ATTACHMENT A

This forms part of application

Z21-0057

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

GENERAL NOTES
1. The following notes are to be included as part of the drawings.
2. The General Contractor or the Owner/builder shall verify all dimensions, details, structural materials and conditions shown on the drawings or noted in the specifications.
3. The General Contractor or Owner/builder shall resolve any problems arising out of any variances from the drawings and specifications, or from conditions encountered at the job site. Such resolution shall be the sole responsibility of the General Contractor or Owner/builder.
4. The Designer shall not be responsible for any departure from the drawings and Specifications authorized by any inspection authority during the course of construction.
5. The General Contractor or Owner/builder shall ensure that all work conform to the current Building Code adopted by the authorities having jurisdiction or local Building Codes and By-laws that may take precedence.
6. The General Contractor or Owner/builder shall be responsible for correct placement of this building on the site. Any pre-existing structures must be surveyed prior to construction. The foundation must be surveyed post foundation construction.
7. The Designer shall not be responsible for site conditions such as soil bearing capacity, depths of water tables or buried structures. A geotechnical engineer registered in the province of British Columbia may be required to determine such conditions per the requirements of the authorities having jurisdiction.
8. All work shall be equal in all respects to high efficiency & high quality building practice.
9. This house is to meet 'Step 5' of the British Columbia Step Code in all respects.
10. Every effort during construction must be made to ensure an airtightness < 1.0 ACH @ 50Pa. which must be tested by an Energy Advisor certified by Natural Resources Canada upon completion.
11. Every effort during construction must be made to ensure this house is to meet an Enerquide rating of Zero with a 'Net Zero' or 'Net Zero Ready' certification through Natural Resources Canada.
12. Written dimensions take precedence over scaled drawings.
13. Construction loads on the structure caused by interim storage of materials or use of equipment will not be allowed to exceed the design loads.
14. These drawings are not to be scaled.

ERRORS AND OMISSIONS
1. The Designer makes every effort to provide complete and accurate home plans. This office assumes no liability for any errors or omissions that may affect construction.
2. Should any discrepancies be found on this set of drawings, please advise our office at your earliest convenience.

STRUCTURAL DESIGN CRITERIA
1. Assumed roof design snow load (live + dead) = 35 psf (1.68 kN/m²)
2. Assumed soil bearing capacity = 2000 psf (95.76 kN/m²)
3. Concrete foundation walls and slabs-on-grade shall have a minimum compressive strength of 3000 psi (20 MPa) at 28 days.
4. All reinforcing bars shall be billet steel complying with CSA-G30.10.
5. Any Structural Engineer's drawings provided take precedence over these drawings.
6. The qualified professional engineer must be registered in the province of British Columbia and in good standing with the Engineering Association of BC.
7. If there is a Structural Engineering involved, they must provide schedules for their design and are responsible for their own design and inspections.
8. If there is no Structural Engineer involved, it is the responsibility of the authority having jurisdiction to confirm all structural design criteria.

FOUNDATION
1. Foundations shall be a minimum of 8" thick insulated concrete (exceptions noted) or ICF on solid undisturbed bearing soil or pre-engineered soil approved by a geotechnical engineer certified in the province of British Columbia and below a frost line of 3'-0" below grade.
2. Basement foundation walls shall not be backfilled until:
   2.1. Concrete has reached its specified 28 day strength.
   2.2. Structural floor framing, including subfloor, required to support the walls is complete and fully nailed and anchored.
3. Foundation wall heights may require adjustment to suit site conditions.
4. All concrete and masonry foundation walls exceeding limits specified in the current Building Code require engineering.
5. All foundation walls 24" (600mm) and higher shall have a minimum of 1- 1/2" (12mm) reinforcing bar centered on wall and located 3" (75mm) from the top of wall.
6. Corner reinforcing to be lapped a minimum 24" (600mm).
7. Provide minimum side clear concrete cover of 11/2" (38mm).
8. Provide minimum bottom clear concrete cover of 3" (76mm) cast against soil.
9. The Contractor shall examine all applicable drawings for locations of embedded items before placing concrete.
10. Perimeter drainage shall be installed where required to the approval of local authorities.

