

# THE BROOK FARM HOUSE PLAN

## CONSTRUCTION DOCUMENTS

| HOUSE INFORMATION | |
|---|---|
| ELEVATIONS: RE: CONSTRUCTION DATUM MAIN = 100'-0" | |
| T/O BASEMENT SLAB | 88'-10 5/8" |
| T/O FOUNDATION WALL | 99'-9 3/4" |
| T/O GARAGE | 99'-9 3/4" |
| FINISHED MAIN FLOOR | 100'-0" |
| FINISHED GRADE FRONT | 99'-1 3/4" |
| FINISHED GRADE BACK | 88'-2 5/8" |
| HOUSE AREA: | |
| BASEMENT | 1655.36 SQFT |
| MAIN FLOOR | 1635.47 SQFT |
| UPPER FLOOR | 1109.85 SQFT |
| TOTAL LIVABLE SPACE: | 4400.68 SQFT |
| GARAGE | 441.37 SQFT |
| PATIO | 364.76 SQFT |
| TOTAL UN-LIVABLE SPACE: | 806.13 SQFT |
| TOTAL HOUSE AREA: | 5206.81 SQFT |

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# GENERAL NOTES:

**DISCLAIMER**
THESE NOTES CONSTITUTE A PART OF THE DRAWING PACKAGE AND ARE INTENDED TO BE UNDERSTOOD BEFORE COMMENCEMENT OF THE PROJECT. THESE DRAWINGS COMPLY WITH THE 2021 INTERNATIONAL RESIDENCE CODE (IRC). IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT CONSTRUCTION IS EXECUTED IN CONFORMANCE WITH THE IRC, AND ALL LOCAL CODES AND AUTHORITIES, AND THAT ALL SITE SPECIFIC VARIABLES NOT IDENTIFIED IN THESE DRAWINGS ARE CALCULATED, REVIEWED AND EXECUTED BASED ON LOCAL CLIMATE ZONES AND ALL SPECIFIC SITE CONDITIONS.

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, ASSEMBLIES AND SPECIFICATIONS BEFORE COMMENCING CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. IF THERE ARE ANY ERRORS, OMISSIONS OR DISCREPANCIES FOUND IN THIS SET OF DOCUMENTS, PLEASE BRING IT TO OUR ATTENTION BEFORE THE COMMENCEMENT OF CONSTRUCTION AND WE WILL CORRECT IT AND PROVIDE AN AMENDMENT DOCUMENT.

UPRISE DESIGN + DRAFTING INC. IS NOT RESPONSIBLE FOR CHANGES OR VARIANCES FROM THESE DRAWINGS DUE TO SITE CONDITIONS OR STRUCTURAL DRAWINGS PROVIDED BY THE PROFESSIONAL ENGINEER FOR ROOF, FLOOR, WALL OR FOUNDATION AND IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO RESOLVE ANY DISCREPANCIES.

ANY AND ALL DESIGN THAT REQUIRES ENGINEERING IS THE SOLE RESPONSIBILITY AND AT THE COST OF THE OWNER AND/OR BUILDER. ON THE DRAWINGS, P.ENG IS REFERRING TO A PROFESSIONAL ENGINEER.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO UNDERSTAND THE SPECIFIC REQUIREMENTS OF THE SITE INCLUDING, BUT NOT LIMITED TO CLIMATE ZONE, SEISMIC CONDITIONS, FLOOD AREAS, SNOW LOADS, WIND LOADS, SOIL AND FROST BEARING.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO REVIEW ALL PRODUCT MANUFACTURER'S GUIDELINES, SPECIFICATIONS AND INSTALLATION REQUIREMENTS. THESE PLANS INCLUDE A GENERAL RECOMMENDATION BUT ALL PRODUCT MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDES MUST BE FOLLOWED.

IT IS HIGHLY RECOMMENDED THAT A LICENSED BUILDING SCIENCE PROFESSIONAL REVIEW ALL THERMAL REQUIREMENTS OF THE BUILDING ENVELOPE, AS WELL AS REQUIRED AIR AND VAPOUR BARRIER ASSEMBLIES FOR THE SPECIFIC CLIMATE ZONE.

**ERRORS AND OMISSIONS:**
- Uprise Design + Drafting Inc. makes every effort to provide a clear, concise and complete set of construction documents. However, Uprise Design + Drafting Inc. cannot assume liability for any errors or omissions which may affect construction. It is the responsibility of the Contractor/Builder to verify dimensions, details, assemblies and specifications before construction. If there is an item of question in the documents please contact us before the commencement of construction to discuss. If an error, omission or discrepancy is found in this set of documents, please bring it to our attention before the commencement of construction and we will correct it and provide an amendment document.

**DESIGN CRITERIA**
- Climatic and Geographic Design Criteria shall be established and constructed in accordance with the local jurisdiction of the region the plans are being constructed in and as set forth in IRC Table R301.2.

- These drawings are based on the following Climatic and Geographic Design Criteria as per Table R301.2:
Location: Ada County, Idaho (Climate Zone 5B)
Ground Snow Load: 20 lbs/ft$^2$ (Figure R301.2(3))
Wind Design Speed: 102 Vmph (Interpolated on Figure R301.2(2))
Wind Design Topographic Effects: No
Wind Design Special Wind Region: No (Figure R301.2.1.1)
Windborne Debris Zone: No
Seismic Design Category: A (Figure R301.2.2.1(5))
Weathering Probability Map for Concrete: Severe (Figure R301.2(1))
Frost Line Depth: Based on Jurisdiction Requirements but 4ft of Slab-Edge Insulation is required as per Table N1102.1.3
Termite Probability: Slight to Moderate (as per Figure R318.4)
Ice Barrier Underlayment Required: Based on Jurisdiction Requirements
Floor Hazards: Based on Jurisdiction Requirements
Air Freezing Index: 1500 or less (Figure R403.3(2))

Floor and Roof Load Design Assumptions are:
Floor Live Load = 40psf (R301.5)
Floor Dead Load = 20psf
Roof Live Load = 20psf (R301.6 Roof Load and Table R301.2 Ground Snow Load)
Roof Dead Load = 20psf

Soil Bearing = 2000 psf (Refer to Table R401.4.1)
- If the location of the building site exceeds these live and/or dead load values, and/or exceeds the soil bearing value or any part of the design criteria above, than you will need a Professional Engineer to ensure compliance to the site specific requirements.

**BUILDING THERMAL ENVELOPE:**
- Residential buildings shall comply with Section N1101.13.5 and Section N1101.13.1, N1101.13.2, N1101.13.2, or N1101.13.4.
- The Prescriptive Compliance Option in N1101.13.1 requires compliance with Sections N1101 through N1104. All components of the building thermal envelope shall be installed in accordance with the manufacturer's instructions and the criteria in Table N1102.4.1.1, as applicable to the method of construction. An approved third party shall inspect all components of the building thermal envelope and verify compliance before commencing construction.
- For buildings complying with Section N1101.13.1 (The Prescriptive Compliance Option), one of the additional efficiency package options shall be installed according to Section N1108.2.1 through N1108.2.5.
- Table N1102.1.3 provides the Insulation Minimum R-Values and Fenestration Requirements by Component. For Climate Zone 5B the following insulation minimum r-values and fenestrations are listed. Refer to Table N1102.1.3 for all notations, footnotes and exceptions for the following items. Review all values and ensure they comply to the local jurisdiction requirements before proceeding with construction. Contact an approved third party to adjust any values to meet the standards required in the site specific climate zone.

As per Climate Zone 5 in Table N1102.1.3 the following insulation minimum r-values and fenestration requirements are:
FENESTRATION U-FACTOR[b] = 0.30
SKYLIGHT[b] U-FACTOR = 0.55
GLAZED FENESTRATION SHGC[b,e] = 0.40
CEILING R-VALUE = 60
WOOD FRAME WALL R-VALUE[a] = 30 or 20&5ci[h] or 13&10ci[h] or 0&20ci[h]
MASS WALL R-VALUE[c] = 13/17
FLOOR R-VALUE = 30
BASEMENT[c,g] WALL R-VALUE = 15ci or 19 or 13&5ci
SLAB[d] R-VALUE & DEPTH = 10ci, 4ft
CRAWL SPACE[c,g] WALL R-VALUE = 15ci or 19 or 13&5ci
*b,c,d,e,g,h) - Refer to Table N1102.1.3 for these footnotes*
- In addition to the requirements of Section N1102.1, insulation shall meet the specific requirements of Sections N1102.2.1 through N1102.2.12.

**AIR LEAKAGE**
- The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.5. Building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned space.
- The building thermal envelope shall comply with Sections N1102.4.1.1 through N1102.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.
- The components of the building thermal envelope as indicated in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table N1102.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.
- The building or dwelling unit shall be tested for air leakage. Where complying with Section N1101.13.1, the building or dwelling unit shall have an air leakage rate not exceeding 5.0 air changes per hour in Climate Zones 0, 1 and 2, and 3.0 air changes per hour in Climate Zones 3 through 8, when tested in accordance with Section N1102.4.1.2.
- 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 vapor barrier.

**FIRE RESISTANT CONSTRUCTION:**
- Fire Resistance Rating is subject to site location and must comply with IRC Table R302.1. This dwelling is to be equipped with an automatic sprinkler system that is designed and installed in accordance with Section P2904 or NFPA 13D.
- Fireblocking shall be provided in wood-frame construction as per IRC R302.11.

**LIGHT, VENTILATION + HEATING:**
- The design of this home assumes a Mechanical Ventilation system is provided and in accordance with Section M1505.

**TOILETS, BATH AND SHOWER SPACES:**
- Non-absorbent surface required on tub and shower walls and floors with shower head and shower compartments installed. Surface shall extend min. 6ft above the floor.
- All fixture symbols in the construction documents are just symbols to indicate sink, toilet, bath and/or shower. Drain locations on these symbols may not represent actual drain locations. Drain types and locations must be verified with specific product purchased and manufacturer's specifications and installation guidelines.

**GLAZING**
- Owner/Contractor to confirm all rough openings for doors, windows and other units with manufactures installation recommendations before commencement of construction. It is further recommended that doors and windows only be ordered after framing.
- Security blocking to be installed at all exterior doors.
- It is the responsibility of the Owner/Builder to review all glazing and their hazardous locations. The conditions of Glazing in Hazardous Locations is outlined in Section R308.4. In this set of documents, the door and window schedule includes which glazing meets the conditions of a hazardous location, and must meet the safety-glazing requirements of IRC Section 308.1.

**EMERGENCY ESCAPE AND RESCUE OPENINGS:**
- For all Emergency Escape and Rescue openings, windows must adhere to IRC Section R310
- An emergency escape and rescue opening where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with IRC Sections R310.4.1 through R310.4.4.

**AUTOMATIC SPRINKLER SYSTEMS:**
- An automatic sprinkler system shall be installed in one- and two family dwellings. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D

**ALARMS:**
- Smoke alarms and Carbon Monoxide alarms within a dwelling must be either physically interconnected or wirelessly interconnected such that the actuation of one alarm will activate all alarms in the individual dwelling unit.
- Combination smoke and carbon monoxide alarms shall be permitted in lieu of carbon monoxide alarms.
- Smoke alarms and Carbon Monoxide alarms placed in the plans are symbols of the general location. Actual location will need to adhere to R314.3 and installation near cooking appliances will need to adhere to R314.3.1 based on actual alarm type. It is the responsibility of the owner/builder to review all product manufacturer guidelines and to refer to manufacturer specifications and installation guides.

**PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY:**
- All wood in contact with the ground or embedded in weather exposed concrete shall be pressure preservative treated, unless it is below groundwater level or submerged in fresh water.

**PROTECTION AGAINST SUBTERRANEAN TERMITES:**
- In areas of "very heavy" probability of termite infestation (IRC Figure R318.4), extruded and expanded polystyrene, and foam plastics shall not be installed on the exterior face, or under interior and exterior foundation walls or slab foundations located below grade. Foam plastics clearance shall be min. 6" when installed above grade.

**SITE ADDRESS:**
- Buildings shall be provided with an approved address identification as per R319.1.

**FLOOD RESISTANT CONSTRUCTION:**
- The design of these construction plans do not assume a location in a flood area.
- Buildings and structures constructed in whole or in part in flood areas, as established in Table R301.2, shall be designed and constructed in accordance with the provisions in IRC Section R322.

**SWIMMING POOLS, SPAS AND HOT TUBS:**
- If a swimming pool, spa and/or hot tub is proposed, it shall comply with International Swimming Pool and Spa Code

**FOUNDATIONS AND FOOTINGS:**
- Foundations and Footings shall be concrete on solid undisturbed soil or engineered fill bearing and below frost line of the local jurisdiction. All fill soils shall be engineered.
- Foundation and footing requirements are subject to site conditions and shall comply to the IRC as required. Foundations shall meet the loading requirements set out by IRC R301.
- Where decks are attached to a frost-protected structure, deck footings shall be protected from frost by extending below the frost line specified in R301.2, or as per the local jurisdiction.
- The Contractor/Builder is responsible for the correct positioning of the house on the site and adhering to all local codes and bylaws.
- Driveways, walkways, steps, retaining walls and all other site works are to be verified once finished grade is established in relation to the top of foundation wall.
- As per Table R402.2, unless otherwise required, the minimum specified compressive strength of concrete at 28 days in a Severe Weathering Potential shall be not less than:
  - 2,500psi[c] for Basement walls, foundations and other concrete not exposed to the weather
  - 2,500psi[c] for Basement slabs and interior slabs on grade, except garage floor slabs
  - 3,000psi[d] for Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather (Concrete shall be air-entrained)
  - 3,500psi[d] for porches, carport slabs and steps exposed to the weather, and garage floor slabs (Concrete shall be air-entrained. Also see section R402.2 for maximum cementitious materials content)

[c] Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete as per Note d.
[d] Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall not be less than 5% or more than 7%)

- Materials used to produce concrete and testing thereof shall comply with the applicable standards listed in Chapter 19 and 20 of ACI 318 or ACI 332. Materials for concrete shall comply with the requirements of Section R608.5.1.
- Foundation wall elevations are based off of the best information provided and relates to specific construction methods as seen in drawing details and assumes location of solid bearing and must be confirmed by builder before construction.

