

LOT 13 LOT 14 LOT 15 LOT 16 LOT 17

SQUARE FOOTAGES	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17					
	SQ. FT.	SQ. M.								
MAIN FLOOR	720	66.89	720	66.89	720	66.89	720	66.89	720	66.89
UPPER FLOOR	742	68.93	710	65.96	750	69.67	710	65.96	742	68.93
TOTAL	1520	141.21	1478	137.31	1517.5	140.98	1478	137.31	1520	141.21
BASEMENT UNDEV.	534	49.61	551	51.19	551	51.19	551	51.19	534	49.61
BALCONY	N/A	N/A								
PATIO	N/A	N/A								
FRONT PORCH	25.5	2.36	25.5	2.36	25.5	2.36	25.5	2.36	25.5	2.36



LAND USE CLASSIFICATION:

ZONING DESIGNATION: R-3
 SITE AREA: 1206.04 m²
 MAXIMUM ALLOWABLE BUILDING %: 40.0%
 MAXIMUM ALLOWABLE BUILDING AREA: 479.98 m²
 MAXIMUM BUILDING HEIGHT: 12m

GENERAL CALCULATIONS:

MAXIMUM ALLOWABLE BUILDING AREA: 479.98 m²
 ACTUAL GARAGE AREA: 191.33 m² (15.86%)
 ACTUAL HOUSE AREAS: 344.19 m² (28.54%)
 TOTAL COVERAGE: 535.52 m²
 % COVERAGE: 44.40%

LIST OF DRAWINGS:

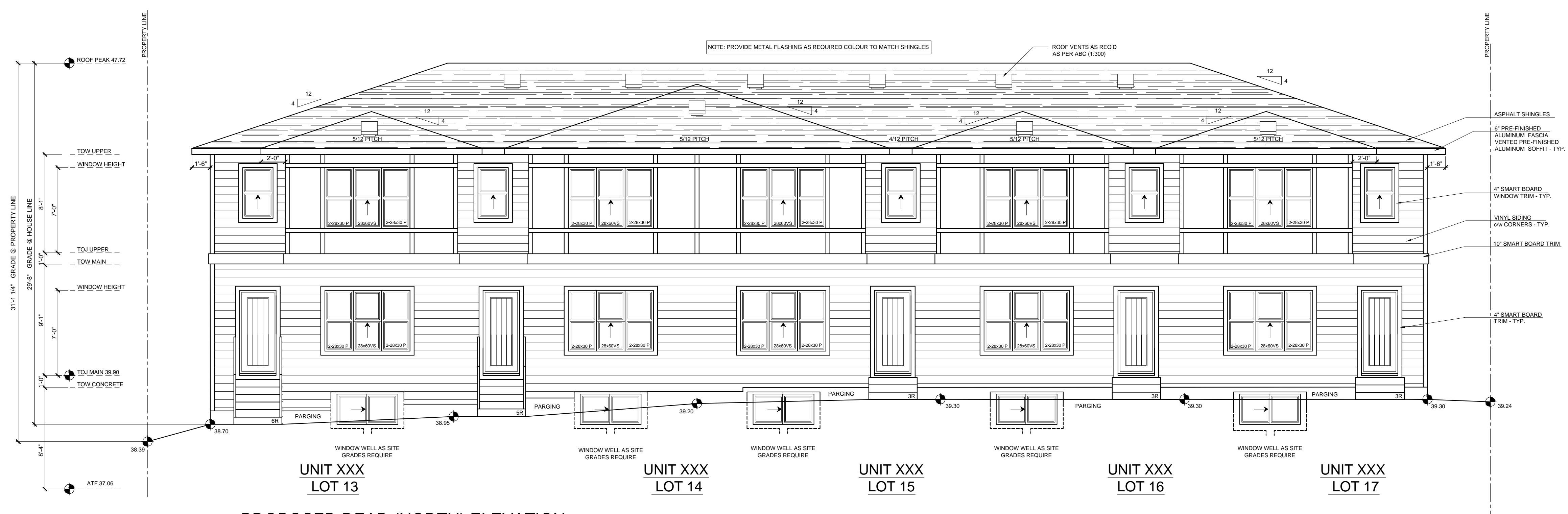
- SP1 SITE PLAN
- SP2 LANDSCAPE PLAN
- DP1 FRONT AND REAR ELEVATIONS
- DP2 RIGHT AND LEFT SIDE ELEVATIONS
- DP3 FOUNDATION PLAN
- DP4 BASEMENT PLAN
- DP5 MAIN FLOOR PLAN
- DP6 UPPER FLOOR PLAN
- DP7 SECTIONS
- DP8 ROOF PLAN



PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 3/16"=10'

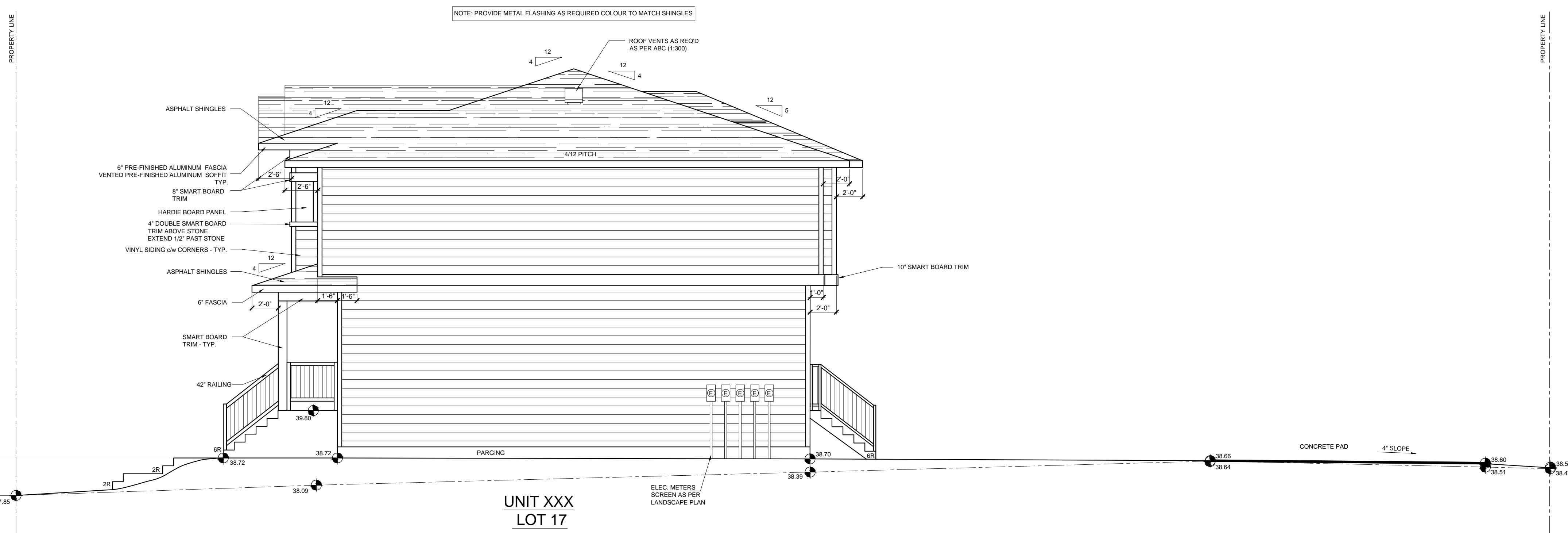
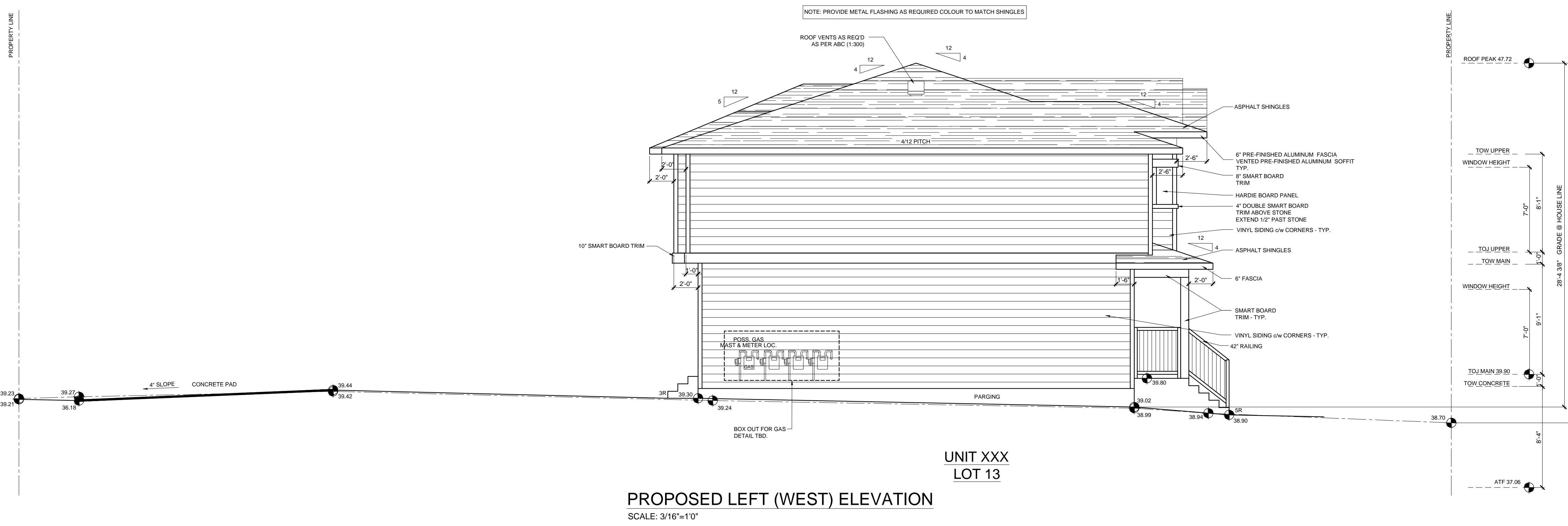
*FRAMER TO PROVIDE
ADDITIONAL BLOCKING
FOR ROOF SUPPORT
AS NECESSARY.
*ALL GRADING TO DRAIN
WATER AWAY FROM HOUSE*

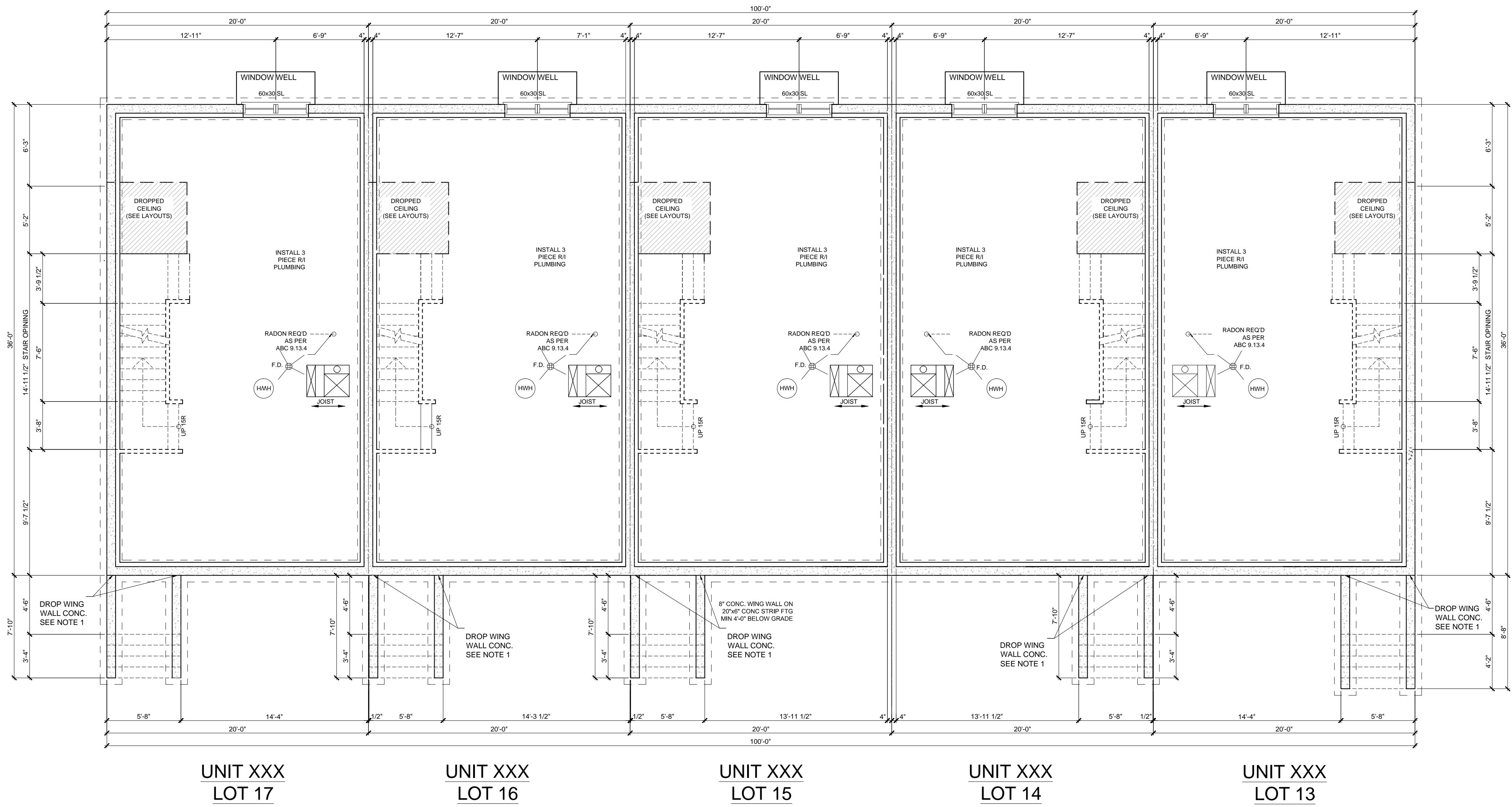


PROPOSED REAR (NORTH) ELEVATION

SCALE: 3/16"=10'

PROPERTY LINE





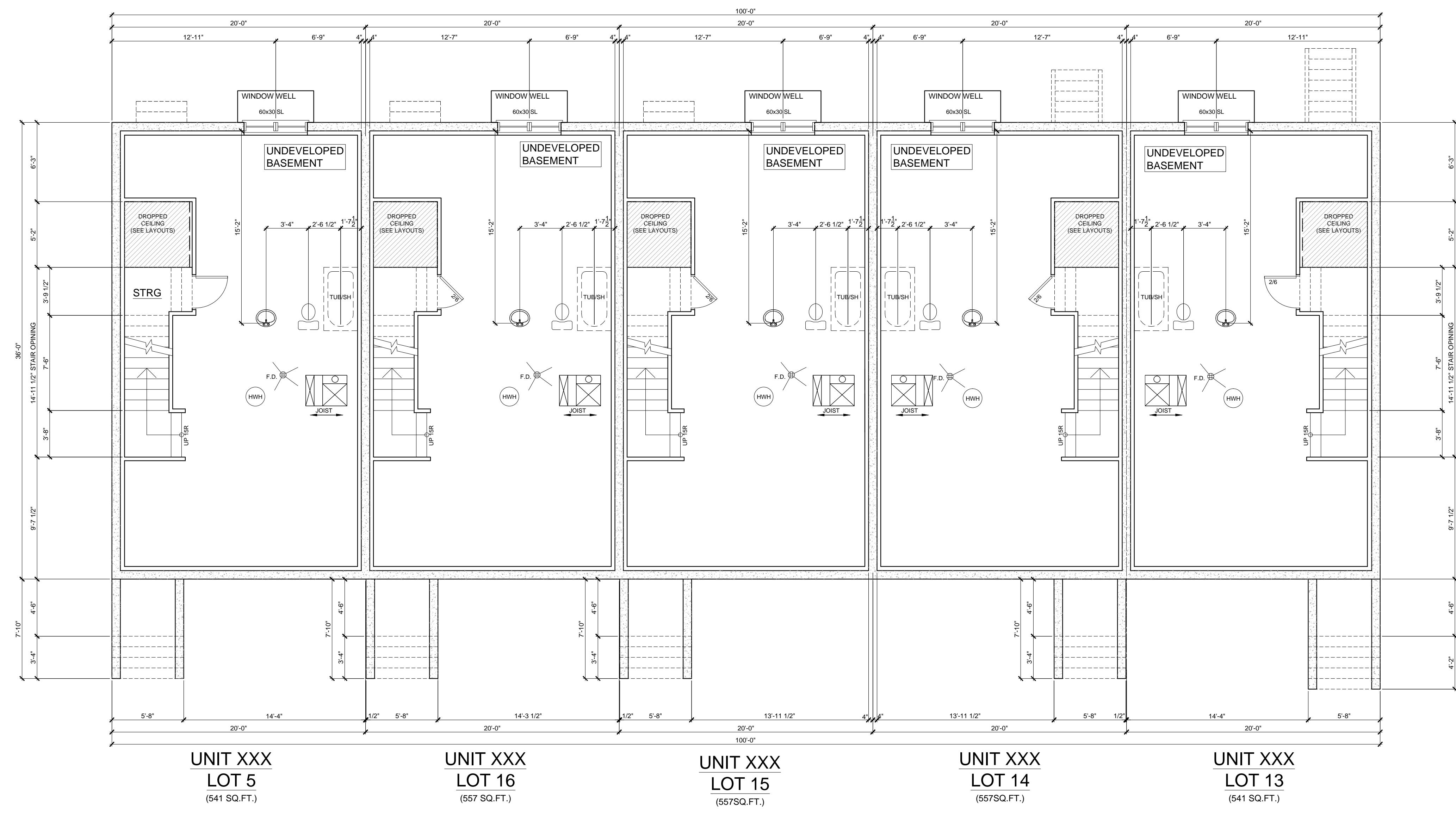
PROPOSED FOUNDATION PLAN

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

3" CONC SLAB
5" COMP GRAVEL
8" CONC FDN WALL
20"X6" CONC FTG
NOTE: ALL PAD FTGS AS PER ENGINEERS ENG. RECOMMENDATIONS
LOCATION OF MECHANICAL EQUIPMENT IS DETERMINATE ONLY AND SUBJECT TO ON-SITE CONDITIONS
NOTE: ALL BEAMS AND JOISTS SHOWN ARE SUBJECT TO MODIFICATION WITH EQUIVALENT MATERIALS SUPPLIED BY OTHER MANUFACTURERS

