



OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE NIELD & JEFF GAGNON  
LAND & BUILDING DEVELOPMENT CONSULTANTS  
19222 KELLY AVE, SUMMERLAND, B.C.  
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OFFICE EMAIL: odcinc@telus.net  
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**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 CLIENT REVIEW 05 / 01 / 25

ISSUED FOR CLIENT REVIEW 01 / 11 / 25

ISSUED FOR DVP 08 / 08 / 25

ISSUED FOR PERMIT - / - / 25

DESIGNED BY:  
MIKE & JEFF

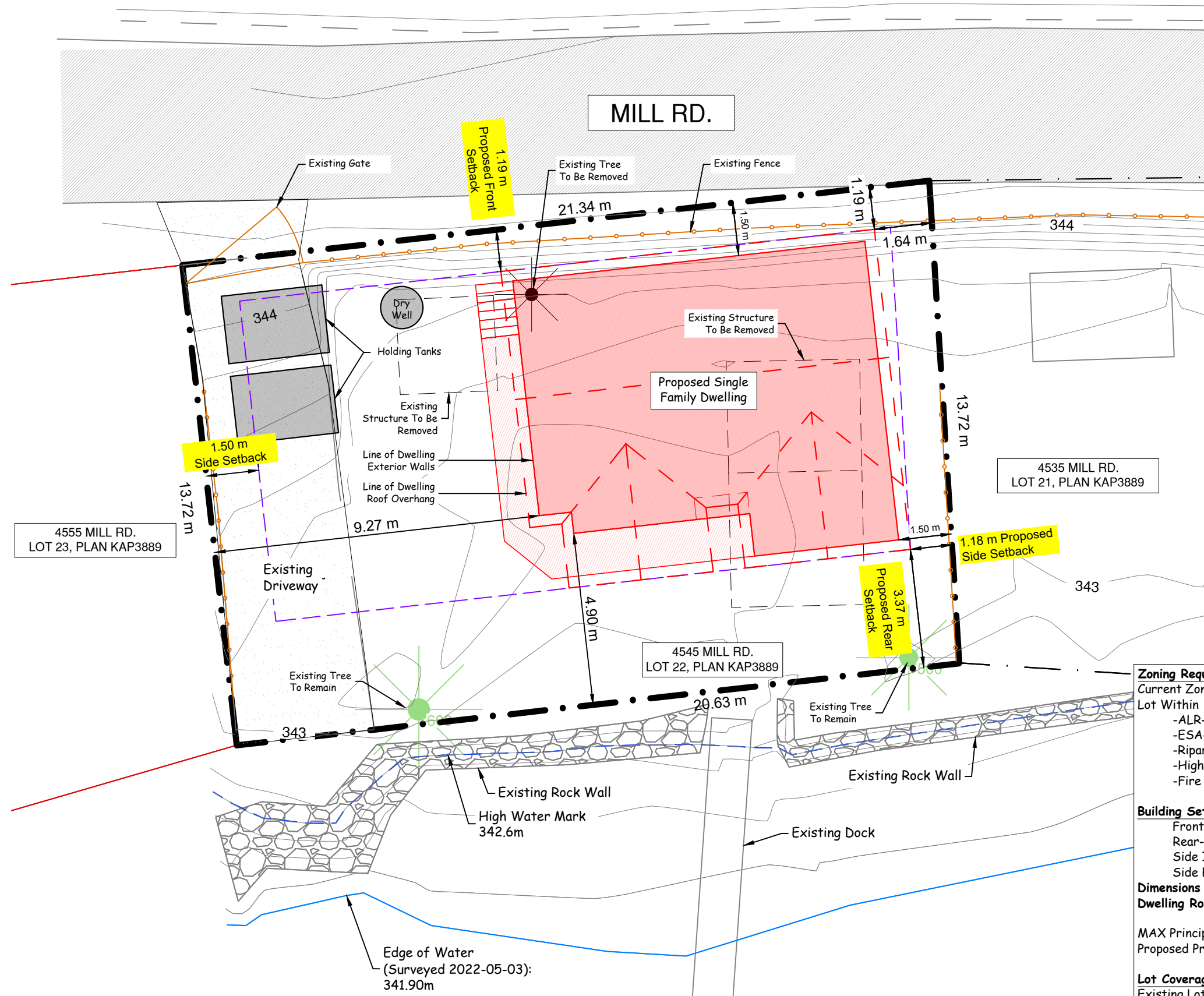
DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

A - 1.0

PLOT DATE:

August 8, 2025



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	
	<b>-PROPOSED-</b>
Front-	-6.0m <b>-1.19m</b>
Rear-	-6.0m <b>-3.37m</b>
Side Interior-	-1.5m <b>-1.18m</b>
Side Exterior-	-4.5m
<b>Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical</b>	
MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	9.94m
Lot Coverage Calculations	
Existing Lot Size-	287.84m <sup>2</sup>
MAX Lot Coverage 50%-	287.84 x 50% = 143.92m <sup>2</sup>
Proposed Dwelling Footprint-	94.2m <sup>2</sup>
Proposed Lot Coverage-	32.72%

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.

