

**SITE STATISTICS**  
 ZONING: R-C3  
 COMPACT SINGLE DETACHED RESIDENTIAL

TOTAL LOT AREA = 4,720 SQ.FT.  
 MAX. SITE COVERAGE: 40% = 1,888 SQ.FT.  
 SITE COVERAGE AS PROPOSED = 1,300 SQ.FT.

REQUIRED:	PROPOSED:
MAX. ROOF HEIGHT: 9.0m	8.26m
FRONT YARD SETBACK: 6.0m	6.0m
SIDE YARD SETBACK: 1.5m/4.5m	1.5m/4.58m
REAR YARD SETBACK: 3.0m	3.05m

**LEGAL DESCRIPTION:**  
 LOT 30  
 3700 INVERNESS RD.  
 WEST KELOWNA, BC  
 PLAN EPP68715, ODYD

**SITE PLAN**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE B.C. OF CANADA 2010, THE B.C. BUILDING CODE 2012 AND ALL LOCAL CODES, BYLAWS AND AMENDMENTS
- ALL WORK SHALL BE OF GOOD BUILDING PRACTICE
- ALL BUILDING MATERIALS TO BE OF GOOD QUALITY
- DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
- RK STUDIO IS NOT RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT MAY ALTER THE OVERALL CONSTRUCTION
- PLEASE REPORT ANY DISCREPANCIES IN THESE DRAWINGS TO RK STUDIO
- ALL TRADES SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO STARTING WORK
- EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE FACE OF STUD AND EXTERIOR FACE OF CONCRETE (U.N.O.)
- INTERIOR DIMENSIONS TAKEN FROM CENTER LINE OF STUD (U.N.O.)
- FOUNDATION WALLS AND FOOTINGS TO BE CONFIRMED BY P.ENG.

**RK|STUDIO**  
 RESIDENTIAL DESIGN AND DRAFTING  
 1760 KLOPPENBURG RD. KELOWNA, BC V1P 1G2  
 (250)-317-6875 ryan.rkstudio@gmail.com

PROJECT NAME: <b>INVERNESS LOT 30</b>
DRAWN BY: <b>RK</b>
NOTES:

ISSUED FOR: <b>WORKING DRAWINGS</b>
DATE: YYYY-MM-DD <b>2018-11-06</b>

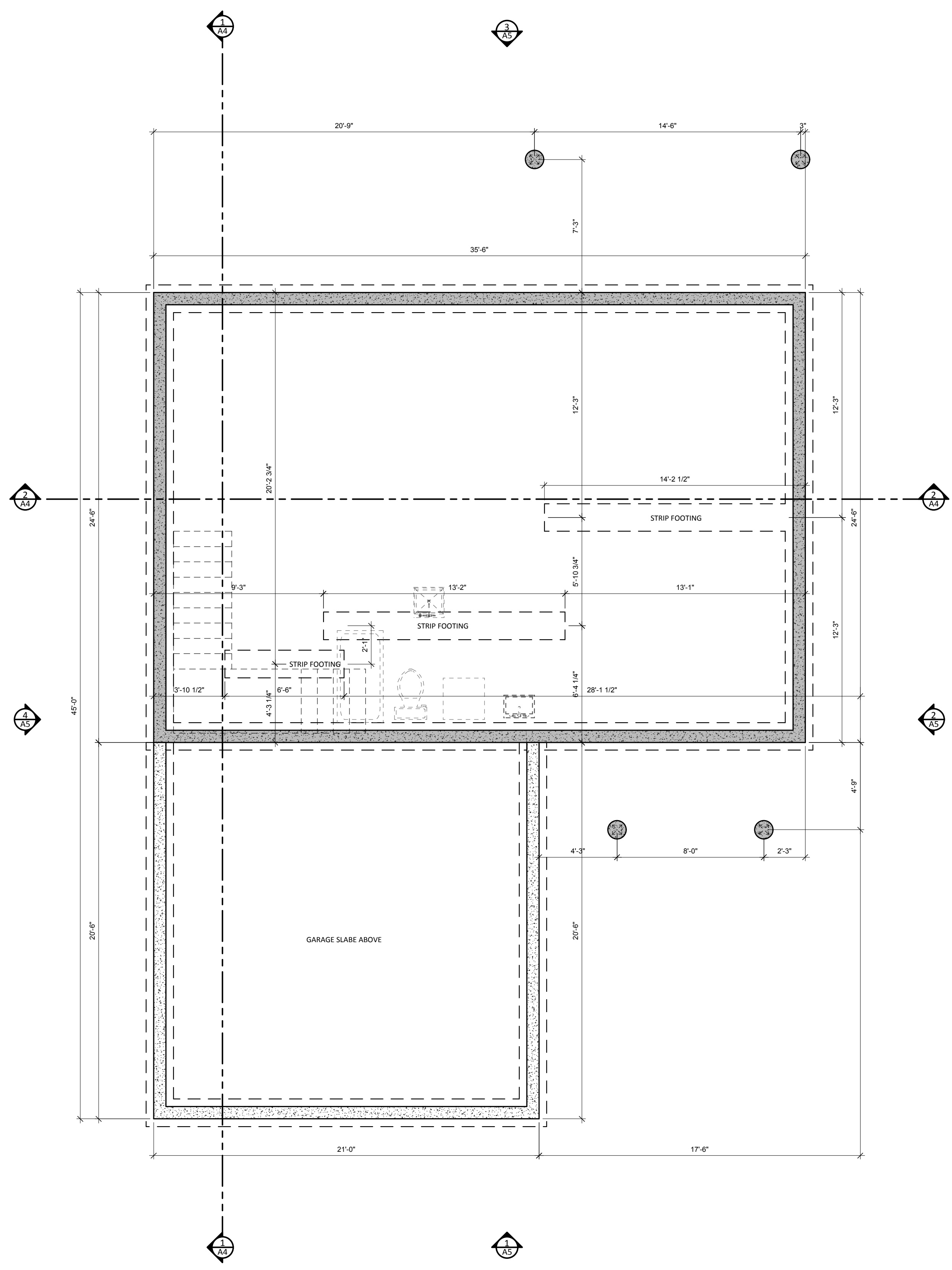
SHEET TITLE:  
**SITE PLAN**

SCALE:  
**1/8" = 1'-0"**

LEGAL DESCRIPTION:  
**LOT 30, PLAN EPP68715 ODYD**

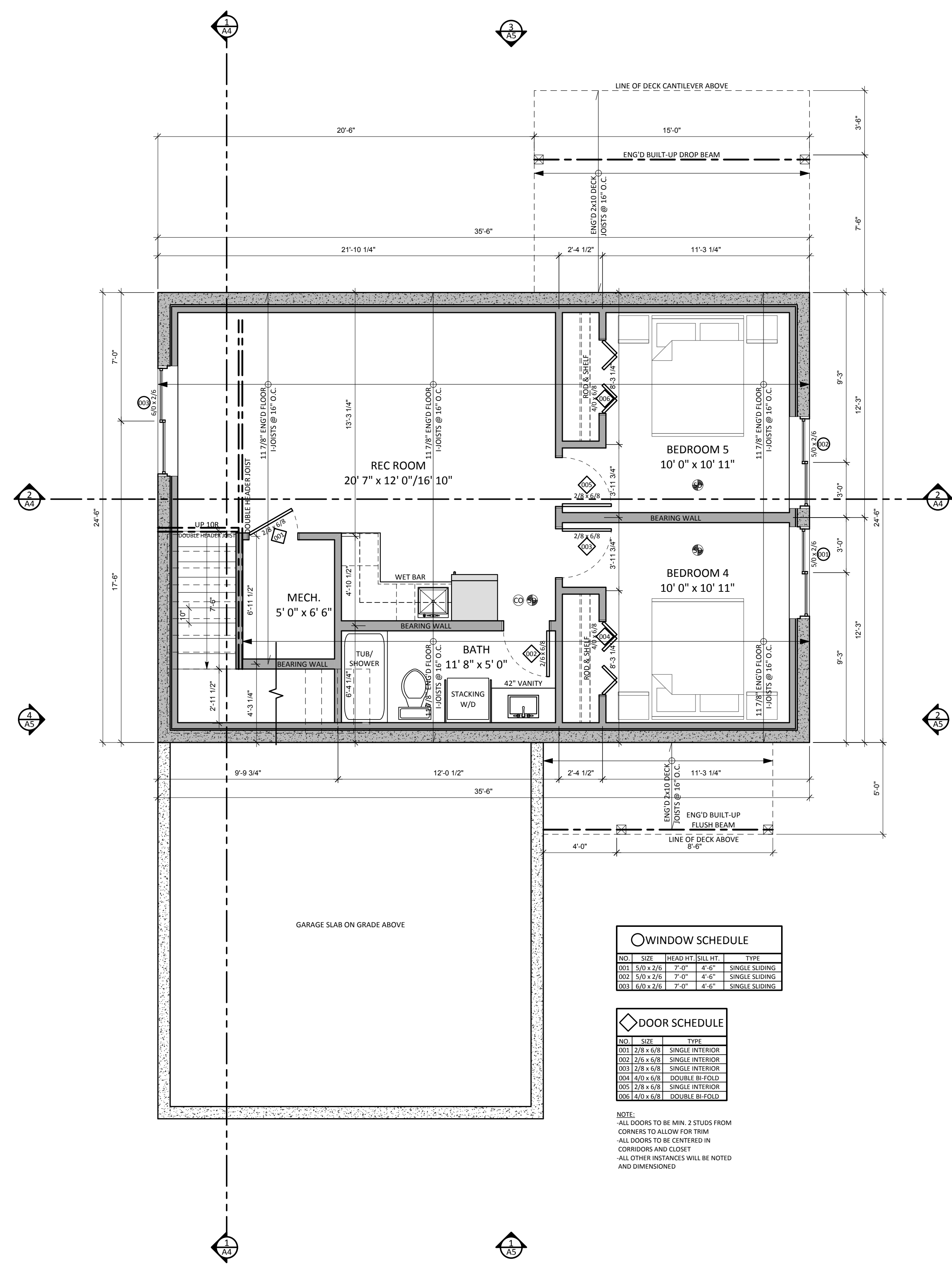
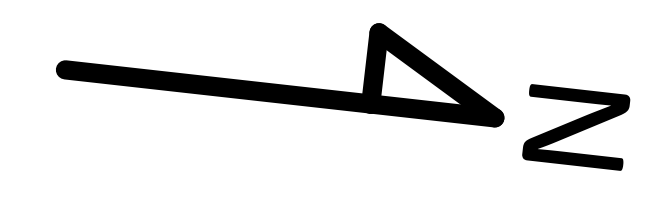
**A1**

