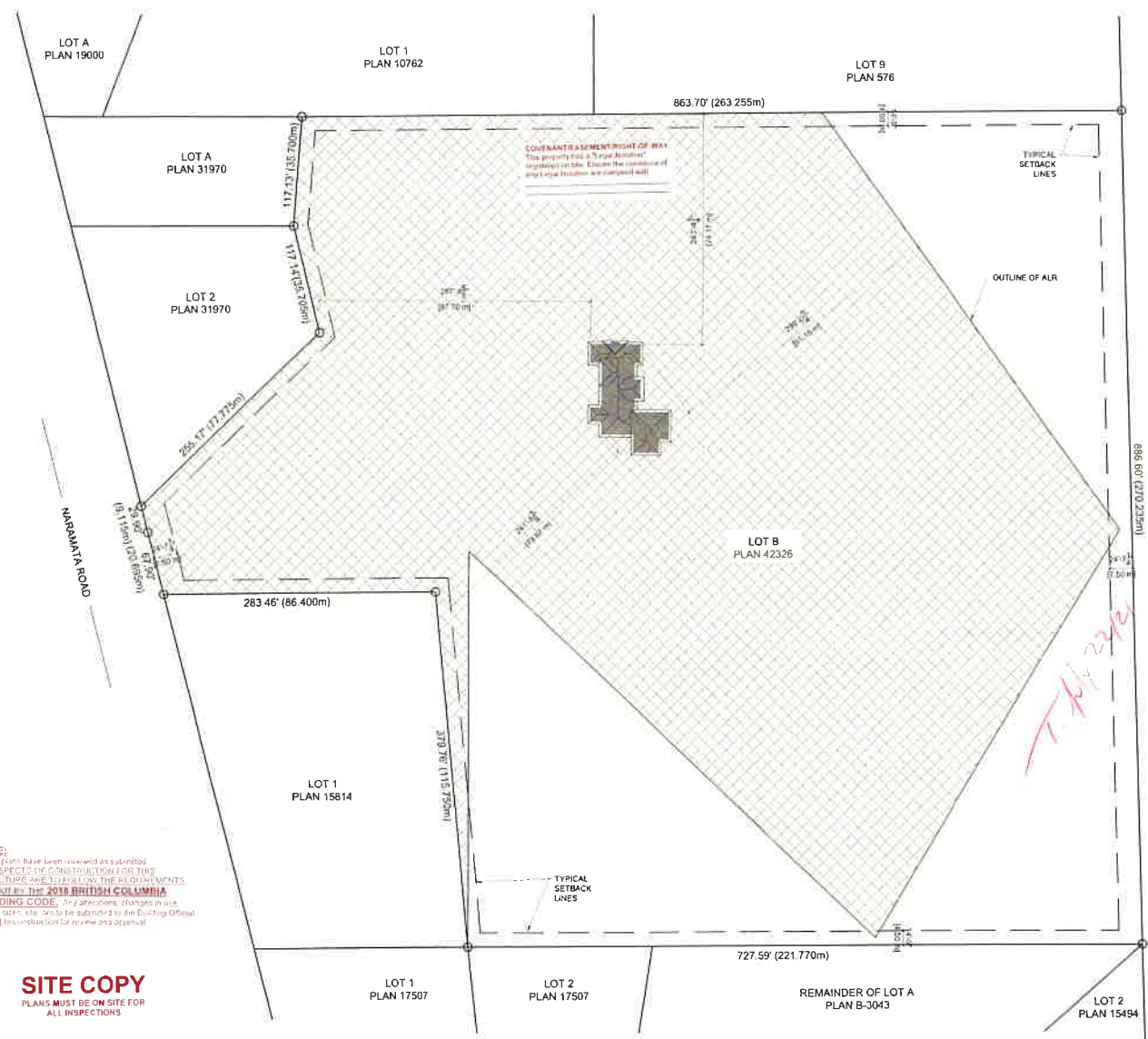




SITE COPY
PLANS MUST BE ON SITE FOR
ALL INSPECTIONS

The Regional District, in issuing this building permit, relies on the certification of a Professional Engineer or a Licensed Architect who is registered in accordance with the relevant legislation.

