

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
168 - 145B PENTICTON AVE
PENTICTON, BC V2A 8L3
(250) 487-8278
WWW.GARTNERDESIGNS.COM
GARTNERDESIGN@GMAIL.COM

CLEARVIEW CRESCENT DUPLEX

RESIDENTIAL VARIANCE PERMIT DRAWINGS REGARDING: 134 CLEARVIEW CRESCENT, APEX, BRITISH COLUMBIA

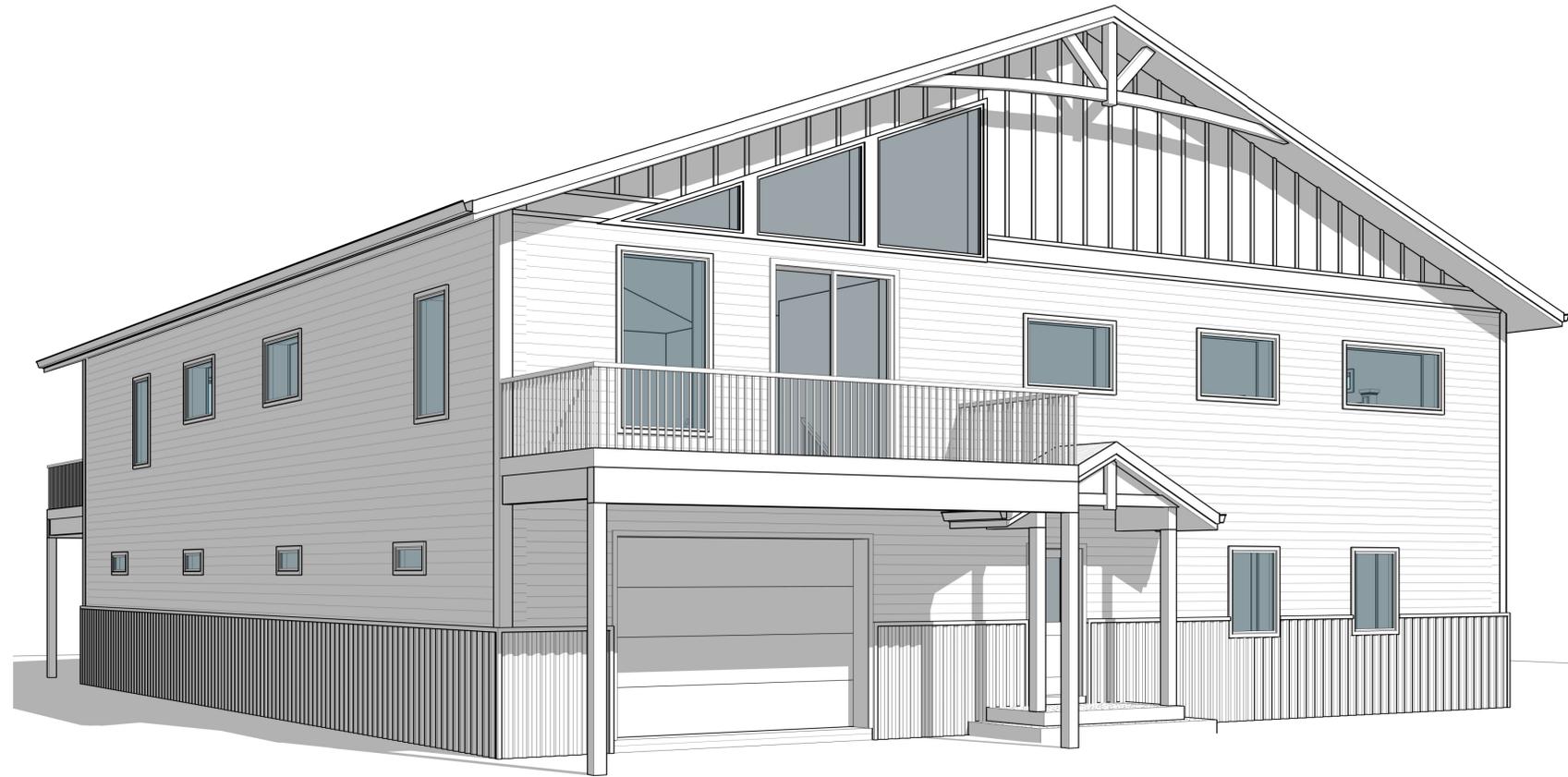
CONTACTS & DRAWING INDEX

ARCHITECTURAL DRAWINGS - SECTION 1.0

GARTNER'S CUSTOM HOUSE DESIGNS

CONTACT: CASEY GARTNER
ADDRESS: 168 - 145B PENTICTON AVE
PENTICTON BC, V2A 8L3
TEL: (250) 487-8278
EMAIL: GARTNERDESIGN@GMAIL.COM

