

SPECIFICATIONS

- ROOF**
TORCH ON ROOFING
METAL ROOFING (PITCHED)
7/16" ROOF SHEATHING
ENGINEERED ROOF TRUSSES
R-50 INSULATION
6 MIL UV POLY
5/8" DRYWALL
- INT. WALL**
2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES
- FLOOR SYSTEM**
3/4" T&G SHEETING
ENGINEERED JOIST
- DECK CONSTRUCTION**
8" CONC. PEIRS
2X10 JOISTS @16" o/c
VINYL DECKING
POSTS & BEAMS AS REQ.
- STAIR CONSTRUCTION**
PRE MANUFACTURED
STAIR SYSTEM
2X6 @ 16" o/c LANDINGS
- FOUNDATION**
8" CONC. FOUNDATION
10MM REBAR
R12 STYROFOAM INSULATION
8"x16" CONC. FOOTING
- CONC. SLAB**
4" CONC. SLAB
6 MIL UV POLY
6" DRAINAGE ROCK
- DRAINAGE TILE**
4" DRAIN TILE
MINIMUM 6" DRAIN ROCK
DRY SHEETING PAPER
- SOFFIT & FASCIA**
5" FASCIA GUTTER
SUB FASCIA VARIES
STUCCO FASCIA
VENTED SOFFIT
- EXT. WALL**
STUCCO
CULTURED STONE
7/16" WALL SHEATHING
2x6 STUDS 24" o/c
R-22 BATT INSULATION
6 MIL UV POLY
1/2" DRYWALL

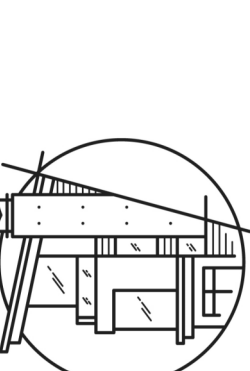
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- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR, THEREFORE MULLINS DRAFTING & DESIGN WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

****NOTE****
WINDOW SPEC'S TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

****NOTE****
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

****NOTE****
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.



REAR ELEVATION

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NOTE STEPPED FOOTINGS & WALLS TO BE DETERMINED ON SITE



RIGHT ELEVATION

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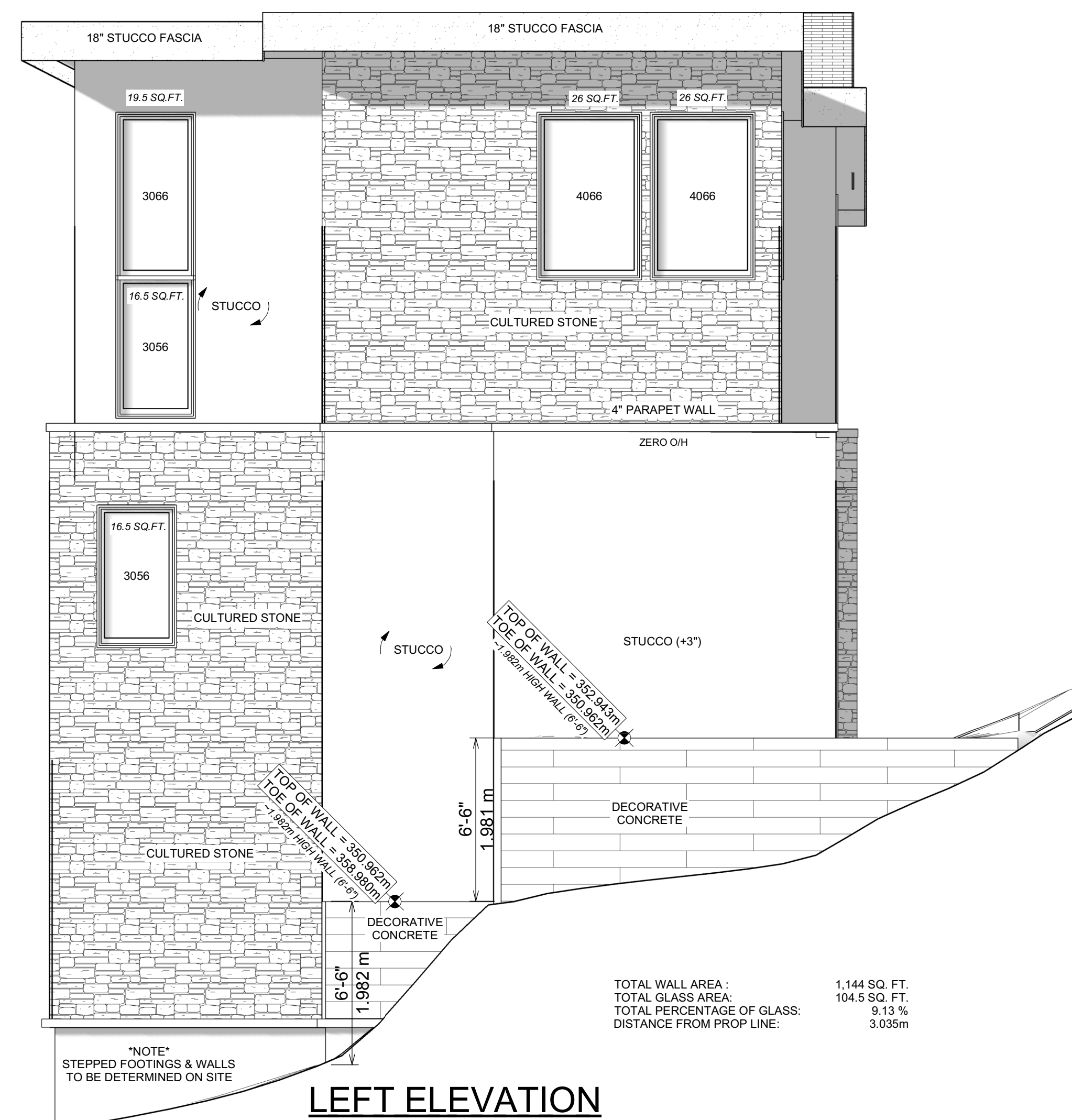
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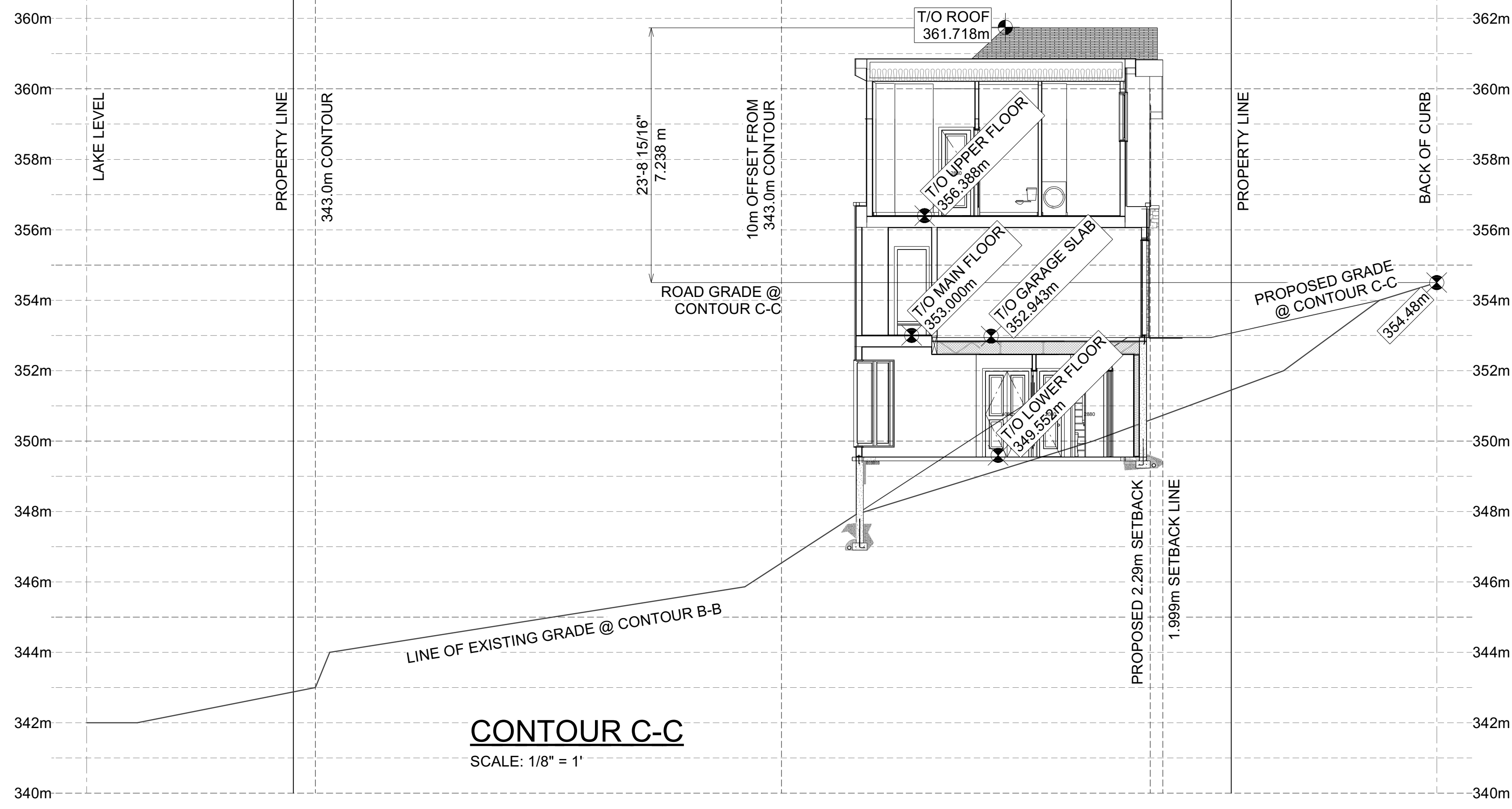
****NOTE****
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE
AWAY FROM RESIDENCE.

