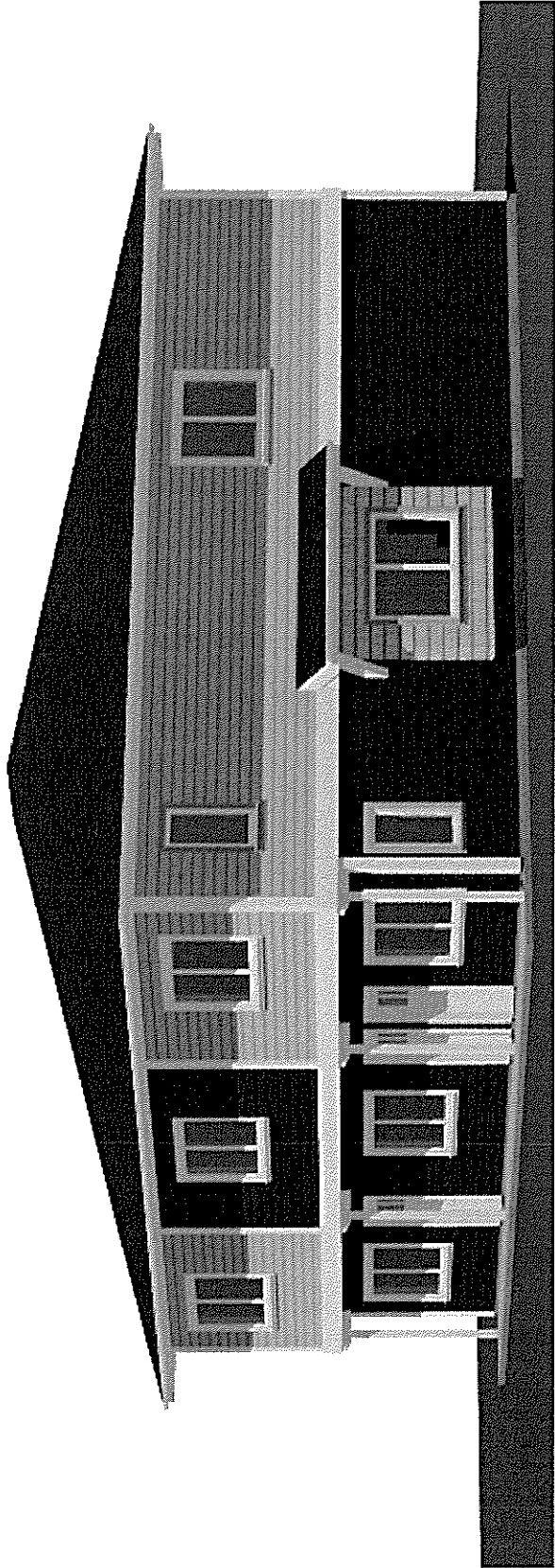
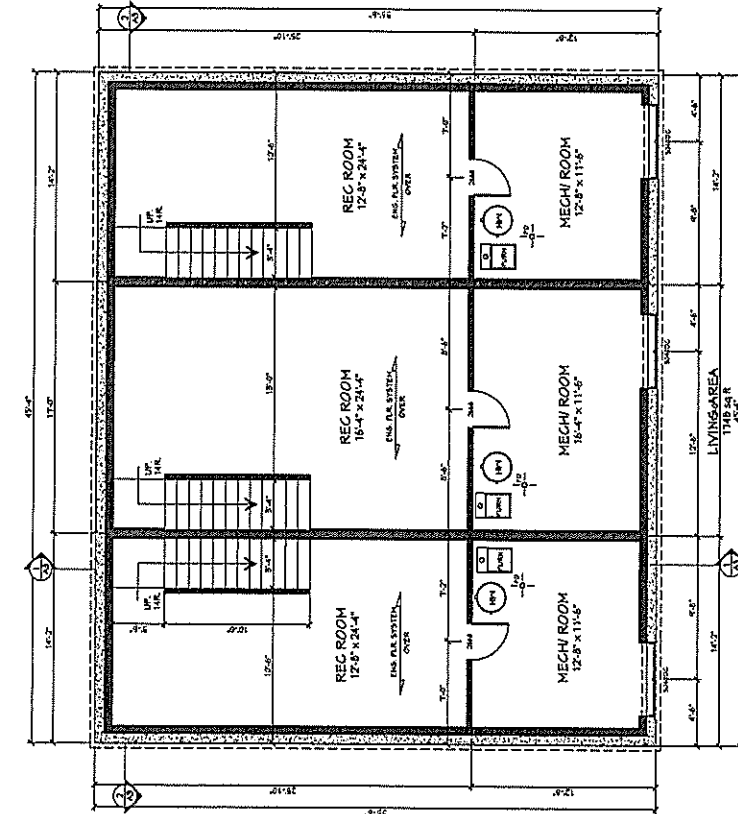


