

# ATTACHMENT

A

This forms part of application

# Z21-0023

City of  
**Kelowna**  
DEVELOPMENT PLANNING



Planner  
Initials **TC**

## Specifications & Finishes

### # Roofs & Soffits

- 101 MAIN ROOF - CONCRETE ROOF TILE
- 101a LOW SLOPE ROOF - TORCH ON APPLICATION 1-50 SLOPE (MIN)
- 102 EAVESTROUGHING
- 102a 5" METAL EAVESTROUGHES PREPARED
- 103 LP SMARTSIDE PRE-PRIMED FASCIAS - SIZES SEE DETAILS
- 103a SHEATHING
- 104a 7/16 OSB SHEATHING TO TILED ROOF AREAS
- 104b 2"X4" PLYWOOD SHEATHING TO LOW SLOPE AREAS
- 104c 2"X4" OSB DESIGN BY ENG. ICE DAM PROTECTION WHERE REQUIRED.
- 105a 1/4" CLEAR CEDAR TAG BOARDING
- 105b VINYL SOFFITS (VENTED) @ 12"X16"
- 105c STUCCO (same as wall finish)
- 106 VENTING
- 107 2" METAL VENT STRIP
- 110 INSULATION: R-40 WITH 6 MIL POLY VAPOUR BARRIER

VENTILATION: MIN AREA 1/500TH FLOOR AREA, MIN 25% AT BOTTOM, MIN 25% AT TOP (MIN VENTS).

### Exterior Finishes

- 201 MAIN WALL FINISH
- 201a ACRYLIC STUCCO (TEXTURED) DESIGN THICKNESS IS 3/4"
- 202 MAIN WALL ACCENT
- 2" STONE FACING (WITH CORNER PIECES)
- 203 MAIN WALL TILES (IF USED)
- 204 WINDOWS

see window schedule

GENERAL WALL CONSTRUCTION:-

MOISTURE BARRIER, 1/2" PLYWOOD SHEATHING

2x6 STUDS @ 24" CENTRES PREFERRED.

R-20 FIBRE BATT INSULATION, 6 MIL POLY VB.

EXTERIOR BUILD-OUTS:-

USE PT BOARD INTO GRADE TO AVOID UGLY AIR GAP AT BASE

VAPOUR BARRIERS - GENERAL NOTE: ALL JOINTS TO BE LAPPED 4"

AND MUST OCCUR OVER FRAMING MEMBERS. ALL HOLES THRO V.B.

FOR WIRES, ELEC BOXES ETC TO BE SEALED.

INTERIOR FINISHES

WALLS: 2x4 STUDS @ 16" CENTRES (REF DWG) - SOME AREAS USE 2x4

WHERE SPACE IS PREMIUM.

DOUBLE BOARDING TO WC ROOM WALLS WITH INSULATION FOR

SOUND-REDUCING INTERIOR PLUMBING STACKS TO BE CAST IRON AND

INSULATED WITH FIBRE-GLASS IN CAVITY

CEILING

301a 1/2" PLASTERBOARD - ROUGH PLASTER FINISH APPLIED AFTER WOOD

BEAMS IN PLACE - CREATE UNEVEN EDGES AT JUNCTIONS AS

DISCUSSED

301b 1x4 TAG D-FIR V.G CEILING - NATURAL CLEAR STAIN

302 WALLS - (ROUGH) PLASTER ON PLASTERBOARD - BUILDERS BEIGE

303 TRIM - 1/2" MDF see detail 371, 375

304 BASEBOARD 7-14" PAINTED

305 HANDRAILS see dwg385

306 DOORS (INTERIOR) SOLID-CORE WOOD PANEL

307 EXPOSED FLAT SURFACES

3/8" MDF OR STAINED WOOD CAPS TO TOPS OF EXPOSED

WALLS / DISPLAY SHELVES

Floors

GENERAL

3x4" FINISH ON 2" CONCRETE ON

SUBFLOOR - 3/4" TAG FIR PLYWOOD GLUED & SCREWED

JOISTS - N/A (OR EQUAL & APPROVED) SIZE & SPACING DESIGN

TO BE VERIFIED BY SUPPLIER DESIGN FOR L480 MIN AND WITH 80-85% DESIGN

CRITERIA FOR ADDITIONAL STIFFNESS

6 MIL POLY VAPOUR BARRIER WHERE REQUIRED

EXTERIOR DECKS & PATIOS (on compacted fill)

STAMPED CONCRETE MIN 150 SLAB AWAY FROM HOUSE

FLOOR FINISHES

3x4" INTERIOR FLOOR FINISH IS THE DESIGN THICKNESS

SPECIALTY FLOORS (EXTERNAL ON SUSPENDED DECKS)

TILES LAID CONCRETE BEDDING (2" min) OVER TORCH ON WATERPROOFING.

