



**PRECISION BUILDING  
DESIGN ASSOCIATES LTD.**  
3-45953 airport rd. chilliwack, b.c. 604-792-0826

project.  
KARVIN DEVELOPMENTS  
SWALLOW PLACE

address.  
LOT 1 - 47300  
SWALLOW PLACE,  
CHILLIWACK, B.C.

drawing heading.

site image.



rendering.

misc. notes.

revisions.

no.	description	date
1.	CONCEPTS	MAR. 8, 2023
2.	CONCEPTS	MAR. 20, 2023
3.	CONCEPTS	MAR. 21, 2023
4.	-	-
5.	-	-
6.	-	-
7.	-	-
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9.	-	-
10.	-	-

stage.

Conceptual Design

sheet name.

Cover

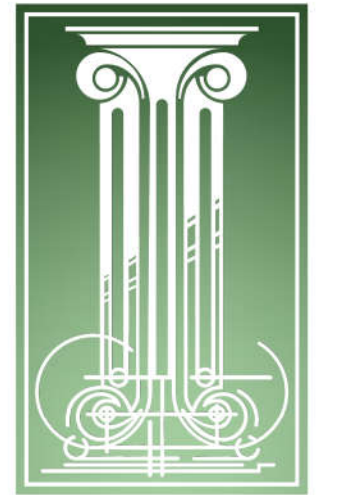
project no.  
PN4121  
scale.  
AS SHOWN  
date.  
MAR. 21, 2023

designed.  
R.HOXIE  
drafted.  
R.HOXIE  
checked.  
C.STAM

sheet number.

0



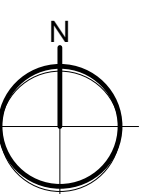


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3-49953 airport rd. chilliwack, b.c. 604-792-0826

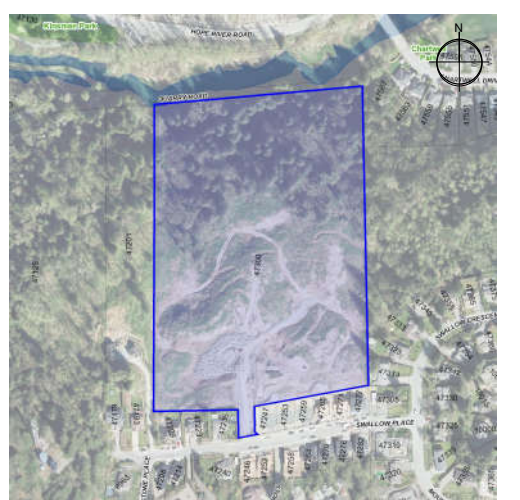
project:  
**KARVIN DEVELOPMENTS SWALLOW PLACE**

address:  
**LOT 1 - 47300 SWALLOW PLACE, CHILLIWACK, B.C.**

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stage:

