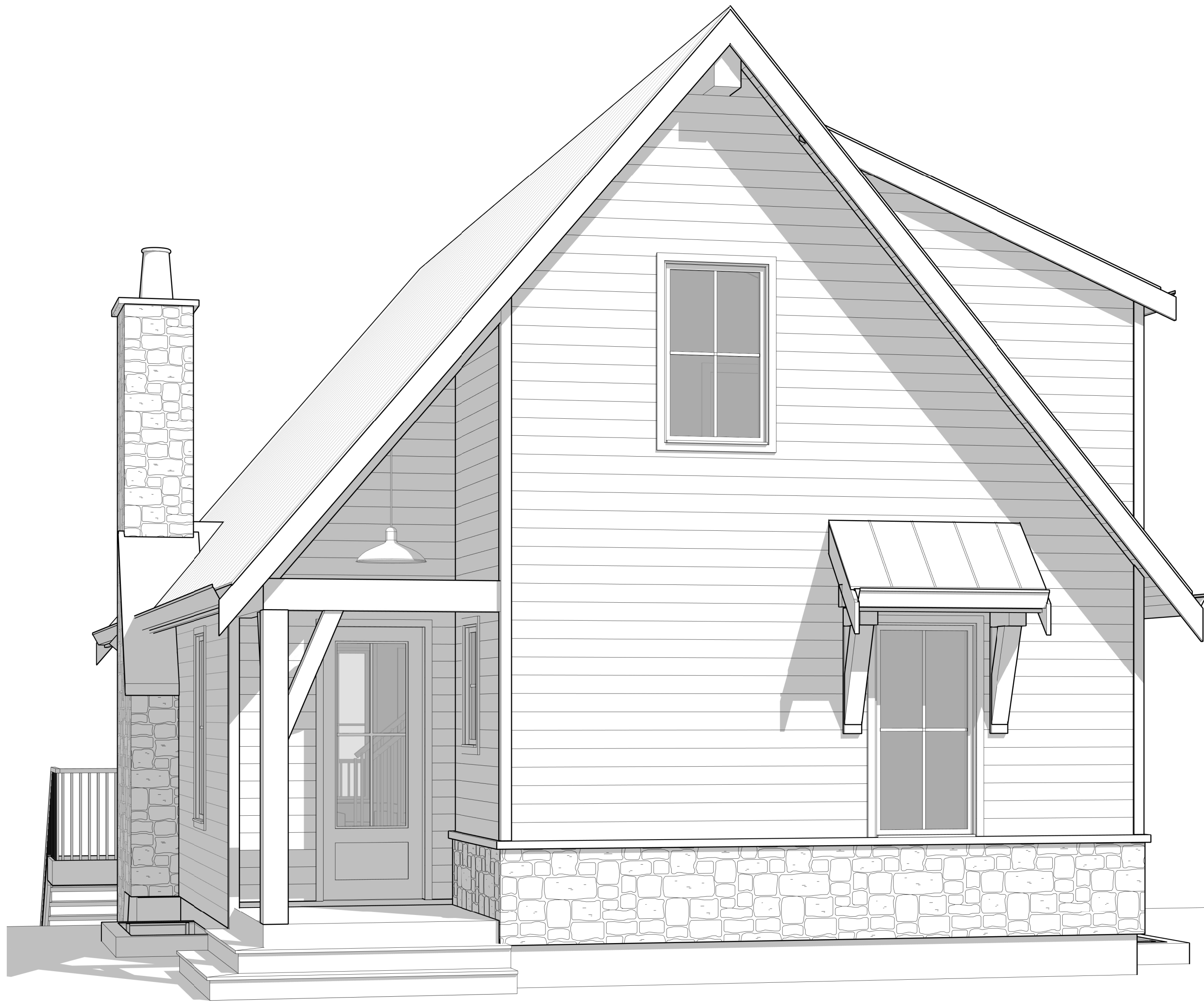
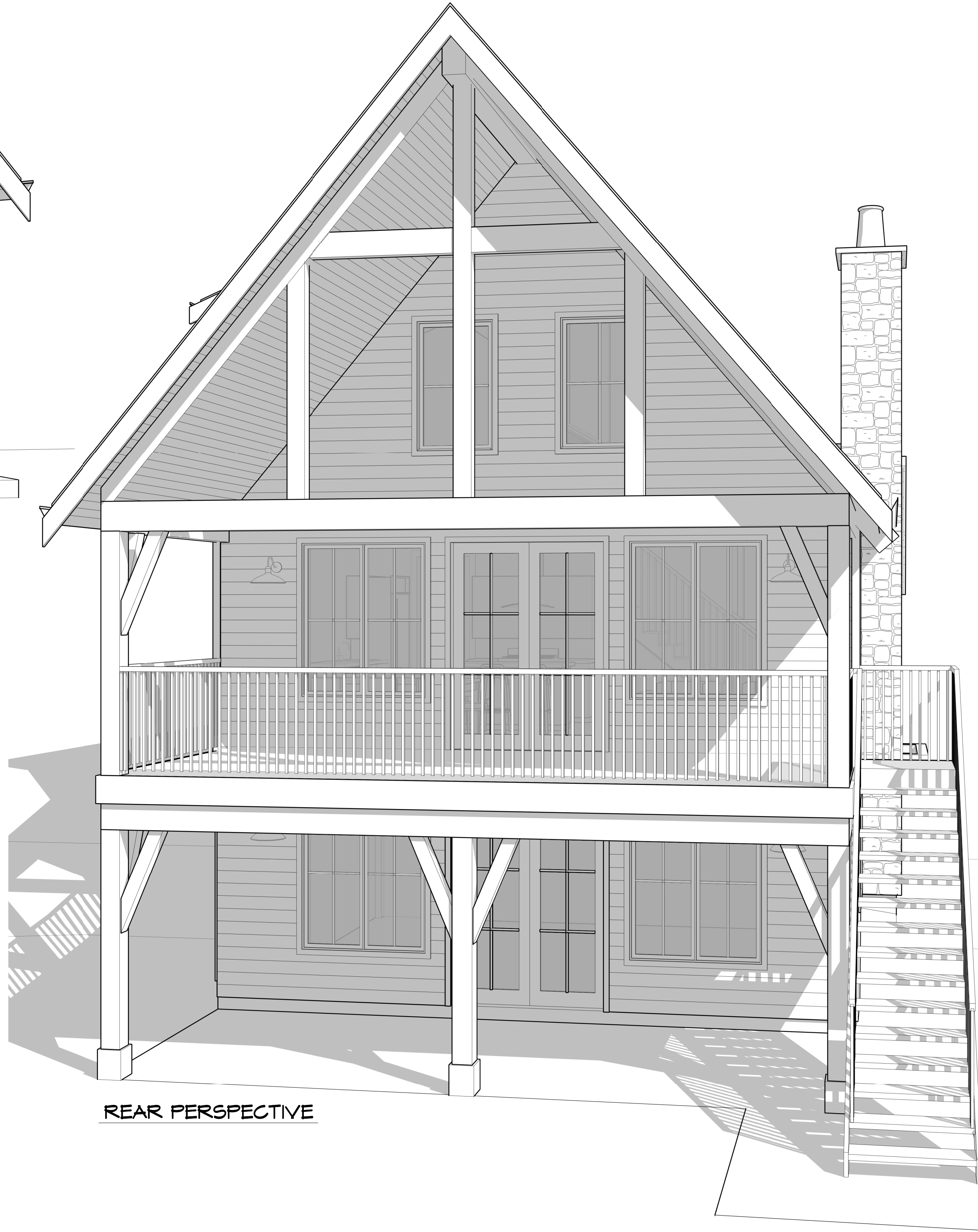




FRONT PERSPECTIVE



REAR PERSPECTIVE

DRAWING INDEX	
SHEET	DRAWING TITLE
A1.0	TITLE SHEET
A2.0	FDN. AND BASEMENT PLAN
A2.1	MAIN, UPPER AND ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A5.0	DETAILS

