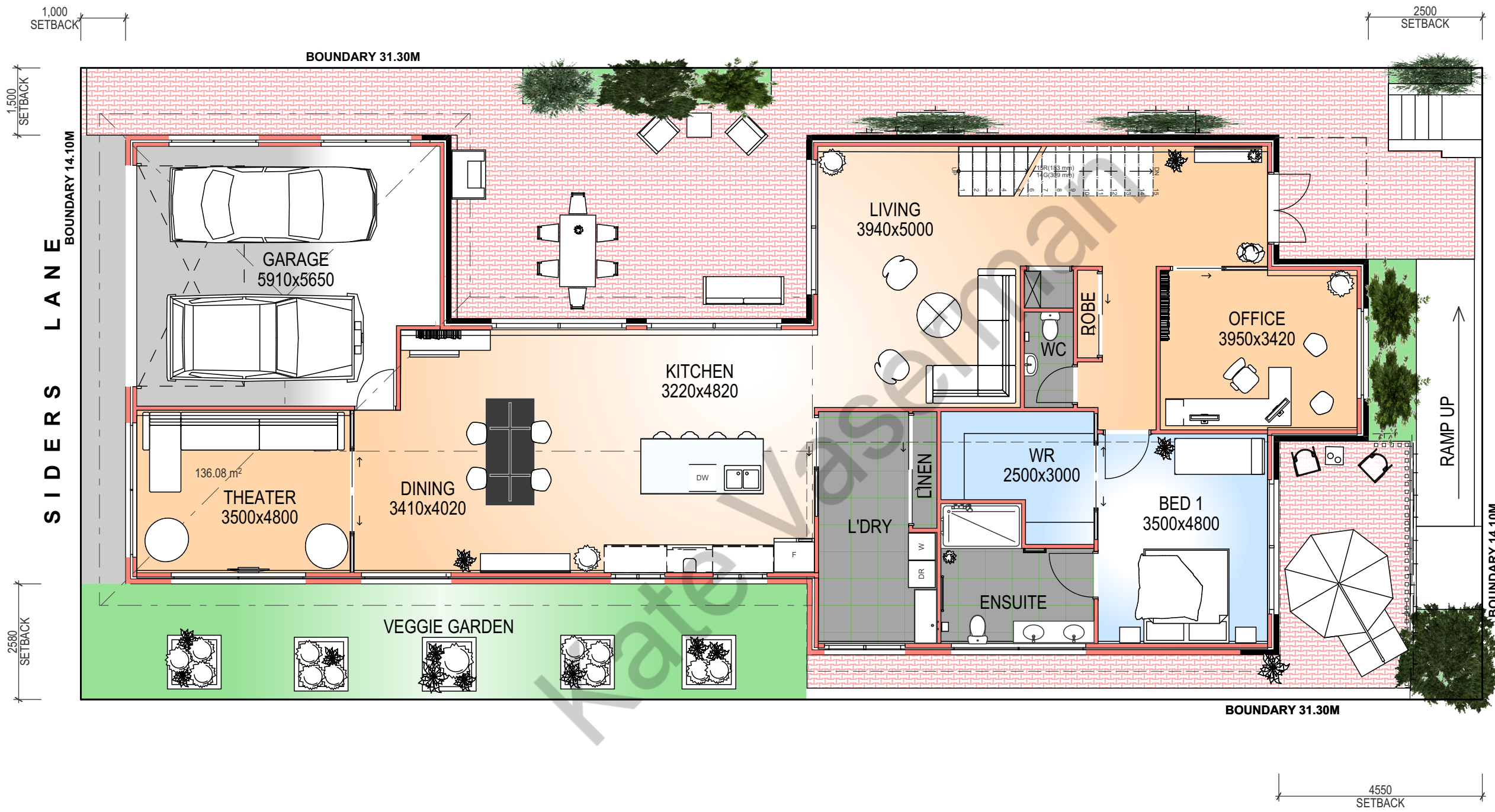
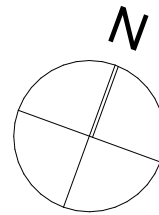
