

**FRONT ELEVATION**

**SPECIFICATIONS**

**ROOF**

METAL ROOFING  
7/16" ROOF SHEATHING  
ENGINEERED ROOF TRUSSES  
R-50 INSULATION  
6 MIL UV POLY  
5/8" DRYWALL

**SOFFIT & FASCIA**

5" FASCIA GUTTER  
2x4 SUB FASCIA  
2x8" EAVE FASCIA BOARD  
2x12" STEPPED GABLE FASCIA  
VENTED SOFFIT

**EXT. WALL**

ACRYLIC STUCCO  
3/8" WALL SHEATHING  
2x6 STUDS 16" o/c  
R-22 BATT INSULATION  
6 MIL UV POLY  
5/8" PLYWOOD INTERIOR

**INT. WALL**

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

**FOUNDATION**

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

**CONC. SLAB**

4" CONC. SLAB  
6 MIL UV POLY  
6" COMPACTED GRAVEL

**DRAINAGE TILE**

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

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2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY 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 OMISSIONS.

**\*\*NOTE\*\***

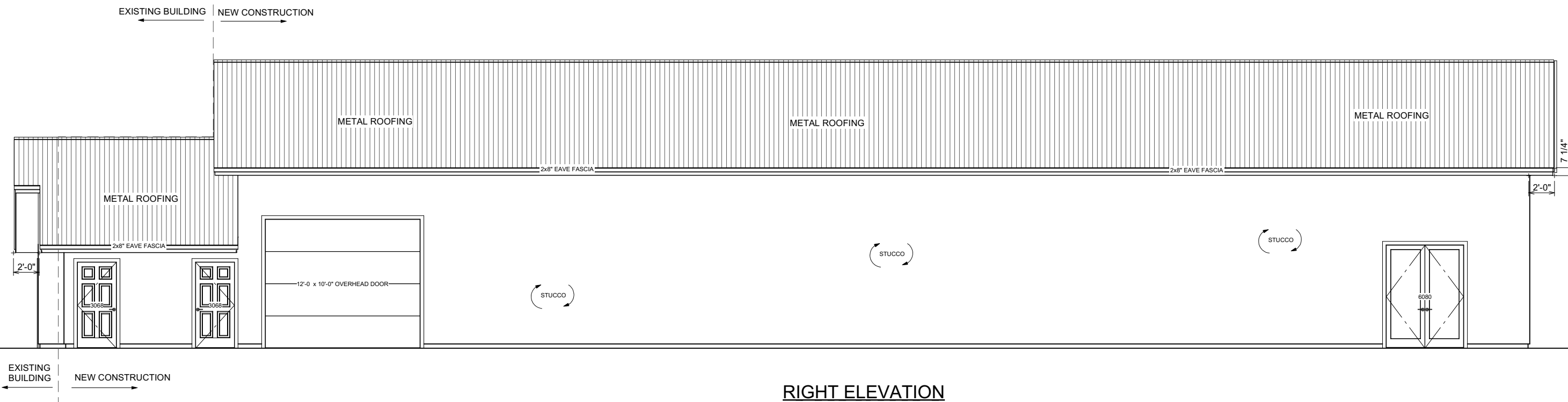
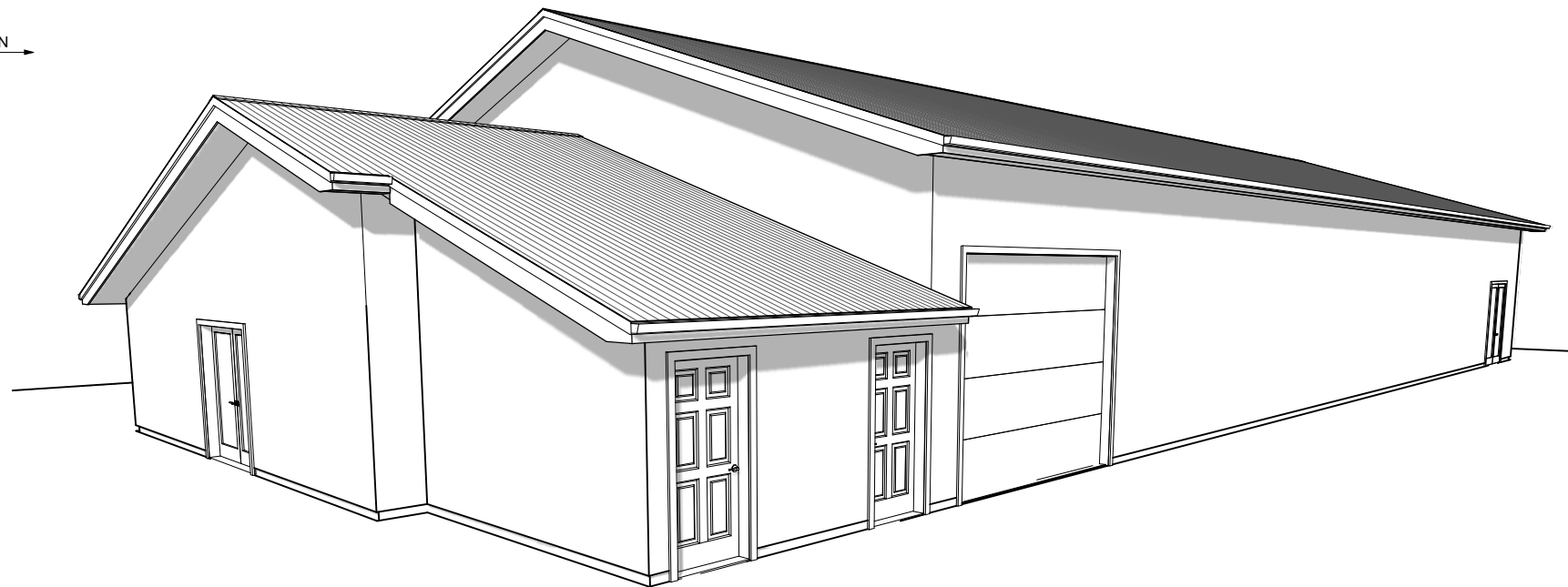
WINDOW SPEC'S TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

