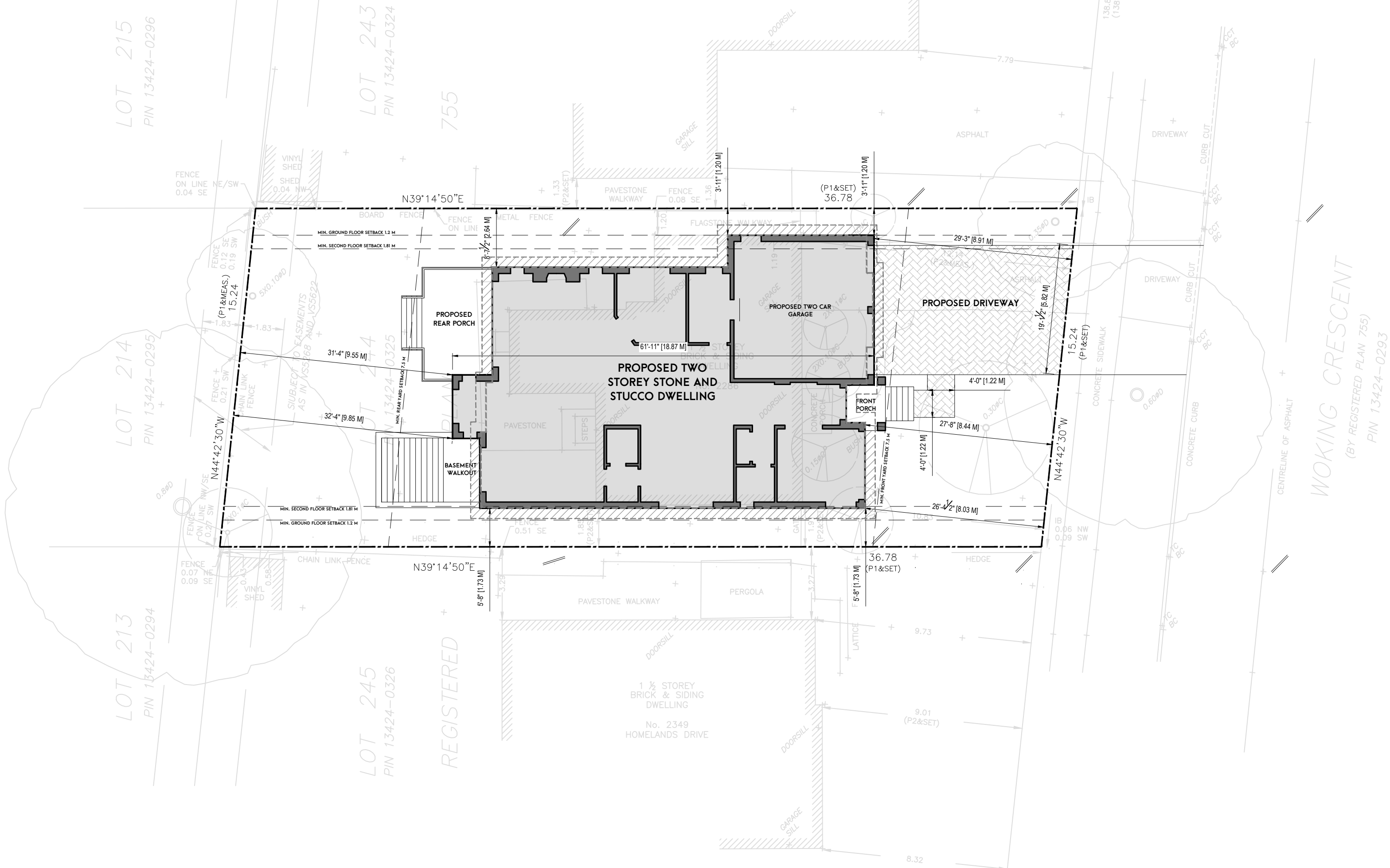


SITE STATISTICS			
ADDRESS:	2286 Woking Crescent		
ZONING:	R3		
LOT AREA		557.41	m2
LOT FRONTAGE		15.24	m
AVERAGE GRADE		150.01	
HEIGHT TO MID-POINT		9.34	m
HEIGHT TO HIGHEST RIDGE		10.74	m
HEIGHT TO EAVE		7.95	m
GFA - INFILL RESIDENTIAL			
GROUND FLOOR		156.01	m2
SECOND FLOOR		191.22	m2
GARAGE		41.06	m2
AREAS TO DEDUCT (OPEN TO BELOW & 2ND FLOOR STAIRS)		11.81	m2
TOTAL GFA INFILL RESIDENTIAL		335.42	m2
LOT COVERAGE			
DWELLING FOOTPRINT (INCL GARAGE)		197.08	m2
REAR DECK		15.58	m2
FRONT PORCH		3.46	m2
OTHER (BALCONY, EAVES >0.45M, FLOOR PROJECTONS)		24.1	m2
TOTAL LOT COVERAGE:		240.22	m2
MAX ALLOWABLE COVERAGE: 35 % (195.09 SQ.M)		43.0957464	%
