

JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

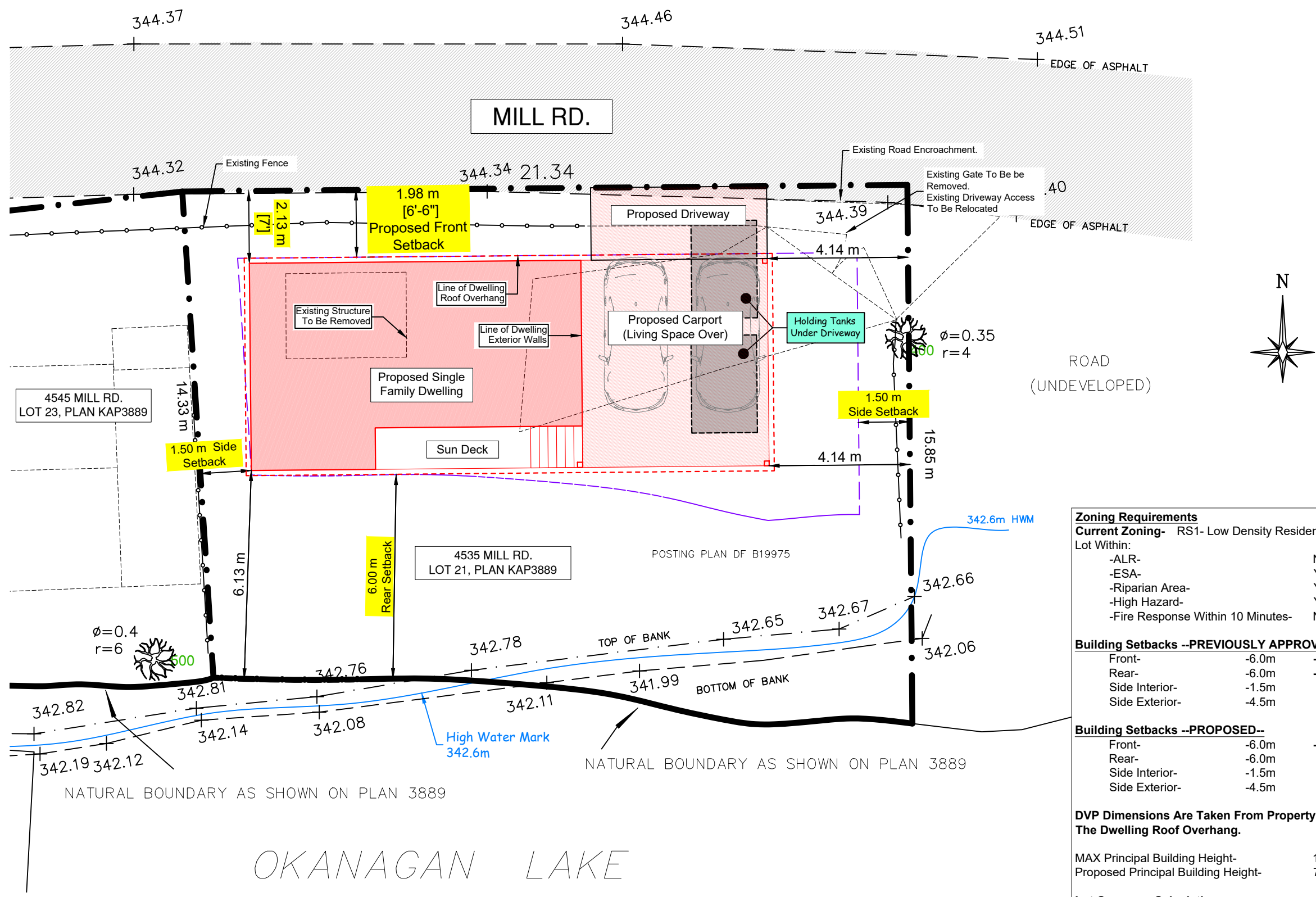
PROJECT ADDRESS:
4535 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

No.	Description	Date
1	R1- Setback DVP Application - Denied -	12-07-23
2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