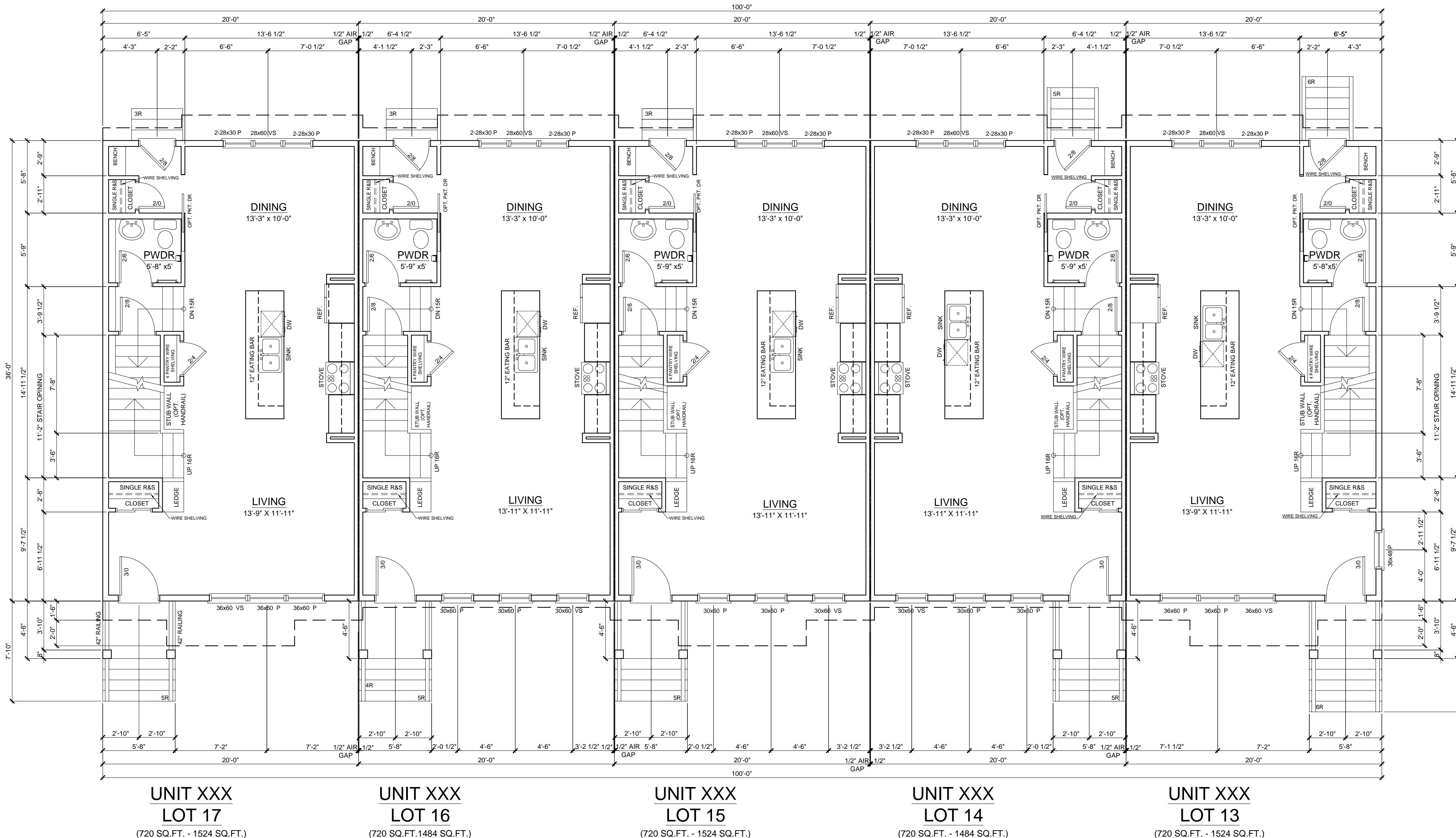
ENERGY CODE NOTES:
1. AIR BARRIER TO BE 6 MIL POLY
2. 90% NATURAL GAS, DIRECT VENT 2 STAGE FURNACE
3. 8% EF HI-EFFICIENT DIRECT VENT ELECTRIC HOT WATER TANK
4. 0.92 EF HI-EFFICIENT DIRECT VENT ELECTRIC HOT WATER TANK
5. ALL WINDOWS TO HAVE AT LEAST A U-VALUE OF 1.6 OR ENERGY RATING OF 25
RADON CODE REQUIREMENTS - ABC 9.13.4
1. AIR BARRIER AND ROUGH IN ONLY
2. 0.15mm MINIMUM REQUIREMENT FOR POLYETHYLENE
3. MAINTAINING INTEGRITY OF AIR BARRIER WITH CONCRETE FORMS
4. INLET LOCATED NEAR CENTER OF SLAB
5. OUTLET LOCATION IS ACCESSIBLE AND LABELED
6. INSULATED MATERIAL MEETING REQUIREMENTS OF 9.16.2.1
7. ALL PENETRATIONS THROUGH SLAB MUST BE SEALED
INCLUDES ALL COUPLINGS
8. SLAB MUST BE SEALED AROUND PERIMETER TO ADJACENT WALLS

NOTE 1: WING WALL DROP:
Wingwall/pile heights are standardized to accommodate up to a 6' toe kick as well as slope to allow for water drainage.
Measurements are from Top of Subfloor to top of Wingwall/pile
1 RISE STEP-18"
2 RISE STEP-25"
3 RISE STEP-31"
4 RISE STEP-39"
5 RISE STEP-47"
** INFORMATION ABOVE WAS PROVIDED BY SUPPLIER. REFER TO SUPPLIER FOR FURTHER DETAILS AS REQUIRED.

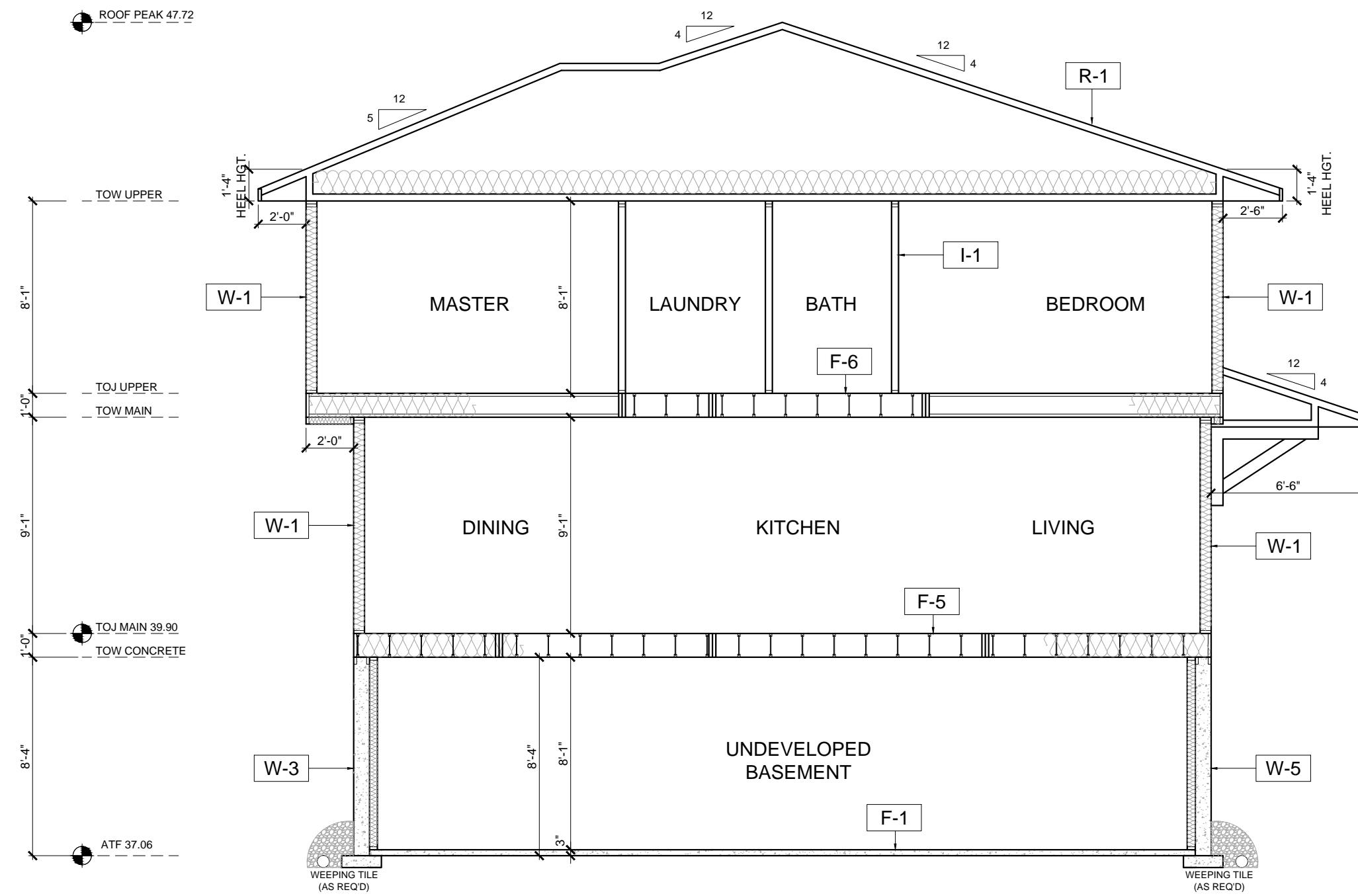


PROPOSED ROUGH-IN BASEMENT

SCALE: 3/16"=1'-0" (8'-1" WALL HEIGHT)

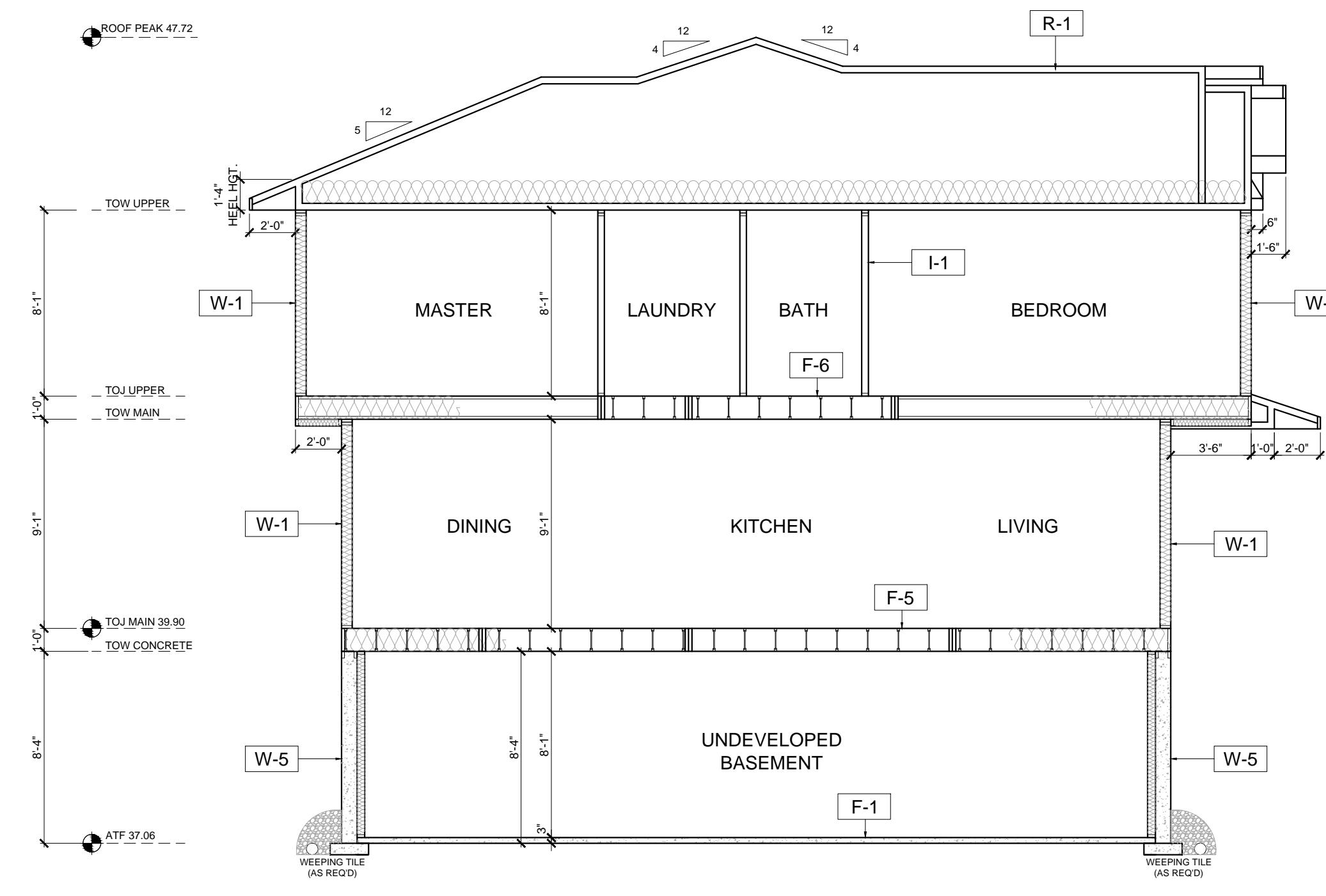






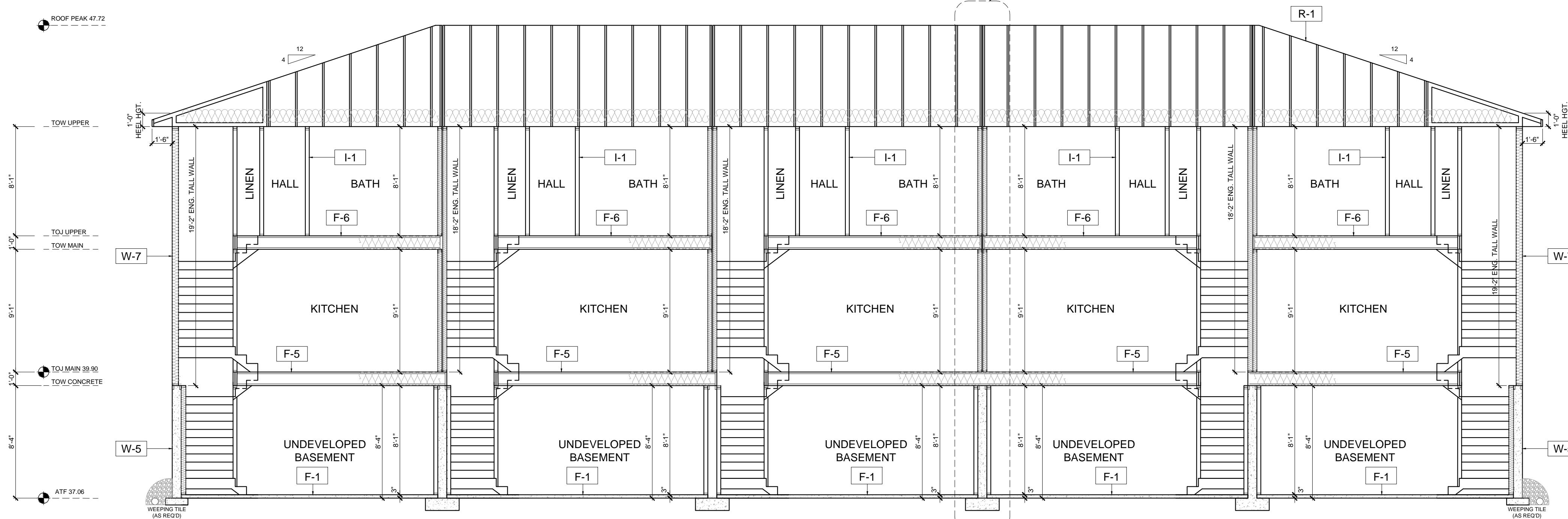
PROPOSED BUILDING SECTION 2

SCALE: 3/16"=1'0"

