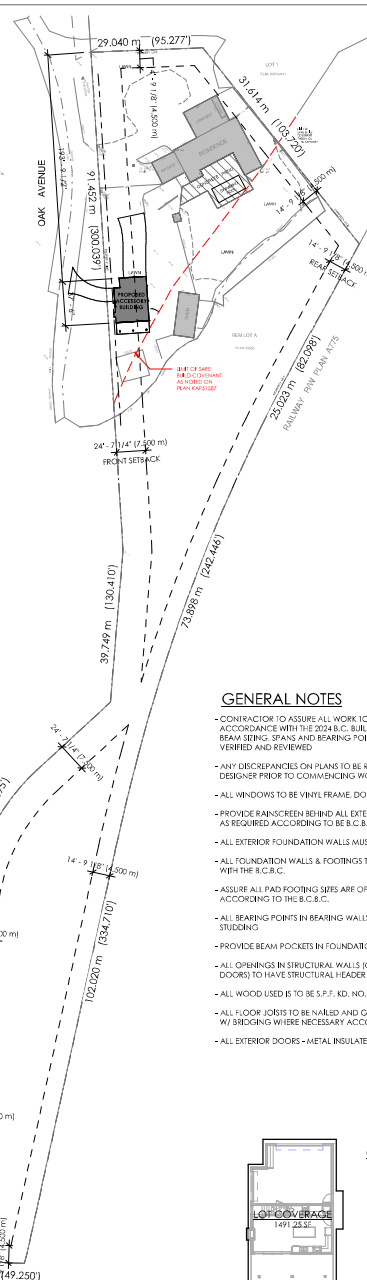
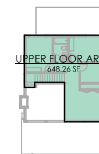
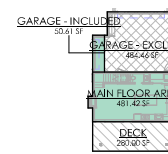


SITE PLAN - CONTEXT
1" = 50'-0"



GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2024 B.C. BUILDING CODE. BEAM SIZES, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR CLADDING AS REQUIRED ACCORDING TO BE B.C.B.C.
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE B.C.B.C.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE B.C.B.C.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDGING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/ DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 1&2 OR BETTER
- ALL FLOOR JOISTS TO BE NAILER AND GLUED TO SUBFLOOR W/ BRIDGING WHERE NECESSARY ACCORDING TO THE B.C.B.C.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (J.N.O.)



PROJECT SYNOPSIS

CMC ADDRESS:
529 OAK AVENUE, KALEDEN, BRITISH COLUMBIA

LEGAL DESCRIPTION:
LOT A, PLAN KAP5488, DISTRICT LOT 6725, SHULKAMBER DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP51588 KAP6831

ZONING: S-13
SITE AREA: 115840.87 SF

LOT COVERAGE:
PERMITTED: 20% 22148.17 SF
PROPOSED:

TOTAL EXISTING: 5377.29 SF
PROPOSED ACCESSORY: 1491.25 SF
TOTAL LOT COVERAGE: 6868.54 SF

FLOOR AREA SUMMARY:

INTERIOR:
UPPER FLOOR AREA: 448.26 SF
MAIN FLOOR AREA: 481.42 SF
TOTAL: 929.68 SF

GARAGE - INCLUDED: 484.46 SF
GARAGE - EXCLUDED: 50.61 SF
TOTAL FLOOR AREA: 535.06 SF
1664.74 SF

FLOOR SPACE RATIO (FSR):

PERMITTED: 1.25 m² / 1345.49 SF

PROPOSED:

UPPER FLOOR AREA: 448.26 SF
MAIN FLOOR AREA: 481.42 SF

GARAGE - INCLUDED: 50.61 SF
TOTAL FSR AREA: 1180.28 SF

BUILDING SETBACKS:

ACCESSORY BUILDING:

FRONT: 7.5m
PROPOSED FRONT: 1.5m
VARIANCE REQUIRED: 4.5m
REAR: 4.5m
L. SIDE: 4.5m
R. SIDE: 4.5m

BUILDING HEIGHT:

MAXIMUM PERMITTED: 10.0m

PROPOSED HEIGHT: 6.75m

CLIMATIC DATA:

CLIMATE ZONE & STEP CODE 3 (MIN): SEE REPORT BY CERTIFIED ENERGY ADVISOR.

PRINCIPAL HEAT SOURCE:

NATURAL GAS FIREPLACE:

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

SITE SERVICING:

M.B.E.

NOT APPLICABLE

PROPOSED SANITARY SERVICING:

EXISTING CONNECTION

PROPOSED STORM SERVICING:

EXISTING CONNECTION

PROPOSED WATER SERVICING:

EXISTING CONNECTION

LIMITING DISTANCE & SPATIAL SEPARATIONS:

SEE SCHEMATICS ON PAGE A3.0

WITHIN WILDFIRE DEVELOPMENT PERMIT AREA

WITHIN 10-MINUTE RESPONSE TIME ALL LIMITING DISTANCES REDUCED BY 50%

SPRINKLERED

SUCASA

FARAFOSZYN ACCESSORY BUILDING

PROJECT NAME

529 OAK AVENUE, KALEDEN,
BRITISH COLUMBIA

PROJECT ADDRESS

24326

PROJECT NUMBER

SITE PLAN

SHEET TITLE

3/27/2025 8:30:23 AM

DRAWING DATE

As indicated

SCALE

REVISIONS