

3205 RUSHBURY, NARAMATA

LAND USE BYLAW AMENDMENT APPLICATION DRAWINGS • 28 JULY 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
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- PA421 BUILDING ELEVATIONS
- PA422 BUILDING ELEVATIONS
- PA423 BUILDING ELEVATIONS
- PA441 BUILDING SECTIONS

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COVER SHEET & DRAWING LIST
DRAWING TITLE

28 JUL 2023
DATE

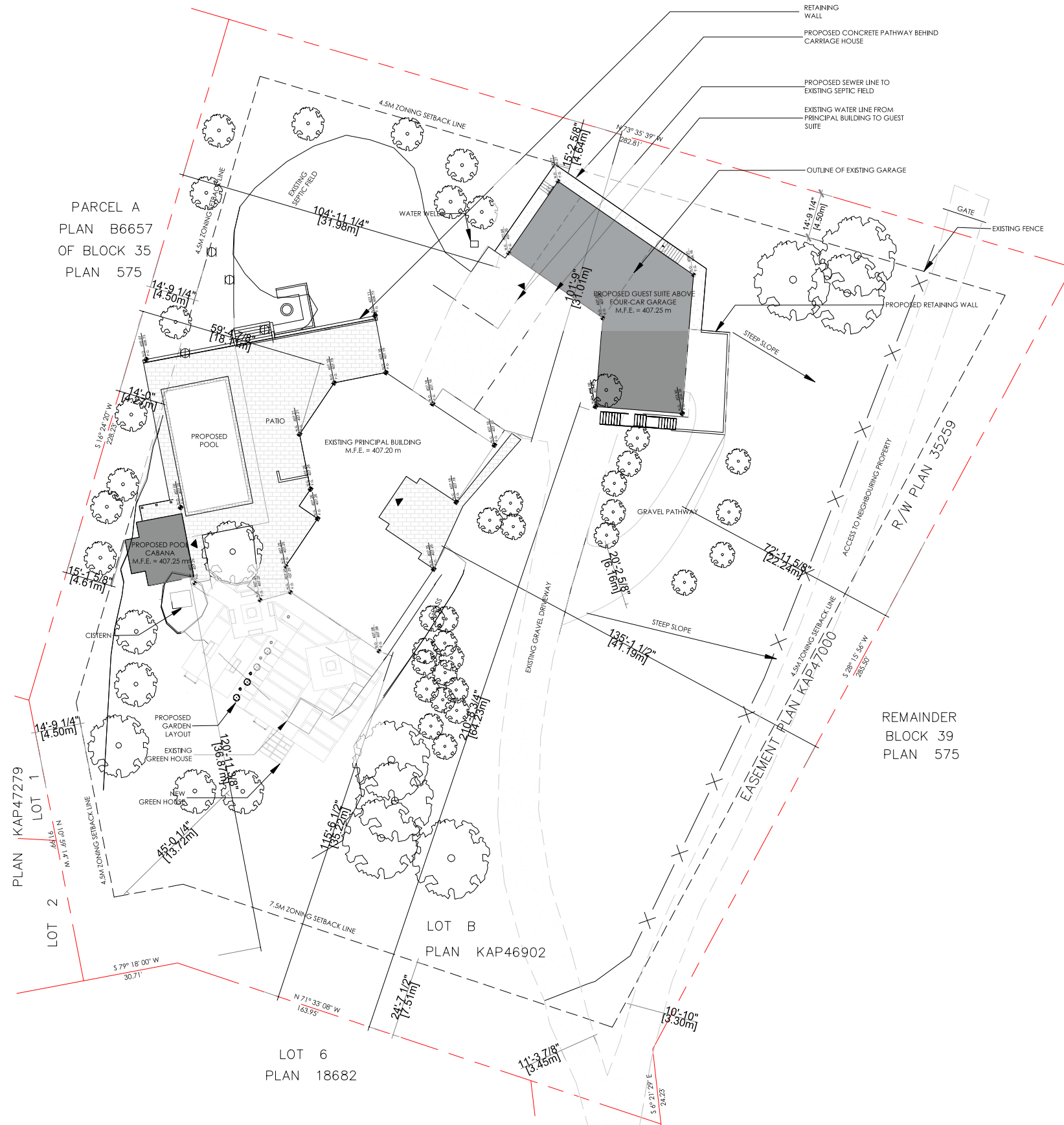
AS NOTED
SCALE

PA101
DRAWING NUMBER

3205 RUSHBURY, NARAMATA

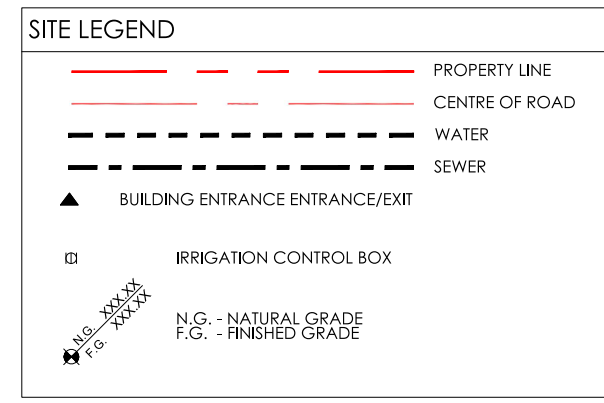
22-191
PROJECT NUMBER

REMAINDER LOT 1
PLAN 6519



NOTE:

- REFER TO SURVEY PLAN FOR IRRIGATION CONTROL BOXES AND SITE GRADING



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

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PROPOSED SITE PLAN / CONTEXT MAP
DRAWING TITLE

28 JUL 2023
DATE

1" = 20'-0"
SCALE

PA201
DRAWING NUMBER

3205 RUSHBURY PL.
PROJECT NUMBER

22.191
PROJECT NUMBER





BUILDING/SITE SUMMARY

CIVIC ADDRESS:	3205 RUSHBURY PL. NARAMATA, BC
LEGAL DESCRIPTION:	LOT B, PLAN KAP46902, DISTRICT LOT 210, SIMILKAMEEN DIV OF YALE LAND DISTRICT
LOT AREA:	6881 m ² (74,068.97 ft ²)

ZONING BYLAW SUMMARY

	REQUIRED:	PROPOSED:
EXISTING ZONE:	SH2	SH2
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
SITE COVERAGE AREA:	1720 m ² MAX (RESTR. BY SITE COV.)	EXIST. PRINCIPAL BLDG : 483 m ² ACCESSORY BLDG (PRINCIPAL BUILDING GARAGE) : 214 m ² POOL & PATIO : 233m ² POOL HOUSE : 25 m ² TOTAL : 955 m² (10,280 ft²)
GROSS FLOOR AREA:	-	EXIST. PRINCIPAL BLDG : 372 m ² ACCESSORY BLDG (PRINCIPAL BUILDING GARAGE) : 287 m ² ACCESSORY DWELLING : 125m ² POOL HOUSE : 25 m ² TOTAL : 809 m² (8,708 ft²)
MAXIMUM SITE COVERAGE:	25%	13.9 %
MAXIMUM HEIGHT:	PRINCIPAL BLDG :10.0 m GUEST SUITE :10.0 m	7.6 m 8.5 m AVG. FIN. GRADE CALCULATION 407.25m + 407.25m + 407.25m + 406.27m + 404.16m + 404.38m/6 AVG. FIN. GRADE :406.09m 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

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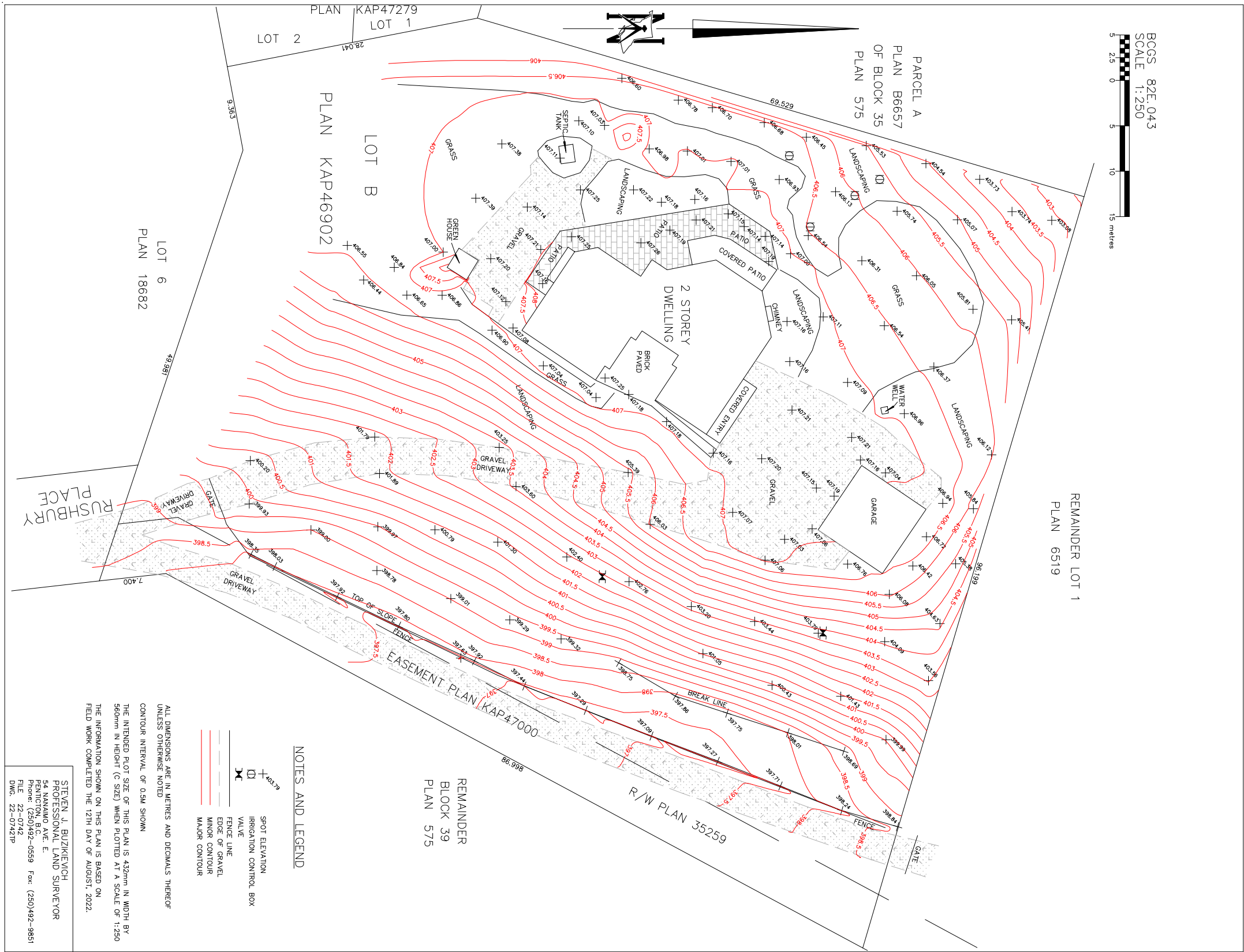
SCALE

PA202
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BCGS 82E.043
SCALE 1:250
0 5 10 15 metres

REMAINDER LOT 1
PLAN 6519

PLAN KAP47279
LOT 1
LOT 2

PLAN KAP46902
LOT B

LOT 6
PLAN 18682

PARCEL A
PLAN B6657
OF BLOCK 35
PLAN 575

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 0.5M 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 12TH DAY OF AUGUST, 2022.

