



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

project:  
KARVIN DEVELOPMENTS  
SWALLOW PLACE

address:  
LOT 6 - 47300  
SWALLOW PLACE,  
CHILLIWACK, B.C.

drawing heading:

site image:



rendering:

misc. notes:

revisions:

no.	description	date
1.	FLOOR PLANS	FEB. 22, 2023
2.	CONCEPTS	FEB. 28, 2023
3.	---	---
4.	---	---
5.	---	---
6.	---	---
7.	---	---
8.	---	---
9.	---	---
10.	---	---

stage:

Conceptual Design

sheet name:

Cover

project no.

PN4121

scale.

AS SHOWN

date.

FEB. 28, 2023

sheet number.

designed.

R.HOXIE

drafted.

R.HOXIE

checked.

C.STAM

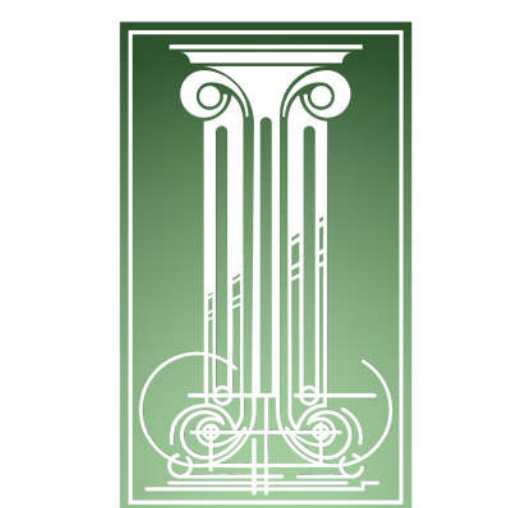
M0



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				

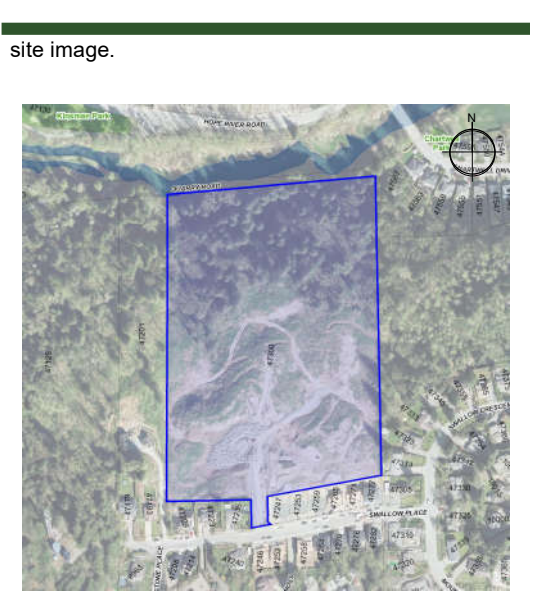
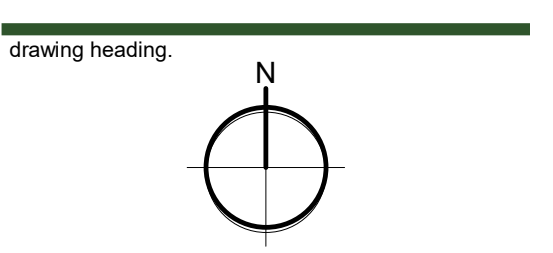
ZONING ANALYSIS (R1-A)			
EXISTING ZONE			
R1-A			
OCP DESIGNATION			
RL (LOW DENSITY RESIDENTIAL)			
DESCRIPTION			
URBAN RESIDENTIAL			
PERMITTED USES			
SINGLE DETACHED DWELLING			
LOT SIZE			
LOT SIZE (m <sup>2</sup> )	PROP.	732.04	MIN. 500
LOT DIMENSIONS			
LOT WIDTH (m)	PROP.	13.957	MIN. 15
LOT DEPTH (m)	PROP.	34.989	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.	36.65%	MAX. 60.00%
SETBACKS			
FILL 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.	-	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	PROP.	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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stage:  
Conceptual Design

sheet name:  
Site Plan

project no.	designed.
PN4121	R.HOXIE
scale.	drafted.
AS SHOWN	R.HOXIE
date.	checked.
FEB. 28, 2023	C.STAM
sheet number.	

