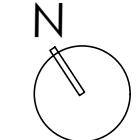


10230- 81ST ST- OSOYOOS, BC



DRAWING INDEX:

A0.1 Site plan, Project Summary, Project Team & Drawing Index	A1.3 Crawspace Plan	A3.1 Building Sections & Assemblies
A0.2 Impermeable Area Plan	A1.4 Roof Plan	A4.1 Typical Details
A1.1 Main Floor Plan	A1.5 FSR Overlay Plans	
A1.2 Upper Floor Plan	A2.1 Building Elevations	
	A2.2 Building Elevations	

PROJECT BYLAW REVIEW

Zoning:	AG2
Proposal:	Single Family & Secondary Suite
Civic Address:	10230-81st St
Legal Description:	Lot 1, DL 2450s, SDYD, Plan epp87173
Lot Area:	16,648 sf [1,546.6 m ² - 0.15466ha]

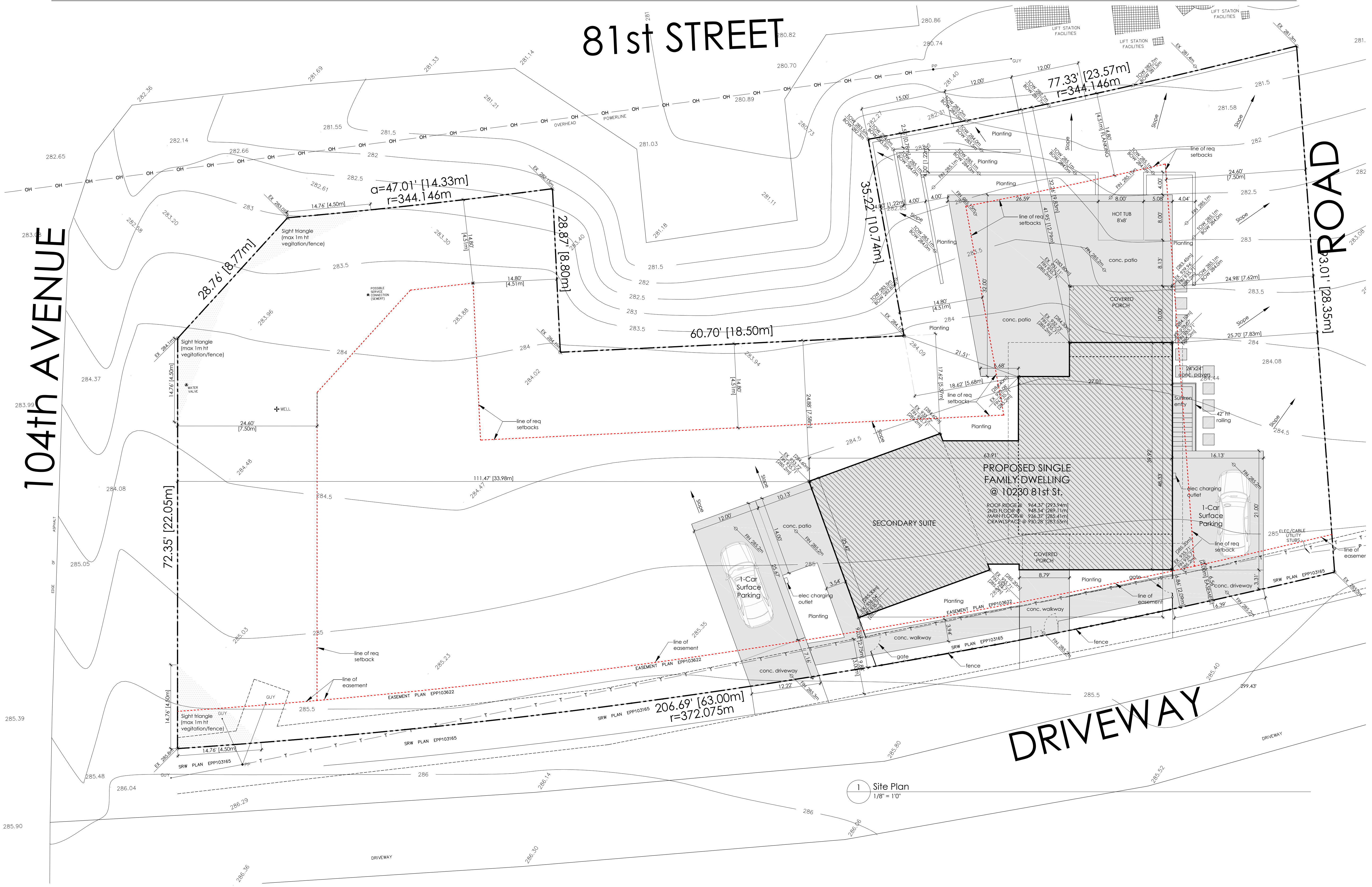
FLOOR AREA:	Permitted	Proposed
UPPER FLOOR:	808.8 sf	35% = 5,826.8 sf
MAIN FLOOR:	1797.6 sf	14.39% = 2,395 sf
TOTAL PROPOSED AREA:	2606.4 sf	
PORCHES AREA:	234.5 sf	

Site Coverage:	35% = 5,826.8 sf	14.39% = 2,395 sf
Front setback:	7.5 m	33.98 m
Rear setback:	7.5 m	7.62 m
Interior side setback:	1.5 m	2.09 m
Exterior side setback:	4.5 m	5.37 m
Building Height:	10.0 m	6.7 m

PROJECT TEAM:

Architectural Consultant Devise Design c 220, 275 E 1st Ave, Vancouver, BC p 778.379.9636 e info@devisedesign.ca	Structural Consultant Ravi Singh Engineering e singhtravi1969@outlook.com	Surveyor: Pendergraff Professional Land Surveying Inc. c 1 box 640 osoyoos, b.c. vah lvo p 250 495 7127 e 1 brock@pendergraffsurveying.ca
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SITE PLAN:



PROJECT

10230 - 81st STREET,
OSOYOOS, BC

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DRAWING

Site Plan

DRAWN BY:	MM	SHEET:
CHECKED BY:	KA	
SCALE:	1/8"=1'0"	
DATE:	01 MAY 21	

A0.1



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PROJECT

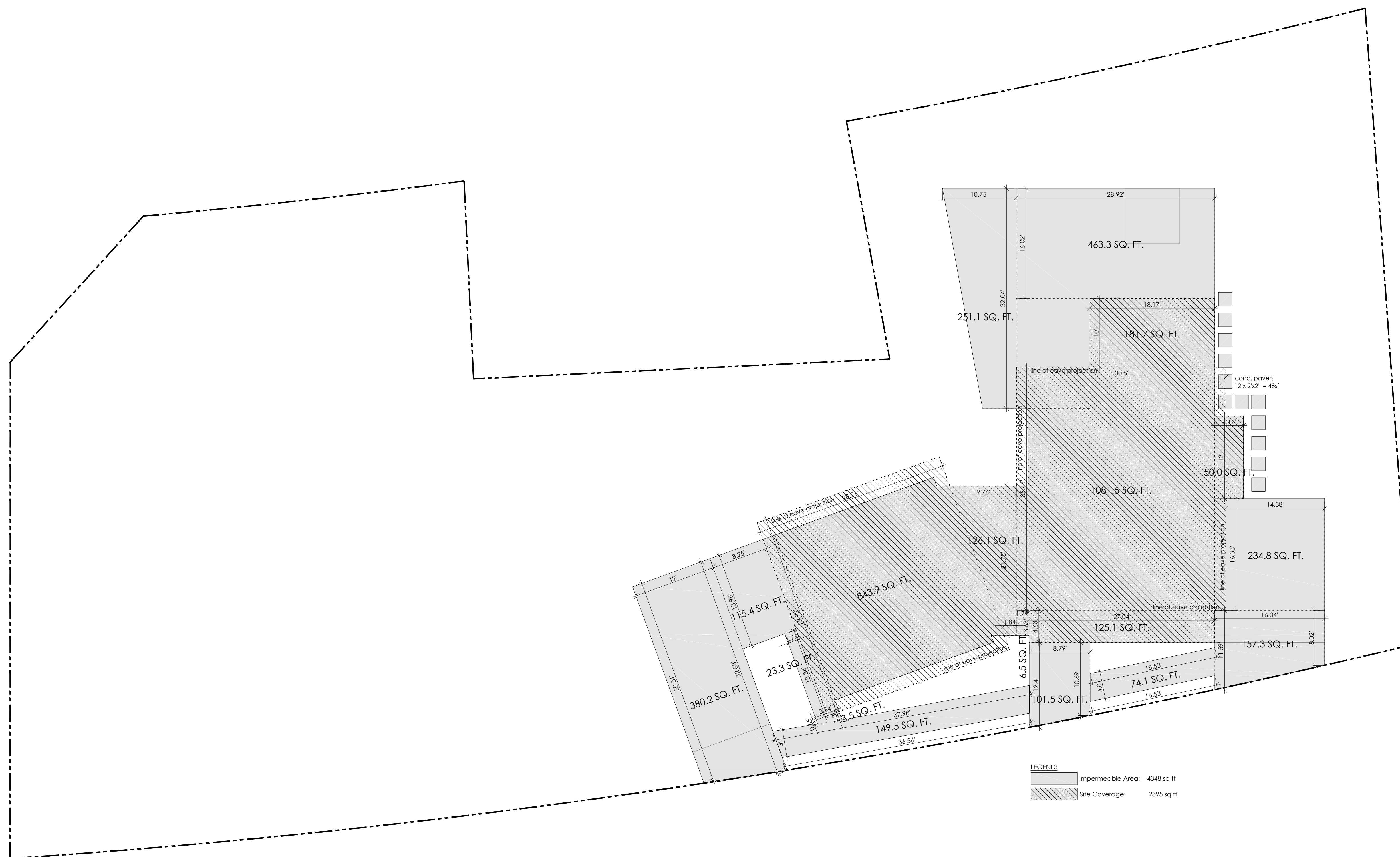
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OSOYOOS, BC

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LEGEND:
 Impermeable Area: 4348 sq ft
 Site Coverage: 2395 sq ft

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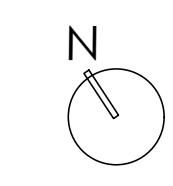
DRAWING

Impermeable & Coverage Plan

DRAWN BY: MM SHEET:
 CHECKED BY: KA
 SCALE: 1/8"=1'0"
 DATE: 01 MAY 21

A0.2

1 Impermeable & Coverage Area Plan



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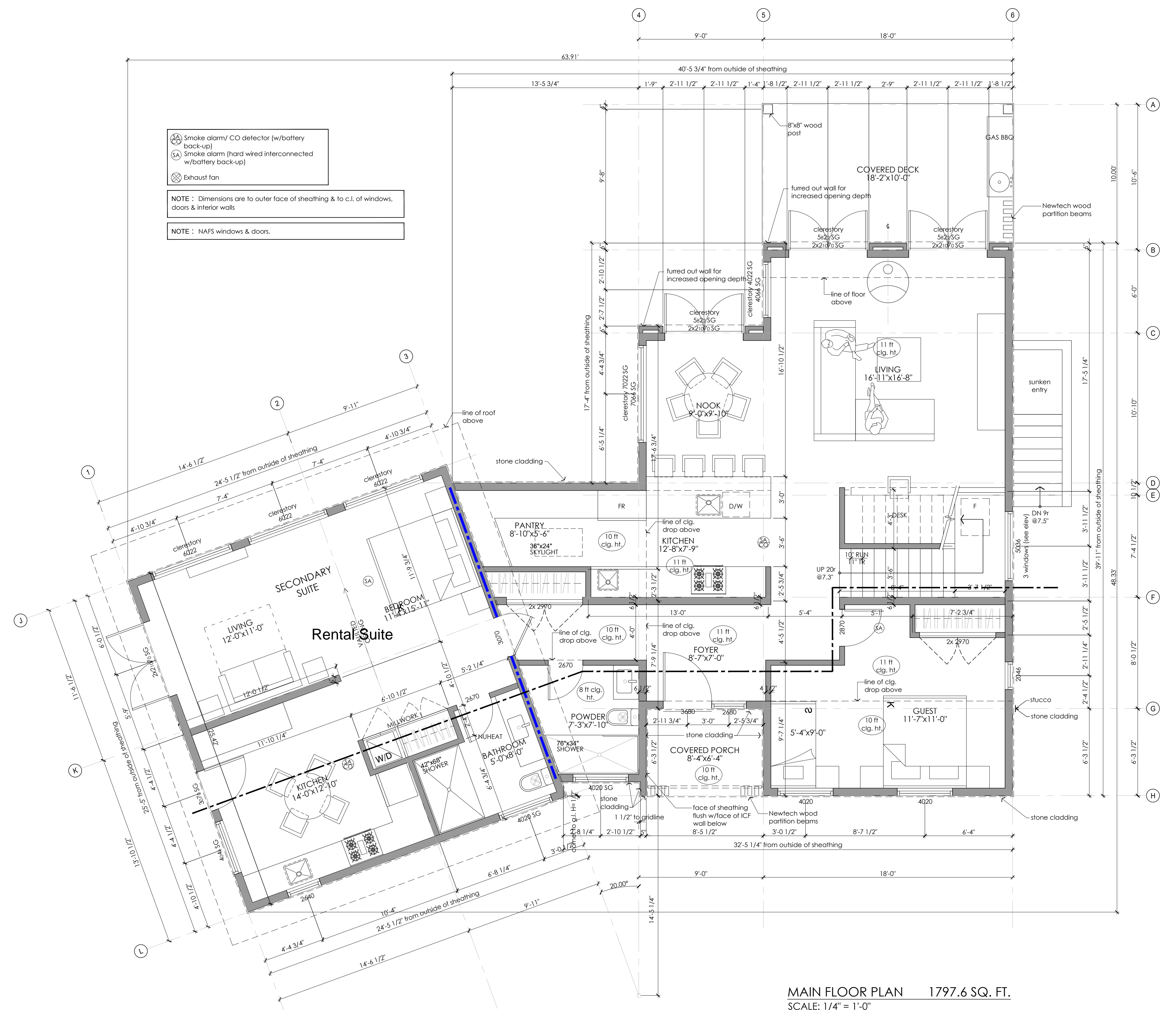
PROJECT

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OSOYOOS, BC

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- Ⓜ Smoke alarm/ CO detector (w/battery back-up)
 - Ⓜ Smoke alarm (hard wired interconnected w/battery back-up)
 - Ⓜ Exhaust fan
- NOTE : Dimensions are to outer face of sheathing & to c.l. of windows, doors & interior walls
- NOTE : NAFS windows & doors.

