

LOT COVERAGE

MAIN FLOOR	=	1,520 SQ.FT.
GARAGE	=	693 SQ.FT.
TOTAL FOOTPRINT	=	2,213 SQ.FT.
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TOTAL LOT SQ/FT	=	5,593 SQ.FT.
TOTAL FOOTPRINT	=	2,213 SQ.FT.
TOTAL COVERAGE	=	39.6% COVERAGE
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DRIVEWAY	=	621 SQ.FT.
DRIVEWAY COVERAGE	=	10.0% COVERAGE
TOTAL COVERAGE	=	49.6% COVERAGE

SITE INFORMATION:

ZONING: RU2

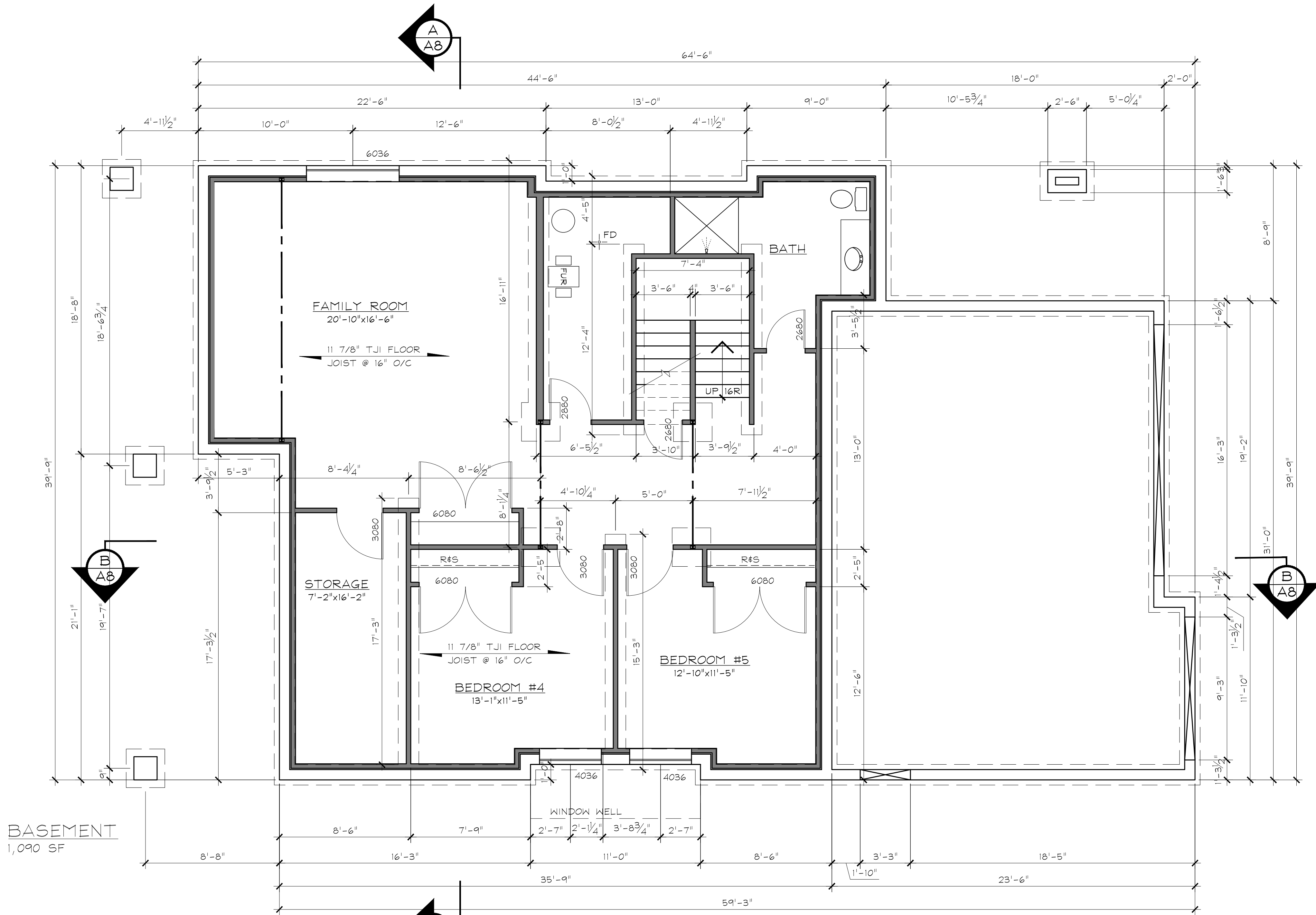
SETBACKS:	ALLOWED:	PROPOSED:
FRONT -	6.0m (19'-8 1/4")	6.0m (19'-8 1/4")
SIDE -	1.8m (5'-10 7/8")	1.8m (5'-10 7/8")
REAR -	7.5m (24'-7 1/4")	7.5m (24'-7 1/4")