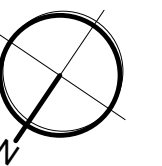


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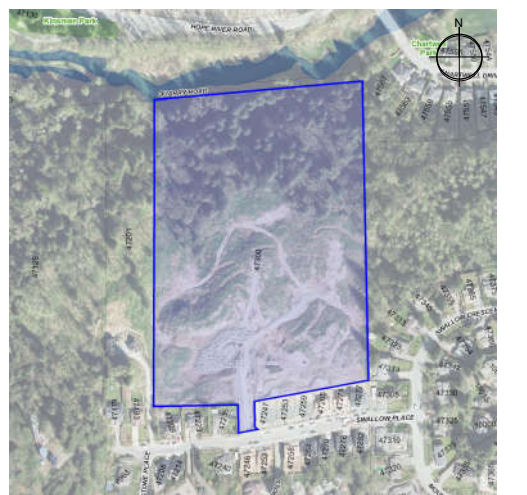
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stage:

**Conceptual Design**

sheet name:

**Floor Plans**

project no.	designed
PN4121	R.HOXIE
scale:	drafted
AS SHOWN	R.HOXIE
date:	checked
FEB. 28, 2023	C.STAM
sheet number:	

**M1.1**





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stage:

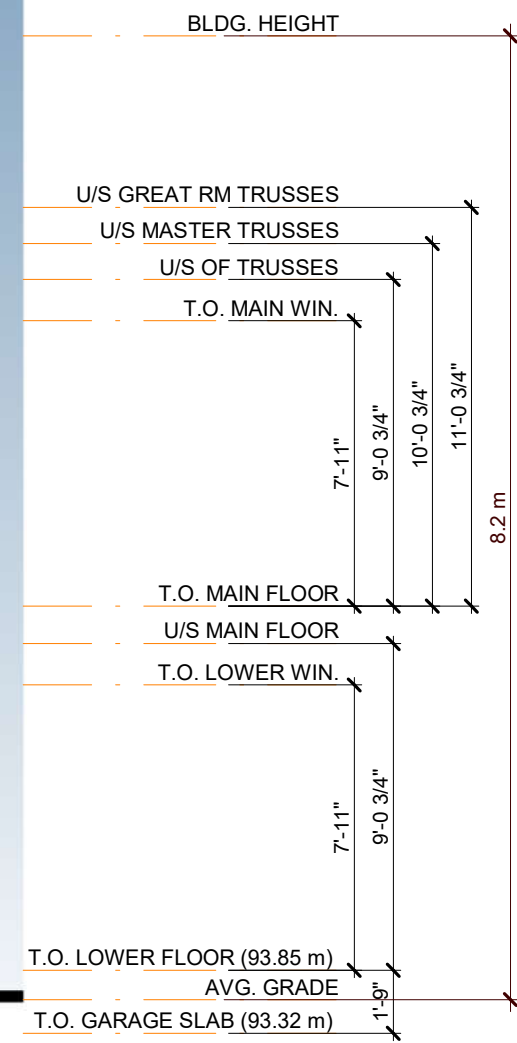
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sheet name:

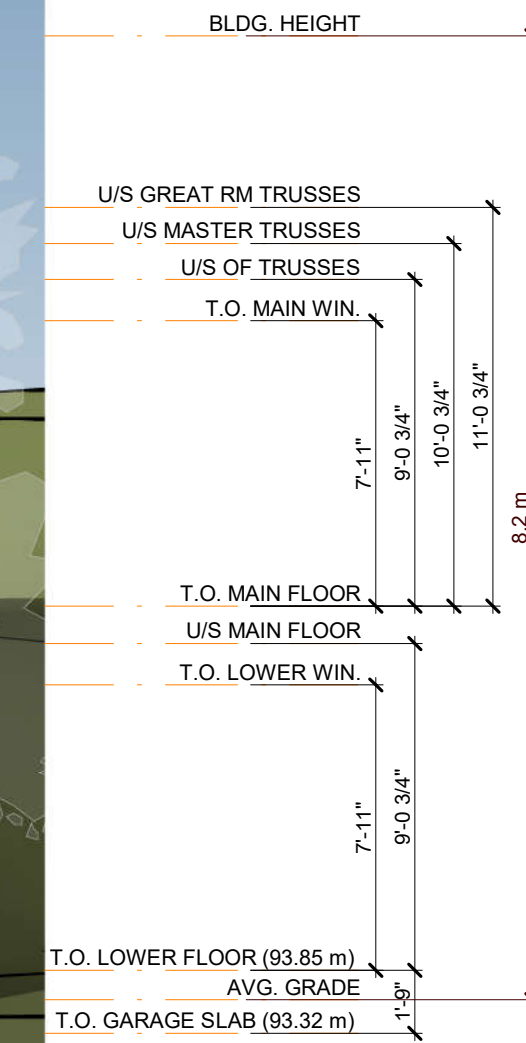
**Elevations**

project no.	designed
PN4121	R.HOXIE
scale.	drafted.
AS SHOWN	R.HOXIE
date.	checked.
FEB. 28, 2023	C.STAM
sheet number.	

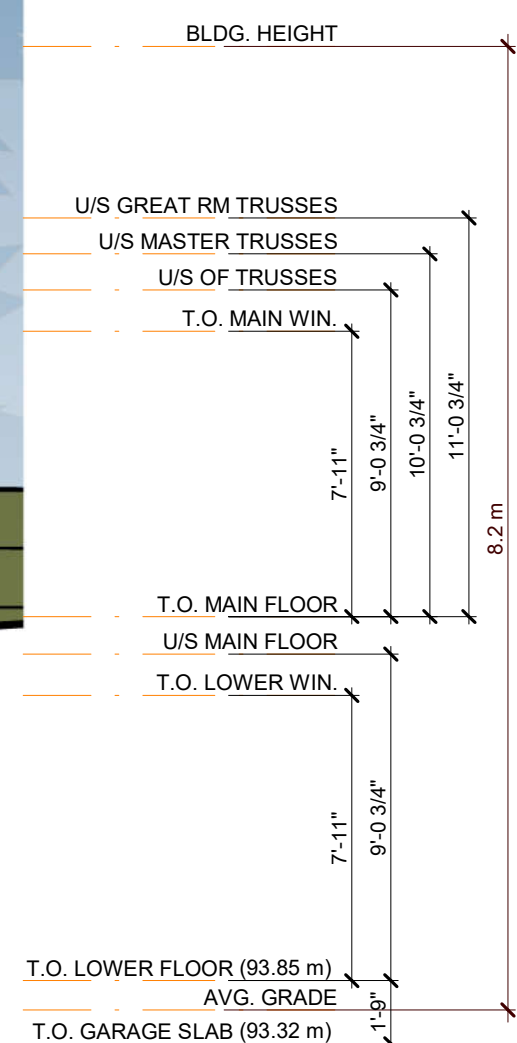
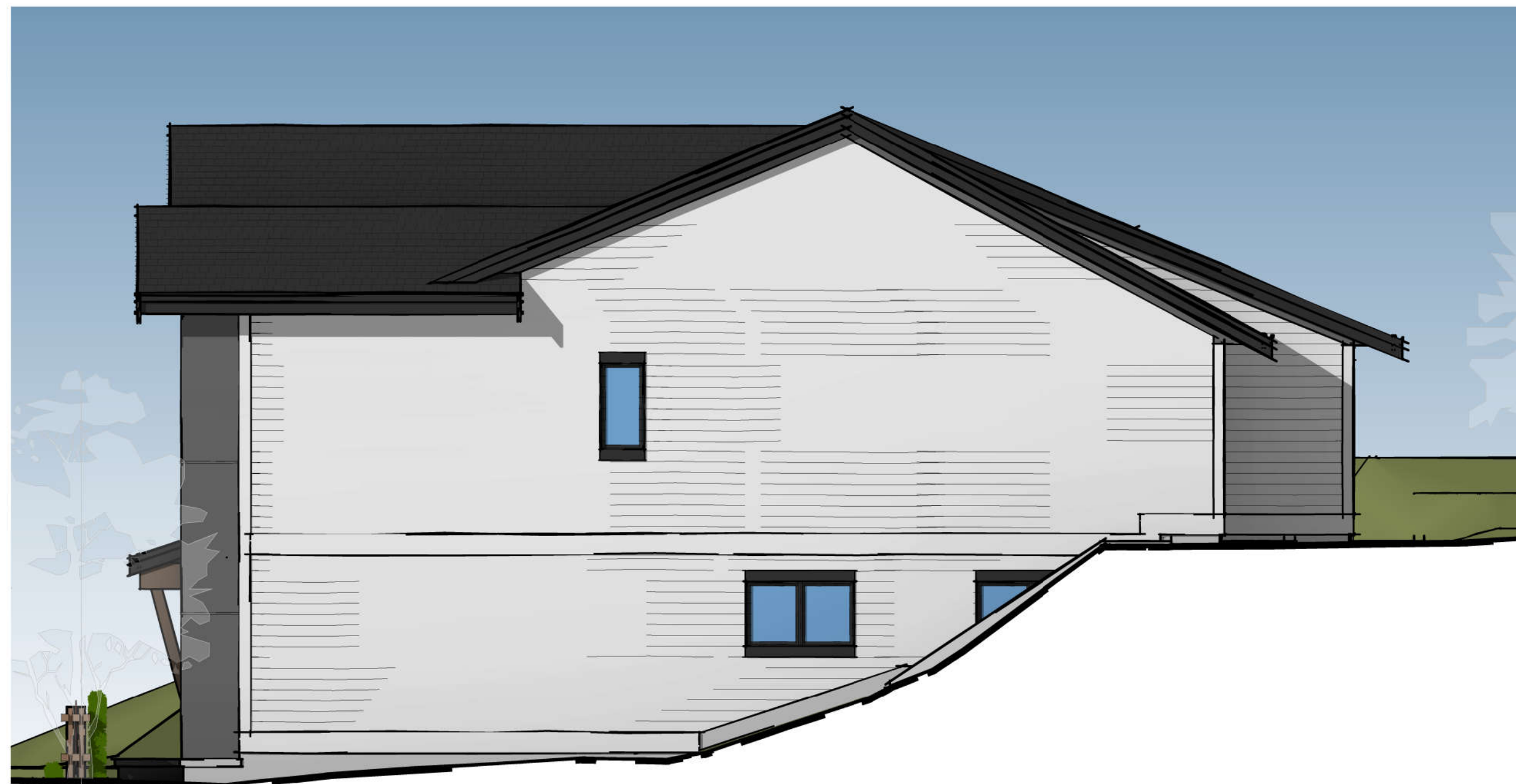
**M2.0**



