



FALLINGROCK HOUSE

Naramata, BRITISH COLUMBIA

OWNER

Nicholas Hill, President
 Nichola Robinson, Project Manager
 Ritchie Contracting & Design Ltd.
 250-493-0341
 104-108 Wainwright Street
 Penticton BC V2A 5M1
 www.ritchieconstruction.com

ARCHITECTURE

Will Green, Architect ABC
 Warren Sanders, Intern Architect ABC
 Sanders Green Architecture Ltd.
 250-609-2577
 337 Bowring Street
 Penticton BC V2A 4H5
 www.sandersgreen.ca

SEPTIC

Ben Hindson, President
 Crutts Creek Construction
 250-453-1604
 1-1101 Main Street
 Penticton BC V2A 5E8
 www.ccrutts.com

CONSTRUCTION MANAGEMENT

STRUCTURAL

Carl Miller, P.Eng.
 Elemental Structural Engineers Ltd.
 250-412-6200
 205-347 Leon Ave
 Kelowna BC V1Y 1C7
 www.elemental-eng.ca

GEOTECHNICAL

Paul Glen, P.Eng.
 Rock Glen Consulting Ltd.
 250-437-8200
 P.O. Box 38
 Olanegan Falls, BC V0H 1P0
 www.rockglenconsulting.ca

Lot 5
 4650 North Naramata



ZONING & CODE ANALYSIS

1	PROJECT DESCRIPTION	New Construction - One Single Detached Dwelling One Outdoor Pool
2	CIVIC ADDRESS	
3	LEGAL DESCRIPTION	
4	ZONING	SH3
5	SITE AREA	2.54 acres / 110,752 ft ² (2.56% lot coverage)
6	HEIGHT	18.4' / 5.62m (maximum allowed: 10m)
7	SETBACKS	minimum: 7.5m (front and rear) 4.5m (side) provided: 25.2m (front) 74.4m (rear) 4.5m (side)
8	MAJOR OCCUPANCY	C - Residential (Part 9)

9	BUILDING AREA	2835 ft ² / 265.2 m ²
10	GROSS AREA	3476 ft ² / 322.8 m ²
11	ACCESSORY BUILDING AREA	N/A
12	NUMBER OF STOREYS	2
13	SPRINKLER SYSTEM	No
14	FIRE ALARM	No
15	PERMITTED CONSTRUCTION	Combustible/Noncombustible
16	SPATIAL SEPARATION	

	WALL	AREA	L.D.	MAX %	PROPOSED %
north	154.8 m ²	04.5 m	18%	14.3%	
south	186.1 m ²	39.9 m	100%	28.2%	
west	85.0 m ²	74.4 m	100%	32.6%	
east	61.6 m ²	28.2 m	100%	6.6%	

*North calculation uses Note A-9 (10.15 A-9) - Staggered or Stewed Building Faces of Houses

PROJECTS FOUNDATIONS AND APPROVALS
 It is the Owner's responsibility to verify all project details and to seek written approval for all work from the relevant authorities prior to construction.

AUTHORITY REQUIREMENTS AND APPROVALS
 All materials, methods and workmanship shall comply with the requirements of all applicable building codes and standards, and shall be subject to the inspection and approval of the relevant authorities.

OWNER'S RESPONSIBILITIES AND APPROVALS
 It is the Owner's responsibility to verify all project details and to seek written approval for all work from the relevant authorities prior to construction.

sg_architecture

Sanders Green Architecture Ltd.
 337 Bowring Street
 Penticton BC Canada
 V2A 4H5
 www.sandersgreen.ca
 T: 250 609 2577

DESCRIPTION
 FOR REVIEW
 FOR PERMIT
 FOR PRICING UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

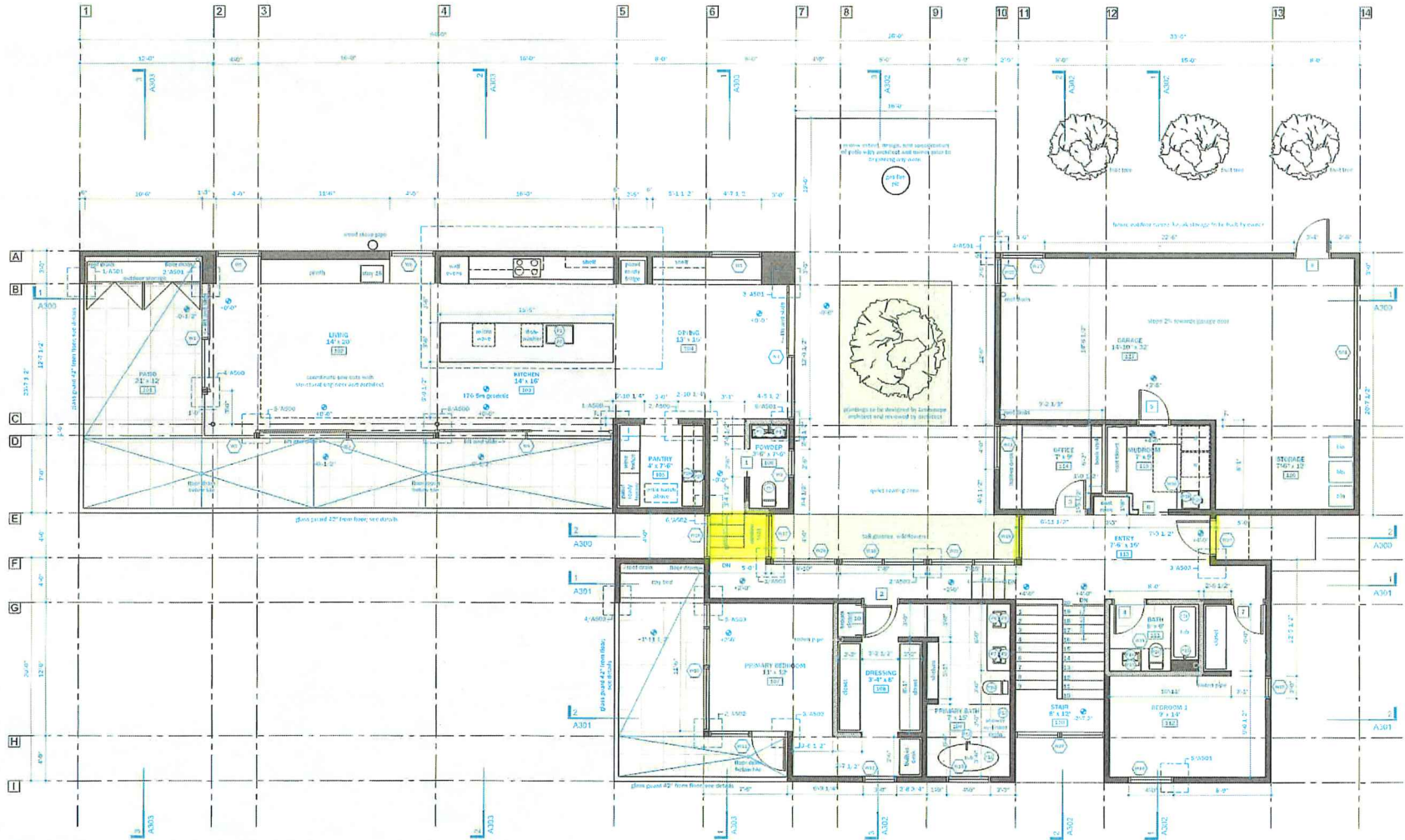
DATE
 DECEMBER 19 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 08 2022
 JUNE 23 2022

Fallingrock

residence

COVER PAGE NOT TO SCALE

A000



ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship from the Architect's manufacturer provided by the Architect.

