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745 BEAVER CREEK BLVD. CLIENTS Jubilee Heights PLAN DESIGNER Form Residence Design House Inc. CONTRACTOR ENERGY ADVISOR / CONSULTANT 745 (Lot 36) Beaver Creek Blvd. Campbell River, BC PROJECT ADDRESS LEGAL DESCRIPTION Lot 13, Section 17, Township 1, Comox District, Plan EPP118769 **Zoning Information** AREA / REGION City of Campbell River ZONE Comprehensive Development One A2 (CD1-A2) SETBACKS FRONT YARD PROPOSED T.B.C. To face of Garage 5.5m (18.0') REAR YARD T.B.C. 4.0m (13.12') SIDE YARD 1.5m (4.90') T.B.C. BUILDING HEIGHT (AVERAGE GRADE TO MID-ROOF) 15.0m (49.21') Lot / Site Information LOT SIZE ALLOWABLE LOT COVERAGE 655.3m² (7,053.59 FT²) 50.0 % (3,526.80 FT²) PROPOSED COVERED AREA TOTAL LOT COVERAGE 3,520.25 FT² 49.9 % **Drawing List** COVER PAGE & PROJECT INFORMATION EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS FOUNDATION PLAN - Not Yet Issued

MAIN FLOOR PLAN UPPER FLOOR PLAN

BUILDING SECTION - Not Yet Issued

A-2

A-3

A-4

A-5

A-6

A-7

202-950 ALDER STREET CAMPBELL RIVER, BC (250) 287-7760 ADMIN.FORM@TELUS.NET

COVER PAGE & PROJECT INFORMATION

05/07/24

MM/DD/YY

DATE: MAY 6, 2024 PROJECT NO: 24-16 SCALE: as noted PAGE NO:

ISSUED FOR REVIEW

REVISIONS:





LOCATION MAP: SOURCE WWW.JUBILEEHEIGHTS.COM

PLEASE NOTE

SKETCH PLAN PROVIDED BY MCELHANNEY ASSOCIATES LAND SURVEYING LTD. DATED FEBRUARY 5, 2024

PROPOSED BUILDING LOCATIONS, FLOOR ELEVATIONS, AND MAX BUILDING HEIGHT ARE THE RESPONSIBILITY OF THE CONTRACTOR / OWNER TO CONFIRM PRIOR TO CONSTRUCTION.

ALL FINISHED GRADE ILLUSTRATED IS APPROXIMATE AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ON SITE

PLEASE NOTE

SOFFITS THAT PROJECT TO WITHIN 1.2M OF THE PROPERTY LINE SHALL HAVE NO OPENINGS AND BE PROTECTED AS PER SECTION 9.10.15.5(11) OF THE BC BUILDING CODE

BUILDING LOCATION PLAN SCALE: 1/8" = 1'-0"

COVERED

PATIO

COVERED ENTRY

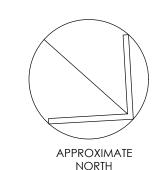
SECONDARY

SUITE

GARAGE

DOUBLE GARAGE

20.50m



4.0m REAR YARD SETBACK

COVERED

PATIO

PRIMARY

RESIDENCE (PROPOSED)

COVERED

5.0m FRONT YARD SETBACK

(TO GARAGE FACE)

