

3205 RUSHBURY, NARAMATA

LAND USE BYLAW AMENDMENT APPLICATION DRAWINGS • 10 FEBRUARY 2023

ARCHITECTURAL:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

CIVIL:

LANDSCAPE:



- PA201 PROPOSED SITE PLAN / CONTEXT MAP
- PA202 SITE INFO / PROJECT SUMMARY
- PA203 SURVEY PLAN
- PA204 PROPOSED SITE COVERAGE
- PA301 PROPOSED CARRIAGE HOUSE LOWER FLOOR PLAN
- PA302 PROPOSED CARRIAGE HOUSE MAIN FLOOR PLAN
- PA303 PROPOSED CARRIAGE HOUSE UPPER FLOOR PLAN
- PA304 PROPOSED POOL CABANA FLOOR PLANS
- PA421 BUILDING ELEVATIONS
- PA422 BUILDING ELEVATIONS
- PA423 BUILDING ELEVATIONS
- PA441 BUILDING SECTIONS

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET & DRAWING LIST
DRAWING TITLE

10 FEB 2023
DATE

AS NOTED
SCALE

PA101
DRAWING NUMBER

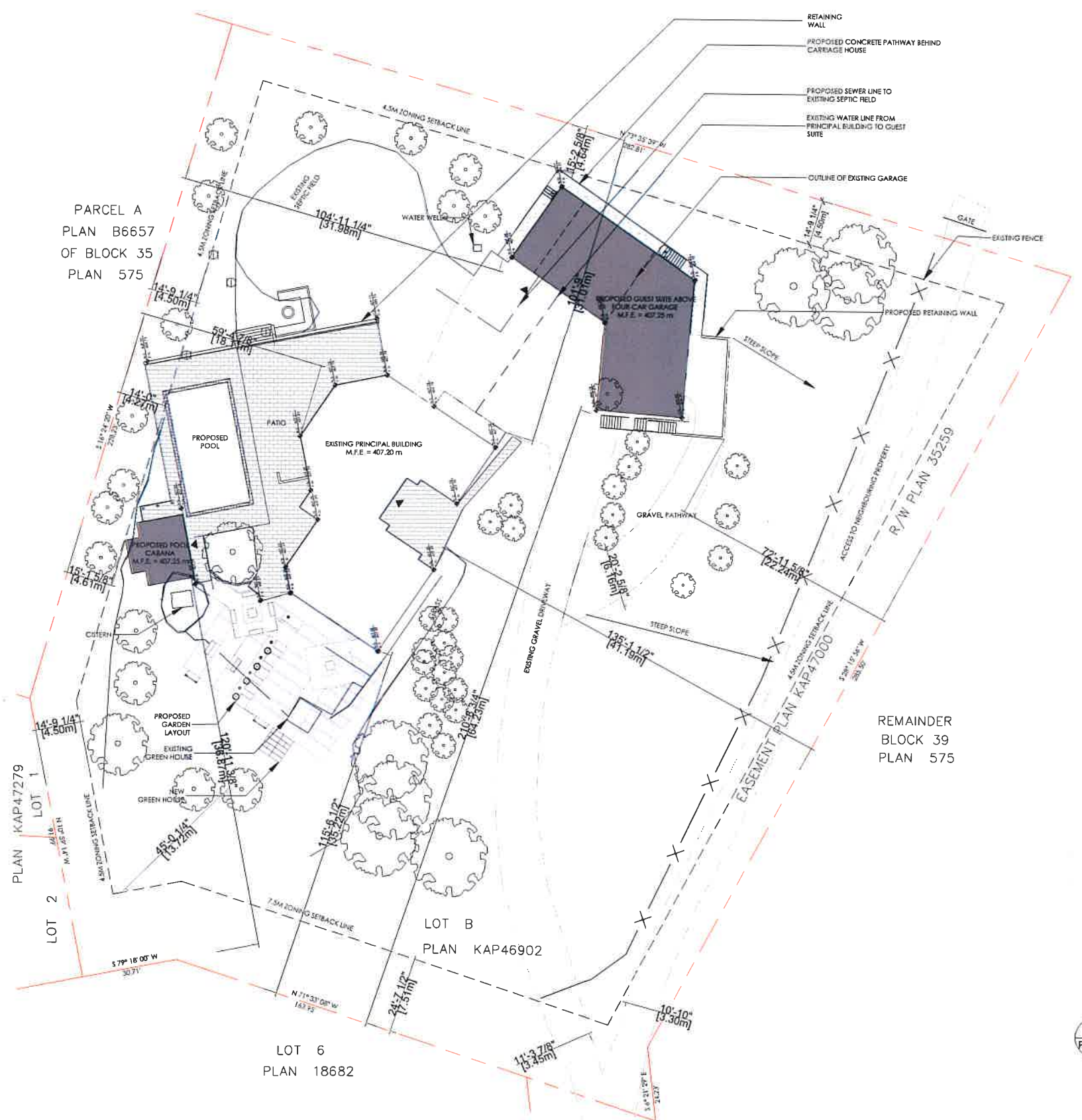
3205 RUSHBURY, NARAMATA

22-191
PROJECT NUMBER



104 - 259 BACKSTREET BOULEVARD,
PENTICTON, BC, CANADA V2A 0G4
T: 250-492-3143
W: MADSTUDIO.CA

REMAINDER LOT 1
PLAN 6519



PARCEL A
PLAN B6657
OF BLOCK 35
PLAN 575

REMAINDER
BLOCK 39
PLAN 575

LOT 6
PLAN 18682

LOT B
PLAN KAP46902

NOTE:
1. REFER TO SURVEY PLAN FOR IRRIGATION CONTROL BOXES AND SITE GRADING

SITE LEGEND	
	PROPERTY LINE
	CENTRE OF ROAD
	WATER
	SEWER
	BUILDING ENTRANCE ENTRANCE/EXIT
	IRRIGATION CONTROL BOX
	N.G. - NATURAL GRADE F.G. - FINISHED GRADE

1 PROPOSED SITE PLAN / CONTEXT MAP
PA201 Scale: 1" = 20'-0"

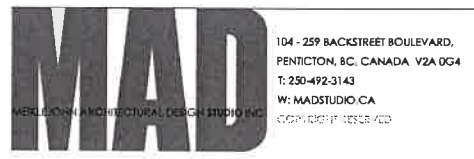
PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED SITE PLAN / CONTEXT MAP

