

Legal: LOT 2 SECTION 10 HIGHLAND PLAN VIP27704 EXCEPT PLAN 29610 Civic Address: 1 Bate Rd Zoning Calculations based on A-1: Rural per View Royal Zoning Bylaw 2014 No. 900

AVERAGE GRADE CALC:

504.75 + 504.62 + 505.03 + 505.72 + 506.17 + 506.32 + 506.24 + 507.83 + 508.11 + 508.02 + 508.02 + 508.03 + 507.03 + 506.98 + 504.71 + 505.03 + 505.00 + 505.48 = 9113.09 / 18 = 506.28

JUH./1 + JUJ.UJ + JUJ.UU + JUJ.HU = J113.UJ / 10 = JUU.EU				
	<u>Actual</u>	Allowed		
Average Grade	506.28m	-		
Mid-Point of highest Roof	514.47m	-		
Building Height for Planning	8.19m	9m		
Highest Point of Roof	515.62m	-		
Main Floor Elevation	508.73m	-		

SETBACKS:		
	Actual	Allowed
Front Lot Line	>100m	7.5m
Rear Lot Line	>100m	7.5m
Side Lot Line	30m	7.5m
Flanking Lot Line	-	7.5m

AREA and LOT COVE	RAGE: Actual	Allowed
Lot Size	182,000.00 sq m	8 ha
House Floor Area	rea 282.75 sq m (18.2 ha) 372 sq m	
(Main + Loft) (262	2.68 + 20.07 sq m)	-
Decks	13.77 sq m	-
Garage	106.99 sq m	-
Carport	34.99 sq m	-
Existing Building 85.79 sq m (to be determined)		
Total FSR	0.15%	20.0%
Lot Coverage = 447	7.20 sq m = 0.24%	

<u>Limiting Distance per 9.10.15.</u> :						
Face	L.D.	Exposing Building Face	Glazed Openings	Allowed Openings		
North	129m	143.54 sq m	55.17 sq m = 38.43%	100%		
East	30m	61.71 sq m	13.96 sq m = 22.62%	100%		
South	607m	143.51 sq m	56.81 sq m = 39.58%	100%		
West	365m	64.10 sq m	19.38 sq m = 30.23%	100%		



<u>Dates</u>
Application 7 April 2025

D E S i G N B U I L D

1 Bate Rd, View Royal, BC, V9B 6J7

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Folio 402.15032.020 PID 005-363-021

Lot Layout
Zoning Calcs

G1.0

















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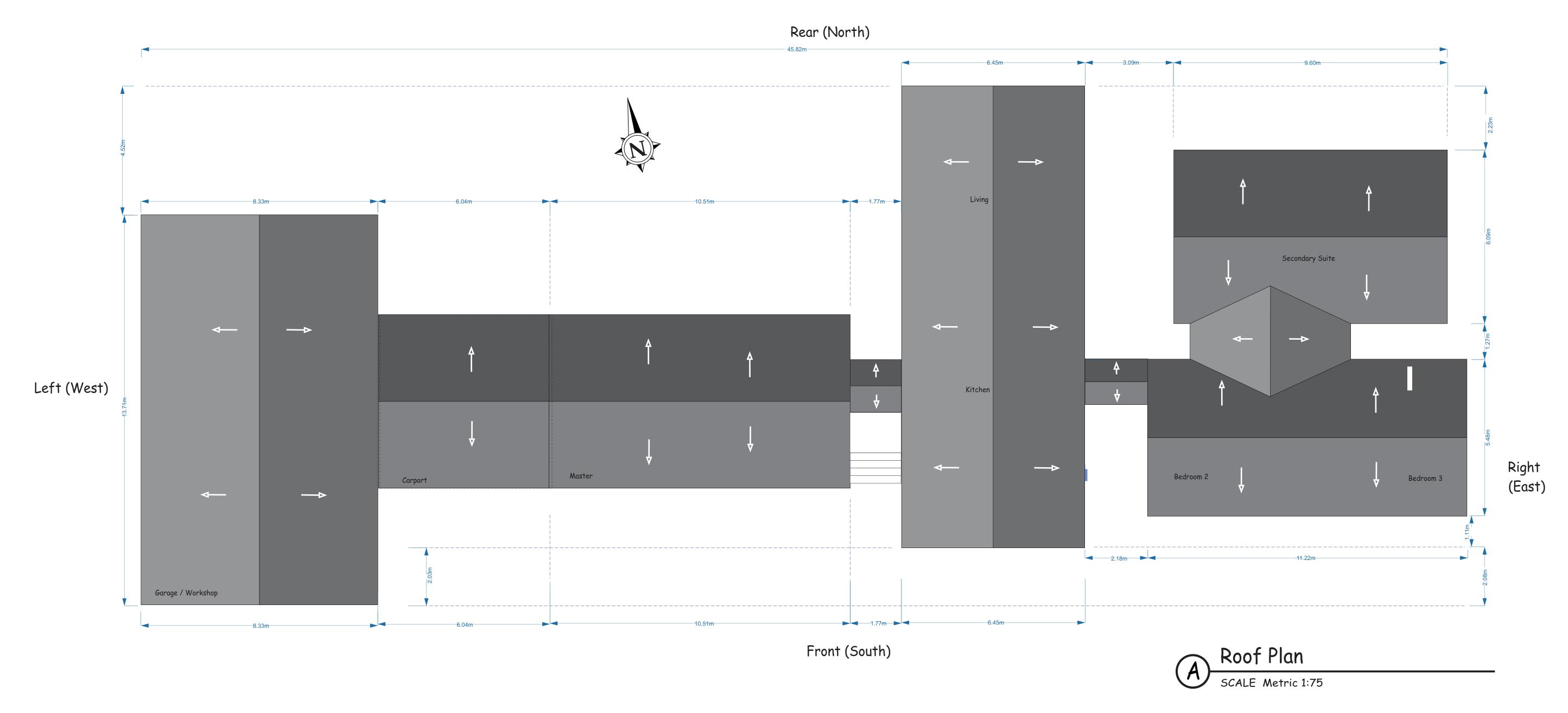
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CR PACIFIC COAST DESIGN BUILD
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Scale as noted on drawings.

