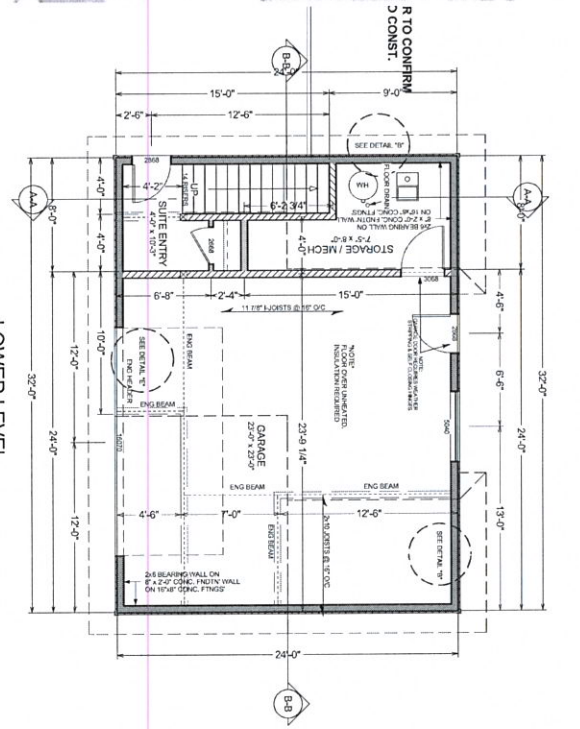


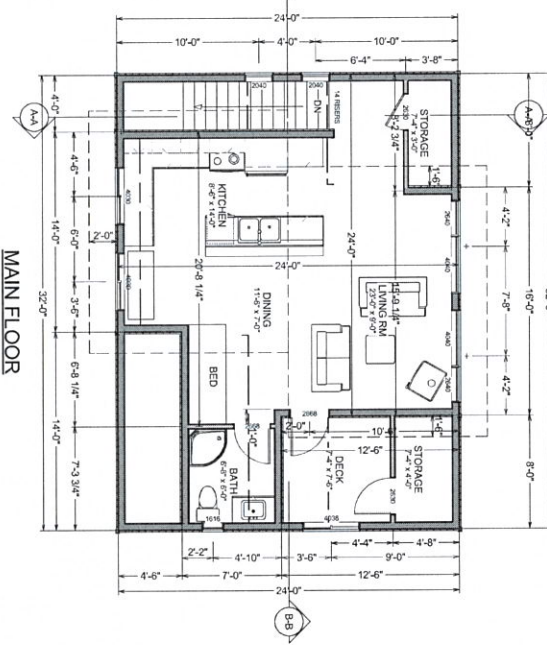


EXISTING
CARRIAGE HOUSE

[illegible]

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE U.S. BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SIZING OF THE HEATING TO COORDINATE WITH NECESSARY NETWORK.
4. ALTHOUGH ENERGETIC EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF OMISSIONS OR ERRORS. THEREFORE, THE DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

WINDOW SPECS TO BE CONFIRMED BY OWNER/CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EQUALS.



TOTAL: 767 SQ. FT.

(EXCLUDING STAIRS & STORAGE)

INSULATION / VENTILATION

SPECIFICATIONS

GENERAL NOTES

****NOTE****
CONTRACTOR TO CONFIGURE
DIM PRIOR TO CONST.

PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESURFACE.

****NOTE****

MANHOLE DEPTH TO BE CONFIRMED BY OWNER CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

