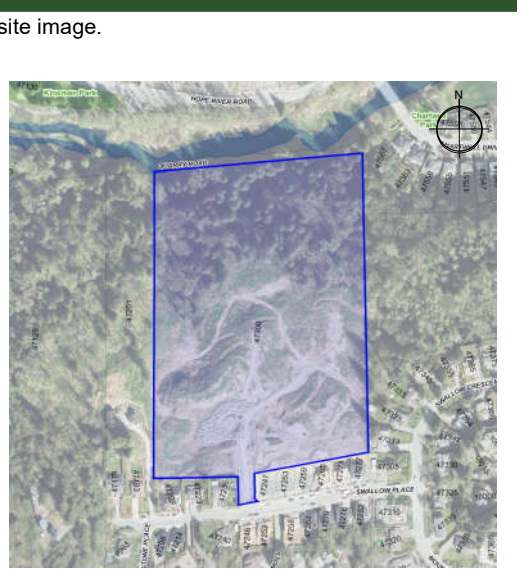
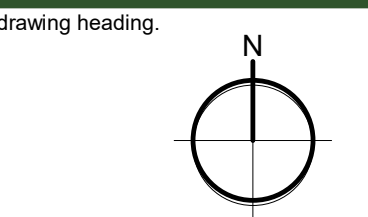




**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
3-45953 airport rd. chilliwack, b.c. 604-792-0826

project:
KARVIN DEVELOPMENTS
SWALLOW PLACE

address:
LOT 4 - 47300
SWALLOW PLACE,
CHILLIWACK, B.C.



rendering.

misc. notes.

revisions.

no.	description	date
1.	CONCEPT FLOOR PLANS	FEB. 1, 2023
2.	CONCEPTS	FEB. 6, 2023
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4.	CONCEPTS	FEB. 16, 2023
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7.	-	-
8.	-	-
9.	-	-
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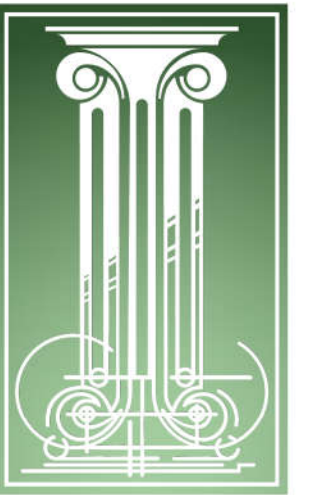
stage:
Conceptual Design

sheet name:
Cover

project no. PN4121
scale. AS SHOWN
date. FEB. 16, 2023
sheet number.

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

M0

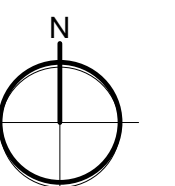


PRECISION BUILDING DESIGN ASSOCIATES LTD.
3-49953 airport rd. chilliwack, b.c. 604-792-0826

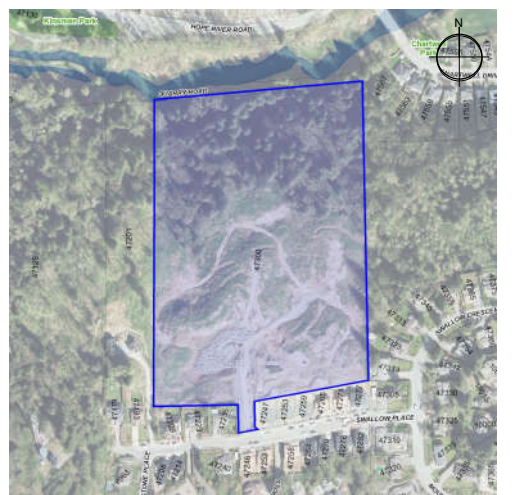
project:
KARVIN DEVELOPMENTS SWALLOW PLACE

address:
LOT 4 - 47300 SWALLOW PLACE, CHILLIWACK, B.C.

drawing heading:



site image:



rendering:

misc. notes:

revisions:

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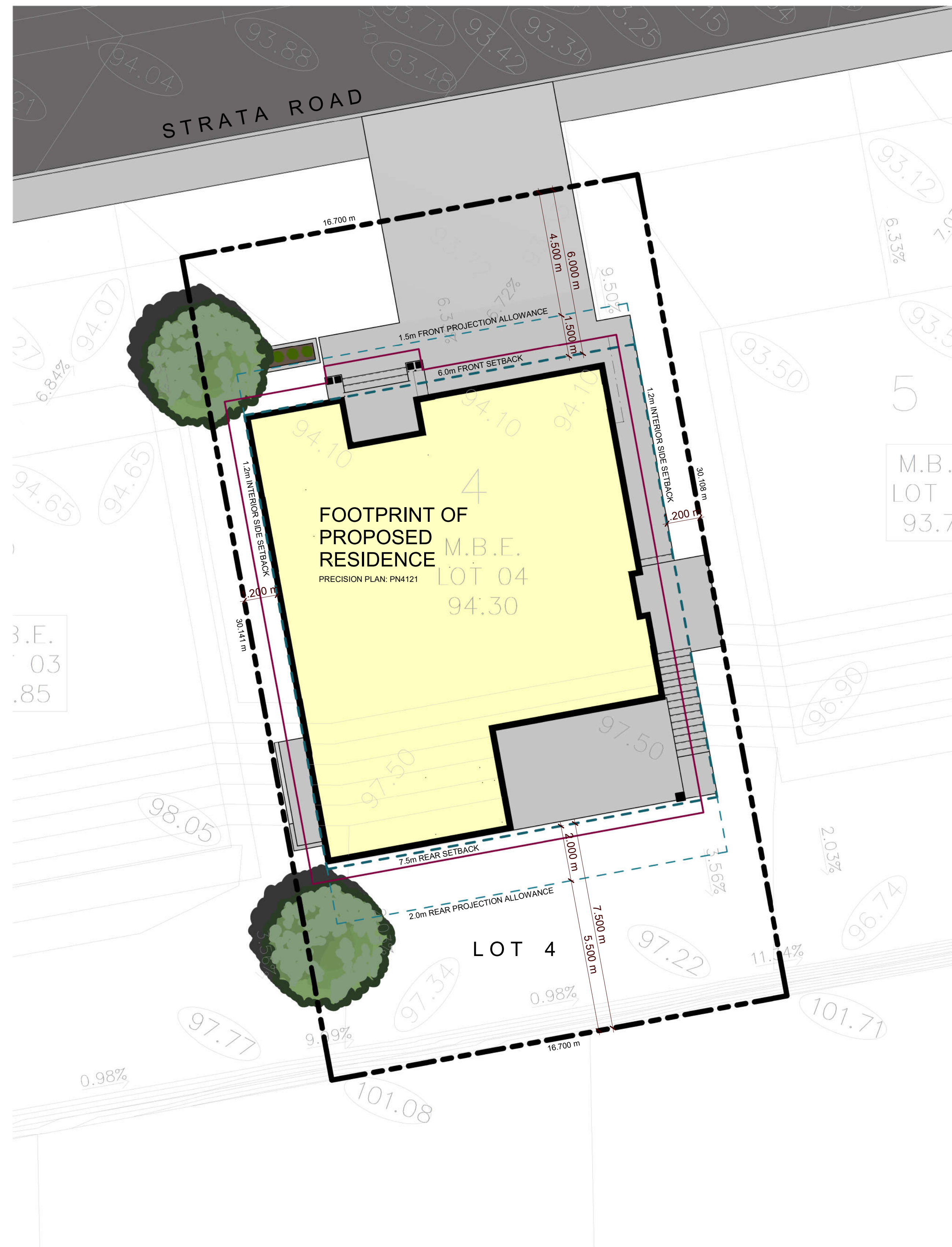
Conceptual Design

sheet name:

Site Plan

project no.	PN4121	designed.	R.HOXIE
scale.	AS SHOWN	drafted.	R.HOXIE
date.	FEB. 16, 2023	checked.	C.STAM
sheet number.			

M1.0



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	=
			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	
OCIP DESIGNATION	RL (LOW DENSITY RESIDENTIAL)	
DESCRIPTION	URBAN RESIDENTIAL	
PERMITTED USES	SINGLE DETACHED DWELLING	
LOT SIZE	PROP. 503.08	MIN. 500
LOT DIMENSIONS		
LOT WIDTH (m)	PROP. 16.7	MIN. 15
LOT DEPTH (m)	PROP. 30.108	MIN. 30
DENSITY	PROP. 1 PRINCIPAL SFD	MAX. 1 PRINCIPAL SFD
LOT COVERAGE	PROP. N/A	MAX. N/A
FLOOR AREA RATIO	PROP. 53.09%	MAX. 60.00%
SETBACKS		
FLL SETBACK (m)	PROP. 6	MIN. 6
GARAGE 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	PROP. SEE SITE PLAN	MIN. SEE SITE PLAN
BUILDING HEIGHT	PROP. 7.5	MAX. 10
PARKING	PROP. 3 SPACES	MIN. 3 SPACES
OFF STREET PARKING	PROP. N/A	MIN. N/A
OFF STREET LOADING	PROP. N/A	MIN. N/A
AMENITY AREA	PROP. N/A	MIN. N/A
FENCING/SCREENING/LANDSCAPING	PER SECTION 4.09	PER SECTION 4.09
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		

