

**FRONT ELEVATION**

**GENERAL NOTES:**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL BUILDING CODE OF CANADA, B.C. BUILDING CODE AND LOCAL LAWS AND BYLAWS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER AND/OR DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

WINDOWS SPECIFICATIONS TO BE CONFIRMED BY OWNER/BUILDER PRIOR ORDERING TO ENSURE PROPER VENTING AND EGRESS.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

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INARTIFEX DESIGN LTD. WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

**GRADING NOTES:**

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

**FINISH NOTES:**

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER/BUILDER PRIOR TO APPLICATION.

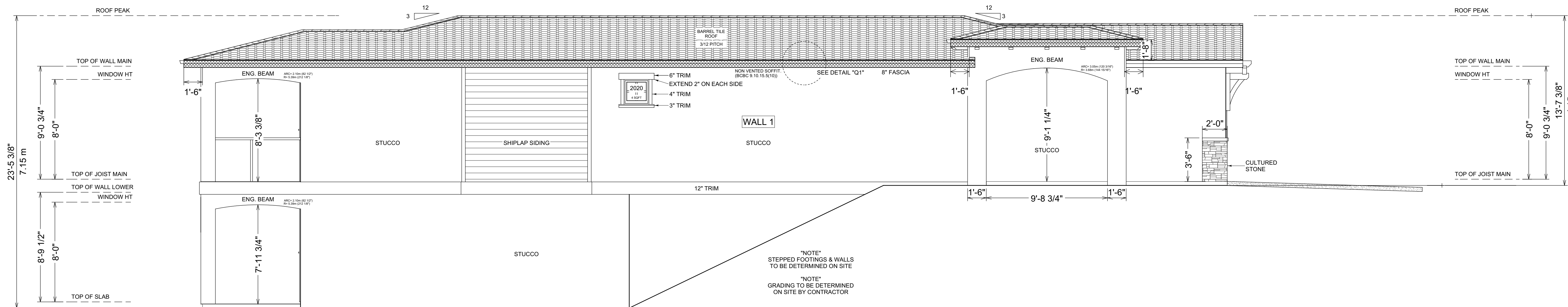
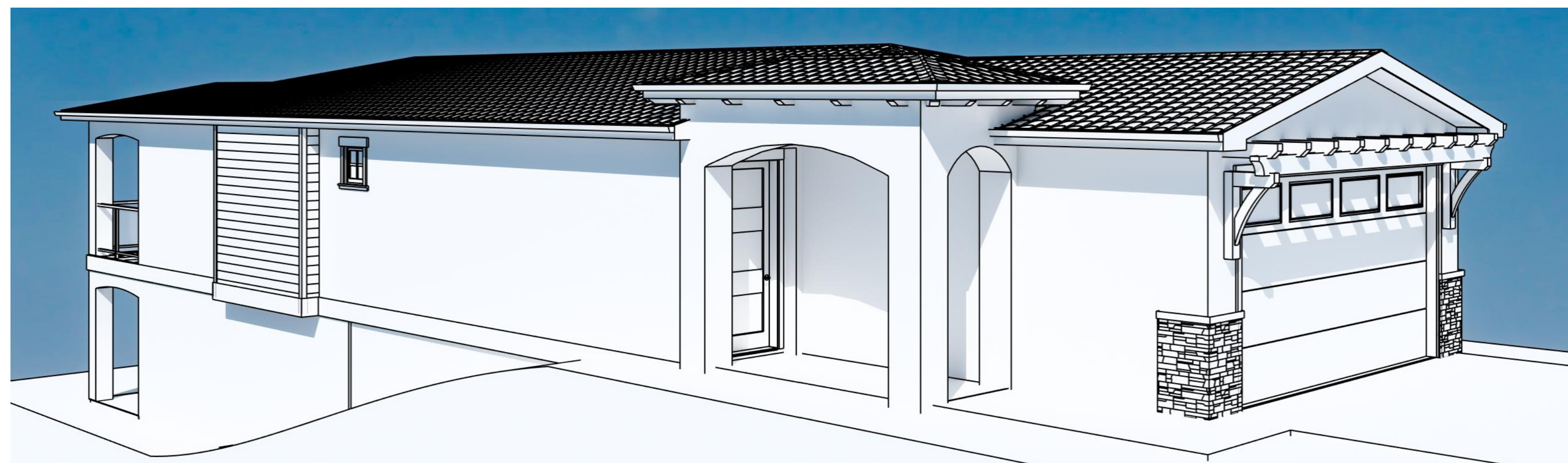
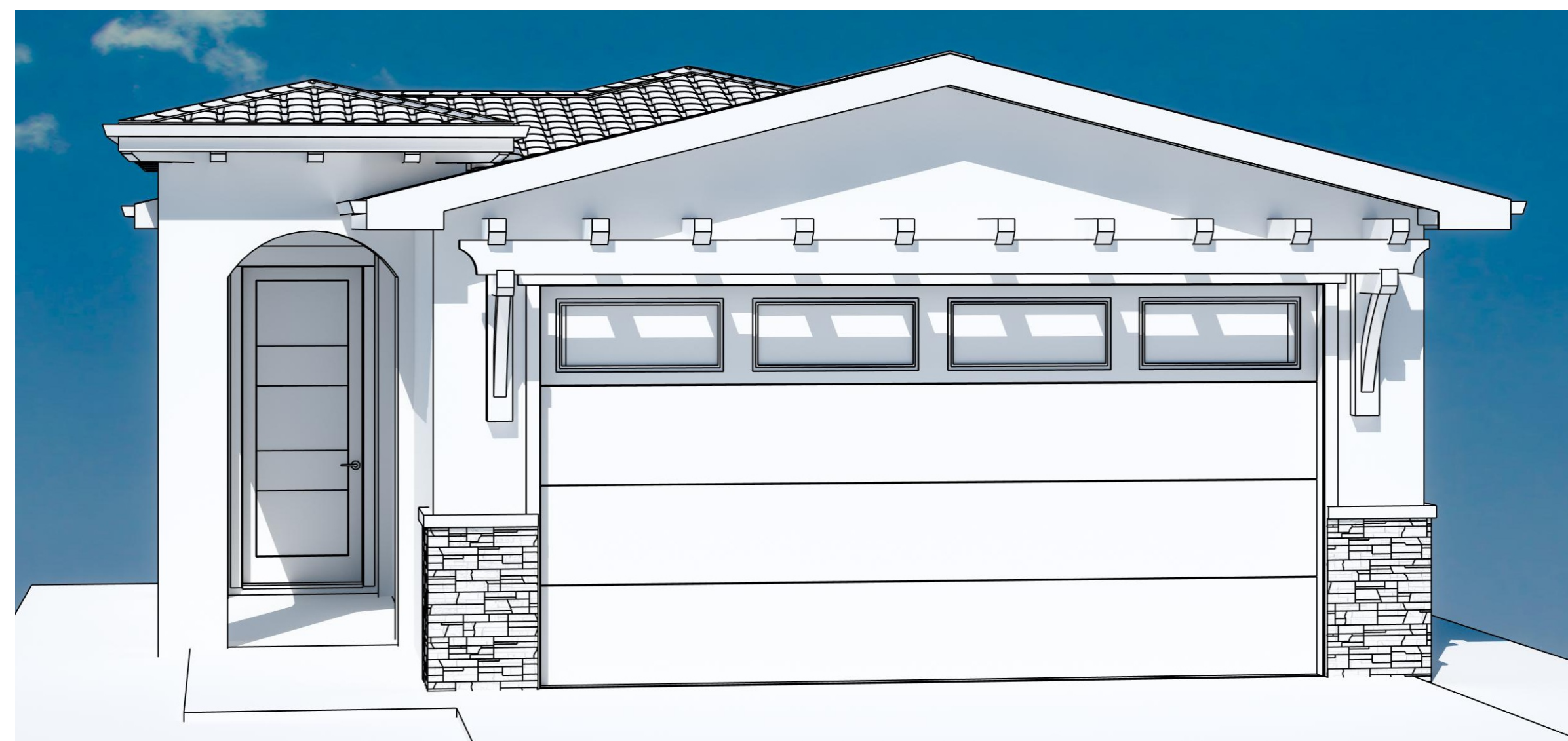
WINDOW SPECIFICATIONS TO BE CONFIRMED BY CONTRACTOR/HOME OWNER PRIOR ORDERING TO ENSURE CORRECT EGRESS AND VENTING

PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

**HRV: TO BE CONSTRUCTED WITH HRV  
THIS HOME TO BE BUILT TO  
ENERGY STEP CODE 3**

**\*REFER TO CERTIFIED ENERGY  
ADVISOR'S REPORT**



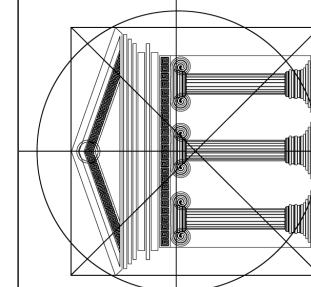
**LEFT ELEVATION**

**GLAZED OPENINGS AREA: WALL 1**

LIMITING DISTANCE = 1.45M  
EXPOSING BUILDING FACE: 1,062.27 sq. ft. (98.69m<sup>2</sup>)  
WALL AREA: 761.1 sq. ft. (70.71m<sup>2</sup>)

