

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE READER OF THESE DRAWINGS TO VERIFY THAT THIS IS THE MOST RECENT VERSION.

RGS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE WORK METHODS OR TECHNIQUES EMPLOYED IN THE EXECUTION OF THE WORKS DEPICTED IN THESE DRAWINGS.

WARDMAN CONSTRUCTION SUBMITS THE ATTACHED PLANS FOR VALUABLE CONSIDERATION AND ON CERTAIN CONDITIONS AS NOTED:

1. THESE DRAWINGS ARE SUBMITTED ON THE BASIS THAT THE WORKS DESCRIBED HEREIN WILL BE PERFORMED BY PERSONS COMPETENT AND SKILLED IN THE SKILLS REQUIRED.
2. ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS, GEO-TECHNICAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH A LEGAL SURVEY.
4. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR CHECKING DRAWING DETAILS AND DIMENSIONS. IF THERE ARE ANY DISCREPANCIES THEY MUST BE REPORTED TO THE DRAFTSMAN BEFORE CONSTRUCTION.
5. RGS IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS ADVISED BY THE APPROVING AUTHORITY, OFFICIAL OR OTHER PROFESSIONAL CONSULTANT AT ANYTIME PRIOR OR DURING CONSTRUCTION WITHOUT WRITTEN CONFIRMATION.
6. RGS IS NOT RESPONSIBLE FOR PROBLEMS WITH SITE OR SOIL CONDITIONS.
7. ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS AND MUST CONFORM TO LOCAL BY-LAWS, DEVELOPMENT AND BUILDING PERMIT REQUIREMENTS, THE MOST RECENT APPLICABLE BUILDING CODES AND THE STANDARDS OF THE TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
8. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ALL SITE RELATED INFORMATION THAT THEY ARE AWARE OF.
9. ALL WORK, INCLUDING TEMPORARY WORK, MUST BE EXECUTED IN A SAFE MANNER AND AT A MINIMUM, MEET THE REQUIREMENTS OF THE WORKER'S COMPENSATION BOARD OF BRITISH COLUMBIA.
10. THE WORKS DEPICTED IN THESE DRAWINGS HAVE BEEN PREPARED FOR THE SPECIFIC NEEDS OF THE OWNER AND ARE SITE AND LOCATION SPECIFIC.

DRAWING NOTES

1. ALL DIMENSIONS ARE FACE OF SHEATHING, CENTER OF COLUMNS, DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
2. THESE DRAWINGS ARE BASED ON THE PRELIMINARY LAYOUTS FROM THE JOIST, SIPS, AND GLUELAM SUPPLIERS. THE SIZE OF THE MEMBERS AND BEAM SIZES ARE THE RESPONSIBILITY OF THE MATERIAL SUPPLIERS, THE BUILDING OFFICIAL AND THE ENGINEER OR RECORD.
3. ANY CHANGES TO THE LAYOUT MUST BE REPORTED TO WARDMAN CONSTRUCTION AND IF ANY CHANGES ARE REQUIRED THIS WILL BE AT THE OWNERS EXPENSE.
4. ALL PANELS, JOISTS, BEAMS, POST, FOUNDATIONS AND FOOTING MUST BE REVIEWED BY THE ENGINEER OF RECORD.
5. ALL DOOR AND WINDOW SCHEDULES AND/OR SIZES LABELLED ON THE DRAWINGS ARE FOR APPROXIMATE SIZE, STYLE AND LOCATION. OWNER/CONTRACTOR TO VERIFY ALL SIZES, STYLES AND LOCATIONS ONSITE WITH THE MANUFACTURE.
6. DO NOT USE HINGED WALLS
7. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED OR COMPACTED GROUND WITH A BEARING CAPACITY DETERMINED BY THE ENGINEERS OF RECORD.

CIVIC ADDRESS: 4575 MILL ROAD, NARAMATA, BC.

LEGAL ADDRESS: Lot 25, Plan KAP3889, District Lot 211, Similkameen Div of Yale Land District, Except Plan 14494

PID: 001-974-297

FOLIO: 02285.000

ZONING: RS3

ZONING REGULATIONS:

11.2 RESIDENTIAL TWO FAMILY (DUPLEX) ZONE (RS3)

11.2.1 Permitted Uses:

Principal uses:

- a) duplex dwellings;
- b) single detached dwellings;

Secondary uses:

- c) home occupations, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.2.2 Site Specific Residential Two Family (Duplex) (RS3s) Provisions:

- a) see Section 15.9

11.2.3 Minimum Parcel Size:

- a) 2,020 m2 subject to servicing requirements;
- b) for the purpose of subdivision of duplexes under Provincial Acts and Statutes, 1,010 m2 subject to servicing requirements.

11.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.2.6 Minimum Setbacks:

- a) Principal buildings: i) Front parcel line: 7.5 metres
ii) Rear parcel line: 7.5 metres
iii) Exterior side parcel line: 4.5 metres
iv) Interior side parcel line: 3.0 metres
- b) Accessory buildings and structures: i) Front parcel line: 7.5 metres
ii) Rear parcel line: 3.0 metres
iii) Exterior side parcel line: 4.5 metres
iv) Interior side parcel line: 3.0 metres