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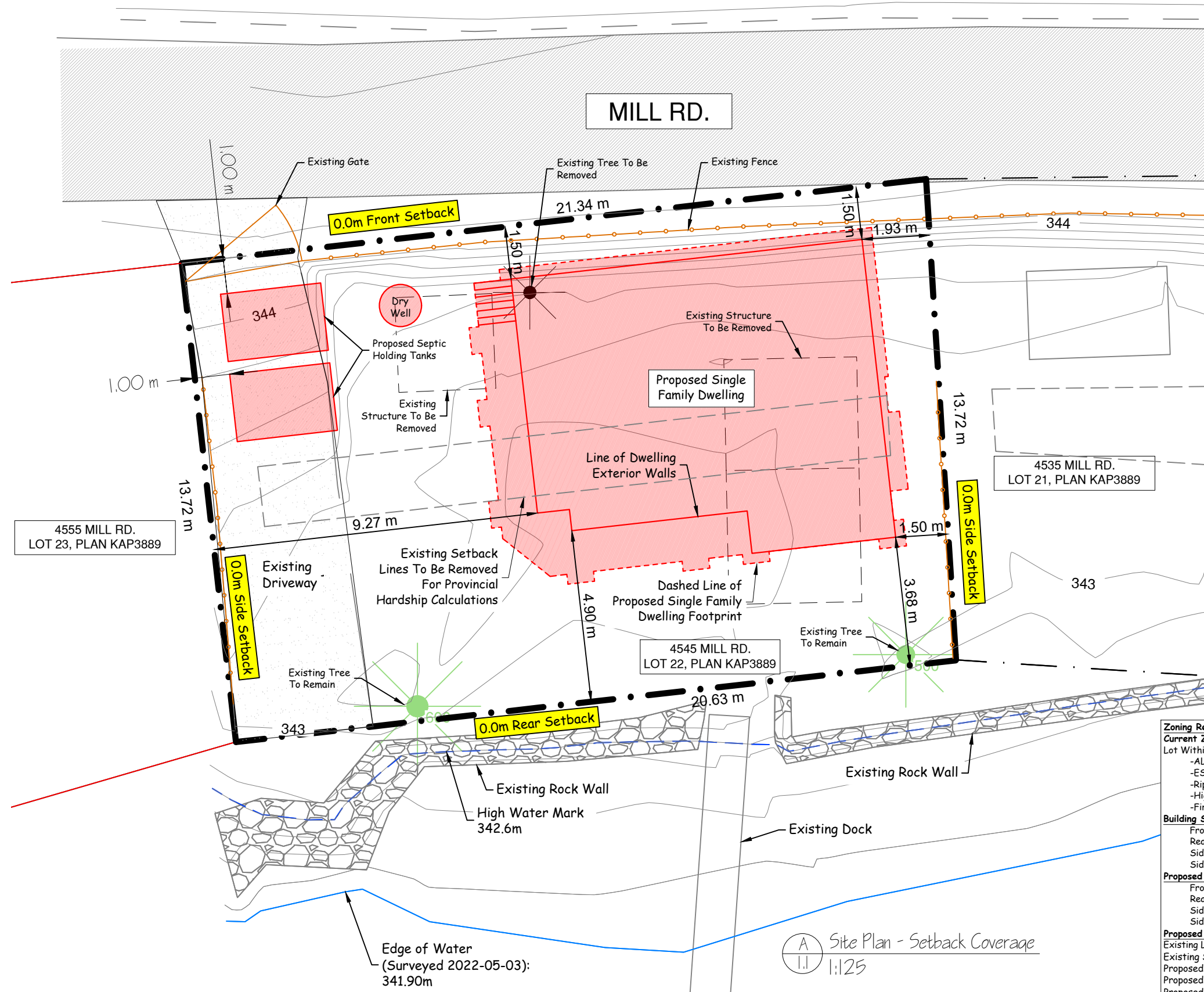
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Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Zone
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side 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 <sup>2</sup>
Existing Setback Area-	30.81m <sup>2</sup>
Proposed Setback Area-	287.84m <sup>2</sup>
Proposed Dwelling Footprint-	101.63m <sup>2</sup>
Proposed Septic Tanks-	11.06m <sup>2</sup>
Proposed Dry Well-	1.13m <sup>2</sup>
<b>TOTAL Proposed Setback Coverage-</b>	<b>113.82m<sup>2</sup> - 39.54%</b>
<b>40% MAX Setback Area Coverage For Provincial Hardship</b>	<b>287.84x40%= 115.14m<sup>2</sup> Max</b>

