

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

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
168 - 145B PENTICTON AVE
PENTICTON, BC | V2A 8L3
(250) 487-8278
WWW.GARTNERSCUSTOMHOUSEDESIGNS.COM
GARTNERSCUSTOMHOUSEDESIGNS@GMAIL.COM

LIPSETT RENOVATION

RESIDENTIAL VARIANCE PERMIT DRAWINGS REGARDING:
128 KENT PLACE, OKANAGAN FALLS, BRITISH COLUMBIA

CONTENTS & 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: GARTNERSCUSTOMHOUSEDESIGNS@GMAIL.COM

- A001 COVER PAGE & DRAWING INDEX
- A101 SITE PLAN & SITE INFORMATION
- A201 EXISTING FLOOR PLANS
- A302 PROPOSED LOWER FLOOR PLAN
- A303 PROPOSED UPPER FLOOR PLAN
- A401 NORTH & EAST ELEVATIONS
- A402 SOUTH & WEST ELEVATIONS



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE:

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A001

DRAWING TITLE
COVER PAGE & DRAWING INDEX

PROJECT / ZONING DATA

PROJECT ADDRESS: 128 KENT PLACE, OKANAGAN FALLS, BC
 LEGAL DESCRIPTION: LOT 44, PLAN KAP12472, DL461 SIMILKAMEEN DIV OF YALE
 ZONING: R52 (LOW DENSITY RESIDENTIAL TWD)
 SITE AREA: 17,912 SQFT
 FOOTPRINTS: DWELLING: 2,569 - SQFT

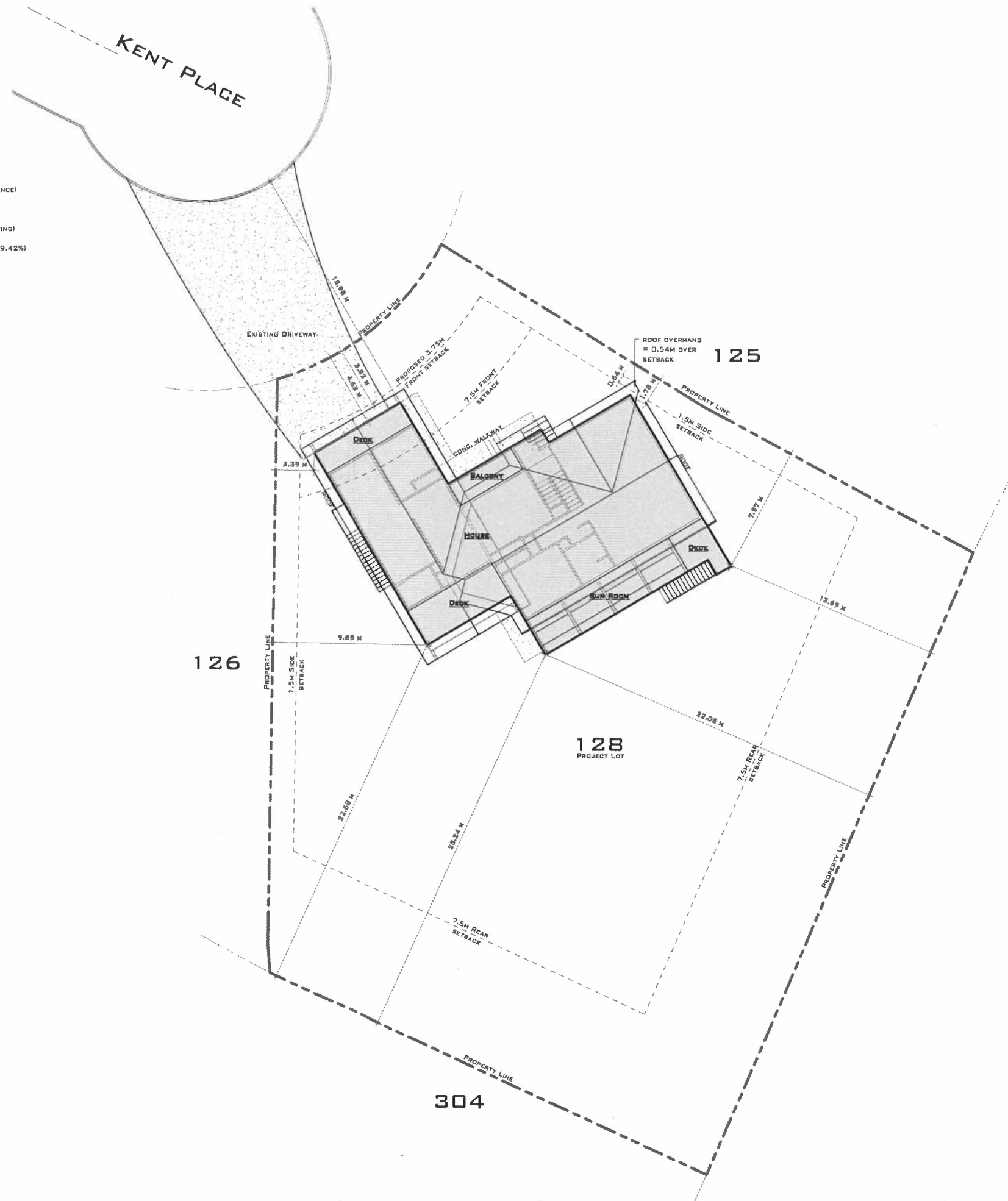
NOTES***
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS
 ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEDTECH.
 NO VENTED SOFFITING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE

ROOF BYLAW REQUIREMENTS FOR PRINCIPAL DWELLINGS IN R52:

SETBACKS:
 FRONT YARD: 7.5 M
 REAR YARD: 7.5 M
 INTERIOR SIDE YARD: 1.5 M
 EXTERIOR SIDE YARD: 4.5 M
 MAXIMUM HEIGHT: 10.0 M
 MINIMUM BUILDING WIDTH: 5.0 M
 MAXIMUM LOT COVERAGE: 45%

PROJECT BYLAW SUMMARY:

SETBACKS:
 FRONT YARD: 3.82 M (VARIANCE)
 REAR YARD: 13.69 M
 INTERIOR SIDE YARD: 1.78 M
 EXTERIOR SIDE YARD: N/A
 HEIGHT: 6.75 M (EXISTING)
 BUILDING WIDTH: 18.9 M
 LOT COVERAGE: 238.67 M² (29.42%)



GARTHER'S CUSTOM HOUSE DESIGNS
 158 - 1458 PERTWICK AVE
 PORTICTON, BC | V5A 4L3
 (250) 487-8376
 WWW.GARTHERSCUSTOMHOUSEDESIGNS.COM
 GARTHERSCUSTOMHOUSEDESIGNS@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTHER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
 JOB NO.: 211001
 SCALE: AS INDICATED

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A101

DRAWING TITLE
SITE PLAN & SITE INFORMATION

1 SITE
 3/32" = 1'-0"

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE DESIGNER. DO NOT SCALE ANY OF THE DRAWING SHEETS. THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER.

