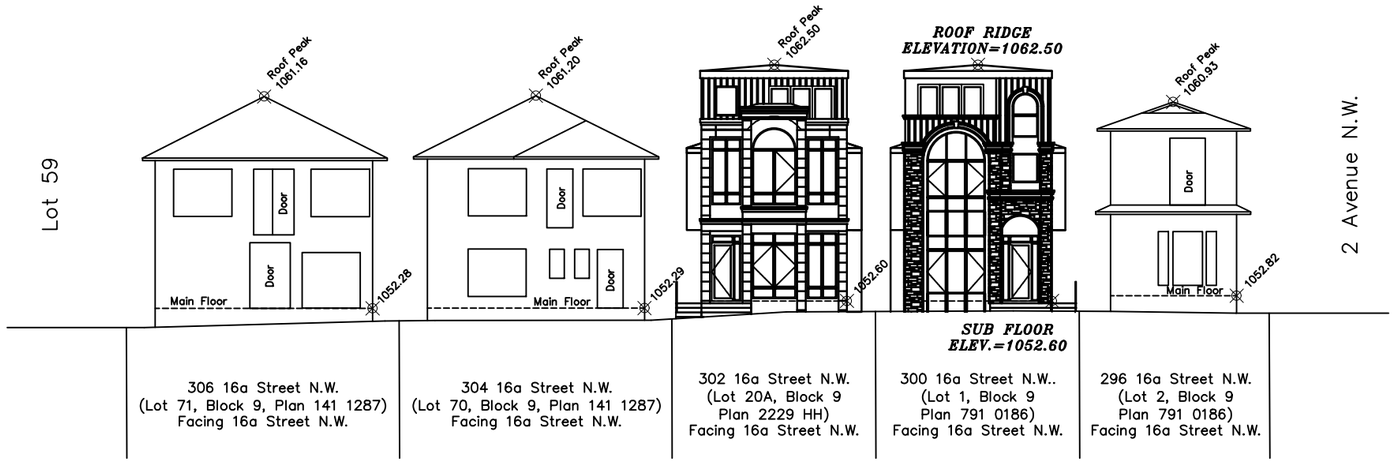


1 WEST STREETSCAPE
SCALE: 1:250

SEVEN DEZIGN LTD

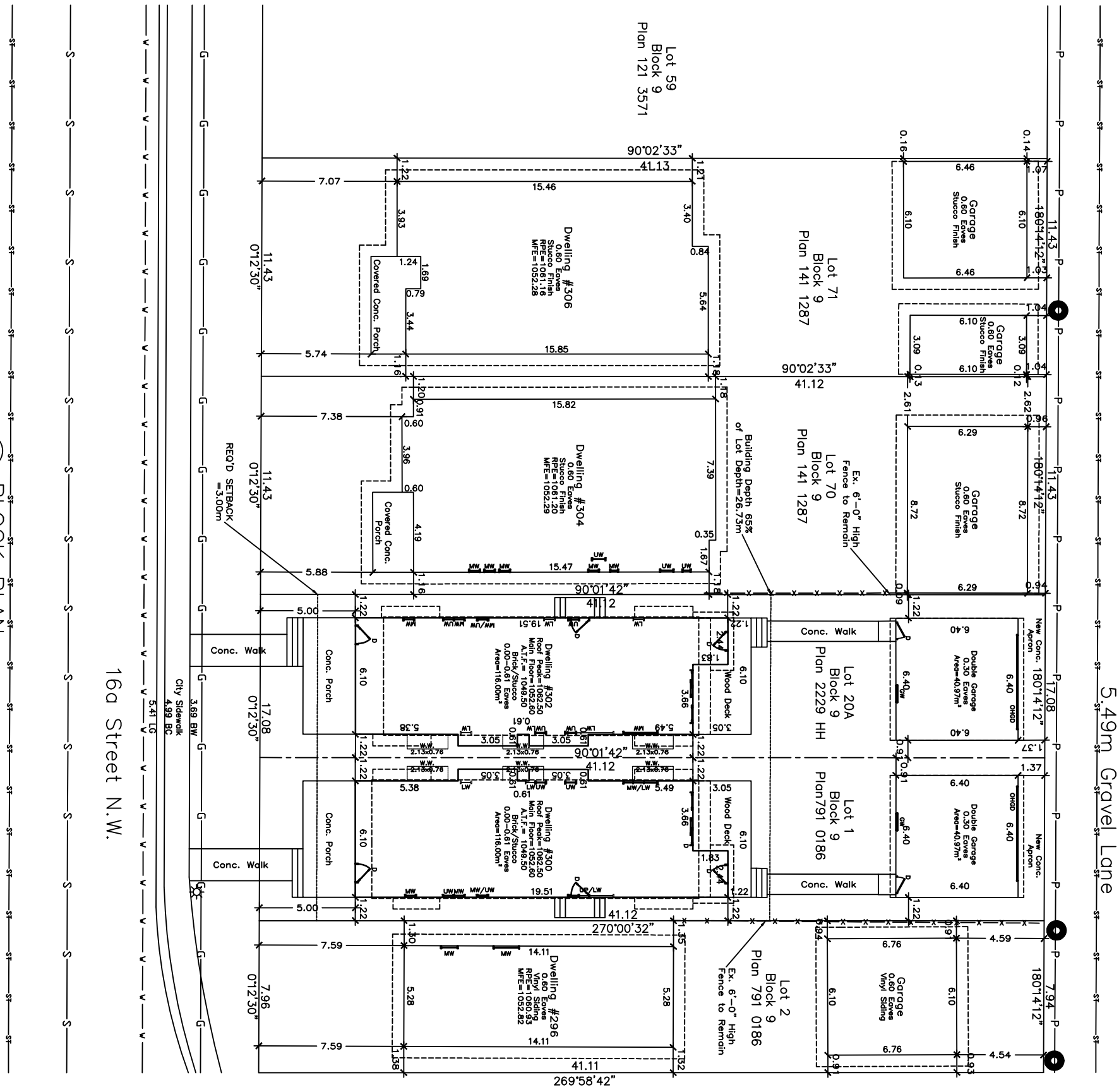
ENGINEER STAMP

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

SPECIFICATION:	CUSTOM
MAIN AREA:	1249 SQ.FT.
UPPER AREA:	1275 SQ.FT.