****NOTE****
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.



LEFT ELEVATION

TOTAL WALL AREA: 1,144 SQ. FT.
TOTAL GLASS AREA: 104.5 SQ. FT.
TOTAL PERCENTAGE OF GLASS: 9.13 %
DISTANCE FROM PROP LINE: 3.035m



MULLINS
DESIGN GROUP

UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR
2223 WESTSIDE RD

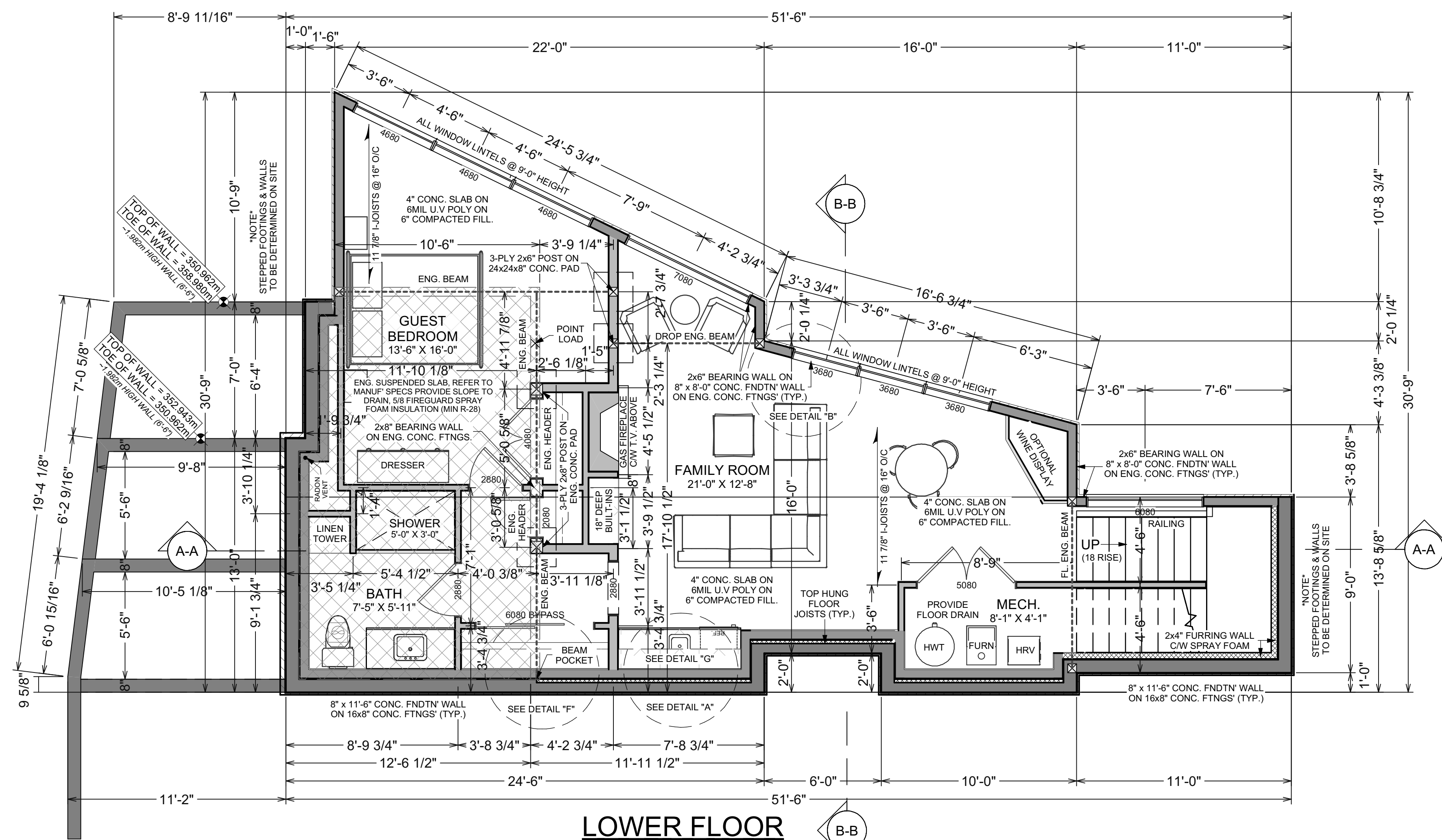
MALONEY CONSTRUCTION

SCALE: 1/4" = 1'

DATE : SEPT-29-2022

SHEET NUMBER

5/10



LOWER FLOOR
 AREA: 907 SQ. FT.
 (EXCLUDING MECHANICAL)

SHEET NUMBER

6/10

SCALE: 1/4" = 1'

DATE: SEPT-29-2022

MALONEY CONSTRUCTION

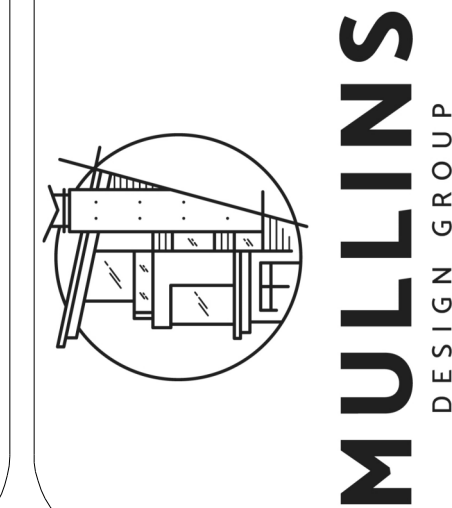
PROPOSED PROJECT FOR

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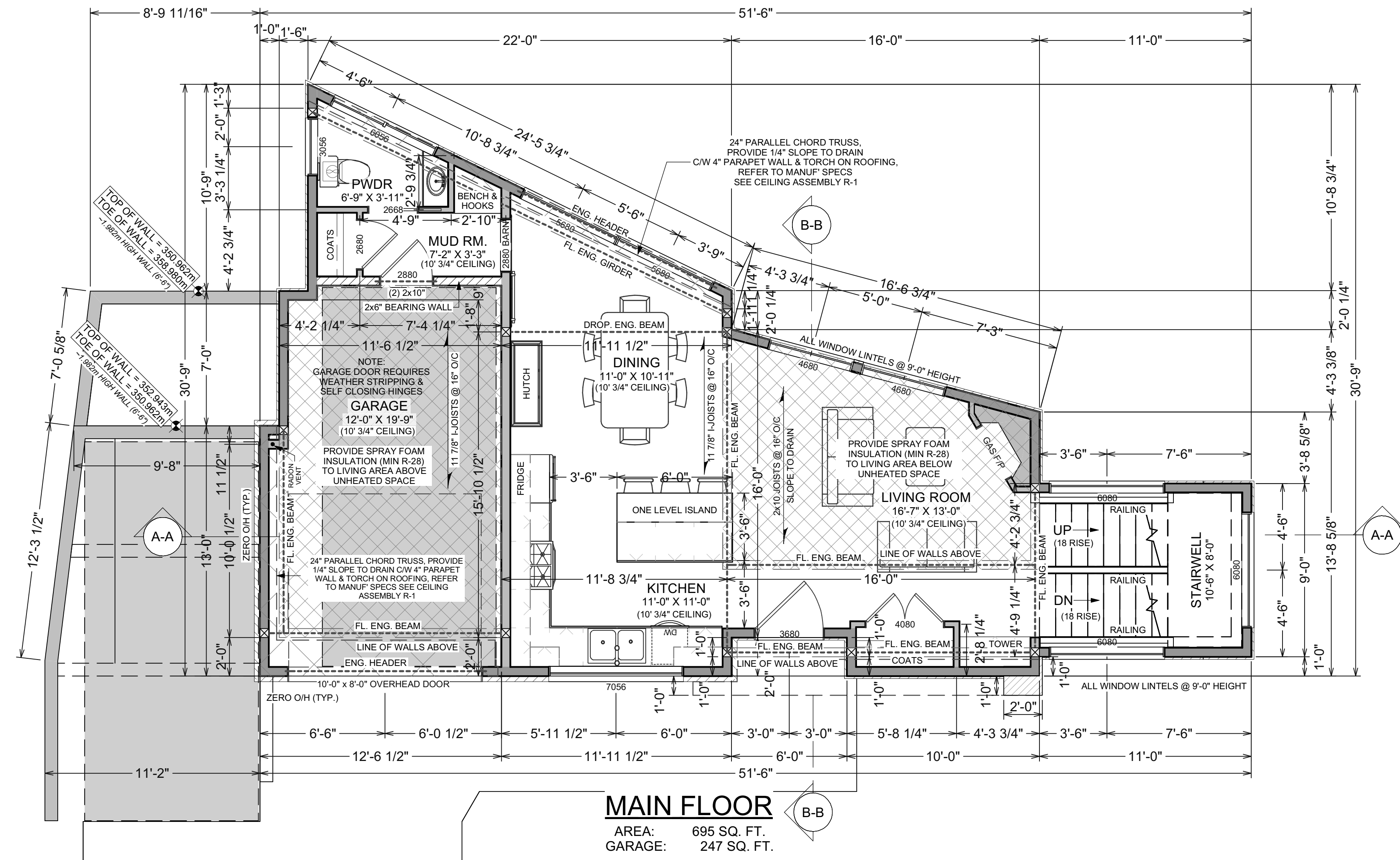
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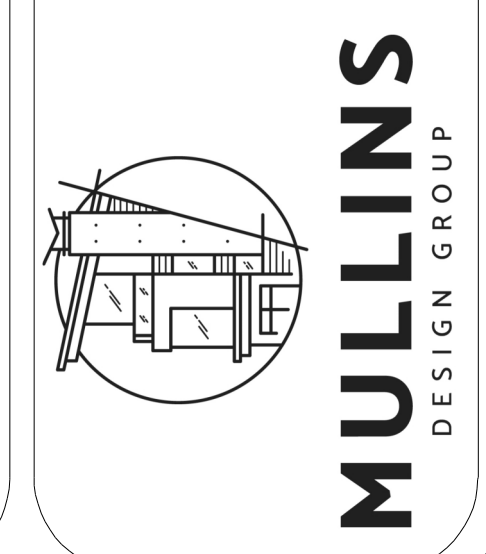
SHEET NUMBER
7/10