STEVEN J. BUZIKWICH
PROFESSIONAL LAND SURVEYOR
54 NANAIMO AVE. E.
PENTICTON, B.C.
Phone: (250)492-0559 Fax: (250)492-9851
FILE 22-0742 DWG. 22-0742TP

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SURVEY PLAN
DRAWING TITLE

28 JUL 2023
DATE

NTS
SCALE

PA203
DRAWING NUMBER

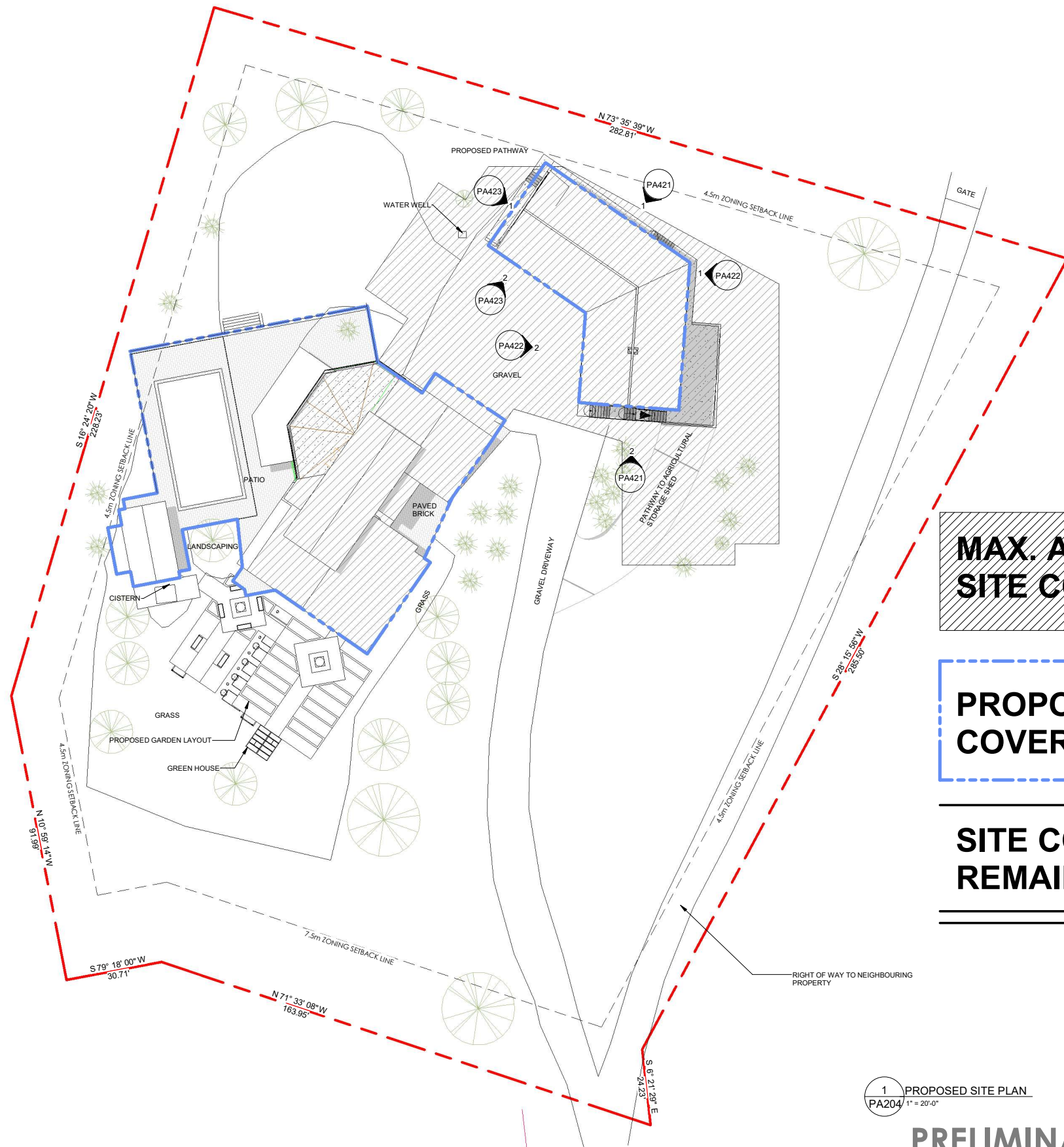
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**MAX. ALLOWABLE
SITE COVERAGE** **25% = 1720m²**

**PROPOSED SITE
COVERAGE** **13.9% = 955m²**

**SITE COVERAGE
REMAINING** **11.1% = 765m²**

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

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PROPOSED SITE COVERAGE
DRAWING TITLE