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START DATE: 01-/23

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02/02/23

01/20/23

**Issued For DVP 08/08/23**

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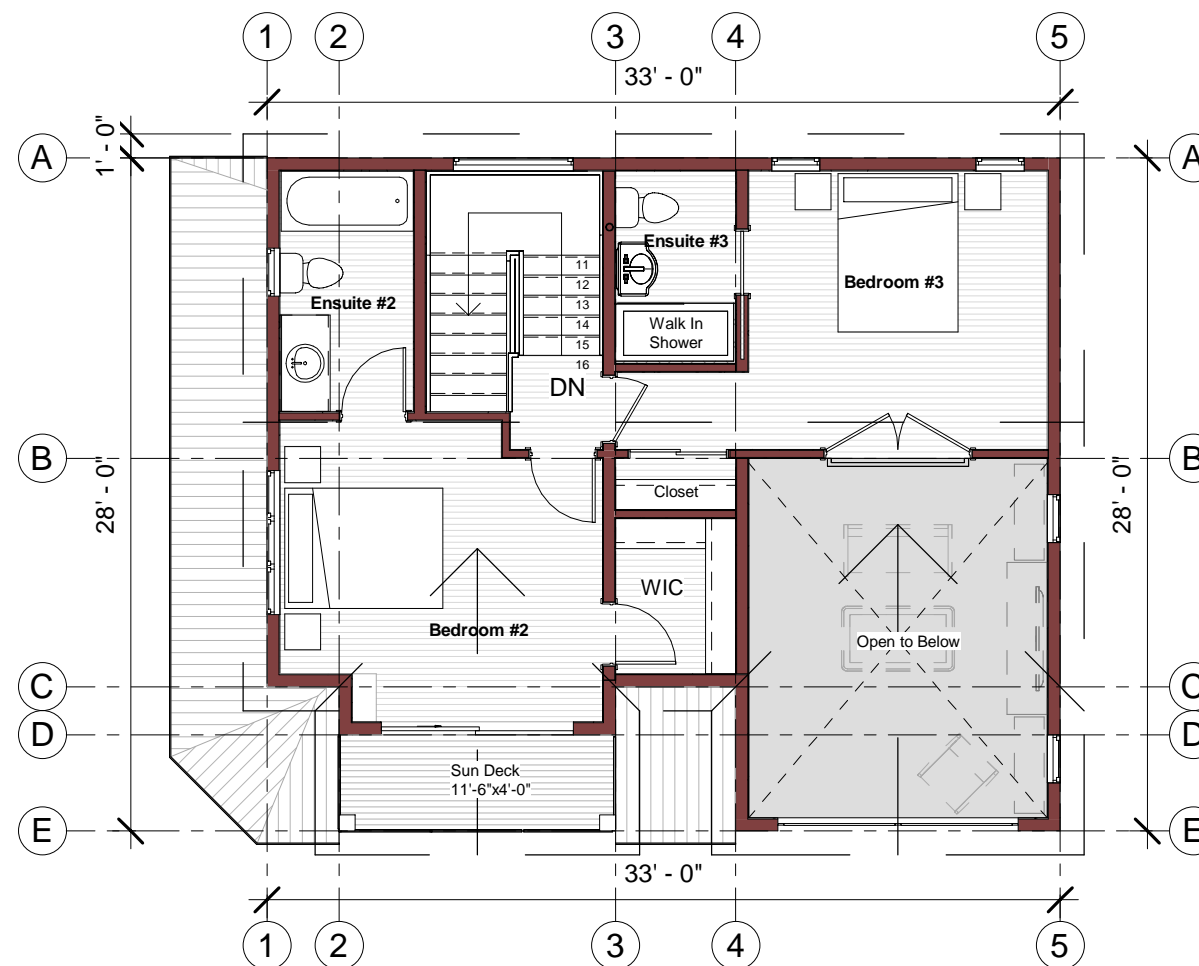
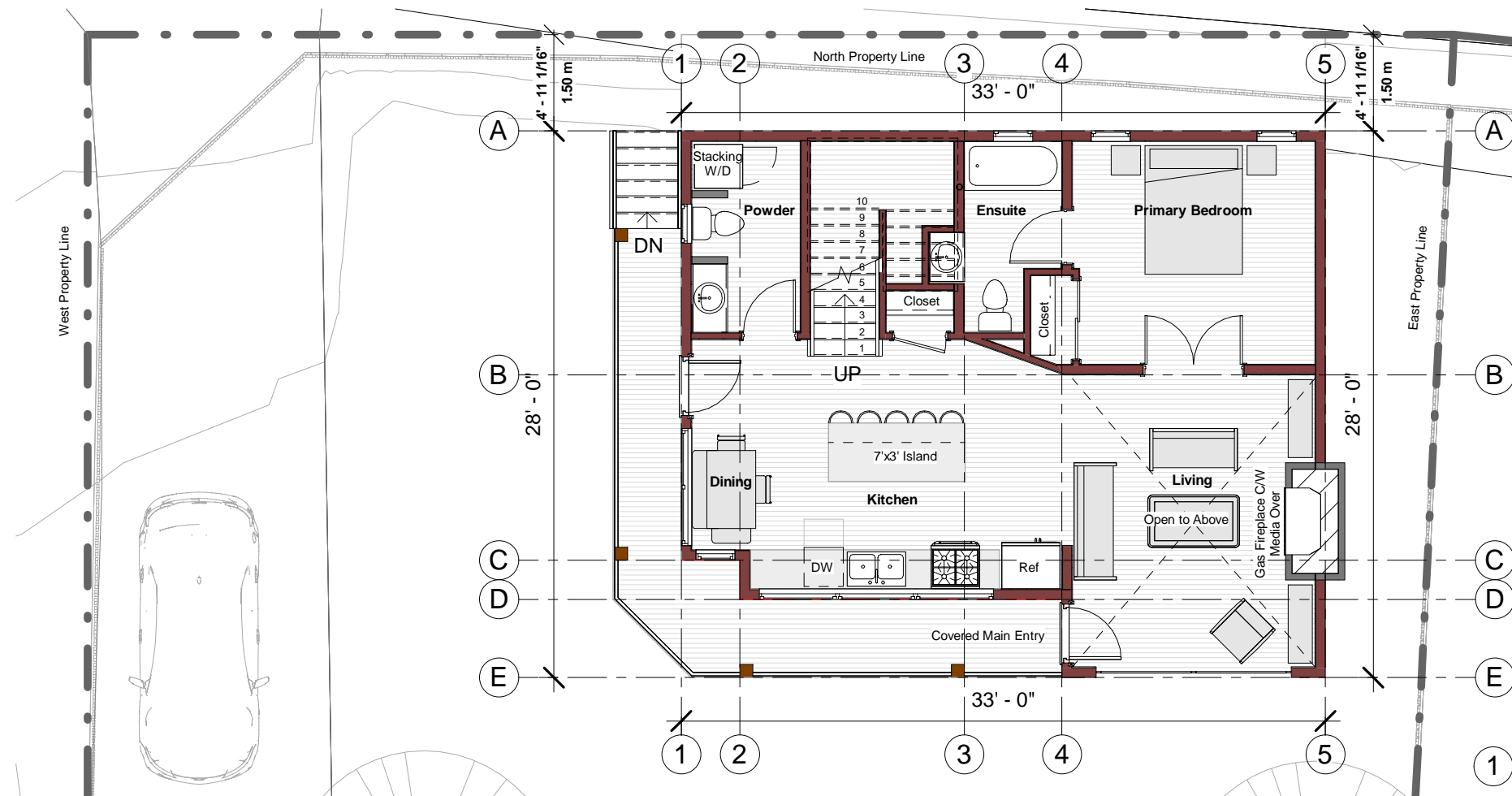
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**A2.0**

