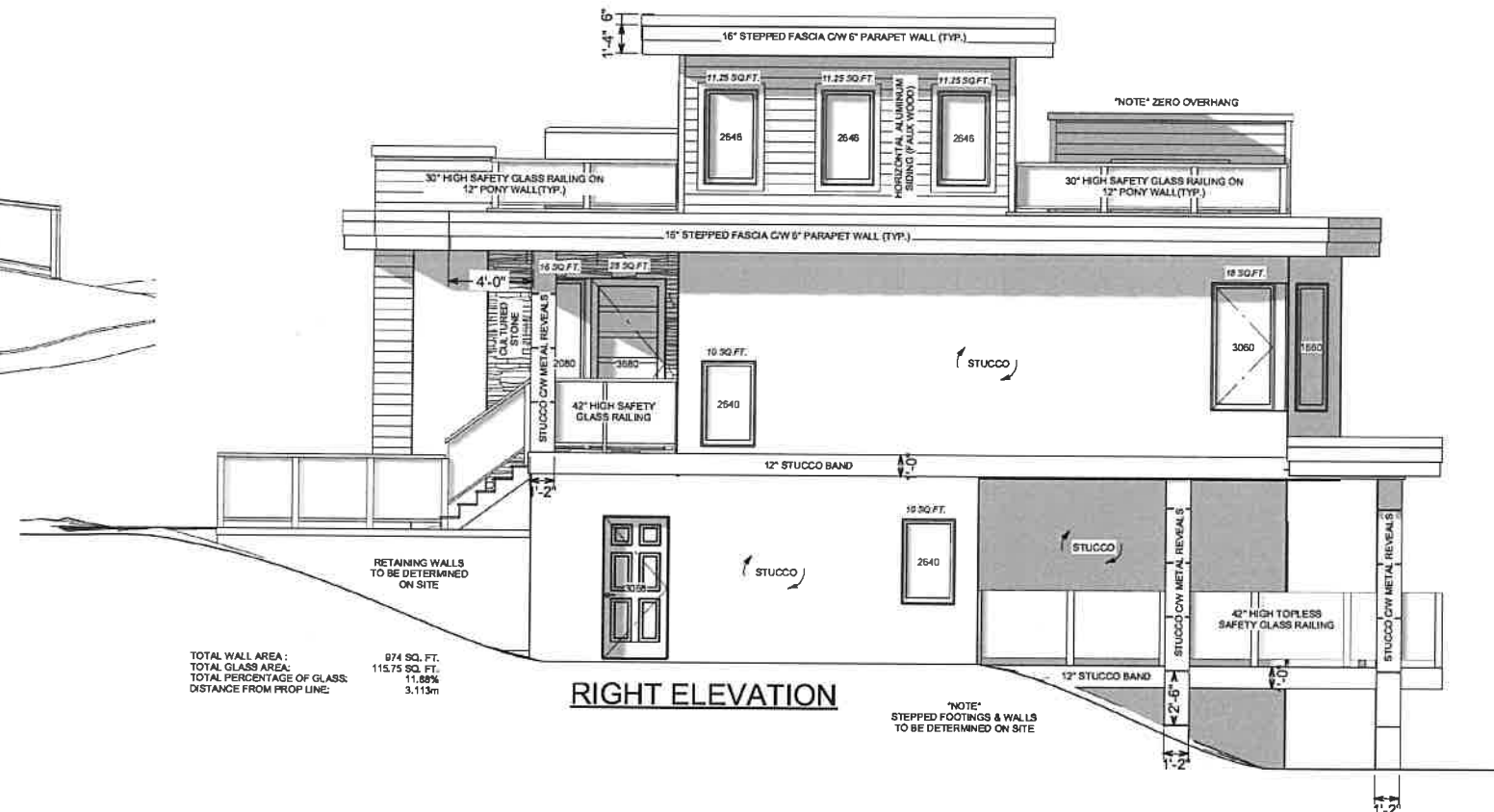


**SPECIFICATIONS**

- ROOF**  
TORCH ON ROOFING  
7/16" ROOF SHEATHING  
ENGINEERED ROOF TRUSSES  
R-30 INSULATION  
8 MIL UV POLY  
5/8" DRYWALL
- SOFFIT & FASCIA**  
5" FASCIA GUTTER  
2x12 SUB FASCIA  
18" STEPPED FASCIA BOARD  
VENTED SOFFIT
- EXT. WALL**  
STUCCO  
ALUMINUM SIDING  
CULTURED STONE  
7/16" WALL SHEATHING  
2x8 STUDS 24" o/c  
R-22 BATT INSULATION  
8 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 JOIST
- DECK CONSTRUCTION**  
8" CONG. PEIRS  
2X12 JOISTS @18" o/c  
VINYL DECKING  
POSTS & BEAMS AS REQ.
- STAIR CONSTRUCTION**  
PRE MANUFACTURED  
STAIR SYSTEM  
2X8 @ 18" o/c LANDINGS
- FOUNDATION**  
8" CONG. FOUNDATION  
10MM REBAR  
R12 STYROFOAM INSULATION  
8"x18" CONG. FOOTING
- CONC. SLAB**  
4" CONG. SLAB  
8 MIL UV POLY  
8" DRAINAGE ROCK
- DRAINAGE TILE**  
4" DRAIN TILE  
MINIMUM 8" DRAIN ROCK  
DRY SHEETING PAPER



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
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.

TOTAL WALL AREA: 974 SQ. FT.  
TOTAL GLASS AREA: 11575 SQ. FT.  
TOTAL PERCENTAGE OF GLASS: 11.88%  
DISTANCE FROM PROP LINE: 3.113m

SHEET NUMBER  
**1/7**

SCALE: 1/4" = 1'  
