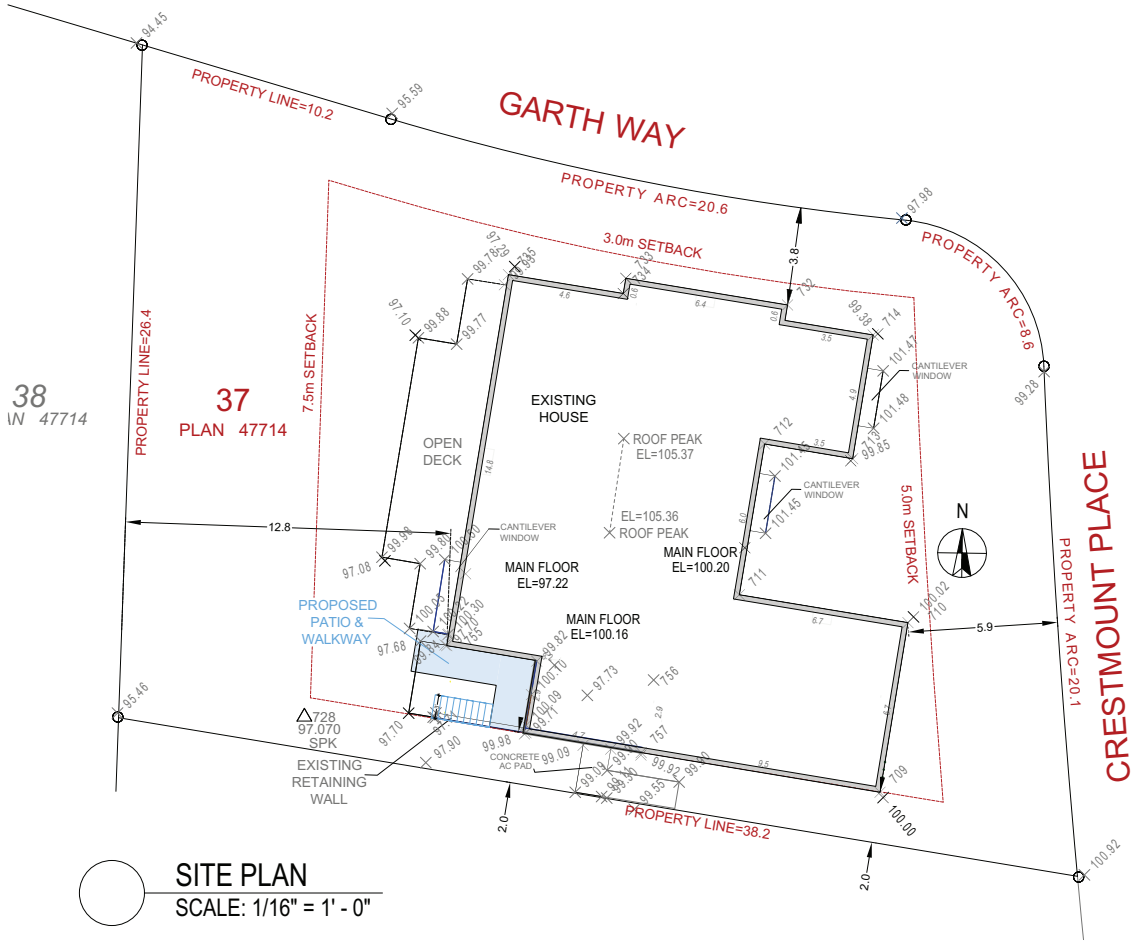




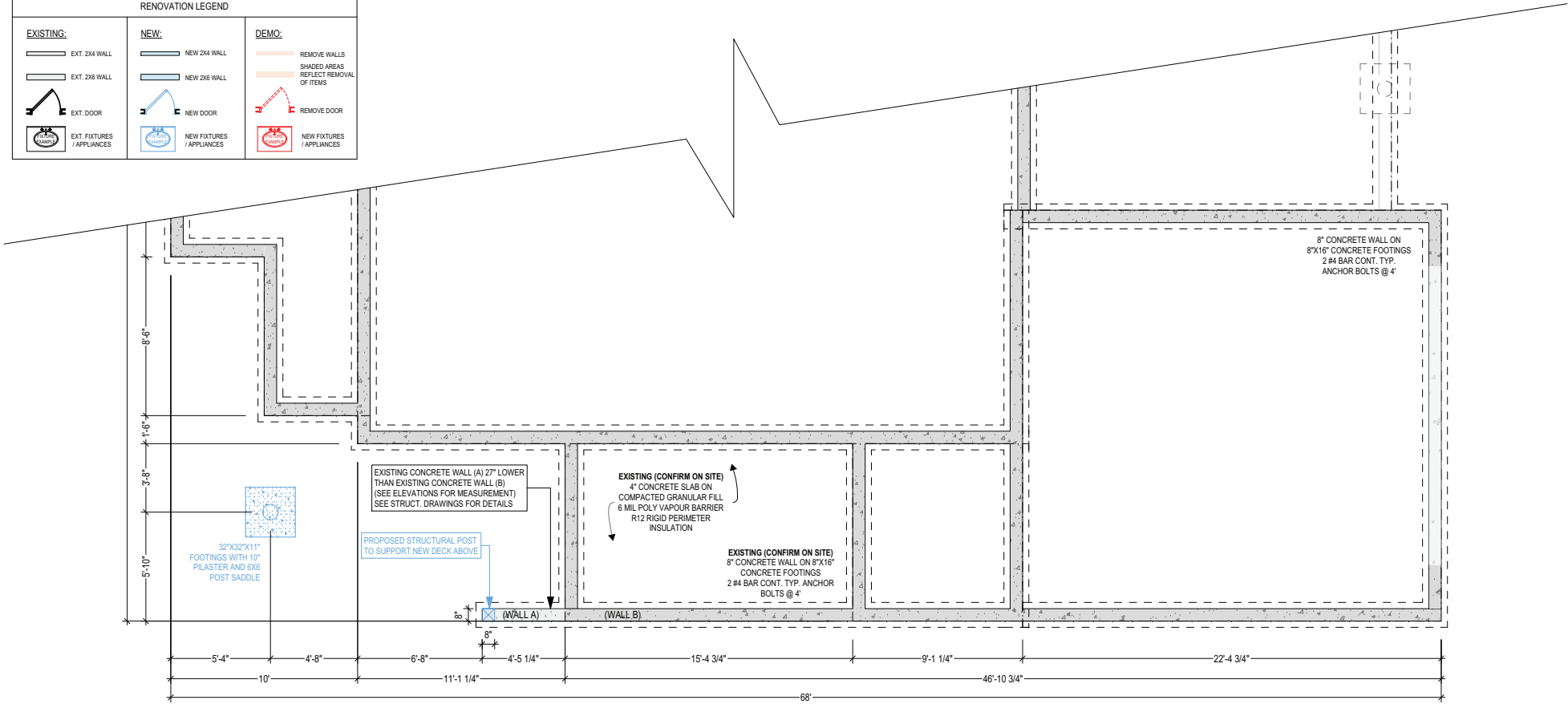
NORTH COWICHAN - SINGLE FAMILY DWELLING PROPOSED DECK RENOVATION		
ADDRESS	6032 CRESTMOUNT PLACE	
LOT SIZE	902.50m ² / 9,715.75 Sq Ft	
ZONING	R3	
	PROPOSED	ALLOWED
LOT COVERAGE		
*LOT COVERAGE (TOTAL) - SEE SURVEYOR DOCUMENT FOR DETAILS		
SETBACKS		
FRONT LINE (TO REMAIN THE SAME)	5.71m (18.73ft)	5.0m (16.40ft)
REAR LOT LINE (TO REMAIN THE SAME)	10.34m (33.92ft)	7.5m (24.6ft)
INTERIOR SIDE (TO REMAIN THE SAME)	2.0m (6.57ft)	2.0m (6.56ft)
INTERIOR SIDE (TO REMAIN THE SAME)	3.89m (12.76ft)	3.0m (9.80ft)
HEIGHT		
AVERAGE GRADE (TO REMAIN THE SAME)	30.48m Geo.	
HIGHEST SLOPED ROOF HEIGHT	5.70m (18.69ft)	9.0m (29.53ft)
FLOOR AREA		
MAIN FLOOR AREA	206.75m ² (2,226.5ft ²)	
LOWER FLOOR AREA	162.5m ² (1,749.75ft ²)	
GARAGE AREA	46.25m ² (496.5ft ²)	
GARAGE EXEMPTION	42m ² (452.0ft ²)	
TOTAL GROSS FLOOR AREA	373.5m ² (4,020.75ft ²)	
FLOOR SPACE RATIO (FSR)	0.413 373.5m ² (4,020.75ft ²)	0.5:1 431m ² (4,638.88ft ²)

* INDICATES VARIANCES REQUIRED

TITLE PROPOSED SITE PLAN			SHEET NUMBER V.00	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN, BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

