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168 - 145B PENTICTON AVE  
PENTICTON, BC | V2A 8L3  
(250) 487-8278  
WWW.GARTNERDESIGNS.COM  
GARTNERDESIGN@GMAIL.COM

# CLEARVIEW CRESCENT DUPLEX

## RESIDENTIAL VARIANCE PERMIT DRAWINGS REGARDING: 134 CLEARVIEW CRESCENT, APEX, BRITISH COLUMBIA

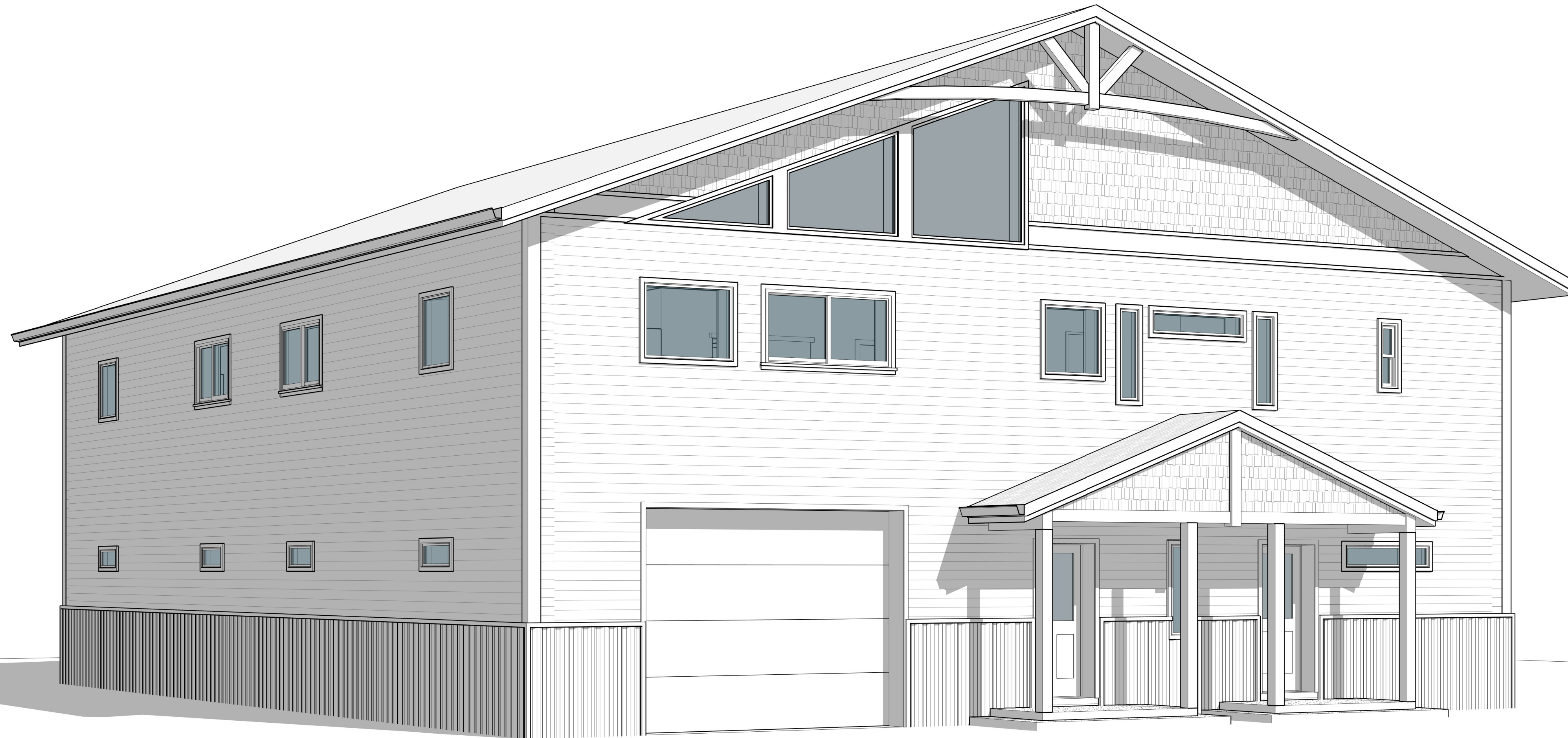
### CONTACTS & DRAWING INDEX

#### ARCHITECTURAL DRAWINGS - SECTION 1.0

#### GARTNER'S CUSTOM HOUSE DESIGNS

CONTACT: CASEY GARTNER  
ADDRESS: 168 - 145B PENTICTON AVE  
PENTICTON BC, V2A 8L3  
TEL: (250) 487-8278  
EMAIL: GARTNERDESIGN@GMAIL.COM

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- A002 ASSEMBLIES & GENERAL NOTES
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NO. DATE REVISION

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE MARCH 01, 2022  
JOB NO. 210701  
SCALE

