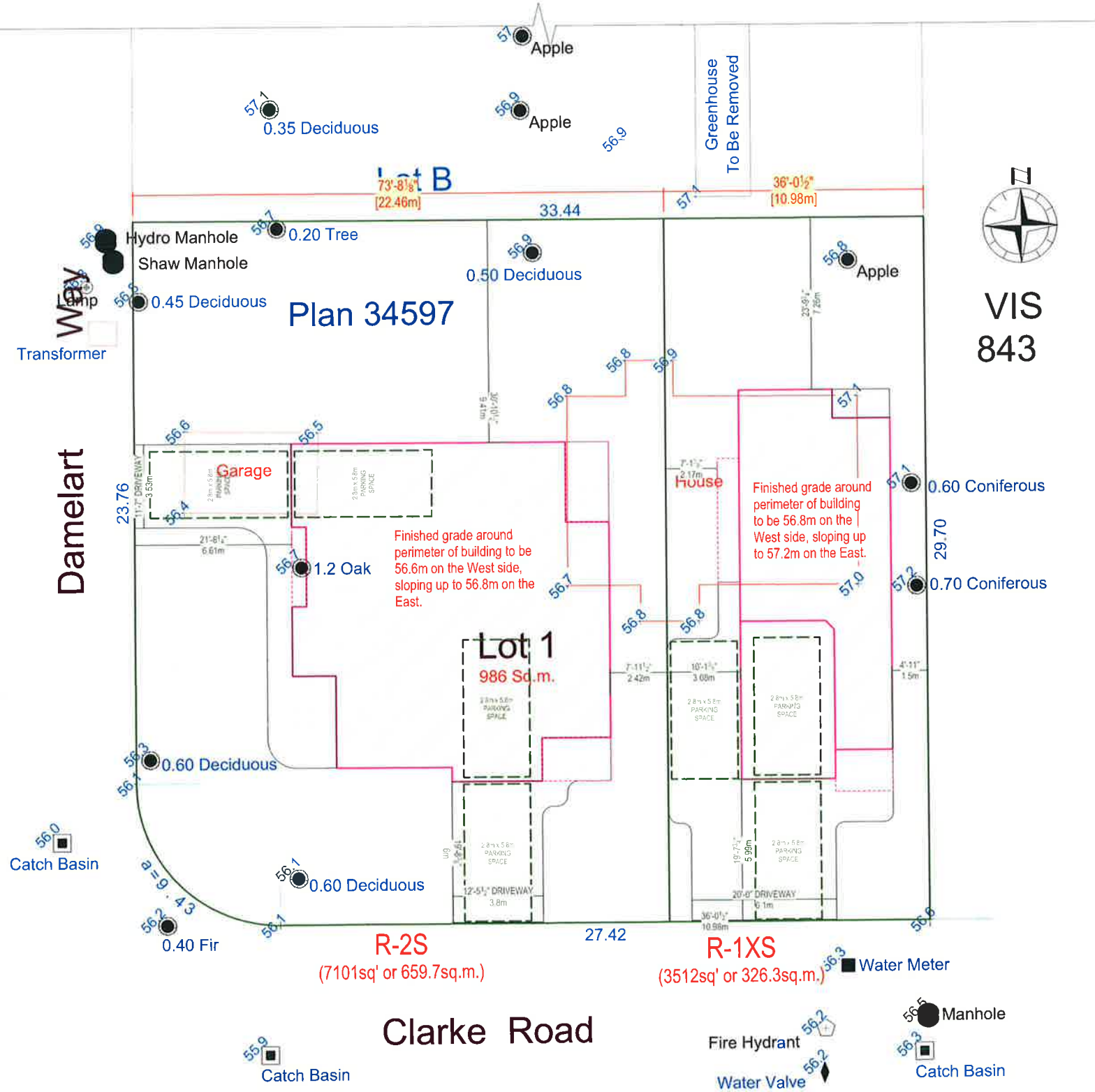


**SITE PLAN & NOTES**

Item	R-2 Requirements	Proposed	
Front Yard Setback	Min. 6.0m	6m	OK
Rear Yard Setback	Min. 7.5m	8.41m	OK
Interior Setbacks	Min. 1.5m	2.42m	OK
Side Yard Exterior	Min. 6.0m	6.81m	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 = 3195sq' for this lot	3192sq' = .45:1	OK
Lot Coverage	Max. 30% = 2130sq' for this lot	1947sq' = 27.4%	OK



