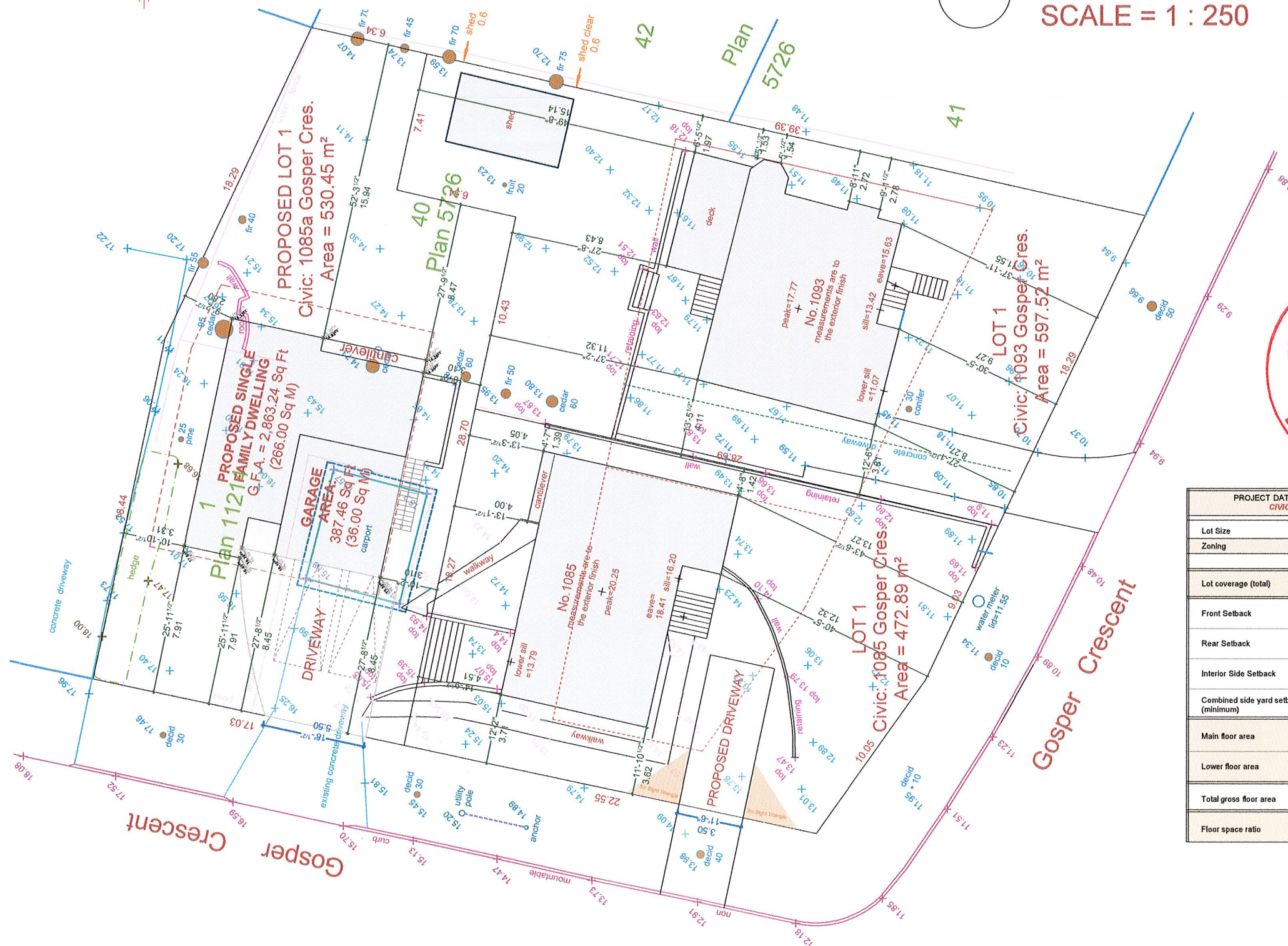


SITE PLAN

SCALE = 1 : 250



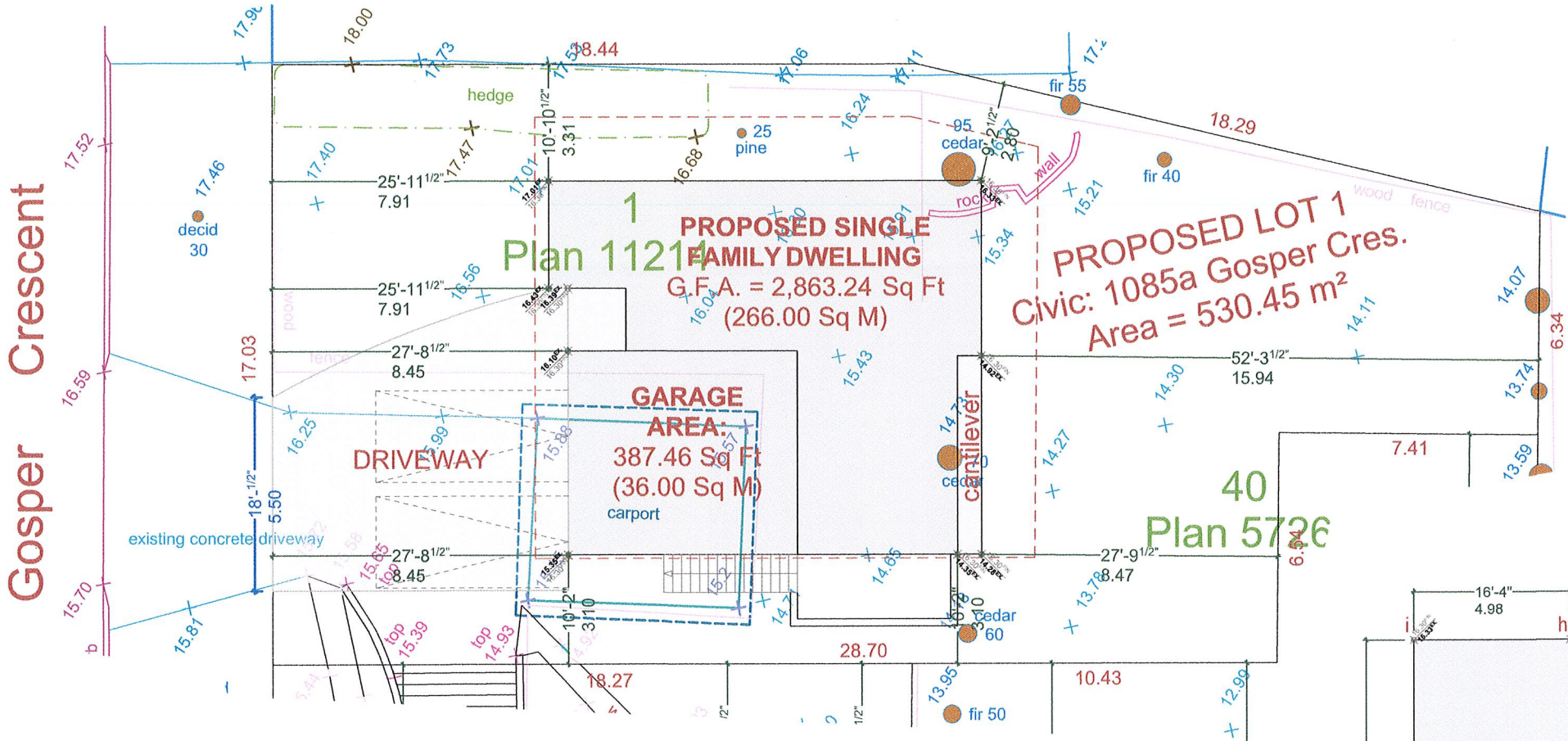
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DEVELOPMENT SERVICES

PROJECT DATATABLE - SINGLE FAMILY DWELLING CIVIC: 1093 GOSPER CRESCENT		
Lot Size	597.52m² (6431.65 ft²)	
Zoning	RS-1	
	Proposed	Allowed
Lot coverage (total)	24.14% 144.24m²	30.00% 179.26m²
Front Setback	8.27m	7.50m
Rear Setback	8.43m	7.50m
Interior Side Setback	1.53m/3.81m	1.50m/3.00m
Combined side yard setbacks (minimum)	5.34m	4.50m
Main floor area	100.56 m² (1,082.40 ft²)	
Lower floor area	103.90 m² (1,116.40 ft²)	
Total gross floor area	204.46 m² (2,200.80 ft²)	
Floor space ratio	0.34 204.46 m² (2,200.79 ft²)	0.35 209.13 m² (2,251.06 ft²)

PROJECT DATATABLE - SINGLE FAMILY DWELLING PROPOSED LOT CIVIC: 1085a Gosper Crescent		
Lot Size	530.45m² (5,709.72 ft²)	
Zoning	RS-1	
	Proposed	Allowed
Lot coverage (total)	23.84% 127.00m²	30.00% 159.14m²
Front Setback	7.91m	7.50m
Rear Setback	8.47m	7.50m
Interior Side Setback	2.80m/3.10m	1.50m/3.00m
Combined side yard setbacks (minimum)	5.90m	4.50m
Average grade	15.69m Geo.	
Average building height	7.19m	7.30m
Upper floor area	78.24 m² (842.17 ft²)	
Main floor area	77.40 m² (833.16 ft²)	
Lower floor area	110.36 m² (1,187.91 ft²)	
Garage area	36.00 m² (387.46 ft²)	
Garage area exemption	45.00 m² (484.38 ft²)	
Total gross floor area	266.00 m² (2,863.24 ft²)	
Floor space ratio	0.29 156.64 m² (1,675.33 ft²)	0.35 185.66 m² (1,998.43 ft²)
Basement area	110.36 m² (1,187.91 ft²)	

