

LOT 16

PROPOSED RESIDENCE

PROPERTY LINE
ZONING BYLAW SETBACKS
DEVELOPMENT SETBACKS

STREET



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3	ISSUE FOR PERMIT	30 JULY	KT
2	ISSUE FOR TENDER	30 JUNE	KT
1	ISSUE FOR REVIEW	27 JUNE	KT

ISSUE FOR PERMIT



New Dawn
Developments
CUSTOM BUILDERS

1524 Industrial Rd. #2 Phone: 250-489-1519
Cranbrook, BC V1C 6R2 Fax: 250-426-6235

**LOT 16 SHOWHOME
RADIUM SPRINGS**

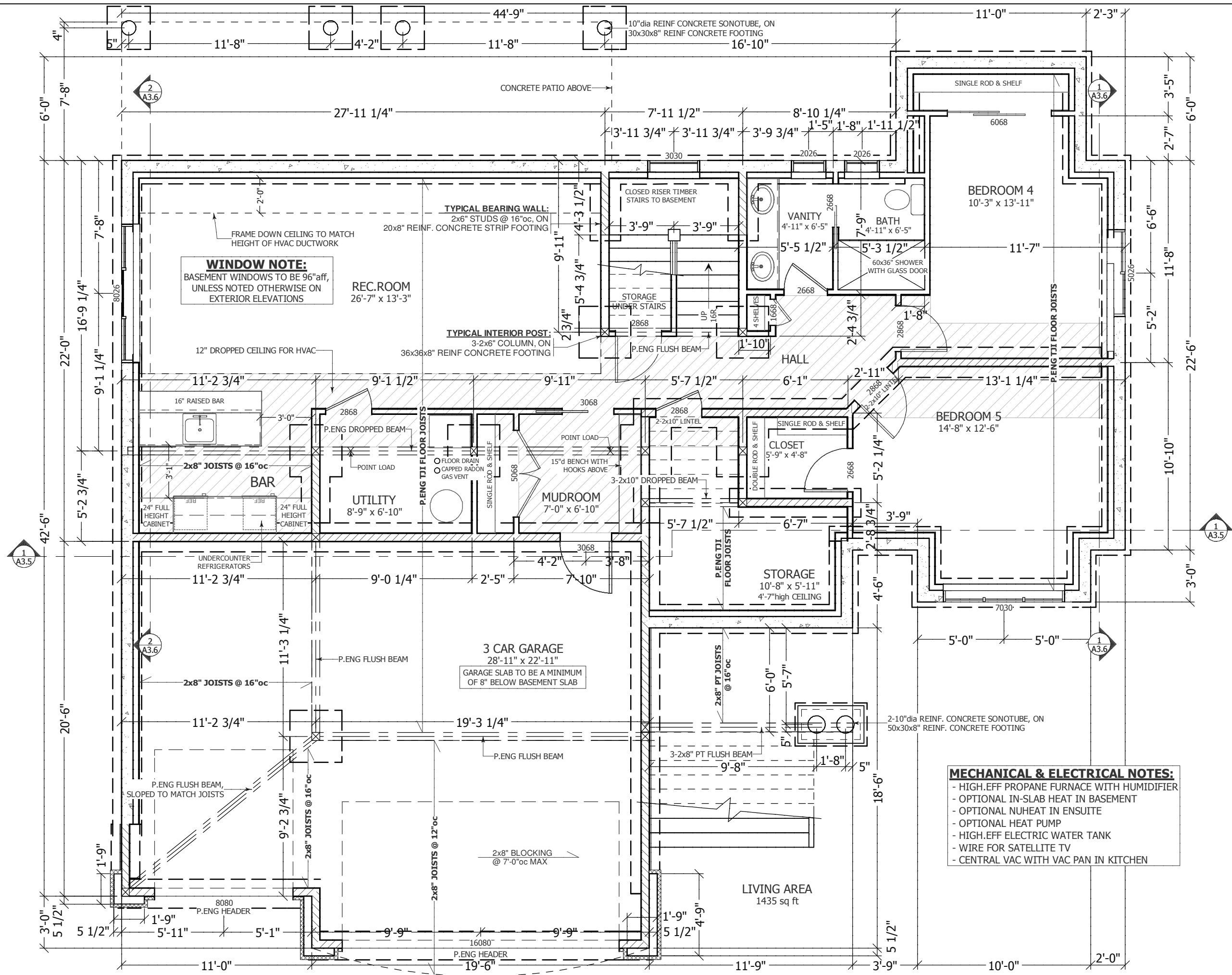
Civic Address:
LOT 16 RADIUM SPRINGS
RADIUM, BC

Legal Address:

Drawing:
SITE PLAN

Project No:
—
Date:
30-JULY-14
Scale:
NO SCALE

A1.1



WINDOW NOTE:
BASEMENT WINDOWS TO BE 96" aff,
UNLESS NOTED OTHERWISE ON
EXTERIOR ELEVATIONS

MECHANICAL & ELECTRICAL NOTES:
 - HIGH.EFF PROPANE FURNACE WITH HUMIDIFIER
 - OPTIONAL IN-SLAB HEAT IN BASEMENT
 - OPTIONAL NUHEAT IN ENSUITE
 - OPTIONAL HEAT PUMP
 - HIGH.EFF ELECTRIC WATER TANK
 - WIRE FOR SATELLITE TV
 - CENTRAL VAC WITH VAC PAN IN KITCHEN

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**LOT 16 SHOWHOME
 RADIUM SPRINGS**

Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC

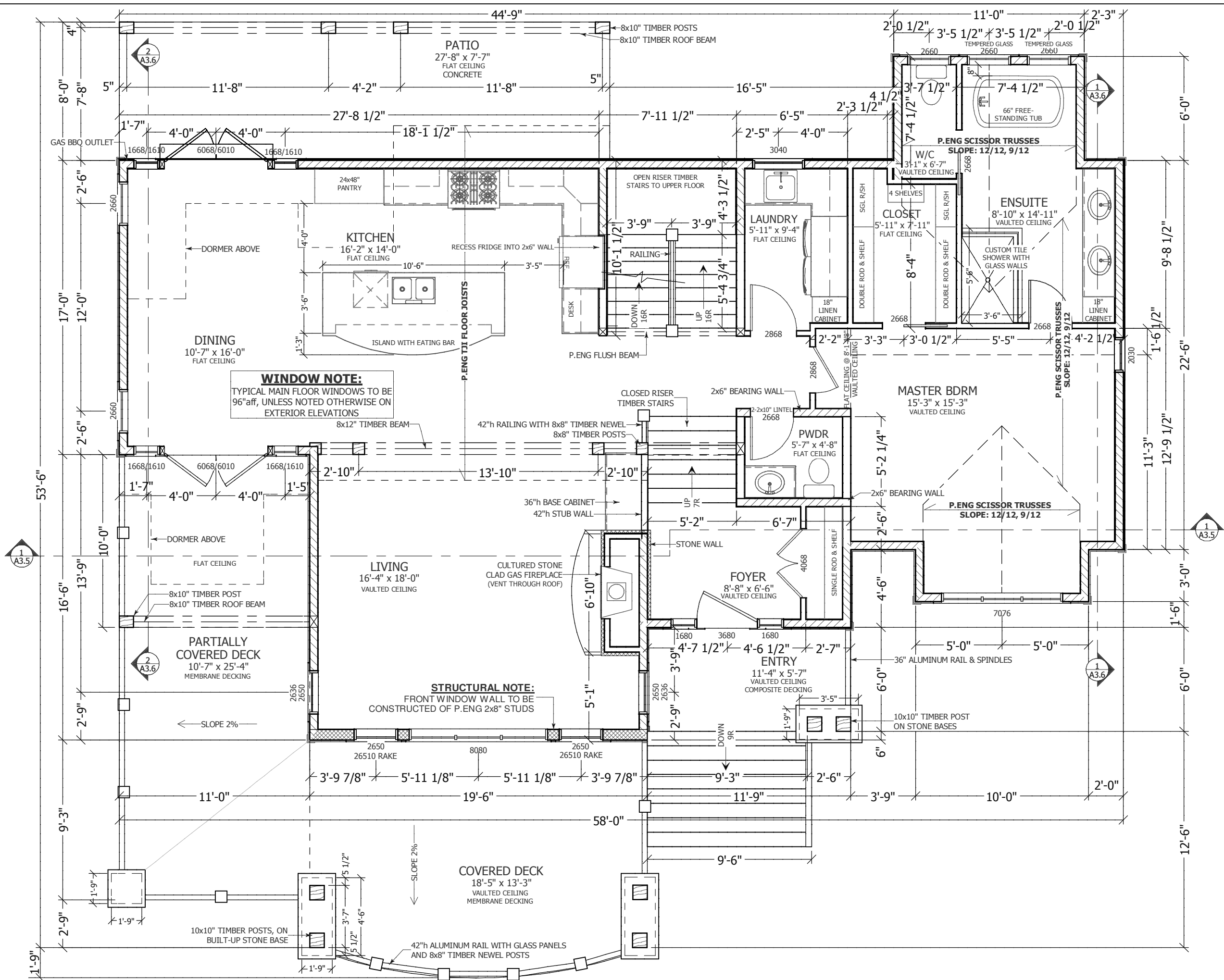
Legal Address:

Drawing:
BASEMENT PLAN

Project No: _____
 Date:
30-JULY-14
 Scale:
3/16" = 1'-0"

