

Z:\DESIGN ONLY\6259 MARIE MEADOWSA - Design\199 - REVIT models\Marie Meadows.rvt



1 FRONT L



2 FRONT R



3 REAR L



4 REAR R

GENERAL NOTES:

- 1) DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANT'S DRAWINGS PRIOR TO WORK COMMENCEMENT. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY NOTES ELSEWHERE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES TAKE PRECEDENCE.
- 2) PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADEPERSONS AND/OR HOMEOWNER(S) MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.
- 3) ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2010.
- 4) VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
- 5) VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
- 6) SAFETY GLASS REQUIRED FOR ALL BATHTUB ENCLOSURES, SIDELIGHTS, AND GLASS IN DOORS.
- 7) EGRESS FROM ALL BEDROOMS TO MEET CURRENT BCBC REGULATIONS.
- 8) CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC.
- 9) PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC.

PROJECT DATA

Property Owner: Adam and Chelsea Henkel
 Civic Address: 6259 Marie Meadows Rd, Victoria BC V6Z 5Z4
 Legal Description: Lot 11, Section 11, Range 4 East, South Saanich District, Plan 16450 004-018-019
 PID: 004-018-019
 Zone: R-1
 Project Description: Rezone; Divide lot (Strata) and build a new SFD, with suite
 Site Area: 2080 SqM (22,344 SF)

	LOT A (Parent)	LOT B (New)	COMMON PROP.
SITE AREA:	405 m ²	911 m ²	204 m ²
LOT COVERAGE:	24% (30% allow'd)	20% (25% allow'd)	
FLOOR AREA RATIO:	.26	.36	

	PROPOSED	PROPOSED
	LOT A (Parent)	LOT B (New)
AVERAGE GRADE:	74.67m	
BUILDING HEIGHT:	Max. 4.5 m	Proposed 6.56 m *
STOREYS:	2	
SETBACKS:	MINIMUM:	PROPOSED
FRONT (West):	7.5m	6.0 m *
REAR (East):	7.5m	7.5 m
SIDE (North):	1.5 m	6.06 m
SIDE (South):	9.0 m	11.92 m
COMBINED SIDE YARD:	4.5 m	10.10 m

VARIANCES SOUGHT: 1 - New Lot: Building Height: 2.06 m
 2 - New Lot: Front Yard Setback: 1.5 m
 3 - Parent Lot: Rear Yard Setback: 1.5 m

FLOOR AREAS

Level	Name	Area (SF)	Area (m2)
Main Level	GARAGE	482	44.8
Main Level	LIVING AREA	1304.5	124.1
Main Level	SUITE ENTRY	116.3	11
		1484.8	
Upper Level	LIVING AREA	1004.2	93.3
Upper Level	SUITE	811.6	75.4
		1815.8	
Grand total		3300.6	309.9

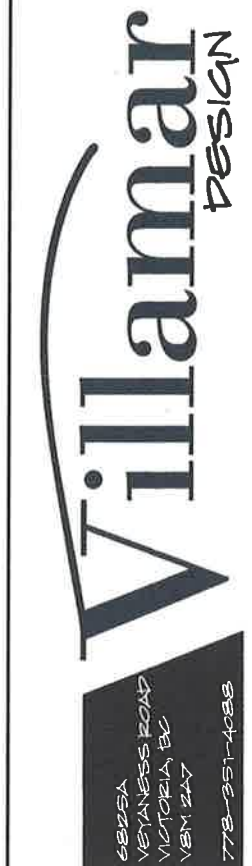
PROJECT TEAM:

SURVEYOR:
 Wey Majenburg Land Surveying Inc.
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 250-656-5155

STRUCTURAL ENGINEER:
 Byron Rotgans, P.Eng.
 Munro Engineering Ltd.
 1188 Munro St.
 Victoria, BC V9A 5P6
 250-551-2640

Sheet List	
Sheet Number	Sheet Name
A1	Cover
A2	Site
A2.1	Survey
A3	Main Floor Plan
A4	Upper Floor Plan
A7	Elevations
A8	Elevations

