

**R3 ZONING REQUIREMENTS:**  
 MAXIMUM FLOOR SPACE RATIO: 0.50  
 MAXIMUM SITE COVERAGE: 30.0%

**AREAS:**

EXISTING DWELLING AND SHOP FLOOR AREAS:  
 LOWER FLOOR: 1,880 SQ. FT.  
 UPPER FLOOR: 912 SQ. FT.  
 SUBTOTAL: 2,792 SQ. FT.  
 SHOP: 254 SQ. FT.  
 TOTAL EXISTING FLOOR AREA: 3,046 SQ. FT.

NEW BUILDING FLOOR AREAS:  
 LOWER FLOOR: 330 SQ. FT.  
 UPPER FLOOR: 222 SQ. FT.  
 TOTAL NEW FLOOR AREA: 552 SQ. FT.

EXISTING DWELLING AND SHOP FOOTPRINT AREAS:  
 DWELLING: 2,330 SQ. FT.  
 SHOP: 254 SQ. FT.  
 TOTAL EXIST. FOOTPRINT AREA: 2,584 SQ. FT.

NEW BUILDING FOOTPRINT AREA:  
 SHOP / OFFICE: 410 SQ. FT.

PROPERTY AREA: 7,177 SQ. FT.

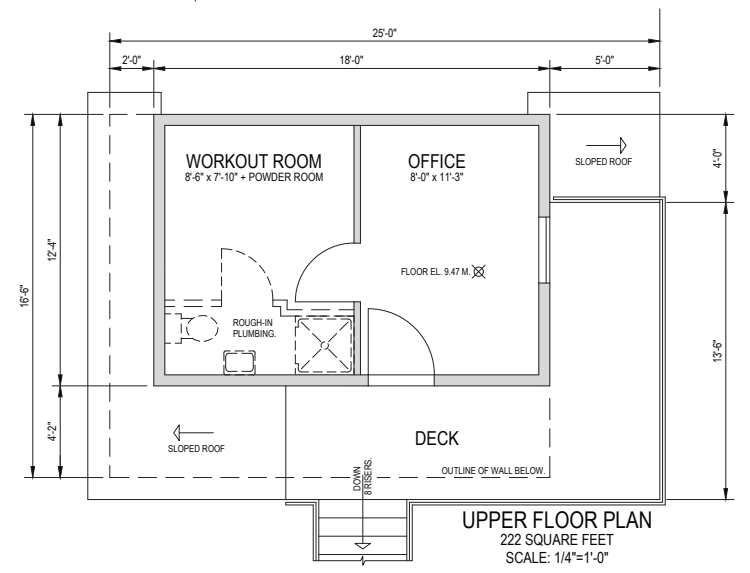
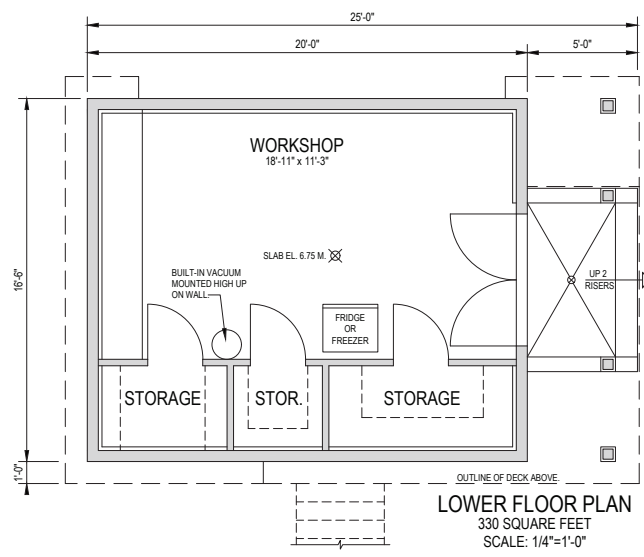
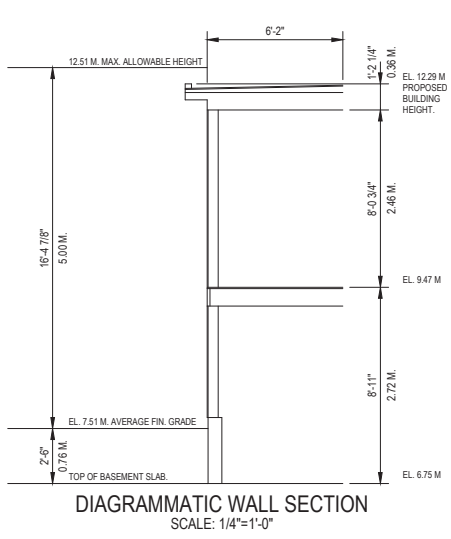
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EXISTING FLOOR SPACE RATIO:  
 3,046 SQ. FT. ÷ 7,177 SQ. FT. = 0.42

