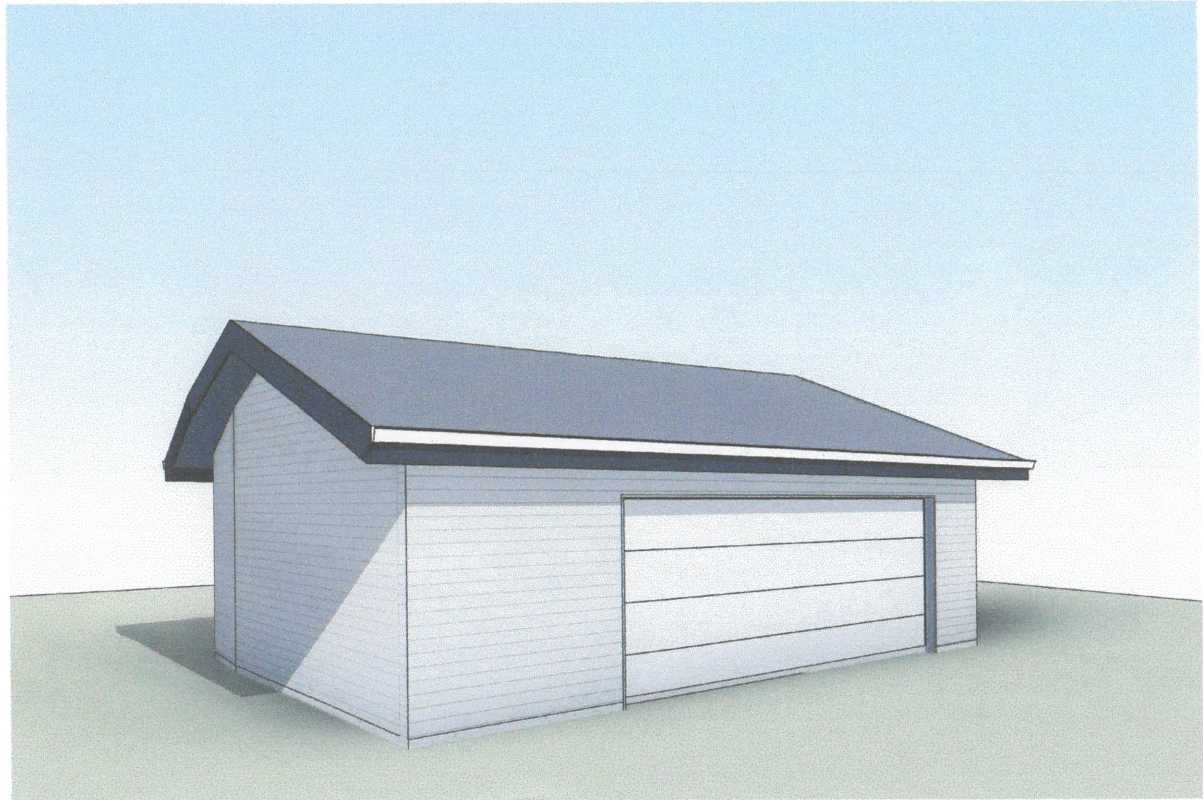
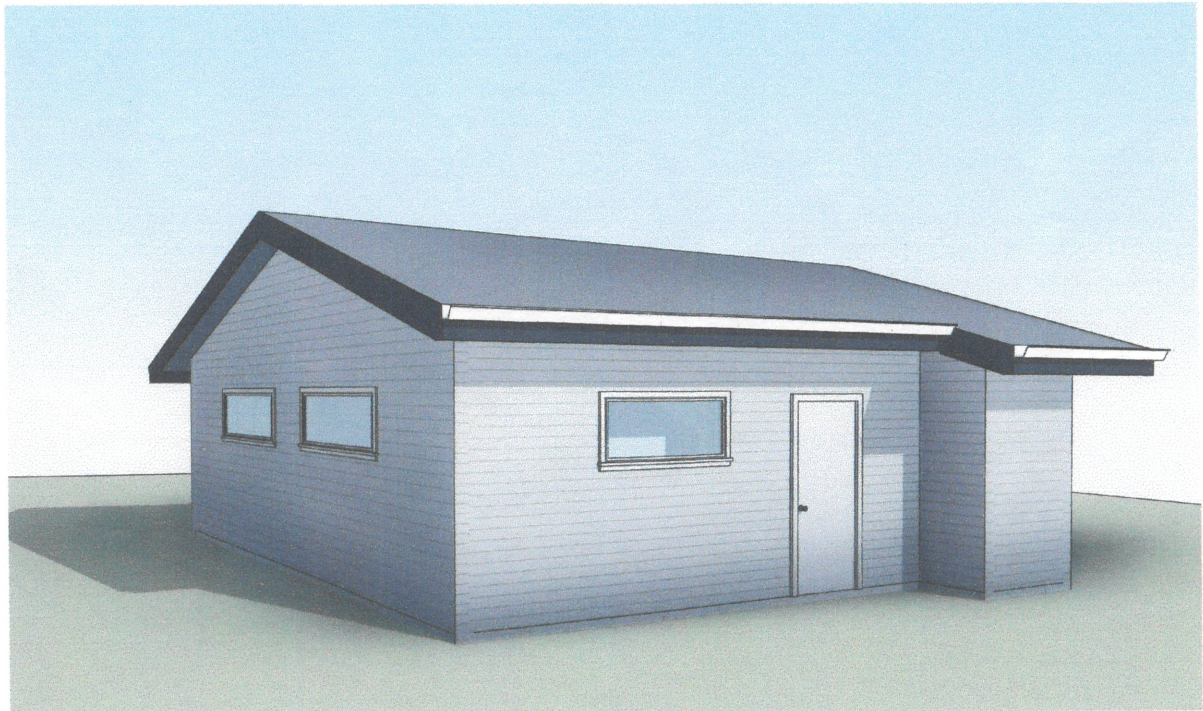