- A001 COVER PAGE & DRAWING INDEX
- A002 ASSEMBLIES & GENERAL NOTES
- A003 ENERGY EFFICIENCY
- A101 SITE PLAN & SITE INFORMATION
- A201 FOUNDATION PLAN & RADDN DETAILS
- A202 BASEMENT FLOOR PLAN
- A203 MAIN FLOOR PLAN
- A204 UPPER FLOOR PLAN
- A205 ROOF PLAN
- A301 NORTH & EAST ELEVATIONS
- A302 SOUTH & WEST ELEVATIONS
- A401 SECTIONS
- A501 TYPICAL CONSTRUCTION DETAILS
- A502 AIR TIGHTNESS DETAILS



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO. DATE REVISION

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE Oct 04, 2021
JOB NO. 210701
SCALE

PROJECT TITLE

**CLEARVIEW
CRESCENT DUPLEX**

SHEET NUMBER

A001

DRAWING TITLE

**COVER PAGE &
DRAWING INDEX**

PROJECT / ZONING DATA

PROJECT ADDRESS: 134 CLEARVIEW CRES, APEX, BC
 LEGAL DESCRIPTION: LOT 12, PLAN KAP65691, DISTRICT LOT 395S, SIMILKAMEEN DIV OF YALE LAND DISTRICT
 ZONING: RD2
 SITE AREA: 7,330 SQFT (680.98 M²)
 FOOTPRINTS:
 1ST UNIT: 2,021 · SQFT
 2ND UNIT: 2,076 · SQFT
 TOTAL: 4,097 · SQFT

NOTES***
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS
 ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.
 NO VENTED SOFFITING AN ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE

RDOS BYLAW REQUIREMENTS FOR A DUPLEX IN RD2:		PROJECT BYLAW SUMMARY:	
MINIMUM LOT AREA:	300 M ² / UNIT	LOT AREA:	680.98 M ²
MINIMUM LOT WIDTH:	>25% LOT DEPTH	LOT WIDTH:	21.088 M
SETBACKS:		SETBACKS:	
FRONT YARD:	7.5 M	FRONT YARD:	3.53 M (VARIANCE)
REAR YARD:	7.5 M	REAR YARD:	4.49 M (VARIANCE)
INTERIOR SIDE YARD:	3.0 M	INTERIOR SIDE YARD:	1.03 M (VARIANCE)
EXTERIOR SIDE YARD:	4.5 M	EXTERIOR SIDE YARD:	N/A
MAXIMUM HEIGHT:	10.0 M	HEIGHT:	9.86 M
MAXIMUM LOT COVERAGE:	45%	LOT COVERAGE:	380.62 M ² (55.89%)
MAXIMUM NUMBER OF DWELLINGS:	2	NUMBER OF DWELLINGS:	2
MINIMUM BUILDING WIDTH:	5.0 M	BUILDING WIDTH:	17.68 M

11.5.10 SNOW STORAGE IS REQUIRED IF WE HAVE 4 OR MORE OUTDOOR PARKING STALLS
 PARKING TO BE LOCATED WITHIN GARAGES.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
 168 · 1458 PENTICTON AVE
 PENTICTON, BC V5A 6L3
 (250) 487 8278
 WWW.GARTNERDESIGNS.COM
 GARTNERDESIGN@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE: Oct 04, 2021
 JOB NO.: 210701
 SCALE: AS INDICATED