PROJECT TITLE

**CLEARVIEW  
CRESCENT DUPLEX**

SHEET NUMBER

**A001**

DRAWING TITLE

**COVER PAGE &  
DRAWING INDEX**

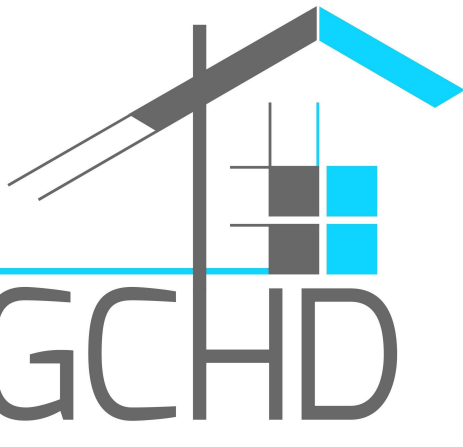


# PROJECT / ZONING DATA

PROJECT ADDRESS: 134 CLEARVIEW CRES, APEX, BC  
 LEGAL DESCRIPTION: LOT 12, PLAN KAP65691, DISTRICT LOT 395S, SIMILKAMEEN DIV OF YALE LAND DISTRICT  
 ZONING: RD2  
 SITE AREA: 7,330 SQFT (680.98 M<sup>2</sup>)  
 FOOTPRINTS:  
 1ST UNIT: 1,732 · SQFT  
 2ND UNIT: 1,732 · SQFT  
 TOTAL: 3,464 · SQFT

NOTES\*\*\*  
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS  
 ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.  
 NO VENTED SOFFITING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE

RDOS BYLAW REQUIREMENTS FOR A DUPLEX IN RD2:		PROJECT BYLAW SUMMARY:	
MINIMUM LOT AREA:	300 M <sup>2</sup> / UNIT	LOT AREA:	680.98 M <sup>2</sup>
MINIMUM LOT WIDTH:	>25% LOT DEPTH	LOT WIDTH:	21.088 M
<b>SETBACKS:</b>		<b>SETBACKS:</b>	
FRONT YARD:	7.5 M	FRONT YARD:	4.34 M (VARIANCE)
REAR YARD:	7.5 M	REAR YARD:	4.26 M (VARIANCE)
INTERIOR SIDE YARD:	3.0 M	INTERIOR SIDE YARD:	2.07 M (VARIANCE)
EXTERIOR SIDE YARD:	4.5 M	EXTERIOR SIDE YARD:	N/A
MAXIMUM HEIGHT:	10.0 M	HEIGHT:	9.86 M
MAXIMUM LOT COVERAGE:	45%	LOT COVERAGE:	321.82 M <sup>2</sup> (47.26%)
MAXIMUM NUMBER OF DWELLINGS:	2	NUMBER OF DWELLINGS:	4 (VARIANCE)
MINIMUM BUILDING WIDTH:	5.0 M	BUILDING WIDTH:	15.54 M
11.5.10 SNOW STORAGE IS REQUIRED IF WE HAVE 4 OR MORE OUTDOOR PARKING STALLS		2 PARKING STALL TO BE LOCATED WITHIN GARAGES.	
		6 PARKING STALLS TO BE LOCATED OUTDOORS	

