

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

PROJECT ADDRESS:
4545 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYLD

CURRENT ZONING:
RS1 - LOW DENSITY RESIDENTIAL

START DATE	01 / - / 25
ISSUED FOR RDOS REVIEW	01 / 18 / 24
ISSUED FOR DVP	02 / 22 / 24
ISSUED FOR PERMIT	- / - / 24

PRELIMINARY:
NOT FOR CONSTRUCTION

Zoning Requirements

Current Zoning-	RS1 - Low Density Residential One
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No

Building Setbacks

		-PROPOSED-
Front-	-6.0m	-1.98m
Rear-	-6.0m	-3.35m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical

MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	9.12m

Lot Coverage Calculations

Existing Lot Size-	287.84m ²
MAX Lot Coverage 50%-	287.84 x 50% = 143.92m ²
Proposed Dwelling Footprint-	87.4m ²
Proposed Lot Coverage-	30.36%

A Site Plan
1.0 1:125

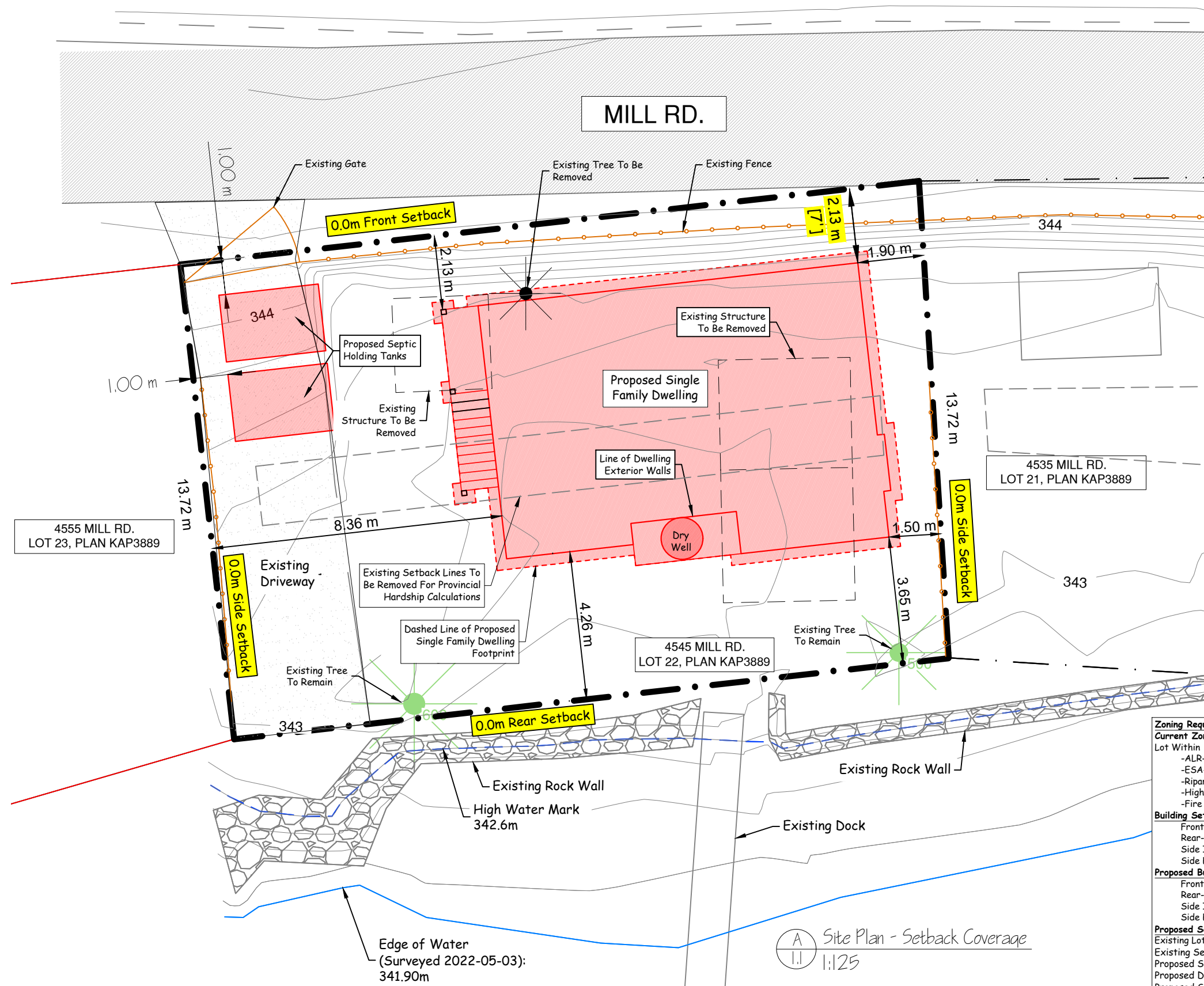
The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of the Works Or Preparation For Them.