**FOOTINGS AND FOUNDATION WALLS - Professional Structural Engineer Required**
- A Professional Structural Engineer is required to provide required footing sizes as the building exceeds the limits of Table R403.1(1).
- The reinforcement for the Footings and Foundation Walls are required to be designed by a Professional Structural Engineer as the building exceeds the limits of the vertical reinforcement table and the footing sizes are designed by the Professional Structural Engineer.
- Minimum Horizontal Reinforcement for Concrete Basement Walls as per Table R404.1.2(1) are as follows:
  - Concrete Foundation Walls ≤8'-0" in height shall be horizontally supported by 1-No. 4 bar within 12" of T/0 Wall and 1-No. 4 bar near Mid Heigh of Wall
  - Concrete Foundation Walls >8'-0" in height shall be horizontally supported by 1-No. 4 bar within 12" of T/0 Wall and 1-No. 4 bar near third points of wall
- Soil Gas Prevention: All wall, roof and floor assemblies separating conditioned space from the ground shall be protected by an air barrier system and provided a sealed pass through to the exterior of the building envelope as required by the local jurisdiction.

**FOUNDATION DRAINAGE**
- Subsurface perimeter drainage to conform to the 2021 IRC and be connected to a dry well or local storm systems as required.
- Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2% away from the building.
- Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable/usable spaces below grade. Refer to IRC R405 for details on foundation drainage and ensure compliance to the manufacturer's specifications and installation guides.

**FOUNDATION DAMPPROOFING**
- Except where required by Section 406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6" below the top of the basement floor. Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials (for example, bituminous coating), or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.
- The minimum distance between finished grade and exterior cladding must be 8 inches.

**COLUMNS**
- Wood columns shall be protected against decay as set forth in Section R317.
- R407.3 Structural Requirements: The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall be min. nominal size 4"x4". Steel columns shall be not less than 3" ø Schedule 40 pipe manufactured in accordance with ASTM A53/A53M Grade B or approved equivalent. In Seismic Design Categories A, B and C columns not more than 48" in height on a pier or footing are exempt from the bottom end lateral displacement requirement within under-floor areas enclosed by a continuous foundation.

**WOOD FLOOR FRAMING - Professional Structural Engineer Required**
- All floor construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements.
- The design and construction of this home specifies Engineered Wood I-Joists for the floor system and shall be designed by an approved Professional Engineer. Joist spans, bearing, lateral supports and bridging shall be compliant with the Professional Engineer and manufacturer's specifications. The floor joist layout shown in these construction documents, including but not limited to the I-joist sizing, joist spans and direction, bearing, beams, and columns are only a suggestion for the Professional Engineer, but the actual I-joist design, approval and drawings shall be provided by an approved Professional Engineer. All installation of Engineered products must follow specifications of the Professional Engineer's structural drawings.
- The design and construction of this home assumes Engineered wood beams will be specified to support the Engineered Wood I-Joists for all floor systems, decks and/or balconies as required. Deck and Balcony beam specifications to be designed and approved by a Professional Engineer.
- Cuts, notches, and holes are permitted only as per the manufacturer's specifications and recommendations.
- Ensure adequate bearing requirements for joists, beams and girders as per R502.
- Draftstopping shall be provided in accordance with Section R302.12.
- Fireblocking shall be provided in accordance with Section R302.11.
- The design and construction of this home assumes Wood Structural Panel Sheathing will be used on top of the Engineered Wood I-Joists. Maximum allowable spans shall conform to Tables R503.1, R503.2.1.1(1), and R503.2.1.1(2).

**STRUCTURAL DESIGN AND ENGINEERING:**
- All load carrying elements including, but not limited to joists, beams and columns within roofs, walls and floors must comply with the limits set out in the 2021 IRC or be designed by a Professional Engineer.
- The design of this building, in most cases, exceeds the prescriptive methods provided by the IRC and will require the professional assurances of a Professional Structural Engineer for the Roof System, Floor System, Beams, Foundation and Footings.

**EXTERIOR GUARDS**
- Guards shall be constructed to meet the requirements of IRC Sections R301.5, R312, and R507.10.
- Where guards are connected to the interior or exterior side of a deck joist or beam, the joist or beam shall be connected to the adjacent joists to prevent rotation of the joist or beam and must be installed in accordance with manufacturer's instructions.
- Where guards are mounted on top of the decking, the guards shall be connected to the deck framing or blocking and installed in accordance with manufacturer's instructions to transfer the guard loads to the adjacent joists.
- All deck guards shall be installed in accordance with either manufacturer's specifications or approved engineering practices

**WOOD WALL FRAMING**
- Dimensions are from the face of stud on the exterior of the building to face of stud on interior partitions.
- Wall construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements.
- Wood and wood-based products used for load-supporting purposes shall confirm to Section R602 of the IRC.
- Studs shall be minimum No. 2, standard or stud grade lumber
- Lumber for joists, rafters, sheathing, trusses and beams shall be identified by a grade mark or certificate of inspection issued by an approved agency.
- Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of IRC Chapter 6 and Figures R602.3(1) and R602.3(2), or in accordance with AWC NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2.1(1) adjusted for height and exposure using Table R301.2.1(2) and shall conform to the requirements of Table R602.3(3). All members shall be framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.
- Building frames shall be anchored to the foundation.
- Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted and approved engineering practice.
- Wood stud walls shall be capped with a double top plate installed as per R602.3.2. Plates shall be not less than 2 inches nominal thickness and have a width not less than the width of the studs. For situations requiring exceptions or alternatives, refer to R602.3.2.
- Studs shall have full bearing on a nominal 2-by or larger plate or sill having a width not less than the width of the studs.
- Interior Loadbearing walls should be constructed as specified for exterior walls.
- Drilling and notching of studs shall be in accordance with R602.6.
- The roof system is an Engineered Truss Design, therefore, all trusses, beams, lintels, headers and columns will be specified by a Professional Engineer. The house design exceeds the limits of the Tables in R602.7.
- Fireblocking shall be provided in accordance with Section R302.11.
- The building does not comply with one or more of the bracing requirements in R602.10, therefore the bracing walls in the building are required to be designed and constructed by a Professional Engineer.
- Braced Wall line sills shall be anchored to concrete foundations in accordance with Sections R403.1.6 and R602.11.1.

- Wood Structural Panels shall conform to the identification and grade requirements of R604.1. The maximum allowable spans for Wood Structural Panel Wall Sheathing shall not exceed the values set forth in Table R602.3(3). Wood Structural Panel Wall Sheathing shall be attached to framing in accordance with Table R602.3(1) or R602.3(3). Builders shall also comply with all manufacturer's instruction and installation guides.
- Particleboard shall conform to ANSI A208.1 and shall be so identified by a grade mark or certificate of inspection issued by an approved agency. Particleboard shall comply with the grades specified in Table R602.3(4).

- Builder is responsible for proper framed backing between studs, trusses, joist, etc. For the installation of rails, grab bars, cabinets, bath hardware, etc.
- 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 an impervious moisture barrier.

**EXTERIOR CONCRETE WALL CONSTRUCTION**
- This building exceeds the applicability limits of Section R608 for the Exterior Concrete Wall Construction, therefore buildings that are not within the limits of this section shall be designed in accordance with PCA 100 or ACI 318. The 8-inch Flat Concrete Wall shown in these drawings needs to be confirmed by an approved third party and/or a Professional Engineer.

**EXTERIOR WINDOWS AND DOORS**
- Performance and construction requirements for exterior windows and doors installed in walls must comply to IRC Section R609. Windows and doors shall be installed in accordance with the fenestration manufacturer's written instructions. Window and door openings shall be flashed in accordance to Section R703.4. Written installation instructions shall be provided by the fenestration manufacturer for each window or door. Owner/Builder are to follow the manufacturer's specifications and installation guidelines.
- It is the responsibility of the Owner/Builder to verify and confirm all window and door rough opening dimensions as well as sill heights and head heights before purchase of windows and doors, and before the commencement of construction. Owner/Builder are to follow the manufacturer's specifications and installation guidelines.
- All doors and windows must meet or exceed the 2021 IRC performance and installation Standards.
- Exterior Doors shall be solid core and weather striped. Garage doors to dwelling are to be solid core, weather stripped and self-closing.
- Window and glass door assemblies shall be anchored in accordance with the published manufacturer's recommendations to achieve the design pressure required. Substitute anchoring systems used for substrates not specified by the fenestration manufacturer shall provide equal or greater anchoring performance as demonstrated by accepted and approved engineering practice.
- Door frames (exterior or interior) should be either centred in the opening or given 6" of clearance from a corner.

**WALL COVERINGS**
- All interior and exterior finishes shall be specified and confirmed by Owner/Builder.

**INTERIOR COVERING**
- Interior coverings or wall finishes shall be installed in accordance with IRC Chapter 7 and Table R702.3.5 as well as in accordance with the manufacturer's specifications and installation guidelines.
- Interior finishes and materials shall conform to the flame spread and smoke development requirements of Section R302.9
- This building specifically mentions gypsum board as the interior covering for all ceilings and walls, except where it is directly exposed to weather or to water. Refer to R702.3 for approved gypsum board material, application, sizing, fastening and limitations. Owner/Builder must also follow the manufacturer's specifications and installation guidelines.
- Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to the requirements of R702.3.6. Use of a water resistant gypsum backing board shall be permitted on ceilings. Water resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment.
- Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.
- Vapor retarder materials shall be classified in accordance with Table R702.7(1). A vapor retarder shall be provided on the interior side of frame walls of the class indicated in Table R702.7(2), including compliance with Table R702.7(3) or R702.7(4) where applicable. An approved design using accepted engineering practice for hydrothermal analysis shall be permitted as an alternative. The climate zone shall be determined in accordance with Section N1101.7.

**EXTERIOR COVERING**
- Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.4. The exterior wall envelope shall be constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section R703.2.
- The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering requirements of this section, and must adhere to the wall covering manufacturer's specifications and instructions. Cladding shall be specified and installed in accordance with Section R703 and the cladding manufacturer's approved instructions, including any limitations for use over foam plastic sheathing, or an approved design. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16" o/c.
- The cladding materials labelled in these drawings are just general recommendations and need to be reviewed and approved by Builder/Owner and all other authorities required.
- Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. The cladding or furring attachments through foam sheathing to framing shall meet or exceed the minimum fastening requirements of Section R703.15.1, Section R703.15.2, or an approved design for support of cladding weight.
- Fasteners for exterior wall coverings attached to wood framing shall be in accordance with Section R703.3.3 and Table R703.3(1). Ensure to also follow all siding manufacturer's instructions and installation guides.
- Flashing must comply with R703.4 and is required at all locations outlined in R703.4. It is the Builder/Owner's responsibility to ensure that the best practice for flashings and caulking is executed and that they follow all manufacturer's recommendations, instructions and guides.
- Waterproofing - It is the Builder/Owner's responsibility to review product manufacturer guidelines for all waterproofing products. These plans are a common recommendation but some products require stricter requirements and those product manufacturer's requirements, instructions and installation guidelines must be adhered to.
- In Dry (B) Climate Zones, the water resistive barrier suggested shall be 60 minute Grade D paper or have a water resistance of at least one layer of water resistive barrier complying with ASTM E2556, Type II. The water resistive barrier shall be separated from the stucco by a layer of foam plastic, insulating sheathing or other non water absorbing layer, or a designed drainage space. For other water resistive barrier options and other climate zone requirements, refer to R703.7.3. A building envelope specialist to review the assembly for the local climate zone and jurisdiction is highly recommended and must also ensure compliance to all manufacturer specifications and installation requirements.

**SOFFIT**
- Soffit installation depends on the wind pressure. Where the design wind pressure is 30 pounds per square foot (1.44kPa) or less, soffits shall comply with Section R704.2. Where the design wind pressure exceeds 30 pounds per square foot (1.44kPa), soffits shall comply with Section R704.3. The design wind pressure shall be determined using the component and cladding loads specified in Table R301.2.1(1) for walls using an effective wind area of 10 square feet and adjusted for height and exposure in accordance with Table 301.2.1(2). All soffit materials should also adhere to the manufacturer's specifications and installation guidelines.
- Soffit materials not addressed in Section R704 shall be in accordance with the manufacturer's specifications and installation guidelines.

**ROOF- CEILING CONSTRUCTION**
- The roof is to be wood trusses designed in accordance with accepted engineering practices. Truss design drawings shall be prepared by a registered Professional Engineer.
- The roof sheathing for these plans are specified as Wood Structural Panel Sheathing. Refer to R803.2 and Table R503.2.1.1(1) to comply with all code requirements for the Wood Structural Panel Sheathing, as well as adhere to the manufacturer's specifications, limits and installation guidelines. Confirm with a Professional Engineer that the roof sheathing is acceptable for the Professional Engineered Roof and Truss System.
- Ceilings shall be installed in accordance with the requirements for interior wall finishes as provided in Sections R702.1 through R702.6.

**ROOF VENTILATION**
- Enclosed attics shall be cross vented by venting that is protected by rain and snow and open to outside air. Required ventilation openings shall be screened by corrosion resistant perforated or equivalent insect barriers.
- The minimum net free ventilation area shall be 1/150 of the area of the vented space.
- Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch (25mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.
- Ventilators shall be installed in accordance with manufacturer's instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.
- The use of unvented attics or unvented rafter assemblies should be verified by a building envelope professional and is subject to the requirements of Section R806.5.
- In complex or flat roofs it is the responsibility of the builder/owner in partnership (where required) with a licensed building science practitioner to design the thermal system and the control of moisture across the roof assembly.