1 3D VIEW 1



2 3D VIEW 2

PROJECT DATA
PROPERTY OWNERS: ANDREA BOARDMAN
CIVIC ADDRESS: 1124 NORMA COURT, VICTORIA, BC V9A 5A3
LEGAL DESCRIPTION: LOT 7, SECTION 11, ESQUIMALT DISTRICT, PLAN VIP 11619
PID#: 003-843-017
ZONE: RD-4
PROJECT DESCRIPTION: NEW GARAGE ADDITION

SCOPE OF WORK: NEW GARAGE ADDITION

SITE DATA
SITE AREA: 726.7m²
AVERAGE GRADE: 36.2m
PRINCIPAL RESIDENCE AREA (EXISTING): 105.1m²

NEW GARAGE HEIGHT:	Allowed: 3.6m	Existing: -	Proposed: 3.60m
GARAGE LOT COVERAGE:	10%	-	6.30%
TOTAL LOT COVERAGE: (INCL. DECKS)	30%	-	24.94%
FLOOR AREA RATIO: (THE GARAGE AREA IS EXCLUDED BASED ON SECTION 14, BYLAW NO. 2498)	35%	19.77%	-
REAR YARD COVERAGE:	25%	-	11.85%

FLOOR AREAS			
Level	Name	Area m2	Area SF
GARAGE FLOOR	Area	41.5	446.7

SETBACKS:	MINIMUM:	PROPOSED:	MEETS CRITERIA?
FRONT (SOUTH):	-	15.30m	Y
REAR (NORTH):	7.5m	9.0m	Y
SIDE (EAST):	1.5m	1.51m	Y
SIDE (WEST):	1.5m	14.05m	Y
MIN. GARAGE SEPARATION: (FROM PRINCIPAL RESIDENCE)	2.5m	1.89m	N**
MIN. GARAGE SEPARATION: (FROM NEW EXTERIOR STAIRS)	2.5m	1.89m	N**

** VARIANCE IS REQUIRED

Sheet List	
Sheet Number	Sheet Name
A1	COVER
A2	SITE
A3	GARAGE FLOOR PLAN
A4	ELEVATIONS

VICINITY MAP - COURTESY OF ESQUIMALT GIS



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6825A
WESTANESS ROAD
VICTORIA, BC
V8M 2A7
778-951-4088

