



**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

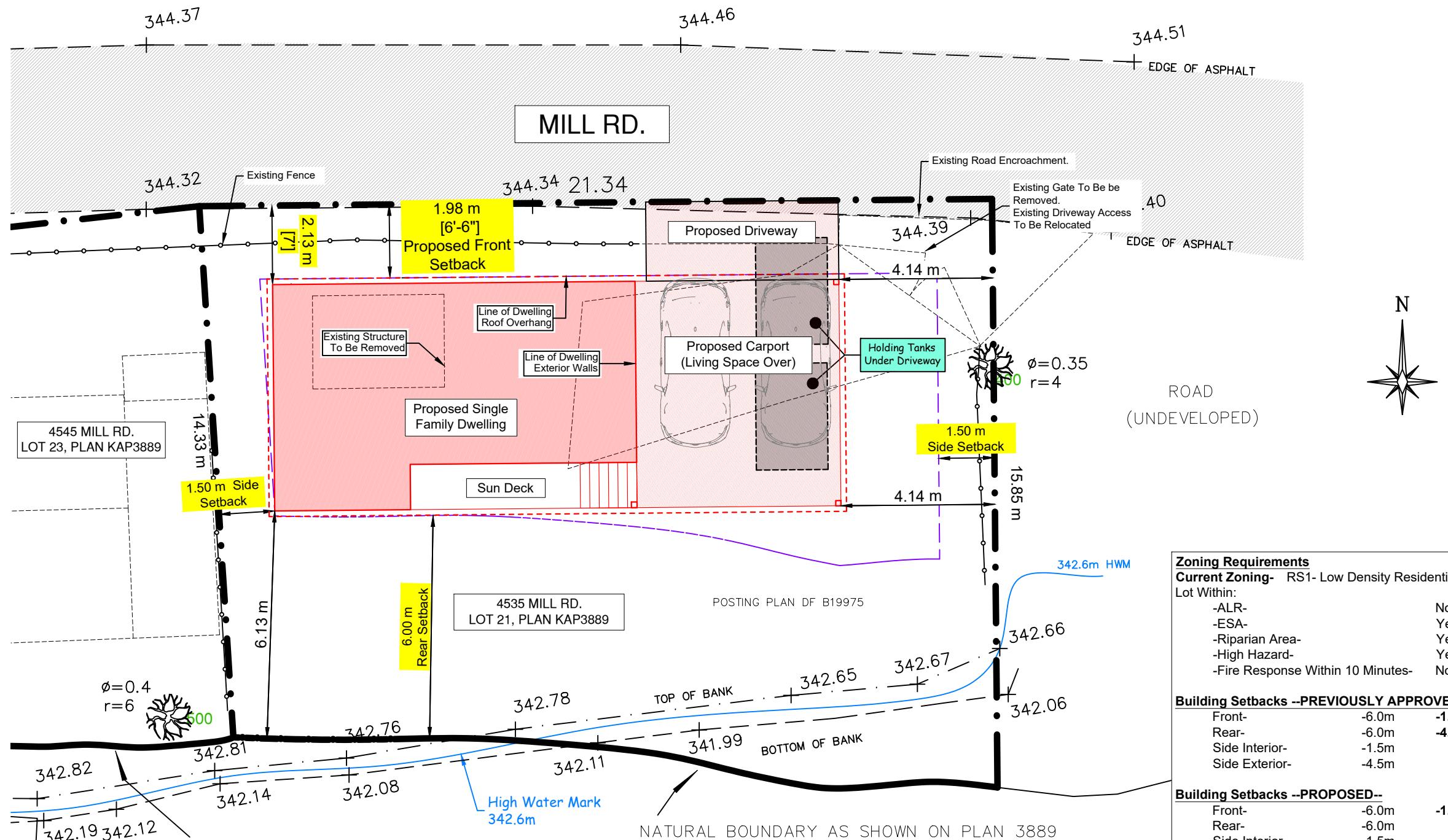
**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