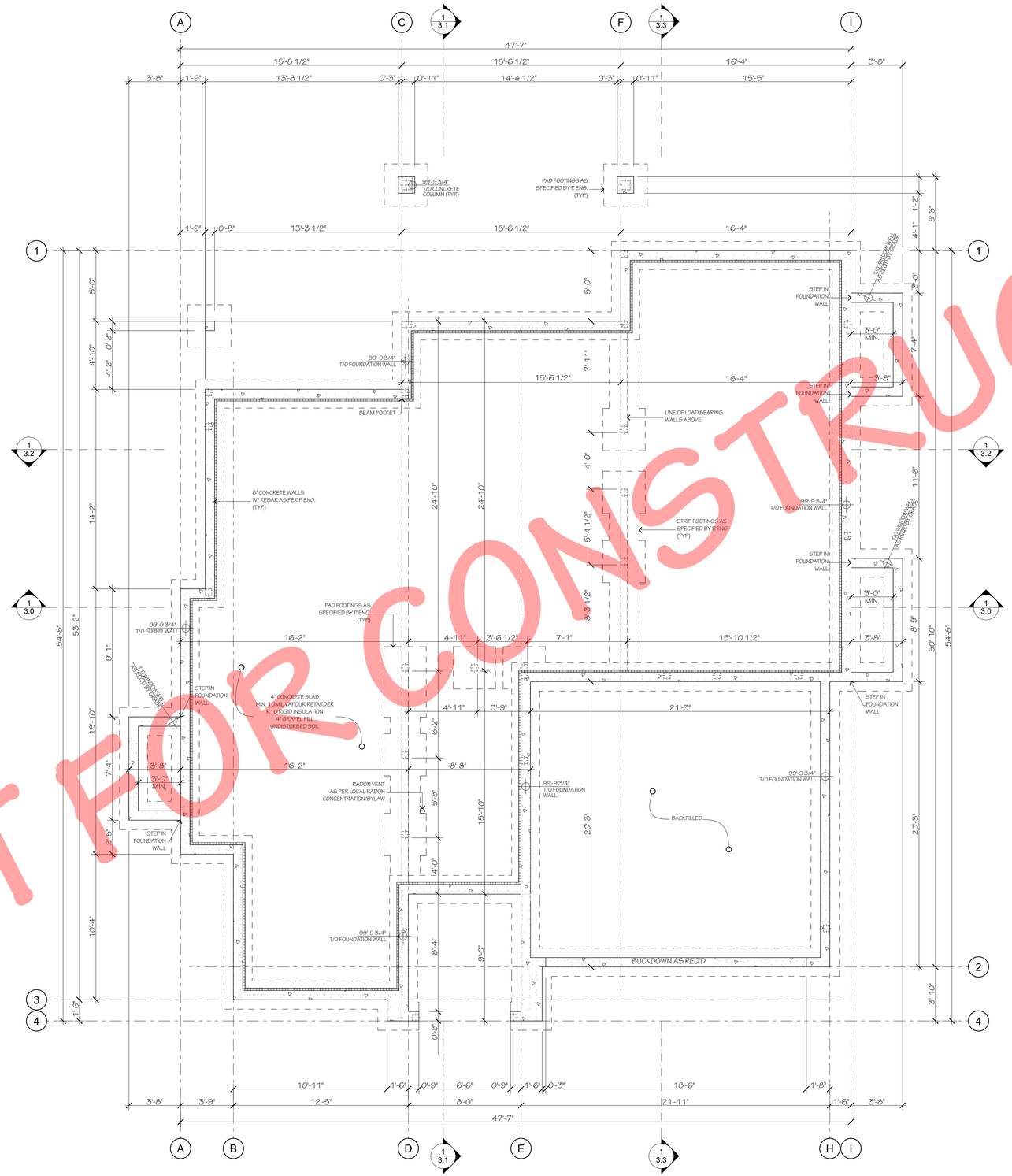
**ROOF ASSMEBLIES**
- Refer to IRC Chapter 9 for material, construction and quality of roof assemblies required. For all components of the roof assembly ensure to comply with the manufacturer's specifications and installation guides.
- In complex or flat roofs it is the responsibility of the builder/owner in partnership (where required) with a licensed building science practitioner to design the thermal system and the control of moisture across the roof assembly.
- Roofs shall be covered with materials as set for in Sections R904 and R905. Class A, B, or C roofing shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3ft from lot line. Class A, B, and C roofing required by Section R902 to be listed shall be tested in accordance with ASTM E108 or UL 790.
- Roof decks shall be covered with approved coverings secured to the building or structure in accordance with the provisions of IRC Chapter 9. Roof assemblies shall be designed and installed in accordance with this code and manufacturer's instructions such that the roof assembly shall serve to protect the building.
- Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in coping, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashing shall be installed to divert water away from any walls, wall-roof intersections and on roofs wherever there is a change in roof slope or direction and around roof openings.
- A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering if approved for the slope of the cricket or saddle, or an acceptable roof covering material for the cricket (or saddle) slope.
- Parapet walls shall be properly coped with a non-combustible, weatherproof material of a width not less than the thickness of the parapet wall.
- Roof Drainage: Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Refer to R903.4 for requirements on secondary (emergency overflow) drains or scuppers. All drainage, downspouts, scuppers and roof drains are to be confirmed by truss supplier and contractor. All roof drains must conform to the IRC. Roof drains shown in these drawings are a recommendation on locations that work well with the design, but the amount of drains required, the drainage paths, size of the drain, and location of drain and downspouts must be reviewed and confirmed by the Truss Supplier and Owner/Builder, and must follow best practice. Installation of drains, scuppers and downspouts where required must follow the manufacturer's specifications and installation guidelines.
- Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 36 inches up the roof slope to a line not less than 12 inches inside the inner face of the exterior wall.
- All roof assembly materials shall comply to IRC Chapter 9 and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905. Roof assemblies shall be of materials that are compatible with each other and with the building or structure to which the materials are applied.
- Roof coverings shall be applied in accordance with the applicable provisions of R905 and the manufacturer's installation instructions. Unless otherwise specified in R905, roof coverings shall be installed to resist the component and cladding loads specified in Table R301.2.1(1), adjusted for height and exposure with Table R301.2.1(2).
- Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in IRC Chapter 9. Underlayment shall comply to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).
- Ice Barriers: In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2. , refer to R905.1.2 for additional requirements.
- If Asphalt Shingles are applicable, refer to R905.2 for the code requirements of wind resistance, fasteners, attachment, ice barrier, flashing and drip edge requirements, specifications and restrictions and ensure to also comply with manufacturer's specifications, requirements and instructions.
- If Modified Bitumen Roofing is applicable, refer to R905.11 for the code requirements, slope, material standards and application. The installation of modified bitumen roofing shall comply with the provisions of Section R905.11 and the manufacturer's specifications and approved installation instructions. Modified bitumen roofing shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage.

**FIREPLACES**
- Fireplaces are to be factory-built and comply to IRC Chapter 10 and shall be installed in accordance with the manufacturer's installation instructions. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Comply with the requirements of Section R1004 for Factory-built Fireplaces and Section R1005 for Factory-Built Chimneys.
- Exterior Air Supply requirements are to comply with Section R1006 as well as the listed component of the fireplace and the manufacturer's instructions
- Fuel burning appliances, including but not limited to furnaces, fireplaces and stoves, to be provided with combustion air supply from the exterior.

**PLUMBING AND ELECTRICAL:**
- Installation of plumbing and electrical must comply with all local codes and professional regulations.
- Fixtures shown in these drawings are suggested and need to be reviewed and approved by the Builder and Electrical Professional. All outlet locations are to be reviewed and adjusted to comply with current local building code requirements as required.
- All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.
- 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 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. Product and installation for all plumbing and electrical must comply with the IRC, local codes, and all manufacturer's specifications and installation guides.

**HVAC:**
- The buildings complying with Section N1102.4.1 shall be provided with mechanical ventilation that complies with the requirements of Section M1505 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Heating and Cooling equipment shall be sized in accordance with N1103.7 and shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.
- As mechanical systems vary by region, it is the responsibility of the Owner/Builder in collaboration with the HVAC consultant to plan distribution of HVAC. In consideration of structural features and plan layout, it is advised that framed down ceilings and/or tray ceilings be used when required by HVAC drops. All HVAC must comply to the IRC and any additional codes required in the local jurisdiction as well as manufacturer's specification and guides.
- 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 manufacturer's directions and local code and regulations.

**MILLWORK:**
- All millwork and cabinets drawn in the plans is only symbolic of a general design and placement and are not shop drawings for construction. Any required shop drawings or details are the responsibility of the Owner/Builder to consult with an Interior Designer or Millwork/Cabinet supplier.
- Coat and clothing closets are representative of one rod and shelf. Linen closets are suggested to have 5 shelves, if possible, and broom closets shall have one shelf.



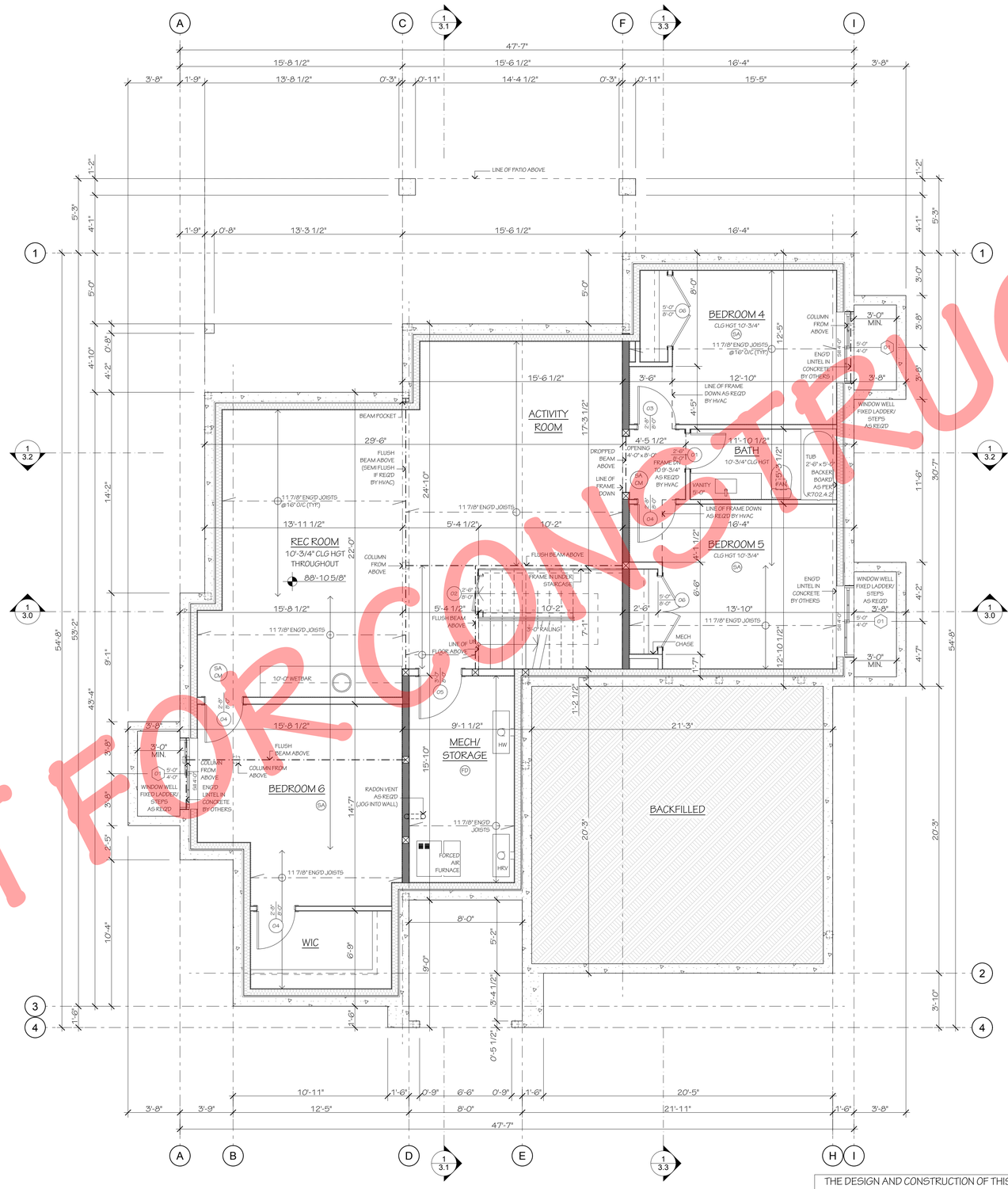



## 1 FOUNDATION PLAN

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

ALL BEAMS AND HEADERS, STRUCTURAL CONNECTIONS, TALL WALLS AND ANCHORING REQUIREMENTS MUST BE SIZED, REVIEWED, AND APPROVED BY A PROFESSIONAL ENGINEER BASED ON HOUSE DESIGN AND EXISTING SITE CONDITIONS.

ALL BUILDING FOUNDATIONS, FOOTING SIZES AND REINFORCING INCLUDING COLUMN FOOTINGS, TO BE DESIGNED IN ACCORDANCE WITH LOCAL SEISMIC, LOAD BEARING, WIND AND SOIL BEARING CONDITIONS, BY A LICENSED P.ENG OR QUALIFIED FOUNDATION CONTRACTOR. OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODE AND SITE REQUIREMENTS.




