

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



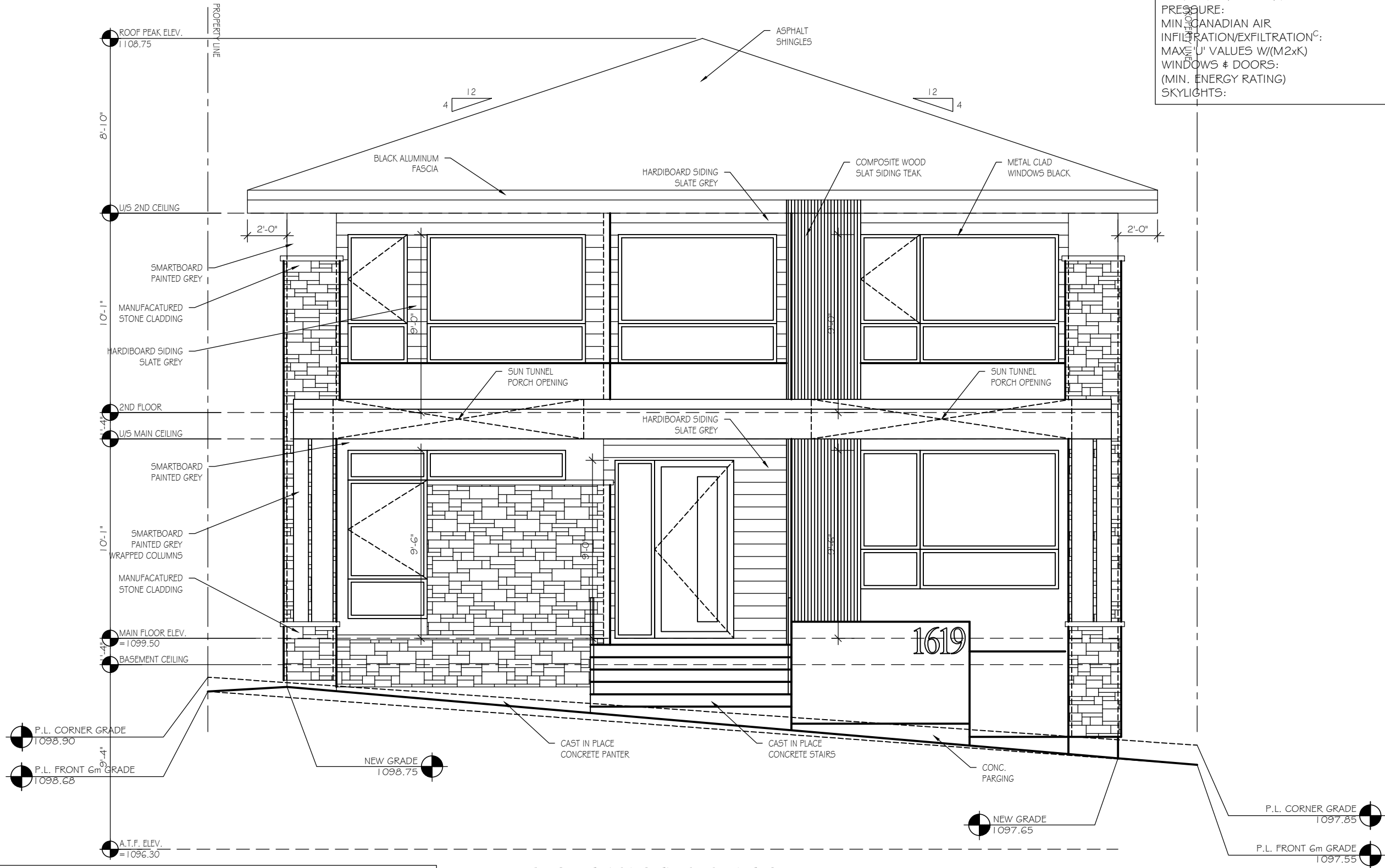
ENGINEER STAMP

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

DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	APR./26	MAIN AREA:	1839 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1737 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	1485 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	3576 SQ.FT.

MODEL:	CUSTOM SINGLE DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	2
BLOCK:	249
PLAN:	5700AG
ADDRESS:	1619 SUMMIT STREET S.W.