**Conceptual Design**

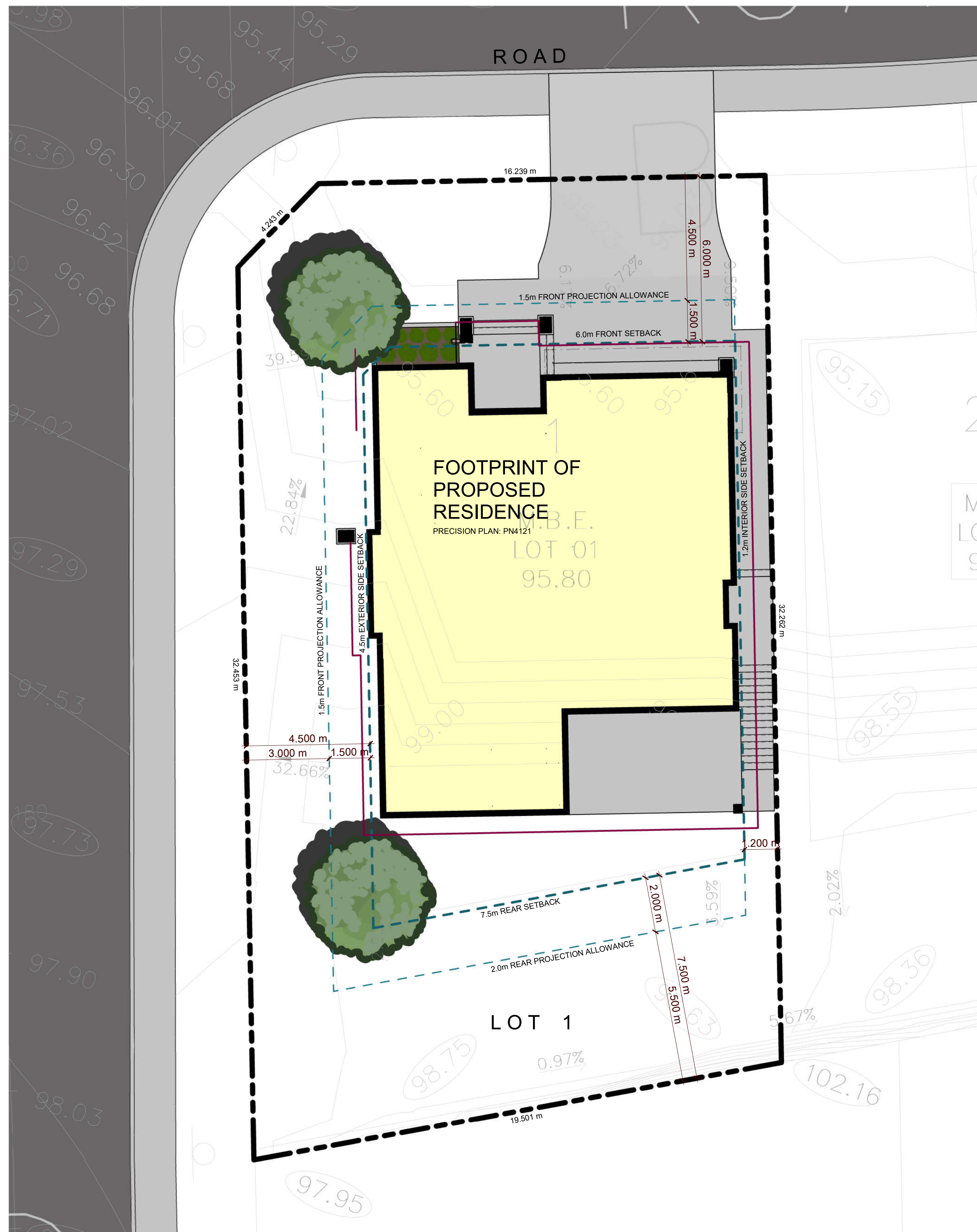
sheet name:

**Site Plan**

project no.	designed.
PN4121	R.HOXIE
scale.	drafted.
AS SHOWN	R.HOXIE
date.	checked.
MAR. 21, 2023	C.STAM

sheet number:

**1.0**



**SITE PLAN**  
1 : 100

PROJECT INFORMATION				
CODE REFERENCE				
BCBC 2018				
DESIGN CONSULTANTS				
STRUCTURAL ENGINEER				
FLOOD CONSTRUCTION DESIGN				
NOT IN THE FLOODPLAIN				
	FCL	FREEBOARD	TOTAL FCL	PROP. FCL
	N/A	+	N/A	=
FIRE SUPPRESSION DESIGN				
INSIDE 10 MINUTE RESPONSE TIME / NOT SPRINKLERED				
ENERGY DESIGN				
BCBC 2018				
SITE INFORMATION				
OTHER DESIGN INFORMATION				

