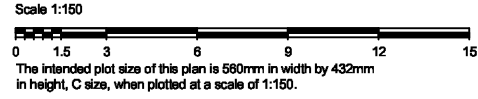


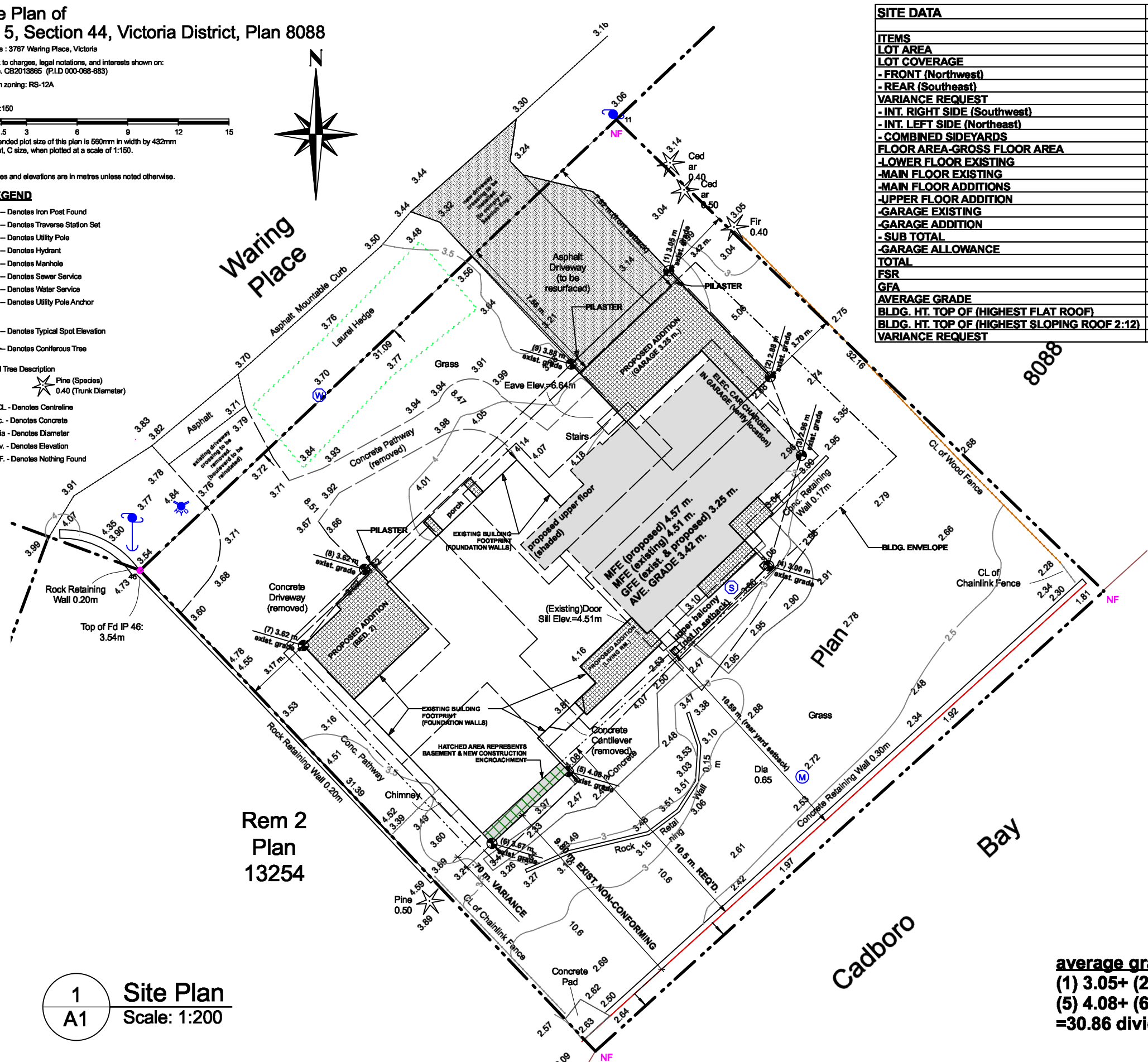
**Site Plan of
Lot 5, Section 44, Victoria District, Plan 8088**

Address : 3767 Waring Place, Victoria
 Subject to charges, legal notations, and interests shown on:
 Title No. CB2013885 (P.L.D 000-068-683)
 Saanich zoning: RS-12A



Distances and elevations are in metres unless noted otherwise.