The owner of a building is the person responsible for carrying out the provisions of the Code and is to be held responsible for any breach of the Code by the building owner, including but not limited to, carrying out the building permit, including drawings or specifications, or carrying out inspections.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Building Permit No. 22048

Neither the review of these plans, nor the issuance of this permit releases the District or designated persons of their responsibility to comply with all regulations.

Building Official: [Signature] Date: 2021

1 SITE PLAN
SCALE: 1/64" = 1'-0"

HATCHED AREA IS THE
PORTION OF THE LOT
WITHIN THE ALR



2 LOCATION PLAN
SCALE: NTS

LEGAL ADDRESS:	- LOT B, PLAN KAP42326, DL 206, S.D.Y.D.										
CIVIC ADDRESS:	- 2152 NARAMATA ROAD, NARAMATA, BC										
P.I.D. NUMBER:	- 015-389-545										
FOLIO:	- 02048.110										
ZONING:	- AG1 - AGRICULTURE										
LOT SIZE:	- 763,254 FT ² (70630 m ²)										
SETBACKS:											
(ACCESSORY BLDG.)	<table><tr><th>SETBACK</th><th>PROPOSED</th></tr><tr><td>- FRONT YARD:</td><td>7.5 m 87.7 m</td></tr><tr><td>- REAR YARD:</td><td>7.5 m 91.2 m</td></tr><tr><td>- SIDE YARD (INTERIOR):</td><td>4.5 m 74.2 m</td></tr><tr><td>- SIDE YARD (EXTERIOR):</td><td>4.5 m n/a</td></tr></table>	SETBACK	PROPOSED	- FRONT YARD:	7.5 m 87.7 m	- REAR YARD:	7.5 m 91.2 m	- SIDE YARD (INTERIOR):	4.5 m 74.2 m	- SIDE YARD (EXTERIOR):	4.5 m n/a
SETBACK	PROPOSED										
- FRONT YARD:	7.5 m 87.7 m										
- REAR YARD:	7.5 m 91.2 m										
- SIDE YARD (INTERIOR):	4.5 m 74.2 m										
- SIDE YARD (EXTERIOR):	4.5 m n/a										
RESIDENCE AREA:	- 3891.4 FT ² (361.5 m ²)										
GARAGE & GYM AREA:	- 1388.4 FT ² (129.0 m ²)										
TOTAL BUILDING AREA:	- 5280 FT ² (490.5 m ²)										
LOT COVERAGE:	- 5280 / 763,254 = 0.692%										
BUILDING HEIGHT:	- 20'-0" (6.096 m) - MAX ALLOWED 32'-9 1/16" (10.0 m)										

- DRAWING LIST:**
- A1 - SITE AND LOCATION PLANS
 - A2 - BASEMENT & FOUNDATION PLAN
 - A3 - MAIN FLOOR PLAN
 - A4 - EAST AND SOUTH ELEVATIONS
 - A5 - WEST AND NORTH ELEVATIONS
 - A6 - BUILDING SECTIONS

