CODES AND STANDARDS

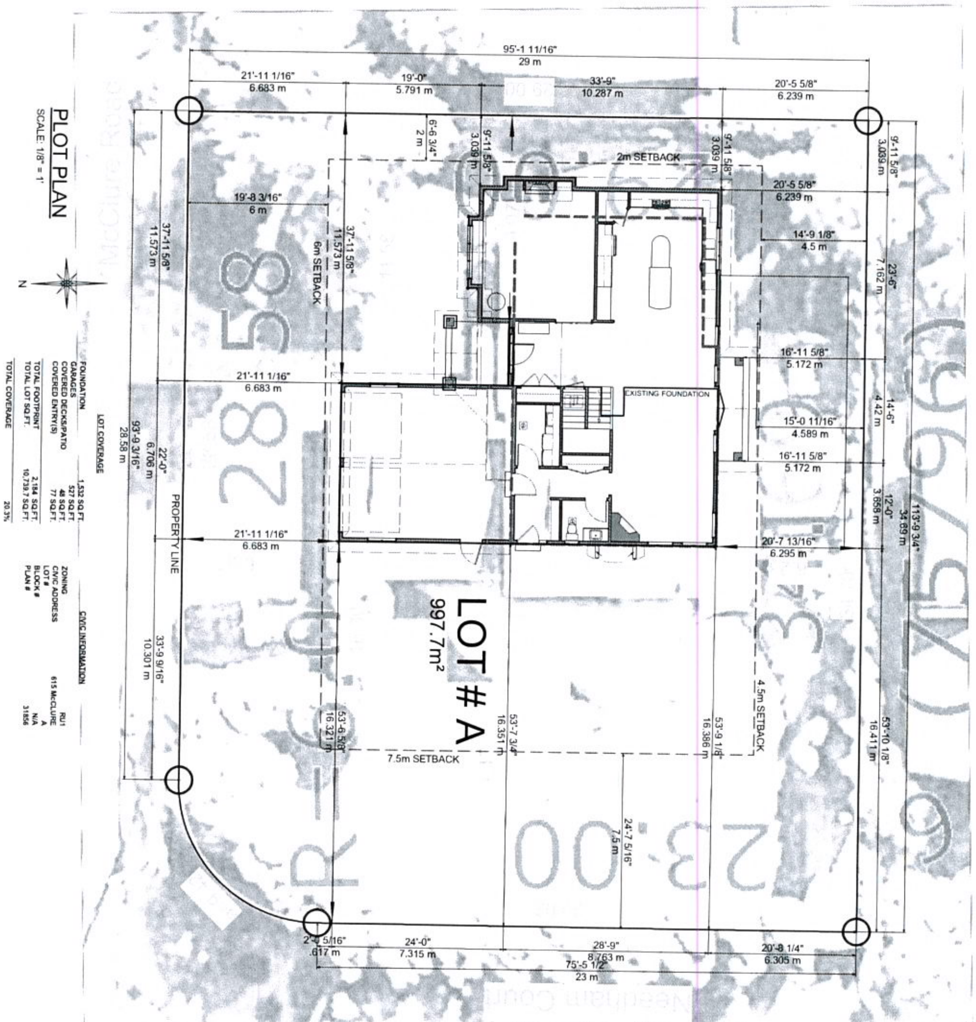
CONCRETE & FOOTINGS

ABOVE GRADE MASONRY

CARPENTRY

INSULATION / VENTILATION

MISCELLANEOUS



SCHEDULE A
This forms part of development
Permit # DP16-0105

MULLINS
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PROPOSED PROJECT FOR

