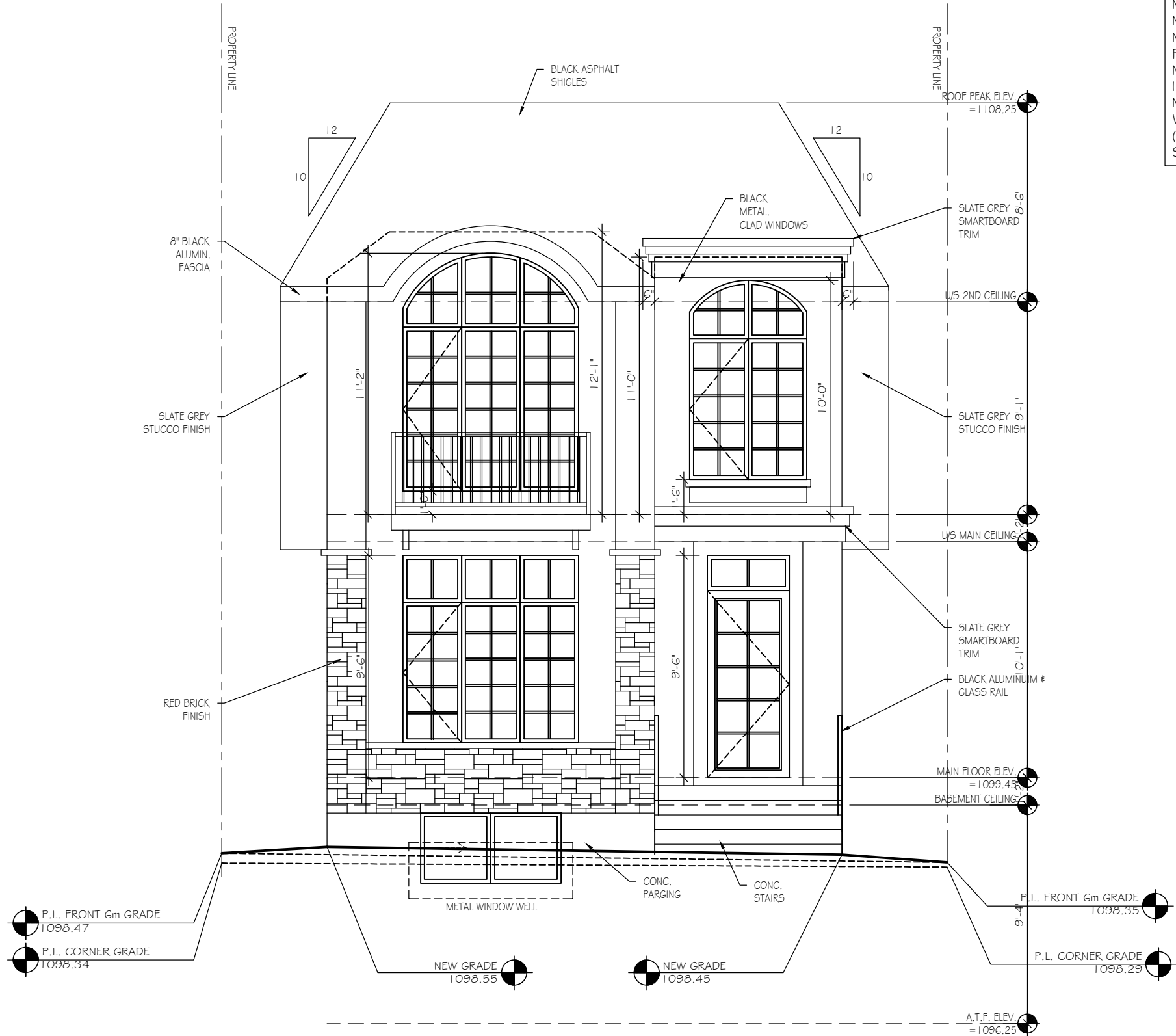


NOTE
DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS
TO BE CONFIRMED BY HOME OWNER



EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - SLATE GREY	SIDING	SMARTBOARD - N/A
	STUCCO #2 - N/A	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	REAL BRICK - RED
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

FRONT (EAST) ELEVATION

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

HIGHEST AVERAGE GRADE FRONT = 1098.34
HIGHEST AVERAGE GRADE REAR = 1097.28
HIGHEST AVERAGE GRADE +1.00 = 1099.34
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1110.34
MAXIMUM HEIGHT = 1110.34
DIFFERENCE IN SLOPE FRONT TO BACK = 1.06m

WINDOW, DOOR & SKYLIGHT REQUIREMENTS

PERFORMANCE CLASS:	R
TERRAIN:	ROUGH
MIN. PERFORMANCE GRADE (PG) ^B :	25
MIN. POSITIVE DESIGN PRESSURE:	1200Pa
MIN. NEGATIVE DESIGN PRESSURE:	1200Pa
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