SCALE: 1/4" = 1'
 DATE: SEPT-29-2022

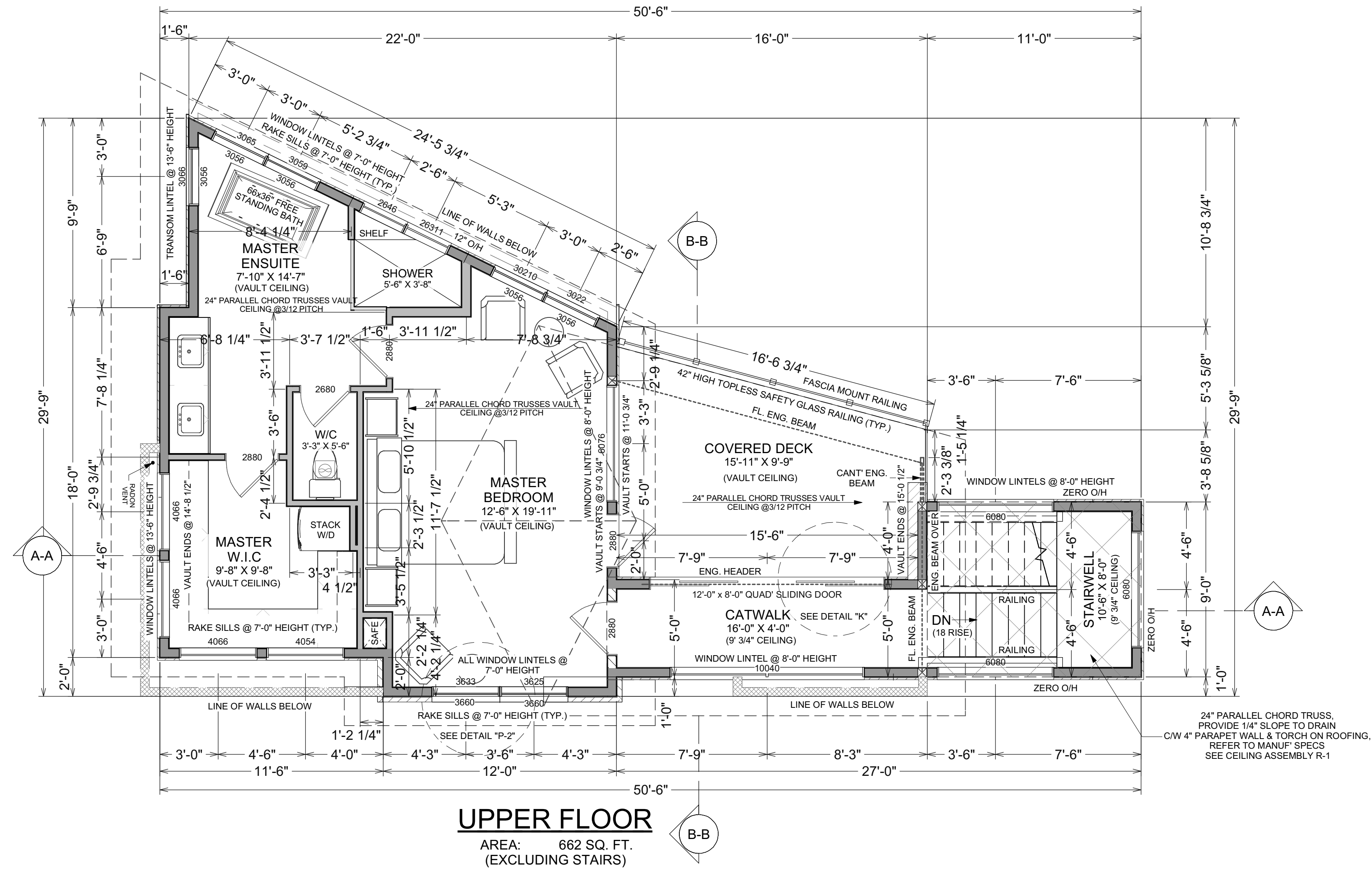
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SHEET NUMBER

8/10

SCALE: 1/4" = 1'

DATE : SEPT-29-2022

MALONEY CONSTRUCTION

PROPOSED PROJECT FOR

2223 WESTSIDE RD

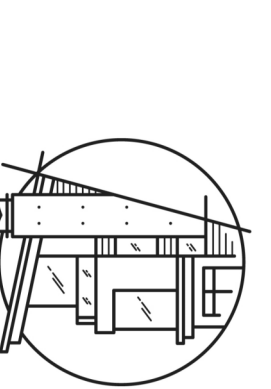
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CODES AND STANDARDS

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 B.C. Building Code. It is the responsibility of the owner/builder to ensure 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 owner/builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

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

CONCRETE & FOOTINGS

All concrete to have a minimum compressive strength of 2,900 PSI (20 MPa) 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 2,500 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" (600 mm) and higher should have one horizontal 10 mm reinforcing bar 3" (75 mm) from the top. Corner reinforcing to be lapped minimum 24" (600 mm).

All footings are to have two 1/2" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75 mm) 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 the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted.

ABOVE GRADE MASONRY

All above grade masonry is to conform to the BC Building Code.

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

CARPENTRY

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed & 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 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 preservative or other approved method on exterior walls.

Interior framing to be 4" (100 mm) clear of back and sides of firebox and 2" (50 mm) clear of brick chimneys. Frame exterior walls 1" (25 mm) 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 200 lb. joist hangers unless otherwise specified.

INSULATION / VENTILATION

Minimum insulation requirements:

Roof/Ceiling - R 50
Walls - 2x 6 - R 22
Garage Ceiling - R 32

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

Walls and ceilings 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.

MISCELLANEOUS

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

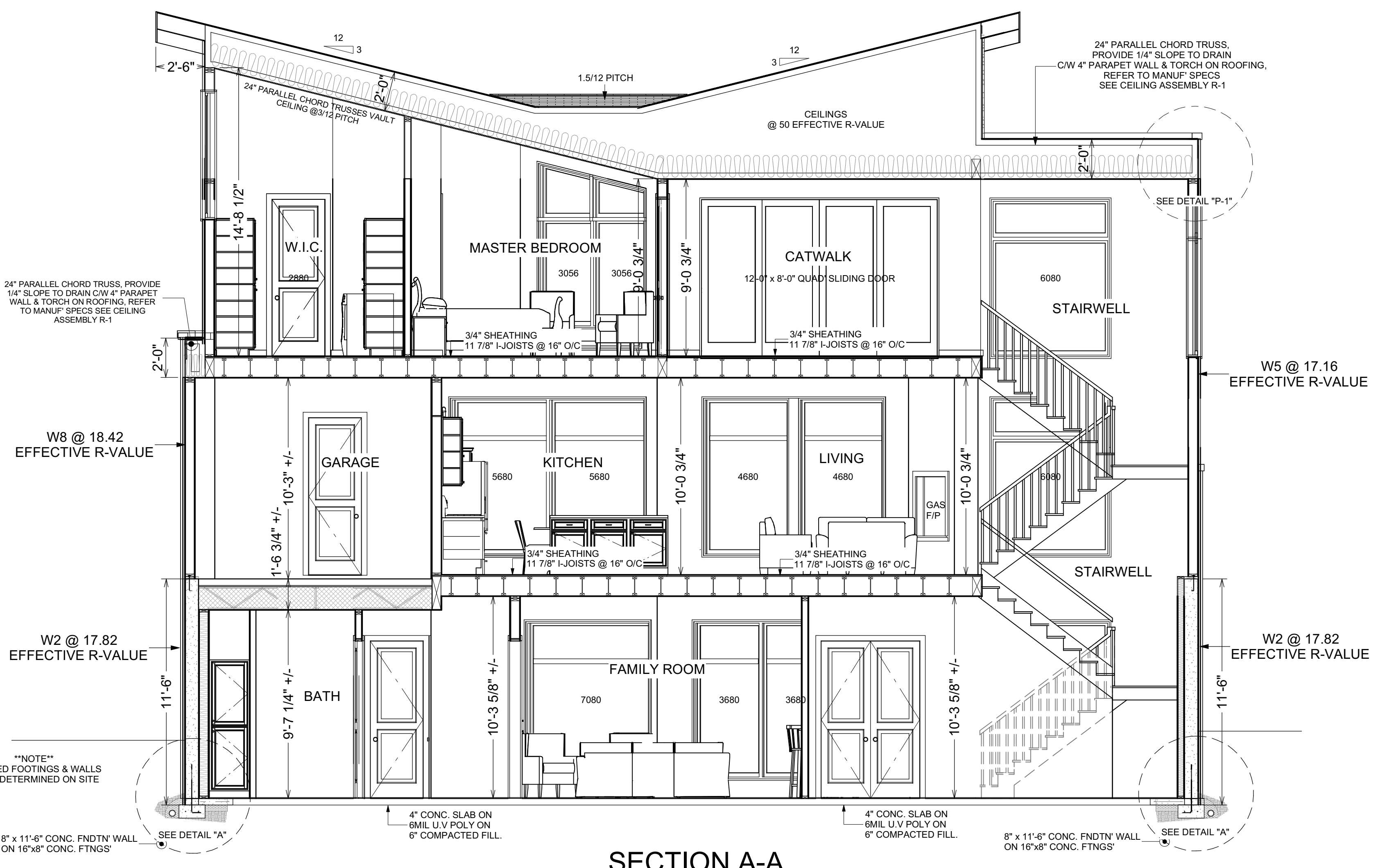
Flash all changes of materials on exterior walls.

