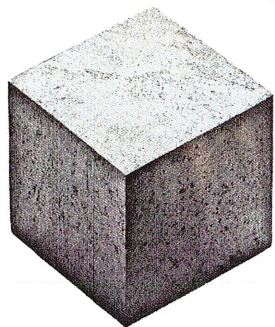


1217 JUNO st, ESQUIMALT, BC, V9H 5J9



MAVERICKS

411-797 Tyee Rd
Victoria, BC
V9A 7R4
tel: (250) 634-0196

ATELIER
OBLIK inc.
210 Choumontel, Sainte-Therese,
Quebec, J7E 5H5
tel: (514) 704-5221

SEAL

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2	VARIANCE	2019-03-19
1	PRELIMINARY	2019-02-23

NO. DATE DESCRIPTION
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SCALE DRAWING.

JUNO CARPORT

PROJECT

PRELIMINARY
SITE
PLAN
TITLE

ARCHITECTURE

TRADE

RC.S. DRAW BY	1/8"=1'-0" SCALE	K0175 FILE NO
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KM
REVIEW BY

APPROVED BY

A1/2



PROJECT DATA:
SCOPE: EXTERIOR AND INTERIOR WORK.
TRANSFORM EXISTING CARPORT INTO
ENCLOSED LIVING AREA. INCLUDE
WITH OFFICE SPACE AND ENTRANCE.
SLAB ON GRADE CONSTRUCTION.
INFLOOR HEAT.

BASEMENT: NO CHANGE. (1023.375 sq.ft
GROSS)

ENTRANCE LEVEL: CARPORT
CONVERSION. (256.5 sq.ft GROSS)

UPPER FLOOR: NO CHANGE. (1054.5 sq.ft
GROSS)