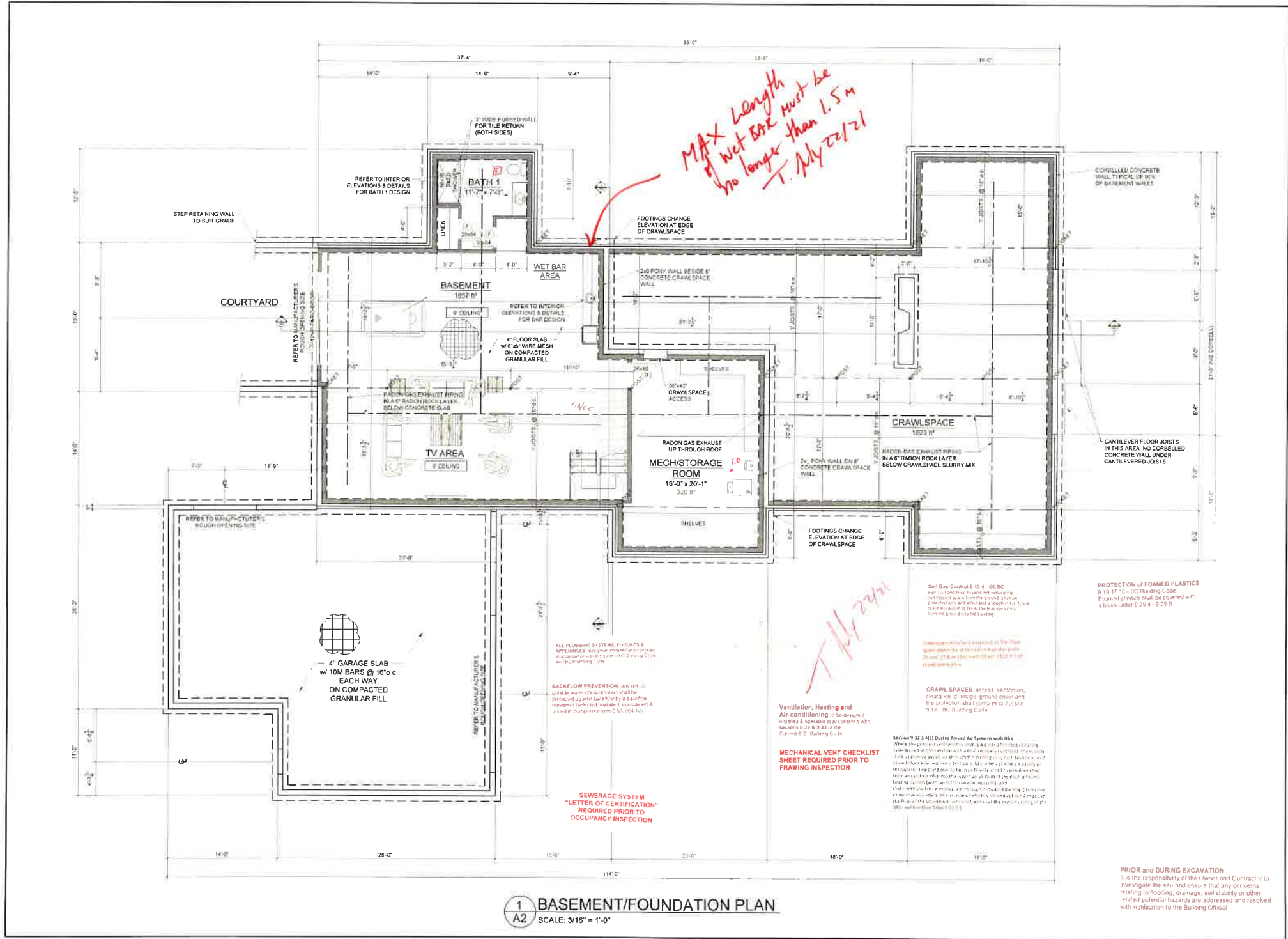
Blackhawk
CONTRACTING & DESIGN LTD.

PROJECT 009
PROPOSED NEW RESIDENCE
2152 NARAMATA ROAD
NARAMATA, BC

Proj. Title:
SITE AND LOCATION PLANS

Dr. R.A.H. Date: Apr 6, 2021
Ch: J.S. Scale: 1/64" = 1'-0"

