

CONSULTANTS
ARCHITECTURAL
Jonathan Craggs: designer
581 Pegasus Way
Victoria, B.C. V9C 4G6
tel 250 920 0455

Contact
Jonathan M.A. Craggs Dip ISD
jcraggs@shaw.ca

- ARCHITECTURAL DRAWING LIST**
- A1.01 Site Plan/Data
 - A1.02 Plan + Elevation
 - A1.03 Foundation Plan
 - A1.04 Sections + Details
 - A1.05 Survey + Site Photos
 - A1.06 Street Context
 - A1.07 Renderings

- GENERAL NOTES**
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
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01 A1.01 Site Plan
1" = 10'-0"

Rev	Date	Description
-	03 Nov 22	For ADP review
plot date	03 Nov 22	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

Note: all dimensions are shown in feet & inches

PROJECT INFORMATION

ZONING:
RS-2

SETBACKS:

	ALLOWED	PROPOSED
FRONT YARD	7.5m	29.5m
SIDE YARD (EAST)	1.5m	22.8m
SIDE YARD (WEST)	3.0m	11.4m
REAR YARD	7.5m	33.2m

F.S.R. CALCULATIONS

LOT AREA: 36,150.0 SQ.FT (3,358.5m²)
MAX. ALLOWED AREA = 0.4

FLOOR	AREA (SQ.FT)
UPPER FLOOR	2,457.2
LOWER FLOOR	2,457.2
GARAGE	851.4
EXISTING DECK	413.1
TOTAL	6,179.0

EXISTING F.S.R. = 0.17

FLOOR	AREA (SQ.FT)
UPPER FLOOR	2,457.2
LOWER FLOOR	2,457.2
GARAGE	851.4
EXISTING DECK	413.1
PROPOSED 2ND DECK	721.2
TOTAL	6,900.2

PROPOSED F.S.R. = 0.19

LOT COVERAGE CALCULATIONS

Max. lot coverage allowed: 25%

LOT AREA: 36,150.0 SQ.FT (3358.5m²)

Area	Value (SQ.FT)
Total existing areas:	
MAIN DWELLING	2,457.2
GARAGE	851.4
EXISTING DECK	413.1
TOTAL	3,351.7
TOTAL EXISTING LOT COVERAGE = 10.3%	
Total proposed areas:	
MAIN DWELLING	2,457.2
GARAGE	851.4
EXISTING DECK	413.1
PROPOSED CONC. PATIO	2,640.3
PROPOSED 2ND DECK	721.2
TOTAL	6,713.2
TOTAL PROPOSED LOT COVERAGE = 18.57%	

PROJECT INFORMATION

SITE ADDRESS:
3475 CADBORO BAY ROAD, VICTORIA, B.C.