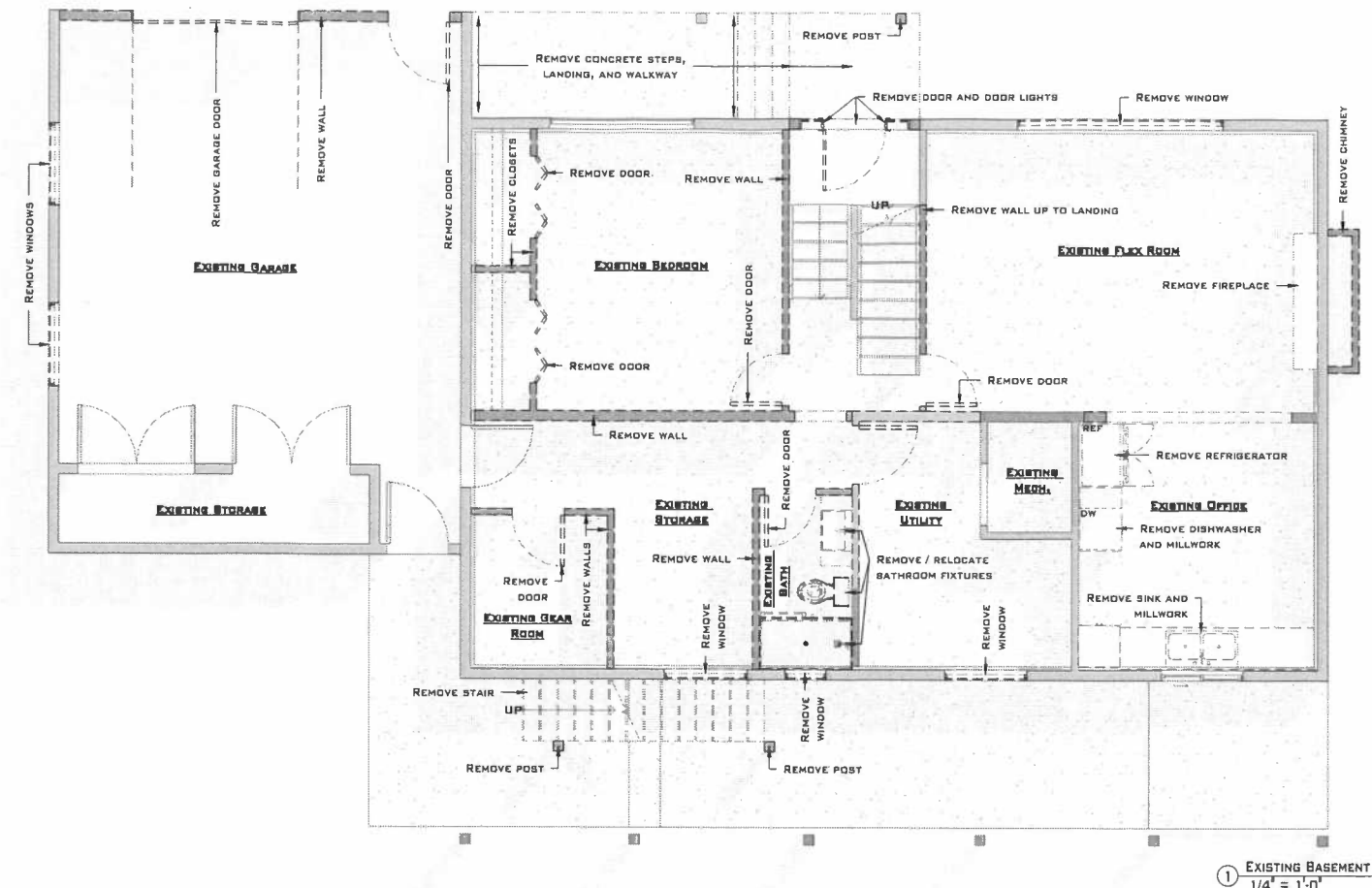
FLOOR PLAN NOTES

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.
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.

