



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

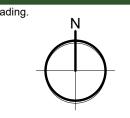
project.

KARVIN DEVELOPMENTS SWALLOW PLACE

dress.

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

drawing l



site ima



renderir

misc. notes

evisions	visions.	
no.	issue/revisions.	date.
1.	CONCEPT FLOOR PLANS	FEB. 1, 20
2.	CONCEPTS	FEB. 6, 20
3.	CONCEPTS	FEB. 13, 2
4.	CONCEPTS	FEB. 16, 2
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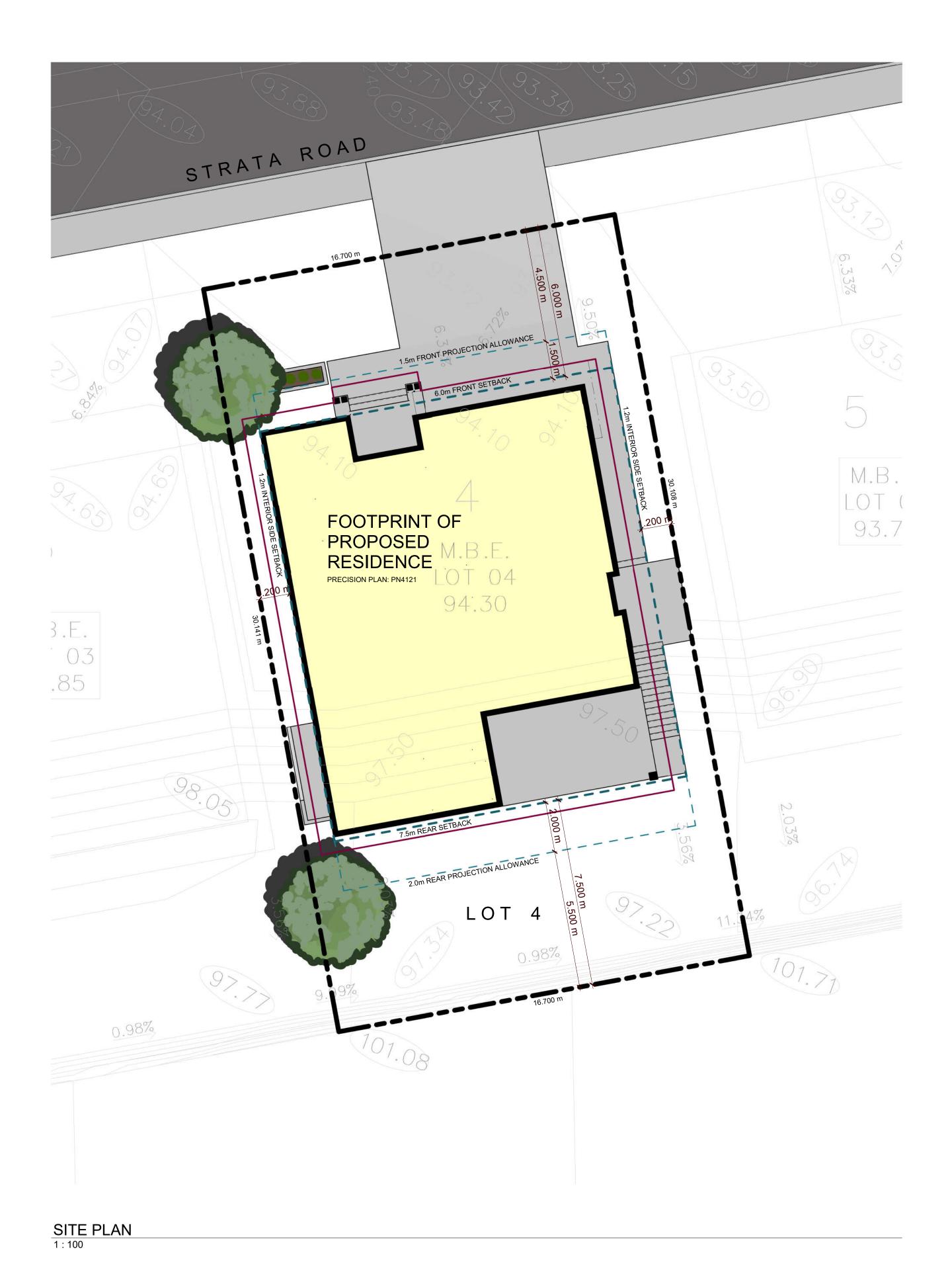
stage.