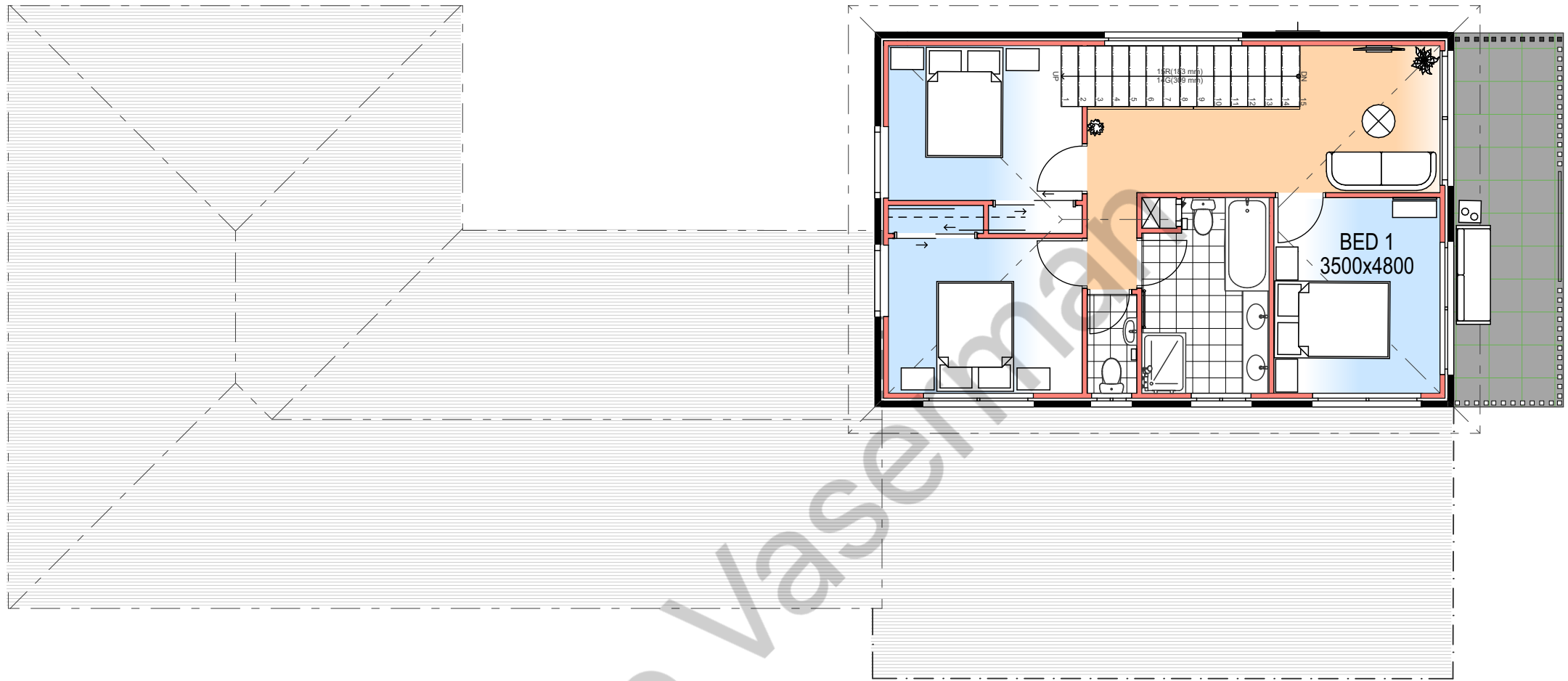
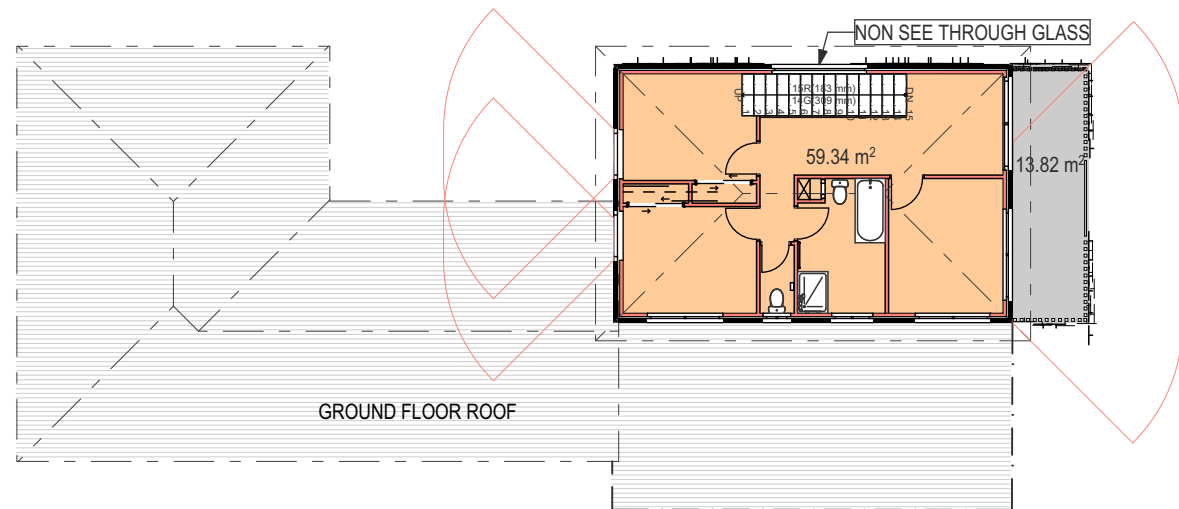


