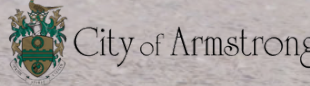


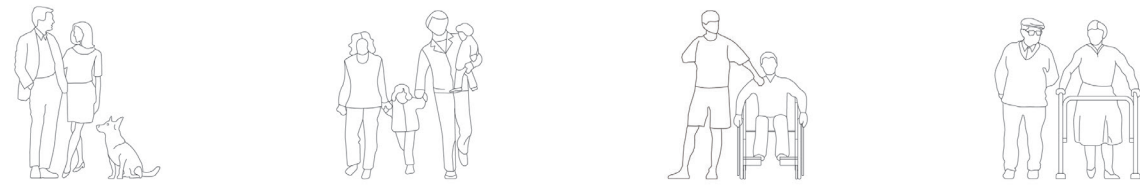


Familiar Faces

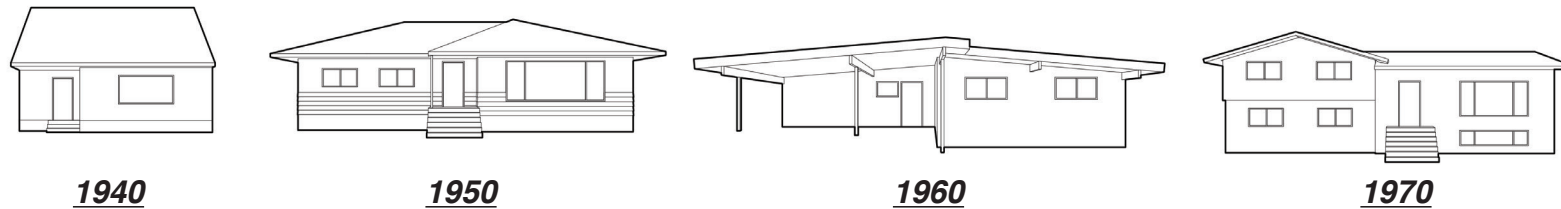
a neighbourhood wave

North Okanagan Housing Design Competition





Neighbourhood Residents



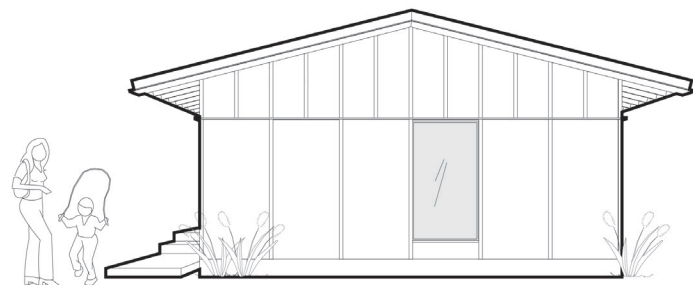
1940

1950

1960

1970

Form & Character of Neighbourhood Housing Types



Form & Character of **Familiar Faces** Secondary Dwelling

Familiar Faces is designed to complement the existing housing supply of the North Okanagan. The humble geometries are recognizable across multiple decades of construction aesthetics, ensuring that homeowners and tenants alike will enjoy the simple and timeless design.

Familiar Faces is intentionally nostalgic and recognizable, reflecting the rich history of the North Okanagan. Off-the-shelf materials are applied playfully to create a complementary and inviting neighbour. With the goal of widespread adoption, the design draws inspiration from familiar massing forms in the community – it is as comfortable next to a mid-century home as it is next to a heritage, craftsman, or rancher.

The proposal suits even the most restrictive parcels – such as an urban infill without a lane – and is adaptable to a variety of conditions, lot configurations, neighborhoods, and topographies. The Familiar Faces two-bedroom residence is designed with the North Okanagan Regional Housing Strategy in mind to create a home appropriate for young families or seniors alike.

The floorplan celebrates indoor-outdoor living with a central courtyard deck that expands the living space and physically separates the public areas from the private bedrooms. Through strategic glazing placement, the home ensures privacy for inhabitants without compromising views and daylighting opportunities. Depending on building orientation, a shared backyard space can be created between primary and secondary dwellings.

Designed in increments of 4 feet, Familiar Faces harmonizes livability and affordability requirements to create a highly efficient design, with no unusual dimensions or wasted space. Materials are used in unexpected ways

and selected for durability, cost, and market availability. For example - the exterior cladding system uses whole, 4x8 sheets of exterior siding, which minimizes labour costs for cutting and installation, as well as material quantities and waste. In general, construction sequencing was considered to maximize trade availability and timing to ensure labour efficiency on site. A heated crawl space allows for efficient plumbing, electrical, and mechanical runs which do not need to be encased in a slab and reduces the time sub-trades are present on site.

The structure of the home conforms to Part 9 of British Columbia's Building Code, eliminating the need for additional consultants and their associated fees. The home can be built quickly using advanced framing techniques that not only reduce the overall cost of construction but allow for more insulation in exterior walls, making the home cheaper to condition thus reducing environmental impacts.

Familiar Faces is uniquely designed to meet the needs of the community and will provide much-needed affordable homes for individuals and families in the region. The unique aesthetic adds a touch of charm and character to the neighborhood while blending seamlessly with the surroundings. Familiar Faces' presence is sure to enhance the neighborhood's appeal and contribute to its overall vibrancy.



Familiar Faces – a neighbourhood wave.

The Familiar Faces design makes it easier and more affordable than ever to build a secondary dwelling on your property. Easy to execute - the secondary dwelling complements the existing urban fabric with familiar forms and geometries at a scale appropriate to urban infill or rural contexts alike.

This two bedroom, 1 bathroom home celebrates indoor-outdoor living with an open concept kitchen and a courtyard space that separates private and public areas of the home. Designed with affordability and efficiency in mind, Familiar Faces minimizes both material and labor costs without compromising quality or functionality. The result is a home that is not only beautiful and practical, but most importantly, affordable for homeowners like you. The ultra-efficient floor plan is affordable and creates spaces that are highly functional and scaled to their uses. The architecture and interior design of the home is both attractive and durable, making it a beautiful place to live for a long time and a wise investment that minimizes risk.

A thriving neighbourhood is right around the corner with Familiar Faces, which delivers the ability to create a beautiful and functional home that fosters a sense of community and belonging. With Familiar Faces, you can turn new faces into familiar ones. Friends into family. Family into neighbours. Familiar Faces - a neighborhood wave.

Familiar Faces is designed with durable materials having low up-front costs to minimize both initial cost of construction and long-term maintenance costs. The above render illustrates the proposed secondary dwelling on a typical 450m² site with laneway access.

**DESIGN
AFFORDABILITY**

Familiar Faces is adaptable to multiple site configurations, allowing homeowners the flexibility to specify their level of privacy. Option 1, illustrated below, proposes a shared backyard with the existing residence - perfect for lodging friends and family who don't mind a larger communal outdoor space.

urban context



**FLEXIBILITY
LONGEVITY**

rural context

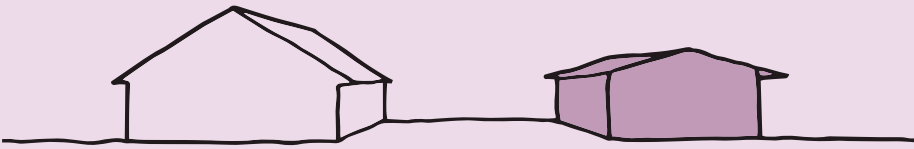
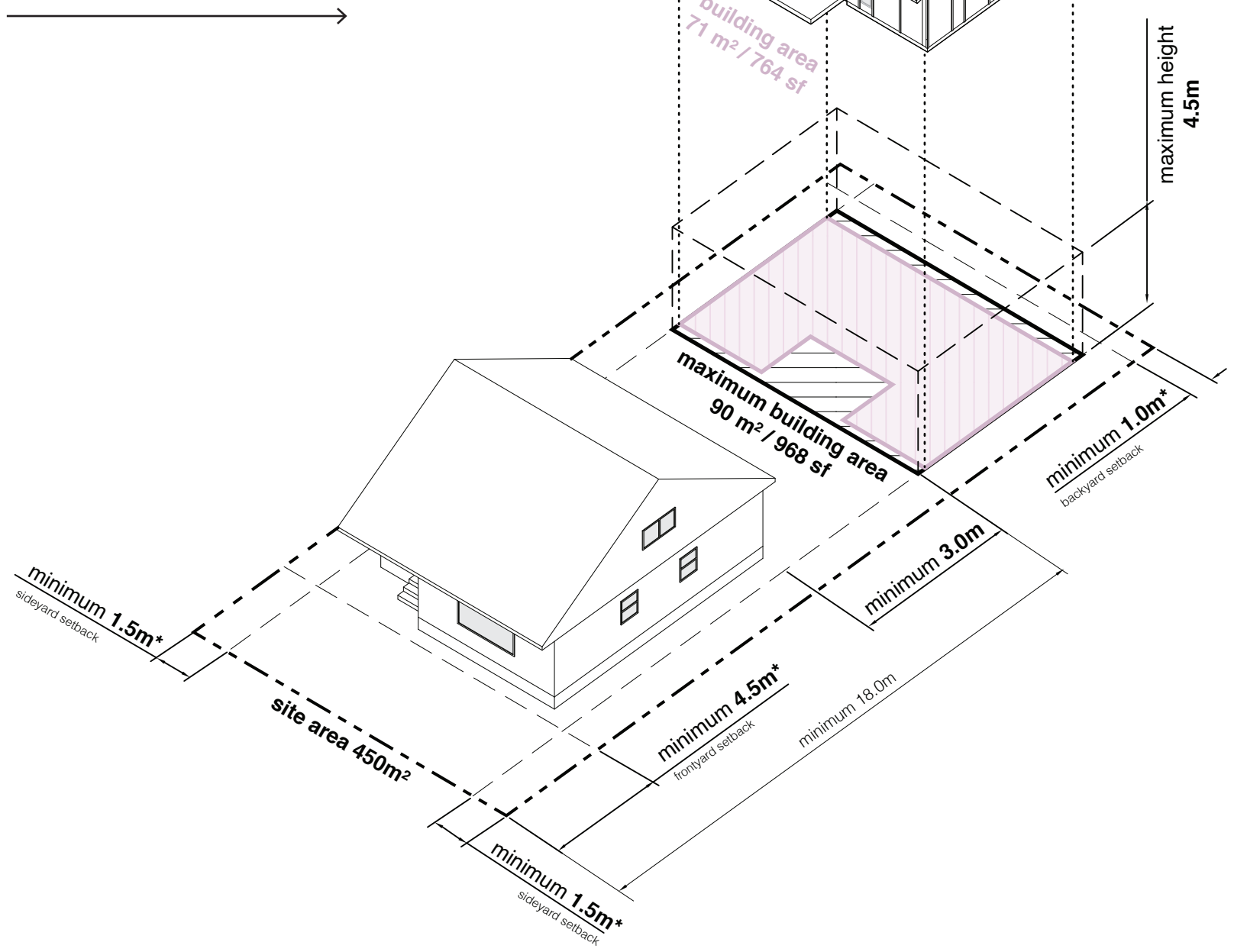
The proposal is highly adaptable to both urban and rural contexts. In rural contexts, Familiar Faces should be oriented to maximize opportunities for daylighting and natural ventilation. Additional glazing may also be considered if neighbouring properties are further away and limiting distances allow.



**FLEXIBILITY
LONGEVITY**

building data

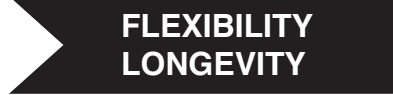
The following illustration demonstrates Familiar Faces' ability to conform to even the most constrained parcels.

