



JPM Drafting and Design Ltd.

JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

PROJECT ADDRESS:
4545 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYLD

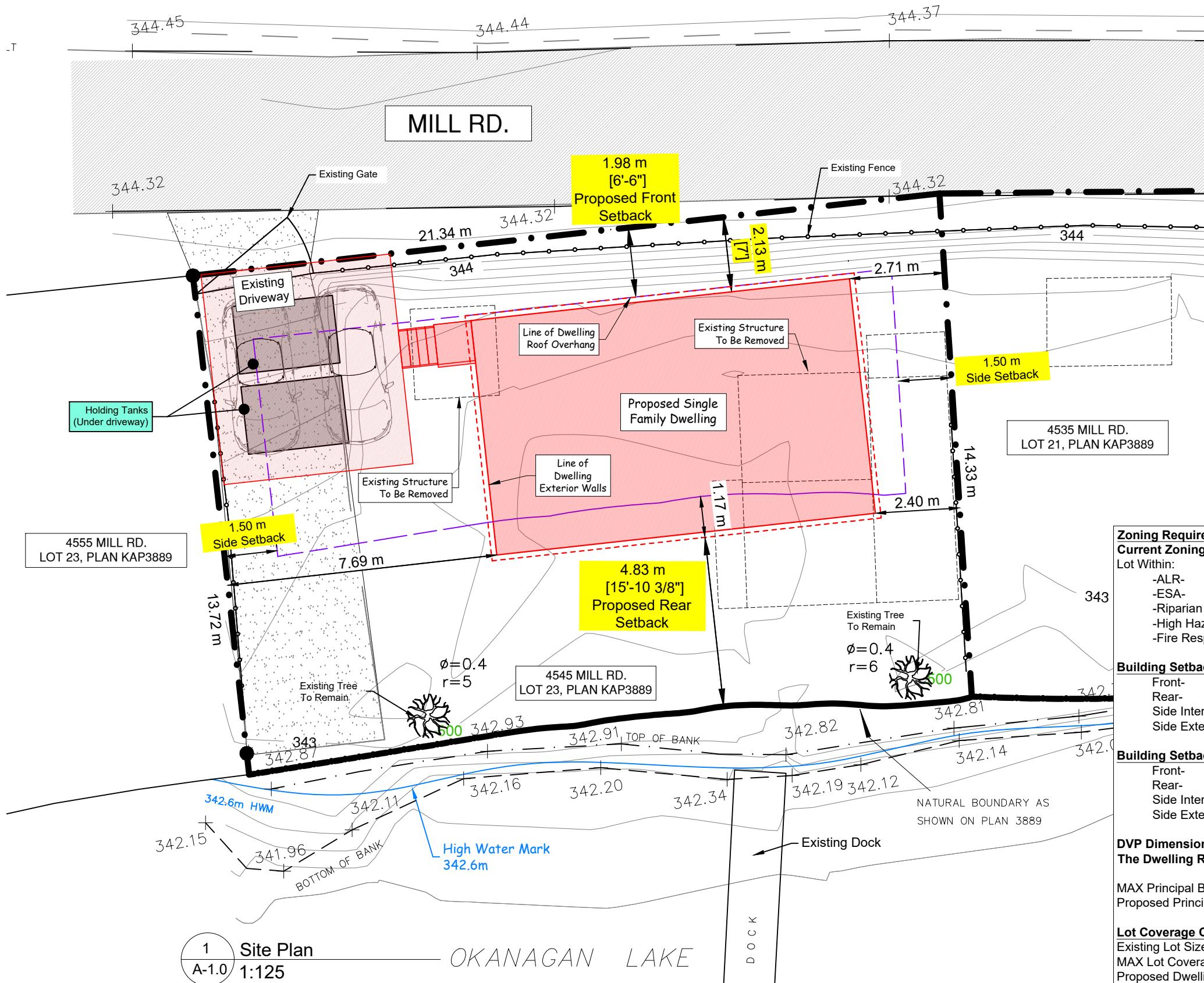
No.	Description	Date
1	R1- Setback DVP Application - Denied -	12-07-23
2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

Date: January 26, 2026
Drawn by: J.GAGNON
Checked by: J.GAGNON

A1-0

PROPOSED SITE PLAN

Scale: AS INDICATED



Zoning Requirements
Current Zoning- RS1- Low Density Residential One Lot Lot Within:

- ALR-
- ESA-
- Riparian Area-
- High Hazard-
- Fire Response Within 10 Minutes-

Building Setbacks --PREVIOUSLY APPROVED--

Front-	-6.0m	-1.98m
Rear-	-6.0m	-3.35m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

Building Setbacks --PROPOSED--

Front-	-6.0m	-1.98m
Rear-	-6.0m	-4.83m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

DVP Dimensions Are Taken From Property Line To The Dwelling Roof Overhang.