PLOT DATE: AUGUST 08, 2023



**PRELIMINARY  
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Floor Area Calculations	
Main Floor-	838sq.ft.
Top Floor-	560sq.ft.
<b>Total Area-</b>	<b>1398sq.ft.</b>
Covered Patio Area-	560sq.ft.
Main Floor Deck-	156sq.ft.
Top Floor Deck-	46sq.ft.

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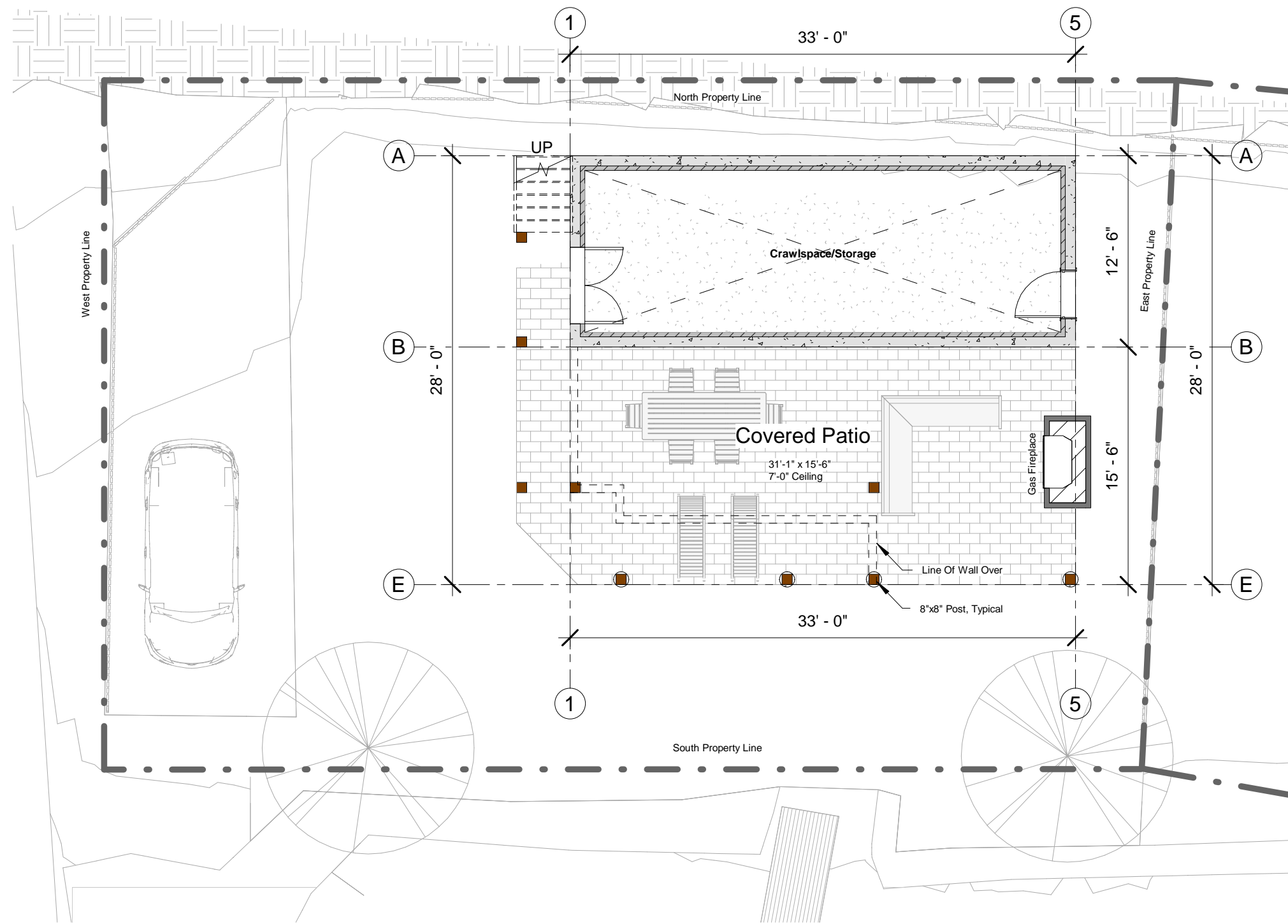
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1 Patio  
1/8" = 1'-0"

