

BC ENERGY STEP CODE 3 PURSUED



 **DESIGNS by Dutka**  
Residential Home Design

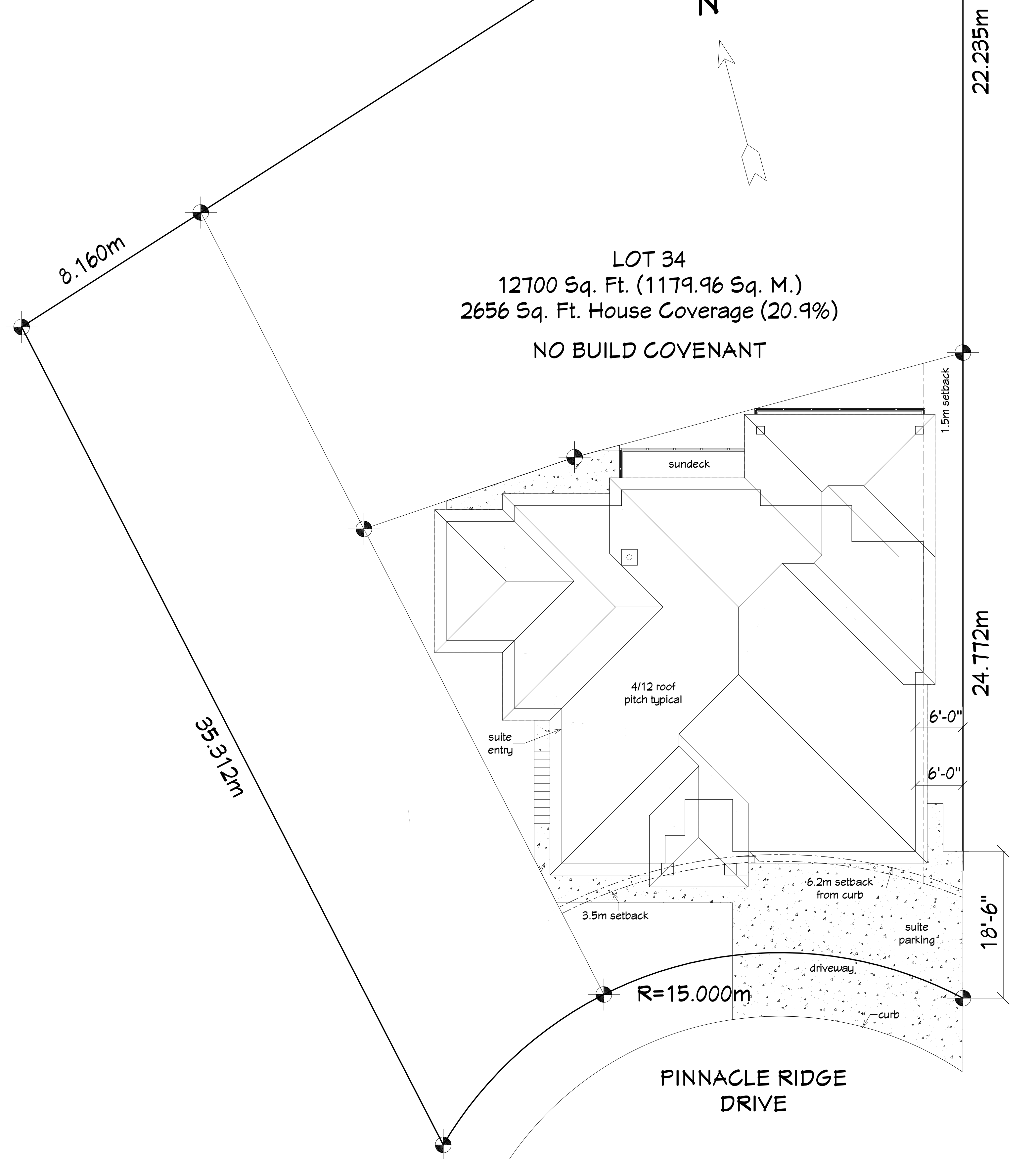
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wesdutka@gmail.com

Wes Dutka  
(250) 862-6534

2500 PINNACLE RIDGE DRIVE, LOT 34, WEST KELOWNA, B.C.



SITE PLAN scale = 1/8" = 1'0"



OWNER OR CONTRACTOR  
TO COMPLETE SITE PLAN  
AND LEGAL DESCRIPTION

LEGAL DESCRIPTION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

GENERAL NOTES

CODES AND STANDARDS

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the British Columbia building code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variances from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/builder and such solutions will be their sole responsibility.

All work shall be in accordance with the current edition of the B.C. building code and all local laws and bylaws.

Prior to proceeding with construction, it is the responsibility of the contractor to check all details and dimensions to confirm accuracy and to ensure there are no discrepancies. Any variances from structural drawings and specifications or from conditions encountered at the job site, shall be their sole responsibility.

Although every effort has been made to provide complete and accurate drawings we cannot eliminate the possibility of human error. Therefore Designs By Dutka will not be liable for any errors or omissions.

It is the responsibility of the contractor for the correct siting of the building to conform with necessary setbacks.

CONCRETE AND FOUNDATION

All concrete to have a minimum compressive strenght of 2400 PSI (20mPa) at 28 days.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2500 PSF. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600mm) and higher should have one horizontal 10mm reinforcing bar 3" (75mm) from the top. Corner reinforcing to be lapped minimum 24" (600mm)

All footings are to have two 1/2" reinforcing bars. The reinforced bars are to be situated such that one bar is 3" (75mm) clear of the side and bottom of the footing on both sides of the footing.

Grades shown on elevations are estimated. Adjust on site as required. Retaining walls, other than foundation walls of the residence, are beyond the scope of these drawings unless otherwise noted.

MISCELLANEOUS

Caulk over and around all exterior openings using a non-hardening caulking compound.

Flash all changes of materials on exterior walls.

Flash over exterior openings.

All siding or stucco to be a minimum of 8" (200mm) above finished grade.

Provide cast iron cleanouts for all fireplace flues.

All balcony railings to be 3'6" (1070mm) in height with maximum spacing between vertical members of 4" (100mm). Minimum distance between horizontal rails to be 32" (800mm), top rail to sustain outward load of 40 pounds per lineal foot.

Coats and clothes closets shall have at least one rod and shelf with a minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves whenever possible. Broom closets shall have one shelf.

CARPENTRY

Framing lumber shall be number 2 or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed and confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Joists shall be placed to accommodate heating and plumbing. In the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be damp proofed with 45 lb. felt or a sill plate gasket and pressure treated with a waterborne preservation or other approved method.

Interior framing to be 4" (100mm) clear of back and sides of firebox and 2" (50mm) clear of brick chimneys. Frame exterior walls 1" (25mm) clear from exterior fireplaces.

Plates are to be anchored to concrete with 1/2" anchor bolts, maximum 6 ft. o/c, or other approved method.

Flush framed wood members shall be anchored with 2000 lb. joist hangers unless otherwise specified.

INSULATION/VENTILATION

Minimum insulation requirements:

Roof/Ceiling - R50  
Walls - 2x6 - R22  
Garage Ceiling - R32

Ceiling insulation may be loose fill type or batt type. Walls and floor insulation must be batt type.

Wall and floor insulation between residence and attached garage shall be insulated.

Insulation requirements may vary with heating systems and with local conditions.

All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits.

ABOVE GRADE MASONRY

All above grade masonry is to conform to the B.C. Building Code.

If brick veneer is to be installed, counter flashing shall be installed up 8" (200mm) behind the building felt and below the bottom course with vertical joints raked clean. Weepholes 24" (600mm) o/c.

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|                      |              |        |
|----------------------|--------------|--------|
| DRAWINGS: SITE PLAN  | ADDRESS:     | 1 of 8 |
| DATE: SEPTEMBER 2025 |              |        |
| DRAWN BY: WES DUTKA  |              |        |
| PLAN NUMBER: 4537    | CONSULTANTS: |        |
| SCALE: AS NOTED      |              |        |
| REVISIONS:           |              |        |





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|                      |              |
|----------------------|--------------|
| DRAWINGS: FOUNDATION | ADDRESS:     |
| DATE: SEPTEMBER 2025 |              |
| DRAWN BY: NES DUTKA  |              |
| PLAN NUMBER: 4537    | CONSULTANTS: |
| SCALE: AS NOTED      |              |
| REVISIONS:           |              |





