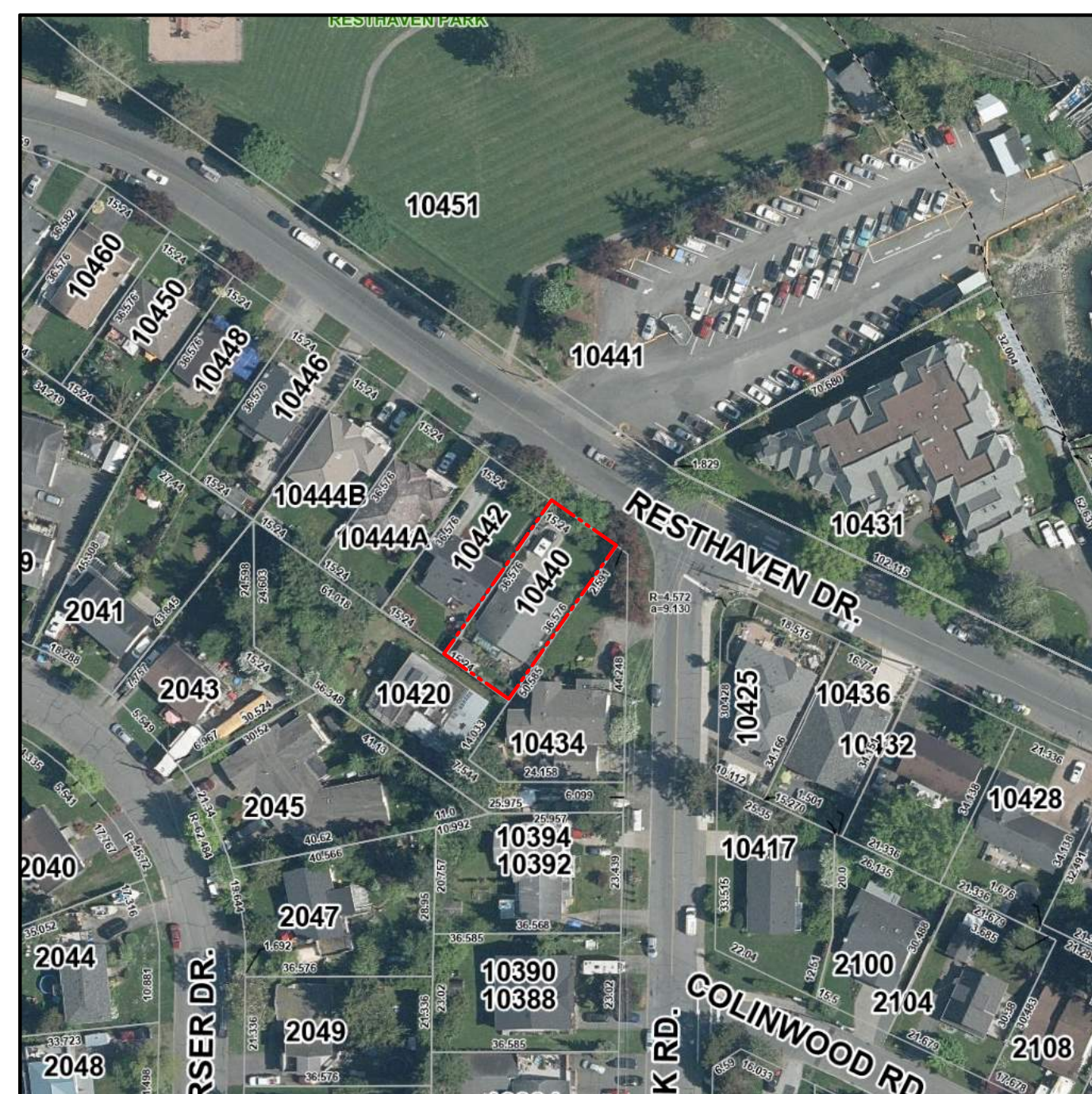


# NEW TRIPLEX: 10440 RESTHAVEN

SIDNEY, BC

## KEY PLAN:



## R-2: NEIGHBORHOOD RESIDENTIAL ZONING ANALYSIS:

<b>LOT AREA:</b>	557 m <sup>2</sup>	
<b>FLOOR ELEVATIONS:</b>	LEVEL 1:	4.04m
	LEVEL 2:	7.13m
	LEVEL 3:	10.22m
<b>AVERAGE GRADE:</b>	3.89m	
<b>F.S.R:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
	NO RESTRICTION	0.98
<b>GROSS FLOOR AREA:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
LEVEL 1:		195.18 m <sup>2</sup>
LEVEL 2:		207.97 m <sup>2</sup>
LEVEL 3:	(70% OF 2ND)	145.67 m <sup>2</sup>
TOTAL:	NO RESTRICTION	548.82 m <sup>2</sup>
<b>LOT COVERAGE:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
BUILDING:	45.0% (250.65m <sup>2</sup> )	41.5% (231.04 m <sup>2</sup> )
PARKING (FRONT YARD)	50.0% (81.29m <sup>2</sup> )	76.7% (124.63 m <sup>2</sup> )
<b>HEIGHT:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
TRIPLEX:	10.5m	9.86m
<b>SETBACKS:</b>	<b>ALLOWABLE</b>	<b>PROPOSED</b>
FRONT (N):	4.5m	10.68m
REAR (S):	4.5m	5.24m
SIDE (E):	2.0m	2.01m
SIDE (W):	2.0m	2.04m

## PROJECT INFORMATION:

**SITE ADDRESS:** 10440 RESTHAVEN DRIVE

**LEGAL DESCRIPTION:** LOT 2, BLOCK 1, SECTION 15, RANGE 3 EAST N.S.D., PLAN 13908  
PID 000-037-940

## SCOPE OF WORK:

CONSTRUCTION OF A NEW 2.5 STOREY TRIPLEX

## PROJECT DIRECTORY:

**DESIGNER:** HOYT DESIGN CO.  
250.999.9893  
HELLO@HOYT.CO

**GENERAL CONTRACTOR:** TBD

**STRUCTURAL ENGINEER:** TBD

**SURVEYOR:** WEY MAYENBURG LAND SURVEYING  
250.656.5155  