28 JUL 2023
DATE

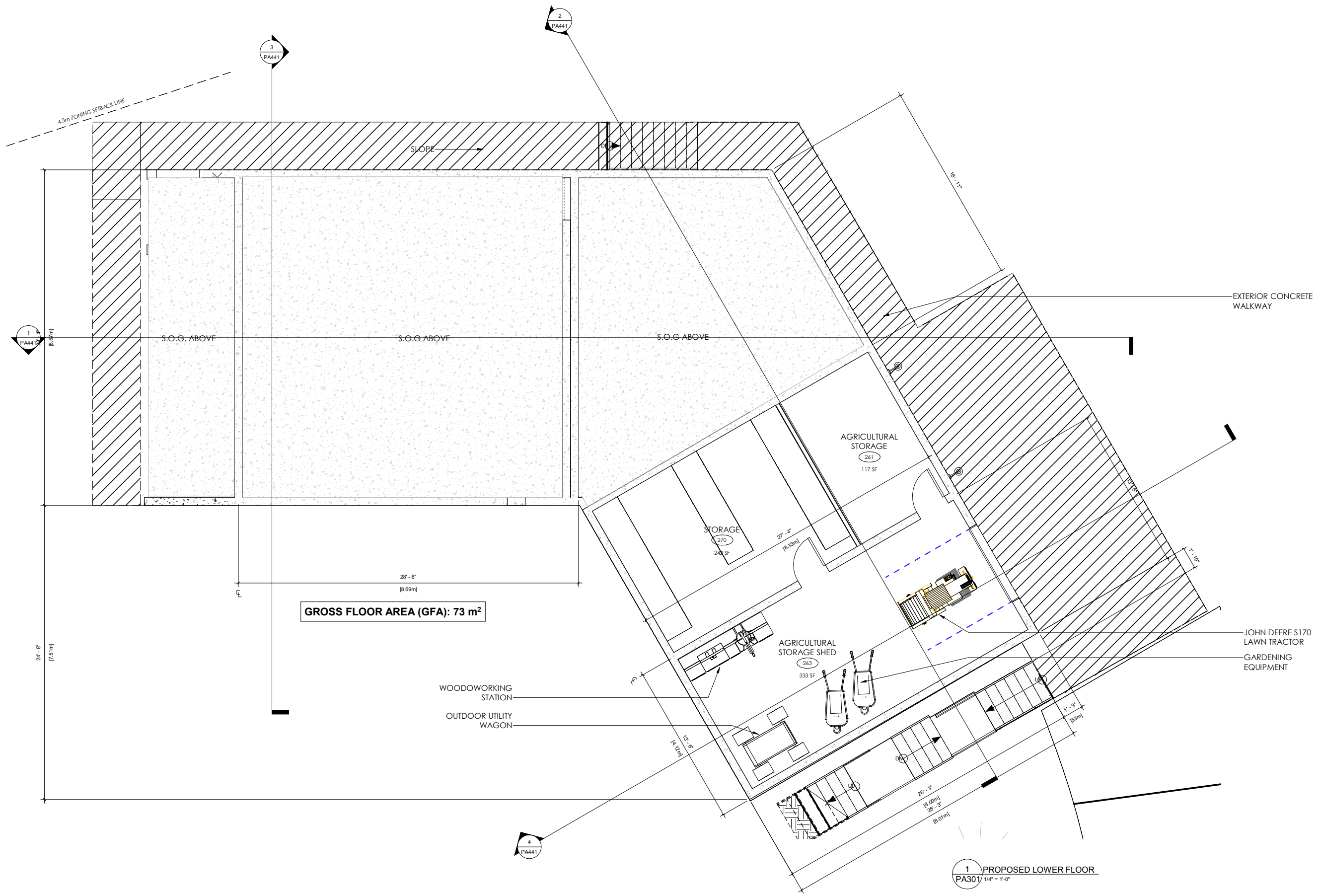
AS NOTED
HALFSIZE PLOT:
REDUCE SCALE BY 50%

PA204
DRAWING NUMBER

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22-191
PROJECT NUMBER





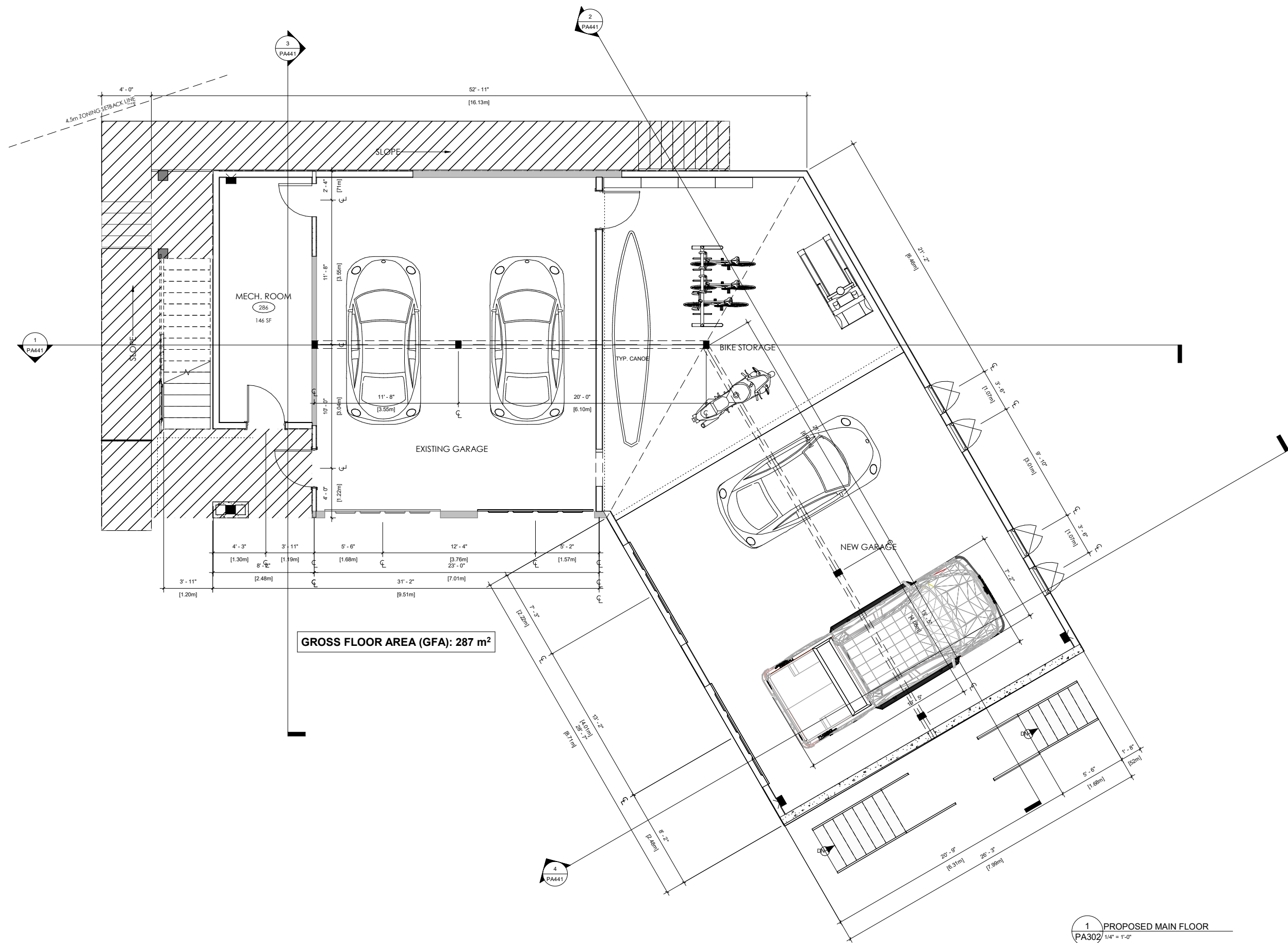
1 PROPOSED LOWER FLOOR
PA301 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED CARRIAGE HOUSE LOWER FLOOR DRAWING TITLE
 28 JUL 2023 DATE
 1/4" = 1'-0" HALFSIZE PLOT: REDUCE SCALE BY 50%
 3205 RUSHBURY, NARAMATA PROJECT NUMBER
 PA301 DRAWING NUMBER
 22-191 PROJECT NUMBER