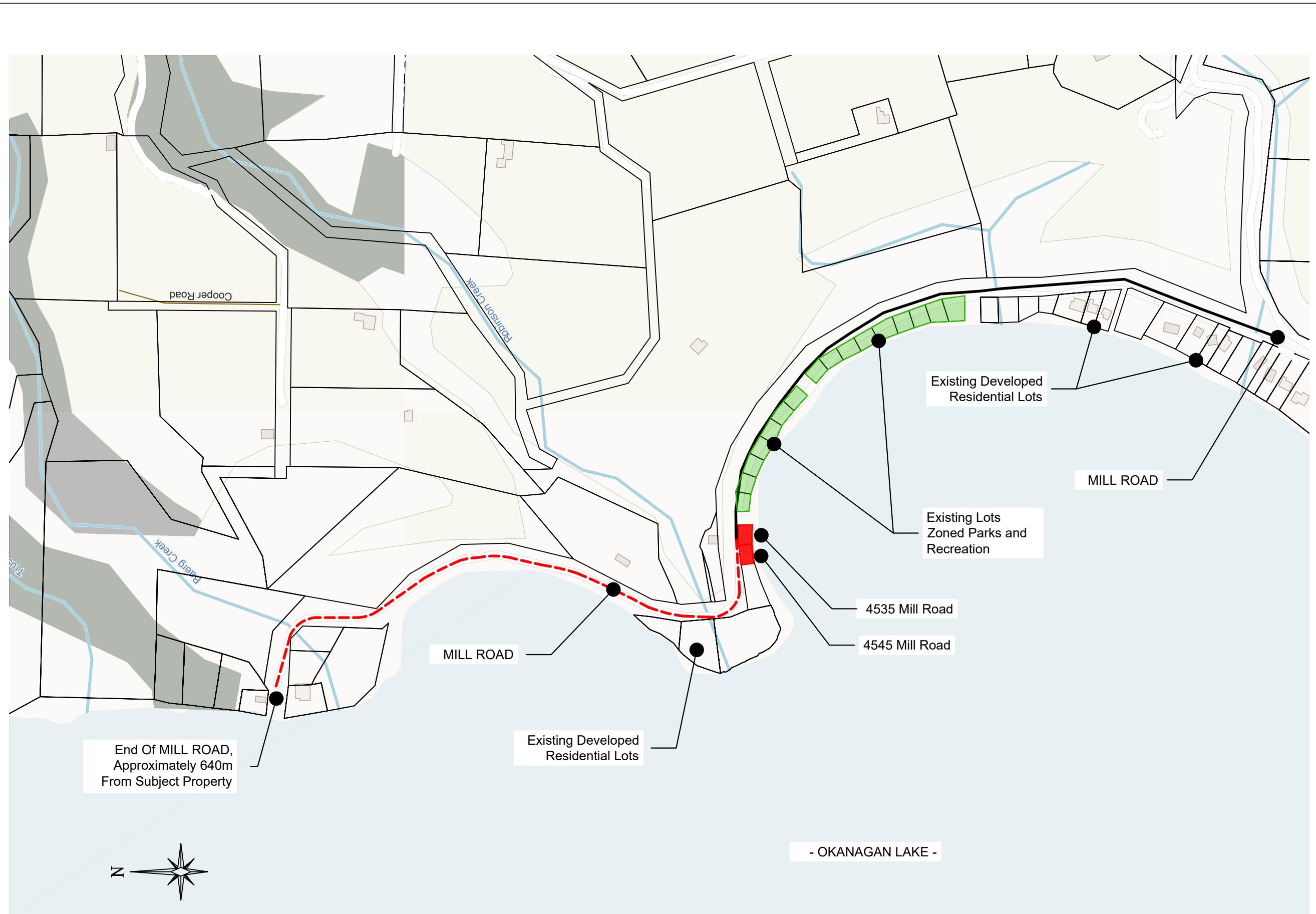
No.	Description	Date
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2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

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

**A1-0**  
PROPOSED SITE PLAN

Scale: AS INDICATED





A  
1.1 Neighbourhood Site Plan  
1:4000



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4535 & 4545 MILL ROAD,  
NARAMATA, BC

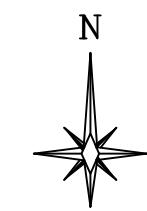
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**A1-1**  
NEIGHBOURHOOD SITE PLAN