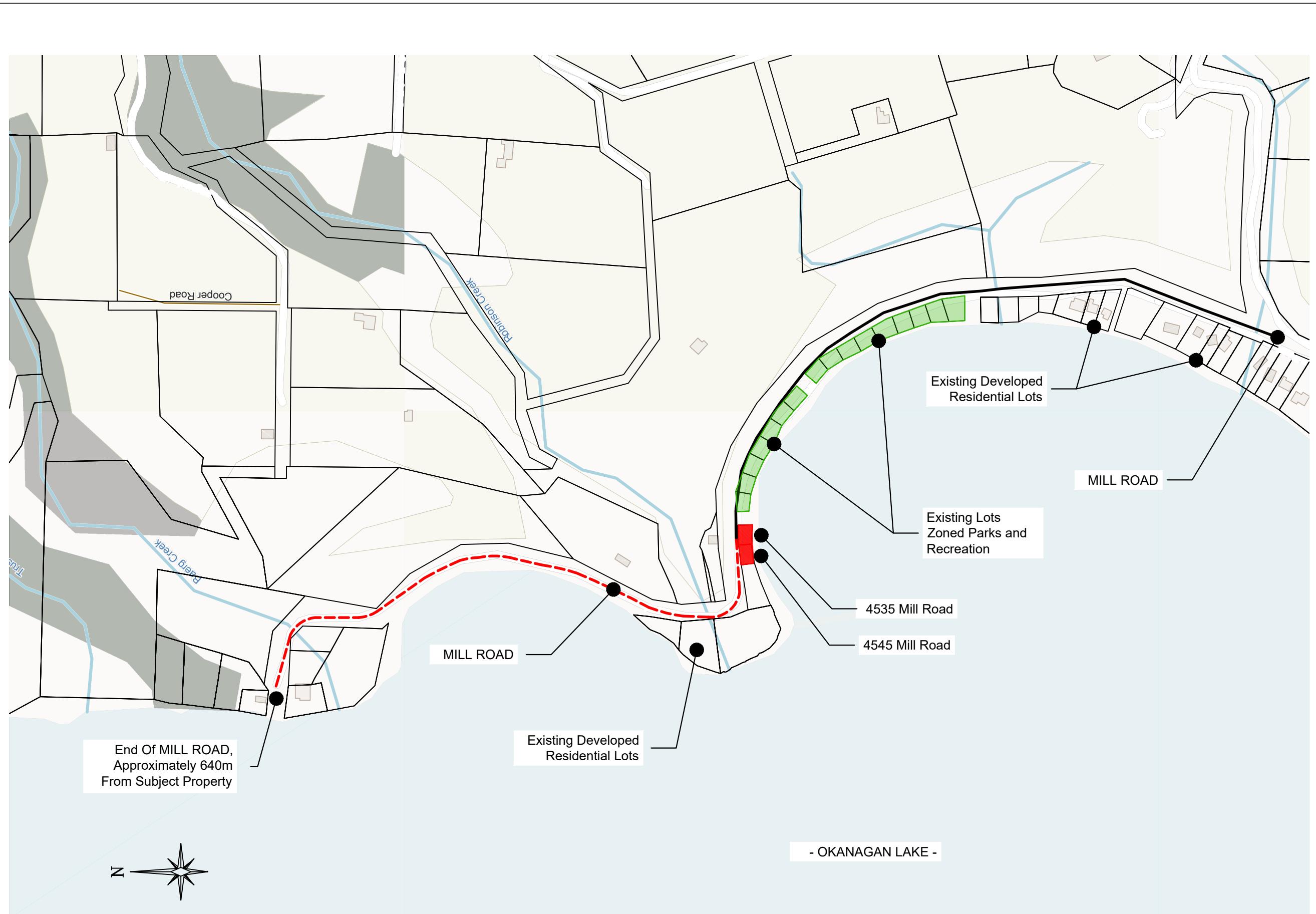
MAX Principal Building Height- 10.0m
Proposed Principal Building Height- 8.10m

Lot Coverage Calculations:

Existing Lot Size- 294.89m²
MAX Lot Coverage 50%- 294.89 x 50% = 147.44m²
Proposed Dwelling Footprint- 72.55m²
Proposed Lot Coverage- 24.60%

Proposed Dwelling Floor Area Calculations:

Main Floor-	72.55m ²	(781sq.ft.)
Lower Floor-	42.45m ²	(457sq.ft.)
Total Area-	115m²	(1238sq.ft.)
Lower Covered Patio Area-	24.71m ²	(266sq.ft.)
Main Entry Deck-	1.3m ²	(14sq.ft.)



