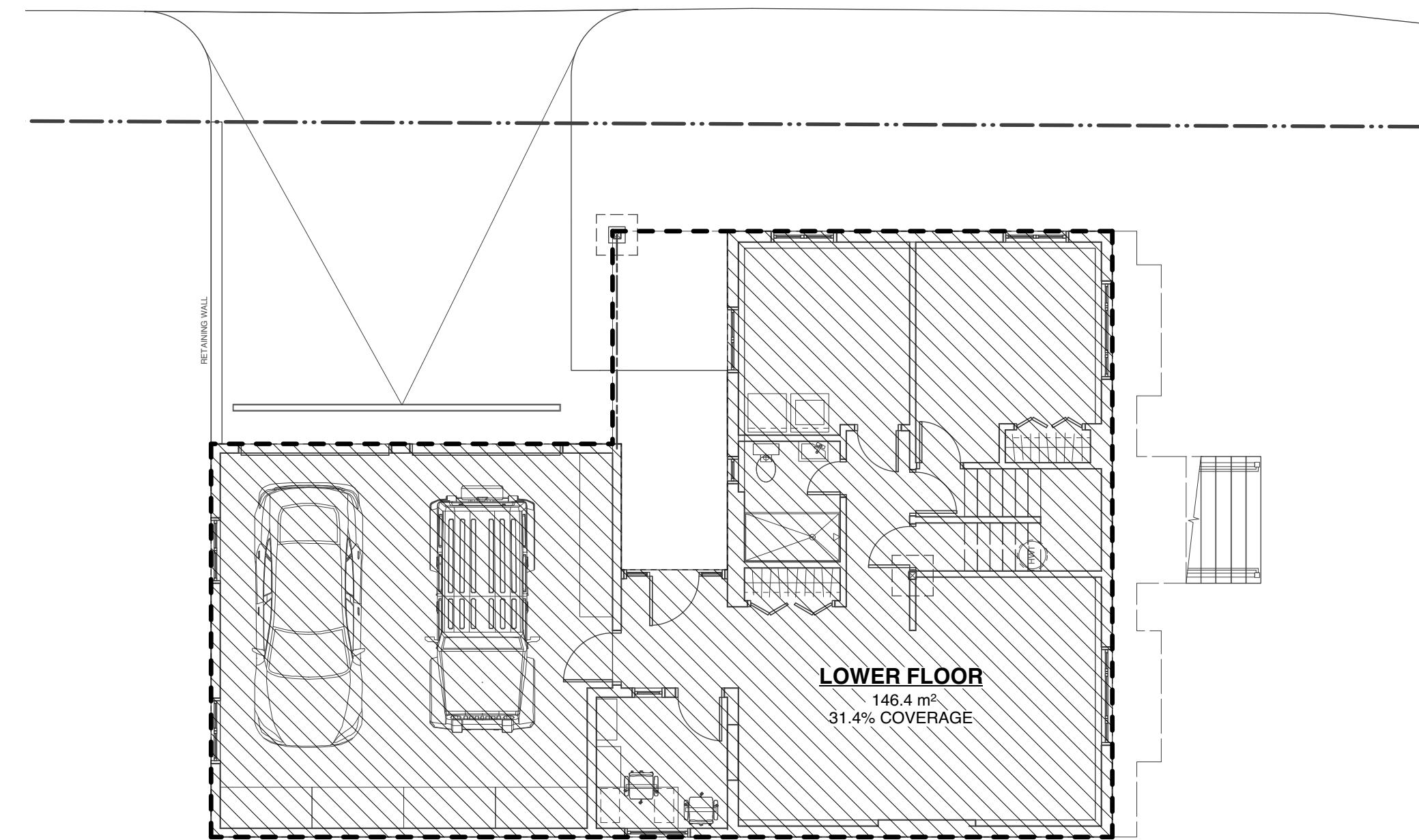