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. 1756sq' or 2107sq' with a suite, for this lot)	2096q' = 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\B\M



	2302 GROVE CRES. SIDNEY, BC V8L 3P9 PH: 250.656.0806 CELL: 250.886.4916 cumming.design@shaw.ca	DWG NO: 7 OF 7 DATE: 2018 Apr 16 11:46:41 AM	DESIGN BY: TARA DRAWN BY: TARA	~1176 Clarke Road- Peter & Spencer Meuser 250-216-5007 (Peter)
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ELEVATIONS - SINGLE FAMILY HOME

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 Planning Department



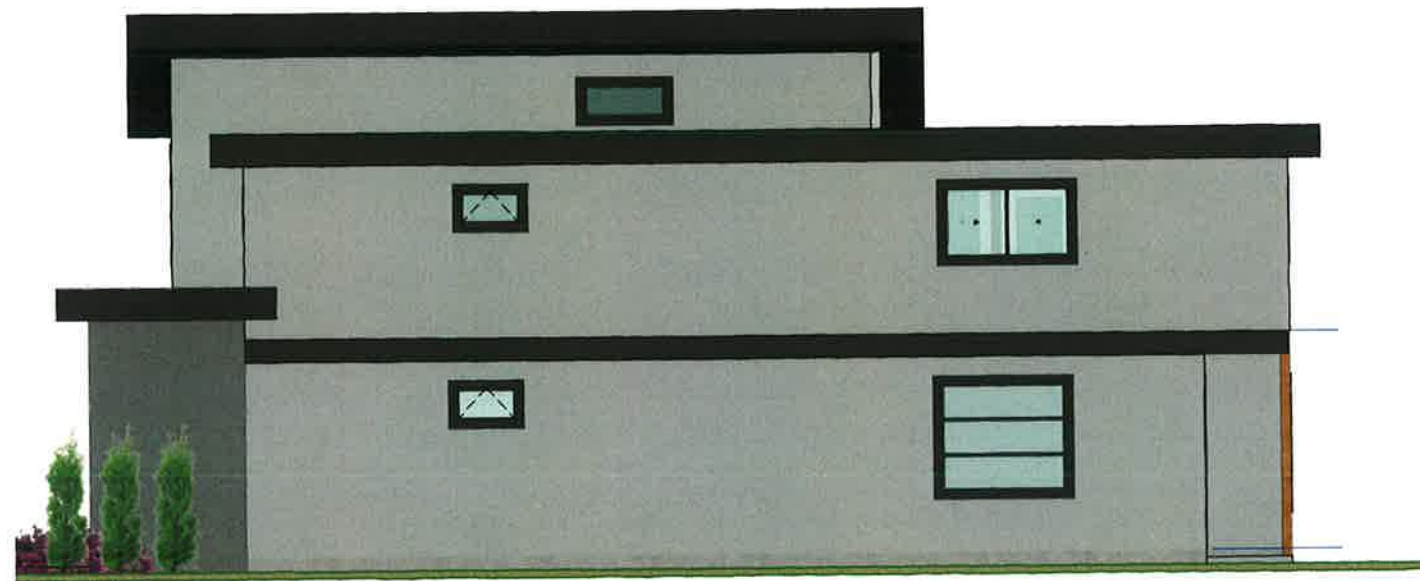
Front Elevation  
 Scale: 1/4" = 1'-0"




Left Elevation  
 Scale: 1/4" = 1'-0"



Rear Elevation  
 Scale: 1/4" = 1'-0"



