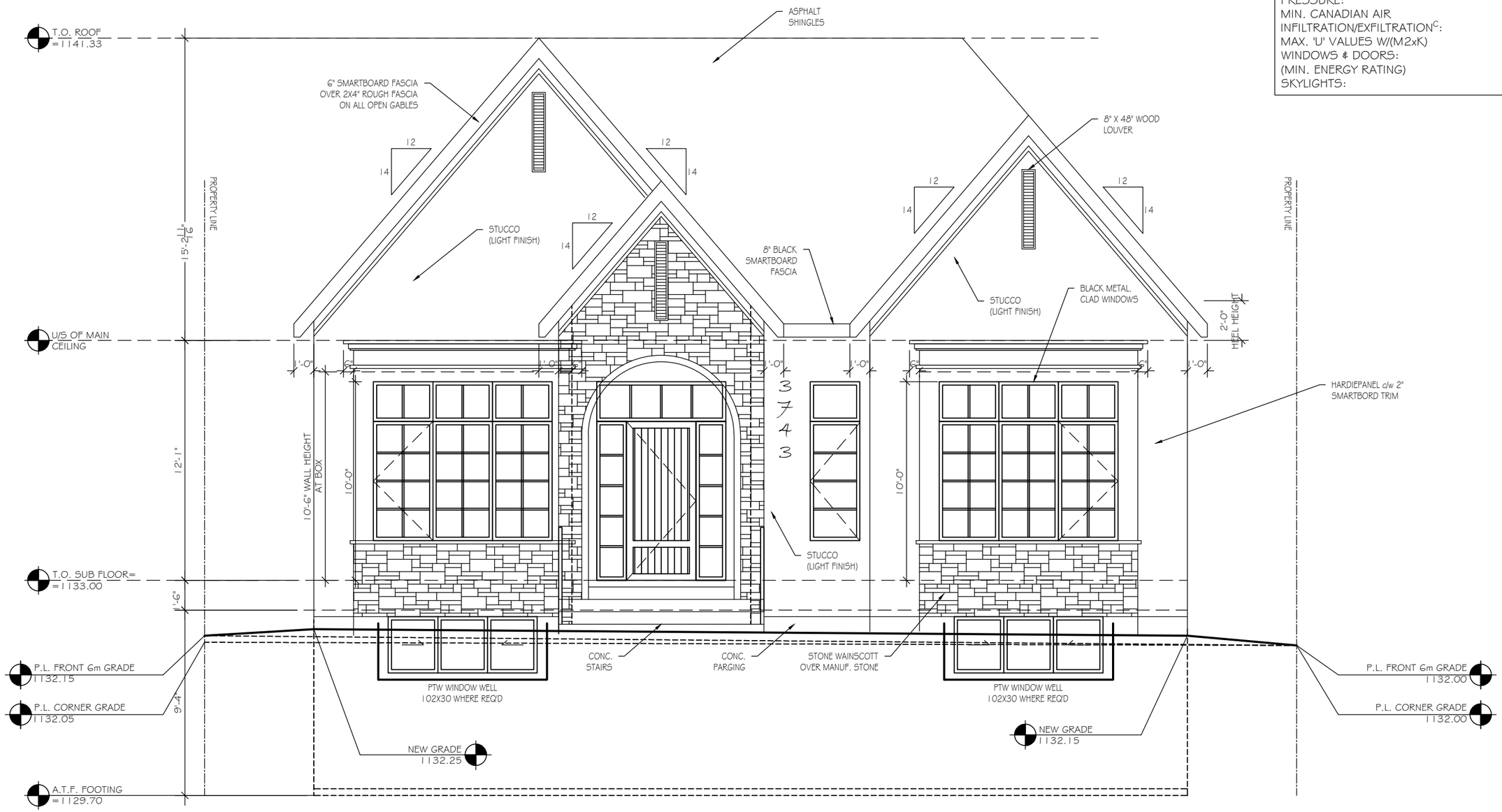
NOTE
DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER



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 - BLACK	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	SMARTBOARD - N/A
	STUCCO #2 - DARK BEIGE	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - EARTH TONE
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

HIGHEST AVERAGE GRADE FRONT = 1132.00
HIGHEST AVERAGE GRADE REAR = 1131.05
HIGHEST AVERAGE GRADE +1.00 = 1133.00
HIGHEST AVERAGE GRADE +1.00 + 11.00 = 1145.00
MAXIMUM HEIGHT = 1145.00
DIFFERENCE IN SLOPE FRONT TO BACK = 0.95m

