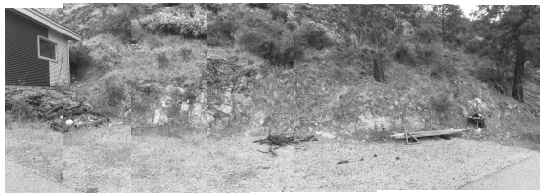
WHITE GARAGE

425 MATHESON RD - O.K.FALLS, B.C.

HILLSIDE ABOVE PROPOSED GARAGE



PROPOSED GARAGE LOCATION - EXISTING

CIVIC ADDRESS: 425 MATHESON RD, OK FALLS B.C.

LEGAL ADDRESS:
STRATA LOT 1, PLAN-K268, DL2710, SDYD
PID: 002-530-775

ZONING SUMMARY:
ELECTORAL AREA 'D' - EAST SKAHA VASEUX
ZONE: RA - RESOURCE AREA ZONE
SITE AREA: 2090.3184m2 [22,500ft2]
BLDG FOOTPRINT AREA EXISTING: 156.36m2 [1,683ft2]
BLDG FOOTPRINT AREA PROPOSED: 279.17m2 [3,005ft2]

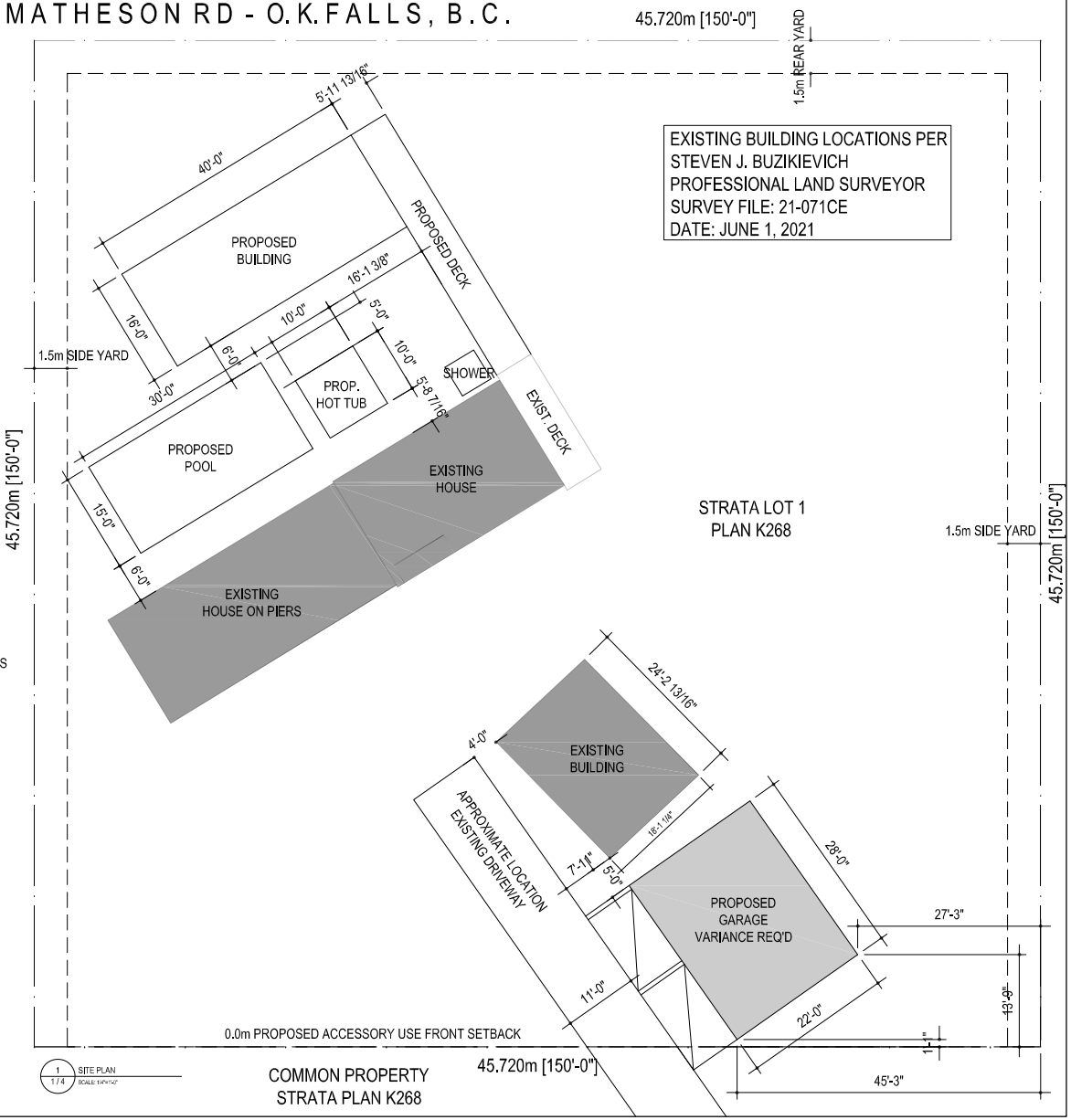
DEVELOPMENT REGULATIONS
PARCEL COVERAGE ALLOWABLE - 35%
PARCEL COVERAGE EXISTING: 7.48%
PARCEL COVERAGE PROPOSED: 13.35%