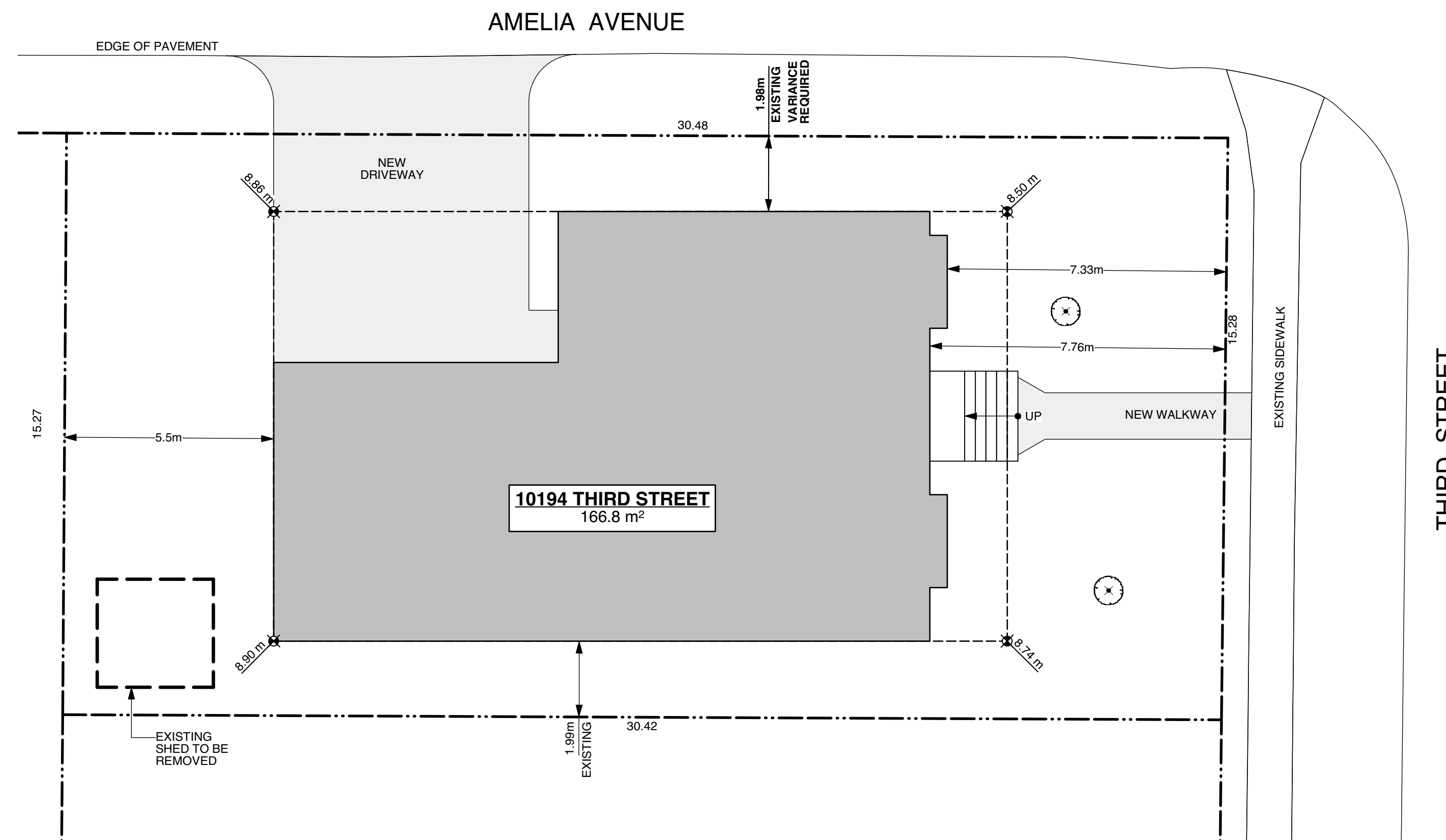


