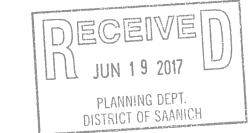




1677 - CHRISTMAS AVENUE (PROPOSED SUBDIVIONS)





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

THESE PLANS CONFORM TO BOBG 2013 CUNSTRUCTION SHALL COMPLY WITH HESE PLANS AND LOCAL BUILDING 17 LANG

CONTRACTOR SHALL CONFIRM A DIMENSIONS PRIOR TO START O CONSTRUCTION

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR DMISSIONS IN THESE PLANS, IT IS THE BUILDER/DWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS. DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION

OF NOT SCALE DRAWINGS

\*\*BUILDERS NOTES-THE DWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS

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 GODES AND SITE CONDITIONS THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER

3 LOT SUBDIVISON

ADDRESS

1677 Christmas Ave., Municipality of Saanich

Legal Description Lot V2 (DD 3090371), Section 40, Victoria District, Plan 402C

PID: 006-515-959

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JUN 1 9 2017

PLANNING DEPT.
DISTRICT OF SAANICH





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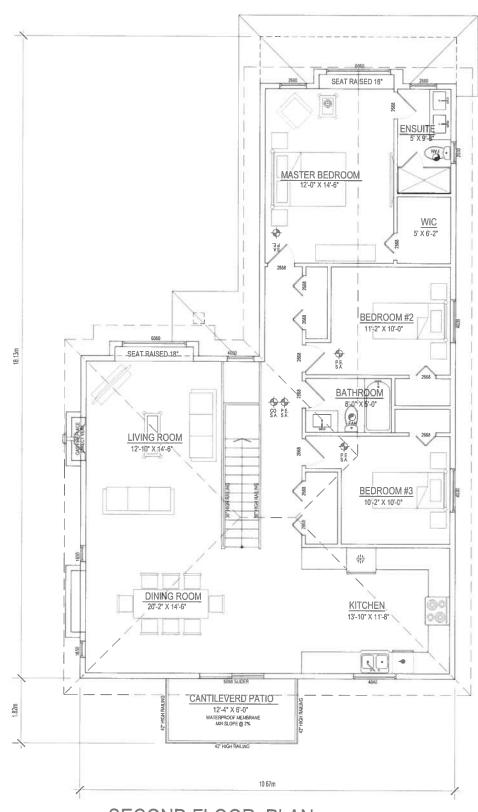
1677 Christmas Ave., Municipality of Saanich

Legal description: Lot V2 (DD 3090371). Section 40, Victoria District, Plan 402C

PID: 006-515-959

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# LOT 'A'

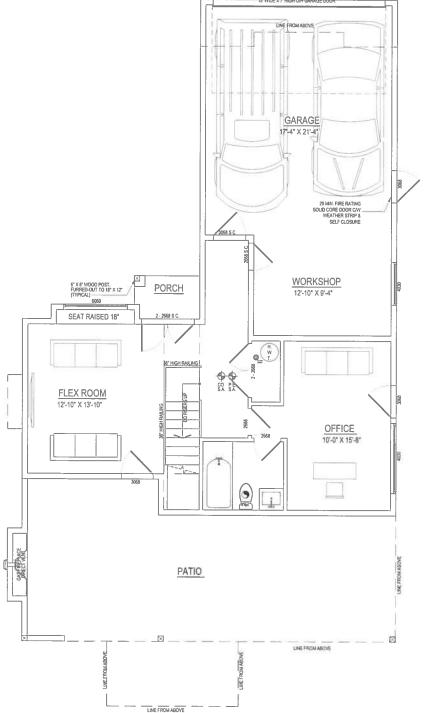


### SECOND FLOOR PLAN

FLOOR AREA: 134.70 sq.m. OPEN AREA: 5.3 sq.m.

PATIO: 6.78 sq.m.

9.00' CEILING HEIGHT



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PLANNING DEPT.
DISTRICT OF SAANICH

### GROUND FLOOR PLAN

FLOOR AREA: 97.8 sq.m. GARAGE AREA: 50 sq.m. PATIO AREA: 47 sq.m.

OVERALL LOT COVERAGE: 151 sq,m. [8.00' CEILING HEIGHT]

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



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1677 Christmas Ave., Municipality of Saanich

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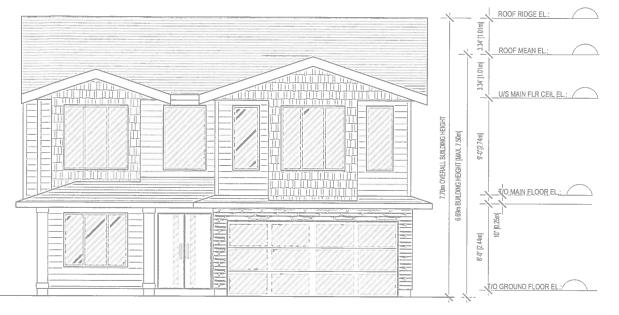
Lot V2 (DD 3090371), Section 40, Victoria District, Plan 402C

PID: 006-515-959

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# LOT B





### LEFT ELEVATION







RIGHT ELEVATION

REAR ELEVATION



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## JOB DESCRIPTION: 3 LOT SUBDIVISON