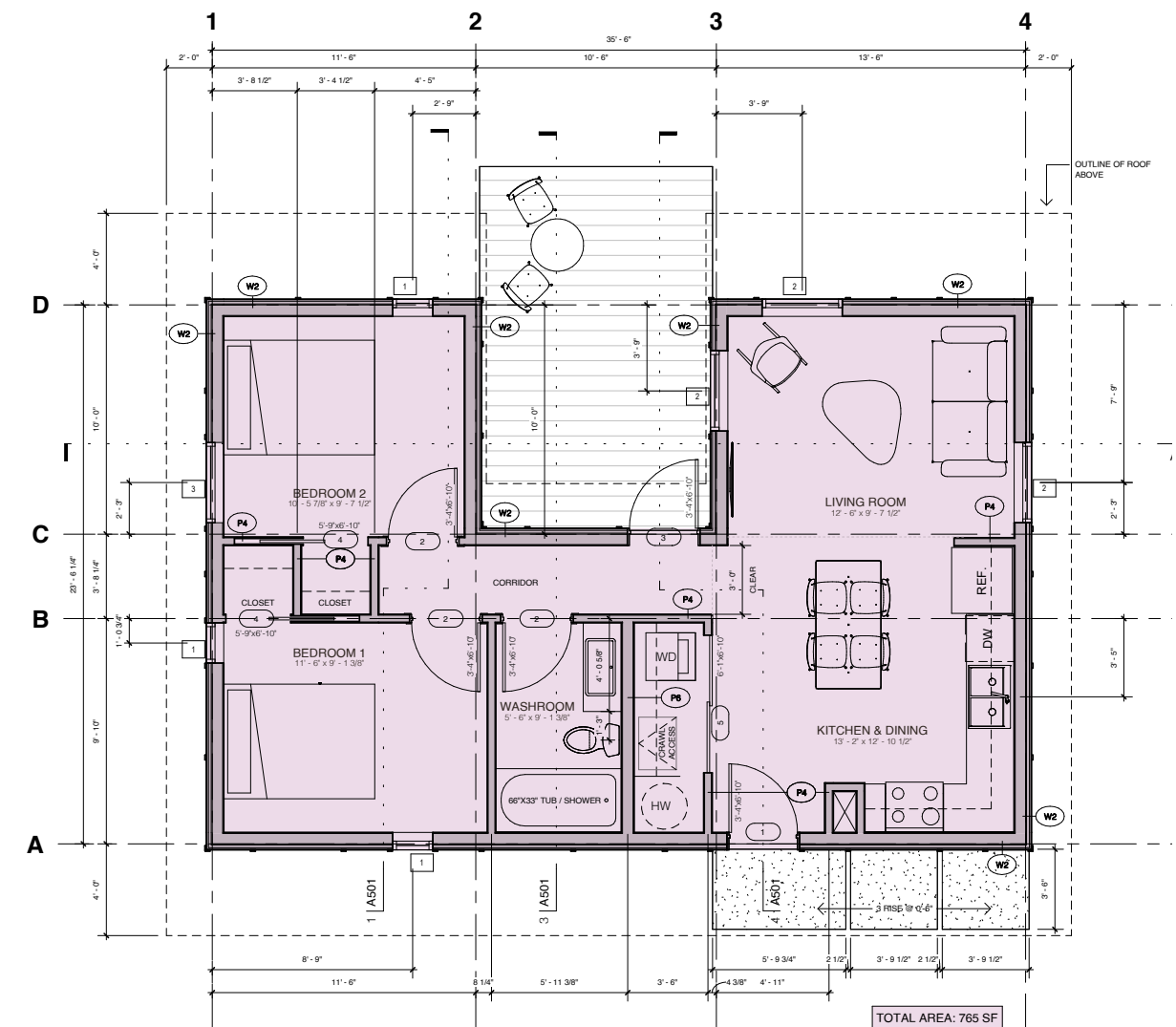
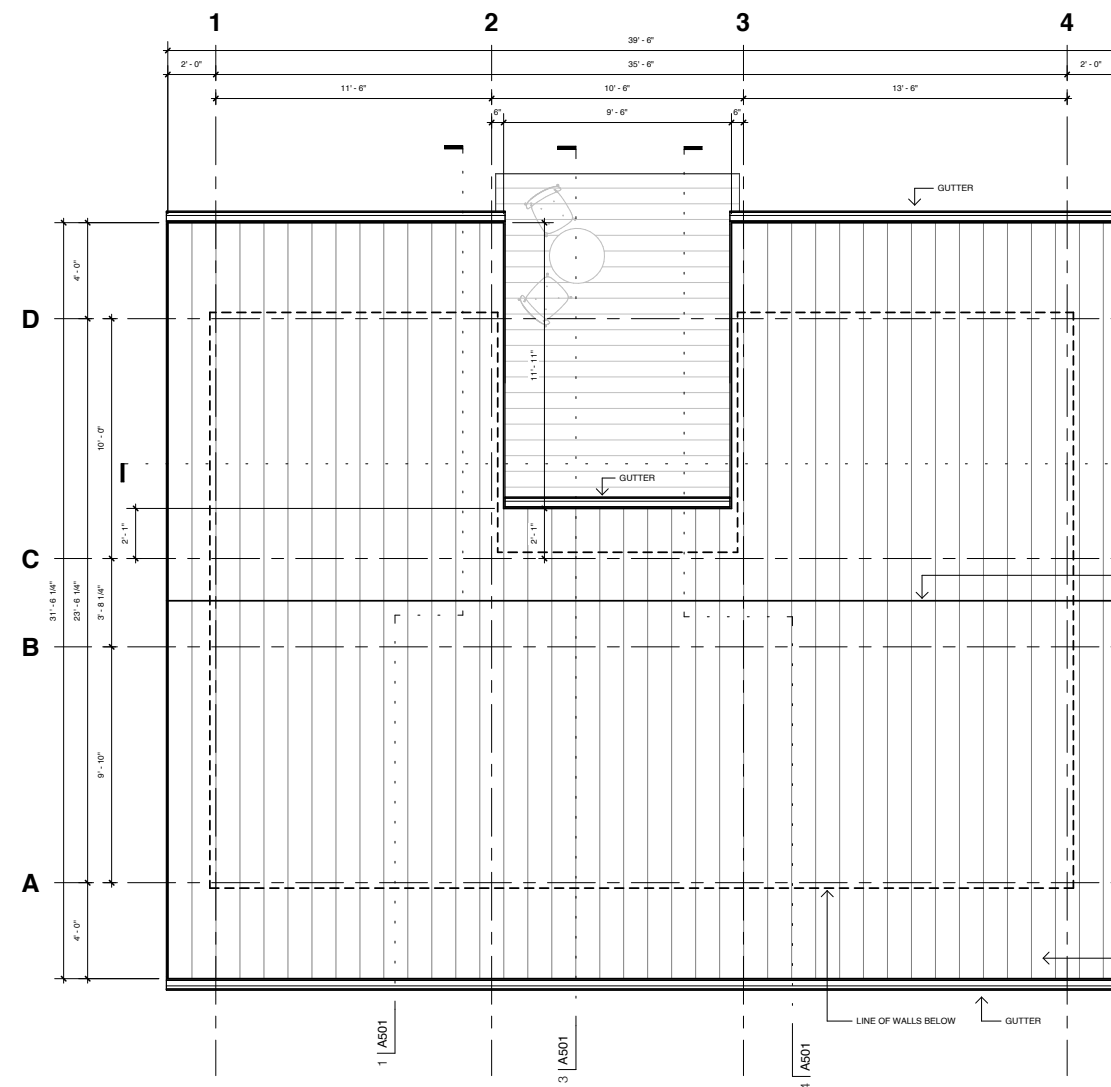
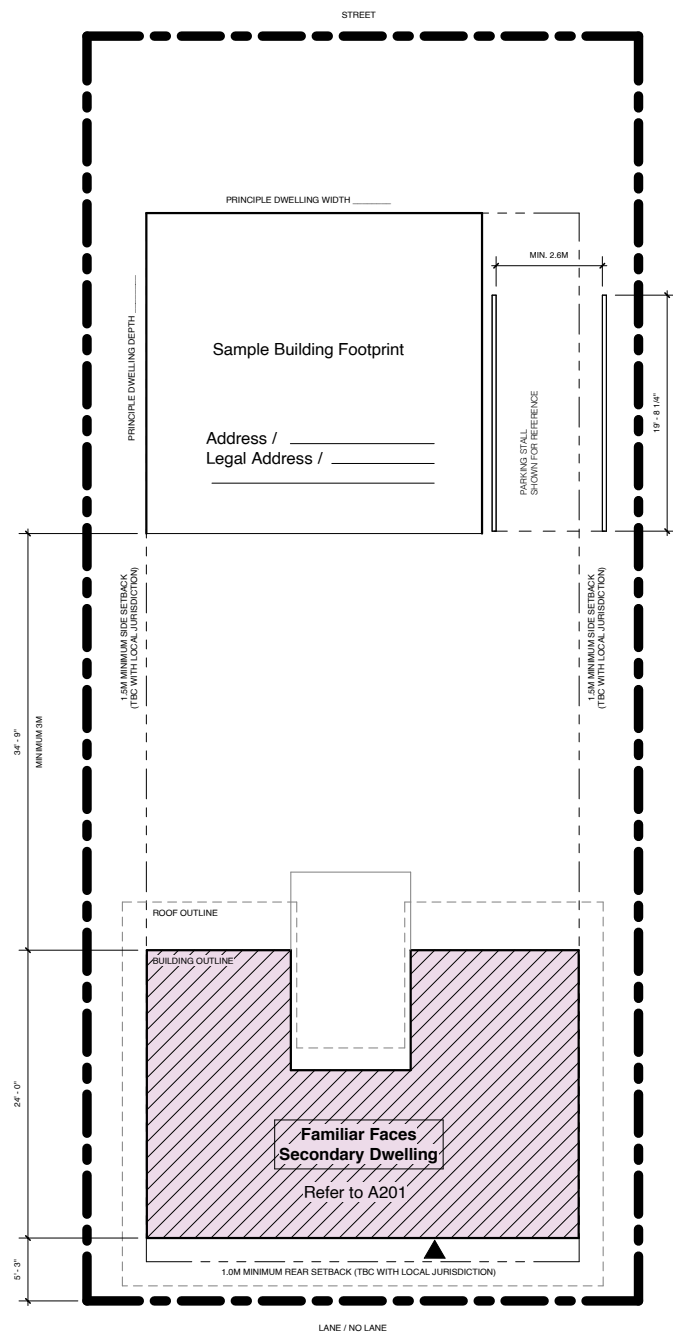


AT A GLANCE

Width	24'-0"
Length	36'-0"
Height	14'-9"
Storeys	1
Total Floor Area	764 SF
Total Height	14'-9"
Bedrooms	2
Bathrooms	1
Options	single car garage fully accessible

*confirm minimum setbacks with local jurisdictions

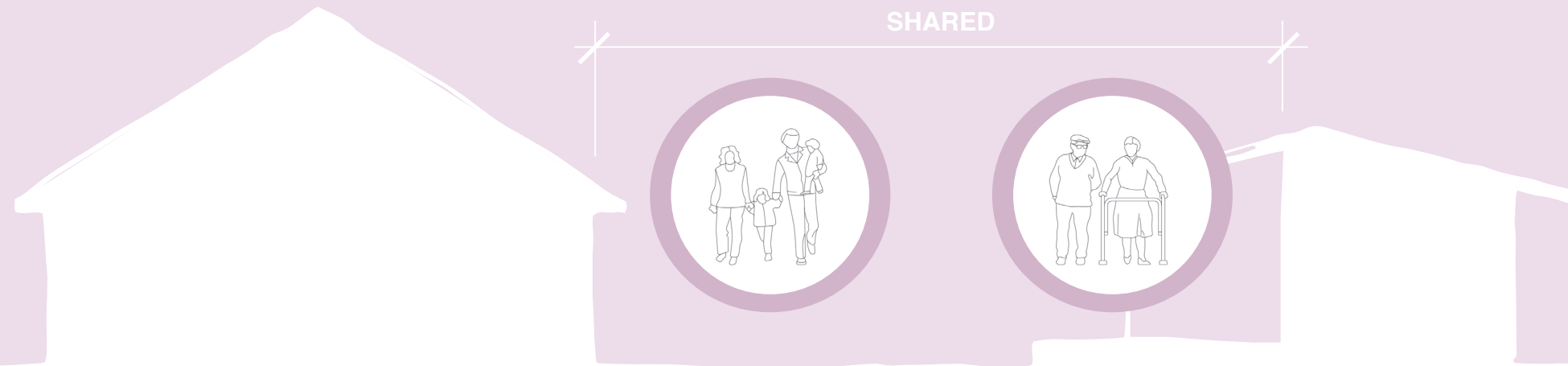




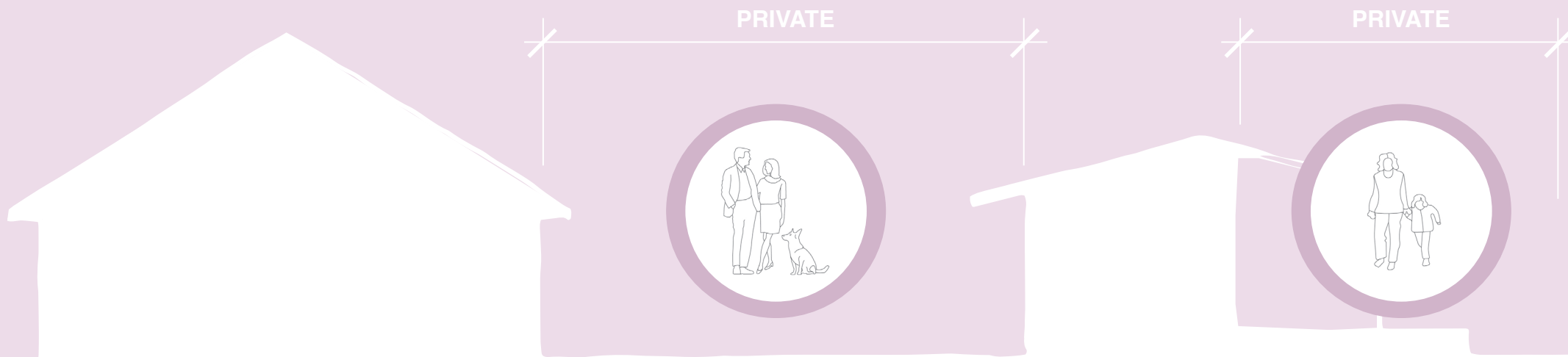
The floorplan celebrates indoor-outdoor living with a central courtyard deck that expands the living space and physically separates the public areas from the private bedrooms. Through strategic glazing placement, the home ensures privacy and safety for inhabitants without compromising views and daylighting opportunities. Depending on building orientation, a shared backyard space can be created between primary and secondary dwellings. Where privacy is of greater concern, Familiar Faces can turn its back to the primary dwelling, creating separate and sheltered outdoor space for both residences on the property. There are further opportunities for variations on the plan given that the building footprint is less than the total allowable. Homeowners are encouraged to build outdoor bike and bin storage to suit their needs.

