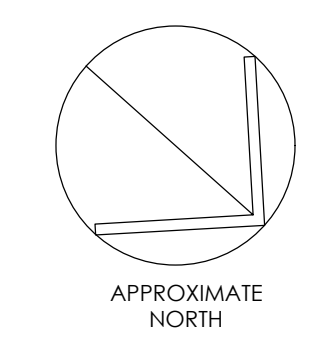


BUILDING LOCATION PLAN
SCALE: 1/8" = 1'-0"



3D PERSPECTIVE VIEW - NOT TO SCALE



LOCATION MAP: SOURCE WWW.JUBILEEHEIGHTS.COM

PLEASE NOTE
SKETCH PLAN PROVIDED BY McELHANNAY 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

745 BEAVER CREEK BLVD.

Project Information

| | |
|-----------------------------|---|
| CLIENTS | Jubilee Heights |
| PLAN DESIGNER | Form Residence Design House Inc. |
| CONTRACTOR | |
| ENERGY ADVISOR / CONSULTANT | |
| PROJECT ADDRESS | 745 (Lot 36) Beaver Creek Blvd, Campbell River, BC |
| 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 | PERMITTED | PROPOSED |
| FRONT YARD | To face of Garage 5.5m (18.0') | T.B.C. |
| REAR YARD | 4.0m (13.12') | T.B.C. |
| SIDE YARD | 1.5m (4.90') | T.B.C. |
| BUILDING HEIGHT (AVERAGE GRADE TO MID-ROOF) | PERMITTED 15.0m (49.21') | PROPOSED - |

Lot / Site Information

| | |
|------------------------|---|
| LOT SIZE | 655.3m ² (7,053.59 FT ²) |
| ALLOWABLE LOT COVERAGE | 50.0% (3,526.80 FT ²) |
| PROPOSED COVERED AREA | 3,520.25 FT ² |
| TOTAL LOT COVERAGE | 49.9% |

Drawing List

| | |
|-----------------------------------|-----|
| COVER PAGE & PROJECT INFORMATION | A-1 |
| EXTERIOR ELEVATIONS | A-2 |
| EXTERIOR ELEVATIONS | A-3 |
| FOUNDATION PLAN - Not Yet Issued | A-4 |
| MAIN FLOOR PLAN | A-5 |
| UPPER FLOOR PLAN | A-6 |
| BUILDING SECTION - Not Yet Issued | A-7 |