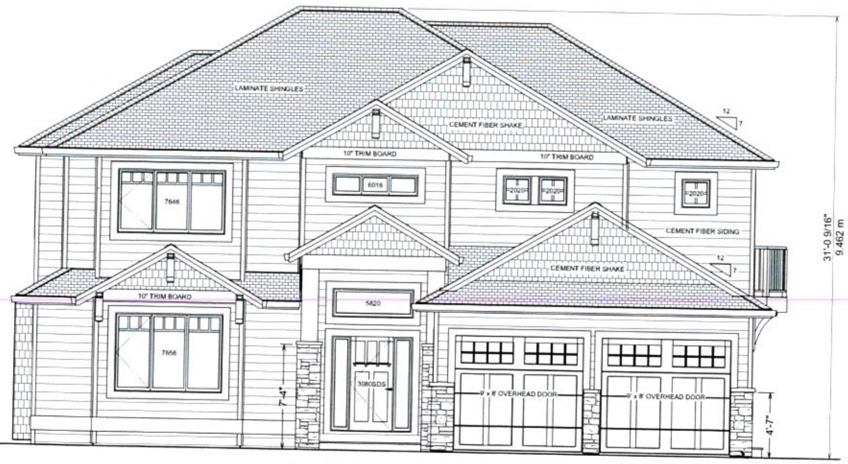
CLARK RESIDENCE
615 McCLURE RD
KELOWNA BC

OKANAGAN SUNRISE CONSTRUCTION

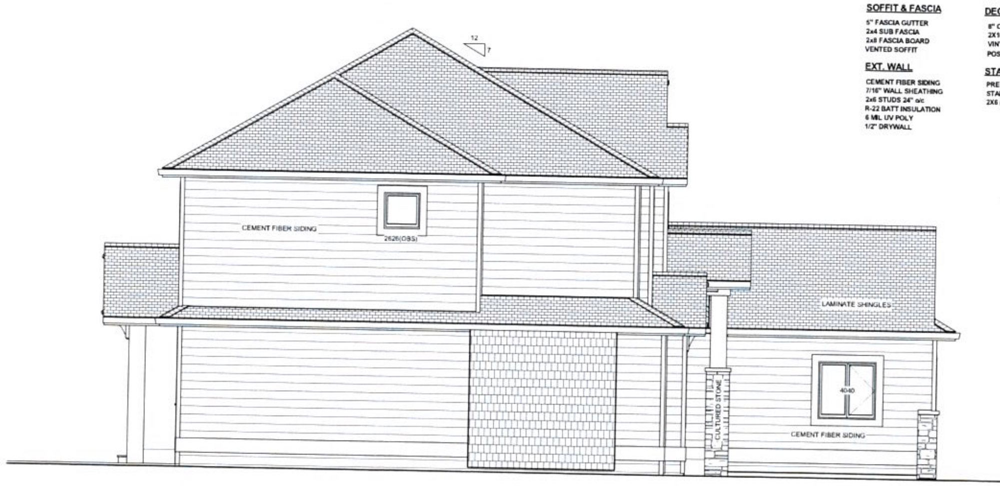
SCALE: 1/4" = 1'

SHEET NUMBER 3/9

DATE : APR-01-2016



FRONT ELEVATION



LEFT ELEVATION

SPECIFICATIONS

ROOF
LAMINATE SHINGLES (35 YR)
7/16" ROOF SHEATHING
ENGINEERED ROOF TRUSSES
R-40 INSULATION
6 MIL UV POLY
5/8" DRYWALL

SOFFIT & FASCIA
5" FASCIA GUTTER
2x4 SUB FASCIA
2x8 FASCIA BOARD
VENTED SOFFIT

EXT. WALL
CEMENT FIBER SIDING
7/16" WALL SHEATHING
2x6 STUDS 24" o/c
R-22 BATT INSULATION
6 MIL UV POLY
1/2" DRYWALL

INT. WALL
2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES

FLOOR SYSTEM
3/4" T&G SHEETING
ENGINEERED I 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

GENERAL NOTES

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3. IT IS THE REPSONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. 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 OMMISSIONS.

NOTE
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

NOTE
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

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

SCHEDULE B
This forms part of development
Permit # DVP16-0105

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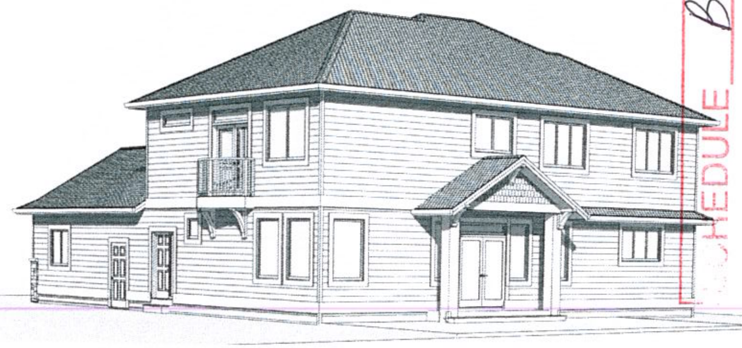
REAR ELEVATION



RIGHT ELEVATION

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7/16" ROOF SHEATHING
ENGINEERED ROOF TRUSSES
R-40 INSULATION
6 MIL UV POLY
5/8" DRYWALL

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5" FASCIA GUTTER
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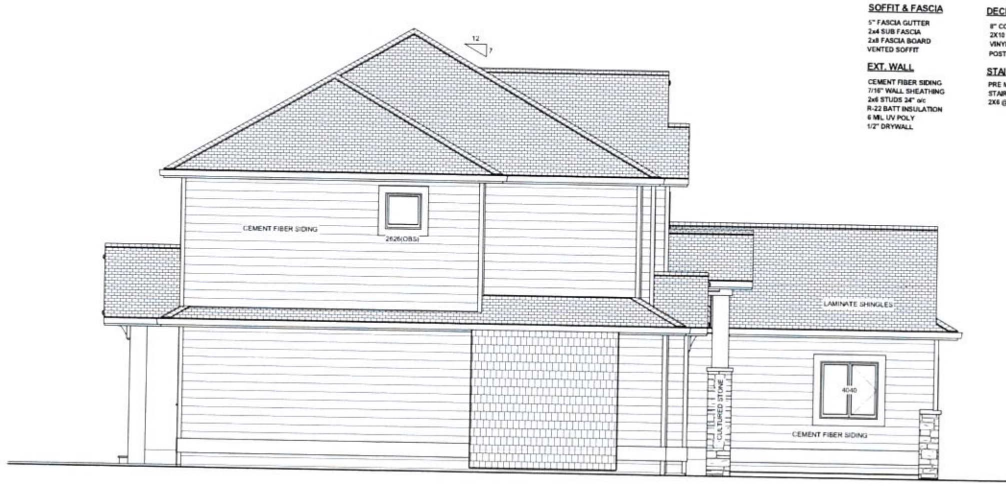

LEFT ELEVATION

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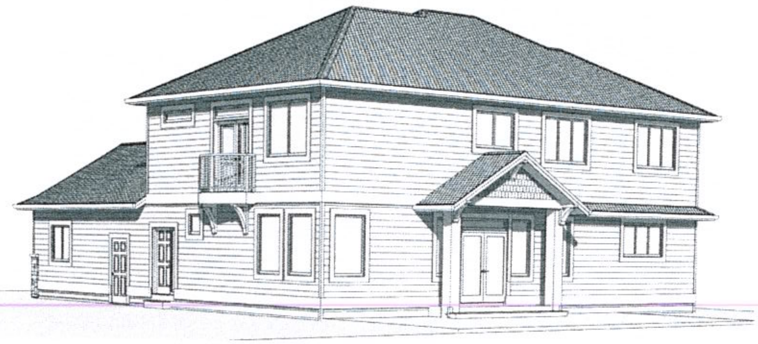
SCALE: 1/4" = 1'
DATE : APR-01-2016

SHEET NUMBER
1/9

REAR ELEVATION



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SCALE: 1/4" = 1'

DATE : APR-01-2016

SHEET NUMBER

2/9

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 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 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 ½" 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 ½" 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 40
Walls – 2 x 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.

