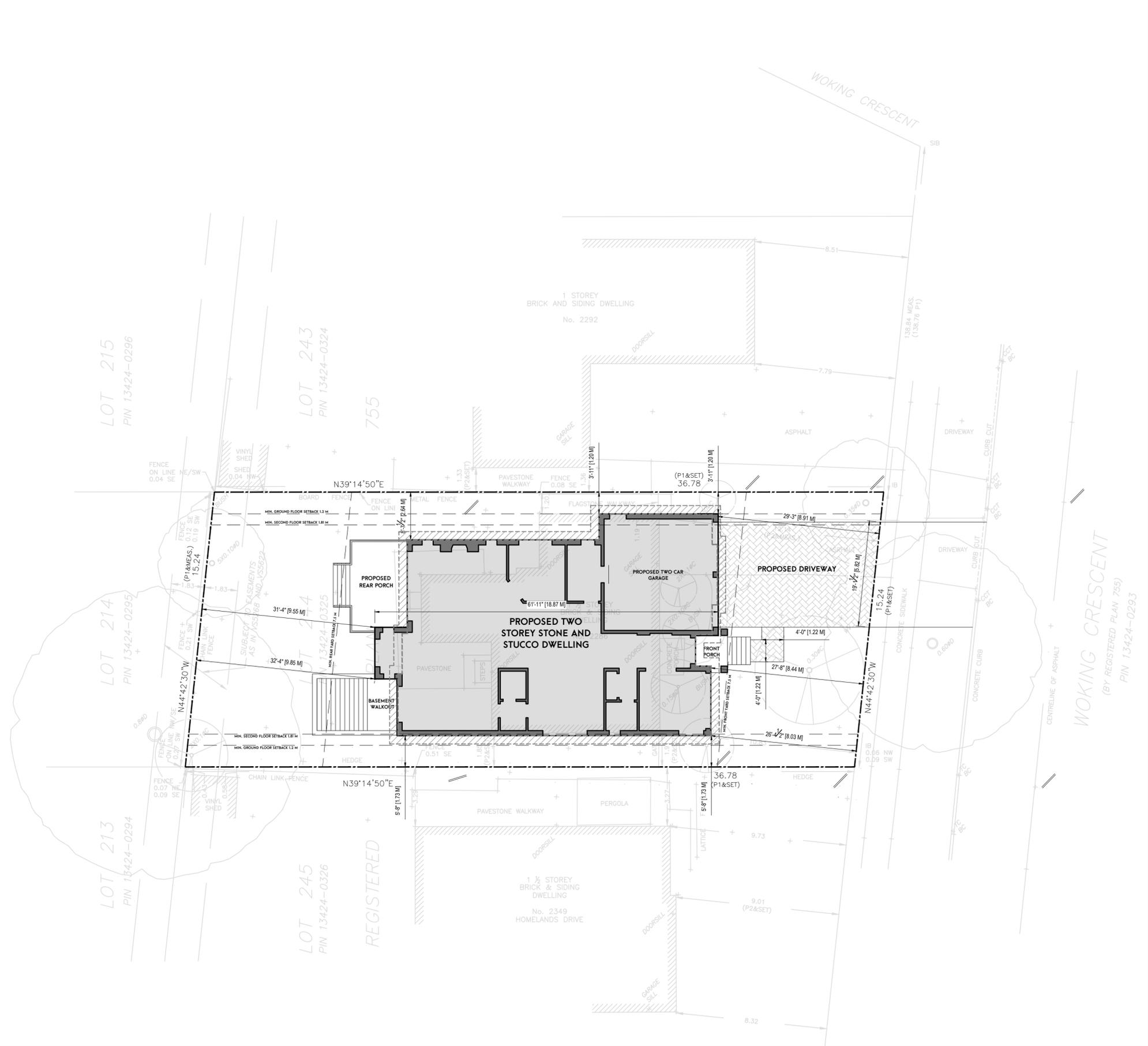


SITE STATISTICS	
ADDRESS:	2286 Woking Crescent
ZONING:	R3
LOT AREA	557.41 m <sup>2</sup>
LOT FRONTAGE	15.24 m
AVERAGE GRADE	150.01
HEIGHT TO MID-POINT	9.34 m
HEIGHT TO HIGHEST RIDGE	10.74 m
HEIGHT TO EAVE	7.95 m
GFA - INFILL RESIDENTIAL	
GROUND FLOOR	156.01 m <sup>2</sup>
SECOND FLOOR	191.22 m <sup>2</sup>
GARAGE	41.06 m <sup>2</sup>
AREAS TO DEDUCT (OPEN TO BELOW & 2ND FLOOR STAIRS)	11.81 m <sup>2</sup>
<b>TOTAL GFA INFILL RESIDENTIAL</b>	<b>335.42 m<sup>2</sup></b>
LOT COVERAGE	
DWELLING FOOTPRINT (INCL GARAGE)	197.08 m <sup>2</sup>
REAR DECK	15.58 m <sup>2</sup>
FRONT PORCH	3.46 m <sup>2</sup>
OTHER (BALCONY, EAVES >0.45M, FLOOR PROJECTONS)	24.1 m <sup>2</sup>