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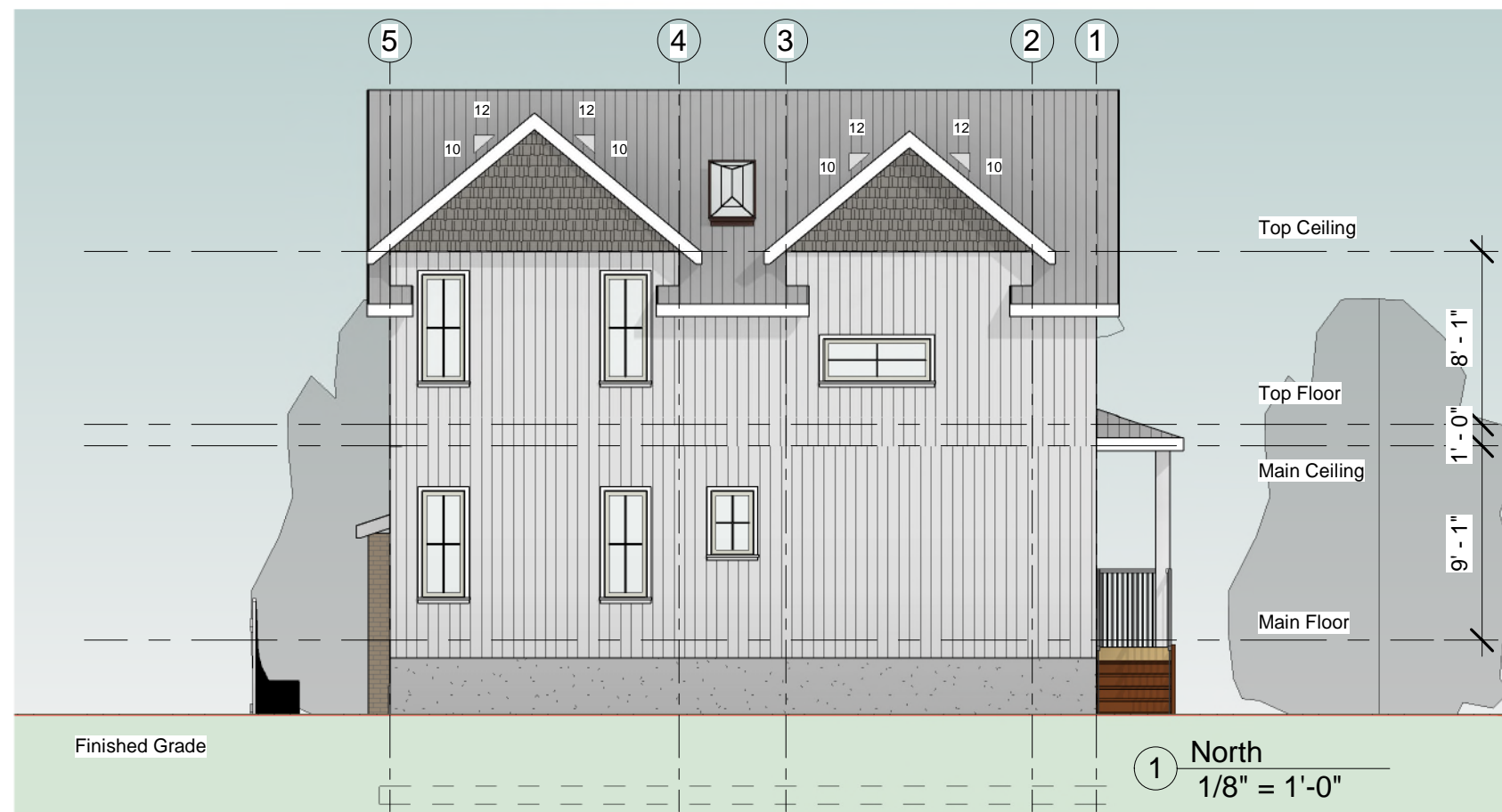