EXISTING SITE COVERAGE:  
 2,584 SQ. FT. x 100 ÷ 7,177 SQ. FT. = 36.0%

PROPOSED FLOOR SPACE RATIO:  
 (2,792 SQ. FT. + 552 SQ. FT.) ÷ 7,177 SQ. FT. = 3,344 SQ. FT. ÷ 7,177 SQ. FT. = 0.47

PROPOSED SITE COVERAGE:  
 (2,330 SQ. FT. + 410 SQ. FT.) ÷ 7,177 SQ. FT. = 2,740 SQ. FT. x 100 ÷ 7,177 SQ. FT. = 38.2%



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	30 Mar. 2023	PDF issued for review.	gn
2	16 Apr. 2023	General revisions: Add exterior elevation sheet.	gn

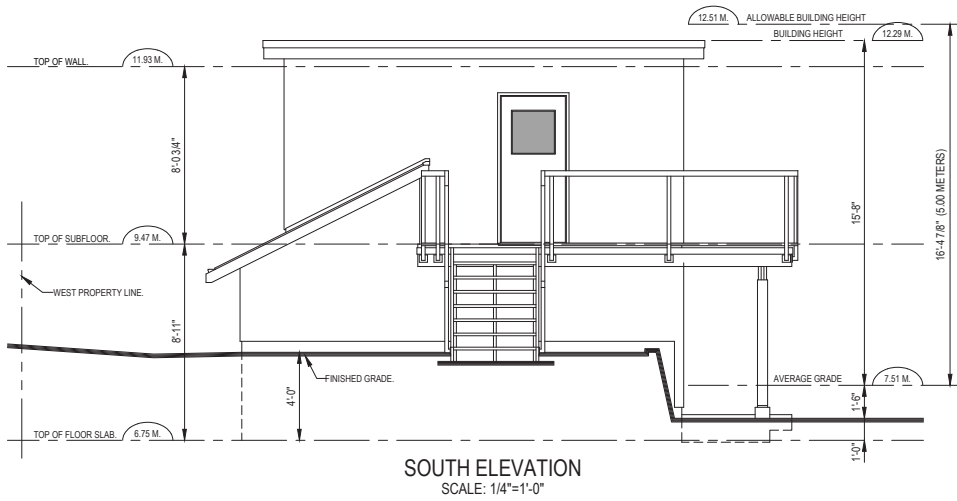
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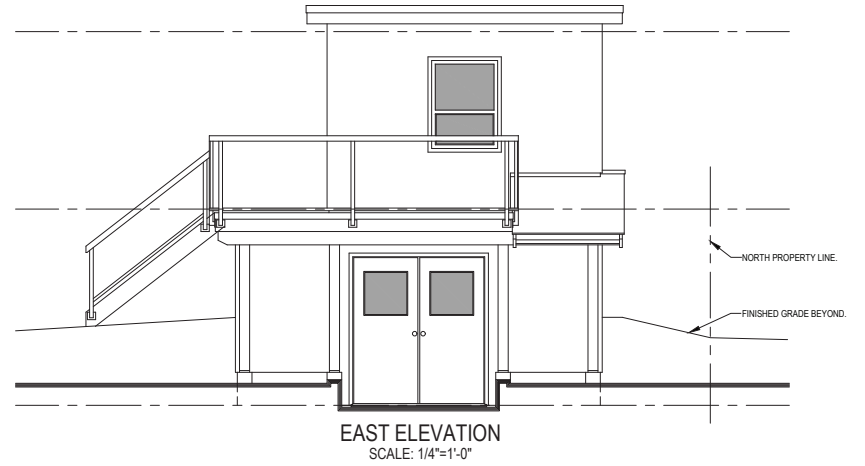
PROJECT:  
**NEW OFFICE AND SHOP**  
**9928 MAPLE STREET**  
**CHEMAINUS, BC**