A2.1

ISSUE FOR PERMIT



WINDOW NOTE:
 TYPICAL MAIN FLOOR WINDOWS TO BE
 96" aff, UNLESS NOTED OTHERWISE ON
 EXTERIOR ELEVATIONS

STRUCTURAL NOTE:
 FRONT WINDOW WALL TO BE
 CONSTRUCTED OF P. ENG 2x8" STUDS

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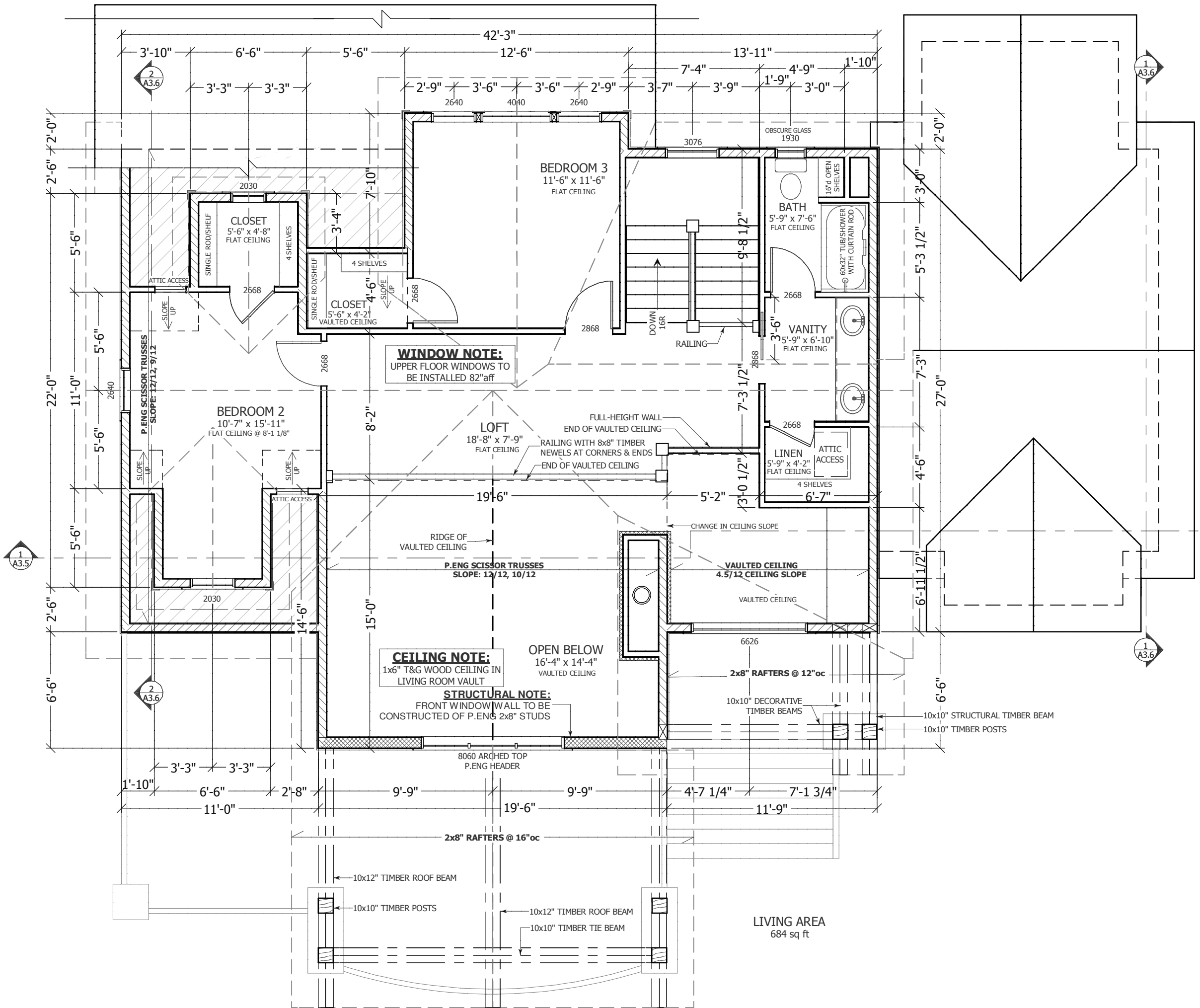
Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC
 Legal Address:

Drawing:
MAIN FLOOR PLAN

Project No: _____
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A2.2

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LOT 16 SHOWHOME RADIUM SPRINGS

Civic Address:
LOT 16 RADIUM SPRINGS
RADIUM, BC
Legal Address:

Drawing:
UPPER FLOOR PLAN

Project No: _____
Date: 30-JULY-14
Scale: 3/16" = 1'-0"

A2.3

ISSUE FOR PERMIT

ROOF OVERHANGS:
 - GABLE ENDS TO HAVE 24" ROOF OVERHANG
 - EAVES TO HAVE 18" ROOF OVERHANGS
 - DORMERS TO HAVE 12" ROOF OVERHANGS ON EAVES AND 18" ON GABLES, INCLUDING ENSUITE AND MASTER BEDROOM

SOFFIT:
 - STANDARD ROOF OVERHANGS TO BE VENTED ALUMINUM SOFFIT
 - SOFFITS ON COVERED DECKS/PORCHES TO BE 1x6" WOOD SOFFIT

FASCIA:
 - EAVES TO HAVE 8" SMART TRIM FASCIA
 - GABLE ENDS TO HAVE BUILT UP SMART TRIM FASCIA (6" ON 8")



① FRONT ELEVATION

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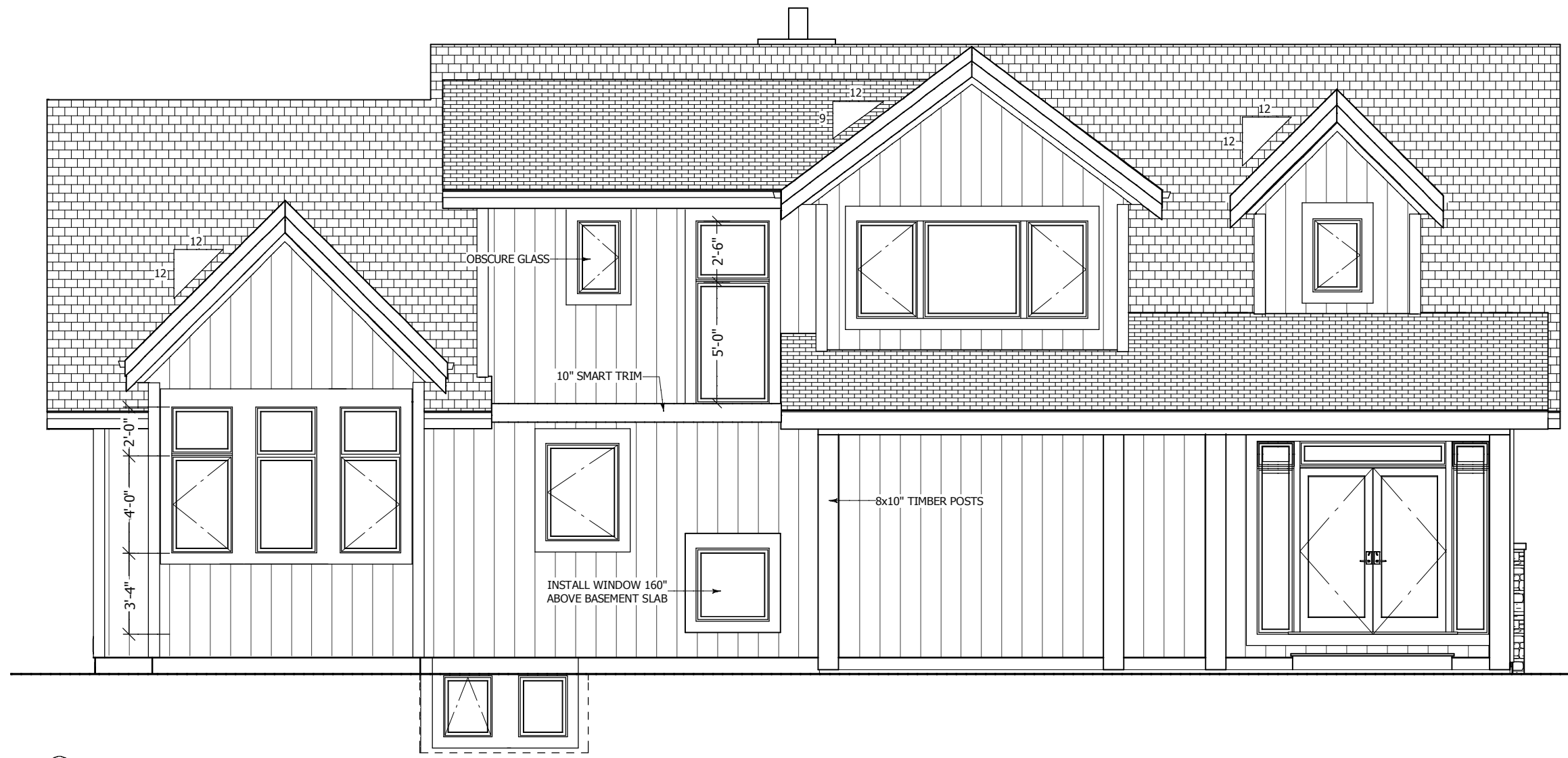
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**LOT 16 SHOWHOME
 RADIUM SPRINGS**
 Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC
 Legal Address:

Drawing: FRONT ELEVATION	
Project No: ---	A3.1
Date: 30-JULY-14	
Scale: 3/16" = 1'-0"	



① REAR ELEVATION

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**LOT 16 SHOWHOME
RADIUM SPRINGS**

Civic Address:
LOT 16 RADIUM SPRINGS
RADIUM, BC

Legal Address:

Drawing:	REAR ELEVATION	
Project No:	---	
Date:	30-JULY-14	A3.2
Scale:	3/16" = 1'-0"	



① **RIGHT-SIDE ELEVATION**

MAXIMUM ALLOWABLE GLAZED OPENINGS:
 LIMITING DISTANCE = 12'-6" / 2 (FIRE RESPONSE UNDETERMINED) = 6'-3"
 WALL AREA = 382sf / 35.5m²
 ALLOWABLE GLAZED AREA = 8% = 30.56sf
 ACTUAL GLAZED AREA = 6.6sf (WINDOW FRAMES INCLUDED)
 *NOTE: A MINIMUM 10'-0" SIDE SETBACK (5'-0" LIMITING DISTANCE) MUST BE MAINTAINED IN ORDER TO HAVE 24" ROOF OVERHANGS OF COMBUSTIBLE CONSTRUCTION

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 RADIUM SPRINGS**
 Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC
 Legal Address:

Drawing:
 RIGHT-SIDE ELEVATION
 Project No: _____
 Date:
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A3.3



MAXIMUM ALLOWABLE GLAZED OPENINGS:
 LIMITING DISTANCE = 14'-9" / 2 (FIRE RESPONSE UNDETERMINED) = 7'-4 1/2"
 WALL AREA = 535sf / 50.17m²
 ALLOWABLE GLAZED AREA = 10% = 53.5sf
 ACTUAL GLAZED AREA = 50sf (WINDOW FRAMES INCLUDED)

***NOTE:** A MINIMUM 10'-0" SIDE SETBACK (5'-0" LIMITING DISTANCE) MUST BE MAINTAINED IN ORDER TO HAVE 24" ROOF OVERHANGS OF COMBUSTIBLE CONSTRUCTION