Flash over all exterior openings.

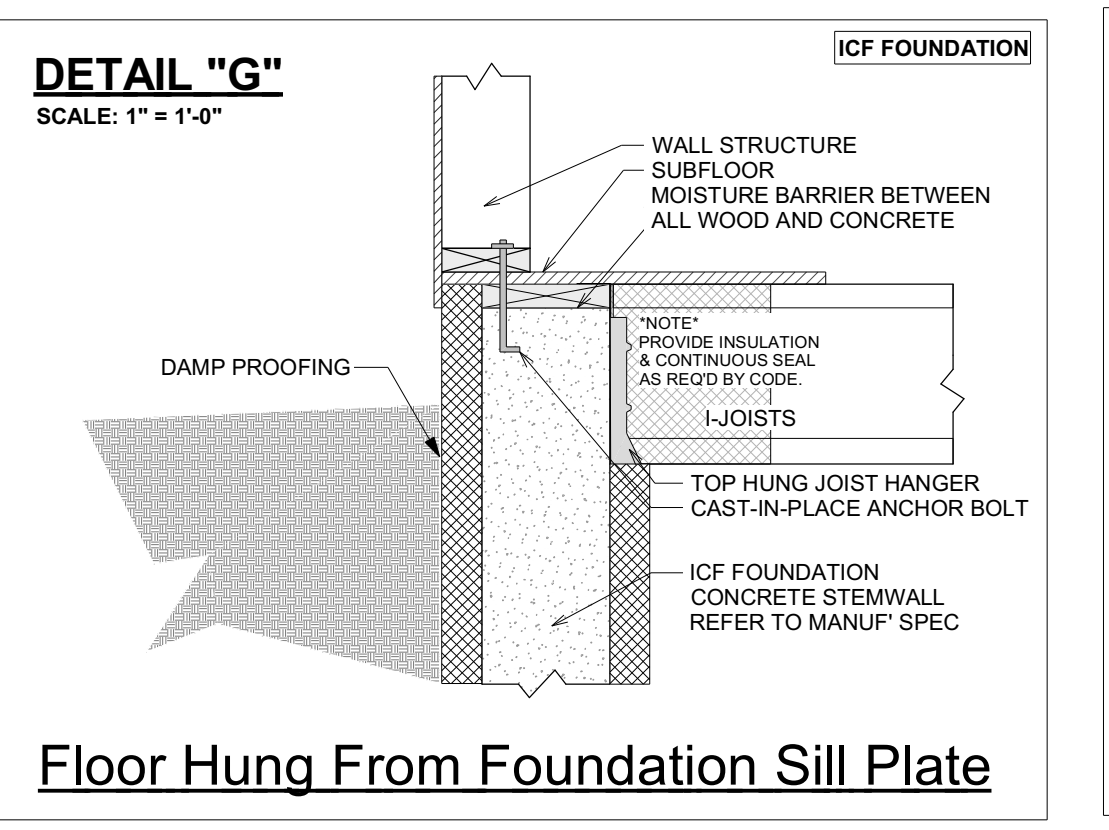
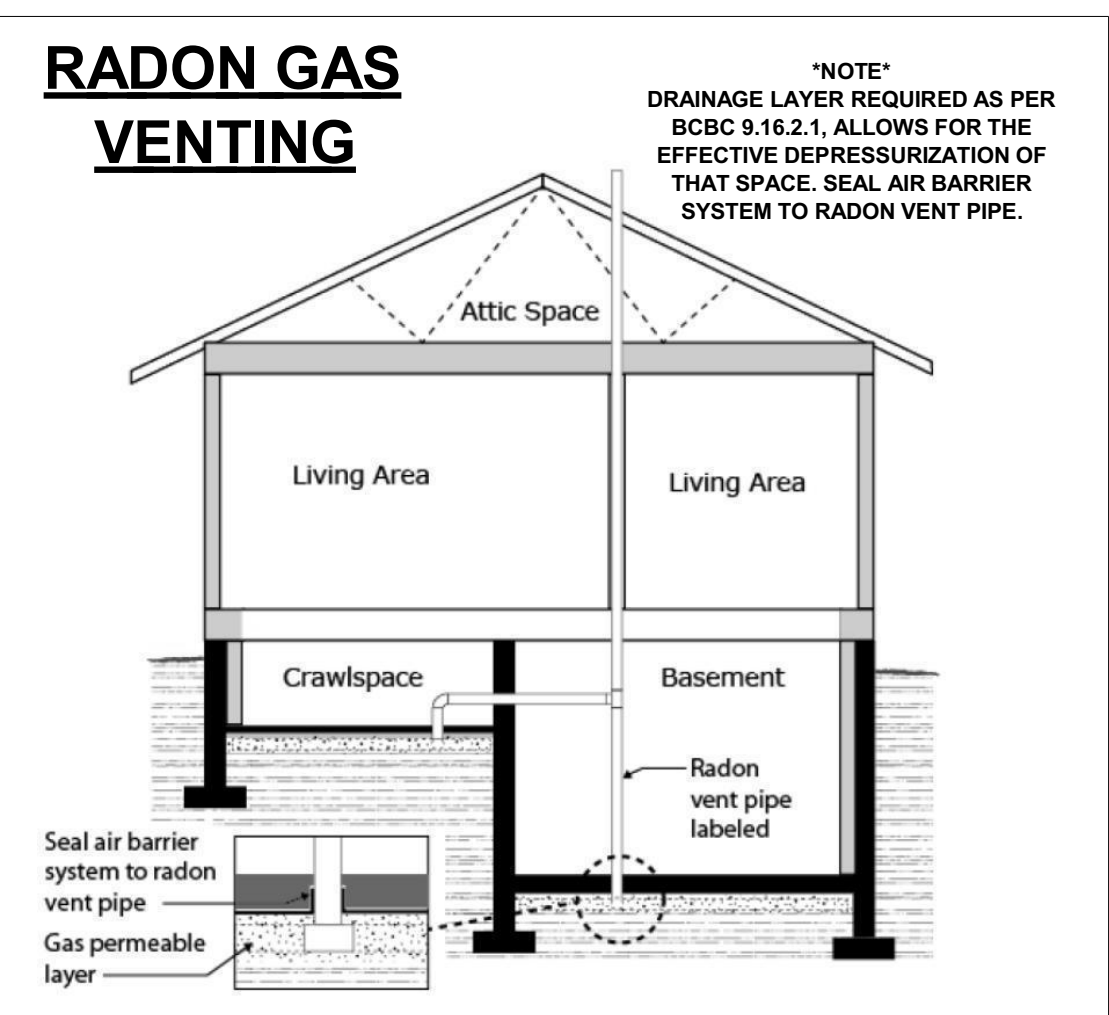
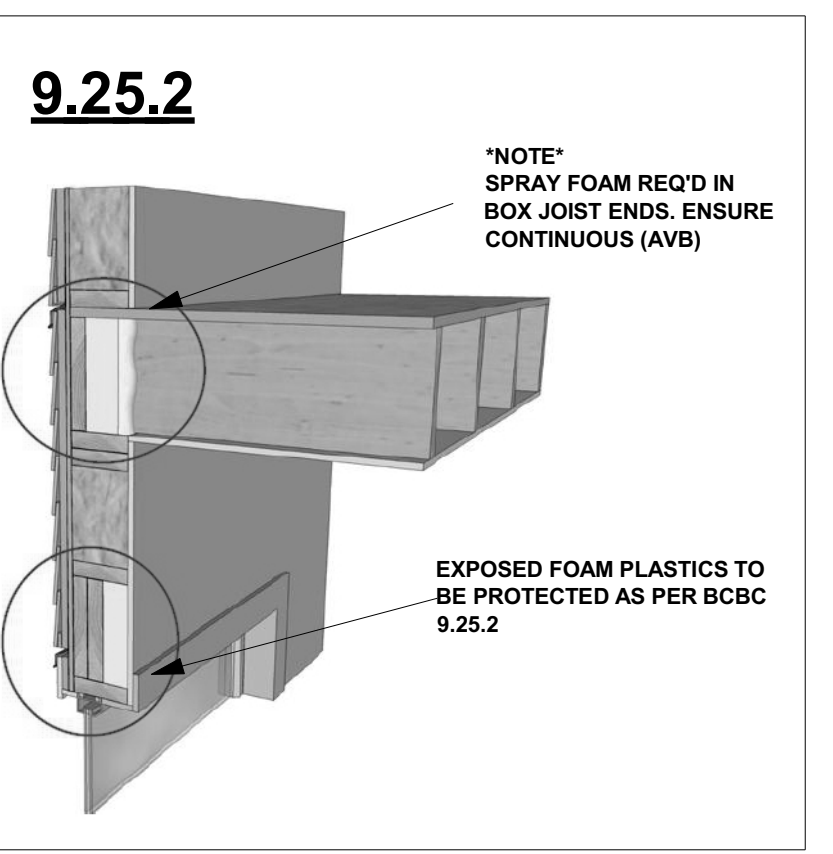
All siding or stucco to be a minimum of 8" (200 mm) above finished grade.