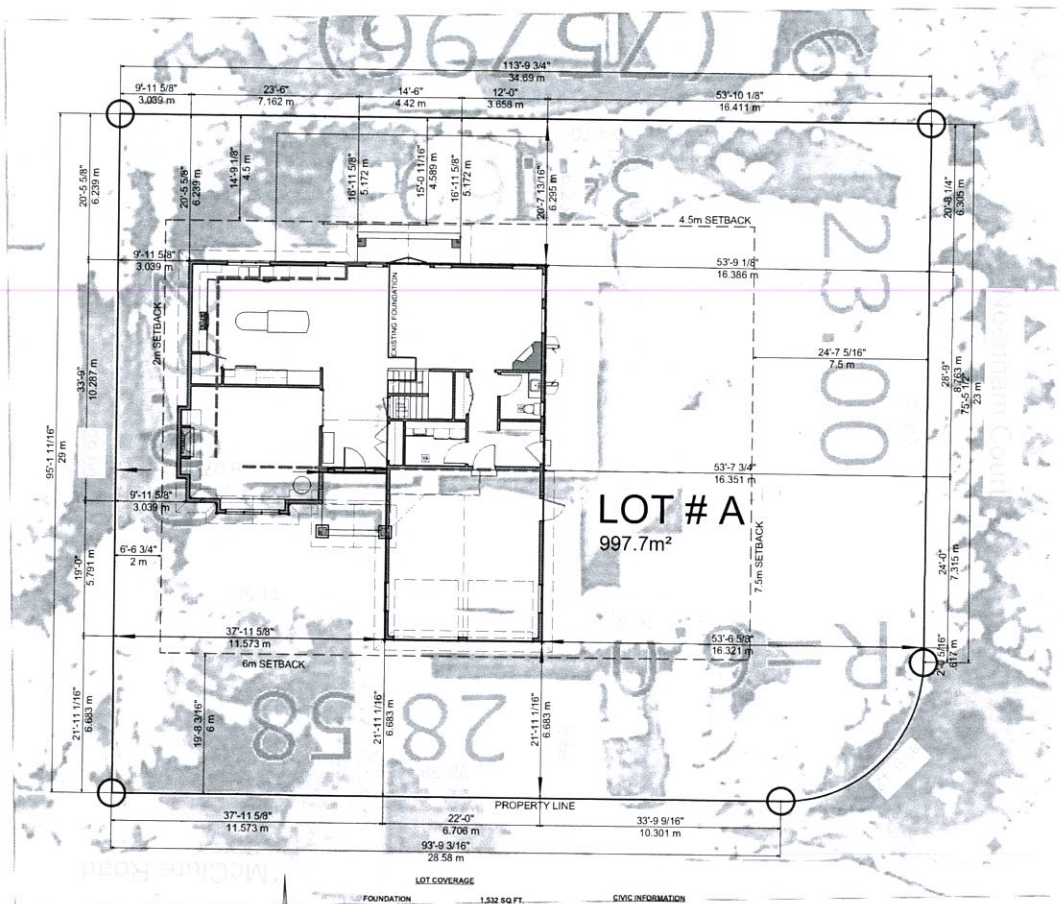
Flash all changes of materials on exterior walls.

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 lineal 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.



PLOT PLAN
SCALE: 1/8" = 1'

LOT COVERAGE

FOUNDATION	1,532 SQ.FT.
GARAGES	527 SQ.FT.
COVERED DECKS/PATIO	48 SQ.FT.
COVERED ENTRY(S)	77 SQ.FT.
TOTAL FOOTPRINT	2,184 SQ.FT.
TOTAL LOT SQ.FT.	10,739.7 SQ.FT.
TOTAL COVERAGE	20.3%

CIVIC INFORMATION

ZONING	RU1
CIVIC ADDRESS	615 McCLURE
LOT #	A
BLOCK #	N/A
PLAN #	31856

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OKANAGAN SUNRISE CONSTRUCTION

SCALE: 1/4" = 1'