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROJECT ADDRESS:
4535 & 4545 MILL ROAD,
NARAMATA, BC

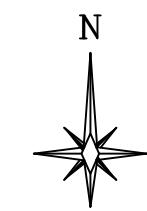
LEGAL DESCRIPTION:

No.	Description	Date
1	R1- Setback DVP Application - Denied -	12-07-23
2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

Date: January 26, 2026
Drawn by: J.GAGNON
Checked by: J.GAGNON

A1-1
NEIGHBOURHOOD SITE PLAN

Scale: AS INDICATED



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROJECT ADDRESS:

4535 & 4545 MILL ROAD,
NARAMATA, BC

LEGAL DESCRIPTION:

No.	Description	Date
1	R1- Setback DVP Application - Denied -	12-07-23
2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

Date: January 26, 2026
Drawn by: J.GAGNON
Checked by: J.GAGNON

A1-2
SITE PHOTOS

Scale: AS INDICATED



A Approaching 4545 Mill Rd -
Looking East



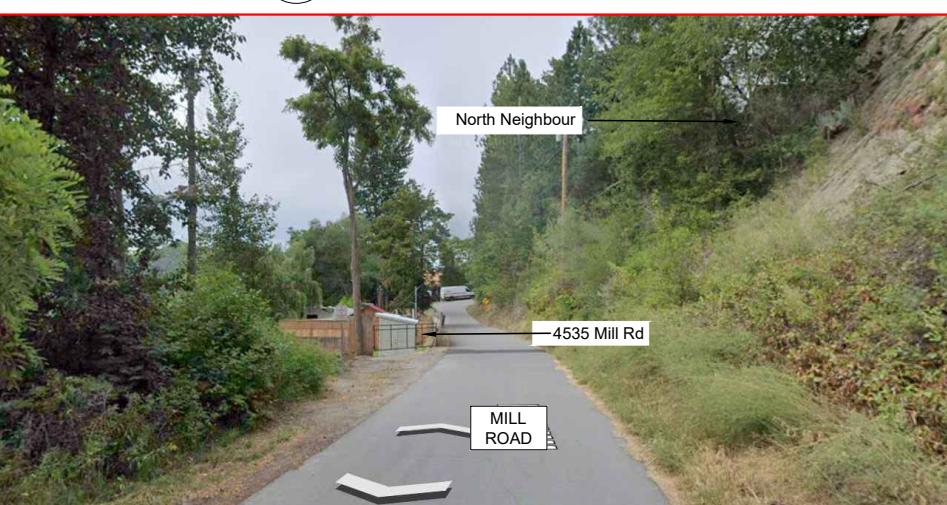
B 4545 Mill Rd - Looking Southeast



C 4545 Mill Rd - Looking South



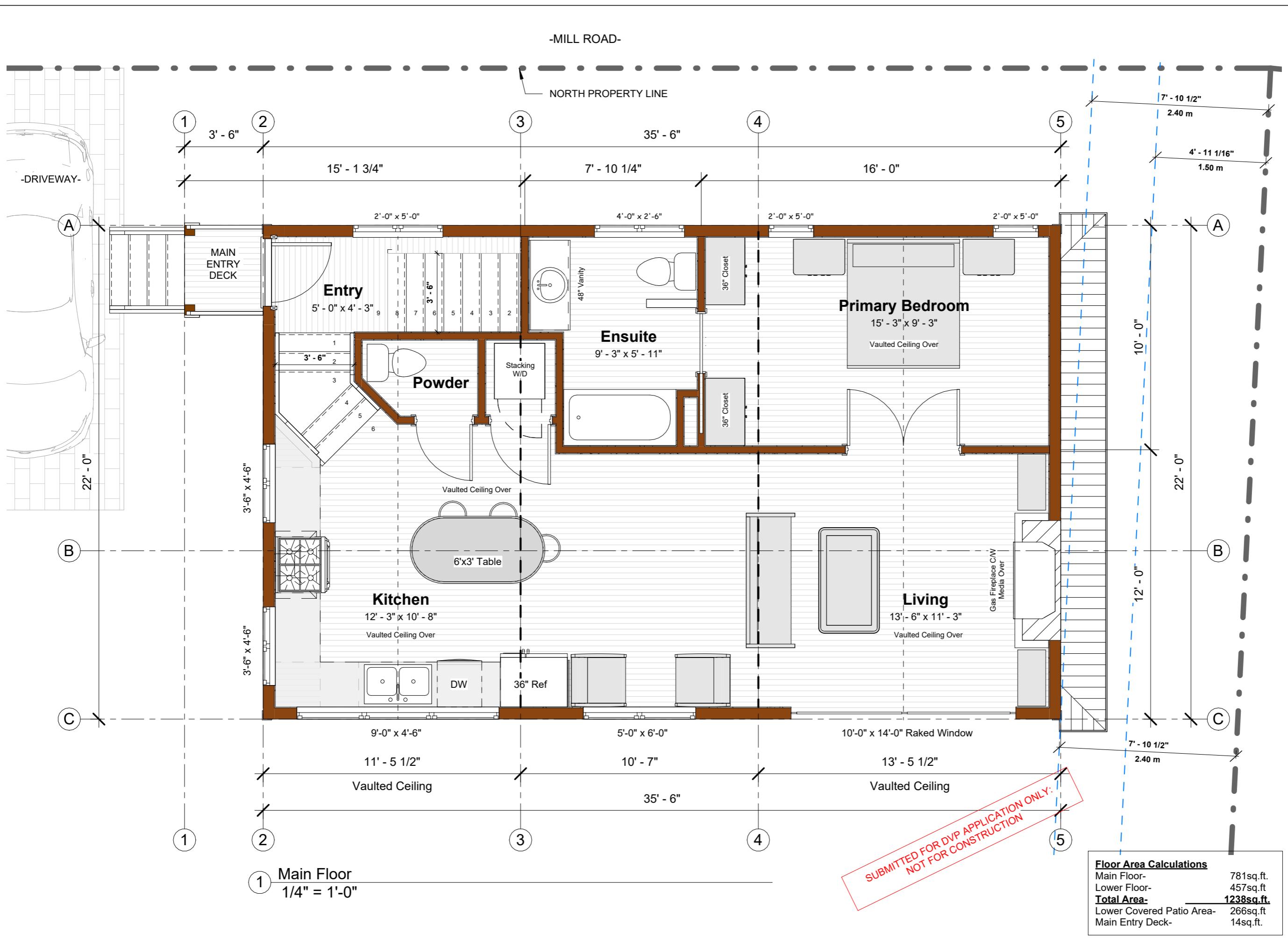
D 4535 Mill Rd - Looking South



E Approaching 4535 Mill Rd -
Looking West



F 4535 Mill Rd - Looking Southwest



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR ROB & DONALYN
HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

LOT 22, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

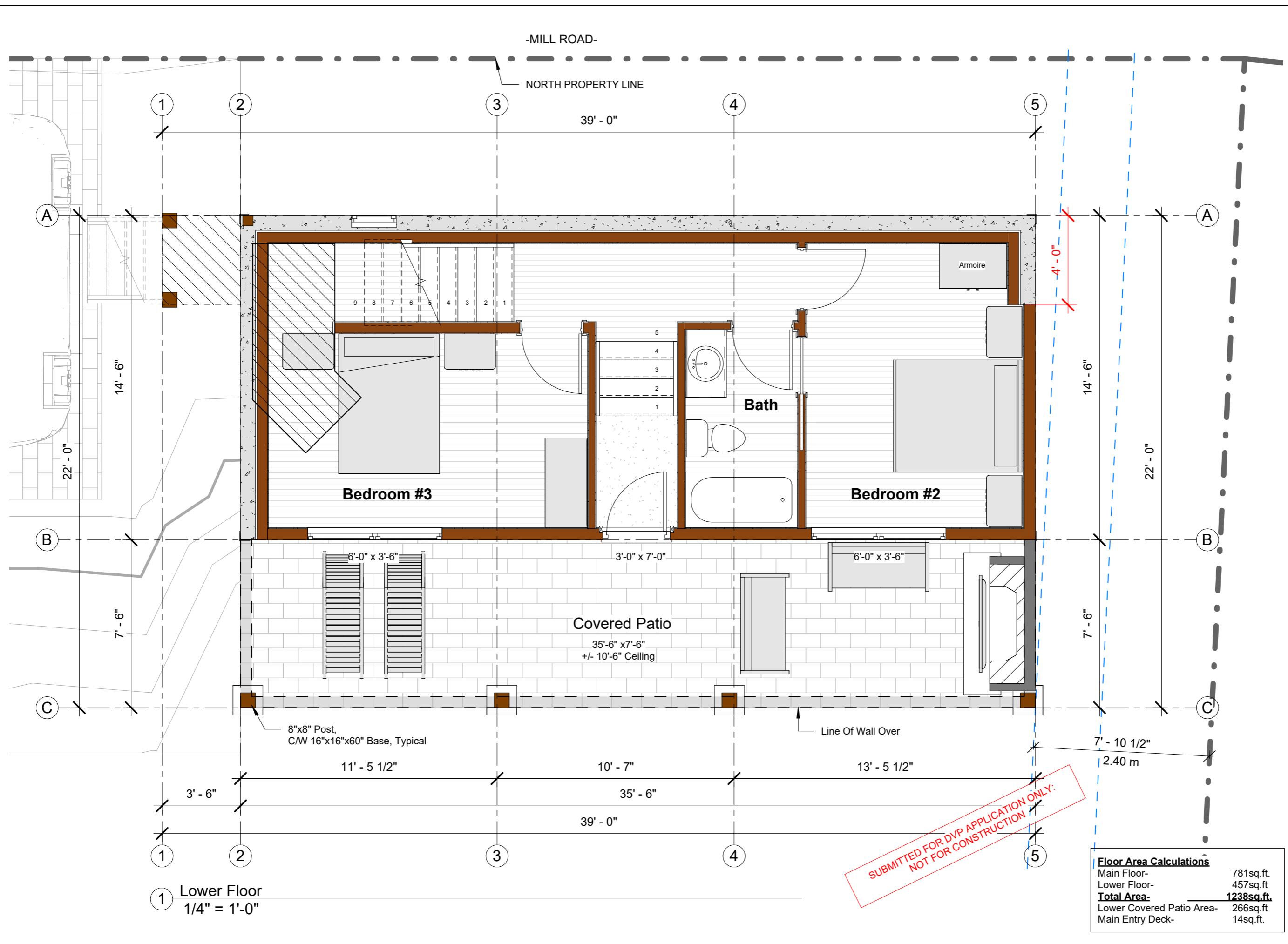
No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