DEV. BASEMENT:	935 SQ.FT.
TOTAL AREA:	3409 SQ.FT.

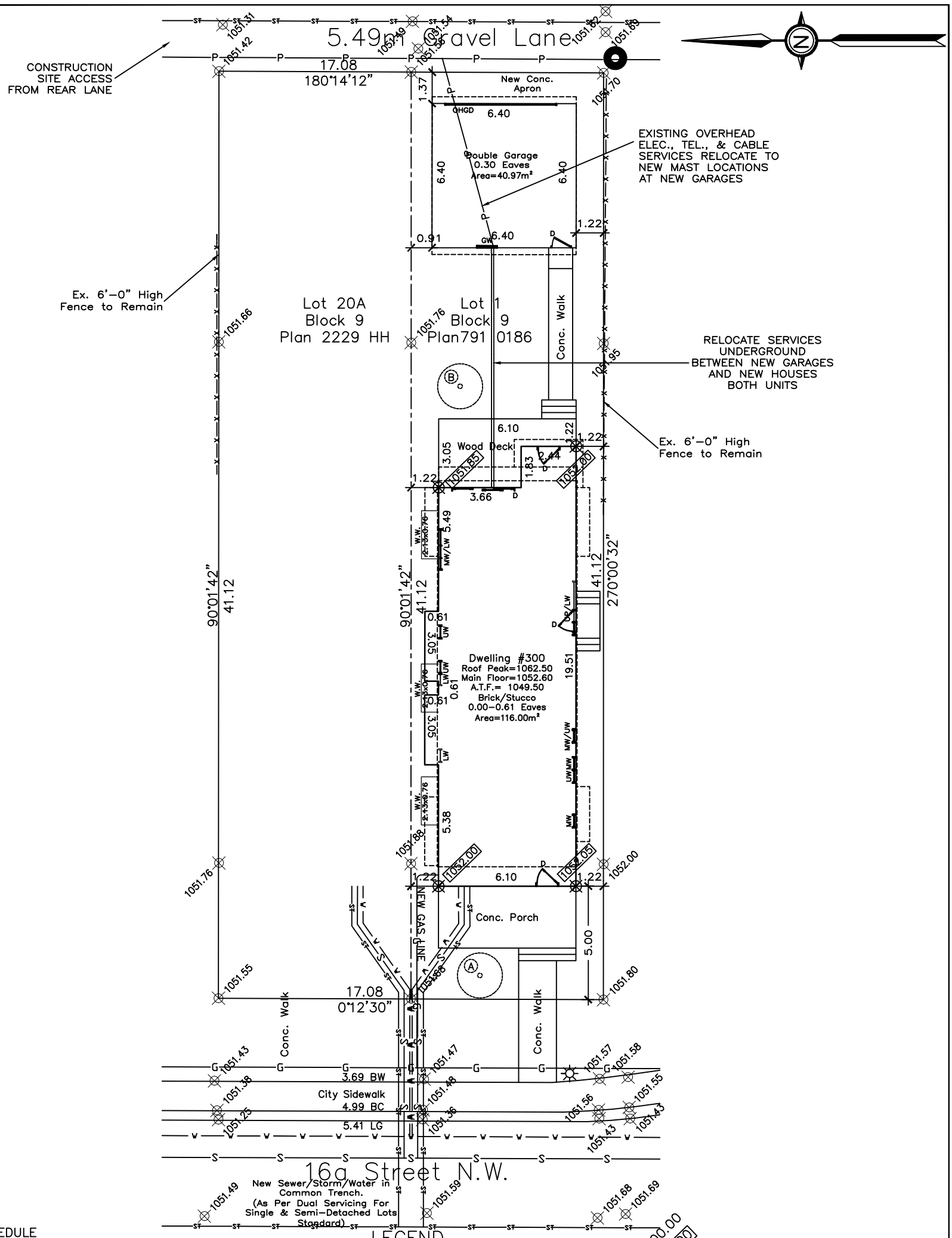
DRAWN BY:	MET
DATE:	JULY/26
SCALE:	AS SHOWN
REVISED:	N/A
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 20A BLOCK: 9 PLAN: 2229 HH
ADDRESS: 300 16a STREET N.W.