**\*\*NOTE\*\***

PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

**\*\*NOTE\*\***

CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.



**RIGHT ELEVATION**

SHEET NUMBER

1/5

SCALE: 1/4" = 1'

DATE: JUL-18-2019

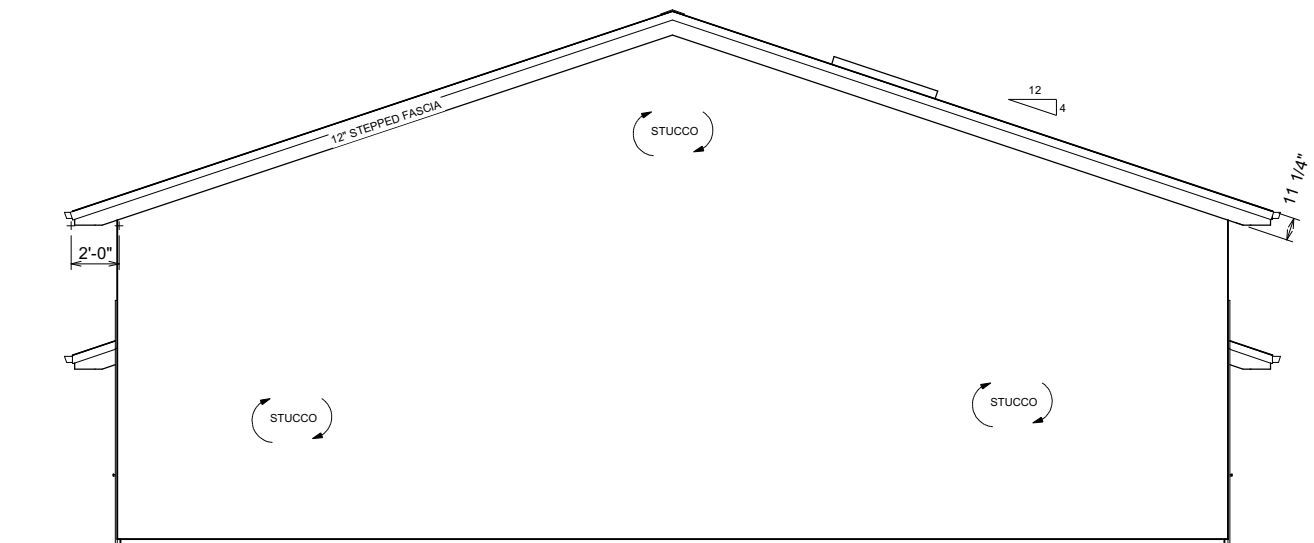
PROPOSED PROJECT FOR

RUTLAND MINOR BALL

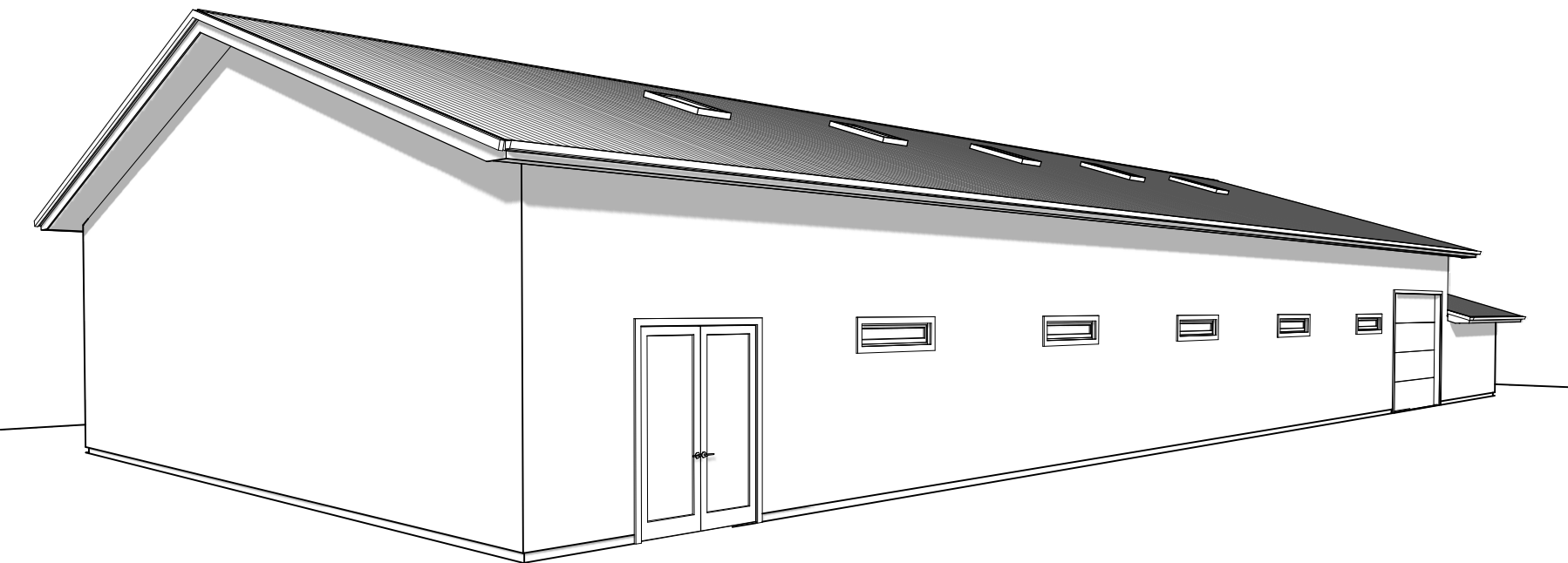
1964 Dayton Street  
Kelowna BC V1Y 7W6  
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e-mail: mullinsdrafting@shaw.ca