A2.0

Main Floor DVP-11x17

Scale As indicated

<u>Floor Area Calculations</u>	
Main Floor-	781sq.ft.
Lower Floor-	457sq.ft
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft
Main Entry Deck-	14sq.ft.



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR ROB & DONALYN
HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

LOT 22, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

Date: 01-20-20

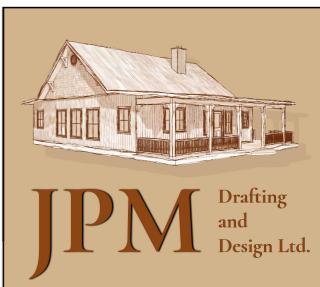
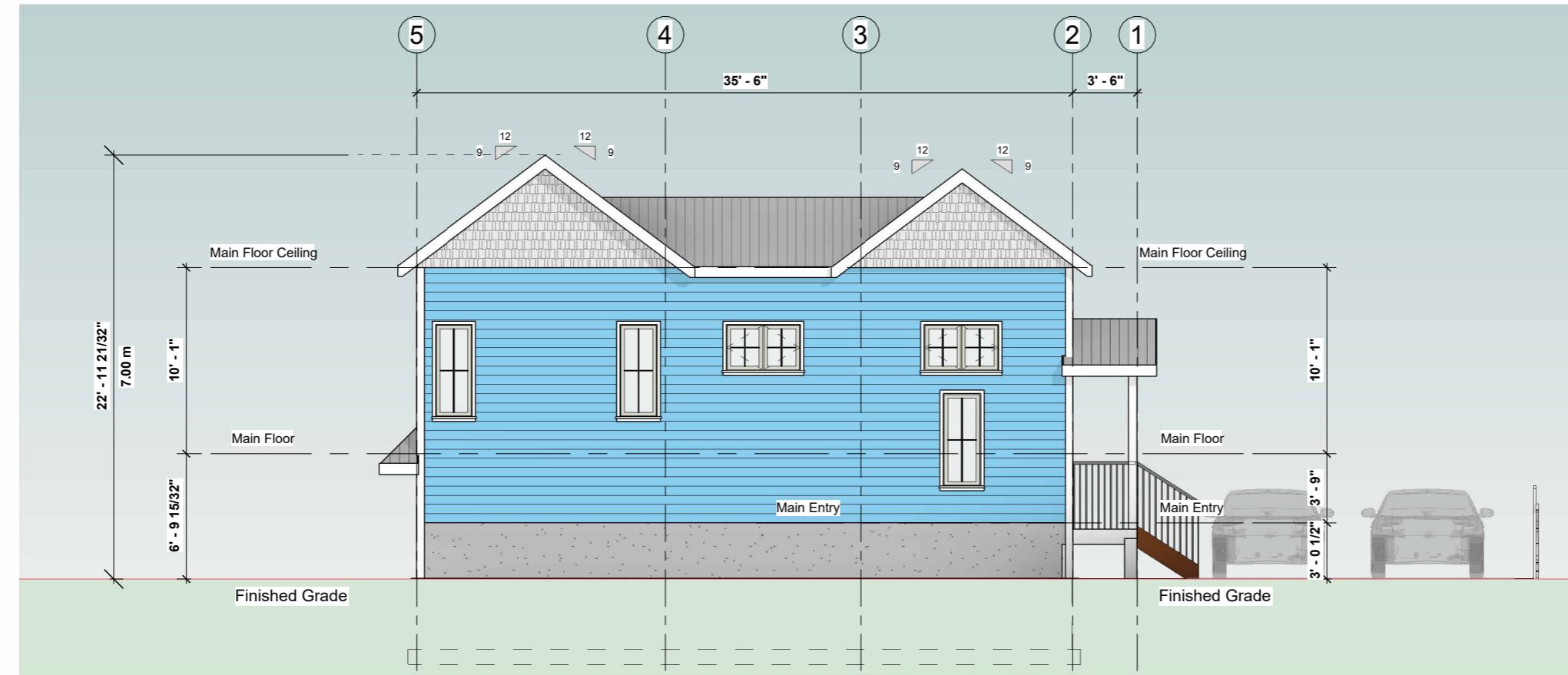
Drawn by: **VARSHON**

