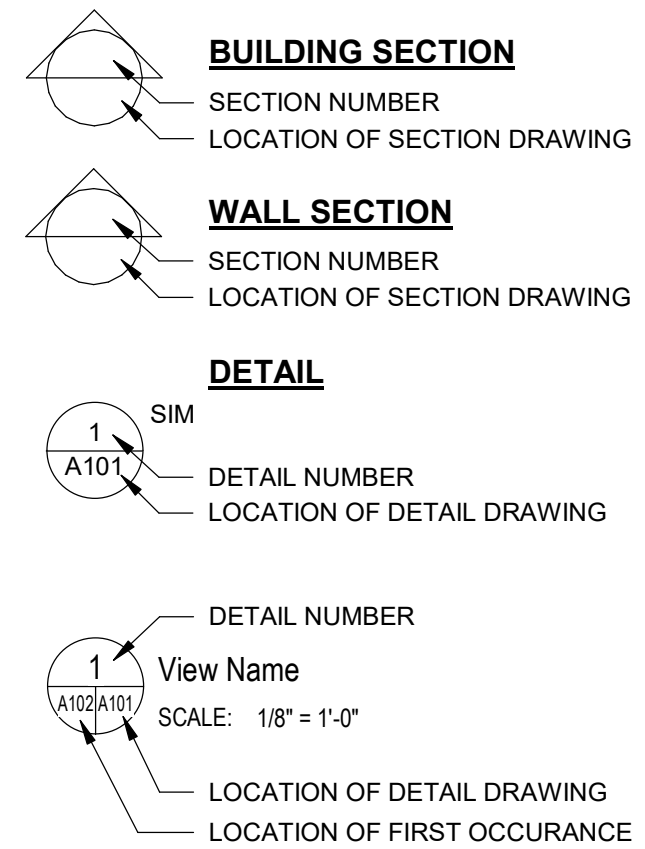


GENERAL NOTES:

- GENERAL
- ALL DIMENSIONS ARE MADE FROM EXTERIOR FACE OF WALL SHEATHING TO CENTER OF PARTY WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE ON PLANS. OUTSIDE EDGE OF EXTERIOR WALL SHEATHING TO BE FLUSH WITH FOUNDATION WALL BELOW. DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH LEGAL SURVEY.
 - IN THE CASE OF DISCREPANCY, THE ARCHITECT IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
 - REFER TO MECHANICAL DRAWINGS FOR FINAL PLUMBING AND HVAC LAYOUT AND SPECIFICATIONS.
 - REFER TO ELECTRICAL DRAWINGS FOR FINAL LIGHT, OUTLETS AND ELECTRICAL PANEL LOCATIONS AND SPEC.
 - REFER TO CIVIL DRAWINGS FOR OFFSITE CONSTRUCTION AND FINAL SITE DRAINAGE LAYOUT AND SPEC.
 - REFER TO LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE LAYOUT.
 - REFER TO STRUCTURAL DRAWINGS FOR FINAL WALL/FLOOR/ROOF/COLUMN LAYOUT AND SPECIFICATIONS.
- ASSURANCE / COMPLIANCE REQUIREMENTS
- THE CURRENT BCBC 2018, ITS REQUIREMENTS AND ALL AGENDA, SHALL FORM AN INTEGRAL PART OF THESE DRAWINGS. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFIRM TO THESE STANDARDS.
 - ALL WORK TO CONFORM TO LOCAL BYLAWS AND DEVELOPMENT PERMIT REQUIREMENTS.
 - ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS AND CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS AS APPLICABLE.
 - ALL WORK WILL BE SUBJECT TO FIELD REVIEW BY THE ARCHITECT AND OR OTHER REGISTERED PROFESSIONAL AND BY THE CONSULTING ENGINEERS NAMED ON THESE DRAWINGS TO MEET THE MUNICIPAL LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
 - ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS.
 - ALL WORK MUST MEET THE STANDARDS OF THE B.C. TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
 - STARTING WORK ON THIS PROJECT BY ANY SUB-CONTRACTOR MEANS THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND NO EXTRA CLAIM FOR COST WILL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANTS FIELD REVIEW REQUIREMENTS.
 - THE SUB-CONTRACTORS ARE RESPONSIBLE FOR SITE SAFETY AND TO MEET ALL REQUIREMENTS OF THE WORKERS COMPENSATION BOARD.
 - ALL SUB-CONTRACTORS WILL BE REQUIRE TO ACKNOWLEDGE COMPLIANCE WITH ABOVE CONDITIONS BY SIGNING A COPY OF THESE REQUIREMENTS WHICH MUCH ACCOMPANY THEIR QUOTATION.
 - GENERAL CONTRACTOR IS TO KEEP RECORD AND PROVIDE ARCHITECT WITH COPIES OF MUNICIPAL INSPECTION SLIPS.
 - THE CONTRACTOR / CLIENT IS TO INFORM THE ARCHITECT IN WRITING 24 HOURS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
 - THE SUB-CONTRACTOR IS TO CHECK ALL DIMENSIONS AFFECTING HIS TRADE AND IN THE CASE OF DISCREPANCY THE CONTRACTOR IS TO BE NOTIFIED BEFORE WORK CAN COMMENCE.
 - THE CONTRACTOR IS TO NOTIFY THE ARCHITECT 24 HOURS PRIOR TO A REQUIRED INSPECTION.

SYMBOL LEGEND:



CODE ANALYSIS / ZONING:

Zoning Analysis Table
1508 Pinehurst Cr

CRITERIA	RU1 ZONE REQUIREMENT	PROPOSAL
Development Regulations		
Maximum Total Site Coverage (buildings)	40%	18.8%
Maximum Total Site Coverage (buildings, driveways & parking)	50%	42.6%
Maximum Height	9.5 m / 2.5 stories	5.8m
Minimum Front Yard/Garage	4.5 m/6.0 m	10.6m
Minimum Side Yard (East)	2.0 m	5.4m
Minimum Side Yard (West)	2.0 m	2.8m
Minimum Rear Yard	4.5 m	22.1m
Carriage House Development Regulations		
Maximum Accessory Site Coverage	20%	4.5%
Maximum Accessory Building Footprint	100 m² (carriage house) 50 m² (accessory buildings) 130 m² (total)	45m²
Maximum Net Floor Area	100 m²	45m²
Maximum Net Floor Area to Principal Building	75%	31%
Maximum Accessory Site Coverage	14%	N/A
Maximum Accessory Building Footprint	90 m²	N/A
Maximum Net Floor Area	90 m²	N/A
Maximum Net Floor Area to Principal Building	75%	N/A
Maximum Upper Storey Floor Area to Building Footprint	75%	N/A
Maximum Height (to mid-point)	4.8 m	3.2m
Maximum Height (to peak)	Hight of principal dwelling	5.8m
Minimum Front Yard	9.0m	33.7m
Minimum Side Yard (East)		2.4m
Minimum Side Yard (West)	1.5m	14.3m
Minimum Rear Yard	1.5m (no lane)	2.6m
Minimum Distance to Principal Building	3.0 m	12.0m
Other Regulations		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m² per dwelling	30m²

CONTEXT SITE PLAN:



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1 20200623 IFBP

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CONSULTANTS:

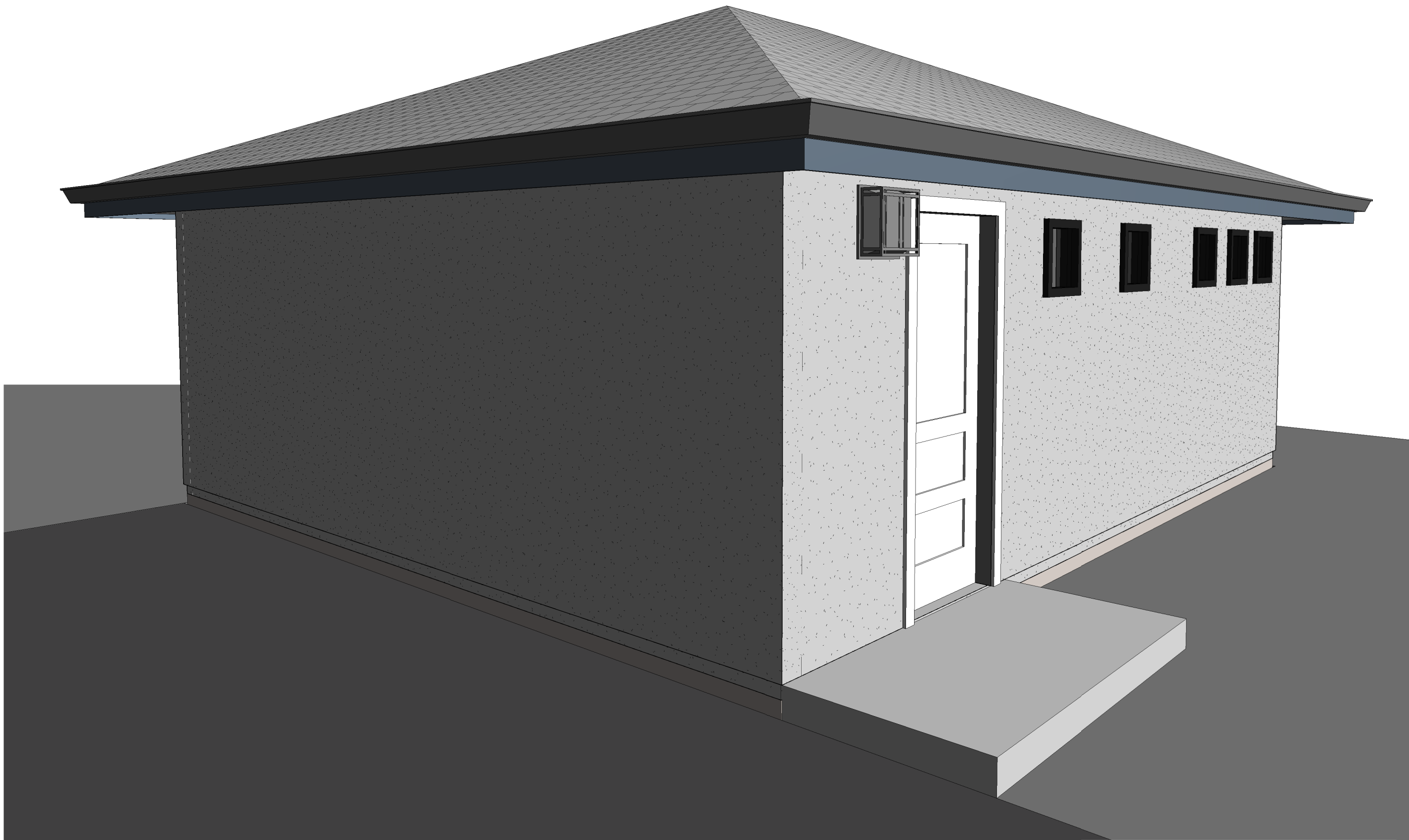
ARCHITECTURAL
NOVATION ARCHITECTURE
302-2237 LECKIE ROAD
KELOWNA, BC V1Y 9T1
TEL. (250) 420-4144
FAX. (250) 000-0000

ENERGY ADVISOR
TOTAL HOME SOLUTIONS INC
Gilles Lesage, EA, AHI
250-575-3015 cell
778-477-6797 office
www.totalhome.

DRAWING INDEX:

NO.	NAME
A0.00	COVER SHEET
A1.00	SITE PLAN
A2.01	MAIN FLOOR PLAN
A2.03	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	SPACIAL SEPERATIONS
A3.03	WINDOW SCHEDULE
A4.00	BUILDING SECTIONS

ILLUSTRATION:



NOVATION
ARCHITECTURE

302 - 2237 LECKIE ROAD
KELOWNA BC V1Y 6Y5

project title
PINEHURST CARRIAGE HOUSE

1508 Pinehurst Cr, Kelowna, British Columbia

project no. 2012

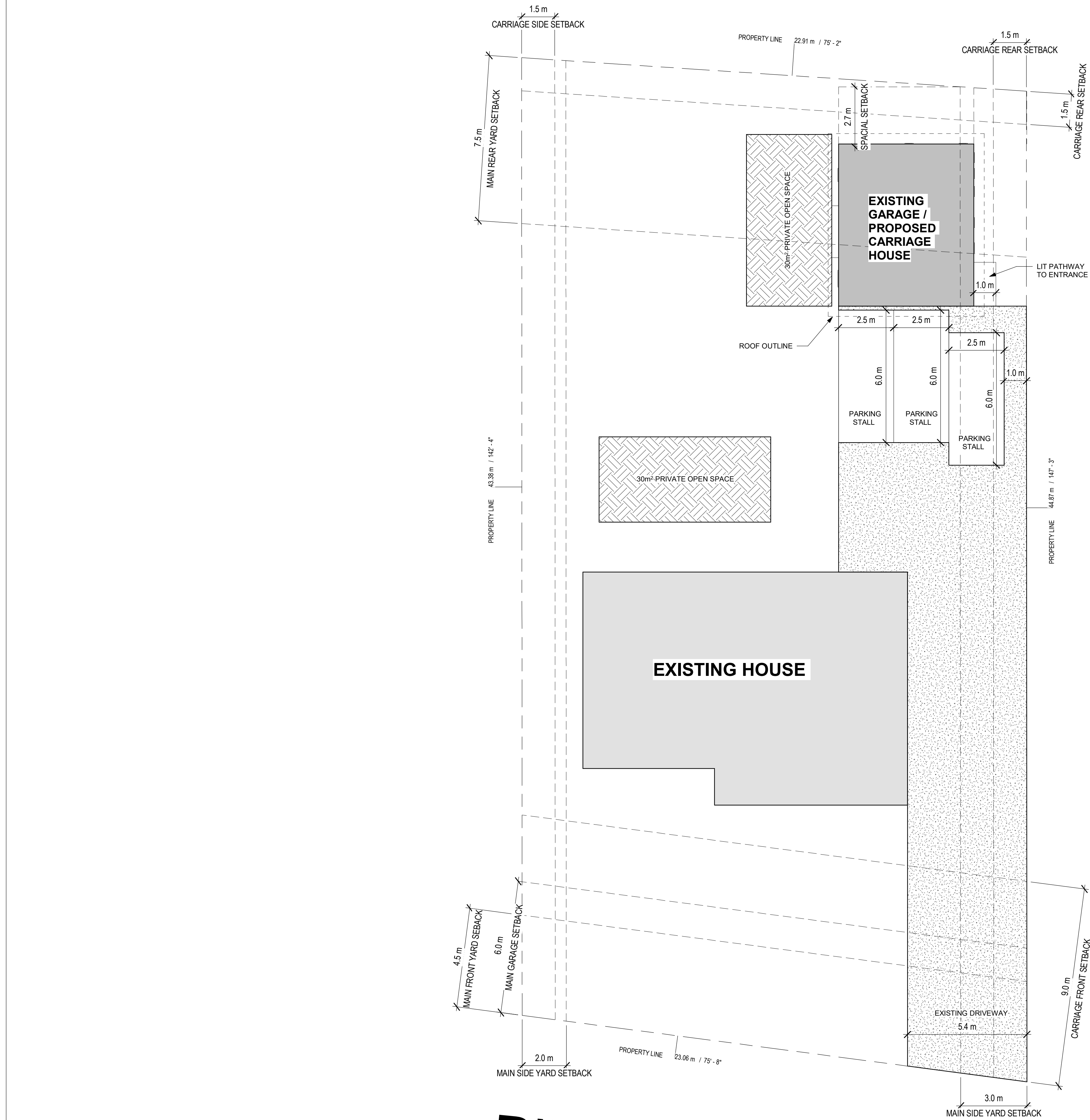
drawing title
COVER SHEET

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drawn	KA		
checked	PS		

drawing no.

A0.00

plotted 6/25/2020 8:55:15 AM



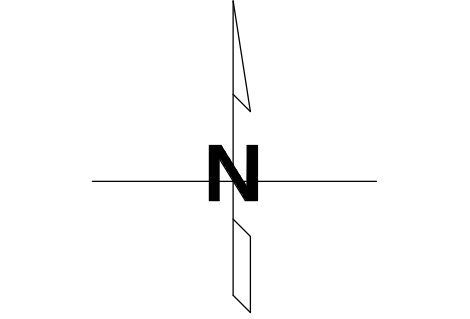
PINEHURST CRT.