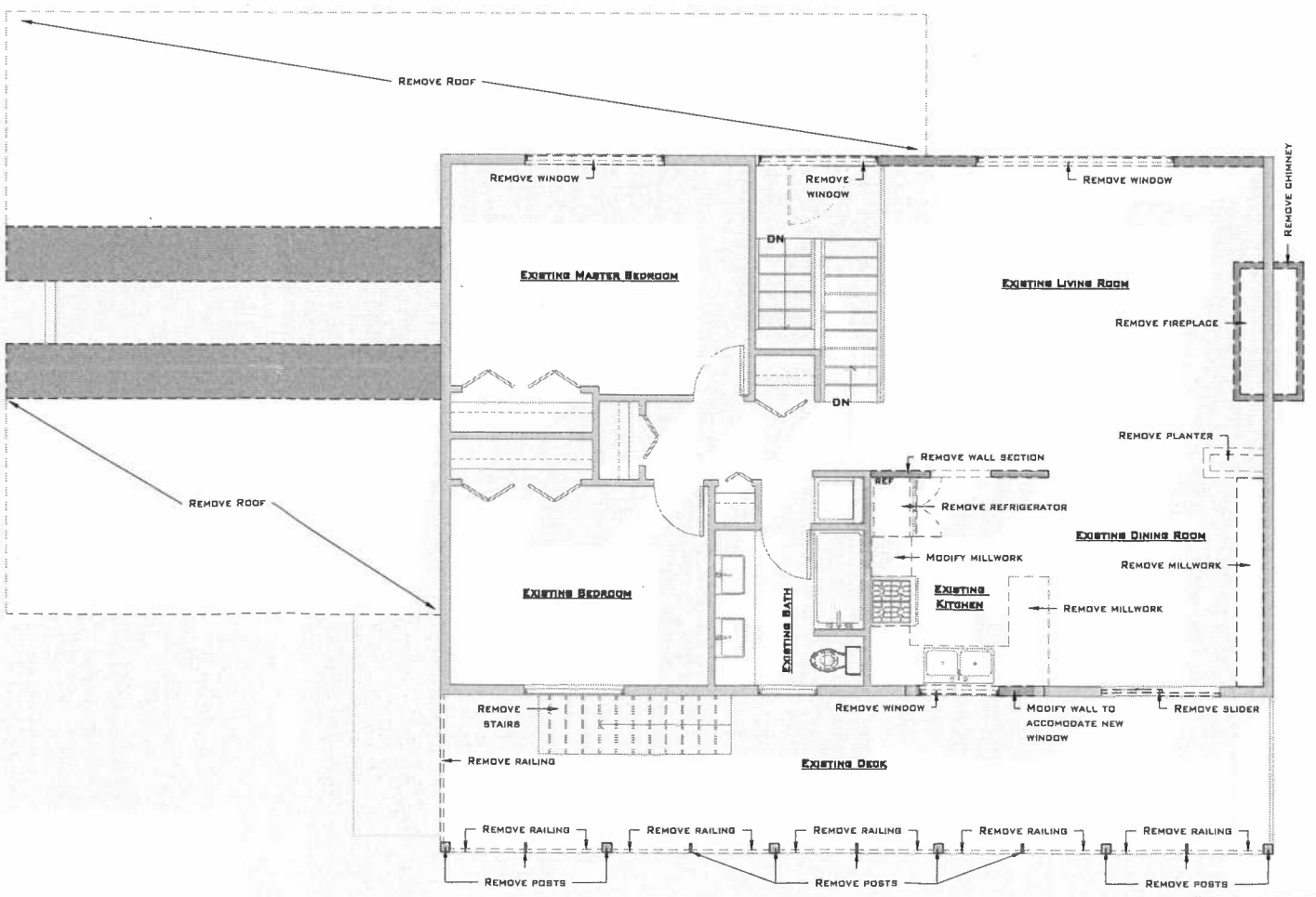
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



① EXISTING BASEMENT
1/4" = 1'-0"



② EXISTING UPPER FLOOR
1/4" = 1'-0"



GARTHER'S CUSTOM HOUSE DESIGNS
168 - 1438 PROVISION AVE
PORTFOLIO, BC | V5A 8L3
(604) 487-8278
WWW.GARTHERDESIGNS.COM
GARTHERDESIGNS@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTHER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: AS INDICATED

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER

A201

DRAWING TITLE
EXISTING FLOOR PLANS

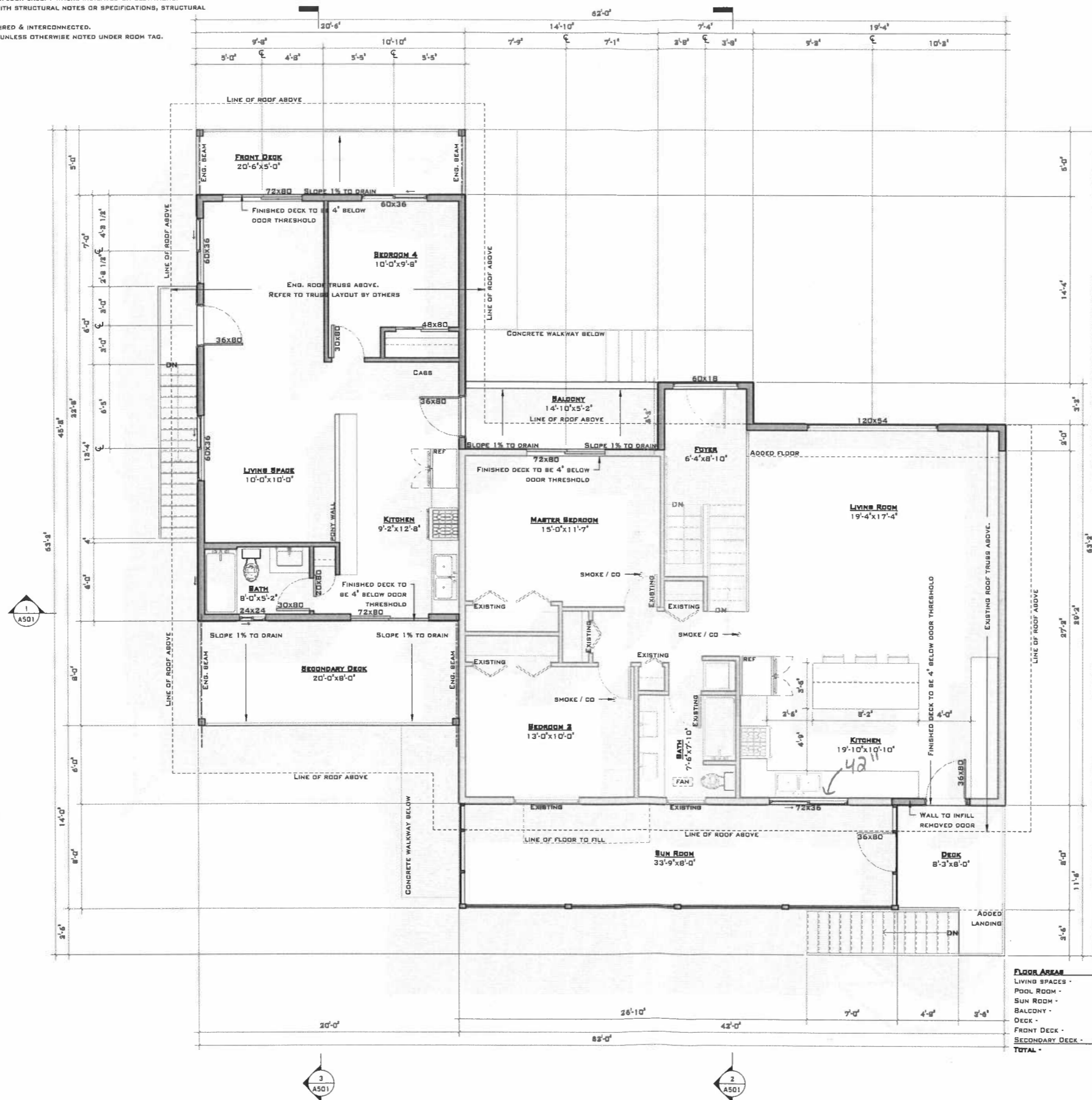
PRELIMINARY PLANS- FOR REVIEW ONLY

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.
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.

