

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.

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.

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.

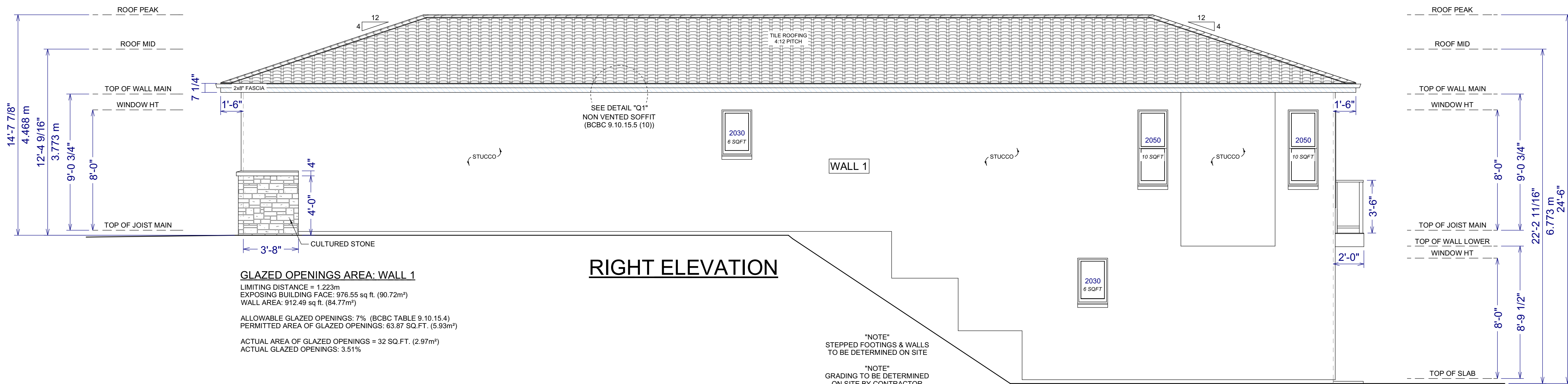
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER AND/OR DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION 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.



RIGHT ELEVATION

GLAZED OPENINGS AREA: WALL 1
 LIMITING DISTANCE = 1.223m
 EXPOSING BUILDING FACE: 976.55 sq ft. (90.72m²)
 WALL AREA: 912.49 sq ft. (84.77m²)
 ALLOWABLE GLAZED OPENINGS: 7% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 63.87 SQ.FT. (5.93m²)
 ACTUAL AREA OF GLAZED OPENINGS = 32 SQ.FT. (2.97m²)
 ACTUAL GLAZED OPENINGS: 3.51%

NOTE
 STEPPED FOOTINGS & WALLS
 TO BE DETERMINED ON SITE
 NOTE
 GRADING TO BE DETERMINED
 ON SITE BY CONTRACTOR

HRV: TO BE CONSTRUCTED WITH HRV

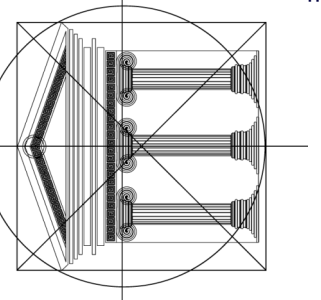
THIS HOME TO BE BUILT TO ENERGY STEP CODE 3

*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



Proposed Project For:

LOT 25

1671 HARBOUR VIEW CRES.
 WEST KELOWNA

WEST HARBOUR

Sheet Title:

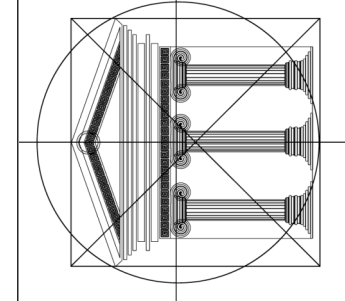
FRONT & RIGHT ELEVATIONS

DATE:

2023-12-19

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

SHEET NO.:



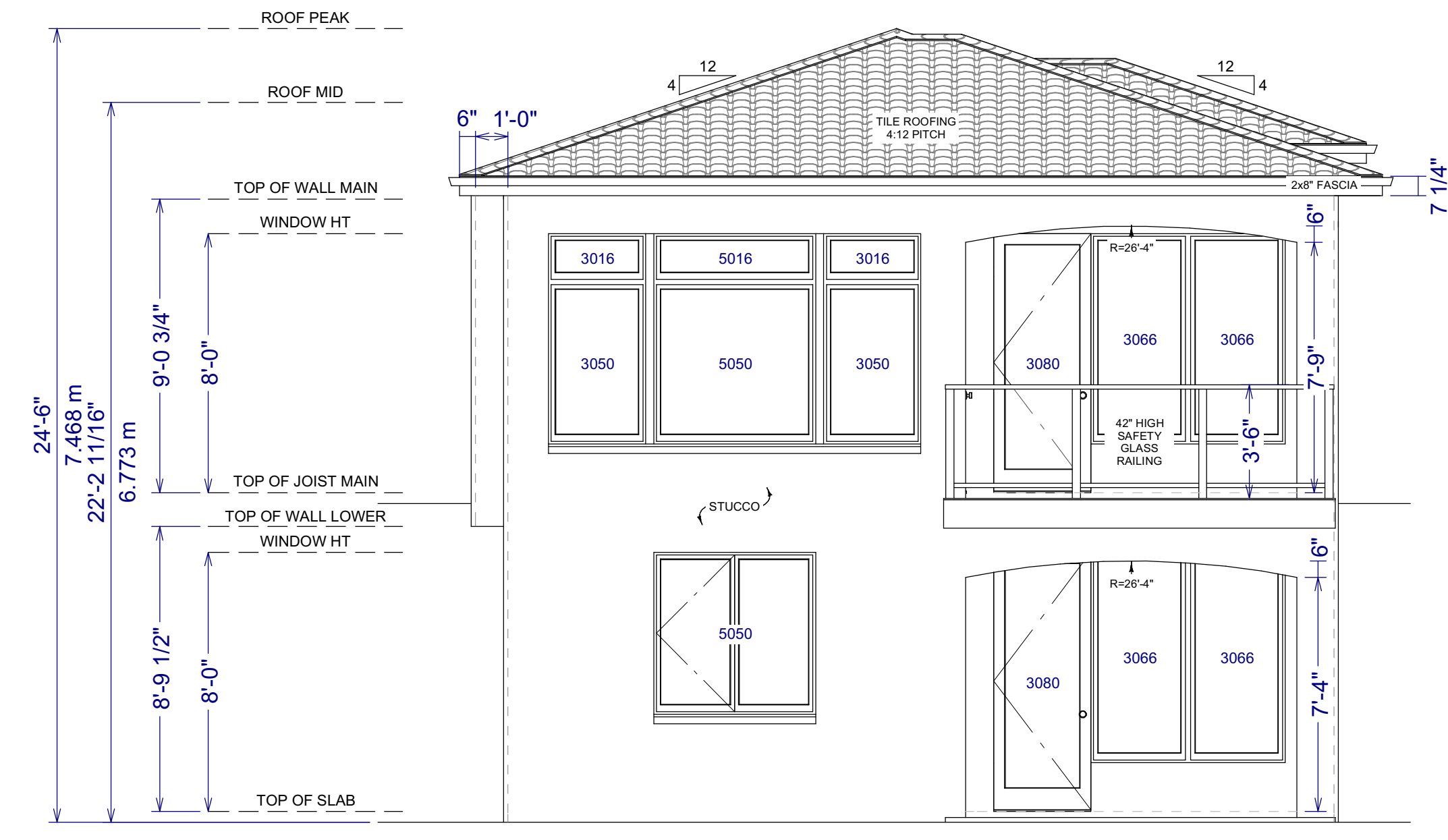
Proposed Project For:
 LOT 25
 1671 HARBOUR VIEW CRES.
 WEST KELOWNA
 WEST HARBOUR