A3.0

Lower & Patio
DVP-11x17

As indicated

<u>Floor Area Calculations</u>	
Main Floor-	781sq.ft.
Lower Floor-	457sq.ft
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft
Main Entry Deck-	14sq.ft.



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR ROB & DONALYN
HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

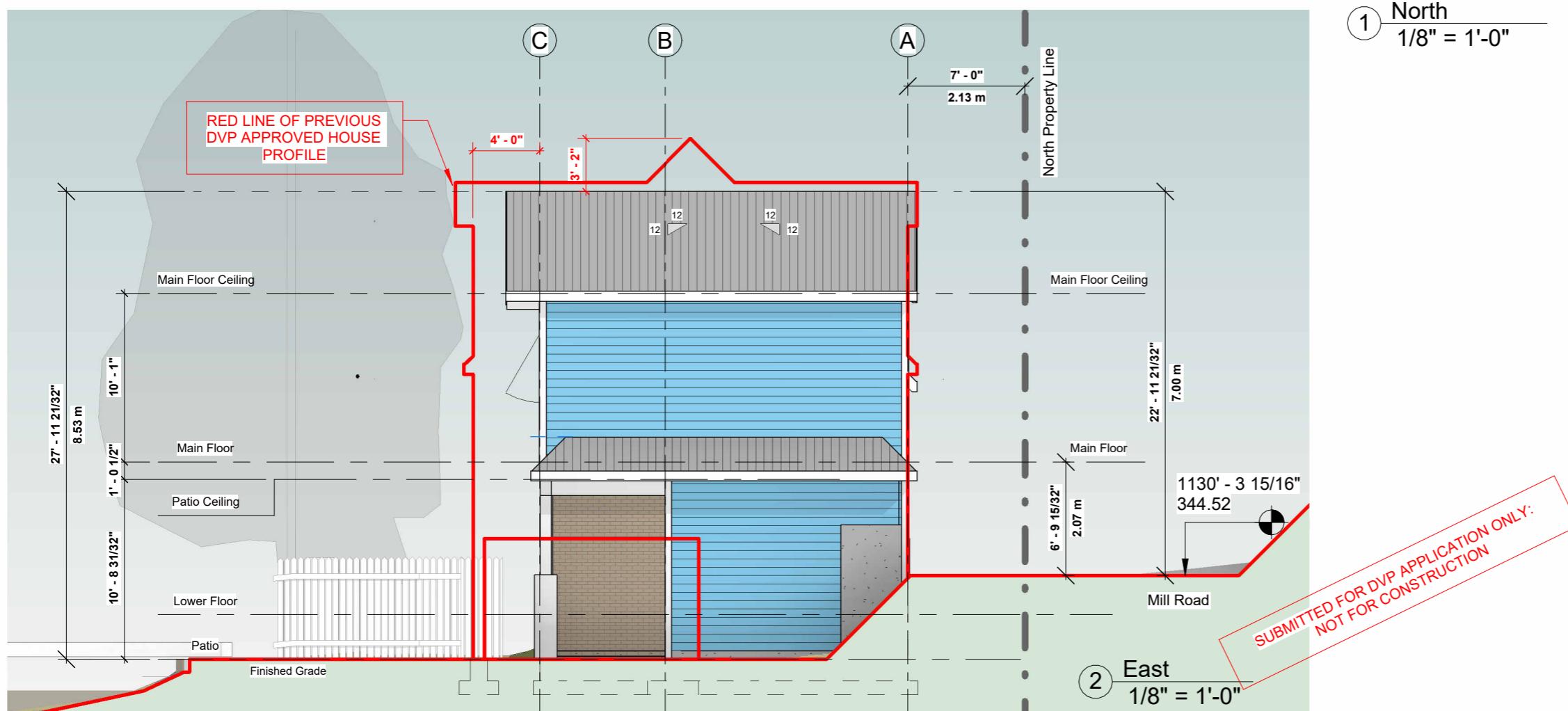
LOT 22, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

