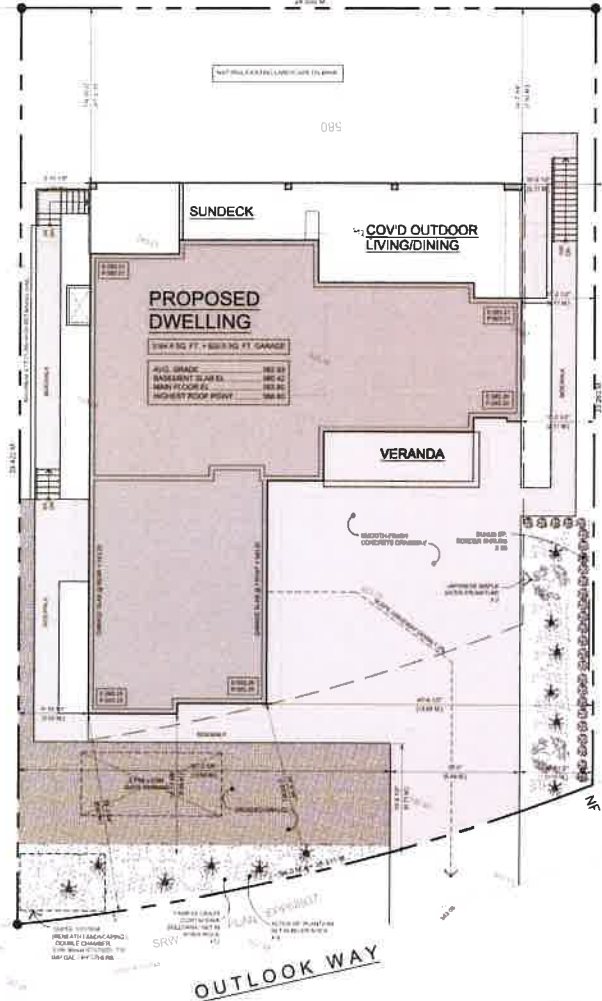
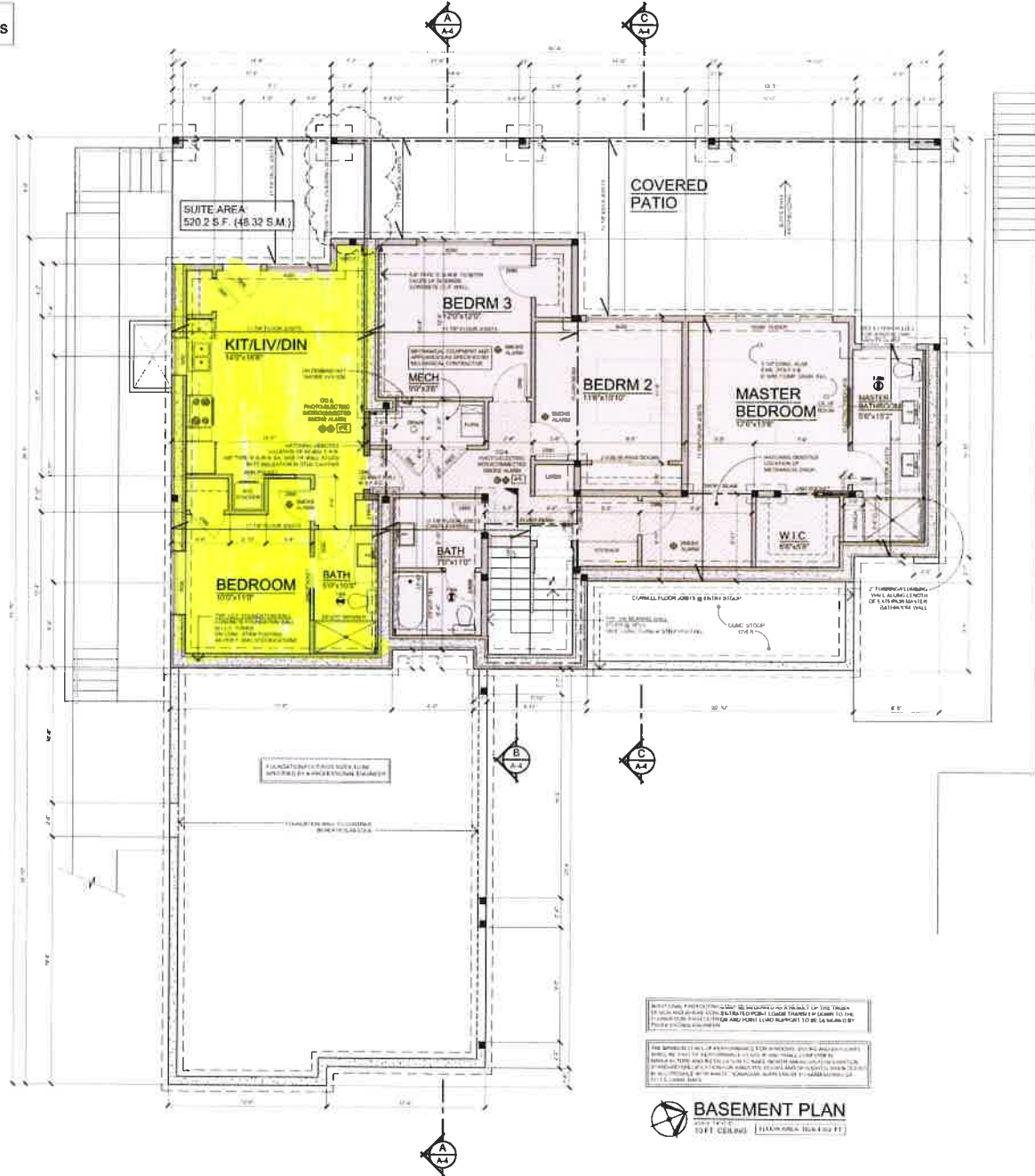


