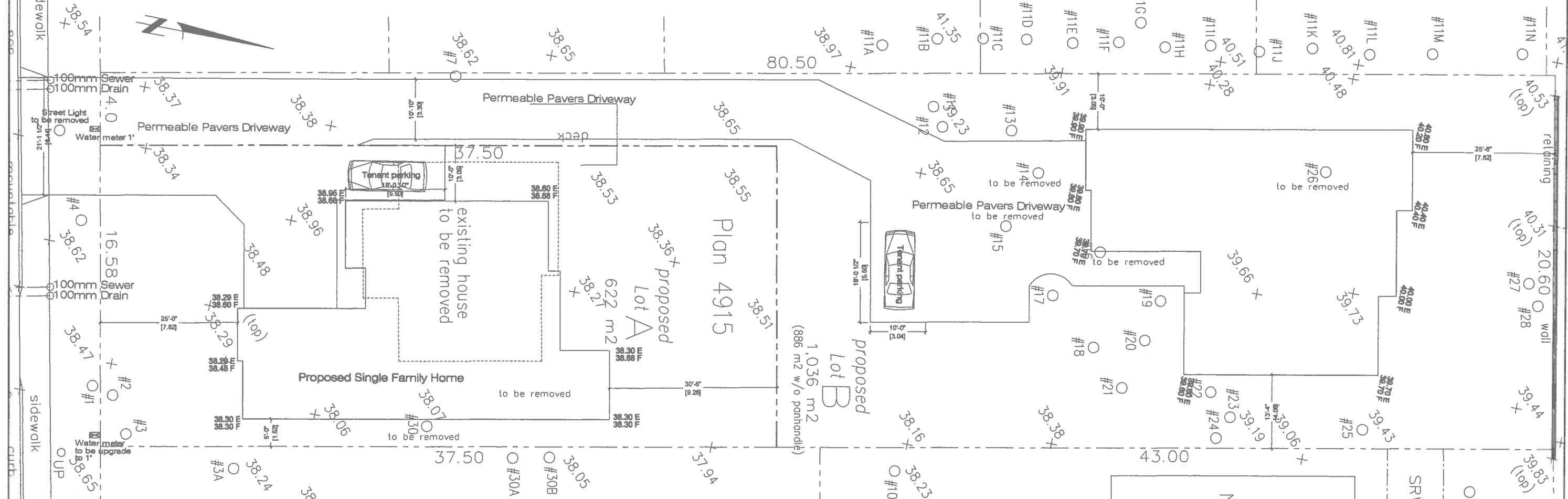


BC LAND SURVEYORS SITE PLAN OF:

Civic: 1244 Reynolds Road

Project data:
 Zoning RS-6
 Site Area - 1036 m² = 11183 sq.f.
 Main Floor - 1525 sq.f.
 Garage - 534 sq.f.
 Upper Floor - 1067 sq.f.
 Total - 2592 sq.f.

Allowed: 3337 x 80% = 2669 sq.f.
 Secondary suite - 459 sq.f.
 Lot Coverage - $\frac{2125}{11183} = 19\%$
 Floor Space Ratio - $\frac{2592}{11183} = 23.2\%$



Legal Lot 2, Section 32,
 Victoria District, Plan 4915

Average Natural Grade Lot A:
 $(38.95 + 38.29 + 38.29 + 38.30 + 38.3 + 38.3 + 38.6) / 7 = 38.43$ m

Average Single Face Natural Grade Lot A:
 $(38.29 + 38.29) / 2 = 38.29$ m

Average Natural Grade Lot B:
 $(39.9 + 40.8 + 40.4 + 40.0 + 39.7 + 39.6 + 39.7 + 39.8) / 8 = 39.99$ m

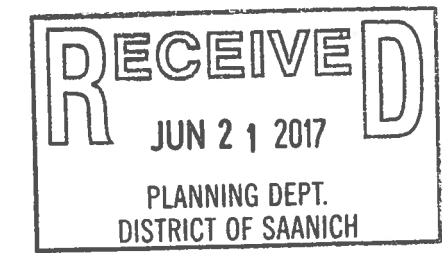
Average Single Face Natural Grade Lot B:
 $(39.6 + 39.7) / 2 = 39.65$ m

Scale - 1 : 1 0 0

Parcel Identifier: 006-046-711
 in the Municipality of Saanich
 November 4, 2016

File : 12,452-48
POWELL & ASSOCIATES
 B.C. Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

Refer to tree resource inventory prepared by Gye & Associates.
 Parcel Area = 1658 m²
 Refer to tree resource inventory prepared by Gye & Associates.



Feb. 13, 2017		
REVISIONS		
PROJECT		
Lot B		
1244 Reynolds Road		
New Single Family Home		
MODERN HOME DESIGN		Phone: (250) 391-1056 Cell: (250) 888-5617 Fax: (250) 391-1087 Email: moderndesign@shaw.ca
4563 Gordon Point Dr., Victoria, BC, V8N6L3		
TITLE		
Site Plan		
SCALE	DRAWN BY	SHEET
1:100	V. Melemed	A1
DATE	CHECKED BY	
	V. Melemed	