

Sketch Plan Of:
 Lot 2, Section 13, Range 4 East,
 South Saanich District, Plan EPP86950.
 P.I.D. 030-715-431

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD288C
 and derived from OCM 77H5694.

LOT 2 (SINGLE FAMILY W/ SUITE)

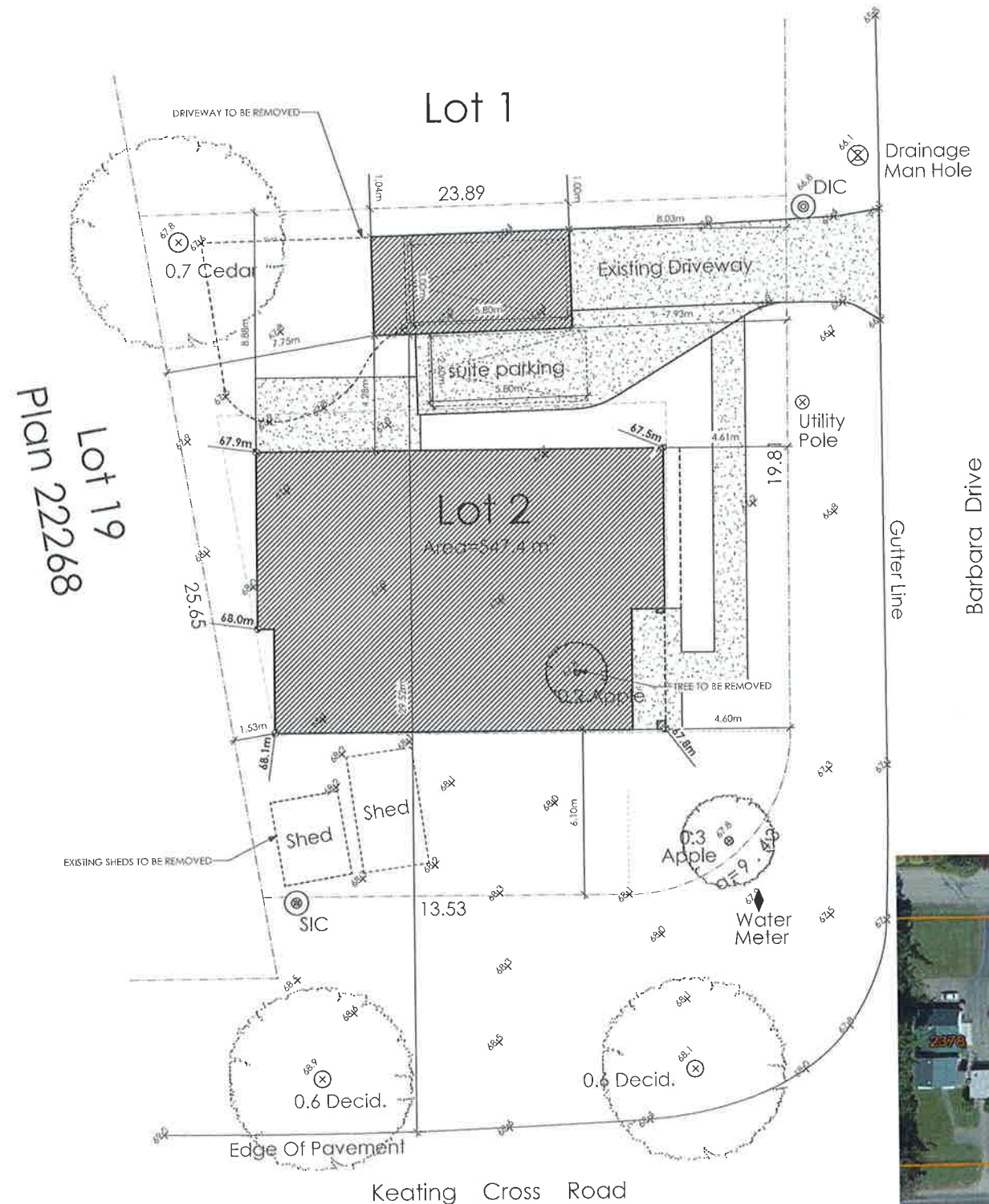
AVERAGE GRADE CALCULATION:

$$67.9 + 67.5 + 67.8 + 68.1 + 68.0 \\ = 339.3 / 5 = 67.86m$$



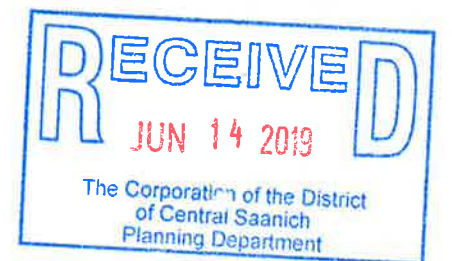
SITE DATA	R-1XS	LOT 2
ITEMS	PERMITTED	PROPOSED
LOT AREA	550.00 sq.m.	547.37 sq.m.
BUILDING HT.	8.00 m.	7.78 m.
LOT COVERAGE	40.00 %	33.73 %
LOT FRONTAGE	10.00 m.	13.53 m.
SETBACKS		
- FRONT (SOUTH)	6.00 m.	6.10 m.
- REAR (NORTH)	7.50 m.	8.88 m.
- SIDE (EAST)	4.50 m.	4.60 m.
- SIDE (WEST)	1.50 m.	1.53 m.
- TOTAL SIDE YARD	4.50 m.	6.13 m.
PROPOSED FLOOR AREA		
- UPPER FLOOR		148.02 sq.m.
- MAIN FLOOR		134.73 sq.m.
- TOTAL		282.75 sq.m.
FLOOR AREA RATIO	0.60 : 1	0.52 : 1

SITE DATA	R-1XS	Accessory Structure
ITEMS	PERMITTED	PROPOSED
LOT COVERAGE	8.00 %	4.89 %
BUILDING HT.	3.50 m.	3.44 m.
SETBACKS		
- FRONT (SOUTH)	6.00 m.	29.52 m.
- REAR (NORTH)	7.50 m.	1.00 m.
- SIDE (EAST)	4.50 m.	7.93 m.
- SIDE (WEST)	1.50 m.	7.75 m.
- TOTAL SIDE YARD	4.50 m.	15.68 m.
- ACCESSORY SEPARATION	3.00 m.	4.28 m.
PROPOSED FLOOR AREA		
- TOTAL		26.76 sq.m.