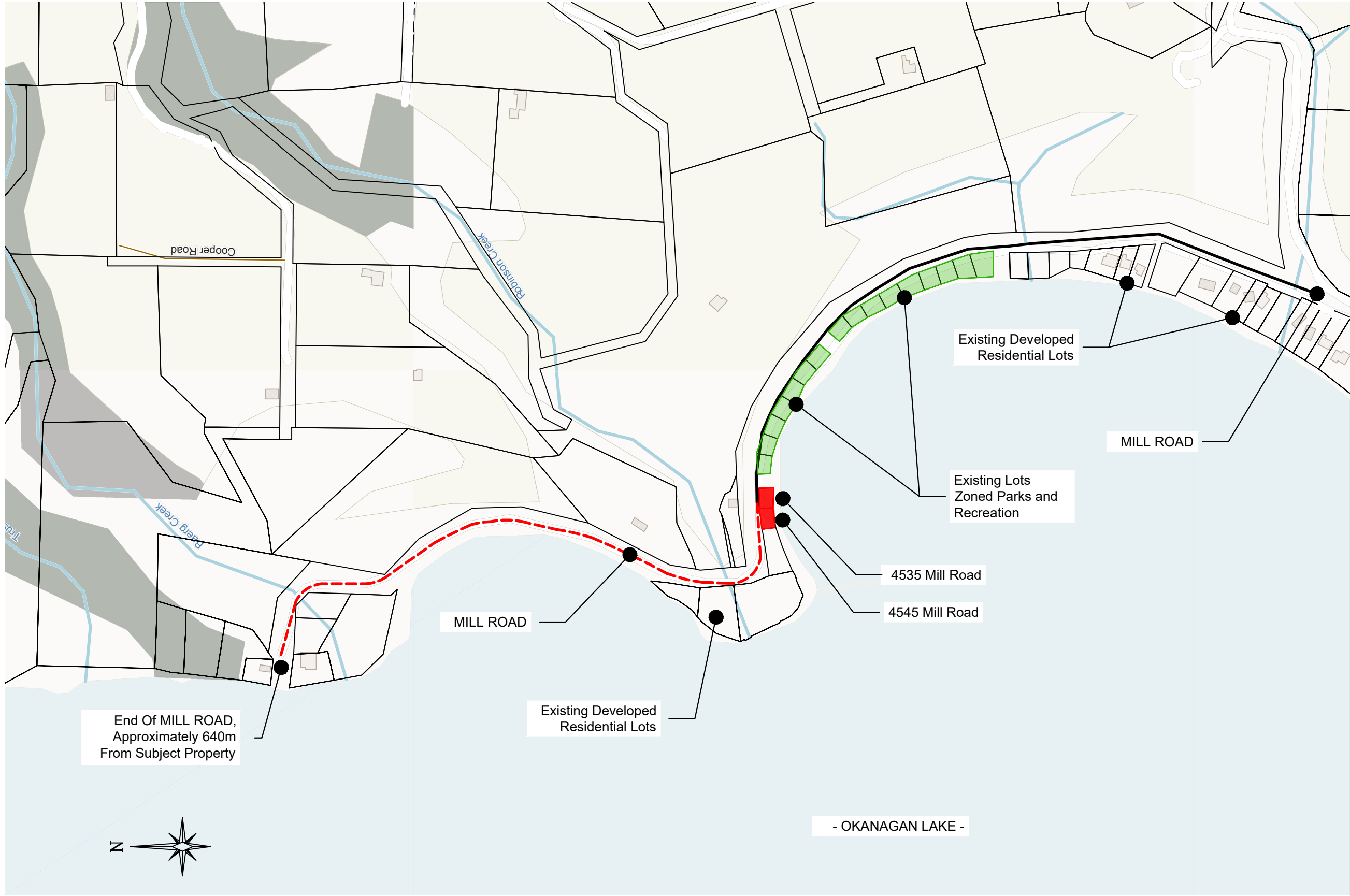
Date: January 26, 2026
Drawn by: J.GAGNON
Checked by: J.GAGNON