Electoral Area 'E' Zoning Bylaw 2459, 2008 73

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 45%

11.2.9 Minimum Building Width:civ

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

ENGINEER'S / ARCHITECT'S SEAL

NOTES

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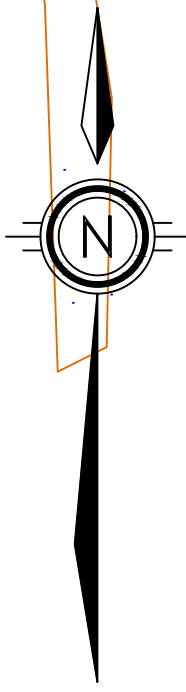
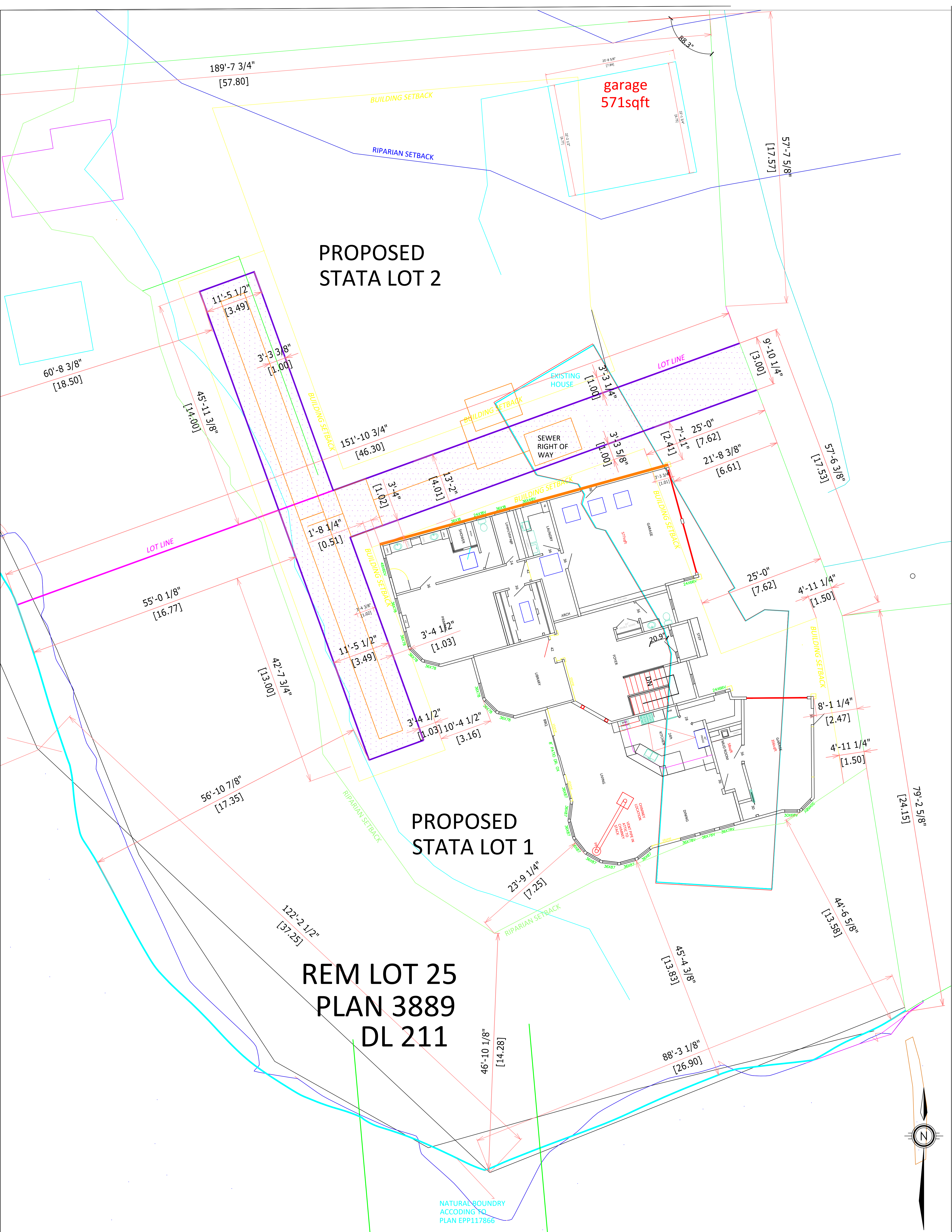
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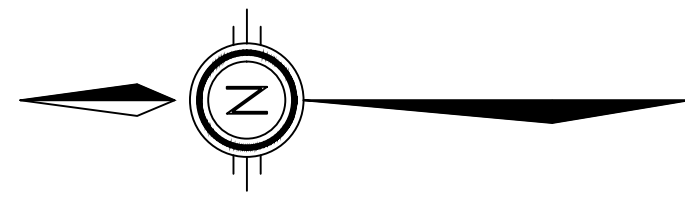
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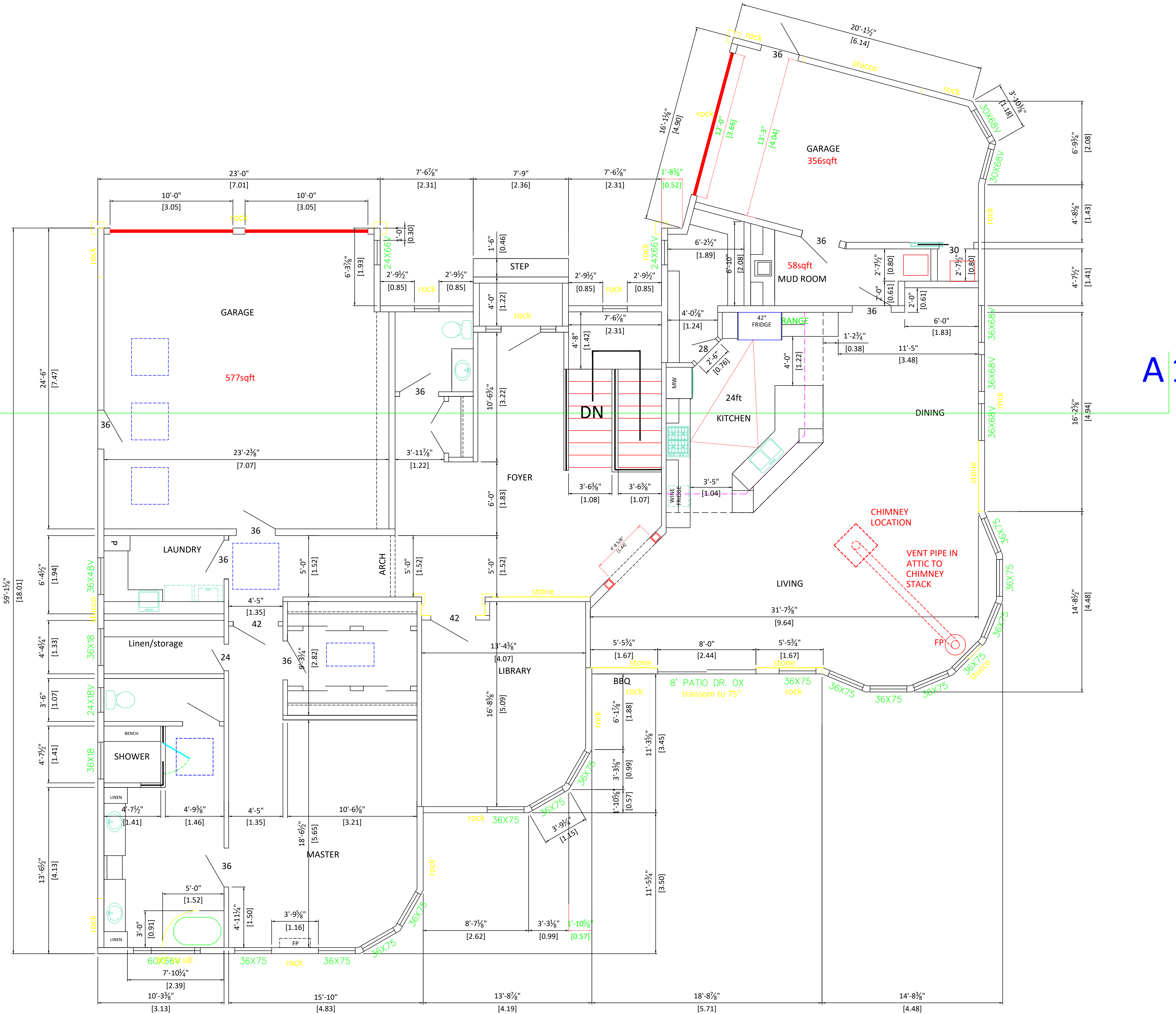


