



DATE 7/21/22

33

General Notes:

1. Contractor and Subtrades to insure that all workmanship complies with the lastest issue of NBC, BCBC, Local Bylaws and regulations This set of drawings is the property of the owner Third Party Transfer is prohibited

4. Double all cripples under load bearing lintels 8' long All concrete strengths shall be specified Mp's after 28 days

5. Solid Blocking or Double Joists to be under all parallel partitions over 6' long 6. Solid Blocking in joist cavities under point loads

7. All Exterior Lintels and Load Bearing Beams to be #2 SPF or better

9. Actual on-site construction may vary from architectural drawings due to site conditions 8. All Microlams, Glulams and Parallams to be checked and approved by supplier and or structural engineer

10. Flash at all horizontal changes in exterior finishings and caulk around all exterior openings

12. Hardwired smoke alarms required to be located in each bedroom and one on Every Level 11. Flash over all unprotected openings

14. Mechanical HVAC checklist to be completed at framing inspection 13. Carbon Monoxide Detector to be located 5m max from every bedroom door

\mathbb{R} Specifica itions:

Truss Roof:

Cedar Shingles O/ Roofing Tarpaper 7/16" Ply r50 Batt Insul/ 6mil poly VB (spray 6 Mil Poly VB 3/8" GWB 6mil poly VB (spray in for 12" deep Trusses)

FROM THE
QUIRED RESULTING
E RESPONSIBILITY OF
ORAGE OF MATERIALS
SIGN LOAD.
ORDERLY

OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION //SE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION

LBS. FELT. 6 MIL ONCRETE WITH 1 /2" VED METHOD.

t all foundation walls 24° (600 MM) and higher shall diameter) reinforcing bar centered 3° from top corne yed minimum 24° .

SIGNS

AND UNDERSTANDS

Exterior Walls
2x6 kiln dried studs at 24" o.c.
r 24 Insulation w/ 6mil VB
7/16" Plywood Sheathing
Tar Paper Housewrap
Wire Mesh and Traditional Stucco Finish

₩2 Interior Bearing Walls

2x4 kiln dried studs at 16" o.c. 1/2" Drywall finish both sides Sound insualtion as needed

F2

Upper Floor 3/4" Ply subfloor 11-78"" TJI's @ 16" 5/8" Drywall Ceiling

W3 Interior Non-Bearing Walls

16" 0.C.

Ξ Garage Floor / Lower Floor 4" Conc Slab O/ 3" Rigid Insul (Not in Garage) 6 Myl Poly VB 18" Min Compacted Granular Fill

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2x6 kiln dried studs at 16" o.c. 1/2" Drywall finish both sides

ACCURATE HOME
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TO CHECK AND VERIFY
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RESPONSIBLE FOR ERVICES AND NCIES.

R BUILDER SHALL BE PERTY, KH DESIGNS GULATIONS OR LOT

OVIDE BAFFLE FOR AIR SPACE (EQUALTO SOFFIT VENTING) BETWEEN INSULATION A DF SHEATHING AT EXTERIOR WALL LINE. TICS OR ROOF SPACES TO BE VENTED MINIMUM 1/300 OF AREA. UNHEATED WLSPACES TO BE VENTED MINIMUM OF 1/500 OF AREA WITH CLOSEABLE VENTS.

LBE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A QUALLY DISTRIBUTED BETWEEN TOP OF ATTIC SPACE AND

CORE/INSULATED AND WEATHER-STRIPPED. GARAGE OVE AND SELF-CLOSING. FLASH AT ALL HORIZONTAL ND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH

ARE FULL HEIGHT UNLLESS SHOWN AS SS OTHERWISE NOTED.

D AND SHELF, LINEN CLOSETS SHALL ROOM CLOSETS SHALL HAVE ONE

ECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION. ING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE VITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

R EXCEED CURRENT SUIDE ONLY, ADJUST

Jenner 13 Residence

McDougall St. Kelowna BC

<u>4'-10"</u>

1'-9"

DRAWN BY: FILE: PROJECT : DATE ႘

10'-2¹/₂"

Drawing Issued SCALE: ISSUE 7/21/22

Sections/ General Notes

SECTION 1/4"=1'-0"

8<u>1</u>''

9'-2"

9'-3"

2nd Floor

26'-5½"

7'-0"

5'**-**2"

2'-11"

Garage Curb Sidewalk/ Gara

age Slab Front

Front Door

1st Floor

 \leq

uctural Steel

11'-3"

12'-0"

 $23-0\frac{1}{2}$

16'-0"

Garage

12'-0"

11'-3"

14x10" Beam

F7

13/10

12

1'-5"(Heel Typ.)

