

**ZONING REGULATIONS:**

Civic Address: 6320 CRESTWOOD DRIVE

Legal Description: LOT 10, PLAN VIP53532, SECTION 3, RANGE 3, COMIAKEN LAND DISTRICT

P.I.D.: 017-623-642

Zoning: R1

Parcel Size: 0.538 Acres

**Zoning Details:**

**Required Setbacks:**

Front Yard: 6.0m	Proposed: 48.1m
Rear Yard: 8.0m	Proposed: 11.9m
Side Yard: 3.0m	Proposed: 1.7m
Side Yard: 3.0m	Proposed: 15.3m

Lot Coverage: 15.3%

Maximum Height: 5.0m Proposed: 5.85m

Garage Floor Area: 897 ft<sup>2</sup>

**GENERAL NOTES:**

THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.

ALL WORK CARRIED OUT SHALL CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2023, PART 9, THE AUTHORITY HAVING JURISDICTION ZONING BYLAW AND/OR OTHER APPLICABLE BYLAWS & REGULATIONS.

CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

ALL CONCRETE FORMWORK AND EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INSPECTED IN ACCORDANCE WITH WCB REGULATIONS.

RDN SHALL ENSURE THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.

CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, INSURANCE, AND WCB.

OPENING SIZES FOR MANUFACTURED COMPONENTS TO BE VERIFIED WITH EACH INDIVIDUAL SUPPLIER OR MANUFACTURER.

ALL WALLS DIMENSIONED FROM FACE OF CONCRETE TO CENTRE OF INTERIOR WALLS. BELOW GRADE GRID LINES ARE TO FACE OF CONCRETE. REFER TO DETAILS FOR ALIGNMENT OF FRAMING W/ CONCRETE FOUNDATION WALLS & GRID LINES.

FRAMING LUMBER TO BE SPF #1, #2, OR BETTER.

CAULK AND SEAL ALL EXTERIOR PENETRATIONS.

CEILING INSULATION SHALL NOT OBSTRUCT SOFFIT VENTILATION. STOPS OR OTHER METHODS SHALL BE USED TO MAINTAIN A MIN. 63mm CLEARANCE BETWEEN INSULATION AND UNDERSIDE OF ROOF ASSEMBLY.

INSTALL KEYED DEADBOLT LOCK FOR EXTERIOR DOORS.