All balcony railings to be 3'6" (1070 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (800 mm). Top rail to sustain outward load of 40 lbs. per lined foot.

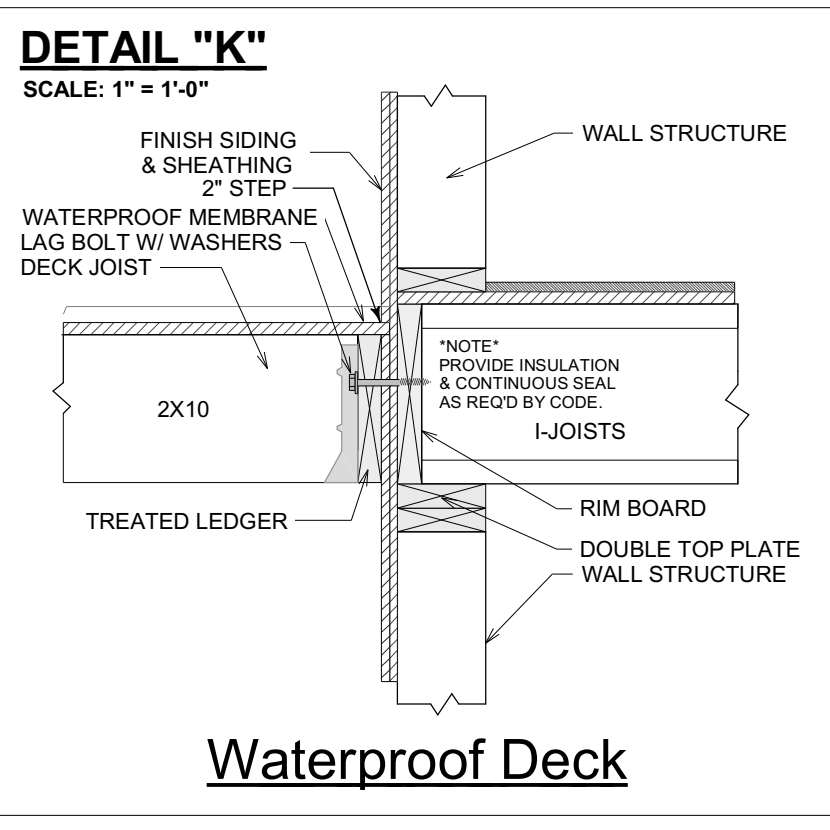
Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have one shelf.