Modelling

G1.1









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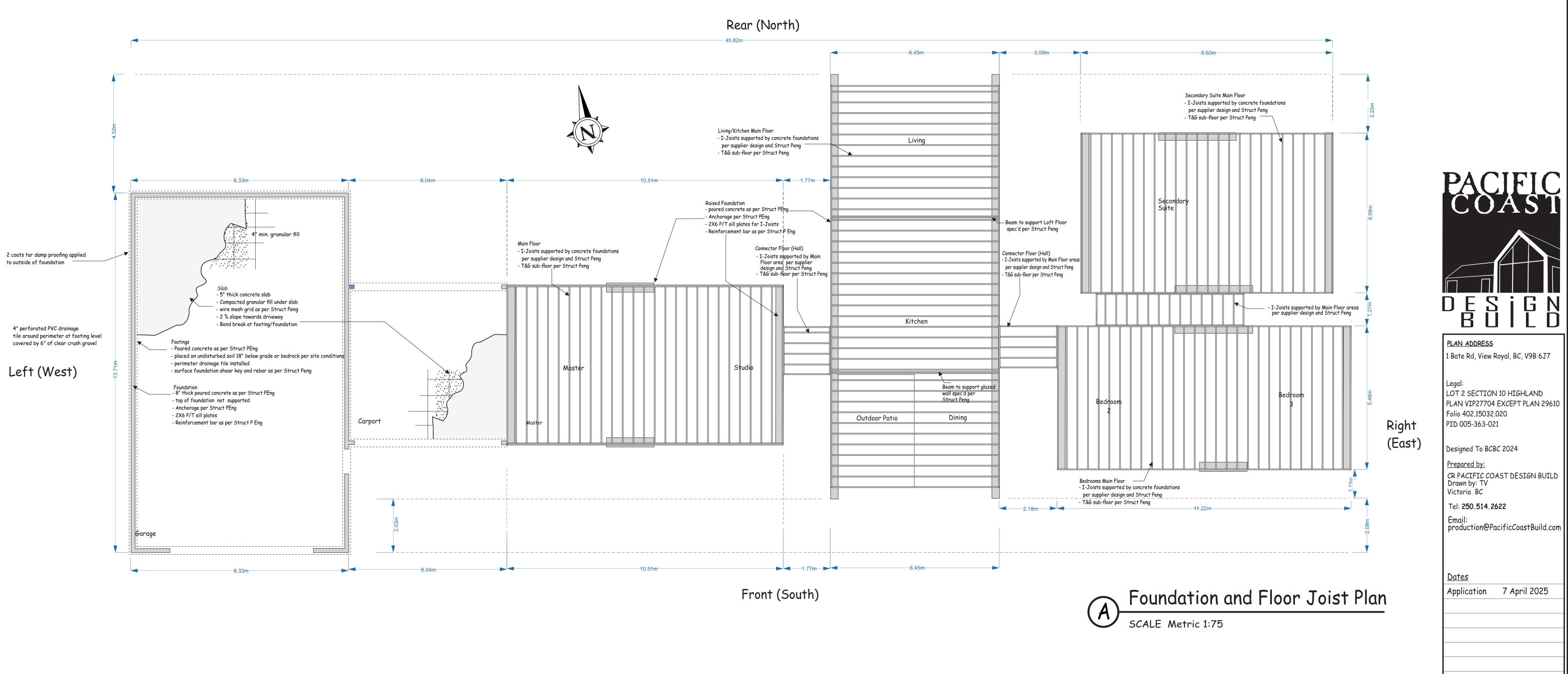
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Roof Plan