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

PRELIMINARY NOT FOR CONSTRUCTION

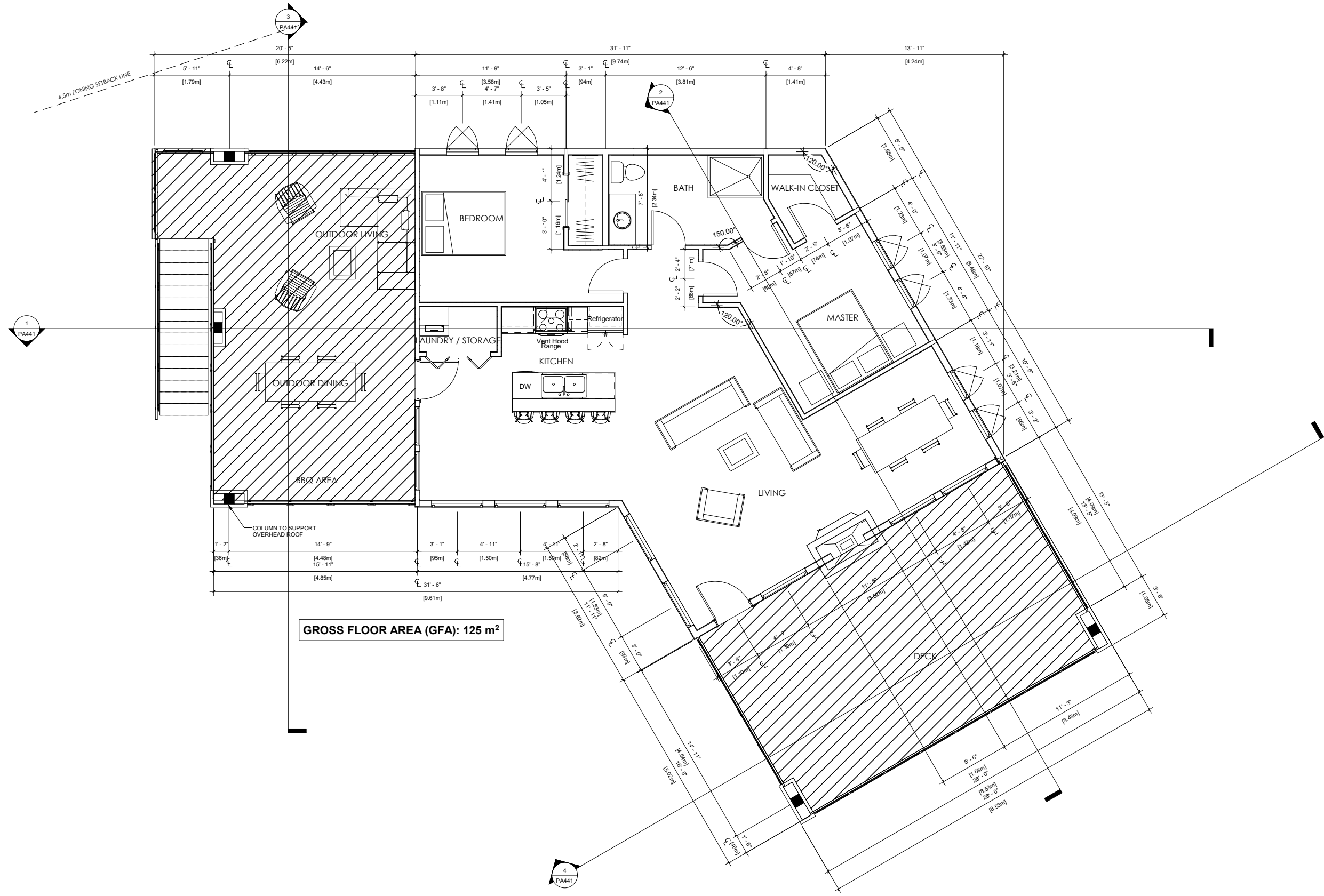
PROPOSED CARRIAGE HOUSE MAIN FLOOR PLAN 28 JUL 2023 1/4" = 1'-0"

