

# LYNCH RESIDENCE SUITE

240 BENCHLANDS DRIVE, NARAMATA BC

ID-000	TITLE SHEET
ID-001	SCHEDULES & ENERGY CALCS
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**p+s**  
people  
plus space

planning  
and design

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No.	Description	Date
1	ISSUED FOR REVIEW	2023-01-31
2	ISSUED FOR REVIEW	2023-02-17
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4	ISSUED FOR REVIEW	2023-04-12
5	ISSUED FOR COORDINATION	2023-06-01
6	ISSUED FOR REVIEW	2023-07-26
7	ISSUED FOR REVIEW	2023-08-11
8	ISSUED FOR COORDINATION	2023-09-15
9	ISSUED FOR COORDINATION	2023-10-23
10	ISSUED FOR COORDINATION	2023-11-08
11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05

## GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF WALL. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ON-SITE AND ADJUST DIMENSIONS AS REQUIRED TO SUIT BUILT-IN FIXTURES AND APPLIANCES. ANY SUCH DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.
2. ALL WORK TO CONFORM TO THE BCBC, LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS. ALL WORK MUST MEET THE STANDARDS OF THE BCBC AND SUB-TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
3. ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, GEO-TECH, AND CIVIL AS APPLICABLE.
4. ONCE WORK COMMENCES ON THIS PROJECT BY ANY SUB-TRADE MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED.
5. THE SUB-CONTRACTORS ARE RESPONSIBLE FOR THEIR SITE SAFETY AND ARE TO MEET ALL REQUIREMENTS OF THE WCB.
6. THE SUB-CONTRACTOR IS TO CONFIRM ALL DIMENSIONS AFFECTING THEIR TRADE AND IN THE CASE OF DISCREPANCY THE GC IS TO BE NOTIFIED BEFORE WORK COMMENCES.
7. GC TO PROVIDE WINDOW AND DOOR SCHEDULE IN CONJUNCTION WITH THESE DRAWINGS FOR CONSTRUCTION. CONTRACTOR TO ENSURE EGRESS MEETS THE CURRENT BCBC.
8. SMOKE ALARMS AND CARBON DIOXIDE DETECTORS ARE TO BE INSTALLED AS PER THE CURRENT BCBC.
9. ALL BATHROOMS ARE TO BE EQUIPPED WITH EXHAUST FAN AS PER THE CURRENT BCBC.
10. INSTALL INTERCONNECTED SMOKE ALARMS AND CARBON MONOXIDE DETECTORS AS REQUIRED AND LOCATED AS PER BCBC.
11. FLASH ALL EXTERIOR WALL PENETRATIONS AS PER BCBC.
12. PROVIDE RADON MITIGATION AS PER BCBC.
13. GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRED ADJUSTMENTS TO SUIT SITE CONDITIONS.
14. THESE DRAWINGS HAVE BEEN CHECKED BY THE CONTRACTOR. PEOPLE PLUS SPACE HOLDS NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS RELATED TO DESIGN OR OTHERWISE.
15. PROVIDE BLOCKING UNDER WASHERS AND DRYER, IN THE WALL BEHIND THE RANGE, TOWEL BARS, AND TOILET PAPER HOLDERS AS REQ'D.
16. MIN. HEIGHT FROM GRADE TO TOP OF FOUNDATION WALL IS 8"
17. REFER TO STRUCTURAL FOR FOUNDATION PLAN. PROVIDE RADON MITIGATION AS PER BCBC.

**LYNCH RESIDENCE  
SUITE**  
240 Benchlands Drive, Naramata, BC

**TITLE SHEET**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-000**

Scale

**ROOF ASSEMBLY SCHEDULE**

- R1 ROOF (TYP.)**  
 - STANDING SEAM METAL  
 - 3/8" PLYWOOD OR 7/16 OSB W/H-CLIPS  
 - ENG. APPROVED ROOF TRUSSES  
 - VAPO BARRIER  
 - GYPSUM WALL BOARD  
 - ROOF SPACE TO BE VENTED

**R2 FLAT ROOF (TYP.)**

- 2-PLY S.B.S TORCH-ON MEMBRANE  
 - 2% EPS SLOPING FOAM  
 - 2X4 PURLINS  
 - 3/4" FIR T&G PLYWOOD SHEATHING  
 - ENG'D TJIS AS PER ENGINEERING  
 - R-44 FIBREGLASS INSULATION  
 - AIR & VAPOUR BARRIER  
 - 1/2" PAINTED GYPSUM WALL BOARD TAPED AND SANDED LEVEL 5 WITH PRE-COAT  
 - ROOF SPACE TO BE VENTED

**WALL ASSEMBLY SCHEDULE**

**W1 FOUNDATION WALL BELOW GRADE - BASEMENT**

- DAMP PROOFING BELOW GRADE  
 - 8" CONCRETE WALL REINFORCEMENT AS PER ENGINEERING  
 - AIR GAP  
 - 2X6 SPF #2 & BTR. WOOD STUDS @ 24" O.C.  
 - FIBREGLASS INSULATION  
 - 6 MIL. POLY. AIR & VAPOUR BARRIER AS REQUIRED  
 - 1/2" GYPSUM WALL BOARD PAINTED

**W2 FOUNDATION WALL BELOW GRADE**

- 8" CONCRETE WALL REINFORCEMENT AS PER ENGINEERING

**W3 EXTERIOR WALL (TYP. UNLESS NOTED AS PER STRUCTURAL)**

- EXTERIOR FINISH AS PER ELEVATION  
 - 2 LAYERS 30 MIN. BUILDING PAPER, LAPPED  
 - 1/2" STD. FIR PLYWOOD SHEATHING  
 - 2X6 SPF #2 & BTR. WOOD STUDS @ 16" O.C.  
 - FIBREGLASS INSULATION  
 - 6 MIL. POLY. AIR & VAPOUR BARRIER AS REQUIRED  
 - 1/2" GYPSUM WALL BOARD PAINTED

**W4 INTERIOR PARTITION (TYP.)**

- 1/2" GYPSUM WALL BOARD  
 - 2x4 WOOD STUDS @ 16" O.C.  
 - 1/2" GYPSUM WALL BOARD

**W5 INTERIOR PARTITION (TYP.)**

- 1/2" GYPSUM WALL BOARD  
 - 2x6 WOOD STUDS @ 16" O.C.  
 - 1/2" GYPSUM WALL BOARD

**W6 INTERIOR PARTITION (UNCONDITIONED)**

- 1/2" GYPSUM WALL BOARD  
 - 2x6 WOOD STUDS @ 16" O.C. CW R24 BATT INSULATION  
 - 6 MIL. POLY. AIR & VAPOUR BARRIER AS REQUIRED  
 - 1/2" GYPSUM WALL BOARD

**W7 FOUNDATION WALL BELOW GRADE**

- 12" CONCRETE WALL REINFORCEMENT AS PER ENGINEERING

**FLOOR ASSEMBLY SCHEDULE**

**F1 SLAB ON GRADE (TYP.)**

- FINISH TBC  
 - 4" CONCRETE SLAB-ON-GRADE W/ REINFORCEMENT AS PER ENGINEERING  
 - INSULATION  
 - COMPACTED CRUSH

**F2 FLOOR (TYP.)**

- FINISHED FLOORING  
 - 3/4" T&G SUB-FLOOR  
 - ENG'D JOISTS AS PER SUPPLIER  
 - 5/8" GYPSUM CEILING BOARD

**F3 DECK CONSTRUCTION (TYP.)**

- 3/4" PORCELAIN EXTERIOR TILE ON LEVELLING PEDESTALS  
 - 2-PLY SBS TORCH-ON MEMBRANE  
 - 3/4" FIR T&G PLYWOOD SHEATHING  
 - STRAPPING @ 16" O.C. TAPERED 2% SLOPE TO DRAINS  
 - ENG'D JOISTS AS PER SUPPLIER  
 - 3/4" T&G WOOD SOFFIT (SPECIES T.B.D.)

**F4 CANTELLIVER FLOOR CONSTRUCTION (TYP.)**

- FINISHED FLOORING  
 - 3/4" T&G SUB-FLOOR  
 - ENG'D JOISTS AS PER SUPPLIER  
 - R28 2 LB CLOSED CELL SPRAY FOAM (AIR & VAPOUR BARRIER)  
 - 3/4" T&G WOOD SOFFIT (SPECIES T.B.D.)

**NOTE:**

1. TRUSS MANUFACTURER TO VERIFY ALL ROOF SLOPES AND TRUSS DESIGN PRIOR TO FABRICATION.  
 2. FLOOR JOISTS AND ROOF TRUSSES TO BE ENG'D TO MEET THE REQUIRED EFFECTIVE R-VALUES.

