

**Proposed Garden House for
1572 Derby Rd. Victoria BC
V8P 1T7**

Cory Leahy (250) 920-9462

Stats.

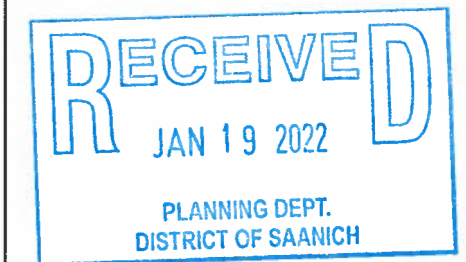
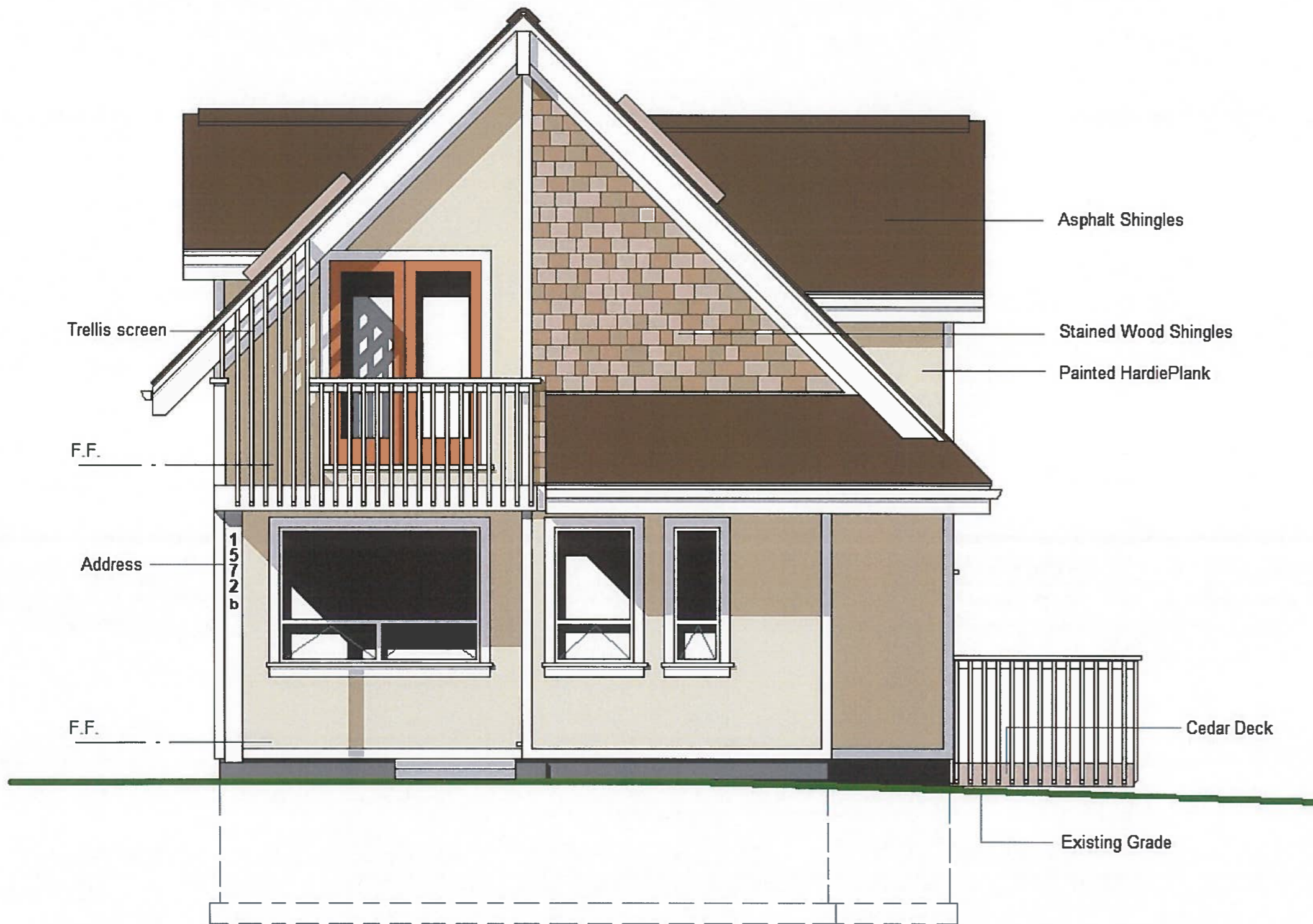
**Lot 3, Plan 10294, Section 37
Victoria District**