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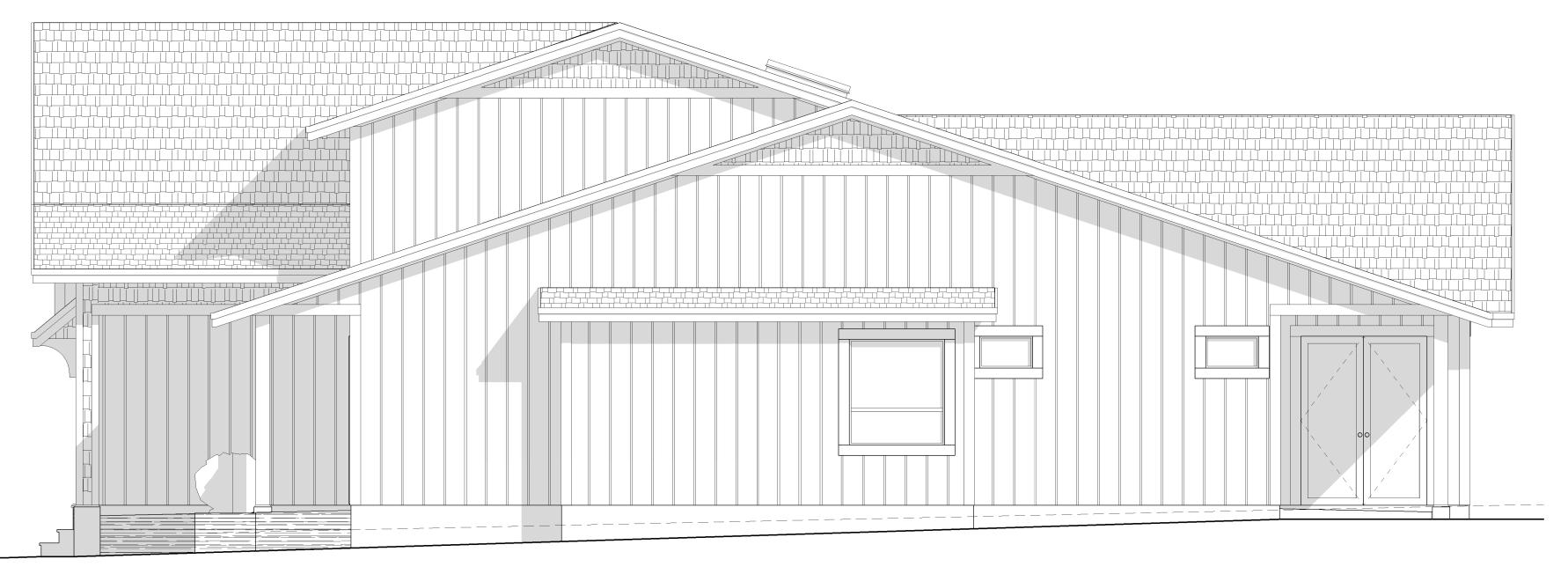




3D PERSPECTIVE VIEWS
NOT TO SCALE



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



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

ISSUED FOR REVIEW REVISIONS:

05/08/24

MM/DD/YY

3D VIEWS & EXTERIOR ELEVATIONS APRIL 26, 2024

DATE:
PROJECT NO:
SCALE:
PAGE NO:

AS NOTED





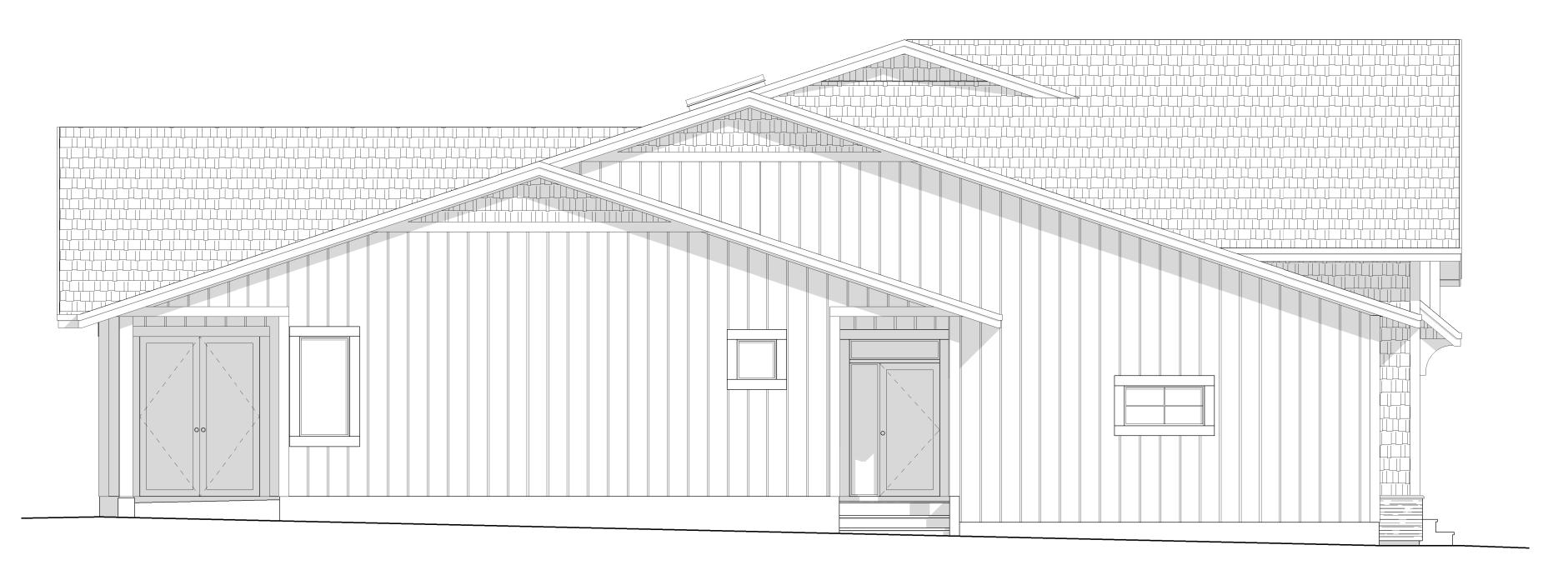
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3D PERSPECTIVE VIEWS