10 FEB 2023 1" = 20'-0"

PA201

3205 RUSHBURY PL. 22.191
PROJECT NUMBER





BUILDING/SITE SUMMARY	
CIVIC ADDRESS:	3205 RUSHBURY PL., NARAMATA, BC
LEGAL DESCRIPTION:	LOT 8, PLAN KAP44902, DISTRICT LOT 210, SIMILKAMEEN DIV OF YALELAND DISTRICT
LOT AREA:	6881 m ² (74,068.97 ft ²)

ZONING BYLAW SUMMARY		
	REQUIRED:	PROPOSED:
EXISTING ZONE:	S12	S12
PERMITTED USE:	SMALL HOLDINGS	SMALL HOLDINGS
MINIMUM LOT AREA/PARCEL SIZE:	5000 m ²	6881 m ²
MINIMUM PARCEL WIDTH:	23M	85M
NET FLOOR AREA:	N/A	N/A
MAXIMUM FLOOR AREA RATIO (FAR):	N/A	N/A
BUILDING AREA:	1720 m ² MAX (RESTR. BY SITE COV.)	EXIST. PRINCIPAL BLDG : 430 m ² ACCESSORY BLDG: 253 m ² POOL & PATIO : 228 m ² POOLHOUSE : 25 m ² <u>TOTAL : 936 m² (10,079 ft²)</u>
MAXIMUM SITE COVERAGE:	25%	13.6%
MAXIMUM HEIGHT:	PRINCIPAL BLDG :10.0 m GUEST SUITE :10.0 m	7.6 m 8.5 m <u>AVG. FIN. GRADE CALCULATION</u> 407.25m = 407.25m = 407.25m = 404.27m = 404.16m = 404.38m/4 <u>AVG. FIN. GRADE :406.09m</u> BUILDING HEIGHT :8.5m
SETBACKS (PRINCIPAL & ACC. BLDG)		
FRONT YARD:	7.5 m	7.5 m
INTERIOR SIDE YARD:	4.5 m	4.5 m
EXTERIOR SIDE YARD:	4.5 m	4.5 m
REAR YARD:	4.5 m	4.5 m

PRELIMINARY NOT FOR CONSTRUCTION

SITE INFO / PROJECT SUMMARY
DRAWING TITLE

10 FEB 2023
DATE

NTS
SCALE

PA202
DRAWING NUMBER

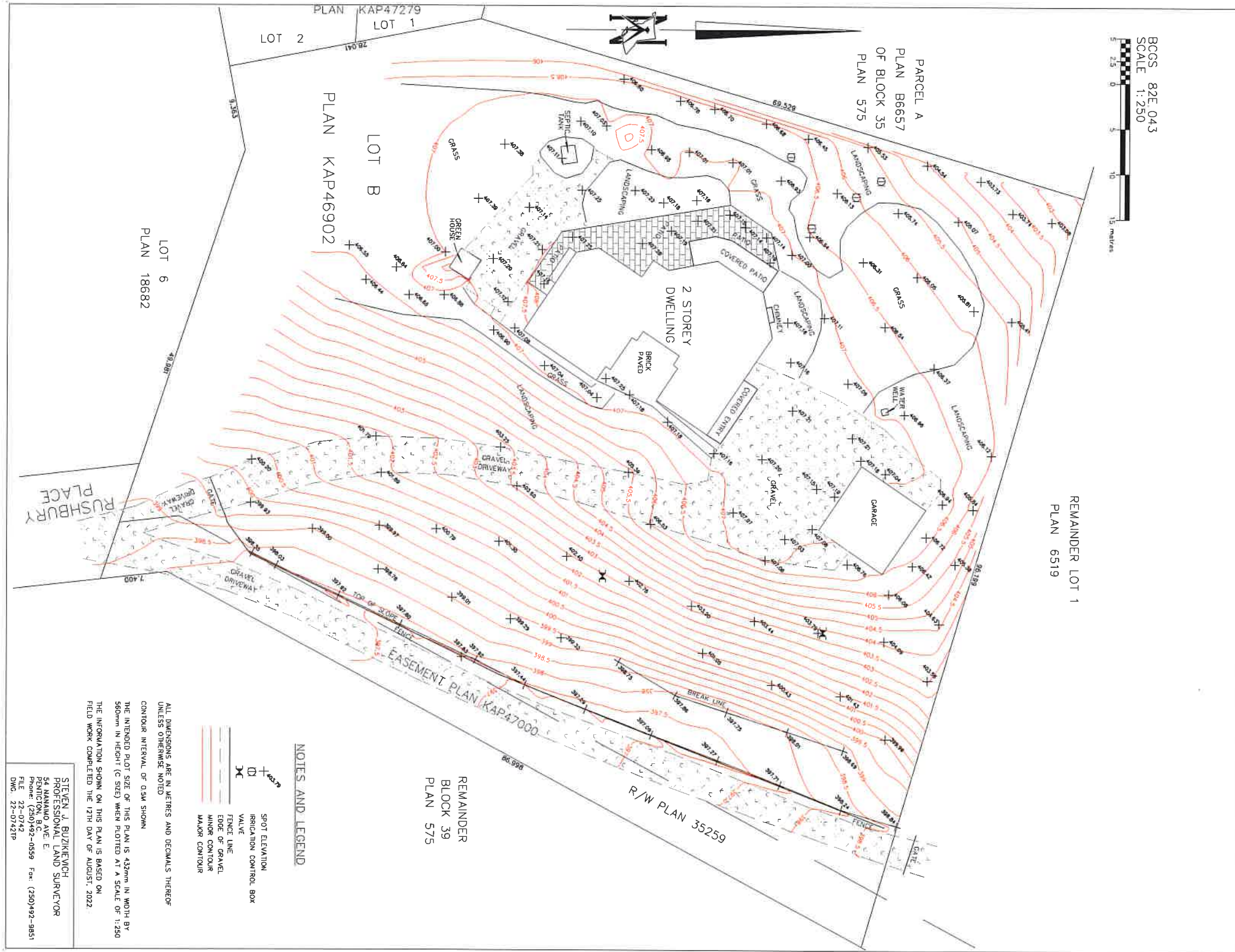
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BCGS 82E.043
SCALE 1:250