Zoning RS6

**Lot Size 1,364.3
14,685 sq.ft.**

**Rear Lot Area 891.9
9,600 sq.ft.**

**For Dimensions, grades and
Project Data, see survey by
Polaris Land Surveying Inc.**



South Elevation

Scale: 1/4" = 1'.0"

December 6, 2021

A6

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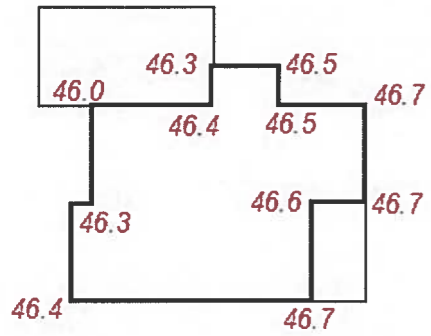
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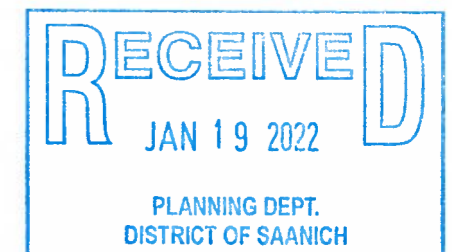
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Mean Grade Calculation



46.4
46.3
46.0
46.4
46.3
46.5
46.5
46.7
46.7
46.6
46.7
 Total: 511.1
 11 Stations
 Mean Grade 46.46



North Elevation

Scale: 1/4" = 1'.0"

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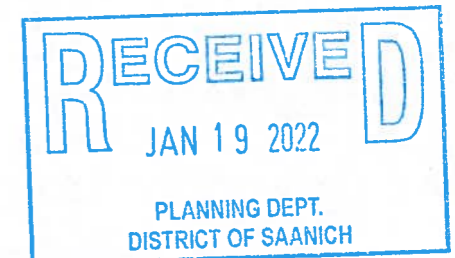
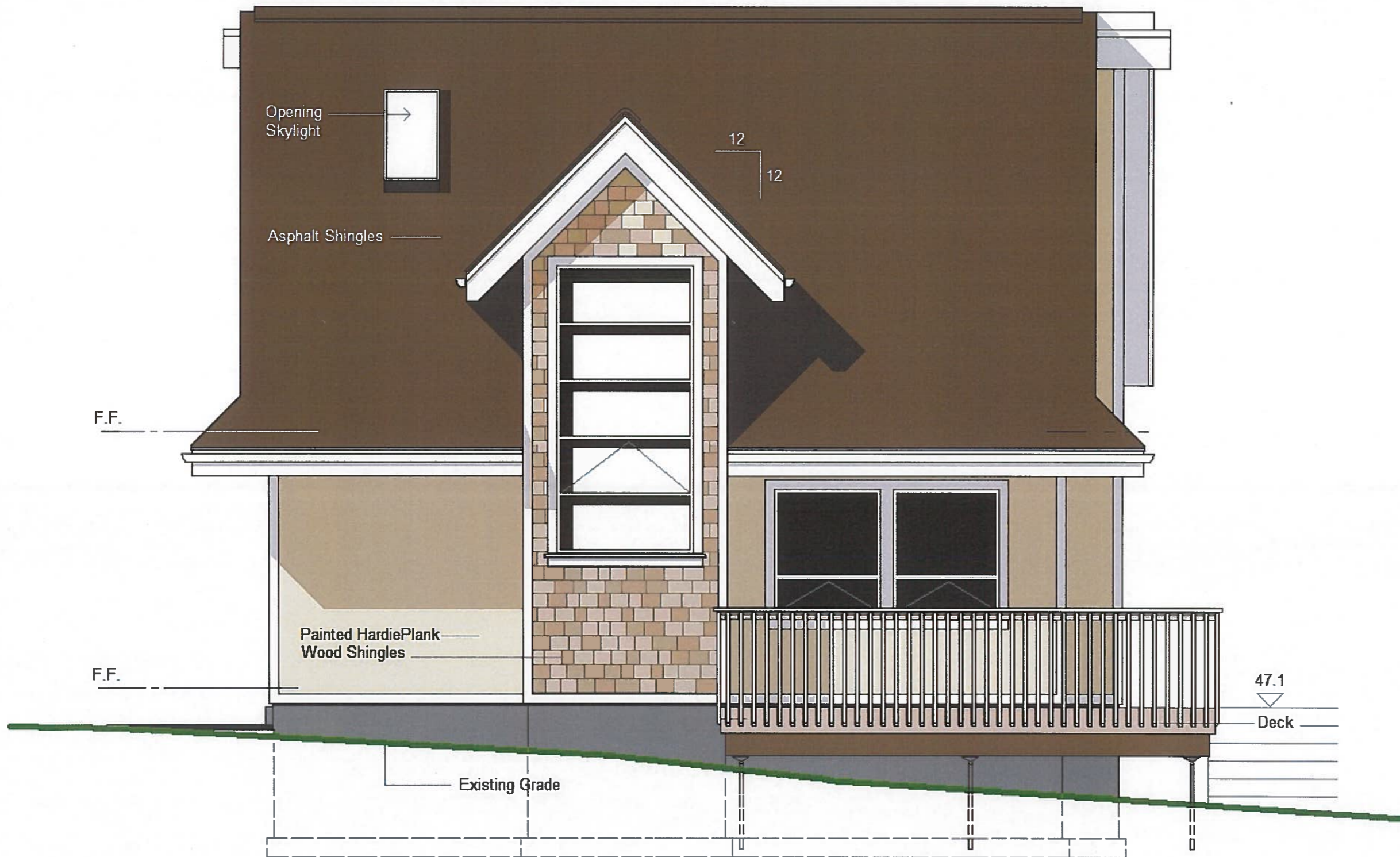
**Lot 3, Plan 10294, Section 37
Victoria District**