Building Plans / Option 1





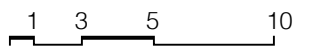
The Turner family want to build a secondary dwelling to be close to parents and grandparents. They chose **site plan option 1** because they want to maximize the outdoor space of both residences.



Kelly and Todd want to build a secondary dwelling as a mortgage helper. They chose to build **site plan option 2** because they don't want to compromise outdoor space for their dog Miso.



Refer to sheet **A001** in Familiar Faces drawing package for additional site plan options.

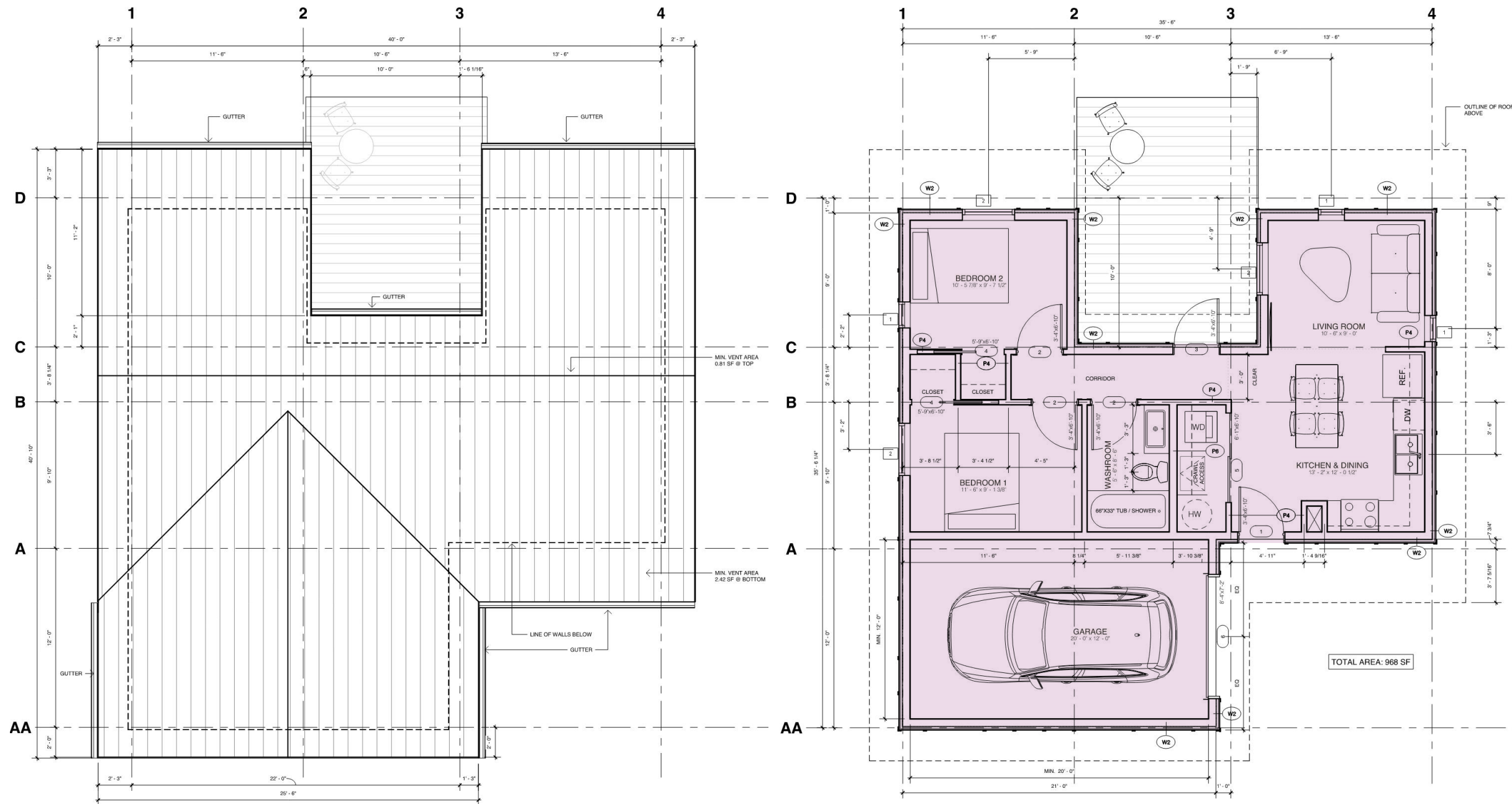


**GOOD HOME
GOOD NEIGHBOUR**

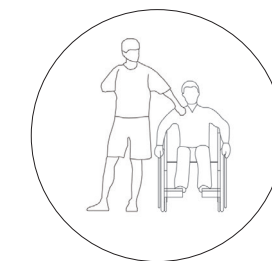
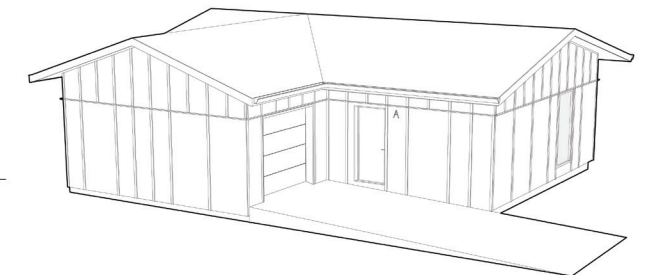


The single storey dwelling blends in with neighbouring garages and accessory buildings with minimum shadow impacts. Windows and doors are strategically placed to maximize daylight and privacy of Familiar Faces while minimizing sight lines to neighbouring properties.

**GOOD HOME
GOOD NEIGHBOUR**



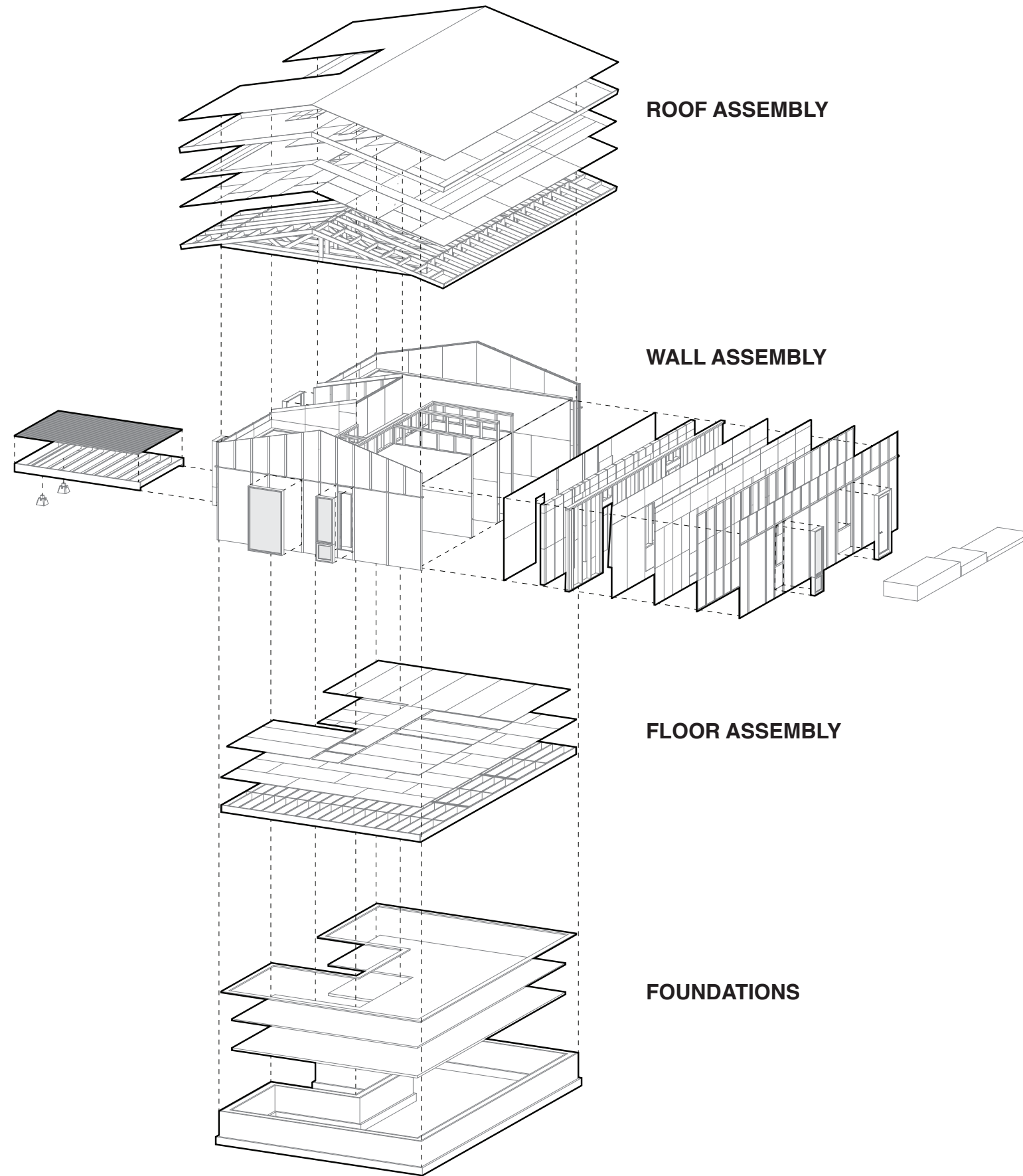
Multiple site plan options are provided to give homeowners the ability to decide the configuration that best compliments their lifestyle and existing home. The design is nimble to change and promotes long- and medium-term tenancy, which positively contributes to neighbourhood community and life. Possible options include the addition of a single-car garage, or converting the home to meet universal accessibility requirements.



Gross building area 968 sf / 90 sm

**FLEXIBILITY
LONGEVITY**

construction costs



Exploded axonometric illustrating building materials and construction sequencing.

With an expected cost of construction of \$220 per square foot, Familiar Faces should be widely considered affordable in the North Okanagan. Detailed costing information is provided in Appendix A (p. 18) to give homeowners confidence in their budgeting.

CONSTRUCTION BUDGET OVERVIEW

Project Requirements	\$18,522.00
Site Work	\$5,400.00
Concrete	\$14,360.30
Framing	\$18,757.58
Building Envelope	\$17,839.88
Windows & Doors	\$17,335.48
Exterior Finishes	\$12,283.13
Patio on Grade	\$2,041.05
Interior Finishes	\$37,401.36
Mechanical Equipment	\$10,405.57
Electrical	\$13,600.00
Completion / Handover	\$1,600.00