MISCELLANEOUS

CONCRETE & FOOTINGS

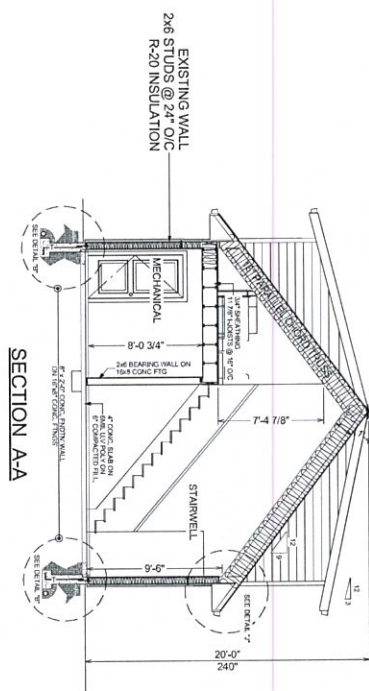
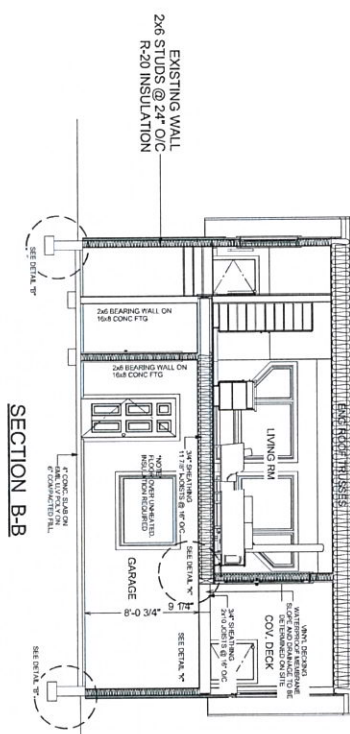
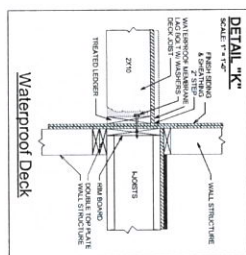
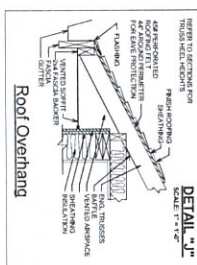
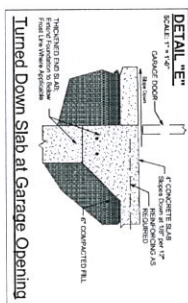
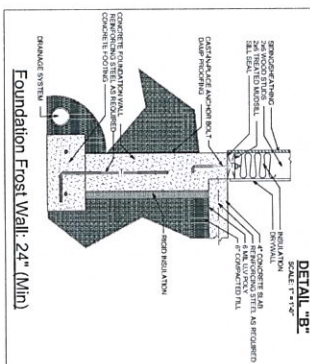
Concrete footings are the most common foundation type, with 200 million cubic yards of concrete being placed annually. The average residential foundation is 10 to 12 ft wide and 12 to 18 in. deep. The average commercial foundation is 12 to 18 ft wide and 18 to 24 in. deep. The average industrial foundation is 18 to 24 ft wide and 24 to 36 in. deep. The average highway foundation is 24 to 36 ft wide and 36 to 48 in. deep. The average bridge foundation is 36 to 48 ft wide and 48 to 60 in. deep. The average dam foundation is 48 to 60 ft wide and 60 to 72 in. deep. The average airport foundation is 60 to 72 ft wide and 72 to 84 in. deep. The average stadium foundation is 84 to 96 ft wide and 96 to 108 in. deep. The average arena foundation is 108 to 120 ft wide and 120 to 132 in. deep. The average hotel foundation is 132 to 144 ft wide and 144 to 156 in. deep. The average office building foundation is 156 to 168 ft wide and 168 to 180 in. deep. The average school foundation is 180 to 192 ft wide and 192 to 204 in. deep. The average government building foundation is 204 to 216 ft wide and 216 to 228 in. deep. The average hospital foundation is 228 to 240 ft wide and 240 to 252 in. deep. The average university foundation is 252 to 264 ft wide and 264 to 276 in. deep. The average corporate headquarters foundation is 276 to 288 ft wide and 288 to 300 in. deep. The average government headquarters foundation is 300 to 312 ft wide and 312 to 324 in. deep. The average international airport foundation is 324 to 336 ft wide and 336 to 348 in. deep. The average international stadium foundation is 348 to 360 ft wide and 360 to 372 in. deep. The average international arena foundation is 372 to 384 ft wide and 384 to 396 in. deep. The average international hotel foundation is 396 to 408 ft wide and 408 to 420 in. deep. The average international office building foundation is 420 to 432 ft wide and 432 to 444 in. deep. The average international school foundation is 444 to 456 ft wide and 456 to 468 in. deep. The average international government building foundation is 468 to 480 ft wide and 480 to 492 in. deep. The average international hospital foundation is 492 to 504 ft wide and 504 to 516 in. deep. The average international university foundation is 516 to 528 ft wide and 528 to 540 in. deep. The average international corporate headquarters foundation is 540 to 552 ft wide and 552 to 564 in. deep. The average international government headquarters foundation is 564 to 576 ft wide and 576 to 588 in. deep. The average international airport foundation is 588 to 600 ft wide and 600 to 612 in. deep. The average international stadium foundation is 612 to 624 ft wide and 624 to 636 in. deep. The average international arena foundation is 636 to 648 ft wide and 648 to 660 in. deep. The average international hotel foundation is 660 to 672 ft wide and 672 to 684 in. deep. The average international office building foundation is 684 to 696 ft wide and 696 to 708 in. deep. The average international school foundation is 708 to 720 ft wide and 720 to 732 in. deep. The average international government building foundation is 732 to 744 ft wide and 744 to 756 in. deep. The average international hospital foundation is 756 to 768 ft wide and 768 to 780 in. deep. The average international university foundation is 780 to 792 ft wide and 792 to 804 in. deep. The average international corporate headquarters foundation is 804 to 816 ft wide and 816 to 