MAIN FLOOR PLAN 1797.6 SQ. FT.
SCALE: 1/4" = 1'-0"

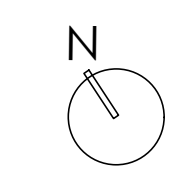
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DRAWING

Main Floor Plan

DRAWN BY: MM SHEET:
CHECKED BY: KA
SCALE: 1/4"=1'0"
DATE: 01 MAY 21

A1.1



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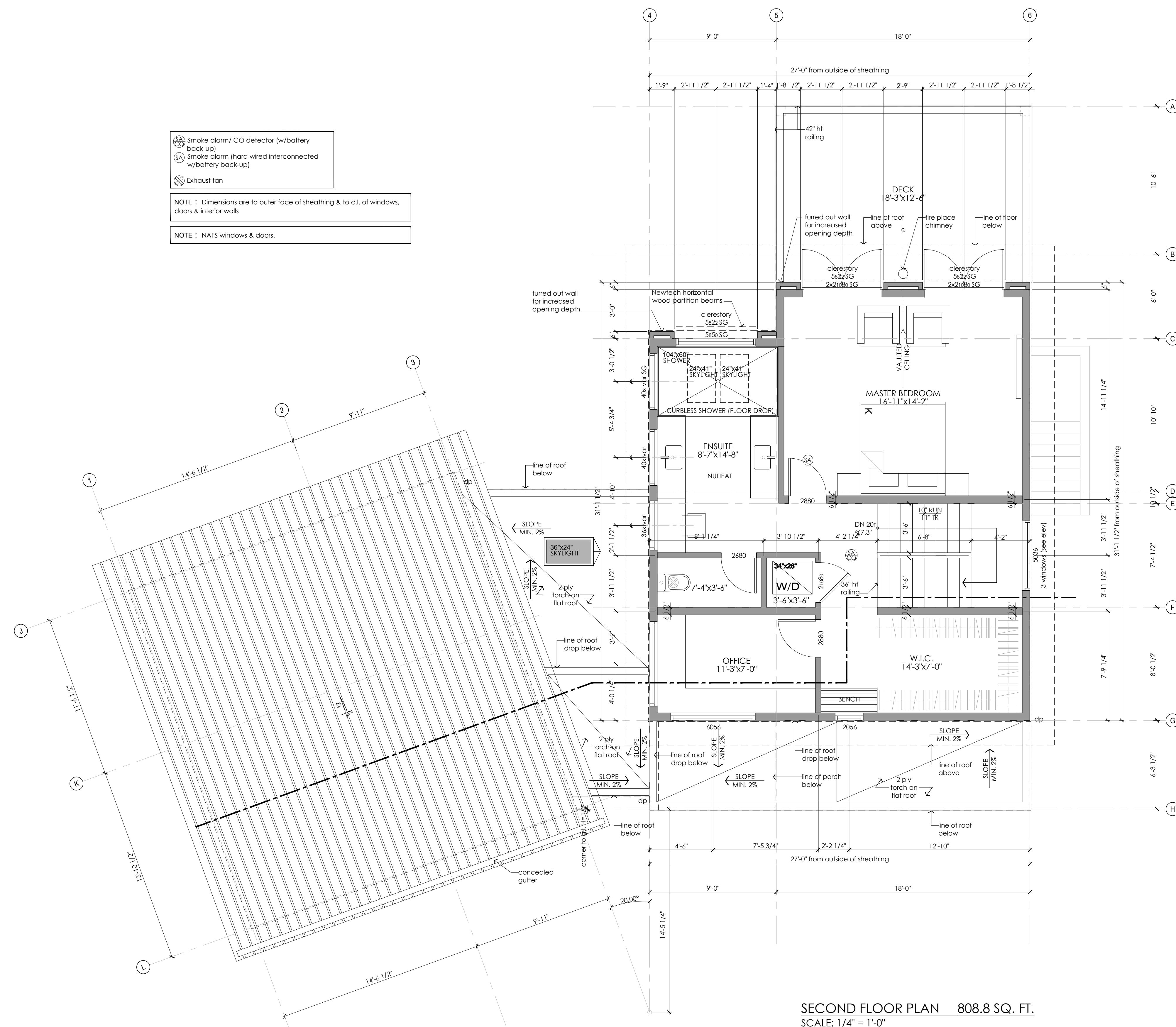
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DRAWING

Upper Floor Plan

DRAWN BY: MM SHEET:
CHECKED BY: KA
SCALE: 1/4" = 1'-0"
DATE: 01 MAY 21

A1.2



SECOND FLOOR PLAN 808.8 SQ. FT.
SCALE: 1/4" = 1'-0"

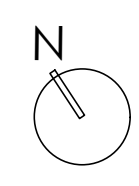
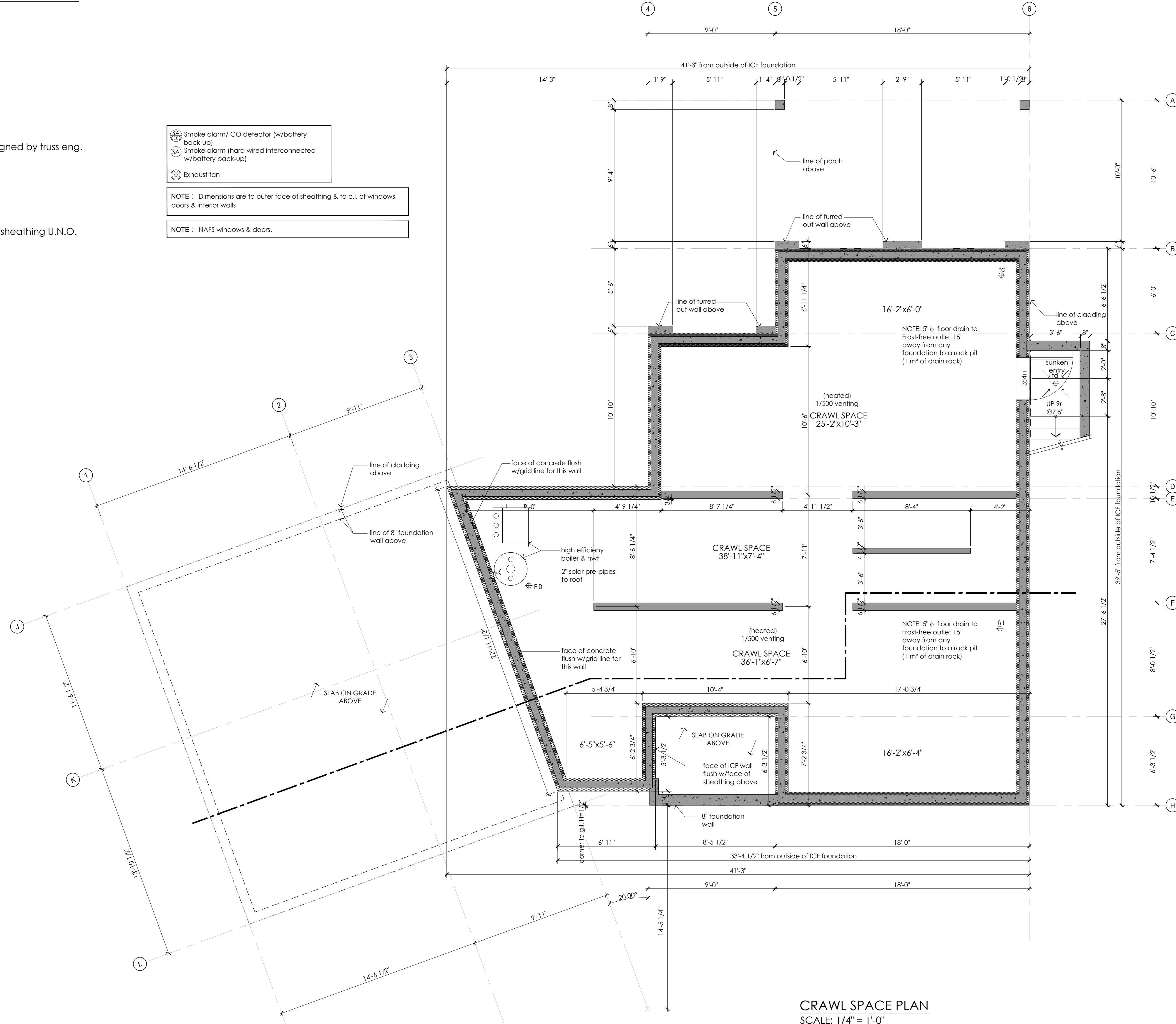
General Notes

- All concrete to be 20 MPa (3000 p.s.i.) @ 28 days.
- All lintels in load bearing walls to be 2-2x10 unless noted otherwise.
- All plates on concrete to be rot treated.
- Flush framed members shall be anchored with joist hangers.
- Flash all unprotected openings & changes in exterior materials.
- Fireplaces to be installed to manufacturer's specifications.
- Roof trusses, floor joists, lintels, beams and posts below pt loads to be designed by truss eng.
- All grades are approximate only.
- All structural lumber to be #1 & 2 SPF or better U.N.O.
- Do not use finger jointed studs under beams, lintels, or girders.
- All dimensions to floor, wall, or roof assemblies are taken from structure or sheathing U.N.O.

	Smoke alarm/ CO detector (w/battery back-up)
	Smoke alarm (hard wired interconnected w/battery back-up)
	Exhaust fan

NOTE : Dimensions are to outer face of sheathing & to c.l. of windows, doors & interior walls

NOTE : NAFS windows & doors.



PROJECT

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DRAWING

Crawl Space Plan

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SCALE: 1/4" = 1'-0"
DATE: 01 MAY 21

A1.3



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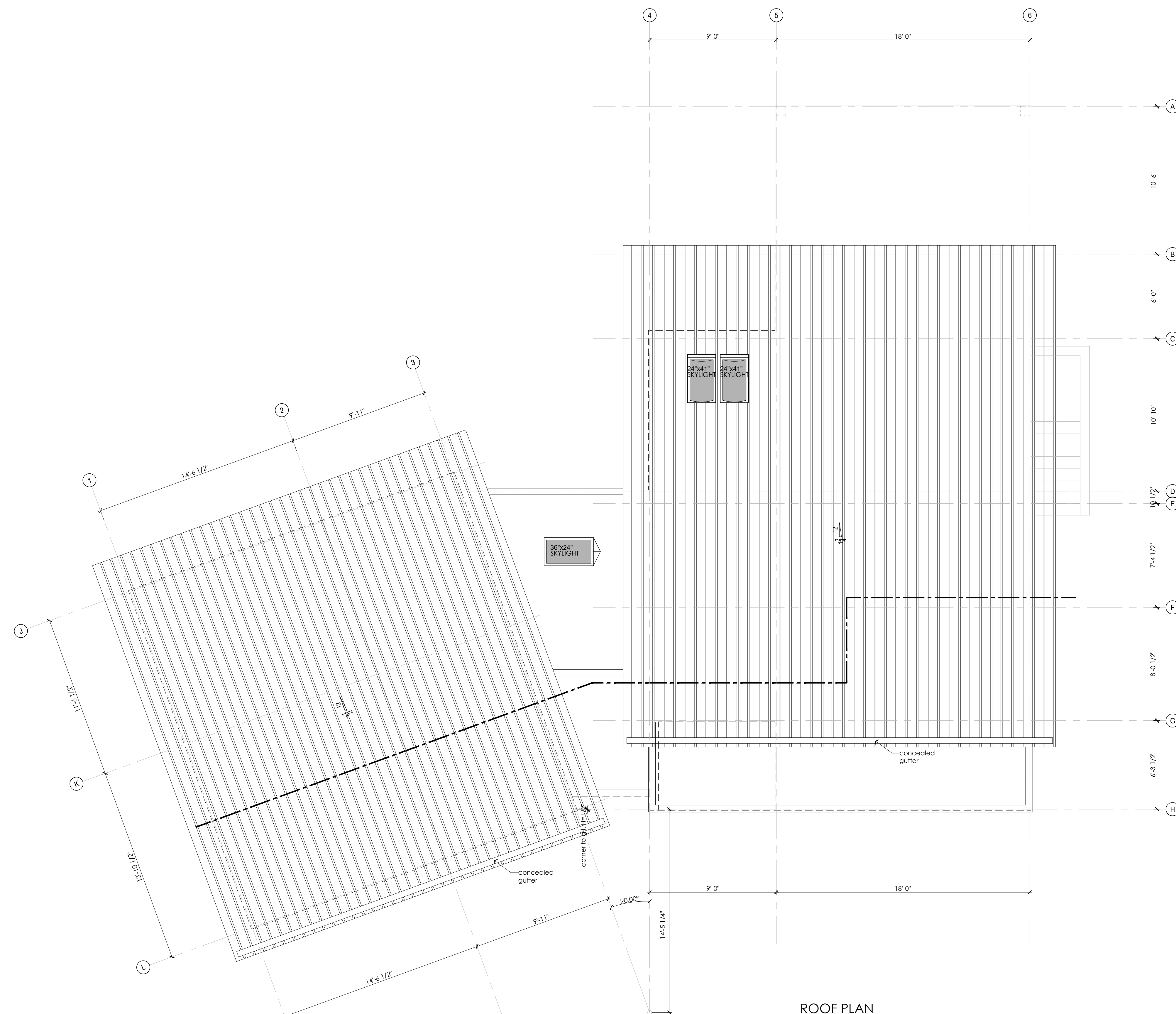
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DRAWING

Roof Plan

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CHECKED BY: KA
SCALE: 1/4"=1'-0"
DATE: 01 MAY 21

A1.4



ROOF PLAN
SCALE: 1/4" = 1'-0"



