



Site Data

Property Owners John Pereira
Civic Address 4231 Carey Road
Legal Description LOT 15, SECTION 99, LAKE DISTRICT, PLAN 12933
Zone RS-6(existing) RD-1(proposed)
Designer KB Design - Keith Baker
 Ph: 384-1550
 Fx: 384-1566

Site Area 1,268.8 sq m

Building Area	Total	Main Floor	Lower Floor	Garage
existing	185.6 sq m	92.7 sq m	92.9 sq m	to be removed
proposed Unit A	260.3 sq m	136.0 sq m	124.3 sq m	N/A
proposed Unit B	228.9 sq m	124.3 sq m	104.6 sq m	N/A
Total Proposed	489.2 sq m	260.3 sq m	228.9 sq m	42.7 sq m

Lot Coverage
 allowable(rs-6) 40% = 507.5 sq m
 allowable(rs-1) 30% = 380.6 sq m
 existing 7.4% = 129.0 sq m
 proposed 21.9% = 278.4 sq m

Floor Area Ratio
 allowable = max. area(rs-6) 310.0 sq m = 248.0 sq m(80% non-basement) + 62.0 sq m(20% basement)
 allowable = 50(RD-1) 634.4 sq m = 444.1 sq m(70% non-basement) + 190.3 sq m(30% basement)
 existing 185.6 sq m = 185.6 sq m(100% non-basement)
 proposed 489.2 sq m = 489.2 sq m(77.1% non-basement of RD-1 requirement) **VARIANCE REQUIRED**

average natural grade
 procedure 1 - existing 17.00m = 16.90m + 16.90m + 17.20m + 16.28m + 17.50m + 17.80m
 procedure 1 - proposed 17.10m = 17.18m + 17.18m + 17.22m + 16.90m + 17.20m + 16.28m + 17.50m + 17.80m
 procedure 2 - proposed 16.60m = 16.90m + 16.28m

Height
 allowable(rs-6 & RD-1) 7.50m
 existing 4.85m + 21.90m(mean roof height) - 17.06m(ave. natural grade)
 proposed 6.12m + 23.22m(mean roof height) - 17.10m(ave. natural grade)

Height
 allowable(rs-6 & RD-1) 7.50m
 existing 5.32m + 21.92m(mean roof height) - 16.60m(ave. natural grade)
 proposed 6.62m + 23.22m(mean roof height) - 16.60m(ave. natural grade)

Setbacks	Front	Rear	Front & Rear	North Side	South Side	Both Sides
allowable(rs-6)	6.00 m	7.50 m	7.50 m	1.50 m	1.50 m	4.50 m
allowable(rs-1)	7.50 m	10.49 m	N/A	3.00 m	3.00 m	N/A
existing	7.12 m	22.49 m	22.62 m	15.35 m	1.58 m	16.96 m
proposed	7.60 m	10.49 m	18.09 m	15.35 m	1.58 m	16.96 m

Special Separation Calculation - South Elevation of Proposed Addition
 Limiting Distance = 3.0m
 Exposed Building Face = 54.5 sq m
 Unprotected opening = 6.0 sq m
 3.0m limiting distance at 54.5 sq m of exposed building face = 17.0% maximum area of glazed openings.
 Maximum area of glazed openings = 17.0%
 Proposed area of glazed openings = 11.0% **VARIANCE REQUIRED**

Special Separation Calculation - East Elevation of Proposed Addition
 Limiting Distance = 10.5m
 Exposed Building Face = 77.7 sq m
 Unprotected opening = 26.3 sq m
 10.5m limiting distance at 77.7 sq m of exposed building face = 100.0% maximum area of glazed openings.
 Maximum area of glazed openings = 100.0%
 Proposed area of glazed openings = 33.8%



- #### GENERAL NOTES
- ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.
 - ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO DESIGNER.
 - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
 - DIMENSIONS ARE TO FACE OF CONCRETE/FOAM/CFR/STRUCTURAL SHEATHING AT THE EXTERIOR WALLS, TO CENTER LINE AT POINT LOADS/FOOTINGS, AND TO FACE OF DRYWALL OR CENTER LINE AT INTERIOR WALLS.
 - NO TREE REMOVAL MAY BE UNDERTAKEN WITHOUT PRIOR APPROVAL.
 - ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON FIRM UNDISTURBED INORGANIC ORIGINAL SOIL.
 - FOOTINGS SHALL BE 24" (610) MIN. BELOW FINISHED GRADE OR BELOW FROST LINE, WHICHEVER IS GREATER.
 - FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 P.S.F. (20MPa) AT 28 DAYS.
 - FOUNDATIONS ARE DESIGNED FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2,000 P.S.F. (13MPa). AN ENGINEER MUST BE CONTACTED IF POOR SOIL CONDITIONS ARE MET.
 - ALL JOISTS TO BE NO.2 DOUGLAS FIR OR BETTER, UNLESS OTHERWISE NOTED.
 - ALL BEAMS AND POSTS TO BE NO.1 DOUGLAS FIR, UNLESS OTHERWISE NOTED.
 - PROVIDE GALVANIZED METAL CONNECTORS FOR ALL EXTERIOR BEAM / POST AND POST / FOUNDATION JUNCTIONS TO RESIST WIND INDUCED UPLIFT.
 - ALL ROOF TRUSSES, FLOOR TRUSS SYSTEMS AND NON-SOLID BEAMS TO BE ENGINEERED BY SUPPLIER. ANY CHANGES TO LAYOUT OR DRAWINGS TO BE APPROVED BY DESIGNER OR ENGINEER.
 - ALL INSULATION TO BE INSTALLED AS PER B.C. HYDRO SPECIFICATIONS FOR VICTORIA, B.C. OR BETTER.
 - PROVIDE SMOKE DETECTORS TO BUILDING CODE SPECS.
 - PROVIDE MULTIPLE STUDS FOR SOLID BEARINGS UNDER ALL BEAMS.
 - NON LOADBEARING WALLS RUNNING PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A FLOOR JOIST DIRECTLY UNDER THE WALL, OR SOLID BLOCKING BETWEEN FLOOR JOISTS. PARTITION WALLS SUPPORTING KITCHEN CABINETS SHALL BE SUPPORTED BY DOUBLE FLOOR JOISTS.
 - LINTELS OVER ALL DOOR AND WINDOW OPENINGS TO BE 2-X10 #2 DOUGLAS FIR UNLESS NOTED OTHERWISE.
 - UNDERSIDE OF DOOR AND WINDOW LINTELS TO BE PLACED AT THE SAME HEIGHT ABOVE SUBFLOOR WHEREVER POSSIBLE.
 - ALL NEW WINDOWS TO CONFORM TO THE BC BUILDING CODE WITH "A1", "B1", "C1" CERTIFICATION AS NECESSARY. ALL WINDOWS WITHIN 2m OF ADJACENT GRADE TO BE SECURITY RATING "P".

PROJECT: PEREIRA RESIDENCE
4231 CAREY ROAD

SCALE: AS NOTED | SITE PLAN, SITE DATA,
DATE: NOV. 13, 2008 | GENERAL NOTES, & PERSPECTIVES

PHONE: 384-1550 | DRN BY: KDICC
 KBdesign | PAGE NO: A1
 COPYRIGHT: KEITH BAKER DESIGN INC.