828 in. deep. The average international government headquarters foundation is 828 to 840 ft wide and 840 to 852 in. deep. The average international airport foundation is 852 to 864 ft wide and 864 to 876 in. deep. The average international stadium foundation is 876 to 888 ft wide and 888 to 900 in. deep. The average international arena foundation is 900 to 912 ft wide and 912 to 924 in. deep. The average international hotel foundation is 924 to 936 ft wide and 936 to 948 in. deep. The average international office building foundation is 948 to 960 ft wide and 960 to 972 in. deep. The average international school foundation is 972 to 984 ft wide and 984 to 996 in. deep. The average international government building foundation is 996 to 1008 ft wide and 1008 to 1020 in. deep. The average international hospital foundation is 1020 to 1032 ft wide and 1032 to 1044 in. deep. The average international university foundation is 1044 to 1056 ft wide and 1056 to 1068 in. deep. The average international corporate headquarters foundation is 1068 to 1080 ft wide and 1080 to 1092 in. deep. The average international government headquarters foundation is 1092 to 1104 ft wide and 1104 to 1116 in. deep. The average international airport foundation is 1116 to 1128 ft wide and 1128 to 1140 in. deep. The average international stadium foundation is 1140 to 1152 ft wide and 1152 to 1164 in. deep. The average international arena foundation is 1164 to 1176 ft wide and 1176 to 1188 in. deep. The average international hotel foundation is 1188 to 1200 ft wide and 1200 to 1212 in. deep. The average international office building foundation is 1212 to 1224 ft wide and 1224 to 1236 in. deep. The average international school foundation is 1236 to 1248 ft wide and 1248 to 1260 in. deep. The average international government building foundation is 1260 to 1272 ft wide and 1272 to 1284 in. deep. The average international hospital foundation is 1284 to 1296 ft wide and 1296 to 1308 in. deep. The average international university foundation is 1308 to 1320 ft wide and 1320 to 1332 in. deep. The average international corporate headquarters foundation is 1332 to 1344 ft wide and 1344 to 1356 in. deep. The average international government headquarters foundation is 1356 to 1368 ft wide and 1368 to 1380 in. deep. The average international airport foundation is 1380 to 1392 ft wide and 1392 to 1404 in. deep. The average international stadium foundation is 1404 to 1416 ft wide and 1416 to 1428 in. deep. The average international arena foundation is 1428 to 1440 ft wide and 1440 to 1452 in. deep. The average international hotel foundation is 1452 to 1464 ft wide and 1464 to 1476 in. deep. The average international office building foundation is 1476 to 1488 ft wide and 1488 to 1500 in. deep. The average international school foundation is 1500 to 1512 ft wide and 1512 to 1524 in. deep. The average international government building foundation is 1524 to 1536 ft wide and 1536 to 1548 in. deep. The average international hospital foundation is 1548 to 1560 ft wide and 1560 to 1572 in. deep. The average international university foundation is 1572 to 1584 ft wide and 1584 to 1596 in. deep. The average international corporate headquarters foundation is 1596 to 1608 ft wide and 1608 to 1620 in. deep. The average international government headquarters foundation is 1620 to 1632 ft wide and 1632 to 1644 in. deep. The average international airport foundation is 1644 to 1656 ft wide and 1656 to 1668 in. deep. The average international stadium foundation is 1668 to 1680 ft wide and 1680 to 1692 in. deep. The average international arena foundation is 1692 to 1704 ft wide and 1704 to 1716 in. deep. The average international hotel foundation is 1716 