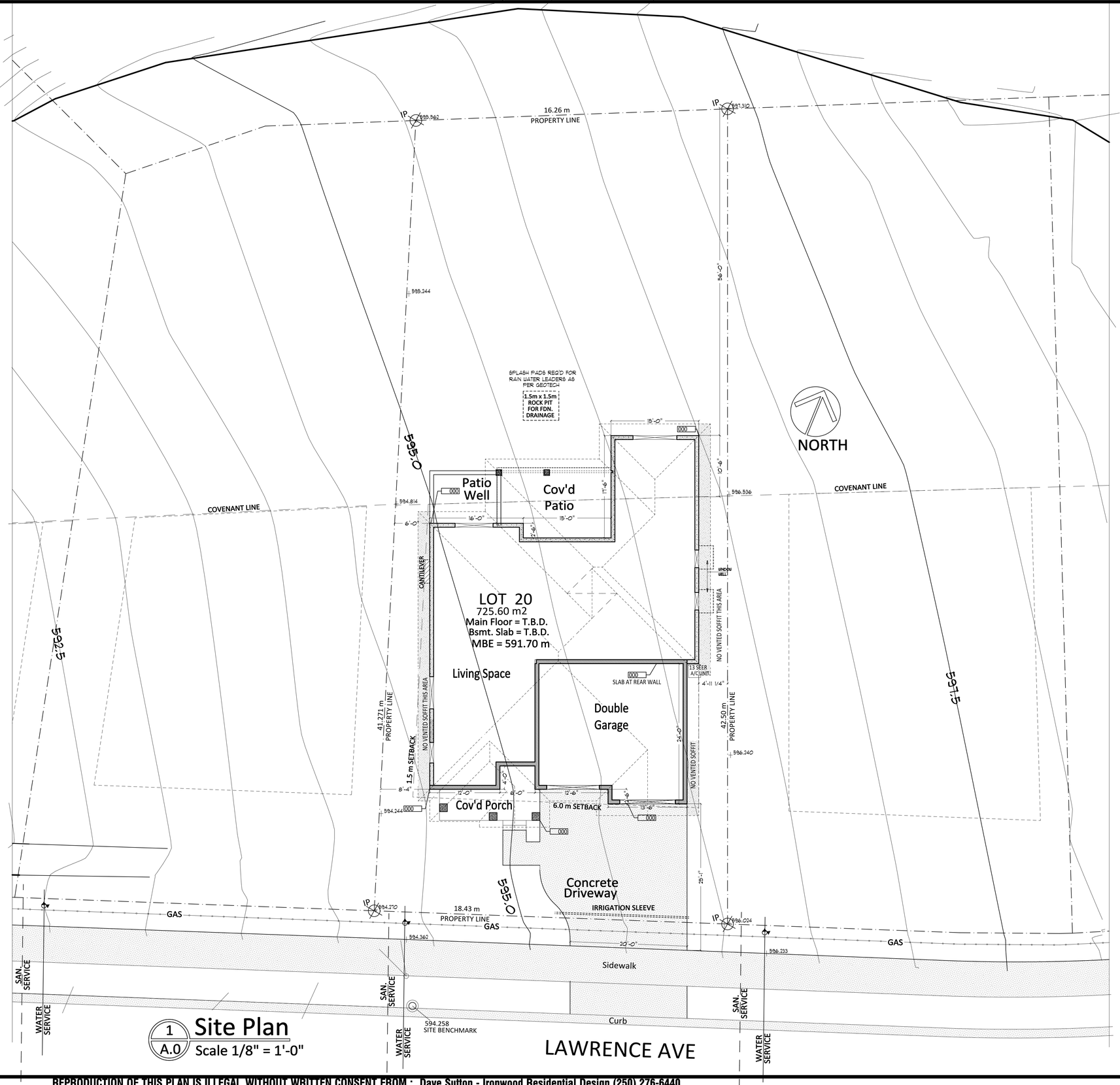


1 / A.0 **Site Plan**
Scale 1/8" = 1'-0"

BCBC 9.36 REQUIREMENTS - CONFORMANCE TABLE		
Compliance path	Performance Path - See attached report	
Mechanical Systems	Furnace	YORK TM9E with Energy Star Motor forced air furnace - 95 AFUE with VSM
	Air Conditioner	AC 13 SEER
	Water Heater	50 Gal. Condensing Hot Water Heater Rheem RH E50
Window Specifications	U Value to be 1.7 SHGG 0.5 (Average)	
Ventilation	Principal exhaust fan for be 2 speed fan for continuous operation at low speed with wall switch in bathroom for second speed used form moisture extraction Principal exhaust fan to have a labelled override off switch for maintenance	
Proposed Insulation	Attic	R40
	Above grade walls	2x6 @ 16" o.c. c/w R 20
	Below grade walls	2x4 @ 24" o.c. c/w R 12
	Rim joist & lintels	R20 spray foam