A4.0

Elevations

Scale As indicated



Average Grade Calculation

North Wall Height
7.0m

East Wall Height
8.53m

South Wall Height
8.53m

West Wall Height
8.53m

Average Finished Grade
 $8.53 \times 3 + 7.0 = 32.59/4 = 8.14m (10m MAX)$

Floor Area Calculations

Main Floor-	781sq.ft.
Lower Floor-	457sq.ft.
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft.
Main Entry Deck-	14sq.ft.



JPM Drafting
and
Design Ltd.

JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR ROB & DONALYN
HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

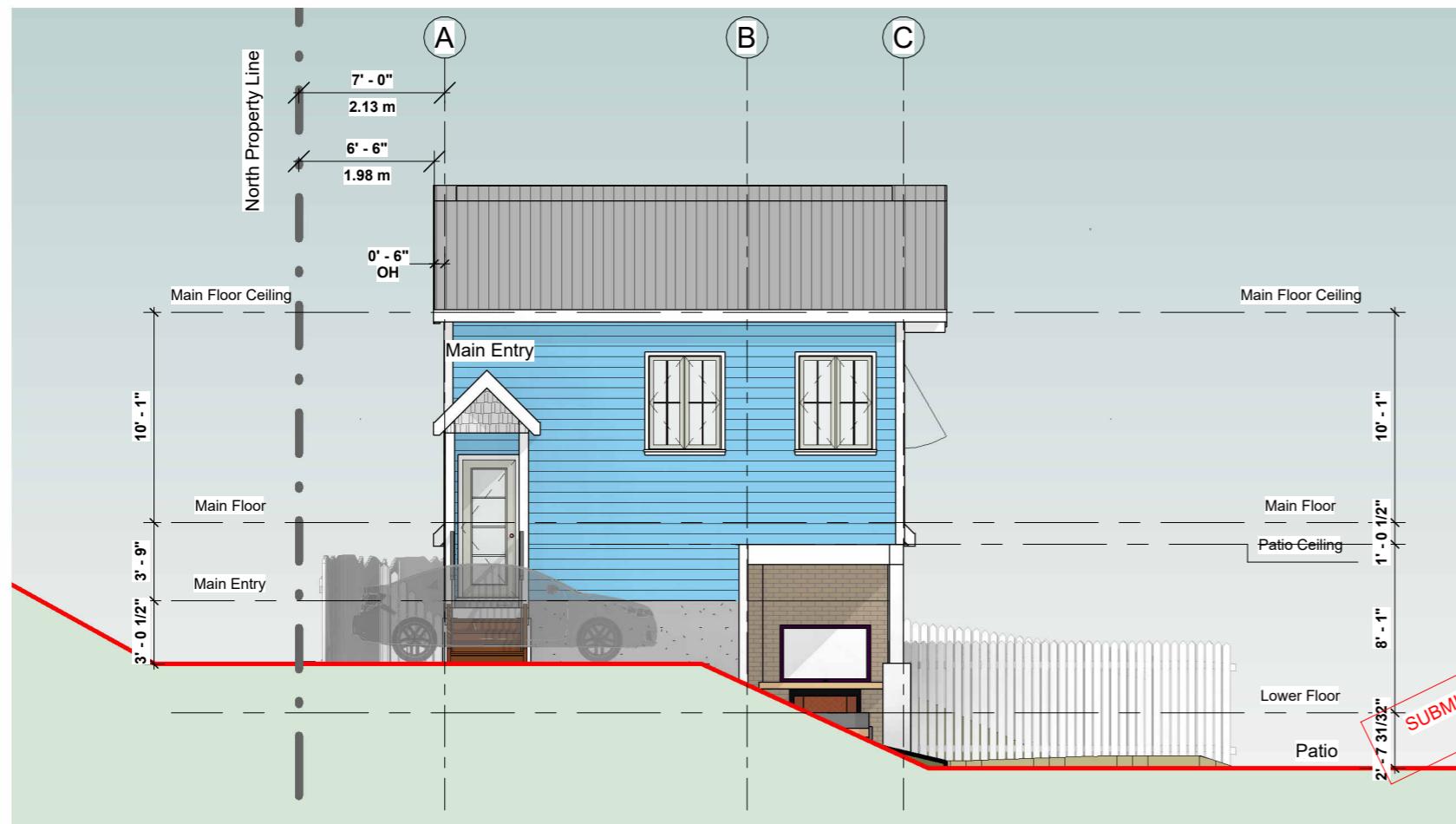
LOT 22, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26
Date:		01-26-26
Drawn by:		J&A GAGNON

