

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

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(250) 487-8278
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GARTNERDESIGN@GMAIL.COM

CLEARVIEW CRESCENT DUPLEX

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

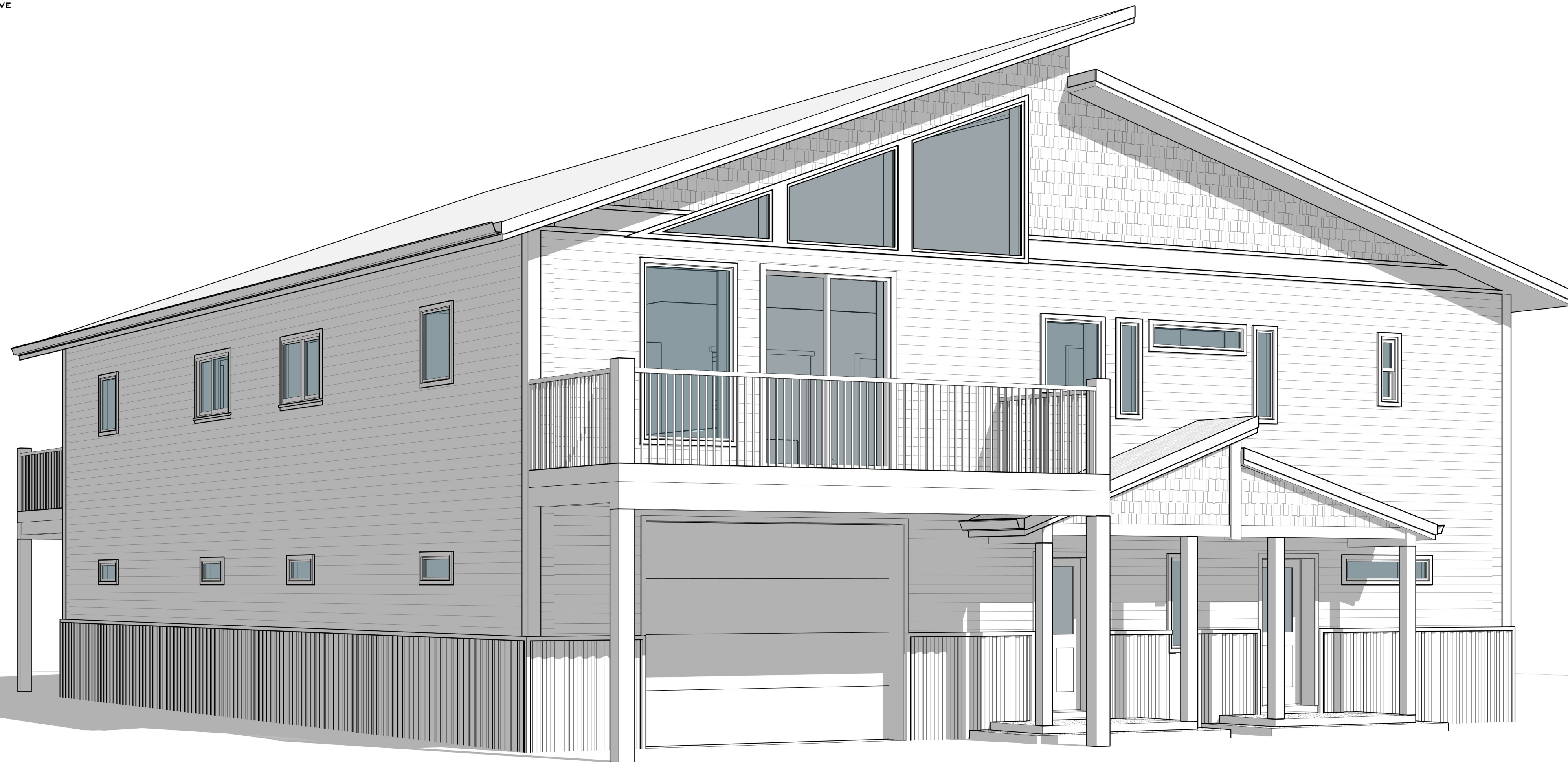
CONTACTS & DRAWING INDEX

ARCHITECTURAL DRAWINGS - SECTION 1.0

GARTNER'S CUSTOM HOUSE DESIGNS

CONTACT: CASEY GARTNER
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- A002 ASSEMBLIES & GENERAL NOTES
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NO. DATE REVISION