A1-0
PROPOSED SITE PLAN
Scale: AS INDICATED



1 Site Plan
A-1.0 1:125

Zoning Requirements		
Current Zoning- RS1- Low Density Residential One Lot		
Lot Within:		
-ALR-		No
-ESA-		Yes
-Riparian Area-		Yes
-High Hazard-		Yes
-Fire Response Within 10 Minutes-		No
Building Setbacks --PREVIOUSLY APPROVED--		
Front-	-6.0m	-1.98m
Rear-	-6.0m	-4.01m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	
Building Setbacks --PROPOSED--		
Front-	-6.0m	-1.98m
Rear-	-6.0m	
Side Interior-	-1.5m	
Side Exterior-	-4.5m	
DVP Dimensions Are Taken From Property Line To The Dwelling Roof Overhang.		
MAX Principal Building Height-	10.0m	
Proposed Principal Building Height-	7.95m	
Lot Coverage Calculations:		
Existing Lot Area-		313.09m ²
MAX Lot Coverage 50%-	313.09 x 50% =	156.55m ²
Proposed Dwelling Footprint-		92.90m ²
Proposed Lot Coverage-		29.67%
Proposed Dwelling Floor Area Calculations:		
Main Floor-	52.40m ²	(564sq.ft)
Top Floor-	92.90m ²	(1000sq.ft)
Total-	145.30m ²	(1564sq.ft)
Covered Deck-	7.06m ²	(76sq.ft)
Carport-	33.45m ²	(360sq.ft)



A Neighbourhood Site Plan
1.1 1:4000



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A1-1
NEIGHBOURHOOD
SITE PLAN

Scale: AS INDICATED



A Approaching 4545 Mill Rd - Looking East



B 4545 Mill Rd - Looking Southeast



C 4545 Mill Rd - Looking South



D 4535 Mill Rd - Looking South



E Approaching 4535 Mill Rd - Looking West



F 4535 Mill Rd - Looking Southwest



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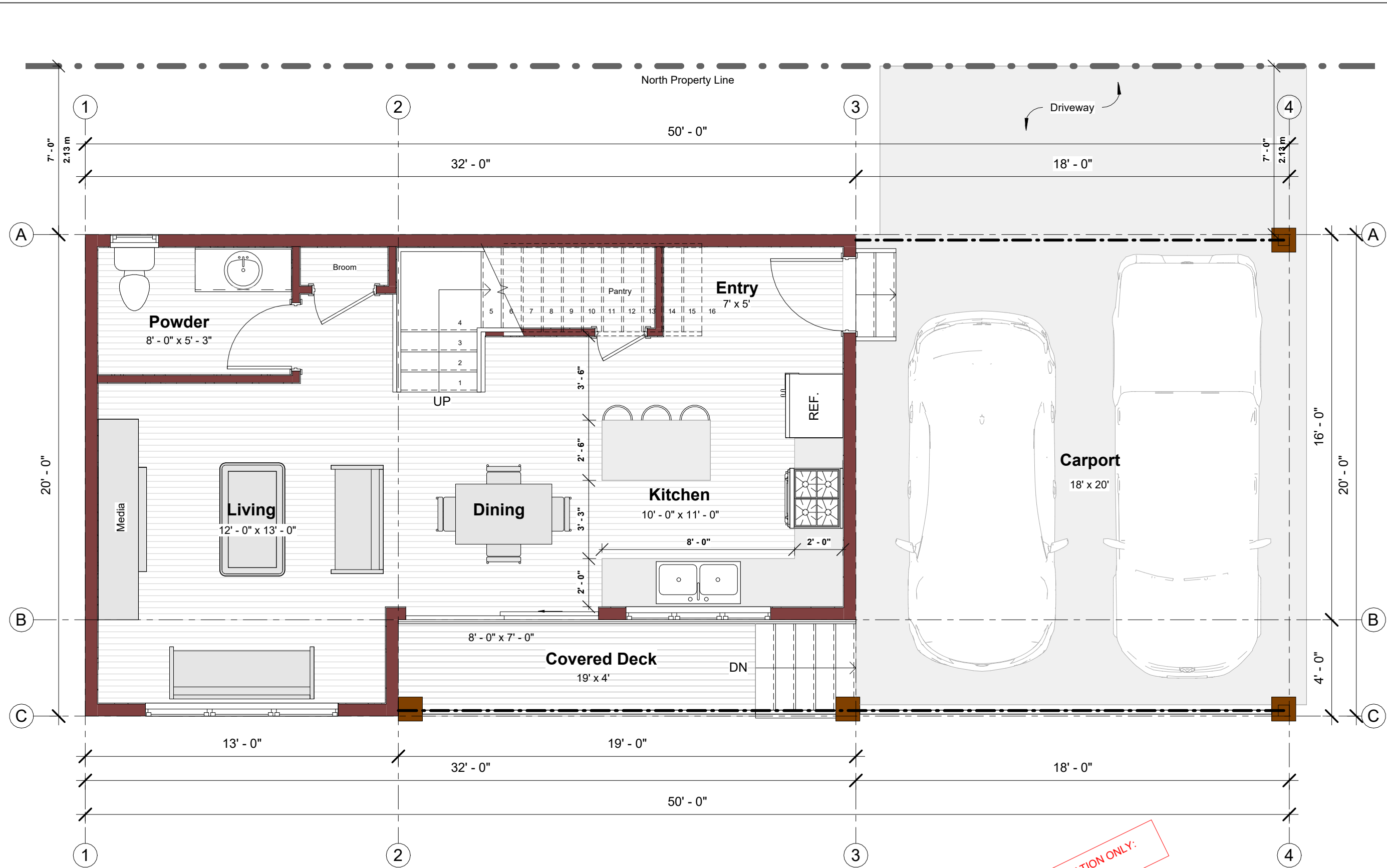
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A1-2
SITE PHOTOS