Window Schedule					
Mark	Level	Sill Height	Width	Height	Comments
W01	SUITE MAIN FLOOR	4' - 6"	5' - 0"	2' - 6"	AWNING
W02	SUITE MAIN FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W03	SUITE MAIN FLOOR	2' - 0"	3' - 0"	5' - 0"	CASEMENT
W04	SUITE MAIN FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W05	SUITE MAIN FLOOR	3' - 6"	3' - 0"	3' - 6"	CASEMENT
W06	SUITE SECOND FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W07	SUITE SECOND FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W08	SUITE SECOND FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W09	SUITE SECOND FLOOR	2' - 0"	3' - 0"	5' - 0"	PICTURE w/ CASEMENT
W10	SUITE SECOND FLOOR	2' - 0"	2' - 0"	5' - 0"	AWNING
W11	MAIN FLOOR CEILING VAULT	3' - 2"	4' - 0"	6' - 0"	PICTURE
W12	MAIN FLOOR CEILING VAULT	1' - 8"	4' - 0"	7' - 6"	PICTURE
W13	MAIN FLOOR CEILING VAULT	1' - 8"	4' - 0"	7' - 6"	PICTURE
W14	MAIN FLOOR CEILING VAULT	1' - 8"	4' - 0"	7' - 6"	PICTURE
W15	MAIN FLOOR CEILING VAULT	7' - 2"	3' - 0"	2' - 0"	AWNING
W16	MAIN FLOOR CEILING VAULT	7' - 2"	3' - 0"	2' - 0"	AWNING
W17	MAIN FLOOR CEILING VAULT	7' - 8"	3' - 0"	1' - 6"	PICTURE w/ 2 CASEMENTS
W18	MAIN FLOOR CEILING VAULT	2' - 8"	3' - 0"	5' - 0"	PICTURE w/ 2 CASEMENTS
W19	MAIN FLOOR PLAN	6' - 0"	6' - 0"	3' - 0"	SLIDING
W20	MAIN FLOOR PLAN	3' - 6"	4' - 0"	6' - 6"	PICTURE
W21	MAIN FLOOR PLAN	3' - 6"	4' - 0"	6' - 6"	PICTURE
W22	MAIN FLOOR PLAN	3' - 6"	4' - 0"	6' - 6"	PICTURE

**NOTE:**

1. WINDOW SIZES ARE NOMINAL. PLEASE REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH OPENING SIZES.  
 2. REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL NOTES.  
 3. WINDOW AND DOOR STYLE TBC WITH OWNER PRIOR TO ORDERING.

**CLIMATE ZONE 5 AS PER THE BCBC 9.36**

BASED ON A SYSTEM WITH HEAT RECOVERY VENTILATOR (HRV)

**UNHEATED FLOOR ABOVE FROST LINE**

DESCRIPTION	REQUIRED EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
CIP SLAB	RSI 1.90 R 11.1	RSI 2.49 R 14.14
INTERIOR AIR FILM		0.16
CONCRETE FLOOR SLAB, 4"		0.04
EPS TYPE 3' INSULATION, 3"		2.29
TOTAL		2.49

**CATHEDRAL ROOF ASSEMBLY**

DESCRIPTION	REQUIRED EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
	RSI 4.67 R 26.5	RSI 6.88 R 39.07
2 PLY S.B.S.		-
3/4" PLYWOOD ROOF SHEATHING		-
VENTED ROOF AIR SPACE		0.03
14" I-JOISTS @ 12" O.C. R44		6.66
AIR BARRIER		-
1/2" GYPSUM CEILING BOARD		0.08
INTERIOR AIR FILM		0.11
TOTAL		6.88

**ABOVE GRADE WALL ASSEMBLY**

DESCRIPTION	REQUIRED EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
2x6 EXTERIOR WALL	RSI 2.97 R 16.67	RSI 3.0 R 17.04
EXTERIOR AIR FILM		0.03
1/2" PLYWOOD		0.11
2x6 WOOD STUDS @ 16" O.C. R24 ROCK OR GLASS FIBRE INSULATION		2.66
VAPOUR BARRIER		-
1/2" GYPSUM WALL BOARD		0.08
INTERIOR AIR FILM		0.12
TOTAL		3.0

**WALL BELOW GRADE**

DESCRIPTION	REQUIRED EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
CAST-IN-PLACE CONCRETE WALL WITH STUD WALL BELOW GRADE	RSI 2.98 R 16.9	RSI 3.11 R 17.66
8" CIP CONCRETE WALL		0.081
1/2" AIR SPACE		0.16
2x6 WOOD STUDS @ 24" O.C. W/R22		2.67
POLYETHANETHYLENE		-
1/2" GYPSUM WALL BOARD		0.08
INTERIOR AIR FILM		0.12
TOTAL		3.11

**UNCONDITIONED WALL SPACE (GARAGE WALL)**

DESCRIPTION	REQUIRED EFFECTIVE R-VALUE	ACTUAL EFFECTIVE R-VALUE
WALL BETWEEN GARAGE AND RESIDENCE	RSI 2.97 R 16.9	RSI 2.97 R 16.9
EXTERIOR AIR FILM		0.03
1/2" GYPSUM WALL BOARD		0.08
2x6 WOOD STUDS @ 16" O.C.		-
R24 ROCK OR GLASS FIBRE INSULATION		2.66
VAPOUR BARRIER		-
1/2" GYPSUM WALL BOARD		0.08
INTERIOR AIR FILM		0.12
TOTAL		2.97

Door Schedule					
Mark	Level	Style	Width	Height	Comments
D01	SUITE MAIN FLOOR	EXTERIOR DOOR	3' - 0"	7' - 0"	
D02	SUITE MAIN FLOOR		3' - 0"	7' - 0"	
D03	SUITE MAIN FLOOR		3' - 0"	7' - 0"	
D04	SUITE MAIN FLOOR		5' - 0"	7' - 0"	
D05	SUITE MAIN FLOOR		3' - 0"	7' - 0"	
D06	SUITE MAIN FLOOR		2' - 4"	7' - 0"	
D07	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D08	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D09	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D10	SUITE SECOND FLOOR	EXTERIOR DOOR	7' - 0"	7' - 0"	
D11	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D12	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D13	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D14	MAIN FLOOR CEILING VAULT	POCKET DOOR	3' - 0"	7' - 0"	
D15	MAIN FLOOR CEILING VAULT	POCKET DOOR	2' - 8"	7' - 0"	
D16	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D17	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D18	MAIN FLOOR CEILING VAULT		4' - 0"	7' - 0"	
D19	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D20	MAIN FLOOR PLAN		3' - 0"	7' - 0"	
D21	MAIN FLOOR PLAN		3' - 0"	7' - 0"	
D22	MAIN FLOOR PLAN		3' - 0"	7' - 0"	
D23	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D24	SUITE SECOND FLOOR		3' - 0"	7' - 0"	
D25	SUITE SECOND FLOOR		5' - 0"	7' - 0"	
D26	MAIN FLOOR CEILING VAULT	POCKET DOOR	3' - 0"	7' - 0"	
D27	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D28	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D29	MAIN FLOOR CEILING VAULT	TWO-LITE SLIDING PATIO DOOR	8' - 0"	8' - 0"	
D30	MAIN FLOOR CEILING VAULT		4' - 0"	7' - 0"	
D31	MAIN FLOOR CEILING VAULT	EXTERIOR DOOR	4' - 0"	8' - 0"	
D32	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	GARAGE ACCESS DOOR
D33	MAIN FLOOR CEILING VAULT	POCKET DOOR	2' - 8"	7' - 0"	
D34	MAIN FLOOR CEILING VAULT		3' - 0"	7' - 0"	
D35	MAIN FLOOR CEILING VAULT	GARAGE DOOR w/ GLAZING	10' - 0"	8' - 0"	
D36	MAIN FLOOR CEILING VAULT	GARAGE DOOR w/ GLAZING	10' - 0"	8' - 0"	
D37	MAIN FLOOR CEILING VAULT	FOUR-LITE SLIDING PATIO DOOR	16' - 0"	8' - 0"	
D38	MAIN FLOOR PLAN	FOUR-LITE SLIDING PATIO DOOR	17' - 0"	8' - 0"	
D39	MAIN FLOOR PLAN	TWO-LITE SLIDING PATIO DOOR	8' - 0"	8' - 0"	
D40	MAIN FLOOR PLAN		3' - 0"	7' - 0"	
D41	MAIN FLOOR PLAN		4' - 0"	7' - 0"	
D42	MAIN FLOOR PLAN		4' - 0"	7' - 0"	
D43	MAIN FLOOR PLAN	POCKET DOOR	3' - 0"	7' - 0"	
D44	MAIN FLOOR PLAN	EXTERIOR DOOR	3' - 0"	7' - 0"	
D45	MAIN FLOOR PLAN		3' - 0"	7' - 0"	



planning and design

People plus Space: Planning and Design  
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 Summerland BC V0H 1Z0  
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STANDARD SYMBOLS LEGEND	
ROOM NAME	COMMON ENTRY
DOOR NUMBER	⊙
WINDOW NUMBER	⊕
BUILDING SECTION SYMBOL	⊕
SECTION SYMBOL	⊕

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**LYNCH RESIDENCE SUITE**  
 240 Benchlands Drive, Naramata, BC  
**SCHEDULES & ENERGY CALCS**

Project number 23-002  
 Date 2023-01-30  
 Drawn by J.P.F.

**ID-001**

Scale 1/8" = 1'-0"





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**LYNCH RESIDENCE  
SUITE**  
240 Benchlands Drive, Naramata, BC  
**SITE SURVEY**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-100**

Scale 1 : 200

**SITE PLAN SHOWING CERTAIN FEATURES ON LOT 27, DL 3474, SDYD, PLAN EPP125898**

(PLAN NOT REGISTERED)

CIVIC ADDRESS: LOT 27 VISTA, BENCHLANDS DRIVE, NARAMATA, B.C.

SCALE 1:200



**BENCHLANDS DRIVE**

**LEGEND**

- WATER VALVE
- WATER METER
- 3cm Ø BLUE HOSE
- PAINTED 2x4 (PLACED BY OTHERS)
- PAINTMARK (PLACED BY OTHERS)
- CONTOUR ELEVATION

NOTE: SUBJECT TO THE BENCHLANDS DRIVE CHANGES AND REDIRECTED WHICH MAY AFFECT THE PROJECT. SEE CERTIFICATE OF TITLE AND RELATED CHANGE DOCUMENTS FOR CONFIRMATION.

THIS PLAN IS BASED ON THE TITLE AND SURVEY RECORDS AND A FIELD SURVEY CONDUCTED ON 15th MAY 2023.