<b>TOTAL LOT COVERAGE:</b>	<b>240.22 m<sup>2</sup></b>
<b>MAX ALLOWABLE COVERAGE: 35 % (195.09 SQ.M)</b>	<b>43.0957464 %</b>
LANDSCAPED SOFT AREA:	
FRONT YARD AREA	129.99 m <sup>2</sup>
HARD SURFACES AREA:	58.33 m <sup>2</sup>
<b>TOTAL LANDSCAPED SOFT AREA:</b>	<b>55.13 %</b>

Average grade calculations			
	LOCATION	EXIST. GRADE LEFT SIDE	EXIST. GRADE RIGHT SIDE
1	CENTRE LINE OF ROAD	149.55	149.85
2	FRONT CORNER	149.66	150.00
3	MIN. FRONT SETBACK	150.05	150.27
4	15 m BACK	150.32	150.37
SUM OF GRADE ELEVATIONS=		1200.07	
<b>AVERAGE GRADE [metres]=</b>		<b>150.01</b>	



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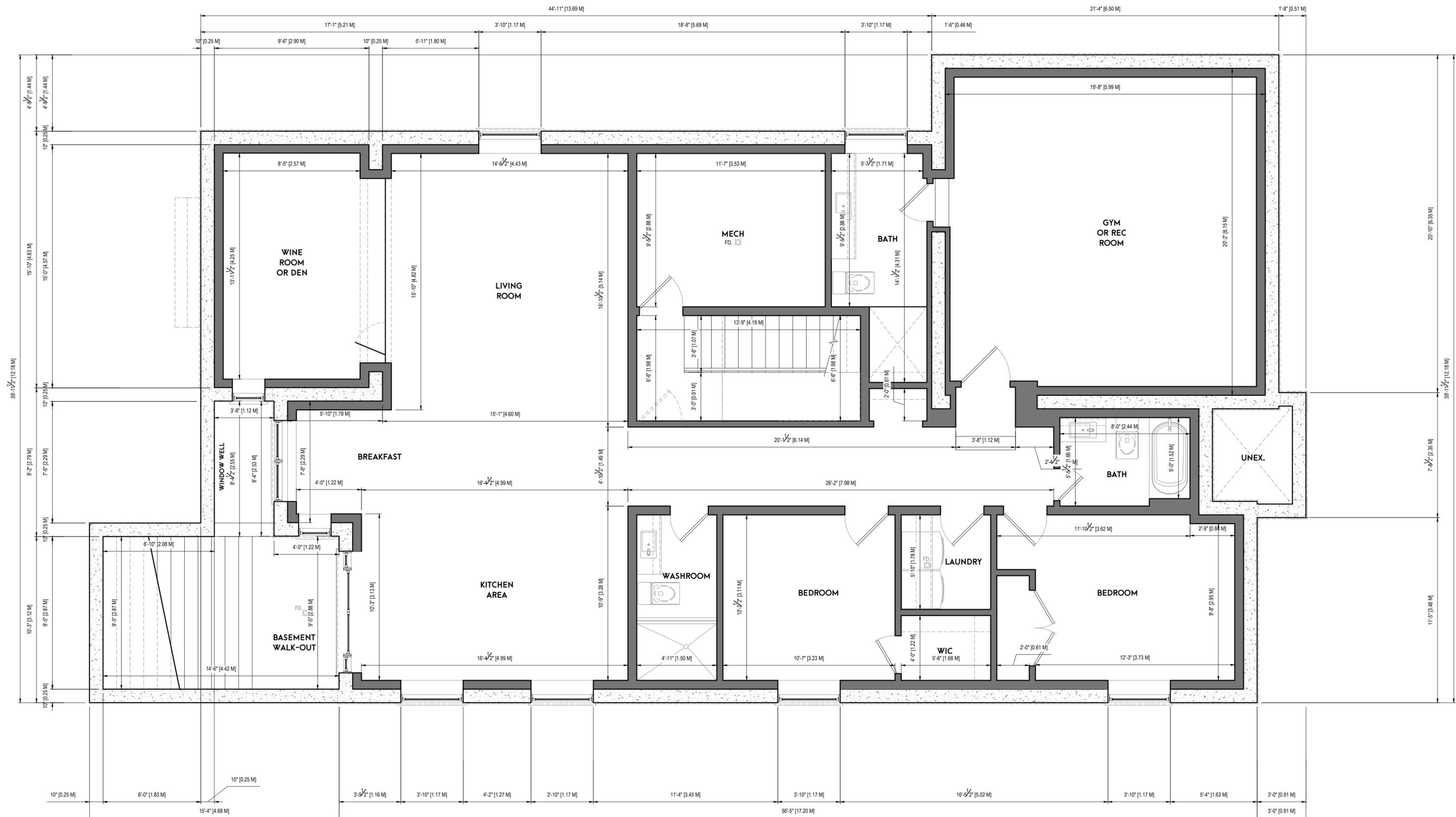
  