① **LEFT-SIDE ELEVATION**

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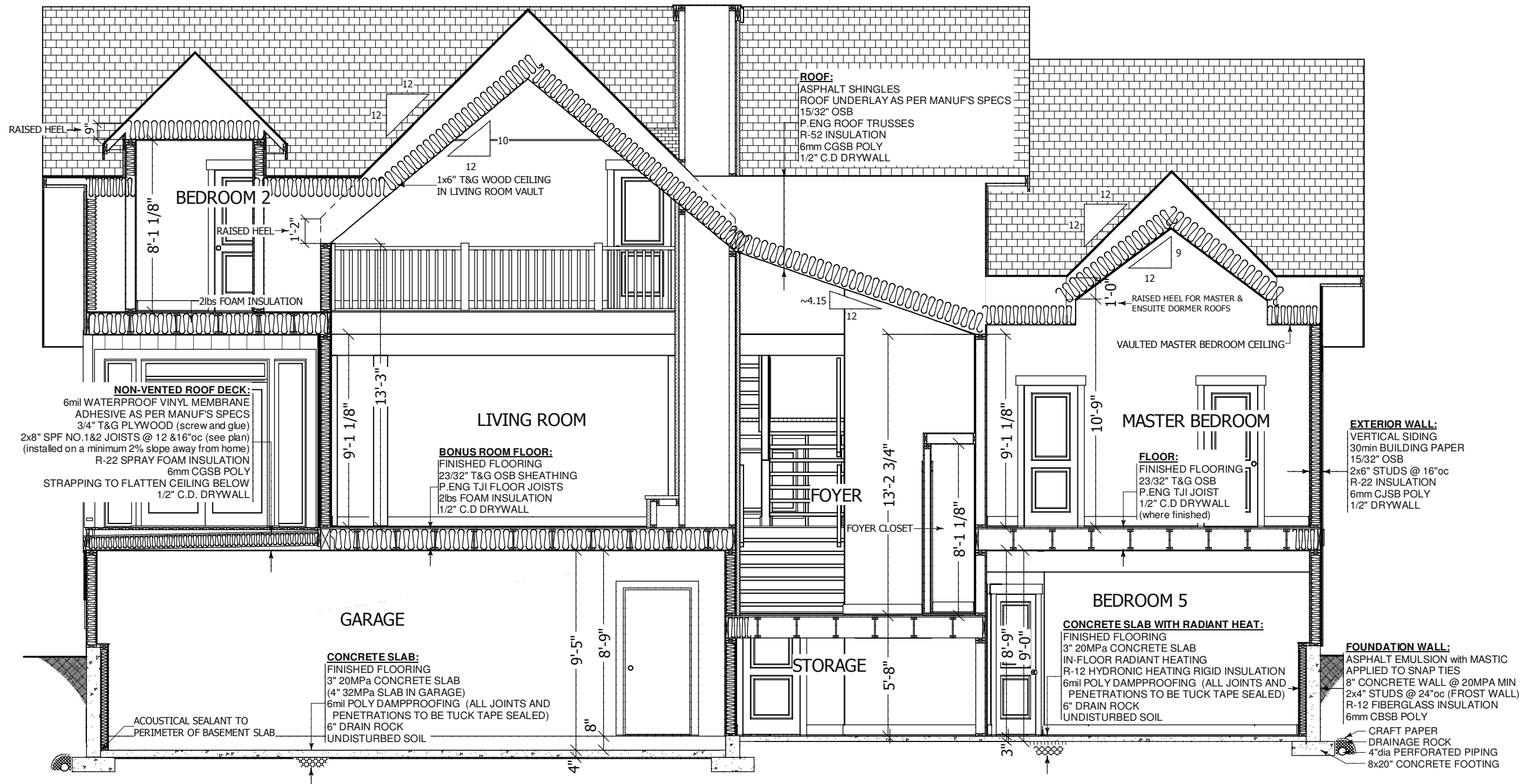
Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC

Legal Address:

Drawing:
 LEFT-SIDE ELEVATION

Project No: _____
 Date: 30-JULY-14
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A3.4



1 BUILDING SECTION

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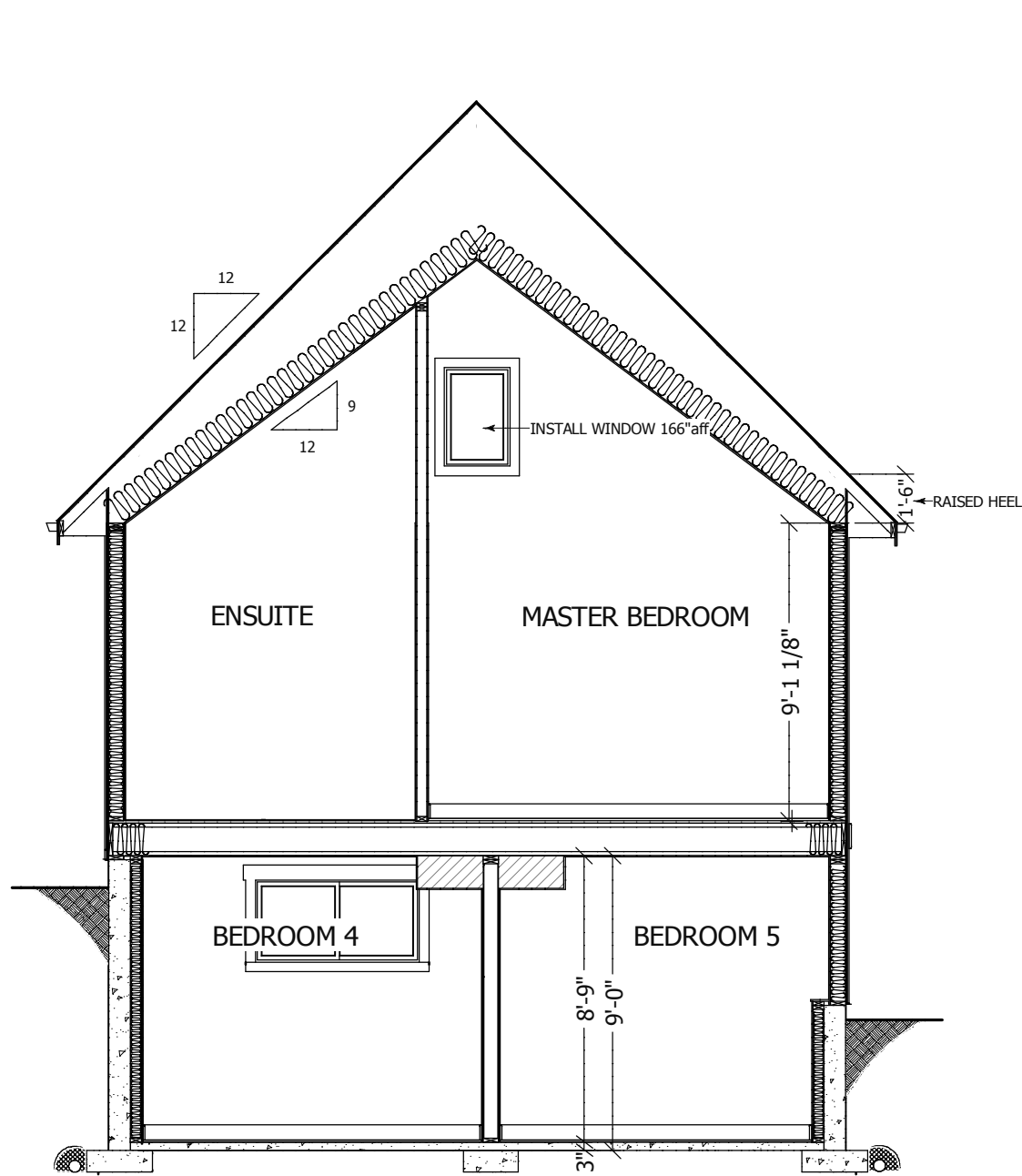
Drawing:
 BUILDING SECTION

