

NOTE
DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS
TO BE CONFIRMED BY HOME OWNER

WINDOW, DOOR & SKYLIGHT REQUIREMENTS	
PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1 200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1 200Pa
MIN. WATER PENETRATION TEST PRESSURE:	260Pa
MIN. CANADIAN AIR INFILTRATION/EXFILTRATION ^C :	A2
MAX. 'U' VALUES W/(M2xK)	
WINDOWS & DOORS:	1.6
(MIN. ENERGY RATING)	25
SKYLIGHTS:	2.7



ENGINEER STAMP

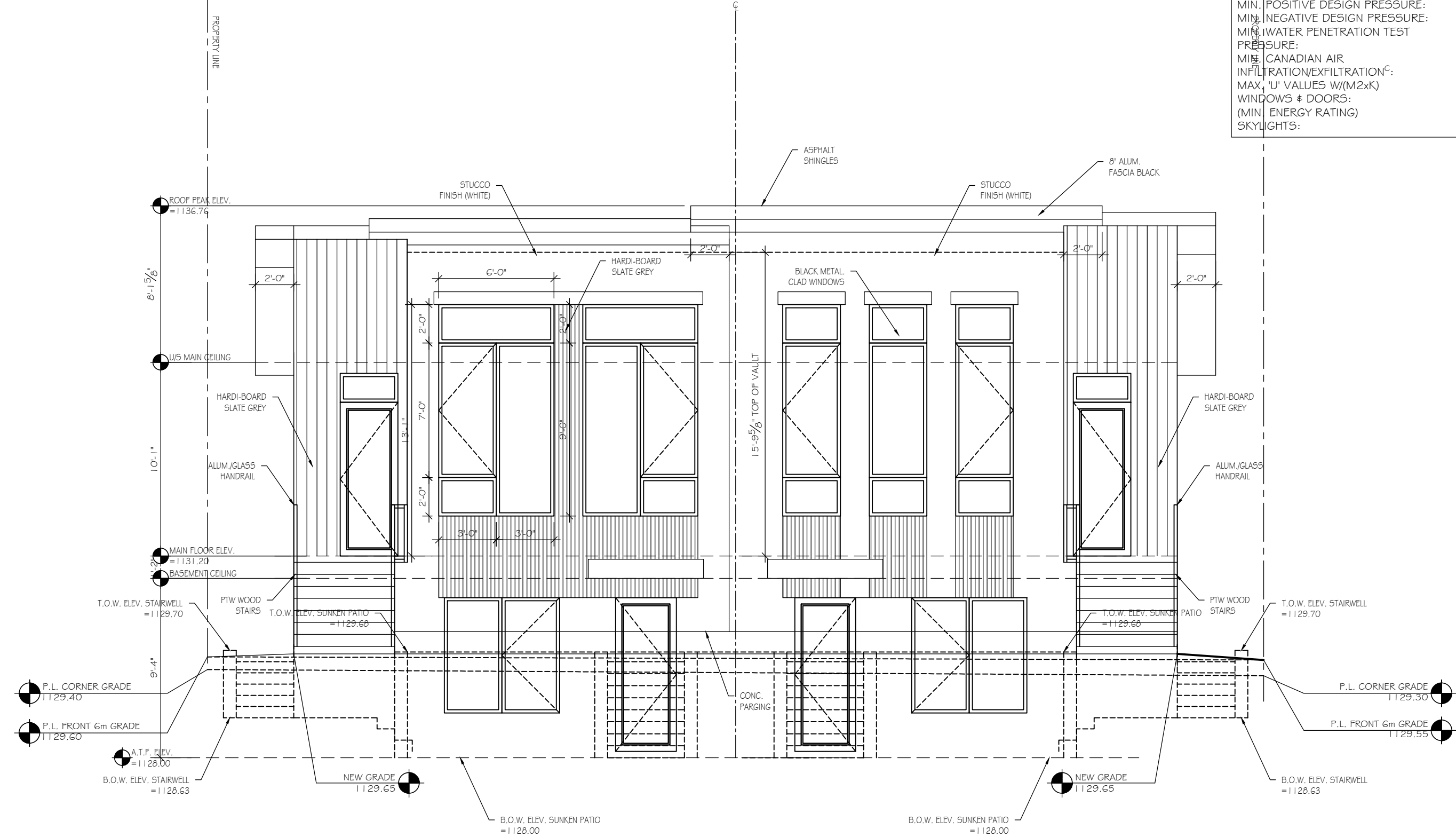
CONTRACTOR TO
VERIFY ALL
DIMENSIONS PRIOR
TO START AND
REPORT ERRORS TO
DESIGNER FOR
CORRECTION.

SPECIFICATION:	CUSTOM
MAIN AREA:	2002 SQ.FT.
SECOND AREA:	---- SQ.FT.
DEV. BASEMENT:	1650 SQ.FT.
TOTAL AREA:	3652 SQ.FT.

DRAWN BY:	MET
DATE:	FEB./26
SCALE:	3/16"=1'-0"
REVISED:	N/A
JOB NO.:	N/A

MODEL:	CUSTOM SEMI-DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	21
BLOCK:	1
PLAN:	149HE
ADDRESS:	22a & 22b GLADEVIEW CRESCENT S.W.

