



**SJT**  
CONTRACTING INC

Shea Thomson  
1410 Oakridge Rd.  
Kelowna BC, V1W 3A8  
C. 250.863.0857  
E. shea@sjtcontracting.com

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December 19, 2024

**To Whom It May Concern,**

We are requesting a staff-level variance due to the planned demolition of the garage down to the concrete slab, while retaining the existing concrete foundation. The current garage foundation is situated 1.85 meters from the property line; however, zoning regulations require a setback of 2.1 meters now that the garage will be connected to the house. Therefore, the variance is sought to maintain the existing setback of 1.85 meters and avoid the need to relocate the foundation.

Regards,

*Shea Thomson*

**Shea Thomson**

Owner

SJT Contracting Inc.



**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.

**SPECIFICATIONS**

**ROOF**

LAMINATE SHINGLES (35 YR)  
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  
MATCH EXISTING FASCIA  
VENTED SOFFIT

**EXT. WALL**

VINYL SIDING  
WOOD SHAKES  
7/16" WALL SHEATHING  
2x6 STUDS 24" o/c  
R-24 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

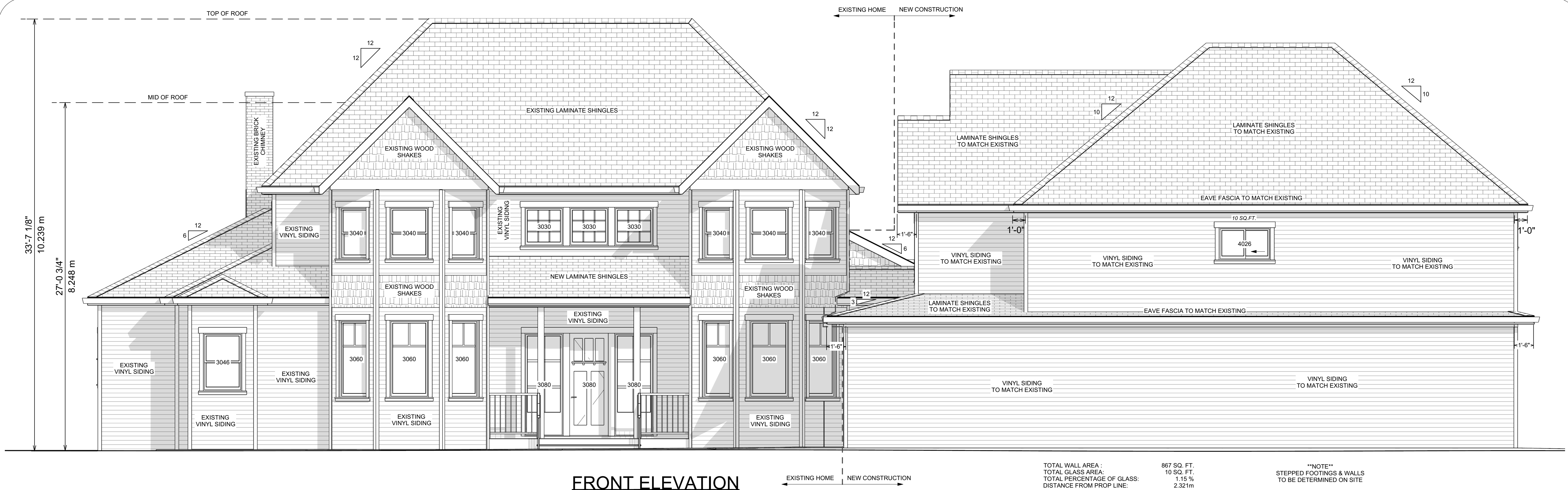


**\*\*NOTE\*\***  
WINDOW SPECS TO BE CONFIRMED BY OWNER/  
CONTRACTOR PRIOR TO ORDERING TO ENSURE  
PROPER VENTING AND EGRESS.

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

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





FRONT ELEVATION

TOTAL WALL AREA : 867 SQ. FT.  
 TOTAL GLASS AREA: 10 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 1.15 %  
 DISTANCE FROM PROP. LINE: 2.321m

**\*\*NOTE\*\***  
 STEPPED FOOTINGS & WALLS  
 TO BE DETERMINED ON SITE

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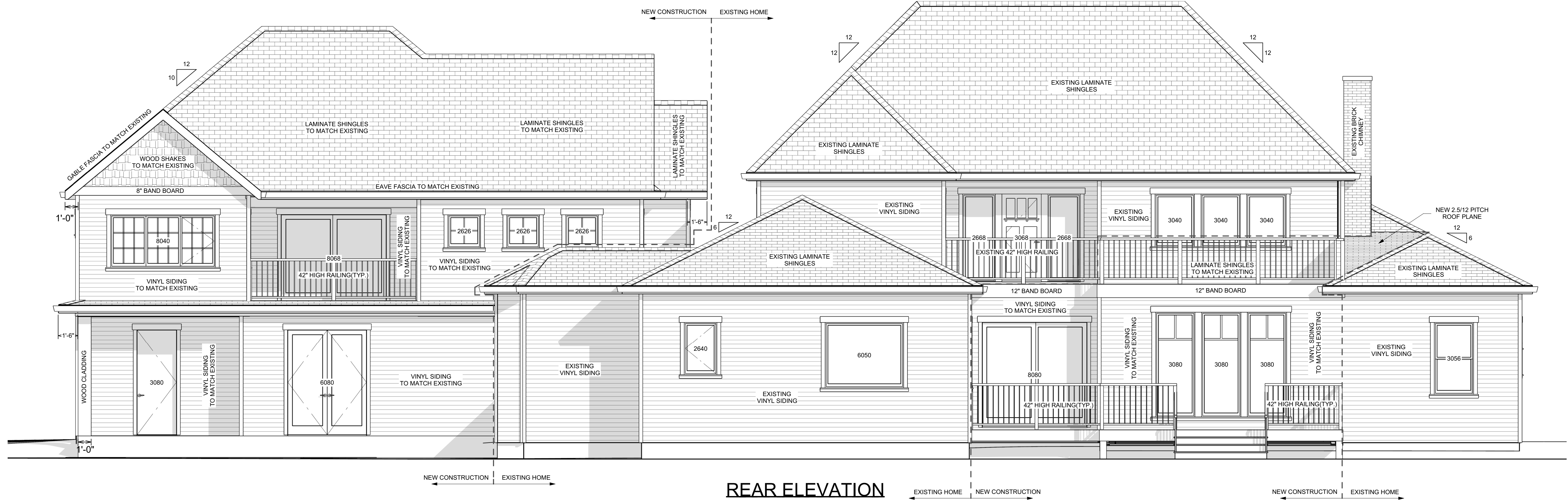
**\*\*NOTE\*\***  
 WINDOW SPECS TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

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

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



LEFT ELEVATION



REAR ELEVATION

**SPECIFICATIONS**

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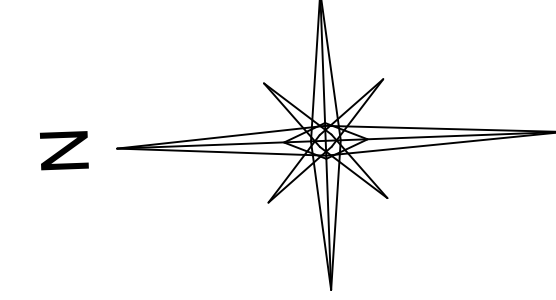
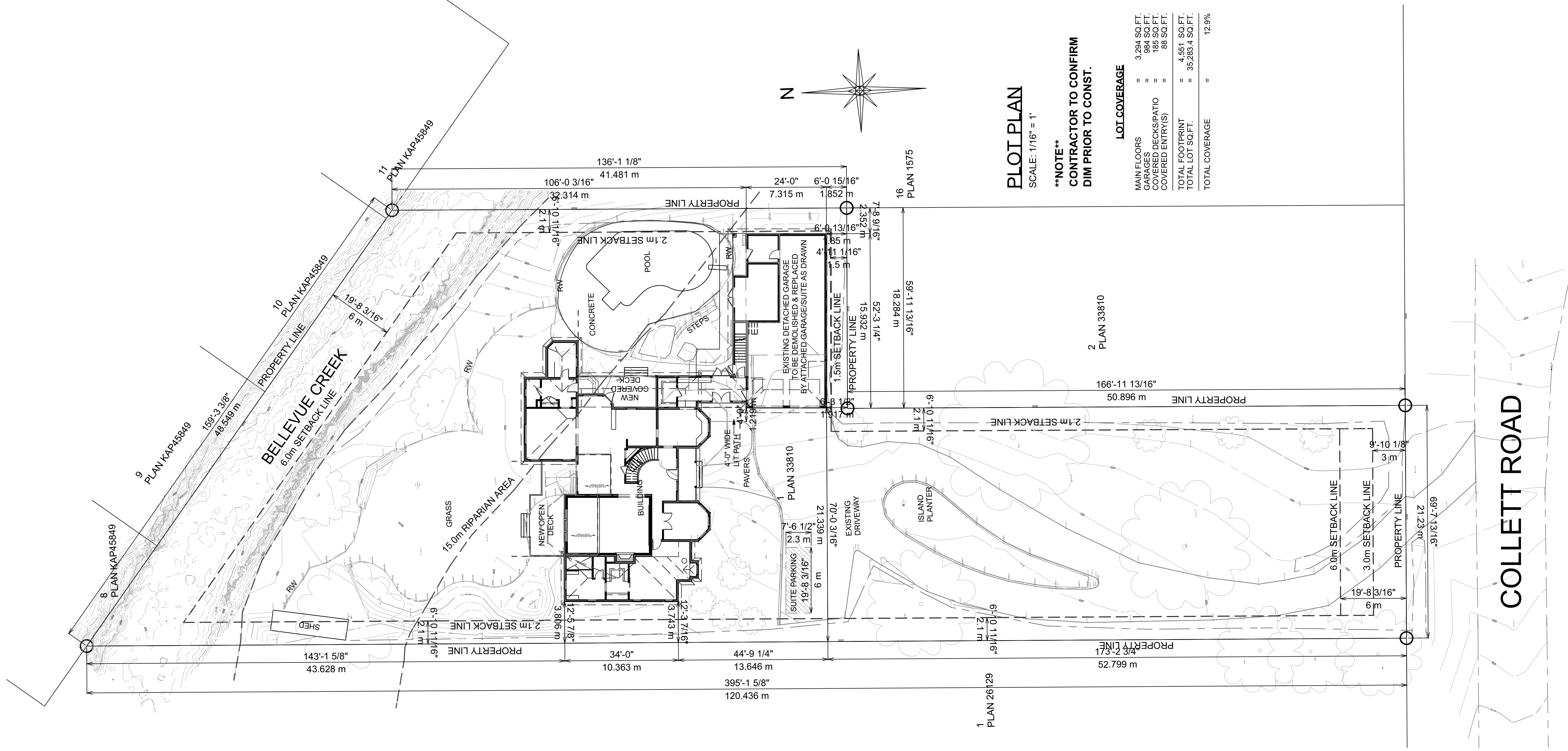
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AWAY FROM RESIDENCE.

