4257 MILL ROAD - SINGLE FAMILY DWELLING

PROJECT: PROPOSED GARAGE ADDITION - **ISSUE FOR SIDE INTERIOR SETBACK VARIANCE**

LEGAL DESCRIPTION: Lot C, Plan KAP48883, District Lot 210, Similkameen Div of Yale Land District, Folio:00754.030 Pid:018-064-311

CIVIC ADDRESS: 4257 MILL ROAD, NARAMATA, BC

PROJECT DATA
GROUP C - RESIDENTIAL OCCUPANCY

PROJECT ADDRESS:

4257 MILL ROAD, NARAMATA, BC

LOT: C
PLAN: KAP48883
ROLL # 00754.030
PID: 018-064-311

OWNER

JIM ROBERTSON
647-625-6075

DESIGNER
DAVID HAYWOOD
HAYWOOD DESIGN - 250.328.4740

ZONING
CURRENT ZONE: RS1 - RESIDENTIAL SINGLE FAMILY ONE ZONE

DRAWING SHEET LIST

Sheet Name	Sheet Number
COVER SHEET	A0.0
ASSEMBLIES AND GENERAL NOTES	A0.1
SITE PLAN, ZONING & GENERAL NOTES	A1.1
FOUNDATION + MAIN LEVEL PLAN	A2.0
UPPER LEVEL + ROOF PLAN	A2.2
ELEVATIONS	A4.0
ELEVATIONS	A4.1
ELEVATIONS	A4.2
SECTIONS + DETAILS	A5.0

DESIGN

129 Nanaimo Ave. W.
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250.328.4740

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PREPARED FOR:

No.	Description	Date
1	ISSUE FOR COSTING	SEPT 18, 2021

4257 MILL ROAD [GARAGE ADDITION]

COVER SHEET

Project Number	2021-2143
Date	2021-09-23
Drawn By	DH
Checked By	DH

A0.0

Scale 1/2" = 1'-0"

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ZONING ANALYSIS

SITE AREA:
1,986.5m²
(21,340ft²)
.49ac.

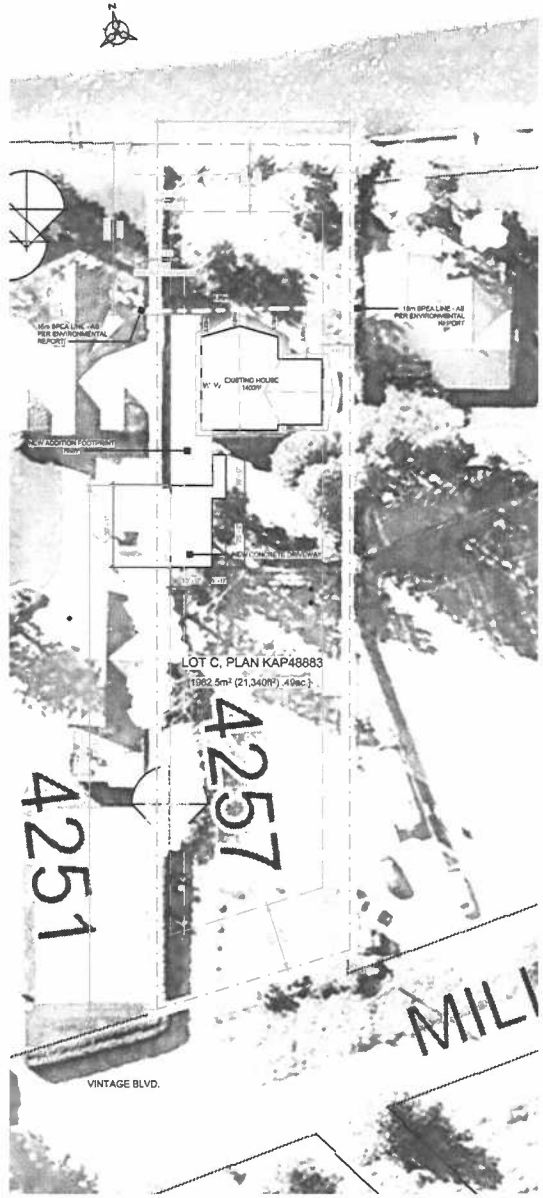
EXISTING	PROPOSED
ZONING:	
RS1 - RESIDENTIAL SINGLE FAMILY ONE ZONE	
RS1 ZONING REQUIREMENTS:	
ALLOWED	**PROPOSED**
FAR:	
N/A	N/A
NET AREA:	
N/A BASED ON 0.55 FAR	N/A
MAX SITE COVERAGE FOR BUILDINGS:	
35%	10.1% 1,400ft² + 2fg/ft / (21,340ft² +/- VAL LOT GDA) HABS (SFRAHA)
MAX SITE COVERAGE INCL. HARD SURFACES:	
n/a%	n/a%
BUILDING HEIGHT:	
10.0m [PRINCIPAL]	6.01m (OVERALL)