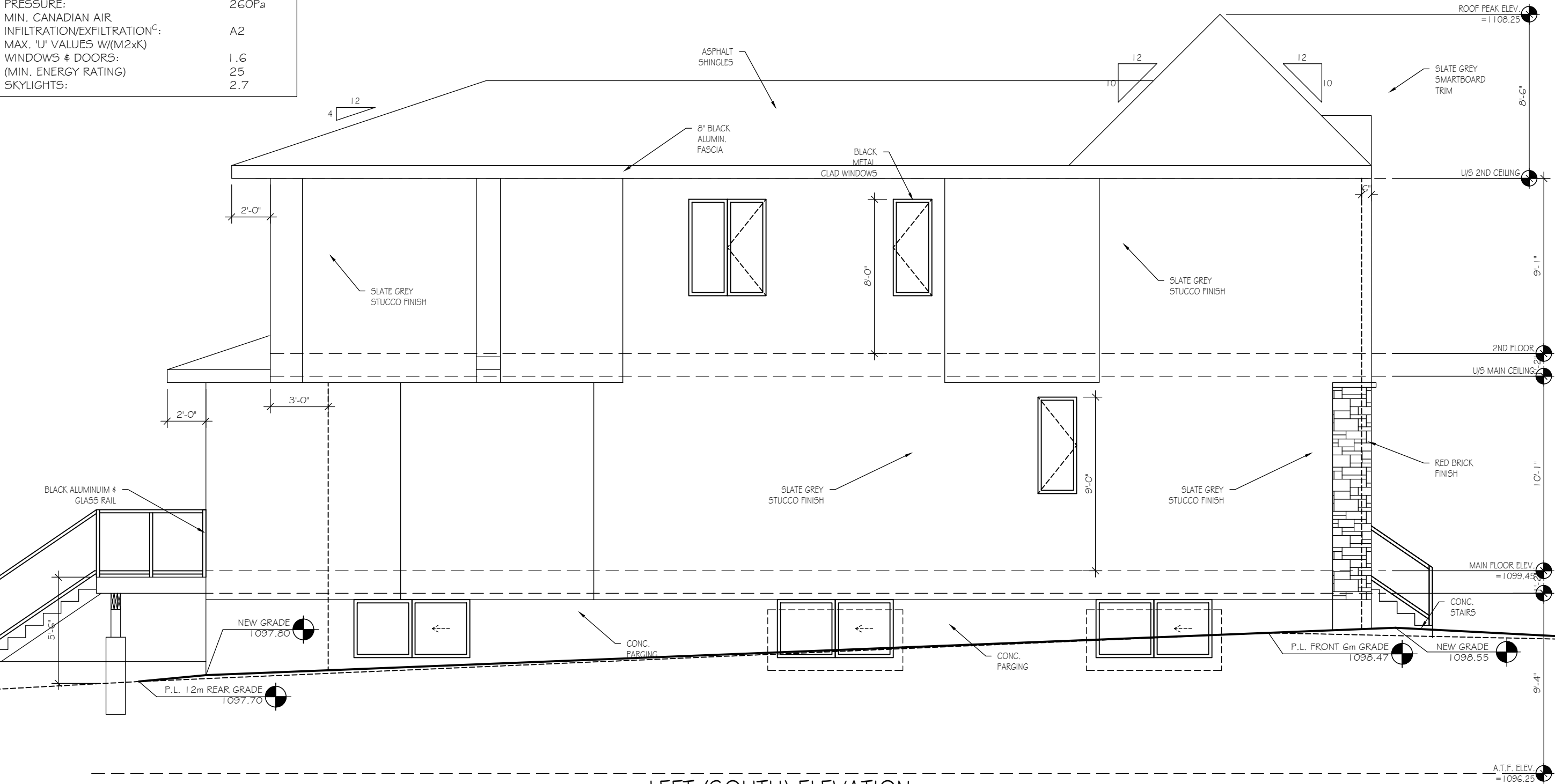
CONTRACTOR TO
VERIFY ALL
DIMENSIONS PRIOR
TO START AND
REPORT ERRORS TO
DESIGNER FOR
CORRECTION.

DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	MAR/26	MAIN AREA:	1198 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1369 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	955 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	2534 SQ.FT.

MODEL:	CUSTOM SINGLE DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	11-13
BLOCK:	12
PLAN:	6574AW
ADDRESS:	2823 (NORTH) 18 STREET N.W.

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



LEFT (SOUTH) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF WALLS	ASPHALT - DUAL BLACK-IKO	BATTENS SIDING	SMARTBOARD - SLATE GREY
FASCIA	STUCCO #1 - SLATE GREY	WINDOWS	SMARTBOARD - N/A
SOFFIT	STUCCO #2 - N/A	MANU. FRONT DOOR	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	STONE REAL BRICK - RED
	ALUMINUM - BLACK		METAL CLAD - BLACK
	ALUMINUM - BLACK		ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	1456.25 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	101.94 sq.ft.
CURRENT GLAZING AREA :	85.35 sq.ft.



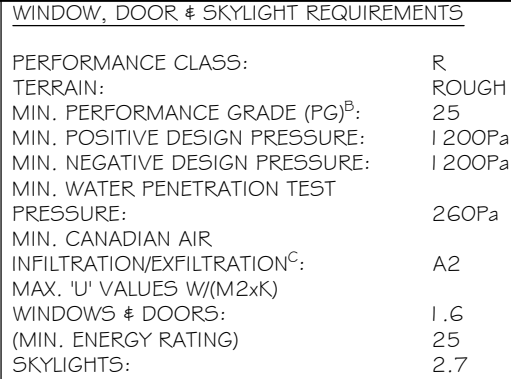
ENGINEER STAMP

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

DRAWN BY:	MET	SPECIFICATION:	CUSTOM	MAIN AREA:	SECOND AREA:	DEV. BASEMENT:	TOTAL AREA:
DATE:	MAR/26			1198 SQ.FT.	1369 SQ.FT.	955 SQ.FT.	2534 SQ.FT.
SCALE:	3/16"=1'-0"						
REVISED:	N/A						
JOB NO.:	N/A						

MODEL:	CUSTOM SINGLE DETACHED DWELLING
CLIENT:	PRIVATE RESIDENCE
LOT:	11-13
BLOCK:	2823 (NORTH)
ADDRESS:	18 STREET N.W.