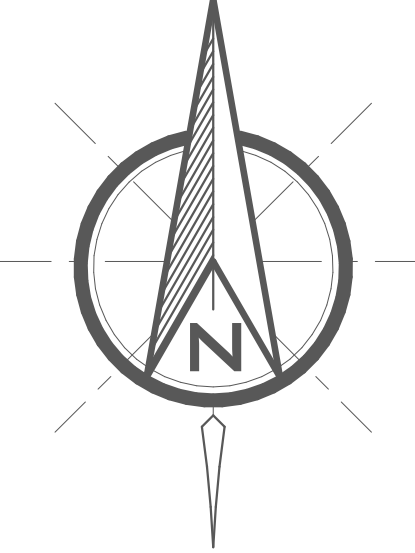
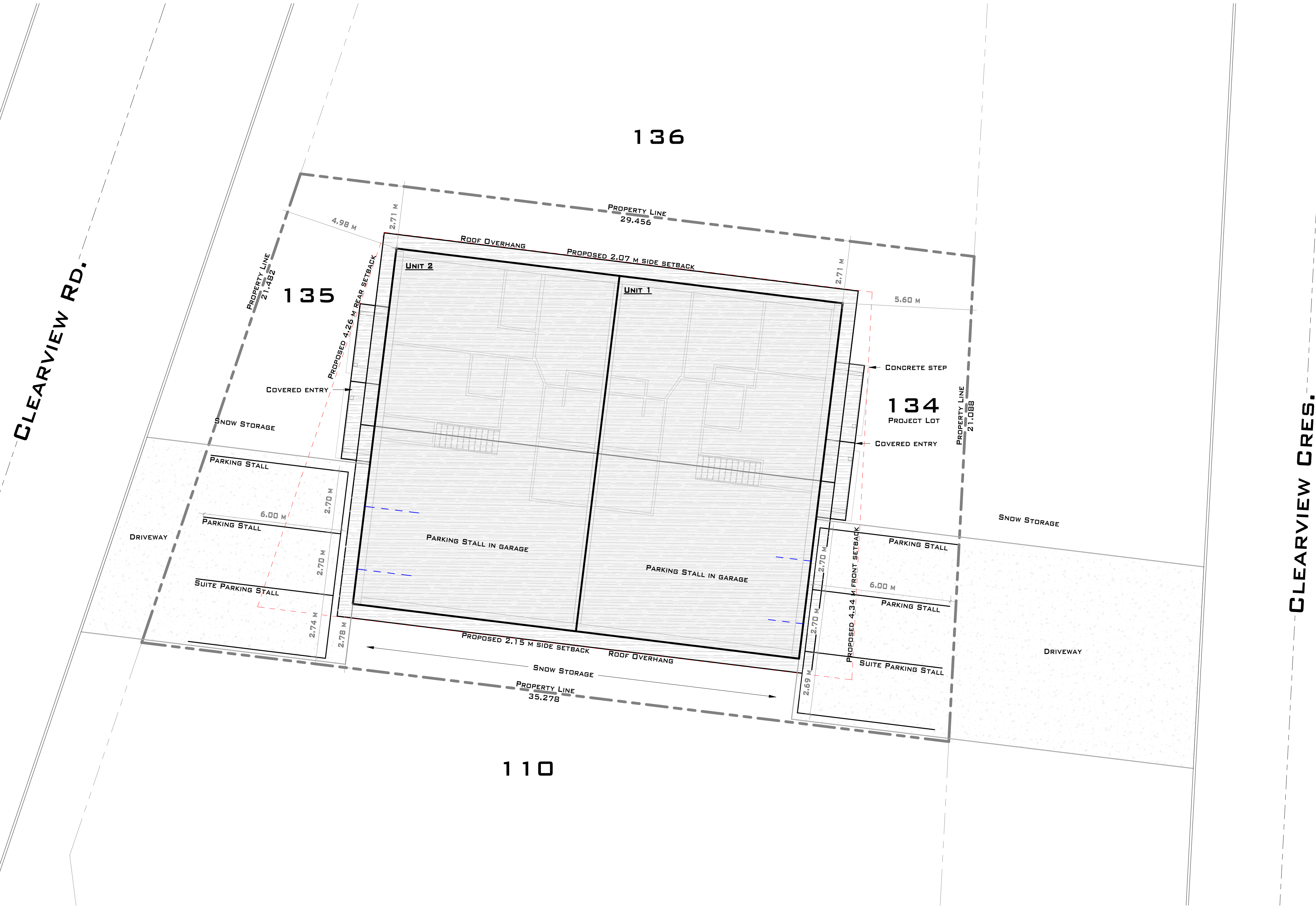


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NO.	DATE	REVISION
1	Date 1	Revision 1