1 OF 16



FRONT (EAST) ELEVATION

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

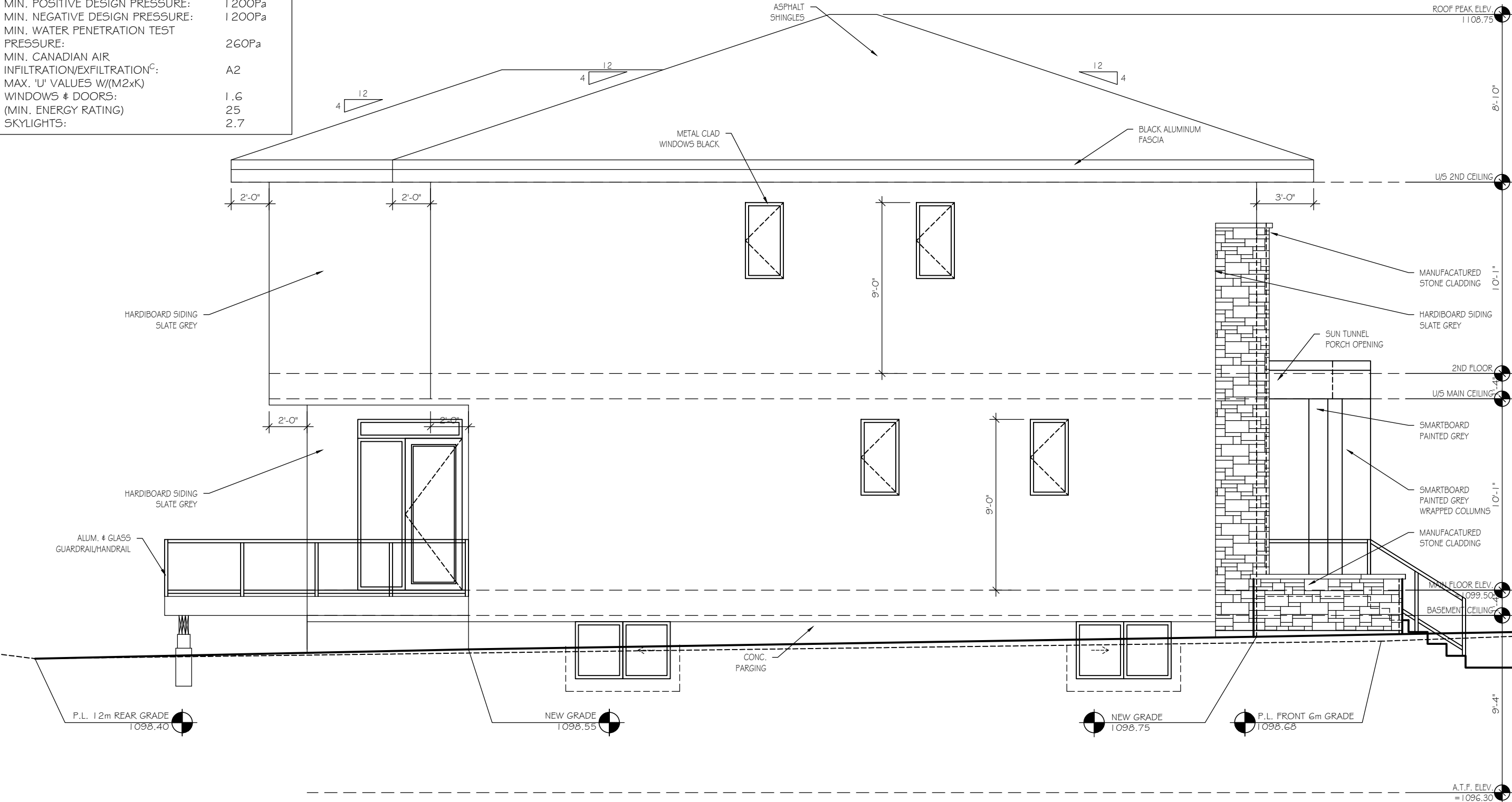
EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF WALLS	ASPHALT - BLACK	BATTENS SIDING	SMARTBOARD
FASCIA	STUCCO #1 - N/A	WINDOWS	HARDIBOARD
SOFFIT	STUCCO #2 - N/A	MANU. STONE	ALUMINUM - BLACK
RAINFARE	ALUMINUM - BLACK	FRONT DOOR	REAL BRICK
	ALUMINUM - BLACK	RAILING	METAL CLAD - BLACK
			ALUMINUM - BLACK

HIGHEST AVERAGE GRADE FRONT = 1098.38
HIGHEST AVERAGE GRADE REAR = 1099.30
HIGHEST AVERAGE GRADE +1.00 = 1100.30
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1111.30
MAXIMUM HEIGHT = 1111.30
DIFFERENCE IN SLOPE FRONT TO BACK = 0.92m

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LEFT (NORTH) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF WALLS	ASPHALT - DK. BROWN	BATTENS SIDING	SMARTBOARD - N/A
FASCIA	STUCCO #1 - WHITE	WINDOWS	WOOD GRAIN
SOFFIT	STUCCO #2 - SLATE GREY	MANU. STONE	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK	FRONT DOOR	N/A
	ALUMINUM - BLACK	RAILING	METAL CLAD - BLACK
			ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	1241.58 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	86.92 sq.ft.
CURRENT GLAZING AREA :	84.17 sq.ft.