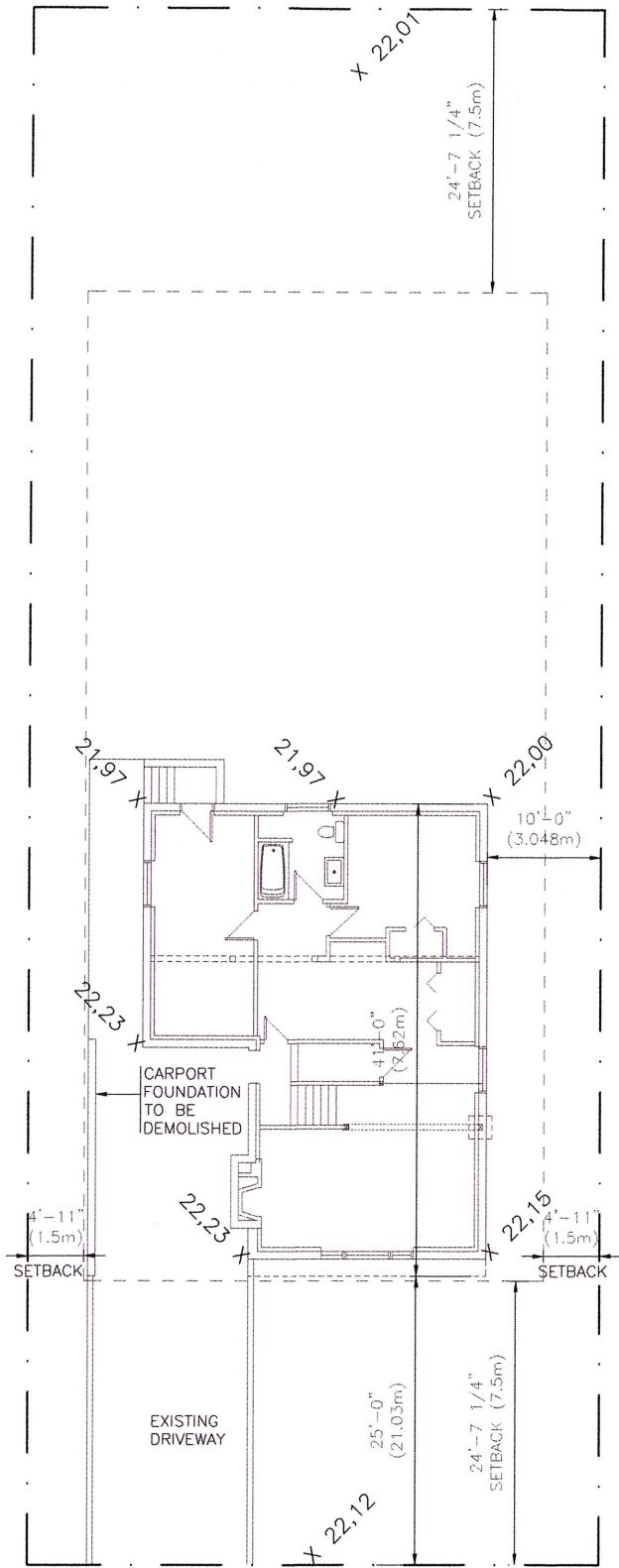
PROJECT ADDRESS: 1217 JUNO ST.
ESQUIMALT, BC, V9A 5J9

ZONING DESCRIPTION: RS-1 SINGLE
FAMILY RESIDENTIAL
ESQUIMALT DISTRICT

SETBACK INFO
REQUIRED: 24'-6" PROPOSED: 22'-6"
FRONT STAIRS <400mm, EXCLUDED FROM SETBACK

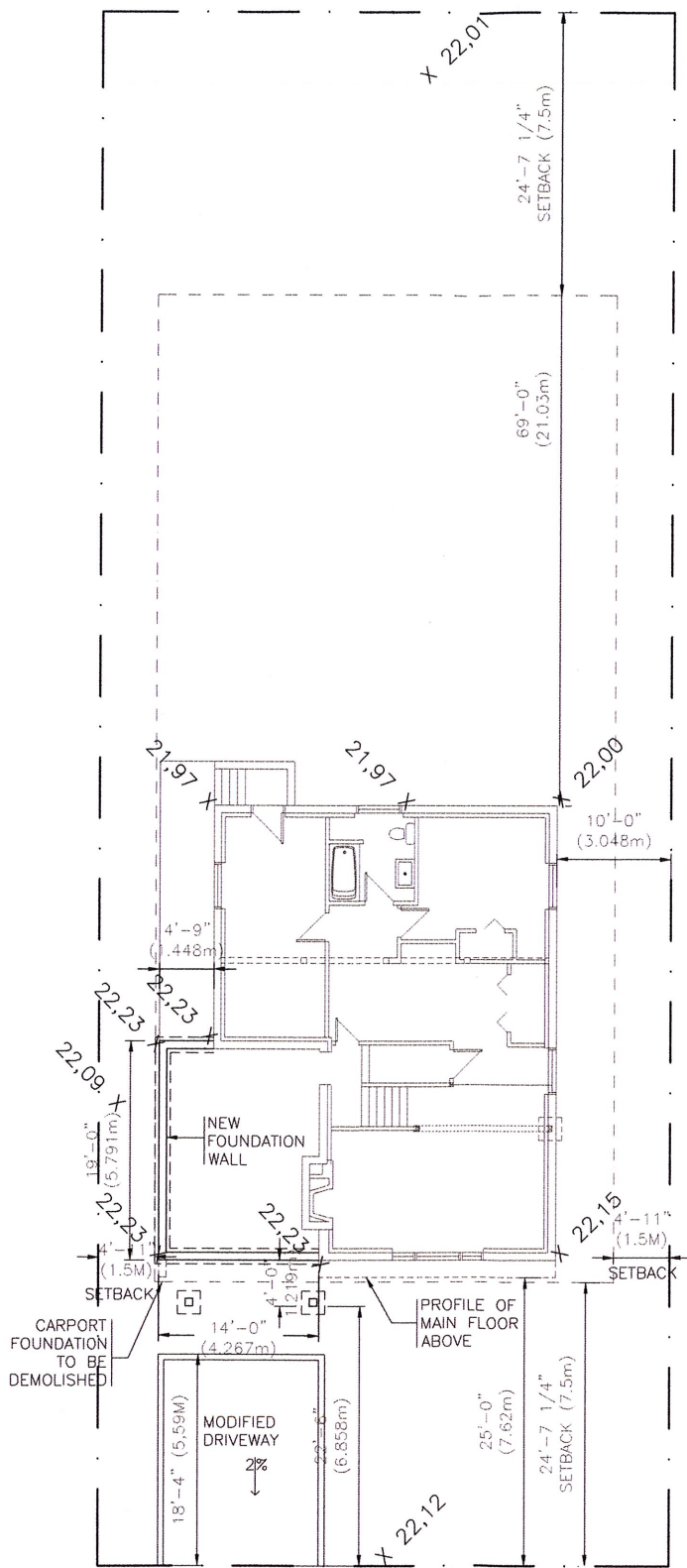
VARIANCE REQUEST
REQUIRED: 2ft PROJECTION INTO FRONT SETBACK
RELAXATION (PENDING)
REQUIRED: RELAXATION OF DRIVEWAY PARKING
ALLOWED IN FRONT OF RESIDENCE.
(PENDING)