ALLOW 2" - 4" THICK - THIS WILL BE FINISHED WITH A FLATTER SLOPE THAN

WATERPROOFING UNDER TO CREATE A MORE USEABLE DECK.

CONCRETE WORK

GENERAL

FOOTINGS 8x8" CONC FOOTINGS ORAS SHOWN MIN 20" BELOW FIN. GRADE

LEVEL ON TO LOCAL AUTHORITY REQUIREMENTS - PLACED ON FRM.

UNDISTURBED SOIL THAT IS FREE OF ORGANIC MATERIAL.

DRAINAGE: 4in PERFORATED DRAINPIPS W/ HOLES ORIENTATED DOWN,

SLOPED TO DAYLIGHT OR TO DRYWELL 3/4in (MIN) RIVER ROCK AROUND DRAIN

PIPE COVERED WITH FILTER FABRIC.

ALL POINT LOAD / 8in WALL LOAD FOOTINGS TO BE DESIGNED BY ENGINEER

FOUNDATIONS WALLS 8in WIRE CONC WALLS, 2000 PSI (1 STOREY) 3000 PSI

(2 STOREY) 4in REBAR (MIN) @ TOP OF WALL - AND CONTINUOUS AROUND

CORNERS VERTICAL REBAR TIED TO FOOTINGS AT CORNERS. ADJACENT

TO ALL OPENINGS AND AT ANCHOR BOLTS.

BILL PLATES: 2x6 P.T. MUDSILL ON BILL GASKET OF CALK OR FIBRE-GLASS @

BASEMENTS OR OTHER LIVING SPACES FIXED WITH 1/2in STEEL ANCHOR

BOLTS (MIN 7in DEPTH INTO FTM WALL 6in O.C. @ 12in (MAX) FROM EACH

END OF MUDSILL - VERIFY WITH LOCAL CODES.

CRIB WALLS: 2x6 FRAMING ON P.T. BILL FIXED (AS ABOVE) TO CONTINUOUS

FOOTING OR SLAB THICKENING (BUSH) STUDS PLACED BELOW EACH JOIST.

WATERPROOFING: BITUMINOUS W/PROOFING COAT TO EXTERIOR BACKFILL

RIVER ROCK WHEN - 4FT HIGH FILTER FABRIC IF CONDITIONS NECESSITATE

CONCRETE SLABS:

4in UNLESS NOTED OTHERWISE - (CRAWL SPACES 2in 30in COAT) LAID ON 4in

GRAVEL LAYER ON COMPACTED SUB-SOIL.

GARAGE (ON GRADE) 4in (MIN) SLAB REINFORCED WITH EITHER WELDED WIRE

MESH (8in @ 4 in x 14 in) OR 4in REBAR AT 24in O.C. SLOPED @ 18in/1ft TO

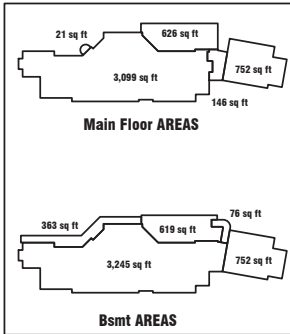
FRONT OF GARAGE LAID ON CONCRETE RATED MOISTURE BARRIER ON

COMPACTED GRAVEL ON SUBSOIL.

SUSPENDED GARAGE: ENGINEER DESIGNED "JUMBO" COMPOSITE

CONCRETE FLOOR SYSTEM ON 24in WALLS OR 8" CONCRETE WALLS. SLOPED

@ 18in PER FT TO VEHICLE DRIVEWAY. TYPICALLY 6000 PSI IS PREFERRED.