ENGINEER STAMP

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

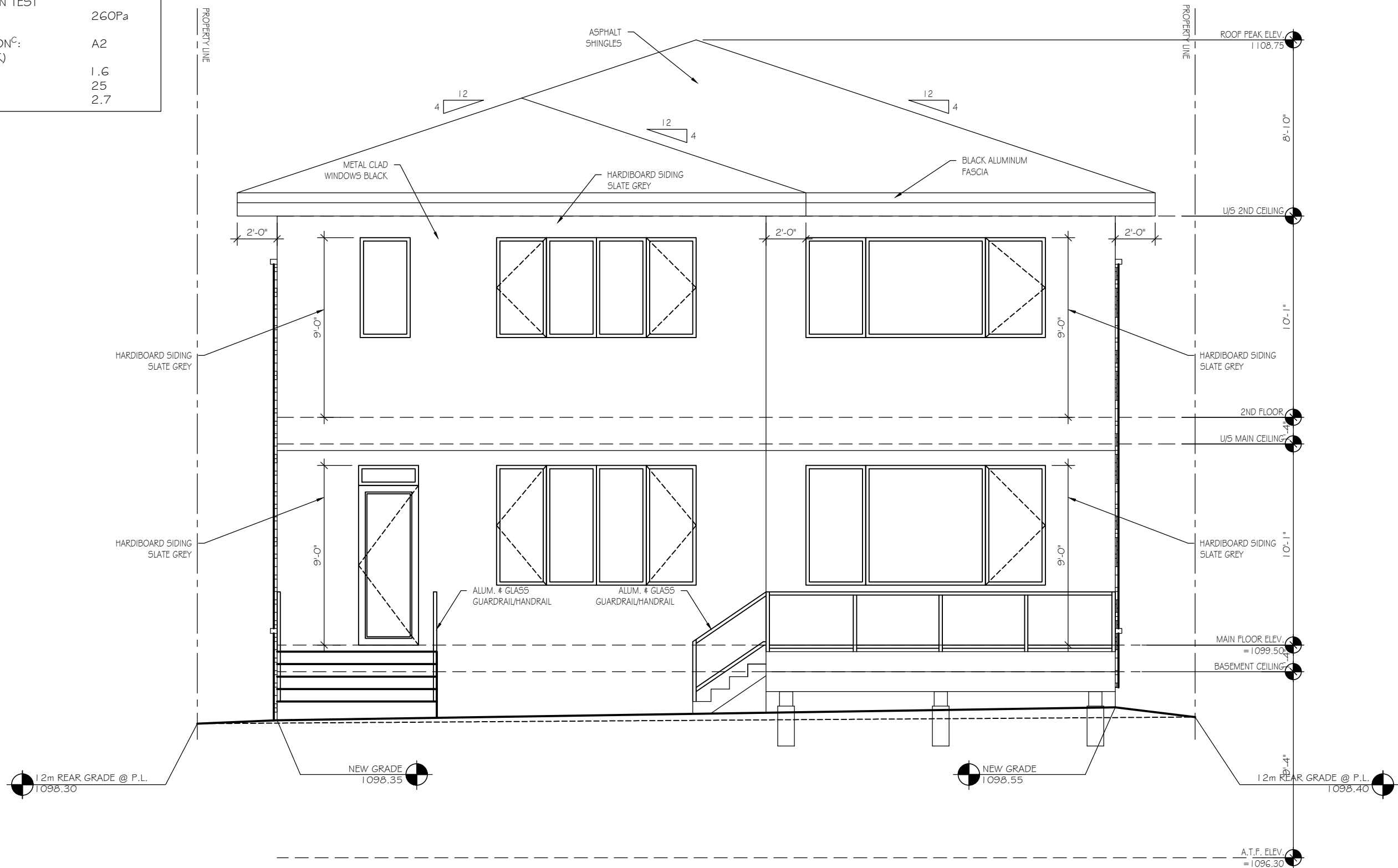
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CLIENT: PRIVATE RESIDENCE	ADDRESS: 1619 SUMMIT STREET S.W.
LOT: 2	BLOCK: 249

3 OF 16

WINDOW, DOOR & SKYLIGHT REQUIREMENTS

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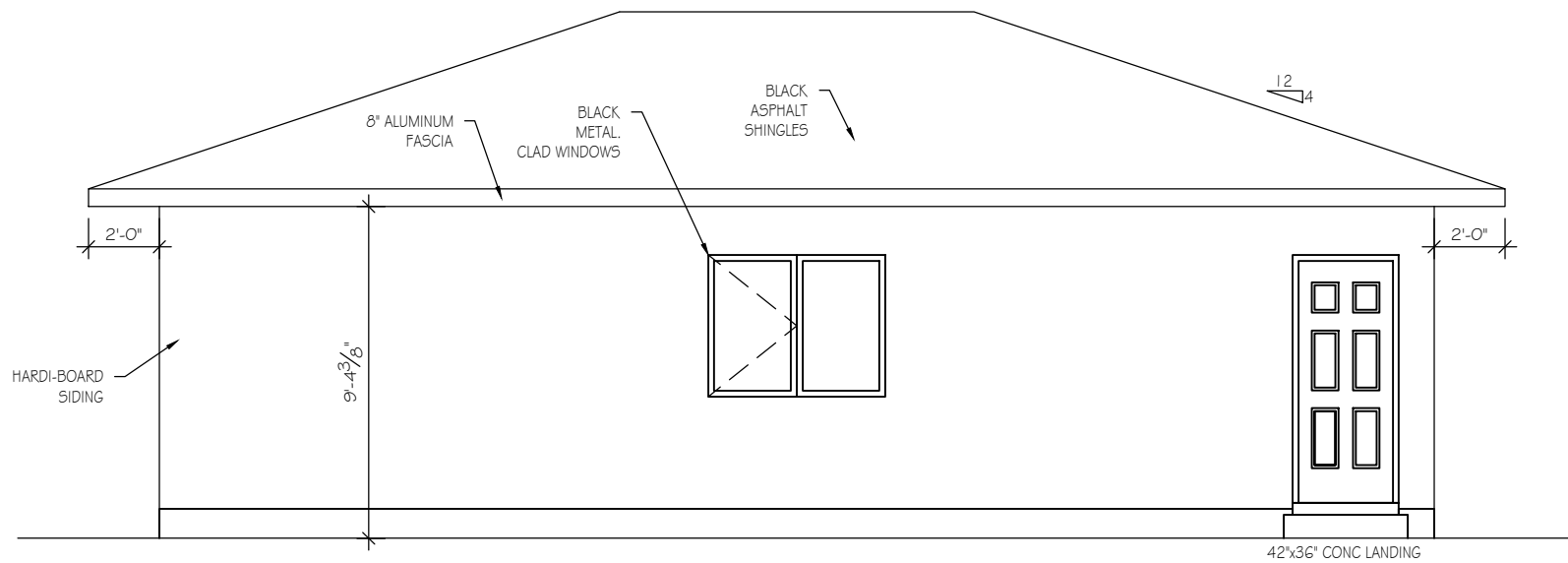
REAR (WEST) ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