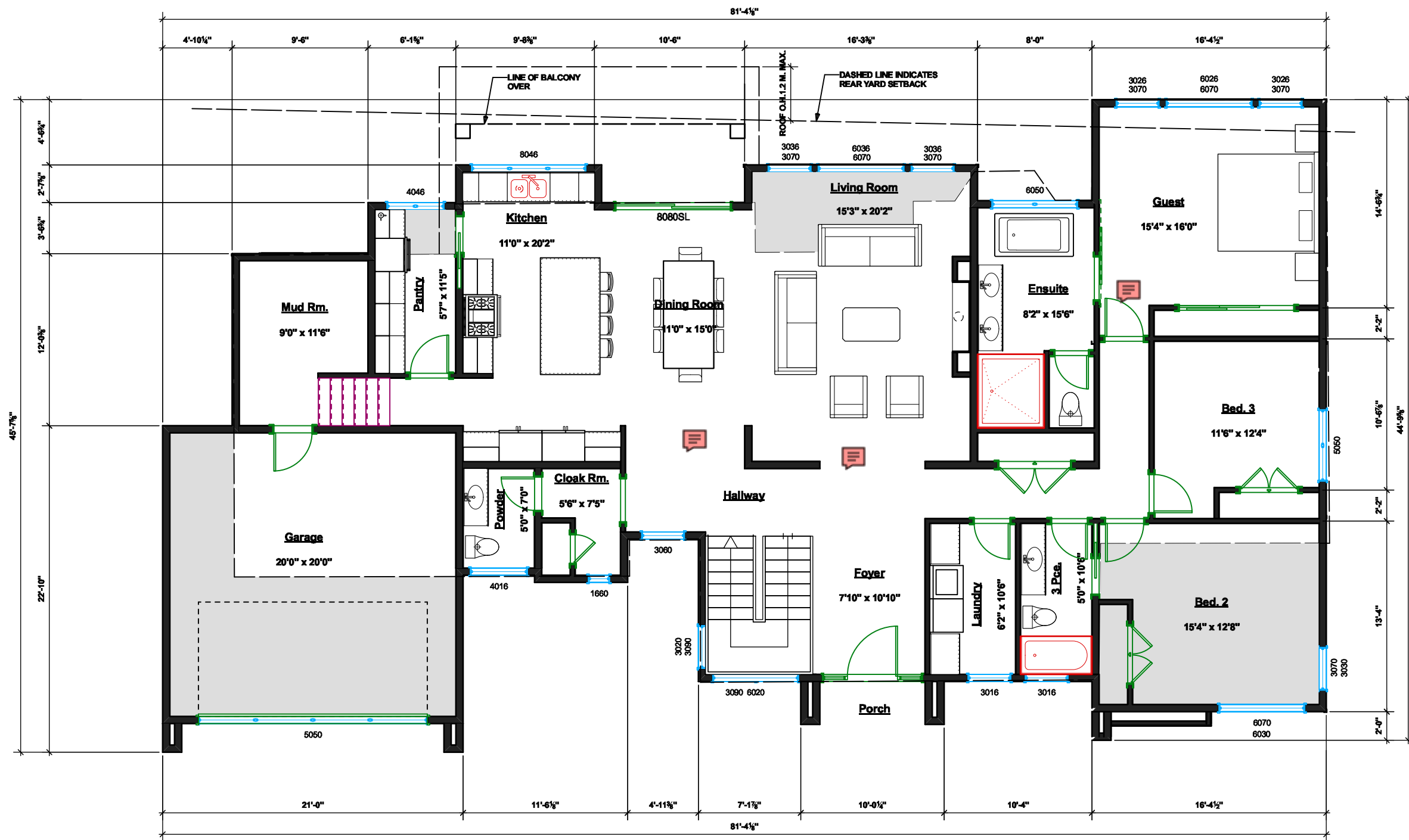
- LEGEND**
- Denotes Iron Post Found
 - Denotes Traverse Station Set
 - Denotes Utility Pole
 - Denotes Hydrant
 - Denotes Manhole
 - Denotes Sewer Service
 - Denotes Water Service
 - Denotes Utility Pole Anchor
 - Denotes Typical Spot Elevation
 - Denotes Coniferous Tree
- Typical Tree Description
 ○ Pine (Species)
 0.40 (Trunk Diameter)
- CL - Denotes Centreline
 - Conc. - Denotes Concrete
 - Dia - Denotes Diameter
 - Elev. - Denotes Elevation
 - NF - Denotes Nothing Found