GEODETIC HEIGHTS	
ROOF PEAK	124.65'
T.O. UPPER FLR.	109.84'
T.O. MAIN FLR.	100.00'
T.O. BASEMENT	90.11'

GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE. BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR GLADDING AS REQUIRED ACCORDING TO BE LOCAL BUILDING CODE
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE LOCAL BUILDING CODE
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/ DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 142 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR W/ BRIDGING WHERE NECESSARY ACCORDING TO THE LOCAL BUILDING CODE
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

PROJECT SYNOPSIS

LOT COVERAGE:

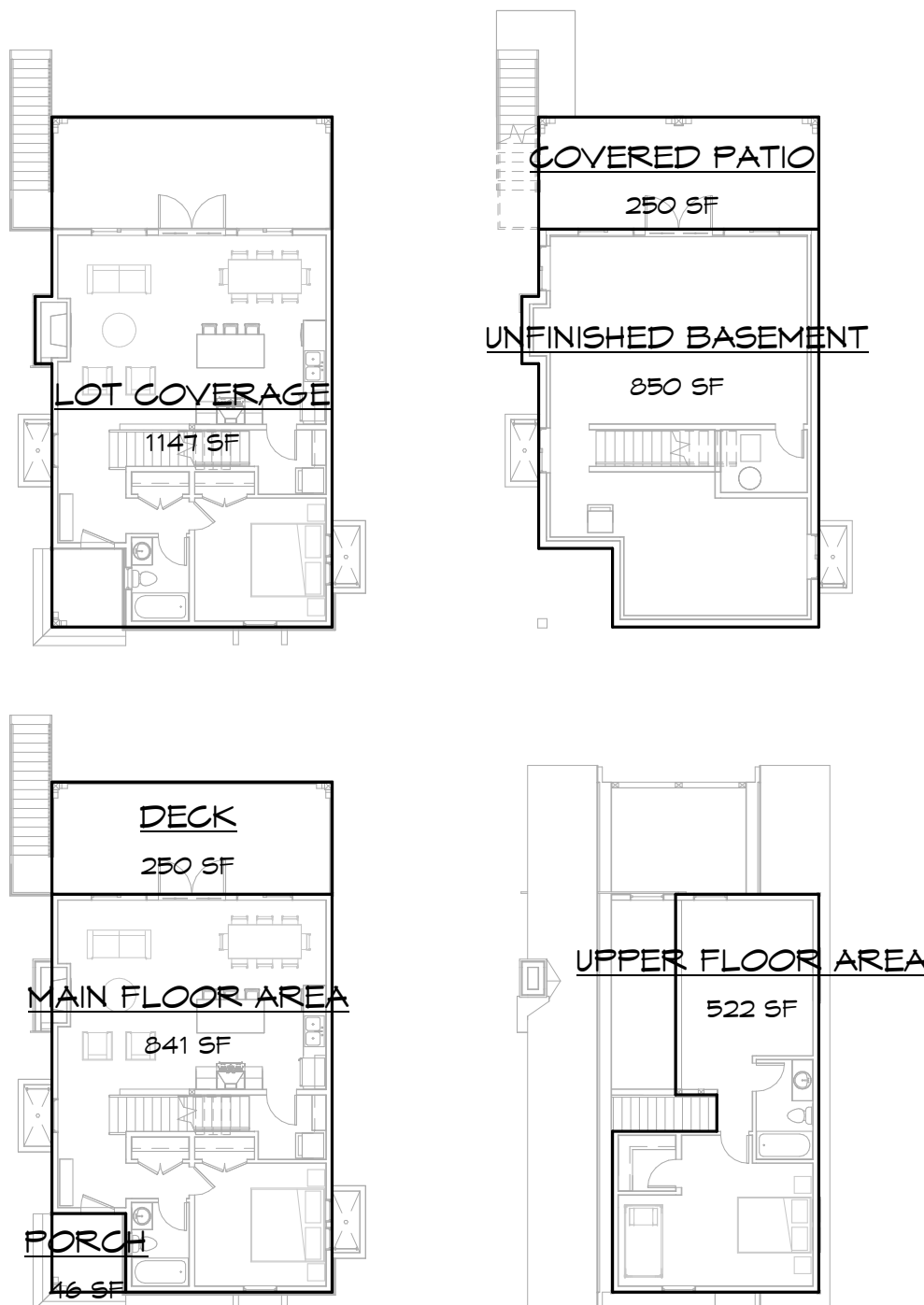
PROPOSED: 1147 SF

FLOOR AREA SUMMARY:

UNFINISHED BASEMENT	850 SF
MAIN FLOOR AREA	841 SF
UPPER FLOOR AREA	522 SF
TOTAL FLOOR AREA	2214 SF

PROPOSED HEIGHT: 8.1m

PRINCIPLE HEAT SOURCE:
FORCED AIR HEAT



REVISIONS

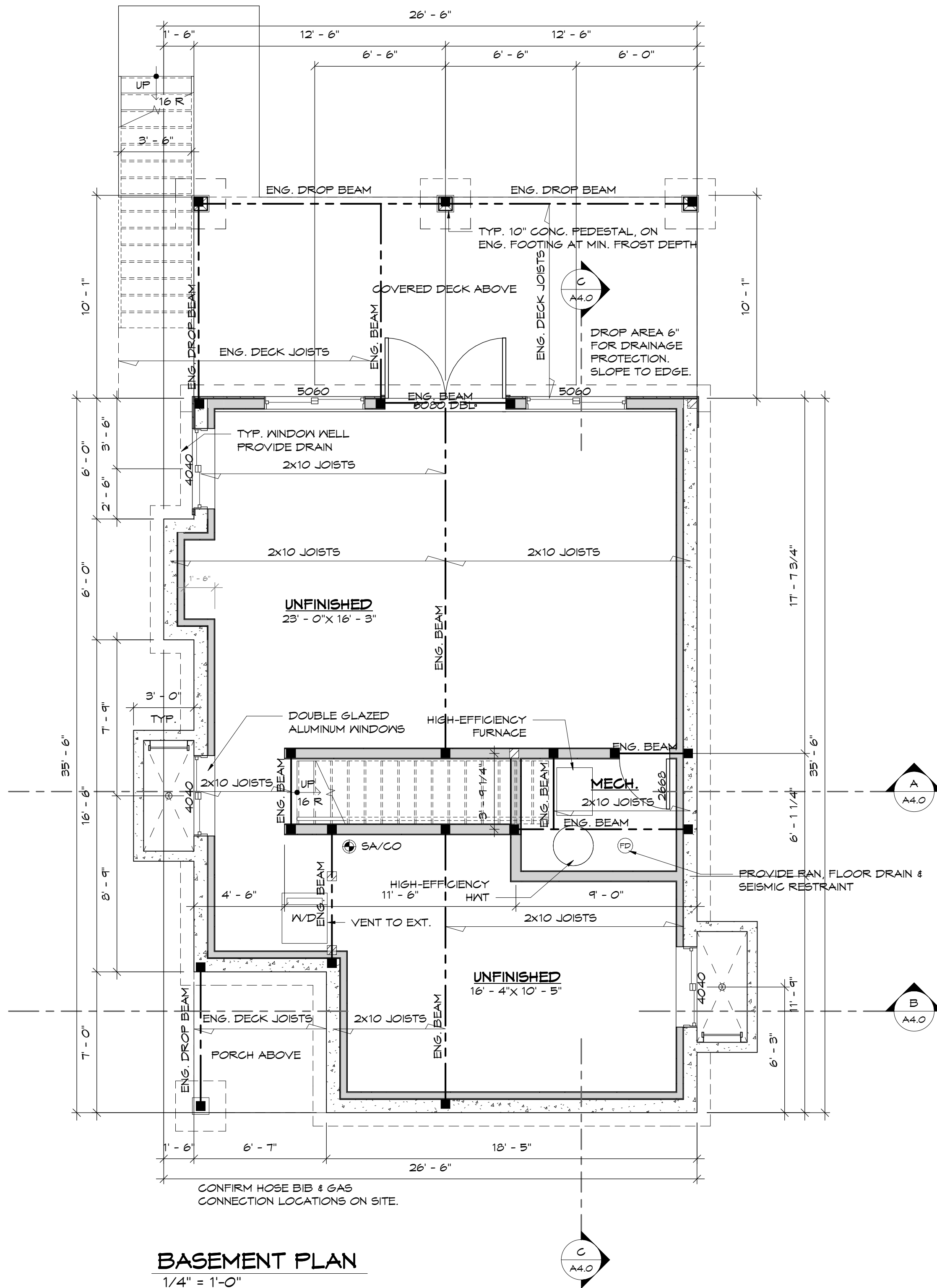
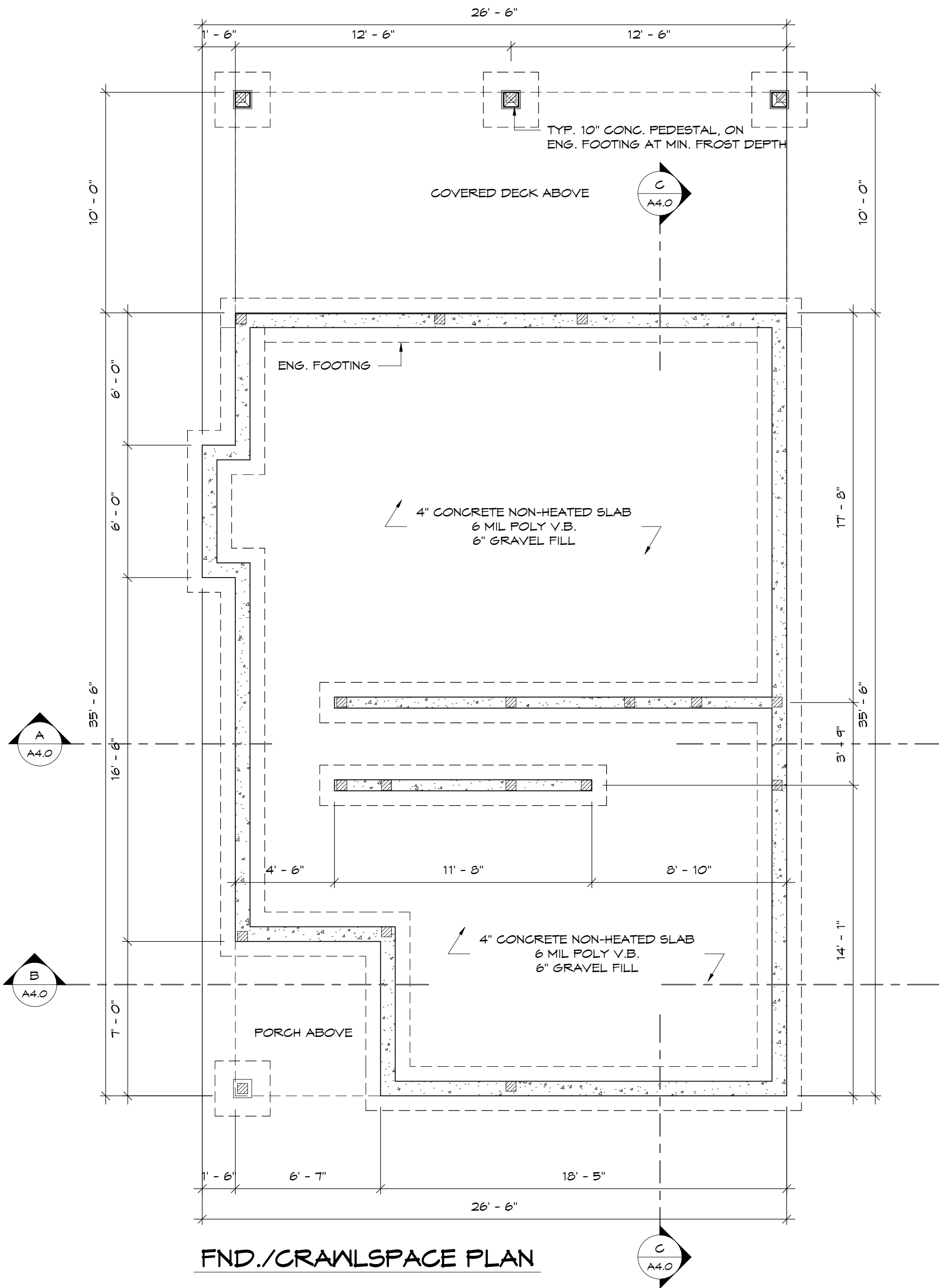
EDGECLIFF

SU CASA
DESIGN

EMAIL: INFO@SUCASADESIGN.CA

ADDRESS: 2648 MONTROSE AVE. ABBOTSFORD, B.C. TEL: (604) 864-4303

PROJECT	
TITLE SHEET	
SCALE As indicated	SHEET NUMBER A1.0
DATE 2023-07-25 6:38:10 PM	



- TYPICAL FLOOR PLAN NOTES**
- ALL INTERIOR DOOR ARE 4" FROM WALL (UNO)
 - PROPOSED STRUCTURE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
 - PROPOSED TRUSSES SHOWN FOR REFERENCE ONLY. REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
 - POINT LOAD FROM ABOVE
 - POINT LOAD CARRIED TO FLOOR BELOW

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PROJECT	
TITLE	
FDN. AND BASEMENT PLAN	
SCALE	1/4" = 1'-0"
DATE	2023-07-25 6:38:11 PM
SHEET NUMBER	
A2.0	



- REVISIONS

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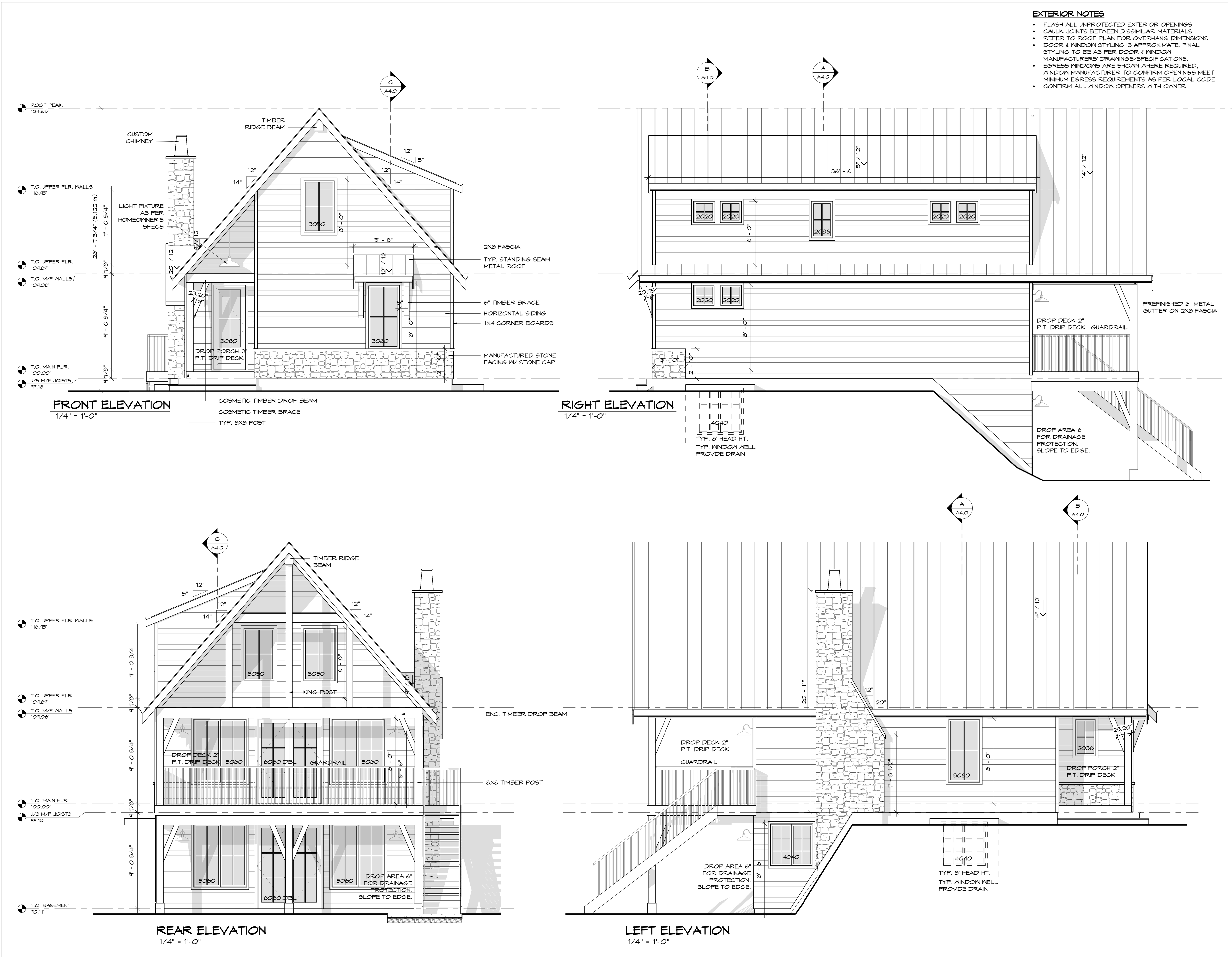
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PROJECT _____	
TITLE MAIN, UPPER AND ROOF PLANS	
SCALE As indicated	SHEET NUMBER A2.1
DATE 2023-07-25 6:38:12 PM	