PROJECT TITLE
CLEARVIEW CRESCENT DUPLEX

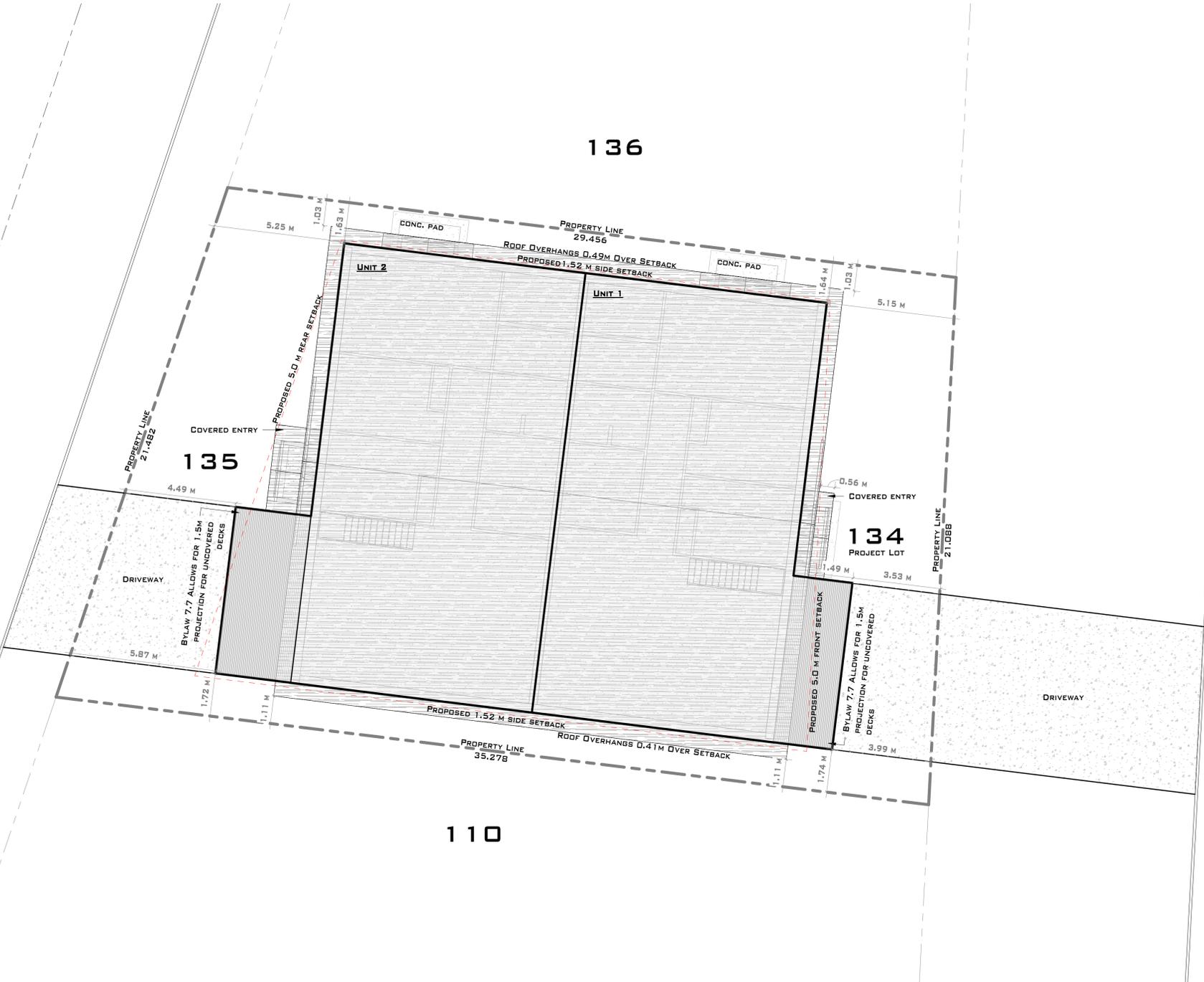
SHEET NUMBER
A101

DRAWING TITLE
SITE PLAN & SITE INFORMATION

PRELIMINARY PLANS - FOR DP ONLY

CLEARVIEW CRES.

CLEARVIEW RD.