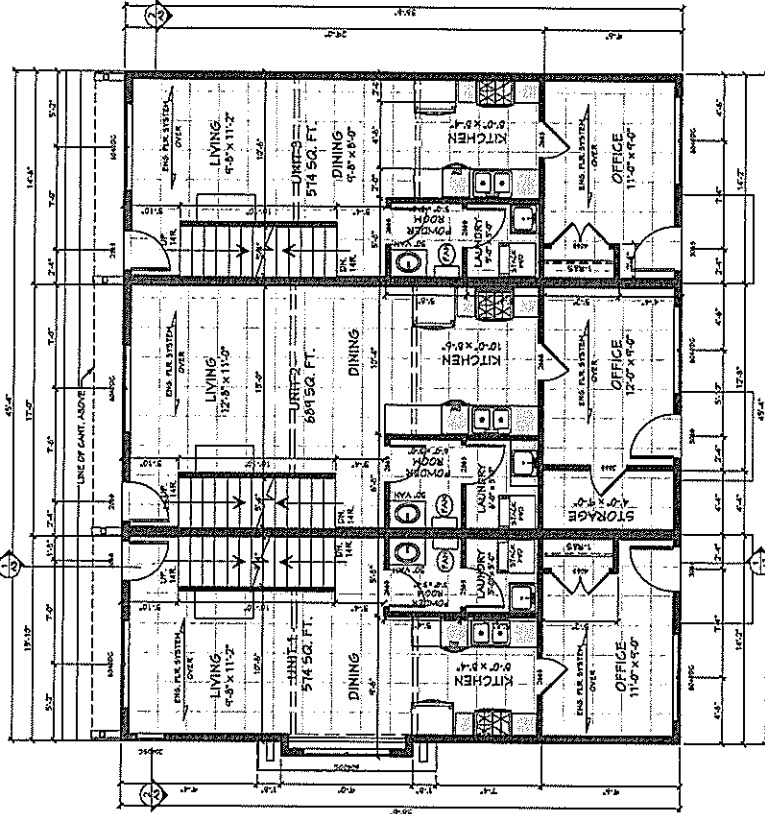


ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



FOUNDATION/LOWER FLOOR PLAN

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 84" ABOVE FLOOR SURFACE.
ALL WINDOWS AND DOORS TO MEET NORTH
AMERICAN FENESTRATION STANDARD
(NAFS)



MAIN FLOOR PLAN

MAIN FLOOR PLAN

8' CEILING HEIGHT UNLESS NOTED OTHERWISE

UNIT 1 - FLOOR AREA = 574 SQ.FT.

UNIT 2 - FLOOR AREA = 659 SQ.FT.

UNIT 3 - FLOOR AREA = 574 SQ.FT.

FINISHED FLOOR AREA = 1806 SQ.FT.