SEVEN DESIGN LTD

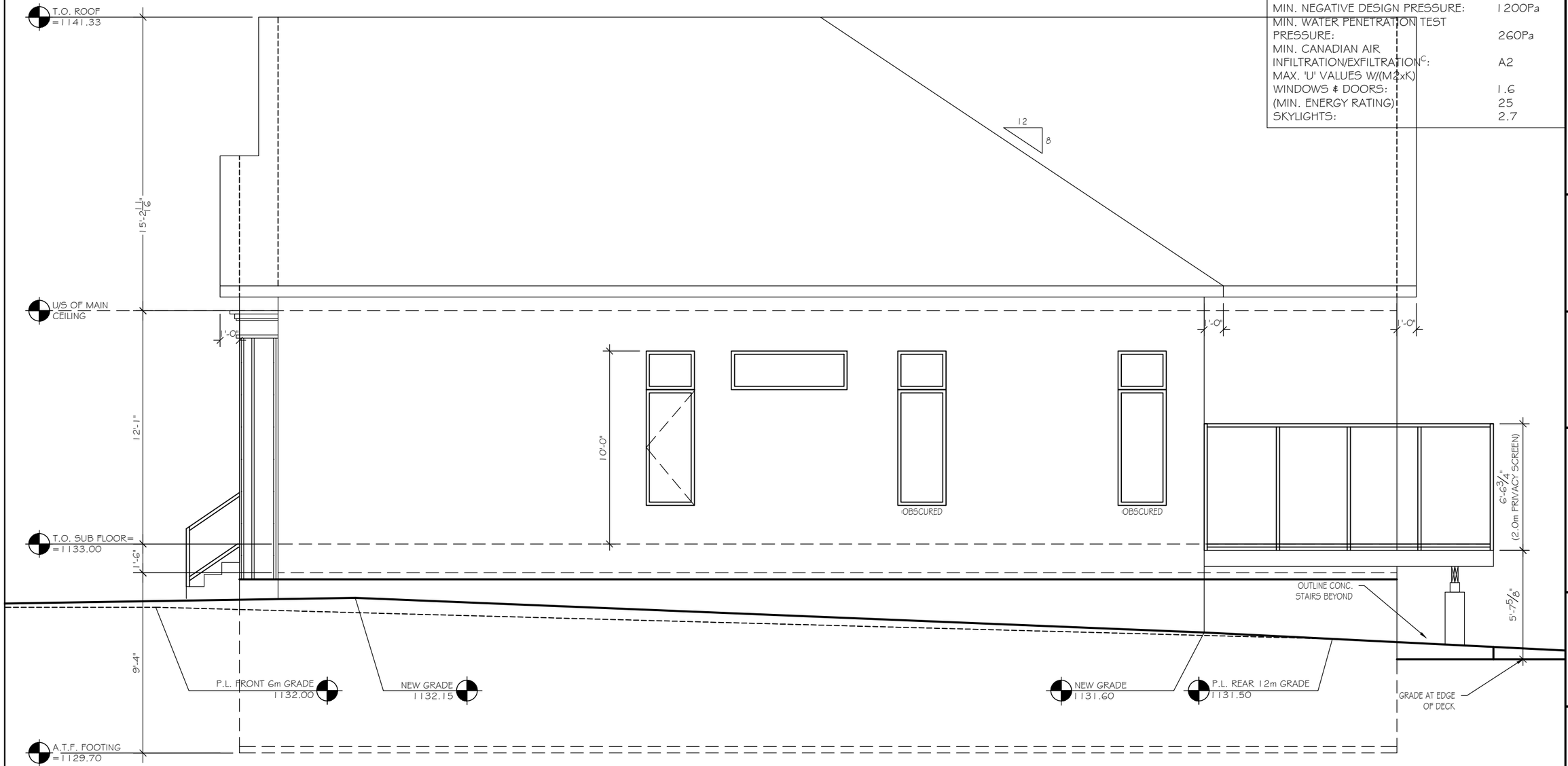
ENGINEER STAMP

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

SPECIFICATION:	CUSTOM		
MAIN AREA:	2227 SQ.FT.	SECOND AREA:	---- SQ.FT.
DEV. BASEMENT:	1916 SQ.FT.	TOTAL AREA:	4143 SQ.FT.
DRAWN BY:	MET		
DATE:	OCT./26		
SCALE:	3/16"=1'-0"		
REVISED:	-----		
JOB NO.:	N/A		

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.W.

1 OF 15



LEFT (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 - BLACK	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	SMARTBOARD - N/A
	STUCCO #2 - DARK BEIGE	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - EARTH TONE
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	937.05 sq.ft.
GLAZING AREA ALLOWED (8.10%) :	75.90 sq.ft.
CURRENT GLAZING AREA :	72.00 sq.ft.

