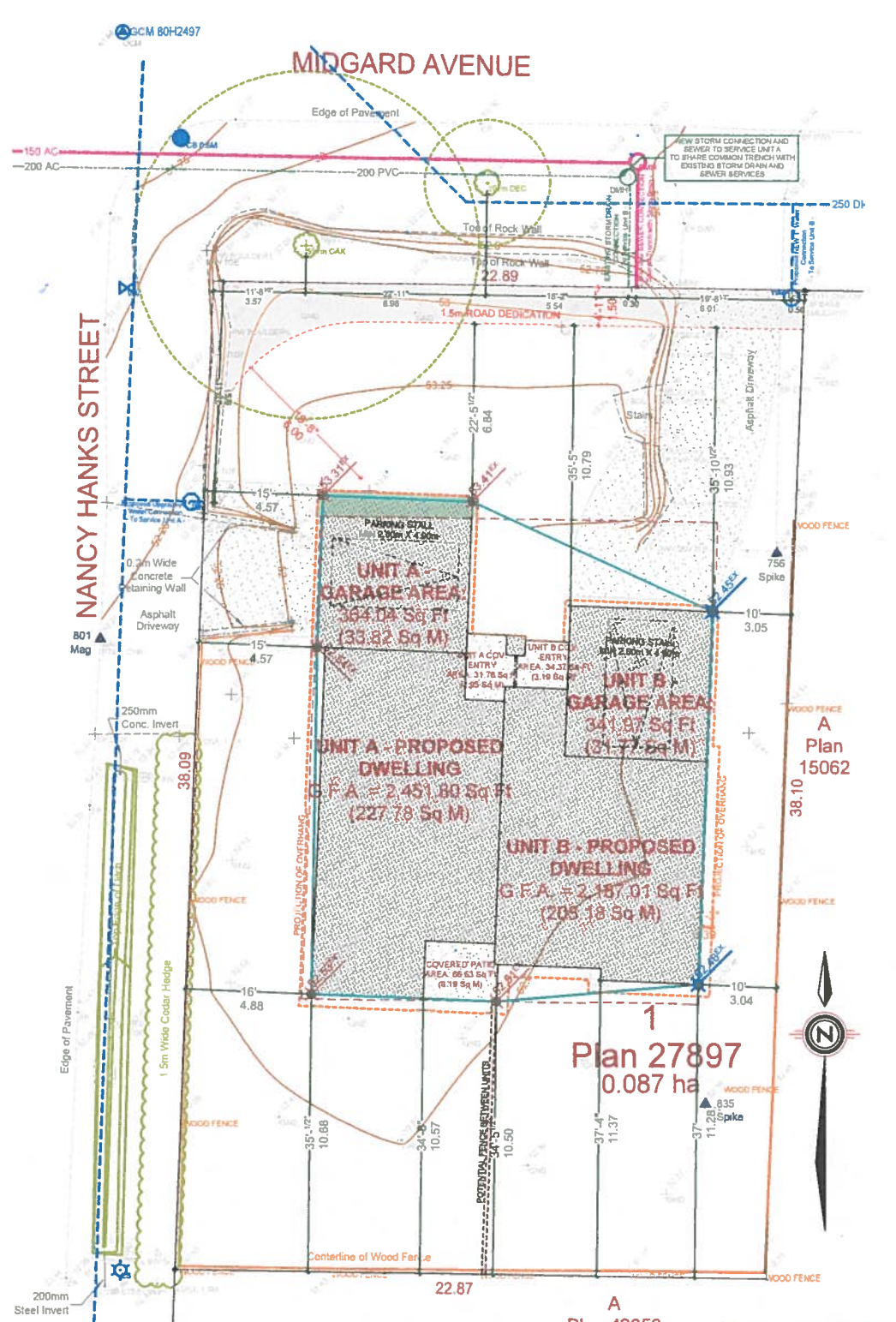


EXISTING SITE PLAN
SCALE: 1 : 250

PROJECT DATA TABLE - SINGLE FAMILY DWELLING				
Address	1821 Midgard Avenue, Saanich			
Lot Size	871.36 m ² (19,379.38 ft ²)			
Zoning	Existing	Proposed	Allowed	Allowed
Lot coverage	Existing	Proposed	Allowed	Allowed
Lot coverage (Principal residence)	142.31 m ² (31,944.09 ft ²)	230.54m ² (24,783.38 ft ²)	-	-
Lot coverage (Accessory buildings)	18.89m ² (2,051.32 sq ft)	27.54m ² (2,952.82 sq ft)	10.00m ² (1,076.39 sq ft)	10.00m ² (1,076.39 sq ft)
Lot coverage (Total)	161.20 m ² (17,395.41 ft ²)	258.08 m ² (27,736.20 ft ²)	10.00 m ² (1,076.39 ft ²)	10.00 m ² (1,076.39 ft ²)
Sublots				
Front lot area setback	7.88 m (25.85')	8.86m (28.94')	8.00 m (26.25')	7.00 m (22.97')
Rear lot area setback	20.53 m (67.36')	14.80m (48.56')	7.50 m (24.60')	10.50 m (34.45')
Combined front and rear setback	28.41 m (93.21')	23.66m (75.17')	15.50 m (50.84')	17.50 m (57.42')
Side lot area setback (Front)	3.51 m (11.52')	4.87m (15.98')	3.50 m (11.48')	4.00 m (13.12')
Side lot area setback (Rear)	1.40 m (4.59')	3.94m (12.93')	1.50 m (4.92')	2.00 m (6.56')
Combined side and rear setback	4.91 m (16.11')	8.81m (28.90')	5.00 m (16.41')	6.00 m (19.69')
Height				
Average grade	52.76 m Geod.	52.74 m Geod.	-	-
Highest slope rear height	4.87 m (15.98')	7.17 m (23.53')	7.00 m (22.97')	7.00 m (22.97')
Highest lot rear height	-	-	6.50 m (21.33')	6.00 m (19.69')
Single Storey Height				