LANDSCAPED SOFT AREA:			
FRONT YARD AREA		129.99	m2
HARD SURFACES AREA:		58.33	m2
TOTAL LANDSCAPED SOFT AREA:		71.66	m2
	=	55.13	%

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
AVERAGE GRADE [metres]=			150.01



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FIRM NAME B.C.I.N.

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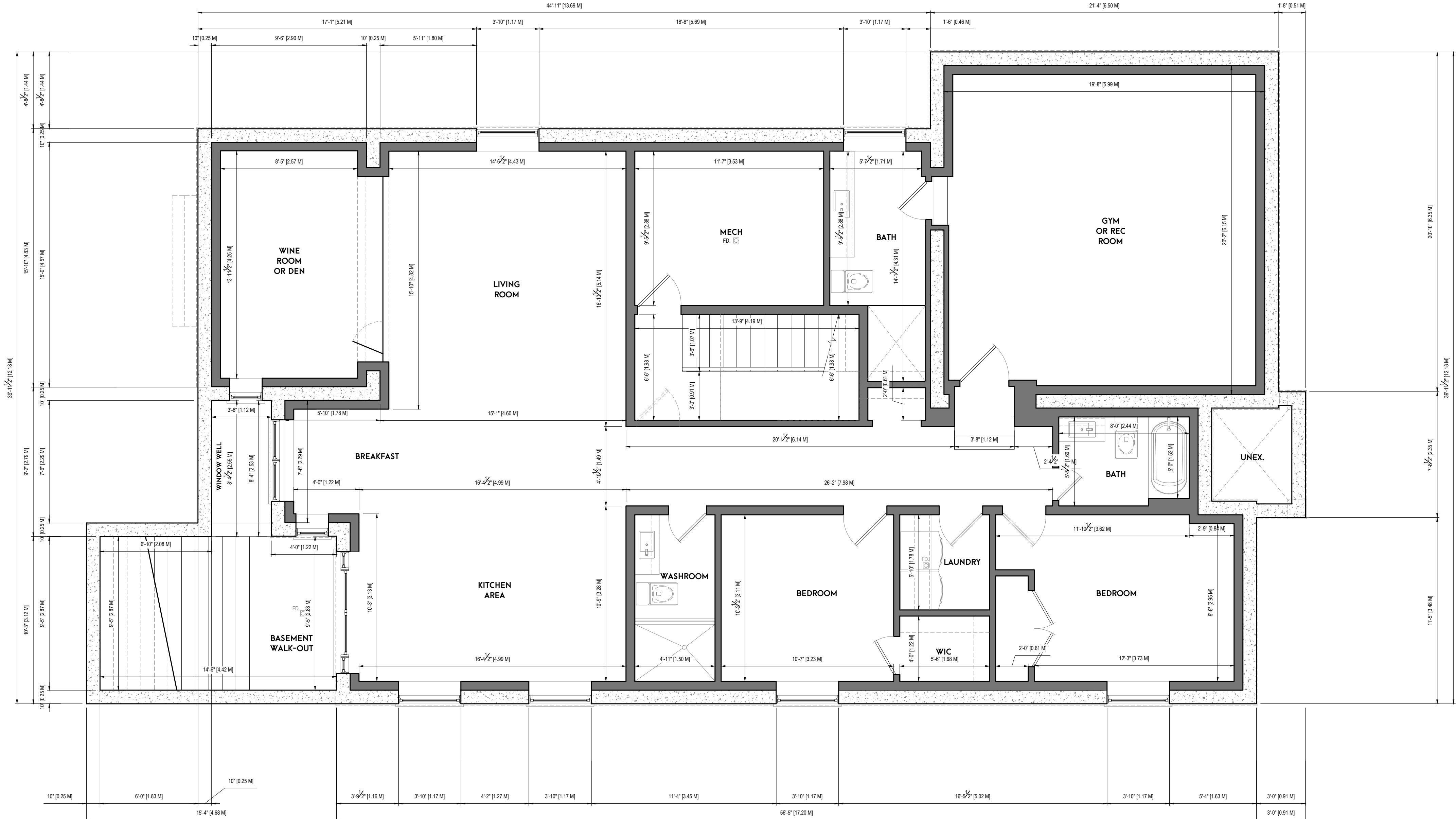
PROJECT NORTH:

TRUE NORTH:

DRAWING TITLE:

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)
TOTAL GROSS FLOOR AREA:	3,610.55 SQ.FT (335.43 SQ.M)



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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.