DRAWING NAME:  
**SITE PLAN**  
**FLOOR PLANS**  
**WALL SECTION**  
**CALCULATIONS**

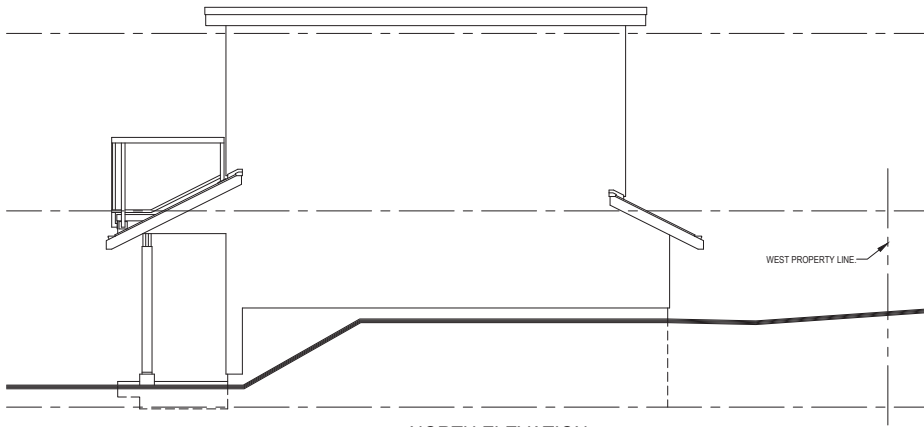
FILE:	
297 - Mattson - Office & Site.dwg	
DRAWN BY: GW	DATE: 24 MARCH, 2023
PROJECT NUMBER: 297	DRAWING NUMBER: A1 of 2



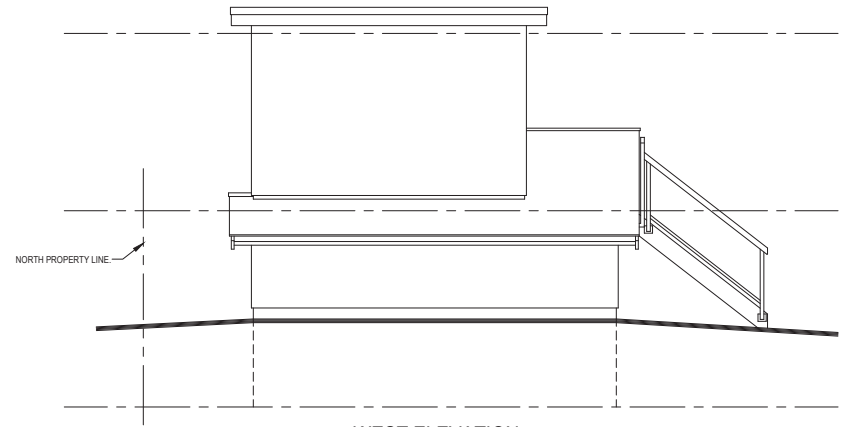
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	17 Apr. 2023	PDF issued	g*

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PROJECT:  
**NEW OFFICE AND SHOP**  
**9928 MAPLE STREET**  
**CHEMAINUS, BC**

DRAWING NAME:  
**EXTERIOR**  
**ELEVATIONS.**

FILE:	
297 - Mattson - Office & Site.dwg	
DRAWN BY:	DATE:
GW	15 APRIL, 2023
PROJECT NUMBER:	DRAWING NUMBER:
297	A2 of 2