FLOOR & SITE PLAN
SCALE: 1:100



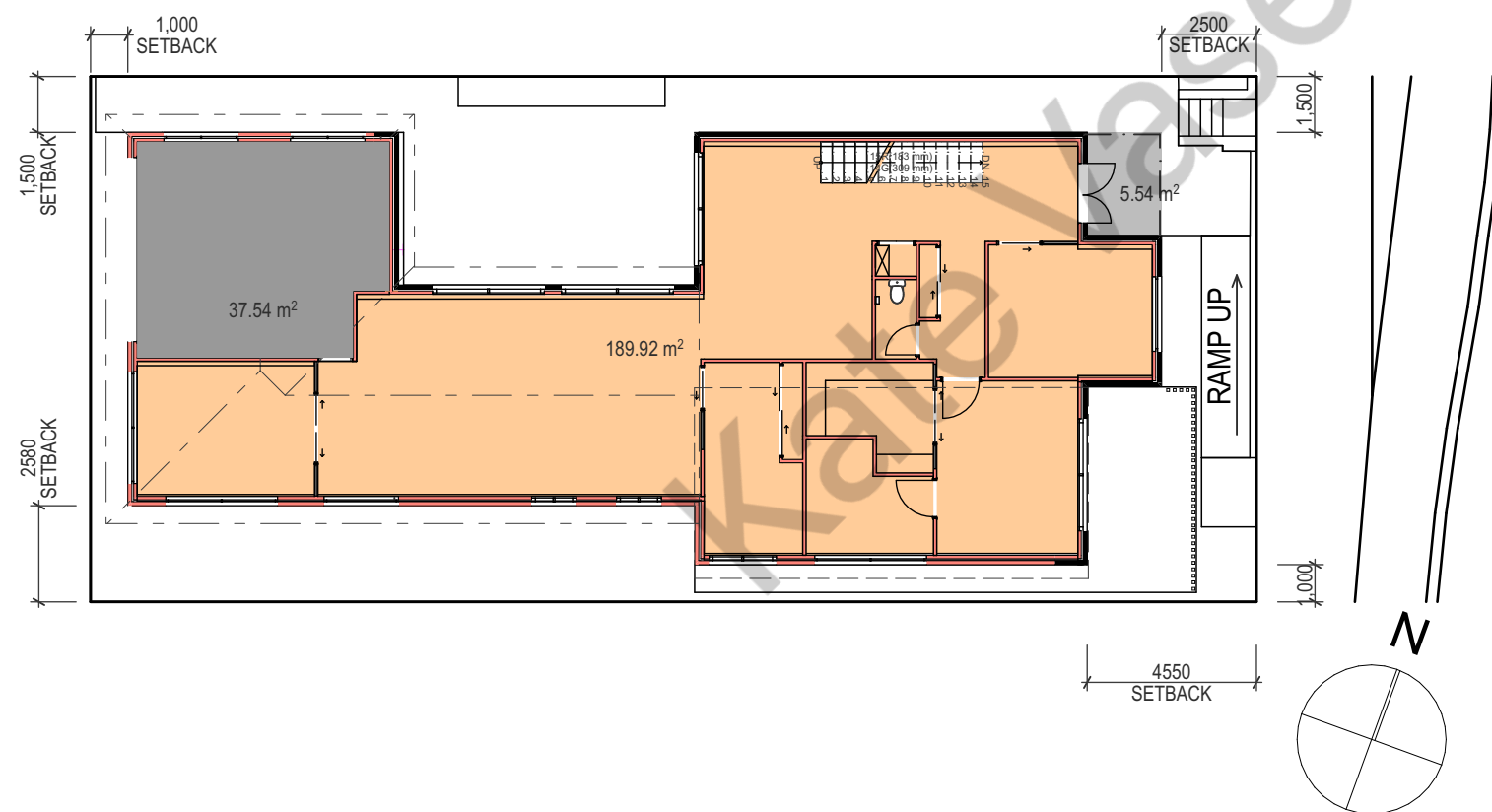
FIRST FLOOR PLAN

SCALE: 1:100



COST ESTIMATE:			
GROUND FLOOR	189.92M ²	\$1855/M ²	\$352301.6
FIRST FLOOR	59.34M ²	\$2155/M ²	\$127877.7
BALCONY	13.82M ²	\$560/M ²	\$7739.2
GARAGE	37.54M ²	\$640/M ²	\$24025.6
PORCH	5.54M ²	\$570/M ²	\$3157.8
SUB TOTAL			\$515101.9
GST		10%	\$51510.19
TOTAL COST			\$566,612.09