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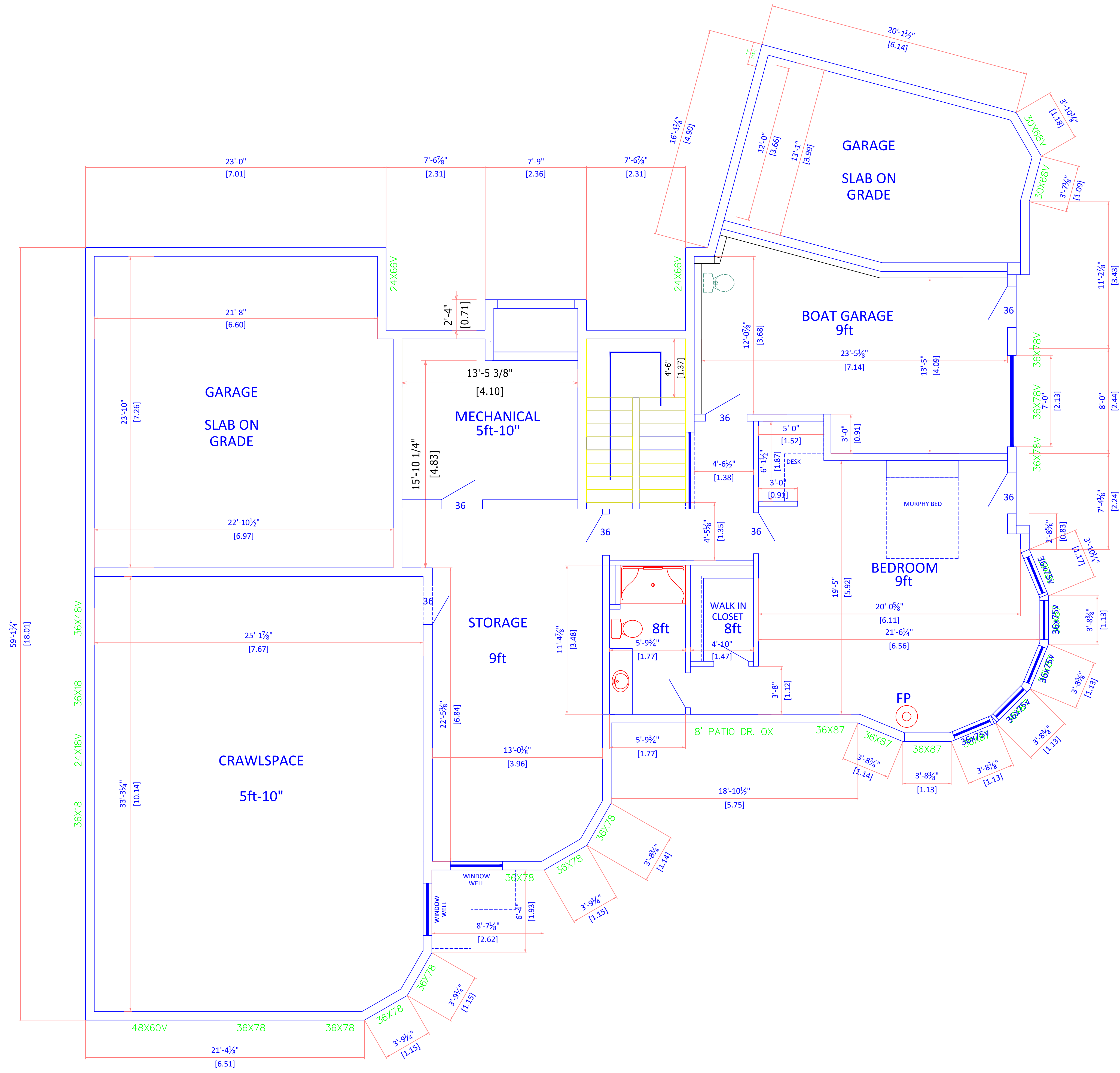
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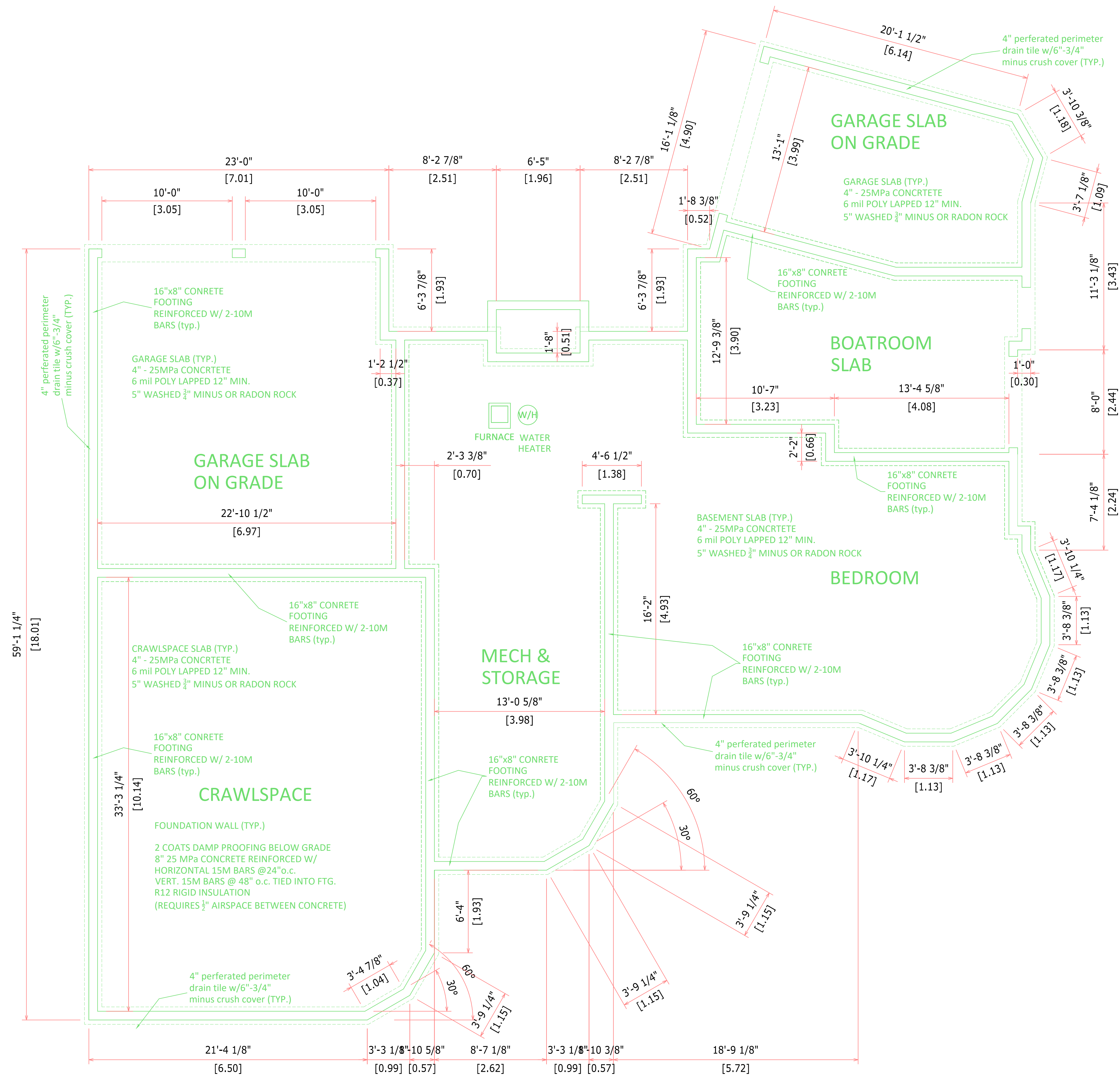
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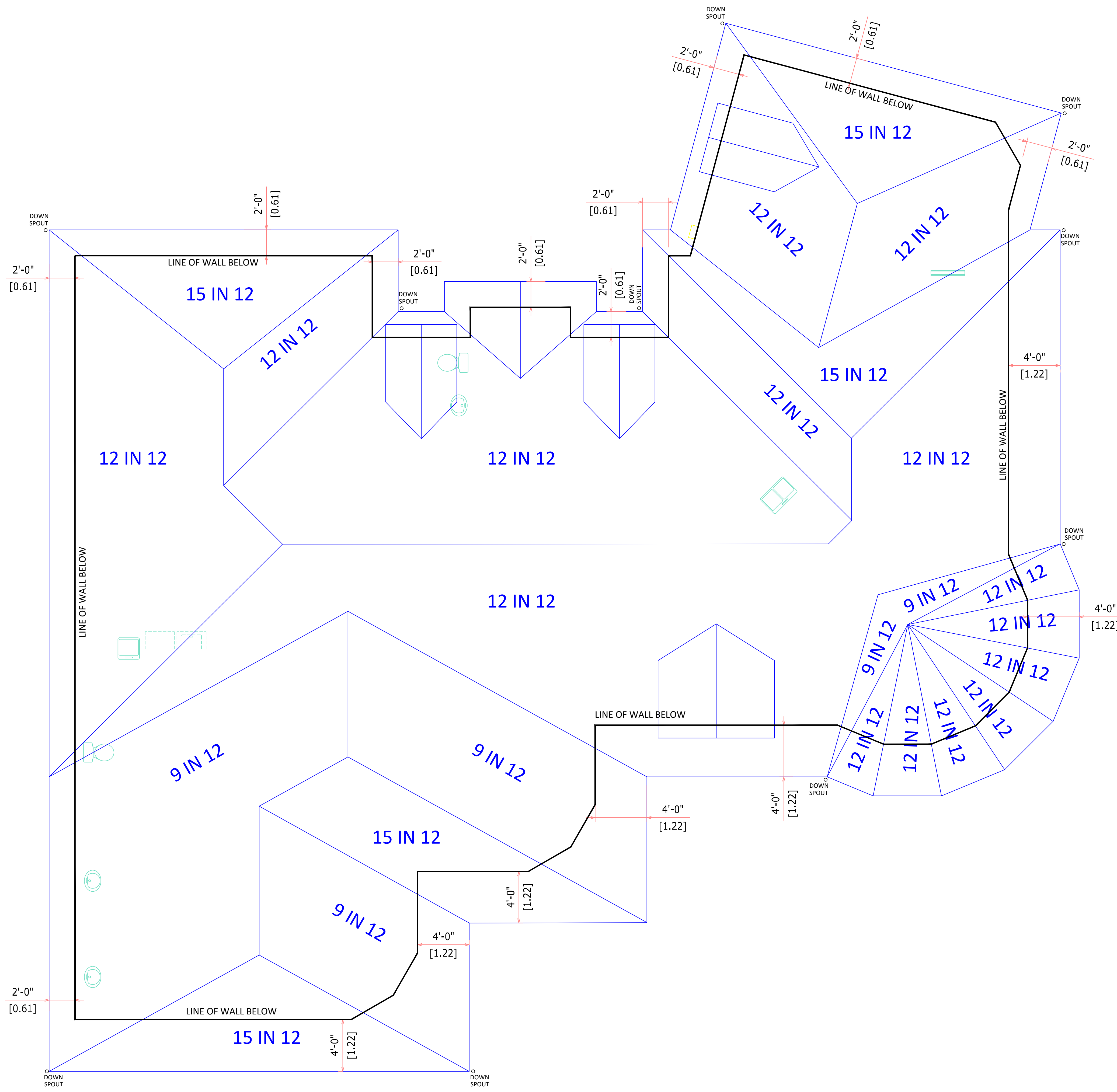