DATE : APR-01-2016

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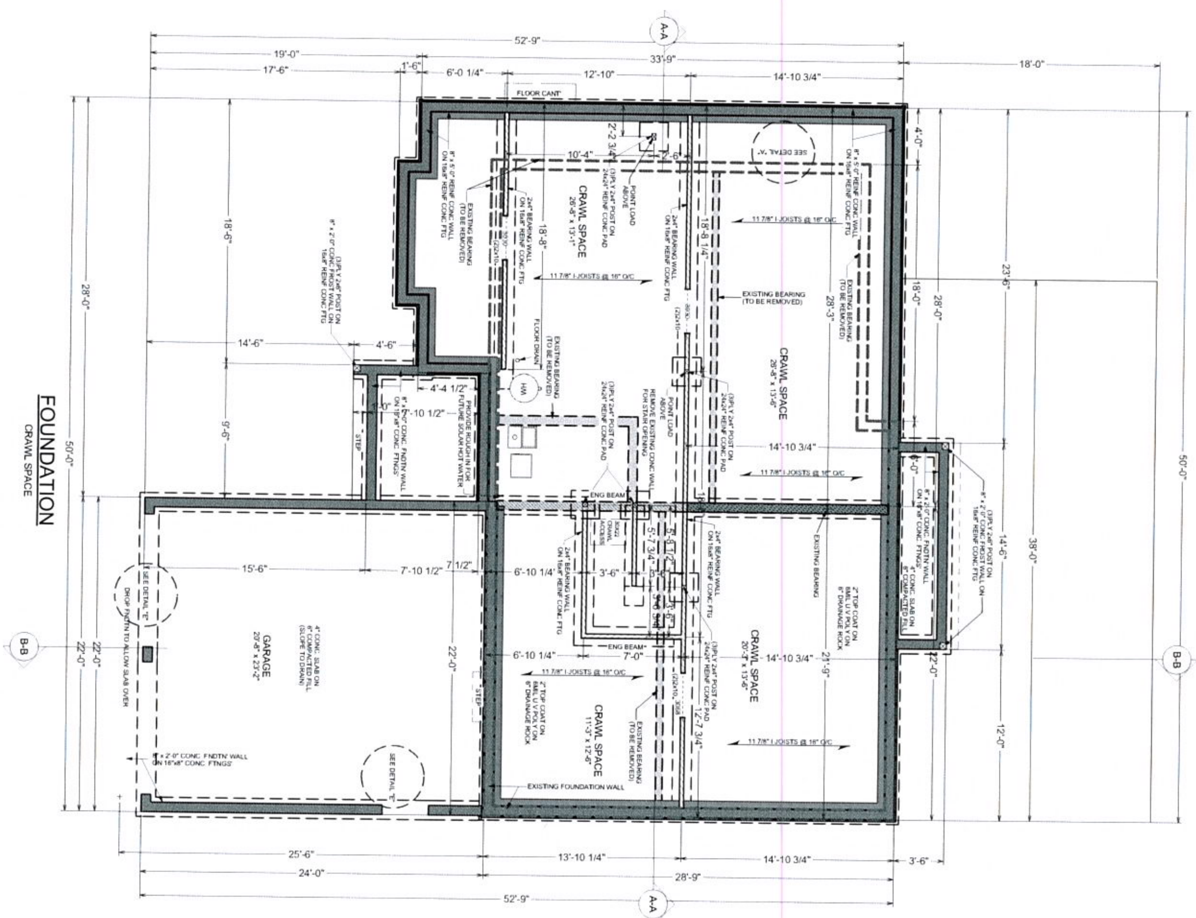

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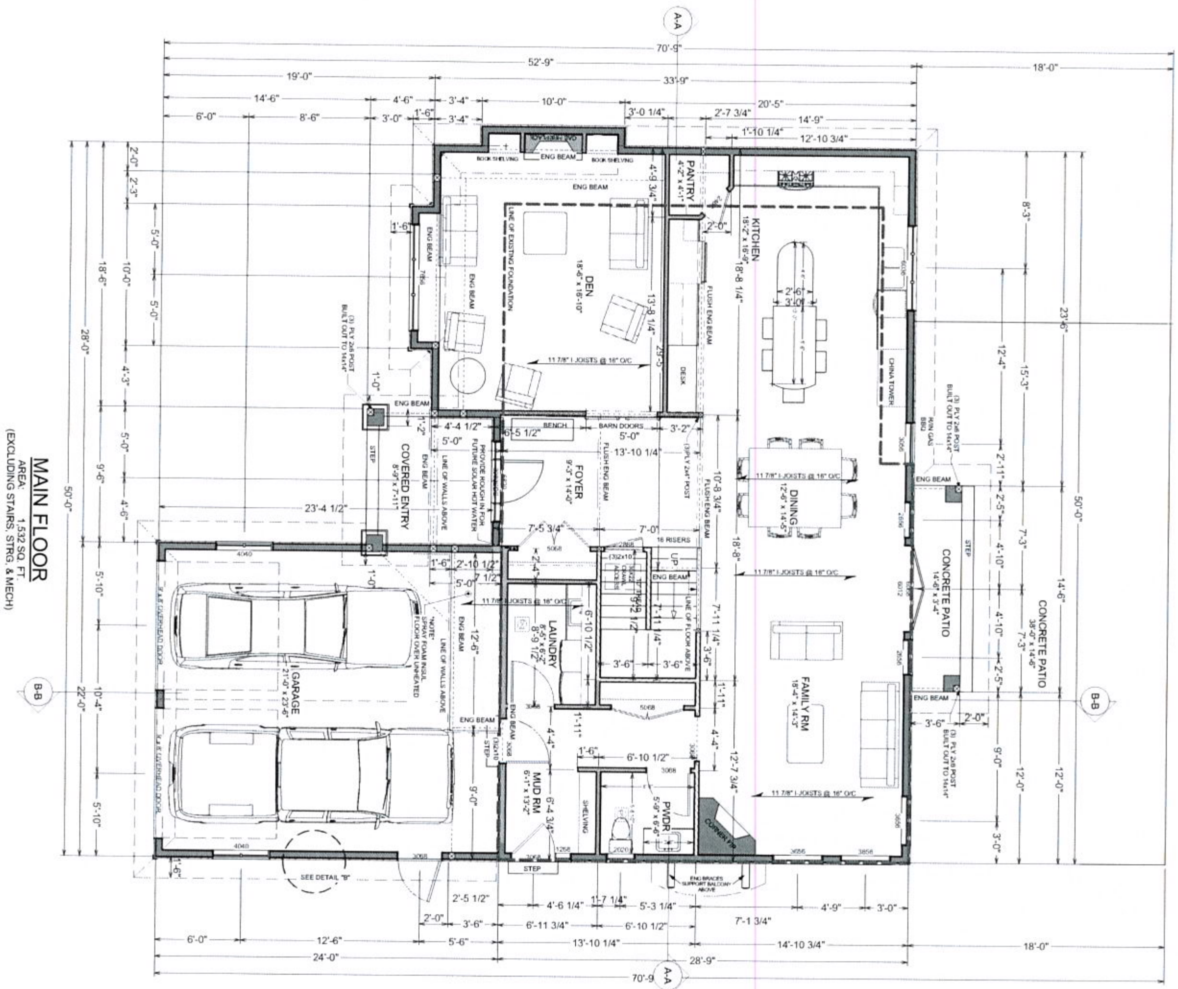