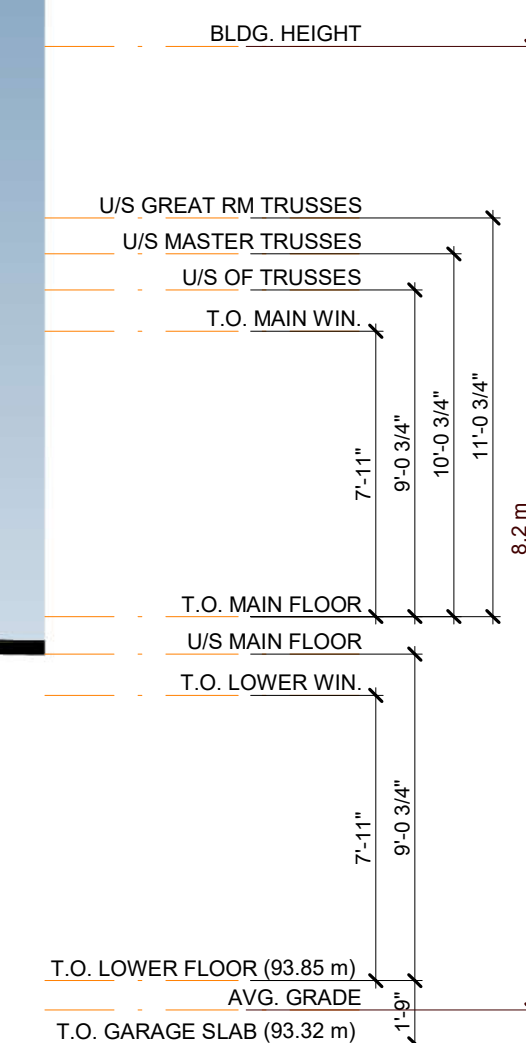
**LH SIDE ELEVATION**  
3/16" = 1'-0"