2 OF 16



SEVEN DESIGN LTD 

ENGINEER STAMP

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

DRAWN BY:	MET	SPECIFICATION:	CUSTOM
DATE:	MAR./26	MAIN AREA:	1198 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1369 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	955 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	2534 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 11-13 BLOCK: 12 PLAN: 6574AW
ADDRESS: 2823 (NORTH) 18 STREET N.W.

3 OF 16

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

UNPROTECTED OPENINGS

WALL AREA : 1369.70 sq.ft.
GLAZING AREA ALLOWED (7.00%) : 95.88 sq.ft.
CURRENT GLAZING AREA : 52.00 sq.ft.

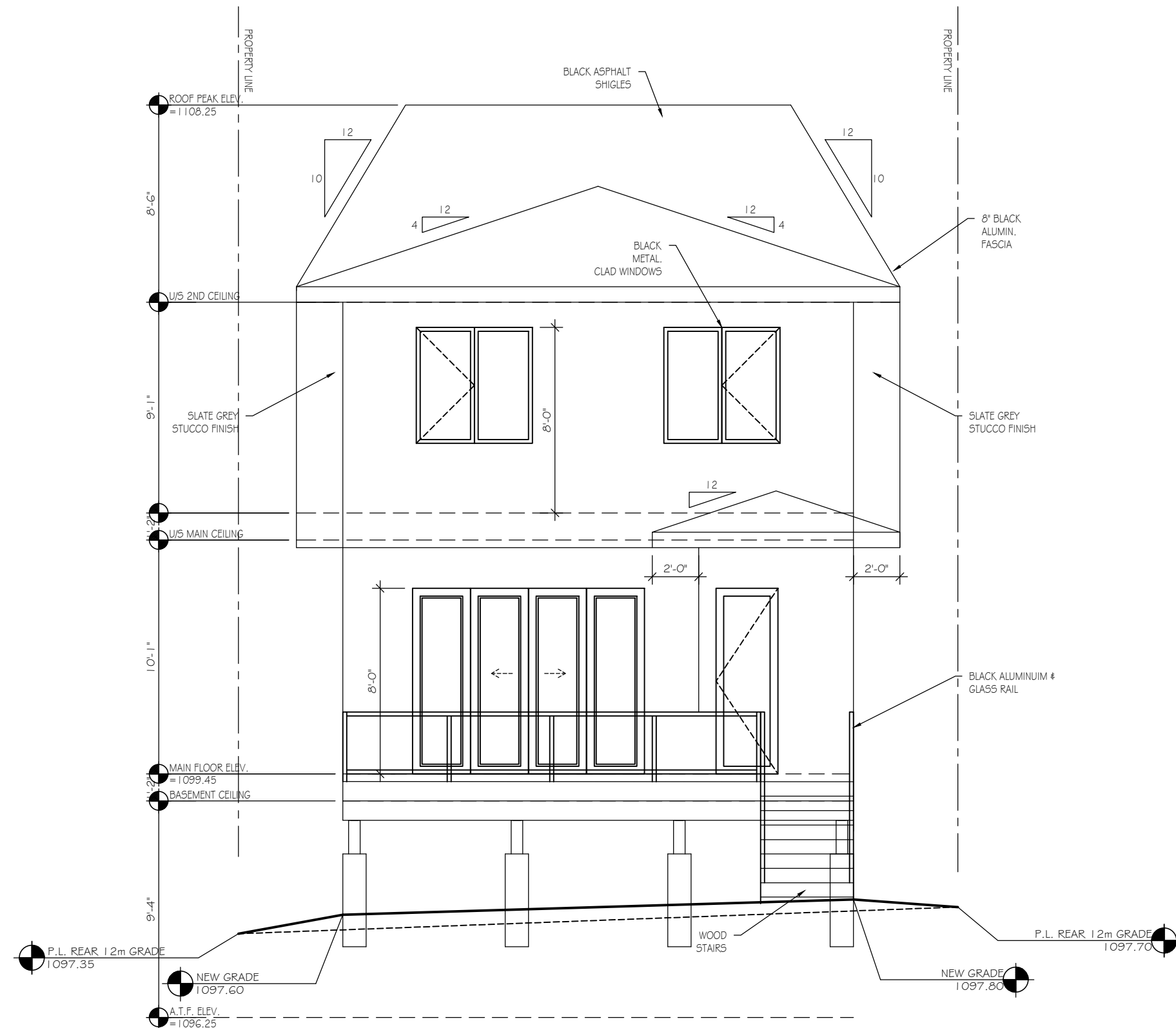
UNPROTECTED OPENINGS OPEN TO BELOW AREA

TOTAL GLAZING ALLOWED :	95.88 SQ.FT.
GLAZING AREA ALLOWED (50%) :	47.94 SQ.FT.
CURRENT GLAZING AREA :	40.00 SQ.FT.

