

Lot A Project Data	Proposed	Allowed	Proposed variance
Site Area -	633 m <sup>2</sup>	560 m <sup>2</sup>	
Zone:	RS-6	RS-6	
Lot width	13.87 m	16 m	2.13 m
Main Floor - 1296 sq.f.	120.4m <sup>2</sup>		
Garage - 432 sq.f.	40.1 m <sup>2</sup>		
Upper Floor - 1060 sq.f.	98.5 m <sup>2</sup>		
Total above ground - 2356 sq.f.	218.9 m <sup>2</sup>	248.0 m <sup>2</sup>	
Basement - 968.4 sq.f.	89.97 m <sup>2</sup>		
Total - 3324 sq.F.	308.8 m <sup>2</sup>	310 m <sup>2</sup>	
Floor Space Ratio	0.49	0.5	
Lot Coverage	25.4%	40%	
Secondary suite	89.97 m <sup>2</sup>	90.0 m <sup>2</sup>	
Setbacks:			
Front -	6.00 m	6.00 m	
Rear -	16.98 m	7.50 m	
Side (East) -	3.06 m	3.00 m	
Side (West) -	1.52 m	1.50 m	
Average Height -	6.93 m	7.50 m	
Average Single Face -	7.40 m	7.50 m	

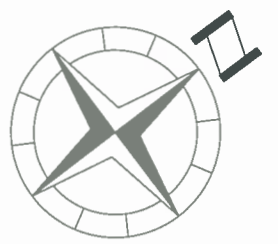
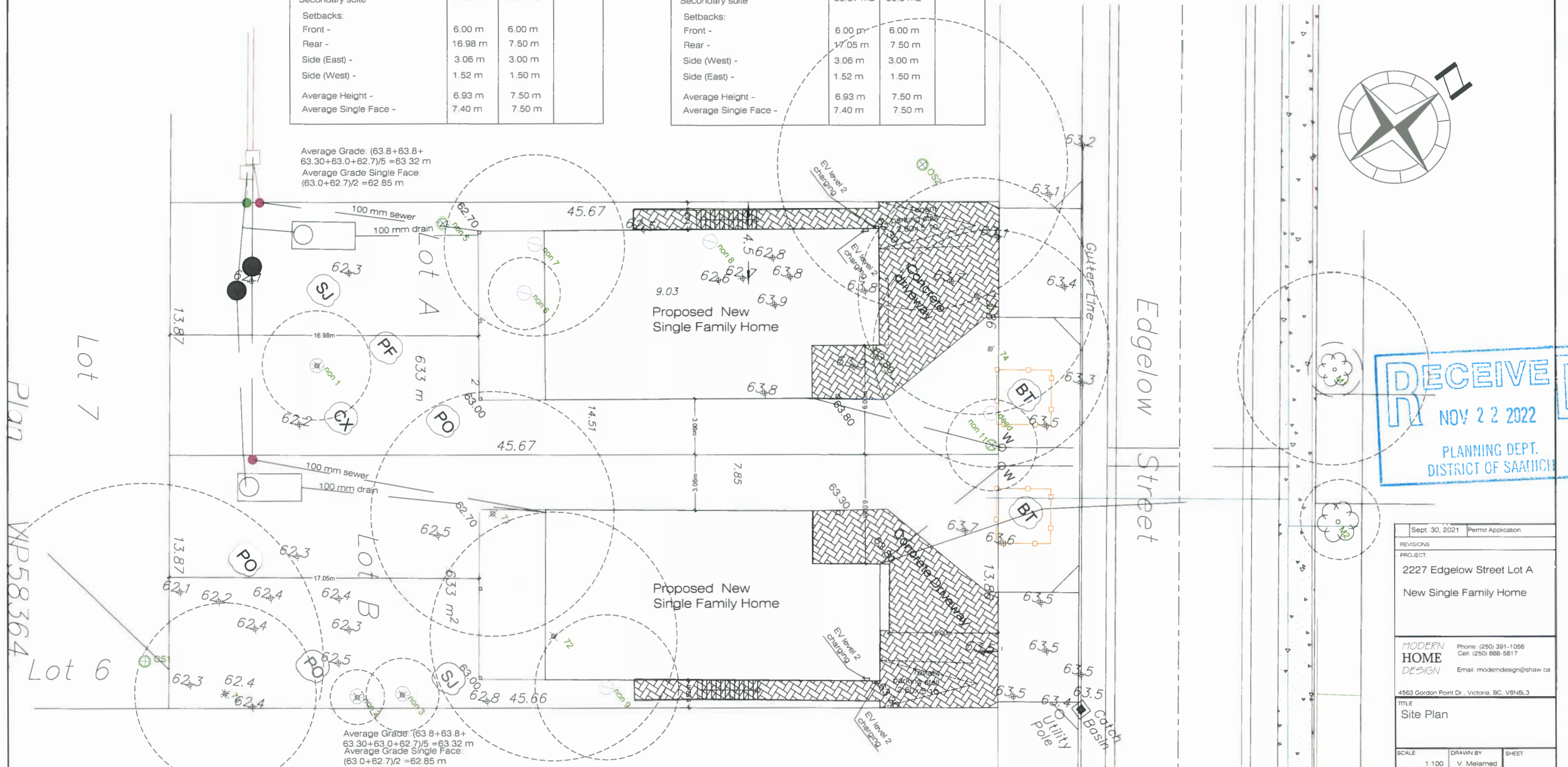
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*Proposed Subdivision Plan Of:  
 Lot B, Section 45, Victoria District,  
 Plan 15256, Except That Part In Plan VIP58364.  
 P.I.D. 004-198-557*

Name	Existing	Proposed
Impervious site area	268 m <sup>2</sup>	367 m <sup>2</sup>
Site coverage of impervious area	21.2%	30.0%

Average Grade: (63.8+63.8+63.30+63.0+62.7)/5 = 63.32 m  
 Average Grade Single Face: (63.0+62.7)/2 = 62.85 m

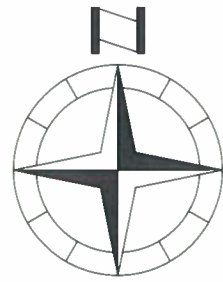
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**RECEIVED**  
 NOV 22 2022  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

Sept. 30, 2021	Permit Application	
REVISIONS		
PROJECT:		
2227 Edgelow Street Lot A		
New Single Family Home		
MODERN HOME DESIGN	Phone: (250) 391-1056 Cell: (250) 888-5617 Email: moderndesign@shaw.ca	
4563 Gordon Point Dr., Victoria, BC, V8N6L3		
TITLE		
Site Plan		
SCALE	DRAWN BY	SHEET
1:100	V. Melamed	A1
DATE	CHECKED BY	
	V. Melamed	

Plan  
 Lot 7  
 Lot 6  
 VIP58364



Rem. Lot A  
Plan 15256

Gutter Line

Edgelow Street

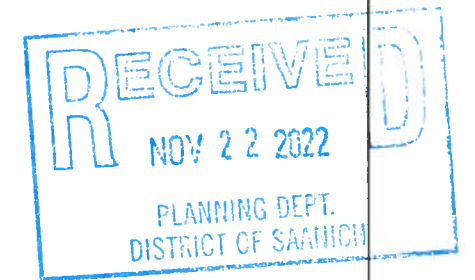
Proposed Lot 1 633 m  
Proposed Zone: RS-6

Proposed Lot 2 633 m  
Proposed Zone: RS-6

Lot A

Lot B

Lot 7



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