SITE DATA	PERMITTED	RS-12a
ITEMS		PROPOSED
LOT AREA		1001.00 sq.m.
LOT COVERAGE	40.0% (404.00 sq.m.)	28.2% (282.55 sq.m.)
- FRONT (Northwest)	7.50 m	7.52 m.
- REAR (Southeast)	10.50 m	9.80 m.
VARIANCE REQUEST	10.50 m. - 9.80 m. = .70 m.)	.70 m.
- INT. RIGHT SIDE (Southwest)	1.50 m.	3.17 m.
- INT. LEFT SIDE (Northeast)	1.50 m	3.42 m.
- COMBINED SIDEYARDS	4.50 m	6.59 m.
FLOOR AREA-GROSS FLOOR AREA		
-LOWER FLOOR EXISTING		122.14 sq. m.
-MAIN FLOOR EXISTING		171.25 sq. m.
-MAIN FLOOR ADDITIONS		45.31 sq. m.
-UPPER FLOOR ADDITION		80.59 sq. m.
-GARAGE EXISTING		32.46 sq.m.
-GARAGE ADDITION		8.50 sq.m.
- SUB TOTAL		460.24 sq.m.
-GARAGE ALLOWANCE	50.00 sq. m.	- 40.97 sq.m.
TOTAL		419.28 sq.m.
FSR	.50 (500.5 sq.m.)	.42 (419.28 sq.m.)
GFA	667.00 sq.m.	.42 (419.28 sq.m.)
AVERAGE GRADE		3.23 m.
BLDG. HT. TOP OF (HIGHEST FLAT ROOF)	N/A	7.29 m.
BLDG. HT. TOP OF (HIGHEST SLOPING ROOF 2:12)	5.00 m.	8.19 m.
VARIANCE REQUEST	5.00 m. (8.16 m. - 5.0 m. = 3.19 m.)	3.19 m.

1 Site Plan
 A1 Scale: 1:200

average grade calculation
 (1) 3.05+ (2) 2.88+ (3) 2.96+ (4) 3.00+
 (5) 4.08+ (6) 3.67+ (7) 3.62+ (8) 3.62+ (9) 3.88
 =30.86 divided by 9 = ave. grade 3.42 m.