Scale: AS INDICATED



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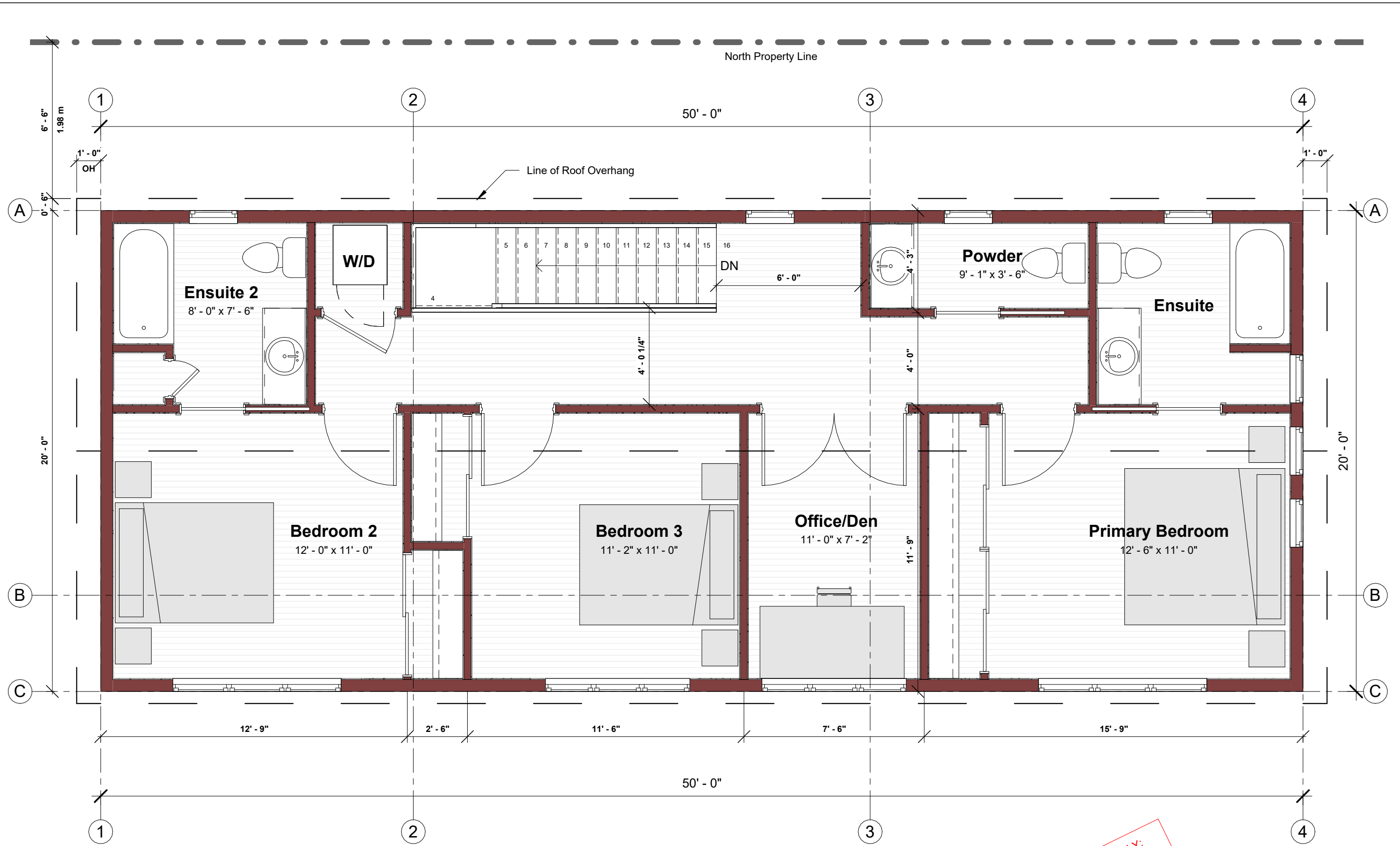
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A2.0
Main Floor - 11x17
Scale As indicated