DESIGNED BY:
MIKE & JEFF

DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A - 1.0

PLOT DATE:
February 22, 2024



PRELIMINARY:
NOT FOR
CONSTRUCTION

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Zone
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
Proposed Building Setbacks For Provincial Hardship	
Front-	-0.0m
Rear-	-0.0m
Side Interior-	-0.0m
Side Exterior-	-0.0m
Proposed Setback Area Coverage Calculation	
Existing Lot Area-	287.84m ²
Existing Setback Area-	30.81m ²
Proposed Setback Area-	287.84m ²
Proposed Dwelling Footprint-	100.70m ²
Proposed Septic Tanks-	11.06m ²
Proposed Dry Well-	0.0m ²
TOTAL Proposed Setback Coverage-	111.76m² - 38.82%
40% MAX Setback Area Coverage For Provincial Hardship	287.84x40%= 115.14m² Max

A
1:125
Site Plan - Setback Coverage

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 NARAMATA, BC

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START DATE 01 / - / 25

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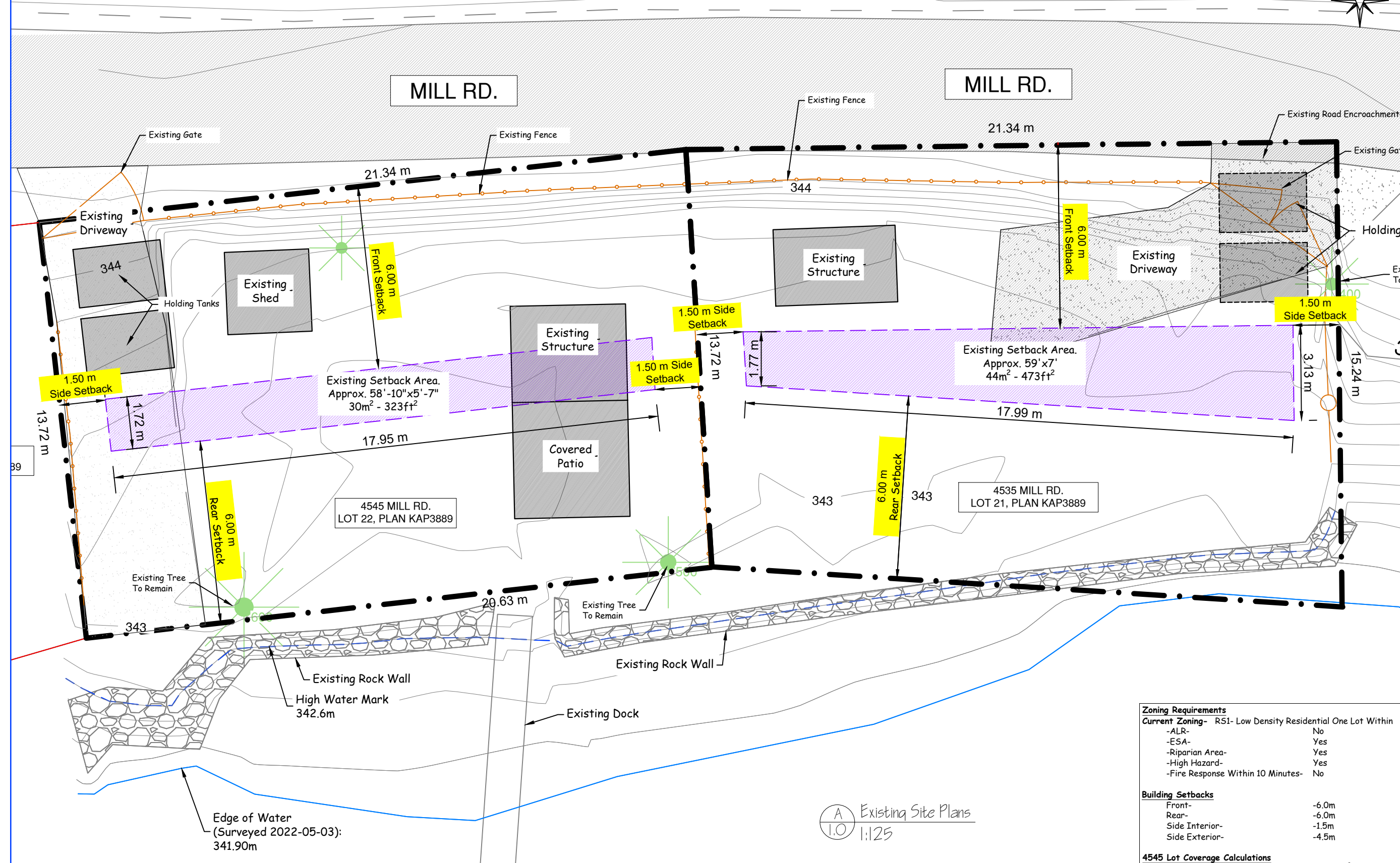
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 JEFF GAGNON
 JUSTIN HILDITCH