VICINITY MAP



6259 Marie Meadows
 Central Saanich, BC

Adam & Chelsea
 Henkel

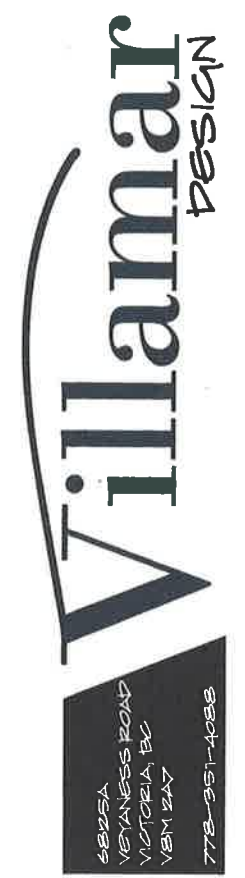
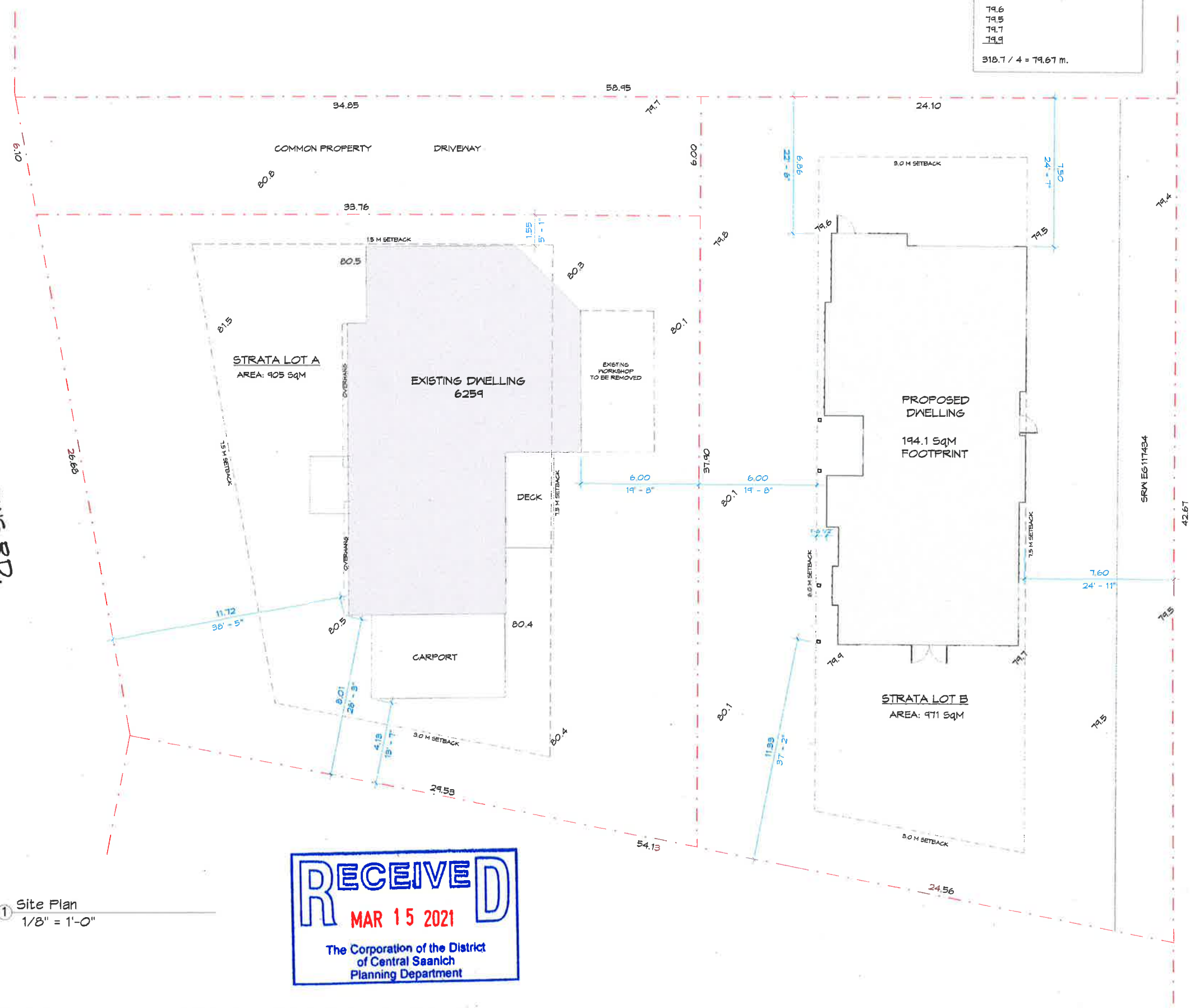
DATE:	ISSUED FOR:
DVP / SUBDIVISION	
Cover	
SHEET ISSUE DATE	FEB. 20, 2019
PROJECT NUMBER	182T
DRAWN BY	AJN
CHECKED BY	DE
A1	
SCALE	1/4" = 1'-0"

MARIE MEADOWS RD.