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**A1-2**  
SITE PHOTOS

Scale: AS INDICATED



**A** Approaching 4545 Mill Rd -  
Looking East



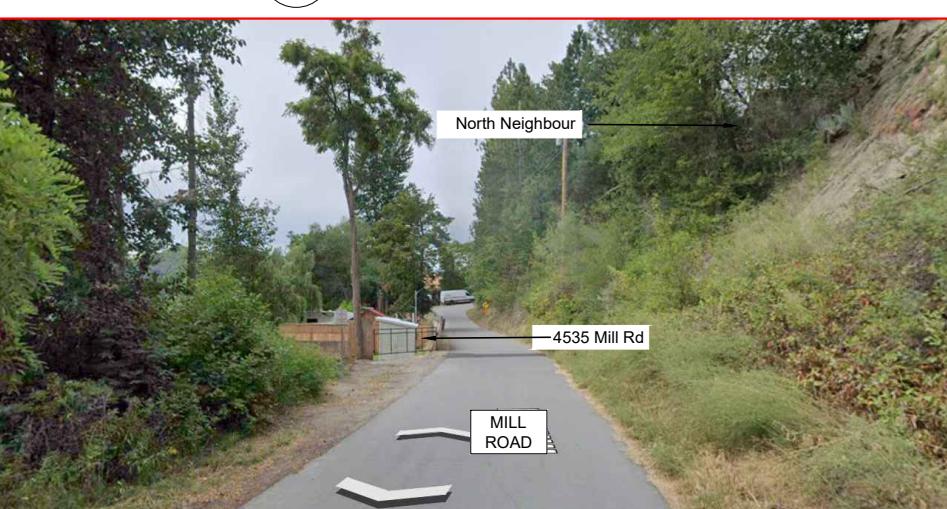
**B** 4545 Mill Rd - Looking Southeast



**C** 4545 Mill Rd - Looking South



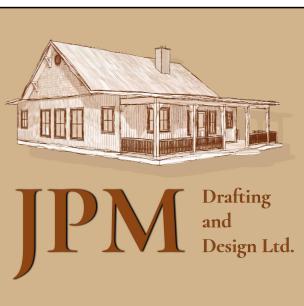
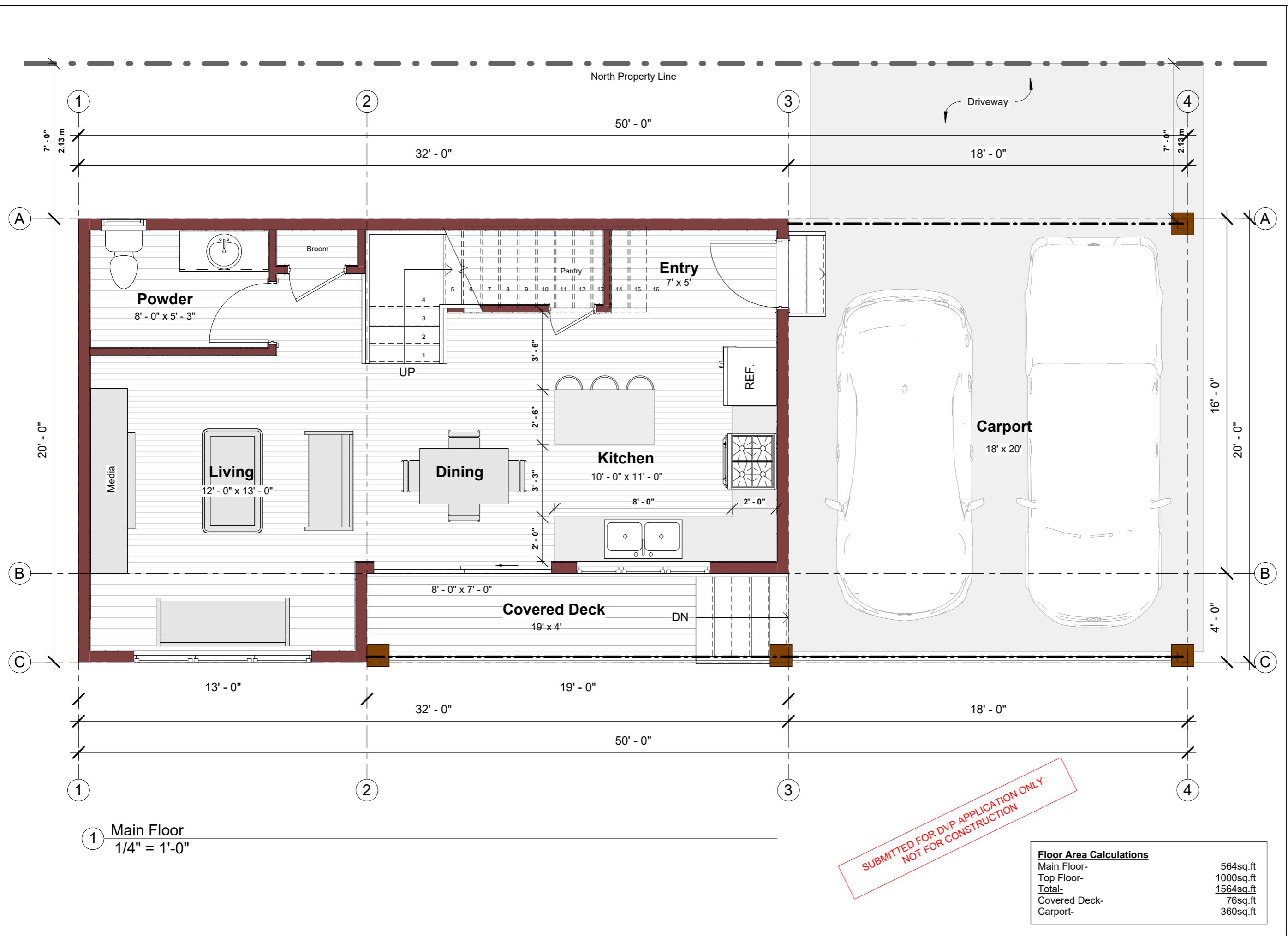
**D** 4535 Mill Rd - Looking South