**MULLINS**  
DRAFTING & DESIGN





**REAR ELEVATION**



**SPECIFICATIONS**

**ROOF**

METAL ROOFING  
 7/16" ROOF SHEATHING  
 ENGINEERED ROOF TRUSSES  
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 6 MIL UV POLY  
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 VENTED SOFFIT

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 1/2" DRYWALL BOTH SIDES

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 10MM REBAR  
 R12 STYROFOAM INSULATION  
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4" CONC. SLAB  
 6 MIL UV POLY  
 6" COMPACTED GRAVEL

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

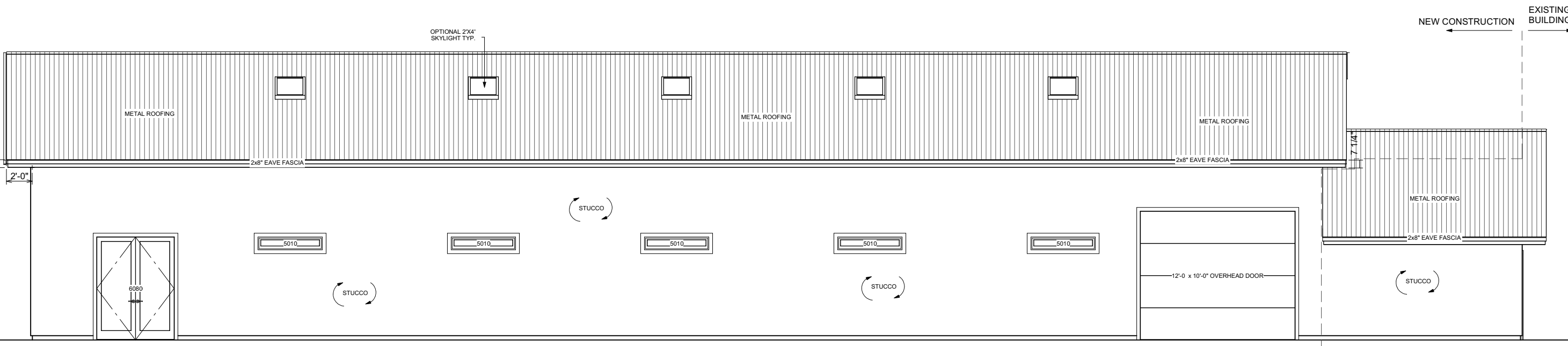
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 PROPER VENTING AND EGRESS.

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

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



**LEFT ELEVATION**

SHEET NUMBER

2/5

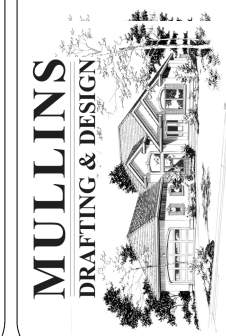
SCALE: 1/4" = 1'

