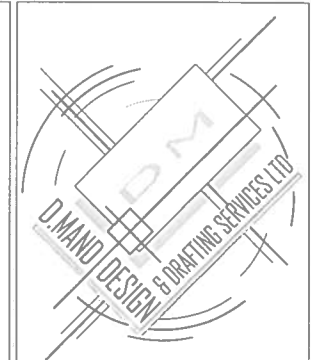


SITE PLAN
SCALE: 1/8" = 1'-0"



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWINGS
**BUILDERS NOTES:
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SQUARE FOOTAGE SHOWN ARE APPROXIMATE
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
3 LOT SUBDIVISION

ADDRESS:
1677 Christmas Ave.,
Municipality of Saanich

LEGAL DESCRIPTION:
Lot V2 (DD 3090371),
Section 40,
Victoria District,
Plan 402C

PID: 006-515-959

CLIENT:

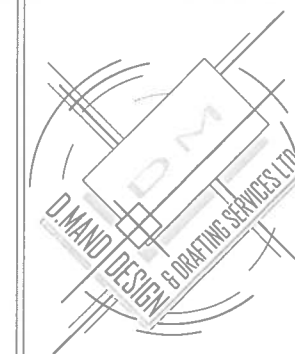
RECEIVED
JUN 19 2017
PLANNING DEPT.
DISTRICT OF SAANICH

| LOT A | PERMITTED | PROPOSED |
|---------------|----------------------|--------------------|
| LOT AREA: | 465m ² | |
| LT COV (40%): | 186 m ² | 151 m ² |
| FAR (50%): | 232.5 m ² | |
| FAR (80%): | 186 m ² | 186 m ² |
| GARAGE: | 50m ² | 50m ² |

| LOT B | PERMITTED | PROPOSED |
|---------------|----------------------|----------------------|
| LOT AREA: | 465m ² | |
| LT COV (40%): | 186 m ² | 162.6 m ² |
| FAR (50%): | 232.5 m ² | |
| FAR (80%): | 186 m ² | 186 m ² |
| GARAGE: | 50m ² | 50m ² |

| LOT C | PERMITTED | PROPOSED |
|---------------|----------------------|----------------------|
| LOT AREA: | 465m ² | |
| LT COV (40%): | 186 m ² | 162.6 m ² |
| FAR (50%): | 232.5 m ² | |
| FAR (80%): | 186 m ² | 186 m ² |
| GARAGE: | 50m ² | 50m ² |

DATE: _____
SCALE: _____
DRAWN: _____ CHECKED: _____



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 SURREY, BC
 V3S 9K7
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 f: 6045971350
 dmand@telus.net
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1677 - CHRISTMAS AVENUE (PROPOSED SUBDIVISIONS)

THESE PLANS CONFORM TO BCBC 2012
 CONSTRUCTION SHALL COMPLY WITH
 THESE PLANS AND LOCAL BUILDING
 BY LAWS.
 CONTRACTOR SHALL CONFIRM ALL
 DIMENSIONS PRIOR TO START OF
 CONSTRUCTION.
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 MAY NOT MATCH AS PER PLANS
 IN ORDER TO COMPLY WITH BYLAWS
 BUILDING CODES AND SITE CONDITIONS
 THESE PLANS ARE SUBJECT TO CHANGE
 WITHOUT NOTICE TO CLIENT/BUILDER

JOB DESCRIPTION:
 3 LOT SUBDIVISION

ADDRESS:
 1677 Christmas Ave.,
 Municipality of Saanich

LEGAL DESCRIPTION:
 Lot V2 (DD 3090371),
 Section 40,
 Victoria District,
 Plan 402C

PID: 006-515-959

CLIENT:

RECEIVED
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 PLANNING DEPT.
 DISTRICT OF SAANICH

| | |
|--------|----------|
| DATE: | |
| SCALE: | |
| DRAWN: | CHECKED: |



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JUN 19 2017
PLANNING DEPT.
DISTRICT OF SAANICH

LOT 'A'



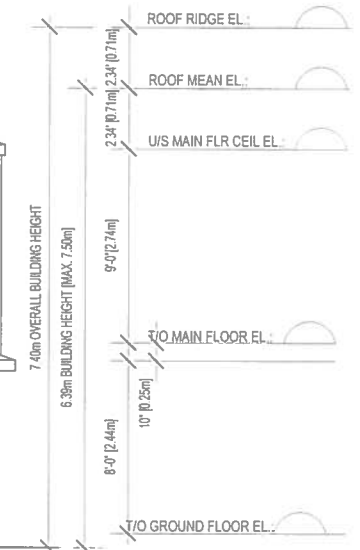
14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
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RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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JOB DESCRIPTION:
3 LOT SUBDIVISON