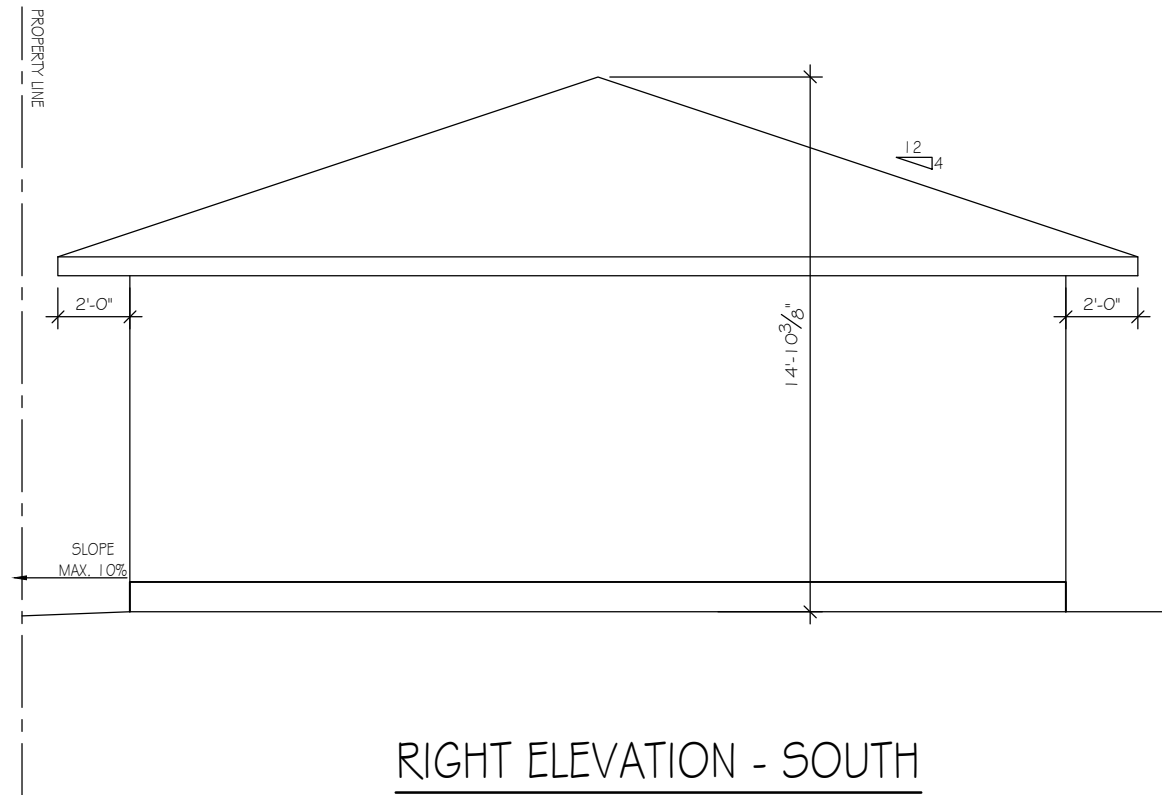
ROOF	ASPHALT - DK. BROWN	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	WOOD GRAIN
	STUCCO #2 - SLATE GREY	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	N/A
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

