

BUILDING INFORMATION:

CLASSIFICATION OF BUILDING REFERENCE 2008 I.R.C.A.C.

PART 2: BUILDING AND SMALL BUILDINGS RESIDENTIAL OCCUPANCIES, GROUP C
 Proposed addition to a 1-story (plus basement) single-family dwelling plus detached garage.

BUILDING AREA	SITE SERVICES
EXISTING BUILDING AREA	existing residential service
PROPOSED ADDITION (CELLAR UNDER DECK)	existing type 1 septic tank & field system
OTHER	SEWER on site management as noted
EXTERIOR DECK AREA	STORM existing residential service
PLUMBING	ELECTRICAL
EXISTING UNCHANGED	

SCOPE OF WORK DESCRIPTION

Owner proposes a deck addition to the west of the existing house, with enclosed floor areas below the deck. Floor areas to remain unfinished under this scope of work, and function as a storage area.
 A portion of the deck is to be covered by a roof structure as indicated on the drawings.
 A new main entry porch and landscaping work are proposed to the east of the existing house. Projections for this porch are to remain within the allowable projections set out in the zoning by-law (see table on this sheet).

BUILDING INFO. / ZONING REQUIREMENTS

ZONING REQUIREMENTS: R03S ELECTRICAL AREA

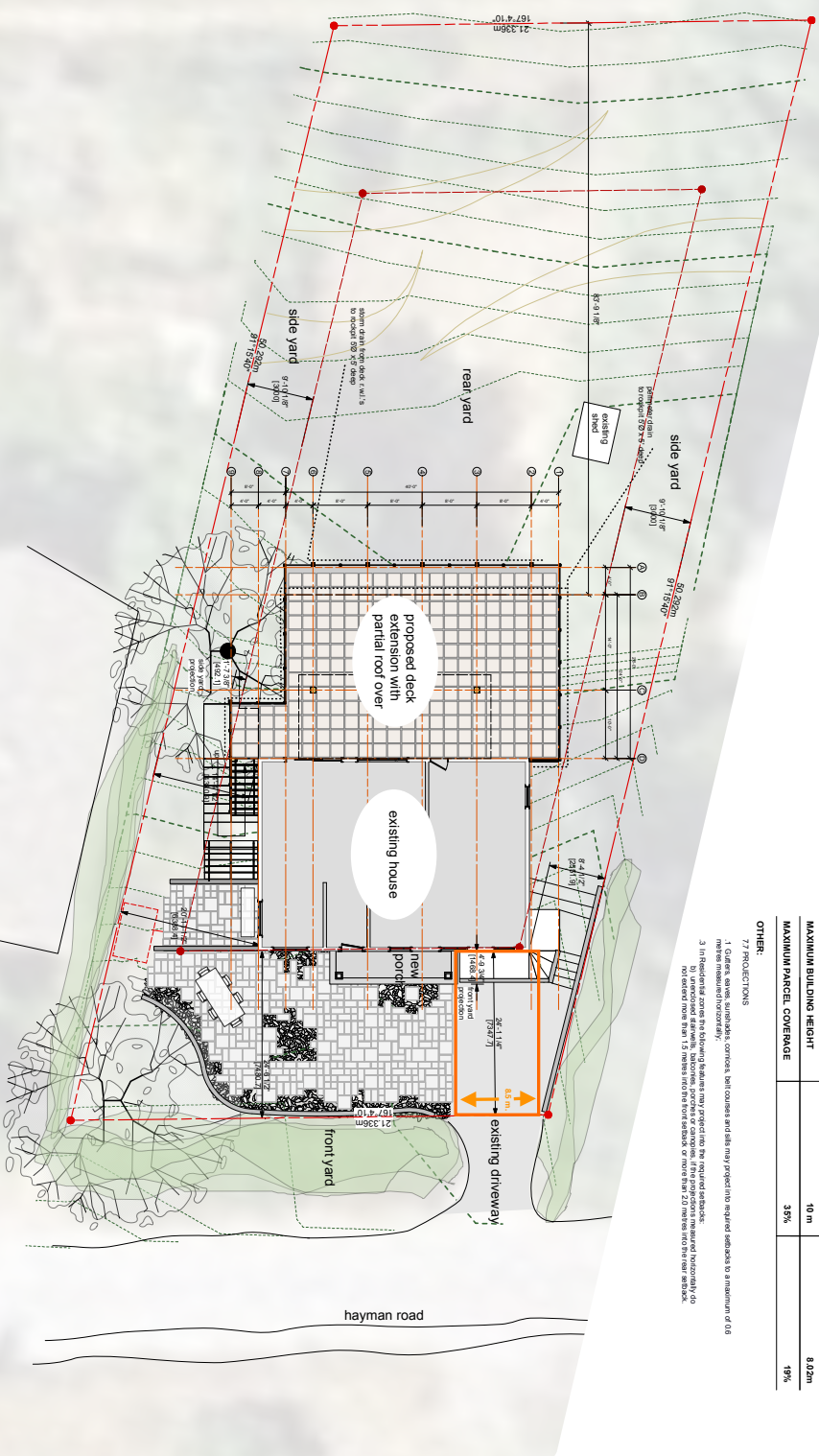
LEGAL DESCRIPTION
 LOT 3, D.L. 216, S.D. Y.O., PLAN 22228

CIVIC ADDRESS
 316 HAYMAN ROAD
 WINDY HILL, N.S.
 V9B 1H0

ITEM	PERMITTED	PROPOSED
ZONING	R31	R31
PRINCIPAL USES:	SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
MINIMUM PARCEL SIZE	1010 m ²	existing 1040 m ²
MINIMUM PARCEL WIDTH	25% of depth	40%
MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	1	1
SETBACKS (for addition to & principal bldg)	FRONT: 7.2 m SIDE INT.: 3.2 m REAR: 7.2 m	7.24m existing n.e. 3.0m existing n.e. 2.5m existing n.e. 23.25m
MAXIMUM BUILDING HEIGHT	10 m	8.02m
MAXIMUM PARCEL COVERAGE	35%	19%

OTHER:

- 7.7 PROJECTIONS
 1. Gates, walls, sidewalks, curbs, belt courses and sills may project into required setbacks to a maximum of 68 mm (measured horizontally).
 2. In the case of a porch, the maximum projection may be 150 mm (measured horizontally) for the railing and handrails, 90 mm (measured horizontally) for the floor, and 150 mm (measured horizontally) for the roof eaves.
 3. In the case of a zone the following features may project into the required setbacks:
 - no member more than 1.5 metres into the setback of more than 2.0 metres into the rear setback.



SITE PLAN 1
 1/8" = 1'-0"
 N
 Project No. 2020-01
 Prepared by: [Name]
 Date: [Date]

Project Details
 Project Name: [Name]
 Address: [Address]
 City: [City]

Site Plan and Project Data
 Scale: 1/8" = 1'-0"
 Date: [Date]

Professional Seal
 [Seal Area]

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