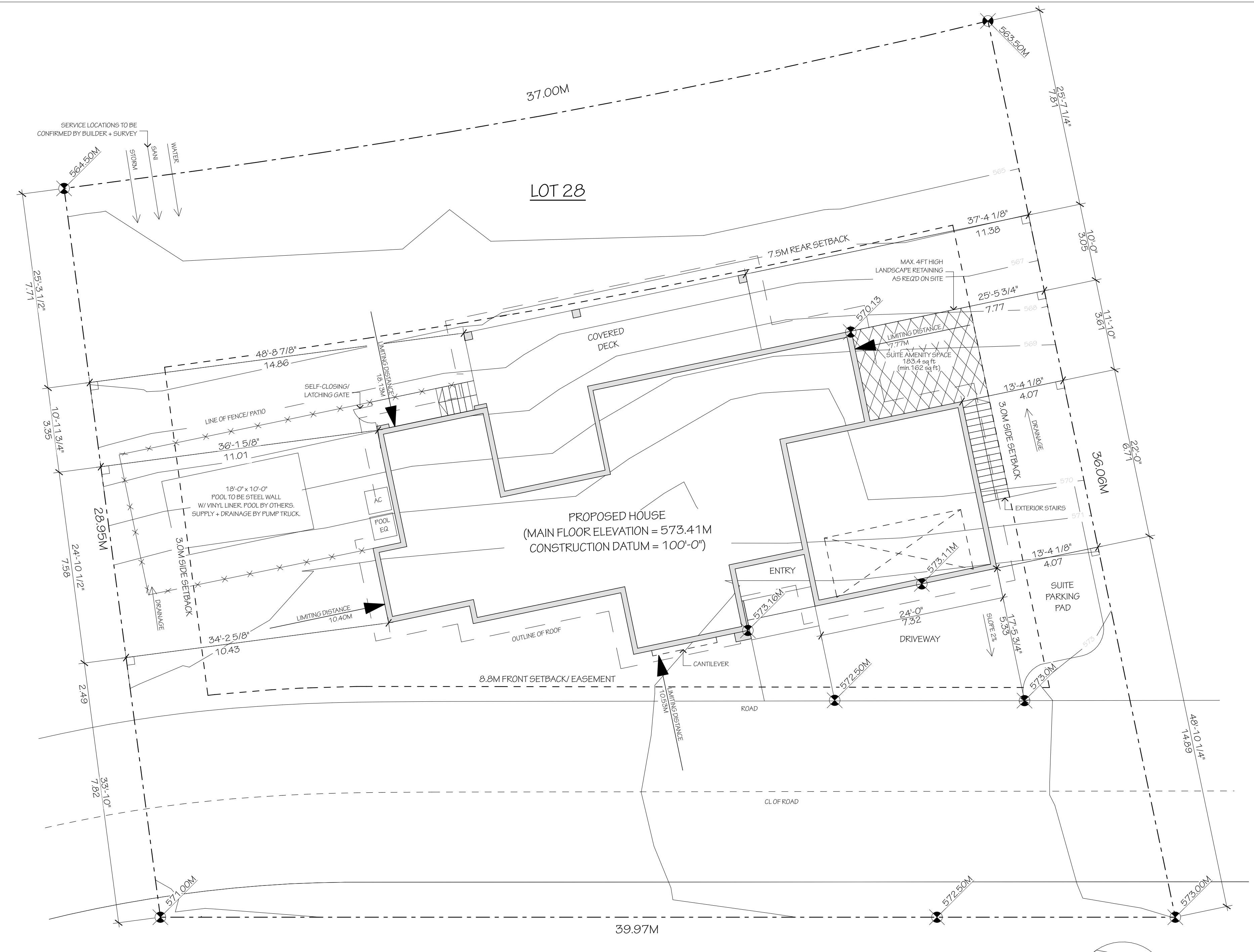


UPRISE DESIGN + DRAFTING INC.
LAKE COUNTRY, BC
PH: 778.480.0341

2505 KETTLE RIDGE WAY
SHEEHAN RESIDENCE
DATE: FEBRUARY 7, 2022
SCALE: AS NOTED



1 SITE PLAN
SCALE: 1:100

SITE PLAN AND TOPOGRAPHY MUST BE VERIFIED BY BUILDER AND SURVEYOR BEFORE CONSTRUCTION. UPRISE DESIGN + DRAFTING CANNOT TAKE RESPONSIBILITY FOR SUCH INFORMATION AS SURVEY WAS NOT PROVIDED.

2 SITE INFORMATION

SITE INFORMATION	
CLIENTS:	SHEEHAN RESIDENCE
ZONING DISTRICT:	R51
LEGAL ADDRESS:	LOT 28, PLAN EPP88322, DISTRICT LOT 207, SDYLD
CIVIC ADDRESS:	2505 KETTLE RIDGE WAY NARAMATA, BC
ELEVATIONS:	
U/S FOOTING	AS REQD BY FROST + BEARING
T/O BASEMENT SLAB	569.75M (89'-10 3/4")
T/O FOUNDATION WALL	573.36M (99'-9 7/8")
T/O GARAGE	573.24M (99'-5")
T/O MAIN FLOOR	573.41M (100'-0")
FINISHED GRADE FRONT	573.16M (98'-4")
FINISHED GRADE BACK	570.13M (89'-2 3/4")
HOUSE AREA:	
BASEMENT	929.60 SQFT
SECONDARY SUITE	591.60 SQFT
MAIN FLOOR	1523.20 SQFT
TOTAL LIVABLE SPACE:	3044.40 SQFT
GARAGE	
UPPER DECK	515.80 SQFT
LOWER DECK	518.50 SQFT
TOTAL UN-LIVABLE SPACE:	1553.70 SQFT
TOTAL HOUSE AREA:	4598.10 SQFT
LOT:	
AREA	13207.10 SQFT (1227.0M ²)
SITE COVERAGE	2556.0 SQFT (237.46M ²)
% LOT COVERAGE	19%

EXPOSED BUILDING FACE CALCULATIONS	
FRONT ELEVATION	
TOTAL EBF =	87.61M ² (943.1 SQFT)
LIMITING DISTANCE =	10.53M/2 = 5.26M
	32.23% ALLOWED
AREA ALLOWED =	303.96 SQFT
AREA PROVIDED =	203.9 SQFT
LEFT ELEVATION	
TOTAL EBF =	65.79M ² (708.2 SQFT)