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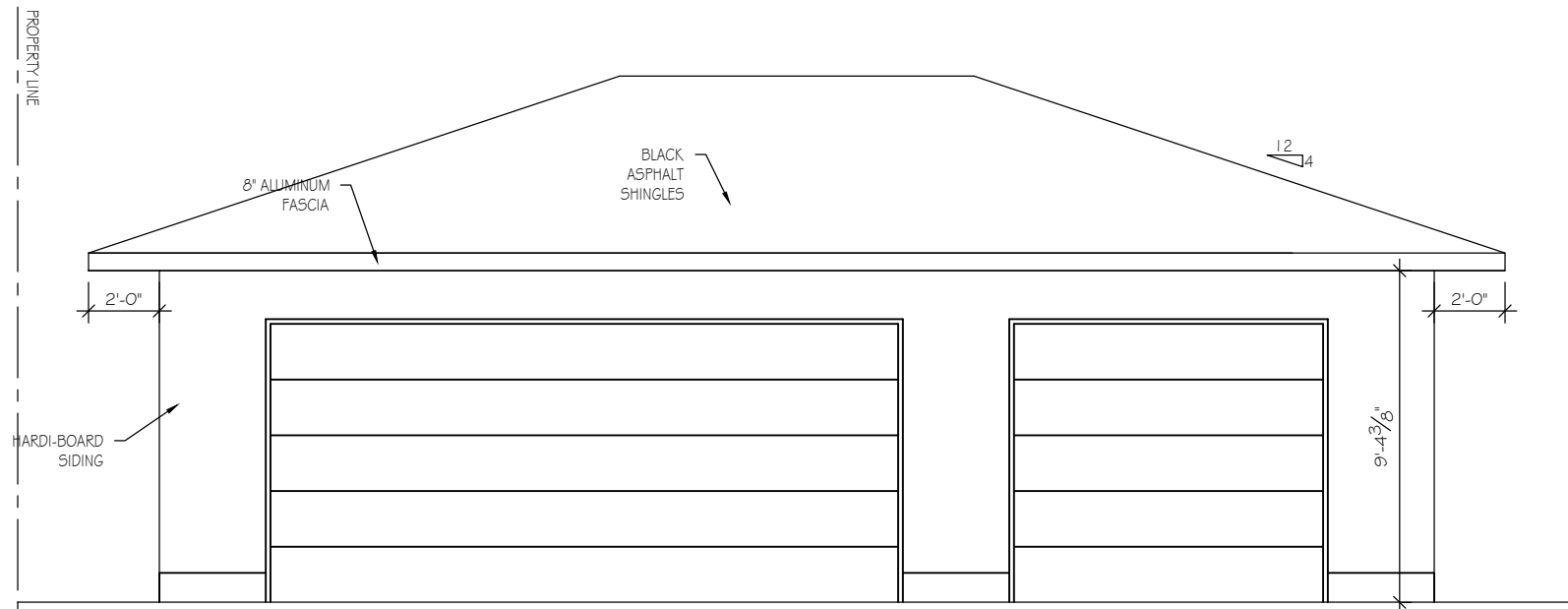
MODEL:	CUSTOM SINGLE DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	2
BLOCK:	249
PLAN:	5700AC
ADDRESS:	1619 SUMMIT STREET S.W.



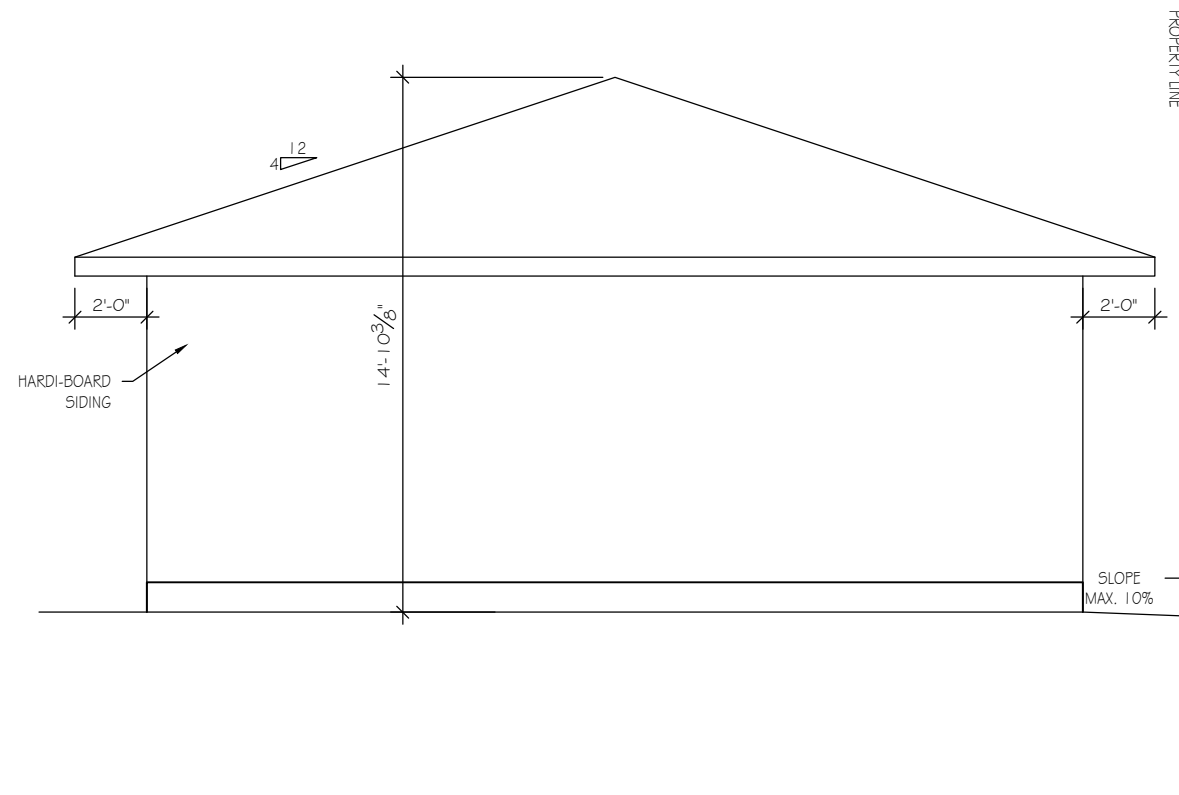
FRONT ELEVATION - WEST
SCALE: 3/16"=1'-0"



