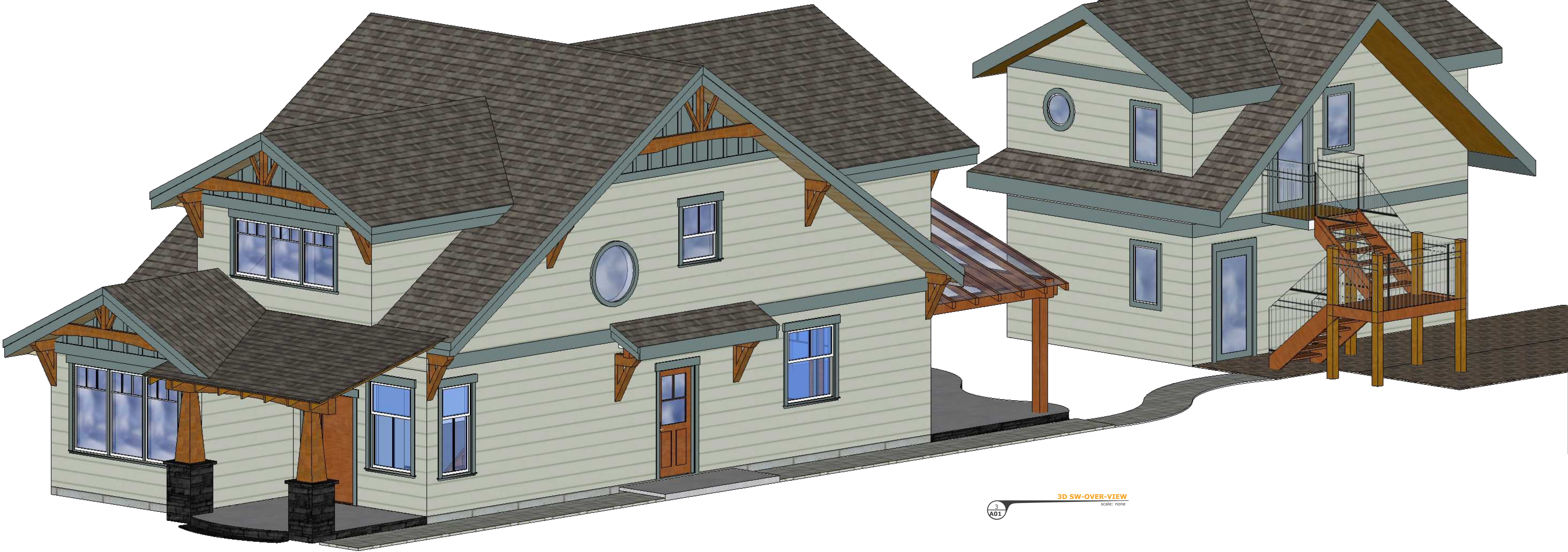




1
A01
3D-SOUTH WEST
scale: None



2
A01
3D-NORTH
scale: NONE



3
A01
3D SW-OVER-VIEW
scale: none

CIVIC ADDRESS	470 LEIGHTON AVE COURTENAY BC , V9N 2Z4
PROPERTY PID:	006-183-310
LEGAL DISCRPTION:	LOT 16, DISTRICT LOT 127, COMOX DISTRICT, PLAN 3661
ZONING	R-2B

DRAWING INDEX	
COVER	3D OVER VIEW
A02	PLOT PLAN
A03	LANDSCAPE PLAN
A04	FOUNDATION PLAN
A05	1ST FLOOR LAYOUT
A06	2ND FLOOR LAYOUT
A07	ELEVATION/ EXTERIOR DETAILS
A08	MAIN HOUSE ELEVATIONS

CLIENT
1311331

PROJECT
470

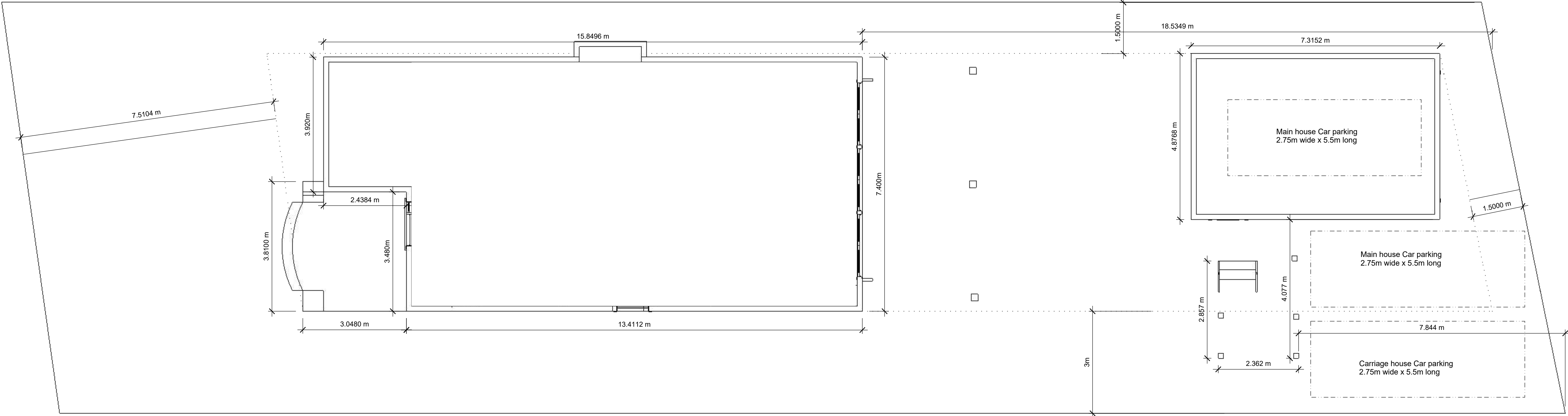
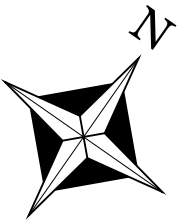
CURRENT ISSUE
1) 2nd for DP Review 10.14.21