DRAWING LIST
A-1 SITE PLAN
A-2 PLAN AND ELEVATIONS



EXISTING FOUNDATION PLAN

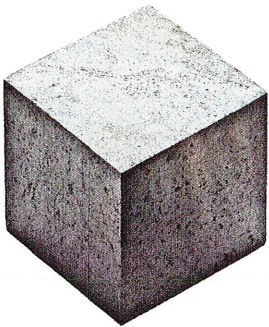
1/16"=1'-0"



PROPOSED FOUNDATION PLAN

1/16"=1'-0"

1217 JUNO st, ESQUIMALT, BC, V9H 5J9



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JUNO CARPORT

PROJET

PRELIMINARY
PLAN
ELEVATIONS
TITLE

ARCHITECTURE

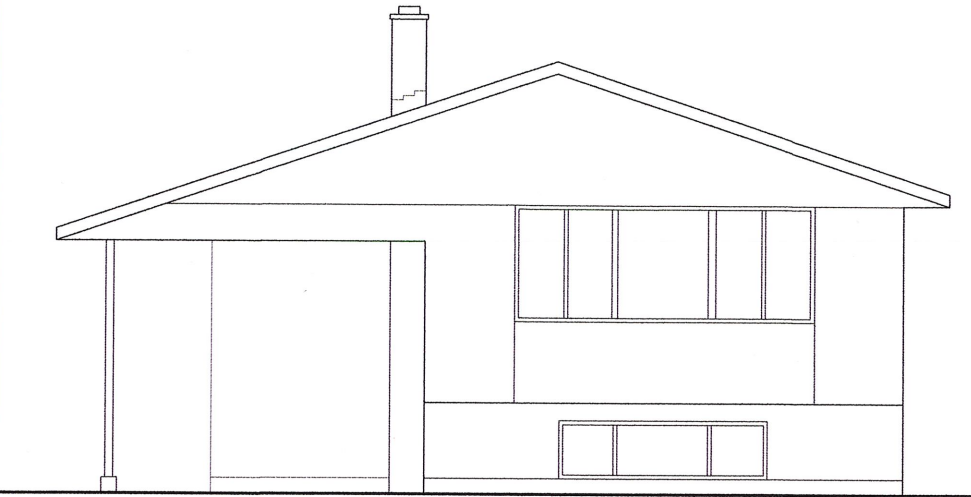
TRADE

RG.S.
DRAW BY
1/4"=1'-0"
SCALE
K0175
FILE NO

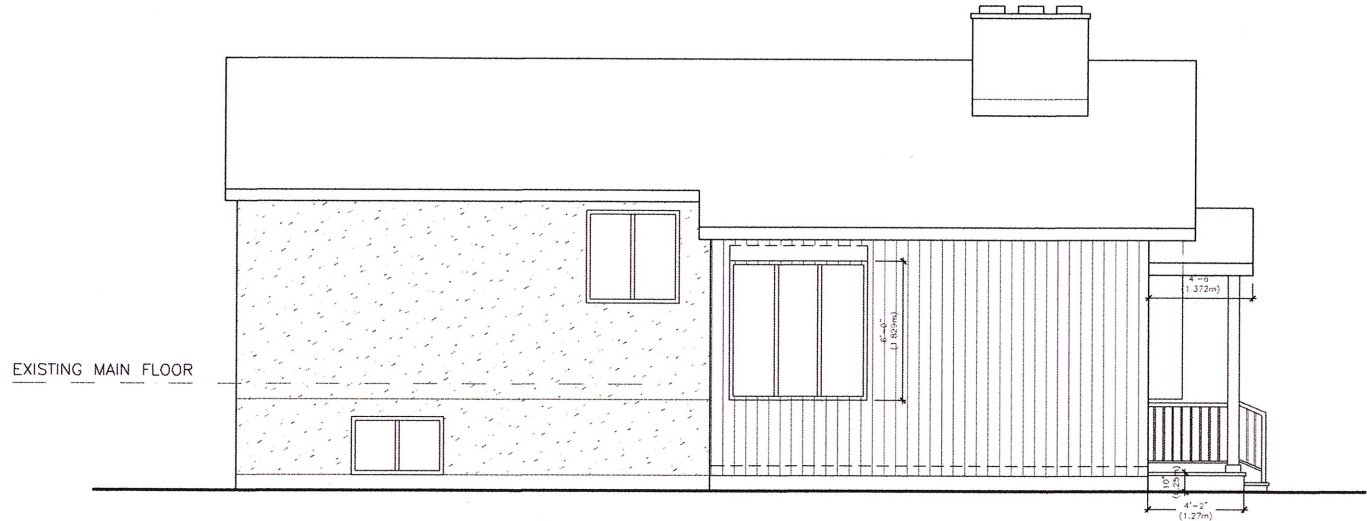
KM
REVIEW BY

APPROVED BY

A2/
2



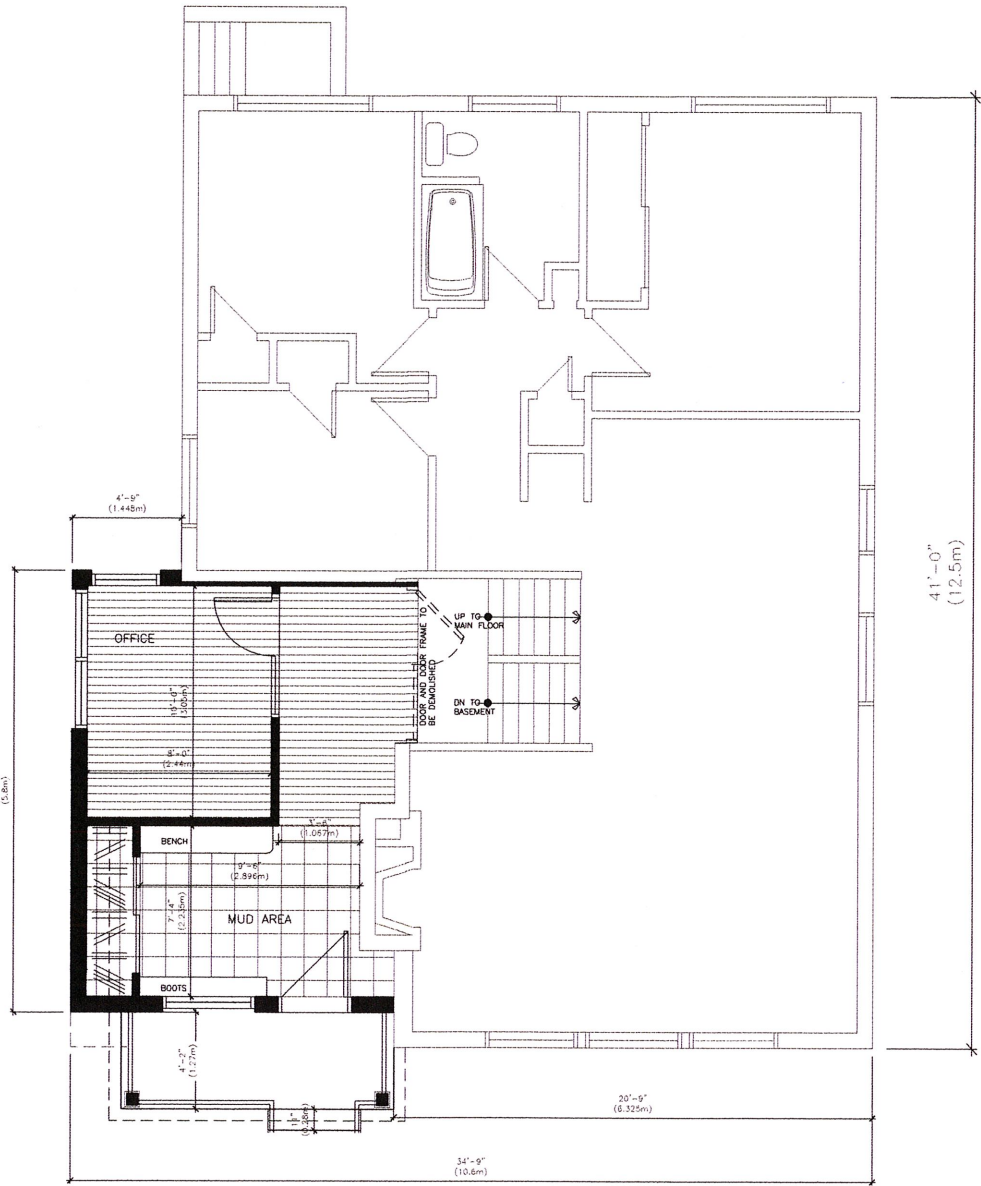
EXISTING FRONT ELEVATION
1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"



PROPOSED FRONT ELEVATION
1/4"=1'-0"



PROPOSED MAIN FLOOR PLAN
1/4"=1'-0"