*"Pillar West Developments Inc."*

LOT B, 509 ELDORADO ROAD, KELOWNA, BC

**TGM**  
 Drafting & Design  
 Tom Masters  
 Kelowna, BC (250)317-2446  
 kelowna635@gmail.com

SCALE:	1/8" = 1'-0"	SHEET NO.
DATE:	AUG 26/20	<b>A1</b>
<i>SITE PLAN</i>		

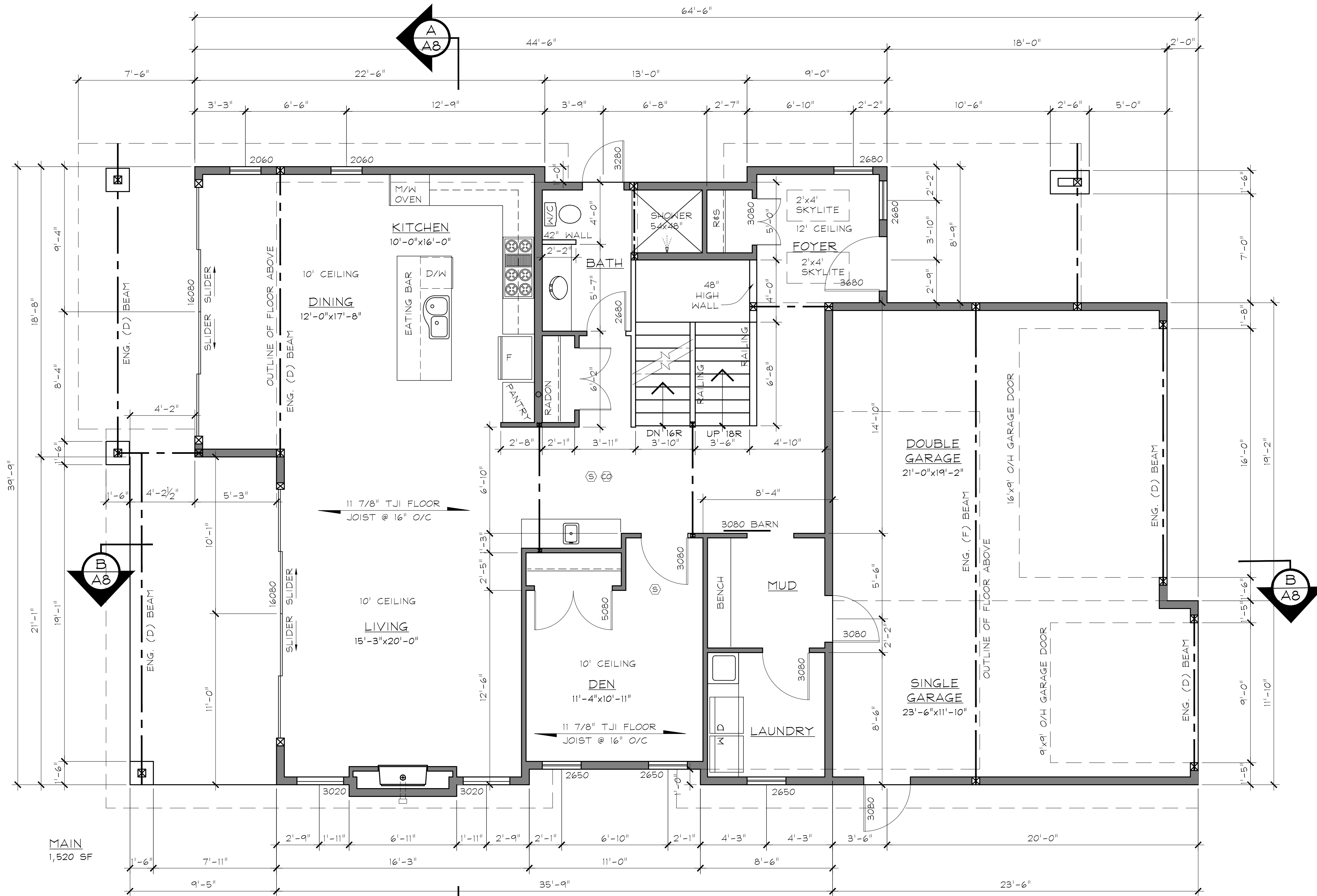


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SCALE:	1/4" = 1'-0"	SHEET NO.
DATE:	AUG 26/20	<b>A2</b>
FOUNDATION/ BSMT PLAN		