1124 NORMA COURT

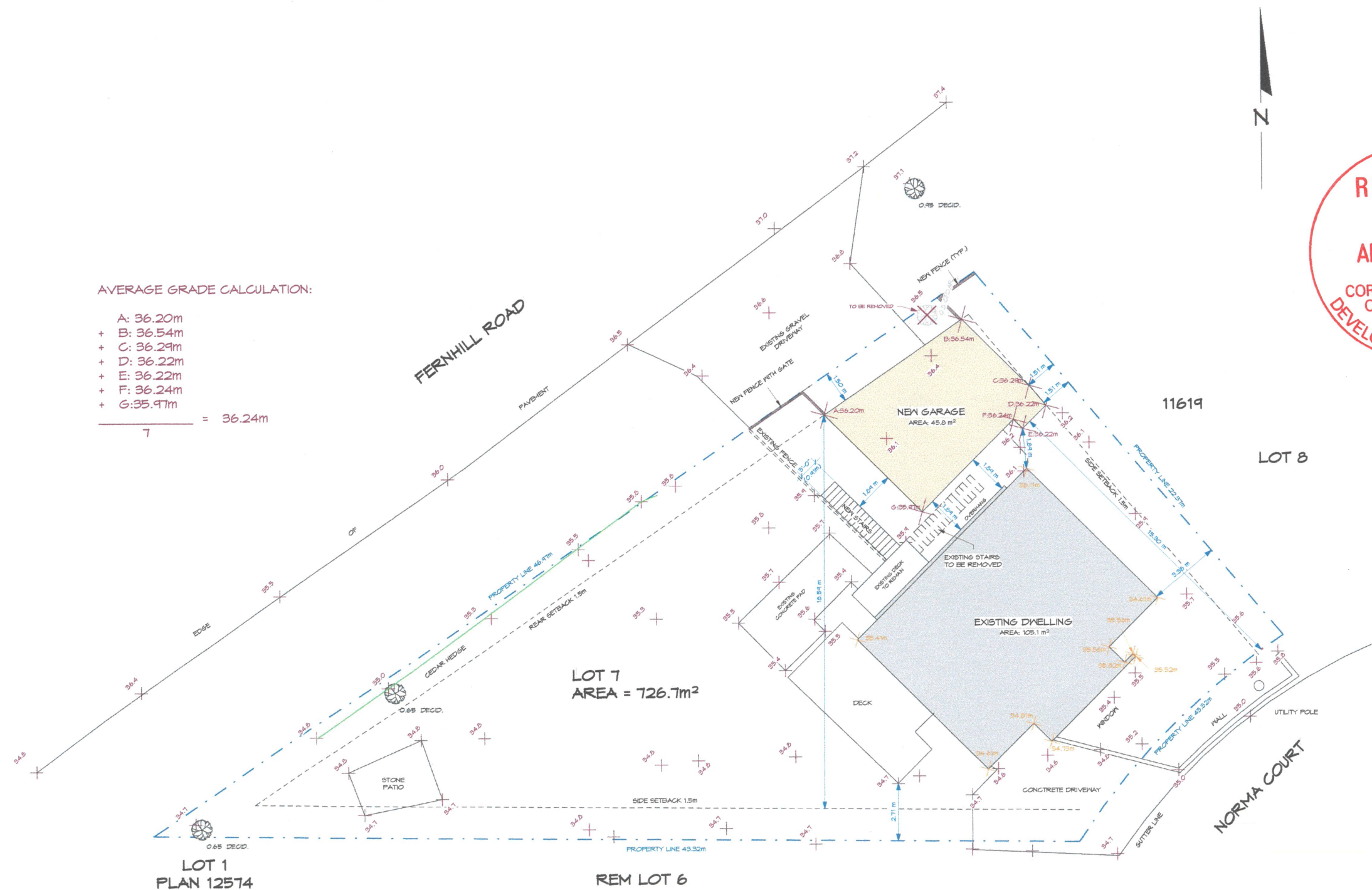
ANDREA BOARDMAN

BOARD OF VARIANCE/ DEVELOPMENT PERMIT

DATE	ISSUED FOR
2023-04-05	BOV/DP

COVER

SHEET ISSUE DATE	
2023-04-05	
PROJECT NUMBER	2225
DRAWN BY	SV/DD
CHECKED BY	DE
A1	
SCALE	As Indicated



① SITE PLAN
1 : 100



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COURT