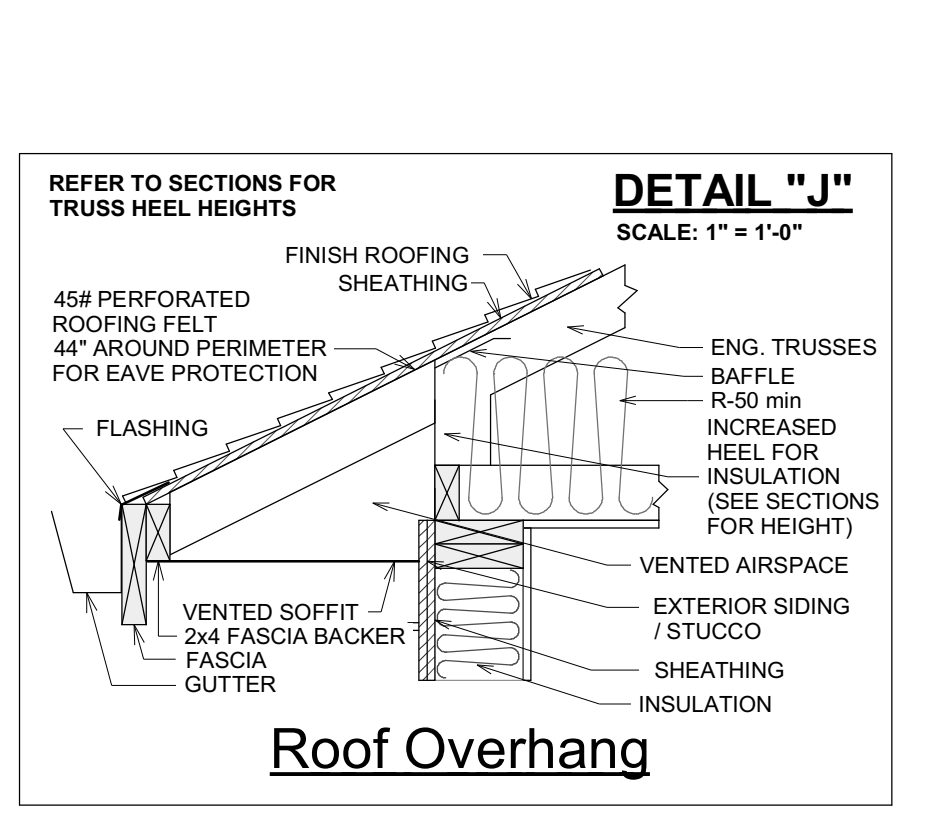
SECTION A-A



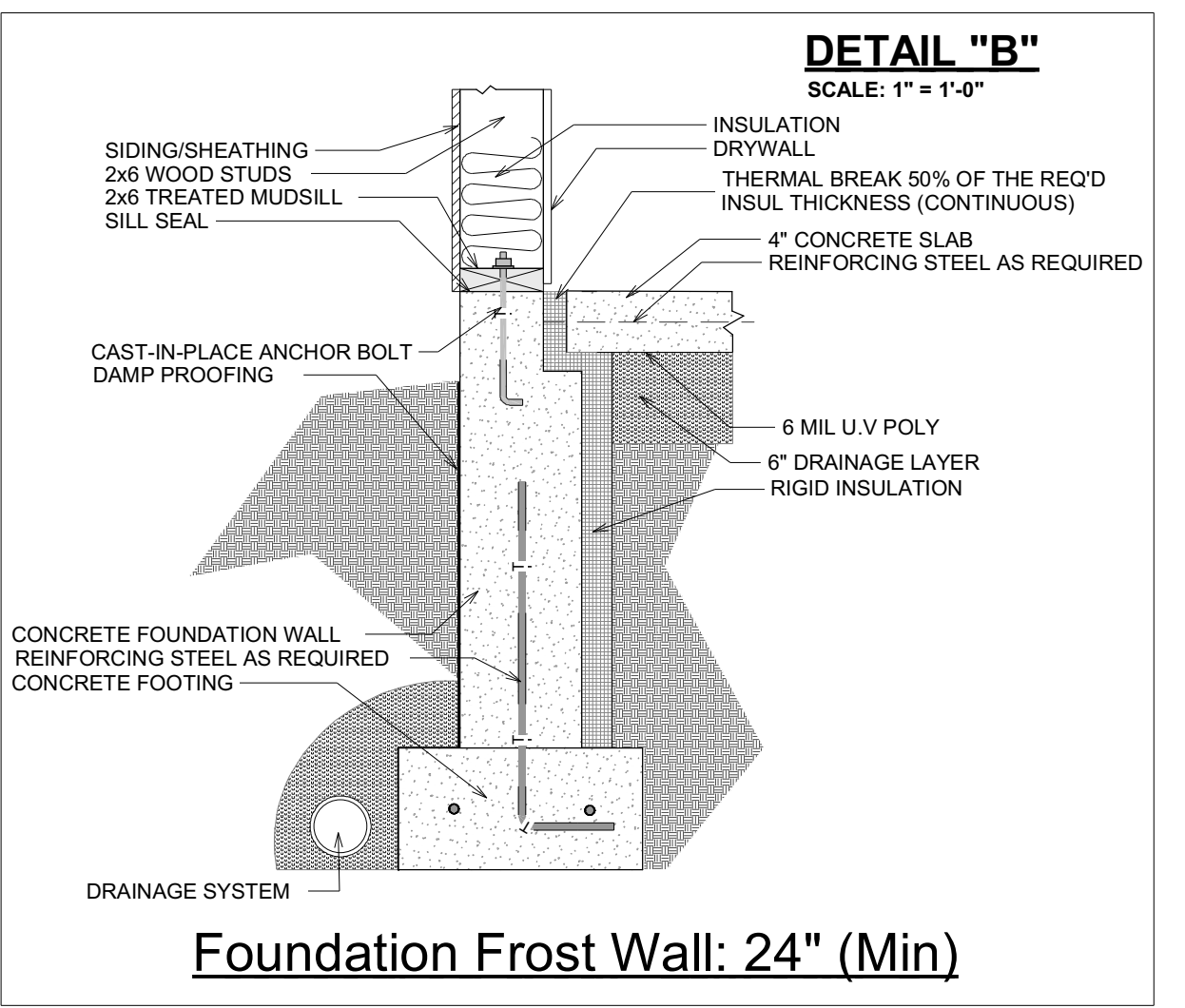
Floor Hung From Foundation Sill Plate



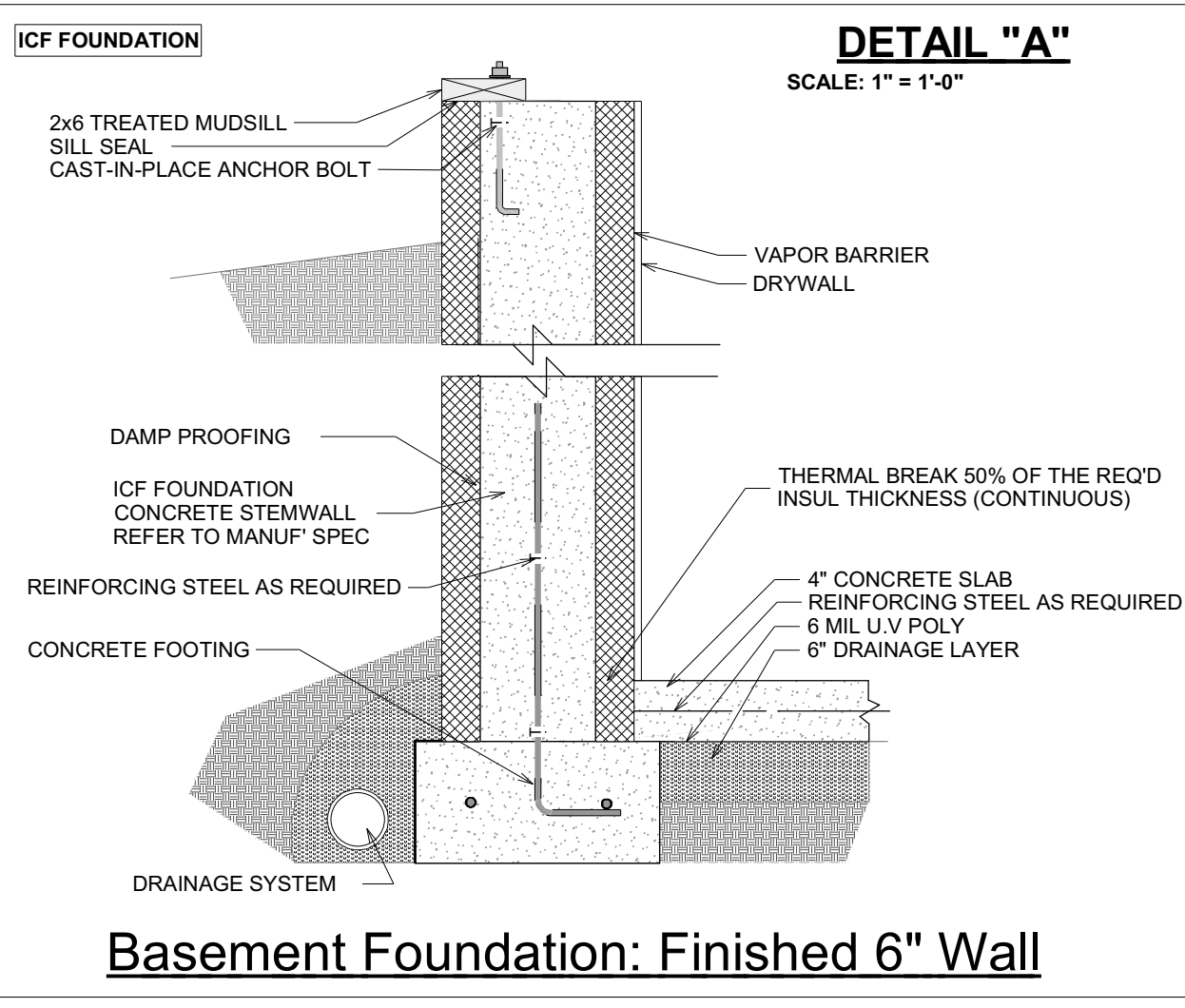
Waterproof Deck



Roof Overhang



Foundation Frost Wall: 24" (Min)



Basement Foundation: Finished 6" Wall

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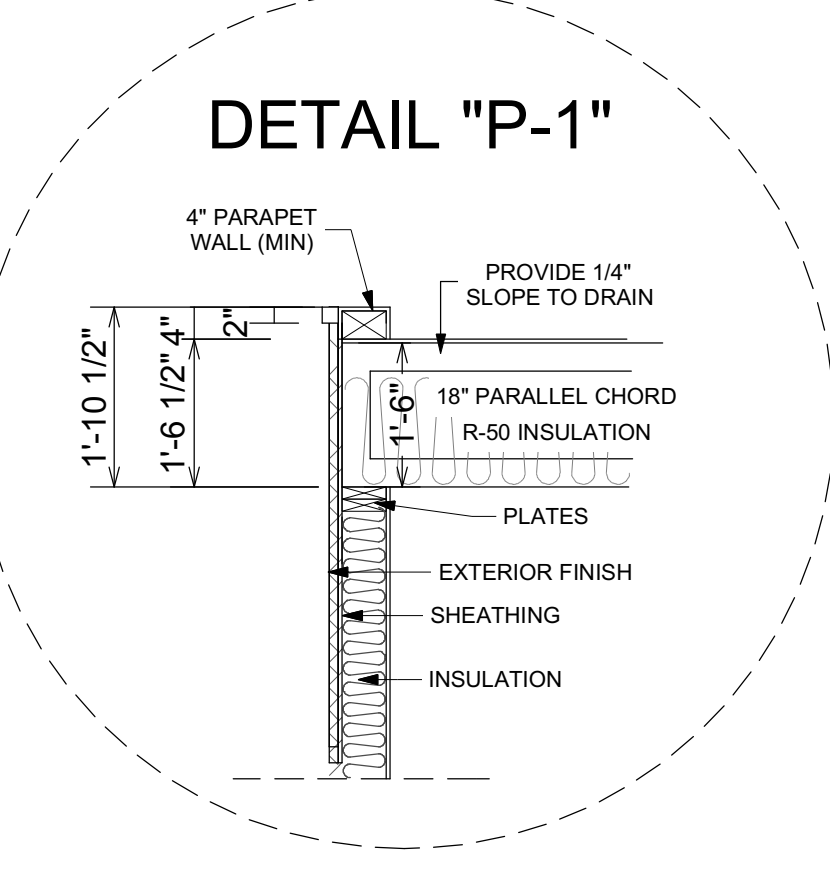
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DETAIL "P-1"

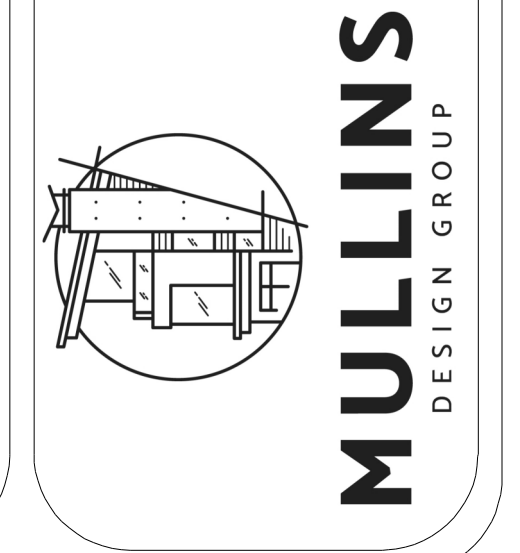
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9.36.2.6

THERMAL CHARACTERISTICS OF ABOVE GROUND OPAQUE ASSEMBLIES

EFFECTIVE RSI-VALUES (WITH HRV)

ASSEMBLY

	(4)	(5)	(6)	(7)A	(7)B
CEILINGS	6.91 (39.23)	6.91 (39.23)	8.67 (49.2)	8.67 (49.2)	10.43 (59.2)
CATHEDRAL CEILINGS	4.67 (26.5)	4.67 (26.5)	4.67 (26.5)	5.02 (28.5)	5.02 (28.5)
WALLS (2x6 @ 16")	2.78 (15.75)	2.97 (16.86)	2.97 (16.86)	2.97 (16.86)	3.08 (17.48)
FLOORS OVER UNHEATED SPACE	4.67 (26.5)	4.67 (26.5)	4.67(26.5)	5.02 (28.5)	5.02 (28.5)

NOTE
MINIMUM REQUIREMENTS.

CLIMATE ZONE (HEATING DEGREE DAYS DEGREES CELSIUS)

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ROOF ASSEMBLY

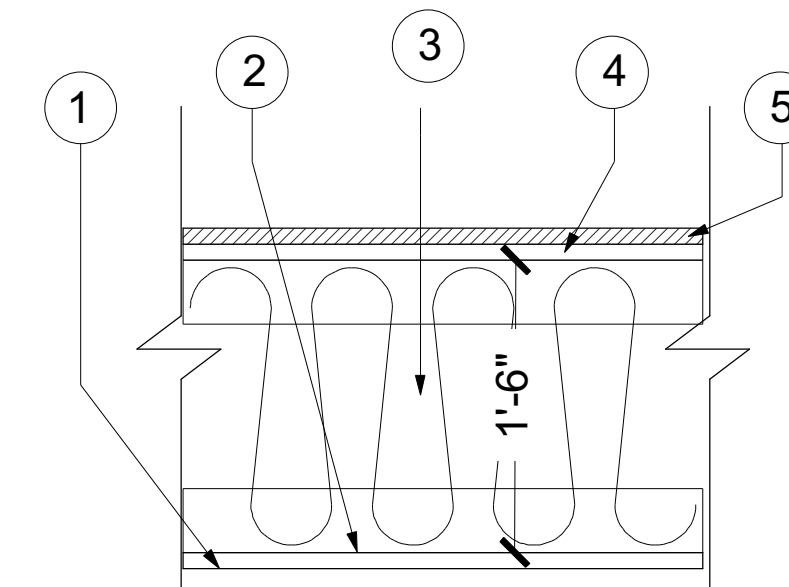
R1

FLOOR ASSEMBLY

F3

ENG. FLAT ROOF SYSTEM (PARALLEL CHORD TRUSS)