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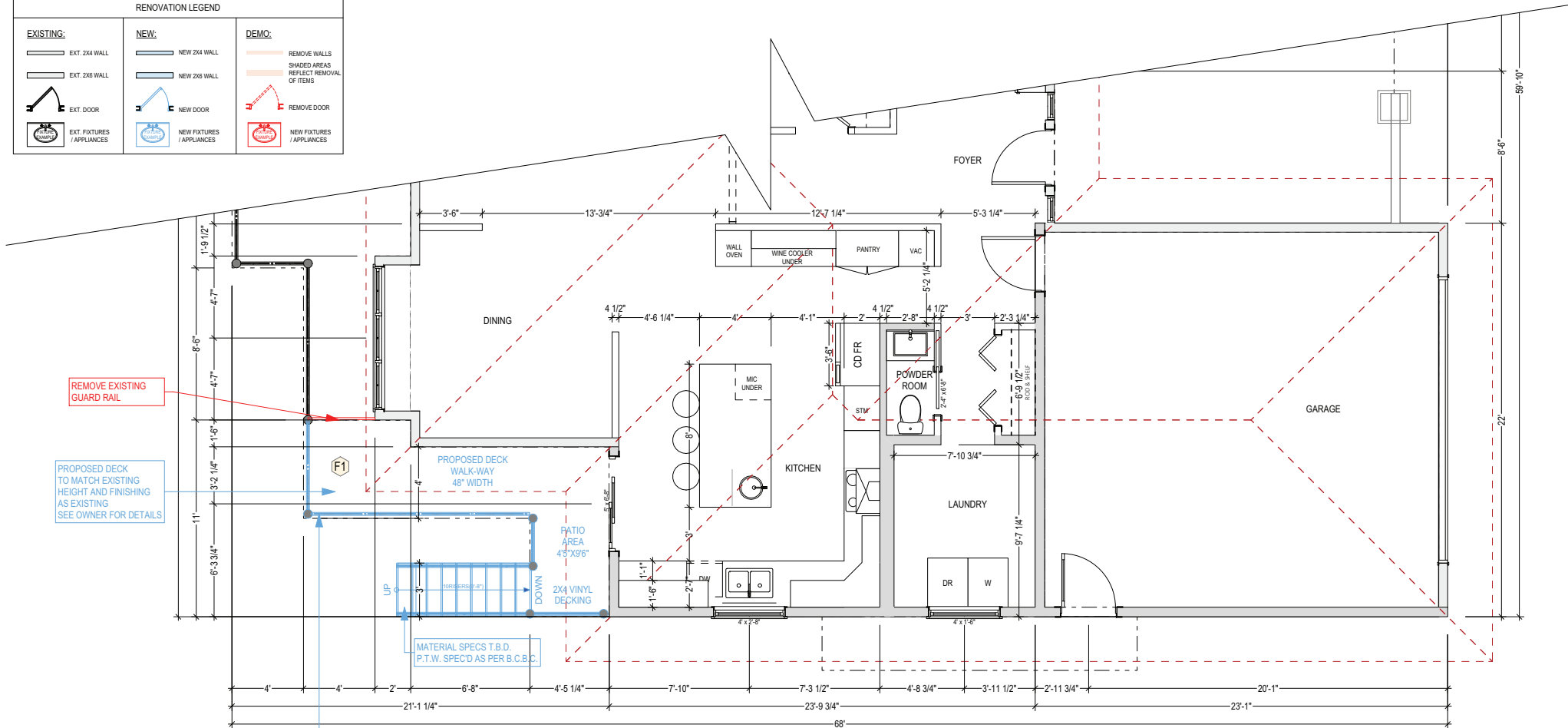
RENOVATION LEGEND		
EXISTING:	NEW:	DEMO:
EXT. 2X4 WALL	NEW 2X4 WALL	REMOVE WALLS
EXT. 2X6 WALL	NEW 2X6 WALL	SHADED AREAS REFLECT REMOVAL OF ITEMS
EXT. DOOR	NEW DOOR	REMOVE DOOR
EXT. FIXTURES / APPLIANCES	NEW FIXTURES / APPLIANCES	REMOVE FIXTURES / APPLIANCES



PROPOSED FOUNDATION PLAN
 SCALE: 3/16" = 1' - 0"
 CONSULT WITH STRUCTURAL ENGINEER FOR CONFIRMATION AND DETAILS

TITLE PROPOSED FOUNDATION PLAN			SHEET NUMBER V.01	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN, BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