Sheet Title:
 REAR & LEFT ELEVATIONS

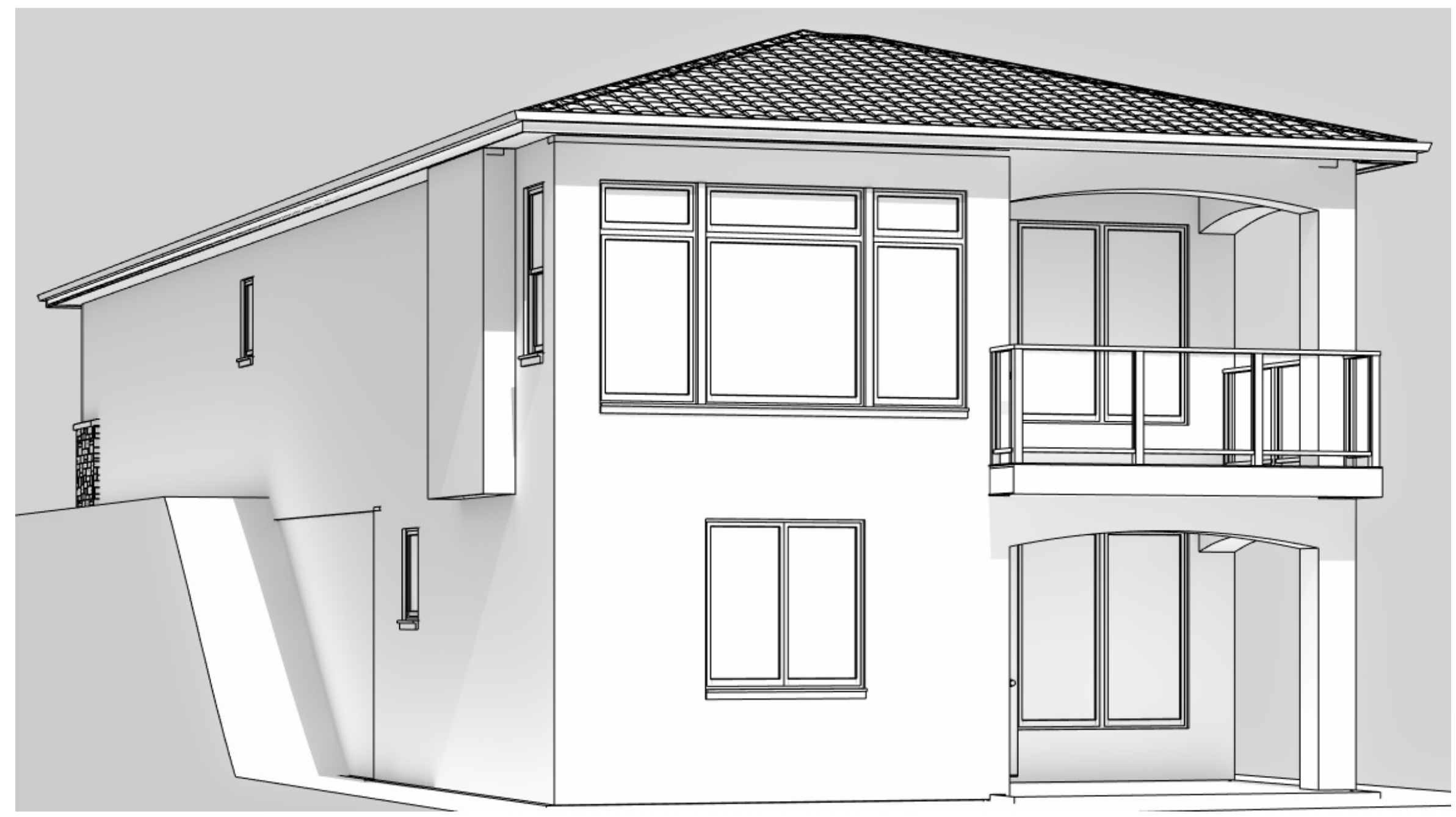
DATE:
 2023-12-19

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

SHEET NO.:



REAR ELEVATION



GRADING NOTES:

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

FINISH NOTES:

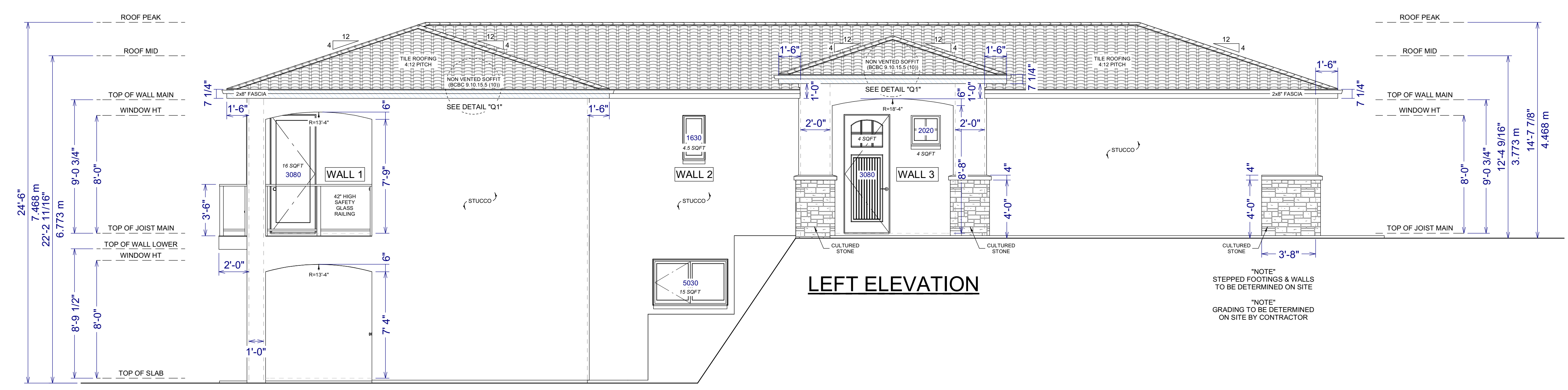
RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

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

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



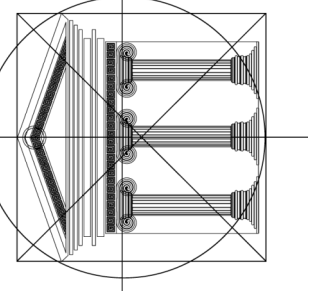
LEFT ELEVATION

GLAZED OPENINGS AREA: WALL 1
 LIMITING DISTANCE = 4.709m
 EXPOSING BUILDING FACE: 1,038.27 sq ft. (96.45m²)
 WALL AREA: 164.4 sq ft. (15.27m²)
 ALLOWABLE GLAZED OPENINGS: 23.6% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 38.80 SQ.FT. (3.60m²)
 ACTUAL AREA OF GLAZED OPENINGS = 16 SQ.FT. (0.35m²)
 ACTUAL GLAZED OPENINGS: 9.73%

GLAZED OPENINGS AREA: WALL 2
 LIMITING DISTANCE = 1.711m
 EXPOSING BUILDING FACE: 1,038.27 sq ft. (96.45m²)
 WALL AREA: 241.75 sq ft. (22.46m²)
 ALLOWABLE GLAZED OPENINGS: 8.4% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 20.31 SQ.FT. (1.88m²)
 ACTUAL AREA OF GLAZED OPENINGS = 19.5 SQ.FT. (1.81m²)
 ACTUAL GLAZED OPENINGS: 8.10%

GLAZED OPENINGS AREA: WALL 3
 LIMITING DISTANCE = 2.354m
 EXPOSING BUILDING FACE: 1,038.27 sq ft. (96.45m²)
 WALL AREA: 134.06 sq ft. (12.45m²)
 ALLOWABLE GLAZED OPENINGS: 10.4% (BCBC TABLE 9.10.15.4)
 PERMITTED AREA OF GLAZED OPENINGS: 13.94 SQ.FT. (1.29m²)
 ACTUAL AREA OF GLAZED OPENINGS = 8 SQ.FT. (0.74m²)
 ACTUAL GLAZED OPENINGS: 5.97%

NOTE
 STEPPED FOOTINGS & WALLS TO BE DETERMINED ON SITE
 NOTE
 GRADING TO BE DETERMINED ON SITE BY CONTRACTOR



Proposed
Project For:

LOT 25
 1671 HARBOUR
 VIEW CRES.
 WEST KELOWNA
 WEST HARBOUR

Sheet Title:

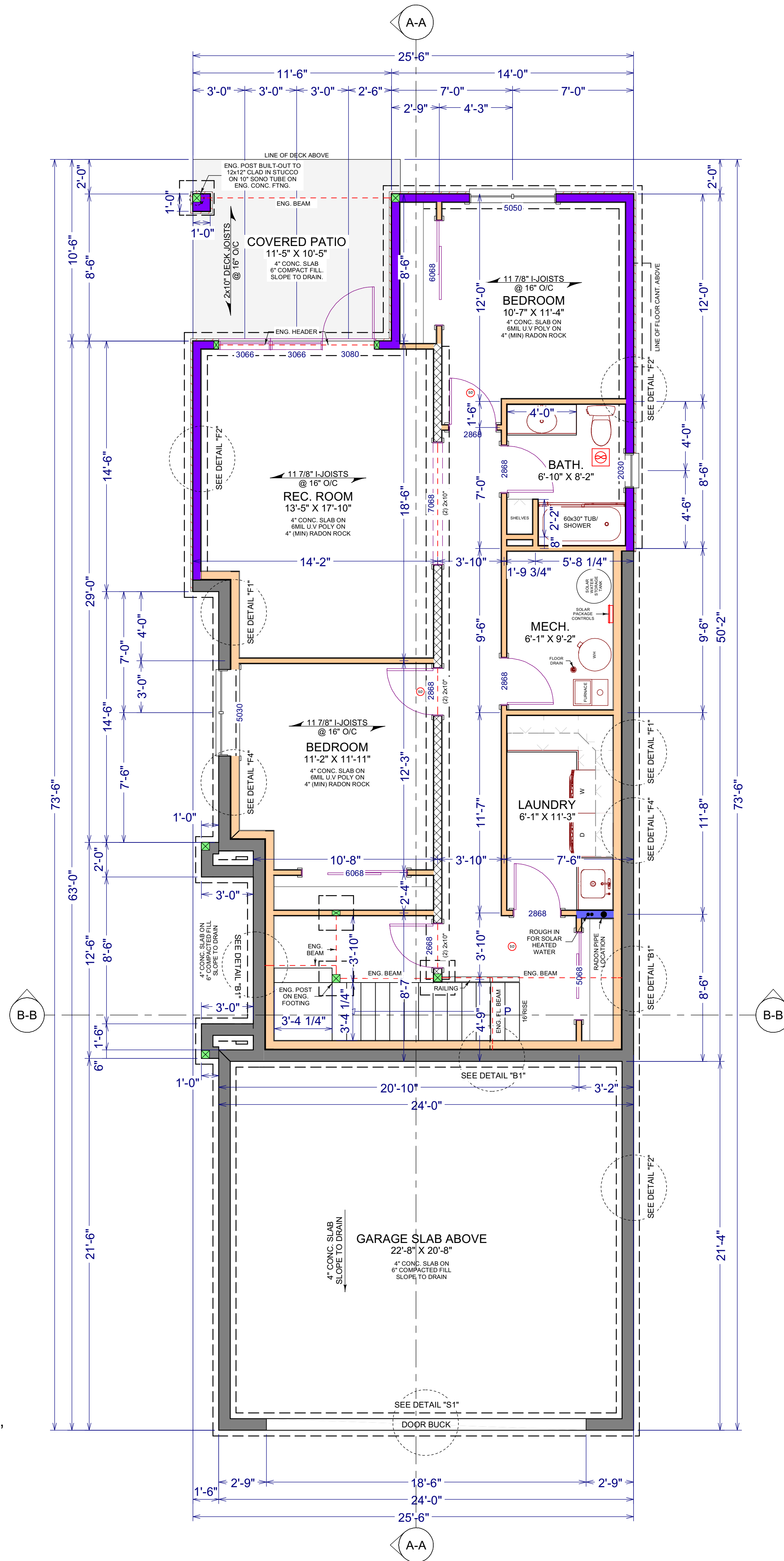
LOWER
&
MAIN LEVEL

DATE:
2023-12-19

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

SHEET NO.:

3/7



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

GENERAL NOTES:
 -VENTILATION AS PER BC9C 9.32
 -WINDOWS/DOORS REQUIRE NAFS LABEL
 -APPROVED SMOKE ALARM DETECTORS TO
 BE INSTALLED AND INTERCONNECTED

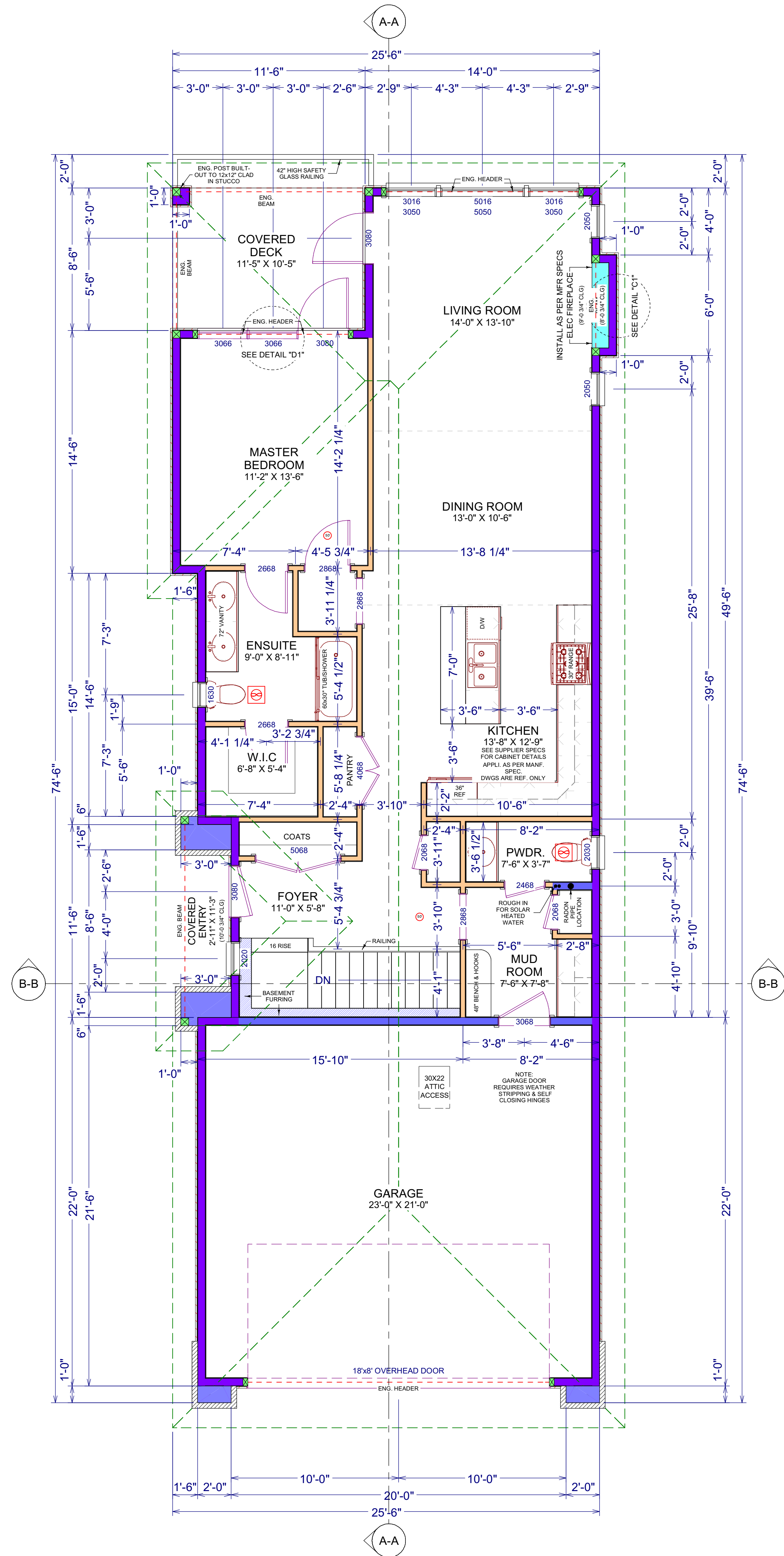
RADON VENT PIPE:
 1) MIN. 100MM DIAMETER
 2) TO TERMINATE MIN.
 A) 1.0M ABOVE ANY AIR INLET, DOOR OR
 OPENABLE WINDOW.
 B) 2.0M ABOVE A ROOF THAT SUPPORTS
 AN OCCUPANCY
 C) 3.5M IN ANY OTHER DIRECTION
 D) 1.8M FROM PROPERTY LINE
 3) LABEL "RADON VENT PIPE" AT EVERY
 1.2M AND AT EVERY CHANGE IN DIRECTION