1 BLOCK PLAN
SCALE: 1:250

2 OF 3	MODEL: CUSTOM SINGLE DETACHED DWELLING CLIENT: PRIVATE RESIDENCE	DRAWN BY: MET DATE: JULY/26 SCALE: AS SHOWN	SPECIFICATION: CUSTOM MAIN AREA: 1249 SQ.FT. UPPER AREA: 1275 SQ.FT.	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP	SEVEN DEZIGN LTD
	LOT: 20A BLOCK: 9 PLAN: 2229 HH ADDRESS: 300 16a STREET N.W.	REVISED: N/A JOB NO.: N/A	DEV. BASEMENT: 935 SQ.FT. TOTAL AREA: 3409 SQ.FT.			



1 SITE PLAN
SCALE: 1:200

TREE SCHEDULE

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition
A	Birch	0.10	1.20	3.00	In Subject Property	New
B	Crab Apple	0.10	1.20	3.00	In Subject Property	New

LEGEND

EX. ELEVATIONS ARE SHOWN THUS: ⊗ 1000.00 = 1000.00 METRES.(GEODETIC)
NEW ELEVATIONS ARE SHOWN THUS: ⊗ 1000.00 = 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
- —X—X— denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes Property Line

MAX SITE COVERAGE ALLOWED = 351.16 sq.m.x45%
158.02 sq.m.

ACTUAL SITE COVERAGE =

DWELLING	116.00 sq.m.	(1248.67 sq.ft.)
PORCHES	0.00 sq.m.	(0.00 sq.ft.)
ARCH. BUILDOUTS	0.88 sq.m.	(9.50 sq.ft.)
GARAGE	40.97 sq.m.	(441.00 sq.ft.)
TOTAL	157.85 sq.m.	= 44.95%

PARKING REQUIRED 1 OFF STREET PARKING PER UNIT = 1 STALL TOTAL
PARKING PROVIDED 2 CAR GARAGE PER UNIT = 2 STALLS TOTAL

GROSS FLOOR AREA

DWELLING	MAIN FLOOR =	116.00 sq.m. (1248.67 sq.ft.)
	SECOND FLOOR =	118.45 sq.m. (1275.00 sq.ft.)
	LOFT FLOOR =	82.22 sq.m. (885.00 sq.ft.)
TOTAL:		316.67 sq.m. (3408.67 sq.ft.)

3 OF 3

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 20A BLOCK: 9 PLAN: 2229 HH
ADDRESS: 300 16a STREET N.W.

