DRAWING INDEX

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CIVIC ADDRESS:

LOT 4, CHARDONNAY COURT, OSOYOOS, B.C.

LEGAL DESCRIPTION:

LOT 4, D.L. 100, PLAN KAP76615 SDYLD, P.I.D. 028-078-511

SITE RECONCILIATION:

SITE AREA: 0.104 ACRES = 4711.21 sq.m. = 51,136.70 sq.ft.

ZONING: R2 - SINGLE FAMILY RESIDENTIAL SMALL LOT

SETBACKS:
RESIDENCE:

EAST (FRONT) :	REQ'D: 4.50m (14.76')	PROPOSED: 4.50m (14.76')
WEST (REAR) :	REQ'D: 4.50m (14.76')	PROPOSED: 6.68m (21.91')
NORTH (SIDE):	REQ'D: 1.50m (4.92')	PROPOSED: 1.53m (5.02')
SOUTH (SIDE):	REQ'D: 1.50m (4.92')	PROPOSED: 1.53m (5.02')

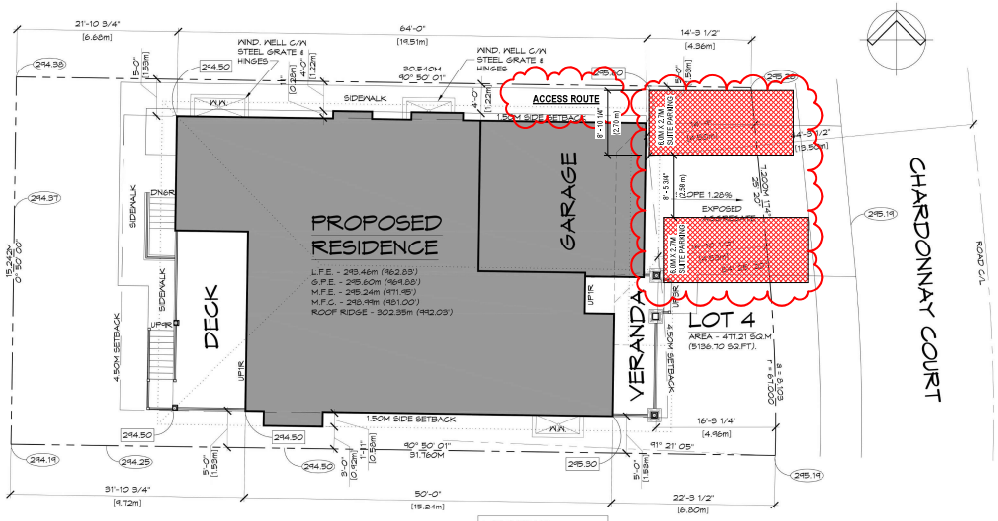
BUILDING HEIGHT: ALLOWED: 9.00m (29.53')
PROPOSED: 9.49m (16.01')

AVERAGE GRADE: 295.30 + 295.60 + 294.50 + 294.50 = 1,179.90m/4 = 294.98m

ESTIMATE VERSION: 3

FLOOR AREA RATIO:

BSMNT:	995.92 SQFT (LIVING)
	780.25 (SUITE)
MAIN FLR:	1,736.00 SQFT
GARAGE	483.00 SQFT
TOTAL :	3,975.17 SQFT



1 A-1.1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND
0.00 PROPOSED GRADE
(0.00) EXISTING GRADE

SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT
A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE 2024 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

ARCADIA DESIGNS

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Transforming Visions to Architectural Masterpieces

THE DESIGNER ASSUMED NO LIABILITY FOR ANY ERROS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUANCIES PRIOR TO CONSTRUCTION.

No.	Description	Date
1	ISSUED FOR REVIEW/PERMIT	XX-XX-2021

LOT 4, CHARDONNAY COURT, OSOYOOS, B.C.

SITE PLAN & PROJECT INFO

Project Number	21xxx
Date	2025-08-06
Drawn By	-
Checked By	IK

A01

Scale: As indicated