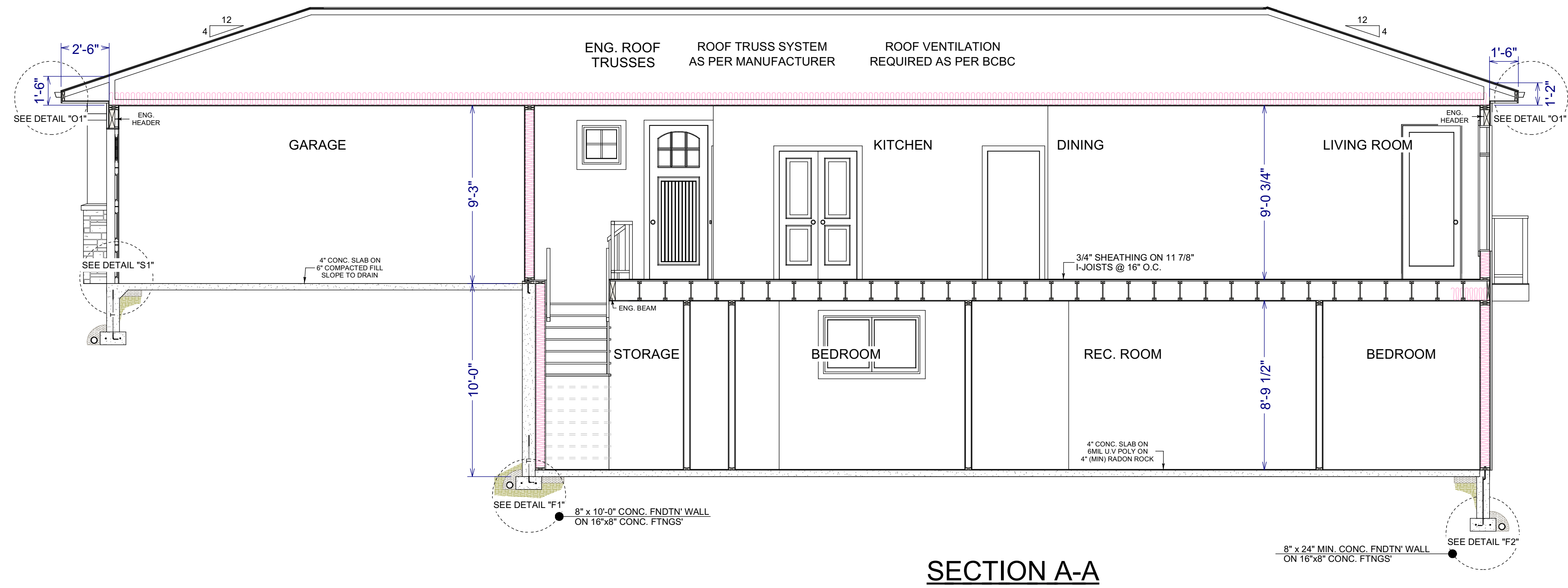
MAIN LEVEL:
 LIVING AREA: 1,119 SQFT.
 GARAGE AREA: 517 SQFT.

**TOTAL LIVING AREA INCLUDING
 GARAGE: 2,572 SQFT.**

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

NOTE: DRAINAGE PER GEOTECH





SECTION A-A

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.

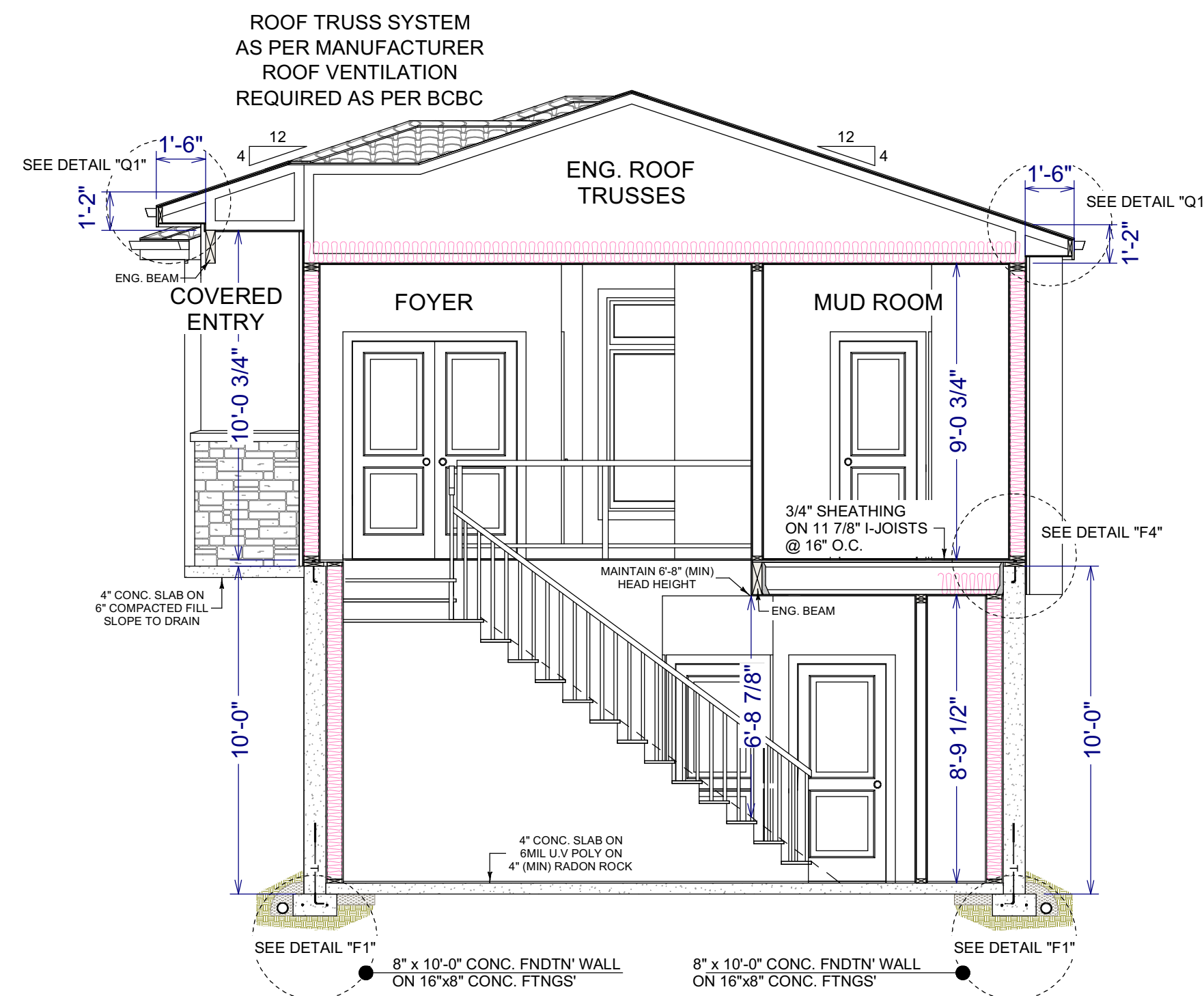
PROPRIETARY NOTES:

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT, AND PROPERTY OF INARTIFEX DESIGN LTD. DEVELOPED FOR THE EXCLUSIVE USE OF INARTIFEX DESIGN LTD. AND SHALL NOT BE PASSED ON TO ANY THIRD PARTIES. ANY USE OF THESE DESIGNS, DRAWINGS, AND CONCEPTS CONTAINED HEREIN BY ANY PERSON OR THING OTHER THAN THE KNOWN CLIENT WITHOUT THE WRITTEN PERMISSION OF INARTIFEX DESIGN LTD. IS PROHIBITED AND MAY BE SUBJECT TO CIVIL AND/OR CRIMINAL CHARGES.

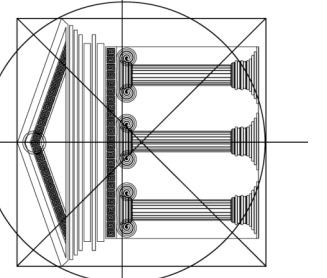
BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

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



SECTION B-B



Proposed Project For:

LOT 25

1671 HARBOUR VIEW CRES.
 WEST KELOWNA

WEST HARBOUR

Sheet Title:

SECTIONS

DATE:

2023-12-19

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

(UNLESS OTHERWISE NOTED)

SHEET NO.:

5/7

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 ½" 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.

INSULATION / VENTILATION

Minimum insulation requirements:

Roof/Ceiling – R 50
Walls – 2 x 6 – R 24
Garage Ceiling – R 50

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.

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 ½" 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.