WOOD FRAME CONSTRUCTION:
1. Dimensions are taken from outside face of exterior wall sheathing to face of interior wall studs. Face of exterior sheathing to be flush with outside face of foundation wall. Exceptions noted.
2. All studs, plates, backing, blocking and bridging to be No. 2 SPF or better.
3. All joists, rafters, beams and lintels to be No. 2 SPF or better. Exceptions noted.
4. Floor joists shall be doubled under all non-loadbearing partitions parallel to the joists.
5. Joists are to be placed to accommodate heating, plumbing and other services.
6. All lintels to be 2-2x10 (2-38x235) or pre-engineered lintels. Exceptions noted.
7. Wood in contact with concrete to be dampproofed with 45 lb tar saturated felt, 6 mil polyethylene.
8. All wood plates are to be anchored to foundation with 12 mm (1/2") anchor bolts with spacing not exceeding 1800 mm or (6'-0") O.C. Unless noted otherwise by the structural engineer of record. Exceptions noted.
9. Exterior wood plates are to be level and sealed at contact with concrete foundation.
10. Cross-bridging for floor joists and roof joists shall be 38x38 (2"x2") diagonal type wherever possible. Use solid blocking with TJI's.
11. Cross-bridging rows shall be installed at mid-span for joist spans exceeding 2100 mm (7'-0") or at 2100 mm (7'-0") maximum, unless strapping or sheathing is applied to the underside of joists.
12. Roof trusses may require an engineer's certificate. For pre-engineered trusses, a certificate must be obtained from the truss fabricator.
13. Caulk under all exterior door & window frames and at both sides of exposed masonry chimneys.
14. Caulk under all base plates at exterior walls.
15. Junctions between the floor to rim joist & rim joist to foundation must be sealed.

STEEL CONSTRUCTION:
1. All structural steel design & construction must be sealed & approved by a Structural Engineer registered in the province of British Columbia.
2. Fabrication, erection, structural design and detailing of all structural steel and connectors shall be in accordance with CSA-S16-09. Steel decking and metal studs shall be designed, fabricated and installed in accordance with CSA-S16-09 (R2012) and specifications of the manufacturer. Shop drawings shall be sealed by a qualified professional engineer registered in the province of British Columbia.

DECK AND PORCH CONSTRUCTION:
1. All framing to be No.2 SPF or better and #1 ACQ pressure treated lumber or weather protected. Exceptions noted.
2. Girders for floor joists to be a min. 2-ply 2x10 unless noted otherwise. Girders shall be either bolted to posts w/ 1/2" dia. galvanized bolts or anchored into concrete pier.
3. All joists to have blocking at 8'-0" o/c.
4. all ledgers attached to house to have a flashing barrier, lapping behind the siding, between the house and ledger. Ledger shall be bolted to the building with 1/2" dia. galvanized bolts.
5. All footings for posts and piers to be below local frost line. Piers shall extend a minimum of 6" above grade or per plan.
6. All framing material to have appropriate galvanized hangers and anchors.