# 1 BASEMENT PLAN

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

BASEMENT AREA: 1,655.36 SQFT

## WALL ASSEMBLIES

**TYPICAL EXTERIOR WALL**
CLADDING
R5 RIGID FOAM SHEATHING
WATER RESISTIVE/WEATHER BARRIER
1/2" STRUCTURAL PANEL SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

**FROST WALL**
8" CONCRETE WALL
1" AIR SPACE
2x6 STUD WALL @16" O/C
R19 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

**GARAGE WALL - FIRE SEPARATION**
1/2" GYPSUM BOARD
R5 RIGID FOAM SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
AIR/VAPOUR BARRIER
1/2" GYPSUM

**STONE WALL FEATURE**
STONE
WEATHER BARRIER
3/8" SHEATHING
2x4 STUD WALL

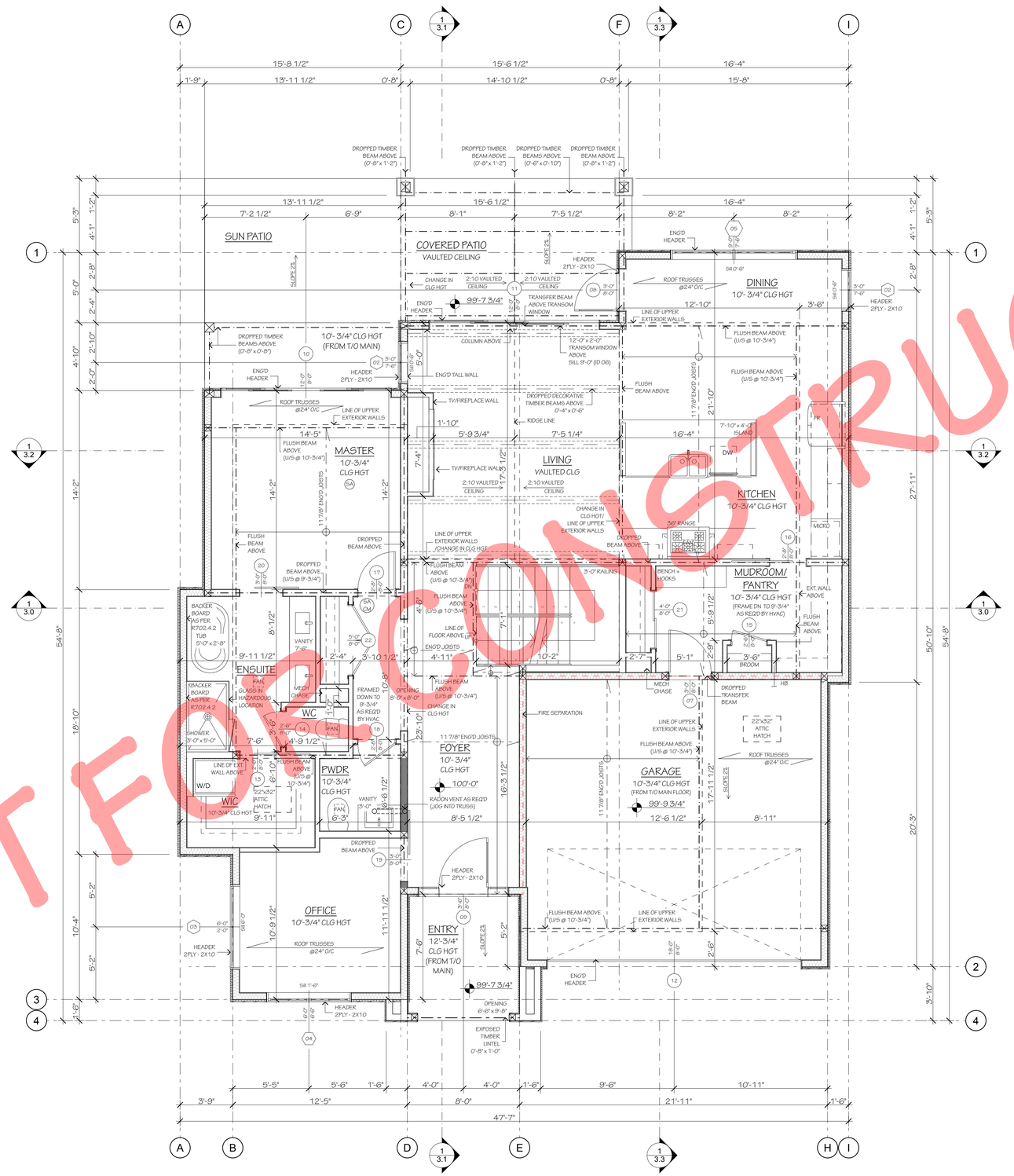
**TYPICAL INTERIOR WALL**
1/2" GYPSUM BOARD
2x4 STUD WALL
1/2" GYPSUM BOARD

**2X6 WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD

**LOAD BEARING INTERIOR WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD

ALL BEAMS AND HEADERS, STRUCTURAL CONNECTIONS, TALL WALLS AND ANCHORING REQUIREMENTS MUST BE SIZED, REVIEWED, AND APPROVED BY A PROFESSIONAL ENGINEER BASED ON HOUSE DESIGN AND EXISTING SITE CONDITIONS.

THE DESIGN AND CONSTRUCTION OF THIS HOME SPECIFIES ENGINEERED WOOD I-JOISTS FOR THE FLOOR SYSTEM AND SHALL BE DESIGNED BY AN APPROVED PROFESSIONAL ENGINEER. JOIST SPANS, BEARING, LATERAL SUPPORTS AND BRIDGING SHALL BE COMPLIANT WITH THE PROFESSIONAL ENGINEER AND MANUFACTURER'S SPECIFICATIONS. THE FLOOR JOIST LAYOUT SHOWN IN THESE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE I-JOIST SIZING, JOIST SPANS AND DIRECTION, BEARING, BEAMS AND COLUMNS ARE ONLY A SUGGESTION FOR THE PROFESSIONAL ENGINEER, BUT THE ACTUAL I-JOIST DESIGN AND DRAWINGS SHALL BE PROVIDED BY AN APPROVED PROFESSIONAL ENGINEER. ALL INSTALLATION OF ENGINEERED PRODUCTS MUST FOLLOW SPECIFICATIONS OF P.ENG. STRUCTURAL DRAWINGS.






## WALL ASSEMBLIES

**TYPICAL EXTERIOR WALL**
CLADDING
R5 RIGID FOAM SHEATHING
WATER RESISTIVE/WEATHER BARRIER
1/2" STRUCTURAL PANEL SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

**FROST WALL**
8" CONCRETE WALL
1" AIR SPACE
2x6 STUD WALL @16" O/C
R19 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

**GARAGE WALL - FIRE SEPARATION**
1/2" GYPSUM BOARD
R5 RIGID FOAM SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
AIR/VAPOUR BARRIER
1/2" GYPSUM

**STONE WALL FEATURE**
STONE
WEATHER BARRIER
3/8" SHEATHING
2x4 STUD WALL

**TYPICAL INTERIOR WALL**
1/2" GYPSUM BOARD
2x4 STUD WALL
1/2" GYPSUM BOARD

**2X6 WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD

**LOAD BEARING INTERIOR WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD

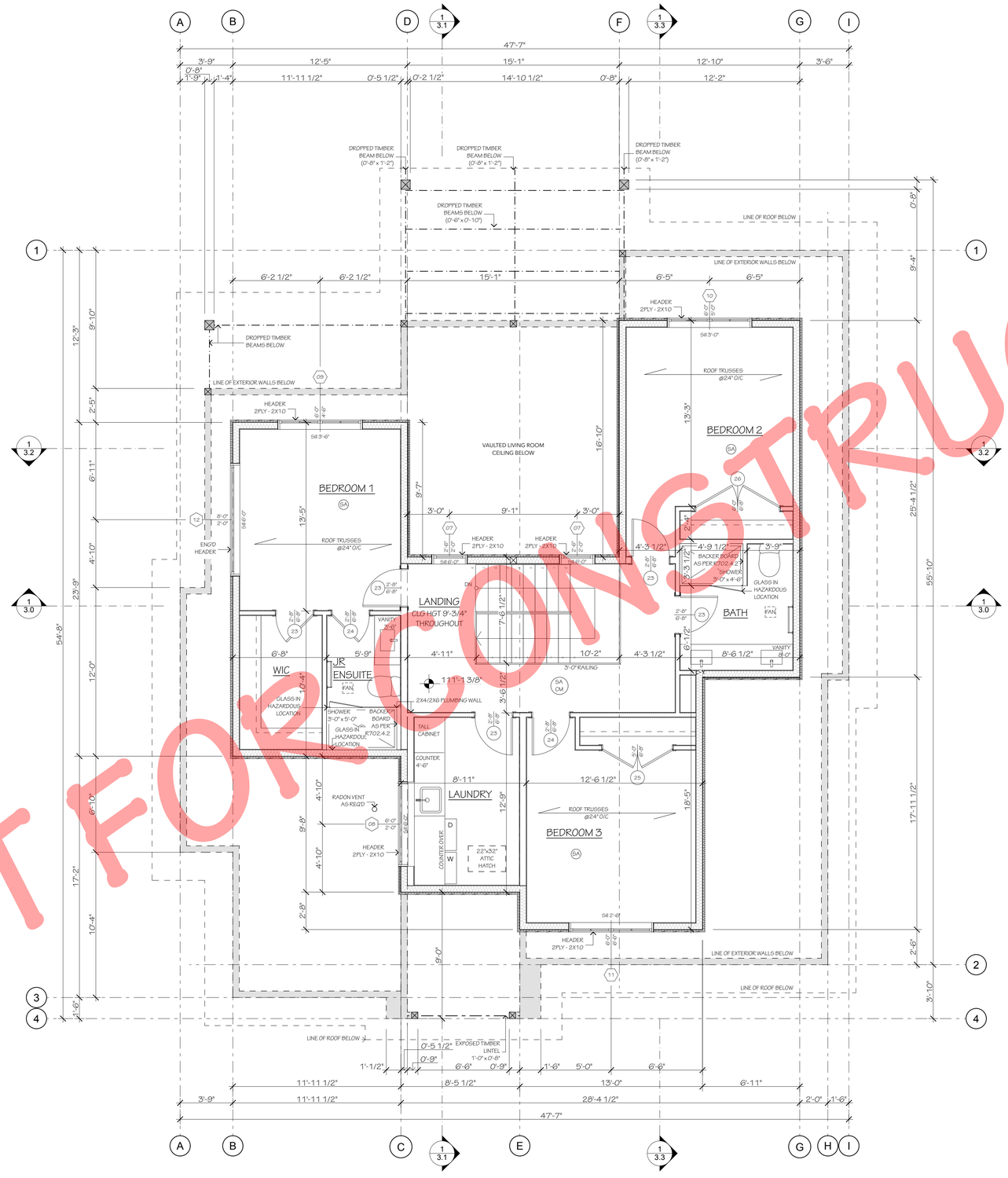
# 1 MAIN FLOOR PLAN

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

| | | |
|---|---|---|
| MAIN FLOOR AREA: | 1,635.47 | SQFT |
| GARAGE AREA: | 441.37 | SQFT |
| PATIO AREA: | 364.76 | SQFT |

ALL BEAMS AND HEADERS, STRUCTURAL CONNECTIONS, TALL WALLS AND ANCHORING REQUIREMENTS MUST BE SIZED, REVIEWED, AND APPROVED BY A PROFESSIONAL ENGINEER BASED ON HOUSE DESIGN AND EXISTING SITE CONDITIONS.

| | | |
|---|---|---|
| E | 441.37 SQFT | |
| | 364.76 SQFT | |
| BASEMENT AREA: | 1,655.36 | |
| MAIN FLOOR AREA: | 1,635.47 | |
| UPPER FLOOR AREA: | 1,109.85 | |
| | **4,400.68 ft²** | |
| GARAGE AREA: | 441.37 | |
| PATIO AREA: | 364.76 | |
| | **806.13 ft²** | |
| | **5,206.81 ft²** | |




# 1 UPPER FLOOR PLAN

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

UPPER FLOOR AREA: 1,109.85 SQFT

ALL BEAMS AND HEADERS, STRUCTURAL CONNECTIONS, TALL WALLS AND ANCHORING REQUIREMENTS MUST BE SIZED, REVIEWED, AND APPROVED BY A PROFESSIONAL ENGINEER BASED ON HOUSE DESIGN AND EXISTING SITE CONDITIONS.

## WALL ASSEMBLIES

**TYPICAL EXTERIOR WALL**
CLADDING
R5 RIGID FOAM SHEATHING
WATER RESISTIVE/WEATHER BARRIER
1/2" STRUCTURAL PANEL SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

**FROST WALL**
8" CONCRETE WALL
1" AIR SPACE
2x6 STUD WALL @16" O/C
R19 BATT INSULATION
VAPOUR/AIR BARRIER
1/2" GYPSUM BOARD

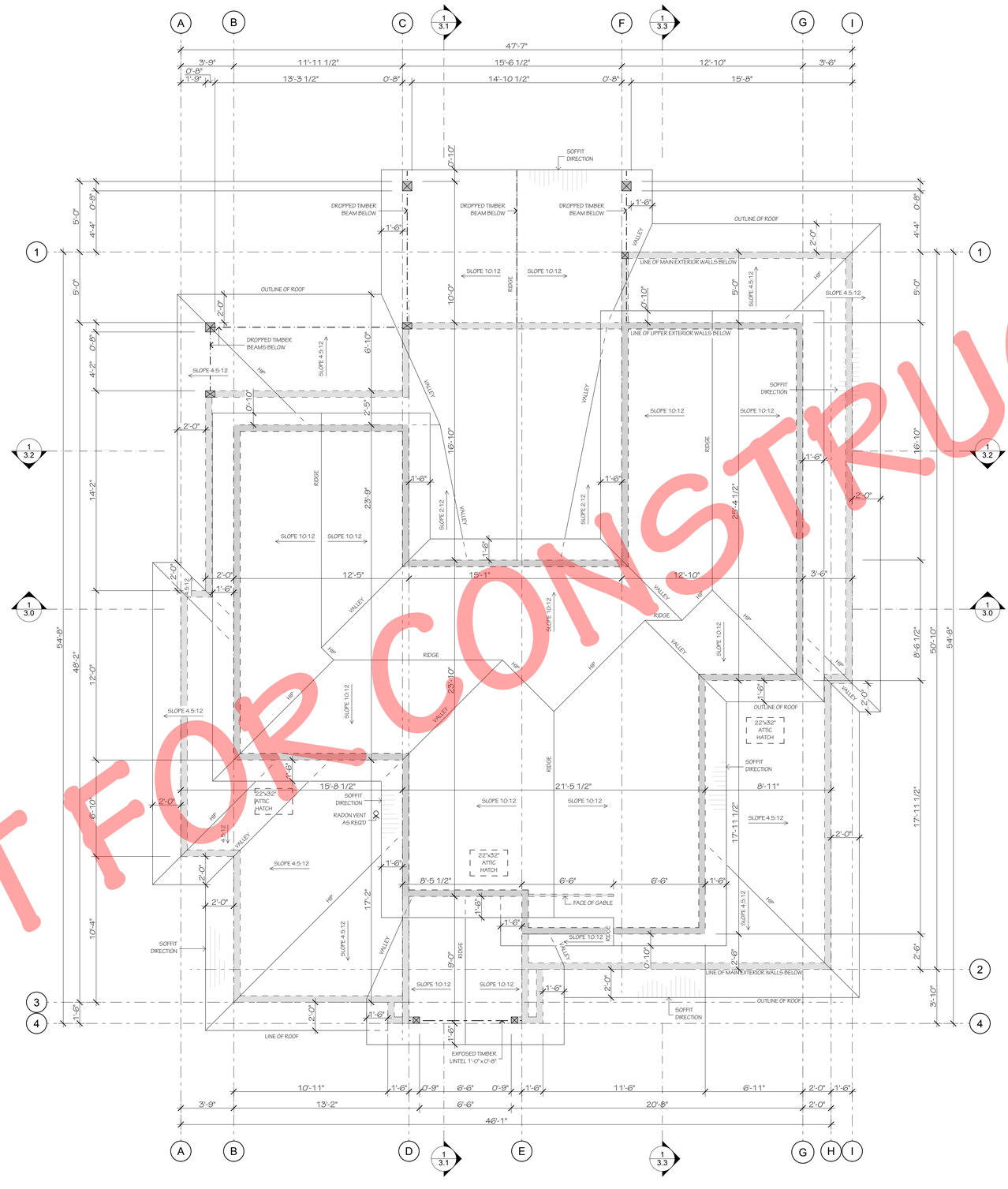
**GARAGE WALL - FIRE SEPARATION**
1/2" GYPSUM BOARD
R5 RIGID FOAM SHEATHING
2x6 STUD WALL @16" O/C
R20 BATT INSULATION
AIR/VAPOUR BARRIER
1/2" GYPSUM