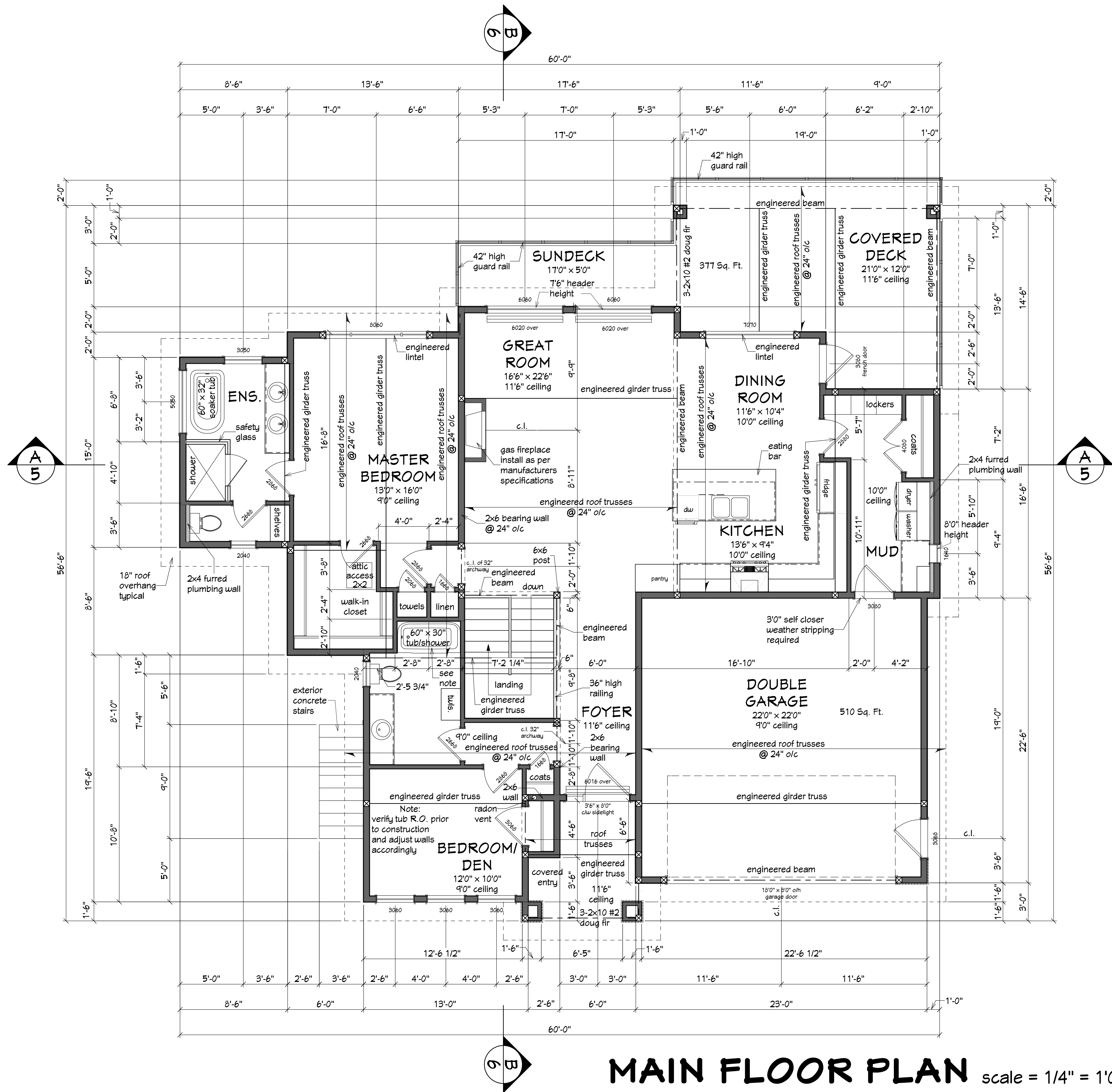
|                 |                 |
|-----------------|-----------------|
| inside of wall  | inside of wall  |
| centre of wall  | centre of wall  |
| outside of wall | outside of wall |

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|                       |              |
|-----------------------|--------------|
| DRAWINGS: LOWER FLOOR | ADDRESS:     |
| DATE: SEPTEMBER 2025  |              |
| DRAWN BY: WES DUTKA   |              |
| PLAN NUMBER: 4537     | CONSULTANTS: |
| SCALE: AS NOTED       |              |
| REVISIONS:            |              |





|                      |              |
|----------------------|--------------|
| DRAWINGS: MAIN FLOOR | ADDRESS:     |
| DATE: SEPTEMBER 2025 |              |
| DRAWN BY: WES DUTKA  |              |
| PLAN NUMBER: 4537    | CONSULTANTS: |
| SCALE: AS NOTED      |              |
| REVISIONS:           |              |



# WITH HRV UNIT

| 1 CEILING BELOW ATTIC - ASSEMBLY COMPONENTS |                                       |  |  | RSI  | R     |
|---------------------------------------------|---------------------------------------|--|--|------|-------|
| 1                                           | exterior air film                     |  |  | 0.03 | 0.17  |
| 2                                           | asphalt shingles                      |  |  | 0.00 | 0.00  |
| 3                                           | 7/16" OSB roof sheathing              |  |  | 0.00 | 0.00  |
| 4                                           | H clips as required                   |  |  | 0.00 | 0.00  |
| 5                                           | R40 blown cellulose insulation        |  |  | 4.82 | 27.37 |
| 6                                           | engineered roof trusses @ 24" o/c     |  |  | 0.00 | 0.00  |
| 7                                           | 2x4 bottom chord                      |  |  | 1.46 | 11.13 |
| 8                                           | 6 mil polyethylene air/vapour barrier |  |  | 0.00 | 0.00  |
| 9                                           | 1/2" gypsum board                     |  |  | 0.08 | 0.45  |
| 10                                          | interior air film                     |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY    |                                       |  |  |      |       |
| PROVIDED                                    |                                       |  |  | 7.01 | 39.80 |
| REQUIRED                                    |                                       |  |  | 6.41 | 39.23 |

| 2 ABOVE GRADE WALL - ASSEMBLY COMPONENTS |                                    |  |  | RSI  | R     |
|------------------------------------------|------------------------------------|--|--|------|-------|
| 1                                        | exterior air film                  |  |  | 0.03 | 0.17  |
| 2                                        | 5/16" exterior Hardie board siding |  |  | 0.03 | 0.17  |
| 3                                        | building paper                     |  |  | 0.00 | 0.00  |
| 4                                        | 7/16" OSB sheathing                |  |  | 0.11 | 0.62  |
| 5                                        | 2x6 framing @ 24" o/c              |  |  | 0.00 | 0.00  |
| 6                                        | filled with R22 batt insulation    |  |  | 2.67 | 15.16 |
| 7                                        | 6 mil. polyethylene                |  |  | 0.00 | 0.00  |
| 8                                        | 1/2" gypsum board                  |  |  | 0.08 | 0.45  |
| 9                                        | interior air film                  |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                    |  |  |      |       |
| PROVIDED                                 |                                    |  |  | 3.03 | 17.19 |
| REQUIRED                                 |                                    |  |  | 2.97 | 16.86 |

| 3 ABOVE GRADE WALL - ASSEMBLY COMPONENTS |                                           |  |  | RSI  | R     |
|------------------------------------------|-------------------------------------------|--|--|------|-------|
| 1                                        | exterior air film                         |  |  | 0.03 | 0.17  |
| 2                                        | 3/8" exterior metal variable plank siding |  |  | 0.00 | 0.00  |
| 3                                        | building paper                            |  |  | 0.00 | 0.00  |
| 4                                        | 7/16" OSB sheathing                       |  |  | 0.11 | 0.62  |
| 5                                        | 2x6 framing @ 24" o/c                     |  |  | 0.00 | 0.00  |
| 6                                        | filled with R22 batt insulation           |  |  | 2.67 | 15.16 |
| 7                                        | 6 mil. polyethylene                       |  |  | 0.00 | 0.00  |
| 8                                        | 1/2" gypsum board                         |  |  | 0.08 | 0.45  |
| 9                                        | interior air film                         |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                           |  |  |      |       |
| PROVIDED                                 |                                           |  |  | 3.00 | 17.03 |
| REQUIRED                                 |                                           |  |  | 2.97 | 16.86 |

| 4 CULTURED STONE VENEER - ASSEMBLY COMPONENTS |                                 |  |  | RSI  | R     |
|-----------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                             | exterior air film               |  |  | 0.03 | 0.17  |
| 2                                             | 3/8" mortar & 2" rock facing    |  |  | 0.04 | 0.23  |
| 3                                             | building paper                  |  |  | 0.00 | 0.00  |
| 4                                             | 7/16" OSB sheathing             |  |  | 0.11 | 0.62  |
| 5                                             | 2x6 framing @ 24" o/c           |  |  | 0.00 | 0.00  |
| 6                                             | filled with R22 batt insulation |  |  | 2.67 | 15.16 |
| 7                                             | 6 mil. polyethylene             |  |  | 0.00 | 0.00  |
| 8                                             | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 9                                             | interior air film               |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY      |                                 |  |  |      |       |
| PROVIDED                                      |                                 |  |  | 3.04 | 17.25 |
| REQUIRED                                      |                                 |  |  | 2.97 | 16.86 |

| 5 FOUNDATION WALL BELOW GRADE - COMPONENTS |                               |  |  | RSI  | R     |
|--------------------------------------------|-------------------------------|--|--|------|-------|
| 1                                          | 8" concrete wall              |  |  | 0.08 | 0.45  |
| 2                                          | 2" air cavity                 |  |  | 0.16 | 0.91  |
| 3                                          | 2x4 framing @ 24" o/c         |  |  | 2.70 | 15.33 |
| 4                                          | fill with R20 batt insulation |  |  | 0.00 | 0.00  |
| 5                                          | 6 mil polyethylene            |  |  | 0.00 | 0.00  |
| 6                                          | 1/2" gypsum board             |  |  | 0.08 | 0.45  |
| 7                                          | interior air film             |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY   |                               |  |  |      |       |
| PROVIDED                                   |                               |  |  | 3.14 | 17.82 |
| REQUIRED                                   |                               |  |  | 2.98 | 16.92 |

| 6 FOUNDATION WALL BELOW GRADE - FROST WALL |                                 |  |  | RSI  | R     |
|--------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                          | 8" concrete wall                |  |  | 0.08 | 0.45  |
| 2                                          | 2.5" extruded polystyrene (XPS) |  |  | 2.20 | 12.49 |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY   |                                 |  |  |      |       |
| PROVIDED                                   |                                 |  |  | 2.28 | 12.94 |
| REQUIRED                                   |                                 |  |  | 1.46 | 11.10 |