to 1728 ft wide and 1728 to 1740 in. deep. The average international office building foundation is 1740 to 1752 ft wide and 1752 to 1764 in. deep. The average international school foundation is 1764 to 1776 ft wide and 1776 to 1788 in. deep. The average international government building foundation is 1788 to 1800 ft wide and 1800 to 1812 in. deep. The average international hospital foundation is 1812 to 1824 ft wide and 1824 to 1836 in. deep. The average international university foundation is 1836 to 1848 ft wide and 1848 to 1860 in. deep. The average international corporate headquarters foundation is 1860 to 1872 ft wide and 1872 to 1884 in. deep. The average international government headquarters foundation is 1884 to 1896 ft wide and 1896 to 1908 in. deep. The average international airport foundation is 1908 to 1920 ft wide and 1920 to 1932 in. deep. The average international stadium foundation is 1932 to 1944 ft wide and 1944 to 1956 in. deep. The average international arena foundation is 1956 to 1968 ft wide and 1968 to 1980 in. deep. The average international hotel foundation is 1980 to 1992 ft wide and 1992 to 2004 in. deep. The average international office building foundation is 2004 to 2016 ft wide and 2016 to 2028 in. deep. The average international school foundation is 2028 to 2040 ft wide and 2040 to 2052 in. deep. The average international government building foundation is 2052 to 2064 ft wide and 2064 to 2076 in. deep. The average international hospital foundation is 2076 to 2088 ft wide and 2088 to 2100 in. deep. The average international university foundation is 2100 to 2112 ft wide and 2112 to 2124 in. deep. The average international corporate headquarters foundation is 2124 to 2136 ft wide and 2136 to 2148 in. deep. The average international government headquarters foundation is 2148 to 2160 ft wide and 2160 to 2172 in. deep. The average international airport foundation is 2172 to 2184 ft wide and 2184 to 2196 in. deep. The average international stadium foundation is 2196 to 2208 ft wide and 2208 to 2220 in. deep. The average international arena foundation is 2220 to 2232 ft wide and 2232 to 2244 in. deep. The average international hotel foundation is 2244 to 2256 ft wide and 2256 to 2268 in. deep. The average international office building foundation is 2268 to 2280 ft wide and 2280 to 2292 in. deep. The average international school foundation is 2292 to 2304 ft wide and 2304 to 2316 in. deep. The average international government building foundation is 2316 to 2328 ft wide and 2328 to 2340 in. deep. The average international hospital foundation is 2340 to 2352 ft wide and 2352 to 2364 in. deep. The average international university foundation is 2364 to 2376 ft wide and 2376 to 2388 in. deep. The average international corporate headquarters foundation is 2388 to 2400 ft wide and 2400 to 2412 in. deep. The average international government headquarters foundation is 2412 to 2424 ft wide and 2424 to 2436 in. deep. The average international airport foundation is 2436 to 2448 ft wide and 2448 to 2460 in. deep. The average international stadium foundation is 2460 to 2472 ft wide and 2472 to 2484 in. deep. The average international arena foundation is 2484 to 2496 ft wide and 2496 to 2508 in. deep. The average international hotel foundation is 2508 to 2520 ft wide and 2520 to 2532 in. deep. 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The average international arena foundation is 2748 to 2760 ft wide and 2760 to 2772 in. deep. The average international hotel foundation is 2772 to 2784 ft wide and 2784 to 2796 in. deep. The average international office building foundation is 2796 to 2808 ft wide and 2808 to 2820 in. deep. The average international school foundation is