INSULATION, VENTILATION, AND SEALING:
1. Minimum effective insulation requirements (HRV installed):
   1.1. Walls above grade: RSI 2.29 (R-16.86)
   1.2. Walls below grade: RSI 2.98 (R-16.86)
   1.3 Roof & ceiling / [cathedral & flat]: RSI 6.91 / (RSI 4.67) (R-39.23 / [R-28])
   1.4 Floors Above Unheated Space RSI 4.67 (R-26.5)
   1.5 Under floors above frost line: RSI 1.96 (R-11)
   1.6 Heated floors: RSI 2.32 (R-13.2)
2. Sealant shall be provided where required to prevent the entry of water into the structure.
3. Sealant shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain.
4. Intello Plus smart vapour barrier shall be installed on the warm side of insulation U.N.O.
5. Flexible sheet air barrier materials require all joints to be lapped minimum of 50mm (2"), sealed, structurally supported. All sealants must be non-hardening. Vapour barrier tape shall be applied to all joints additionally, even if not required at joint.
6. Windows, Doors, and Skylights shall be sealed to vapour & air barriers.
7. Sealants shall be applied between window frames or trim and the exterior caldding or masonry per British Columbia Building Code 9.27.4. or a Envelope Engineer specifications.
8. Gaskets are required on exterior walls and ceilings for electrical boxes and pot lights. Which must be sealed to the vapour/air barrier.
9. Attic hatches and all electrical penetrations into the attic space along any gaps, spaces, penetrations, irregularities that could inhibit vapour/air leakage must be sealed.
10. Foundation wall insulation to be 3" XPS (R15) of rigid insulation on inside face of concrete, both sides of ICF or min. 1" EPS rigid insulation between a batt filled firring wall & foundation wall.
11. Provide a baffle of air space (equal to soffit venting area) between insulation and roof sheathing at exterior wall line.
12. All walls and ceilings between residential spaces and garages or carports shall be insulated.
13. Insulation requirements may vary with heating systems and with local conditions. Verify with local authorities.

INSULATION, VENTILATION, AND SEALING:
15. All roof spaces shall be ventilated with soffit, roof or gable vents, or a combination of these equally distributed between the top of roof space and soffits. Unless Sprayed polyurethane foam, medium density closed cell (CAN/ULC S705.1) is used.
16. Venting area for attics and roof spaces shall be a minimum of 1/300 of attic or roof space area. Unless Sprayed polyurethane foam, medium density closed cell (CAN/ULC S705.1) is used.
17. Vents for unheated crawlspaces shall be closeable, with a minimum total area 1/500 the of the crawlspace area.

MASONRY, CHIMNEYS AND FIREPLACES:
1. All masonry work shall be in accordance with the current British Columbia Building Code. Chimney and fireplace construction to comply with the applicable sections of Part 9 of the British Columbia Building Code.
2. All chimney and fireplace installations shall be governed, inspected and approved by municipal authorities. A separate permit may be required.
3. Fireplace(s), including hearth and mantle if specified, are to be finished to Owner's specifications.
4. Fireplace flue size to be minimum 1/10 of opening size.
5. Dampers shall be rear hinged and min. 200mm (8") above finished opening.
6. Provide min. 200mm (8") of brick, including firebrick, on all sides of firebox - min. 300mm (12") for stone.
7. Interior wood-frame members to be min. 100mm (4") clear from back of and sides of firebox, and min. (2") 50mm clear from brick chimneys.
8. Exterior wood-frame members to be min. 25mm (1") clear from exterior fireplace and minimum 12mm (1/2) clear from exterior chimney.
9. Zero clearance type metal fireplaces and metal chimneys to be CSA approved and installed to manufacturer's specifications. Metal lining is recommended for chimney chases.

FINISHING:
1. All interior and exterior finishes shown on the drawings shall be confirmed by the Owner & Contractor.
2. Exterior doors shall be solid core and weather-stripped.
3. All exterior doors with flush/recessed threshold to have built-in drain in sill or have grate drain and flashing below on the exterior side of the door.
4. Garage doors to dwelling area to be solid core, weather-stripped and self-closing.
5. All horizontal changes in exterior finishes to be flashed. As well as any horizontal offsets in cladding that may compromise the drainage of moisture from behind the exterior finish above.
6. Flashing to be installed over all unprotected exterior openings.
7. Sliding glass doors shall have safety glass.
8. Openings in partitions shown without doors are to be full height unless shown as an arch, door opening, or noted otherwise.
9. Lintels at archways are to be framed 2075mm (6'-11") high. Exceptions noted.
10. Coat and clothes closets shall have one rod and shelf. Linen closets shall have 5 adjustable shelves where possible. Broom closets shall have one shelf (unless shown/noted otherwise).
11. All bathrooms shall have a wall medicine cabinet or one lockable cabinet drawer.