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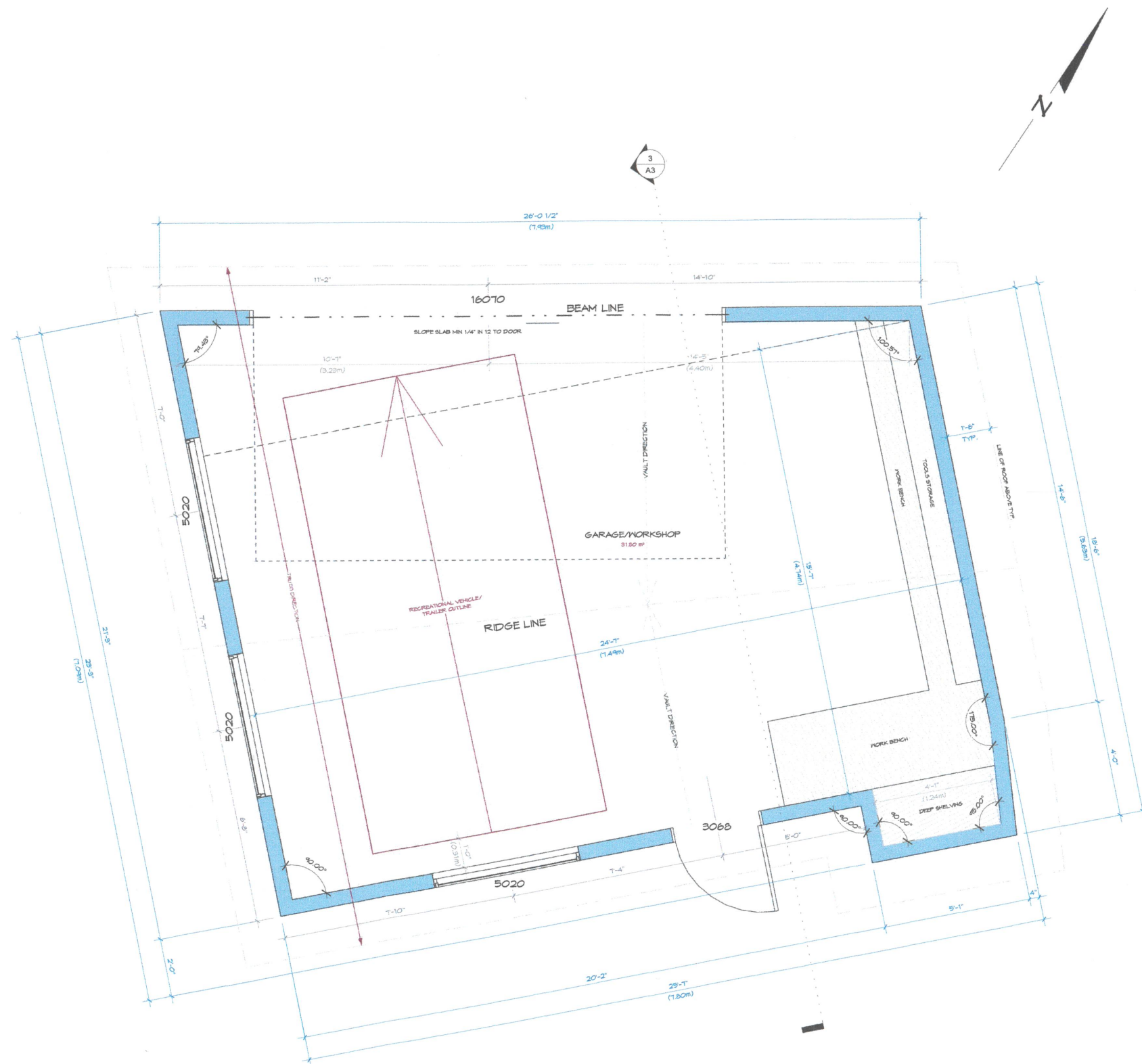
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VARIANCE/
DEVELOPMENT
PERMIT

DATE	ISSUED FOR
2023-04-05	BOV/DP

SITE

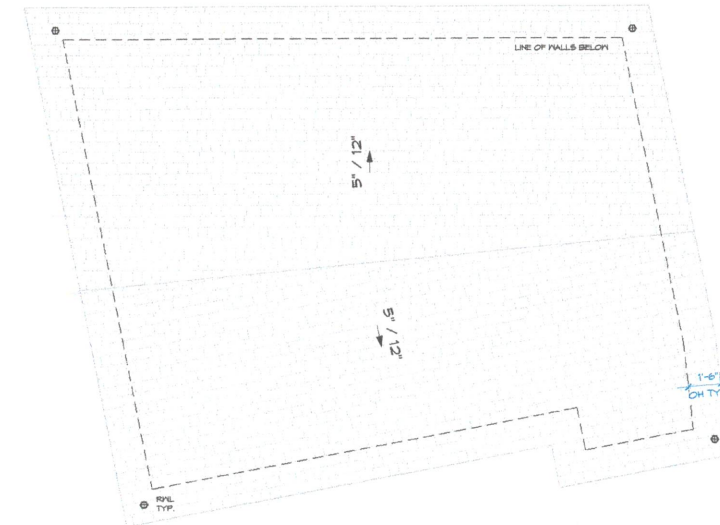
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PROJECT NUMBER	2225
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CHECKED BY	DE
SCALE	As Indicated