**STONE WALL FEATURE**
STONE
WEATHER BARRIER
5/8" SHEATHING
2x4 STUD WALL

**TYPICAL INTERIOR WALL**
1/2" GYPSUM BOARD
2x4 STUD WALL
1/2" GYPSUM BOARD

**2X6 WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD

**LOAD BEARING INTERIOR WALL**
1/2" GYPSUM BOARD
2x6 STUD WALL
1/2" GYPSUM BOARD




1 ROOF PLAN

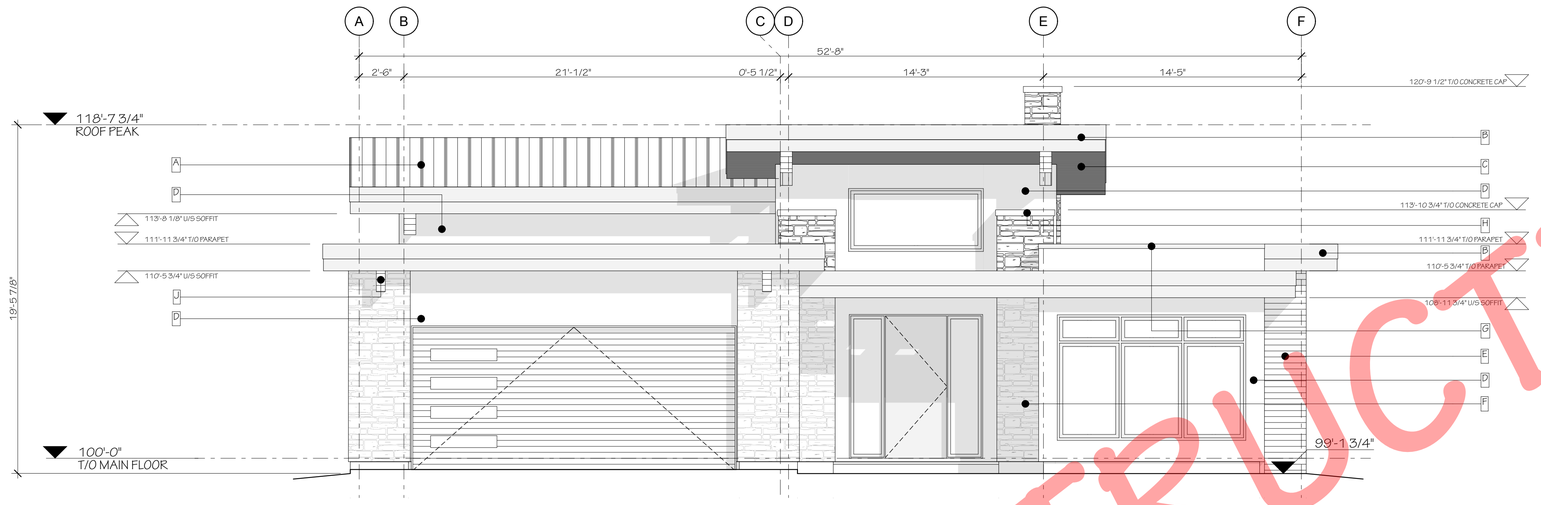
SCALE: 1/4" = 1'-0"



PROFESSIONAL ENGINEER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION. ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/ BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN ELEMENTS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY LOCAL TRUSS SUPPLIER.

ALL DRAINAGE PATHS AND DRAINS MUST BE REVIEWED BY CONTRACTOR AND TRUSS MANUFACTURER AND CONSTRUCTED BASED ON BEST ROOF PRACTICES AND DRAINAGE REQUIREMENTS. TRUSS DESIGNER TO CONTACT UPRISE DESIGN AND DRAFTING INC. IF CHANGES TO ROOF DESIGN ARE REQUIRED.

DESIGN OF THE ROOF THERMAL SYSTEM AND CONTROL OF MOISTURE ACROSS THE ROOF ASSEMBLY IS THE RESPONSIBILITY OF THE BUILDER/ OWNER IN PARTNERSHIP WITH, WHERE REQUIRED, A LICENSED BUILDING SCIENCE PRACTITIONER AND IS SUBJECT TO SITE SPECIFIC REQUIREMENTS.




1 FRONT ELEVATION

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


2 BACK ELEVATION

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

MATERIAL LEGEND

A-- STANDING SEAM METAL ROOF

B-- EXT. GRADE ENG'D WOOD FASCIA W/ 1.0" SHADOW BOARD

C-- WOOD SOFFIT

D-- ACRYLIC STUCCO

E-- HORIZONTAL WOOD SIDING

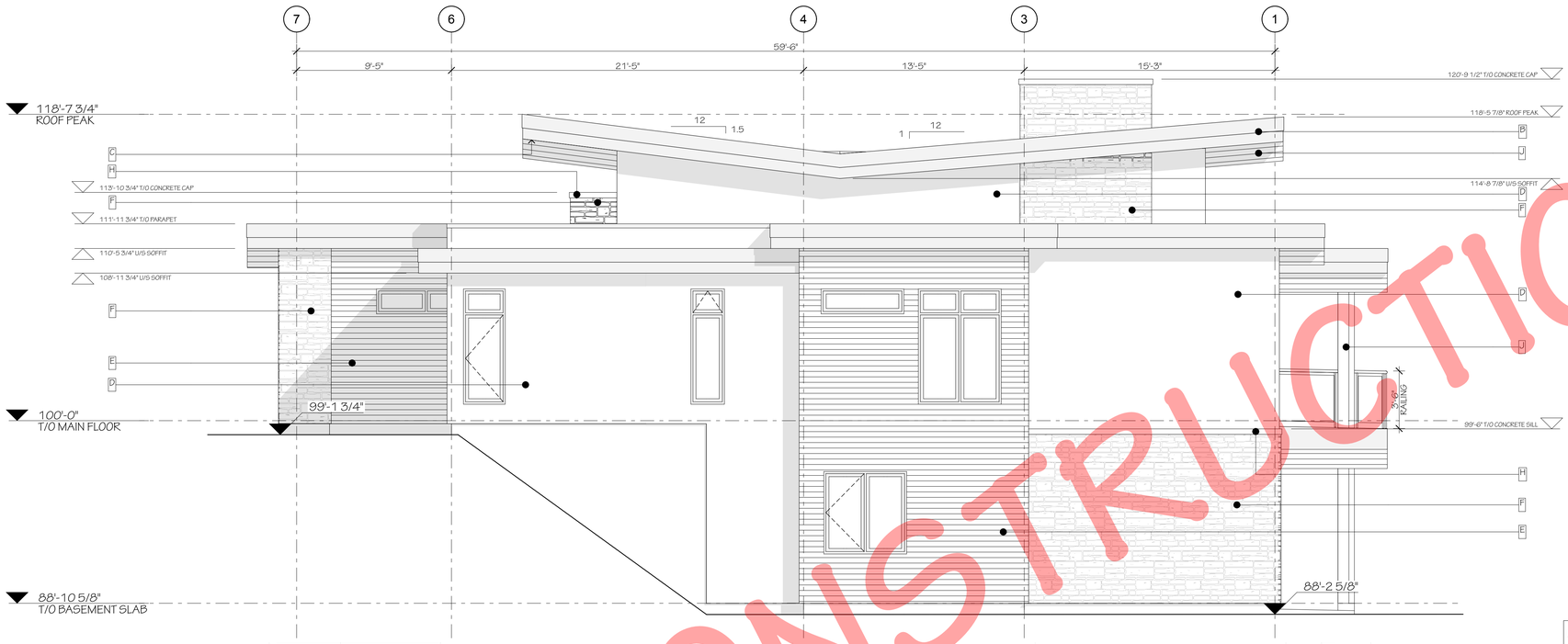
F-- THIN STONE CLADDING

G-- 3" ALUMINUM PARAPET CAP FLASHING

H-- 4" CONCRETE OR STONE CAP/SILL

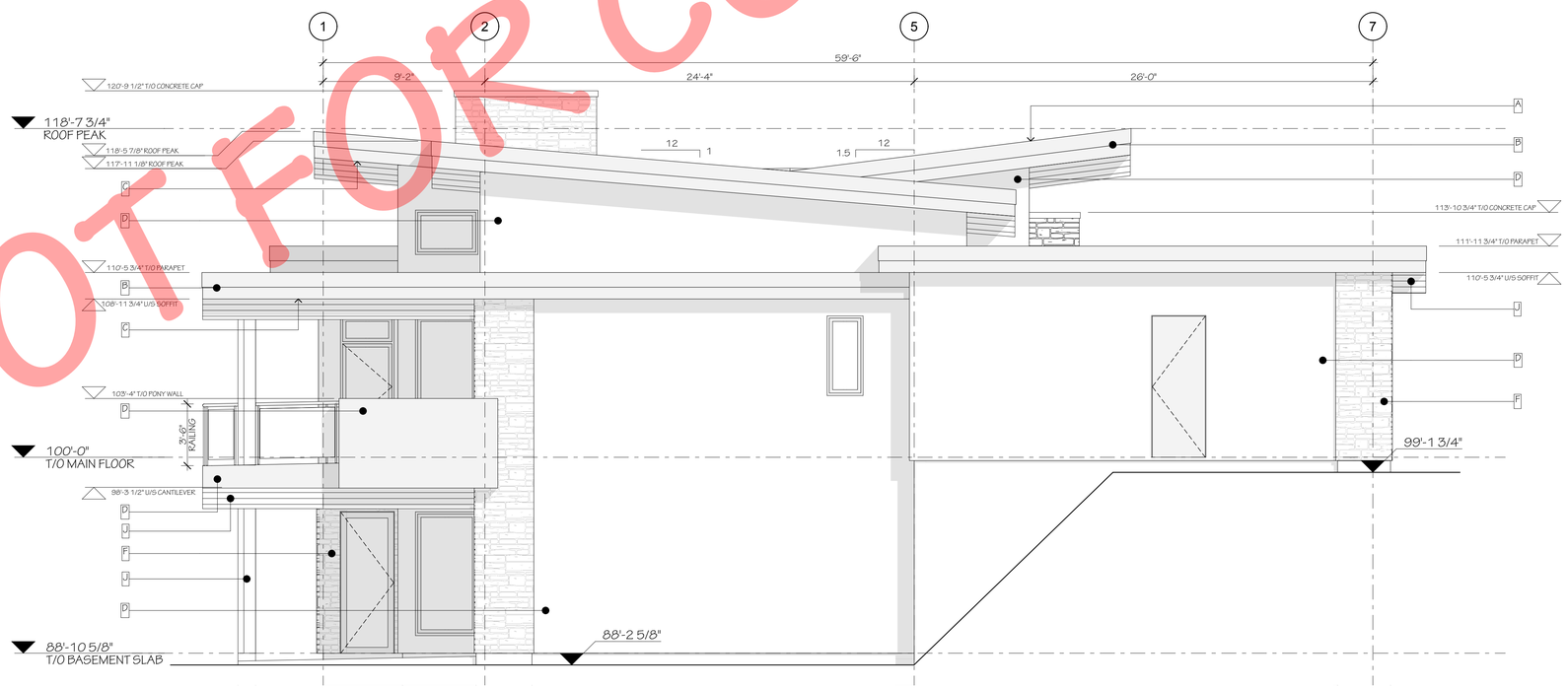
J-- EXT. GRADE WOOD BEAM/COLUMN

* ALL MATERIALS AND COLOURS ARE SUGGESTIONS AND TO BE REVIEWED AND CONFIRMED BY BUILDER. ASSEMBLIES AND CONSTRUCTION MUST COMPLY WITH IRC AND MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDES.