1 Site Plan
1/8" = 1'-0"

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AVERAGE GRADE CALCULATIONS:
79.6
79.5
79.7
79.9
318.7 / 4 = 79.67 m.



6259 Marie Meadows
Central Saanich, BC

Adam & Chelsea
Henkel

DATE:	ISSUED FOR:
DVP / SUBDIVISION	
Site	
SHEET ISSUE DATE:	FEB. 20, 2019
PROJECT NUMBER:	1827
DRAWN BY:	ALM
CHECKED BY:	DE
A2	
SCALE:	As Indicated

**Proposed Strata Plan Of:
 Lot 11, Section 17, Range 4 East,
 South Saanich District, Plan 16450.**

Dated this 19th day of April, 2018.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 77H5683.

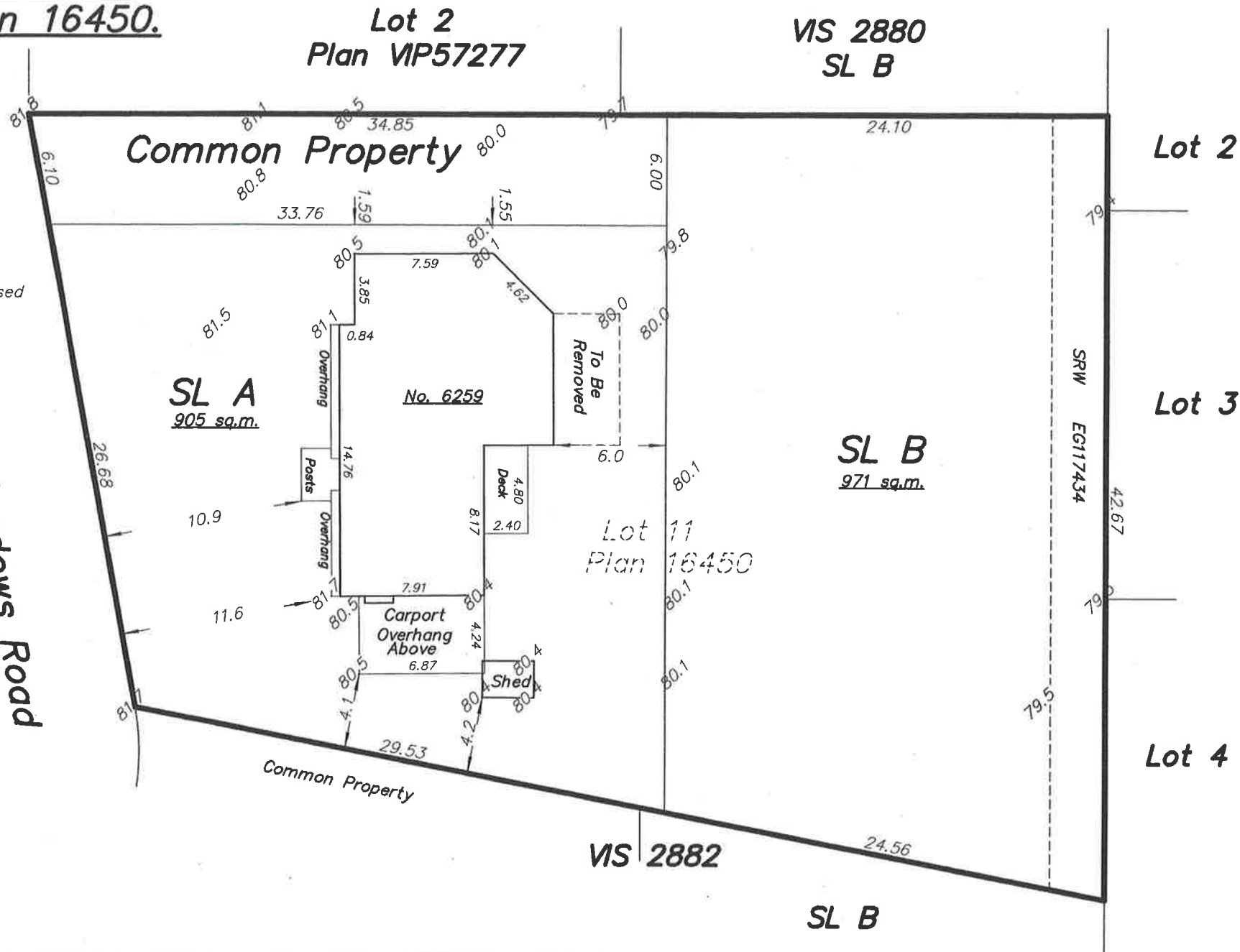
This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Scale = 1: 300