Plan 22268
Lot 19

1 Siteplan
 Scale: 1:100



Date
 June 4, 2019

Project Address
 Barbara @
 Keating Cross Road

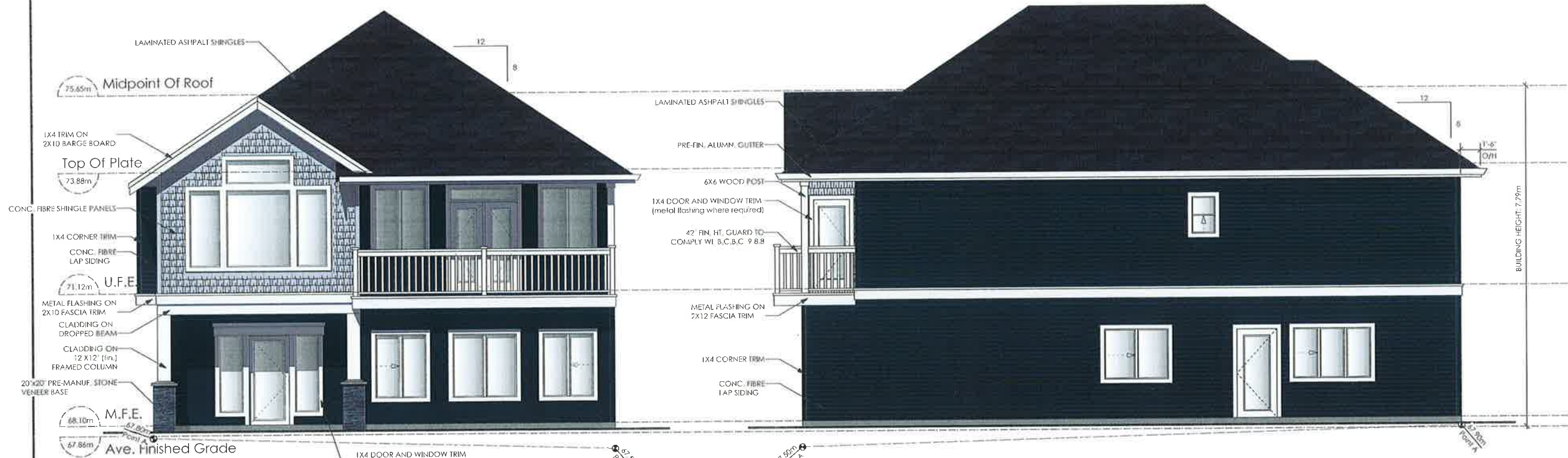
Prepared for
 Steven Bacon

Project #
 8185

Scale
 1/4" = 1'-0"

Drawn By
 MDK

Rezoning Presentation



1 **Front Elevation**
Scale: 1/4" = 1'-0"

2 **Right Side Elevation**
Scale: 1/4" = 1'-0"

- Concrete Fibre Lap Siding
Benjamin Moore: Gentlemen's Gray (BM 2062-20)
- Concrete Fibre Shingle Siding
Benjamin Moore: Sidewalk Gray (BM 2133-60)
- Laminated Asphalt Roofing Shingle
Oxford Grey
- Trim, Doors, Columns, Beams
Benjamin Moore: Snow White (BM 2122-70)



3 **Rear Elevation**
Scale: 1/4" = 1'-0"

4 **Left Side Elevation**
Scale: 1/4" = 1'-0"

RECEIVED
JUN 14 2019
The Corporation of the District
of Central Saanich
Planning Department

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Barbara @
Keating Cross Road