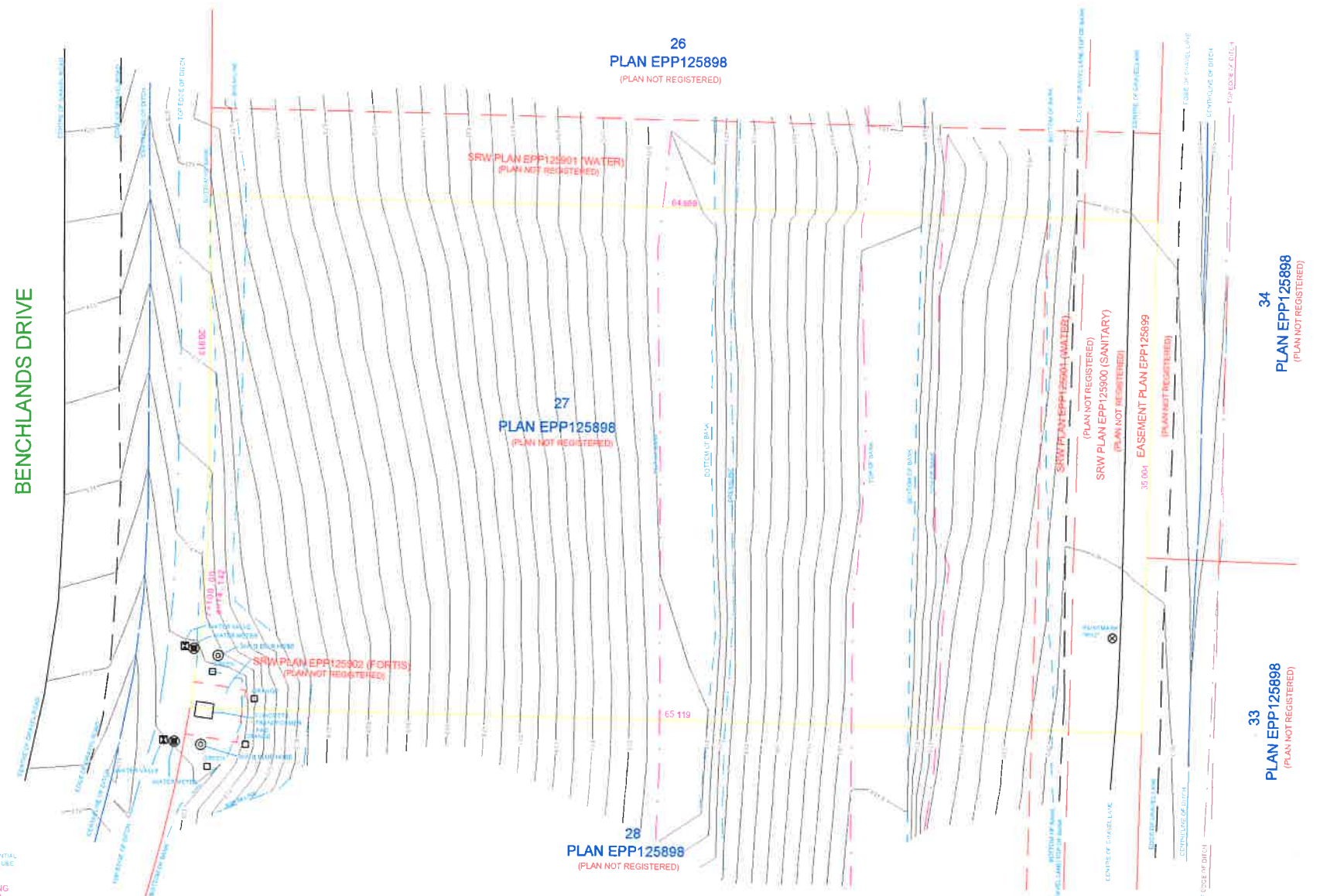
LAND SURVEYING COMPANY AND SURVEYOR ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY DATA PROVIDED. THIS PLAN IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

FIELD SURVEY COMPLETED THIS 15th DAY OF MAY, 2023.

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CONVERSION) DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP).

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.



**MANDEVILLE LAND SURVEYING INC.**  
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS  
582 MARTIN STREET, PENTICTON, B.C.  
PH: 250-486-6377 | WEB: MNSURVEYING.COM

FILE: 23-108 DWG: 23-108-SITE

1 SITE SURVEY  
1:200



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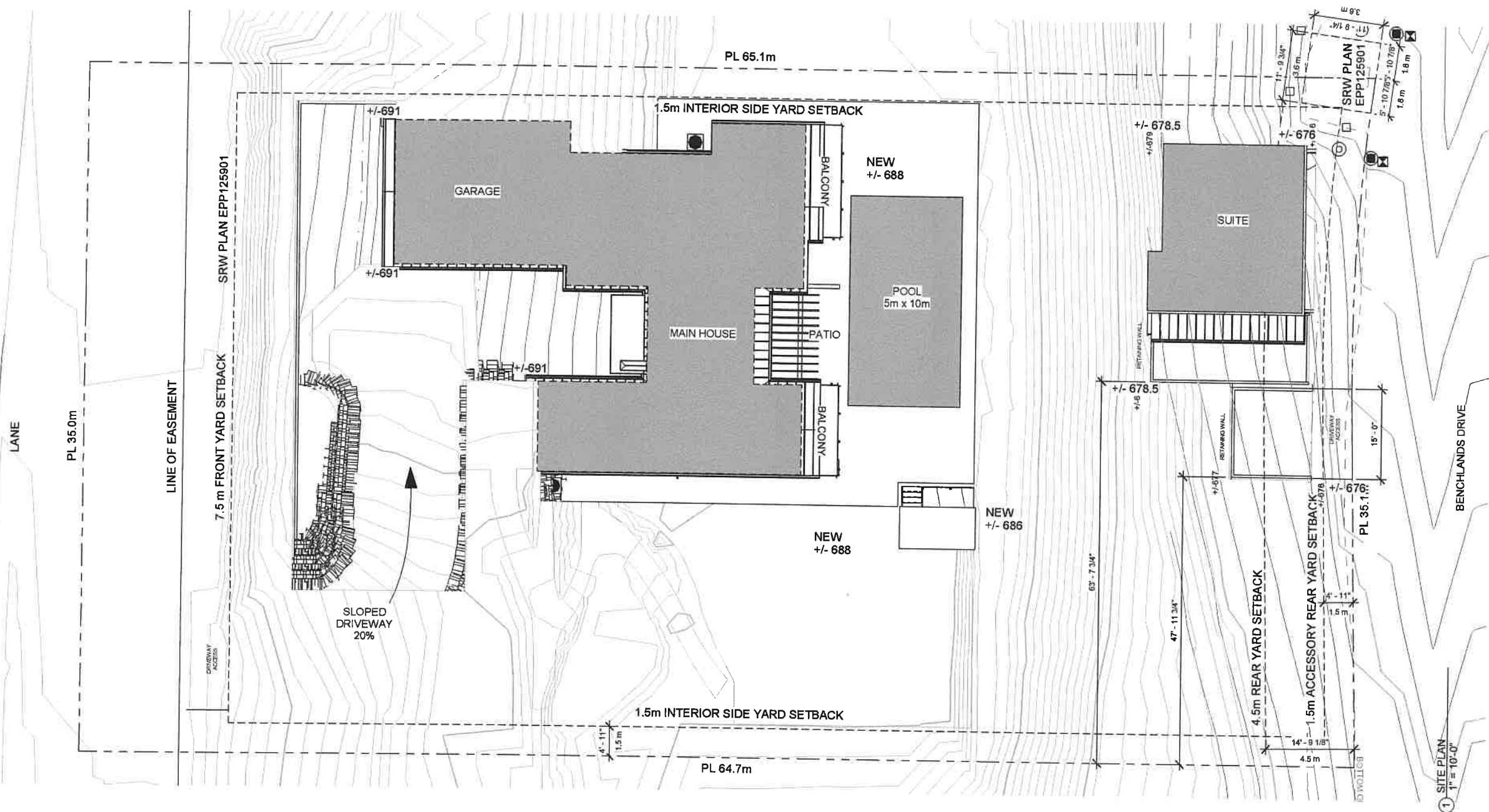
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**LYNCH RESIDENCE**  
**SUITE**  
240 Benchlands Drive, Naramata, BC  
**SITE PLAN**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-101**

Scale 1" = 10'-0"



**SH1s - SMALL HOLDINGS ONE ZONE**

MAXIMUM LOT COVERAGE:	35 %
ACTUAL LOT COVERAGE:	21.7 %
MAXIMUM BUILDING HEIGHT:	10.0 m
PROPOSED BUILDING HEIGHT:	7.0 m
REQUIRED FRONT YARD SETBACK:	7.5 m
PROVIDED FRONT YARD SETBACK:	15.5 m
REQUIRED INTERIOR SIDE YARD SETBACK:	1.5 m
PROVIDED INTERIOR SIDE YARD SETBACK (NORTH):	14.4 m
REQUIRED EXTERIOR SIDE YARD SETBACK:	1.5 m
PROVIDED INTERIOR SIDE YARD SETBACK (SOUTH):	2.8 m
REQUIRED REAR YARD SETBACK:	4.5 m
PROVIDED REAR YARD SETBACK:	26.5 m