Conceptual Design

Covei
designed. R.HOXIE
drafted. R.HOXIE

date. checked. FEB. 16, 2023 C.STAM

NAO



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

EXISTING ZONE		NALYSIS (R1-A)		
R1-A				
OCP DESIGNATION				
RL (LOW DENSITY RESIDENTIAL)				
DESCRIPTION				
URBAN RESIDENTIAL				
PERMITTED USES				
SINGLE DETACHED DWELLING				
LOT SIZE				
LOT SIZE (m²)	PROP.	503.08	MIN.	500
LOT DIMENSIONS	111011	000.00		
LOT WIDTH (m)	PROP.	16.7	MIN.	15
LOT DEPTH (m)	PROP.	30.108	MIN.	30
DENSITY		3333		
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.	53.09%	MAX.	60.00%
SETBACKS				
FLL SETBACK (m)	PROP.	6	MIN.	6
GARAGE SETBACK (m)	PROP.	6	MIN.	6
RLL 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.	7.5	MAX.	10
PARKING	'		<u> </u>	
OFF STREET PARKING	PROP.	3 SPACES	MIN.	3 SPACES
OFF STREET LOADING				
OFF STREET LOADING	PROP.	N/A	MIN.	N/A
AMENITY AREA	'		<u> </u>	
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 PRINCIF	PAL SFD / ACCESSOR`	Y DWELLING UNIT = SECOND.	ARY SUITE, CO	ACH HOUSE AND GARDEN SUI
MISC. NOTES	241 OFD / 4225225	/ DWELLING INT. OFC.::	ADV 011177 65	A OLI LI OLI OF A N.D. O. A D.D. C
6m MINIMUM OVERALL WIDTH FOR PRINCIF	PAL SED / ACCESSOR	Y DWELLING UNIT = SECOND	ARY SUITE, CO	ACH HOUSE AND GARDEN SUI
	VARIANC	E REQUESTS		



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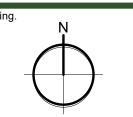
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address.

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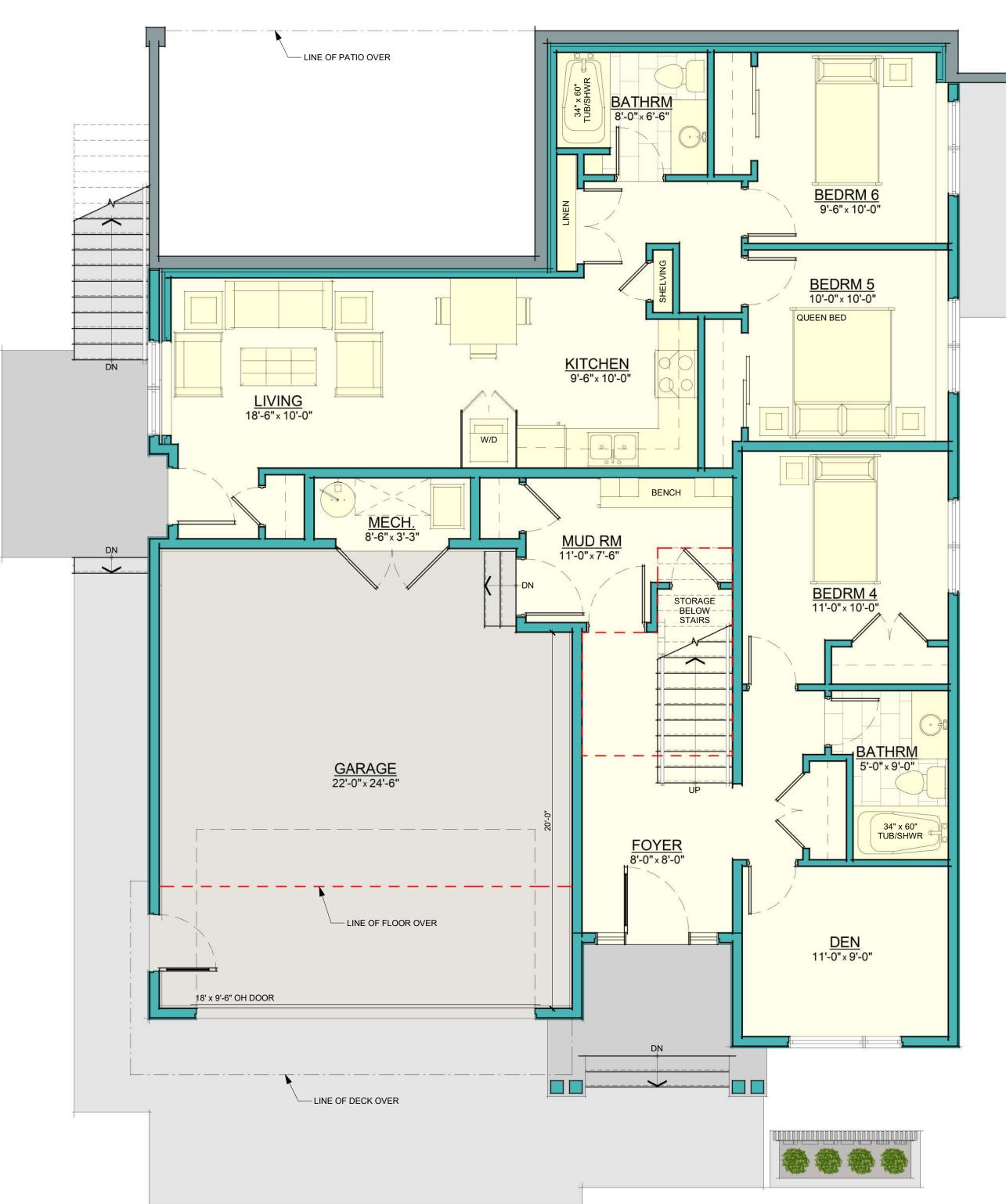
Conceptual Design