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

ROOF

TILE ROOFING
7/16" ROOF SHEATHING
ENGINEERED ROOF TRUSSES
R-50 INSULATION
6 MIL UV POLY
1/2" DRYWALL

SOFFIT & FASCIA

2x6 SUB FASCIA
2x8 FASCIA BOARD
VENTED SOFFITS
NON VENTED SOFFITS

EXT. WALL

STUCCO
CULTURED STONE
3/8" WALL SHEATHING
2x6 STUDS 16" o/c
R-24 BATT INSULATION
6 MIL UV POLY
1/2" DRYWALL

INT. WALL

2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES

FLOOR SYSTEM

3/4" T&G SHEATHING
ENGINEERED I JOIST

STAIR CONSTRUCTION

PRE MANUFACTURED
STAIR SYSTEM
10" TREAD + 1" NOSING
2X6 @ 16" o/c LANDINGS

DRAINAGE TILE

4" DRAIN TILE
MINIMUM 6" DRAIN ROCK
DRY SHEETING PAPER

FOUNDATION

8" CONC. FOUNDATION
10MM REBAR
R12 STYROFOAM INSULATION
8"x16" CONC. FOOTING

CONC. SLAB

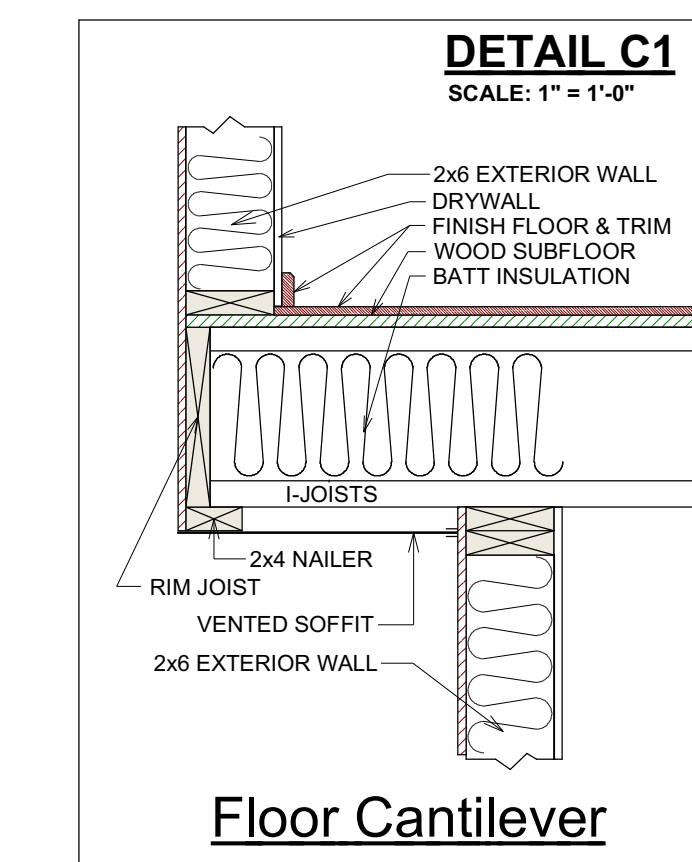
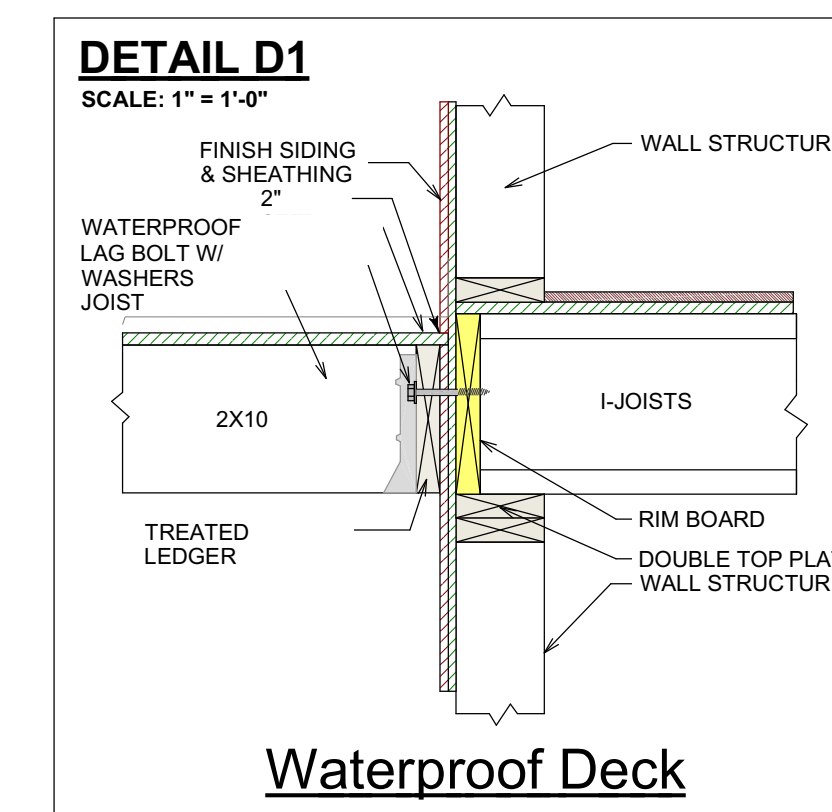
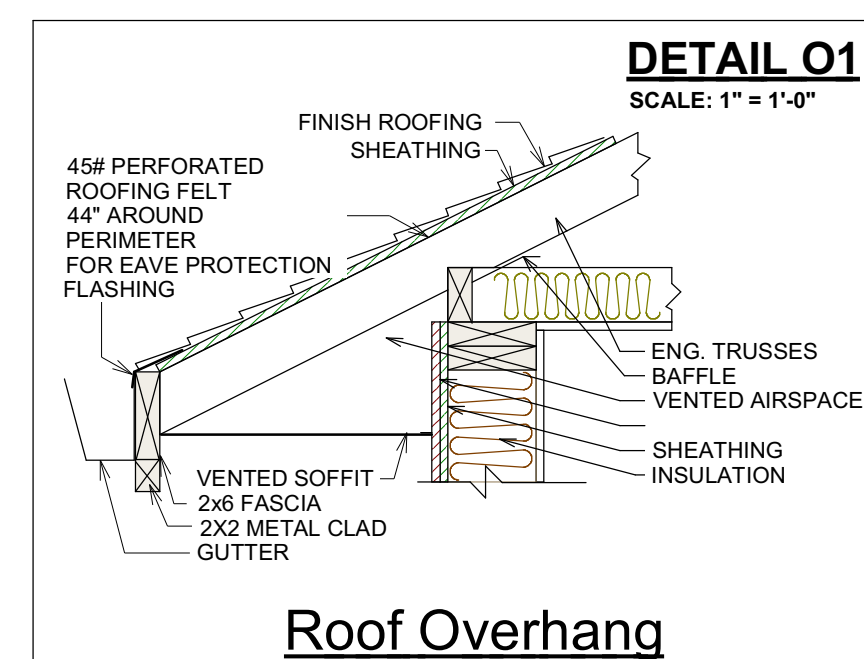
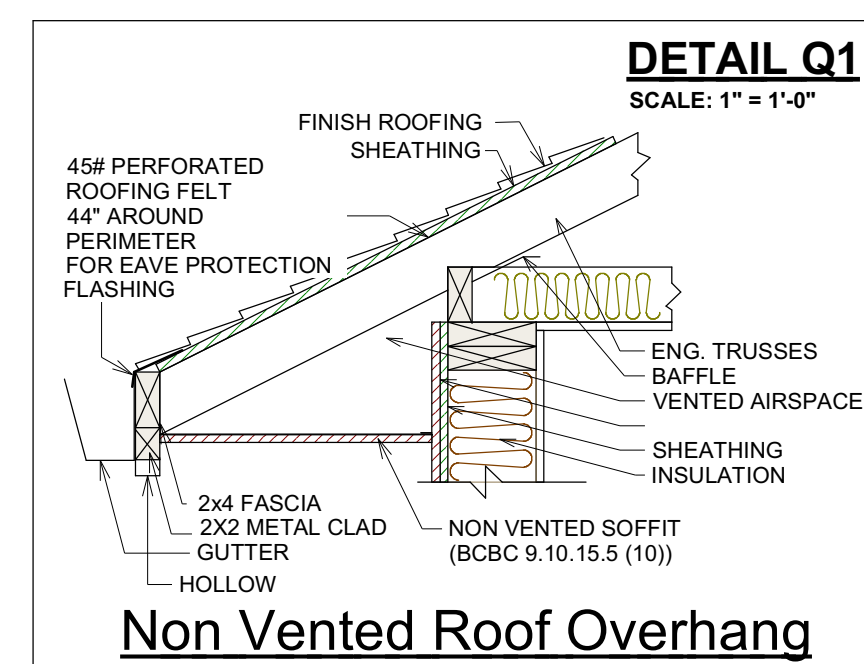
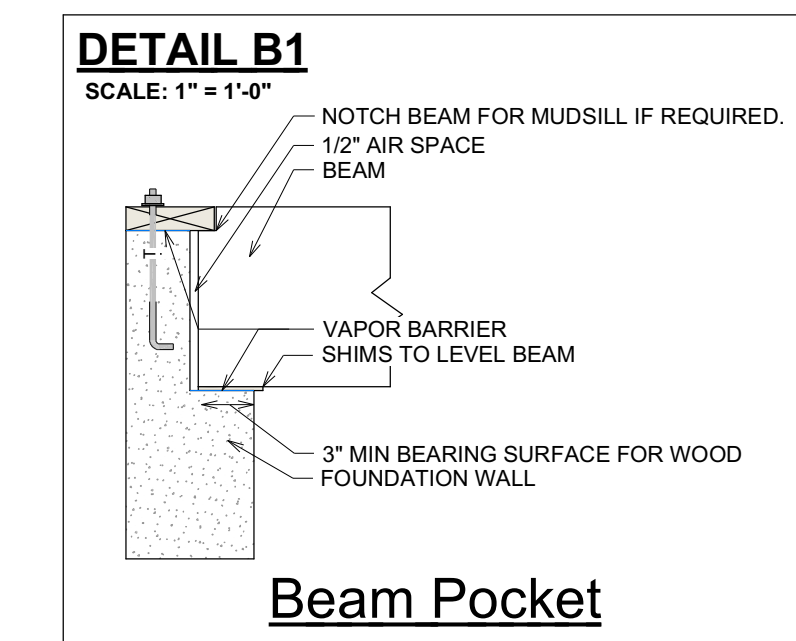
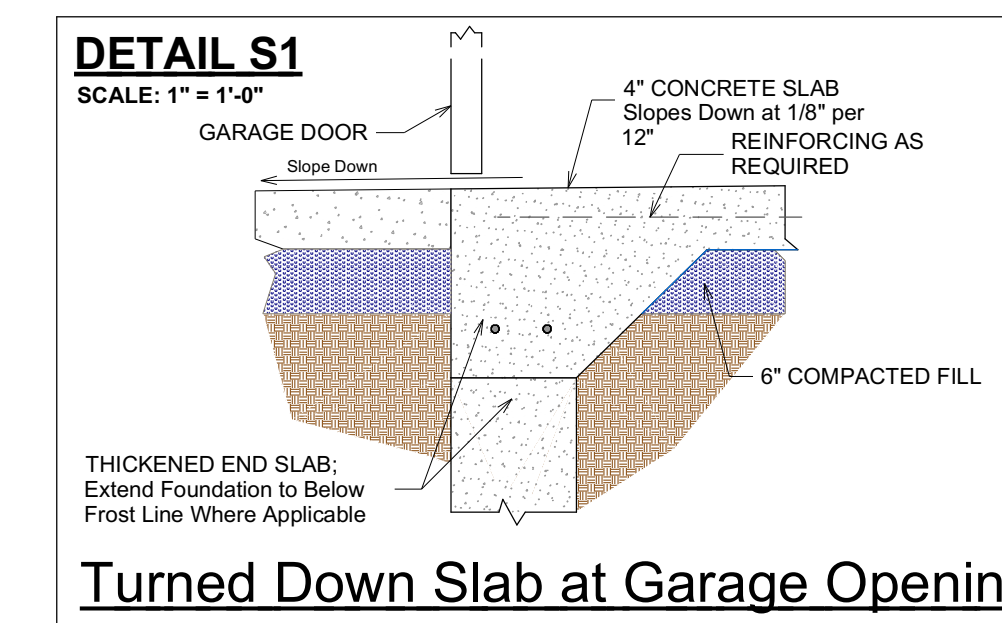
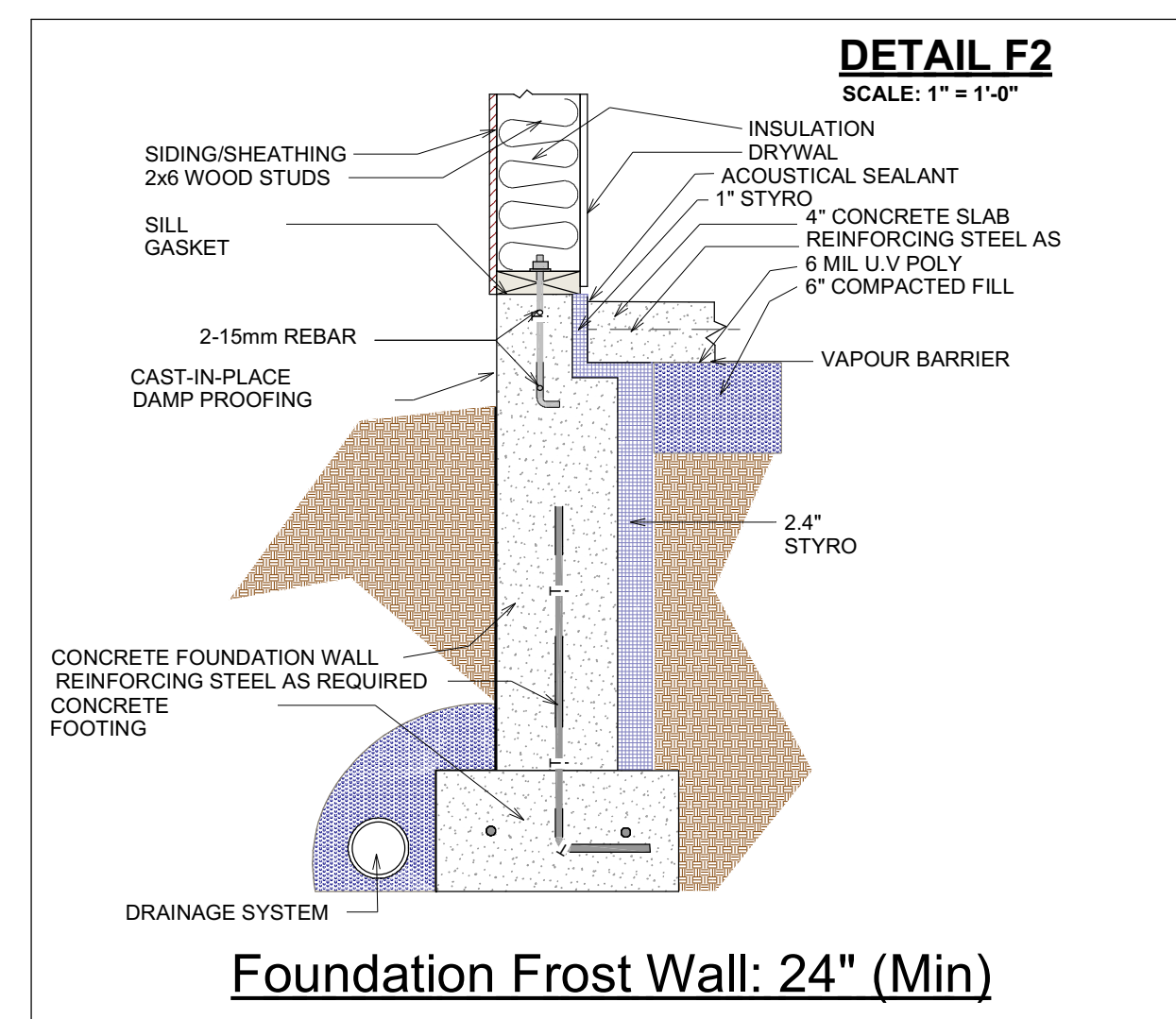
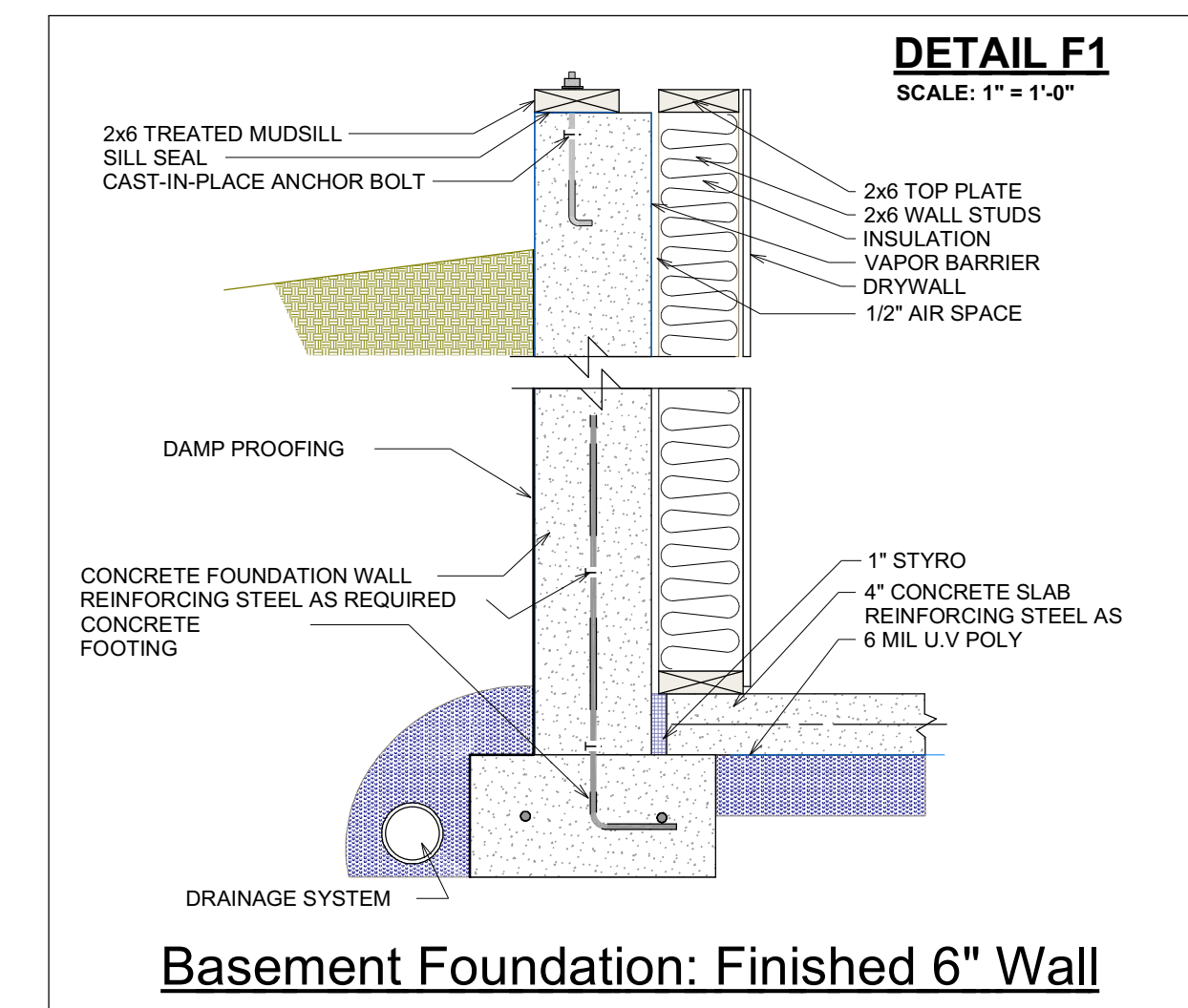
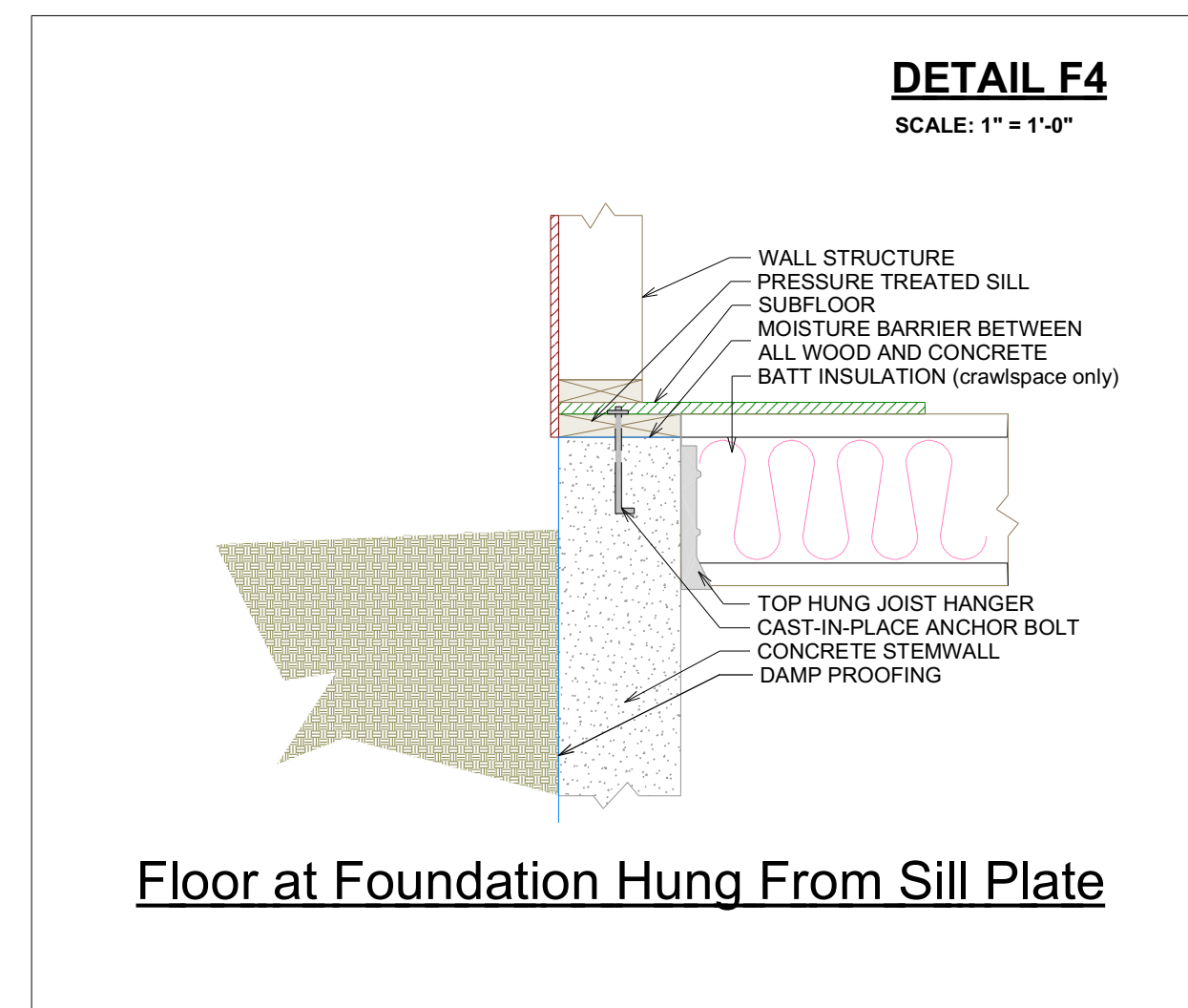
4" CONC. SLAB
6 MIL UV POLY
6" COMPACTED GRAVEL