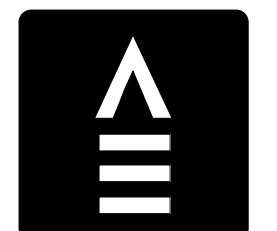
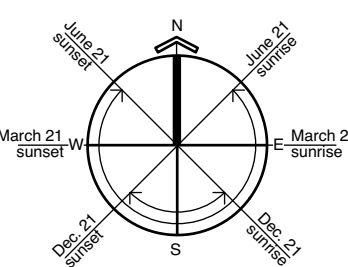
3 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1:100



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DRAWING LIST	
A1.00	SITE PLAN & PROJECT DATA
A2.00	FLOOR PLANS
A3.00	SOUTH & EAST ELEVATIONS
A4.00	NORTH & WEST ELEVATIONS

GENERAL NOTES	
1.	ALL WORK TO CONFORM TO 2018 BRITISH COLUMBIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, BYLAWS AND STANDARDS.
2.	ALL DIMENSIONS ARE IN IMPERIAL (FEET & INCHES).
3.	DO NOT SCALE FROM DRAWINGS!

PROJECT DATA	
LEGAL DESCRIPTION: LOT 4, BLOCK E, SECTION 13, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1197A, P.I.D. 000-496-022	
LOT SIZE: 0.04 HECTARES / 0.11 ACRES / 465.04 m²	
ZONING: R2	
BUILDING AREA: 166.8 m²	
GROSS FLOOR AREA:	
• LOWER FLOOR: 146.4 m²	
• UPPER FLOOR: 142.3 m²	
• TOTAL: 288.7 m²	
LOT COVERAGE:	
• LOWER FLOOR: 31.4%	
• UPPER FLOOR: 30.5%	
• OVERALL: 35.8% VARIANCE REQUIRED	
FLOOR AREA RATIO: 0.62	
SETBACKS:	
• FRONT YARD - EAST: 7.76 m	
• REAR YARD - WEST: 5.50 m	
• INTERIOR SIDE YARD - SOUTH: 1.99 m	
• EXTERIOR SIDE YARD - NORTH: 1.98 m VARIANCE REQUIRED	
AVERAGE NATURAL GRADE: 8.76 m	
AVERAGE FINISHED GRADE: 8.75 m	
BUILDING HEIGHT: 7.67 m	

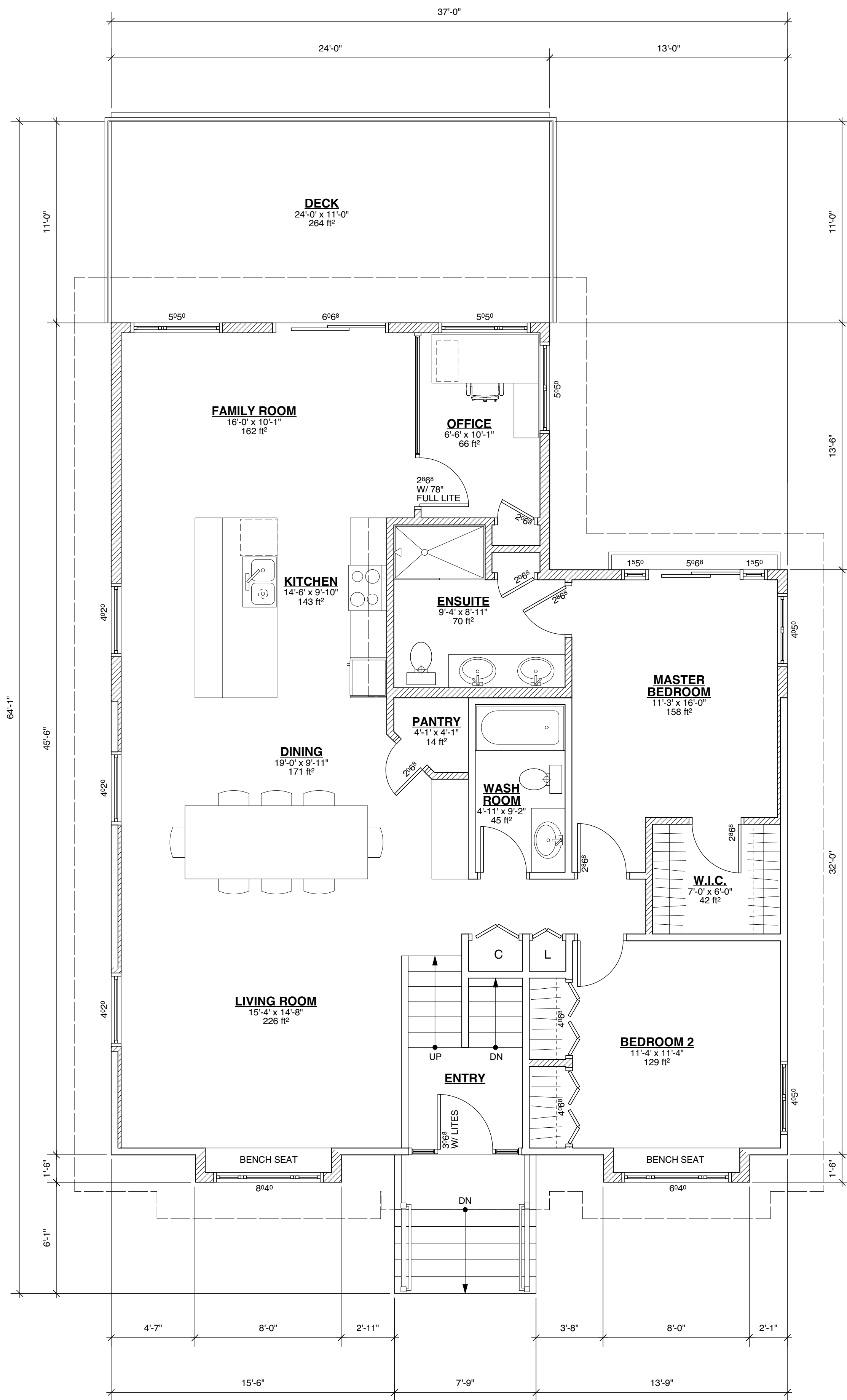
Rev	Date	Description
17Nov20		Development Variance Permit