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EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF WALLS	ASPHALT - DUAL GREY-IKO	BATTENS SIDING	SMARTBOARD - N/A
FASCIA	STUCCO #2 - WHITE	WINDOWS	SMARTBOARD - N/A
SOFFIT	ALUMINUM - BLACK	MANU. STONE	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK	FRONT DOOR	COBLE FIELD - BLACK
		RAILING	METAL CLAD - BLACK
			ALUMINUM - BLACK

FRONT ELEVATION - WEST

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

HIGHEST AVERAGE GRADE FRONT = 1129.35
HIGHEST AVERAGE GRADE REAR = 1129.16
HIGHEST AVERAGE GRADE +1.00 = 1130.35
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1141.35
MAXIMUM HEIGHT = 1141.35
DIFFERENCE IN SLOPE FRONT TO BACK = 0.19m

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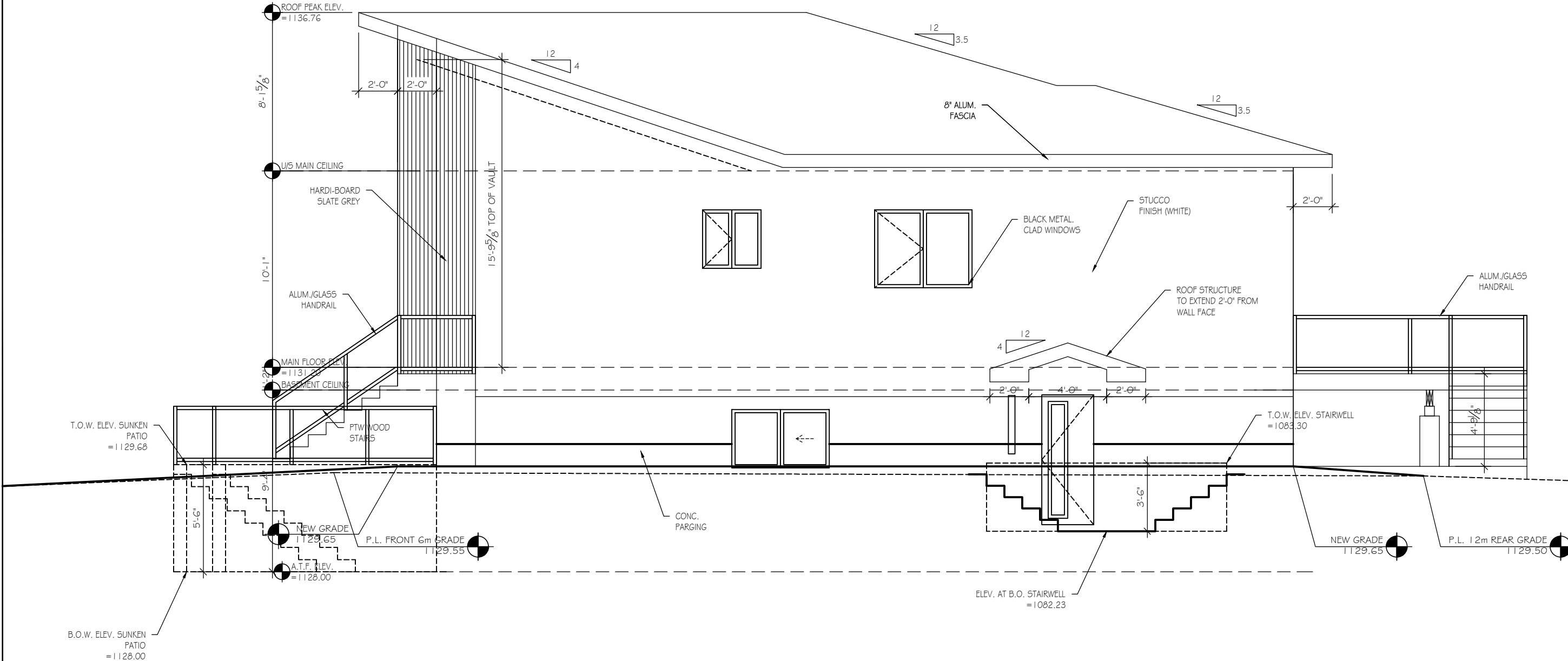
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RIGHT ELEVATION - SOUTH