SHEET:

A-1.2

PLOT DATE:

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(A) Existing Site Plans
 1:125

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Lot Within
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
4545 Lot Coverage Calculations	
Existing Lot Area-	287.84m ²
4535 Lot Coverage Calculations	
Existing Lot Area-	303.63m ²

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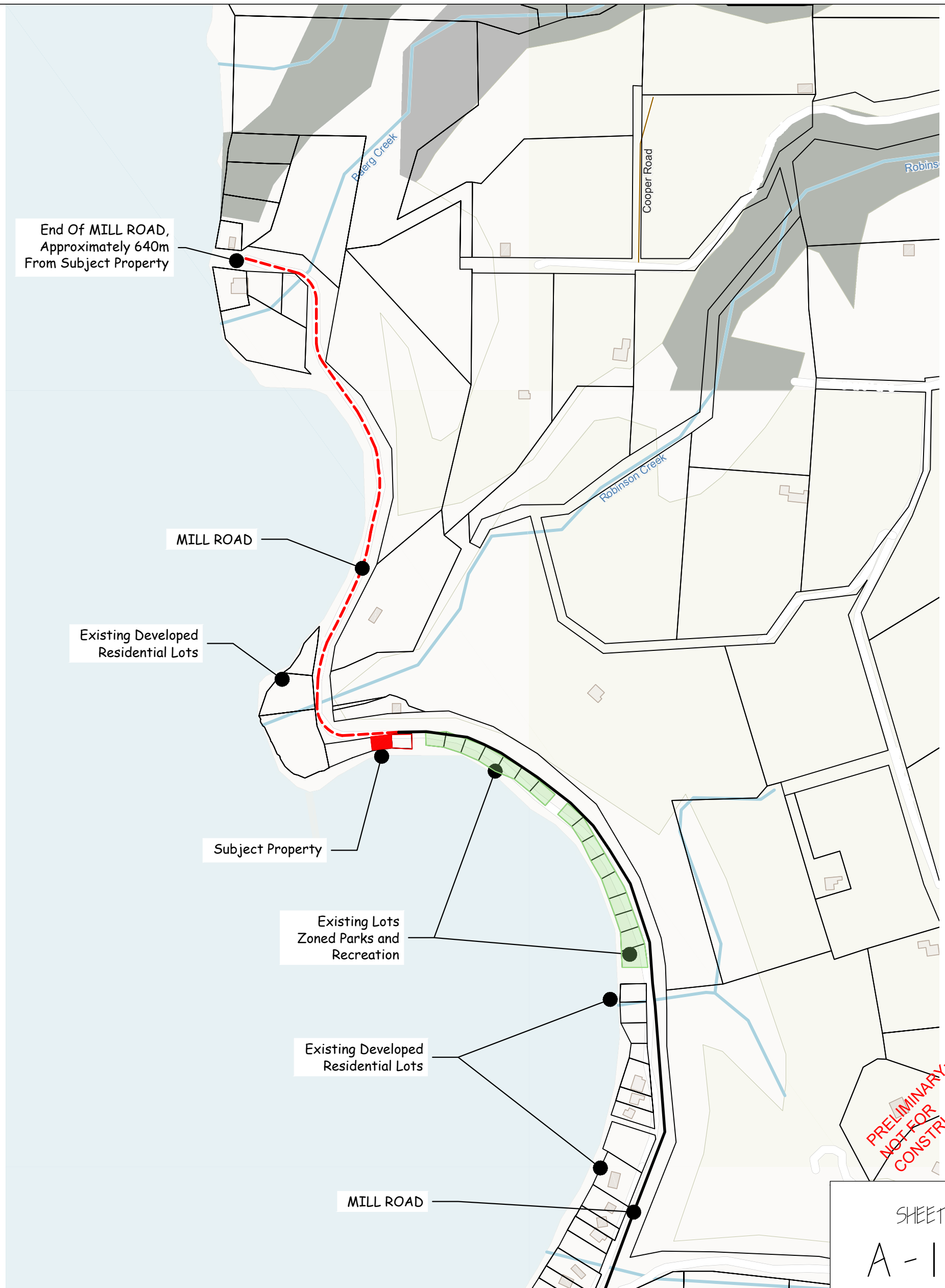
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ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NIELD & JEFF GAGNON

LAND & BUILDING DEVELOPMENT CONSULTANTS
15222 KELLY AVE., SUMMERLAND, B.C.
PO BOX 774, V0H 1Z0
OFFICE PH: (250) 494-0747
OFFICE EMAIL: odcinc@telus.net
WEBSITE: www.odcinc.ca



**PRELIMINARY:
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(A) Neighbourhood Site Plan
1.3 1:4000

SHEET:
A - 1.3
PLOT DATE:
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ODC

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A - 1.4

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A
1.4 Approaching 4545 Mill Rd - Looking East