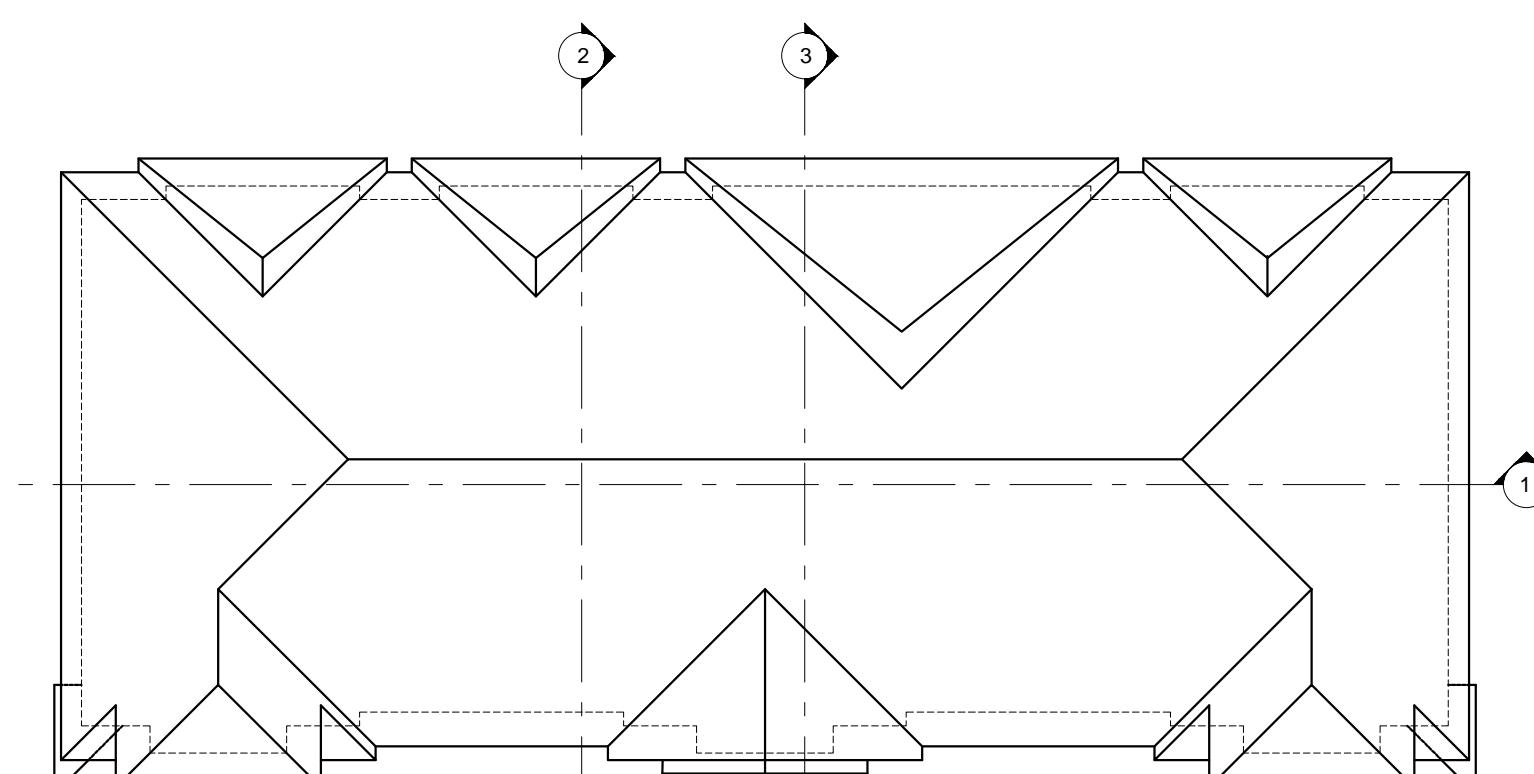


PROPOSED BUILDING SECTION 3

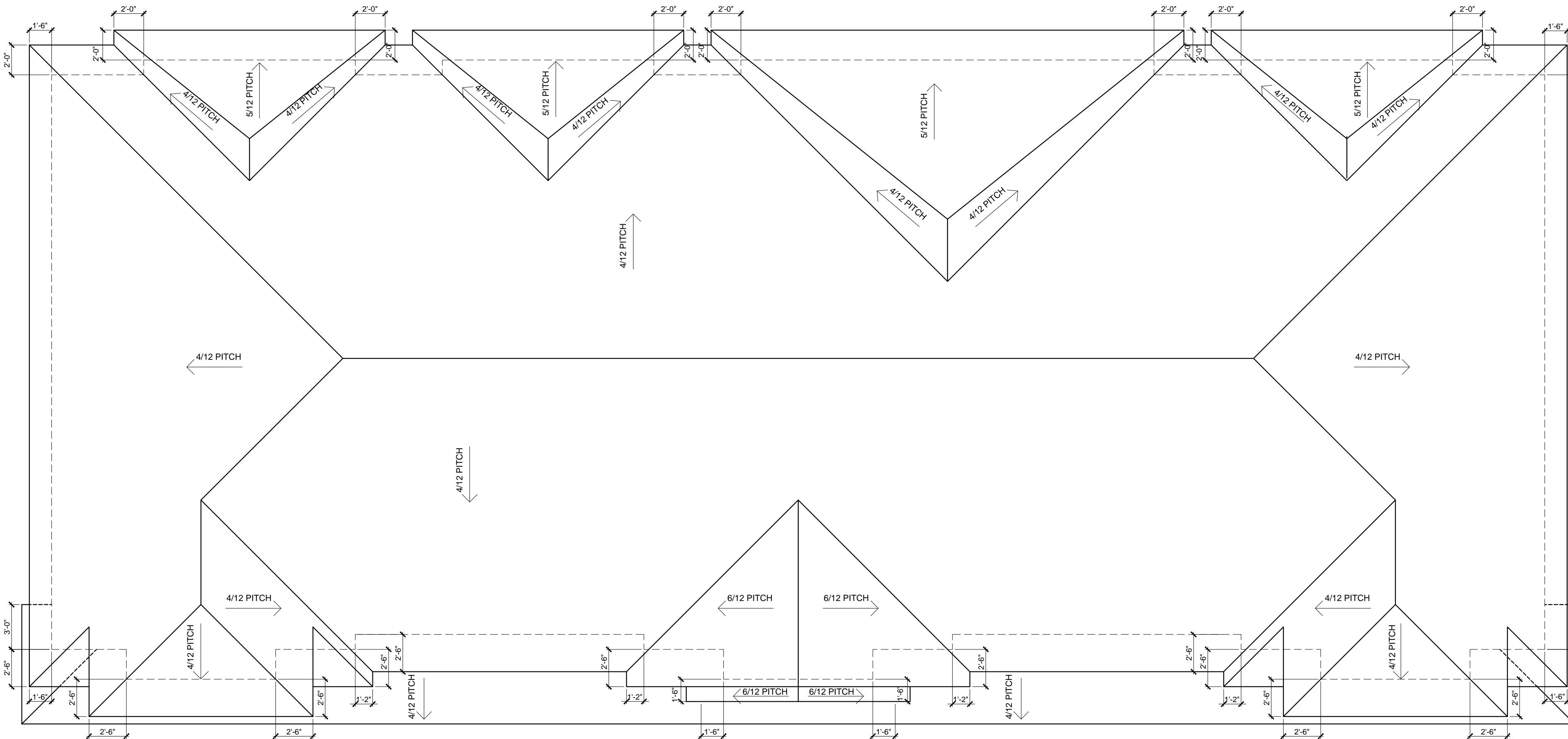
SCALE: 3/16"=1'0"



KEYPLAN



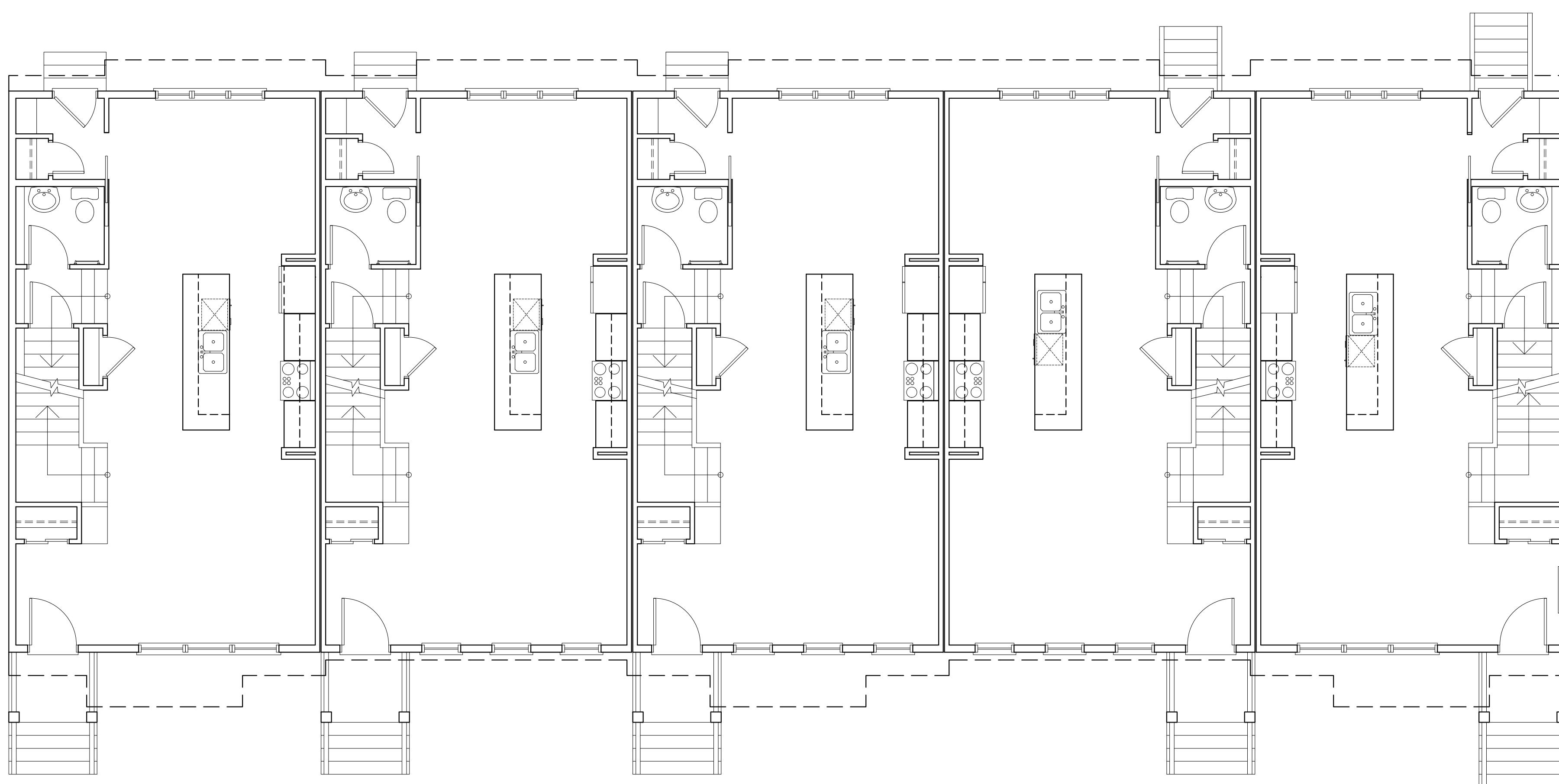
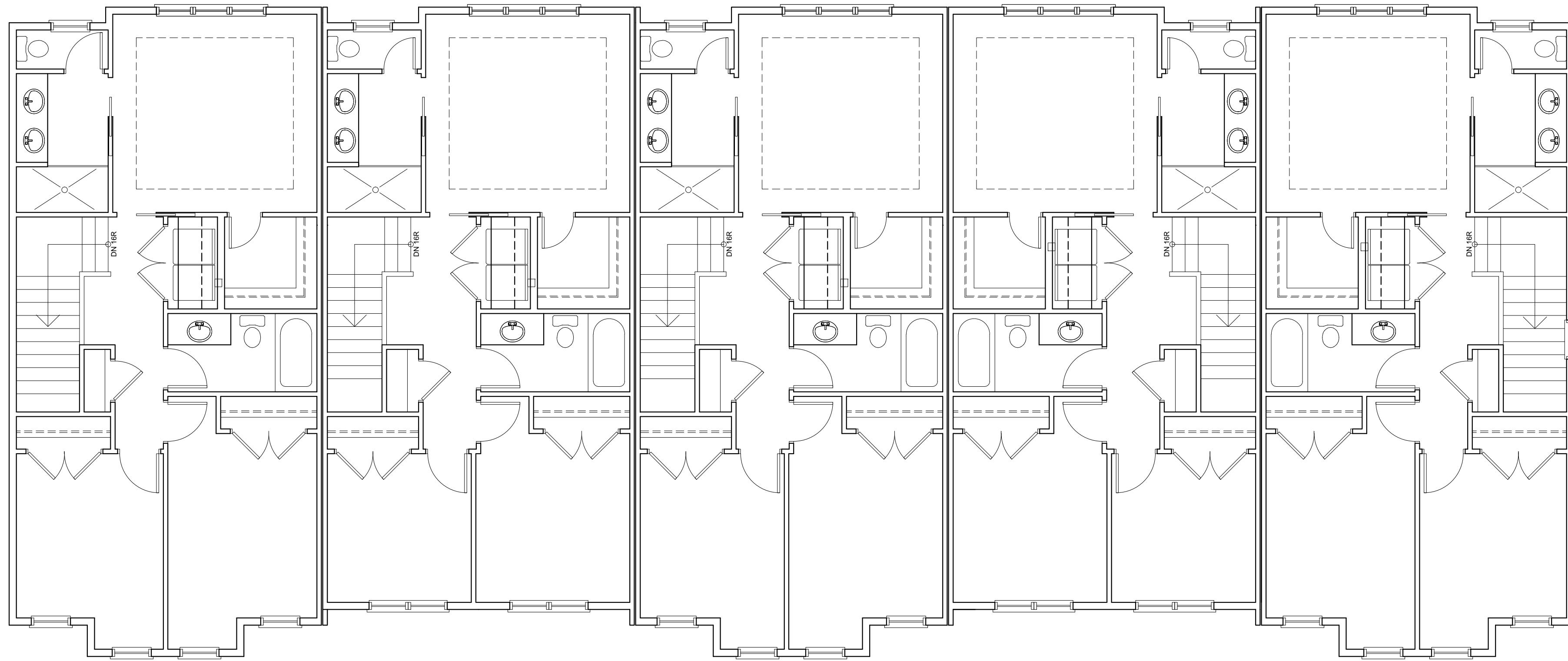
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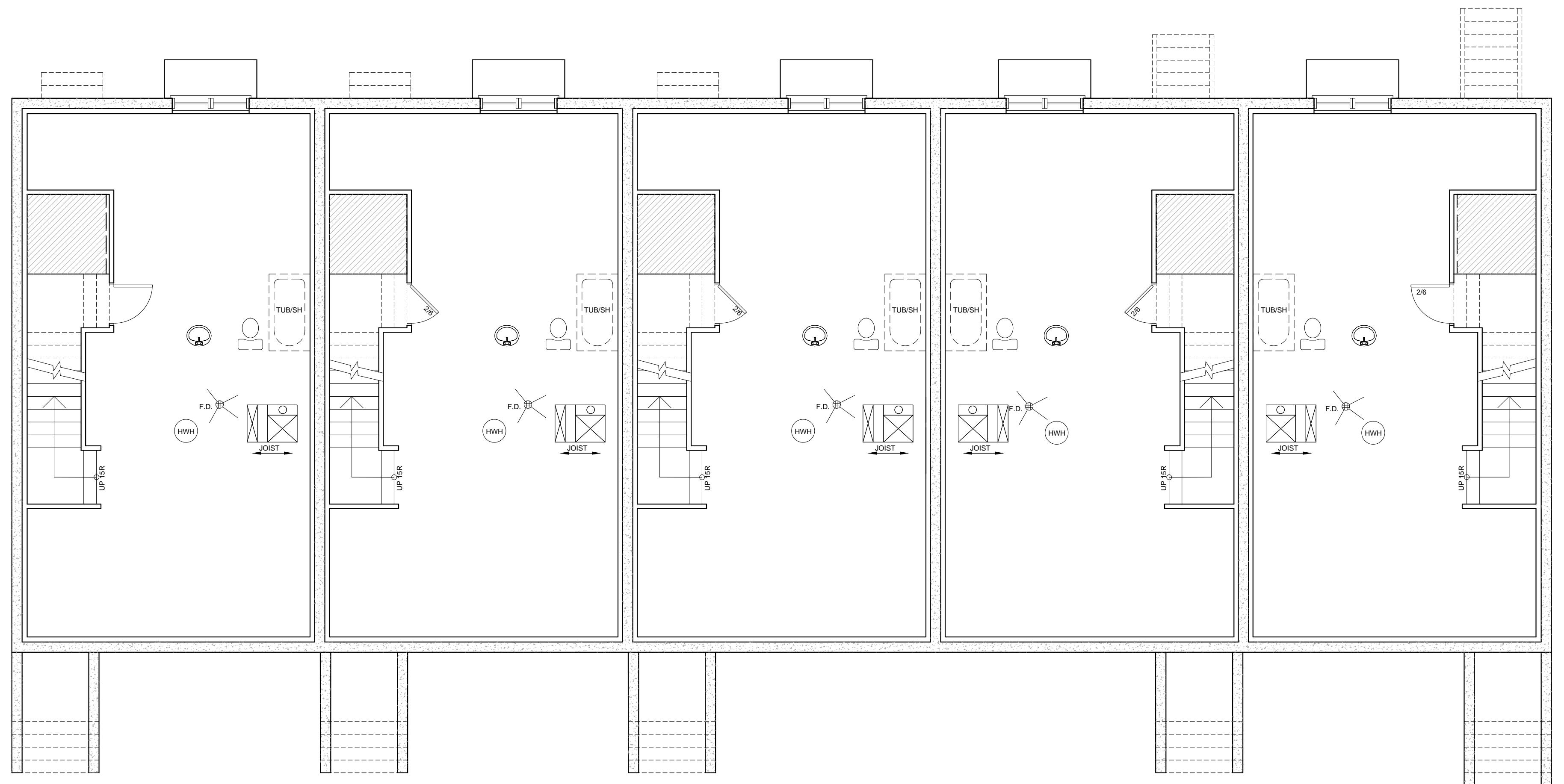