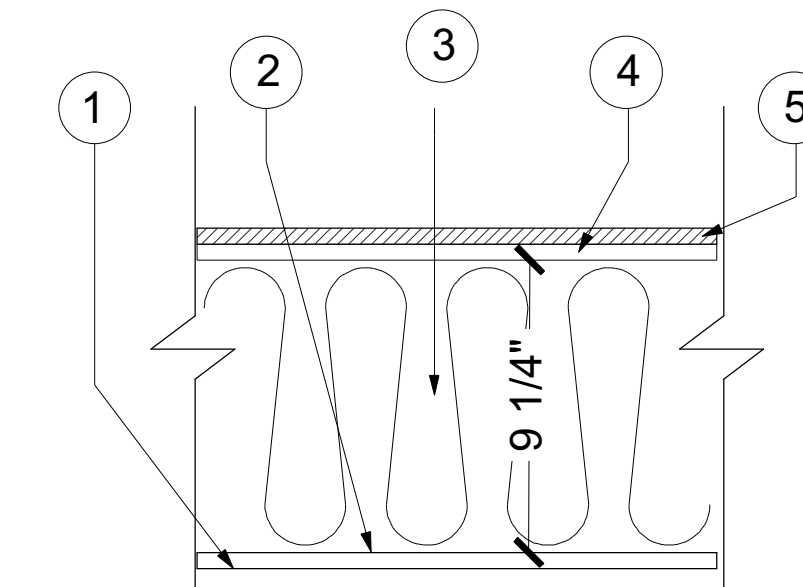
COMPONENTS	RSI	R
1. INTERIOR AIR FILM	0.12	0.68
2. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
3. ENG. TRUSS SYSTEM WITH R-50 BATT INSULATION	8.81	50.0
4. 7/16" (11.1mm) OSB SHEATHING	0.11	0.62
5. ROOF FINISH	0.00	0.00



EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **9.12 51.75**

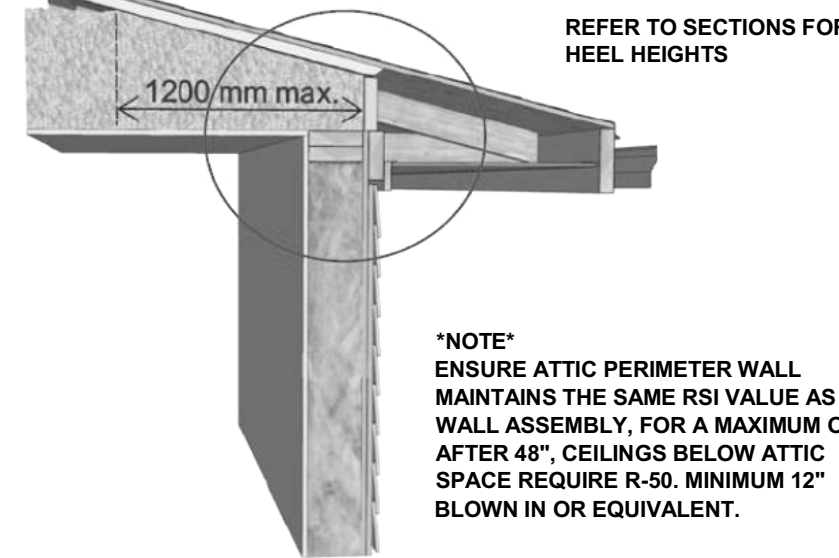
2x10" JOIST R-28 (DECK OVER LIVING)

COMPONENTS	RSI	R
1. INTERIOR AIR FILM	0.12	0.68
2. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
3. 2x10" FLOOR JOISTS WITH R28 SPRAY FOAM	4.93	28.0
4. 3/4" T&G SHEETING	0.16	0.91
5. FLOOR FINISH	0.00	0.00



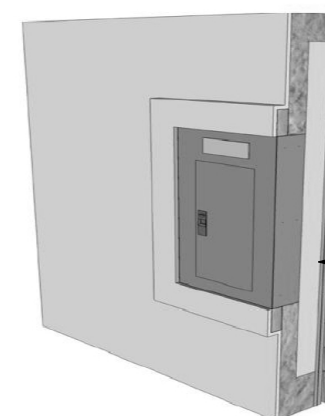
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **5.29 30.04**

ROOF INSULATION



9.36

MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PLACED WITHIN AN EXTERIOR WALL MUST BE INSULATED BEHIND TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE ABOVE OR BELOW GRADE WALL ASSEMBLY.



WALL ASSEMBLY

W2

WALL ASSEMBLY

W3

WALL ASSEMBLY - 2x8

W4

WALL ASSEMBLY

W5

WALL ASSEMBLY

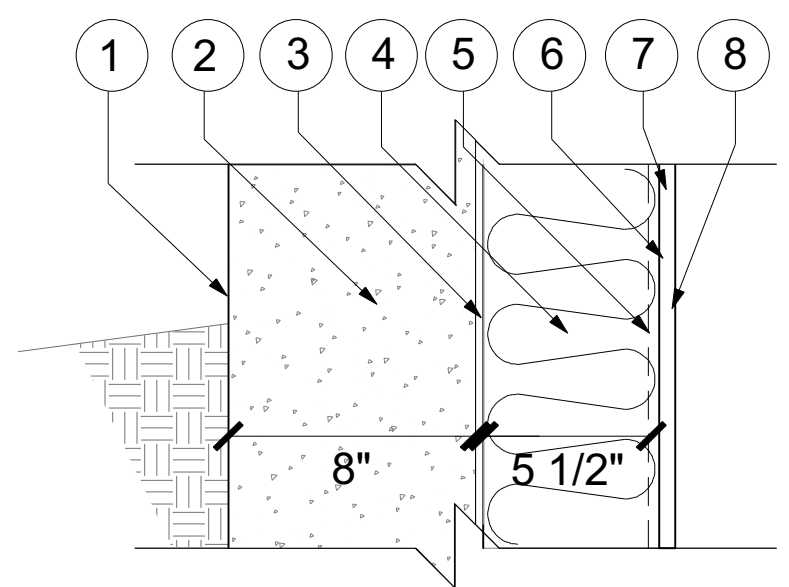
W6

WALL ASSEMBLY

W8

BELOW GRADE

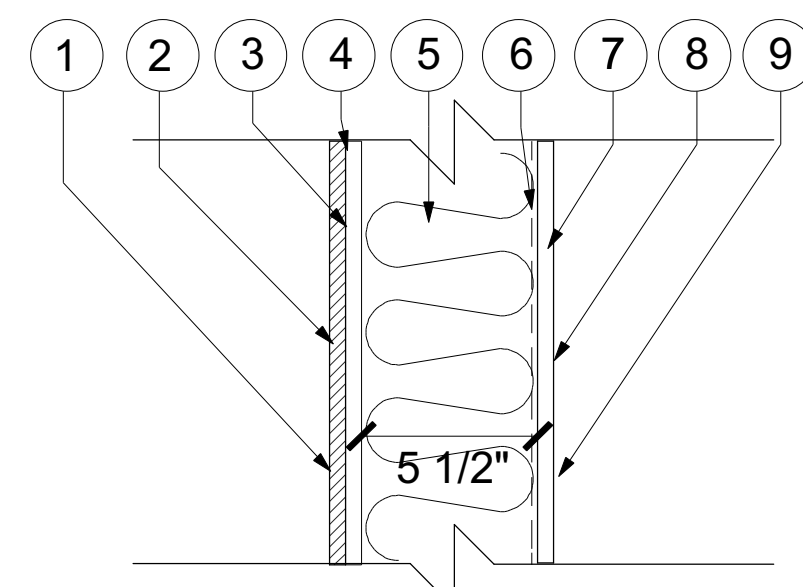
COMPONENTS	RSI	R
1. DAMP PROOFING	0.03	0.17
2. 8" REINFORCED CONCRETE WALL	0.08	0.45
3. 1/2" AIR GAP	0.16	0.91
4. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.67	15.16
5. POLYETHYLENE	0.00	0.00
6. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
7. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT	0.00	0.00
8. INTERIOR AIR FILM	0.12	0.68



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **3.14 17.82**

2x6 EXTERIOR (GARAGE TO HOUSE)

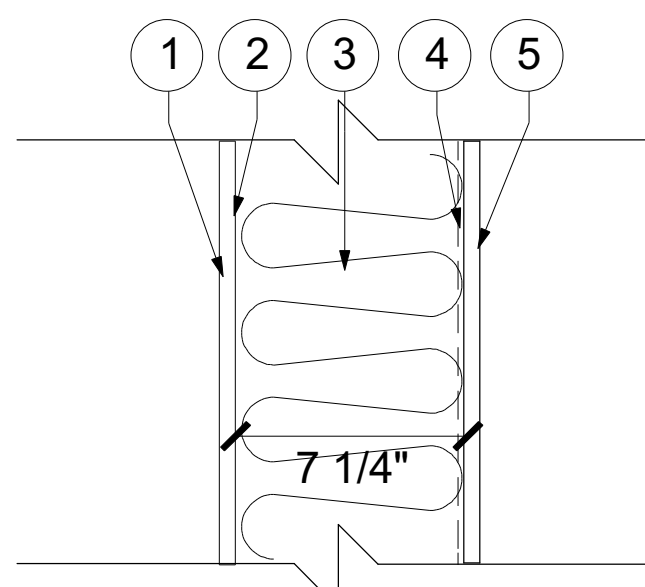
COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1mm) OSB SHEATHING	0.11	0.62
5. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.67	15.16
6. POLYETHYLENE	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. INTERIOR AIR FILM	0.12	0.68



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **3.09 17.53**

2x8 WALL (SUSPENDED SLAB)