PROJECT

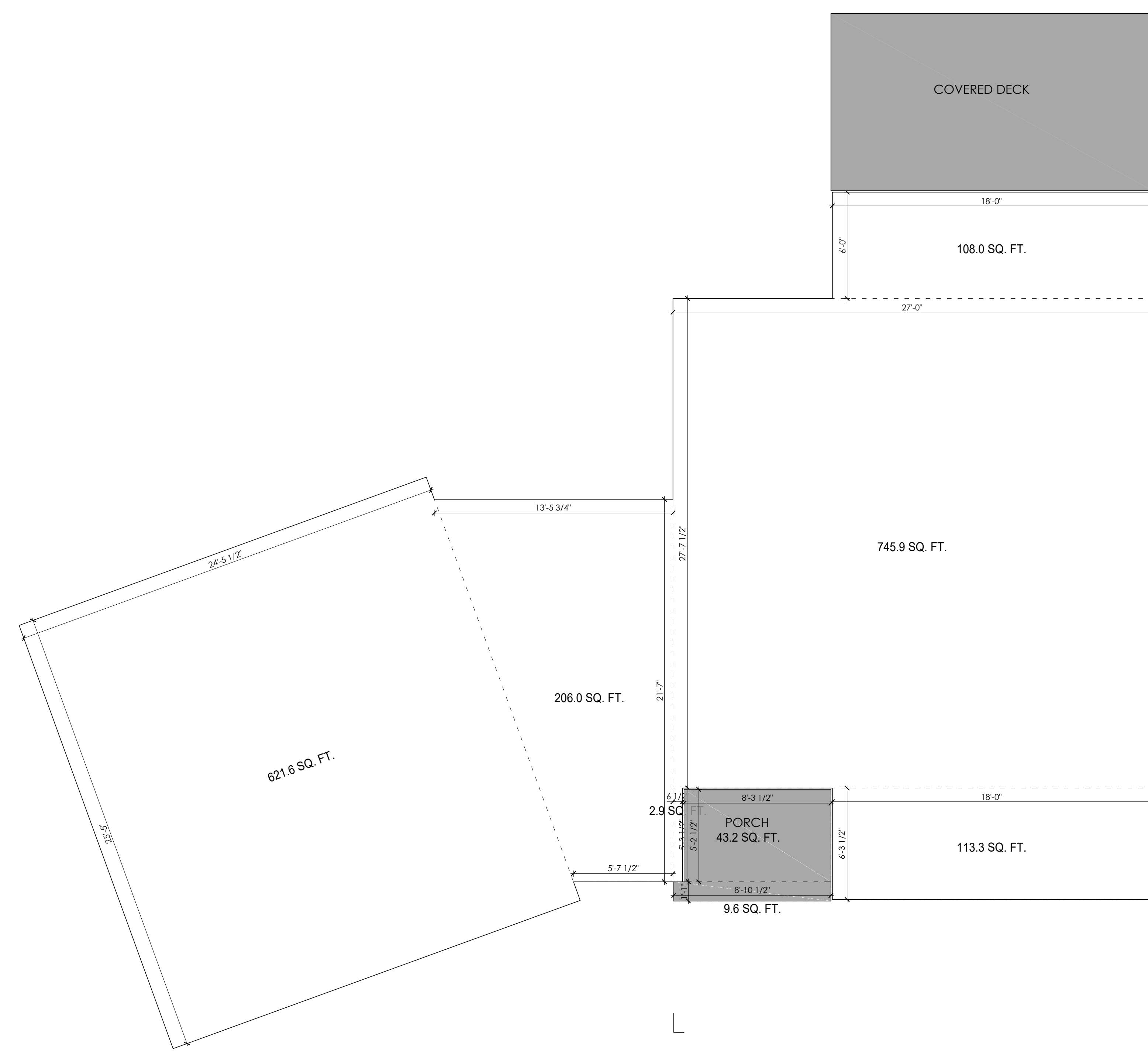
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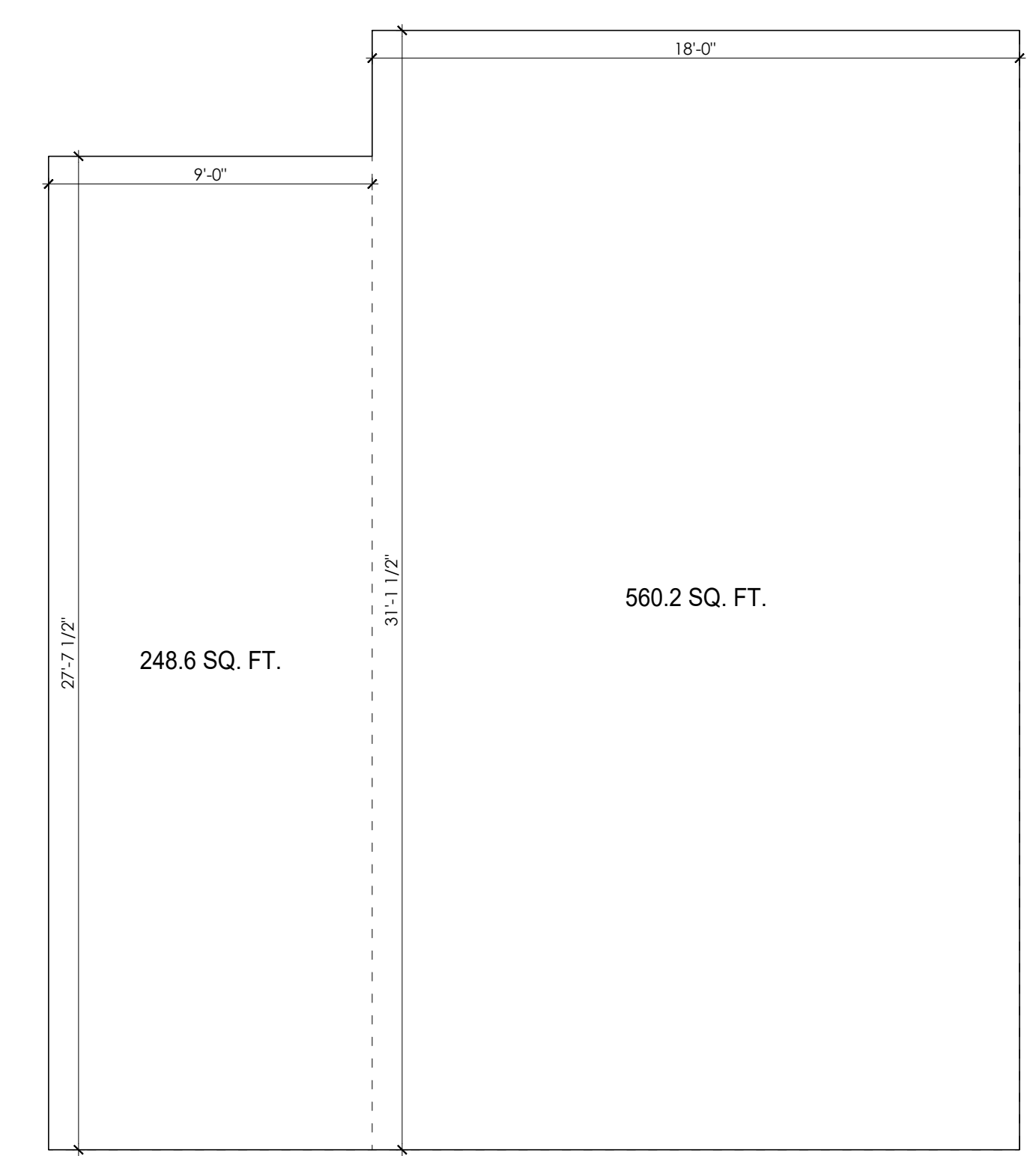
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MAIN FLOOR PLAN 1797.6 SQ. FT.
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 808.8 SQ. FT.
SCALE: 1/4" = 1'-0"

Area Overlay Plans

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CHECKED BY: KA
SCALE: 1/4" = 1'-0"
DATE: 01 MAY 21

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10230 - 81st STREET,
OSOYOOS, BC

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Exterior Finishes

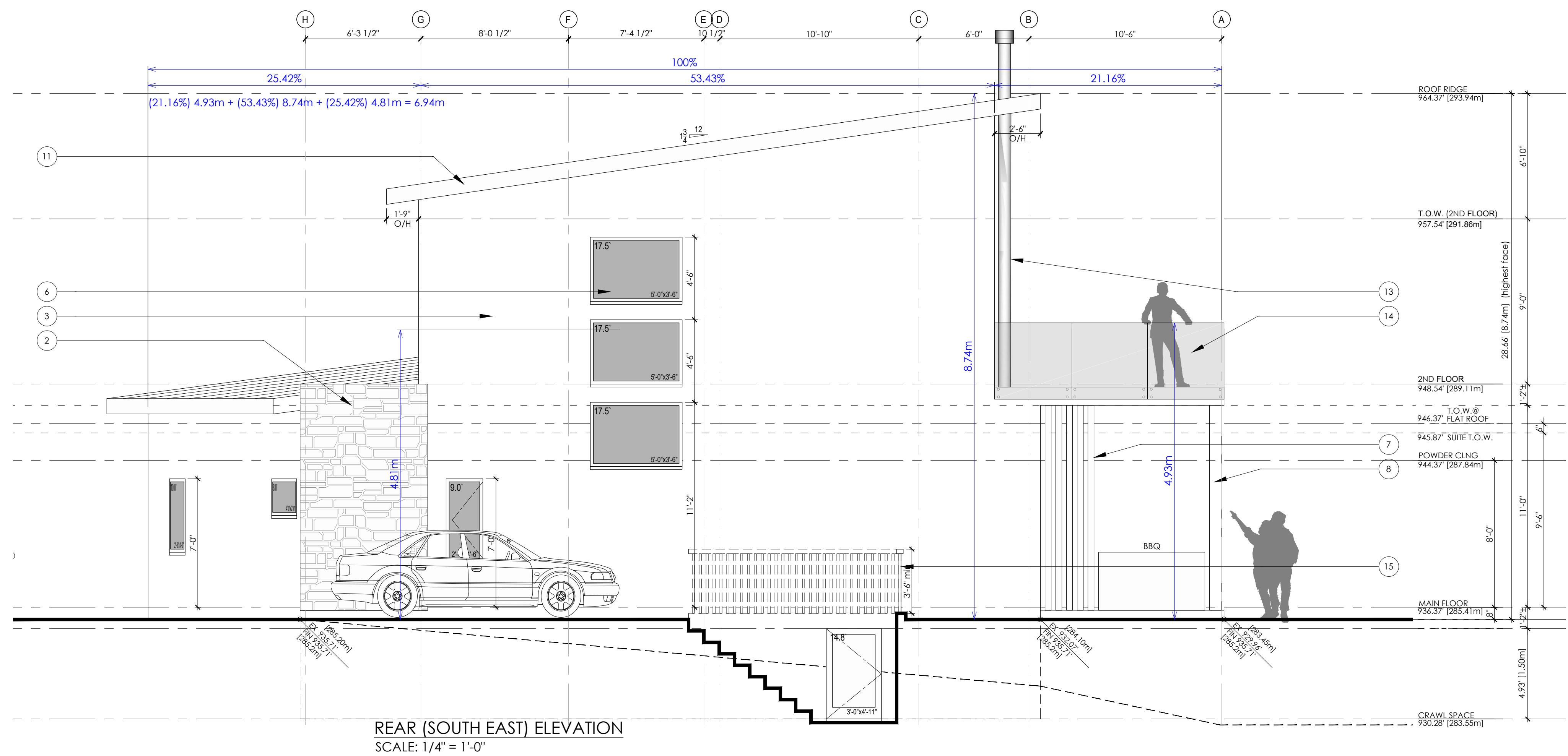
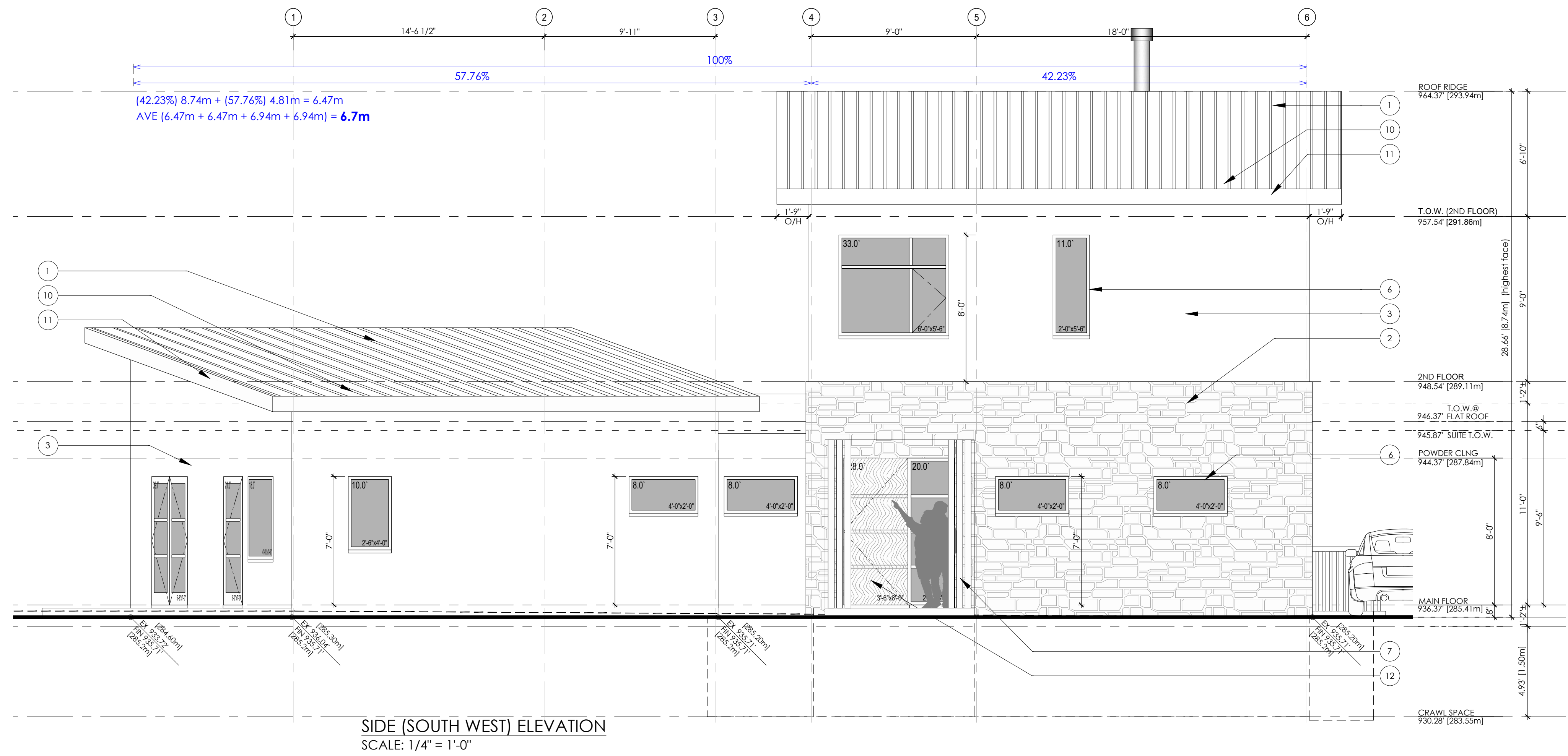
1. Standing seam metal roofing (typ.)
2. Cultured stone veneer cladding
3. Smooth face stucco cladding
4. Wood grain look aluminum soffit
5. Black metal panel
6. Black Vinyl windows (NAFS Compliant)
7. Newtech wood partition beams, colour: brazilian ipe
8. Porch post
9. Cast concrete window sill within Stone Wall
10. Integrated gutter
11. 2x10 Bargeboard
12. Stained solid wood entry door
13. Metal fireplace chimney (min 3' above highest ridge)
14. Tempered glass railing
15. Black metal railing