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.



- EXTERIOR NOTES
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
 - CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
 - REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
 - DOOR & WINDOW STYLING IS APPROXIMATE. FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURERS' DRAWINGS/SPECIFICATIONS.
 - EGRESS WINDOWS ARE SHOWN WHERE REQUIRED. WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER LOCAL CODE
 - CONFIRM ALL WINDOW OPENERS WITH OWNER.

REVISIONS

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PROJECT

TITLE

EXTERIOR ELEVATIONS

SCALE

As indicated

DATE

2023-07-25 6:38:16 PM

SHEET NUMBER

A3.0

ADDRESS: 2643 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 864-4303 EMAIL: INFO@SU CASADESIGN.CA

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
- DOOR & WINDOW STYLING IS APPROXIMATE. FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURERS' DRAWINGS/SPECIFICATIONS.
- EGRESS WINDOWS ARE SHOWN WHERE REQUIRED. WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER LOCAL CODE
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

BUILDING SPECIFICATIONS

SEE DETAILS FOR REQUIRED BATT INSULATION VALUES.

2b
TYPICAL RAFTER ROOF
MIN RSI 4.67 FOR ASSEMBLY
STANDING SEAM METAL ROOF
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
2X4 CROSS-STRAPPING @ 24" O.C.
(VENT ROOF MIN 1/150)
2X10 JOISTS @ 16" O.C. OR
AS PER ENGR'S. SPECS.
BATT INSULATION
6 MIL. POLY V.B.
GYPSUM CEILING BOARD

3
TYPICAL EXTERIOR WALLS
MIN RSI 2.78 FOR ASSEMBLY
EXTERIOR FINISH
REQUIRED RAINSCREEN
BUILDING PAPER
1/2" PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL. POLY V.B.
GYPSUM WALL BOARD

3c
TYPICAL FOUNDATION CLADDING
EXTERIOR FINISH TO 8" ABOVE GRADE
ON 1X4 PRESSURE TREATED STRAPPING
SET INTO FOUNDATION
(SEE ELEVATIONS FOR EXTENT)

4
TYPICAL FOUNDATION WALLS
ASPHALT EMULSION (DAMP-PROOFING)
ENG. CONCRETE FOUNDATION WALL
ENG. CONCRETE STRIP FOOTING W/
REBAR
(SEE STRUCTURAL FOR SPECS.)
6" MIN. DRAIN ROCK
4" PERIMETER DRAIN

4c
FOUNDATION CURB WALL - 6"
ENG. CONCRETE CURB WALL
ENG. CONCRETE STRIP FOOTING W/
REBAR
(SEE STRUCTURAL FOR SPECS.)

6
TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2X4 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

6a
TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

6b
TYPICAL FURRING @ FND WALL
MIN RSI 1.99 FOR ASSEMBLY INCL. FDN
1/2" AIR SPACE FROM FOUNDATION
2X4 STUDS @ 16" O.C.
BATT INSULATION
6 MIL. POLY V.B.
GYPSUM WALL BOARD

7c
TYPICAL FLOOR
FINISH FLOORING
5/8" T&G PLYWOOD SHEATHING
(NAILED & GLUED)
2X10 FLOOR JOISTS
TO ENGR'S. SPECS
GYPSUM CEILING BOARD

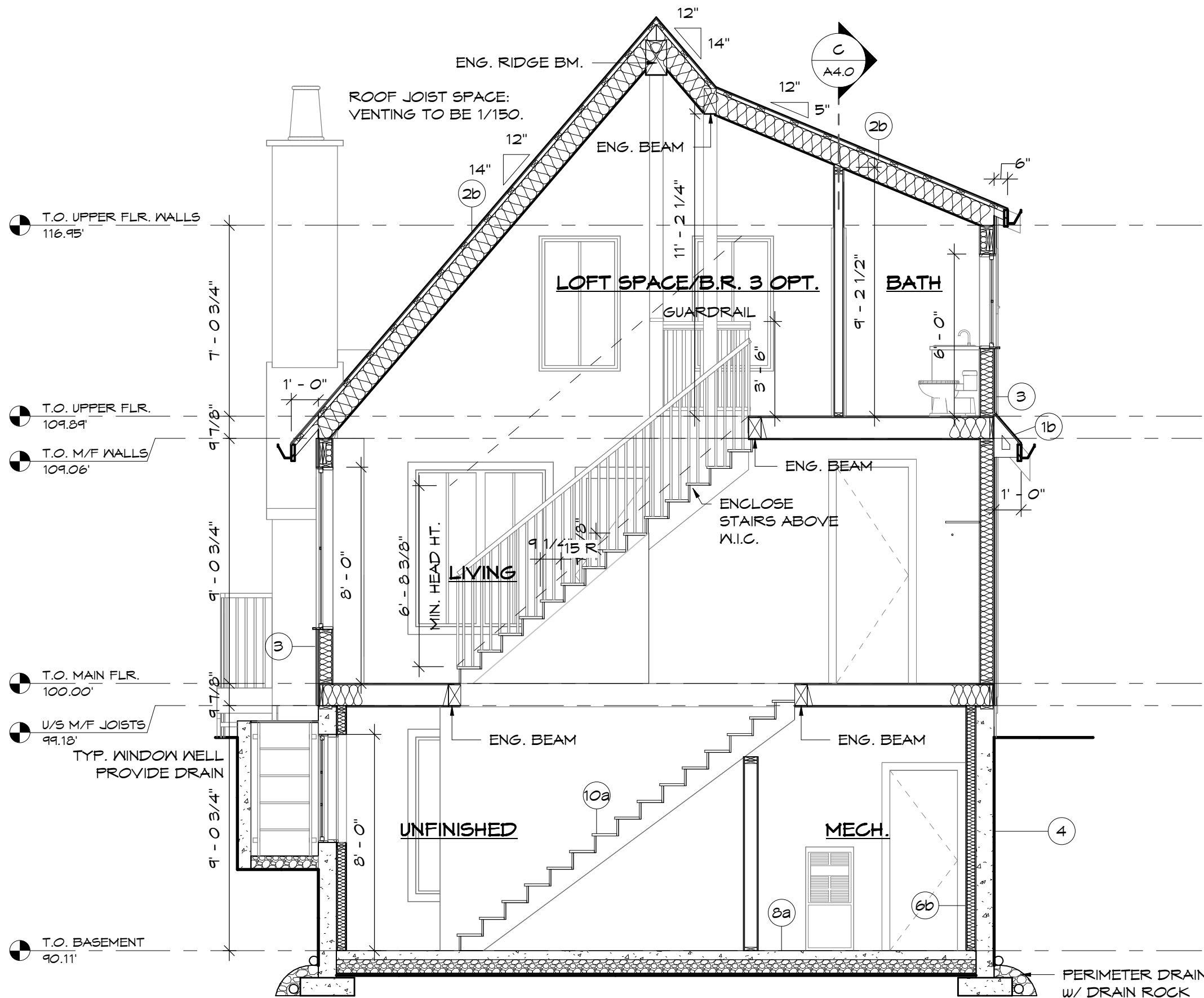
8a
TYPICAL BASEMENT FLOOR
(UNHEATED, UNINSULATED)
4" CONC. SLAB
6 MIL. POLY V.B.
6" MIN. COMPACT GRANULAR FILL

