



FRONT PERSPECTIVE

GEODETIC HEIGHTS	
ROOF PEAK	149.49 m
T.O. UPPER FLR.	142.56 m
AVG. GRADE	140.47 m
T.O. LOWER FLOOR SLAB	139.55 m
T.O. GARAGE SLAB @ ENTRY	139.35 m

FLOOR AREA SUMMARY	
T.O. LOWER FLOOR SLAB	
LOWER FLOOR AREA	598 SF
GARAGE	472 SF
SUITE AREA	340 SF
	1910 SF
T.O. UPPER FLR.	
UPPER FLOOR AREA	1604 SF
	1604 SF
TOTAL FLOOR AREA	3514 SF

PROJECT SYNOPSIS:

CIVIC ADDRESS: 33975 BARKER COURT, MISSION BC
 LEGAL DESCRIPTION: LOT 21 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP94115

ZONING: MD465
 SITE AREA: 5273 SQ. FT.

LOT COVERAGE:
 PERMITTED: 40% = 2104.2 SQ. FT.
 PROPOSED: 38% = 2012 SQ. FT.

FLOOR AREA:
 BASEMENT FLOOR: 1438 SQ. FT. (INCL. SUITE)
 UPPER FLOOR: 1604 SQ. FT.
 GARAGE AREA: 472 SQ. FT.

TOTAL AREA: 3514 SQ. FT.

FLOOR SPACE RATIO (FSR):
 BASEMENT AREA: 1438 SQ. FT.
 MAIN FLOOR AREA: 1604 SQ. FT.

TOTAL AREA: 3042 SQ. FT.

FLOOR SPACE RATIO (FSR):
 PERMITTED: 60% (3163.8/5273 = .60)
 PROPOSED: 57.6% (3042/5273 = .576)

BUILDING SETBACKS: PERMITTED

FRONT: 6.0M TO GARAGE FACE REDUCED TO 4.0M IF GARAGE IS SETBACK TO 6.0M

REAR: 7.0M
 L. SIDE: 1.5M
 R. SIDE: 3.0M

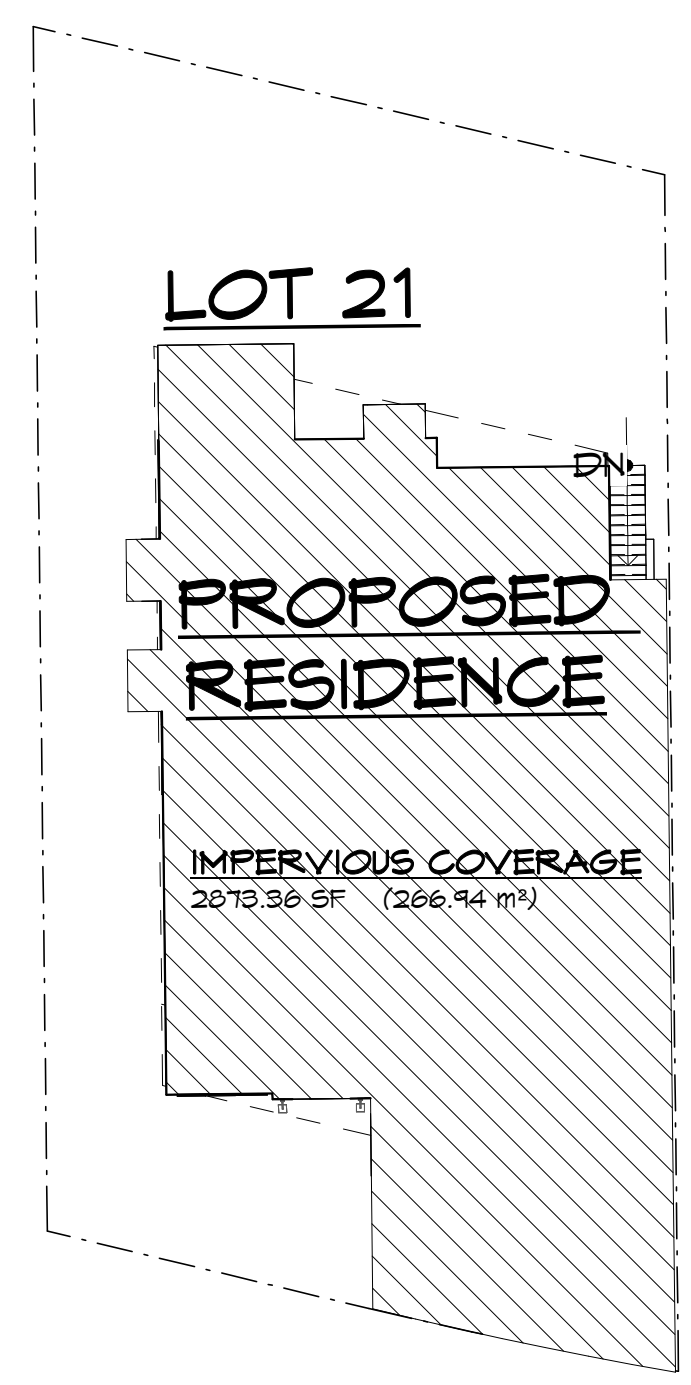
MAXIMUM HEIGHT: 9.5M = 31.17'
 PROPOSED HEIGHT: 8.0M = 26.25'

