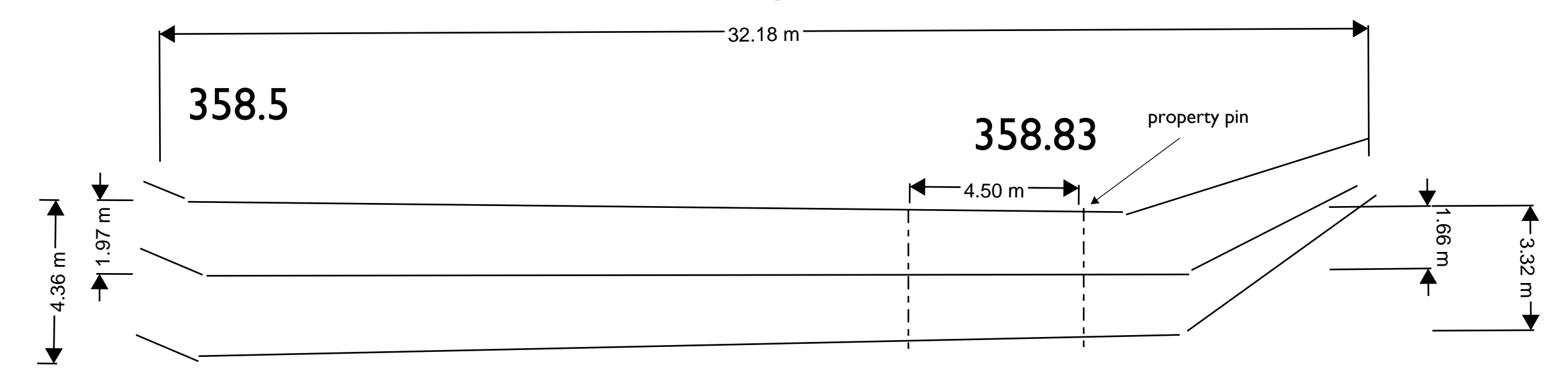


SITE INFORMATION	
CLIENTS:	RITCHIE RESIDENCE
ZONING DISTRICT:	R1
LEGAL ADDRESS:	LOT 1, PLAN EPP72146, DISTRICT LOT 2186, ODYD
CIVIC ADDRESS:	227 BAIRD RD, KELOWNA, BC
ELEVATIONS:	
U/S FOOTING	AS REQ'D BY FROST/BEARING
T/O BASEMENT SLAB	359.21M 88'-10 5/8"
T/O FOUNDATION WALL	362.55M 99'-9 3/4"
T/O GARAGE	362.55M 99'-9 3/4"
T/O MAIN FLOOR	362.60M 100'-0"
FINISHED GRADE FRONT	362.34M 99'-1 3/4"
FINISHED GRADE BACK	359.01M 88'-2 5/8"
ROOF PEAK	367.82M 117'-1 3/8"
HOUSE AREA:	
BASEMENT	2503.69 SQFT
MAIN FLOOR	2000.51 SQFT
TOTAL LIVABLE SPACE:	4504.20 SQFT
GARAGE	510.26 SQFT
UPPER DECK	500.25 SQFT
LOWER PATIO	500.29 SQFT
TOTAL UN-LIVABLE SPACE:	1510.80 SQFT
TOTAL HOUSE AREA:	6015.00 SQFT
LOT:	
AREA	
SITE COVERAGE	279.07M ² (3,003.90 SQFT)
% LOT COVERAGE	20.6%

EXPOSED BUILDING FACE CALCULATIONS	
FRONT ELEVATION	
TOTAL EBF =	81.71M ² (879.60 SQFT)
LIMITING DISTANCE =	16.06M = 8.03M
100% GLAZING ALLOWED	
GLAZED AREA ALLOWED =	879.60 SQFT
GLAZED AREA PROVIDED =	249.67 SQFT
BACK ELEVATION	
TOTAL EBF =	161.37M ² (1739.90 SQFT)
FACE 1: 524.24 SQFT	
LIMITING DISTANCE =	16.26M = 8.13M
28.78% GLAZING ALLOWED	
GLAZED AREA ALLOWED =	150.87 SQFT
GLAZED AREA PROVIDED =	144.00 SQFT
FACE 2: 1212.67 SQFT	
LIMITING DISTANCE =	37.21M = 18.60M
97.20% GLAZING ALLOWED	
GLAZED AREA ALLOWED =	1178.71 SQFT
GLAZED AREA PROVIDED =	479.00 SQFT
LEFT ELEVATION	
TOTAL EBF =	76.13M ² (819.43 SQFT)
G DISTANCE = 18.42M = 9.21M	
100% GLAZING ALLOWED	
AREA ALLOWED =	819.43 SQFT
AREA PROVIDED =	70.00 SQFT
RIGHT ELEVATION	
NO GLAZING PROVIDED	

2 SITE INFORMATION

3 E.B.F.



227 BAIRD ROAD
RITCHIE RESIDENCE

SCALE: AS NOTED

- GENERAL NOTES
- 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.
 - CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS.
 - 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	03/27/2024	UPDATE POOL FENCING, SITE PLAN
2	01/03/2024	UPDATED REGISTERED SITE PLAN
1	12/12/2023	ISSUED FOR BUILDING PERMIT

1 SITE PLAN
SCALE: 1:125

THIS SITE PLAN WAS CREATED FROM PLAN EPP72146. FINAL LOCATION OF HOUSE IS TO BE VERIFIED BY SURVEYOR AND BUILDER PRIOR TO EXCAVATION, AND MUST CONFORM TO SITE SPECIFIC RESTRICTIONS AND ZONING REQUIREMENTS. FINAL ELEVATION OF ALL FOUNDATIONS, GRADES, AND DRAINAGE PATHS MUST BE DETERMINED BY BUILDER AND CONFORM WITH NEIGHBOURHOOD REQUIREMENTS AFTER EXCAVATION.

0.1

SHEET 2 OF 10

DRAWN BY: AH REVIEWED BY: CD