Checked: AJF
Drawn: RJC
Scale: AS NOTED
Date: NOVEMBER 17, 2020
Project Name: **BECKHAM RENOVATION**
10194 THIRD STREET, SIDNEY, BC V8L 3B8

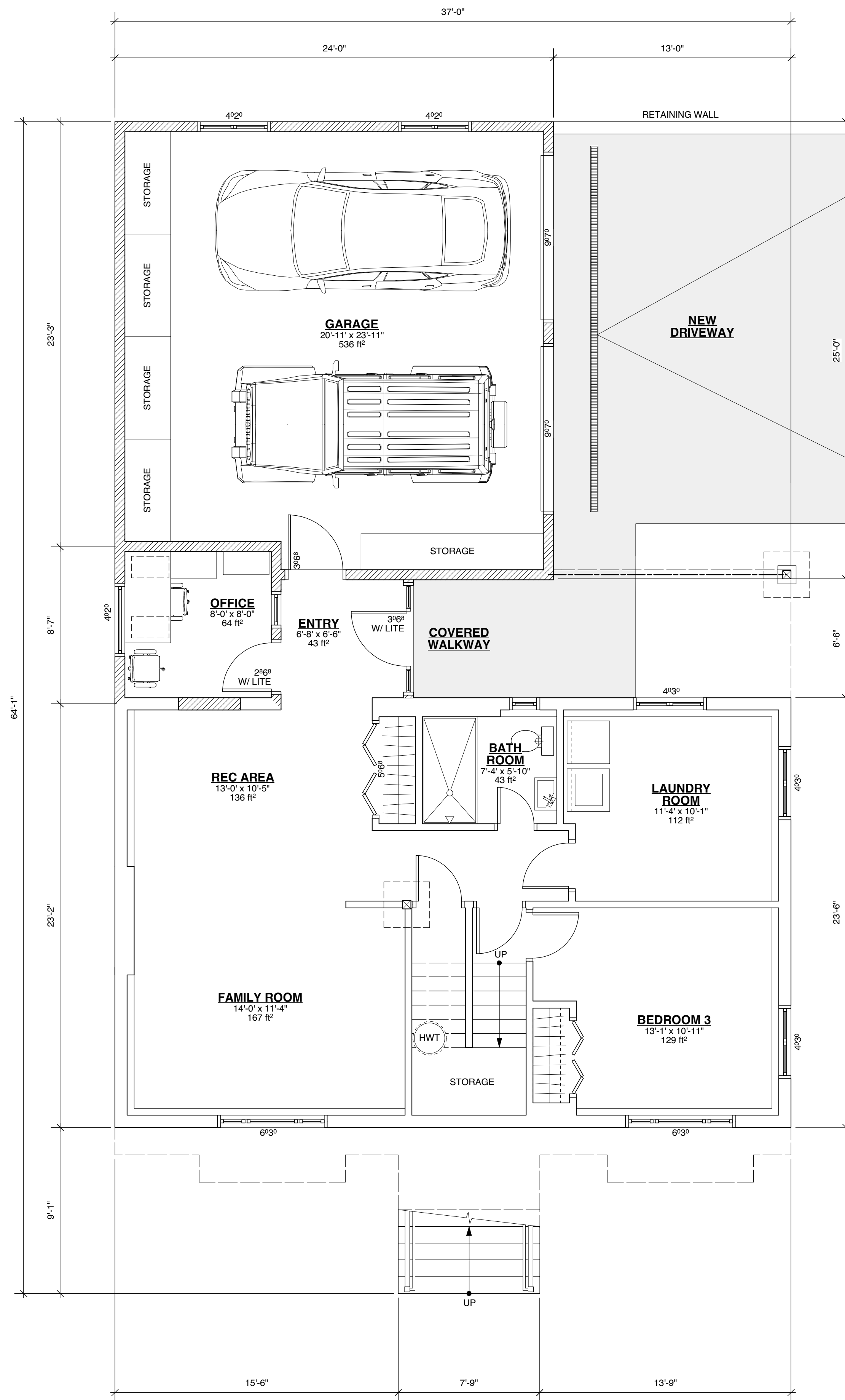
SITE PLAN & PROJECT DATA

Drawing No. **A1.00**
Project No. **20385**

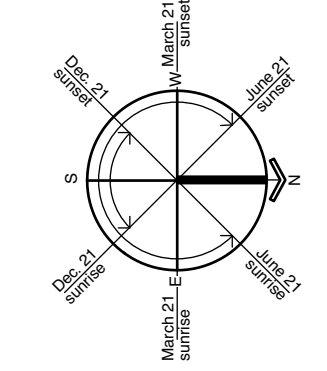
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2 UPPER FLOOR PLAN
A2.00 SCALE: 1/4" = 1'-0"



1 LOWER FLOOR PLAN
A2.00 SCALE: 1/4" = 1'-0"



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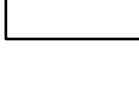

Project Name
BECKHAM RENOVATION
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 SIDNEY, BC V8L 3B8