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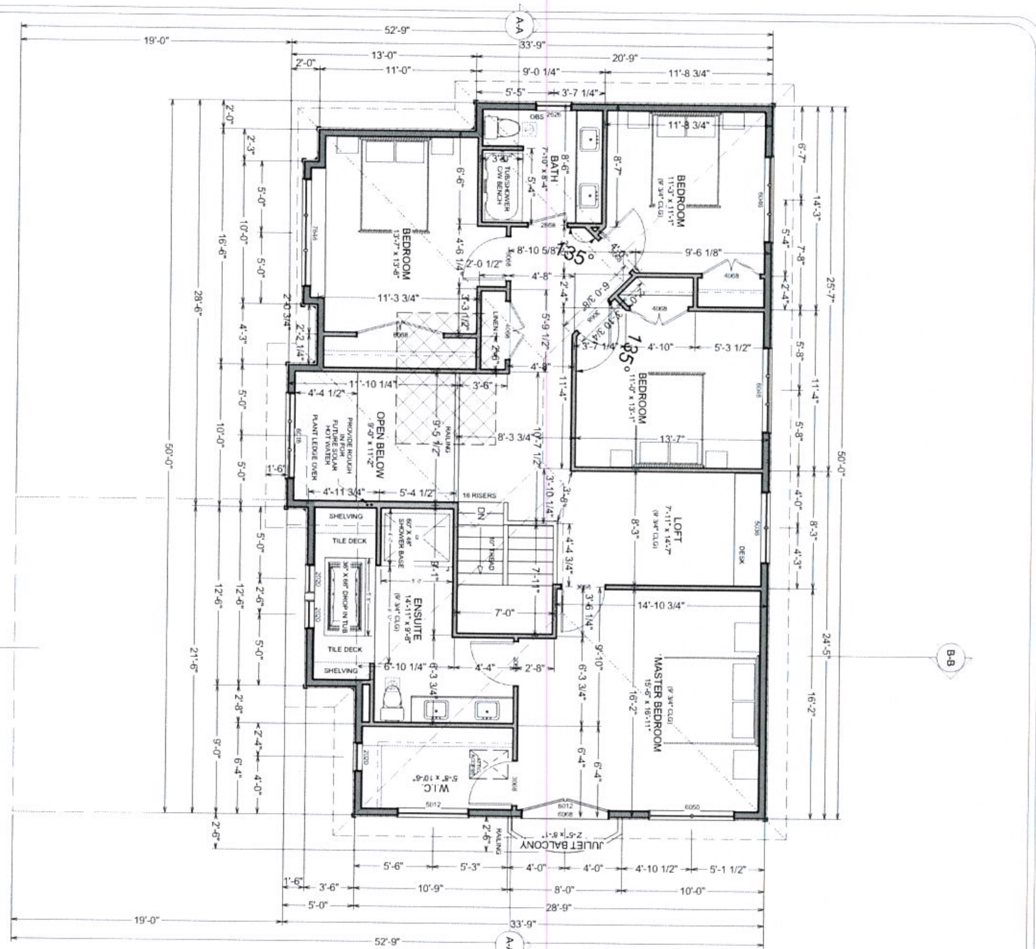

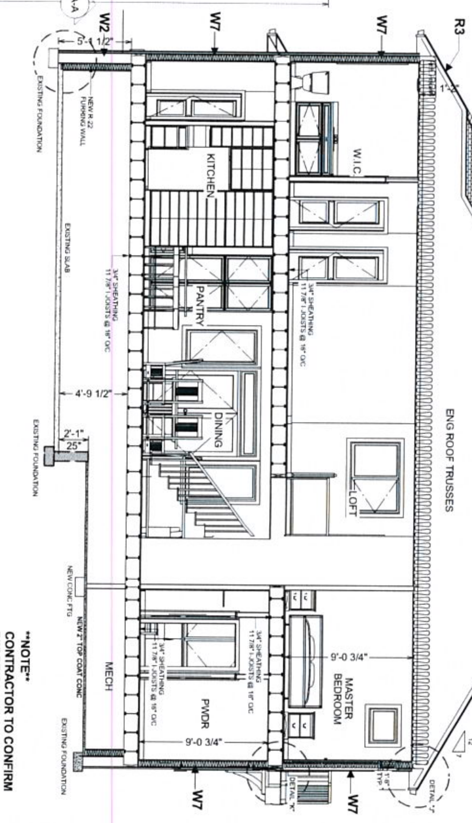

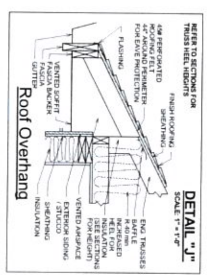

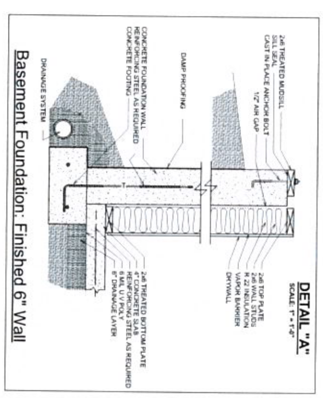

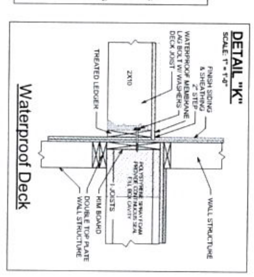

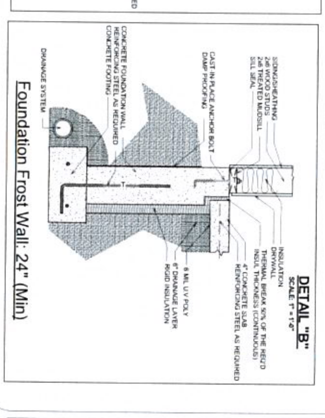

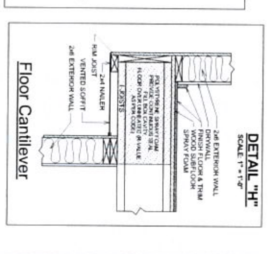

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9.36.2.6
THERMAL CHARACTERISTICS OF ABOVE GROUND OPAQUE ASSEMBLIES

EFFECTIVE RSI-VALUES (WITH HRV)

