

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

Legal:
LOT 2 SECTION 10 HIGHLAND
PLAN VIP27704 EXCEPT PLAN 29610
Folio 402.15032.020
PID 005-363-021

OR PACIFIC COAST DESIGN BUILD
Drawn by: TV

Civic Address: 1 Bate Rd Legal: LOT 2 SECTION 10 HIGHLAND PLAN VIP27704 EXCEPT PLAN 29610
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

	Actual	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 COVERAGE:

	Actual	Allowed
Lot Size	182,000.00 sq m	8 ha
House Floor Area	282.75 sq m (18.2 ha)	372 sq m
(Main + Loft)	(262.68 + 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 =	447.20 sq m = 0.24%	

Limiting Distance per 9.10.15.:

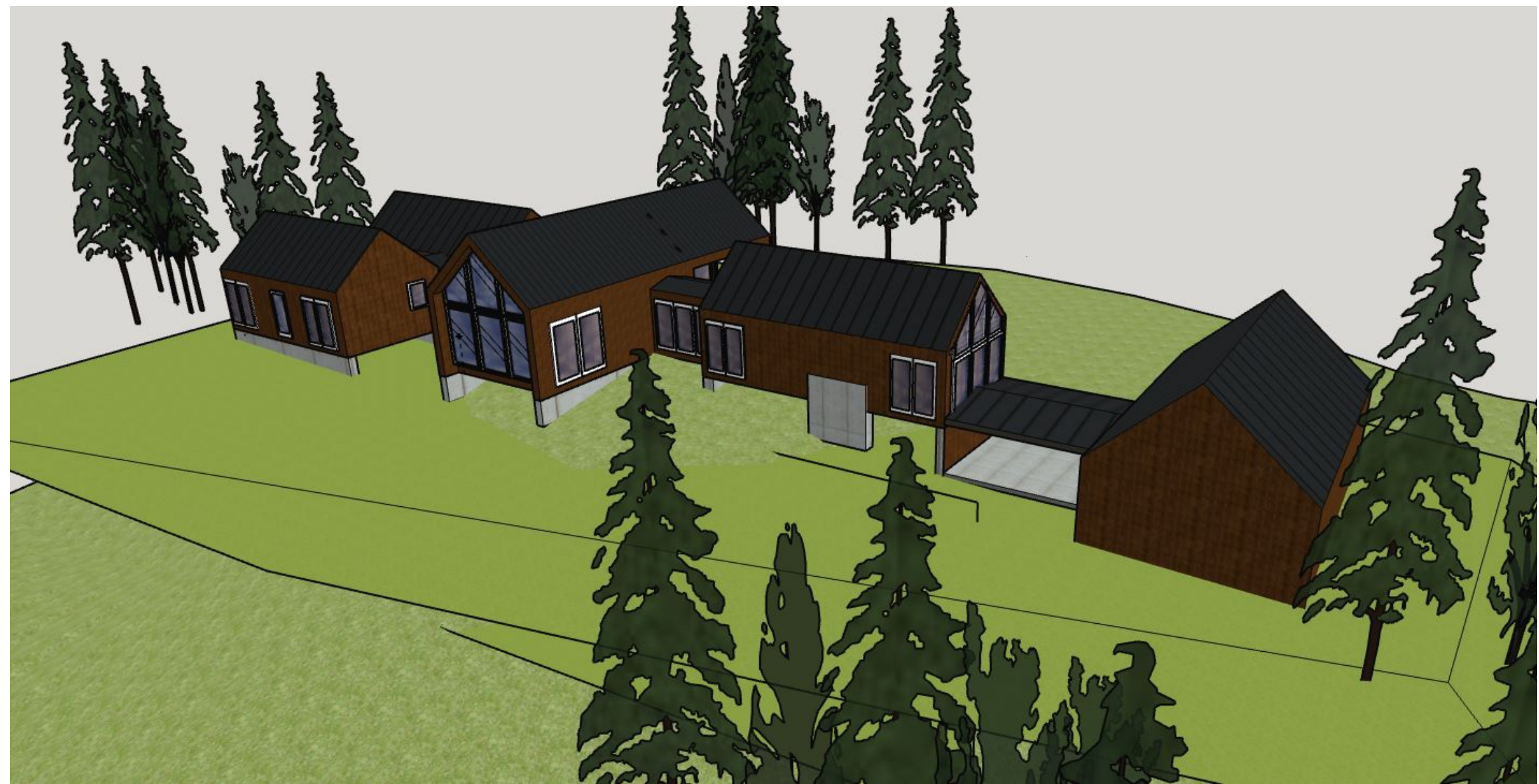
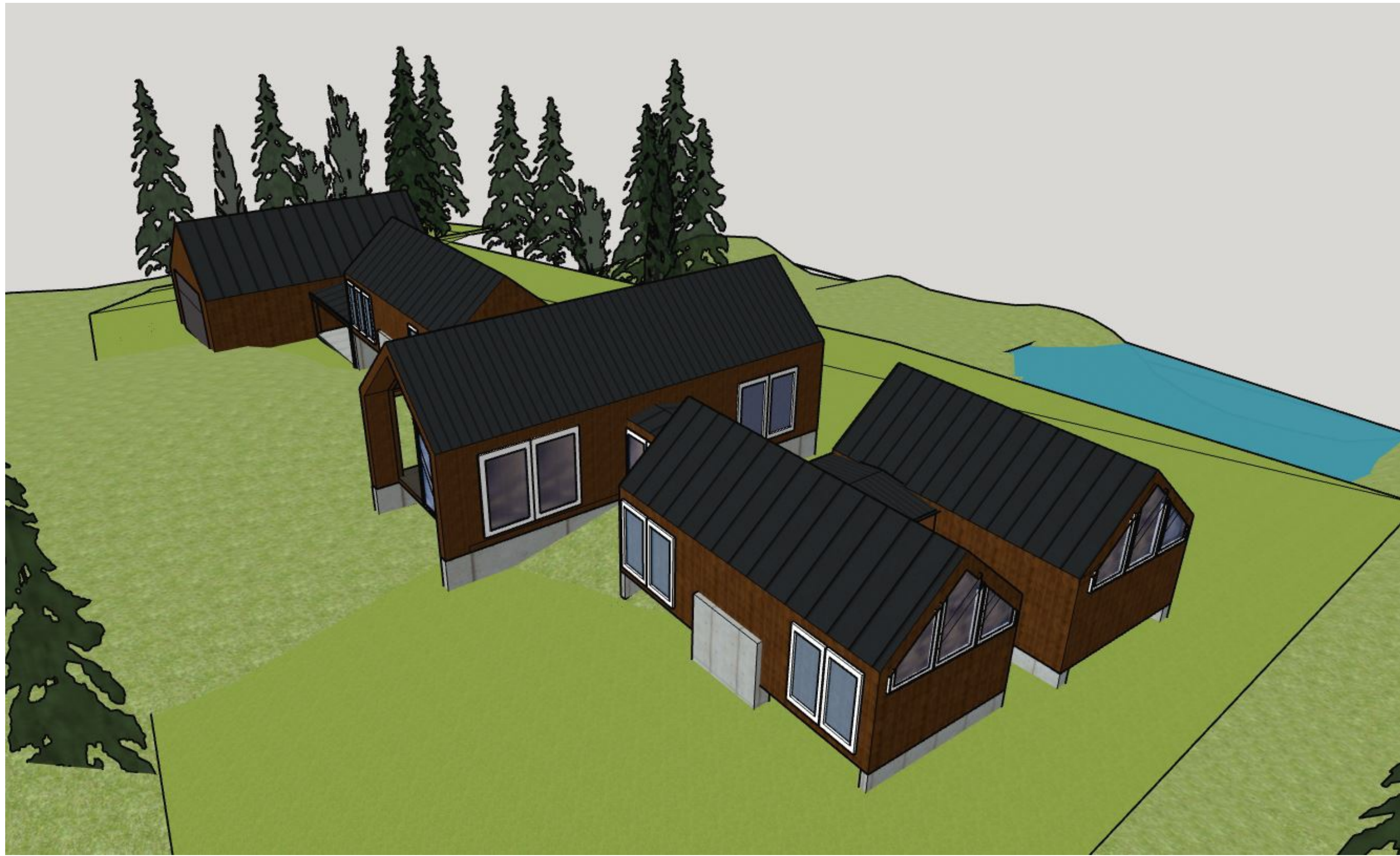
Face	L.D.	Exposing Building Face	Glazed Openings	Allowed Openings
North	129m	143.54 sq m	55.17 sq m = 38.43%	100%
East	30m	61.71 sq m	13.96 sq m = 22.62%	100%
South	607m	143.51 sq m	56.81 sq m = 39.58%	100%
West	365m	64.10 sq m	19.38 sq m = 30.23%	100%