LIMITING DISTANCE =	10.40M/2 = 5.20M
	39.70% ALLOWED
AREA ALLOWED =	281.15 SQFT
AREA PROVIDED =	59.0 SQFT
BACK ELEVATION	
TOTAL EBF =	178.53M ² (1921.8 SQFT)
LIMITING DISTANCE =	18.13M/2 = 9.06
	34.0% ALLOWED
AREA ALLOWED =	653.41 SQFT
AREA PROVIDED =	562 SQFT
RIGHT ELEVATION	
TOTAL EBF =	50.52M ² (543.8 SQFT)
LIMITING DISTANCE =	7.77M/2 = 3.88M
	26.2% ALLOWED
AREA ALLOWED =	142.47 SQFT
AREA PROVIDED =	47.3 SQFT

3 E.B.F.

GENERAL NOTES:
These notes constitute a part of the drawing package and are intended to be understood before commencement of the project. All construction to comply with BC Building Code 2018 and applicable bylaws. All work shall be completed as good building practice and be consistent with the standards set out by each trades professional association. Contractor/Builder is responsible for verifying all dimensions and specifications before commencing construction. Written dimensions take precedence over scaled dimensions. Dimensions are from the face of stud on the exterior of the building to face of stud on interior partitions. Uprise is not responsible for changes or variances from these drawings to site conditions or the structural drawings provided by the P.E.N.G. for Roof, Floor, Wall or Foundation, and is the responsibility of the Contractor/Builder to resolve discrepancies. Any and all design that requires Engineering is the sole responsibility and at the cost of the Owner.

