

PROJECT / ZONING DATA

PROJECT ADDRESS: 134 CLEARVIEW CRES, APEX, BC
 LEGAL DESCRIPTION: LOT 12, PLAN KAP65691, DISTRICT LOT 395S, SIMILKAMEEN DIV OF YALE LAND DISTRICT
 ZONING: RD2
 SITE AREA: 7,330 SQFT (680.98 M²)
 FOOTPRINTS:
 1ST UNIT: 2,021 · SQFT
 2ND UNIT: 2,076 · SQFT
 TOTAL: 4,097 · SQFT

NOTES***
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS
 ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.
 NO VENTED SOFFITING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE

RDOS BYLAW REQUIREMENTS FOR A DUPLEX IN RD2:

MINIMUM LOT AREA: 300 M² / UNIT
 MINIMUM LOT WIDTH: >25% LOT DEPTH
SETBACKS:
 FRONT YARD: 7.5 M
 REAR YARD: 7.5 M
 INTERIOR SIDE YARD: 3.0 M
 EXTERIOR SIDE YARD: 4.5 M
 MAXIMUM HEIGHT: 10.0 M
 MAXIMUM LOT COVERAGE: 45%
 MAXIMUM NUMBER OF DWELLINGS: 2
 MINIMUM BUILDING WIDTH: 5.0 M

PROJECT BYLAW SUMMARY:

LOT AREA: 680.98 M²
 LOT WIDTH: 21.088 M
SETBACKS:
 FRONT YARD: 5.15 M (VARIANCE)
 REAR YARD: 5.25 M (VARIANCE)
 INTERIOR SIDE YARD: 1.63 M (VARIANCE)
 EXTERIOR SIDE YARD: N/A
 HEIGHT: 9.86 M
 LOT COVERAGE: 380.62 M² (55.89%)
 NUMBER OF DWELLINGS: 2
 BUILDING WIDTH: 17.68 M

11.5.10 SNOW STORAGE IS REQUIRED IF WE HAVE 4 OR MORE OUTDOOR PARKING STALLS

PARKING TO BE LOCATED WITHIN GARAGES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



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CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE: SEPT 27, 2021
 JOB NO.: 210701
 SCALE: AS INDICATED

PROJECT TITLE
CLEARVIEW CRESCENT DUPLEX

SHEET NUMBER
A101

DRAWING TITLE
SITE PLAN & SITE INFORMATION

PRELIMINARY PLANS - FOR DP ONLY

CLEARVIEW CRES.

CLEARVIEW RD.

1 SITE
 1/8" = 1'-0"