| | |
|-------------------|----------|
| ISSUED FOR REVIEW | 05/07/24 |
| REVISIONS: | MM/DD/YY |

**COVER PAGE &
PROJECT INFORMATION**

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

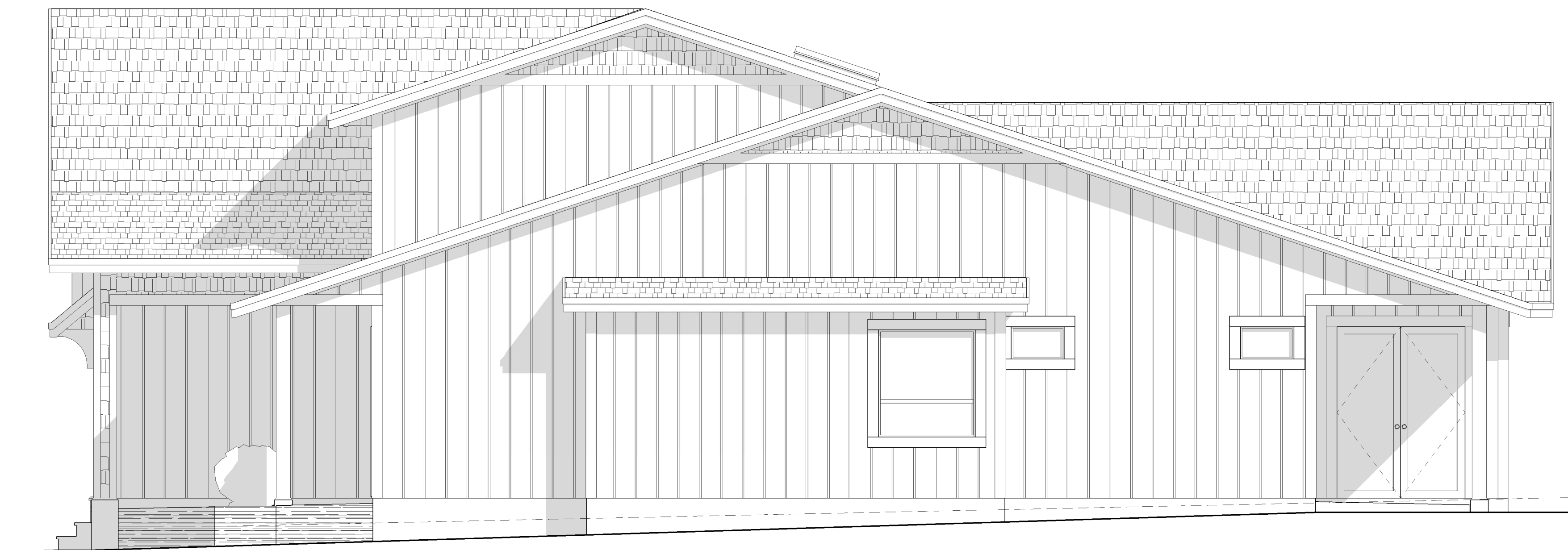
745 (LOT 36) BEAVER CREEK BLVD. CAMPBELL RIVER, BC
JUBILEE HEIGHTS



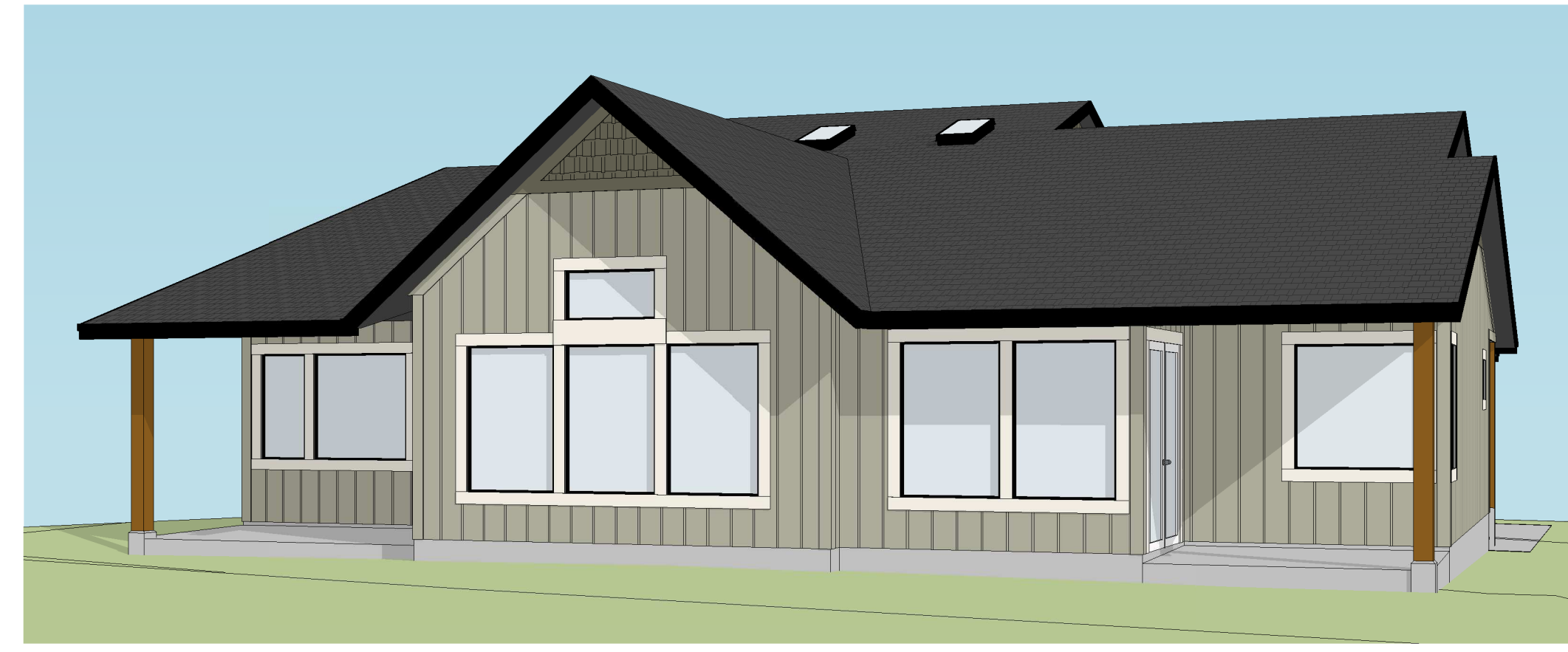
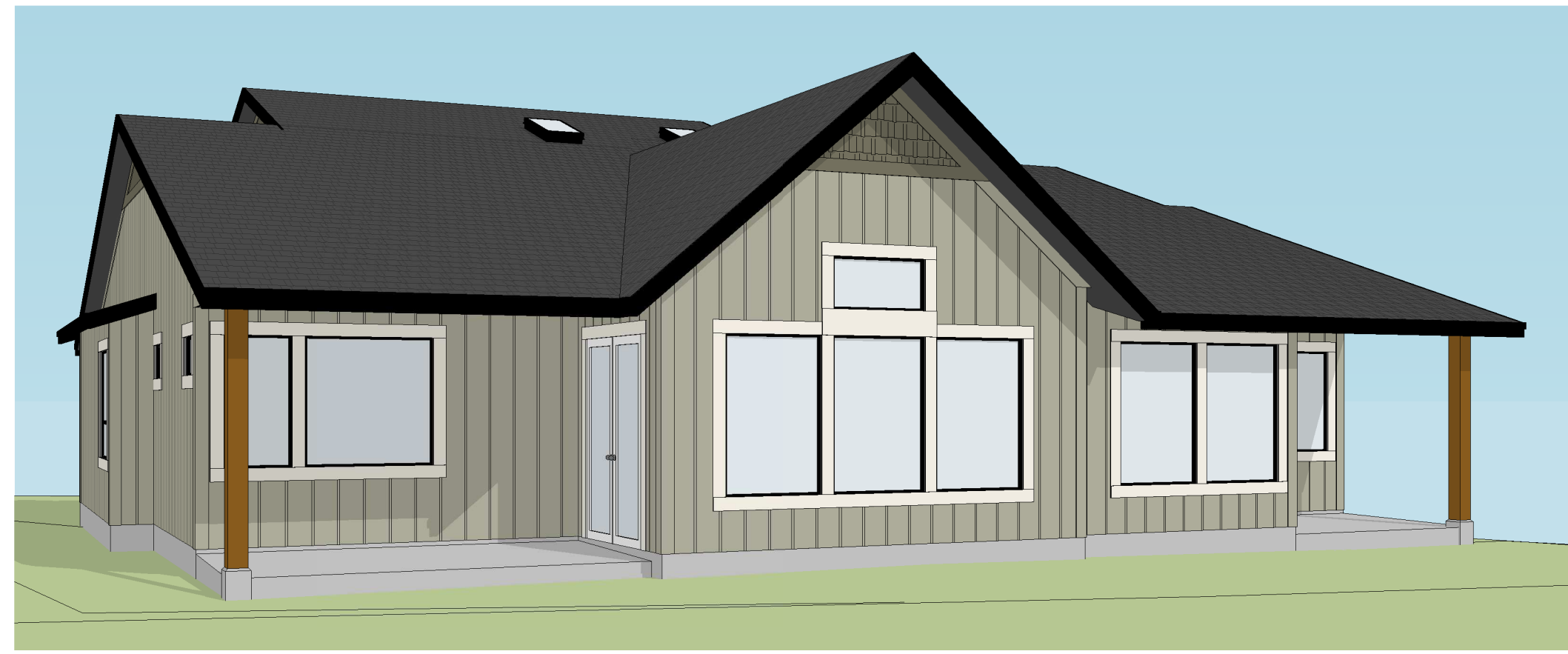
3D PERSPECTIVE VIEWS
NOT TO SCALE