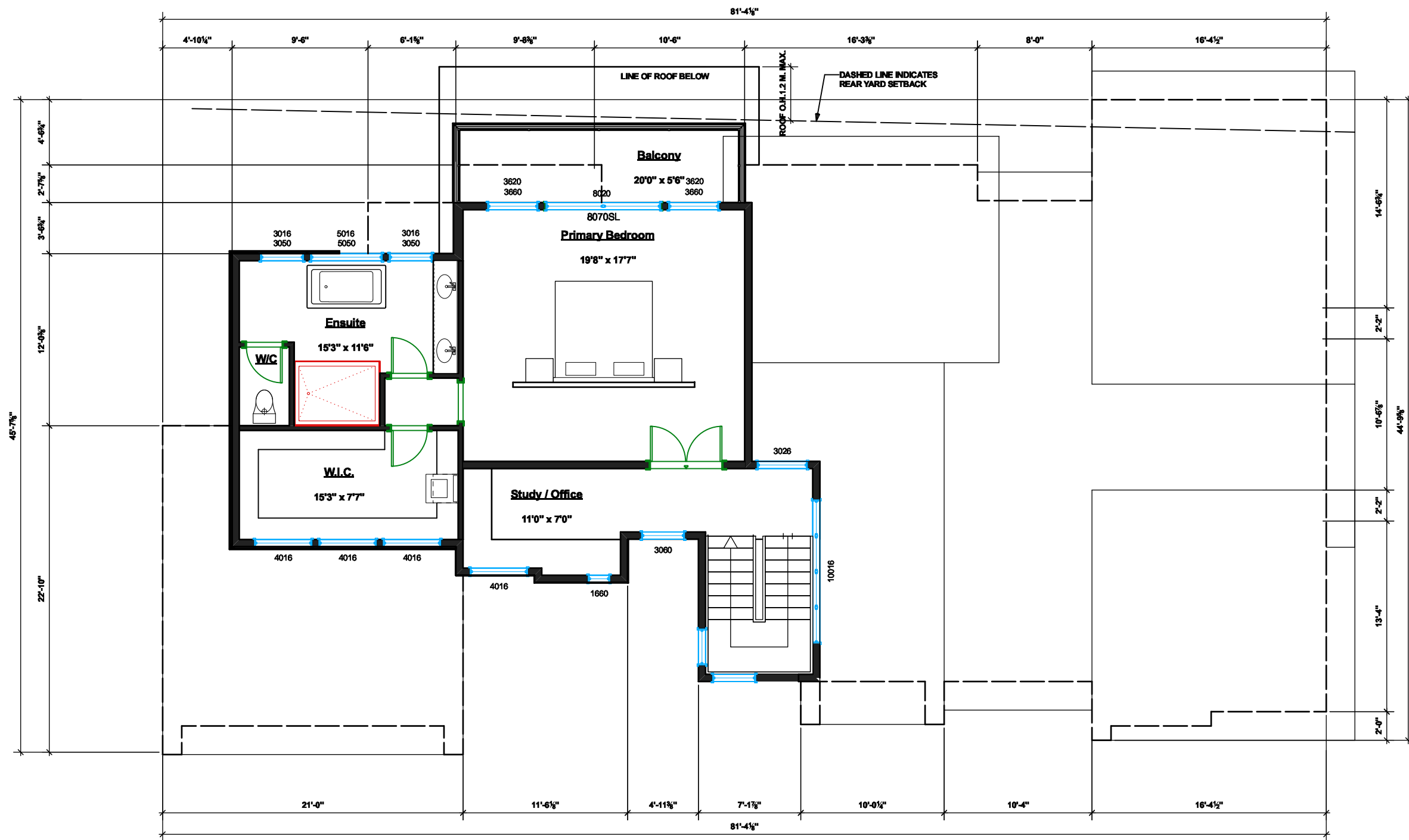


1
A2 **Main Floor Plan**
Scale: 1/8" = 1'-0"

NOTE: ALL EXISTING EXTERIOR WALLS TO BE RE:FRAMED ON EXISTING FOUNDATION WALLS (shaded areas denote sm. additions to existing main floor, non-shaded represents existing main floor plan)

Existing 1843.31 sq.ft. (171.25 sq.m.)
Additions 487.71 sq.ft. (45.31 sq.m.)
Total 2331.02 sq.ft. (216.56 sq.m.)

Exist. Garage 349.48 sq.ft. (32.46 sq.m.)
Garage Addition 91.52 sq.ft. (8.50 sq.m.)
Total 441.00 sq.ft. (40.97 sq.m.)