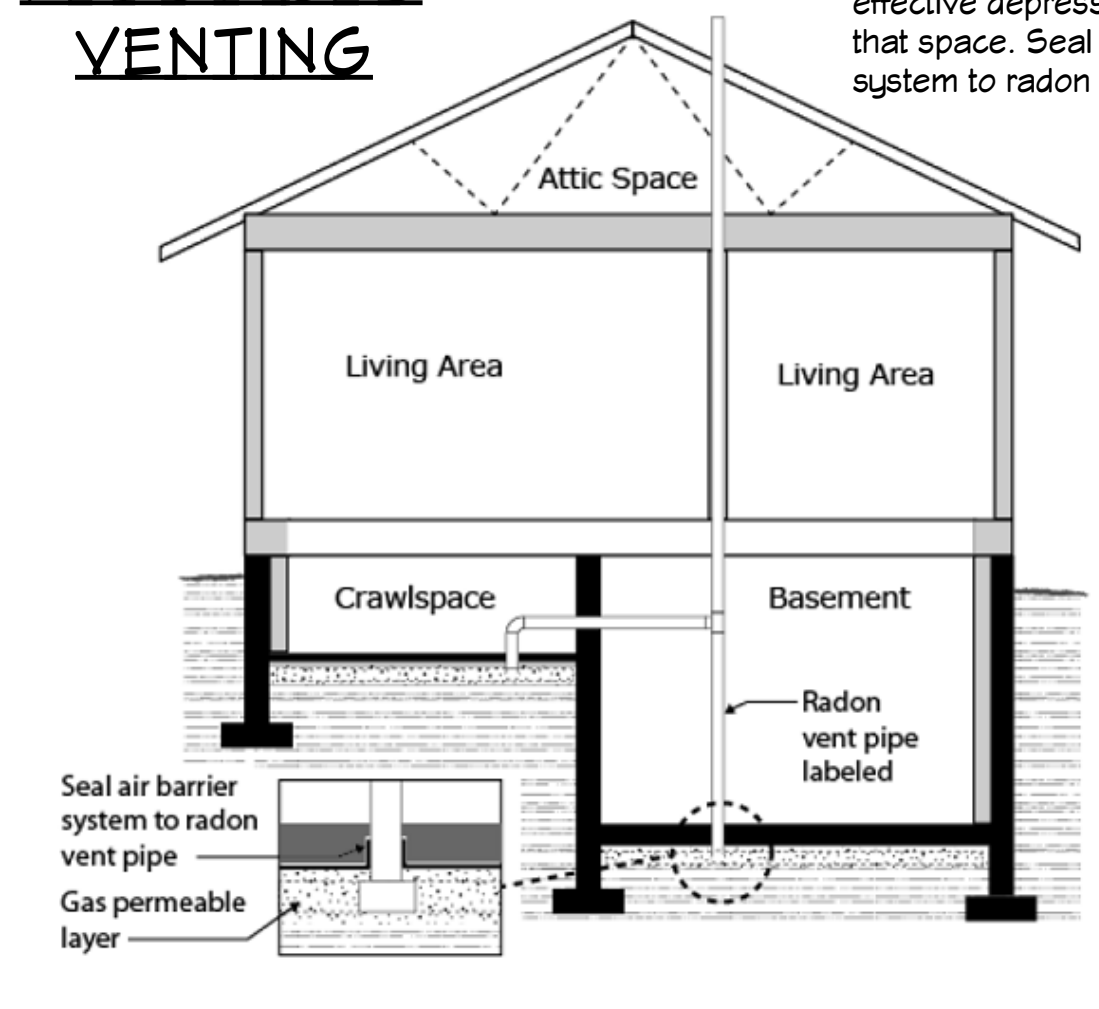
| 7 BETWEEN FLOORS AT RIM JOIST            |                                               |  |  | RSI  | R     |
|------------------------------------------|-----------------------------------------------|--|--|------|-------|
| 1                                        | 3.5" sprayed medium density polyurethane foam |  |  | 3.15 | 17.88 |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                               |  |  |      |       |
| PROVIDED                                 |                                               |  |  | 3.15 | 17.88 |
| REQUIRED                                 |                                               |  |  | 3.08 | 17.48 |

| 8 INTERIOR GARAGE WALL - ASSEMBLY COMPONENTS |                                 |  |  | RSI  | R     |
|----------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                            | exterior air film               |  |  | 0.03 | 0.17  |
| 2                                            | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 3                                            | 2x6 framing @ 24" o/c           |  |  | 2.67 | 15.16 |
| 4                                            | filled with R22 batt insulation |  |  | 0.00 | 0.00  |
| 5                                            | 6 mil. polyethylene             |  |  | 0.00 | 0.00  |
| 6                                            | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 7                                            | interior air film               |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY     |                                 |  |  |      |       |
| PROVIDED                                     |                                 |  |  | 2.98 | 16.92 |
| REQUIRED *                                   |                                 |  |  | 2.92 | 16.58 |

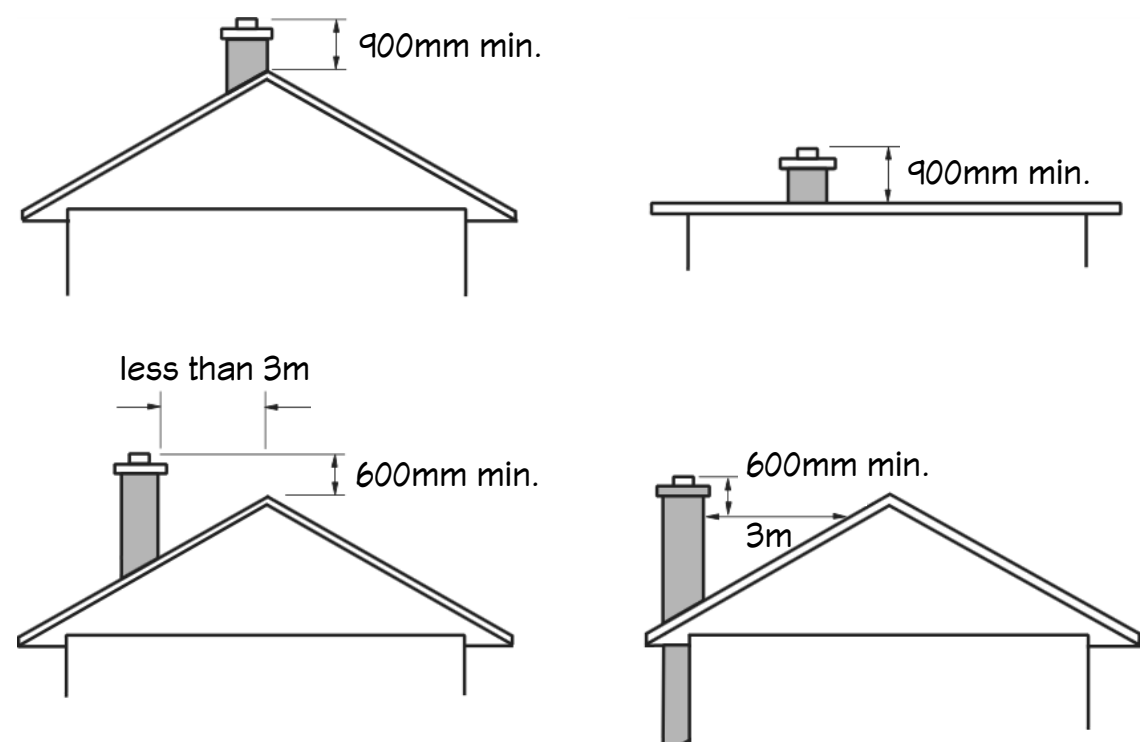
\* with 0.16 reduction for a protected surface  
see allowances in code 9.36 2.4-4)  
not applicable to crawl spaces

| 9 FLOOR OVER UNHEATED SPACE - COMPONENTS |                                   |  |  | RSI  | R     |
|------------------------------------------|-----------------------------------|--|--|------|-------|
| 1                                        | interior air film                 |  |  | 0.16 | 0.91  |
| 2                                        | finished flooring on              |  |  | 0.00 | 0.00  |
| 3                                        | 3/4" OSB subflooring              |  |  | 0.19 | 1.08  |
| 4                                        | 6 mil polyethylene                |  |  | 0.00 | 0.00  |
| 5                                        | 11 7/8" engineered floor system   |  |  | 0.00 | 0.00  |
| 6                                        | @ 16" o/c and R28 batt insulation |  |  | 4.55 | 25.83 |
| 7                                        | vented soffit                     |  |  | 0.00 | 0.00  |
| 8                                        | exterior air film                 |  |  | 0.03 | 0.17  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                   |  |  |      |       |
| PROVIDED                                 |                                   |  |  | 4.93 | 27.99 |
| REQUIRED                                 |                                   |  |  | 4.67 | 26.51 |

## RADON GAS VENTING

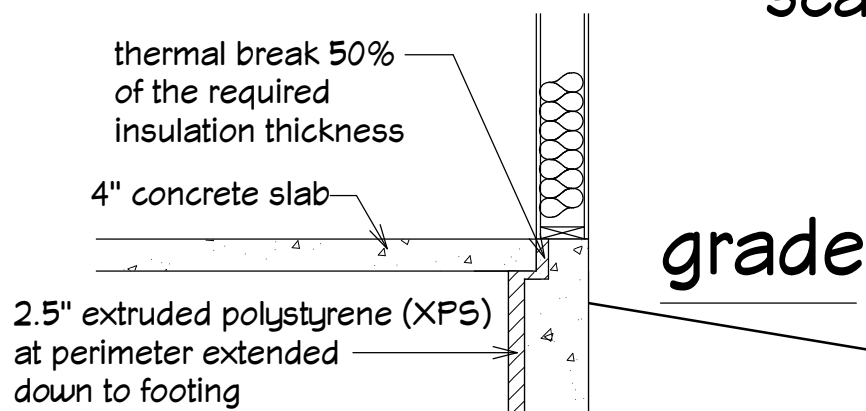


\*NOTE\*  
Drainage layer required as per BCBC 9.16.2.1, allows for the effective depressurization of that space. Seal air barrier system to radon vent pipe.