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PA302
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PROJECT NUMBER



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

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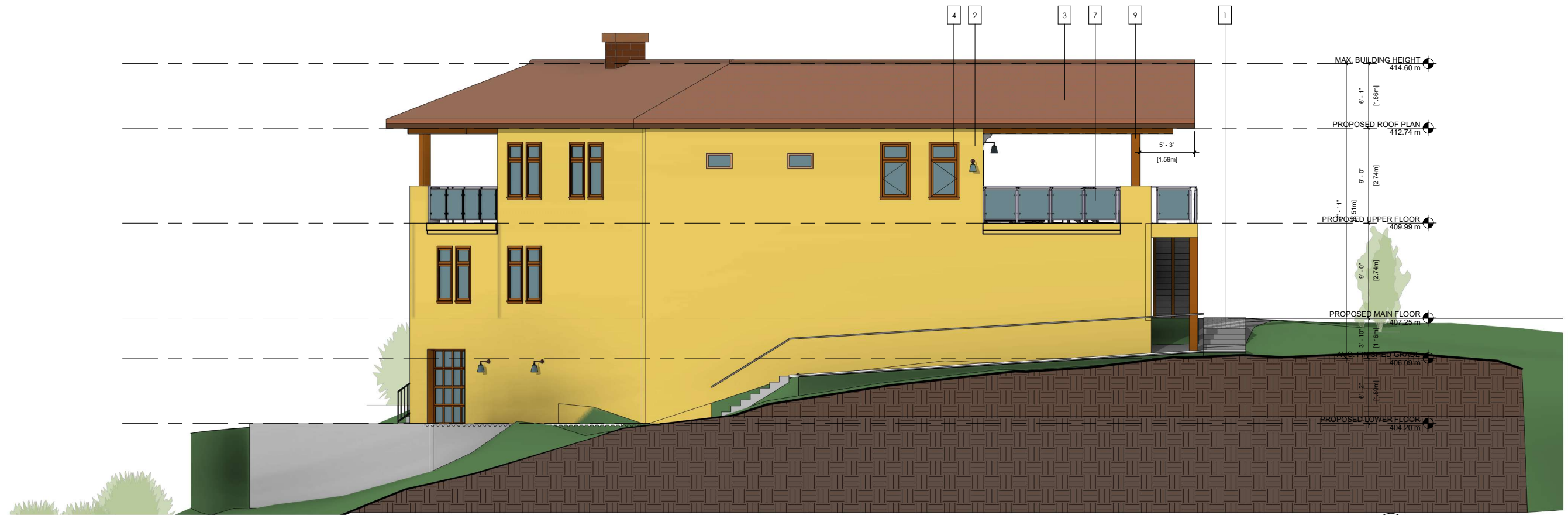
PROPOSED CARRIAGE HOUSE UPPER FLOOR PLAN 28 JUL 2023 1/4" = 1'-0"
DRAWING TITLE DATE

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PA303
 22-191
DRAWING NUMBER PROJECT NUMBER



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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

BUILDING ELEVATIONS
DRAWING TITLE

28 JUL 2023 As indicated
DATE HALF SIZE PLOT:
REDUCE SCALE BY 50%

PA421
DRAWING NUMBER

3205 RUSHBURY, NARAMATA
PROJECT NUMBER

22-191
PROJECT NUMBER



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



2 PROPOSED WEST ELEVATION
PA422 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
DRAWING TITLE

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DATE

PA422
DRAWING NUMBER

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HALFSIZE PLOT:
REDUCE SCALE BY 50%

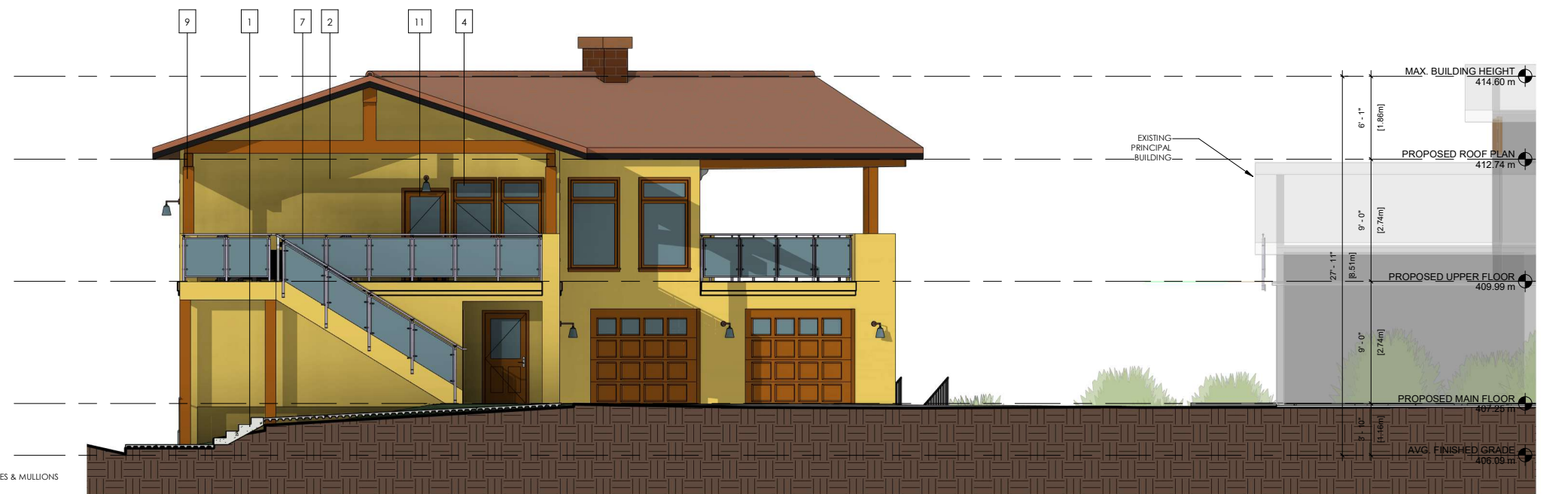
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2 PROPOSED SOUTH-WEST ELEVATION
PA423 3/16" = 1'-0"