Marie Meadows Road

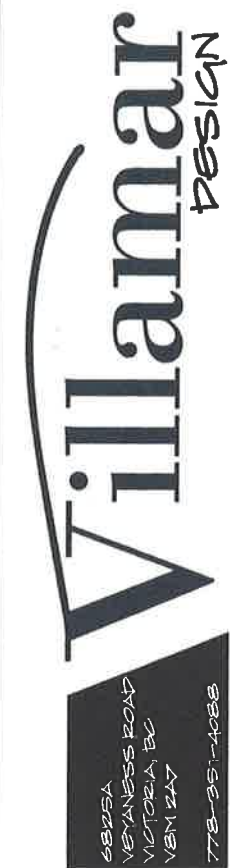


The subject property is affected by the following registered documents:
EG117434.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 180124A\SIT\LE



6259 Marie Meadows
 Central Saanich, BC

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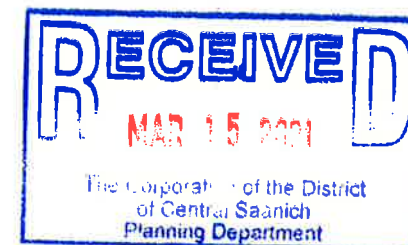
Survey

SHEET ISSUE DATE
 FEB. 20, 2019

PROJECT NUMBER 1827
 DRAWN BY AJM
 CHECKED BY DE

A2.1

SCALE