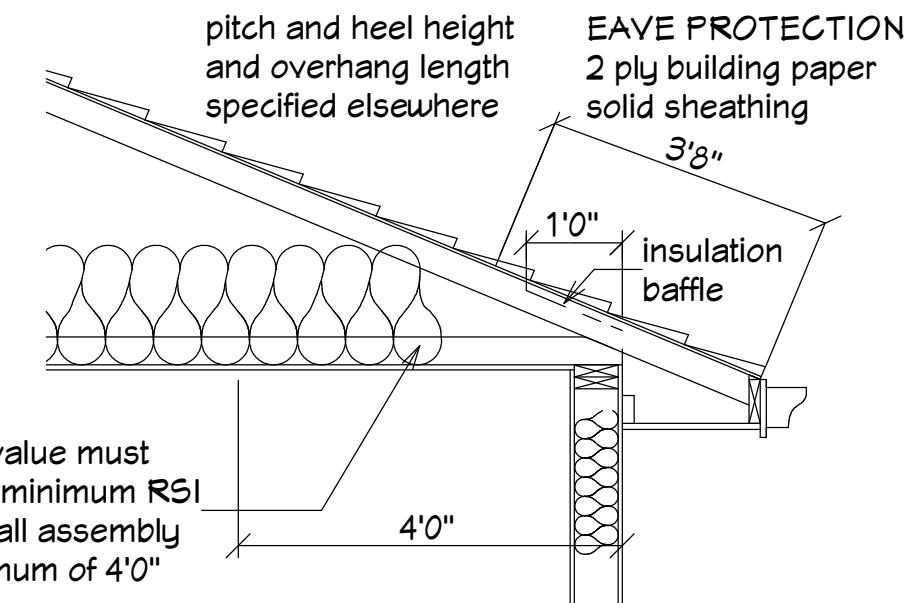
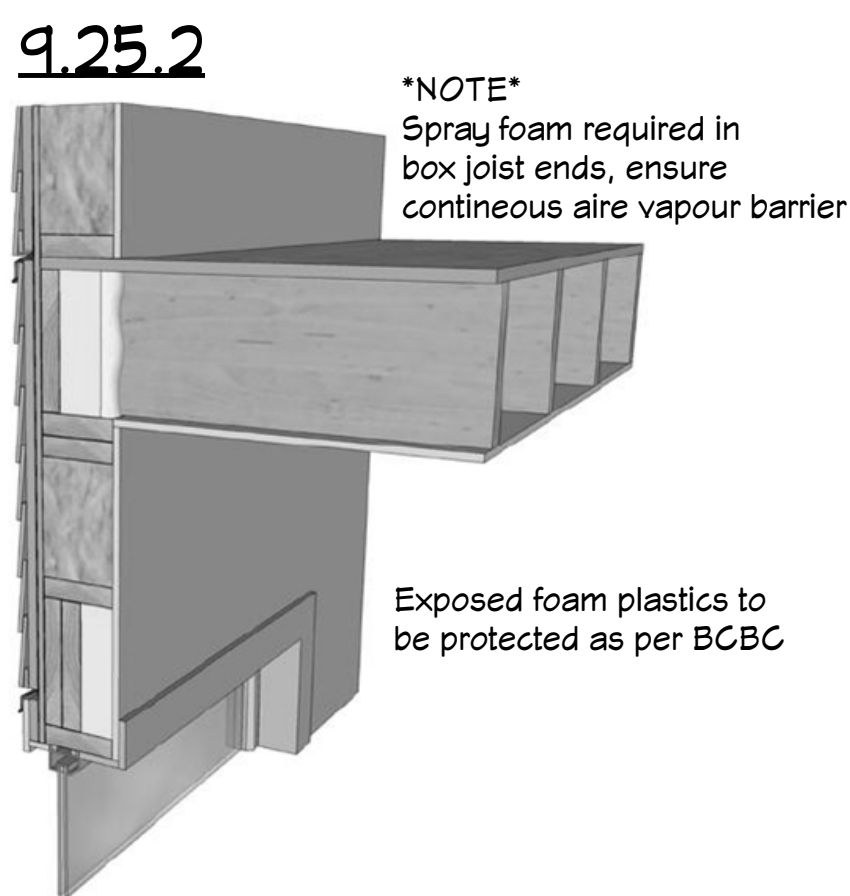
Height of Chimneys

Scale: 1/4" = 1'0"



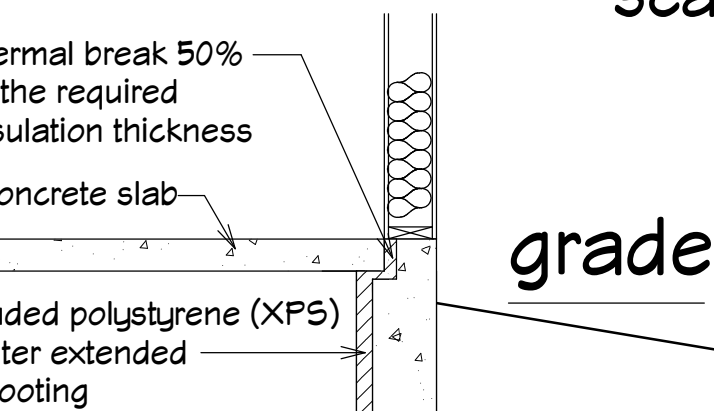
Foundation Frost Wall

Scale: 1/2" = 1'0"



Roof Insulation

Scale: 1/2" = 1'0"

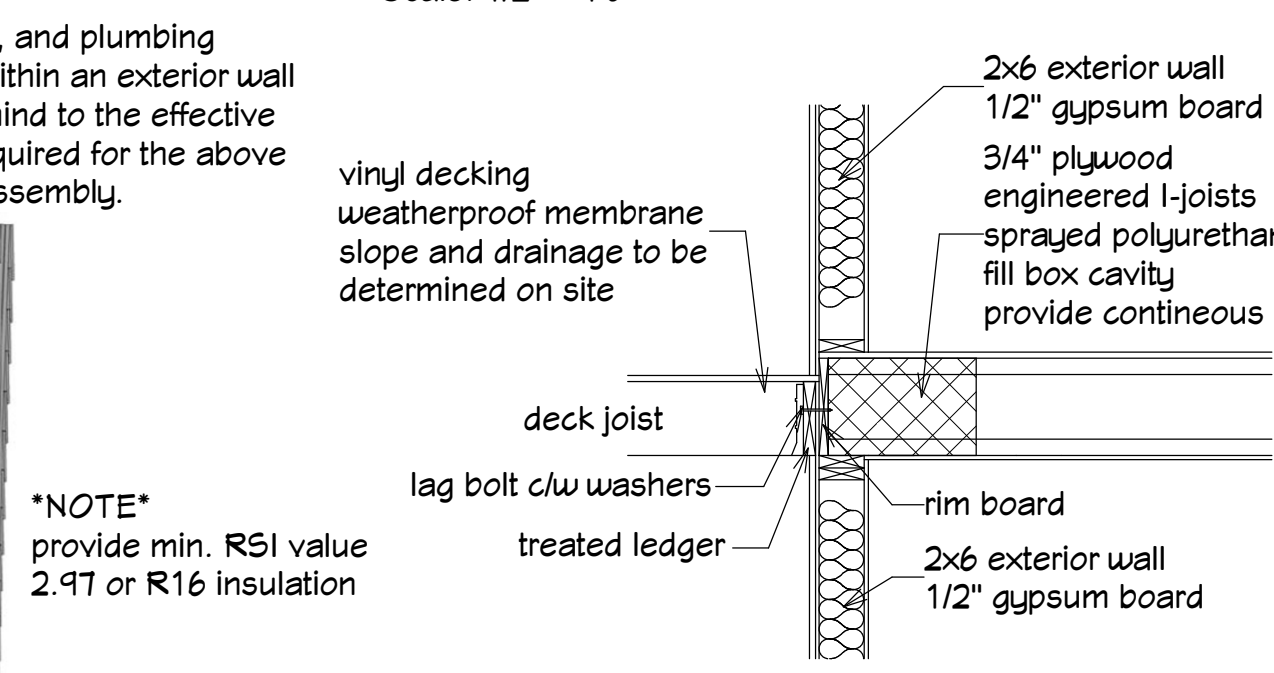


Floor Cantilever

Scale: 1/2" = 1'0"

Floor Hung From Foundation Sill Plate

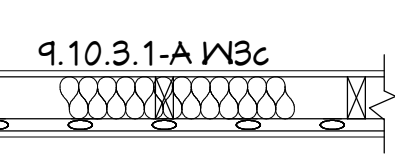
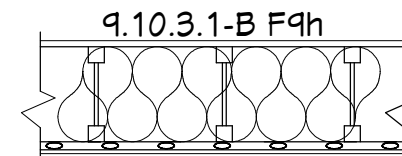
Scale: 1/2" = 1'0"



Waterproof Deck

Scale: 1/2" = 1'0"

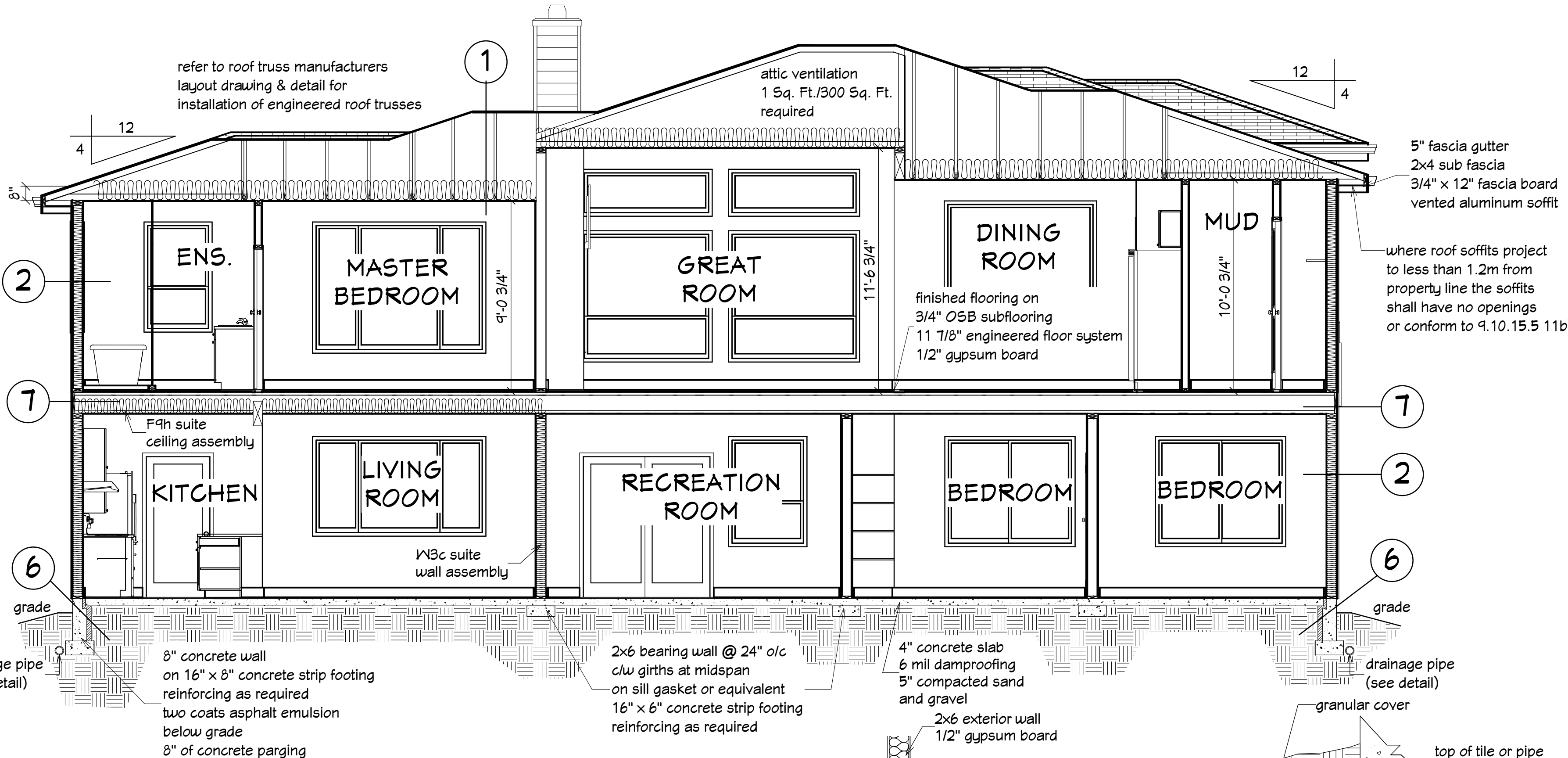
| Fire Resistance Rating | Type of Smoke Alarm & Interconnections                                                                                                          | Demising wall & ceiling assemblies<br>STC 45 or prescriptive                                                                                                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 45 min.                | NO additional smoke alarm required<br>Not required to be interconnected to the main dwelling unit; but must be interconnected within the suites | Floors/Ceiling (9.10.3.1-B (assembly F9h))<br>-absorptive material in cavity<br>-Resilient metal channels spaced @ 600mm o/c<br>-2 layers 12.7mm (1/2") Type X gypsum board<br><br>Walls (9.10.3.1-A (assembly W3c))<br>-89mm thick absorptive material<br>-Resilient metal channels on one side spaced 400mm or 600mm o/c<br>-1 layer 12.7mm (1/2") Type X gypsum board on both sides |