DRAWING

South West & South East Elevations

DRAWN BY: MM SHEET:
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SCALE: 1/4"=1'-0"
DATE: 01 MAY 21

A2.2



PROJECT

10230 - 81st STREET,
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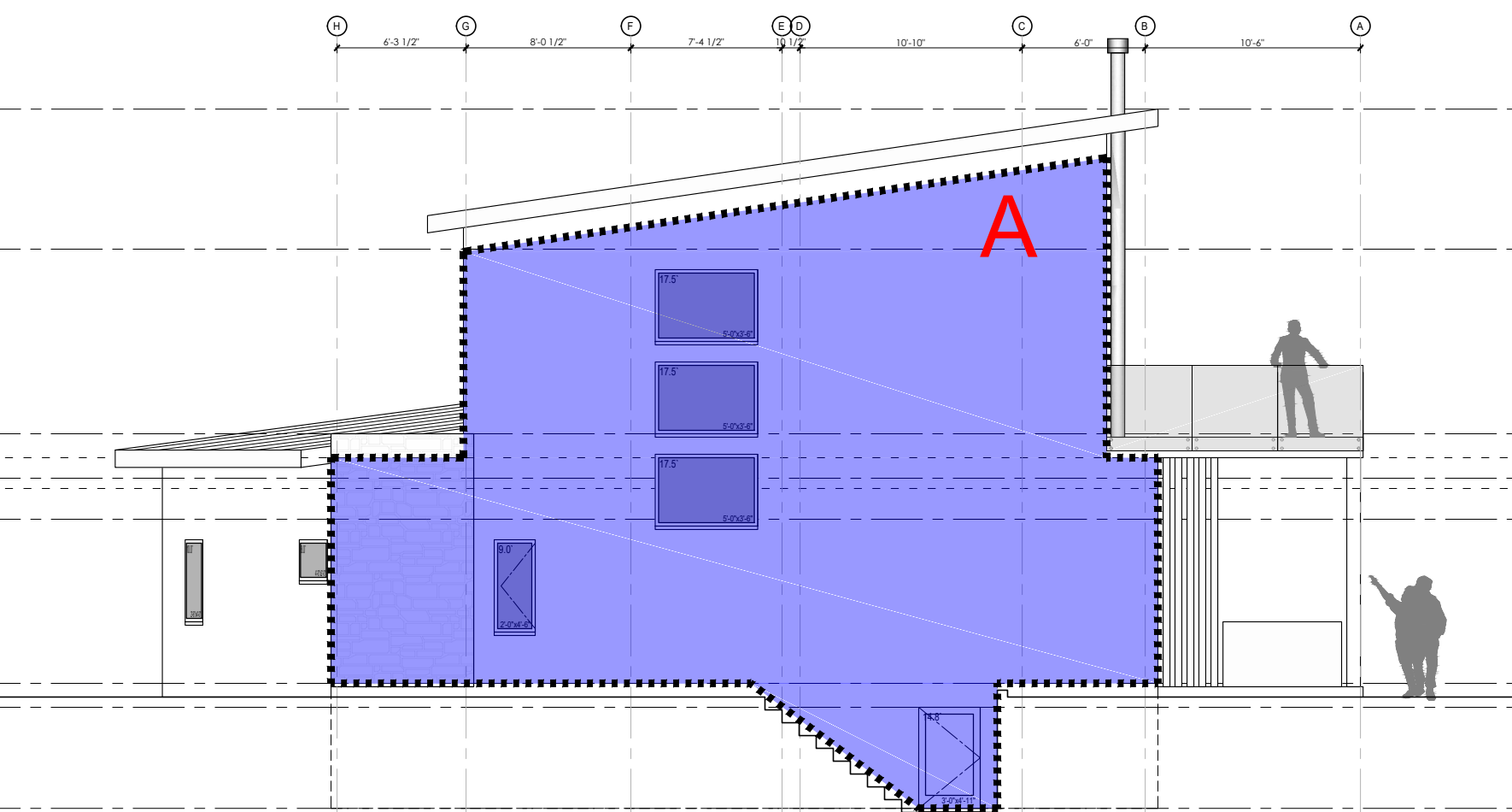
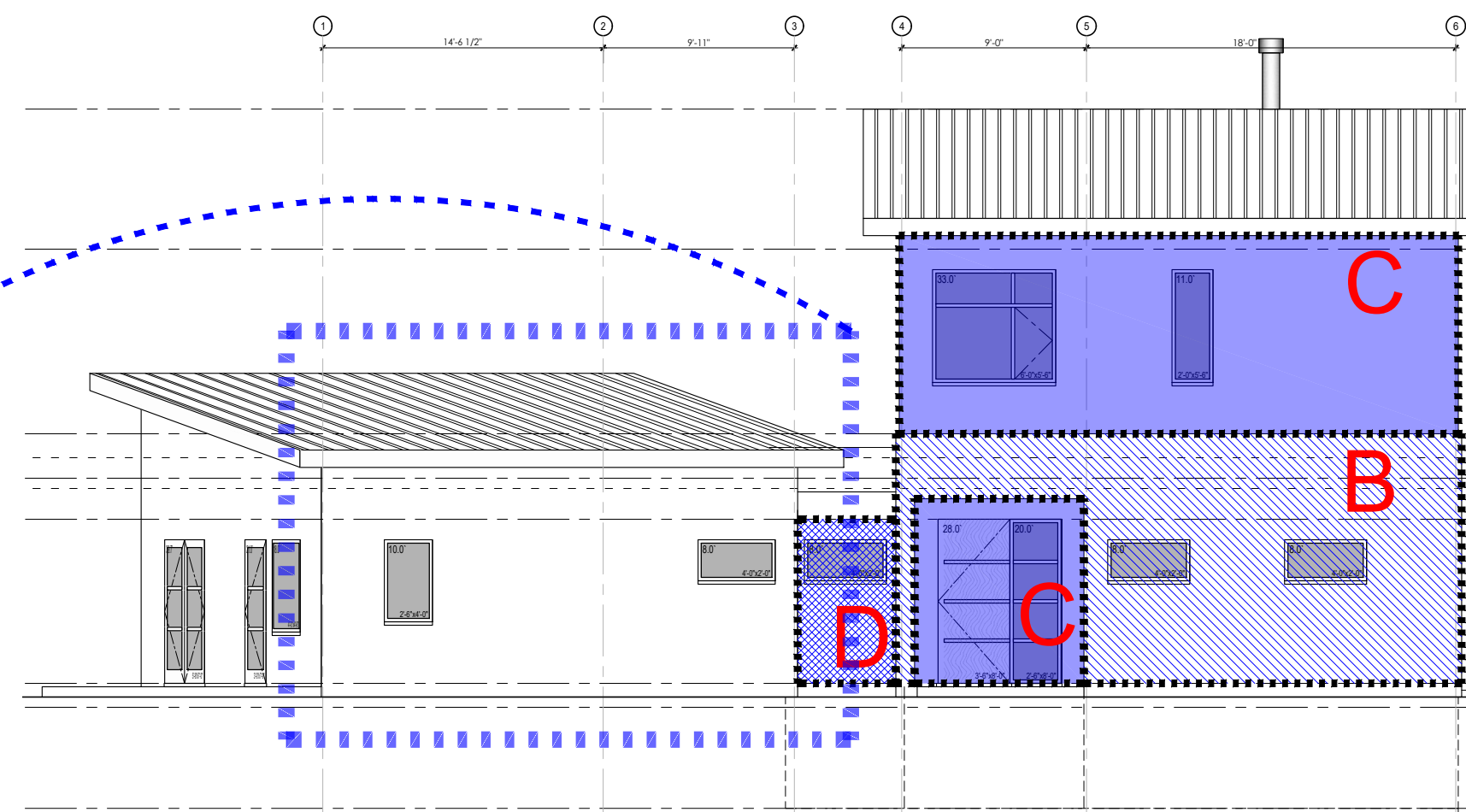
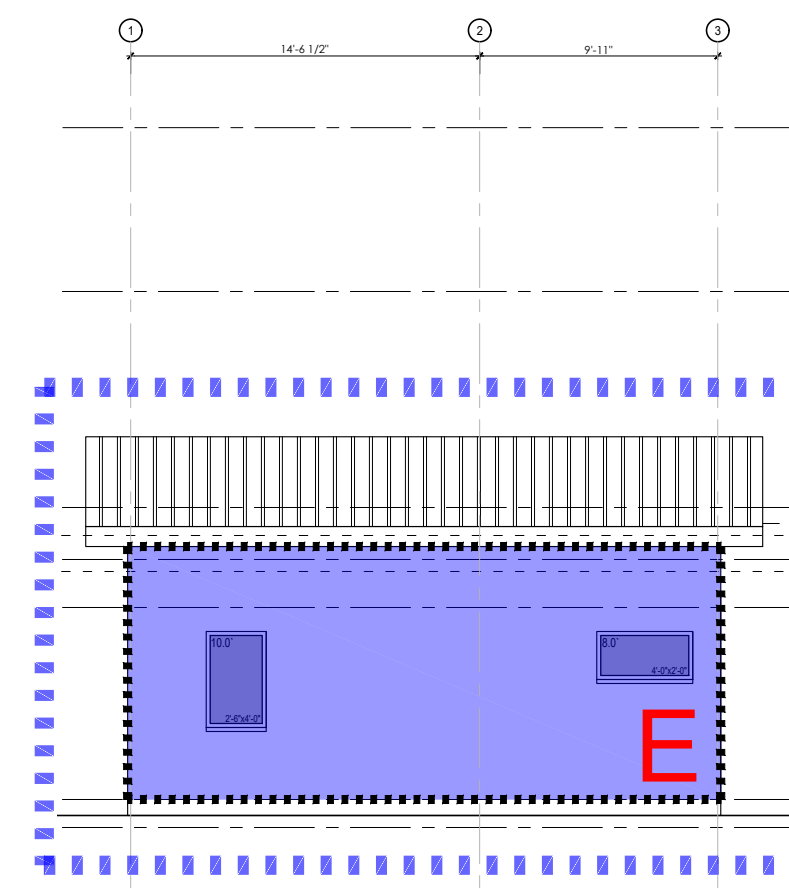
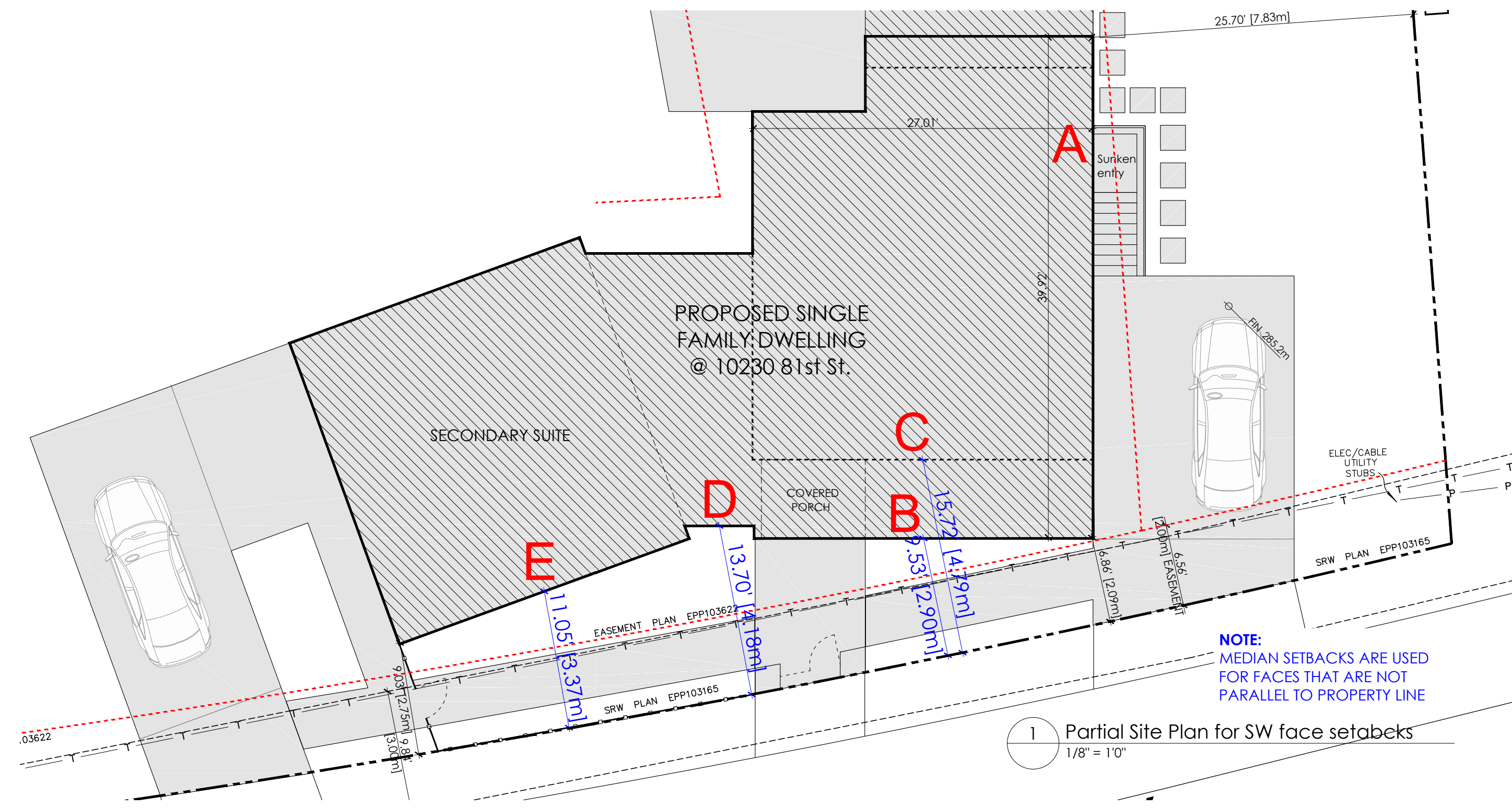
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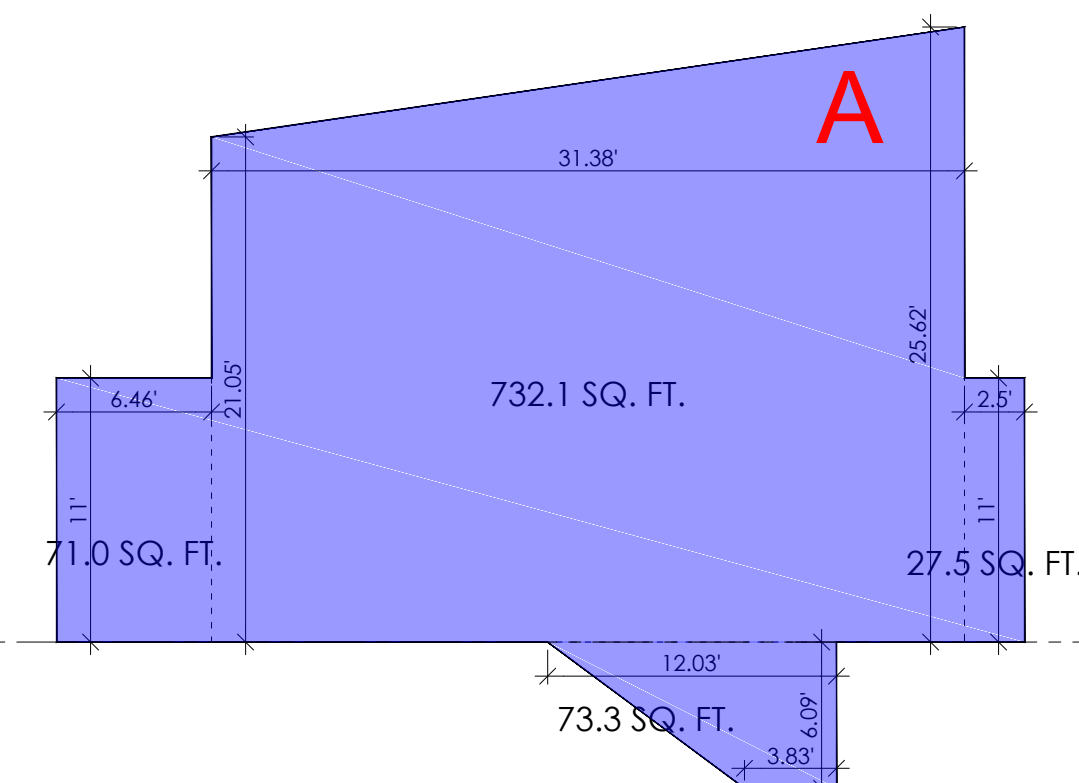
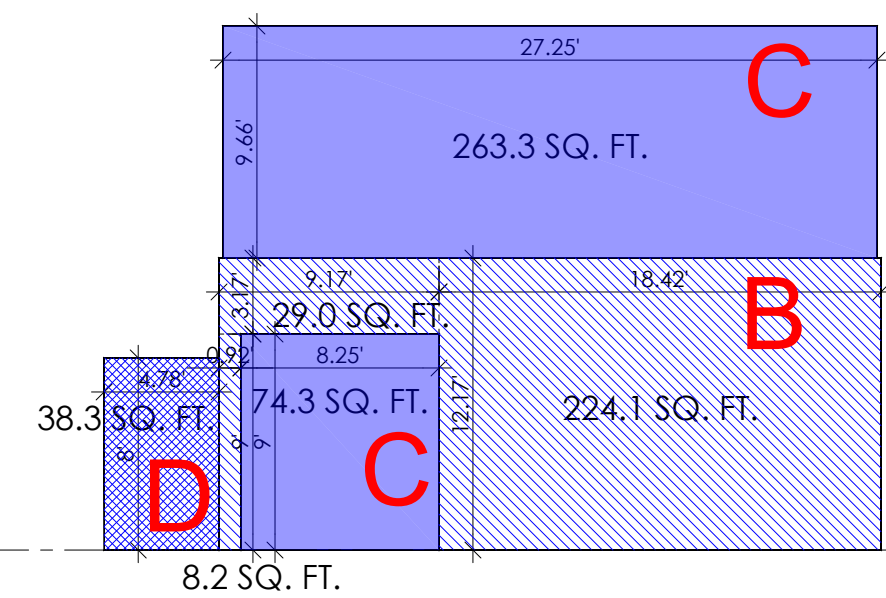