A5.0

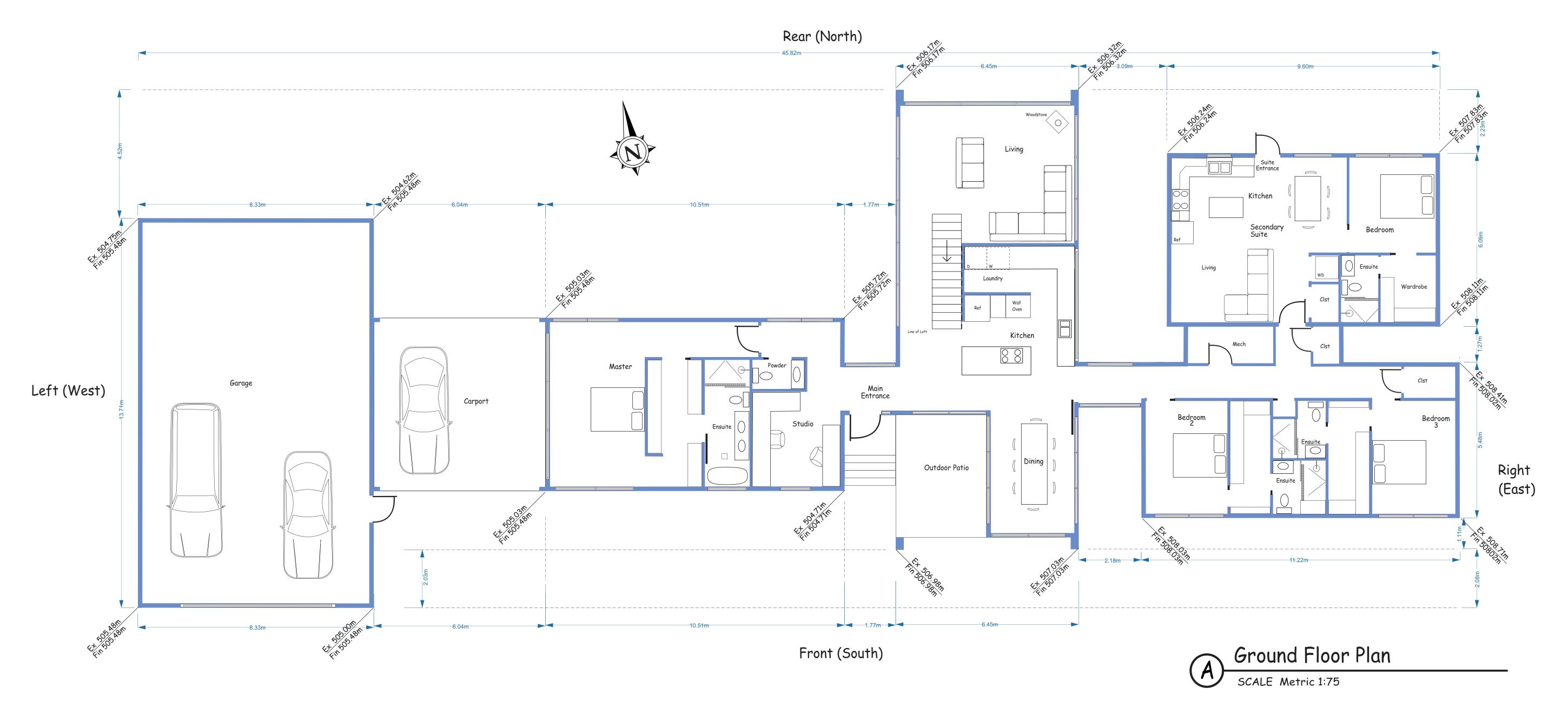


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Framing
Ground Level







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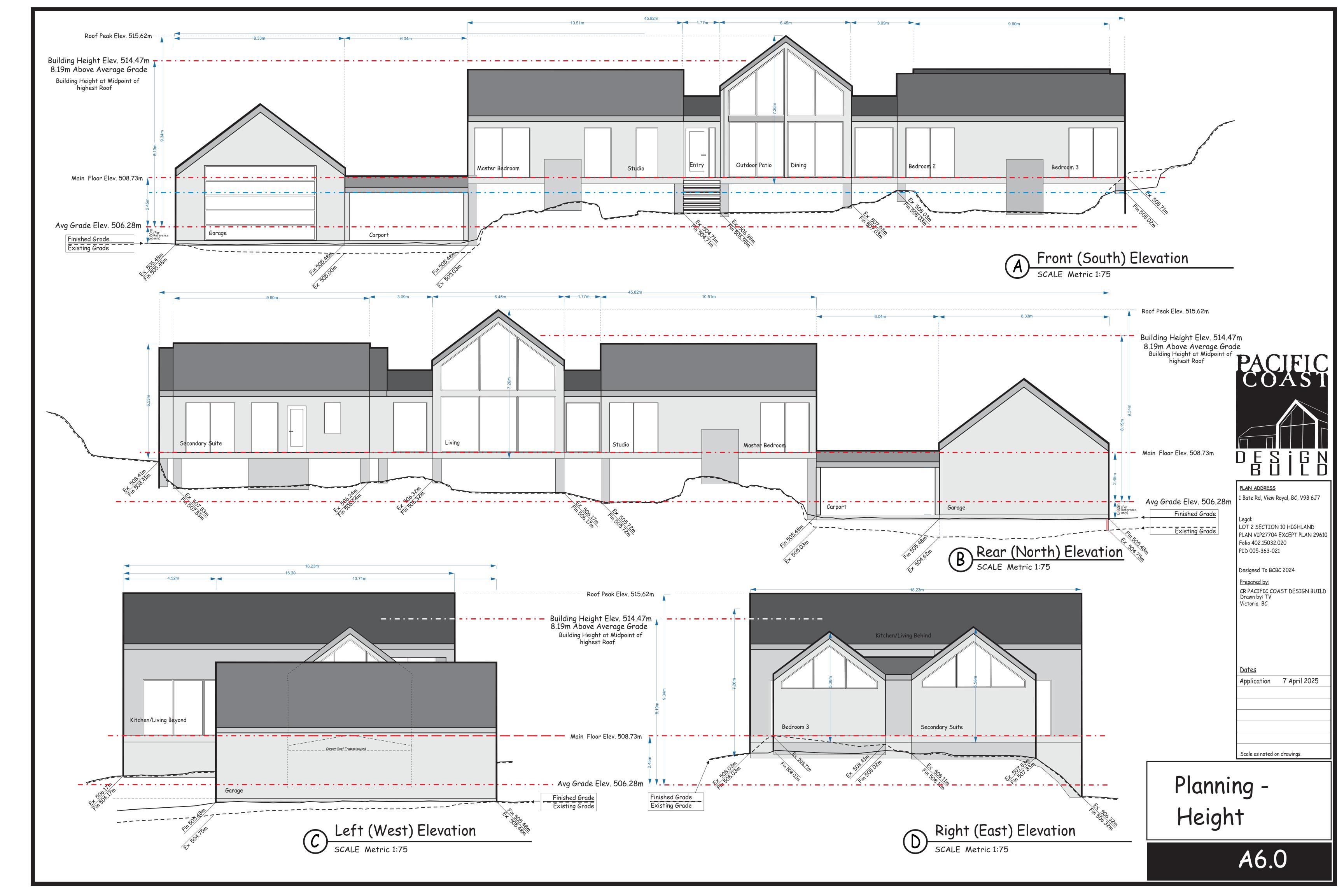
<u>Dates</u>