Zoning RS6

**Lot Size 14,678 sq.ft.
1,363.6 m**

**Rear Lot Area 9,641 sq.ft.
895.7 m**

Floor Area	Existing	Gdn. Sui
Lower Floor	1,145 sq.ft. <i>106.4 m²</i>	
Main Floor	1,380 sq.ft. <i>128.2 m²</i>	556 sq.ft. <i>51.7 m²</i>
Upper Floor	786 sq.ft. <i>73 m²</i>	422 sq.ft. <i>39 m²</i>
Total:	3,311 sq.ft. <i>307.6 m²</i>	978 sq.ft. <i>90.9 m²</i>
Porch and steps	78 sq.ft. <i>7.3 m²</i>	267 sq.ft. <i>24.8 m²</i>
Total Footprint	1,458 sq.ft. <i>135.5 m²</i>	823 sq.ft. <i>76.5 m²</i>
Floor Area Ratio	22.6%	6.7%
Lot Coverage	10%	5.6%
Rear Lot Coverage		8.5%



East Elevation

Scale: 1/4" = 1'-0"

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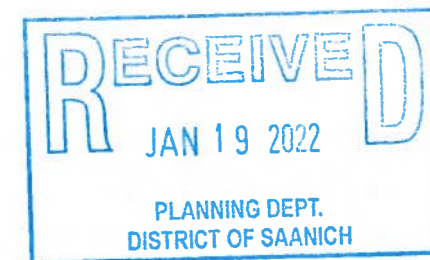
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Zoning RS6

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Lower Floor	1,145 sq.ft. 106.4 m ²	
Main Floor	1,380 sq.ft. 128.2 m ²	556 sq.ft. 51.7 m ²
Upper Floor	786 sq.ft. 73 m ²	422 sq.ft. 39 m ²
Total:	3,311 sq.ft. 307.6 m²	978 sq.ft. 90.9 m²
Porch and steps	78 sq.ft. 7.3 m ²	267 sq.ft. 24.8 m ²
Total Footprint	1,458 sq.ft. 135.5 m²	823 sq.ft. 76.5 m²
Floor Area Ratio	22.6%	6.7%
Lot Coverage	10%	5.6%
Rear Lot Coverage		8.5%



West Elevation

Scale: 1/4" = 1'0"

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