COPYRIGHT
A1



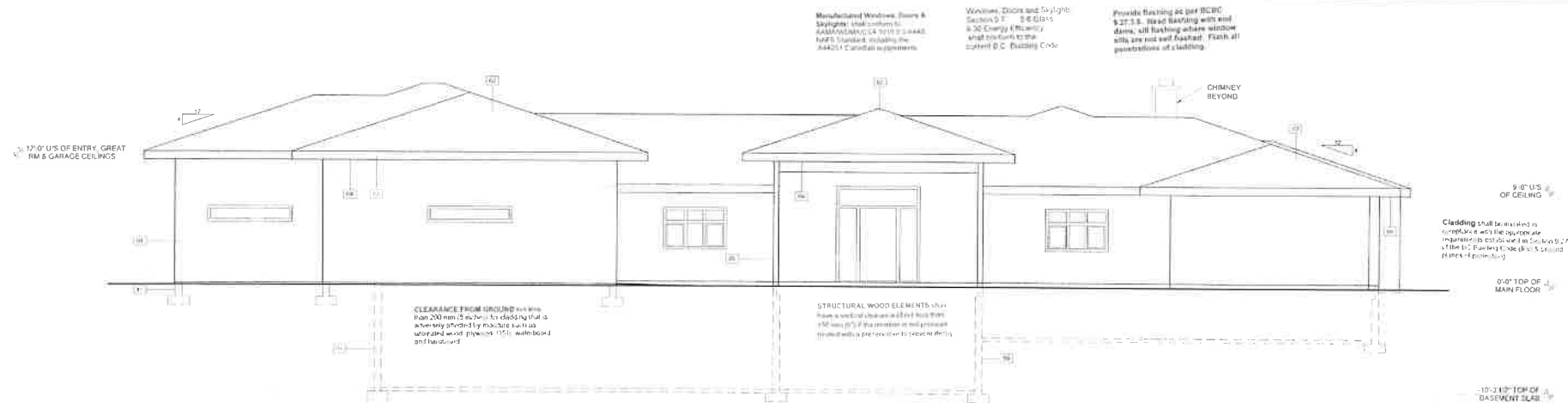
Blackhawk CONTRACTING & DESIGN LTD.	
PROPOSED NEW RESIDENCE 2152 BARAMATA ROAD NARAMATA, BC	
BASIC PLAN	
DATE: Mar 31, 2021	SCALE: 3/16" = 1'-0"
COPYRIGHT	
A2	

no	date	revision
1	Mar 31, 2021	Issued For Permit
2	May 4, 2021	Issued For Permit
3	May 28, 2021	Issued For Permit
4	Jun 29, 2021	Issued For Permit



A3

1 MAIN FLOOR PLAN
A3 SCALE: 3/16" = 1'-0"



- | | |
|----|--|
| 01 | EXTERIOR WALL FINISH PER OWNER SELECTION |
| 02 | ASPHALT ROOF SHINGLES PER OWNER SELECTION |
| 03 | DOUBLE GLASS BOARD WITH BACKING TO CONCEAL PARAPET WALLS & OUTRIGGER EDGES (STAINED) |
| 04 | TAG LINE OF CEDAR SOFFIT, STAINED |
| 05 | CLAUDED FASCIA OVER TIMBER POSTS, PER STRUCTURAL DETAILS |
| 06 | CHIMNEY STACK WITH SELECTED EXTERIOR SIDING |
| 07 | SELECTED SIZE ALUMINUM CLAD OVERHEAD DOOR |
| 08 | 72"x108" METAL ROLL-UP DOOR |
| 09 | BASEMENT FOUNDATION WALL (BELOW GRADE) |
| 10 | CRAWL SPACE FOUNDATION WALL (BELOW GRADE) |
| 11 | GARAGE or GYM FOUNDATION WALL (BELOW GRADE) |

1 FRONT (EAST) ELEVATION
A4 SCALE: 3/16" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	QTY	ROOM	DETAILS:
A	96" x 84" - 42" RH INSWING w/ 2 SIDELITES	1	ENTRY	c/w WEATHERSTRIPPING, RH SWING
B	42" x 84" EXTERIOR DOOR c/w WEATHERSTRIPPING	1	MUDROOM/GARAGE	LH SWING
C	36" x 84" EXTERIOR DOOR c/w WEATHERSTRIPPING	2	GARAGE	2 RH SWING
C1	36" x 84" EXTERIOR DOOR w/ FROSTED HALFLITE	2	GARAGE	c/w WEATHERSTRIPPING, LH SWING
D	36" x 80" SOLID CORE DOOR	2	GARAGE/GYM & MECHANICAL RM	1 LH SWING, 1 RH SWING
E	32" x 80" SOLID CORE DOOR	4	BEDROOMS	2 LH SWING, 2 RH SWING
F	30" x 80" SOLID CORE DOOR	5	BATHROOMS & ENSUITES	2 LH SWING, 3 RH SWING
G	2 - 30" x 80" SOLID CORE DOORS	1	ENTRY CLOSET	1 LH SWING, 1 RH SWING
H	36" x 80" SOLID CORE POCKET DOOR	1	LAUNDRY	
J	30" x 80" SOLID CORE POCKET DOOR	3	M ENSUITE & ENSUITE 3	
J1	30" x 96" SOLID CORE POCKET DOOR	2	OFFICE	
K	24" x 80" SOLID CORE POCKET DOOR	2	MUDROOM/HALLWAY	
L	96" x 80" CLOSET SLIDERS	1	BEDROOM 2	
M	72" x 80" CLOSET SLIDERS	2	BEDROOMS 3 & 4	
N	20'x9' OVERHEAD DOOR	1	GARAGE	
O	2 - 26" x 80" SOLID CORE DOORS	2	MASTER BEDROOM	1 LH SWING, 1 RH SWING
P	72" x 108" ROLL-UP DOOR	1	GARAGE	