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



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



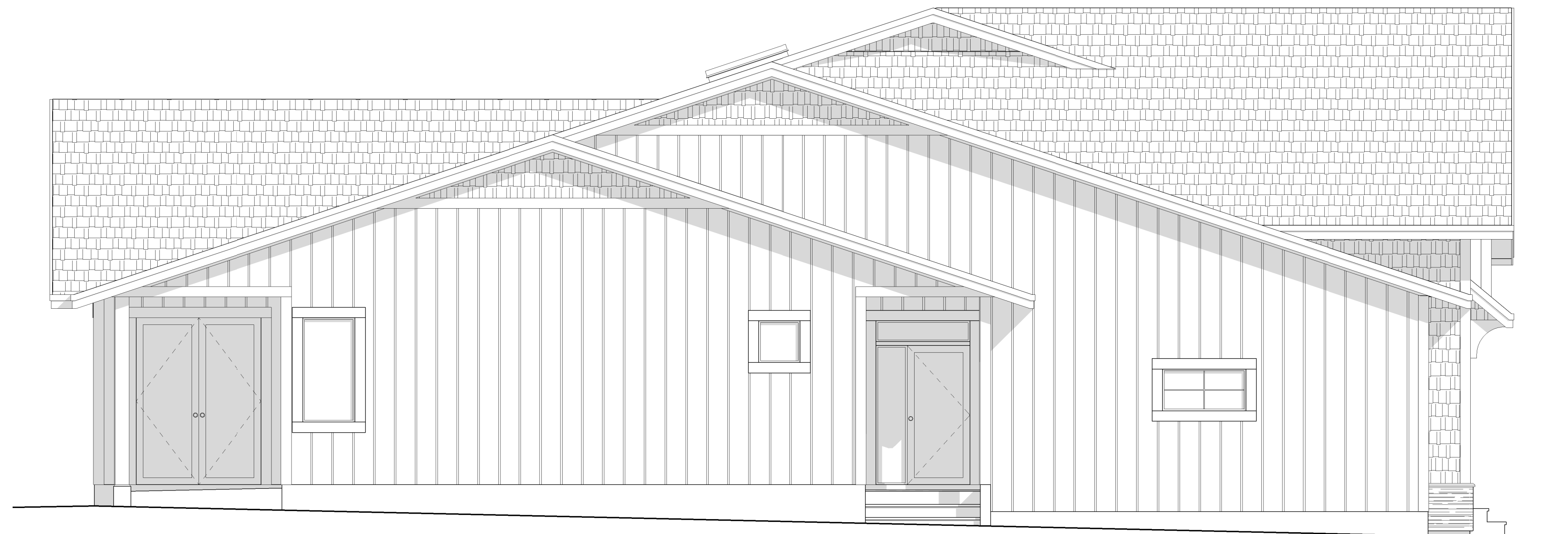
3D PERSPECTIVE VIEWS

NOT TO SCALE



BACK ELEVATION

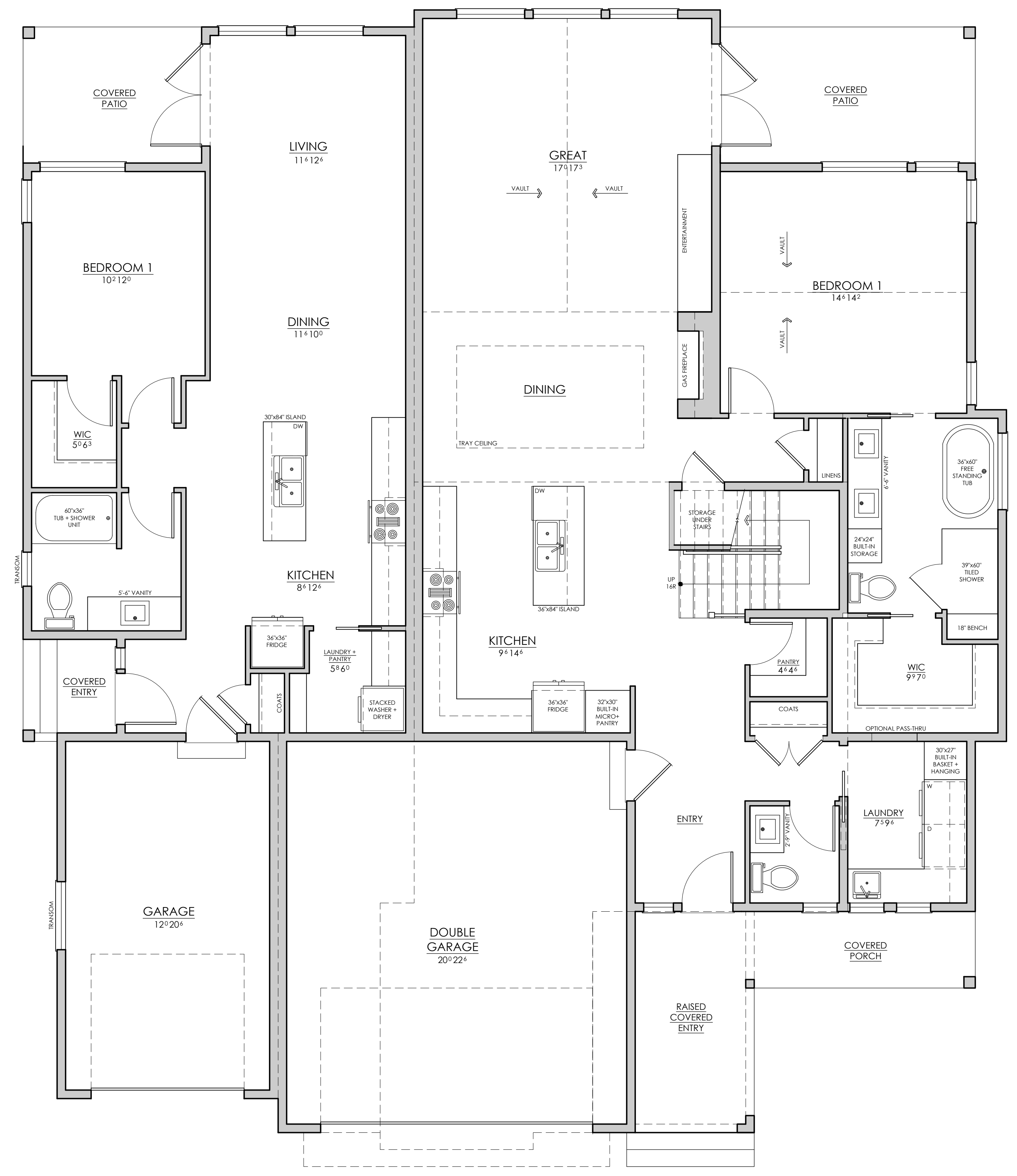
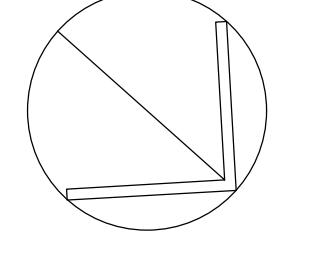
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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

THIS DRAWING IS THE PROPERTY OF
FORM RESIDENCE DESIGN HOUSE
AND MAY NOT BE REPRODUCED
OR USED IN ANY MANNER
WITHOUT WRITTEN PERMISSION
OF THE NAMED ABOVE.



