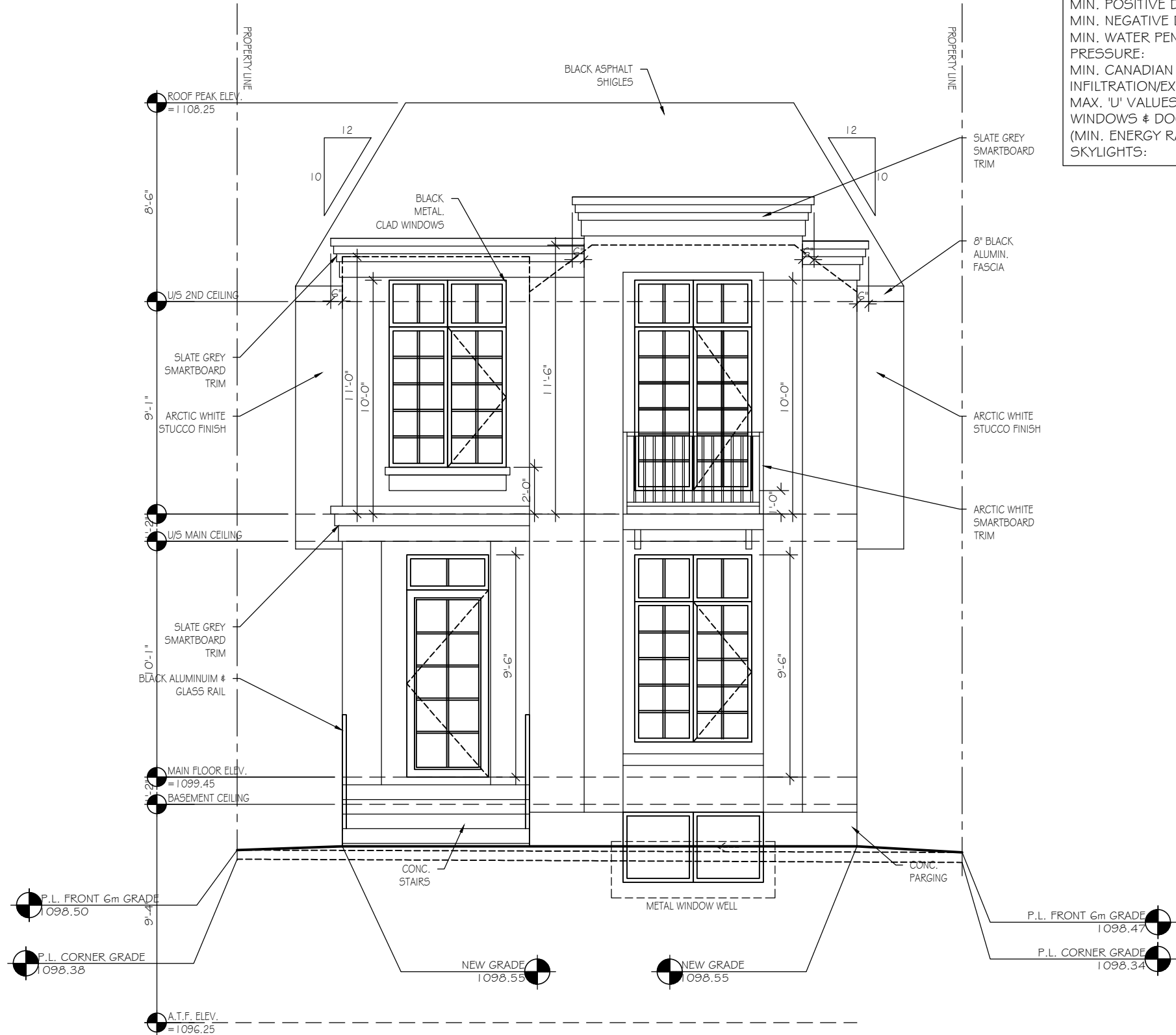


NOTE
DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS
TO BE CONFIRMED BY HOME OWNER