REMAINDER LOT 1
PLAN 6519

PARCEL A
PLAN B8657
OF BLOCK 35
PLAN 575

PLAN KAP47279
LOT 1
LOT 2

PLAN KAP46902
LOT B

LOT 6
PLAN 18682

RUSHBURY PLACE

EASEMENT PLAN KAP47000

R/W PLAN 35259

REMAINDER
BLOCK 39
PLAN 575

- NOTES AND LEGEND**
- SPOT ELEVATION
 - IRRIGATION CONTROL BOX
 - VALVE
 - FENCE LINE
 - EDGE OF GRAVEL
 - MINOR CONTOUR
 - MAJOR CONTOUR

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED
CONTOUR INTERVAL OF 0.3M SHOWN
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250
THE INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD WORK COMPLETED THE 17TH DAY OF AUGUST, 2022

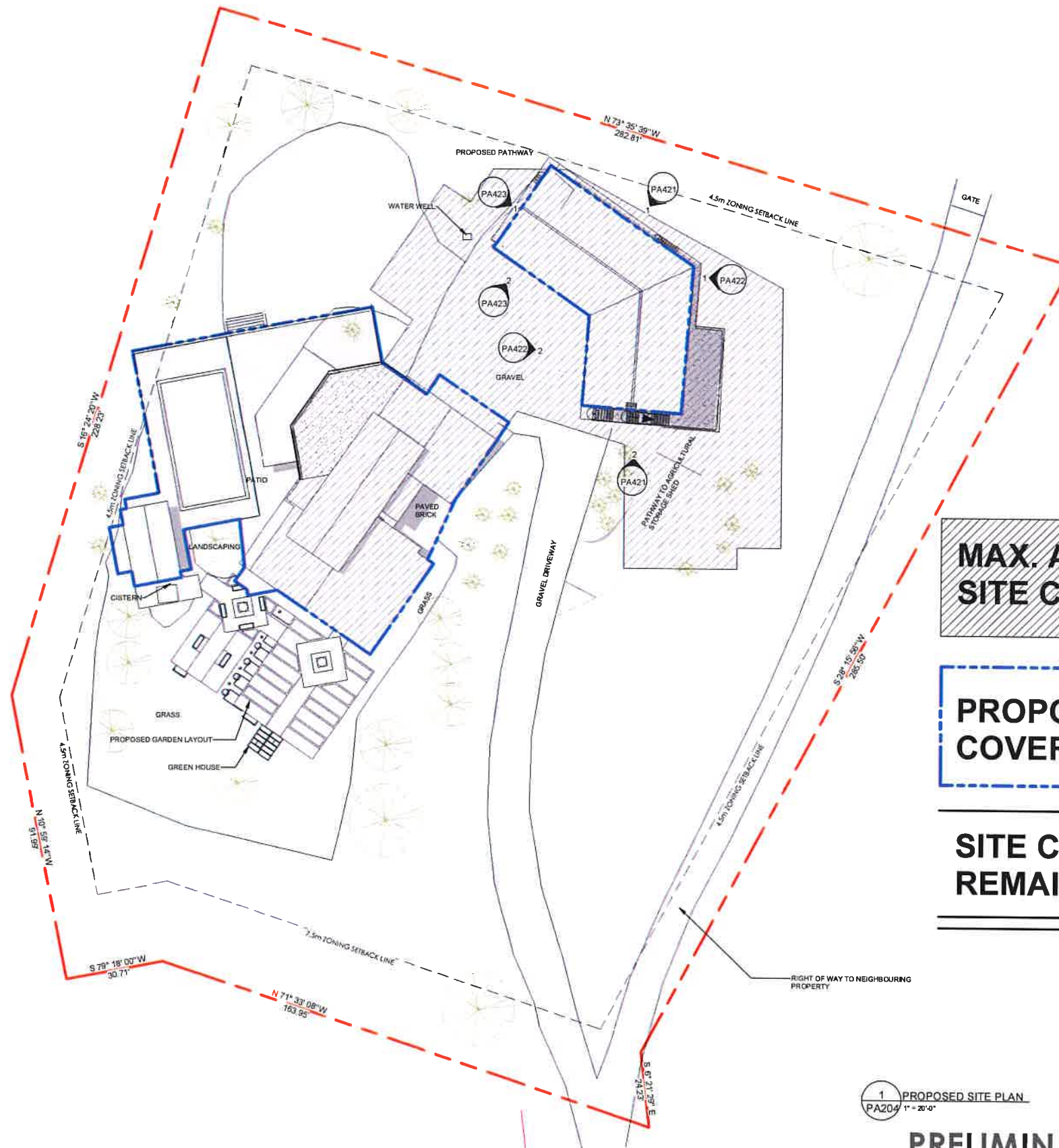
STEVEN J. BUJKEWICH
PROFESSIONAL LAND SURVEYOR
54 MARINO AVE. E.
PENTICTON, B.C.
Phone: (250)492-0559 Fax: (250)492-9851
FILE 22-0742
DWC, 22-0742P

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SURVEY PLAN 10 FEB 2023 NTS PA203
DRAWING TITLE DATE SCALE DRAWING PURPOSE