AUTHORITY'S REQUIREMENTS AND APPROVALS
 All materials and workmanship must comply with the requirements of all applicable building regulations over the work. It is the Builder's responsibility to gain necessary approvals from the relevant Authorities.

ENGINEER'S REQUIREMENTS AND APPROVALS
 It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship from the Engineer's manufacturer provided by the Engineer.

SHOP DRAWINGS
 Submit shop drawings to the Architect and Engineer for approval prior to manufacture and installation of the building.

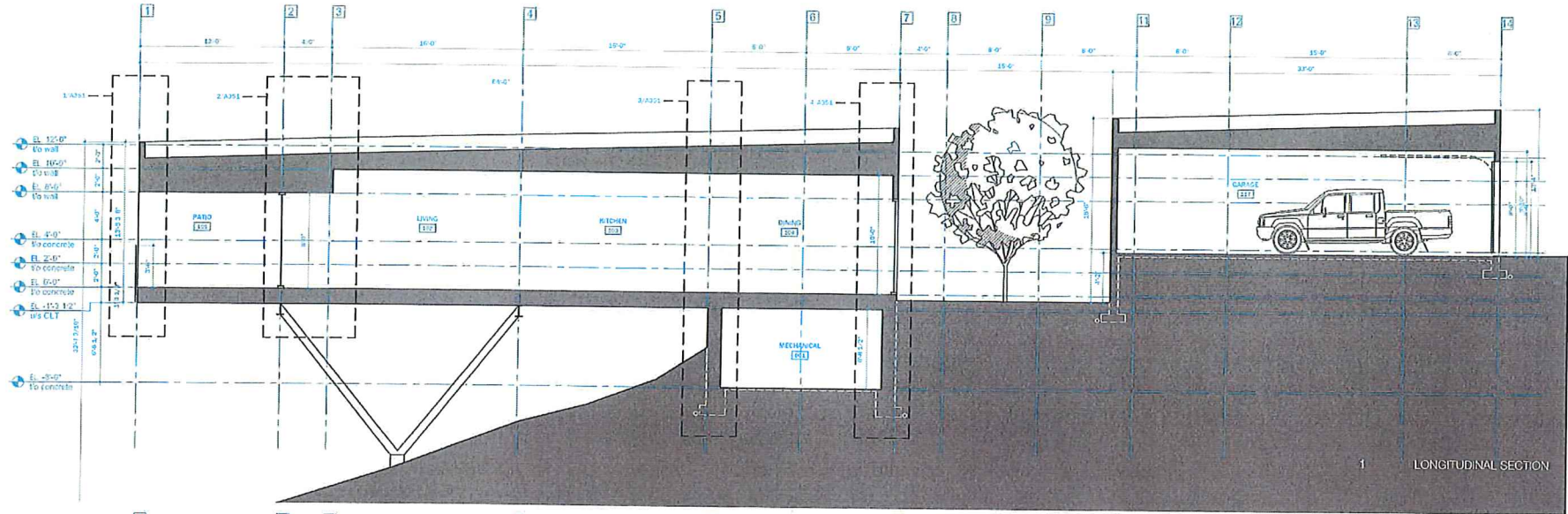
sg_architecture
 Sanders Green Architecture Ltd
 307 Towerley Street
 Preston BC Canada
 V0A 4H5
 www.landscape.ca
 t: 250 609 2577

DESCRIPTION
 FOR REVIEW
 FOR PERMIT
 FOR FINISH UPDATES
 FOR FINISH UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

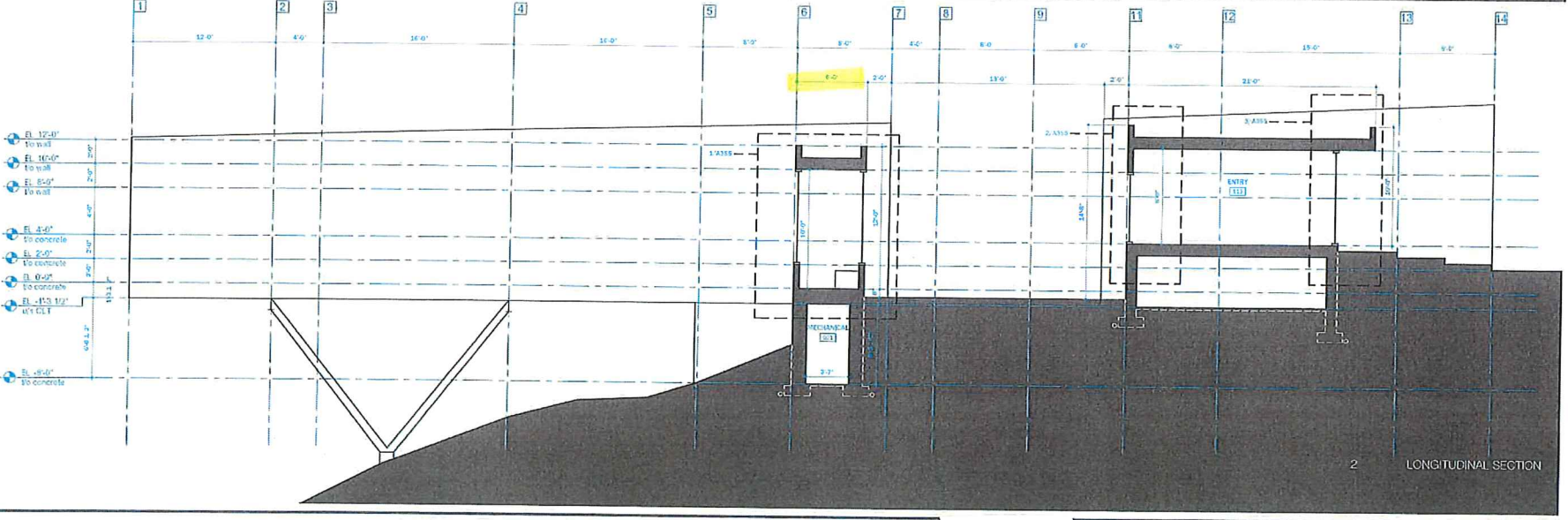
DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 06 2022
 JUNE 23 2022

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

A201



1 LONGITUDINAL SECTION



2 LONGITUDINAL SECTION

ARCHITECT'S REQUIREMENTS AND APPROVALS
It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship of all details from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS
It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship of all details from instructions provided by the Engineer.

AUTHORITY REQUIREMENTS AND APPROVALS
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work, & if the Builder's responsibility to get necessary approval from all relevant Authorities.

