

FRONT ELEVATION

GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.

IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. FURTHERMORE, IT IS THE CONTRACTORS RESPONSIBILITY FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS, EASEMENTS, AND COVENANTS.

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

HRV: TO BE CONSTRUCTED WITH HRV

THIS HOME TO BE BUILT TO ENERGY STEP CODE 3

*REFER TO CERTIFIED ENERGY ADVISOR'S REPORT

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

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

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.



Proposed Project For:

LOT 24

1673 HARBOUR VIEW CRES.
WEST KELOWNA

WEST HARBOUR

Sheet Title:

FRONT & RIGHT ELEVATIONS

DATE:

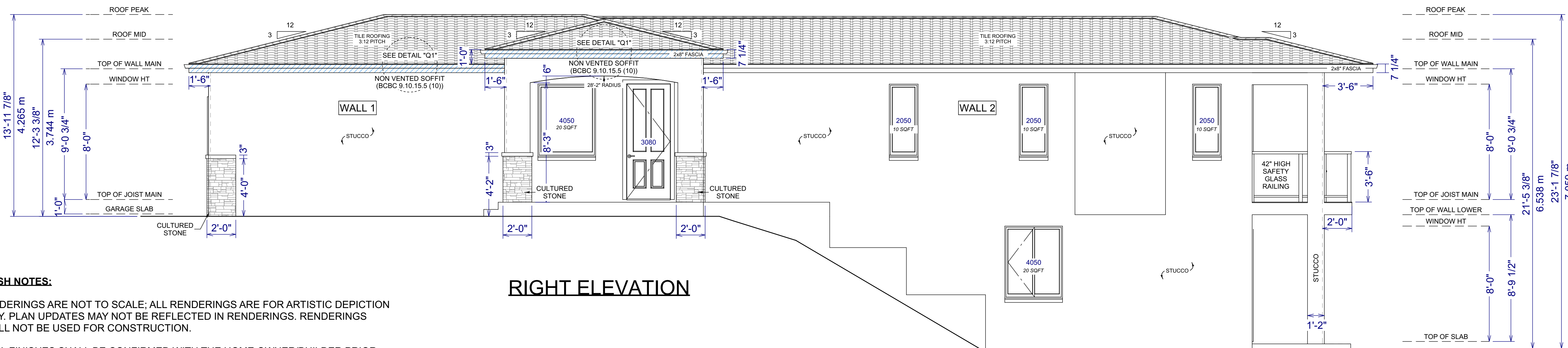
2023-12-19

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

(UNLESS OTHERWISE NOTED)

SHEET NO.:

1/8



RIGHT ELEVATION

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.

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.

NOTE STEPPED FOOTINGS & WALLS TO BE DETERMINED ON SITE

NOTE GRADING TO BE DETERMINED ON SITE BY CONTRACTOR

GLAZED OPENINGS AREA: WALL 1

LIMITING DISTANCE = 1.505m
 EXPOSING BUILDING FACE: 956.37 sq ft. (88.85m²)
 WALL AREA: 355.05 sq ft. (32.86m²)

ALLOWABLE GLAZED OPENINGS: 8% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 28.4 SQ.FT. (2.64m²)

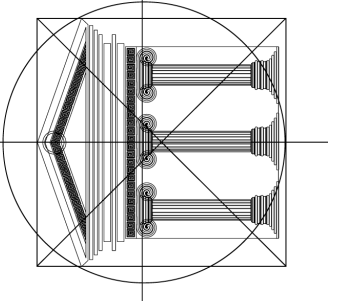
ACTUAL AREA OF GLAZED OPENINGS = 20 SQ.FT. (1.86m²)
 ACTUAL GLAZED OPENINGS: 5.63%

GLAZED OPENINGS AREA: WALL 2

LIMITING DISTANCE = 1.81m
 EXPOSING BUILDING FACE: 956.37 sq ft. (88.85m²)
 WALL AREA: 515.09 sq ft. (47.14m²)

ALLOWABLE GLAZED OPENINGS: 8.7% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 53.51 SQ.FT. (4.97m²)