Lot Layout
Zoning Calcs

G1.0

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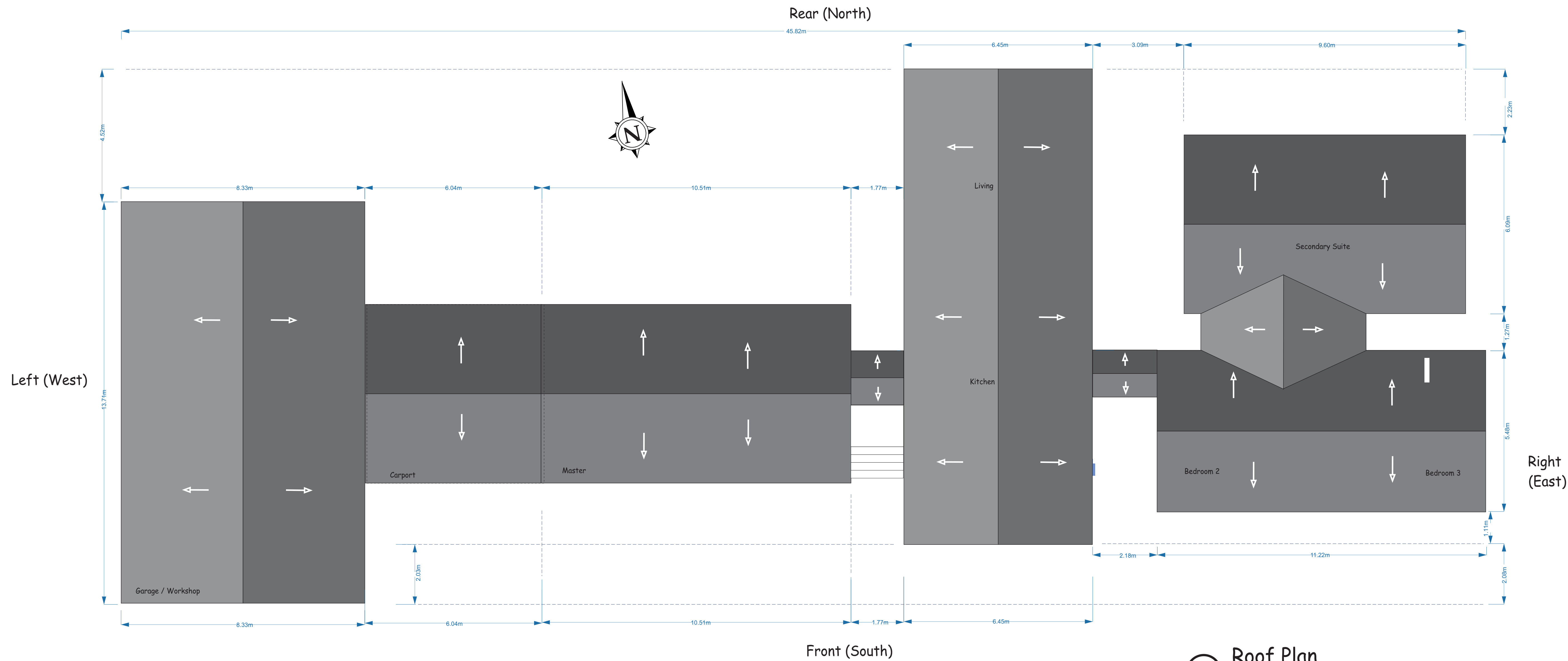
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Scale as noted on drawings.

Modelling

G1.1



A Roof Plan
SCALE Metric 1:75



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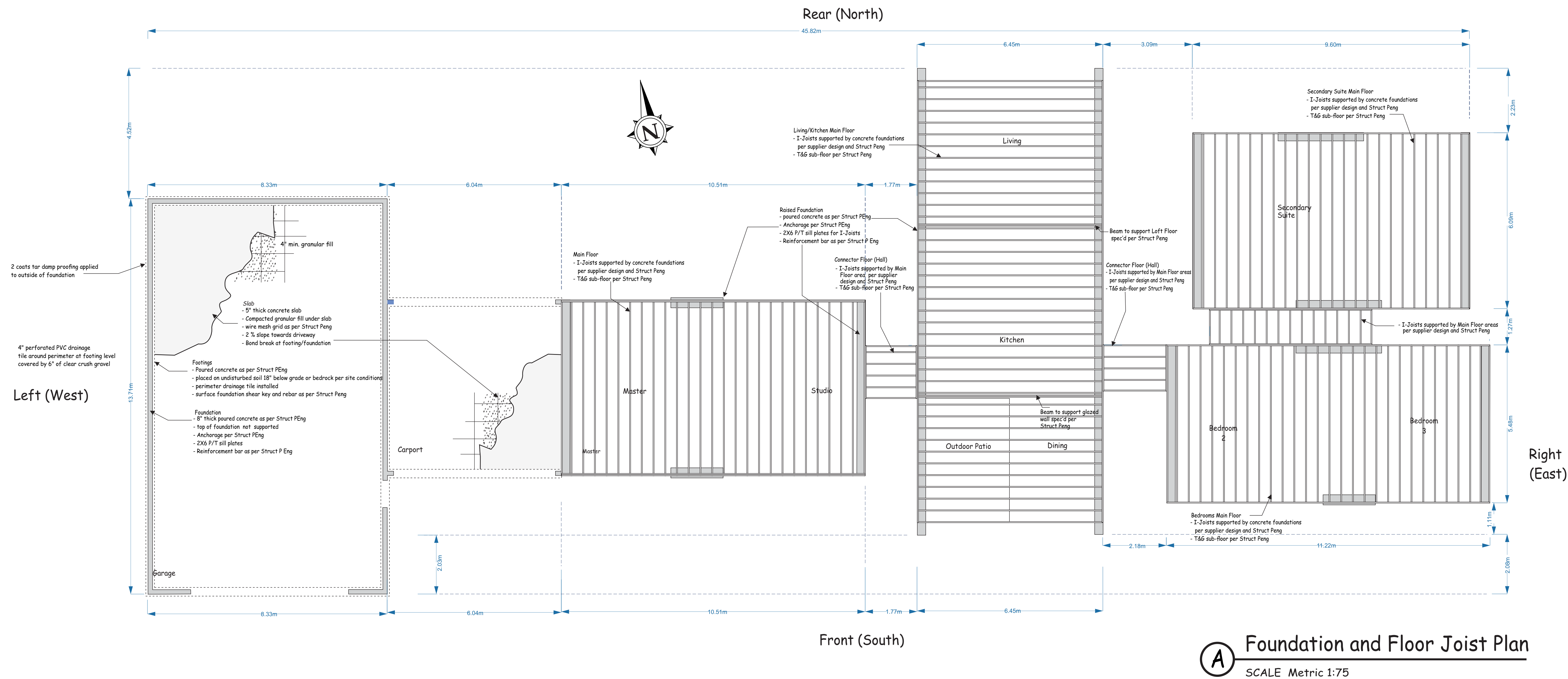
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Roof Plan