Zoned R1 - Large Lot Residential						
Site Coverage	Allowed Coverage House and Garage					**40%**
	Sq.m	Ha.	Sq.Ft.			
Lot Area	725.6	0.7	7810.3			
Allowed Coverage	290.2	0.3	3124.1	Total Footprints Allowed		
House & Garage Footprint	207.2	0.2	2230.0			
Rear Covered Deck	20.9	0.0	225.0			
Front Covered Porch	7.1	0.0	76.0			
	235.1	0.2	2531.0	32%	Proposed	
	Sq.m	Ha.	Sq.Ft.			
Remaining Coverage	55.1	0.2	593.1			

Building Height
Max. Allowable Building Height = 10.5m
Max. Proposed Building Height = TBD
See Site Plan for Required and Proposed Building Setbacks

DRAWING INDEX

DATE	DESCRIPTION
JULY 11 2017	FOR REVIEW

IRONWOOD
RESIDENTIAL DESIGN
203 - 69 Nanaimo Ave East, Penticton, British Columbia, V2A 1M1
Dave Sutton (250) 276-6440
email: dave@ironwoodresidential.com

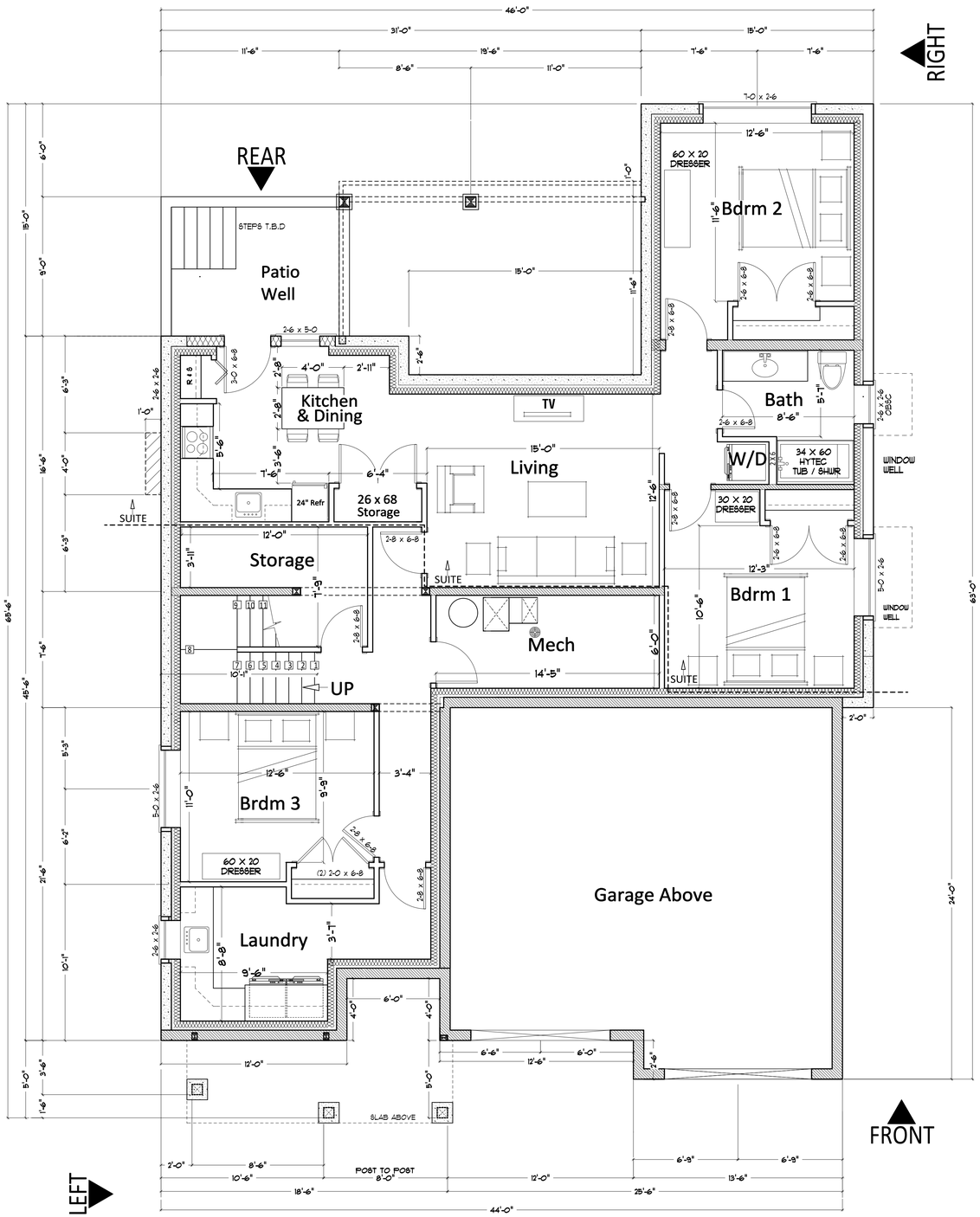
SEAL OF REGISTERED

PROFESSIONAL

Lot 20 Sendero Canyon
2101 Lawrence Ave., Penticton, B.C.
P.I.D. 029-044-090, Plan No. KAP92932

