

SHEET NUMBER

1/6

SCALE: 1/4" = 1'

DATE : JAN-06-2025

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PROPOSED PROJECT FOR

WIDRICK RESIDENCE

13402 TALBOT RD

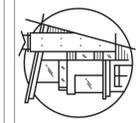
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

Bus: (250) 717-3415

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E-mail: mullinsdrafting@shaw.ca

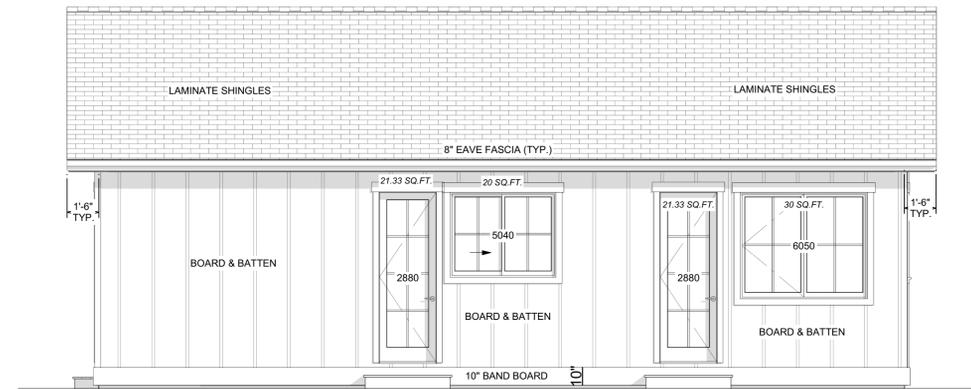


MULLINS  
DESIGN GROUP



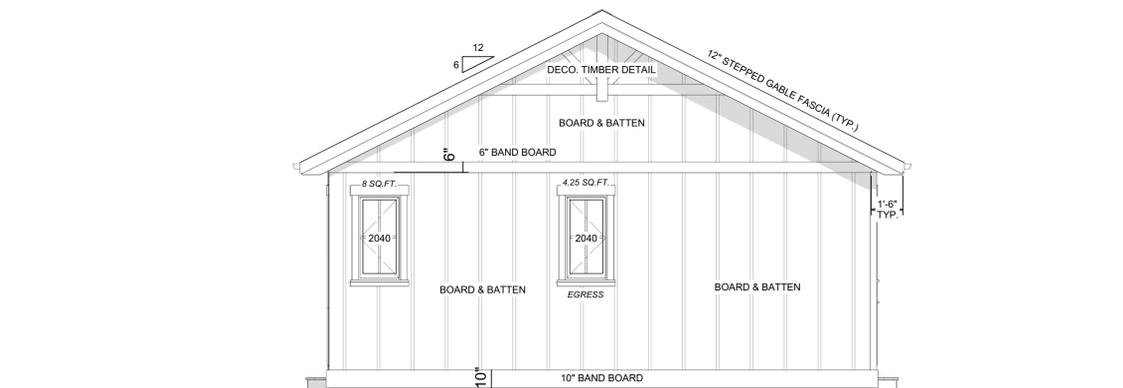
\*NOTE\* EXTERIOR STAIRS TO BE DETERMINED ON SITE

TOTAL WALL AREA: 398 SQ. FT.  
 TOTAL GLASS AREA: 69.25 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 17.49 %  
 DISTANCE FROM EXISTING SHOP: 37.532m



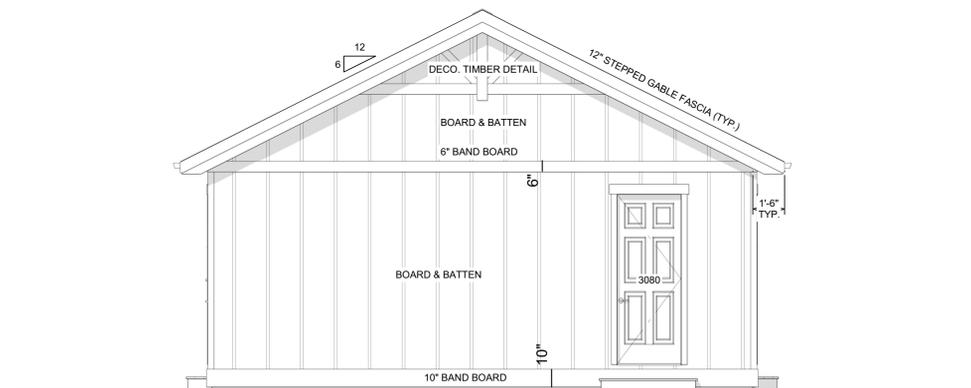
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TOTAL WALL AREA: 420 SQ. FT.  
 TOTAL GLASS AREA: 92.67 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 22.06 %  
 DISTANCE FROM PROPERTY LINE: 101.894m