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

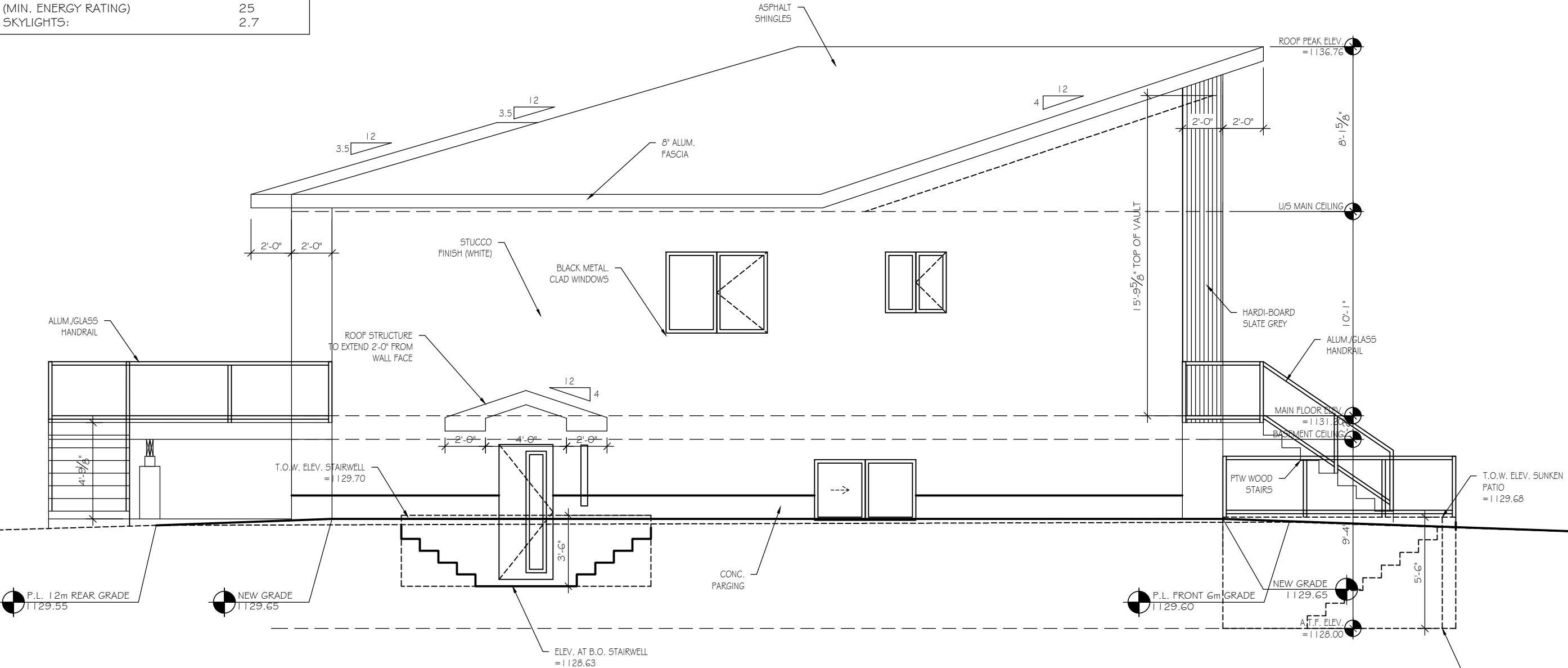
ROOF	ASPHALT - DUAL GREY-IKO	BATTENS	SMARTBOARD - N/A
WALLS	SMARTBOARD - BLACK/WHITE	SIDING	SMARTBOARD - N/A
FASCIA	STUCCO #2 - WHITE	WINDOWS	ALUMINUM - BLACK
SOFFIT	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - BLACK
RAINWARE	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
		RAILING	ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	708.54 SQ.FT.
GLAZING AREA ALLOWED (7.00%):	53.85 SQ.FT.
CURRENT GLAZING AREA :	50.00 SQ.FT.

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LEFT ELEVATION - NORTH

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

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ROOF	ASPHALT - DUAL GREY-IKO	BATTENS	SMARTBOARD - N/A
WALLS	SMARTBOARD - BLACK/WHITE	SIDING	SMARTBOARD - N/A
	STUCCO #2 - WHITE	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - BLACK
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	719.64 SQ.FT.
GLAZING AREA ALLOWED (7.60%):	54.69 SQ.FT.
CURRENT GLAZING AREA :	50.00 SQ.FT.



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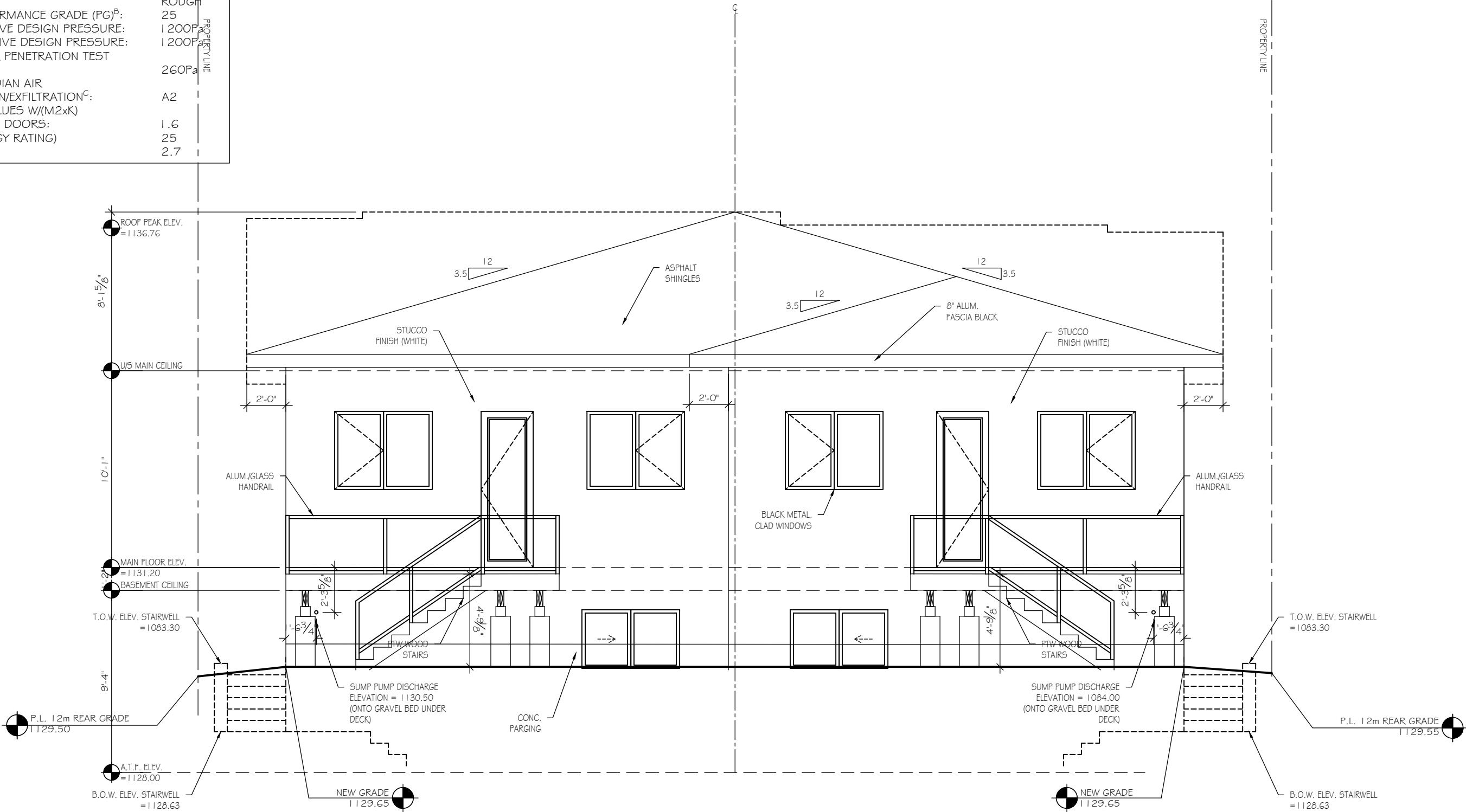
DRAWN BY: MET	DATE: FEB./26
SCALE: 3/16"=1'-0"	REVISED: N/A
JOB NO.: N/A	