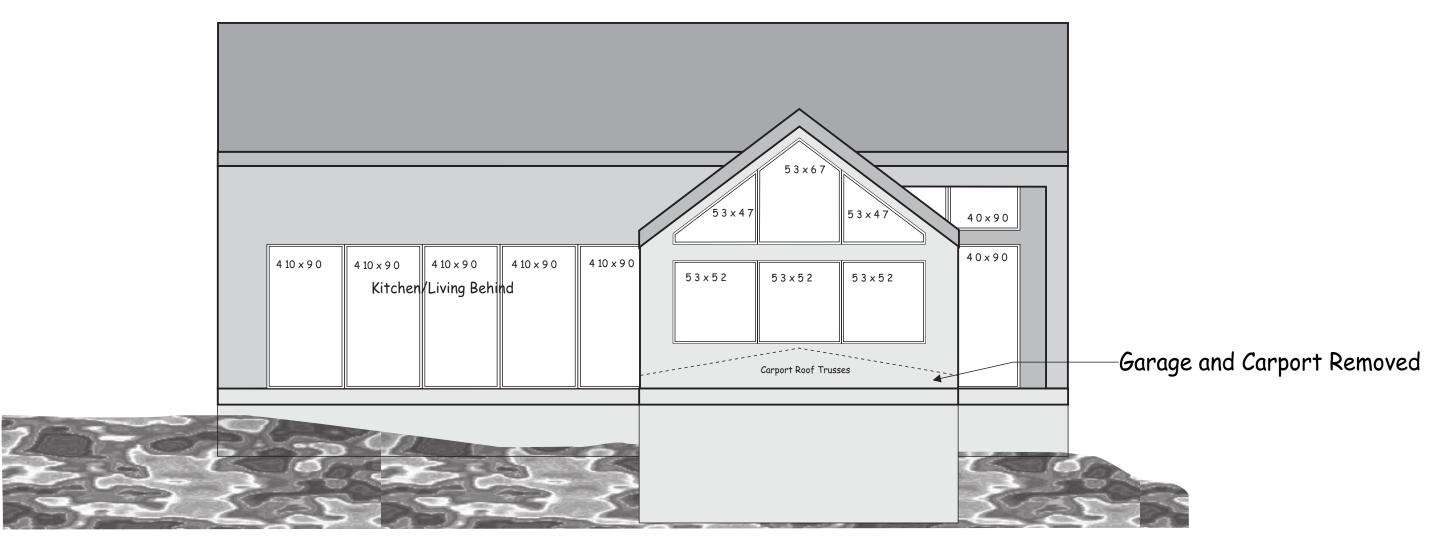
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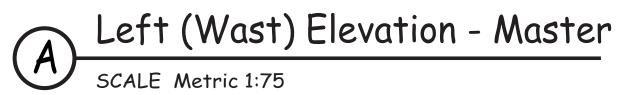
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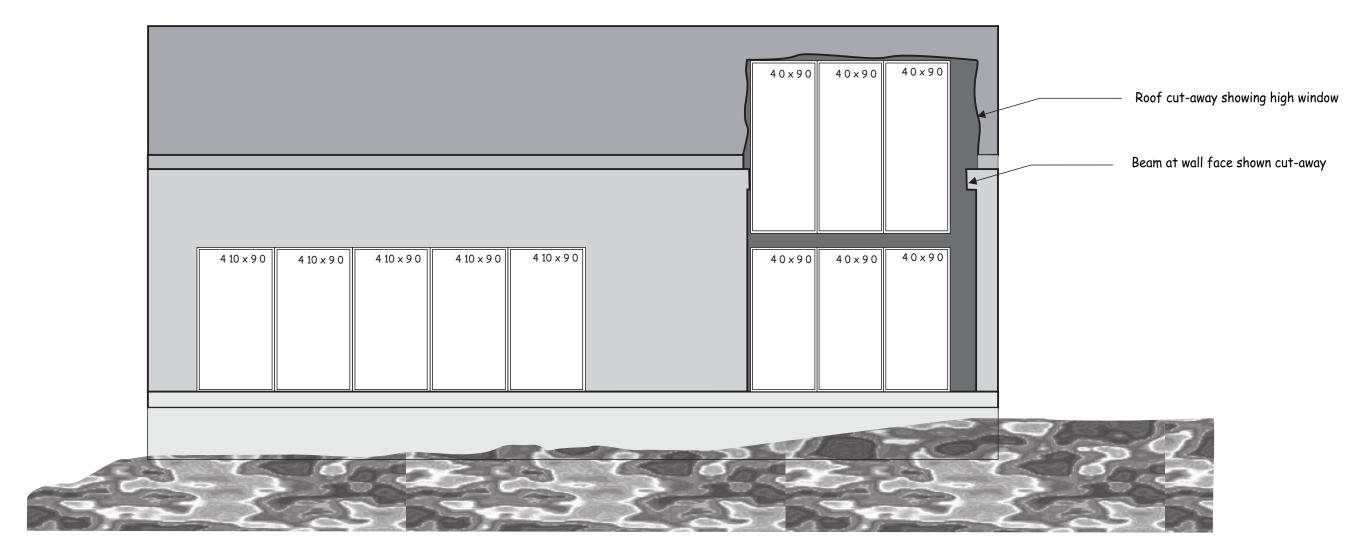
Planning -Grades