SITING REGULATIONS - PRINCIPAL USES
A) FRONT YARD SETBACK: 7.5m
B) REAR YARD SETBACK: 7.5m [1.5m PROPOSED]
C) SIDE YARD SETBACK:
I) SIDE INTERIOR - 4.5m [1.5m PROPOSED]
II) SIDE EXTERIOR - 4.5m
D) MAXIMUM HEIGHT: 10.0m

SITING REGULATIONS - ACCESSORY USES
A) FRONT YARD SETBACK: 7.5m [0.0m PROPOSED]
B) REAR YARD SETBACK: 7.5m [1.5m PROPOSED]
C) SIDE YARD SETBACK:
I) SIDE INTERIOR - 4.5m [1.5m PROPOSED]
II) SIDE EXTERIOR - 4.5m
D) MAXIMUM HEIGHT: 10.0m

GENERAL REQUIREMENTS

1. ALL WORK TO BE IN COMPLIANCE WITH CURRENT B.C. BUILDING CODE, ELECTRICAL AND PLUMBING CODES, AND ALL MUNICIPAL/LOCAL CODES AND BYLAWS.
2. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE COMMENCING CONSTRUCTION.
3. DRAWINGS NOT TO BE SCALED; FOLLOW FIGURED DIMENSIONS.
4. CONCRETE TO BE 20MPA FOR FOUNDATION, 25MPA MINIMUM FOR FLOOR SLABS.
5. ALL FOOTINGS TO REST ON COMPACT UNDISTURBED SOIL, FREE OF ORGANIC MATTER.
6. ALL STRUCTURAL LUMBER TO BE SPF #2 OR BETTER.
7. PROVIDE ALL CROSS-BRIDGING/BLOCKING OF MEMBERS AS REQUIRED BY CURRENT EDITION OF B.C. BUILDING CODE.
8. ALL BUILT-UP POSTS TO BE THE FULL WIDTH OF THE SUPPORTED MEMBER.
9. ALL LOAD BEARING LINTELS ARE 2-PLY 2x10 SPF #2 OR BETTER EXCEPT AS NOTED.
10. TRUSS SYSTEM DESIGN, DETAILS, AND INSTALLATION TO BE ACCORDING TO ENGINEERED TRUSS SPECIFICATIONS, AND BE COMPLETE WITH ALL BRACING AND BLOCKING NECESSARY. SUPPLIER TO PROVIDE SHOP DRAWINGS OF ROOF TRUSS LAYOUT.
11. CONFIRM WINDOW AND DOOR ROUGH OPENING SIZES WITH SUPPLIERS.
12. FLASH ALL PENETRATIONS AND CHANGES IN ROOF PLAN AS PER CURRENT CODE REQUIREMENTS.
13. PROVIDE CARBON MONOXIDE / SMOKE ALARMS PER CURRENT CODE REQUIREMENTS.
14. ALL ANGLES OTHER THAN 90° ARE 45° UNLESS NOTED OTHERWISE.
15. SUPPLIER TO PROVIDE SIZING OF STRUCTURAL MEMBERS, (I.E. ENGINEERED BEAMS, ENGINEERED HEADERS, ETC.)
16. RAIN WATER LEADERS TO BE DIRECTED AWAY FROM BUILDING TO A FROST FREE OUTLET.
17. FINISHED GRADE TO SLOPE AWAY FROM BUILDING AROUND PERIMETER.
18. DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES OR OMISSIONS UNLESS NOTIFIED IN WRITING PRIOR TO CONSTRUCTION.
19. DUE TO VARYING SOIL CONDITIONS, DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR FOUNDATION PROBLEMS. INDEPENDENT ENGINEERING ASSESSMENT MAY BE REQUIRED.