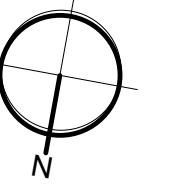


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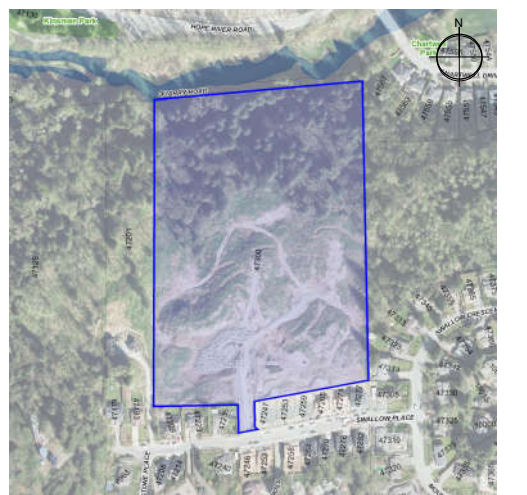
project:
KARVIN DEVELOPMENTS SWALLOW PLACE

address:
LOT 4 - 47300 SWALLOW PLACE, CHILLIWACK, B.C.

drawing heading:



site image:



rendering:

misc. notes:

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9.	-	-
10.	-	-

stage:

Conceptual Design

sheet name:

Floor Plans

project no.

PN4121

scale:

AS SHOWN

date:

FEB. 16, 2023

sheet number:

designed:

R.HOXIE

drafted:

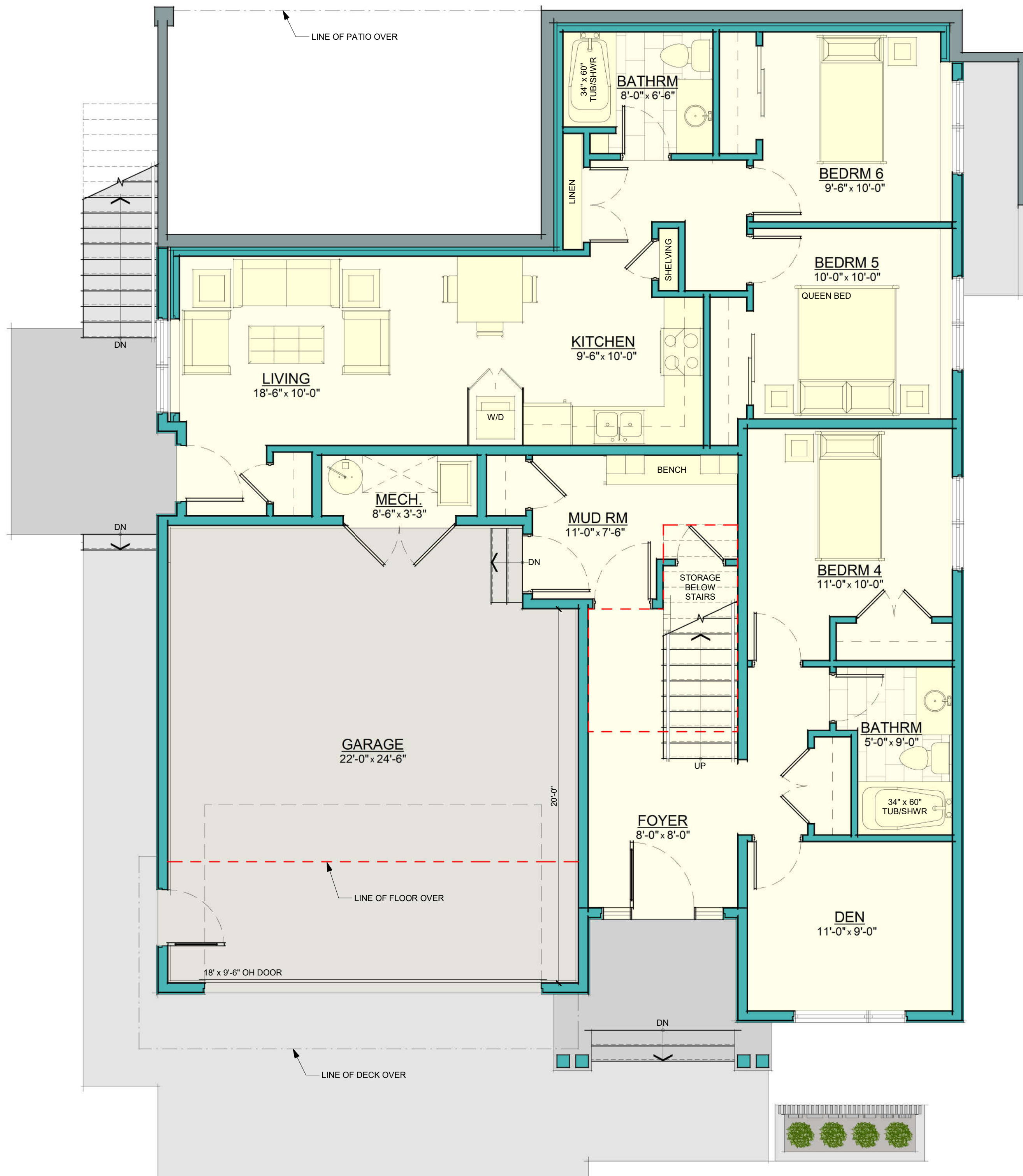
R.HOXIE

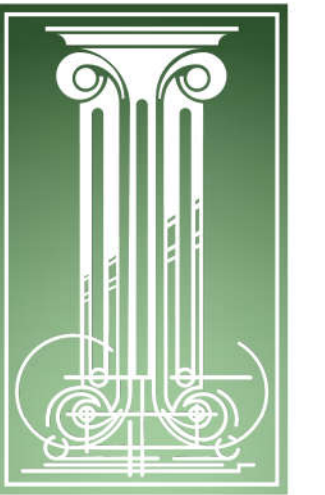
checked:

C.STAM

sheet number:

M1.1



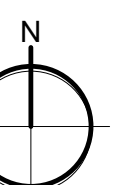


PRECISION BUILDING DESIGN ASSOCIATES LTD.
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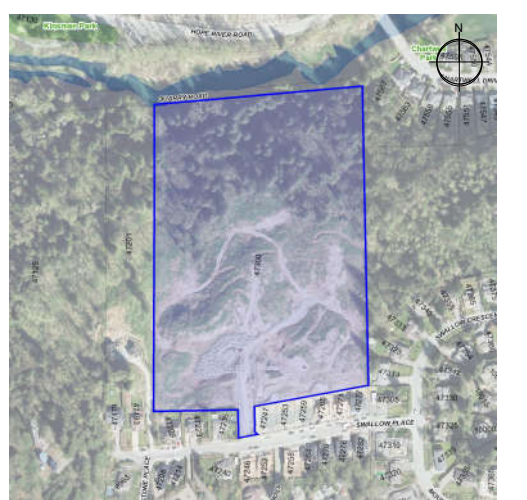
project:
**KARVIN DEVELOPMENTS
SWALLOW PLACE**

address:
**LOT 4 - 47300
SWALLOW PLACE,
CHILLIWACK, B.C.**

drawing heading:



site image:



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8.	-	-
9.	-	-
10.	-	-

stage:

Conceptual Design

sheet name:

Elevations

project no. PN4121
 scale. AS SHOWN
 date. FEB. 16, 2023

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

sheet number:

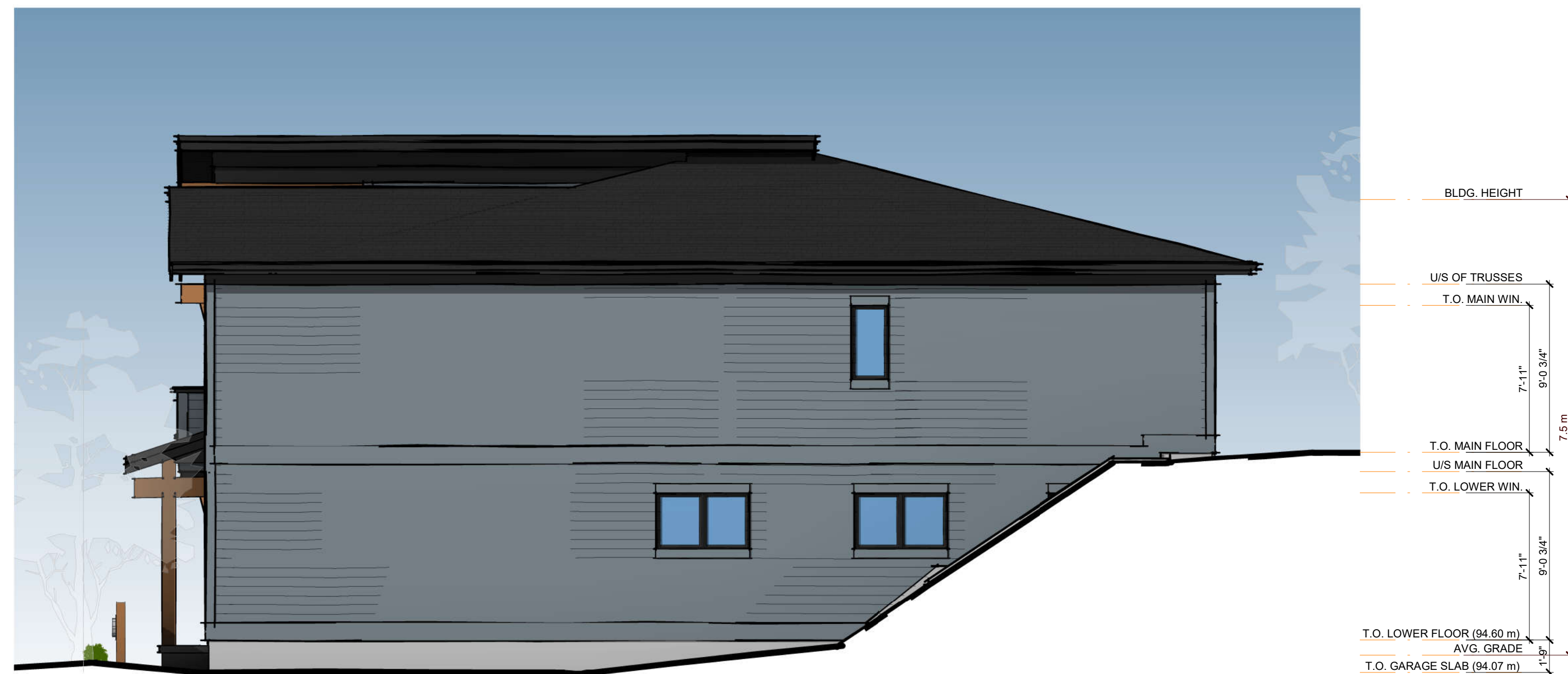
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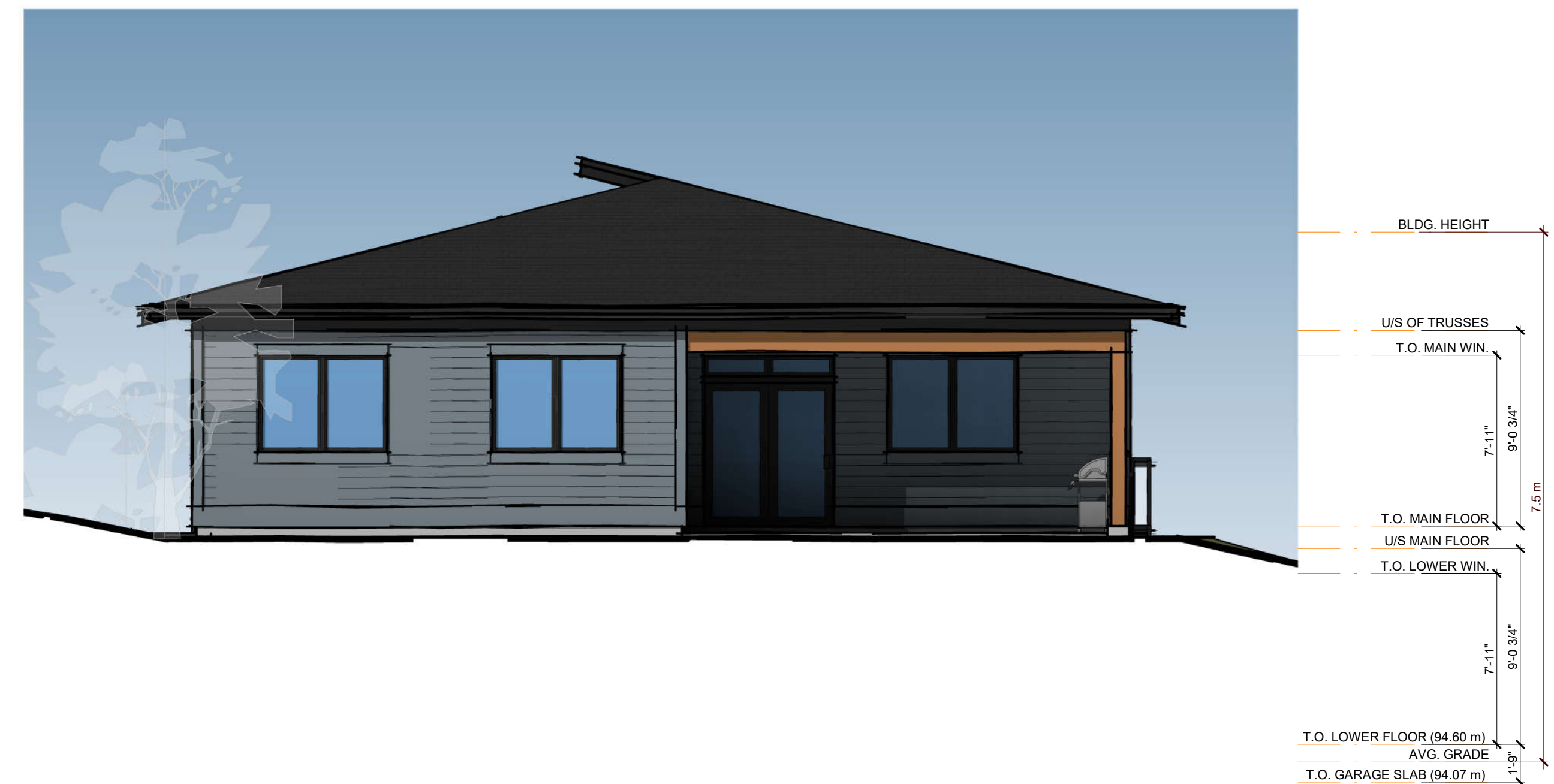
LH SIDE ELEVATION
3/16" = 1'-0"