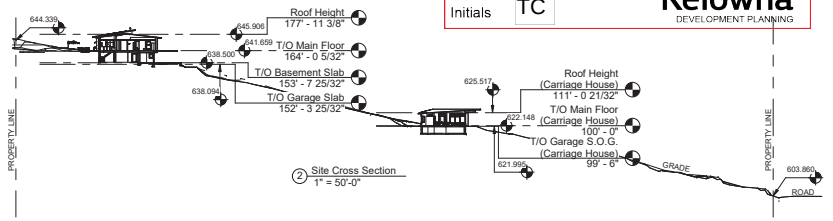
HEATING:
1. Installation of entire heating system, whether electric, forced warm air or hot water, must comply with manufacturer's directions (where applicable) and conform to requirements of local codes and regulations in all respects.
2. Gas connection will require separate permit and inspection.
3. All supply air ducts to be installed overhead in basement unless specified otherwise.
4. All return air intakes and registers to be located and installed for maximum efficiency by a qualified heating contractor.

PLUMBING:
1. All materials, equipment and methods of installation shall be in accordance with requirements outlined in Part 7 of the most current British Columbia Building Code and applicable local regulations.
2. When the Owner's property is not located on a municipal sewer system, wells and septic disposal systems are to be located and constructed in accordance with health authorities having jurisdiction.
3. All plumbing materials in contact with soils shall be corrosive resistant.
4. All water closets to be low flush (water efficient) water closets, Unless noted otherwise.
5. All plumbing fixtures to be low flow (water efficient) fixtures, Unless noted otherwise.

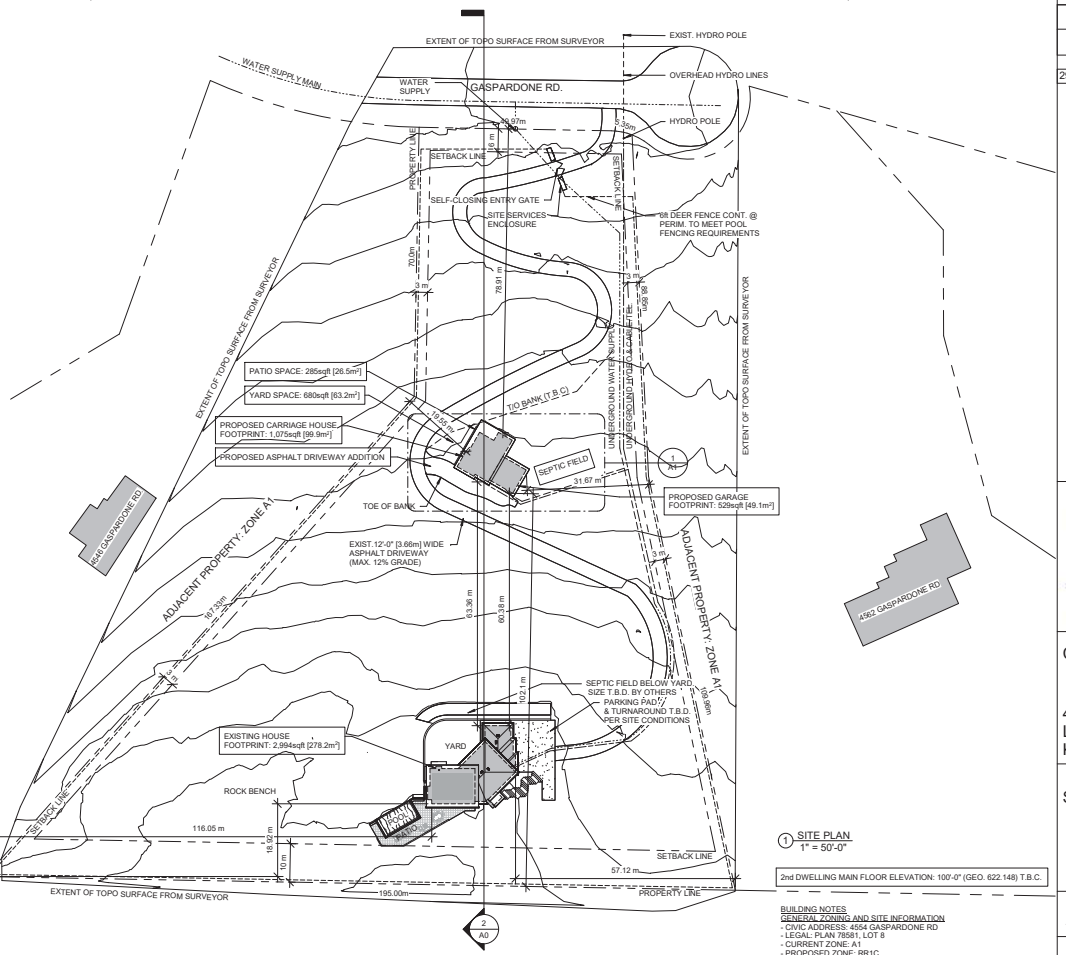
ELECTRICAL:
1. Installation of electrical items must comply with the most current British Columbia Electrical Code and with the local electrical supplier in all respects.
2. Outlet locations must comply with or exceed current minimum requirements outlined in the British Columbia Building Code. The minimum requirements are to be used as a guide only, and may be adjusted according the Owner's and/or local authority's specific requirements beyond the minimum.
3. All lights to be light emitting diode (LED) lights, Unless Noted Otherwise.