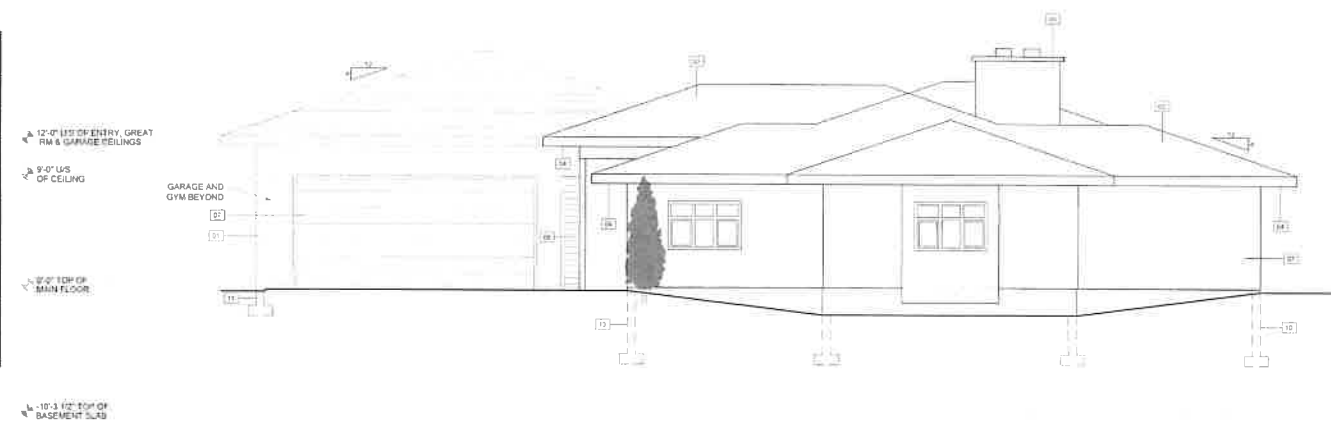


- 01 EXTERIOR WALL FINISH PER OWNER SELECTION
- 02 ASPHALT ROOF SHINGLES PER OWNER SELECTION
- 03 DOUBLE FASCIA BOARD WITH BACKING TO CONCEAL PARAPET WALLS & OUTDOOR EDGES (STAINED)
- 04 T&G PINE OR CEDAR SOFFITS STAINED
- 05 CLADDIC COLUMNS OVER TIMBER POSTS PER STRUCTURAL DETAILS
- 06 CHIMNEY STACK WITH SELECTED EXTERIOR SIDING
- 07 240"x108" ALUMINUM CLAD OVERHEAD DOOR
- 08 72"x108" METAL ROLL-UP DOOR
- 09 BASEMENT FOUNDATION WALL (BELOW GRADE)
- 10 CRAWLSPACE FOUNDATION WALL (BELOW GRADE)
- 11 GARAGE & GYM FOUNDATION WALL (BELOW GRADE)

1 REAR (WEST) ELEVATION
A5 SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

NO.	SIZE	QTY	ROOM	DETAILS:
1	168" x 90" PICTURE/CASEMNT	1	LIVING ROOM	HEAD AT 90", TEMPERED GLASS
2	144" x 90" PATIO DOOR	2	DINING ROOM & BASEMENT	HEAD AT 90"
3	80" x 48" PICTURE/CASEMENT	1	KITCHEN	HEAD AT 90"
4	96" x 84" PATIO DOOR	4	BEDROOMS & GYM	
5	30" x 48" PICTURE/CASEMENT	4	BEDROOMS & ENSUITE 3	
6	72" x 48" PICTURE/CASEMENT	3	LAUNDRY, M ENSUITE & GYM	
7	96" x 18" TRANSOM(PICTURE)	3	ENTRY/GYM/GARAGE	