**E** Approaching 4535 Mill Rd -  
Looking West



**F** 4535 Mill Rd - Looking Southwest



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LOT 211, SDYD

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Checked by: JAGNON

A2.0

## Main Floor - 11x17

Scale As indicated

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



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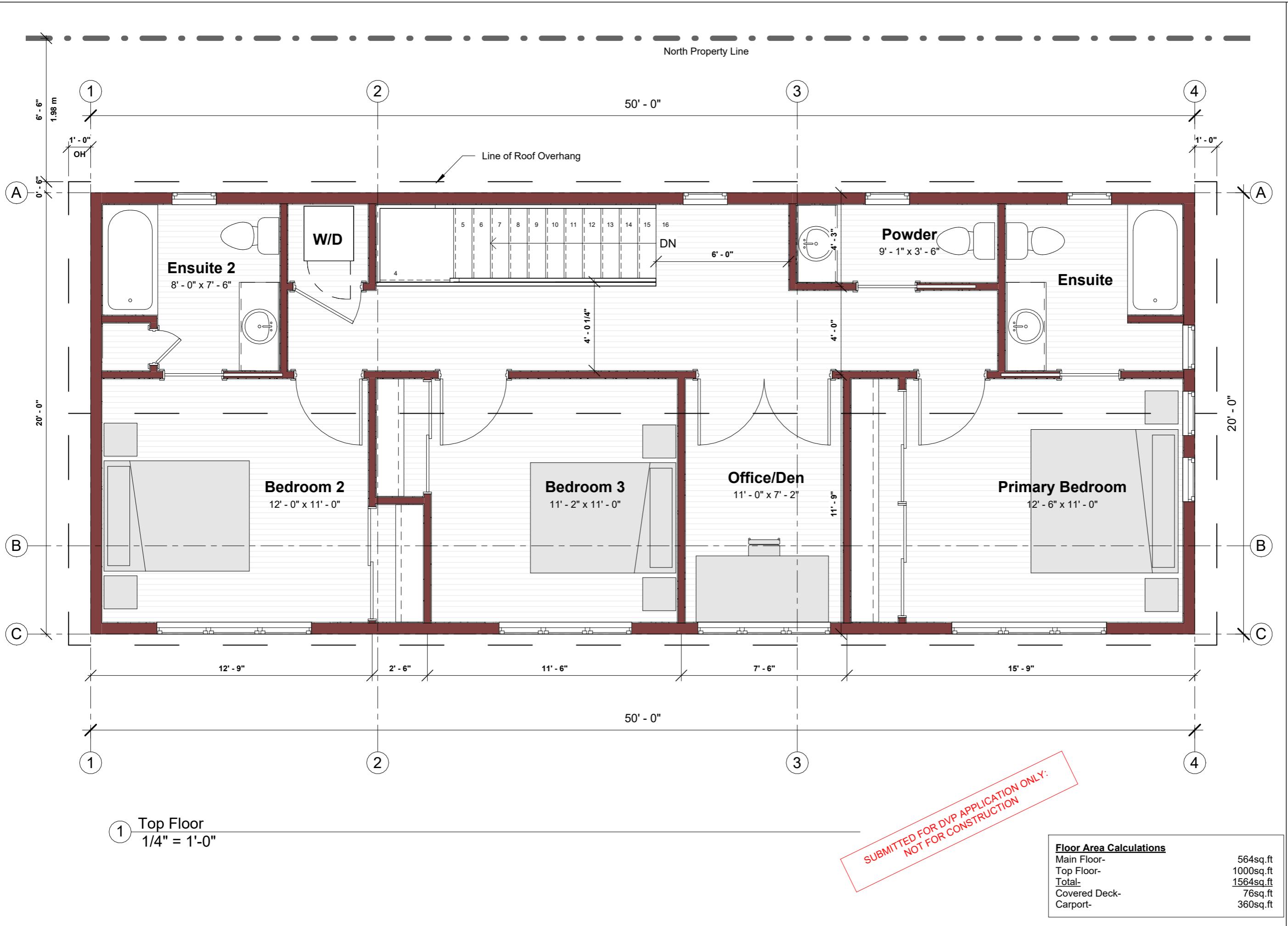
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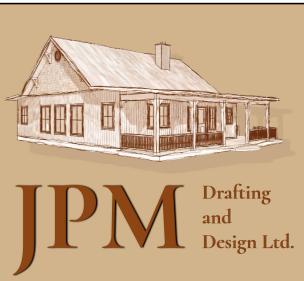
A3.0