3205 RUSHBURY PL. 22.191





MAX. ALLOWABLE SITE COVERAGE 25% = 1720m²

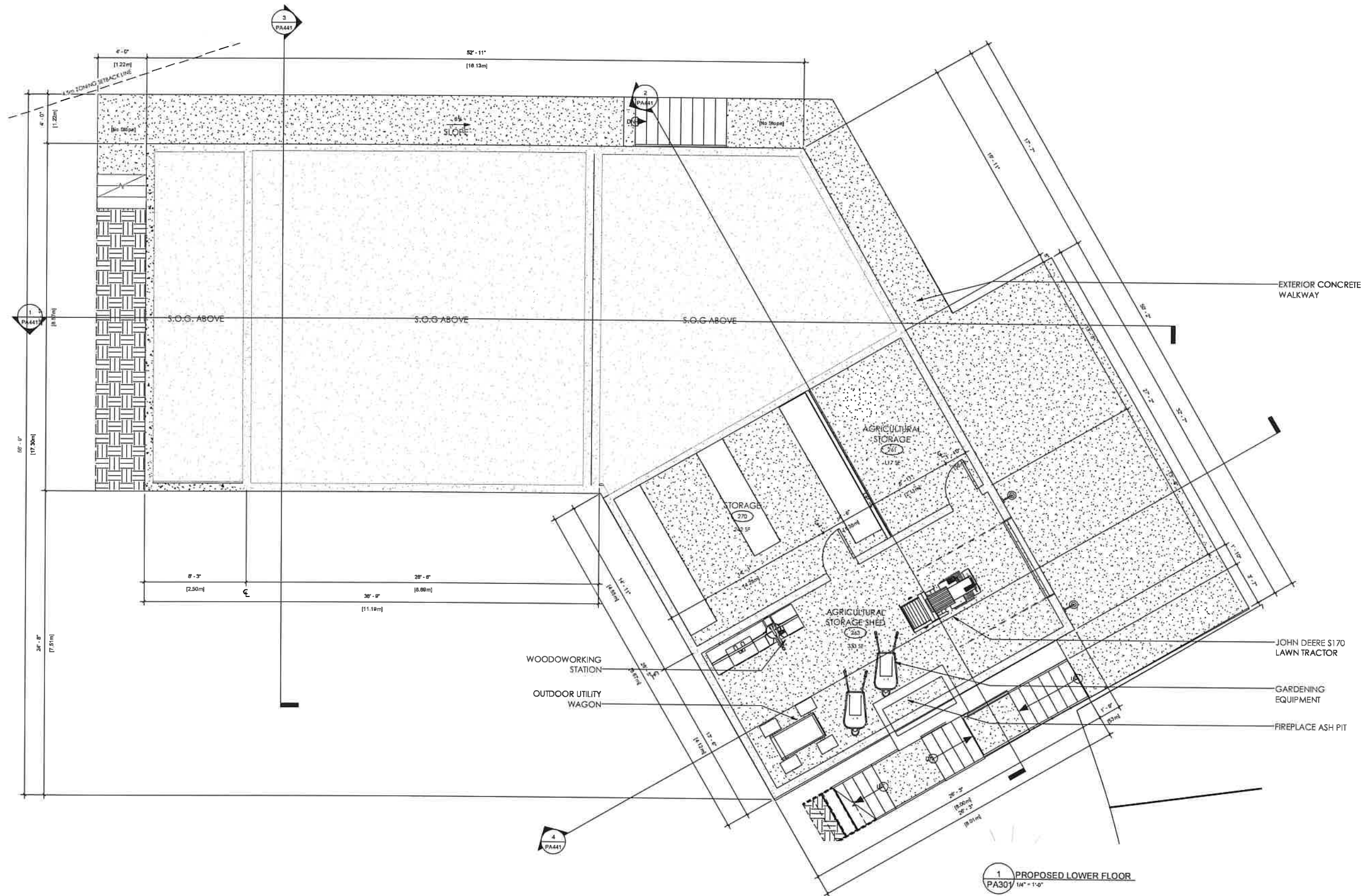
PROPOSED SITE COVERAGE 13.6% = 936m²

SITE COVERAGE REMAINING 11.4% = 784m²

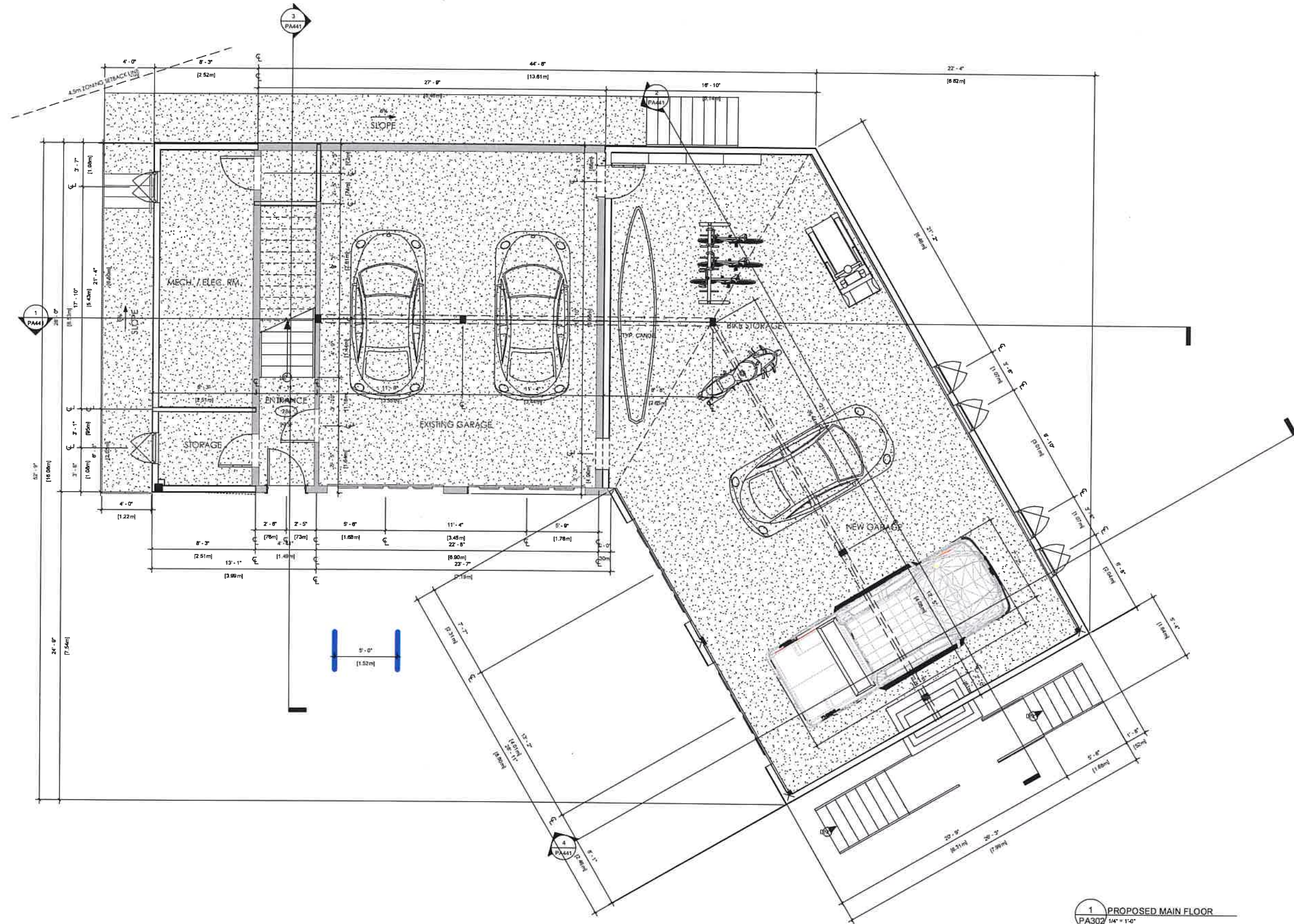
1 PROPOSED SITE PLAN
PA204
1" = 20'0"

