



**GARAGE + SUITE AREA:**  
620 SQFT  
57.6 M<sup>2</sup>

**EXEMPTIONS:**  
440 SQFT FOR GARAGE  
240 SQFT FOR BLDG >15'  
1604 SQUARE BLDG

**GARAGE ELEVATIONS**  
ROOF PEAK ELEV. 220.79  
MAIN FLOOR ELEV. 210.70  
BASEMENT SLAB ELEV. 201.16

AVERAGE GRADE: 207.70

RETAIN HEDGE  
IF POSSIBLE

NEW LATTICE  
PANEL TO  
MATCH  
EXISTING

**BINNING HOUSE AREA:**  
1552 SQFT  
144.2 M<sup>2</sup>

**BINNING HOUSE ELEVATIONS**  
ROOF PEAK ELEV. 208.69  
UPPER FLOOR ELEV. 198.70  
MAIN FLOOR ELEV. 196.00  
BASEMENT SLAB ELEV. 188.42

**SITE COVERAGE STATEMENT:**  
SITE AREA: 5,827 SQFT  
PERMITTED: 2,331 SQFT 40%  
PROPOSED: 2,290 SQFT 39%

**J HOUSE AREA:**  
3600 SQFT  
334.5 M<sup>2</sup>

EXEMPTION:  
440 SF GARAGE

**J HOUSE ELEVATIONS**  
ROOF PEAK ELEV. 195.82  
GARAGE FLOOR ELEV. 185.82  
MAIN FLOOR ELEV. 183.82  
BASEMENT SLAB ELEV. 172.74

AVERAGE GRADE: 174.10

**SITE COVERAGE STATEMENT:**  
SITE AREA: 7,010 SQFT  
PERMITTED: 2,804 SQFT 40%  
PROPOSED: 2,709 SQFT 39%

LINE OF PROPOSED  
ROOF OVERHANG

**NOTE: THESE OFF-SITE TREE HAVE BEEN CUT DOWN AND ONLY STUMPS REMAIN.**

LEGEND	----- TREE PROTECTION ZONE	● TREE TO BE RETAINED
	--- NO-BUILD ZONE	○ UN-SURVEYED TREE
	--- TREE PROTECTION FENCE	✕ TREE TO BE REMOVED

- LEGEND**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

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**TREE RETENTION AND REMOVAL PLAN**

**Project Address: Binning House**  
**Client: Jesse Saniuk-Vice-President-Four Sails Realty Inc**