Lot 5  
Plan # KAP70569

Garage was constructed  
in 2010 and is planned to be  
converted to a carriage house

NEW 2nd  
GARAGE

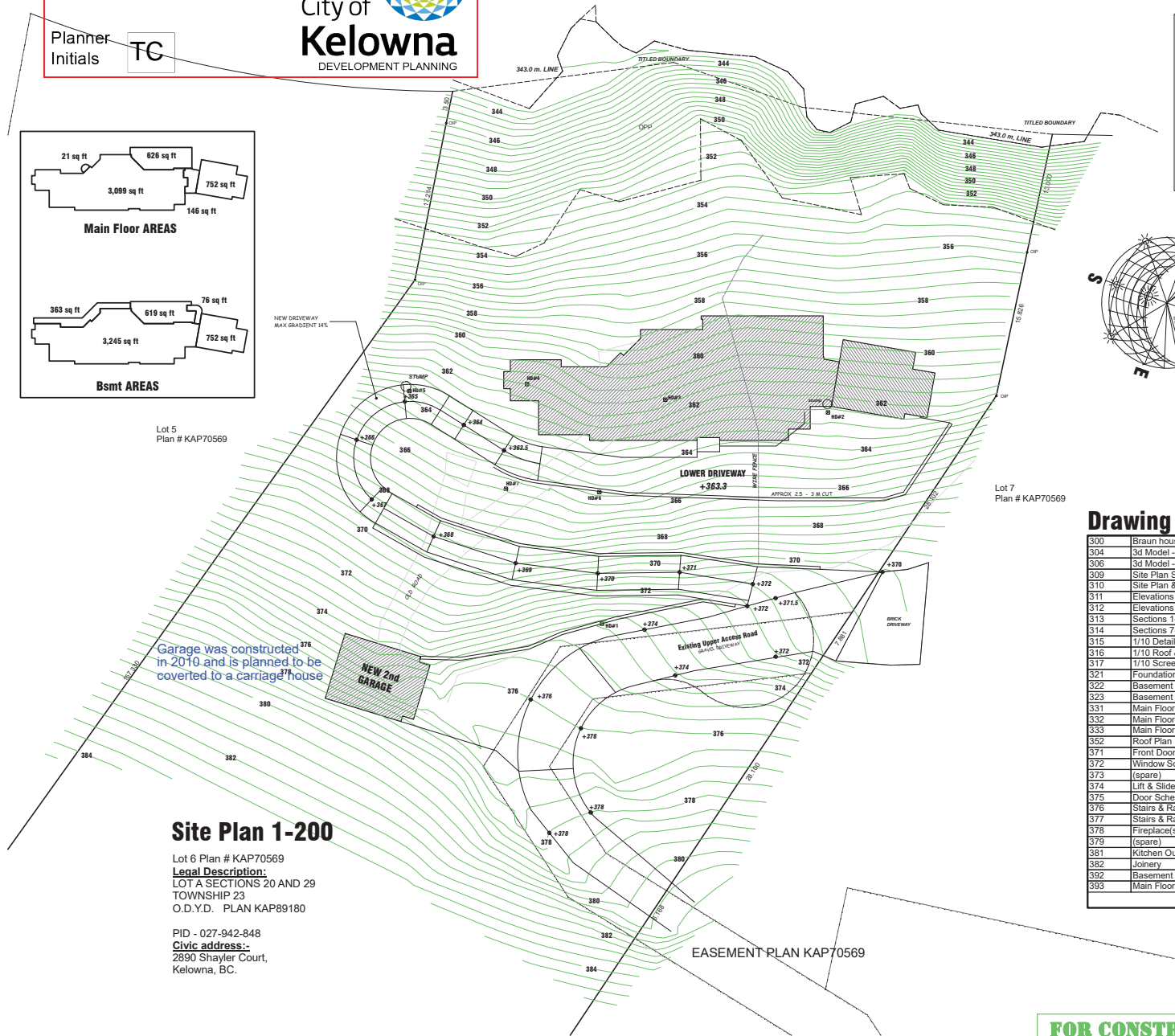
## Site Plan 1-200

Lot 6 Plan # KAP70569

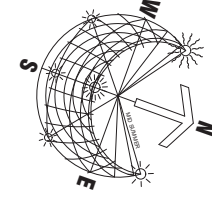
**Legal Description:**  
LOT 4 SECTIONS 20 AND 29  
TOWNSHIP 23  
O.D.Y.D. PLAN KAP89180

PID - 027-942-848  
**Civic address:-**  
2890 Shayler Court,  
Kelowna, BC.