TOTAL WALL AREA: 354 SQ. FT.  
 TOTAL GLASS AREA: 12.25 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 3.46%  
 DISTANCE FROM PROP LINE: 68.006m

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



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**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  
 2x8 SUB FASCIA  
 12" STEPPED FASCIA BOARD  
 VENTED SOFFIT
- INT. WALL**  
 2x4 STUDS 16" o/c  
 1/2" DRYWALL BOTH SIDES
- FLOOR SHEETING**  
 3/4" T&G SHEETING  
 ENGINEERED I JOIST
- EXT. WALL**  
 CEMENT FIBER SIDING  
 7/16" WALL SHEATHING  
 2x6 STUDS 24" o/c  
 R-24 BATT INSULATION  
 6 MIL UV POLY  
 1/2" DRYWALL

- 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 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.**

NOTE: APPROVAL FOR OCCUPANCY CANNOT BE ISSUED UNTIL SAFETY AND ENERGY PERFORMANCE ASPECTS(EXTERIOR SIDING) OF THE BUILDING HAVE BEEN COMPLETED

DISTRICT OF LAKE COUNTRY IS NOT RESPONSIBLE FOR THE USE AND PLACEMENT OF HOT TUBS. THE STRUCTURE MUST BE DESIGNED TO SUPPORT 130-150LBS PER SQ FT.

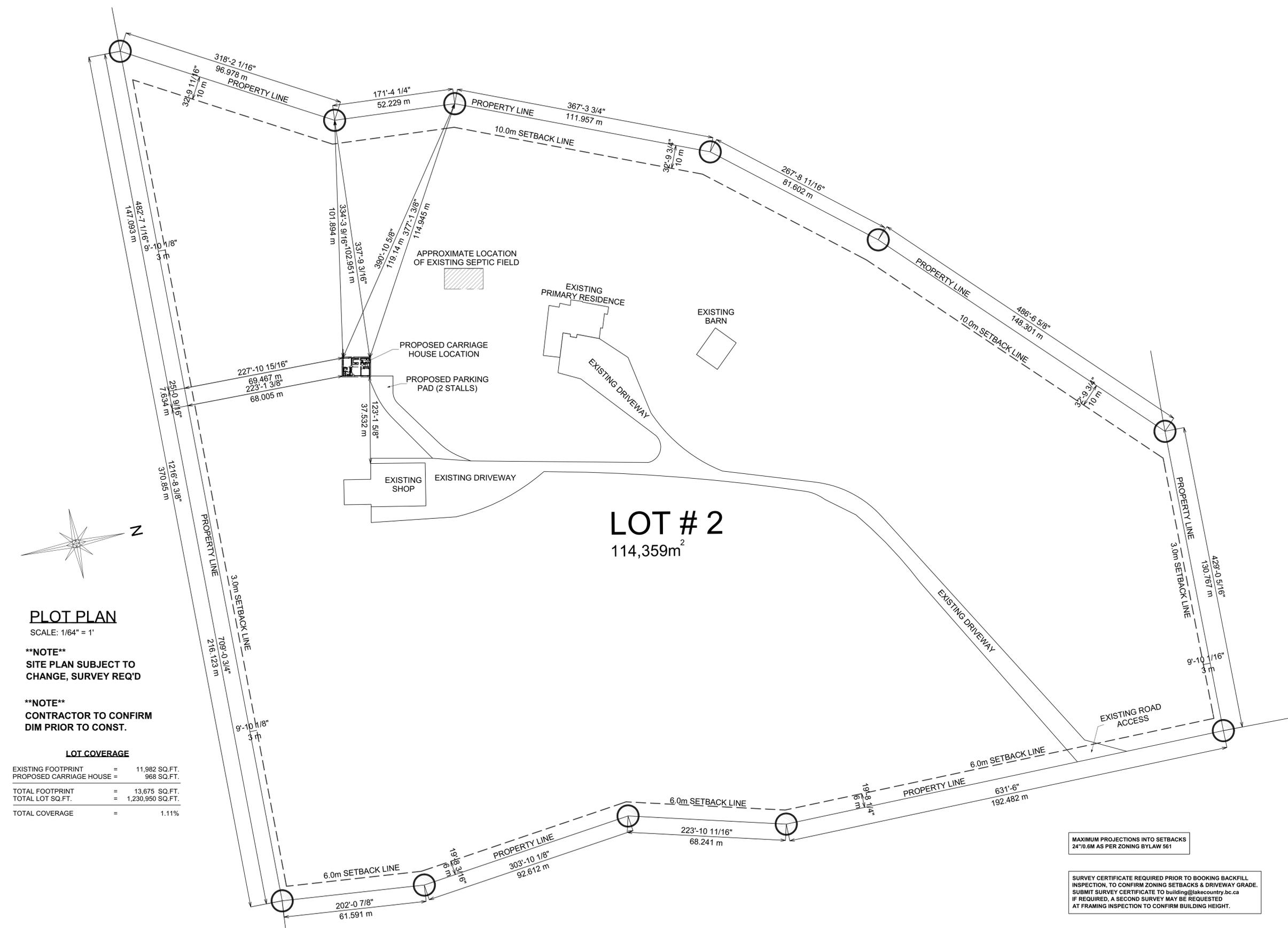
THE HOMEOWNER/BUILDER IS RESPONSIBLE TO ENSURE THE FOLLOWING IS ON SITE FOR REVIEWING BY THE BUILDING OFFICIAL FOR THE FRAMING INSPECTION:  
 - LAYOUT AND ENGINEER SEALED TRUSS SPECIFICATIONS  
 - LAYOUT AND ENGINEER SEALED BEAM SPECIFICATIONS  
 - HEADER DETAIL  
 - STRUCTURAL ENGINEERS FIELD REPORT (WHERE REQUIRED)