SPATIAL SEPARATION- SOUTH WEST FACE

Face	Setback Distance	Existing Building Footprint	Proposed Building Footprint
Face B	9.83 ft.	261.4 SQ. FT.	433.3 SQ. FT.
Face C	15.72 ft.	337.3 SQ. FT.	922.0 SQ. FT.
Face D	13.70 ft.	38.3 SQ. FT.	74.3 SQ. FT.
Face E	11.05 ft.	260.4 SQ. FT.	260.4 SQ. FT.

SPATIAL SEPARATION- SOUTH EAST FACE

Face	Setback Distance	Existing Building Footprint	Proposed Building Footprint
Face A	25.70 ft.	878.6 SQ. FT.	412.9 SQ. FT.
Face B	11.05 ft.	260.4 SQ. FT.	260.4 SQ. FT.



DRAWING

Spatial calculation- SW & SE Elev.

DRAWN BY: MM SHEET:
CHECKED BY: KA
SCALE: 1/4"=1'-0"
DATE: 01 MAY 21

A2.3

PROJECT

10230 - 81st STREET,
OSOYOOS, BC

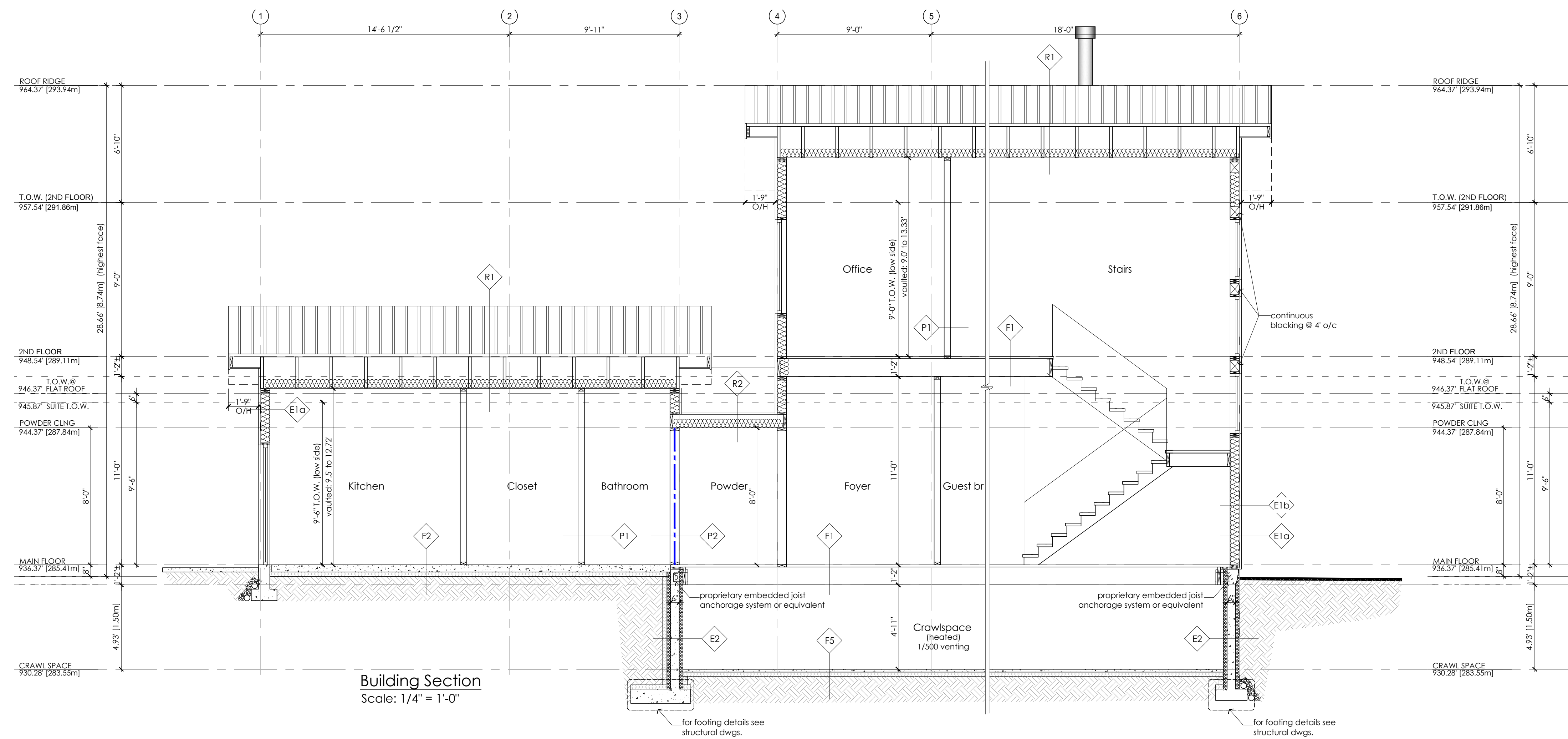
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Building Section
Scale: 1/4" = 1'-0"

Assembly Schedule

ID Tag	Type	Assembly
R1	Typ. Vaulted RSI 4.69	Standing Seam Metal Roofing 1.5 lb. Felt Underlayment 7/16" Roof Sheathing 2-1/2" min gap/ Strapping (vent 1:150) Engineered Wood Trusses @ 24" o/c max R31 HD Batt Insulation (Effective R24) 6 Mil Poly Vapour Barrier 1/2" Type 'X' Gypsum
R2	Typ. Flat Roof RSI 4.68	Torch-On Bituminous Membrane Waterproof membrane Plywood Subfloor 1-1/2" cross purlins w/ min. 2% slope to drain 2x10 roof rafters R-28 Batt insulation- effective R24 6 mil. Poly Vapour Barrier Waterproof Membrane 1/2" Type 'X' Gypsum (Vent 1:150)

Assembly Schedule

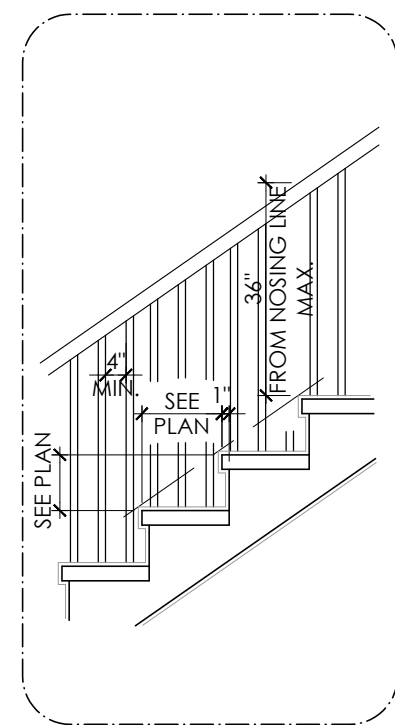
ID Tag	Type	Assembly
F1	TJI Floor System	Finish Floor (As Specified) 3/4" Plywood Decking 11 7/8" Eng Wood Joists @12" o/c 1/2" Gypsum (Vent 1:150)
F2	Found. Slab RSI 2.96	Finish Floor (As Specified) 4" CIP Concrete Slab 10mm @12" o/c 6 mil Poly Vapour Barrier 3" Rigid XPS Insulation R15 6" Min. Compacted Granular Fill

Assembly Schedule

ID Tag	Type	Assembly
F3	Deck over Living Space RSI 4.68	Composite Decking Torch-On Bituminous Membrane Waterproof membrane Plywood Subfloor 1-1/2" cross purlins w/ min. 2% slope to drain (Vent 1:150) 2x10 Floor joists @ 12" o/c R-32 Batt insulation 6 mil. Poly Vapour Barrier Waterproof Membrane Aluminum Soffit
F4	Deck	Composite Decking Torch-On Bituminous Membrane Waterproof membrane Plywood Subfloor 2x10 Floor joists @ 12" o/c Aluminum Soffit
F5	Crawspace Slab RSI 2.31	2" Conc. skim coat Vapour Retarder R12 Rigid Insulation Compact fill or Sand solid bearing

Wall Schedule

ID Tag	Type	Assembly
E1a	Ext. Wall RSI 3.02	Ext. Finish (3/4")- Stucco 5/8" Plywood sheathing 2X6 Wood Studs @ 16" O.C. min. R22 Insulation 6 mil Poly. Vapour Barrier 1/2" Gypsum
E1b	Ext. Wall RSI 3.01	Stone Cladding 1/2" Scratch Coat Delta Vent SA . Peel & Stick Housewrap or similar 5/8" Plywood sheathing 2X6 Wood Studs @ 16" O.C. min. R22 Insulation 6 mil Poly. Vapour Barrier 1/2" Gypsum
E2	Found. Wall RSI 4.87	Drainage Mat Bituminous Damp-Proof Memb. 2.5/8" ICF Rigid Panel 6" Concrete Foundation Wall 25 MPa min. 2.5/8" ICF Rigid Panel
P1	2x4 Partition	1/2" Gypsum 2x4 Framing @ 24" o/c 1/2" Gypsum
P2	1 hr F.R.R. Interior Wall BCBC W3A STC 45	5/8" Type "X" Gypsum Board 2x4 Studs @ 16" o/c Absorbive material in cavity Resilient Channel @ 16"/24" o/c 5/8" Type "X" Gypsum Board



Stair Notes:
2"x12" Stringer Reinforced w/
2"x4" Carriage.
Guardrail to be 42" Min. A.F.F.
Handrail to be 36" to 42" from
Line of Nosing.