For more information, call or write: **Dr. Robert S. Anderson**, Director, **Department of Psychiatry**, **University of California, San Diego**, 3680 La Jolla Village Drive, San Diego, CA 92161. **Dr. Anderson** is also the **Medical Director of the Institute of Living**, **Yale University School of Medicine**, 333 Cedar Street, New Haven, CT 06510. **Dr. Anderson** is also the **Medical Director of the Institute of Living**, **Yale University School of Medicine**, 333 Cedar Street, New Haven, CT 06510.

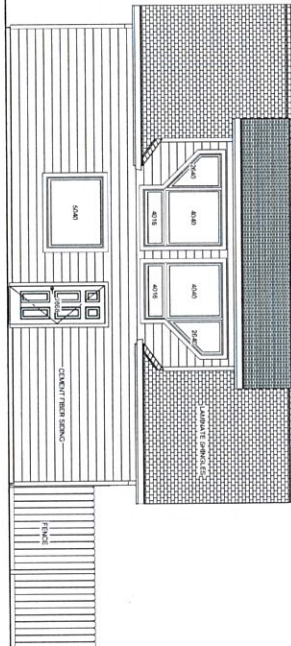
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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.C.I. BUILDING CODE AND ALL LOCAL LAWS AND STATUTES.
2. ENGINEERING CONSULTING COMPANY(S) IS/ARE RESPONSIBLE FOR THE ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONSULTOR FOR THE CORRECT INTERPRETATION OF THE DRAWINGS.
4. ALTHOUGH ENGINEERING HAS BEEN MADE TO IMPROVE COMFORT AND ACQUISITE SPACES, THEY CANNOT ELIMINATE THE POSSIBILITY OF DAMAGE FROM A SEISMIC RISK, BUT WILL BE TAKEN FOR ANY DAMAGES OR CONSEQUENCES.

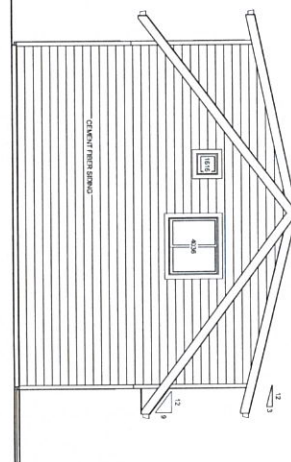
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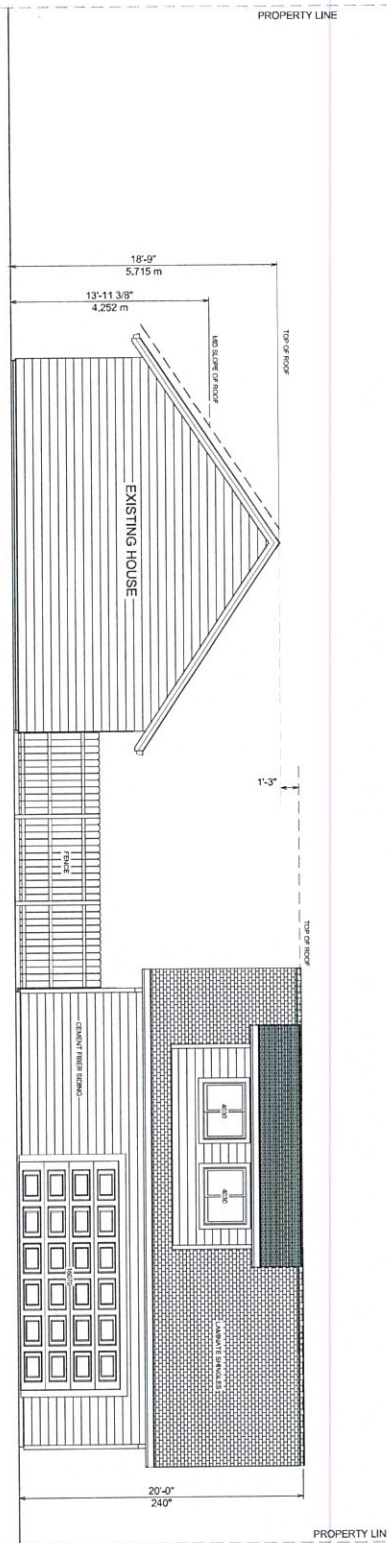
REAR ELEVATION