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

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



FLOOR AREA	
LIVING SPACES	1,218 sqft
POOL ROOM	663 sqft
SUN ROOM	270 sqft
BALCONY	77 sqft
DECK	78 sqft
FRONT DECK	103 sqft
SECONDARY DECK	160 sqft
TOTAL	2,569 sqft



GARTH'S CUSTOM HOUSE DESIGNS
148 1458 PONDVIEW AVE
PORTFOLIO, BC | V2A 6L3
1(800) 487 8378
WWW.GARTHSCUSTOMHOUSEDESIGNS.COM
GARTH@GCHD.COM



NORTH ARROW COPY 1
THIS DRAWING IS THE PROPERTY OF GARTH'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: AS INDICATED

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A303

DRAWING TITLE
PROPOSED UPPER FLOOR PLAN

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

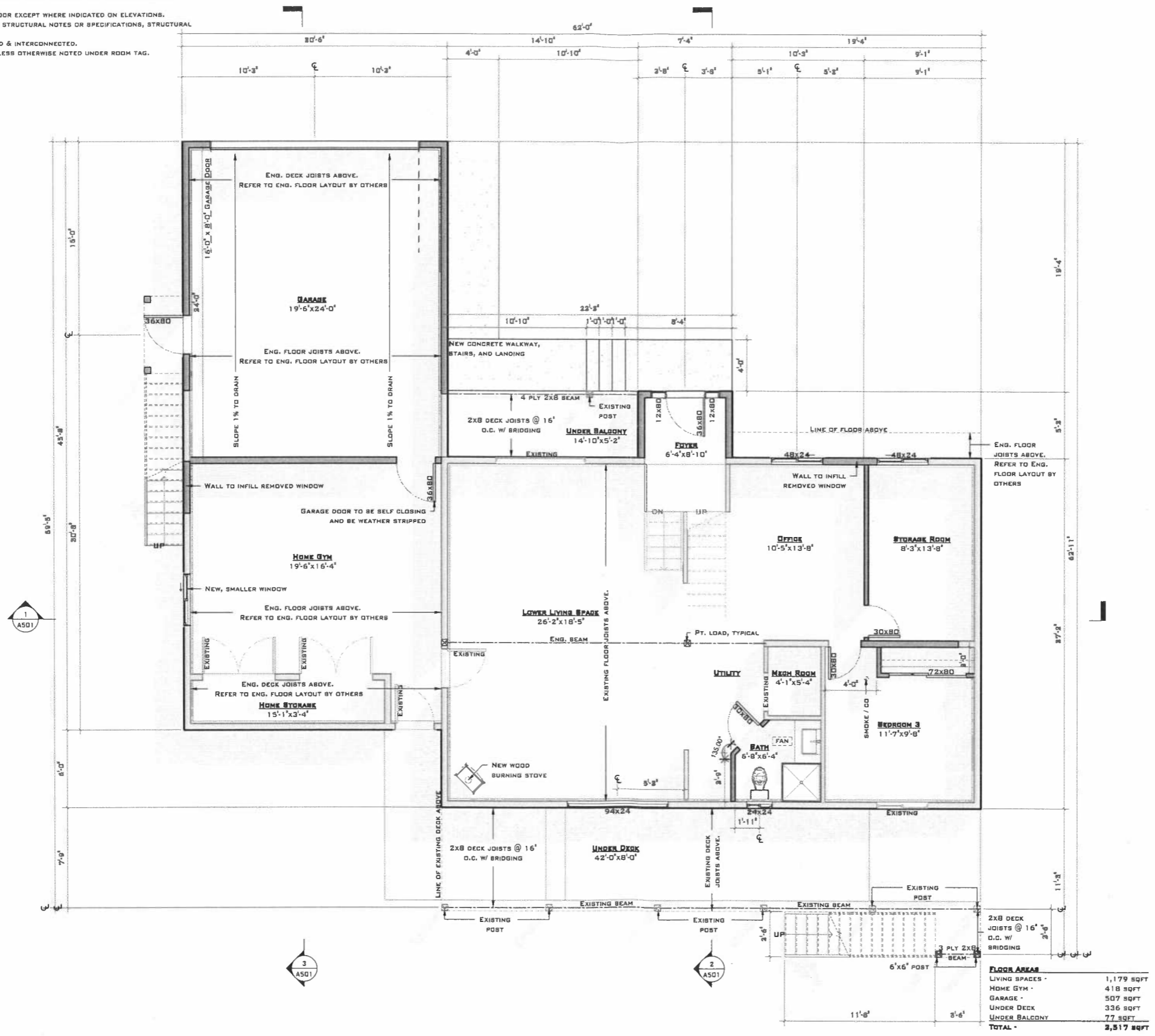
FLOOR PLAN NOTES

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.
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.

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

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



FLOOR AREAS	
LIVING SPACES	1,179 SQFT
HOME GYM	418 SQFT
GARAGE	507 SQFT
UNDER DECK	336 SQFT
UNDER BALCONY	77 SQFT
TOTAL	2,517 SQFT

1 BASEMENT
1/4" = 1'-0"



GARTHUR'S CUSTOM HOUSE DESIGNS
168-1458 PORTFOLIO AVE
PORTFOLIO, NC | VEA 8L3
2520 487 8278
WWW.GARTHURSCUSTOMHOUSE.COM
GARTHURSCUSTOMHOUSE@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTHUR'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: AS INDICATED

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A302

DRAWING TITLE
PROPOSED LOWER FLOOR PLAN

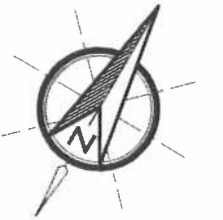
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
188 - 1438 PORTFOLIO AVE
PORTFOLIO, NC | 27683
(336) 487-8278
WWW.GARTNERSCUSTOMHOUSE.COM
GARTNERSCUSTOMHOUSE@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