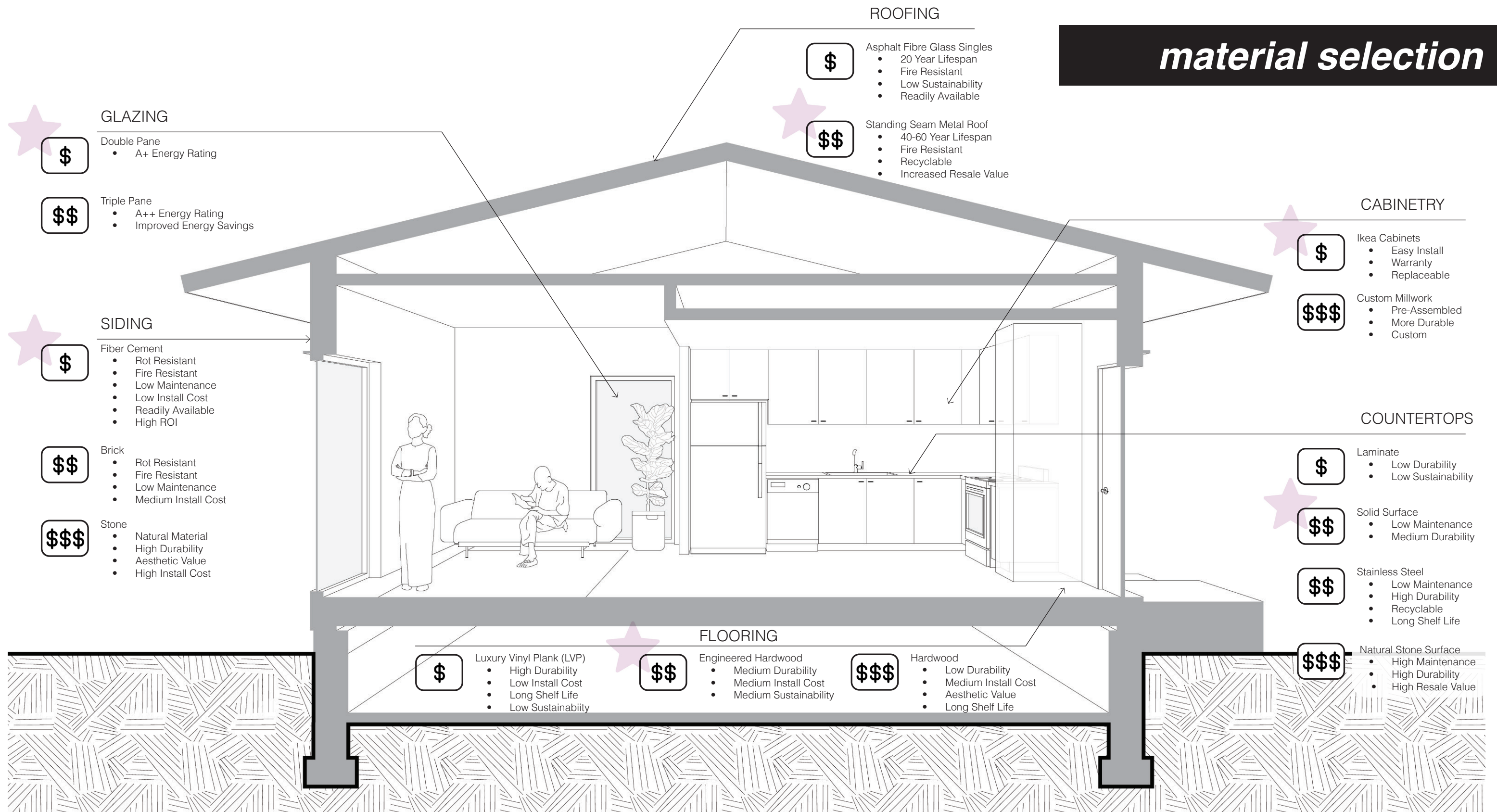
TOTAL COST OF CONSTRUCTION

Category Subtotals	\$169,546.35	All line items subtotaled before anticipated contractor fees and GST
Contingency Allowance	\$16,954.65	10% Contingency
Contractor Fee (10%)	\$18,650.10	
Subtotal	\$205,151.09	
GST	\$10,257.55	Total GST on all labour, materials, trades, suppliers, etc.
Available Rebates	- \$19,000	
Construction Budget Totals	\$196,408.64	Estimated Total Budget including Rebates
Total Square Footage	764 sf	
Cost per sq.ft before taxes and fees	\$221.92	
Cost per sq.ft after taxes and fees	\$257.08	

*Refer to Appendix (pg. 17) for itemized cost analysis.

AFFORDABILITY

material selection



The above diagram illustrates the relative up-front cost of building material selections. Pink star icons identify designer recommended materials.

Scale 1/4" = 1'-0"

AFFORDABILITY



FAN COIL UNIT

Installing ducts in conditioned space can significantly reduce energy loads, reducing maintenance and energy bills longterm.



Installing a heat pump can reduce electricity use for heating by approximately 50% compared to electric resistance heating.



HOT WATER TANK

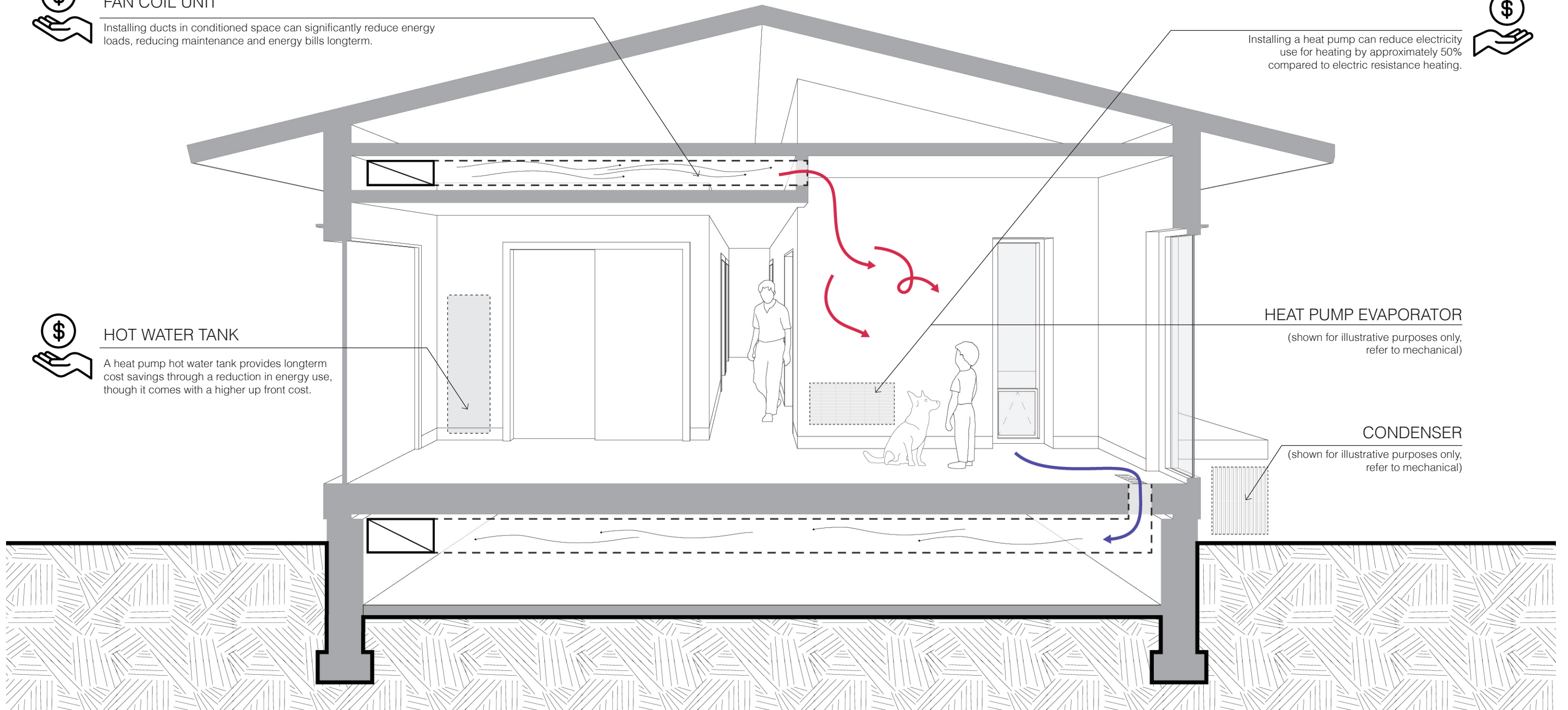
A heat pump hot water tank provides longterm cost savings through a reduction in energy use, though it comes with a higher up front cost.

HEAT PUMP EVAPORATOR

(shown for illustrative purposes only, refer to mechanical)

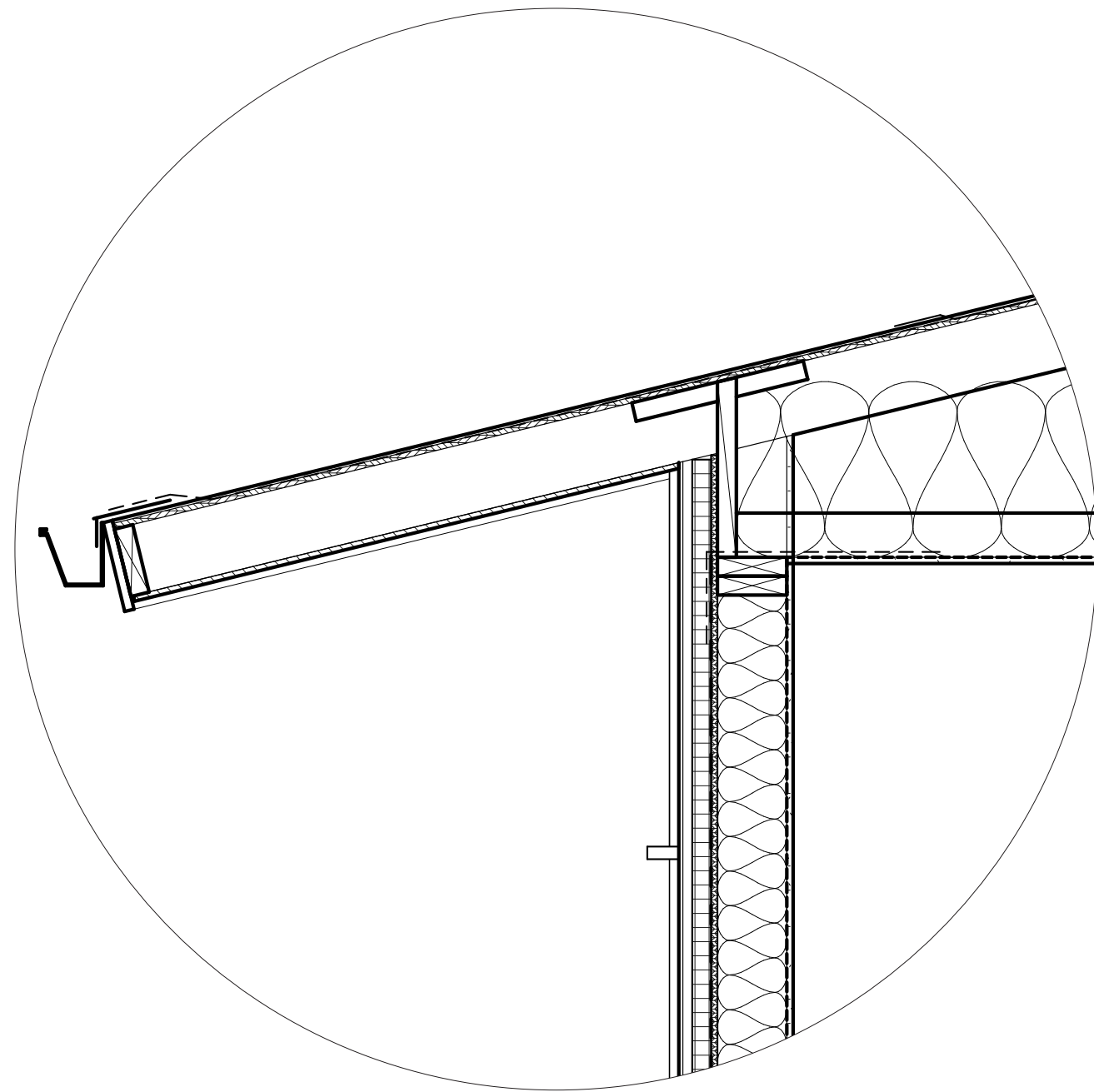
CONDENSER

(shown for illustrative purposes only, refer to mechanical)



The above section illustrates proposed building systems achieving energy efficiency and Step 4 of the BC Energy Step Code. High efficiency appliances and systems should be considered for maximum efficiency. Illustrative systems diagram, scale 1/4" = 1'-0"

The design of Familiar Faces prioritizes material and operational sustainability, with a simplified building form that allows for maximized stud spacing (24" o.c.) and efficient air and vapor barriers. In terms of materiality, a light coloured roof is proposed to reduce the negative impacts of densification and urban heat island effect. Where budget permits, a metal roof would further enhance this and provide opportunity for rainwater collection and water savings. The use of concrete is minimized to reduce the impact of embodied carbon, and the small footprint of the home provides opportunities for generous landscaping, natural shading, biodiversity, and habitat preservation. Additional opportunities for sustainability include: solar panels, triple glazed windows, higher efficiency furnaces and appliances, and low VOC flooring and materials.



Typical exterior wall assembly achieving R-24 and minimum requirements for BC Energy Step Code 4. Designing to Step 4 increases the longevity of the proposal as it will be a minimum requirement in the year 2027.