DRAWN BY:	MET
DATE:	JULY/26
SCALE:	AS SHOWN
REVISED:	N/A
JOB NO.:	N/A

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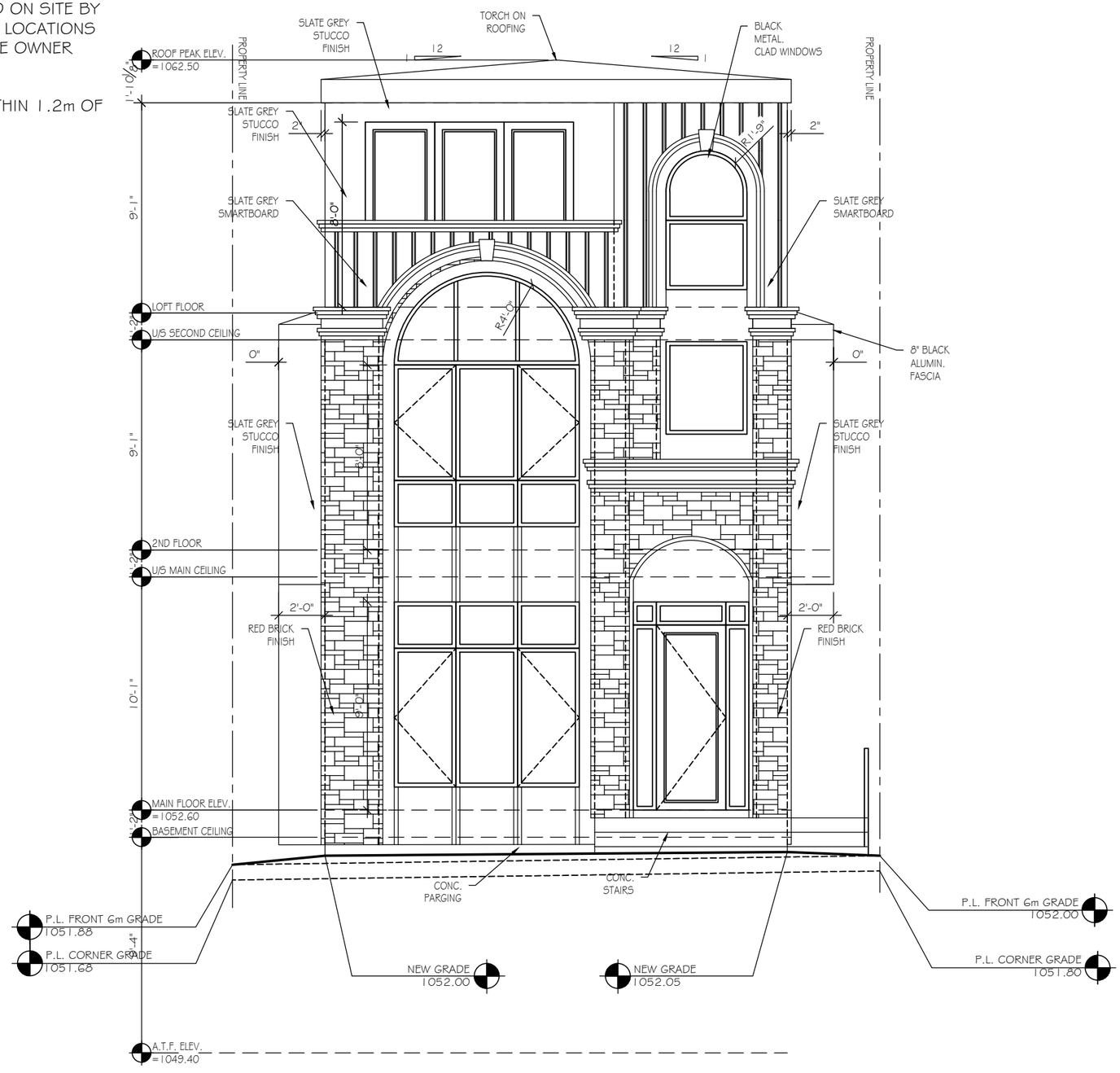
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ENGINEER STAMP

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

SOFFIT NOTE
USE NON-VENTED SOFFIT IF WITHIN 1.2m OF PROPERTY LINE.



FRONT (WEST) ELEVATION

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

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - N/A	SIDING	HARDIBOARD - SLATE GREY
	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

HIGHEST AVERAGE GRADE FRONT = 1051.68
HIGHEST AVERAGE GRADE REAR = 1051.56
HIGHEST AVERAGE GRADE +1.00 = 1052.68
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1063.68
MAXIMUM HEIGHT = 1063.68
DIFFERENCE IN SLOPE FRONT TO BACK = 0..12m