A2.2

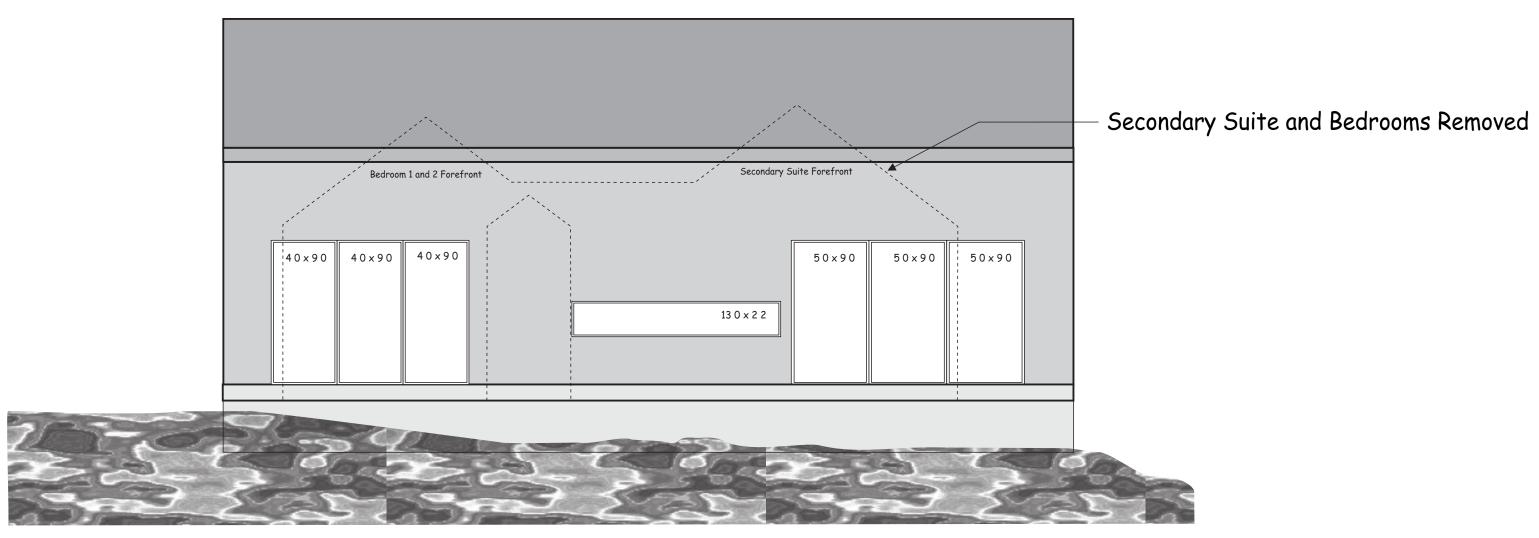






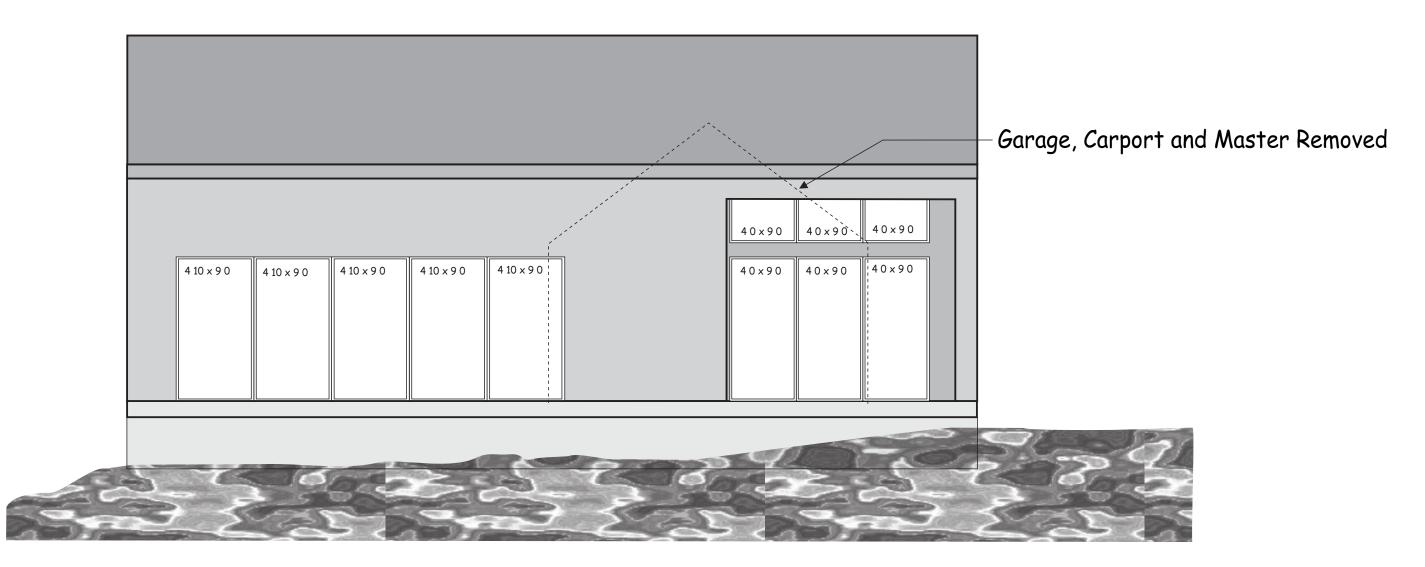


Left (West) Elevation - Roof cut-away showing transom window SCALE Metric 1:75



Right (East) Elevation - Living/Dining

SCALE 3/16" = 1'-0"