RENOVATION LEGEND		
EXISTING:	NEW:	DEMO:
EXT. 2X4 WALL	NEW 2X4 WALL	REMOVE WALLS
EXT. 2X6 WALL	NEW 2X6 WALL	SHADED AREAS REFLECT REMOVAL OF ITEMS
EXT. DOOR	NEW DOOR	REMOVE DOOR
EXT. FIXTURES / APPLIANCES	NEW FIXTURES / APPLIANCES	REMOVE FIXTURES / APPLIANCES



F1 DECKING MEMBRANE
(TO COMPLY WITH CAN/CSG 37.54) ON
19/32" ORIENTED STRAND BOARD C/W "H" CLIPS
2x12 DECK JOISTS @ 16" O/C C/W (SEE STRUCT.)
(PROVIDE ADEQUATE MEMBRANE
"UPSTAND" @ EXT. WALL)
PROVIDE SLOPED WOOD TAPERS @ 1:50 SLOPE
OR SLOPE JOISTS TO PROVIDE MIN. 1:50 SLOPE

PROPOSED GUARD RAIL TO MATCH
EXISTING FINISHING AND DESIGN
42" HIGH NON CLIMBABLE

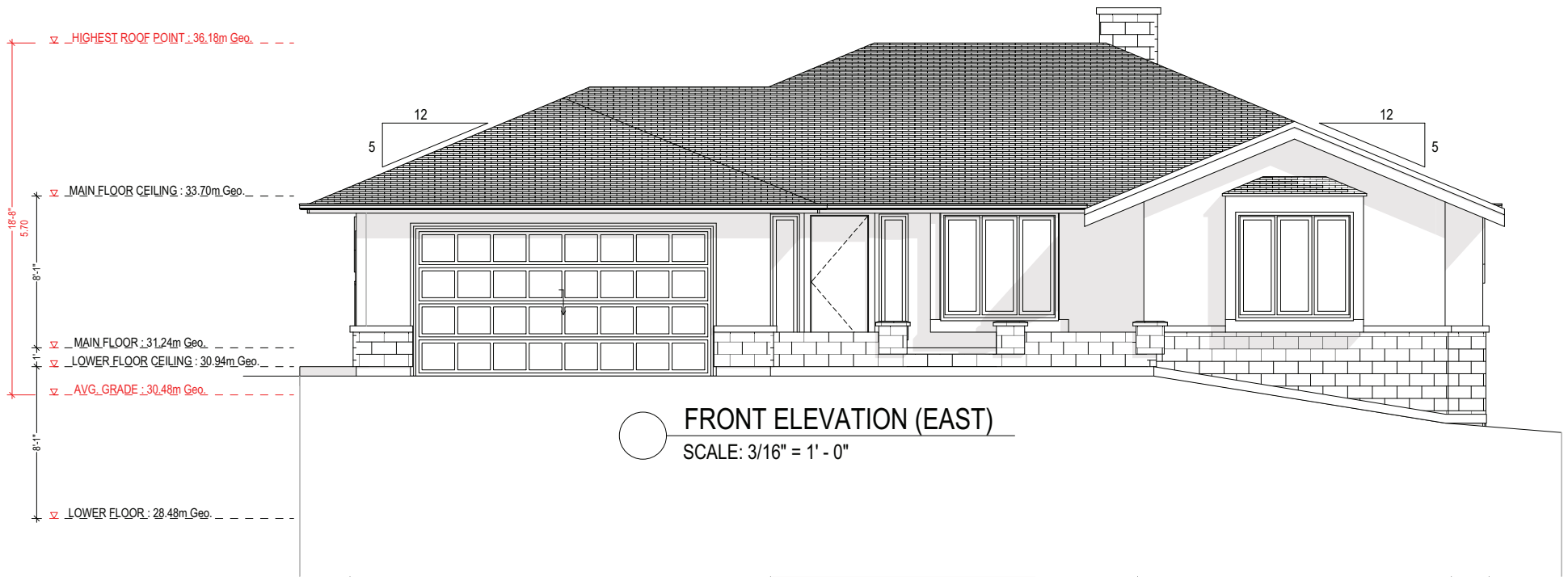
PROPOSED MAIN FLOOR PLAN (8'-0 3/4" CEILING HEIGHT)

SCALE: 3/16" = 1' - 0"

EXISTING MAIN FLOOR AREA: 2,226.5 sq ft (206.75m²)
EXISTING GARAGE AREA: 496.5 sq ft (46.25m²)

TITLE PROPOSED MAIN FLOOR PLAN - DECK ADDITION			SHEET NUMBER V.02	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN, BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