A5.0



A Foundation and Floor Joist Plan
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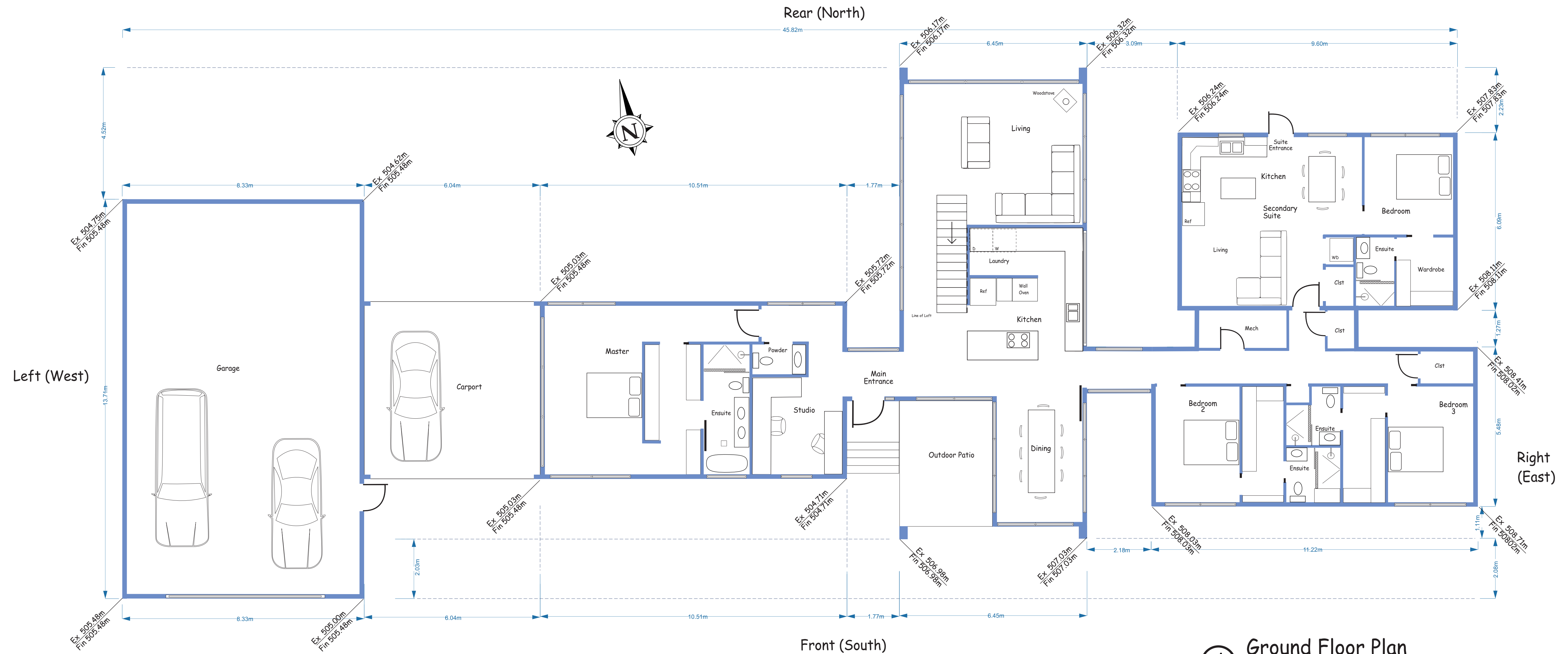
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Tel: 250.514.2622

Email:
production@PacificCoastBuild.com

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A Ground Floor Plan
SCALE Metric 1:75



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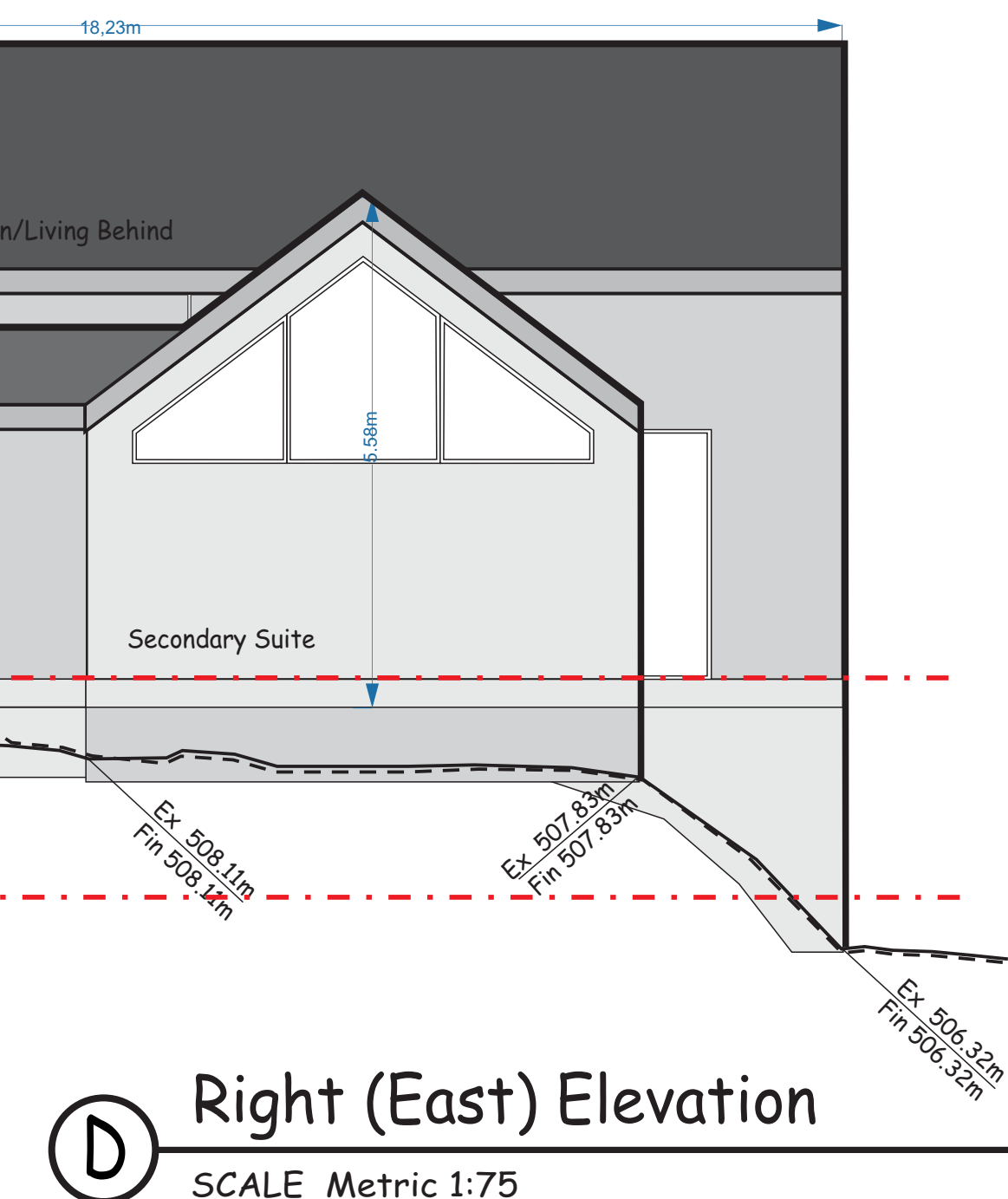
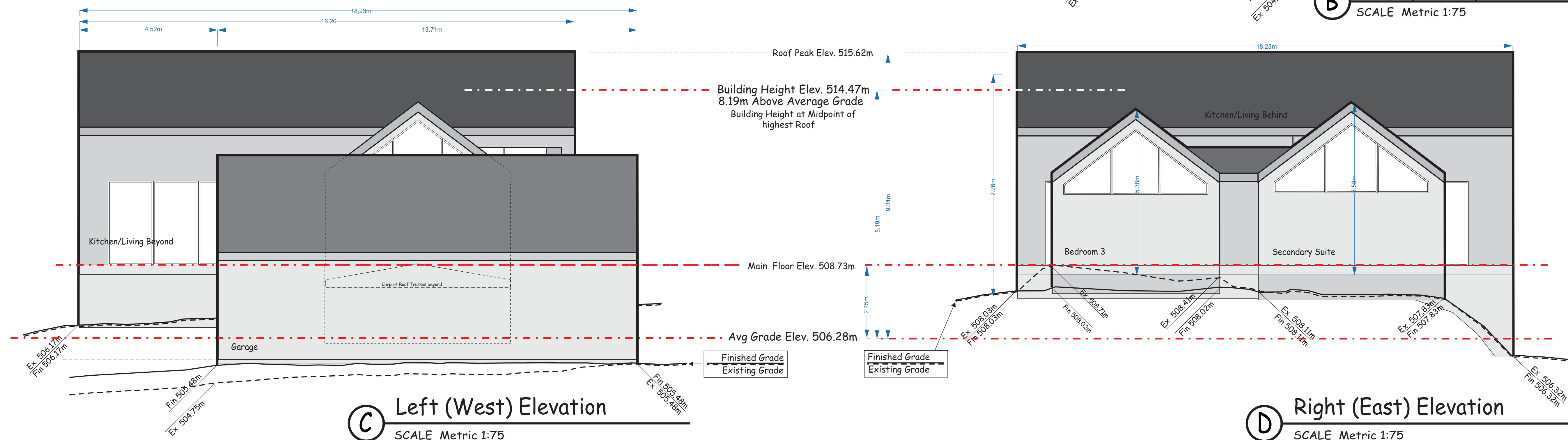
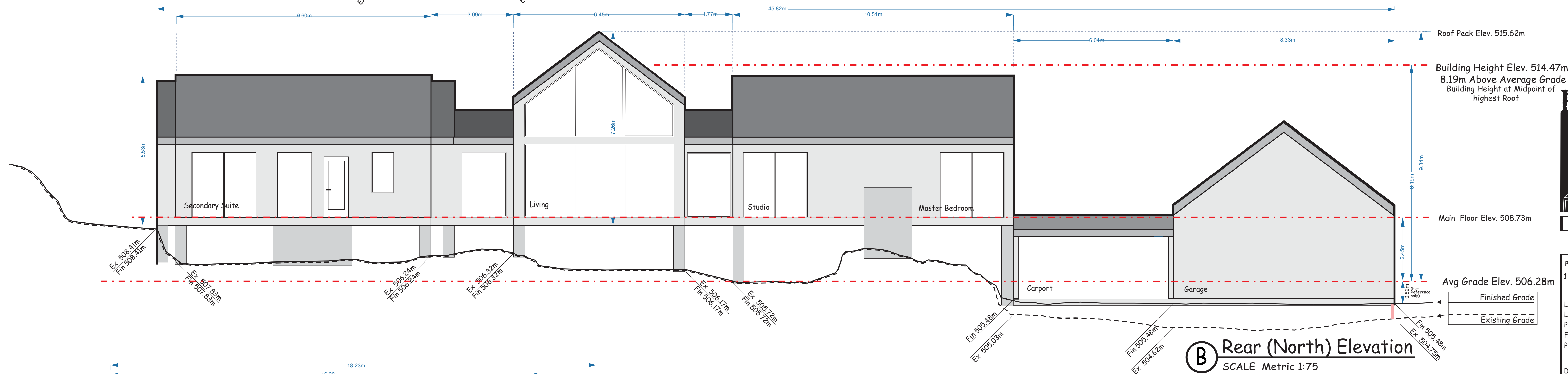
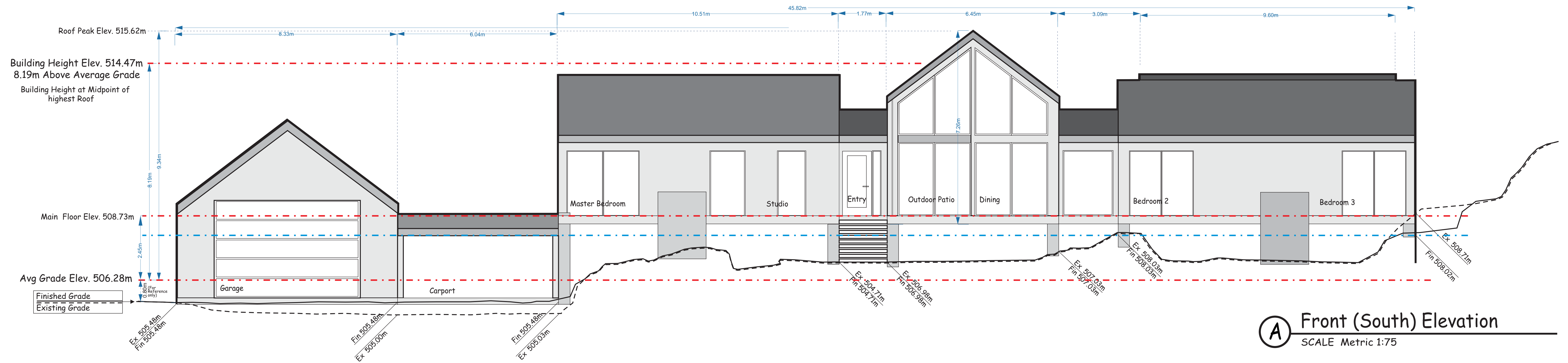
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Planning -
Grades

