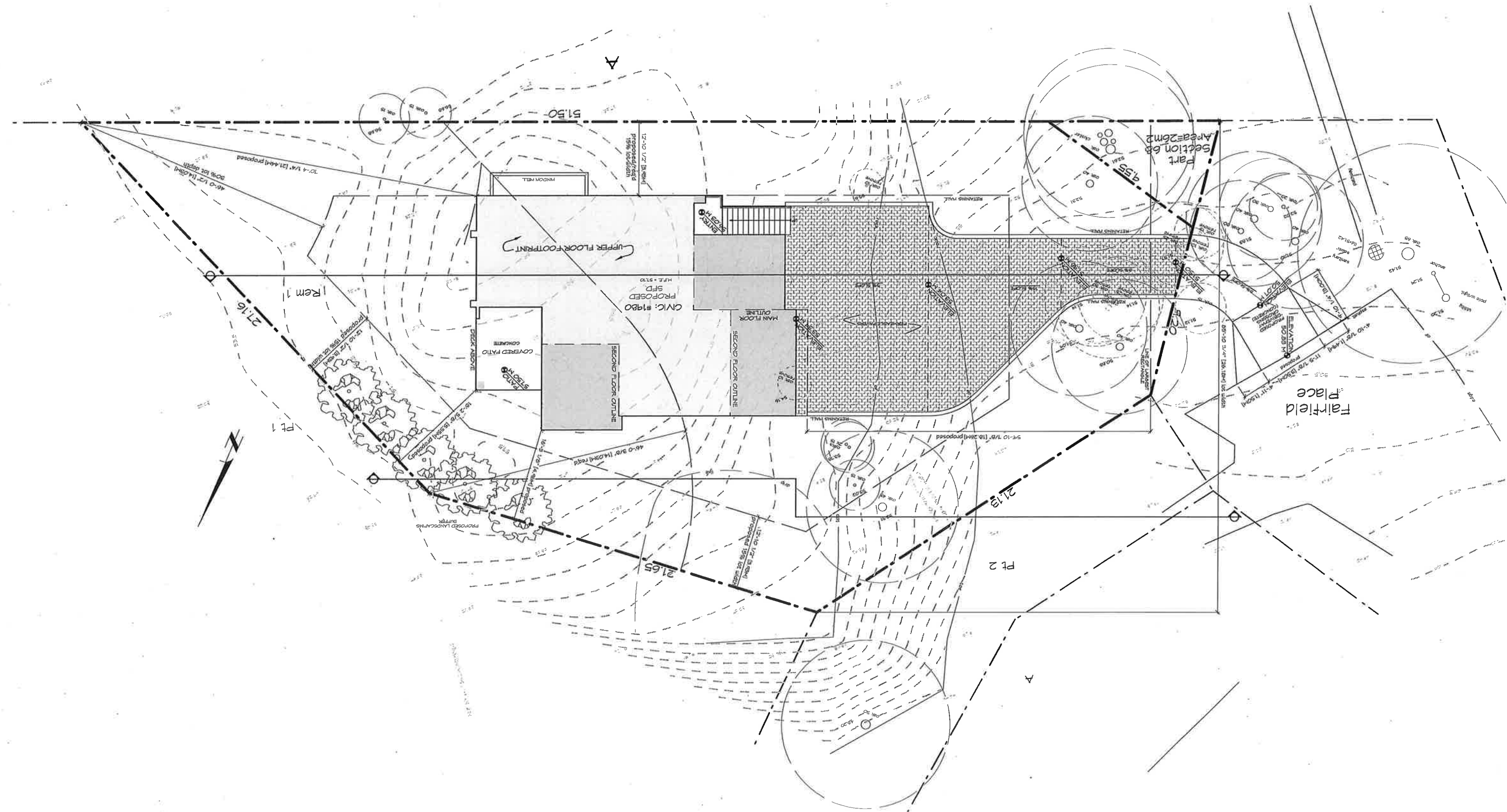


Site Plan

SCALE 1 : 200

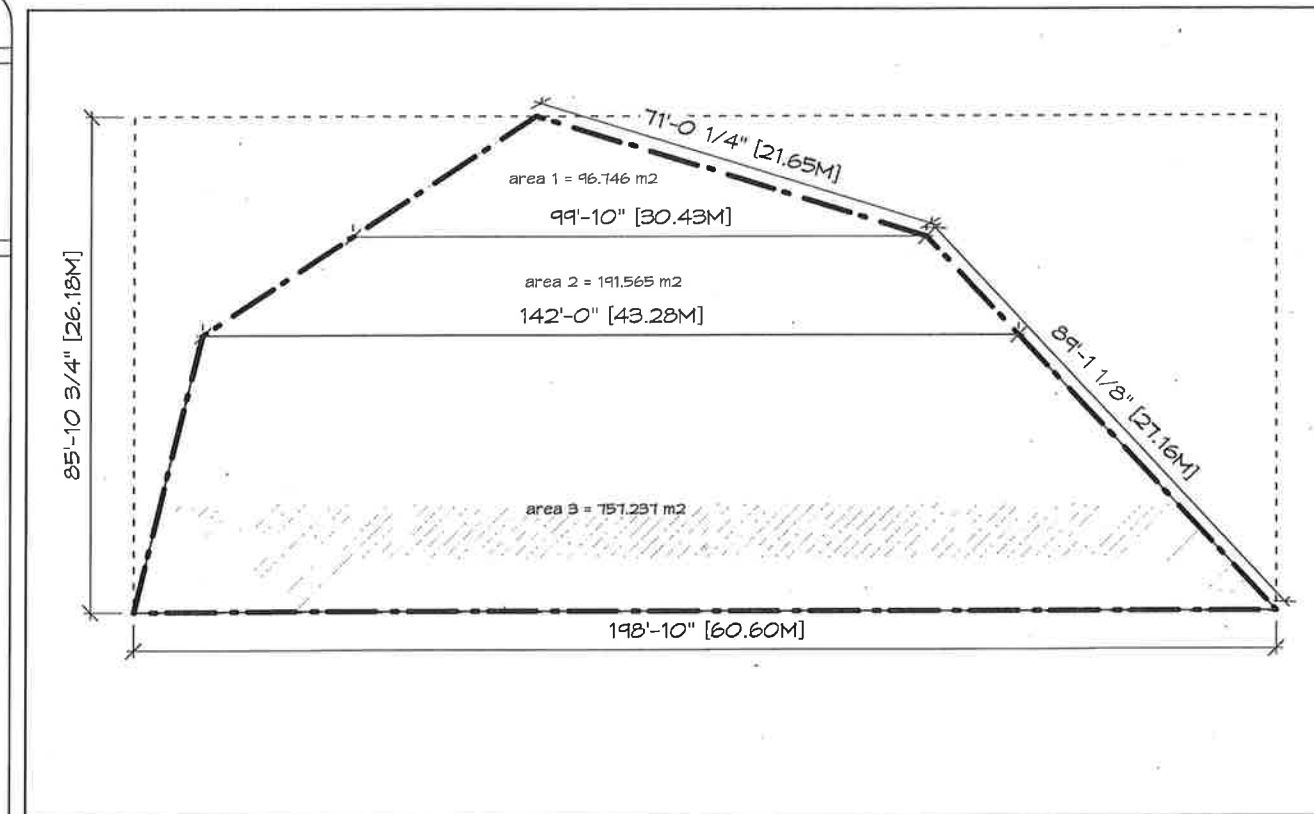


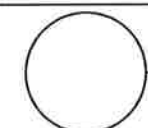
SITE DATA - PROPOSED SFD @ 1980 FAIRFIELD PLACE

LEGAL DESCRIPTION - LOT 1 SECTION 68, VICTORIA DISTRICT, PLAN 10624, EXCEPT THAT PART SHOWN AS AREA B ON PLAN VIP55959

ZONING - R1-G

	REQUIRED	PROPOSED	COMMENTS
<u>LOT AREA</u>	460.00 M ²	1045.59 M ² (11254.67 FT ²)	
<u>LOT WIDTH</u>	15.00 M	26.18 M (85.89')	
<u>LOT DEPTH (AVG.)</u> see key plan		46.78 M (153.48')	
<u>FRONT YARD AREA</u>		456.00 M ² (4908.38 FT ²)	
<u>SETBACKS</u>			
FRONT	7.50 M	18.26 M (59.91')	
REAR	14.03 M (30.00% lot depth)	4.96 M (16.27')	variance
SIDE NORTH	3.93 M (15.00% lot width)	4.96 M (16.27')	
SIDE SOUTH	3.93 M (15.00% lot width)	3.93 M (12.89')	
SIDE COMBINED	5.40 M	8.89 M (29.17')	
<u>AVERAGE GRADE</u>		56.12 M (184.12')	
<u>BUILDING HEIGHT</u>	7.60 M	7.53 M (24.70')	