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Registered Architect
Paul M. Schuster
British Columbia
2020-06-25

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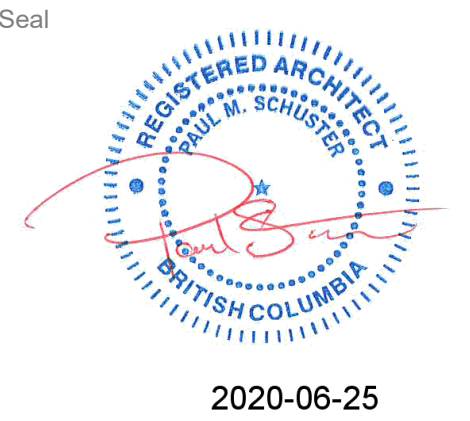


NOVATION ARCHITECTURE
302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
PINEHURST CARRIAGE HOUSE
1508 Pinehurst CR, Kelowna, British Columbia
project no. 2012

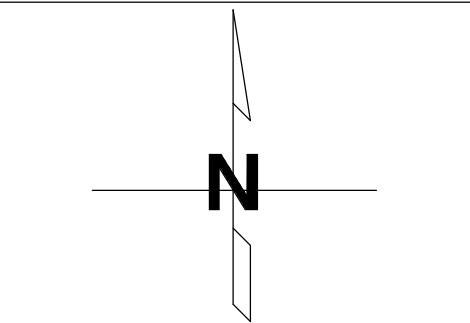
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No.	Date	Description	Revisions



302 - 2237 LECKIE ROAD
KELOWNA BC V1X 6Y5

project title
PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

project no. 2012

drawing title
MAIN FLOOR PLAN

designed	PS	scale	1/2" = 1'-0"
drawn	KA		
checked	PS		

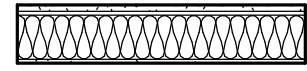
drawing no.

A2.01

plotted 6/25/2020 8:55:16 AM

WALL ASSEMBLIES

PLAN



W1 - EXTERIOR WALL

EXTERIOR FINISH (EXISTING)
WATERPROOFING BUILDING PAPER (EXISTING)
1/2" PLYWOOD SHEATHING (EXISTING)
2x4 WOOD STUD (EXISTING)
R14 ROXUL BATT
1/2" GWB, TAPED AND FILLED

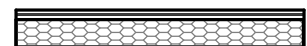


W3a - INTERIOR WALL

1/2" GWB, TAPED AND FILLED
2x4 WOOD STUD
SOUND BATT INSULATION (AS NOTED BELOW)
1/2" GWB, TAPED AND FILLED
NOTE: BEDROOM TO BEDROOM WALLS, BATHROOM TO COMMON AREAS, BEDROOM TO COMMON AREAS TO BE INSULATED

ROOF ASSEMBLIES

SECTION



R1 - MAIN ROOF

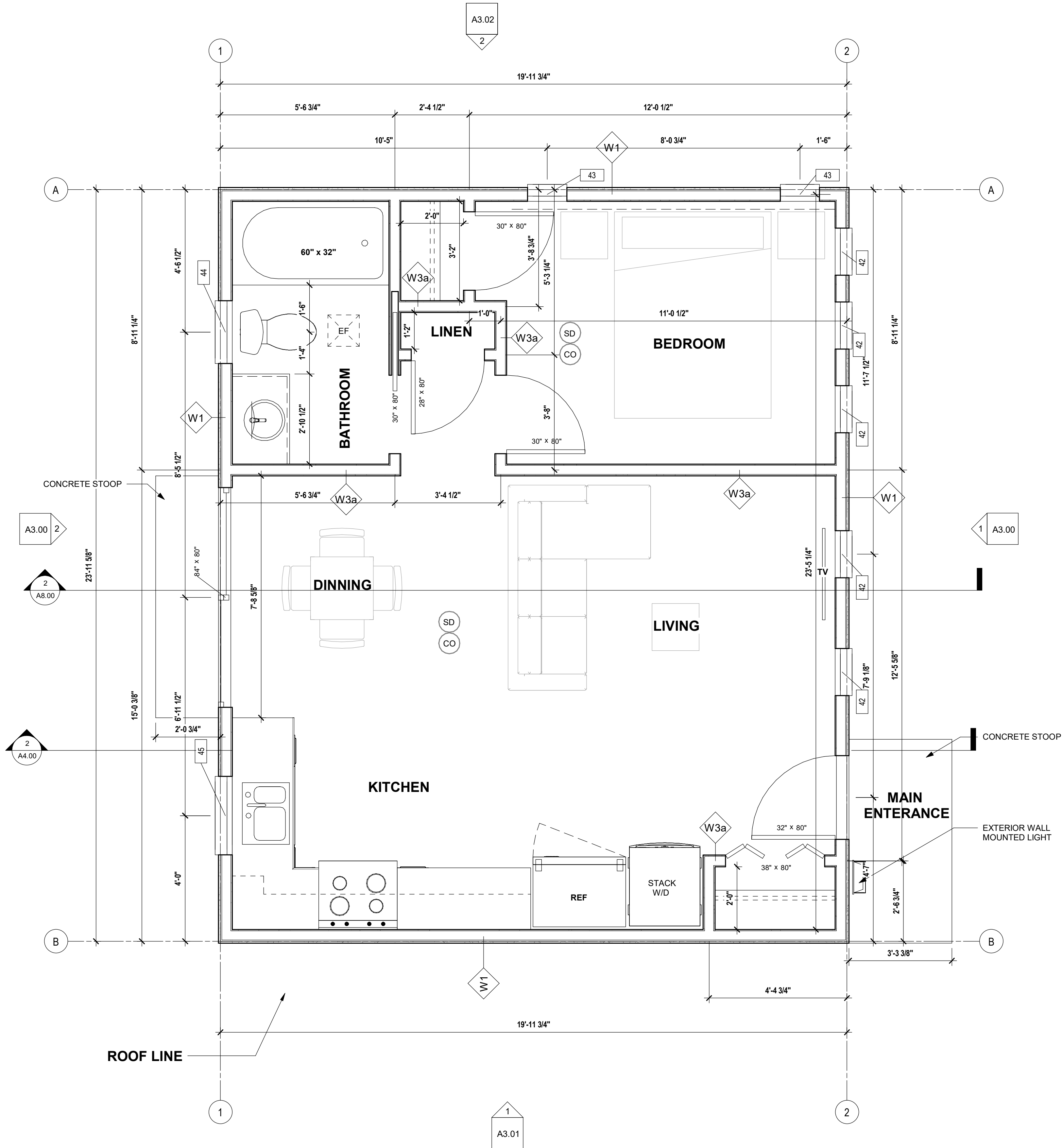
ROOF 30 YEAR SHINGLES (EXISTING)
2 LAYERS OF 30MIN ROOFING FELT OR APPROVED EQUIVALENT (EXISTING)
7/16" SHEATHING (EXISTING)
ROOF RAFTER SYSTEM (EXISTING)
5 1/2" SPF
6 MIL VAPOUT BARRIER
1/2" GWB