LEGAL ADDRESS:
LOT 4, BLOCK 3, SECTION 31, VICTORIA DISTRICT
PLAN 1216-A
P.I.D. 006-875-823

SCOPE OF WORK

CONSTRUCTION OF NEW REAR DECK AND PAVED PATIO



PROJECT DIRECTORY

DESIGNER: JONATHAN CRAGGS DESIGNER
250-920-0455
jcraggs@shaw.ca

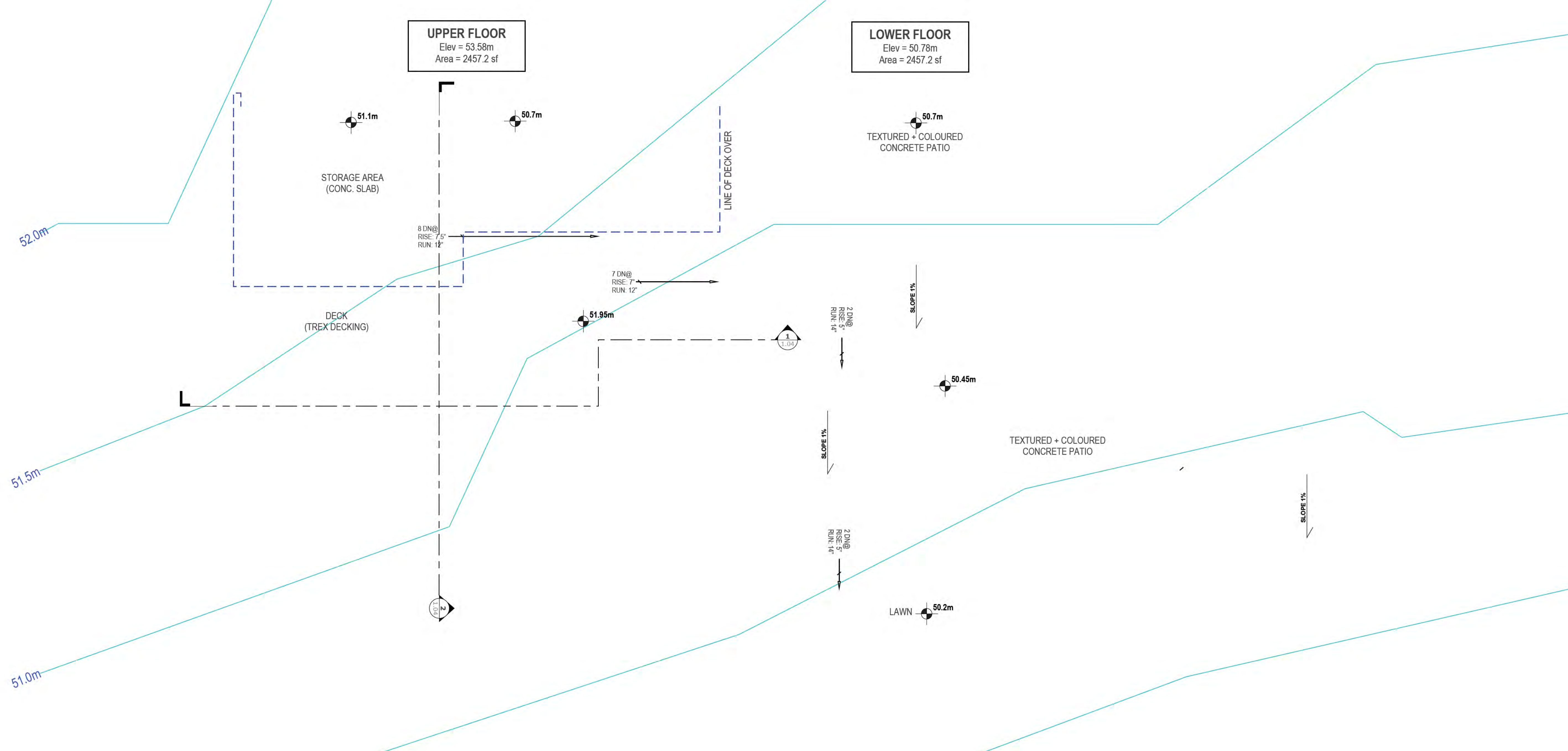
GENERAL CONTRACTOR: MAC RENOVATIONS
5285 West Saanich Road
250-384-6091
ed@macreno.com

STRUCTURAL ENGINEER: T.B.D.

SURVEYOR: EXPLORER
UNIT C - 4402 WEST SHORE PARKWAY
250-381-2257
kenneth@explorersurvey.com