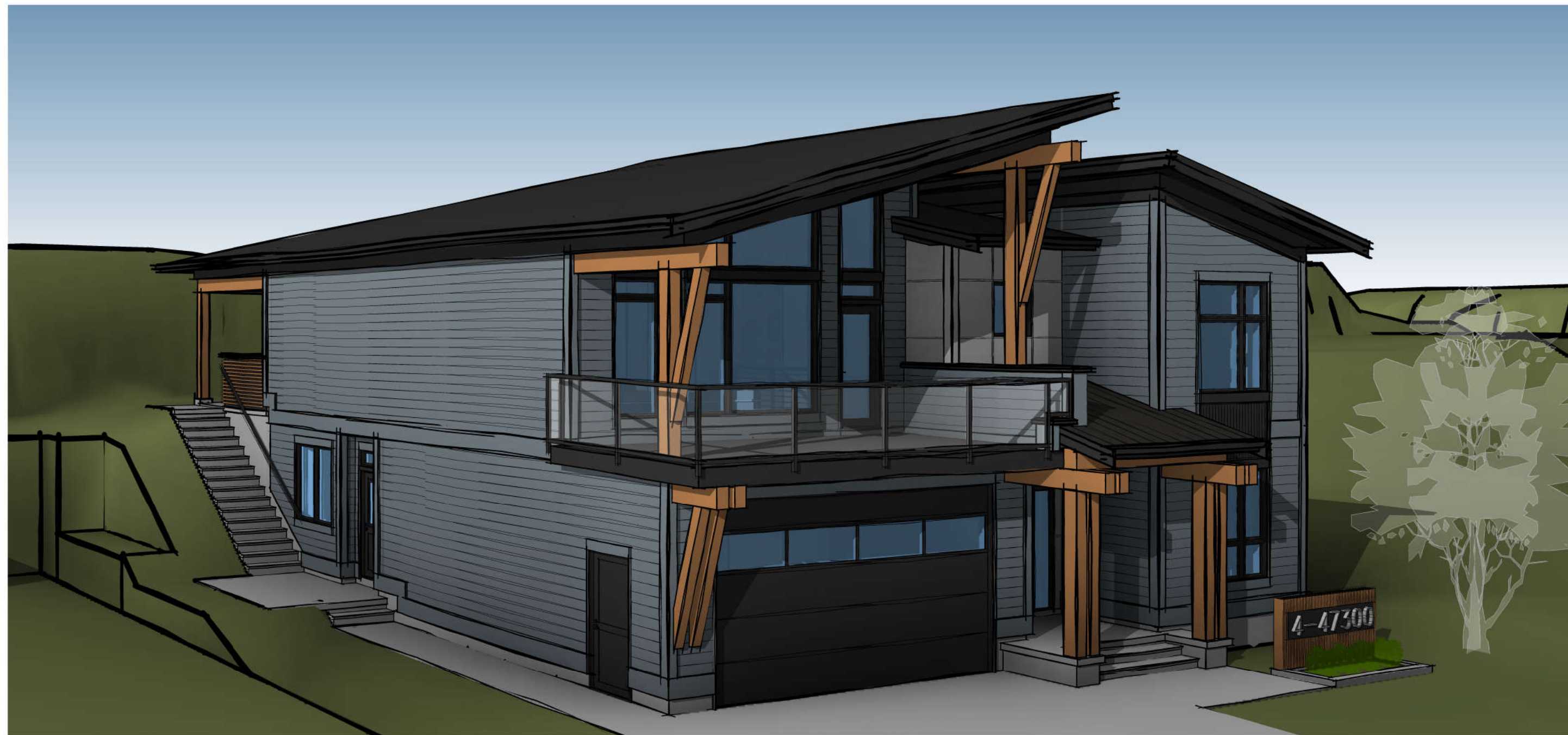
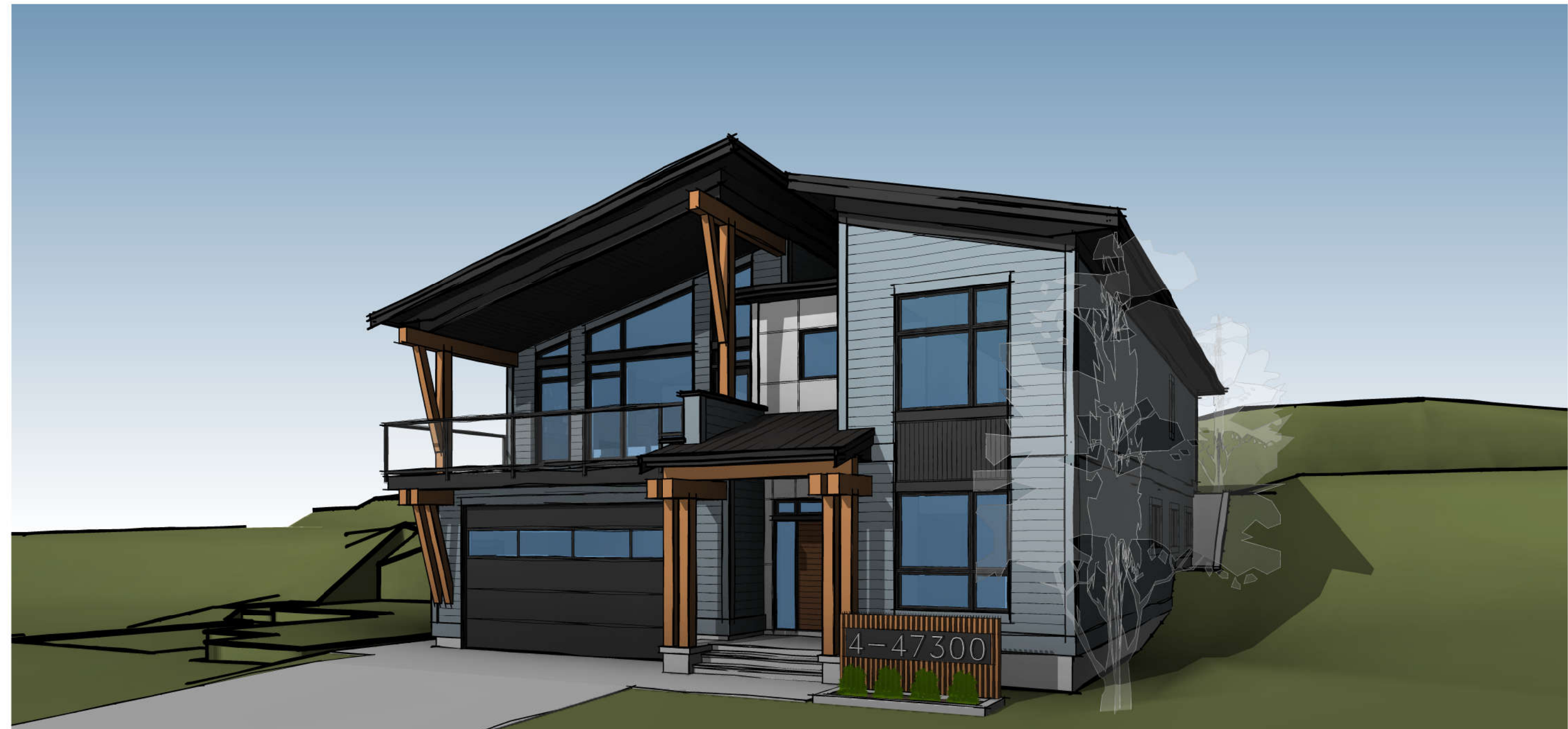
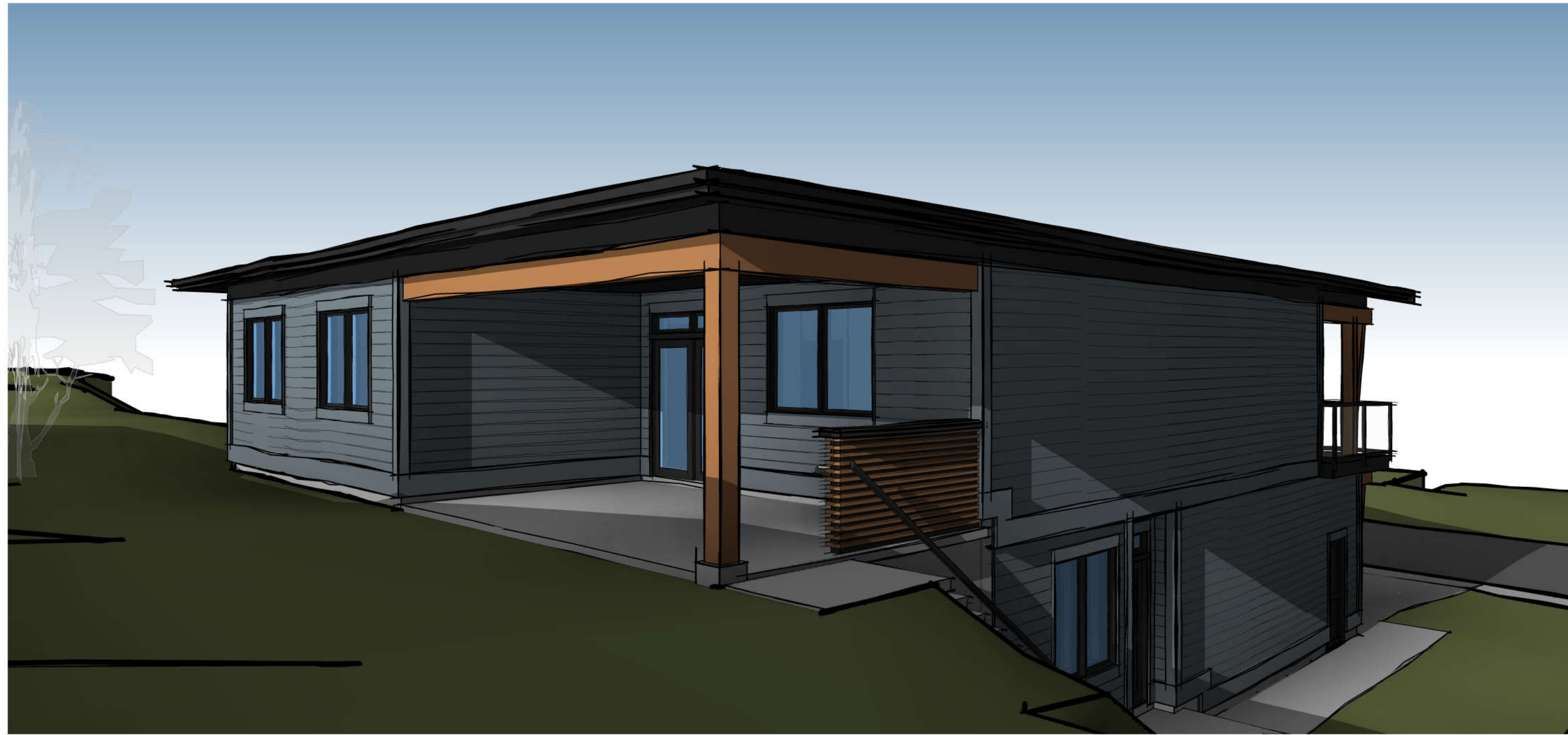
FRONT ELEVATION
3/16" = 1'-0"



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



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

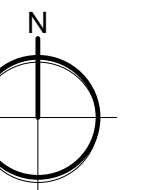


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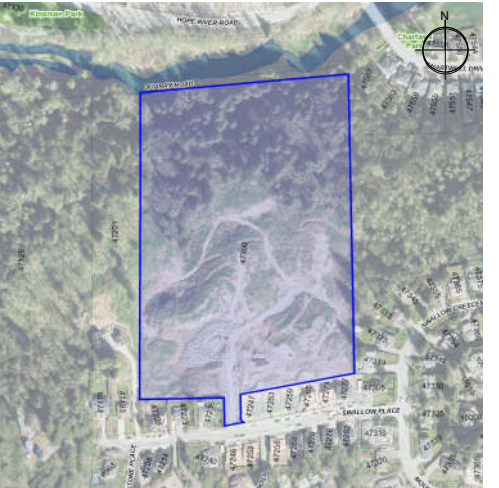
project:
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stage:

Conceptual Design

sheet name:

Perspectives

project no.

PN4121

scale:

AS SHOWN

date:

FEB. 16, 2023

sheet number:

designed:

R.HOXIE

drafted:

R.HOXIE

checked:

C.STAM

M3.0