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

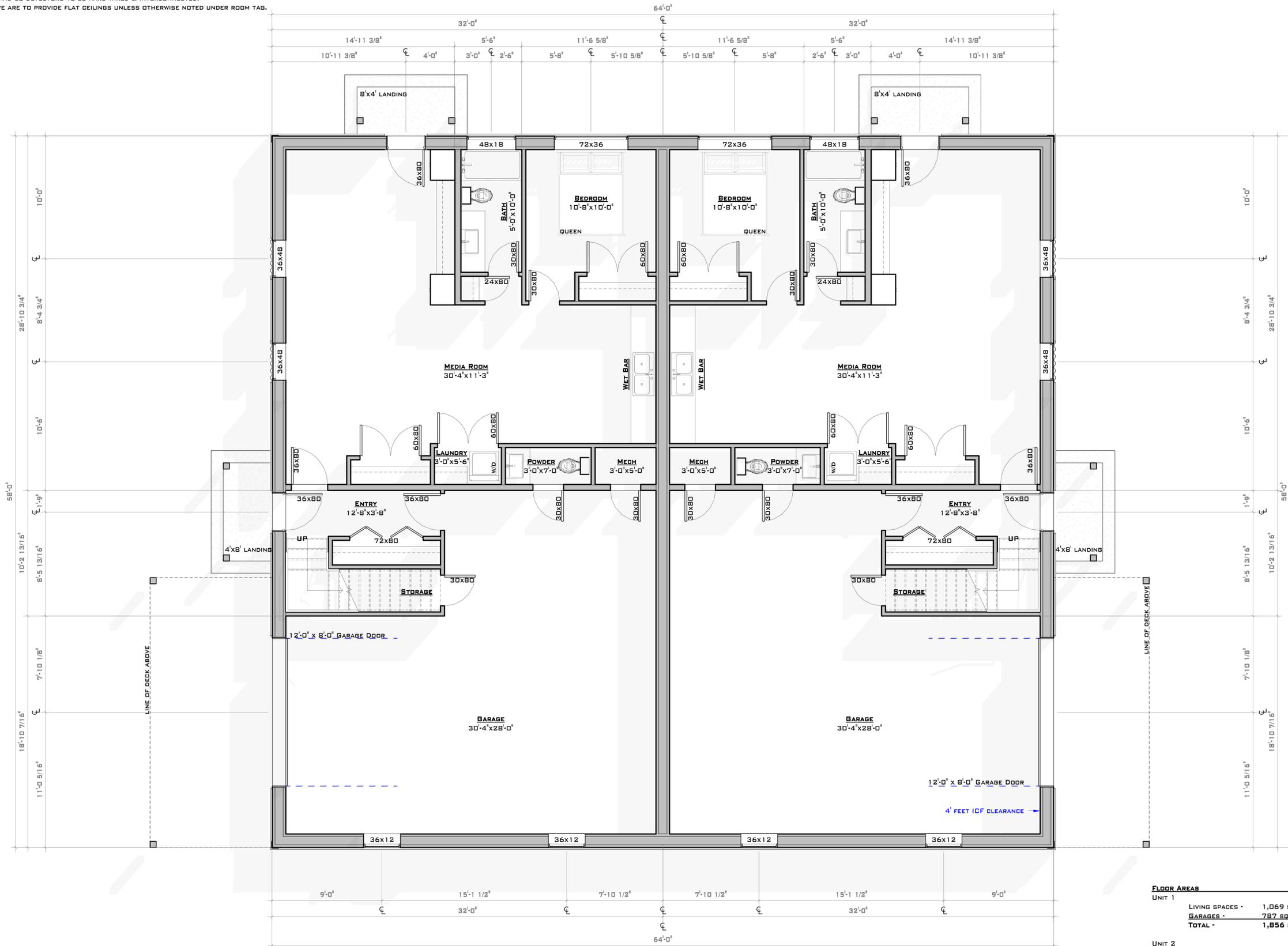
FLOOR PLAN NOTES

1. ALL WINDOW AND DOOR ROUGH OPENING SIZES TO BE SHOWN IN INCHES (30x80) FIRST DIMENSION BEING WIDTH, SECOND DIMENSION BEING HEIGHT.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-8" ABOVE SUBFLOOR EXCEPT WHERE INDICATED ON ELEVATIONS.
3. IF ANY ELEMENTS SHOWN ON THESE PLANS CONFLICT WITH STRUCTURAL NOTES OR SPECIFICATIONS, STRUCTURAL TAKES PRECEDENCE.
4. ALL SMOKE ALARMS AND CO DETECTORS TO BE HARD WIRED & INTERCONNECTED.
5. ROOF TRUSSES ABOVE ARE TO PROVIDE FLAT CEILINGS UNLESS OTHERWISE NOTED UNDER ROOM TAG.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



FLOOR AREAS	
UNIT 1	
LIVING SPACES •	1,069 SQFT
GARAGES •	787 SQFT
TOTAL •	1,856 SQFT
UNIT 2	
LIVING SPACES •	1,069 SQFT
GARAGES •	787 SQFT
TOTAL •	1,856 SQFT
GRAND TOTAL	3,712 SQFT