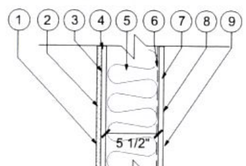
ASSEMBLY	CLIMATE ZONE (HEATING DEGREE DAYS DEGREES CELSIUS)				
	(4)	(5)	(6)	(7)A	(7)B
CEILINGS	6.91 (39.23)	6.91 (39.23)	8.67 (49.2)	8.67 (49.2)	10.43 (59.2)
CATHEDRAL CEILINGS	4.67 (26.5)	4.67 (26.5)	4.67 (26.5)	5.02 (28.5)	5.02 (28.5)
WALLS (2x6 @ 16")	2.78 (15.75)	2.97 (16.86)	2.97 (16.86)	2.97 (16.86)	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.

WALL ASSEMBLY — W7

CEMENT FIBER SIDING

COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. CEMENT FIBER SIDING	0.09	0.5
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1 mm) 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 3.37 17.58

ROOF ASSEMBLY — R3

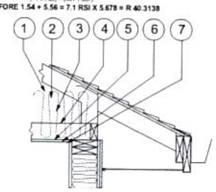
ENG. TRUSS SYSTEM
(RAISED HEEL R-40)

COMPONENTS	THERMAL RESISTANCE AT FRAMING (RSI)	THERMAL RESISTANCE AT CAVITY (RSI)	RSI
1. EXTERIOR AIR FILM			0.12
2. 11" CONT' LOOSE FIBERGLASS INSUL			5.238
3. 2x4 TRUSS BOT. CHORD @ 24" O/C	0.756		
4. 3 1/2" LOOSE FIBERGLASS INSULATION		0.62	
5. 6mil U.V. POLY VAPOUR BARRIER			0.00
6. 1/2" GYPROC			0.08
7. INTERIOR AIR BARRIER			0.12
SUB TOTAL	0.756	1.667	5.56
FRAMING/CAVITY PERCENTAGE	7%	93%	

RSI PARALLEL = 100 / ((FRAME% / RSI FRAME) + (CAVITY % / RSI CAVITY)) = RSI EFFECTIVE

RSI PARALLEL = 100 / ((7 / 0.756) + (93 / 1.667)) = 1.54 PRALLEL EFFECTIVE RSI

THEREFORE 1.54 + 5.56 = 7.1 RSI X 5.678 = R 40.3138

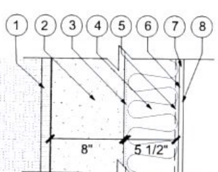


EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY 7.1 40.31

WALL ASSEMBLY — W1

BELOW GRADE
(GARAGE TO HOUSE)

COMPONENTS	RSI	R
1. 2" RIGID INSULATION (R-10)	1.76	10.0
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



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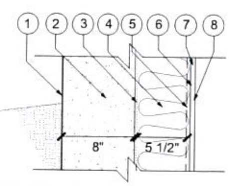
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.98 OR R-VALUE OF 16.9 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.

EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY 4.87 27.65

WALL ASSEMBLY — W2

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

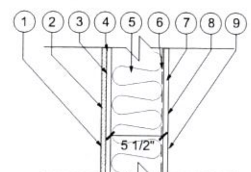
TO MEET THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY OF 2.98 OR R-VALUE OF 16.9 AN HRV MUST BE INCORPORATED INTO THIS DESIGN.

EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY 3.14 17.82

WALL ASSEMBLY — W3

2x6 EXTERIOR
(GARAGE TO HOUSE)

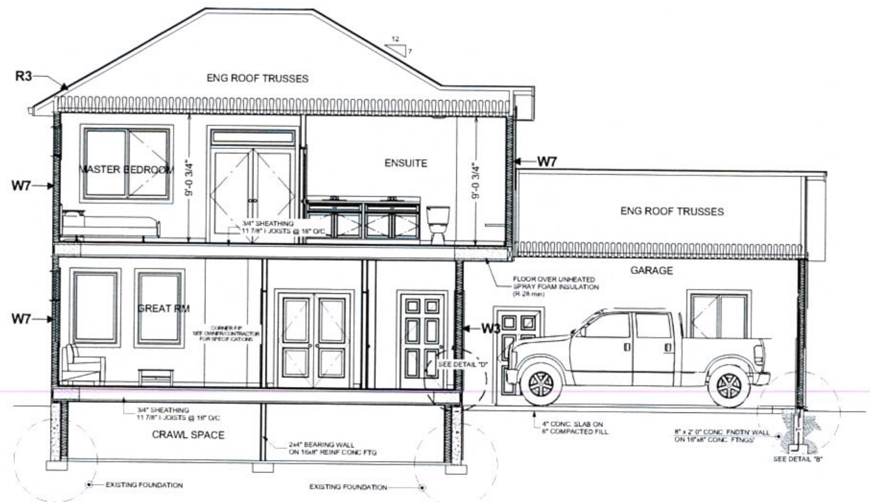
COMPONENTS	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
3. ASPHALT IMPREGNATED PAPER	0.00	0.00
4. 7/16" (11.1 mm) OSB SHEATHING	0.11	0.62
5. 2x6 FRAMING FILLED WITH R22 BATT @ 24" O/C	2.67	15.16
6. POLYETHYLENE	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. FINISH: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



