

The left side of the slide features a decorative design consisting of several vertical stripes of varying widths and shades of light brown and beige. Overlaid on these stripes are several solid brown circles of different sizes, arranged in a vertical, somewhat scattered pattern.

NEW CONSTRUCTION PLACEMENT

David Mellor

Bimose Tribal Council Inc.

CHOOSING A LOT LOCATION



NEW CONSTRUCTION

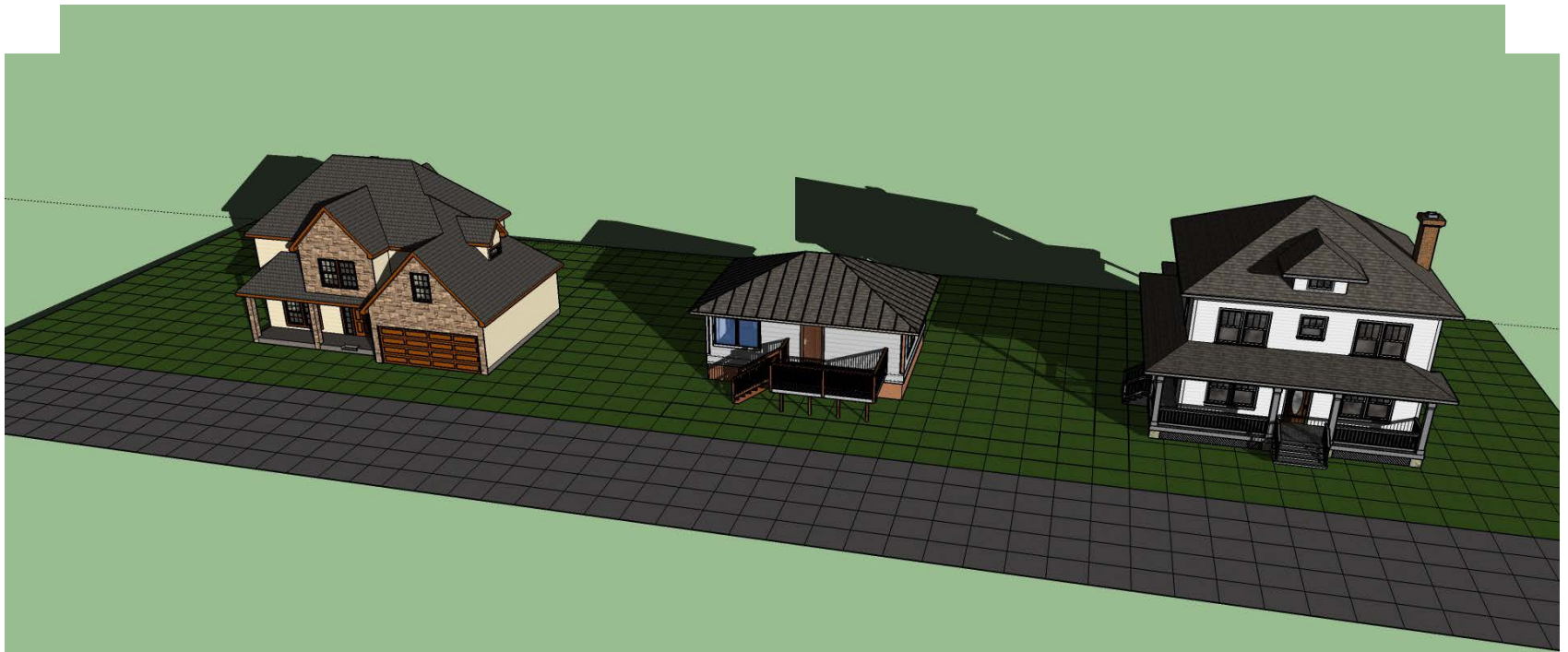


CHOOSING A LOT - QUESTIONS

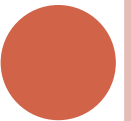
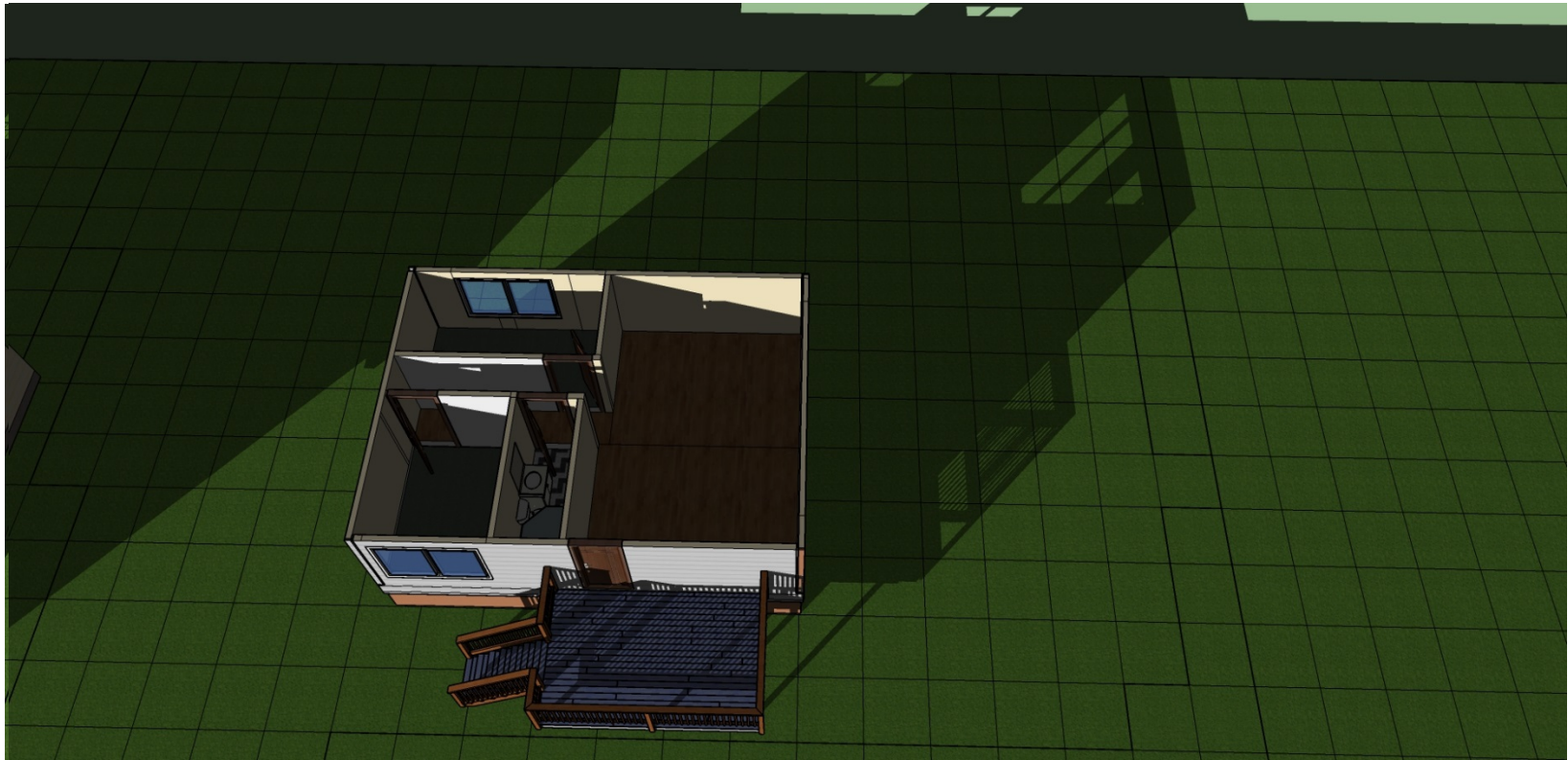
- Where is South?
- Where will the septic field if any be located?
- Water Management
- Are there current water and waste water servicing?
- Does a well need to be drilled?
- Planning and Housing Policy?
- House Replacements



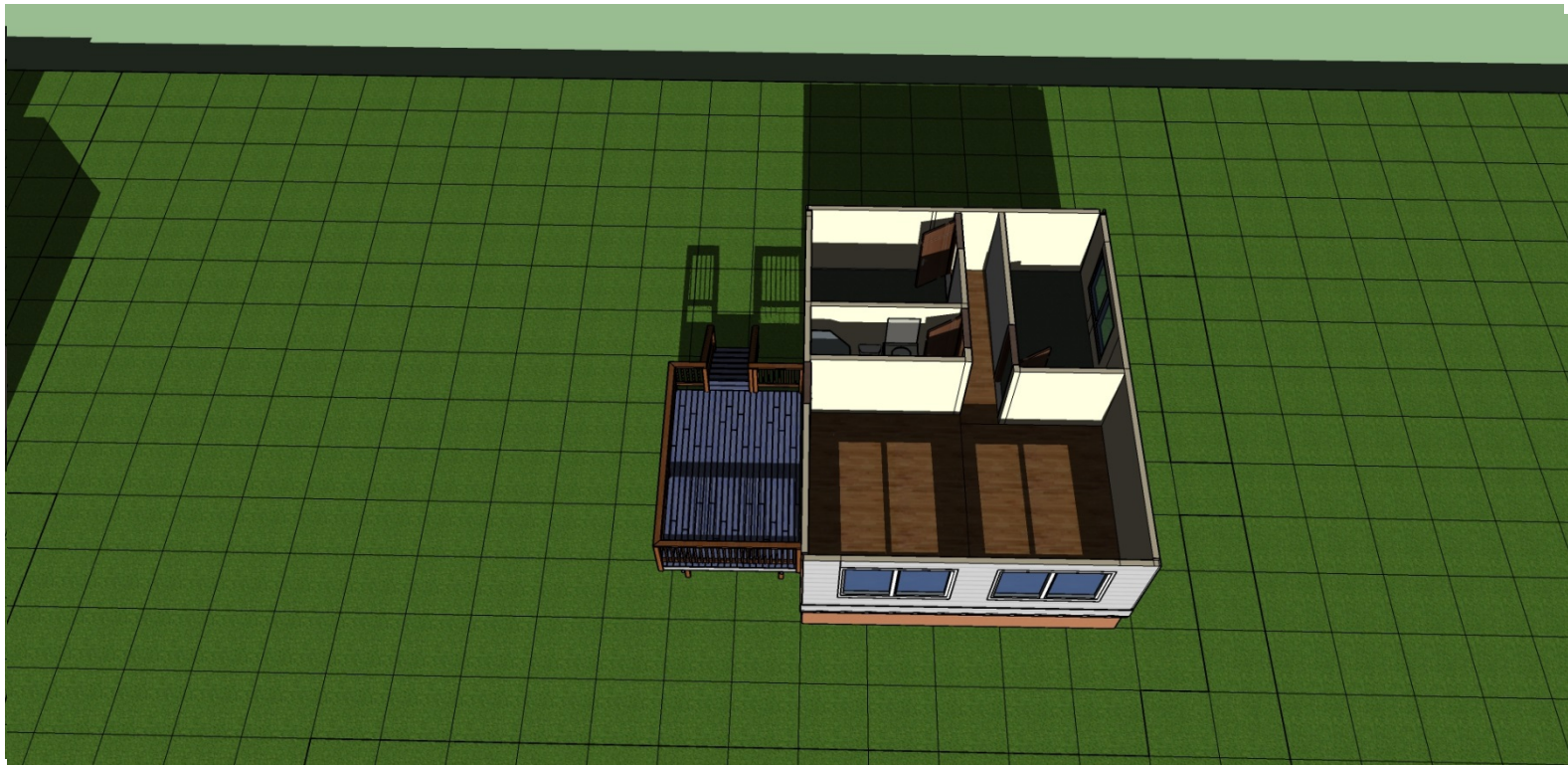
WHERE IS SOUTH?