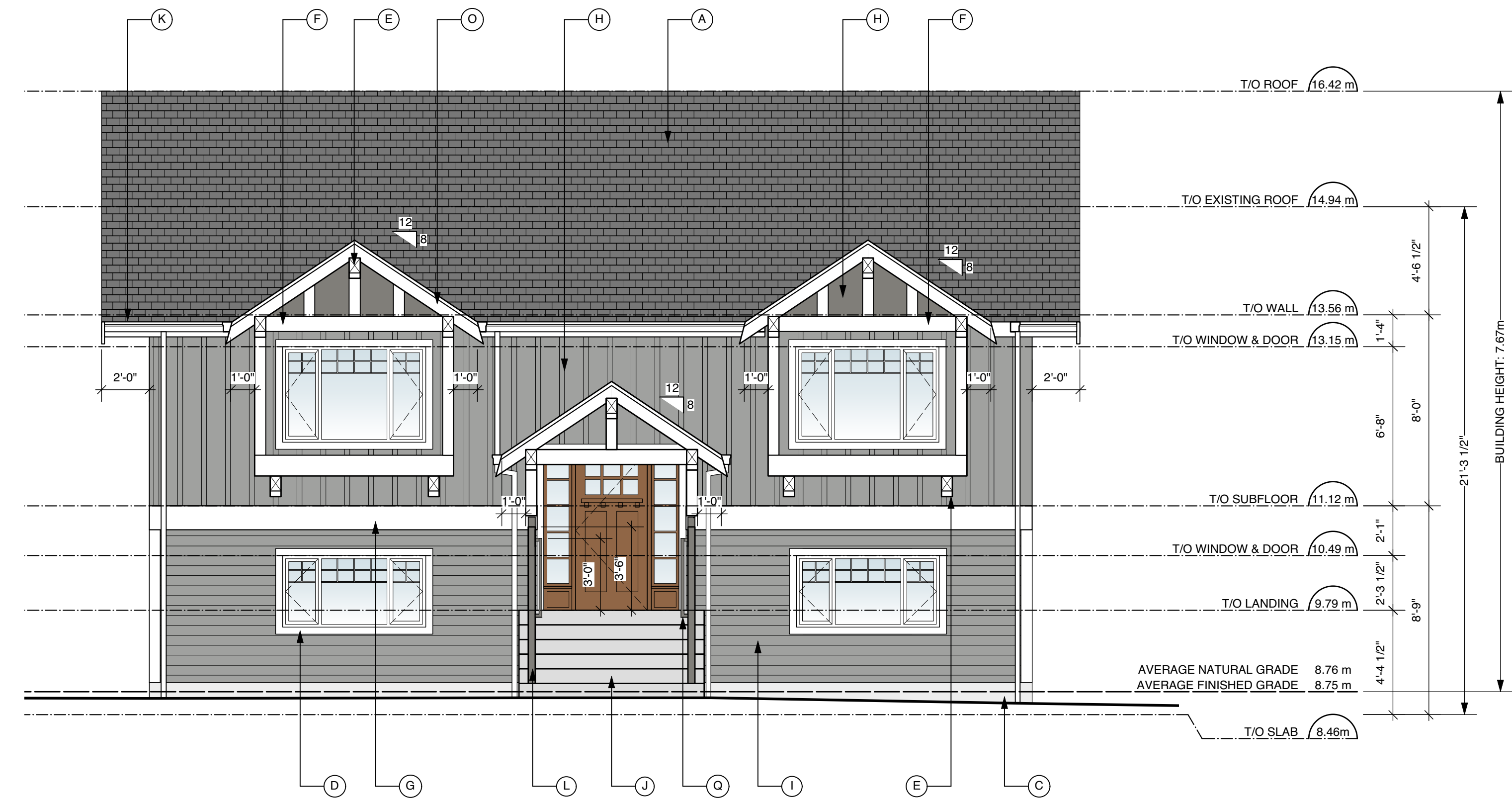
Drawing Title
FLOOR PLANS

Drawing No. **A2.00**
 Project No. **20385**

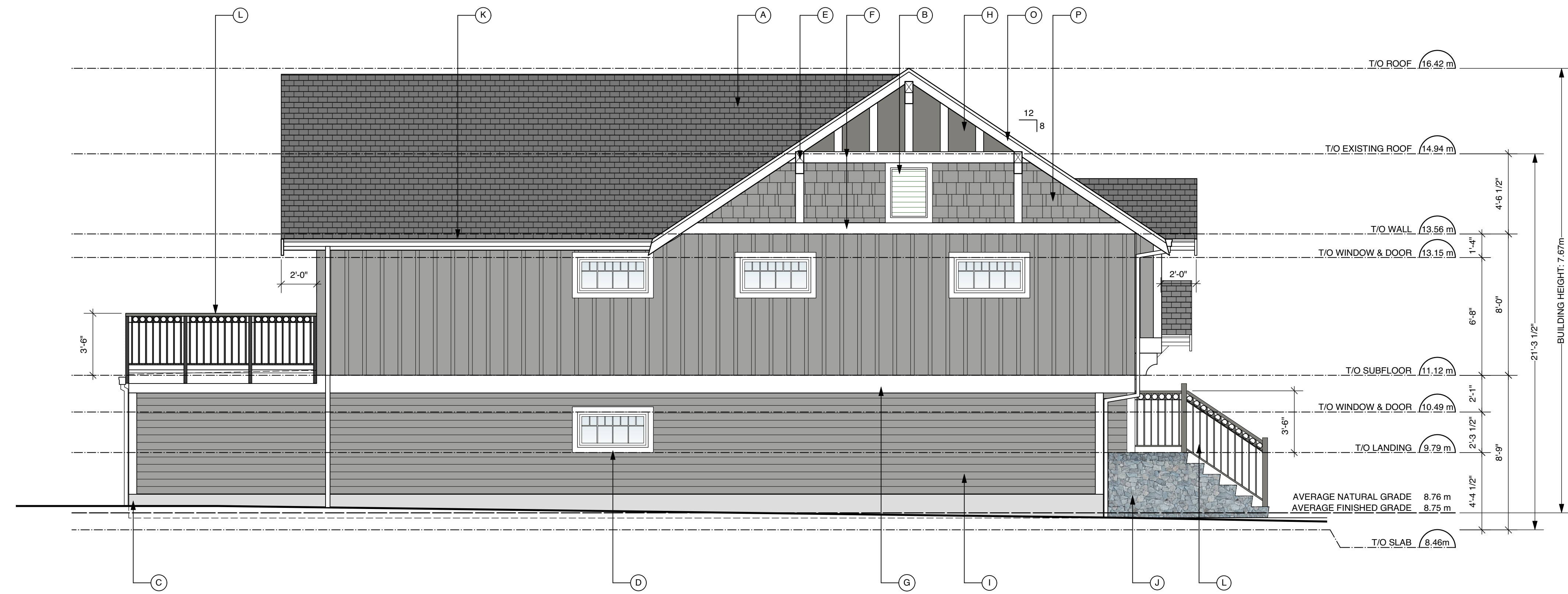
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- MATERIALS LEGEND**
- A. FIBREGLASS SHINGLES.
 - B. GABLE VENT.
 - C. EXPOSED CONCRETE.
 - D. 3 1/2" DOOR, WINDOW & CORNER TRIM.
 - E. WOOD CORBEL.
 - F. 2x8 COMBED FACE SPRUCE BELLY BAND.
 - G. 2x10 COMBED FACE SPRUCE BELLY BAND.
 - H. FIBRE CEMENT BOARD AND BATTEN SIDING.
 - I. HORIZONTAL FIBRE CEMENT LAP SIDING.
 - J. CAST IN PLACE CONCRETE STAIRS WITH LEDGESTONE VENEER. UPSTAND TO HAVE CONCRETE OR NATURAL STONE CAP.
 - K. PREFINISHED ALUMINUM EAVESTROUGH WITH LEAF GUARD AND RAINWATER LEADER.
 - L. 42" HIGH PREFINISHED METAL GUARD IT 3/4" PICKETS WITH MIN 4" SPACING.
 - M. JULIET BALCONY - 42" HIGH PREFINISHED METAL GUARD IT 3/4" PICKETS WITH MIN 4" SPACING.
 - N. 4x4 KNEE BRACE.
 - O. 8" COMBED FACE SPRUCE BARGEBOARD.
 - P. CEDAR SHAKE CLADDING.
 - Q. 36" HIGH 1 1/2" Ø HANDRAIL.
 - R. 6x8 WOOD POST ON CONCRETE UPSTAND WITH LEDGESTONE VENEER AND CONCRETE OR NATURAL STONE CAP.