GARTNER'S CUSTOM HOUSE DESIGNS
 16B - 145B PENTICTON AVE
 PENTICTON, BC V5A 8L3
 (250) 487-8278
 WWW.GARTNERDESIGNS.COM
 GARTNERDESIGN@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE: Oct 04, 2021
 JOB NO.: 210701
 SCALE: AS INDICATED

PROJECT TITLE
**CLEARVIEW
 CRESCENT DUPLEX**

SHEET NUMBER
A203

DRAWING TITLE
MAIN FLOOR PLAN

PRELIMINARY PLANS - FOR DP ONLY

1 MAIN FLOOR
 1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL WINDOW AND DOOR ROUGH OPENING SIZES TO BE SHOWN IN INCHES (30X80) FIRST DIMENSION BEING WIDTH, SECOND DIMENSION BEING HEIGHT.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-9" ABOVE SUBFLOOR EXCEPT WHERE INDICATED ON ELEVATIONS.
3. IF ANY ELEMENTS SHOWN ON THESE PLANS CONFLICT WITH STRUCTURAL NOTES OR SPECIFICATIONS, STRUCTURAL TAKES PRECEDENCE.
4. ALL SMOKE ALARMS AND CO DETECTORS TO BE HARD WIRED & INTERCONNECTED.
5. ROOF TRUSSES ABOVE ARE TO PROVIDE FLAT CEILINGS UNLESS OTHERWISE NOTED UNDER ROOM TAG.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



GARTNER'S CUSTOM HOUSE DESIGNS
 168 - 1458 PENTICTON AVE
 PENTICTON, BC V5A 4L3
 (250) 487-8278
 WWW.GARTNERDESIGNS.COM
 GARTNERDESIGN@GMAIL.COM



THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER.

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE: Oct 04, 2021
 JOB NO.: 210701
 SCALE: AS INDICATED

PROJECT TITLE

**CLEARVIEW
 CRESCENT DUPLEX**

SHEET NUMBER

A204

DRAWING TITLE

**UPPER FLOOR
 PLAN**

PRELIMINARY PLANS - FOR DP ONLY



FLOOR AREAS	
UNIT 1	
LIVING SPACES	1,856 sqft
DECKS	165 sqft
TOTAL	2,021 sqft
UNIT 2	
LIVING SPACES	1,856 sqft
DECKS	220 sqft
TOTAL	2,076 sqft
GRAND TOTAL	4,097 sqft

