

GENERAL NOTES:

- GENERAL**
- ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE ON PLANS. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
 - IN THE CASE OF DISCREPANCY, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
 - REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
 - REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
 - REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL SITE DRAINAGE LAYOUT AND SPEC.
 - REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
 - REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.
- ASSURANCE / COMPLIANCE REQUIREMENTS**
- THE CURRENT BCBC 2018 ITS REQUIREMENTS AND ALL AGENDA SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFIRM TO THESE STANDARDS.
 - ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
 - ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
 - ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
 - ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
 - ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
 - STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
 - THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
 - ALL SUB-CONTRACTORS WILL BE REQUIRED TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUCH ACCOMPANY THEIR QUOTATION.
 - GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
 - THE CONTRACTOR / CLIENT IS TO NOTIFY THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
 - THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
 - THE CONTRACTOR IS TO NOTIFY THE ARCHITECT 24 HOURS PRIOR TO A REQUIRED INSPECTION.

SYMBOL LEGEND:

- BUILDING SECTION**
SECTION NUMBER
LOCATION OF SECTION DRAWING
- WALL SECTION**
SECTION NUMBER
LOCATION OF SECTION DRAWING
- DETAIL**
SIM
DETAIL NUMBER
LOCATION OF DETAIL DRAWING
- DETAIL NUMBER
View Name
SCALE: 1/8" = 1'-0"
- LOCATION OF DETAIL DRAWING
LOCATION OF FIRST OCCURRENCE
- Door Tags**
0' - 0" x 0' - 0" DOOR SIZE
- Window Tags**
WT WINDOW TYPE - SEE WINDOW DETAILS
- Assembly Tags**
11 ASSEMBLY TYPE - SEE CONSTRUCTION SCHEDULE

CODE ANALYSIS / ZONING:

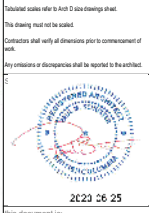
Zoning Analysis Table
1508 Pinehurst Cr

CRITERIA	RUT ZONE REQUIREMENT	PROPOSAL
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	18.8%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	42.8%
Maximum Height	9.5 m / 2.5 stories	5.8m
Minimum Front Yard/Garage	4.5 m/9.0 m	10.6m
Minimum Side Yard (East)	2.0 m	5.4m
Minimum Side Yard (West)	2.0 m	2.8m
Minimum Rear Yard	4.5 m	22.1m
Carriage House Development Regulations		
Maximum Accessory Site Coverage	20%	4.5%
Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory building)	45m ²
Maximum Net Floor Area	100 m ²	45m ²
Maximum Net Floor Area to Principal Building	75%	31%
Maximum Accessory Site Coverage	14%	N/A
Maximum Accessory Building Footprint	90 m ²	N/A
Maximum Net Floor Area	90 m ²	N/A
Maximum Net Floor Area to Principal Building	75%	N/A
Maximum Upper Storey Floor Area to Building Footprint	75%	N/A
Maximum Height (to mid-point)	4.8 m	3.2m
Maximum Height (to peak)	Height of principal dwelling	5.8m
Minimum Front Yard	9.0m	53.7m
Minimum Side Yard (East)	1.5m	2.4m
Minimum Side Yard (West)	1.5m	14.3m
Minimum Rear Yard	1.5m (no lane)	2.6m
Minimum Distance to Principal Building	3.0 m	12.0m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m ² per dwelling	30m ²

CONTEXT SITE PLAN:



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CONSULTANTS:

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FAX: (250) 000-0000

ENERGY ADVISOR
TOTAL HOME SOLUTIONS INC
Giles Lesage, EA, AHJ
250-575-3015 cell
778-471-6707 office
www.totalthome.com

DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

NO.	NAME
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.01	MAIN FLOOR PLAN
A2.03	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	SPECIAL SEPARATIONS
A3.03	WINDOW SCHEDULE
A4.00	BUILDING SECTIONS

ILLUSTRATION:



ATTACHMENT

A

This forms part of application
Z20-0054



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **TC**

No.	Date	Description
1	20200623	RFP
		Revisions

NOVATION
ARCHITECTURE

project title
PINEHURST CARRIAGE HOUSE

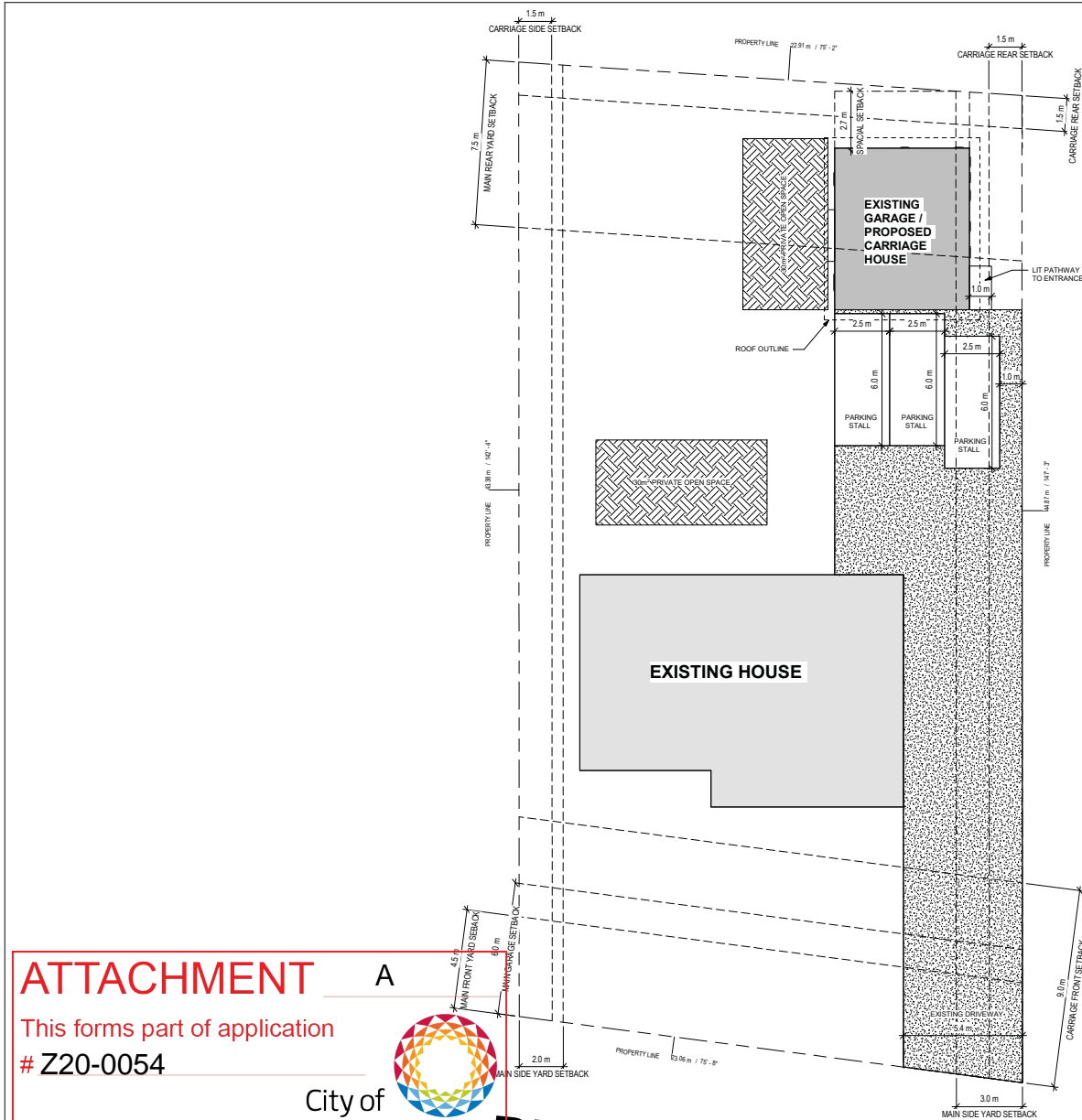
1508 Pinehurst Cr, Kelowna, British Columbia
project no. 2012

drawing title
COVER SHEET

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Checked	PS		
Drawn on			

A0.00

sheet 6/2020081851-18.M



ATTACHMENT A

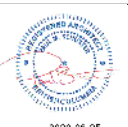
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Z20-0054

Planner Initials **TC**



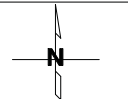
PINEHURST CRT.