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.



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

PROPRIETARY NOTES

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT, AND PROPERTY OF INARTIFEX DESIGN LTD. DEVELOPED FOR THE EXCLUSIVE USE OF INARTIFEX DESIGN LTD. AND SHALL NOT BE PASSED ON TO ANY THIRD PARTIES. ANY USE OF THESE DESIGNS, DRAWINGS, AND CONCEPTS CONTAINED HEREIN BY ANY PERSON OR THING OTHER THAN THE KNOWN CLIENT WITHOUT THE WRITTEN PERMISSION OF INARTIFEX DESIGN LTD. IS PROHIBITED AND MAY BE SUBJECT TO CIVIL AND/OR CRIMINAL CHARGES.

Proposed Project For:

LOT 25

1671 HARBOUR VIEW CRES.
WEST KELOWNA

WEST HARBOUR

Sheet Title:

NOTES & DETAILS

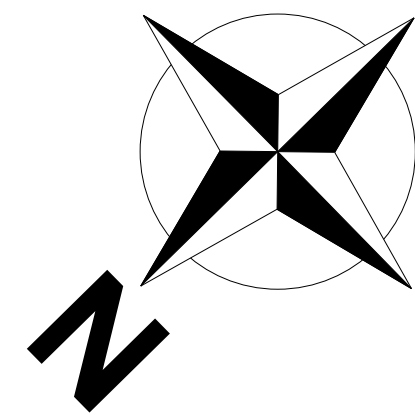
DATE:

2023-12-19

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

SHEET NO.:

6/7



LOT 25

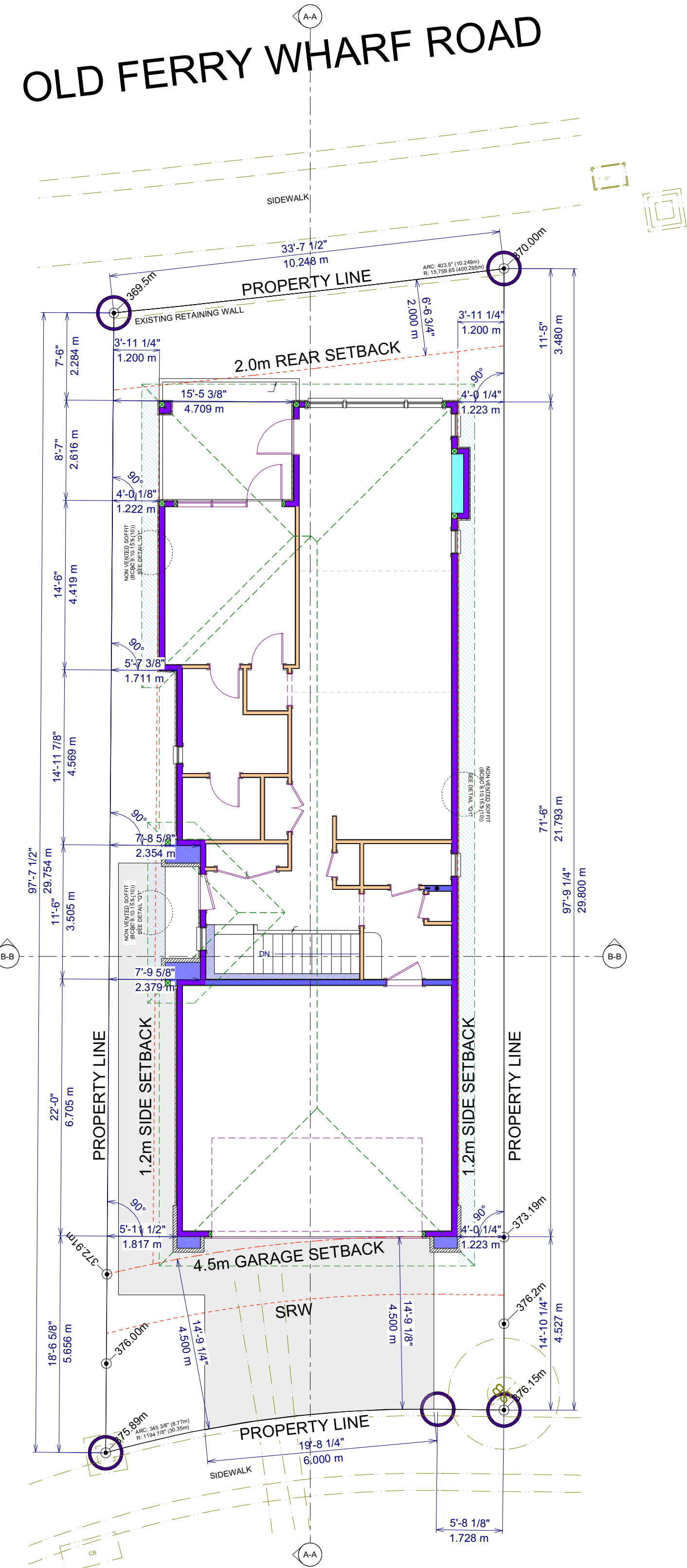
303m²

SCALE: 1/8" = 1'-0"