PROJECT DATATABLE - SINGLE FAMILY DWELLING CIVIC: 1085 GOSPER CRESCENT		
Lot Size	472.89m² (5,090.15 ft²)	
Zoning	DVP	
	Proposed	Allowed
Lot coverage (total)	24.51% 115.91m²	30.00% 141.87m²
Front Setback	12.32m	7.50m
Rear Setback <i>*variance req'd</i>	4.00m	7.50m
Interior Side Setback <i>existing non-conforming</i>	1.39m	1.5m
Exterior Side Setback	3.62m	3.00m
Combined side yard setbacks (minimum)	5.01m	4.50m
Average grade	15.69m Geo.	
Average building height	7.19m	7.30m
Main floor area	115.13 m² (1,239.30 ft²)	
Lower floor area	112.84 m² (1,214.60 ft²)	
Total gross floor area	227.97 m² (2,453.90 ft²)	
Floor space ratio	0.29 155.64 m² (1,675.32 ft²)	0.35 185.66 m² (1,998.43 ft²)

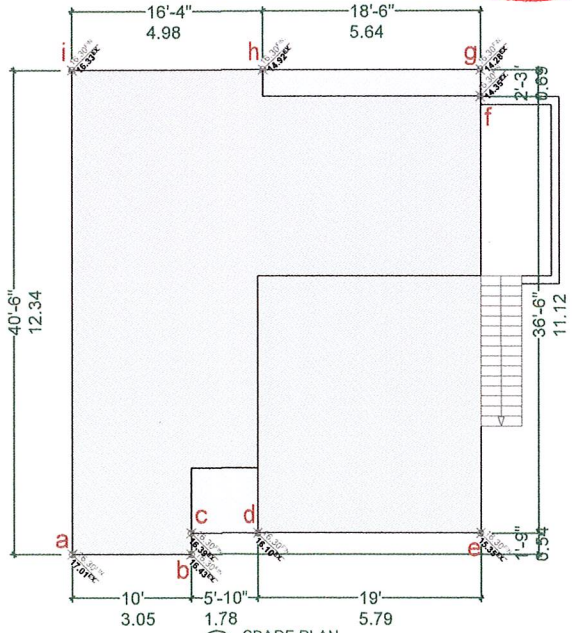
PROJECT DATATABLE - SINGLE FAMILY DWELLING PROPOSED LOT CIVIC: 1085a Gosper Crescent		
Lot Size	530.45m ² (5,709.72 ft ²)	
Zoning	RS-1	
	Proposed	Allowed
Lot coverage (total)	23.84% 127.00m ²	30.00% 159.14m ²
Front Setback	7.91m	7.50m
Rear Setback	8.47m	7.50m
Interior Side Setback	2.80m/3.10m	1.50m/3.00m
Combined side yard setbacks (minimum)	5.90m	4.50m
Average grade	15.69m Geo.	
Average building height	7.19m	7.30m
Upper floor area	78.24 m ² (842.17 ft ²)	
Main floor area	77.40 m ² (833.16 ft ²)	
Lower floor area	110.36 m ² (1,187.91 ft ²)	
Garage area	36.00 m ² (387.46 ft ²)	
Garage area exemption	45.00 m ² (484.38 ft ²)	
Total gross floor area	266.00 m ² (2,863.24 ft ²)	
Floor space ratio	0.29 155.64 m ² (1,675.33 ft ²)	0.35 185.66 m ² (1,998.43 ft ²)
Basement area	110.36 m ² (1,187.91 ft ²)	



SITE PLAN
SCALE = 1 : 175



ANGLED PERSPECTIVE
NOT TO SCALE



Grade Points	Avg. Of Points	Distance Between	Totals
a / b	17.01 + 16.43 / 2 = 16.72	3.05	51.00
b / c	16.43 + 16.39 / 2 = 16.41	0.54	8.86
c / d	16.39 + 16.10 / 2 = 16.25	1.76	28.93
d / e	16.10 + 15.35 / 2 = 15.73	5.79	91.06
e / f	15.35 + 14.35 / 2 = 14.85	11.12	165.13
f / g	14.35 + 14.28 / 2 = 14.32	0.69	9.58
g / h	14.28 + 14.92 / 2 = 14.60	5.64	82.34
h / i	14.92 + 16.33 / 2 = 15.63	4.98	77.84
i / a	16.33 + 17.01 / 2 = 16.67	12.34	205.71
Total:			720.77
Perimeter:			45.93
AVG. GRADE =			15.69
ALLOWED HEIGHT (7.30m)			22.99m