Floor Area Calculations	
Main Floor-	564sq.ft
Top Floor-	1000sq.ft
Total-	1564sq.ft
Covered Deck-	76sq.ft
Carport-	360sq.ft

SUBMITTED FOR DVP APPLICATION ONLY:
NOT FOR CONSTRUCTION



1 Top Floor
1/4" = 1'-0"

SUBMITTED FOR DVP APPLICATION ONLY:
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Floor Area Calculations	
Main Floor-	564sq.ft
Top Floor-	1000sq.ft
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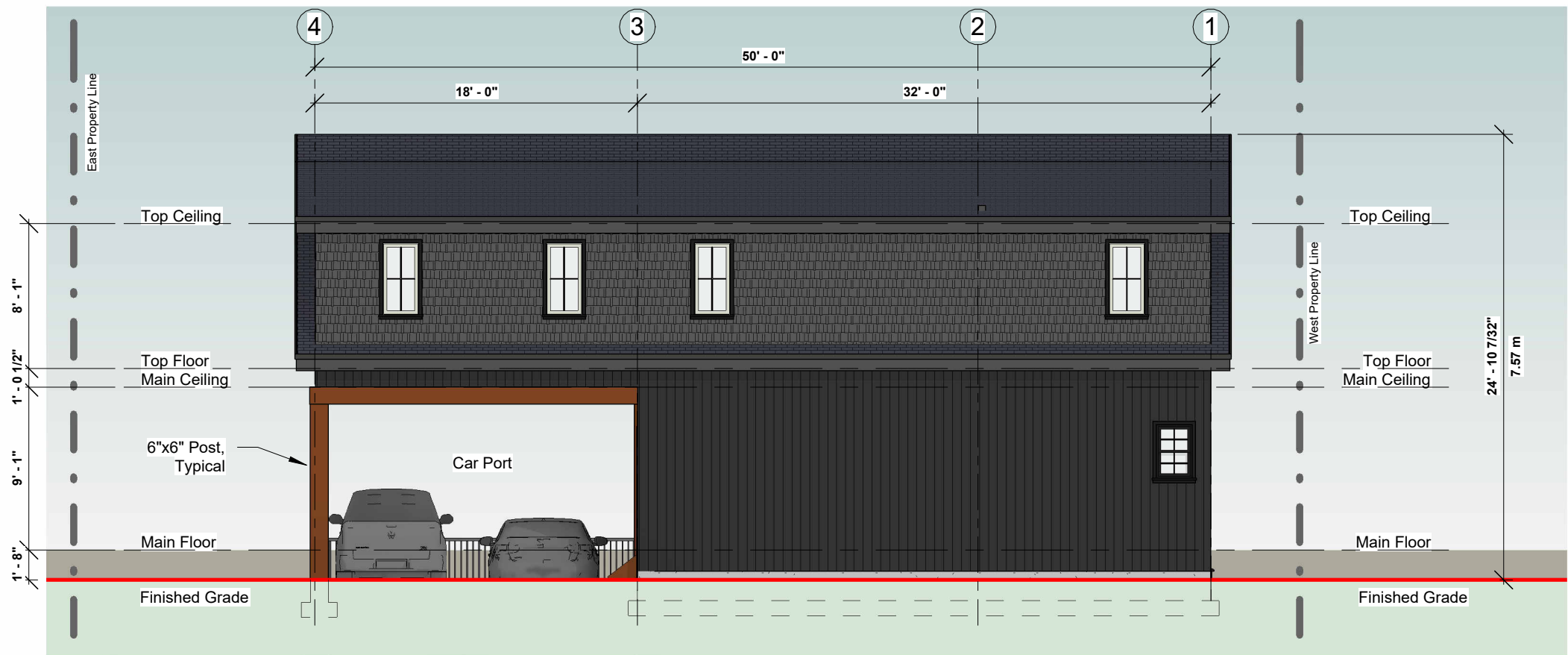
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A3.0