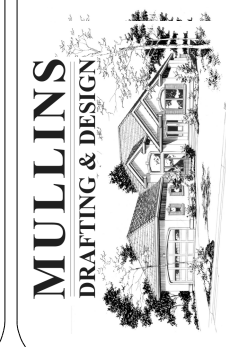
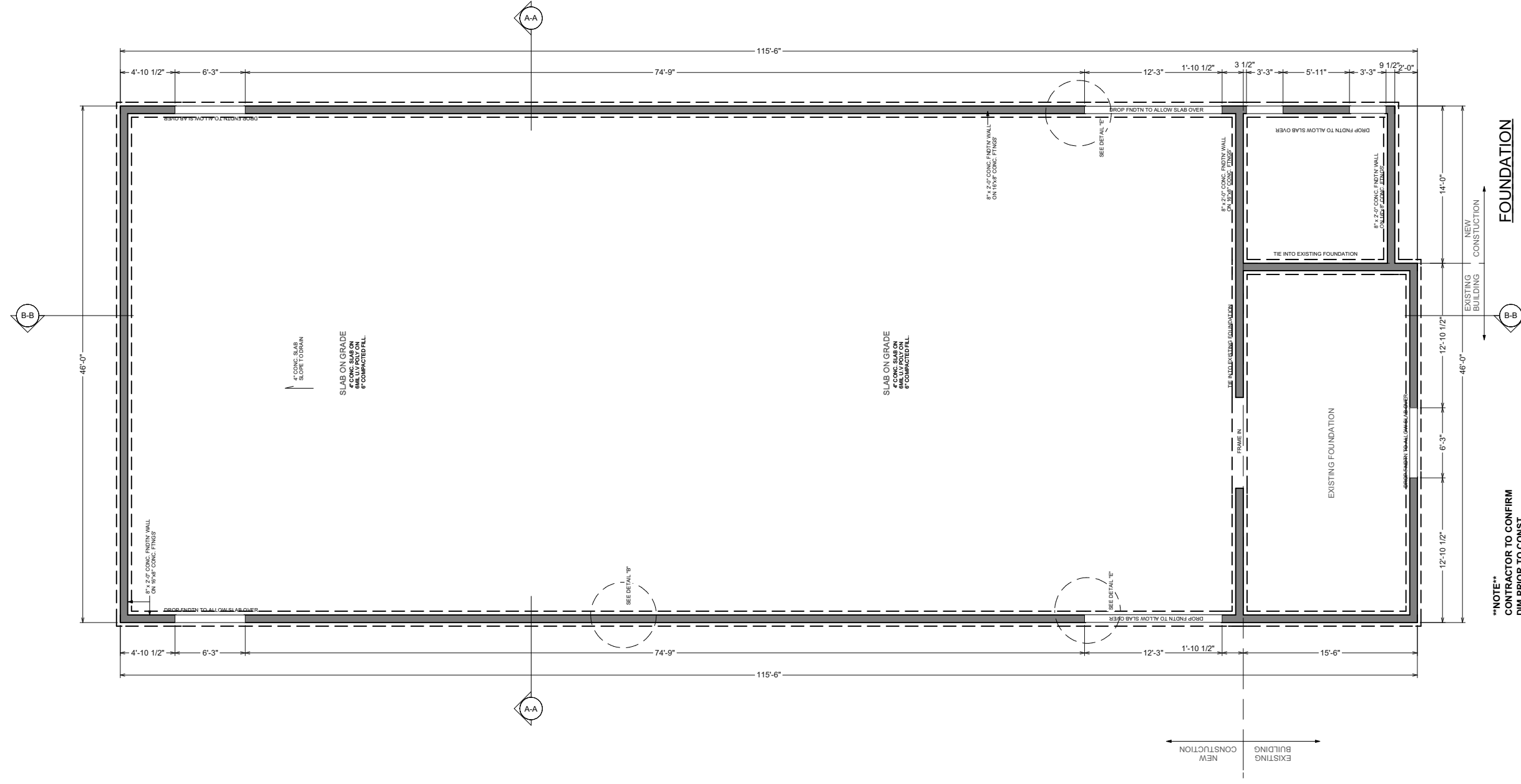
DATE: JUL-18-2019

PROPOSED PROJECT FOR

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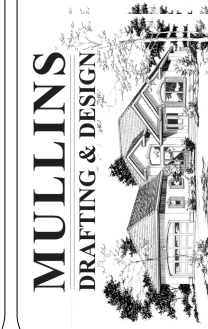


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PROPOSED PROJECT FOR  
**RUTLAND MINOR BALL**