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**6320 CRESTWOOD DRIVE**

**NEW GARAGE**


No.	Description	Date

**General**

Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS

<b>TITLE</b>
Scale

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**NEW GARAGE**

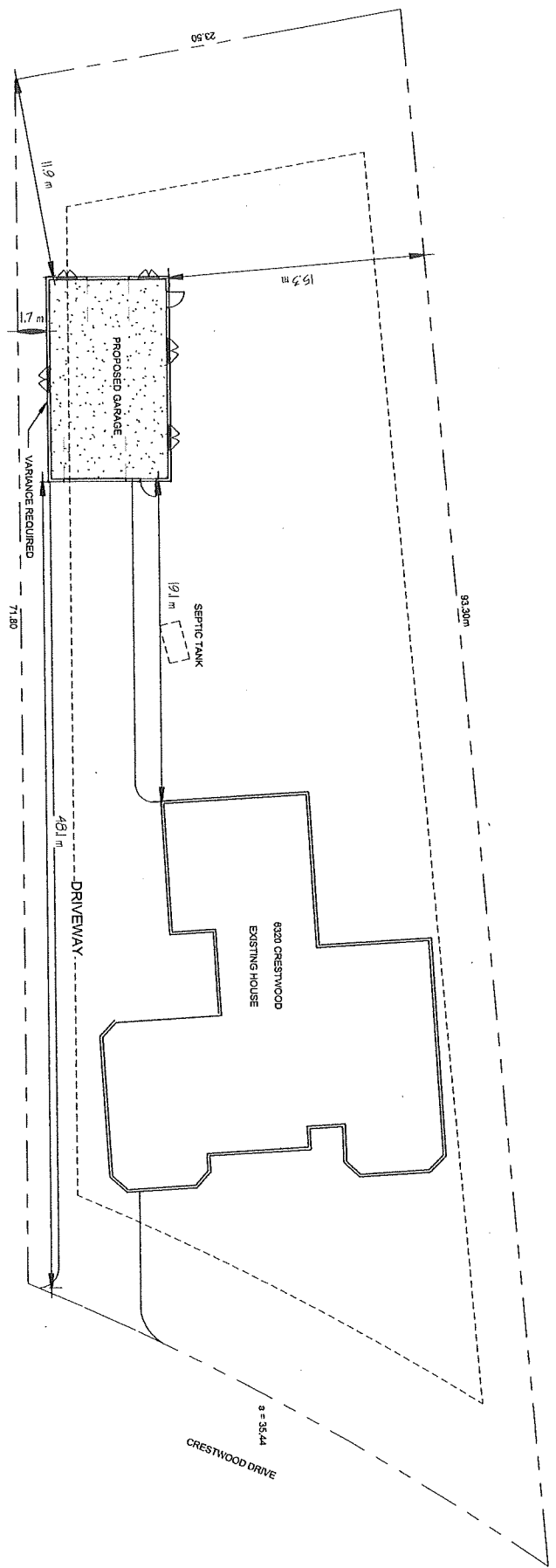
No.	Description	Date


**Site Plan**

Project number 2024-02  
 Date 2024-02-16  
 Drawn by OS  
 Checked by OS

**A100**  
 Scale 1 : 250

① Site Plan  
 1 : 250



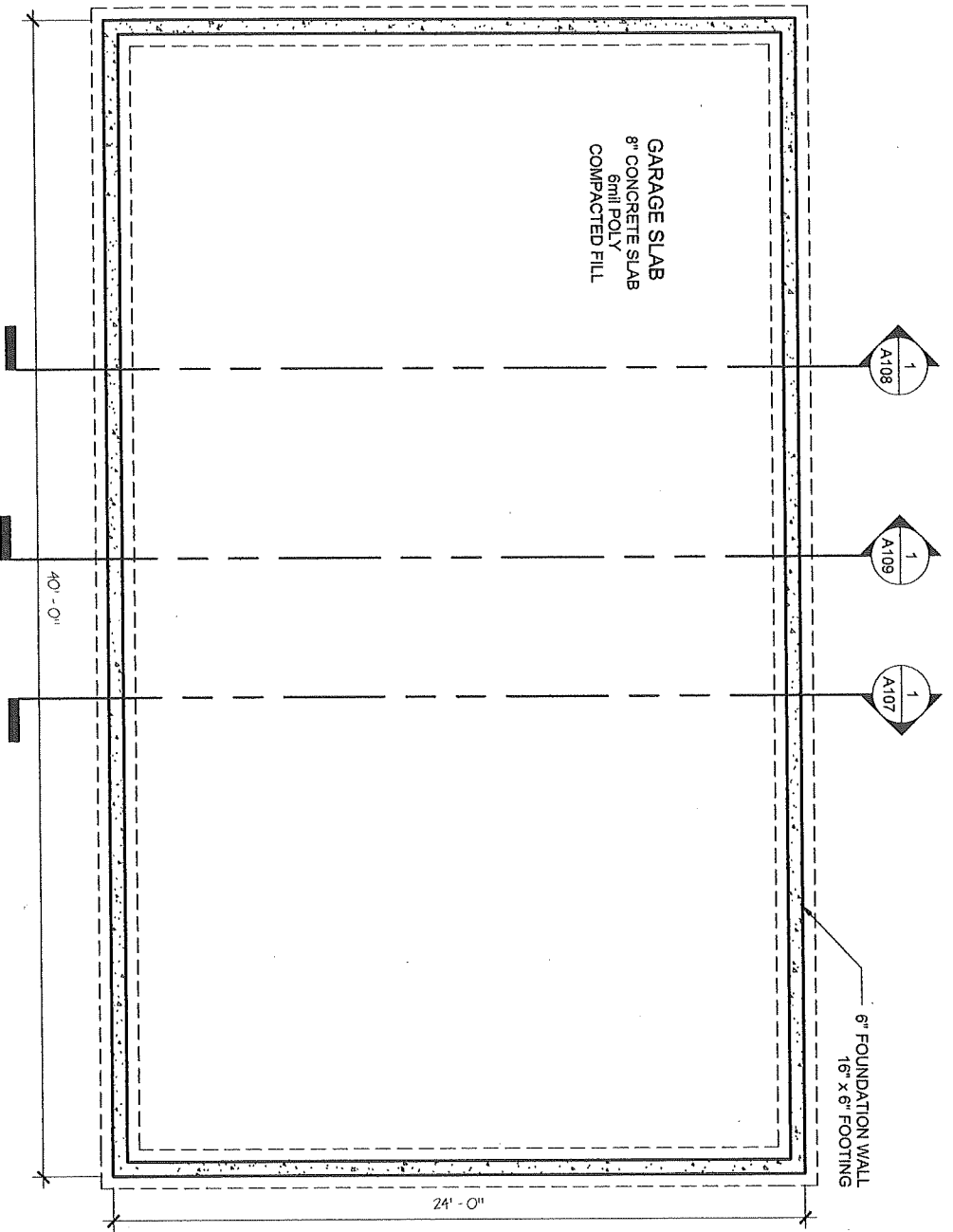
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 NEW GARAGE

No.	Description	Date

**Foundation Plan**  
 Project number 2024-02  
 Date 2024-02-16  
 Drawn by OS  
 Checked by OS  
 Scale 1/4" = 1'-0"  
**A101**

