

LOT A AVERAGE GRADE	
HEIGHT PROCEDURE #1	
A = 20.43m	
B = 20.48m	
C = 20.40m	
D = 19.76m	
E = 19.80m	
F = 19.91m	
120.78m/6 = 20.13m	
HEIGHT PROCEDURE #2	
POINT	ELEVATION
1	19.71m
2	19.84m
39.55m/2 = 19.78m	

LOT B AVERAGE GRADE	
HEIGHT PROCEDURE #1	
G = 20.60m	
H = 20.77m	
I = 20.43m	
J = 19.92m	
K = 19.90m	
L = 19.95m	
121.57m/6 = 20.26m	
HEIGHT PROCEDURE #2	
POINT	ELEVATION
3	19.92m
4	19.91m
39.83/2 = 19.92m	



Property Information - LOT A		
Project Type: NEW S.F.D.		
Site Address:		
Legal Description:		
Zoning: RS-2		
Setbacks:	Zoning	Proposed
Front	7.5m	9.0m
Rear	7.5m	17.24m
Left	1.2m	1.2m
Right	1.2m	1.2m
Roof Height #1	7.5m	7.66m
Roof Height #2	7.5m	8.01m
Floor Area:		
Basement		59.26 m ²
Main		71.91 m ²
Upper		83.31 m ²
Garage	50 m ²	25.54 m ²
Total		214.48 m ²
FSR	215 m ²	214.48
FSR-non basement	0.4	0.35
Lot Area:		450.1 m ²
Building Footprint:		115.86 m ²
Lot Coverage:	40%	25.74%

Property Information - LOT B		
Project Type: NEW S.F.D.		
Site Address:		
Legal Description:		
Zoning: RS-2		
Setbacks:	Zoning	Proposed
Front	7.5m	9.04m
Rear	7.5m	13.13m
Left	1.2m	1.2m
Right	1.2m	1.24m
Roof Height #1	7.5m	7.53m
Roof Height #2	7.5m	7.87m
Floor Area:		
Basement		45.75 m ²
Main		71.91 m ²
Upper		82.20 m ²
Garage	50 m ²	25.54 m ²
Total		199.86 m ²
FSR	0.5	0.5
FSR-non basement	0.4	0.38
Lot Area:		400.29 m ²
Building Footprint:		115.86 m ²
Lot Coverage:	40%	28.94%

Applicable Codes	
-BC Building Code Current Edition (2024)	
Energy	
Compliance path: BCBC 9.36	
Requirements applicable to this project: Step Code 3	
Ventilation	
BCBC 9.32	

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LOT A & B

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June 12, 2024

PLANNING DEPT.
DISTRICT OF SAANICH

ISSUED FOR DP

ISSUED:

SITE PLAN

A-001

Printed: 2024-05-27