A5.0

Architectural elevation drawing of a two-story house. The house features blue horizontal siding and a grey shingle roof. Key dimensions include an overall width of 35'-6", a distance of 3'-6" between markers 1 and 2, and a distance of 35'-6" between markers 4 and 5. Vertical dimensions are 10'-1" for the main floor ceiling, 1'-0 1/2" for the main floor, 8'-4" for the lower floor, and 10'-1" for the patio ceiling. Horizontal dimensions at the base are 2'-7 31/32" for the left patio, 8'-1" for the lower floor, 1'-0 1/2" for the patio ceiling, and 27'-11 21/32" for the right patio. A red line at the bottom represents the ground level. Labels include 'Main Floor Ceiling', 'Main Floor', 'Patio Ceiling', 'Lower Floor', and 'Patio'.

1 South
1/8" = 1'-0"



1' - 0" 8' - 1" 3/32" SUBMITTED FOR DVP APPLICATION ONLY:
NOT FOR CONSTRUCTION

2 West
1/8" = 1'-0"

Average Grade Calculation

North Wall Height
7.0m

East Wall Height
8.53m

South Wall Height
8.53m

West Wall Height
8.53m

Average Finished Grade
 $8.53 \times 3 + 7.0 = 32.59/4$
=8.14m (10m MAX)

<u>Floor Area Calculations</u>	
Main Floor-	781sq.ft.
Lower Floor-	457sq.ft.
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft.
Main Entry Deck-	14sq.ft.

Scale As indicated



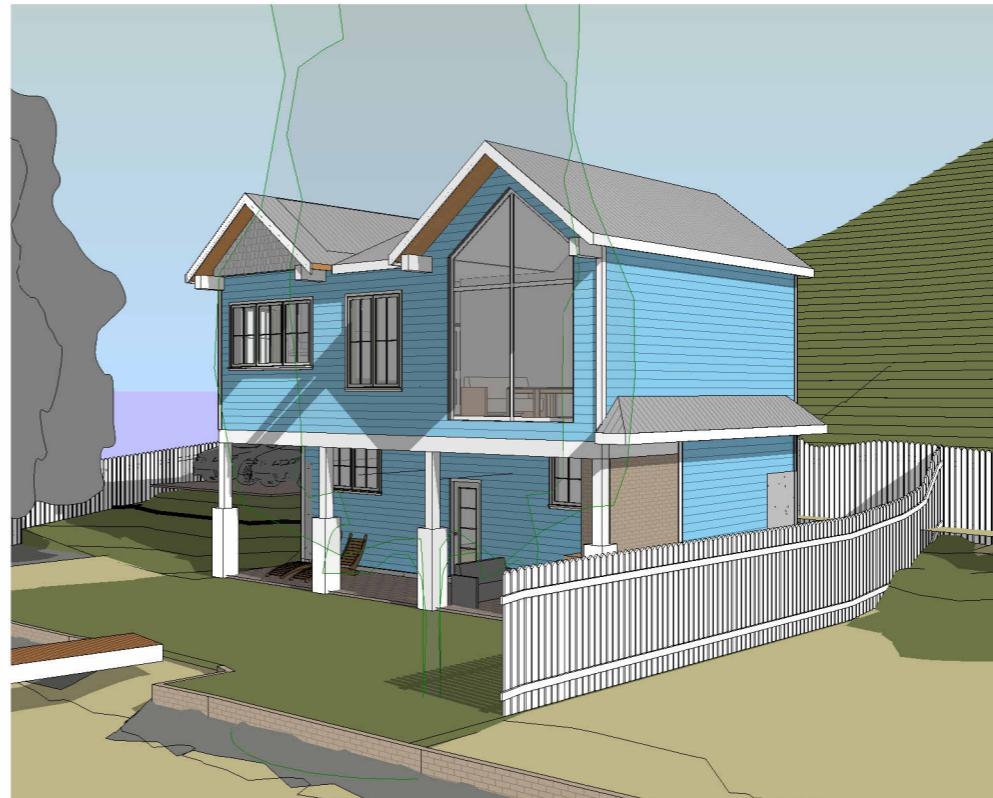
1 South 3D View



2 SW 3D View



3 NW 3D View



4 SE 3D View

*SUBMITTED FOR DVP APPLICATION ONLY:
NOT FOR CONSTRUCTION*



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR ROB & DONALYN
HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

LOT 22, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

Date: 01-26-26

Drawn by: JG

Checked by: JG

A6.0

3D Views

Scale