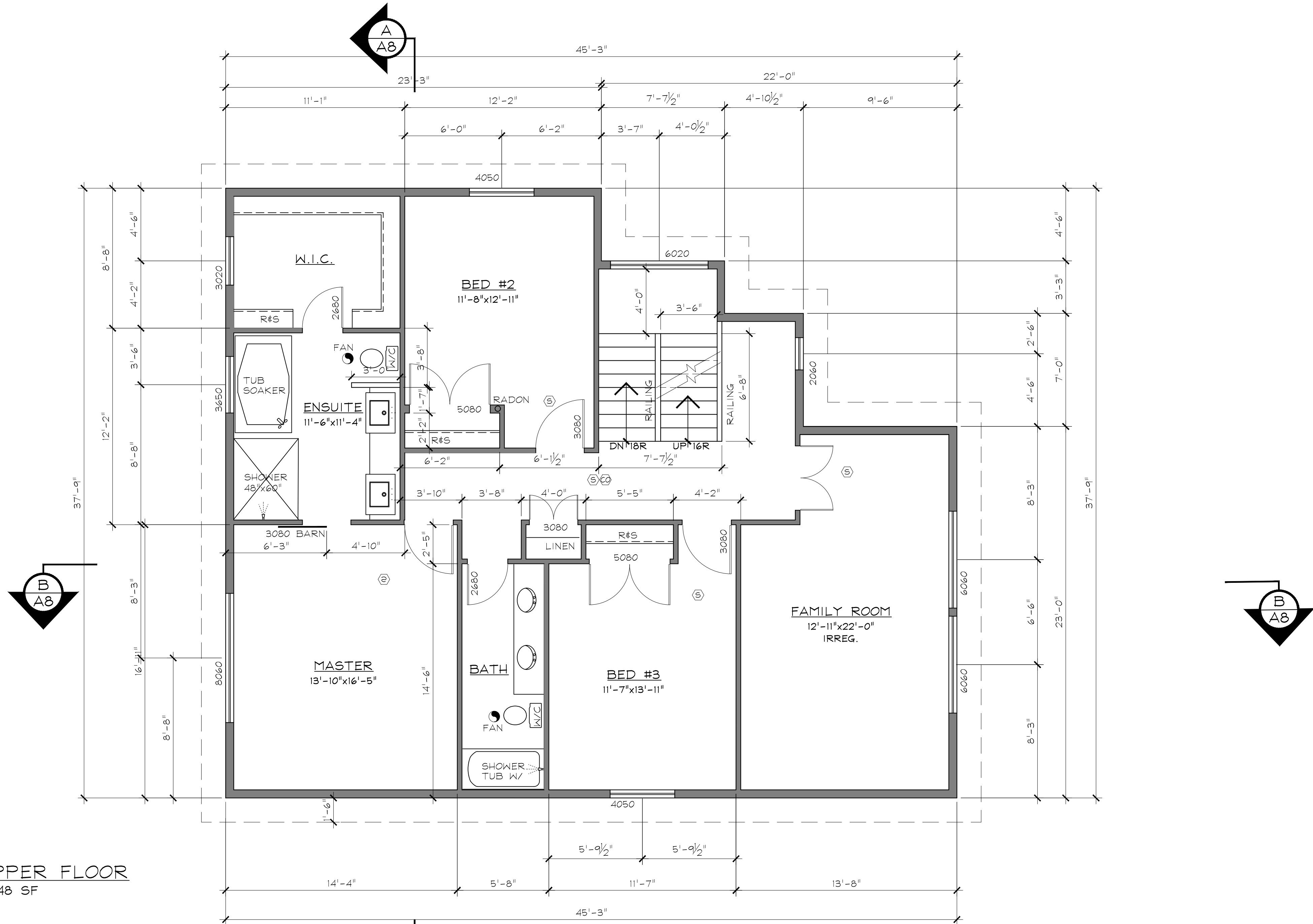
MAIN  
1,520 SF

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DATE:	AUG 26/20	<b>A3</b>
MAIN PLAN		