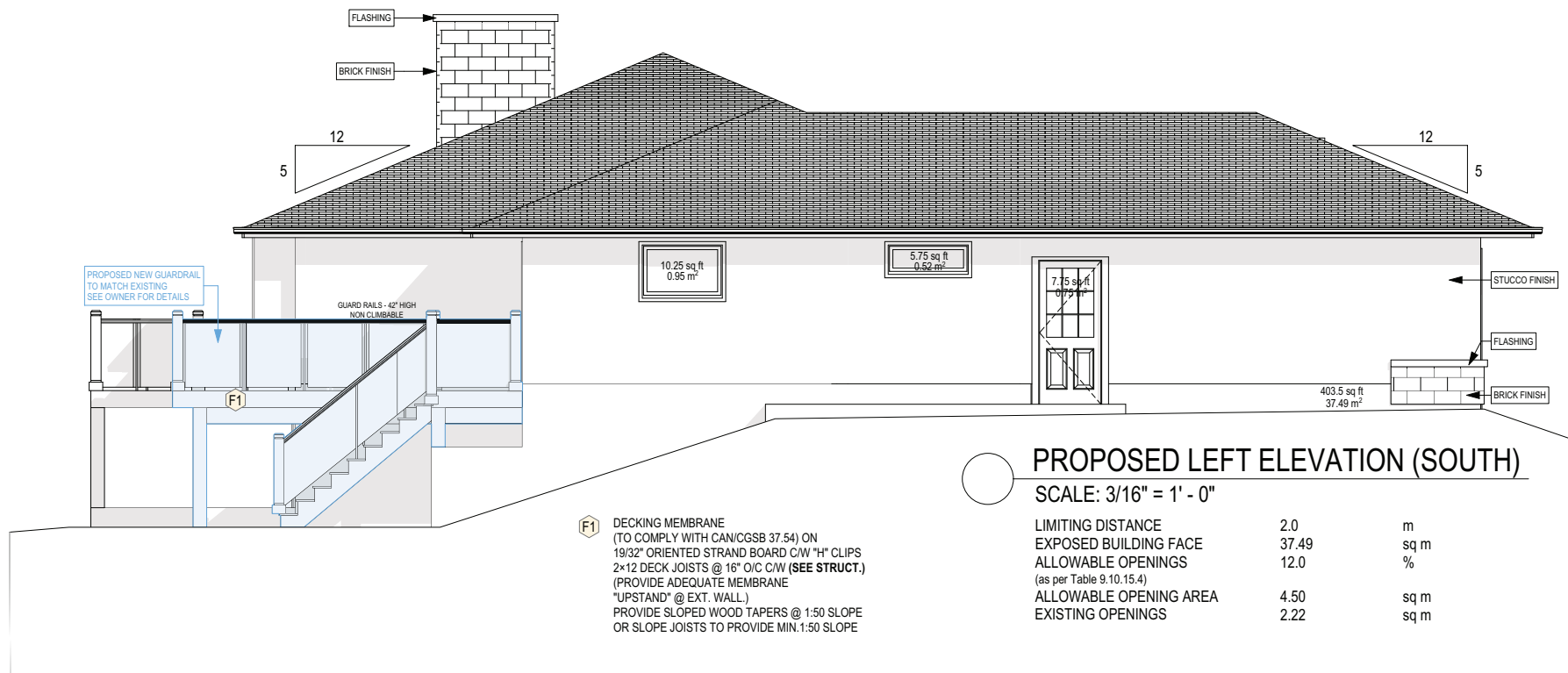
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TITLE PROPOSED FRONT ELEVATION (EAST) - EXISTING TO REMAIN THE SAME			SHEET NUMBER V.03	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN. BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