NO.	DATE	REVISION
1	06/09/2022	Issue for Variance

DATE JUNE 09, 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 M²)
 FOOTPRINTS:
 1ST UNIT: 1,804 • SQFT
 2ND UNIT: 1,850 • SQFT
 TOTAL: 3,656 • 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:

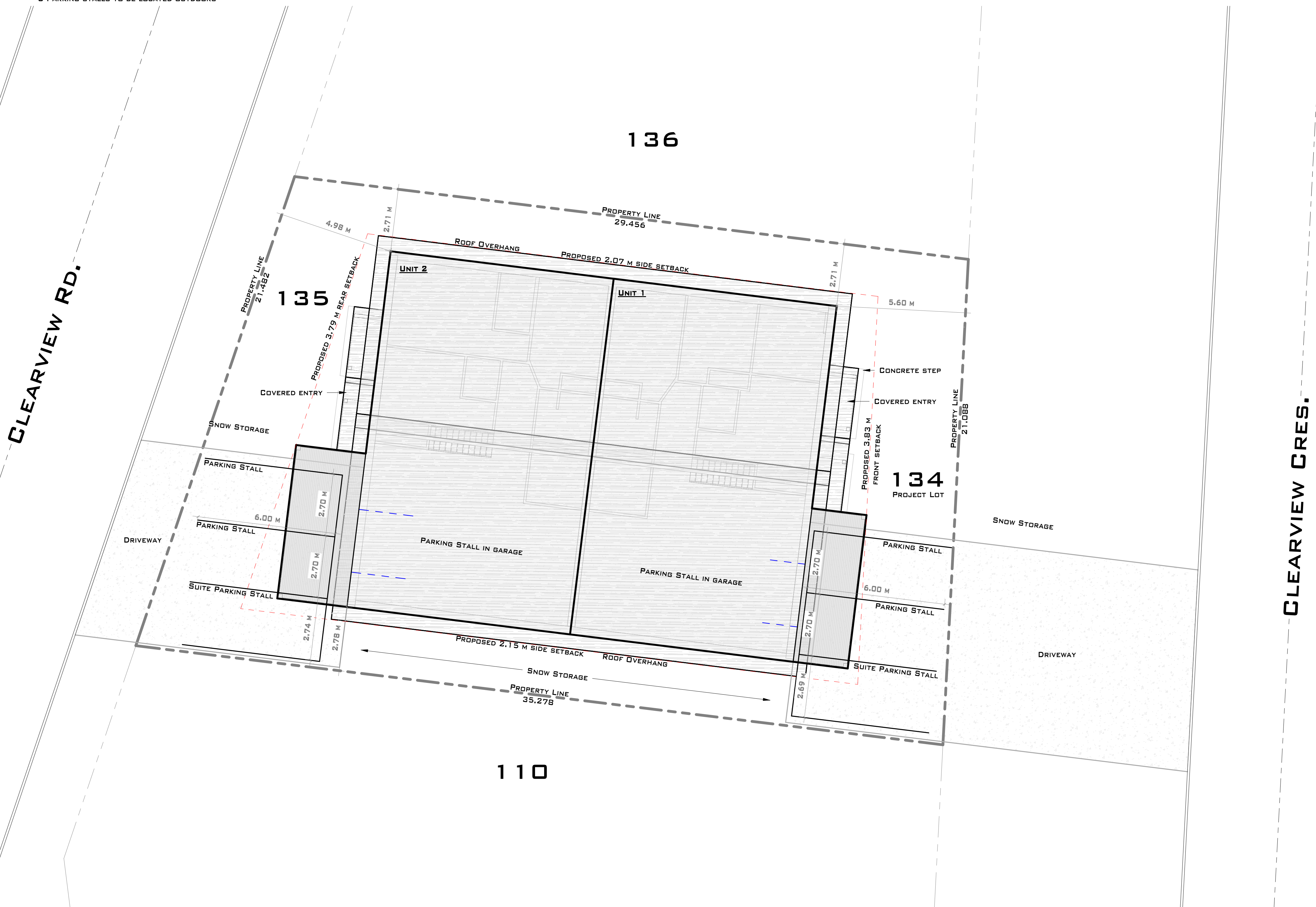
MINIMUM LOT AREA: 300 M² / UNIT
 MINIMUM LOT WIDTH: >25% LOT DEPTH
SETBACKS:
 FRONT YARD: 7.5 M
 REAR YARD: 7.5 M
 INTERIOR SIDE YARD: 3.0 M
 EXTERIOR SIDE YARD: 4.5 M
 MAXIMUM HEIGHT: 10.0 M
 MAXIMUM LOT COVERAGE: 45%
 MAXIMUM NUMBER OF DWELLINGS: 2
 MINIMUM BUILDING WIDTH: 5.0 M