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



RIGHT ELEVATION





**PLOT PLAN**  
SCALE: 1/16" = 1'

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

**LOT COVERAGE**

|                     |   |                 |
|---------------------|---|-----------------|
| MAIN FLOORS         | = | 3,294 SQ.FT.    |
| GARAGES             | = | 984 SQ.FT.      |
| COVERED DECKS/PATIO | = | 185 SQ.FT.      |
| COVERED ENTRY(S)    | = | 88 SQ.FT.       |
| TOTAL FOOTPRINT     | = | 4,551 SQ.FT.    |
| TOTAL LOT SQ.FT.    | = | 35,233.4 SQ.FT. |
| TOTAL COVERAGE      | = | 12.9%           |



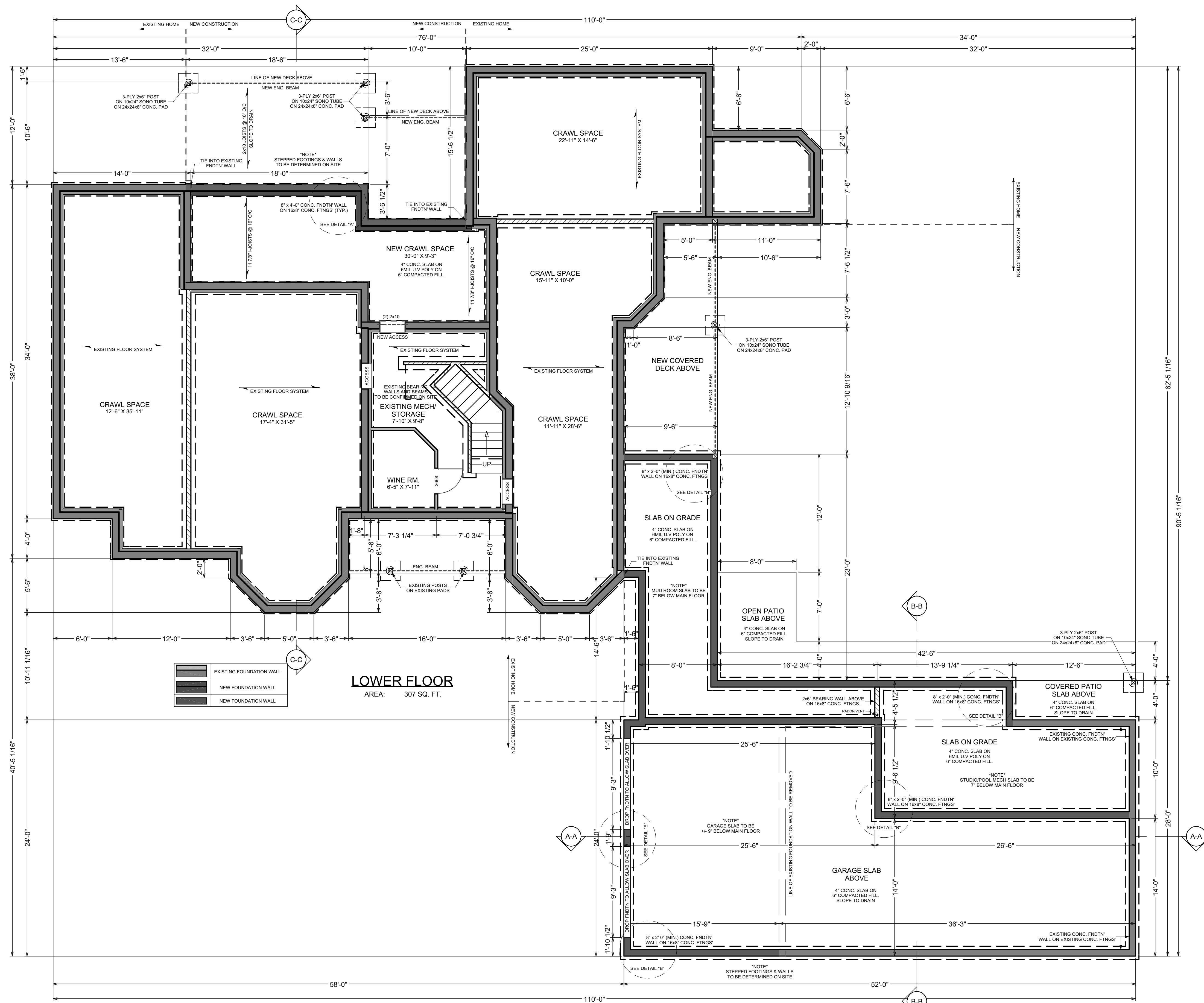
**MULLINS**  
DESIGN GROUP

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  
**MEYER RESIDENCE**  
444 COLLETT RD

SCALE: 1/4" = 1'  
DATE : NOV-13-2024

SHEET NUMBER  
**4/13**



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

SHEET NUMBER  
**5/13**

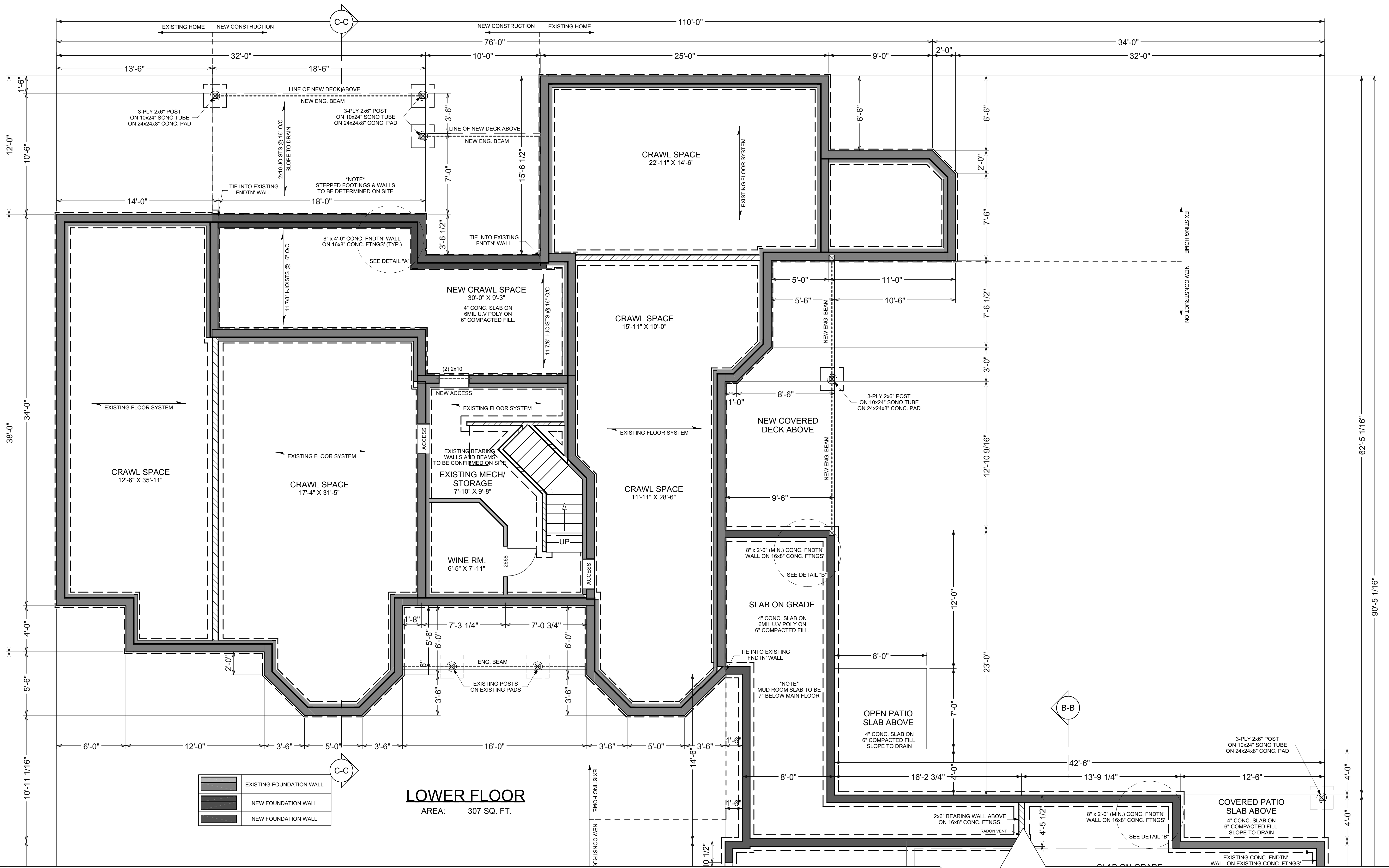
SCALE: 3/16" = 1'  
 DATE : NOV-13-2024

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**MEYER RESIDENCE**  
 444 COLLETT RD

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 Kelowna BC V1Y 4R2  
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**LOWER FLOOR**  
AREA: 307 SQ. FT.

|  |                          |
|--|--------------------------|
|  | EXISTING FOUNDATION WALL |
|  | NEW FOUNDATION WALL      |
|  | NEW FOUNDATION WALL      |

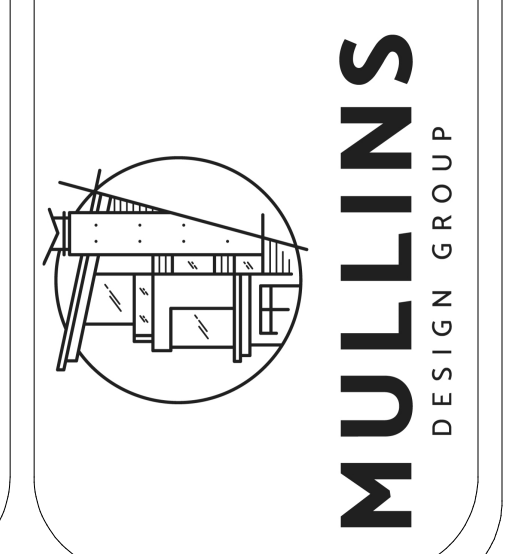
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SHEET NUMBER  
**6/13**

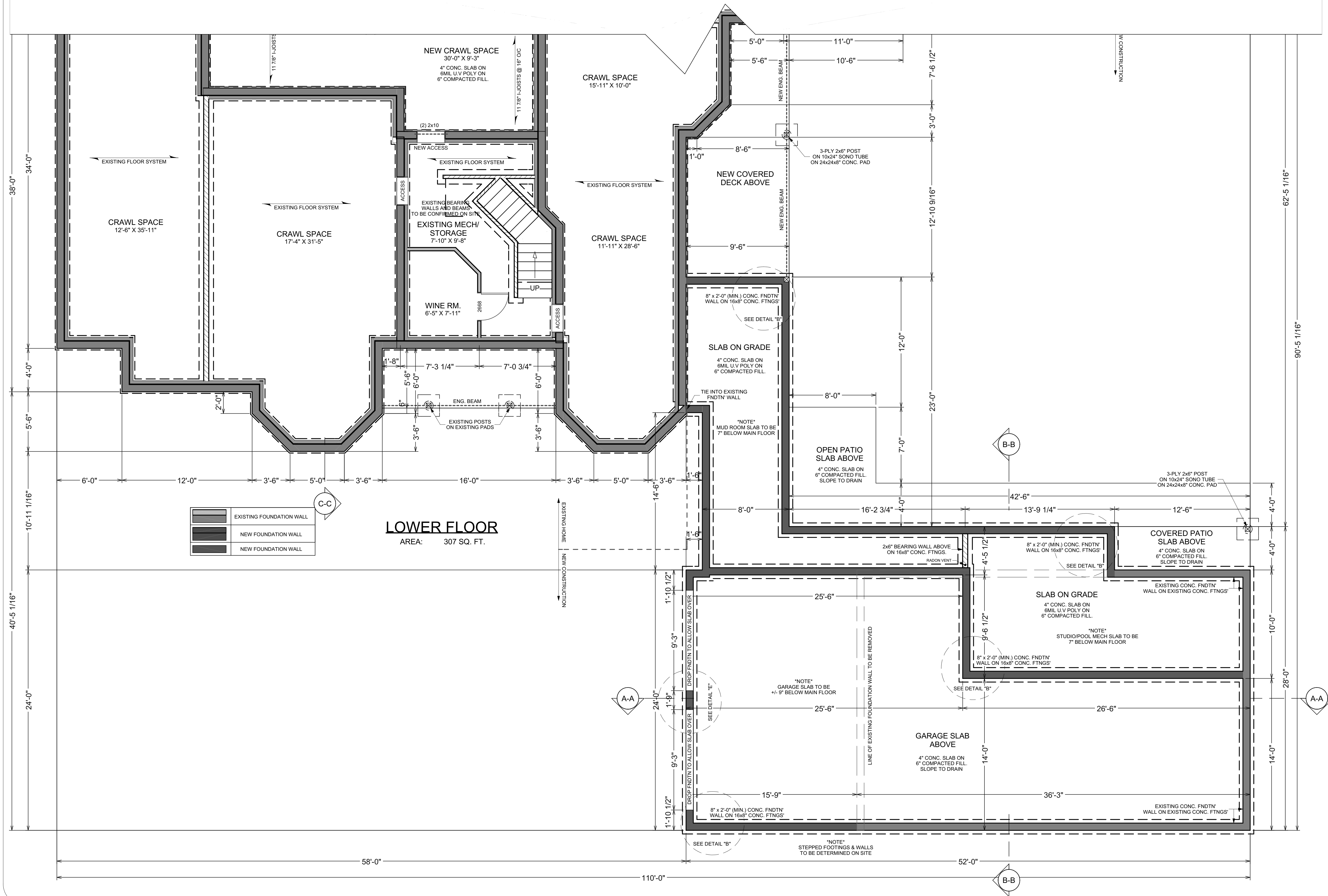
SCALE: 1/4" = 1'  
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 AREA: 307 SQ. FT.