Top Floor - 11x17

Scale As indicated



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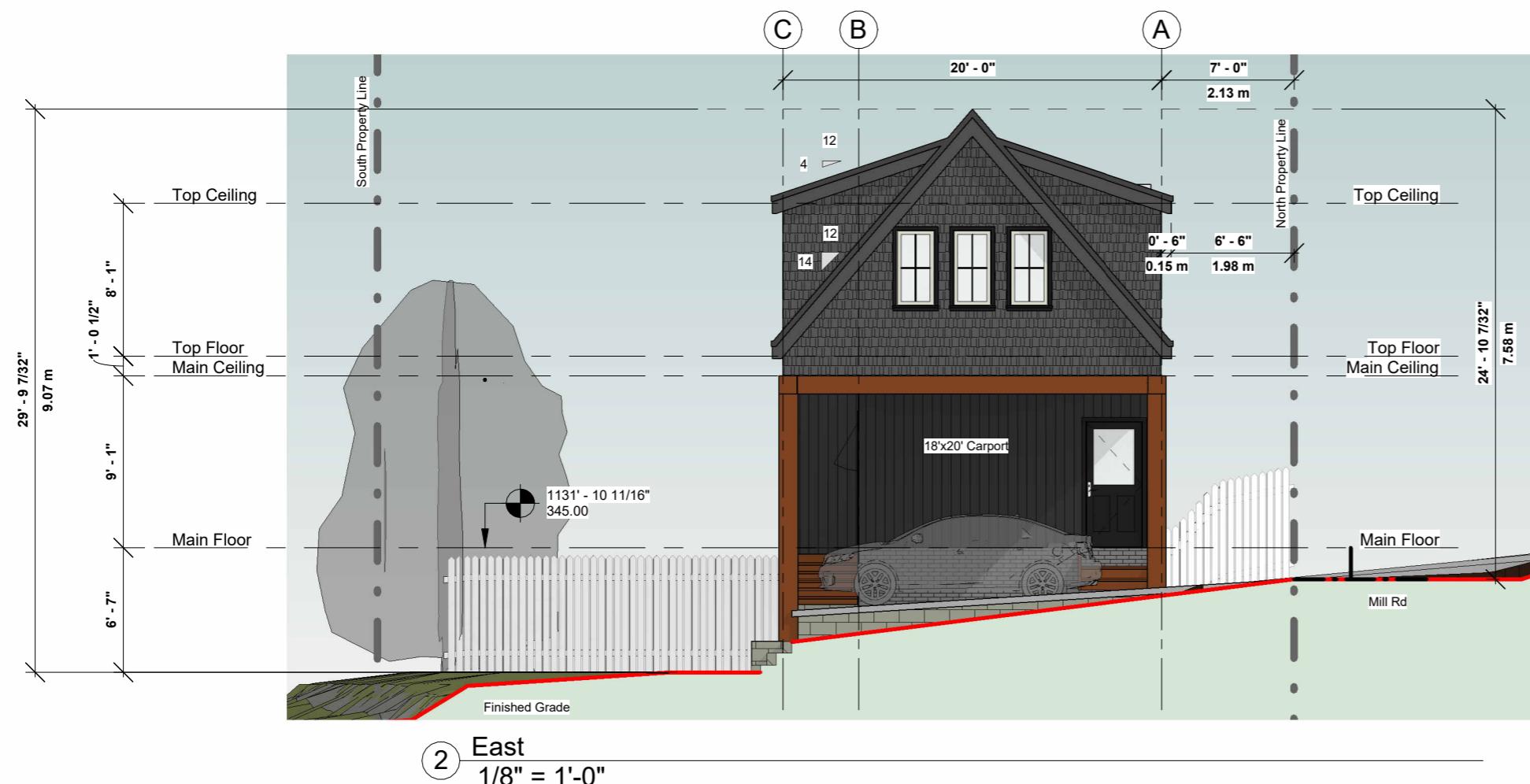
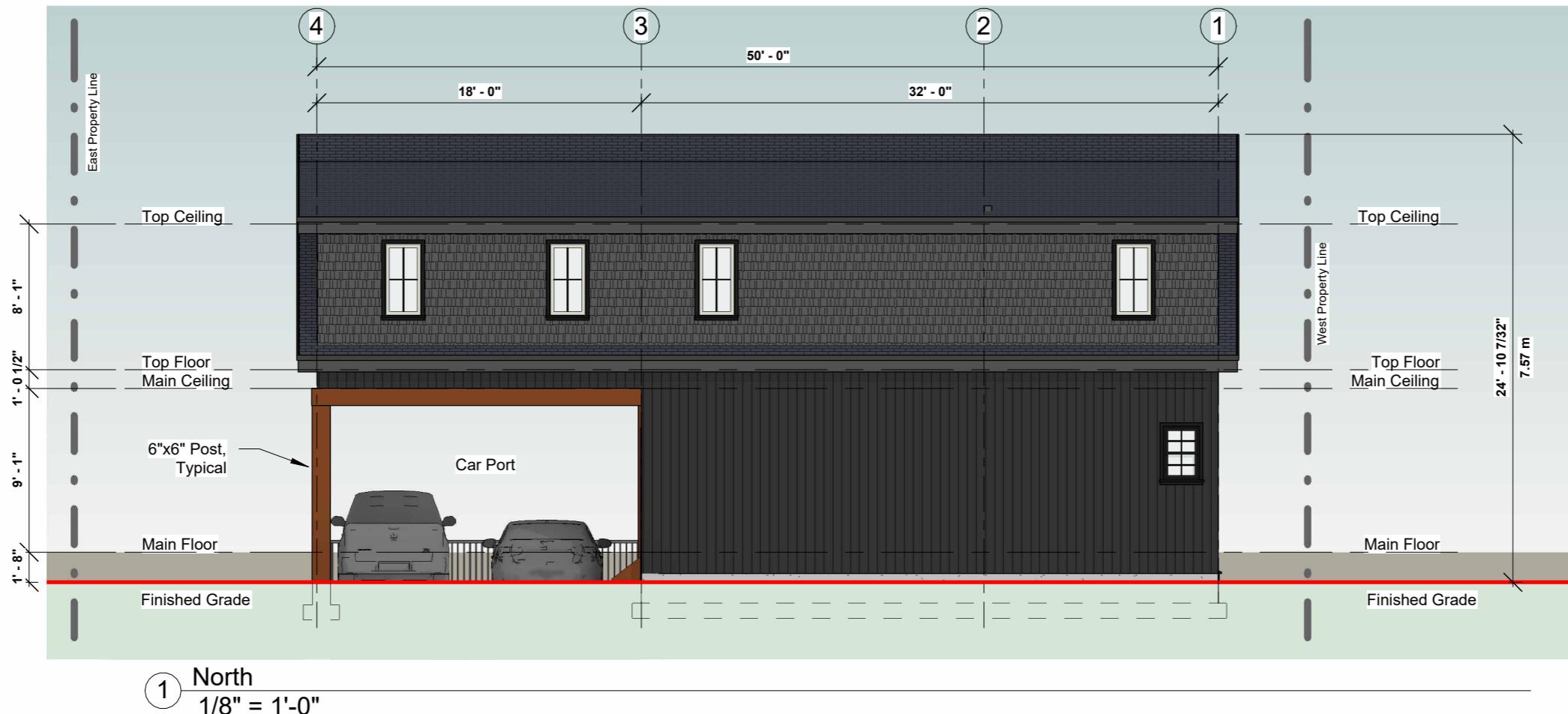
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A4.0