<u>STOREYS</u>	1 ½ STOREYS + BSMT	1 ½ STOREYS + BSMT	
<u>FLOOR AREA</u>			
UPPER FLOOR		97.75 M ² (1052.18 FT ²)	69.65% of main floor
MAIN FLOOR		140.34 M ² (1510.62 FT ²)	
BASEMENT (INC. GARAGE)		151.95 M ² (1635.53 FT ²)	
GARAGE PARKING ALLOWANCE	up to 18.58 M ²	-18.58 M ² (-200.00 FT ²)	
<u>TOTAL FLOOR AREA 1ST AND 2ND STOREYS</u>	240.00 M ²	238.09 M ² (2562.80 FT ²)	
<u>TOTAL FLOOR AREA (all floors)</u>	300.00 M ²	371.46 M ² (3998.32 FT ²)	variance
<u>FLOOR AREA RATIO</u>	0.50	0.23	
<u>SITE COVERAGE</u>	30.00%	18.50%	
<u>OPEN SITE SPACE</u>	50.00%	63.96%	
<u>OPEN SITE SPACE - FRONT YARD</u>	50.00%	67.15%	
<u>PARKING</u>	1 SPACE	3 SPACE	
<u>VARIANCES</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
<u>SETBACK REAR</u>	14.03 M (30.00% lot depth)	4.96 M (16.27')	9.07 M (29.75')
<u>TOTAL FLOOR AREA (all floors)</u>	300.00 M ²	371.46 M ² (3998.32 FT ²)	71.46 M ² (769.19 FT ²)