|  |                          |
|--|--------------------------|
|  | EXISTING FOUNDATION WALL |
|  | NEW FOUNDATION WALL      |
|  | NEW FOUNDATION WALL      |

SHEET NUMBER  
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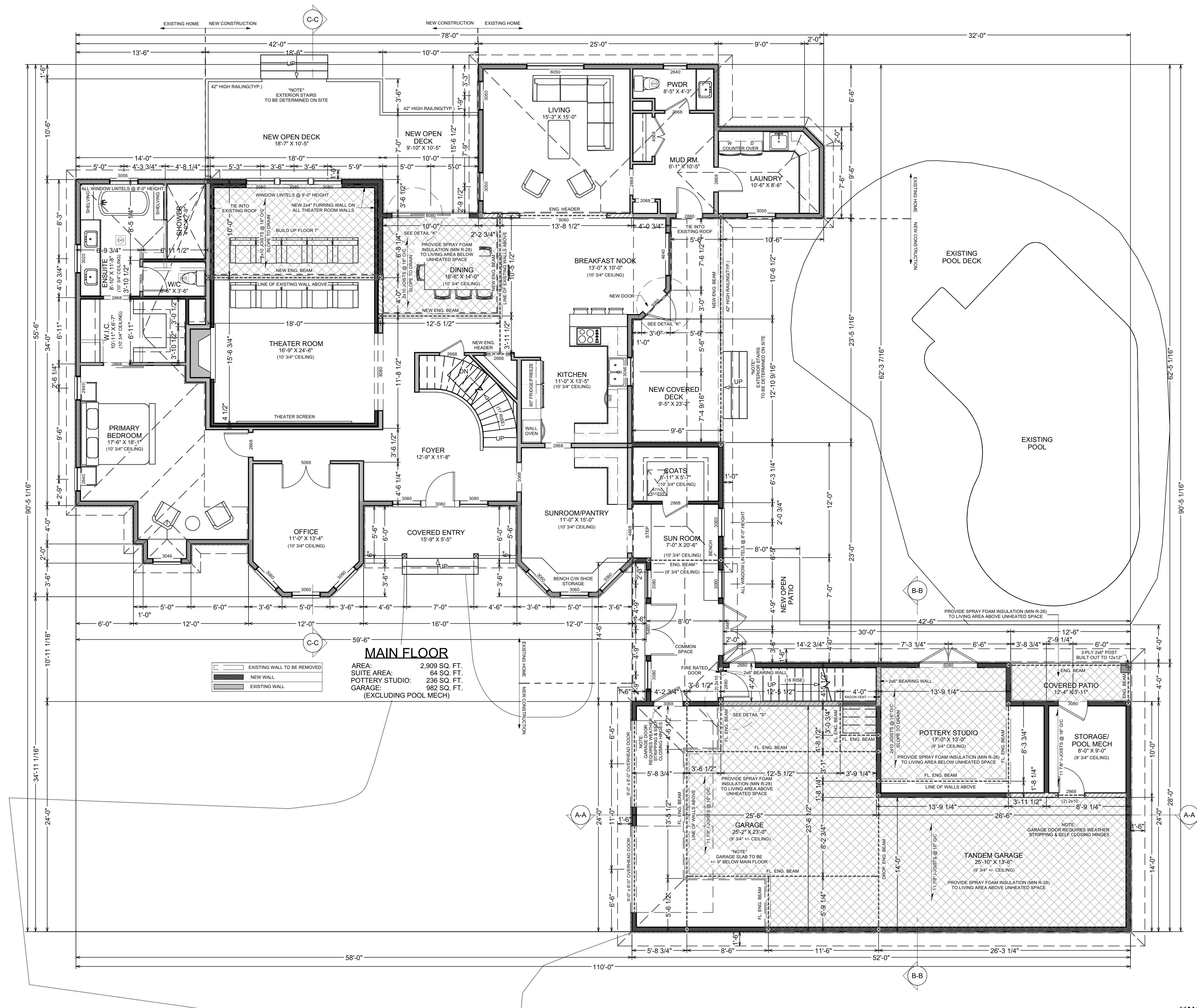
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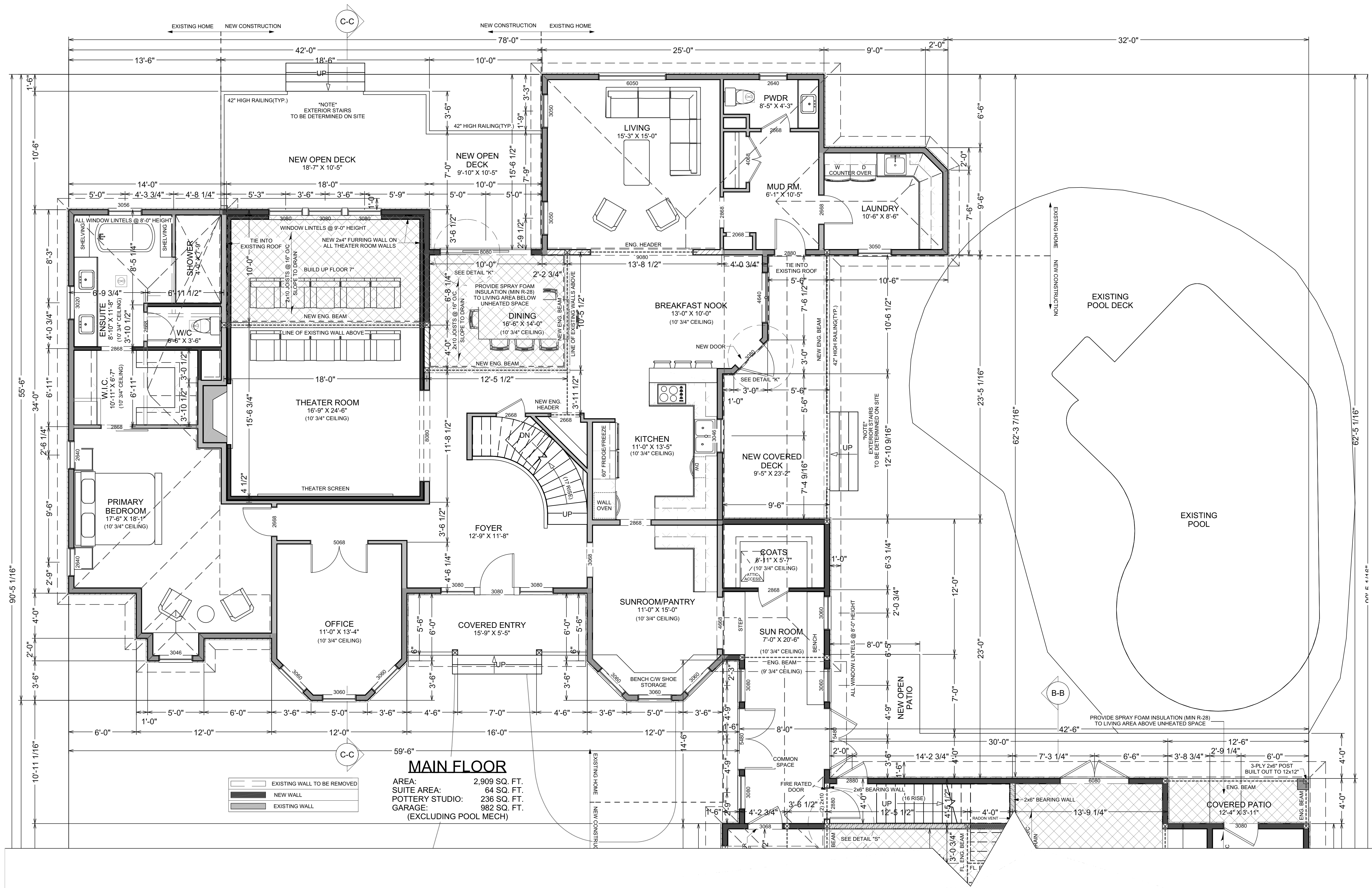
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EXISTING WALL TO BE REMOVED  
 NEW WALL  
 EXISTING WALL

**MAIN FLOOR**  
 AREA: 2,909 SQ. FT.  
 SUITE AREA: 64 SQ. FT.  
 POTTERY STUDIO: 236 SQ. FT.  
 GARAGE: 982 SQ. FT.  
 (EXCLUDING POOL MECH)

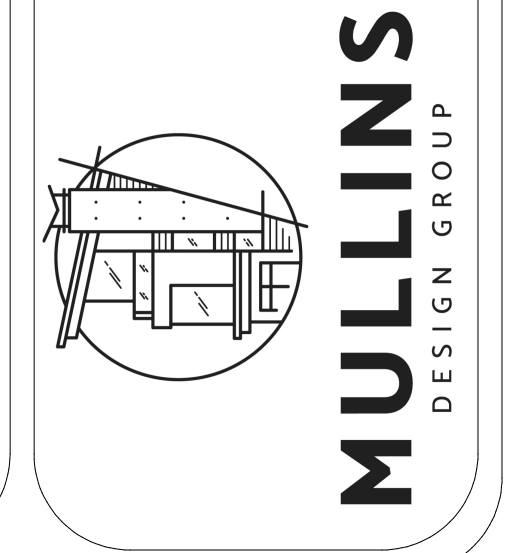
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SHEET NUMBER  
**9/13**

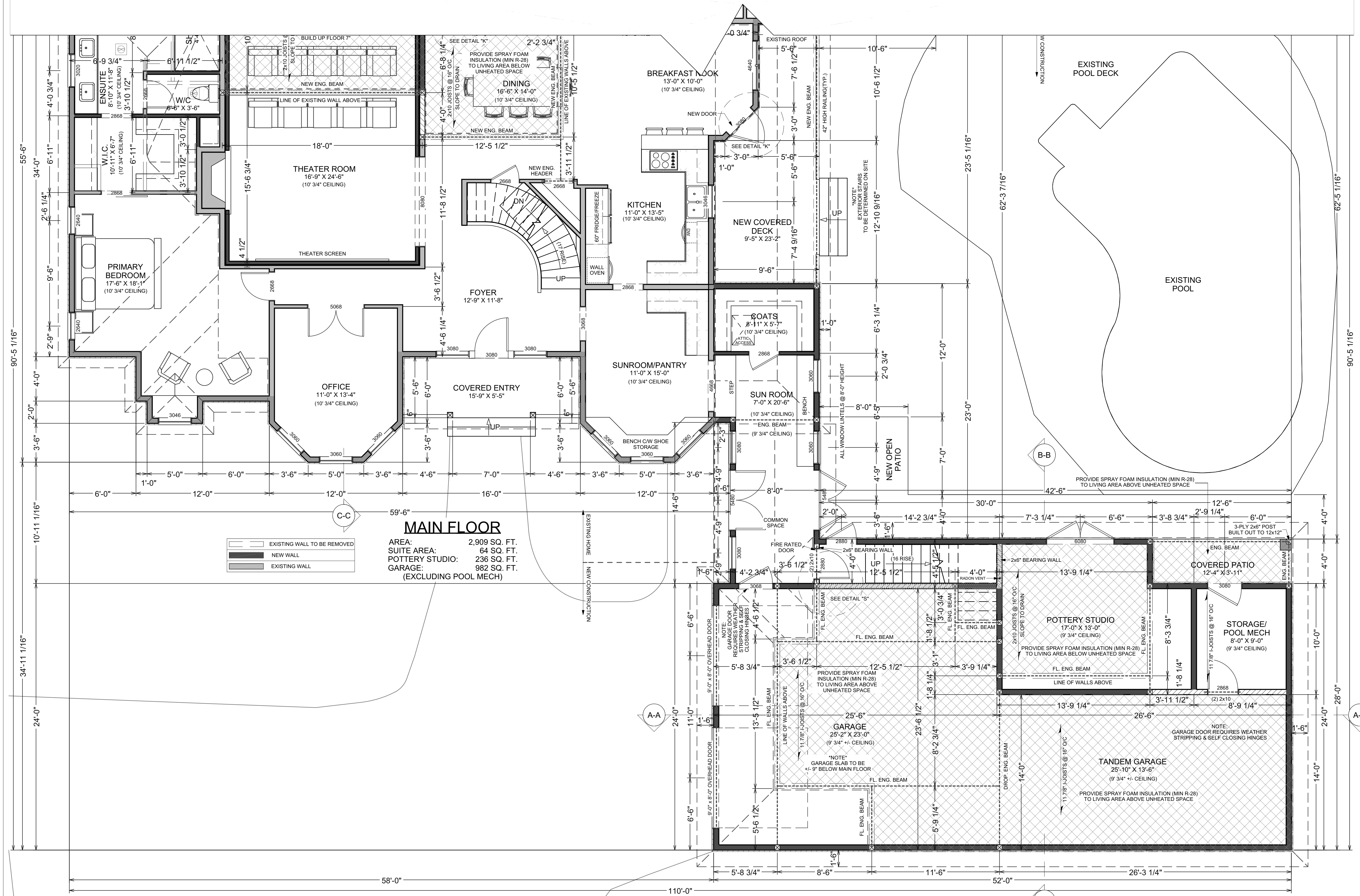
SCALE: 1/4" = 1'  
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 444 COLLETT RD

