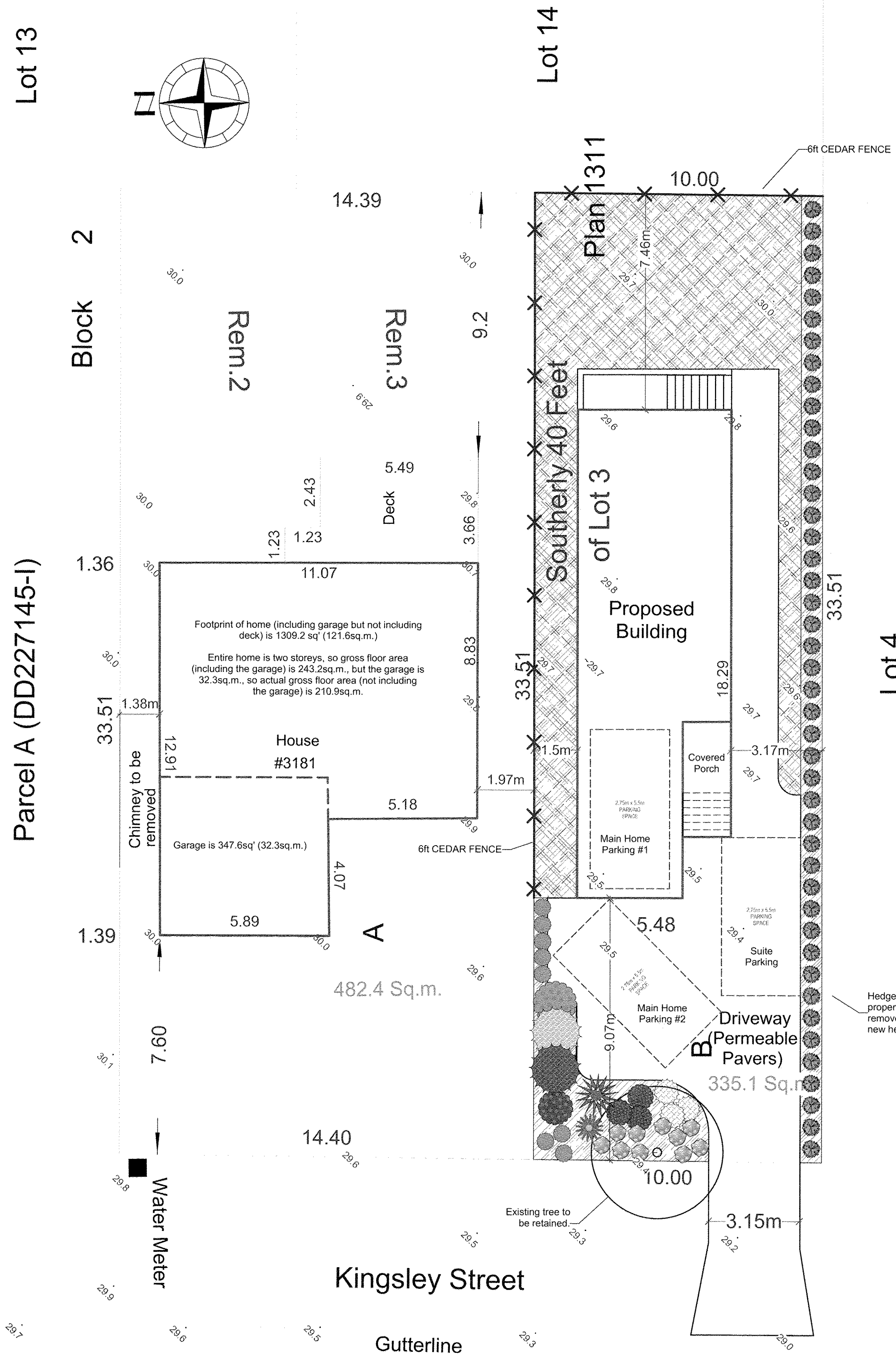


Site & Landscape Plans



Project Info Table

Item	RS-6 Requirements	Proposed	
Lot Area		335.1sq.m. (3607sq')	OK
Lot Coverage	Max. 40% (1442sq' for this lot)	933sq' or 26%	OK
Building Height	Max. 6.0m	5.8m to midpoint of main roofline	OK
Floor Space Ratio (R)	Max. 0.50, or 1803sq' for this lot. (not including first 538sq' of garage)	566sq' Basement + 621sq' Main + 185sq' Guest Room + 367sq' Loft (5'-6" or greater headroom) = 1739sq', or 0.48:1	OK
Non-Basement Areas	Max. 80% of allowable Floor Space = max. 1442sq' for this lot. (not including first 538sq' of garage)	621sq' Main + 185sq' Guest Room + 367sq' Loft (5'-6" or greater headroom) = 1173sq', or 65% non-basement area	OK
Front Yard Setback	Min. 6.0m	9.1m	OK
Rear Yard Setback	Min. 7.5m	7.5m	OK
Combined Front & Rear Setbacks	Min. 15m	16.6m	OK
Interior Side Yard Setback	Min. 1.5m	1.5m (North), 3.0m (South)	OK
Combined Interior Setbacks	Min. 4.5m	4.5m	OK

HARDSCAPING

	Driveway (Permeable Pavers)	-Specific style and pattern of pavers, as per homeowner
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SOFTSCAPING

	Gardens	-High quality garden mix -Trees, shrubs, hedges, and ground covers, drought-resistant & non-invasive -Landscape fabric & 4" thick cedar wood chip cover to retain moisture & to keep weeds down