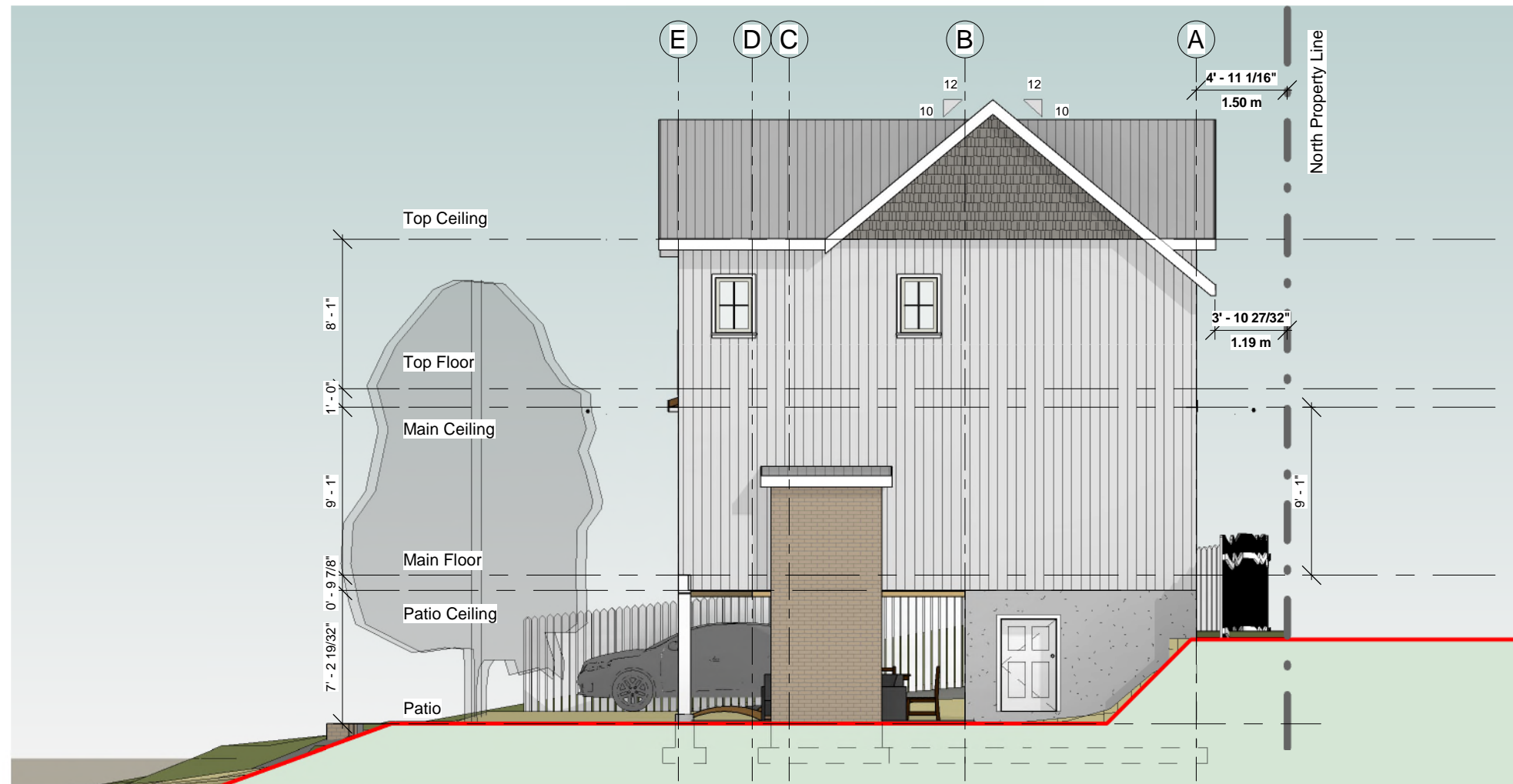
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PLOT DATE: AUGUST 08, 2023