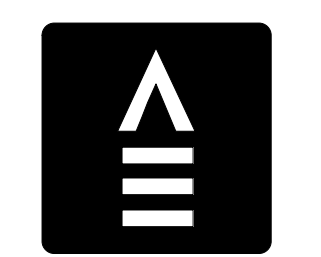
- COLOUR PALETTE**
-  FIELD COLOUR: ASPHALT BENJAMIN MOORE CC-548
 -  ACCENT COLOUR: STORM BENJAMIN MOORE AF-700
 -  TRIM COLOUR: SNOW WHITE BENJAMIN MOORE OC-66
 -  STONE: ARBUTUS FIELDSTONE K2 STONE



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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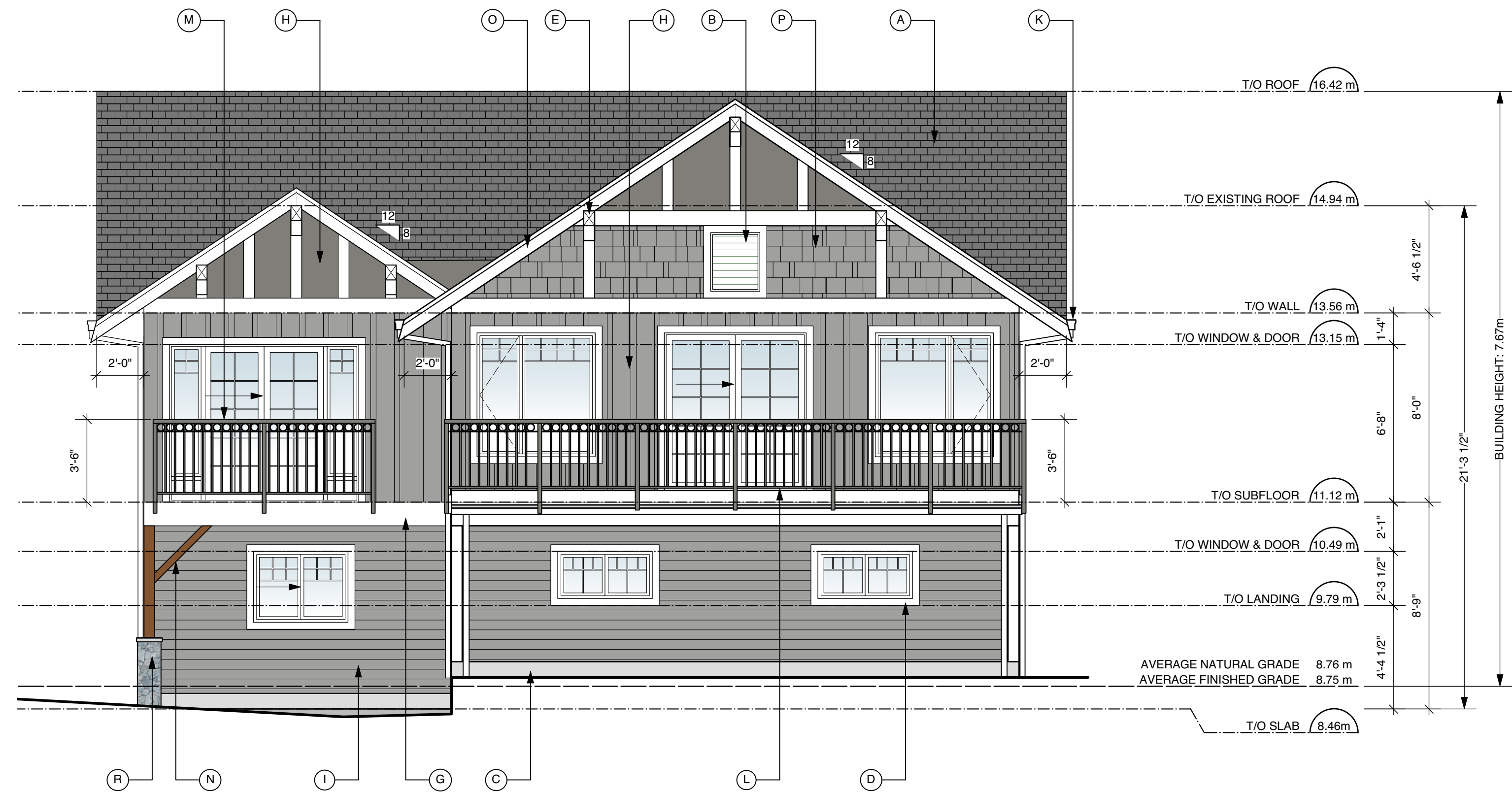
Drawing Title
SOUTH & EAST ELEVATIONS