OKANAGAN LAKE



Copyright  
This drawing and design shall remain  
the Copyright property of Hewitt Designs  
and shall not be reproduced in any form  
without written consent by Hewitt Designs.  
**Notes:-**  
Elevation dimensions are to  
OUTSIDE edge of sheathing  
Dimensions to be read and not scaled  
It is the responsibility of the contractor  
to verify all dimensions and details prior to  
construction and report any discrepancies  
found to Hewitt Designs for clarification /  
correction.  
FCL - Finished Concrete Level  
FSL - Finished Sub-Floor Level  
FPL - Finished Floor Level  
Door & Windows Sizes are in inches  
or as shown and are unit sizes.  
This drawing shows INTENT - the onus  
is on the contractor that all building work  
complies with local CODES. If any part  
or portion of this drawing should conflict  
with the Local Codes then the Codes  
shall apply.  
This is not a structural drawing - all work  
requiring any structural design must be  
done by a registered Structural Engineer.



Lot 7  
Plan # KAP70569

## Drawing List

|     |                             |
|-----|-----------------------------|
| 300 | Braun house                 |
| 304 | 3d Model - Views 1-4        |
| 306 | 3d Model - Structure        |
| 309 | Site Plan Set Out           |
| 310 | Site Plan & Notes           |
| 311 | Elevations (1)              |
| 312 | Elevations (2)              |
| 313 | Sections 1-6                |
| 314 | Sections 7-9                |
| 315 | 1/10 Details - Main Floor   |
| 316 | 1/10 Roof & Fascias Details |
| 317 | 1/10 Screen Details         |
| 321 | Foundations                 |
| 322 | Basement Floor Plan         |
| 323 | Basement Ceiling Plan       |
| 331 | Main Floor Structure        |
| 332 | Main Floor Plan             |
| 333 | Main Floor Ceiling          |
| 352 | Roof Plan                   |
| 371 | Front Door                  |
| 372 | Window Schedule             |
| 373 | (spare)                     |
| 374 | Lift & Slide Doors          |
| 375 | Door Schedule               |
| 376 | Stairs & Railings           |
| 377 | Stairs & Railings (2)       |
| 378 | Fireplace(s)                |
| 379 | (spare)                     |
| 381 | Kitchen Outline             |
| 382 | Joinery                     |
| 392 | Basement Electrical         |
| 393 | Main Floor Electrical       |


**FOR CONSTRUCTION**

## A

# Z21-0023

TC



 Copyright

This drawing and design shall remain the Copyright property of Hewitt Designs and shall not be reproduced in any form without the written consent by Hewitt Designs.

**Notes:-**

OUTSIDE dimensions are to  
DIMENSION edge of sheathing

Dimensions to be read and not scaled  
It is the responsibility of the contractor to verify all dimensions and details prior to construction and refer any discrepancies to Hewitt Designs for clarification or correction.

FCL - Finished Concrete Floor  
FSL - Finished Floor Level  
FFL - Finished Floor Level

Door & Windows Sizes are in inches on top and ends are unit sizes.

This drawing shows **INTENT**, the only way for the contractor that a building work complies with local CODES. If any part of this drawing or drawing details conflict with the Local Codes then the Codes shall apply.

This is not a structural drawing - all work of a structural design must be done by a registered Structural Engineer.

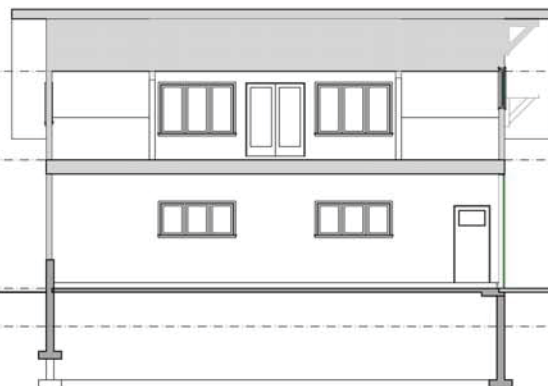
Date: -Wednesday, October 16, 2013  
 Time: 11:56:00 AM  
 Scale: as shown  
 This Drawing Printed on Wednesday, October 16, 2013  
 E:\2014\2013-1\BEG\BEG.A3.DWG

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Date: Wednesday, October 16, 2013 | New House for Connie & Erwin Braun |
| Scale as shown                    | Boat House - PLANS                 |
| 08011 385e                        |                                    |