ZONING ANALYSIS (R1-A)		
EXISTING ZONE		
R1-A		
OCP DESIGNATION		
RL (LOW DENSITY RESIDENTIAL)		
DESCRIPTION		
URBAN RESIDENTIAL		
PERMITTED USES		
SINGLE DETACHED DWELLING		
LOT SIZE		
LOT SIZE (m <sup>2</sup> )	PROP. 646.87	MIN. 500
LOT DIMENSIONS		
LOT WIDTH (m)	PROP. 19.24	MIN. 15
LOT DEPTH (m)	PROP. 33.857	MIN. 30
DENSITY		
DENSITY	PROP. 1 PRINCIPAL SFD	MAX. 1 PRINCIPAL SFD
LOT COVERAGE		
LOT COVERAGE (%)	PROP. N/A	MAX. N/A
FLOOR AREA RATIO		
FLOOR AREA RATIO (%)	PROP. 41.62%	MAX. 60.00%
SETBACKS		
FLL SETBACK (m)	PROP. 6	MIN. 6
GARAGE SETBACK (m)	PROP. 6	MIN. 6
RL SETBACK (m)	PROP. 7.5	MIN. 7.5
ISLL SETBACK (m)	PROP. 1.2	MIN. 1.2
ESLL SETBACK (m)	PROP. 4.5	MIN. 4.5
RAILWAY SETBACK (m)	PROP. N/A	MIN. N/A
TRANS-CANADA SETBACK (m)	PROP. N/A	MIN. N/A
SUPPLEMENTARY SETBACK (m)	PROP. N/A	MIN. N/A
WATERCOURSES (m)	PROP. N/A	MIN. N/A
SITING		
SITING	PROP. SEE SITE PLAN	MIN. SEE SITE PLAN
BUILDING HEIGHT		
BUILDING HEIGHT (m)	PROP. 7.4	MAX. 10
PARKING		
OFF STREET PARKING	PROP. 3 SPACES	MIN. 3 SPACES
OFF STREET LOADING	PROP. N/A	MIN. N/A
AMENITY AREA		
AMENITY AREA	PROP. N/A	MIN. N/A
FENCING/SCREENING/LANDSCAPING		
FENCING/SCREENING/LANDSCAPING	PER SECTION 4.09	PER SECTION 4.09
SIGNS		
SIGNS	PROP. N/A	MIN. N/A
SPECIAL REGULATIONS		
6m MINIMUM OVERALL WIDTH FOR PRINCIPAL SFD / ACCESSORY DWELLING UNIT = SECONDARY SUITE, COACH HOUSE AND GARDEN SUITE		
MISC. NOTES		
6m MINIMUM OVERALL WIDTH FOR PRINCIPAL SFD / ACCESSORY DWELLING UNIT = SECONDARY SUITE, COACH HOUSE AND GARDEN SUITE		
VARIANCE REQUESTS		
6m MINIMUM OVERALL WIDTH FOR PRINCIPAL SFD / ACCESSORY DWELLING UNIT = SECONDARY SUITE, COACH HOUSE AND GARDEN SUITE		