SECTION B-B

SPECIFICATIONS

ROOF
LAMINATE SHINGLES (35 YR)
7/16" ROOF SHEATHING
ENGINEERED ROOF TRUSSES
R-40 INSULATION
6 MIL UV POLY
5/8" DRYWALL

SOFFIT & FASCIA
5" FASCIA GUTTER
2x4 SUB FASCIA
2x8 FASCIA BOARD
VENTED SOFFIT

EXT. WALL
CEMENT FIBER SIDING
7/16" WALL SHEATHING
2x6 STUDS 24" o/c
R-22 BATT INSULATION
6 MIL UV POLY
1/2" DRYWALL

INT. WALL
2x4 STUDS 16" o/c
1/2" DRYWALL BOTH SIDES

FLOOR SYSTEM
3/4" T&G SHEETING
ENGINEERED I JOIST

DECK CONSTRUCTION
8" CONC. PEIRS
2X10 JOISTS @16" o/c
VINYL DECKING
POSTS & BEAMS AS REQ.

STAIR CONSTRUCTION
PRE MANUFACTURED
STAIR SYSTEM
2X8 @ 16"o/c LANDINGS

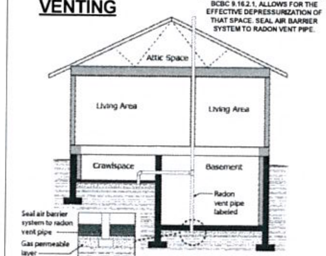
FOUNDATION
8" CONC. FOUNDATION
10MM REBAR
R12 STYROFOAM INSULATION
8"x16" CONC. FOOTING

CONC. SLAB
4" CONC. SLAB
6 MIL UV POLY
6" DRAINAGE ROCK

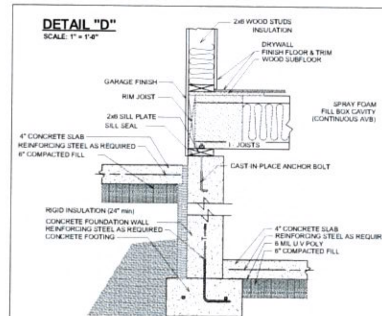
DRAINAGE TILE
4" DRAIN TILE
MINIMUM 6" DRAIN ROCK
DRY SHEETING PAPER

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.



DETAIL "D"
SCALE: 1" = 1'-0"