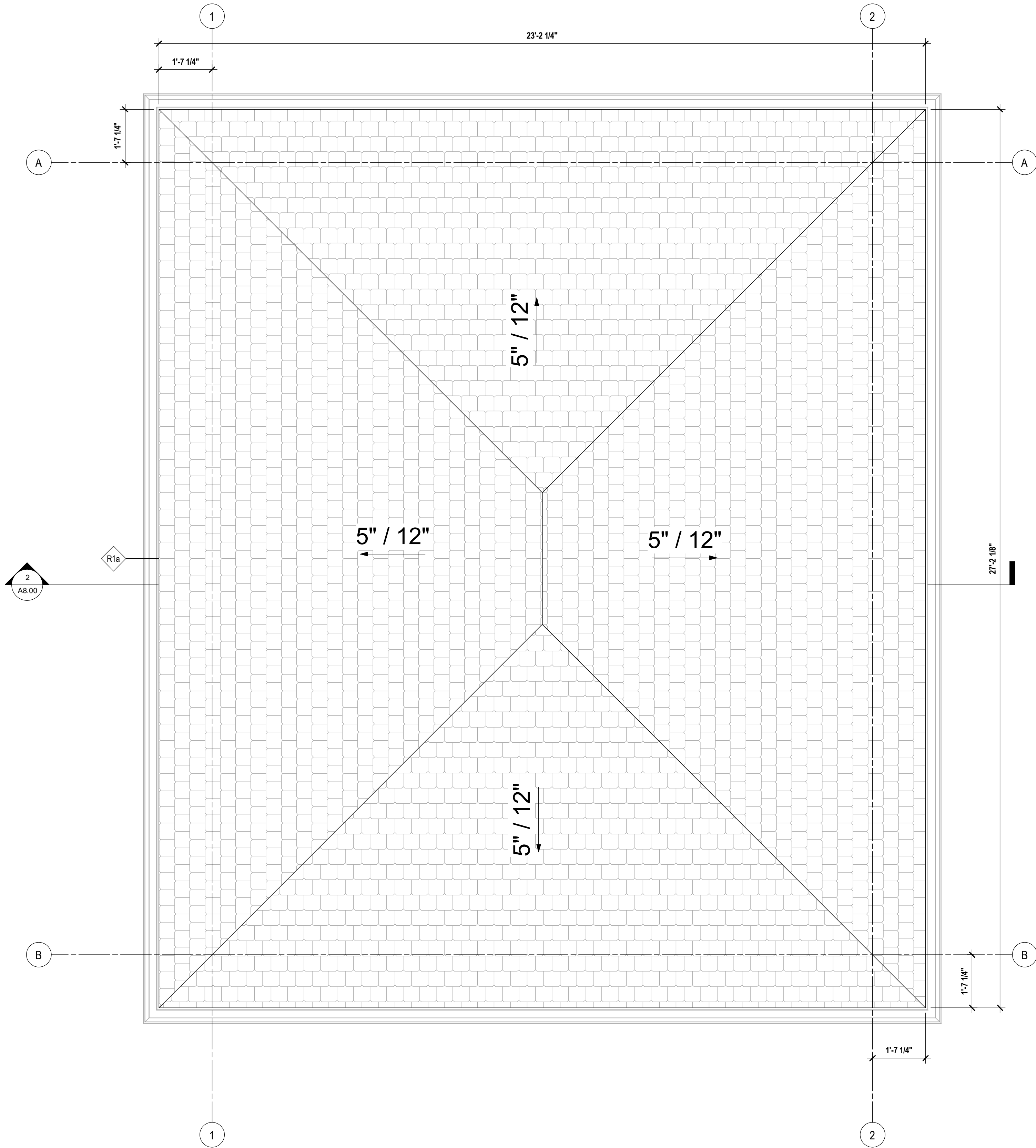
REFER TO ENERGY ANALYSIS FOR RSI

Assemblies

1/2" = 1'-0"

1 Main Floor 479 SF
1/2" = 1'-0"





1 Roof Plan
1/2" = 1'-0"

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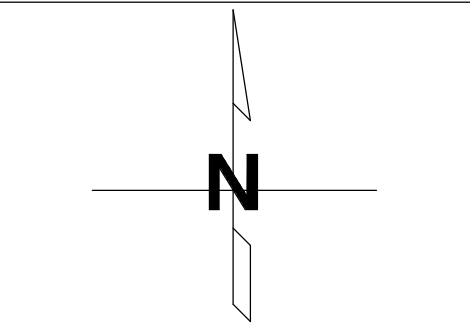
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ARCHITECTURE

302 - 2237 LECKIE ROAD
KELOWNA B C V1X 6Y5

project title
PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

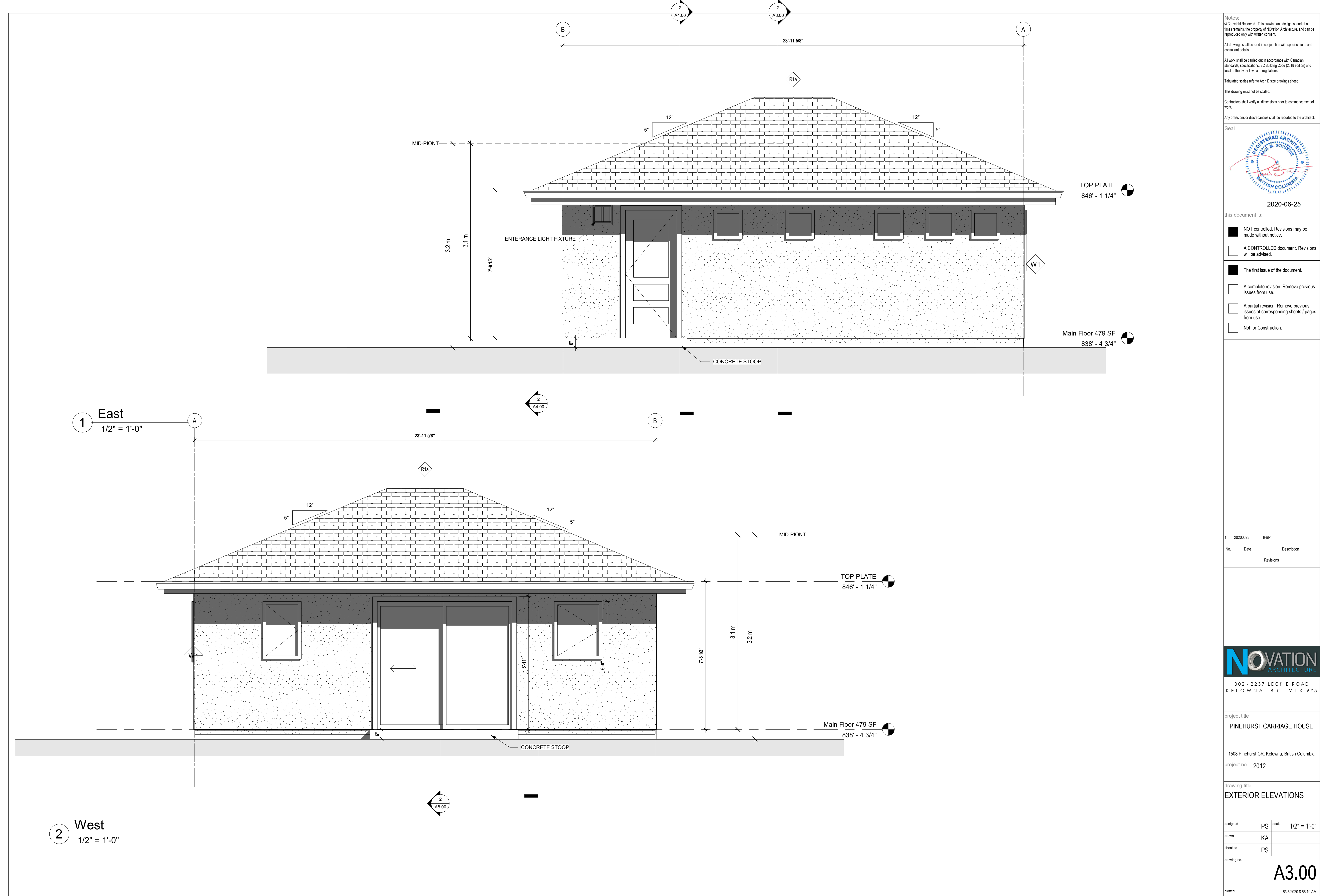
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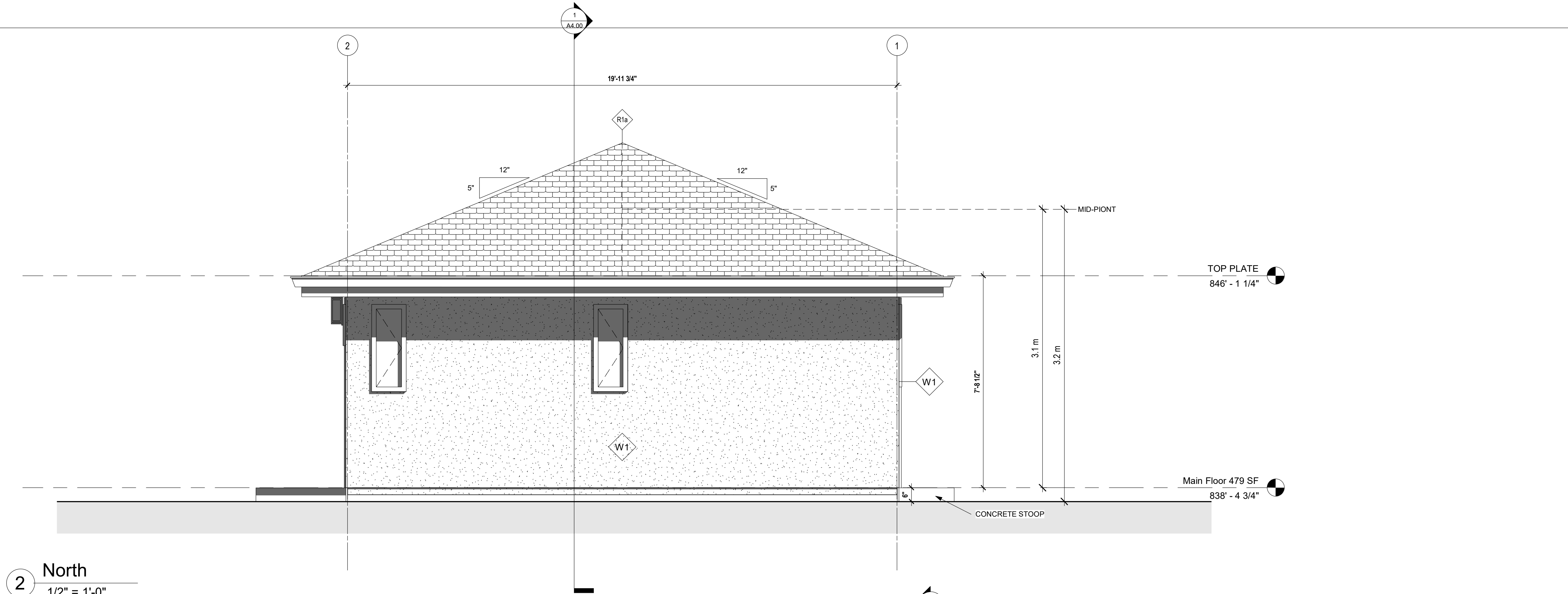
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drawn	KA		
checked	PS		