**PROPOSED SINGLE FAMILY DWELLING**  
2965 - OUTLOOK WAY, NARAMATA BC

SEE SHEET A-2 FOR ZONING INFORMATION & GENERAL NOTES



**SITE PLAN**



**BASEMENT PLAN**

© COPYRIGHT RESERVED. ALL DESIGN RIGHTS TO ALL DRAWINGS PLANS AND MODELS DESIGN PREPARED BY GM DESIGN GROUP LTD. AND USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GM DESIGN GROUP LTD. ONLY WITH THE WORK SHOWN INTENT ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR MODEL SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GM DESIGN GROUP LTD. THE DESIGN AND DRAWINGS HEREIN IN EXCESSIVE, ALL INVOICES SUBMITTED AND THE APPROPRIATE FEES SHALL BE USED TO RECOVER ANY SUCH COSTS.

ISSUE/REVISIONS	DATE	DATE	SCALE	AS NOTED
CONDUCTANT REVIEW	JULY 2021			
REVIEWED FOR PERMIT		21-027		
			DR	AM
			CH	AM
			SHEET	A-1

**PROJECT:** PROPOSED SINGLE FAMILY DWELLING  
**2965 OUTLOOK WAY NARAMATA, BC**

**GM DESIGN GROUP LTD.**  
RESIDENTIAL • COMMERCIAL • INDUSTRIAL  
WWW.GMDESIGNGROUP.COM • 604-298-7858

DEC 13, 2021

**LEGAL DESCRIPTION:**

STRATA (LOT 44, DISTRICT 1) LOT 47 (1/2) REVD. STRATA PLAN 658100

**CIVIC ADDRESS:**

2965 OUTLOOK WAY NARAMATA, B.C.

**ZONING:**

R-15 (SITE SPECIFIC RESIDENTIAL SINGLE FAMILY ZONE)

THE SE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2018 EDITION OF THE B.C.B.C.

**FLOOR AREAS:**

BASEMENT 1026.45 SQ. FT.  
 MAIN FLOOR 1540.80 SQ. FT.  
 TOTAL S.F.F. B. LIVING AREA 2567.25 SQ. FT.  
 GARAGE 262.00 SQ. FT.

**LOT COVERAGE:**

LOT AREA 4 9741.24 S.F. (664.91 S.M.)  
 PERMITTED LOT COVG (15%) 4 2847.44 S.F. (216.72 S.M.)  
 MAIN FLOOR (INCL GARAGE) 4 2439.15 SQ. FT.  
 VERANDA 4 143.50 SQ. FT.  
 COVERED DECK 4 40.15 SQ. FT.  
 TOTAL COVERED AREA 4 2772.80 SQ. FT. (33.4%)