Lot Depth Key Plan
 SCALE 1 : 400

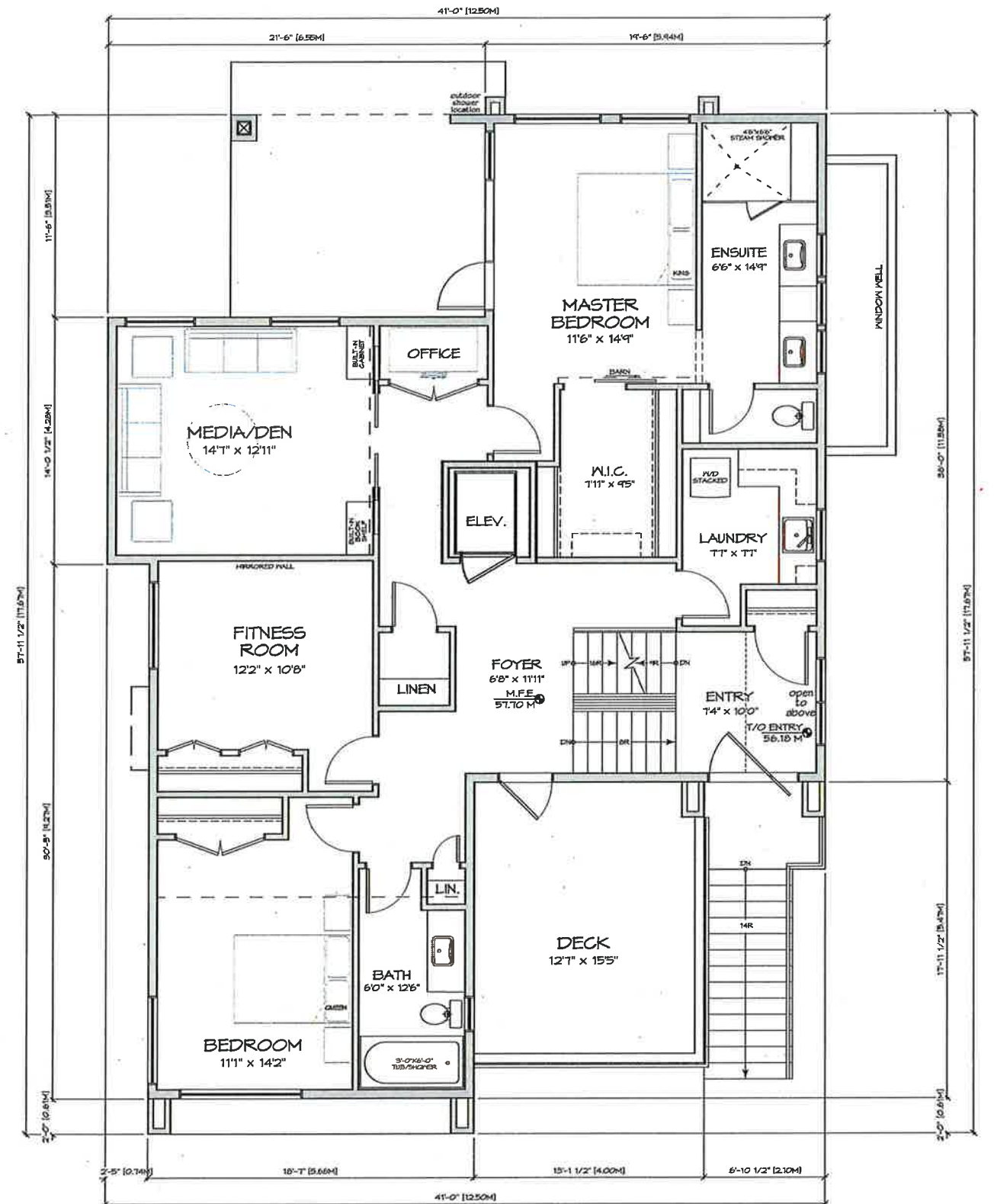
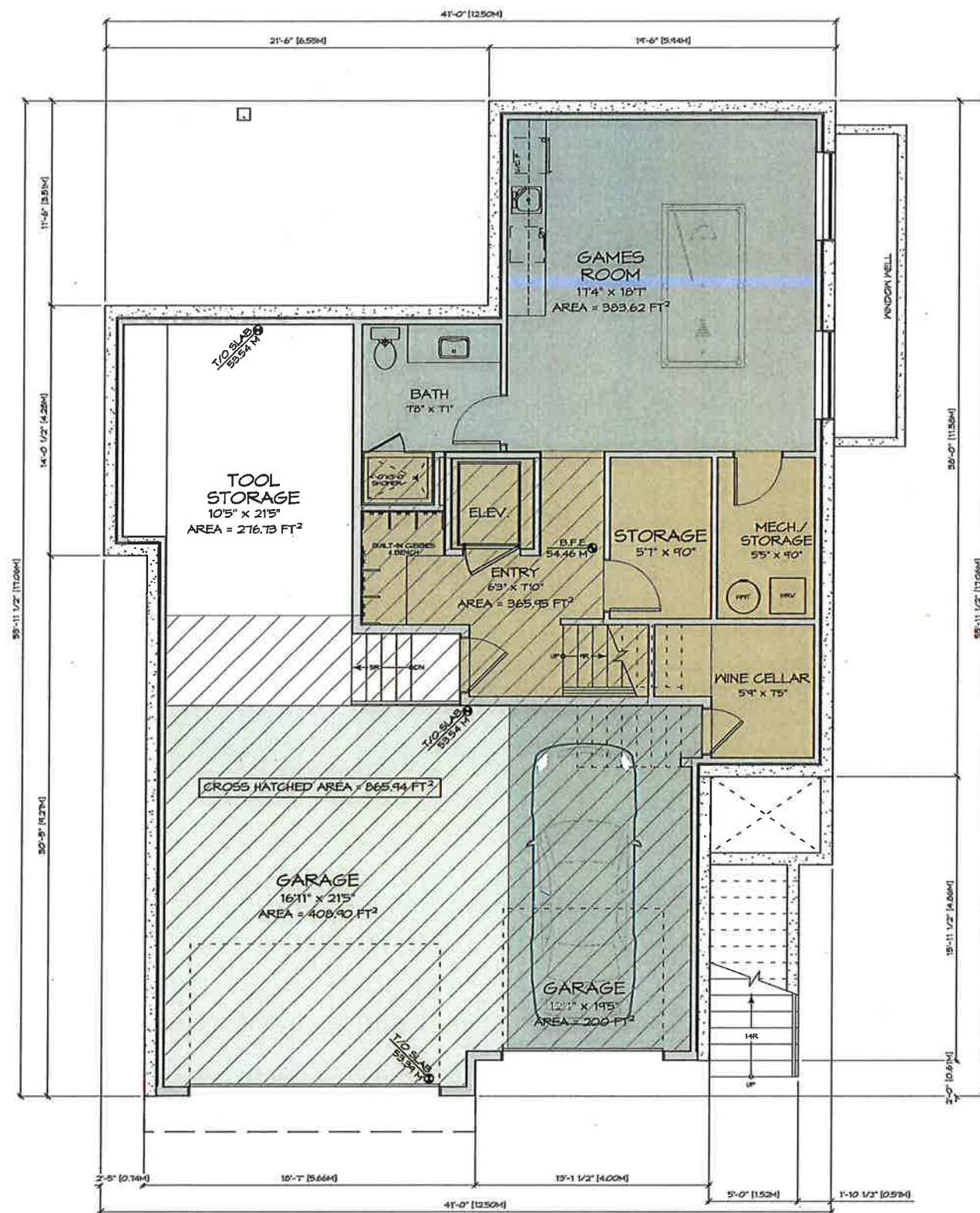
Lot Depth Calculation					
	Depth 1 (m)	Depth 2 (m)	Avg.	Area (m2)	Weighted Avg.
Area 1	21.65	30.43	26.04	96.75	2519.27
Area 2	30.43	43.28	36.86	191.57	7060.13
Area 3	43.28	60.60	51.94	757.24	39330.89
			total	1045.548	48910.28
			Avg Depth		46.78

BOY03

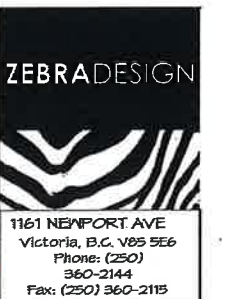
ZEBRADESIGN



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BOY04



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1980 Fairfield Place, Victoria February 14, 2018