PROJECT BYLAW SUMMARY:

LOT AREA: 680.98 M²
 LOT WIDTH: 21.088 M
SETBACKS:
 FRONT YARD: 3.83 M (VARIANCE)
 REAR YARD: 3.79 M (VARIANCE)
 INTERIOR SIDE YARD: 2.07 M (VARIANCE)
 EXTERIOR SIDE YARD: N/A
 HEIGHT: 9.53 M
 LOT COVERAGE: 339.65 M² (49.88%)
 NUMBER OF DWELLINGS: 4 (VARIANCE)
 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



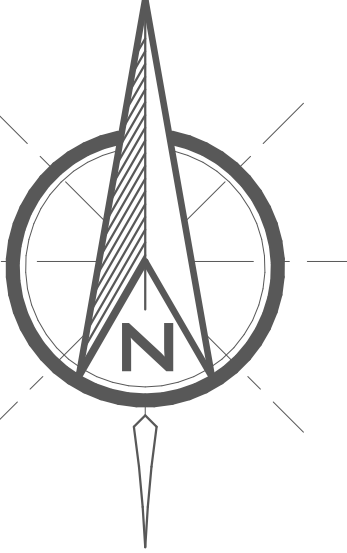
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PROJECT TITLE
CLEARVIEW CRESCENT DUPLEX