A2.2



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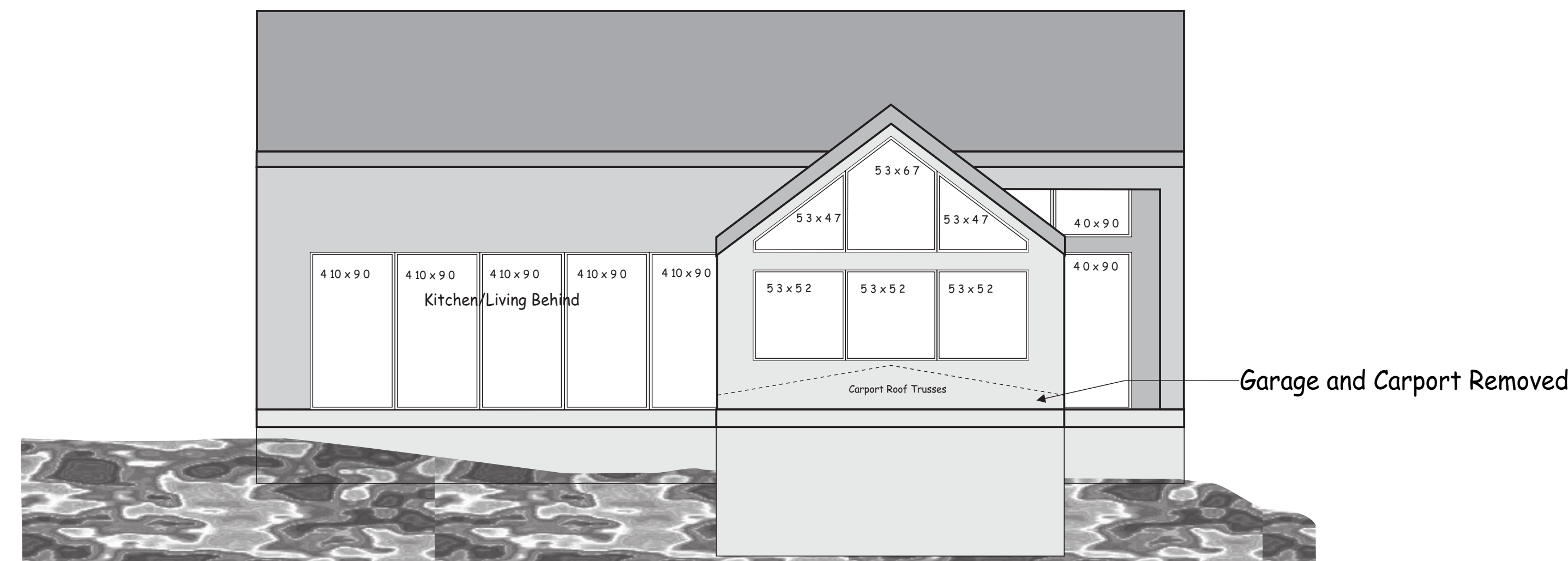
Dates

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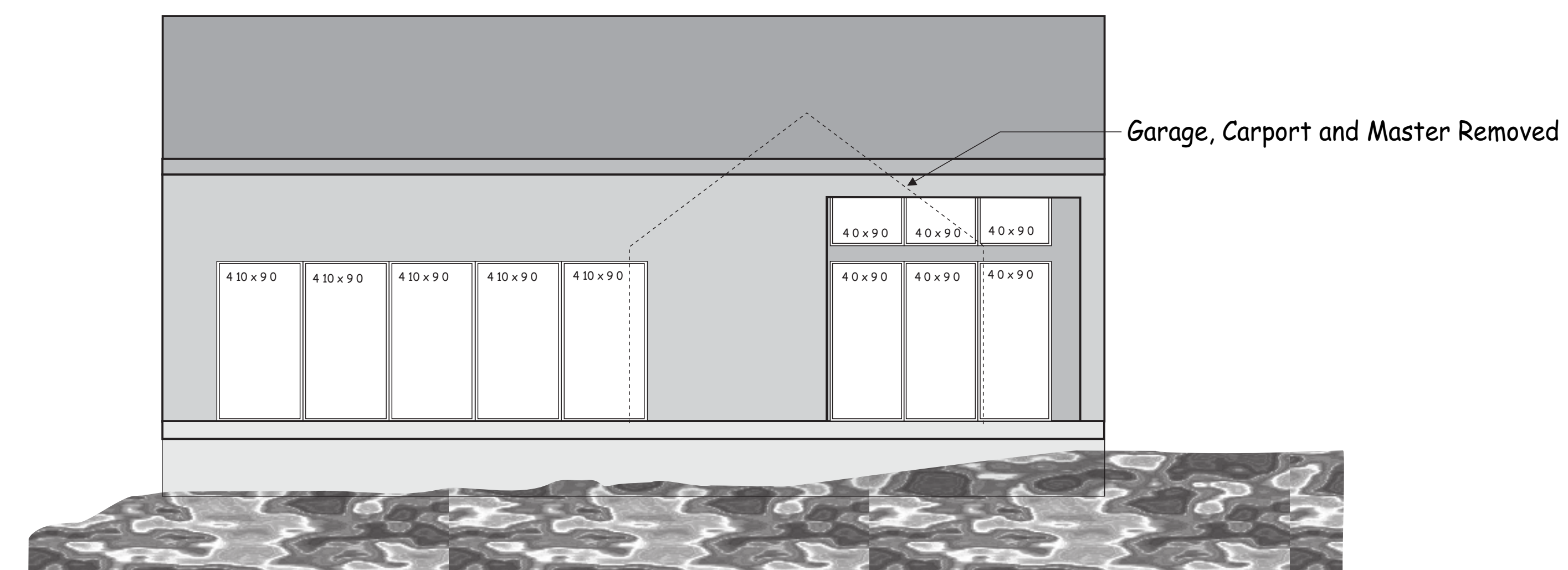
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Planning - Height