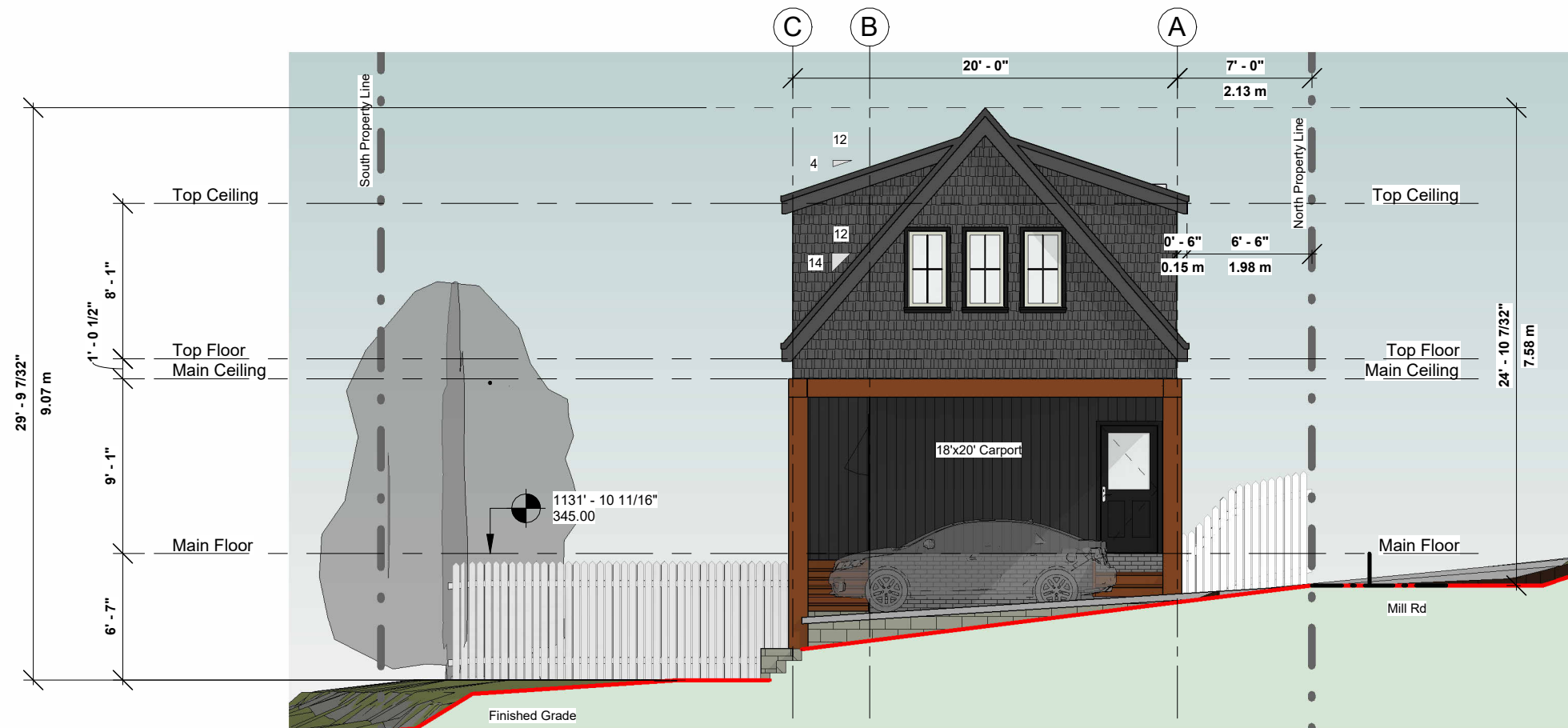
Top Floor - 11x17

Scale As indicated

Scale As indicated



1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

SUBMITTED FOR DVP APPLICATION ONLY:
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Average Grade Calculation

North Wall Height

7.58m

East Wall Height

7.58m

South Wall Height

9.07m

West Wall Height

7.58m

Average Finished Grade

$(7.58+7.58+9.07+7.58)/4$
 $=7.95m$ (10m MAX)