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PROJECT NORTH: TRUE NORTH

DRAWING TITLE: SITE PLAN  
 DRAWN BY: J.C. CHECKED BY: K.V.K.  
 ADDRESS: 2286 Woking Crescent  
 PROJECT NO. 2023-045 SCALE: 1:150  
 SHEET NO. SP

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2271.30 SQ.FT (211.01 SQ.M)
GROUND FLOOR AREA:	1679.35 SQ.FT (156.01 SQ.M)
SECOND FLOOR AREA:	2058.34 SQ.FT (191.22 SQ.M)
SUBTOTAL:	3,737.69 SQ.FT (347.24 SQ.M)
OPEN AREAS (TO DEDUCT):	127.14 SQ.FT (11.81 SQ.M)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>3,610.55 SQ.FT (335.43 SQ.M)</b>



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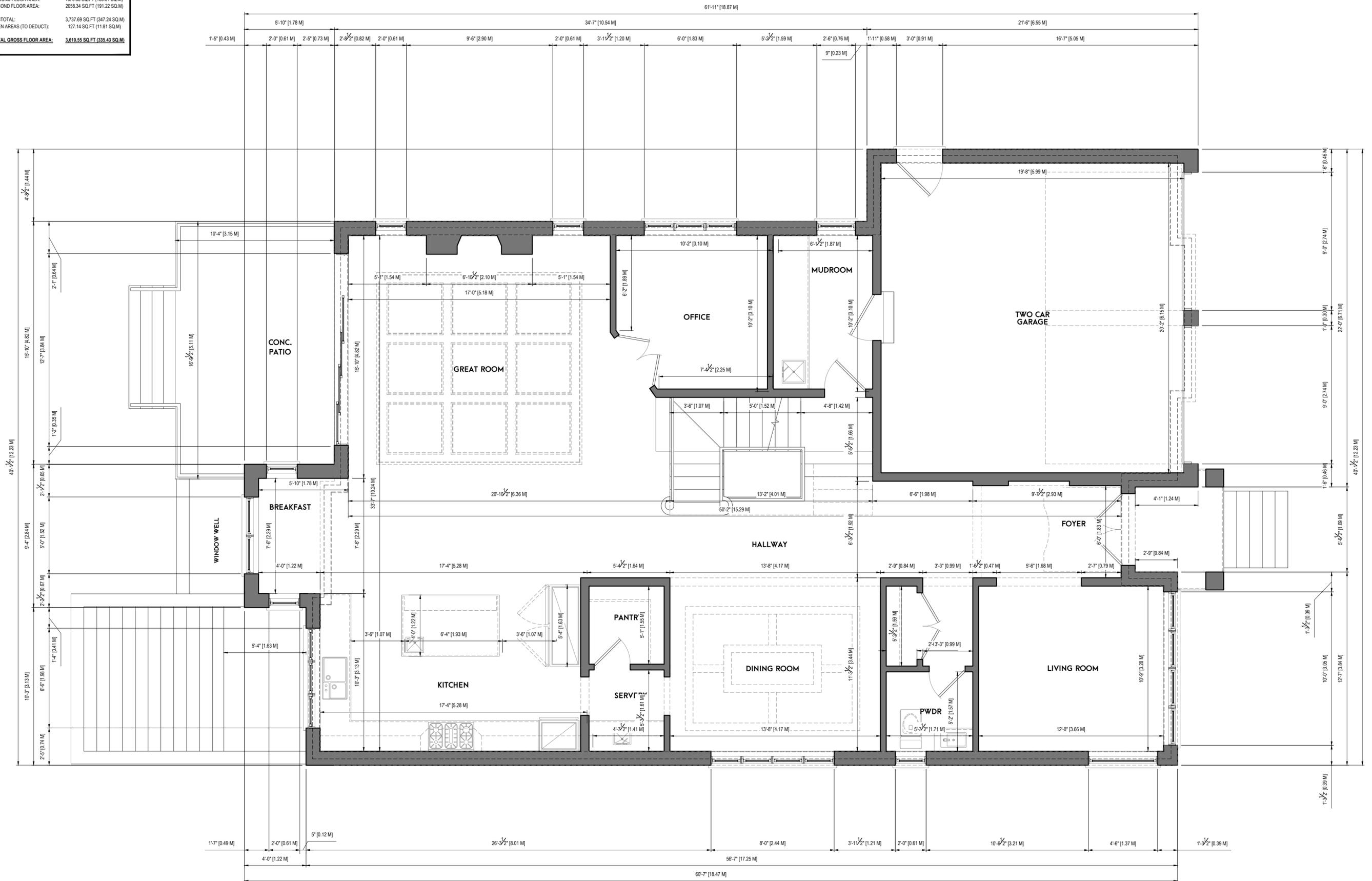
  