CLIMATIC DATA:
 CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)
 PRINCIPLE HEAT SOURCE: FORCED AIR FURNACE
 VENTILATION MEETS B.C.B.C. 9.32 & 9.36

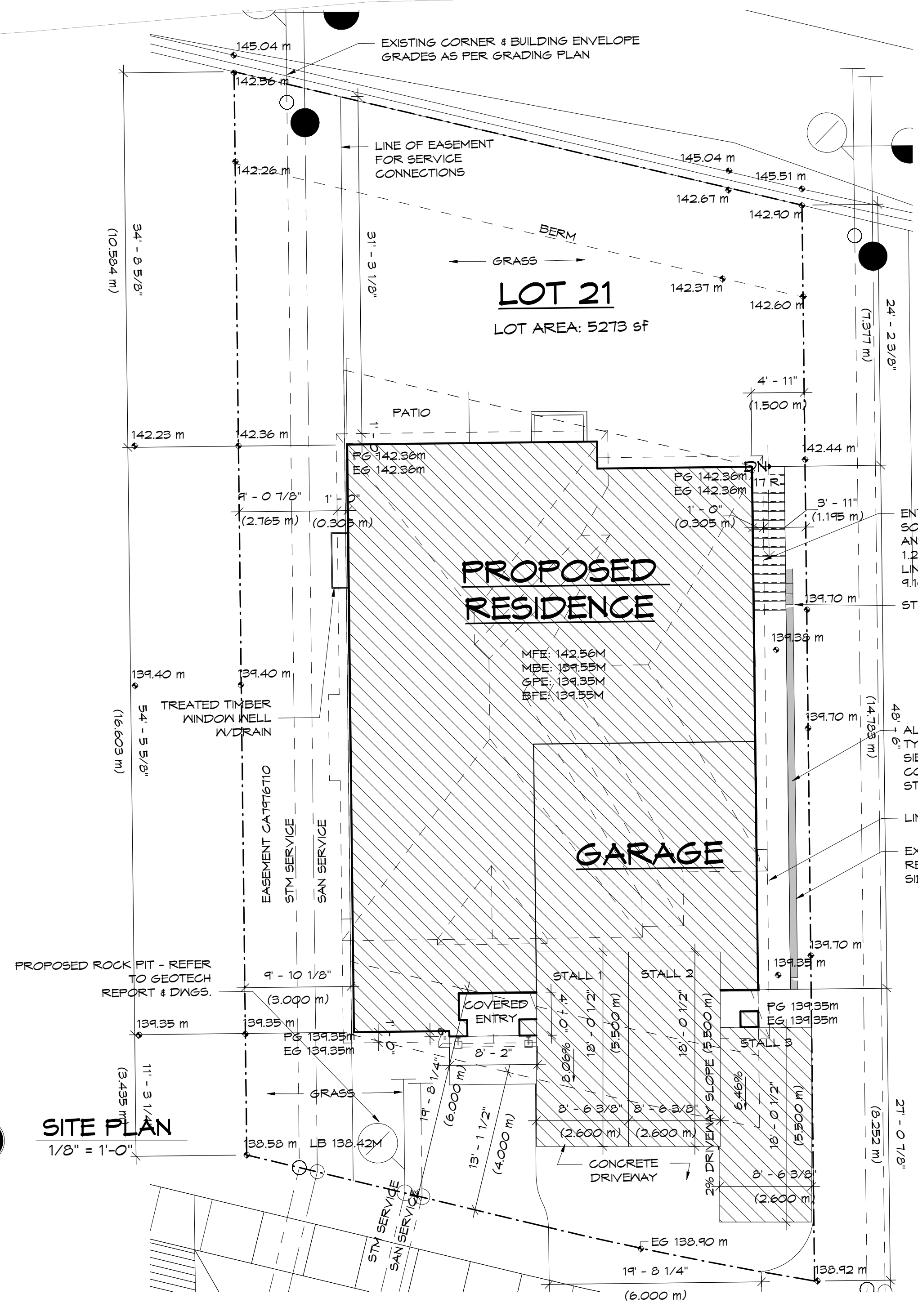
IMPERVIOUS SURFACE CALCULATIONS
 PERMITTED: 55% OR 2900 SQ. FT.
 PROPOSED: 54% OR 2816 SQ. FT.