ADDRESS:
1677 Christmas Ave.,
Municipality of Saanich

LEGAL DESCRIPTION:
Lot V2 (DD 3090371),
Section 40,
Victoria District,
Plan 402C

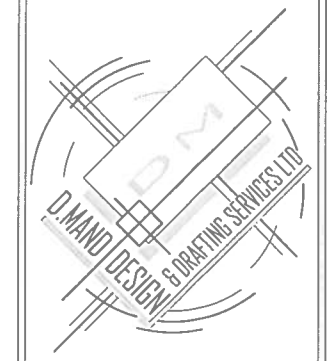
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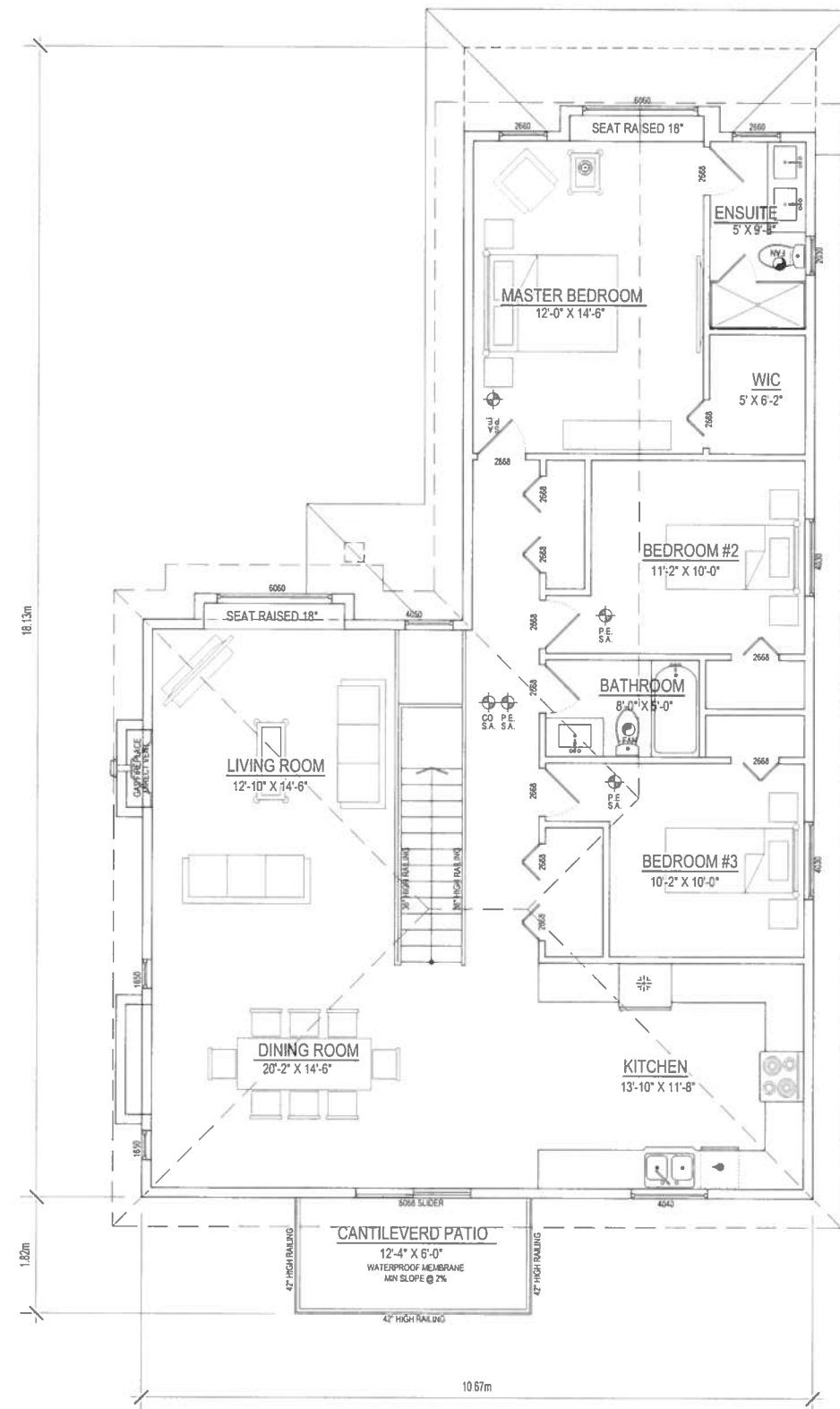
DATE: _____
SCALE: _____
DRAWN: _____ CHECKED: _____

