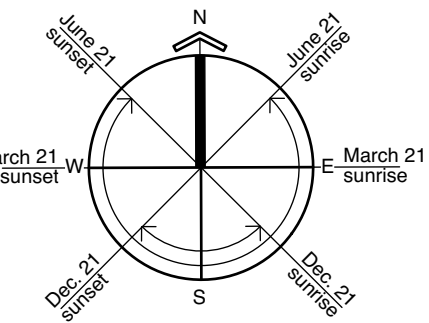




1 AERIAL
Scale: N.T.S



DRAWING LIST	
A1.00	SITE PLAN & PROJECT DATA
A2.00	EXISTING HOUSE - LOWER FLOOR PLAN
A2.01	EXISTING HOUSE - UPPER FLOOR PLAN
A3.00	DETACHED ACCESSORY DWELLING UNIT - PLAN & BUILDING SECTIONS
A4.00	DETACHED ACCESSORY DWELLING UNIT - 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 METRIC (MILLIMETERS) UNLESS OTHERWISE NOTED.
3.	DO NOT SCALE FROM DRAWINGS!

PROJECT DATA	
LEGAL DESCRIPTION: LOT E SECTION 10 ESQUIMALT DISTRICT PLAN VIP45667, PID 008-762-589	
LOT SIZE: 0.130 HECTARE / 0.320 ACRE / 1 295.9 m ²	
ZONING: RS-6	
BUILDING AREA: • EXISTING HOUSE: 218.42 m ² • PROPOSED DETACHED ACCESSORY DWELLING UNIT: 75.47 m ² • TOTAL: 293.89 m ²	
GROSS FLOOR AREA: • EXISTING HOUSE: - LOWER FLOOR: 192.27 m ² - 45.00 m ² GARAGE = 147.27 m ² - MAIN FLOOR: 125.91 m ² - TOTAL: 273.18 m ² • GARDEN SUITE (65.0 m ² MAX): 63.90 m ² • TOTAL: 337.08 m ²	
FLOOR AREA RATIO (0.35 MAX): 0.26	
LOT COVERAGE (30% MAX): • EXISTING HOUSE: 16.9% • PROPOSED DETACHED ACCESSORY DWELLING UNIT: 5.8% • TOTAL: 22.7%	
LOT COVERAGE - DETACHED ACCESSORY DWELLING UNIT (10% MAX): 5.8%	
REAR YARD LOT COVERAGE: • REAR YARD AREA: 663.6 m ² • MAX LOT COVERAGE ALLOWED: 25% (165.9 m ²) • PROPOSED LOT COVERAGE: 11.3% (75.47 m ²)	
AVERAGE NATURAL GRADE: 46.85 m	
AVERAGE FINISHED GRADE: 46.75 m	
HEIGHT (4.2 m MAX): 3.96 m	
SETBACKS: • EXISTING HOUSE: - FRONT YARD (EAST): 9.5 m - REAR YARD (WEST): 15.8 m - INT. SIDE (NORTH): 2.2 m - INT. SIDE (SOUTH): 4.0 m • PROPOSED DETACHED ACCESSORY DWELLING UNIT: - REAR YARD (WEST): 1.5 m - INT. SIDE (NORTH): 22.1 m - INT. SIDE (SOUTH): 1.5 m	
DISTANCE BETWEEN BUILDINGS: 14.2 m	
OFF STREET PARKING: • REQUIRED: - SINGLE FAMILY HOME: 1 - DETACHED ACCESSORY DWELLING UNIT: 1 • EXISTING : 4 (2 CAR GARAGE PLUS 2 IN DRIVEWAY)	



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 #4 - 7855 East Saanich Rd.
 Saanichton V8M 2B4
 Phone: 250-656-2224
 Fax: 250-656-2279
 email:
 info@finlaysonbonnet.ca

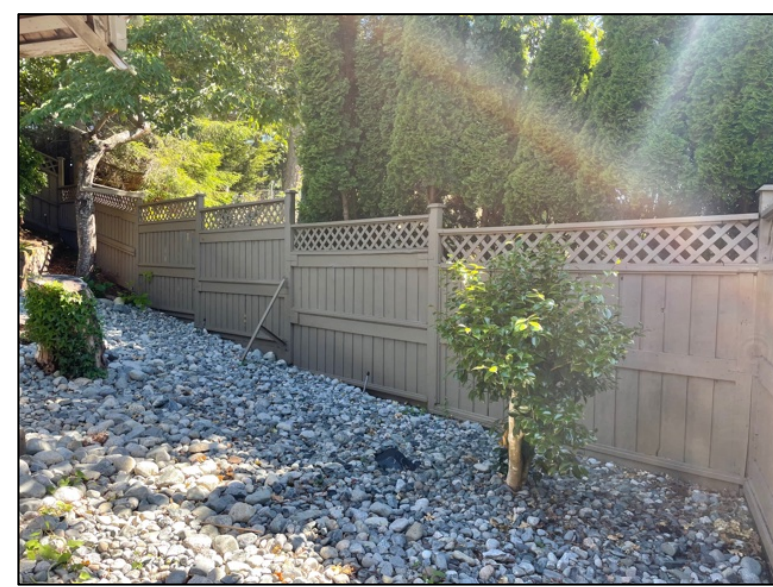
Rev	Date	Description
19Jul22	Resubmit DP Application	
13Jun22	DP Application	

