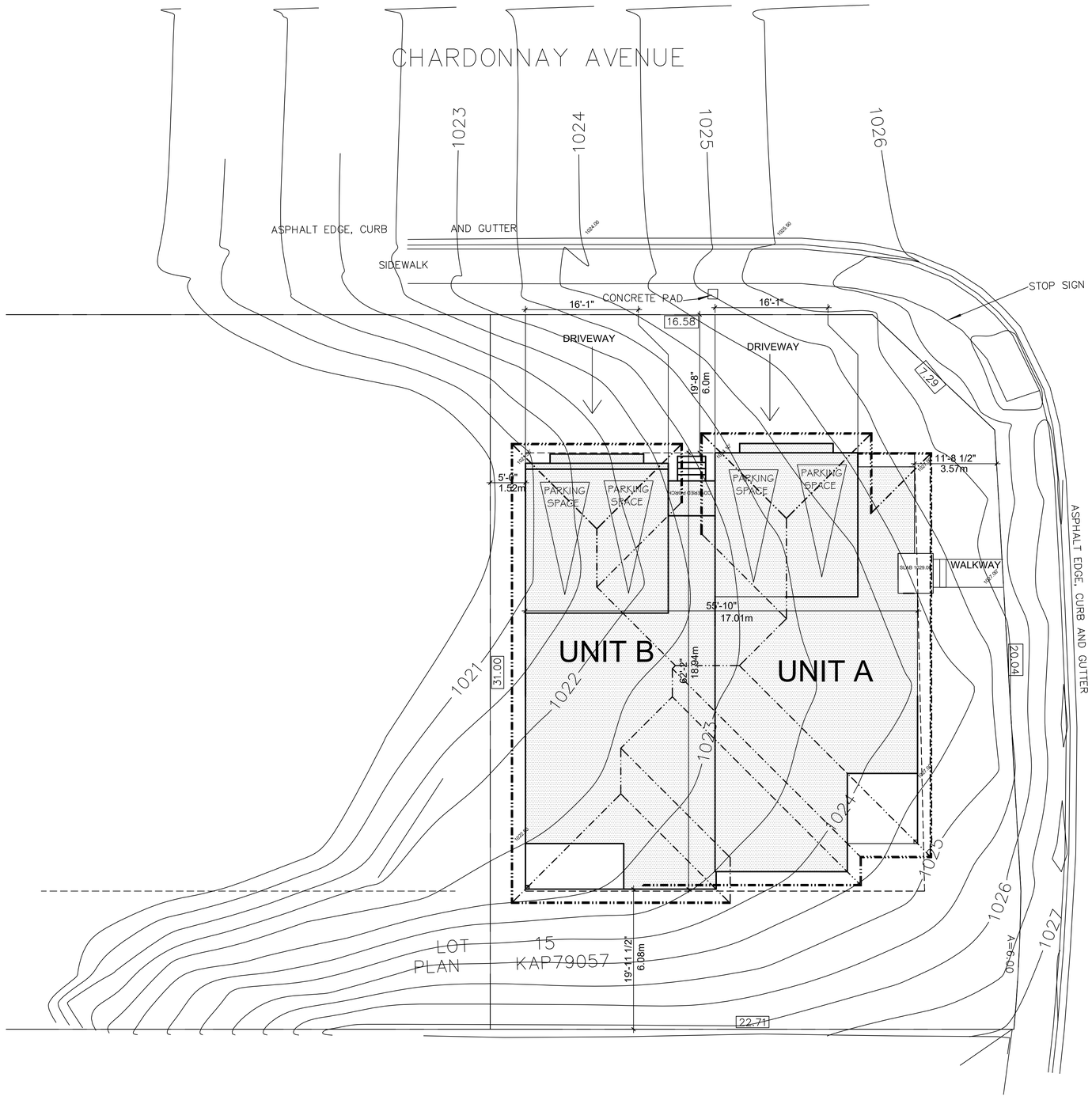

CIVIC ADDRESS	389 CHARDONNAY AVE. LOT B	
ZONING	RD1	
LOT AREA	673.90 sq.m. (7354 sq.ft.)	
SETBACKS	PERMITTED	PROPOSED
FRONT	6.0m (19.68')	6.0m (19.68')
REAR	6.0m (19.68')	6.08m (19.96')
RIGHT	1.5m (4.92')	1.52m (5.0')
LEFT	1.5m (4.92')	-
EXTERIOR SIDE	3.5m (11.48')	3.57m (11.64')
LOT COVERAGE	50% = 3677 sq.ft.	45% @ 3313.20 sq.ft.
FLOOR AREA RATIO	NA	5158 sq.ft. TOTAL
BUILDING HEIGHT	10.0m (32.80')	8.55m (28.04')