## CROSS SECTION

scale = 1/4" = 1'0"

A  
2



Drainage Tile and Pipe

Scale: 1" = 1'0"

9.8.8.6  
Guard shall be designed as not to facilitate climbing between 5 1/2" & 35 1/2" from walking surface located at 4.2m above adjacent level

Handrails must be graspable 34" min. - 42" max. measured vertically from stair nosing line if acting as guard min. 35 1/2"

Clear spacing shall be less than 4" max. Guard min. 35-1/2"

Nosing max. 1" tread  
Stair nosing line  
run  
16 riser stair rise: 7.341" +/- run: 10.250" nosing 1.00"

NOTE: minimum height over stairs 6'4-3/4"  
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**DESIGNS by Dutka**  
Residential Home Design

DRAWINGS: CROSS SECTION  
DATE: SEPTEMBER 2025  
DRAWN BY: WES DUTKA  
PLAN NUMBER: 4537  
SCALE: AS NOTED  
REVISIONS:

ADDRESS:

CONSULTANTS:

5  
of  
8

2500 PINNACLE RIDGE DR., LOT 34, WEST KELOWNA, B.C.



# WITH HRV UNIT

| 1 CEILING BELOW ATTIC - ASSEMBLY COMPONENTS |                                       |  |  | RSI  | R     |
|---------------------------------------------|---------------------------------------|--|--|------|-------|
| 1                                           | exterior air film                     |  |  | 0.03 | 0.17  |
| 2                                           | asphalt shingles                      |  |  | 0.00 | 0.00  |
| 3                                           | 7/16" OSB roof sheathing              |  |  | 0.00 | 0.00  |
| 4                                           | H clips as required                   |  |  | 0.00 | 0.00  |
| 5                                           | R40 blown cellulose insulation        |  |  | 4.82 | 27.37 |
| 6                                           | engineered roof trusses @ 24" o/c     |  |  | 0.00 | 0.00  |
| 7                                           | 2x4 bottom chord                      |  |  | 1.46 | 11.13 |
| 8                                           | 6 mil polyethylene air/vapour barrier |  |  | 0.00 | 0.00  |
| 9                                           | 1/2" gypsum board                     |  |  | 0.08 | 0.45  |
| 10                                          | interior air film                     |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY    |                                       |  |  |      |       |
| PROVIDED                                    |                                       |  |  | 7.01 | 39.80 |
| REQUIRED                                    |                                       |  |  | 6.41 | 39.23 |

| 2 ABOVE GRADE WALL - ASSEMBLY COMPONENTS |                                    |  |  | RSI  | R     |
|------------------------------------------|------------------------------------|--|--|------|-------|
| 1                                        | exterior air film                  |  |  | 0.03 | 0.17  |
| 2                                        | 5/16" exterior Hardie board siding |  |  | 0.03 | 0.17  |
| 3                                        | building paper                     |  |  | 0.00 | 0.00  |
| 4                                        | 7/16" OSB sheathing                |  |  | 0.11 | 0.62  |
| 5                                        | 2x6 framing @ 24" o/c              |  |  | 0.00 | 0.00  |
| 6                                        | filled with R22 batt insulation    |  |  | 2.67 | 15.16 |
| 7                                        | 6 mil. polyethylene                |  |  | 0.00 | 0.00  |
| 8                                        | 1/2" gypsum board                  |  |  | 0.08 | 0.45  |
| 9                                        | interior air film                  |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                    |  |  |      |       |
| PROVIDED                                 |                                    |  |  | 3.03 | 17.19 |
| REQUIRED                                 |                                    |  |  | 2.97 | 16.86 |

| 3 ABOVE GRADE WALL - ASSEMBLY COMPONENTS |                                           |  |  | RSI  | R     |
|------------------------------------------|-------------------------------------------|--|--|------|-------|
| 1                                        | exterior air film                         |  |  | 0.03 | 0.17  |
| 2                                        | 3/8" exterior metal variable plank siding |  |  | 0.00 | 0.00  |
| 3                                        | building paper                            |  |  | 0.00 | 0.00  |
| 4                                        | 7/16" OSB sheathing                       |  |  | 0.11 | 0.62  |
| 5                                        | 2x6 framing @ 24" o/c                     |  |  | 0.00 | 0.00  |
| 6                                        | filled with R22 batt insulation           |  |  | 2.67 | 15.16 |
| 7                                        | 6 mil. polyethylene                       |  |  | 0.00 | 0.00  |
| 8                                        | 1/2" gypsum board                         |  |  | 0.08 | 0.45  |
| 9                                        | interior air film                         |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                           |  |  |      |       |
| PROVIDED                                 |                                           |  |  | 3.00 | 17.03 |
| REQUIRED                                 |                                           |  |  | 2.97 | 16.86 |

| 4 CULTURED STONE VENEER - ASSEMBLY COMPONENTS |                                 |  |  | RSI  | R     |
|-----------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                             | exterior air film               |  |  | 0.03 | 0.17  |
| 2                                             | 3/8" mortar & 2" rock facing    |  |  | 0.04 | 0.23  |
| 3                                             | building paper                  |  |  | 0.00 | 0.00  |
| 4                                             | 7/16" OSB sheathing             |  |  | 0.11 | 0.62  |
| 5                                             | 2x6 framing @ 24" o/c           |  |  | 0.00 | 0.00  |
| 6                                             | filled with R22 batt insulation |  |  | 2.67 | 15.16 |
| 7                                             | 6 mil. polyethylene             |  |  | 0.00 | 0.00  |
| 8                                             | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 9                                             | interior air film               |  |  | 0.11 | 0.62  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY      |                                 |  |  |      |       |
| PROVIDED                                      |                                 |  |  | 3.04 | 17.25 |
| REQUIRED                                      |                                 |  |  | 2.97 | 16.86 |

| 5 FOUNDATION WALL BELOW GRADE - COMPONENTS |                               |  |  | RSI  | R     |
|--------------------------------------------|-------------------------------|--|--|------|-------|
| 1                                          | 8" concrete wall              |  |  | 0.08 | 0.45  |
| 2                                          | 2" air cavity                 |  |  | 0.16 | 0.91  |
| 3                                          | 2x4 framing @ 24" o/c         |  |  | 2.70 | 15.33 |
| 4                                          | fill with R20 batt insulation |  |  | 0.00 | 0.00  |
| 5                                          | 6 mil polyethylene            |  |  | 0.00 | 0.00  |
| 6                                          | 1/2" gypsum board             |  |  | 0.08 | 0.45  |
| 6                                          | interior air film             |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY   |                               |  |  |      |       |
| PROVIDED                                   |                               |  |  | 3.14 | 17.82 |
| REQUIRED                                   |                               |  |  | 2.98 | 16.92 |

| 6 FOUNDATION WALL BELOW GRADE - FROST WALL |                                 |  |  | RSI  | R     |
|--------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                          | 8" concrete wall                |  |  | 0.08 | 0.45  |
| 2                                          | 2.5" extruded polystyrene (XPS) |  |  | 2.20 | 12.49 |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY   |                                 |  |  |      |       |
| PROVIDED                                   |                                 |  |  | 2.28 | 12.94 |
| REQUIRED                                   |                                 |  |  | 1.46 | 11.10 |

