



40281 ARISTOTLE DRIVE

REMAINDER LOT 1

28° 35' 02"  
E = 15' 00"

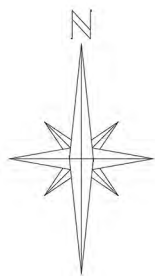
COVENANT  
PLAN BCP21156

LOT 32



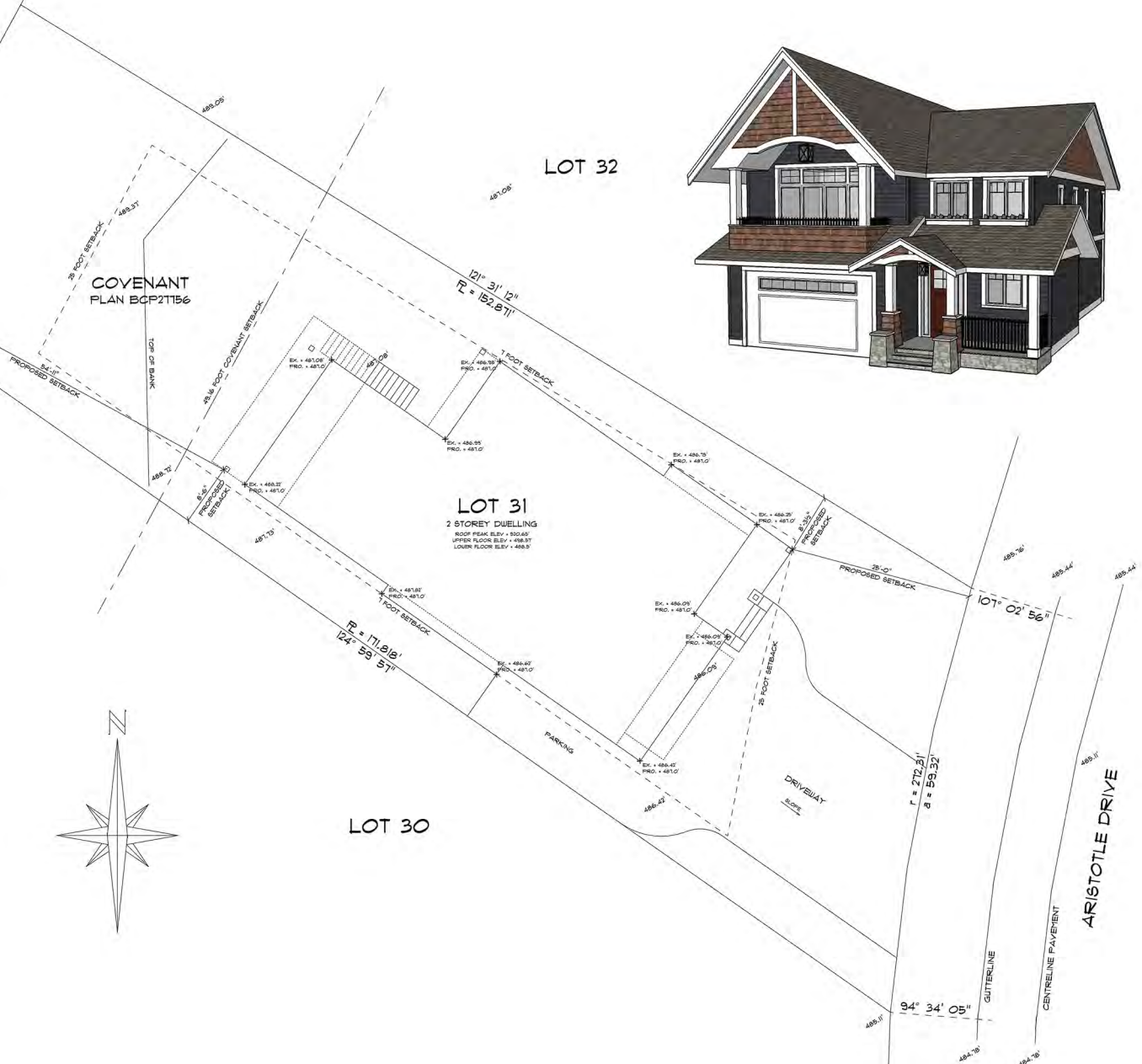
40281 ARISTOTLE DRIVE

SITE STATISTICS:	
PROJECT DESIGNATION:	NEW SINGLE FAMILY RESIDENCE
DESIGNER:	CHELSEY MORPHY, BUILDING DESIGNER POTTS DESIGN
BUILDING CODE:	THESE WORKING DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH PART 9 OF THE 2012 B.C. BUILDING CODE
OCCUPANCY:	GROUP C
CIVIC ADDRESS:	40281 ARISTOTLE DRIVE, UNIVERSITY MEADOWS SQUAMISH, BRITISH COLUMBIA
LEGAL DESCRIPTION:	LOT 31, D.L. 512, 6p 1, NUD, PLAN BCP21151 PID# 026 - 023 - 100
ZONE:	UH1 (AREA 1)
SITE AREA:	8,010.50 SQ. FT.
F&R ALLOWED:	0.50
F&R PROPOSED:	3,799.00 / 8,010.50 = 0.46
GROSS FLOOR AREA:	BASEMENT FLOOR 1582.50 SQ.FT MAIN FLOOR 1716.50 SQ.FT TOTAL 3,799.00 SQ.FT
S.C. ALLOWED:	2,643.46 SQ. FT. (33%)
S.C. PROPOSED:	2,350.30 SQ. FT. (29.3%)
BUILDING HEIGHT ALLOWED:	35.00 FT. / 10.68M
BUILDING HEIGHT PROPOSED:	21.05 FT.
PARKING REQUIRED:	2 OFF-STREET PARKING (MIN.)
PARKING PROPOSED:	2 STALL (INTERIOR) * 20'-6" X 10'-0"



LOT 30

LOT 31  
2 STOREY DWELLING  
ROOF PEAK ELEV. + 550.45'  
UPPER FLOOR ELEV. + 488.37'  
LOWER FLOOR ELEV. + 485.5'



ARISTOTLE DRIVE

CENTRELINE PAVEMENT

GUTTERLINE

DRIVEWAY  
SLOPE

PARKING

TOP OF BANK

PROPOSED SETBACK

25' FOOT SETBACK

25' FOOT COVENANT SETBACK

171° 31' 12"  
E = 152.871'

171° 59' 57"  
E = 171.812'

25'-0" PROPOSED SETBACK

r = 272.31'  
a = 153.32'

94° 34' 05"

107° 02' 56"

489.0'

484.75'

484.78'

485.9'

489.44'

489.44'

