



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

project.

KARVIN DEVELOPMENTS SWALLOW PLACE

ress.

LOT 7 - 47300 SWALLOW PLACE, CHILLIWACK, B.C.

drawing head

site ima



renderin

misc. notes

revisions.		
no.	issue/revisions.	date.
1.	CONCEPTS	FEB. 16, 2023
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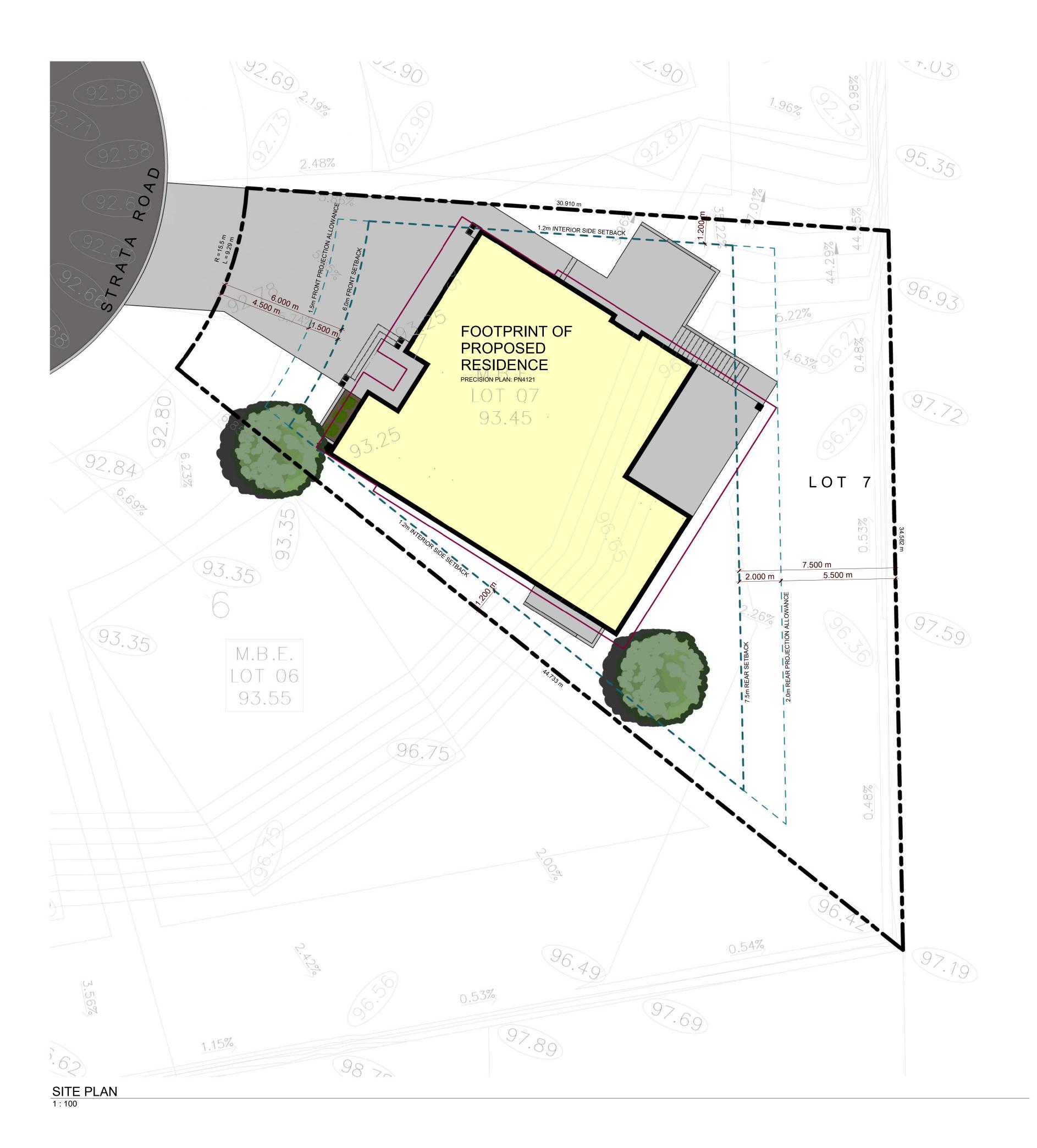
Conceptual Design

Cover

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

FEB. 10,

NAO



PROJE	ECT INFO	DRMA ⁻	ΓΙΟΝ			
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						

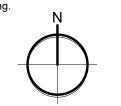
EXISTING ZONE	ZOMINO AI	NALYSIS (R1-A)		
R1-A				
OCP DESIGNATION				
RL (LOW DENSITY RESIDENTIAL)				
DESCRIPTION				
URBAN RESIDENTIAL				
PERMITTED USES				
SINGLE DETACHED DWELLING				
LOT SIZE				
LOT SIZE (m²)	PROP.	726.3	MIN.	500
LOT DIMENSIONS				
LOT WIDTH (m)	PROP.	15.47	MIN.	15
LOT DEPTH (m)	PROP.	30.108	MIN.	30
DENSITY	· · · · · · · · · · · · · · · · · · ·		l	
DENSITY	PROP.	1 PRINCIPAL SFD	MAX.	1 PRINCIPAL SFD
LOT COVERAGE	<u> </u>		1	
LOT COVERAGE (%)	PROP.	N/A	MAX.	N/A
FLOOR AREA RATIO	'		1	
FLOOR AREA RATIO (%)	PROP.	36.78%	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	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 / ACCESSOR	Y DWELLING UNIT = SECOND	ARY SUITE, CO.	ACH HOUSE AND GARDE
MISC. NOTES				
6m MINIMUM OVERALL WIDTH FOR PRINCIPAL	SFD / ACCESSOR	Y DWELLING UNIT = SECOND	ARY SUITE, CO.	ACH HOUSE AND GARDE
	VARIANC	E REQUESTS		