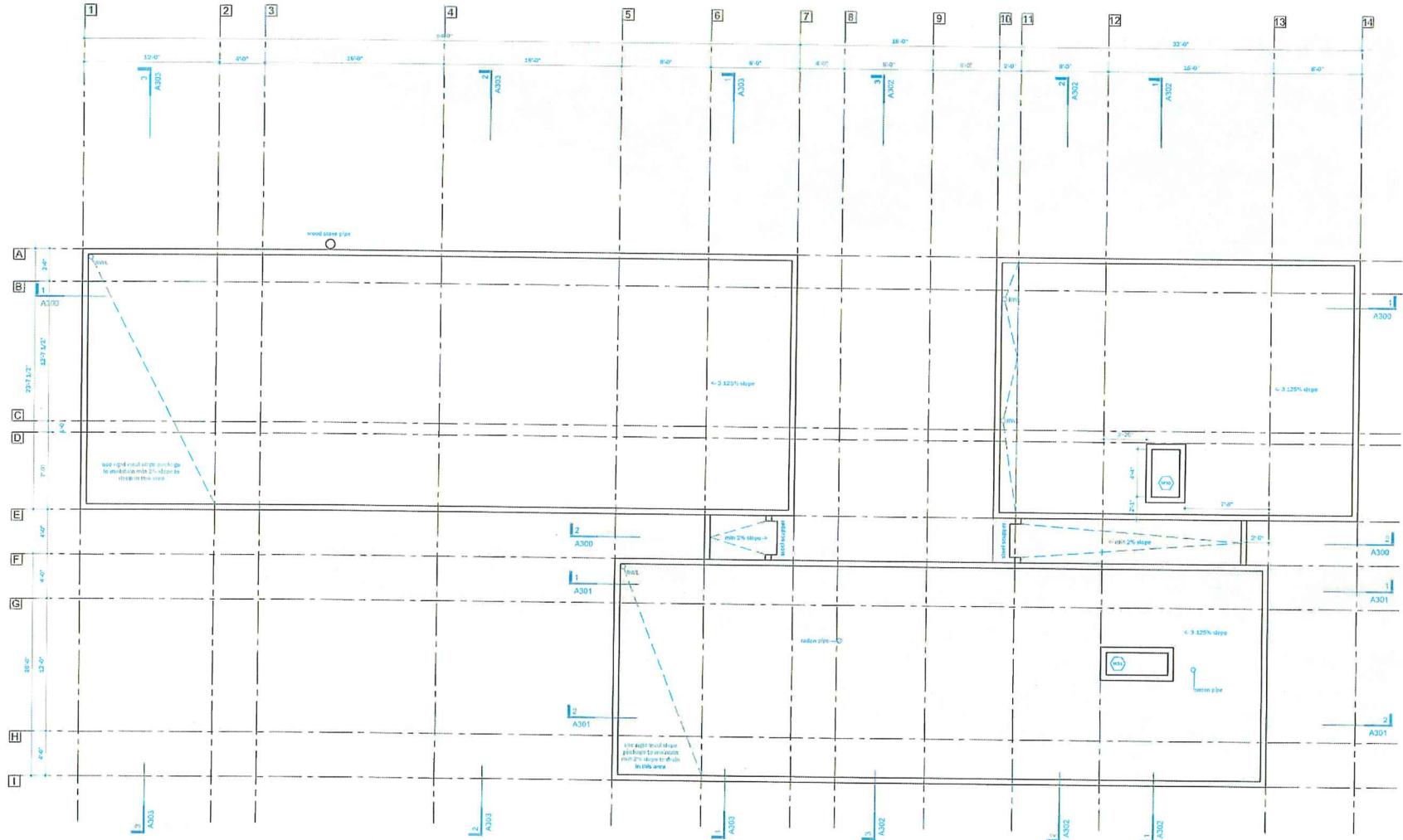
2-DWG DRAWINGS
Submit any drawings to the Professional M.C.E. Engineer for approval prior to construction of mechanical and electrical building.

sg_architecture
Sardans Group Architecture Ltd.
337 Teasley Street
Parsippany, NJ 07054
VIA 415
www.sardansgroup.com
1.250.808.2577

DESCRIPTION
FOR REVIEW
FOR PERMITS
FOR PERMITS UPDATES
FOR PERMITS UPDATES
FOR PERMITS
FOR CONSTRUCTION

DATE
DECEMBER 18 2021
JANUARY 7 2022
FEBRUARY 20 2022
MARCH 07 2022
JUNE 06 2022
JUNE 21 2022

Fallingrock Residence
LONGITUDINAL SECTIONS
1/4" = 1'-0"
A300



ARCHITECT'S REQUIREMENTS AND APPROVALS
 The Architect's responsibility is to provide the design and drawings for the building and to ensure that the design and drawings are in accordance with the requirements of the relevant building codes and regulations. The Architect is not responsible for the construction of the building or for the performance of the building.

ARCHITECT'S REQUIREMENTS AND APPROVALS
 The Architect's responsibility is to provide the design and drawings for the building and to ensure that the design and drawings are in accordance with the requirements of the relevant building codes and regulations. The Architect is not responsible for the construction of the building or for the performance of the building.

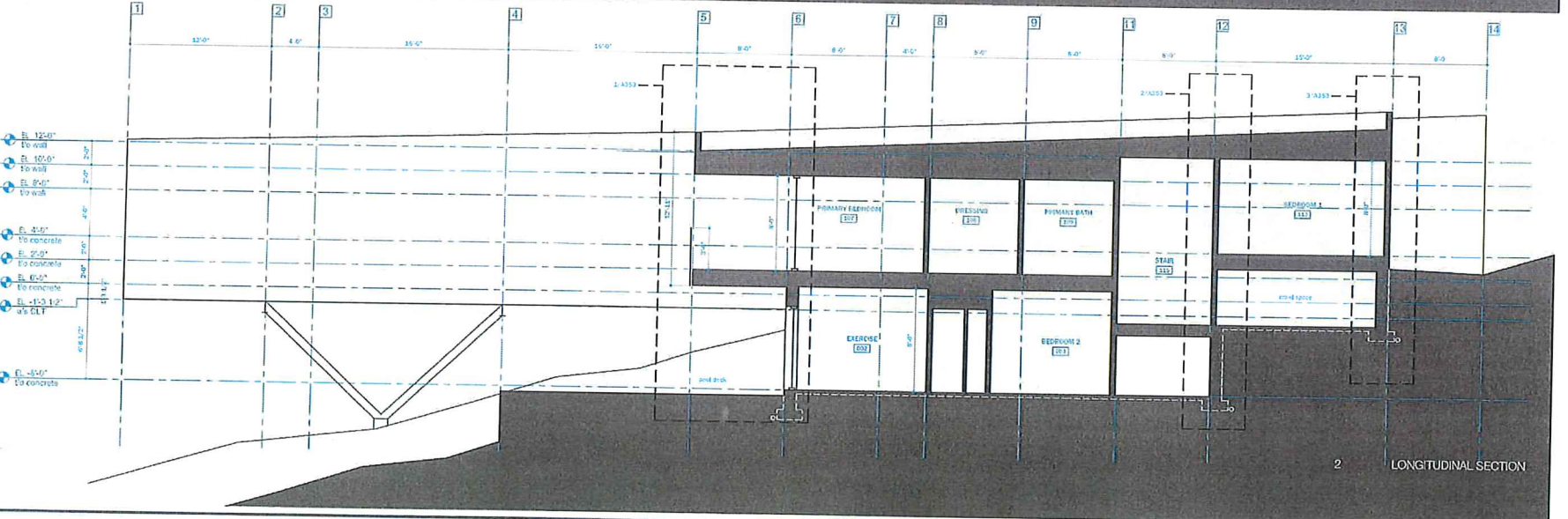
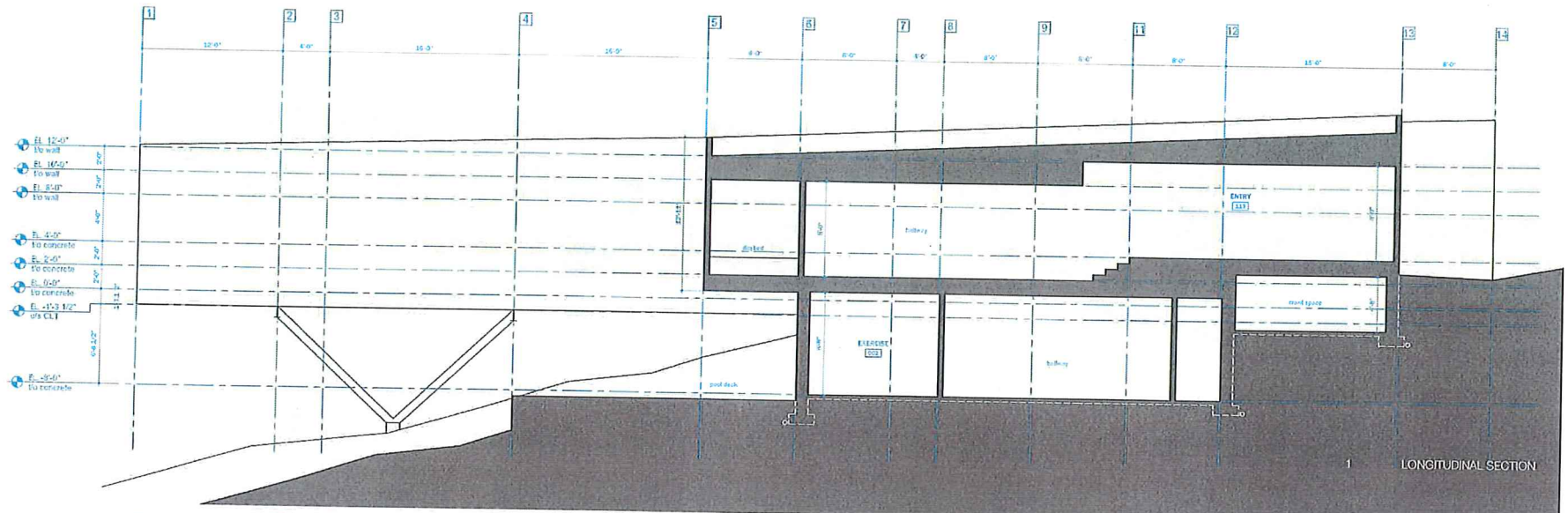
sg_architecture
 205 Trinity Street
 Fredericton, NB Canada
 V3A 4H5
 www.singleray.com
 t: 255 809 2577