NOT TO SCALE





ISSUED FOR REVIEW REVISIONS:

MM/DD/YY

05/08/24

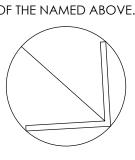
3D VIEWS & EXTERIOR ELEVATIONS APRIL 26, 2024

DATE:
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PBELL

| COVERED PATIO | <u>LIVING</u> 116126 | GREAT 170173 VAULT VAULT | - VENT | COVERED PATIO |
|---|--|--|--|---|
| BEDROOM 1 102120 | DINING 116100 | DINING TRAY CEILING | GAS FIREPLACE GAS FIREPLACE WAULT VAULT VAULT | BEDROOM 1 146142 January 146142 |
| GO'X36" TUB + SHOWER UNIT 5'-6" VANITY COVERED ENTRY | KITCHEN 86 126 LAUNDRY + PANTRY 58 60 STACKED WASHER + DRYER | KITCHEN 96146 36"x84" ISLAND 36"x86" FRIDGE BUILT-IN MICRO+ PANTRY | STORAGE UNDER STAIRS UP 16R PANIRY 4646 COATS | 24"x24" BUILT-IN STORAGE 39"x60" TILED SHOWER 18" BENCH OPTIONAL PASS-THRU |
| GARAGE 12°206 | | DOUBLE GARAGE 20°226 | ENTRY RAISED COVERED ENTRY | COVERED PORCH |

| AREA LEGEND | |
|-------------------------|--------------------------|
| PRIMARY RESIDENCE: | |
| MAIN FLOOR | 1,524.75 FT ² |
| UPPER FLOOR | 742.00 FT ² |
| HEATED FLOOR AREA | 2,266.75 FT ² |
| COVERED FRONT ENTRY | 149.50 FT ² |
| BACK COVERED PATIO | 120.00 FT ² |
| GARAGE | 478.00 FT ² |
| SECONDARY SUITE: | |
| MAIN FLOOR | 849.00 FT ² |
| COVERED FRONT ENTRY | 31.25 FT ² |
| BACK COVERED PATIO | 84.00 FT ² |
| GARAGE | 275.00 FT ² |
| TOTAL HEATED FLOOR AREA | 3,115.75 FT ² |
| TOTAL COVERED AREA: | 3,520.25 FT ² |