ACTUAL AREA OF GLAZED OPENINGS = 50 SQ.FT. (4.64m²)
 ACTUAL GLAZED OPENINGS: 8.13%



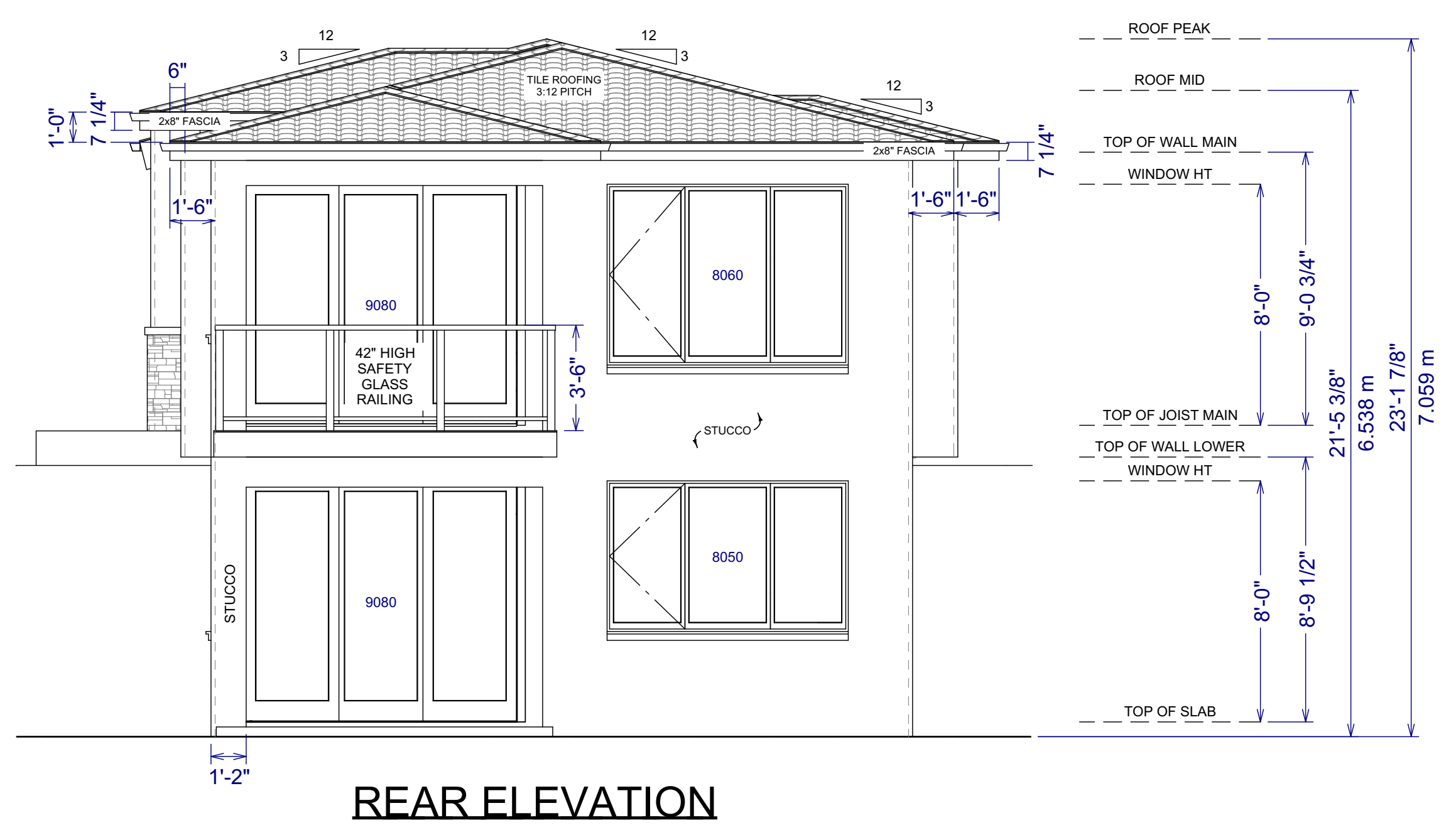
Proposed Project For:
 LOT 24
 1673 HARBOUR VIEW CRES.
 WEST KELOWNA
 WEST HARBOUR

Sheet Title:
 REAR & LEFT ELEVATIONS

DATE:
 2023-12-19

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

SHEET NO.:



REAR ELEVATION



GRADING NOTES:

- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
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- 3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

FINISH NOTES:

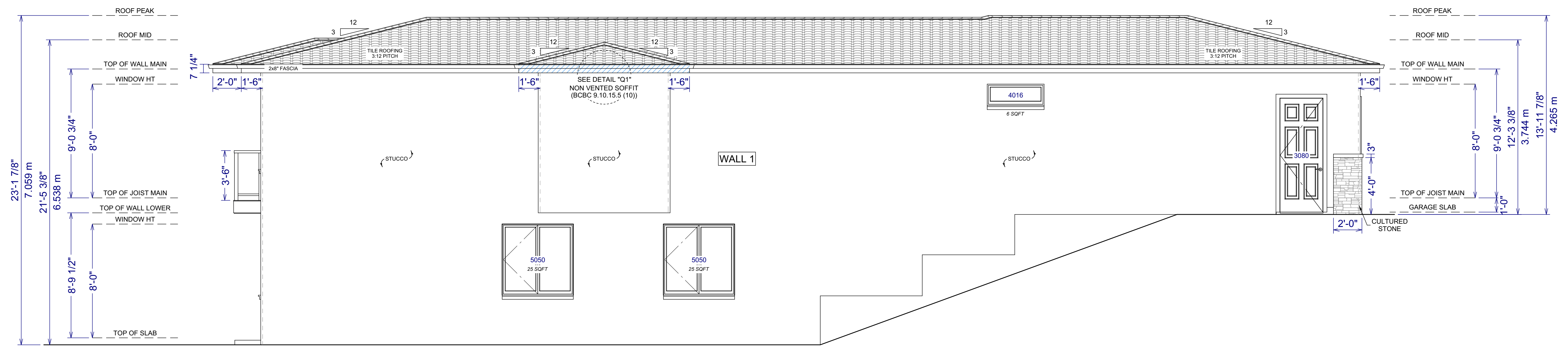
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PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE



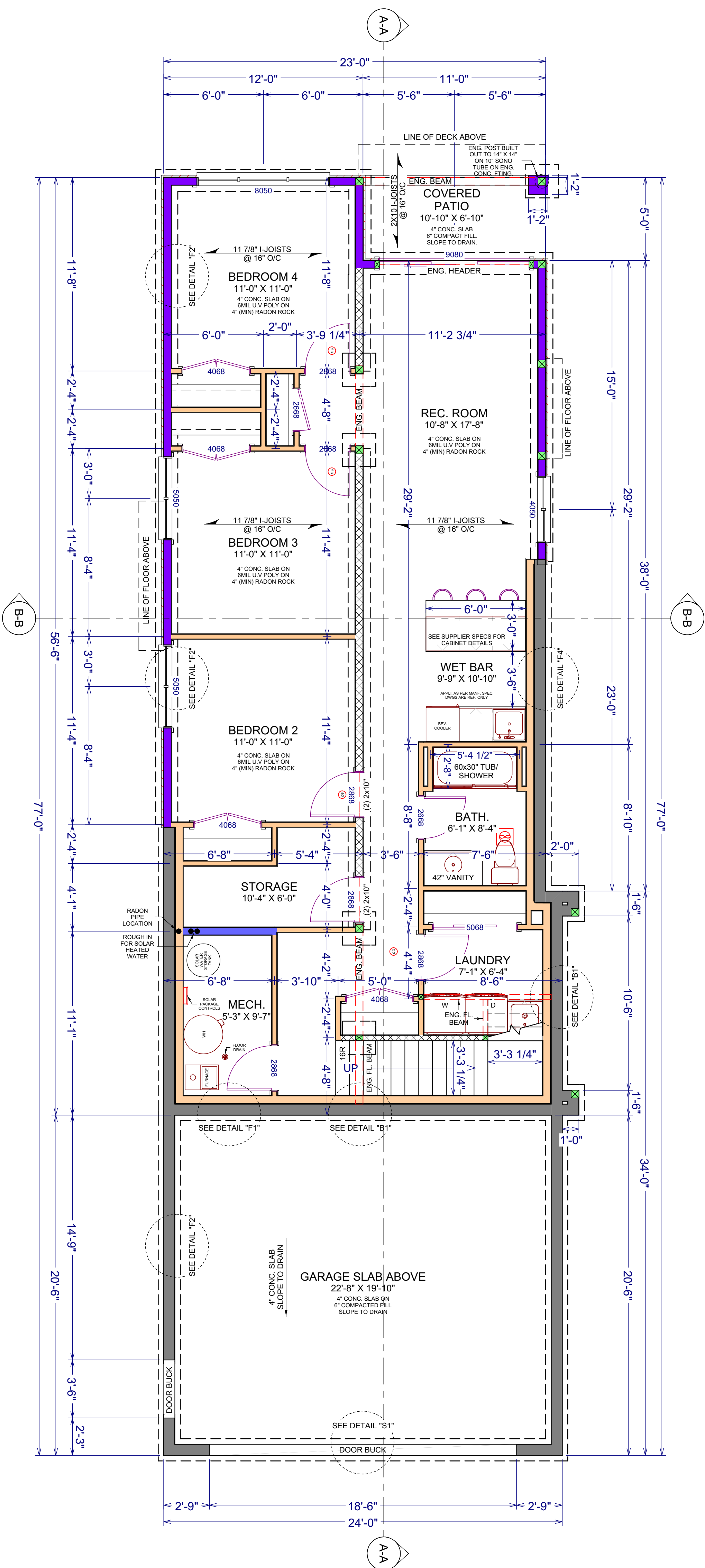
LEFT ELEVATION

GLAZED OPENINGS AREA: WALL 1

LIMITING DISTANCE = 1.72m
 EXPOSING BUILDING FACE: 1,244.82 sq ft. (115.64m²)
 WALL AREA: 1,153.56 sq ft. (107.17m²)
 ALLOWABLE GLAZED OPENINGS: 7.4% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 85.36 SQ.FT. (7.93m²)
 ACTUAL AREA OF GLAZED OPENINGS = 56 SQ.FT. (5.2m²)
 ACTUAL GLAZED OPENINGS: 4.85%

NOTE
 STEPPED FOOTINGS & WALLS TO BE DETERMINED ON SITE

NOTE
 GRADING TO BE DETERMINED ON SITE BY CONTRACTOR



WALL LEGEND	
	8" CONC. FNDTN. WALL
	8" CONC. FNDTN. WALL 2x6" INTERIOR WALL
	ICF FNDTN. WALL
	2x6" EXTERIOR WALL FINISH ON BOTH SIDES
	2x4" EXTERIOR WALL FINISH ON BOTH SIDES
	2x4 EXT. WALL
	2x6 EXT. WALL
	2x6 INT. WALL
	2x4 INT. WALL
	FIRE RATED WALL 2x6 STUDS @ 16" O/C 1/2" TYPE "X" DRYWALL R20 INSULATION
	2x6 BEARING WALL
	2x4 BEARING WALL

GENERAL NOTES:
 -VENTILATION AS PER BCBC 9.32
 -WINDOWS/DOORS REQUIRE NAFS LABEL
 -APPROVED SMOKE ALARM DETECTORS TO BE INSTALLED AND INTERCONNECTED

RADON VENT PIPE:

- 1) MIN. 100MM DIAMETER
- 2) TO TERMINATE MIN;
 - A) 1.0M ABOVE ANY AIR INLET, DOOR OR OPENABLE WINDOW.
 - B) 2.0M ABOVE A ROOF THAT SUPPORTS AN OCCUPANCY
 - C) 3.5M IN ANY OTHER DIRECTION
 - D) 1.8M FROM PROPERTY LINE
- 3) LABEL "RADON VENT PIPE" AT EVERY 1.2M AND AT EVERY CHANGE IN DIRECTION

LOWER LEVEL:

LIVING AREA: 1,069 SQFT.
 (NOT INCLUDING STAIRS,
 STORAGE, OR MECH.)

UNLESS NOTED:
 WINDOW LINTELS @ 8'-0"
 WALL HEIGHT 8' -9 1/2"

NOTE: DRAINAGE PER GEOTECH

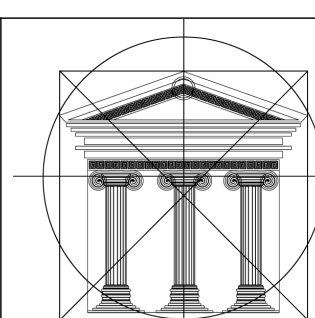
SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED)