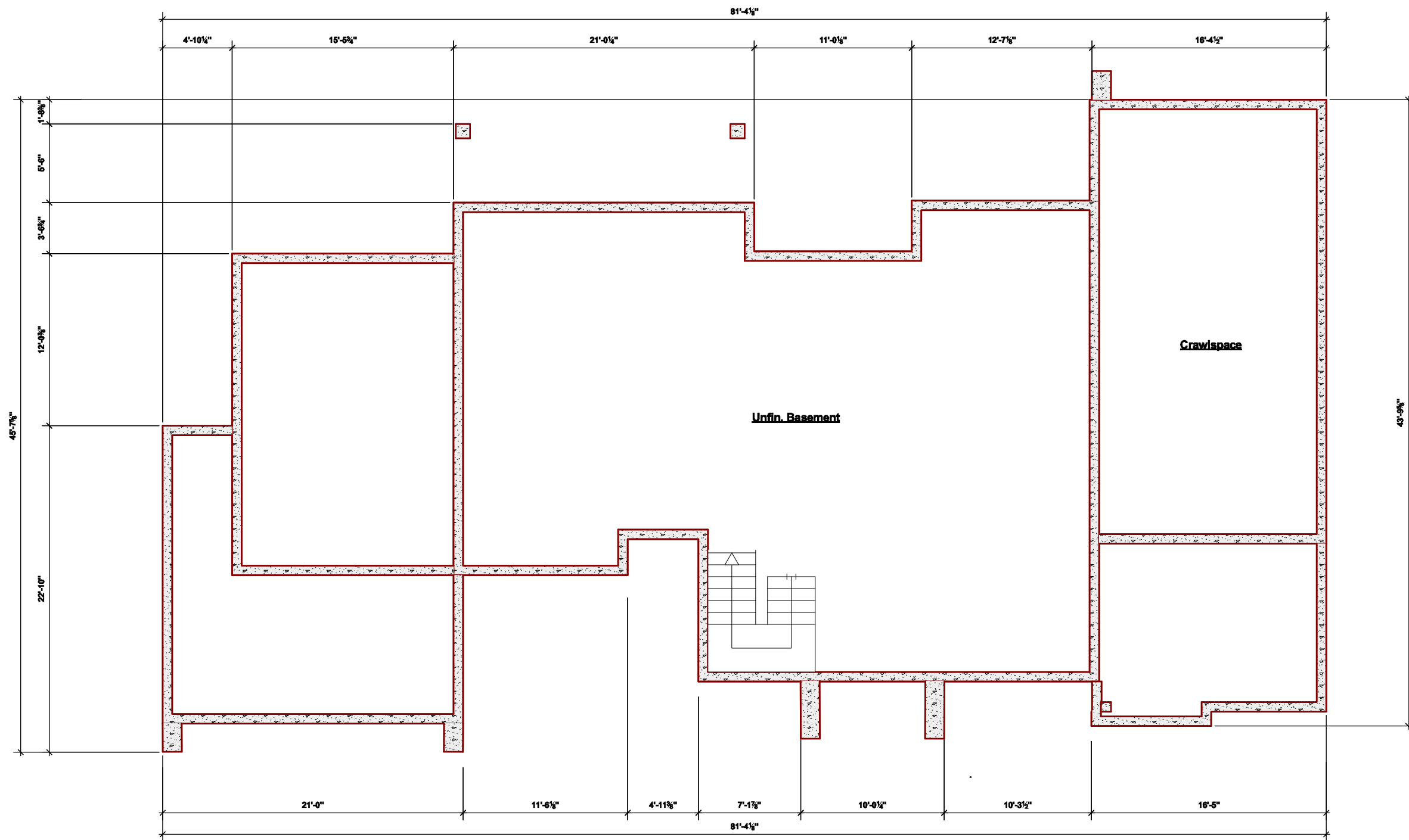


1
A3

Upper Floor Plan

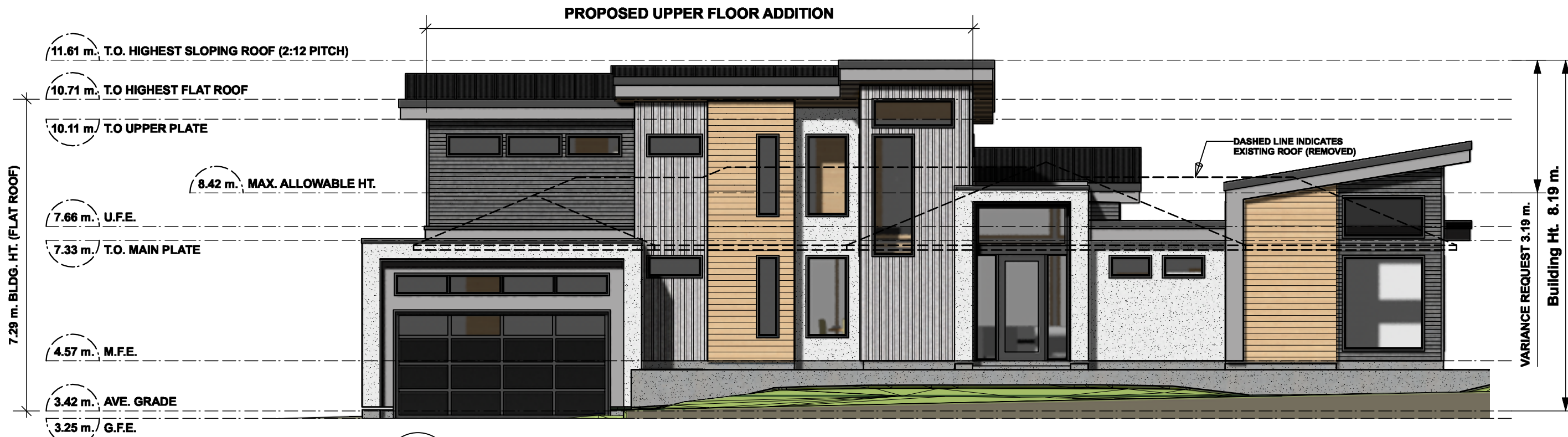
Proposed 902.80 sq.ft. (80.59 sq.m.)

