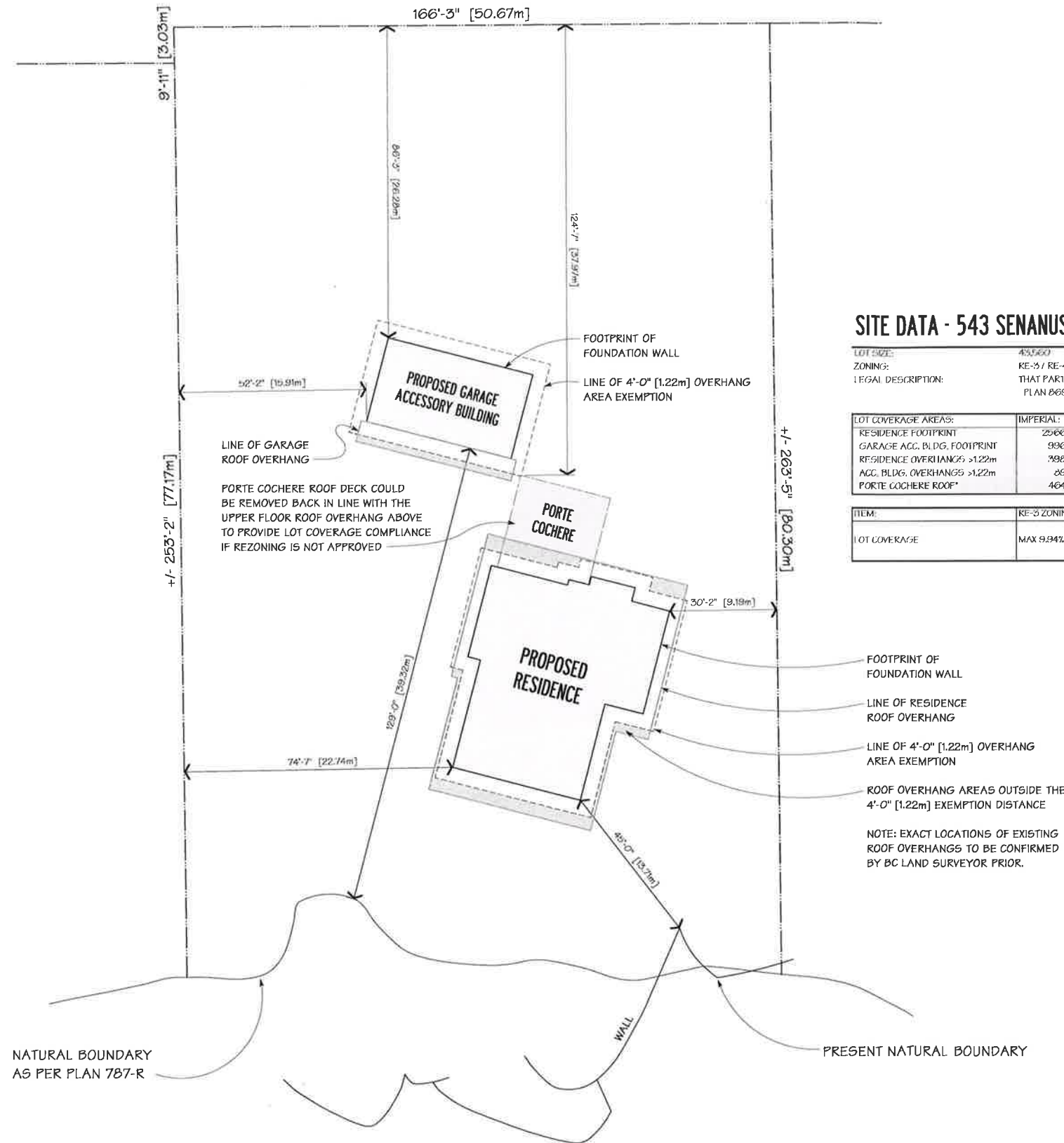


SENANUS ROAD



SITE DATA - 543 SENANUS DRIVE RESIDENCE

LOT SIZE: 45,560 SQ. FT. 4047 SQ. M.
 ZONING: RE-3 / RE-4
 LEGAL DESCRIPTION: THAT PART OF LOT 1, SECTIONS 4 & 5, RANGE 3 WEST, SOUTH SAANICH DISTRICT, PLAN 869, SHOWN OUTLINED IN RED ON PLAN 757-R, EXCEPT THAT PART IN PLAN 920

LOT COVERAGE AREAS:	IMPERIAL:	METRIC:
RESIDENCE FOOTPRINT	29,660 SQ. FT.	2,753.39 SQ. M.
GARAGE ACC. BLDG. FOOTPRINT	9,936 SQ. FT.	925.53 SQ. M.
RESIDENCE OVERHANGS >1.22m	7,988 SQ. FT.	736.97 SQ. M.
ACC. BLDG. OVERHANGS >1.22m	209 SQ. FT.	19.27 SQ. M.
PORTE COCHERE ROOF*	464 SQ. FT.	43.11 SQ. M.

*NOTES: THE PORTE COCHERE ROOF AREA CALCULATION INCLUDES DOES NOT INCLUDE ROOF AREA THAT IS UNDER THE UPPER FLOOR ROOF OVERHANG.

EXACT ROOF OVERHANG LOCATIONS TO BE CONFIRMED BY BC LAND SURVEYOR.

ITEM:	RE-3 ZONING REQUIREMENTS:	PROPOSED:	PROPOSED IF NOT APPROVED*:
LOT COVERAGE	MAX 9.94% 4,529.86 SQ. FT. 40724 SQ. M.	10.56% 4,913 SQ. FT. 45326 SQ. M.	9.30% 4,049 SQ. FT. 37615 SQ. M.

*NOTES:

1. PORTE COCHERE ROOF DECK COULD BE REMOVED BACK IN LINE WITH THE UPPER FLOOR ROOF OVERHANG ABOVE TO PROVIDE LOT COVERAGE COMPLIANCE IF REZONING IS NOT APPROVED.
2. ROOF DECK ELEMENTS TO BE REMOVED DOWN TO THE GLUE-LAM RAFTERS INCLUDE:
 - FASCIA BOARDS
 - METAL STANDING BEAM ROOF
 - SOPREMA SOPRASEAL PEEL & STICK MEMBRANE
 - 5/8" T&G PLYWOOD
 - 2x8 DECK JOISTS
 - 2x8 HEMLOCK T&G DECKING

LEGEND:

- ROOF OVERHANGS
- - - LINE OF 4'-0" [1.22m] OVERHANG AREA EXEMPTION
- _____ FOOTPRINT OF RESIDENCE OR GARAGE ACCESSORY BUILDING



SAANICH INLET

SITE PLAN

SCALE: 1 : 200



EST. 1995 - VICTORIA, B.C. CANADA
 WEB: DEZIGNZONE.CA
 E-MAIL: DEZIGNZONE@SHAW.CA
 PHONE: 250-388-DRAW

CLIENT: KNOTT RESIDENCE
 PROJECT LOCATION: 543 SENANUS ROAD
 PROPOSED: LOT COVERAGE REMEDY
 DRAWINGS: SITE PLAN & PROJECT DETAILS

PROJECT #: 2350
 DATE: AUGUST 20TH 2021
 SCALE: 1 : 200
 DRAWN BY: AARON MILLS



PAGE
ONE
 OF: 8