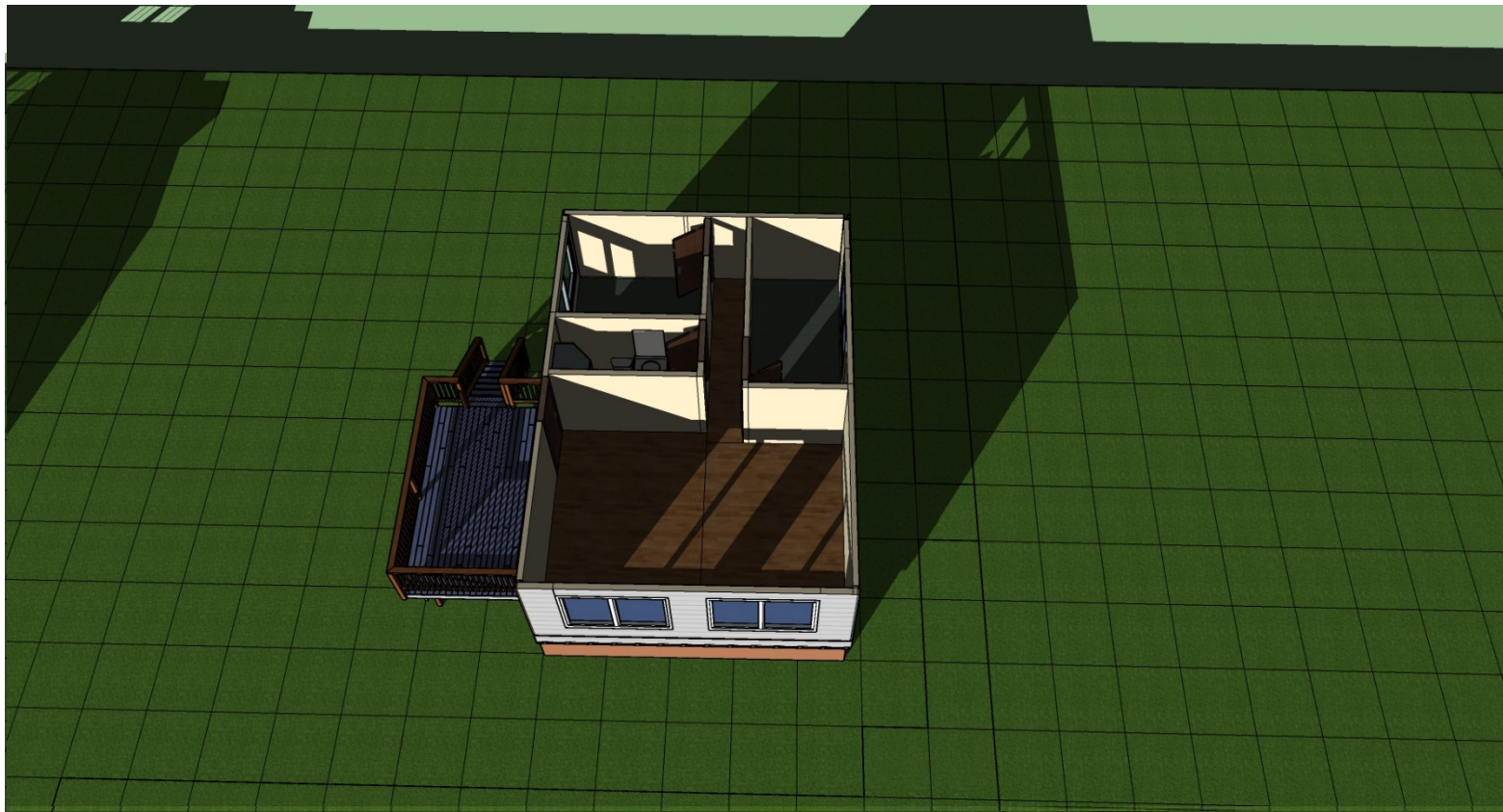
WHERE IS SOUTH? 7AM, 10AM, 12PM, 2PM



WHERE IS SOUTH?



WHERE IS SOUTH?