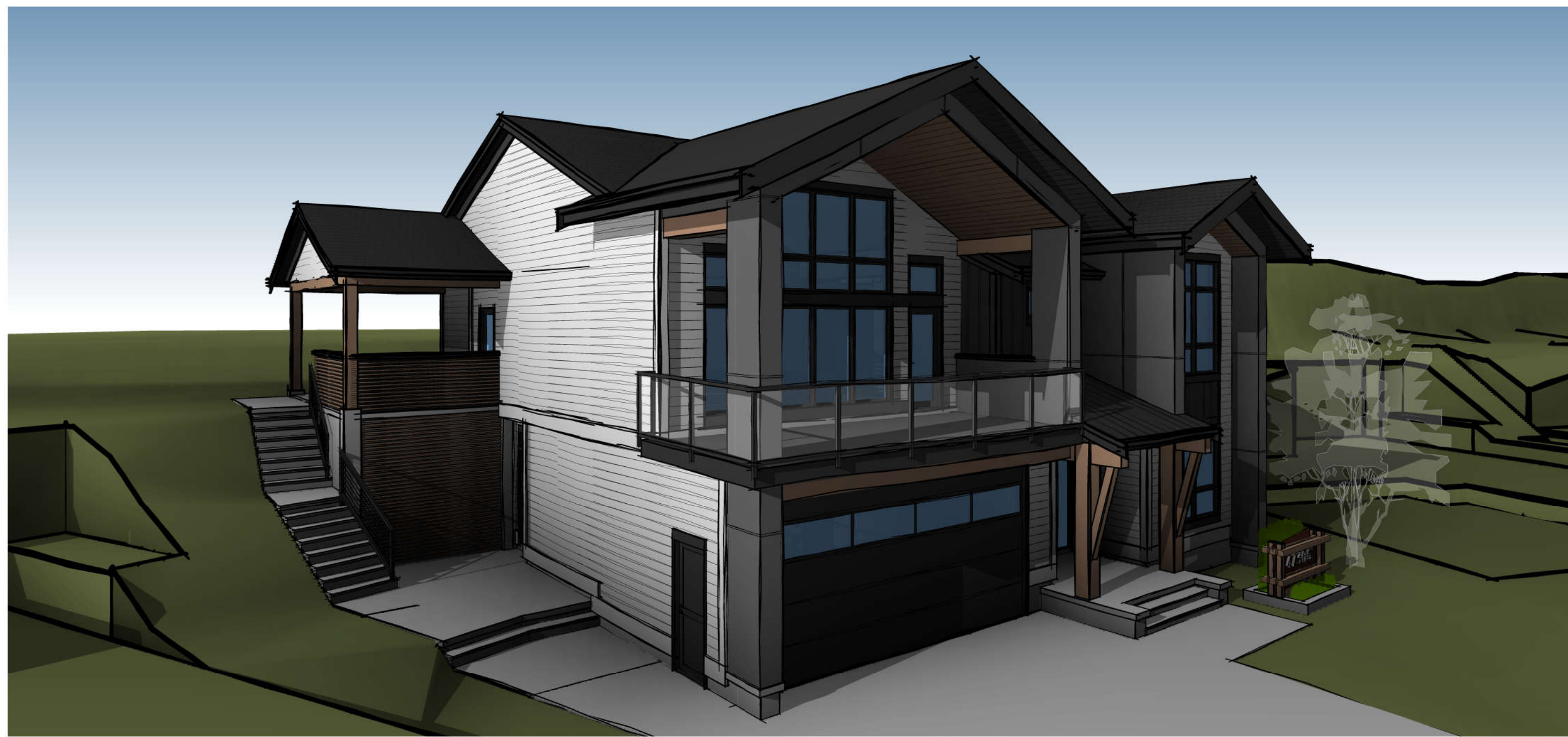
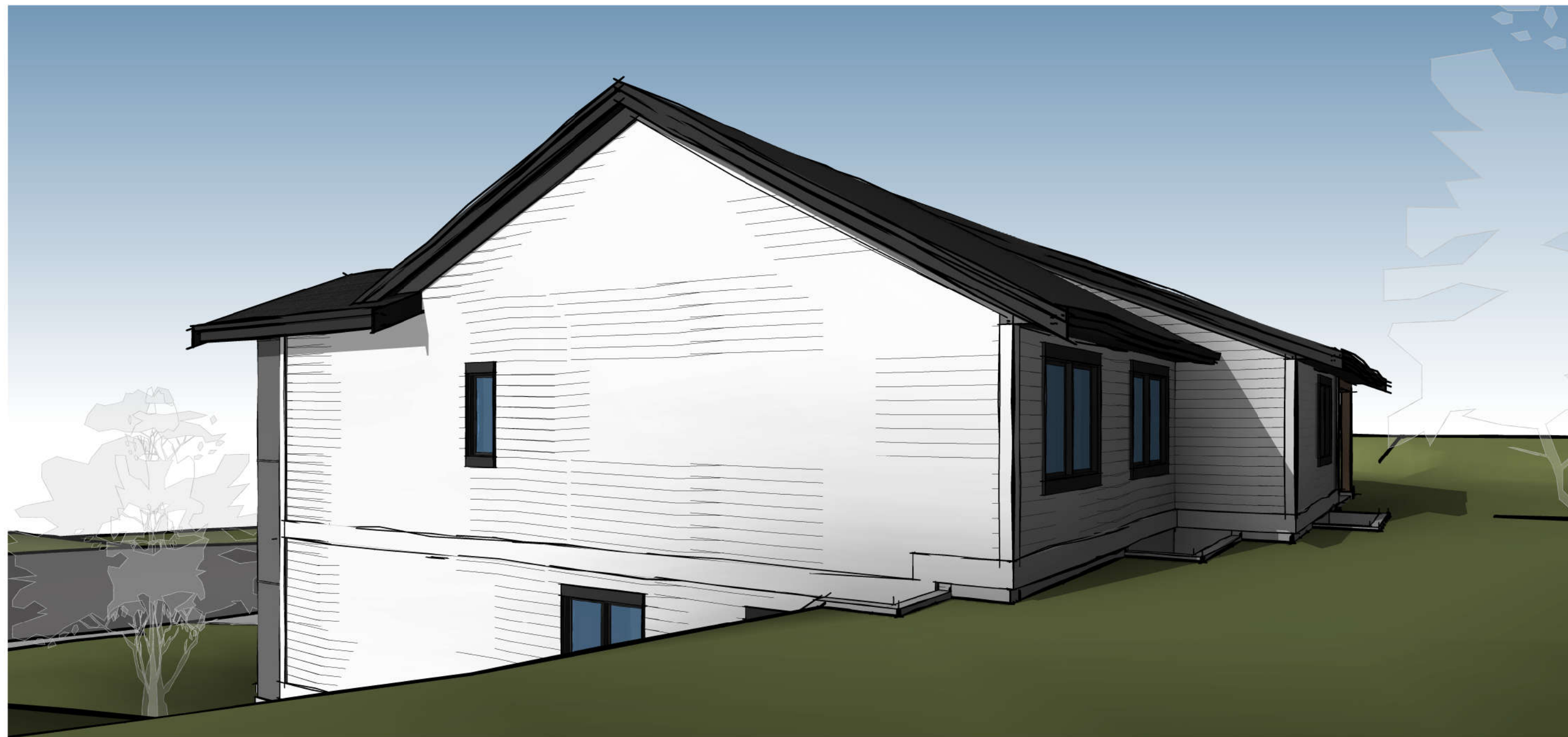
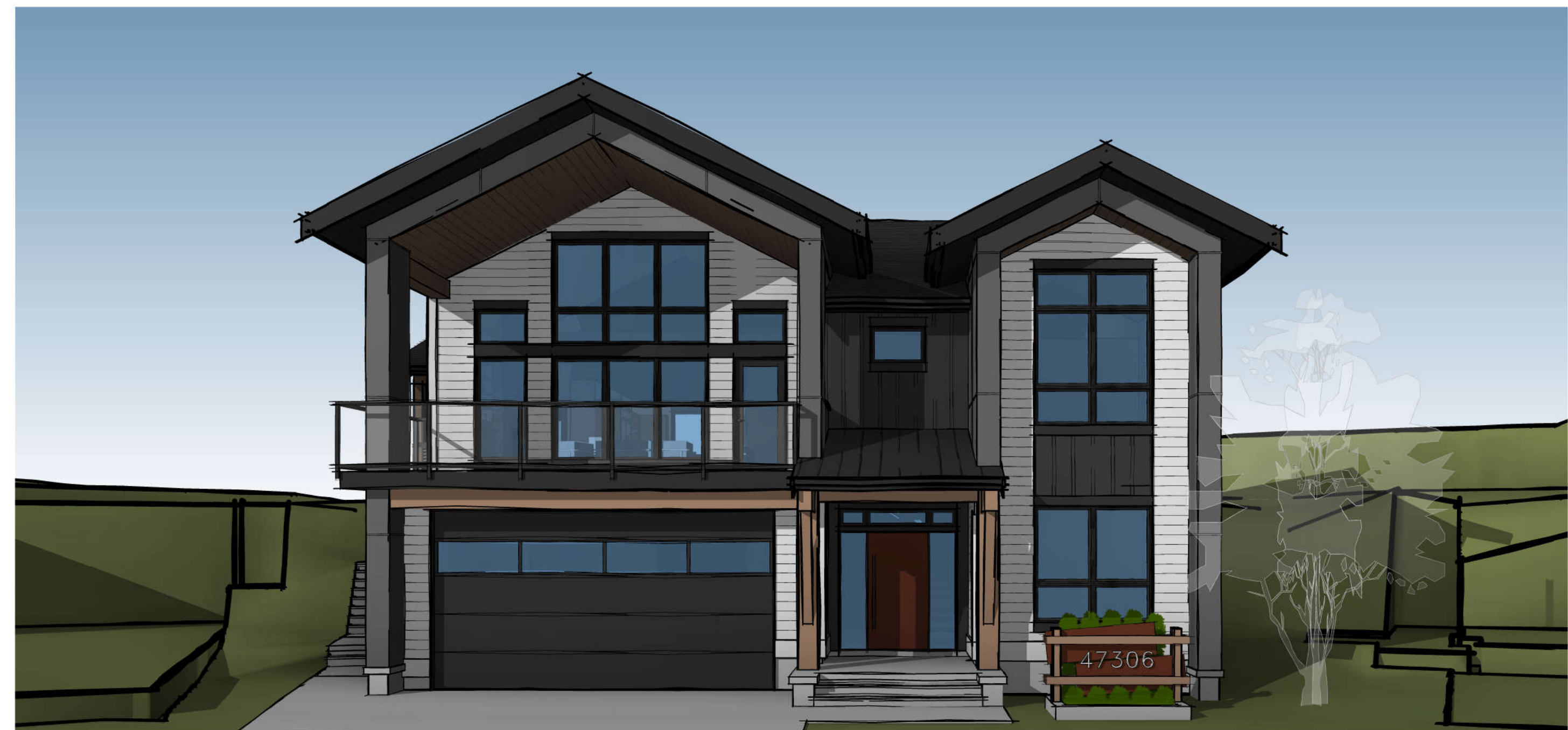
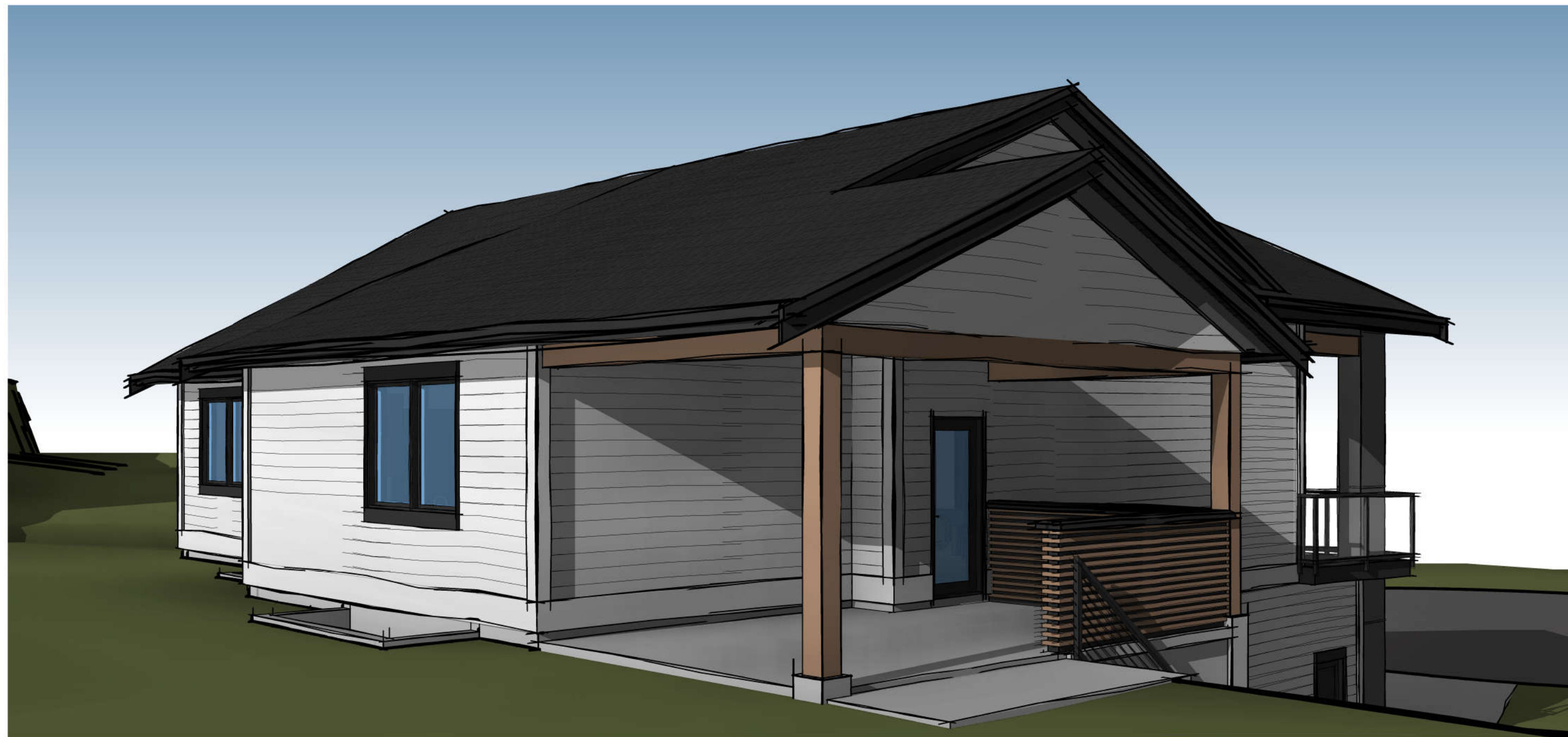
**FRONT ELEVATION**  
3/16" = 1'-0"



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



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

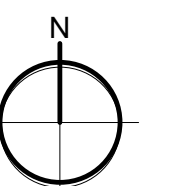


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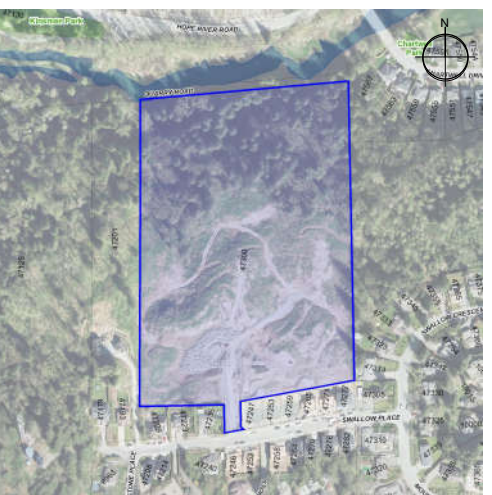
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stage:

**Conceptual Design**

sheet name:

**Perspectives**

project no.

PN4121

scale:

AS SHOWN

date:

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sheet number:

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

**M3.0**