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**PROJECT NORTH:** TRUE NORTH

**DRAWING TITLE:** BASEMENT FLOOR PLAN  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A101**

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2271.30 SQ.FT (211.01 SQ.M)
GROUND FLOOR AREA:	1679.35 SQ.FT (156.01 SQ.M)
SECOND FLOOR AREA:	2058.34 SQ.FT (191.22 SQ.M)
SUBTOTAL:	3,737.69 SQ.FT (347.24 SQ.M)
OPEN AREAS (TO DEDUCT):	127.14 SQ.FT (11.81 SQ.M)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>3,610.55 SQ.FT (335.43 SQ.M)</b>



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**PROJECT NORTH:** TRUE NORTH

**DRAWING TITLE:** GROUND FLOOR PLAN

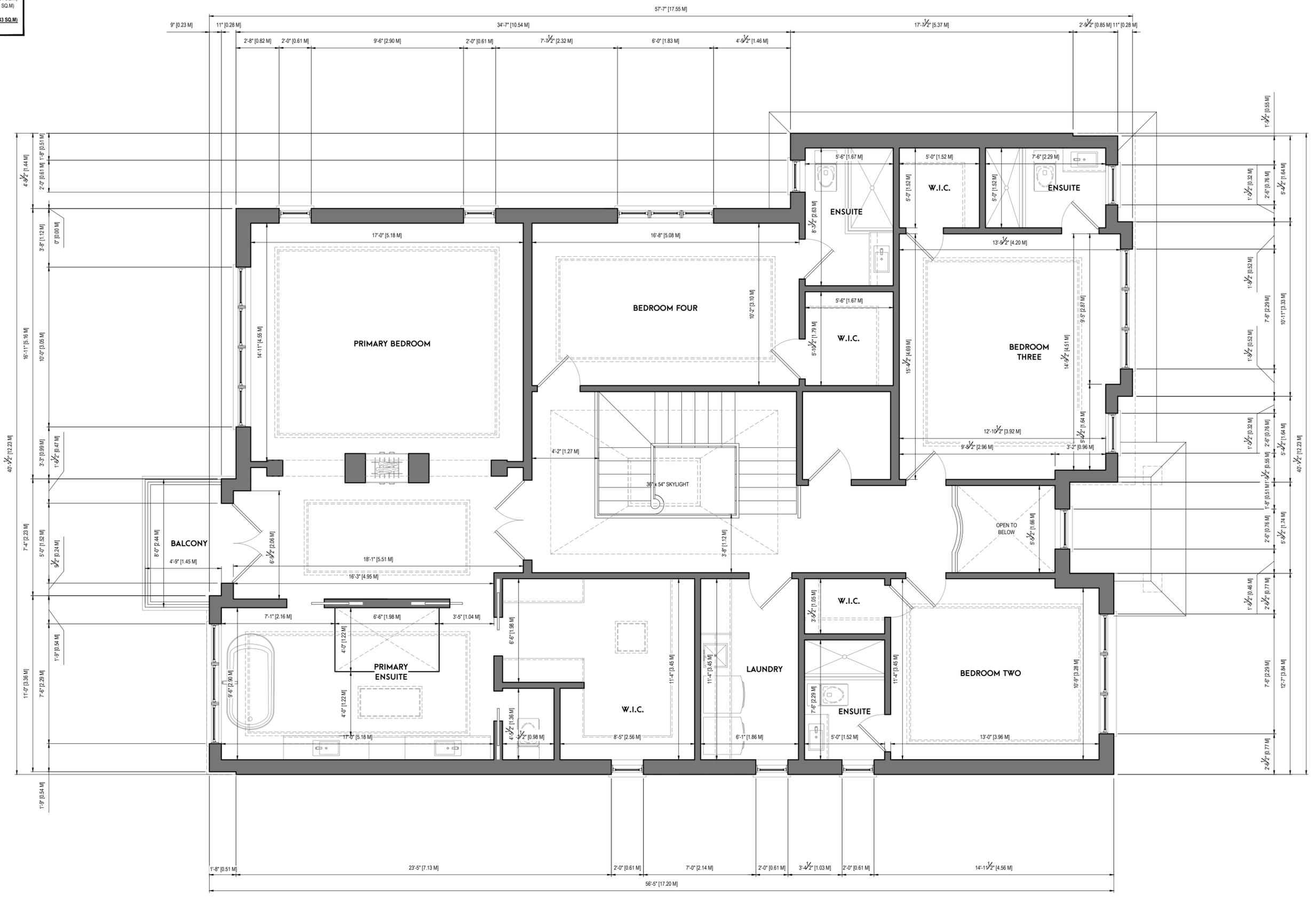
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.

**ADDRESS:** 2286 Woking Crescent

**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"

**SHEET NO.:** **A102**

GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	2271.30 SQ.FT (211.01 SQ.M)
GROUND FLOOR AREA:	1679.35 SQ.FT (156.01 SQ.M)
SECOND FLOOR AREA:	2058.34 SQ.FT (191.22 SQ.M)
SUBTOTAL:	3,737.69 SQ.FT (347.24 SQ.M)
OPEN AREAS (TO DEDUCT):	127.14 SQ.FT (11.81 SQ.M)
<b>TOTAL GROSS FLOOR AREA:</b>	<b>3,610.55 SQ.FT (335.43 SQ.M)</b>