| ISSUED FOR REVIEW | 05/07/ |
|-------------------|--------|
| REVISIONS: | MM/DD/ |

MAIN FLOOR PLAN

DATE:
PROJECT NO:
SCALE:
PAGE NO: MAY 6, 2024 AS NOTED

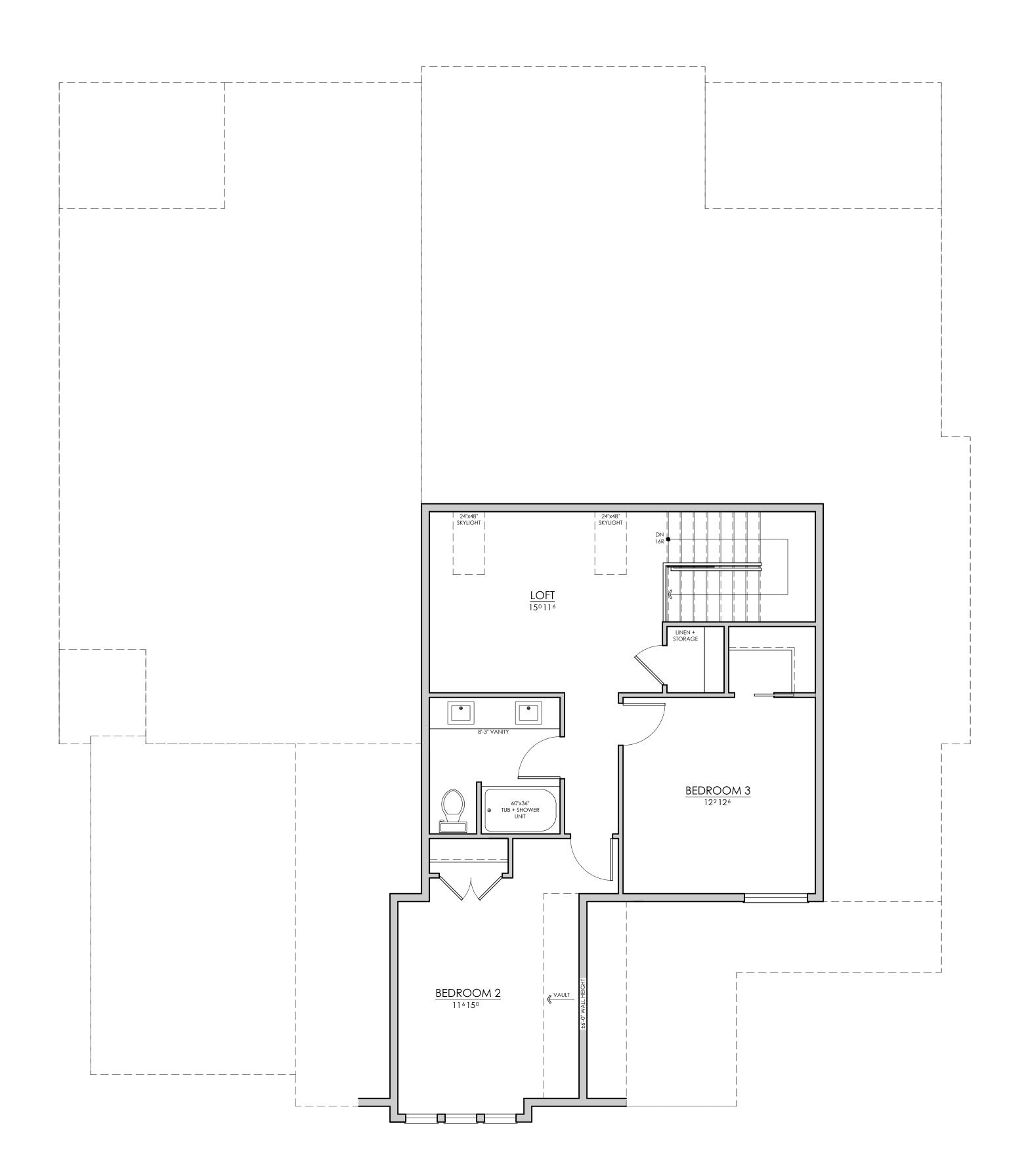
MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