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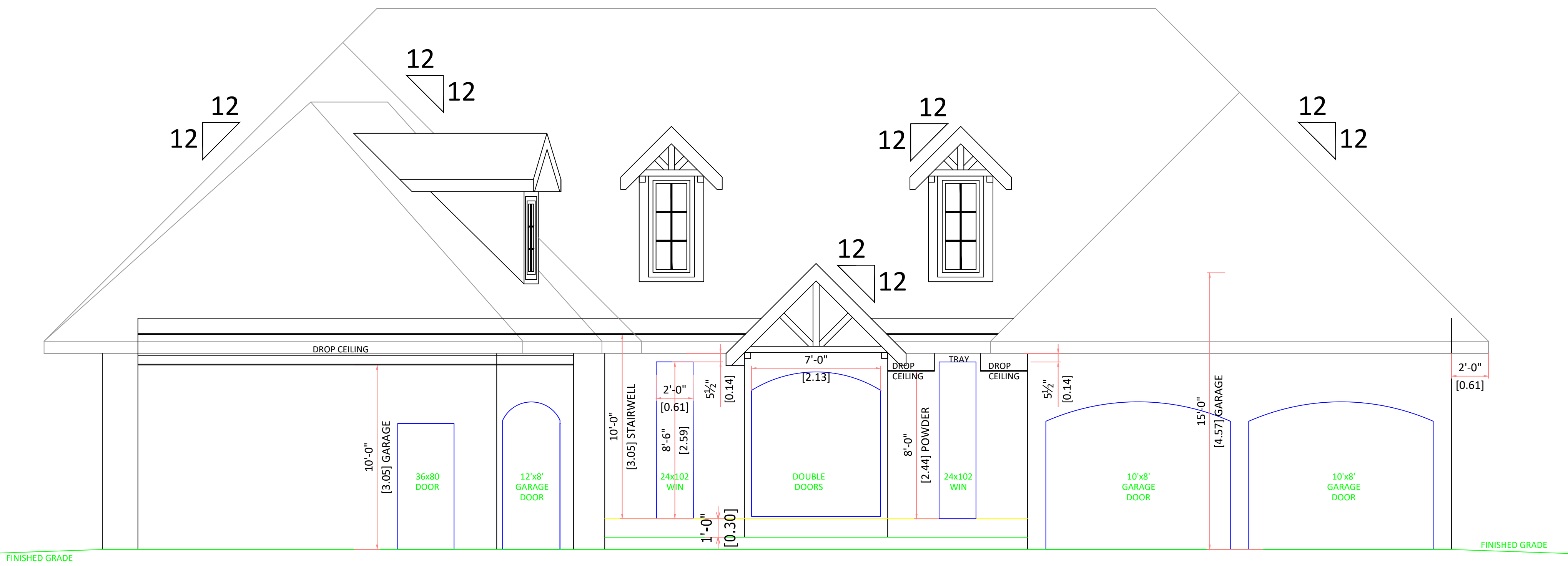
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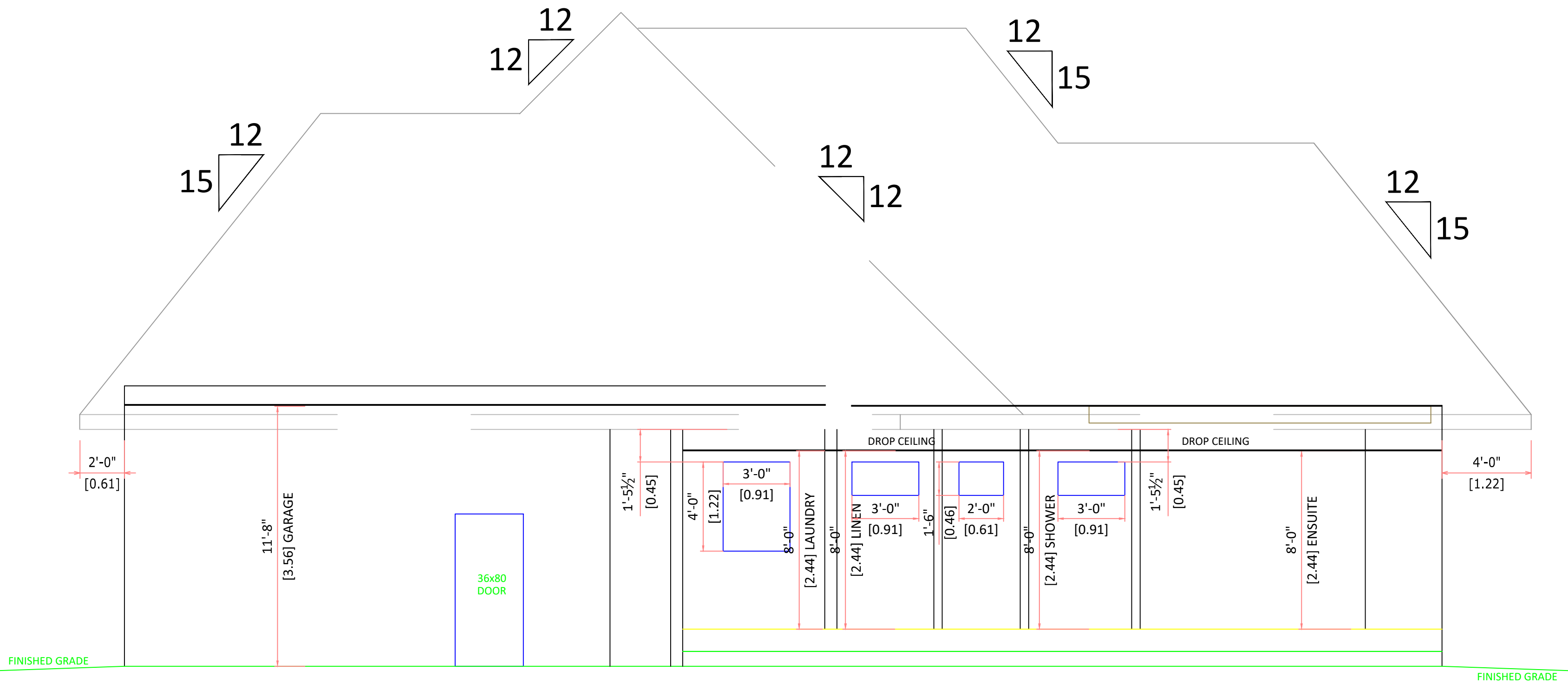
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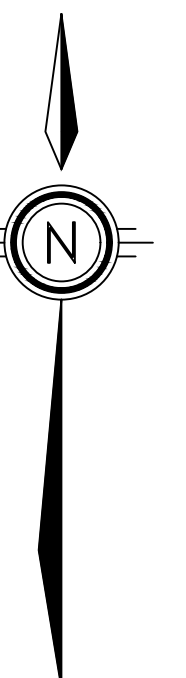
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WEST ELEVATION