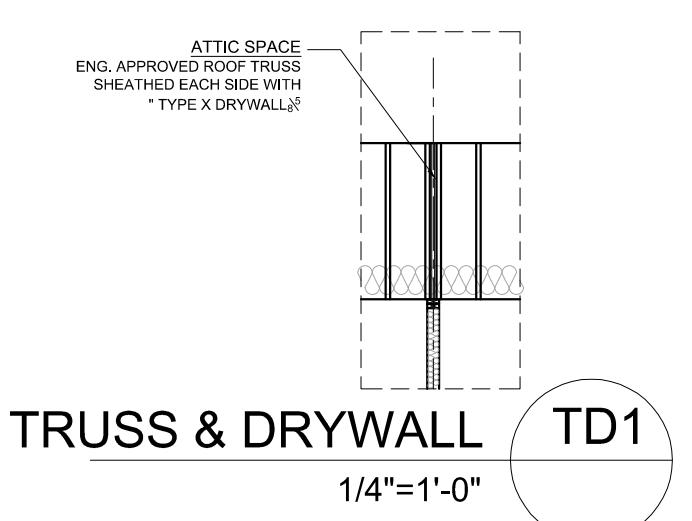
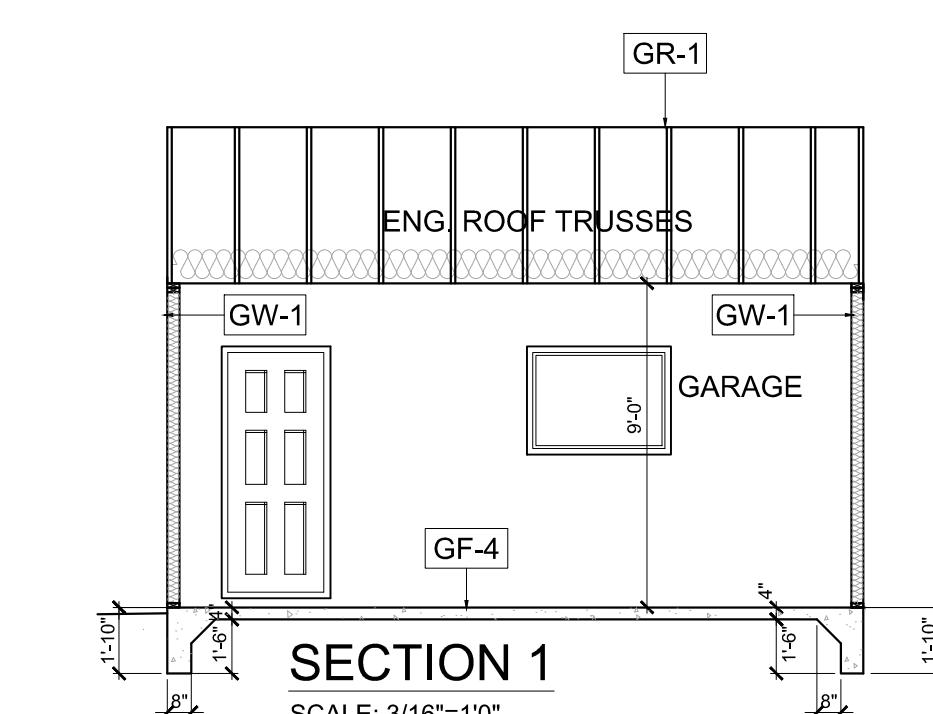
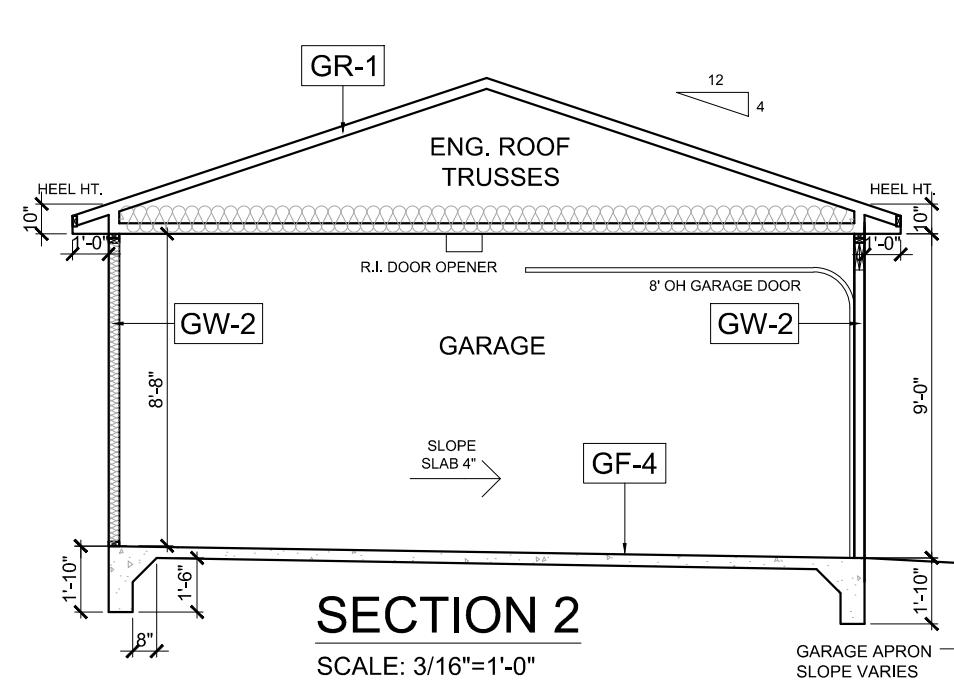
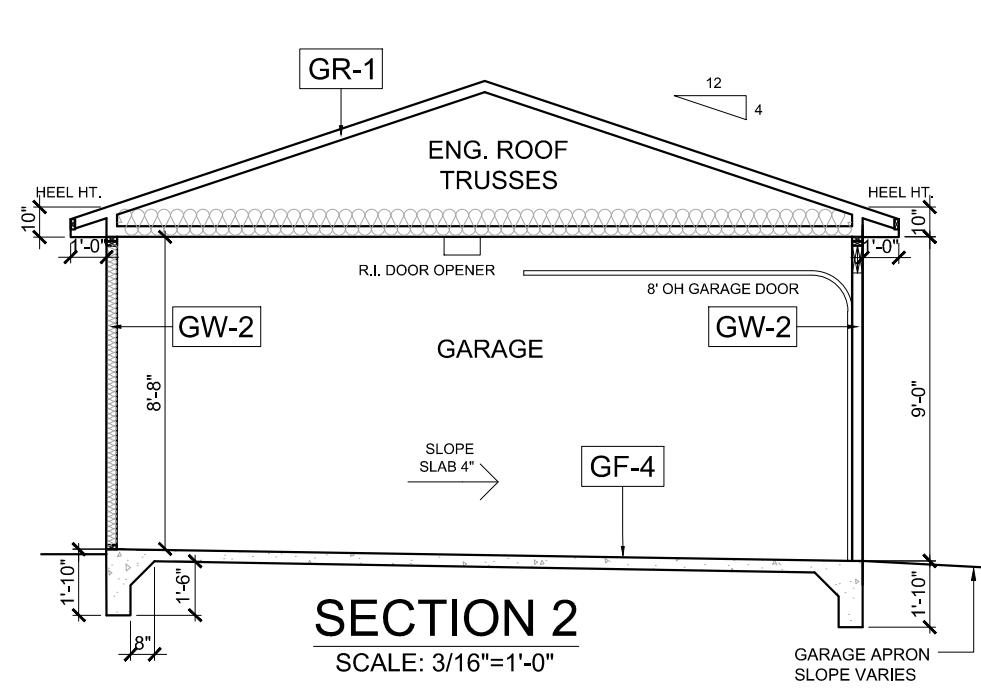
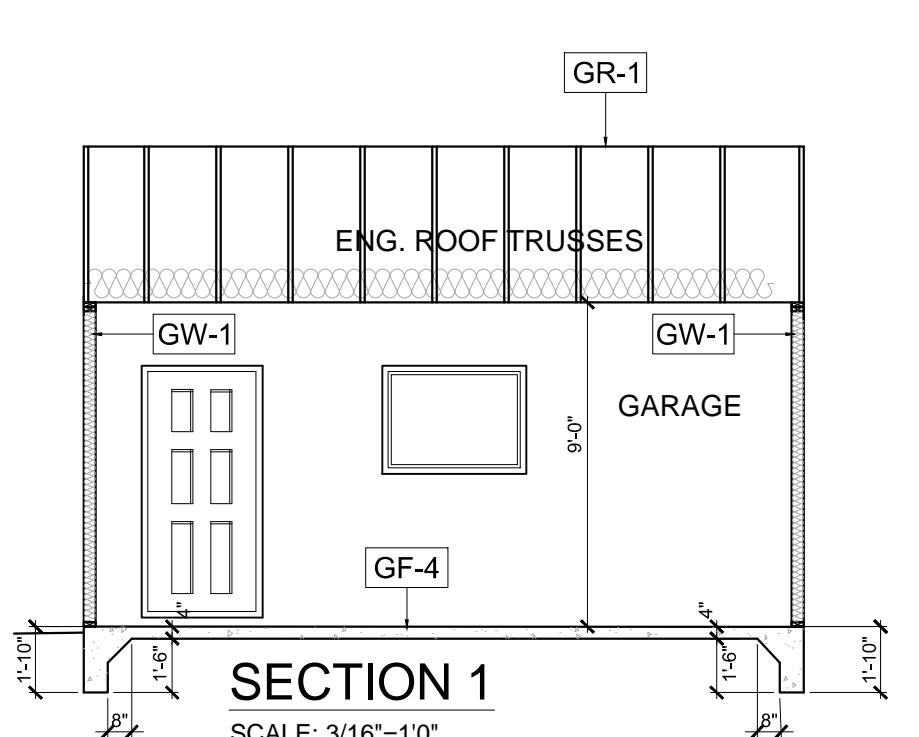
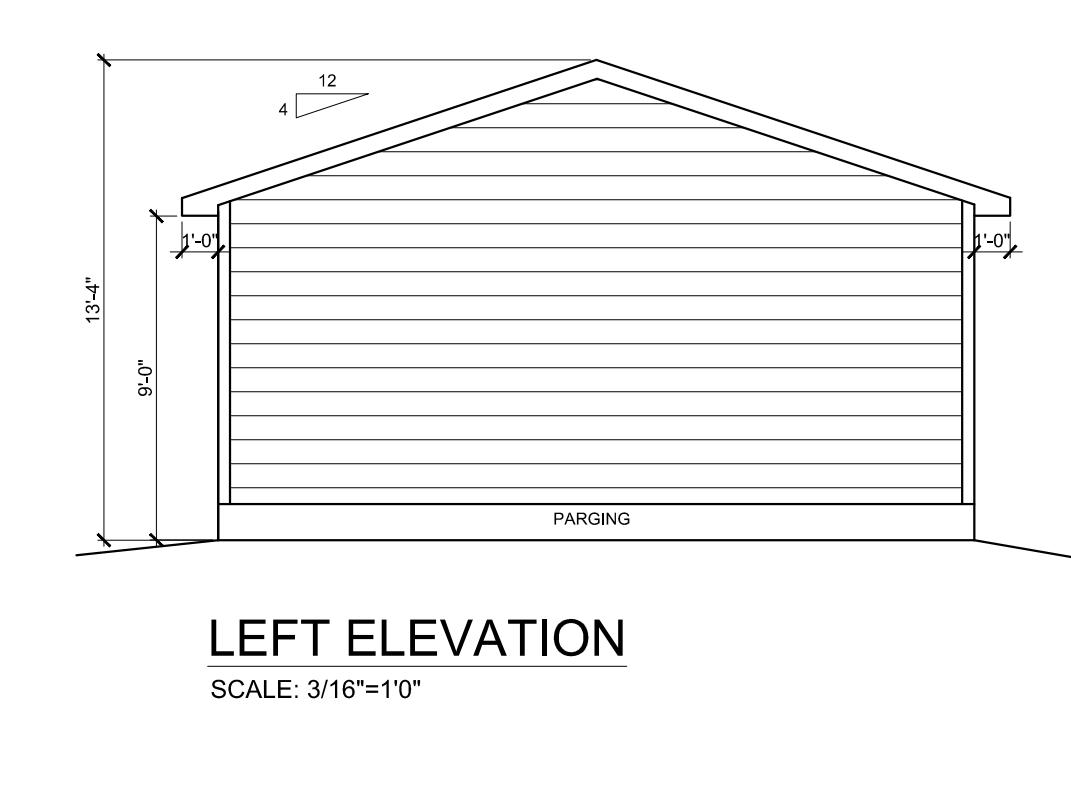