B Left (West) Elevation - Living/Dining

SCALE Metric 1:75



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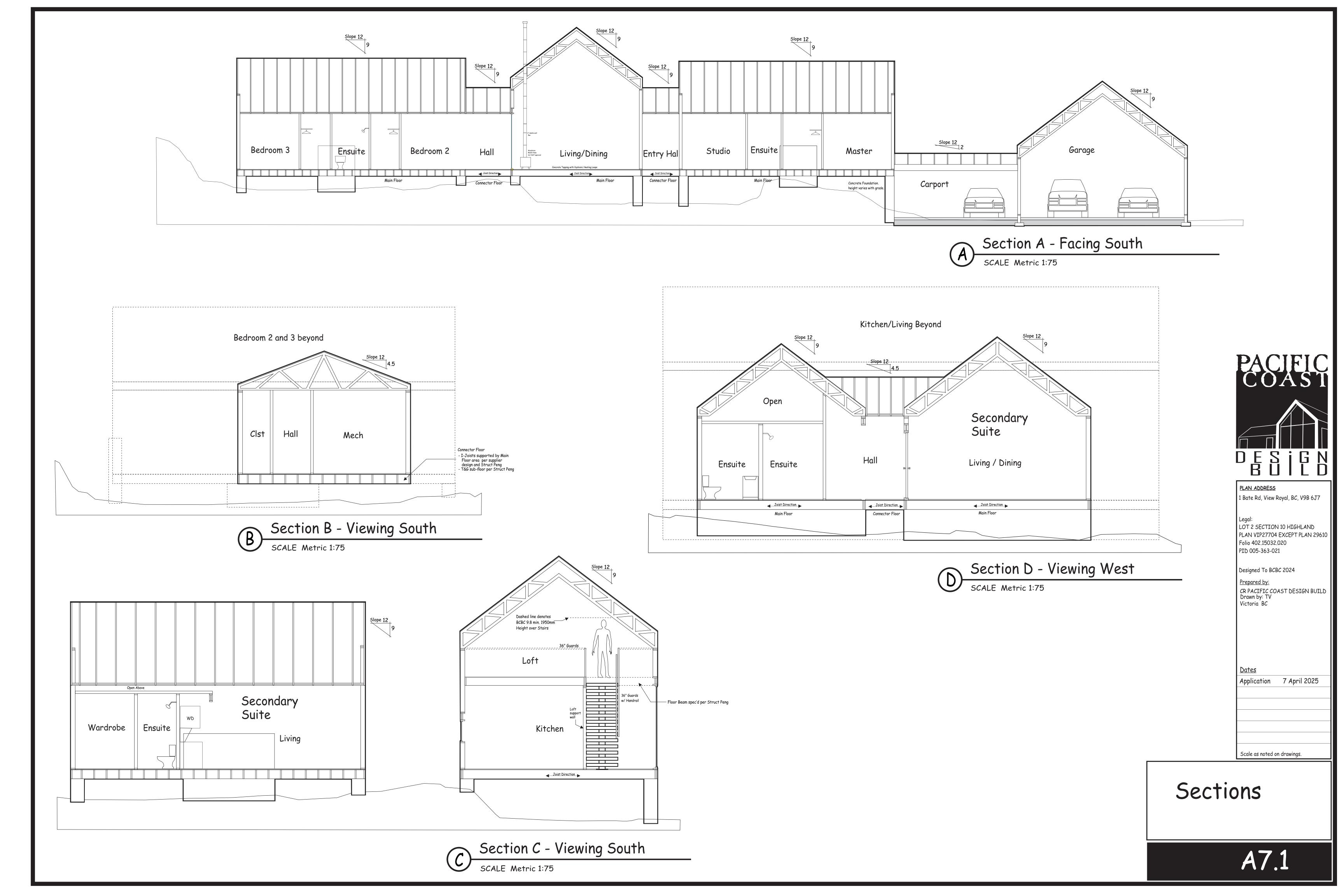