SEVEN DESIGN LTD

ENGINEER STAMP

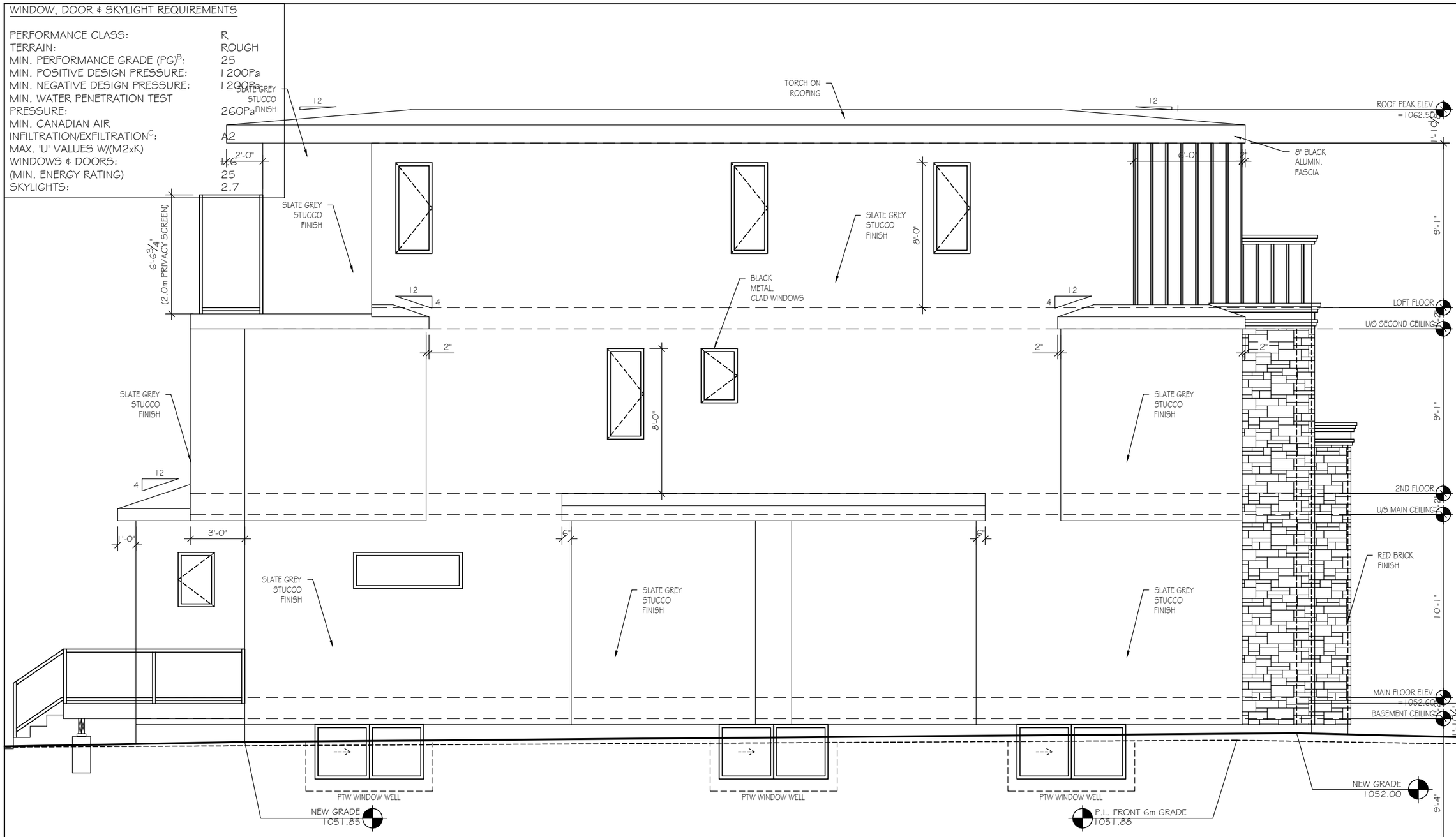
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DRAWN BY:	MET
DATE:	JULY/26
SCALE:	3/16"=1'-0"
REVISED:	N/A
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 1 BLOCK: 9 PLAN: 7910186
ADDRESS: 300 16a STREET N.W.

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



LEFT (NORTH) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - N/A	SIDING	HARDIBOARD - SLATE GREY
	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

UNPROTECTED OPENINGS

WALL AREA :	1910.78 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	133.75 sq.ft.
CURRENT GLAZING AREA :	78.49 sq.ft.

