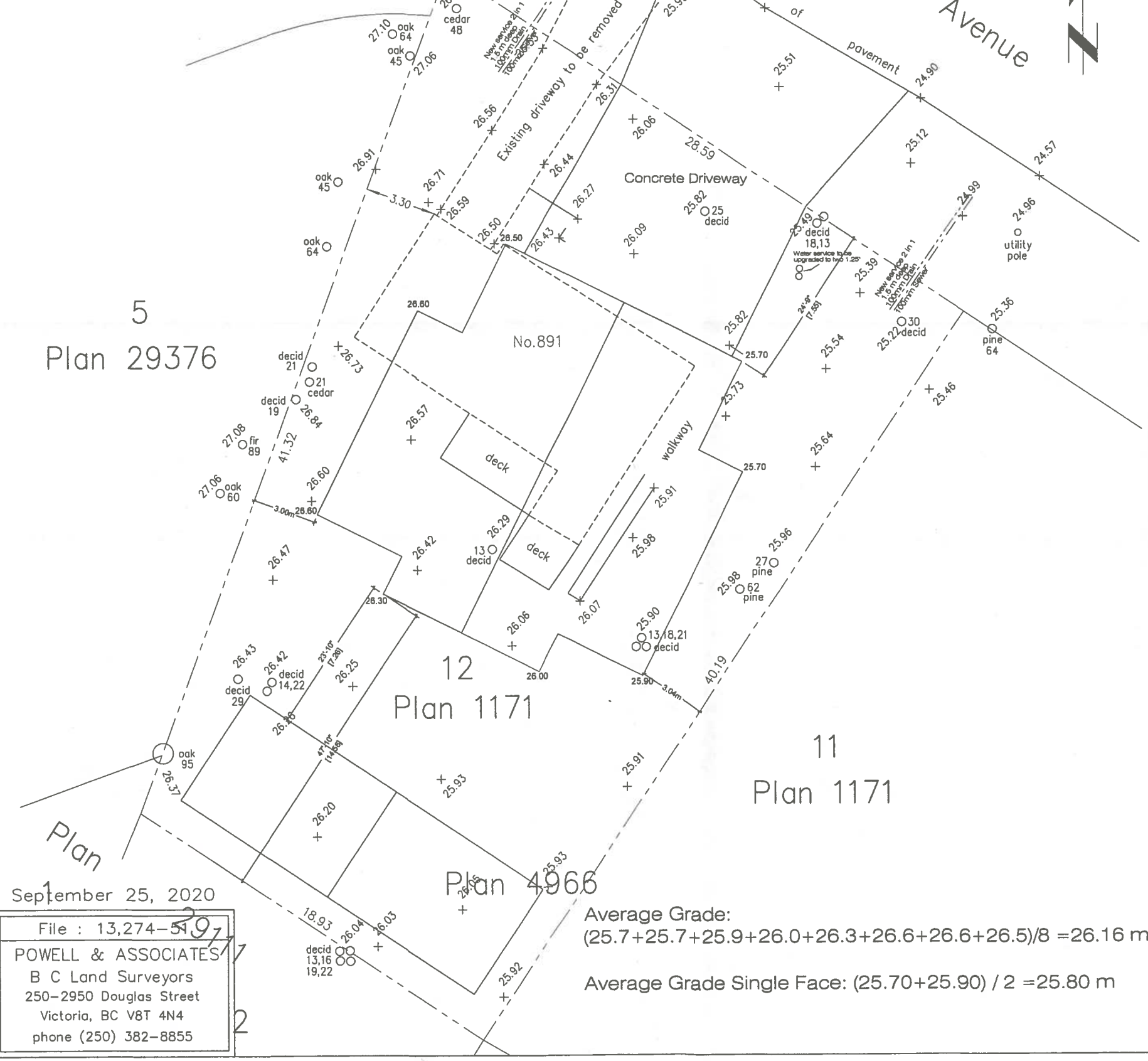


BC LAND SURVEYORS SITE PLAN OF:

Civic: 891 Snowdrop Avenue
Legal Lot 12, Block 3, Section 78,
 Victoria District, Plan 1171

Parcel Identifier: 006-111-432
 in the District of Saanich



5
 Plan 29376

12
 Plan 1171

11
 Plan 1171

Plan 4966

September 25, 2020

File : 13,274-5197
 POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

Average Grade:
 $(25.7+25.7+25.9+26.0+26.3+26.6+26.6+26.5)/8 = 26.16 \text{ m}$

Average Grade Single Face: $(25.70+25.90) / 2 = 25.80 \text{ m}$

Project data:
 Zoning RS-6 to RD-1
 Site Area - 954 m²=10269 sq.f.

Main Floor - 1845 sq.f.
 Garage - 807 sq.f.
 Upper Floor - 1832 sq.f.

Total - 3677 sq.f.
 Allowed - 10269 sq.f.

Floor area ratio - $\frac{3677}{10269} = 0.35$

Allowed non basement:
 $10269 \times 0.5 \times 70\% = 3594 \text{ sq.f.}$

Lot coverage :
 $\frac{1845+807}{10269} \times 100\% = 25.8\%$

Setbacks:
 Front - 7.55 m
 Rear - 14.58 m
 Side (West) - 3.00 m
 Side (East) - 3.04 m

Height - 7.11 m
 Single Face Height - 6.80 m

Application to relax combine side setbacks 30% of lot width

Application to relax allowed above ground area from 70% to 72%

Dec 5, 2020 Rezoning Application

REVISIONS
 PROJECT:
 891 Snowdrop Ave
 Demolition of old house
 New Residential Duplex

RECEIVED
 JAN 07 2021
 PLANNING DEPT.
 DISTRICT OF SAANICH

MODERN HOME DESIGN Phone: (250) 391-1056 Cell: (250) 888-5617 Email: moderndesign@shaw.ca 4963 Gordon Point Dr., Victoria, BC, V8N6L3	
TITLE: Site Plan	
SCALE: 1:100	DRAWN BY: V. Melamed
DATE:	CHECKED BY: V. Melamed
	SHEET: A1