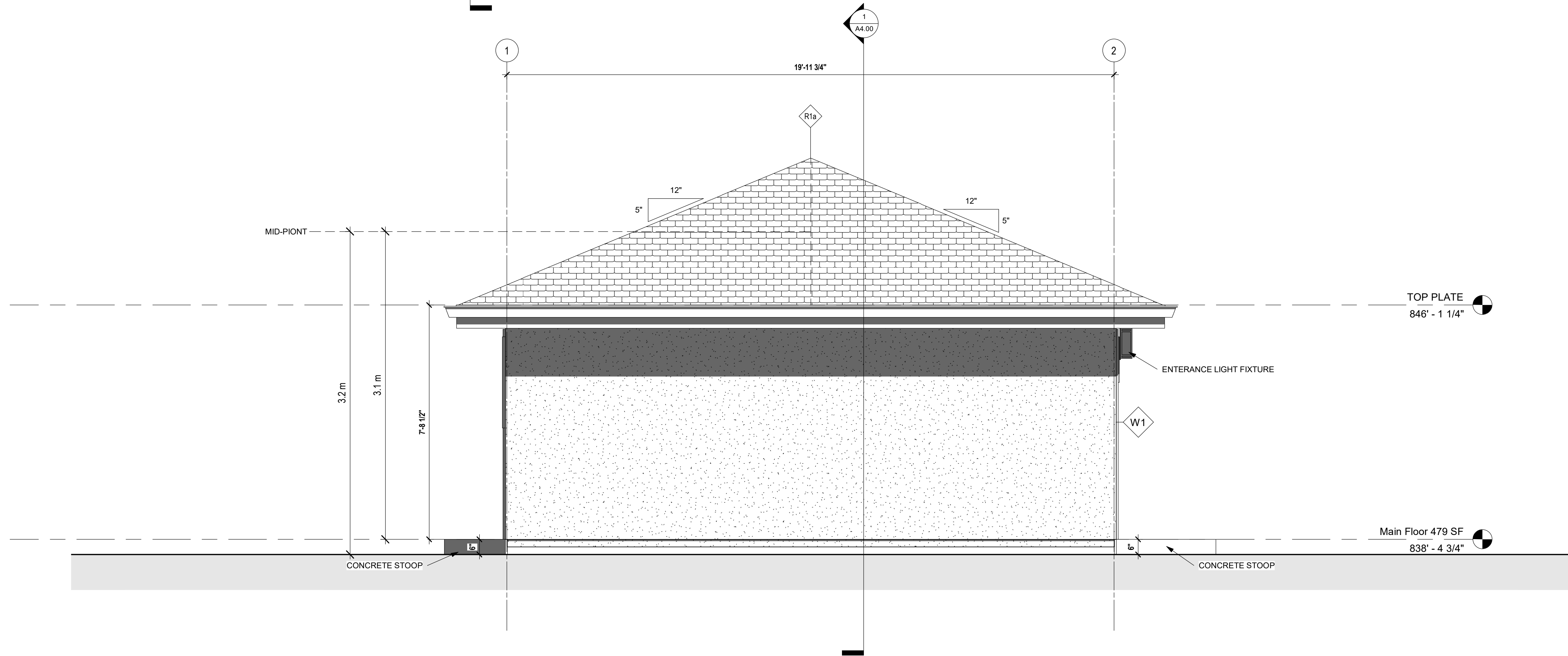
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plotted 6/25/2020 8:55:16 AM



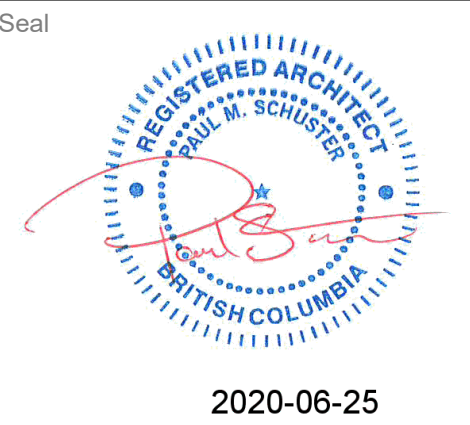


2 North
1/2" = 1'-0"



1 South
1/2" = 1'-0"

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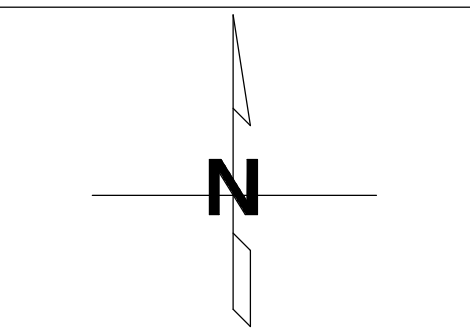
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project title
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1508 Pinehurst CR, Kelowna, British Columbia