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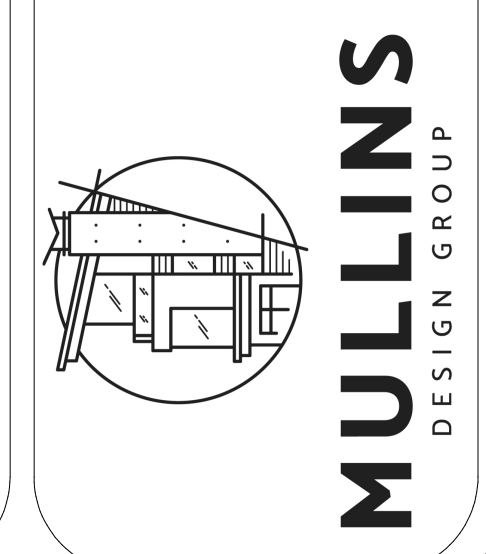
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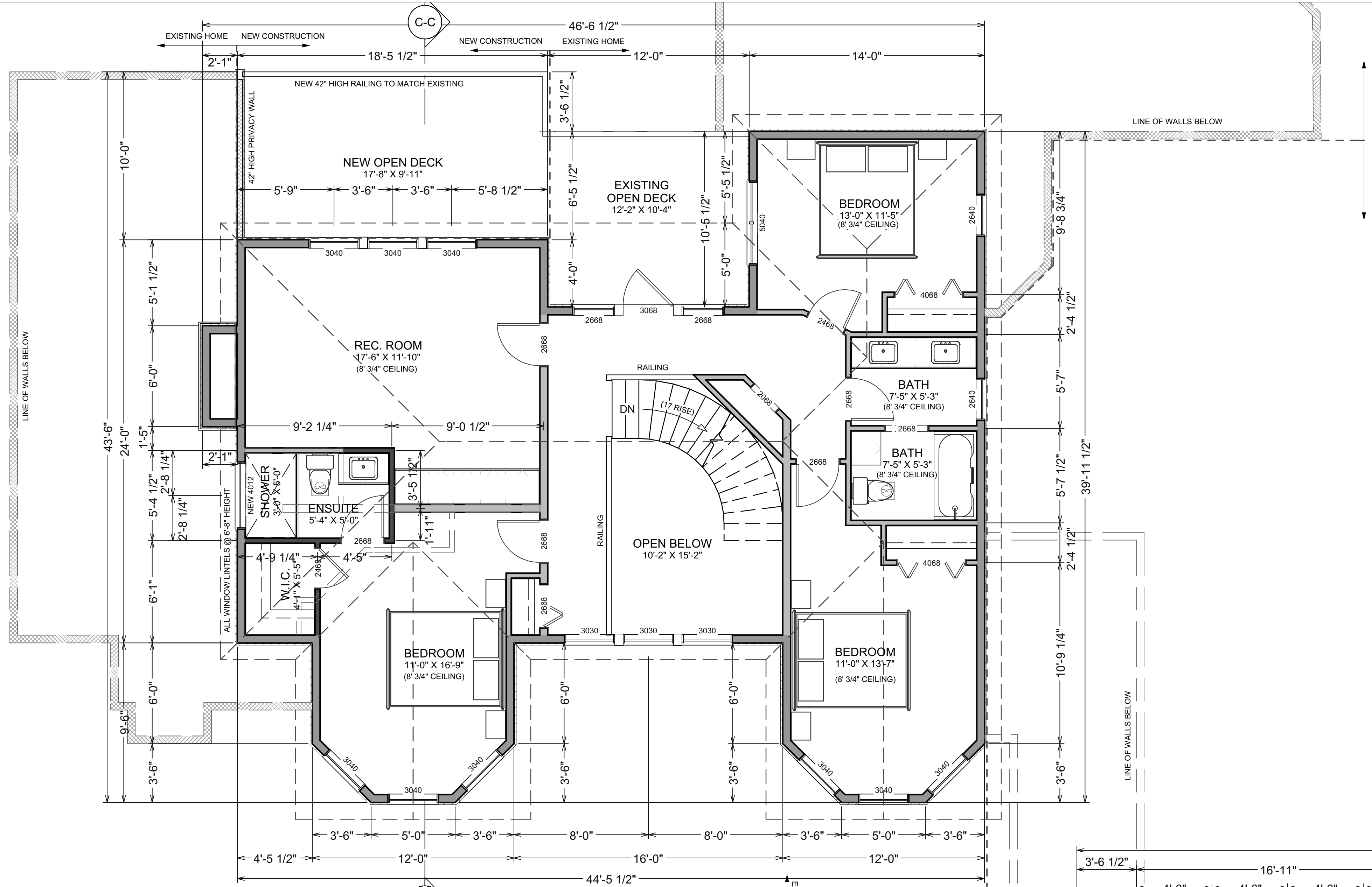
SHEET NUMBER  
**10/13**

SCALE: 1/4" = 1'  
 DATE: NOV-13-2024

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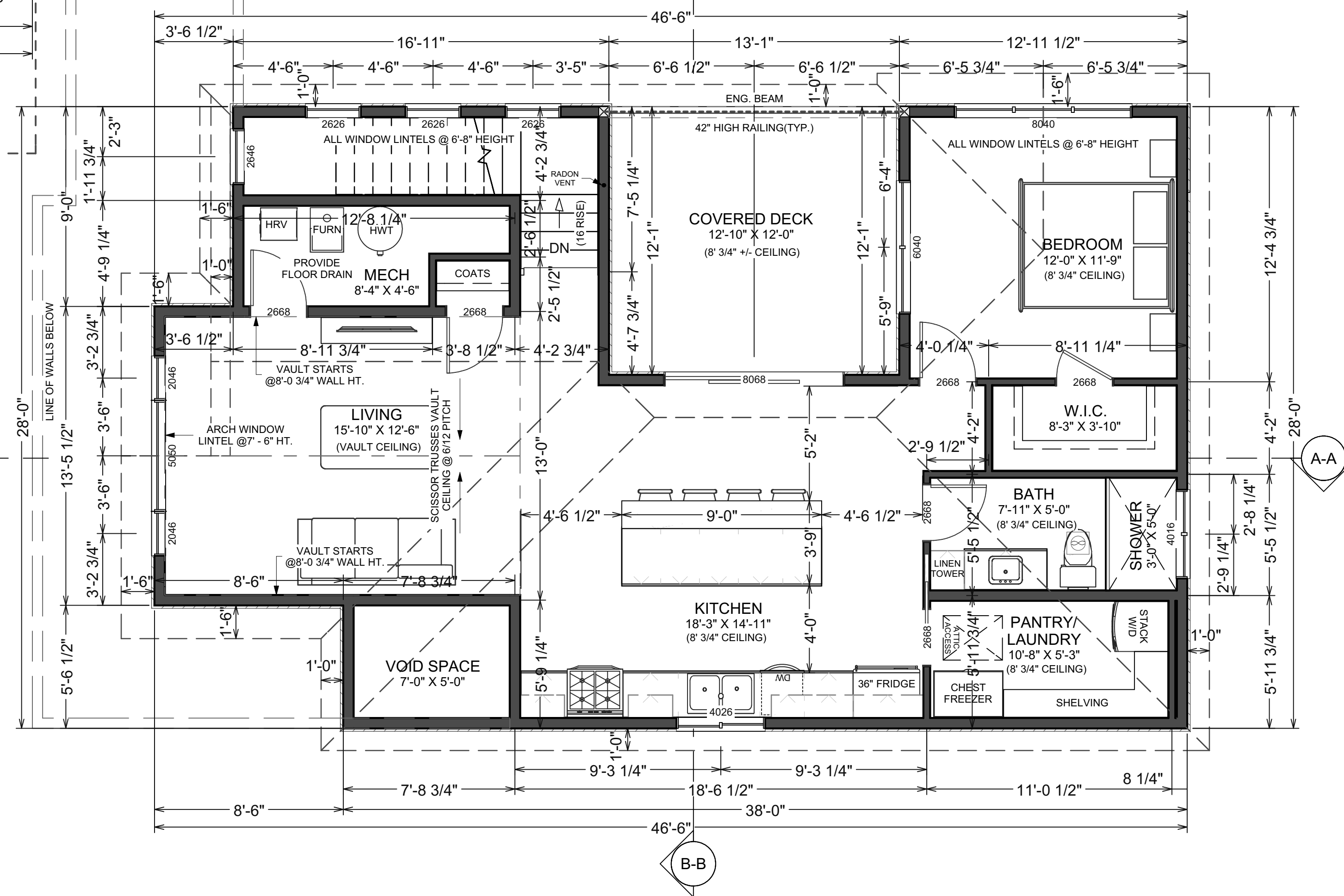




- EXISTING WALL TO BE REMOVED
- NEW WALL
- EXISTING WALL

**UPPER FLOOR**  
AREA: 1,171 SQ. FT.  
(EXCLUDING OPEN BELOW)

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



**UPPER FLOOR**  
SUITE AREA: 897 SQ. FT.  
(EXCLUDING STAIRS & MECH)

SHEET NUMBER

11/13

SCALE: 1/4" = 1'