ERRORS AND OMISSIONS:
Uprise makes every effort to provide a clear, concise and complete set of construction documents. However Uprise cannot assume liability for any errors or omissions which may affect construction. It is the responsibility of the Contractor/Builder to verify dimensions, details and specifications before construction. If an error or omission is found in this set of documents, please bring it to our attention and we will correct it and provide an amendment document immediately.

STRUCTURAL DESIGN AND ENGINEERING:
All load carrying elements including but not limited to joist, beams and columns within roofs, walls and floors must comply with the limits set out in Part 9 of the BCBC or be designed by P.E.N.G. The design of this building will require the professional assurances of an Engineer for the Roof System, Floor System, Beams (optional) and Foundation.

CONSTRUCTION SITE NOTE:
The Contractor/Builder is responsible for the correct positioning of the house on the site. Driveways, walkways, steps, retaining walls and all other site works to be verified once finished grade is established in relation to the top of foundation wall. Finished grading of all surfaces are to be designed to slope away from the building.

FOUNDATIONS:
Foundations shall be concrete on solid undisturbed or compacted bearing and below frost line. Unless otherwise noted the compressive strength of unreinforced concrete after 28 days shall be not less than 15 MPa for walls, columns, fireplaces and chimneys, footings, foundation walls, grade beams and piers, 20 MPa for floors other than those in garages and carports, and for garage and carport floors, and the exterior steps 32 MPa. Concrete used for garage and carport floors and exterior steps shall have air entrainment of 5 to 8%. Foundation Wall elevations are based off best information provided and relate to specific construction methods as seen in drawing details and assumes location of solid bearing and must be confirmed by builder. Where the exterior finished ground level is at a higher elevation than the ground level inside the foundation walls, exterior surfaces of foundation walls below ground level shall be dampproofed. Soil Gas Prevention: All wall, roof and floor assemblies separating conditioned space from the ground shall be protected by an air barrier system. Concrete Walls exceeding max heights for unreinforced concrete must be designed by a P.E.N.G. It is recommended that Footings and Foundations are of the reinforced type and therefore are designed by a P.E.N.G. Subsurface perimeter drainage to conform to 2018 BCBC and be connected to a dry well.

WOOD FRAMING:
Lumber for joists, rafters, trusses and beams shall be identified by a grade stamp to indicate its grade as determined by NLGA 2007, "Standard Grading Rules for Canadian Lumber". Owner/Contractor to confirm all rough openings for doors, windows and other units with manufactures installation recommendations before commencement of construction. Security blocking to be installed at all exterior doors. Builder is responsible for proper framed backing between studs, trusses, joist, ect. For the installation of rails, grab bars, cabinets, ect. Laminated columns supporting built-up beams or girder trusses to be same width as supported member unless otherwise noted by P.E.N.G. All beams, lintels and columns are subject to engineering as roof loads may not be covered by the building code. All installation of Engineered products must follow specifications of P.E.N.G. structural drawings. Interior partitions over 6'-0" long running parallel to the floor direction shall have either double joist or cross framing for support. All lintels to be built-up 2 ply 2x10 unless otherwise noted. All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity. Ends of wood joists, beams and other members framing into masonry or concrete shall be treated to prevent decay where the bottom of the member is at or below ground level, or a 12 mm air space shall be provided at the end and sides of the member. Wood framing members that are not pressure-treated with a wood preservative and that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing. Building frames shall be anchored to the foundation. All spans to comply with the limits stated in the 2018 BCBC. Floors, Walls and Trusses to be braced, strapped and bridged for maximum rigidity.