	Grass Areas	-Premium lawn mix & lawn starter -Premium all purpose sod -fine grading for drainage and light compaction to prevent future mower tracks

SHRUBS

	tuja occidentalis	tuja occidentalis - #5 pot
	pieris "Mountain Fire"	pieris japonica - #5 pot
	pieris "Flaming Silver"	pieris japonica - #5 pot
	Bigleaf Hydrangea 'Blue Marker'	Hydrangea - #3 pot
	Japanese Skimmia	Skimmia Japonica - #3 pot
	English Lavender	Lavandula Angustifolia - #2 pot
	phormium 'purpureum'	phormium tenax - #5 pot
	phormium 'pink ribbon'	phormium Tenax - #5 pot
	Erysimum 'Bowles' Mauve'	Erysimum - #2 pot
	Wintercreeper Euonymus	Euonymus Fortunei - #3 pot

GROUND COVER

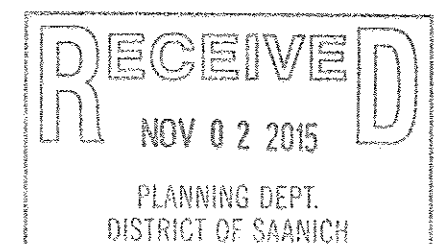
	Vancouver Jade	Kinnikinnick - #1 pot
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NOTE: All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specifications.

Proposed Subdivision of:
 Lot 2, Except The Northerly 40 Feet,
 Lot 3, Except The Southerly 40 Feet &
 The Southerly 40 Feet of Lot 3,
 All of Block 2, Section 27, Victoria District, Plan 1311.

Site Information Courtesy of:
 Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 140151b\Pro\LE

Site & Landscaping Plan
 Scale: 1:100



	2302 GROVE CRES. C. SIDNEY, BC V8L 3P9 PH: 250.656.8806 CELL: 250.889.4918 cumming.design@shaw.ca	DWG NO: 2 OF 4	DESIGN BY: TARA	~Yira & Pedro~ Kingsley Street Victoria, B.C. 778-676-0282 pedrocumachos@gmail.com
	DATE: 2015, October 29	DRAWN BY: TARA		