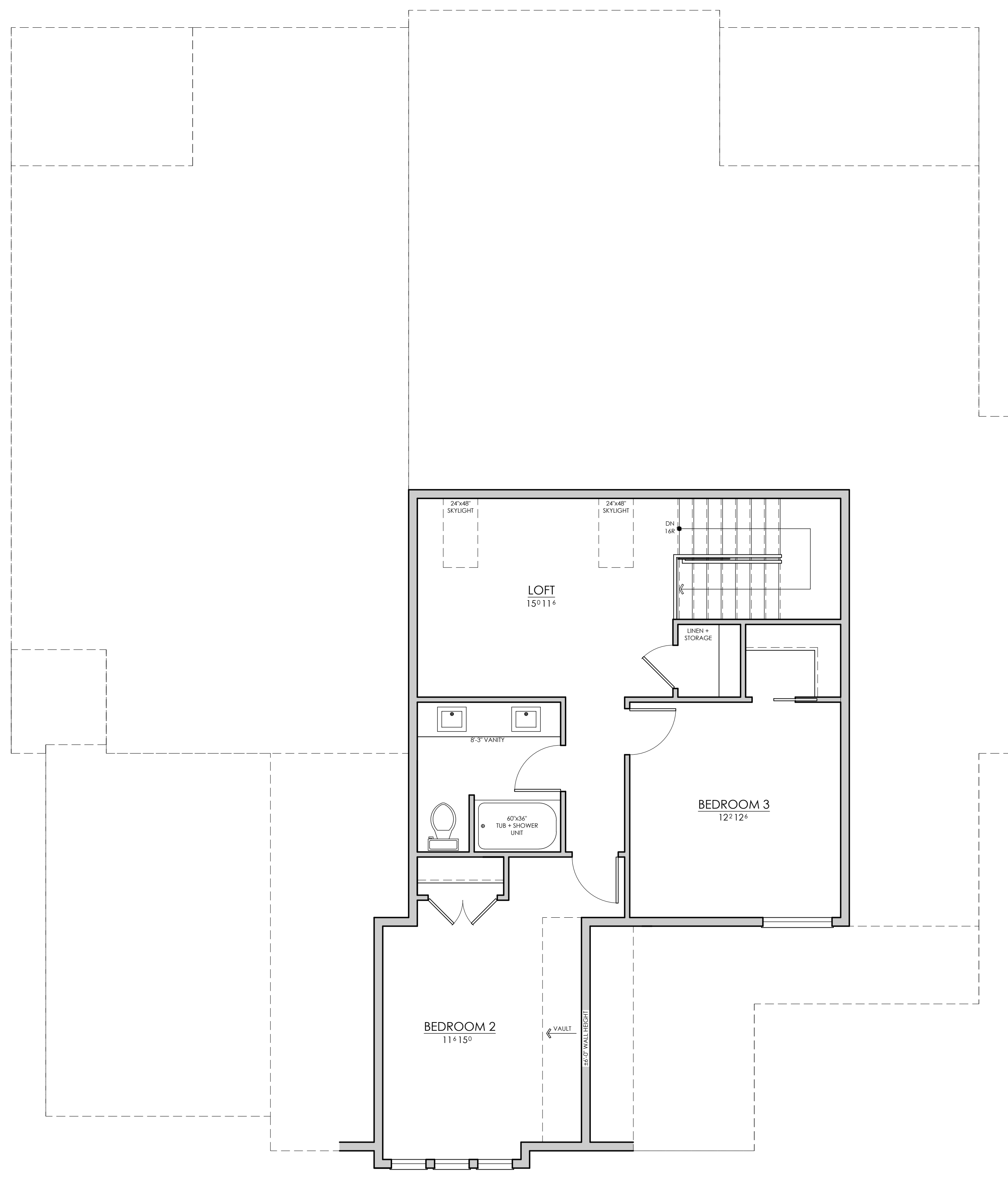
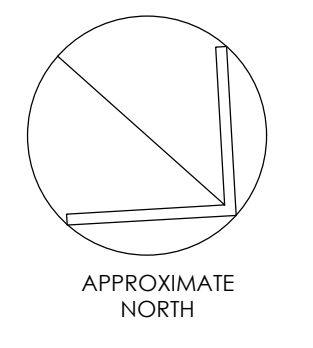
| AREA LEGEND | |
|-------------------------|--------------------------|
| PRIMARY RESIDENCE: | |
| MAIN FLOOR | 1,524.75 FT ² |
| UPPER FLOOR | 742.00 FT ² |
| HEATED FLOOR AREA | 2,266.75 FT ² |
| COVERED FRONT ENTRY | |
| BACK COVERED PATIO | 149.50 FT ² |
| GARAGE | 120.00 FT ² |
| | 478.00 FT ²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