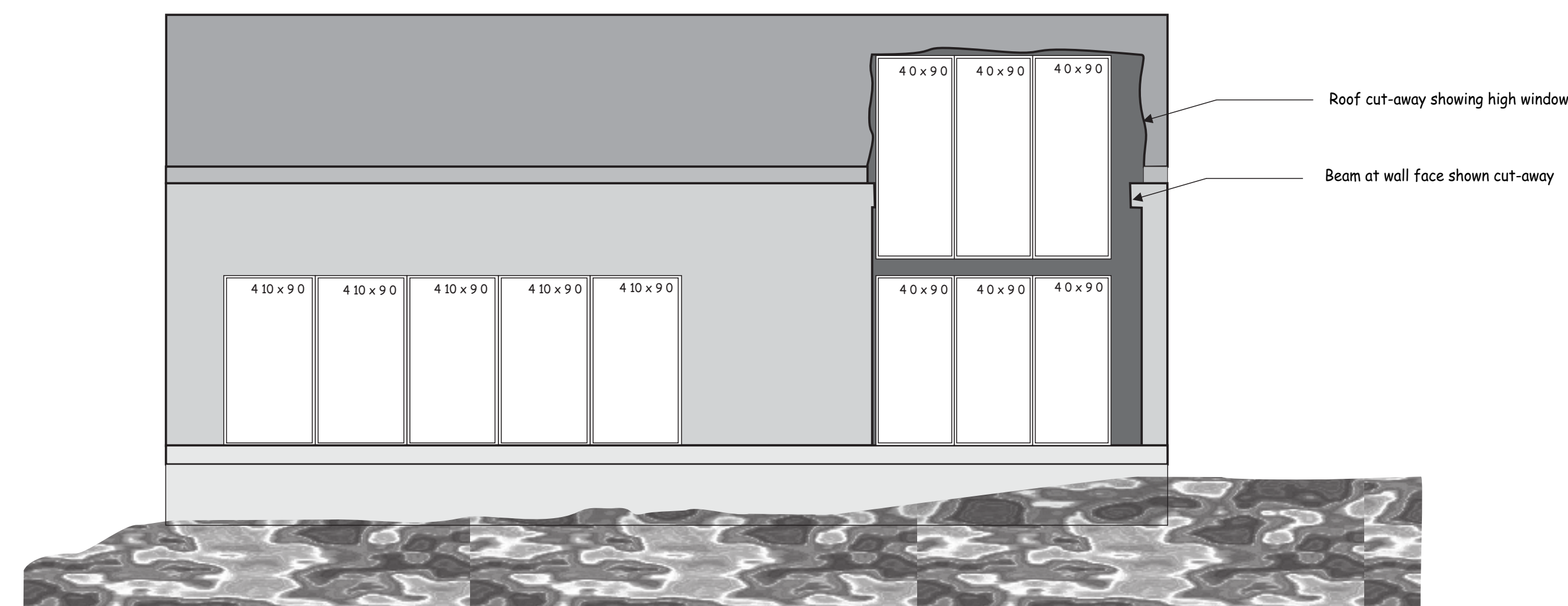
A6.0



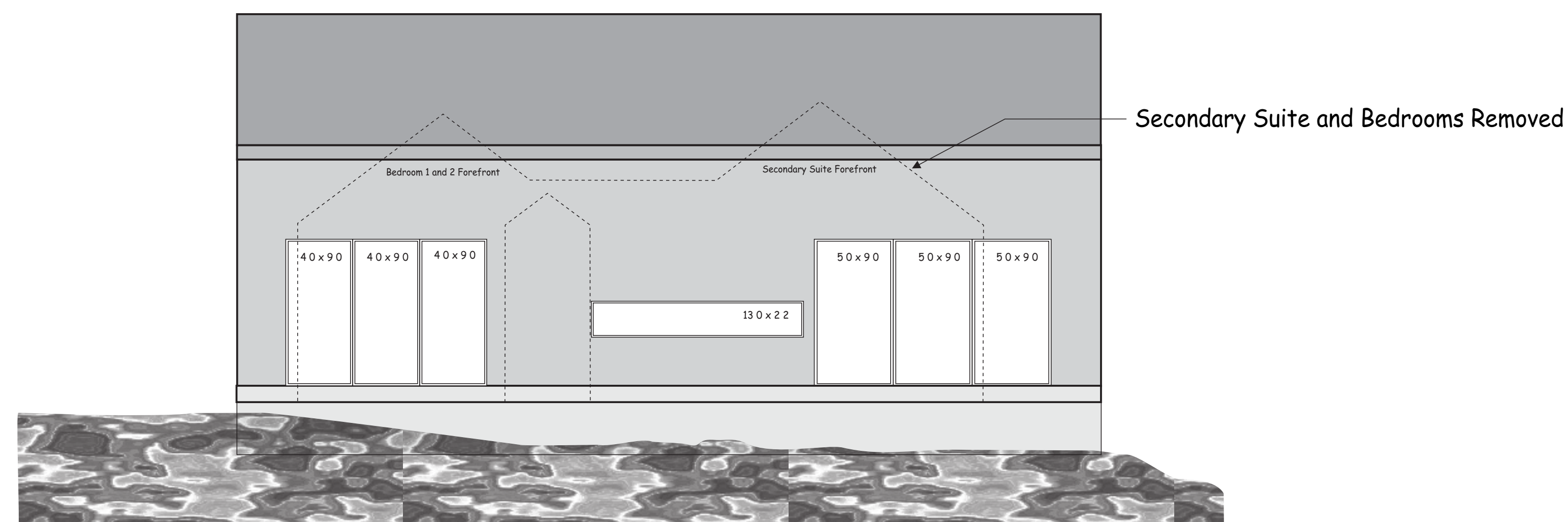
A Left (West) Elevation - Master
SCALE Metric 1:75



B Left (West) Elevation - Living/Dining
SCALE Metric 1:75



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



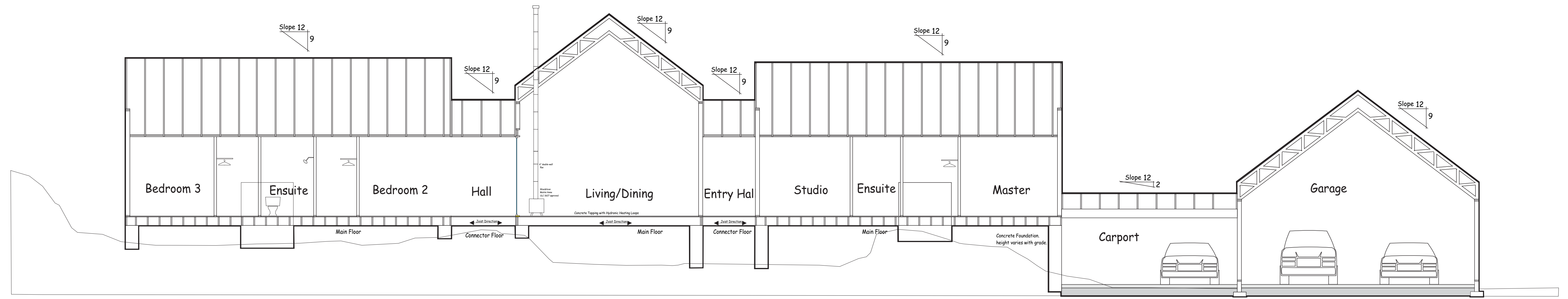
D Right (East) Elevation - Living/Dining
SCALE 3/16" = 1'-0"