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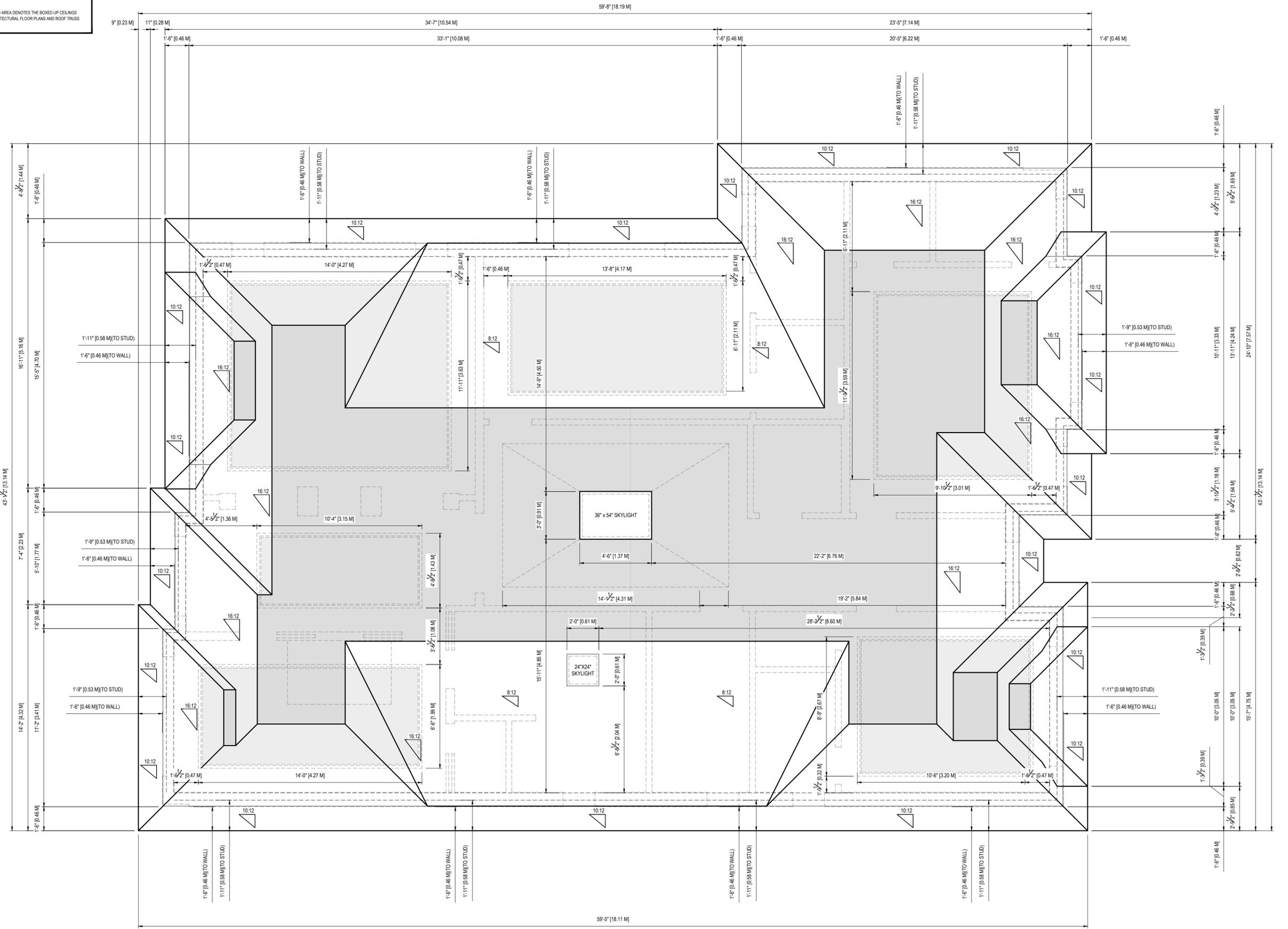
**PROJECT NORTH:** TRUE NORTH

**DRAWING TITLE:** SECOND FLOOR PLAN  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A103**

**FLAT ROOF AREA PERCENTAGE CALCULATION:**  
 TOTAL ROOF AREA: 2360.47 SQ FT (220.13 SQ M)  
 FLAT ROOF AREA (1:50): 820.16 SQ FT (76.19 SQ M)  
 FLAT ROOF PERCENTAGE = 34.62%

**NOTE:**  
 LIGHT SHADED AREA DENOTES THE BOXED UP CEILING AS PER ARCHITECTURAL FLOOR PLANS AND ROOF TRUSS ENGINEERING.

**NOTE:**  
 DARK SHADED AREA DENOTES FLAT ROOF PORTION OF ROOF STRUCTURE AT A SLOPE OF 1:50 MIN. FOR SUFFICIENT WATER RUNOFF.



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**PROJECT NORTH:** TRUE NORTH

**DRAWING TITLE:** ROOF PLAN  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A104**



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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A201**



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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A202**

MAX ROOF PEAK  
FLAT ROOF SLOPE MIN. 1:50

ROOF MIDPOINT

U.S. TRAY CEILING

U.S. OF LOW EAVE  
U.S. OF CEILING

T.O. OF SECOND FLOOR

T.O. PLATE

T.O. OF MAIN FLOOR  
F.F.L = 150.88

U.S. OF CEILING

AVG. GRADE = 150.01

T.O. BASEMENT SLAB



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DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.C. CHECKED BY: K.V.K.  
ADDRESS: 2286 Woking Crescent  
PROJECT NO. 2023-045 SCALE: 1/4" = 1'-0"  
SHEET NO. **A203**



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**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.C. **CHECKED BY:** K.V.K.  
**ADDRESS:** 2286 Woking Crescent  
**PROJECT NO.:** 2023-045 **SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** **A204**