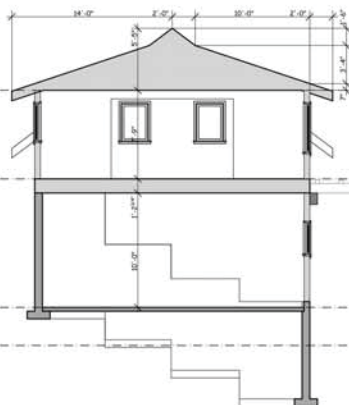
Date : Wednesday, October 16, 2013  
Sale as shown

This forms part of application

# Z21-0023

Planner  
Initials TCCity of  
**Kelowna**  
DEVELOPMENT PLANNING

Boathouse section 2



Boathouse section 1



Boathouse section 3

© Copyright

This drawing and design shall remain the Copyright property of Hewitt Designs and shall not be reproduced in any form without written consent by Hewitt Designs.

Notes:-

Exterior dimensions are to OUTSIDE edge of sheathing.  
Dimensions to be read and not applied. It is the responsibility of the contractor to verify all dimensions and details prior to construction and refer any discrepancies to Hewitt Designs for clarification / correction.

FCL - Finished Concrete Level  
FSL - Finished Sub Floor Level  
FFL - Finished Floor Level  
Door & Window Sizes are in inches or as shown and are not notes.

This drawing shows 'INTENT', the onus is on the contractor that all building work complies with local CODES. If any part or portion of this drawing should conflict with the Local Codes then the Codes shall apply.

This is not a structural drawing - all work requiring any structural design must be done by a registered Structural Engineer.