Scale: 1/8" = 1'-0"



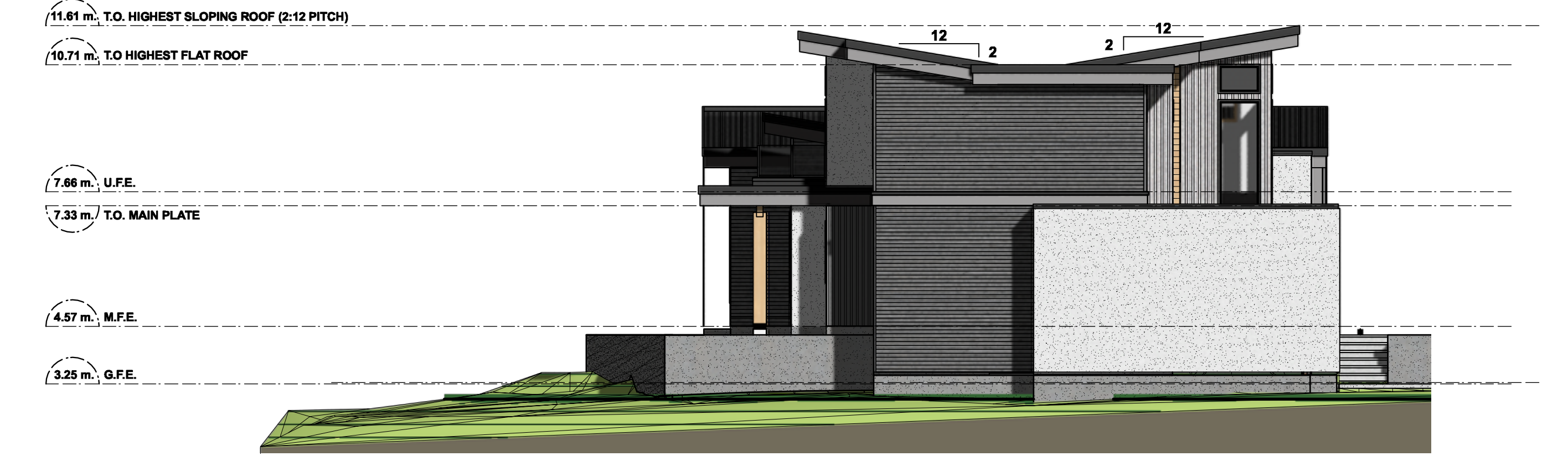
1
A4
Lower Floor Plan Existing 1314.70 sq.ft. (122.14 sq.m.)
 Scale: 1/8" = 1'-0"

NOTE: ALL EXISTING FOUNDATION WALLS TO REMAIN



1 Front (Northwest) Elevation
A5 Scale: 1/8" = 1'-0"

average grade calculation
 (1) 3.05+ (2) 2.88+ (3) 2.96+ (4) 3.00+
 (5) 4.08+ (6) 3.67+ (7) 3.62+ (8) 3.62+ (9) 3.88
 =30.86 divided by 9 = ave. grade 3.42 m.



2 Left (Northeast) Elevation
A5 Scale: 1/8" = 1'-0"

client Barb And Bill Davis
project Proposed Renovation
address 3767 Waring Place
municipality The Dist. of Saanich B.C.