Right Elevation  
 Scale: 1/4" = 1'-0"

	2302 GROVE CRES SIDNEY, BC V8L 3P8 PH: 250.656.8806 CEL: 250.899.4815 cumming.design@shaw.ca	DWG NO: <b>1 OF 7</b>	DESIGN BY: TARA	~1176 Clarke Road~ Peter & Spencer Meuser 250-216-5607 (Peter)
	DATE: 2018 Apr 16 11:46:36 AM	DRW VAN BY: TARA		

MODEL VIEWS - SINGLE FAMILY HOME

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Front Left  
 Scale: 3/16" = 1'-0"




Front Right  
 Scale: 3/16" = 1'-0"



Rear Right  
 Scale: 3/16" = 1'-0"



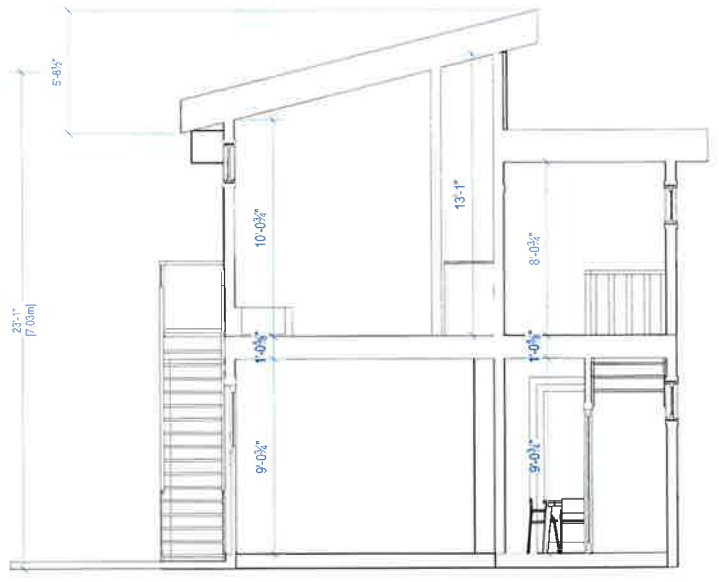
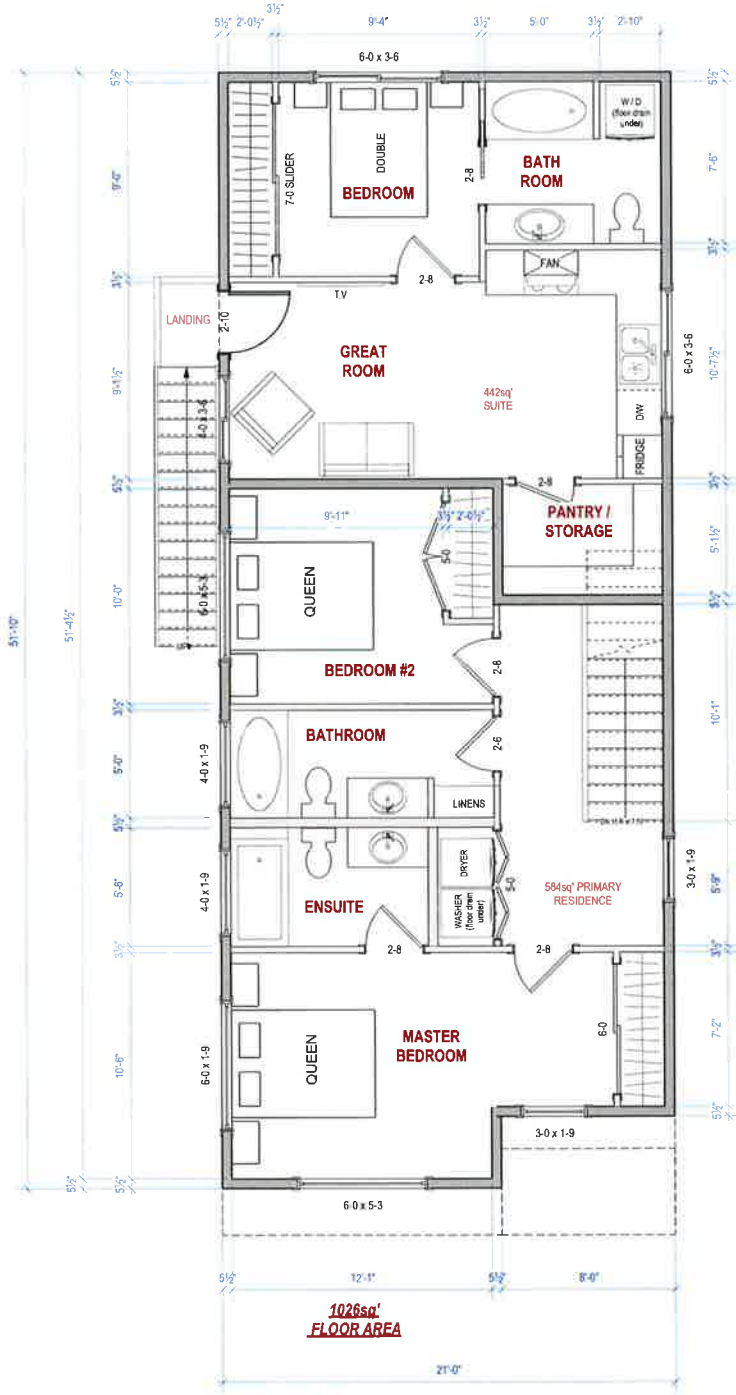
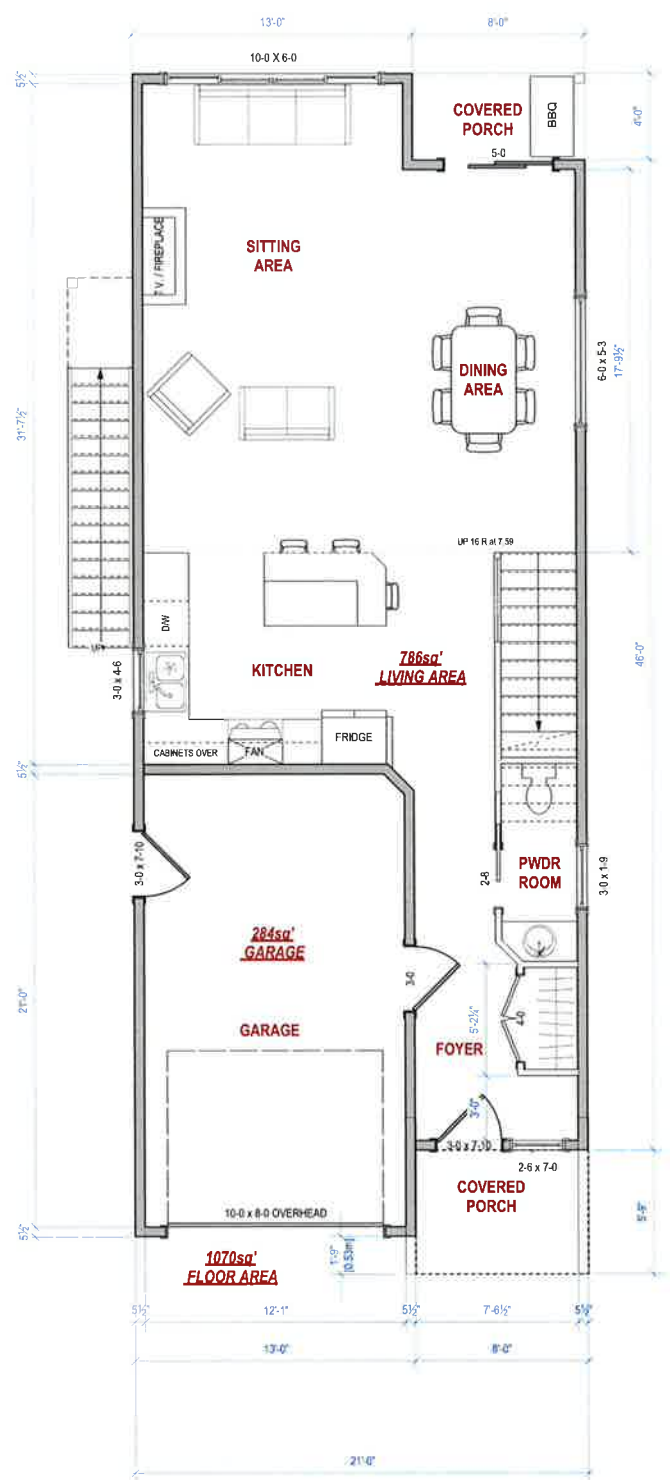
Rear Left  
 Scale: 3/16" = 1'-0"