NOTES:

1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE. LATEST EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3.A231 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY P.ENG. REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

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MONUMENT ENTERPRISES

389 CHARDONNAY AVE.

OLIVER B.C.

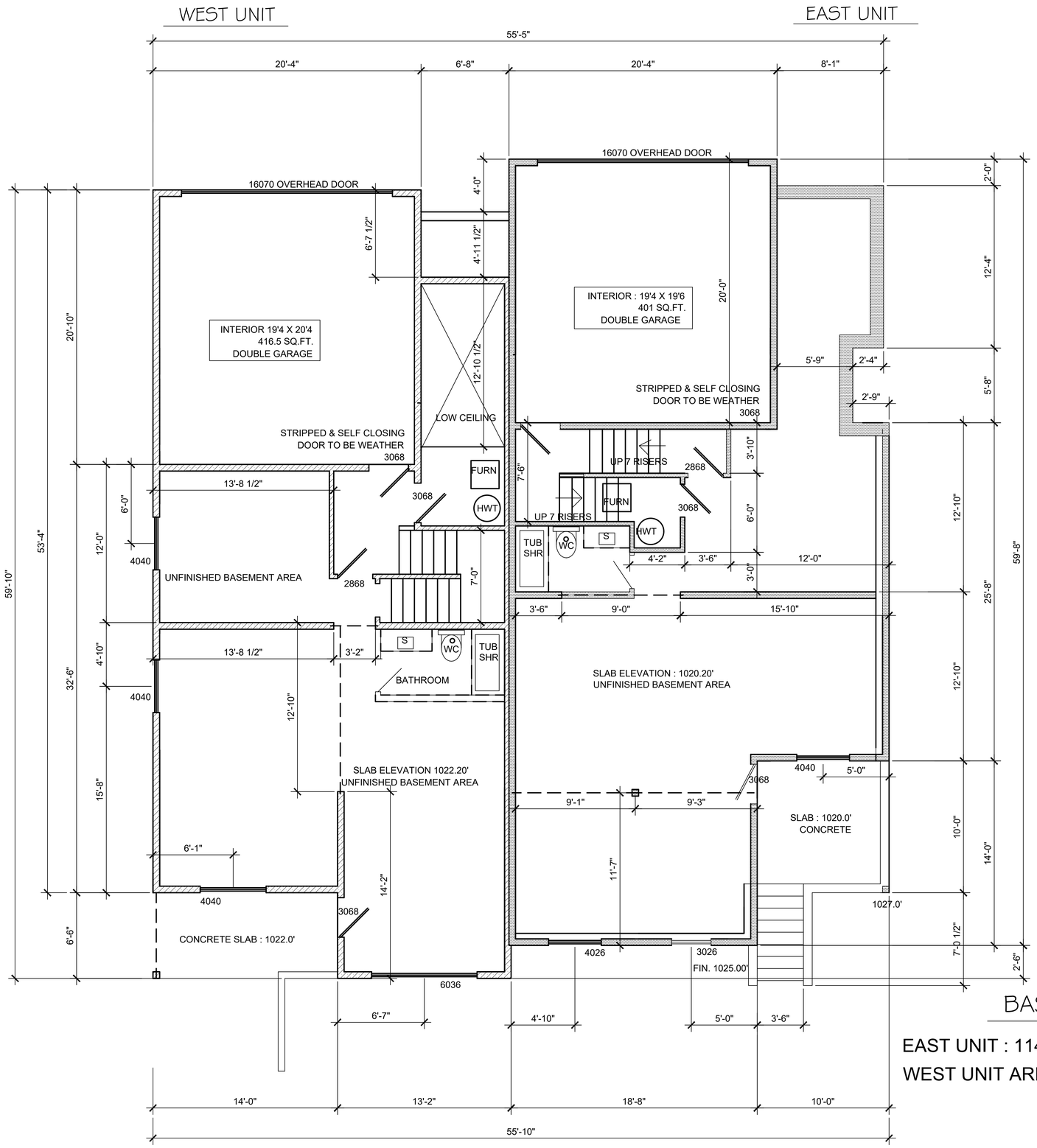
SCALE: 1/8" = 1'-0"