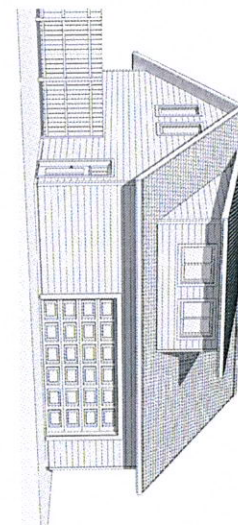
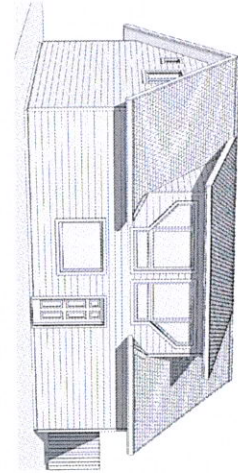
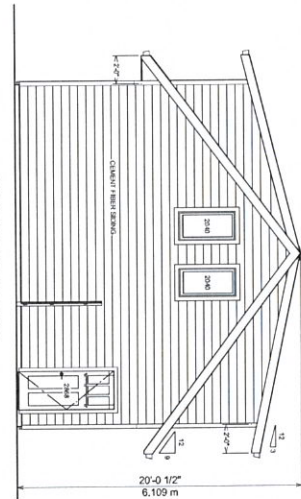
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