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Legal Description Lot V2 (DD 3090371), Section 40, Victoria District, Plan 402C

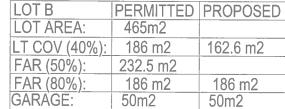
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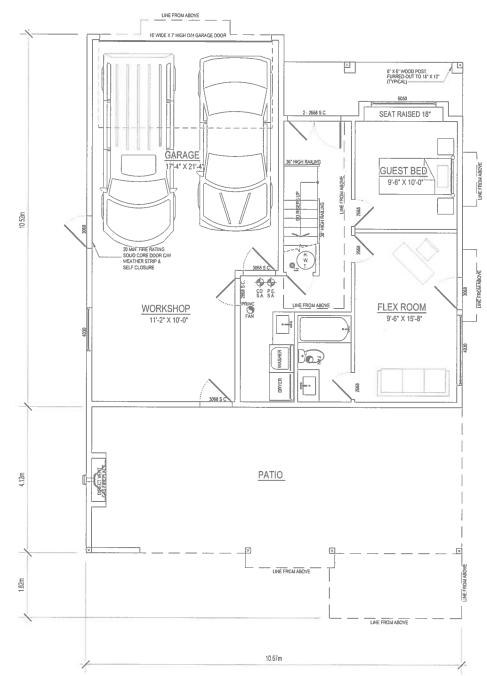
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## LOTB



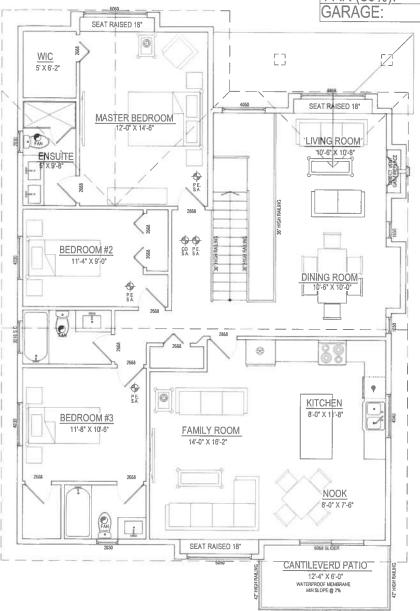


# GROUND FLOOR PLAN FLOOR AREA: 31.7 sq.m OVERALL LO

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



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Lot V2 (DD 3090371). Section 40, Victoria District,

PID: 006-515-959

Plan 402C

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DATE:

ORAWN CHECKED:

# LOT 'C'



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



PLANNING DEPT. DISTRICT OF SAANICH



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3 LOT SUBDIVISON

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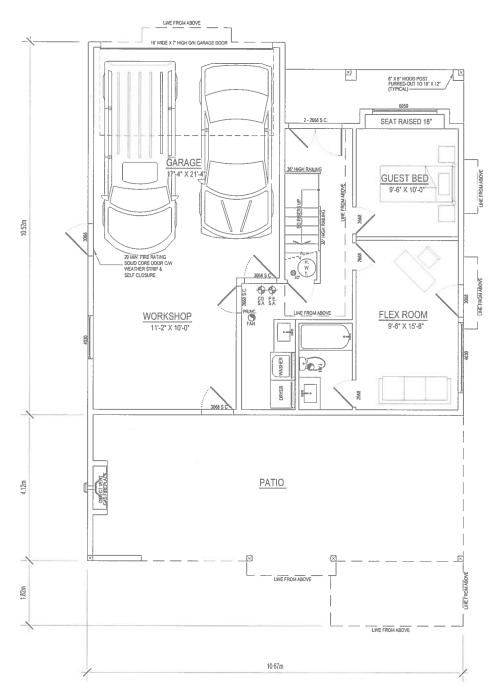
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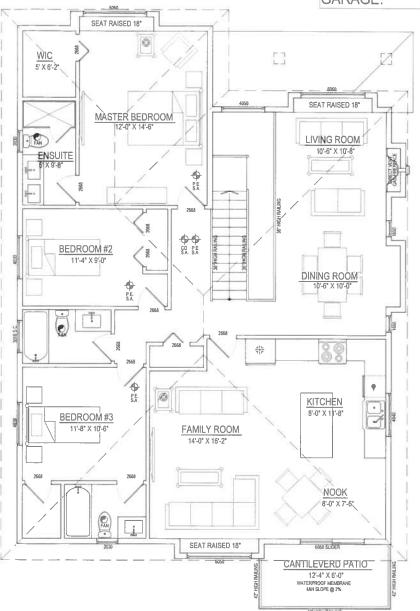
# LOT G

LOT C	PERMITTED	PROPOSED
LOT AREA:	465m2	
LT COV (40%):	186 m2	162.6 m2
FAR (50%):	232.5 m2	
FAR (80%): GARAGE:	186 m2	186 m2
GARAGE:	50m2	50m2



## GROUND FLOOR PLAN

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### SECOND FLOOR PLAN

FLOOR AREA: 136.8 sq.m. OPEN AREA: 9.10 sq.m. PATIO: 6.78 sq.m.

9.00' CEILING HEIGHT



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