SEVEN DESIGN LTD

ENGINEER STAMP

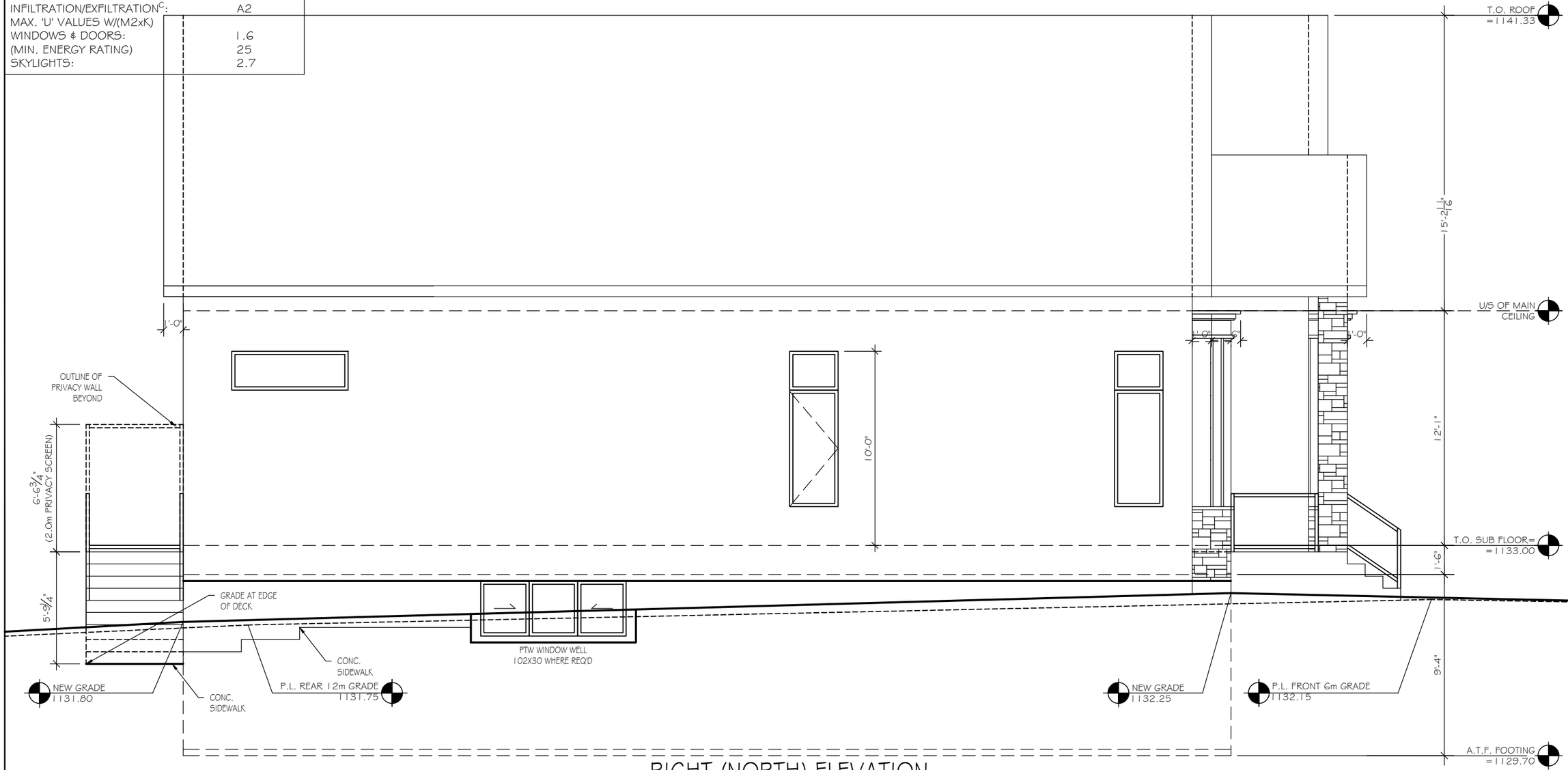
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

SPECIFICATION:	CUSTOM
MAIN AREA:	2227 SQ.FT.
SECOND AREA:	---- SQ.FT.
DEV. BASEMENT:	1916 SQ.FT.
TOTAL AREA:	4143 SQ.FT.
DRAWN BY:	MET
DATE:	OCT./26
SCALE:	3/16"=1'-0"
REVISED:	----
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.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



RIGHT (NORTH) ELEVATION

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

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS

ROOF	ASPHALT - BLACK	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	SMARTBOARD - N/A
	STUCCO #2 - DARK BEIGE	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - EARTH TONE
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

UNPROTECTED OPENINGS

WALL AREA :	904.68 sq.ft.
GLAZING AREA ALLOWED (8.10%) :	73.28 sq.ft.
CURRENT GLAZING AREA :	62.16 sq.ft.