DATE: APR-12-2022

-----

PROPOSED PROJECT FOR  
**MAILEY RESIDENCE**  
LOT #19 87TH STREET  
OSOYOOS, BC

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



**SPECIFICATIONS**

**ROOF**

TORCH ON ROOFING  
7/16" ROOF SHEATHING  
ENGINEERED ROOF TRUSSES  
R-60 INSULATION  
8 MIL UV POLY  
5/8" DRYWALL

**SOFFIT & FASCIA**

5" FASCIA GUTTER  
2x12 SUB FASCIA  
18" STEPPED FASCIA BOARD  
VENTED SOFFIT

**EXT. WALL**

STUCCO  
ALUMINUM SIDING  
CULTURED STONE  
7/16" WALL SHEATHING  
2x8 STUDS 24" o/c  
R-22 BATT INSULATION  
8 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 JOIST

**DECK CONSTRUCTION**

1" CONC. PERB  
2X12 JOIST @ 16" o/c  
VINYL DECKING  
POSTS & BEAMS AS REQ.

**STAIR CONSTRUCTION**

PRE MANUFACTURED  
STAIR SYSTEM  
228 @ 16" o/c LANDING

**FOUNDATION**

8" CONC. FOUNDATION  
10MM REBAR  
R12 STYROFOAM INSULATION  
8"x18" CONC. FOOTING

**CONC. SLAB**

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

**DRAINAGE TILE**

4" DRAIN TILE  
MINIMUM 8" DRAIN ROCK  
DRY SHEETING PAPER

**GENERAL NOTES**

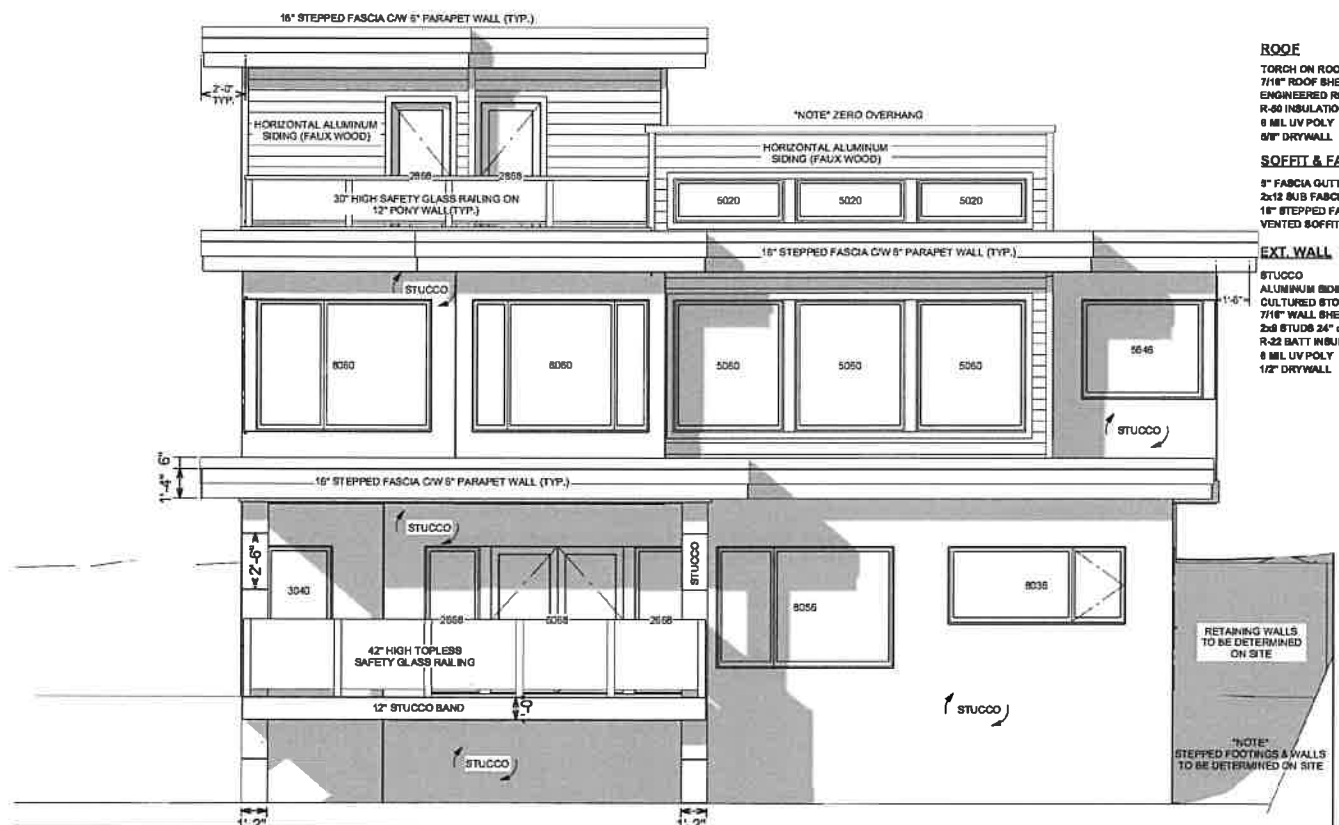
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE 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.