DESCRIPTION
 FOR REVIEW
 FOR PRICING
 FOR PRICING UPDATES
 FOR PRICING UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 06 2022
 JUNE 23 2022

Residence
 Fallingbrook
 ROOF PLAN 1/4" = 1'-0"

A202



ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Architect's responsibility to check all work which was to be done within approval for materials and construction which details for construction provided by the Contractor.

AUTHORITY'S REQUIREMENTS AND APPROVALS
 All materials and workmanship shall comply with the requirements of all Authorities having jurisdiction over the work. It is the Authority's responsibility to gain necessary approvals from all relevant Authorities.
 It is the Authority's responsibility to check all work which was to be done within approval for materials and construction which details for construction provided by the Contractor.

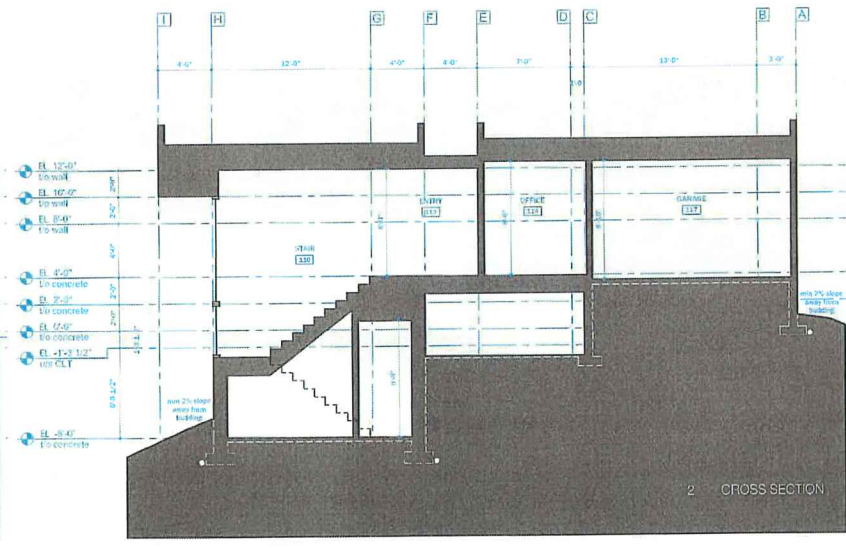
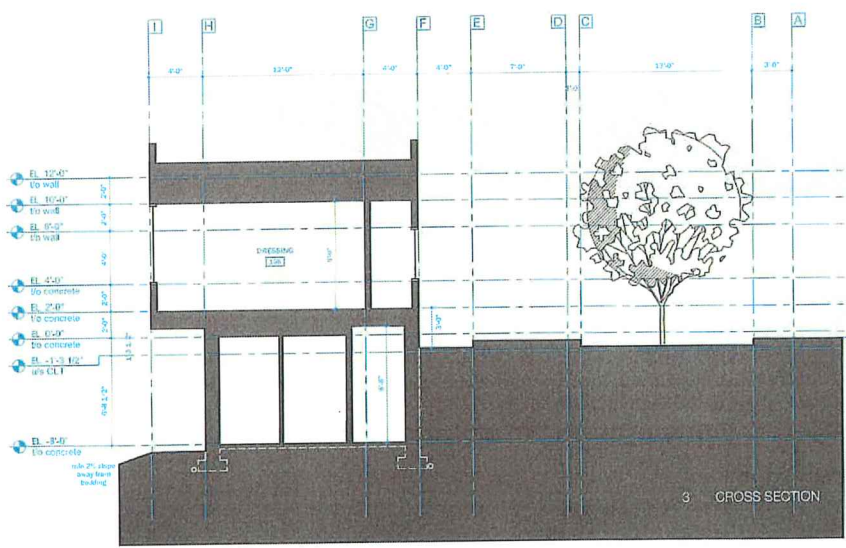
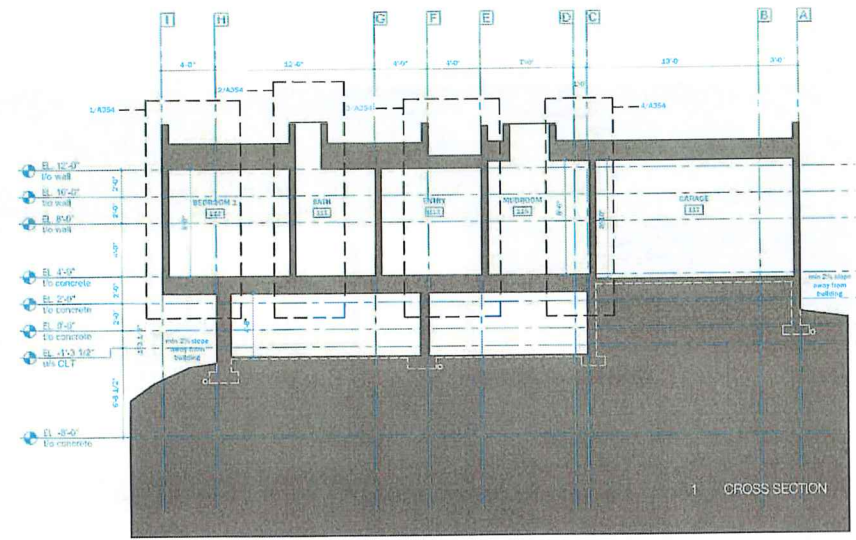
sg_architecture
 Sanders Green Architecture Ltd.
 3077 Spruce Street
 Port Moody BC Canada
 V2A 4E5
 www.sga.com
 1-250-839-2377

DESCRIPTION
 FOR REVIEW
 FOR PERMITS
 FOR PERMITS UPDATES
 FOR PERMITS UPDATES
 FOR PERMITS UPDATES
 FOR CONSTRUCTION

DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 09 2022
 JUNE 06 2022
 JUNE 23 2022

Residence
 Fallingrock
 LONGITUDINAL SECTIONS
 1/4" = 1'-0"

A301



ARCHITECT'S REQUIREMENTS AND APPROVALS
 I am the Designer responsible for providing the design and construction documents for this project and I hereby certify that the design and construction documents are complete and correct as shown and approved by me and the Designer's professional seal and signature are attached to these documents.