MODEL: CUSTOM SEMI-DETACHED DWELLING	PLAN: 149HE
CLIENT: PRIVATE RESIDENCE	ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.
LOT: 21	
BLOCK: 1	

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WINDOW, DOOR & SKYLIGHT REQUIREMENTS

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SOFFIT	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - BLACK
RAINWARE	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
		RAILING	ALUMINUM - BLACK

REAR ELEVATION - EAST

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



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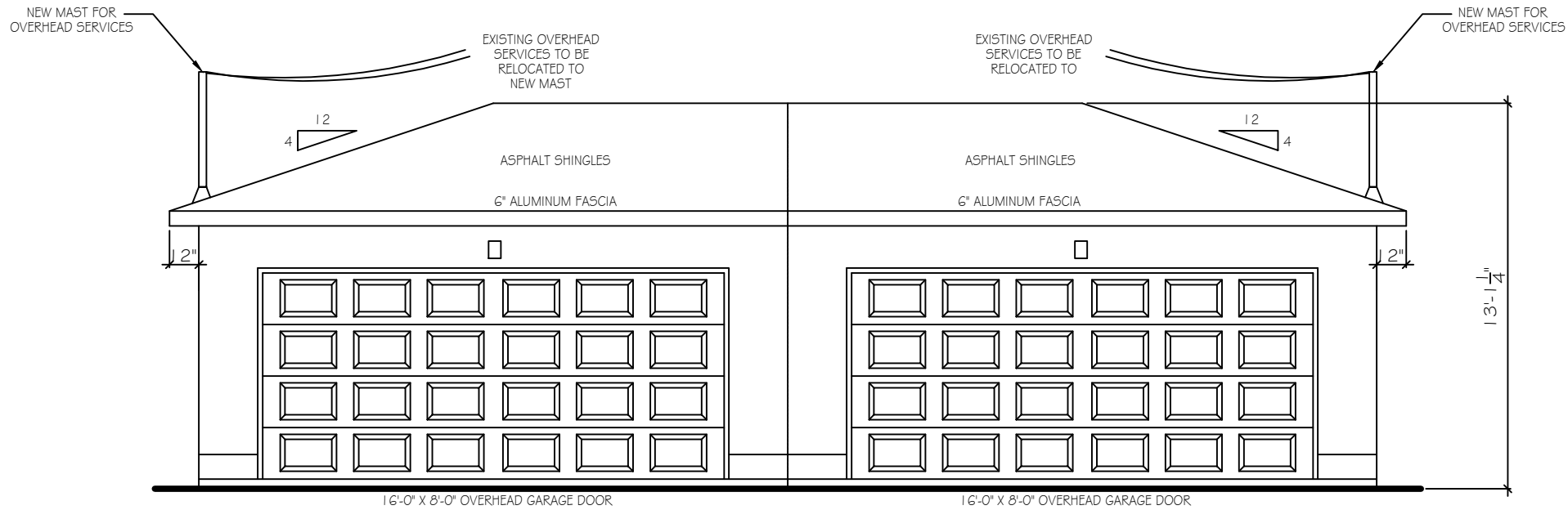
CUSTOM
2002 SQ.FT.
---- SQ.FT.
1650 SQ.FT.
3652 SQ.FT.