	2302 GROVE CRES C SIDNEY, BC V8L 3P8 PH: 250 656 8905 CELL: 250 889 4918 cumming.design@shaw.ca	DWG NO: 2 OF 7	DESIGN BY: TARA	~1176 Clarke Road~ Peter & Spencer Meuser 250-216-6607 (Peter)
		DATE: 2018 Apr 16 11:46:37 AM	DRAWN BY: TARA	

# FLOOR PLANS - SINGLE FAMILY HOME

**WALL LEGEND:**

- 3 1/2" Interior walls:
- 5 1/2" Exterior & Interior Bearing or plumbing walls:
- 8" Concrete foundation on 16" x 8" footing:
- 5 1/2" pony wall on 16" x 8" footing:



	2302 GROVE CRES C SIDNEY, BC V8L 3P9	DWG NO: <b>3 OF 7</b>	DESIGN BY: TARA	~1176 Clarke Road~ Peter & Spencer Meuser 250-216-5607 (Peter)
	PH: 250.656.8806 CEL: 250.890.4918 cumming.design@shaw.ca	DATE: 2018 Apr 16 11:46:38 AM	DRAWN BY: TARA	

ELEVATIONS - DUPLEX



Front Elevation  
Scale: 1/4" = 1'-0"



Left Elevation  
Scale: 1/4" = 1'-0"

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Rear Elevation  
Scale: 1/4" = 1'-0"



Right Elevation  
Scale: 1/4" = 1'-0"

	2302 GROVE CRESC. SIDNEY, BC V8L 3P9 PH: 250.856.8805 CELL: 250.886.4916 cumming.design@shaw.ca	DWG NO: <b>4 OF 7</b>	DESIGN BY: TARA	~1176 Clarke Road~ Peter & Spencer Meuser 250-216-5007 (Peter)
	DATE: 2018 Apr 16 11:46:39 AM	DRW. BY: TARA		

MODEL VIEWS - DUPLEX



Front Left  
Scale: 3/16" = 1'-0"



Front Right  
Scale: 3/16" = 1'-0"


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Rear Right  
Scale: 3/16" = 1'-0"



Rear Left  
Scale: 3/16" = 1'-0"

