# OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:
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| PROJECT: | PROPOSED RESIDENCE FOR GLEN COUTTS |
| PROJECT ADDRESS: | 260 ALDER AVE, KELOWNA BC |
| LEGAL DESCRIPTION: | LOT 1 PLAN EPP109600 DL 105s SDYD |
| CURRENT ZONING: | RS2 |
| DRAWING DATE: | OCTOBER 2, 2026 |
| ISSUED FOR PERMIT: | OCTOBER 5, 2026 |

GENERAL NOTES
- All materials & construction shall conform to the latest edition of the British Columbia Building Code, current electrical and plumbing codes, and all municipal/ local codes and by-laws.
- Notify designer of any discrepancies before commencing construction.
- Figured dimensions to be followed - do not scale drawings!
- Concrete to be 20 mpa. for foundation and 32 mpa for garage floor slab. Unless otherwise specified.
- All footings to rest on compact undisturbed soil, free of organic matter.
- All structural lumber to be #2 or better (inc. deck joists).
- Provide all X-bridging/ blocking of members as required by B.C. building code.
- All built up posts (b.u.p.) to be the full width of the supporting member.
- Solid blocking under b.u.p.'s and point loads in floor system.
- All load bearing beams and lintels shall have 3" minimum end bearing.
- All lintels to be 2-2x10's #2 SPF (min.) unless noted otherwise.
-Floor joists shall be doubled under all partitions parallel to joists. Unless otherwise specified by engineered wood product manufacture.
- Truss system design, details, and installation to be according to engineered truss specifications, and be complete with all bracing and blocking necessary. Supplier to to provide shop drawings of roof truss layout.
- Confirm window and door rough openings with suppliers of such. Sizes on drawings are nominal.
- Flash all exterior openings, penetrations and changes in roof plane as per current code requirements.
- All concrete-wood contacts shall be damp proofed with 1/4" foam gasket or 60 minute tar saturated felt.

Footings designed for soil bearing capacity of 2000 p.s.f. contractor to ensure all footings are on solid undisturbed soils. Suppliers to confirm all structural members (engineered beams, floor joists, headers, etc..) Any discrepancies are to be reported to the designer before construction. Supplier to provide shop drawings of engineered floor joists and beam layout if applicable. Roof downspouts are to be directed away from building. Finished grade to slope away from building around perimeter.

Footings: Concrete Footings must be placed on undisturbed or compacted soil at an elevation below the frost line. Footings shown on these drawings have been designed for a soil bearing capacity of 2000 p.s.f. If a lower bearing capacity is encountered , it shall be the responsibility of the owner to have the footings redesigned to suit existing conditions.

The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of the Works Or Preparation For Them.

**Project Compliance Data**
-Part 9. Construction-
**Zoning Requirements**
Current Zoning- RS2
Lot Within

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|---|---|
| -ALR- | No |
| -ESA- | No |
| -Riparian Area- | Yes |
| -High Hazard- | No |
| -Fire Response Within 10 Minuets- | No |

Building Setbacks - Accessory

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|---|---|---|
| Existing Front- | 7.5m | Requesting Variance |
| Proposed Front- | 4.5m | |
| Rear- | 7.5m | |
| Side Interior- | 1.5m | |
| Side Exterior- | 4.5m | |