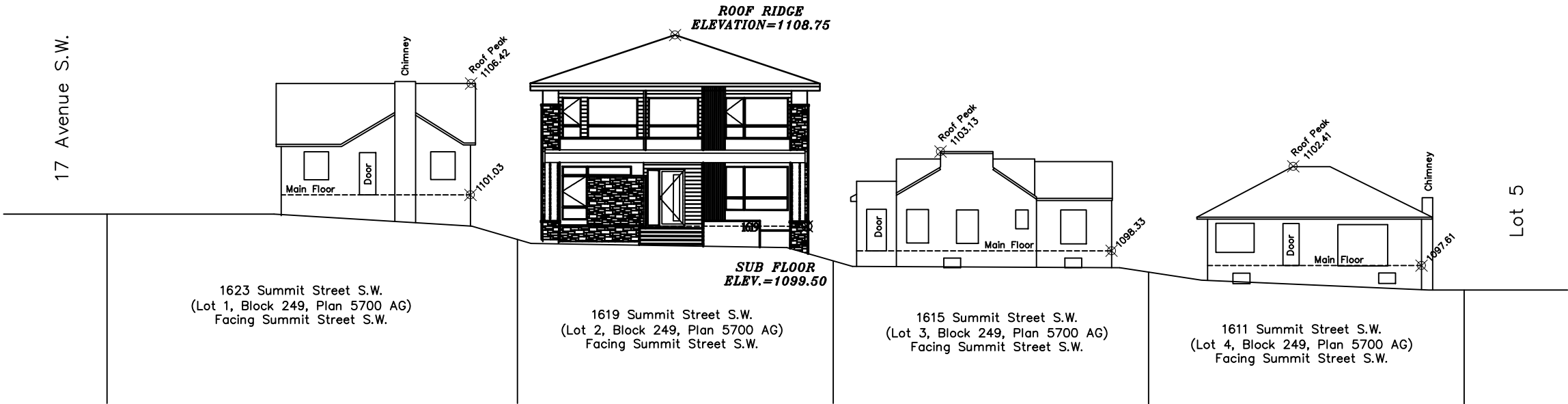
RIGHT ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



REAR ELEVATION - EAST
SCALE: 3/16"=1'-0"



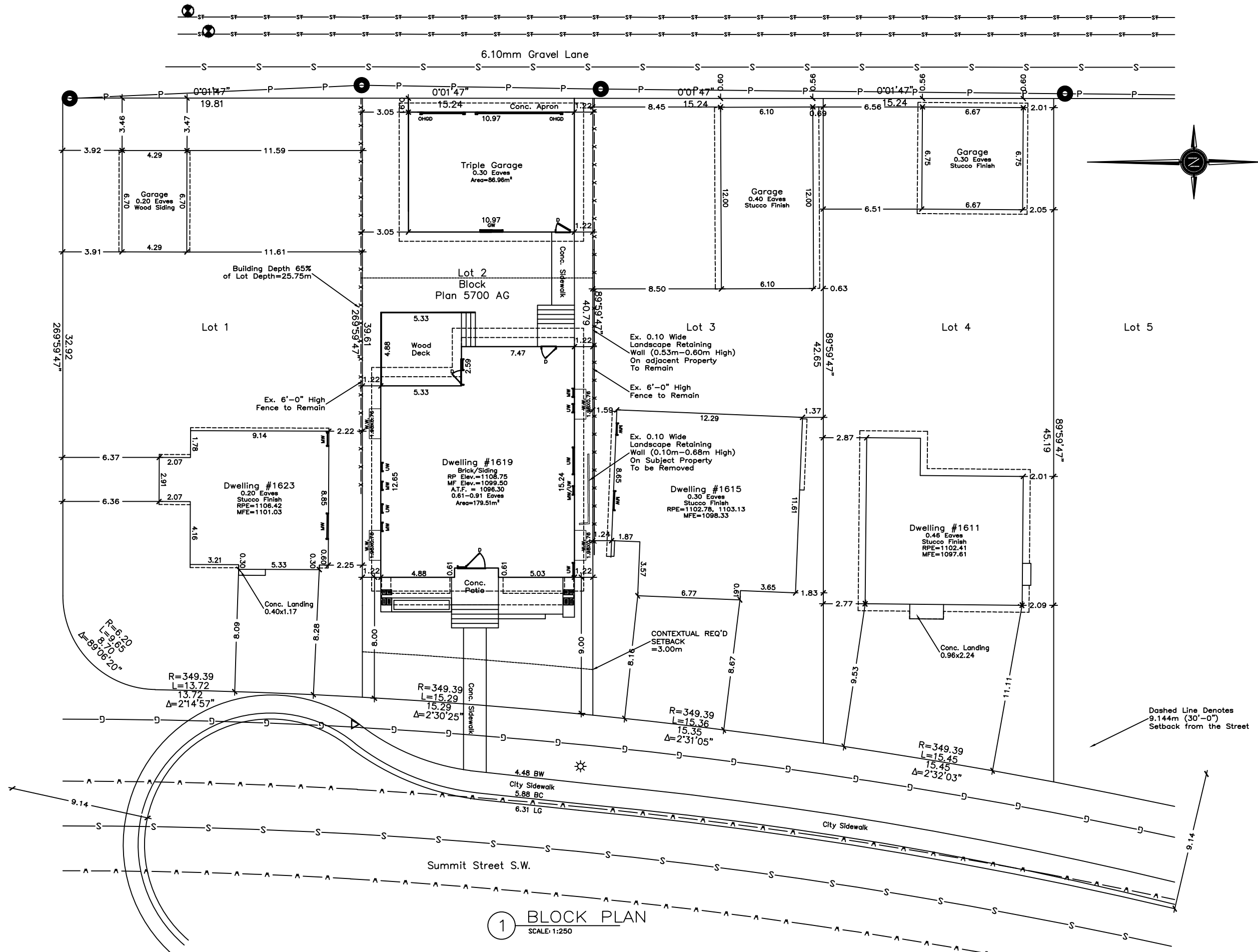
LEFT ELEVATION - NORTH
SCALE: 3/16"=1'-0"