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MEYER RESIDENCE

444 COLLETT RD

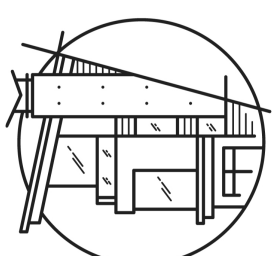
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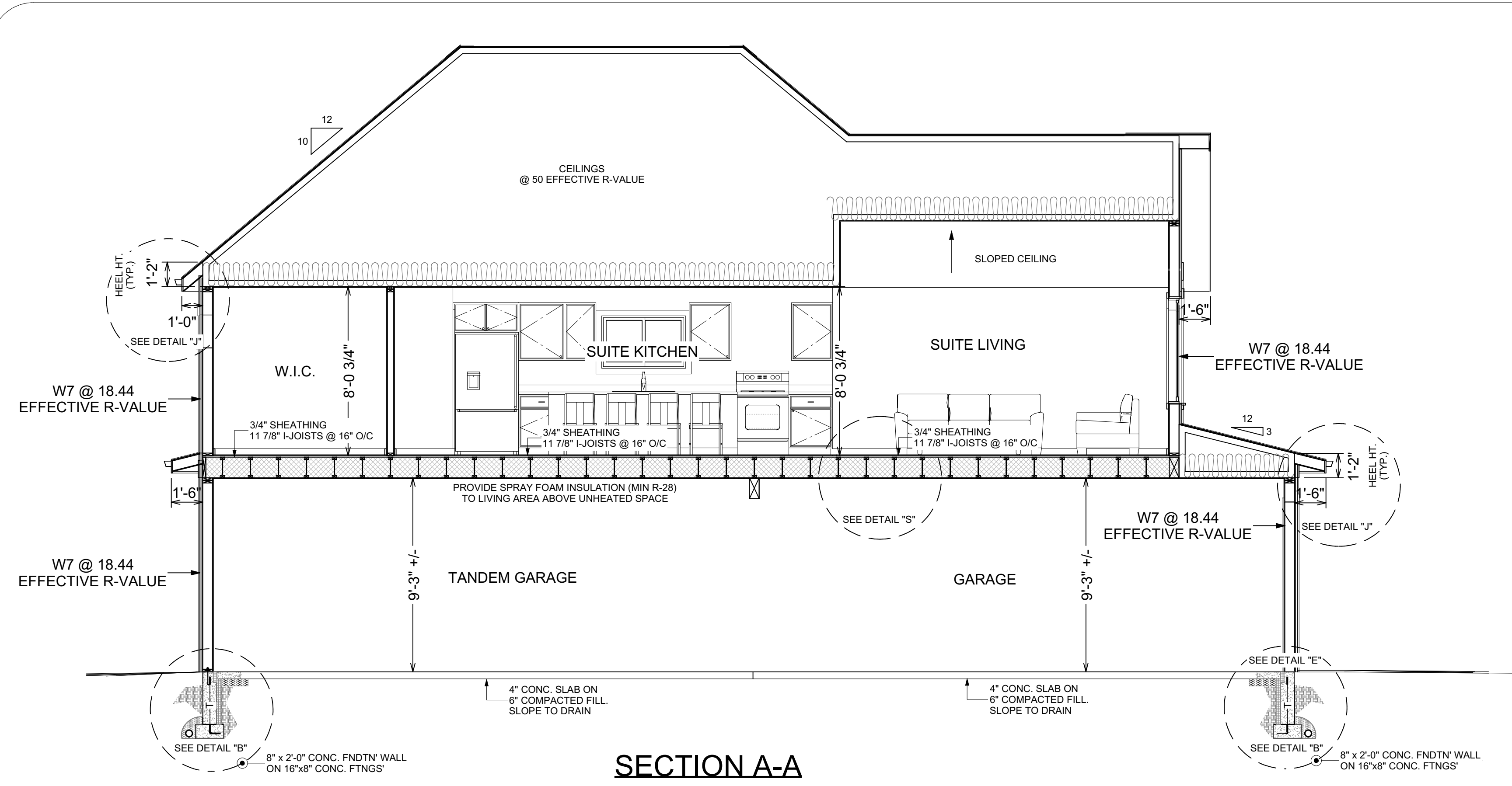
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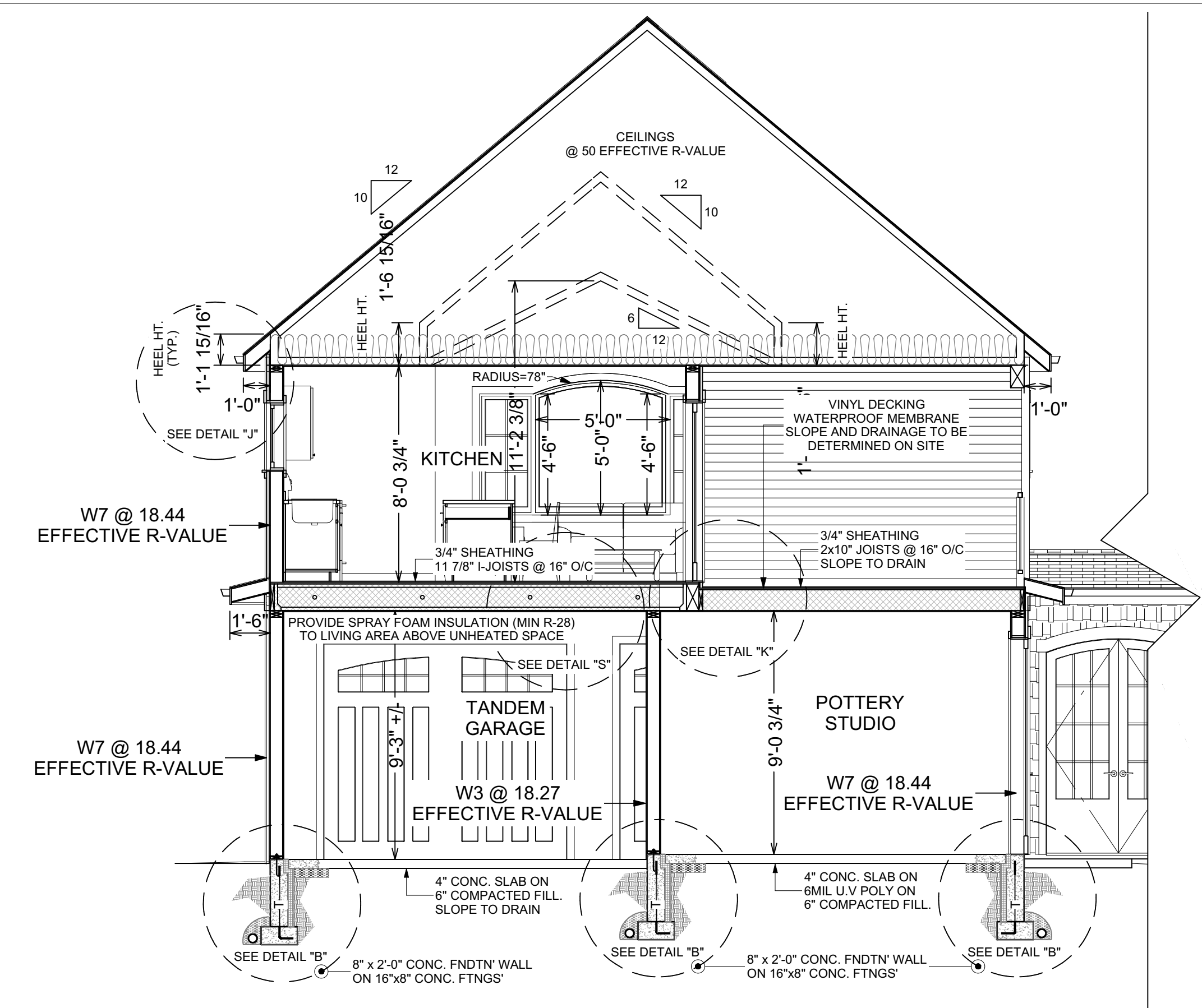


**MULLINS**  
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**SECTION A-A**



**SECTION B-B**

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MINIMUM 8" DRAIN ROCK  
DRY SHEETING PAPER

| WALL ASSEMBLY  | W2         | WALL ASSEMBLY                         | W3 | WALL ASSEMBLY      | W6   | WALL ASSEMBLY       | W7                             |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
|--|------------|---------------------------------------|----|--------------------|------|---------------------|--------------------------------|------|------|-----------------|------|------|--|------|-------|-----------------|------|------|-------------------------------|------|------|--|------|------|----------------------|------|------|--|--|------------|-----|---|----------------------|------|------|-------------------------------|------|------|------------------------------|------|------|----------------------------------|------|------|--|------|-------|-----------------|------|------|-------------------------------|------|------|--|------|------|----------------------|------|------|--|---|------------|-----|---|----------------------|------|------|----------------|------|------|------------------------------|------|------|----------------------------------|------|------|--|------|-------|-----------------|------|------|-------------------------------|------|------|--|------|------|----------------------|------|------|--|---|------------|-----|---|----------------------|------|------|-----------------|------|-----|------------------------------|------|------|----------------------------------|------|------|--|------|-------|-----------------|------|------|-------------------------------|------|------|--|------|------|----------------------|------|------|--|
| <b>BELOW GRADE</b>   |            | <b>2x6 EXTERIOR (GARAGE TO HOUSE)</b> |    | <b>WOOD SIDING</b> |      | <b>VINYL SIDING</b> |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. DAMP PROOFING</td><td>0.03</td><td>0.17</td></tr> <tr><td>2. 8" REINFORCED CONCRETE WALL</td><td>0.08</td><td>0.45</td></tr> <tr><td>3. 1/2" AIR GAP</td><td>0.16</td><td>0.91</td></tr> <tr><td>4. 2x6 FRAMING FILLED WITH R22 BATT @24" O/C</td><td>2.67</td><td>15.16</td></tr> <tr><td>5. POLYETHYLENE</td><td>0.00</td><td>0.00</td></tr> <tr><td>6. 1/2" (12.7mm) GYPSUM BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>7. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT</td><td>0.00</td><td>0.00</td></tr> <tr><td>8. INTERIOR AIR FILM</td><td>0.12</td><td>0.68</td></tr> </table> <p>ENERGY EFFICIENCY REQUIREMENTS AS PER BCBC 9.36</p> <p>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.</p> <p><b>EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY</b>     <b>3.14    17.82</b></p> | 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 |  | <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. 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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 R-24 BATT @24" O.C. | 2.80 | 15.90 | 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 |  | <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. EXTERIOR AIR FILM</td><td>0.03</td><td>0.17</td></tr> <tr><td>2. WOOD SIDING</td><td>0.14</td><td>0.81</td></tr> <tr><td>3. ASPHALT IMPREGNATED PAPER</td><td>0.00</td><td>0.00</td></tr> <tr><td>4. 7/16" (11.1 mm) OSB SHEATHING</td><td>0.11</td><td>0.62</td></tr> <tr><td>5. 2x6 FRAMING FILLED WITH R-24 BATT @24" O.C.</td><td>2.80</td><td>15.90</td></tr> <tr><td>6. 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INTERIOR AIR FILM | 0.12 | 0.68 |  | <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. EXTERIOR AIR FILM</td><td>0.03</td><td>0.17</td></tr> <tr><td>2. VINYL SIDING</td><td>0.09</td><td>0.5</td></tr> <tr><td>3. ASPHALT IMPREGNATED PAPER</td><td>0.00</td><td>0.00</td></tr> <tr><td>4. 7/16" (11.1 mm) OSB SHEATHING</td><td>0.11</td><td>0.62</td></tr> <tr><td>5. 2x6 FRAMING FILLED WITH R-24 BATT @24" O.C.</td><td>2.80</td><td>15.90</td></tr> <tr><td>6. POLYETHYLENE</td><td>0.00</td><td>0.00</td></tr> <tr><td>7. 1/2" (12.7mm) GYPSUM BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>8. FINISH: 1 COAT LATEX PRIMER AND LATEX PAINT</td><td>0.00</td><td>0.00</td></tr> <tr><td>9. 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| 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                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 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 R-24 BATT @24" O.C.   | 2.80       | 15.90                                 |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 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                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| COMPONENTS   | RSI        | R                                     |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 1. EXTERIOR AIR FILM   | 0.03       | 0.17                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 2. WOOD SIDING   | 0.14       | 0.81                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 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 R-24 BATT @24" O.C.   | 2.80       | 15.90                                 |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 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                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| COMPONENTS   | RSI        | R                                     |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 1. EXTERIOR AIR FILM   | 0.03       | 0.17                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 2. VINYL 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 R-24 BATT @24" O.C.   | 2.80       | 15.90                                 |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |
| 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                                  |    |                    |      |                     |                                |      |      |                 |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |  |            |     |   |                      |      |      |                               |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                |      |      |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |   |            |     |   |                      |      |      |                 |      |     |                              |      |      |                                  |      |      |  |      |       |                 |      |      |                               |      |      |  |      |      |                      |      |      |  |