Provide 6'-6" Min. Headroom

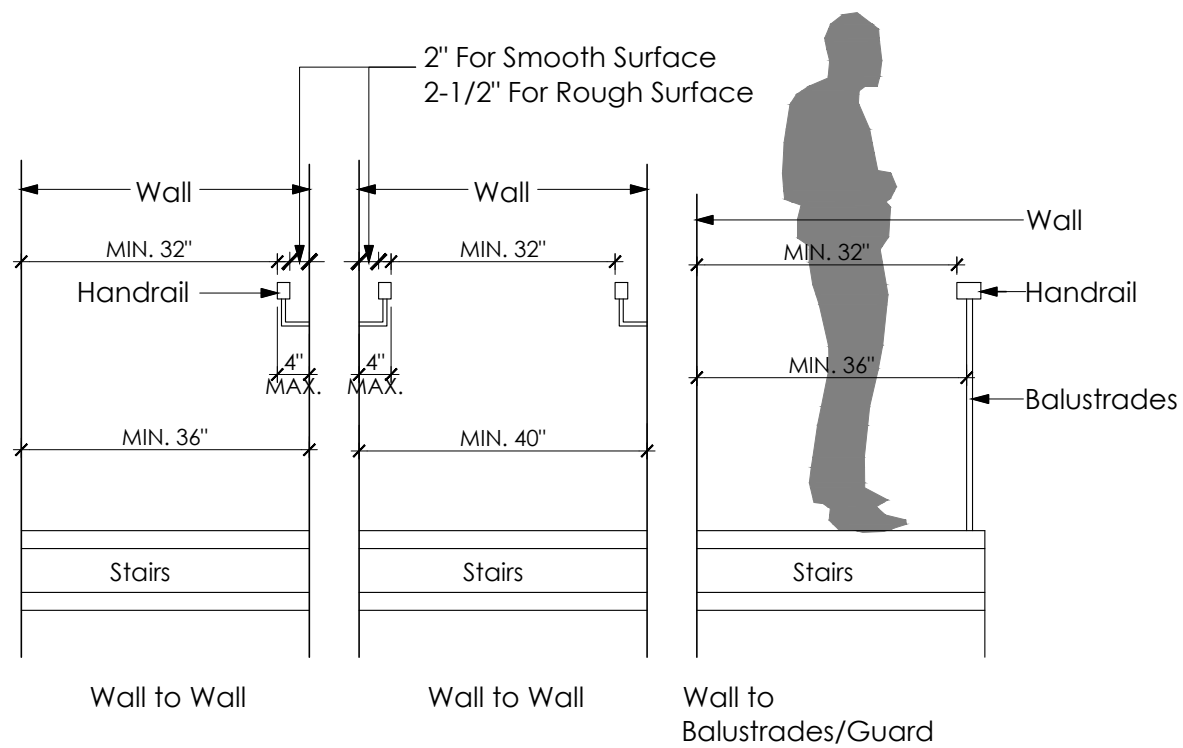
Riser: Max. 7.87"
Run: Min. 10"
See Floor Plan for Number of
Rise and Run.

Min. Width of Stair for House:
Wall to Wall: 3'-0"

One Handrail to be Continuous
from Top to Bottom of Stairs.

Handrail to be Graspable as
per Building Code.

1 Stair details (Typ)
A3.1 1/2" = 1'-0"

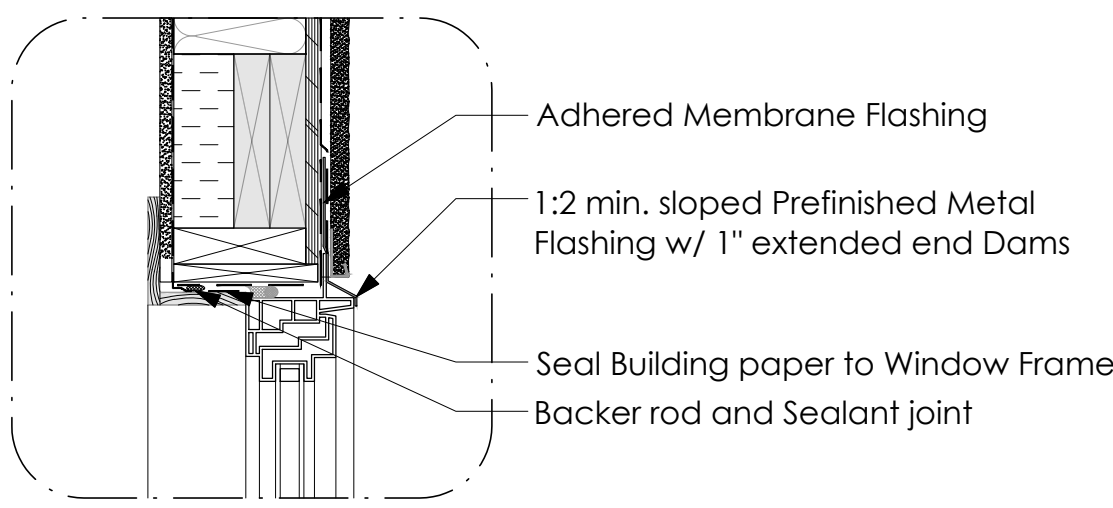


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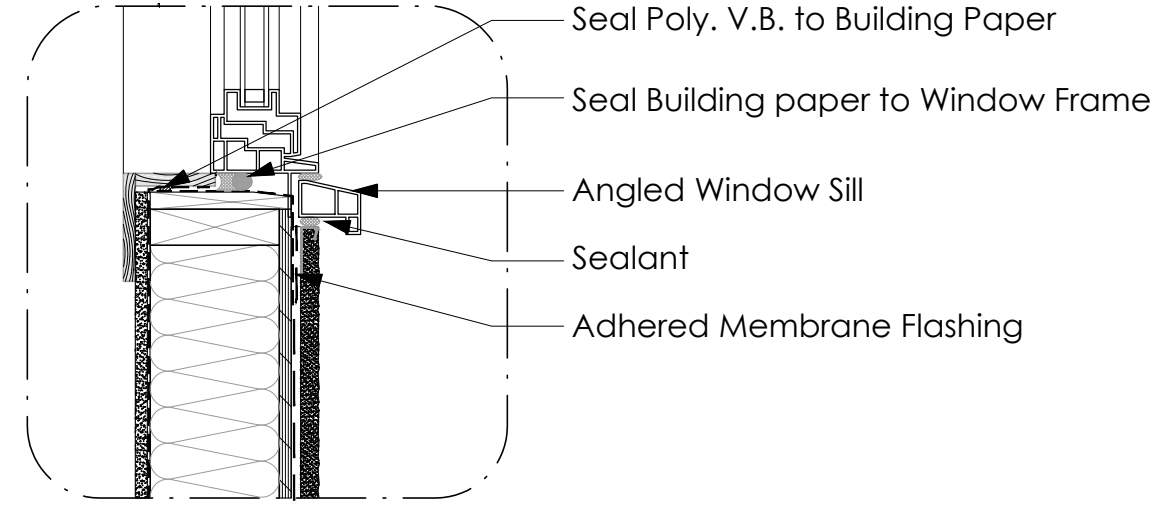
Building Section

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CHECKED BY: KA
SCALE: 1/4"=1'0"
DATE: 01 MAY 21

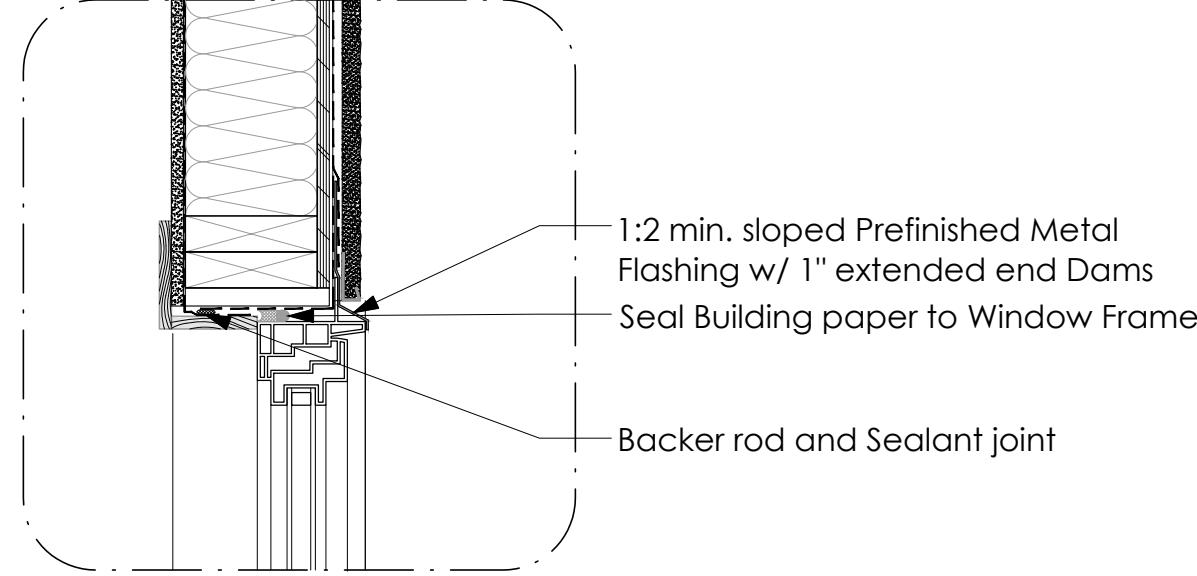
A3.1



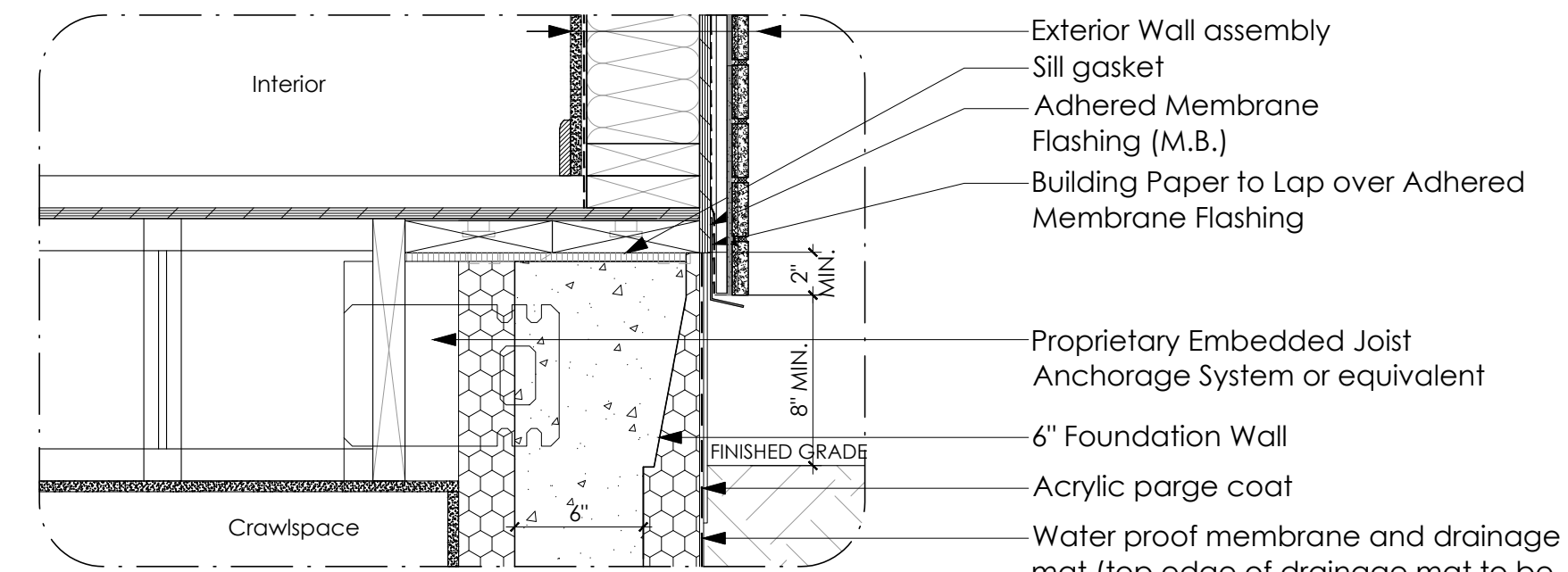
1 Window Header (Typ.)
A4.1 1 1/2" = 1'-0"



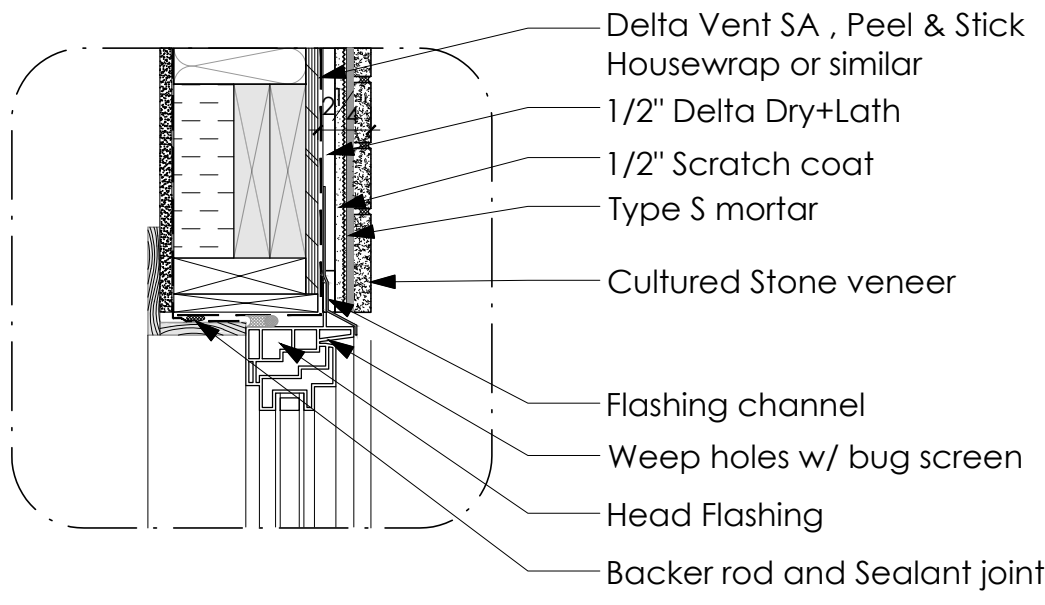
2 Window Sill (Typ.)
A4.1 1 1/2" = 1'-0"



