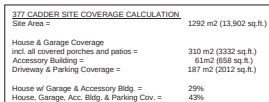


Z20-0105



City of Kelowna
DEVELOPMENT PLANNING

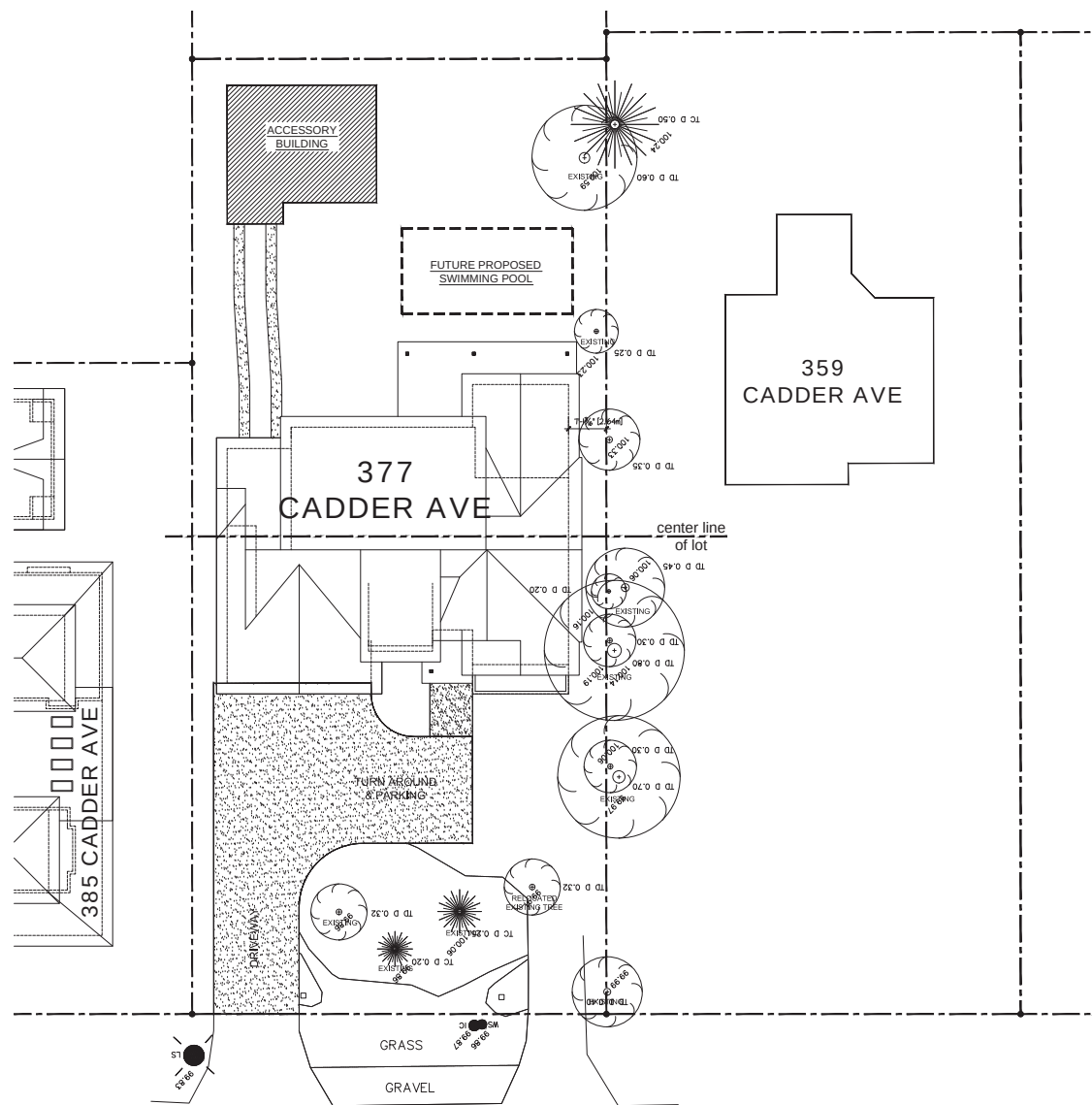
Planner Initials TC



NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.