ALLOWABLE GLAZED OPENINGS: 8% (BCBC TABLE 9.10.15.4)  
PERMITTED AREA OF GLAZED OPENINGS: 55.56 SQ.FT. (5.16m<sup>2</sup>)

ACTUAL AREA OF GLAZED OPENINGS = 4 SQ.FT. (0.37m<sup>2</sup>)  
ACTUAL GLAZED OPENINGS: 0.53%



Proposed  
Project For:

LOT 13  
873 VIEWPOINT  
DR  
WEST KELOWNA,  
BC

PHASE 4  
WEST HARBOUR

Sheet Title:

FRONT & LEFT  
ELEVATIONS

DATE:

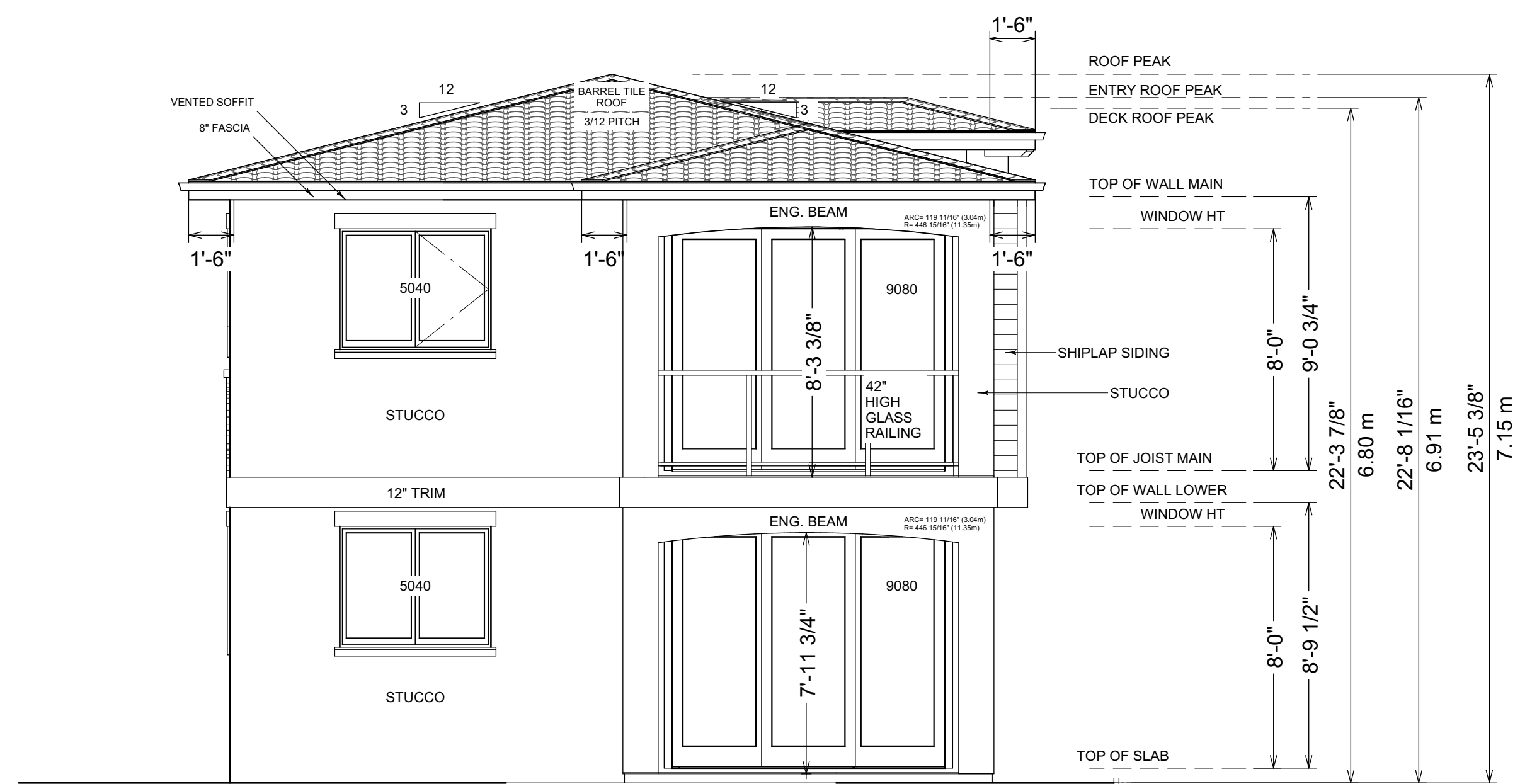
2022-10-24

SCALE: 1/4" = 1'-0"

(UNLESS OTHERWISE NOTED)

SHEET NO.:

**1/7**



**REAR ELEVATION**

**GRADING NOTES:**

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**FINISH NOTES:**

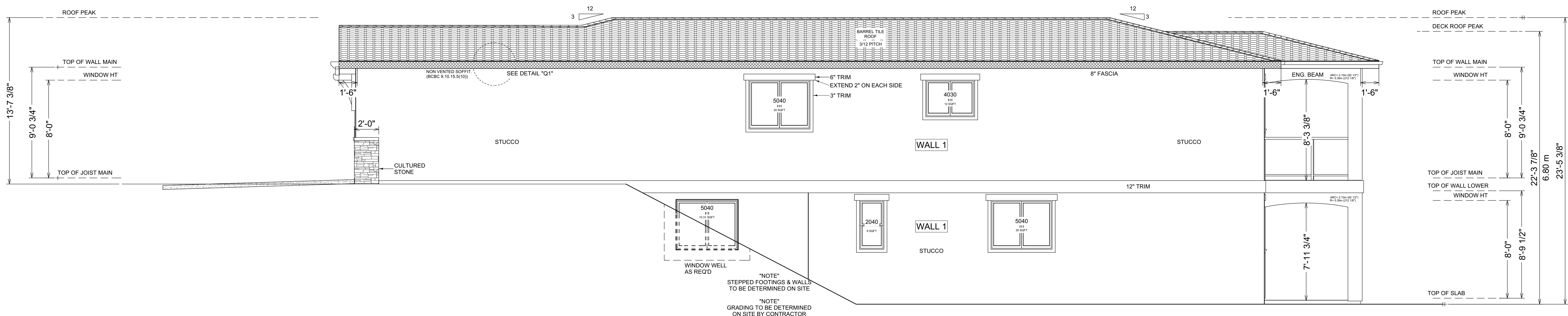
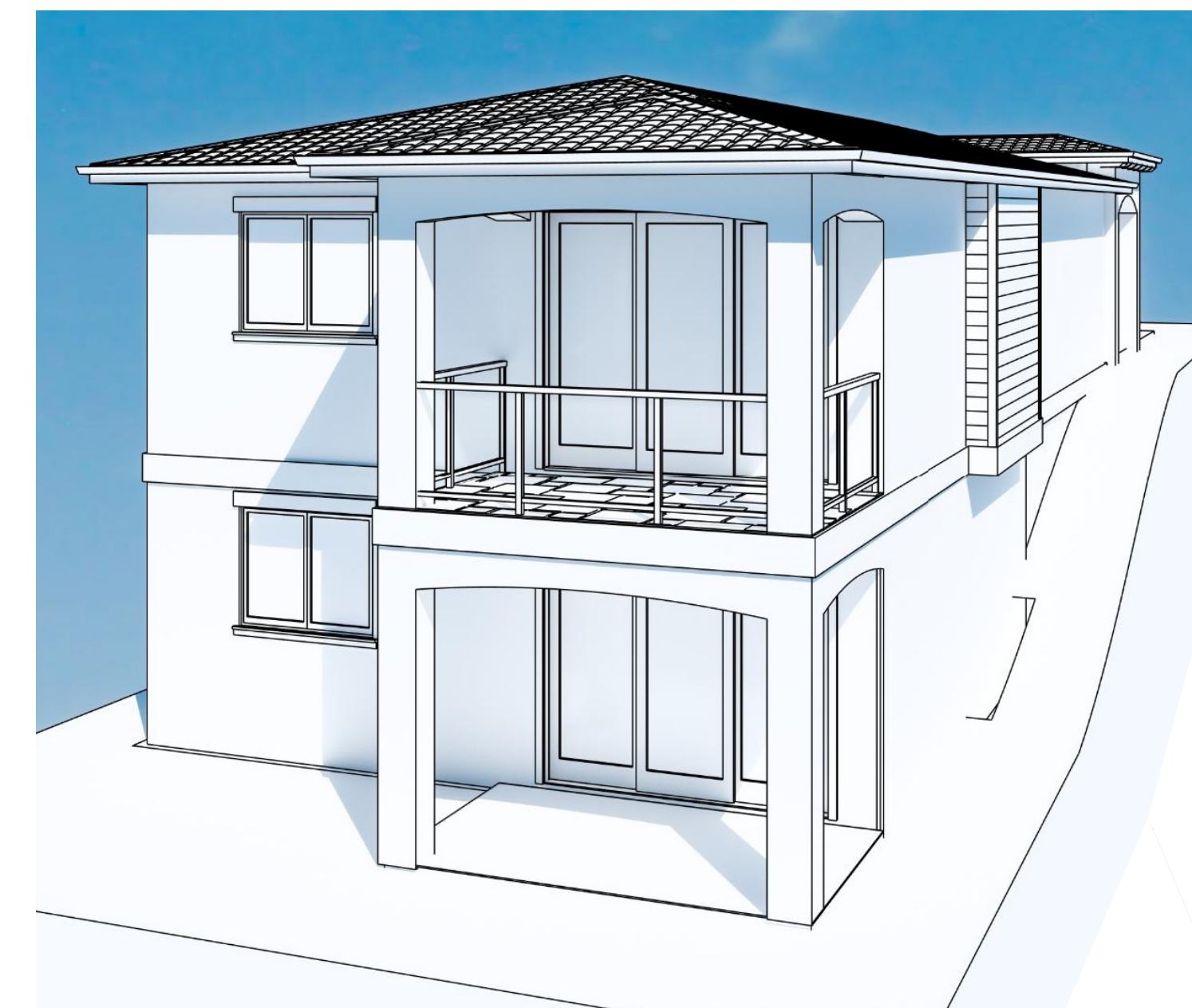
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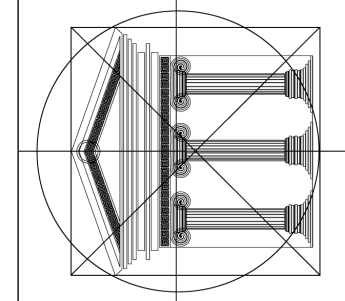
**RIGHT ELEVATION**