This Drawing Prepared on Wednesday, October 18, 2017

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

AA

AB

AC

AD

AE

AF

AG

AH

AI

AJ

AK

AL

AM

AN

AO

AP

AQ

AR

AS

AT

AU

AV

AW

AX

AY

AZ

BA

BB

BC

BD

BE

BF

BG

BH

BI

BJ

BK

BL

BM

BN

BO

BP

BQ

BR

BS

BT

BU

BV

BW

BX

BY

BZ

CA

CB

CC

CD

CE

CF

CG

CH

CI

CJ

CK

CL

CM

CN

CO

CP

CQ

CR

CS

CT

CU

CV

CW

CX

CY

CZ

DA

DB

DC

DD

DE

DF

DG

DH

DI

DJ

DK

DL

DM

DN

DO

DP

DQ

DR

DS

DT

DU

DV

DW

DX

DY

DZ

EA

EB

EC

ED

EE

EF

EG

EH

EI

EJ

EK

EL

EM

EN

EO

EP

EQ

ER

ES

ET

EU

EV

EW

EX

EY

EZ

FA

FB

FC

FD

FE

FF

FG

FH

FI

FJ

FK

FL

FM

FN

FO

FP

FQ

FR

FS

FT

FU

FV

FW

FX

FY

FZ

GA

GB

GC

GD

GE

GF

GG

GH

GI

GJ

GK

GL

GM

GN

GO

GP

GQ

GR

GS

GT

GU

GV

GW

GX

GY

GZ

HA

HB

HC

HD

HE

HF

HG

HH

HI

HJ

HK

HL

HM

HN

HO

HP

HQ

HR

HS

HT

HU

HV

HW

HX

HY

HZ

IA

IB

IC

ID

IE

IF

IG

IH

II

IJ

IK

IL

IM

IN

IO

IP

IQ

IR

IS

IT

IU

IV

IW

IX

IY

IZ

JA

JB

JC

JD

JE

JF

JG

JH

JI

JJ

JK

JL

JM

JN

JO

JP

JQ

JR

JS

JT

JU

JV

JW

JX

JY

JZ

KA

KB

KC

KD

KE

KF

KG

KH

KI

KJ

KK

KL

KM

KN

KO

KP

KQ

KR

KS

KT

KU

KV

KW

KX

KY

KZ

LA

LB

LC

LD

LE

LF

LG

LH

LI

LJ

LK

LL

LM

LN

LO

LP

LQ

LR

LS

LT

LU

LV

LW

LX

LY

LZ

MA

MB

MC

MD

ME

MF

MG

MH

MI

MJ

MK

ML

MM

MN

MO

MP

MQ

MR

MS

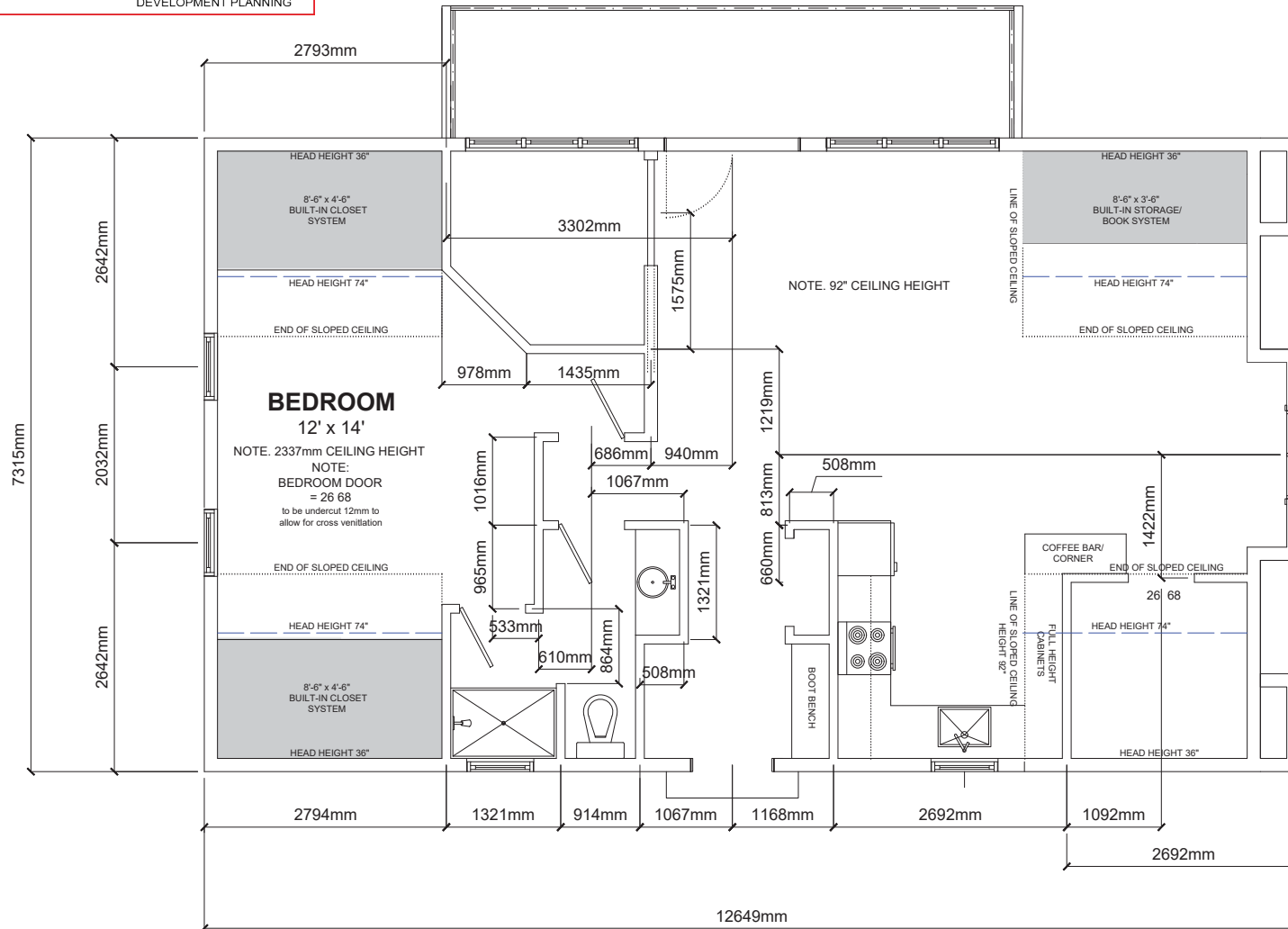
MT

# ATTACHMENT A

This forms part of application

# Z21-0023

Planner Initials **TC**



GOODHOUSE DESIGN

## CARRIAGE HOUSE FLOOR PLAN

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

PROJECT NAME:  
CARRIAGE HOUSE

PROJECT ADDRESS

PROJECT NUMBER:

DRAWING NAME:

DRAWING BY:  
MATTHEW SPALAN  
DATE:  
SCALE: 1/2" = 1' - 0"

DRAWING No:  
**A1.0**





## 2890 Shayler Ct. — Carriage House



North elevation



West elevation



South elevation



East elevation



# Interior Current Configuration (storage)





## Property Context



Principal dwelling



Neighbour to the north