SPECIFICATION:
MAIN AREA:
SECOND AREA:
DEV. BASEMENT:
TOTAL AREA:

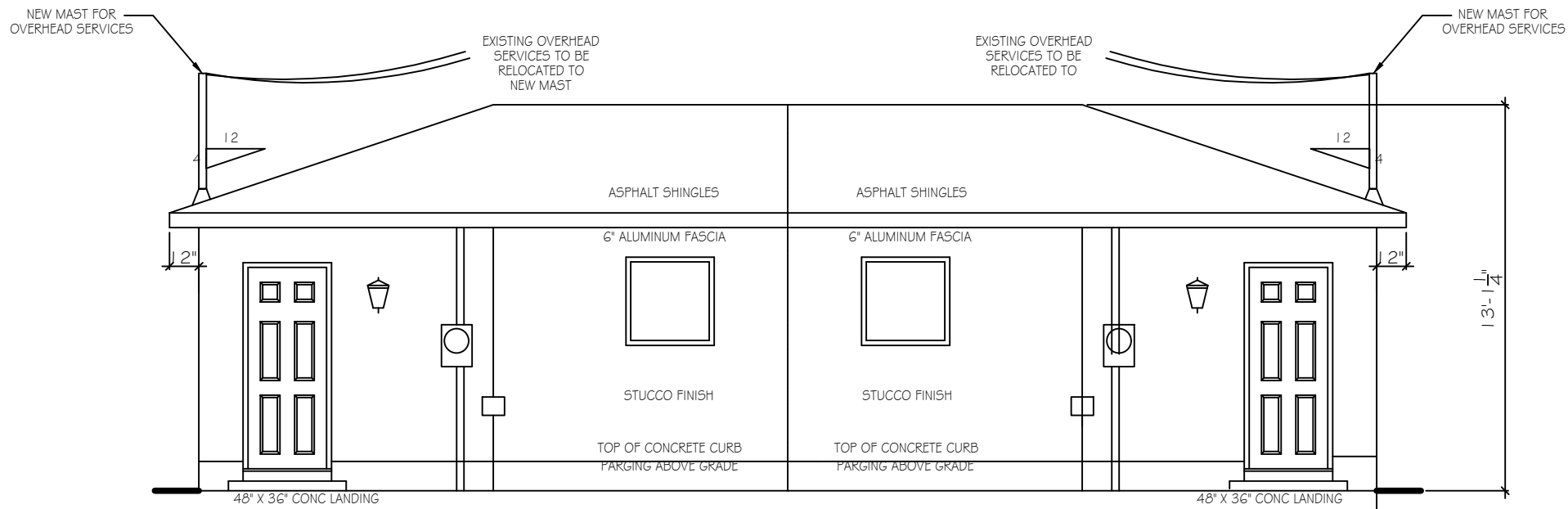
DRAWN BY: MET
DATE: FEB./26
SCALE: 3/16"=1'-0"
REVISED: N/A
JOB NO.: N/A

MODEL: CUSTOM SEMI-DETACHED DWELLING
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ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.

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EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION

14
OF
17

MODEL: CUSTOM SEMI-DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

LOT: 21 BLOCK: 1 PLAN: 149HE

ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.

DRAWN BY: MET

DATE: FEB./26

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

REVISED: N/A

JOB NO.: N/A

SPECIFICATION:

MAIN AREA: 2002 SQ.FT.

SECOND AREA: ---- SQ.FT.

DEV. BASEMENT: 1650 SQ.FT.

TOTAL AREA: 3652 SQ.FT.

CUSTOM

2002 SQ.FT.

---- SQ.FT.

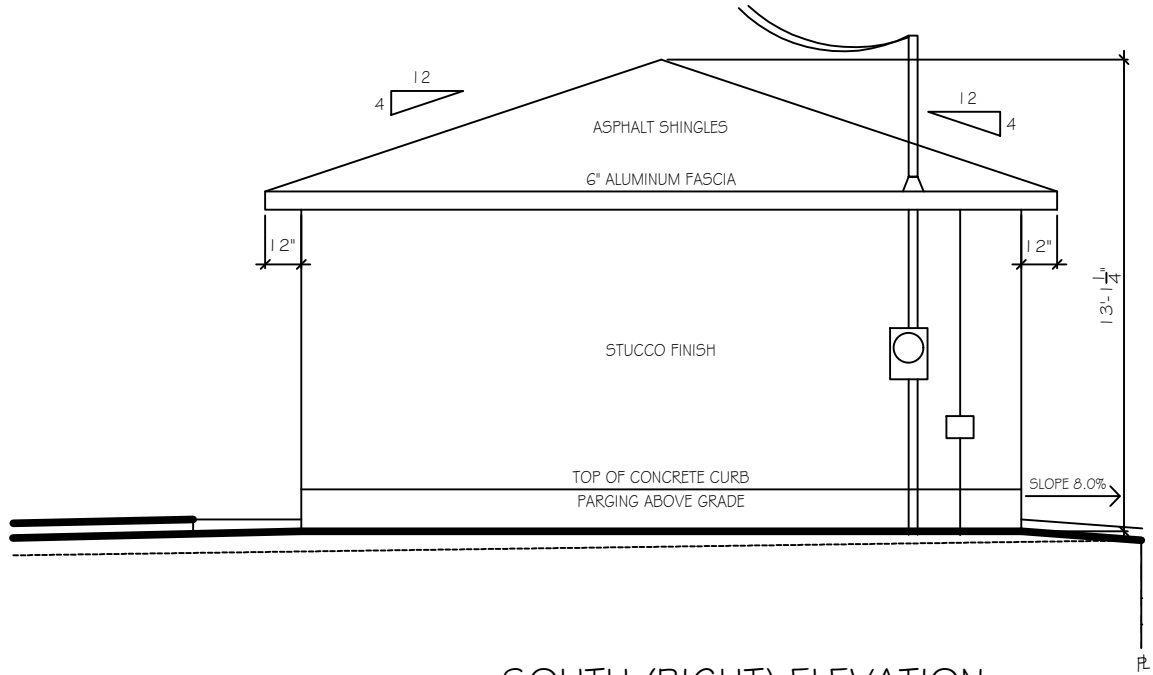
1650 SQ.FT.