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - SLATE GREY	SIDING	SMARTBOARD - N/A
	STUCCO #2 - N/A	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU.	STONE REAL BRICK - RED
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINFWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

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/(M ² xK)	
WINDOWS & DOORS:	1.6
(MIN. ENERGY RATING)	25
SKYLIGHTS:	2.7



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

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - SLATE GREY	SIDING	SMARTBOARD - N/A
	STUCCO #2 - N/A	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU.	STONE REAL BRICK - RED
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

SEVEN DESIGN LTD 

ENGINEER STAMP

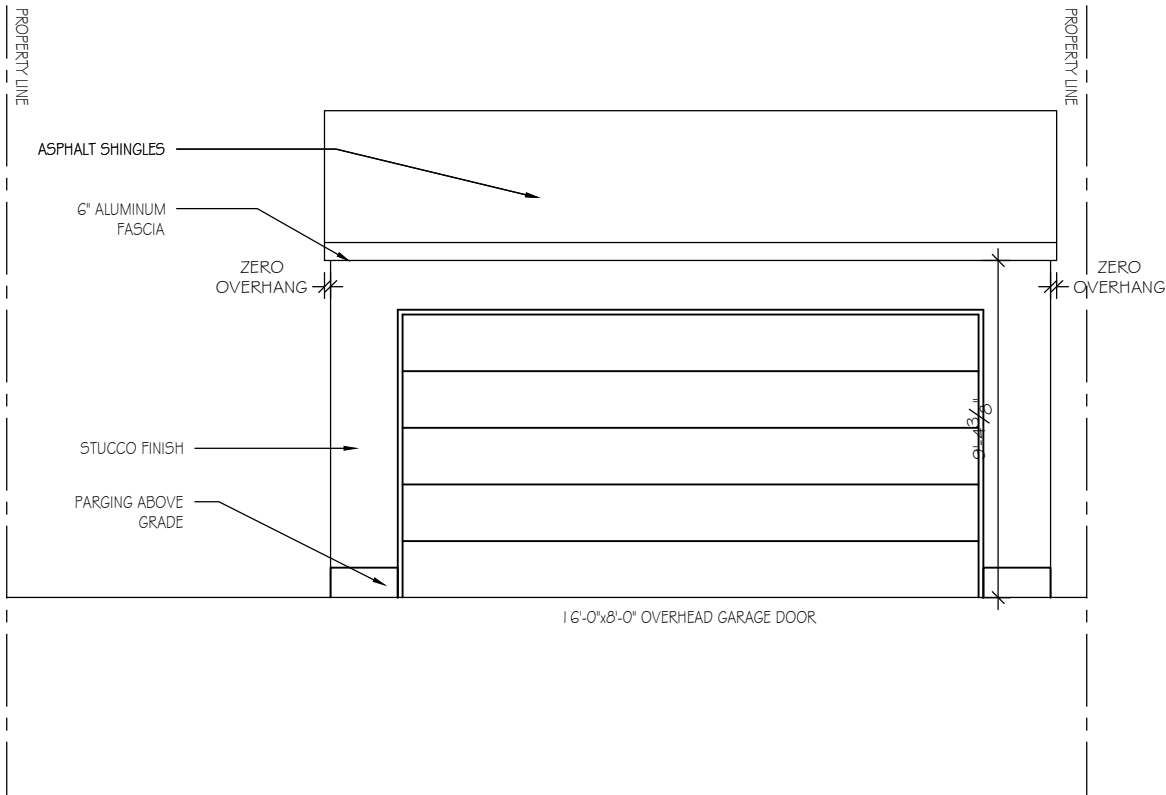
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

DRAWN BY:	MEI	SPECIFICATION:	CUSTOM
DATE:	MAR./26	MAIN AREA:	1198 SQ.FT.
SCALE:	3/16"=1'-0"	SECOND AREA:	1369 SQ.FT.
REVISED:	N/A	DEV. BASEMENT:	955 SQ.FT.
JOB NO.:	N/A	TOTAL AREA:	2534 SQ.FT.