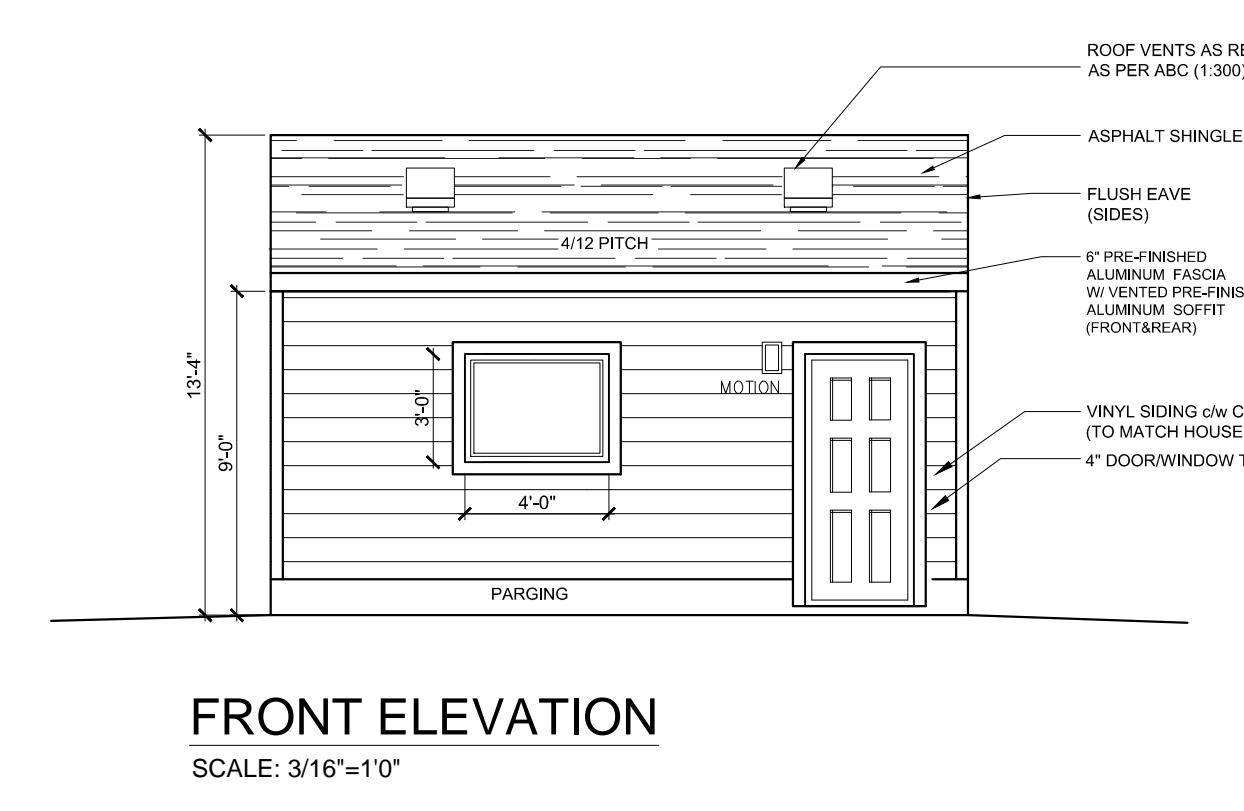
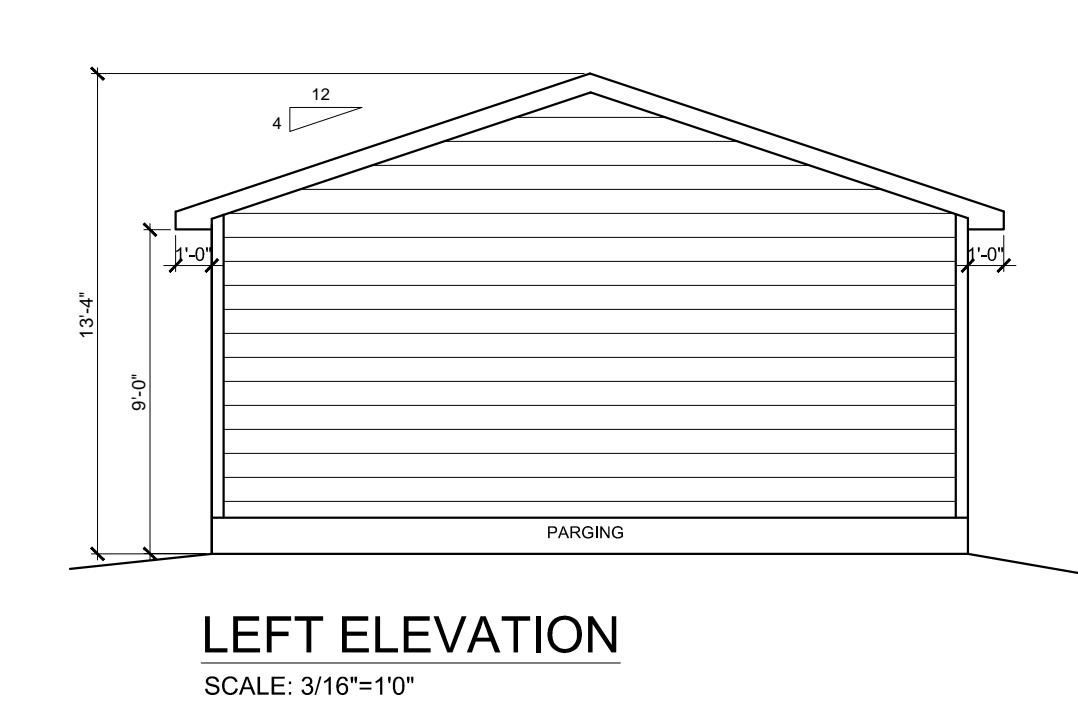
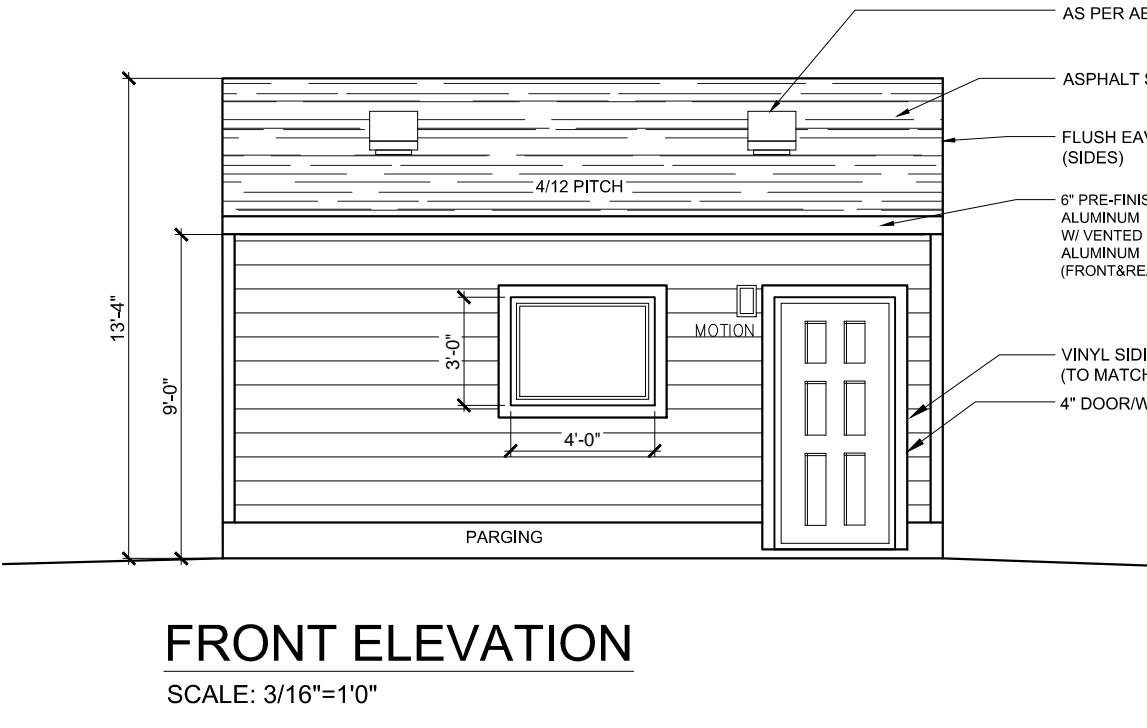
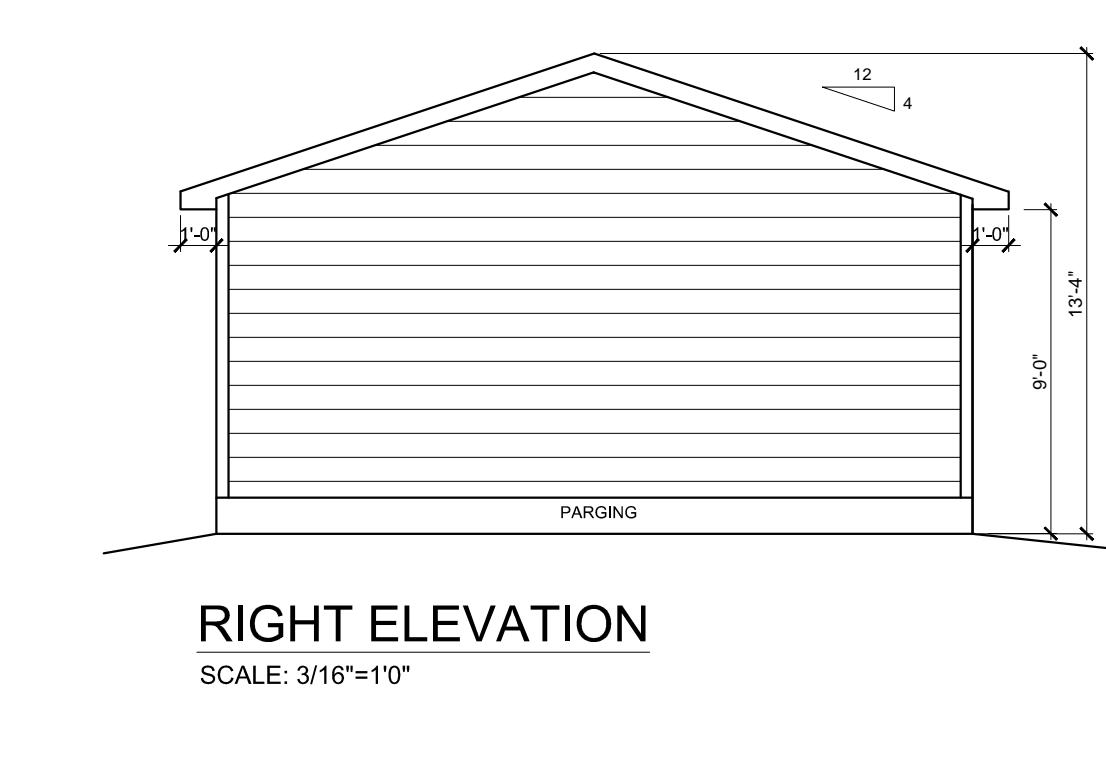
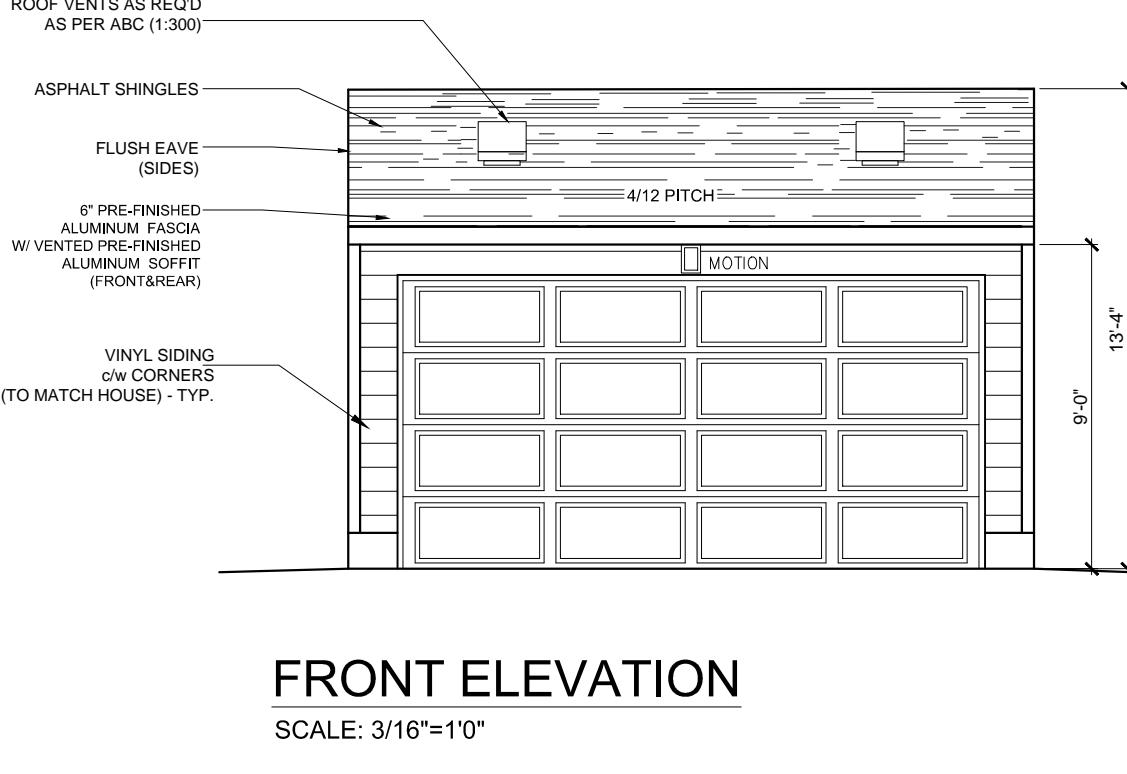
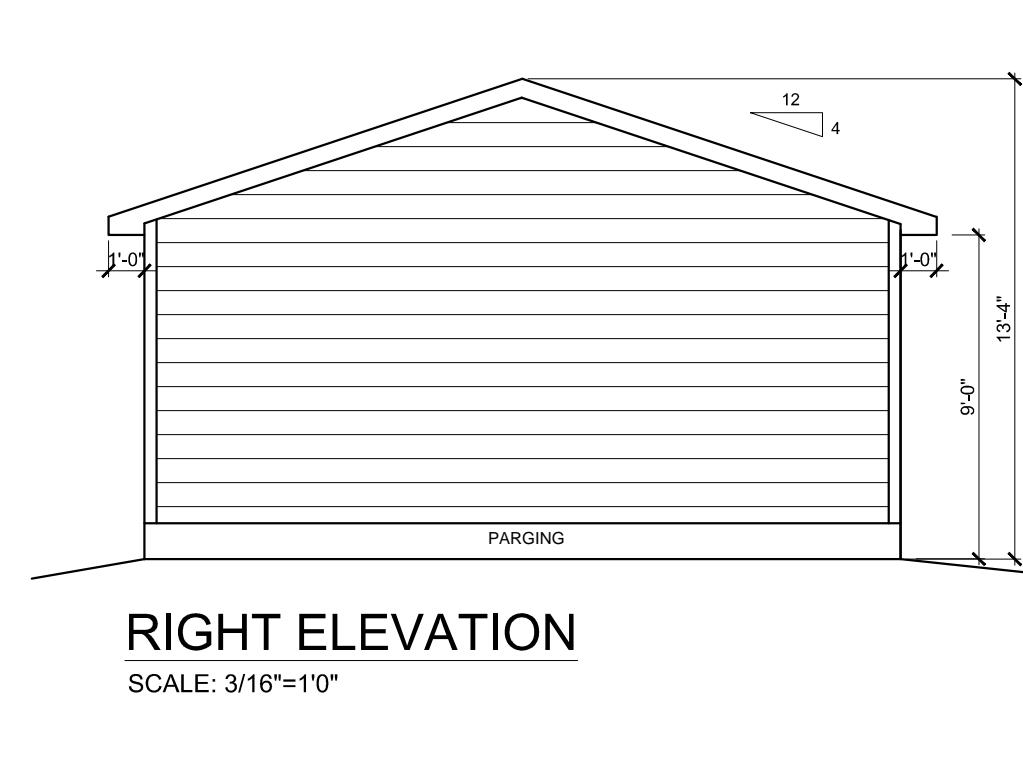