**GLAZED OPENINGS AREA: WALL 1**

LIMITING DISTANCE = 1.2m  
 EXPOSING BUILDING FACE: 1,123.18 sq ft. (104.35m<sup>2</sup>)  
 WALL AREA: 1,123.18 sq ft. (104.35m<sup>2</sup>)

ALLOWABLE GLAZED OPENINGS: 7% (BCBC TABLE 9.10.15.4)  
 PERMITTED AREA OF GLAZED OPENINGS: 78.62 SQ.FT. (7.3m<sup>2</sup>)

ACTUAL AREA OF GLAZED OPENINGS = 70.31 SQ.FT. (6.53m<sup>2</sup>)  
 ACTUAL GLAZED OPENINGS: 6.26%



Proposed Project For:

LOT 13  
 873 VIEWPOINT DR  
 WEST KELOWNA, BC

PHASE 4  
 WEST HARBOUR

Sheet Title:

REAR & RIGHT ELEVATIONS

DATE:

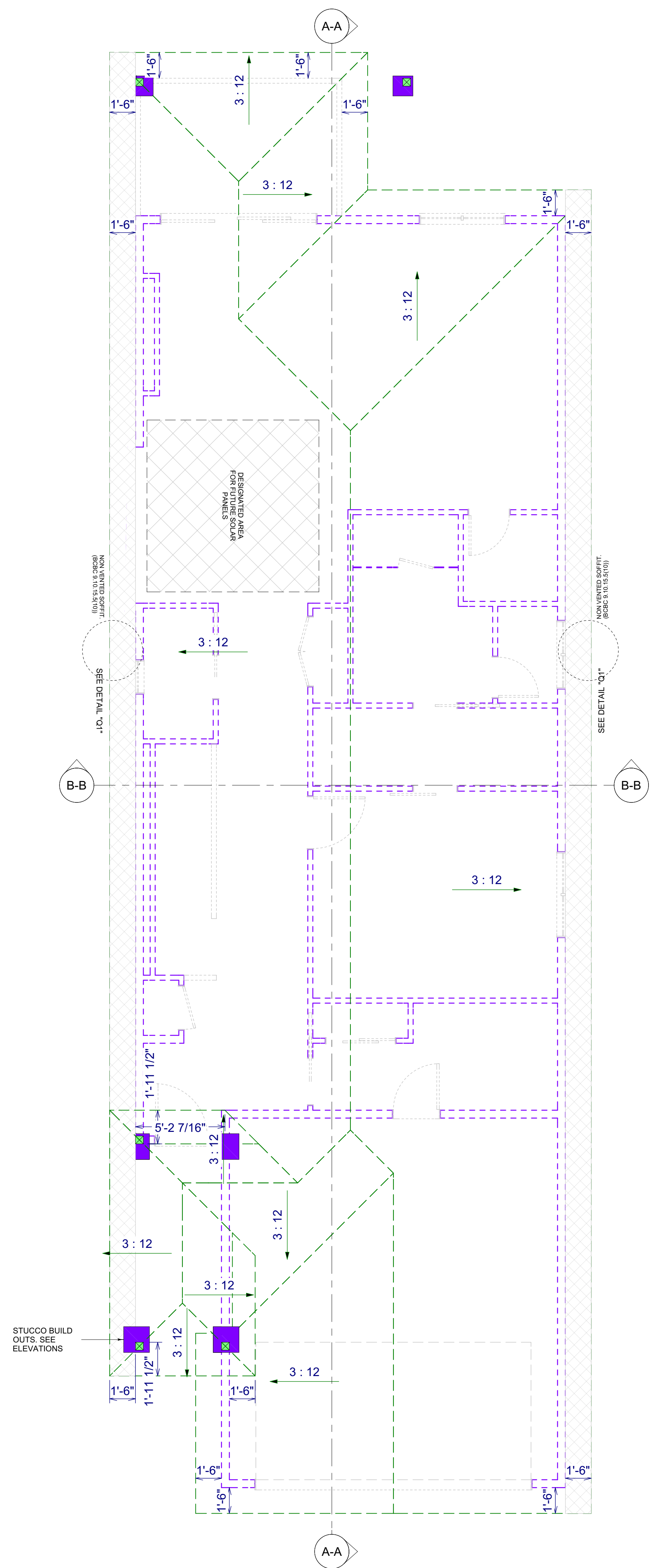
2022-10-24

SCALE: 1/4" = 1'-0"  
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

**2/7**





**ROOF PLAN**

UNLESS NOTED:  
 ROOF PITCH 3:12  
 OVERHANG 1' 6"

ROOF TRUSS SYSTEM  
 AS PER MANUFACTURER  
 ROOF VENTILATION  
 REQUIRED AS PER BCBC

Proposed  
 Project For:

LOT 13  
 873 VIEWPOINT  
 DR  
 WEST KELOWNA,  
 BC

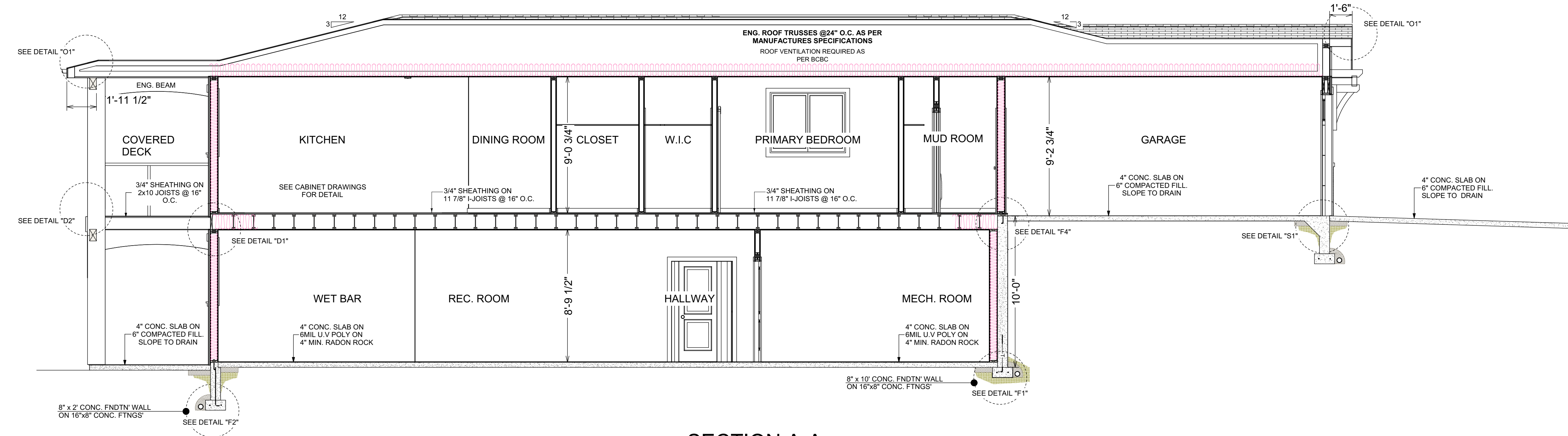
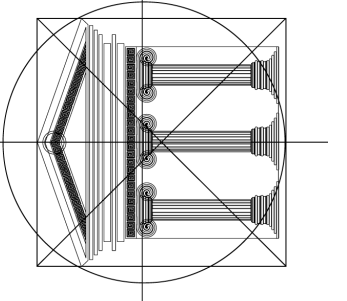
PHASE 4  
 WEST HARBOUR