2 East  
1/8" = 1'-0"

**Average Grade Calculation**

<b>North Wall Height</b>	8.91m
<b>East Wall Height</b>	10.29m
<b>South Wall Height</b>	10.29m
<b>West Wall Height</b>	10.29m
<b>Average Finished Grade</b>	$10.29 \times 3 + 8.91 / 4 = 39.78$ <b>=9.94m (10m MAX)</b>

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Main Floor-	838sq.ft.
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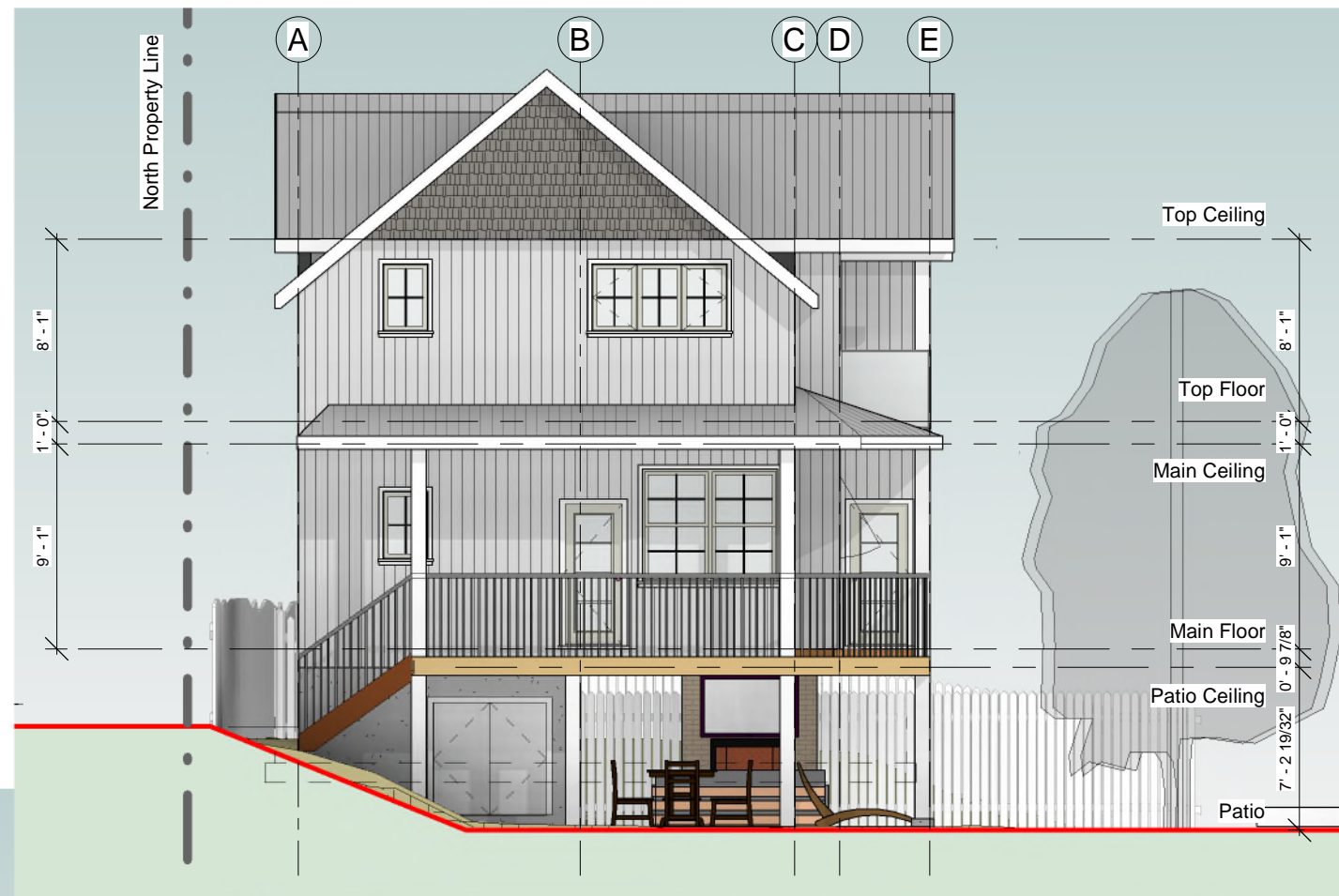
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② West  
1/8" = 1'-0"



① South  
1/8" = 1'-0"