| FLOOR ASSEMBLY  | F1         | FLOOR ASSEMBLY                             | F3 |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
|---|------------|--|----|----------------------|------|------|-------------------------------|------|------|---|------|------|----------------------|------|------|-----------------|------|------|--|---|------------|-----|---|----------------------|------|------|-------------------------------|------|------|---|------|------|----------------------|------|------|-----------------|------|------|--|
| <b>11 7/8" JOIST R-28 (FLOOR OVER UNHEATED)</b>   |            | <b>2x10" JOIST R-28 (DECK OVER LIVING)</b> |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. EXTERIOR AIR FILM</td><td>0.03</td><td>0.17</td></tr> <tr><td>2. 1/2" (12.7mm) GYPSUM BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>3. 11 7/8" TJI FLOOR JOISTS @ 16" WITH R28 FOAM</td><td>4.93</td><td>28.0</td></tr> <tr><td>4. 3/4" T&amp;G SHEETING</td><td>0.16</td><td>0.91</td></tr> <tr><td>5. FLOOR FINISH</td><td>0.00</td><td>0.00</td></tr> </table> <p><b>EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY</b>     <b>5.20    29.53</b></p> | COMPONENTS | RSI  | R  | 1. EXTERIOR AIR FILM | 0.03 | 0.17 | 2. 1/2" (12.7mm) GYPSUM BOARD | 0.08 | 0.45 | 3. 11 7/8" TJI FLOOR JOISTS @ 16" WITH R28 FOAM | 4.93 | 28.0 | 4. 3/4" T&G SHEETING | 0.16 | 0.91 | 5. FLOOR FINISH | 0.00 | 0.00 |  | <p><b>COMPONENTS</b></p> <table border="1"> <tr><th>COMPONENTS</th><th>RSI</th><th>R</th></tr> <tr><td>1. INTERIOR AIR FILM</td><td>0.12</td><td>0.68</td></tr> <tr><td>2. 1/2" (12.7mm) GYPSUM BOARD</td><td>0.08</td><td>0.45</td></tr> <tr><td>3. 2x10" FLOOR JOISTS WITH R28 SPRAY FOAM</td><td>4.93</td><td>28.0</td></tr> <tr><td>4. 3/4" T&amp;G SHEETING</td><td>0.16</td><td>0.91</td></tr> <tr><td>5. FLOOR FINISH</td><td>0.00</td><td>0.00</td></tr> </table> <p><b>EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY</b>     <b>5.29    30.04</b></p> | 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 |  |
| COMPONENTS  | RSI        | R  |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 1. EXTERIOR AIR FILM  | 0.03       | 0.17                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 2. 1/2" (12.7mm) GYPSUM BOARD   | 0.08       | 0.45                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 3. 11 7/8" TJI FLOOR JOISTS @ 16" WITH R28 FOAM   | 4.93       | 28.0                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 4. 3/4" T&G SHEETING  | 0.16       | 0.91                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 5. FLOOR FINISH   | 0.00       | 0.00                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |
| 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                                       |    |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |   |            |     |   |                      |      |      |                               |      |      |   |      |      |                      |      |      |                 |      |      |  |

**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 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 methods.

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 - 2 x 6 - R 24  
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.

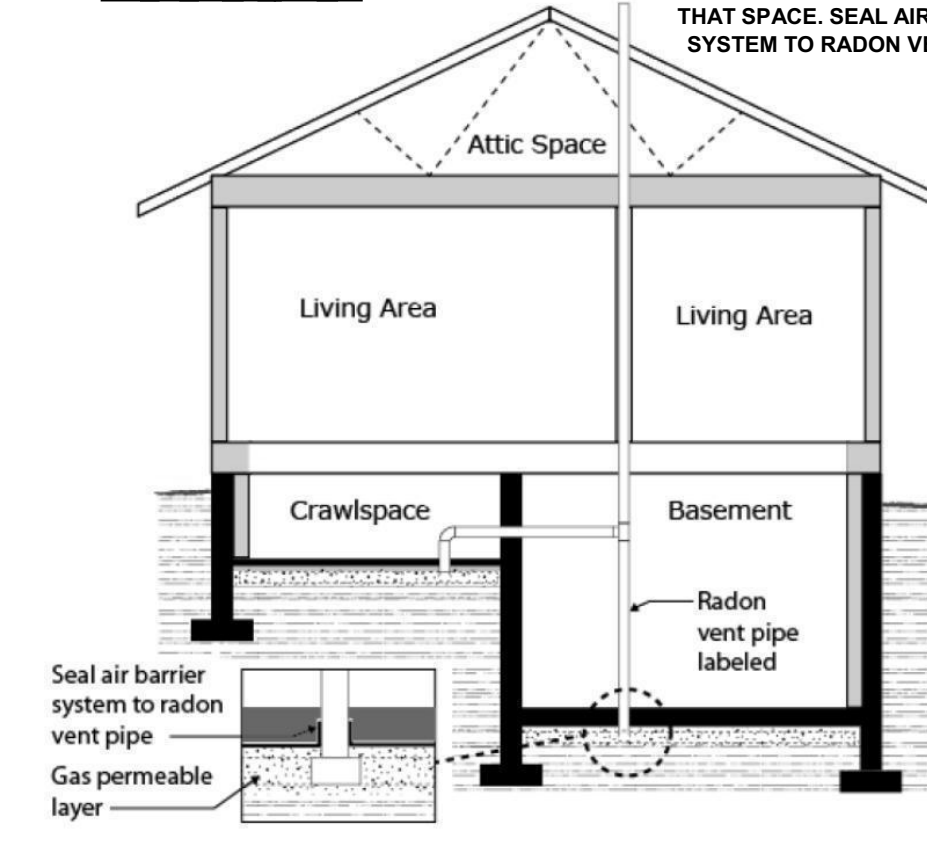
Flash over all exterior openings.

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

All balcony railings to be 36" (915 mm) in height. Maximum spacing between vertical members is 4" (100 mm). Minimum distance between horizontal rails to be 32" (815 mm). Top rail to sustain outward load of 40 lbs. per lineal foot.

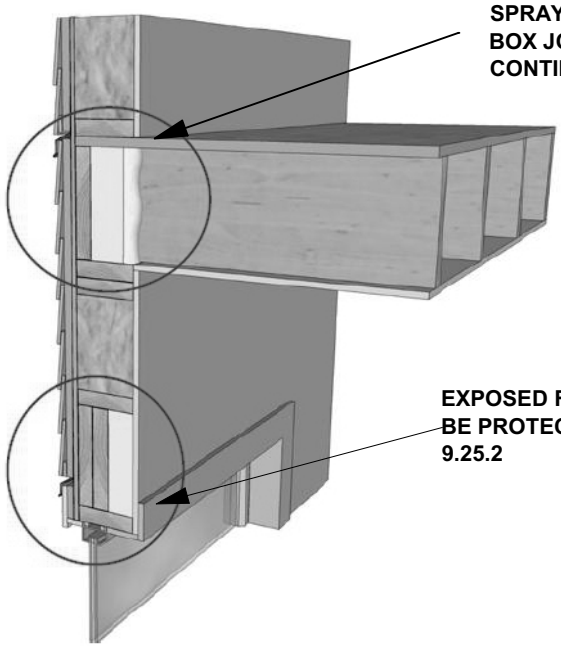
Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have one shelf.