PREPARED BY: RE

LOT B

SHEET #

SITE PLAN



BASEMENT FLOOR PLAN

EAST UNIT : 1144 SQ.FT. UNFINISHED BASEMENT

WEST UNIT AREA : 971 SQ.FT. UNFINISHED BASEMENT

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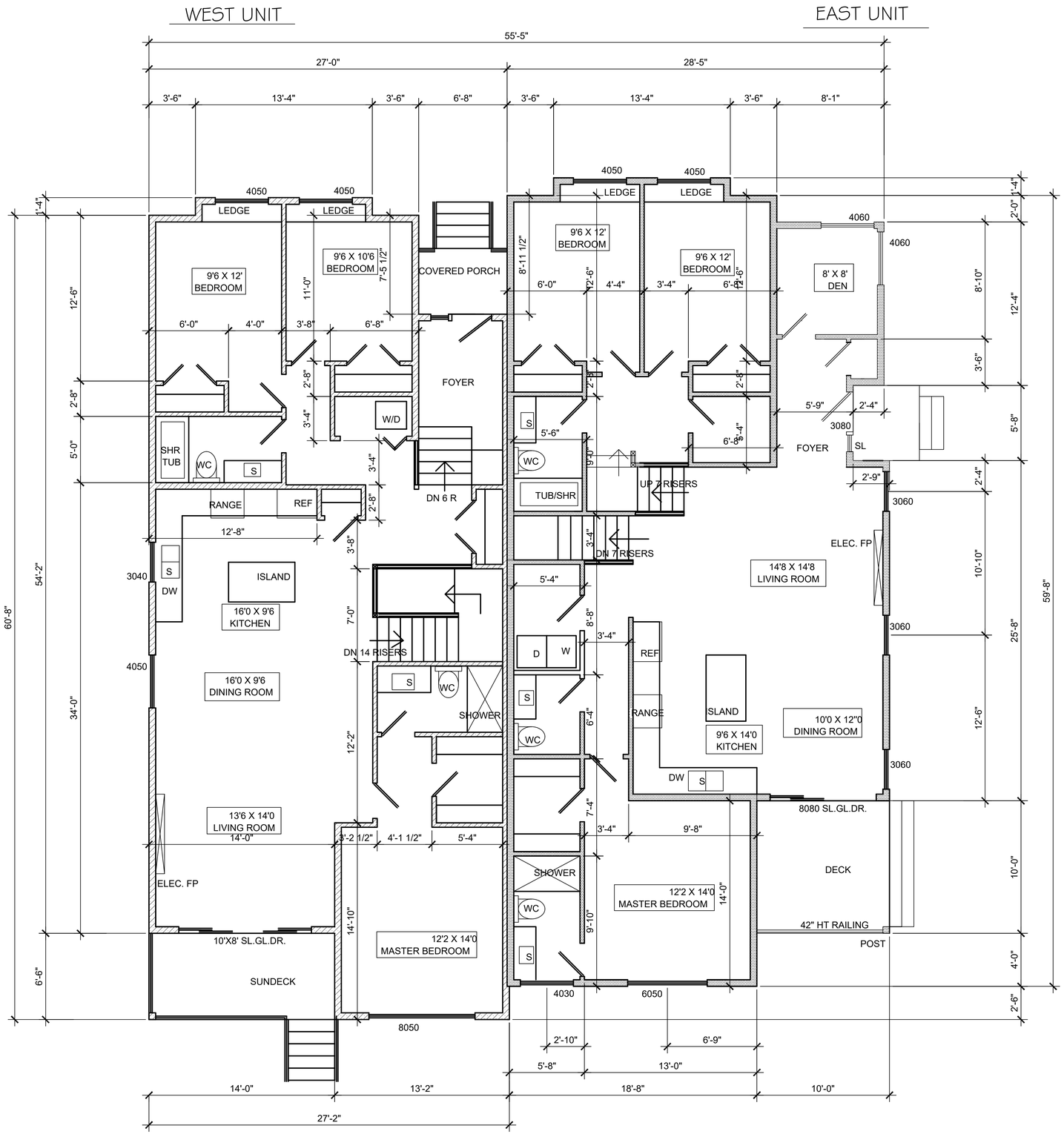
OLIVER B.C.