SCALE: 3/16" = 1'  
 DATE: JUL-18-2019

SHEET NUMBER  
**3/5**

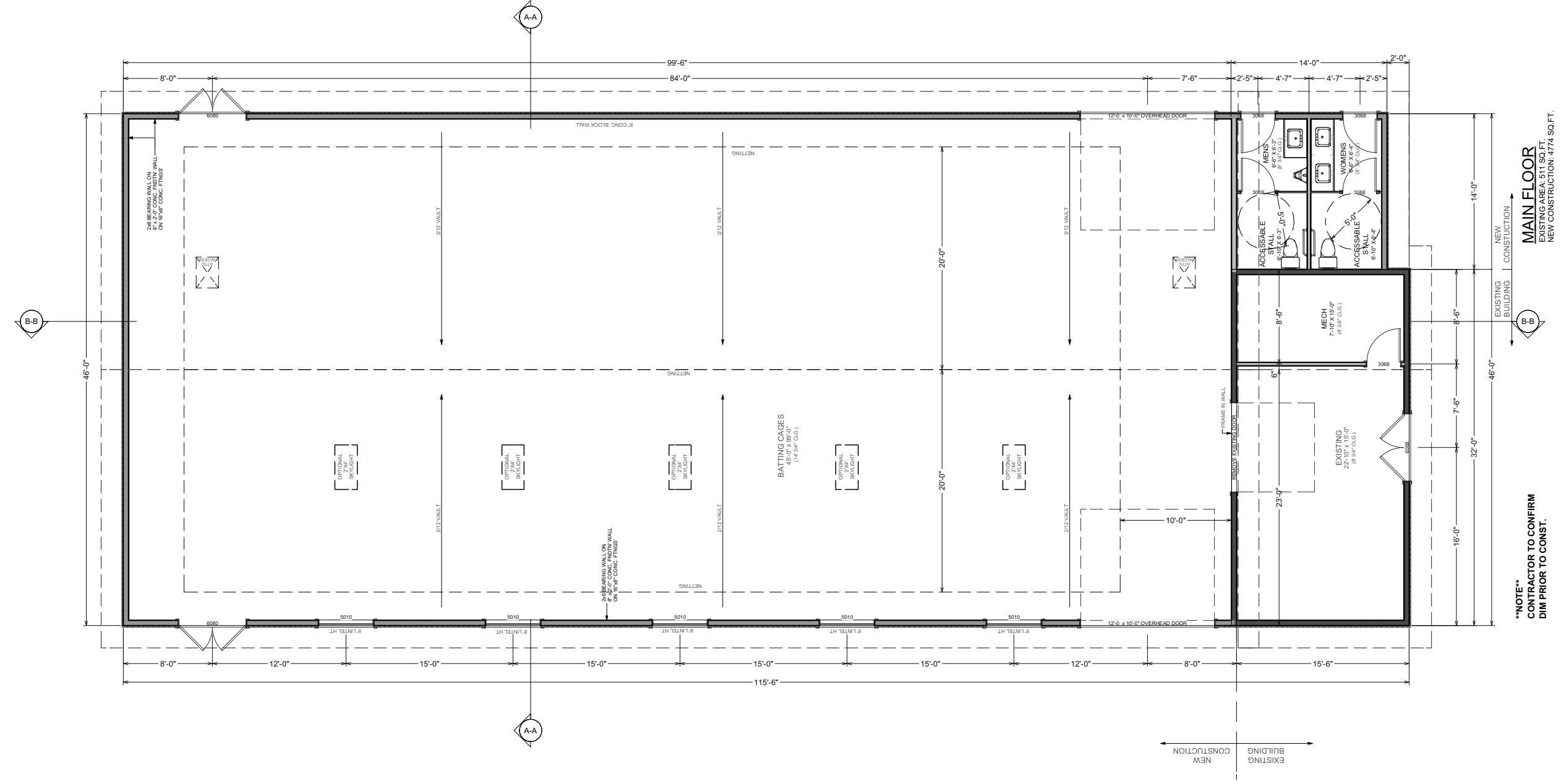


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**PROPOSED PROJECT FOR**  
**RUTLAND MINOR BALL**

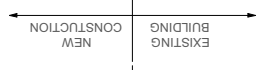
**SCALE: 3/16" = 1'**  
**DATE: JUL-18-2019**