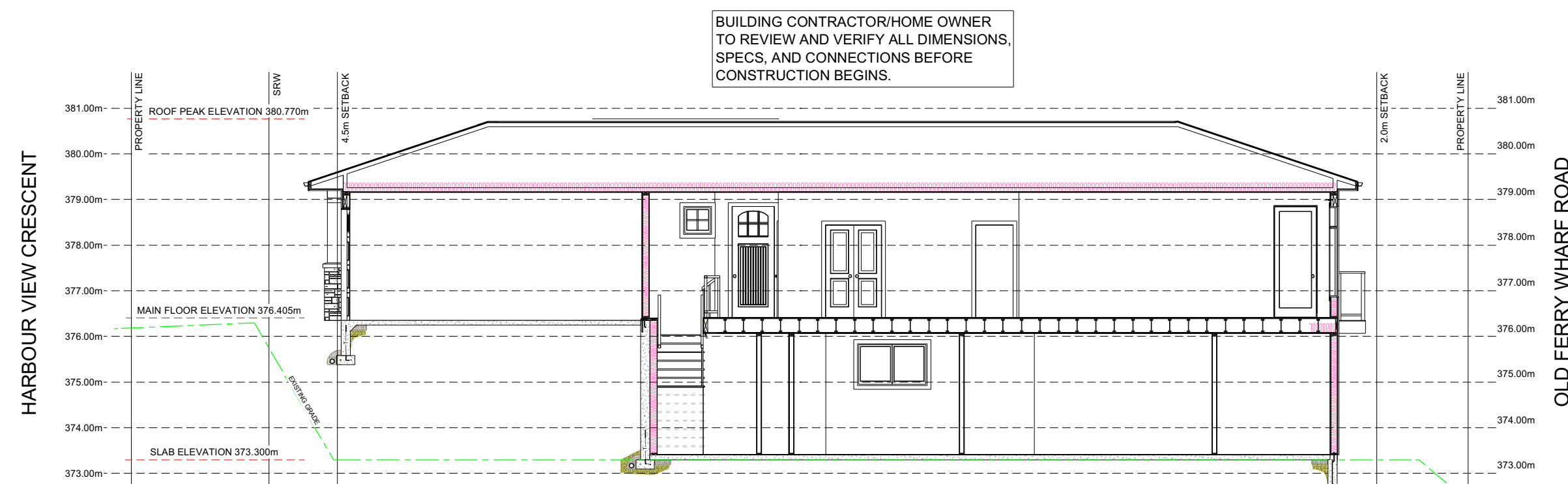
MBE: 373.30m
ZONING: WH

MAIN FLOOR:	1,113 SQFT.
GARAGE:	517 SQFT.
TOTAL FOOTPRINT:	1,630 SQFT.
LOT AREA:	3,263 SQFT.
TOTAL COVERAGE:	49.95 %

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.



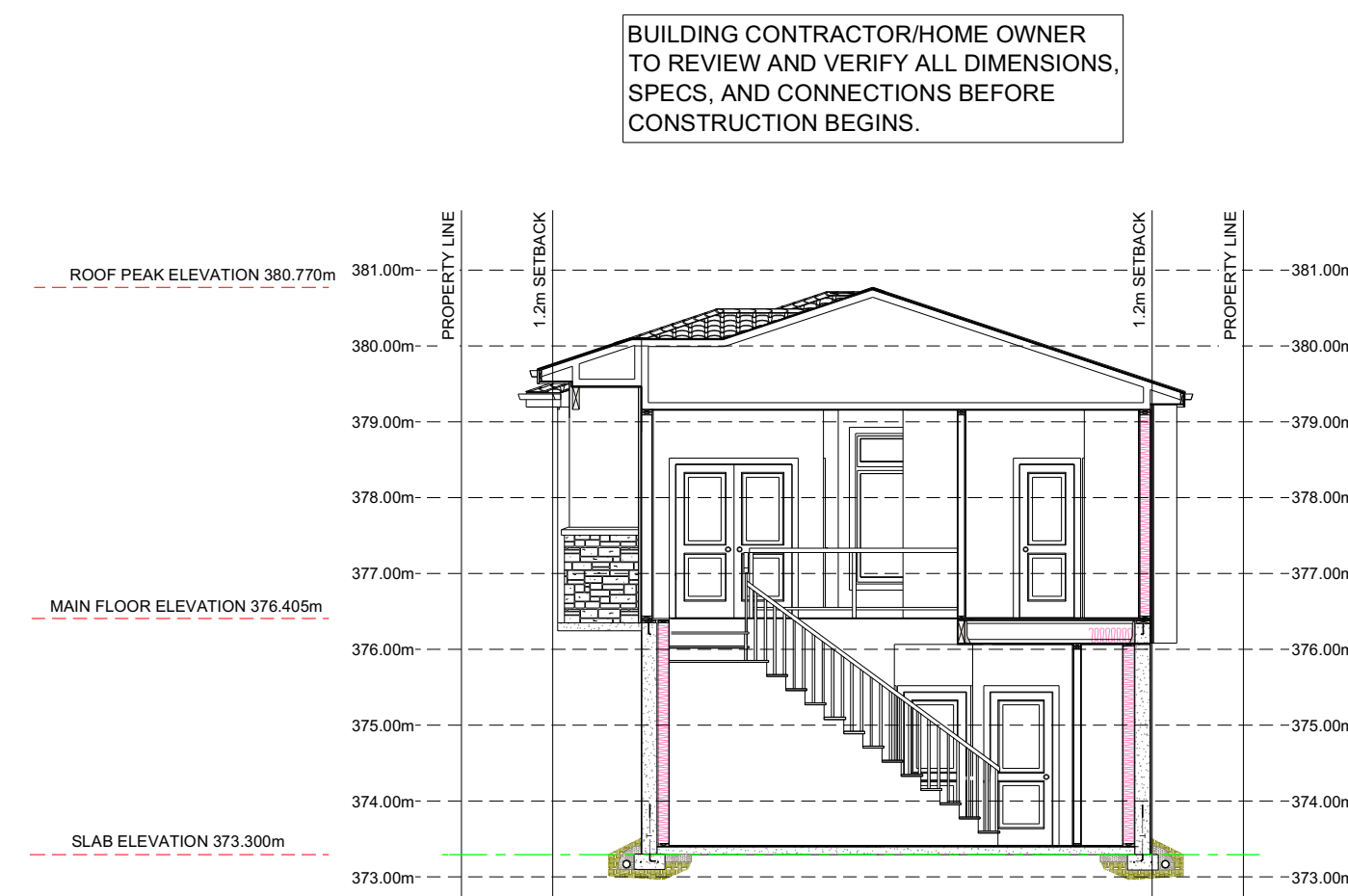
HARBOUR VIEW CRESCENT



SITE SECTION A-A

SCALE: 1/8" = 1'-0"

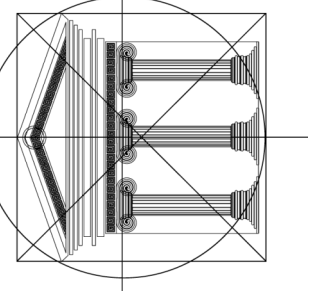
GRADING NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.



SITE SECTION B-B

SCALE: 1/8" = 1'-0"

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.



Proposed
Project For:

LOT 25

1671 HARBOUR
VIEW CRES.
WEST KELOWNA

WEST HARBOUR

Sheet Title:

SITE PLAN
&
SITE SECTIONS

DATE:

2023-12-19

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

SHEET NO.:

7/7