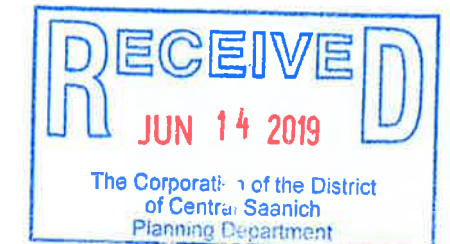
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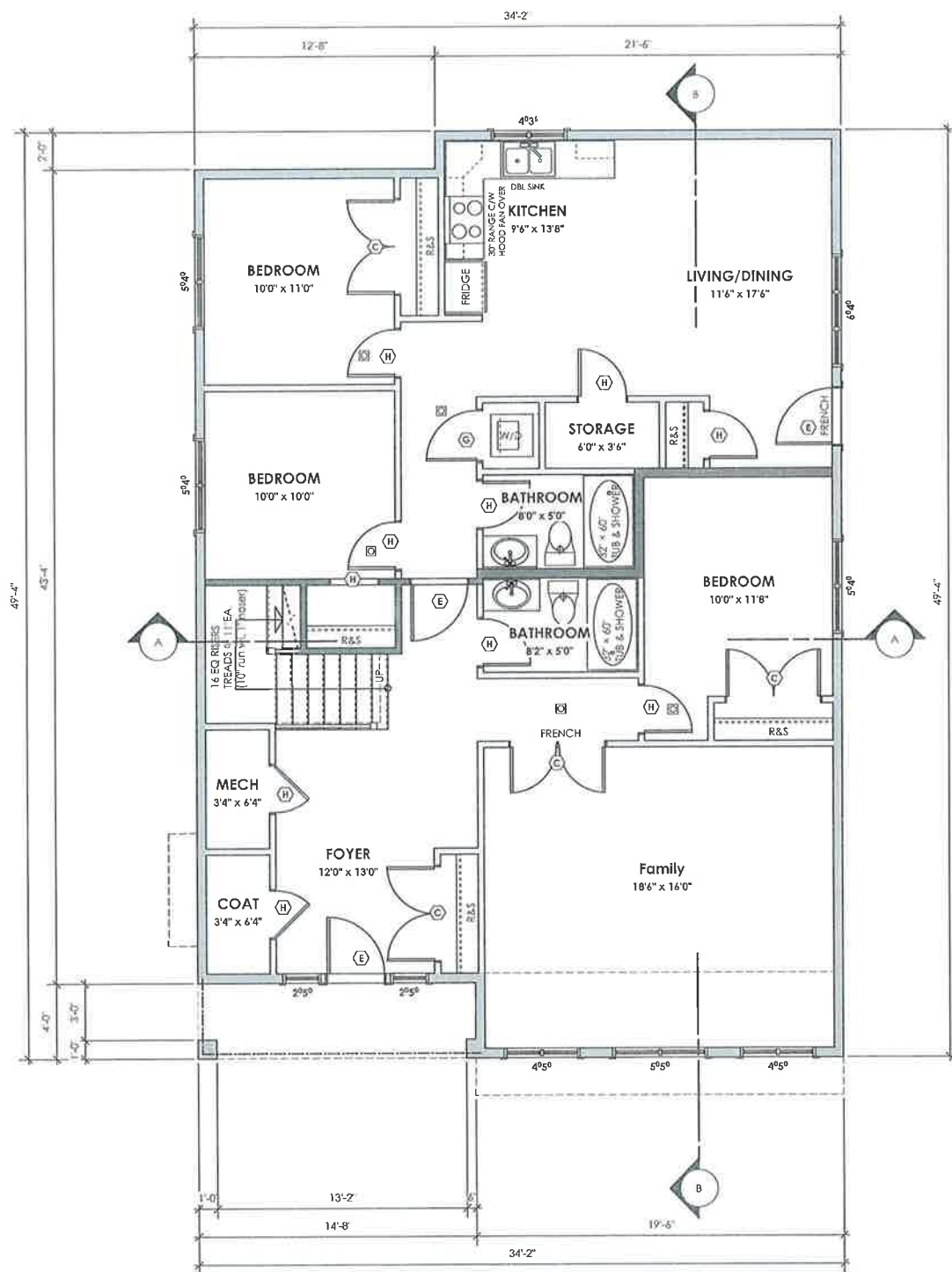