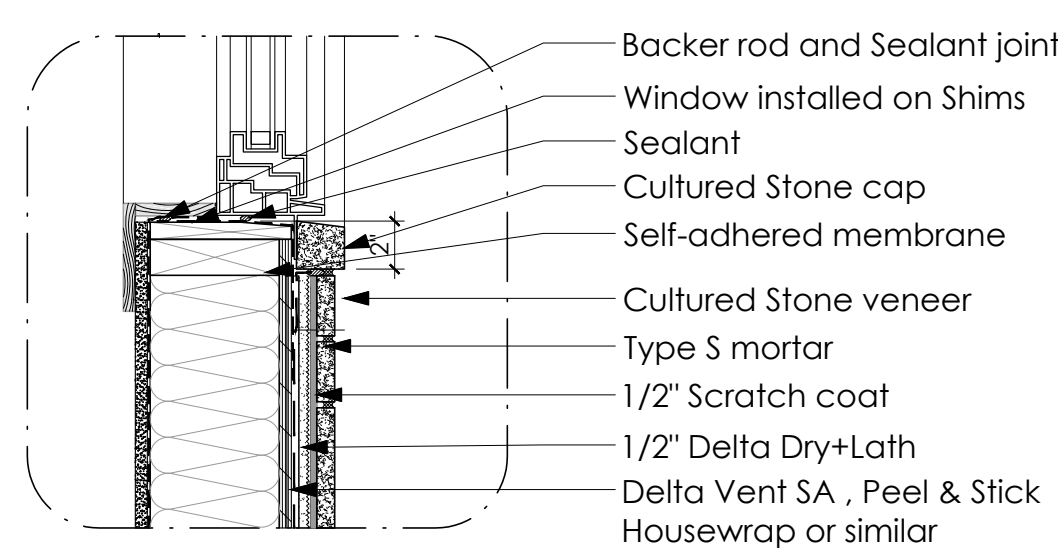
3 Window Jamb (Typ.)
A4.1 1 1/2" = 1'-0"



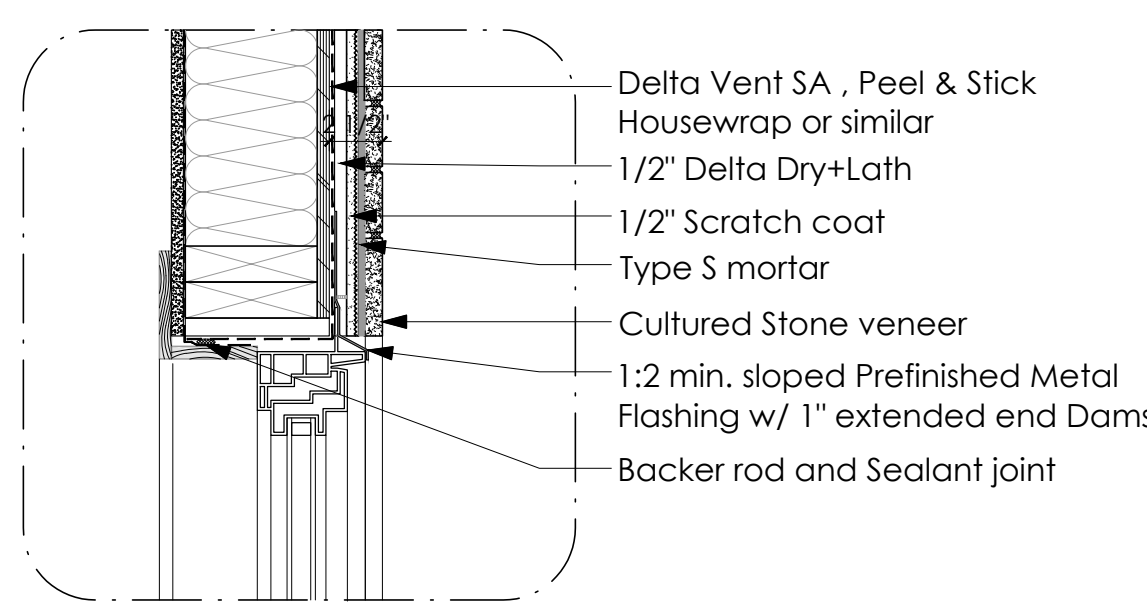
4 Foundation @ slab (Typ.)
A4.1 1" = 1'-0"



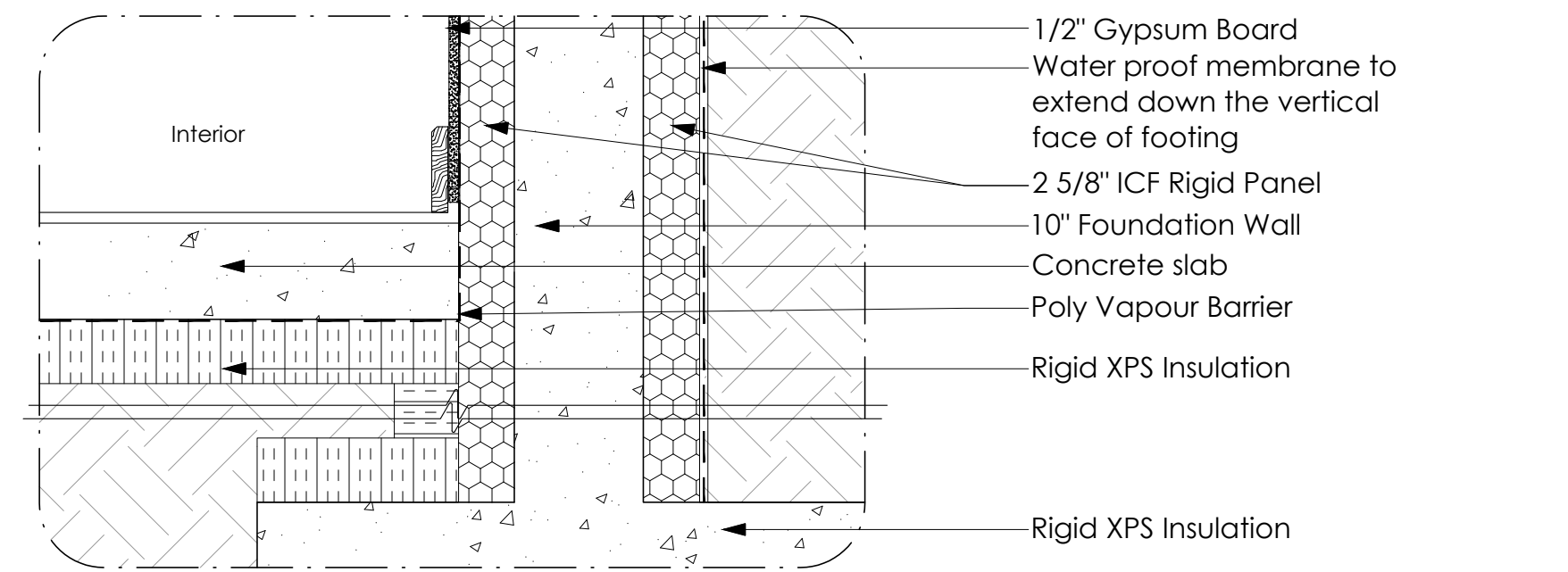
5 Window Header (Stone)
A4.1 1 1/2" = 1'-0"



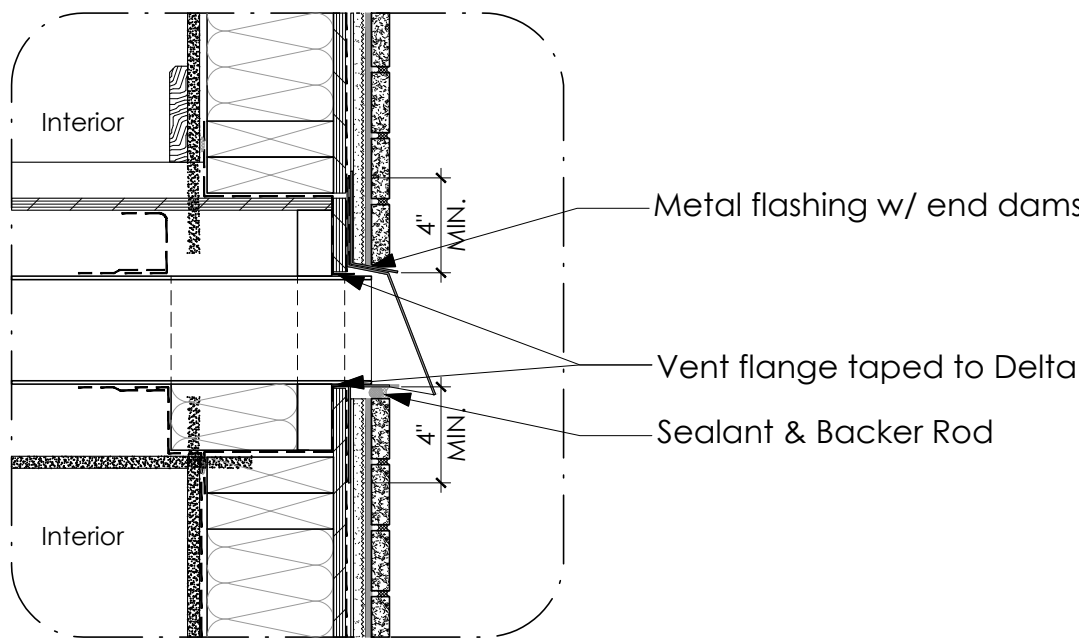
6 Window Sill (Stone)
A4.1 1 1/2" = 1'-0"



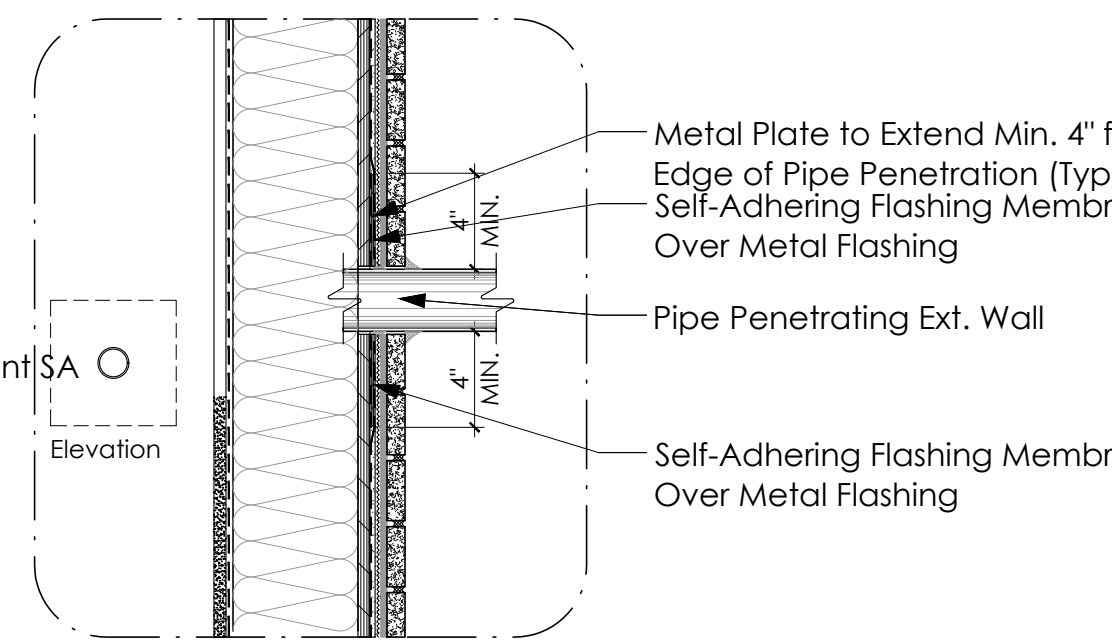
7 Window Jamb (Stone)
A4.1 1 1/2" = 1'-0"



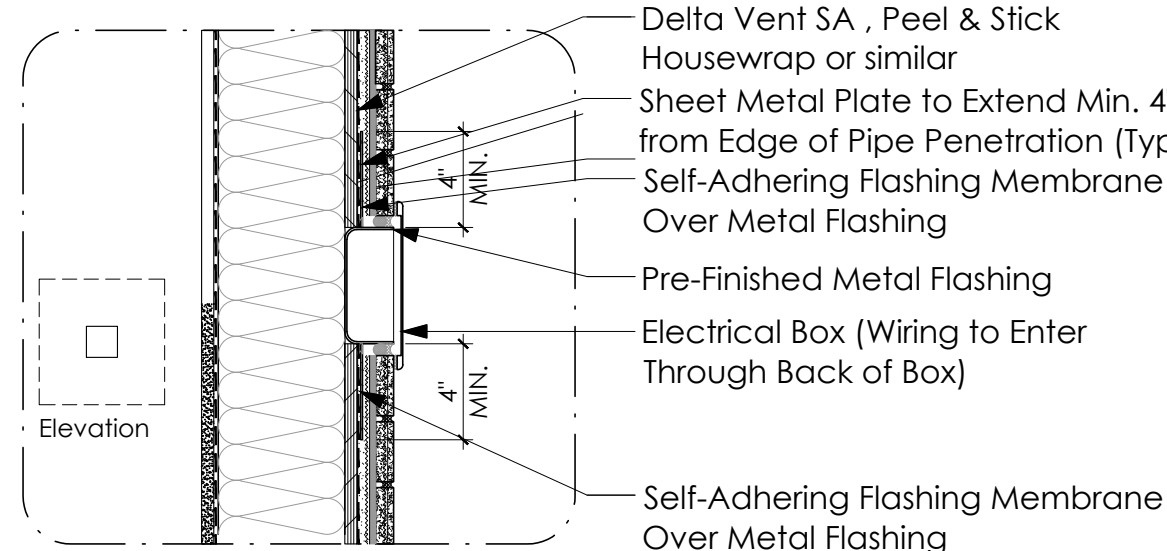
8 Foundation & Floor @ Footing (Typ.)
A4.1 1" = 1'-0"