3475 Cadboro Bay Road
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Site Plan/Data
A1.01

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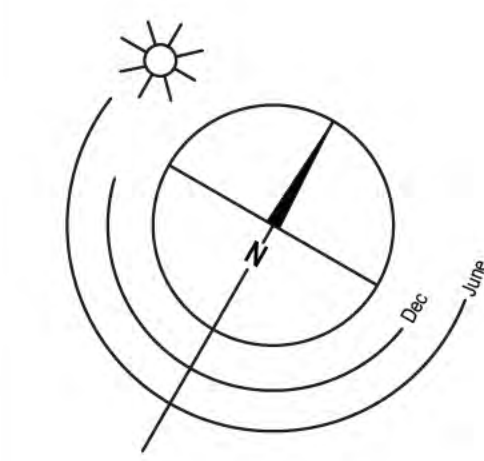
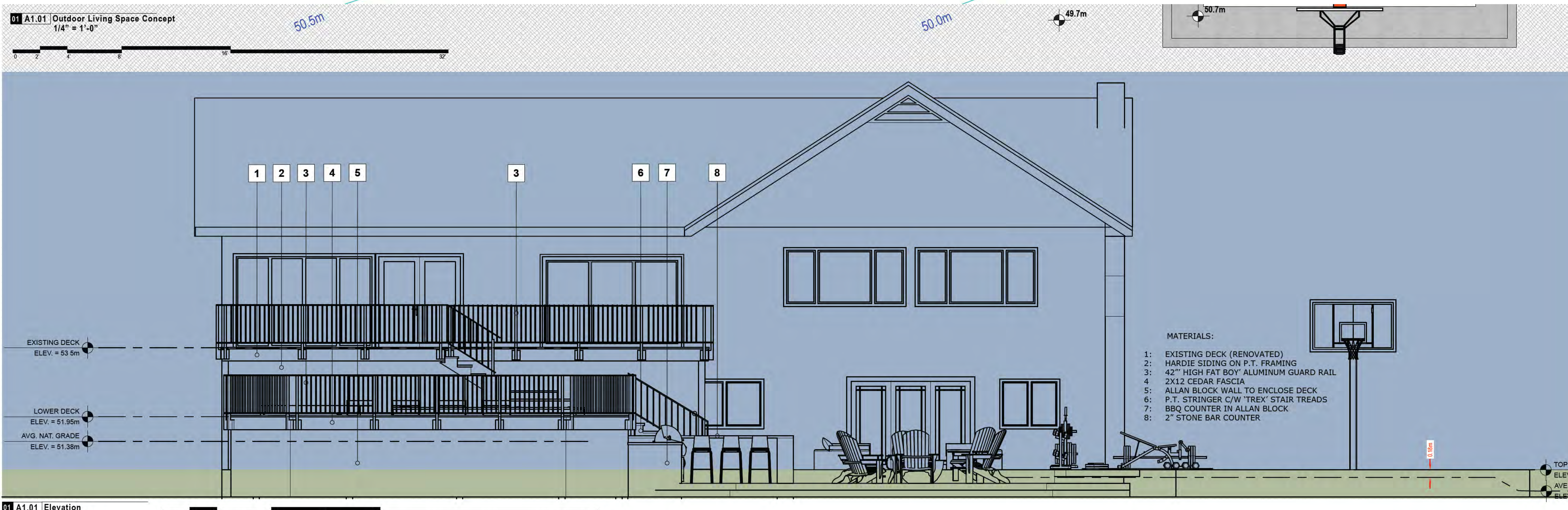
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Plan + Elevation

