

**PROJECT DATA:**

ZONING: Proposed RS-4 Single Family Dwelling Zone

SITE AREA: 5905 sf (548.6 sm)

SITE COVERAGE: max 40%  
1341 sf / 5905 sf = 22.7 %

**FLOOR AREAS:**

max F.S.R. = 0.50 = 2925 sf  
max G.F.A. = 260 sm = 2809 sf  
max N.B.A. = 80% of or F.S.R. = 2247 sf  
max GAR exclusion = 50sm = 538sf

**As Proposed:**

Second 1277 sf  
Main 843 sf  
TOTAL: 2120 sf

Garage 431 sf

**AVG GRADE :**

$\frac{24.28+24.22+24.56+24.67+24.50+24.35}{6} = 24.43 \text{ m}$

**LAG GRADE :**

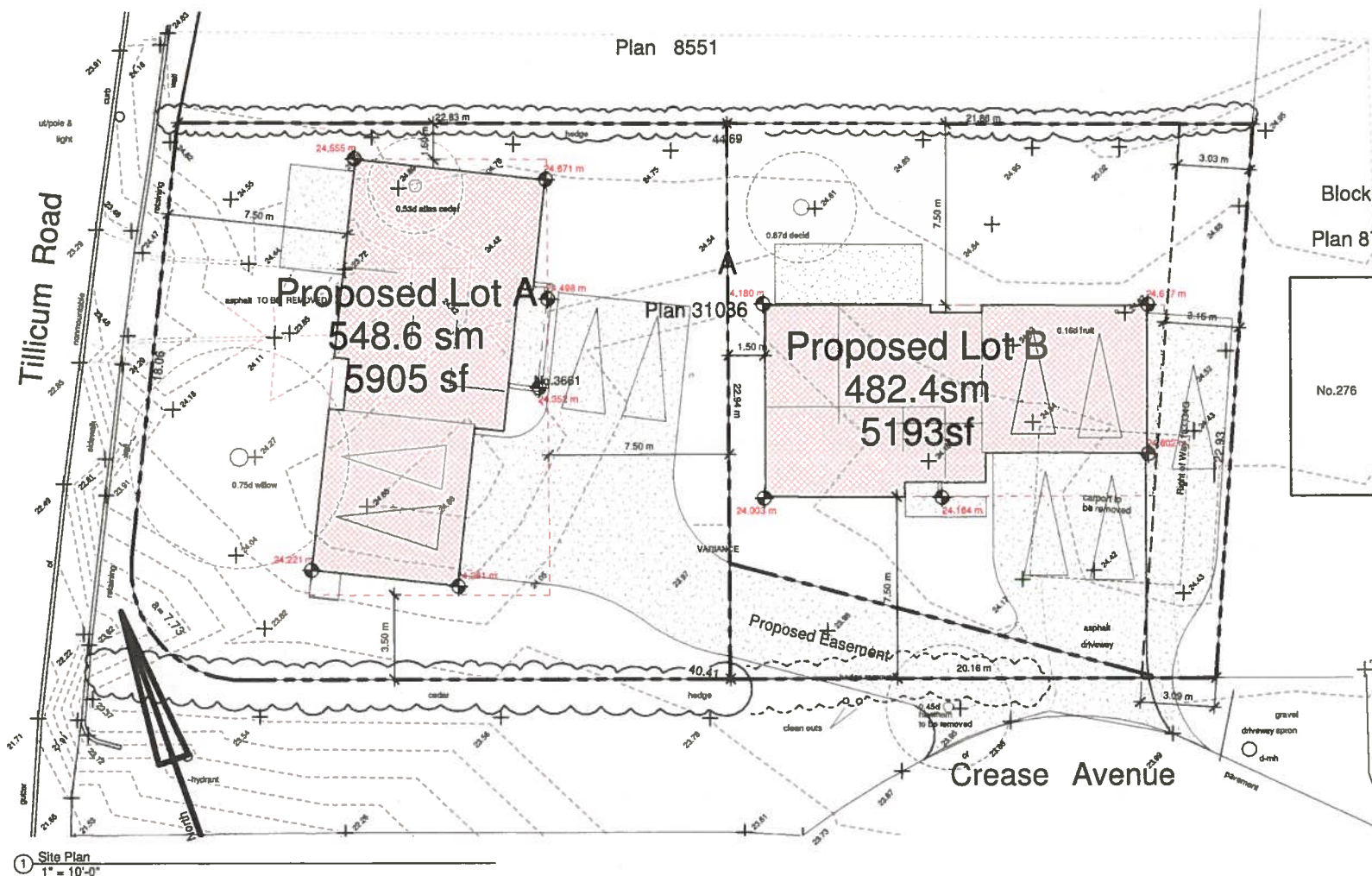
$\frac{24.22+24.28}{2} = 24.25 \text{ m}$

**BUILDING HEIGHT:**

max permitted single family dwelling 7.5m (24.6')  
Proposed:  
from natural AV'G GRADE 6.73 m  
from natural L.A.G 6.91 m



② 3D View 1



① Site Plan  
1" = 10'-0"

**PROJECT DATA:**

ZONING: Rezoned to RS-4  
Single Family Dwelling Zone

SITE AREA: 5180 sf (481.2 sm)

SITE COVERAGE: max 40%  
1208 sf = 23.3 %

**FLOOR AREAS:**

max F.S.R. = 0.50 = 2590 sf  
max G.F.A. = 261 sm = 2809 sf  
max N.B.A. = 80% of or F.S.R. = 2072 sf  
max GAR exclusion = 50sm = 538sf

**As Proposed:**

Second 1008 sf  
Main 751 sf  
TOTAL: 1759 sf

GAR 441 sf

**AVG GRADE :**

$\frac{24.00+24.18+24.62+24.60+24.16}{5} = 24.312 \text{ m}$

**LAG GRADE :**

$\frac{24.00+24.18}{2} = 24.09 \text{ m}$

**BUILDING HEIGHT:**

max permitted single family dwelling 7.5m (24.6')  
Proposed:  
from natural AV'G GRADE 6.68 m  
from natural L.A.G 6.90 m



RON McNEIL, ASTTBC, BC, ASCT  
1304 Lovers Lane,  
Cobble Hill, BC V0R 1L6  
Phone/Fax: 250.360.7307  
info@mneildesigns.bc.ca

Proposed RS-4 Subdivision for :

**Mr. Balkar SAMRA**  
at: 3661 Tillicum Road, Saanich, BC



Y:\MDO\SERVER\REVIEW\Projects\SAMRA\18000 sub\mneil\18000 sub\18000 sub.dwg PLOT STAMP 2019-01-31 10:53:56 AM