RECEIVED
JUN 19 2017
PLANNING DEPT.
DISTRICT OF SAANICH

LOT 'A'

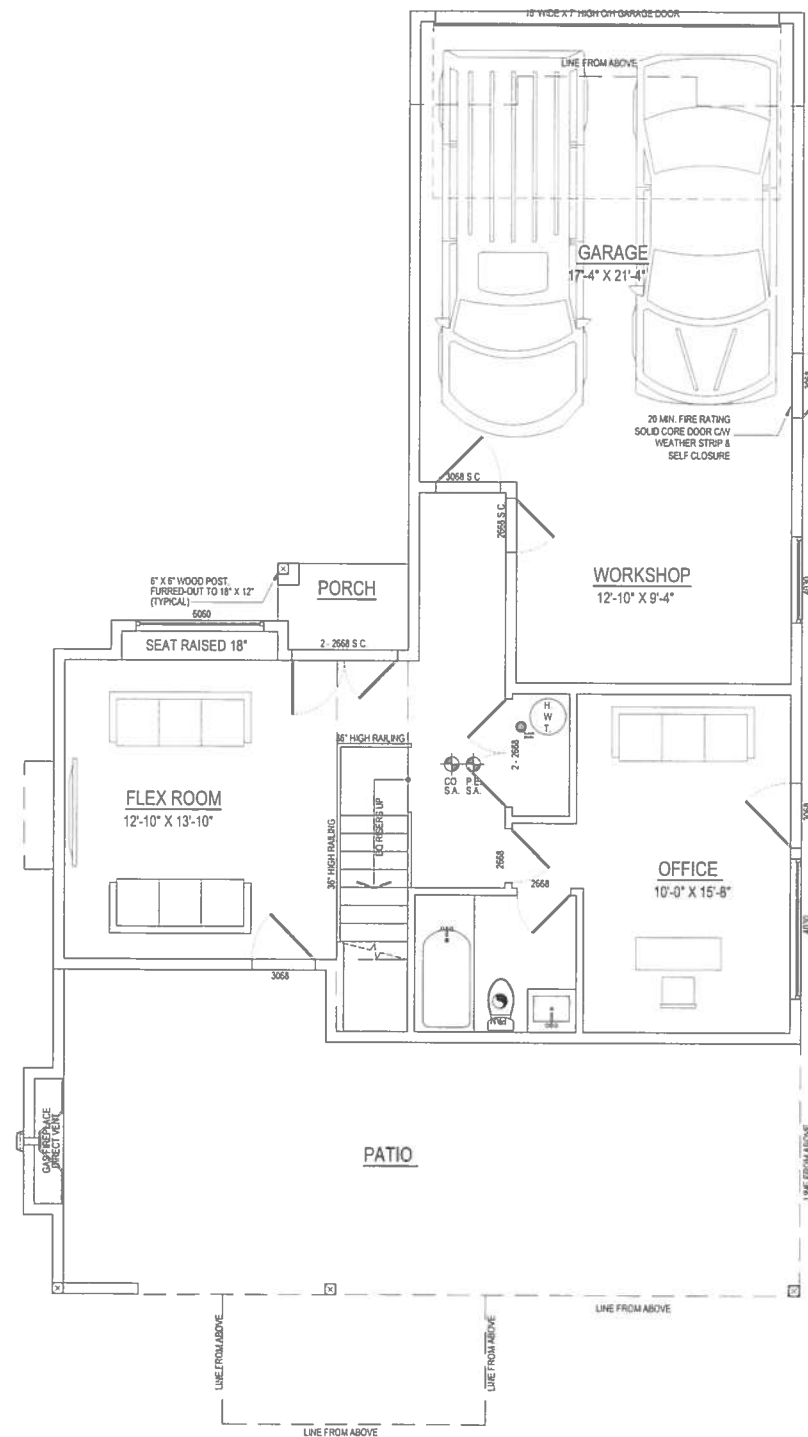


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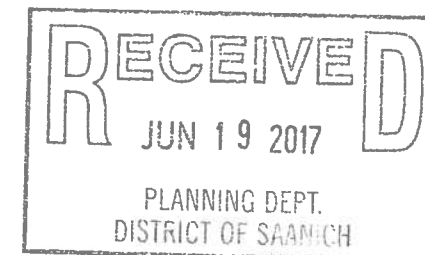
SECOND FLOOR PLAN