Checked: SMB
 Drawn: RJC
 Scale: AS NOTED
 Date: **JULY 19, 2022**

Project Name: **NEW GARDEN SUITE**
 1189 HIGHROCK PLACE, VICTORIA, BC V9A 4W1

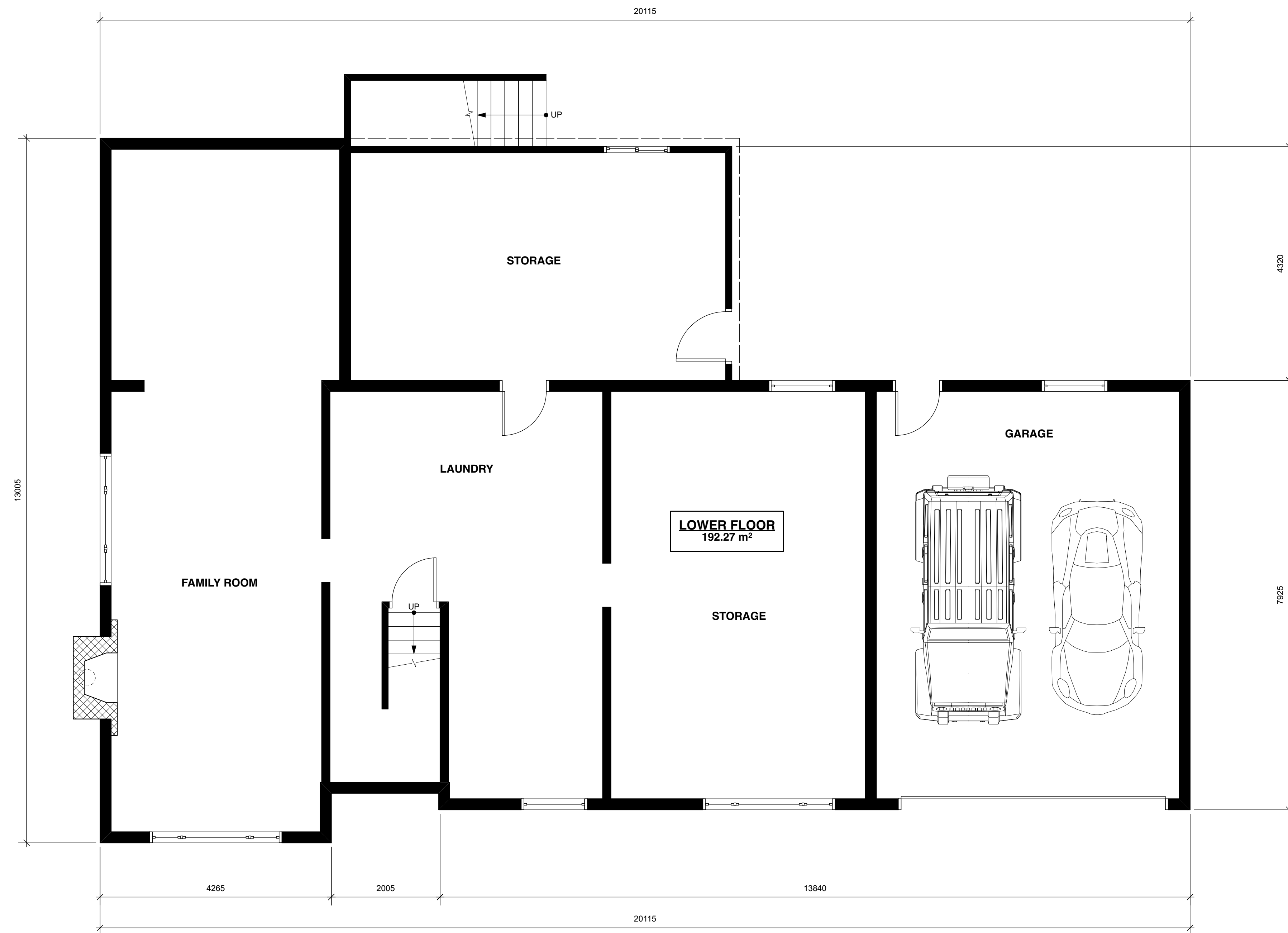
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 Drawing No.: **A1.00**
 Project No.: **21440**

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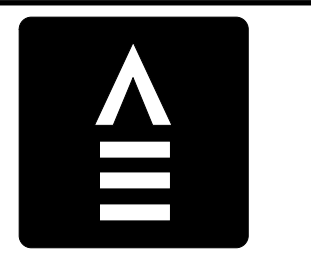
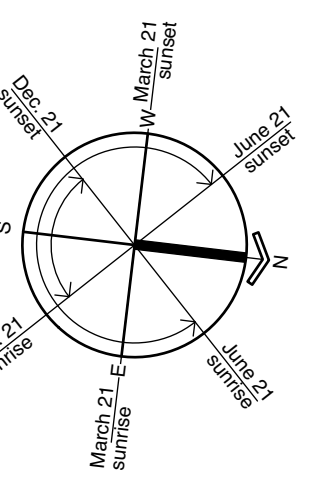


2 SITE PLAN
Scale: 1:100

SYMBOL LEGEND	
	ASSEMBLY TAG
	MATERIALS TAG
	KEY NOTES TAG
	ITEM TO BE DELETED
	PROPERTY LINE



1 LOWER FLOOR PLAN
A2.00 Scale: 1:50



**FINLAYSON
BONNET**
ARCHITECTURE LTD.
#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
email:
info@finlaysonbonnet.ca