STEPSTONE DESIGN
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Application
 Board of Variance
 relaxation request for
 255.4 buildings and
 structures for SFD.
 (b)(i) building height

List of Drawings

A1	Site Plan
A2	Main Floor Plan
A3	Upper Floor Plan
A4	Lower Floor Plan
A5	Front & Left Elev.
A6	Rear & Right Elev.
A7	Cross Section

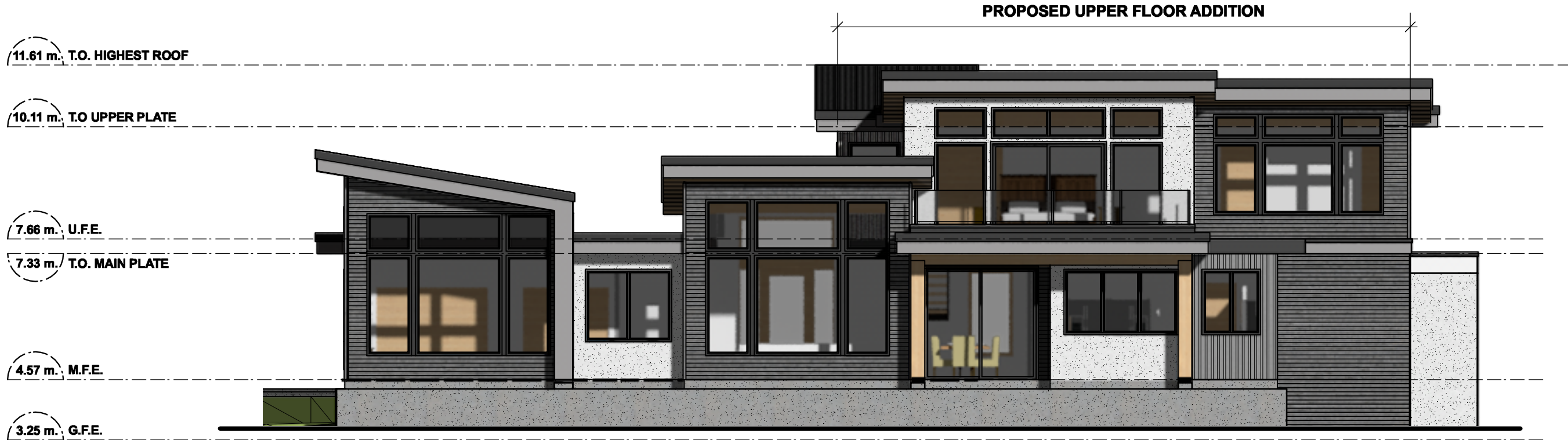
ISSUED/REVISED

NO.	DATE	DESCRIPTION

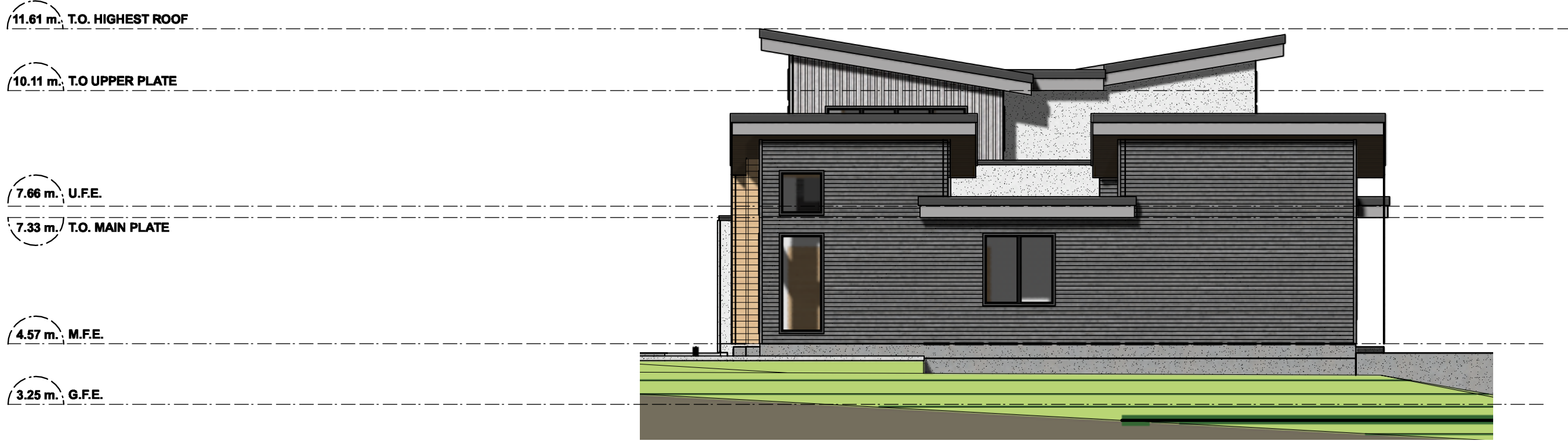
drawing no.
 date
 scale

designed by
 m.dunsmuir
 sheet no. **A5**

drawn by
 m.dunsmuir
 of **A7**



1 Rear (Southeast) Elevation
A6 Scale: 1/8" = 1'-0"



2 Right (Southwest) Elevation
A6 Scale: 1/8" = 1'-0"

client **Barb And Bill Davis**