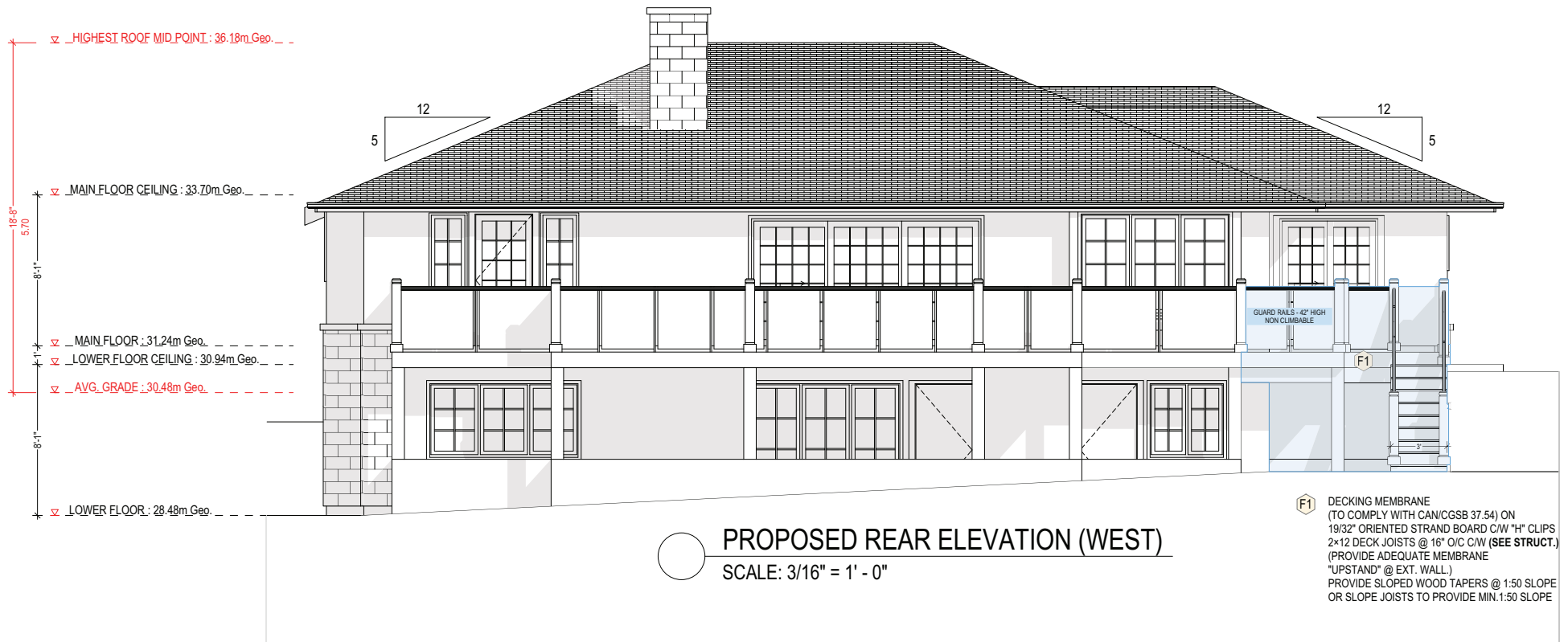
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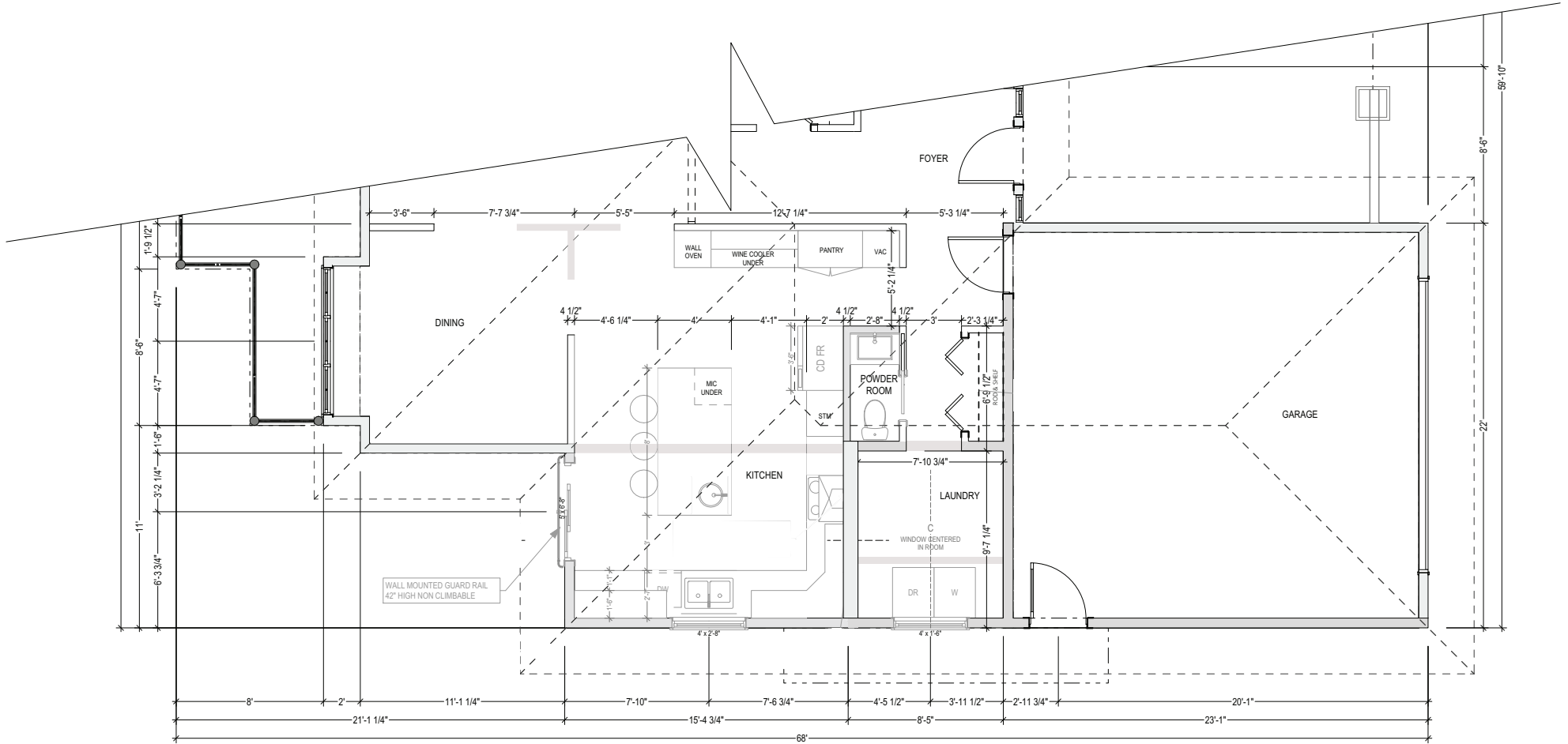