project no. 2012

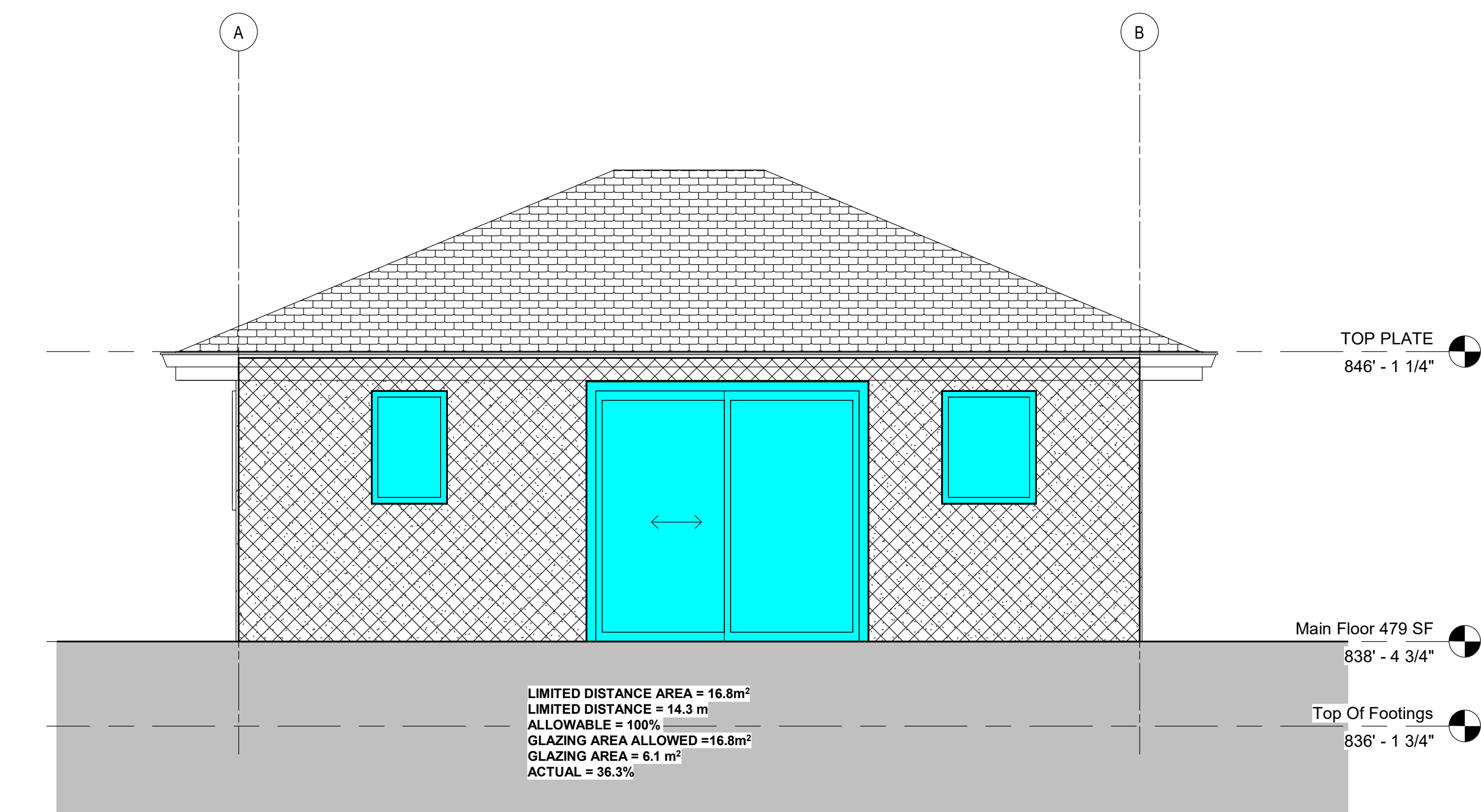
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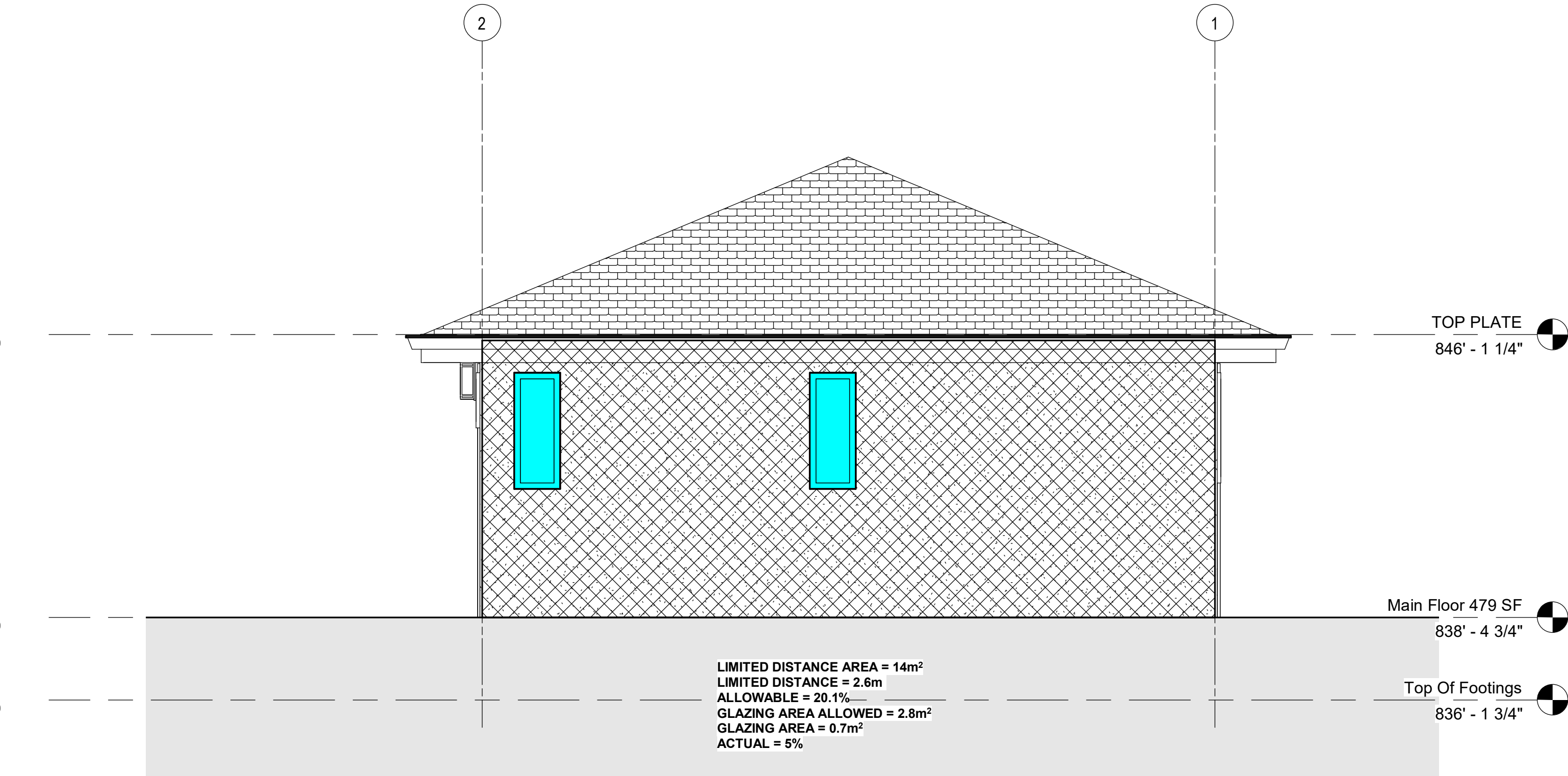
drawing no.