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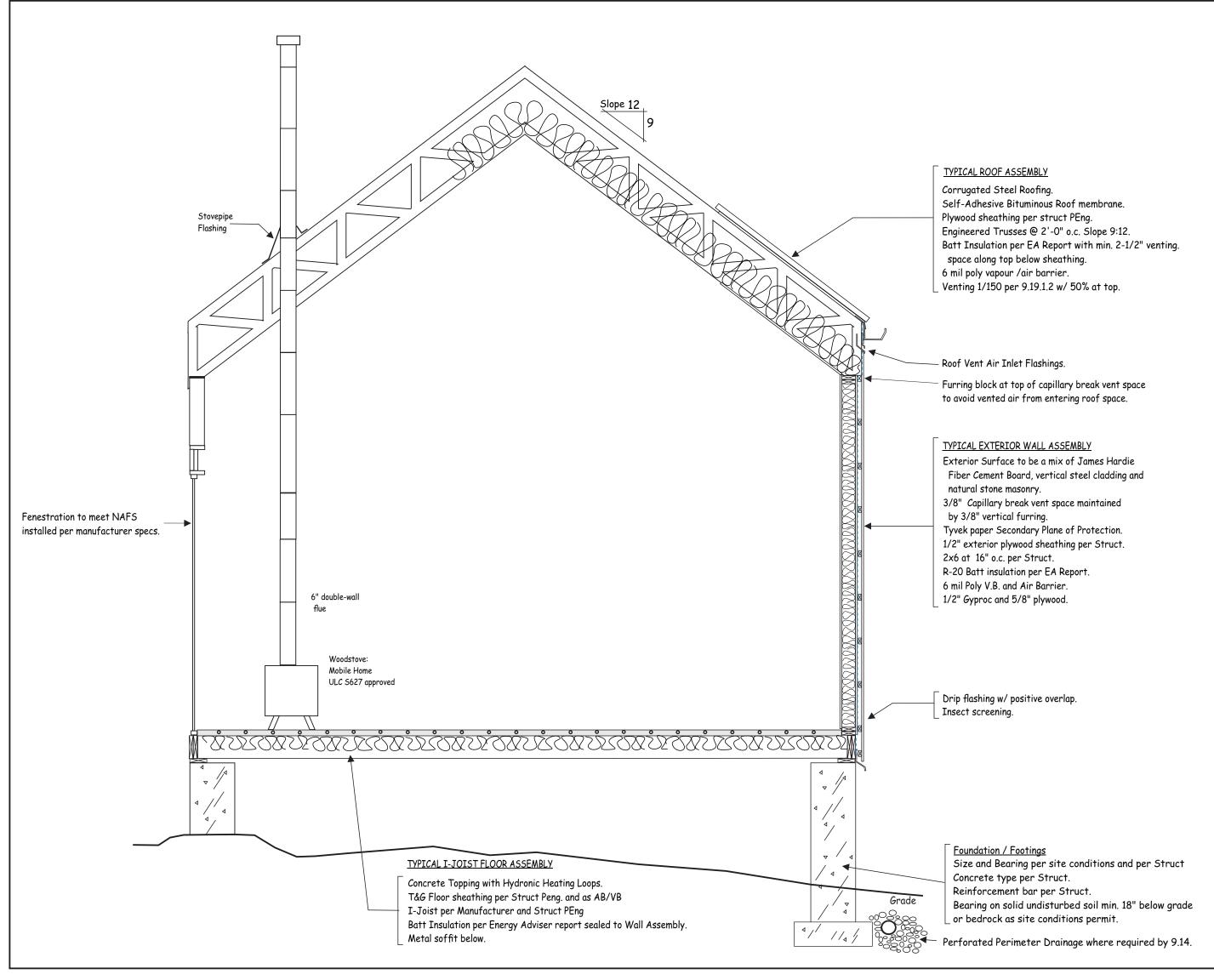
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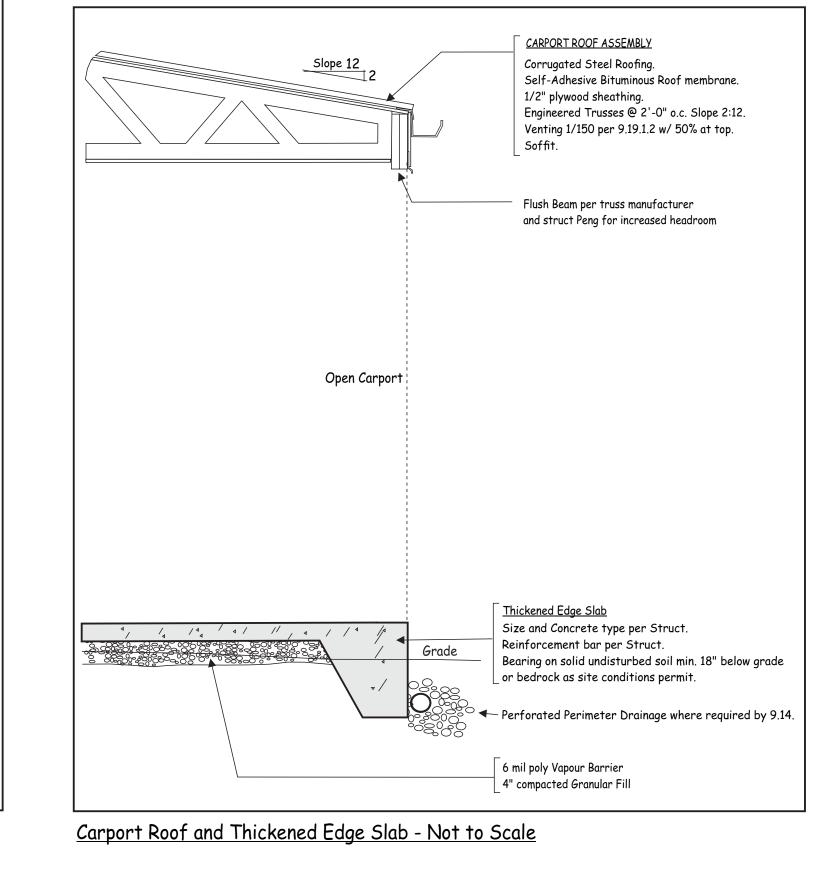
Elevations