TITLE PROPOSED LEFT ELEVATION (SOUTH)			SHEET NUMBER V.04	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN, BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

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TITLE PROPOSED REAR ELEVATION (WEST)			SHEET NUMBER V.05	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN. BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			



EXISTING MAIN FLOOR PLAN (8'-0 3/4" CEILING HEIGHT)

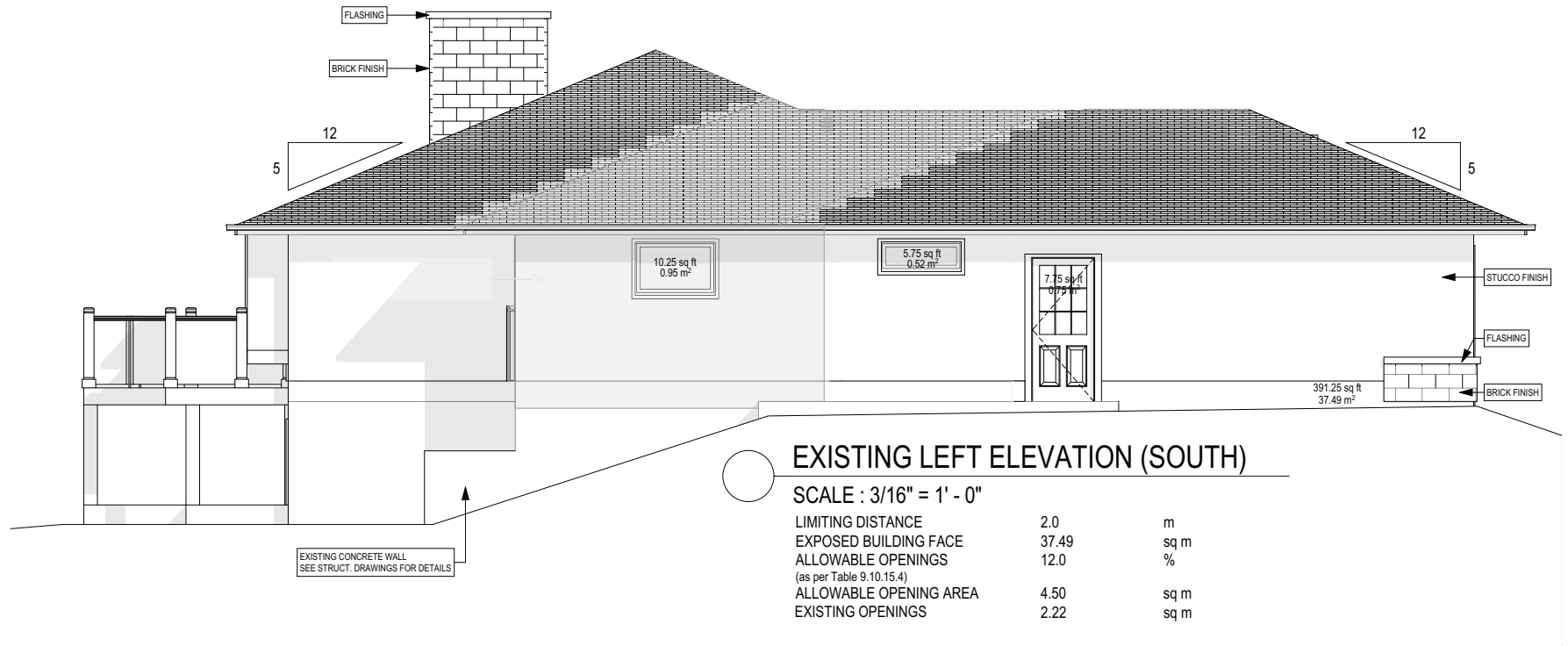
SCALE : 3/16" = 1' - 0"