Sheet Title:  
 ROOF PLAN

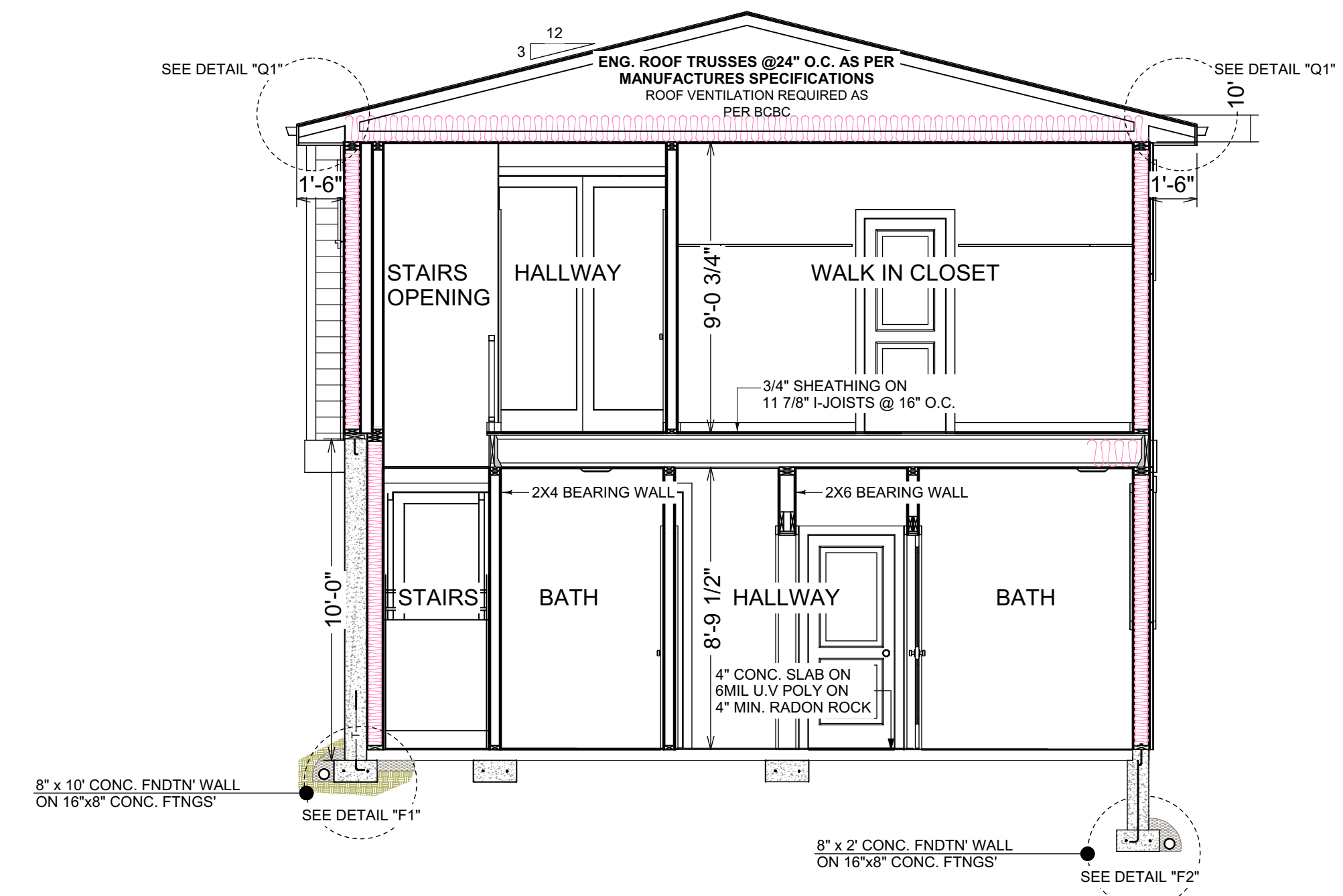
DATE:  
 2022-10-24

SCALE: 1/4" = 1'-0"  
 (UNLESS OTHERWISE NOTED)

SHEET NO.:  
**4/7**



**SECTION A-A**



**SECTION B-B**

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Proposed Project For:

LOT 13  
 873 VIEWPOINT DR  
 WEST KELOWNA, BC

PHASE 4  
 WEST HARBOUR

Sheet Title:

CROSS SECTIONS

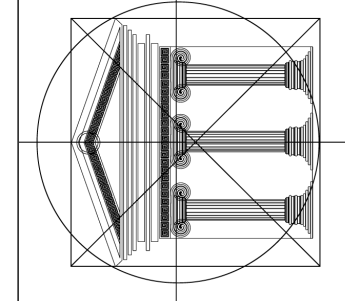
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2022-10-24

SCALE: 1/4" = 1'-0"  
 (UNLESS OTHERWISE NOTED)

SHEET NO.:

**5/7**



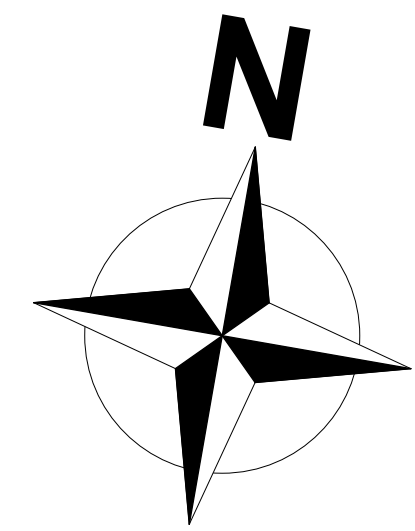
Proposed Project For:  
 LOT 13  
 873 VIEWPOINT DR  
 WEST KELOWNA, BC  
 PHASE 4  
 WEST HARBOUR

Sheet Title:  
 SITE PLAN & SITE SECTIONS

DATE:  
 2022-10-24

SCALE: 1/4" = 1'-0"  
 (UNLESS OTHERWISE NOTED)