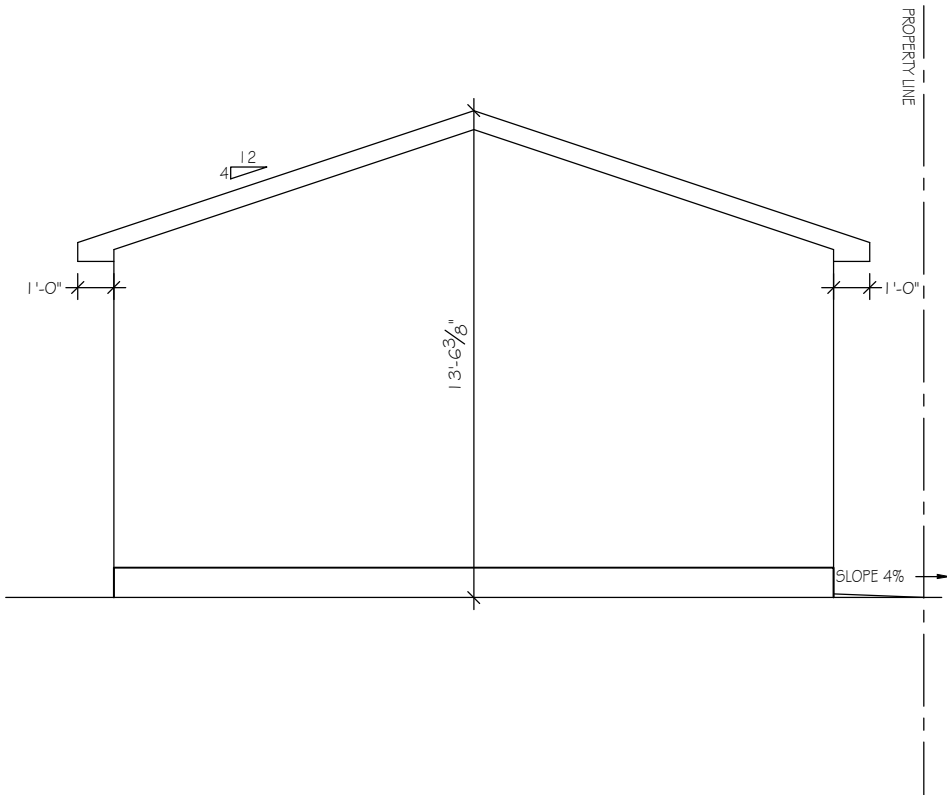
MODEL: CUSTOM SINGLE DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

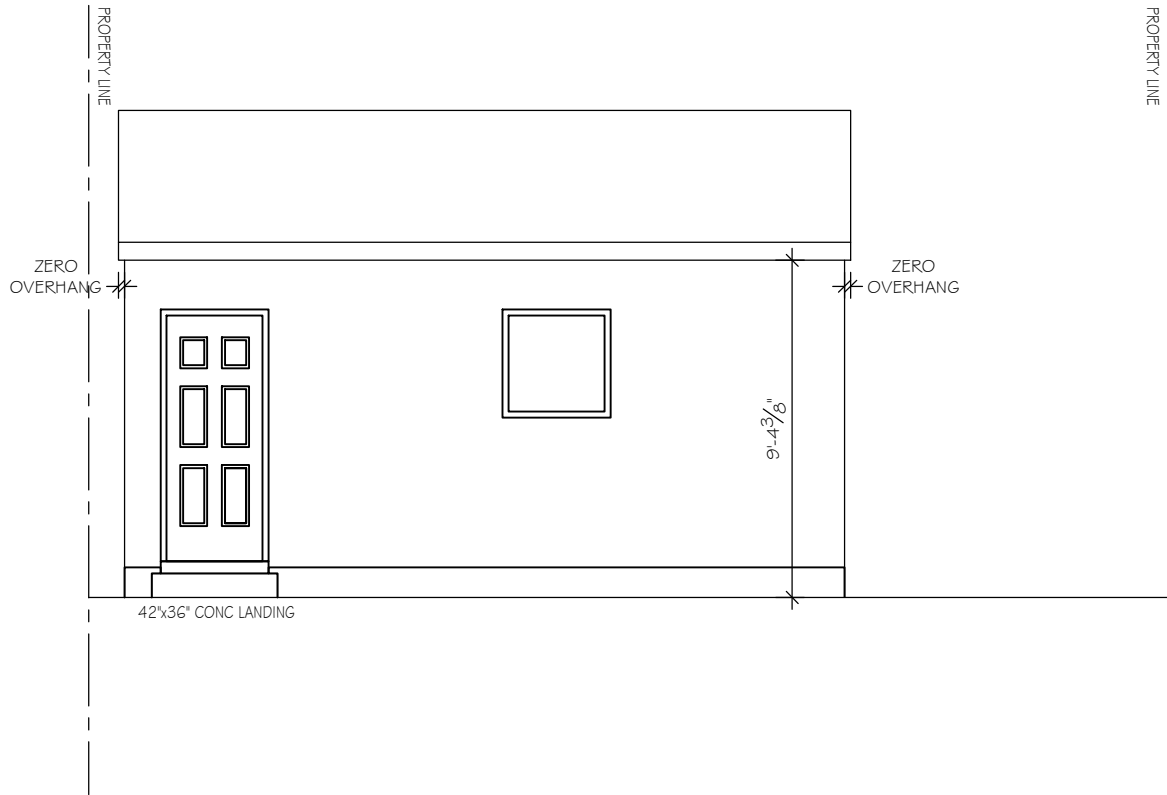
LOT: 11-1J BLOCK: 1 Z PLAN: OC/4AW
ADDRESS: 2823 (NORTH) 18 STREET N.W.