8d
TYPICAL EXTERIOR SLAB
FINISH AS PER OWNER
4" CONCRETE SLAB
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE AWAY FROM HOUSE

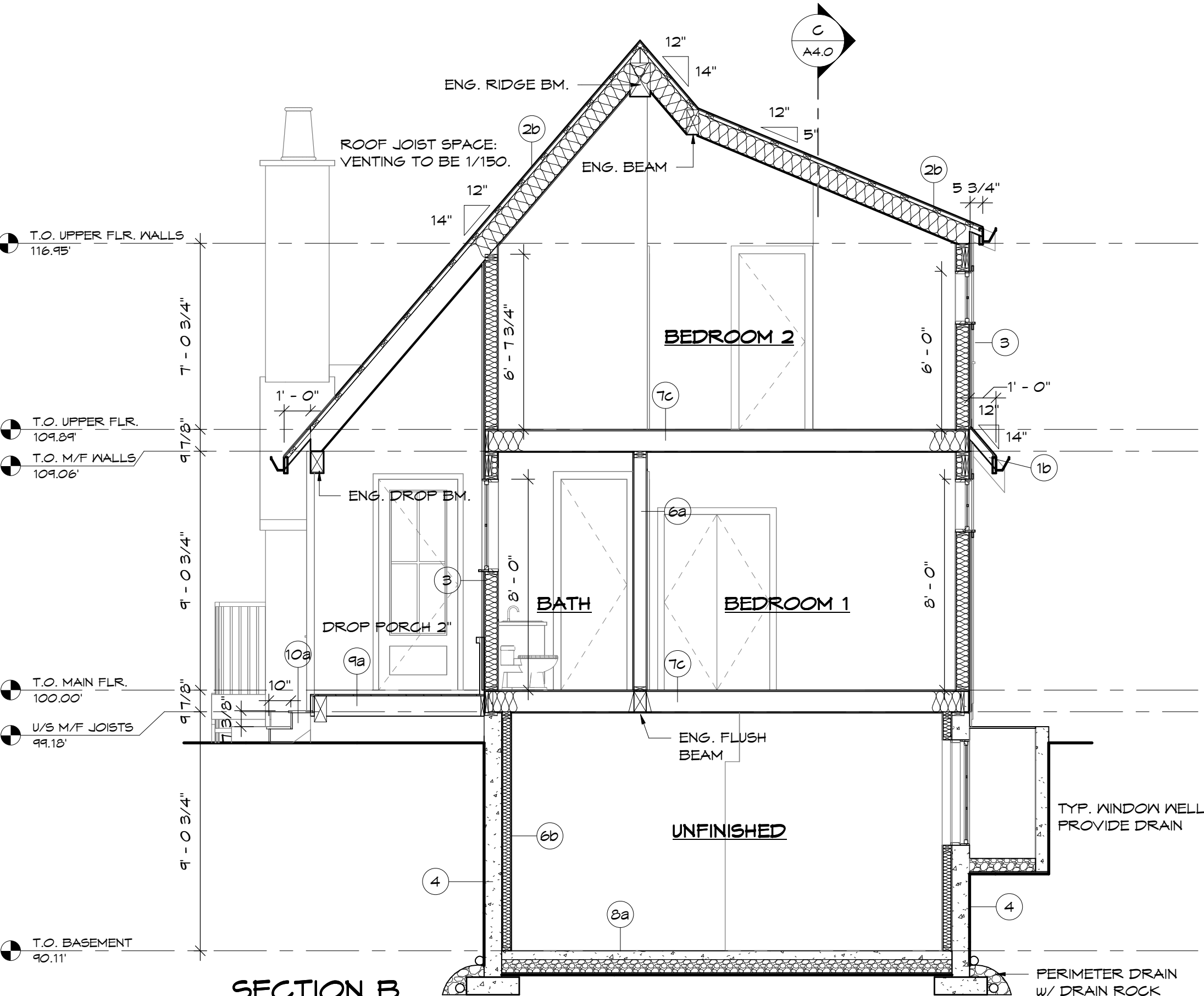
9a
TYPICAL P.T. DRIP DECK
1X6 P.T. DECK BOARDS
2X10 P.T. DECK JOISTS @ 16" O.C.
OR AS PER ENGR'S. SPECS.

10a
TYP. INTERIOR STAIR
11" TREAD
10" RUN
3-2X12 STRINGER
32"-36" HANDRAIL @ STAIRS W/
3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM

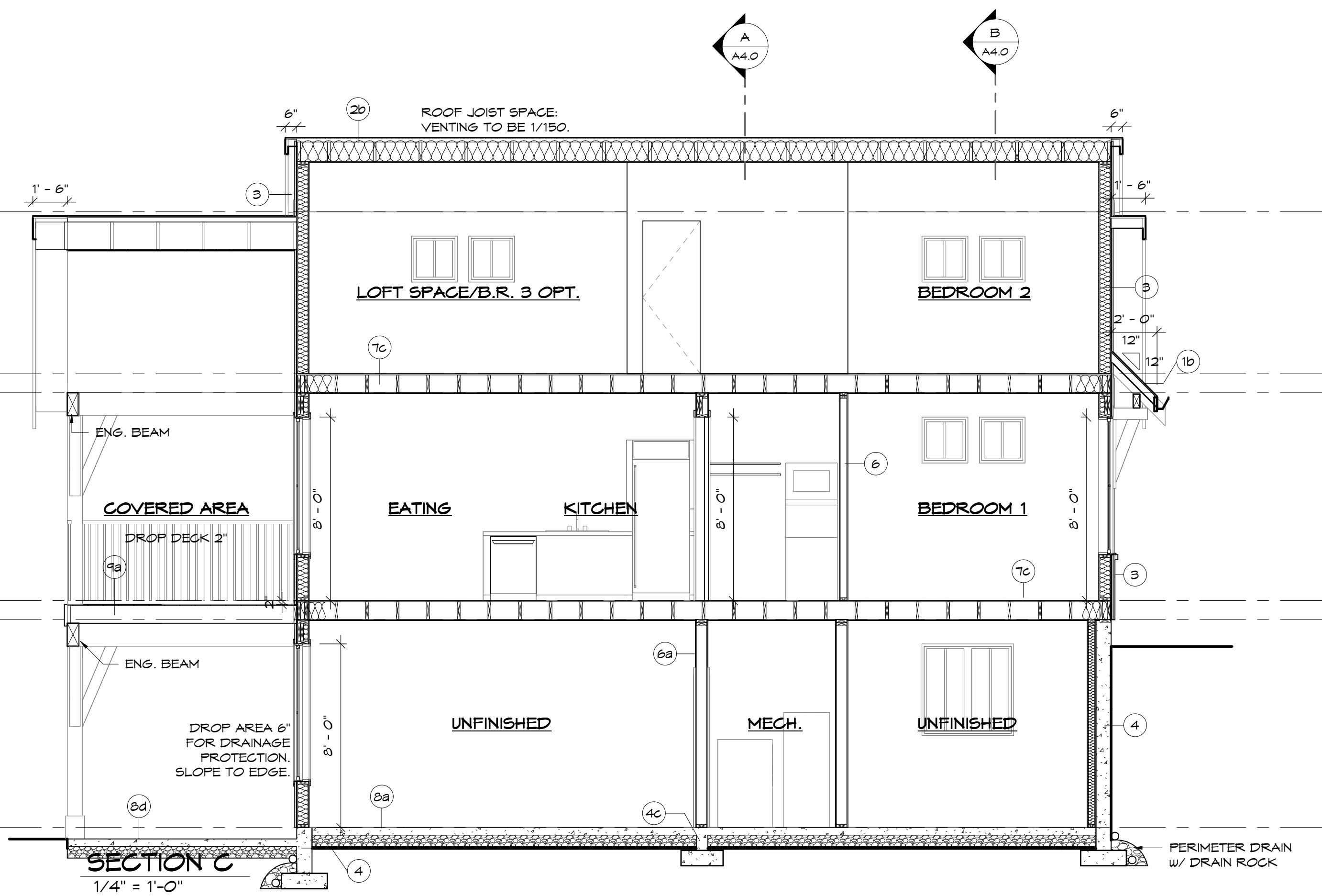
10b
OPEN RISER STAIR
11" TREAD
10" RUN, OPEN RISERS MAX. 4"
STRINGERS AS SHOWN, CONFIRM W/ENG.
32"-36" HANDRAIL @ STAIRS W/
3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM



SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

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PROJECT	
TITLE	
SECTIONS	
SCALE	As indicated
DATE	2023-07-25 6:38:17 PM
SHEET NUMBER	
A4.0	

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.41
6	POLYETHYLENE	0.00
7	1/2" (12.7MM) GYPSUM BOARD	0.08
8	FINISH: 1 COAT PRIMER/PAINT	0.00
9	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.93

- MIN. RSI 2.78

THIS ASSEMBLY MEETS THE MINIMUM REQUIRED RSI VALUE REGARDLESS OF APPLIED EXTERIOR FINISH

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	ASPHALT IMPREGNATED PAPER	0.00
3	1/2" (12.7MM) OSB SHEATHING	0.11
4	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.41
5	POLYETHYLENE	0.00
6	1/2" (12.7MM) GYPSUM BOARD	0.08
7	FINISH: 1 COAT PRIMER/PAINT	0.00
8	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.93

- MIN. RSI 2.78

THIS ASSEMBLY MEETS THE MINIMUM REQUIRED RSI VALUE REGARDLESS OF APPLIED EXTERIOR FINISH

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1/2" (12.7MM) GYPSUM BOARD	0.08
3	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.41
4	1/2" (12.7MM) GYPSUM BOARD	0.08
5	POLYETHYLENE	0.00
6	FINISH: 1 COAT PRIMER/PAINT	0.00
7	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.72

- MIN. RSI 2.62

THIS ASSEMBLY MEETS THE MINIMUM REQUIRED RSI VALUE REGARDLESS OF APPLIED EXTERIOR FINISH

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	1.62
6	2" RIGID INSULATION	1.68
8	POLYETHYLENE	0.00
9	1/2" (12.7MM) GYPSUM BOARD	0.08
10	FINISH: 1 COAT PRIMER/PAINT	0.00
11	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.82

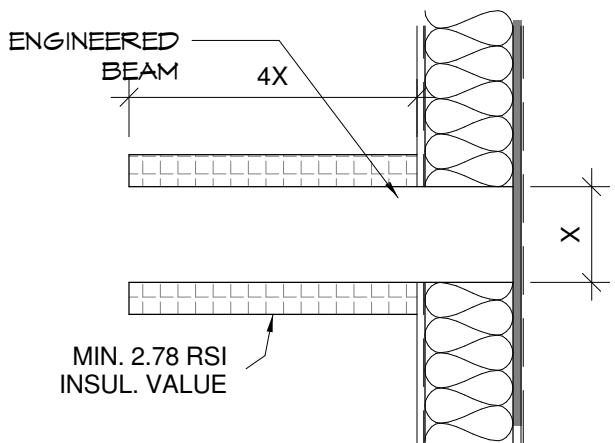
- MIN. RSI 2.78

THIS ASSEMBLY MEETS THE MINIMUM REQUIRED RSI VALUE REGARDLESS OF APPLIED EXTERIOR FINISH

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1/2" (12.7MM) GYPSUM BOARD	0.08
3	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	1.62
4	2" RIGID INSULATION	1.68
5	1/2" (12.7MM) GYPSUM BOARD	0.08
6	POLYETHYLENE	0.00
7	FINISH: 1 COAT PRIMER/PAINT	0.00
8	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.48

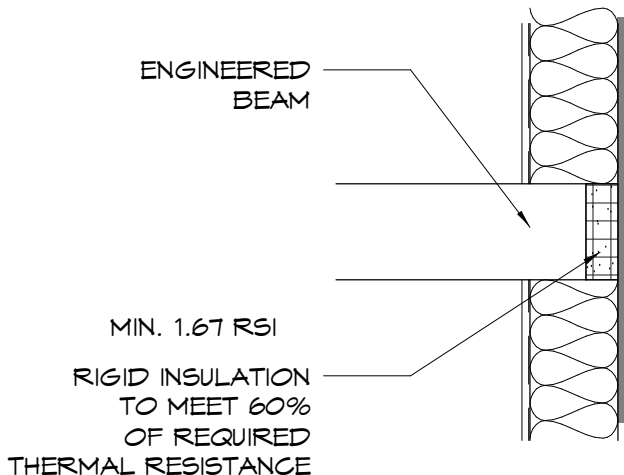
- MIN. RSI 2.62

THIS ASSEMBLY MEETS THE MINIMUM REQUIRED RSI VALUE REGARDLESS OF APPLIED EXTERIOR FINISH



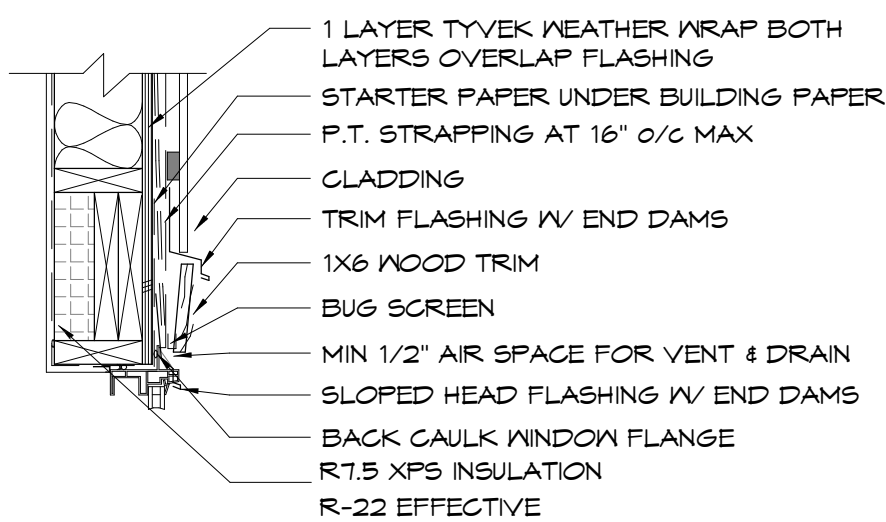
INSULATION TO BE 4X BEAM WIDTH WHEN BEAM CONTACTS EXTERIOR SHEATHING

BEAM / WALL - PLAN DETAIL 1
1" = 1'-0"