B
1.4 4545 Mill Rd - Looking Southeast



C
1.4 4545 Mill Rd - Looking South



D
1.4 4535 Mill Rd - Looking South



E
1.4 Approaching 4535 Mill Rd - Looking West



F
1.4 4535 Mill Rd - Looking Southwest

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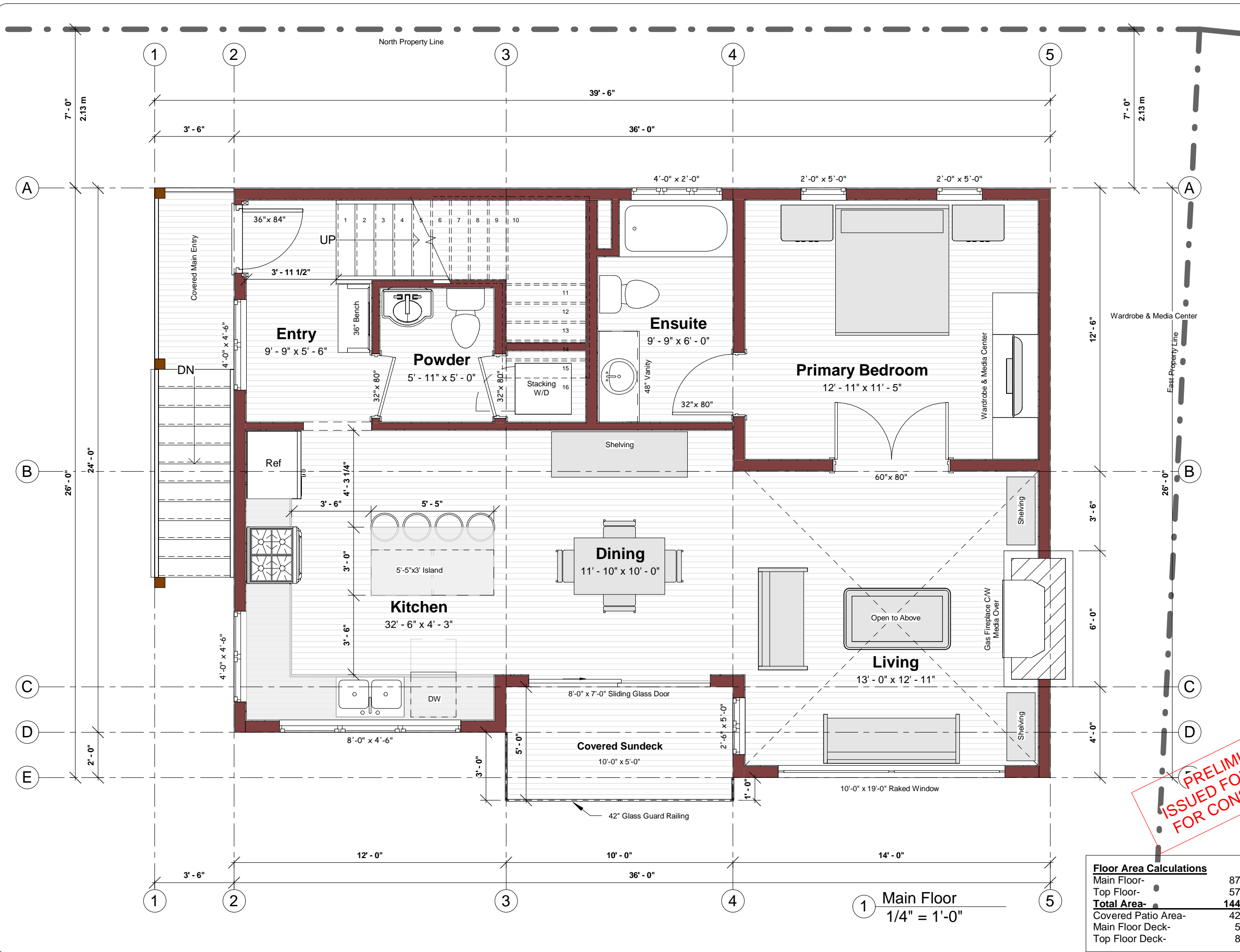
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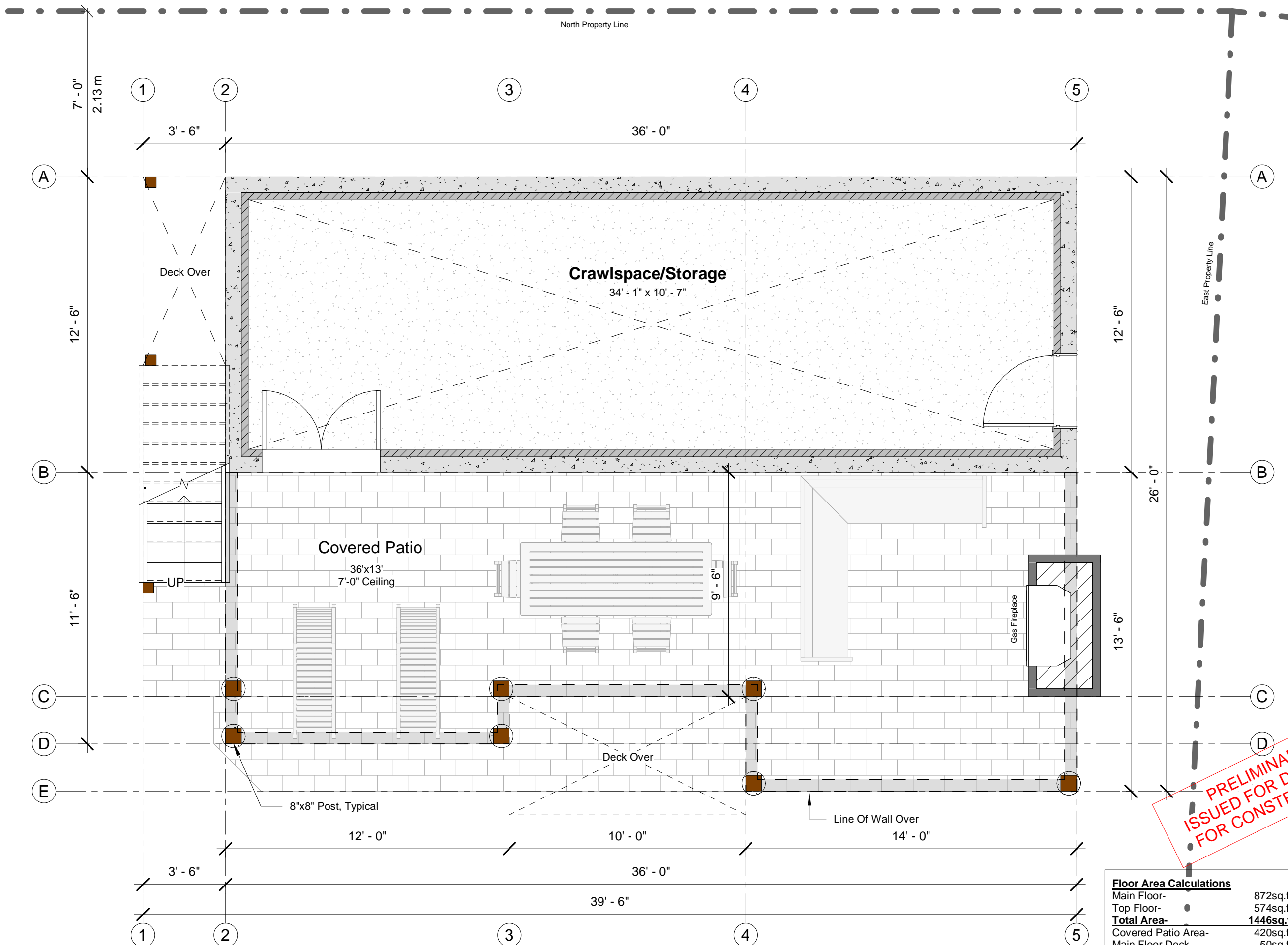


