

NOTES:

PROJECT:

Single Family house

CIVIC ADDRESS:

2573 WORKMAN PLACE

LEGAL DESCRIPTION:

LOT 2, DL 207, SDYD, PLAN 71589

TITLE:

CLIENT:

SIMA FARZAD MAZAREI

NORTH ARROW



CAD FILE:

DESIGN BY:

FARID GHASEMI

DATE:

REV-01:

REV-02:

REV-03:

REV-04:

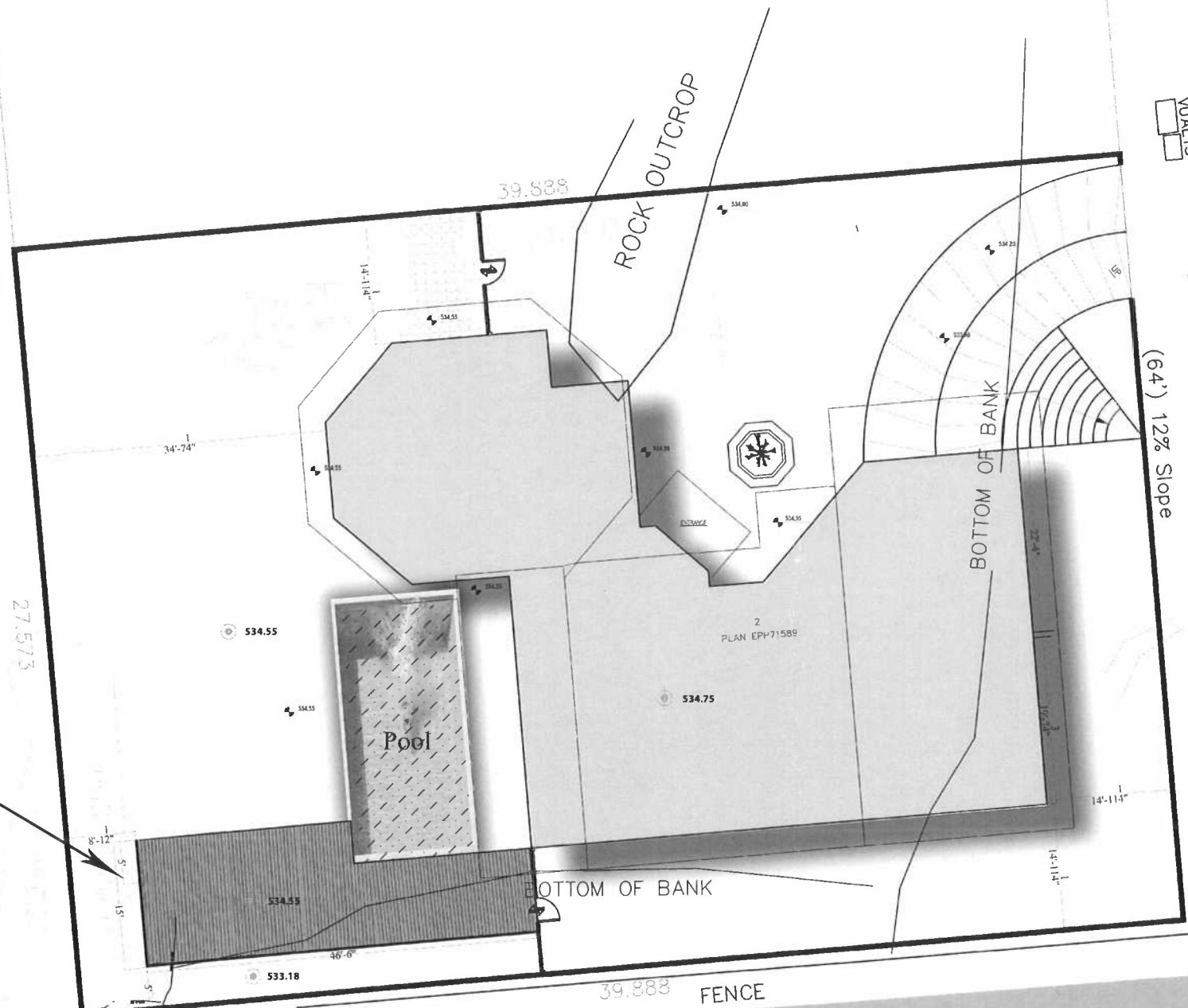
REV-05: 2022 02 16

SCALE:

1/8" = 1'

DWG NO.

FORMER KETTLE VALLEY RAILWAY



PROPOSED ADDED DECK

WATER MANAGEMENT POND

Site Plan  
Scale: 1/8"=1'

**PROPOSED DATA:**  
**F.S.R.:**  
 MAIN FLOOR: 2,563 SQ.FT Covered area + 406 SQ.FT (Porch)  
 UPPER FLOOR: 3,201 SQ.FT Covered area + 366 SQ.FT (Balcony)  
 TOTAL F.S.R.: 6,124 SQ.FT.  
 TOTAL BUILDING: 6,886 SQ.FT.

**LOT COVERAGE:**  
 MAIN BLDG (6,124 sq ft) +  
 UPPER FLOOR DECKS (366 sq ft) +  
 COVERED PATIO (496 sq ft)  
 TOTAL COVERAGE: 5,574.75 SQ.FT. (Acc. Garage 549.25 S.F. Exempt)

**PORCHES / DECKS:**  
 PORCH (406 SQ.FT.) +  
 UPPER FLOOR DECKS (366 SQ.FT.) +  
 TOTAL: 862 SQ.FT.

**EXISTING DATA:**  
 CIVIC ADDRESS: 2573 WORKMAN PLACE, NARAMATA, BC  
 LEGAL DESCRIPTION: LOT 2, DL 207, SDYD, PLAN 71589  
 PID: 030-218-273  
 NEIGHBORHOOD: Naramata/Kettle-ridge  
 ZONE: RS-1  
 OCP:  
 LOT AREA: 1099.8065 SQ.M / 11838.26 SQ.FT  
 LOT COVERAGE: 2,923 SQ.FT (covered area) +  
 496 SQ.FT. (porch) +  
 365.89 SQ.FT. (Pool) =  
 3804.89 SQ.FT.

**PARKING PROVIDED:**  
 TWO (2) COVERED PARKING: 20'-0" X 10'-0"  
 TWO (2) CARPORT: 18'-0" X 8'-6" EACH

**NOTE:**  
 - These drawings comply with BC B.C. 2018  
 - The house meets compliance using the prescriptive path.

**LOT AREA: 11838.26**  
**COVERED AREA: 2583(GF)+496(PORCH)+533.18(ADDED DECK)+620**  
**(pool)=4232.18 SQ.FT.**

**PERCENTAGE:**  
**35%**

WORKMAN PLACE

EDGE OF ASPHALT

(64') 12% Slope

ROCK OUTCROP

BOTTOM OF BANK

BOTTOM OF BANK

39.888 FENCE

VAULTS

39.888

34'-74"

27.573

8'-12"

533.18

534.53

534.55

534.75

2 PLAN EPH-71589

14'-114"

14'-114"

10'-0"

22'-4"

(64') 12% Slope

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