A3.01

plotted 6/25/2020 8:55:21 AM



1 West- Spacial
3/8" = 1'-0"



2 North Spacial
3/8" = 1'-0"



4 East Spacial
3/8" = 1'-0"

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1	20200623	IFBP

Revisions

N

NOVATION
ARCHITECTURE

302 - 2237 LECKIE ROAD
KELOWNA B C V1X 6Y5

project title
PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

project no. 2012

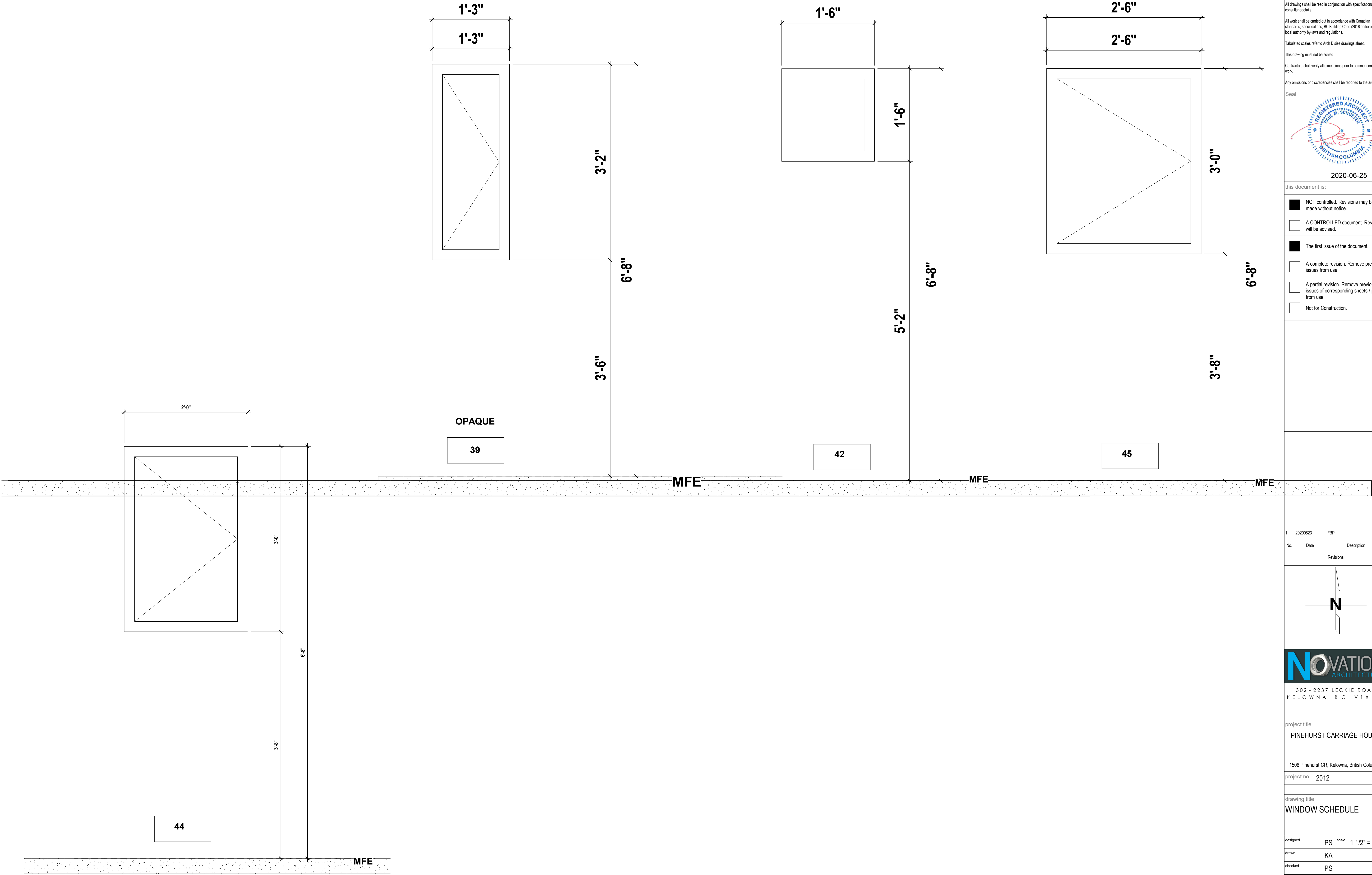
drawing title
SPACIAL SEPERATIONS

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drawn	KA		
checked	PS		

drawing no.

A3.02

plotted 6/25/2020 8:55:22 AM



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Revisions		

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NOVATION ARCHITECTURE

302 - 2237 LECKIE ROAD
KELOWNA B C V1X 6Y5

project title

PINEHURST CARRIAGE HOUSE

1508 Pinehurst CR, Kelowna, British Columbia

project no. 2012

drawing title

WINDOW SCHEDULE

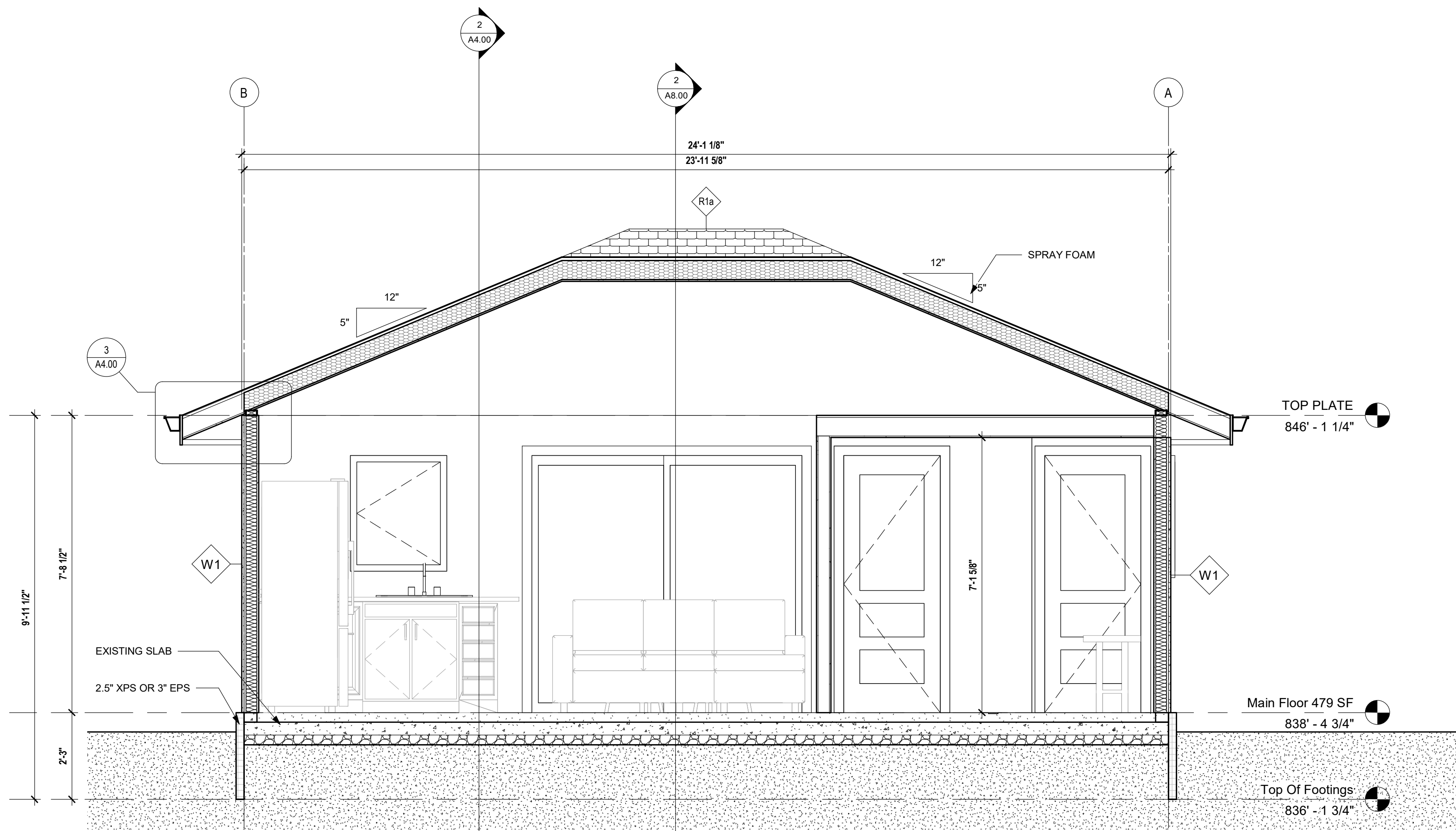
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drawn	KA	
checked	PS	