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

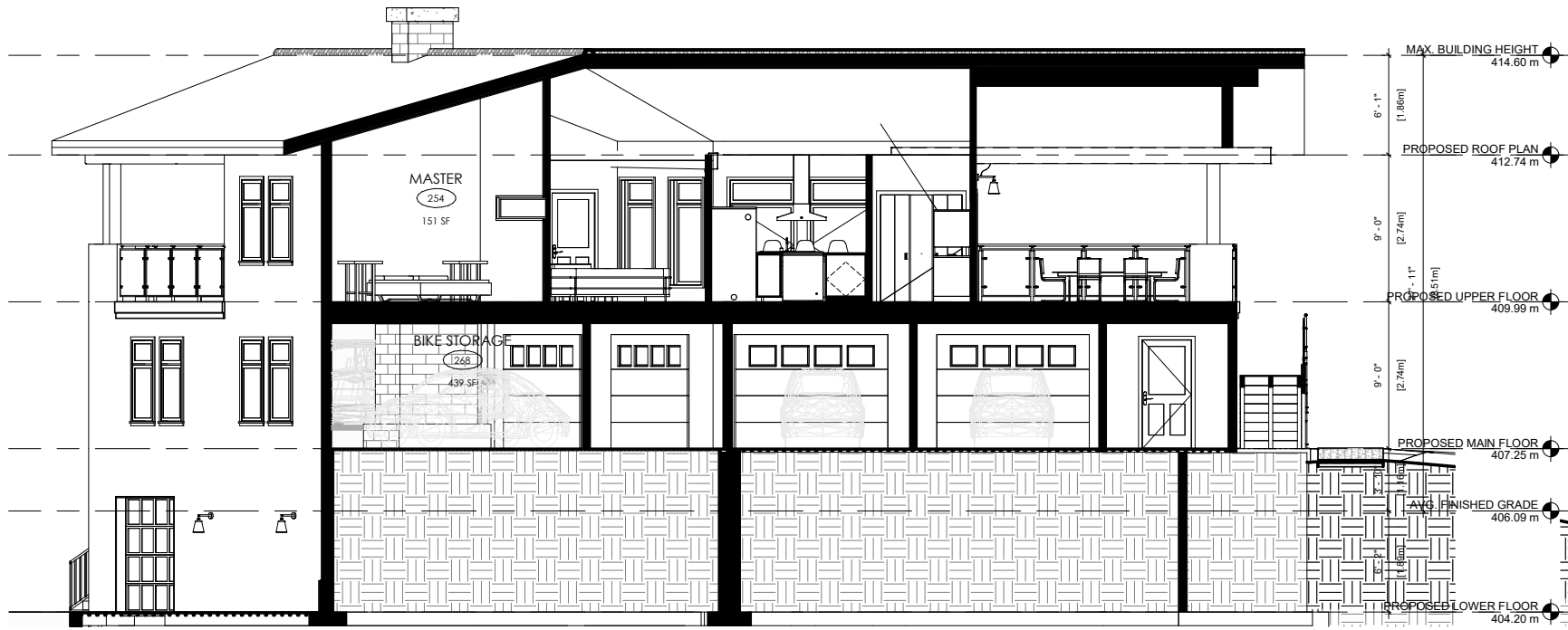
- | | | |
|-----------------------------------|----------------------------------|--|
| 1 CONCRETE STEPS | 5 METAL RAILING | 9 TIMBER COLUMN |
| 2 STUCCO, YELLOW | 6 BRICK CHIMNEY | 10 TIMBER TRUSS |
| 3 CLAY TILES, BROWN | 7 METAL AND GLASS RAILING | 11 HALF-GLAZED WOOD DOOR |
| 4 WINDOWS, WOOD FRAMES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

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BUILDING ELEVATIONS 28 JUL 2023 As indicated PA423
DRAWING TITLE DATE HALF-SIZE PLOT: REDUCE SCALE BY 50% DRAWING NUMBER
3205 RUSHBURY, NARAMATA 22-191
PROJECT NUMBER