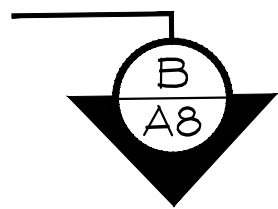
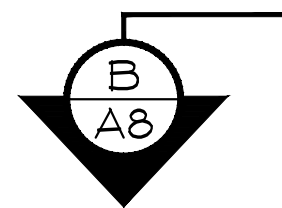
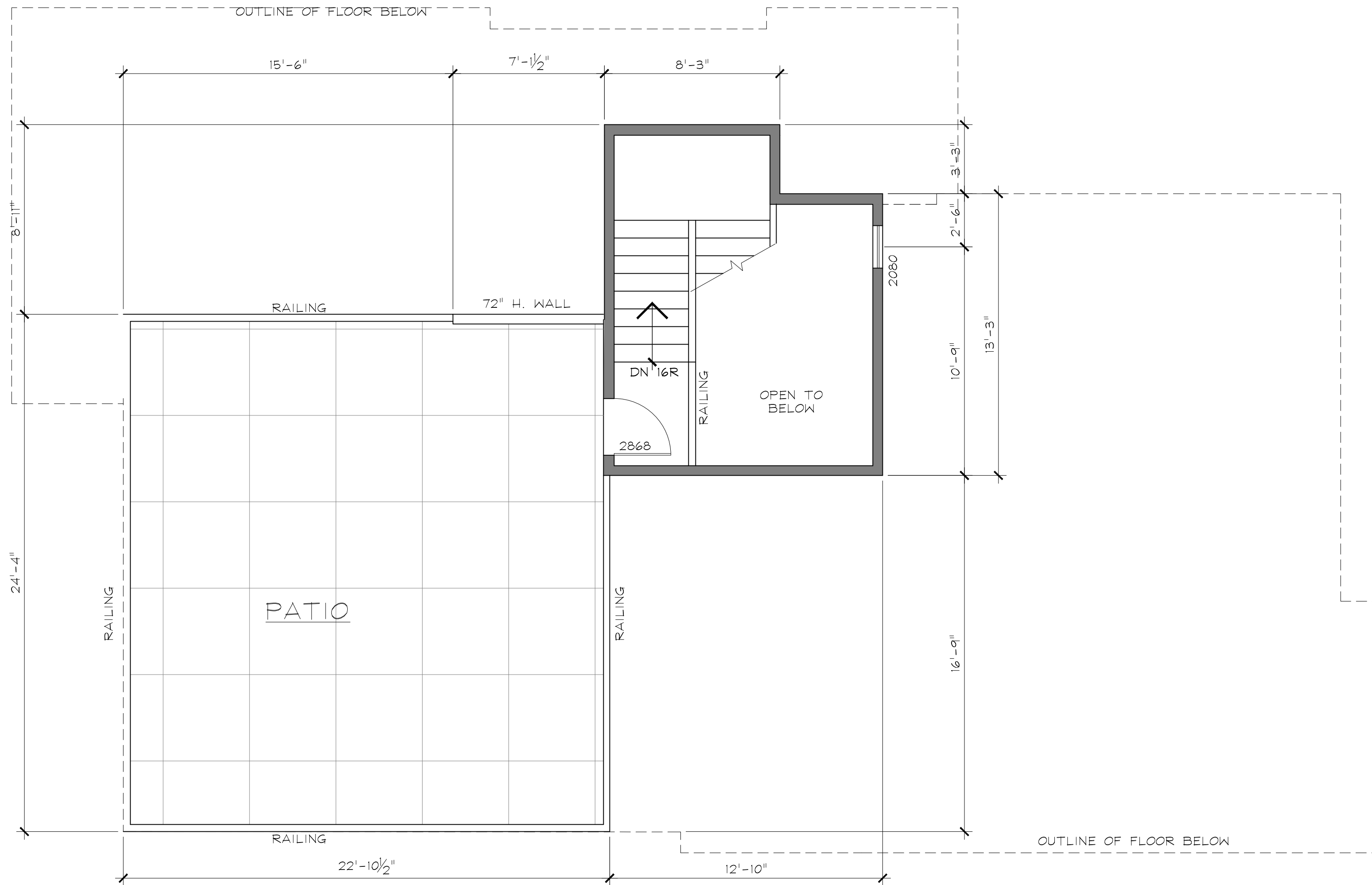
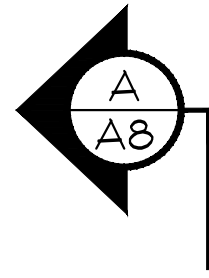
UPPER FLOOR  
1,448 SF

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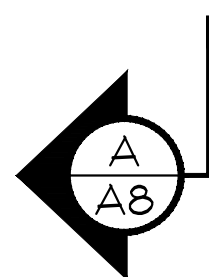
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SCALE:	1/4" = 1'-0"	SHEET NO.
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UPPER PLAN		