3652 SQ.FT.

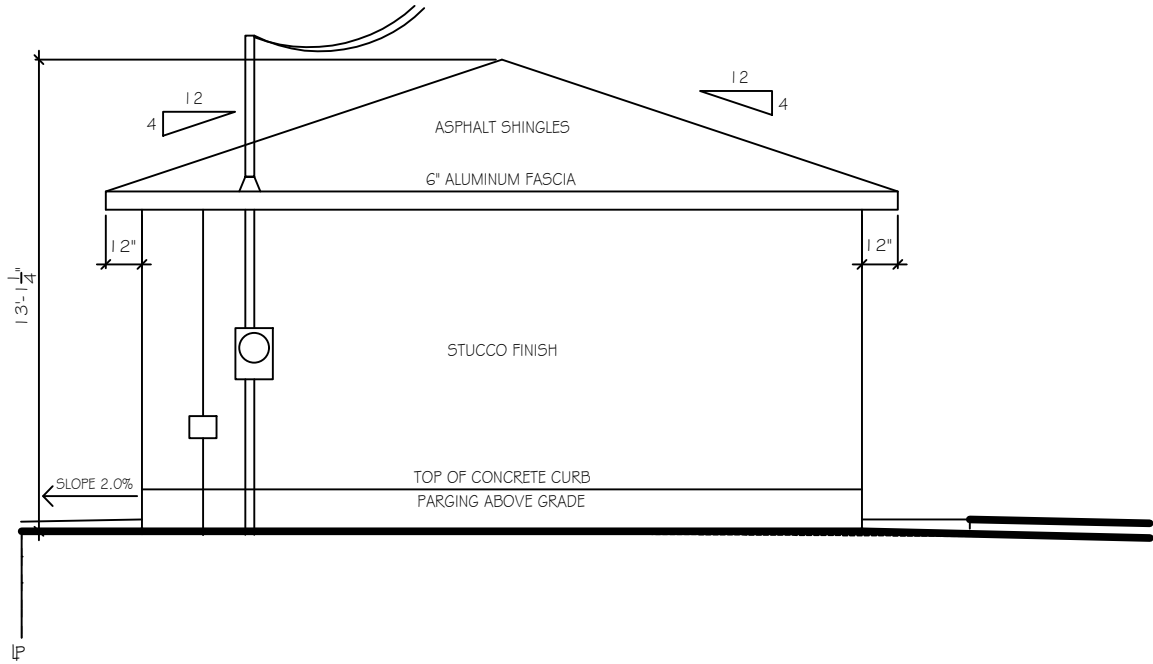
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ENGINEER STAMP


SEVEN DESIGN LTD.