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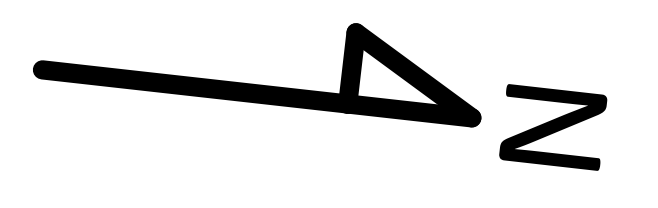
NOTE: PLEASE CONFIRM FOOTING SIZES AND LOCATION WITH ENGINEER'S DRAWINGS

**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



NOTE: PLEASE CONFIRM FLOOR JOIST LAYOUT WITH JOIST SUPPLIER  
 CONFIRM ALL BEAM SIZE AND LOCATIONS WITH ENG'D DRAWINGS

LOWER FLOOR AREA: 870 SQ. FT.  
**LOWER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE				
NO.	SIZE	HEAD HT	SILL HT	TYPE
001	5/0 x 2/0	7'-0"	4'-6"	SINGLE SLIDING
002	5/0 x 2/0	7'-0"	4'-6"	SINGLE SLIDING
003	6/0 x 2/6	7'-0"	4'-6"	SINGLE SLIDING

DOOR SCHEDULE		
NO.	SIZE	TYPE
001	2/8 x 6/8	SINGLE INTERIOR
002	2/8 x 6/8	SINGLE INTERIOR
003	2/8 x 6/8	SINGLE INTERIOR
004	4/0 x 6/8	DOUBLE BI-FOLD
005	2/8 x 6/8	SINGLE INTERIOR
006	4/0 x 6/8	DOUBLE BI-FOLD

NOTE:  
 ALL DOORS TO BE MIN. 2 STUDS FROM CORNERS TO ALLOW FOR TRIM  
 ALL DOORS TO BE CENTERED IN CORRIDORS AND CLOSET  
 ALL OTHER INSTANCES WILL BE NOTED AND DIMENSIONED

SHEET TITLE: **FOUNDATION/LOWER FLOOR PLAN**

PROJECT NAME: **INVERNESS LOT 30**

SCALE: **1/4" = 1'-0"**

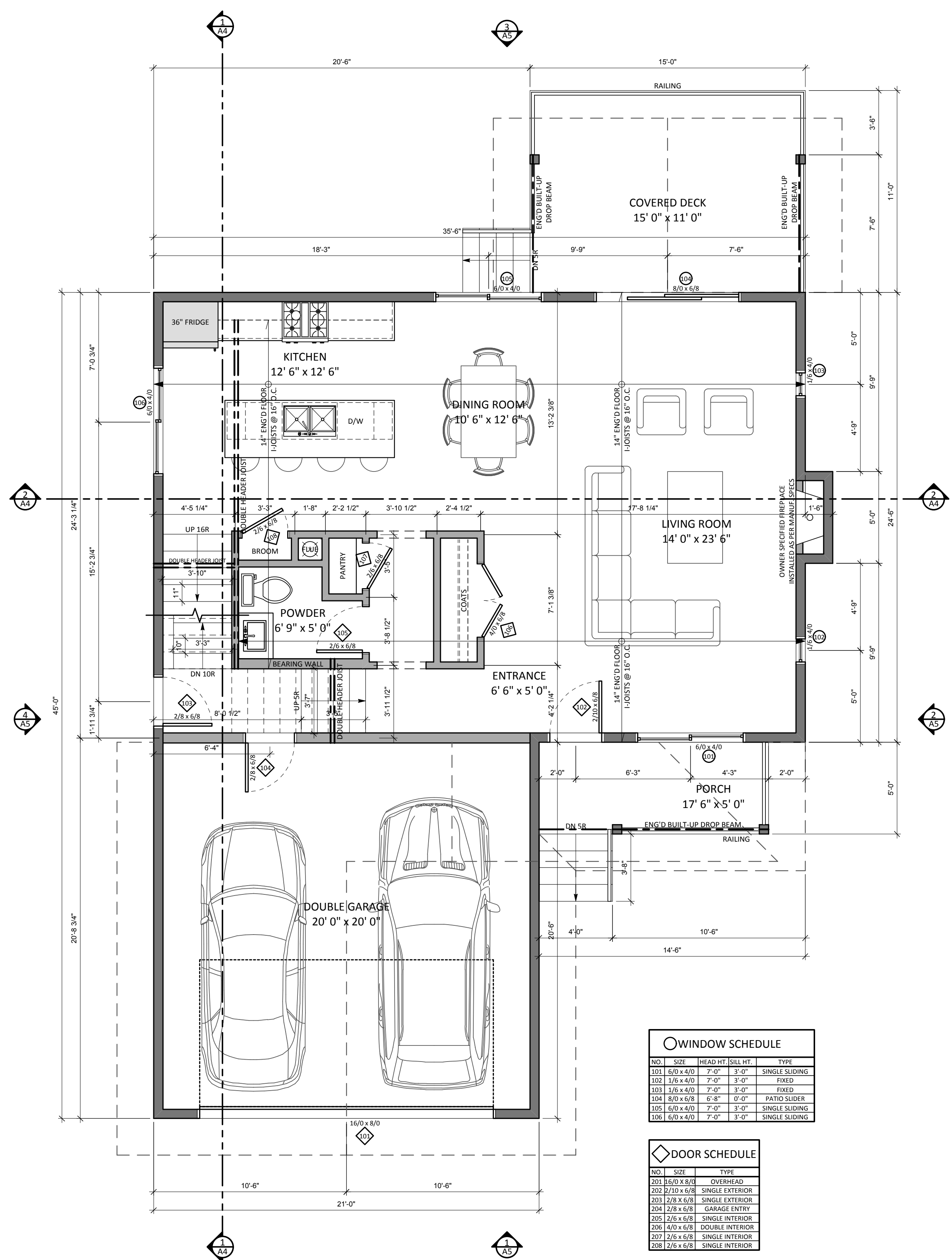
DATE: YYYY-MM-DD **2018-11-06**

ISSUED FOR: **WORKING DRAWINGS**

DRAWN BY: **RK**

LEGAL DESCRIPTION: **LOT 30, PLAN EPP68715 ODYD**

NOTES:



**WINDOW SCHEDULE**

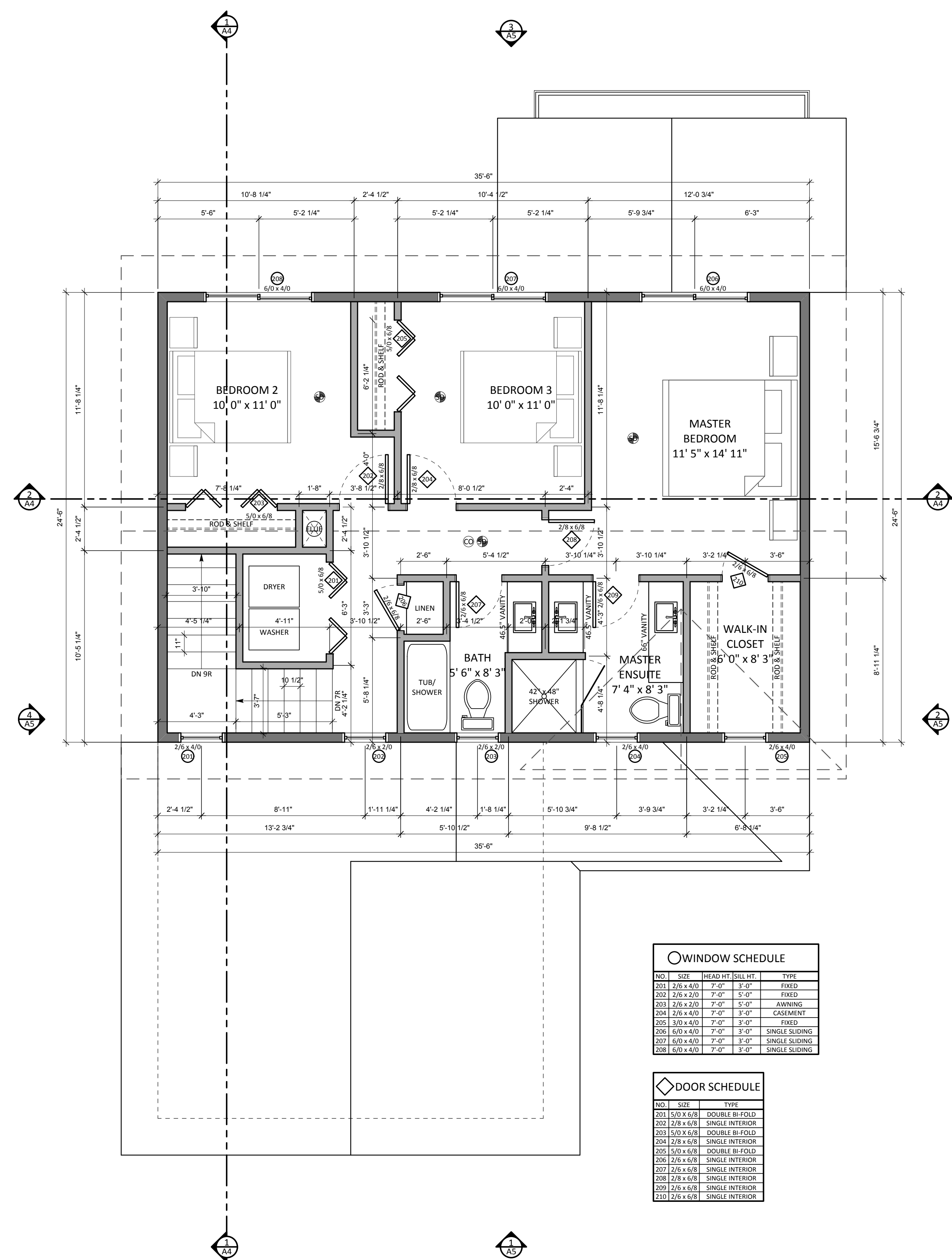
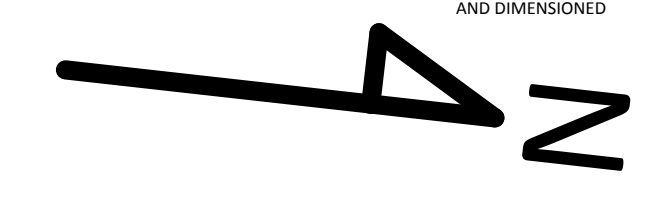
NO.	SIZE	HEAD HT	SILL HT	TYPE
101	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING
102	1/6 x 4/0	7'-0"	3'-0"	FIXED
103	1/6 x 4/0	7'-0"	3'-0"	FIXED
104	8/0 x 6/8	6'-8"	0'-0"	PATIO SLIDER
105	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING
106	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING

**DOOR SCHEDULE**

NO.	SIZE	TYPE
201	8/0 x 8/8	OVERHEAD
202	2/10 x 6/8	SINGLE EXTERIOR
203	2/8 x 6/8	SINGLE EXTERIOR
204	2/8 x 6/8	GARAGE ENTRY
205	2/6 x 6/8	SINGLE INTERIOR
206	4/0 x 6/8	DOUBLE INTERIOR
207	2/6 x 6/8	SINGLE INTERIOR
208	2/6 x 6/8	SINGLE INTERIOR

**NOTE:**  
 -ALL DOORS TO BE MIN. 2 STUDS FROM CORNERS TO ALLOW FOR TRIM  
 -ALL DOORS TO BE CENTERED IN CORRIDORS AND CLOSET  
 -ALL OTHER INSTANCES WILL BE NOTED AND DIMENSIONED

MAIN FLOOR AREA: 870 SQ.FT.  
 GARAGE AREA: 433 SQ.FT.  
 DECK: 165 SQ.FT.  
**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



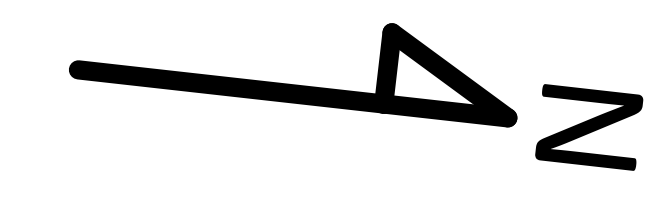
**WINDOW SCHEDULE**

NO.	SIZE	HEAD HT	SILL HT	TYPE
201	2/6 x 4/0	7'-0"	3'-0"	FIXED
202	2/6 x 2/0	7'-0"	3'-0"	FIXED
203	2/6 x 2/0	7'-0"	3'-0"	AWNING
204	2/6 x 4/0	7'-0"	3'-0"	CASEMENT
205	3/0 x 4/0	7'-0"	3'-0"	FIXED
206	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING
207	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING
208	6/0 x 4/0	7'-0"	3'-0"	SINGLE SLIDING

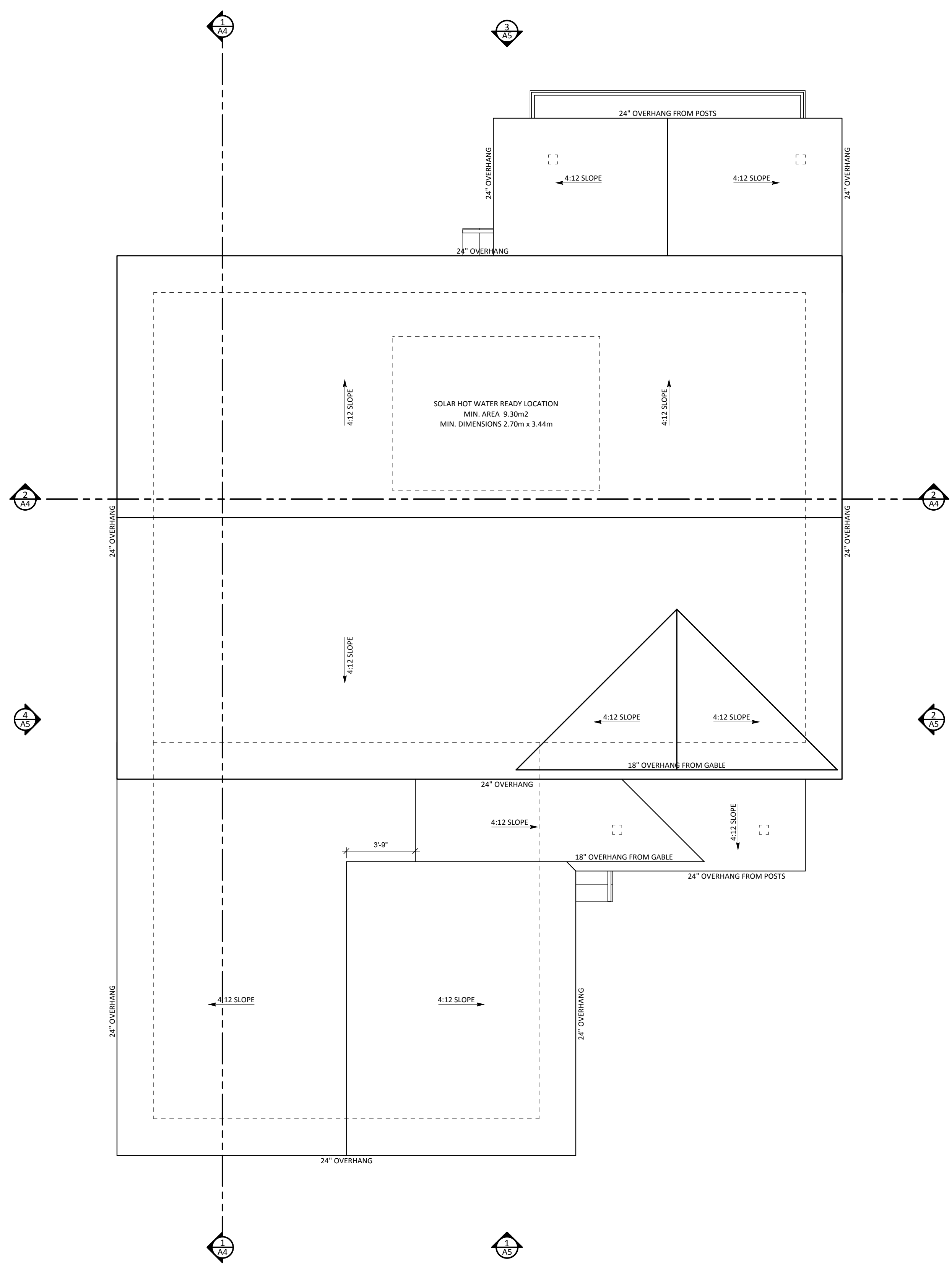
**DOOR SCHEDULE**

NO.	SIZE	TYPE
201	5/0 x 6/8	DOUBLE B-FOLD
202	2/8 x 6/8	SINGLE INTERIOR
203	5/0 x 6/8	DOUBLE B-FOLD
204	2/8 x 6/8	SINGLE INTERIOR
205	5/0 x 6/8	DOUBLE B-FOLD
206	2/6 x 6/8	SINGLE INTERIOR
207	2/6 x 6/8	SINGLE INTERIOR
208	2/8 x 6/8	SINGLE INTERIOR
209	2/6 x 6/8	SINGLE INTERIOR
210	2/6 x 6/8	SINGLE INTERIOR

UPPER FLOOR AREA: 870 SQ.FT.  
**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