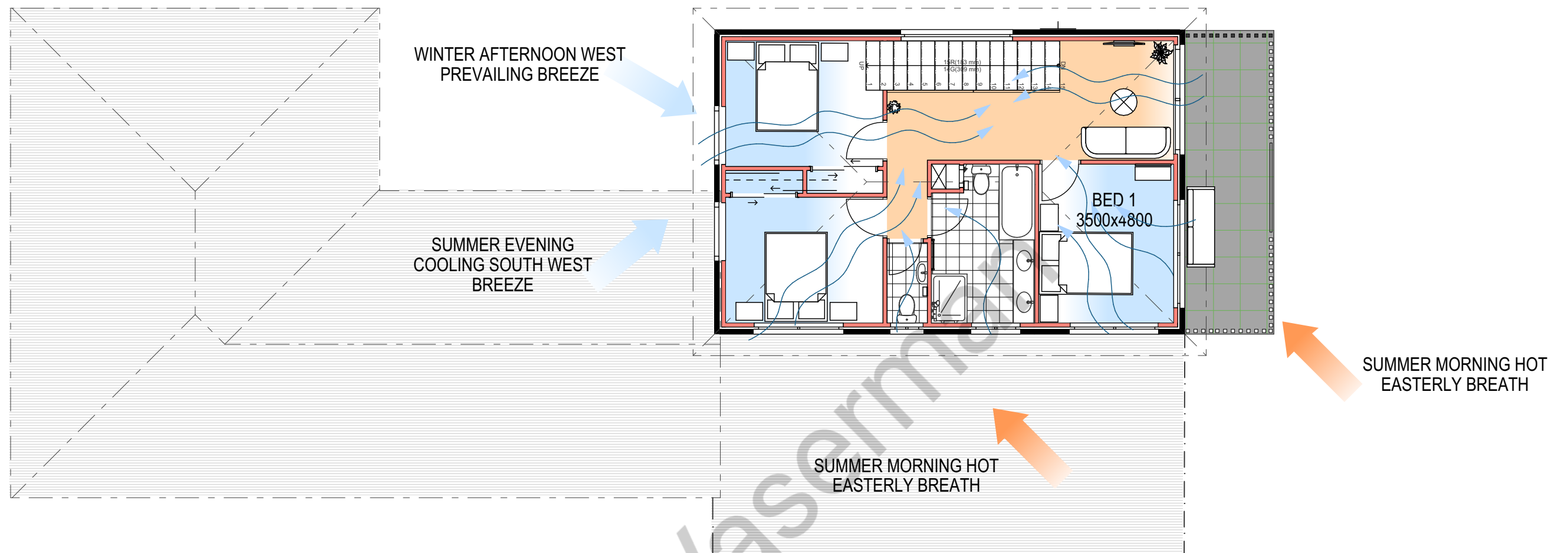
** RAMP INSTALATION AND FRONT RETAINING WALL REPLACEMENT NOT INCLUDED



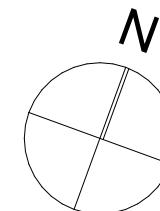
AREAS:	
LOT AREA	441 M ²
OPEN SPACE REQUIRED 50%	199.95 M ²
TOTAL COVERED AREA	233 M ²