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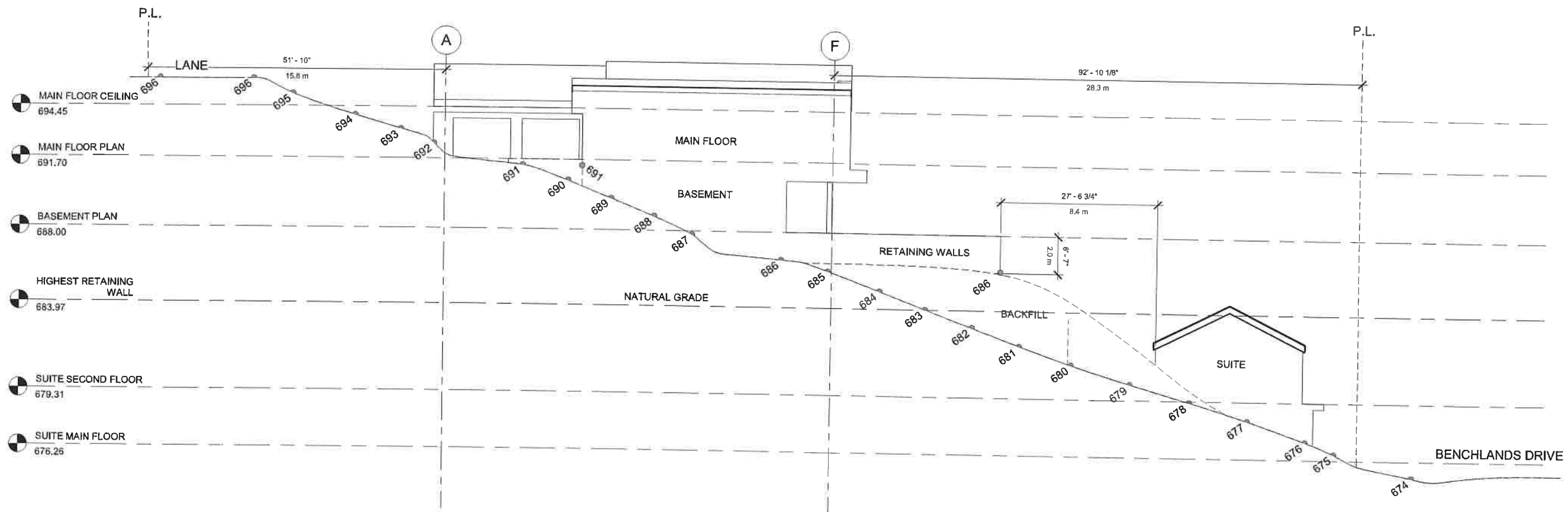
No.	Description	Date
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7	ISSUED FOR REVIEW	2023-08-11
8	ISSUED FOR COORDINATION	2023-09-16
9	ISSUED FOR COORDINATION	2023-10-23
10	ISSUED FOR COORDINATION	2023-11-06
11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR REVIEW	2024-01-05

**LYNCH RESIDENCE SUITE**  
240 Benchlands Drive, Naramala, BC  
**SITE SECTION**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-102**

Scale 1" = 10'-0"



① SITE SECTION  
1" = 10'-0"



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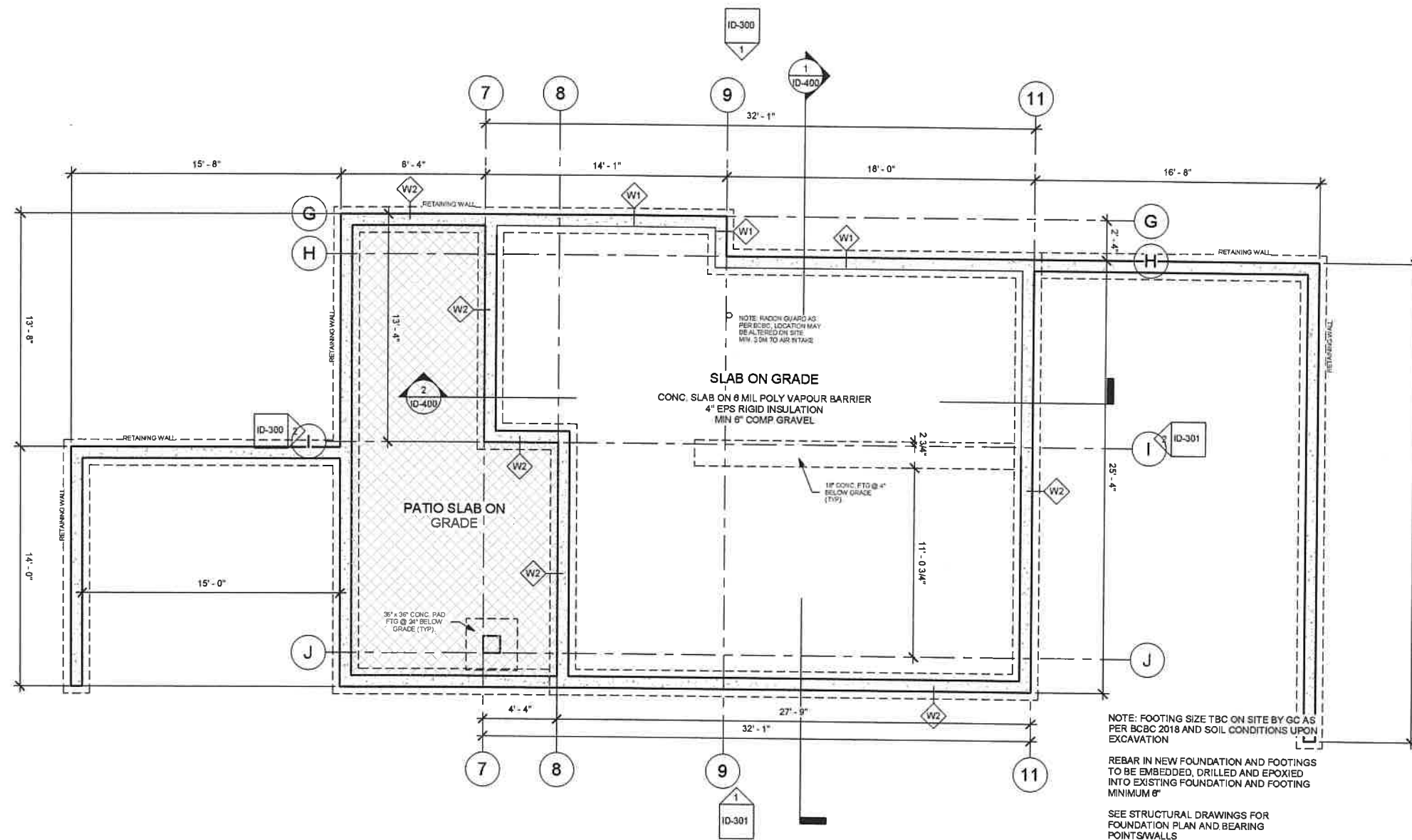
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9	ISSUED FOR COORDINATION	2023-10-23
10	ISSUED FOR COORDINATION	2023-11-08
11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05

**LYNCH RESIDENCE**  
**SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE FOUNDATION PLAN**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-200**

Scale 1/4" = 1'-0"



① SUITE FOUNDATION PLAN  
1/4" = 1'-0"

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10	ISSUED FOR COORDINATION	2023-11-08
11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05

**LYNCH RESIDENCE**  
**SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE FLOOR PLANS**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-201**

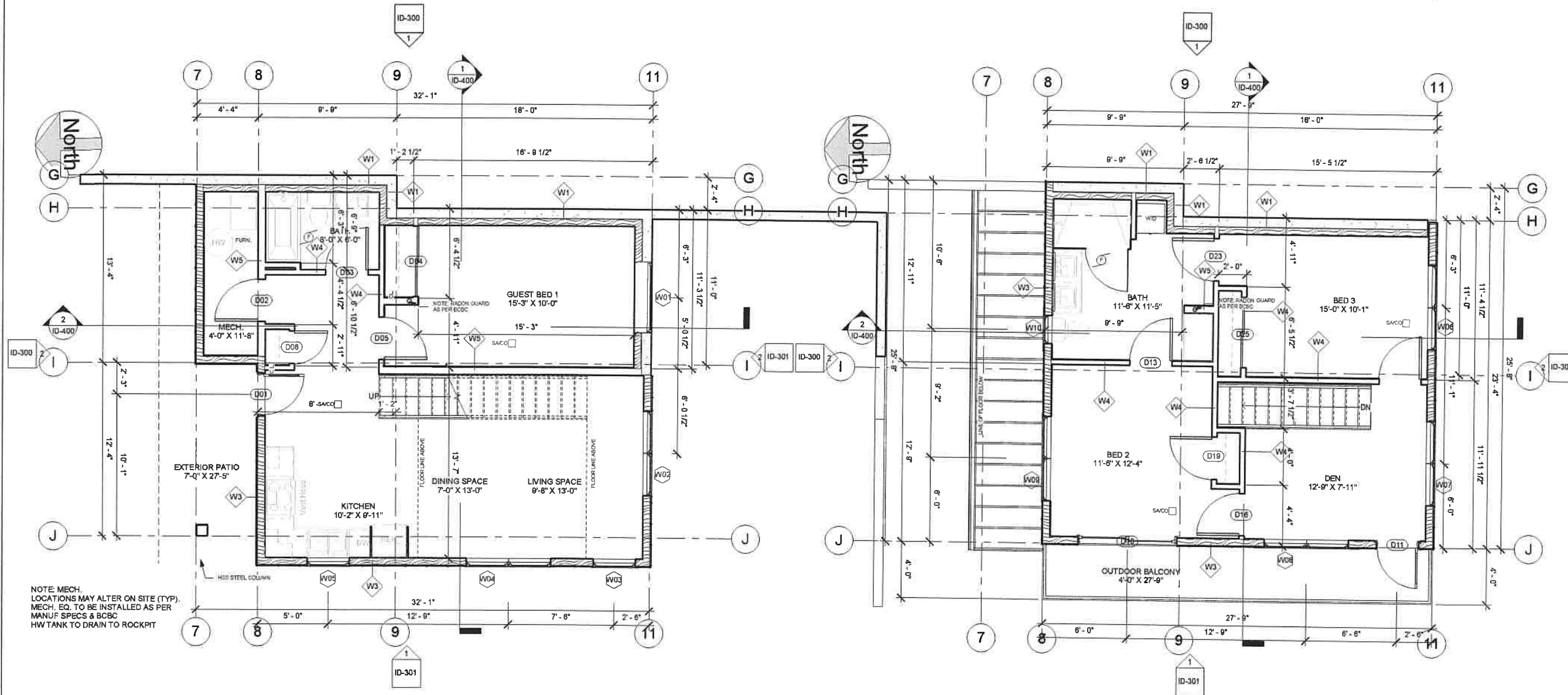
Scale 1/4" = 1'-0"

BASEMENT FLOOR AREA: 1,518 SQ.FT.  
MAIN FLOOR AREA (EXCLUDING GARAGE): 1,913 SQ.FT.  
GARAGE AREA: 696 SQ.FT.