SHEET NO.:
3/8

DATE:
 2023-12-19

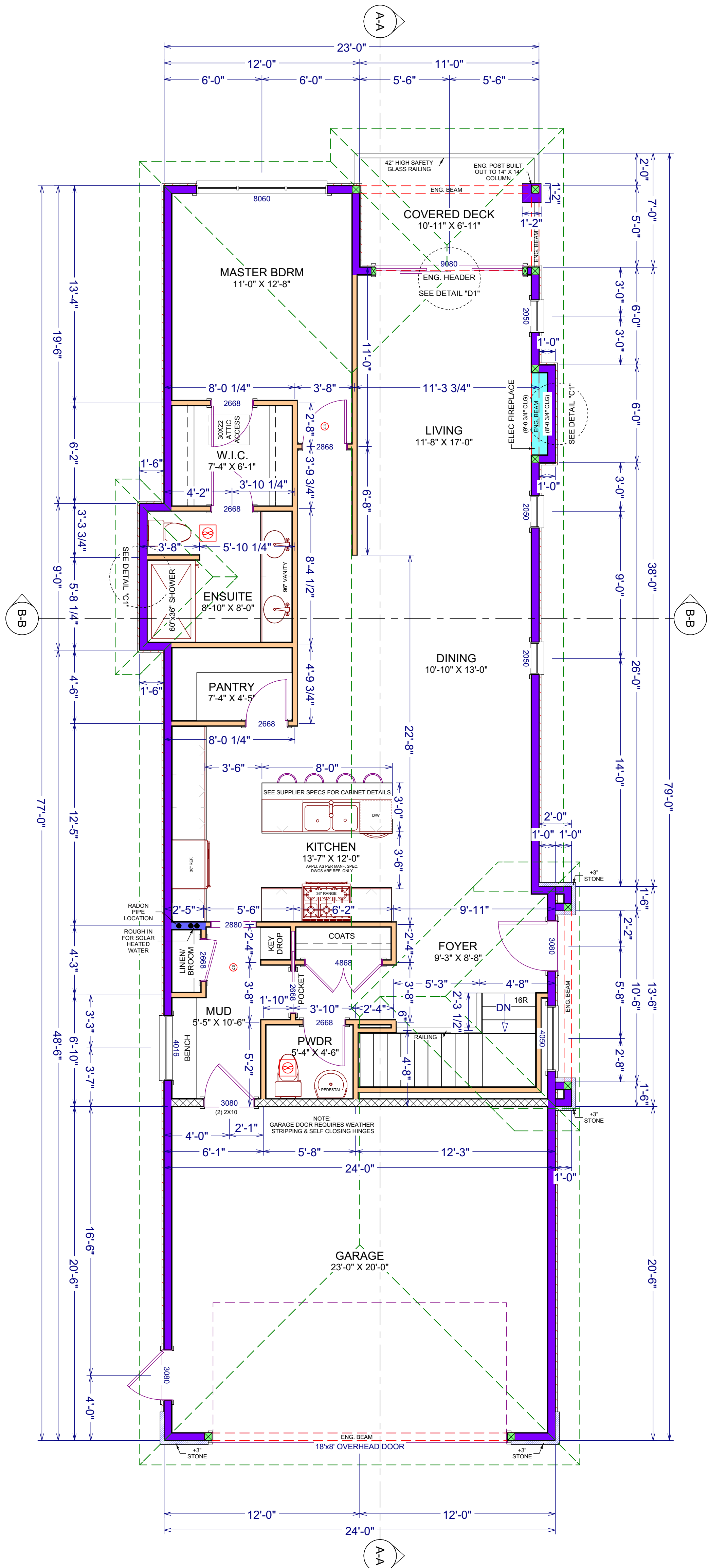
Sheet Title:
 LOWER LEVEL

Proposed
 Project For:
 LOT 24
 1673 HARBOUR
 VIEW CRES.
 WEST KELOWNA
 WEST HARBOUR



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WALL LEGEND	
	8" CONC. FNDTN. WALL
	8" CONC. FNDTN. WALL 2x6" INTERIOR WALL
	ICF FNDTN. WALL
	2x6" EXTERIOR WALL FINISH ON BOTH SIDES
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	2x6 BEARING WALL
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 - D) 1.8M FROM PROPERTY LINE
- 3) LABEL "RADON VENT PIPE" AT EVERY 1.2M AND AT EVERY CHANGE IN DIRECTION

MAIN LEVEL:

LIVING AREA: 1,278 SQFT.
 GARAGE: 492 SQFT.

TOTAL LIVING AREA WITH GARAGE: 2,839 SQFT.

UNLESS NOTED:
 WINDOW LINTELS @ 8'-0"
 WALL HEIGHT 9'-0 3/4"

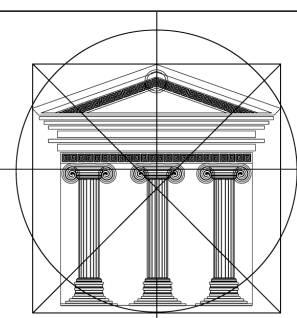
NOTE: DRAINAGE PER GEOTECH

SCALE: 1/4" = 1'-0"
 (UNLESS OTHERWISE NOTED)
 SHEET NO.: **4/8**

DATE:
 2023-12-19

Sheet Title:
 MAIN LEVEL

Proposed
 Project For:
 LOT 24
 1673 HARBOUR
 VIEW CRES.
 WEST KELOWNA
 WEST HARBOUR



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