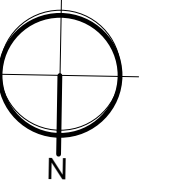


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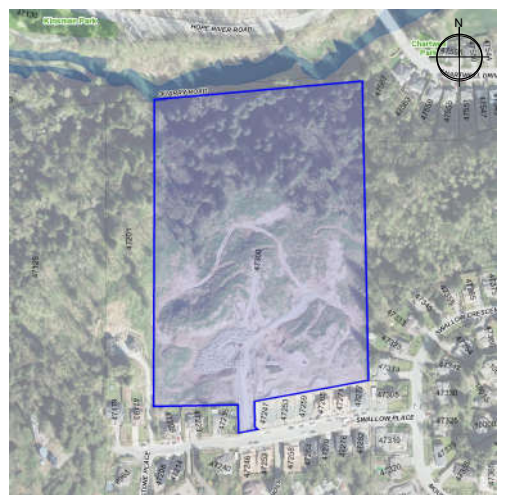
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address:  
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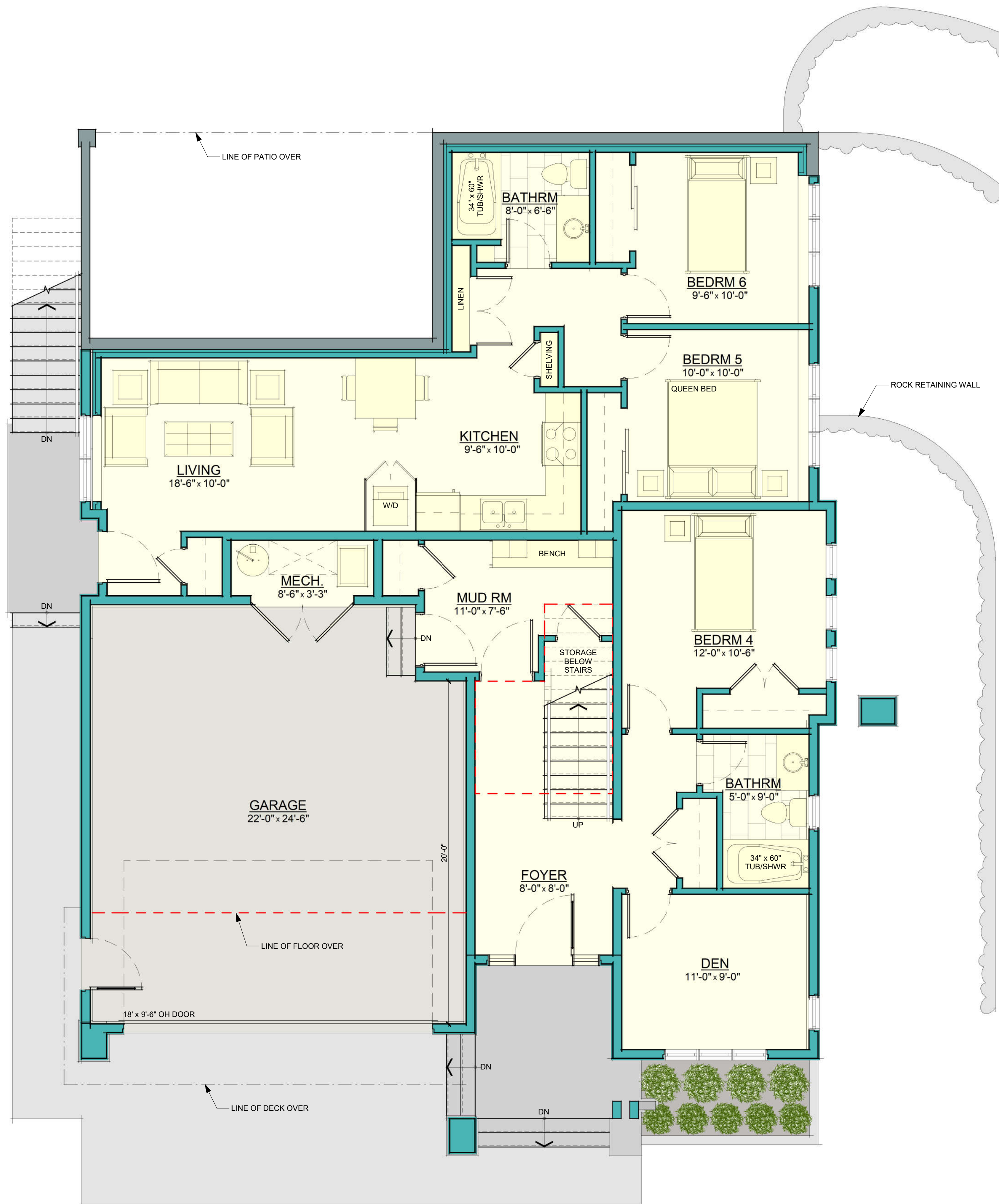
stage:

**Conceptual Design**

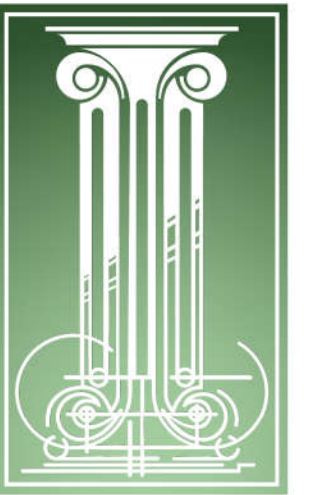
sheet name:

**Floor Plans**

project no.	designed
PN4121	R.HOXIE
scale:	drafted
AS SHOWN	R.HOXIE
date:	checked
MAR. 21, 2023	C.STAM
sheet number:	