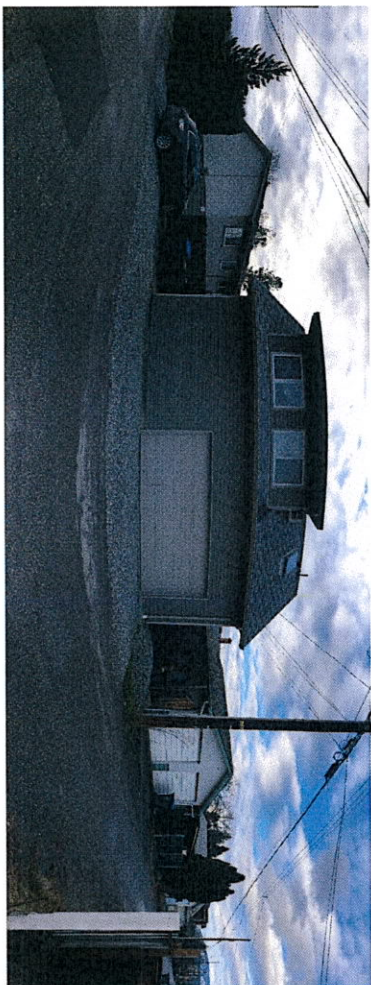
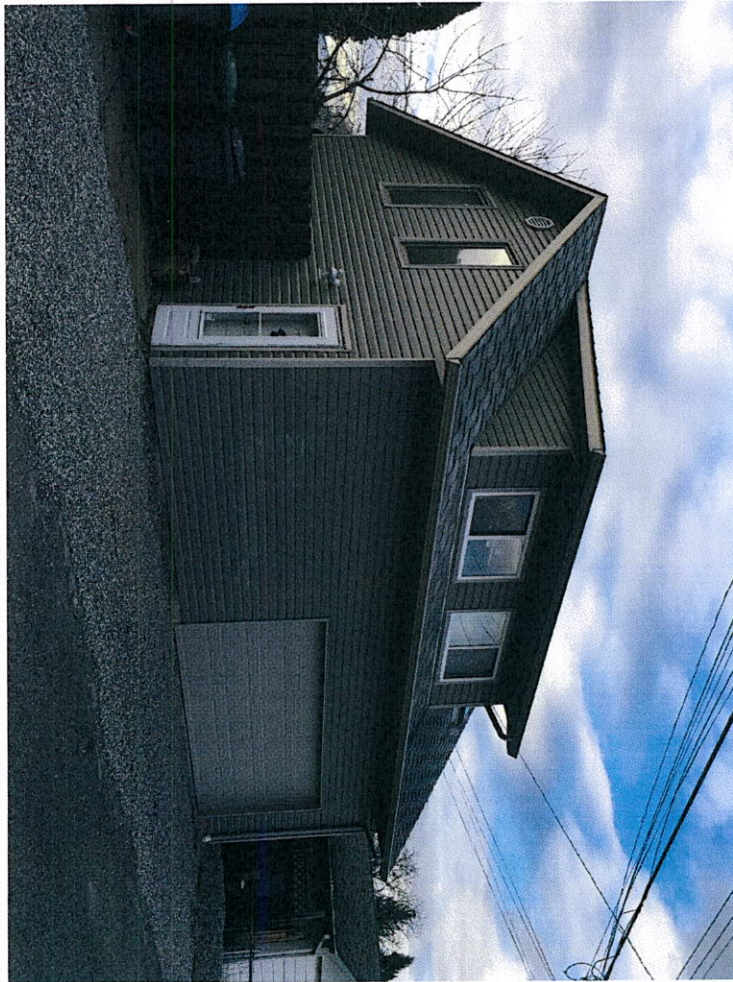
MULLINS
DRAFTING & DESIGN
UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR
LOT # 6
1382 GRAHAM ST



SCALE: 1/4" = 1'
DATE : JAN-26-2016

SHEET NUMBER
1/3



CITY OF KELOWNA
MEMORANDUM

Date: February 29, 2016
File No.: DP15-0321

To: Community Planning (TB)

From: Development Engineering Manager

Subject: 1382 Graham Street

Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

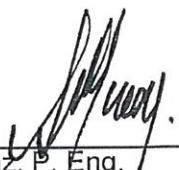
CITY OF KELOWNA

MEMORANDUM

Date: February 29, 2016
File No.: DVP16-0031
To: Community Planning (TB)
From: Development Engineer Manager (SM)
Subject: 1382 Graham Street

The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the height from 5.715m to 6.109m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

1/3

SHEET NUMBER

DATE : JAN-26-2016

SCALE: 1/4" = 1'

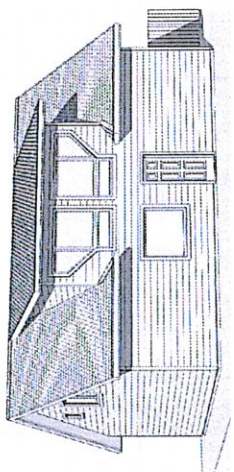
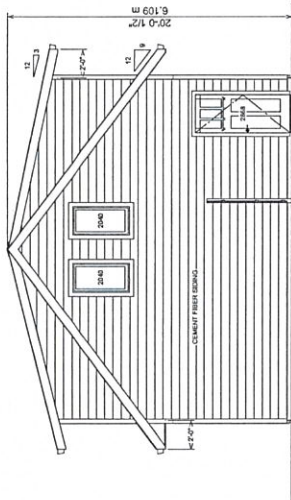
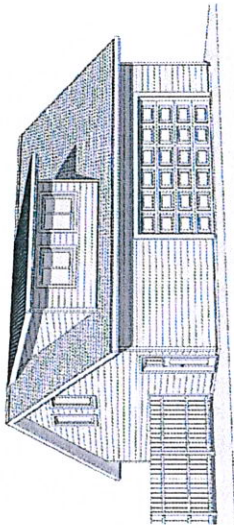
KANAGAN
UNRISE
CONSTRUCTION