**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.

**9.25.2**

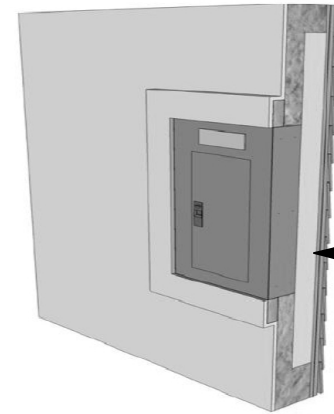


**"NOTE"**  
SPRAY FOAM REQ'D IN BOX JOIST ENDS. ENSURE CONTINUOUS (AVB)

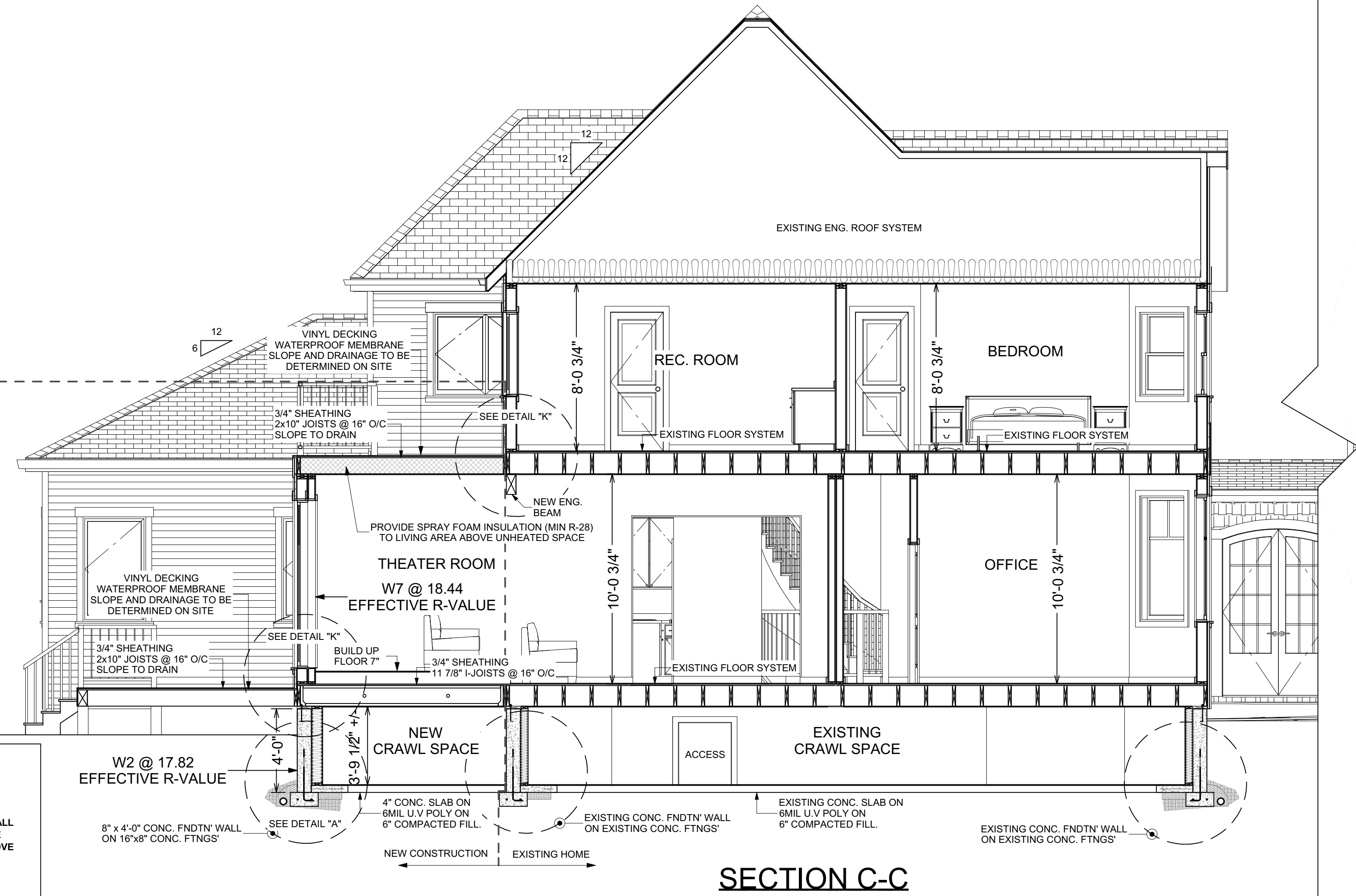
EXPOSED FOAM PLASTICS TO BE PROTECTED AS PER BCBC 9.25.2

**9.36**

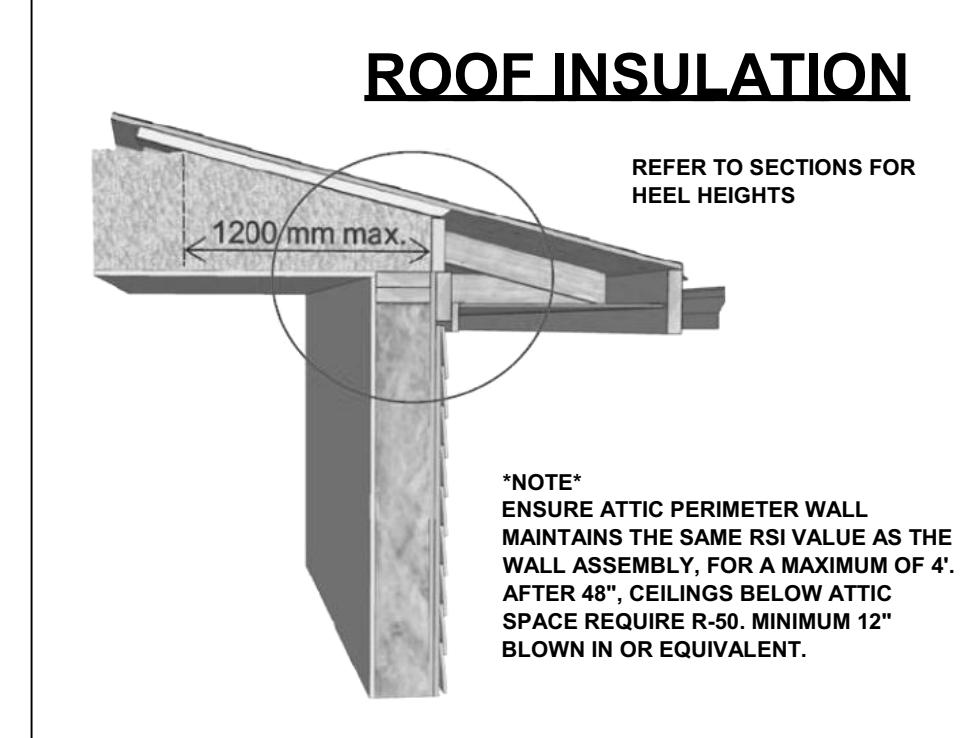
MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PLACED WITHIN AN EXTERIOR WALL MUST BE INSULATED BEHIND TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE ABOVE OR BELOW GRADE WALL ASSEMBLY.



**"NOTE"**  
PROVIDE min RSI VALUE 2.97 OR R-16.86 INSUL.



**SECTION C-C**



**ROOF INSULATION**

REFER TO SECTIONS FOR HEEL HEIGHTS

**"NOTE"**  
ENSURE ATTIC PERIMETER WALL MAINTAINS THE SAME RSI VALUE AS THE WALL ASSEMBLY. FOR A MAXIMUM OF 4" AFTER 48", CEILING BELOW ATTIC SPACE REQUIRE R-50. MINIMUM 12" BLOWN IN OR EQUIVALENT.

**SPECIFICATIONS**

**ROOF**  
LAMINATE SHINGLES (35 YR)  
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  
MATCH EXISTING FASCIA  
VENTED SOFFIT

**EXT. WALL**  
VINYL SIDING  
WOOD SHAKES  
7/16" WALL SHEATHING  
2x6 STUDS 24" o/c  
R-24 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**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
- 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.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
- 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\*\***

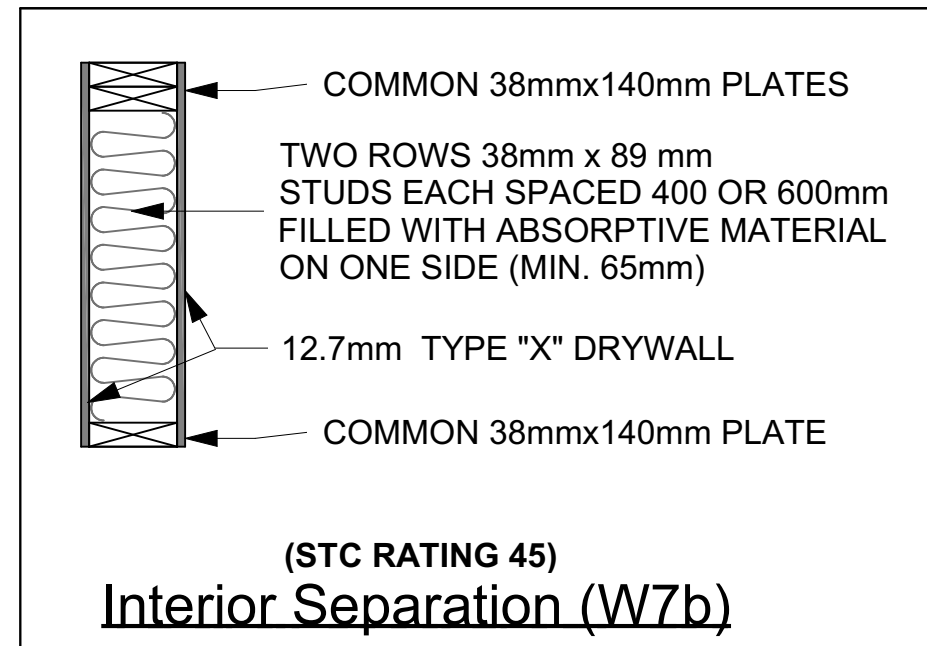
WINDOW SPECS TO BE CONFIRMED BY OWNER/ CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS.

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

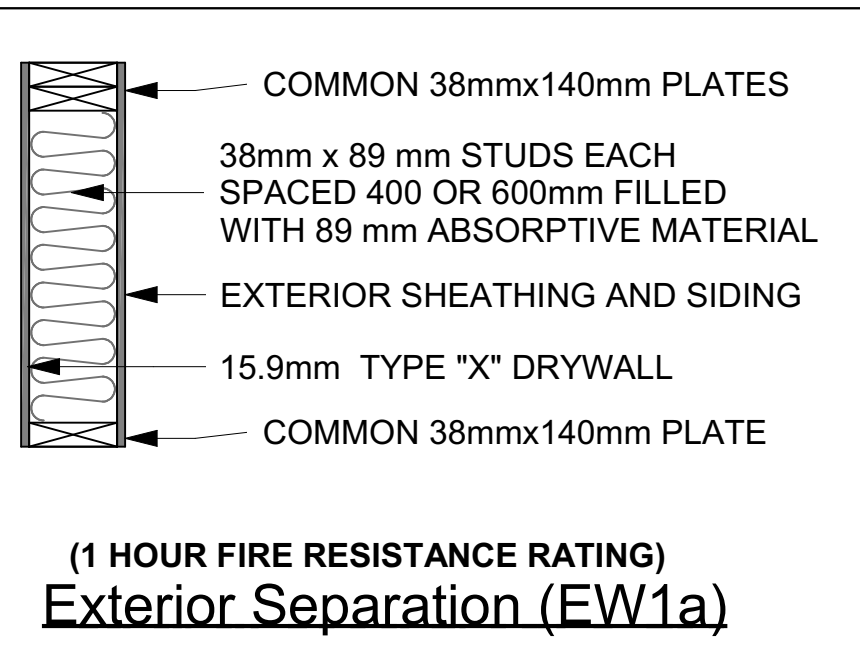
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

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

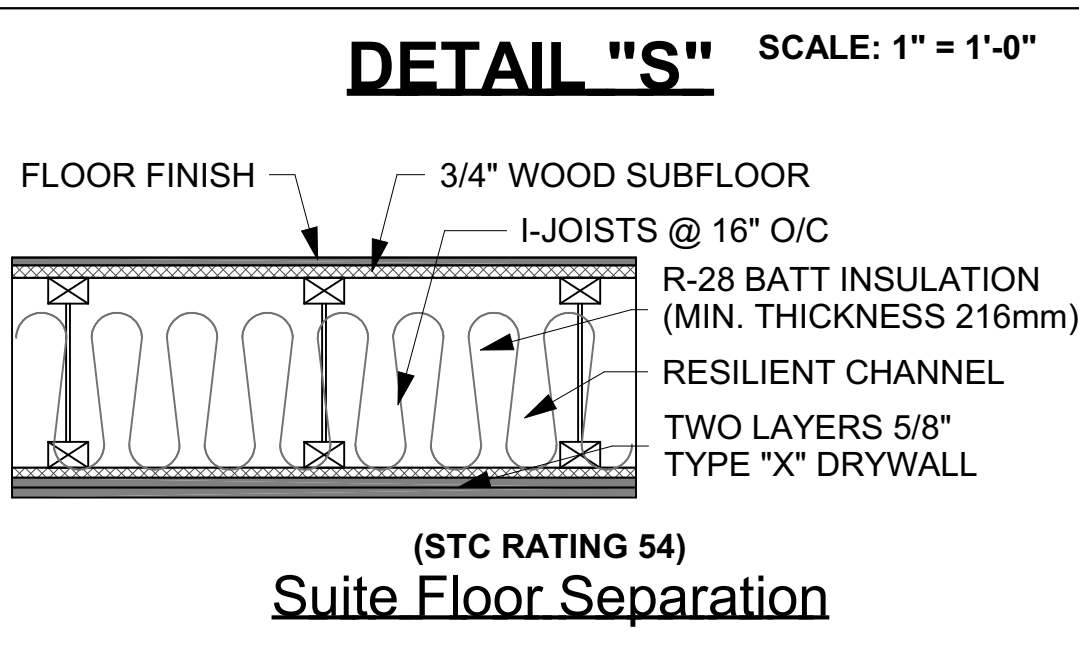
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.



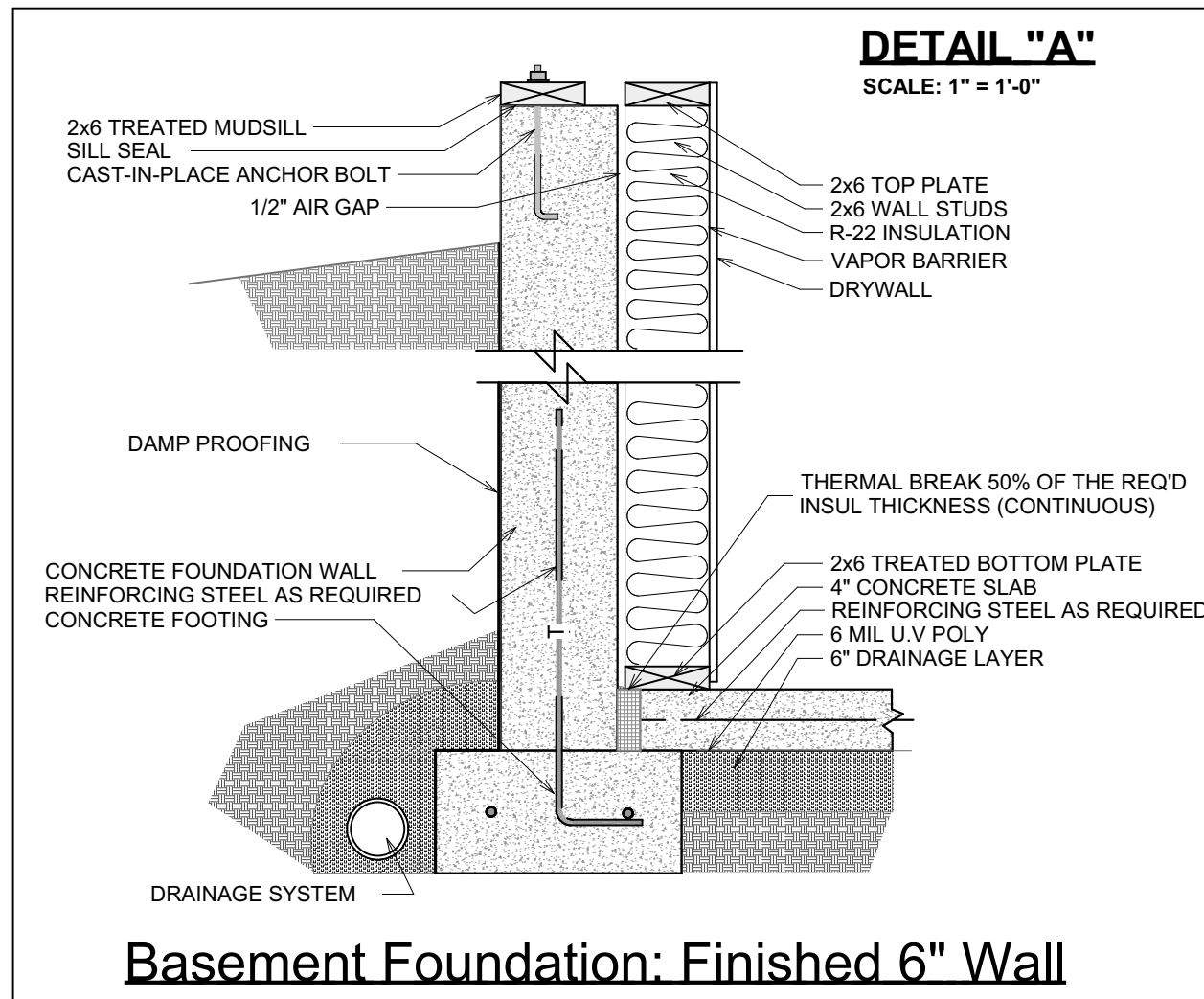
(STC RATING 45)  
**Interior Separation (W7b)**