PAST ISSUES
1st for DP Review 09.28.21
Plot Plan for Survey #2 09.22.21

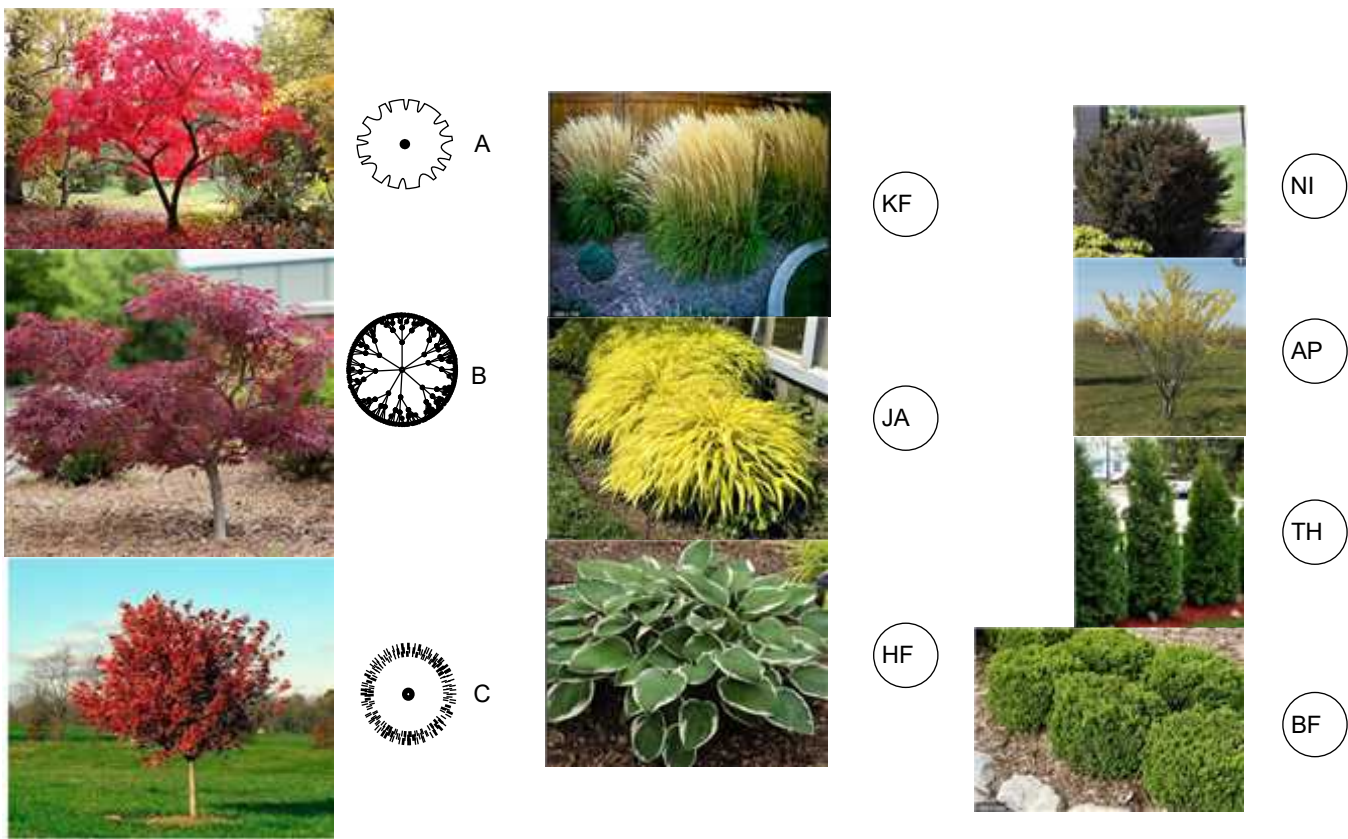
DRAWN BY
PB-GS

DESCRIPTION
3D OVER VIEW



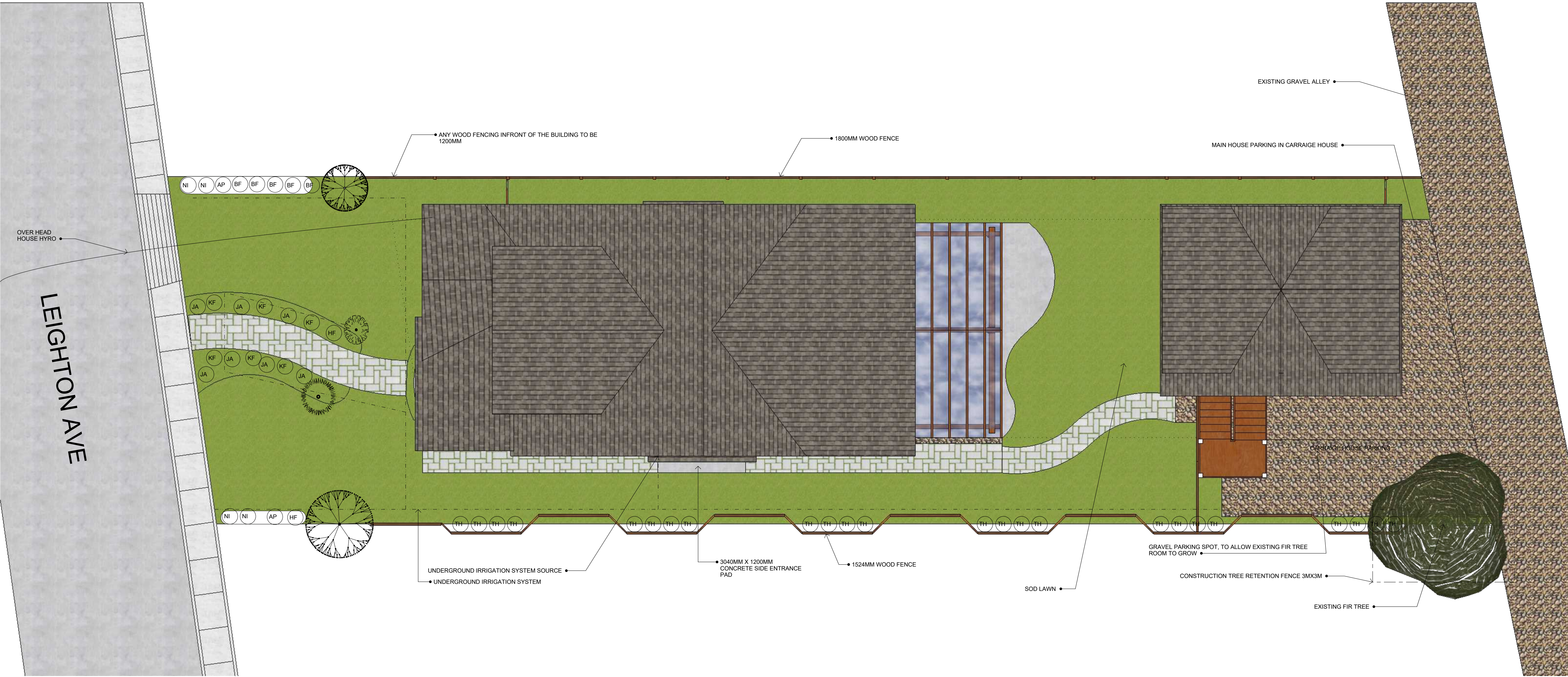
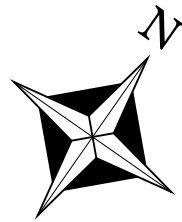