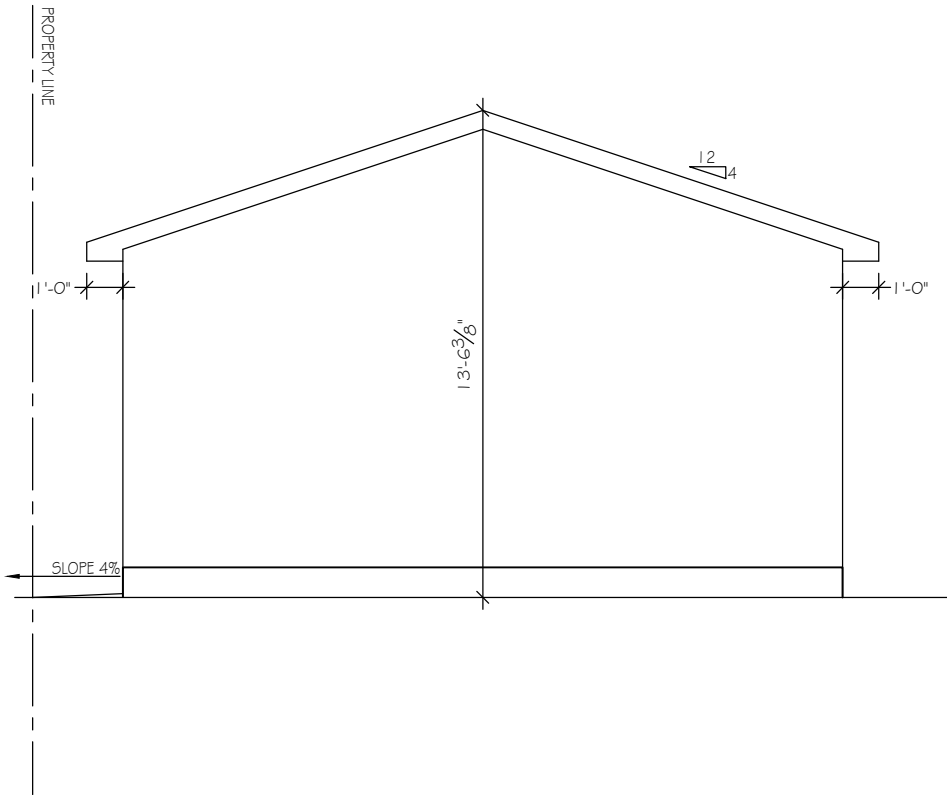
FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



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



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



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

SEVEN DESIGN LTD

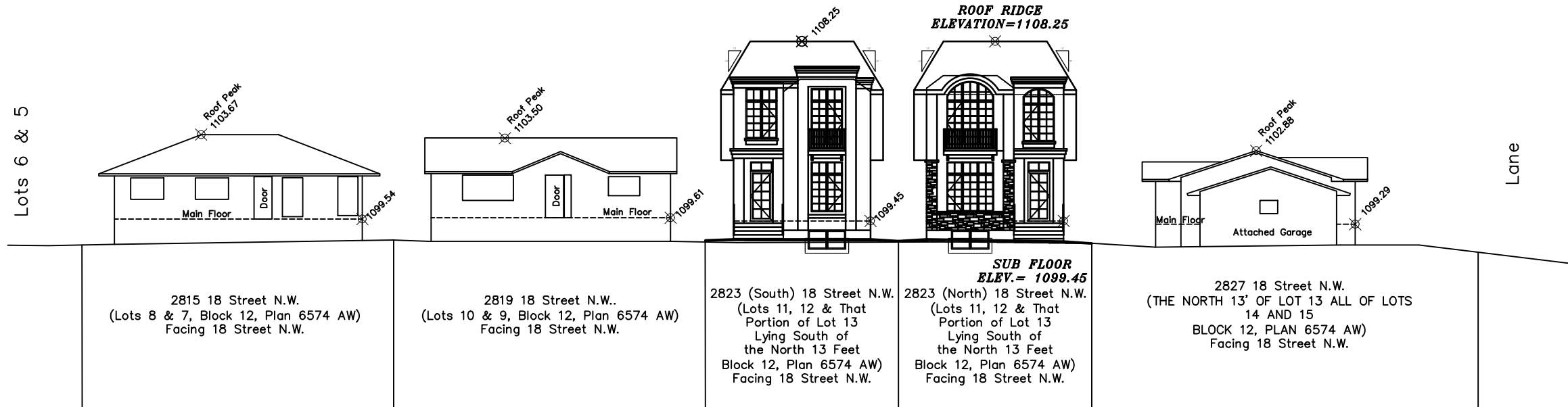
ENGINEER STAMP

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

DRAWN BY: MET	SPECIFICATION:	CUSTOM
	DATE: MAR/26	MAIN AREA: 1198 SQ.FT.
	SCALE: 3/16"=1'-0"	SECOND AREA: 1369 SQ.FT.
	REVISED: N/A	DEV. BASEMENT: 955 SQ.FT.
	JOB NO.: N/A	TOTAL AREA: 2534 SQ.FT.

MODEL: CUSTOM SINGLE DETACHED DWELLING	LOT: 11-13	PLAN: 6574AW
CLIENT: PRIVATE RESIDENCE	BLOCK: 2823 (NORTH)	STREET: 18 STREET N.W.