SHEET NUMBER

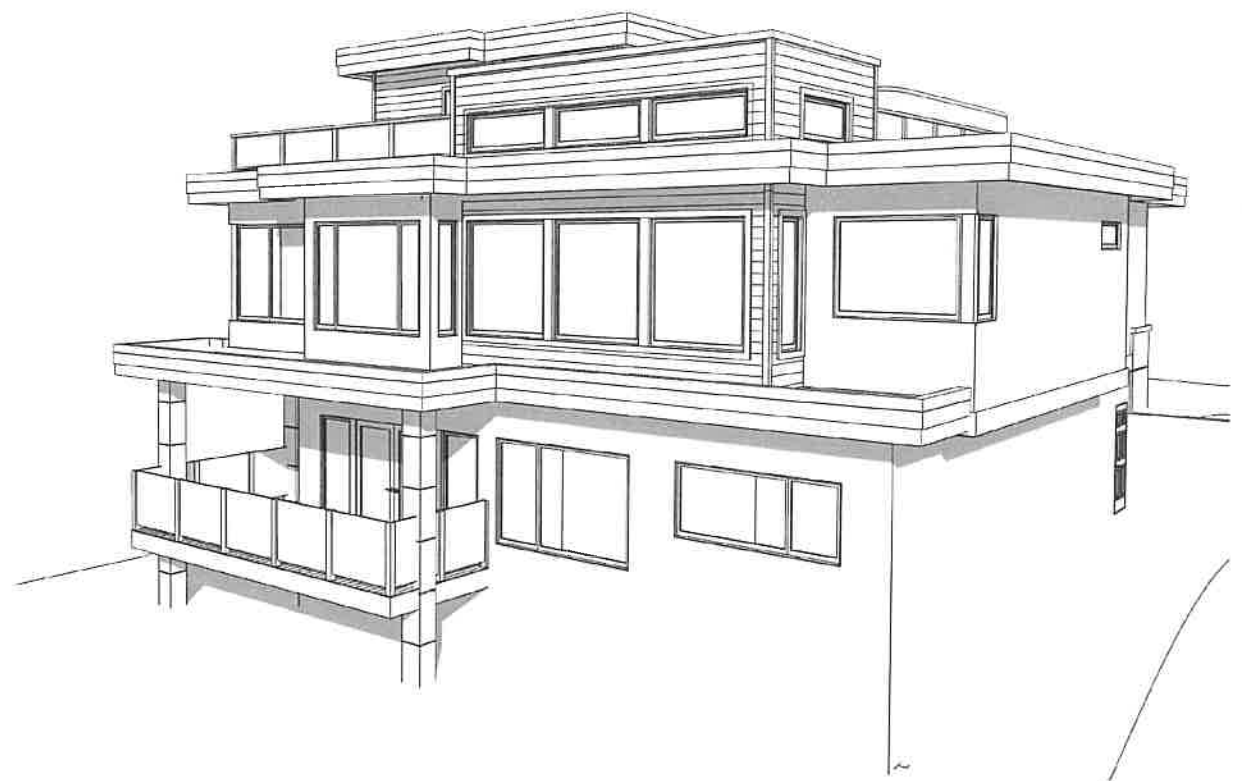
2/7

SCALE: 1/4" = 1'