TOTAL MAIN FLOOR AREA (TO REMAIN): 2,226.5 sq ft (206.75m²)

EXISTING GARAGE AREA: 496.5 sq ft (46.25m²)

TITLE EXISTING MAIN FLOOR PLAN			SHEET NUMBER V.06	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN. BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			
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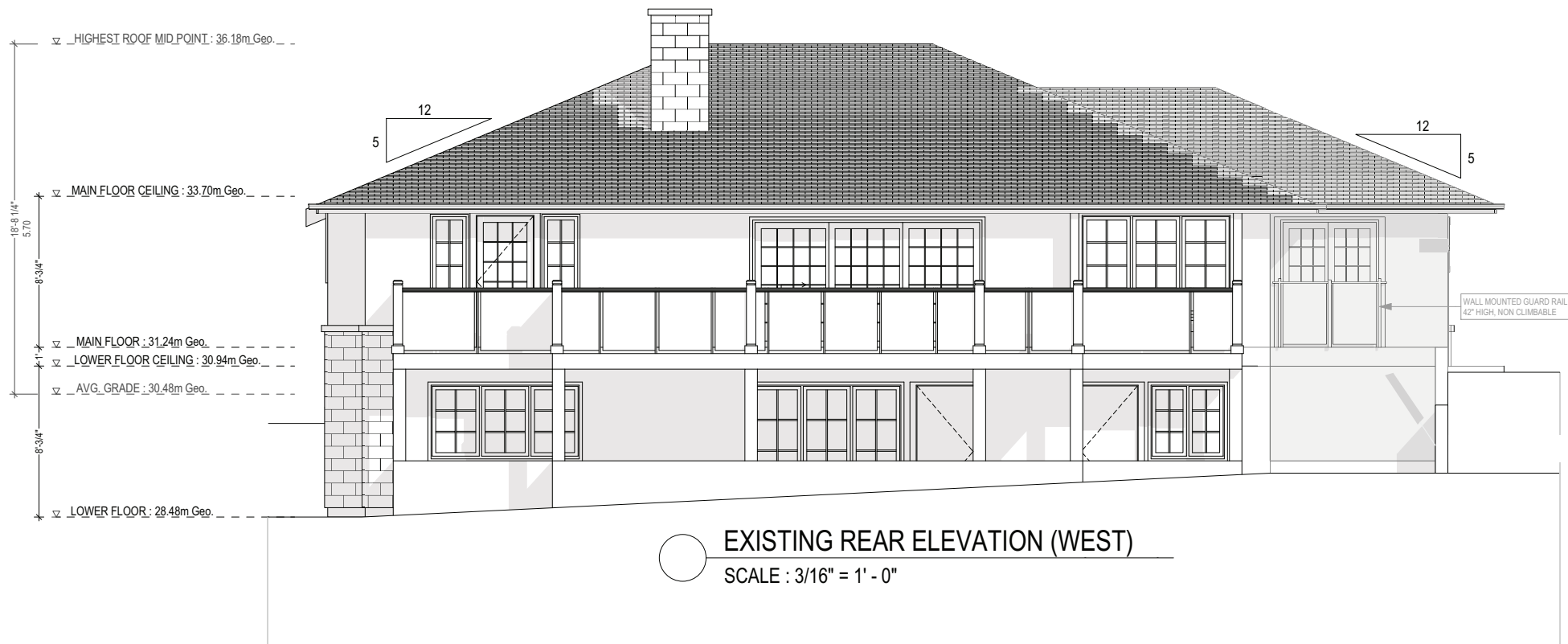
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TITLE EXISTING LEFT ELEVATION (SOUTH)			SHEET NUMBER V.07	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN. BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

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TITLE EXISTING REAR ELEVATION (WEST)			SHEET NUMBER V.08	PROJECT PREPARED FOR PARMETER RESIDENCE 6032 CRESTMOUNT PL DUNCAN, BC	
DATE 16AUG23	PROJECT NO. 1082	PROJECT TITLE DUNCAN BOARD OF VARIANCE - PARMETER RESIDENCE RENOVATION			

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