SEVEN DESIGN LTD

ENGINEER STAMP

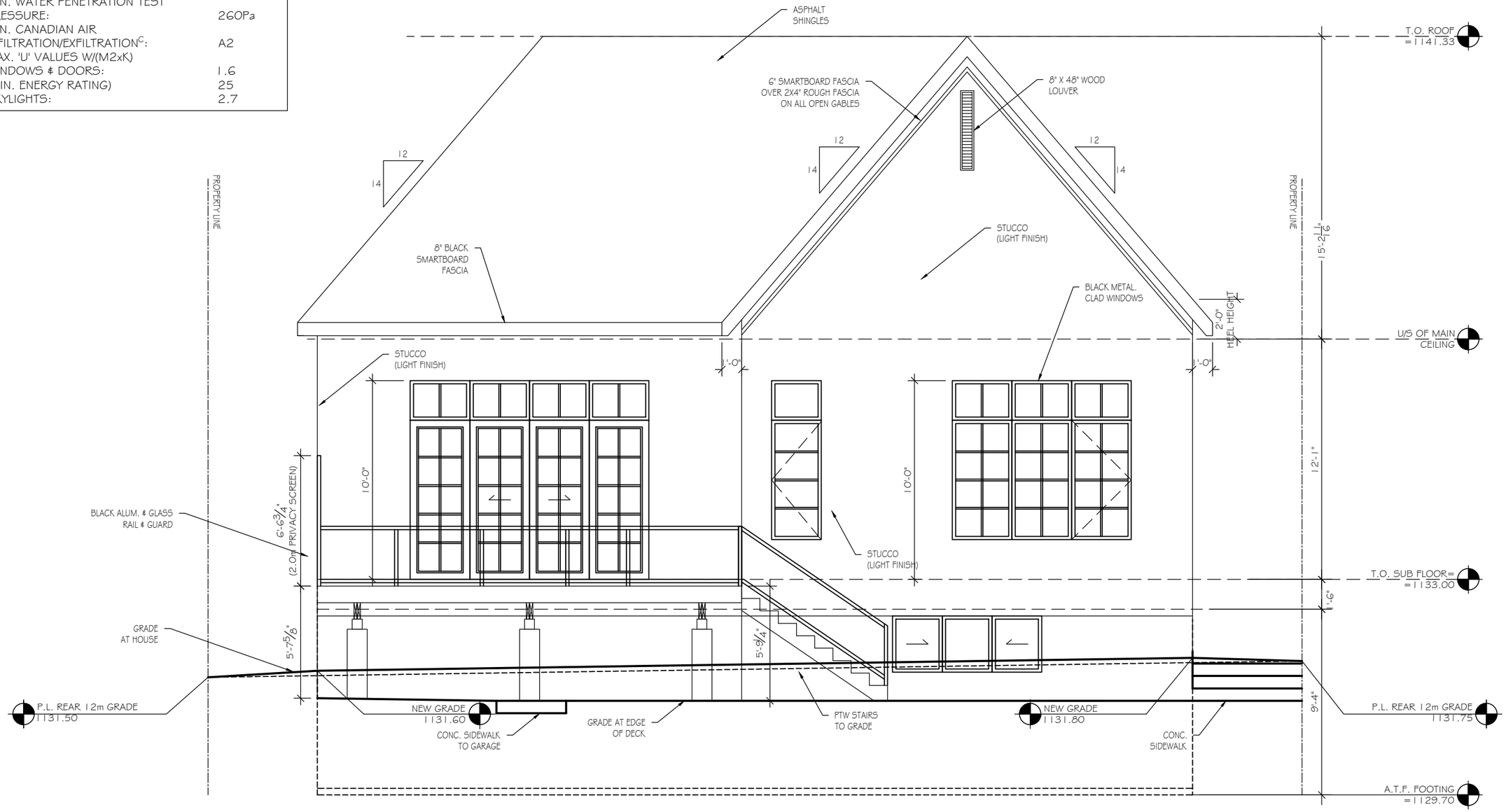
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.