AUTHORITIES' REQUIREMENTS AND APPROVALS
 All materials and workmanship shall comply with the requirements of all authorities having jurisdiction over the work, to the extent of the Designer's responsibility to get necessary approvals from all relevant Authorities.

sg_architecture

Services, Owen Architects Ltd.
 287 Tavistock Street
 Penikese DC Canada
 V6A 4K6
 www.servicesowen.ca
 t: 250 809 2577

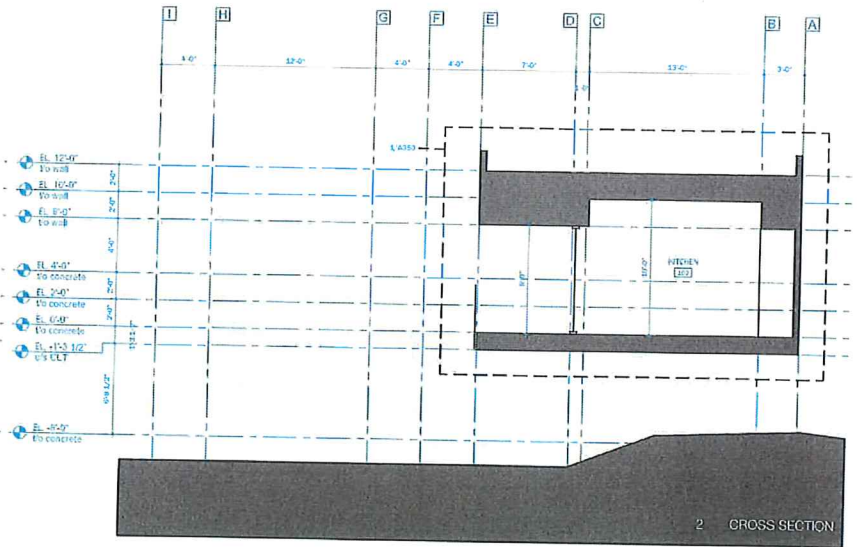
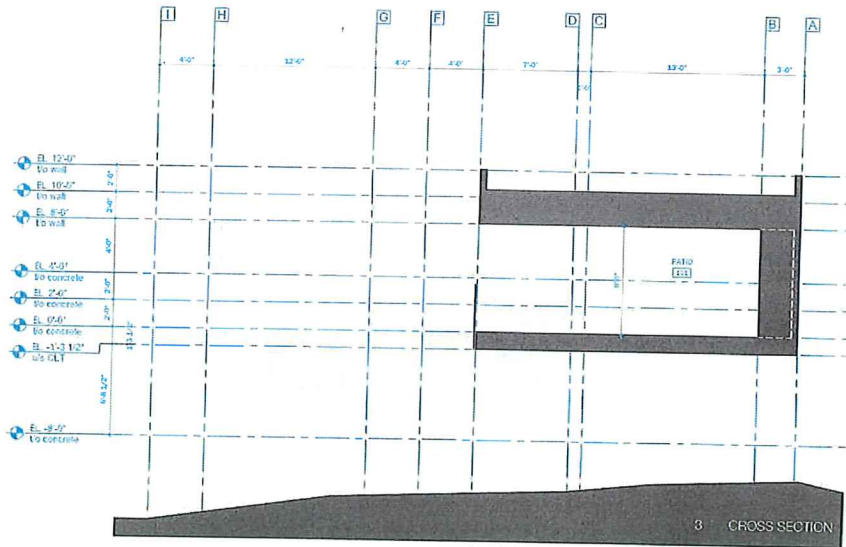
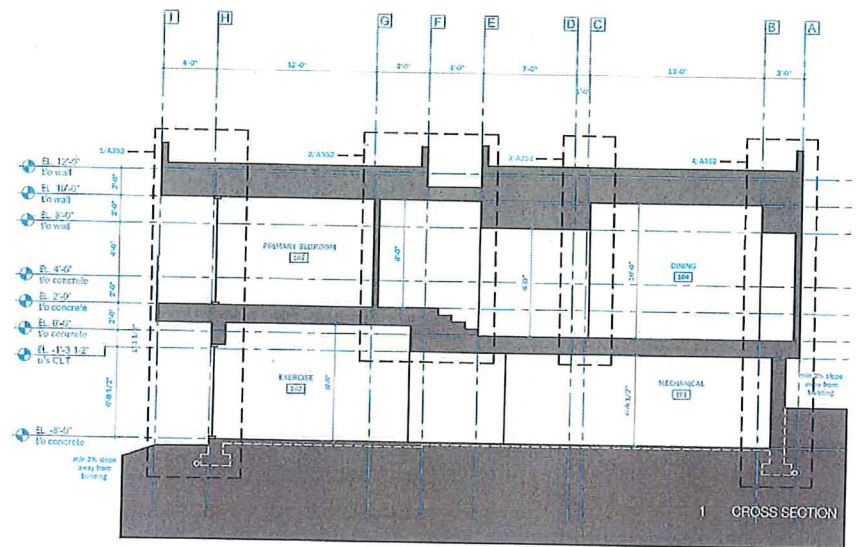
DESCRIPTION
 FOR REVIEW
 FOR PRICING
 FOR PRICING UPDATES
 FOR PRICING UPDATES
 FOR PRICING UPDATES
 FOR CONSTRUCTION

DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 08 2022
 JUNE 23 2022

Fallingrock

Residence CROSS SECTIONS 1/4" = 1'-0"

A302



ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Architect's responsibility to verify all construction and to seal and stamp approved for installation and construction in full. Details from specifications provided by the Client.

ALPHABETIC REQUIREMENTS AND APPROVALS
 All drawings shall conform to the requirements of all applicable laws and regulations in force at the time of issue. It is the Engineer's responsibility to get necessary approval from all relevant Authorities.

ENGINEER REQUIREMENTS AND APPROVALS
 It is the Engineer's responsibility to verify all construction and to seal and stamp approved for installation and construction in full. Details from specifications provided by the Engineer.

IN-CHARGE REQUIREMENTS
 Submit drawings to the Architect and Engineer for approval prior to construction of professional documents of the building.

sg_architecture
 Sanders Green Architecture Ltd.
 501 Boreley Drive
 Port Moody BC Canada
 V9A 4G5
 www.sandersgreen.com
 1.250.806.9577

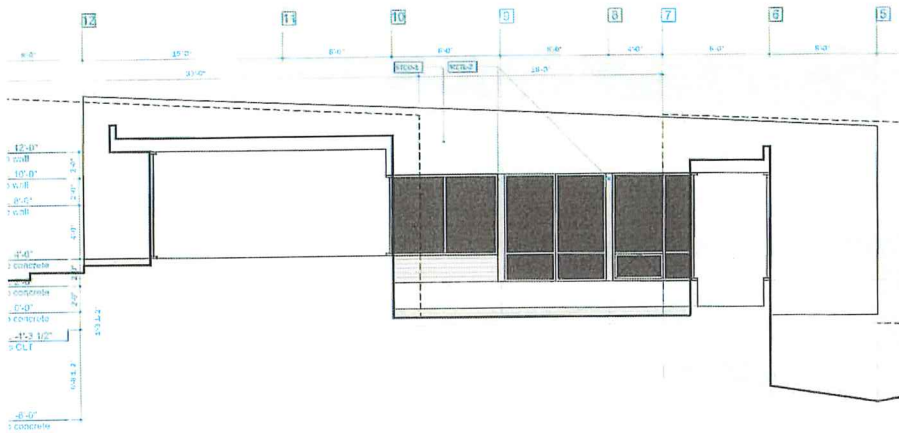
DESCRIPTION
 FOR REVIEW
 FOR PRICING
 FOR PRICING UPDATES
 FOR PRICING UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 23 2022
 MARCH 07 2022
 JUNE 08 2022
 JUNE 23 2022