FLOOR AREA: 134.70 sq.m. PATIO: 6.78 sq.m.
 OPEN AREA: 5.3 sq.m. **9.00' CEILING HEIGHT**



GROUND FLOOR PLAN

FLOOR AREA: 97.8 sq.m. OVERALL LOT COVERAGE: 151 sq.m.
 GARAGE AREA: 50 sq.m. **8.00' CEILING HEIGHT**
 PATIO AREA: 47 sq.m.



| LOT A | PERMITTED | PROPOSED |
|---------------|-----------|----------|
| LOT AREA: | 465m2 | |
| LT COV (40%): | 186 m2 | 151 m2 |
| FAR (50%): | 232.5 m2 | |
| FAR (80%): | 186 m2 | 186 m2 |
| GARAGE: | 50m2 | 50m2 |

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JOB DESCRIPTION:
3 LOT SUBDIVISION

ADDRESS:
 1677 Christmas Ave.,
 Municipality of Saanich
 LEGAL DESCRIPTION:
 Lot V2 (DD 3090371),
 Section 40,
 Victoria District,
 Plan 402C

PID: 006-515-959

CLIENT: _____

DATE: _____

SCALE: _____

DRAWN: _____ CHECKED: _____

LOT 'B'



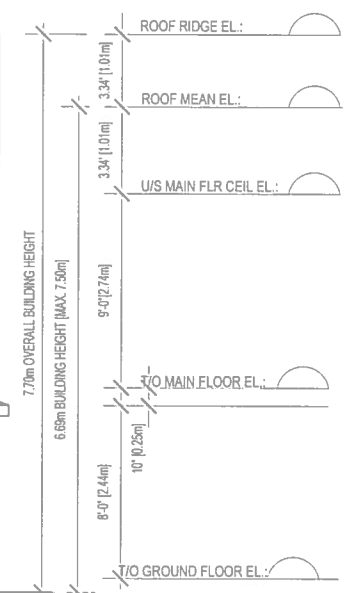
14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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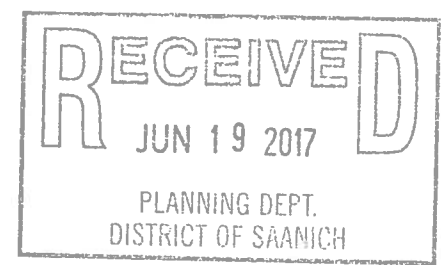
JOB DESCRIPTION
3 LOT SUBDIVISION

ADDRESS
1677 Christmas Ave.,
Municipality of Saanich
LEGAL DESCRIPTION
Lot V2 (DD 3090371),
Section 40,
Victoria District,
Plan 402C

PID: 006-515-959

CLIENT:

DATE:
SCALE:
DRAWN: CHECKED:

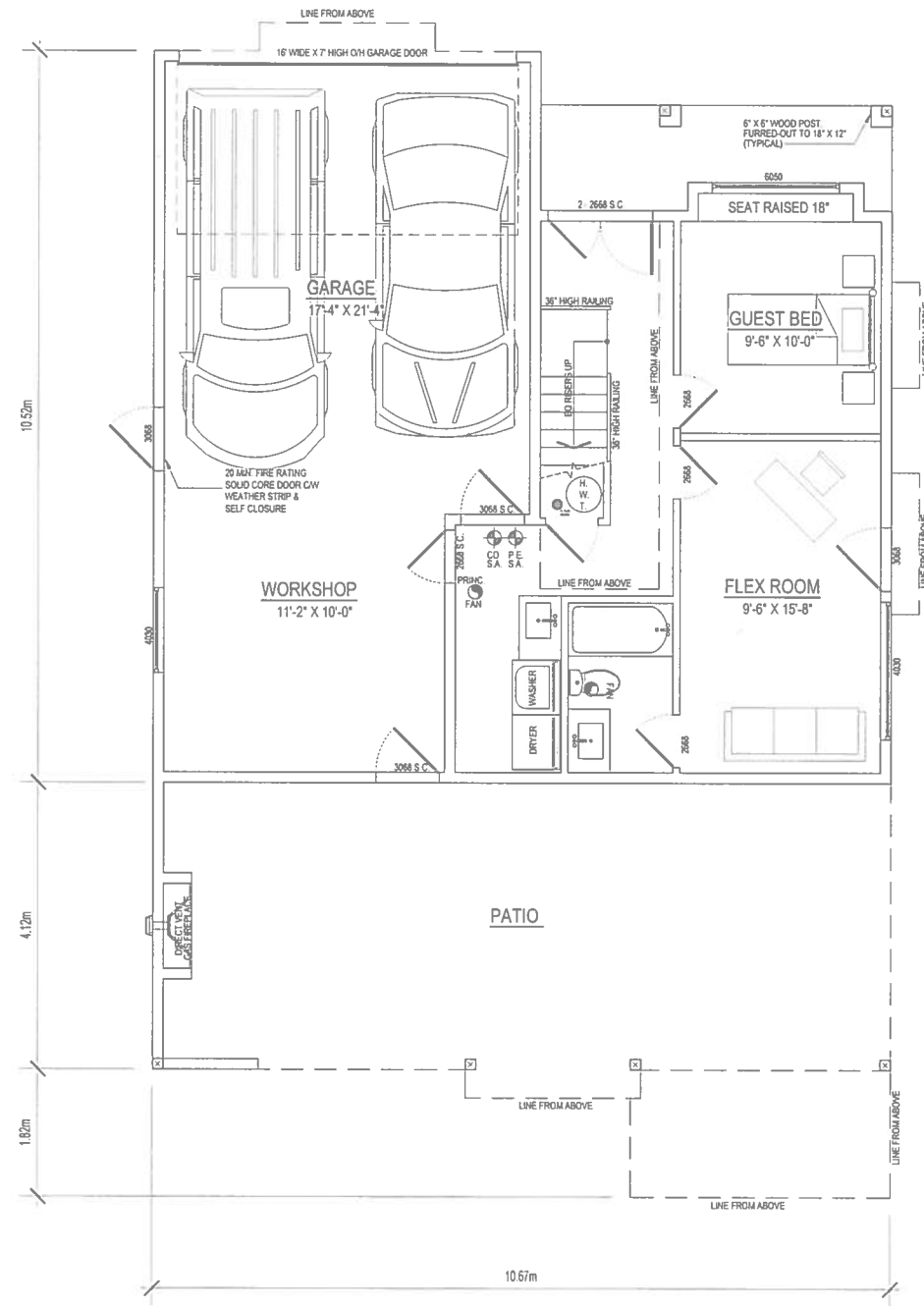


LOT 'B'

| LOT B | PERMITTED | PROPOSED |
|---------------|----------------------|----------------------|
| LOT AREA: | 465m ² | |
| LT COV (40%): | 186 m ² | 162.6 m ² |
| FAR (50%): | 232.5 m ² | |
| FAR (80%): | 186 m ² | 186 m ² |
| GARAGE: | 50m ² | 50m ² |