ZONING BYLAW COMPLIANCE MAIN HOUSE/ PROPERTY				ZONE: R-2B				ZONING BYLAW COMPLIANCE CARRAIGE HOUSE				ZONE: R-2B				FLOOR AREA		
DISCRIPTION	CITY	PROPOSED	COMPLIANT?	DISCRIPTION	CITY	PROPOSED	COMPLIANT?	DISCRIPTION	CITY	PROPOSED	COMPLIANT?	DISCRIPTION	CITY	PROPOSED	COMPLIANT?	MAIN HOUSE		AREA (m2)
																LOCATION	AREA (FT2)	
FLOOR AREA RATIO	0.55	0.29	YES	SETBACK: REAR YARD (CARRAIGE HOUSE)	1.5m	1.5m	YES	SETBACK: REAR YARD (CARRAIGE HOUSE)	1.5m	1.5m	YES	MAIN FLOOR				1182	109.8114	
SITE COVERAGE	40%	29%	YES	SETBACK: SIDE YARD WEST	1.5m	1.5m	YES	SETBACK: SIDE YARD WEST	1.5m	1.5m	YES	SECOND FLOOR				1010	93.83207	
				SETBACK: SIDE YARD EAST	3m	4.476m	YES	SETBACK: SIDE YARD EAST	3m	4.476m	YES	TOTAL				2192	203.64347	
SETBACK: FRONT	7.5m	7.5104m	YES									CARRAIGE HOUSE						
SETBACK: SIDE YARD TOTAL	4.5m	4.5m (1.5m+3.0m)	YES	BUILDING HEIGHT	6m MAX	6m	YES	BUILDING HEIGHT	6m MAX	6m	YES	MAIN FLOOR CARPORT				345	32.0515	
SETBACK: REAR MAIN HOUSE	7.5m	18.5393m	YES	FLOOR SPACE	48m2	32.0515m2	YES	FLOOR SPACE	48m2	32.0515m2	YES	SECOND FLOOR DWELLING SPACE				345	32.0515	
SETBACK: REAR YARD (CARRAIGE HOUSE)	1.5m	1.5m	YES	BUILDING AREA	48m2	32.0515m2	YES	BUILDING AREA	48m2	32.0515m2	YES	TOTAL				690	64.103	
PRINCIPAL BUILDING HEIGHT	8m MAX	7.9863m	YES	GROSS FLOOR AREA	90m2	64.103m2	YES	GROSS FLOOR AREA	90m2	64.103m2	YES	PROPERTY INFO						
PARKING	2	2	YES	PARKING	1	1	YES	PARKING	1	1	YES	GROSS FLOOR AREA				2882	267.74647	
												LOT AREA (SITE AREA)				5705	530.0118	
												LOT COVERAGE (FOOT PRINT OF BUILDING AREA)				1646	152.9184	
												FLOOR AREA RATIO				29%	29%	