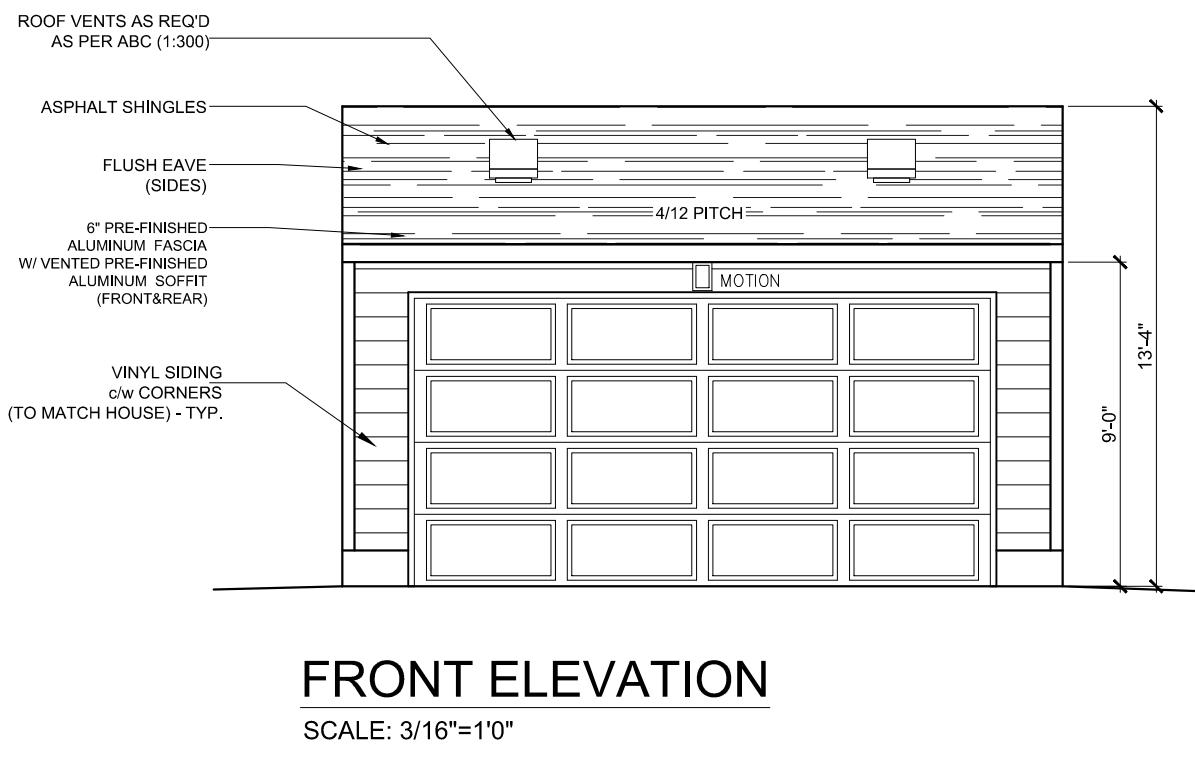
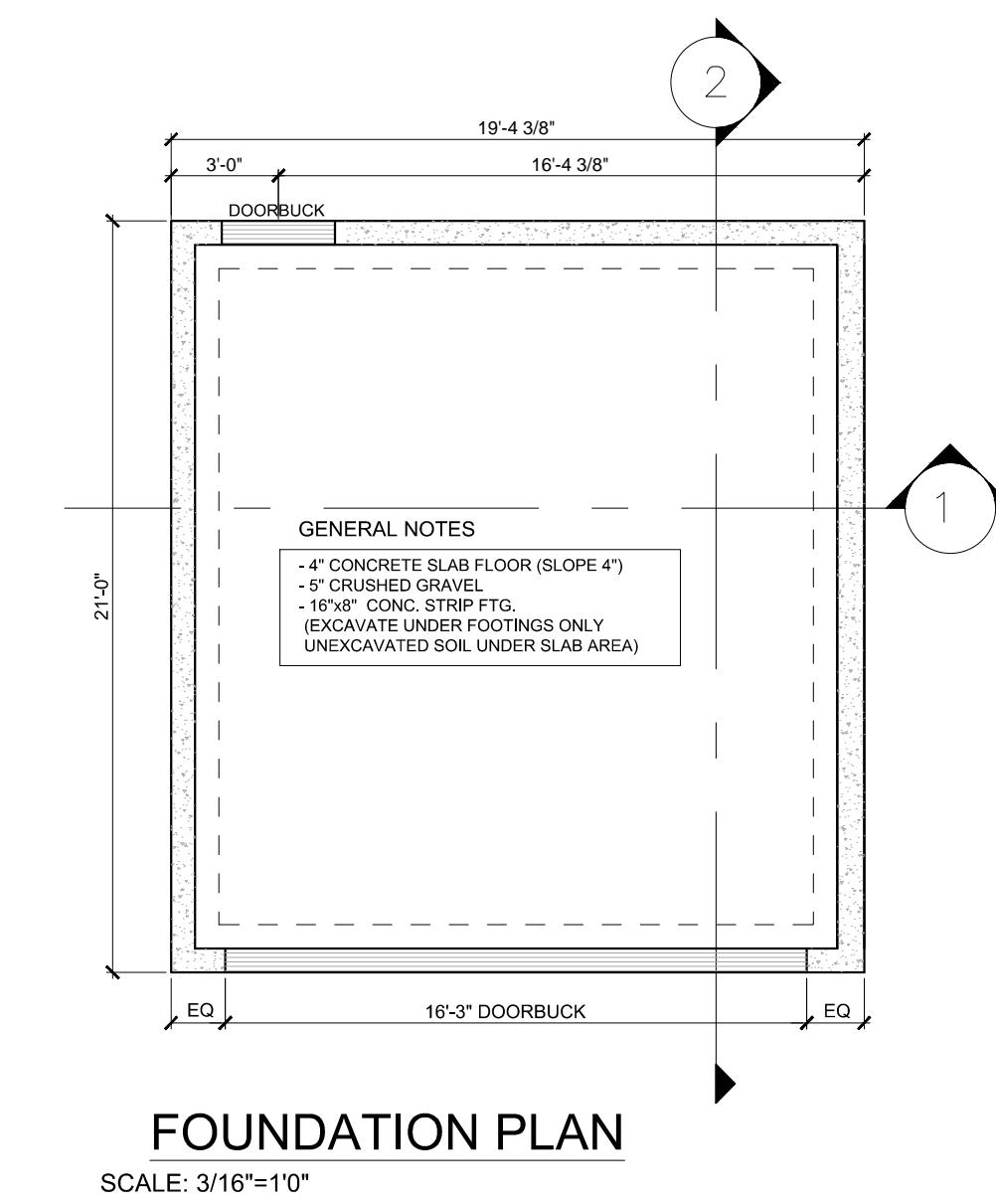
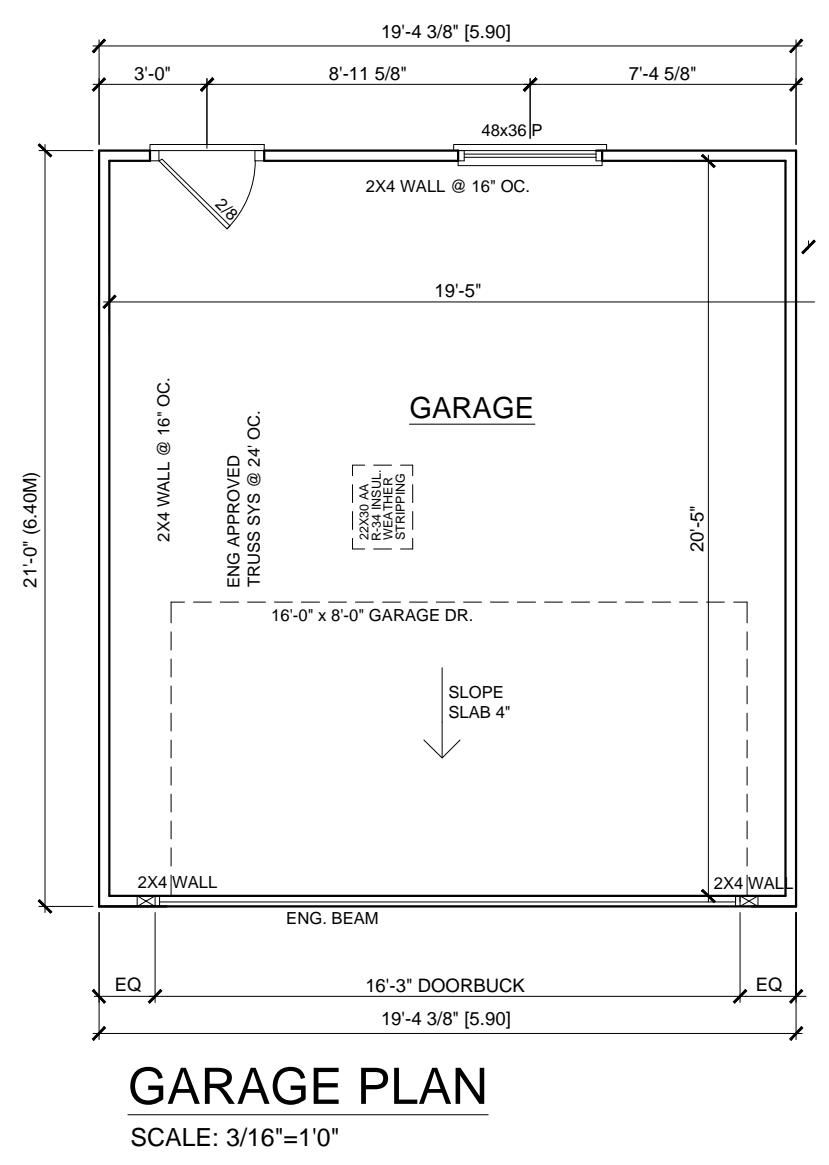
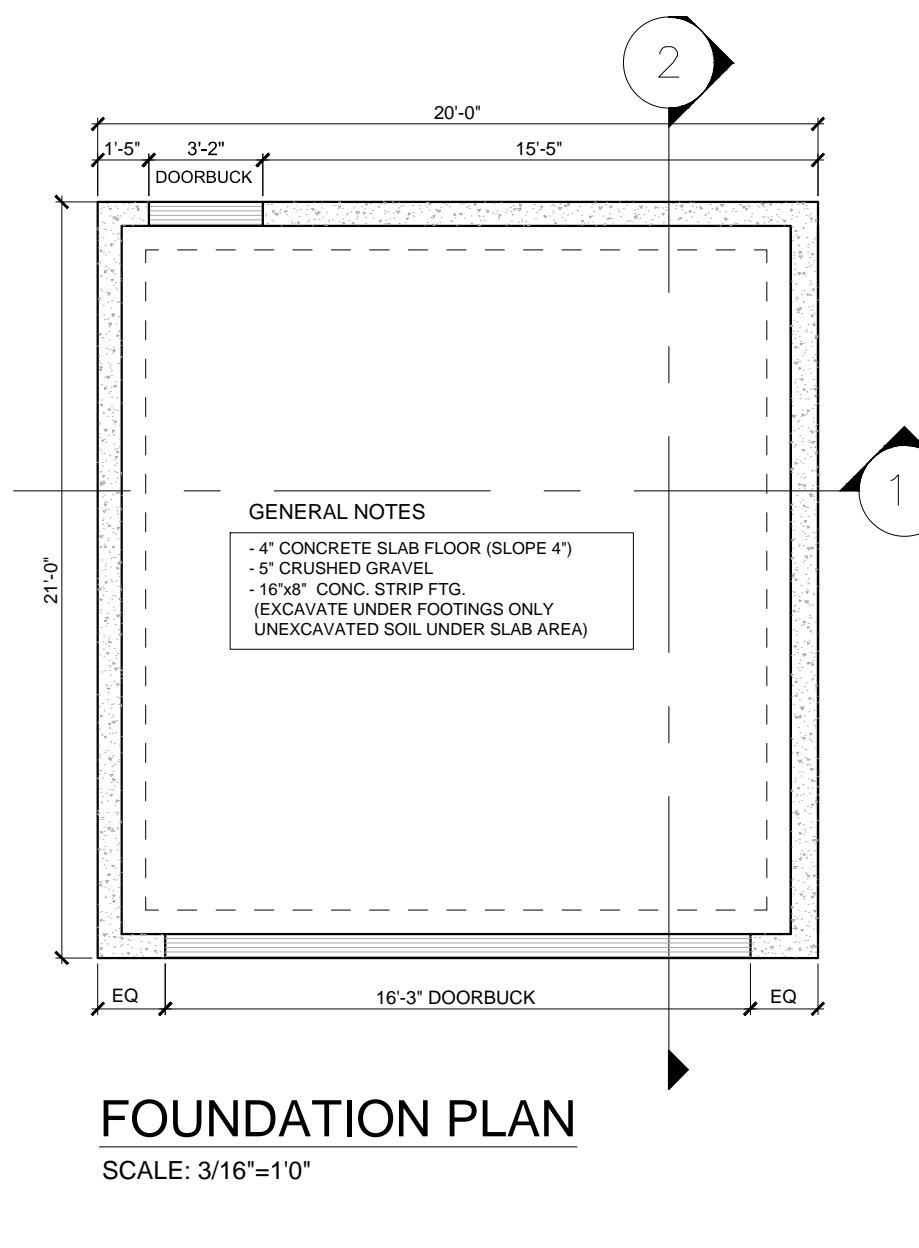
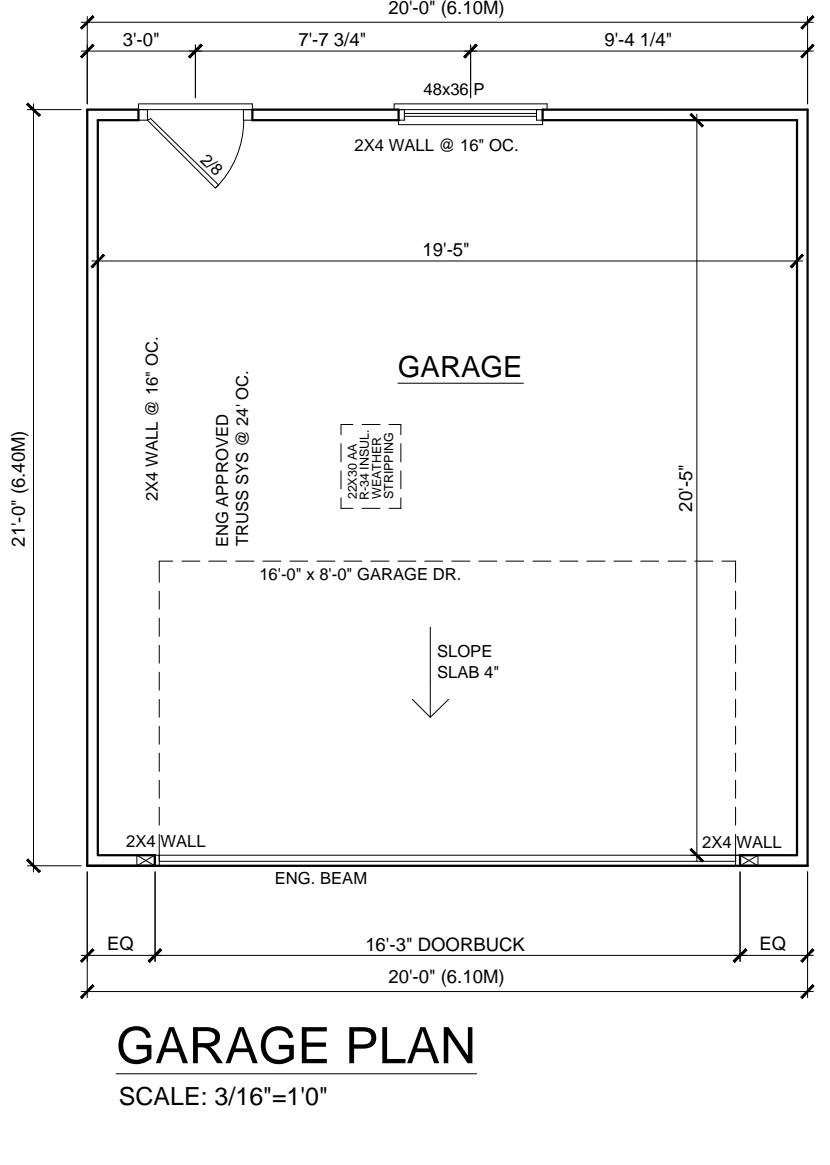
ROOF PLAN