1 UPPER FLOOR
 1/4" = 1'-0"

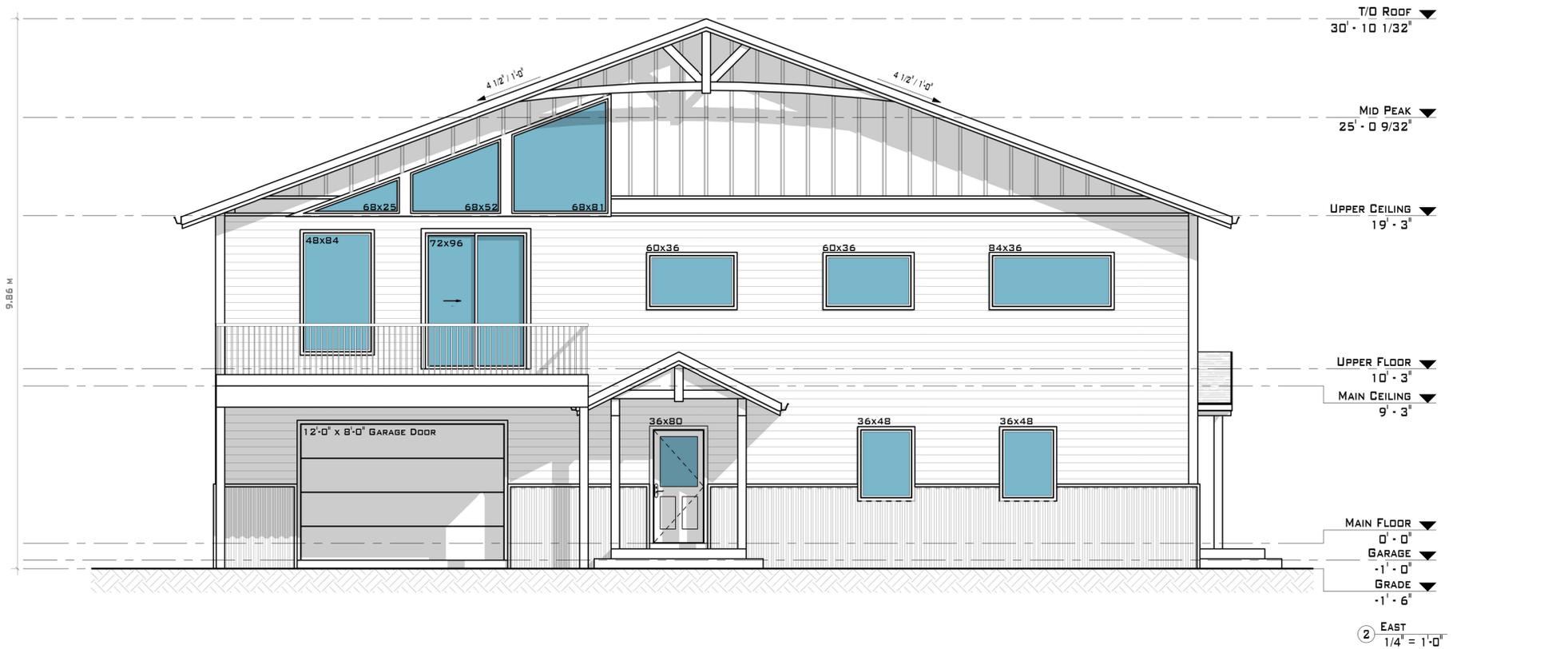
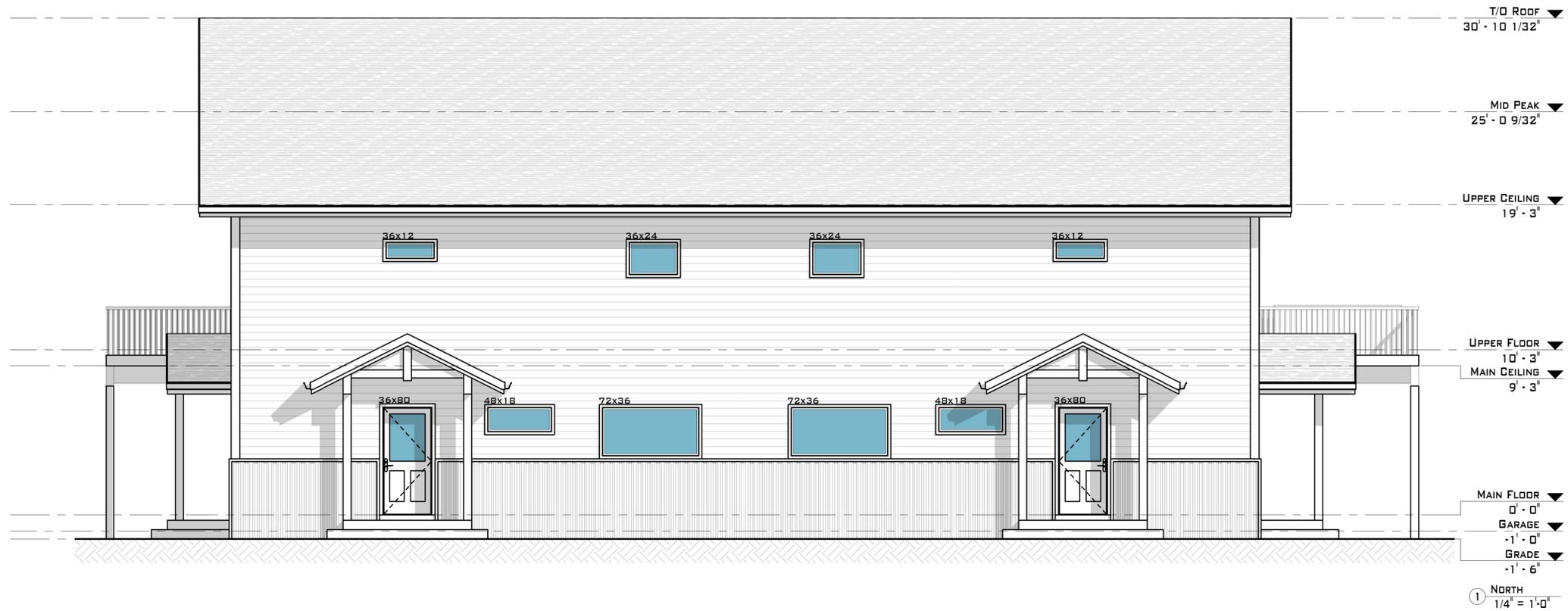
ELEVATION & EXTERIOR NOTES