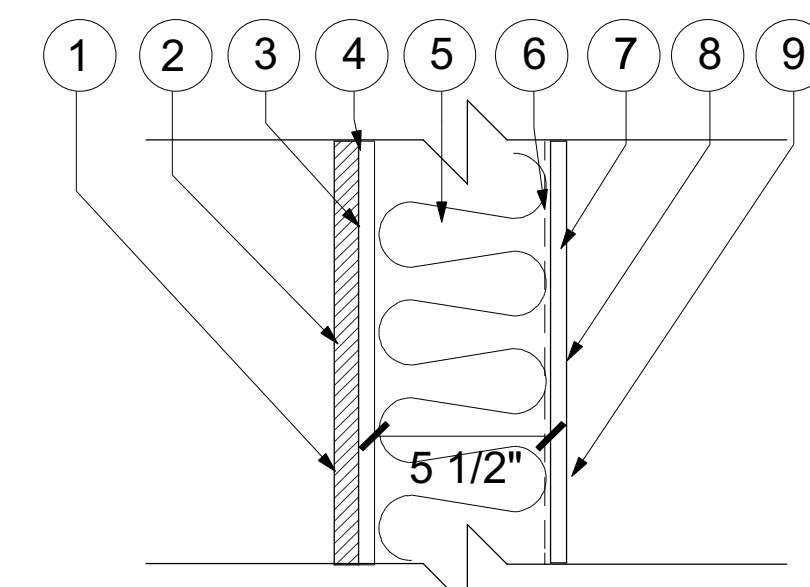
COMPONENTS	RSI	R
1. INTERIOR AIR FILM	0.12	0.68
2. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
3. 2x8 FRAMING FILLED WITH R28 BATT @ 16" O/C	3.73	21.18
4. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
5. INTERIOR AIR FILM	0.12	0.68



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **4.13 23.44**

STUCCO CLADDING

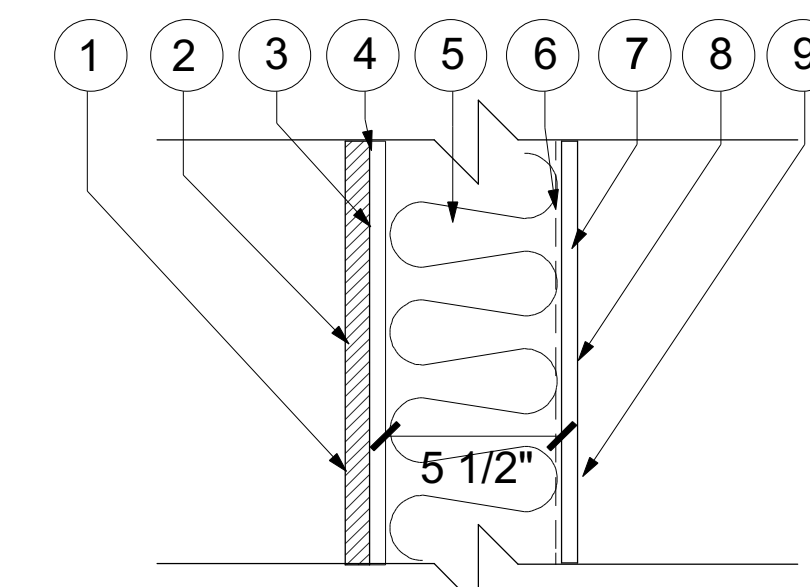
COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. STUCCO CLADDING (15mm)	0.135	0.08
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1mm) OSB SHEATHING	0.11	0.62
5. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.67	15.16
6. POLYETHYLENE	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. INTERIOR AIR FILM	0.12	0.68



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **3.0235 17.16**

ALUMINUM SIDING

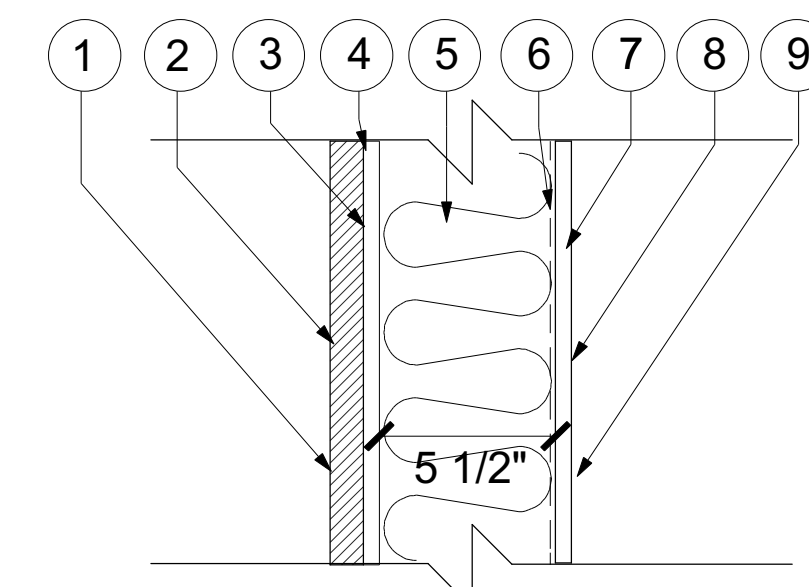
COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. ALUMINUM SIDING	0.11	0.61
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1mm) OSB SHEATHING	0.11	0.62
5. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.67	15.16
6. POLYETHYLENE	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. INTERIOR AIR FILM	0.12	0.68



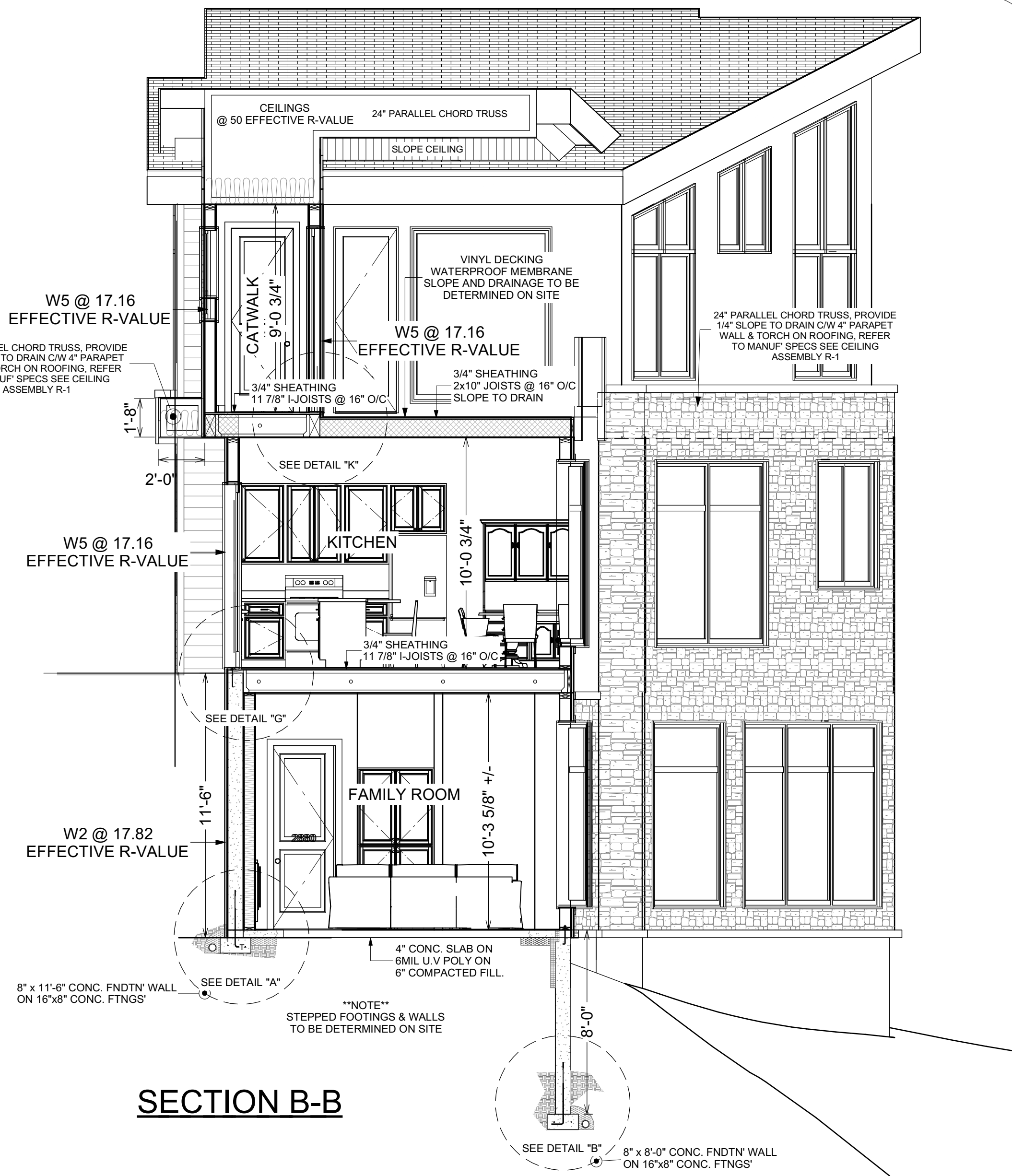
ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **3.12 17.69**

CULTURED STONE VENEER

COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. 3/8" MORTAR & 2" ROCK FACING	0.04	0.23
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1mm) OSB SHEATHING	0.11	0.62
5. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.82	16.00
6. POLYETHYLENE	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT	0.00	0.00
9. INTERIOR AIR FILM	0.12	0.68



ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.97 OR R-VALUE OF 16.86 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY **3.25 18.42**



SECTION B-B

SHEET NUMBER

10/10

SCALE: 1/4" = 1'

DATE: SEPT-29-2022

MALONEY CONSTRUCTION

PROPOSED PROJECT FOR

2223 WESTSIDE RD

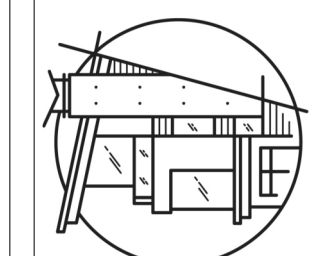
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

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