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Date: JULY 19, 2022

Project Name
NEW GARDEN SUITE
1189 HIGHROCK PLACE,
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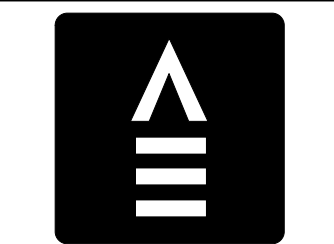
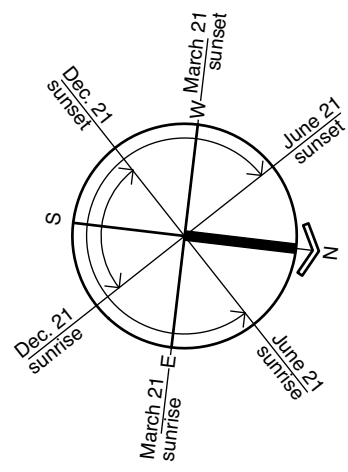
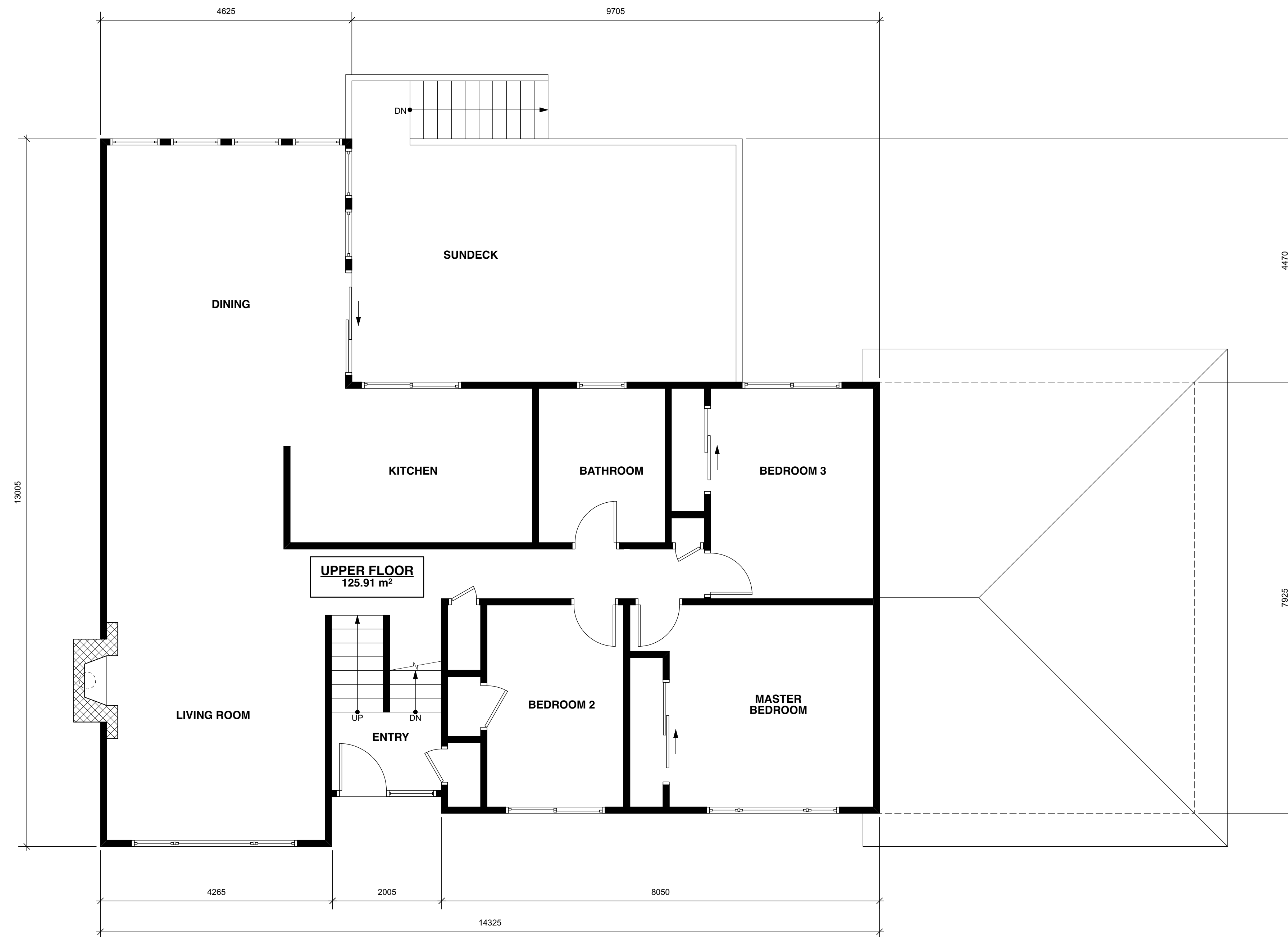
Drawing Title
EXISTING HOUSE - LOWER FLOOR PLAN

Drawing No. **A2.00**

Project No. **21440**

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BONET**
ARCHITECTURE LTD.
#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4
Phone: 250-656-2224
Fax: 250-656-2279
email:
info@finlaysonbonet.ca

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Scale		1:50

Date
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Project Name
NEW GARDEN SUITE
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Drawing Title
EXISTING HOUSE - UPPER FLOOR PLAN