SCALE: 1/4"= 1'-0"

PREPARED BY: RE

LOT B

SHEET #



MAIN FLOOR PLAN

EAST UNIT : 1542 SQ.FT.
FLOOR ELEVATION: 1029.25'
9'-01/2" CEILING HEIGHT

WEST UNIT : 1501 SQ.FT.
FLOOR ELEVATION : 1031.25'
9'-01/2" CEILING HEIGHT

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SCALE: 1/4"= 1'-0"

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LOT B

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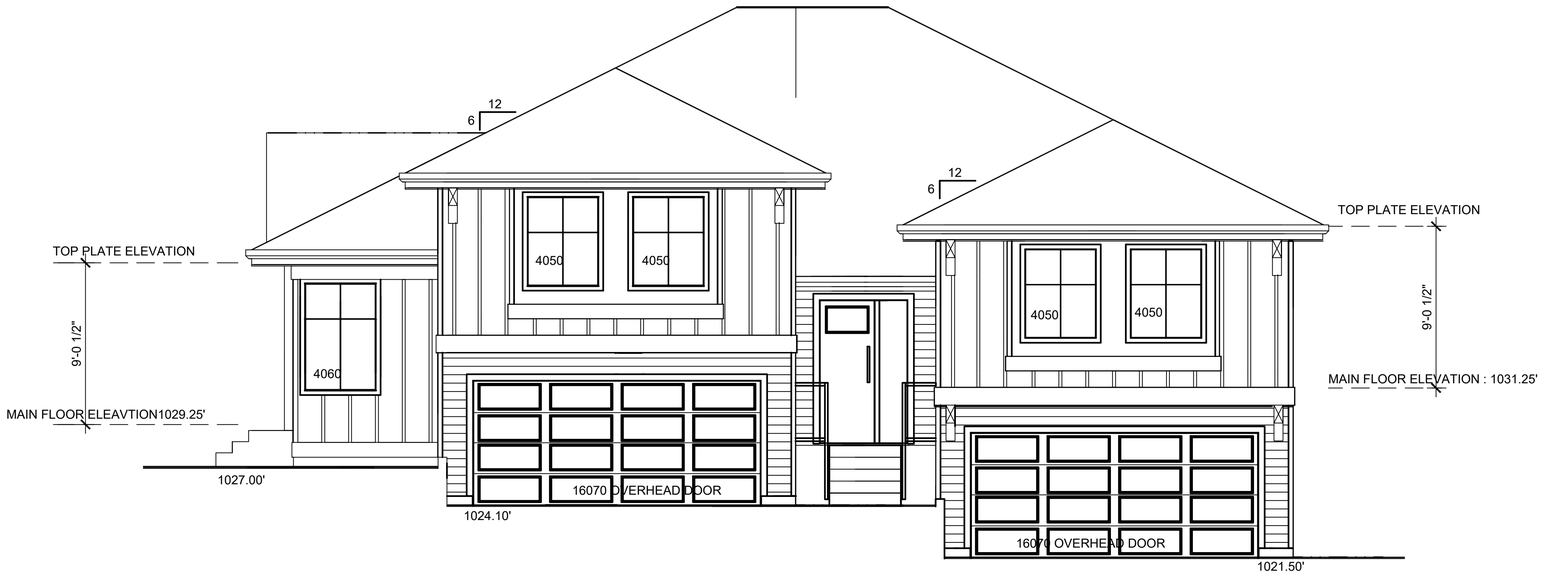
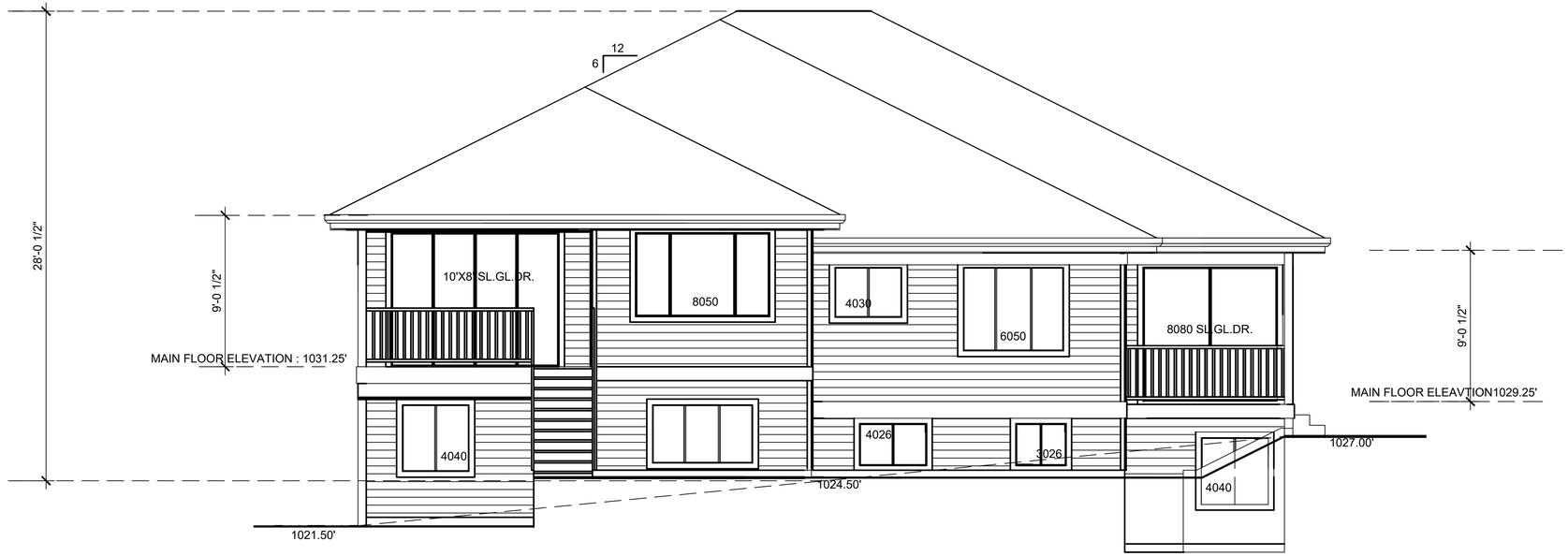


FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH

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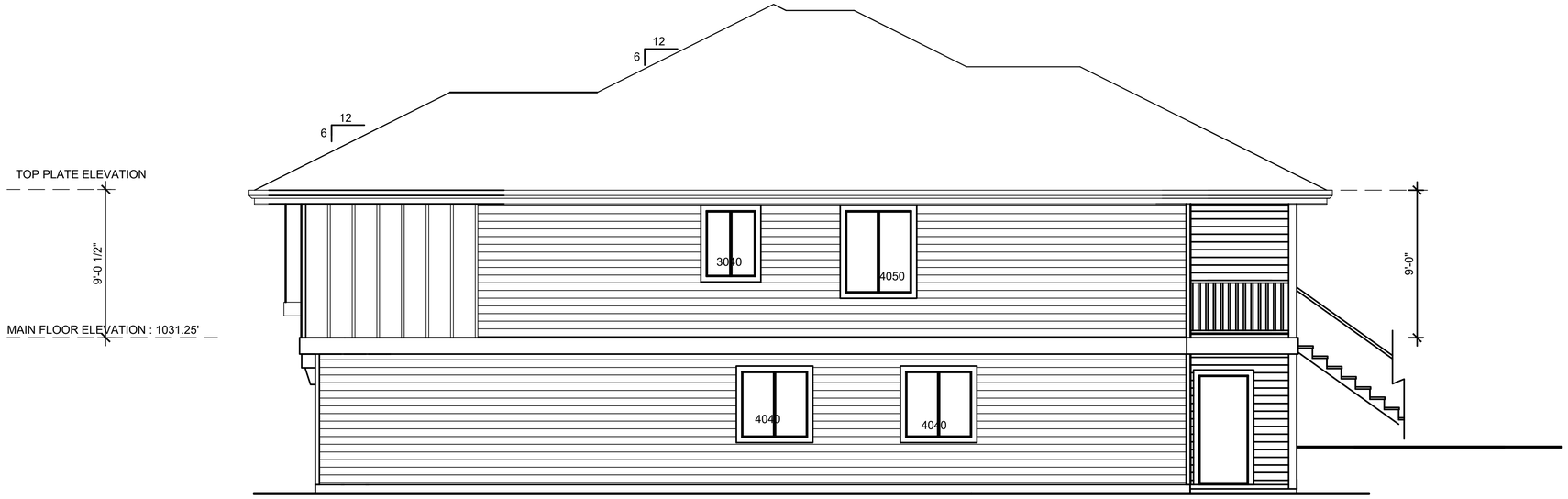
OLIVER B.C.

SCALE: 1/4"= 1'-0"