Average grade front lot rear wall	52.42 m Geod.	52.48 m Geod.	-	-
Single storey height	5.21 m (17.10')	7.43 m (24.40')	7.00 m (22.97')	7.00 m (22.97')
Single storey height	-	-	6.00 m (19.69')	6.00 m (19.69')
Floor Area				
Unit A: Upper floor area	-	77.17m ² (834.68 ft ²)	-	-
Unit A: Main floor area	-	58.46m ² (629.42 ft ²)	-	-
Unit A: Lower floor area	-	64.17m ² (692.72 ft ²)	-	-
Unit A: Garage	-	33.82m ² (363.24 ft ²)	-	-
Unit A: Total area	-	233.62m ² (2,519.82 ft ²)	-	-
Unit B: Upper floor area	-	69.37m ² (746.89 ft ²)	-	-
Unit B: Main floor area	-	71.85m ² (774.24 ft ²)	-	-
Unit B: Lower floor area	-	62.31m ² (672.08 ft ²)	-	-
Unit B: Garage	-	31.77m ² (342.37 ft ²)	-	-
Unit B: Total area	-	235.30m ² (2,535.58 ft ²)	-	-
Garage exemption	50.00 m ² (5,381.25 ft ²)	75.00 m ² (8,097.29 ft ²)	50.00 m ² (5,381.25 ft ²)	75.00 m ² (8,097.29 ft ²)
Total gross floor area	95.21 m ² (10,293.80 ft ²)	429.28m ² (4,604.91 ft ²)	100.00 m ² (10,763.91 ft ²)	100.00 m ² (10,763.91 ft ²)
Floor space ratio	0.1084	0.4934	0.1148	0.1148
Basement area	-	126.86m ² (1,368.85 ft ²)	-	-
Total non-basement area	20.75 m ² (2,241.81 ft ²)	89.37 m ² (9,613.81 ft ²)	50.00 m ² (5,381.25 ft ²)	75.00 m ² (8,097.29 ft ²)

LEGEND
 - 30m Circle: Denotes approximate tree location, diameter & species
 - 10m Circle: Denotes ground elevation
 - 10m Circle: Denotes sewer location
 - 10m Circle: Denotes water location
 - 10m Circle: Denotes storm drain location



PROPOSED SITE PLAN
SCALE: 1 : 250