

CIVIC ADDRESS

4309 GORDON DRIVE,
KELOWNA, B.C.
V1W 1S6

LEGAL DESCRIPTION

LOT 23
DISTRICT: LOT 35B
PLAN: 19018

DRAWING INDEX

- A1. SITE PLAN, GENERAL NOTES, FLOOR AREA SUMMARY & LEGEND
- A2. CRAWLSPACE / FOUNDATION PLAN
- A3. MAIN FLOOR PLAN
- A4. ELEVATIONS

SET BACKS

EXT'G RESIDENCE 3.0m
FLL 9.0m
RLL 2.0m
BSL 2.0m

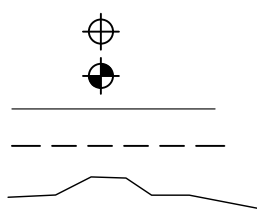
FLOOR AREA SUMMARY

EXISTING RESIDENCE AREA: 3261.73 Ft² (303.02m²)
TOTAL FINISHED FLOOR AREA: 1034.75 Ft² (96.13m²)
TOTAL AREA: 1034.75 Ft² (96.13m²)

TOTAL DECK AREA: 138 Ft²
TOTAL AREA: 138 Ft²

SITE LEGEND

EXISTING GRADE
PROPOSED GRADE
PROPERTY LINE
BUILDING ENVELOPE
CONTOUR LINES



LEGEND

- 2 X 4 FRAMED WALL
- 2 X 6 FRAMED WALL
- STRUCTURAL POST
- STRUCTURAL MEMBER
- CONCRETE FOUNDATION WALL
- CONCRETE FOOTINGS
- DIRECTION OF STRUCTURAL MEMBERS
- CROSS SECTION MARKER
SECTION IDENTIFICATION
INDICATES DIRECTION OF VIEW
SHEET # OF SECTION DRAWING
- DETAIL MARKER

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES & BYLAWS.
- THE CONTRACTOR IS RESPONSIBLE TO THE REVIEW OF THE SITE & ALL DRAWINGS PRIOR TO CONSTRUCTION, AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PURCHASING MATERIALS OR STARTING WORK.
- LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER DRAWINGS, DO NOT SCALE DRAWING FOR DIMENSIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL SUB-TRADES PRIOR TO CONSTRUCTION AND REPORT ANY CHANGES OR REVISIONS TO THE DESIGNER PRIOR TO STARTING WORK.
- ALL LOAD BEARING STUDS, FLOOR JOISTS AND BEAMS TO BE #2 SPF KD.
- CONCRETE FOOTING AND WALL STRENGTH: MIN 20MPa @ 28 DAYS FLOOR SLABS & SIDEWALKS - MIN. 28 MPa @ 28 DAYS
- ALL CONCRETE TO BE PLACED ON ORIGINAL UNDISTURBED GROUND FREE OF ALL ORGANIC, FROZEN OR PROSTY MATERIAL. ANY FILL MATERIAL TO BE COMPACTED AND APPROVED BY A SOIL ENGINEER
- SITE SERVICING PLUMBING, MECHANICAL & ELECTRICAL DESIGN AND DRAWINGS TO BE PREPARED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF MUNICIPAL STANDARDS.
- ALL TRUSSES TO BE ENGINEERED, ERECTION AND BRACING TO BE APPROVED BY TRUSS SUPPLIER.
- CONTRACTOR TO VERIFY ALL PROPERTY LINES & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE.
- 4" PERFORATED DRAIN PIPE WITH 6" COVER DRAIN ROCK COVERED WITH FILTER PAPER AROUND PERIMETER
- CONCRETE DAMPROOFING TO BE 2 LAYERS SPRAYED TO GRADE
- HEATED CRAWL SPACES TO BE INSULATED WITH R12 RIGID INSULATION
- ATTIC VENTING 1/ 300
- ROOF DESIGNED TO WITHSTAND 1.5 kPa DESIGN SNOWLOAD
- FOUNDATION DRAINAGE TO BE PLACED AT THE FOOTINGS AND TIED TO A ROCK PIT NO LESS THAN 5 M FROM THE BUILDING OR CIVIC DRAINAGE SYSTEM.
- ALL ENGINEERED PRODUCTS TO BE USED ACCORDING TO MANUFACTURES SPECIFICATIONS

THE CONTRACTOR SHALL MAKE ALL NECESSARY PERMIT APPLICATIONS, ARRANGE FOR INSPECTIONS AND NECESSARY HOOKUPS AS REQUIRED.

THE CONTRACTOR SHALL SLOPE FINISH GRADE, PATIO SLABS AND CONCRETE WALKS AWAY FROM THE BUILDING AT A MINIMUM OF 1/ 4" = 1'-0" OR ALL TO ELEVATIONS SET ON THE SITE PLAN TO SUIT DRAINAGE

ENSURE ALL PLUMBING WASTE STACKS IN EXTERIOR AND INTERIOR WALLS AS WELL AS VENT STACKS IN EXTERIOR WALLS ARE SURROUNDED WITH A MINIMUM OF R-17 BATT INSULATION

BACKING SHALL BE PROVIDED FOR ALL CABINETS, MIRRORS, WALL FIXTURES, ETC.

HEAT SYSTEMS SHALL BE COORDINATED WITH HEATING CONTRACTORS AND APPROVED BY OWNERS PRIOR TO INSULATION

ALL WINDOW AND DOOR SIZES SHALL BE CONFIRMED BY ON SITE MEASUREMENTS

ALL PLYWOOD FLOORING IS TO BE GULLED AND SCREWED IN PLACE

ALL JOIST TO HAVE CROSS BRIDGING

SCHEDULE

A

This forms part of application
Z19-0099

Planner Initials AJ

City of Kelowna
DEVELOPMENT PLANNING

SITE PLAN &
GENERAL NOTES

Drawn KRISTINA ENNIS
Date AUG 20, 2019
Scale AS NOTED

Sheet AI