Floor Area Calculations

Main Floor-	872sq.ft.
Top Floor-	574sq.ft.
Total Area-	1446sq.ft.
Covered Patio Area-	420sq.ft.
Main Floor Deck-	50sq.ft.
Top Floor Deck-	80sq.ft.

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

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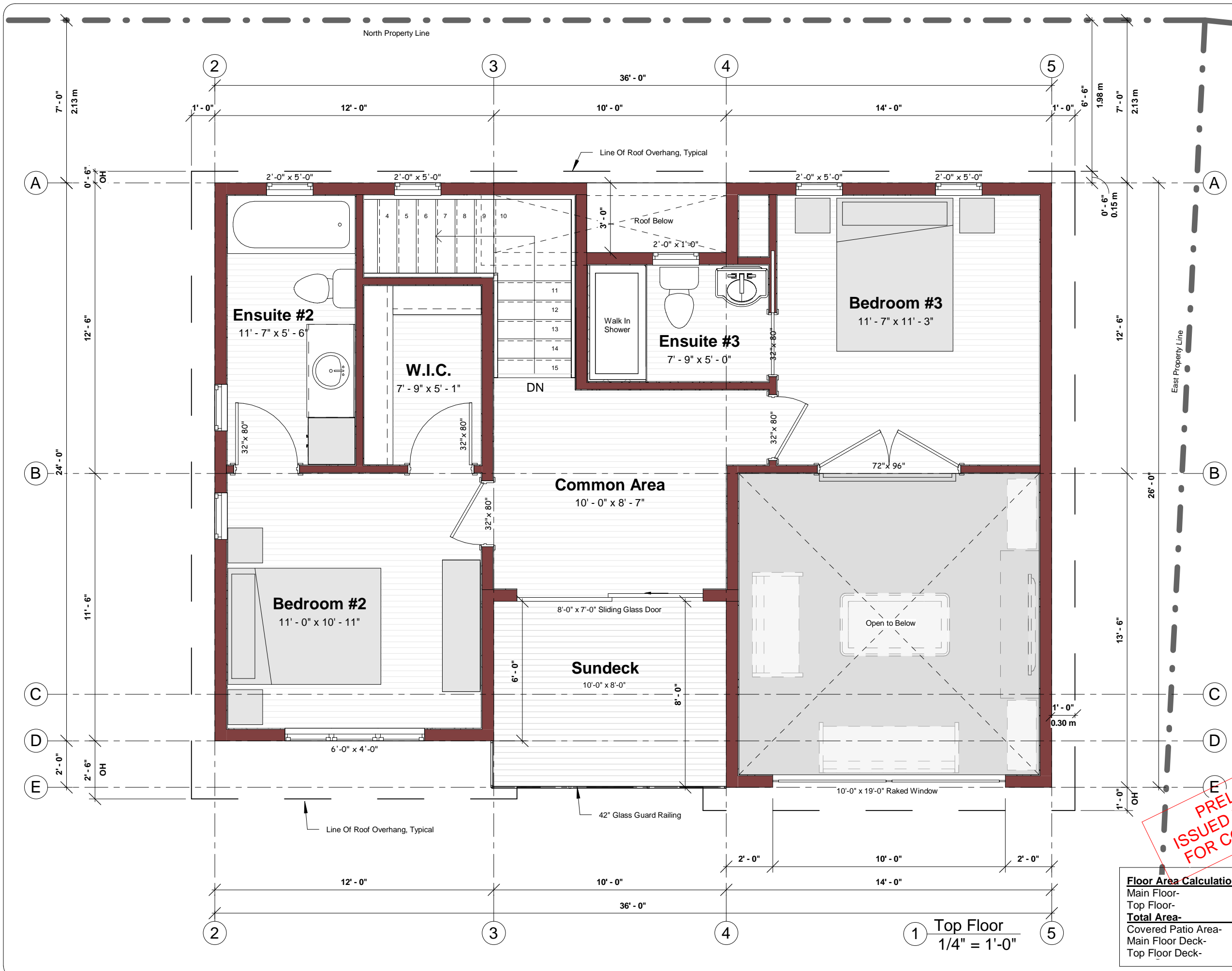