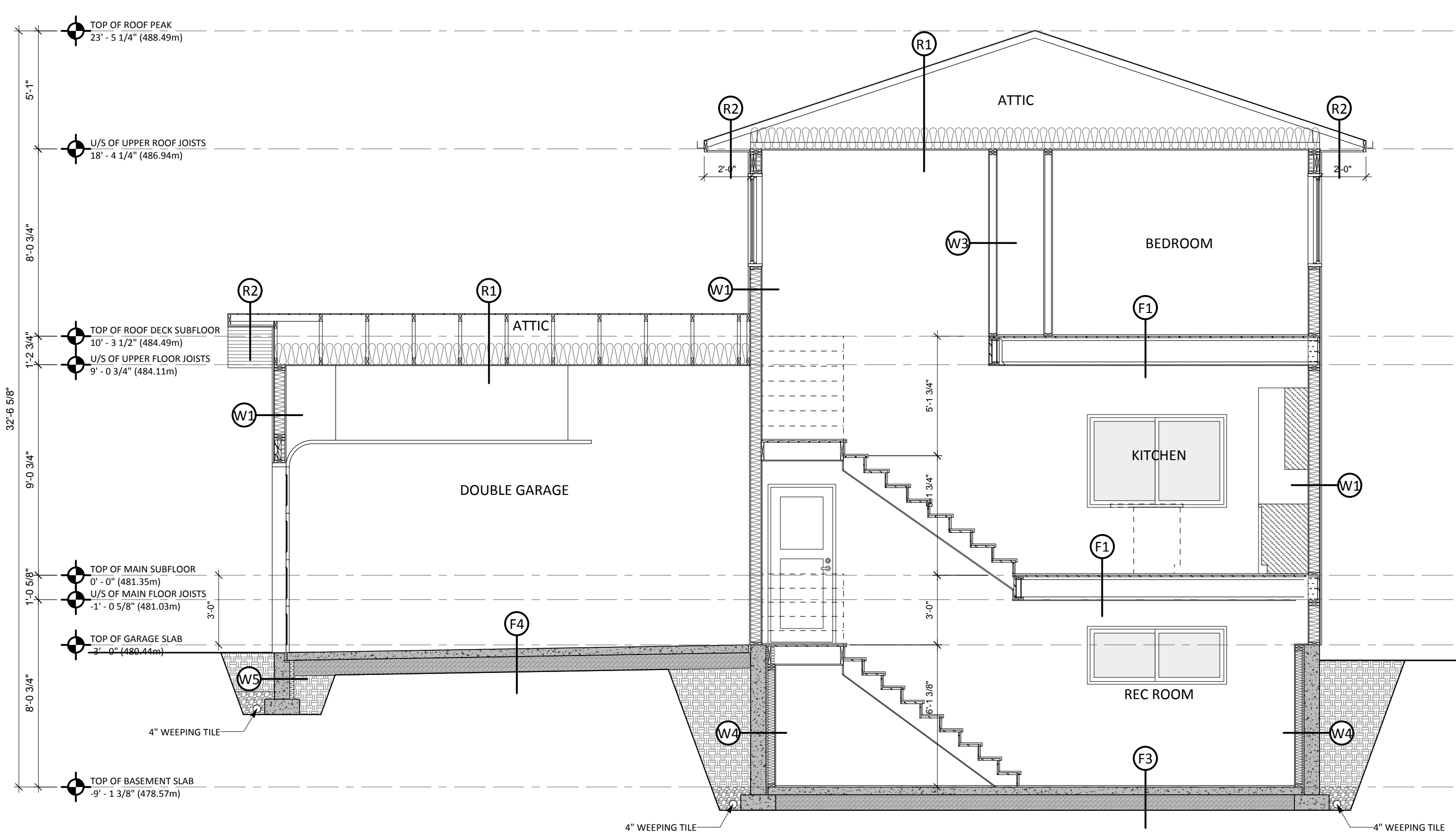
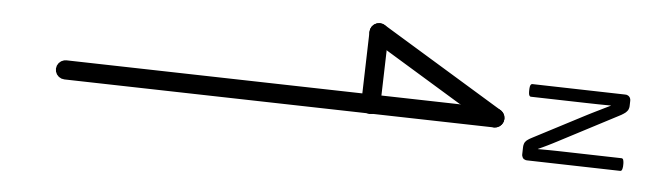


SHEET TITLE: **MAIN/UPPER FLOOR PLANS**  
 PROJECT NAME: **INVERNESS LOT 30**  
 DRAWN BY: **RK**  
 SCALE: **1/4" = 1'-0"**  
 DATE: **2018-11-06**  
 ISSUED FOR: **WORKING DRAWINGS**  
 LEGAL DESCRIPTION: **LOT 30, PLAN EP68715 ODYD**  
**A3**

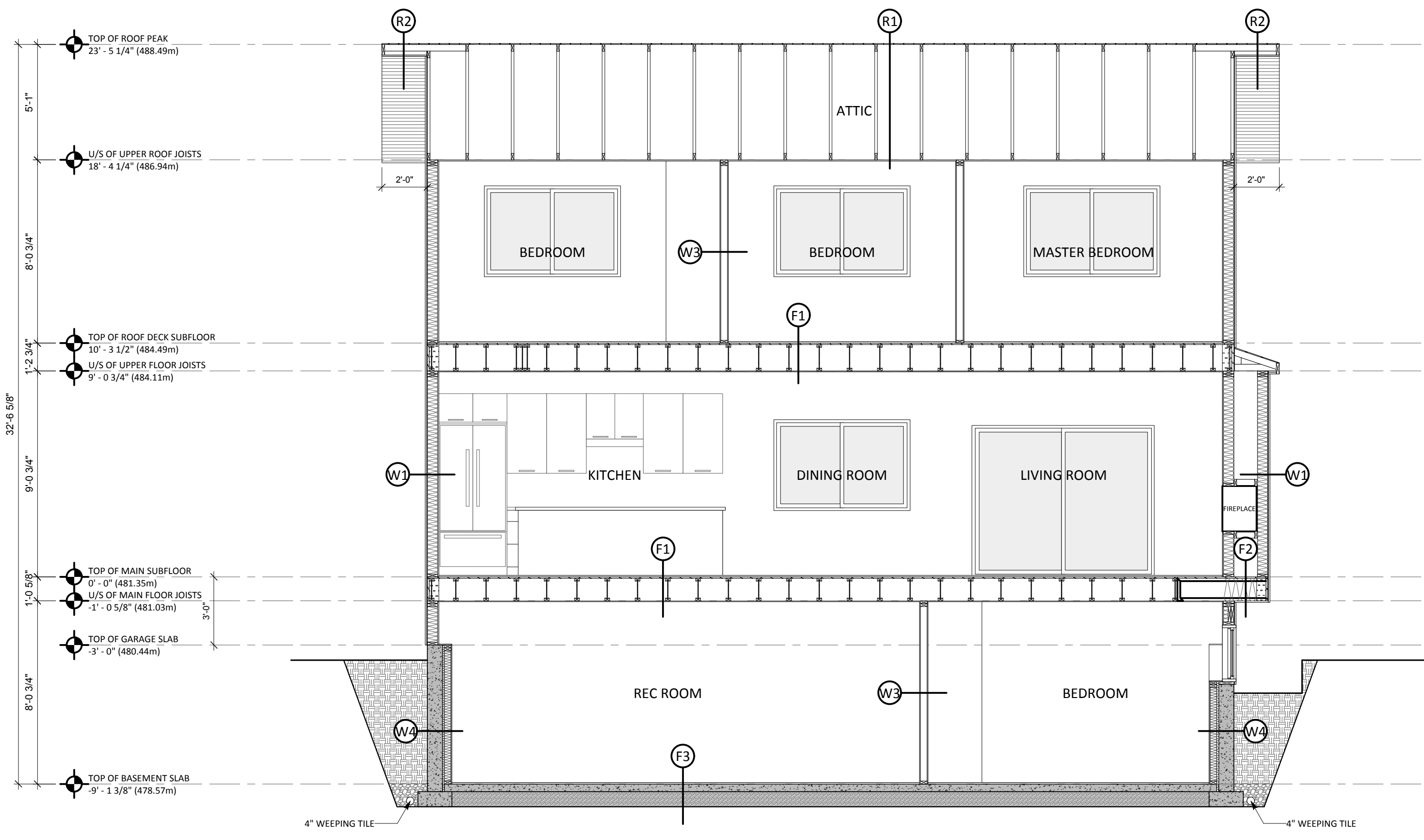


NOTE: PLEASE CONFIRM LAYOUT WITH TRUSS MANUFACTURER

**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**CROSS SECTION**  
 SCALE: 1/4" = 1'-0"



**CROSS SECTION**  
 SCALE: 1/4" = 1'-0"

PROJECT NAME:  
**INVERNESS LOT 30**

DRAWN BY:  
**RK**

NOTES:

SHEET TITLE:  
**ROOF PLAN**

SCALE:  
**1/4" = 1'-0"**

ISSUED FOR:  
**WORKING DRAWINGS**

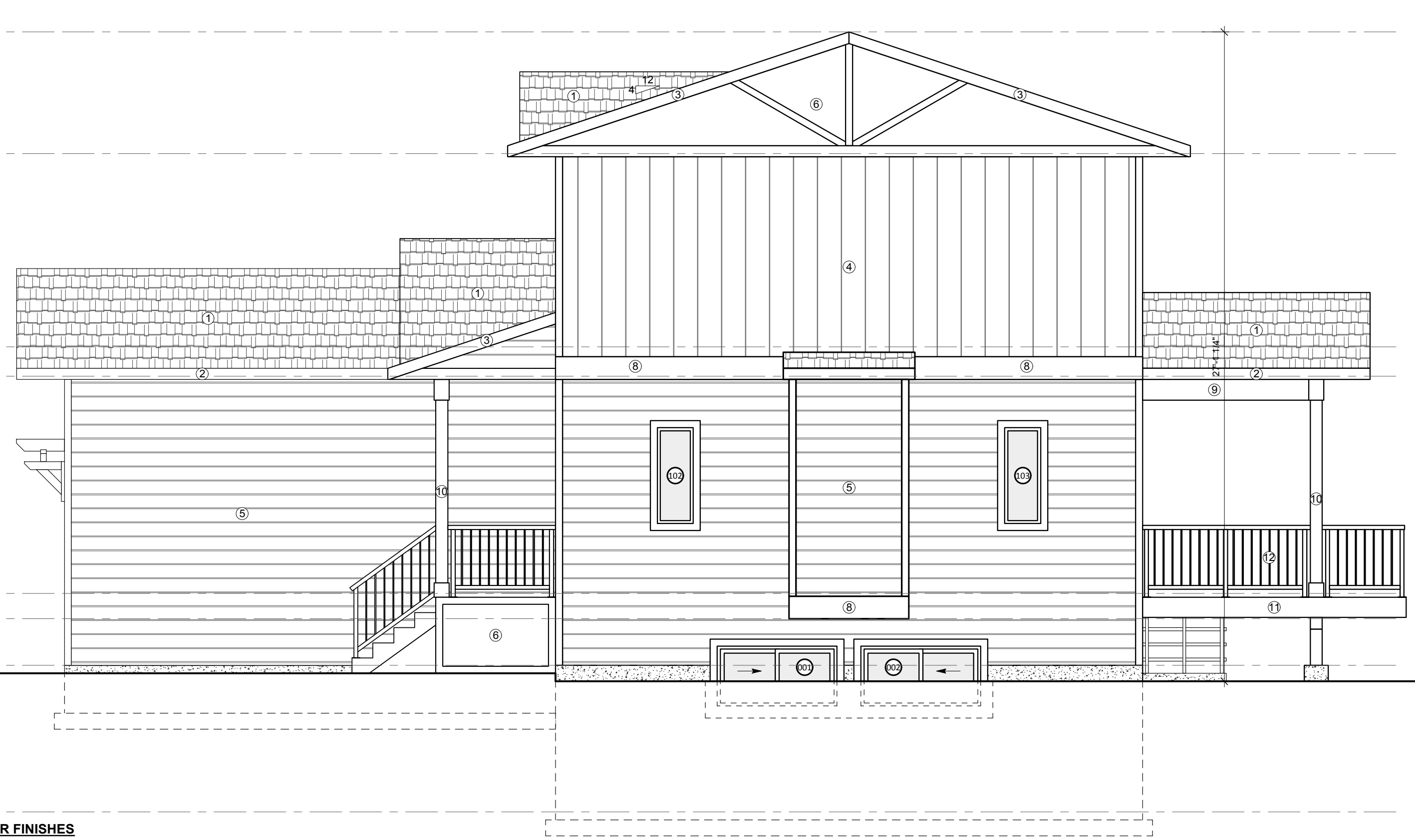
**A4**

LEGAL DESCRIPTION:  
**LOT 30, PLAN EP68715 ODYD**

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**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

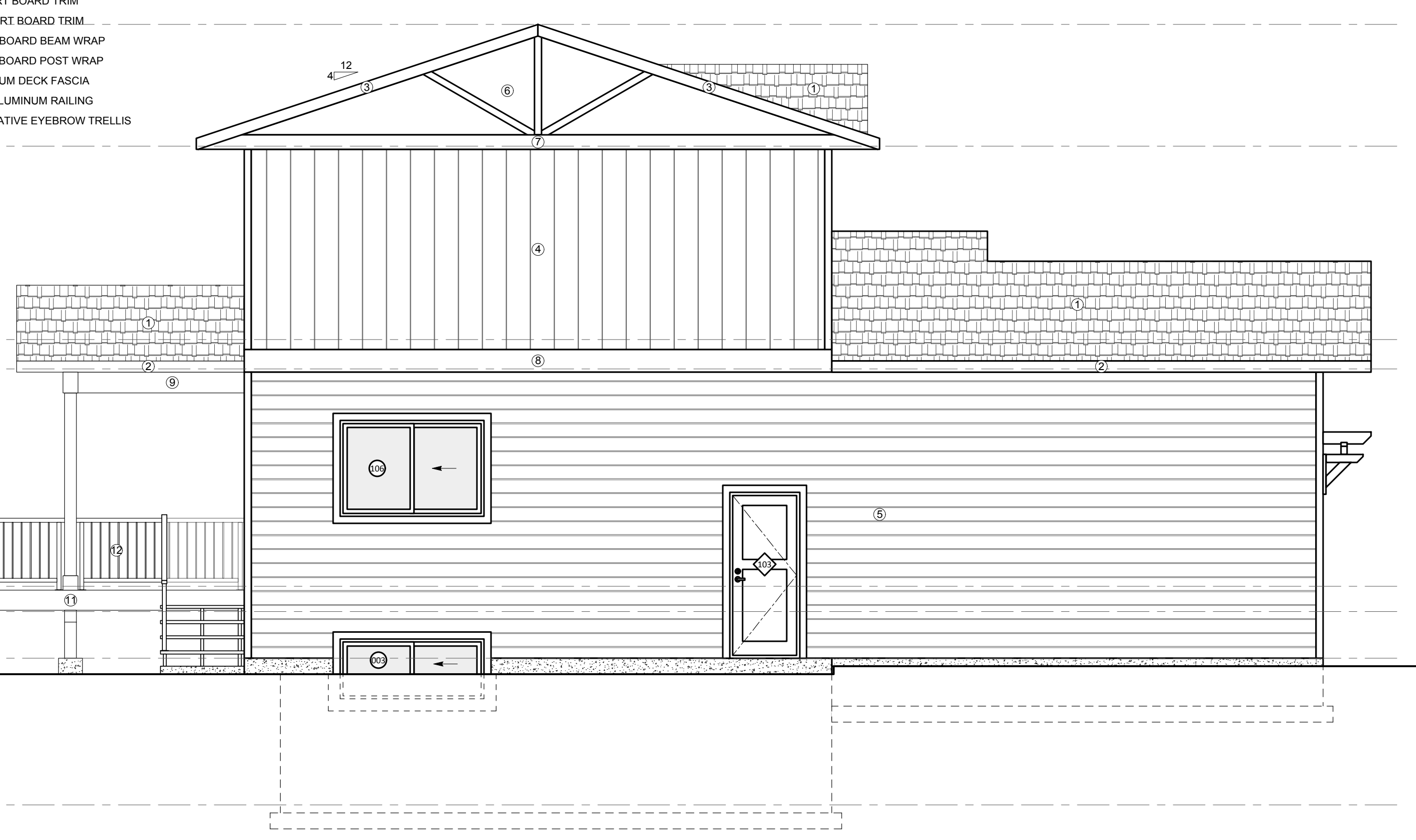


**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- ① ASPHALT SHINGLES
  - ② ALUMINUM GUTTER ALUMINUM FASCIA
  - ③ ALUMINUM GABLE FASCIA
  - ④ FIBER CEMENT BOARD & BATTEN
  - ⑤ HORIZONTAL FIBER CEMENT SIDING
  - ⑥ FIBER CEMENT PANELS WITH 4" TRIMS
  - ⑦ 8" SMART BOARD TRIM
  - ⑧ 12" SMART BOARD TRIM
  - ⑨ SMART BOARD BEAM WRAP
  - ⑩ SMART BOARD POST WRAP
  - ⑪ ALUMINUM DECK FASCIA
  - ⑫ 36" H. ALUMINUM RAILING
  - ⑬ DECORATIVE EYEBROW TRELLIS



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"

PROJECT NAME: <b>INVERNESS LOT 30</b>
DRAWN BY: <b>RK</b>
NOTES:

SHEET TITLE: <b>ELEVATIONS</b>
DATE: YYYY-MM-DD <b>2018-11-06</b>
ISSUED FOR: <b>WORKING DRAWINGS</b>

SCALE: <b>1/4" = 1'-0"</b>
LEGAL DESCRIPTION: <b>LOT 30, PLAN EPP68715 ODYD</b>

**A5**

HEATING DAYS >3000, <4000: ZONE 5  
MINIMUM RSI VALUES REQUIRED (WITH HRV):  
CEILING BELOW ATTICS: 6.91  
CATHEDRAL CEILINGS/FLAT ROOFS: 4.67  
WALLS: 2.97  
FLOORS OVER UNHEATED SPACES: 4.67  
BASEMENT WALLS: 2.98  
UNHEATED FLOORS BELOW FROST LINE: —  
UNHEATED FLOORS ABOVE FROST LINE: 1.96  
HEATED FLOORS: 2.32

**TYPICAL BUILDING ASSEMBLIES**

NOTE: CAN USE ALTERNATIVE ASSEMBLIES IF MINIMUM RSI VALUE IS ACHIEVED

- (W1) EXTERIOR WALL CONSTRUCTION (FIBER CEMENT):**  
EFFECTIVE RSI VALUE: 3.01  
RSI: .03 EXTERIOR AIR FILM  
RSI: .03 HORIZONTAL LAP FIBER CEMENT SIDING (SEE ELEV.)  
RSI: .01 BUILDING PAPER  
RSI: .08 3/8" OSB WALL SHEATHING  
2 x 6 STUDS @ 16" O.C. (23%)  
RSI: 2.66 R-24 BATT INSULATION (77%)  
6 MIL POLY. VAPOUR BARRIER  
RSI: .08 1/2" GYPSUM WALLBOARD, PAINTED  
RSI: .12 INTERIOR AIR FILM

- (W2) INTERIOR PARTITION WALL CONSTRUCTION:**  
1/2" GYPSUM WALLBOARD, PAINTED  
(PRIMER & TWO FINISH PAINT COATS)  
2 x 6 STUDS @ 16" O.C.  
1/2" GYPSUM WALLBOARD, PAINTED

- (W3) INTERIOR PARTITION WALL CONSTRUCTION:**  
1/2" GYPSUM WALLBOARD, PAINTED  
(PRIMER & TWO FINISH PAINT COATS)  
2 x 4 STUDS @ 16" O.C.  
1/2" GYPSUM WALLBOARD, PAINTED