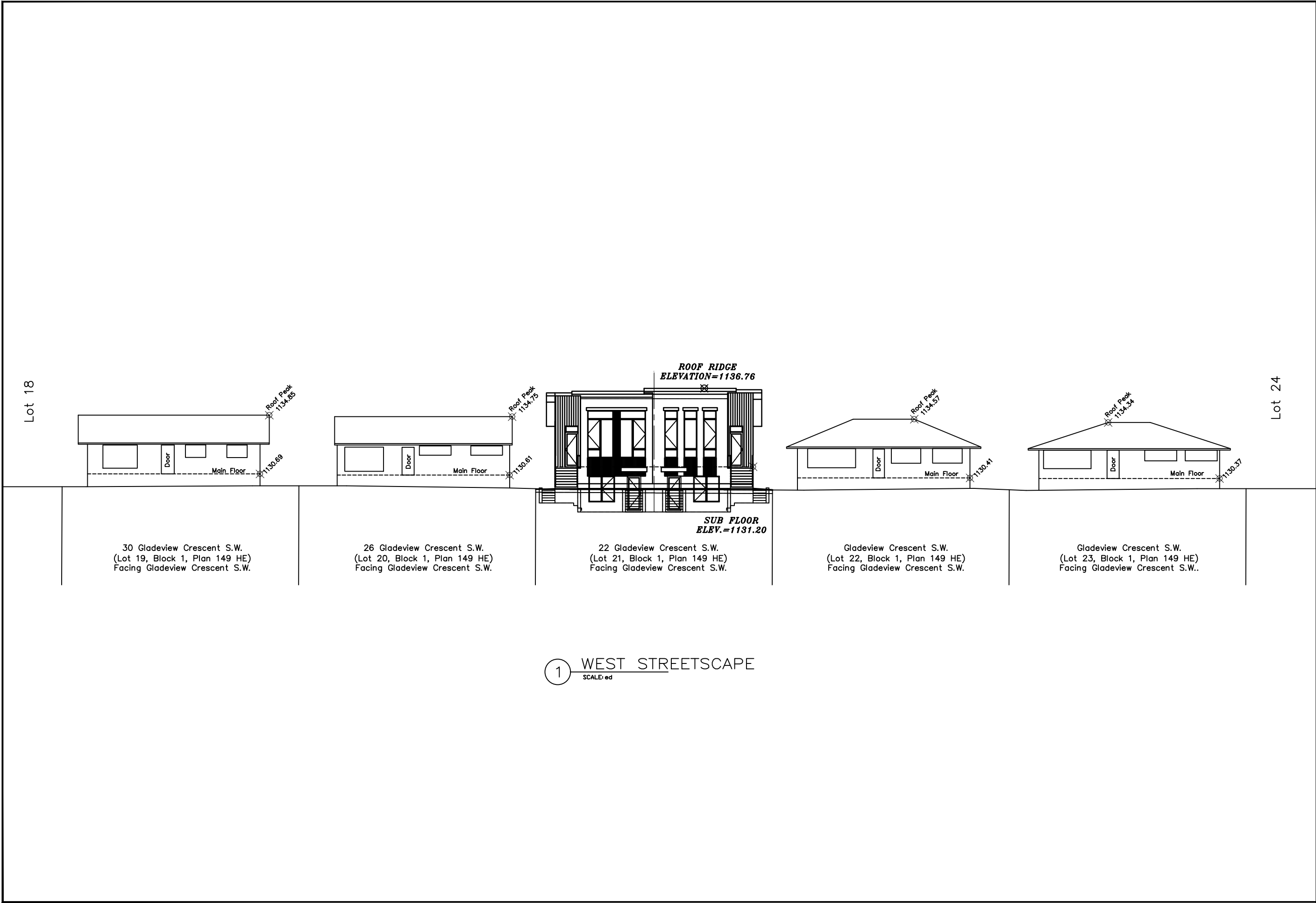
SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION



15 OF 17	MODEL: CUSTOM SEMI-DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 21 BLOCK: 1 PLAN: 149HE ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.	DRAWN BY: MET DATE: FEB./26 SCALE: 3/16"=1'-0" REVISED: N/A JOB NO.: N/A	SPECIFICATION: MAIN AREA: SECOND AREA: DEV. BASEMENT: TOTAL AREA:	CUSTOM 2002 SQ.FT. ---- SQ.FT. 1650 SQ.FT. 3652 SQ.FT.	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP	SEVEN DESIGN LTD. SD
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SEVEN DESIGN LTD

ENGINEER STAMP

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			MAIN AREA:	2002 SQ.FT.
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1 OF 3

Gladeview Crescent S.W.



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SCALE:	AS SHOWN	UPPER AREA:	2002 SQ.FT.	1650 SQ.FT.	3652 SQ.FT.	
REVISED:	N/A	DEV. BASEMENT:	2002 SQ.FT.	1650 SQ.FT.	3652 SQ.FT.	
JOB NO.:	N/A	TOTAL AREA:	2002 SQ.FT.	1650 SQ.FT.	3652 SQ.FT.	

MODEL: CUSTOM SEMI-DETACHED DWELLING
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LOT: 21 BLOCK: 1 PLAN: 149He
ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.