TOTAL AREA (EXCLUDING GARAGE): 3,431 SQ.FT.  
TOTAL AREA: 4,127 SQ.FT.

SUITE MAIN FLOOR AREA: 626 SQ.FT.  
SUITE SECOND FLOOR AREA: 432 SQ.FT.

TOTAL SUITE AREA: 1,058 SQ.FT.



NOTE: MECH. LOCATIONS MAY ALTER ON SITE (TYP). MECH. EQ. TO BE INSTALLED AS PER MANUF SPECS & BCBC HW TANK TO DRAIN TO ROCKPIT

① SUITE MAIN FLOOR  
1/4" = 1'-0"

② SUITE SECOND FLOOR  
1/4" = 1'-0"



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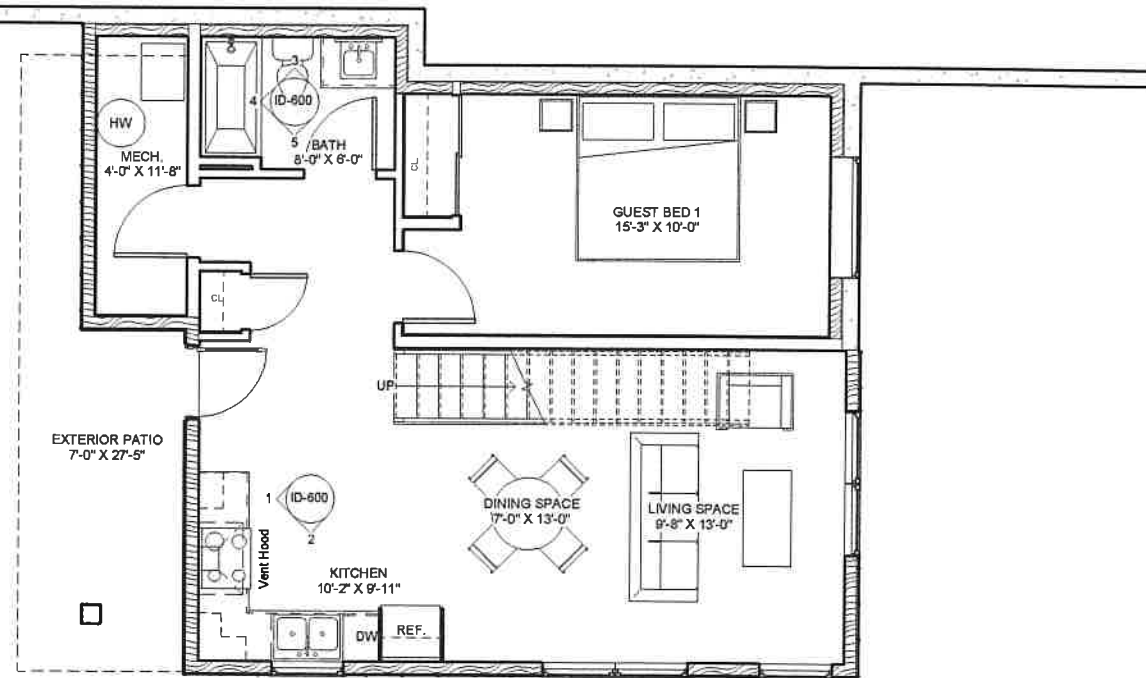
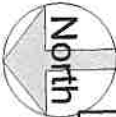
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10	ISSUED FOR COORDINATION	2023-11-08
11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05

**LYNCH RESIDENCE SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE FINISH PLANS**

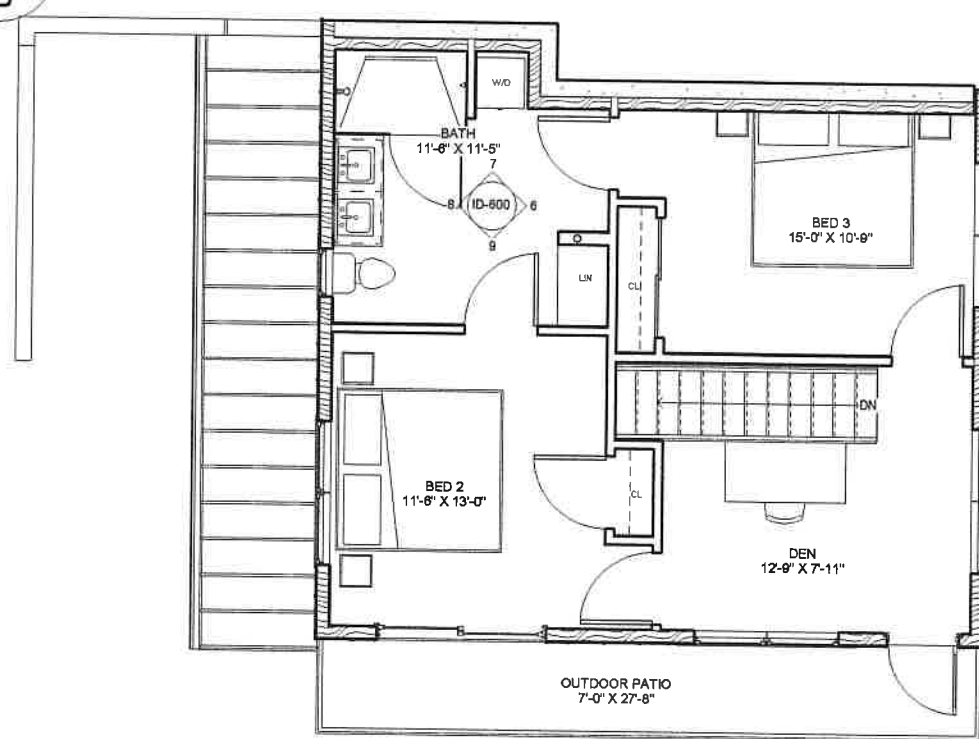
Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F./W.L.

**ID-202**

Scale 1/4" = 1'-0"



① SUITE MAIN FLOOR FINISH PLAN  
1/4" = 1'-0"



② SUITE SECOND FLOOR FINISH PLAN  
1/4" = 1'-0"