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

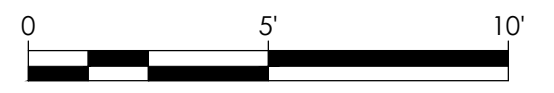
745 (LOT 36) BEAVER CREEK BLVD. CAMPBELL RIVER, BC
JUBILEE HEIGHTS

ISSUED FOR REVIEW 05/07/24
REVISIONS: MM/DD/YY

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



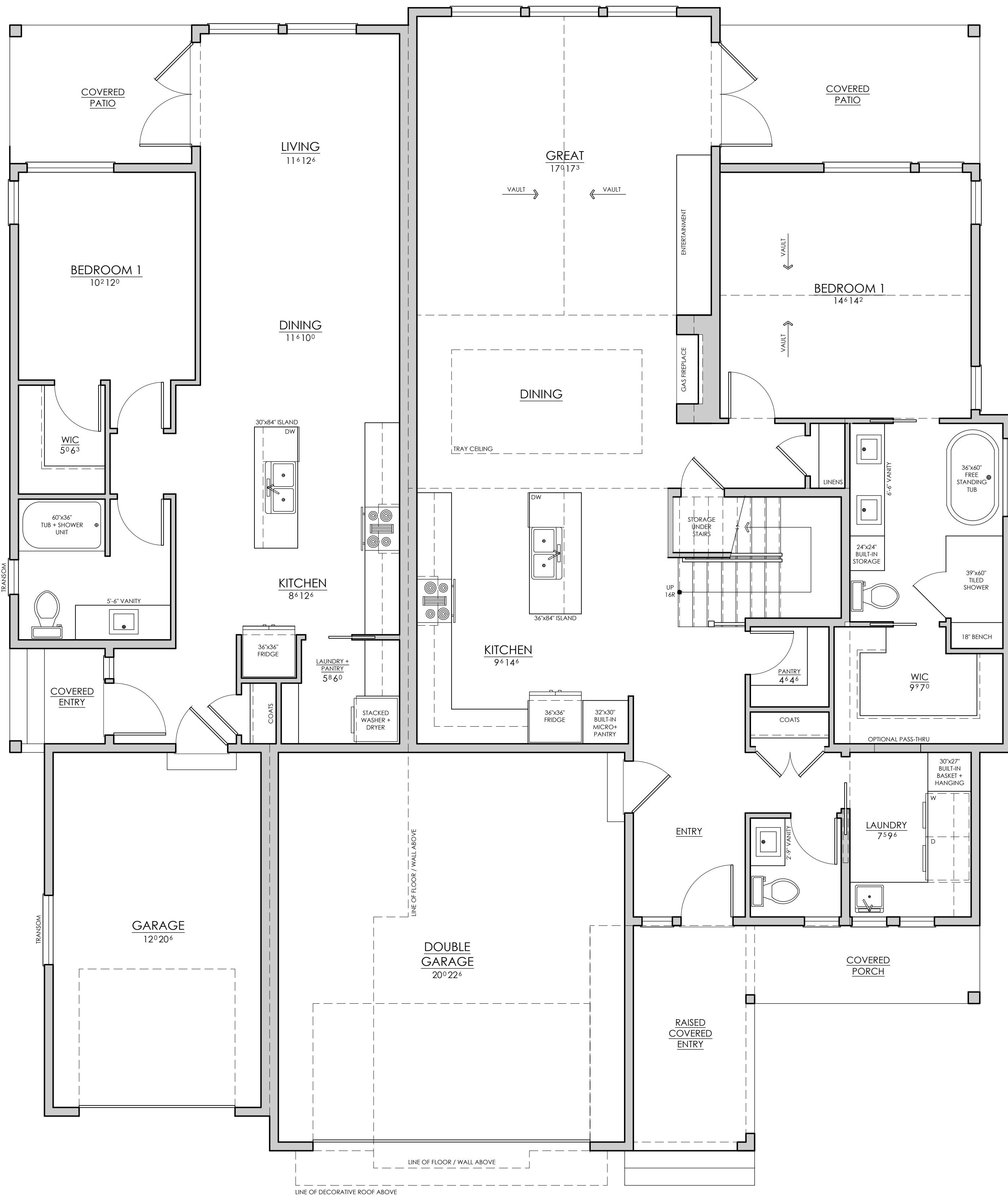
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