 project **Proposed Renovation**
 address **3767 Waring Place**
 municipality **The Dist. of Saanich B.C.**

STEPONE
DESIGN

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Application
Board of Variance
 relaxation request for
 255.4 buildings and
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List of Drawings

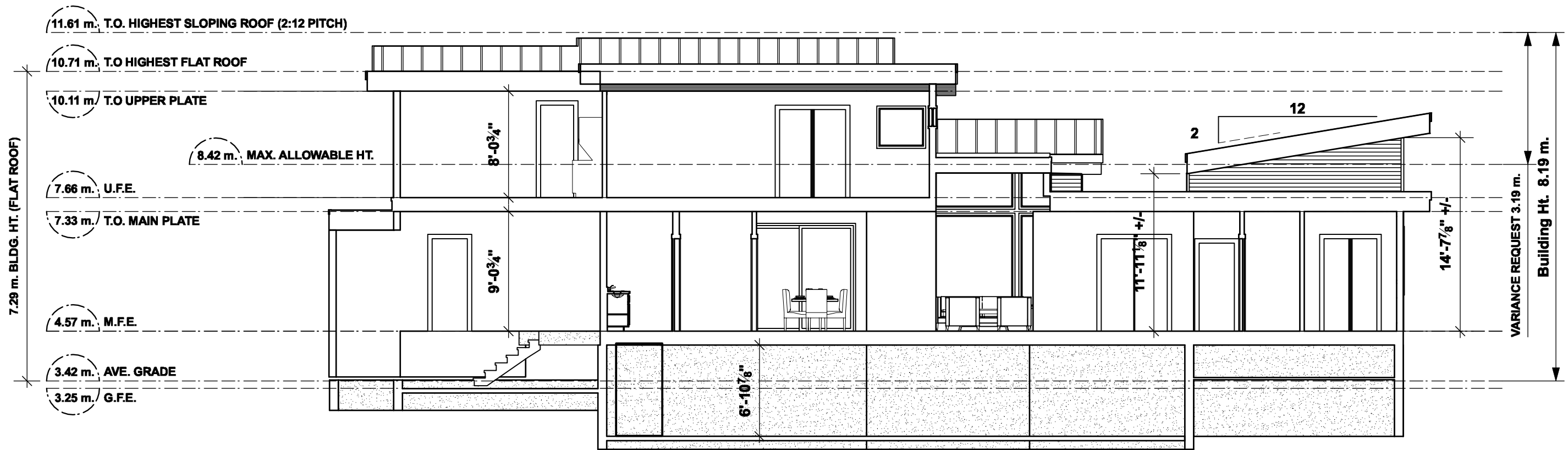
A1	Site Plan
A2	Main Floor Plan
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A5	Front & Left Elev.
A6	Rear & Right Elev.
A7	Cross Section

ISSUED/REVISED

NO.	DATE	DESCRIPTION

drawing no.
 date
 scale

designed by m. dumarsoul	drawn by m. dumarsoul
sheet no. A 6	of A 7



1 Building Cross section
 A7 Scale: 1/8" = 1'-0"