PROVIDED STEP 4

REQUIRED STEP 3

This design meets Step 4 of the BC Energy Step Code in any orientation with the following specifications:

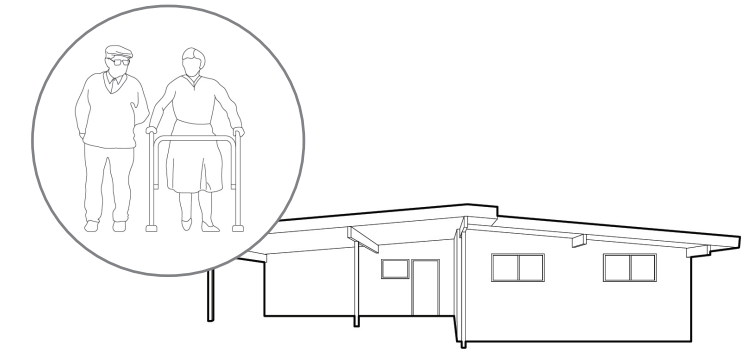
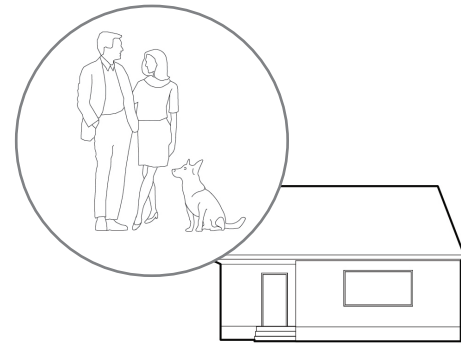
(Note any improvement in energy efficiency of the below will further increase the building's performance)

ASSEMBLIES (PER DRAWINGS)

	R-VALUE
WALLS //	23.9
ROOF //	54.7
FOUNDATION WALLS //	23.6
SLAB ON GRADE //	13.0
AIR LEAKAGE //	1.5 ACH TARGET MINIMUM
HVAC	
HEATING/COOLING //	HEAT PUMP 9HSPF 16 SEER - MODELING ASSUMES A COLD CLIMATE HEAT PUMP
HOT WATER //	ELECTRIC TANK 0.9ER
VENTILATION //	HRV 21 l/s

financing options

The following table suggests 4 financing options and gives an analysis of costs and possible revenue of **Familiar Faces** secondary dwelling.



OPTION 1
Refinanced Mortgage

OPTION 2
HELOC

OPTION 3
Construction Loan + Mortgage

OPTION 4
Cash

Construction Budget	\$196,410.00	\$196,410.00	\$196,410.00	\$196,410.00
Down Payment %	0%	0%	20%	100%
Down Payment \$	\$ -	\$ -	\$39,282.00	\$196,410.00
Loan Amount	\$196,410.00	\$196,410.00	\$157,128.00	\$ -
Interest Rate**	5%	7%	8%	n/a
Loan Term (Months)	360	360	360	n/a
Avg. Monthly Interest Only Payment***	\$502.63	\$741.60	\$702.26	\$ -
Avg. Monthly Principal Only Payment***	\$545.58	\$ -	\$436.47	\$ -
Total Monthly Payment	\$1048.21	\$741.60	\$1,138.73	\$ -
Monthly Rent	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Operating Costs (per annum)	30%	30%	30%	30%
Monthly Income	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Monthly Cash Flow	\$351.79	\$658.40	\$261.27	\$1,400.00
Net Operating Income (per annum)	\$4,221.44	\$7,900.80	\$3,135.28	\$16,800.00
Annual Yield	n/a	n/a	1%	1%
Capitalization Rate	6%	6%	6%	6%
Secondary Dwelling Value (Net Income/ROI)	\$289,256.20	\$289,256.20	\$289,256.20	\$289,256.20
Secondary Dwelling Profit (Value - Costs)	\$92,846.20	\$92,846.20	\$92,846.20	\$92,846.20
Years to Pay off Initial Investment	18	25	23	12
Existing House and Land Value	\$739,000.00	\$739,000.00	\$739,000.00	\$739,000.00
Return as % of Existing House and Land Value	13%	13%	13%	13%

*Financial analysis based on estimated values and should be verified by financial advisor.

** Interest loan rates vary and should be verified by financial advisor.

*** Average monthly payment based on full length of term and varies with lenders amortization schedule.

ECO DESIGN

interior design

The open concept living space and kitchen encourages homeowners to customize Familiar Faces to their preferred level of finish. Each space is designed to accommodate a variety of furniture types and configurations - ensuring the home can easily adapt to a wide range of inhabitants and lifestyles.



DESIGN

Ground-oriented units help to improve safety in neighbourhoods by increasing the number of eyes on the street. Familiar Faces employs a multi-disciplinary CEPTED approach to site and building design to maximize safety and minimize knock-on effects to surrounding residences.



**GOOD HOME
GOOD NEIGHBOUR**

Construction Budget Overview					
Category Subtotal				\$ 169,546.35	All line items subtotaled before anticipated contractor fees and GST
<u>Contingency Allowance</u>				\$ 16,954.64	10% Contingency
Contractor fee (10%)				\$ 18,650.10	
Subtotal				\$ 205,151.09	
GST				\$ 10,257.55	Total GST on all labour, material, trades, suppliers, etc.
Available Rebates				-\$ 19,000.00	
Construction Budget Totals=				\$ 196,408.64	Estimated Total Budget including rebates
Total Square Footage				764	sf
Cost/sq.ft before taxes and fees				\$ 221.92	
Total Cost/sq.ft				\$ 257.08	
Project Requirements				\$ 18,522.00	
<u>Professional Fees</u>					
Surveying				\$ 1,000.00	Budget allowance for site survey
<u>Permit Costs</u>					
ADU Design Drawings				\$ 1,000.00	Initial cost of design drawings
Building Permit Application Fee				\$ 109.00	
Building Permit				\$ 2,400.00	
Electrical Permit				\$ 732.00	Budget allowance for electrical permit
<u>Insurance</u>					
Course of Construction Insurance				\$ 3,600.00	Budget allowance based on 2% of total construction costs
Home Warranty Coverage				\$ -	Homeowner to cover expense
<u>Temporary Services</u>					
Sanitary Services				\$ 690.00	\$115/month for 6 months, incl cleaning
Fencing				\$ 126.00	50 lin. Ft of construction fencing @ \$.42/ft for 6 months
Fire, Safety & First Aid				\$ 250.00	Equipment required to satisfy Worksafe requirements
<u>Project Expenses</u>					
Misc. consumable supplies				\$ 1,000.00	
Garbage Removal				\$ 415.00	12 yd bin @ \$415/bin
<u>Management and Labour Fees</u>					
Project Supervision				120 hrs \$ 60.00	\$ 7,200.00 \$60/hr @ 6 hours/week for 20 weeks
Site Work				\$ 5,400.00	
<u>Site Prep</u>					
Tree Protection				\$ -	Scope of tree protection to be determined on a project basis
<u>Site Excavation</u>					
Excavation and Machine Time				\$ 3,000.00	Budget allowance for excavation, machine time, and disposal
Trucking and Dump Fees				\$ 600.00	Budget allowance for trucking and disposal
Site Prep and Materials				\$ 700.00	Budget allowance for 1 load of gravel to fill site hole
<u>Backfill</u>					
Materials				\$ 750.00	
Backfill Labour				\$ 350.00	
<u>Landscaping</u>					
Landscape				\$ -	Scope and cost of landscaping TBD on a project basis
Concrete				\$ 14,360.30	
<u>Footings</u>					
Footing Materials				\$ 275.00	cleats, stakes, rebar for footings as drawn. 2x10 forms to be re used as floor framing/ blocking cost carried in that section
Footing Labour				\$ 540.00	Footing Layout, construction, and rebar tying, \$36/hr x 2 days
Footing Concrete				4.78 m^3 \$ 236.00	\$ 1,128.08 4.8m3 25 mPa concrete mix
<u>Foundations</u>					
ICF Forms				35.6 m^2 \$ 64.60	\$ 2,299.76 35.6m2 of ICF forms @ \$5/sf
Foundation Reinforcing				35.6 m^2 \$ 12.92	\$ 459.95 35.6m2 of Reinforcing steel @ \$1.2/sf
Foundation Labour				\$ 1,152.00	\$36/hr @ 4 days
Foundation Concrete				7.12 m^3 \$ 236.00	\$ 1,680.32 7.12m3 25 mPa concrete mix
<u>Crawl Space Slab</u>					