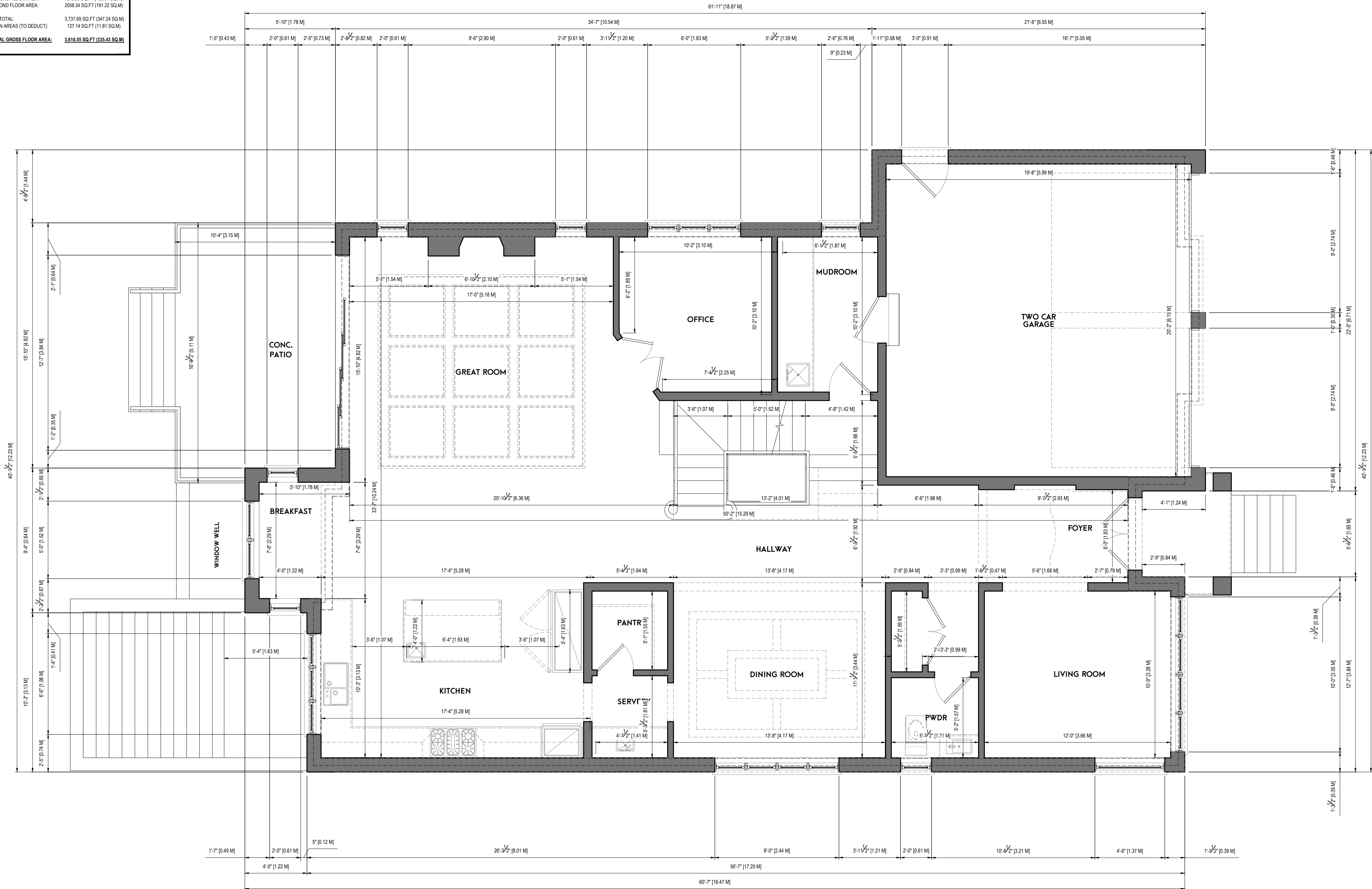
2023-045

SHEET NO.