PRELIMINARY NOT FOR CONSTRUCTION





PRELIMINARY NOT FOR CONSTRUCTION



1 PROPOSED MAIN FLOOR
PA302 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED CARRIAGE HOUSE MAIN FLOOR PLAN

10 FEB 2023

1/4" = 1'-0"

PA302

DRAWING TITLE

DATE

HALFSIZE PLOT:
REDUCE SCALE BY 50%

DRAWING NUMBER

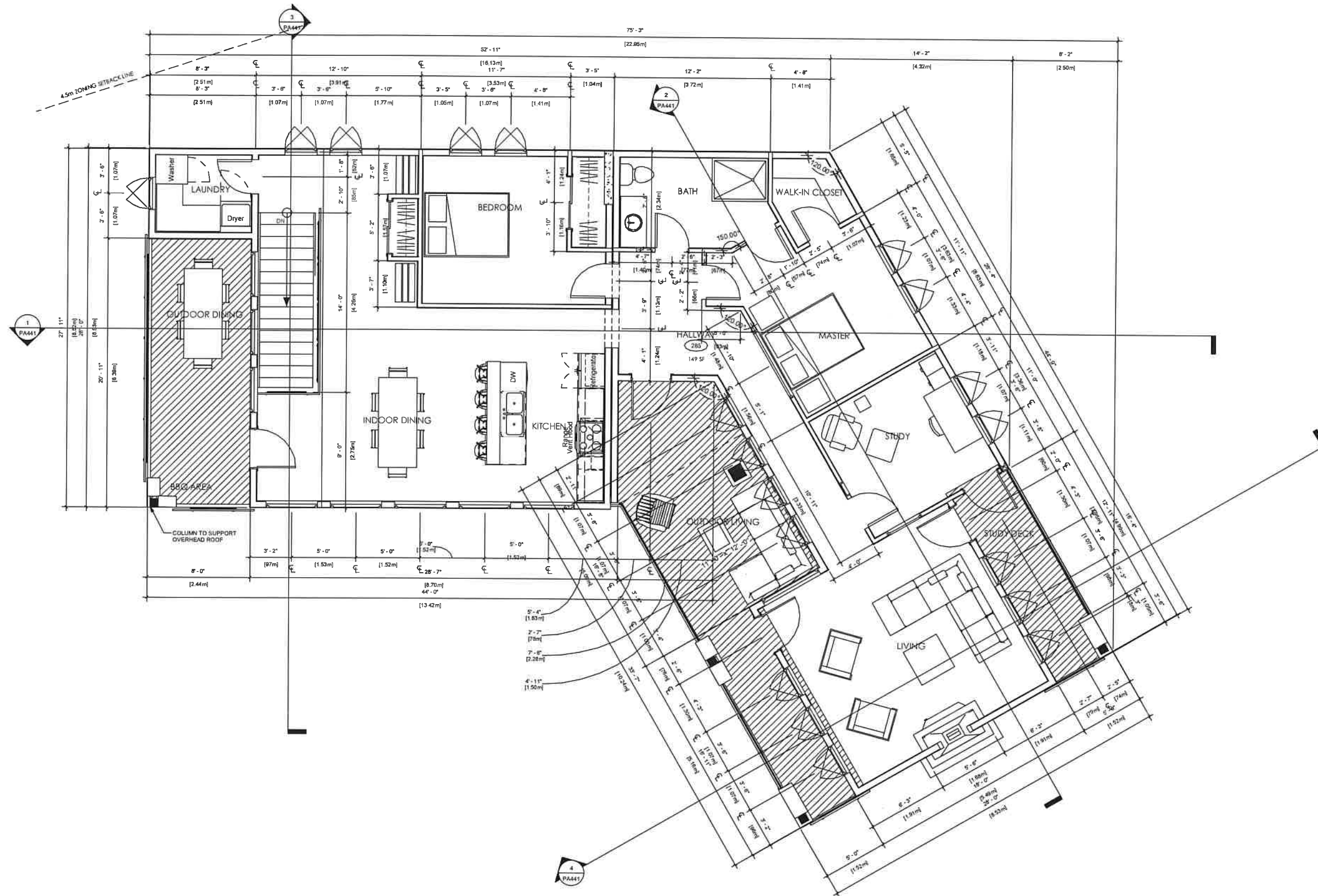
3205 RUSHBURY, NARAMATA

22-191

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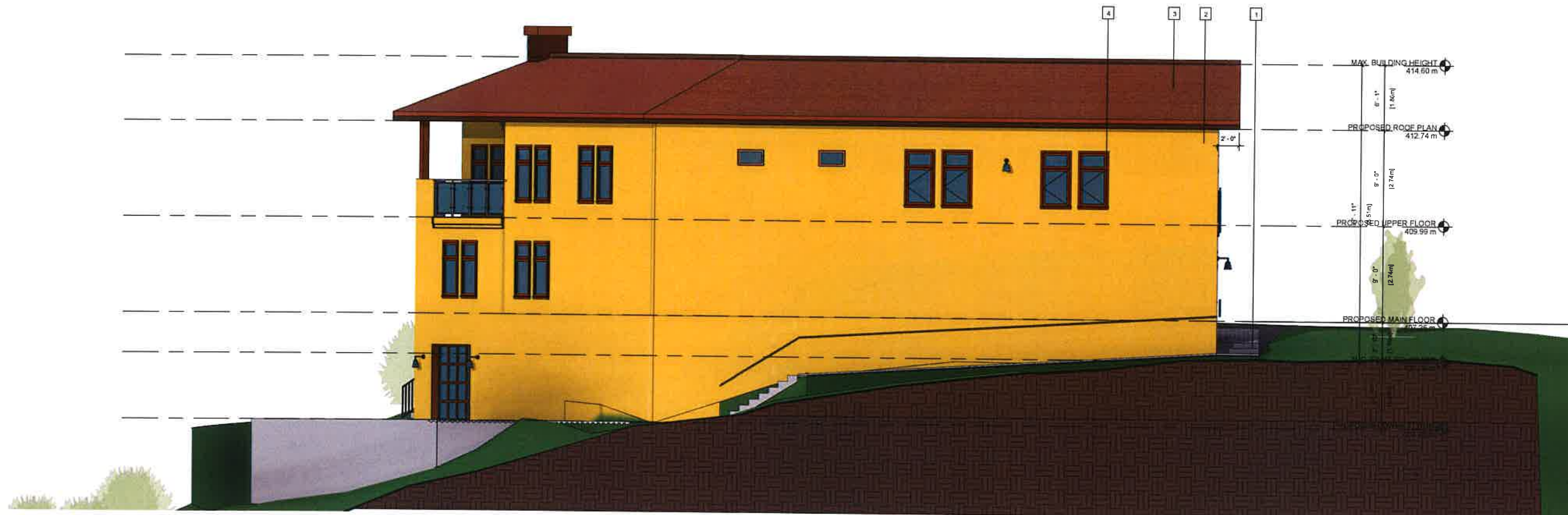
1 PROPOSED UPPER FLOOR
PA303 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

