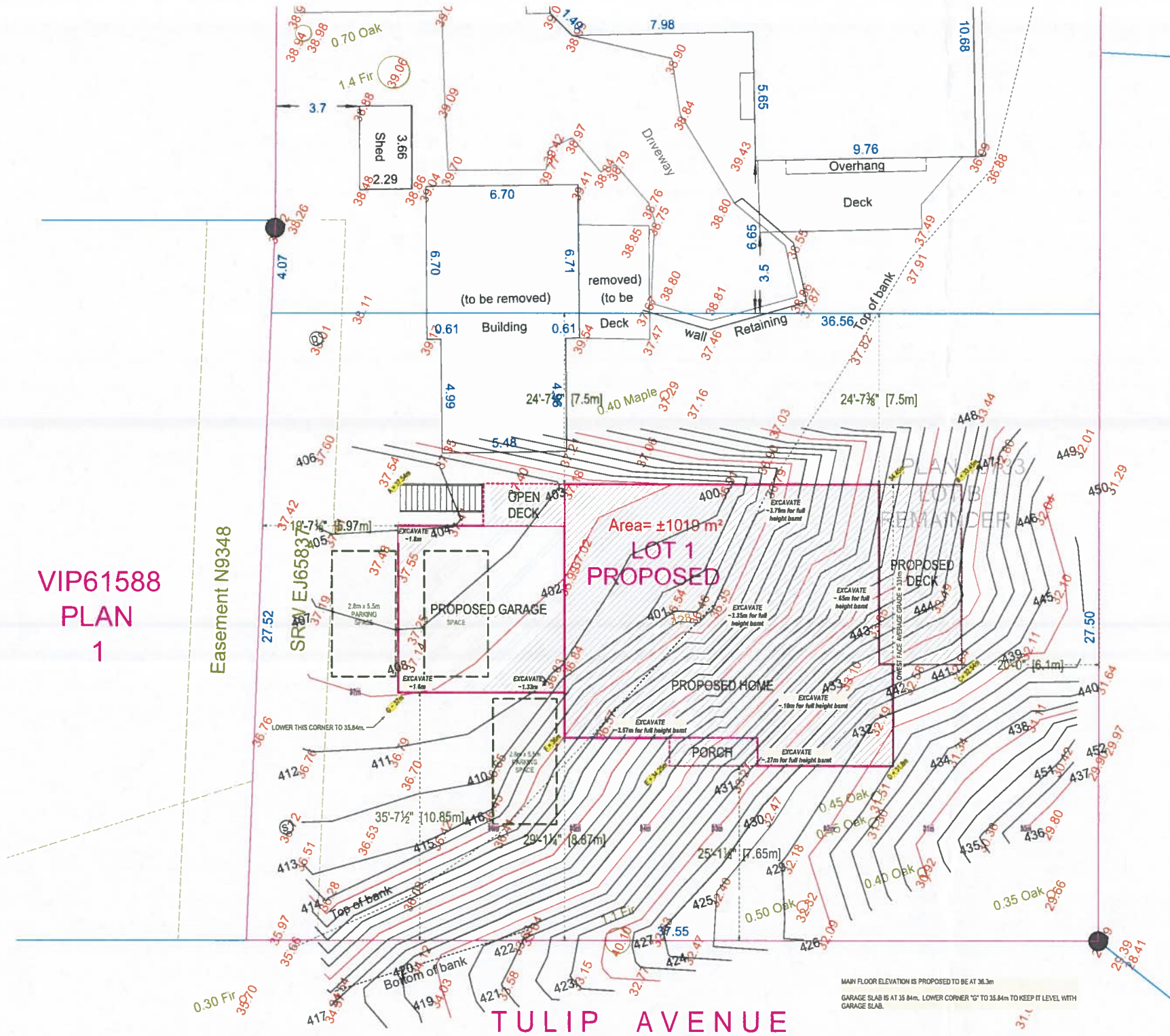


# SITE PLAN & PROJECT INFO TABLE



Site Plan  
Scale: 1:100

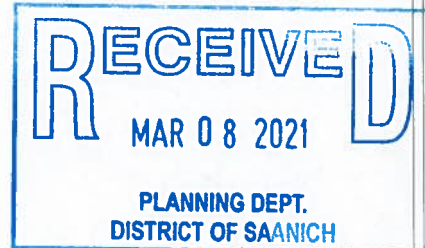
Average Grade Calculation			
Corner	Natural Grade	Finished Grade if less than existing grade	Lesser of the Two
A	37.54 m	N/A	37.54 m
B	33.45 m	N/A	33.45 m
C	32.54 m	N/A	32.54 m
D	31.80 m	N/A	31.80 m
E	34.25 m	N/A	34.25 m
F	36.00 m	N/A	36.00 m
G	37.00 m	35.84	35.84 m
Average Grade			34.49 m
(using existing or finished, whichever is lower)			

MAIN FLOOR ELEVATION IS PROPOSED TO BE AT 36.3m  
GARAGE SLAB IS AT 35.84m. LOWER CORNER 'G' TO 35.84m TO KEEP IT LEVEL WITH GARAGE SLAB.

## RS-8 - Project Info Table

Item	RS-8 Requirements	Proposed	
Lot Area	Min. 665sq.m.	1019sq.m. (10968sq')	OK
Lot Coverage	Max. 35% (3839sq' for this lot)	2800sq' = 25%	OK
Front Yard Setback	Min. 6.0m	7.65m	OK
Rear Yard Setback	Min. 7.5m	7.5m	OK
Combined Front & Rear yard Setbacks	Min. 15m	15.15m	OK
Interior Setbacks	Min. 1.5m from interior side lot lines	5.97m & 6.1m	OK
Combined Interior Setbacks	Combined sides min. 4.5m	12.07m	OK
Overall Height	Max. 7.5m as measured from grade, OR for buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, max. 6.5m as measured from grade	7.42m	OK
Single Face Height	No vertical portion of the dwelling within 5.0m of a vertical plane extending from the outermost wall, may exceed 7.5m in height, or 6.5m in the case of a flat roof or roof pitch less than 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.	7.11m	OK