Office Floor Top Plate

Bot. Office Floor/ Clg.

sulpal al

Top PI

1'-6"heel



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2x4 kiln dried studs at 16" o.c. 1/2" Drywall finish both sides Sound insualtion as needed

8. All Microlams, Glulams and Parallams to be checked and approved by supplier and or structural engineer

9. Actual on-site construction may vary from architectural drawings due to site conditions

around all exterior openings 10. Flash at all horizontal changes in exterior finishings and caulk

11. Flash over all unprotected openings

9-8

9--8

1'-9"

REXCEED CURRENT

RIGHT
THIS PLAN AND DESIGN IS THE COPYRIGHT PROPERTY OF KH DESIGNS INC. AN BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM SAME.

ECTRICAL CODE AND

+ 5'+9 $\frac{1}{2}$ "

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1'-6"heel

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13. Carbon Monoxide Detector to be located 5m max from every bedroom door 14. Mechanical HVAC checklist to be completed at Faming inspection

9'-3"

Specific cations:

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 \mathbb{R}^{2}

Cedar Shingles O/ Roofing Tarpaper 7/16" Ply r50 Batt Insul/ 6mil poly VB (spray in for 12" deep Trusses) 6 Mil Poly VB 3/8" GWB

Exterior Walls
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Garage Floor / Lower Floor 4" Conc Slab O/ 3" Rigid Insul (Not in Garage) 6 Myl Poly VB 18" Min Compacted Granular Fill

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OF A BUILDING FROM THESE PLANS PLANS AS DRAWN AND HAS READ A

MMENDED THAT ALLFOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL 12 MM (1/2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP CORNE INGTO BE LAPPED MINIMUM 24".

DESIGNS

FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION HERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION

SUBS. FELT. 6 MIL SONCRETE WITH 1 /2" NYED METHOD.

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SUREMENTS ON SITE
SUDICTION BEFORE
RUCTED IN R BUILDER SHALL BE PERTY, KH DESIGNS GULATIONS OR LOT

ALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S CTIONS (WHERE APPLICABLE) AND CONFORM TO LOCAL CODES AND REGULATION RESPECTS.

CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.

LBURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE WIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

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(R.S.I. – 7.0)

R.44

(R.S.I. – 7.0)

R.45

R.20

R.51. – 3.5)

R.45

R.45

R.41

(R.5.I. – 3.85)

R.42

(R.5.I. – 7.7)

R.43

(R.5.I. – 7.7)

R.44

(R.5.I. – 3.85)

R.49

R.51

REMENTS: R-44

6 MILULTRAVIOLET RESISTANT POLY AIR BARRIER SHALLED ON THE WARM S OF INSULATION.
ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ATTIC SPACE AND OVERHANG SOFFIT.
PROVIDE BAFFLE FOR AIR SPACE (EQUALTO SOFFIT VENTING) BETWEEN INSULATION AN ROOF SHEATHING AT EXTERIOR WALL LINE.
ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 0F 1/500 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED MINIMUM OF 1/500 OF AREA WITH CLOSEABLE VENTS.

OWNER SHALL SPECIFY ALL INTERIOR AND EXTERIOR FINISHING. OWNER SHALL CONFIRM ANY FINISHING SHOWN ON PLANS.

EXTERIOR DOORS SHALL BE SOLID CORE /INSULATED AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING. FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.

WINDOW SIZES ARE SHOWN IN FEET AND INCHES.

I.E. 43 x 36 = 4'-0" WIDE BY 3'-6" HIGH.

DOOR SIZES ARE WIDTH SHOWN BY 6'-8" HIGH.

I.E. 28 x 68 = 2'-8" WIDE BY 6'-8" HIGH.

OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7'-0" HIGH UNLESS OTHERWISE NOTED.

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.

Jennens Residence

McDougall St. Kelowna BC 9/8

DRAWN BY:

Sections/

Drawing Issued SCALE:

7/21/22

DATE

ISSUE

FILE:

PROJECT :

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8<u>1</u>"

Front Door

1st Floor

16'-0"

10'-11"

8'-2"

12'-0"

Workshop

11'-3"

YY

7'73"

16

Bot. Office Floor/ Clg.

1'-0

F2

Workshop

2x6 Wa

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 $10'-2\frac{1}{2}"$

14'-8"

Top Plate

Mezzanine

Stairs

22

 $3^{0}_{x}7^{0}$

 30_{x} 70

8'-0"

三

//7.25"

9'-2"

2'-11"

Front Of Garage Doors

21/11"

16'-0"

50'-0"

19'-4"

14'-8"

14'-0

Notes General

SECTION 1/4"=1'-0"