PAGE TITLE: SITE PLAN & DATA SHEET
SCALE: AS NOTED
DATE: JULY 11 2017
DRAWN: DS
CHECKED: DS

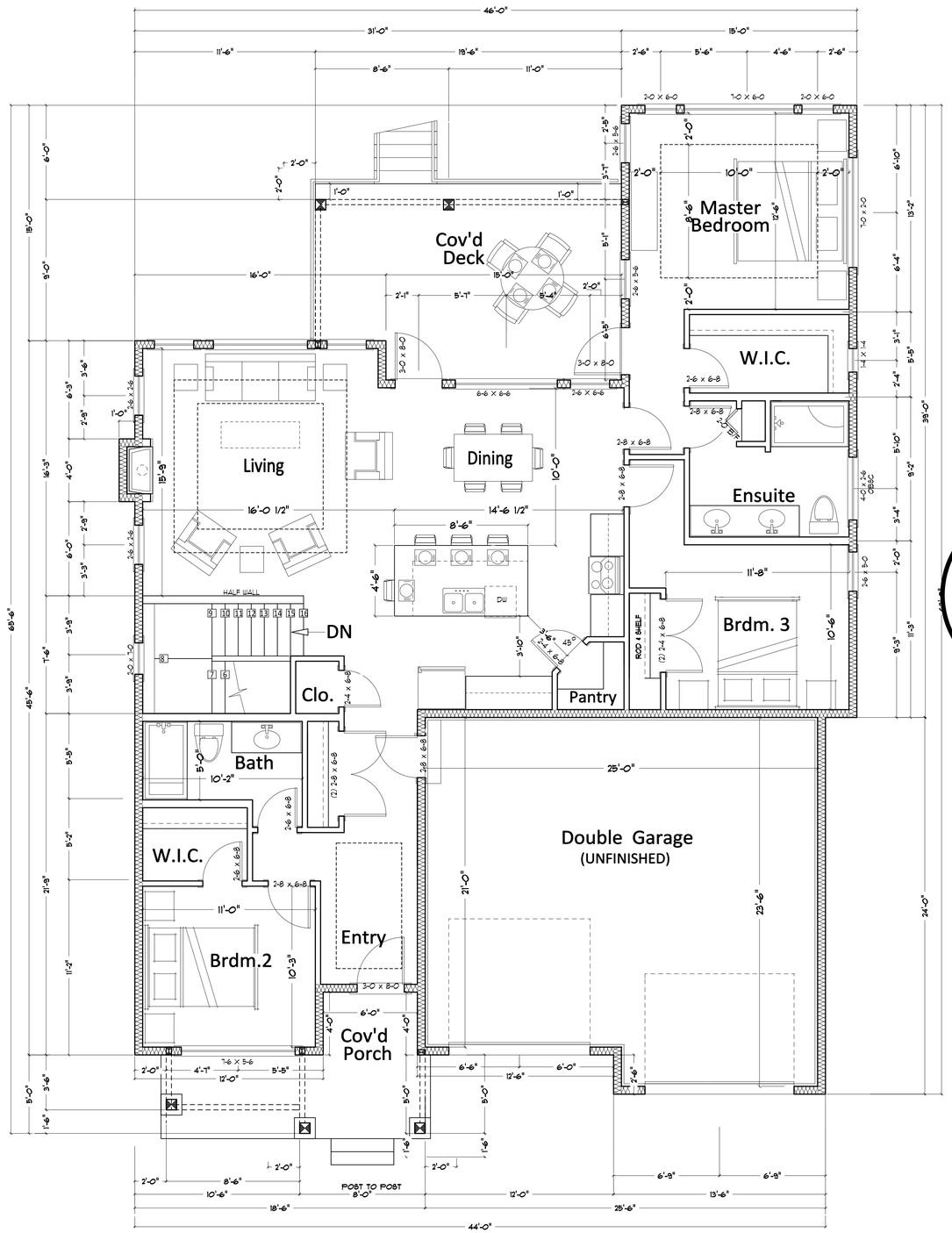
A.0



1 A.5 Finished Basement Plan

Scale 1/8" = 1'-0"
8'-6" Ceilings

1590 Sq.Ft Total
950 Sq.Ft Suite
640 Sq.Ft Bsmt.



2 A.5 Main Floor Plan

Scale 1/4" = 1'-0"
9'-0" Ceilings

1590 Sq.Ft Finished
606 Sq.Ft Garage
219 Sq.Ft Rear Cov'd Deck
106 Sq.Ft Front Cov'd Porch

DATE	DESCRIPTION
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SEAL OF REGISTERED

PROFESSIONAL

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PAGE TITLE	LOWER & MAIN FLOOR PLANS
SCALE	AS NOTED
DATE	JULY 11 2017
DRAWN	DS
CHECKED	DS

A.5