A2

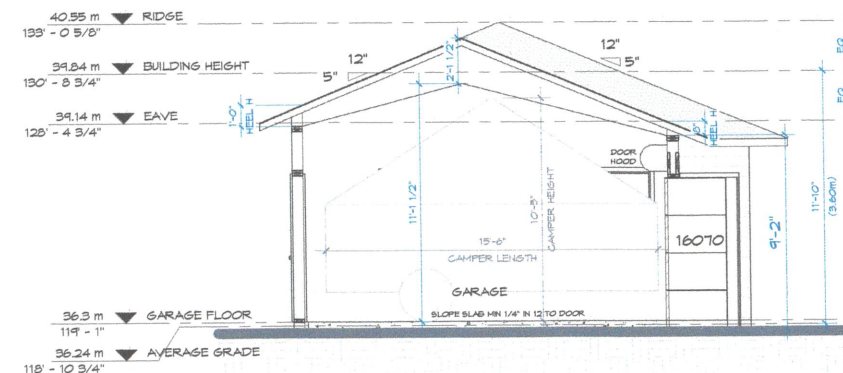


① GARAGE FLOOR
1/2" = 1'-0"

<u>SCOPE OF WORK:</u>		NEW GARAGE ADDITION	
<u>FLOOR AREAS</u>			
Level	Name	Area m2	Area SF
GARAGE FLOOR	Area	41.5	446.7



② ROOF PLAN
1/4" = 1'-0"



③ SECTION 1
1/4" = 1'-0"



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COURT

ANDREA
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BOARD OF
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PERMIT

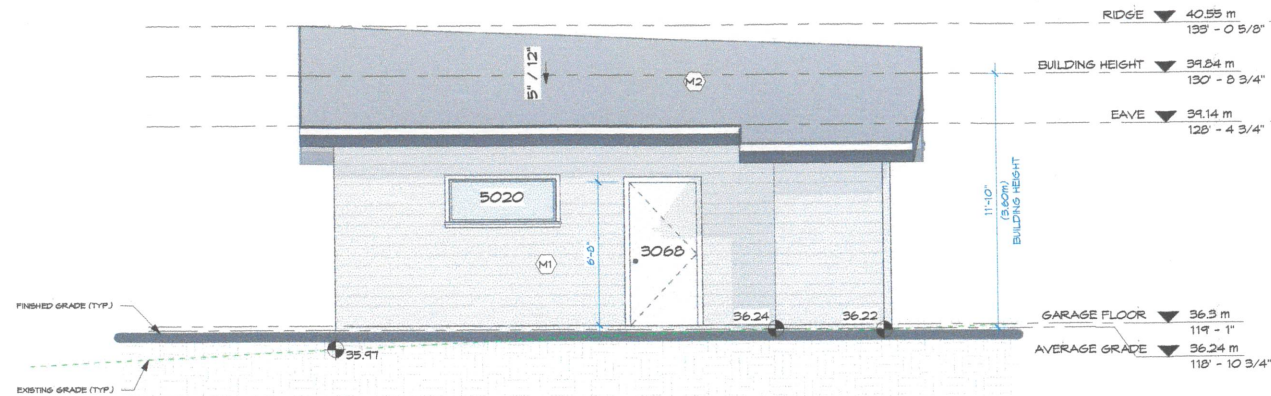
DATE	ISSUED FOR
2023-04-05	BOV/DP

GARAGE
FLOOR PLAN

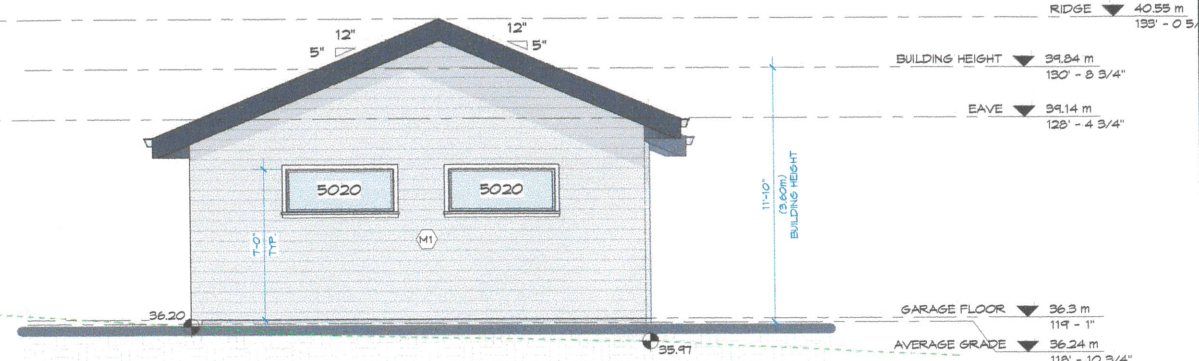
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2023-04-05	
PROJECT NUMBER	2225
DRAWN BY	SV/DD
CHECKED BY	DE