Drawing No. **A3.00**
Project No. **20385**

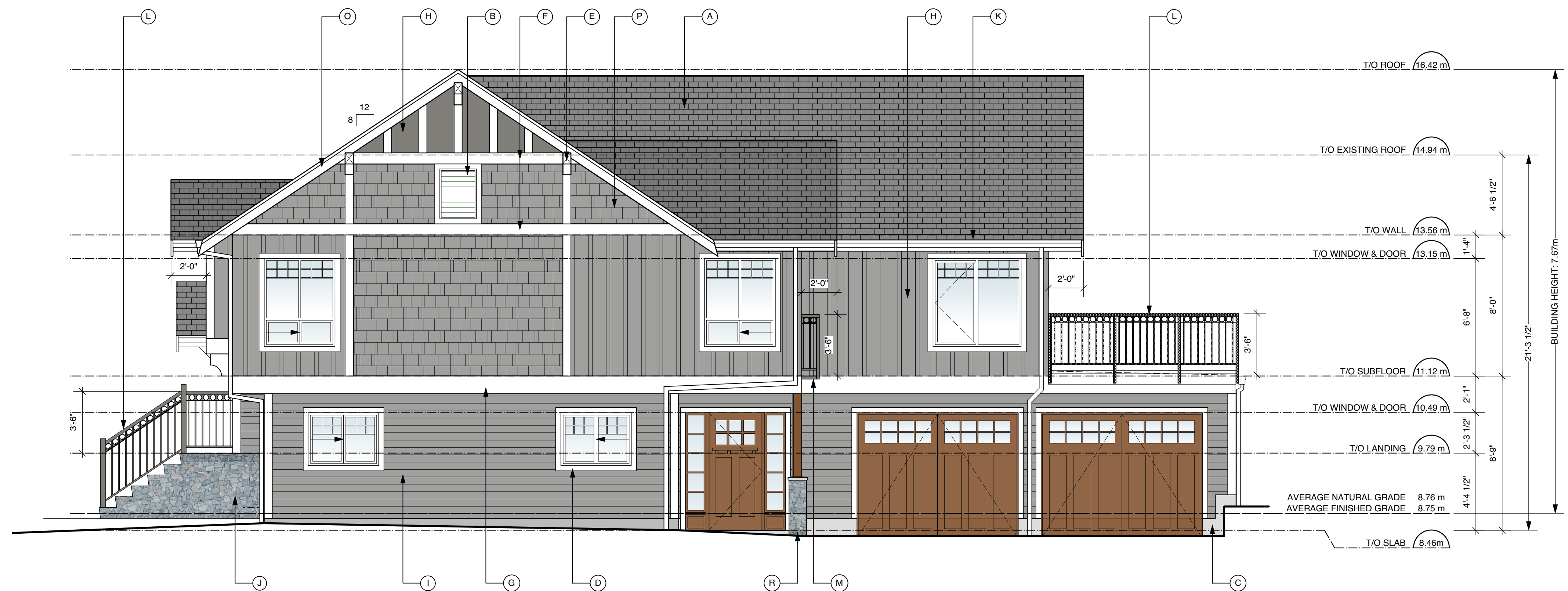
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 - STONE: ARBUTUS FIELDSTONE K2 STONE



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Project Name: **BECKHAM RENOVATION**
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Drawing Title: **NORTH & WEST ELEVATIONS**

Drawing No. **A4.00**
 Project No. **20385**

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