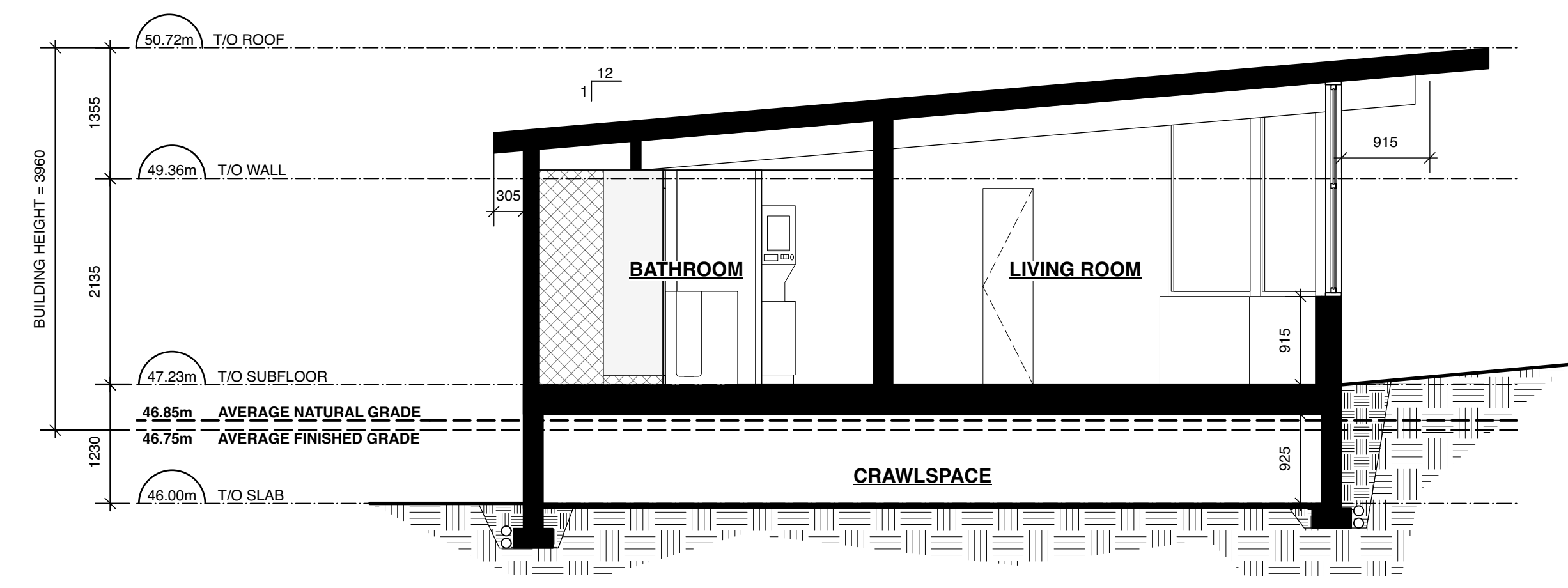
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Project No.
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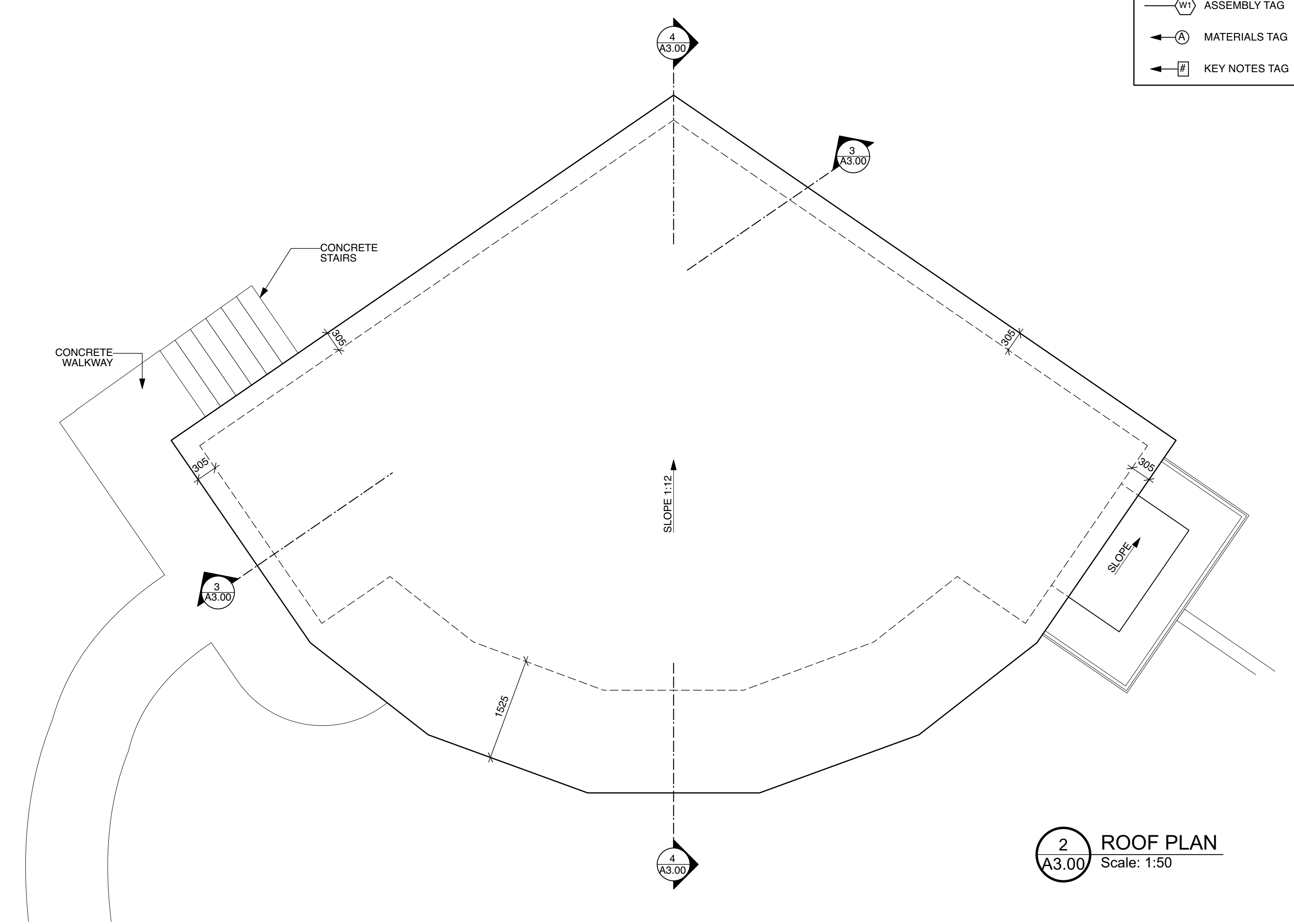
1 UPPER FLOOR PLAN
A2.01 Scale: 1:50