SOUTH ELEVATION



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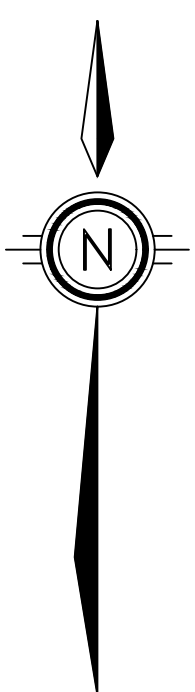
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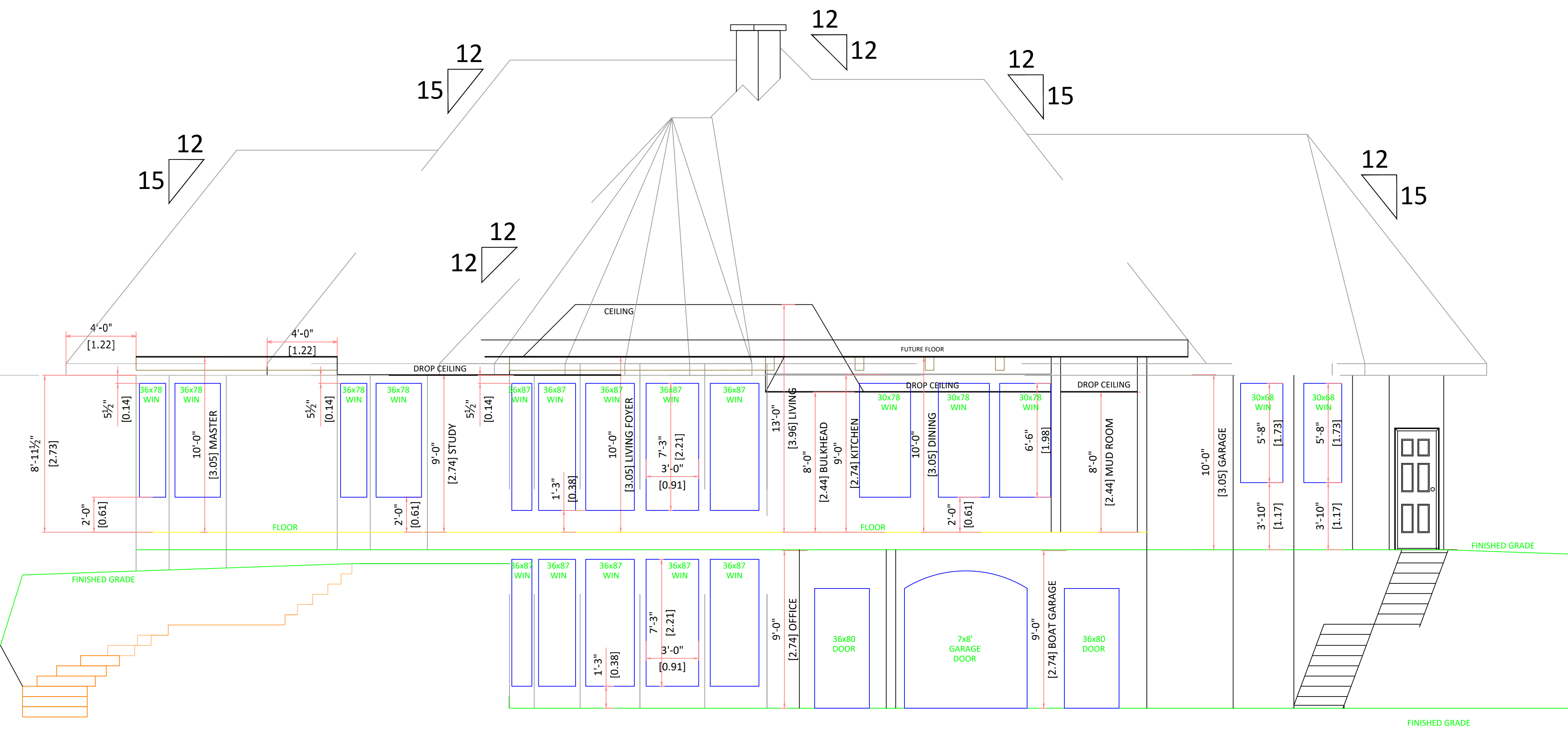
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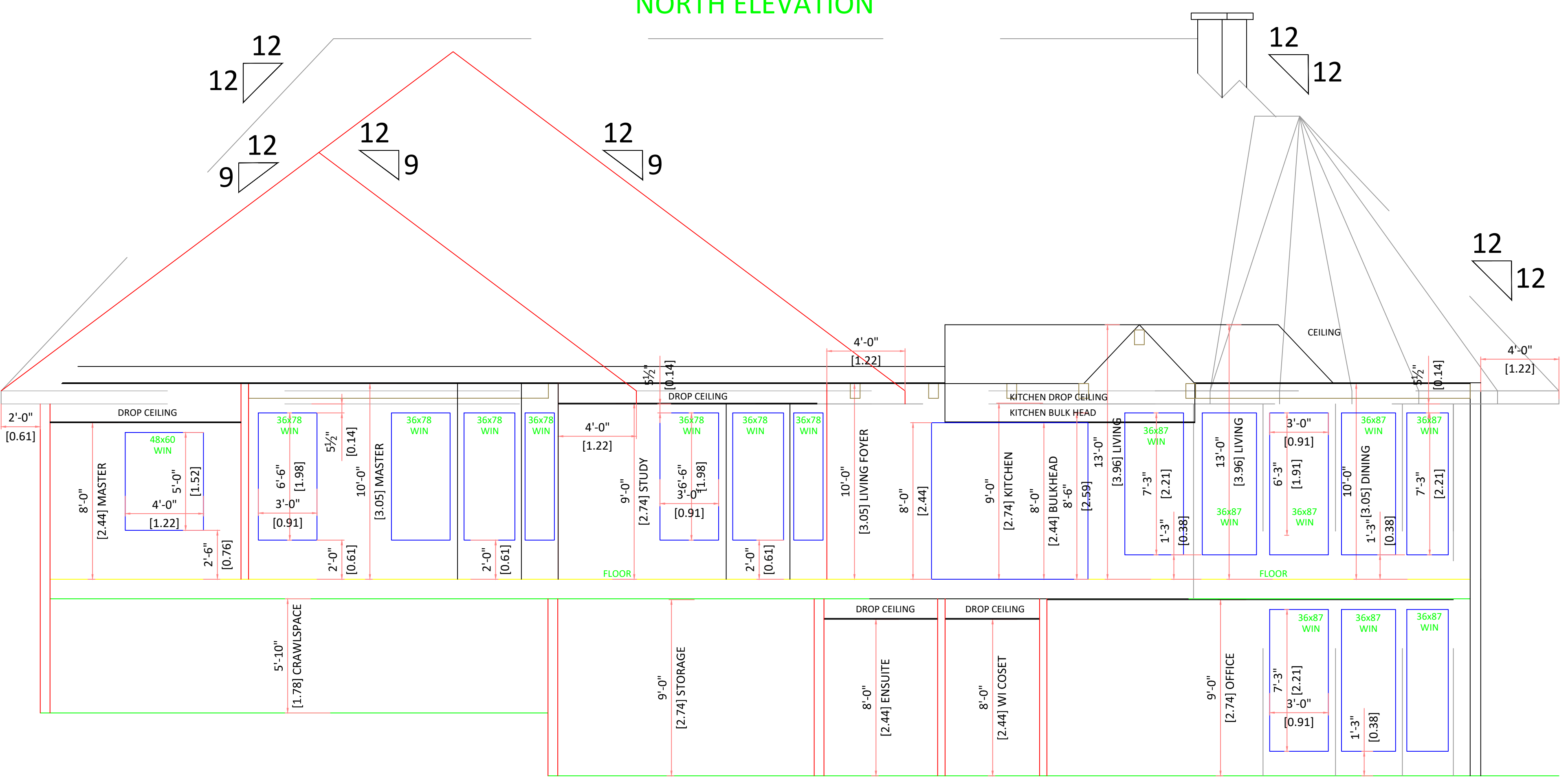
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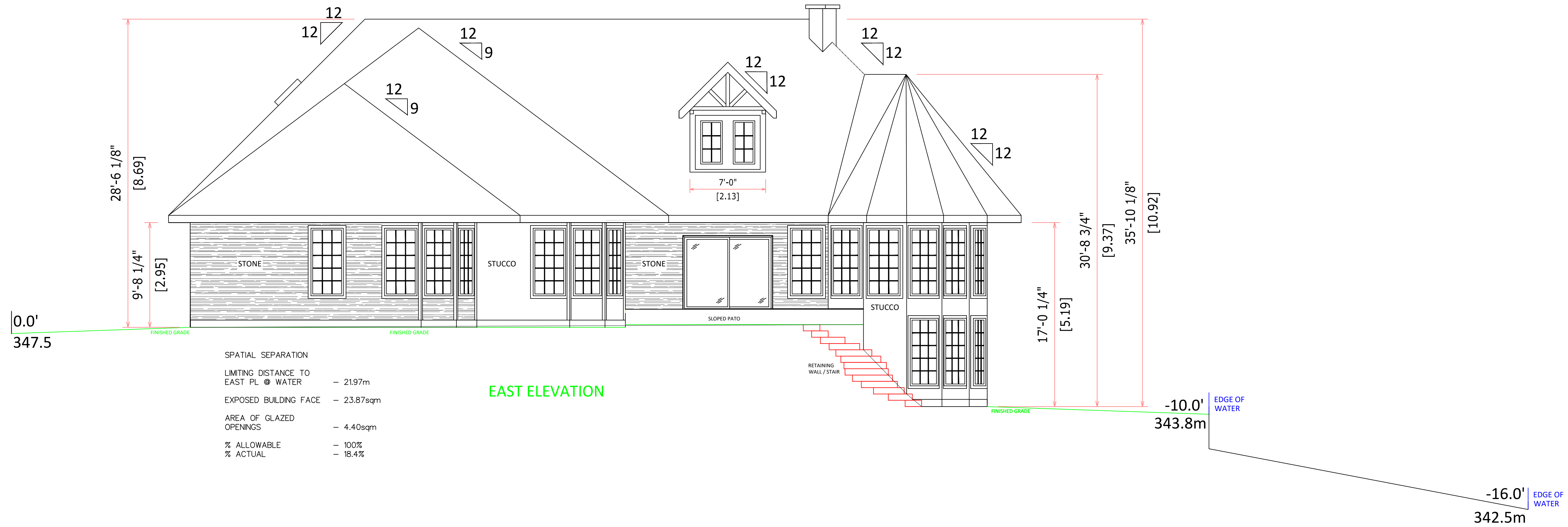
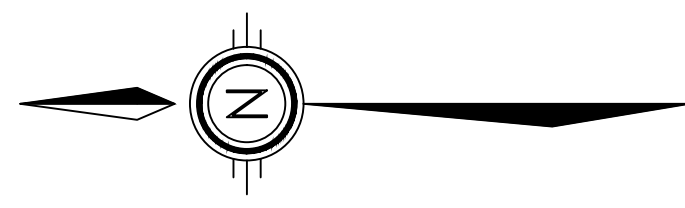
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NORTH ELEVATION