1382 GRAHAM ST
LOT # 6

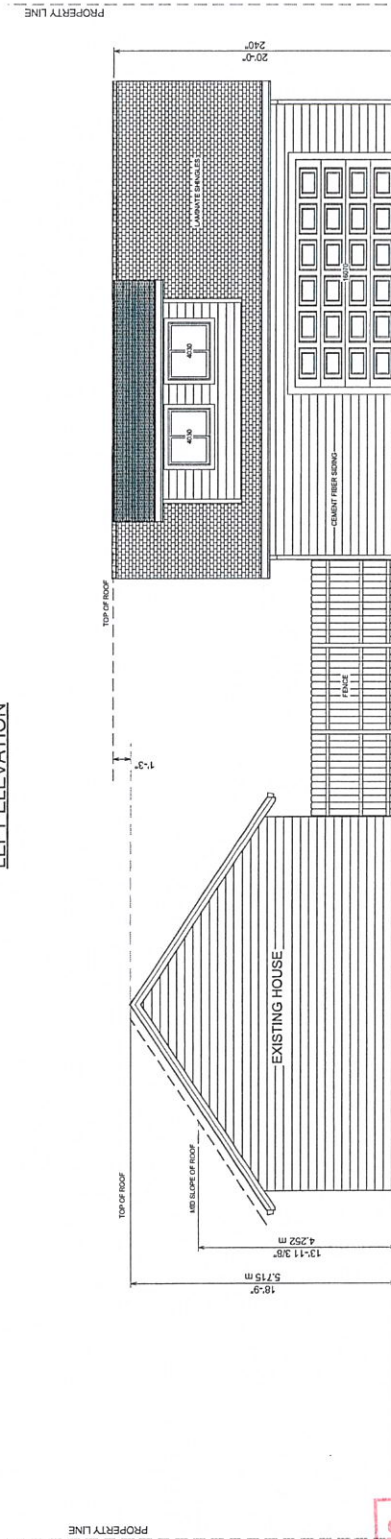
PROPOSED PROJECT FOR

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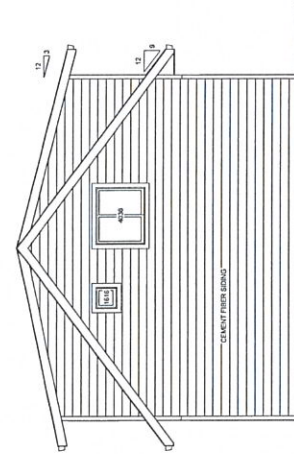
MULLINS
DRAFTING & DESIGN



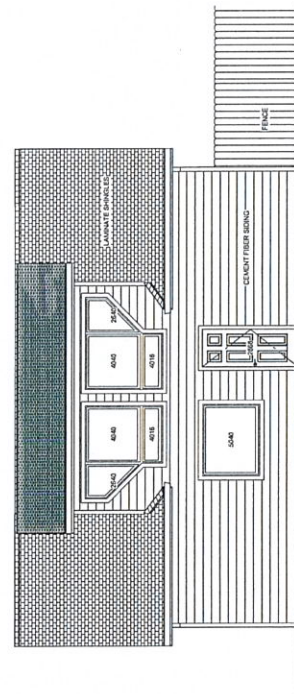
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCHEDULE B

This forms part of development

Permit # DP15-0321 / DP16-0031