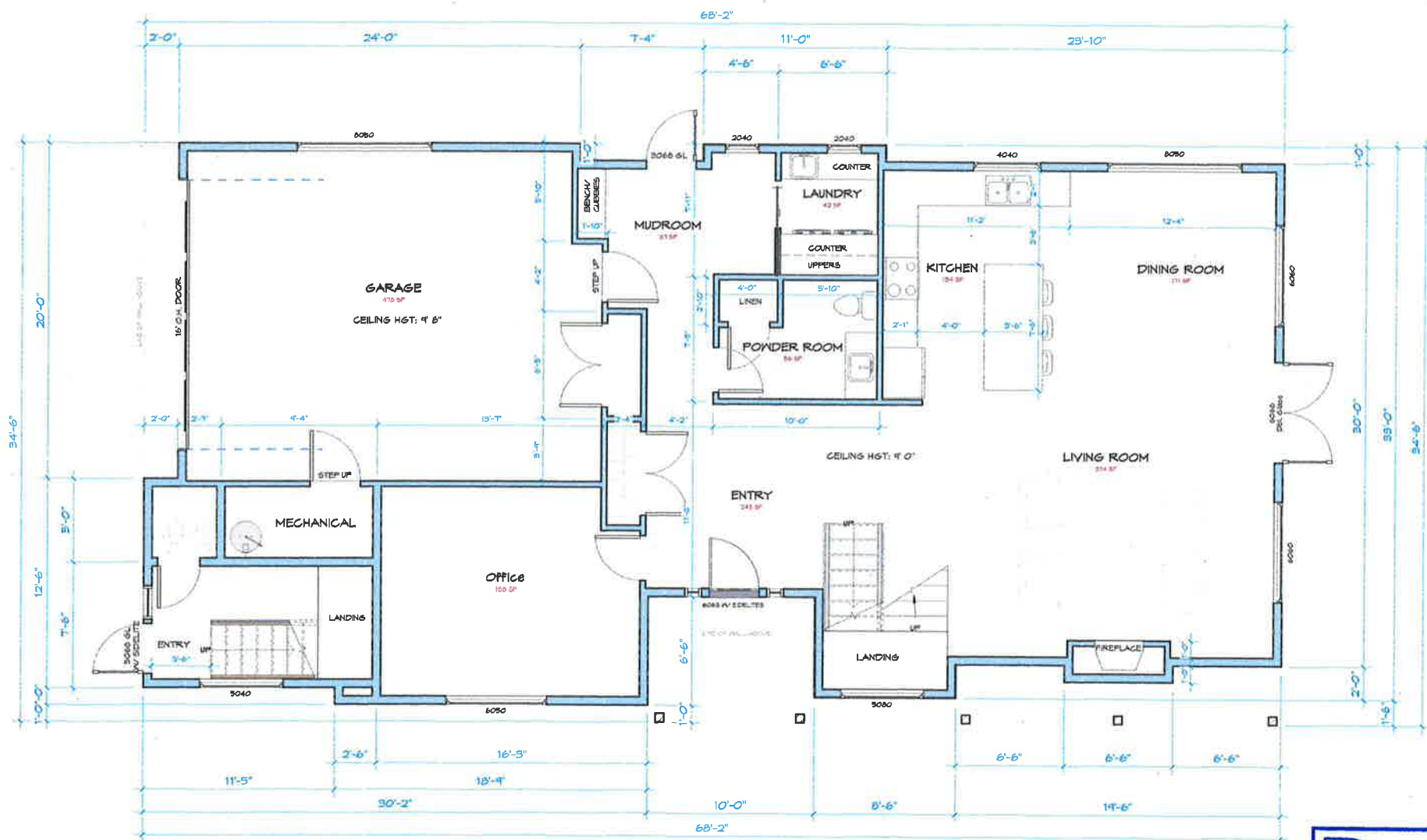


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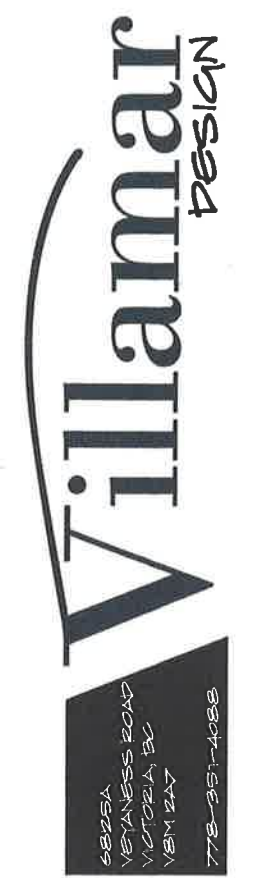
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FLOOR AREAS			
Level	Name	Area (SF)	Area (m2)
Main Level	GARAGE	482	44.6
Main Level	LIVING AREA	1984.5	124.1
Main Level	SUITE ENTRY	116.3	11
		1494.8	
Upper Level	LIVING AREA	1004.2	93.9
Upper Level	SUITE	811.6	75.4
		1815.8	
Grand total		3305.6	309.5



① Main Level
1/4" = 1'-0"