DATE: MARCH 01, 2022  
 JOB NO.: 210701  
 SCALE: AS INDICATED

PROJECT TITLE  
**CLEARVIEW  
 CRESCENT DUPLEX**

SHEET NUMBER  
**A101**

DRAWING TITLE  
**SITE PLAN & SITE  
 INFORMATION**

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



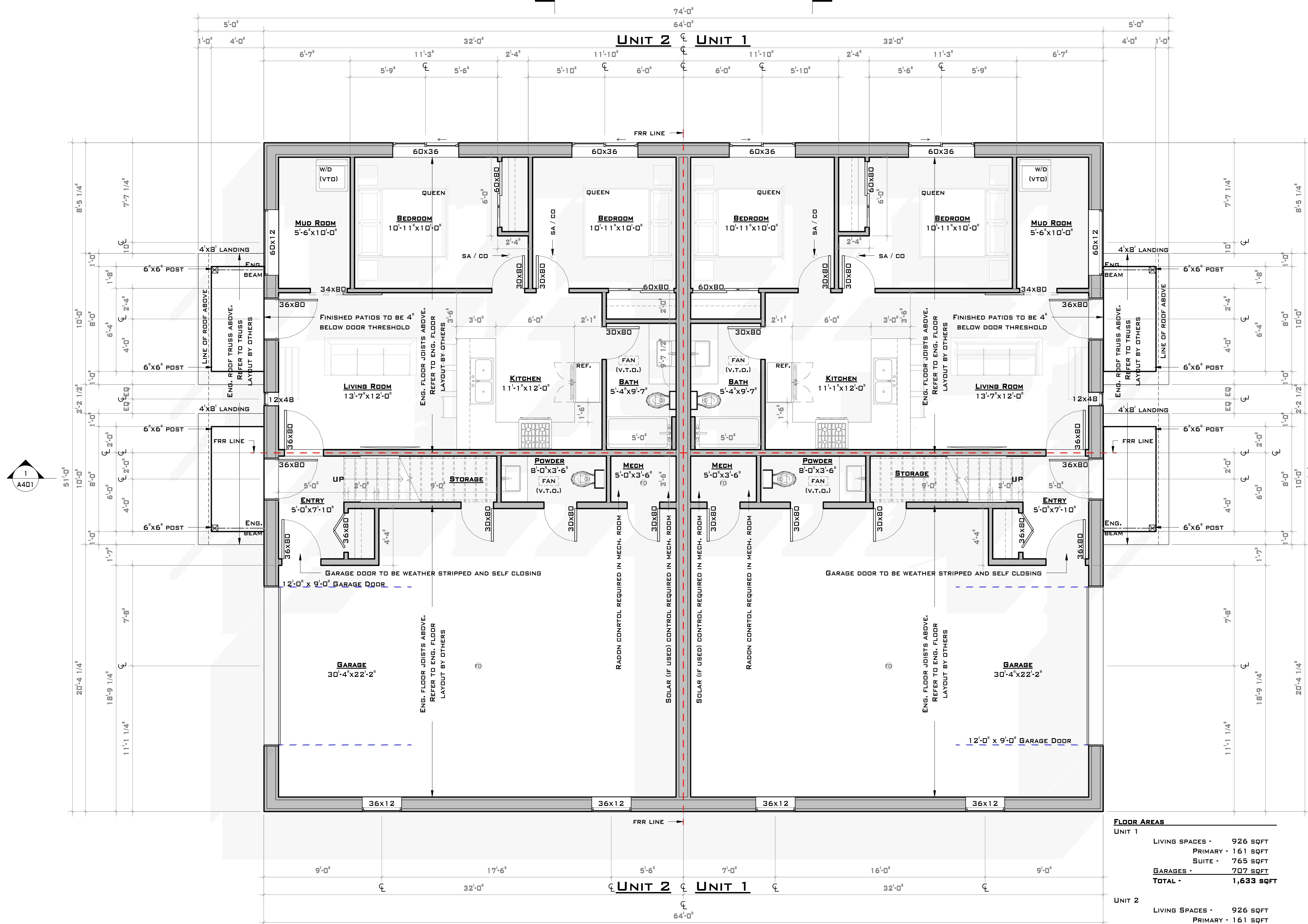
# FLOOR PLAN NOTES

1. ALL WINDOW AND DOOR ROUGH OPENING SIZES TO BE SHOWN IN INCHES (30X80) FIRST DIMENSION BEING WIDTH, SECOND DIMENSION BEING HEIGHT.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-9" ABOVE SUBFLOOR EXCEPT WHERE INDICATED ON ELEVATIONS.
3. IF ANY ELEMENTS SHOWN ON THESE PLANS CONFLICT WITH STRUCTURAL NOTES OR SPECIFICATIONS, STRUCTURAL TAKES PRECEDENCE.
4. ALL SMOKE ALARMS AND CO DETECTORS TO BE HARD WIRED & INTERCONNECTED.
5. ROOF TRUSSES ABOVE ARE TO PROVIDE FLAT CEILINGS UNLESS OTHERWISE NOTED UNDER ROOM TAG.

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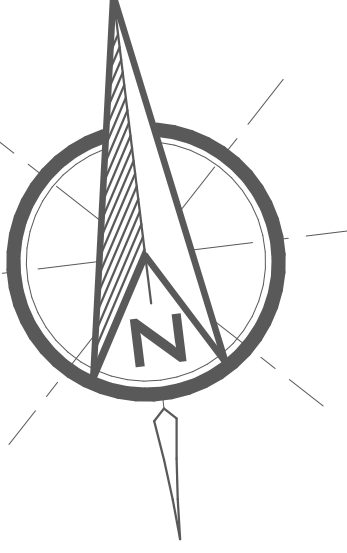
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FLOOR AREAS	
<b>UNIT 1</b>	
LIVING SPACES -	926 SQFT
PRIMARY -	161 SQFT
SUITE -	765 SQFT
<b>GARAGES -</b>	<b>707 SQFT</b>
<b>TOTAL -</b>	<b>1,633 sqft</b>
<b>UNIT 2</b>	
LIVING SPACES -	926 SQFT
PRIMARY -	161 SQFT
SUITE -	765 SQFT
<b>GARAGES -</b>	<b>707 SQFT</b>
<b>TOTAL -</b>	<b>1,633 sqft</b>
<b>GRAND TOTAL</b>	<b>3,266 sqft</b>



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PROJECT TITLE  
**CLEARVIEW  
 CRESCENT DUPLEX**