SCALE: 1/4" = 1'-0"

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)	
TOTAL GROSS FLOOR AREA:	3,610.55 SQ.FT (335.43 SQ.M)	



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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

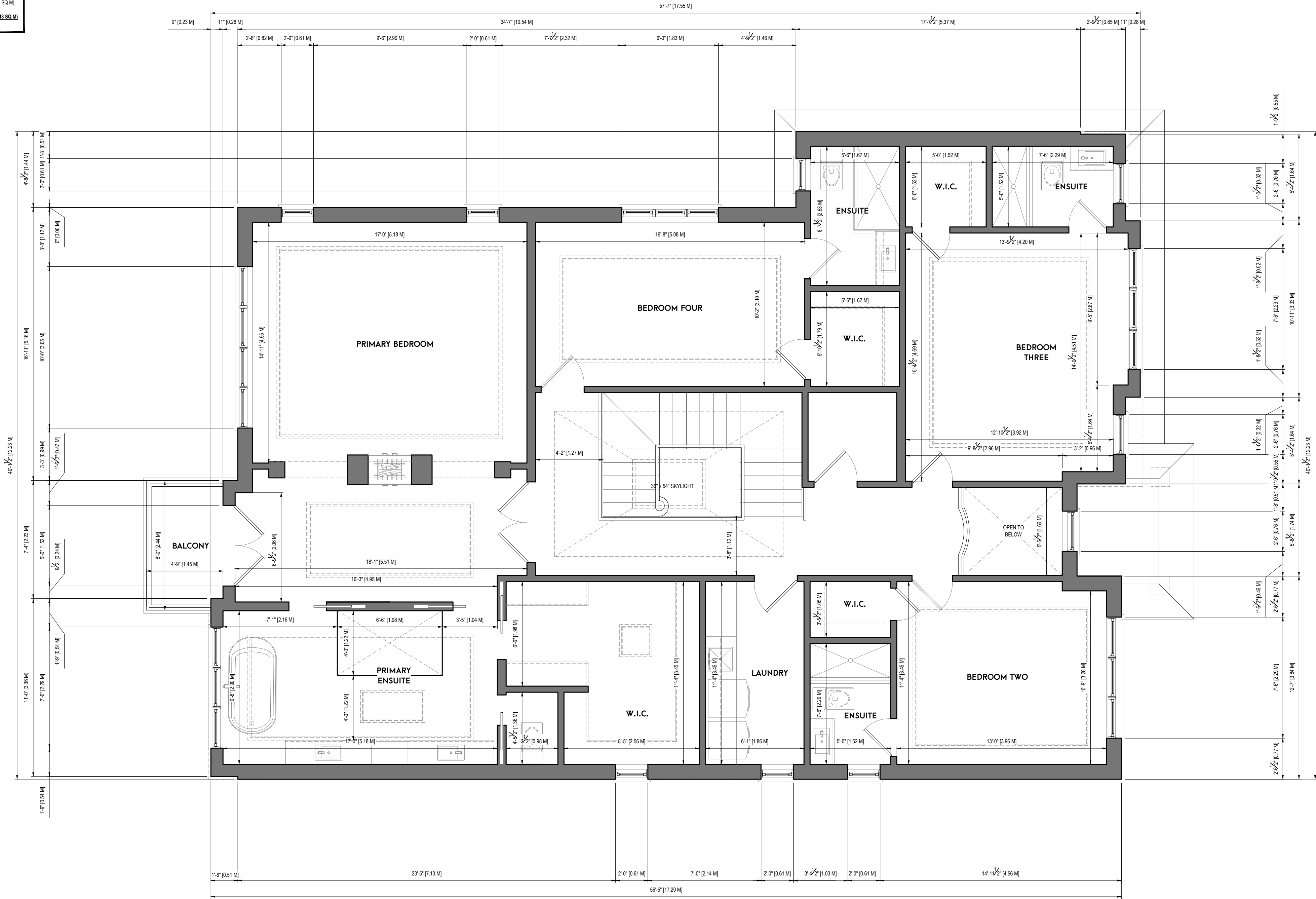
PROJECT NO.

2023-045

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)
TOTAL GROSS FLOOR AREA:	3,610.55 SQ.FT (335.43 SQ.M)



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FIRM NAME	B.C.I.N.
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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

SHEET NO.