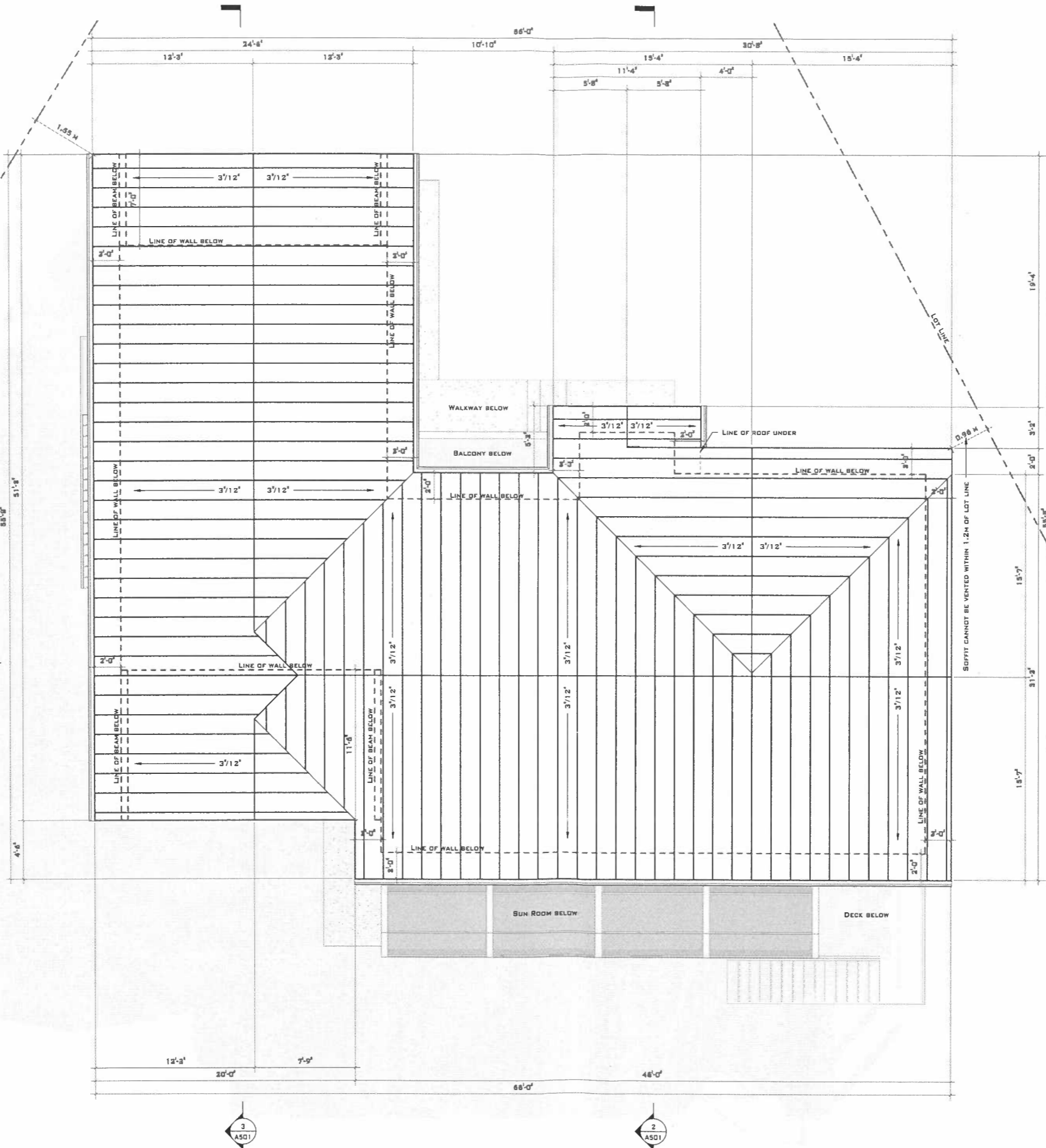
DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: AS SHOWN