PREPARED BY: RE

LOT B

SHEET #



RIGHT SIDE ELEVATION - WEST

LEFT SIDE ELEVATION - EAST

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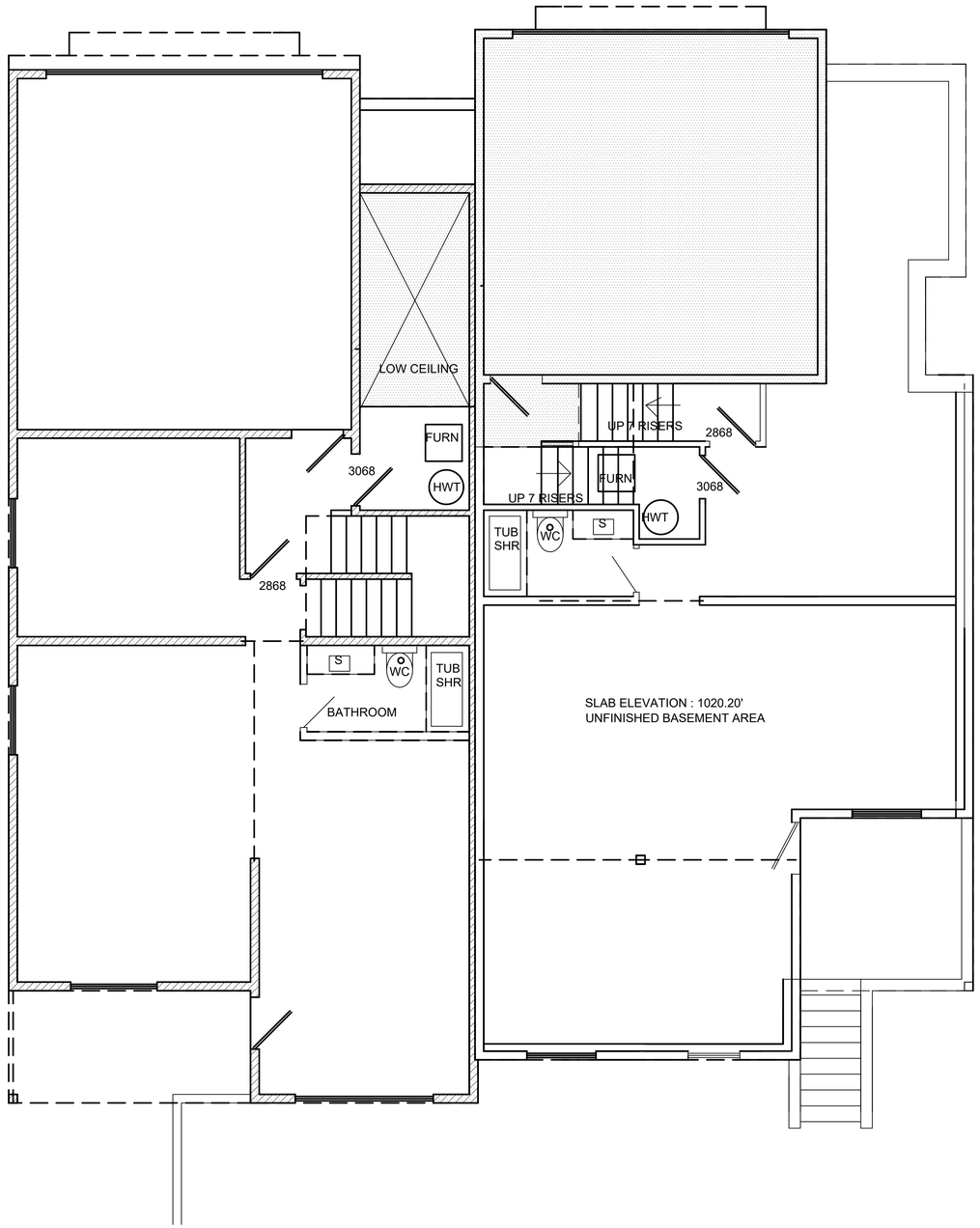