Floor Space Ratio (R) or Gross Floor Area (R)	Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 364sq.m., whichever is the lesser. For the purposes of this section those portions of the floor area of a carport or garage exceeding 50sq.m. (538sq') shall be included in the Gross Floor Area (R)....(Floor Space Ratio (R) of 0.5 would be 5484sq', and Gross Floor Area (R) is 3918sq'. SO, GFA(R) is the lesser, and will be our maximum, and we will include any garage space over 538sq' in this number) - Max. 3918sq' for this property.	3311sq' not including first 538sq' of garage or any of the crawlspace	OK
Non- Basement Floor Area	Not more than 80% of the allowable floor space shall be located in non-basement areas. For the purposes of this section those portions of the floor area of a carport or garage exceeding 50sq.m. (538sq') shall be included in the Gross Floor Area (R) - Max. 3134sq' non-basement area for this property.	2937sq'	OK

Space	Area
Suite over Garage for Tenants	590 sq'
Garage	576 sq'
Main Floor Living Space	1702 sq'
Lower Floor Basement Space (not incl. crawl.)	374 sq'
Lower Floor Non-Basement Space (not incl. crawl.)	607 sq'
Total Floor Area	3849 sq'
Garage Allowance	-538 sq'
Gross Floor Area (R)	3311 sq'
Area in lower floor that is considered 'Basement'	374 sq'
Total Non-Basement Floor Area	2937 sq'



	2302 GROVE CRES. SIDNEY, BC V8L 3P9	DWG NO 1 OF 7	DESIGN BY TARA & Others	~1098 Jasmine Subdivision~  Terry Webber & Janice Parker AND Matthew & Kristine Parker-Hall
	PH: 250.458.8888 CELL: 250.480.4714 cumming.design@shaw.ca	DATE 2020 Dec 15 5:30:50 PM	DRAWN BY TARA	