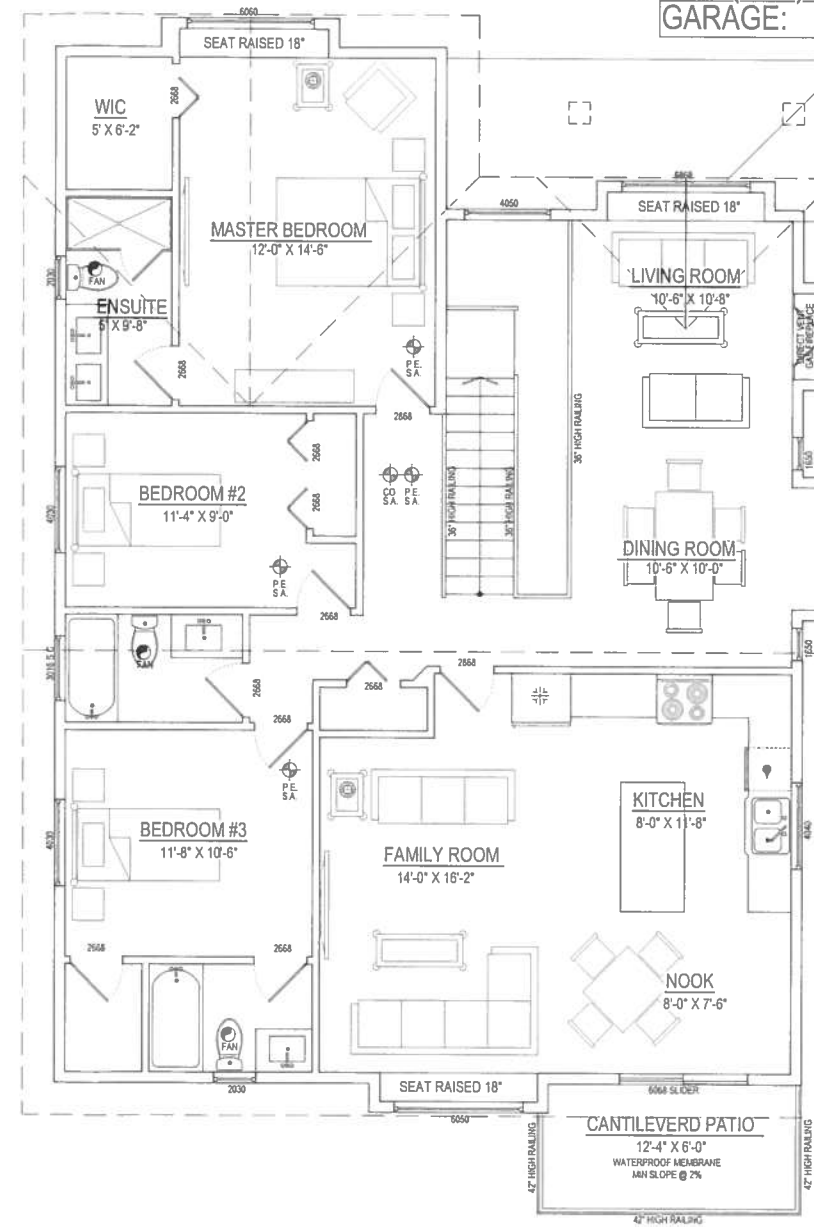


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SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com



GROUND FLOOR PLAN

FLOOR AREA: 31.7 sq.m
GARAGE AREA: 50 sq.m
PORCH AREA: 7.7 sq.m.
PATIO AREA: 47 sq.m.
OVERALL LOT COVERAGE: 162.6 sq.m.
8.00' CEILING HEIGHT



SECOND FLOOR PLAN

FLOOR AREA: 136.8 sq.m.
OPEN AREA: 9.10 sq.m.
PATIO: 6.78 sq.m.
9.00' CEILING HEIGHT



THESE PLANS CONFORM TO BCBC 2012
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BUILDING CODES AND SITE CONDITIONS
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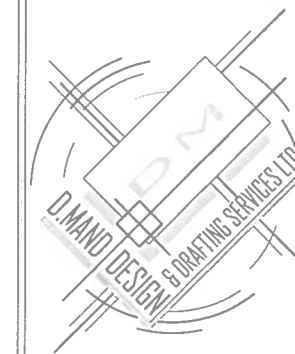
JOB DESCRIPTION:
3 LOT SUBDIVISION

ADDRESS:
1677 Christmas Ave.,
Municipality of Saanich
LEGAL DESCRIPTION:
Lot V2 (DD 3090371),
Section 40,
Victoria District,
Plan 402C

PID: 006-515-959

| | |
|--------|---------|
| CLIENT | |
| DATE | |
| SCALE | |
| DRAWN | CHECKED |

LOT 'C'



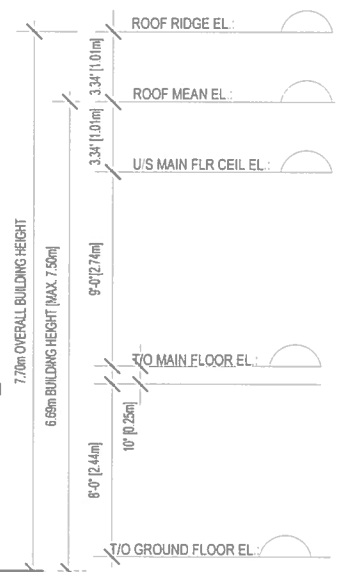
14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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JOB DESCRIPTION:
3 LOT SUBDIVISION

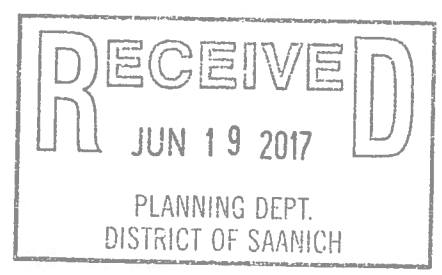
ADDRESS:
1677 Christmas Ave.,
Municipality of Saanich

LEGAL DESCRIPTION:
Lot V2 (DD 3090371),
Section 40,
Victoria District,
Plan 402C

PID: 006-515-959

CLIENT:

DATE:
SCALE:
DRAWN: CHECKED:



LOT 'C'

| LOT C | PERMITTED | PROPOSED |
|---------------|----------------------|----------------------|
| LOT AREA: | 465m ² | |
| LT COV (40%): | 186 m ² | 162.6 m ² |
| FAR (50%): | 232.5 m ² | |
| FAR (80%): | 186 m ² | 186 m ² |
| GARAGE: | 50m ² | 50m ² |



14658 - 84 AVENUE
SURREY, BC
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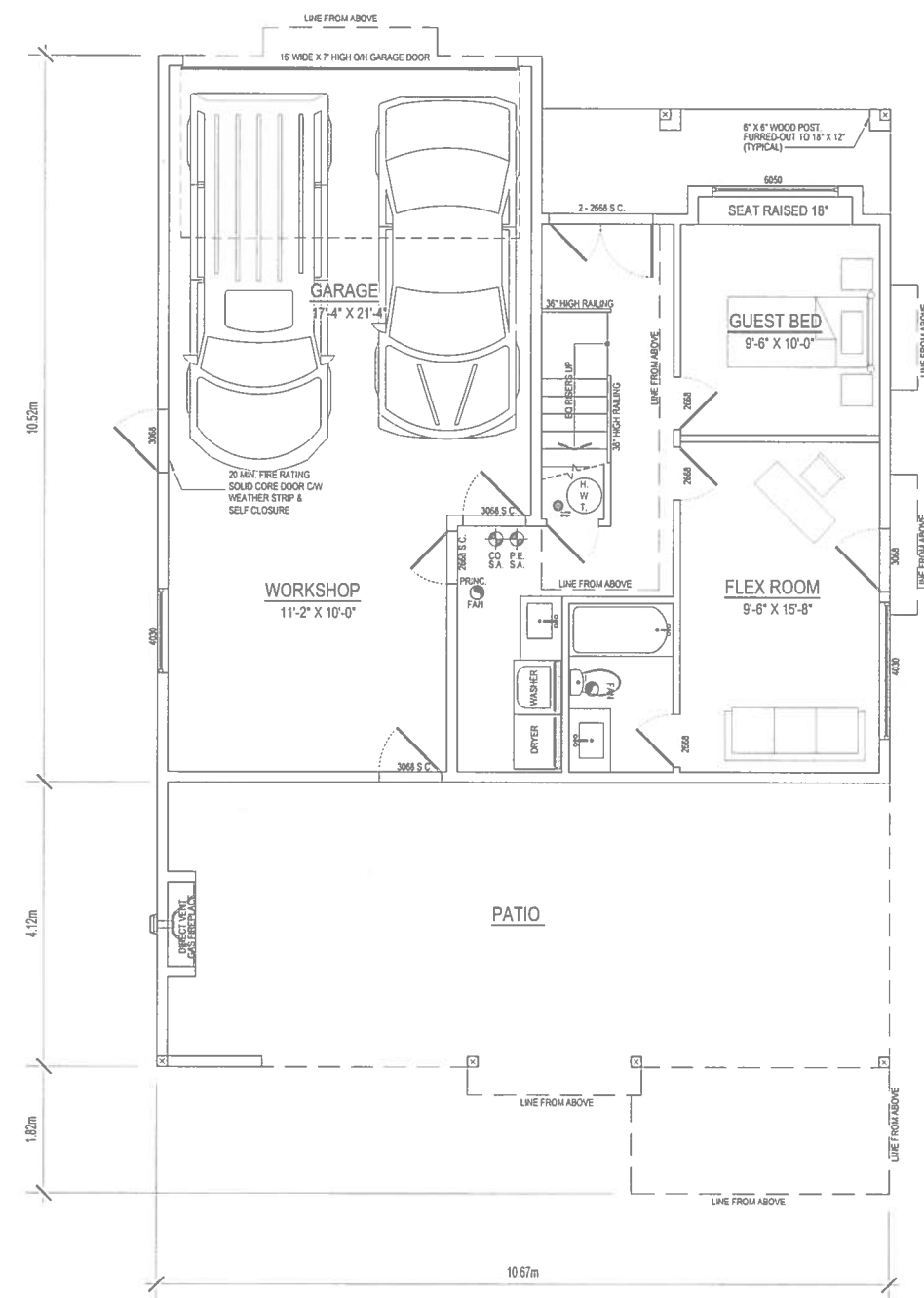
JOB DESCRIPTION:
3 LOT SUBDIVISON
ADDRESS:
1677 Christmas Ave.,
Municipality of Saanich
LEGAL DESCRIPTION:
Lot V2 (DD 3090371),
Section 4D,
Victoria District,
Plan 402C
PID: 006-515-959