BRENT@WEYSURVEYS.COM

**ARBORIST:** SOUTHSORE FOREST CONSULTANTS  
250.893.9056  
BUTCHERLODI@AOL.COM

## SHEET INDEX:

- A0.0 SITE PLAN & ZONING ANALYSIS
- A1.2 FLOOR PLANS
- A1.3 FLOOR PLANS
- A1.4 FLOOR PLANS
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A4.1 DETAILS



POINT	ELEVATION (TRIPLEX)
A	3.43m
B	3.73m
C	3.89m
D	3.89m
<b>TOTAL</b>	<b>14.94m / 4 = 3.74m</b>

ITEM	AREA
FRONT YARD AREA	162.58 m <sup>2</sup>
PARKING	47.23 m <sup>2</sup>
MANEUVERING	65.23 m <sup>2</sup>
PATH & STAIRS	11.17 m <sup>2</sup>
<b>TOTAL</b>	<b>124.63 m<sup>2</sup></b>
<b>HARD SURFACE</b>	<b>124.63/162.58*100= 76.66%</b>

1 Site - Plan  
1 : 100

NOTE: REFER TO PROJECT ARBORIST REPORT FOR TREE MANAGEMENT PLAN AND REQUIRED SUPERVISION

GENERAL NOTES:

- All drawings, plans, models, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of HDC whether the work is executed or not, and HDC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. to verify correct placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. HDC is not responsible for any encroachments with respect to siting, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, trade manufacturer or other engineer component supplier.

PROJECT

# 10440 Resthaven

2407

ISSUE DATE: 24Sept04 REV 4

Date:	No.:	Description:
24Mar20	1	Concept 1
24Apr17	2	Client Review
24July11	3	Concept 2
24Sept04	4	Variance

## Site Plan & Zoning Analysis

# A0.0