1 Foundation Plan  
 1/4" = 1'-0"



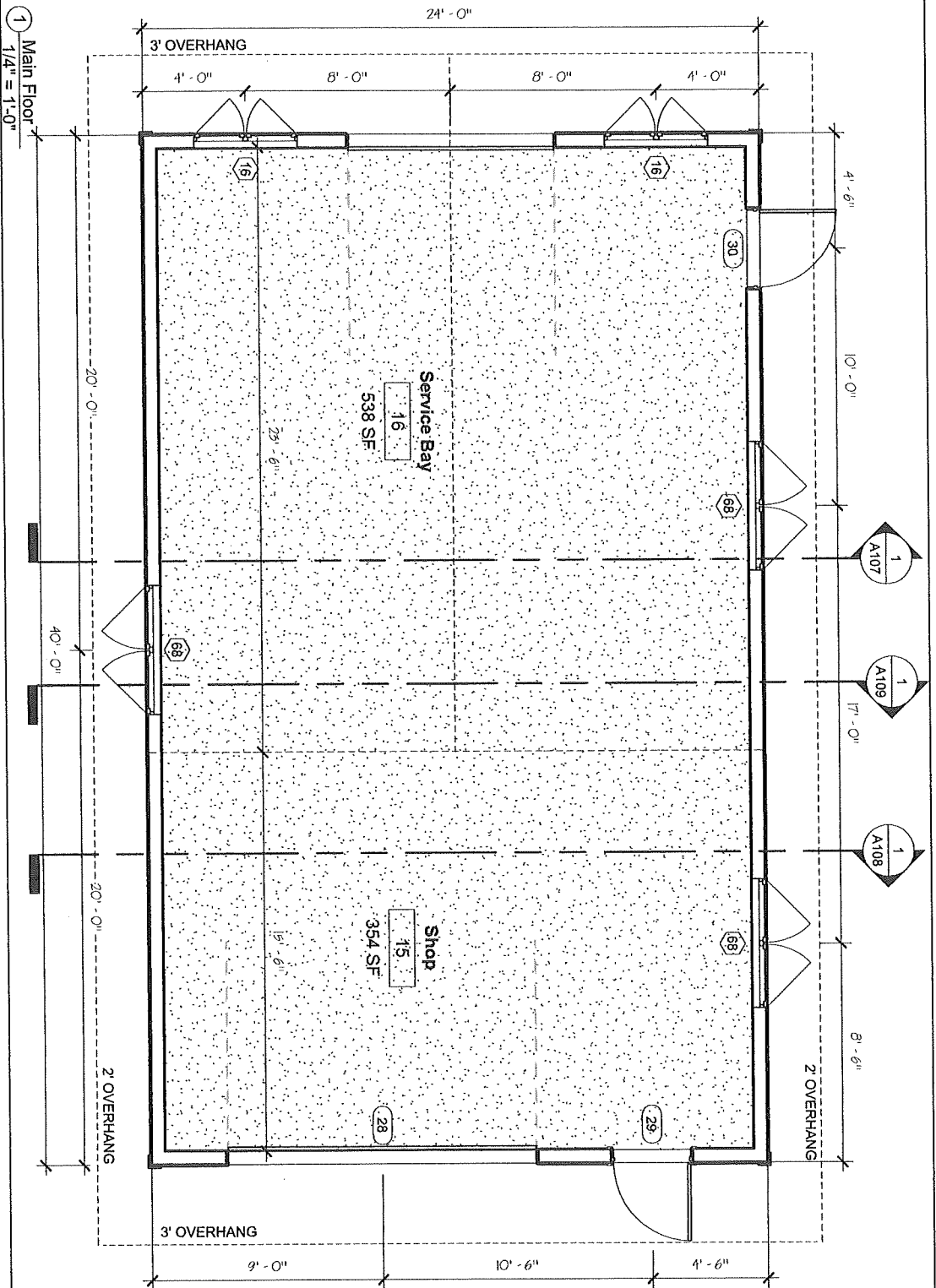


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**NEW GARAGE**

No.	Description	Date

<b>Floor Plan</b>	
Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS
Scale: 1/4" = 1'-0"	
<b>A102</b>	



Type Mark	Type	Width	Height
34	144" x 108"	12'-0"	9'-0"
8	36" x 84"	3'-0"	7'-0"
8	36" x 84"	3'-0"	7'-0"
35	96" x 108"	8'-0"	9'-0"

Window Schedule					
Type Mark	Window Type	Width	Height	Head Height	Sill Height
72	Sliding Windows	2'-0"	1'-6"	16'-0"	14'-6"
16	Casement Windows	4'-0"	5'-0"	9'-0"	4'-0"
16	Casement Windows	4'-0"	5'-0"	9'-0"	4'-0"
68	Casement Windows	5'-0"	3'-6"	7'-6"	4'-0"
68	Casement Windows	5'-0"	3'-6"	7'-6"	4'-0"
68	Casement Windows	5'-0"	3'-6"	7'-6"	4'-0"