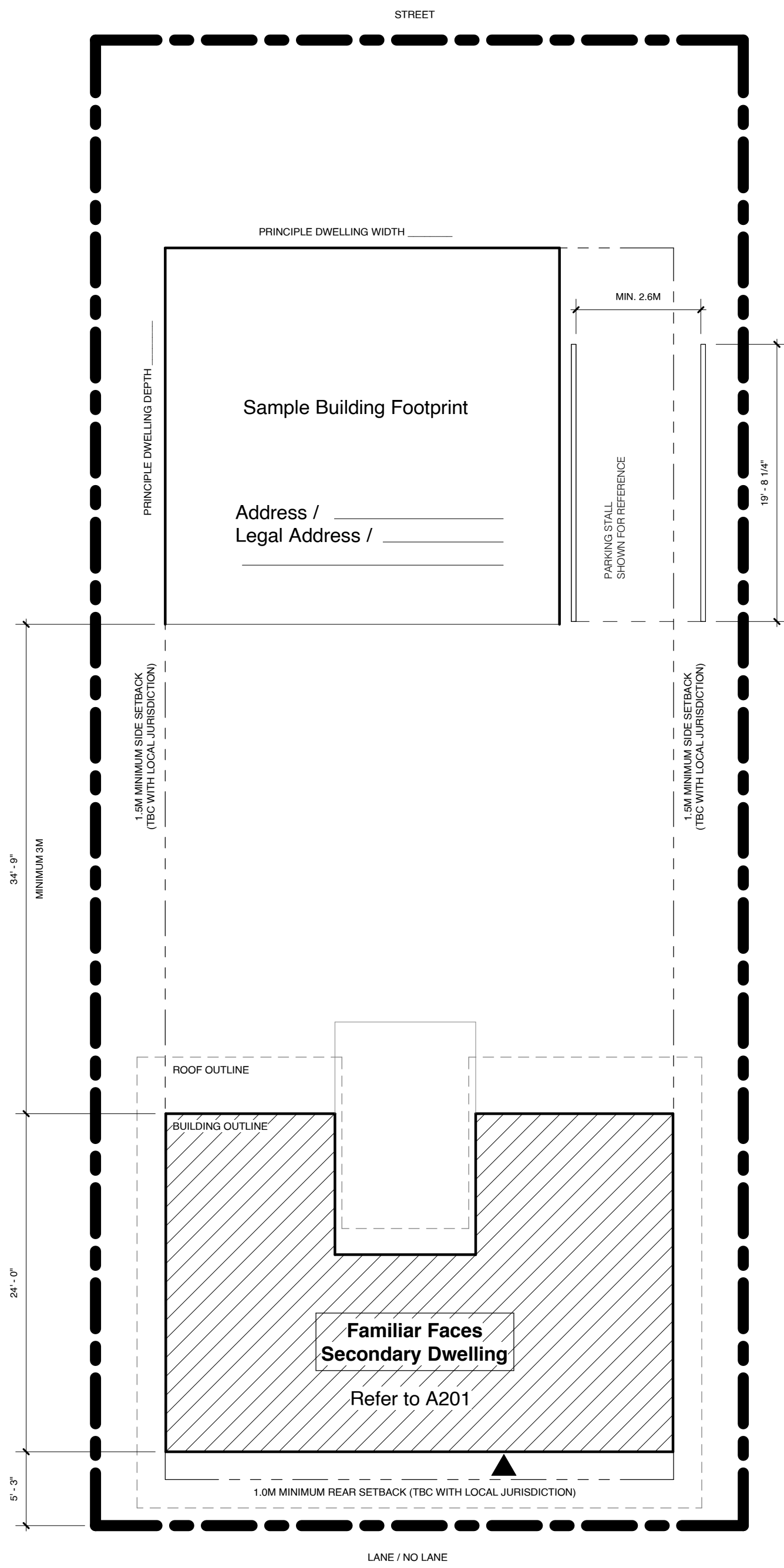
Slab Insulation	617	sf	\$ 3.00	\$ 1,851.00	Assumed 20% contractor discount	https://www.rona.ca/en/product/soprema-sopra-xps-30-water-resistant-insulation-panel-extruded-polystyrene-8-ft-x-2-ft-x-2-in-r10-45003-74165216
Slab Prep				\$ 840.00	Subgrade slab prep and VB installation	
Crawl Space Slab	2.91	m^3	\$ 236.00	\$ 686.76	Crawl space slab @ 2" thick	
<u>Exterior Stairs</u>						
Materials				\$ 300.00	Framing materials and rebar for entry slab/stairs	
Labour				\$ 216.00	\$36/hr @ 6 hrs	
Concrete	3	m^3	\$ 236.00	\$ 708.00	Front Entry Slabs/Stairs	
<u>General Concrete</u>						
Pump Truck				\$ 1,223.43	\$140/hr + \$3/m pumped, + \$110 washout (3 times), 3 trips 2hrs each trip	
Placing subcontractors				\$ 1,000.00	finishing of crawlspace slab and exterior stairs	
Framing				\$ 18,757.58		
<u>Floor Framing</u>						
Sill Plate	144	lf	\$ 3.98	\$ 573.12	2x8 PT (4@14',4@10',4@12') assume 10% contractors discount	https://www.sel.ca/pd/pwf2x8-10/16216
Rim Boards				\$ 261.60	2x10 (4@14',4@10',4@12') assume 10% contractors discount	https://www.sel.ca/pd/2x10x10-spruce-2better-premium/9741
Floor Joists 12'	26		\$ 22.76	\$ 591.76	2x10 @ 16" o.c. (26@12') assume 10% contractors discount	https://www.sel.ca/pl/spruce-lumber-lumber-spruce-2/123?sort=Name
Floor Joists 14'	17		\$ 24.20	\$ 411.40	2x10 @ 16" o.c. (17@14') assume 10% contractors discount	https://www.sel.ca/pd/2x10x14-spruce-2better-premium/9754
Floor Beams	8		\$ 24.20	\$ 193.60	(2) 4 ply 2x10 x 13'3" beams	https://www.sel.ca/pd/2x10x14-spruce-2better-premium/9754
Hangars	36		\$ 2.55	\$ 91.80	2x10 Simpson Hanger assume 10% contractors discount	https://www.homedepot.ca/product/simpson-strong-tie-lus-zmax-galvanized-face-mount-joist-hanger-for-2x10/1000151889?eid=PS_GOOGLE_D22%20-%20CM_E-Comm_GGL_Shopping_PLA_EN_Building%20Materials_Building%20Materials__PRODUCT_GROUP_aud-1004003206983:pla-559015409430&gclid=Cj0KCQjwk7ugBhDIARIsAGuvgPY4N-0ujQO_W57be3XqKLVTKaLJP7-FQWI-q2_CzW0sc2fJYpTeNZ4aAr7XEALw_wcB&gclsrc=aw.ds
Blocking	6		\$ 18.44	\$ 110.64	1'3" long 2x10 Solid blocking to suit BCBC part 9 building requirements	https://www.sel.ca/pd/2x10x10-spruce-2better-premium/9741
Sheathing	24		\$ 52.55	\$ 1,261.20	3/4" T&G DFP assume 10% contractors discount	https://www.sel.ca/pd/plywoodfir-3-4-tg-185mm/20352
<u>Wall Framing</u>						
Exterior Bottom Plate	112	lf	\$ 0.98	\$ 109.87	2x6 (10@10', 1@12') assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
Exterior Wall Studs	101		\$ 9.14	\$ 922.64	2x6x104-5/8" assume 10% contractors discount	https://www.sel.ca/pd/2x6x104-5-8-stud-2better-premium/11782
Exterior Wall Nailers	6		\$ 9.80	\$ 58.80	2x6 (6@10') assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
Exterior Wall Headers	6		\$ 12.02	\$ 72.09	2x8 (6@10') assume 10% contractors discount	https://www.sel.ca/pd/2x8x10-spruce-2better-premium/16217
Exterior Top Plates	288	lf	\$ 0.98	\$ 282.24	2x6 assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
Interior Bottom Plate (2x4)	28.5	lf	\$ 4.58	\$ 130.53	2x4 (3@10') assume 10% contractors discount	https://www.sel.ca/pd/2x4x10-spruce-2better-premium/11011?keywords=2X4X10%27&searchTerm=%28KWD%3A%202X4X10%27%29%20%2B%202410S%202X4X10%27%20SPRUCE%20%232%26BETTER%20PREMIUM
Interior Bottom Plate (2x6)	10	lf	\$ 0.98	\$ 9.80	2x6x10' assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
Interior Wall Studs (2x4)	42		\$ 4.49	\$ 188.58	2x4x104-5/8" assume 10% contractors discount	https://www.sel.ca/pl/spruce-lumber-lumber-spruce-2/123?sort=Name
Interior Wall Studs (2x6)	6		\$ 9.14	\$ 54.84	2x6x104-5/8" assume 10% contractors discount	https://www.sel.ca/pd/2x6x104-5-8-stud-2better-premium/11782
Interior Wall Nailers (2x4)	5		\$ 3.59	\$ 17.96	2x4x8' assume 10% contractors discount	https://www.sel.ca/pd/2x4x8-spruce-2better-premium/11002
Interior Wall Top Plate (2x4)	120	lf	\$ 0.46	\$ 54.96	2x4 (8@10',2@12',2@8')	https://www.sel.ca/pd/2x4x10-spruce-2better-premium/11011?keywords=2X4X10%27&searchTerm=%28KWD%3A%202X4X10%27%29%20%2B%202410S%202X4X10%27%20SPRUCE%20%232%26BETTER%20PREMIUM
Interior Wall Top Plate (2x6)	2		\$ 9.80	\$ 19.60	2x6x10' assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
Sheathing	47		\$ 37.52	\$ 1,763.49	4'x8'x1/2" DFP assume 10% contractors discount	https://www.sel.ca/pd/plywoodspruce-4x8-1-2-125mm/4685
Structural Components				\$ 300.00	Budget allowance for any Simpson connections as required OE	straps, clips, hold downs
<u>Roof Framing</u>						
2x Trusses	20		\$ 112.28	\$ 2,245.60	Budget allowance for 2x trusses @ 24" o.c. based off of US pricing	https://www.menards.com/main/building-materials/trusses-i-joists-engineered-lumber/roof-trusses/24-residential-common-truss-4-12-pitch/1871305/p-1482131998903-c-5658.htm?tid=7928776727089189763&ipos=16
Gable end 2x6 framing	11		\$ 9.80	\$ 107.80	2x6x10' assume 10% contractors discount	https://www.sel.ca/pd/2x6x10-spruce-2better-premium/11789
2x6 Sub Fascia	19		\$ 6.11	\$ 116.09	2x6x8' assume 10% contractors discount	https://www.sel.ca/pd/2x6x8-spruce-2better-premium/11780
Truss panel blocking	6		\$ 20.00	\$ 120.00	Budget allowance for 2x truss panel blocking @ 24"	
Vented Rim Blocking	7		\$ 61.48	\$ 430.33	1-1/4"x14" LSL for rim blocking	https://www.ringsend.com/1-1-4-in-x-14-in-x-16-ft-trus-joist-timberstrand-lsl-boards
Ridge Block	7		\$ 4.58	\$ 32.06	2x4x10' assume 10% contractors discount	https://www.sel.ca/pd/2x4x10-spruce-2better-premium/11011?keywords=2X4X10%27&searchTerm=%28KWD%3A%202X4X10%27%29%20%2B%202410S%202X4X10%27%20SPRUCE%20%232%26BETTER%20PREMIUM

Sheathing	35		\$ 37.52	\$ 1,313.20	4'x8'x1/2" DFP assume 10% contractors discount	https://www.sel.ca/pd/plywoodspruce-4x8-1-2-125mm/4685
<i>Framing Labour</i>						
Framing Labour				\$ 6,912.00	Budget allowance for framing labour based on 2 people framing for 12 weeks	
Building Envelope				\$ 17,839.88		
<i>Roofing</i>						
Asphalt Shingles	1160	sf	\$ 2.50	\$ 2,900.00	Budget allowance based off shingled roof found online	https://fortressroofing.ca/blog/cost-of-roof-replacement-canada/
Roofing Labour	1160	sf	\$ 1.75	\$ 2,030.00	Budget allowance based off shingled roof found online	Budget allowance based off shingled roof found online
<i>Air Barrier/Rainscreen</i>						
Air/Moisture Barrier System				\$ 400.00	Tyvek Commercial Wrap and tapes.	
1x2 PT Vert Strapping and Bugscreens				\$ 500.00	Allowance only	
Flashings				\$ 400.00	Standard flashings for exterior cladding elements	
Build Wrap/Rainscreen Install Labour				\$ 2,785.00	Allowance only	
Flashing Instal Labour				\$ 1,000.00	Allowance only	
<i>Insulation & Vapor Barrier</i>						
Batt Insulation - Walls	140		\$ 13.13	\$ 1,838.20	ROXUL: COMFORTBATT R22 2X6 WALL assume 10% contractors discount	https://www.sel.ca/pl/insulation-roxul-insulation/13?sort=Name
Batt Insulation - Ceilings	18		\$ 47.75	\$ 859.50	14" thk blown in insulation 42.1 sf/bag,755sf/42.1 = 18	https://www.sel.ca/pd/insulation-northern-white-blowing-wool-32sf-r50/64667
Exterior Insulation - 1-1/2" thk	184		\$ 9.42	\$ 1,733.28	Comfortboard 80/110	https://www.rona.ca/en/product/rockwool-comfortboard-insulation-up-to-48-sq-ft-r6-6-pack-169065-07085032?viewStore=61300
Acoustic Insulation	30		\$ 13.13	\$ 393.90	ROXUL: COMFORTBATT R22 2X6 WALL assume 10% contractors discount	https://www.sel.ca/pl/insulation-roxul-insulation/13?sort=Name
Insulation Labour				\$ 3,000.00	Allowance only	
Windows and Doors				\$ 17,335.48		
<i>Windows</i>						
Window Supply - W1	4		\$ 1,281.00	\$ 5,124.00		https://www.ecolinewindows.ca/pricing/
Window Supply - W2	3		\$ 1,404.00	\$ 4,212.00		https://www.ecolinewindows.ca/pricing/
Window Install Labour	7		\$ 75.00	\$ 525.00	Budget \$75/window labour allowance for 7 windows	
<i>Exterior Door</i>						
Entry Door	1		\$ 1,158.00	\$ 1,158.00		https://shop.discountdoor.com/products/flush-steel-insulated-entry-doors-prefinished-white?variant=39370787520621&currency=CAD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic
Patio Door	1		\$ 797.00	\$ 797.00		https://www.homedepot.ca/product/masonite-32-inch-x-80-inch-x-4-9-16-inch-full-lite-clear-single-primed-steel-prehung-front-door-lh/1001057733
Door Install Labour	2		\$ 75.00	\$ 150.00	Budget \$75/door labour allowance for 2 doors	
Smart Door Lock	1		\$ 359.00	\$ 359.00	Yale Smart Lock	https://www.bestbuy.ca/en-ca/product/google-nest-x-yale-wi-fi-smart-lock-with-nest-connect-black-suede/15665486
Smart Door Handleset	1		\$ 130.00	\$ 130.00	Allowance	
Patio Door Handleset	1		\$ 130.00	\$ 130.00	Allowance	
Handleset Install Labour	2		\$ 75.00	\$ 150.00	Allowance	
<i>Interior Doors</i>						
Premount Interior swing doors	3		\$ 340.00	\$ 1,020.00	Budget \$340/door	
Interior pocket door assembly	2		\$ 178.89	\$ 357.78		https://www.sel.ca/pd/acme-pocket-dr-kit/24114
						https://www.rona.ca/en/product/metrie-slab-door-36-in-x-80-in-x-1-3-8-in-primed-hardboard-dfhp00005a8036-61405766?viewStore=61300&cq_src=google_ads&cq_cmp=19754590951&cq_con=&cq_term=&cq_med=pla&cq_plac=&cq_net=x&cq_pos=&cq_plt=gp&cm_mmc=shopping_google_-19754590951_-_-&gclid=Cj0KCQjwtsCgBhDEARIsAE7RYh1n5-3X5Lo43MIHVTj9oGPxKyzi8k9_crzRMZxw9icLuN5edV-oIS4aAnS3EALw_wcB&gclid=aw.ds
Interior Pocket door slab	2		\$ 114.00	\$ 228.00		
Interior door handlesets	3		\$ 122.00	\$ 366.00		
Pocket door hardware	2		\$ 229.35	\$ 458.70		https://cassonhardware.com/collections/door-levers-and-knobs/products/knud-l-lever
Interior door install labour	3		\$ 140.00	\$ 420.00	Budget allowance at \$140/door	https://cassonhardware.com/collections/pocket-door-edge-pulls/products/dsi-4258-horizontal-pocket-door-flush-handle
Pocket door install labour	1		\$ 750.00	\$ 750.00	Budget allowance for pocket door assembly, hanging, and tuning	
Handleset Install Labour	5		\$ 200.00	\$ 1,000.00	Budget allowance for handleset install	
Exterior Finishes				\$ 12,283.13		
<i>Siding</i>						
Hardipanel Siding - 4'X8'	35		\$ 59.39	\$ 2,078.65	HardiPanel Painted Smooth or Cedarmill Vertical Siding	https://warehoos.com/products/hardipanel-primed-cedarmill-vertical-siding-5-16-x-4-x-8?variant=42869696299236&currency=CAD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic

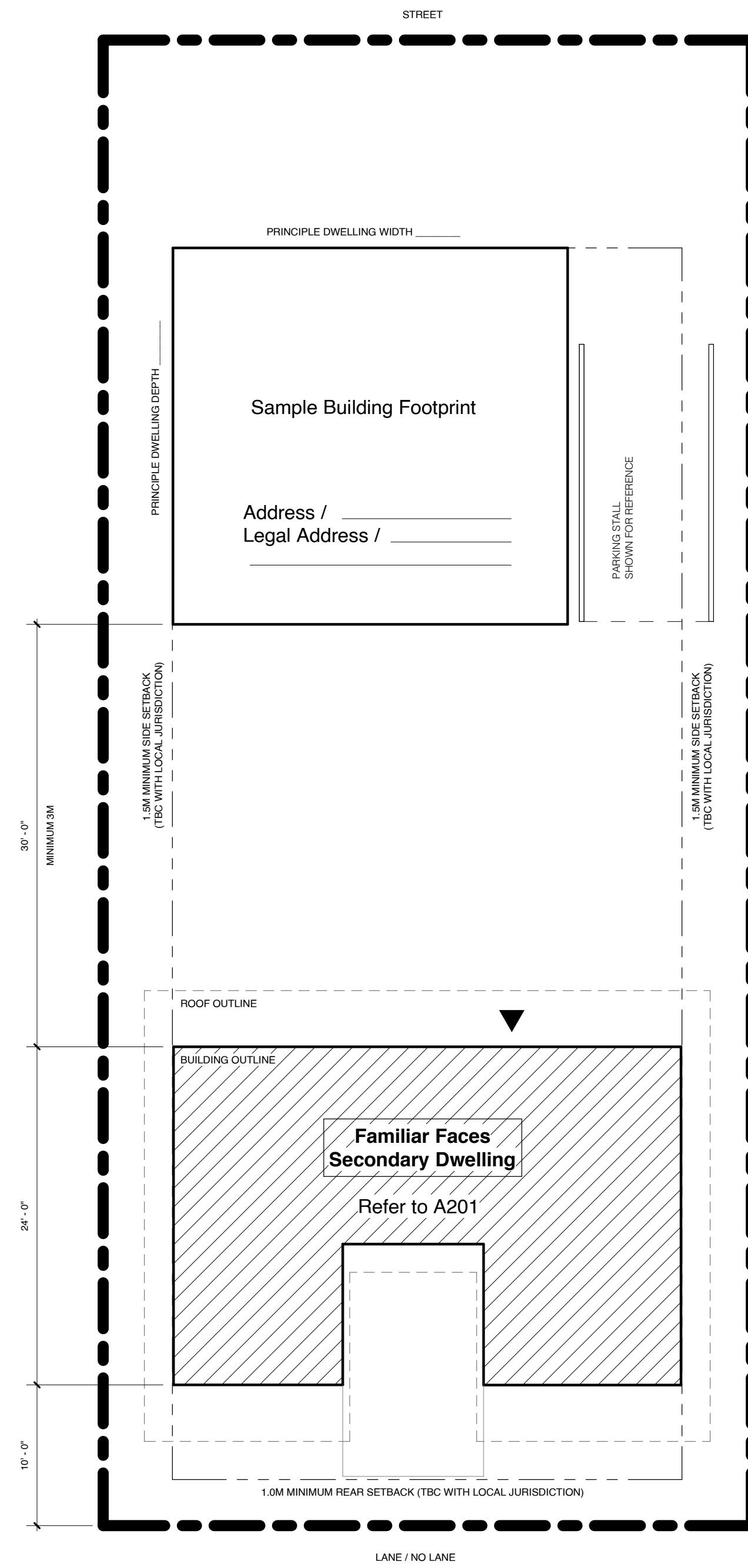
Hardipanel Siding - 4'X10'	12		\$ 71.99	\$ 863.88	HardiPanel Painted Smooth or Cedarmill Vertical Siding	https://warehouse.com/products/hardiepanel-primed-cedarmill-vertical-siding-5-16-x-4-x-10?variant=39528273543344&currency=CAD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic
Horizontal Siding Break/headflashing	121	lf	\$ 1.85	\$ 223.85	Primed and painted to match siding	https://www.dkhardware.com/amerimax-5021765-door-window-cap-3-4-w-x-10-ft-l-aluminum-white-white-product-5540411.html?utm_source=google&utm_medium=shopping&utm_campaign=free_listings&qclid=Cj0KCCQjwtsCgBhDEARIsAE7RYh1BBv3cazdKPGP3Rqlx93qxuLdDRkCgc0Sg9vKW8Cw8ZQ5cV3DjBqkaAt6VEALw_wcB
Harditrim smooth batten boards	704	lf	\$ 1.92	\$ 1,348.75	\$/12 ft length (53@8',40@2'6",15@12',)	https://warehouse.com/products/hardietrim-primed-rustic-fiber-cement-trim-board-multiple-sizes?variant=42864417079524&currency=CAD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic
Siding install Labour	1600	sf	\$ 3.00	\$ 4,800.00	Allowance of \$3/sq ft	https://www.remodelingcalculator.org/hardie-siding-prices/
Exterior Painting touch ups/caulking				\$ 1,000.00	Allowance for touchups and caulking	
<u>Soffits</u>						
HardiSoffit -	364	sf	\$ 1.50	\$ 546.00	Budget allowance for Hardisoffit Panel (vented and non vented)	
Soffit Install Labour	364	sf	\$ 3.00	\$ 1,092.00	Allowance of \$3/sq ft	
<u>Misc Exterior</u>						
House Numbers	5		\$ 46.00	\$ 230.00	Allowance for 4 Numbers + 1 Letter	https://cassonhardware.com/collections/house-numbers/products/ridge-numbers
Mailbox	1		\$ 100.00	\$ 100.00	Allowance for 1 mailbox	https://cassonhardware.com/collections/mailboxes/products/postino-mailbox
Patio on Grade				\$ 2,041.05		
<u>Framing</u>						
Joists - PT	12		\$ 45.30	\$ 543.60	PT 2x8x10' @ 16" o.c.	https://www.sel.ca/pd/pwf2x8-12/16227
Ledgers - PT	2		\$ 47.30	\$ 94.60	PT 2x8x16'	https://www.sel.ca/pd/2x8x16-pwf/16240
Beams - PT	2		\$ 45.30	\$ 90.60	PT (2)2x8x10'	https://www.sel.ca/pd/pwf2x8-12/16227
Decking - PT	33		\$ 15.84	\$ 522.72	PT 1x4x16'	https://www.rona.ca/en/product/select-lumber-pressure-treated-brown-4-in-t-x-4-in-w-x-6-ft-l-120-120-84895042
Posts - PT	1		\$ 12.65	\$ 12.65	Pt 4x4 (cut from 6' length)	https://www.rona.ca/en/product/select-lumber-pressure-treated-brown-4-in-t-x-4-in-w-x-6-ft-l-120-120-84895042
Deck Pier - Concrete	2		\$ 10.69	\$ 21.38		https://www.rona.ca/en/product/dek-block-concrete-deck-base-71005025?viewStore=61300&cq_src=google_ads&cq_cmp=19754590951&cq_con=&cq_term=&cq_med=pla&cq_plac=&cq_net=x&cq_pos=&cq_plt=gp&&cm_mmc=shopping_google_-19754590951-_-_-&qclid=Cj0KCCQjwtsCgBhDEARIsAE7RYh2PIUe_p5dmngOI3GGTESdf4UYUxVTRL0018TLBQreTjDgpBj-l8X0aAkvPEALw_wcB&gclsrc=aw.ds
<u>Fasteners</u>						
Deck Screws	1		\$ 100.00	\$ 100.00		https://www.homedepot.ca/product/kreg-tool-company-kreg-protec-kote-deck-screw-2-inch-no-8-coarse-pan-head-700ct/1001611415
Ledger Anchors	30		\$ 5.69	\$ 170.70		https://www.rona.ca/en/product/cobra-parawedge-concrete-anchors-5-8-in-dia-x-2-1-4-in-l-steel-2-per-pack-454n-04845668?viewStore=61700&cq_src=google_ads&cq_cmp=19754590951&cq_con=&cq_term=&cq_med=pla&cq_plac=&cq_net=x&cq_pos=&cq_plt=gp&&cm_mmc=shopping_google_-19754590951-_-_-&qclid=Cj0KCCQjwtsCgBhDEARIsAE7RYh3hIPA3ngoDdBAk3SAMPPMBvGKL9pA0YiMmGbAYXJvLZmJ2w-asM_EaAjr2EALw_wcB&gclsrc=aw.ds
Hangers	24		\$ 2.20	\$ 52.80		https://www.homedepot.ca/product/simpson-strong-tie-lus-zmax-galvanized-face-mount-joist-hanger-for-2x8/1000151760
<u>Labour</u>						
Deck framing labour	12	hrs	\$ 36.00	\$ 432.00	Allowance for 1.5 days @ \$36/hour	
Interior Finishes				\$ 37,401.36		
<u>Drywall</u>						
Drywall - Wall - 54"x12'x1/2"	7		\$ 35.99	\$ 251.93		https://adam-tools.com/collections/drywall/products/drywall-gypsum-board-1-2-in-x-54-in-x-12-ft
Drywall - Wall - 54"x10'x1/2"	19		\$ 29.99	\$ 569.81		https://adam-tools.com/collections/drywall/products/drywall-gypsum-board-1-2-in-x-54-in-x-10-ft
Drywall - Wall - 54"x8'x1/2"	20		\$ 23.99	\$ 479.80		https://adam-tools.com/collections/drywall/products/drywall-gypsum-board-1-2-in-x-54-in-x-8-ft
Drywall - Wall - 4'x9'x1/2"	10		\$ 16.50	\$ 165.00		https://adam-tools.com/collections/drywall/products/toughrock%C2%AE-lite-weight-gypsum-board-4-x-9-x-1-2

Drywall - Ceiling - 4'x14'x1/2" LTW	6		\$ 54.99	\$ 329.94		https://www.rona.ca/en/product/certaineed-easi-lite-gypsum-drywall-board-for-interior-ceilings-1-2-in-d-x-4-ft-w-x-14-ft-l-147111-09935109
Drywall - Ceiling - 4'x10'x1/2" LTW	8		\$ 18.50	\$ 148.00		https://adam-tools.com/collections/drywall/products/toughrock%C2%AE-lite-weight-gypsum-board-4-x-10-x-1-2
Drywall - Ceiling - 4'x8'x1/2" LTW	3		\$ 13.95	\$ 41.85		https://adam-tools.com/collections/drywall/products/toughrock%C2%AE-lite-weight-gypsum-board-1-2
Drywall Labour + Finishing Materials	3024		\$ 1.50	\$ 4,536.00	allowance of \$1.5/sf of wall	https://www.drywallvancouver.ca/what-is-the-cost-of-drywall/
<u>Painting</u> Int Paint Materials and Labour	760		\$ 3.50	\$ 2,660.00	allowance of \$3.5/sf of floor area	
<u>Flooring</u> LVP Flooring Materials	593.7		\$ 3.49	\$ 2,073.34	Assume 10% contractors discount	https://www.homedepot.com/p/Lifeproof-8-7-in-W-Peace-Ridge-Oak-Click-Lock-Luxury-Vinyl-Plank-Flooring-20-06-sq-ft-case-l2202012L/322185711
LVP flooring Install	594		\$ 3.00	\$ 1,782.00	Budget allowance at \$3/sf for labour	https://lvflooring.ca/cost-of-vinyl-flooring-in-toronto/#:~:text=Average%20Cost%20of%20Installing%20Vinyl,-According%20to%20HomeAdvisor&text=ft%20area%2C%20most%20people%20pay,an d%20%2411%20per%20square%20foot.
Floor Protection	644		\$ 0.19	\$ 122.36	\$57.95/300 sf = \$0.19/sf	https://www.homedepot.com/p/Boise-Cascade-36-ft-W-x-100-ft-L-Heavy-Duty-Temporary-Floor-Protection-Board-5008200/202088850
<u>Tile</u> Floor tile materials	51		\$ 3.00	\$ 153.00	Budget allowance of \$3/sf for floor tiles	
Floor tile install	10	hrs	\$ 60.00	\$ 600.00	Budget allowance for 10 hrs @ \$60/hr	
Wall tile materials	68		\$ 6.00	\$ 408.00	Budget allowance of \$6/sf for floor tiles	
Wall tile install	15	hrs	\$ 60.00	\$ 900.00	Budget allowance for 15 hrs @ \$60/hr	
<u>Trim</u> Baseboard	102	lf	\$ 2.11	\$ 215.22	1/2"x5-1/2" Primed MDF Trim	https://www.homedepot.ca/product/alexandria-moulding-1-2-inch-x-5-1-2-inch-modern-mdf-primed-fibreboard-s4s-baseboard-moulding/1000182175
Window/Door Trim	302		\$ 1.79	\$ 540.58	5/8"x2-1/2" Primed MDF Trim	https://www.rona.ca/en/product/metrie-mdf-flat-stock-lite-primed-16-ft-l-x-11-16-in-t-x-2-1-2-in-w-1626103-61425937?viewStore=61300
Interior Finishing Labour	12	hrs	\$ 70.00	\$ 840.00	Budget allowance assuming 12 hours @ \$70/hr	
<u>Bathroom</u> Mirror	1		\$ 54.99	\$ 54.99		https://www.ikea.com/ca/en/p/lindbyn-mirror-with-shelf-black-40507318/
Towel Rail	1		\$ 24.99	\$ 24.99		https://www.ikea.com/ca/en/p/voxnan-towel-rail-chrome-effect-60328599/
Bath/Shower	1		\$ 2,145.00	\$ 2,145.00		https://www.homedepot.ca/product/kohler-bellwether-60-inch-x-32-inch-ada-cast-iron-alcove-bathtub-with-integral-apron-and-left-hand-drain-in-white/1000768522
Bath/Shower Hardware	1		\$ 321.00	\$ 321.00		https://www.homedepot.ca/product/delta-trinsic-17-series-multichoice-tub-shower-trim-matte-black-valve-sold-separately-/1001119460
Vanity/Sink/Faucet	1		\$ 699.00	\$ 699.00		https://www.ikea.com/ca/en/p/godmorgon-odensvik-bathroom-vanity-white-dalskaer-faucet-s49293172/
Toilet	1		\$ 259.00	\$ 259.00		https://www.ikea.com/ca/en/p/brogrund-toilet-roll-holder-stainless-steel-00328540/
Toilet roll holder	1		\$ 12.99	\$ 12.99		https://www.homedepot.ca/product/glacier-bay-all-in-one-4-8-lpf-high-efficiency-elongated-2-piece-toilet-with-concealed-trapway-in-white/1001133752
Bathroom install labour	10	hrs	\$ 60.00	\$ 600.00	Budget allowance for 10 hrs @ \$60/hr	
<u>Kitchen</u> Millwork	1			\$ 4,998.89	Based on Ikea kitchen planner	
Millwork Install				\$ 4,041.67	Ikea notes 1/2 of cost of kitchen for install (small kitchen therefore using 1/3)	https://www.ikea.com/ca/en/customer-service/services/kitchen-installation/#:~:text=How%20much%20does%20it%20cost,each%20kitchen%20project%20is%20different.
Countertop	1			\$ 438.00	Based on Ikea kitchen planner	
Appliances	1			\$ 6,689.00	Based on Ikea kitchen planner	
<u>Interior Accessories</u> Misc Hardware/Organizers				\$ 300.00	Coat hooks, door stops, curtain rods, closet rods, etc.	
Mechanical Equipment				\$ 10,405.57		
<u>Plumbing</u> Rough-in and Fixture Installation	764		\$ 4.00	\$ 3,056.00	budget allowance as \$4/sf	
Hot water heater	1			\$ 1,500.00	Budget allowance	
<u>Heating</u> Ducting	40		\$ 40.00	\$ 1,400.00	Budget allowance for ducting	
Kitchen and bath ducting				\$ 300.00	budget allowance for kitchen and bath ducting	