Project No:

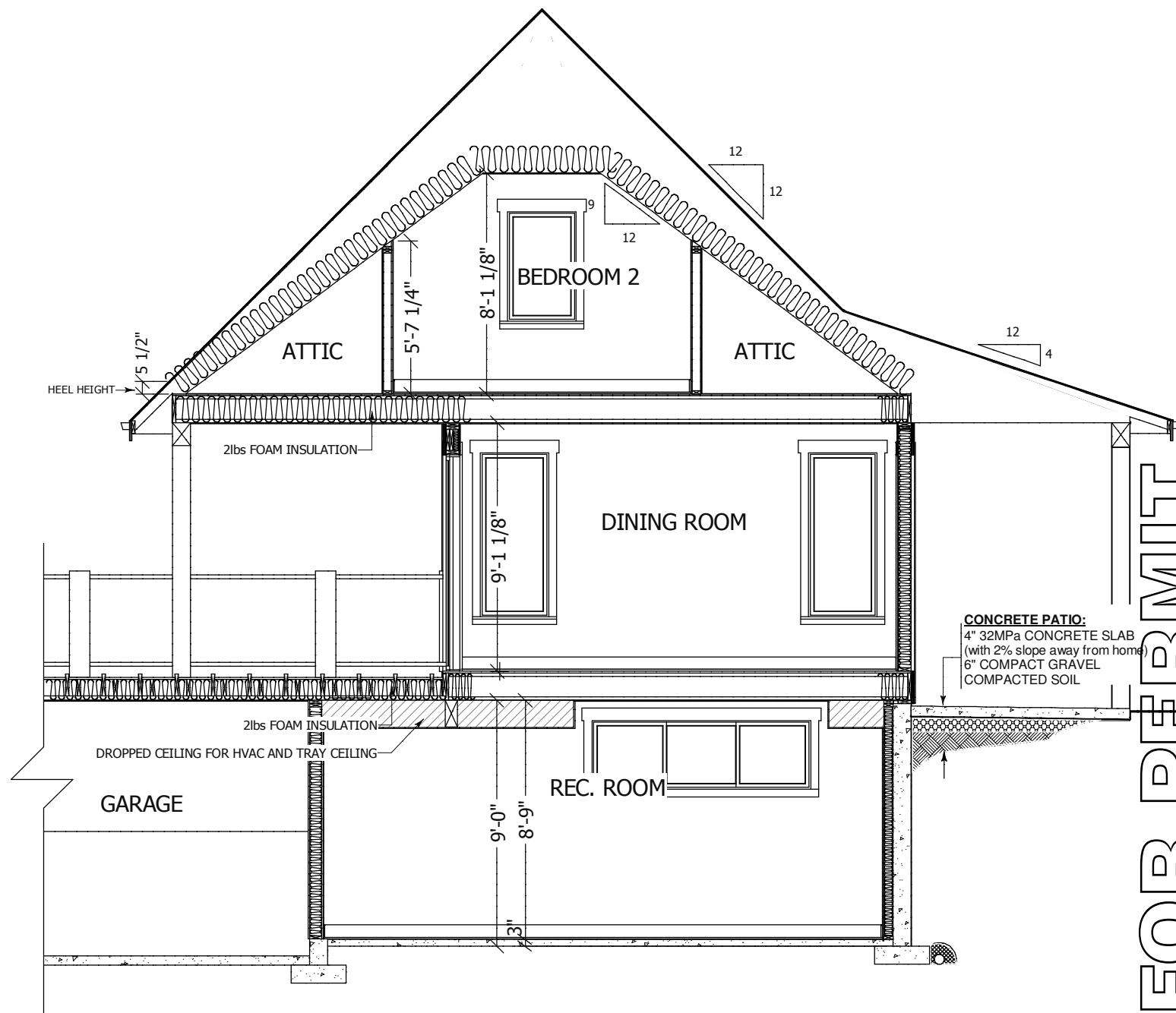
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Scale:
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A3.5



