



EXISTING NEIGHBOURHOOD SITE PLAN
N.T.S.



PERSPECTIVE APPROACHING VIEW
N.T.S.



PERSPECTIVE GULF-BAG VIEW
N.T.S.



PERSPECTIVE AERIAL VIEW (north at top)
N.T.S.

PROJECT DATA LOT #1
 ZONING: RS-15 SINGLE FAMILY (subdivision)
 DISTRICT OF SAANICH
 SITE AREA: Lot #1 1,115.9 sqm = 12,012 sf
 SITE COVERAGE: max 40%
 Lot #1 2,348 sf = 25.3%
 GROSS FLOOR AREAS
 max FGR = 0.50 (558.5 sf)
 max GFA = 435sqm (4652.5 sf)
 max NSA = 80% (915.0 sqm = 9,822 sf)
 (90 GFA = 3,740.0 sf)
 max GARAGE EXCLUSION 50sqm (538 sf)
 LOWER FLR 1,874 sf
 UPPER FLR 2,067 sf
 GARAGE 523 sf
 (GAR EXCL) 539 sqm
 TOTAL AREA: 3,741 sf

BLDG HEIGHT: max = 7.5m + 24"
 from AVG EXIST'G GRADE = 7.125m (23' 4 1/2")
 from LOWEST AVG GRADE = 7.300m (23' 7 1/4")
 AVERAGE EXISTING GRADE
 85.6m ± 85.8m ± 85.9m ± 84.9m ± 85.5m (219.37')
 LOWEST AVERAGE GRADE
 85.0m ± 84.8m ± 84.9m (212.61')

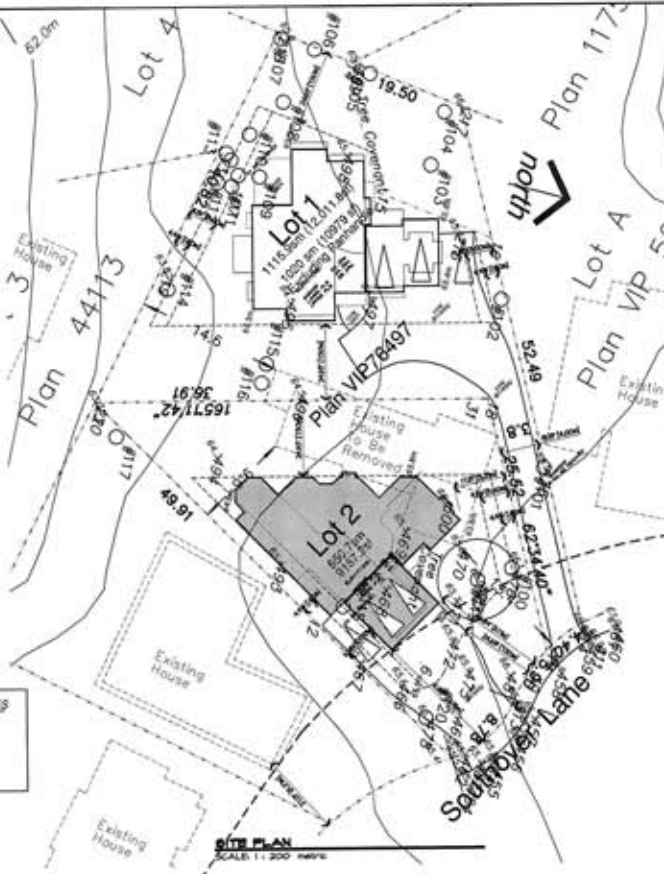
PROJECT DATA LOT #2
 ZONING: RS-15 SINGLE FAMILY (subdivision)
 DISTRICT OF SAANICH
 SITE AREA: Lot #2 882.7 sqm = 9,517 sf
 SITE COVERAGE: max 40%
 Lot #2 2,467 sf = 27.2%
 GROSS FLOOR AREAS
 max FGR = 0.50 (441.25 sf)
 max GFA = 435sqm (4652.5 sf)
 max NSA = 80% (705.8 sqm = 7,622 sf)
 (90 GFA = 3,740.0 sf)
 max GARAGE EXCLUSION 50sqm (538 sf)
 MAIN FLR 1,530 sf
 SECOND FLR 1,472 sf
 GARAGE 404 sf
 (GAR EXCL) 489 sqm
 TOTAL AREA: 3,412 sf

BLDG HEIGHT: max = 7.5m + 24"
 from AVG EXIST'G GRADE = 7.195m (23' 7 1/4")
 from LOWEST AVG GRADE = 7.300m (23' 7 1/4")
 AVERAGE EXISTING GRADE
 85.8m ± 85.8m ± 85.9m ± 84.9m ± 85.5m
 LOWEST AVERAGE GRADE
 85.0m ± 84.8m ± 85.2m

Year	Area	Year	Area
1990	1000	1990	1000
1991	1000	1991	1000
1992	1000	1992	1000
1993	1000	1993	1000
1994	1000	1994	1000
1995	1000	1995	1000
1996	1000	1996	1000
1997	1000	1997	1000
1998	1000	1998	1000
1999	1000	1999	1000
2000	1000	2000	1000
2001	1000	2001	1000
2002	1000	2002	1000
2003	1000	2003	1000
2004	1000	2004	1000
2005	1000	2005	1000
2006	1000	2006	1000
2007	1000	2007	1000
2008	1000	2008	1000
2009	1000	2009	1000
2010	1000	2010	1000
2011	1000	2011	1000
2012	1000	2012	1000
2013	1000	2013	1000
2014	1000	2014	1000
2015	1000	2015	1000
2016	1000	2016	1000
2017	1000	2017	1000
2018	1000	2018	1000
2019	1000	2019	1000
2020	1000	2020	1000

*Proposed Subdivision of
 Lot #1 Plan V197497
 Section 109 Lake District
 (Water frontage along the SW side of Section 109
 under the 100 sq ft of Section 109
 (Maximum area as indicated on a separate sheet)*

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PERSPECTIVE STREETSCAPE
N.T.S.

SITE PLAN, STREETSCAPE/PERSPECTIVES, NOTES.

PROPOSED SUBDIVISION & RESIDENCE for
Harvey & Malvinder GILL
 1009 SOUTHOVER LANE, SAANICH, BC



RON McNEIL, AIA, AIA
 2270 HILLSTREAM ROAD
 VICTORIA, BC V8B 0H0
 PH: 250-383-2500

DATE:	PREP: 2007/1
SCALE:	AS NOTED
DESIGNER:	RONALD J. GIBBS
CHECKED:	BLANK
PROJECT:	
NO.:	A1
DATE:	