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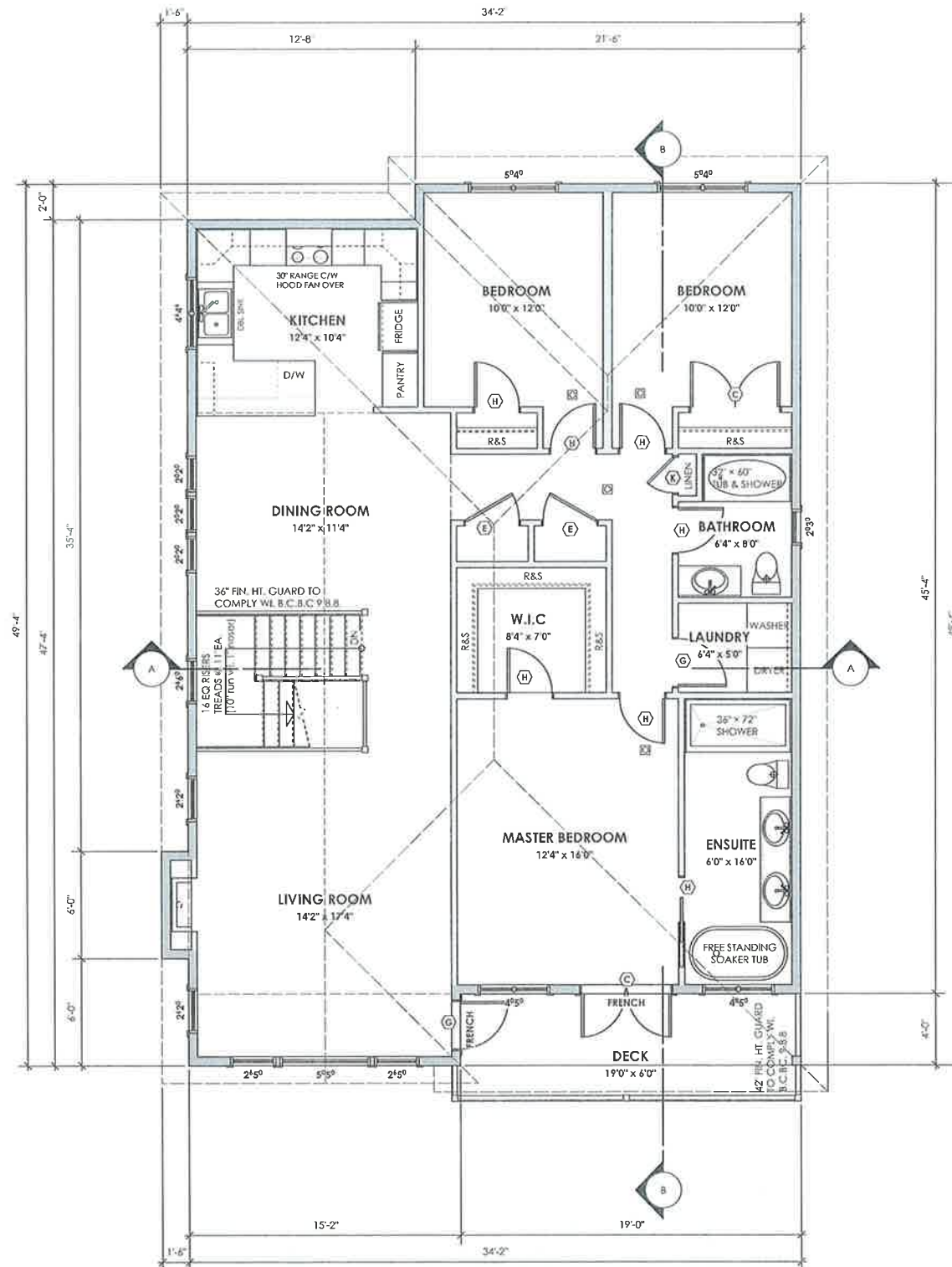