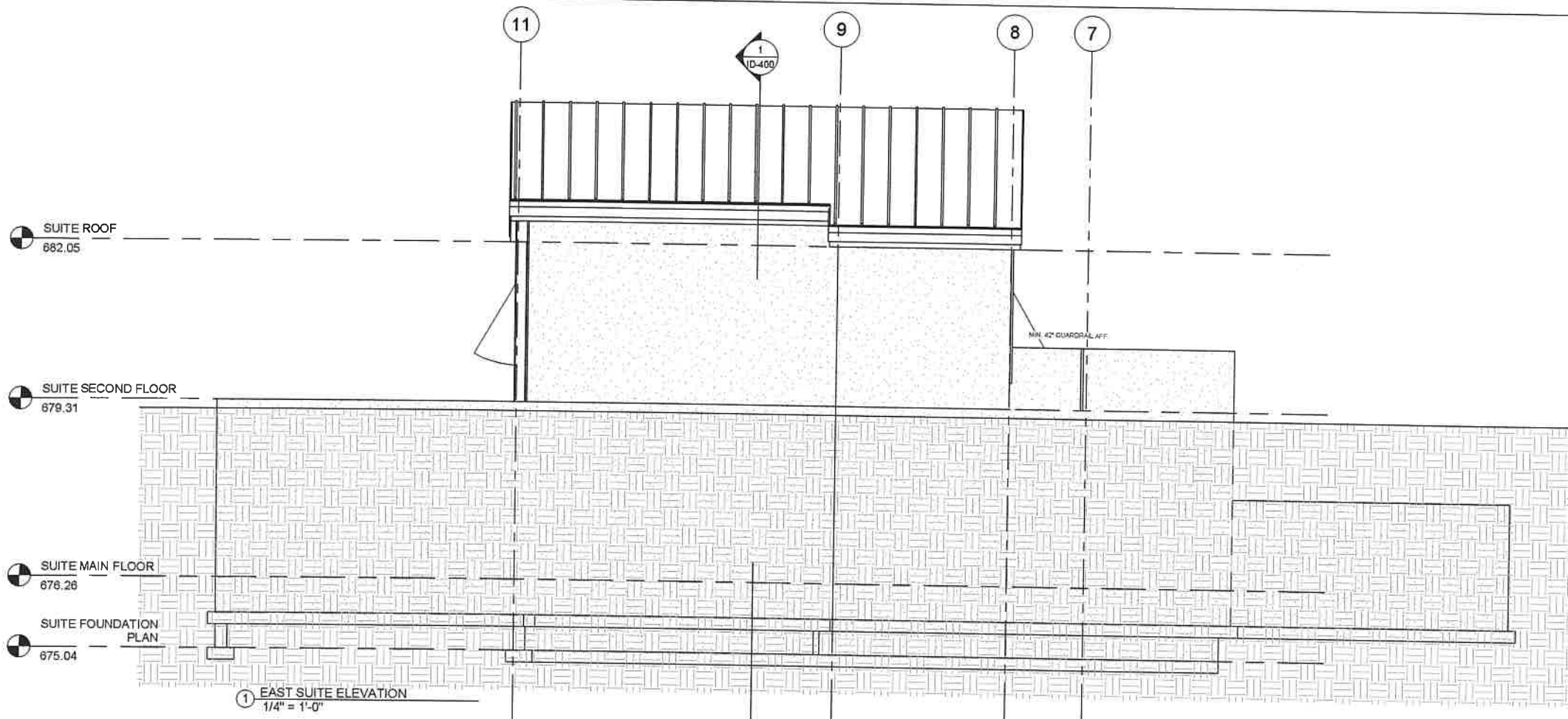
**p+s**  
people  
plus space

planning  
and design

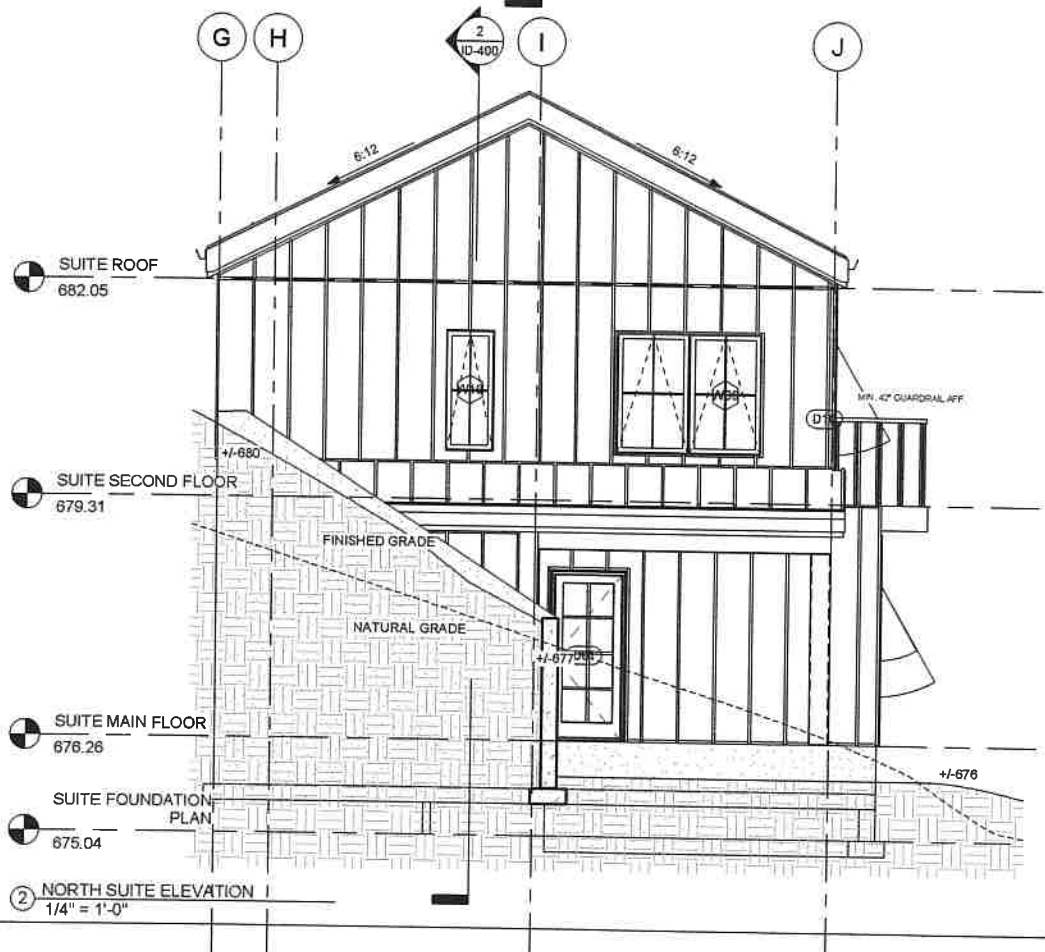
People plus Space: Planning and Design  
13017 Rosedale Ave  
Sumnerland BC V0H 1Z0  
250-486-0340  
heather@peopleplusspace.ca

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11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05



① EAST SUITE ELEVATION  
1/4" = 1'-0"



② NORTH SUITE ELEVATION  
1/4" = 1'-0"

**LYNCH RESIDENCE  
SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE EXTERIOR  
ELEVATIONS**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

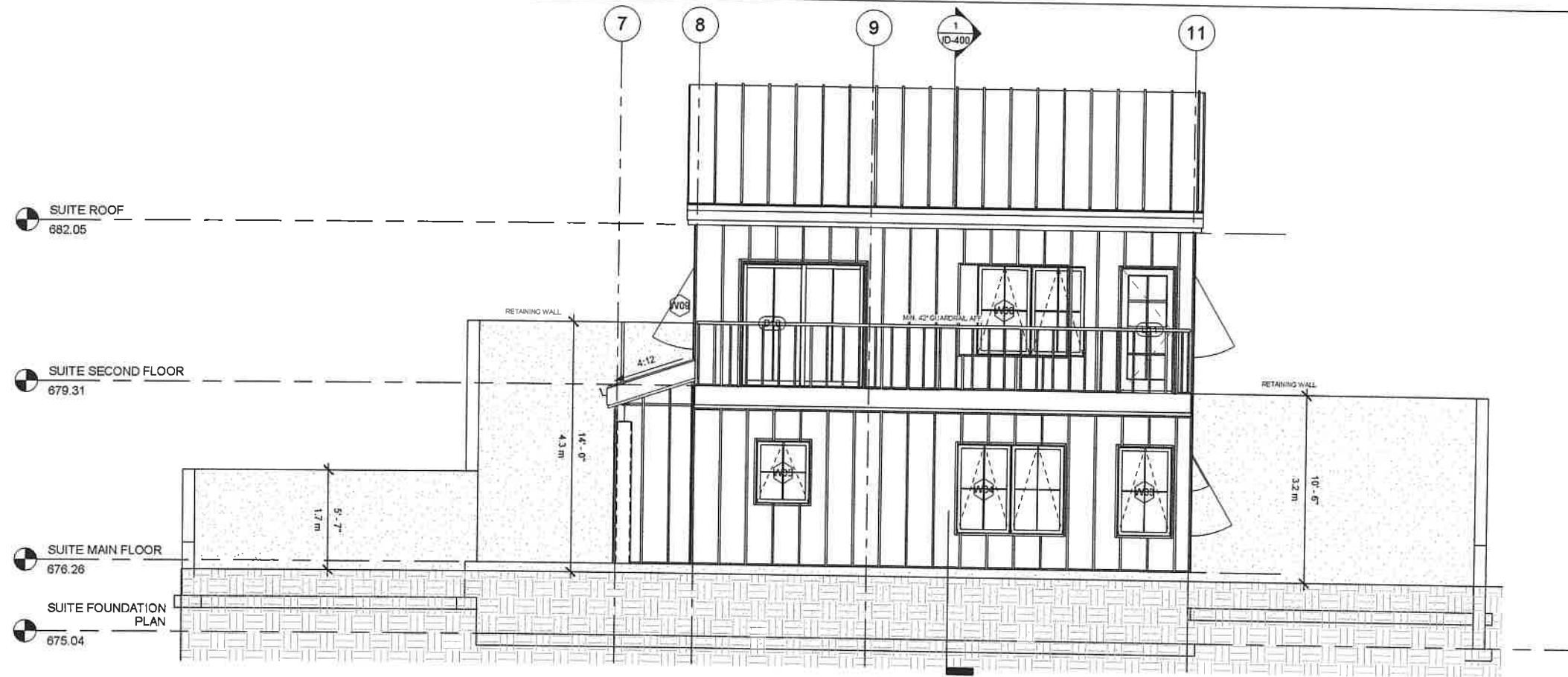
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Scale 1/4" = 1'-0"