Elevations - 11x17

Scale As indicated



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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**

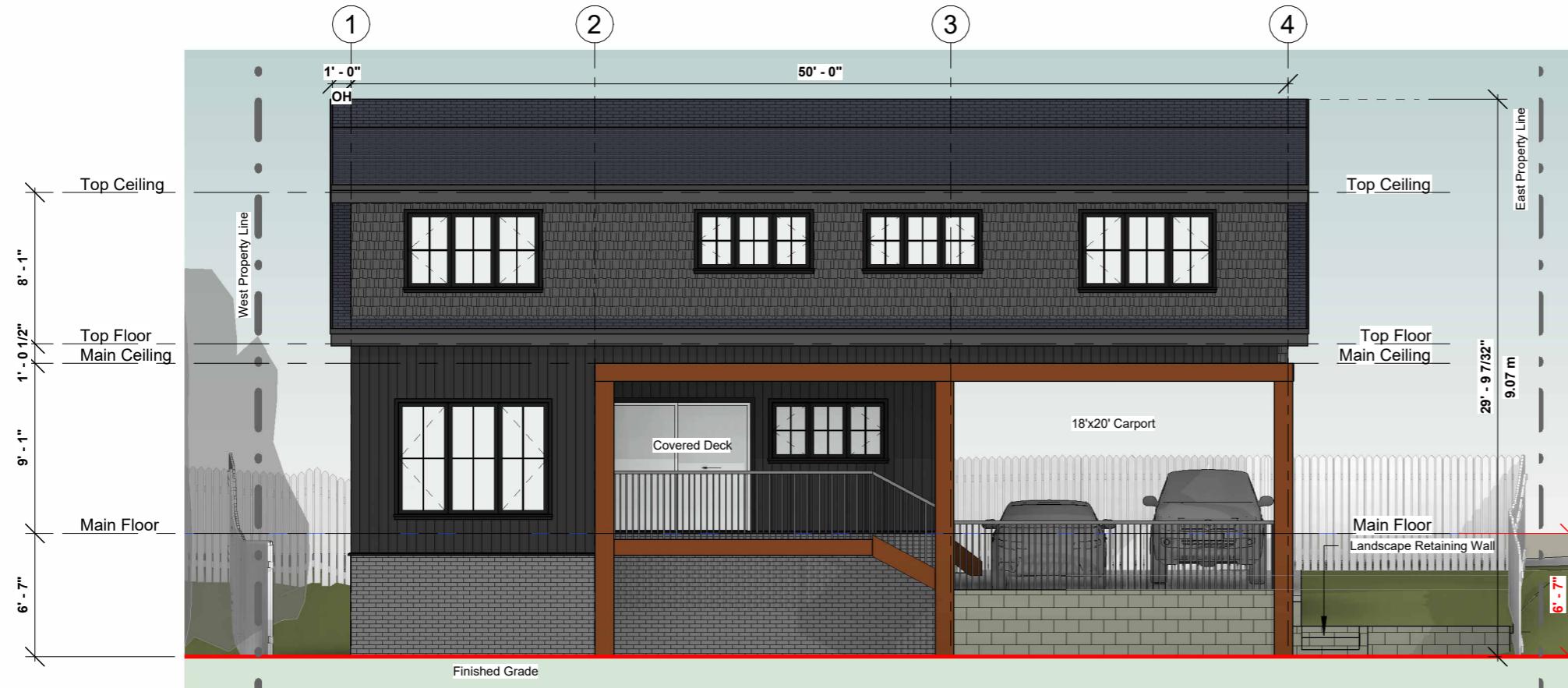
7.58m

**Average Finished Grade**

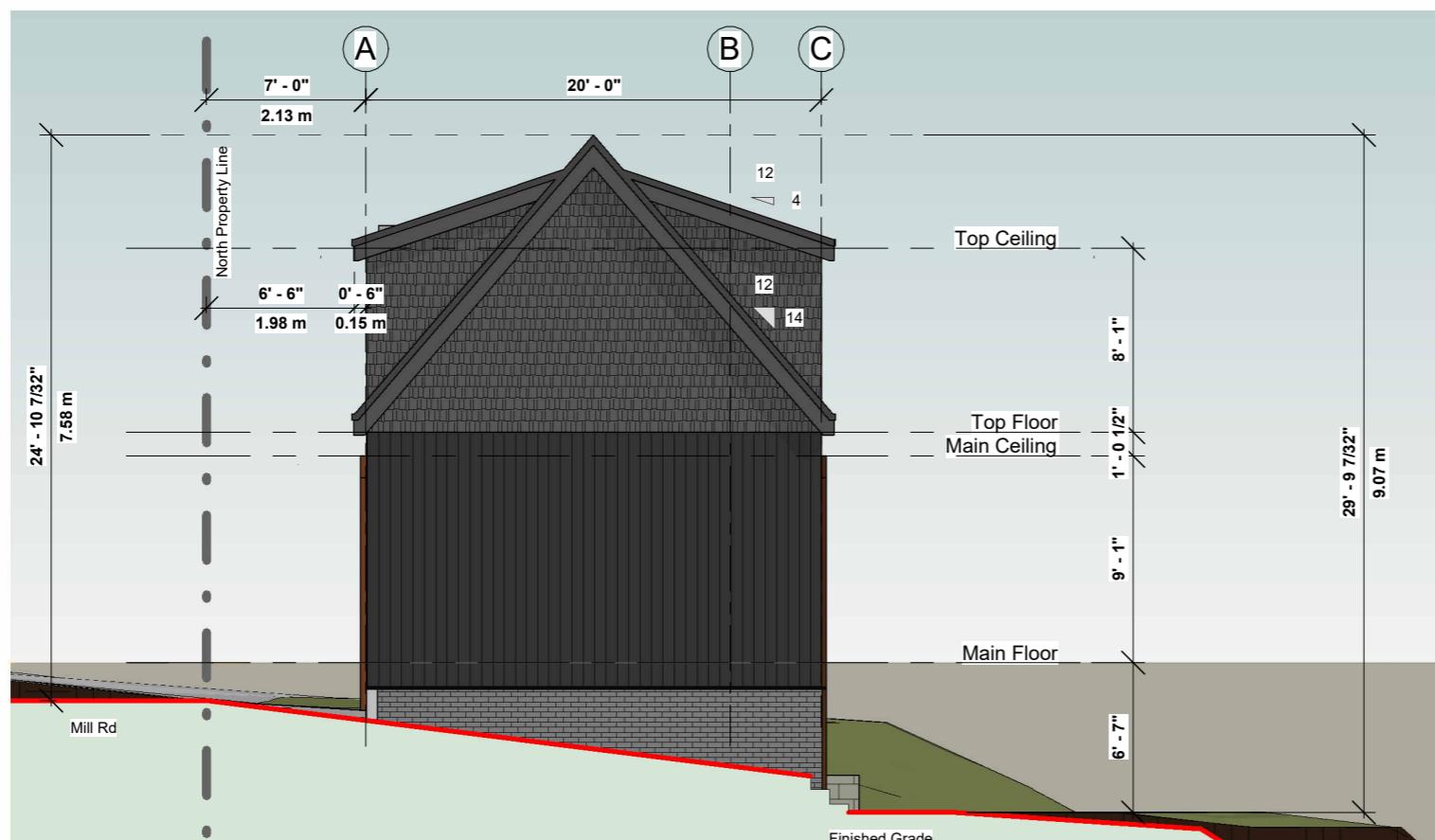
$(7.58+7.58+9.07+7.58)/4 = 7.95m (10m MAX)$