1. ALL WINDOWS & DOORS SHALL CONFORM TO CBC 9.7.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-8" ABOVE SUBFLOOR EXCEPT WHERE INDICATED.
3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE
4. FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
5. NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING
8. ALL GRADES TO SLOPE AWAY FROM PROJECT

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



PRELIMINARY PLANS - FOR DP ONLY



GARTNER'S CUSTOM HOUSE DESIGNS
168 - 1458 PENTICTON AVE
PENTICTON, BC | V5A 8L3
(250) 487-8278
WWW.GARTNERDESIGNS.COM
GARTNERDESIGN@GMAIL.COM

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE Oct 04, 2021
JOB NO. 210701
SCALE 1/4" = 1'-0"

PROJECT TITLE
**CLEARVIEW
CRESCENT DUPLEX**

SHEET NUMBER
A301

DRAWING TITLE
**NORTH & EAST
ELEVATIONS**

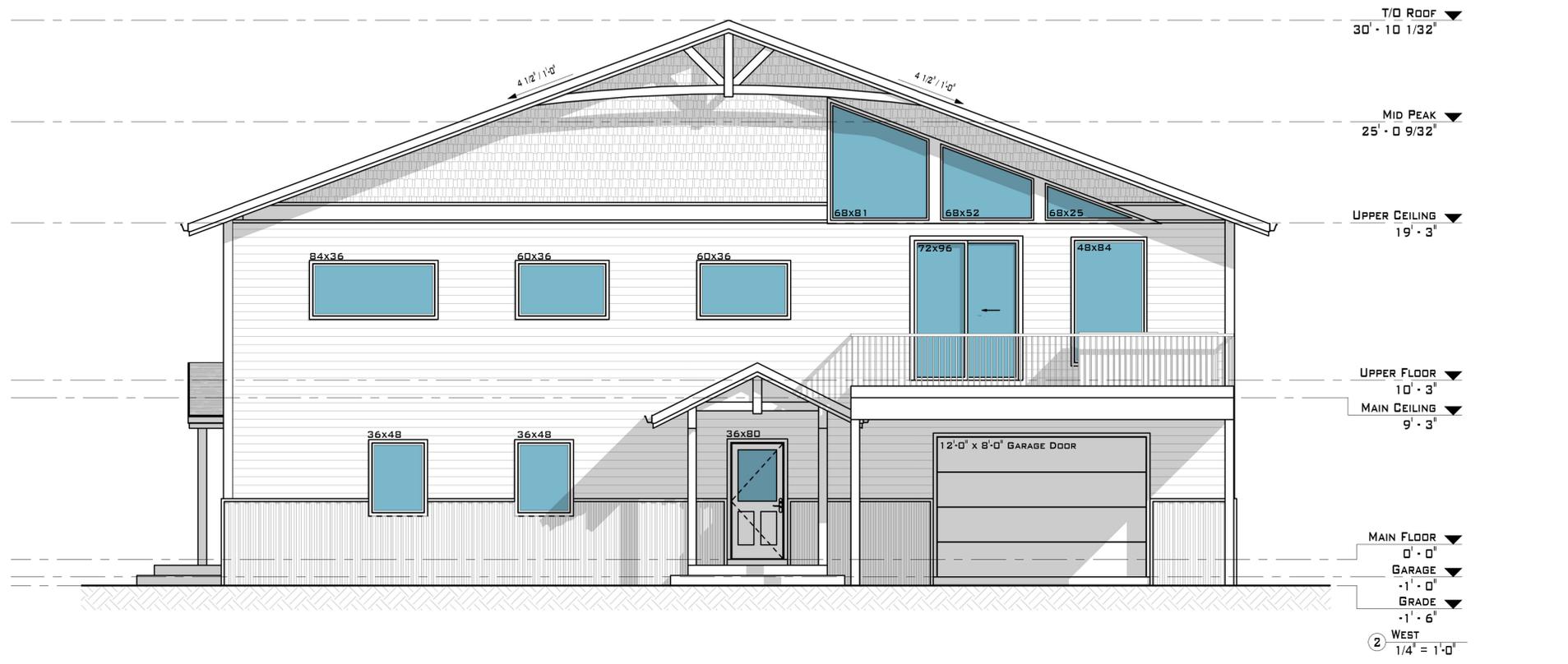
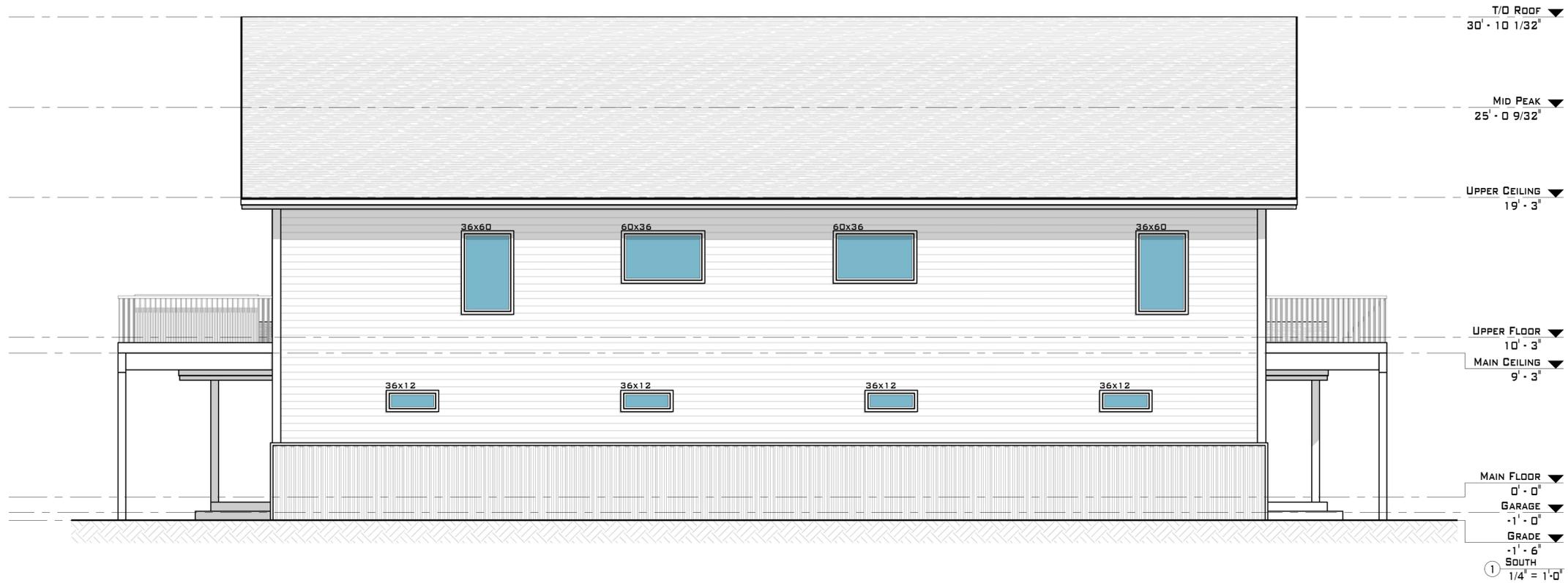
ELEVATION & EXTERIOR NOTES

1. ALL WINDOWS & DOORS SHALL CONFORM TO CBC 9.7.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-0" ABOVE SUBFLOOR EXCEPT WHERE INDICATED.
3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE
4. FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS
5. NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING
8. ALL GRADES TO SLOPE AWAY FROM PROJECT

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER



PRELIMINARY PLANS - FOR DP ONLY



GARTNER'S CUSTOM HOUSE DESIGNS
168 - 1458 PENTICTON AVE
PENTICTON, BC V5A 8L3
(250) 487-8278
WWW.GARTNERDESIGNS.COM
GARTNERDESIGN@GMAIL.COM

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	Date 1	Revision 1

DATE Oct 04, 2021
JOB NO. 210701
SCALE 1/4" = 1'-0"

PROJECT TITLE
**CLEARVIEW
CRESCENT DUPLEX**

SHEET NUMBER
A302

DRAWING TITLE
**SOUTH & WEST
ELEVATIONS**