SETBACKS [PRINCIPAL]:

	REQUIRED	PROPOSED
FRONT:	7.5m	58.3m
SIDE (INT):	3.0m	3.0m
SIDE (INT):	3.0m	1.5m [VARIANCE]
REAR:	7.3m	16.82

AMENITY SPACE:	**PROVIDED:**
N/A	
PARKING AND LOADING:	**PROVIDED:**
2 FOR THE PRINCIPAL	2 STALLS
GARBAGE:	**PROVIDED:**
WASTE + RECYCLING	PRINCIPAL -IN GARAGE

2 RIPARIAN SITE PLAN
1 : 250



1 Site
1 : 250

GENERAL SITE NOTES:

ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.

NO VENTED SOFFITING IN ANY OVERHANG THAT IS WITHIN 1.2m OF PROPERTY LINE

ALL DIMENTIONS ON PLAN ARE PERPENDICULAR TO PROPERTY LINES

THIS DRAWING MUST NOT BE SCALED. VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. VARIATIONS AND MODIFICATIONS ARE NOT ALLOWED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER.

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SITE PLAN, ZONING & GENERAL NOTES

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Date	2021-09-23
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Checked By	DH

A1.1

Scale	As indicated

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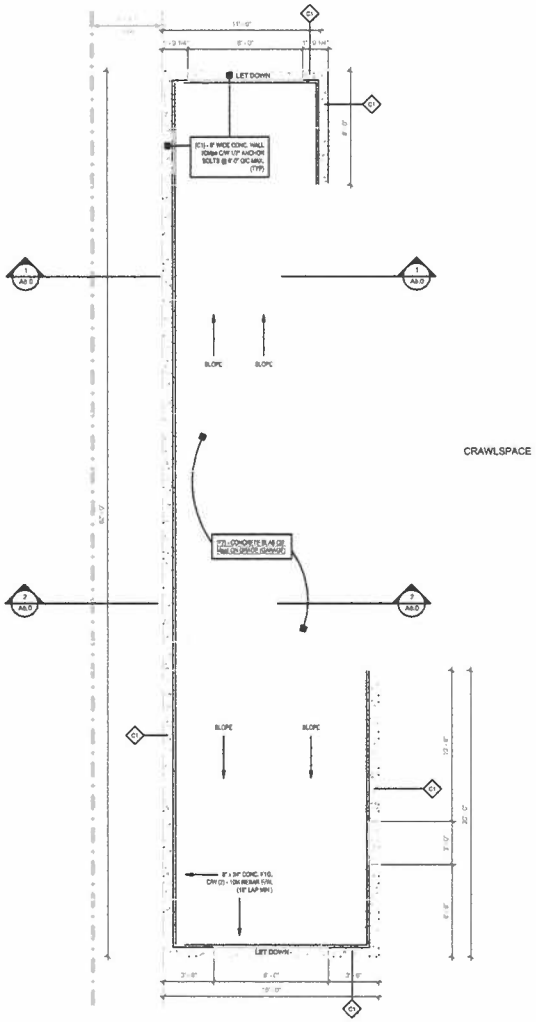
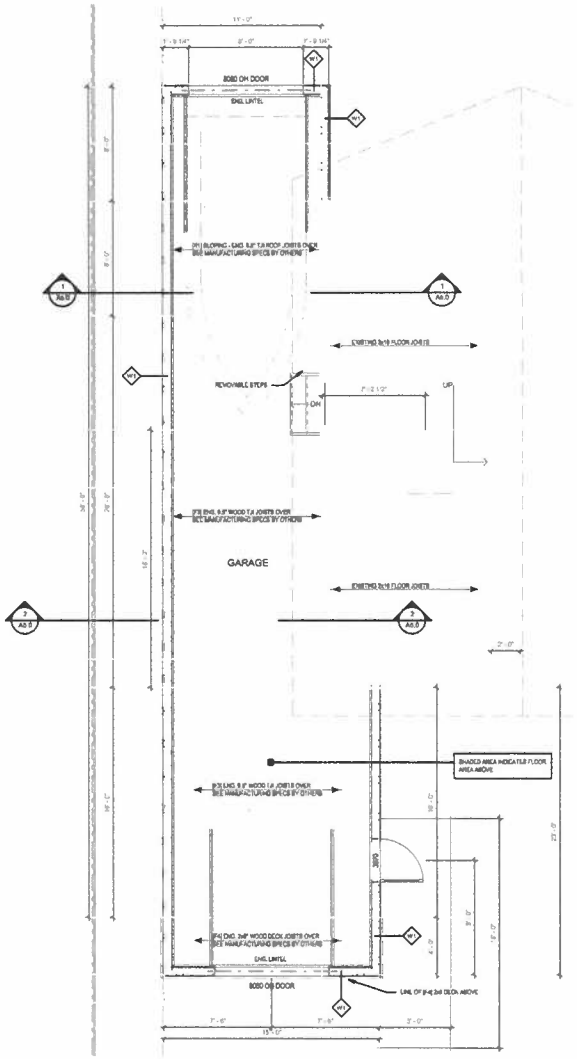