SHEET NUMBER
A101

DRAWING TITLE
SITE PLAN & SITE INFORMATION

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

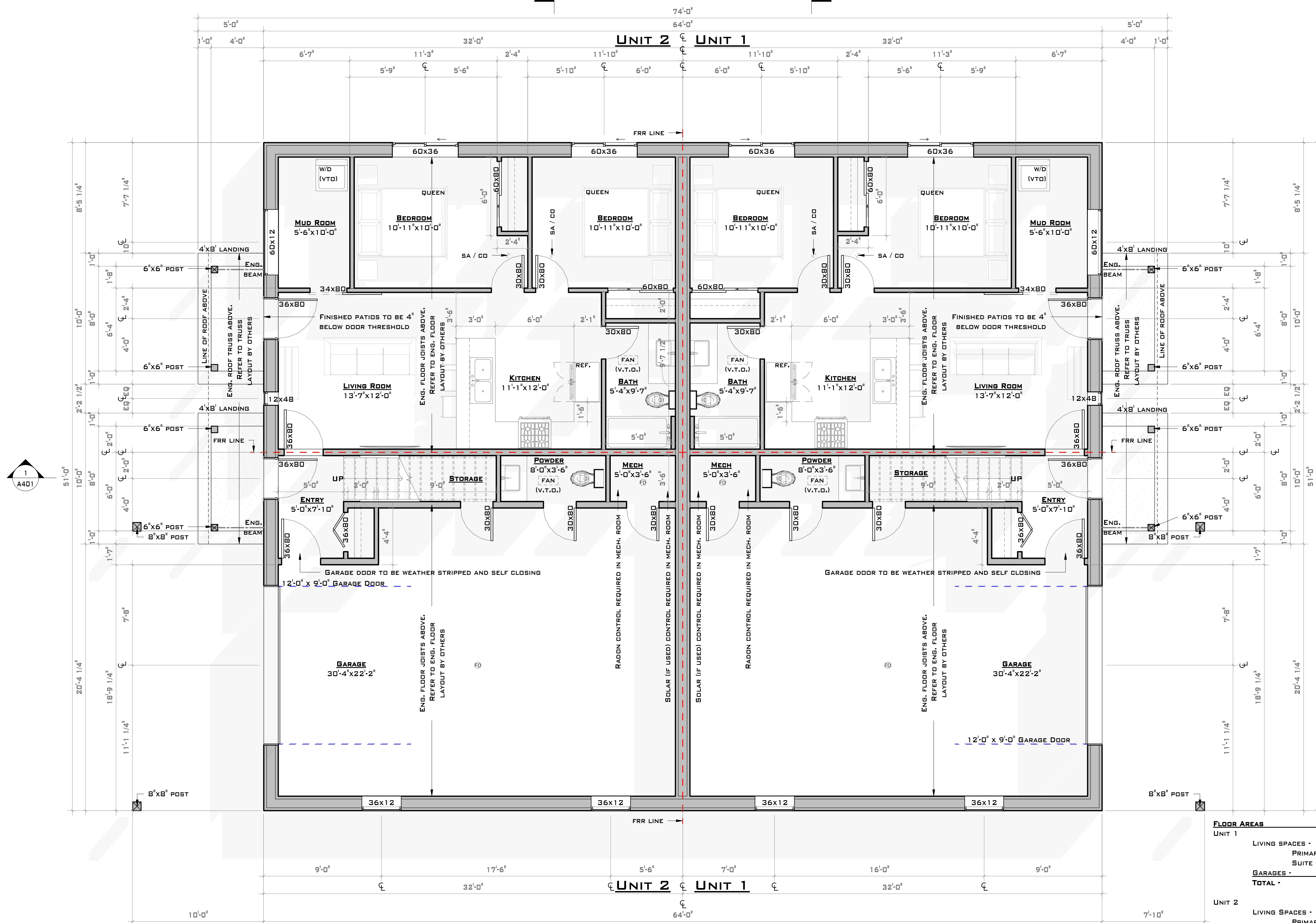
FLOOR PLAN NOTES

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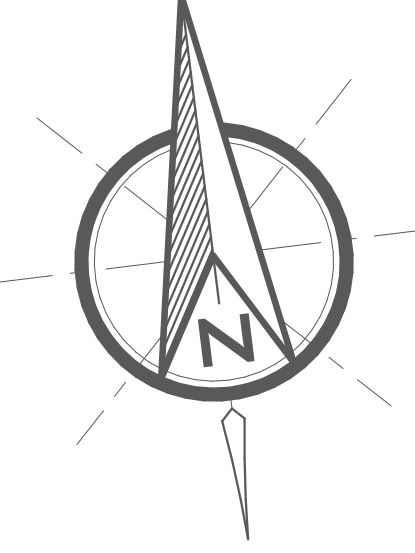
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FLOOR AREAS	
UNIT 1	
LIVING SPACES -	926 SQFT
PRIMARY -	161 SQFT
SUITE -	765 SQFT
GARAGES -	707 SQFT
TOTAL -	1,633 SQFT
UNIT 2	
LIVING SPACES -	926 SQFT
PRIMARY -	161 SQFT
SUITE -	765 SQFT
GARAGES -	707 SQFT
TOTAL -	1,633 SQFT
GRAND TOTAL	3,266 SQFT



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PROJECT TITLE
**CLEARVIEW
 CRESCENT DUPLEX**