- (W4) CONCRETE FOUNDATION WALL CONSTRUCTION:**  
EFFECTIVE RSI VALUE: 2.99  
RSI: .08 8" CONCRETE FOUNDATION WALL  
(ON 18" CONTINUOUS STRIP FOOTING  
REINFORCING AS PER ENGINEER'S REQUIREMENTS.  
CAST HORIZONTAL 2x4 PWF STRIPS INTO EXTERIOR FACE OF CONCRETE  
WHERE REQUIRED FOR FINISHING  
BUILDING PAPER ABOVE GRADE)  
2 COATS OF ASPHALT DAMP-PROOFING BELOW GRADE  
STUCCO PARGING ABOVE GRADE  
2" EXTRUDED POLYSTYRENE BOARD (EPS TYPE 2)  
GLUED TO INTERIOR FACE BELOW SLAB (WHERE REQUIRED)  
RSI: .45 1" EXPANDED POLYSTYRENE BOARD (EPS TYPE 3)  
2 x 4 STUDS @ 24" O.C. (13%)  
RSI: 2.26 R-12 BATT INSULATION (87%)  
6 MIL POLY. VAPOUR BARRIER  
RSI: .08 1/2" GYPSUM WALLBOARD  
RSI: .12 INTERIOR AIR FILM

- (W5) CONCRETE FROST WALL CONSTRUCTION:**  
8" CONCRETE FOUNDATION WALL REINFORCED W/ 2 - 15M CONTINUOUS AT TOP  
ON 18" CONTINUOUS STRIP FOOTING REINFORCED W/ 2 - 15M CONTINUOUS  
FOUNDATION WALL TIED INTO FOOTING W/ 10M VERTICAL WET DOWELS @ 48" O.C.  
2 COATS OF ASPHALT DAMP-PROOFING ON EXTERIOR FACE  
2" EXTRUDED POLYSTYRENE BOARD (EPS TYPE 2) GLUED TO INTERIOR FACE

- (F1) FLOOR CONSTRUCTION:**  
OWNER SPECIFIED FLOOR FINISH  
3/4" T. & G. OSB SUBFLOORING, SCREWED & GLUED  
14" OR 11 7/8" I-JOISTS @ 16" O.C. (ENGINEERED BY SUPPLIER)  
1/2" GYPSUM CEILING BOARD,  
KNOCK-DOWN TEXTURED CEILING  
NOTE: SPRAY FOAM RIM JOIST TO ACHIEVE SAME RSI VALUE AS WALL

- (F2) FLOOR CONSTRUCTION (INSULATED):**  
EFFECTIVE RSI VALUE: 4.90  
OWNER SPECIFIED FLOOR FINISH  
RSI: .16 INTERIOR AIR FILM  
RSI: .16 3/4" T. & G. OSB SUBFLOORING, SCREWED & GLUED  
14" I-JOISTS @ 16" O.C. (ENGINEERED BY SUPPLIER) (9%)  
RSI: 4.55 MIN. R-28 BATT. INSULATION (91%)  
-- ALUMINUM SOFFIT  
RSI: .03 EXTERIOR AIR FILM  
NOTE: SPRAY FOAM RIM JOIST TO ACHIEVE SAME RSI VALUE AS WALL

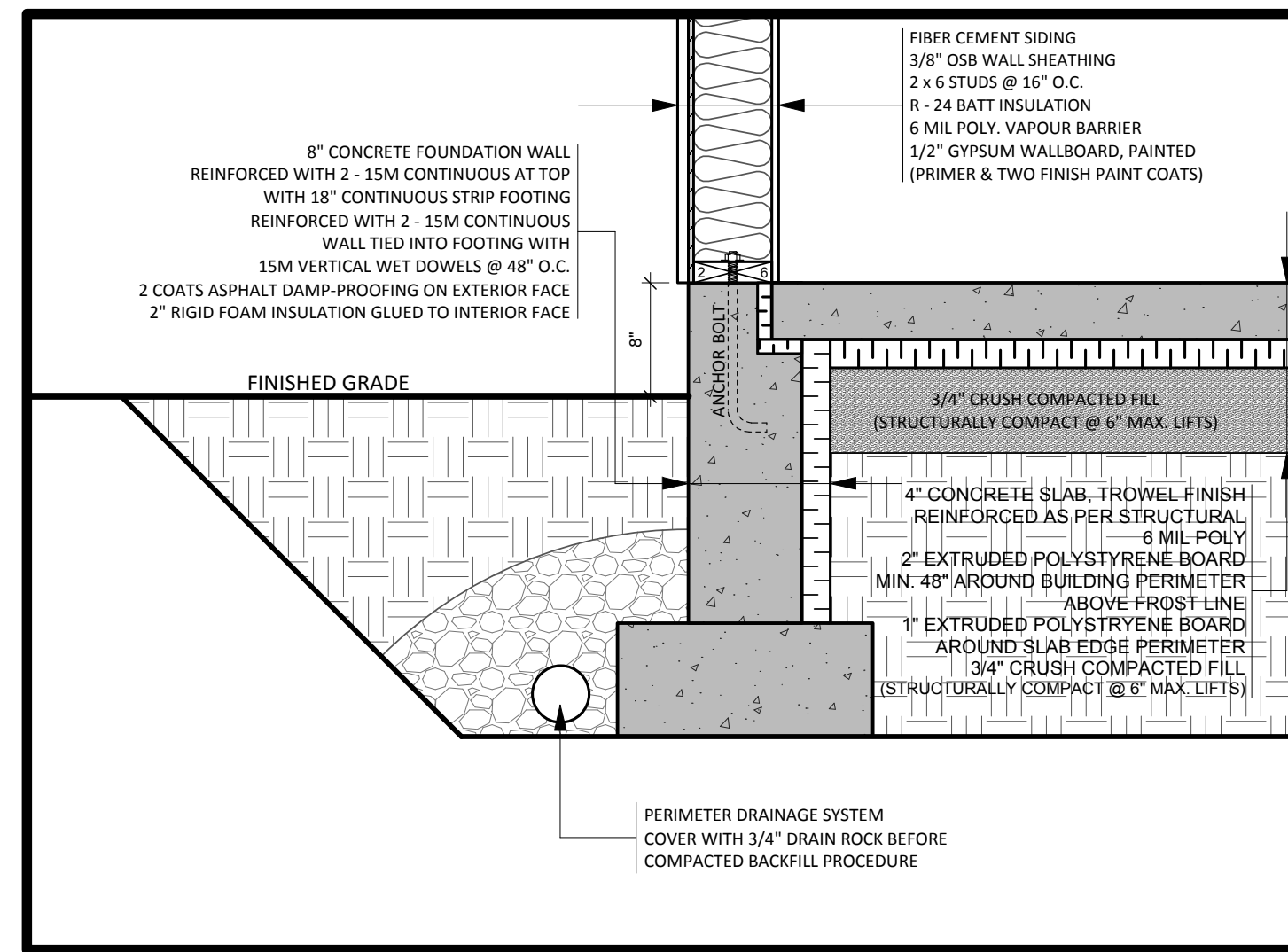
- (F3) SLAB CONSTRUCTION:**  
EFFECTIVE RSI VALUE: 1.98  
RSI: .16 INTERIOR AIR FILM  
RSI: .04 4" CONCRETE SLAB, TROWEL FINISH  
REINFORCED AS PER STRUCTURAL  
4" RADON VENT PIPING (TO EXTEND THROUGH ROOF)  
6 MIL POLY  
RSI: 1.78 2" EXTRUDED POLYSTYRENE BOARD (EPS TYPE 2)  
MIN. 48" AROUND BUILDING PERIMETER ABOVE FROST LINE  
1" EXTRUDED POLYSTYRENE BOARD  
AROUND SLAB EDGE PERIMETER  
3/4" CRUSH COMPACTED FILL (STRUCTURALLY COMPACT @ 6" MAX. LIFTS)

- (F4) GARAGE SLAB CONSTRUCTION:**  
4" CONCRETE SLAB, TROWEL FINISH  
REINFORCED AS PER STRUCTURAL  
6 MIL POLY  
3/4" CRUSH COMPACTED FILL (STRUCTURALLY COMPACT @ 6" MAX. LIFTS)

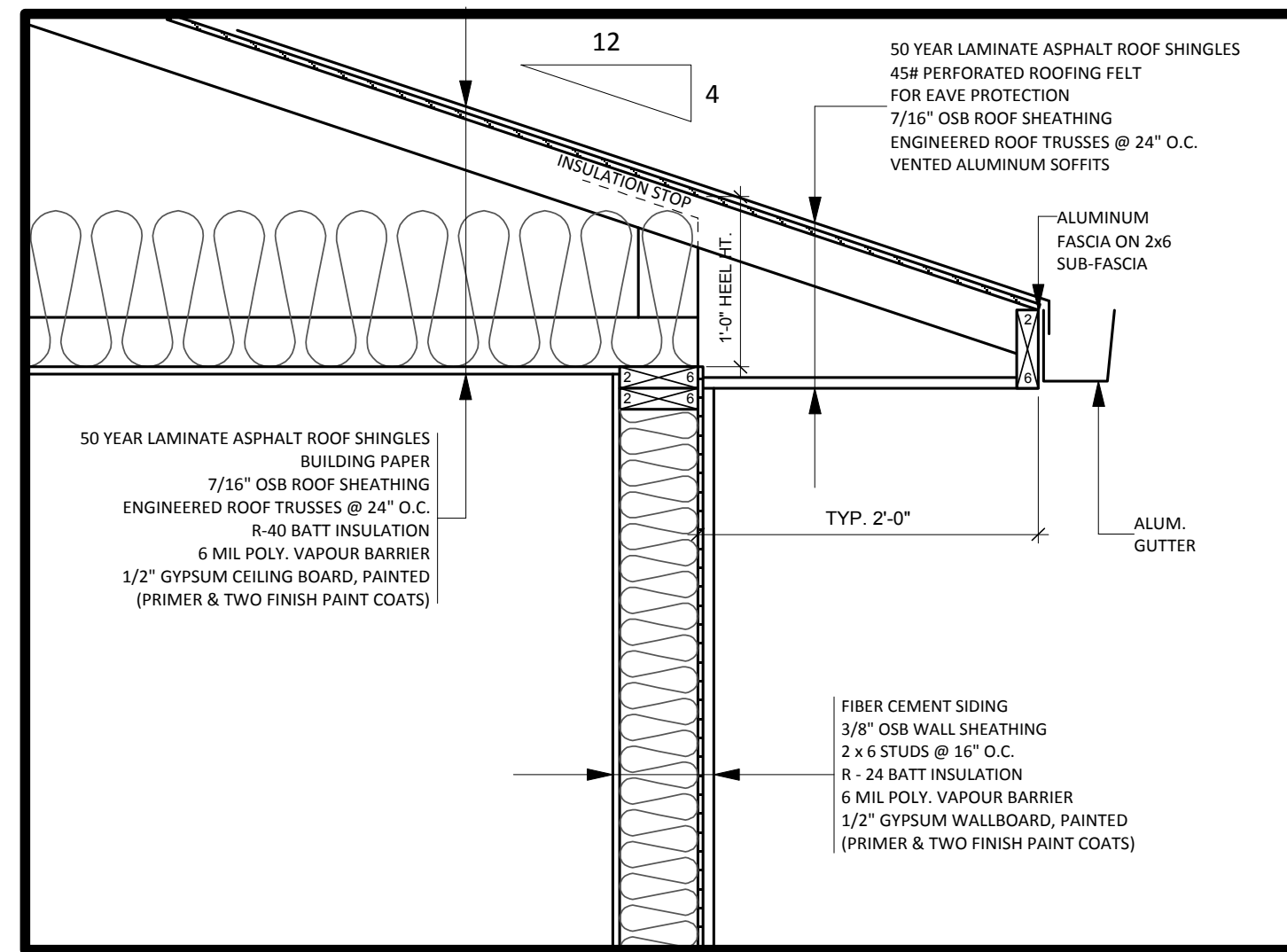
- (F5) DECK CONSTRUCTION:**  
WATERPROOFING MEMBRANE  
CREATE 2% SLOPE FOR DRAINAGE  
3/4" T. & G. OSB SUBFLOORING, SCREWED & GLUED  
2x10 DECK JOISTS @ 16" O.C. (ENGINEERED BY SUPPLIER)