AREA CALCULATIONS & COSTING PLANS

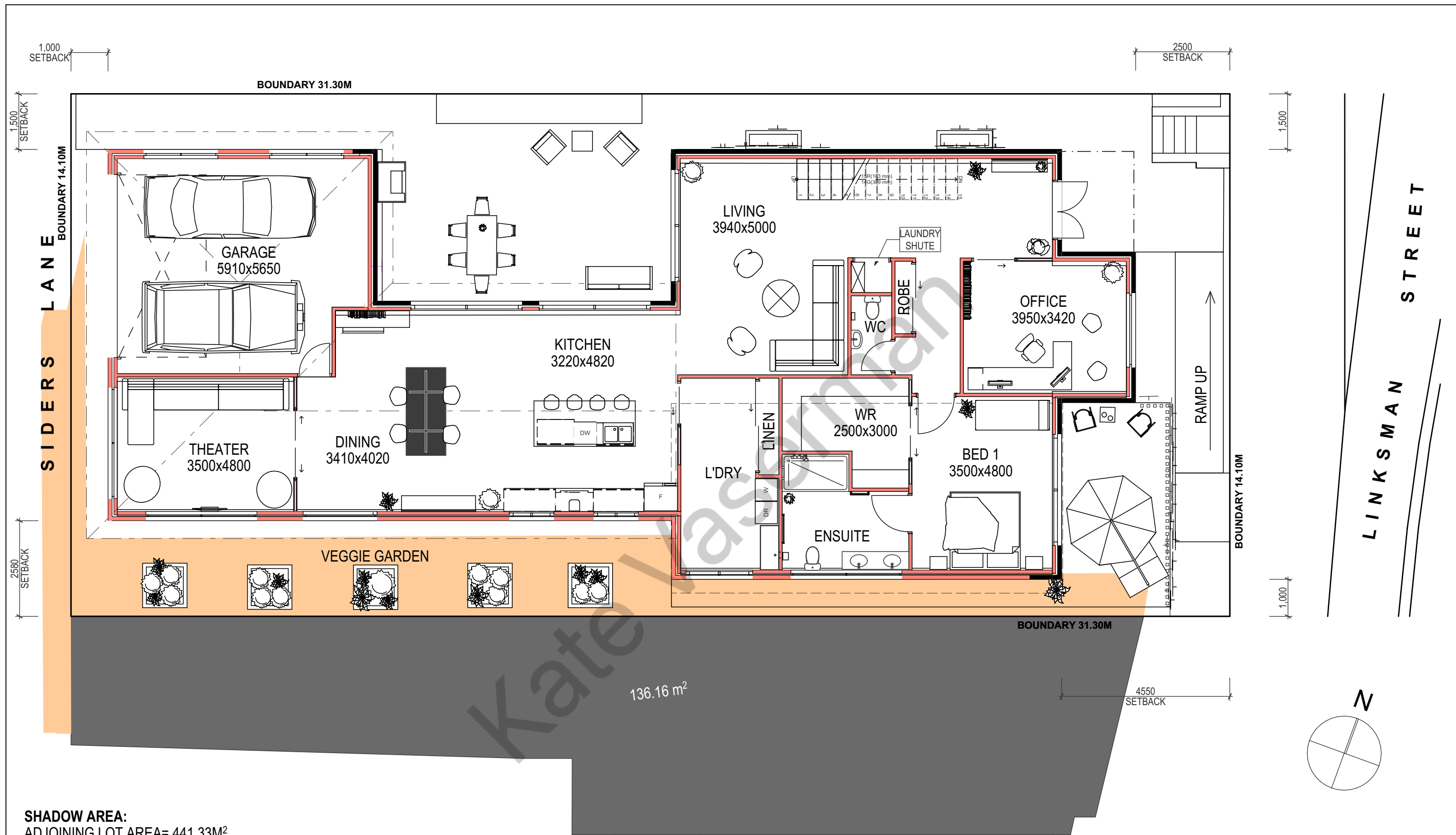
SCALE: 1:200



PASSIVE SOLLAR DESIGN FEAUTURES:
 LIVING AND DINING ZONES FACING NORTH TO ALLOW WINTER SOLAR ACCESS
 DECIDIOUS TREES TO WEST BOUNDARY PROTECT FROM SUMMER MORNING SUN
 WINDOWWS TO SOUTH ELEVATION CATCH COOLING SOUTH-WEST SUMMER BREEZES
 LARGE SLIDING DOORS TO NORTH ELEVATION PROVIDE POSITIVE PRESSURE FOR CROSS VENTILATION
 LARGE DOORS WITH OPEN PLAN ALLOWS CROSS VENTILATION AND UNIVERSAL ACCESS



FIRST FLOOR PASSIVE SOLAR
 SCALE: 1:100



SHADOW AREA:
ADJOINING LOT AREA= 441.33M²
DEVELOPER PERMITTED SHADOW CAST 35% OF ADJOINING LOT AREA
35% OF 441.33M² = 154M² ALLOWABLE SHADOW CAST
SHADOW CAST SOUTH OF LOT AT 12PM JUNE 21 IS **136.16M²**

SHADOW
SCALE: 1:100