SPECIFICATION:	CUSTOM			
MAIN AREA:	2227 SQ.FT.	DRAWN BY:	MET	
SECOND AREA:	---- SQ.FT.	DATE:	OCT./26	
DEV. BASEMENT:	1916 SQ.FT.	SCALE:	3/16"=1'-0"	
TOTAL AREA:	4143 SQ.FT.	REVISED:	----	
		JOB NO.:	N/A	

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.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 - BLACK	BATTENS	SMARTBOARD - N/A
WALLS	STUCCO #1 - WHITE	SIDING	SMARTBOARD - N/A
	STUCCO #2 - DARK BEIGE	WINDOWS	ALUMINUM - BLACK
FASCIA	ALUMINUM - BLACK	MANU. STONE	COBLE FIELD - EARTH TONE
SOFFIT	ALUMINUM - BLACK	FRONT DOOR	METAL CLAD - BLACK
RAINWARE	ALUMINUM - BLACK	RAILING	ALUMINUM - BLACK

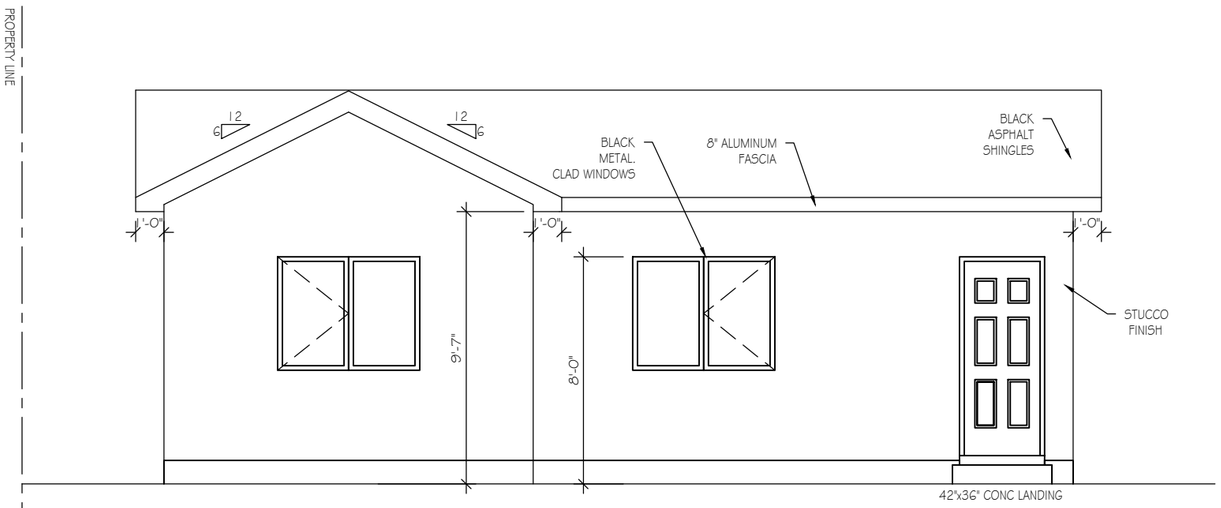
SEVEN DESIGN LTD

ENGINEER STAMP

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

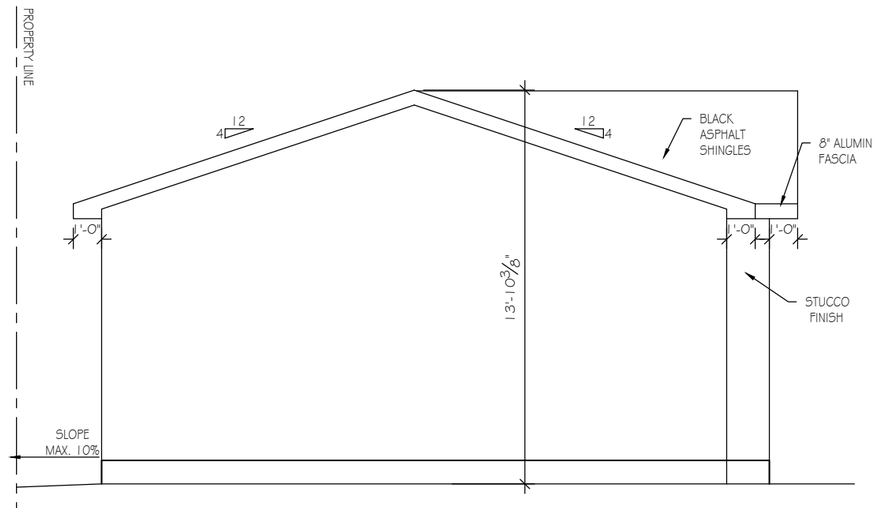
SPECIFICATION:	CUSTOM
MAIN AREA:	2227 SQ.FT.
SECOND AREA:	---- SQ.FT.
DEV. BASEMENT:	1916 SQ.FT.
TOTAL AREA:	4143 SQ.FT.
DRAWN BY:	MET
DATE:	OCT./26
SCALE:	3/16"=1'-0"
REVISED:	----
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.W.