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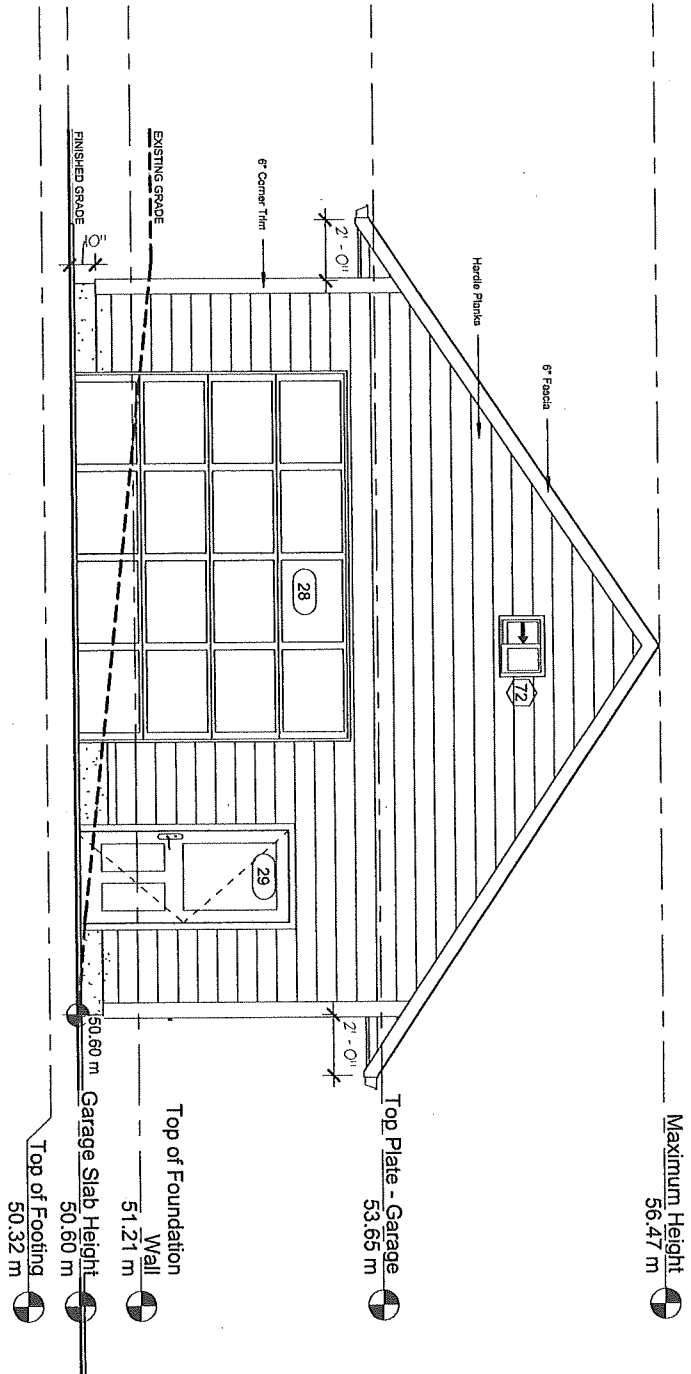
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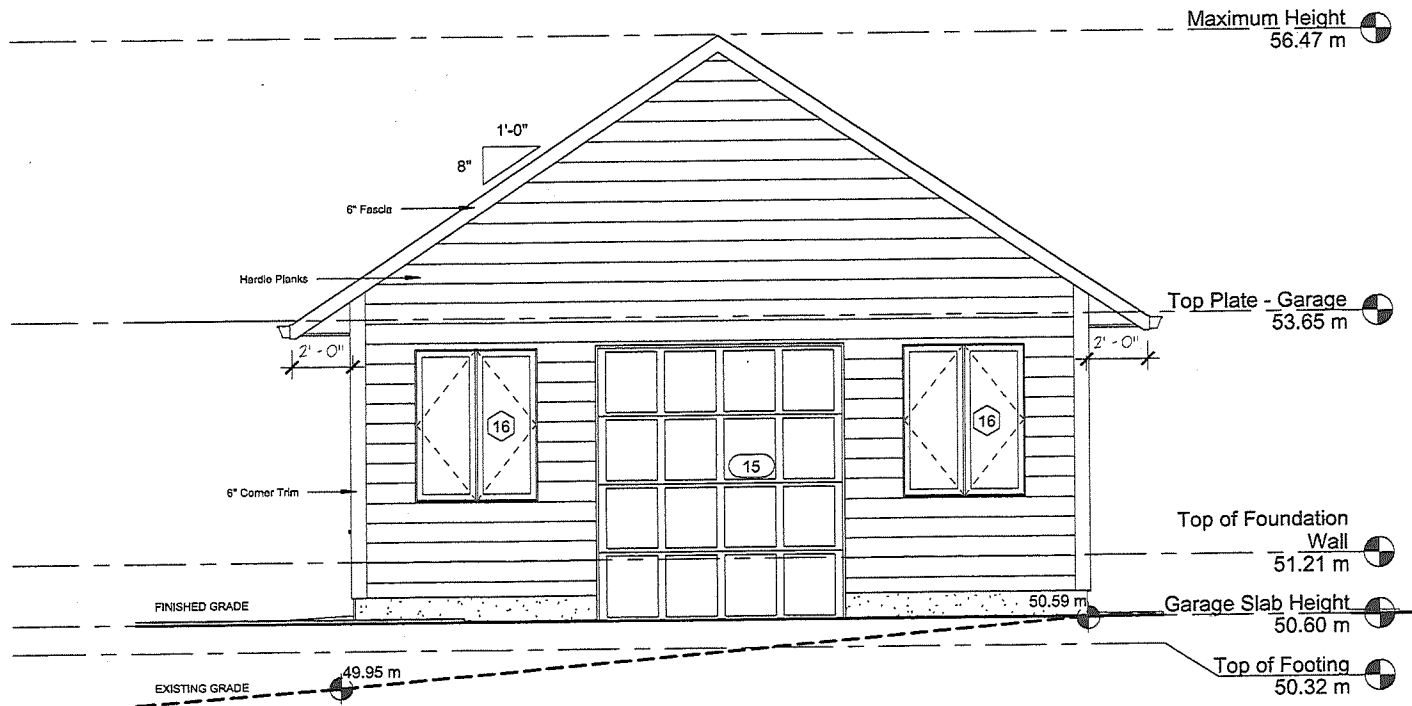
6320 CRESTWOOD DRIVE  
NEW GARAGE

No.	Description	Date

East Elevation	
Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS
Scale	1/4" = 1'-0"
<b>A103</b>	

① East  
1/4" = 1'-0"





① West  
1/4" = 1'-0"



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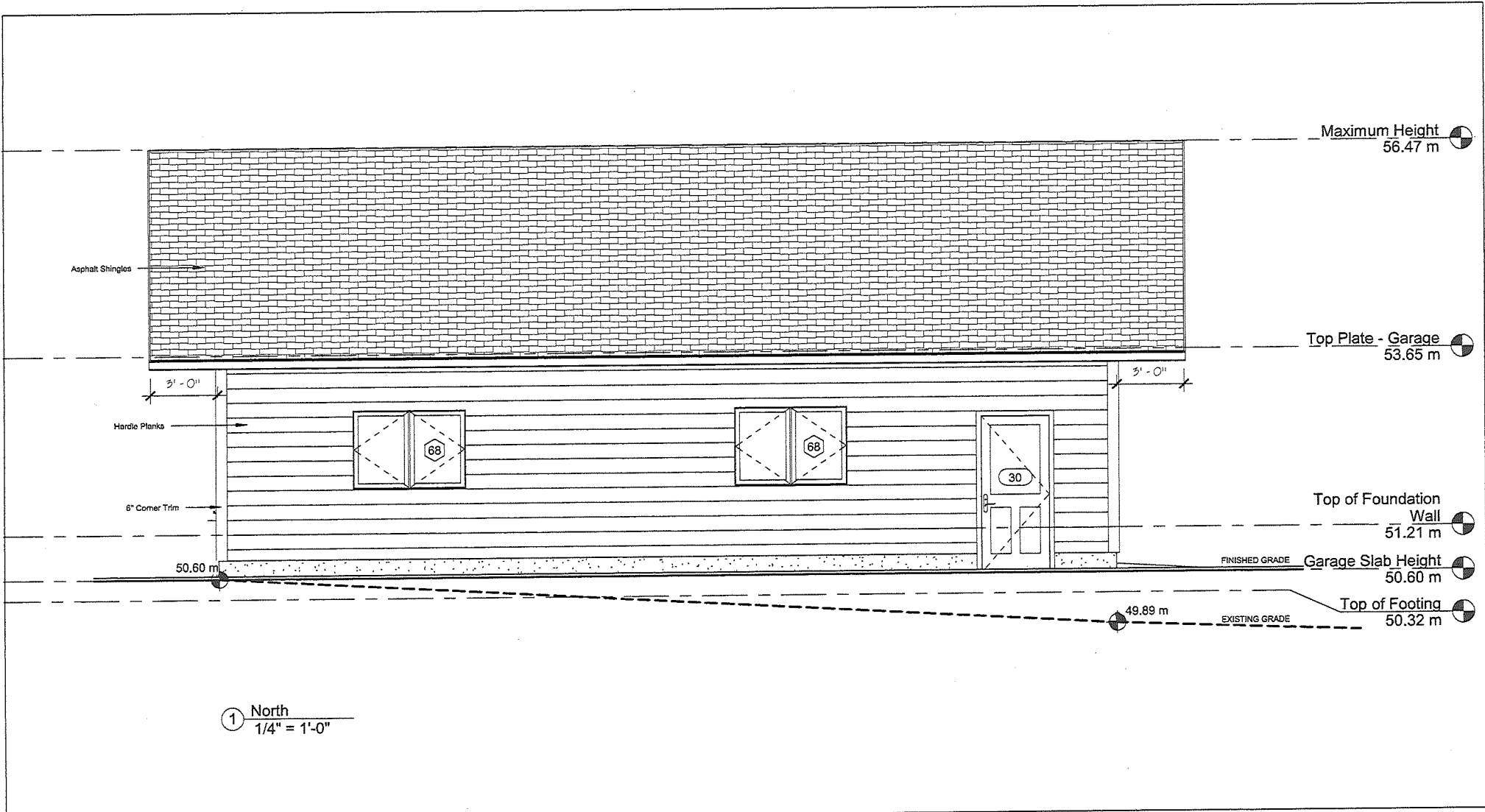
No.	Description	Date