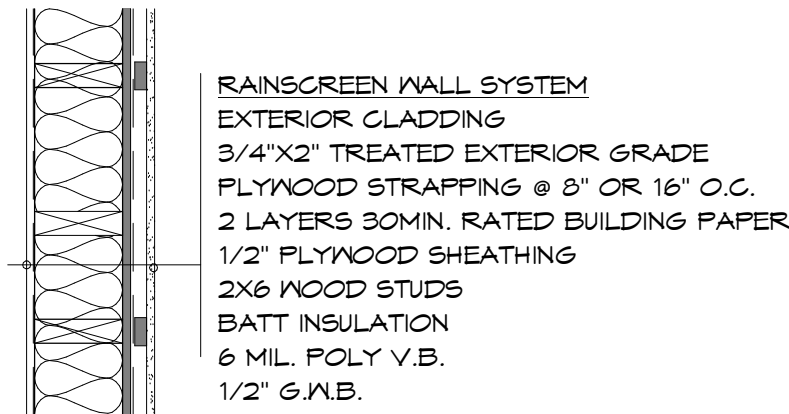


STRUCTURAL ENGINEER MUST REVIEW AND COMMENT ON THIS SCENARIO DUE TO THE REDUCED BEARING ON THE EXTERIOR WALL

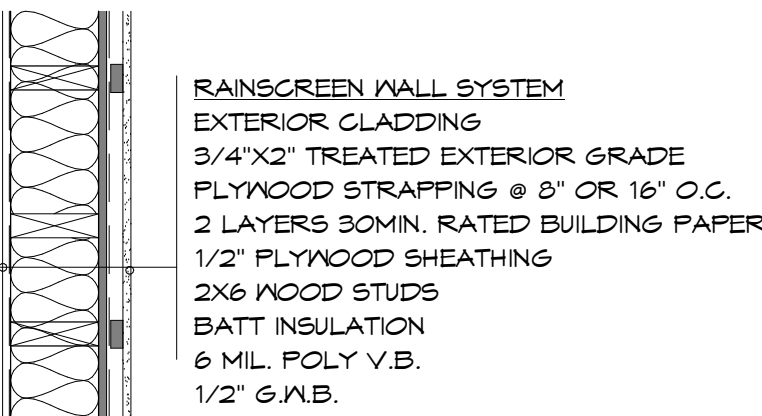
BEAM / WALL - PLAN DETAIL 2
1" = 1'-0"



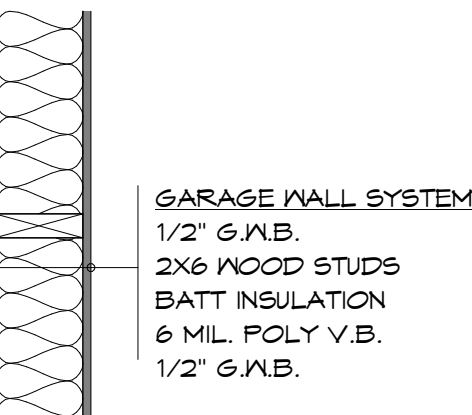
TYP. WINDOW HEAD
1" = 1'-0"



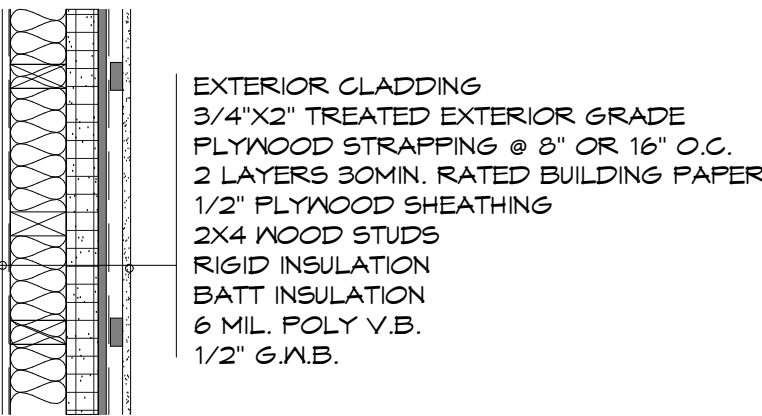
TYP. EXTERIOR WALL
1" = 1'-0"



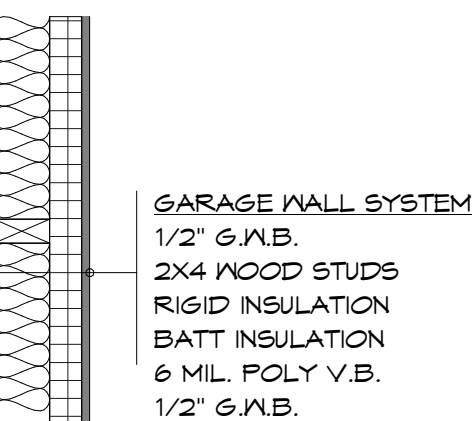
TYP. ATTIC WALL
1" = 1'-0"



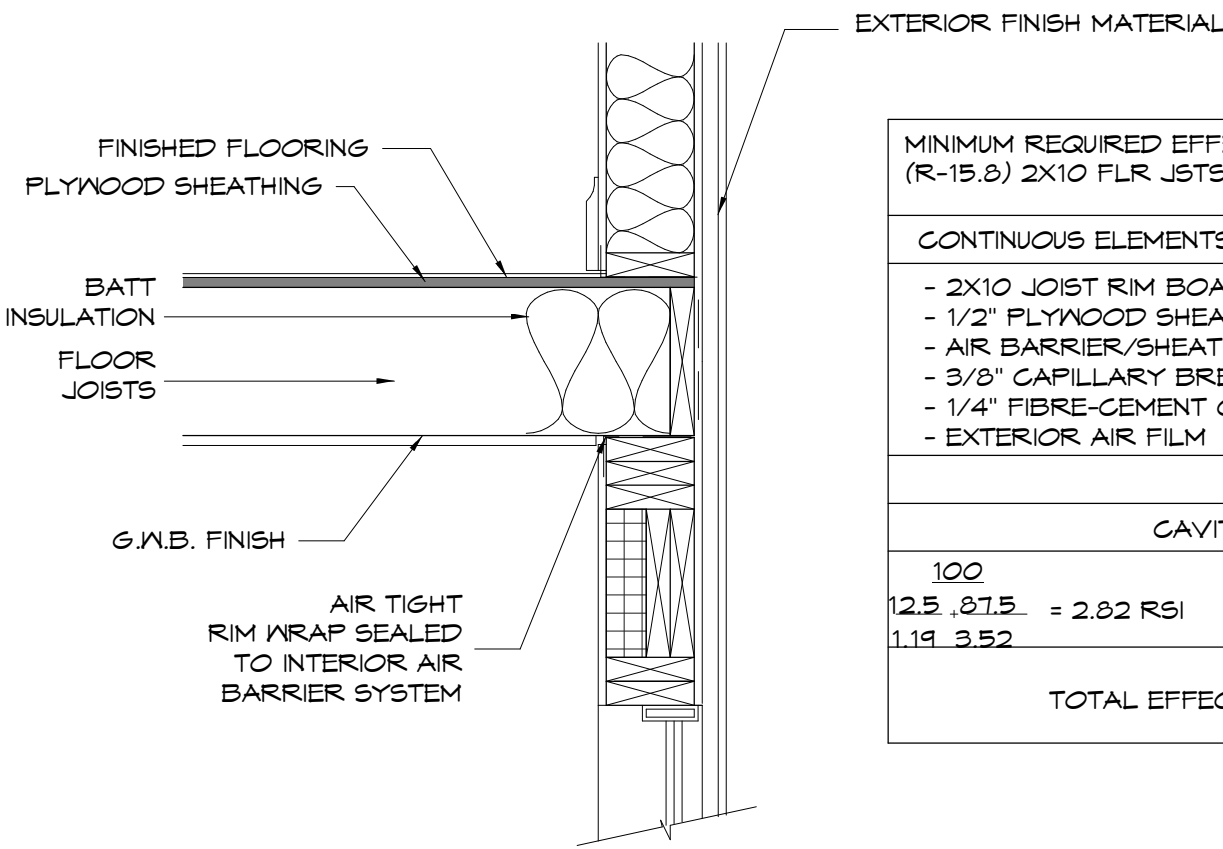
TYP. GARAGE WALL
1" = 1'-0"