SHEET NUMBER  
**A202**

DRAWING TITLE  
**LOWER FLOOR  
 PLAN**

1 LOWER FLOOR  
 1/4" = 1'-0"

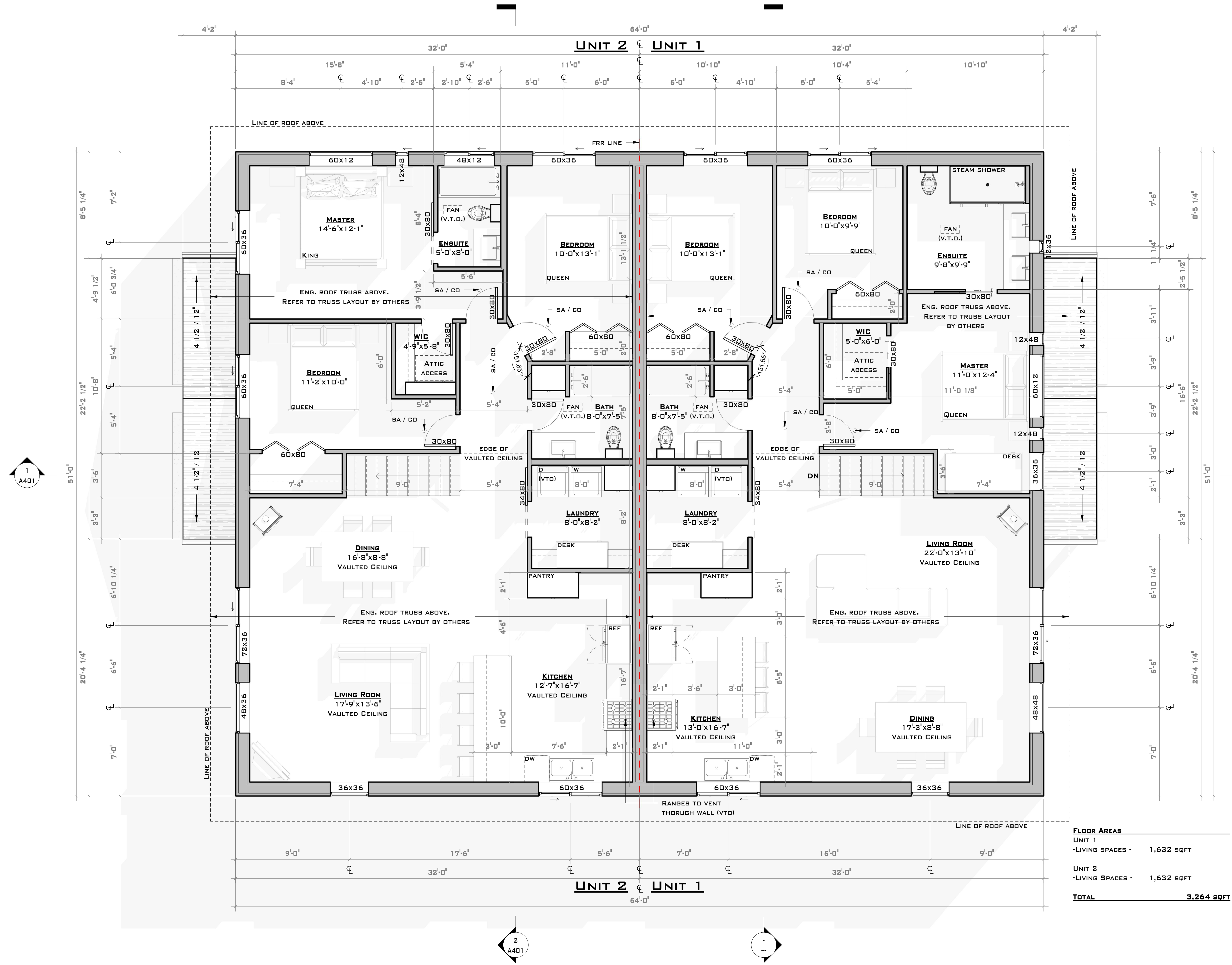
# FLOOR PLAN NOTES

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2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-9" ABOVE SUBFLOOR EXCEPT WHERE INDICATED ON ELEVATIONS.
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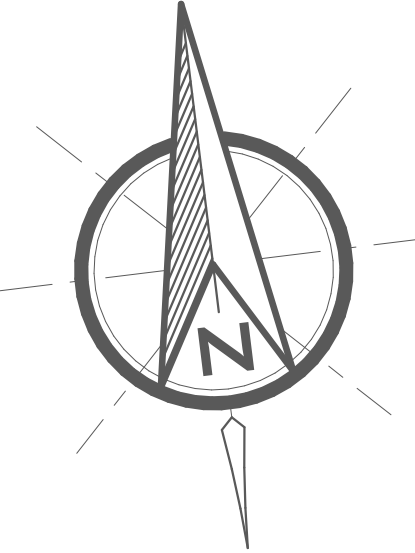


**FLOOR AREAS**

UNIT 1	
-LIVING SPACES -	1,632 sqft
UNIT 2	
-LIVING SPACES -	1,632 sqft
<b>TOTAL</b>	<b>3,264 sqft</b>



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PROJECT TITLE  
**CLEARVIEW  
 CRESCENT DUPLEX**