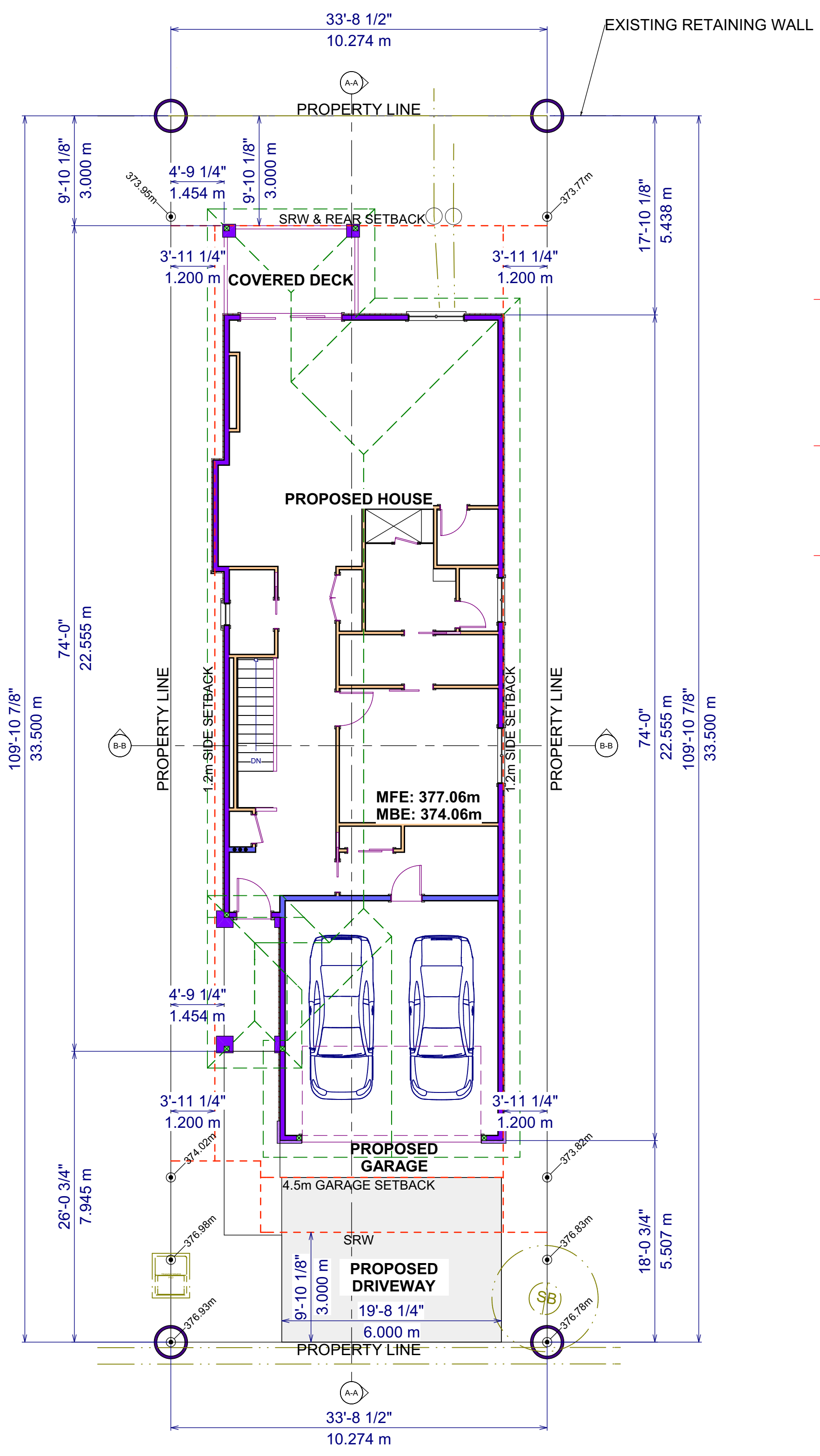
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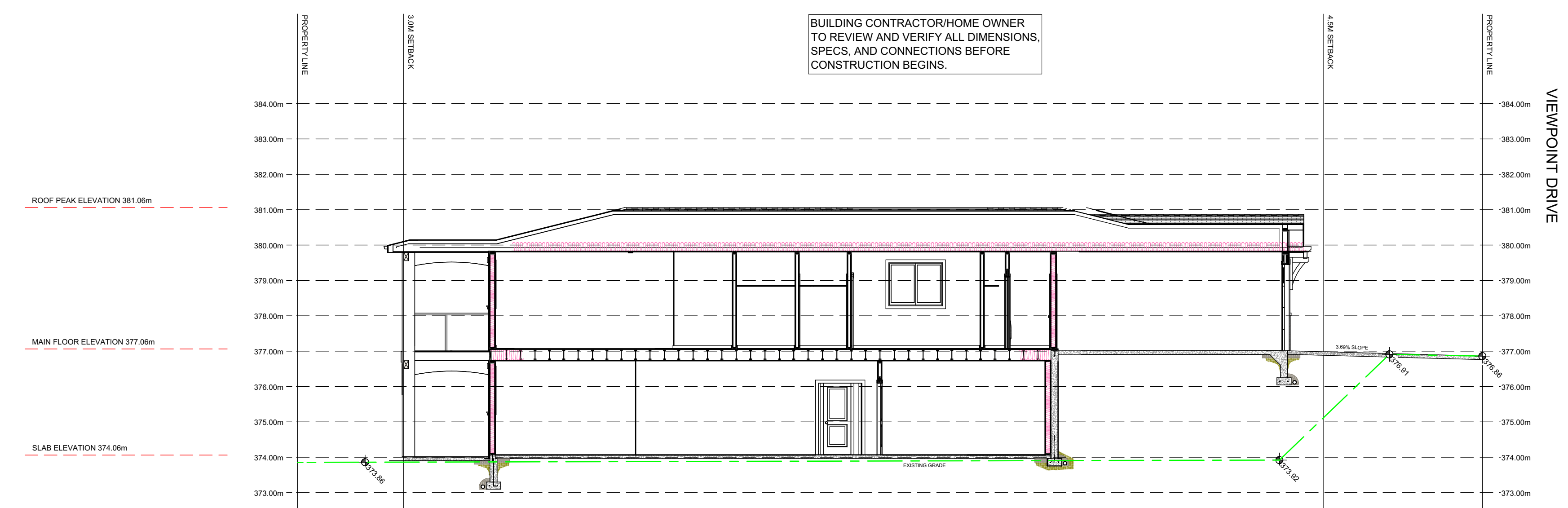
**LOT 13**  
 344m<sup>2</sup>  
 SCALE: 1/8" = 1'-0"

MAIN FLOOR:	1,321 SQFT.
GARAGE:	429 SQFT.
COVERED DECK/ PATIO:	96 SQFT.
TOTAL FOOTPRINT:	1,846 SQFT.
LOT AREA:	3,705 SQFT.
TOTAL COVERAGE:	49.82 %

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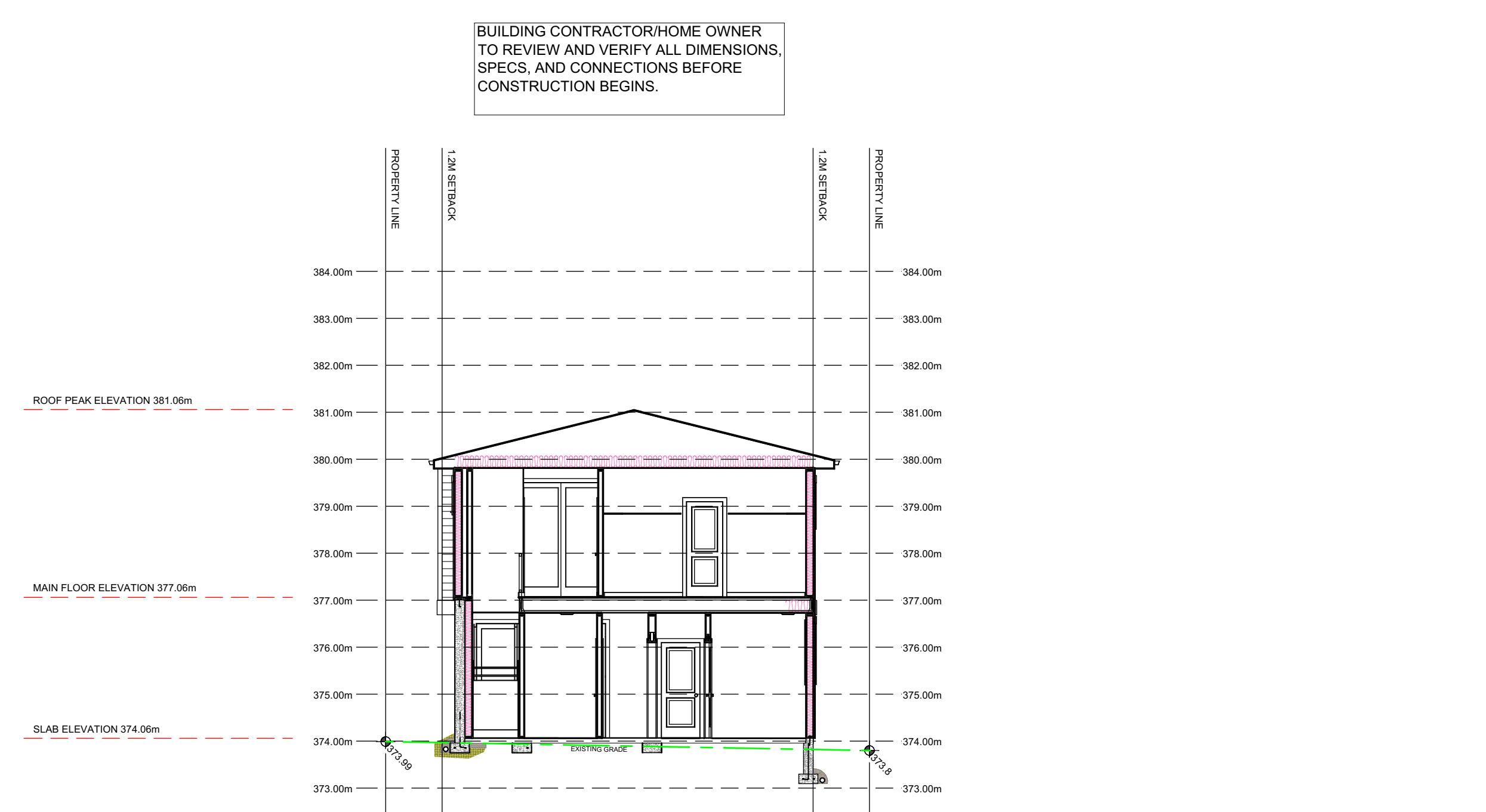


**HARBOUR VIEW CRESCENT**



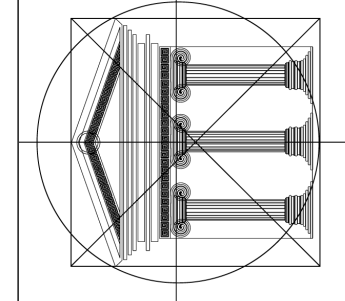
**SITE SECTION A-A**  
 SCALE: 1/8" = 1'-0"

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**SITE SECTION B-B**  
 SCALE: 1/8" = 1'-0"