West Elevation

Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS

A104

Scale 1/4" = 1'-0"



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NEW GARAGE

No.	Description	Date

North Elevation

Project number 2024-02  
Date 2024-02-16  
Drawn by OS  
Checked by OS

A105

Scale 1/4" = 1'-0"

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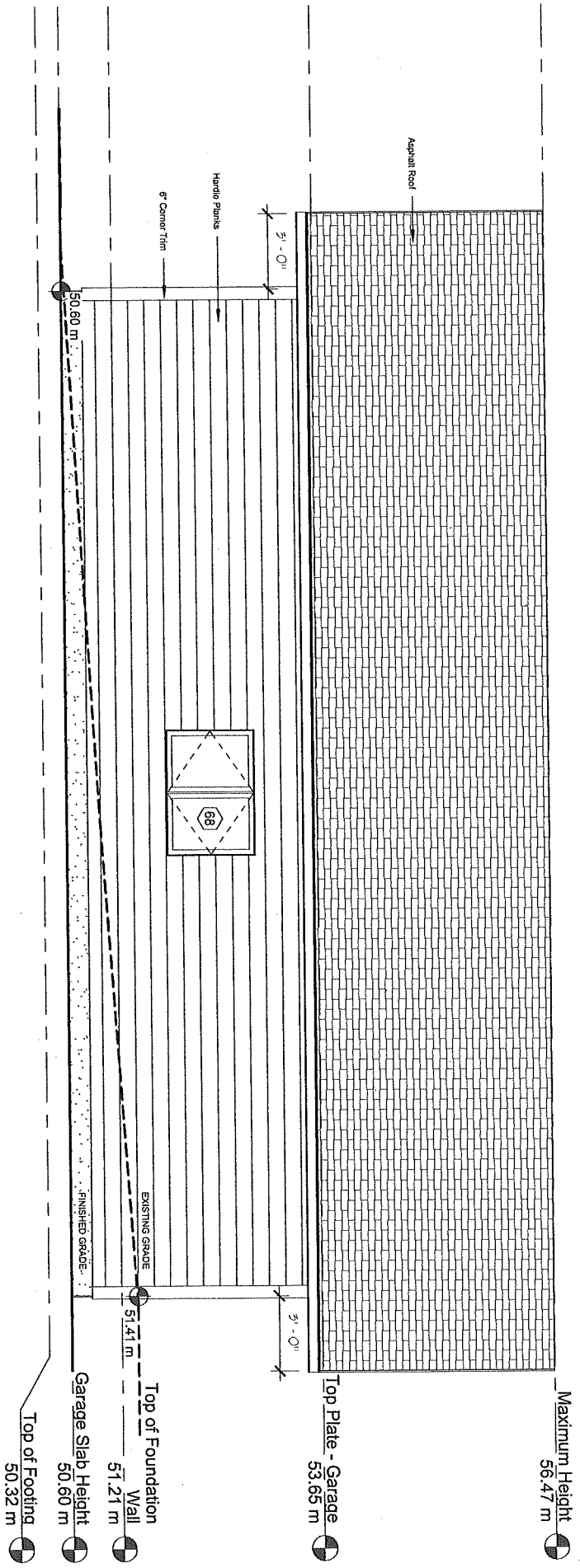
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NEW GARAGE