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Conceptual Design

sheet name.	
	Site Pla

project no.	designed.
PN4121	R.HOXIE
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scale.	drafted.
AS SHOWN	R HOXIF
710 0110 1111	14.10742
date.	checked.
FEB. 16. 2023	C STAM
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LOWER FLOOR PLAN

1/4" = 1'-0"

640 ft²
 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 ft² • FINISHED MAIN FLOOR AREA (EXCLUDING STAIRS)

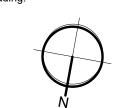
1,410 ft² • FINISHED LOWER FLOOR AREA (INCLUDING STAIRS, EXCLUDING GARAGE & MECH.)

3,180 ft² • TOTAL FINISHED FLOOR AREA

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Conceptual Design

Floor Plans

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

sheet number.

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BIOS HEIGHT

US GREAT RY TRUSSES

US MASTER TRUSSES

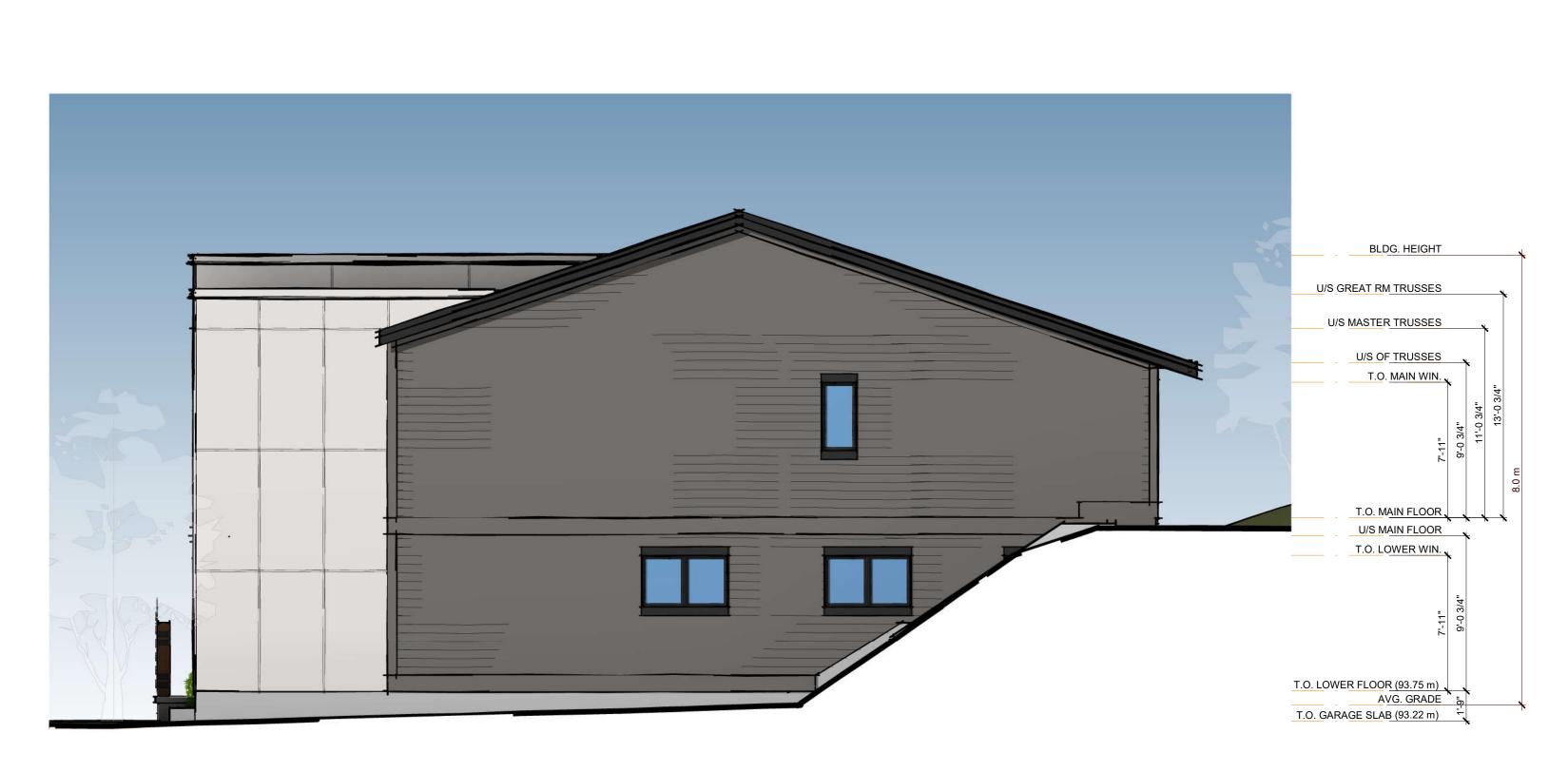
TO MAIN VOR

TO MAIN FLOOR
TO LOWER YAY

AND GRACE

TO GRAVICE SLAD (8.32 m)

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



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



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



iect.

KARVIN DEVELOPMENTS SWALLOW PLACE

> LOT 7 - 47300 SWALLOW PLACE, CHILLIWACK, B.C.

drawing heading.

site image.



rendering.

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	Elevations

project no.	designed.	
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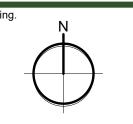




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et name.	
	Perspectives

project no.	designed.
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AS SHOWN	R.HOXIE
date	checked
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sheet number.