1 Main Floor Plan
Scale: 1/4" = 1'-0"

720.88 sq.ft. (66.97 sq.m.)
suite 729.35 sq.ft. (67.76 sq.m.)

NOTE: ROOM SIZES NOTED ON FLOOR PLANS ARE FOR REFERENCE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SIZES AND ARE TO BE USED FOR CONSTRUCTION

☒ Interconnected Smoke detectors to comply with BCBC 9.10.19.
Interconnected Carbon Monoxide detectors to comply with BCBC 9.32.4.2



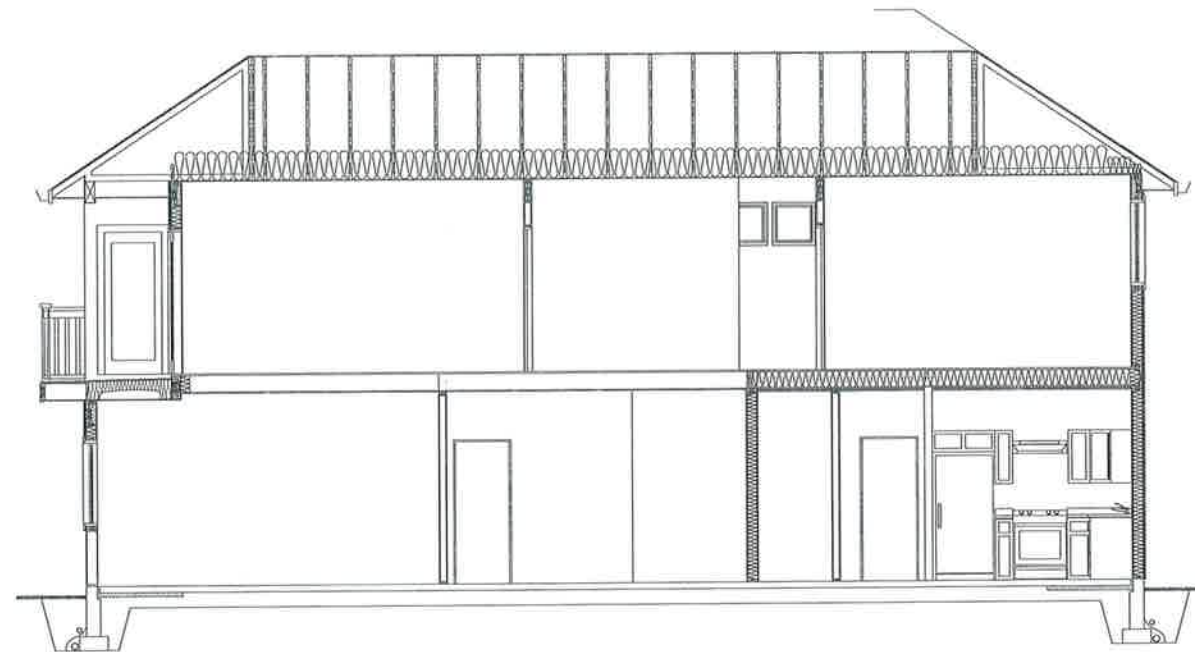
2 Upper Floor Plan
Scale: 1/4" = 1'-0"

1593.22 sq.ft. (148.02 sq.m.)

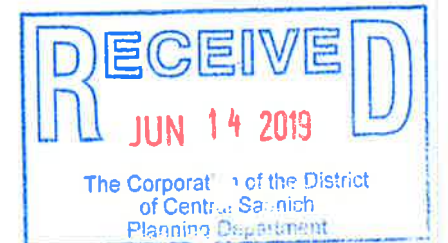
Rezoning Presentation



1 Section A-A
Scale: 1/4" = 1'-0"



2 Section B-B
Scale: 1/4" = 1'-0"



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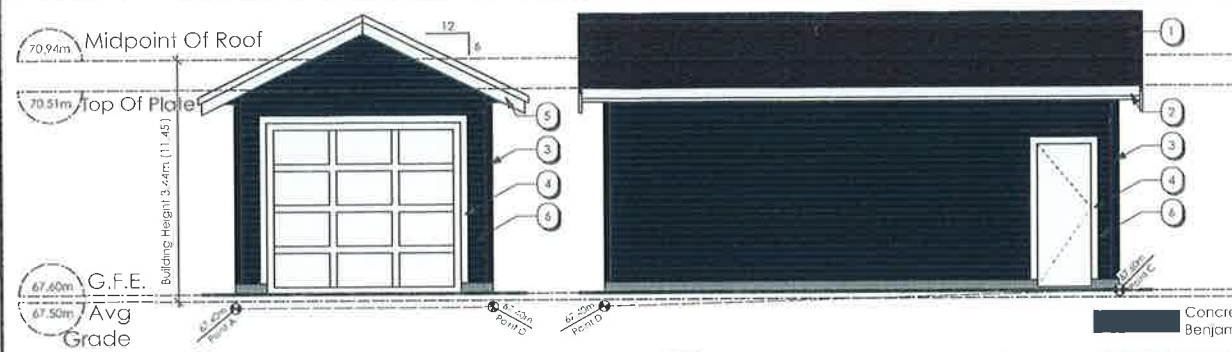
Scale