ROOF PATIO

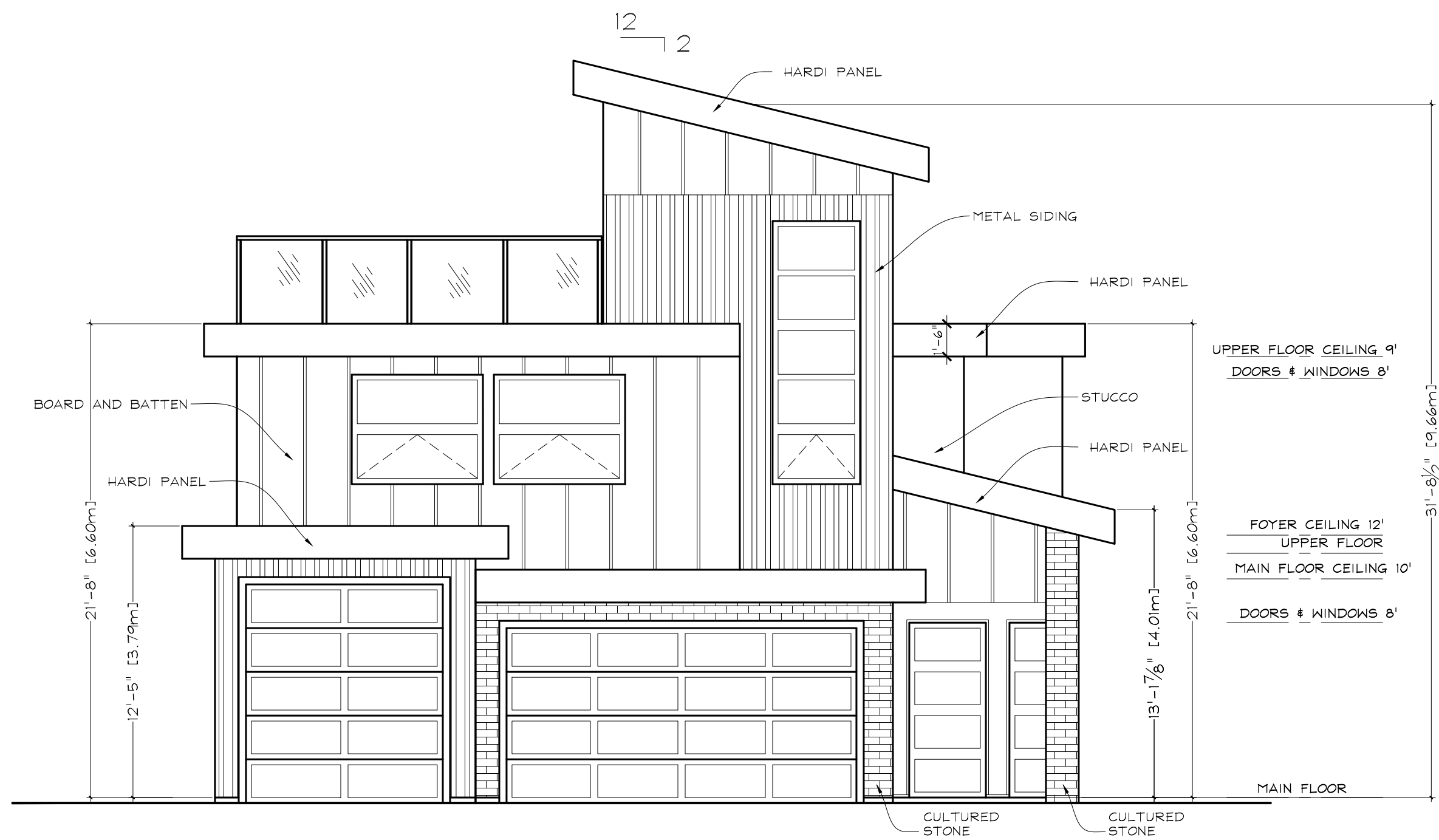


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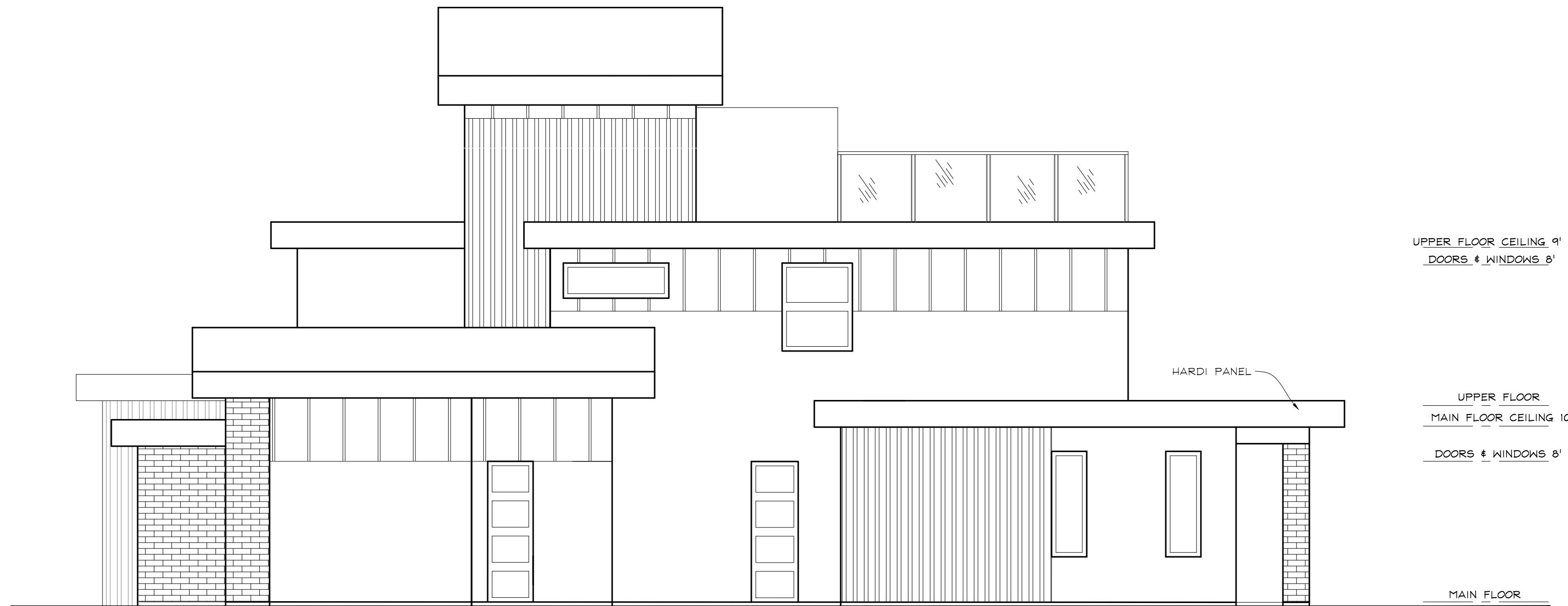
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SCALE:	1/4" = 1'-0"	SHEET NO.