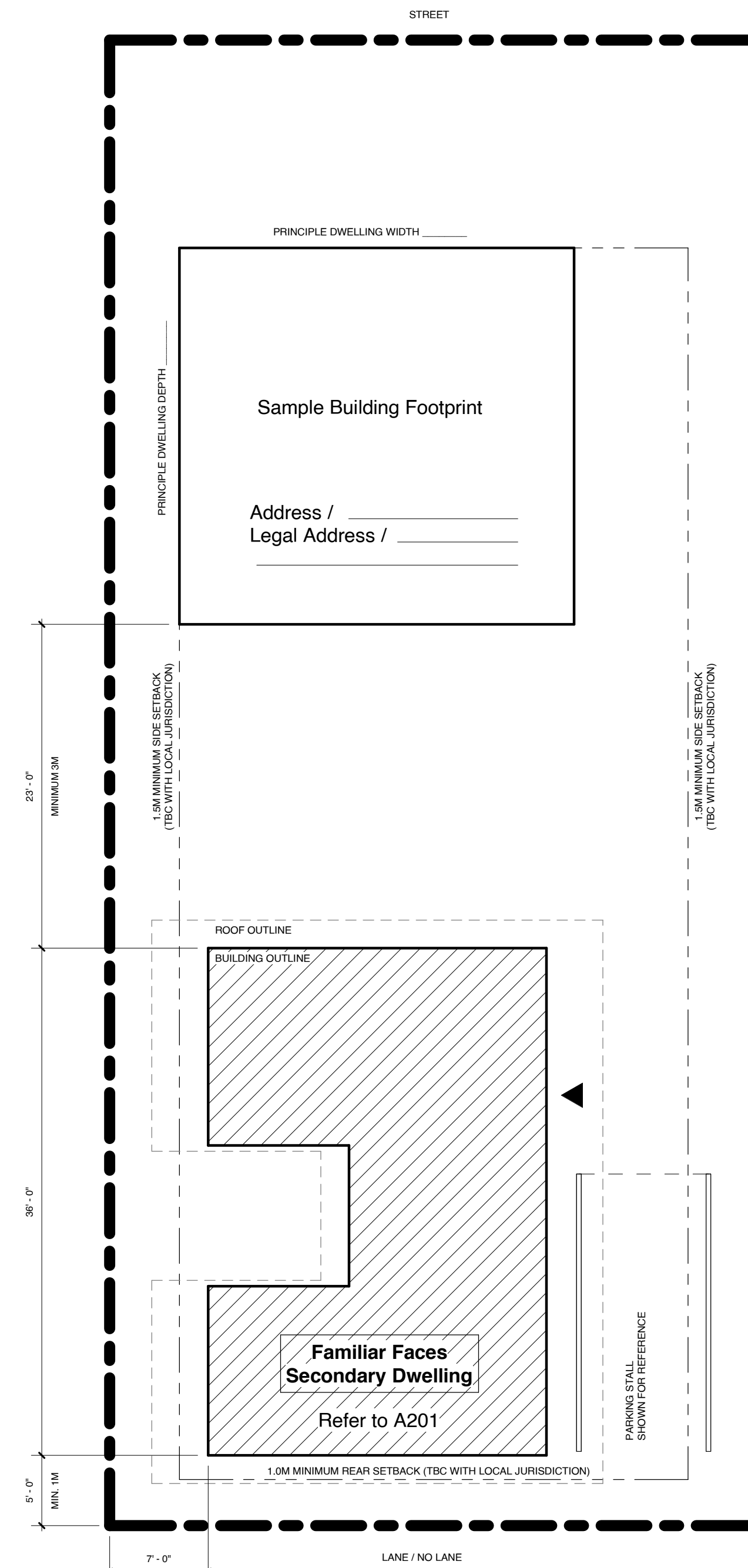
Smart Thermostat	1		\$ 149.57		https://www.amazon.ca/Google-Nest-Thermostat-Programmable-Charcoal/dp/B08HRPDBFF/ref=asc_df_B08HRPDBFF/?tag=googleshopc0c-20&linkCode=df0&hvadid=560476966055&hvpos=&hvnetw=g&hvrnd=3514283027109743620&hvpone=&hvptwo=&hvqmt=&hvdev=c&hvdvcmld=&hvlocint=&hvlocphy=9001466&hvtargid=pla-985582347768&pssc=1
Heat Pump	1		\$ 4,000.00	Budget allowance for heat pump and install	
Electrical			\$ 13,600.00		
<i>Services</i>					
Site Services	1		\$ 1,600.00	Budget allowance based of BC hydro estimate for cost to service laneway house	https://app.bchydro.com/content/dam/BCHydro/customer-portal/documents/accounts-billing/electrical-connections/electrical-service-considerations-for-your-laneway-or-coach-house.pdf
<i>Electrical</i>					
Rough in and Fixture Installation	1		\$ 9,000.00	Budget allowance based on national average	https://conqueralelectrical.ca/how-much-does-it-cost-to-wire-a-house/
Fixtures	1		\$ 3,000.00	Budget allowance for fixtures.	
Completion/Handover			\$ 1,600.00		
<i>Wrap Up</i>					
Labour			\$ 500.00	Review and remediation of deficiencies	
Window Cleaning			\$ 300.00		
Final House Cleaning			\$ 600.00		
Final Disposal			\$ 200.00	Pick and disposal for final garbage removal	
Available Rebates			-\$ 19,000.00		
Clean BC - Central Ducted Heat Pump Rebate			-\$ 9,000.00		
FortisBC New Home Step Code Rebates			-\$ 10,000.00		



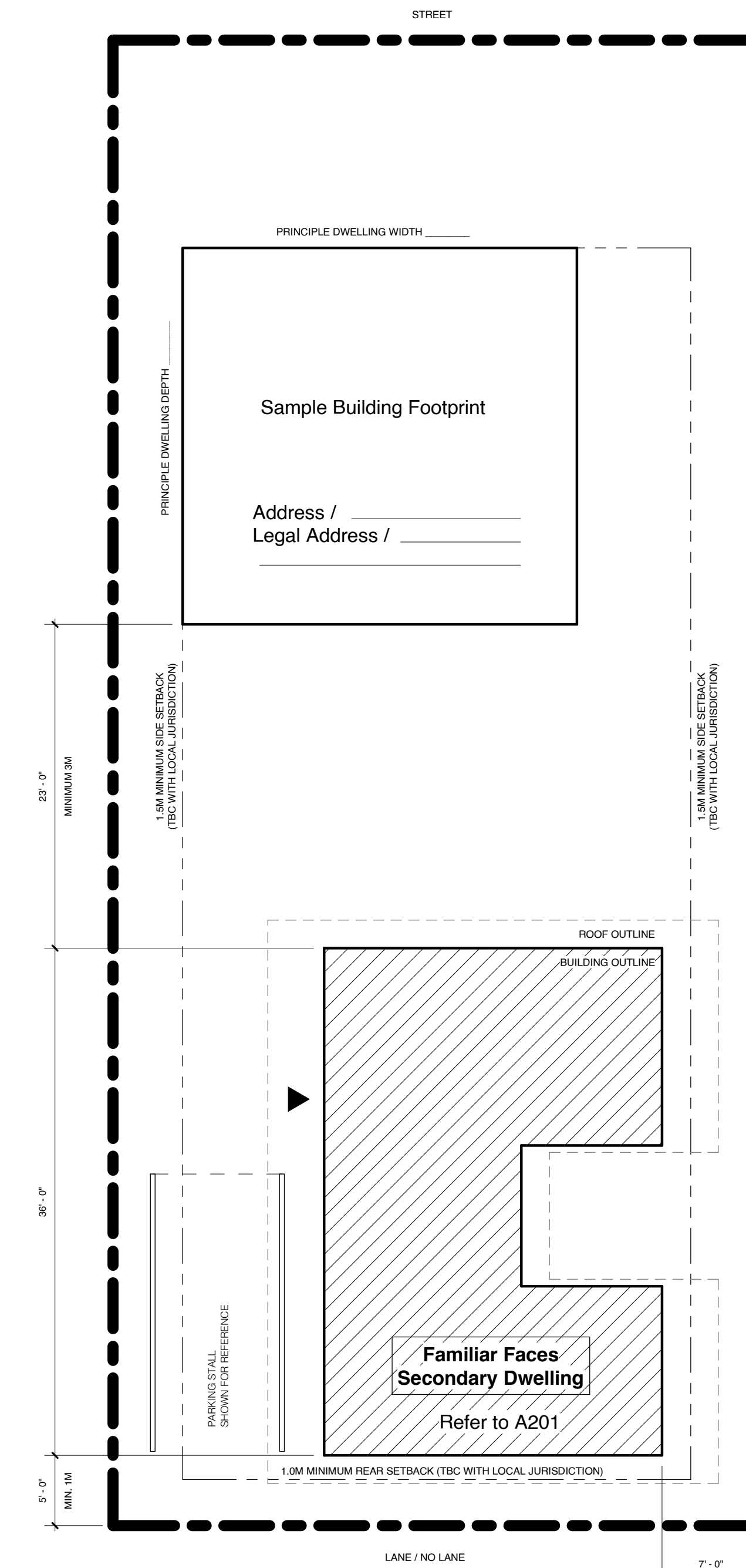
1 OPTION 1
A401 Scale: 1/8" = 1'-0"



2 OPTION 2
A401 Scale: 1/8" = 1'-0"



3 OPTION 3
A401 Scale: 1/8" = 1'-0"



4 OPTION 4
A401 Scale: 1/8" = 1'-0"

CHOOSE BETWEEN OPTIONS 1 THROUGH 4
STRIKE OUT UNUSED OPTIONS

PROJECT STATISTICS		
Description	Metric	Imperial
0 Information		
Building Code	BC Building Code 2018	
Occupancy Classification	Group C / Residential	
Zoning Type	TBD	
2 Proposed Setbacks		
Front Yard	4.5 m	
Rear Yard	1.0 m	TBC with
Interior Side Yard	1.5 m	Local Jurisdiction
Exterior Side Yard	1.5 m	

PROJECT STATISTICS		
Description	Metric	Imperial
3 Site Coverage		
Site Area Total	450 sm	4,844 sf
Maximum Area Permitted	90 sm	968 sf
Gross Floor Area	71 sm	764 sf
Total Maximum Allowable Site Coverage	35%	
Proposed Site Coverage (+ Existing Residence)	16%	
4 Building Height		
Permitted Maximum Height	4.5 m	14' - 9"
Proposed Maximum Height	4.5 m	14' - 9"

DRAWING LIST

- A001 COVER SHEET / SITE PLANS
- A002 NOTES & ASSEMBLIES
- A201 BUILDING PLANS
- A401 EXTERIOR ELEVATIONS
- A402 EXTERIOR ELEVATIONS
- A501 BUILDING SECTIONS
- A701 DETAILS



SEAL

CONSULTANT

NO.	REV.	ISSUE	ISSUED FOR COMPETITION
1			

PROJECT TITLE

FAMILIAR FACES

NORTH OKANAGAN HOUSING
DESIGN COMPETITION

DRAWING TITLE

COVER SHEET /
SITE PLANS

PROJECT:
SCALE: 1/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
DRAWING:

A001