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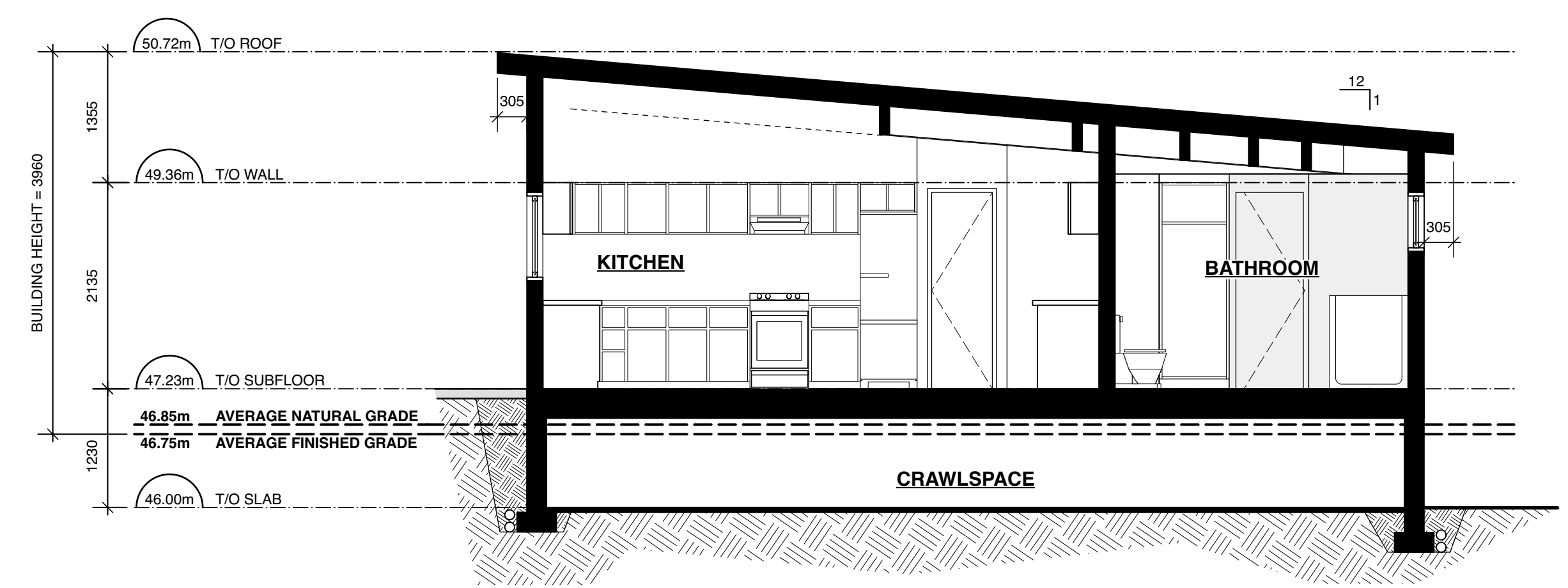
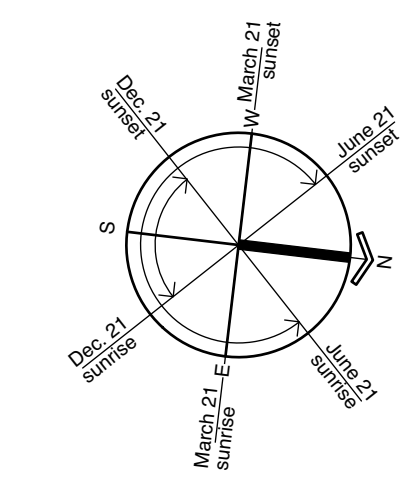
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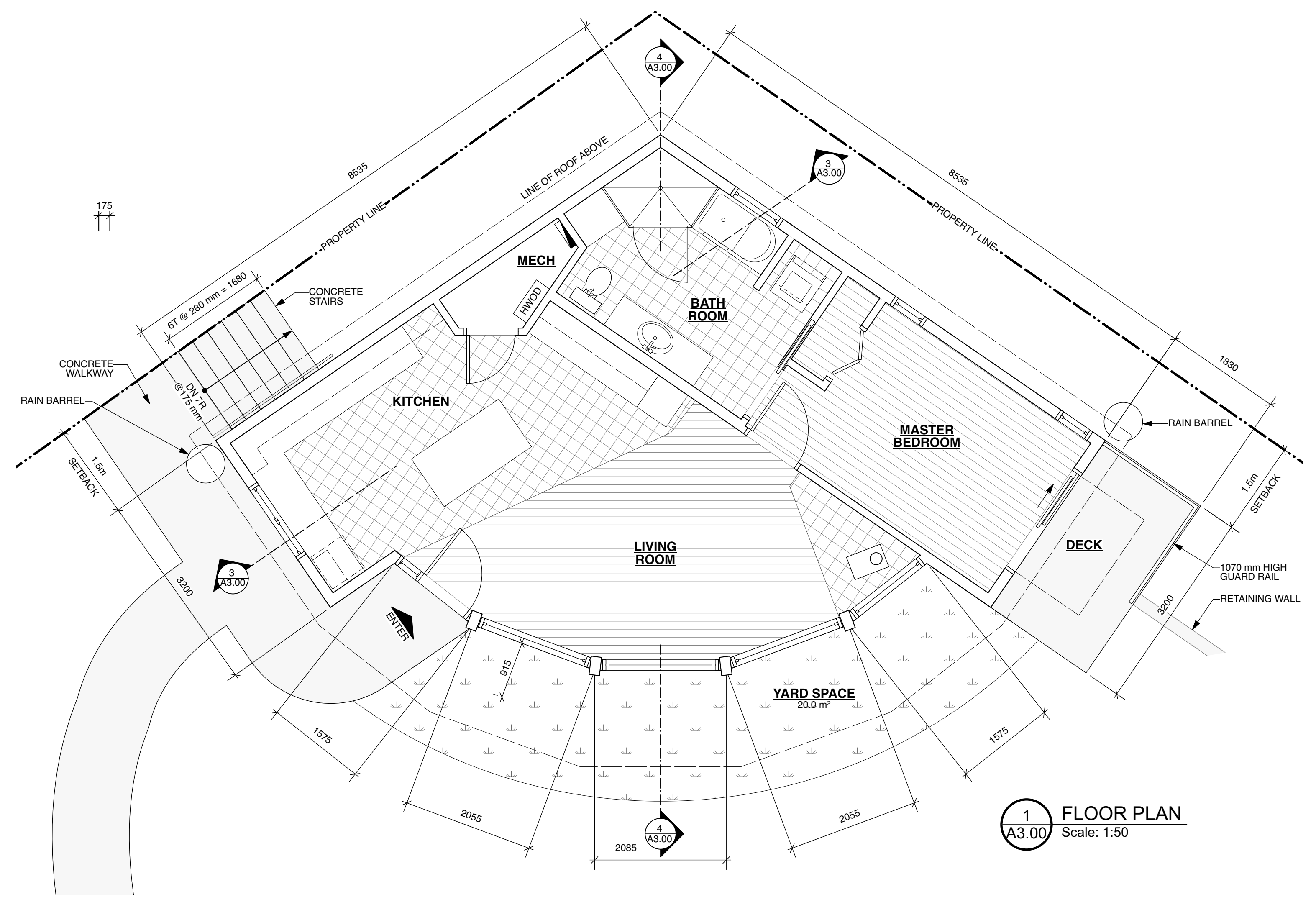
4
A3.00 **BUILDING SECTION 2**
Scale: 1:50