DATE:	AUG 26/20	<b>A5</b>
<b>ROOF PLAN</b>		



FRONT ELEVATION



LEFT ELEVATION

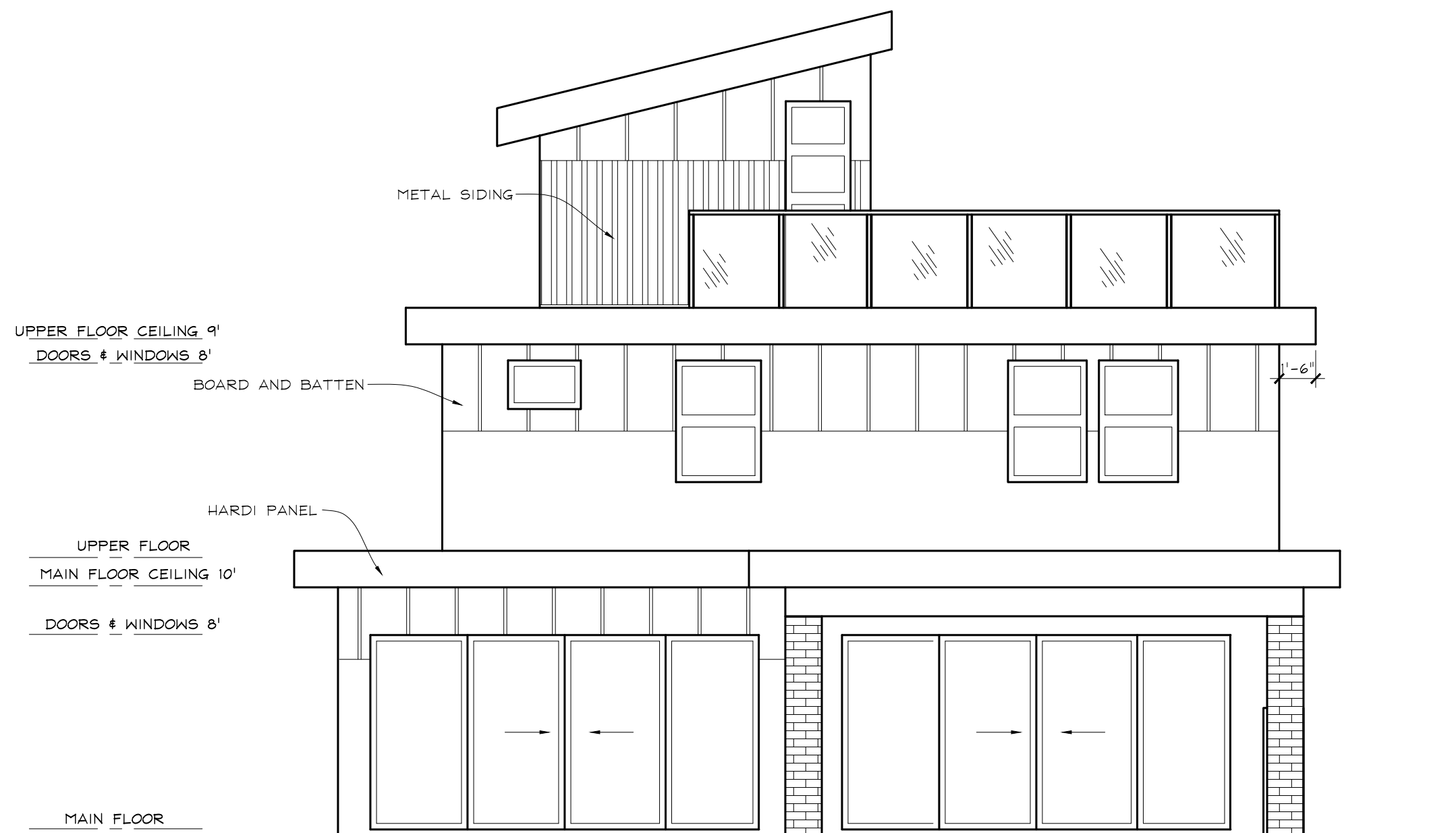
92.0 sqft (8.55 m2) glazing  
exposed building face = 1,218.2 sqft  
(113.2 m2) 7.55%