**Floor Area Calculations**

Main Floor-	564sq.ft
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Total-	1564sq.ft
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Carport-	360sq.ft



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

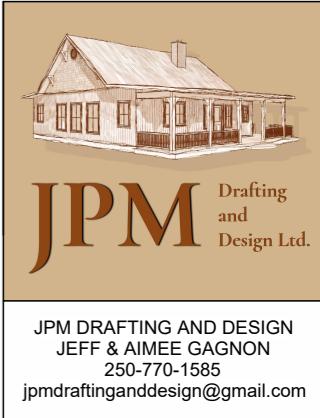


2 West  
1/8" = 1'-0"

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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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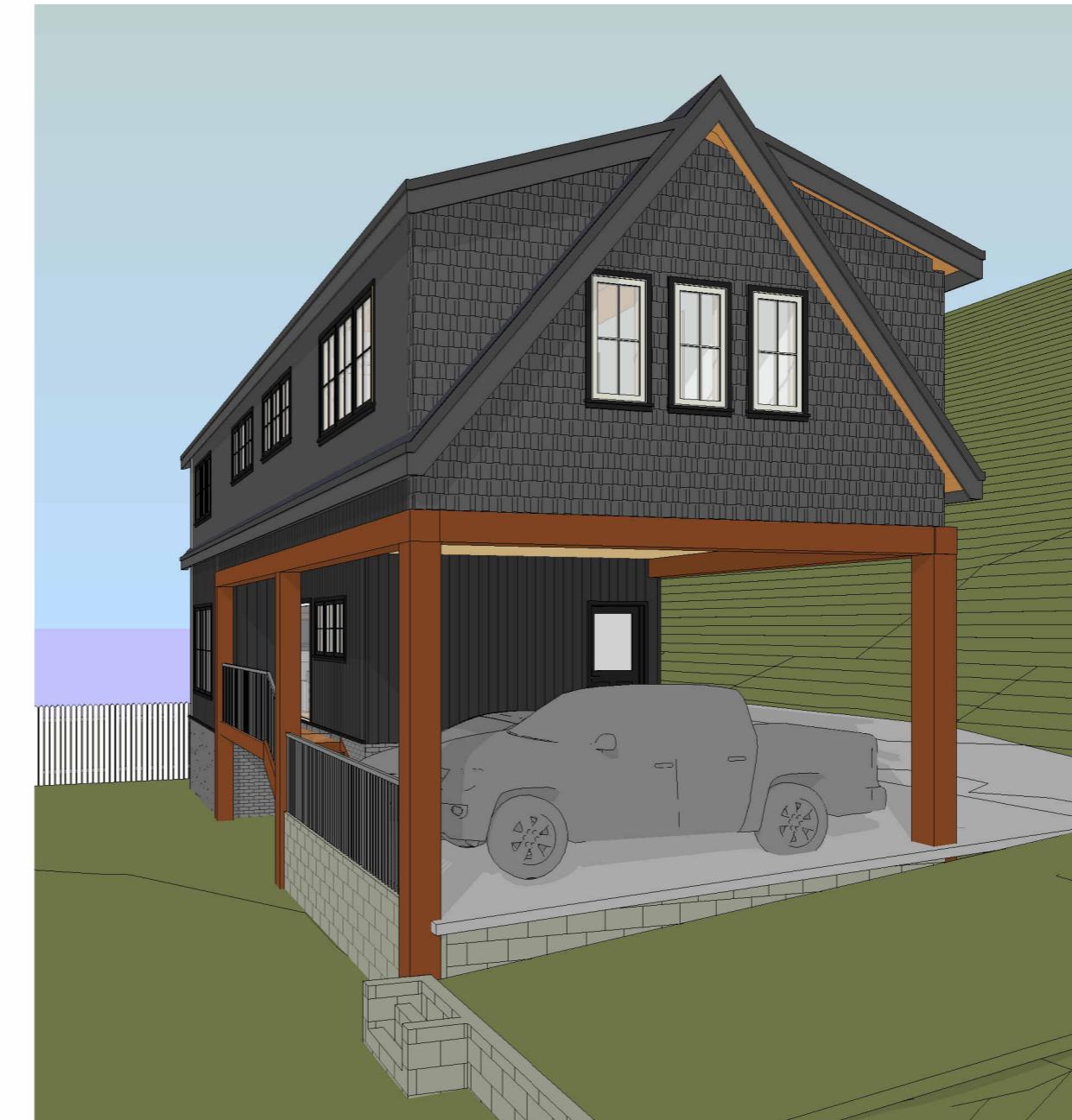
A5.0

Elevations - 11x17

Scale As indicated



1 South 3D View



2 East 3D View

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A6.0

3D Renderings - 11x17