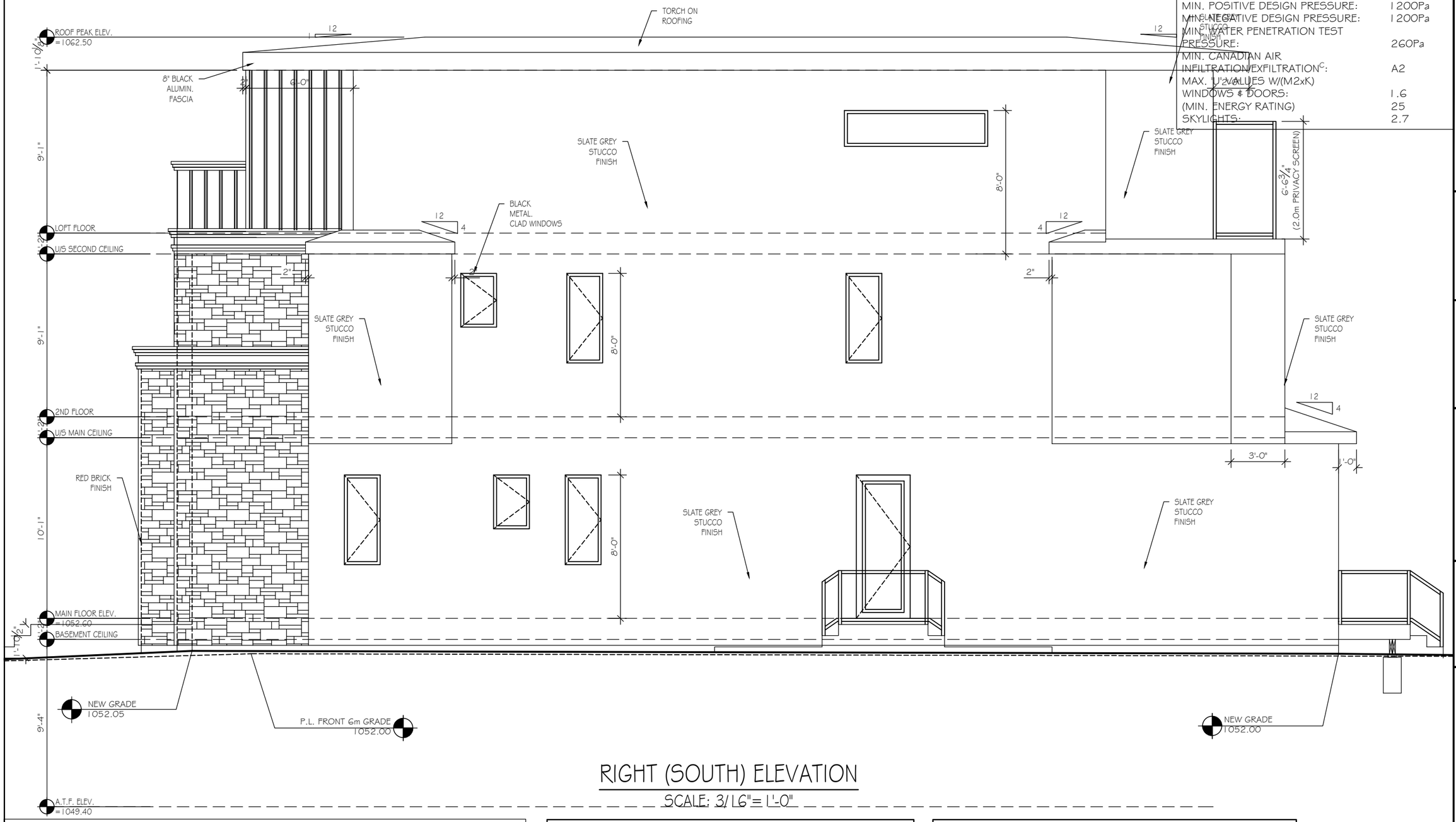
SEVEN DEZIGN LTD

ENGINEER STAMP

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DATE:	JULY/26
SCALE:	3/16"=1'-0"
REVISED:	N/A
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 1 BLOCK: 9 PLAN: 7910186
ADDRESS: 300 16a STREET N.W.



RIGHT (SOUTH) ELEVATION

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

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - N/A	SIDING	HARDIBOARD - SLATE GREY
	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

UNPROTECTED OPENINGS

WALL AREA :	1883.54 sq.ft.
GLAZING AREA ALLOWED (7.00%) :	131.85 sq.ft.
CURRENT GLAZING AREA :	85.11 sq.ft.

UNPROTECTED OPENINGS OPEN TO BELOW AREA

TOTAL GLAZING ALLOWED :	131.85 SQ.FT.
GLAZING AREA ALLOWED (50%) :	65.93 SQ.FT.
CURRENT GLAZING AREA :	47.11 SQ.FT.