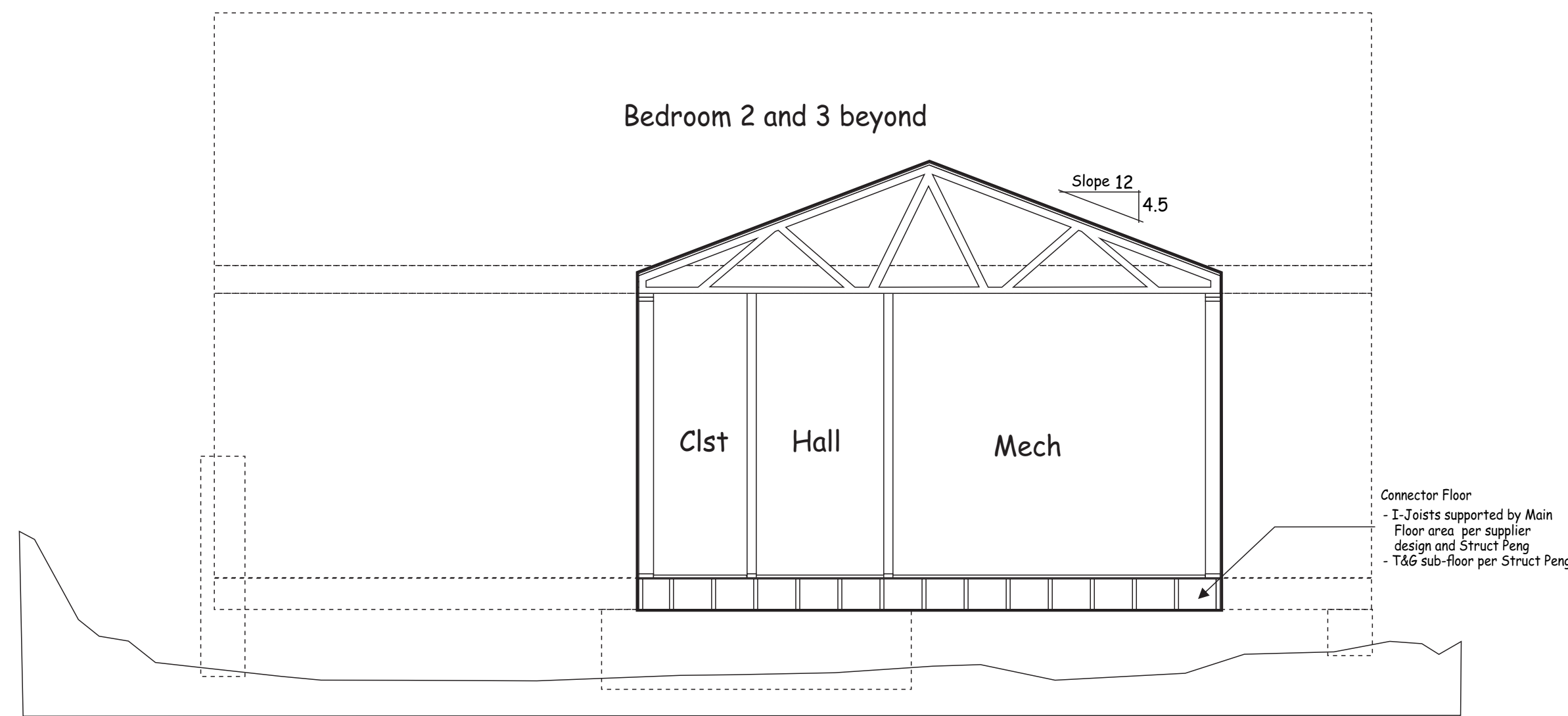
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Elevations

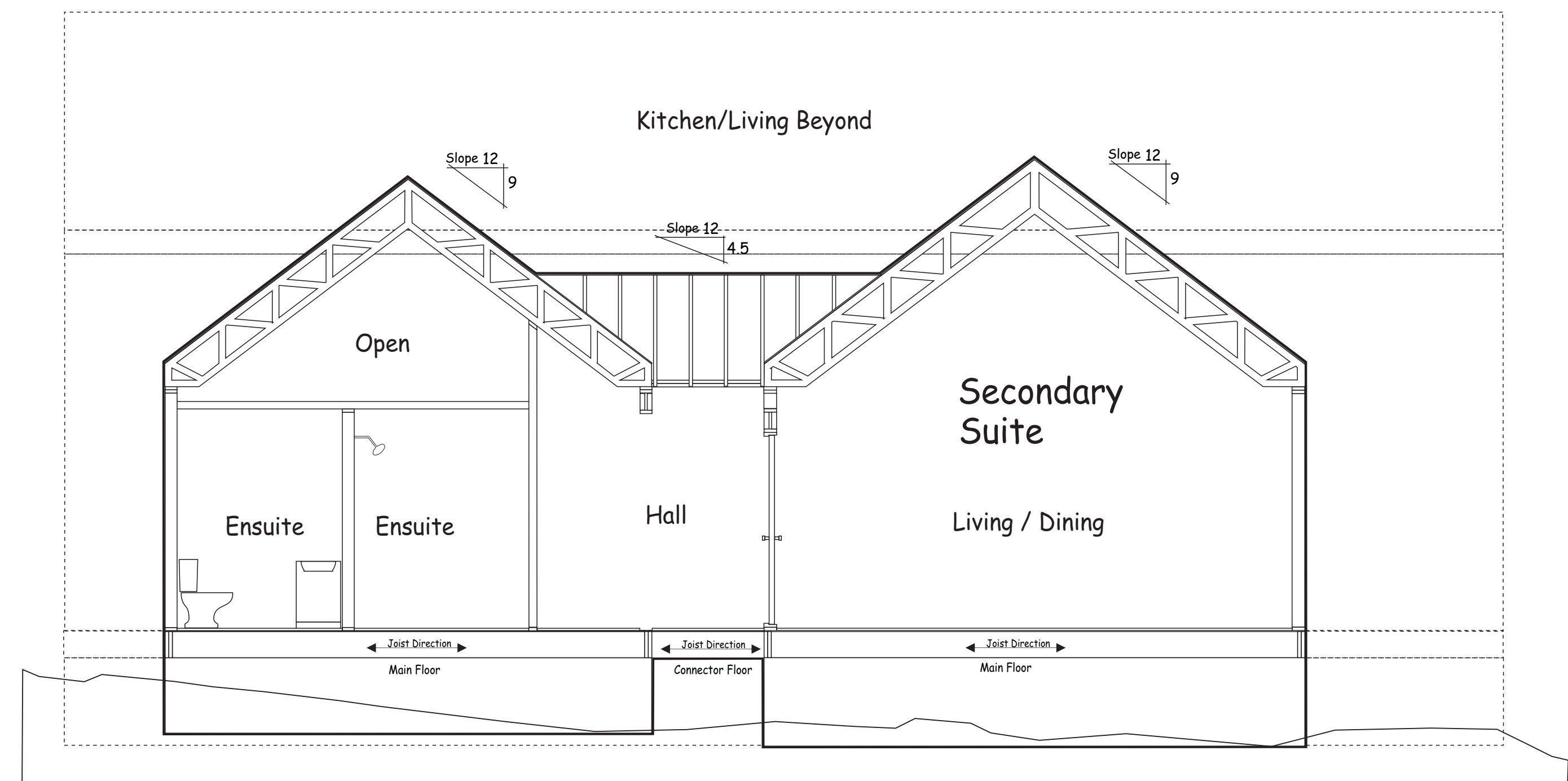
A6.2



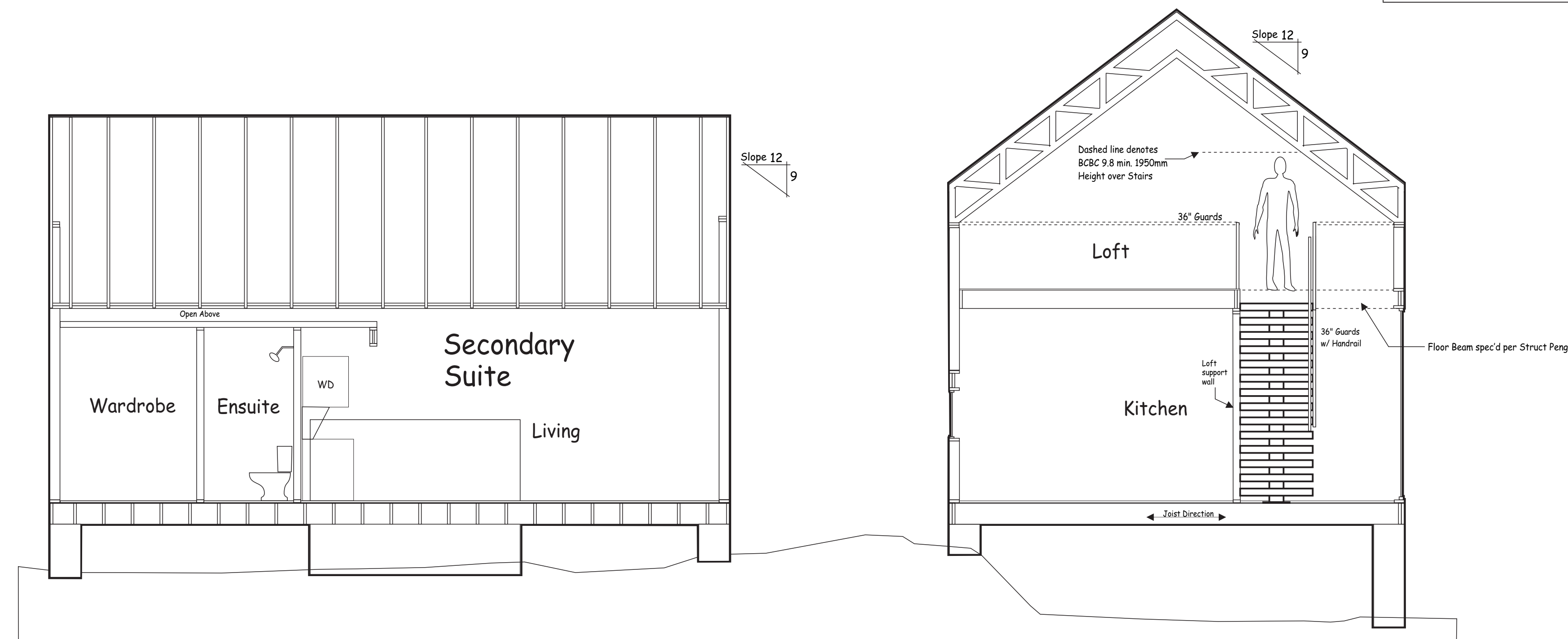
A Section A - Facing South
SCALE Metric 1:75