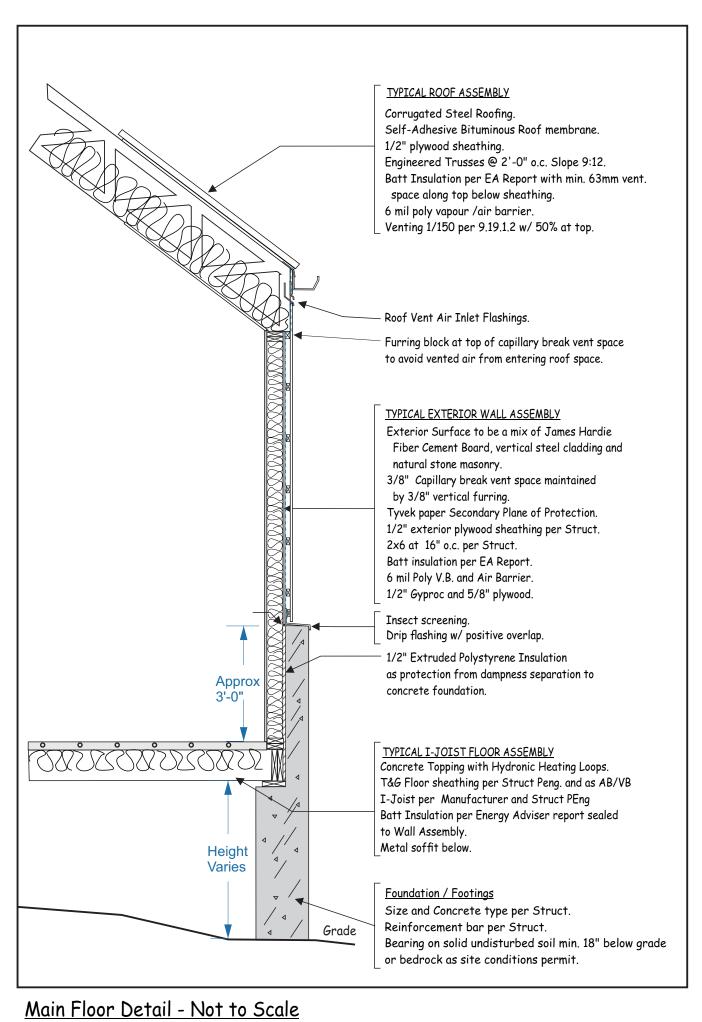
A6.2





Foundation, Floor, Wall and RoofAssembly - Not to Scale





GARAGE ROOF ASSEMBLY Corrugated Steel Roofing. Self-Adhesive Bituminous Roof membrane. 1/2" plywood sheathing. Engineered Trusses @ 2'-0" o.c. Slope 9:12. Optional R-20 Batt Insulation with min. 63mm vent. space along top below sheathing. 6 mil poly vapour /air barrier. _ Venting 1/150 per 9.19.1.2 w/ 50% at top. – Roof Vent Air Inlet Flashings. - Furring block at top of capillary break vent space to avoid vented air from entering roof space. TYPICAL GARAGE EXTERIOR WALL ASSEMBLY Exterior Surface to be a mix of James Hardie Fiber Cement Board, vertical steel cladding and natural stone masonry. 3/8" Capillary break vent space maintained by 3/8" vertical furring. Tyvek paper Secondary Plane of Protection. 1/2" exterior plywood sheathing per Struct. 2x6 at 16" o.c. per Struct. Optional R-12 Batt insulation. 6 mil Poly V.B. and Air Barrier. 1/2" Gyproc and 5/8" plywood. – 2x6 p/t sill plate with foam gasket. Anchor bolts per Struct. Foundation / Footings Size and Concrete type per Struct. Reinforcement bar per Struct. Bearing on solid undisturbed soil min. 18" below grade or bedrock as site conditions permit. Dampproofing per 9.13. Perforated Perimeter Drainage where required by 9.14. TYPICAL GARAGE SLAB ASSEMBLY 5" Concrete Slab with Mesh Grid 6 mil poly Vapour Barrier 4" compacted Granular Fill

Garage Envelope Detail - Not to Scale

Assemblies

A8.1

PLAN ADDRESS

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