1 FOUNDATION BP
1/4" = 1'-0"



2 MAIN LEVEL BP
1/4" = 1'-0"

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FOUNDATION + MAIN LEVEL PLAN

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A2.0

Scale	As indicated

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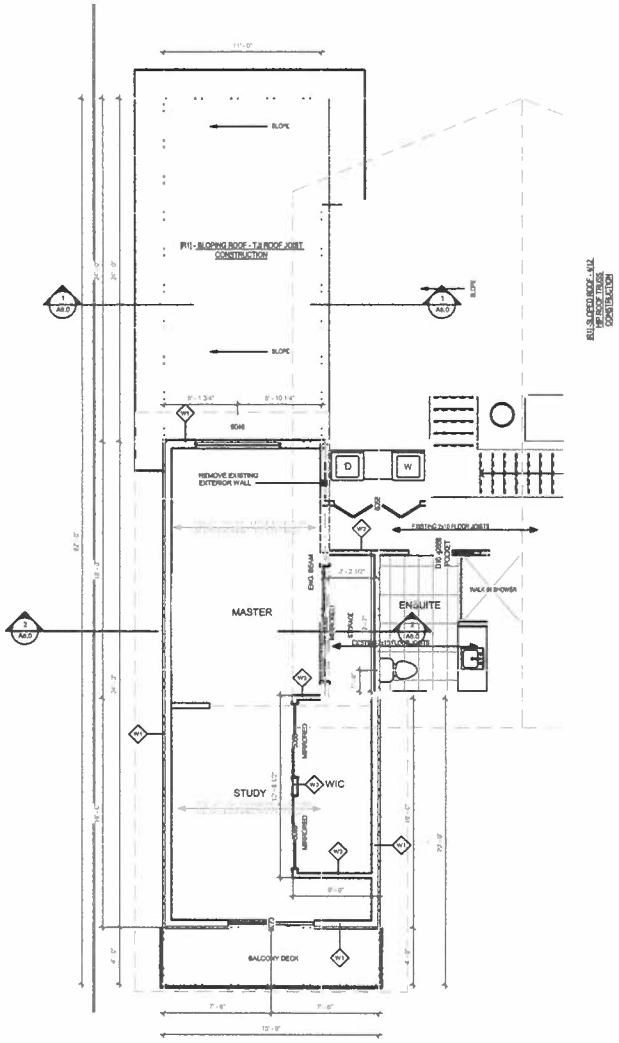
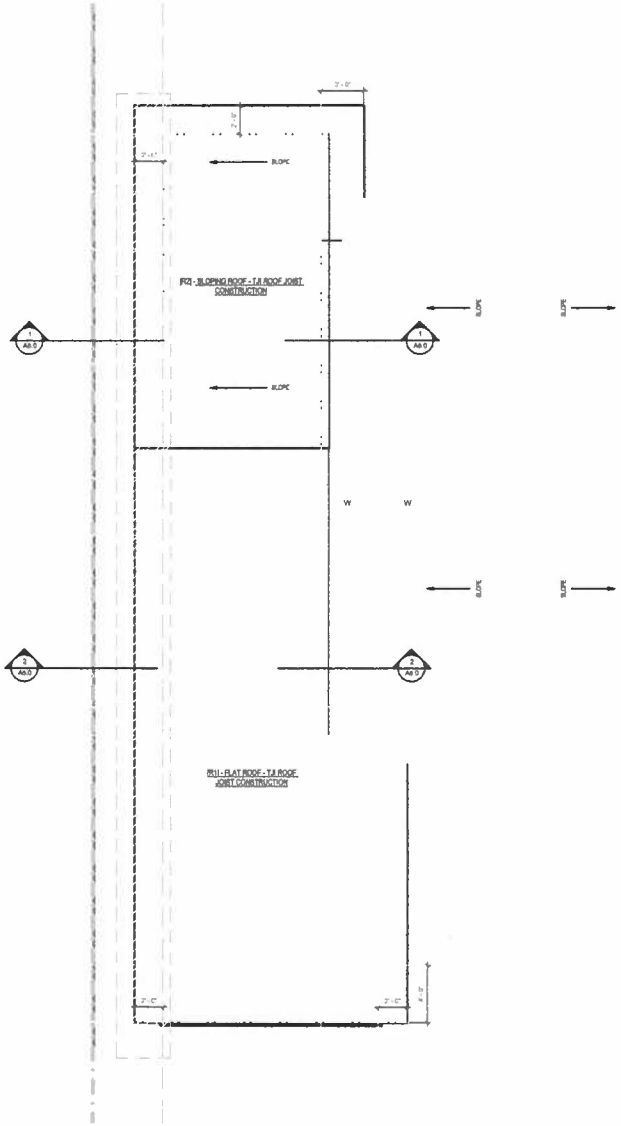


1 UPPER LEVEL BP
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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UPPER LEVEL + ROOF PLAN

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Date	2021-09-23
Drawn By	DH
Checked By	DH