ADVANTAGES

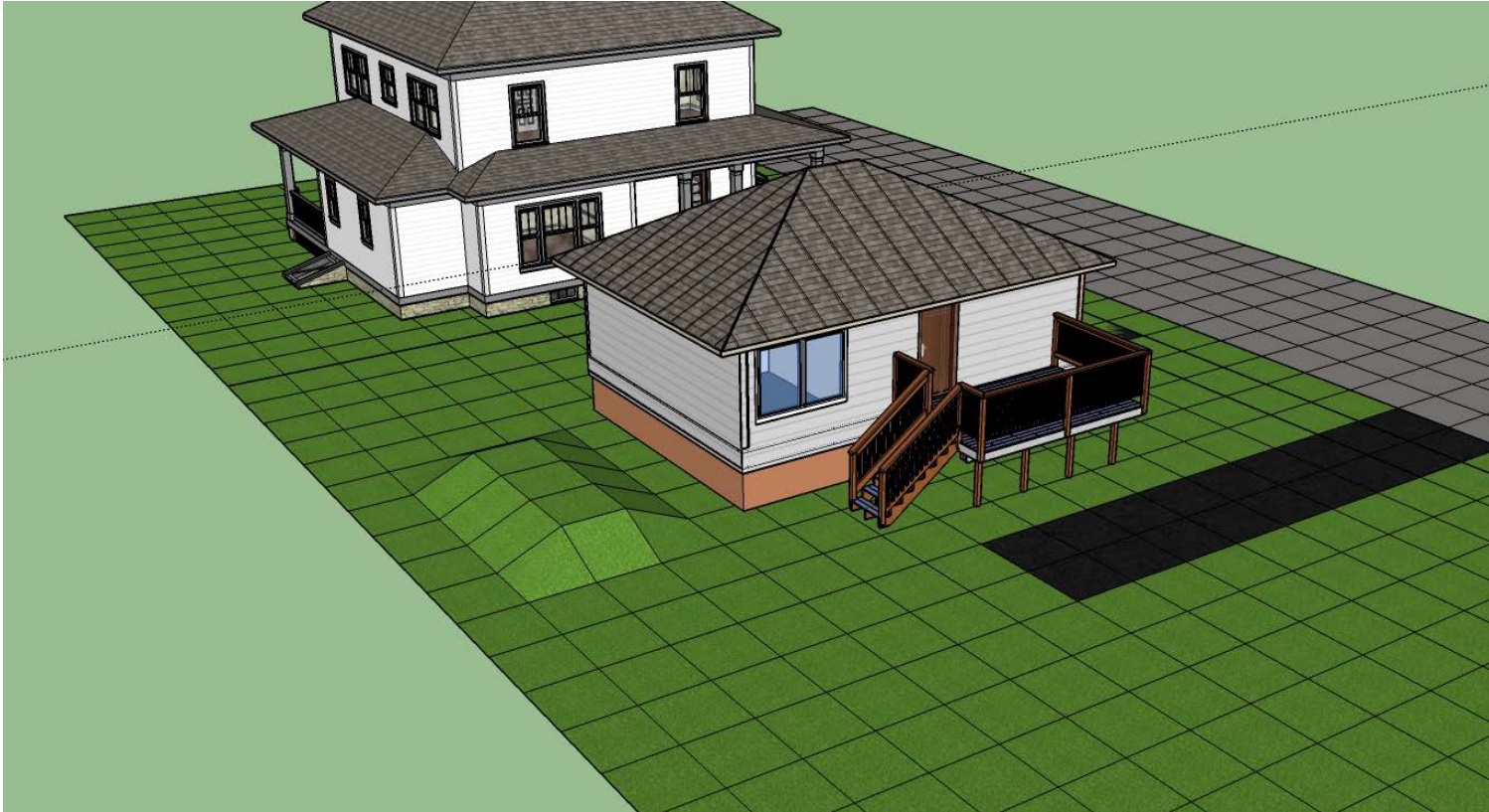
	MORNING										AFTERNOON									
	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00		1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	MONTHLY	
Jan				1	630	2,200	3,300	3,900	4,100	3,900	3,300	2,200	630	1					Jan	24,000
Feb				150	1,300	2,500	3,400	3,900	4,100	3,900	3,400	2,500	1,300	150					Feb	27,000
Mar			9	400	1,400	2,500	3,300	3,800	4,000	3,800	3,300	2,500	1,400	400	9				Mar	27,000
Apr		1	79	340	980	1,800	2,600	3,000	3,200	3,000	2,600	1,800	980	340	79	1			Apr	21,000
May		32	200	390	730	1,400	2,100	2,600	2,700	2,600	2,100	1,400	730	390	200	32			May	18,000
Jun		77	270	440	650	1,200	1,800	2,200	2,400	2,200	1,800	1,200	650	440	270	77			Jun	16,000
Jul		66	280	490	770	1,400	2,200	2,700	2,900	2,700	2,200	1,400	770	490	280	66			Jul	19,000
Aug		10	160	420	990	1,900	2,700	3,300	3,500	3,300	2,700	1,900	990	420	160	10			Aug	22,000
Sep			31	410	1,300	2,300	3,100	3,600	3,800	3,600	3,100	2,300	1,300	410	31				Sep	26,000
Oct				250	1,400	2,500	3,400	3,900	4,000	3,900	3,400	2,500	1,400	250					Oct	27,000
Nov				10	590	1,700	2,300	2,700	2,900	2,700	2,300	1,700	590	10					Nov	18,000
Dec					330	1,600	2,500	3,000	3,200	3,000	2,500	1,600	330						Dec	18,000
	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00		1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	ANNUAL	
	MORNING										AFTERNOON								260,000	