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DRAWN BY: JEFF GAGNON JUSTIN HILDITCH

SHEET:

A2.2

PLOT DATE: FEBRUARY 22, 2024



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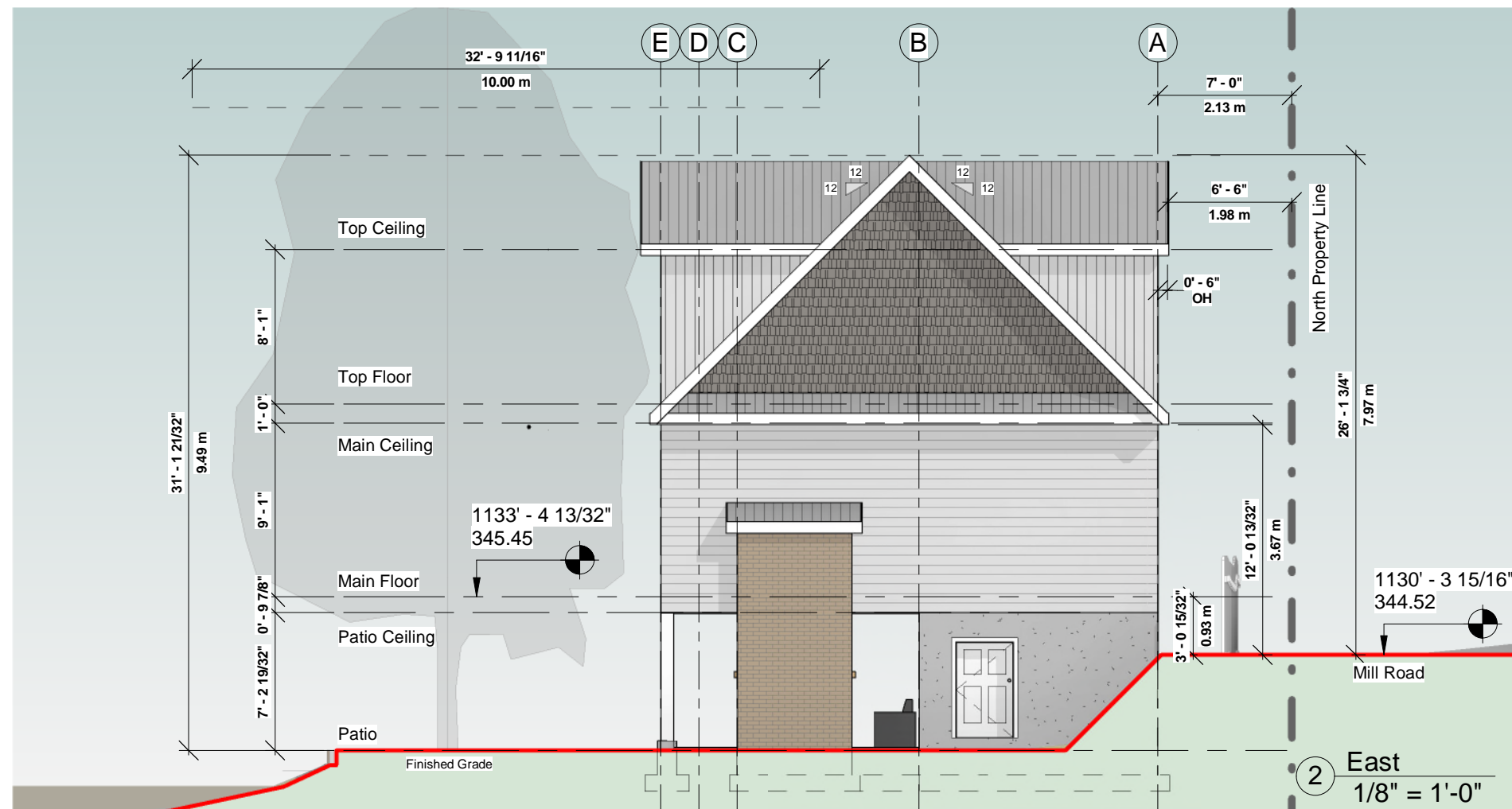
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SHEET:

A3.0

PLOT DATE:

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Average Grade Calculation

North Wall Height	7.97m
East Wall Height	9.5m
South Wall Height	9.5m
West Wall Height	9.5m
Average Finished Grade	$9.5 \times 3 + 7.97 = 36.48 / 4 = 9.12m$ (10m MAX)

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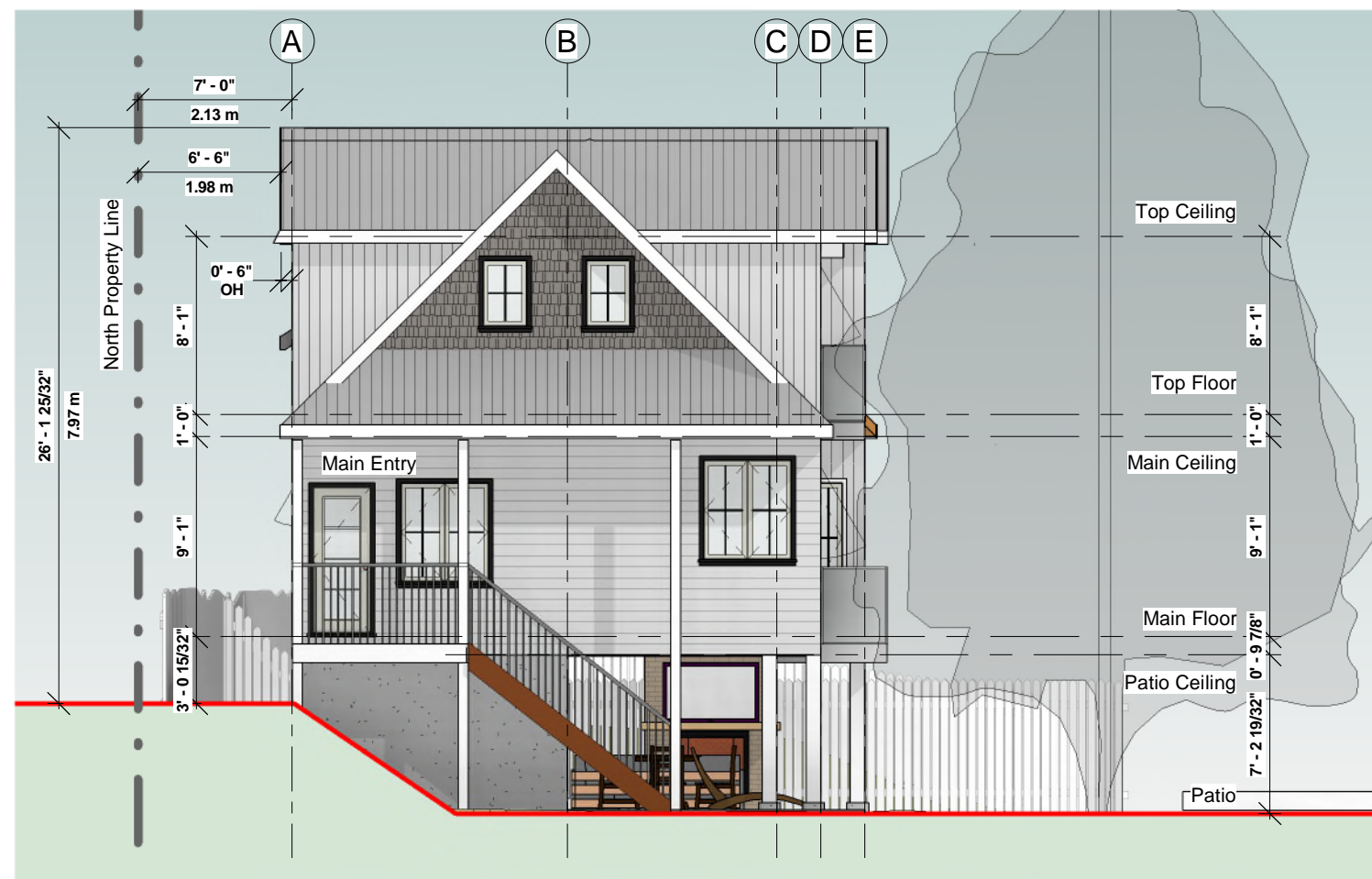
