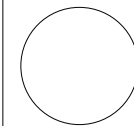


PROPOSED SINGLE FAMILY HOUSE WITH SECONDARY SUITE



PROJECT DATA				
CIVIC ADDRESS: 148 ELGIN STREET PORTMOODY (NORTH LOT)				
	ALLOWED		PROPOSED	
ZONING	RS1			RS1-S
	FT.	M.	FT.	M.
LOT AREA			4,356	404.68
FIRST FLOOR			1211.00	112.50
SECOND FLOOR			1039.92	96.61
THIRD FLOOR			1039.92	96.61
PARKING EXEMPTION			247.57	23.00
F.A.R. = 70%	3049.2	283.28	3043.27	282.73
SITE COVERAGE				
182.10 SQ. M. (1,960 SQ. FT.)	1960.2	182.11	1372.91	127.55
AVERAGE GRADE CALCULATION				
NW, 24.75 + S.W, 24.75 + S.E, 24.75 + NE, 24.75 = 99.00/4			81.20'	24.75
HEIGHT		10.50		10.49
FCL				24.30

[illegible]

148 ELGIN
NORTHERN
LOT

F.Y.

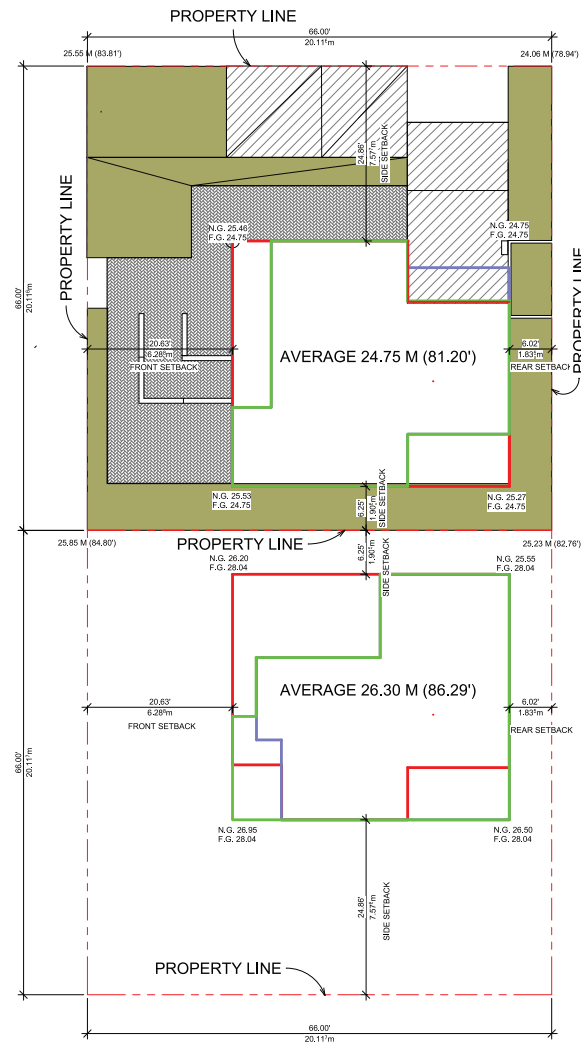
Checker

2022-06-20

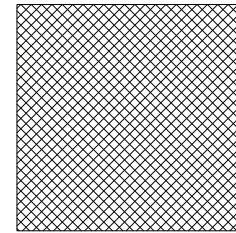
PROJECT DATA

A-0.1-N

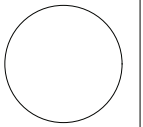
ELGIN STREET



— FIRST FLOOR
— SECOND FLOOR
— THIRD FLOOR



EASTERN NEIGHBOR BUILDING

[illegible]

148 ELGIN
NORTHERN
LOT

F.Y.

Checker

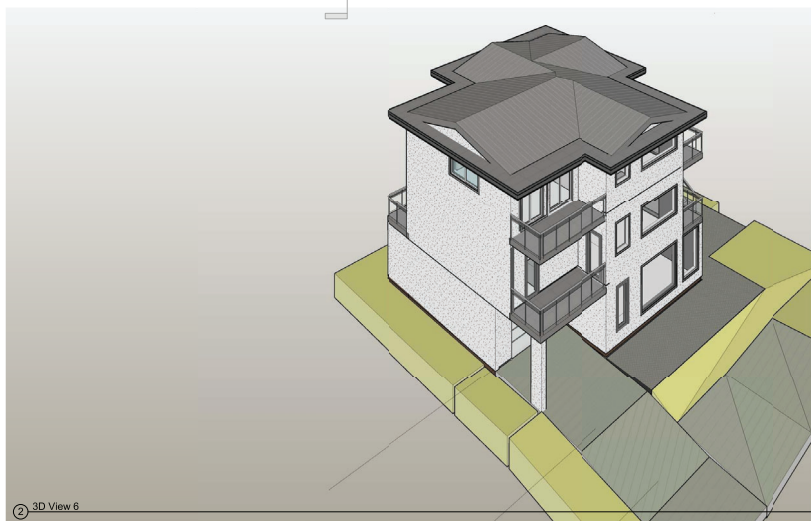
1 : 100

2022-06-20

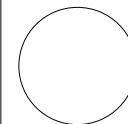
SITE PLAN
SETBACK
ONLY

A-1.2

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② 3D View 6

[illegible]

PROJECT:

148 ELGIN
NORTHERN
LOT

DRAWN BY:

F.Y.

CHECKED BY:

Checker

SCALE:

1 : 50

DATE:

2022-06-20

TITLE:

COMPARISON WITH THE NEIGHBOR

SHEET NO:

A-1.3

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PROPOSED SINGLE FAMILY HOUSE WITH SECONDARY SUITE



CIVIC ADDRESS: 148 ELGIN STREET PORT MCODY (SOUTH LOT)

	ALLOWED	PROPOSED		
ZONING	RS1			RS1-S
LOT AREA	FL	M.	FT.	M.
			4,356	404.68
FIRST FLOOR			994	92.36
SECOND FLOOR			1039	96.50
THIRD FLOOR			1001	92.97
PARKING EXEMPTION			277	25.77
F.A.R. = 70%	3049.2	283.28	2756	256.06
SITE COVERAGE				
182.10 SQ. M. (1,960 SQ. FT.)	1960.2	182.11	1373	127.55
AVERAGE GRADE CALCULATION				
(NW 26.20 + SW 26.95 + SE 26.50 + NE 25.55) / 4 = 105.20 / 4			86.29'	26.30
HEIGHT		10.50		11.15
FCL				
28.24				

[illegible]

148 ELGIN
SOUTHERN
LOT

F.Y.

Checker

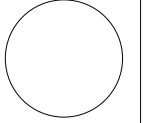
DATE: 2022-02-08

PROJECT DATA

A-1.0-S

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ELGIN STREET



A-1.1-S

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