EAST ELEVATION





SPATIAL SEPARATION

LIMITING DISTANCE TO EAST PL @ WATER	- 21.97m
EXPOSED BUILDING FACE	- 23.87sqm
AREA OF GLAZED OPENINGS	- 4.40sqm
% ALLOWABLE	- 100%
% ACTUAL	- 18.4%

EAST ELEVATION

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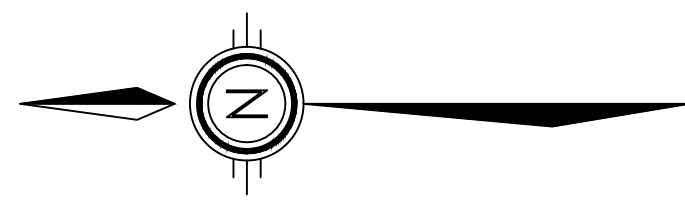
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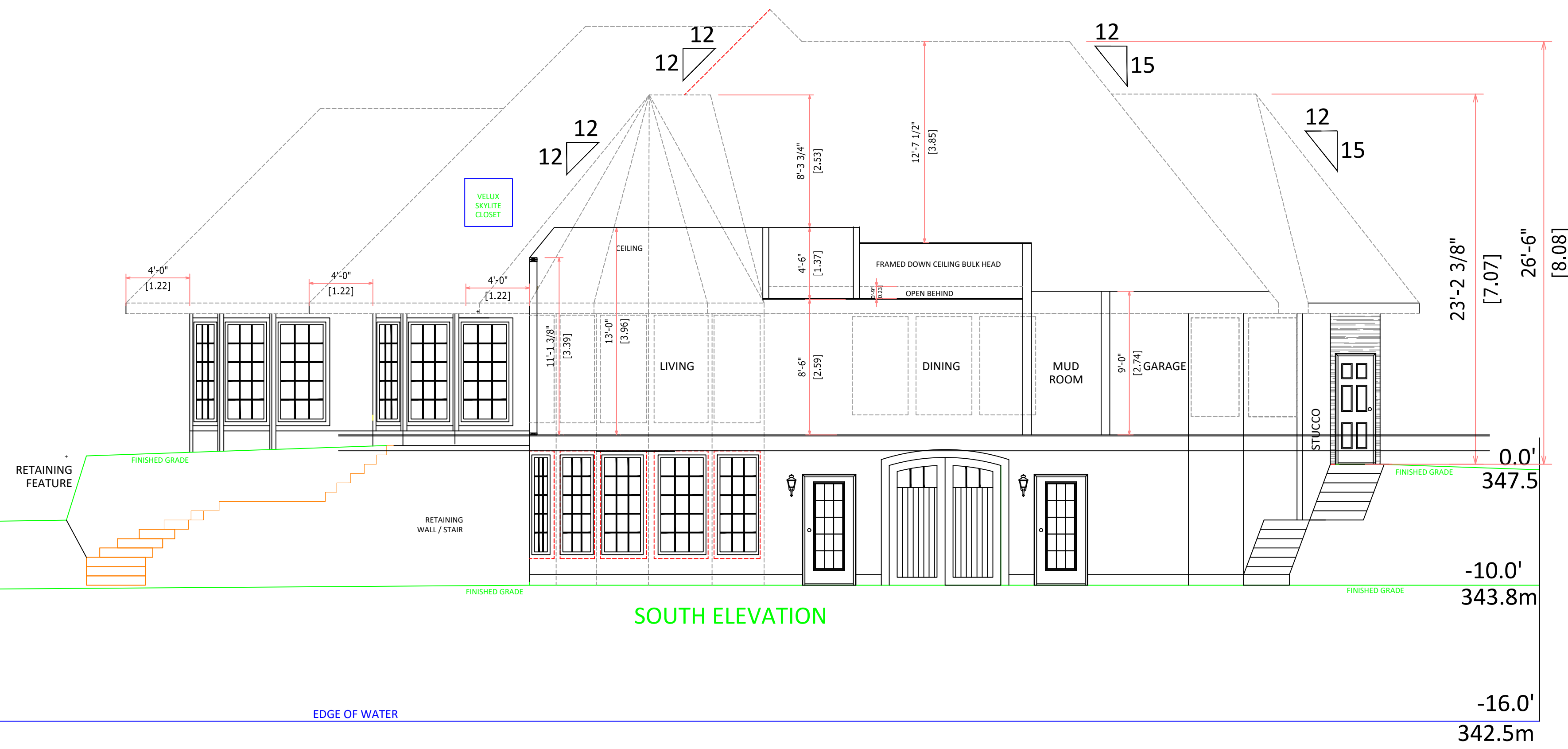
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SPATIAL SEPARATION
 LIMITING DISTANCE TO SOUTH PL @ WATER - 13.9m
 EXPOSED BUILDING FACE - 76.08sqm
 AREA OF GLAZED OPENINGS - 22.46sqm
 % ALLOWABLE - 100%
 % ACTUAL - 29.5%



