



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

project:
KARVIN DEVELOPMENTS
SWALLOW PLACE

address:
LOT 5 - 47300
SWALLOW PLACE,
CHILLIWACK, B.C.

drawing heading:

site image:



rendering:

misc. notes:

revisions:

no.	description	date
1.	CONCEPTS	FEB. 16, 2023
2.	CONCEPTS	FEB. 16, 2023
3.	---	---
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9.	---	---
10.	---	---

stage:

Conceptual Design

sheet name:

Cover

project no.

PN4121

scale:

AS SHOWN

date:

FEB. 16, 2023

sheet number:

M0



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stage:

Conceptual Design

sheet name:

Site Plan

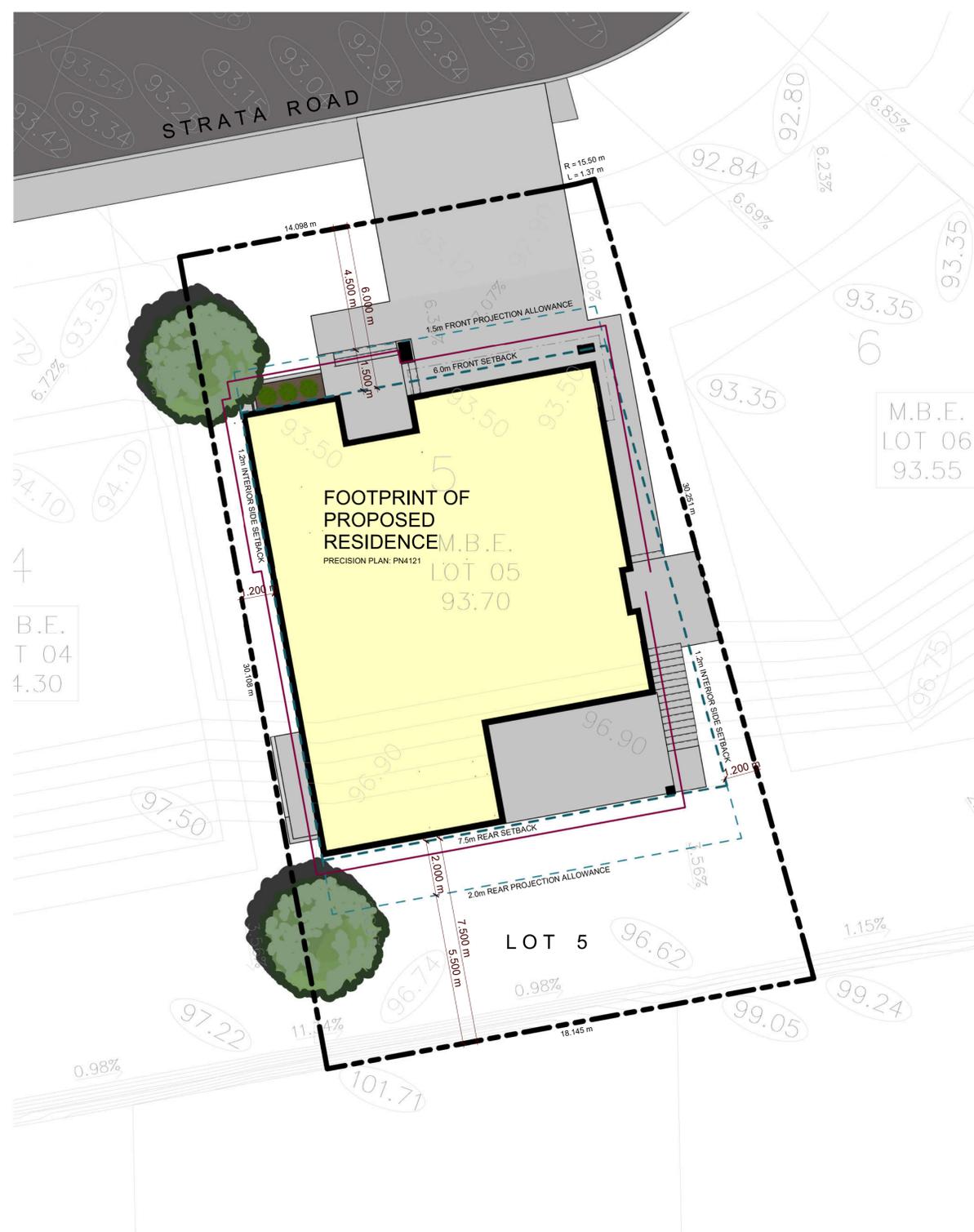
project no. designed:
PN4121 R.HOXIE
scale. drafted:
AS SHOWN R.HOXIE
date. checked:
FEB. 16, 2023 C.STAM

sheet number:

M1.0

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		
OCP DESIGNATION		
RL (LOW DENSITY RESIDENTIAL)		
DESCRIPTION		
URBAN RESIDENTIAL		
PERMITTED USES		
SINGLE DETACHED DWELLING		
LOT SIZE		
LOT SIZE (m ²)	PROP. 505.85	MIN. 500
LOT DIMENSIONS		
LOT WIDTH (m)	PROP. 15.47	MIN. 15
LOT DEPTH (m)	PROP. 30.108	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. 52.80%	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. 8.2	MAX. 10
PARKING		
OFF STREET PARKING	PROP. 3 SPACES	MIN. 3 SPACES
OFF STREET LOADING		
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		



SITE PLAN
1 : 100



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stage:

Conceptual Design

sheet name:

Floor Plans

project no.