745 (LOT 36) BEAVER CREEK BLVD. CAMPBELL RIVER, BC
JUBILEE HEIGHTS

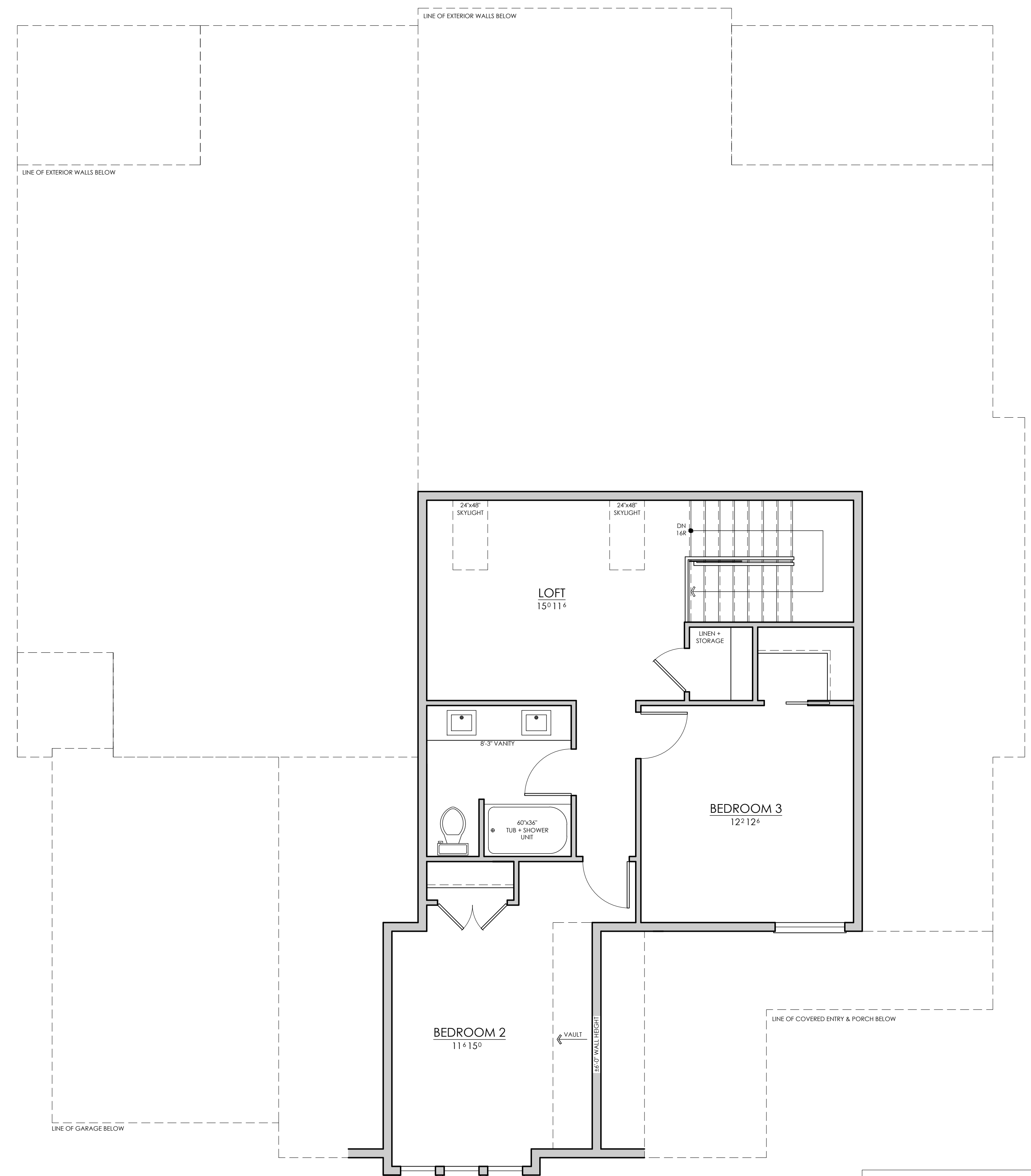
| | |
|-------------------|----------|
| ISSUED FOR REVIEW | 05/07/24 |
| REVISIONS: | MM/DD/YY |

| | |
|------------------|-------------|
| 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)

| AREA LEGEND | |
|--------------------------------|--------------------------------|
| PRIMARY RESIDENCE: | |
| MAIN FLOOR | 1,524.75 FT ² |
| UPPER FLOOR | 742.00 FT ² |
| HEATED FLOOR AREA | 2,266.75 FT² |
| COVERED FRONT ENTRY | |
| BACK COVERED PATIO | 149.50 FT ² |
| GARAGE | 120.00 FT ² |
| | 478.00 FT ² |
| SECONDARY SUITE: | |
| MAIN FLOOR | 849.00 FT ² |
| COVERED FRONT ENTRY | |
| BACK COVERED PATIO | 31.25 FT ² |
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| | 275.00 FT ² |
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| TOTAL COVERED AREA: | 3,520.25 FT² |