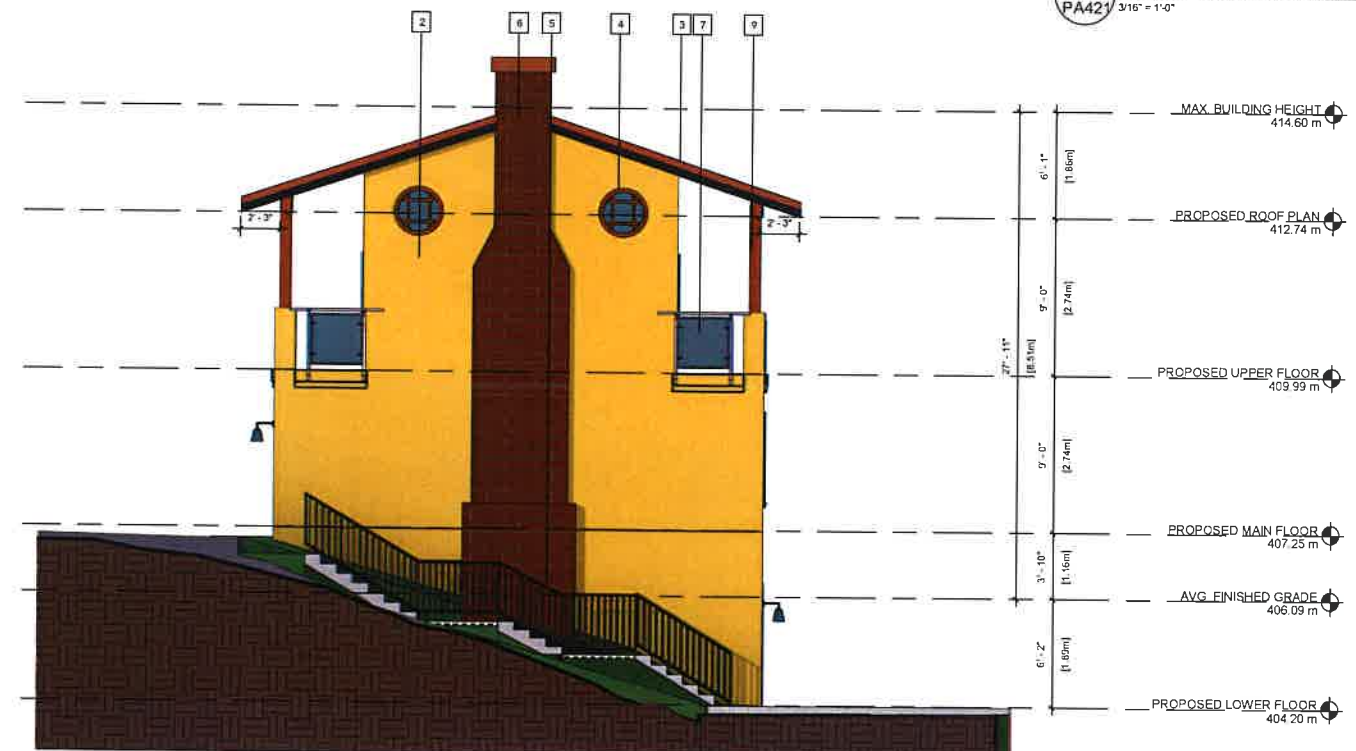
PROPOSED CARRIAGE HOUSE UPPER FLOOR PLAN 10 FEB 2023 1/4" = 1'-0"
DRAWING TITLE DATE HALF-SIZE PLOT:
REDUCE SCALE BY 50%

3205 RUSHBURY, NARAMATA

PA303 DRAWING NUMBER
22-191 PROJECT NUMBER



1 PROPOSED NORTH ELEVATION
PA421 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
PA421 3/16" = 1'-0"

- | | | |
|-----------------------------------|----------------------------------|--|
| 1 CONCRETE STEPS | 5 METAL RAILING | 9 TIMBER COLUMN |
| 2 STUCCO, YELLOW | 6 BRICK CHIMNEY | 10 TIMBER TRUSS |
| 3 CLAY TILES, BROWN | 7 METAL AND GLASS RAILING | 11 HALF-GLAZED WOOD DOOR |
| 4 WINDOWS, WOOD FRAMES & MULLIONS | 8 GLAZED AND WOOD, OVERHEAD DOOR | 12 FULLY-GLAZED DOOR, WOOD FRAMES & MULLIONS |