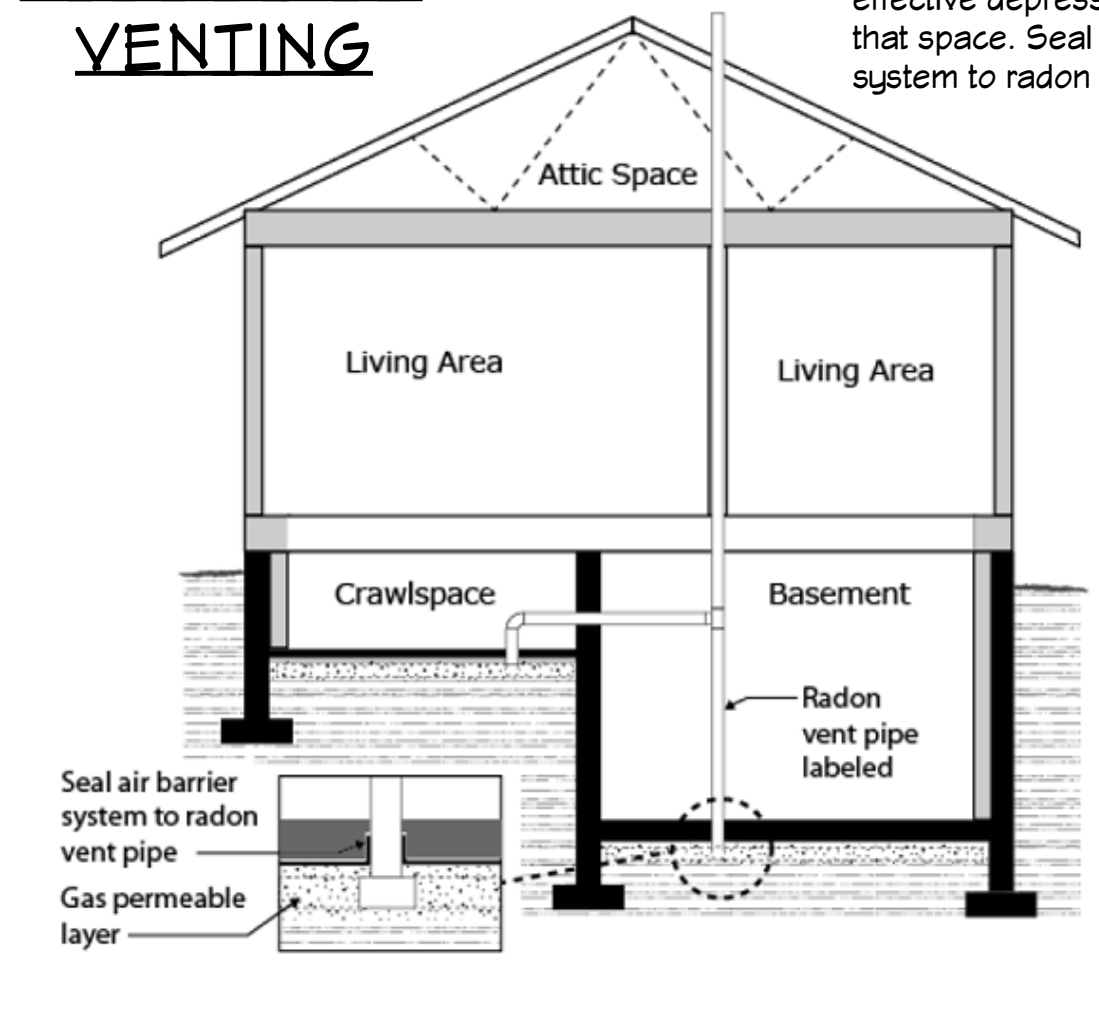
| BETWEEN FLOORS AT RIM JOIST              |                                               |  |  | RSI  | R     |
|------------------------------------------|-----------------------------------------------|--|--|------|-------|
| 1                                        | 3.5" sprayed medium density polyurethane foam |  |  | 3.15 | 17.88 |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                               |  |  |      |       |
| PROVIDED                                 |                                               |  |  | 3.15 | 17.88 |
| REQUIRED                                 |                                               |  |  | 3.08 | 17.48 |

| 8 INTERIOR GARAGE WALL - ASSEMBLY COMPONENTS |                                 |  |  | RSI  | R     |
|----------------------------------------------|---------------------------------|--|--|------|-------|
| 1                                            | exterior air film               |  |  | 0.03 | 0.17  |
| 2                                            | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 3                                            | 2x6 framing @ 24" o/c           |  |  | 2.67 | 15.16 |
| 4                                            | filled with R22 batt insulation |  |  | 0.00 | 0.00  |
| 5                                            | 6 mil. polyethylene             |  |  | 0.00 | 0.00  |
| 6                                            | 1/2" gypsum board               |  |  | 0.08 | 0.45  |
| 6                                            | interior air film               |  |  | 0.12 | 0.68  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY     |                                 |  |  |      |       |
| PROVIDED                                     |                                 |  |  | 2.98 | 16.92 |
| REQUIRED *                                   |                                 |  |  | 2.92 | 16.58 |

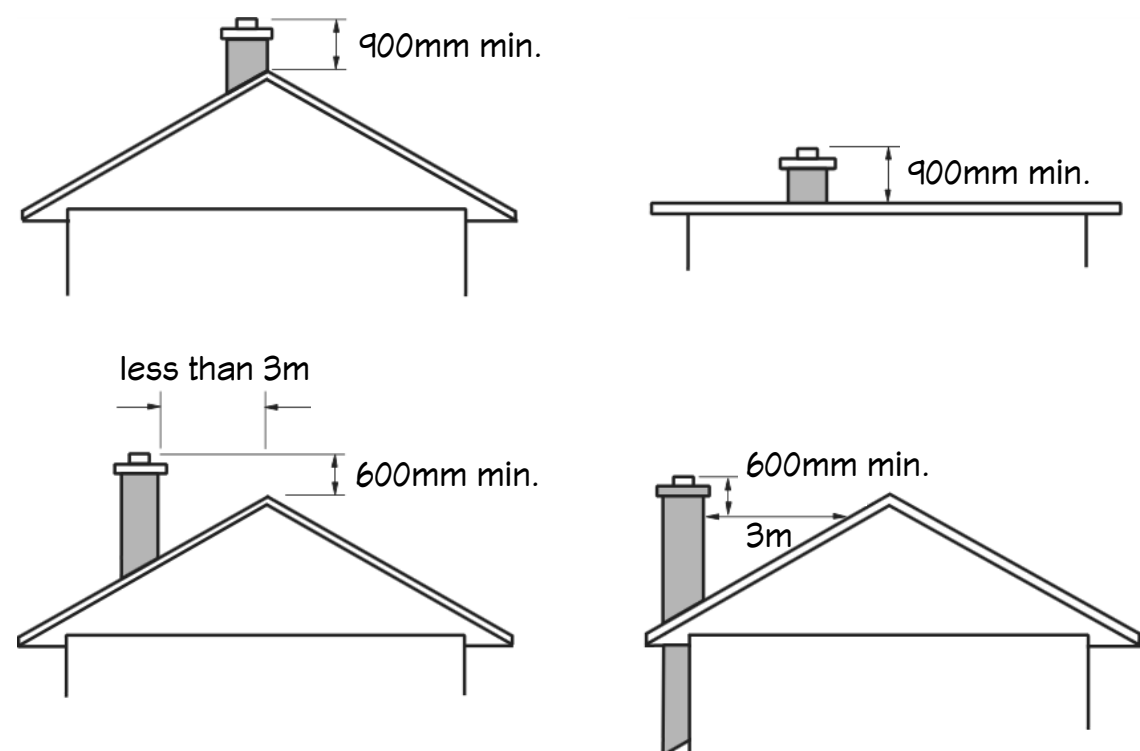
\* with 0.16 reduction for a protected surface  
see allowances in code 9.36 2.4-4)  
not applicable to crawl spaces

| 9 FLOOR OVER UNHEATED SPACE - COMPONENTS |                                   |  |  | RSI  | R     |
|------------------------------------------|-----------------------------------|--|--|------|-------|
| 1                                        | interior air film                 |  |  | 0.16 | 0.91  |
| 2                                        | finished flooring on              |  |  | 0.00 | 0.00  |
| 3                                        | 3/4" OSB subflooring              |  |  | 0.19 | 1.08  |
| 4                                        | 6 mil polyethylene                |  |  | 0.00 | 0.00  |
| 5                                        | 11 7/8" engineered floor system   |  |  | 0.00 | 0.00  |
| 6                                        | @ 16" o/c and R28 batt insulation |  |  | 4.55 | 25.83 |
| 7                                        | vented soffit                     |  |  | 0.00 | 0.00  |
| 8                                        | exterior air film                 |  |  | 0.03 | 0.17  |
| EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY |                                   |  |  |      |       |
| PROVIDED                                 |                                   |  |  | 4.93 | 27.99 |
| REQUIRED                                 |                                   |  |  | 4.67 | 26.51 |

## RADON GAS VENTING



\*NOTE\*  
Drainage layer required as per BCBC 9.16.2.1, allows for the effective depressurization of that space. Seal air barrier system to radon vent pipe.

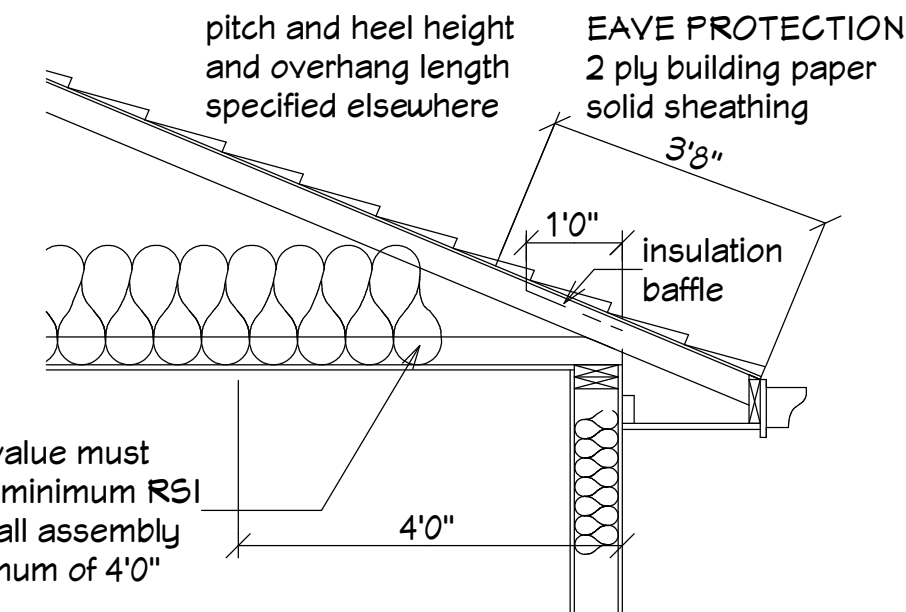
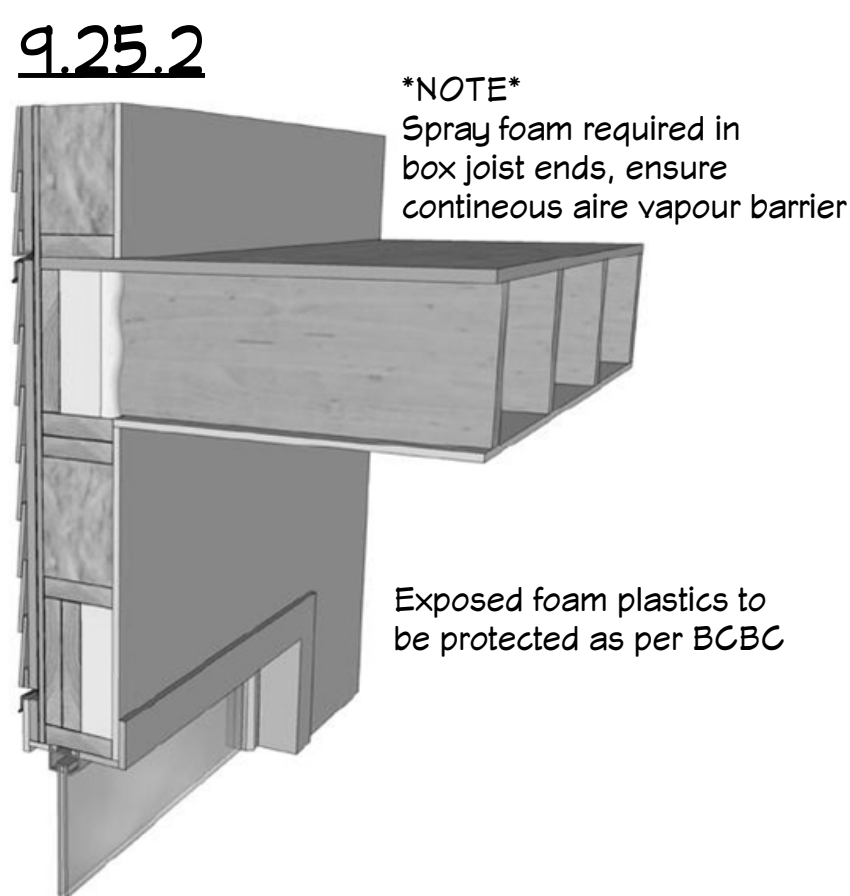