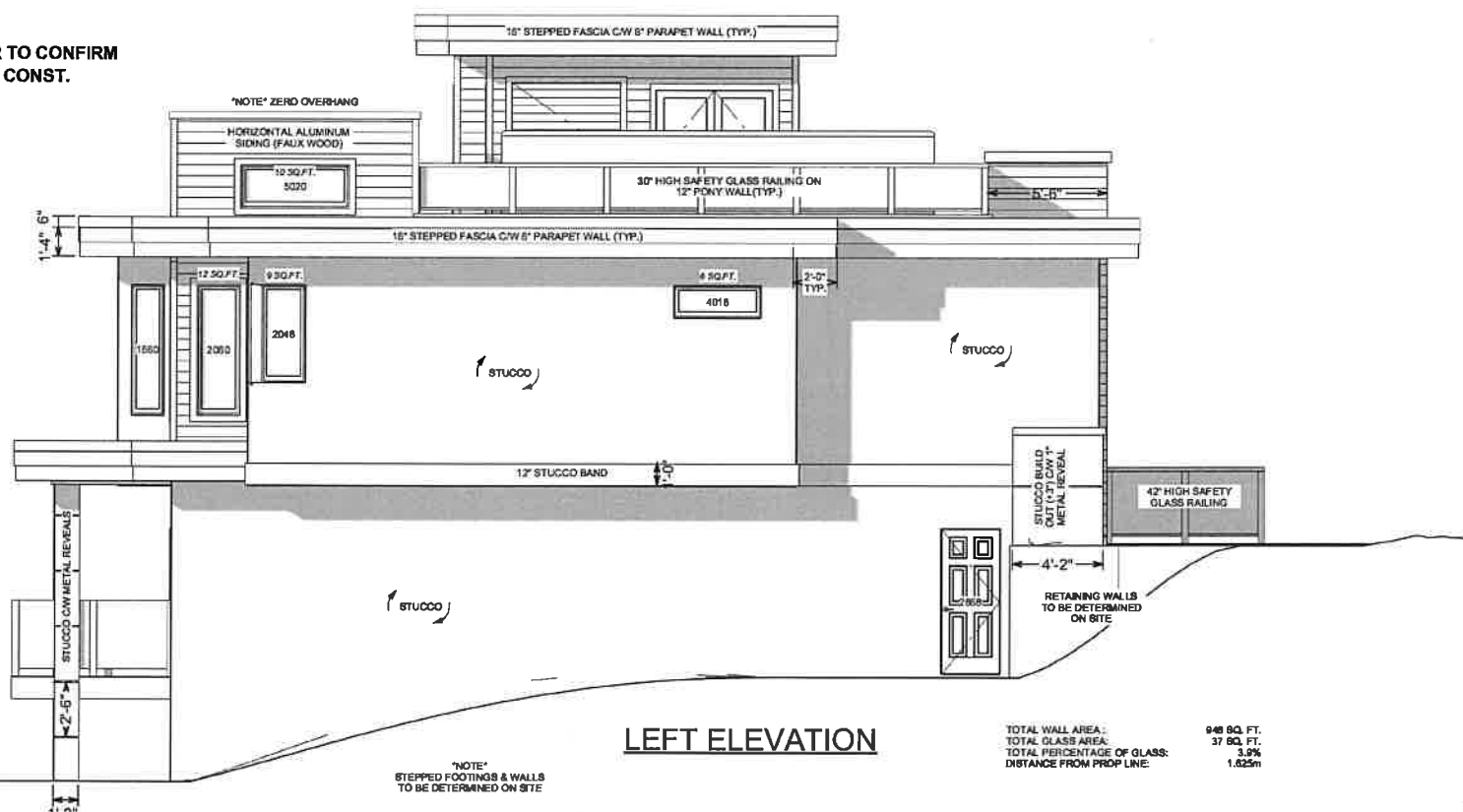
DATE: APR-12-2022



**REAR ELEVATION**



- \*\*NOTE\*\***  
WINDOW SPECS 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.



**LEFT ELEVATION**

TOTAL WALL AREA:	948 SQ. FT.
TOTAL GLASS AREA:	37 SQ. FT.
TOTAL PERCENTAGE OF GLASS:	3.9%
DISTANCE FROM PROP LINE:	1.62m

PROPOSED PROJECT FOR

MAILEY RESIDENCE

LOT #19 87TH STREET  
OSOYOOS, BC

UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

Bus: (250) 717-3415

Cell: (250) 258-7819

E-mail: mullinsdrafting@shaw.ca