SHEET NUMBER
A202

DRAWING TITLE
**LOWER FLOOR
 PLAN**

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

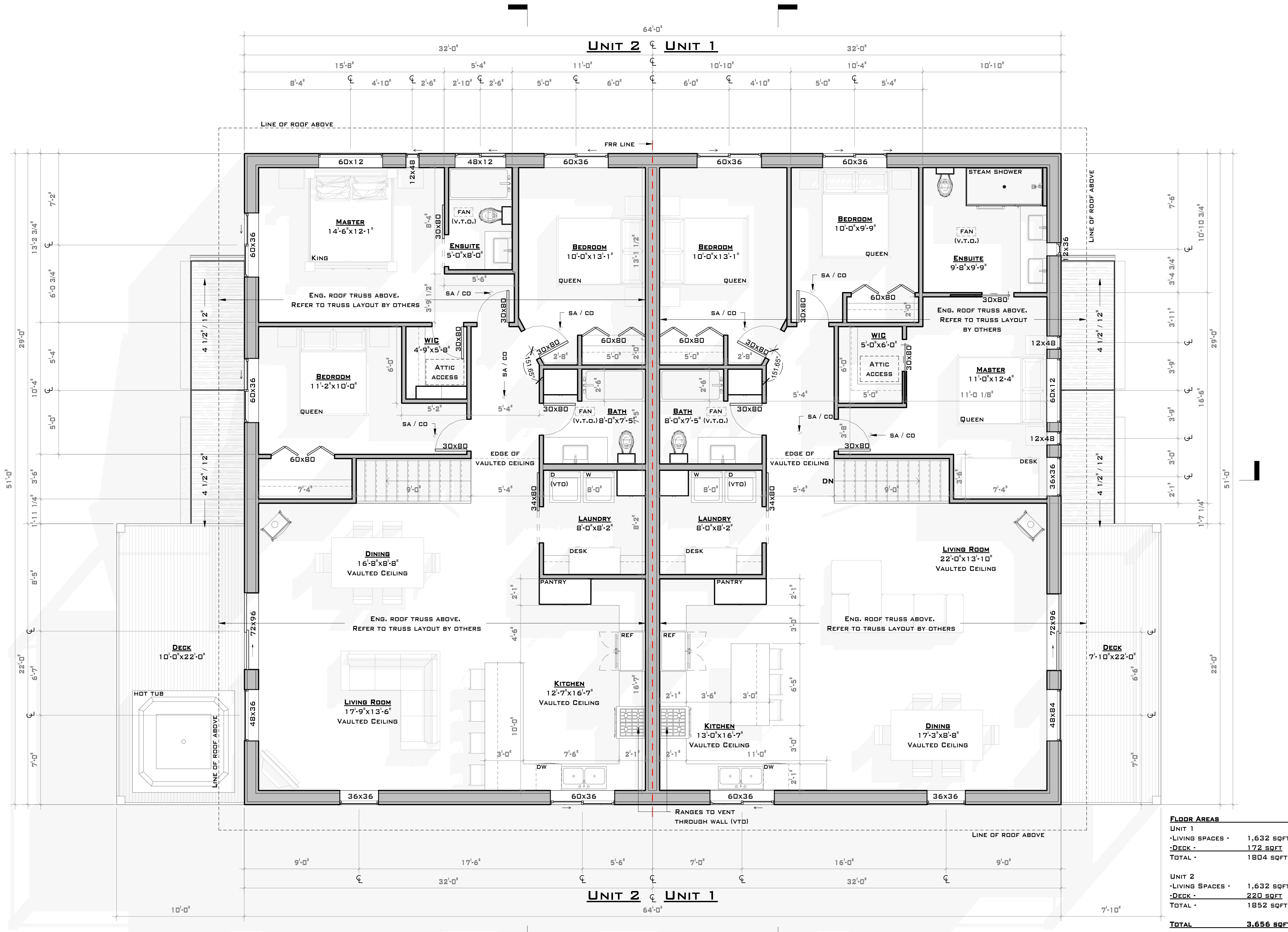
FLOOR PLAN NOTES

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'-8" ABOVE SUBFLOOR EXCEPT WHERE INDICATED ON ELEVATIONS.
3. IF ANY ELEMENTS SHOWN ON THESE PLANS CONFLICT WITH STRUCTURAL NOTES OR SPECIFICATIONS, STRUCTURAL TAKES PRECEDENCE.
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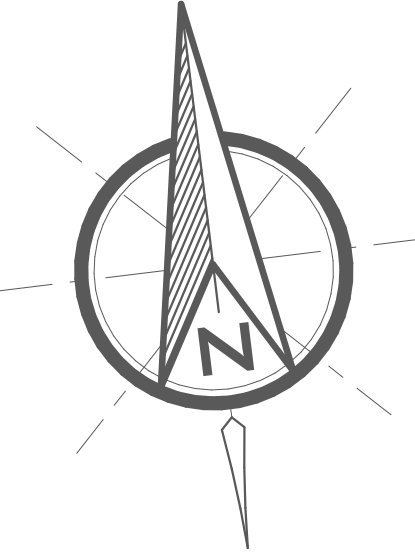
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FLOOR AREAS	
UNIT 1	
-LIVING SPACES -	1,632 SQFT
-DECK -	172 SQFT
TOTAL -	1804 SQFT
UNIT 2	
-LIVING SPACES -	1,632 SQFT
-DECK -	220 SQFT
TOTAL -	1852 SQFT
TOTAL	3,656 SQFT



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PROJECT TITLE
**CLEARVIEW
 CRESCENT DUPLEX**

