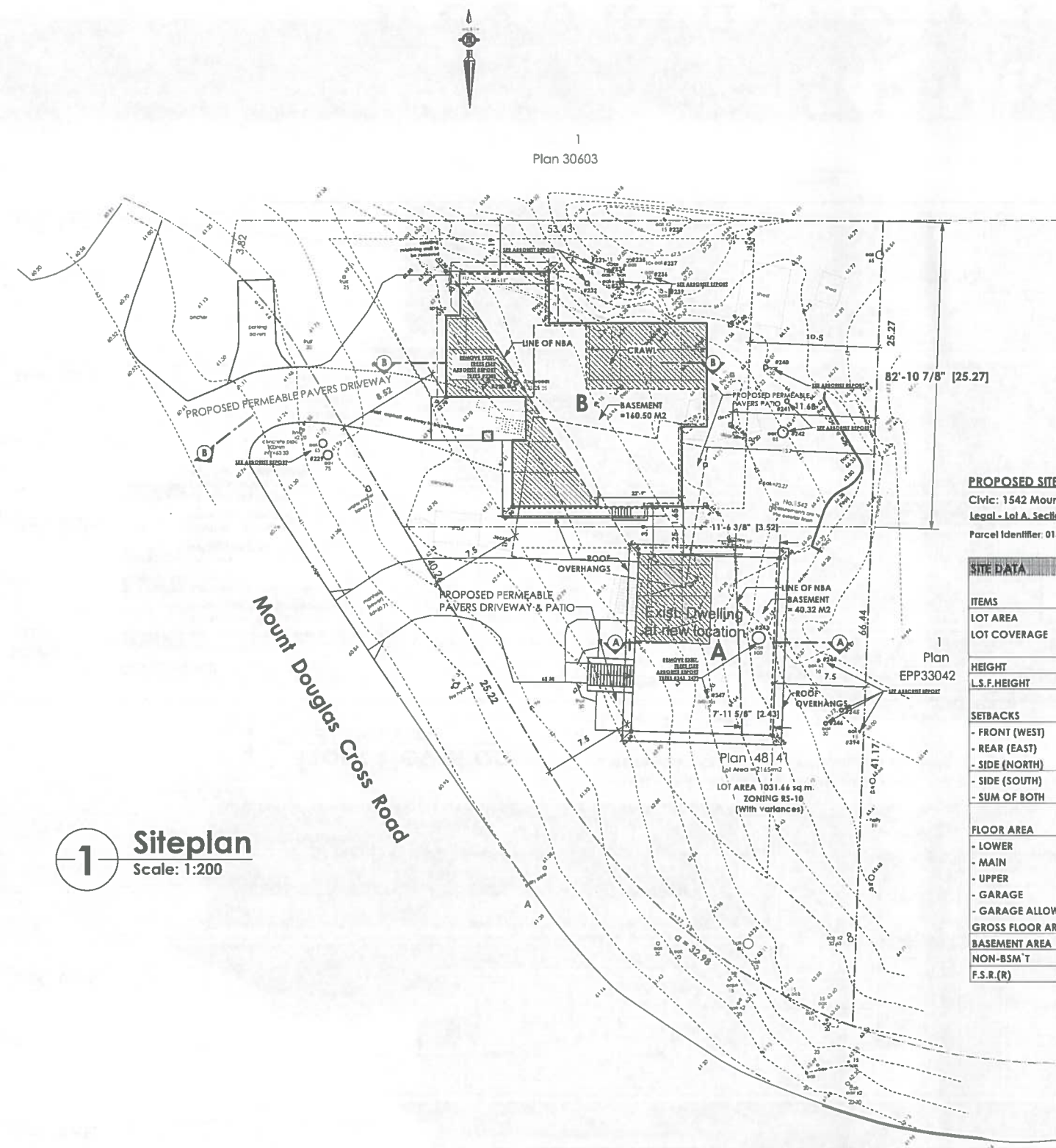


A1- SITE PLAN



PROPOSED SITE PLAN OF:

Civic: 1542 Mount Douglas Cross Road
Legal - Lot A, Section 55, Victoria District, Plan 48141
Parcel Identifier: 013-282-930 in the Municipality of Saanich

SITE DATA	RS-10	LOT A	RS-12	LOT B
ITEMS	PERMITTED	PROPOSED	PERMITTED	PROPOSED
LOT AREA	780.00 sq.m.	982.05 sq.m.	930.00 sq.m.	1183.36 sq.m.
LOT COVERAGE	40.00 %	17.5%	40.00 %	24.7%
HEIGHT	7.50 m.	8.31* m.	7.50 m.	7.27 m.
L.S.F. HEIGHT	7.50 m.	9.34* m.	7.50 m.	2.97 m.
SETBACKS				
- FRONT (WEST)	7.50 m.	7.50 m.	7.50 m.	8.52 m.
- REAR (EAST)	7.50 m.	7.50 m.	10.50 m.	11.68 m.
- SIDE (NORTH)	1.50 m.	2.25 m.	1.50 m.	4.19 m.
- SIDE (SOUTH)	1.50 m.	7.50 m.	1.50 m.	1.65 m.
- SUM OF BOTH	4.50 m.	9.75 m.	4.50 m.	5.64 m.
FLOOR AREA				
- LOWER		122.08 sq.m.		154.96 sq.m.
- MAIN		124.56 sq.m.		223.76 sq.m.
- UPPER		116.63 sq.m.		188.76 sq.m.
- GARAGE		43.24 sq.m.		73.79 sq.m.
- GARAGE ALLOWANCE		-43.24 sq.m.		-50.00 sq.m.
GROSS FLOOR AREA	435.00 sq.m.	363.27 sq.m.	591.68 sq.m.	591.27 sq.m.
BASEMENT AREA		40.32 sq.m.		160.50 sq.m.
NON-BSM'T	348.00sq.m.	322.95 sq.m.	443.76 sq.m.	430.77 sq.m.
F.S.R.(R)	0.5	0.33 TO 1.0	0.5	0.36 TO 1.0

LOT A

AVERAGE GRADE = (63.50 + 65.40 + 64.90 + 62.60)/4 = 256.40/4 = 64.10
L.S.F. GRADE = (63.50 + 62.60)/2 = 126.10/2 = 63.05

LOT B

AVERAGE GRADE = (62.80+64.40+64.90+66.00+65.60+63.30+62.70)/7 = 449.7/7 = 64.24
LOWEST SINGLE FACE (OUTERMOST WALL) GRADE = (63.30+62.70)/2 = 126.00/2 = 63.00

1 Siteplan
Scale: 1:200

rezoning/
development
variance
permit

1542
MT. DOUGLAS
CROSS ROAD
SAANICH, B.C.

drawing
7699

drawn by
WSP/CB

ENTERED
IN CASE

VICTORIA
DESIGN
GROUP

RECEIVED
OCT 10 2018

Date: 4-10-18

PLANNING DEPT.
DISTRICT OF SAANICH

#103 891
ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
PH: 250.382.7374
FAX: 250.382.7364

OWNER:
GURDIP BINNING
ggbdevelopments@shaw.ca
PH: 250.217.9731

1542 Mt. Douglas Cross Rd.
Rezoning/D.V.P. Presentation