1 EAST STREETSCAPE
SCALE: 1:250

1 OF 3	MODEL: CUSTOM SINGLE DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 2 BLOCK: 249 PLAN: 5700AG ADDRESS: 1619 SUMMIT STREET S.W.	DRAWN BY: MET DATE: APR./26 SCALE: AS SHOWN REVISED: ----- JOB NO: N/A	SPECIFICATION:	CUSTOM	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.			ENGINEER STAMP	 SEVEN DESIGN LTD.
					MAIN AREA:	1839 SQ.FT.			
					UPPER AREA:	1737 SQ.FT.			
					DEV. BASEMENT:	1485 SQ.FT.			
					TOTAL AREA:	3576 SQ.FT.			

17 Avenue S.W.





SEVEN DESIGN LTD.

ENGINEER STAMP

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

CUSTOM	SPECIFICATION:	MET	DATE: APR. /26	SCALE: AS SHOWN	REVISED: ---	JOB NO.:
1839 SQ.FT.	MAIN AREA:	APR. /26	APR. /26	AS SHOWN	---	N/A
1737 SQ.FT.	UPPER AREA:	---	---	---	---	---
1485 SQ.FT.	DEV. BASEMENT:	---	---	---	---	---
3576 SQ.FT.	TOTAL AREA:	---	---	---	---	---