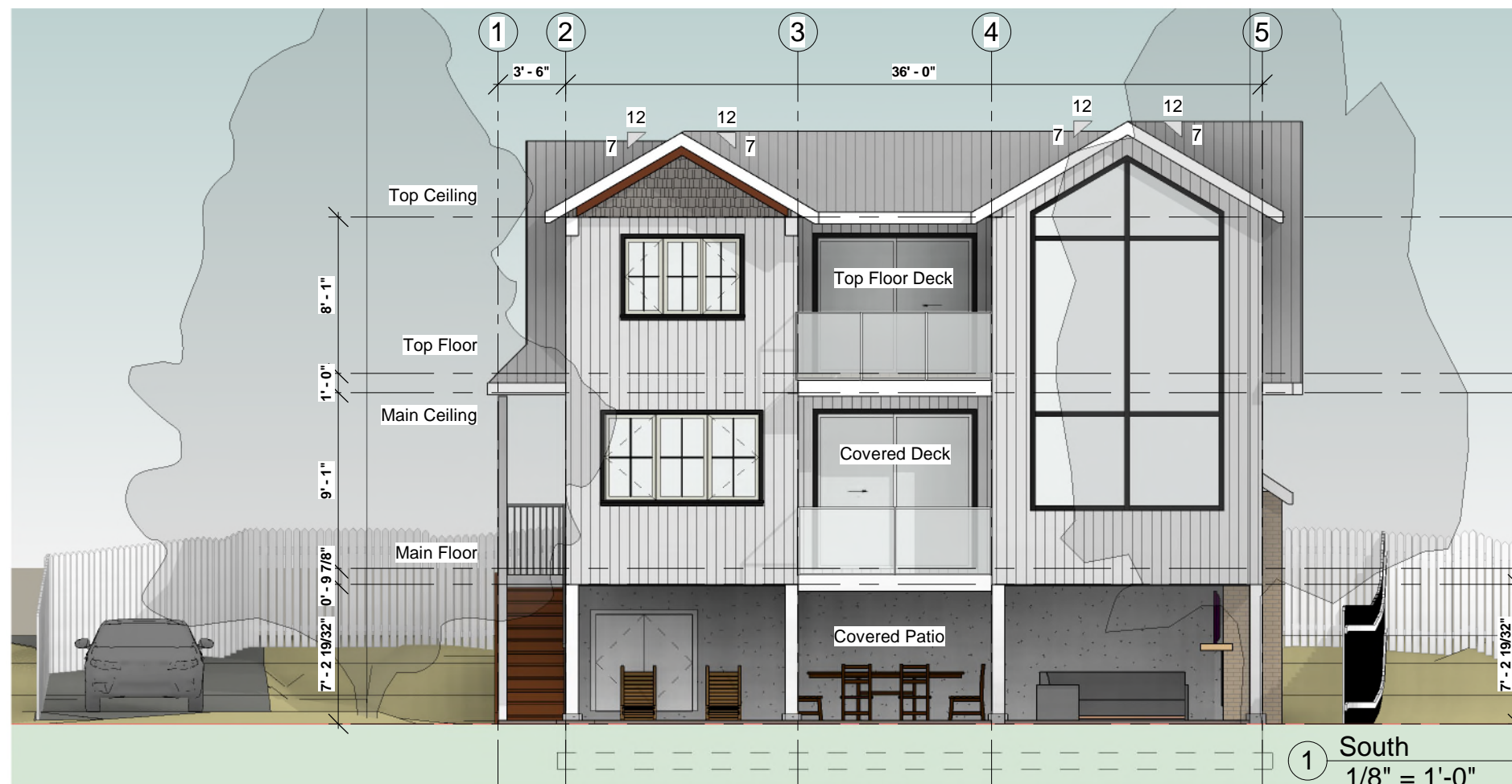
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East Wall Height
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South Wall Height
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West Wall Height
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2 West
1/8" = 1'-0"