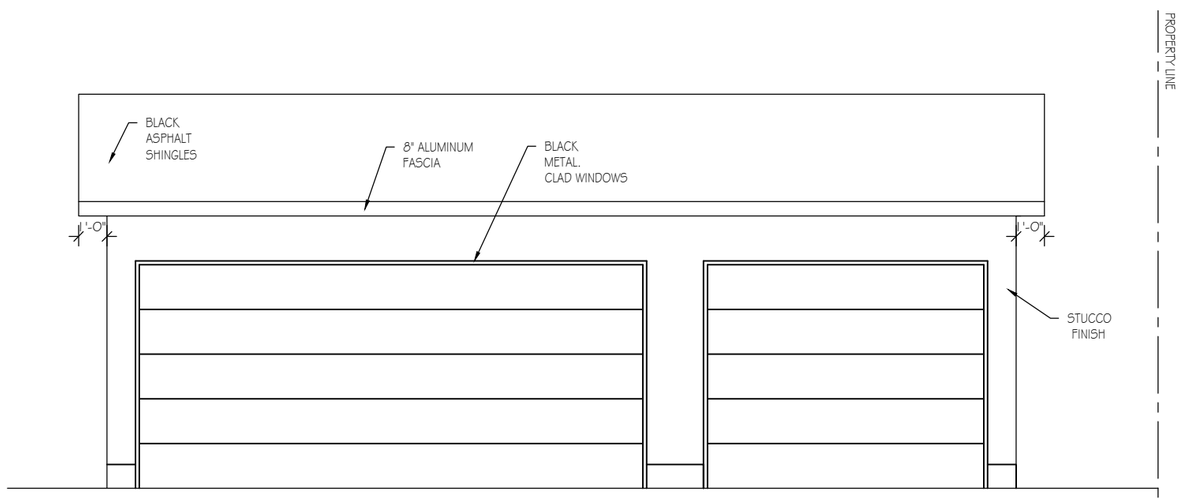
FRONT ELEVATION - EAST

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



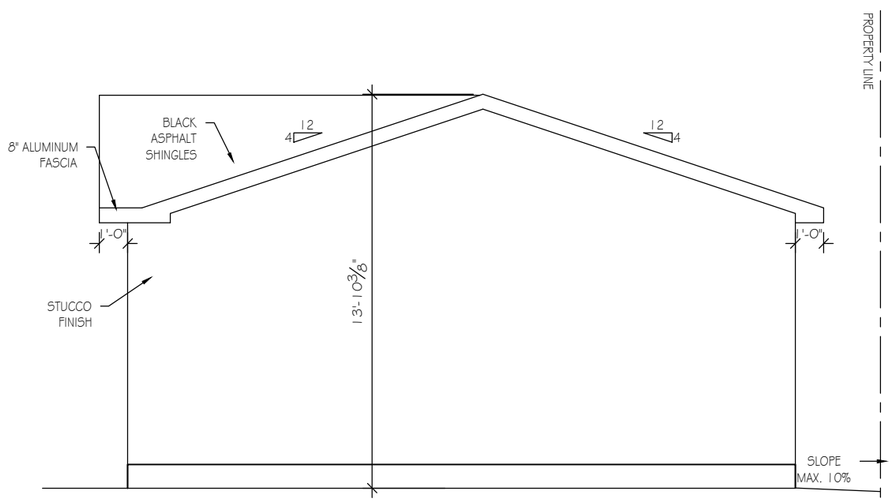
RIGHT ELEVATION - SOUTH

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



REAR ELEVATION - WEST

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



LEFT ELEVATION - NORTH

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

SEVEN DEZIGN LTD

ENGINEER STAMP

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

SPECIFICATION:	CUSTOM
MAIN AREA:	2227 SQ.FT.
SECOND AREA:	---- SQ.FT.
DEV. BASEMENT:	1916 SQ.FT.
TOTAL AREA:	4143 SQ.FT.
DRAWN BY:	MET
DATE:	OCT./26
SCALE:	3/16"=1'-0"
REVISED:	----
JOB NO.:	N/A

MODEL: CUSTOM SINGLE DETACHED DWELLING

CLIENT: PRIVATE RESIDENCE

LOT: 13 BLOCK: 13 PLAN: 6498 HA

ADDRESS: 3743 36 AVENUE S.W.

36 Avenue S.W.



LOT 10

3735 36 Avenue S.W.
(Lot 15, Block 13, Plan 6498 HA)
Facing 36 Avenue S.W.