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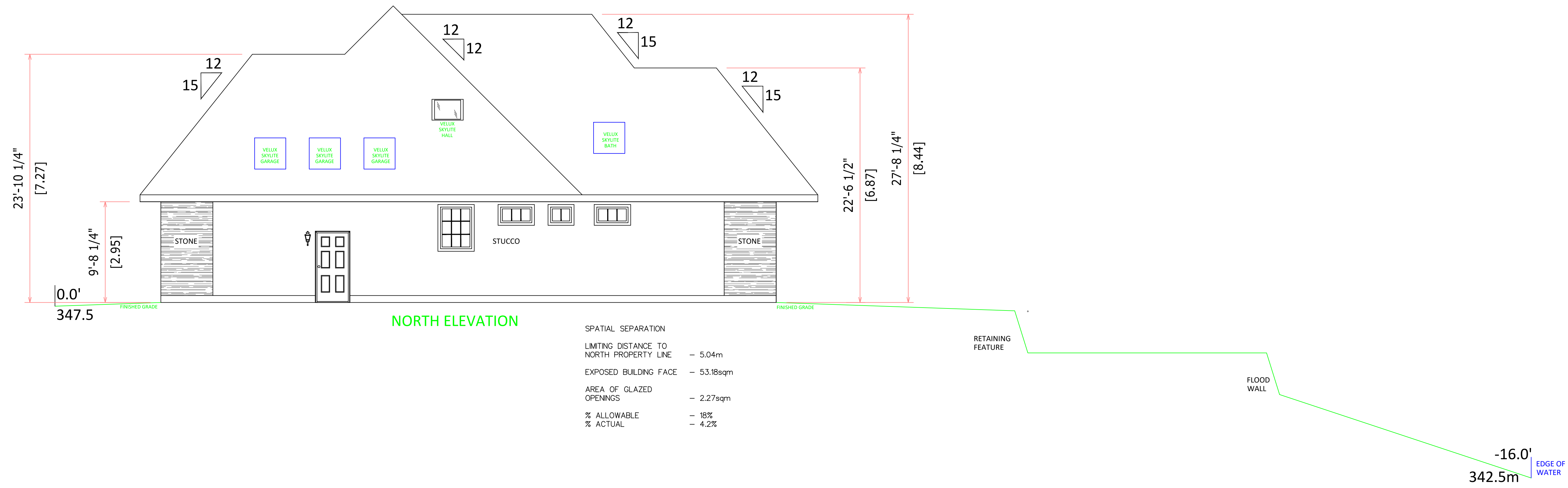
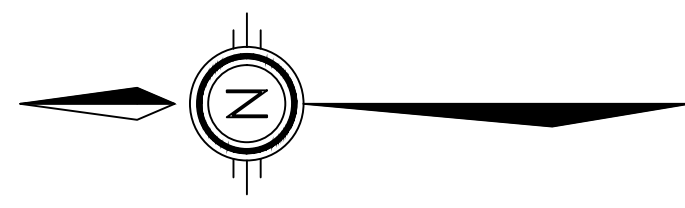
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SPATIAL SEPARATION

LIMITING DISTANCE TO NORTH PROPERTY LINE	- 5.04m
EXPOSED BUILDING FACE	- 53.18sqm
AREA OF GLAZED OPENINGS	- 2.27sqm
% ALLOWABLE	- 18%
% ACTUAL	- 4.2%

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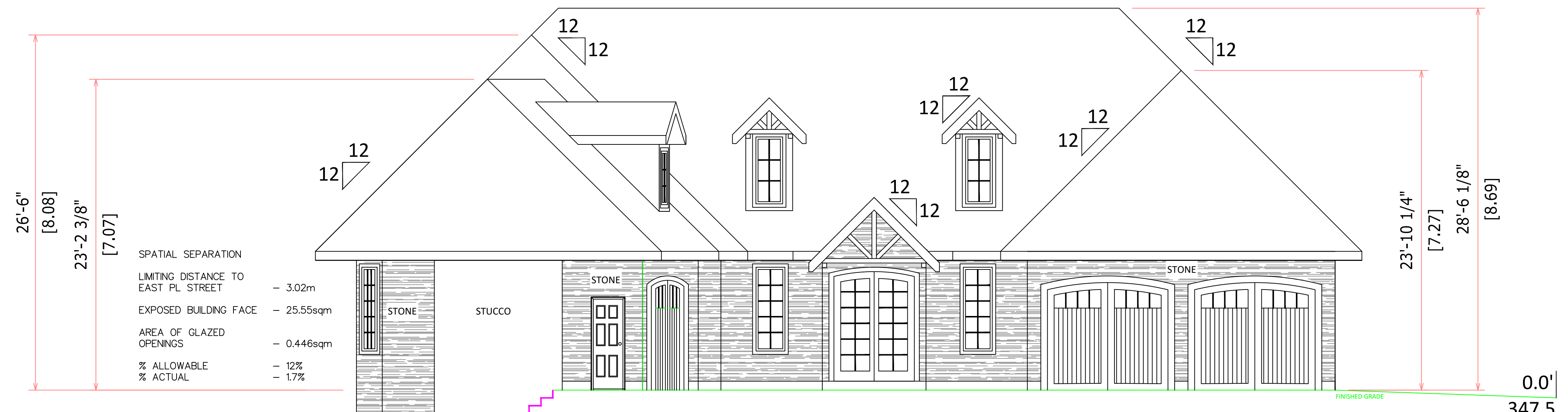
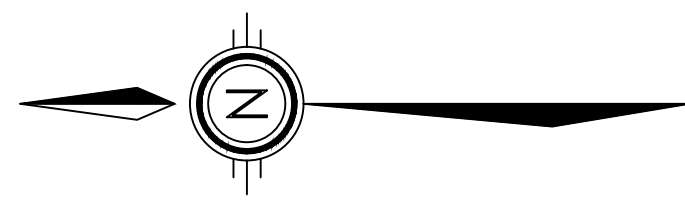
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WEST ELEVATION

SPATIAL SEPARATION	
LIMITING DISTANCE TO EAST PL STREET	- 8.36m
EXPOSED BUILDING FACE	- 43.83sqm
AREA OF GLAZED OPENINGS	- 10.07sqm
% ALLOWABLE	- 100%
% ACTUAL	- 22.9%