- (R1) TRUSS ROOF CONSTRUCTION:**  
EFFECTIVE RSI VALUE: 7.11  
RSI: .03 EXTERIOR AIR FILM  
RSI: .08 50 YEAR BLACK ASPHALT ROOF SHINGLES  
RSI: .01 BUILDING PAPER  
RSI: .11 7/16" OSB ROOF SHEATHING  
ENGINEERED ROOF TRUSSES @ 24" O.C. (11%)  
RSI: 6.69 R-40 BATT INSULATION (89%)  
6 MIL POLY. VAPOUR BARRIER  
RSI: .08 1/2" GYPSUM CEILING BOARD, PAINTED  
RSI: .001 KNOCK-DOWN CEILING TEXTURE  
RSI: .11 INTERIOR AIR FILM

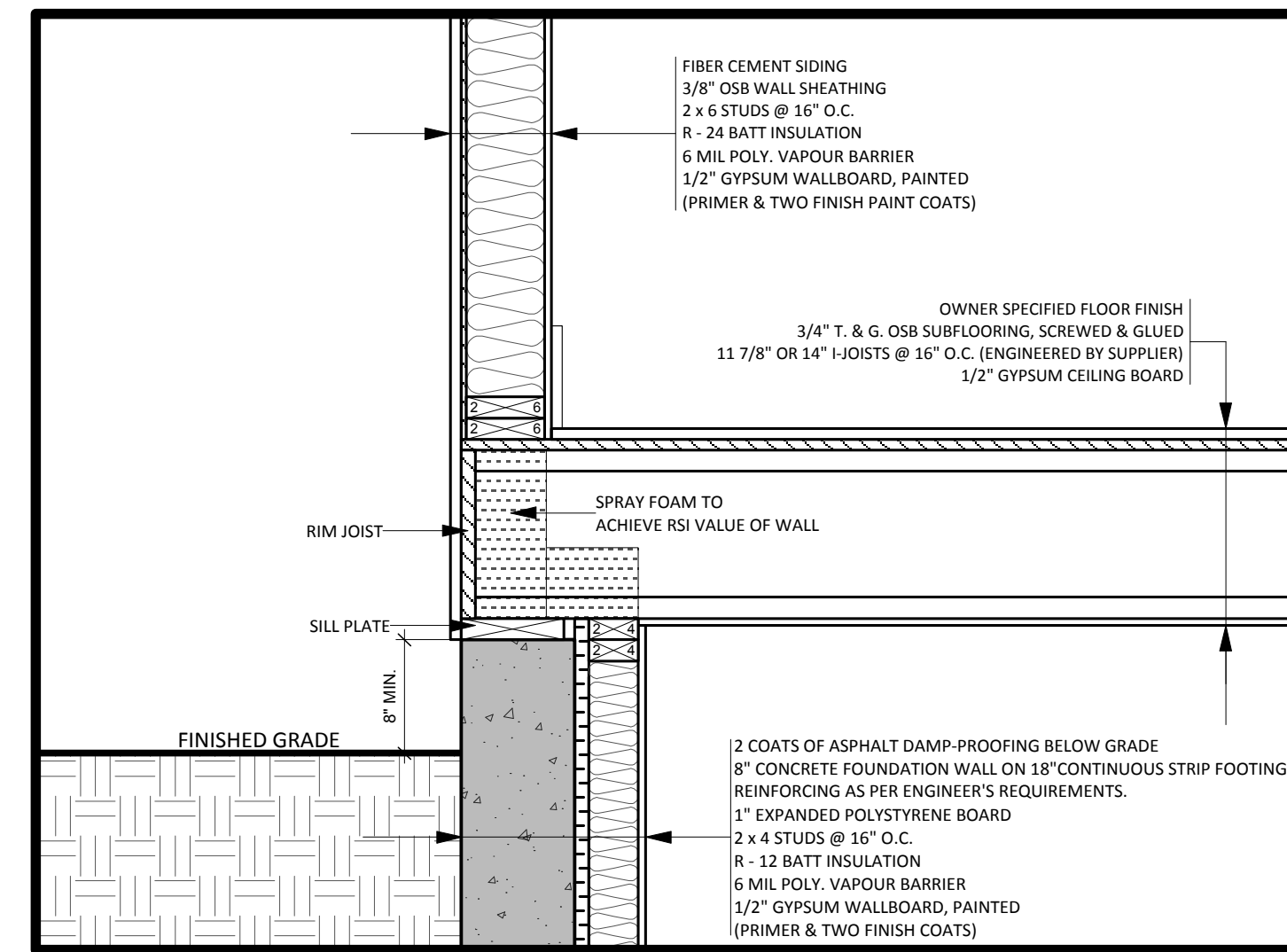
- (R2) TRUSS ROOF CONSTRUCTION: (SOFFIT)**  
50 YEAR BLACK ASPHALT ROOF SHINGLES  
BUILDING PAPER  
7/16" OSB ROOF SHEATHING  
ENGINEERED ROOF TRUSSES @ 24" O.C.  
VENTED ALUMINUM SOFFIT



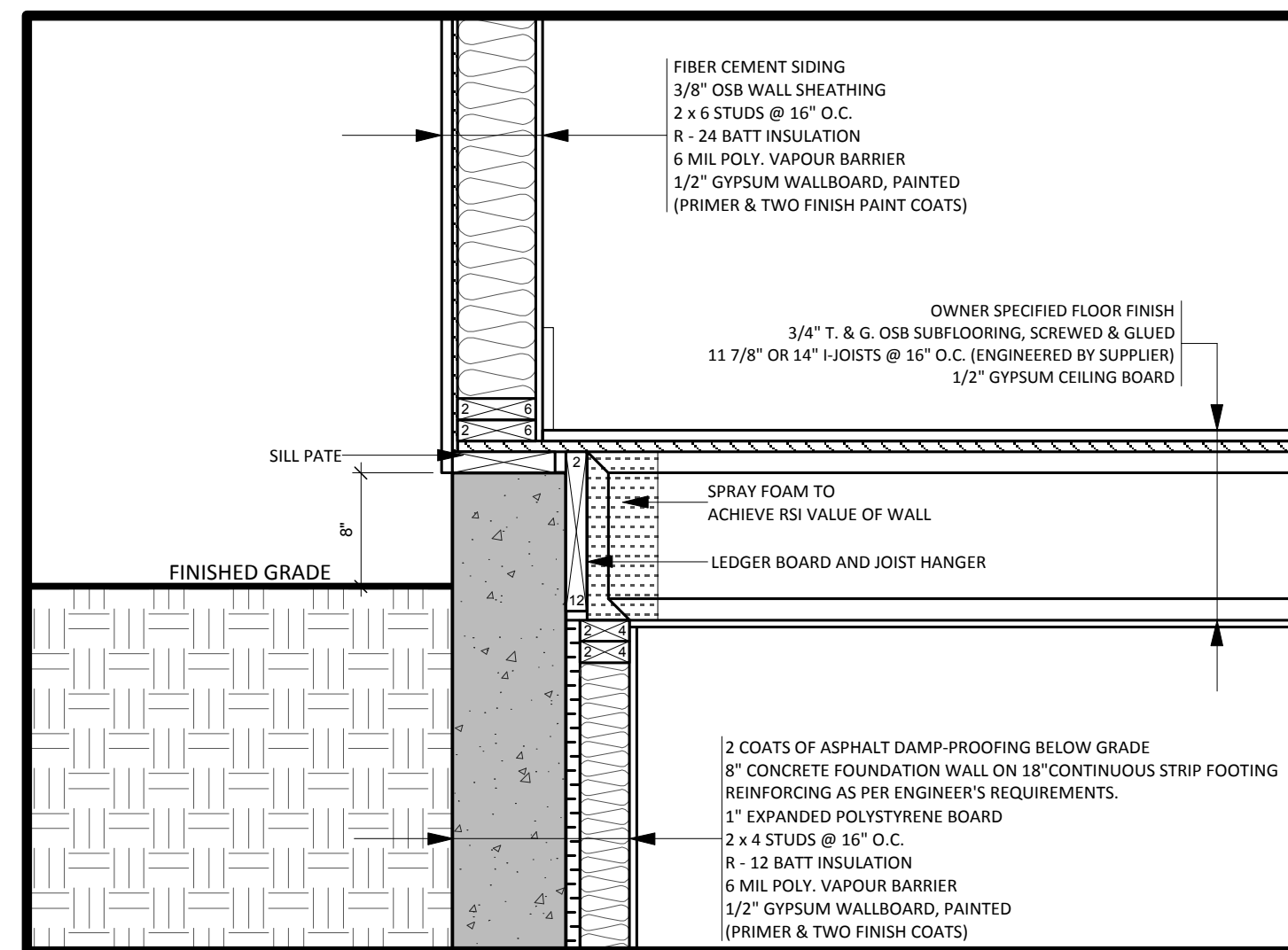
**TYP. FOOTING DETAIL**  
SCALE: 1/2" = 1'-0"