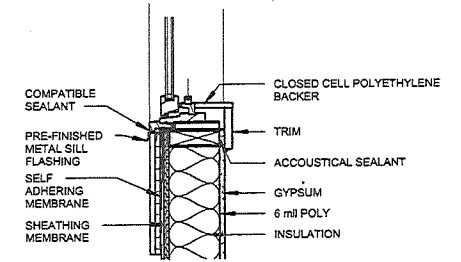
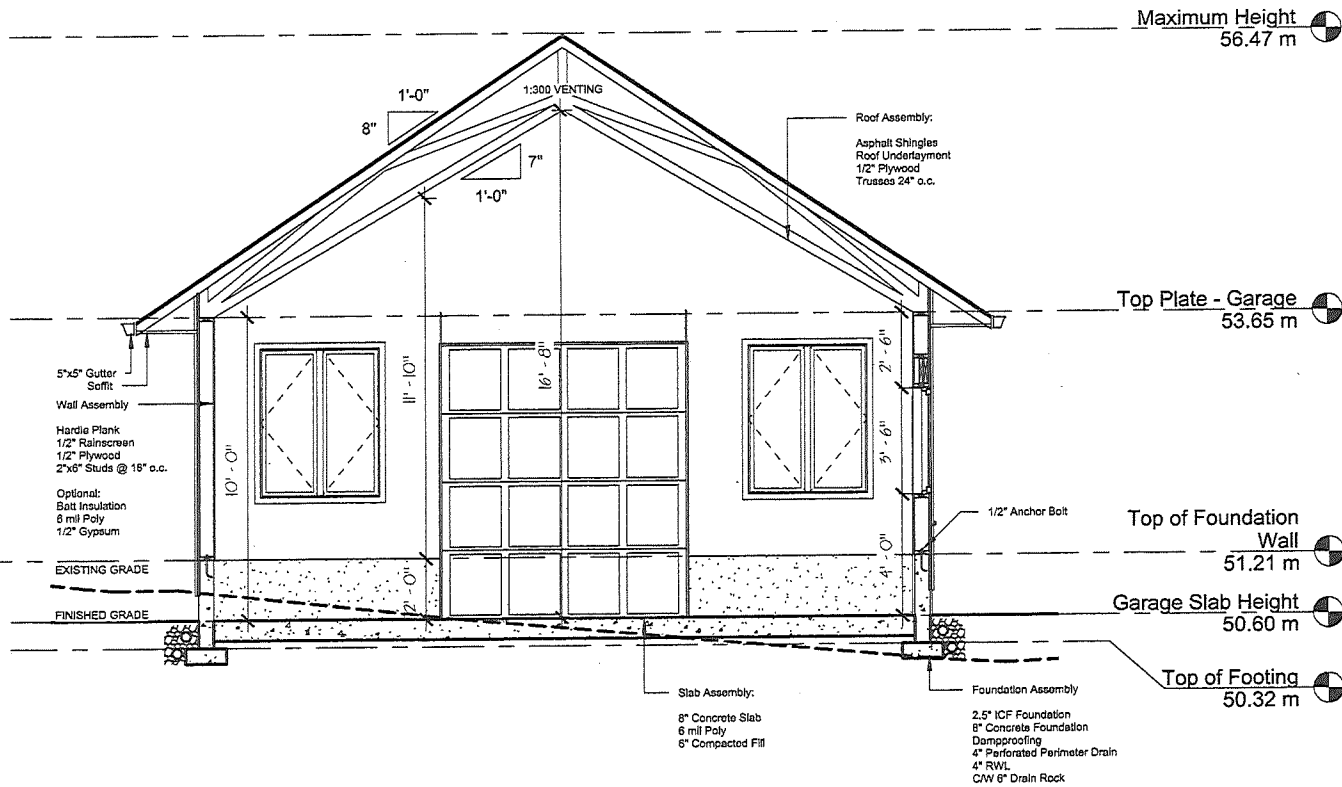
No.	Description	Date

South Elevation	
Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS
Scale	1/4" = 1'-0"
<b>A106</b>	

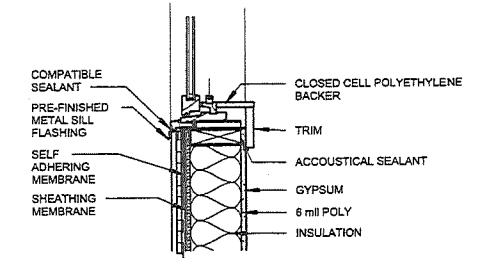
1 South  
1/4" = 1'-0"







③ Window Header Detail  
1" = 1'-0"



② Window Sill Detail  
1" = 1'-0"

① Service Bay Section  
1/4" = 1'-0"



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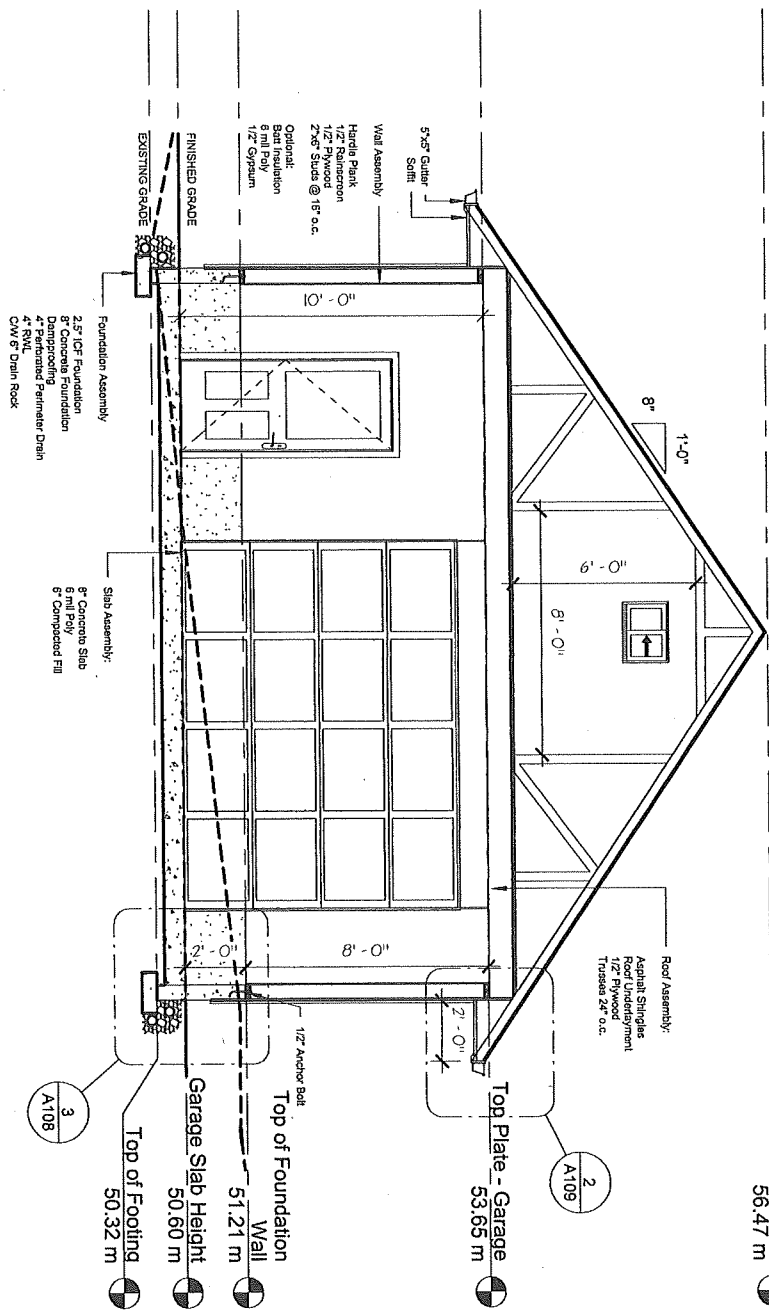
6320 CRESTWOOD DRIVE  
NEW GARAGE