PRELIMINARY NOT FOR CONSTRUCTION



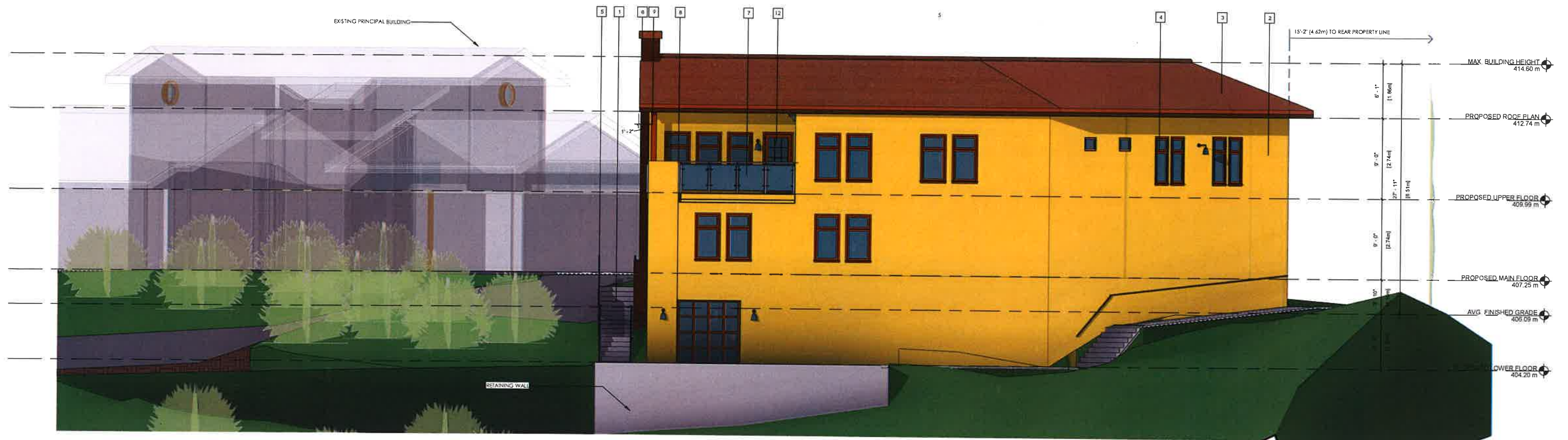
104 - 259 BACKSTREET BOULEVARD,
PENICHTON, BC, CANADA V2A 0G4
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BUILDING ELEVATIONS
DRAWING TITLE

10 FEB 2023 DATE
As indicated
REDUCE SCALE BY 50%

3205 RUSHBURY, NARAMATA

PA421 DRAWING NUMBER
22-191 PROJECT NUMBER



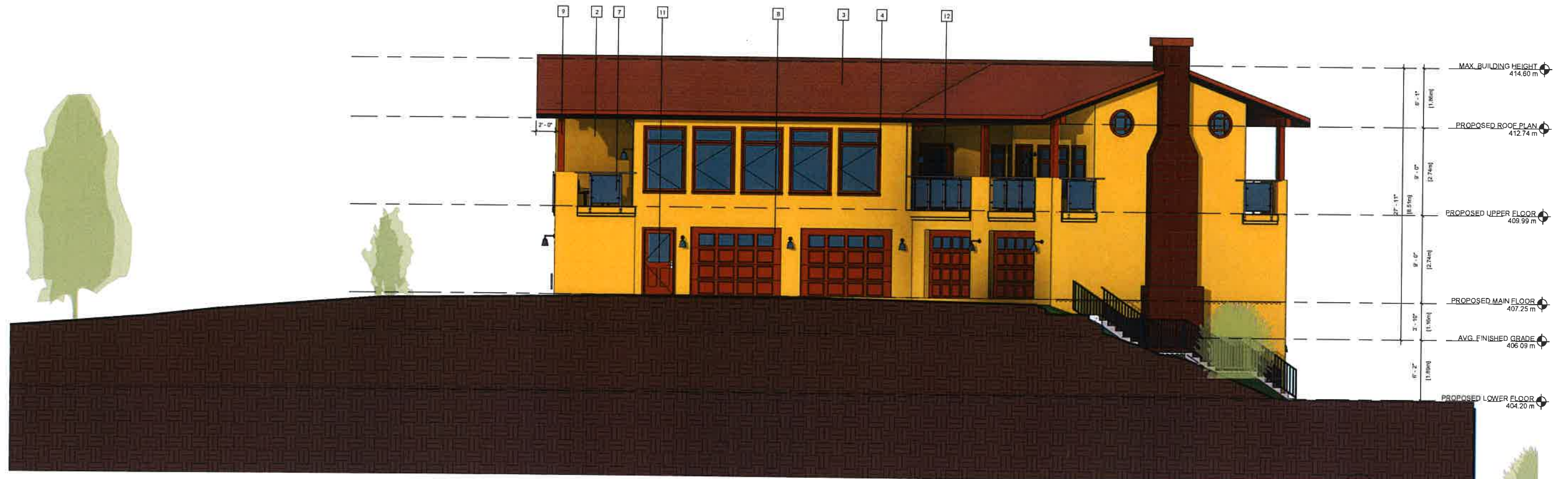
1 PROPOSED EAST ELEVATION
PA422 3/16" = 1'-0"



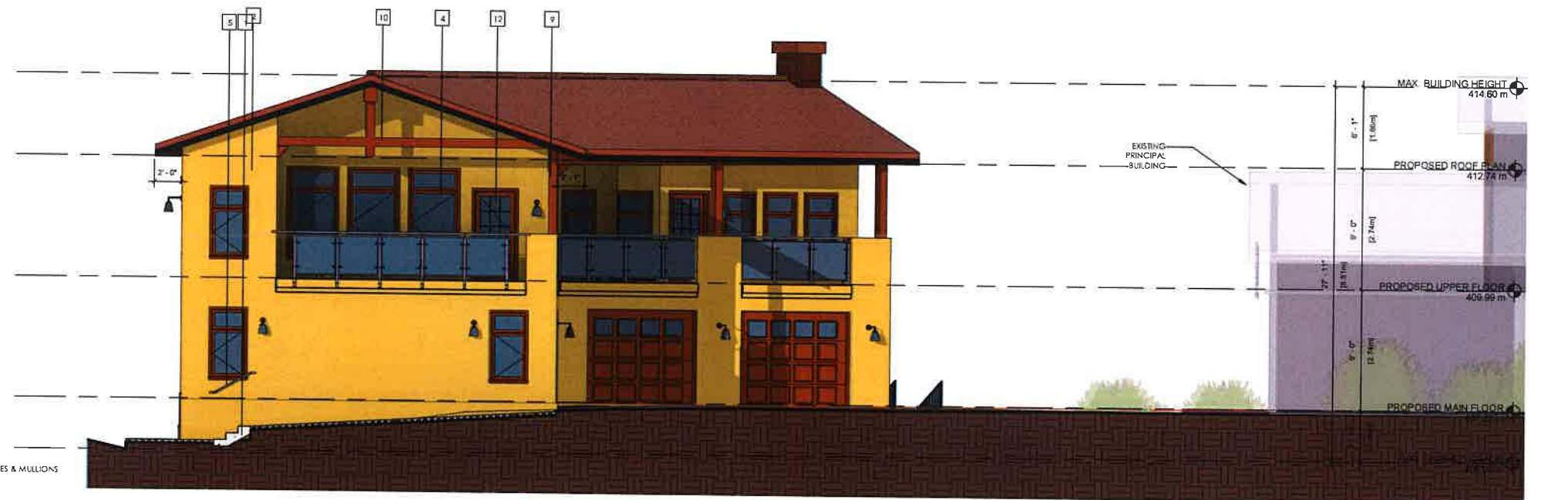
2 PROPOSED WEST ELEVATION
PA422 3/16" = 1'-0"