EDGE OF WATER | -16.0' | 342.5m

EDGE OF WATER | -10.0' | 343.8m

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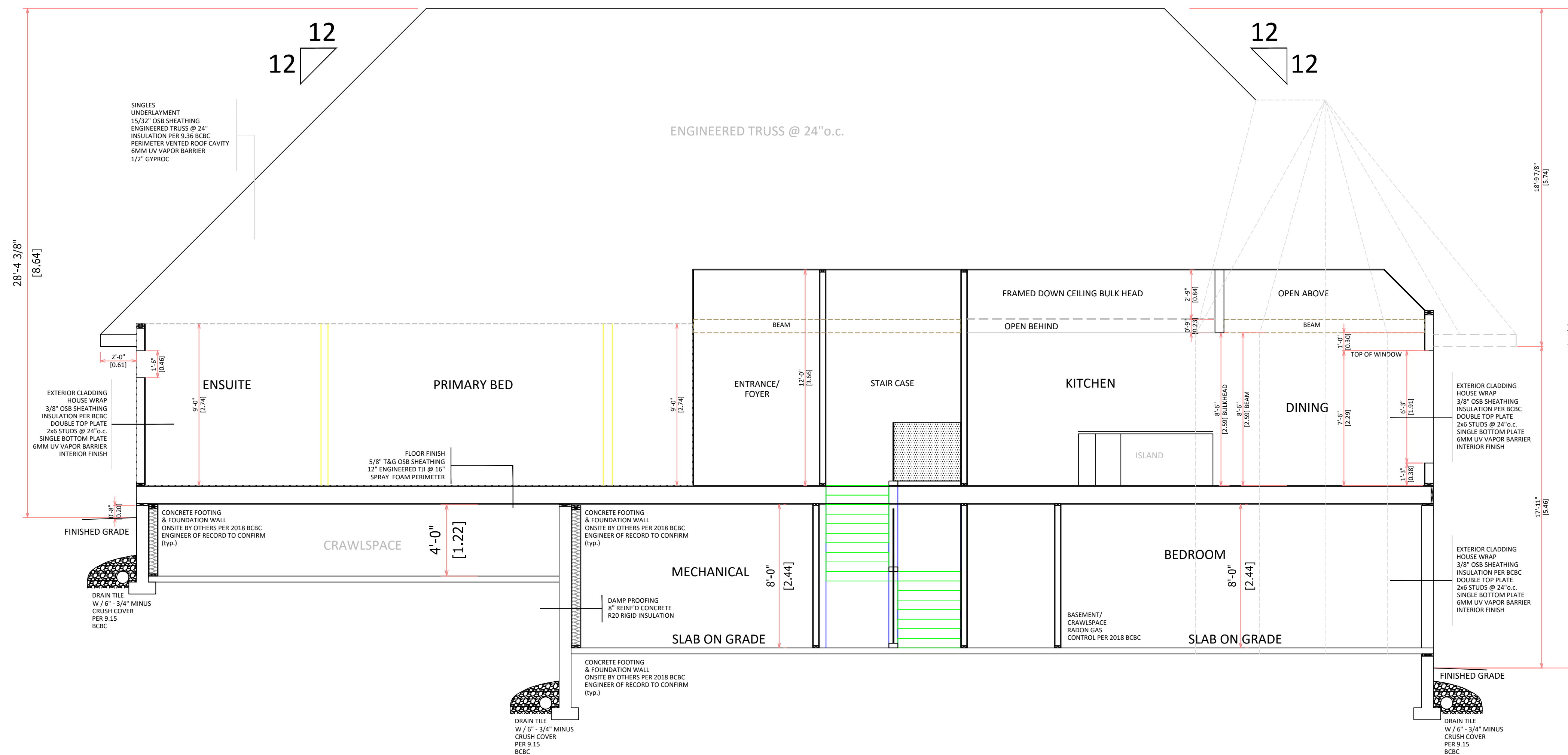
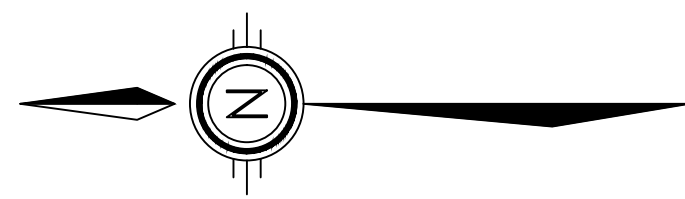
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RSI CALCULATIONS

ZONE 5 EXTERIOR WALL
(required RSI for Zone 5 w/o HRV = 3.08)

Material		
Exterior Air Film	=	0.03
Stucco	=	0.00
5/8" air space	=	0.12
Continous Building Wrap	=	0.00
3/8" OSB Sheathing	=	0.09
2x6 Studs @ 24"o.c.		
w/ R-22 Batt Insulation	=	2.67
6 mil Poly V.B.	=	0.00
1/2" Gypsum Board	=	0.08
1 coat primer & paint	=	0.00
Interior Air Film	=	0.12
Total	=	3.11

ZONE 5 ROOF
(required RSI for Zone 5 w/o HRV = 8.67)

Material		
Composite Shingles	=	n/a
15/32" OSB Sheathing	=	0.11
Roofing Paper	=	0.01
Exterior Air Film	=	0.03
R50 Insulation	=	8.00
MFR"D Trusses @ 24"o.c.	=	1.76
6 mil Poly V.B.	=	0.00
1/2" Gypsum Board	=	0.08
Interior Air Film	=	0.11
Total	=	10.1

ZONE 5 FOUNDATION WALL
(required RSI for Zone 5 w/o HRV = 2.98)

Material		
Damp Proofing	=	0.00
8" Rief'd Concrete	=	0.08
1/2" Interior air film	=	0.00
2x6 wall w/R-20 Insulation	=	3.52
6 mil Poly V.B.	=	0.00
1/2" Gypsum Board	=	0.08
Interior Air Film	=	0.12
Total	=	3.07

ZONE 5 FOUNDATION WALL
(required RSI for Zone 5 w/o HRV = 2.98)

Material		
Damp Proofing	=	0.00
8" Rief'd Concrete	=	0.08
R20 Insulation	=	3.52
Total	=	3.60

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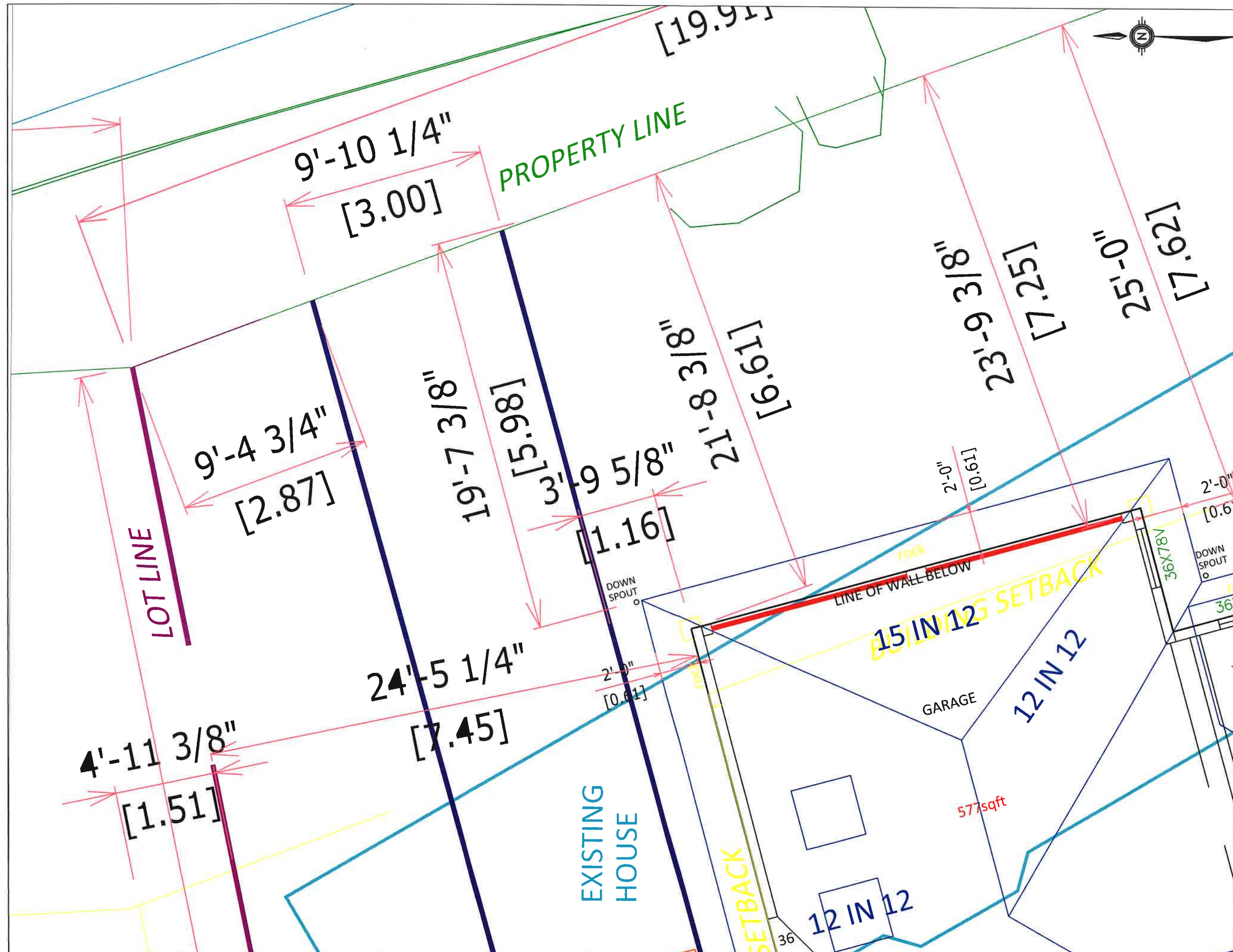
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