SHEET NUMBER  
**A203**

DRAWING TITLE  
**UPPER FLOOR  
 PLAN**

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

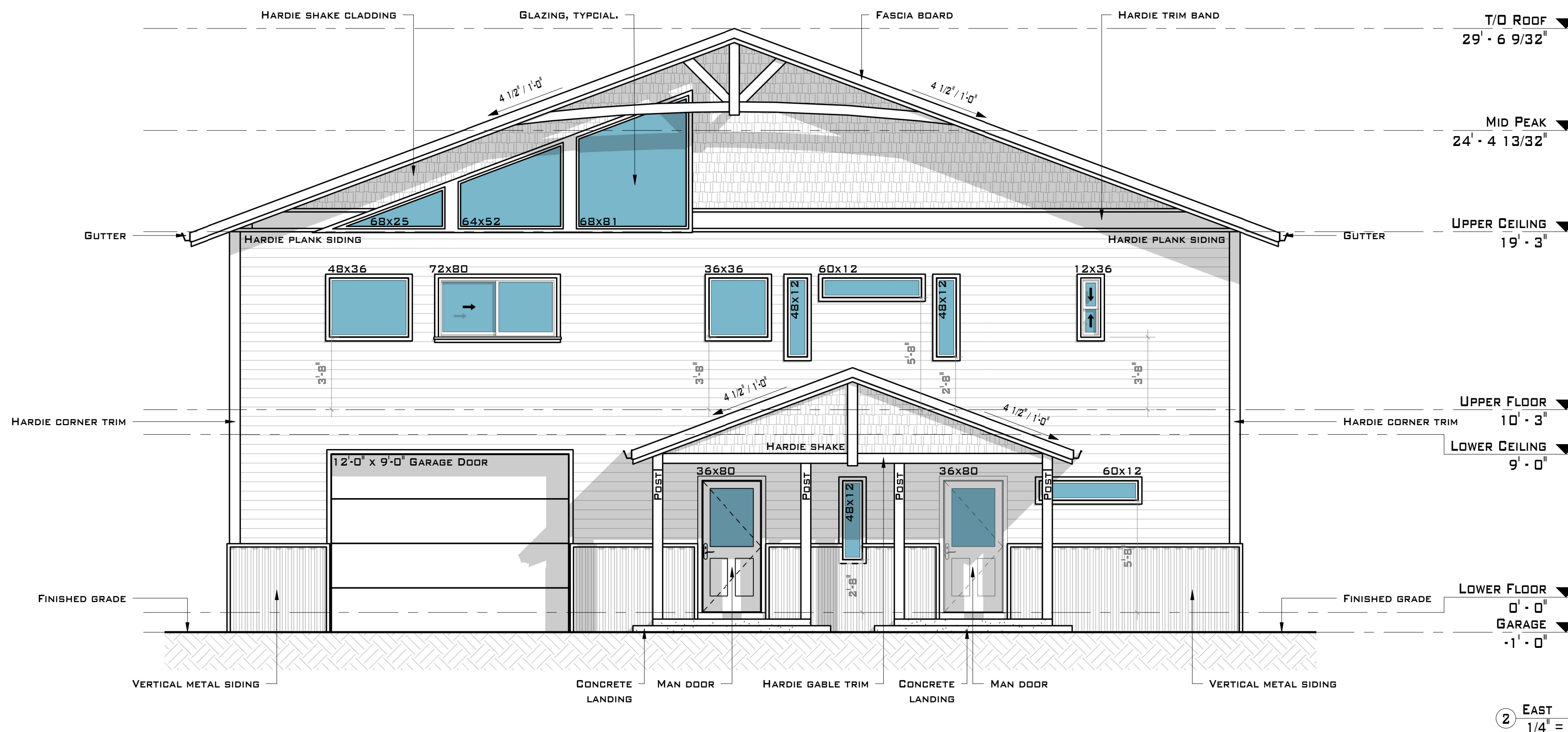
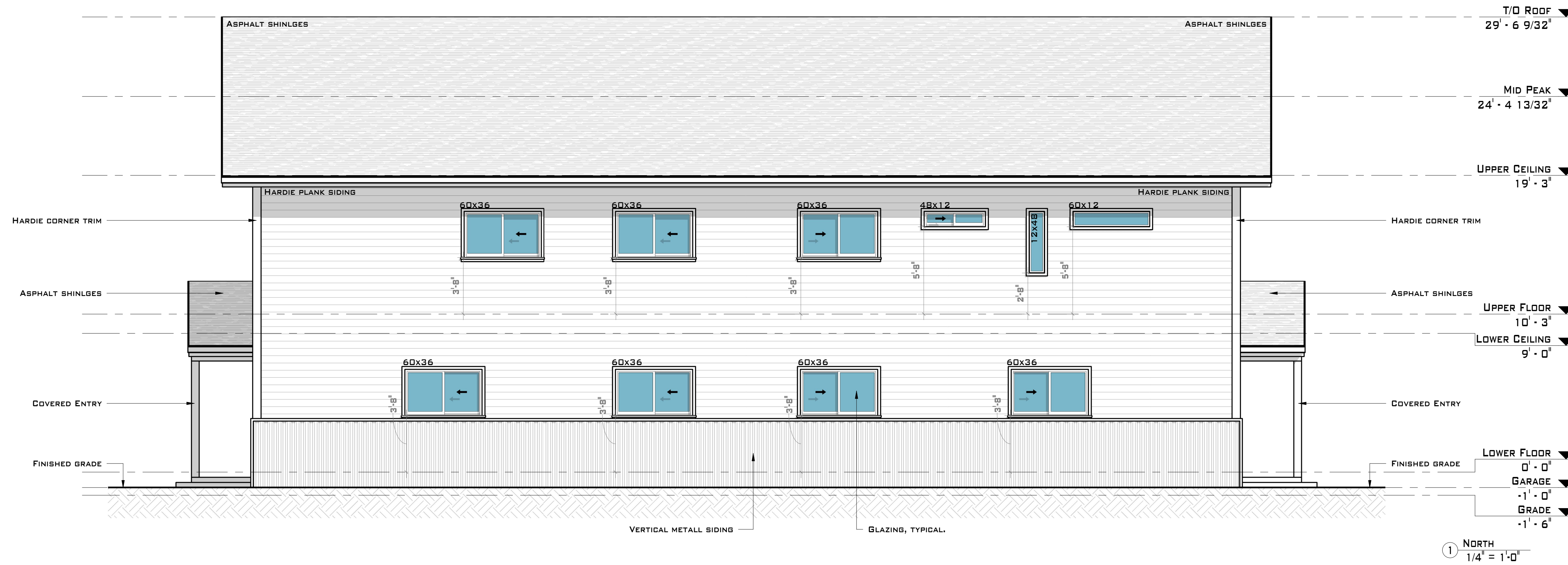