CLIENT: _____

DATE: _____

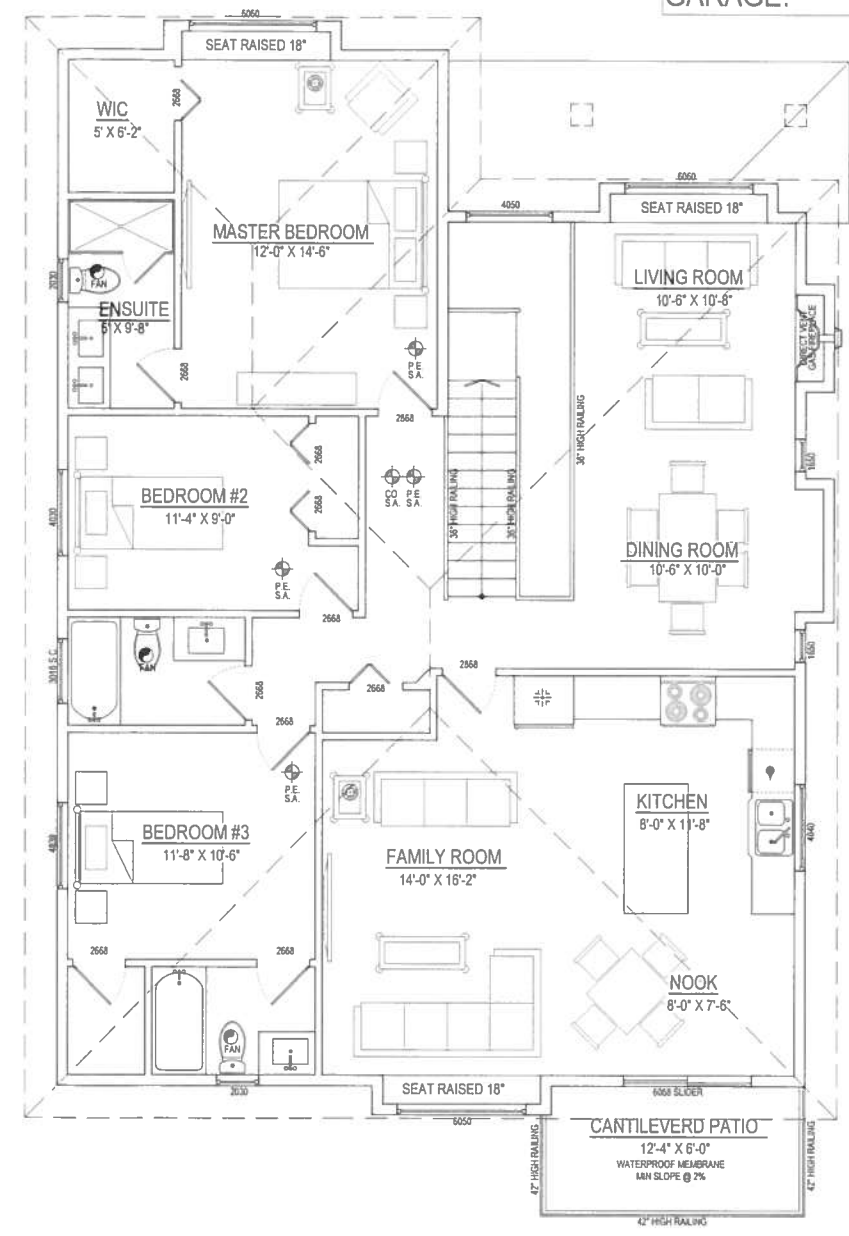
SCALE: _____

DRAWN: _____ CHECKED: _____



GROUND FLOOR PLAN

FLOOR AREA: 31.7 sq.m
GARAGE AREA: 50 sq.m
PORCH AREA: 7.7 sq.m.
PATIO AREA: 47 sq.m.
OVERALL LOT COVERAGE: 162.6 sq.m.
8.00' CEILING HEIGHT



SECOND FLOOR PLAN

FLOOR AREA: 136.8 sq.m.
OPEN AREA: 9.10 sq.m.
PATIO: 6.78 sq.m.
9.00' CEILING HEIGHT