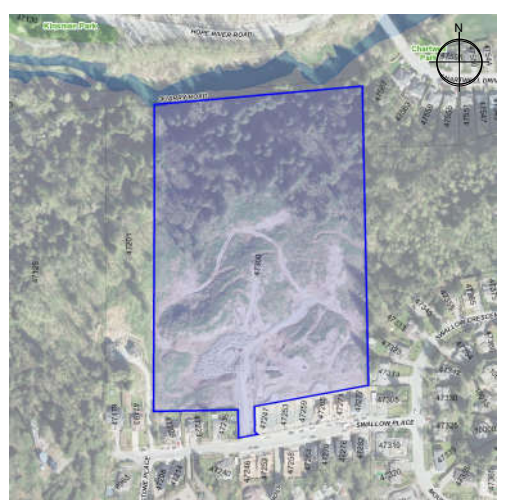
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**Conceptual Design**

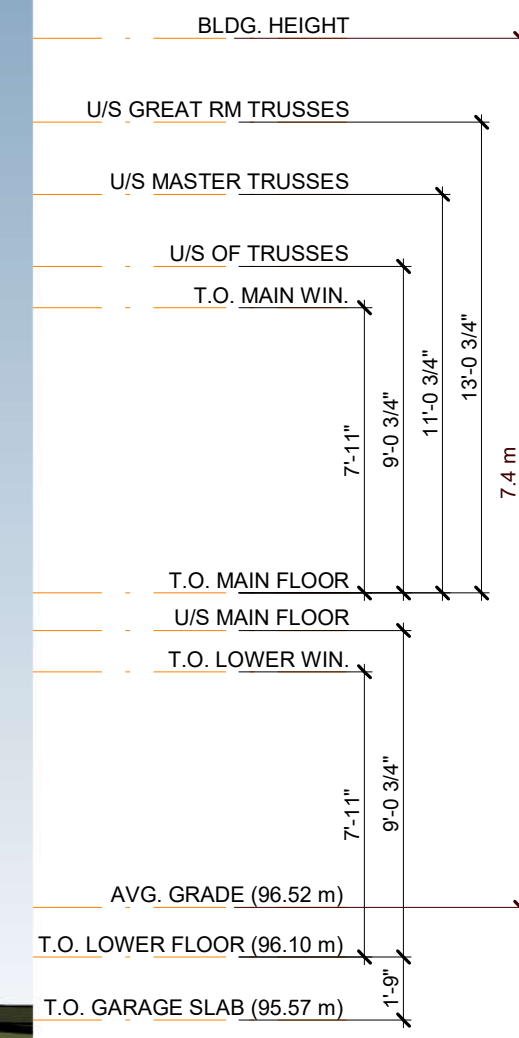
sheet name:

**Elevations**

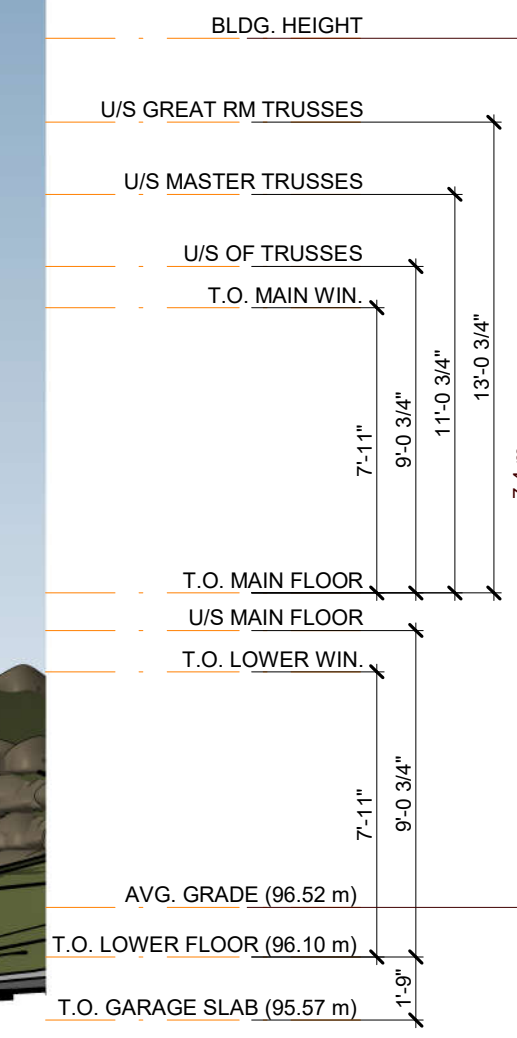
project no.	designed.
PN4121	R.HOXIE
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MAR. 21, 2023	C.STAM