① BUILDING SECTION



② BUILDING SECTION

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RADIUM SPRINGS**

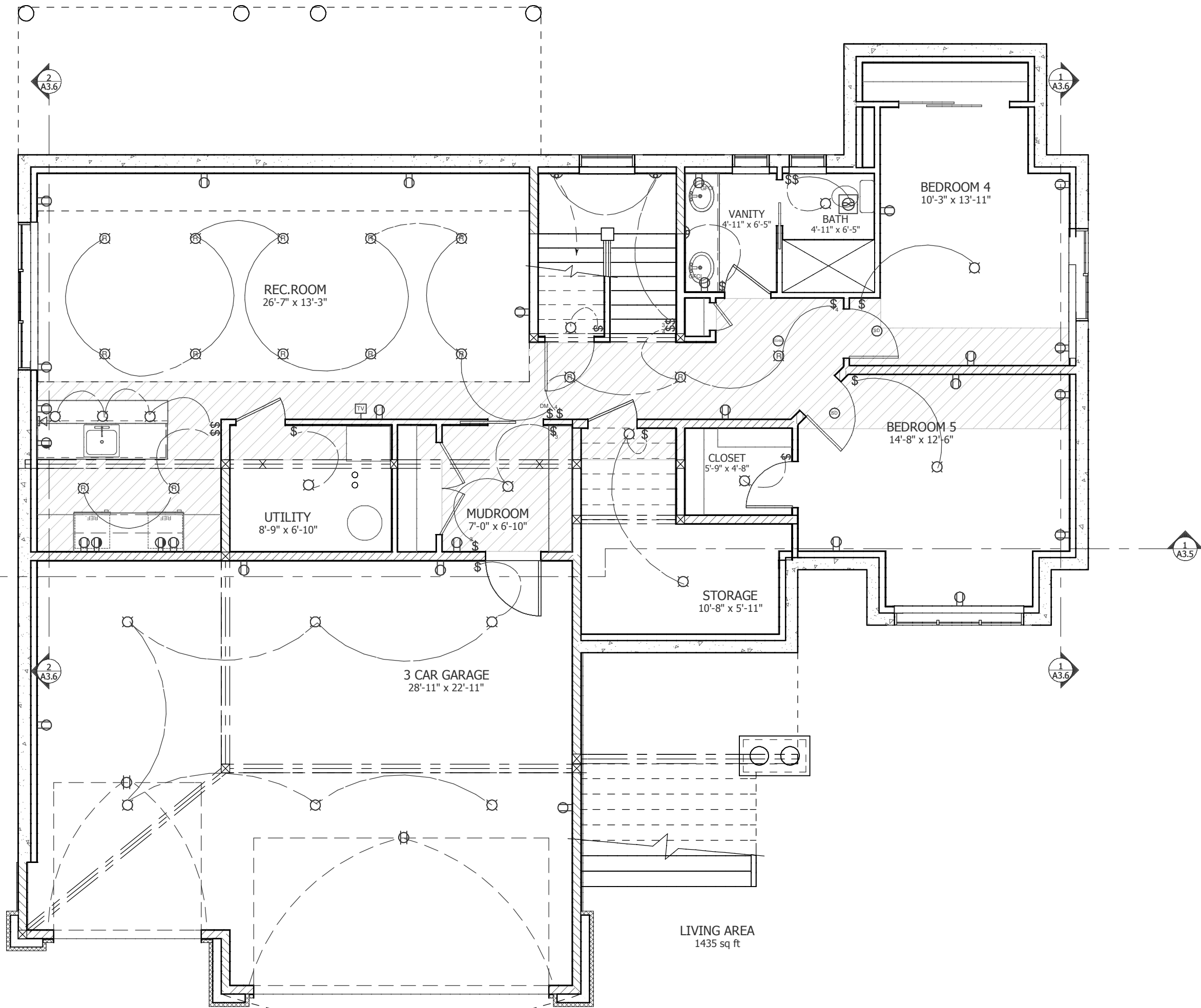
Civic Address:
LOT 16 RADIUM SPRINGS
RADIUM, BC
Legal Address:

Drawing:
BUILDING SECTION

Project No: —
Date: 30-JULY-14
Scale: 3/16" = 1'-0"

A3.6

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 RADIUM SPRINGS**

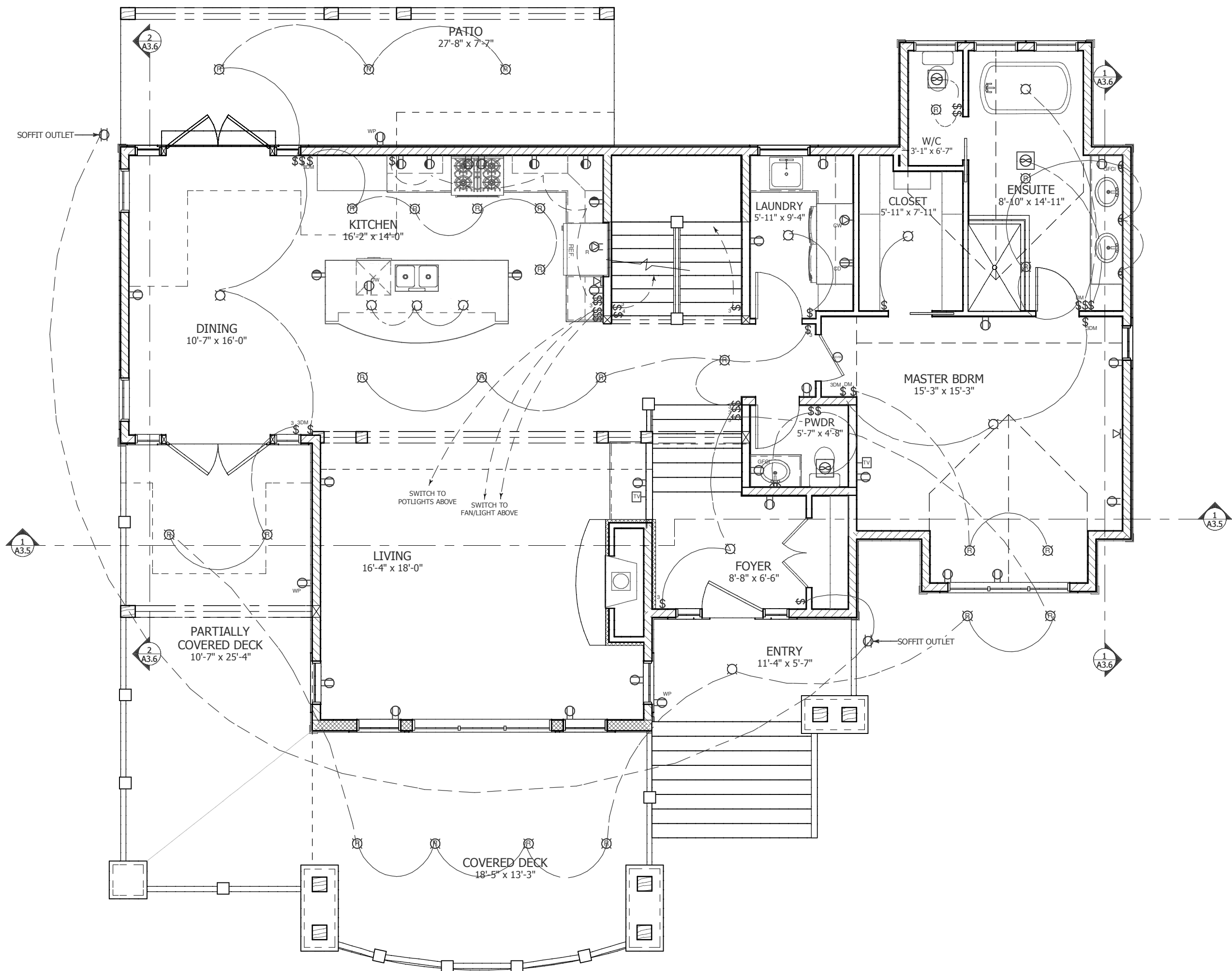
Civic Address:
 LOT 16 RADIUM SPRINGS
 RADIUM, BC