GENERAL NOTES

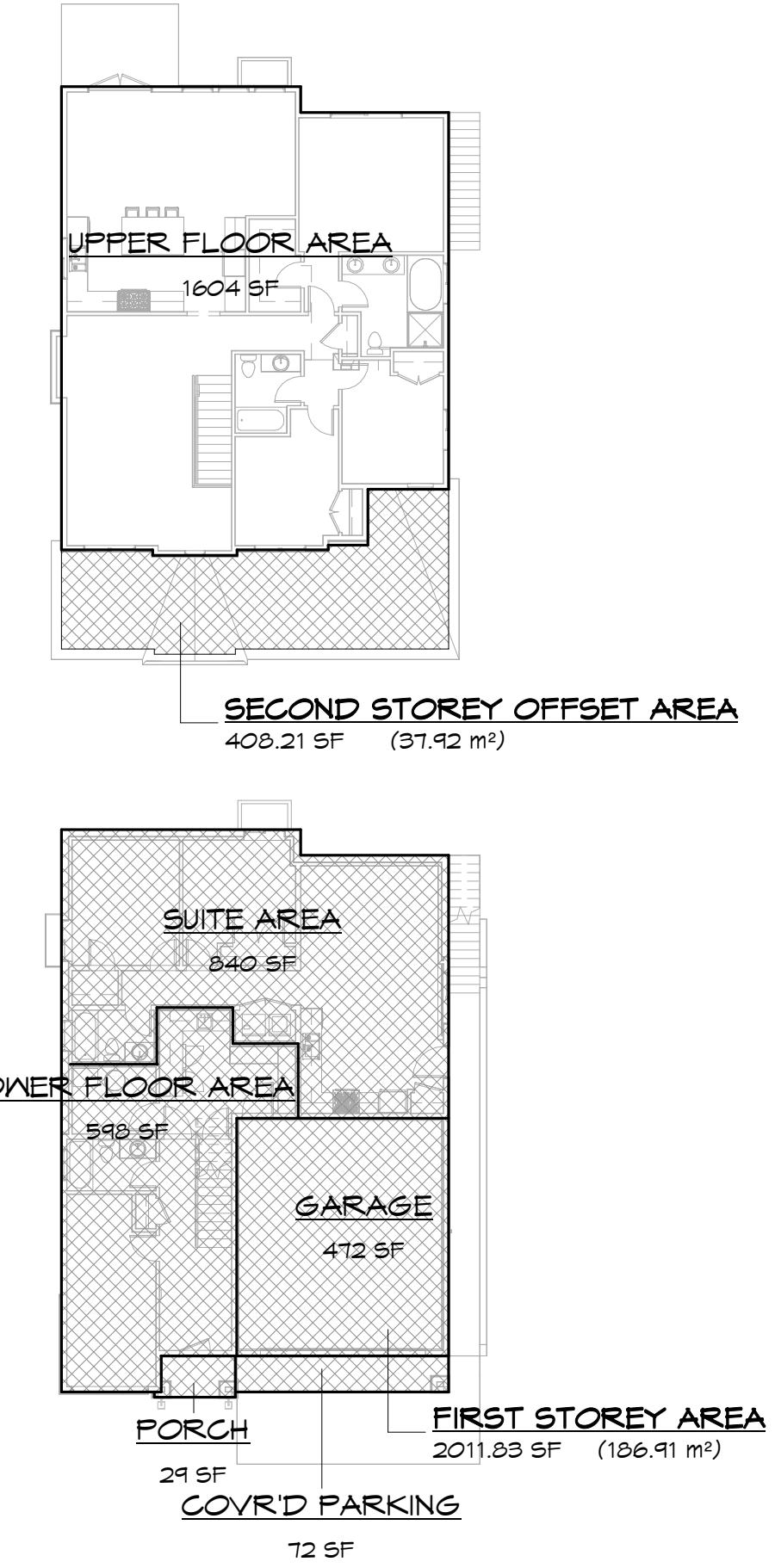
- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 B.C. BUILDING CODE. BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR CLADDING AS REQUIRED ACCORDING TO BE B.C.B.C
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE B.C.B.C.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE B.C.B.C.
- 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 B.C.B.C.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)