1 / 1/4 SITE PLAN
SCALE: 1/4"=1'-0"

Steve A. Cade
e. steca@live.ca

ROCKY RIDGE DEVELOPMENTS
Rocky Armstrong
c. 250.488.1492
e. rockysridge@telus.net

ACCURACY OF INFORMATION PROVIDED HEREIN NOT GUARANTEED

Drawing Orientation
NORTH

Project Title
WHITE GARAGE
425 MATHESON RD.

OKANAGAN FALLS, B.C.

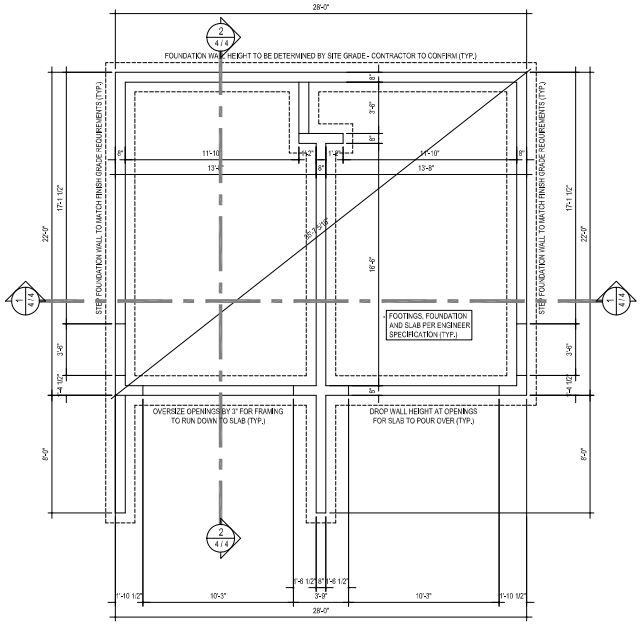
Date	July 2, 2021
Job No.	SAC 21-03
Scale	AS NOTED
Drawn	S.A.C.

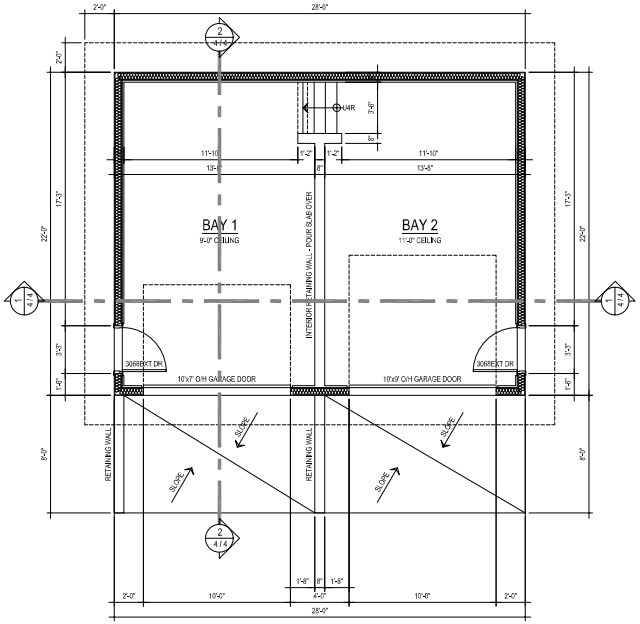
Drawing Title
SITE PLAN
SITE PHOTOS

Drawing Number
1 / 4

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

No.	Date	Revision
...	...	...





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Drawing Orientation

NORTH

Project Title

WHITE GARAGE
425 MATHESON RD.

OKANAGAN FALLS, B.C.

Date	July 2, 2021
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Drawing Title