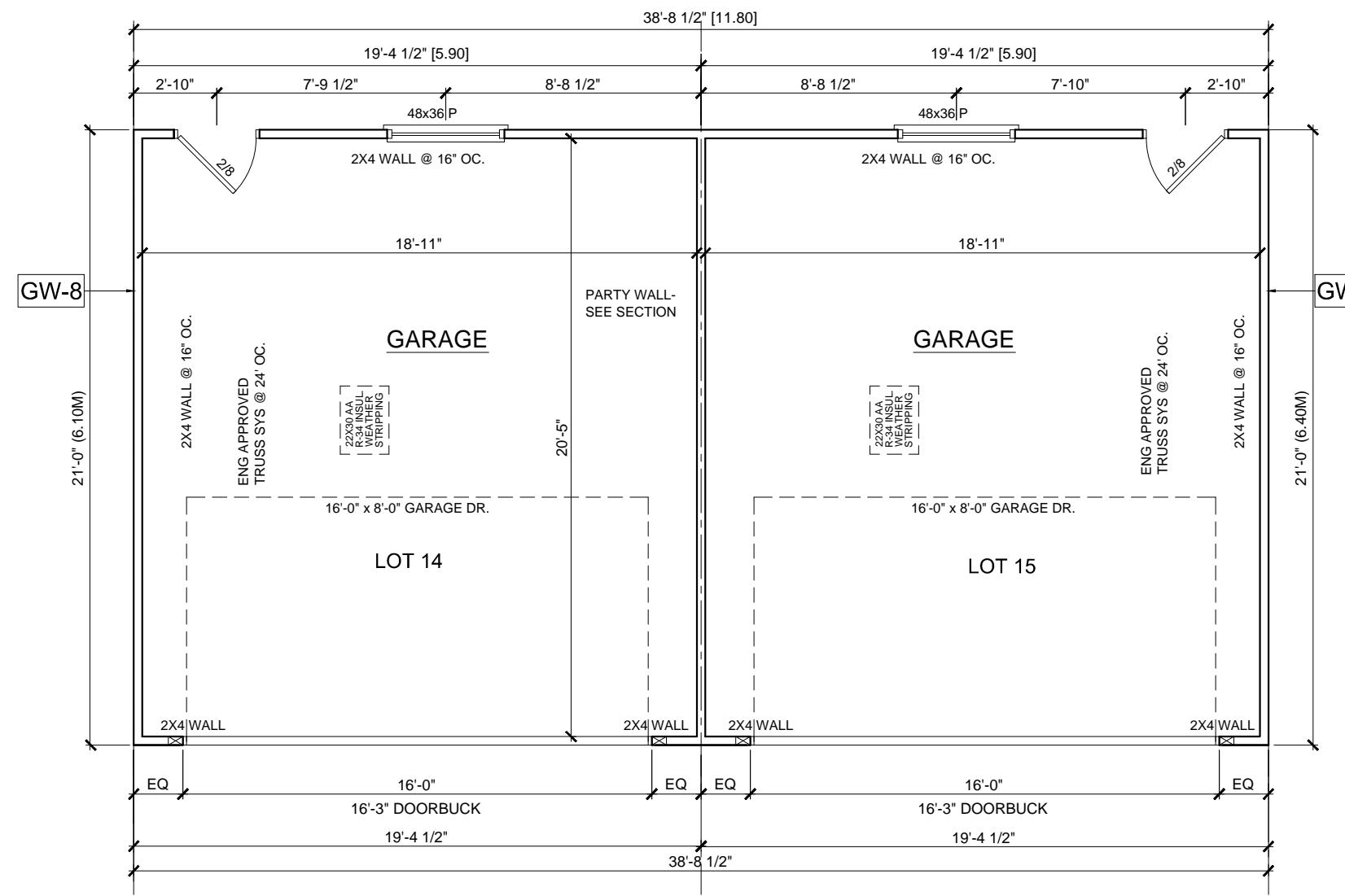
PROPOSED ROOFPLAN

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



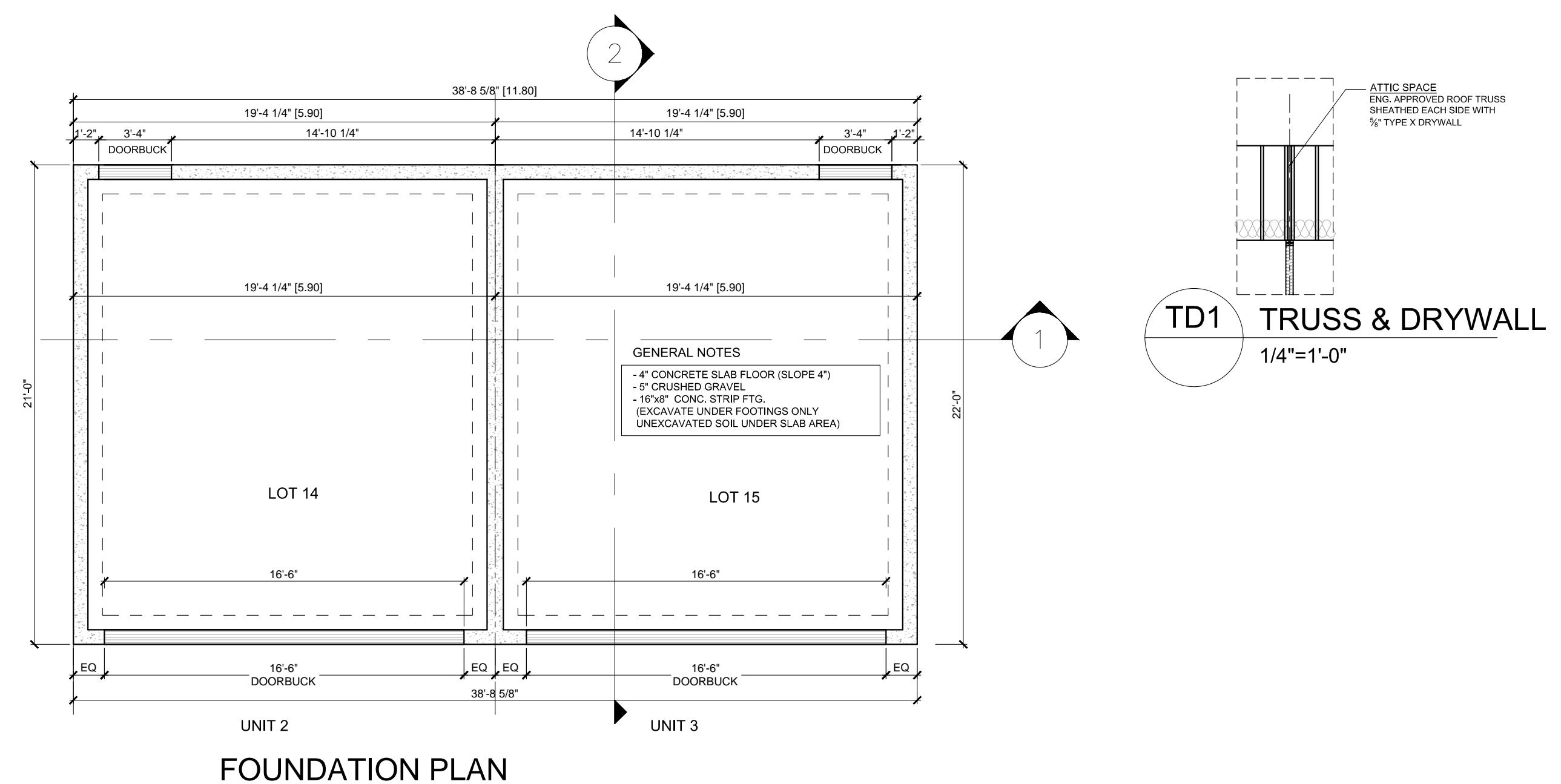




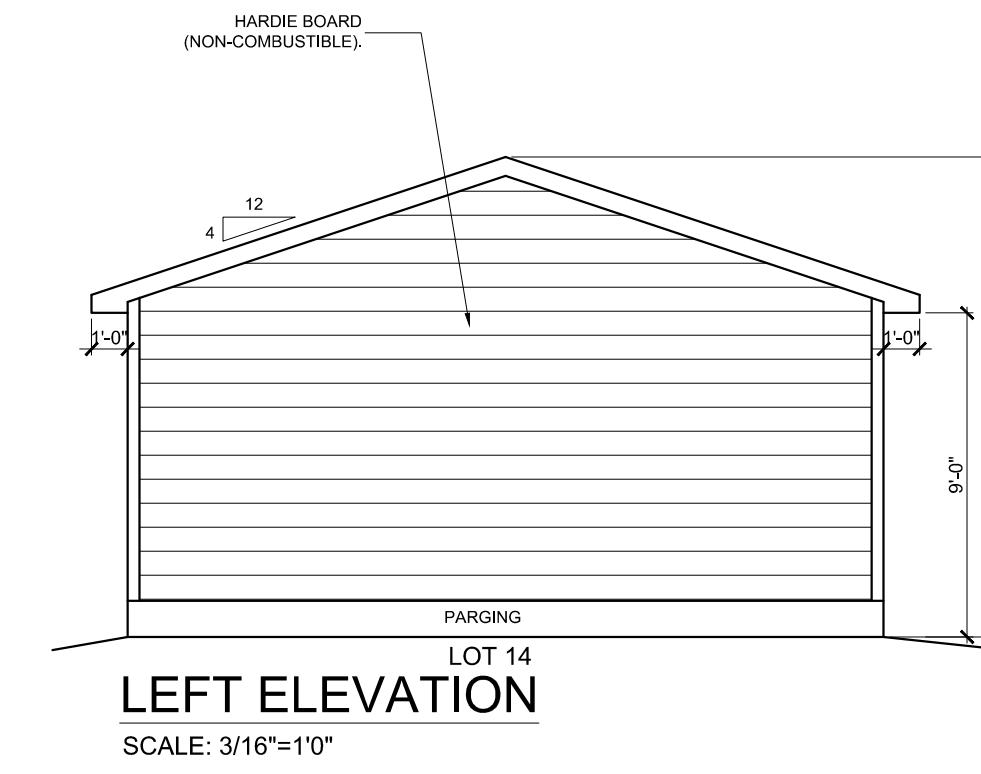


GARAGE PLAN

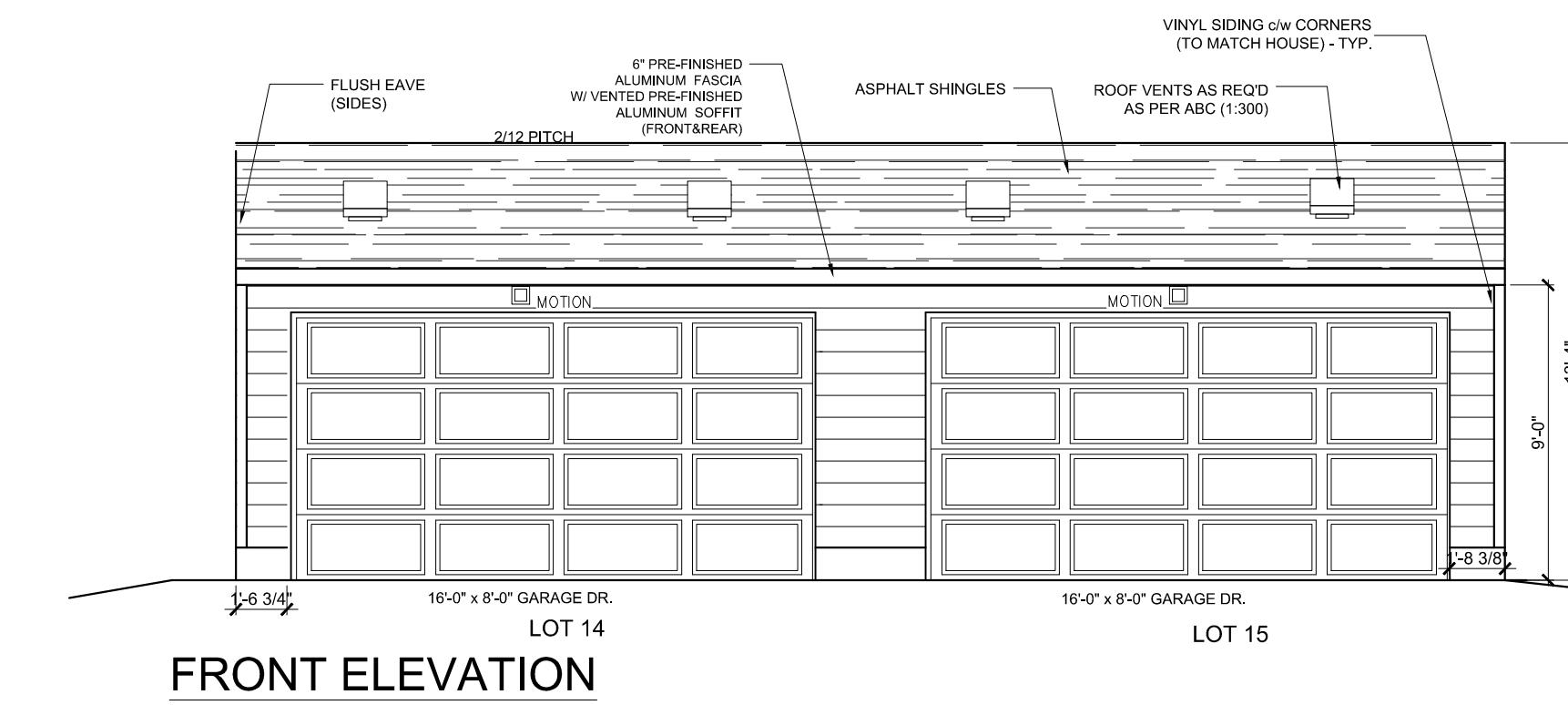
SCALE: 3/16"=1'0"