A1.02

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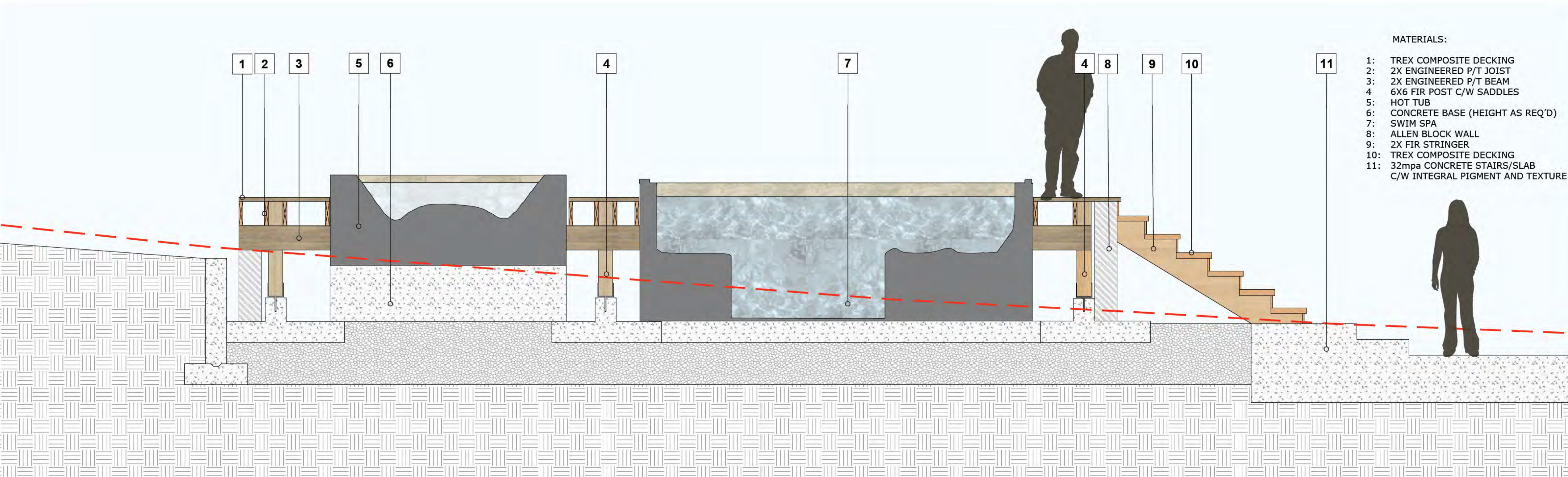
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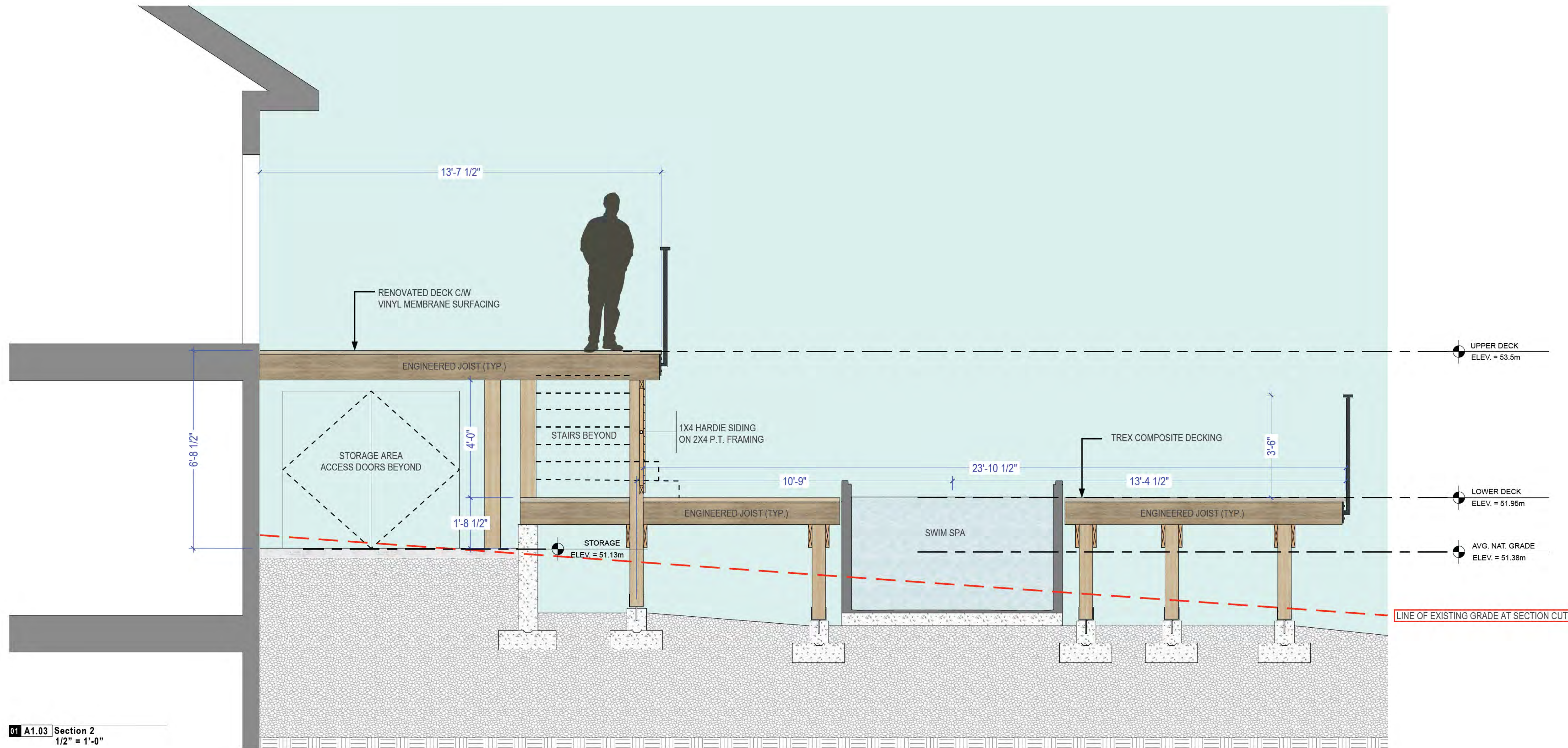
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01 A1.02 Section 1
1/2" = 1'-0"
0 1 2 4 8 16