CADDER AVENUE

SITE PLAN

$$\overline{3/32'' = 1'-0''}$$


CADDEN AVENUE

LANDSCAPE PLAN

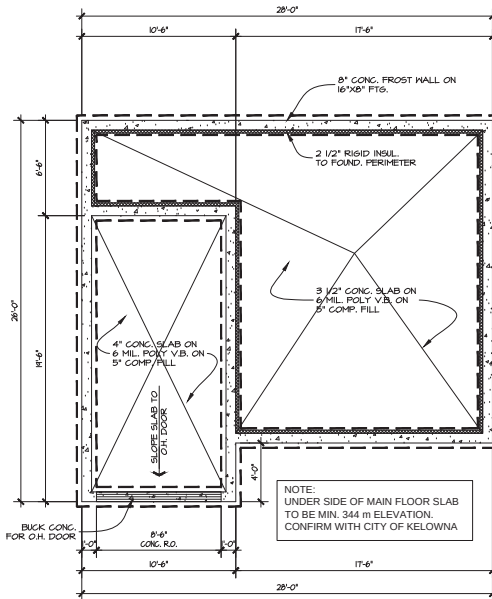
$$3/32'' = 1' - 0''$$



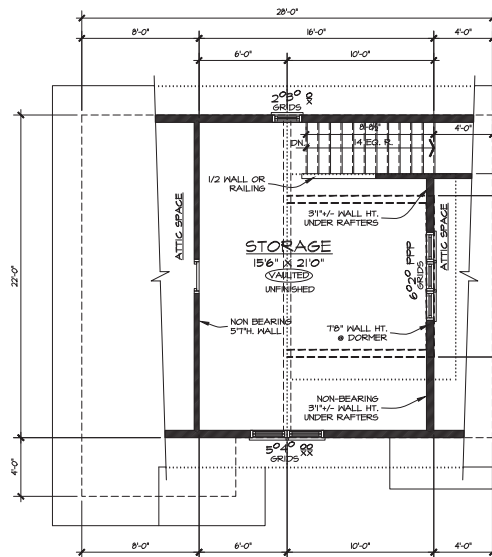
Above Grade Wall Assembly - Zone 5 (Frame Concrete Siding)			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value (24" o.c. framing)		RSI 0.348 (R-37.6)	
Minimum effective thermal resistance for above grade walls		RSI 0.30 (R-32.4)	
Above Grade Wall Assembly - Zone 5 (Garage to House Wall)			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value (24" o.c. framing)		RSI 0.33 (R-37.7)	
Minimum effective thermal resistance for above grade walls		RSI 0.30 (R-32.4)	
Ceiling Below Attic - Zone 5			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value		RSI 0.76 (R-46.5)	
Minimum effective thermal resistance for above ceilings below attics		RSI 0.67 (R-36.3)	
Ceilings Below Cathedral & Flat Roofs - Zone 5			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value		RSI 0.69 (R-36.3)	
Minimum effective thermal resistance for above ceilings below Cathedral & Flat Roofs		RSI 0.67 (R-36.3)	
Floors Over Unheated Spaces - Zone 5 (Hardwood Flooring)			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value (24" o.c. framing)		RSI 0.77 (R-37.6)	
Minimum effective thermal resistance for floors over unheated spaces		RSI 0.67 (R-36.3)	
Floors Over Unheated Spaces - Zone 5 (Ceramic Flooring)			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value (24" o.c. framing)		RSI 0.71 (R-36.3)	
Minimum effective thermal resistance for floors over unheated spaces		RSI 0.67 (R-36.3)	
Floors Over Unheated Spaces - Zone 5 (Carpet Flooring)			
DESCRIPTION	NORMAL	EFFECTIVE	
As per BCRC 3.36 Lateral Resonance with no HW			
0.12 in. insulation @ 24" o.c.	RSI 0.19 (R-26)	RSI 0.26 (R-33)	
Other building enclosure layers that contribute to effective insulation			
EXTERIOR AIR FILM	0.03		
WOOD SIDING	0.08		
WEATHERING MEMBRANE	0.05		
MIN. 3/8" O.S.B. SHEATHING	0.09		
INSULATION	0.09		
1/2" CYPRESS BOARD	0.08		
INTERIOR AIR FILM	0.12		
Total effective insulation value (24" o.c. framing)		RSI 0.71 (R-36.3)	
Minimum effective thermal resistance for floors over unheated spaces		RSI 0.67 (R-36.3)	