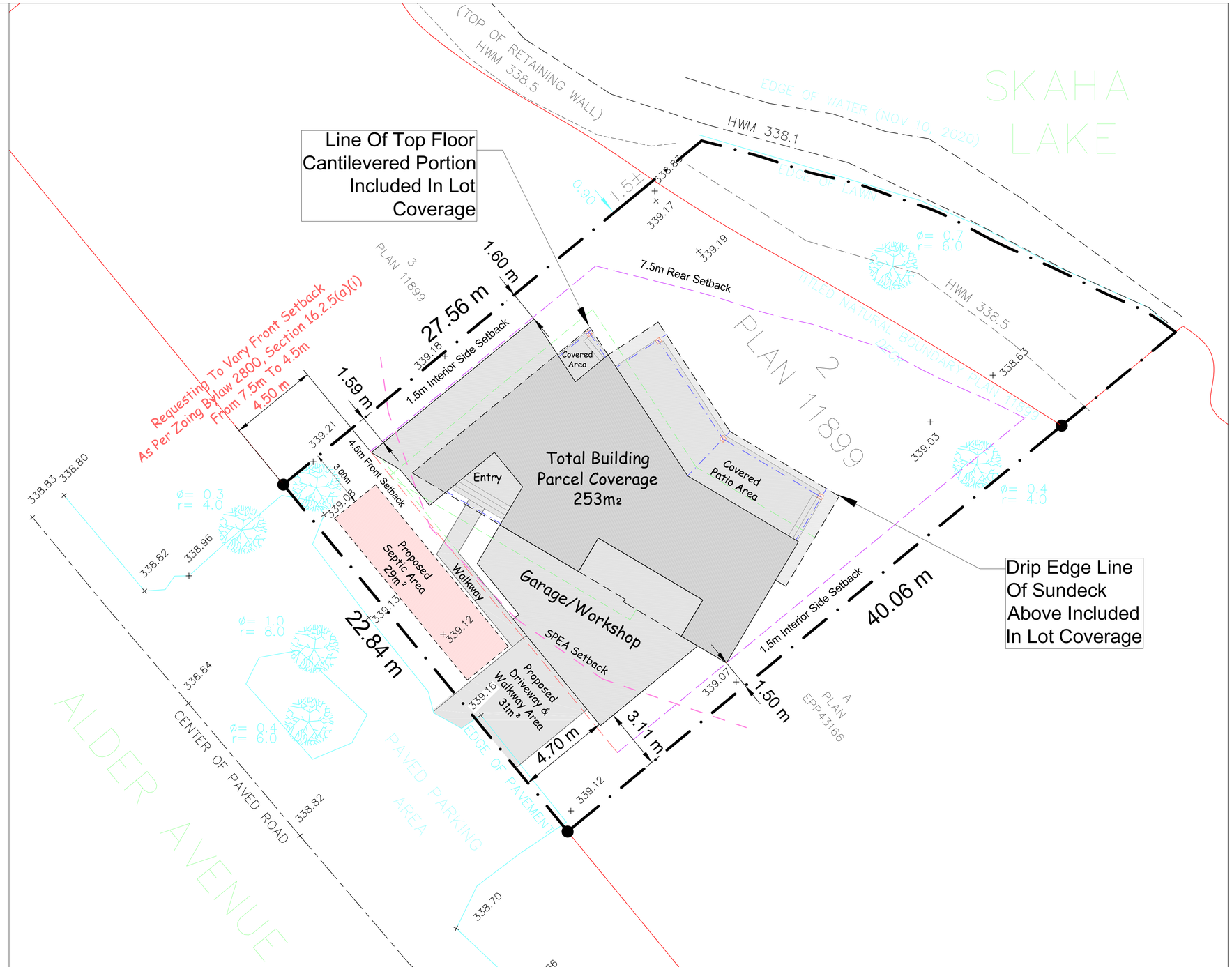
MAX Principal Building & Structure Height- 10.0m
**Proposed Buidling Height- 8.07m**

**Lot Coverage Calculations**
Existing Lot Size- 790m²

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| MAX Parcel Coverage **40%**- | 790 x 40% = 316m² |
| Proposed Building Parcel Coverage- | 253m² - 32.0% |
| Proposed Driveway & Walkway- | 31m² - 3.9% |
| Proposed Septic Area- | 29m² - 3.7% |
| **Total Proposed Parcel Coverage-** | **313m² - 39.6%** |

**Requested Variance**

Requesting Variance To Bylaw 2800 Section 16.2.5(a)(i) To Vary Required 7.5m Setback To 4.5m.




A1 SITE PLAN 1:100

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