Assumptions – 100% Sunshine, Double Pane Windows and Located in Kenora

<http://www.susdesign.com/windowheatgain/>



SEPTIC FIELD CONSIDERATION



WATER MANAGEMENT AND LOT DRAINAGE

- Soil Types
 - Clay, Silt, Sand, Gravel or a Mixture
- Overall Topography of the Lot
- Amount of Green Space
- Size of House
- Avoid Signs of Erosion
- Location of Downspouts and Extensions
- Ditch Line and Culverts



SOIL TYPES

Sand



Silt



Clay



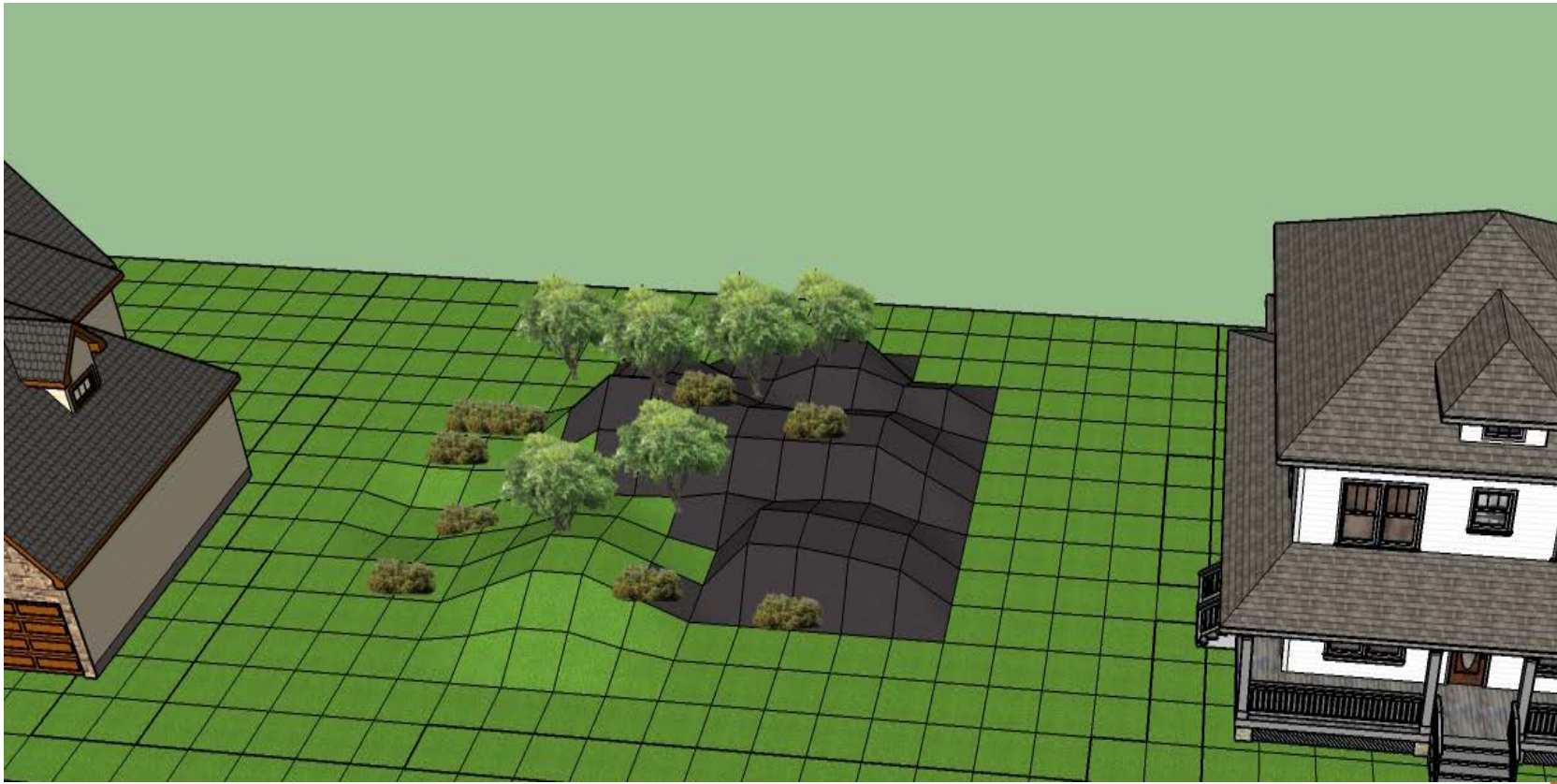
OVERALL TOPOGRAPHY

Features to Avoid

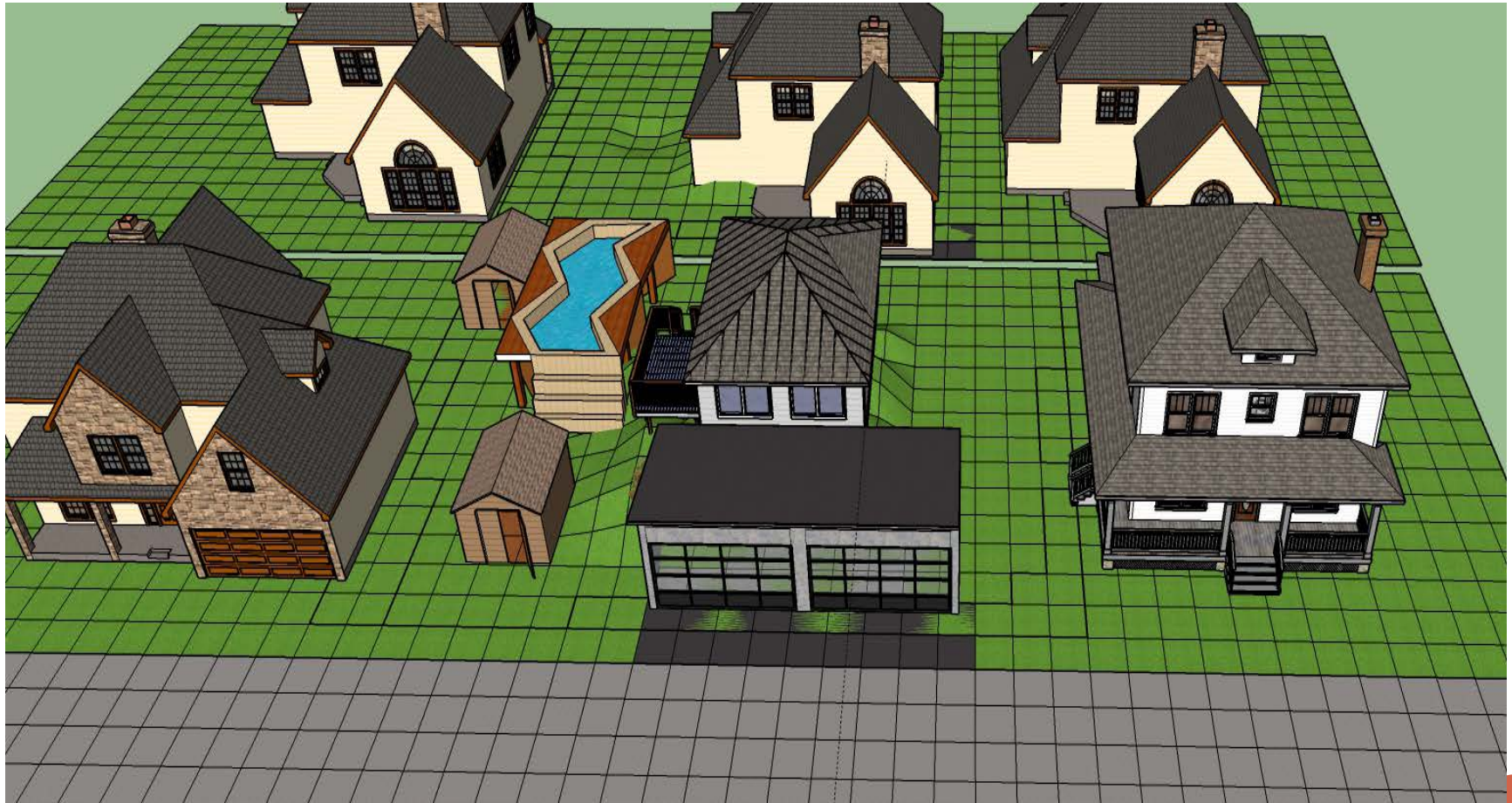
- Bedrock appearances throughout the lot
- Large holes with extreme slopes
- Extreme Slopes and Ridgelines
- Big Rock Faces
- Signs of Erosion from Weathering
- Completely bare lots with no vegetation