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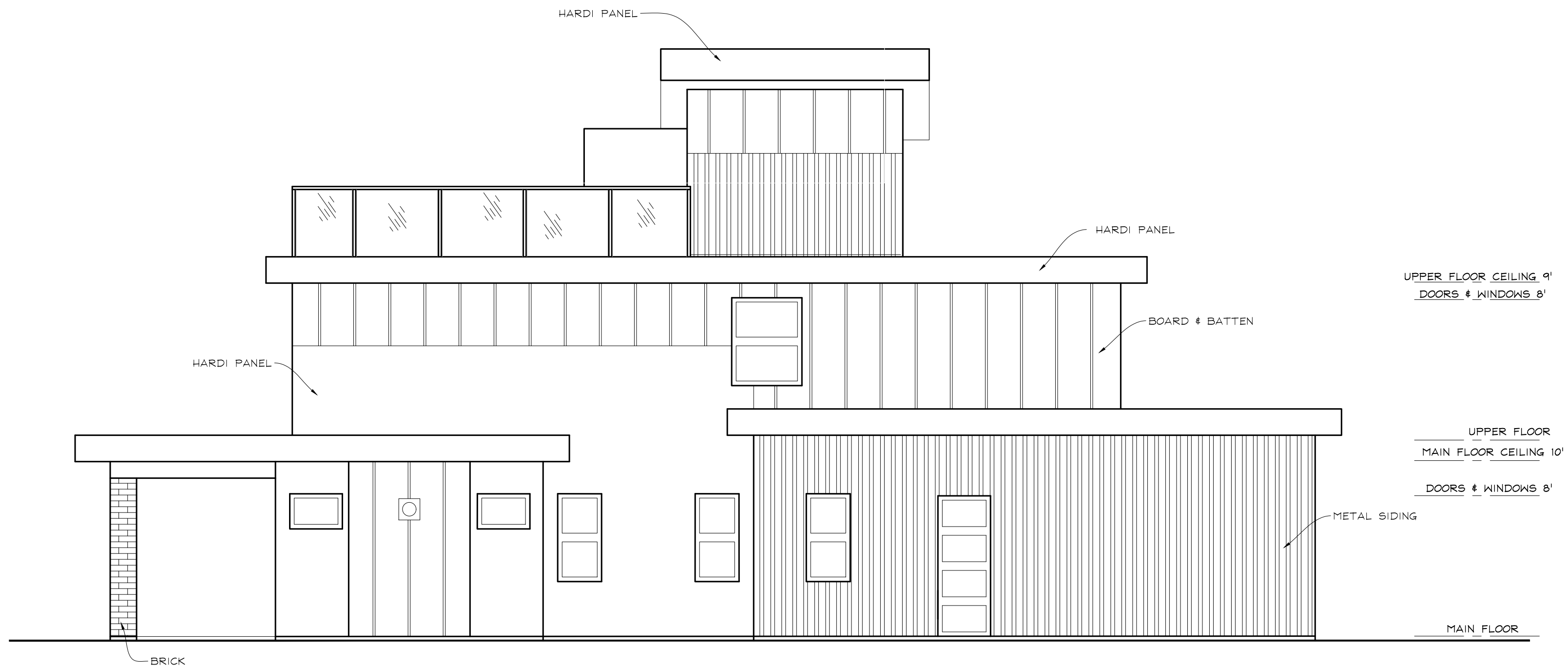
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SCALE:	3/16"=1'-0"	SHEET NO.
DATE:	AUG 26/20	<b>A6</b>
<b>ELEVATIONS</b>		