1 RIGHT ELEVATION

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




2 LEFT ELEVATION

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

MATERIAL LEGEND

A-- STANDING SEAM METAL ROOF

B-- EXT. GRADE ENG'D WOOD FASCIA
W/ 1'0" SHADOW BOARD

C-- WOOD SOFFIT

D-- ACRYLIC STUCCO

E-- HORIZONTAL WOOD SIDING

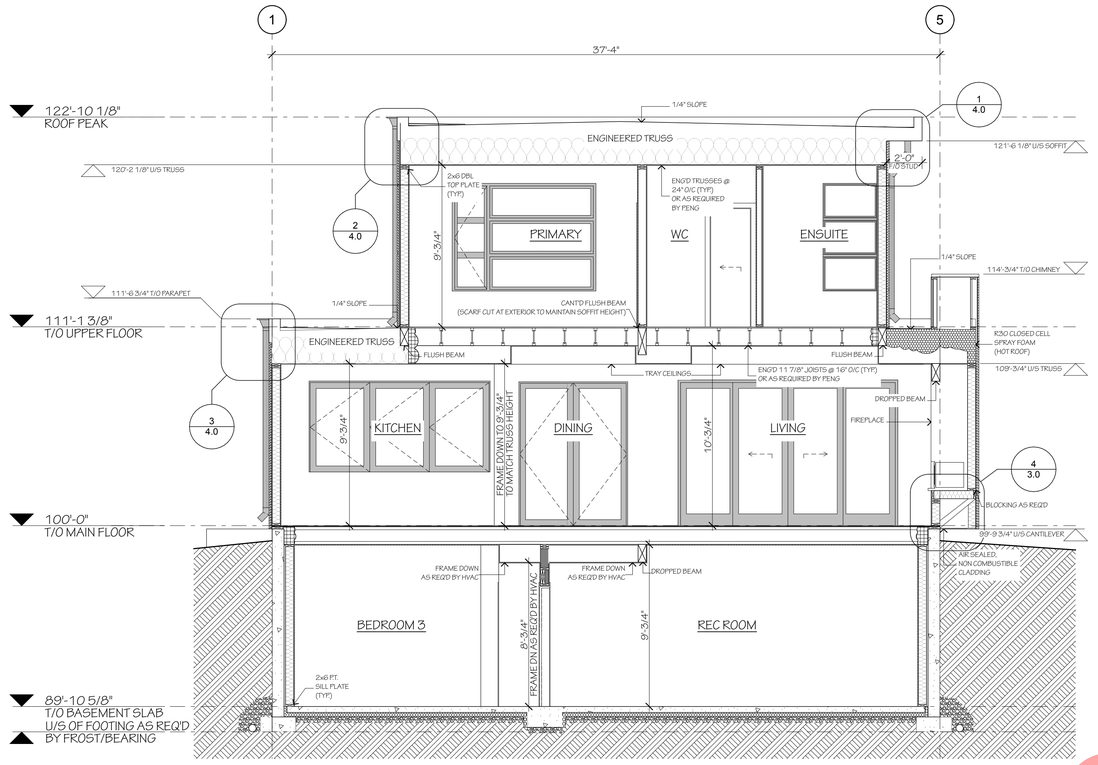
F-- THIN STONE CLADDING

G-- 3" ALUMINUM PARAPET CAP FLASHING

H-- 4" CONCRETE OR STONE CAP/SILL

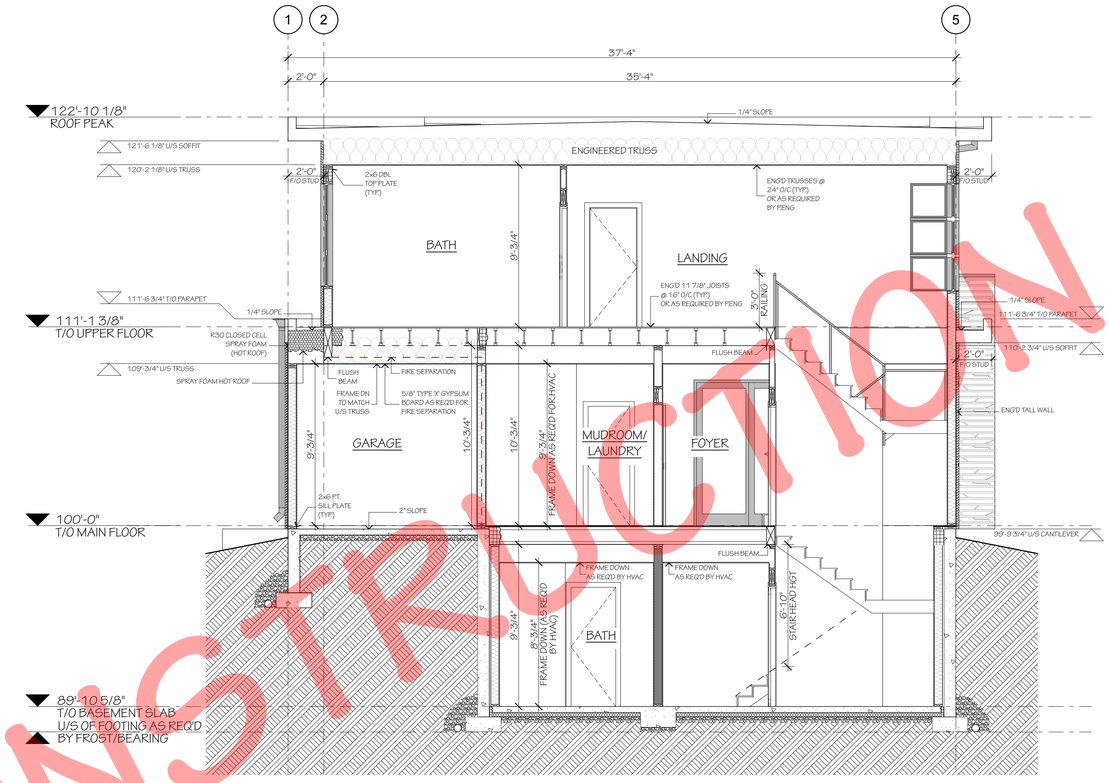
J-- EXT. GRADE WOOD BEAM/COLUMN

* ALL MATERIALS AND COLOURS ARE SUGGESTIONS AND TO BE REVIEWED AND CONFIRMED BY BUILDER. ASSEMBLIES AND CONSTRUCTION MUST COMPLY WITH IRC AND MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDES.



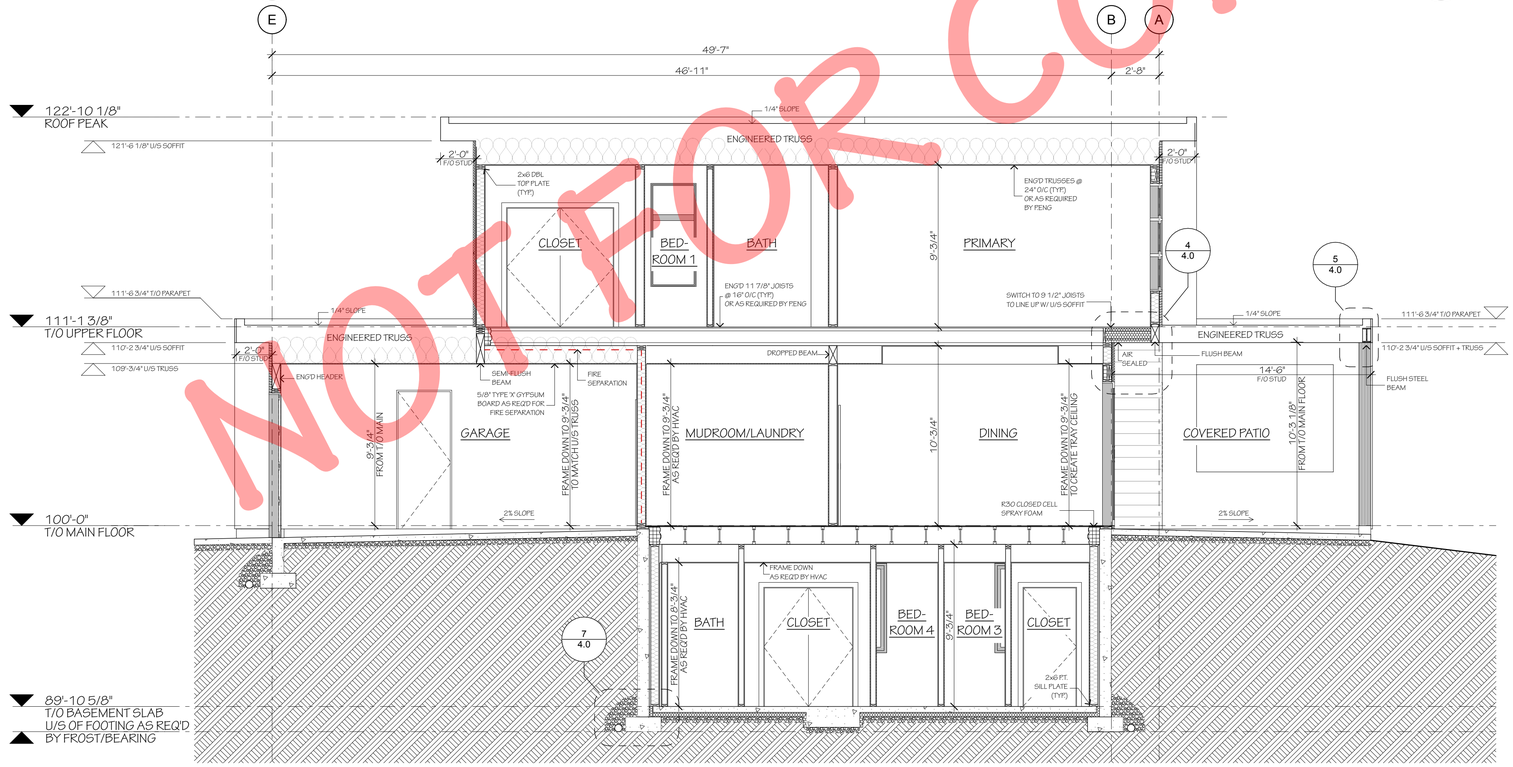

1 SECTION

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




2 SECTION

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




3 SECTION

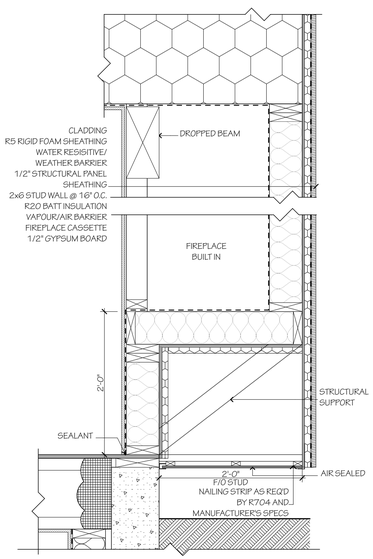
SCALE: 1/4" = 1'-0"

DESIGN OF THE ROOF THERMAL SYSTEM AND CONTROL OF MOISTURE ACROSS THE ROOF ASSEMBLY IS THE RESPONSIBILITY OF THE BUILDER/OWNER IN PARTNERSHIP WITH, WHERE REQUIRED, A LICENSED BUILDING SCIENCE PRACTITIONER AND IS SUBJECT TO SITE SPECIFIC REQUIREMENTS.

BUILDER/OWNER MUST REVIEW AND APPROVE ALL MATERIALS AND ASSEMBLIES BEFORE THE COMMENCEMENT OF CONSTRUCTION. BUILDER/OWNER MUST FOLLOW ALL MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES FOR ALL MATERIALS SELECTED.

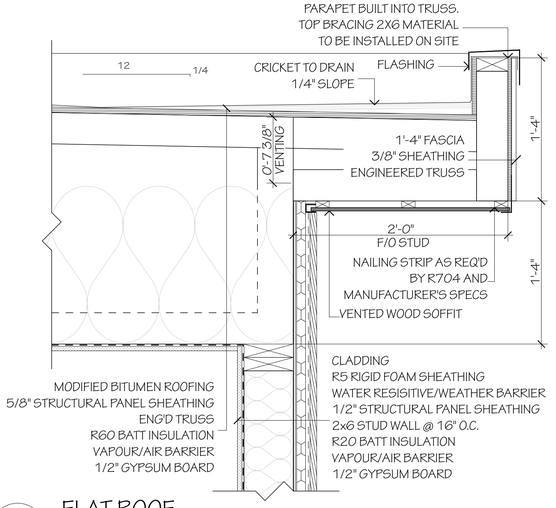
REFER TO SECTION R703.4 FOR ALL FLASHING LOCATIONS AND REQUIREMENTS AND ADHERE TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDELINES.

DESIGN OF THE ROOF THERMAL SYSTEM AND CONTROL OF MOISTURE ACROSS THE ROOF ASSEMBLY IS THE RESPONSIBILITY OF THE BUILDER/OWNER IN PARTNERSHIP WITH, WHERE REQUIRED, A LICENSED BUILDING SCIENCE PRACTITIONER AND IS SUBJECT TO SITE SPECIFIC REQUIREMENTS.



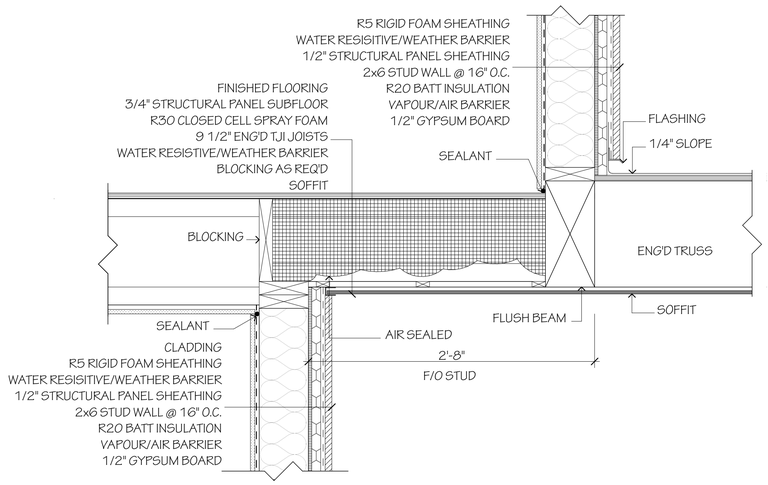

4 CANTILEVERED FIREPLACE

SCALE: 1" = 1'-0"



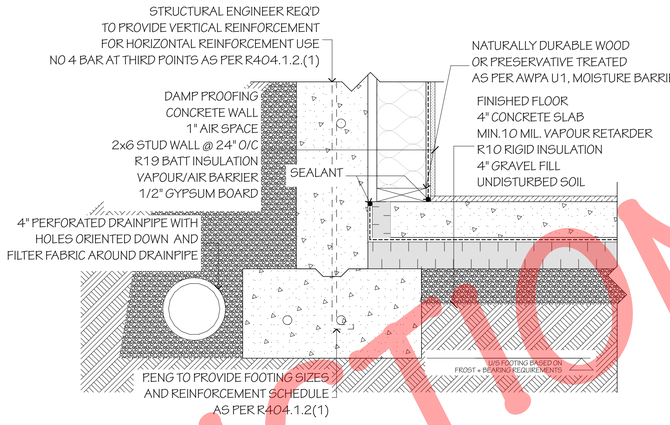

1 FLAT ROOF

SCALE: 1 1/2"= 1'-0"