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No.	Date	Description
1	2020/02/23	IFP
		Revisions



Project title:
PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

Project no.: **2012**

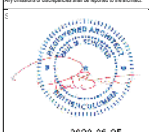
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SITE PLAN

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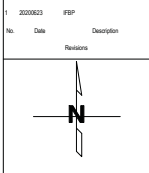
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 No. Date Description
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No.	Date	Description
1	20220623	#RP



NOVATION
 302 - 2237 LECKIE ROAD
 KELOWNA B.C. V1X 6V5

Project title:
PINEHURST CARRIAGE HOUSE
 1508 Pinehurst CR, Kelowna, British Columbia
 Project no. 2012
 Drawing title:
MAIN FLOOR PLAN

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Checked:	PS		
Drawing no.:	A2.01		
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WALL ASSEMBLIES

PLAN

W1 - EXTERIOR WALL
 EXTERIOR FINISH (EXISTING)
 WATERPROOFING BUILDING PAPER (EXISTING)
 1/2" PLYWOOD SHEATHING (EXISTING)
 2x4 WOOD STUD (EXISTING)
 R14 ROXUL BATT
 1/2" GWB, TAPED AND FILLED

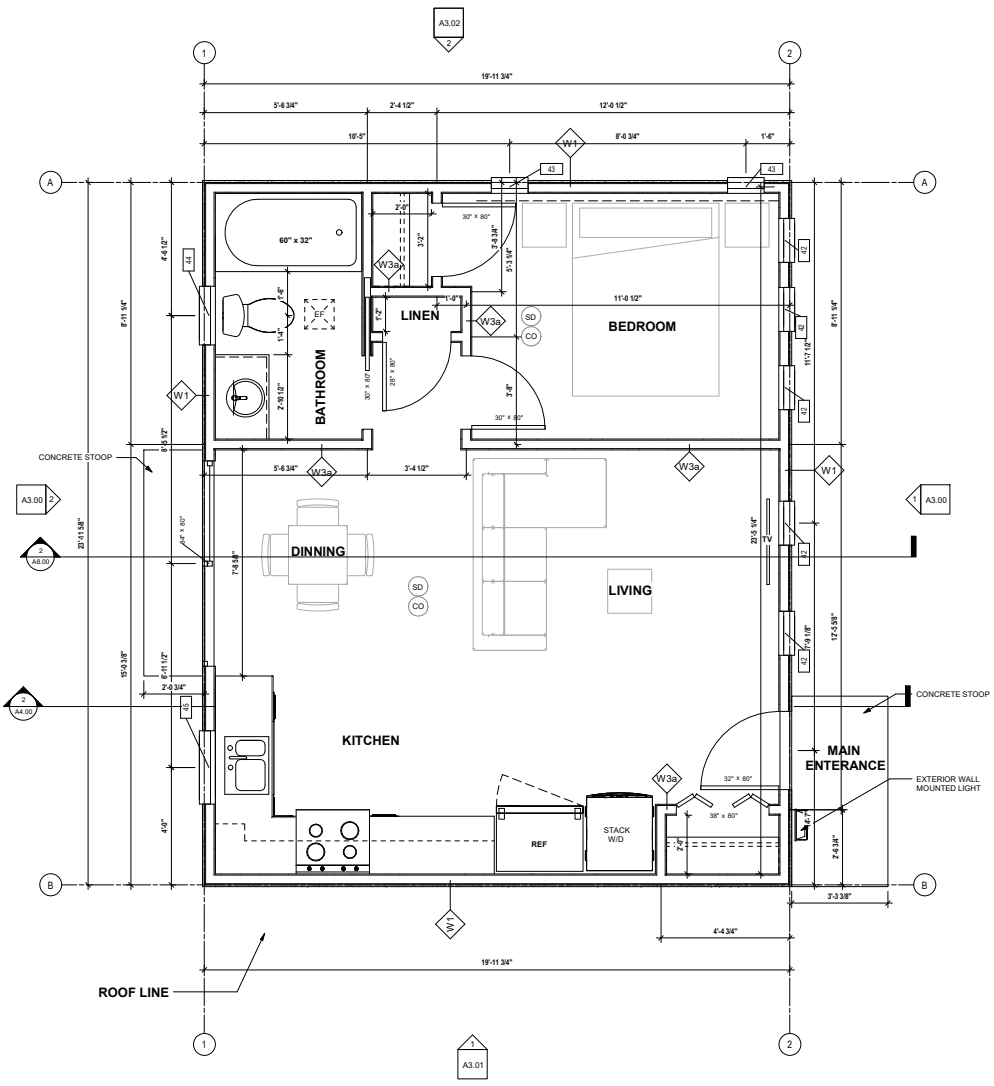
W3a - INTERIOR WALL
 1/2" GWB, TAPED AND FILLED
 2x4 WOOD STUD
 SOUND BATT INSULATION (AS NOTED BELOW)
 1/2" GWB, TAPED AND FILLED
 NOTE: BEDROOM TO BEDROOM WALLS, BATHROOM TO COMMON AREAS, BEDROOM TO COMMON AREAS TO BE INSULATED