NOTE:
ALL TOP OF WINDOW ROUGH OPENINGS
TO BE 6" ABOVE FLOOR SURFACE.
ALL WINDOWS AND DOORS TO MEET NORTH
AMERICAN FENESTRATION STANDARD (NAFS)

FOUNDATION NOTES

[illegible]

STRUCTURAL POST NOTES:
(LB) "LOAD BEARING POST AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRE STUDS TO BE NAILLED TOGETHER TO FORM A STRUCTURAL POST (4X4, 6X6, 4X6)."

ENGINEERED WOOD PRODUCTS NOTES:
ENGINEERED WOOD SUPPLIES/USFS WFA, TO PROVIDE ENGINEERED DRAWINGS, SEALED BY A P.E., LICENSED TO PRACTICE IN THE HOMEPAK'S BUILDING LOCATION, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

FLOOR JOIST SYSTEM NOTES:
ENGINEERED JOISTS (ON FLOOR SYSTEMS ARE ASSUMED ON THESE DRAWINGS. JOIST SPANS AND POST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER. IF DIMENSIONAL LUMBER JOISTS ARE USED, CALCULATIONS MUST MEET LOCAL CONTRACT REQUIREMENTS. CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURER'S SPECIFICATIONS AND DRAWINGS.

GENERAL NOTES

BEAM AND STRUCTURAL DESIGN NOTES:

(F) NOTE ON BEAMS DESIGNATED FLUSH, MEANING EITHER THE TOP OR BOTTOM SURFACE OF THE BEAM IS TO BE FLUSH WITH THE SURFACE OF THE WALL OR OTHER STRUCTURE TO WHICH THE BEAM IS ATTACHED.

(S) NOTE ON BEAMS INDICATES A CROPPED, MEANING THE BEAMS IS PLACED UNDER THE SUPPORTED STRUCTURE.

(SDM-F) NOTE ON BEAMS INDICATES A PARTIALLY CROPPED BEAM TO ALLOW FOR IMPACTED OPENINGS, OR TO ALLOW HEATING DUCTS TO PASS OVER, SEE DETAIL.

INTERIOR BEARING WALLS:

CONSTRUCT ENG. FLOOR SYSTEMS. ALL OPENINGS IN INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH STRUCTURAL UNIFORM FLOOR JOIST SUPPLIERS SPECIFICATIONS. SEE DETAIL FOR LUMBER TO JOISTS. SEE LOCAL CODE FOR RESIDENTIAL BEAM SPAN LOAD CALCULATIONS.

FLOOR NOTES:

ALL LUMBER TO BE GRADE STAMPED, LABELLED OR OTHERWISE IDENTIFIED, AS REQUIRED BY LOCAL CODES.

WINDOW & DOOR NOTES:
 ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET & INCHES. (5040 INDICATES 5'-0" x 4'-0")
 ALL WINDOW & DOOR SIZES ARE BASED ON THE EXTERIOR FINISH SURFACE.
 ACTUAL DIMENSIONS OF SOME PRODUCTS MAY VARY DEPENDING ON MANUFACTURER.
 ALL WINDOW SIZES, TYPES, AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
 TAKE CARE TO CHECK LOCAL BUILDING CODE FOR GLASS REGULATIONS SUCH AS
 SHATTER-RESISTANT GLASS REQUIREMENTS.
 OPENINGS NEXT TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
 ALL WINDOWS MUST MEET ENERGY RATING OF 17ER FOR OPERATING WINDOWS & 27ER FOR FIXED
 WINDOWS PER CAN/CSA-A440-2.
 ALL METAL INSULATED OR SOLID CORE WOOD DOORS, WI
 WEATHERSHIELDING.