B Section B - Viewing South
SCALE Metric 1:75



D Section D - Viewing West
SCALE Metric 1:75



C Section C - Viewing South
SCALE Metric 1:75



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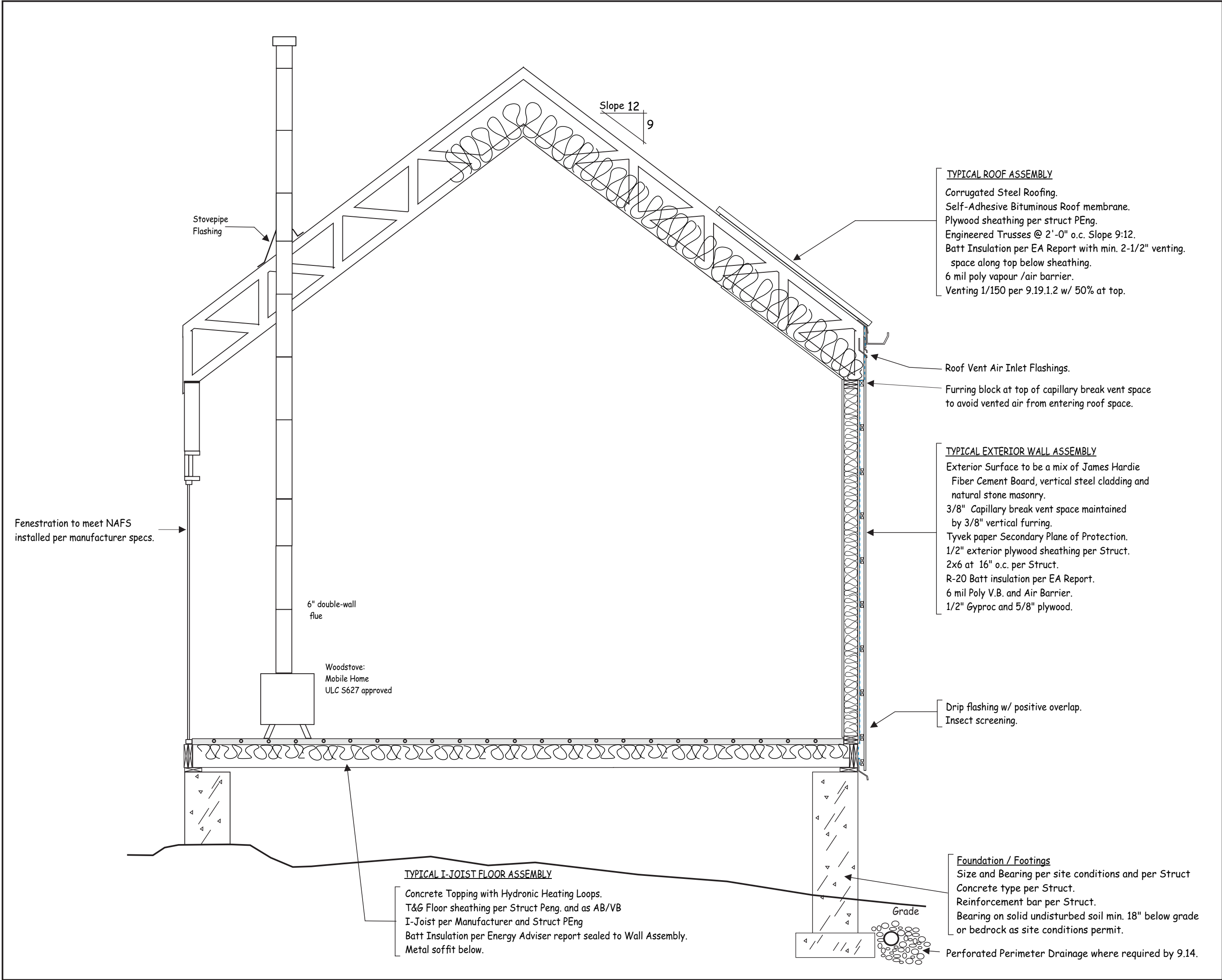
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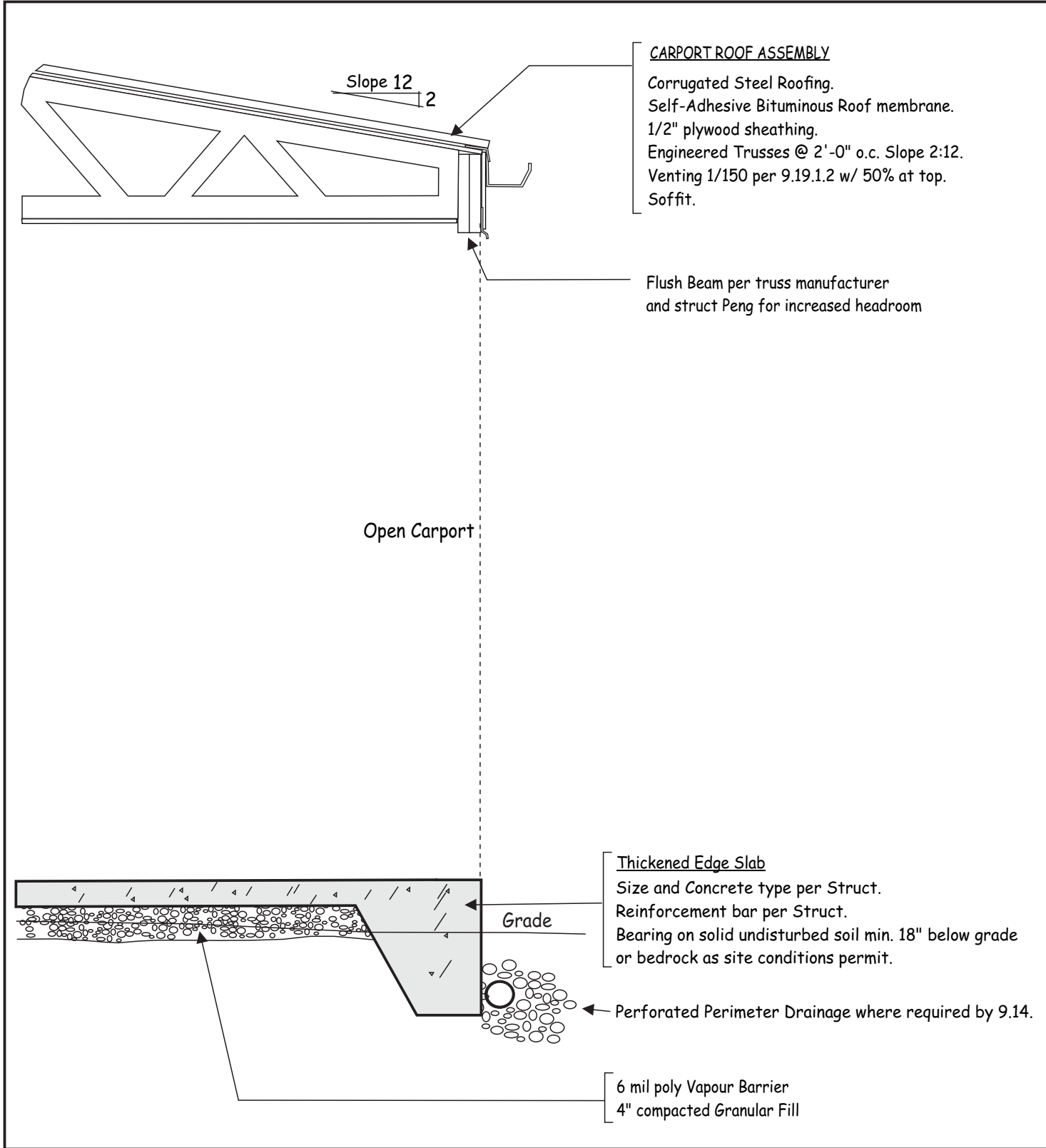
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Sections