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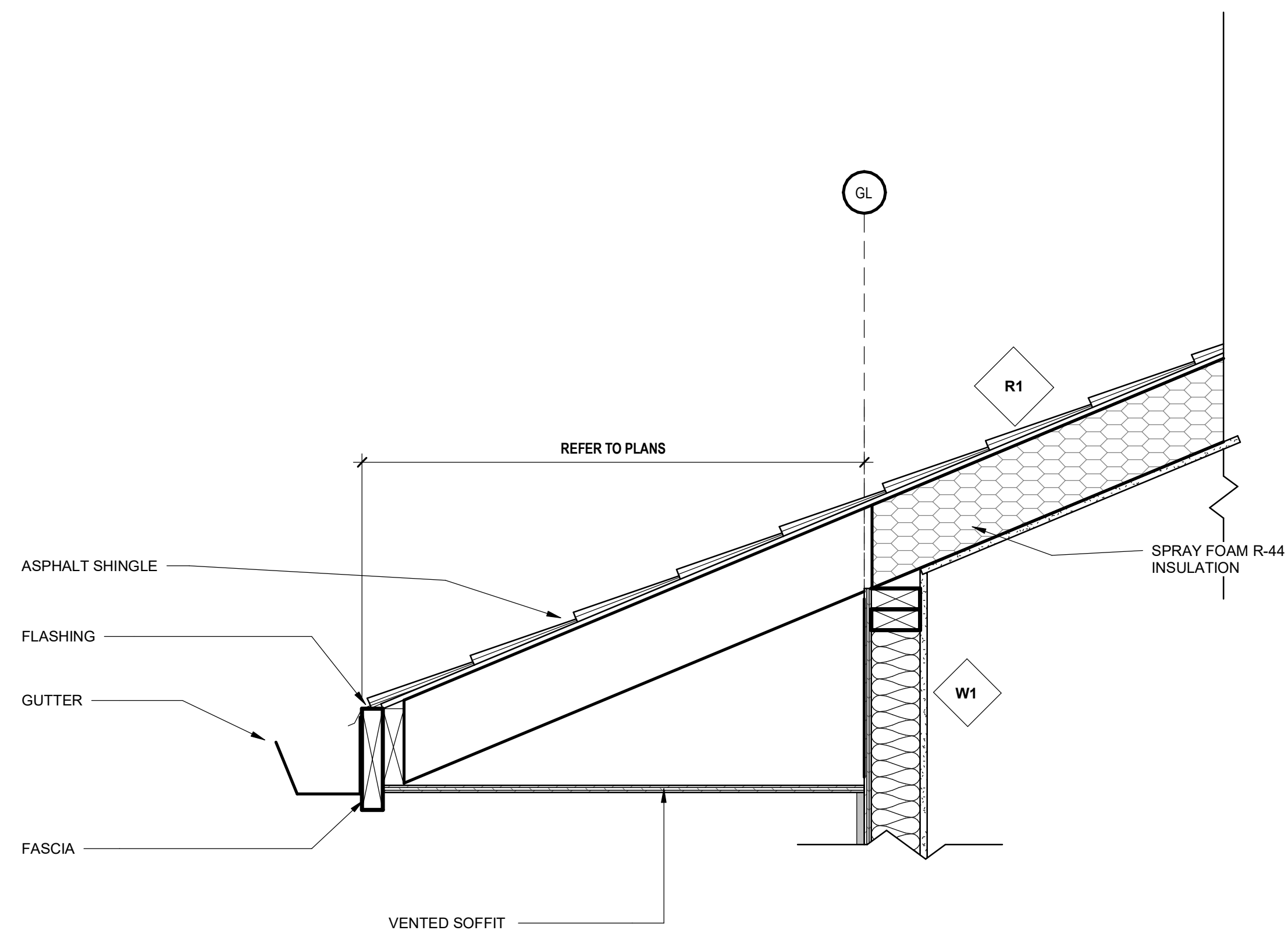
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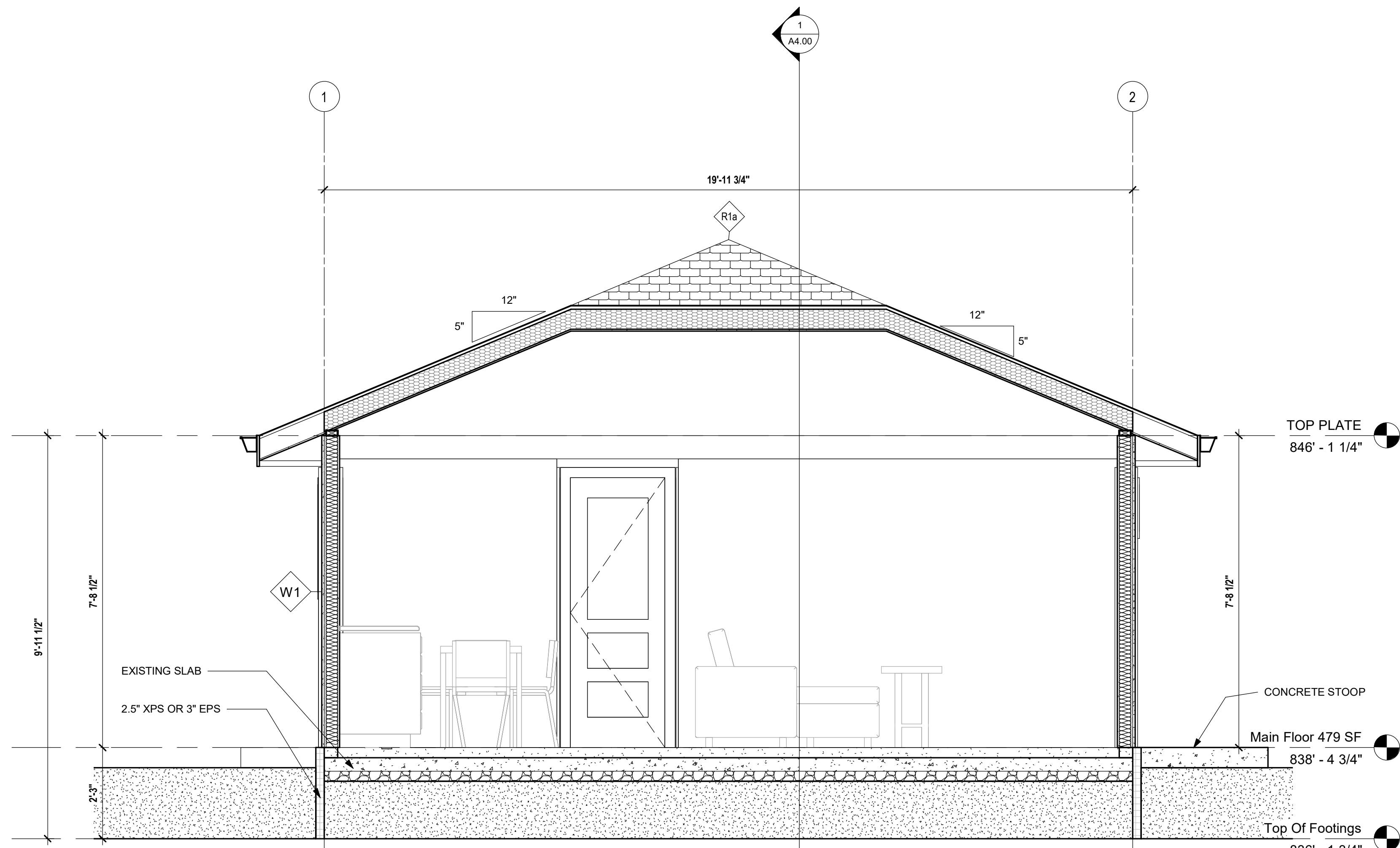
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1 Section 2
1/2" = 1'-0"

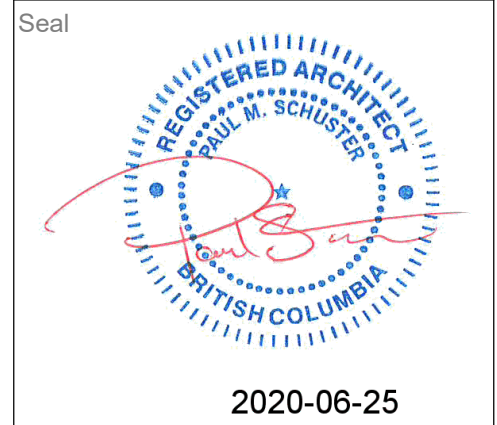


3 ROOF OVERHANG
1 1/2" = 1'-0"



2 Section 1
1/2" = 1'-0"

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No.	Date	Description	Revisions



project title
PINEHURST CARRIAGE HOUSE
1508 Pinehurst CR, Kelowna, British Columbia
project no. 2012

drawing title
BUILDING SECTIONS

designed	PS	scale	As indicated
drawn	KA		
checked	PS		

drawing no.
A4.00
plotted
6/25/2020 8:55:23 AM