2 RIGHT SIDE (NORTH) ELEVATION
A5 SCALE: 3/16" = 1'-0"

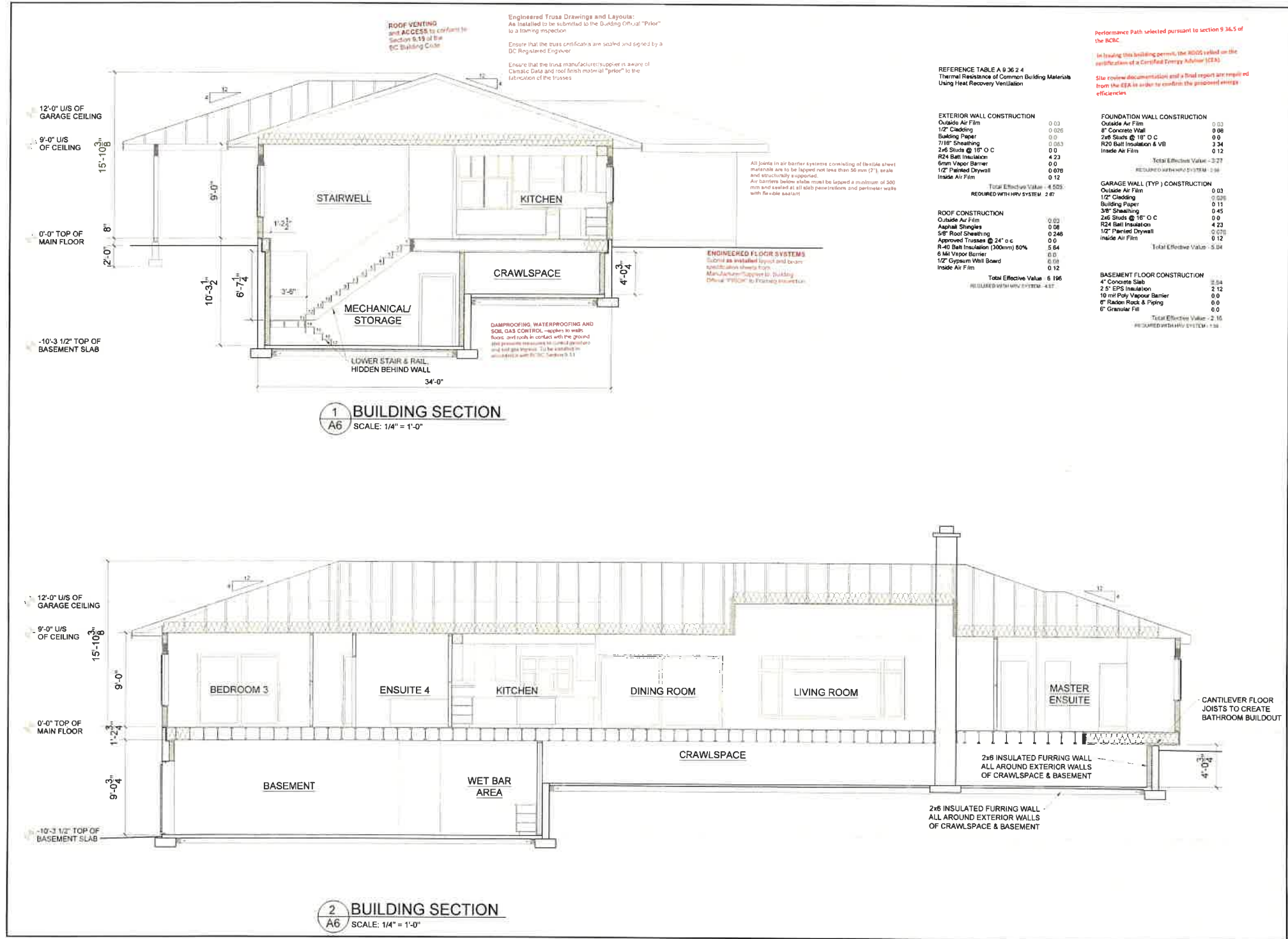
BlackHawk
CONTRACTING & DESIGN LTD.