No.	Description	Date

**Section**

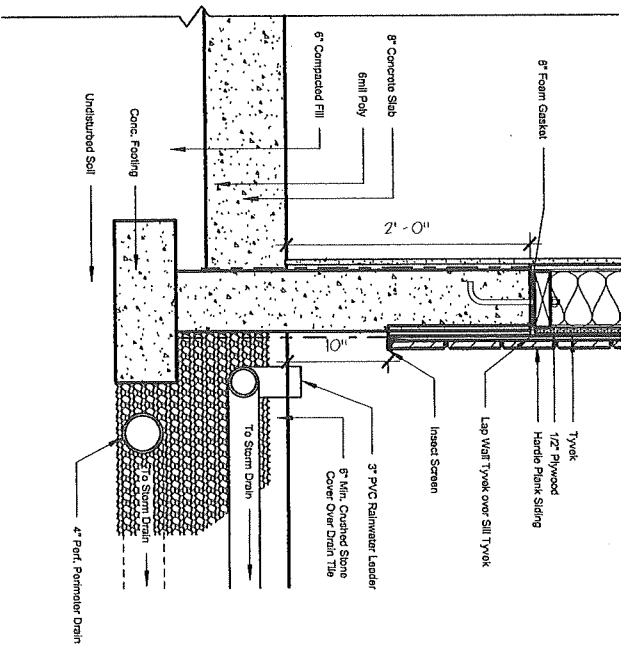
Project number	2024-02	<b>A107</b>
Date	2024-02-16	
Drawn by	OS	
Checked by	OS	
		Scale As indicated


Maximum Height  
56.47 m



1 Shop Section  
1/4" = 1'-0"

3 Footing Detail  
1" = 1'-0"



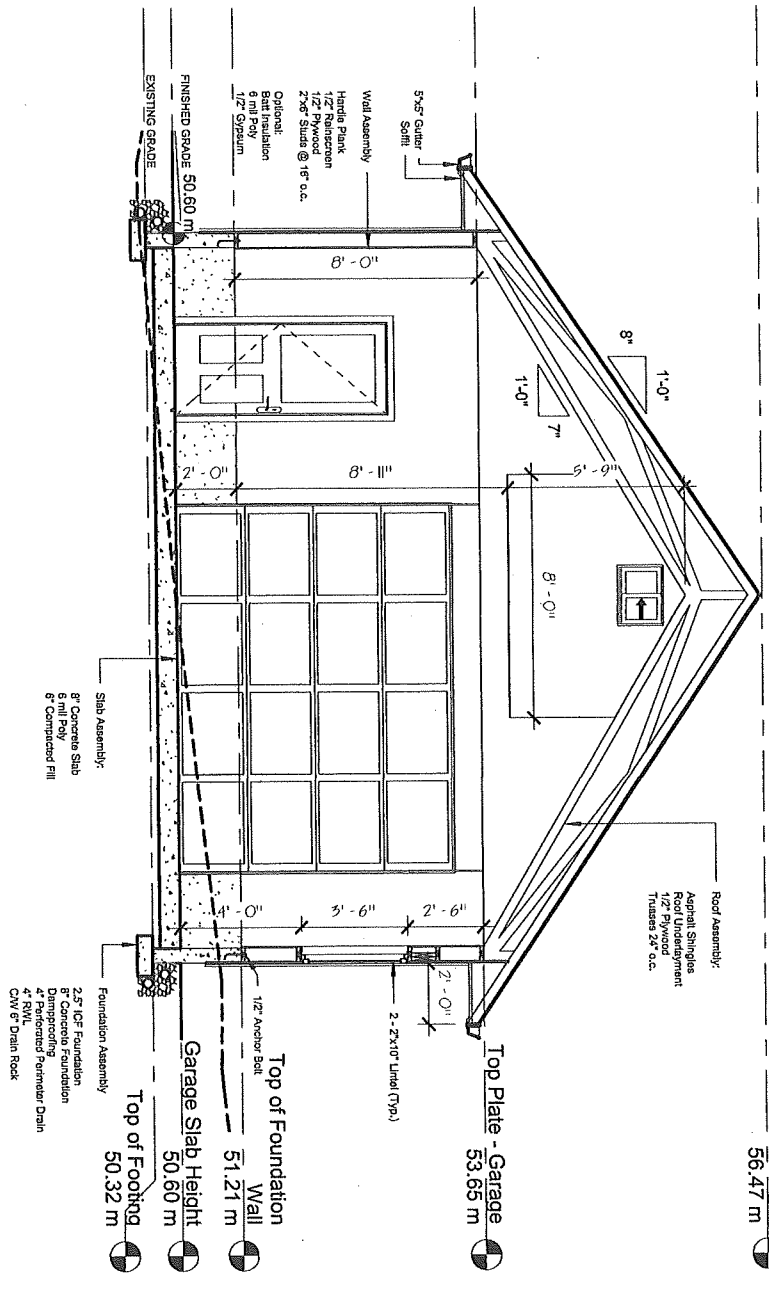
  
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**6320 CRESTWOOD DRIVE**  
**NEW GARAGE**