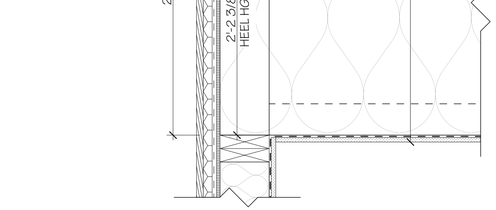

4 FLOOR OVER UNHEATED SPACE

SCALE: 1 1/2"= 1'-0"



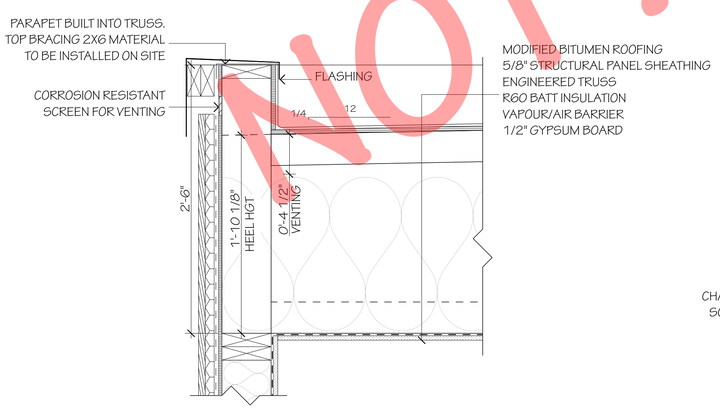

7 SLAB, FOOTING, FROST WALL

SCALE: 1 1/2"= 1'-0"



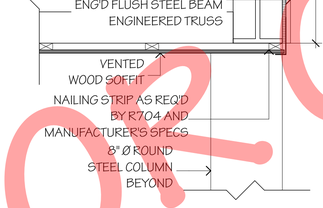

2 PARAPET UPPER

SCALE: 1 1/2"= 1'-0"



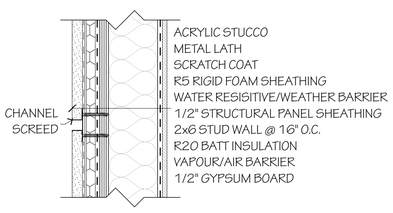

3 PARAPET LOWER

SCALE: 1 1/2"= 1'-0"




5 FLAT ROOF PATIO

SCALE: 1 1/2"= 1'-0"




6 STUCCO REVEAL

SCALE: 1 1/2"= 1'-0"

*ALL 1/4" FLAT ROOF SLOPE PEAKS
@ 3" BELOW T/O PARAPET*

DESIGN OF THE ROOF THERMAL SYSTEM AND CONTROL OF MOISTURE ACROSS THE ROOF ASSEMBLY IS THE RESPONSIBILITY OF THE BUILDER/OWNER IN PARTNERSHIP WITH, WHERE REQUIRED, A LICENSED BUILDING SCIENCE PRACTITIONER AND IS SUBJECT TO SITE SPECIFIC REQUIREMENTS.

BUILDER/OWNER MUST REVIEW AND APPROVE ALL MATERIALS AND ASSEMBLIES BEFORE THE COMMENCEMENT OF CONSTRUCTION. BUILDER/OWNER MUST FOLLOW ALL MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES FOR ALL MATERIALS SELECTED.

REFER TO SECTION R703.4 FOR ALL FLASHING LOCATIONS AND REQUIREMENTS AND ADHERE TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDELINES.

WINDOW SCHEDULE (TO BE FINALIZED BY CLIENT IN COORDINATION WITH WINDOW SUPPLIERS)

| HOME STORY | ID | SIZE WIDTH | SIZE HEIGHT | QTY | TYPE | LOCATION | GLASS IN HAZARDOUS LOCATION |
|---|---|---|---|---|---|---|---|
| BASEMENT | | | | | | | |
| | 01 | 5'-0" | 5'-0" | 2 | SLIDER (EGRESS) | BEDROOM 3, 4 | NO |
| MAIN FLOOR | | | | | | | |
| | 02 | 3'-0" | 7'-0" | 1 | CASEMENT, MULLIONS 2H | DEN | NO |
| | 03 | 3'-6" | 7'-0" | 2 | FIXED | LIVING | YES |
| | 04 | 7'-0" | 7'-0" | 1 | 3 PANELS STACKED - FIXED | DEN | NO |
| UPPER FLOOR PLAN | | | | | | | |
| | 05 | 2'-0" | 6'-0" | 1 | 3 PANELS STACKED - FIXED | STAIRWELL | NO |
| | 06 | 2'-6" | 5'-9" | 2 | 3 PANELS STACKED - CASEMENT (EGRESS) | BEDROOM 1,2 | NO |
| | 07 | 3'-0" | 6'-0" | 1 | 3 PANELS STACKED - AWNING LOWER | ENSUITE | YES |
| | 08 | 3'-6" | 6'-0" | 1 | 3 PANELS STACKED - FIXED | STAIRWELL | NO |
| | 09 | 5'-6" | 6'-0" | 1 | 3 PANELS STACKED - FIXED | ENSUITE | YES |
| | 10 | 6'-11 1/2" | 6'-0" | 1 | 3 PANELS STACKED - FIXED | STAIRWELL | NO |
| | 11 | 7'-0" | 5'-9" | 2 | 3 PANELS STACKED - FIXED | BEDROOM 1,2 | NO |
| | 12 | 8'-0" | 6'-0" | 1 | 3 PANELS STACKED W/ 2'-0" RIGHT CASEMENT (2H MULLIONS, EGRESS) | PRIMARY | NO |

*FOR ALL EMERGENCY AND RESCUE OPENINGS, WINDOWS MUST ADHERE TO IRC SECTION R310 OPERABLE WINDOWS MUST ADHERE TO IRC 312 WHERE FALL PROTECTION APPLIES

*ALL EGRESS WINDOWS MUST BE 20" WIDE BY 24" TALL CLEAR OPENING WITH A MINIMUM OF 5.7SQFT OPENING AREA. MAX SILL HGT IS 44", IF SIZES SPECIFIED DO NOT PROVIDE CLEAR OPENING BASED ON WINDOW MANUFACTURER SPECS/ PRODUCT, ADJUST WINDOW SIZE TO MEET MINIMUM EGRESS SIZE REQUIREMENTS.

*TEMPERED GLASS AS REQ'D BY WINDOW POSITION

*ALL OPERABLE WINDOWS LESS THAN 24" ABOVE THE FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE OR OTHER EXTERIOR SURFACE MUST BE PROVIDED WITH A CONTROL DEVICE OR FALL PROTECTION COMPLIANT TO ASM F2090.
REFER TO IRC SECTION 308 FOR REQUIREMENTS OF GLAZING IN HAZARDOUS LOCATION.

8 WINDOW SCHEDULE

DOOR SCHEDULE (TO BE FINALIZED BY CLIENT IN COORDINATION WITH DOOR SUPPLIERS)

| HOME STORY | ID | DOOR W | DOOR HT | DOOR GLZ | QTY | ORIENTATION | TYPE | GLASS IN HAZARDOUS LOCATION |
|---|---|---|---|---|---|---|---|---|
| BASEMENT, Interior | | | | | | | | |
| | 01 | 2'-6" | 6'-8" | | 1 | LEFT | SWING DOOR | N/A |
| | 02 | 2'-6" | 6'-8" | | 2 | RIGHT | SWING DOOR | N/A |
| | 03 | 2'-6" | 6'-8" | | 1 | RIGHT REVERSE | SWING DOOR | N/A |
| | 04 | 3'-0" | 6'-8" | | 1 | LEFT REVERSE | SWING DOOR | N/A |
| | 05 | 3'-0" | 6'-8" | | 1 | RIGHT | SWING DOOR | N/A |
| | 06 | 5'-0" | 6'-8" | | 1 | DOUBLE | SWING DOOR | N/A |
| MAIN FLOOR, Exterior | | | | | | | | |
| | 07 | 3'-0" | 6'-8" | | 1 | LEFT | CO SEALED, SELF LATCHING/CLOSING, 20 MIN. FIRE RATED SWING DOOR | N/A |
| | 08 | 3'-0" | 6'-8" | | 1 | LEFT REVERSE | CO SEALED, SELF LATCHING/CLOSING, 20 MIN. FIRE RATED SWING DOOR | N/A |
| | 09 | 3'-0" | 8'-0" | | 1 | LEFT REVERSE | SWING DOOR | N/A |
| | 10 | 3'-6" | 8'-0" | 6 LITES, 1'-6" SIDELIGHT RIGHT | 1 | LEFT | ENTRANCE SWING DOOR | YES |
| | 11 | 6'-0" | 8'-0" | 2 FULL PANELS | 1 | DOUBLE | SWING DOOR | YES |
| | 12 | 10'-0" | 5'-0" | 3 FULL PANELS, SILL 3'-0" | 1 | RIGHT | FOLDING SLIDING DOOR | YES |
| | 13 | 12'-0" | 8'-0" | 4 FULL PANELS | 1 | DOUBLE | SLIDING DOOR | YES |
| | 14 | 16'-0" | 8'-0" | OPAQUE PANELS - ALUMINUM FRAME | 1 | OVERHEAD | GARAGE DOOR | YES |
| MAIN FLOOR, Interior | | | | | | | | |
| | 15 | 2'-4" | 6'-8" | | 1 | LEFT REVERSE | SWING DOOR | N/A |
| | 16 | 2'-6" | 6'-8" | | 1 | RIGHT REVERSE | SWING DOOR | N/A |
| | 17 | 2'-8" | 6'-8" | | 2 | RIGHT | SWING DOOR | N/A |
| | 18 | 2'-8" | 6'-8" | | 1 | RIGHT REVERSE | SWING DOOR | N/A |
| | 19 | 3'-0" | 6'-8" | | 2 | LEFT | BARN DOOR | N/A |
| UPPER FLOOR PLAN, Interior | | | | | | | | |
| | 20 | 2'-4" | 6'-8" | | 1 | RIGHT | POCKET DOOR | N/A |
| | 21 | 2'-8" | 6'-8" | | 2 | LEFT | SWING DOOR | N/A |
| | 22 | 2'-8" | 6'-8" | | 4 | RIGHT | SWING DOOR | N/A |
| | 23 | 6'-0" | 6'-8" | | 2 | DOUBLE | SWING DOOR | N/A |

*REFER TO IRC SECTION R308 FOR REQUIREMENTS OF GLAZING IN HAZARDOUS LOCATIONS*

9 DOOR SCHEDULE



UPRISE HOUSE PLANS
BY UPRISE DESIGN + DRAFTING INC.
#110-3121 HILL RD., LAKE COUNTRY, BC, CANADA
PH: 778.480.0341

# THE RIESLING 2-STOREY
## UPRISE HOUSE PLANS

DESIGN CREATED: NOVEMBER 8, 2021
PLANS UPDATED: JUNE 11, 2025
SCALE: AS NOTED

CLIENT:
ORDER #:
PURCHASED:

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

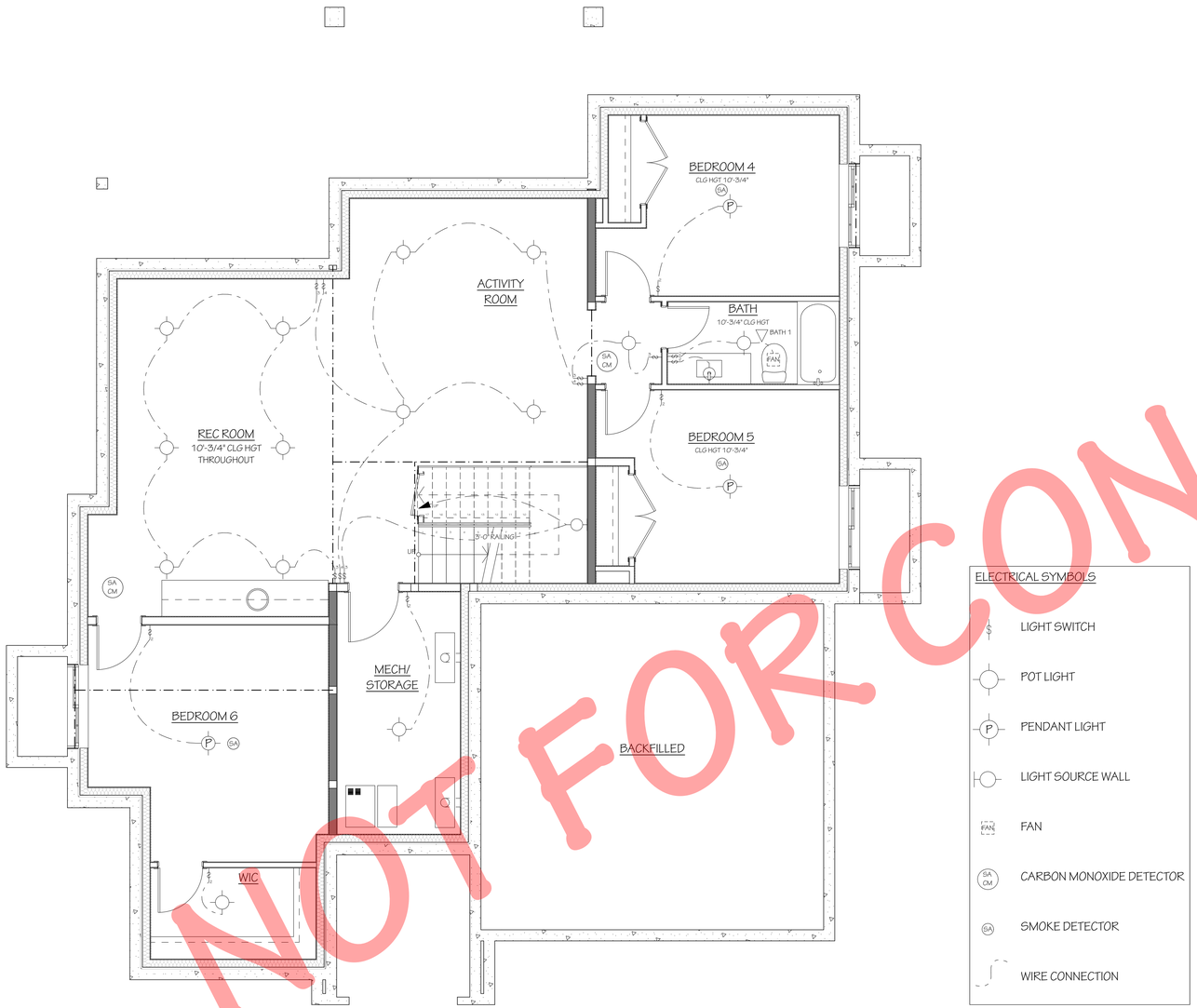
| # | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| 2 | 06/11/2025 | UPDATED + ISSUED FOR IRC 2021 |
| 1 | 11/08/2021 | ISSUED CONSTRUCTION DOCUMENTS |