Floor Area Calculations

Main Floor-	564sq.ft
Top Floor-	1000sq.ft
Total-	1564sq.ft
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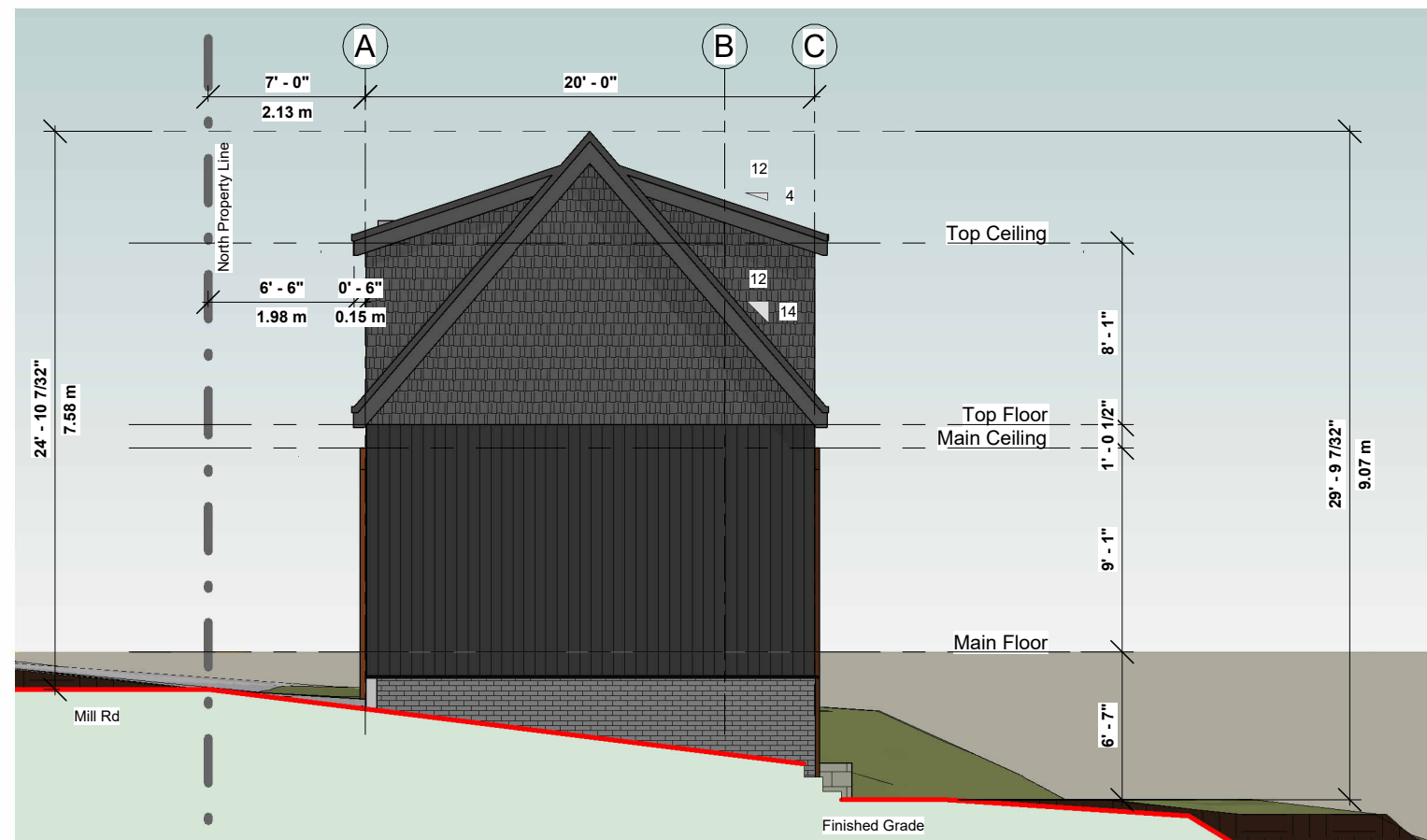
A4.0

Elevations - 11x17

Scale As indicated



1 South
1/8" = 1'-0"



2 West
1/8" = 1'-0"

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Average Grade Calculation

North Wall Height
7.58m

East Wall Height
7.58m

South Wall Height
9.07m

West Wall Height
7.58m

Average Finished Grade
(7.58+7.58+9.07+7.58)/4
=7.95m (10m MAX)