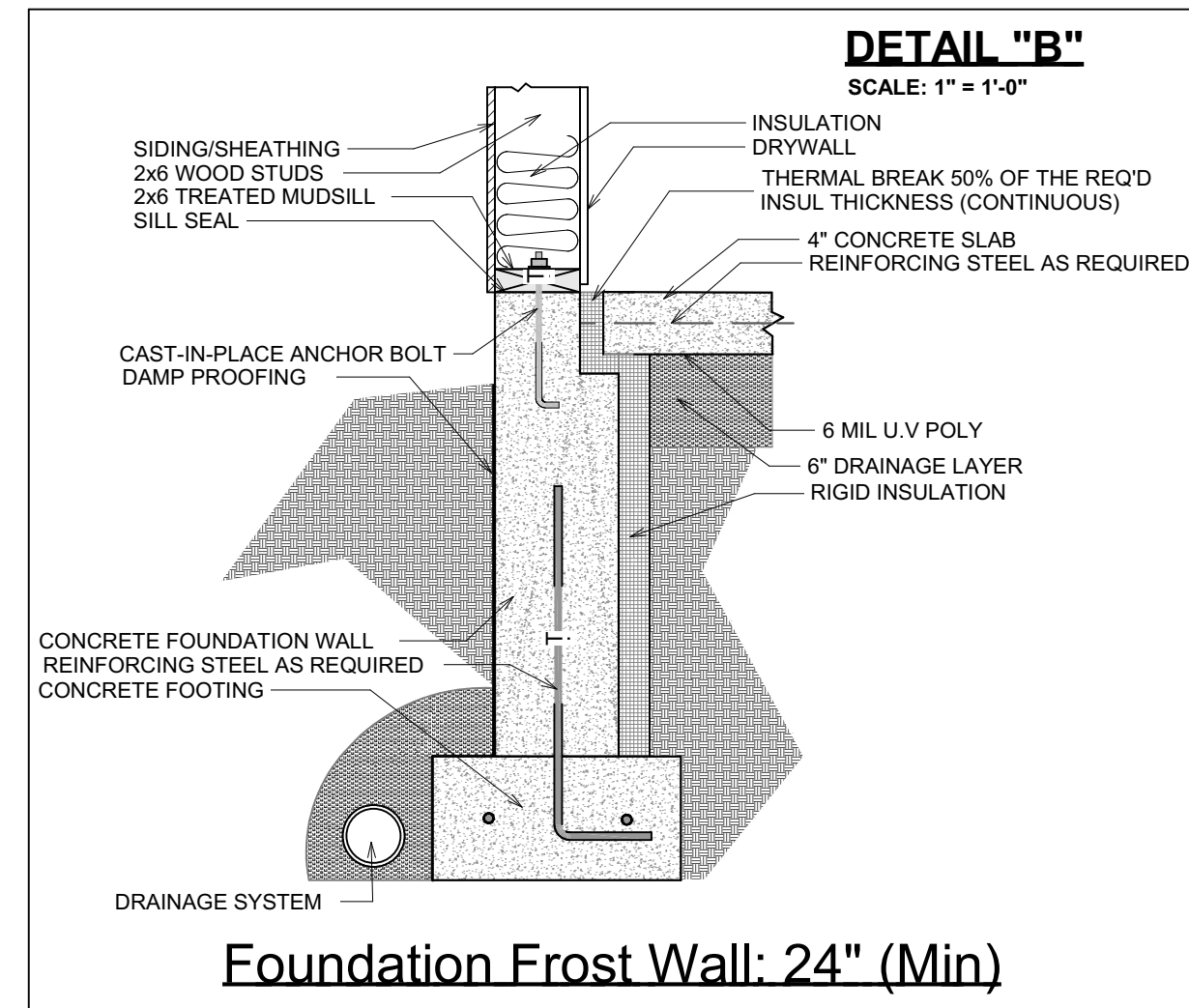
(1 HOUR FIRE RESISTANCE RATING)  
**Exterior Separation (EW1a)**



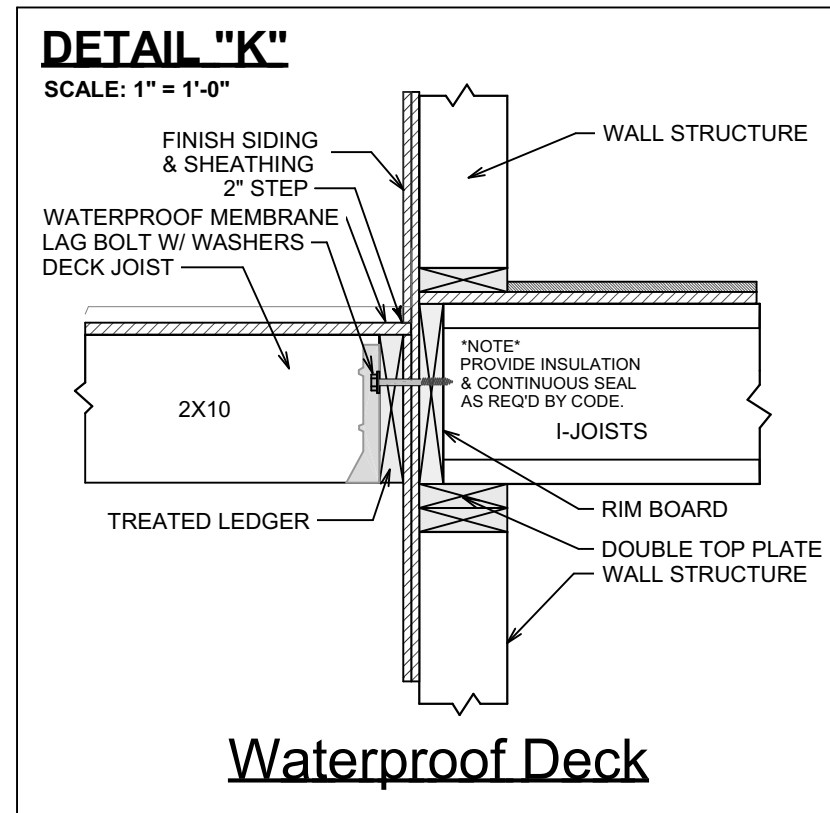
(STC RATING 54)  
**Suite Floor Separation**



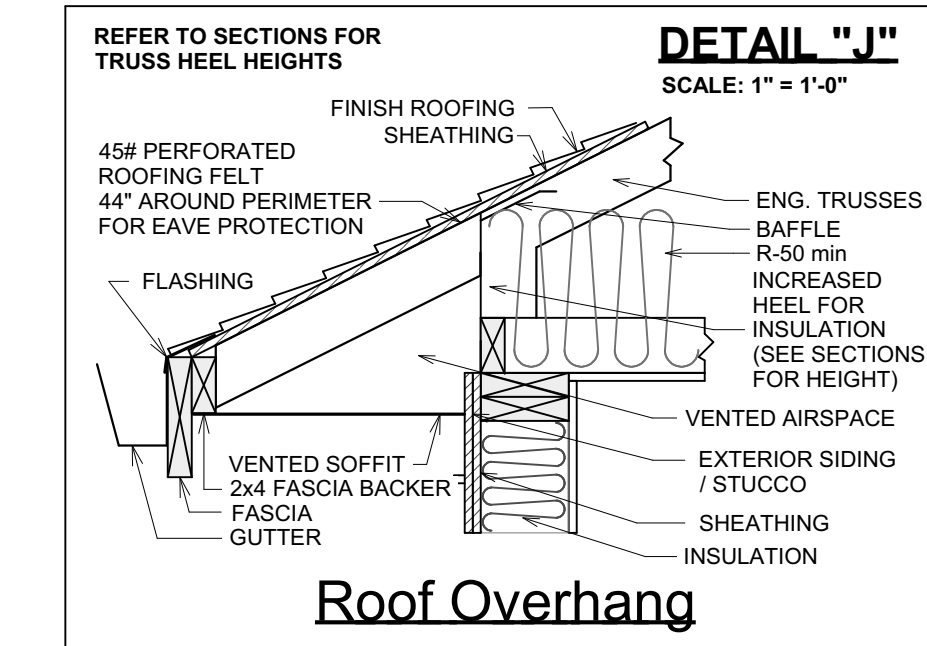
**Basement Foundation: Finished 6" Wall**



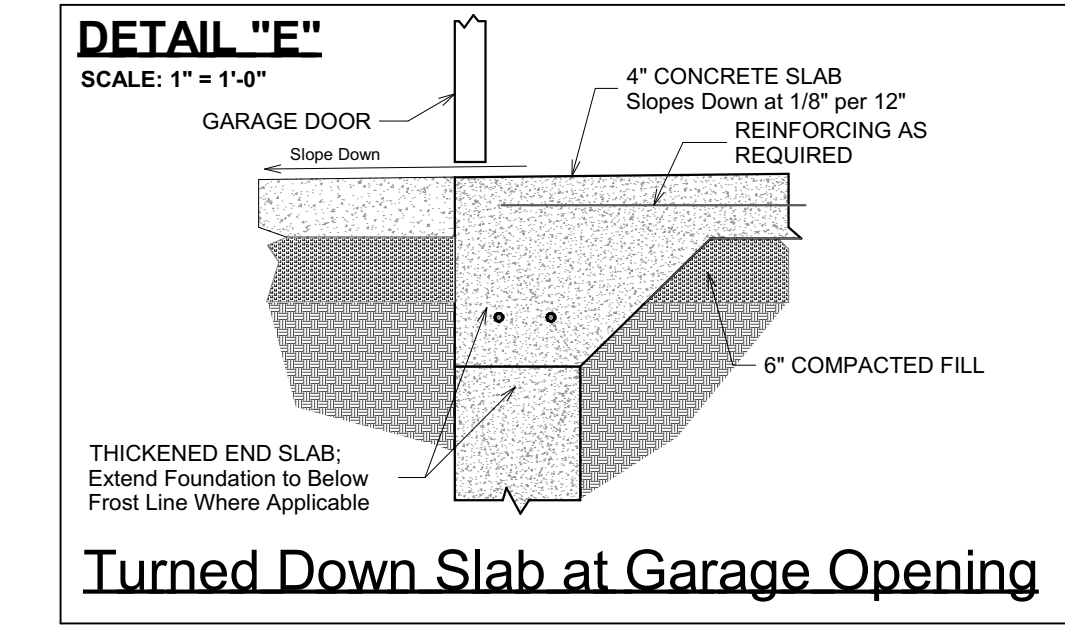
**Foundation Frost Wall: 24" (Min)**



**Waterproof Deck**



**Roof Overhang**



**Turned Down Slab at Garage Opening**

SHEET NUMBER

13/13

SCALE: 1/4" = 1'

DATE : NOV-13-2024

PROPOSED PROJECT FOR

MEYER RESIDENCE

444 COLLETT RD

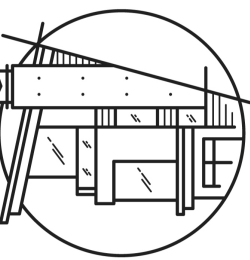
UNIT 203 - 1889 SPALL RD.

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DESIGN GROUP