**SETBACKS:**

	PERMITTED	PROMISED
PRINCIPAL FRONT	7.5M	7.00M
DAYLINES LEFT SIDE	2.0M	2.00M
RIGHT SIDE	3.0M	3.11M
REAR	7.5M	7.00M

**BUILDING HEIGHT:**

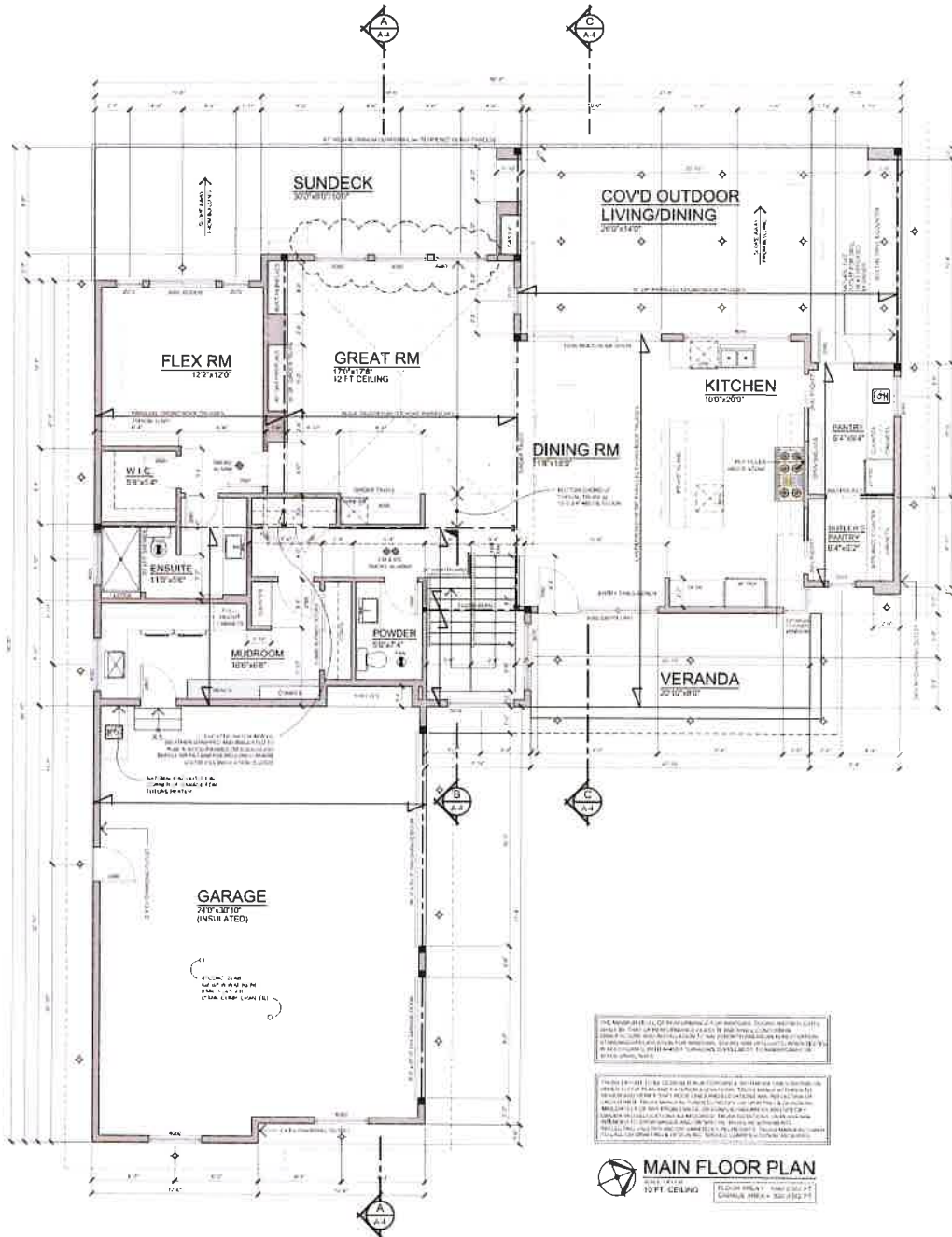
	PERMITTED	PROMISED
PRINCIPAL DWELLING	10.0M	8.38M

**ERROR AND OMISSIONS:**

OUR DRAWINGS & DESIGNING MAKE EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.