Site Plan

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

FEB. 10, 202

M1.0



LOWER FLOOR PLAN

1/4" = 1'-0" • FINISHED LOWER FLOOR AREA (INCLUDING STAIRS, EXCLUDING GARAGE & MECH.)
• FINISHED SUITE FLOOR AREA
1,410 ft²
• TOTAL FINISHED LOWER FLOOR AREA



## MAIN FLOOR PLAN

1/4" = 1'-0"

1,770 ft<sup>2</sup> • FINISHED MAIN FLOOR AREA (EXCLUDING STAIRS)

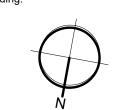
1,410 ft<sup>2</sup> • FINISHED LOWER FLOOR AREA (INCLUDING STAIRS, EXCLUDING GARAGE & MECH.)

3,180 ft<sup>2</sup> • TOTAL FINISHED FLOOR AREA

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site image.



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Conceptual Design

Floor Plans

R.HOXIE

project no. PN4121 scale. AS SHOWN R.HOXIE checked. FEB. 16, 2023 C.STAM

sheet number.

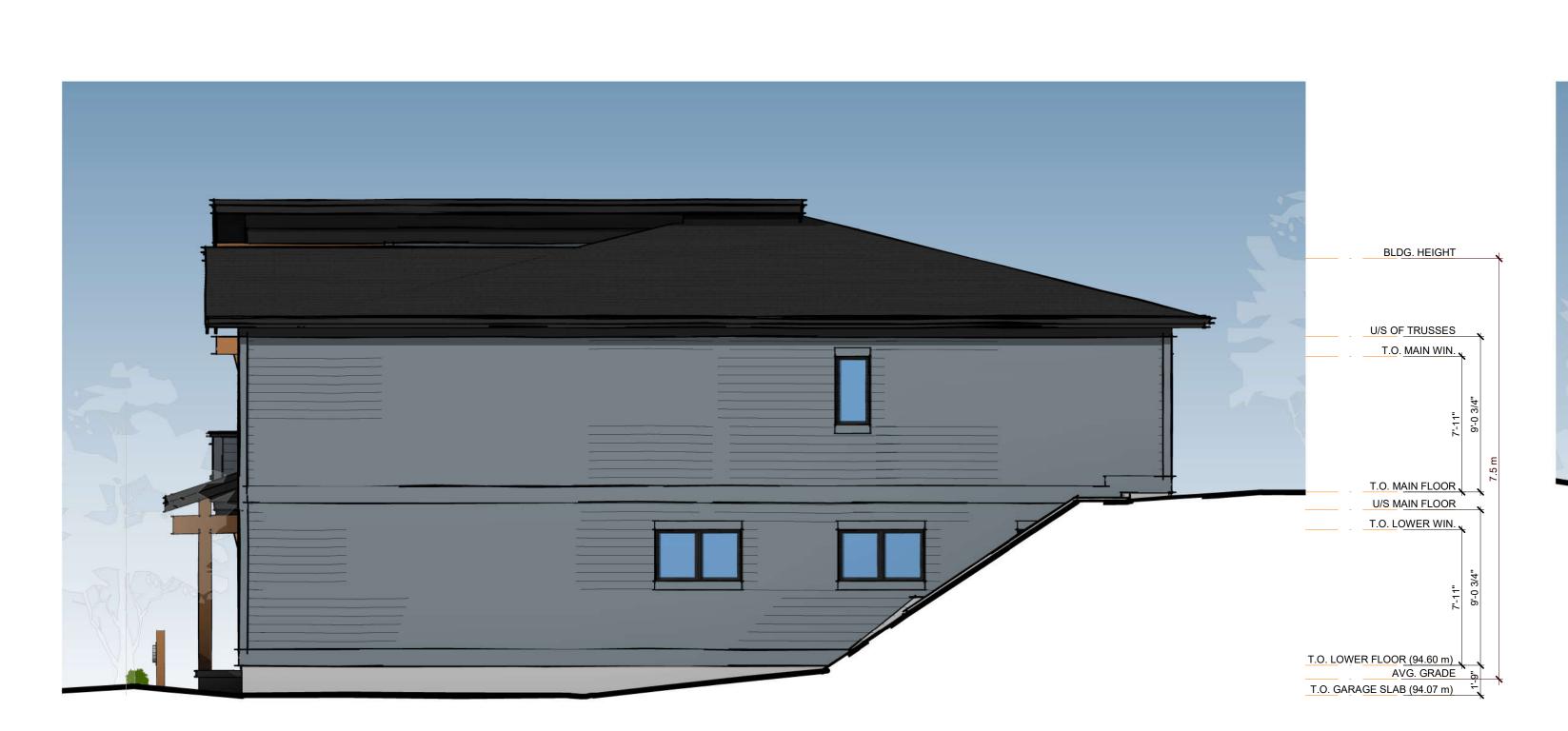
M1.1



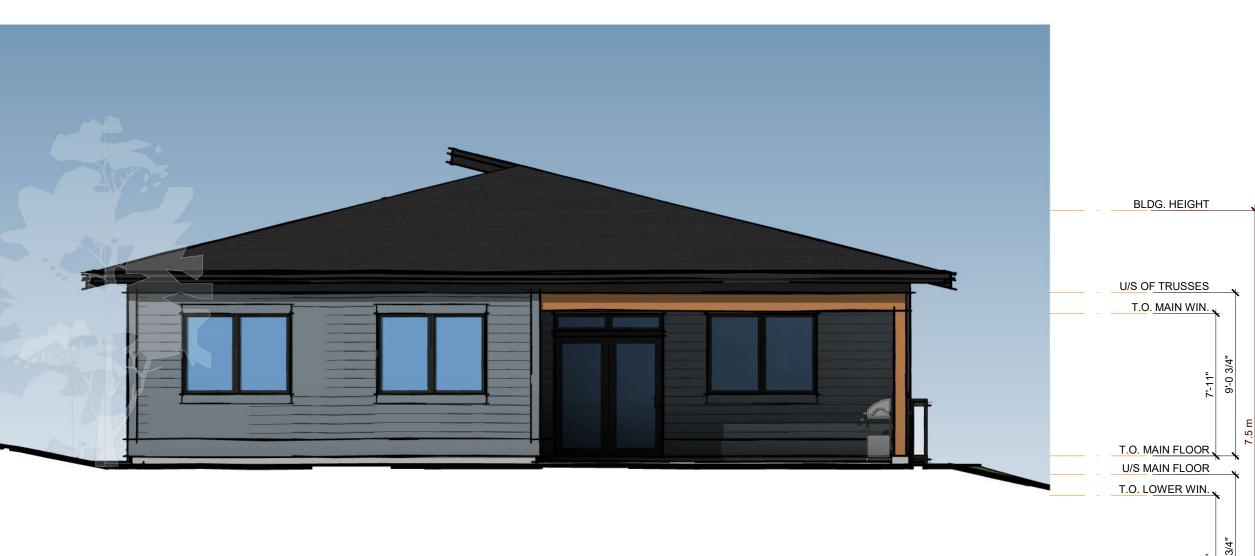
LH SIDE ELEVATION
3/16" = 1'-0"