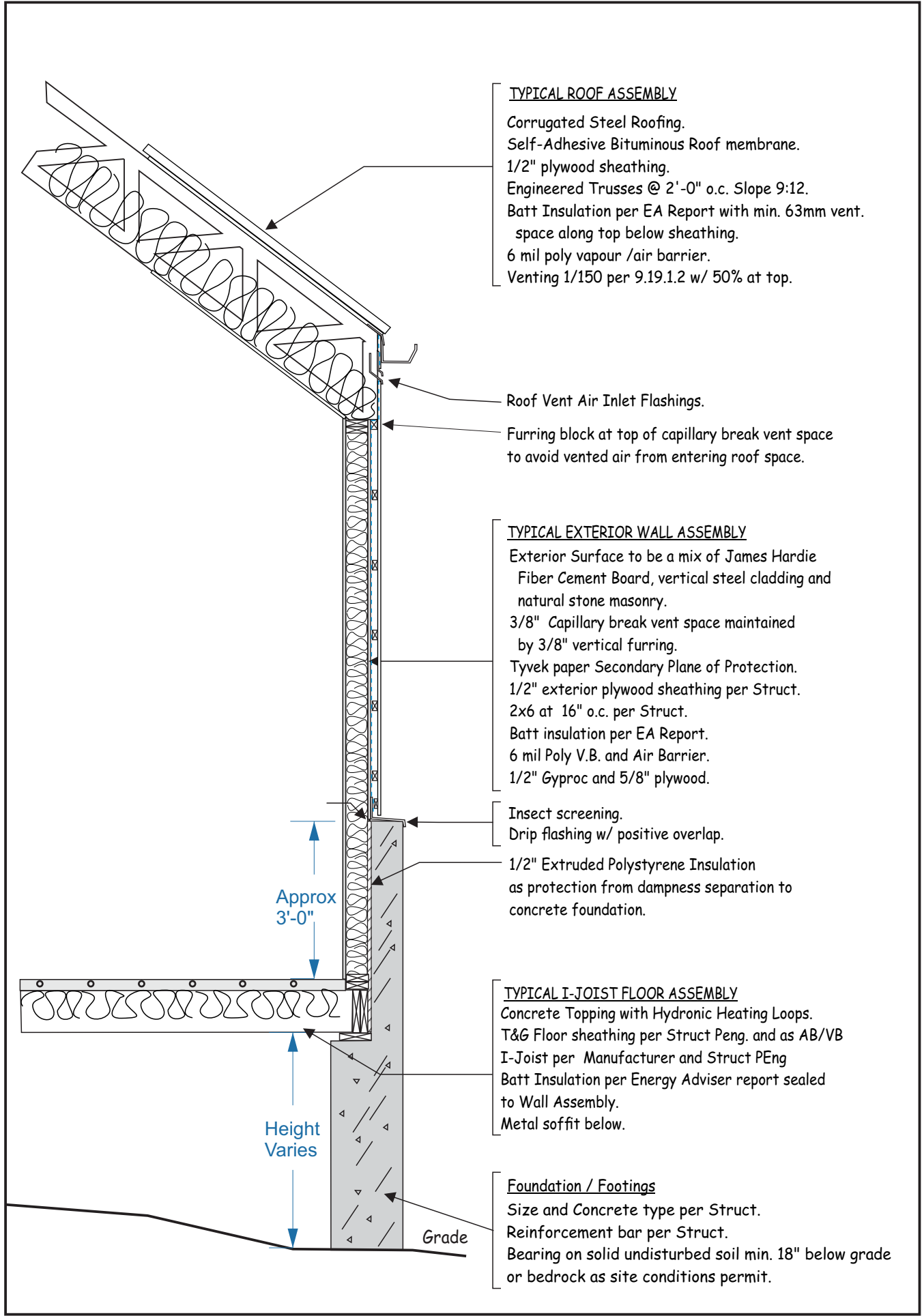
A7.1



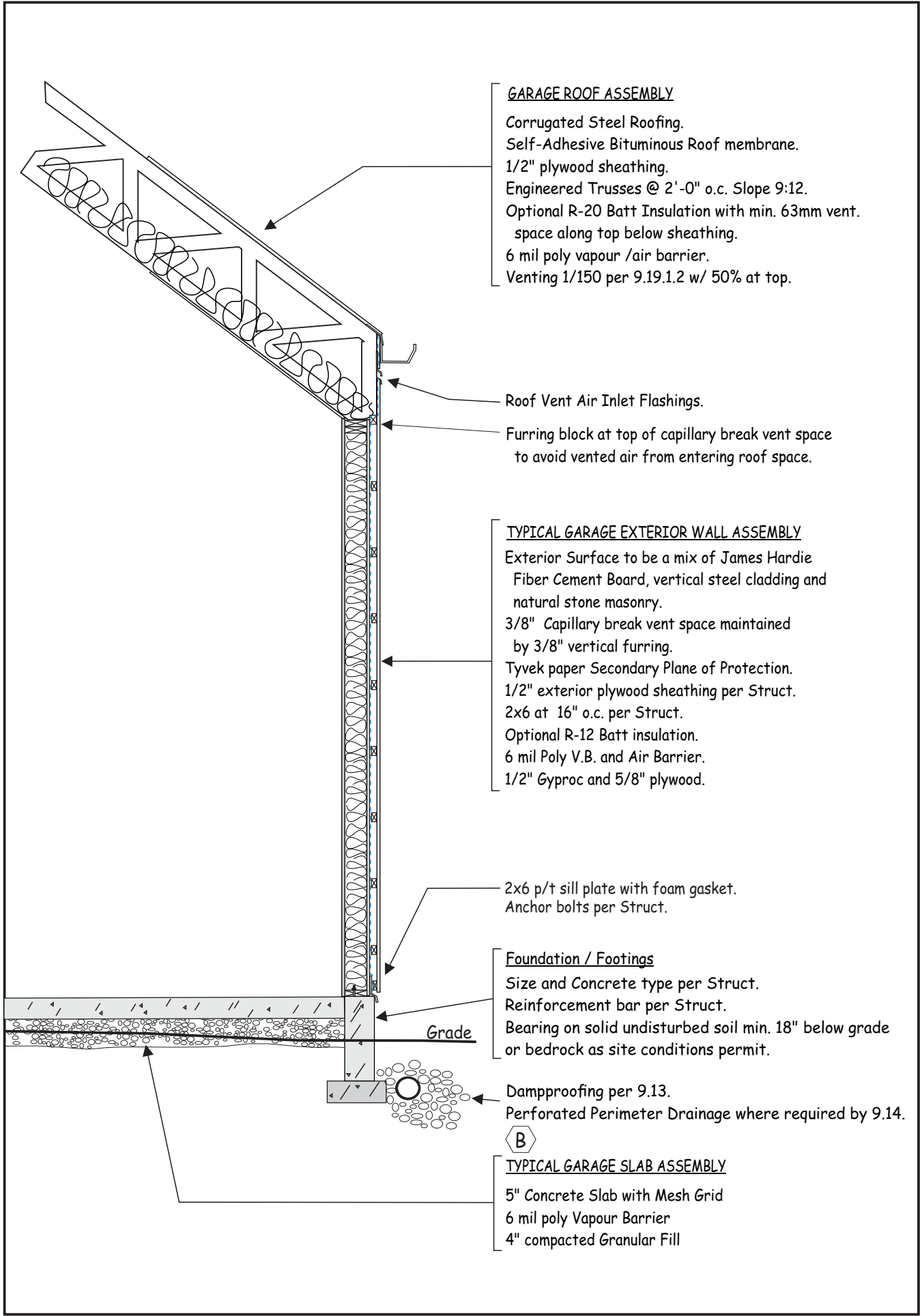
Foundation, Floor, Wall, and Roof Assembly - Not to Scale



Carport Roof and Thickened Edge Slab - Not to Scale



Main Floor Detail - Not to Scale



Garage Envelope Detail - Not to Scale



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Assemblies

A8.1