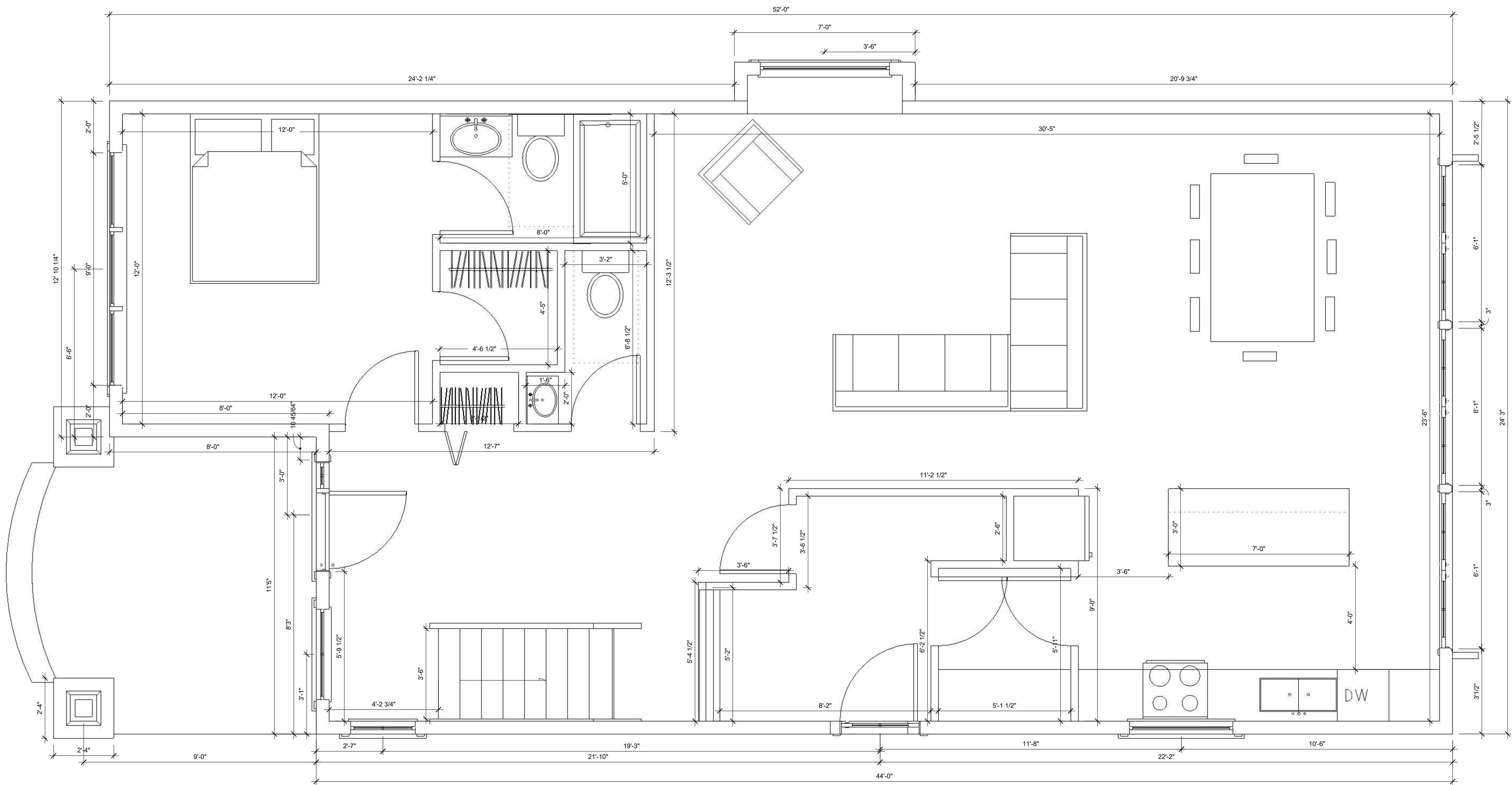


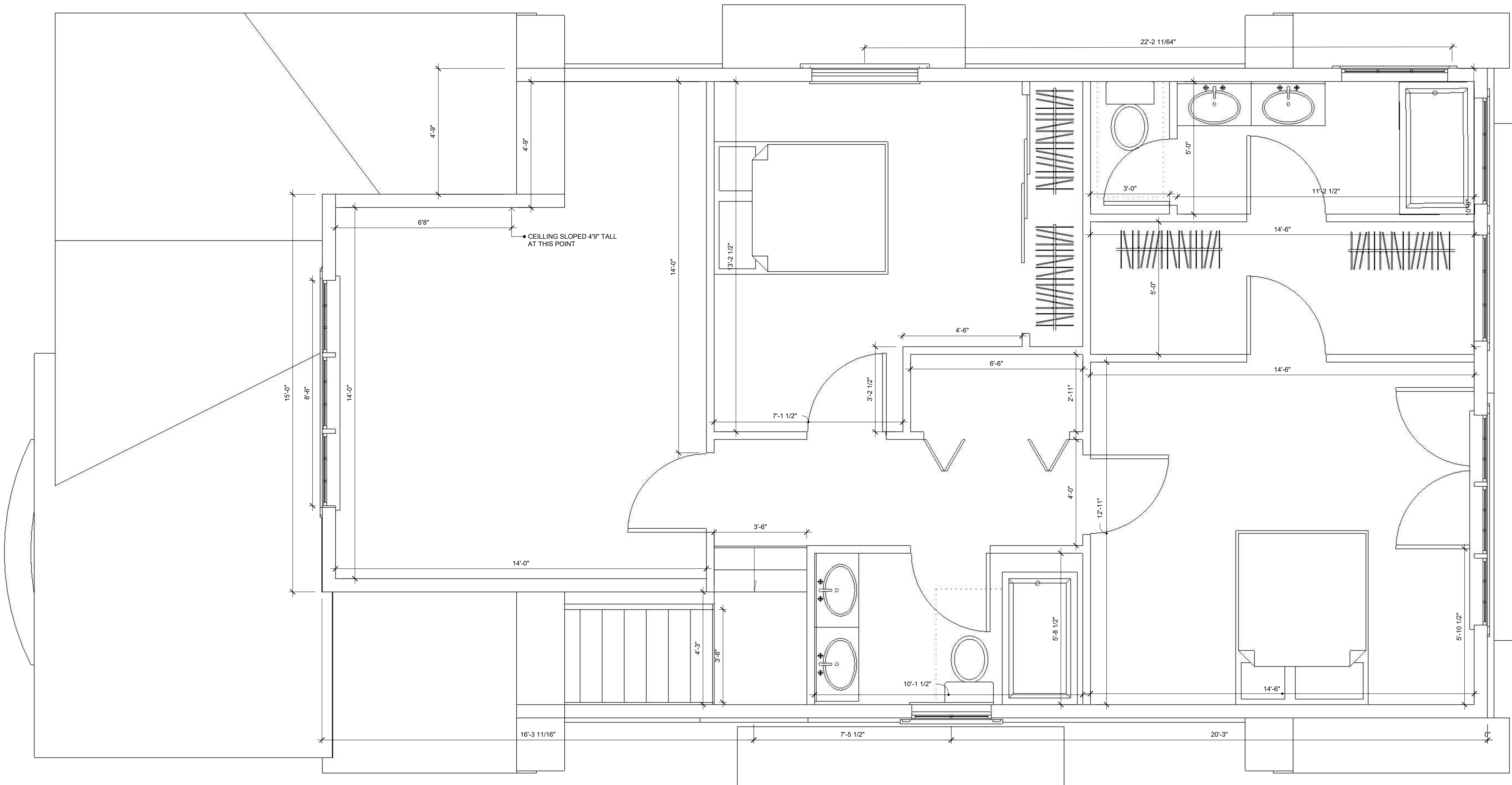
PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/ REMARKS
TREE				
A	1	ACER PALMATUM	RED DRAGON JAPANESE MAPLE	1.0M HT ; TREE FORM
B	2	ACER RUBRUM	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; B&B
C	1	ACER PALMATUM	SHIN DESHOJO JAPANESE MAPLE	1.0M HT ; TREE FORM
SHRUB				
NI	4	PHYSOCARPUS OPULIFOLIUS	LITTLE DEVIL NINEBARK	#3 POT
AP	2	HAMAMELIS X INTER	ARNOLD'S PROMIS WITCH HAZEL	#10 POT; TREE FORM
TH	24	THUJA OCCIDENTALIS "SMARAGD"	EMERALD GREEN CEDAR	1.5M HT; B&B
BF	5	BUXUS MICROPHYLLA "FAULKNER"	FAULKNER BOXWOOD	#2 POT
GRASS				
KF	6	CALAMAGROSTIS	KARL FOESTER FEATHERED GRASS	#2 POT
JA	7	HAKONECHLOA MACRA "ALL GOLD"	ALL GOLD JAPANESE FOREST GRAS	#1 POT
PERENNIAL				
HF	2	HOSTA "FANCEE"	FRANCEE HOSTA	#1POT; 1 EYE
NOTES: plant sizes in this list are specied accoring to the BC landscape standard and Canadian Landscape standard, latest edition. All landscape material and workmaship must meet or exceedd bc landscape standard and canadian landscape standard latest edition. all plant material must be provided from a certified disease free nursery				
Gernal notes: All soft landscape to be irrigated with low flow irrigation to planter beds , and in-ground sprinkler irrigation fto lawn areas. Irrigation plan to meet or exceedd all relevant requirements for municipal approval.				
Maintain landscape regularly as be landscape installers instructions.				