IMPERVIOUS LOT COVERAGE
 1/16" = 1'-0"



SITE PLAN
 1/8" = 1'-0"



80/20 FLOOR AREA CALCULATION
 SECOND STOREY MAY BE A MAXIMUM 80% OF THE FIRST STOREY (INCLUDING ATTACHED GARAGE & VERANDA).
 0.8 = 2011.03x0.8 = 1609.46 SQ.FT.
 MINIMUM OFFSET = 20%
 0.2 = 2011.03x0.2 = 402.206 SQ.FT.

DRAWING INDEX	
SHEET	DRAWING TITLE
A1.0	SITE PLAN
A2.0	LOWER FLOOR, FOUNDATION
A2.1	ROOF PLAN, UPPER FLOOR
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A5.0	DETAILS

REVISIONS

LOT 21 - BASEMENT ENTRY F2

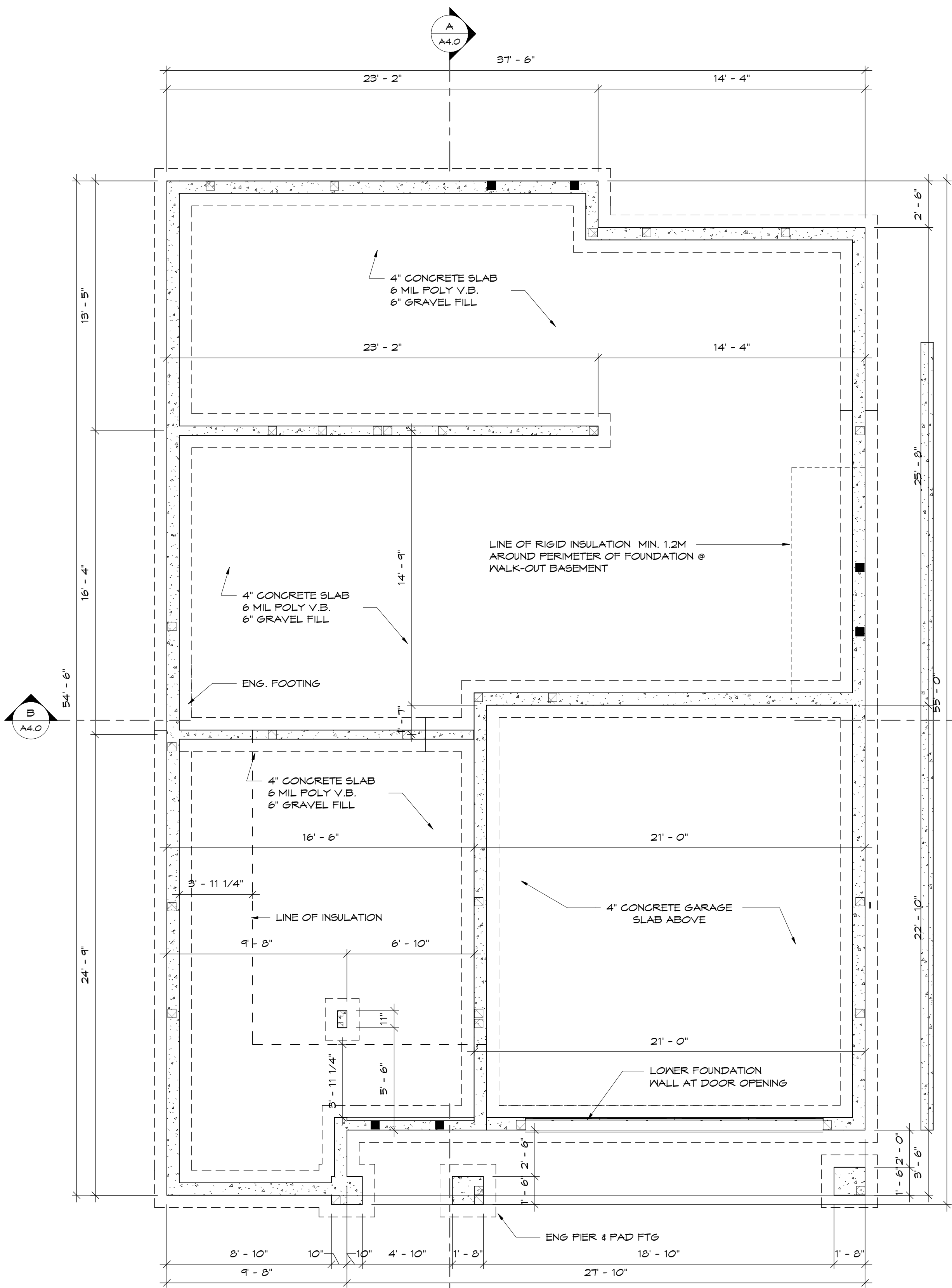
SU CASA
 DESIGN

ADDRESS: 2648 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 864-4303 EMAIL: INFO@SU-CASA.DESIGN