ROOF ASSEMBLIES

R1 - MAIN ROOF
 ROOF 30 YEAR SHINGLES (EXISTING)
 2 LAYERS OF 30MIN ROOFING FELT OR APPROVED EQUIVALENT (EXISTING)
 7/16" SHEATHING (EXISTING)
 ROOF RAFTER SYSTEM (EXISTING)
 5 1/2" SPF
 6 MIL VAPOUR BARRIER
 1/2" GWB

REFER TO ENERGY ANALYSIS FOR RSI

Assemblies
 1/2" = 1'-0"



ATTACHMENT A

This forms part of application
 # Z20-0054

Planner Initials **TC**

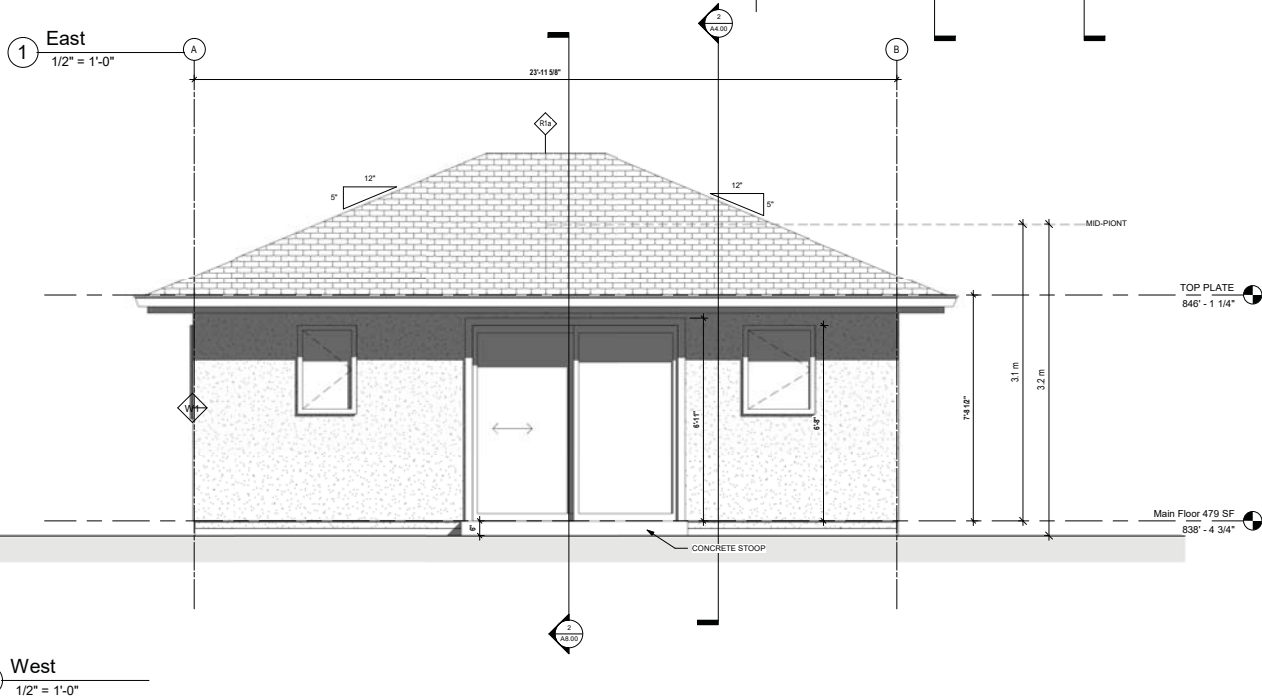
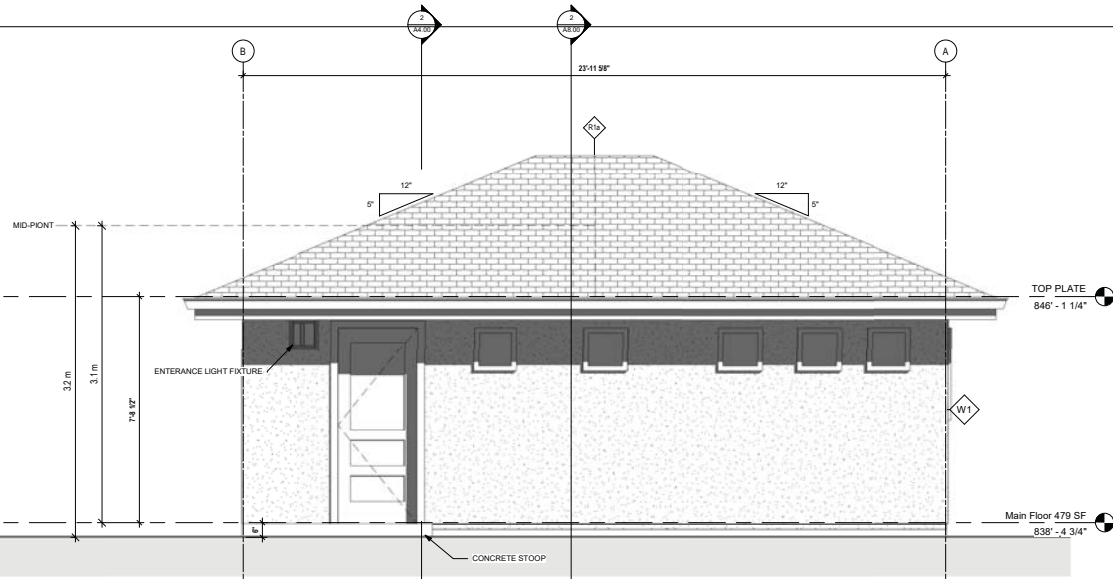
City of Kelowna
 DEVELOPMENT PLANNING