SEVEN DESIGN LTD

ENGINEER STAMP

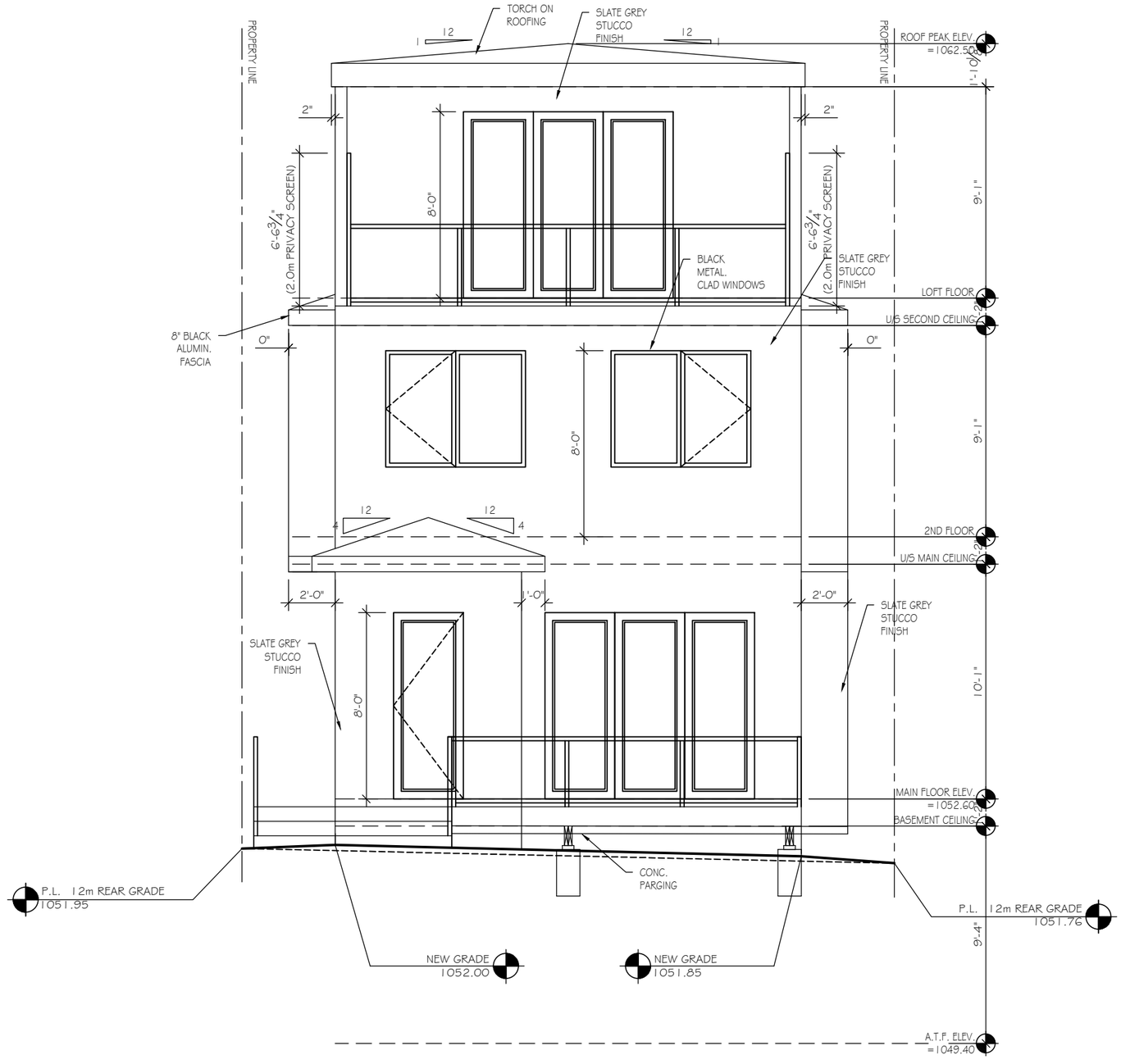
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JOB NO.:	N/A

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CLIENT: PRIVATE RESIDENCE
LOT: 1 BLOCK: 9 PLAN: 7910186
ADDRESS: 300 16a STREET N.W.

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



REAR (EAST) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - DUAL BLACK-IKO	BATTENS	SMARTBOARD - SLATE GREY
WALLS	STUCCO #1 - N/A	SIDING	HARDIBOARD - SLATE GREY
	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