SHEET NUMBER
A203

DRAWING TITLE
**UPPER FLOOR
 PLAN**

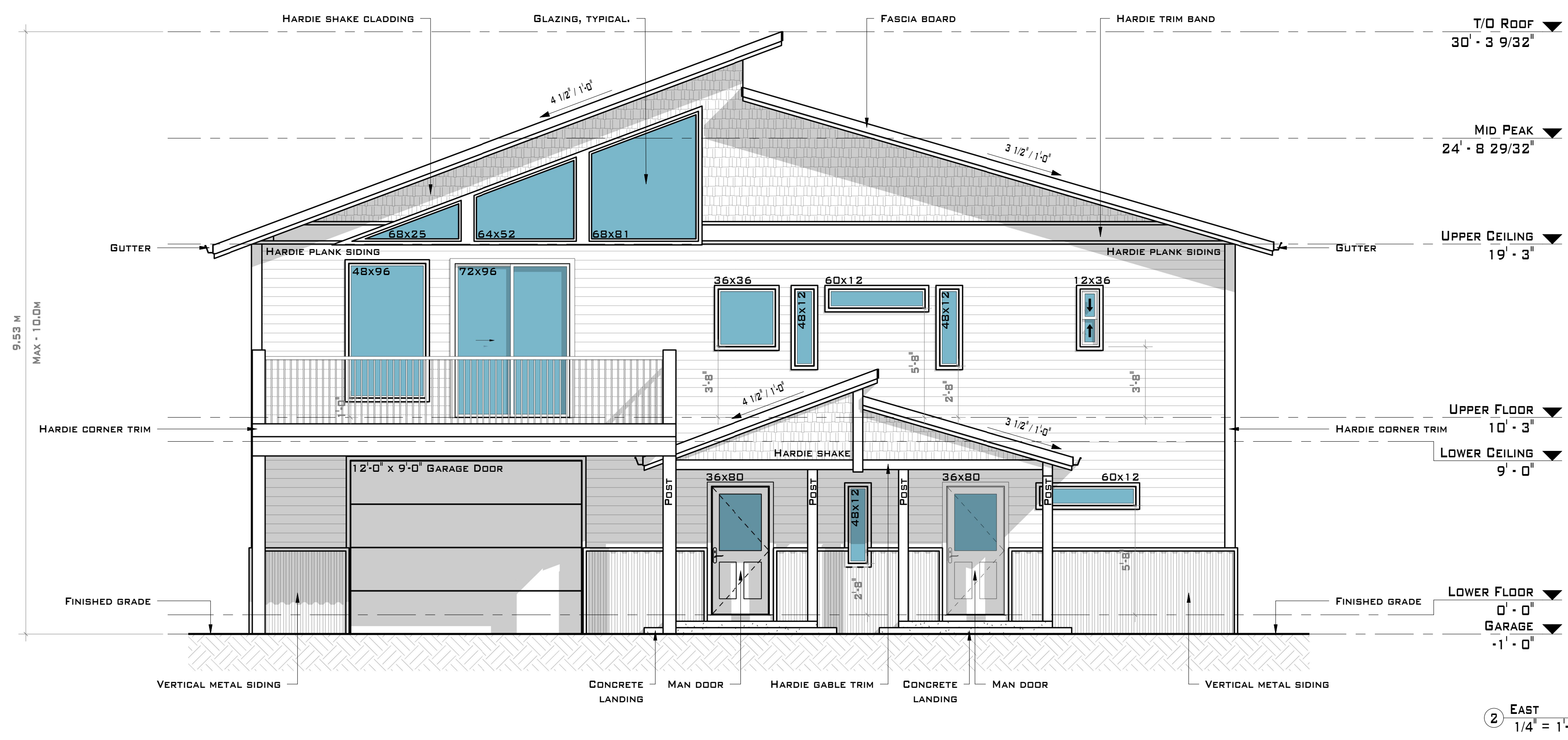