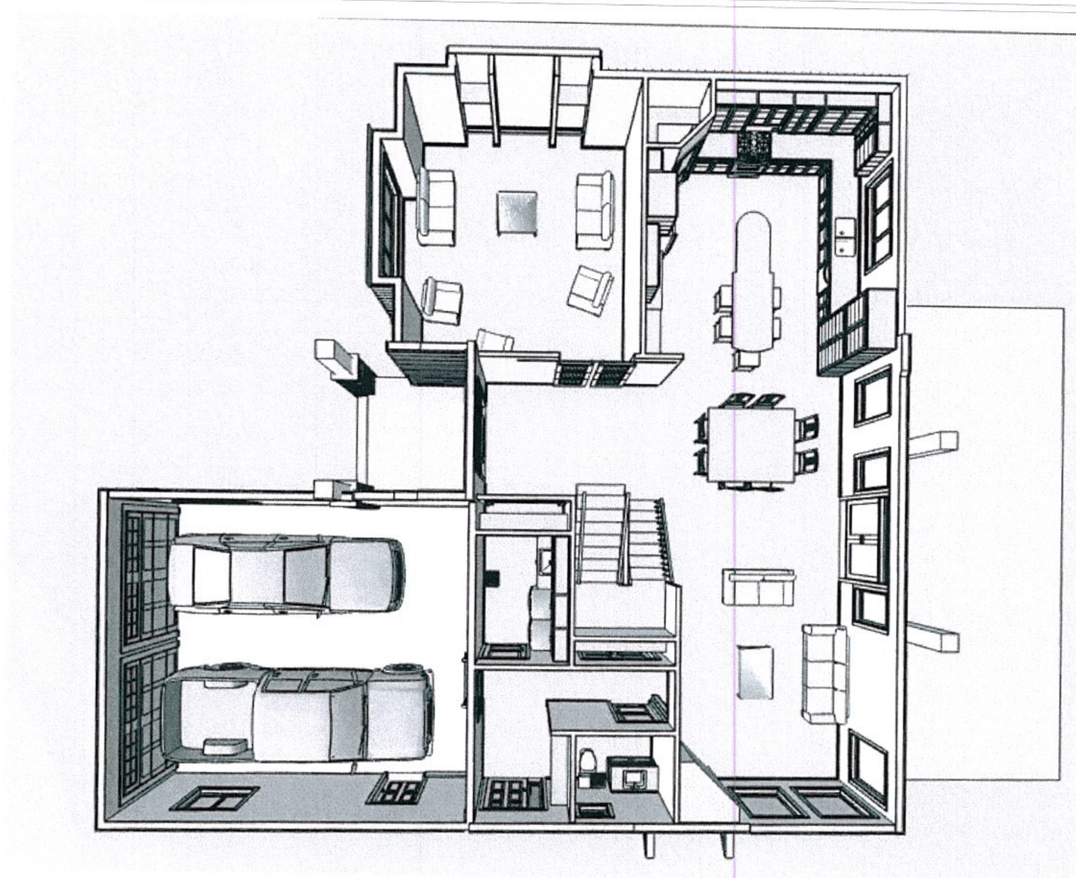
Garage Slab at House

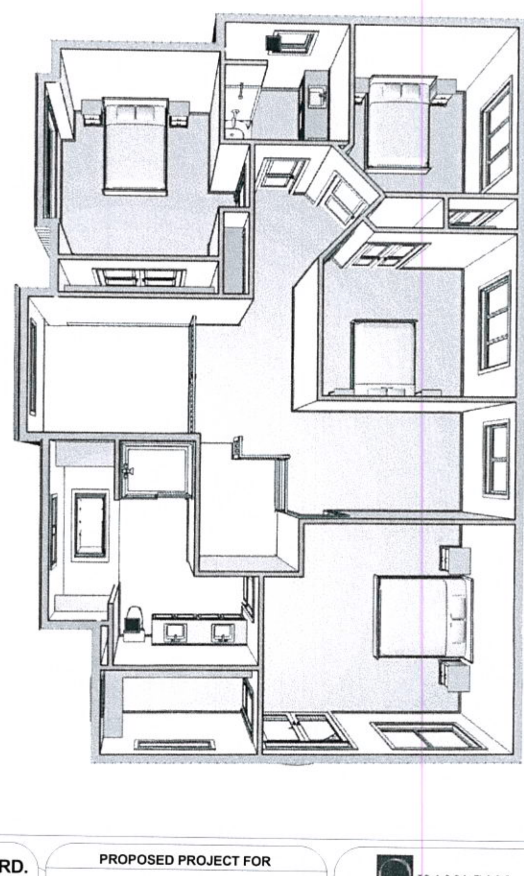
MULLINS
DRAFTING & DESIGN
UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
e-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR
CLARK RESIDENCE
615 McCLURE RD
KELOWNA BC

OKANAGAN SUNRISE CONSTRUCTION

SCALE: 1/4" = 1'
DATE : APR-01-2016





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SCALE: 1/4" = 1'

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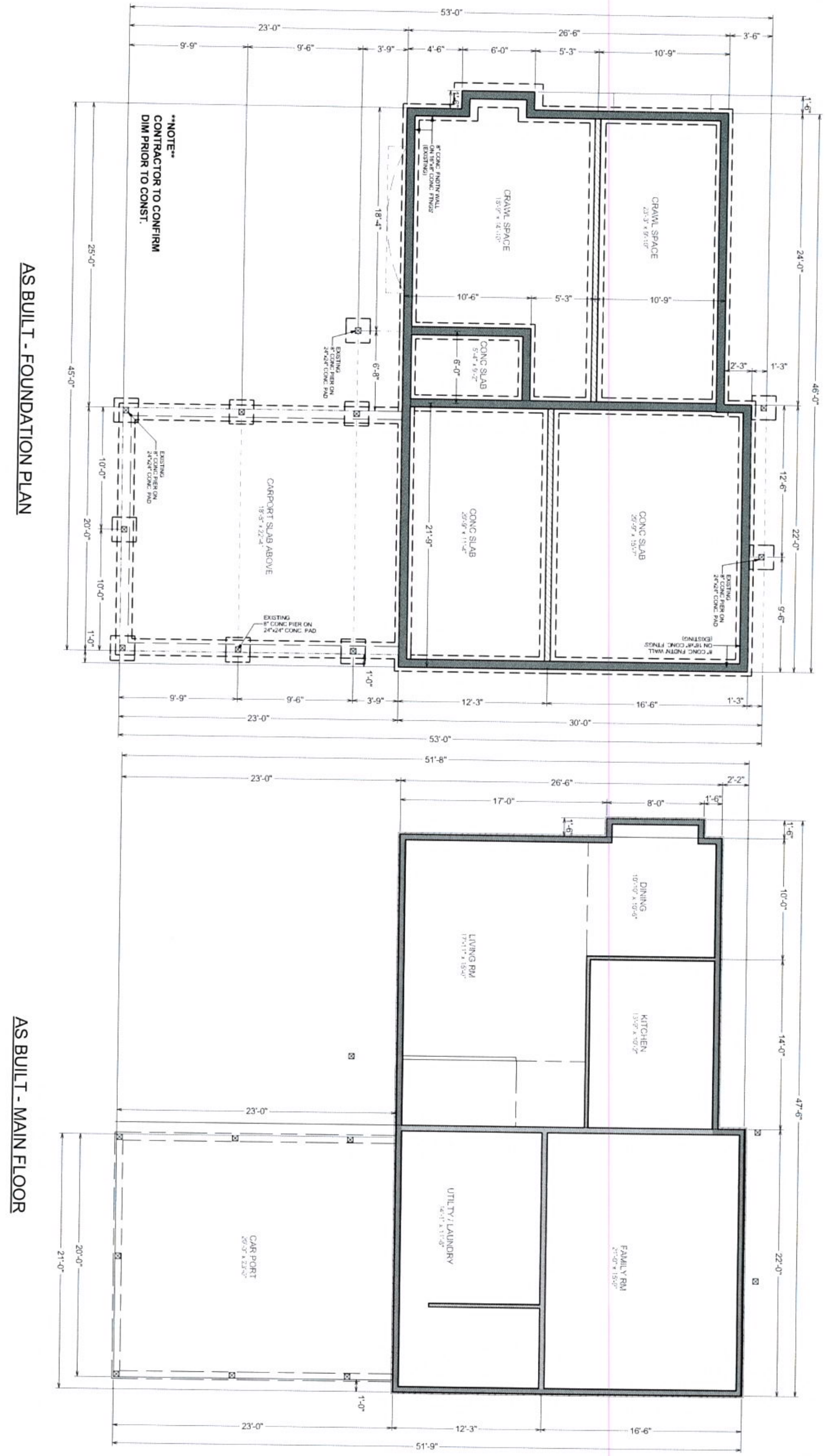
SHEET NUMBER

8/9



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9/9