Height of Chimneys

Scale: 1/4" = 1'0"

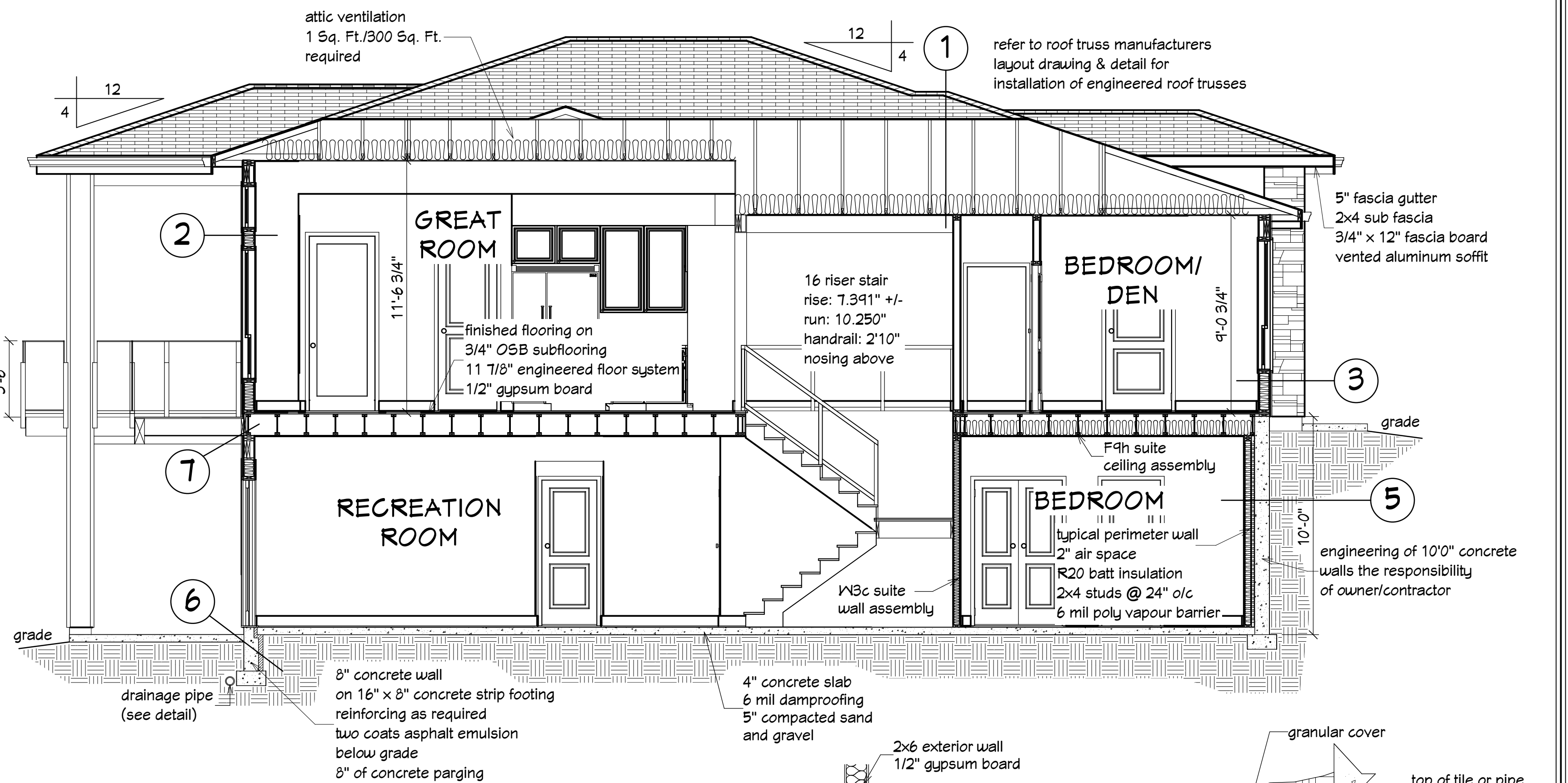
## Foundation Frost Wall

Scale: 1/2" = 1'0"

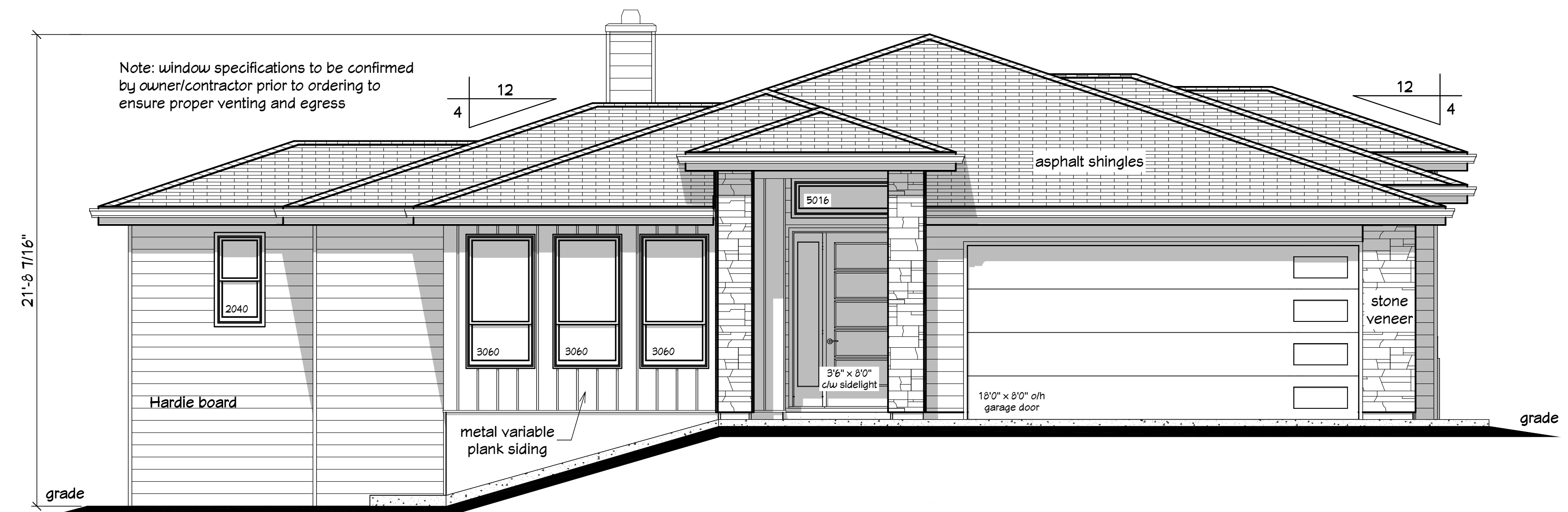


Roof Insulation

Scale: 1/2" = 1'0"