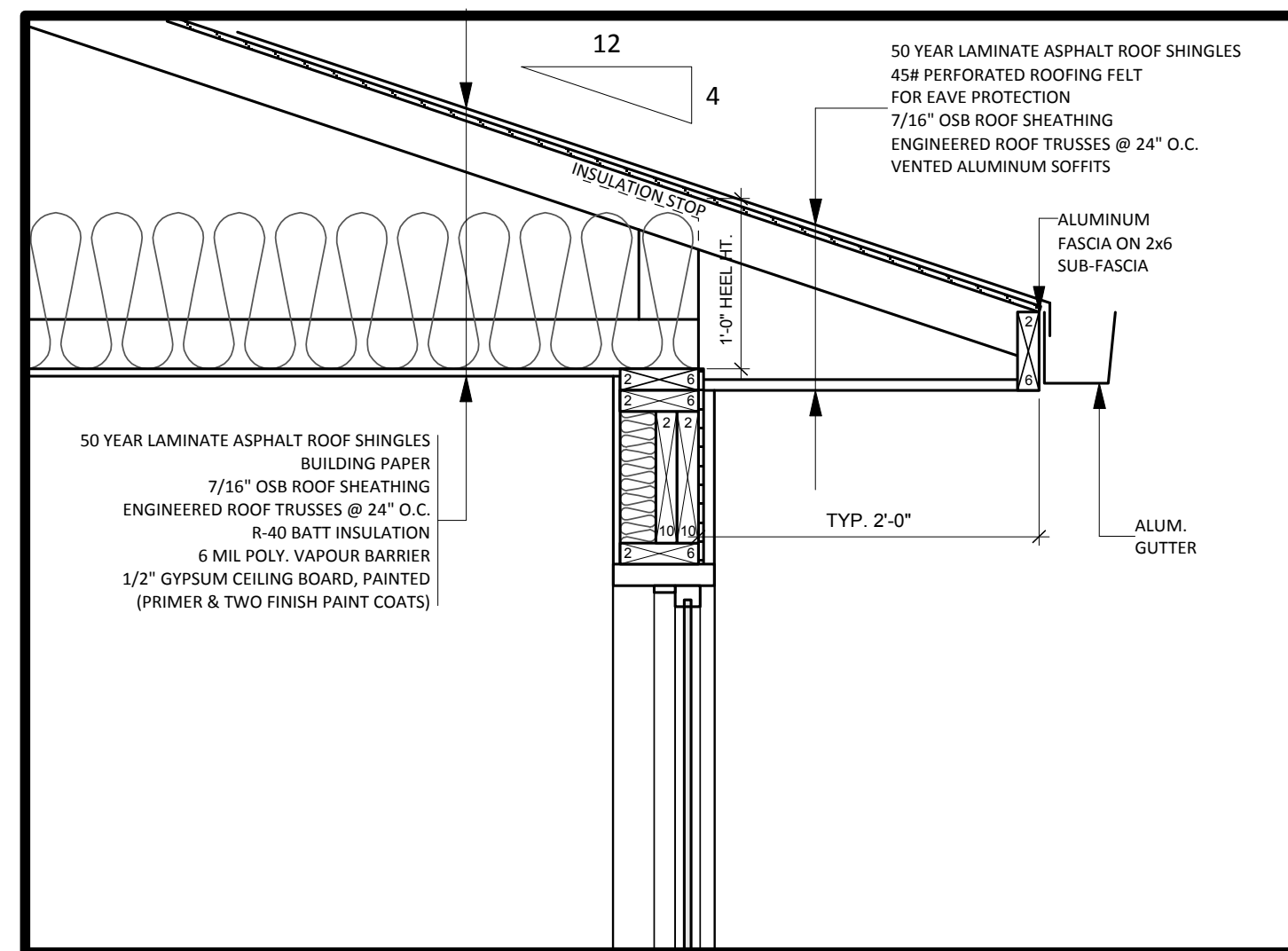
**TYP. OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"



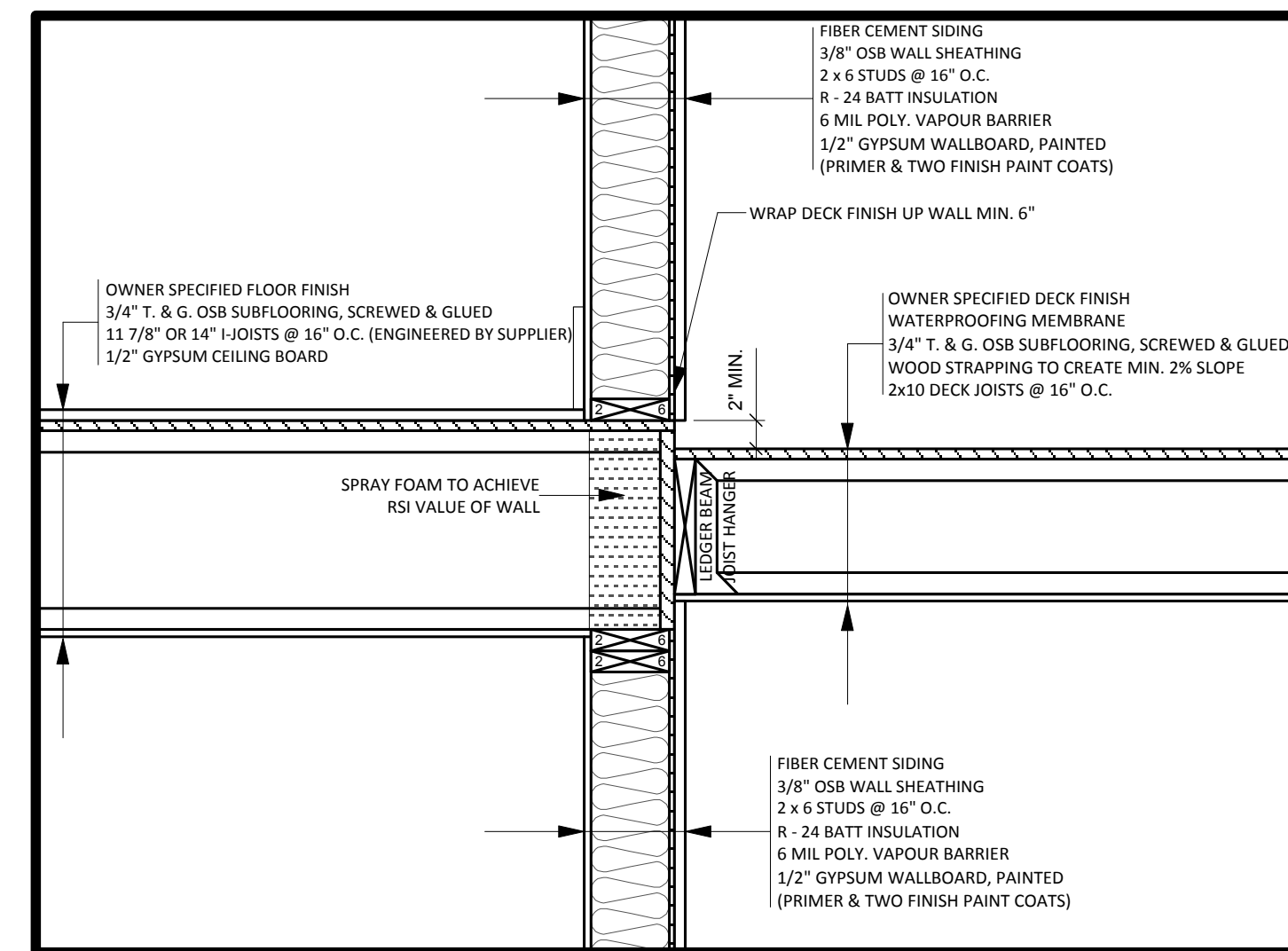
**TYP. JOIST BEARING DETAIL**  
SCALE: 1/2" = 1'-0"



**TYP. JOIST HANGING DETAIL**  
SCALE: 1/2" = 1'-0"



**TYP. HEADER DETAIL**  
SCALE: 1/2" = 1'-0"



**TYP. DECK DETAIL**  
SCALE: 1/2" = 1'-0"

PROJECT NAME:  
**INVERNESS LOT 30**

DRAWN BY:  
**RK**

NOTES:

SHEET TITLE:  
**SECTION DETAILS**

ISSUED FOR:  
**WORKING DRAWINGS**

DATE: YYYY-MM-DD  
**2018-11-06**

SCALE:  
**1" = 1'-0"**

LEGAL DESCRIPTION:  
**LOT 30, PLAN EP68715 ODYD**