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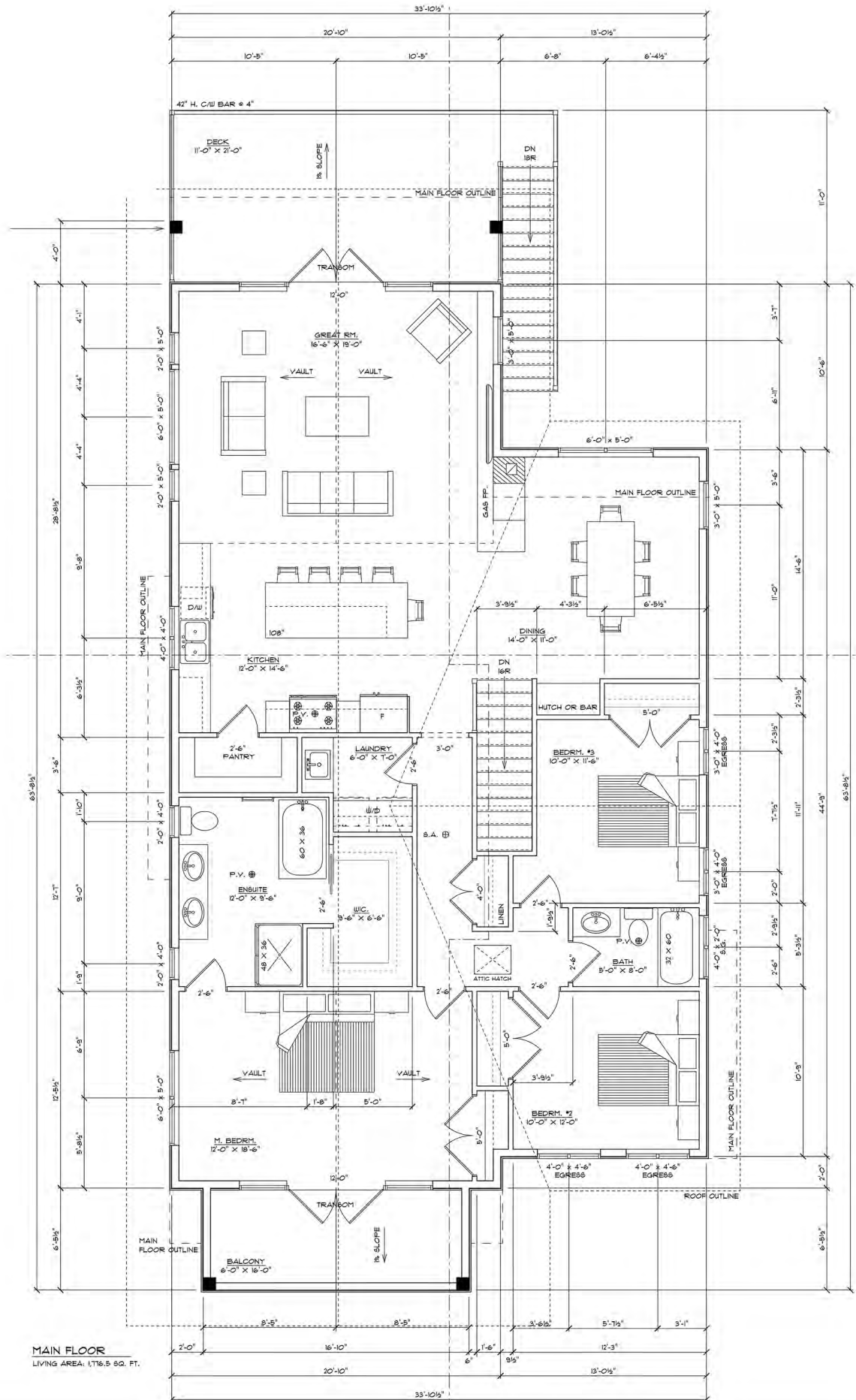
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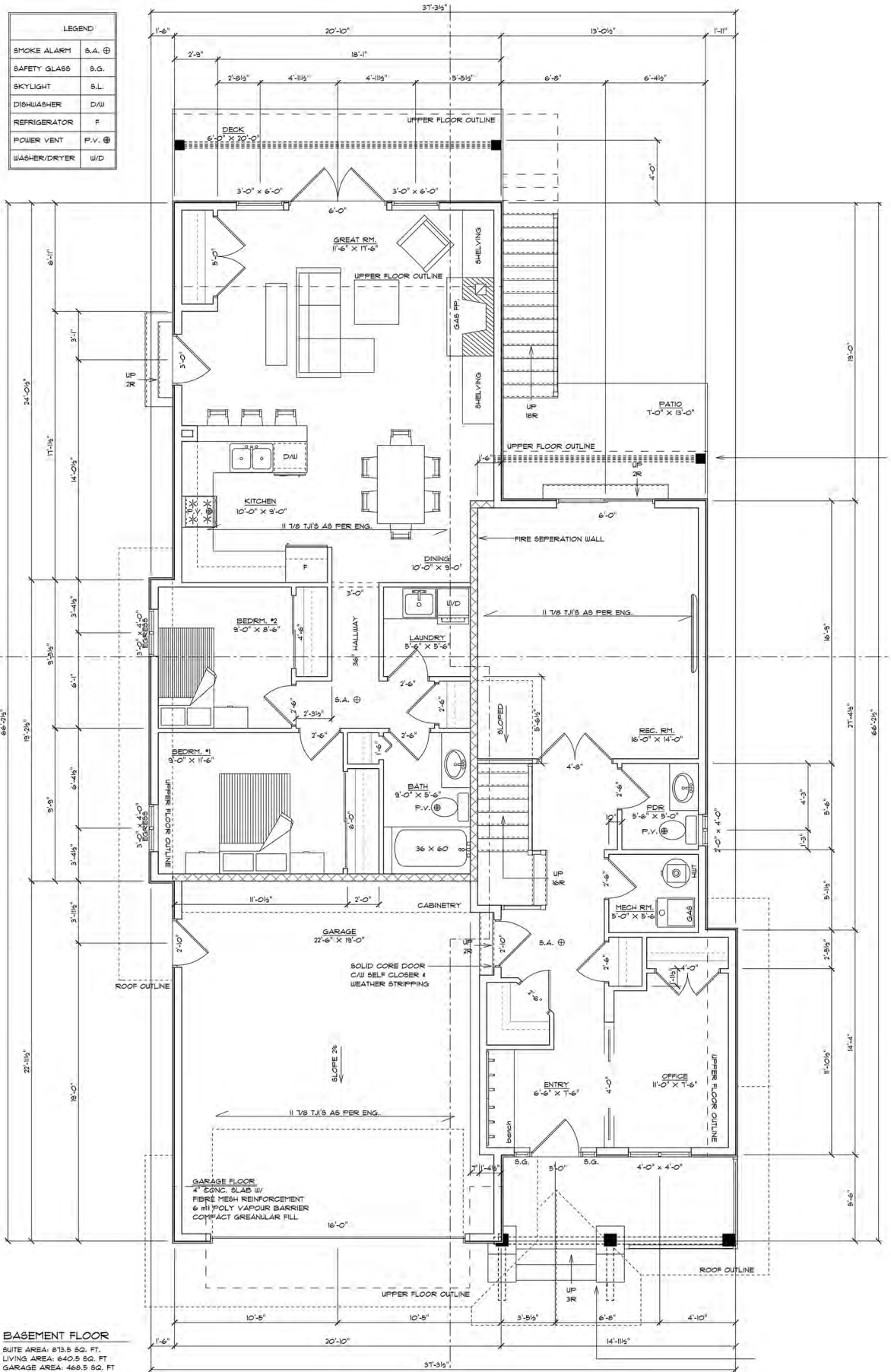
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**MAIN FLOOR**  
LIVING AREA: 1,176.5 SQ. FT.

LEGEND	
SMOKE ALARM	S.A. ⊕
SAFETY GLASS	S.G.
SKYLIGHT	S.L.
DISHWASHER	D/W
REFRIGERATOR	F
POWER VENT	P.V. ⊕
WASHER/DRYER	W/D



**BASEMENT FLOOR**  
 SUITE AREA: 873.5 SQ. FT.  
 LIVING AREA: 640.5 SQ. FT.  
 GARAGE AREA: 468.5 SQ. FT.