DETAILS + SCHEDULES

4.0

SHEET 9 OF 11

DRAWN BY: AH | REVIEWED BY: JU

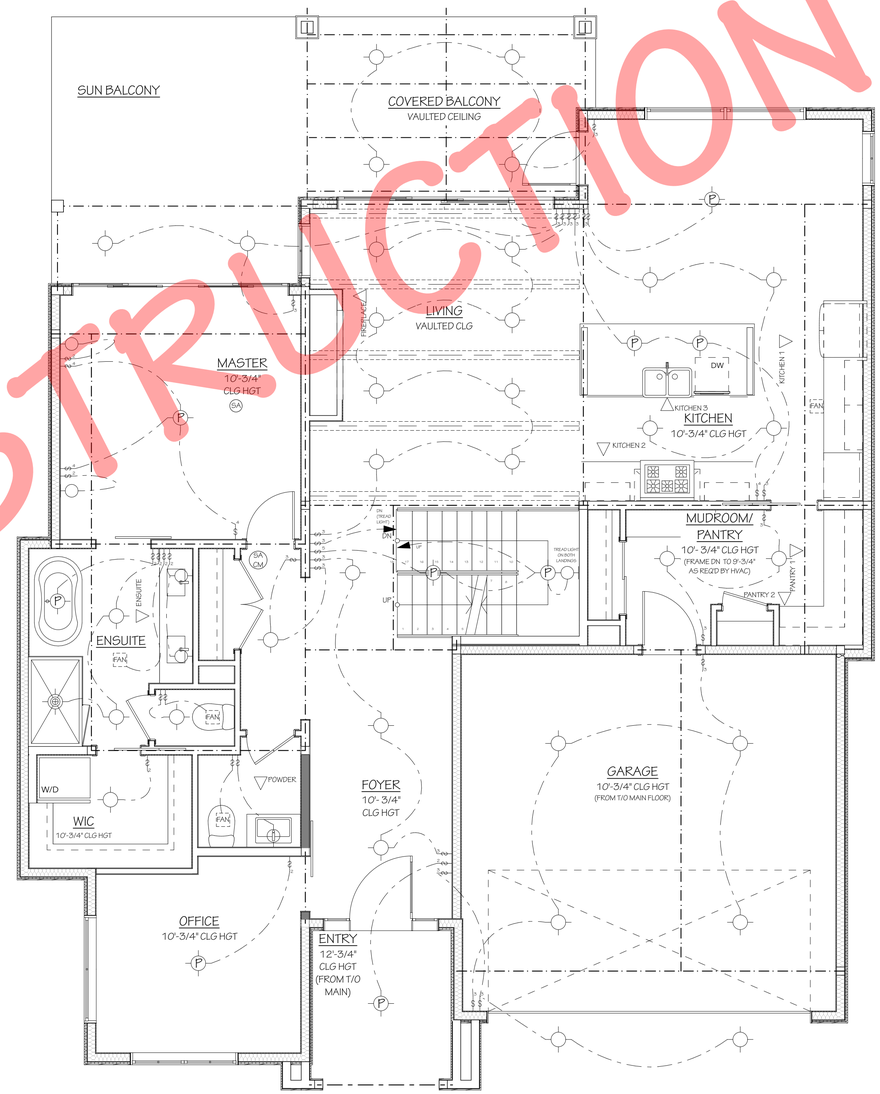



ELECTRICAL SYMBOLS

- LIGHT SWITCH
- POT LIGHT
- P — PENDANT LIGHT
- LIGHT SOURCE WALL
- FAN — FAN
- SA CM — CARBON MONOXIDE DETECTOR
- SA — SMOKE DETECTOR
- WIRE CONNECTION

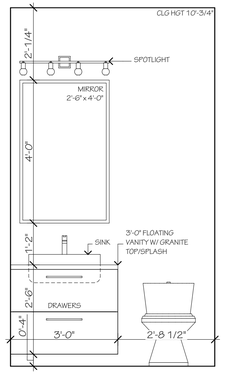
1 BASEMENT LIGHTING PLAN

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



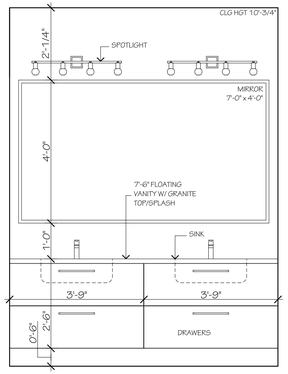

2 MAIN FLOOR LIGHTING PLAN

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



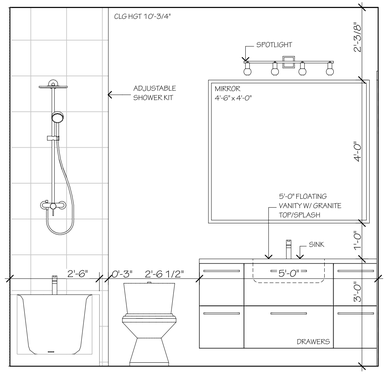

1 POWDER

SCALE: 1/2" = 1'-0"



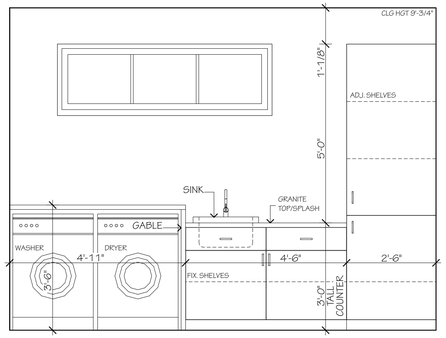

2 ENSUITE

SCALE: 1/2" = 1'-0"



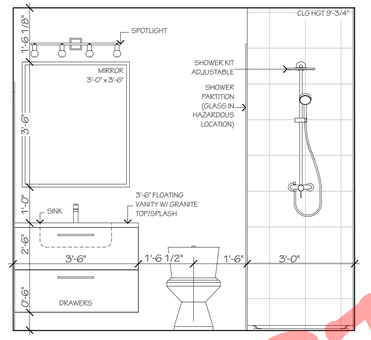

3 BATH 1

SCALE: 1/2" = 1'-0"



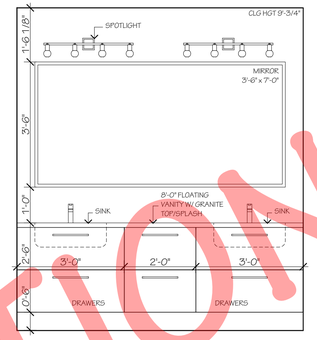

4 LAUNDRY

SCALE: 1/2" = 1'-0"



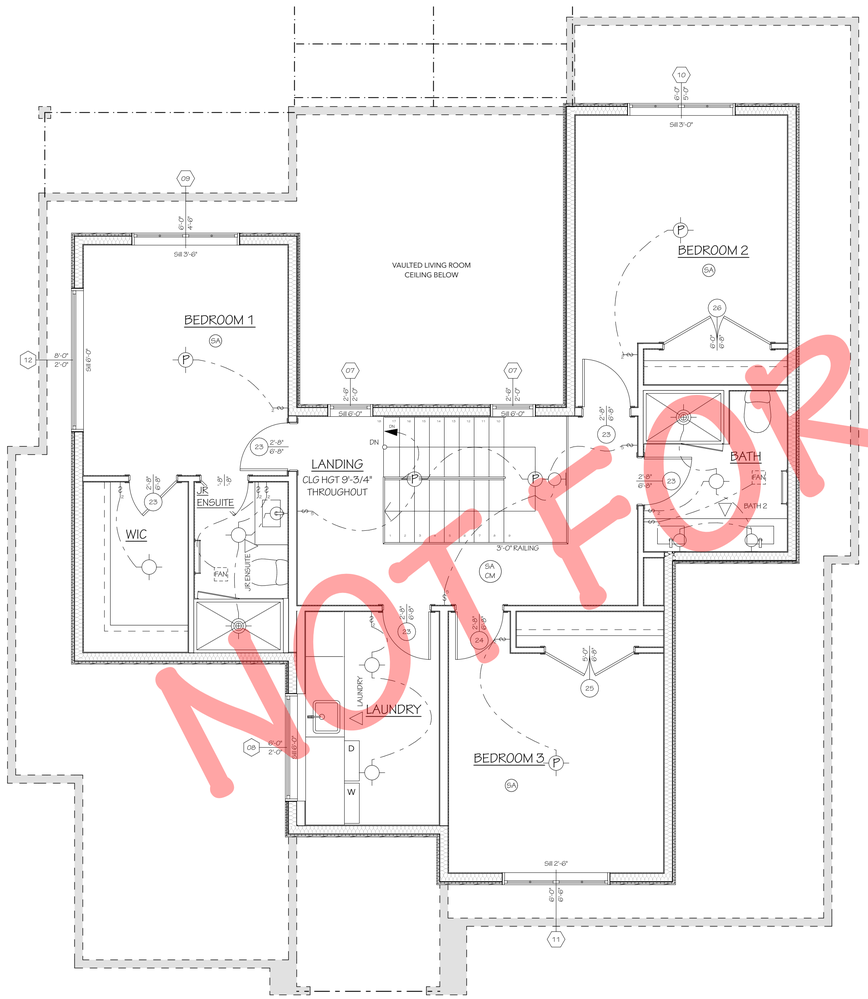

5 JR ENSUITE

SCALE: 1/2" = 1'-0"



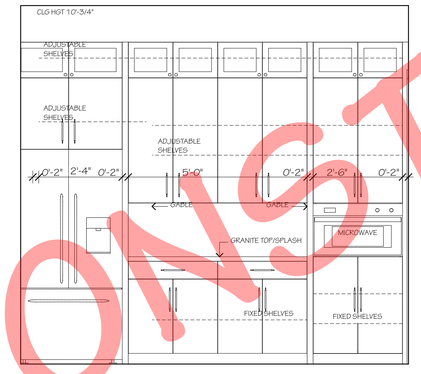

6 BATH 2

SCALE: 1/2" = 1'-0"



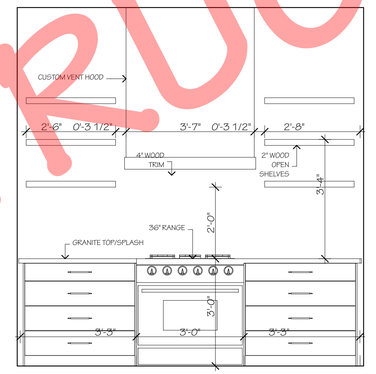

7 UPPER FLOOR LIGHTING PLAN

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



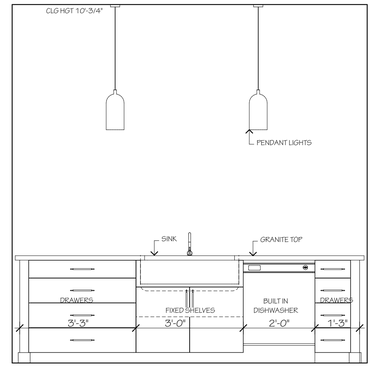

8 KITCHEN 1

SCALE: 1/2" = 1'-0"



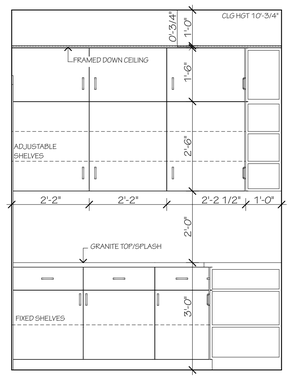

9 KITCHEN 2

SCALE: 1/2" = 1'-0"



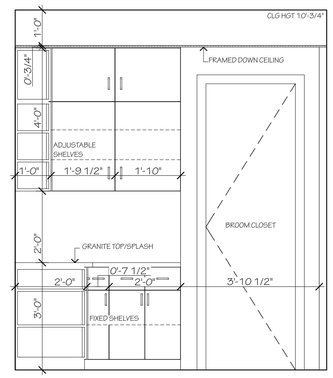

10 KITCHEN ISLAND

SCALE: 1/2" = 1'-0"



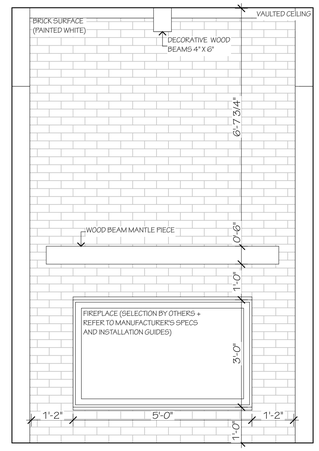

11 PANTRY 1

SCALE: 1/2" = 1'-0"




12 PANTRY 2

SCALE: 1/2" = 1'-0"




13 FIREPLACE

SCALE: 1/2" = 1'-0"

ALL MILLWORK, APPLIANCE AND CABINET DRAWINGS ARE ONLY SYMBOLIC OF A GENERAL DESIGN AND PLACEMENT.
THEY ARE NOT SHOP DRAWINGS FOR CONSTRUCTION AND MAY VARY DEPENDING ON PRODUCT SELECTED.
ANY REQUIRED SHOP DRAWINGS OR DETAILS ARE THE RESPONSIBILITY OF THE OWNER/ BUILDER TO CONSULT WITH AN INTERIOR DESIGNER OR MILLWORK/CABINET SUPPLIER.
ALL DIMENSIONS SHOULD BE RE-MEASURED AFTER FRAMING SO THAT CABINETS ARE BUILT FOR ON SITE AS BUILT CONDITIONS.
ALWAYS REFER TO MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDES.
ALL FLOATING VANITIES MUST HAVE SUFFICIENT STRUCTURAL SUPPORT.