FRONT (EAST) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

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

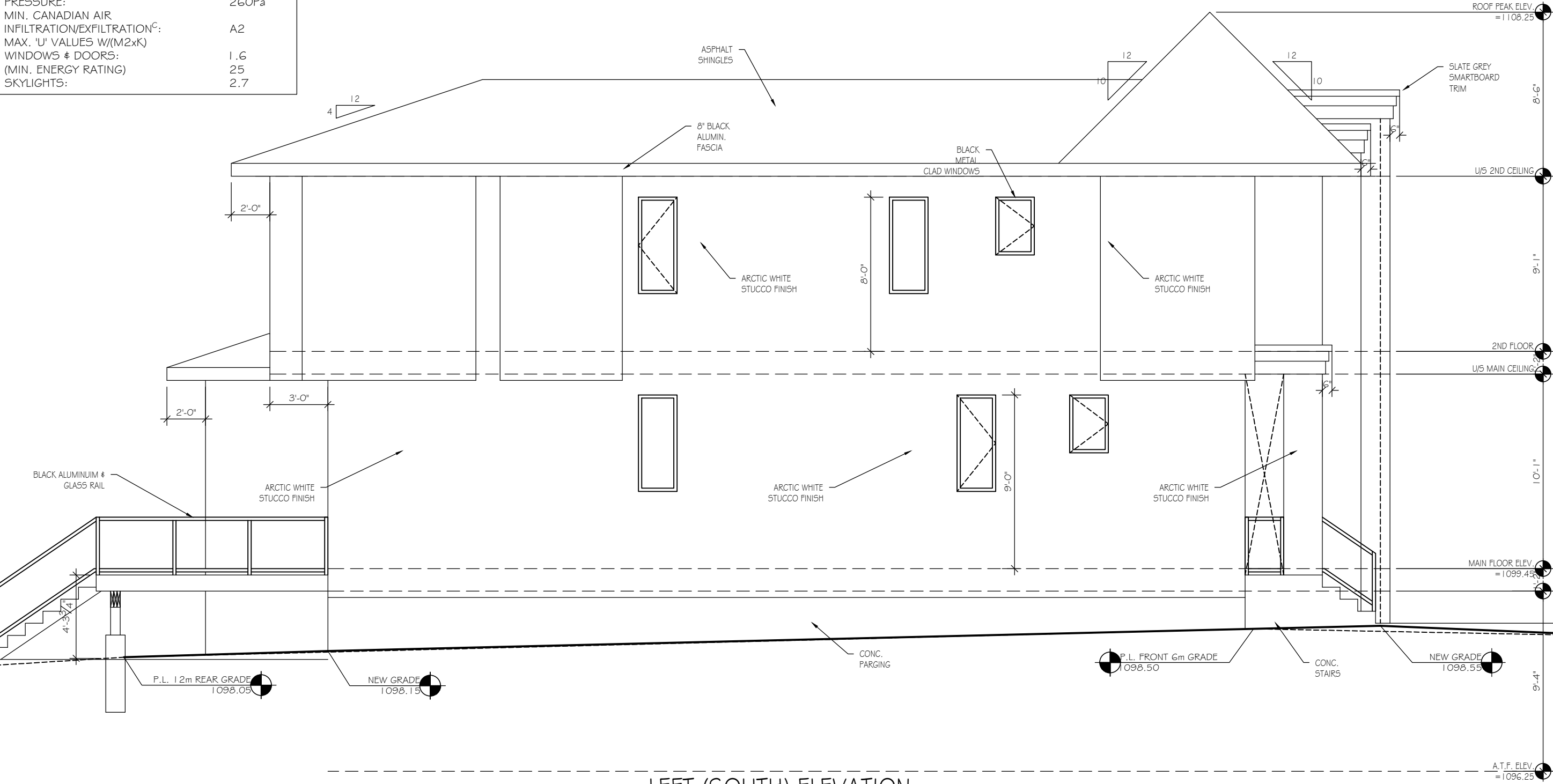
WINDOW, DOOR & SKYLIGHT REQUIREMENTS

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

 SEVEN DESIGN LTD.		ENGINEER STAMP	
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.		CUSTOM	
SPECIFICATION:		CUSTOM	
DRAWN BY: MET		1200 SQ.FT.	
DATE: MAR./26		1330 SQ.FT.	
SCALE: 3/16"=1'-0"		955 SQ.FT.	
REVISED: N/A		2530 SQ.FT.	
JOB NO.: N/A			
MODEL: CUSTOM SINGLE DETACHED DWELLING		PLAN: 6574AW	
CLIENT: PRIVATE RESIDENCE		LOT: 11-13 BLOCK: 12	
ADDRESS: 2823 (SOUTH) 18 STREET N.W.		1 OF 16	

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:	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 - ARCTIC WHITE	WINDOWS	SMARTBOARD - N/A
SOFFIT	STUCCO #2 - N/A	MANU.	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK	FRONT DOOR	STONE REAL BRICK - N/A
	ALUMINUM - BLACK	RAILING	METAL CLAD - BLACK
	ALUMINUM - BLACK		ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	1 426.34 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	99.84 sq.ft.
CURRENT GLAZING AREA :	52.00 sq.ft.