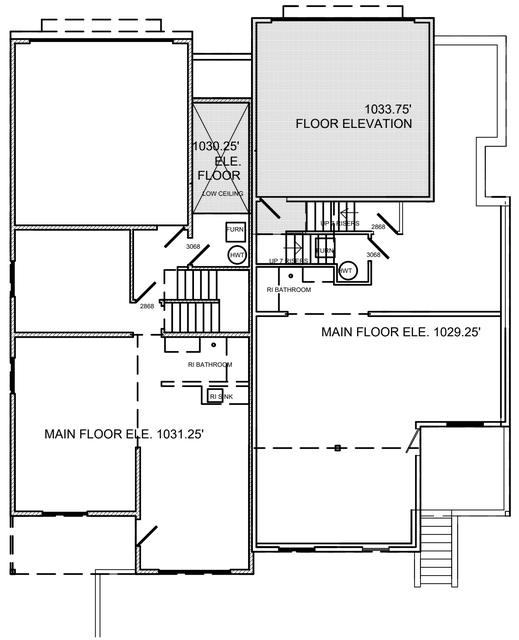

FLOOR FRAMING OVERLAY

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LOT B

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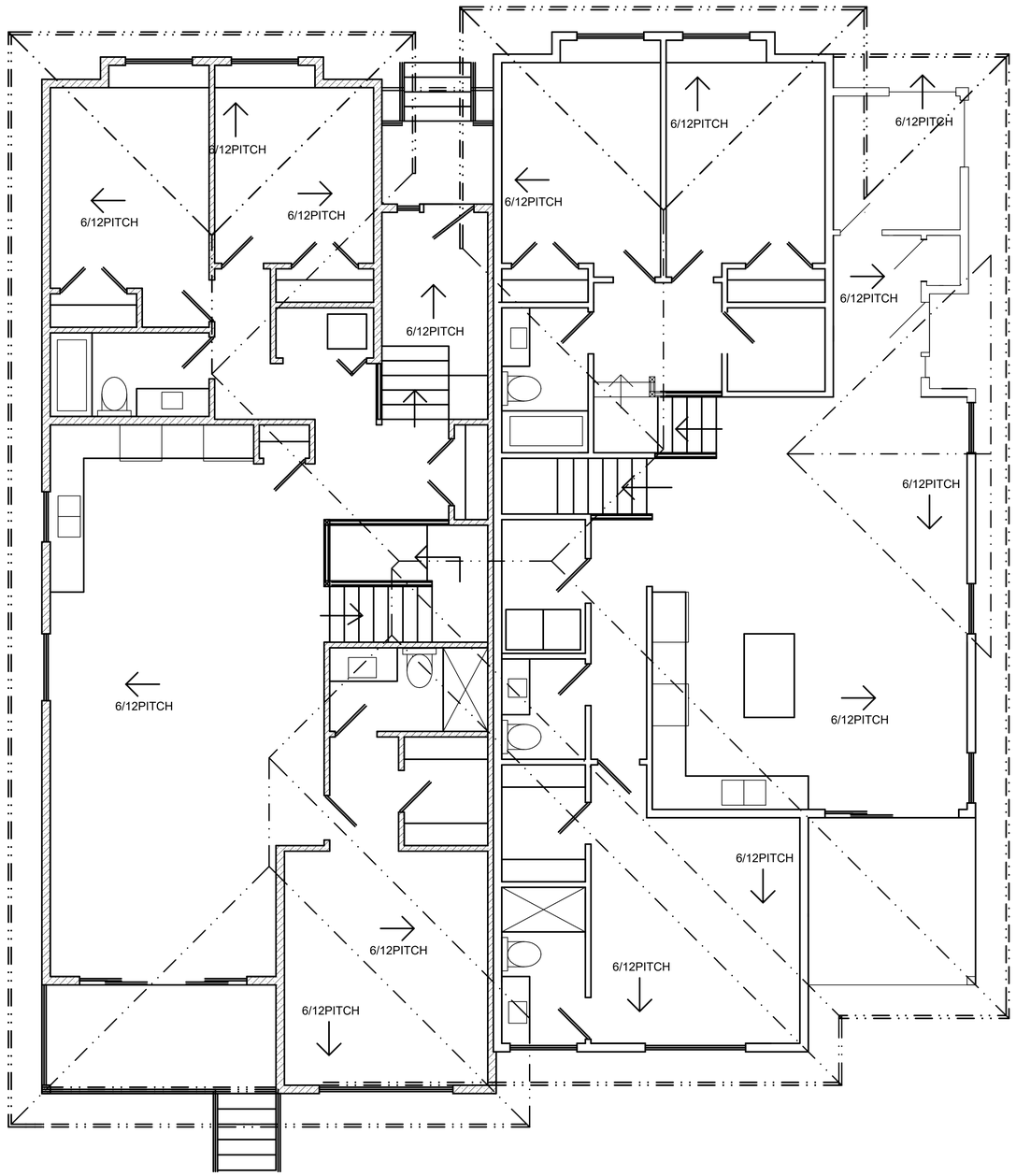

EAST UNIT

ROOF PLAN

WEST UNIT

N

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SCALE: 1/4"=1'-0"

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LOT B

SHEET #