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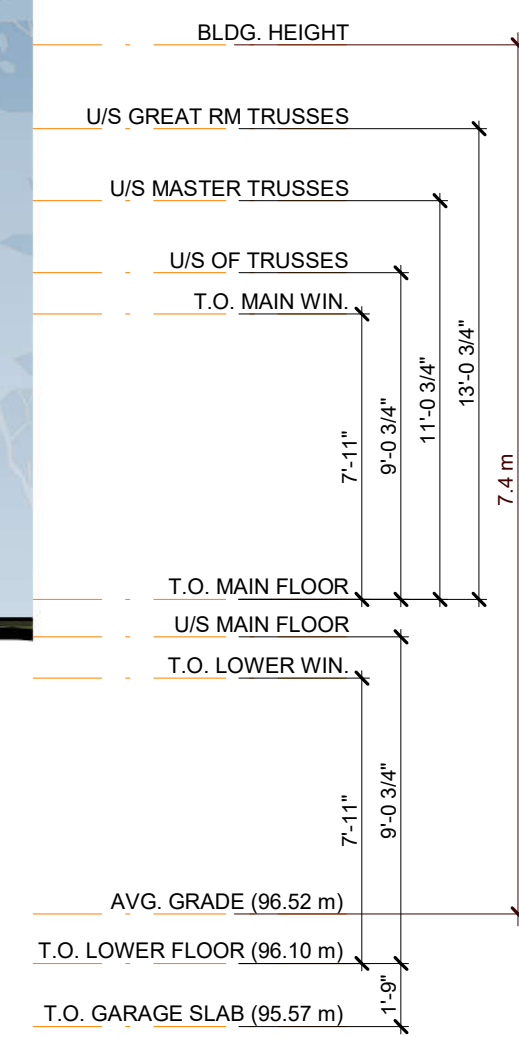
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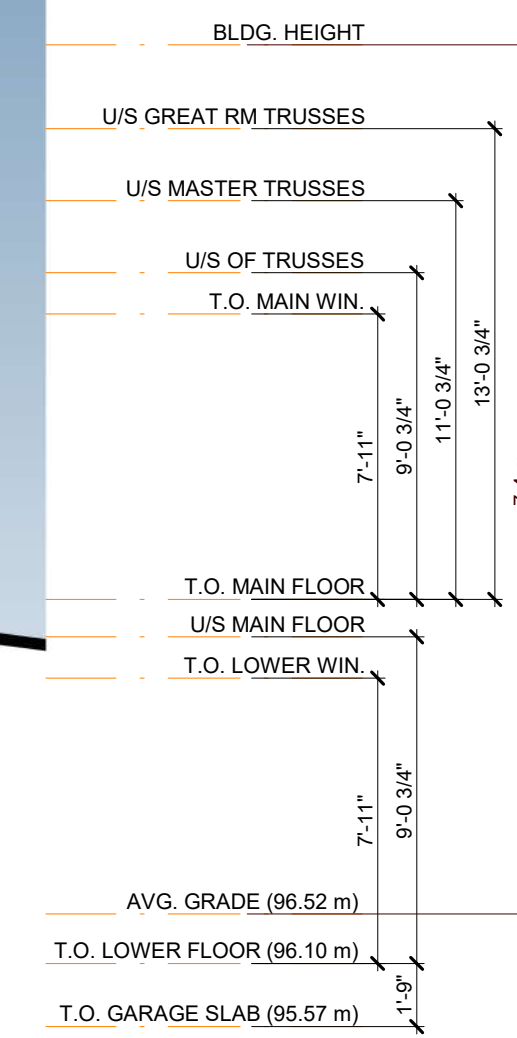
**LH SIDE ELEVATION**  
3/16" = 1'-0"