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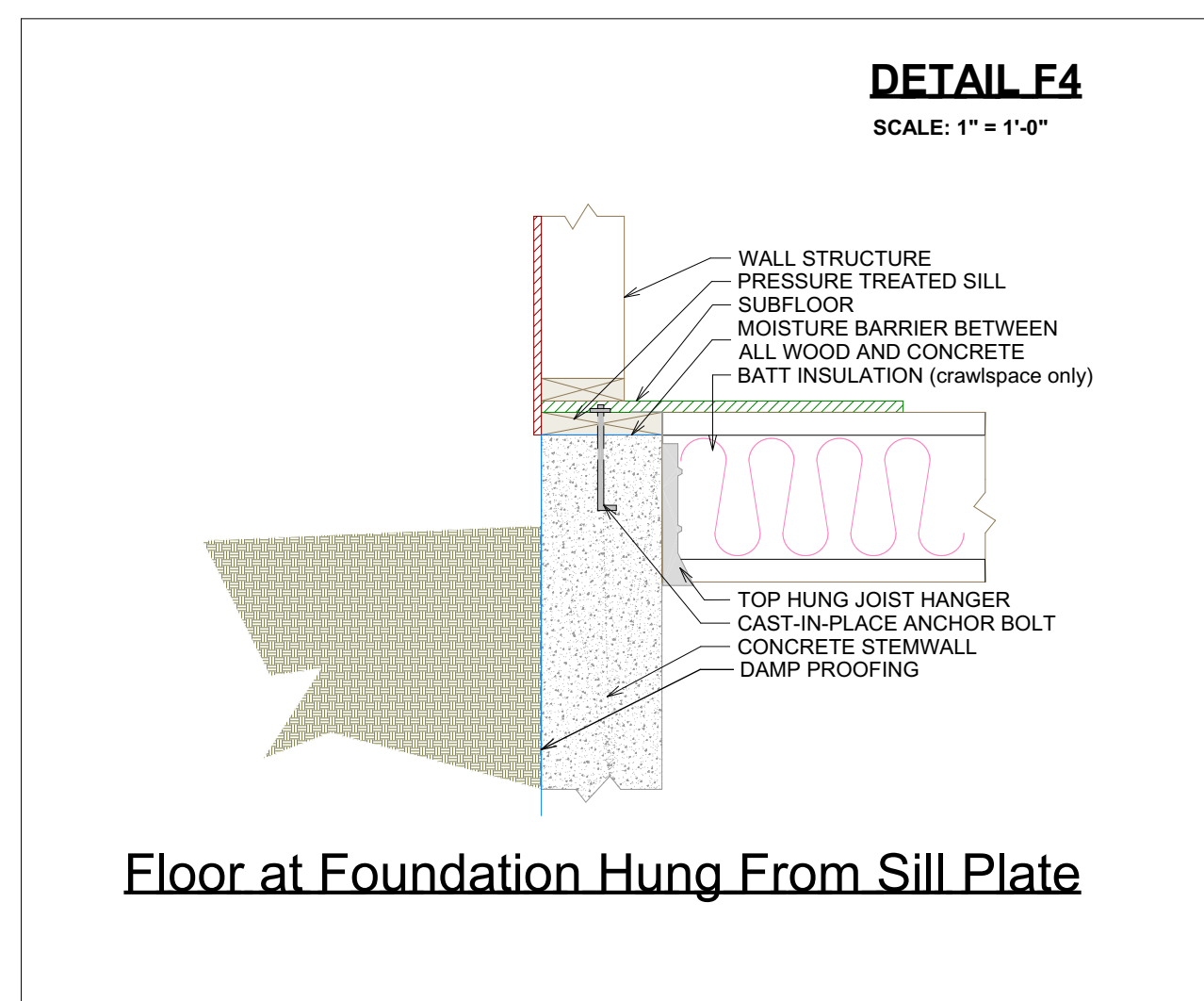
**Proposed Project For:**  
  
 LOT 13  
 873 VIEWPOINT DR  
 WEST KELOWNA, BC  
  
 PHASE 4  
 WEST HARBOUR

**Sheet Title:**  
  
 DETAILS & NOTES

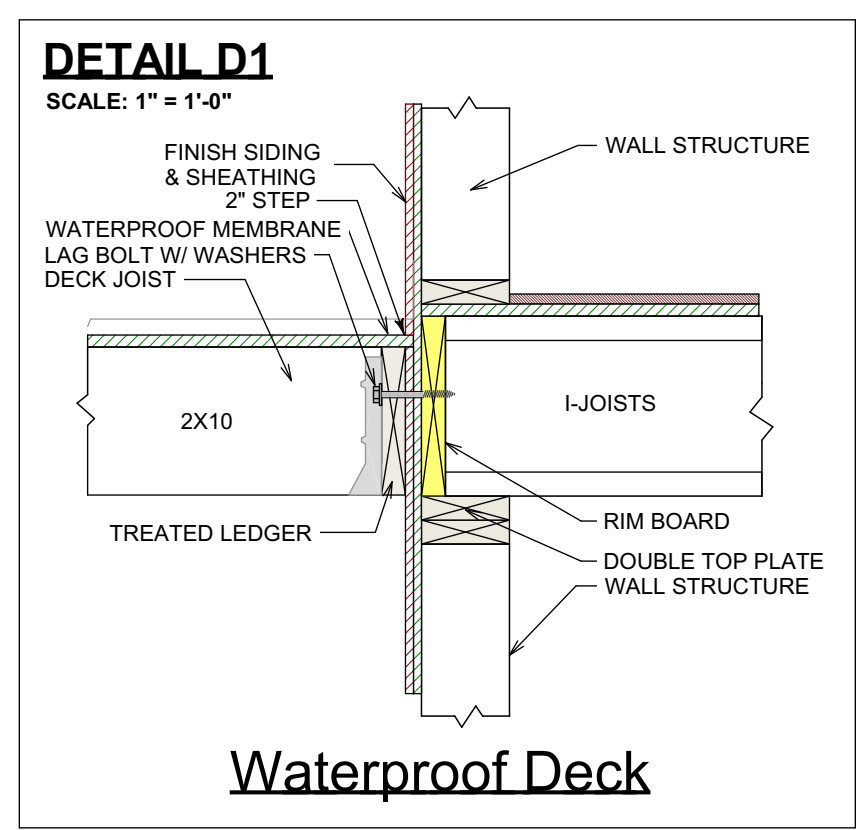
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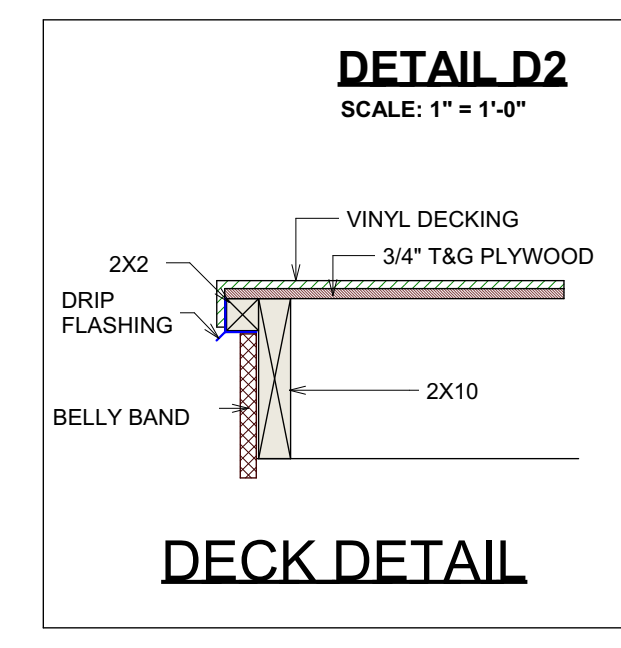
**SHEET NO.:**  
7/7



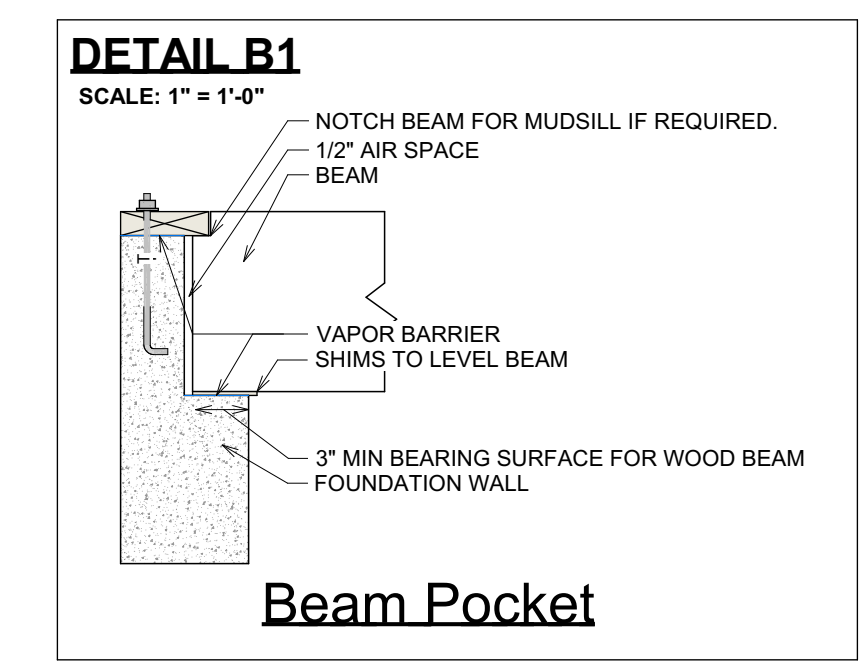
**Floor at Foundation Hung From Sill Plate**