PROJECT # A1725 - HUSAK

1A

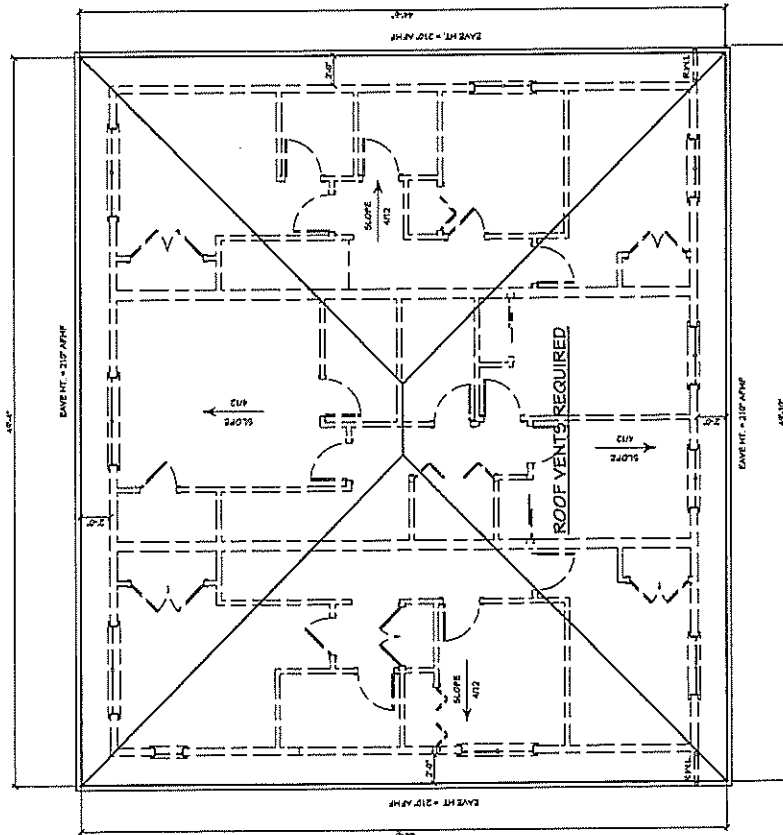
Client: Aaron Flusk

Lot Information:
Lot 40, Plan KAP19161
Civic Address:
7001-7027 Kitch Bowl

EXCITING HOME PLANS
1-888-543-6668
FOR ORDERS & INFORMATION

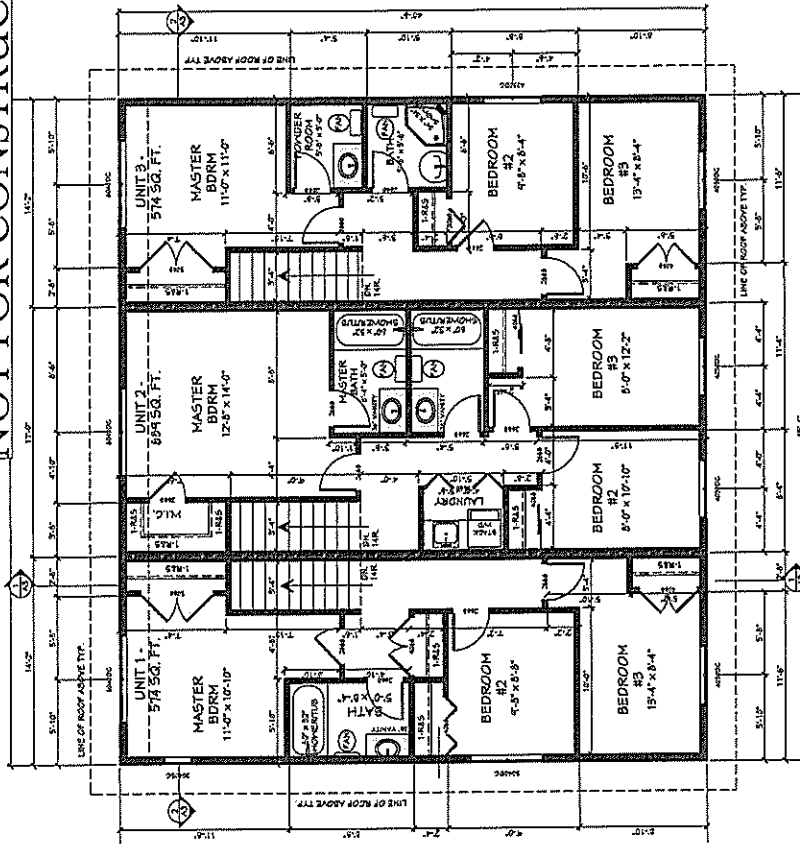
COMPACTOR RELEASED BY THIS PLANT IS ASSURED ALL TIMES REMAINS THE EXCEL 18374 PRO-ROD OF EXTENDING LIFE PLANS CO.	AND MAY NOT BE MODIFIED OR USED WITHOUT THE DESIGNER'S CONSENT	IT IS THE BUSINESS OF PLANTABILITY TO VERIFY ALL DESIGN INFORMATION FOR COMPLETION OF WORK. WHILE THE DESIGNER TAKES PRECEDENCE CO. DOES NOT ASSUME ANY LIABILITY	REV. #	DATE:
			1.	-
			2.	-
				-
				-
				-
				-