2 OF 3

1 BLOCK PLAN
SCALE: 1:250

24

Lot 18

Lot 20

Lot 19

Lot 21

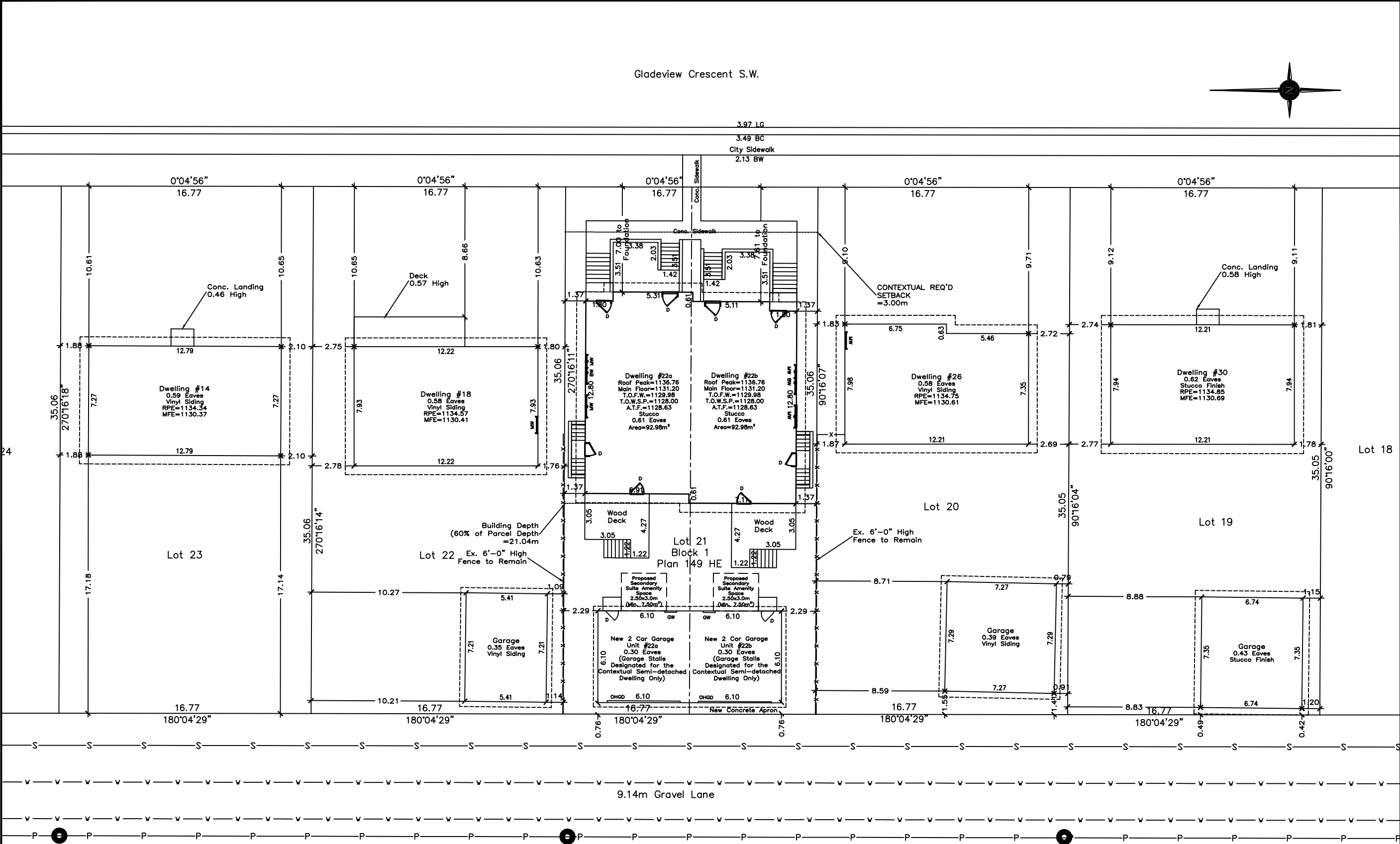
Block 1
Plan 149 HE

Lot 23

Lot 22
Ex. 6'-0" High
Fence to Remain

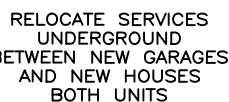
Building Depth
(60% of Parcel Depth
=21.04m)

Ex. 6'-0" High
Fence to Remain



T1
Species— Ulmus Americana
Serial #— T-32034782
Value \$— 15,787.13
Calliper — 61cm
Canopy Spr. 7.00m
Height 9.00m

URBAN FORESTRY NOTE:



EX. ELEVATIONS ARE SHOWN THUS: $\frac{\text{X}}{1000} = 1000.00$ METRES.(GEODETIC)
NEW ELEVATIONS ARE SHOWN THUS: $\frac{\text{X}}{1000} = 1000.00$ METRES.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 228098 AND 8573
ASCM 228098 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- | | | | |
|---|-------|---------|---------------------------|
|  | ----- | denotes | Calculation points |
|  | ----- | denotes | Water Valve |
|  | ----- | denotes | Gas Valve |
|  | ----- | denotes | Manhole |
|  | ----- | denotes | Tree |
|  | ----- | denotes | Power Pole |
|  | ----- | denotes | Sign |
|  | ----- | denotes | Light Stand |
|  | | denotes | Fence |
|  | | denotes | Sanitary Line |
|  | | denotes | Storm Line |
|  | | denotes | Water Line |
|  | | denotes | Gas Line |
|  | | denotes | Electrical Line |
|  | | denotes | A.G.T Line |
|  | | denotes | Utility Right of Way Line |
|  | | denotes | Property Line |

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition	Serial Number
T1	Deciduous Tree	0.61	7.00	9.00	In City Property	To Stay	T-32034782
T2	Deciduous	0.65	7.00	9.00	In Subject Property	To Stay	T-32034781
A	Crabapple	0.05	1.20	3.00	In Subject Property	New	
B	Aspen	0.05	1.20	3.00	In Subject Property	New	

MAX SITE COVERAGE ALLOWED = 587.96 sq.m.x45%
264.58 sq.m.

ACTUAL SITE COVERAGE =

UNIT 'A'	92.98 sq.m.	(1000.83 sq.ft.)
UNIT 'B'	92.98 sq.m.	(1000.83 sq.ft.)
PORCHES	2.20 sq.m.	(23.66 sq.ft.)
GARAGE	74.32 sq.m.	(800.00 sq.ft.)

TOTAL 262.48 sq.m. = 44.64%

PARKING REQUIRED	2 OFF STREET PARKING PER UNIT = 4 STALLS TOTAL
PARKING PROVIDED	2 CAR GARAGE PER UNIT = 4 STALLS TOTAL

GROSS FLOOR AREA UNIT 'A'	MAIN FLOOR	=	92.98 sq.m.	(1000.83 sq.ft.)
UNIT 'B'	MAIN FLOOR	=	92.98 sq.m.	(1000.83 sq.ft.)
			185.96 sq.m.	(2001.66 sq.ft.)

3 OF 3 MODEL: CUSTOM SEMI-DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 21 BLOCK: 1 PLAN: 149He ADDRESS: 22a & 22b GLADEVIEW CRESCENT S.W.	DRAWN BY: MET	SPECIFICATION: CUSTOM	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP  SEVEN DESIGN LTD
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