Floor Area Calculations

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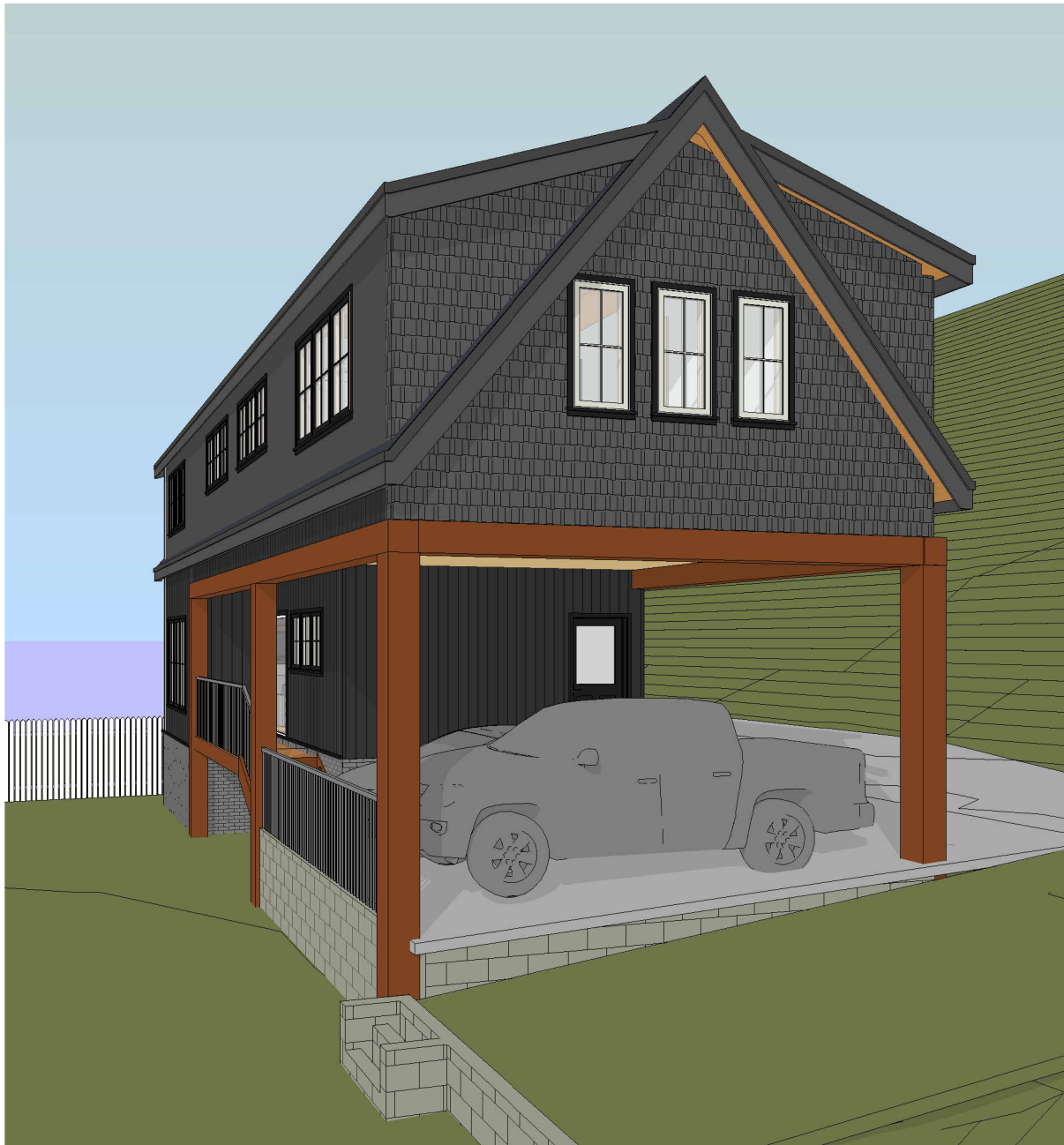
A5.0

Elevations - 11x17

Scale As indicated



1 South 3D View



2 East 3D View

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Average Grade Calculation

North Wall Height
7.58m

East Wall Height
7.58m

South Wall Height
9.07m

West Wall Height
7.58m

Average Finished Grade
 $(7.58+7.58+9.07+7.58)/4$
=7.95m (10m MAX)

Floor Area Calculations

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A6.0

3D Renderings - 11x17

Scale As indicated