3739 36 Avenue S.W.
(Lot 14, Block 13, Plan 6498 HA)
Facing 36 Avenue S.W..

3743 36 Avenue S.W.
(Lot 13, Block 13, Plan 6498 HA)
Facing 36 Avenue S.W.

3747 36 Avenue S.W.
(Lot 12, Block 13, Plan 6498 HA)
Facing 36 Avenue S.W.

3751 36 Avenue S.W.
(Lot 11, Block 13, Plan 6498 HA)
Facing 36 Avenue S.W.

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:	2227 SQ.FT.
UPPER AREA:	---- SQ.FT.
DEV. BASEMENT:	1916 SQ.FT.
TOTAL AREA:	4143 SQ.FT.

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

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.W.

1 OF 3

36 Avenue S.W.

5.40 LG
4.92 BC
City Sidewalk
3.58 BW

0°04'44"
12.24
0°04'44"
15.24
0°04'44"
16.76
0°04'44"
16.76
0°04'44"
4.57

CONTEXTUAL REQ'D SETBACK =3.00m
Conc. Landing 0.62 High
Conc. Sidewalk
City Sidewalk
R=12.04
L=13.59
Δ=64°40'00"

Dwelling #3747
0.60 Eaves
Stucco Finish
RPE=1136.84
MFE=1132.87

Dwelling #3751
0.80 Eaves
Stucco Finish
RPE=1137.14
MFE=1132.87
Chimney Chase

Dwelling #3743
Roof Peak=1141.33
Main Floor=1133.00
A.T.F.=1098.02
Stucco/Brick
0.61 Eaves
Area=206.86m²

Dwelling #3739
0.93 Eaves
Brick Finish
RPE=1136.72
MFE=1132.89

Dwelling #3735
0.56-0.90 Eaves
Stucco Finish
RPE=1137.04
MFE=1132.48
Chimney Chase

Building Depth 65% of Lot Depth=23.78m
Ex. 6'-0" High Fence to Remain
Wood Deck

LOT 10
LOT 11
LOT 12
LOT 14
LOT 15
Lot 13
Block 13
Plan 6498HA

Garage
0.40 Eaves
Stucco Finish

Garage
0.40 Eaves
Vinyl Siding

Triple Garage
0.30 Eaves
Area=67.22m²

Garage
0.30 Eaves
Stucco Finish

Attached Garage
0.30-0.90 Eaves
Stucco Finish

16.76 Conc. Apron

22.23
180°04'44"
15.24
180°04'44"
16.76
180°04'44"
16.76
180°04'44"
29.51
180°04'44"