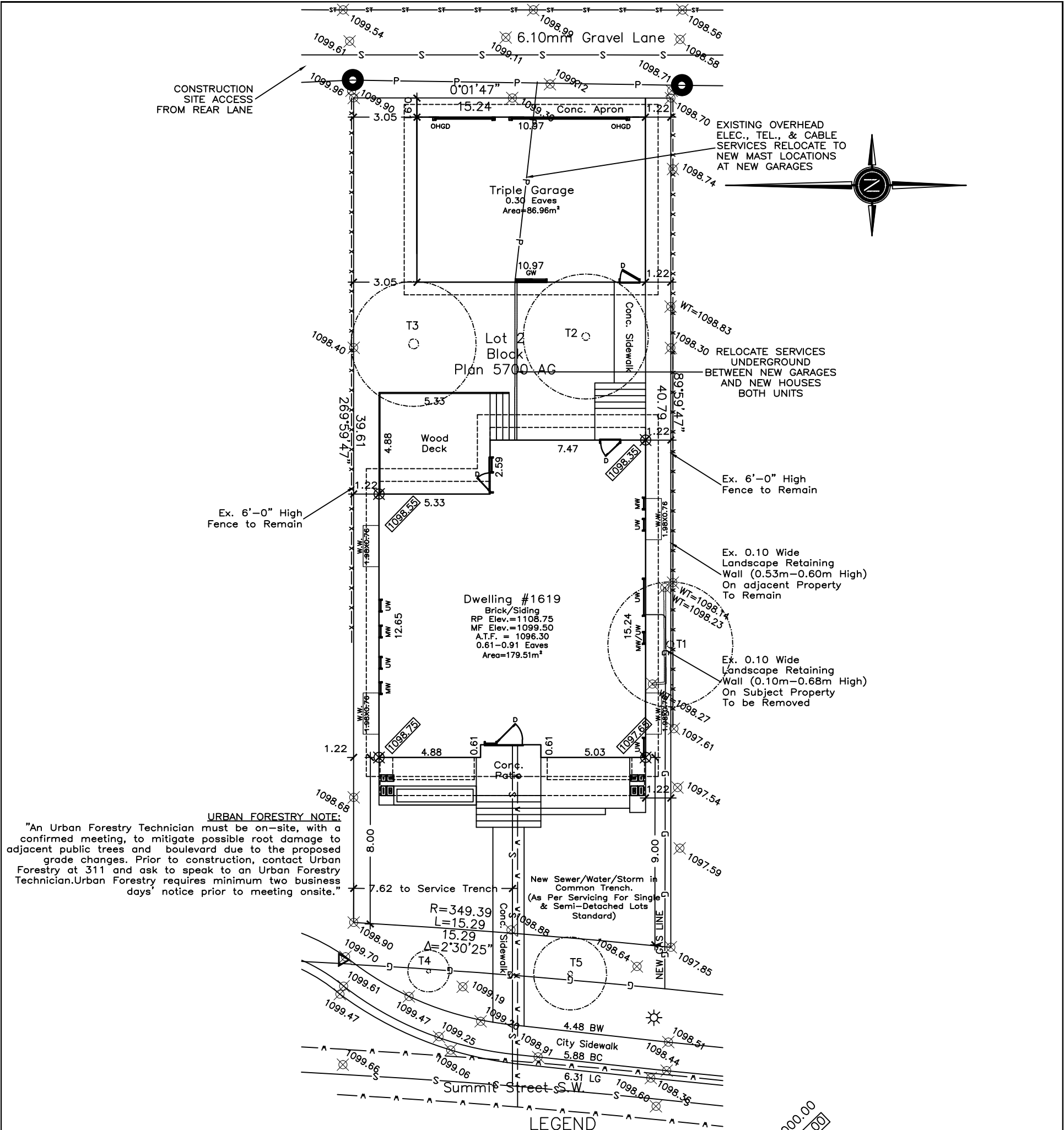
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CLIENT: PRIVATE RESIDENCE

LOT: 2 BLOCK: 249 PLAN: 5700AC

ADDRESS: 1619 SUMMIT STREET S.W.

2 OF 3



URBAN FORESTRY NOTE:
"An Urban Forestry Technician must be on-site, with a confirmed meeting, to mitigate possible root damage to adjacent public trees and boulevard due to the proposed grade changes. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite."

TREE SCHEDULE

1 SITE PLAN
SCALE: 1:200

Tree No.	Variety	Scientific Name	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition	Serial Number
T1	Deciduous		0.34	6.00	6.00	On Property Line	To be Decided	
T2	Deciduous		0.37	6.00	6.00	In Subject Property	To Stay	
T3	Deciduous		0.47	6.00	5.00	In Subject Property	To Stay	
T4	Deciduous	Crataegus	0.19	2.00	2.50	In City Property	To Stay	T-50775558
T5	Deciduous	Crataegus	0.22	3.50	3.00	In City Property	To Stay	T-32249319

MAX SITE COVERAGE ALLOWED = 611.46 sq.m.x45% 275.16 sq.m.		
ACTUAL SITE COVERAGE =		
DWELLING	179.51 sq.m.	(1932.25 sq.ft.)
PORCHES	24.99 sq.m.	(269.00 sq.ft.) *Excluded from Lot Coverage 1P2007 Section 336 (5)
GARAGE	86.96 sq.m.	(936.00 sq.ft.)
TOTAL	266.47 sq.m.	= 43.58%
PARKING REQUIRED 2 OFF STREET PARKING PER UNIT = 2 STALL TOTAL		
PARKING PROVIDED 2 CAR GARAGE PER UNIT = 2 STALLS TOTAL		
GROSS FLOOR AREA		
DWELLING	MAIN FLOOR	= 179.51 sq.m. (1932.25 sq.ft.)
	SECOND FLOOR	= 187.32 sq.m. (2016.25 sq.ft.)
TOTAL		= 366.83 sq.m. (3948.50 sq.ft.)

LEGEND

- EX. ELEVATIONS ARE SHOWN THUS: $\otimes$ = 1000.00 METRES.(GEODETC)
NEW ELEVATIONS ARE SHOWN THUS: $\oplus$ = 1000.00 METRES.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETC 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:
- $\times$ ----- denotes Calculation points
 - $\boxtimes$ ----- denotes Water Valve
 - $\blacklozenge$ ----- denotes Gas Valve
 - $\odot$ ----- denotes Manhole
 - $\circ$ ----- denotes Tree
 - $\bullet$ ----- denotes Power Pole
 - $\triangle$ ----- denotes Sign
 - $\odot$ ----- denotes Light Stand
 - X—X— denotes Fence
 - denotes Sanitary Line
 - denotes Storm Line
 - denotes Water Line
 - denotes Gas Line
 - denotes Electrical Line
 - denotes Property Line

3 OF 3	MODEL: CUSTOM SINGLE DETACHED DWELLING	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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		JOB NO.: N/A	TOTAL AREA: 3576 SQ.FT.			