**SHEET NUMBER**  
**4/5**



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

**MAIN FLOOR**  
 4774 SQ. FT. NEW CONSTRUCTION  
 511 SQ. FT. EXISTING



**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 (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**

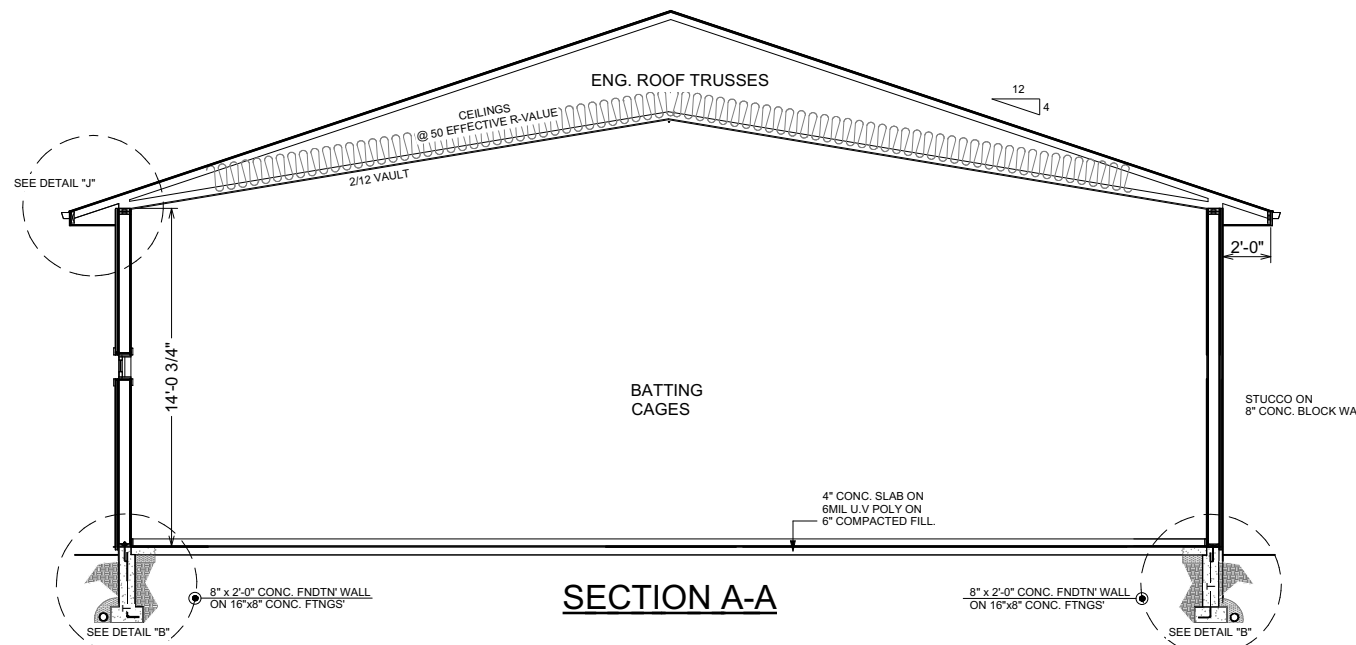
Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed & confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.  
 Joists are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

**INSULATION / VENTILATION**

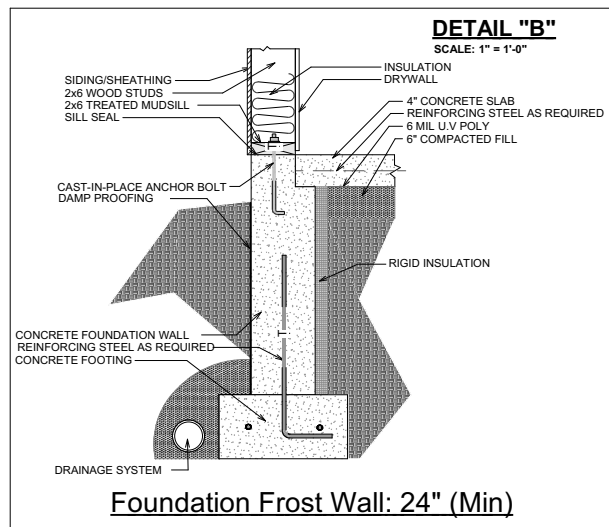
Minimum insulation requirements:  
 Roof/Ceiling - R 50  
 Walls - 2 x 6 - R 22  
 Garage Ceiling - R 32  
 Ceiling insulation may be loose fill type or batt type. Wall and floor insulation must be batt type.  
 Walls and ceilings between residence and attached garage shall be insulated.  
 Insulation 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**