**GENERAL NOTES:**

- PHYSICIAN/CONTRACTOR TO CHECK & VERIFY ALL ASPECTS OF THE PLANS INCLUDING DIMENSIONS, SPECIFICATIONS, NOTES, ETC. PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR SAME.
- SHOULD ANY CONFIRMATION AND/OR DESIGN BE REQUIRED BY STRUCTURAL ENGINEER FOR ANY BEAM, BRACING, CONNECTION OR FOUNDATION ASPECT, ETC. THE OWNER SHALL BE RESPONSIBLE FOR SAME.
- THESE PLANS CONFORM TO THE REQUIREMENTS IN THE B.C. BUILDING CODE 2018, AND ARE TO COMPLY WITH LOCAL CITY BYLAWS & REGULATIONS AS THEY APPLY.
- THE DESIGNER DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS AND IS LIMITED TO REPLACEMENT PLANS. SHOULD IMPORTANT DISCREPANCIES BE FOUND IN EACH ASPECT, DESIGNER PRIOR TO CONSTRUCTION.
- ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE BEARING SOIL BELIEVED TO BE:
- CONCRETE STRENGTH TO BE MINIMUM 30 MPa (C40/50) AT 28 DAYS.
- ALL CONCRETE TO BE VIBRATED; CURE IN ANY HONEYCOMB AND SO HAVE A TEXTURED FINISH.
- FOOTINGS AND FOUNDATION WALLS TO BE REINFORCED IN ACCORDANCE WITH PART 9 OF THE B.C.B.C. 2018 AND LOCAL BUILDING BYLAWS.
- CONCRETE FOUNDATION WALLS, 500MM FOOTING, PAD FOOTINGS, PIER, CURBS AND EXHAUSTS COVERING LOCATIONS AS REQUIRED BY SOA. CONDITIONS AND OVERLOADS SPECIFIED BY STRUCTURAL ENGINEER.
- ANCHOR SILL PLATE SYSTEM WALLS TO FOUNDATION W/ 50mm x 10" LONG ANCHOR BOLTS @ 400mm MAX. SPACING AND 100mm MIN.
- MINIMUM 45 LB. FEET DAMPPROOFING COURSE OR APPROVED EQUAL SLIP GARSKET BETWEEN ALL CONCRETE & WOOD FRAMING.
- LOAD BEARING MEMBERS & SHIMS BASED ON D. FIND MATERIAL.
- ALL BEAMS & JOISTS TO HAVE 2x4 (27MM MINIMUM END BEAMS) OR AS SHOWN.
- BEAMS OUTSIDE THE SCOPE OF THE B.C.B.C. 2018 SPAN BOOK TO BE DESIGNED BY STRUCTURAL ENGINEER.
- DOUBLE FLOOR JOISTS UNDER WALLS 6" & LONGER RUNNING PARALLEL TO JOIST DIRECTION PLACING JOISTS TO ACCOMMODATE PLUMBING, HEATING, ETC. AS REQUIRED.
- PLYWOOD SOLID LAMINATED SUBFLOOR (OR SOLID FIBER FLOOR) UNDER BEARING POINTS, EACH AND TO BE CONTINUED DOWN TO FOUNDATION.
- PLUMB FRAMED MEMBERS TO BE ANCHORED WITH APPROVED STEEL ANCHORS OR AS REQUIRED BY STRUCTURAL ENGINEER.
- ALL FRAMING, CONSTRUCTION SPECIFICATION & DETAILS TO BE BUILT AS PER SECTIONS 21 PART 2 B.C. BUILDING CODE 2018.
- MANUFACTURED WOOD BEAMS (MICROLAM, ETC.) TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS.
- PREFABRICATED WOOD TRUSS ROOF TRUSS SYSTEM TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS AND FLOOR PLAN DESIGN AND WITH RESPECT TO HELL HEIGHTS, MATCHING JOISTS, ETC.
- HEATING, PLUMBING & ELECTRICAL REQUIREMENTS TO BE INSTALLED AS PER PLANS, OWNER'S SPECIFICATIONS, B.C.B. BUILDING CODE, BY QUALIFIED CONTRACTORS.
- HEATING CONTRACTOR TO PROVIDE & INSTALL GAS FIRED FORCED AIR HEATING SYSTEM WITH DUCTING & VENTING AS REQUIRED & GAS FIRED HOT WATER TANK ON PAN AT CHIMNEY.
- DRAWINGS ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS TAKE THE DEFENSE OVER SCALE SHOWN ON FRAME SECTIONS AND ELEVATIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN CASES OF DISCREPANCIES ON THE DRAWINGS, THE MORE STRINGENT GUIDELINES SHALL GOVERN.
- LOCATION OF BUILDING MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY FOUNDATION, CONCRETE AND MUST BE IN ACCORDANCE WITH ALL LOCAL CITY CODES AND BY LAWS.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS. LOCATION TO BE DETERMINED BY SURVEYOR.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFITS AND ROOF VENTS.



**PROJECT:** PROPOSED SINGLE FAMILY DWELLING  
**2965 OUTLOOK WAY NARAMATA, B.C.**

**DATE:** JULY 2021  
**SCALE:** AS NOTED  
**JOB No:** 21407  
**DR:** AM  
**CH:** AM  
**SHEET:** A-2

**ISSUE/REVISIONS:**

DATE	ISSUE/REVISIONS	SCALE	JOB No	DR	CH	SHEET
11/07/21	CONFORM TO LOCAL BYLAWS		21407	AM	AM	A-2
11/07/21	REVISIONS TO LOCAL BYLAWS		21407	AM	AM	A-2

**DESIGN GROUP LTD.**  
 RESIDENTIAL + COMMERCIAL + INDUSTRIAL  
 WWW.DESIGNGROUP.CO.UK • 0144-555-0504

DEC 13, 2021