LANDSCAPING BY AREA	
LOCATION	AREA (M)
GARDEN BED	14.8645
FRONT PATIO	10.6838
BACK PATIO	33.4451
WALKWAYS	32.7
USABLE OPEN SPACE	34.3741
FENCE HEIGHT EAST	1524mm(5FT)
FENCE HEIGHT WEST	1828mm(6FT)
SITE & BUILDING INFO	
MAIN HOUSE PROPOSED GROSS FLOOR AREA (1182SQFT 1ST, 1010SQFT 2ND)	2192ft2, 203.6435m2
LOT AREA (5705 FT2)	530.0118
LOT COVERAGE (1646 FT2)	152.9184
LANDSCAPED AREA	47.5645









14'-0"

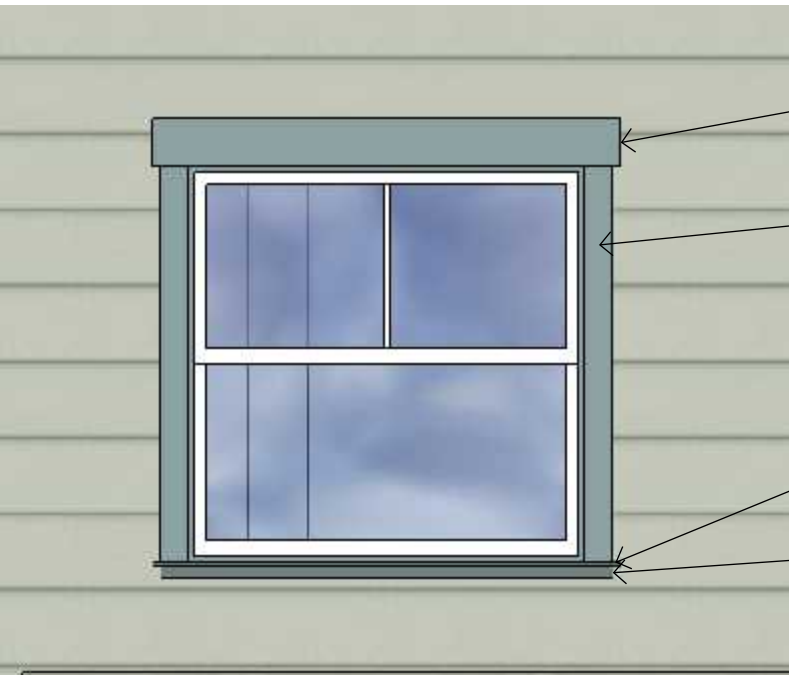


TRIM COLOUR PRIMARY

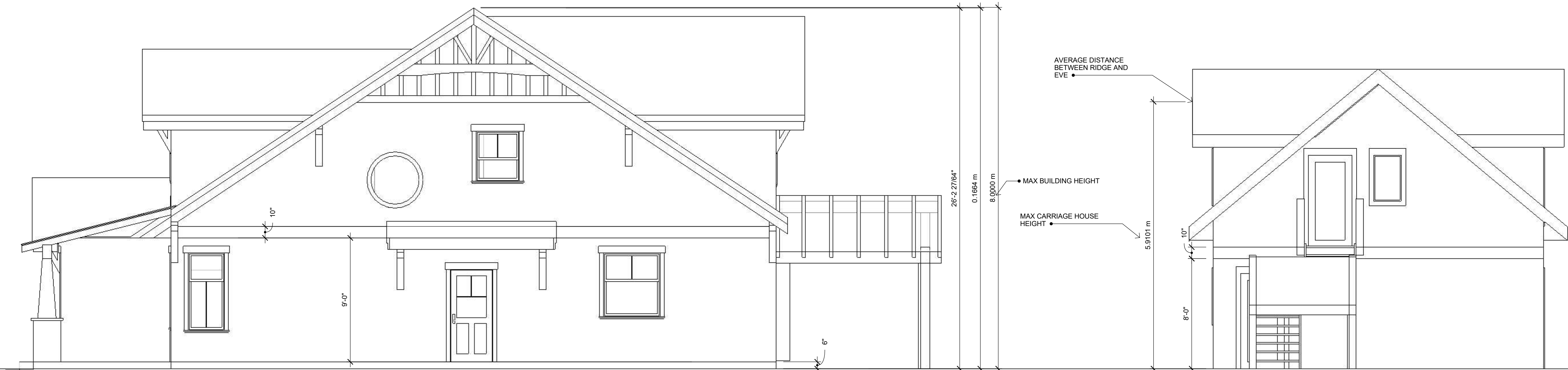
SIDING COLOUR SECONDARY
BOARD AND BATTEN GABLES

PRIMARY SIDING COLOUR

ROOFING COLOUR



D-FIR , TIMBER FRAME DETAILS STAINED



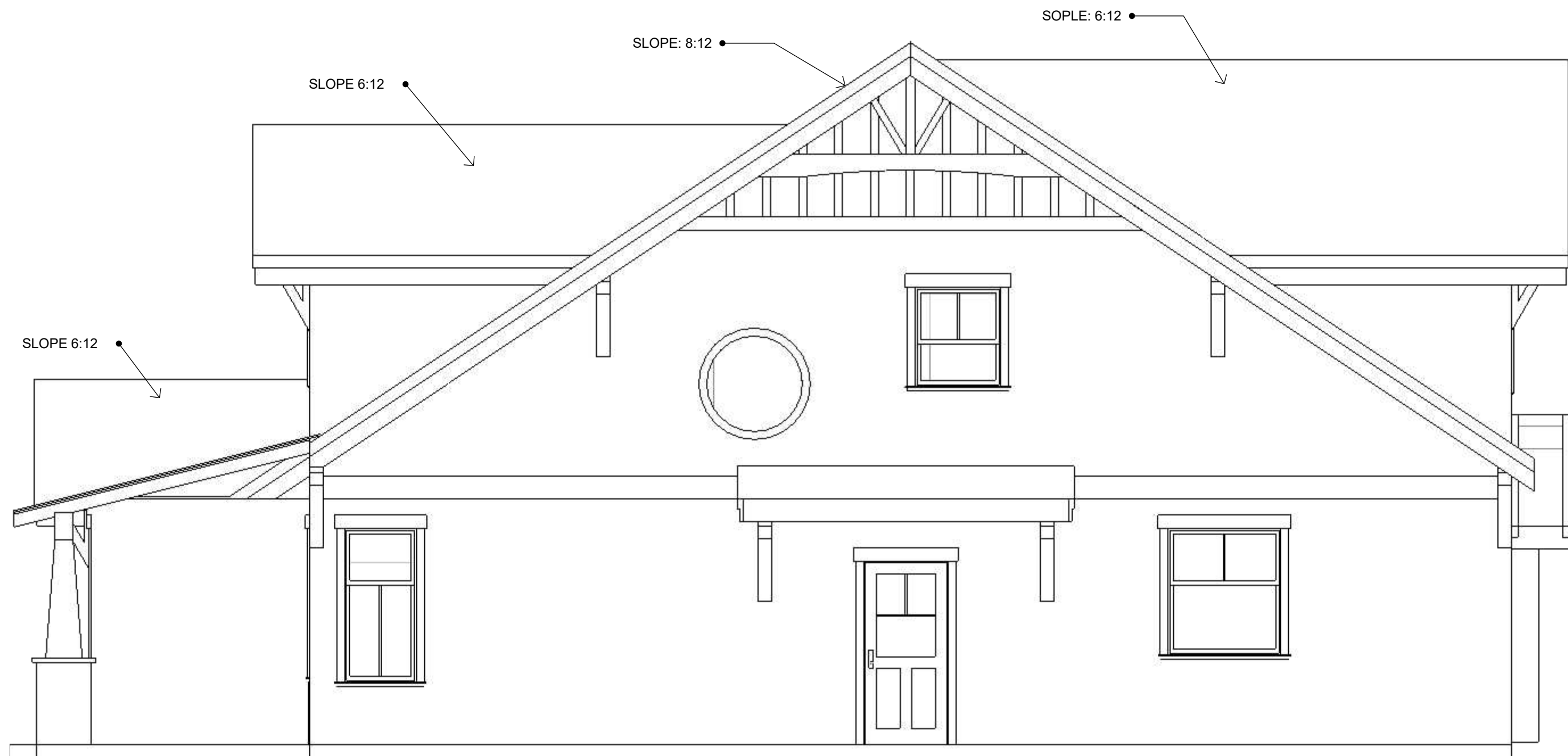
1 SOUTH ELEVATION
A08 scale: 1/4"=1'