ABBREVIATIONS

AC.	Acoustic	LINO.	Linoleum
AW.	Awning	LOUV.	Louvered
B.C.B.C.	B.C. Building Code	MAX.	Maximum
BD.	Board	M.C.	Medicine cabinet
B.F.	Bifold door	MFR. SPEC'S	Manufacturer's Specifications
BM	Beam	MIN.	Minimum
BTWN.	Between	MIR.	Mirror
B.U.	Built-up	MW.	Microwave
CEIL.	Ceiling	N/A	Not Applicable
COL.	Column	N.B.C	National Building Code
CONC.	Concrete	N.T.S	Not to scale
CONC. BLK	Concrete block	OBSC.	Obscure
CONT.	Continous	O/C	On centre
C.S.	Crawlspace	O/H	Overhead
C/W	Complete with	OH.	Overhang
DIA.	Diameter	PKT	Pocket Door
DIM.	Dimension	P.L.A.	Point Load Above
DN.	Down	PLYW'D	Plywood
D.	Dryer	R.	Range
D.W.	Dishwasher	REQ'D	Required
ELECT.	Electrical	R.C.	Rubber cover
ELEV.	Elevation	R. & S.	Rod & Shaft
EQ.	Equal	RM.	Room
E/W	Each Way	R.O.	Rough opening
F.	Refridgerator	R/W	Reinforced with
F.D.	Floor drain	S.	Sink
FLR.	Floor	S/C	Solid core
F.E.P.	From Existing Plans	SH.	Shower
FND.	Foundation	S.O.G.	Slab on grade
FRZR.	Freezer	SUSP.	Suspended
FTG.	Footing	T/O	Top of
FUR.	Furnace	TYP.	Typical
GA.	Guage	T.B.C	To be confirmed
G.R.	Guard Rail	U/S	Underside
GWB.	Gypsum board	V.B.	Vapour Barrier
H.B.	Hose bib	VERT.	Vertical
HORIZ.	Horizontal	V.H.	Vent Hood
HT.	Height.	W.	(Clothes) Washer
H/W.	Hot Water Tank	w/	With
I.H/W.	Instant Hot Water Heater	W.C.	Water Closet
INSUL.	Insulation	WRB	Weather Resistant Barrier
LDRY.	Laundry	WD.	Wood
LIN.	Linen	W.P.	Weatherproof
		W.W.M.	Welded wire mesh
		U.N.O.	Unless Noted Otherwise



② Site Cross Section
1" = 50'-0"



① SITE PLAN
1" = 50'-0"

2nd DWELLING MAIN FLOOR ELEVATION: 100'-0" (GEO. 622.148) T.B.C.