UNPROTECTED OPENINGS OPEN TO BELOW AREA

TOTAL GLAZING ALLOWED :	99.84 SQ.FT.
GLAZING AREA ALLOWED (50%) :	49.92 SQ.FT.
CURRENT GLAZING AREA :	40.00 SQ.FT.

**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	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.
DATE:	MAR./26	MAIN AREA:	1200 SQ.FT.	
SCALE:	3/16"=1'-0"	SECOND AREA:	1330 SQ.FT.	
REVISED:	N/A	DEV. BASMENT:	955 SQ.FT.	
JOB NO.:	N/A	TOTAL AREA:	2530 SQ.FT.	

MODEL: CUSTOM SINGLE DETACHED DWELLING

CUSTOM SINGLE DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

PRIVATE RESIDENCE

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

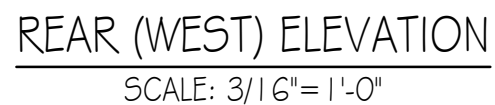
11-13 BLOCK: 12 PLAN: 6574AW

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

2823 (SOUTH) 18 STREET N.W.

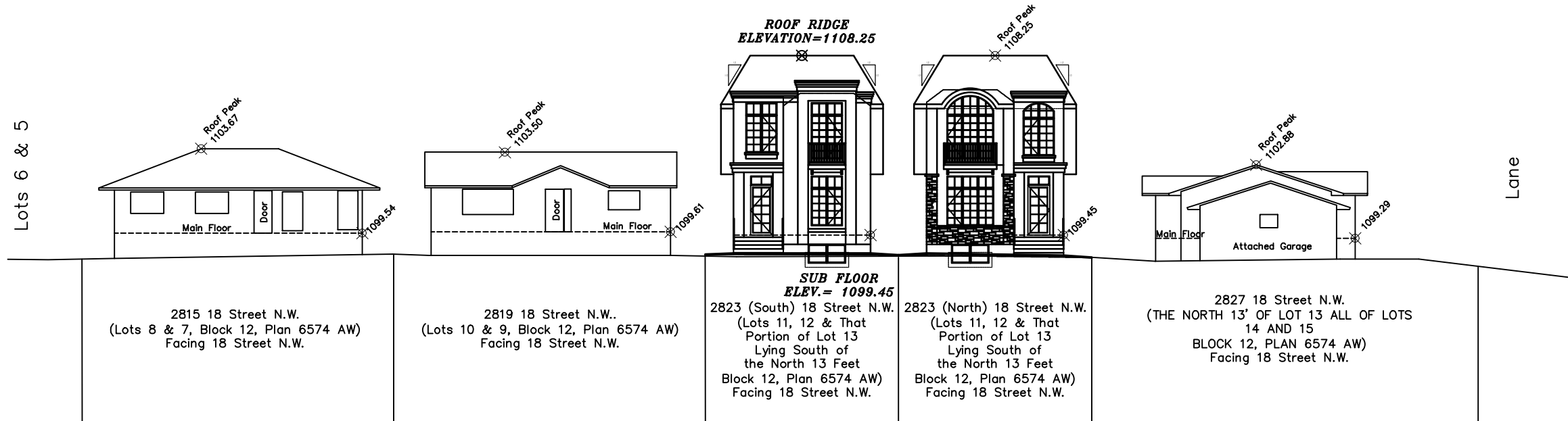
2 OF 16

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



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





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.

