

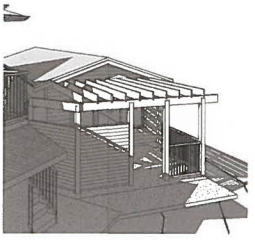
**General Specifications - Builder's Drawing Set**

Owner and Contractor shall review the specifications thoroughly and accept the same by the issuance of the contract documents. Any and all changes shall be made by a written change order.

**1.1** The contractor shall be responsible for obtaining all necessary permits, fees, and approvals from the appropriate authorities.

**1.2** The contractor shall be responsible for obtaining all necessary permits, fees, and approvals from the appropriate authorities.

**1.3** The contractor shall be responsible for obtaining all necessary permits, fees, and approvals from the appropriate authorities.



3D View 1

**1.4** The contractor shall be responsible for obtaining all necessary permits, fees, and approvals from the appropriate authorities.

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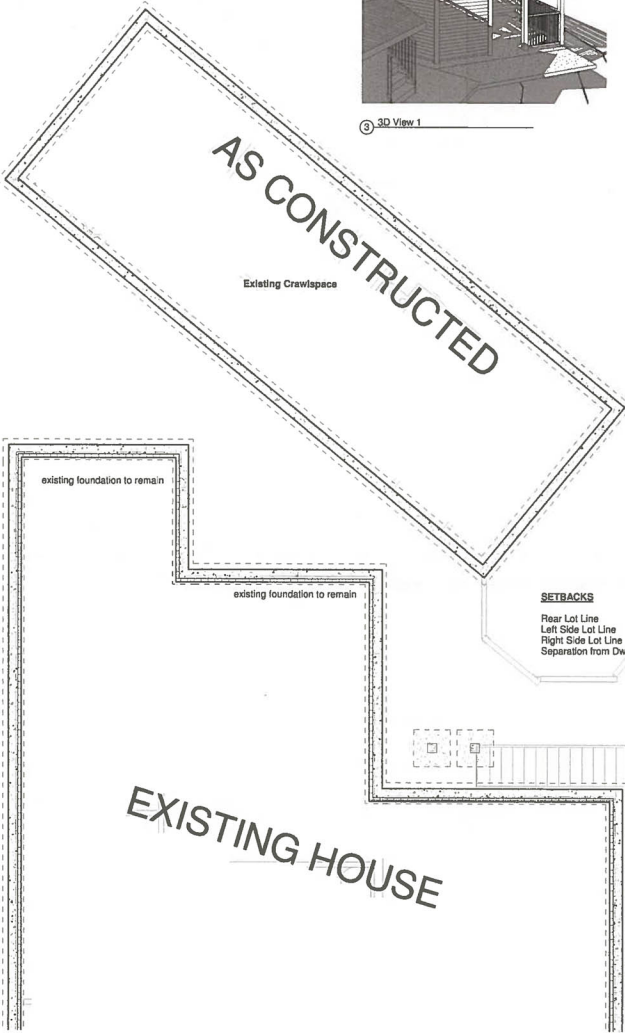
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2 Foundation 1/4" = 1'-0"

**BCCBC 2018 requires windows, skylights, and doors to meet NAFS 05**

**Using 'Victoria', < 10m, 'Rough' Terrain :**

**PG 25, +DP 1200 Pa, -DP 1200 Pa, H20 220 Pa, Air Infil. A2**

Revision Schedule	
Revision Number	Revision Description

**PROJECT DATA:**

**ZONING:** RS-6 Single Family Dwelling Zone  
SAANICH Garden Suite (Medium Sized Lot)

**SITE AREA:** 7319 sf (880 sm)

**SITE COVERAGE:** max 40%  
2019 sf (existing house) + 723 sf (GS) = 2742 = 37.5%

**FLOOR AREAS:**  
max G.F.A. = 65 sm (700 sf)

**MAIN:** 723 sf \*\*\* **VARIANCE REQUIRED**  
**TOTAL:** 723 sf

**AVERAGE GRADE:**  
37,977 + 37,899 + 37,240 + 38,138 = 37.81 m

**BUILDING HEIGHT:**  
max permitted garden suite 4.2m (13.8)  
from natural AVG GRADE: 4.04m (13.2)

**Open Site Space:**  
Site = 7319 sf (880 sm)  
Min 45% = 3294 sf (306 sm)

**Buildings:**  
- 2019 sf (187.6 sm)  
- 723 sf (67.1 sm)

**Paving:**  
- 214 sf (20.4 sm)  
- 298 sf (20.5 sm)  
- 140.5 sf (13.1 sm)

**Total:** 3935 sf (365.5 sm)

**Rear yard = 2608.5sf (242.3)**  
**Rear Yard Covg (max 25%) = 723 sf**  
**Impervious Rear Yard = 27.7% VARIANCE of 2.7% REQUIRED**  
214 sf + 239 sf + 52 = 502 sf = 19.2%

**SETBACKS**

	Required	Provided
Rear Lot Line	1.5 m	1.5 m
Left Side Lot Line	1.5 m	1.5 m
Right Side Lot Line	3.0 m	8.4 m
Separation from Dwelling	4.0 m	2.4 m ** <b>VARIANCE of 1.6 m REQUIRED</b>

1 Site Plan 1:100

Carmichael Terrace

**RECEIVED**  
JUN 10 2021  
PLANNING DEPT.  
DISTRICT OF SAANICH

Proposed Residence for:

**Ms. Ravina SIDHU**  
at: 3944 Carmichael Terrace, Saanich, BC

UNIVERSITY OF  
**McNEIL BUILDING DESIGNS LIMITED**  
1304 Lantz Lane, Colliette BC, V8L6L6  
Phone/Fax: 250.360.1307  
info@mcneilbdl.com.ca

SEAL MUST APPEAR HERE TO BE VALID  
OWNER: RAM  
DATE: MAY 2021  
JOB NO.: RVT.200  
SHEET: A1 OF A1