REAR ELEVATION



RIGHT ELEVATION

92.0 sqft (8.55m<sup>2</sup>) glazing  
 exposed building face = 1,324.8 sqft  
 (123.1m<sup>2</sup>) 6.98%

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SCALE:	3/16"=1'-0"	SHEET NO.
DATE:	AUG 26/20	<b>A7</b>
<b>ELEVATIONS</b>		

# SPECIFICATIONS

**- SLOPED ROOF SYSTEM**

- FIBERGLASS SHINGLES
- BUILDING PAPER
- 7/16" OSB W/ H-CLIPS AS REQ'D.
- ENGINEERED TRUSSES @ 24" O.C.
- R-40 INSULATION
- 6 MIL POLY V.B.
- 1/2" DRYWALL
- SPRAYED FINISH

**- EXTERIOR WALL**

- AS PER ELEVATIONS
- BUILDING PAPER
- 3/8" OSB SHEATHING
- 2x6 STUD WALL - STUDS @ 24" O.C.
- R-20 BATT INSULATION
- 6 MIL POLY V.B.
- 1/2" DRYWALL
- PAINTED FINISH

**- INTERIOR LOAD BEARING WALL**

- 1/2" DRYWALL
- 2x4 STUD WALL - STUDS @ 16" O.C.
- 1/2" DRYWALL

**- FLOOR SYSTEM**

- INTERIOR FLOOR COVERINGS
- 5/8" T&G PLY SUB FLOOR
- 11 7/8" ENG. JOISTS @ 16" O/C

**- CONCRETE FOUNDATION**

- 8" CONCRETE FOUNDATION WALL
- 16"x8" CONCRETE STRIP FOOTING
- COMPACTED BASE
- 4" PERIMETER DRAIN W/ MIN. 12" GRAVEL COVER.

**- BASEMENT CONCRETE SLAB**

- 4" CONCRETE SLAB
- 6 MIL POLY
- 6" COMPACTED BASE

**- GARAGE CONCRETE SLAB**

- 4" CONCRETE SLAB
- 6" COMPACTED BASE

**ROOF CONSTRUCTION**

- TORCH ON MEMBRANE ON
- 5/8" T&G PLYWOOD ON
- ENGINEERED TRUSSES @ 24" O.C. C/W
- R-50 INSULATION
- 6MIL POLY V.B.
- 1/2" ANTI-SAG GYPSUM BOARD

**INTERIOR PARTITION**

- 1/2" STANDARD DRYWALL ON
- 2x4 STUDS @ 16" O.C.
- 1/2" STANDARD DRYWALL

**EXTERIOR WALL (FRONT)**

- EXTERIOR FINISH AS PER ELEVATIONS
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x6 STANDARD STUDS @ 16" O.C. C/W
- R-24 INSULATION AND 6MIL POLY V.B.
- 1/2" GYPSUM BOARD

**ROOF CONSTRUCTION**

- TORCH ON MEMBRANE ON
- 5/8" T&G PLYWOOD ON
- ENGINEERED TRUSSES @ 24" O.C. C/W
- R-50 INSULATION
- 6MIL POLY V.B.
- 1/2" ANTI-SAG GYPSUM BOARD

- 6" DIA. KEEPING TILE C/W
- 12" MIN. DRAIN ROCK AND
- FILTER PAPER.

UPPER FLOOR CEILING 9'  
DOORS & WINDOWS 8'

UPPER FLOOR  
MAIN FLOOR CEILING 12'  
DOORS & WINDOWS 8'

MAIN FLOOR  
MAIN FLOOR CEILING 12'

BASEMENT FLOOR

INTERIOR PARTITION  
1/2" STANDARD DRYWALL ON  
2x4 STUDS @ 16" O.C.  
1/2" STANDARD DRYWALL

MASTER

BATH

BED 3

FAMILY ROOM

LIVING

DEN

**EXTERIOR WALL (FRONT)**

- EXTERIOR FINISH AS PER ELEVATIONS
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2x6 STANDARD STUDS @ 16" O.C. C/W
- R-24 INSULATION AND 6MIL POLY V.B.
- 1/2" GYPSUM BOARD

- 6" DIA. KEEPING TILE C/W
- 12" MIN. DRAIN ROCK AND
- FILTER PAPER.

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<b>SECTIONS</b>		