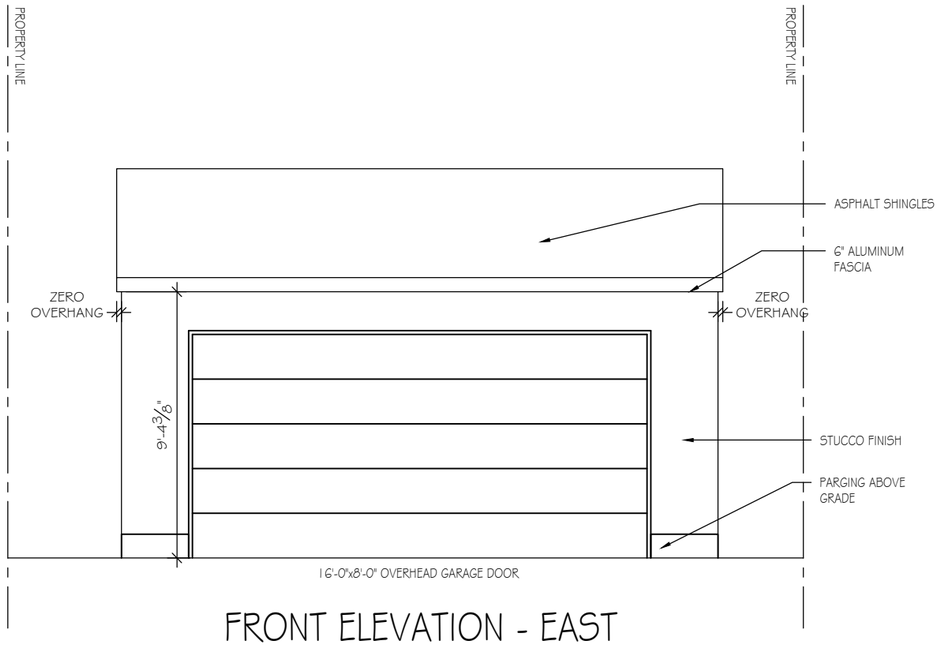
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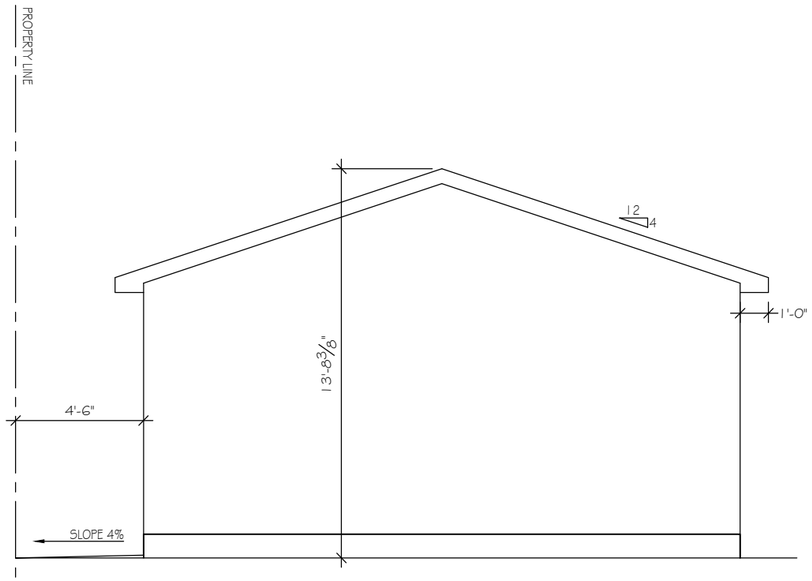
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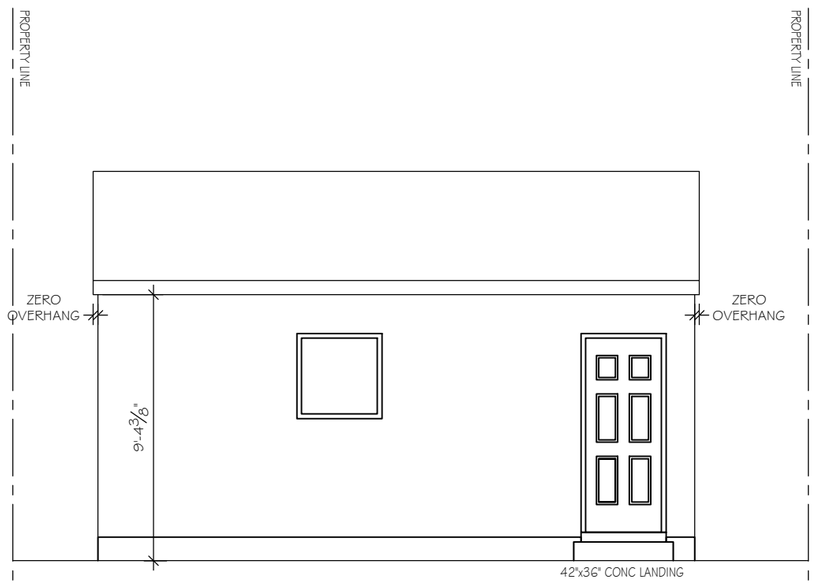
FRONT ELEVATION - EAST

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



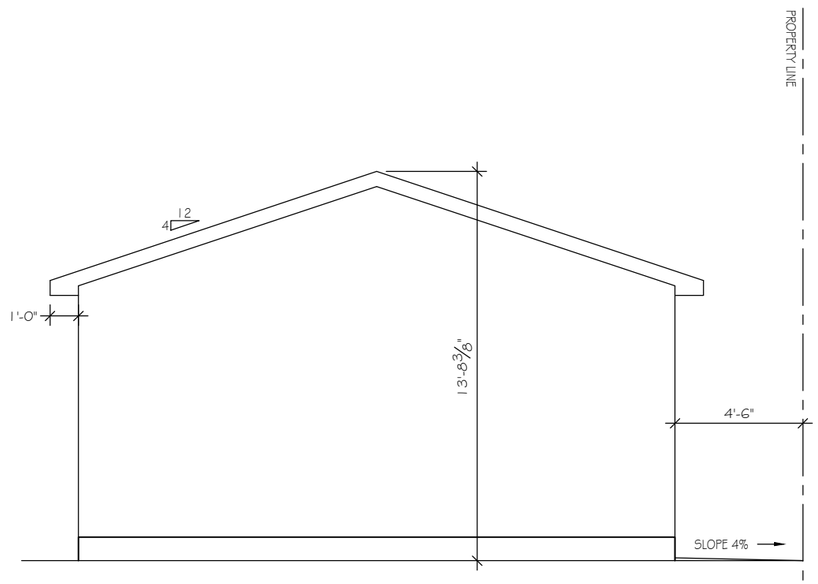
RIGHT ELEVATION - SOUTH

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



REAR ELEVATION - WEST

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



LEFT ELEVATION - NORTH

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

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