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



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



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



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FEB. 1, 2023 FEB. 6, 2023 FEB. 13, 2023 FEB. 16, 2023

Conceptual Design

Elevations

T.O. LOWER FLOOR (94.60 m)

AVG. GRADE

T.O. GARAGE SLAB (94.07 m)

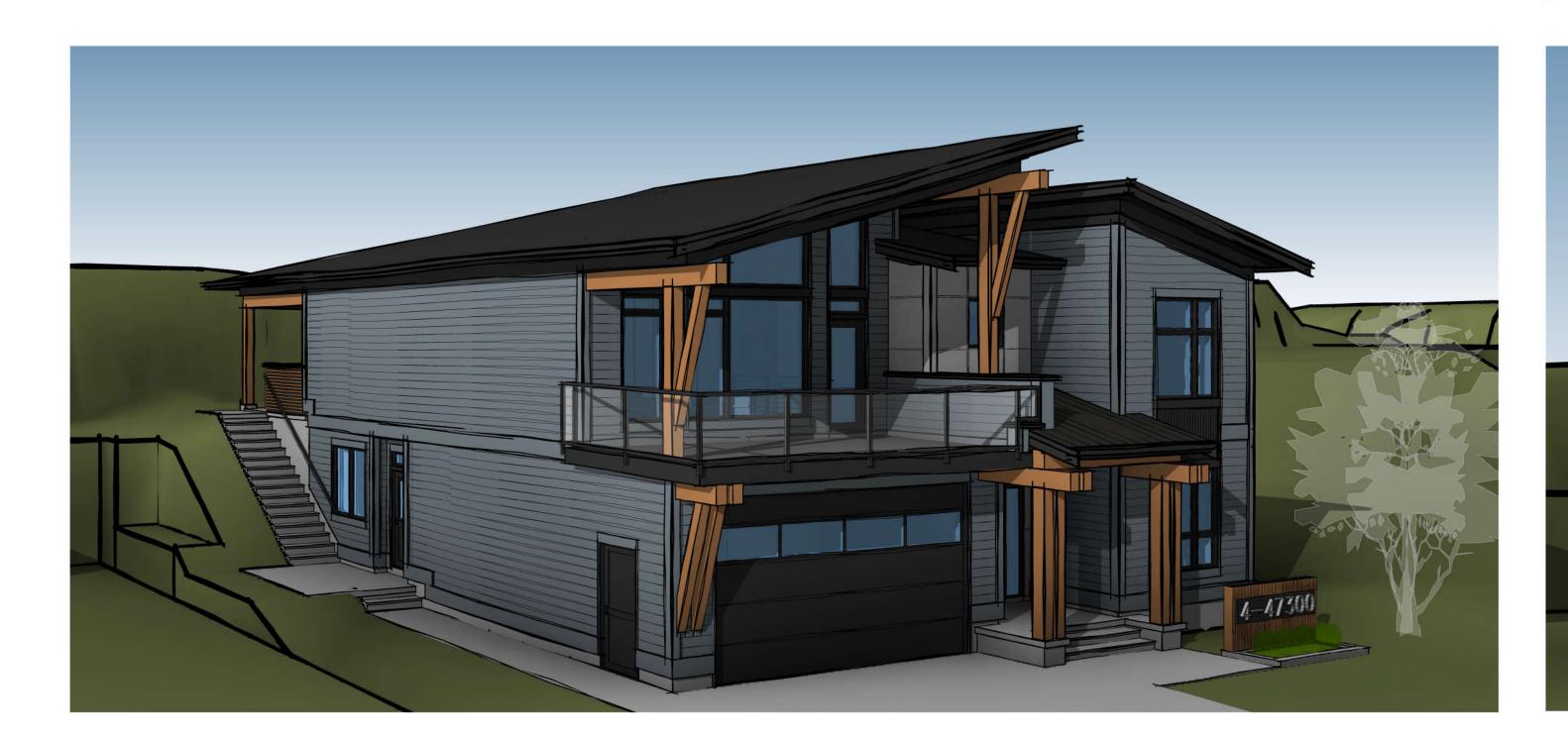
project no. PN4121 R.HOXIE scale. AS SHOWN R.HOXIE checked. FEB. 16, 2023 C.STAM sheet number.











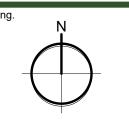




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t name.	
	Perspectives

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