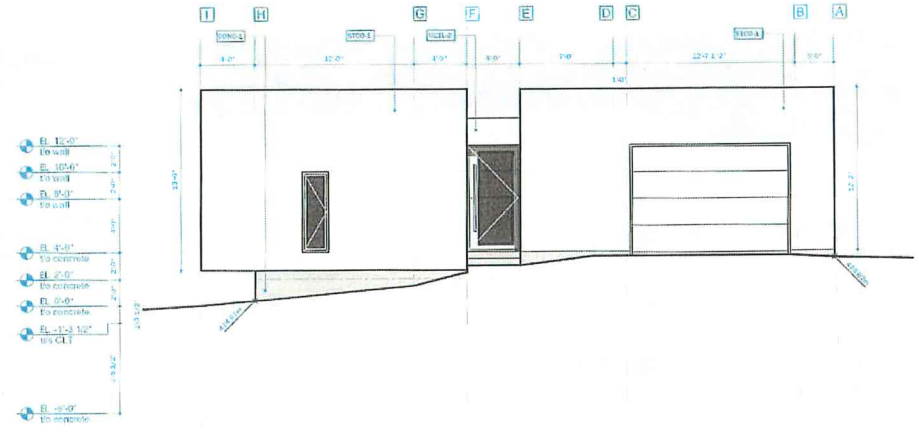
Fallingrock Residence

CROSS SECTIONS 1/4" = 1'-0"

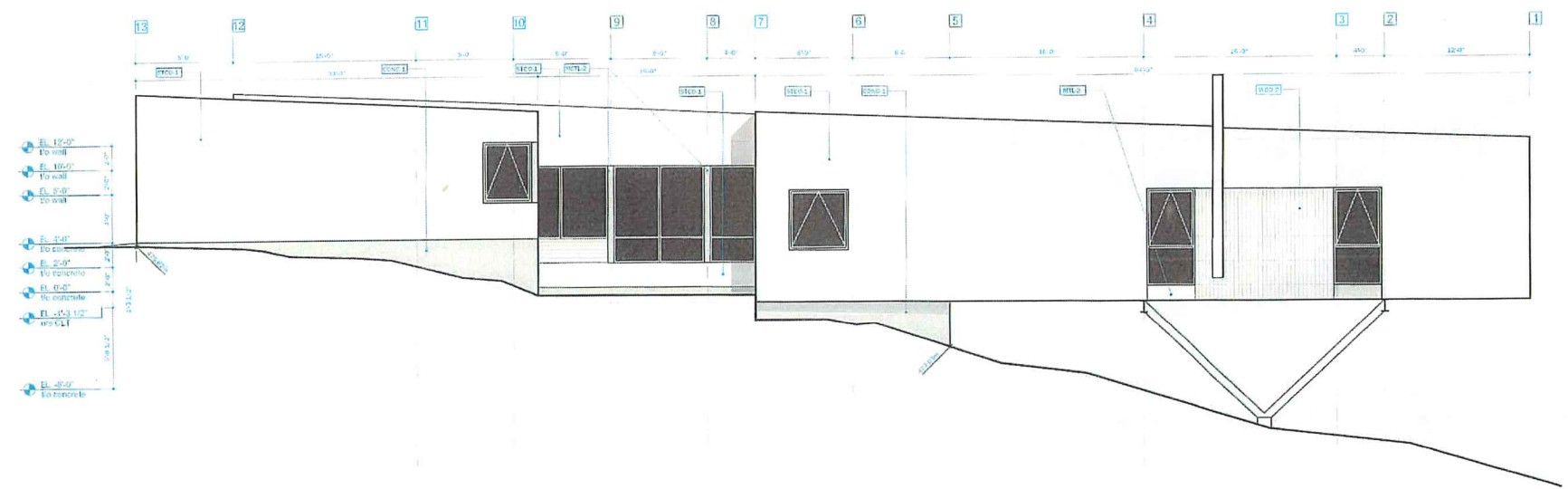
A303



1 INNER NORTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION

ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Architect's responsibility to verify that the construction and materials used are in accordance with the approved plans and specifications. The Architect is not responsible for the structural integrity of the building or the performance of the building systems.

ENGINEER'S REQUIREMENTS AND APPROVALS
 It is the Engineer's responsibility to verify that the construction and materials used are in accordance with the approved plans and specifications. The Engineer is not responsible for the structural integrity of the building or the performance of the building systems.

sg_architecture

Sanders Green Architecture Ltd.
 207, Denville Street
 Port Huron BC Canada
 V0A 4H0
 www.sga-vc.com
 1 250 809 2577

DESCRIPTION
 FOR REVIEW
 FOR PERMITS
 FOR PERMITS UPDATES
 FOR PERMITS UPDATES
 FOR CONSTRUCTION

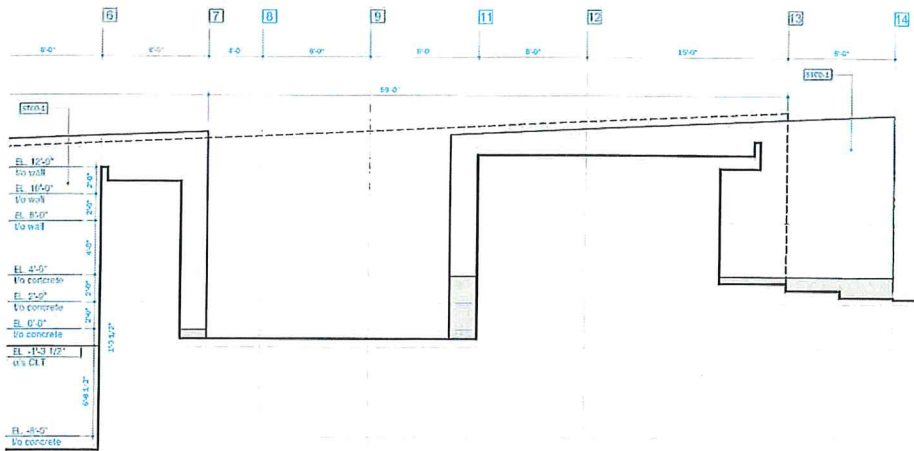
DATE
 DECEMBER 18 2021
 JANUARY 7 2022
 FEBRUARY 23 2022
 MARCH 07 2022
 JUNE 06 2022
 JUNE 23 2022

Fallingrock

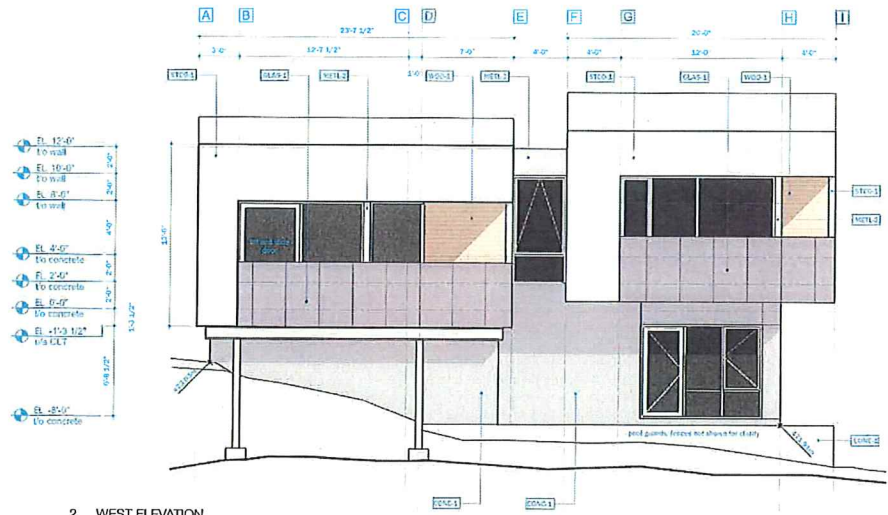
Residence

ELEVATIONS 1" = 1'-0"