IF DOCUMENTS LISTED ABOVE ARE NOT ON SITE AT THE TIME OF FRAMING INSPECTION, A NEW INSPECTION WILL BE REQUIRED & MAY RESULT IN A RE-INSPECTION FEE

WINDOW WELLS SHALL HAVE A MINIMUM CLEARANCE OF 760MM, 30 INCHES 9.9.10.1

TOPLESS GLASS GUARDS ARE TO BE ENGINEERED  
 REQUIREMENTS FOR ENGINEERED GUARDS ARE:  
 - SITE/JOB SPECIFIC MANUFACTURES INSTRUCTION(S) (COMPLETE WITH ENGINEER SEAL) AND  
 - SCHEDULE B FROM A STRUCTURAL P.ENG. PLUS FIELD REVIEW OF INSTALLATION  
 - BOTH ARE REQUIRED PRIOR TO OCCUPANCY

PROVIDE REQUIRED HANDRAIL ON STAIRS AS PER TABLE 9.8.7.1 BCBC 2012



**PLOT PLAN**

SCALE: 1/64" = 1'

**\*\*NOTE\*\***  
SITE PLAN SUBJECT TO CHANGE, SURVEY REQ'D

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

**LOT COVERAGE**

EXISTING FOOTPRINT	=	11,982 SQ.FT.
PROPOSED CARRIAGE HOUSE	=	968 SQ.FT.
TOTAL FOOTPRINT	=	13,675 SQ.FT.
TOTAL LOT SQ.FT.	=	1,230,950 SQ.FT.
TOTAL COVERAGE	=	1.11%

MAXIMUM PROJECTIONS INTO SETBACKS  
24"0.6M AS PER ZONING BYLAW 561

SURVEY CERTIFICATE REQUIRED PRIOR TO BOOKING BACKFILL INSPECTION, TO CONFIRM ZONING SETBACKS & DRIVEWAY GRADE. SUBMIT SURVEY CERTIFICATE TO building@lakecountry.bc.ca IF REQUIRED, A SECOND SURVEY MAY BE REQUESTED AT FRAMING INSPECTION TO CONFIRM BUILDING HEIGHT.

ANY RETAINING WALL(S) GREATER THAN 1.22m (MEASURED FROM LOWEST GRADE) WILL REQUIRE A BUILDING PERMIT WITH A SCHEDULE B FROM AN ENGINEER (AS PER BUILDING BYLAW 1070)

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**3/6**

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