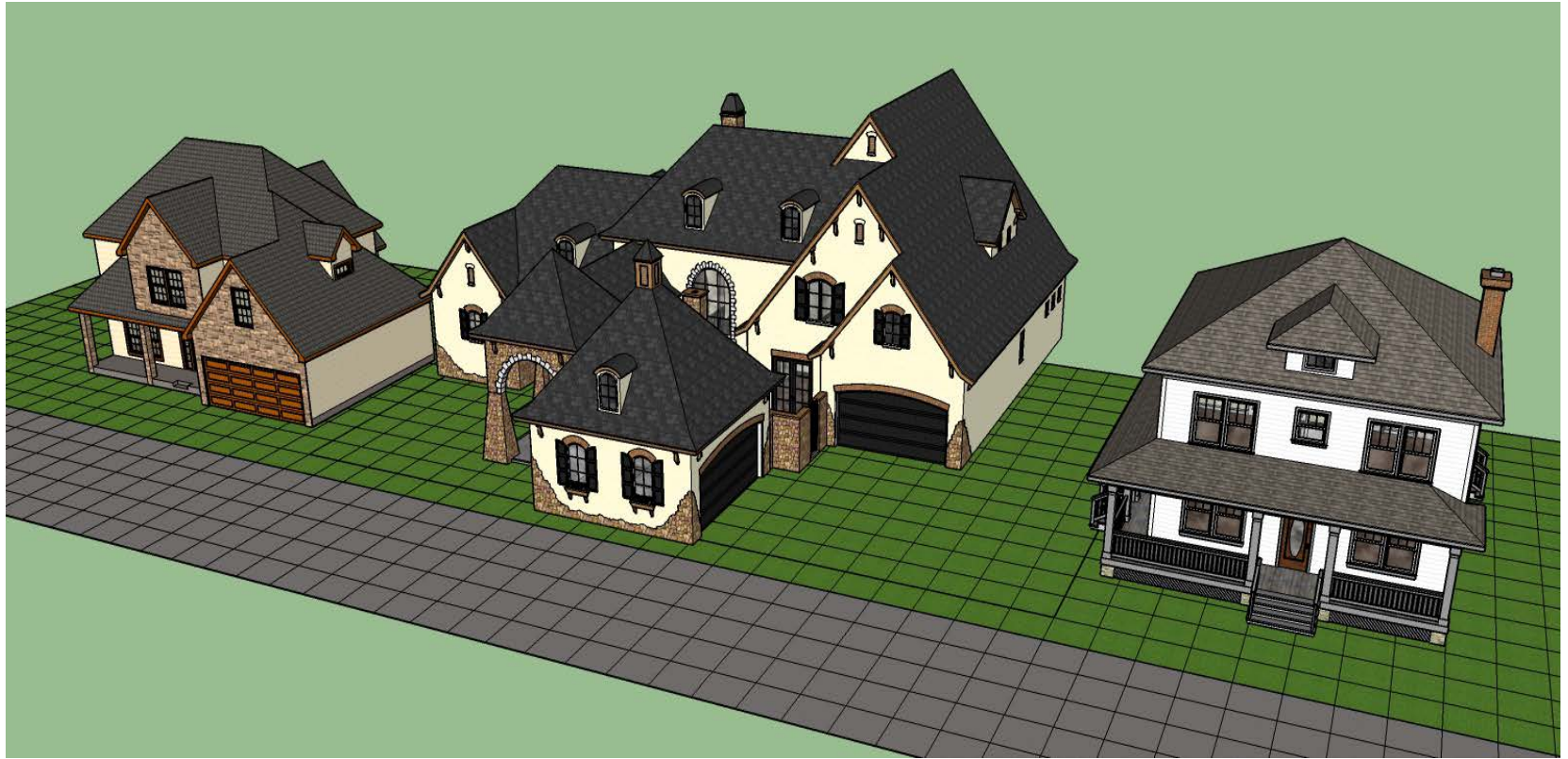
OVERALL TOPOGRAPHY



GREEN SPACE



SIZE OF HOUSE



SPOTTING EROSION SIGNS



© Alamy Live News.

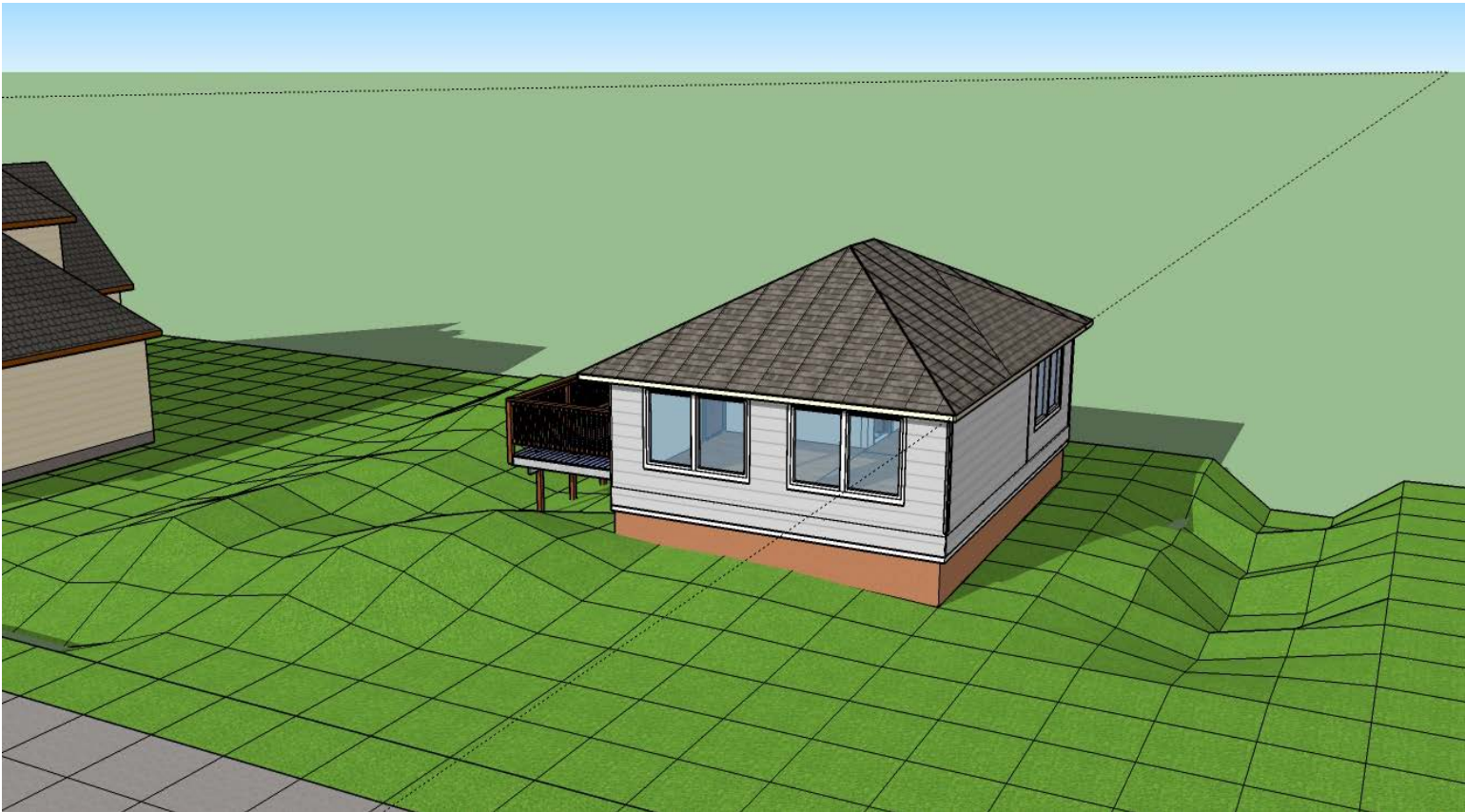


SPOTTING EROSION SIGNS



DOWNSPOUT AND EXTENSIONS

- Make sure they exist.