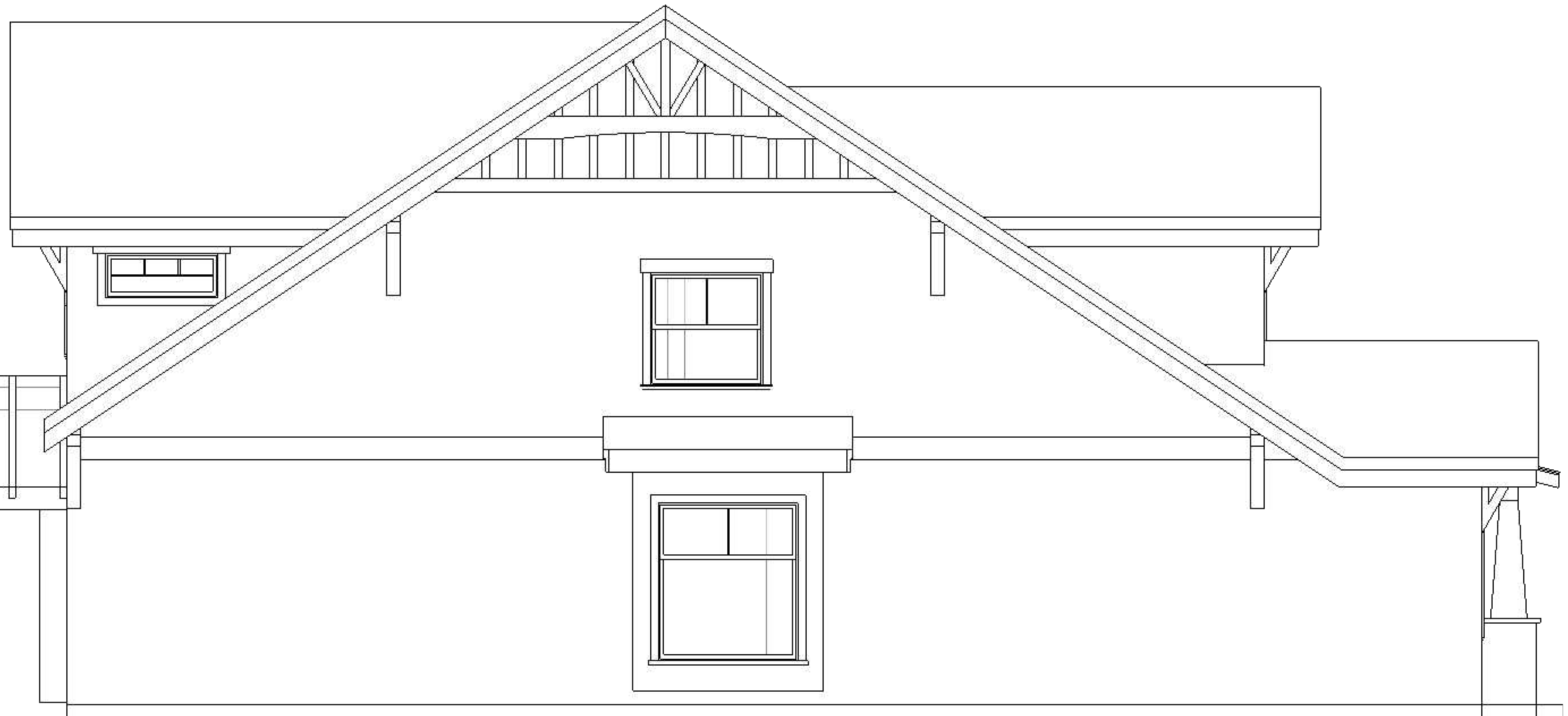
2 NORTH ELEVATION
A08 scale: 1/4"=1'



3 EAST ELEVATION
A08 scale: 1/4"=1'



4 WEST ELEVATION
A08 scale: 1/4"=1'



Perspective Design Build
2463 E Rosewall Crescent
Courtenay, BC
Tel: 778-647-2266

CLIENT
13311131
1160 4th st. Courtenay BC

ISSUE
10.14.21

PROJECT NO.
470

PROJECT
470 Leighton

DESCRIPTION:
MAIN HOUSE ELEVATIONS