16 OF 16



1 EAST STREETScape
SCALE: 1:250

SEVEN DESIGN LTD

ENGINEER STAMP

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

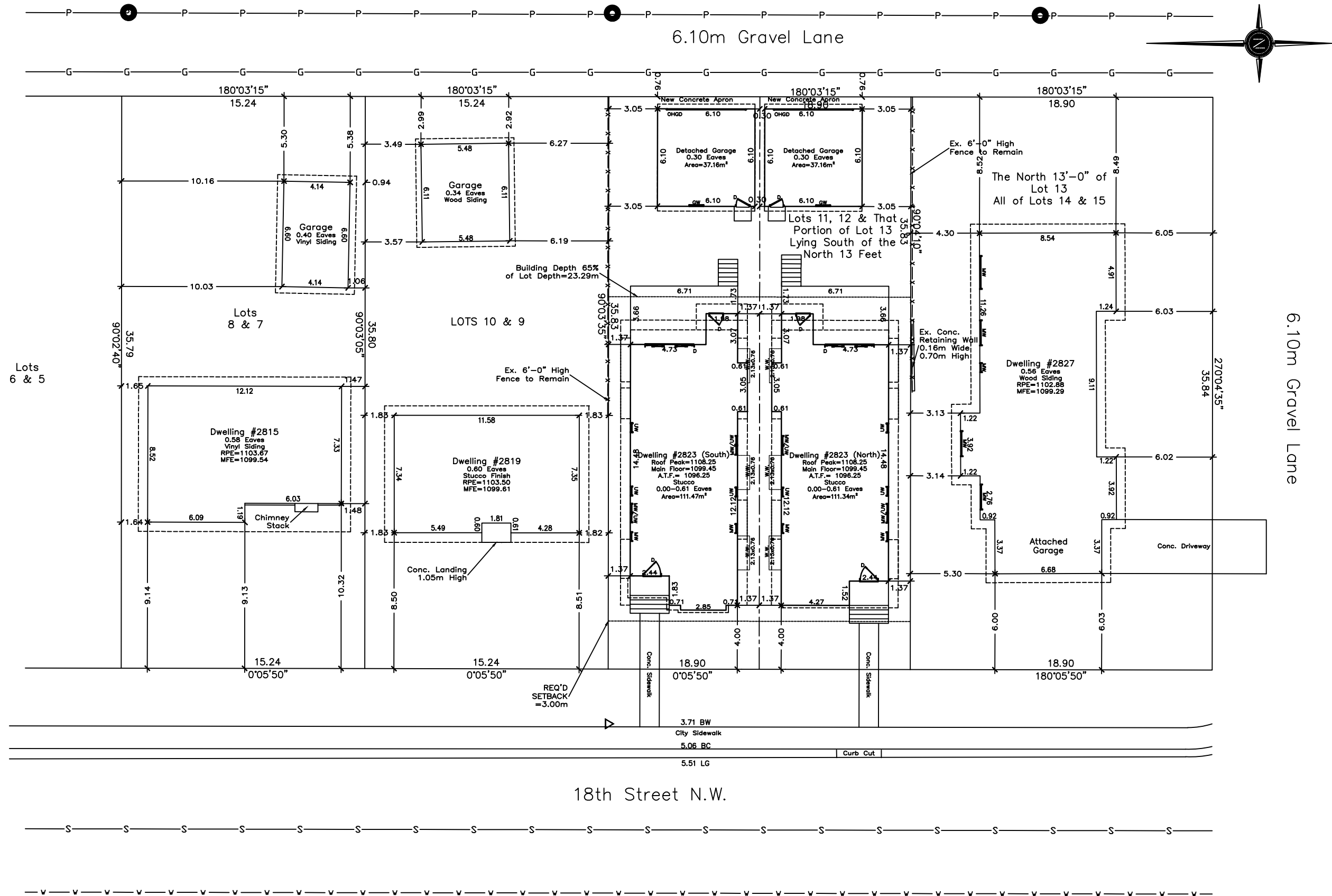
DRAWN BY: MET	DATE: APR. /26	SCALE: AS SHOWN	REVISED: N/A	JOB NO.: N/A	SPECIFICATION:	CUSTOM	CUSTOM
					MAIN AREA:	1198 SQ.FT.	
					UPPER AREA:	1369 SQ.FT.	
					DEV. BASEMENT:	955 SQ.FT.	
TOTAL AREA:						2534 SQ.FT.	

MODEL: CUSTOM SEMI-DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

LOT: 11-13 BLOCK: 12 PLAN: 6574 AW ADDRESS: 2823 (NORTH) 18 STREET N.W.

1 OF 3



1 BLOCK PLAN
SCALE: 1:250



SEVEN DESIGN LTD.

ENGINEER STAMP

CONTRACTOR TO VERIFY
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FOR CORRECTION.

SPECIFICATION:	CUSTOM
MAIN AREA:	1198 SQ.FT.
UPPER AREA:	1369 SQ.FT.
DEV. BASEMENT:	955 SQ.FT.
TOTAL AREA:	2534 SQ.FT.