PN4121

scale:

AS SHOWN

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FEB. 16, 2023

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R.HOXIE

drafted:

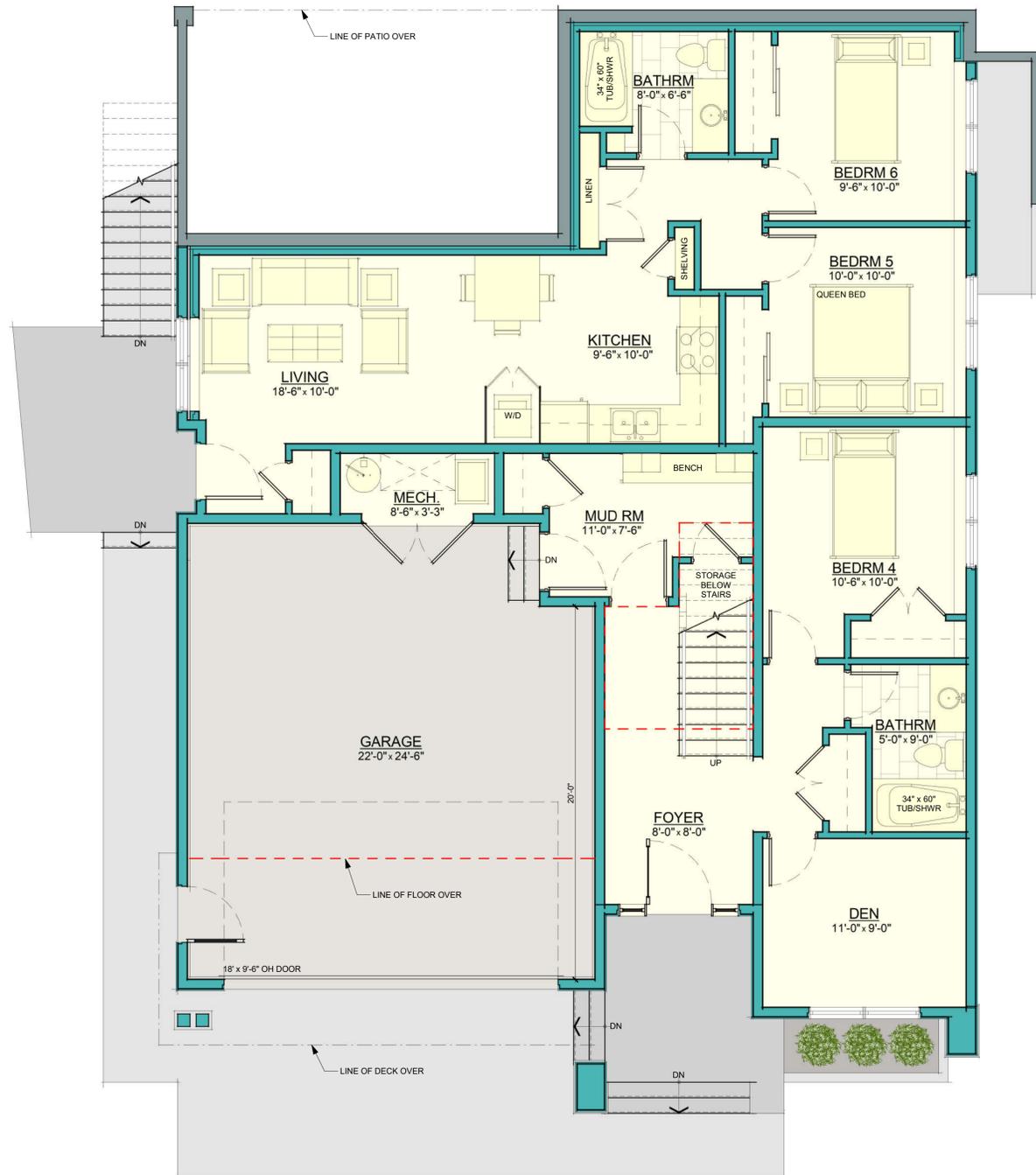
R.HOXIE

checked:

C.STAM

sheet number:

M1.1





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stage:

Conceptual Design

sheet name:

Elevations

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

M2.0



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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Conceptual Design

sheet name:

Perspectives

project no.

PN4121

scale:

AS SHOWN

date:

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sheet number:

M3.0

designed:
R.HOXIE

drafted:
R.HOXIE

checked:
C.STAM