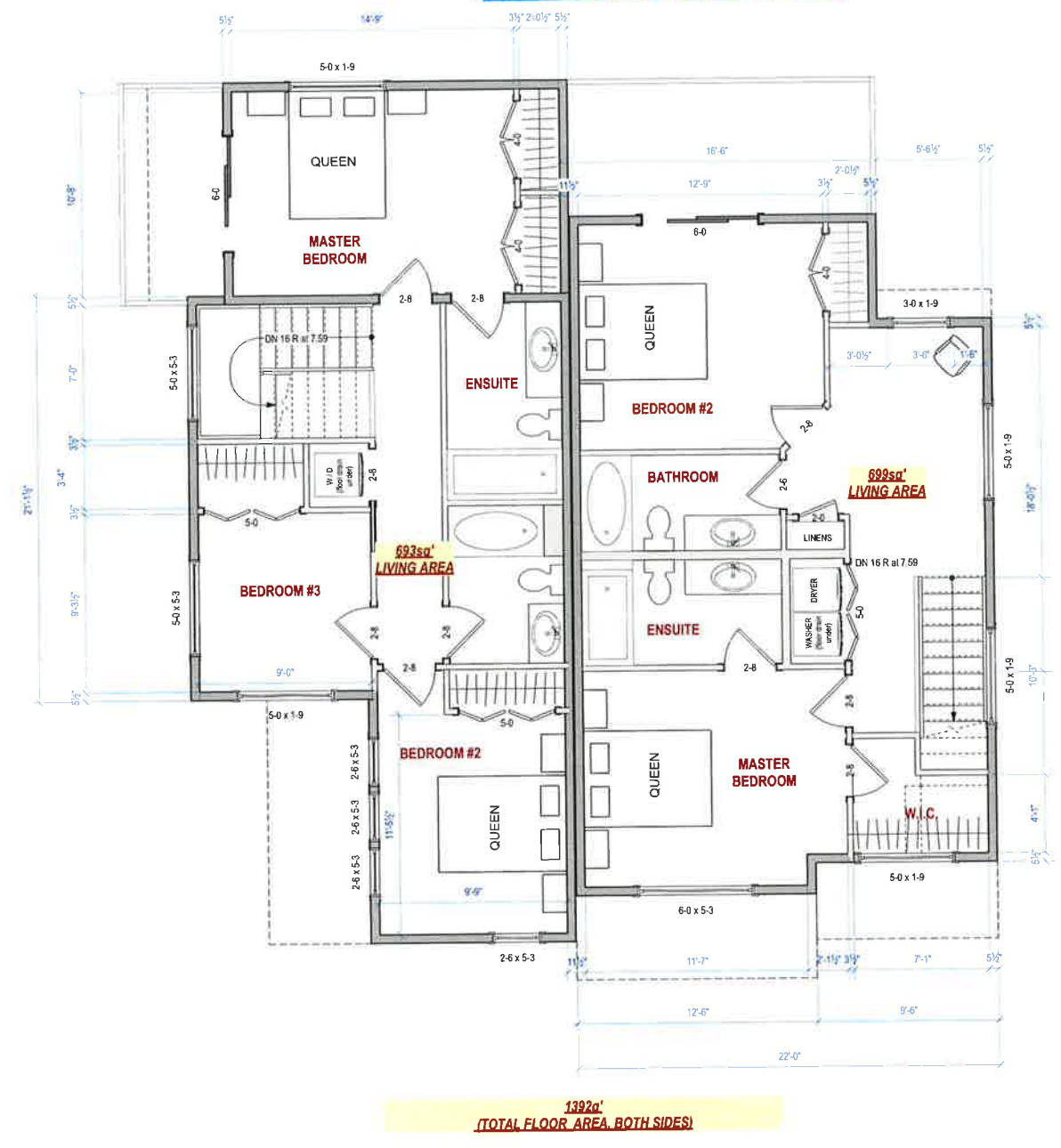
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		DATE:	2018 Apr 16 11:46:39 AM	DRAWN BY:	TARA	

# FLOOR PLANS - DUPLEX

**RECEIVED**  
**APR 17 2018**  
 The Corporation of the District  
 of Central Saanich  
 Planning Department

**WALL LEGEND:**

3 1/2" Interior walls:	
5 1/2" Exterior & Interior Bearing or plumbing walls:	
8" Concrete foundation on 16" x 8" footing:	
5 1/2" pony wall on 16" x 8" footing:	



 2302 GROVE CRES C SIDNEY, BC V8L 3P9 PH: 250 655 9005 CELL: 250 899 4018 cumming.design@shaw.ca	DWG NO:	6 OF 7	DESIGN BY:	TARA	~1176 Clarke Road~ Peter & Spencer Meuser 250-216-5607 (Peter)
	DATE:	2018 Apr 16 11:46:40 AM	DRAWN BY:	TARA	