ERRORS AND OMISSIONS

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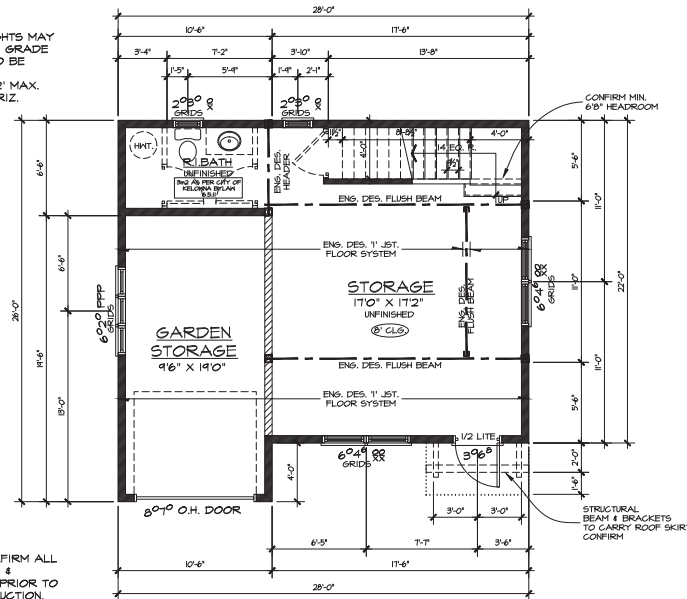
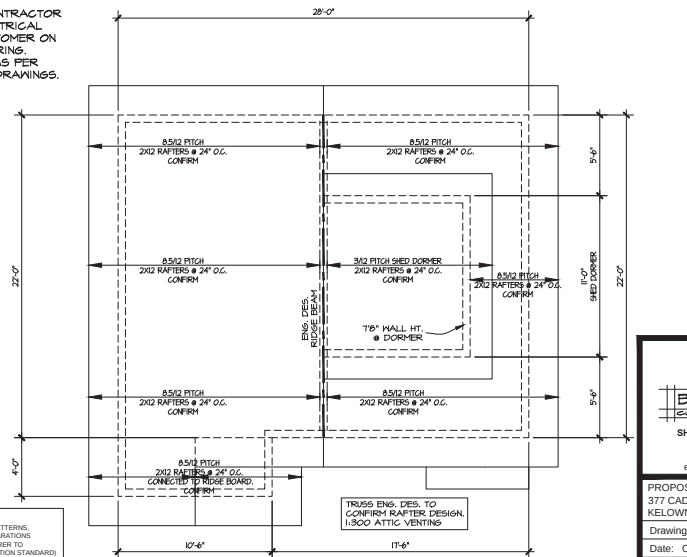
FOUNDATION PLAN



UPPER FLOOR PLAN 359 SQ. FT.

NOTES:
- FOUNDATION HEIGHTS MAY VARY AS PER SITE GRADE
- ALL FOOTINGS TO BE BELOW FROST LINE
- STEP FOOTINGS 2" MAX. VERT. & 2" MIN. HORIZ.

NOTES:
- FRAMER TO CONFIRM ALL PLUMBING FIXTURE & FLUPLAGE R.O.'S PRIOR TO STARTING CONSTRUCTION.
- FRAMER TO PROVIDE PROPER BACKING FOR TOWEL BARS, GRAB BARS, CURTAIN RODS, CLOSET ROOFS, PAPER HOLDERS, AND SIMILAR FIXTURES AS REQ'D.
- ELECTRICAL CONTRACTOR TO CONFIRM ELECTRICAL LAYOUT WITH CUSTOMER ON SITE PRIOR TO WIRING.
- TRUSS LAYOUT AS PER ENG. DES. TRUSS DRAWINGS.

MAIN FLOOR PLAN 461 SQ. FT.
MAIN FLOOR FOOTPRINT 658 SQ. FT.