**FRONT ELEVATION**  
3/16" = 1'-0"

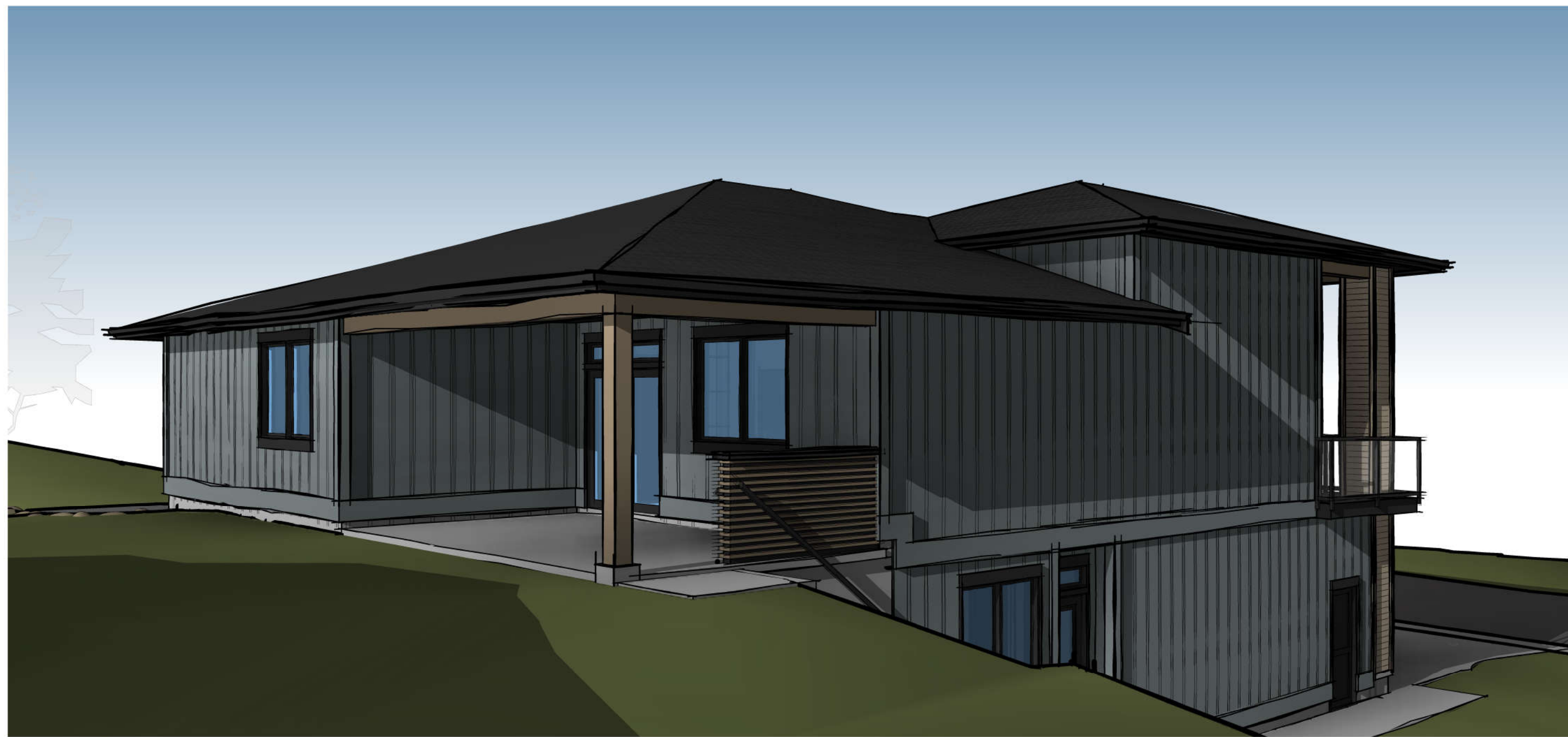
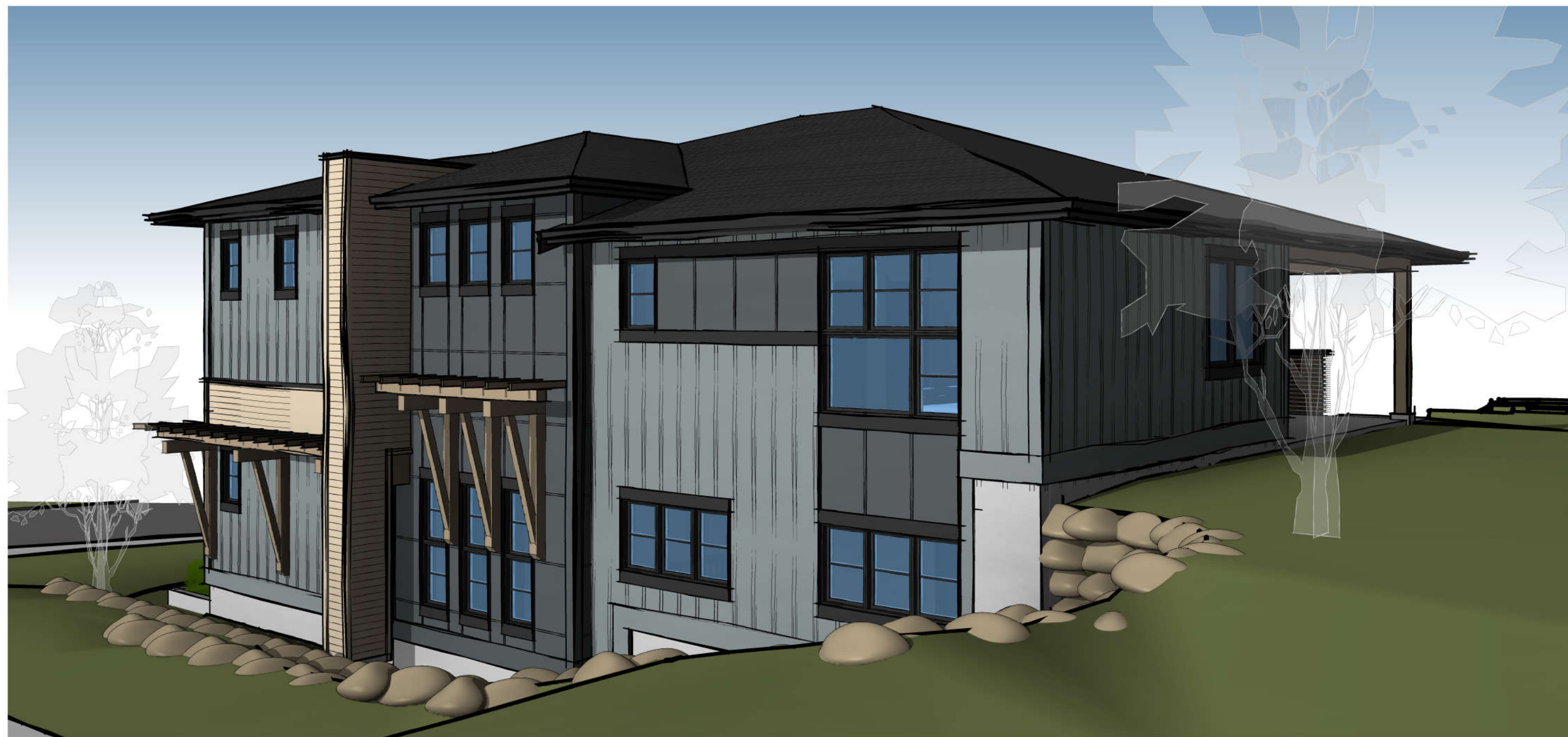


**RH SIDE ELEVATION**  
3/16" = 1'-0"



**REAR ELEVATION**  
3/16" = 1'-0"





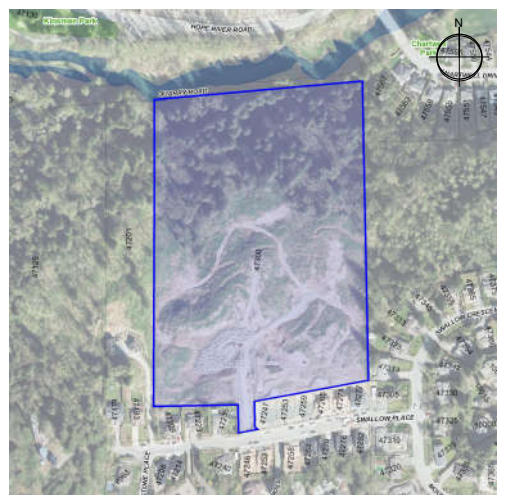
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stage:

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sheet name:

**Perspectives**

project no. PN4121  
scale: AS SHOWN  
date: MAR. 21, 2023  
sheet number:

designed: R.HOXIE  
drafted: R.HOXIE  
checked: C.STAM