Project Name
PROPOSED NEW RESIDENCE
2153 NARAMATA ROAD
NARAMATA, BC

Project
REAR AND RIGHT SIDE
ELEVATIONS (WEST & NORTH)
& WINDOW SCHEDULE

Dr: R.A.H. date: Mar 31, 2021
Ch: J.S. scale: 3/16" = 1'-0"

COPYRIGHT
A5



ROOF VENTING and ACCESS is to be in accordance with Section 9.19 of the BC Building Code.

Engineered Truss Drawings and Layouts:
As installed to be submitted to the Building Official "Prior" to a framing inspection.
Ensure that the truss certificates are sealed and signed by a BC Registered Engineer.
Ensure that the truss manufacturer/supplier is aware of climatic data and roof finish material "prior" to the fabrication of the trusses.

All joints in air barrier systems consisting of flexible sheet materials are to be lapped not less than 50 mm (2"), sealed and structurally supported.
Air barriers below slabs must be lapped a minimum of 300 mm and sealed at all slab penetrations and perimeter walls with flexible sealant.

ENGINEERED FLOOR SYSTEMS
Submit as installed layout and beam specifications sheets from Manufacturer/Supplier to Building Official "Prior" to Framing inspection.

DAMP-PROOFING, WATERPROOFING AND SOIL GAS CONTROL - applies to walls, floors, and tanks in contact with the ground. All penetrations require a sealed perimeter and soil gas ingress. To be installed in accordance with the BC Building Code.

REFERENCE TABLE A 9.36.2.4
Thermal Resistance of Common Building Materials Using Heat Recovery Ventilation

EXTERIOR WALL CONSTRUCTION	
Outside Air Film	0.03
1/2" Cladding	0.026
Building Paper	0.0
7/16" Sheathing	0.053
2x6 Studs @ 16" O.C.	0.0
R24 Batt Insulation	4.23
6mm Vapour Barrier	0.0
1/2" Painted Drywall	0.076
Inside Air Film	0.12
Total Effective Value = 4.505	
REQUIRED WITH HRV SYSTEM = 2.87	

ROOF CONSTRUCTION	
Outside Air Film	0.03
Asphalt Shingles	0.08
5/8" Roof Sheathing	0.248
Approved Trusses @ 24" o.c.	0.0
R-40 Batt Insulation (300mm) 80%	5.84
6 Mil Vapour Barrier	0.0
1/2" Gypsum Wall Board	0.08
Inside Air Film	0.12
Total Effective Value = 6.196	
REQUIRED WITH HRV SYSTEM = 4.87	

Performance Path selected pursuant to section 9.36.5 of the BCBC.

In issuing this building permit, the RCBC relies on the certification of a Certified Energy Advisor (CEA).

Site review documentation and a final report are required from the CEA in order to confirm the proposed energy efficiencies.

FOUNDATION WALL CONSTRUCTION	
Outside Air Film	0.03
8" Concrete Wall	0.08
2x6 Studs @ 16" O.C.	0.0
R20 Batt Insulation & VB	3.34
Inside Air Film	0.12
Total Effective Value = 3.27	
REQUIRED WITH HRV SYSTEM = 2.98	

GARAGE WALL (TYP.) CONSTRUCTION	
Outside Air Film	0.03
1/2" Cladding	0.036
Building Paper	0.11
3/8" Sheathing	0.45
2x6 Studs @ 16" O.C.	0.0
R24 Batt Insulation	4.23
1/2" Painted Drywall	0.076
Inside Air Film	0.12
Total Effective Value = 5.04	

BASEMENT FLOOR CONSTRUCTION	
4" Concrete Slab	0.54
2.5" EPS Insulation	2.12
10 mil Poly Vapour Barrier	0.0
6" Radon Rock & Piping	0.0
6" Granular Fill	0.0
Total Effective Value = 2.16	
REQUIRED WITH HRV SYSTEM = 1.38	

Black Hawk
CONTRACTING & DESIGN LTD.

PROPOSED NEW RESIDENCE
2152 NARAMATA ROAD
NARAMATA, BC

BUILDING SECTIONS

drawn: R.A.H. date: Mar 31, 2021
checked: J.D. scale: 1/4" = 1'-0"
COPYRIGHT
A6