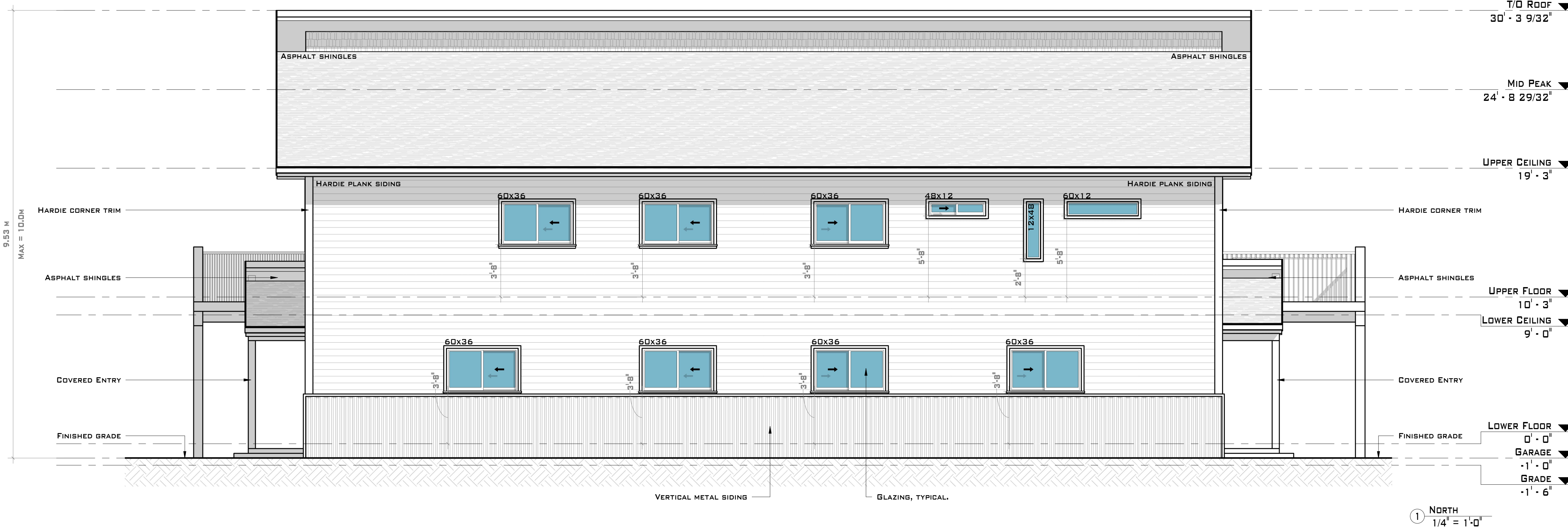
1 UPPER FLOOR
 1/4" = 1'-0"