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



ROOF PLAN
1/4"=1'-0"

NOTE:
OWNER IS TO ENSURE THAT ALL REQUIRED
ENGINEERING FOR TRUSSES & FLOOR SYSTEMS IS
COMPLETED IN ACCORDANCE WITH LOCAL
CODES.



UPPER FLOOR PLAN

8" CEILING HEIGHT UNLESS NOTED OTHERWISE
UNIT 1 - FLOOR AREA = 574 SQ. FT.
UNIT 2 - FLOOR AREA = 469 SQ. FT.
UNIT 3 - FLOOR AREA = 574 SQ. FT.
FINISHED FLOOR AREA = 1617 SQ. FT.

GENERAL CONSTRUCTION NOTES:

WINDOW & DOOR NOTES:

WINDOW & DOOR NOTES:
 ALL WINDOW & DOOR MEASUREMENTS ARE IN FEET INCHES. (8040 INDICATES 5'-0" x 4'-0")
 CHECK ALL TOP & BOTTOM HEIGHT OPENING HEIGHTS PRIOR TO FRAMING.
 ALL WINDOW SIZES, TYPES AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
 ALL WINDOW SIZES, TYPES AND OPENERS TO BE CHECKED BY CONTRACTOR PRIOR TO ORDERING.
 TEMPARE CASES TO CHECK LOCAL CODES FOR GLASS REGULATIONS SUCH AS
 STAMPEARED GLASS, EGRESS LOCATIONS AND LIMITATIONS ON THE SIZE OF UNPROTECTED
 OPENINGS INST TO NEIGHBORING BUILDINGS PRIOR TO ORDERING.
 ALL WINDOWS TO MEET ENERGY RATINGS OF 17 BTU FOR OPENING WINDOWS & 27 BTU FOR FIXED
 WINDOWS PER CAN AND CSA-44.2.
 ALL WINDOWS TO BE METAL INSULATED OR SOLID CORE WOOD DOORS, W/

ENGINEERED WOOD PRODUCTS NOTES:

FLOOR JOIST SYSTEM NOTES:

ENGINEERED WOOD PRODUCTS NOTES:
ENGINEERED WOOD SUPPLIER MUST PROVIDE ENGINEERED DRAWINGS, SPECIFICATIONS AND MATERIALS TO THE BUILDING OFFICE.
LOCAL, FOR THE BUILDING INSPECTOR TO REVIEW ON SITE.

FLOOR JOIST SYSTEMS ARE ASSUMED ON THESE DRAWINGS.
JOIST SPANS AND JOIST DEPTHS MAY VARY DEPENDING ON THE MANUFACTURER.
F-DIMENSIONAL NUMBER DEPTHS ARE USED. CALCULATIONS MUST MEET LOCAL CODES FOR JOIST SYSTEMS.
SEE THE FLOORING, STRAPPING AND BRACING IS COMPLETE PER MANUFACTURER'S SPECIFICATIONS AND DRAWINGS.