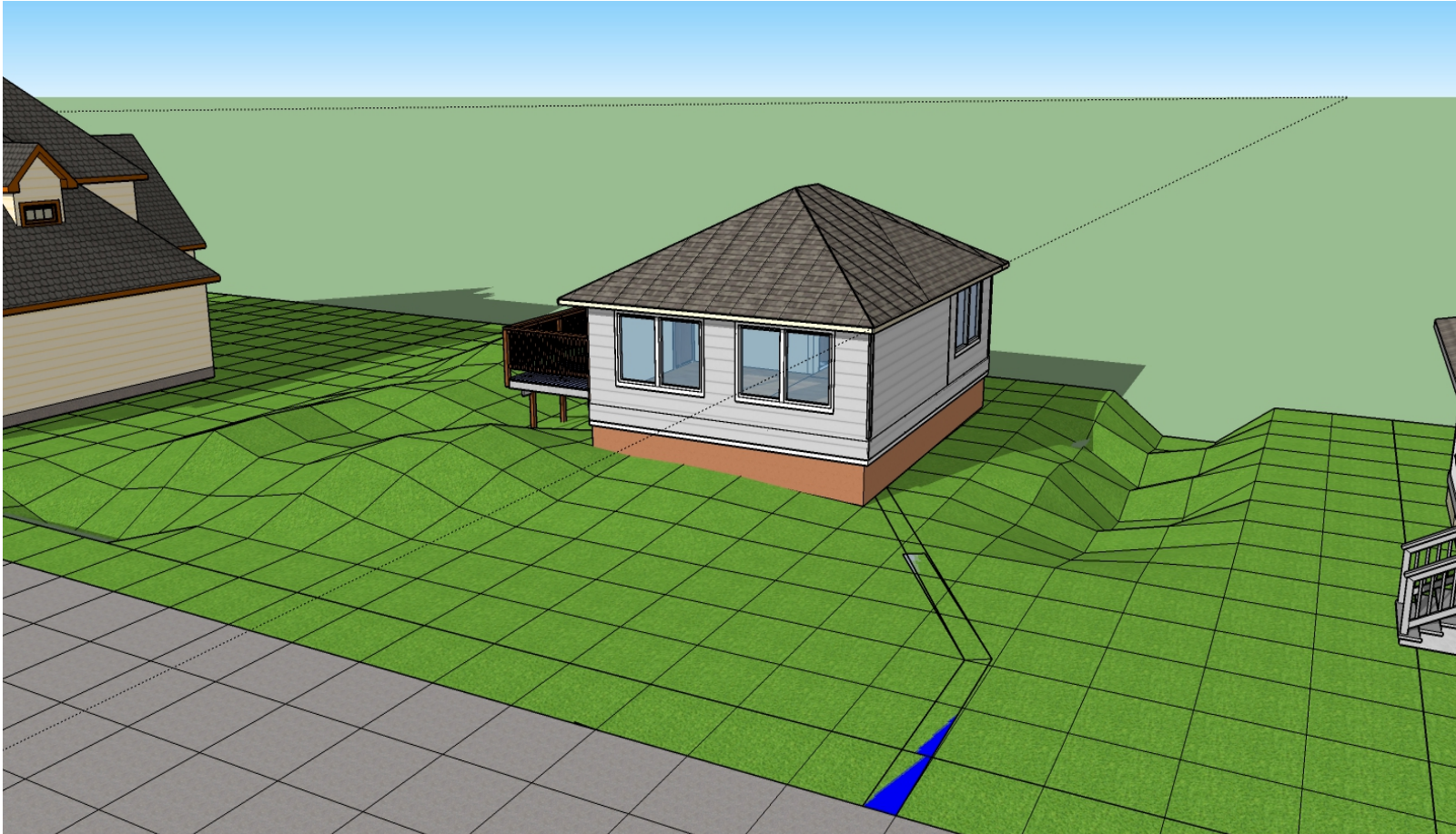


DITCH AND CULVERT LOCATION

- Be conscious of where the ditch and/or storm water collection system is located.
- Avoid building directly beside storm water collection systems. In extreme storm events they can flood and damage the house hold.
- Replace damaged culverts! They matter.



WATER AND WASTE WATER SERVICES



WELL LOCATIONS

- Well locations need to be a forethought not an after thought
- Should be drilled before construction on the house begins
- Located in well protected location with minimal travel frequency fairly close to the house



HOUSING REPLACEMENTS

- Ask why the previous house was condemned?

HOUSING POLICY

- Does policy exist determining housing set backs from roadways and other buildings?
- Is there zoning laws to follow?



CLOSING REMARKS

- Know where South is and use it to your advantage.
- Be mindful of drainage and green space.
- Determine septic field, well and servicing line locations before construction begins.



QUESTIONS?