2
A3.00 **ROOF PLAN**
Scale: 1:50



3
A3.00 **BUILDING SECTION 1**
Scale: 1:50



1
A3.00 **FLOOR PLAN**
Scale: 1:50

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BONNET**
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

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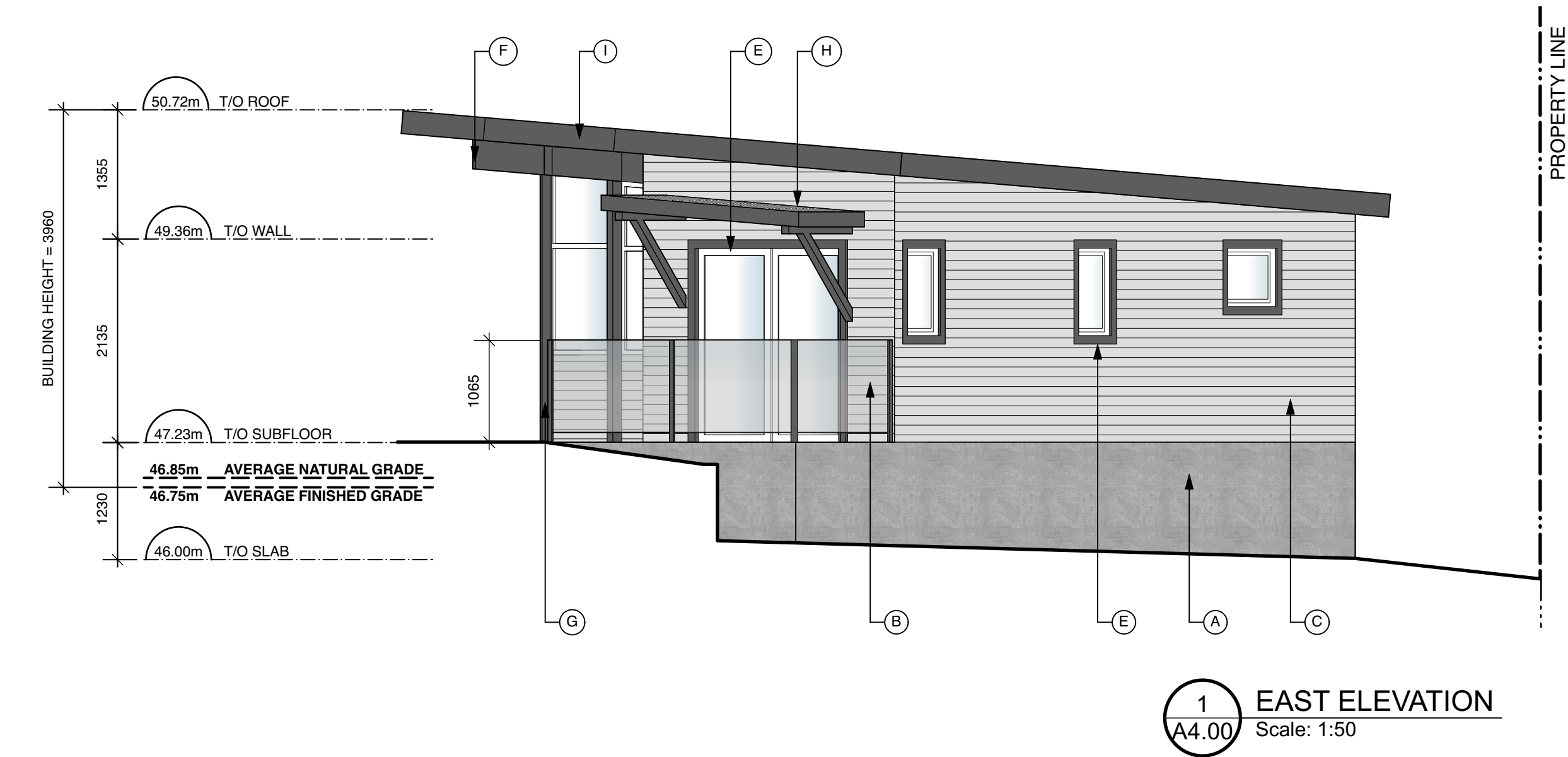
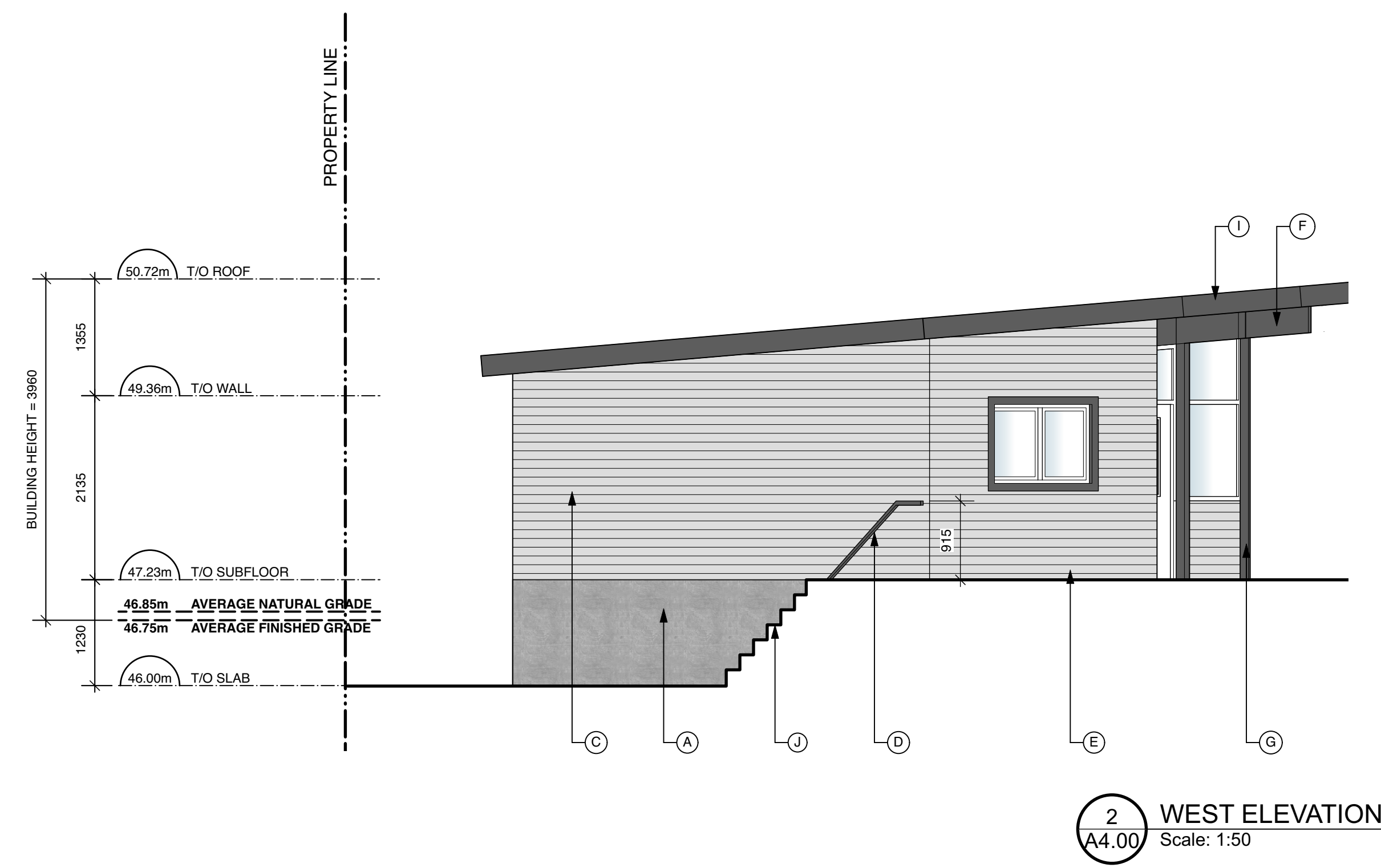