A2.2

Scale	As indicated

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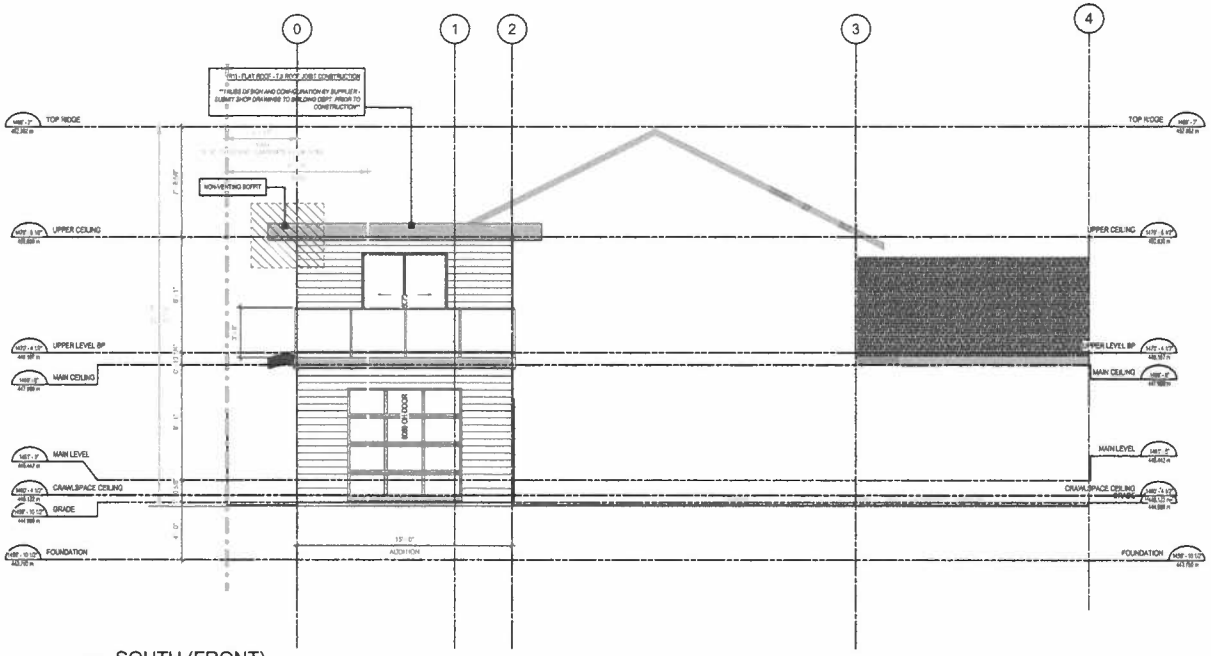
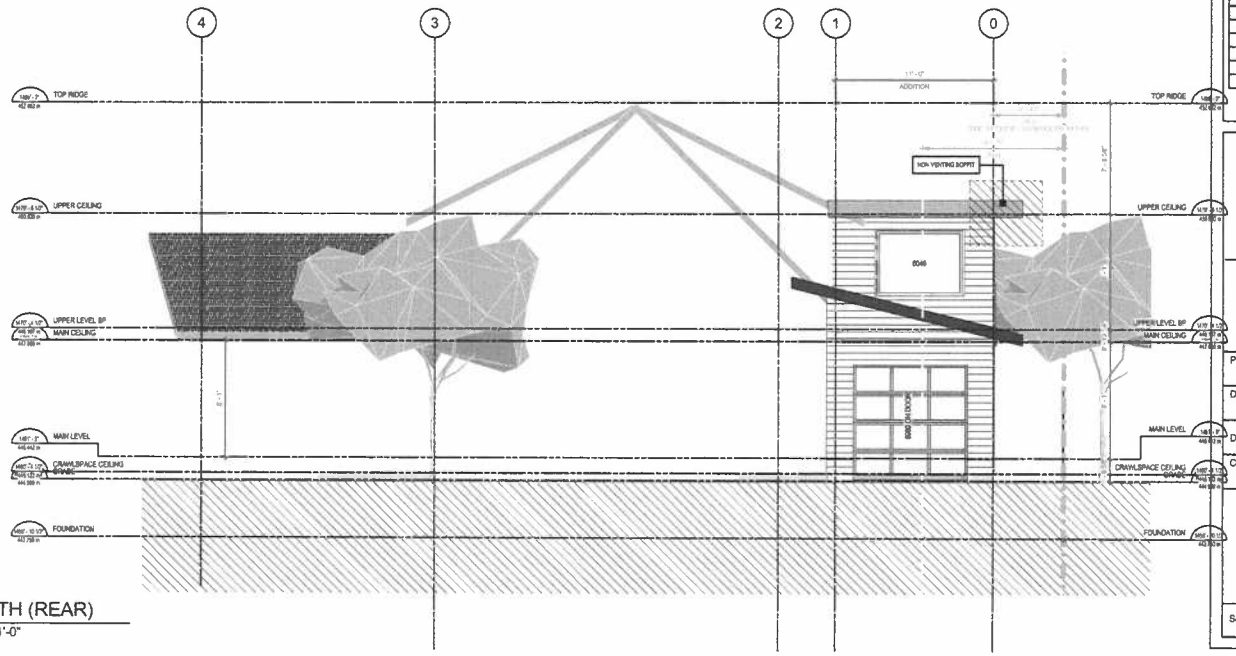


1 SOUTH (FRONT)
1/4" = 1'-0"



2 NORTH (REAR)
1/4" = 1'-0"

EXTERIOR NOTES

ALL WINDOWS & DOORS SHALL CONFORM TO SECTION 9.7 2018 BCBC.