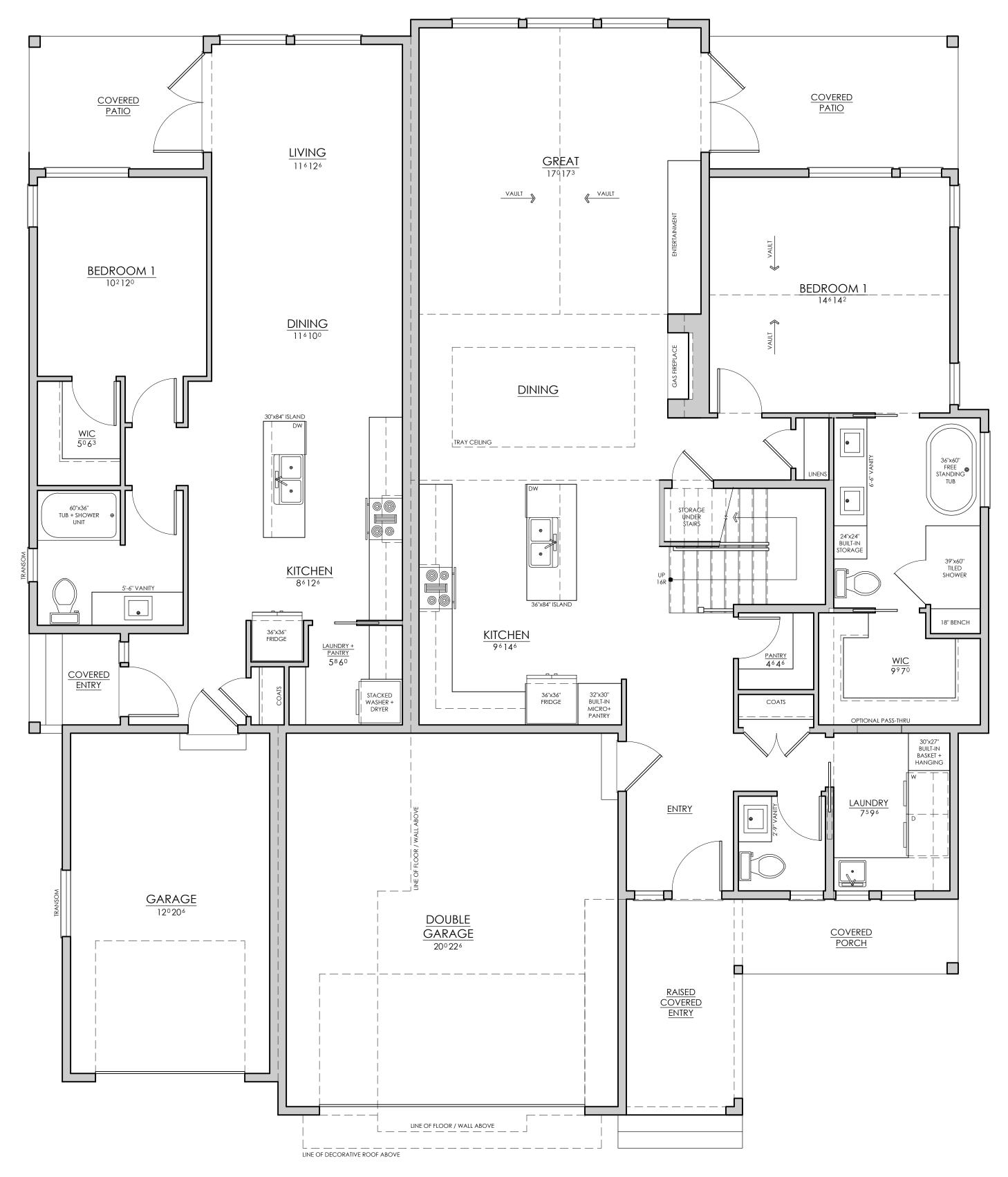
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UPPER FLOOR PLAN

DATE: MAY 6, 2024
PROJECT NO: 24-16
SCALE: AS NOTED
PAGE NO:

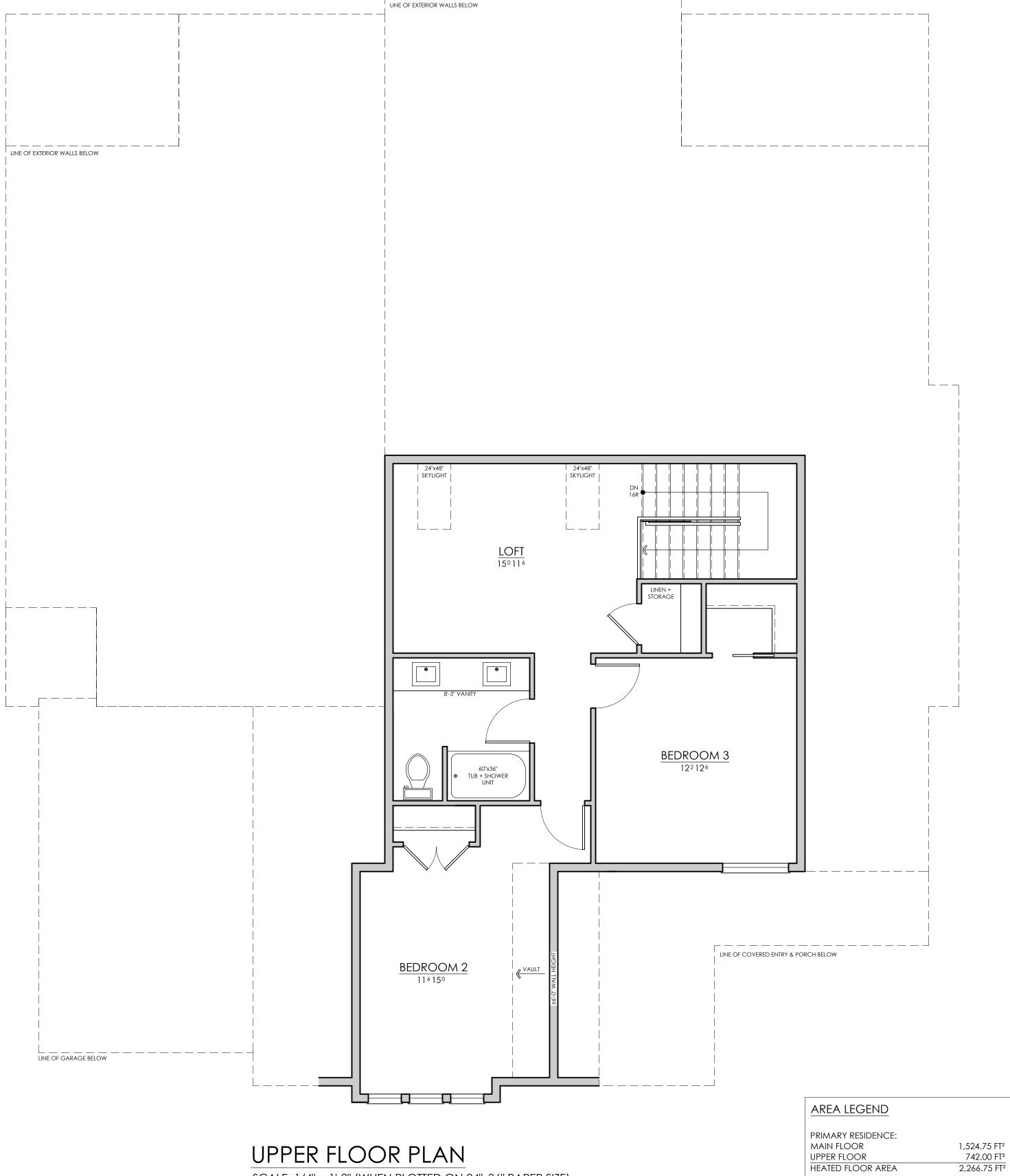






MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" (WHEN PLOTTED ON 24"x36" PAPER SIZE)



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" (WHEN PLOTTED ON 24"x36" PAPER SIZE)

PRIMARY RESIDENCE: MAIN FLOOR UPPER FLOOR HEATED FLOOR AREA COVERED FRONT ENTRY BACK COVERED PATIO GARAGE SECONDARY SUITE: MAIN FLOOR COVERED FRONT ENTRY BACK COVERED PATIO

31.25 FT² 84.00 FT² 275.00 FT² 3,115.75 FT² TOTAL HEATED FLOOR AREA

3,520.25 FT² TOTAL COVERED AREA:

149.50 FT² 120.00 FT² 478.00 FT²

849.00 FT²