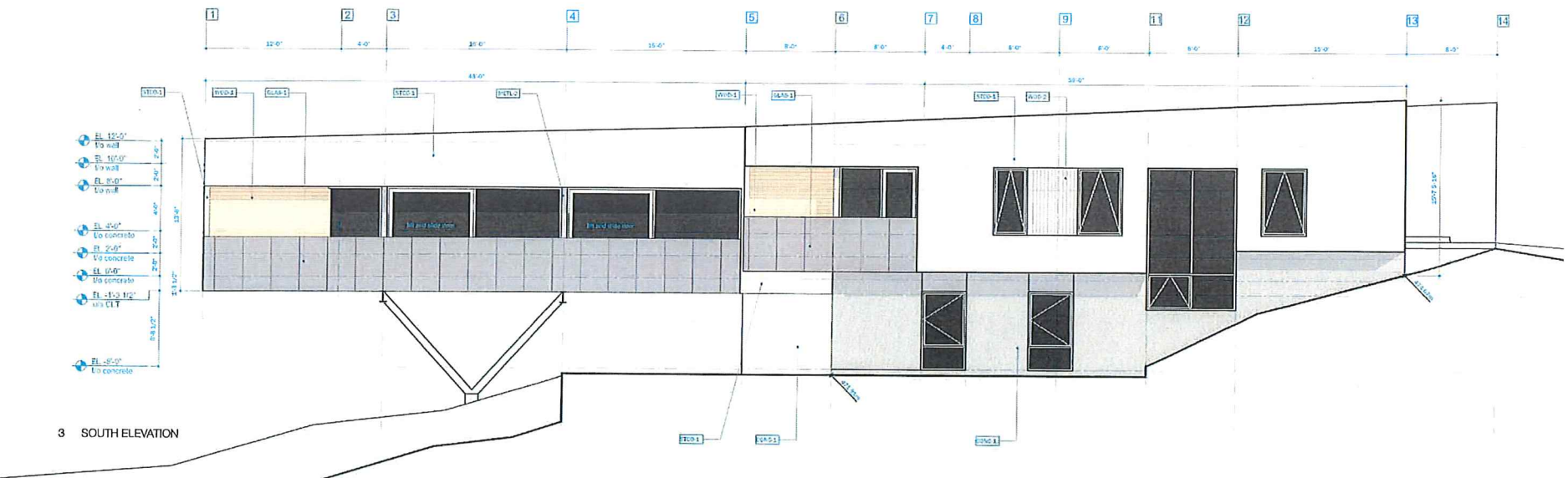
A400



3 INNER SOUTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION

ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Builder's responsibility to verify the structure and to seek written approval for any proposed changes to the structure from the Architect prior to construction.

ARCHITECT'S REQUIREMENTS AND APPROVALS
 All materials and workmanship shall comply with the requirements of all applicable building codes and standards. It is the Builder's responsibility to obtain necessary approvals for all materials and workmanship.

sg_architecture

Suzanna Green Architecture Ltd.
 507 Tenby Street
 Porticorn BC Canada
 V2A 4K5
 www.suzannagreen.com
 1-250-800-2377

DESCRIPTION
 FOR REVIEW
 FOR PRICING
 FOR PRICING UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

DATE
 DECEMBER 19 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 06 2022
 JUNE 09 2022

Residence
 FALLINGROCK
 ELEVATIONS 1" = 1'-0"
 A401



HEIGHTS, SETBACKS AND APPROVALS
 Use the table provided to identify setbacks and heights of structures. Setbacks are measured from the exterior face of the structure. Heights are measured from the finished ground level.

AUTHORITY REQUIREMENTS AND APPROVALS
 All materials and workmanship must comply with the requirements of an applicable building code. All work shall be done in accordance with applicable laws and regulations.

OWNER'S RESPONSIBILITIES AND APPROVALS
 It is the owner's responsibility to obtain all necessary permits and approvals from the appropriate authorities.

OWNER'S RESPONSIBILITIES AND APPROVALS
 It is the owner's responsibility to obtain all necessary permits and approvals from the appropriate authorities.

sg_architecture

Sanders Green Architecture Ltd.
 387 Beverly Street
 Fallbrook, CA 92028
 USA 415
 www.sandersgreen.com
 1 760 899 2517

DESCRIPTION
 FOR REVIEW
 FOR PERMITS
 FOR PERMITS UPDATES
 FOR PERMITS UPDATES
 FOR PERMITS UPDATES
 FOR CONSTRUCTION

DATE
 OCTOBER 14 2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 06 2022
 JUNE 23 2022