DRAWN BY: MET

DATE: APR./26

SCALE: AS SHOWN

REVISED: N/A

JOB NO.: N/A

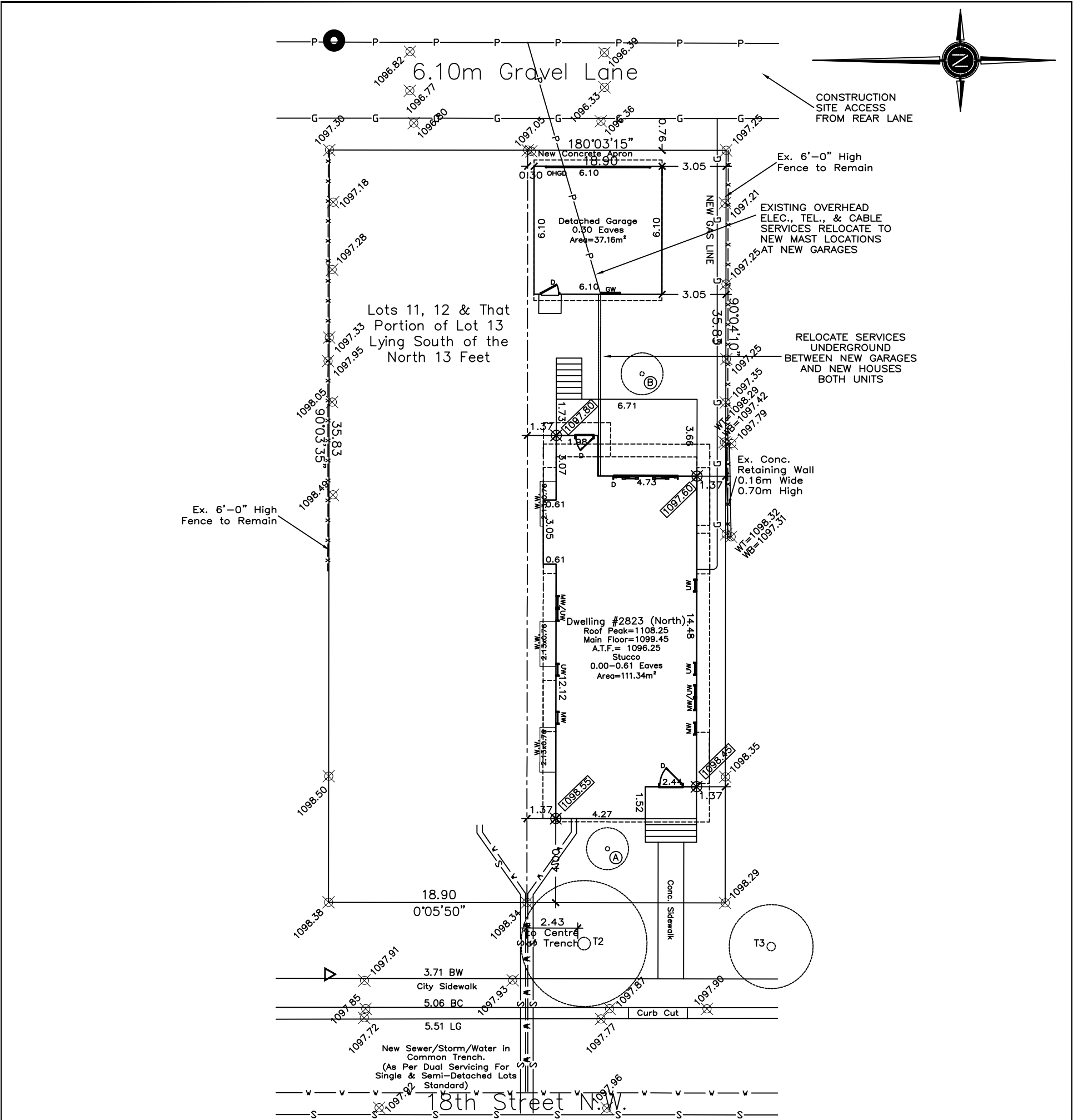
MODEL: CUSTOM SEMI-DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

LOT: 11-13 BLOCK: 12 PLAN: 6574 AW

ADDRESS: 2823 (NORTH) 18 STREET N.W.

2 OF 3



1 SITE PLAN
SCALE: 1:200

TREE SCHEDULE

Tree No.	Variety	Scientific Name	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition	Serial Number
T1	Deciduous	Ulmus Americana	0.60	6.00	8.00	In City Property	To Stay	T-32086641
T2	Deciduous	Fraxinus Pennsylvanica	0.40	4.00	6.00	In City Property	To Stay	T-32086640
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 = 338.60 sq.m.x45%
152.37 sq.m.

ACTUAL SITE COVERAGE =

HOUSE AREA	111.31 sq.m.	(1198.17 sq.ft.)
PORCH	3.72 sq.m.	(40.00 sq.ft.)
ARCHITECTURAL FEATURES	0.15 sq.m.	(1.66 sq.ft.)
GARAGE	37.16 sq.m.	(400.00 sq.ft.)

TOTAL 152.34 sq.m. = 44.99%

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 '2723'
MAIN FLOOR = 111.31 sq.m. (1198.17 sq.ft.)
SECOND FLOOR = 124.15 sq.m. (1336.33 sq.ft.)

TOTAL: 235.46 sq.m. (2534.50 sq.ft.)

LEGEND

EX. ELEVATIONS ARE SHOWN THUS: $\otimes$ = 1000.00 METRES.(GEODETIC)
NEW ELEVATIONS ARE SHOWN THUS: $\otimes$ = 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:
X ----- 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

3 OF 3	MODEL: CUSTOM SEMI-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
	CLIENT: PRIVATE RESIDENCE	DATE: APR./26	MAIN AREA: 1198 SQ.FT.		
	LOT: 11-13 BLOCK: 12 PLAN: 6574 AW	SCALE: AS SHOWN	UPPER AREA: 1369 SQ.FT.		
	ADDRESS: 2823 (NORTH) 18 STREET N.W.	REVISED: N/A	DEV. BASEMENT: 955 SQ.FT.		
		JOB NO.: N/A	TOTAL AREA: 2534 SQ.FT.		