ROOF PLAN

BAXTER DESIGN
Custom Building Design
SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
PH: (250) 862-9662
email: baxterdesign@shaw.ca

PROPOSED ACCESSORY BUILDING FOR 377 CADDER AVE.

KELOWNA, B.C.

Date: OCT. 12, 2017

Rev. Date: NOV. 2, 2017

Dm. By: S.H.B.

WORKING DRAWINGS

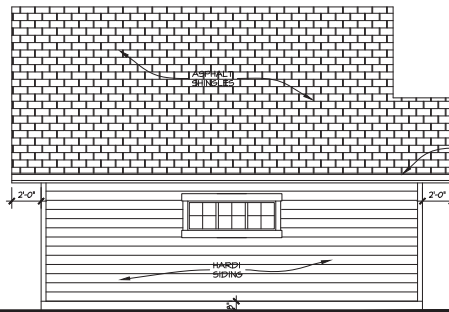
1/2

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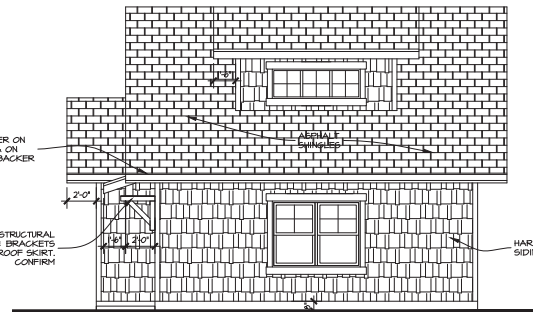


City of Kelowna
PEAK OF DEVELOPMENT PLANNING

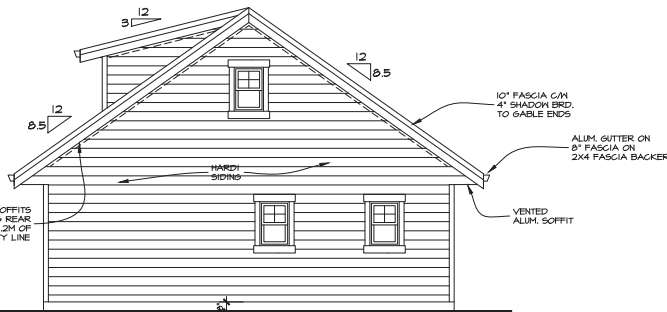
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Initials	



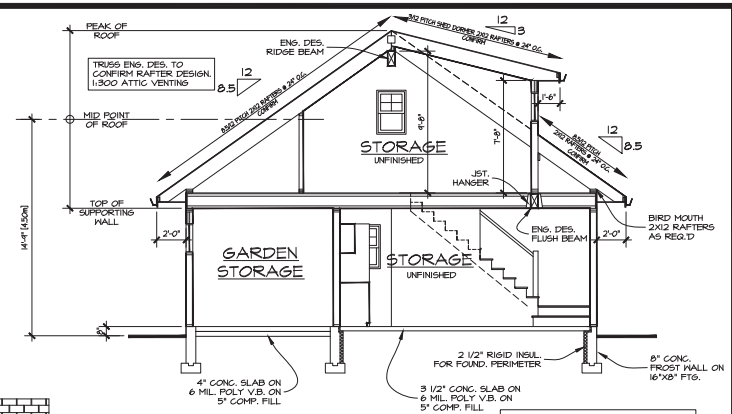
LEFT ELEVATION



RIGHT ELEVATION

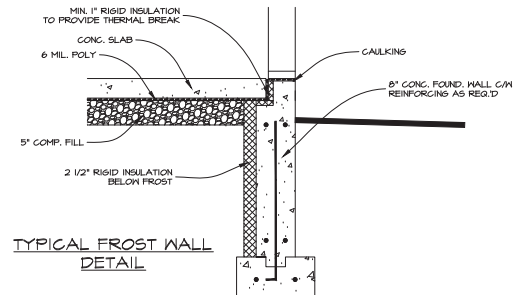


REAR ELEVATION



CROSS SECTION

NOTE:
UNDER SIDE OF MAIN FLOOR SLAB
TO BE MIN. 344 m ELEVATION.
CONFIRM WITH CITY OF KELOWNA



TYPICAL FROST WALL
DETAIL

- ASPHALT SHINGLES
- 30# ROOFING FELT
- 7/16" O.S.B. ROOF SHEATHING
- C/W 'H' CLIPS
- 2X12 RAFTERS @ 24" O.C.
- (CONFIRM)
- INSULATION AS PER B.C.B.C.
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