FOUNDATION PLAN
FLOOR PLAN

Drawing Number

2 / 4

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No.	Date	Revision
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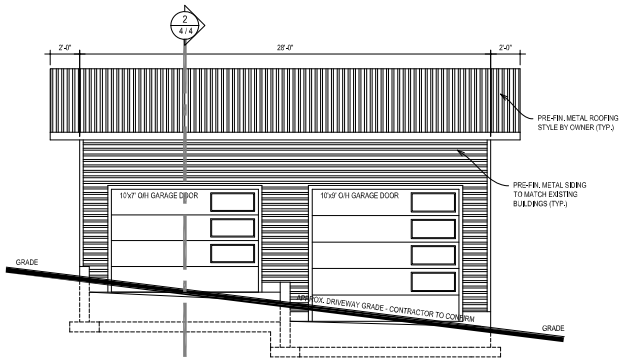
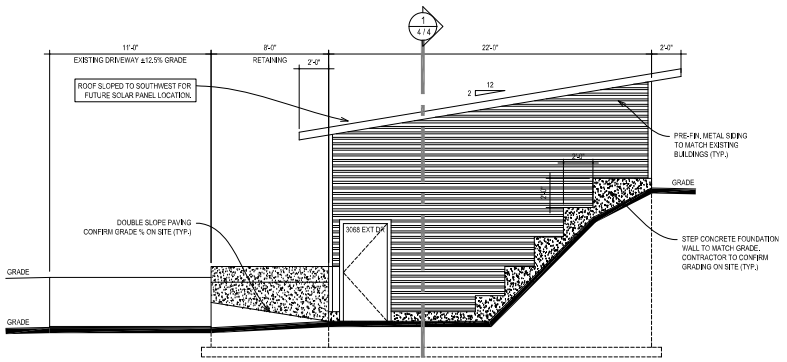
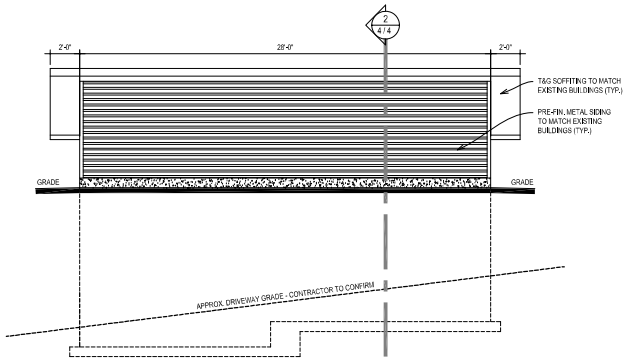


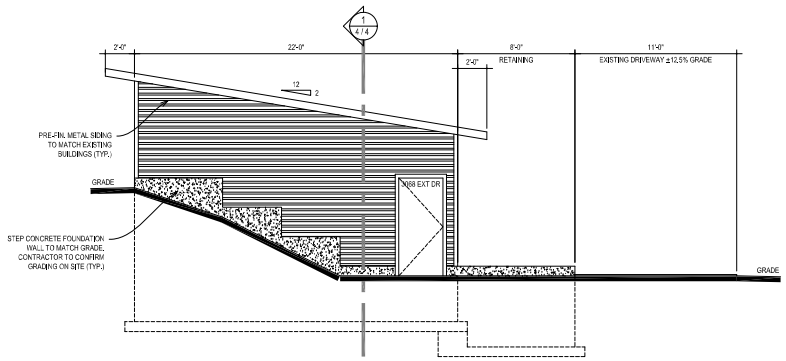
1 / 3/4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / 3/4 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 / 3/4 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 / 3/4 WEST ELEVATION
SCALE: 1/4"=1'-0"

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Drawing Orientation
NORTH

Project Title
WHITE GARAGE
425 MATHESON RD.

OKANAGAN FALLS, B.C.

Date	July 2, 2021
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Scale	AS NOTED
Drawn	S.A.C.

Drawing Title
GARAGE ELEVATIONS

Drawing Number
3 / 4

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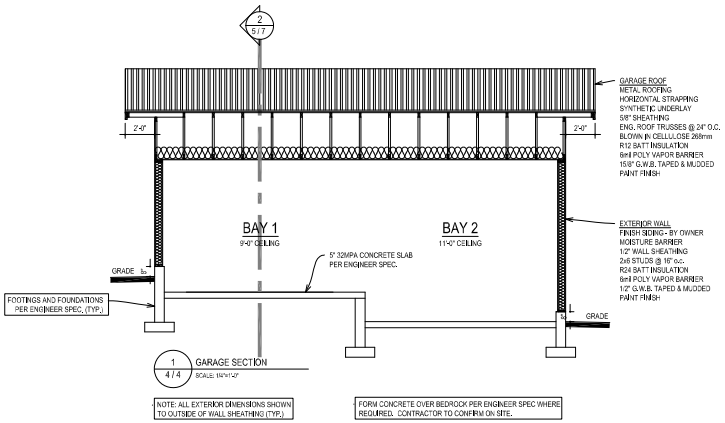
...	...	...



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Drawing Title

GARAGE
SECTIONS

Drawing Number

4 / 4

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...	...	...