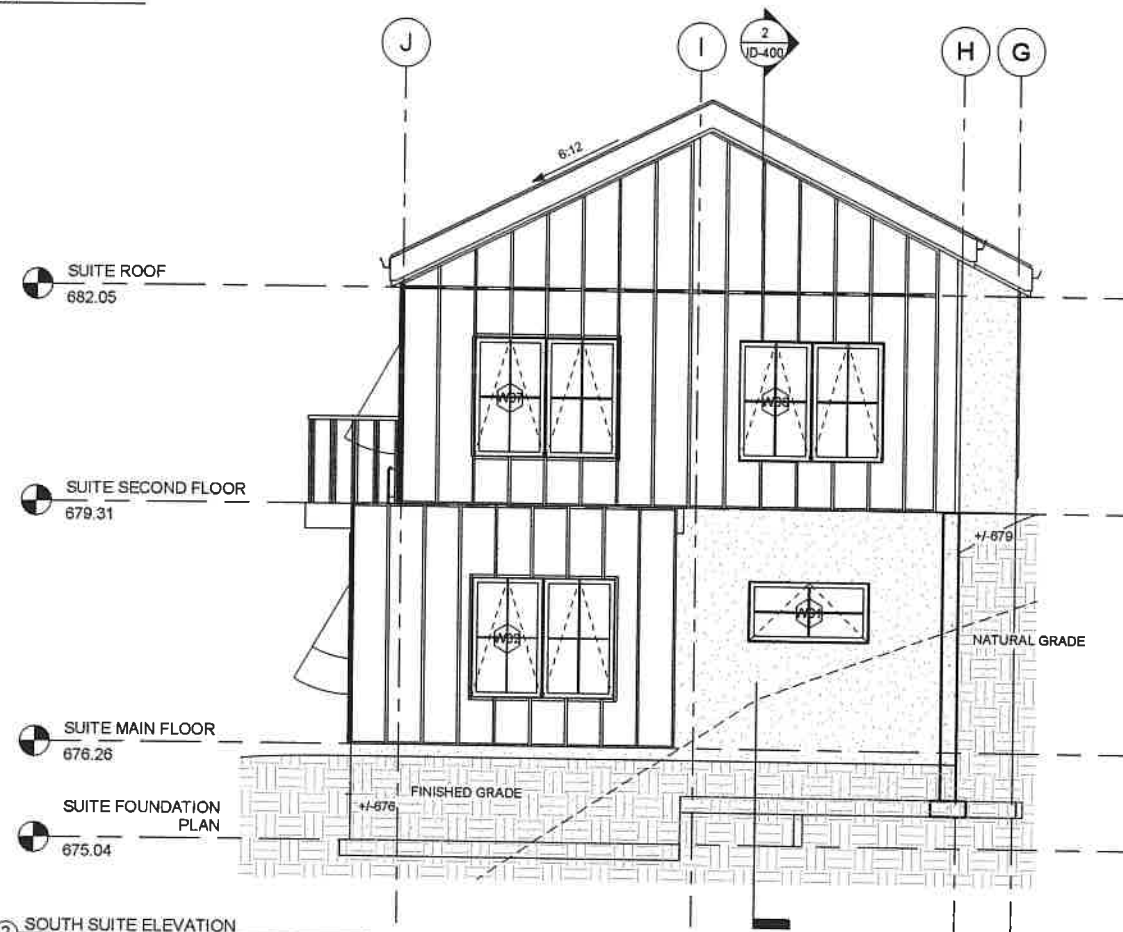


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11	ISSUED FOR COORDINATION	2023-11-20
12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05



① SUITE WEST ELEVATION  
1/4" = 1'-0"



② SOUTH SUITE ELEVATION  
1/4" = 1'-0"

**LYNCH RESIDENCE  
SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE EXTERIOR  
ELEVATIONS**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.

**ID-301**

Scale 1/4" = 1'-0"





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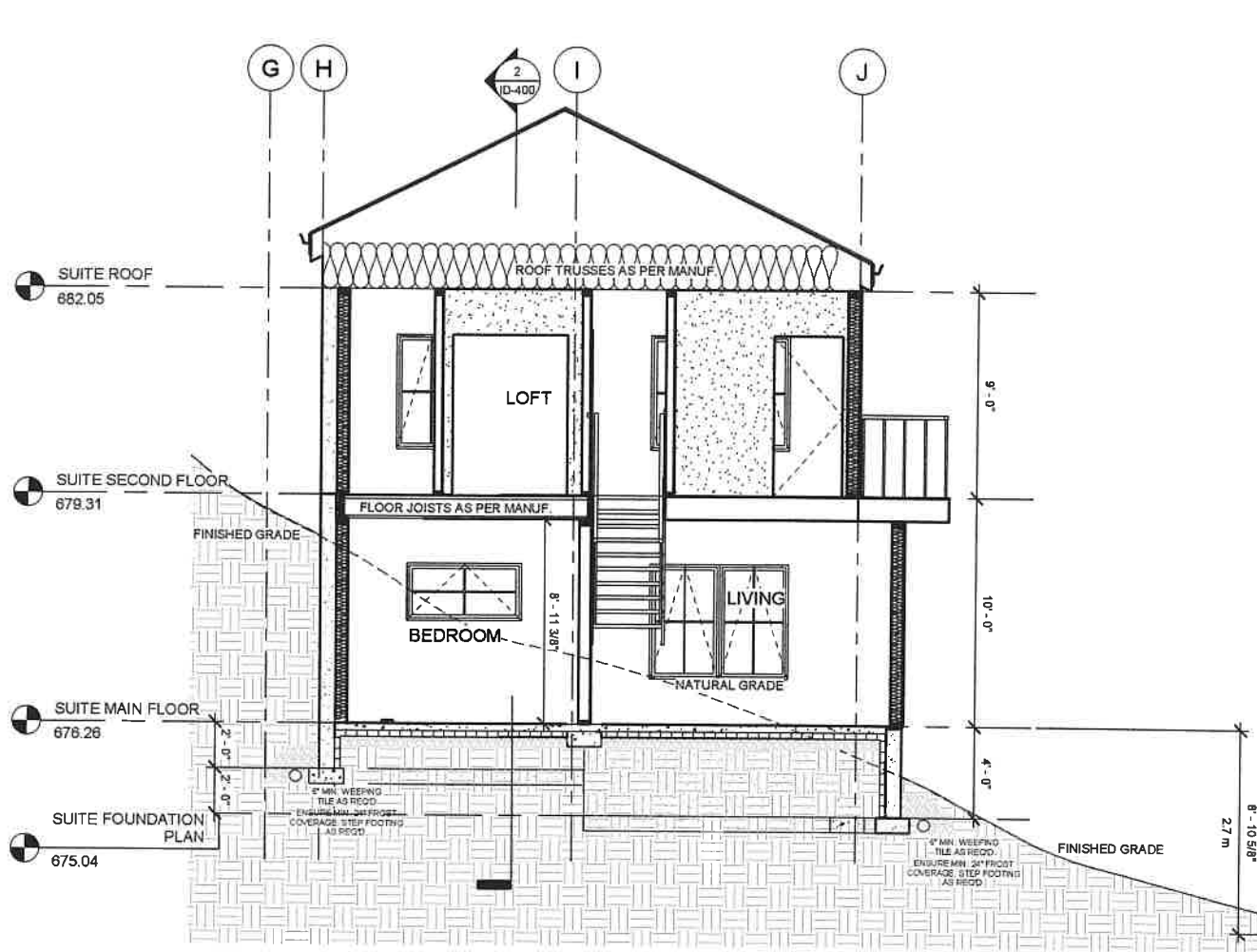
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12	ISSUED FOR COORDINATION	2023-12-20
13	ISSUED FOR DVP	2024-01-05

**LYNCH RESIDENCE**  
**SUITE**  
240 Benchlands Drive, Naramata, BC  
**SUITE BUILDING**  
**SECTIONS**

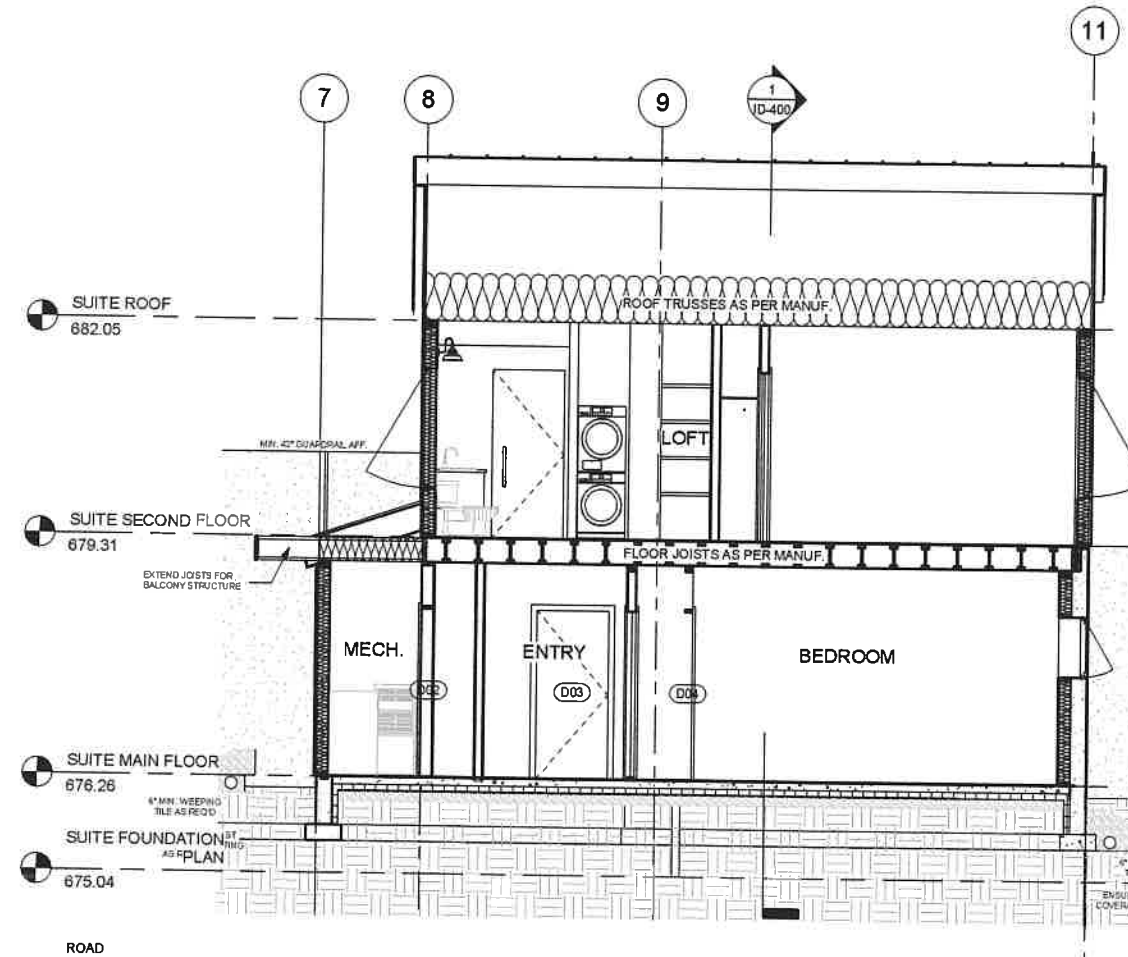
Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-400**