CONSTRUCTION

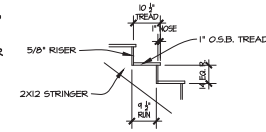
- HORIZONTAL SIDING
- PERMAX PAPER
- 3/8" MIN. O.S.B. WALL SHEATHING
- 2X6 SPRUCE STUDS @ 24" O.C.
- INSULATION AS PER B.C.B.C.
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

- 1/2" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @ 16" O.C.

- FINISHED FLOORING
- 1/4" UNDERLAY (STURDI-WOOD OR SIMILAR) WHERE REQUIRED
- 3/4" T.&G. SPRUCE PLYWOOD SUB-FLOOR
- ENGINEERED DESIGNED FLOOR SYSTEM
- 1/2" GYPSUM BOARD TO FINISHED AREAS

- 3 1/2" CONC. SLAB @ 20 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED GRANULAR FILL

- 4" CONC. SLAB @ 25 MPa
- 6 MIL. POLY. VAPOUR BARRIER
- 5" COMPACTED SAND
- COMPACTED GRANULAR FILL



- EQUAL RISERS OF 5/8" PLYWOOD AS NOTED
- 9 1/2" RUN
- 10 1/2" TREADS OF 1" O.S.B.
- 2X12 STRINGERS
- 2'-8" HANDRAIL HEIGHT

NOTE:
ALL EXTERIOR DOOR AND WINDOW SIZES, PATTERNS,
COMBINATIONS, CONFIGURATIONS AND SEPARATIONS
TO BE CONFIRMED BY WINDOW MANUFACTURER TO
ENSURE NAFS (NORTH AMERICAN FENESTRATION
STANDARD) COMPLIANCE.
WHAT'S SHOWN ON THE PLANS IS JUST A REPRESENTATION
OF THE LOOK AND FEEL INTENDED BY THE DESIGNER.
THE TYPE OF WINDOW USED AND MANUFACTURER SPECS
MAY VARY AND THEREFORE NEED TO BE CONFIRMED
PRIOR TO CONSTRUCTION.

GENERAL NOTES

- All work to be in compliance with the current residential standards of the National Building Code of Canada, current electrical and plumbing codes and all local building code and bylaws which may take precedence.
- All work shall be performed in all respects to good building practice.
- Written dimensions to be followed. DO NOT scale from drawings.
- All floor joists and beams to be D.Fir/Larch #2 or better or as noted.
- Wood in contact with concrete to be damp-proofed with 45 lb. felt, 6 mil. poly or other approved method.
- Plates to be anchored to concrete with 1/2" dia. anchor bolts at maximum 6'0" o.c. and at all corners.
- All measurements, grades and levels to be verified on site before commencing construction.

- Perimeter drainage shall be installed where required by local authorities having jurisdiction and to their approval.
- All concrete to have a minimum compressive strength of 20 mpa at 28 days.
- Dimensional floor joists spacing of more than 7' shall be bridged at mid-span or at 70° or c.
- Maximum rafter spacing shall be 2'x2" diagonal type cross bracing installed as required by the N.B.C.
- Flashing to be installed at all penetrations in roof systems and changes in roof plane as per N.B.C.
- All electrical/plumbing fixtures to be verified with owner.
- Flashing to be installed at all changes in horizontal exterior finishings and over all unprotected openings as per N.B.C. Caulking to be installed around all unflashed exterior openings as per N.B.C.

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BAXTER DESIGN

SHANE BAXTER DESIGNS INC.
KELOWNA, B.C. CANADA
ph: (250) 862-9662
email: baxterdesigns@shaw.ca

PROPOSED ACCESSORY BUILDING for:
377 CADDEN AVE.

Drawing Scale: 1/4" = 1'-0"

Date: OCT. 12, 2017

Rev. Date: NOV. 2, 2017

Dm. By: S.H.B.

WORKING DRAWINGS $\frac{2}{2}$