1/4" = 1'-0"

Drawn By

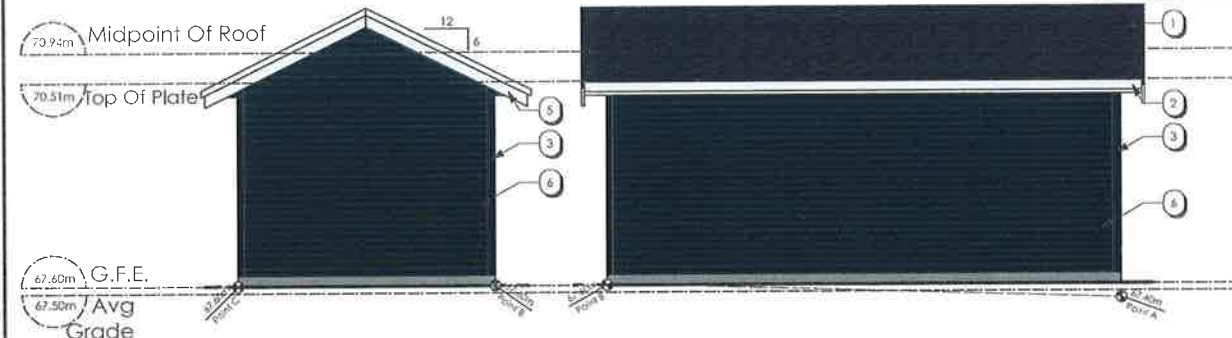
MDK

Rezoning Presentation



1 East Elevation
Scale: 1/4" = 1'-0"

2 North Elevation
Scale: 1/4" = 1'-0"



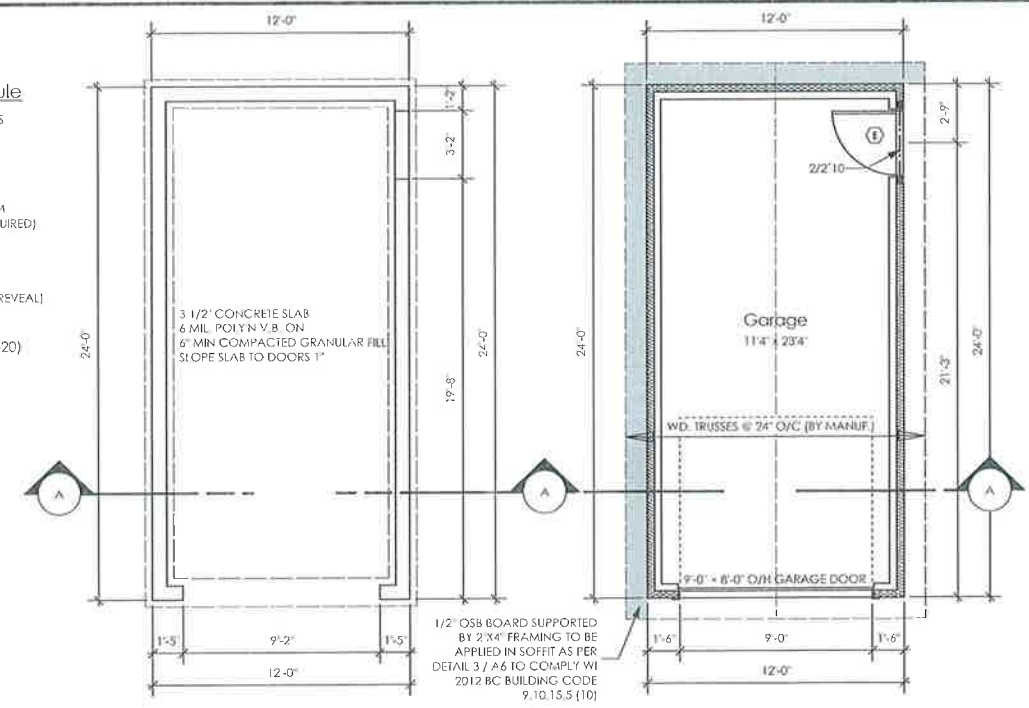
3 West Elevation
Scale: 1/4" = 1'-0"