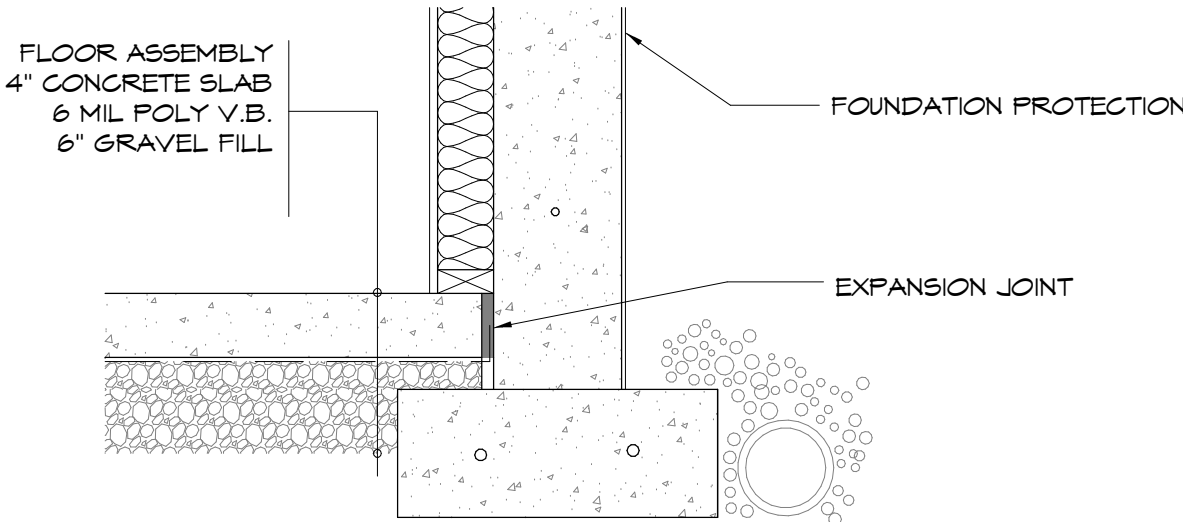
TYP. WALL W/ WATERLINES
1" = 1'-0"



TYP. GARAGE WALL W/ WATERLINES
1" = 1'-0"



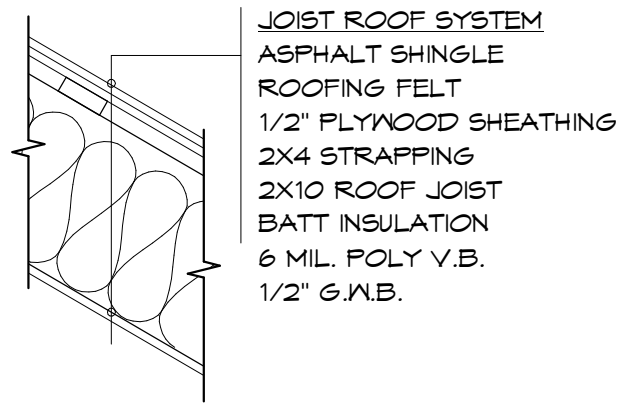
TYP. RIM JOIST @ 2X10 FLOOR JOISTS
1" = 1'-0"



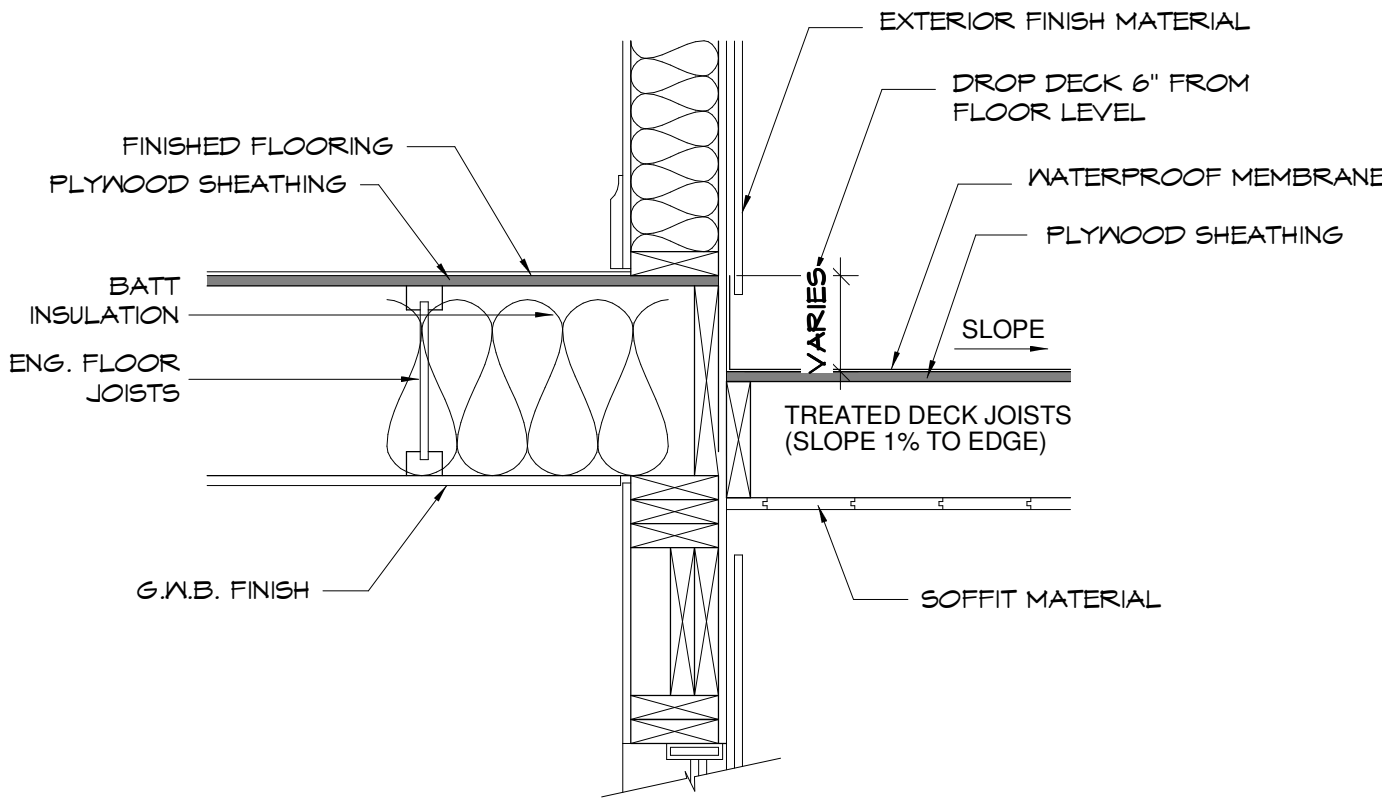
TYP. BASEMENT FTG @ UNHEATED FLOOR
1" = 1'-0"

ROOF ASSEMBLY COMPONENTS		RSI	R
1	EXTERIOR AIR FILM	0.03	0.17
2	ASPHALT SHINGLES	0.00	0.00
3	ROOFING FELT	0.00	0.00
4	1/2" (12.5MM) PLY. SHEATHING W/ STRAPPING	0.11	0.62
5	2X10 ROOF JOIST @ 16" O.C.	2.00	13.81
6	INSULATION R39 BATT IN CAVITY	5.80	33.00
7	POLYETHYLENE	0.00	0.00
8	1/2" (12.7MM) GYPSUM BOARD	0.06	0.45
9	FINISH: 1 COAT PRIMER/PAINT	0.00	0.00
10	INTERIOR AIR FILM	0.12	0.68
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		5.05	28.64
INSTALLED INSULATION RSI/R VALUE (NOMINAL)		5.80	33.00

MIN. RSI 4.67



TYP. 2X10 CATHEDRAL ROOF
1" = 1'-0"



TYP. DECK DROP DETAIL
1" = 1'-0"

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOISTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL

- RIM JOIST
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

- WINDOW HEAD
THE INTERFACE BETWEEN THE HEAD/JAMS AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL SEALAND CAPABLE OF WITHSTANDING HIGH TEMPERATURES

- PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE

- SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT

- WALL TO CEILING
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL

- ELECTRICAL PENETRATION IN WALL
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

REVISIONS

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TITLE
DETAILS

SCALE As indicated	SHEET NUMBER A5.0
DATE 2023-07-25 6:38:19 PM	