No.	Description	Date

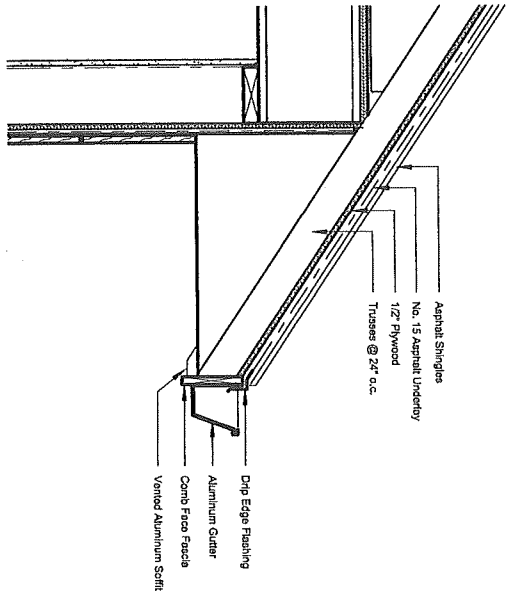
**Section 2**  
 Project number 2024-02  
 Date 2024-02-16  
 Drawn by OS  
 Checked by OS  
 Scale As Indicated  
**A108**


Maximum Height  
56.47 m



1 Service Bay Section 2  
1/4" = 1'-0"

2 Overhang Detail  
1" = 1'-0"

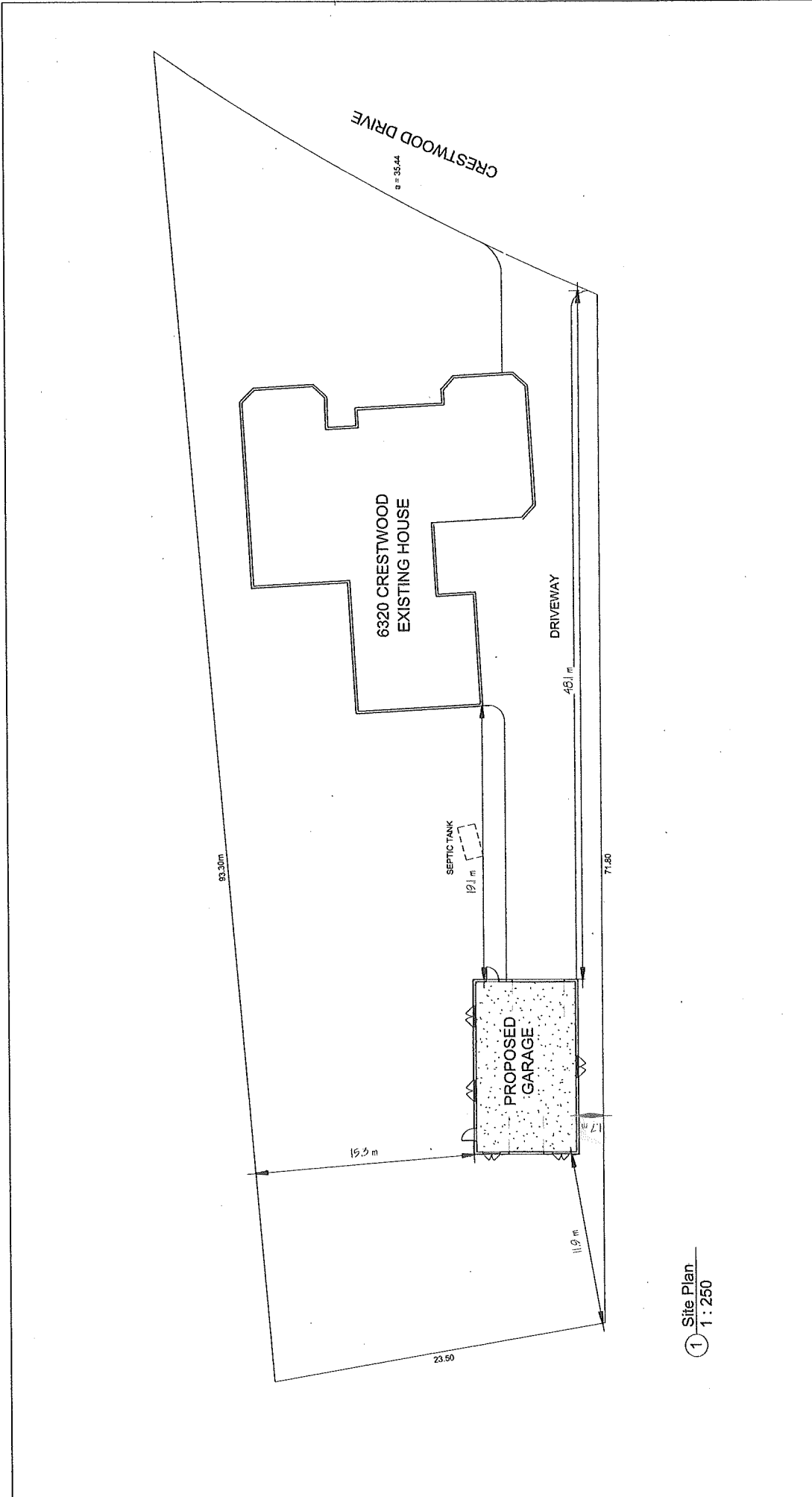


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6320 CRESTWOOD DRIVE  
**NEW GARAGE**

No.	Description	Date

Section	
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Date	2024-02-16
Drawn by	OS
Checked by	OS
Scale As Indicated	
<b>A109</b>	




1 Site Plan  
1 : 250

No.	Description	Date

<b>Site Plan</b>	
Project number	2024-02
Date	2024-02-16
Drawn by	OS
Checked by	OS
Scale 1 : 250	
<b>A100</b>	

**6320 CRESTWOOD DRIVE**  
**NEW GARAGE**



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