PROJECT TITLE
**LIPSETT
RENOVATION**

SHEET NUMBER
A304

DRAWING TITLE
ROOF PLAN

1 ROOF
1/4" = 1'-0"



1
AS01

3
AS01

2
AS01

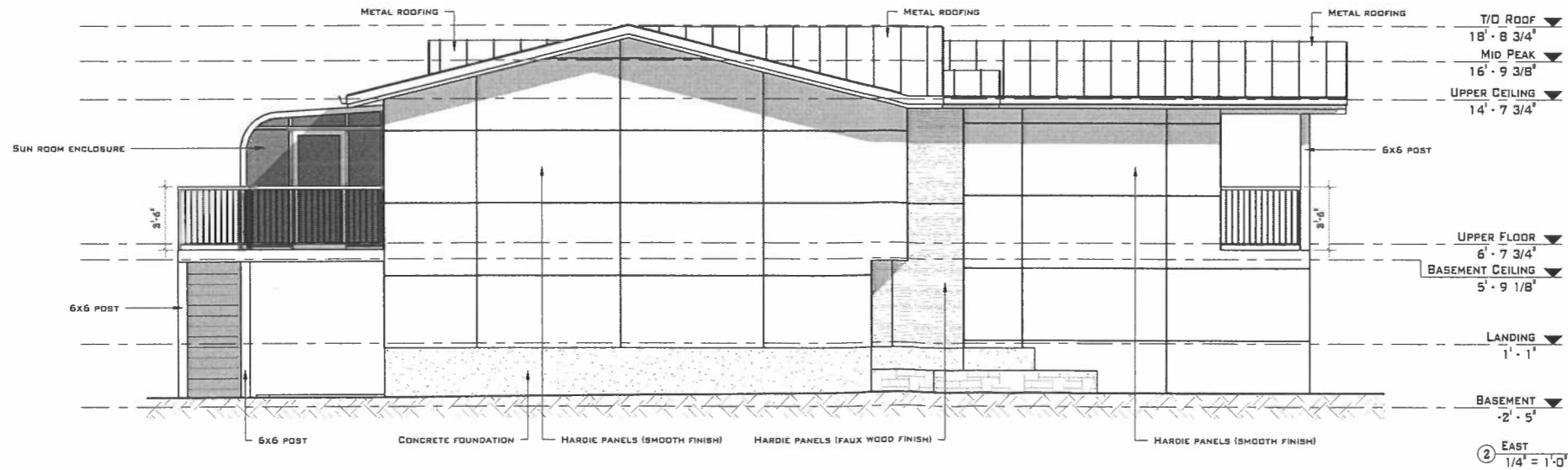
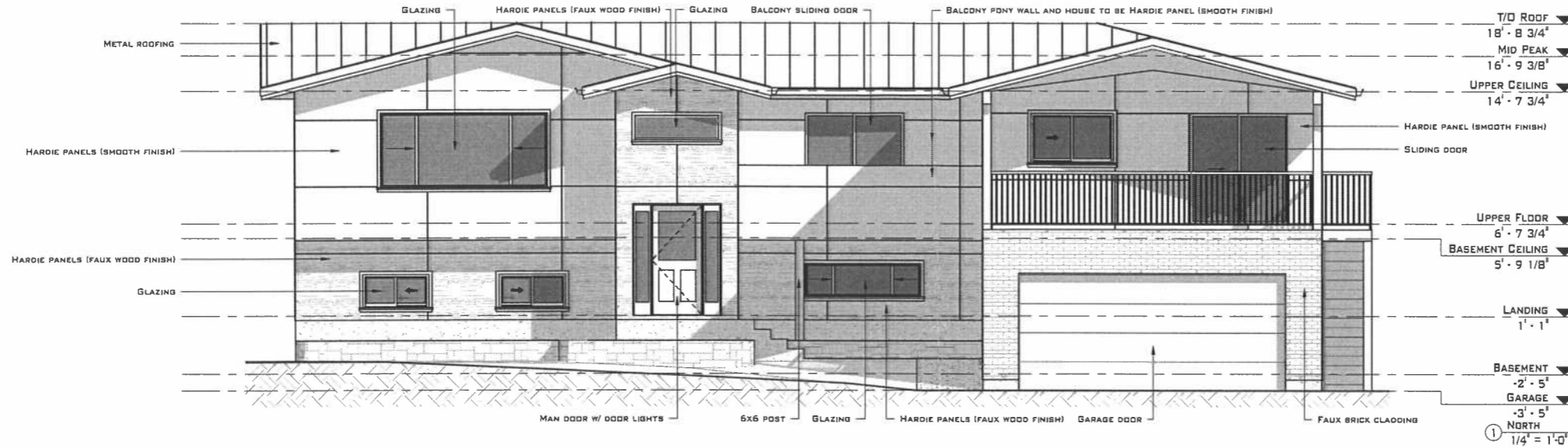
ELEVATION & EXTERIOR NOTES

1. ALL WINDOWS & DOORS SHALL CONFORM TO BCBC 9.7.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-8" 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

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

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTHER'S CUSTOM HOUSE DESIGNS
 188 - 1458 PROUSTON AVE
 PENITON, BC | V2A 8L3
 (250) 487-8378
 WWW.GARTHERDESIGNS.COM
 GARTHERDESIGN@SHAW.GCHD

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTHER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
 JOB NO.: 211001
 SCALE: 1/4" = 1'-0"

PROJECT TITLE
**LIPSETT
 RENOVATION**

SHEET NUMBER
A401

DRAWING TITLE
**NORTH & EAST
 ELEVATIONS**

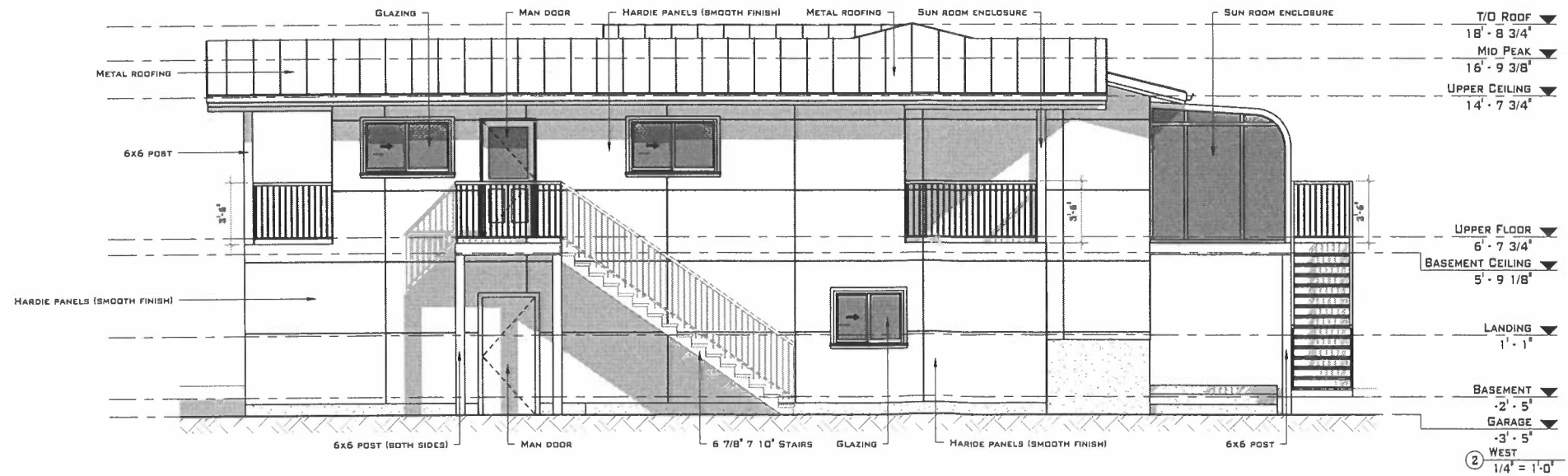
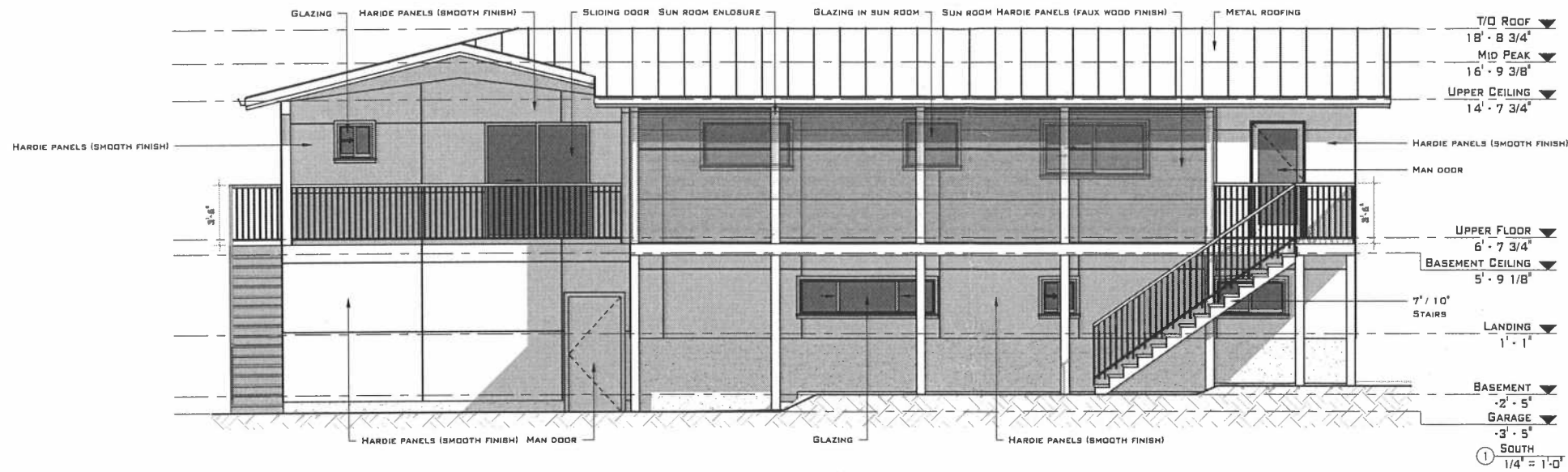
ELEVATION & EXTERIOR NOTES