DOORS: U=1.8 MIN.
WINDOWS: U=1.8, SHGC=0.25

RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2m OF FINISHED GRADE (9.7.5.3)

FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS

CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND FINISHED GRADE SHALL NOT BE LESS THAN 1'-0" (450mm) UNLESS PRESSURE-PRESERVATIVE TREATED

CONCRETE SHALL NOT BE POURED AGAINST FRAMING

NO SOFFIT VENTING IN ANY OVERHANG THAT IS WITHIN 1.2m SIDE SETBACK
ROOF VENTING 1/150 OR 1/300

63mm AIR GAP BETWEEN UNDERSIDE OF SHEATHING AND TOP OF INSULATION

ALL OTHER GRADES SHOWN ARE EXISTING

ALL GRADES TO SLOPE AWAY FROM BUILDING

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ELEVATIONS

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A4.0

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EXTERIOR NOTES

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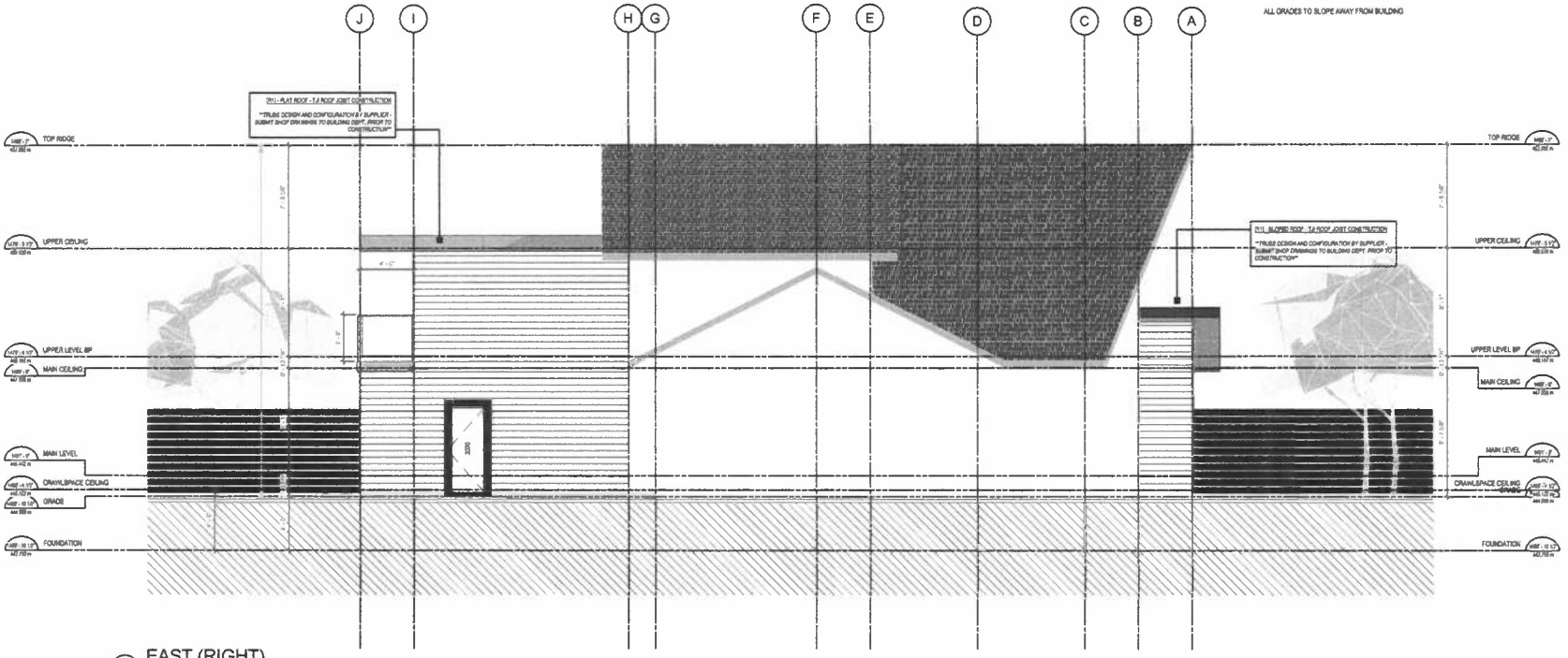
50mm AIR GAP BETWEEN UNDERSIDE OF SHEATHING AND TOP OF INSULATION