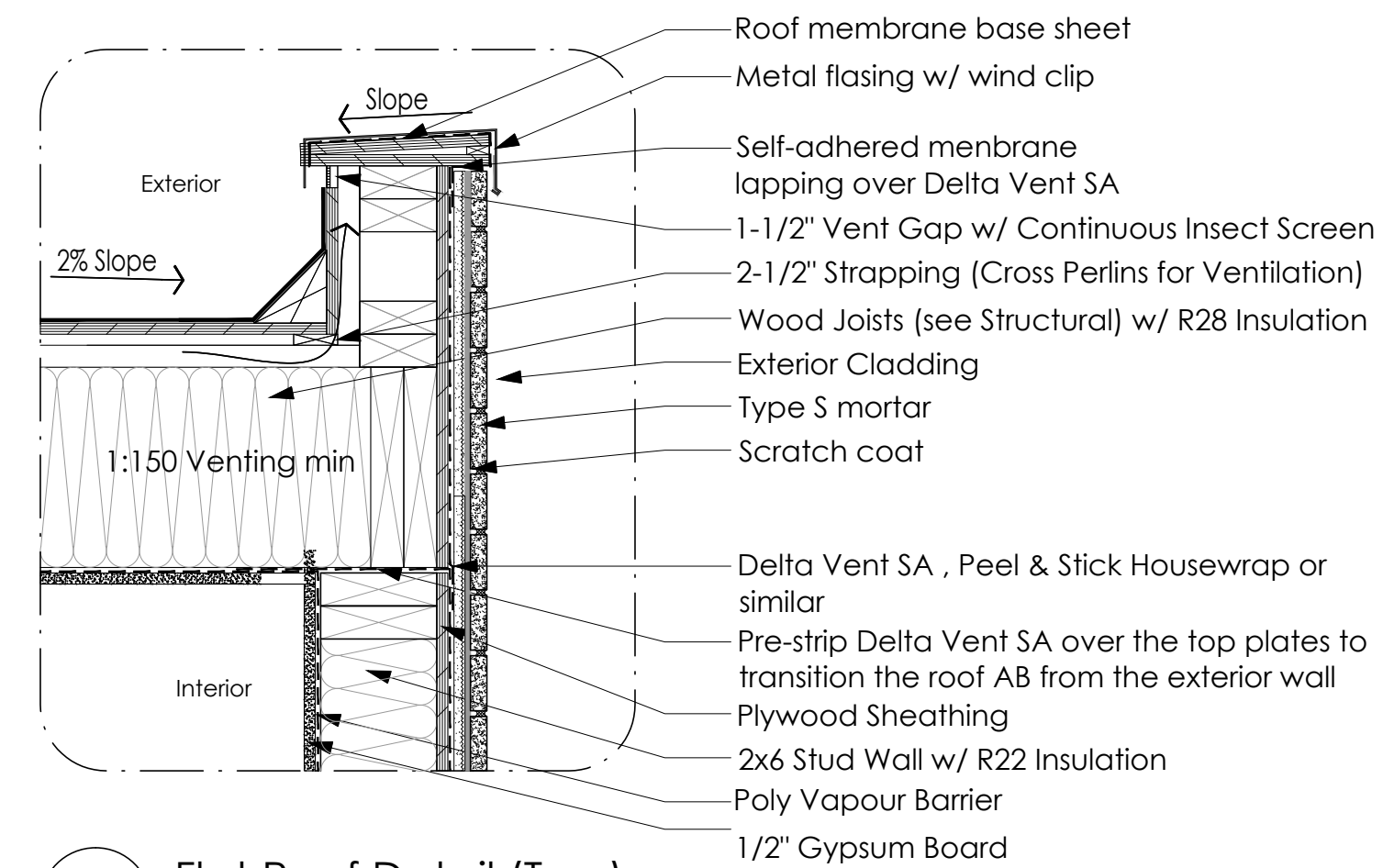
9 Wall Vent Detail
A4.1 1 1/2" = 1'-0"



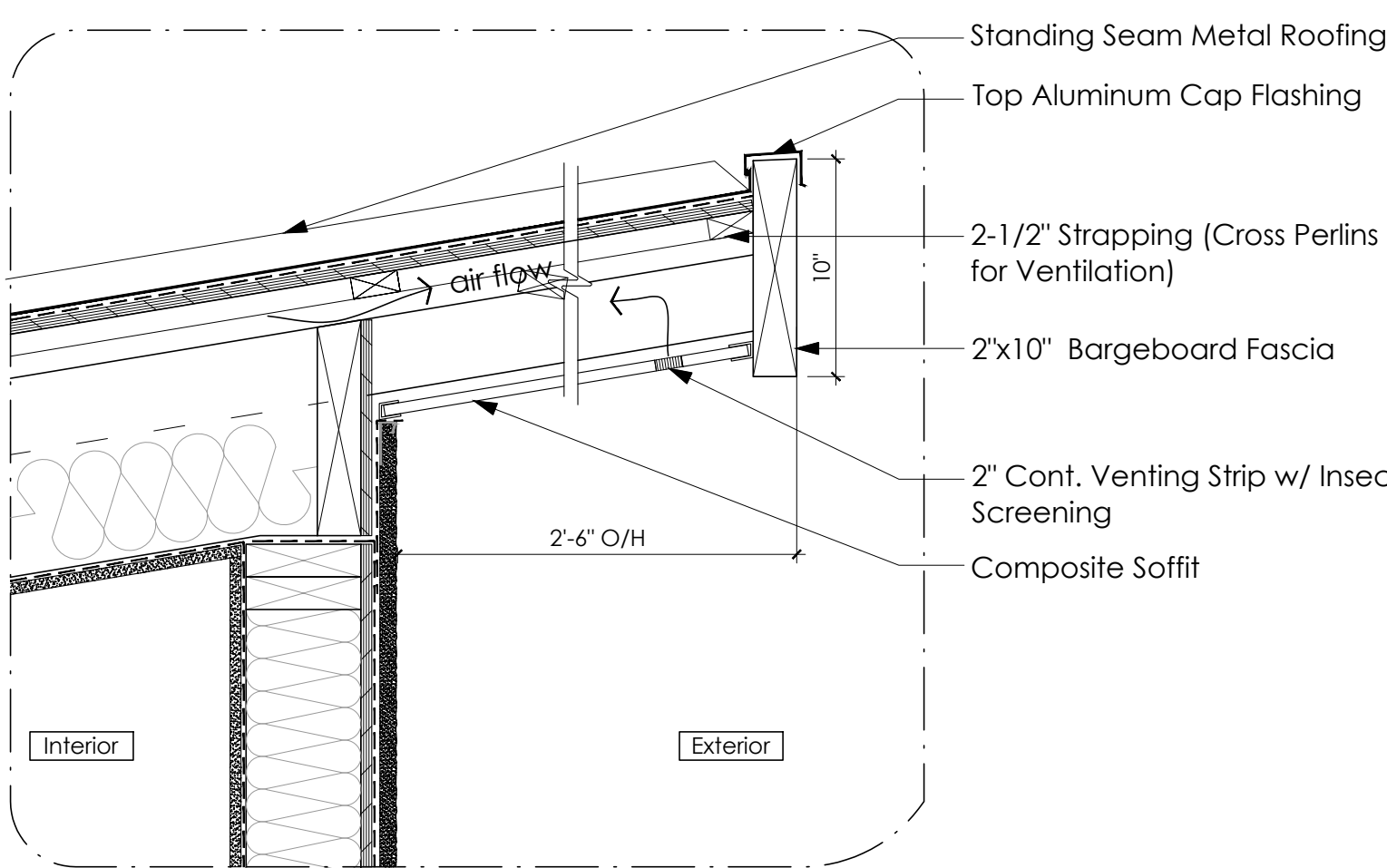
10 Pipe Penetration (Typ.)
A4.1 1 1/2" = 1'-0"



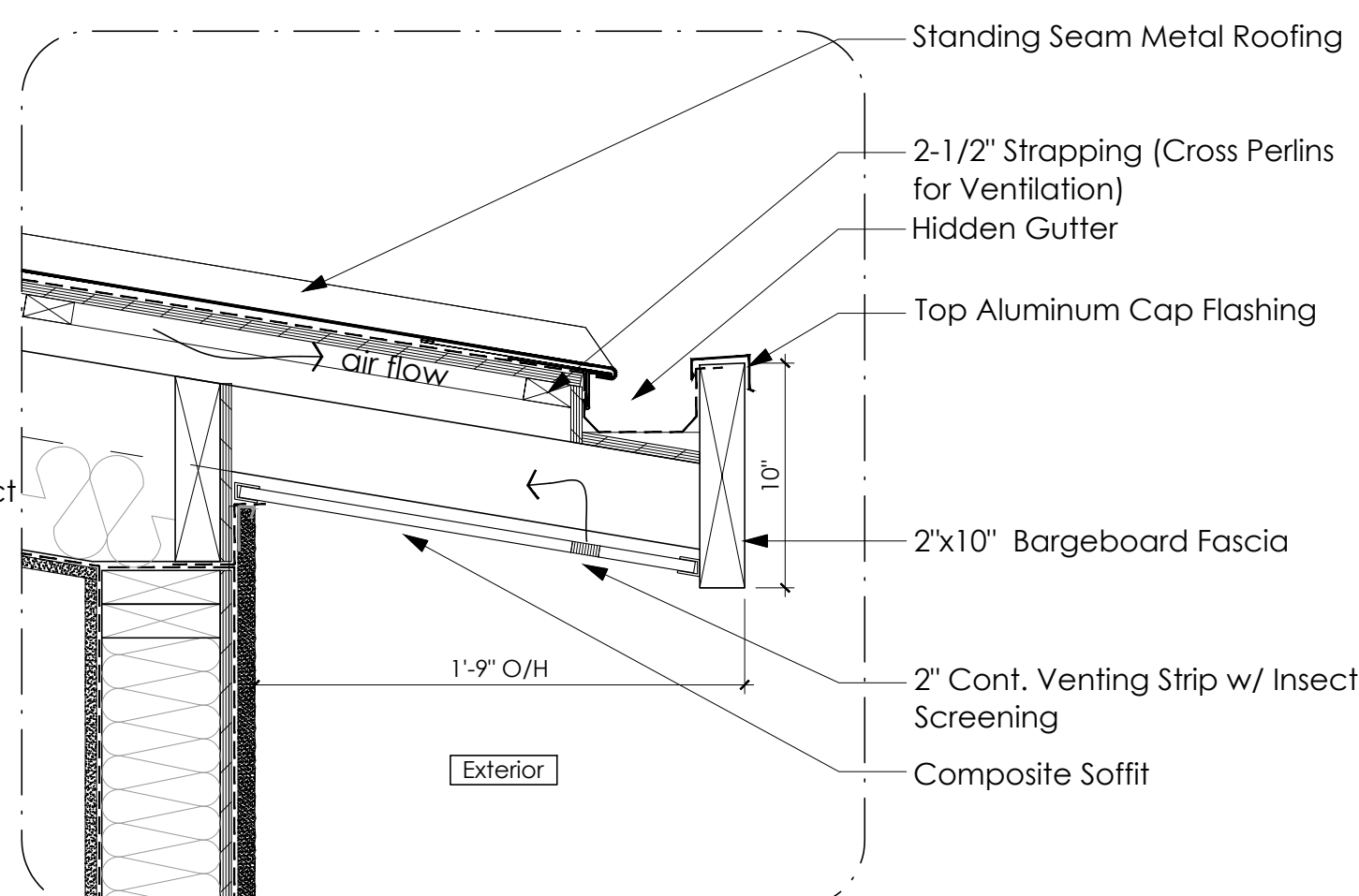
11 Electrical Fixture Penetration (Typ.)
A4.1 1 1/2" = 1'-0"



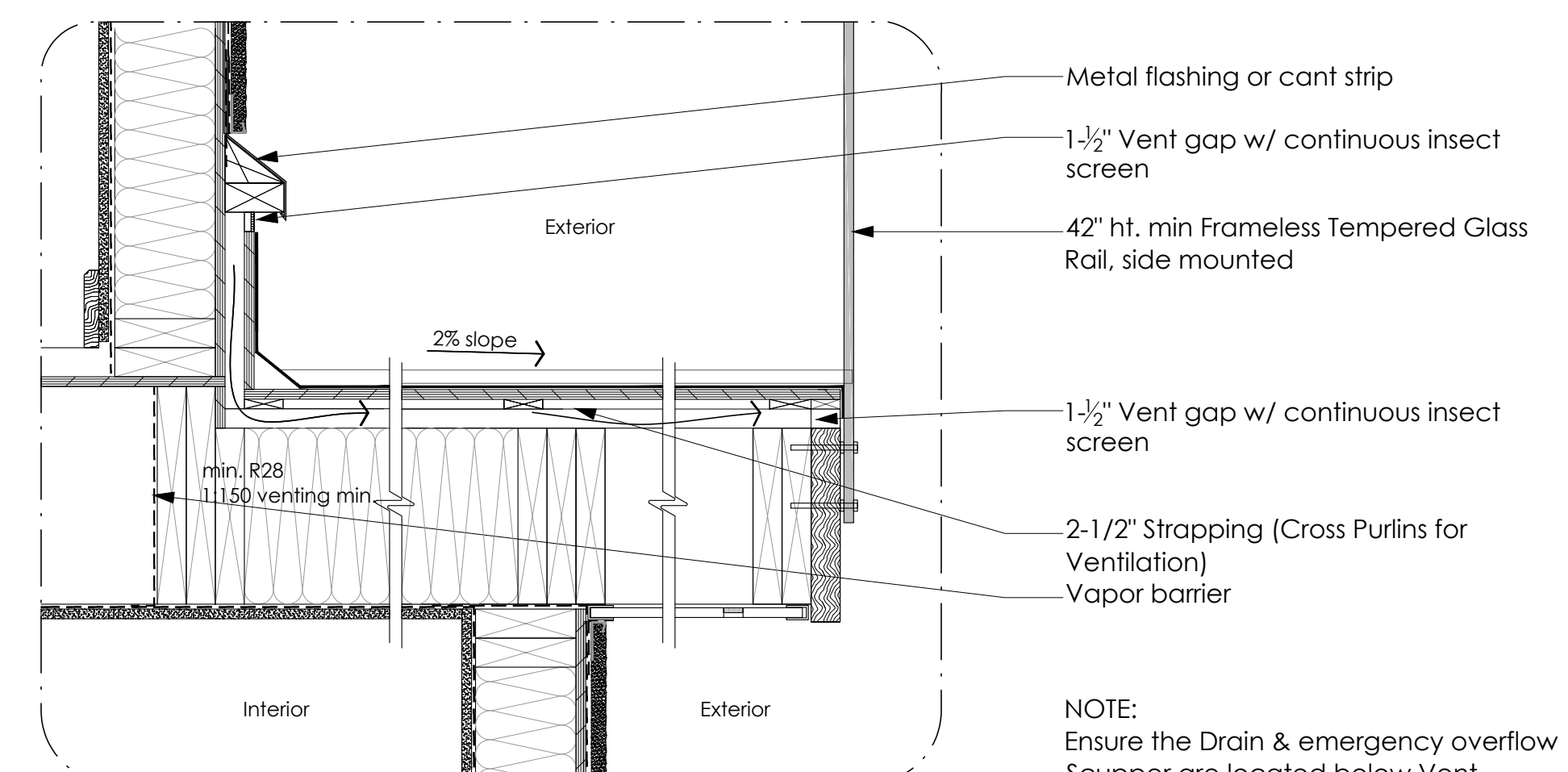
12 Flat Roof Detail (Typ.)
A4.1 1 1/2" = 1'-0"



13 Soffit Detail (Typ.)
A5.2 1/2" = 1'-0"



14 Eave w/ hidden Gutter Detail
A4.1 1 1/2" = 1'-0"



15 Vented Deck over Living Space & Glass Rail Detail
A4.1 1 1/2" = 1'-0"