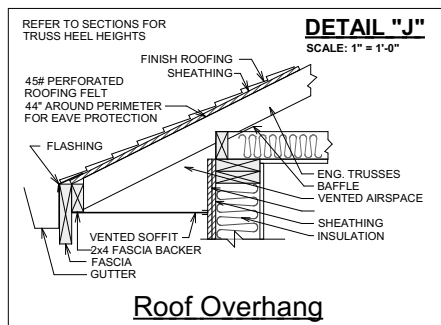
Caulk over and around all exterior openings using non-hardening caulking compound.  
 Flash all changes of materials on exterior walls.  
 Flush over all exterior openings.  
 All siding or stucco to be a minimum of 8" (200 mm) above finished grade.  
 All balcony railings to be 3'6" (1070 mm) in height. 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.



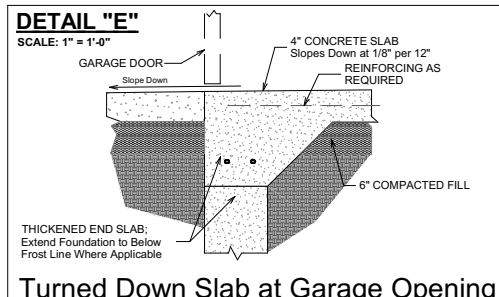
**SECTION A-A**



**Foundation Frost Wall: 24" (Min)**



**Roof Overhang**



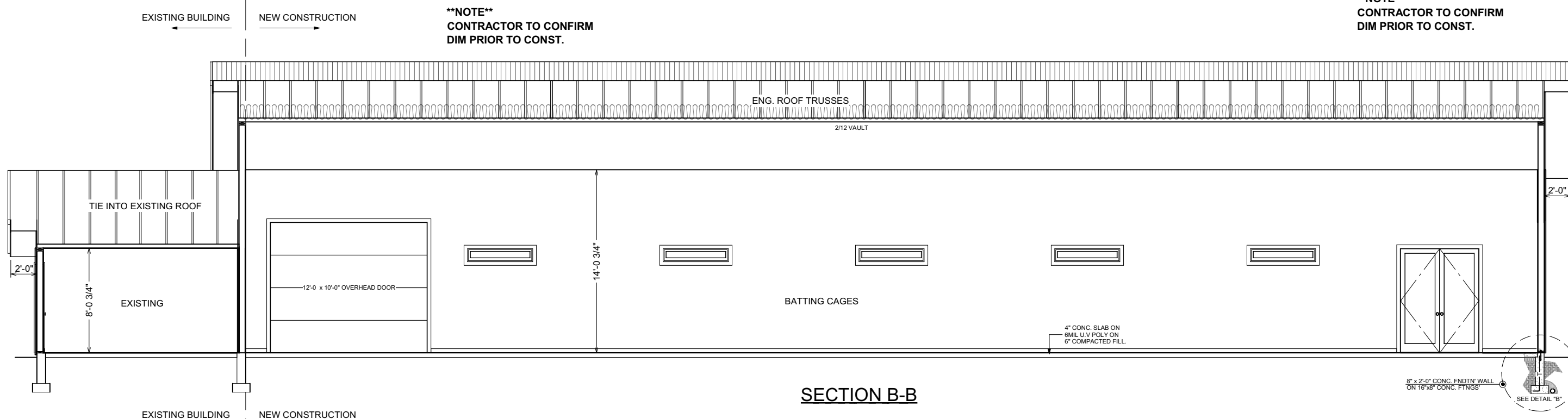
**Turned Down Slab at Garage Opening**

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 4" DRAIN TILE  
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**SECTION B-B**

SHEET NUMBER

5/5

SCALE: 1/4" = 1'

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