**Average Grade Calculation**

**North Wall Height**  
8.91m

**East Wall Height**  
10.29m

**South Wall Height**  
10.29m

**West Wall Height**  
10.29m

**Average Finished Grade**  
 $10.29 \times 3 + 8.91 / 4 = 39.78$   
**=9.94m (10m MAX)**

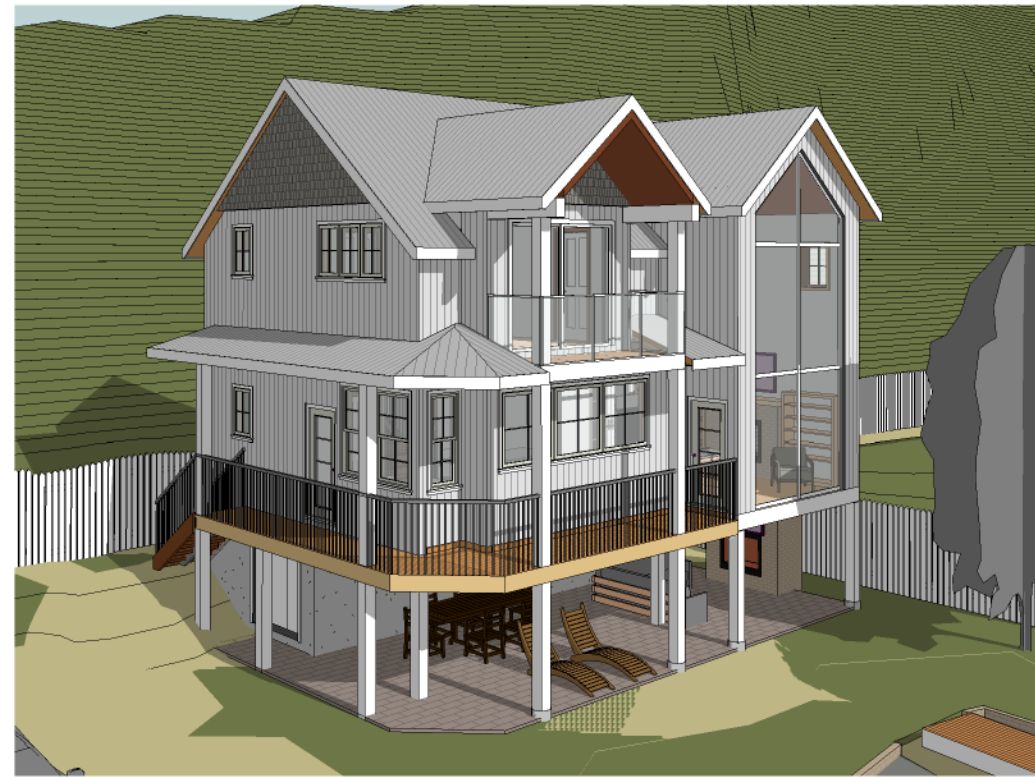
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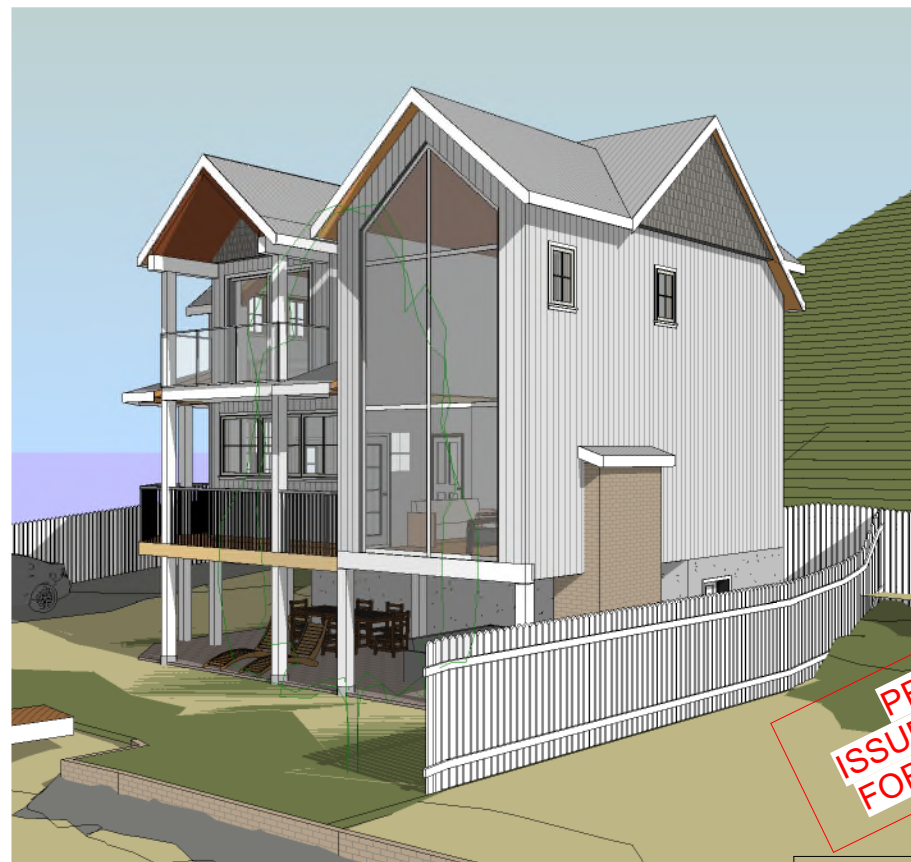
① South 3D View



② SW 3D View



③ NW 3D View



④ SE 3D View

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**ODC**

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