BUILDING NOTES
GENERAL ZONING AND SITE INFORMATION
- CIVIC ADDRESS: 4554 GASPARDONE RD
- LEGAL: PLAN 78581, LOT 8
- CURRENT ZONE: A1
- PROPOSED ZONE: RR1C
- AUTHORITY: CITY OF KELOWNA
- TOTAL LOT AREA: 215,278sqft [20,000m²]
- MAXIMUM PARCEL COVERAGE: 21,528sqft [2,000m²] (10%)
= TOTAL PROPOSED PARCEL COVERAGE: 4,598sqft [427.2m²] (2.1%)
+ EXISTING DWELLING TOTALFLOOR AREA: 4,018sqft [373.3m²]
+ NEW CARRIAGE HOUSE FLOOR AREA: 1,075sqft [99.9m²] (26.8%)

- FRONT YARD SETBACK: 6.0m
- REAR YARD SETBACK: 10.0m
- SIDE YARD SETBACK: 3.0m
- MAXIMUM HEIGHT OF 2nd DWELLING HOUSE: 6.0m

CARRAIGE HOUSE
4554 GASPARDONE RD.

NOTES:
- TOPOGRAPHY SURVEY AND NEW DRIVEWAY LAYOUT TAKEN FROM 'OKANAGAN SURVEY & DESIGN LTD.'
PROJECT FILE# 19-237, DATED NOV. 28, 2019
- LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT

priMe haBitat

Prime Habitat Builders
P.O. BOX 30027
Glenpark PO
Kelowna, BC
V1V 2M4
(250) 801-7696
info@prime-habitat.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
29	Re-Zoning	27.05.21

Blue Vision DESIGN INC.
'BRINGING YOUR VISIONS TO LIFE'

