



SITE PLAN

SCALE: 1/6" = 1' - 0"

ZONING DATA

ZONING	RI1	ALLOWED	PROVIDED	CONFORMS?
INTENT/PERMITTED USES	SINGLE FAMILY RESIDENTIAL			
REGULATIONS				
SITE AREA		68,512.0 S.F.	68,512.0 S.F.	YES
LOT COVERAGE		322.0 S.M.	197.5 S.M.	YES
SETBACKS:				
FRONT YARD	15 m	24.60'	FRONT YARD	YES
SIDE YARD	15 m	24.60'	14.22 m - 46.66'	YES
REAR YARD	15 m	24.60'	20.10 m - 66.0'	YES
HEIGHT:	9.0 m	29.52'	HEIGHT:	YES

AVERAGE GRADE CALCULATIONS:
 EXISTING POINTS: 71.0 + 72.0 + 71.3 + 71.0 + 70.0 + 71.8 + 72.6 + 72.8 + 72.8 + 512.3
 512.3/6 = 71.99 AVE.
 FINISHED POINTS: 71.0 + 72.0 + 72.0 + 72.0 + 72.0 + 71.8 + 72.6 + 72.0 = 515.4
 515.4/6 = 71.92 AVE.

LEGEND
 X ^{prop} denotes ELEVATION
 O denotes NON PROP

NOTE:
 ELEVATIONS ARE IN FEET TO AN ASSIGNED DATUM
 OLD IRON POST = 1002.00 FEET

GENERAL NOTES

- ALL GRADES AND ELEVATIONS ARE IN FEET UNO.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE CURRENT ISSUES OF THE NATIONAL BUILDING CODE OF CANADA, THE BC BUILDING CODE 2006, THE NATIONAL STANDARDS OF CANADA (CANADIAN STANDARDS ASSOCIATION) AND ALL RELEVANT LOCAL BY-LAWS
- ALL DEVIATIONS TO THE PLAN MUST BE APPROVED BY THE OWNER
- PRIOR TO LAYING OUT ALL WORK, CHECK WITH LOCAL AUTHORITIES REGARDING SANITARY SERVICES AND ELECTRICAL CONNECTIONS
- PROVIDE FLASHING OVER ALL EXTERIOR OPENINGS
- CALK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CALKING COMPOUND
- FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS
- ALL WOOD SIDING TO BE MIN 8" ABOVE FINISHED GRADE
- ALL EXTERIOR GLASS DOORS AND Sidelights SHALL CONFORM TO SUBSECTION 4.6.6. OF THE BC BUILDING CODE 2006
- SHOWER AND OTHER INTERIOR GLAZED DOORS TO USE SAFETY GLASS
- ALL STAIRS, GARDNS AND HANDRAILS SHALL CONFORM TO SECTION 4.9
- ALL VARIOUS BARRIERS SHALL CONFORM TO SUBSECTION 4.28.4
- ALL ELECTRICAL WORK TO COMPLY WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE
- ELECTRICAL LAYOUT TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR
- ALL NEW SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED BETWEEN FLOORS
- ALL MATERIAL SHALL BE NEW AND BEAR THE CSA APPROVAL AS REFD FOR APPLICATION

CLIENT INFORMATION

UNANTENNE RESIDENCE
 1006 COWAN POINT DRV
 Bowen Island, B.C.

RENOVATION TO:
 FROST CONSTRUCTION LTD.
 RR #1,
 Bowen Island, B.C.
 V8M 1G4 (002)
 (604) 941-0021

DESIGNER:
 Jonathan eHling
 architect inc.
 914-227 N. WASHINGTON ST
 VANCOUVER, B.C. V6B 1H1
 (604) 468-8188

MAIN FLOOR PLAN

SCALE:	1/4" = 1' - 0"	Sheet Number:
DRN No.		
Date:	DEC 12-2011	
Drawn:	JPE	
Checked:	JPE	
		A.1.0

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NO.	REVISION	DATE
1	CLIENT REVIEW	07/12/11
2	CLIENT REVIEW	08/05

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