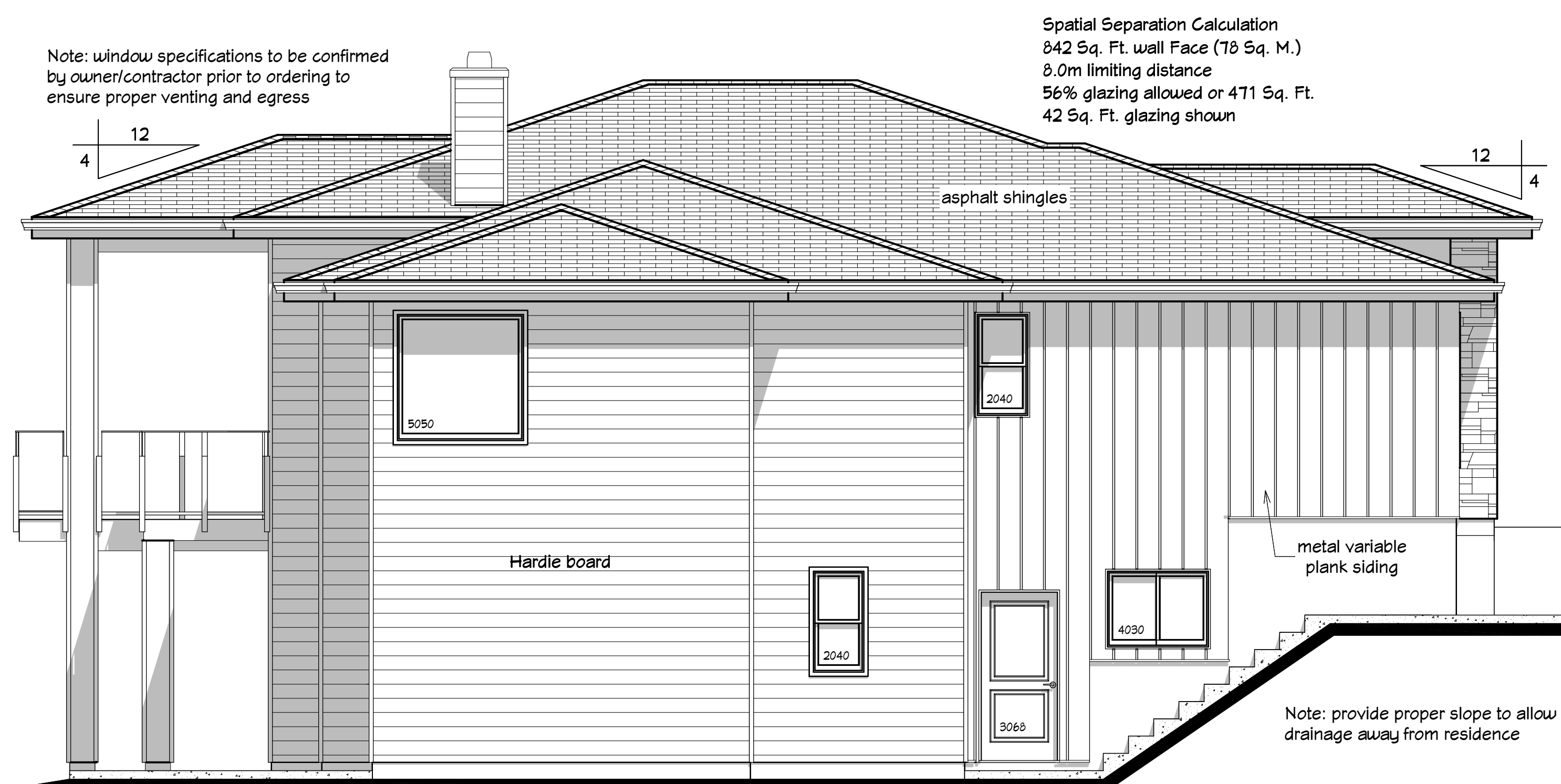






**FRONT ELEVATION** scale = 1/4" = 1'0"

Note: provide proper slope to allow drainage away from residence



**LEFT ELEVATION** scale = 1/4" = 1'0"

Note: provide proper slope to allow drainage away from residence

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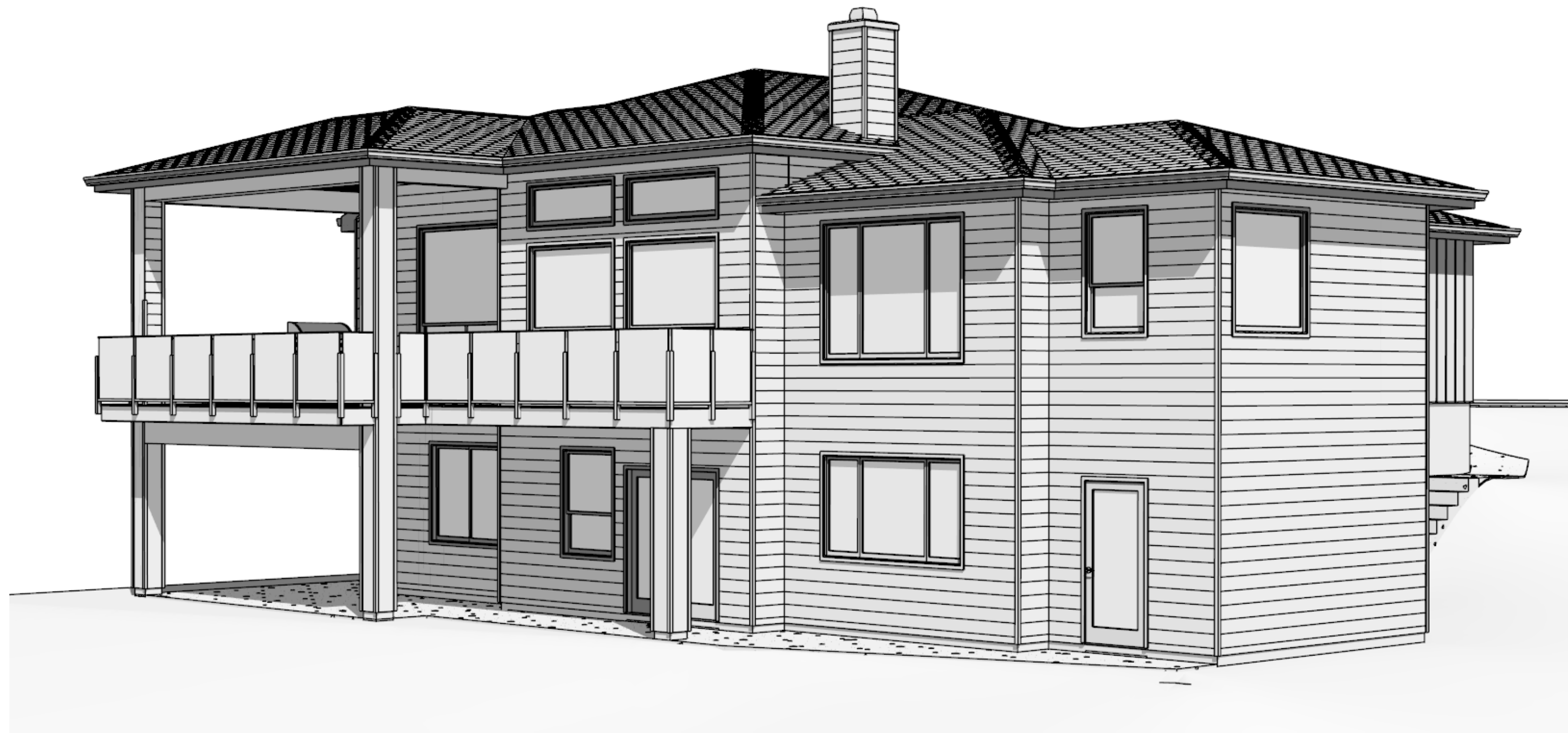
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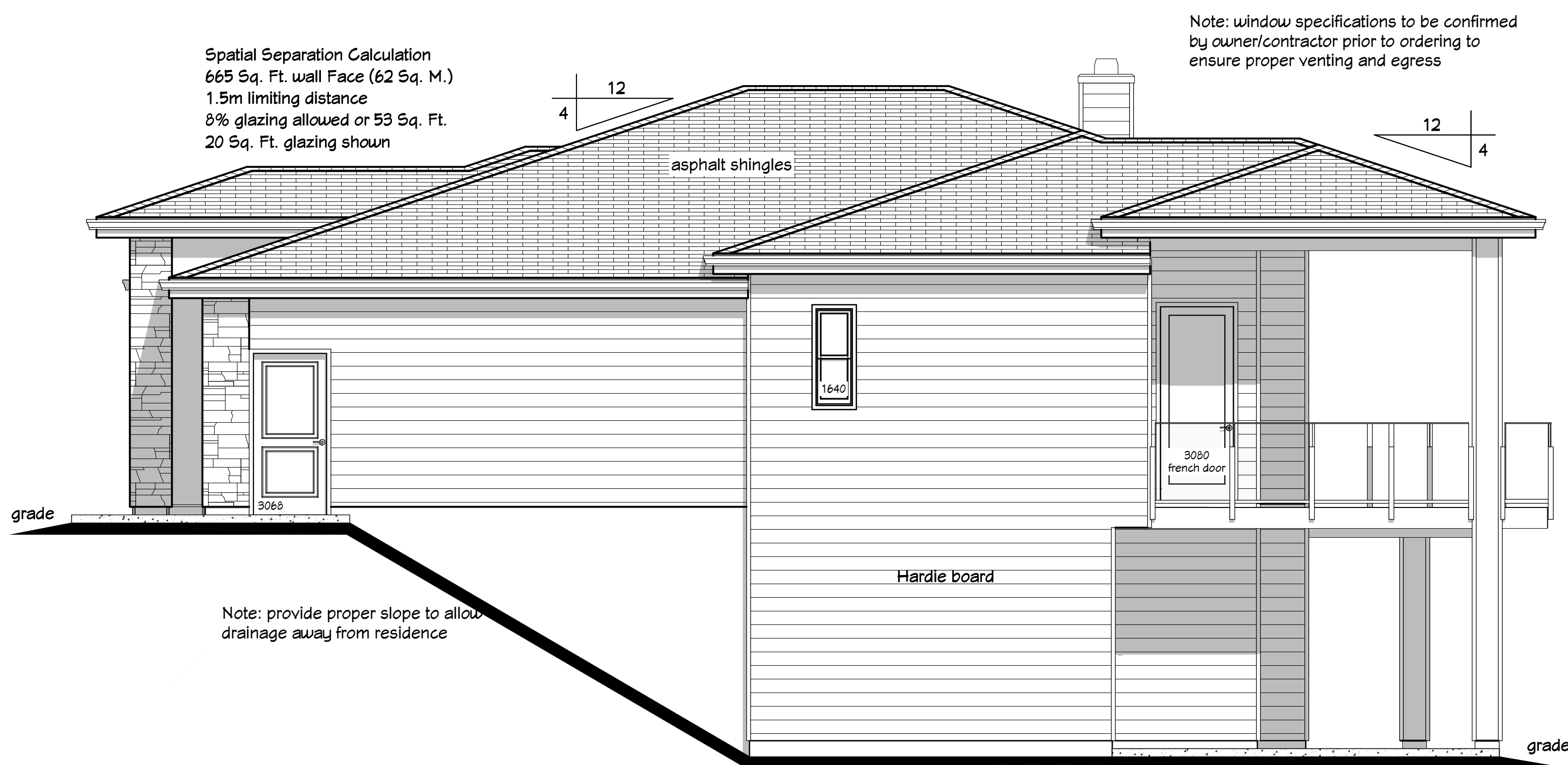
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**REAR ELEVATION** scale = 1/4" = 1'0"

Note: provide proper slope to allow drainage away from residence



**RIGHT ELEVATION** scale = 1/4" = 1'0"



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