6.10m Gravel Lane

1 BLOCK PLAN
SCALE: 1:250

SEVEN DEZIGN LTD

ENGINEER STAMP

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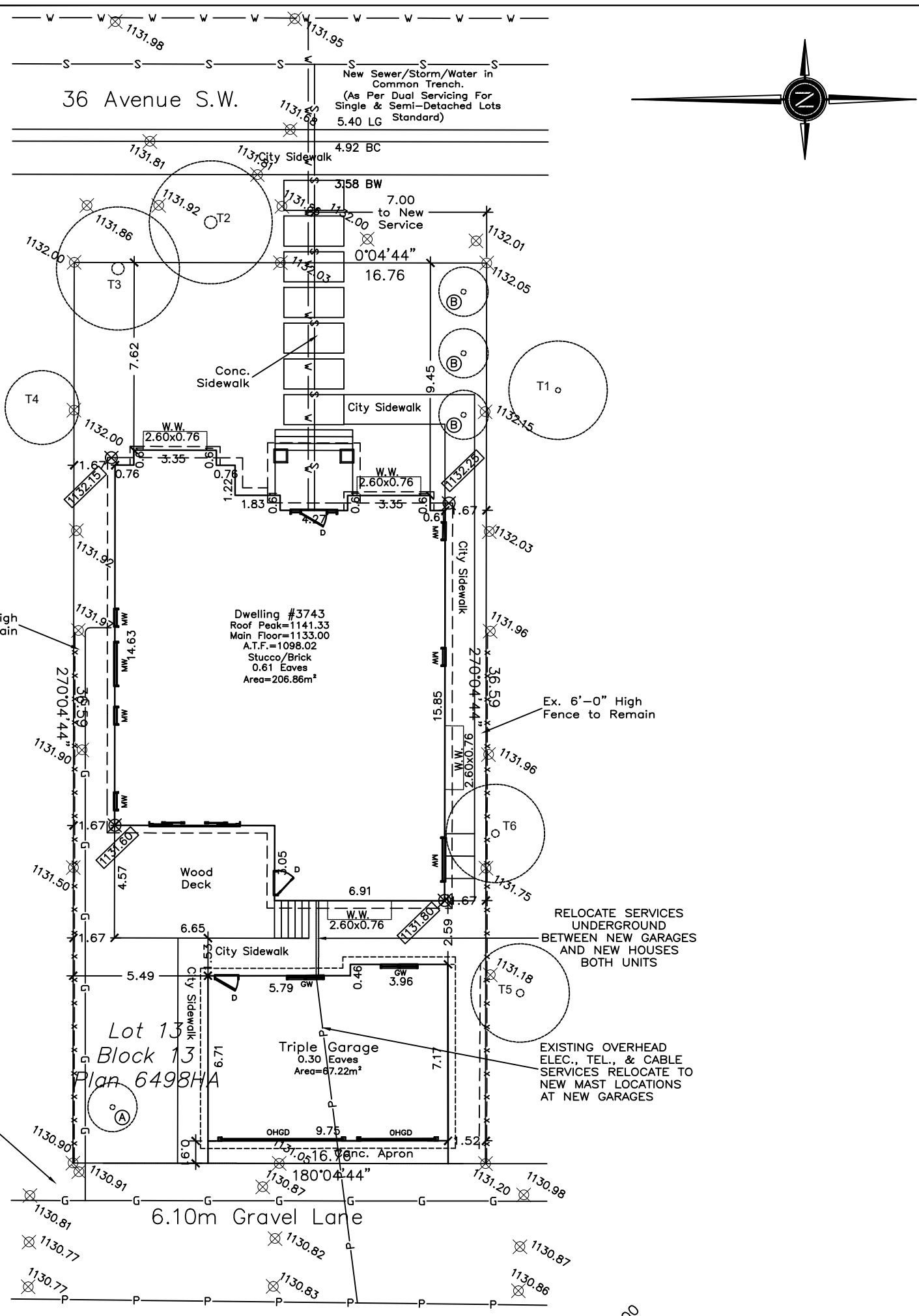
DEV. BASEMENT:	1916 SQ.FT.
TOTAL AREA:	4143 SQ.FT.

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

MODEL: CUSTOM SINGLE DETACHED DWELLING
CLIENT: PRIVATE RESIDENCE
LOT: 13 BLOCK: 13 PLAN: 6498 HA
ADDRESS: 3743 36 AVENUE S.W.

2 OF 3



TREE SCHEDULE

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition
T1	Deciduous	0.20	4.00	4.00	In Adjacent Property	To Stay
T2	Deciduous Tree	0.50	5.00	10.00	In City Property	To Stay
T3	Deciduous Tree	0.50	5.00	10.00	In City Property	To Stay
T4	Bush	–	3.00	3.00	In City Property	To Stay
T5	Deciduous Tree	.30	4.00	3.00	In City Property	To Stay
T6	Coniferous Tree	0.30	4.00	3.00	In Adjacent Property	To Stay
A	Crabapple	0.05	1.20	3.00	In Subject Property	New
B	Aspen	0.05	1.20	3.00	In Subject Property	New

1 SITE PLAN
SCALE: 1:200

MAX SITE COVERAGE ALLOWED = 613.25 sq.m.x45%
275.96 sq.m.

ACTUAL SITE COVERAGE =

HOUSE	206.68 sq.m.	(2226.67 sq.ft.)
PORCHES	7.43 sq.m.	(80.00 sq.ft.) *Excluded from Lot Coverage 1P2007 Section 336 (5)
GARAGE	67.22 sq.m.	(723.50 sq.ft.)
TOTAL	273.90 sq.m.	= 44.66%

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	=	206.68 sq.m.	(2226.67 sq.ft.)
TOTAL		=	206.68 sq.m.	(2226.67 sq.ft.)

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

3 OF 3	MODEL: CUSTOM SINGLE DETACHED DWELLING CLIENT: PRIVATE RESIDENCE LOT: 13 BLOCK: 13 PLAN: 6498 HA ADDRESS: 3743 36 AVENUE S.W.	DRAWN BY: MET DATE: OCT./26 SCALE: AS SHOWN REVISED: ———— JOB NO.: N/A	SPECIFICATION: CUSTOM MAIN AREA: 2227 SQ.FT. UPPER AREA: ---- SQ.FT. DEV. BASEMENT: 1916 SQ.FT. TOTAL AREA: 4143 SQ.FT.	CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START AND REPORT ERRORS TO DESIGNER FOR CORRECTION.	ENGINEER STAMP	SEVEN DEZIGN LTD