Legal Address:

Drawing:
BASEMENT ELECTRICAL

Project No:	E1.1
Date: 30-JULY-14	
Scale: 3/16" = 1'-0"	

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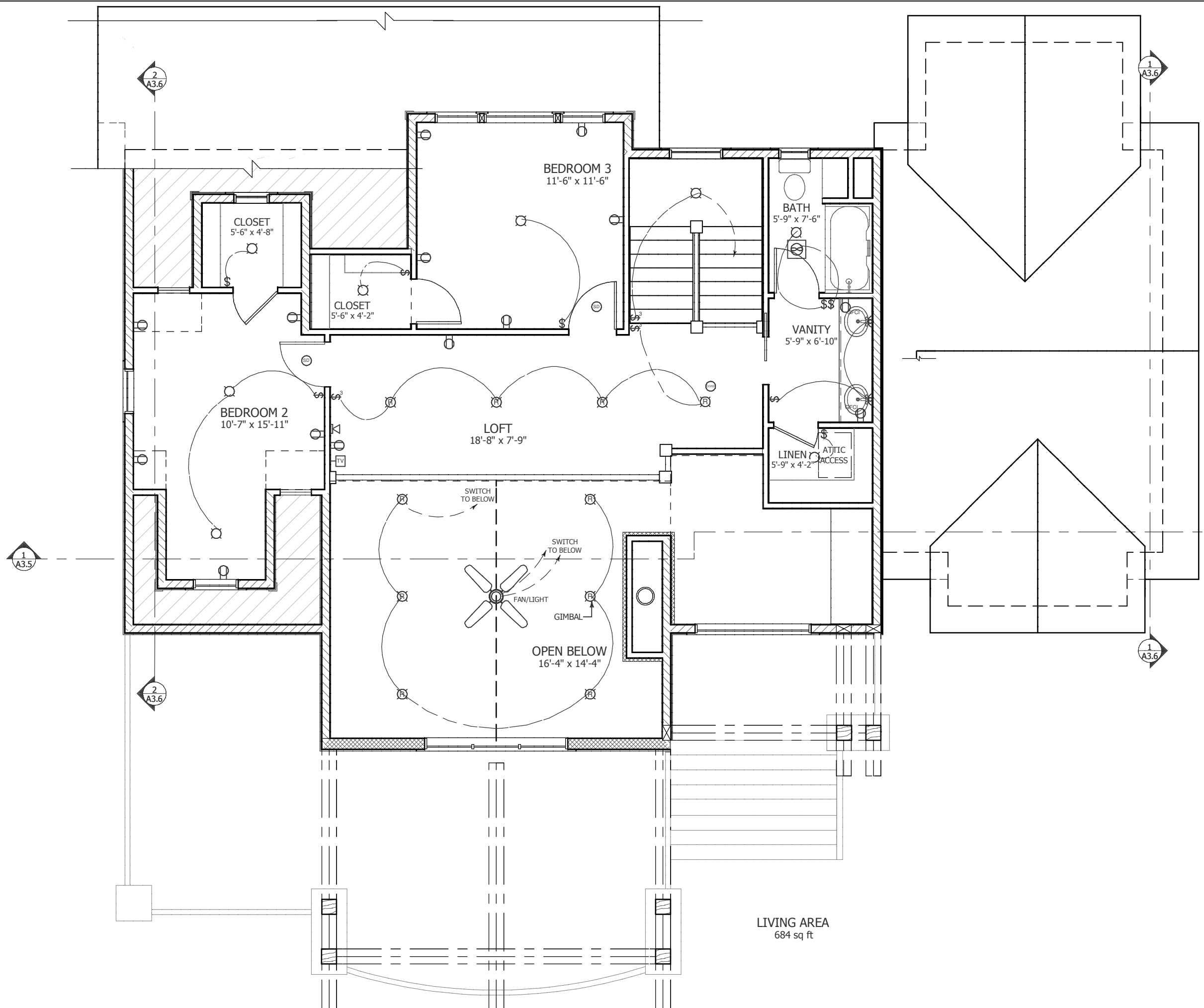
Legal Address:

Drawing:
MAIN FLOOR ELECTRICAL

Project No: _____
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E1.2

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 RADIUM, BC

Legal Address:

Drawing: **UPPER FLOOR ELECTRICAL**

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Scale: **3/16" = 1'-0"**

E1.3