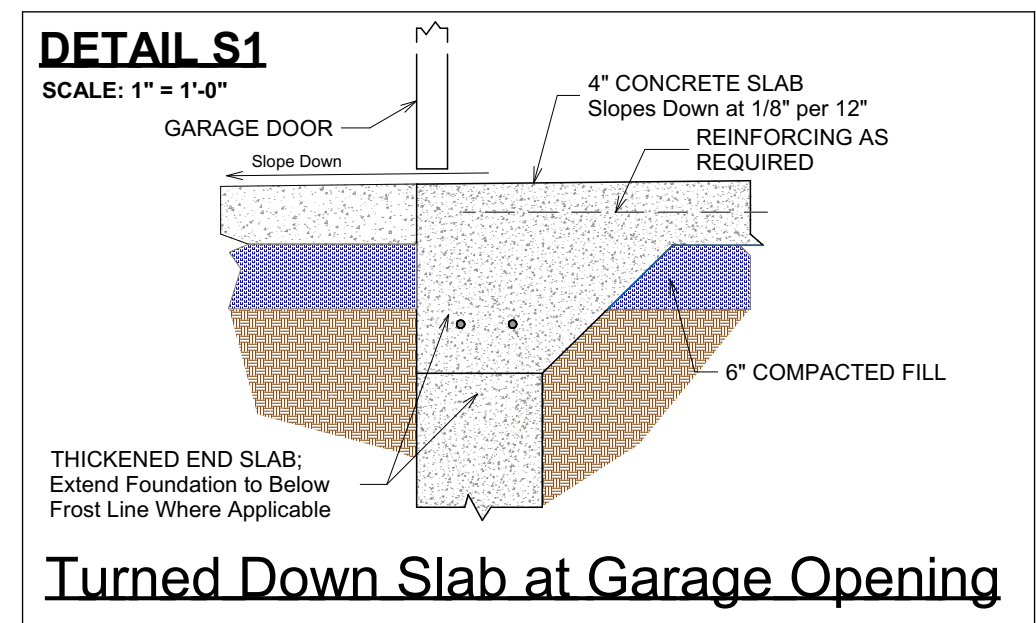
**Waterproof Deck**



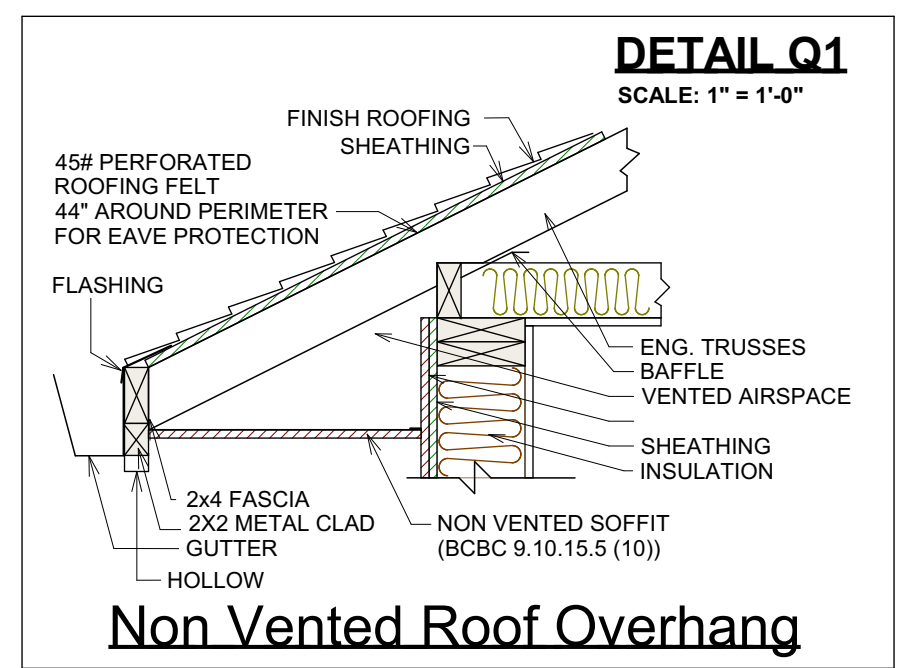
**DECK DETAIL**



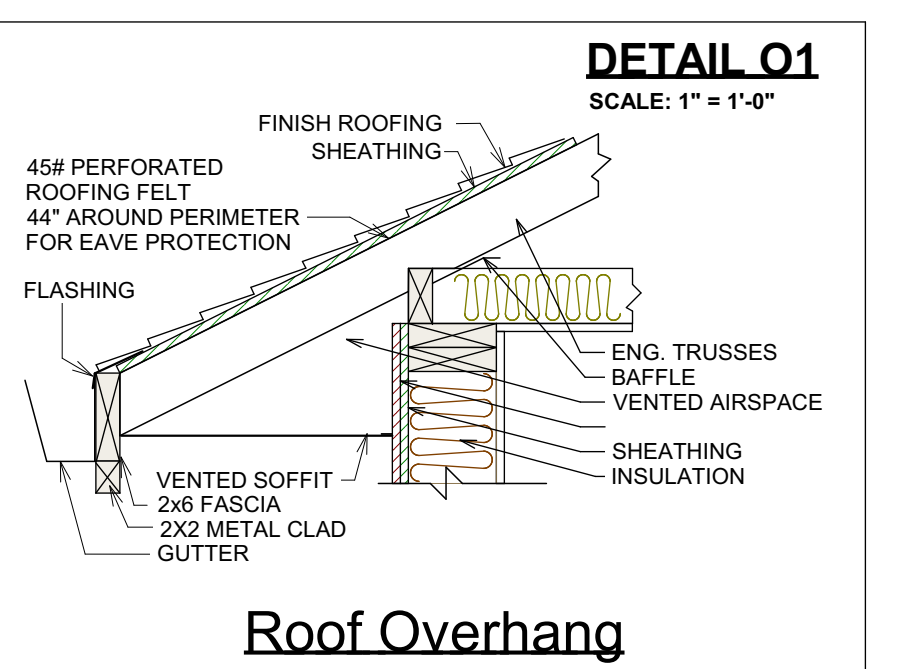
**Beam Pocket**



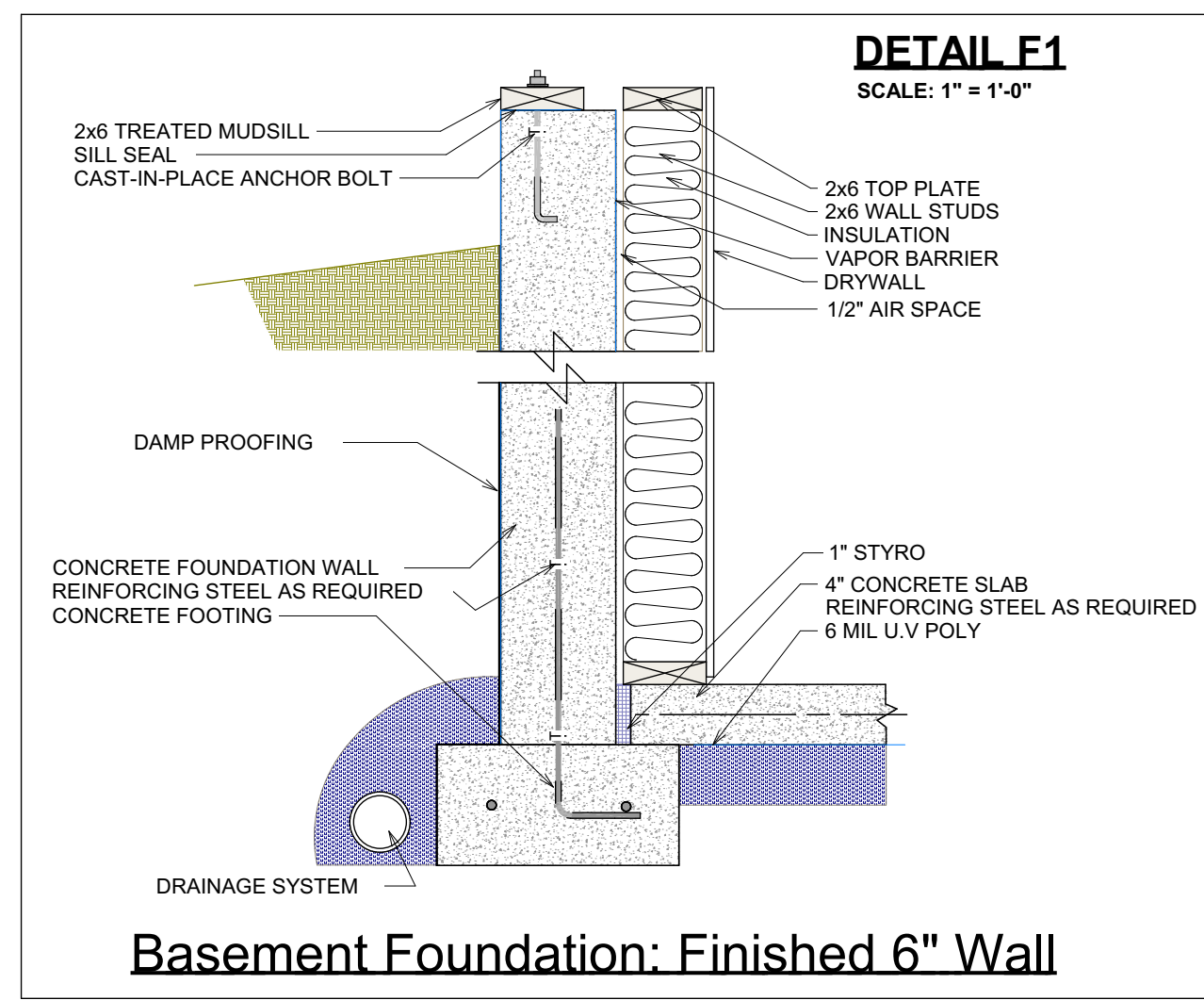
**Turned Down Slab at Garage Opening**



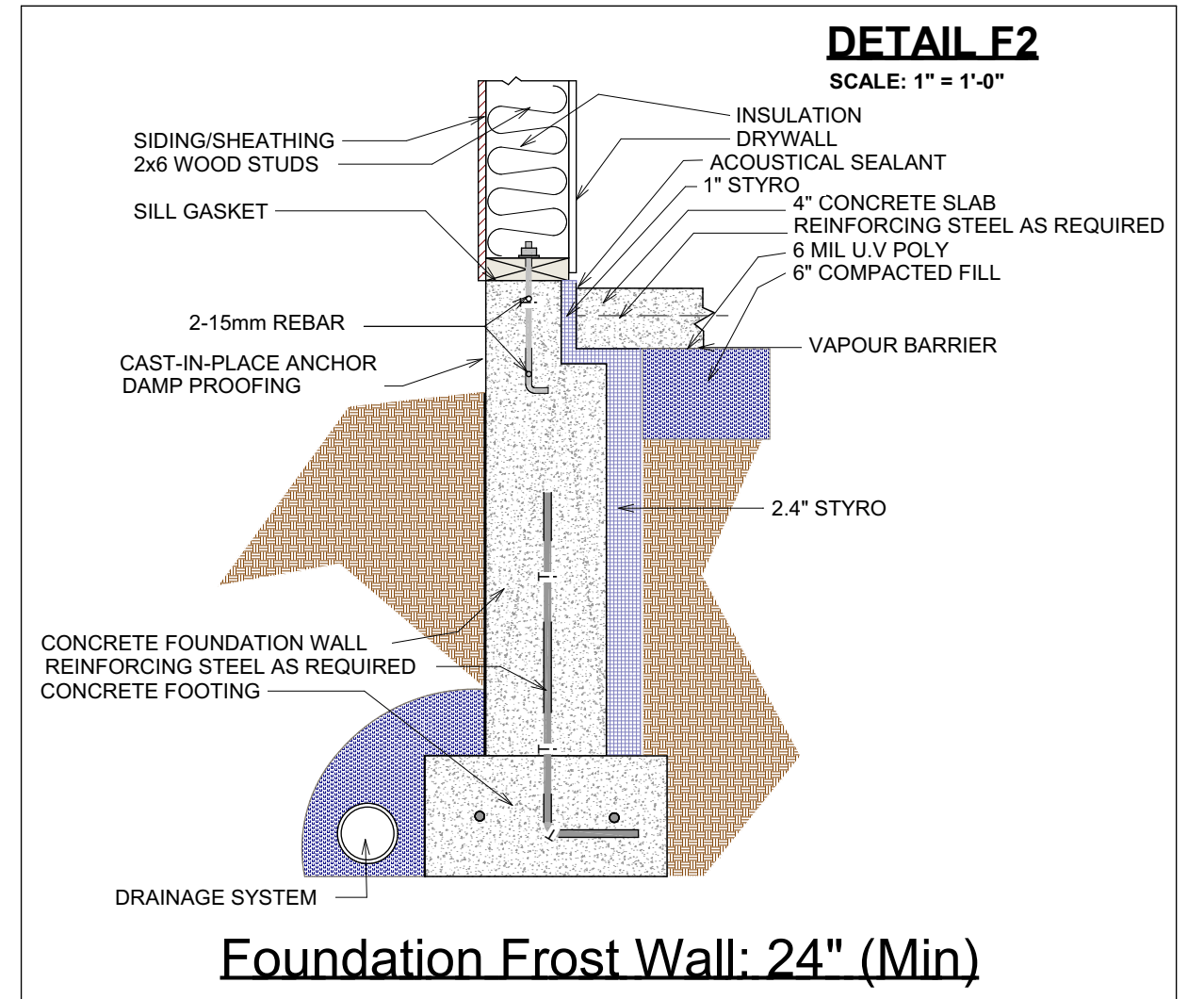
**Non Vented Roof Overhang**



**Roof Overhang**



**Basement Foundation: Finished 6" Wall**



**Foundation Frost Wall: 24" (Min)**

**CODES AND STANDARDS**

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the B.C. Building Code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the owner/builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variance from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/builder and such solutions shall be their sole responsibility.

**CONCRETE & FOOTINGS**

All concrete to have a minimum compressive strength of 2,900 PSI (20 MPa) at 28 days.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 PSF. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600 mm) and higher should have one horizontal 10 mm reinforcing bar 3" (75 mm) from the top. Corner reinforcing to be lapped minimum 24" (600 mm).

All footings are to have two 1/2" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75 mm) clear of the side and bottom of the footing on both sides of the footing.

Grades shown on elevations are estimated. Adjust on site as required. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted.

**ABOVE GRADE MASONRY**

All above grade masonry is to conform to the BC Building Code.

If brick veneer is to be installed, counter flashing shall be installed up to 8" (200 mm) behind the building felt and below the bottom course with vertical joints raked clean. Weep holes 24" (600 mm) o.c..

**CARPENTRY**

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed & confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Joists shall be placed to accommodate plumbing, in the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be dampproofed with 45 lb. felt or a sill plate gasket and pressure treated with a waterborne preservative or other approved method on exterior walls.