- 1 CONCRETE STEPS
- 2 STUCCO, YELLOW
- 3 CLAY TILES, BROWN
- 4 WINDOWS, WOOD FRAMES & MULLIONS
- 5 METAL RAILING
- 6 BRICK CHIMNEY
- 7 METAL AND GLASS RAILING
- 8 GLAZED AND WOOD, OVERHEAD DOOR
- 9 TIMBER COLUMN
- 10 TIMBER TRUSS
- 11 HALF-GLAZED WOOD DOOR
- 12 FULLY GLAZED DOOR, WOOD FRAMES & MULLIONS

PRELIMINARY NOT FOR CONSTRUCTION



2 PROPOSED SOUTH-WEST ELEVATION
PA423 3/16" = 1'-0"

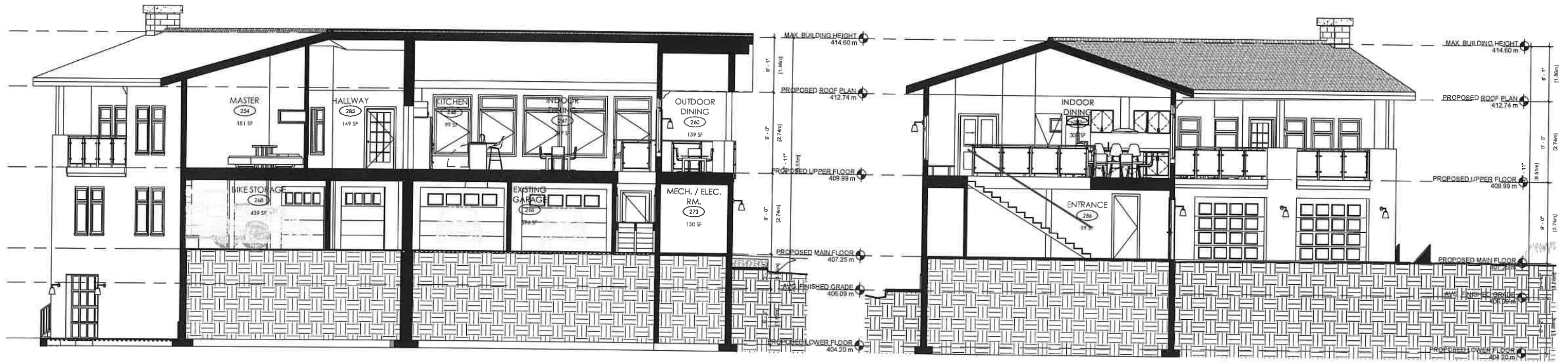


1 PROPOSED NORTH-WEST ELEVATION
PA423 3/16" = 1'-0"

- | | | |
|-----------------------------------|----------------------------------|--|
| 1 CONCRETE STEPS | 5 METAL RAILING | 9 TIMBER COLUMN |
| 2 STUCCO, YELLOW | 6 BRICK CHIMNEY | 10 TIMBER TRUSS |
| 3 CLAY TILES, BROWN | 7 METAL AND GLASS RAILING | 11 HALF-GLAZED WOOD DOOR |
| 4 WINDOWS, WOOD FRAMES & MULLIONS | 8 GLAZED AND WOOD, OVERHEAD DOOR | 12 FULLY-GLAZED DOOR, WOOD FRAMES & MULLIONS |

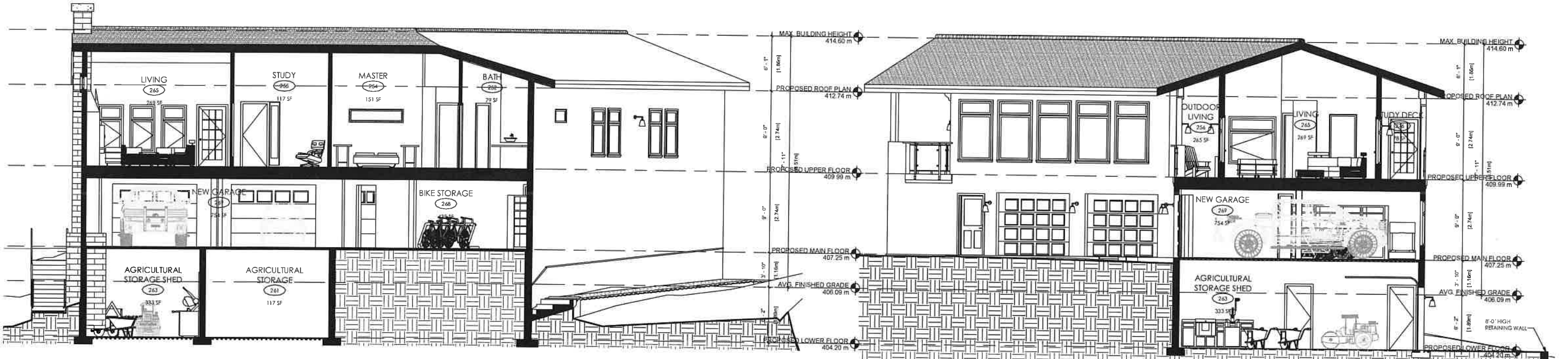
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BUILDING ELEVATIONS 10 FEB 2023 As indicated PA423
DRAWING TITLE DATE HALF-FIELD PLOT REDUCE SCALE BY 50%
 3205 RUSHBURY, NARAMATA 22-191
DRAWING NUMBER PROJECT NUMBER



1 SECTION 1
PA441 3/16" = 1'-0"

3 SECTION 2
PA441 3/16" = 1'-0"



2 SECTION 3
PA441 3/16" = 1'-0"

4 SECTION 4
PA441 3/16" = 1'-0"

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