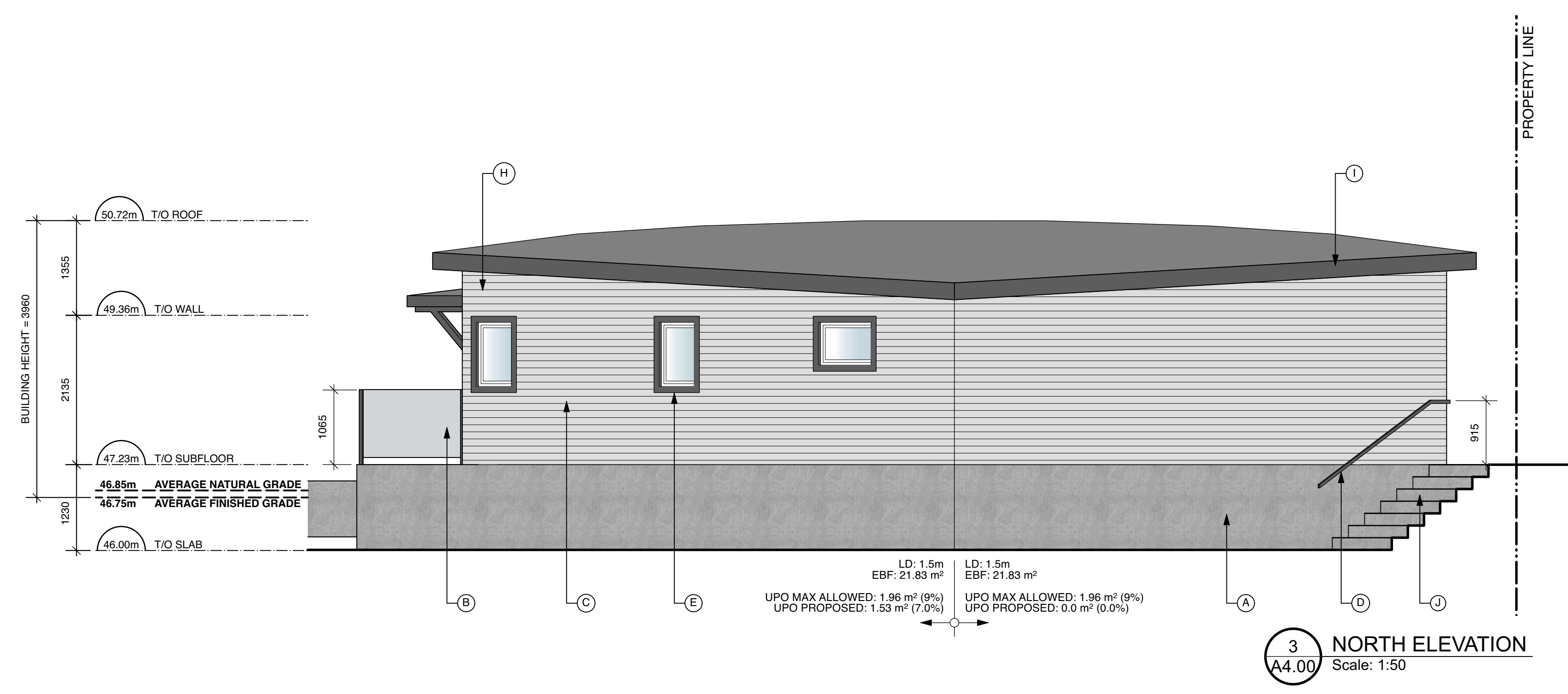
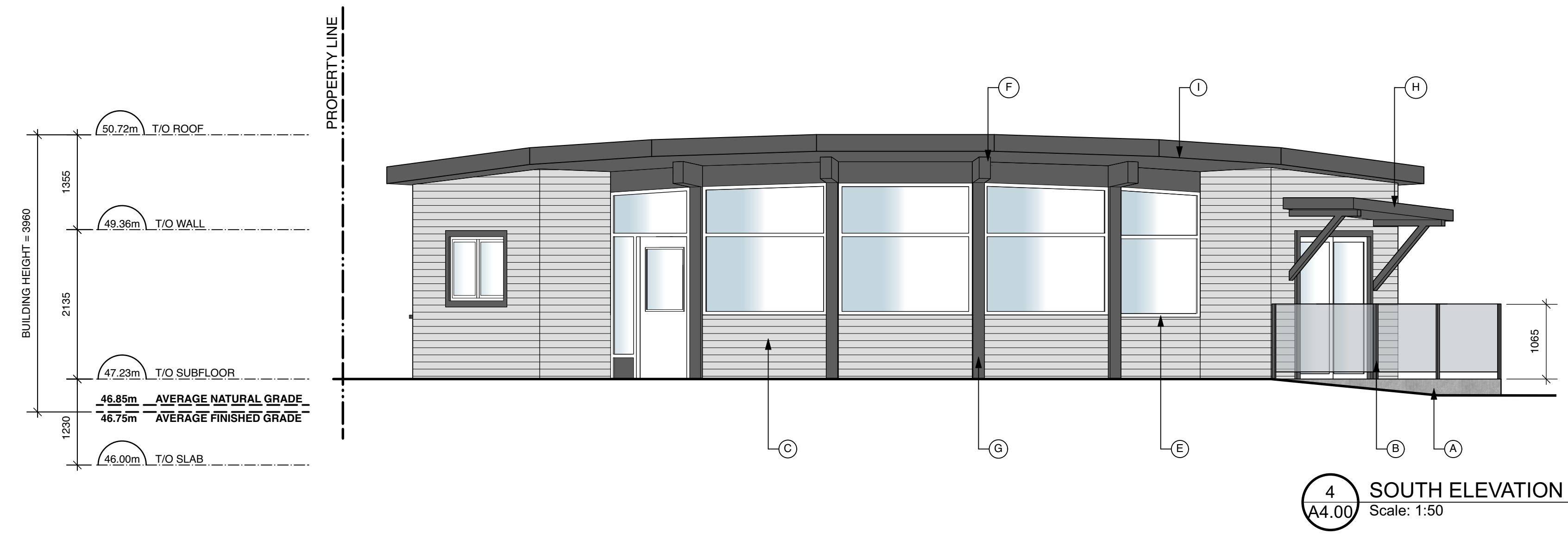
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13Jun22	DP Application
Rev	Date Description
Checked	SMB
Drawn	RJC
Scale	1:50
Date	JULY 19, 2022
Project Name	NEW GARDEN SUITE
Drawing Title	DETACHED ACCESSORY DWELLING UNIT - PLAN & BUILDING SECTIONS
Drawing No.	A3.00
Project No.	21440