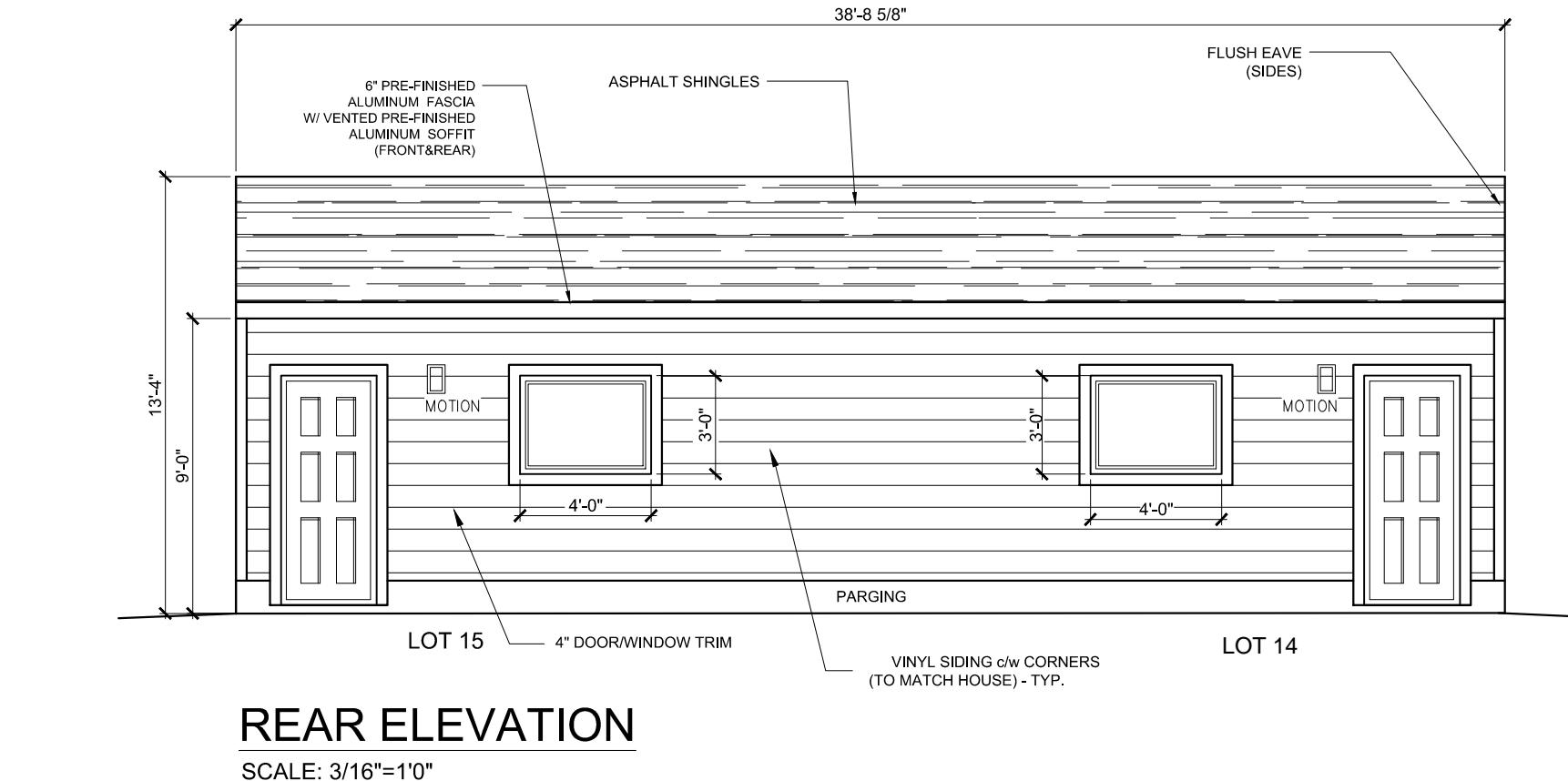
FOUNDATION PLAN



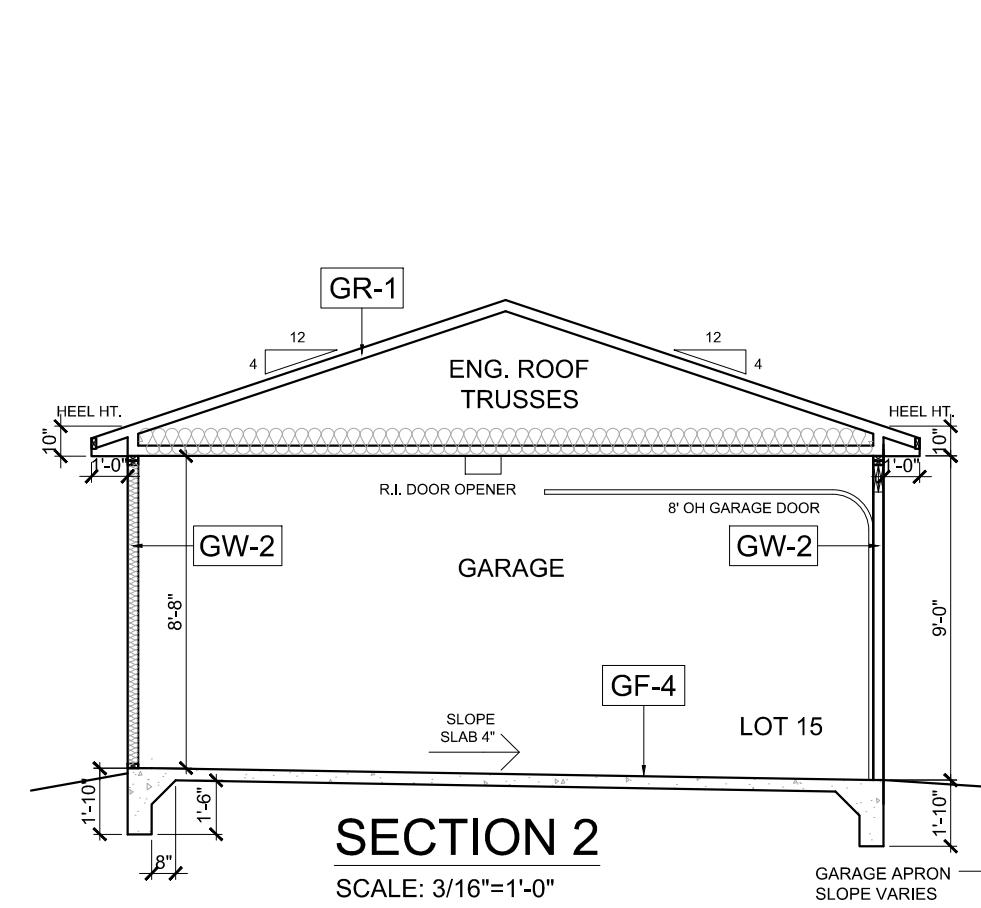
LEFT ELEVATION



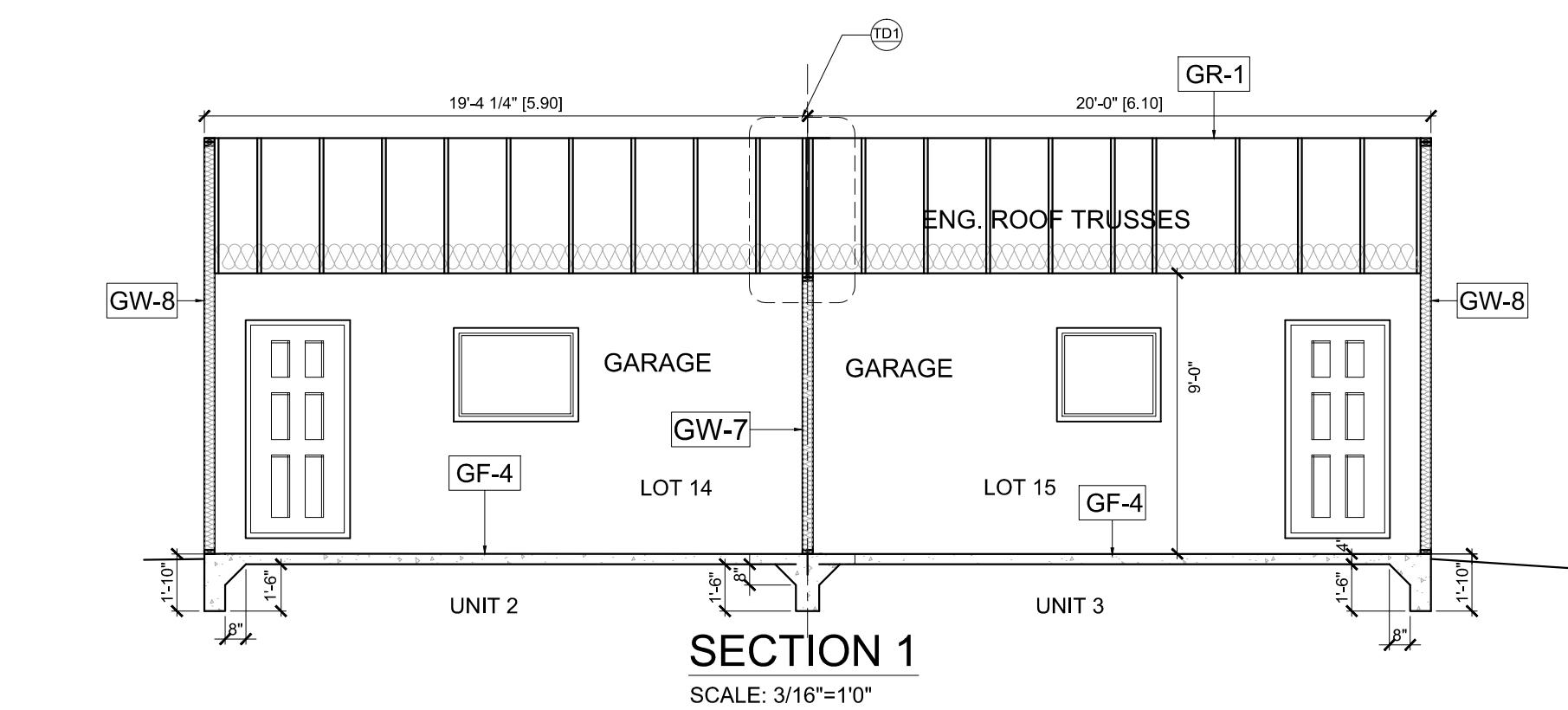
FRONT ELEVATION



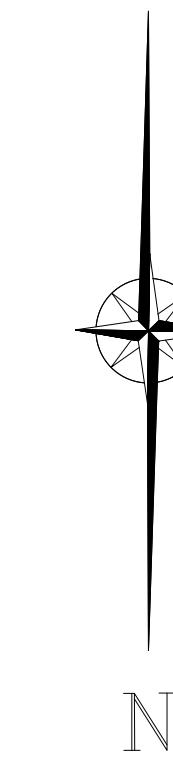
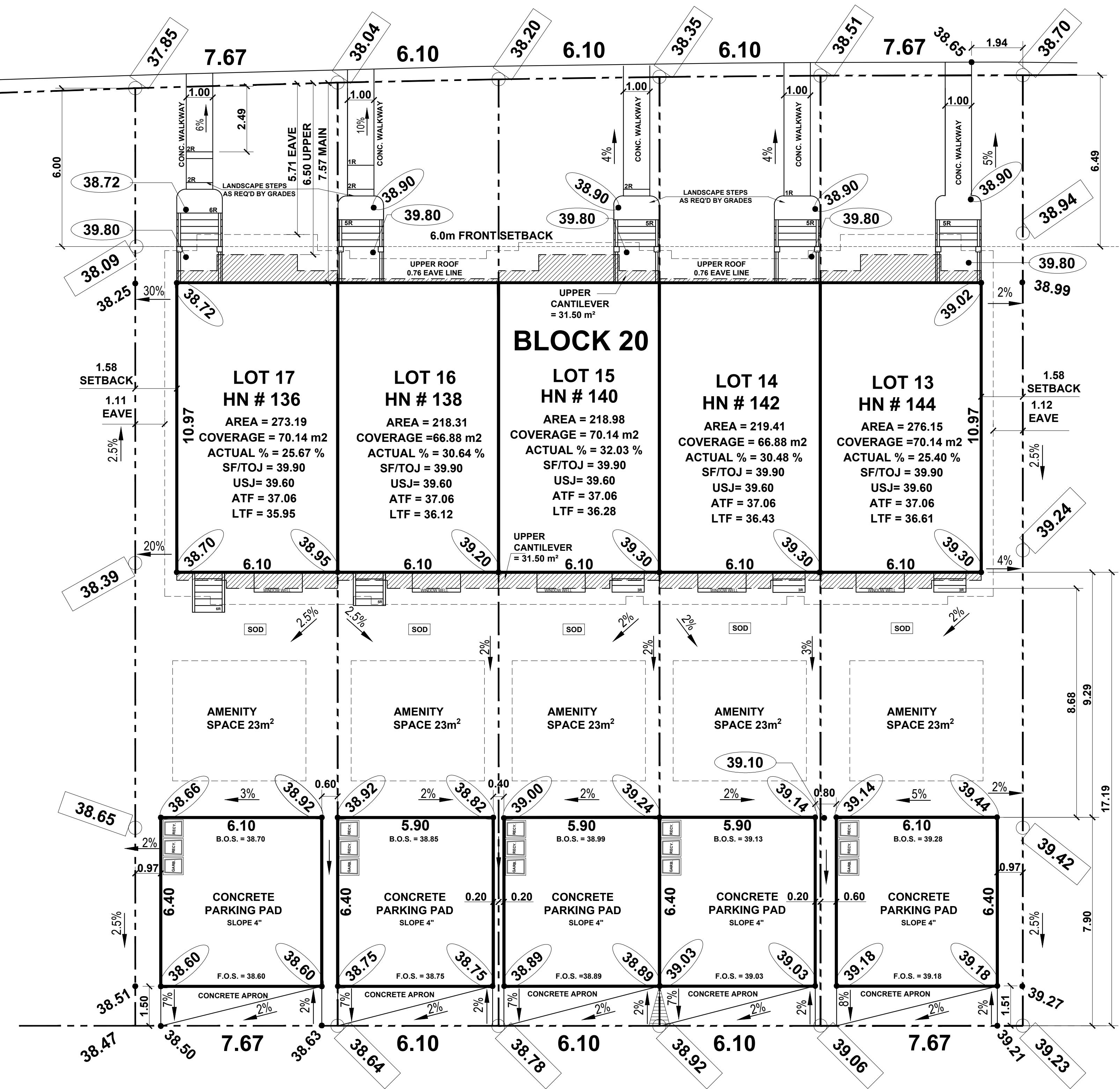
REAR ELEVATION



SECTION 2



SECTION 1

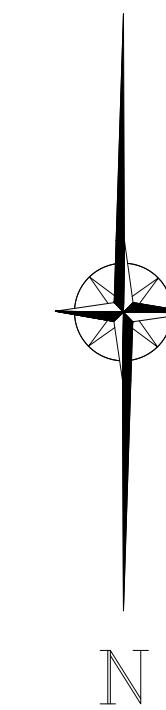


BLOCK 17

LOT NUMBER	LOT AREA (m ²)	BLD COVERAGE (m ²)	BLD COVERAGE (%)	GARAGE COVERAGE (m ²)	GARAGE COVERAGE (%)
LOT 13	276.15	70.14	24.22	39.04	14.14
LOT 14	219.41	70.14	30.48	39.04	17.79
LOT 15	218.98	70.14	30.54	39.04	17.83
LOT 16	218.31	70.14	30.64	39.04	17.88
LOT 17	273.19	70.14	24.50	39.04	14.29

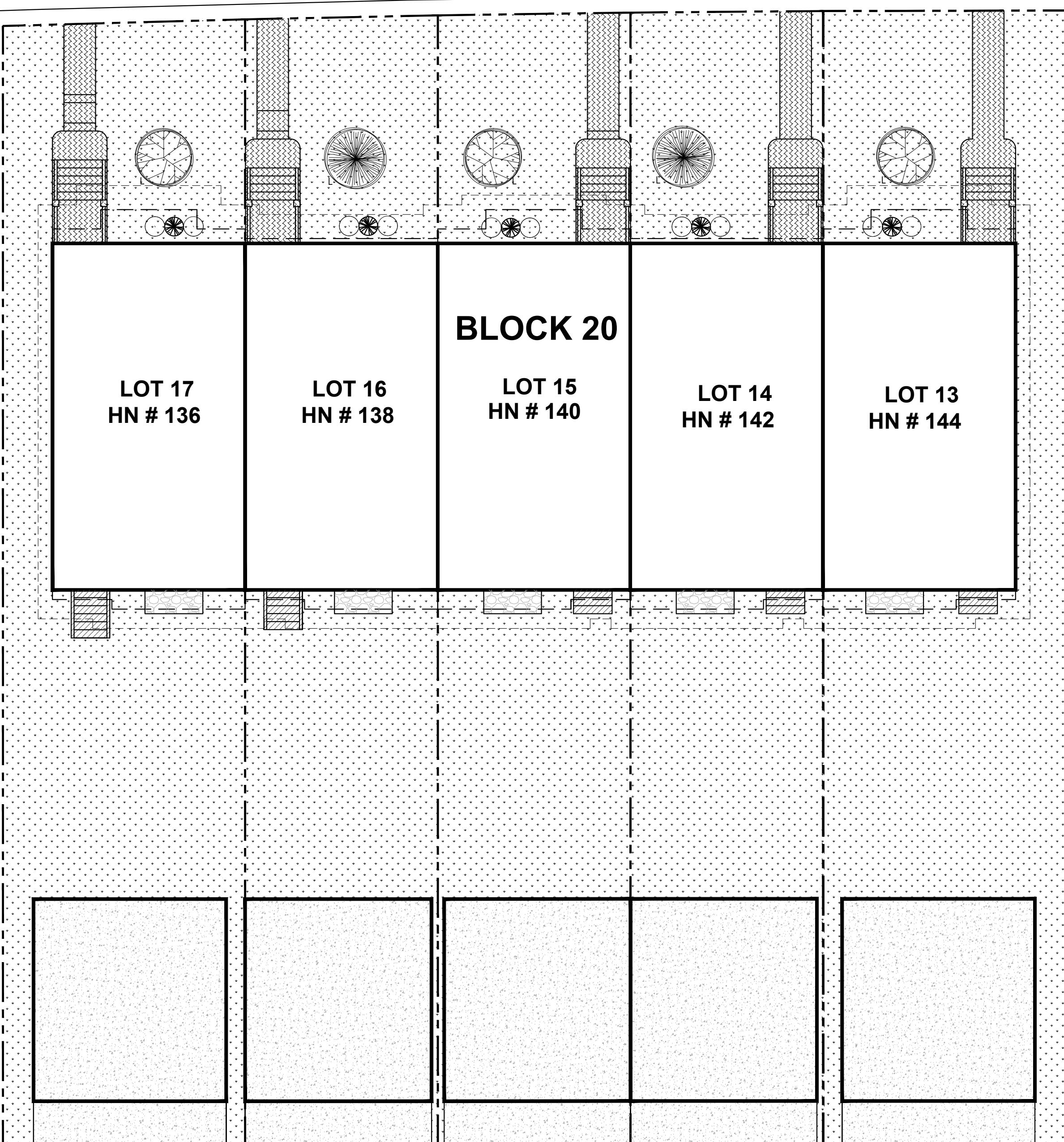
PWF LANDSCAPE	
RETAINING WALL	
EXISTING GRADES	●
NEW GRADES*	○

*NOTE: NEW GRADES ARE 'EXTERIOR BUILDING FOOTPRINT' GRADES EVEN THOUGH THEY ARE SHOWN ON THE 'INSIDE' CORNERS.



GENERAL CALCULATION:

LOT AREA = 1206.04m² (0.120604 HA)
BUILDING AREA = 334.40 m² or 27.73%
CONCRETE PADS AREA = 191.33 m² or 15.86%
APRONS AREA = 45.17 m² or 3.75%
LANDSCAPE AREA = 635.14 m² or 52.66%



CONCRETE WALKWAY / STEPS 48.08 m² 7.57% (635.14m²)

WOODEN STEPS 6.19 m² 0.97% (635.14m²)

SOD 573.98 m² 90.37% (635.14m²)

WASHED ROCK 6.89 m² 1.08% (635.14m²)
(AS PER DEVELOPER CHOICE)

CONCRETE PARKING PAD/CONCRETE APRON
236.5 m² 19.61% (1206.04m²)

NATIVE SHADE-TOLERANT SHRUBS GROUPS
(DOGWOOD, CURRANT)
10 Shrubs must be a minimum height or spread of 0.4 m
at the time of planting

ARCADIA JUNIPER SHRUBS
5 Shrubs must be a minimum height or spread of 0.4 m
at the time of planting

2 CONIFEROUS TREES - 3.0m OR 10'-0" HEIGHT
TREES TYPE AND PLANTING TO FOLLOW QC PROGRAM
(WWW.EQWELL.CA). AS PER AC GUIDELINES.

3 DECIDUOUS TREES - 75 MM CALIPER
TREES TYPE AND PLANTING TO FOLLOW QC PROGRAM
(WWW.EQWELL.CA)
AS PER AC GUIDELINES.

IRRIGATION SYSTEM:
Standard irrigation to be used (manual by home owners).

7.00 PAVED LANE