ALL OTHER GRADES SHOWN ARE EXISTING

ALL GRADES TO SLOPE AWAY FROM BUILDING



1 EAST (RIGHT)
1/4" = 1'-0"

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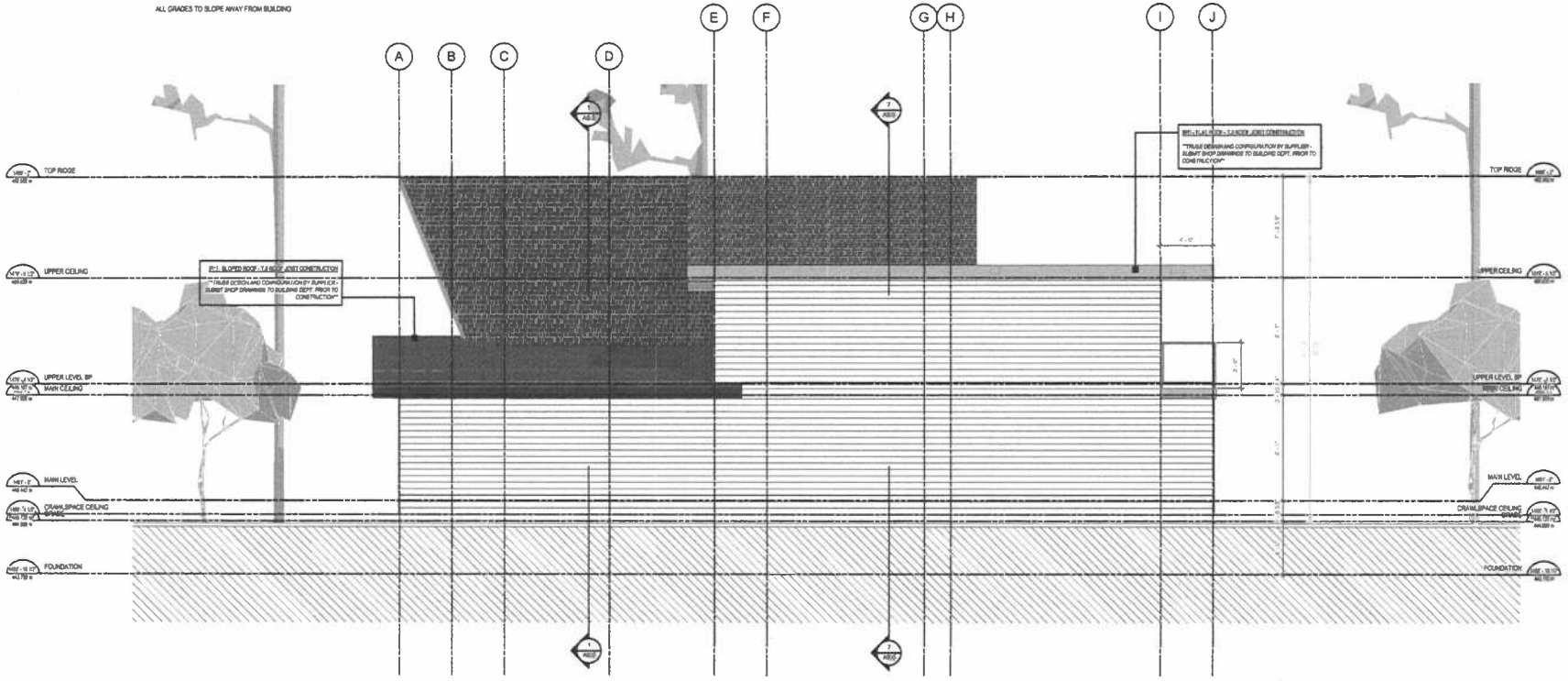
ROOF VENTING 1/150 OR 1/300

25mm AIR GAP BETWEEN UNDERSIDE OF SHEATHING AND TOP OF INSULATION

ALL OTHER GRADES SHOWN ARE EXISTING

ALL GRADES TO SLOPE AWAY FROM BUILDING



1 WEST (LEFT)
1/4" = 1'-0"

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