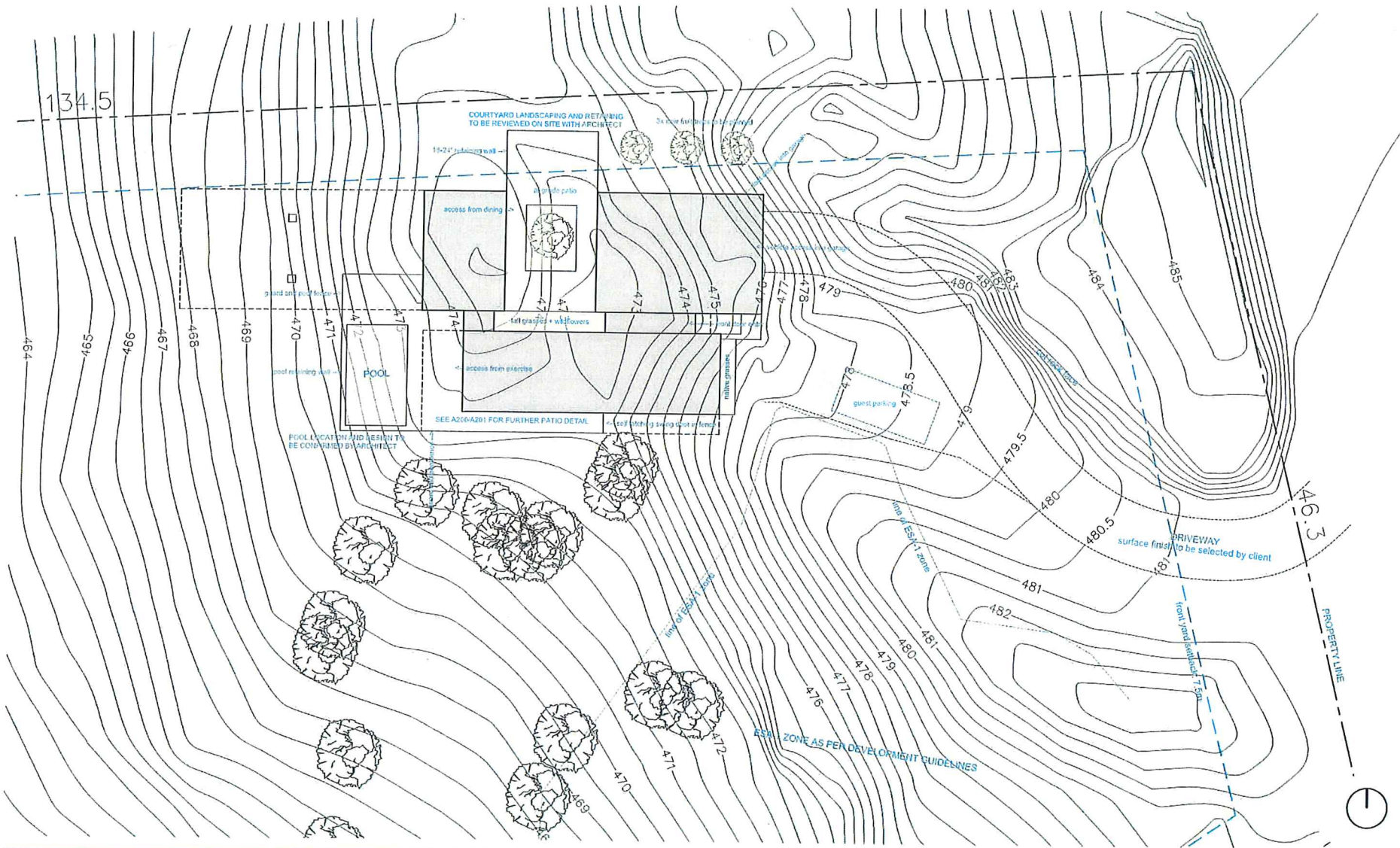
Fallingrock

Residence

SITE PLAN 1/16" = 1'-0"

A100





ARCHITECT'S REQUIREMENTS AND APPROVALS
 I, the B.L.A. acknowledge to verify and secure a full and complete approval by the B.L.A. and acknowledge that the design and construction provided by the B.L.A. is the B.L.A.'s responsibility to verify and secure a full and complete approval by the B.L.A. and acknowledge that the design and construction provided by the B.L.A. is the B.L.A.'s responsibility to verify and secure a full and complete approval by the B.L.A.

ARCHITECT'S REQUIREMENTS AND APPROVALS
 I, the B.L.A. acknowledge to verify and secure a full and complete approval by the B.L.A. and acknowledge that the design and construction provided by the B.L.A. is the B.L.A.'s responsibility to verify and secure a full and complete approval by the B.L.A. and acknowledge that the design and construction provided by the B.L.A. is the B.L.A.'s responsibility to verify and secure a full and complete approval by the B.L.A.

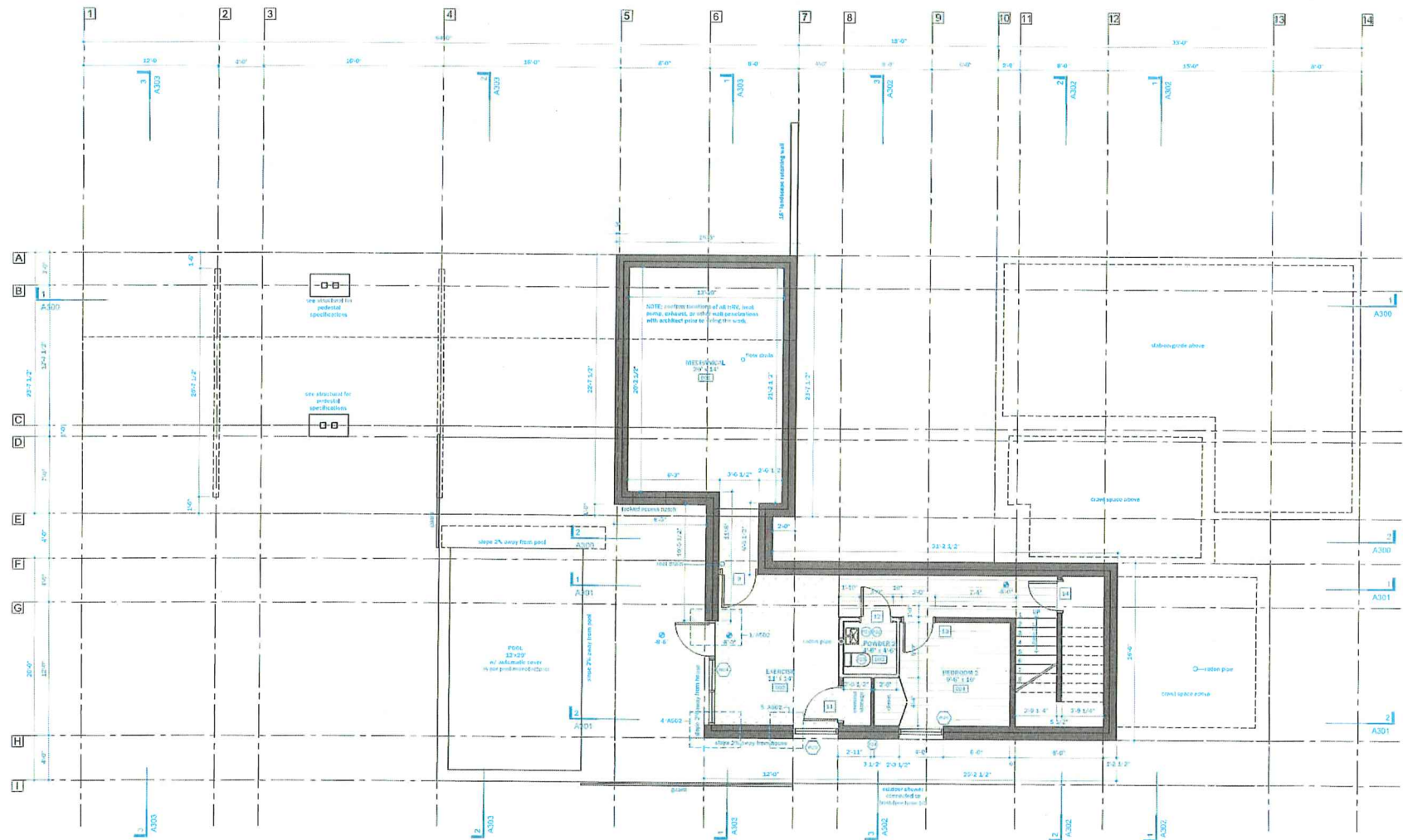
sg_architecture
 Sanders Green Architecture Ltd.
 337 Tavoy Street
 Port Huron BC Canada
 V2A 0G2
 www.sandersgreen.ca
 1-250-893-2377

DESCRIPTION
 FOR REVIEW
 FOR PRICING
 FOR PRICING UPDATES
 FOR PRICING UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

DATE
 DECEMBER 19 2021
 JANUARY 17 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 08 2022
 JUNE 23 2022

Residence **LANDSCAPE PLAN** 1/8" = 1'-0"

A101



ARCHITECT'S REQUIREMENTS AND APPROVALS
 It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship which deviate from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS
 It is the Builder's responsibility to verify all dimensions and to seek written approval for materials and workmanship which deviate from instructions provided by the Engineer.

sg_architecture
 Sargent Green Architecture Ltd
 200 Rosslyn Road
 Victoria BC Canada
 V8W 4K5
 www.sargentgreen.ca
 1-250-809-2377

DESCRIPTION
 FOR REVIEW
 FOR PERMIT
 FOR PERMIT UPDATES
 FOR PERMIT UPDATES
 FOR PERMIT
 FOR CONSTRUCTION

Fallingrock

DATE
 DISCLOSED 10/2021
 JANUARY 7 2022
 FEBRUARY 22 2022
 MARCH 07 2022
 JUNE 08 2022
 JUNE 22 2022

Residence LOWER FLOOR PLAN 1/4" = 1'-0"

A200