A3

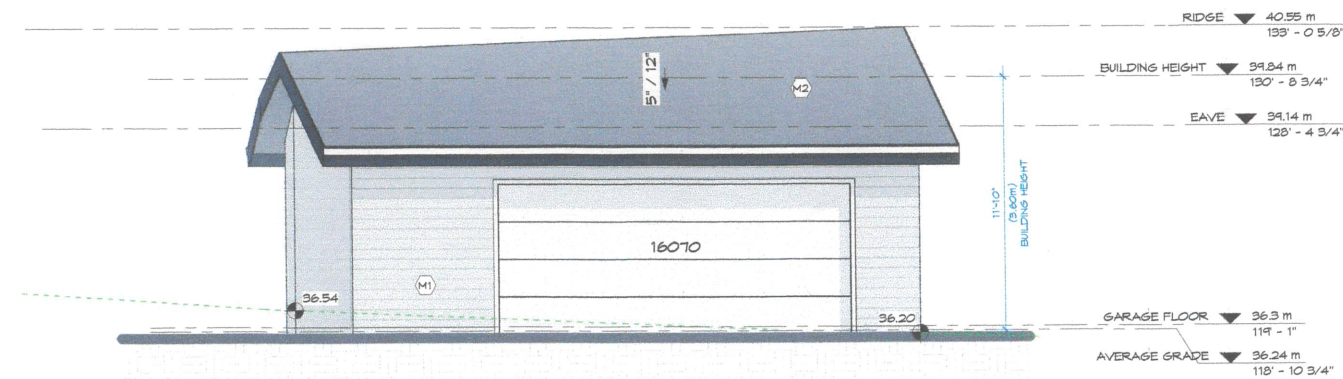
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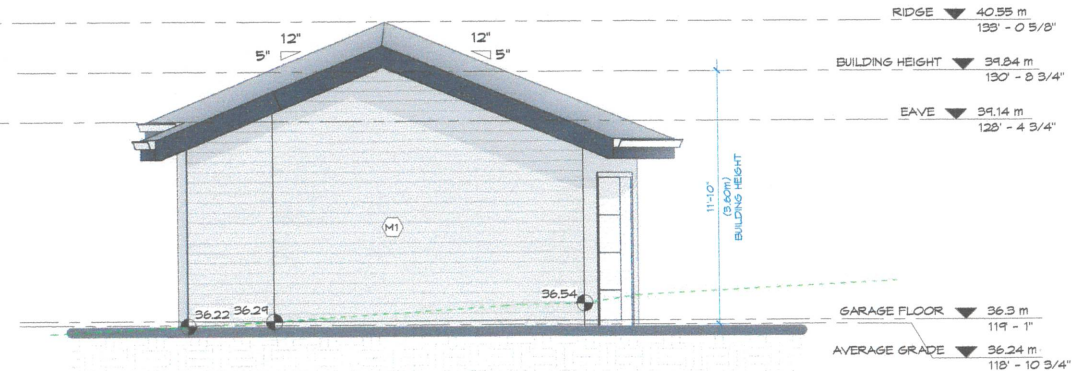
① SOUTH/EAST ELEVATION
1/4" = 1'-0"



② SOUTH/WEST ELEVATION
1/4" = 1'-0"



③ NORTH/WEST ELEVATION
1/4" = 1'-0"



④ NORTH/EAST ELEVATION
1/4" = 1'-0"

MATERIAL KEY	
M1	EXTERIOR FINISH - LIGHT GRAY FIBER CEMENT HARDIE BOARD LAP SIDING (COLOR TO MATCH MAIN HOUSE EXISTING EXTERIOR FINISH)
M2	ROOFING - CHARCOAL ARASPHALT ROOFING SHINGLES (COLOR TO MATCH EXISTING ROOF OF THE MAIN HOUSE)



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ELEVATIONS

SHEET ISSUE DATE	2023-04-05
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SCALE	1/4" = 1'-0"

A4