1. ALL WINDOWS & DOORS SHALL CONFORM TO CBC 9.7.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-8" 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

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DISMISS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
188 - 1458 PONTIFON AVE
POWELLTON, BC | V5A 6L3
(250) 487 8378
WWW.GARTNERSHOUSEDESIGNS.COM
GARTNERDESIGN@GMAIL.COM

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: 1/4" = 1'-0"

PROJECT TITLE
LIPSETT RENOVATION

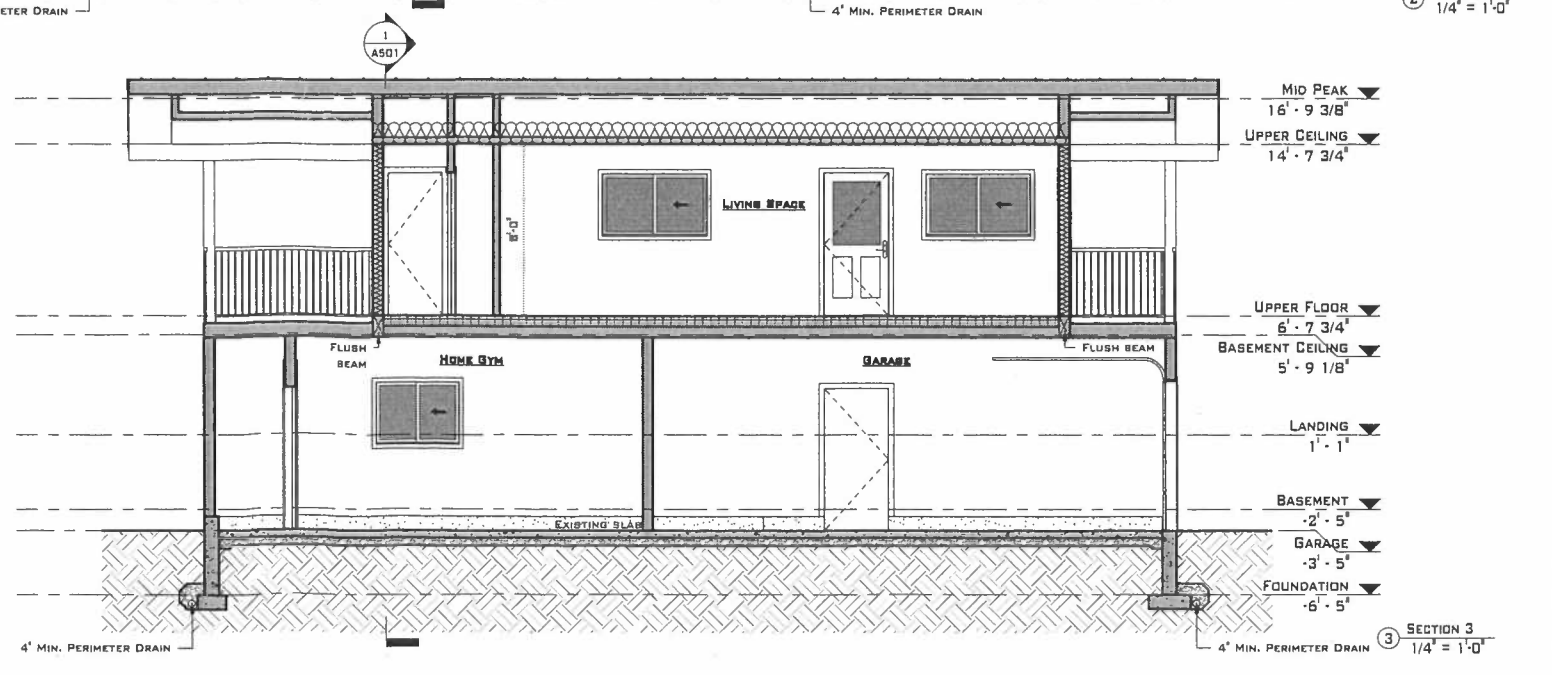
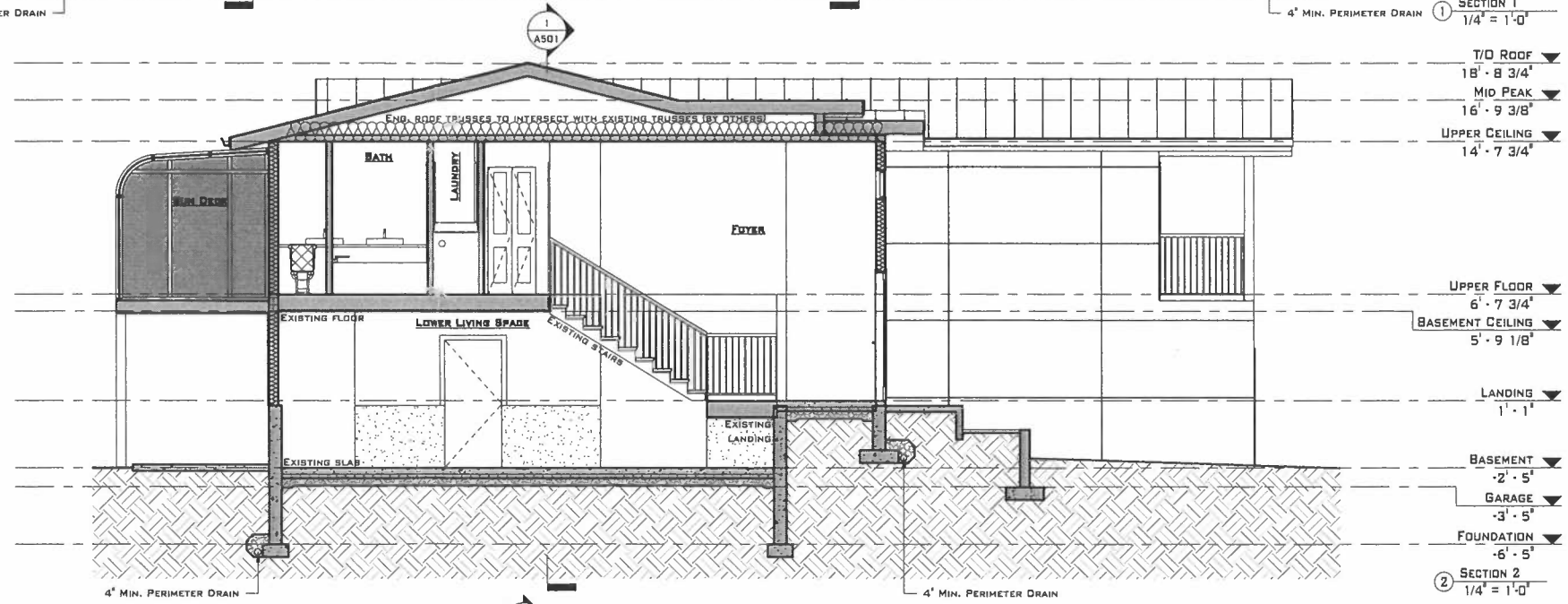
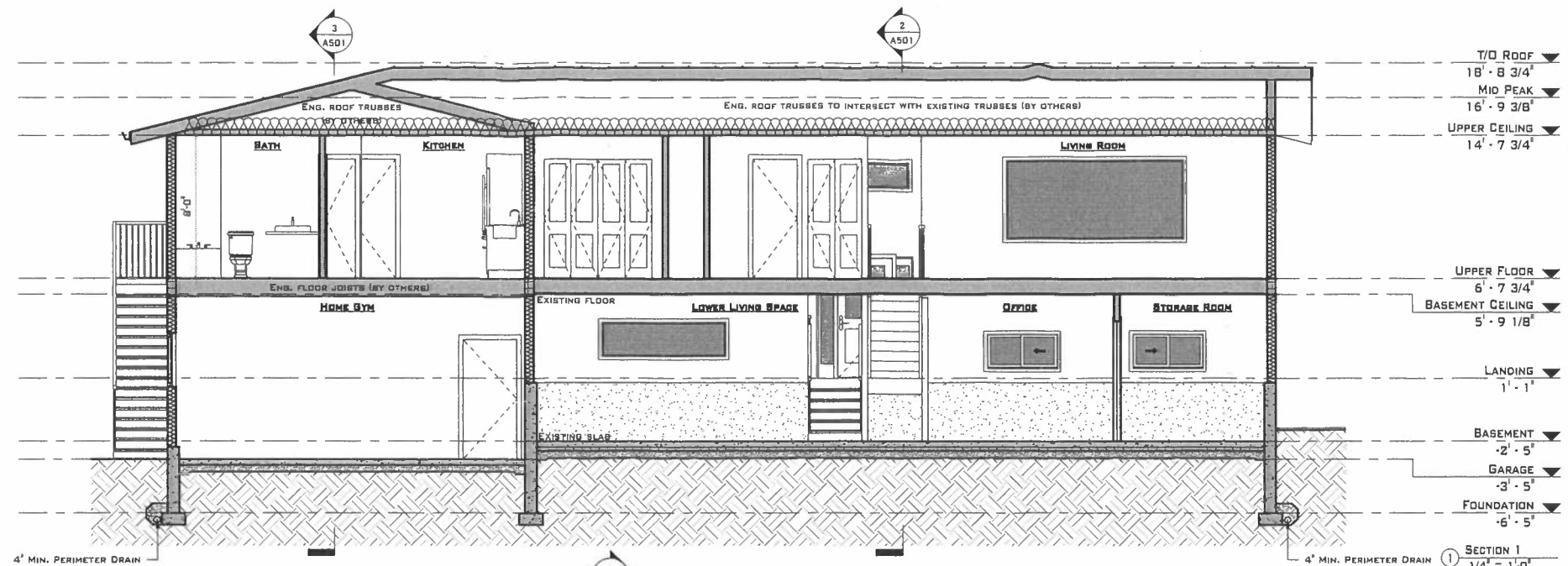
SHEET NUMBER
A402

DRAWING TITLE
SOUTH & WEST ELEVATIONS

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DIMENSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTHER'S CUSTOM HOUSE DESIGNS
155 - 1458 PORTFORD AVE
PORTFORD, RI 02871
(401) 487-8378
WWW.GARTHERSCUSTOMHOUSEDESIGNS.COM
GARTHERSCUSTOMHOUSEDESIGNS@GMAIL.COM

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTHER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	12/08/2021	Issue for Variance

DATE: DECEMBER 08, 2021
JOB NO.: 211001
SCALE: 1/4" = 1'-0"

PROJECT TITLE
LIPSETT RENOVATION

SHEET NUMBER
A501

DRAWING TITLE
SECTIONS