Carriage House

4554 Gaspardone Rd.
Lot 8, Plan 78581
Kelowna, BC

SITE PLAN

SCALE: AS NOTED

DRAWN BY:	CHECKED BY:
BV	BV
DATE: 27.05.21	PROJECT: 2019-048

A0

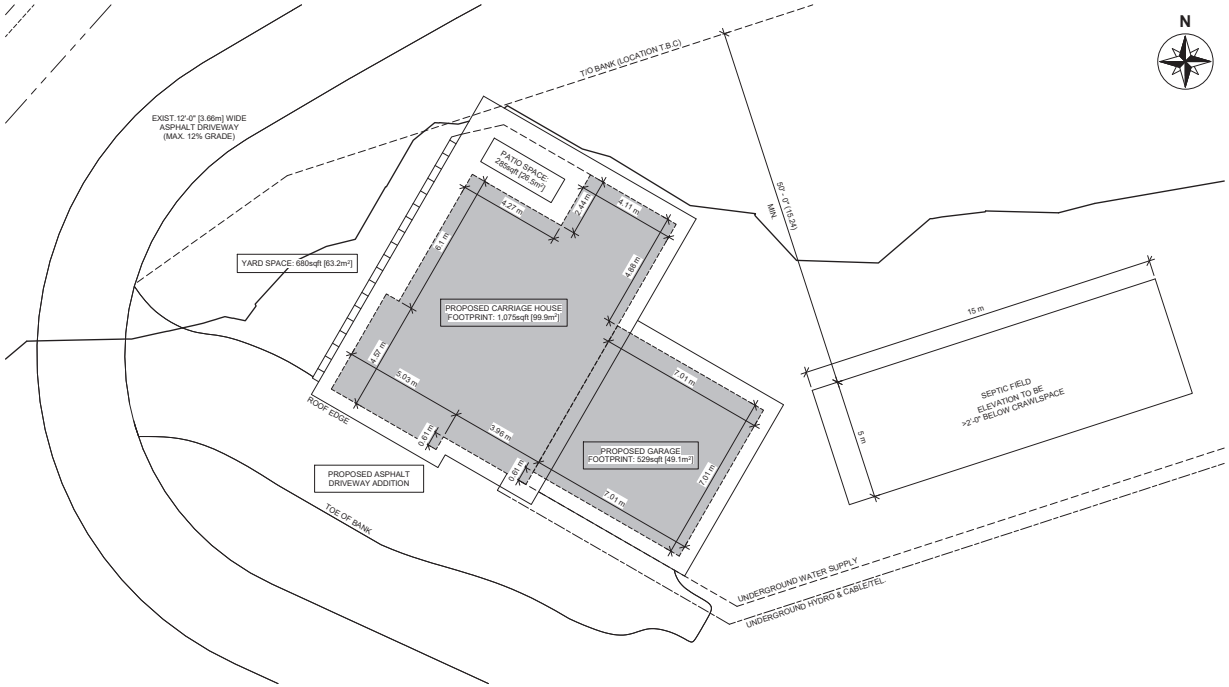
ATTACHMENT A

This forms part of application

Z21-0057

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



1 SITE PLAN- CARRIAGE HOUSE
1/8" = 1'-0"

priMe haBitat

Prime Habitat Builders
P.O. BOX 30027
Glenpark PO
Kelowna, BC
V1V 2M4
(250) 801-7696
info@prime-habitat.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)

Blue Vision DESIGN INC.
'BRINGING YOUR VISIONS TO LIFE'

Carriage House

4554 Gaspardone Rd.
Lot 8, Plan 78581
Kelowna, BC

SITE PLAN- CARRIAGE HOUSE

SCALE: AS NOTED

DRAWN BY:	CHECKED BY:
Author	Checker
DATE:	PROJECT: 2019-048

A1

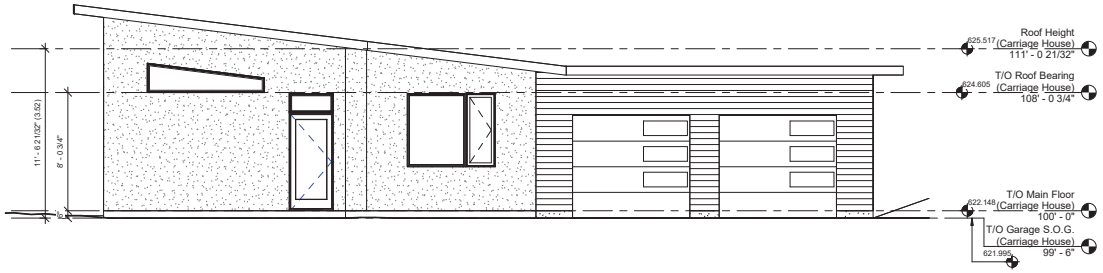
ATTACHMENT A

This forms part of application

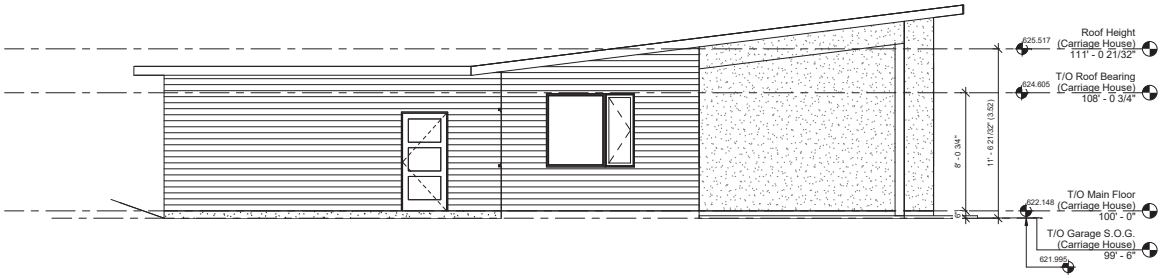
Z21-0057

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



1 South Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

3 West Elevation
1/4" = 1'-0"

4 East Elevation
1/4" = 1'-0"

priMe haBitat

Prime Habitat Builders
P.O. BOX 30027
Glenpark PO
Kelowna, BC
V1V 2M4
(250) 801-7696
info@prime-habitat.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
29	Re-Zoning	27.05.21

Blue Vision DESIGN INC.
'BRINGING YOUR VISIONS TO LIFE'

Carriage House

4554 Gaspardone Rd.
Lot 8, Plan 78581
Kelowna, BC

ELEVATIONS

SCALE: AS NOTED

DRAWN BY:	CHECKED BY:
BV	BV
DATE: 27.05.21	PROJECT: 2019-048

A2