# ELEVATION & EXTERIOR NOTES

1. ALL WINDOWS & DOORS SHALL CONFORM TO CBC 9.7.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-0" ABOVE SUBFLOOR EXCEPT WHERE INDICATED.
3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE
4. FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
5. NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING
8. ALL GRADES TO SLOPE AWAY FROM PROJECT

**EXPOSED NORTH FACE:**

EXPOSED WALL SURFACE AREA	1,328 SQFT
AREA OF OPENINGS	122 SQFT
% OF OPENINGS TO WALL AREA	9.19%
LIMITING DISTANCE	2.71M
% OF ALLOWABLE OPENINGS	9.4%



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PROJECT TITLE  
**CLEARVIEW  
 CRESCENT DUPLEX**

SHEET NUMBER  
**A301**

DRAWING TITLE  
**NORTH & EAST  
 ELEVATIONS**

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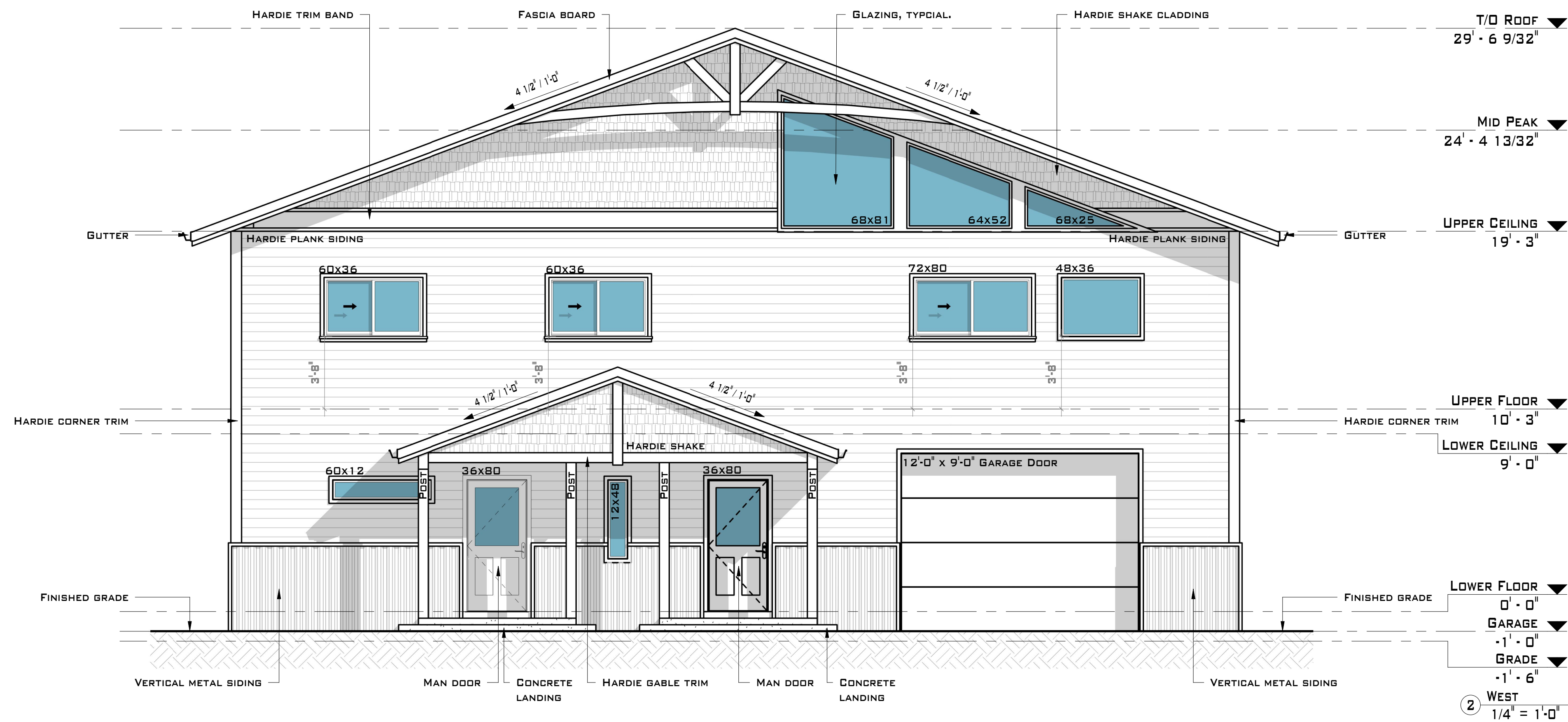
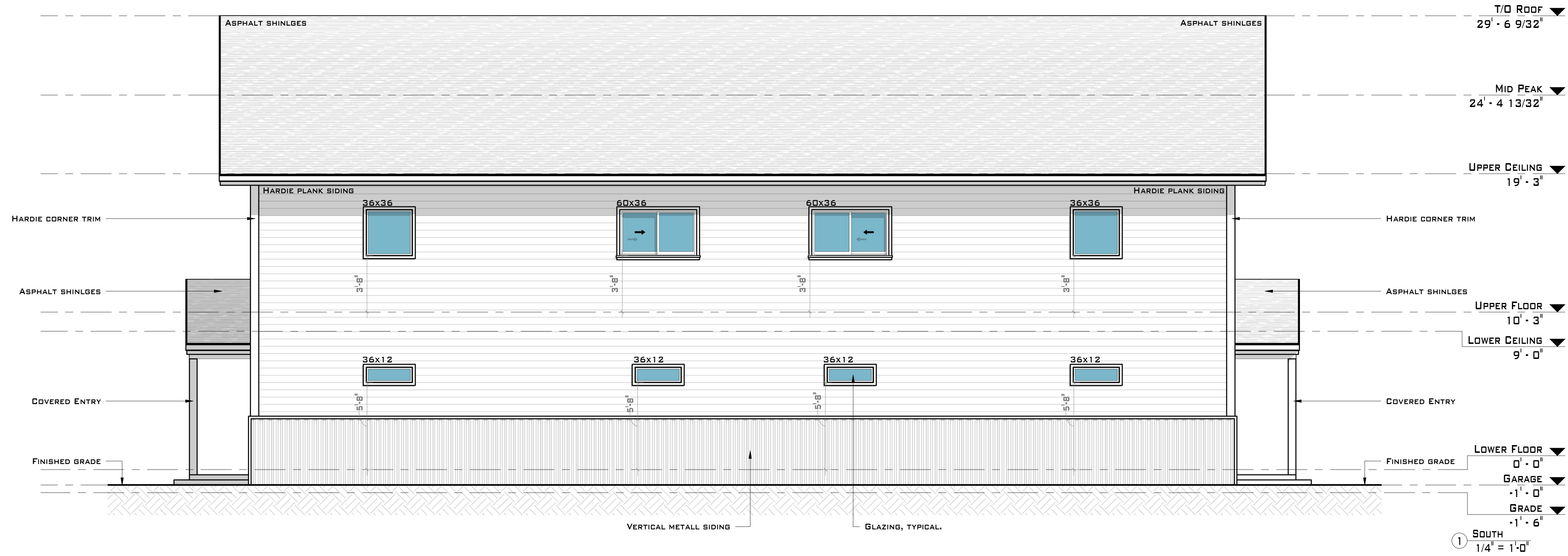


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3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE
4. FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
5. NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING
8. ALL GRADES TO SLOPE AWAY FROM PROJECT

**EXPOSED SOUTH FACE:**

EXPOSED WALL SURFACE AREA	1,328 SQFT
AREA OF OPENINGS	60 SQFT
% OF OPENINGS TO WALL AREA	4.52%
LIMITING DISTANCE	2.78M
% OF ALLOWABLE OPENINGS	9.4%



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PROJECT TITLE  
**CLEARVIEW  
 CRESCENT DUPLEX**

SHEET NUMBER  
**A302**

DRAWING TITLE  
**SOUTH & WEST  
 ELEVATIONS**

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