Interior framing to be 4" (100 mm) clear of back and sides of firebox and 2" (50 mm) clear of brick chimneys. Frame exterior walls 1" (25 mm) clear from exterior fireplaces.

Plates are to be anchored to concrete with 1/2" anchor bolts, maximum 6 ft. o.c. or other approved method.

Flush framed wood members shall be anchored with 200 lb. joist hangers unless otherwise specified.

**INSULATION / VENTILATION**

Minimum insulation requirements:

- Roof/Ceiling – R 40
- Walls – 2 x 6 – R 20
- Garage Ceiling – R 32

Ceiling insulation may be loose fill type or batt type. Wall and floor insulation must be batt type.

Walls and ceilings between residence and attached garage shall be insulated.

Insulation requirements may vary with heating systems and with local conditions.

All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits.

**MISCELLANEOUS**

Caulk over and around all exterior openings using non-hardening caulking compound.

Flash all changes of materials on exterior walls.

Flash over all exterior openings.

All siding or stucco to be a minimum of 8" (200 mm) above finished grade.

All balcony railings to be 3'6" (1070 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (800 mm). Top rail to sustain outward load of 40 lbs. per lineal foot.

Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have on shelf.

**SPECIFICATIONS**

<p><b>ROOF</b></p> <p>BARREL TILE ROOF 7/16" ROOF SHEATHING ENGINEERED ROOF TRUSSES R-40 INSULATION 6 MIL UV POLY 1/2" DRYWALL</p> <p><b>SOFFIT &amp; FASCIA</b></p> <p>2x4 SUB FASCIA 2x8 FASCIA BOARD VENTED SOFFITS</p>	<p><b>EXT. WALL</b></p> <p>STUCCO CULTURED STONE 3/8" WALL SHEATHING 2x6 STUDS 16" o/c R-20 BATT INSULATION 6 MIL UV POLY 1/2" DRYWALL</p> <p><b>INT. WALL</b></p> <p>2x4 STUDS 16" o/c 1/2" DRYWALL BOTH SIDES</p>	<p><b>FLOOR SYSTEM</b></p> <p>3/4" T&amp;G SHEATHING ENGINEERED I JOIST</p> <p><b>STAIR CONSTRUCTION</b></p> <p>PRE MANUFACTURED STAIR SYSTEM 10" TREAD + 1" NOSING 2x6 @ 16" o/c LANDINGS</p> <p><b>DRAINAGE TILE</b></p> <p>4" DRAIN TILE MINIMUM 6" DRAIN ROCK DRY SHEETING PAPER</p>	<p><b>FOUNDATION</b></p> <p>8" CONC. FOUNDATION 10MM REBAR R12 STYROFOAM INSULATION 8"x16" CONC. FOOTING</p> <p><b>CONC. SLAB</b></p> <p>4" CONC. SLAB 6 MIL UV POLY 6" COMPACTED GRAVEL</p>
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