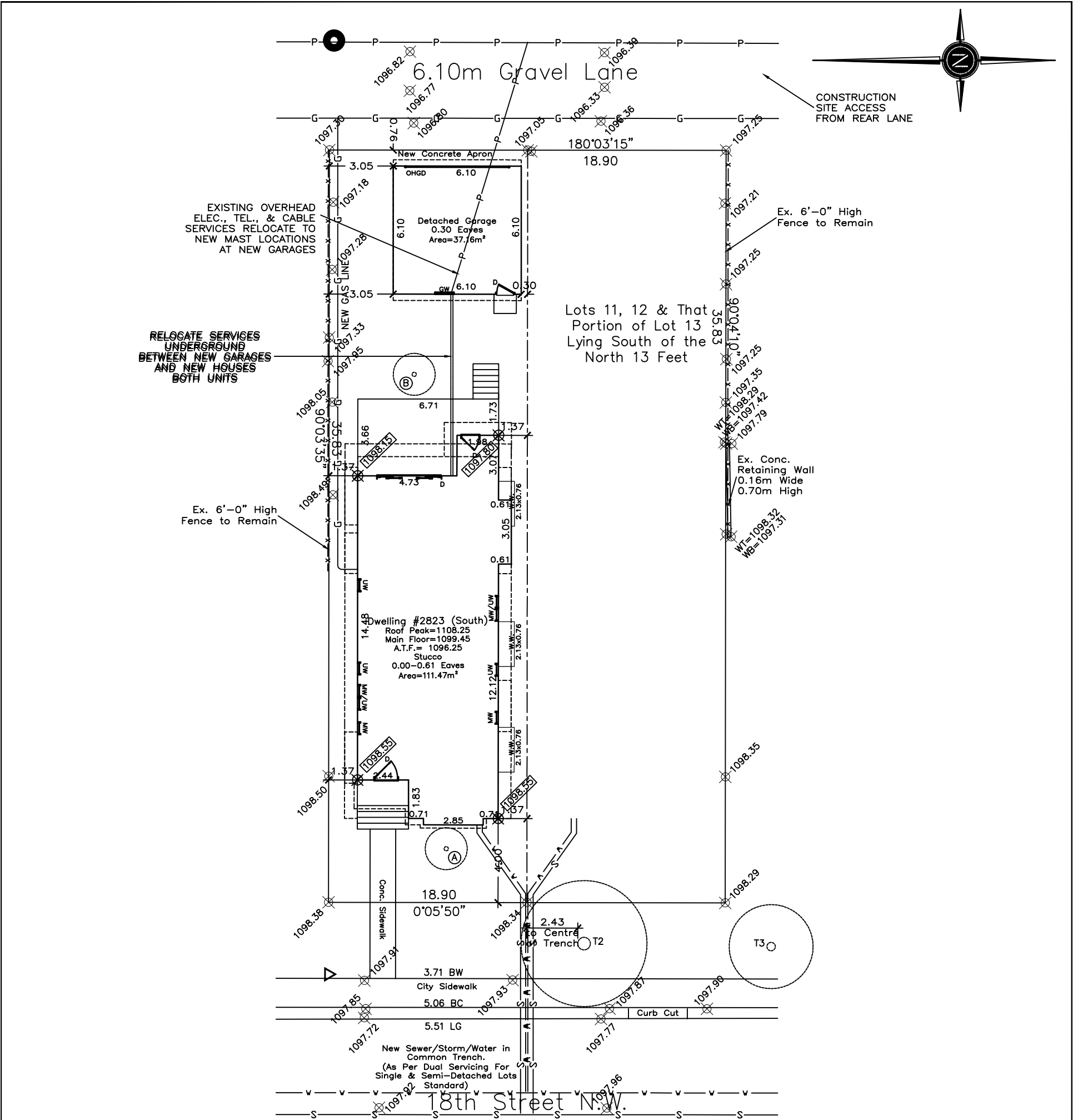
DRAWN BY: MET	SPECIFICATION:	CUSTOM	CUSTOM SQ.FT.
	DATE: APR./26	MAIN AREA:	1200 SQ.FT.
	SCALE: AS SHOWN	UPPER AREA:	1330 SQ.FT.
	REVISED: N/A	DEV. BASEMENT:	955 SQ.FT.
JOB NO.:		N/A	TOTAL AREA: 2530 SQ.FT.

MODEL: CUSTOM SEMI-DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

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

1 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	111.44 sq.m.	(1199.50 sq.ft.)
PORCH	2.97 sq.m.	(32.00 sq.ft.)
ARCHITECTURAL FEATURES	0.15 sq.m.	(1.66 sq.ft.)
GARAGE	37.16 sq.m.	(400.00 sq.ft.)

TOTAL 151.72 sq.m. = 44.80%

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 = 111.44 sq.m. (1199.50 sq.ft.)
SECOND FLOOR = 123.53 sq.m. (1329.67 sq.ft.)

TOTAL: 234.97 sq.m. (2529.17 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
 $\bigcirc$ ----- 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: 1200 SQ.FT.		
	LOT: 11-13 BLOCK: 12 PLAN: 6574 AW	SCALE: AS SHOWN	UPPER AREA: 1330 SQ.FT.		
	ADDRESS: 2823 (SOUTH) 18 STREET N.W.	REVISED: N/A	DEV. BASEMENT: 955 SQ.FT.		
		JOB NO.: N/A	TOTAL AREA: 2530 SQ.FT.		