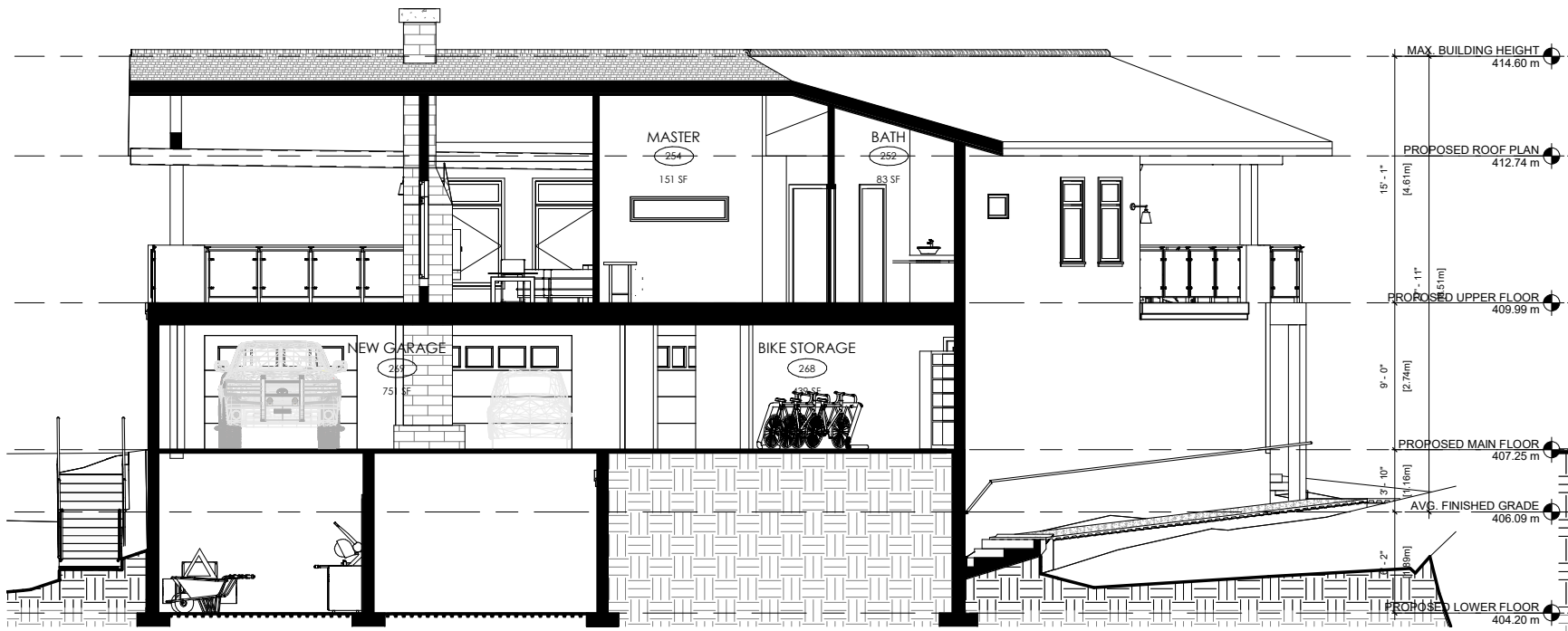
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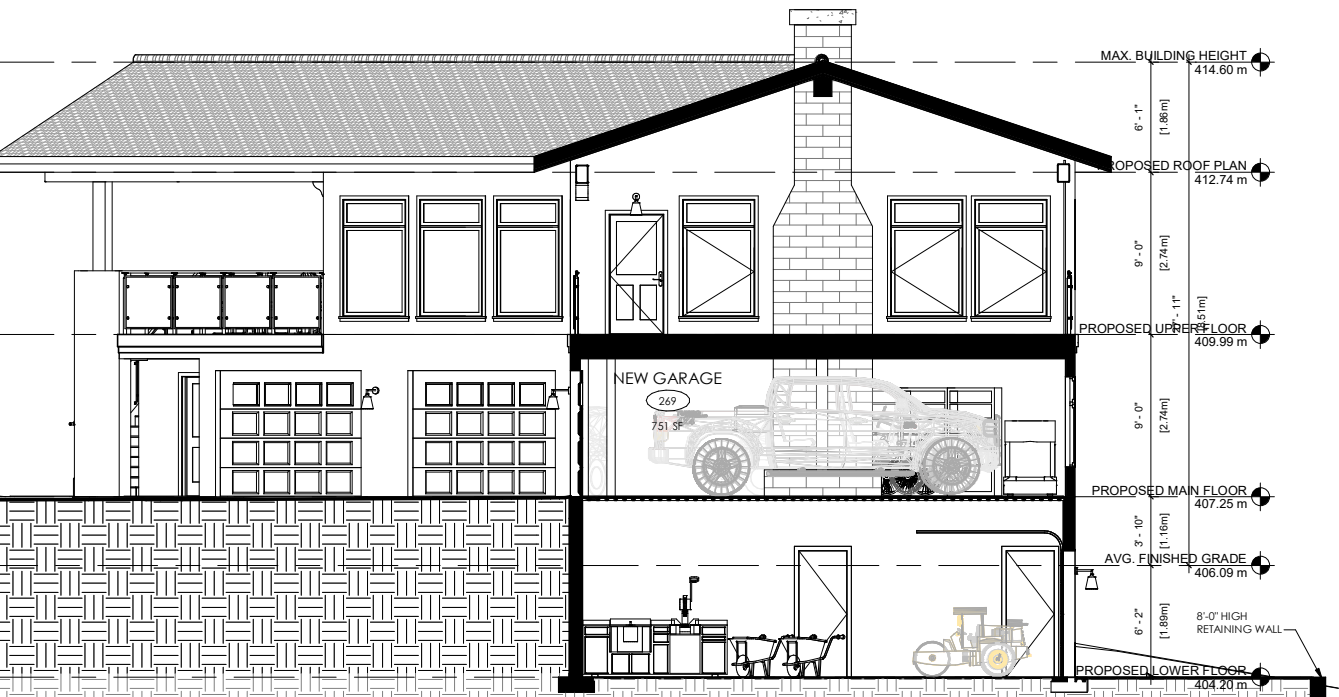
1 SECTION 1
PA441 3/16" = 1'-0"



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



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



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

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BUILDING SECTIONS 28 JUL 2023 3/16" = 1'-0"
DRAWING TITLE DATE HALFSIZE PLOT:
REDUCE SCALE BY 50%

3205 RUSHBURY, NARAMATA

PA441
DRAWING NUMBER
22-191
PROJECT NUMBER