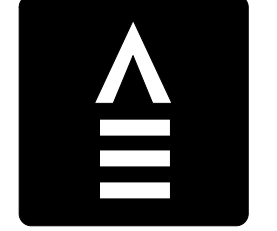
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MATERIALS LEGEND	
A	EXPOSED CONCRETE
B	1070 mm HIGH GUARD WITH TEMPERED GLASS PANELS
C	HORIZONTAL FIBER CEMENT LAP SIDING
D	915 mm HIGH 38 mm Ø HAND RAIL
E	100 mm DOOR AND WINDOW TRIM
F	TIMBER BEAM WITH PREFINISHED METAL CAP FLASHING
G	TIMBER POST
H	CANOPY WITH 89x89 WOOD KNEE BRACE
I	COMBED FACE SPRUCE FASCIA
J	CONCRETE STAIRS

COLOURS	





FINLAYSON BONET
ARCHITECTURE LTD.

#4 - 7855 East Saanich Rd.
Saanichton V8M 2B4

Phone: 250-656-2224
Fax: 250-656-2279
email: info@finlaysonbonet.ca

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Scale: 1:50

Date: **JULY 19, 2022**

Project Name: **NEW GARDEN SUITE**
1189 HIGHROCK PLACE, VICTORIA, BC V9A 4W1

Drawing Title: **DETACHED ACCESSORY DWELLING UNIT - ELEVATIONS**

Drawing No. **A4.00**

Project No. **21440**

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