01 A1.03 Section 2
1/2" = 1'-0"
0 1 2 4 8 16

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Sections + Details

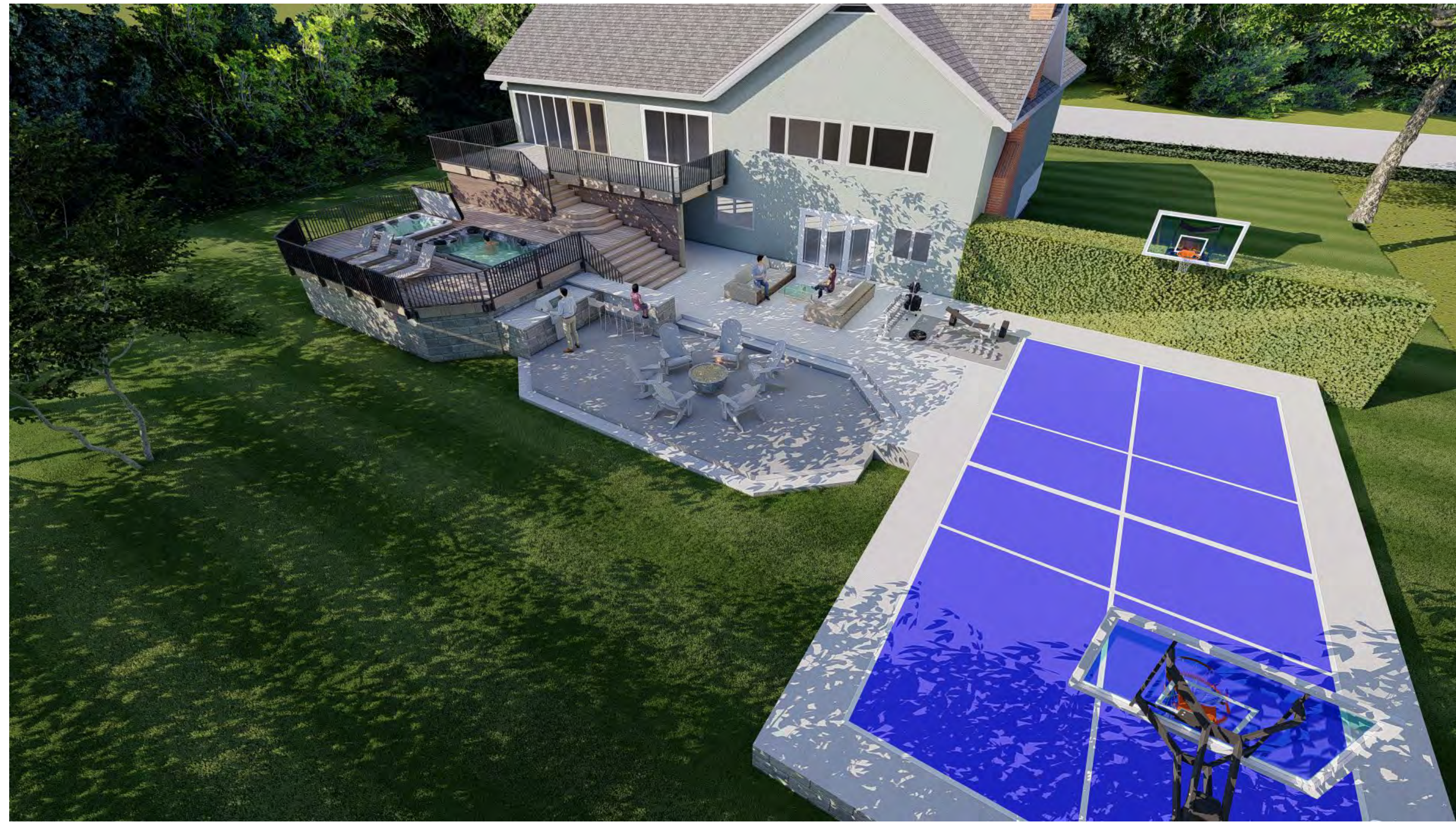
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Renderings

A1.07

JC JONATHAN CRAGGS Dip.ISD DESIGNER

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