1 Main Floor 479 SF
 1/2" = 1'-0"

ATTACHMENT A

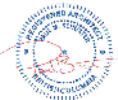
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Z20-0054

Planner Initials **TC**

2 West
1/2" = 1'-0"

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2022 06 25

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		Revisions



302 - 2237 LECKIE ROAD
KELOWNA B C V1X 6Y5

Project title
PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

Project no. 2012

Drawing title
EXTERIOR ELEVATIONS

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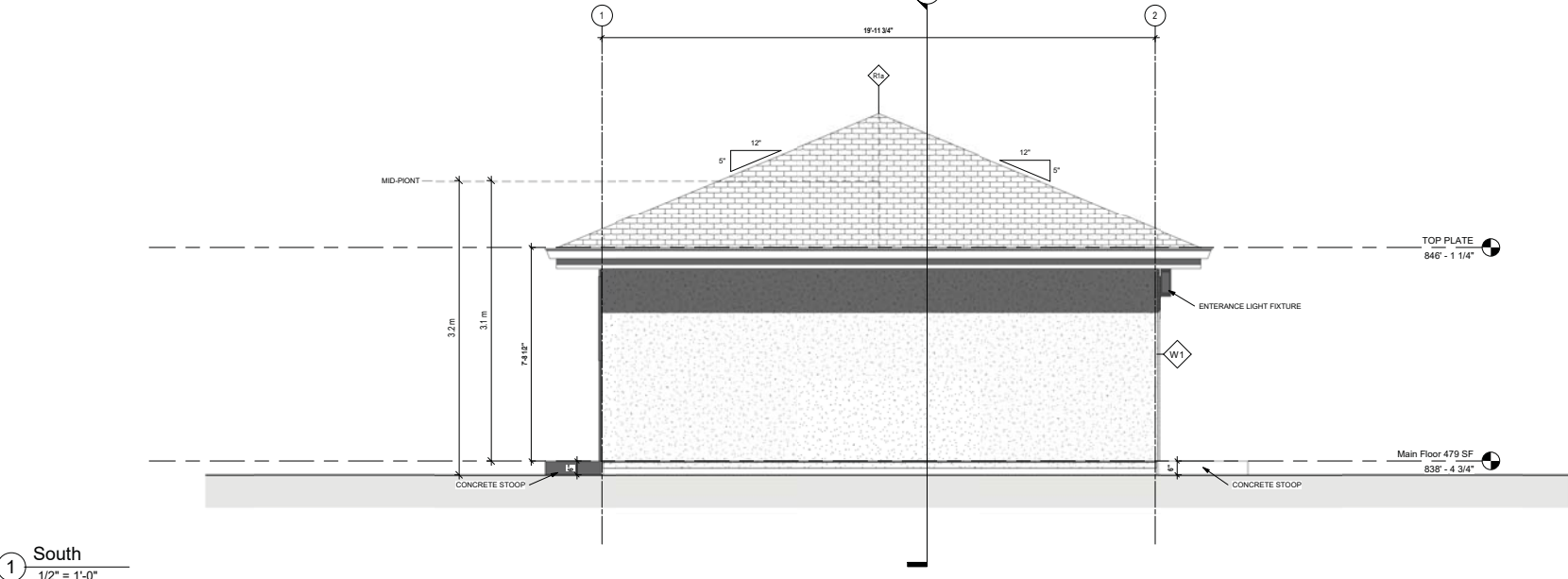
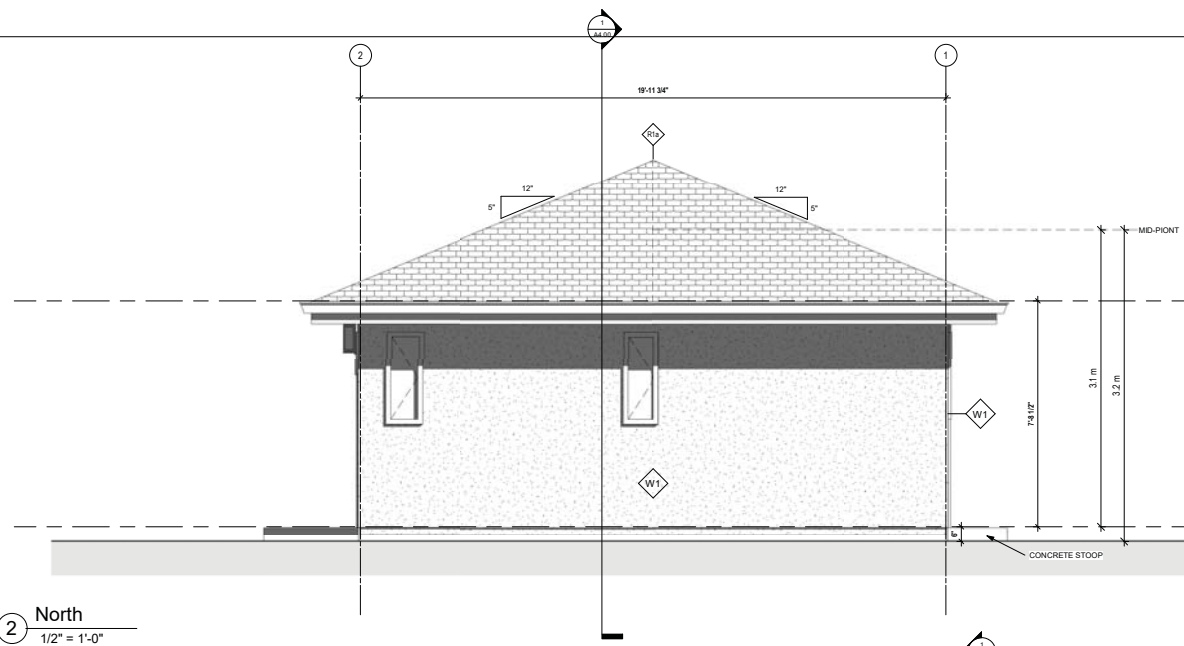
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Z20-0054



Planner
Initials **TC**
TOP PLATE
846' - 1 1/4"

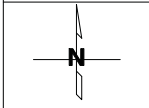
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KELOWNA B.C. V1X 6Y5

Project title:
PINEHURST CARRIAGE HOUSE
1508 Pinehurst CR, Kelowna, British Columbia
Project no. 2012

Drawing title:
EXTERIOR ELEVATIONS

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