PLUMBING AND ELECTRICAL:
Installation of plumbing and electrical must comply with local and regulations in all aspects. Outlet locations are to comply with current building code requirements. No electrical or plumbing fixture or outlet or any service run may be installed in or through fire separation walls between suites. All locations of drains shown in fixtures or fans are just symbols and should be reviewed with owner and contractor before any installation. Locations of drains are subject to the type of fixture being installed.

HVAC:
Design and sizing of HVAC should be done in consultation with a professional as increased focus is being placed on energy savings and indoor air quality. Installation of entire heating system, whether electric, forced air or warm water; must comply with manufactures directions and local code and regulations. Fuel burning appliances, including furnaces, fireplaces and stoves, to be provided with combustion air supply from the exterior.

ROOF:
Except where it can be shown to be unnecessary a space shall be provided between the insulation and the sheathing, and vents shall be installed to permit the transfer of moisture from the space to the exterior. The unobstructed vent area shall be not less than 1/200 of the insulated ceiling area. Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area. Roofs shall be protected with roofing, including flashing, installed to shed rain effectively and prevent water due to ice damming from entering the roof. All drainage, downspouts, and roof drains to be confirmed by truss supplier and contractor. All roof drains must conform to Part 7 of the BCBC. Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall.

BUILDING ENVELOPE:
All walls, ceilings and floors separating conditioned space from unconditioned space, the exterior air or the ground shall be provided with thermal insulation, a continuous air barrier and a vapour barrier. Flashing shall be installed at every horizontal junction between cladding elements, every horizontal offset in the cladding, and every horizontal line where the cladding substrates change. Flash at all unprotected openings. Sealant shall be provided where required to prevent the entry of water into the structure. Sealant shall be provided between masonry, siding or stucco and the adjacent door and window frames or trim, including sills, unless such locations are completely protected from the entry of rain. Sealant shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain. Minimum distance between finished grade and exterior cladding must be 8in.

INSULATION:
Degree Days for Kelowna: 3400 Climate Zone: 5 (3000 to 3999 HDD)
Minimum requirements:
RSI is for effective insulation for total assembly (* denotes where insulation adjustments are permitted with HRV)
Ceiling below Attics RSI 2.67 (R-49.2)
Roof Joist Assemblies (Cathedral Ceilings/Flat Roofs) RSI 4.67 (R-26.5)
Exterior Walls (above grade) RSI 3.09 (R-17.5)
Floors over unheated spaces RSI 4.67 (R-26.5)
Foundation Walls RSI 2.98 (R-16.9)
Unheated Floors Above Frost Line RSI 1.96 (R-11.1)
Unheated Floors below frost line (Insulation not required)
Heated Floors RSI 2.32 (R-13.2)
Slabs-on-Grade with an integral Footing RSI 1.96 (R-11.1)

FINISHING:
All interior and exterior finishes shall be specified by owner. Finishing shown on plans shall be confirmed by owner. Soffits to be stained T&G pine or perforated aluminum on all exterior trusses as noted on plans. It is recommended that suitable water resistant backer board be used in all high moisture areas. All doors and windows must meet or exceed new standard performance and installation Standards. Exterior Doors shall be solid core and weather striped. Garage doors to dwelling to be solid core, weather striped and self closing. Coat and Clothing closets shall have one rod and shelf. Linen closets shall have 5 shelves if possible and broom closets shall have one shelf. All millwork and cabinets to be determined in consultation with millwork and cabinet suppliers.

4 GENERAL NOTES

GENERAL NOTES
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS.
3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO UPRISE DESIGN + DRAFTING INC. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

REVISIONS		
#	DATE	DESCRIPTION
3	02/07/2022	- CHANGED POSITION OF HOUSE ON LOT
2	10/13/2021	- ADDED SUSP SLAB UNDER GARAGE - CHANGED MECH RM TO CRAWL SPACE - ADJUSTED FRONT ENTRY STEPS - UPDATED DETAILS AS PER STEP 3 ENERGY CODE
1	05/18/2021	ISSUED FOR BUILDING PERMIT