ROOF DESIGN & CONSTRUCTION NOTES:

NOTES TO ROOF MANUFACTURERS

ROOF DESIGNER TO CONSIDER DIMENSIONAL LUMBER FOR BEAMS NOTED "ENG. BEAM" AND SUBSTITUTE WHERE STRUCTURALLY POSSIBLE BY CODE. TRUSS HELDS IN ALL APPLICATIONS MUST HAVE A MINIMUM 8" HEEL FOR

CONTRACTOR MUST TAKE CARE THAT ALL BLOCKING, STRAPPING AND BRACING IS COMPLETED PER MANUFACTURER SPECIFICATIONS AND DRAWINGS.

CONTRACTORS TO ENSURE GL FLASHINGS ARE PLACED IN ALL ROOF VALLEYS FOR PROPER RUNOFF.

CONTRACTORS TO ENSURE THAT GL STEP FLASHINGS ARE PLACED WHEREVER THE ROOF SURFACES, AND THAT STEP FLASHINGS ARE PLACED OVER ROOFER RUNOFF.

STRUCTURAL POST NOTES:

(1.8) "LOAD BEARING POST" AT BEAM ENDS OR OTHER LOAD BEARING POINTS. REQUIRES STUDS TO BE NAILLED TOGETHER TO FORM A STRUCTURAL POST (4X4 6X6 4X8).

NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:

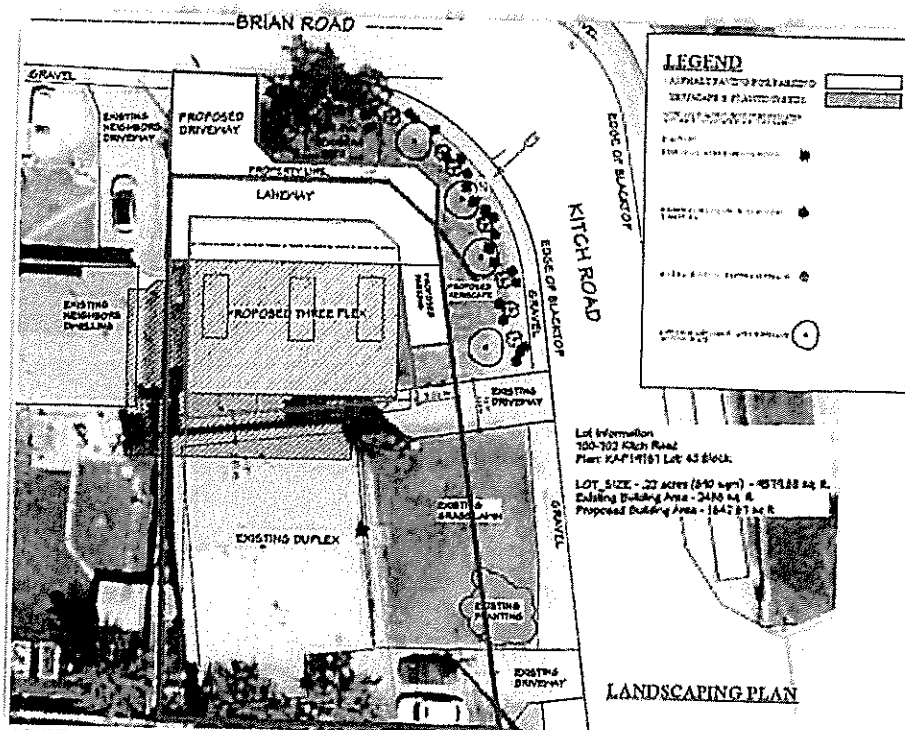
NOTES ON DESIGN ELEMENTS EXCEEDING CODE REQUIREMENTS:
 **MATERIALS OR ASSEMBLY CONSTRUCTION MATERIALS SHOWN, AND/OR NOTED **, MAY OR MAY NOT BE REQUIRED BY LOCAL CODE, BUT ARE CONSIDERED GOOD BUILDING PRACTICE.
 BUILDING CONTRACTOR IS RESPONSIBLE TO CONSULT BOTH THE LOCAL CODE REQUIREMENTS, AND THE HOME OWNER REGARDING PLACEMENT OF THESE MATERIALS OR ASSEMBLIES.