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	9.1%
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**

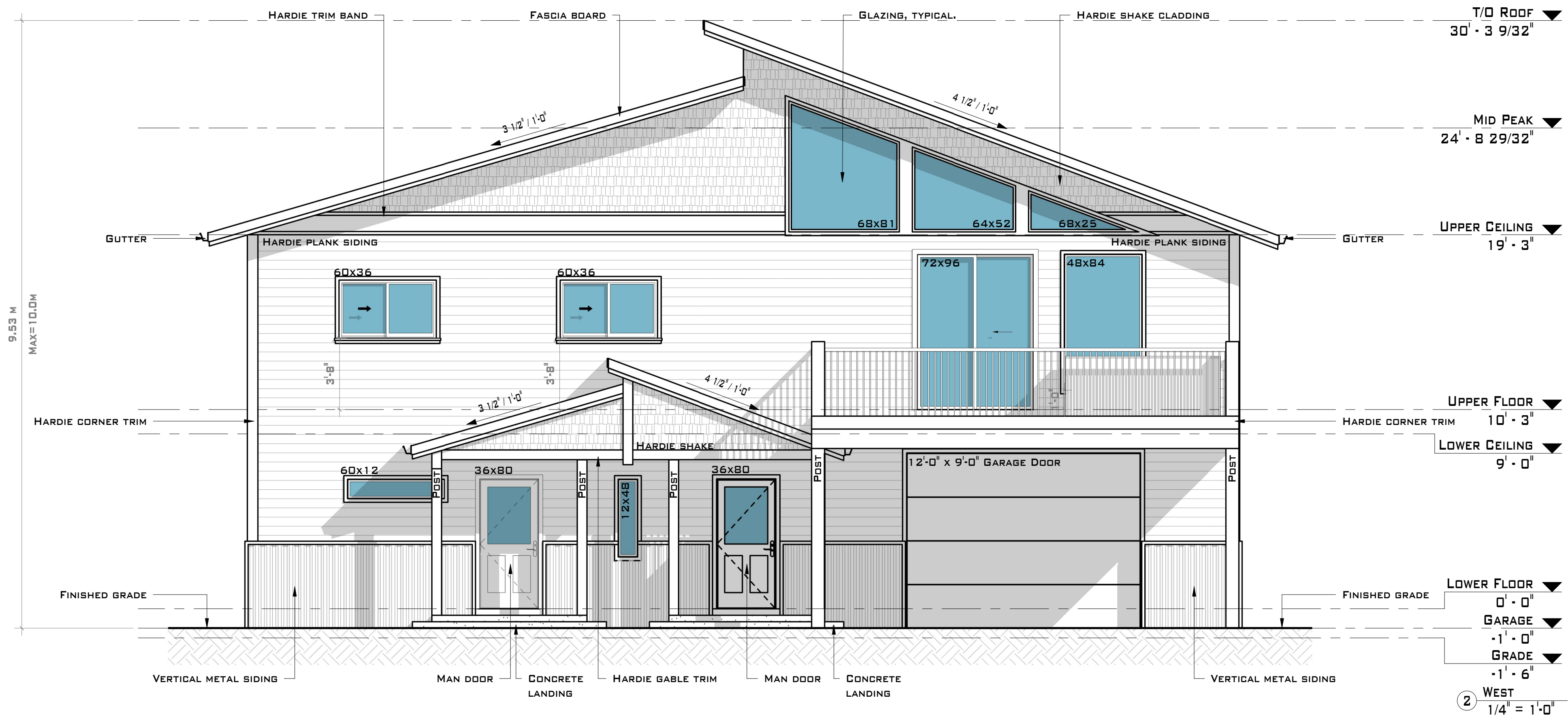
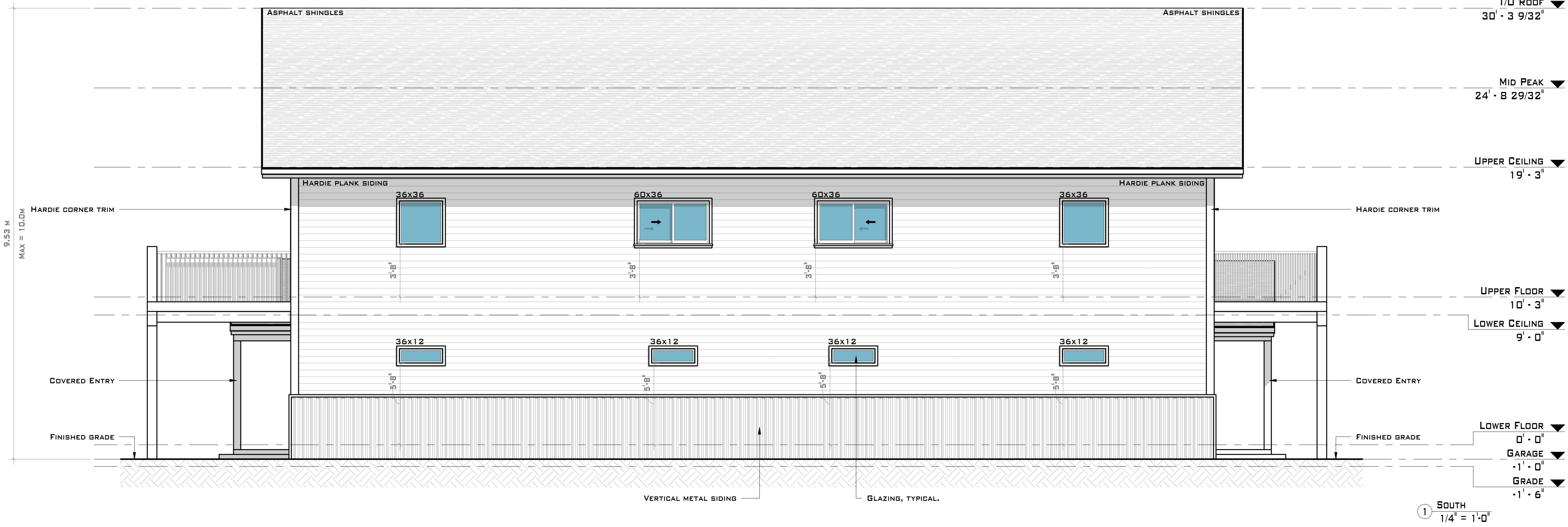
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4. FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
5. NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
7. CONCRETE SHALL 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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