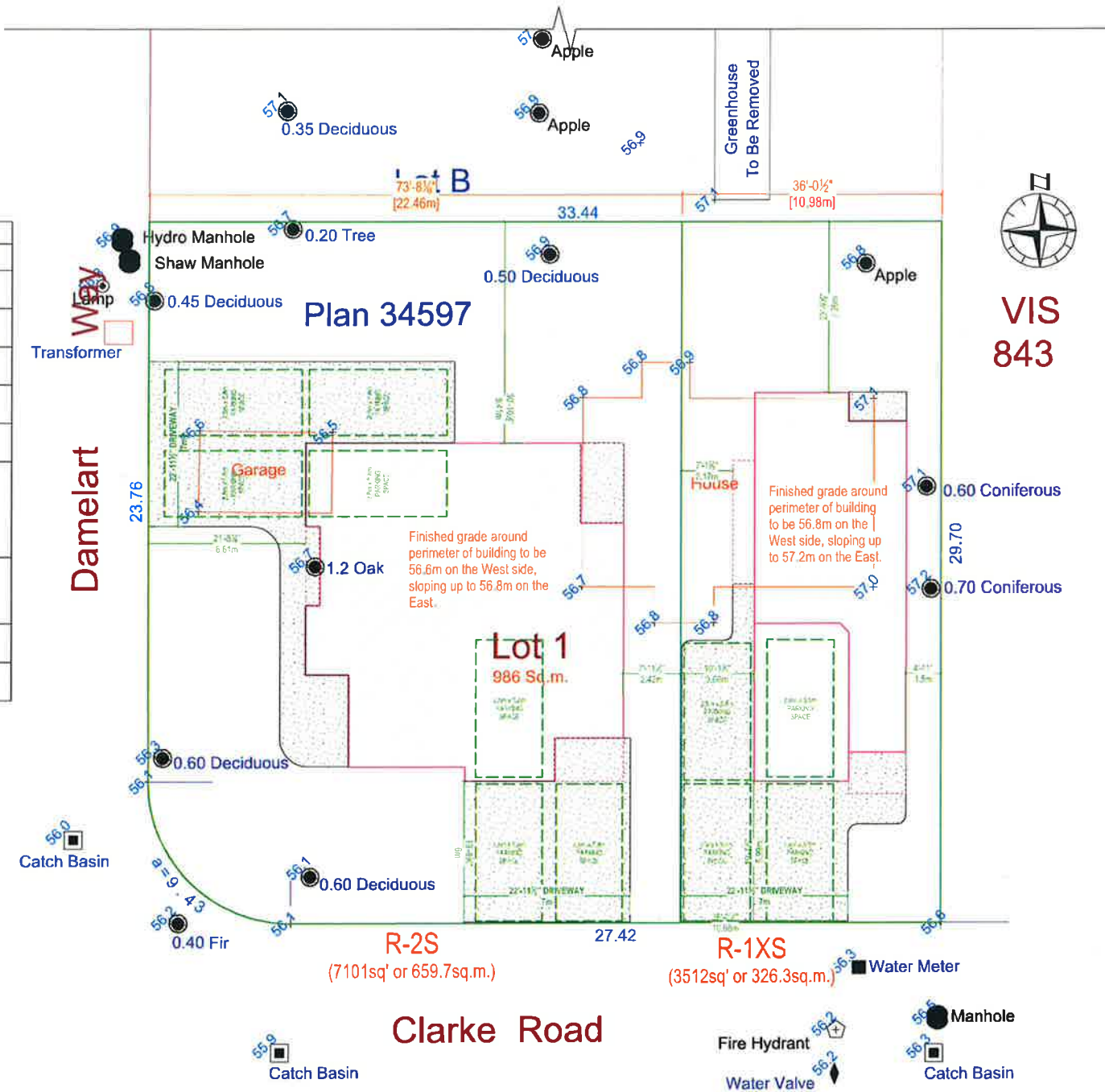


SITE PLAN & NOTES

R-2S - Project Info Table			
Item	R-2 Requirements	Proposed	
Front Yard Setback	Min. 6.0m	8m	OK
Rear Yard Setback	Min. 7.5m	9.41m	OK
Interior Setbacks	Min. 1.5m	2.42m	OK
Side Yard Exterior	Min. 6.0m	6.61m	OK
Building Height	Max. 8.0m	~7.73m	OK
Lot Area	Min. 550sq.m.	659.7sq.m. (7101sq')	OK
Lot Frontage	Min. 14.75m	22.46m	OK
Floor Area Ratio	Max. 0.45 = 3198sq' for this lot	3192sq' = .45:1	OK
Lot Coverage	Max. 30% = 2130sq' for this lot	1947sq' = 27.4%	OK

R-1XS - Project Info Table			
Item	R-1XS Requirements	Proposed	
Lot Area	N/A	3512sq'	
Front Yard Setback	Min. 6m	6m	OK
Rear Yard Setback	Min. 7.5m	7.26m	Variance Required
Interior Setbacks	Min. 1.5m, total 4.5m both sides	Left: 3.08m to Home, 2.17m to Stairs, Right: 1.5m = 4.58m	Variance Required
Building Height	Max. 8.0m	~7.9m	OK
Lot Frontage	Min. 10m	10.98m	OK
Floor Area Ratio	Max. 0.5 or Max. 0.6 with secondary suite, (max. 1750sq' or 2107sq' with a suite, for this lot)	2096sq' = 0.60:1	OK
Lot Coverage	Max. 40% (1404sq' for this lot)	1284sq' = 36.6%	OK



Proposed Subdivision Of: 1176 Clarke Road
 Lot B, Section 10, Range 1 West,
 South Saanich District, Plan 34597.
 Elevations are based upon geodetic datum.

Site Plan
 Scale: 1:100

RICHARD J. WEY & ASSOCIATES
 Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 90128B\PRO\BM



	2302 GROVE CRESC. SIDNEY, BC V8L 3P9	DWG NO: 7 OF 7	DRAWN BY: TARA	-1176 Clarke Road- Peter & Spencer Meuser 250-210-5607 (Peter)
	DATE: 2019 Jan 15 10:01:00 AM	CHECKED BY: TARA		