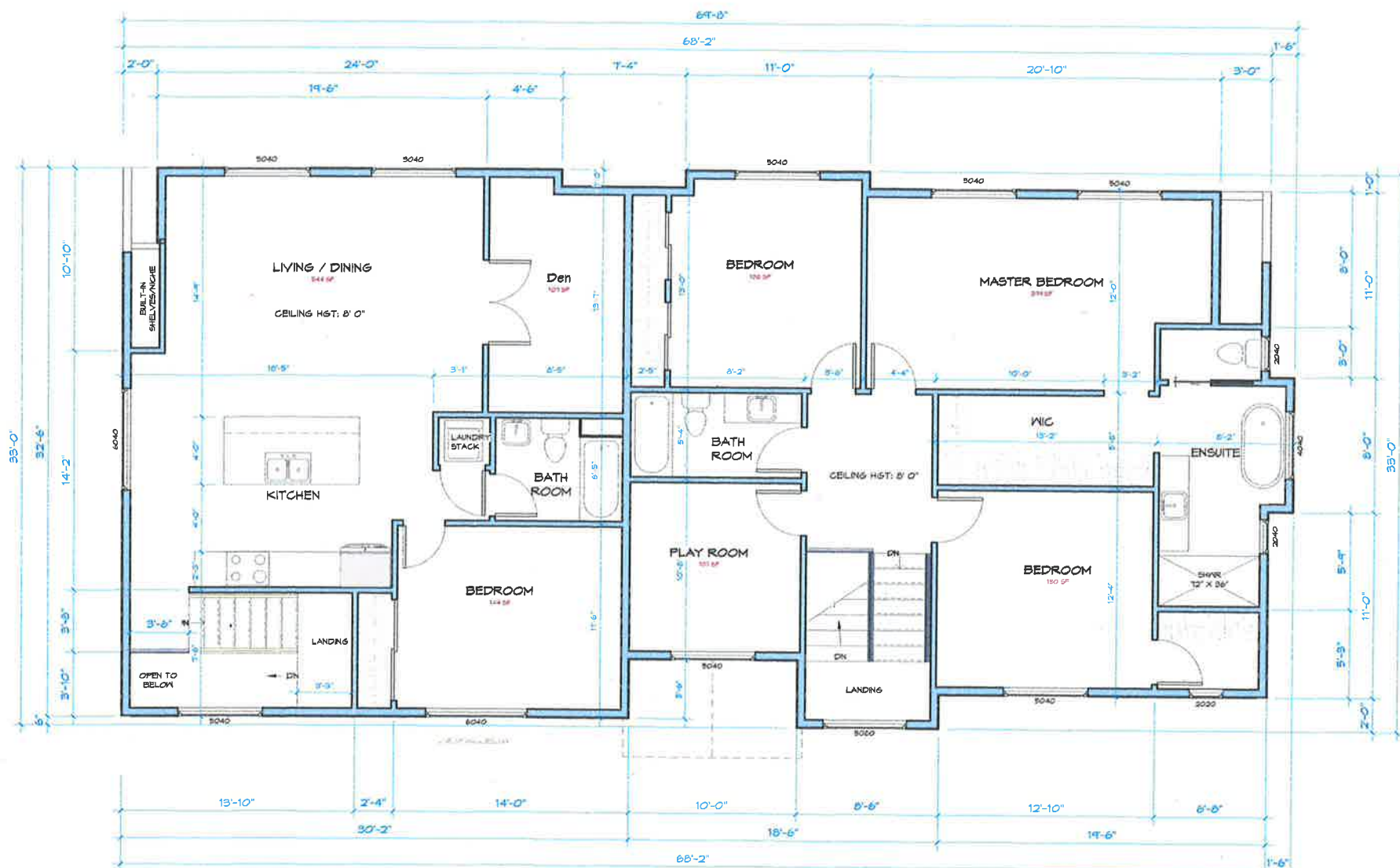


6259 Marie Meadows
Central Saanich, BC

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DATE:	ISSUED FOR:
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Main Floor Plan	
SHEET ISSUE DATE	FEB. 20, 2019
PROJECT NUMBER	1821
DRAWN BY	AJM
CHECKED BY	DE
A4	
SCALE	1/4" = 1'-0"

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① Upper Level
1/4" = 1'-0"



Villamar
DESIGN

6825A
KEYANESS ROAD
VICTORIA BC
V8M 2A7
778-951-4055

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Central Saanich, BC

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Henkel

DATE: ISSUED FOR:

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Upper Floor Plan

SHEET ISSUE DATE

FEB. 20, 2019

PROJECT NUMBER

1821

DRAWN BY

AJM

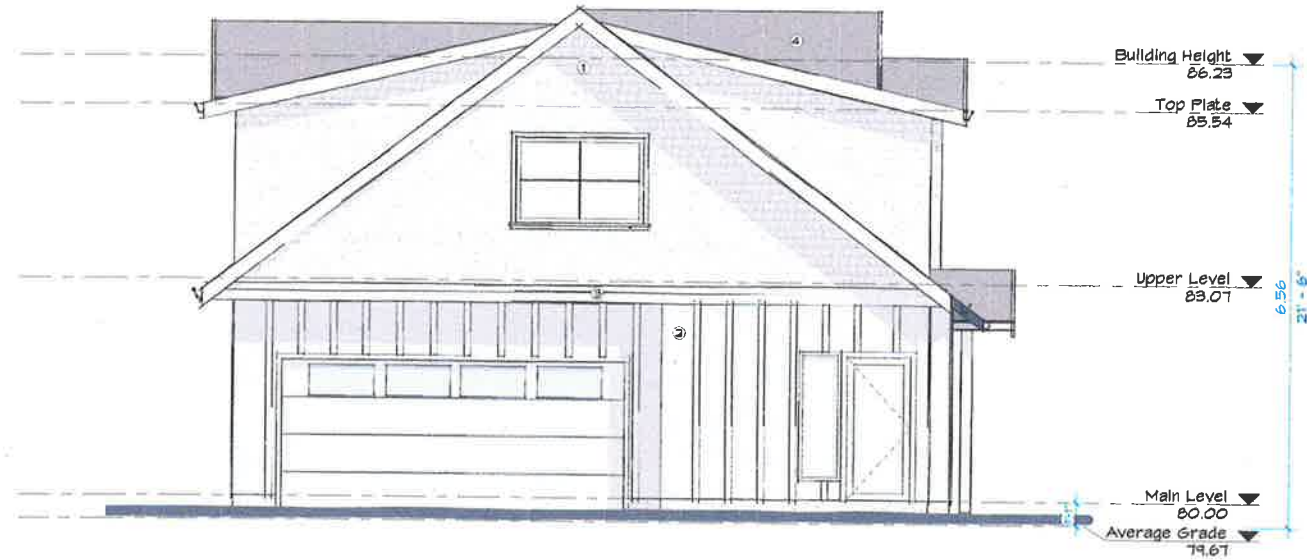
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DE

A5

SCALE 1/4" = 1'-0"

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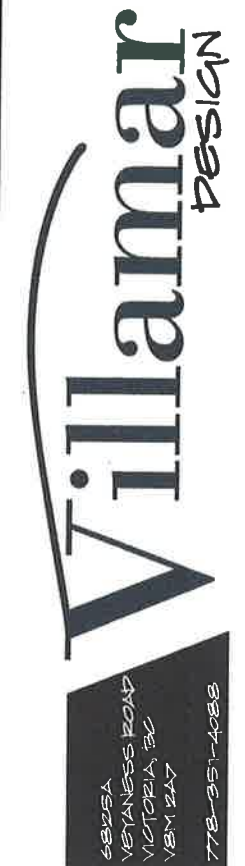
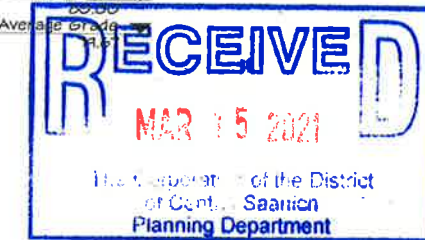
① North
1/4" = 1'-0"

MATERIAL KEY

- ① - SHINGLE SIDING - CONC. FIBRE PANEL - LIGHT GREY
- ② - BOARD & BATTEN SIDING - CONC. FIBRE PANEL - LIGHT GREY
- ③ - PAINTED WOOD - BARGE BOARD - 1X4" ON 1X10" - WHITE
- FASCIA - 1X6" - WHITE
- POSTS - 6X6" - WHITE
- LINTELS - 2X10" - WHITE
- ④ - ASPHALT ROOF SHINGLES - MALARKEY (OR EQUAL) - STORM GREY



② West
1/4" = 1'-0"



6259 Marie Meadows
Central Saanich, BC

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Elevations

SHEET DATE
FEB. 20, 2019

PROJECT NUMBER 1821
DRAWN BY AJM
CHECKED BY DE

A7

SCALE 1/4" = 1'-0"

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MATERIAL KEY

- ① - SHINGLE SIDING - CONC. FIBRE PANEL - LIGHT GREY
- ② - BOARD & BATTEN SIDING - CONC. FIBRE PANEL - LIGHT GREY
- ③ - PAINTED WOOD - BARGE BOARD - 1X4" ON 1X10" - WHITE
 - FASCIA - 1X6" - WHITE
 - POSTS - 6X6" - WHITE
 - LINTELS - 2X10" - WHITE
- ④ - ASPHALT ROOF SHINGLES - MALARKEY (OR EQUAL) - STORM GREY



① South
1/4" = 1'-0"



② East
1/4" = 1'-0"

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Elevations	
SHEET ISSUE DATE	FEB. 20, 2019
PROJECT NUMBER	1821
DRAWN BY	AJM
CHECKED BY	DE
	A8
SCALE	1/4" = 1'-0"