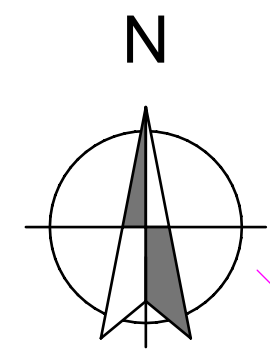


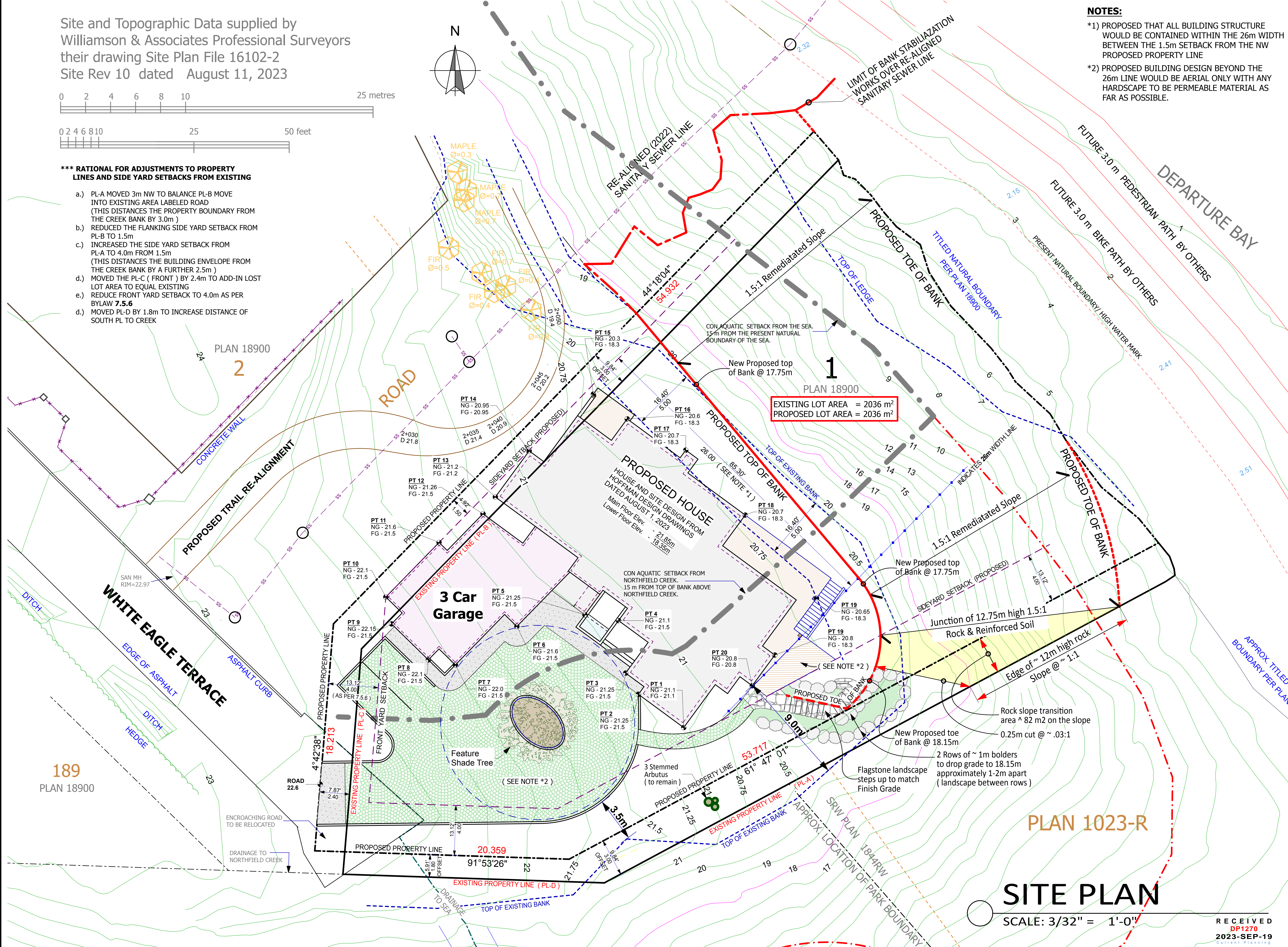
Site and Topographic Data supplied by
Williamson & Associates Professional Surveyors
their drawing Site Plan File 16102-2
Site Rev 10 dated August 11, 2023



***** RATIONAL FOR ADJUSTMENTS TO PROPERTY LINES AND SIDE YARD SETBACKS FROM EXISTING**

- a.) PL-A MOVED 3m NW TO BALANCE PL-B MOVE INTO EXISTING AREA LABELED ROAD (THIS DISTANCES THE PROPERTY BOUNDARY FROM THE CREEK BANK BY 3.0m)
- b.) REDUCED THE FLANKING SIDE YARD SETBACK FROM PL-B TO 1.5m
- c.) INCREASED THE SIDE YARD SETBACK FROM PL-A TO 4.0m FROM 1.5m (THIS DISTANCES THE BUILDING ENVELOPE FROM THE CREEK BANK BY A FURTHER 2.5m)
- d.) MOVED THE PL-C (FRONT) BY 2.4m TO ADD-IN LOST LOT AREA TO EQUAL EXISTING
- e.) REDUCE FRONT YARD SETBACK TO 4.0m AS PER BYLAW 7.5.6
- d.) MOVED PL-D BY 1.8m TO INCREASE DISTANCE OF SOUTH PL TO CREEK

NOTES:
*1) PROPOSED THAT ALL BUILDING STRUCTURE WOULD BE CONTAINED WITHIN THE 26m WIDTH BETWEEN THE 1.5m SETBACK FROM THE NW PROPOSED PROPERTY LINE
*2) PROPOSED BUILDING DESIGN BEYOND THE 26m LINE WOULD BE AERIAL ONLY WITH ANY HARDSCAPE TO BE PERMEABLE MATERIAL AS FAR AS POSSIBLE.



EXISTING LOT AREA = 2036 m²
PROPOSED LOT AREA = 2036 m²

PLAN 1023-R

SITE PLAN

SCALE: 3/32" = 1'-0"

RECEIVED
DP1270
2023-SEP-19
Current Planning

Hoffman Design
Jan Jarmula | Architect

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Issued for Development Permit

PROPOSED MERCIER RESIDENCE
7 White Eagle Terrace
Nanaimo, BC V9S 3C5

BY	REVISIONS	DATE

Date: 8/11/2023
Scale: AS NOTED
Drawn: JJ + GH
A.01
Printed On: 9/11/23

SITE PLAN

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