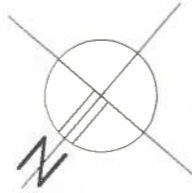
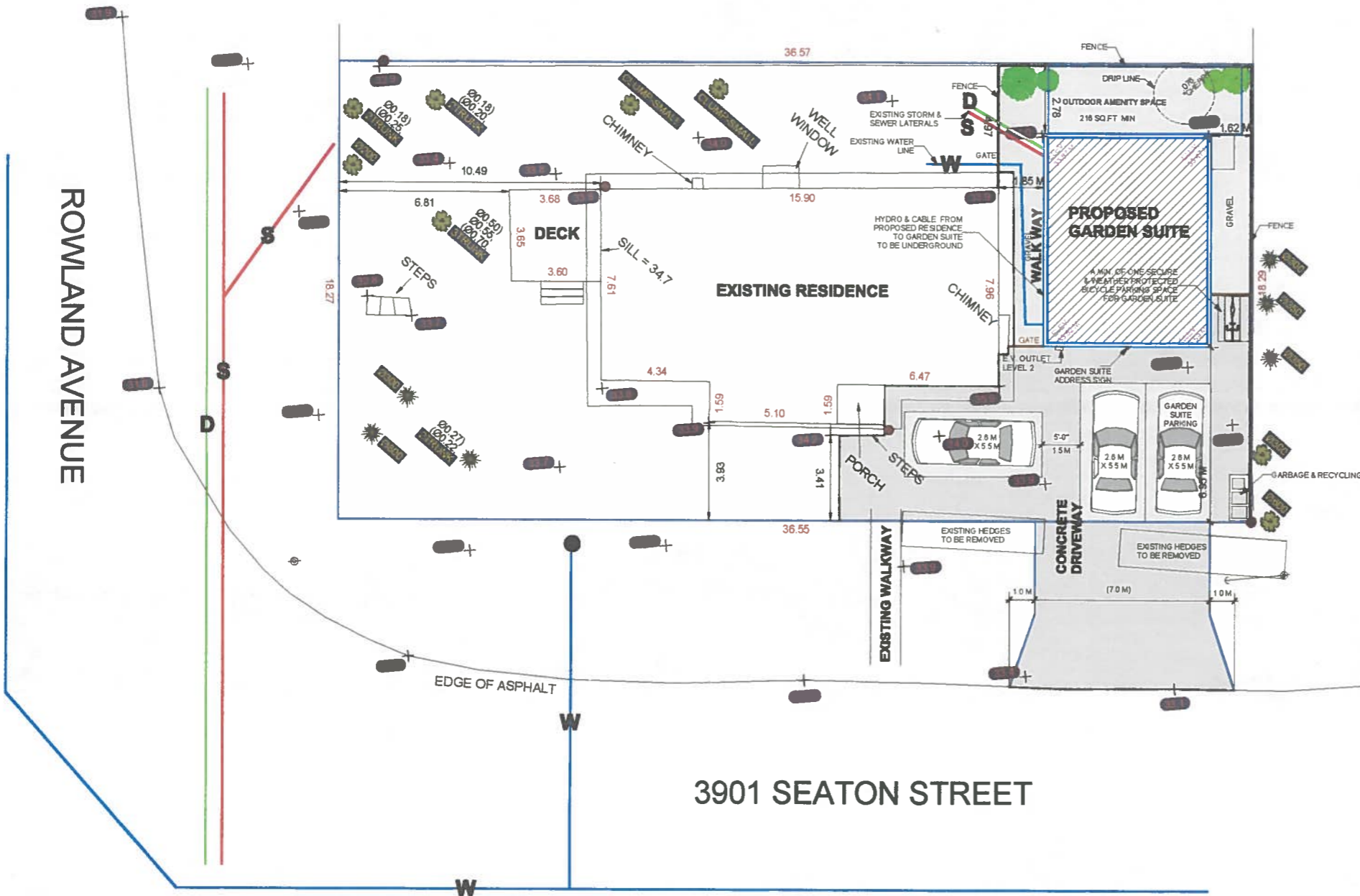


DISTRICT OF SAANICH
PLANNING DEPARTMENT



GARDEN SUITE: MEDIUM LOT

SITE DATA	PROPOSED	PERMITTED
OWNER	MR. IVAN GOSPODINOV	
ADDRESS	3901 SEATON STREET	
ZONE	RS-6 ZONING	
LEGAL DESCRIPTION		
LOT	1	
PLAN	306	
SECTION	24	
DISTRICT	VICTORIA	
SITE AREA	7193.662 SQ.FT. (668.31 SQ.M.)	
SITE COVERAGE		
RESIDENCE	1452.312 SQ.FT. (134.92 SQ.M.)	20.1%
GARDEN SUITE	610.014 SQ.FT. (56.67 SQ.M.)	8.4% 10%
TOTAL	2062.325 SQ.FT. (191.59 SQ.M.)	28.6% 40%
TOTAL FLOOR AREA	610.014 SQ.FT. (56.67 SQ.M.)	65 SQ.M.
REAR YARD SITE AREA	1997.597 SQ.FT. (185.58 SQ.M.)	
GARDEN SUITE COV.	610.014 SQ.FT. (56.67 SQ.M.)	30% 25% (VARIANCE)
SETBACKS		
SEPARATION	1.85 M.	4.0 M MIN. (VARIANCE)
REAR	1.62 M.	1.5 M MIN.
SIDE	2.78 M.	1.5 M MIN.
EXT. SIDE	6.95 M.	3.5 M MIN.
BUILDING HEIGHT	11'-5 1/2" (3.49 M)	4.2 M MAX.
OPEN SITE SPACE	3807.116 SQ.FT. 52.9%	45% MIN.
TOTAL LOT COVERAGE	1122.67 SQ.FT. 104.3 SQ.M.	
OF HARD SURFACE AREA		

ROWLAND AVENUE

3901 SEATON STREET



GENERAL NOTES:
 THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE. BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE.

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 30 MPa (4388 P.S.I.) AT 28 DAYS. ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2018.

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. OR AS SHOWN. MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 8.32.3 B.C. BUILDING CODE 2018. ELECTRICAL TO COMPLY WITH SEC. 8.34 B.C. BUILDING CODE 2018.

ALL FRAMING LUMBER IS SPRUCE OR BETTER. ALL WINDOW STANDARDS TO COMPLY TO AAMAWW08/ACSA (10/17). B.25A(4) SUBSECTION 8.7.4 B.C. BUILDING CODE 2018. NAFS (North American Penetration Standard) & LW (Limited Water) water penetration resistance rating TO BE SUBMITTED BY WINDOW & DOOR MANUF.

HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN.

ELECTRIC SHEATHBOARD HEATING. THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1989 EDITION.



HARTMANN'S
 DRAFTING & DESIGN
 3484 MAPLEWOOD B.D. VICTORIA, B.C.
 WP 310 PHONE: 1-800-225

SCALE 1/4" = 1'-0"
 DATE JUNE 2022
 DRAWN BY TMAR
 CHK BY KMAR
 PLAN # 1604

PROPOSED GARDEN SUITE FOR 3901 SEATON STREET

SHEET
1