Scale 1/4" = 1'-0"



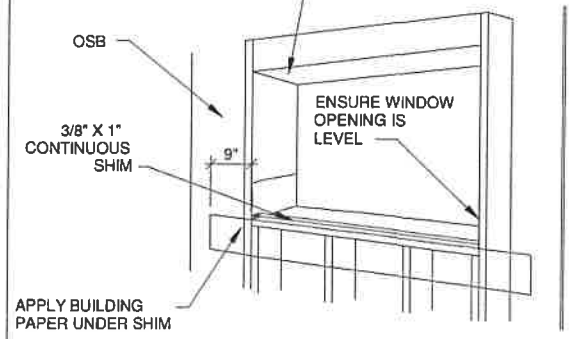
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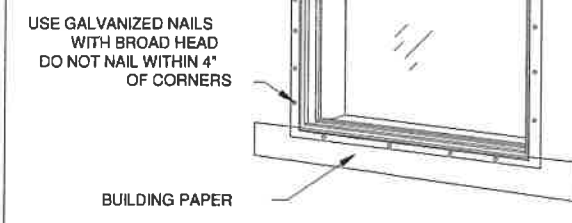
2 Section 5  
1/4" = 1'-0"



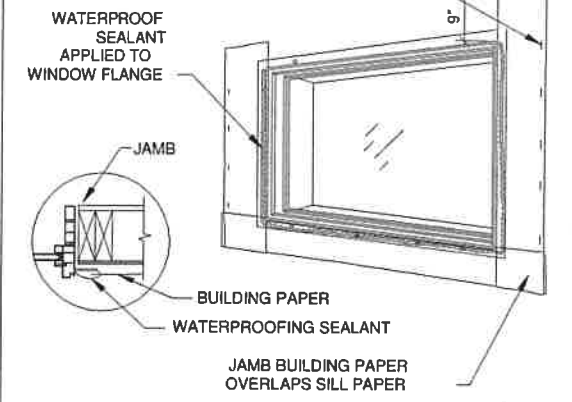
**STEP 1**  
FRAMED OPENING



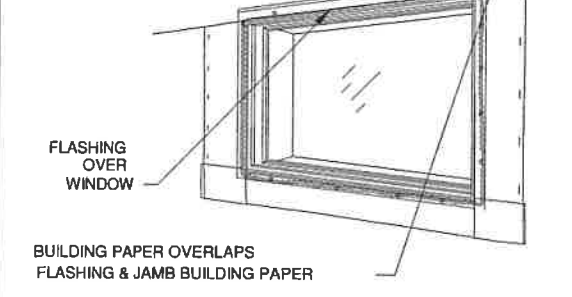
**STEP 2**  
WINDOW INSTALLED



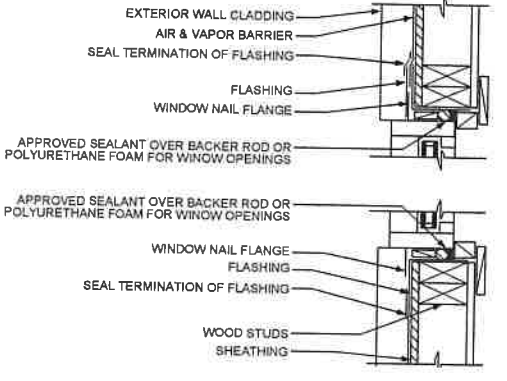
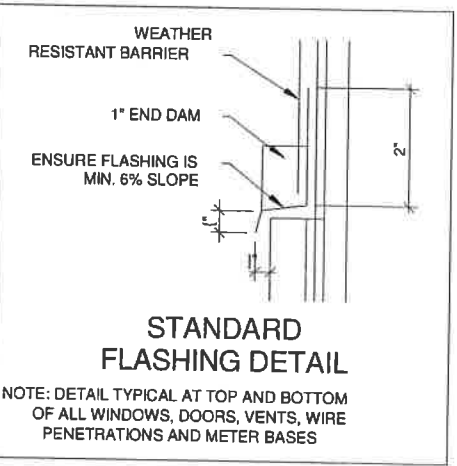
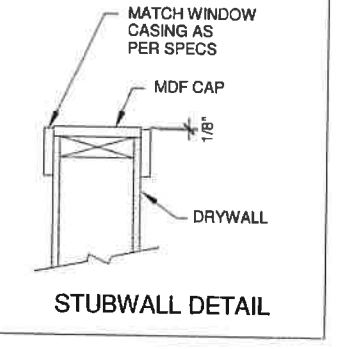
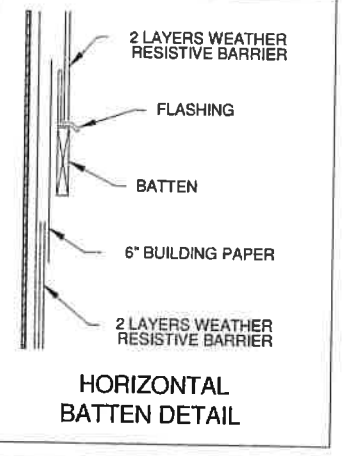
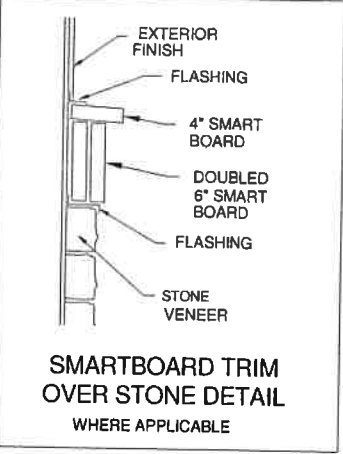
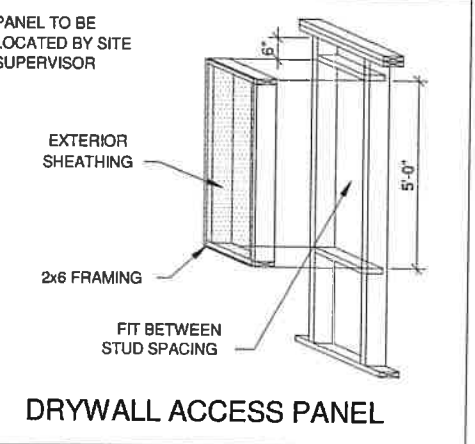
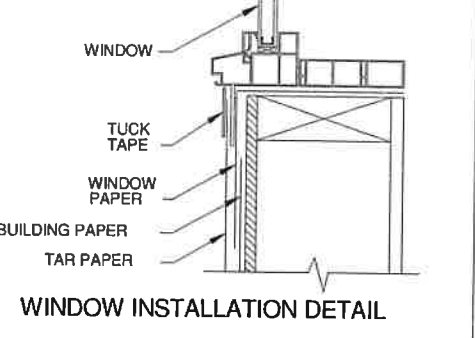
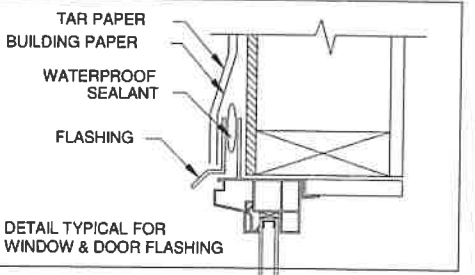
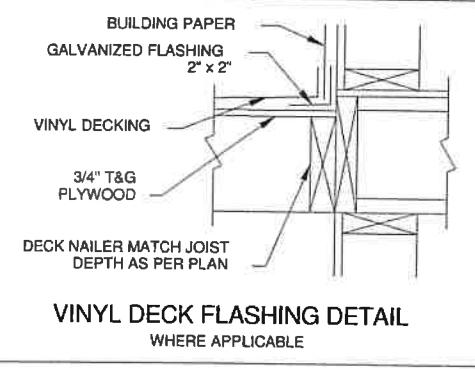
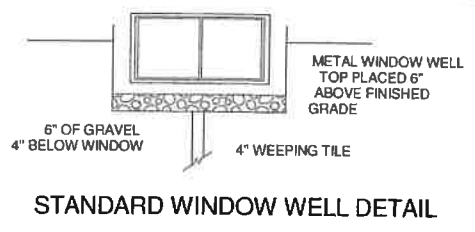
**STEP 3**  
WINDOW INSTALLED



**STEP 4**  
FLASHING OVER WINDOW



**GENERAL WINDOW INSTALLATION DETAILS**



5 WINDOW FLASHING  
3/4" = 1'-0"

MAIN FLOOR PLAN  
691.40

BASEMENT PLAN  
688.00

1 STAIR DETAIL  
1/4" = 1'-0"

**STAIRS REQUIRED**

- TREADS - 1" PLYWOOD x 11" MIN.
- RISERS x 1/2" PLYWOOD x 7 7/8" MAX.
- STRINGERS - 2x10 TYP.
- TREADS & RISERS SHALL HAVE UNIFORM RISE & RUN
- MIN. RAILING HT: 865 mm, MAX. RAILING HT: 965 mm

**STAIRS PROVIDED**

- 18 RISERS, 3'-6" WIDTH
- TREADS - 2" WOOD SLAB x 11" MIN.
- OPEN RISERS - 7 1/2" MAX.
- STRINGERS - 2x12 TYP.
- TREADS & RISERS SHALL HAVE UNIFORM RISE & RUN
- MIN. RAILING HT: 865 mm, MAX. RAILING HT: 965 mm



planning and design

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Sumnerland BC V0H 1Z0  
250-488-0340  
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**LYNCH RESIDENCE SUITE**  
240 Benchlands Drive, Naramata, BC  
**STANDARD DETAILS**

Project number 23-002  
Date 2023-01-30  
Drawn by J.P.F.

**ID-500**

Scale As indicated

STANDARD DETAILS N.T.S.