4 South Elevation
Scale: 1/4" = 1'-0"

Exterior Finish Schedule

- 1 LAMINATED ASPHALT SHINGLES
- 2 PRE-FIN. ALUMIN. GUTTER
- 3 1x4 CORNER TRIM
- 4 1x4 DOOR AND WINDOW TRIM (METAL FLASHING WHERE REQUIRED)
- 5 1x4 TRIM ON 2x10 BARGE BOARD
- 6 HARDBLANK LAP SIDING (4" REVEAL)

- Concrete Fibre Lap Siding
Benjamin Moore: Gentlemen's Gray (BM 2062-20)
- Concrete Fibre Shingle Siding
Benjamin Moore: Sidewalk Gray (BM 2133-60)
- Laminated Asphalt Roofing Shingle
Oxford Grey
- Trim, Doors, Columns, Beams
Benjamin Moore: Snow White (BM 2122-70)



5 Foundation Plan
Scale: 1/4" = 1'-0"

6 Floor Plan
Scale: 1/4" = 1'-0"
Garage 288.00 sq.ft. (26.76 sq.m.)

Section Notes

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 1/2" ORIENTED STRAND BOARD C/W W CLIPS WD TRUSSES (DESIGNED BY MANUF.) 5/8" GYPSUM BOARD
- R2. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (see contractor)

Foundation Walls

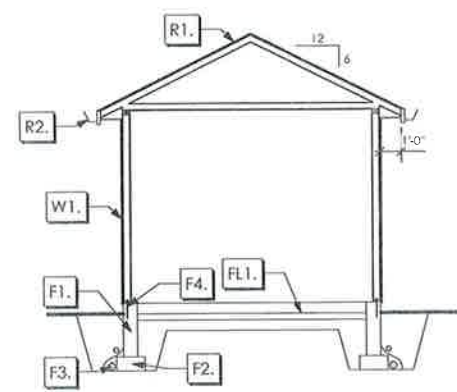
- F1. 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16" X 8" CONC. FOOTINGS C/W 2 (TWO) 15M BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 40 FT. o/c MAX c/w SILL GASKETS

Walls

- W1. CONC. FIBRE BOARD ON 9.5mm (3/8") AIR SPACE / STRAPPING 3/8" x 2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A,B.) (TYVEK OR EQ.) 1/2" ORIENTED STRAND BOARD 2x4 STUDS @ 16" O/C 1/2" GYPSUM BOARD (refer to details on D1)

Floors

- FL1. 3 1/2" CONCRETE SLAB 6 MIL. POLYIN V.B. ON 6" COMPACTED GRAVEL OR SAND SLOPE 1" TOWARDS DOOR



7 Section A-A
Scale: 1/4" = 1'-0"

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

Wall Legend

- 2' X 4" EXTERIOR WALL
- 8" THK. CONC. FOUNDATION WALL
- 16" X 8" CONC. STRIP FOOTING
- BUILT-UP WD. POST
- BUILT-UP WD. POST TO SUPPORT LOAD FROM ABOVE
- POINT LOAD ON BEAM FROM ABOVE

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER. STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR AND INTERIOR WALL BRACING TO RESIST LATERAL LOADS IN COMPLIANCE WITH B.C. BUILDING CODE 9.23.13, AND SUPPLY DETAILS IF REQUIRED

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