A103

FLAT ROOF AREA PERCENTAGE CALCULATION:

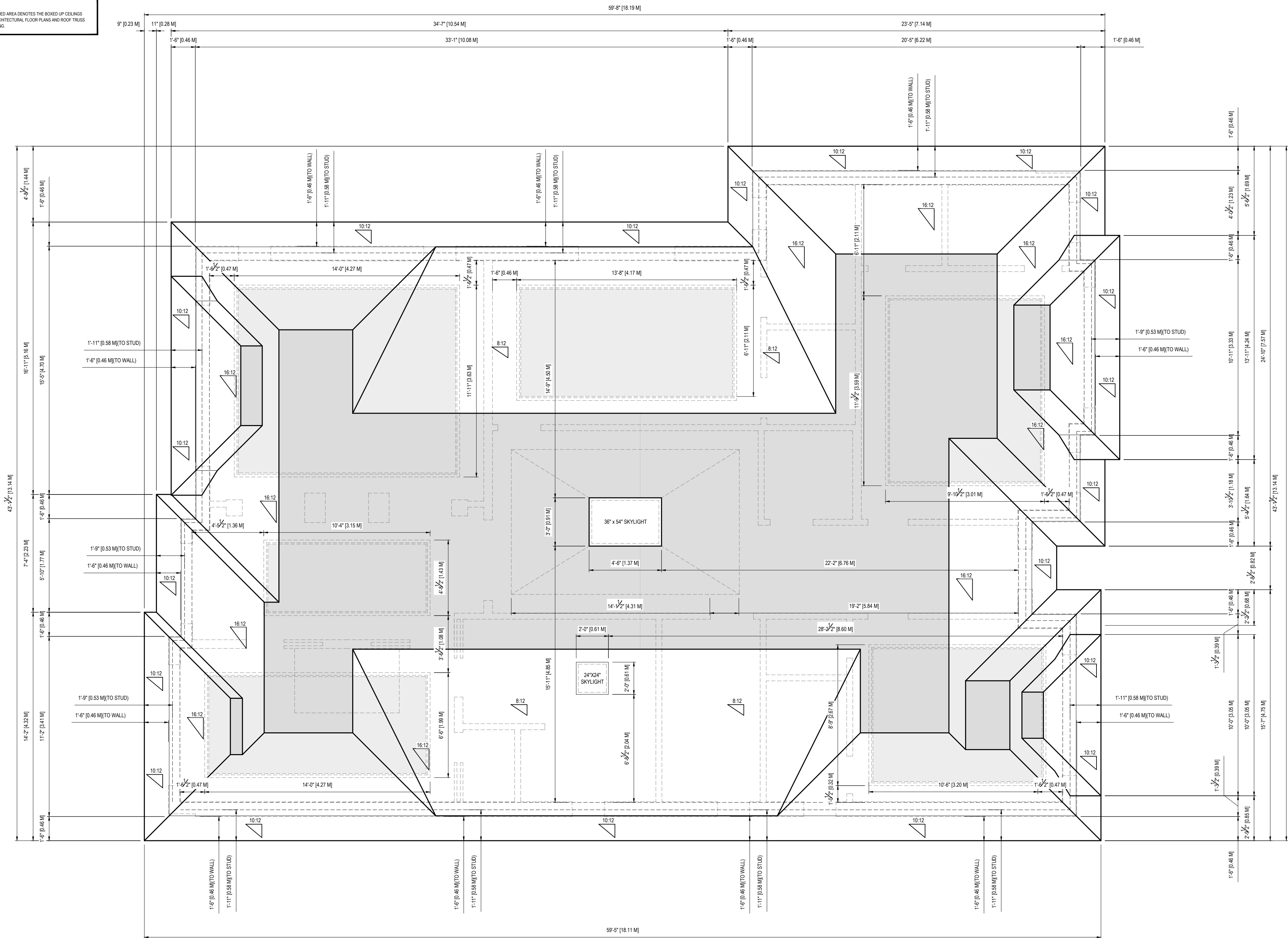
TOTAL ROOF AREA: 2389.47 SQ FT (220.13 SQ M)
FLAT ROOF AREA (1.50): 820.16 SQ FT (76.19 SQ M)
FLAT ROOF PERCENTAGE = 34.62%

NOTE:

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

NOTE:

LIGHT SHADED AREA DENOTES THE BOXED UP CEILINGS
AS PER ARCHITECTURAL FLOOR PLANS AND ROOF TRUSS
ENGINEERING.



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PROJECT NORTH:

TRUE NORTH:



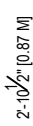
DRAWING TITLE:

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



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
SHEET NO.

SCALE: 1/4" = 1'-0"

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

SHEET NO. SCALE: 1/4" = 1'-0"

A203

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

NOTE: WINDOW WELL
MUST BE PROVIDED

NOTE: WINDOW WELL
MUST BE PROVIDED

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MUST BE PROVIDED

NOTE: WINDOW WELL
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5	-	MM.DD.YYYY

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

A204