PROJECT # A1725 - HUSAK

Dear Planning and Development Services,

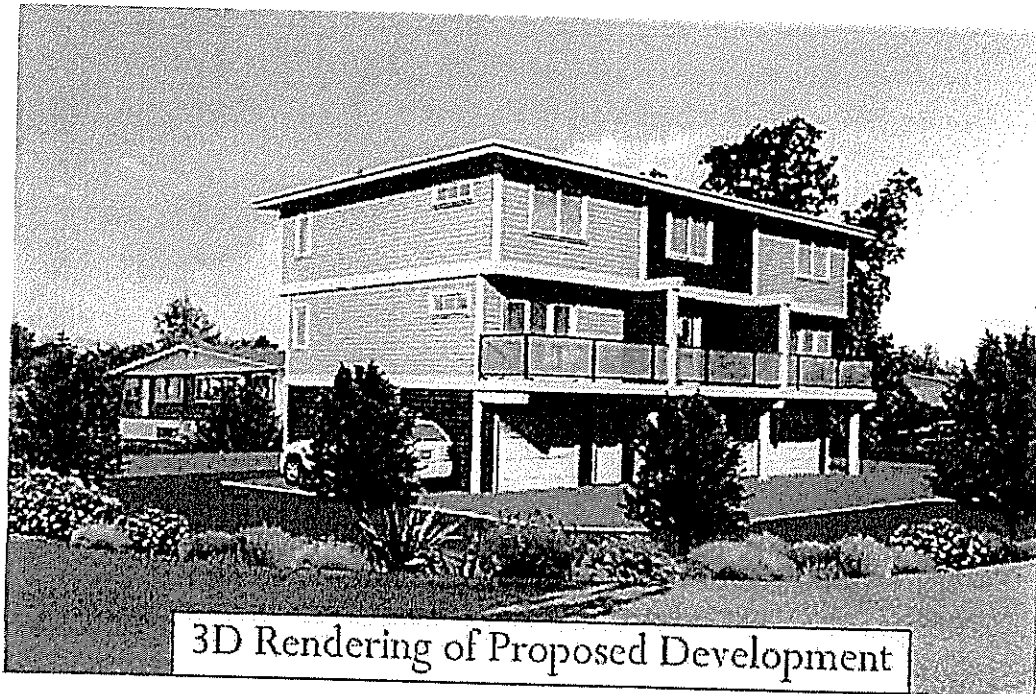
We are pleased to submit this letter of rationale in support of our development application for the proposed triplex at 700 Kitch Road, located in an area currently zoned as MF1. After careful consideration and design planning, we believe this proposal is in full compliance with the existing zoning bylaws and aligns with the objectives of both the City of Kelowna and the community.

The proposed triplex meets the required site coverage and parking allocations as stipulated under the MF1 zoning guidelines. Our design adheres to the form and character requirements outlined by the City of Kelowna, ensuring that the building integrates seamlessly with the surrounding neighbourhood. The proposed building height, massing, and overall aesthetic reflect the character of the area while promoting a modern, functional, and sustainable living environment.



Meeting Community Needs

This triplex will contribute to much-needed infill housing in the community. Located in a walkable neighbourhood near schools and transit, it aligns with the City's vision for promoting higher-density housing options in strategic locations. By offering multiple dwelling units within a single structure, this project helps to address the growing demand for diverse housing options while maintaining the integrity of the community's character.



We are committed to delivering a project that enhances the vibrancy and livability of the neighbourhood. The triplex design not only complies with current zoning regulations but also adds value by providing accessible, sustainable housing options in a well-served area. We believe this development aligns with the City's planning goals and objectives. We look forward to your review and welcome any questions or feedback you may have.

Thank you for your consideration of this application. We are excited about the potential to contribute to the Kelowna community with this thoughtfully designed project.

Sincerely, 