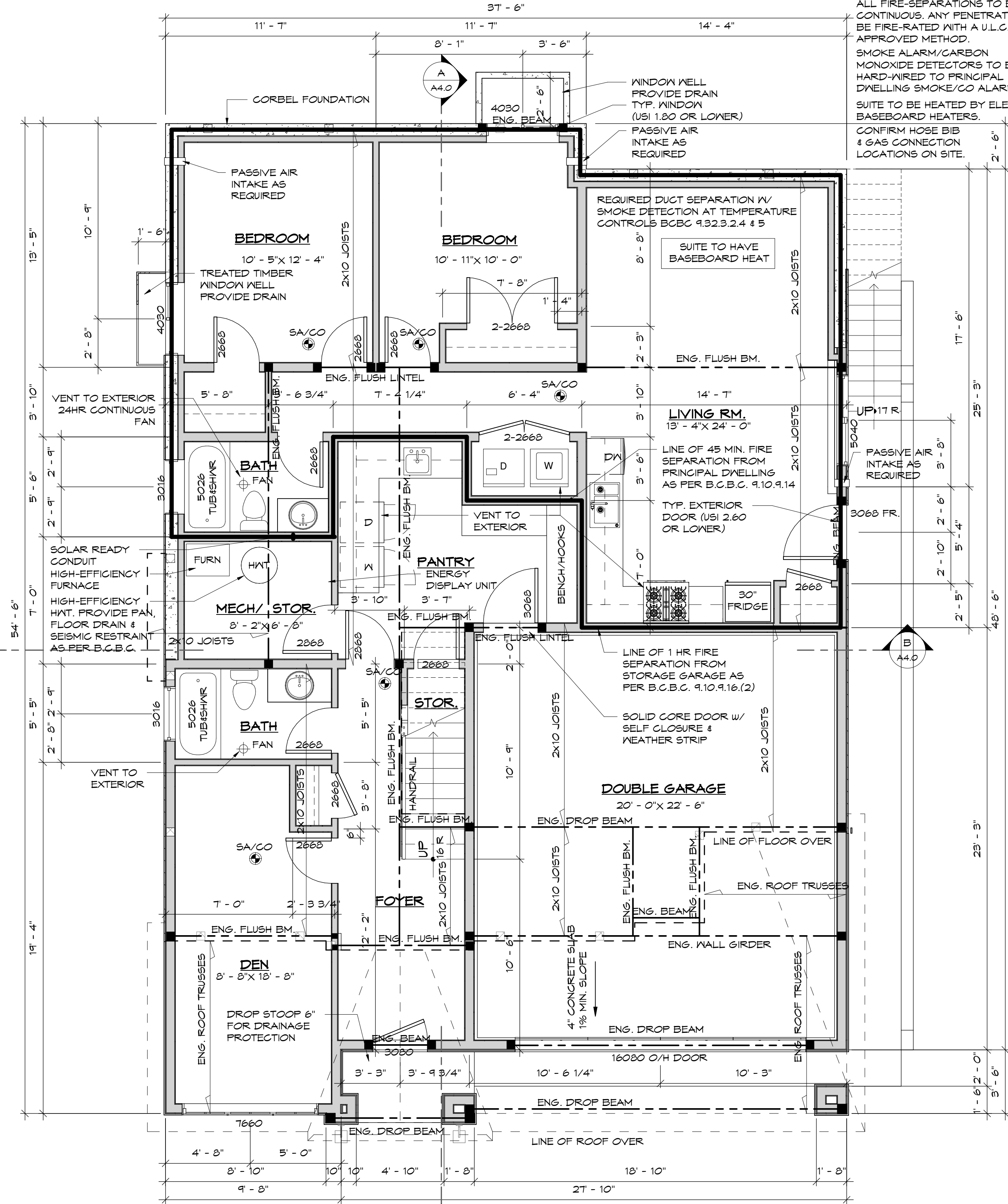
PROJECT	18007
	33975 BARKER COURT
TITLE	SITE PLAN
SCALE	As indicated
DATE	2022-01-28 3:24:39 PM
SHEET NUMBER	A1.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

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 FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE B.C. BUILDING CODE.



FOUNDATION PLAN
1/4" = 1'-0"



LOWER FLOOR PLAN
1/4" = 1'-0"

LOWER FLOOR AREA	598 SF
GARAGE	472 SF
SUITE AREA	840 SF
TOTAL MAIN FLOOR AREA	1910 SF

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

NO SECONDARY SUITE DUCT WORK TO PENETRATE OR COMPROMISE THE CONTINUITY OF THE FIRE SEPARATION BETWEEN THE SUITE AND MAIN RESIDENCE

ALL FIRE-SEPARATIONS TO BE CONTINUOUS. ANY PENETRATION TO BE FIRE-RATED WITH A U.L.C. APPROVED METHOD. SMOKE ALARM/CARBON MONOXIDE DETECTORS TO BE HARD-WIRED TO PRINCIPAL DWELLING SMOKE/CO ALARMS. SUITE TO BE HEATED BY ELECTRIC BASEBOARD HEATERS. CONFIRM HOSE BIB & GAS CONNECTION LOCATIONS ON SITE.

REVISIONS

LOT 21 - BASEMENT ENTRY F2

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DESIGN

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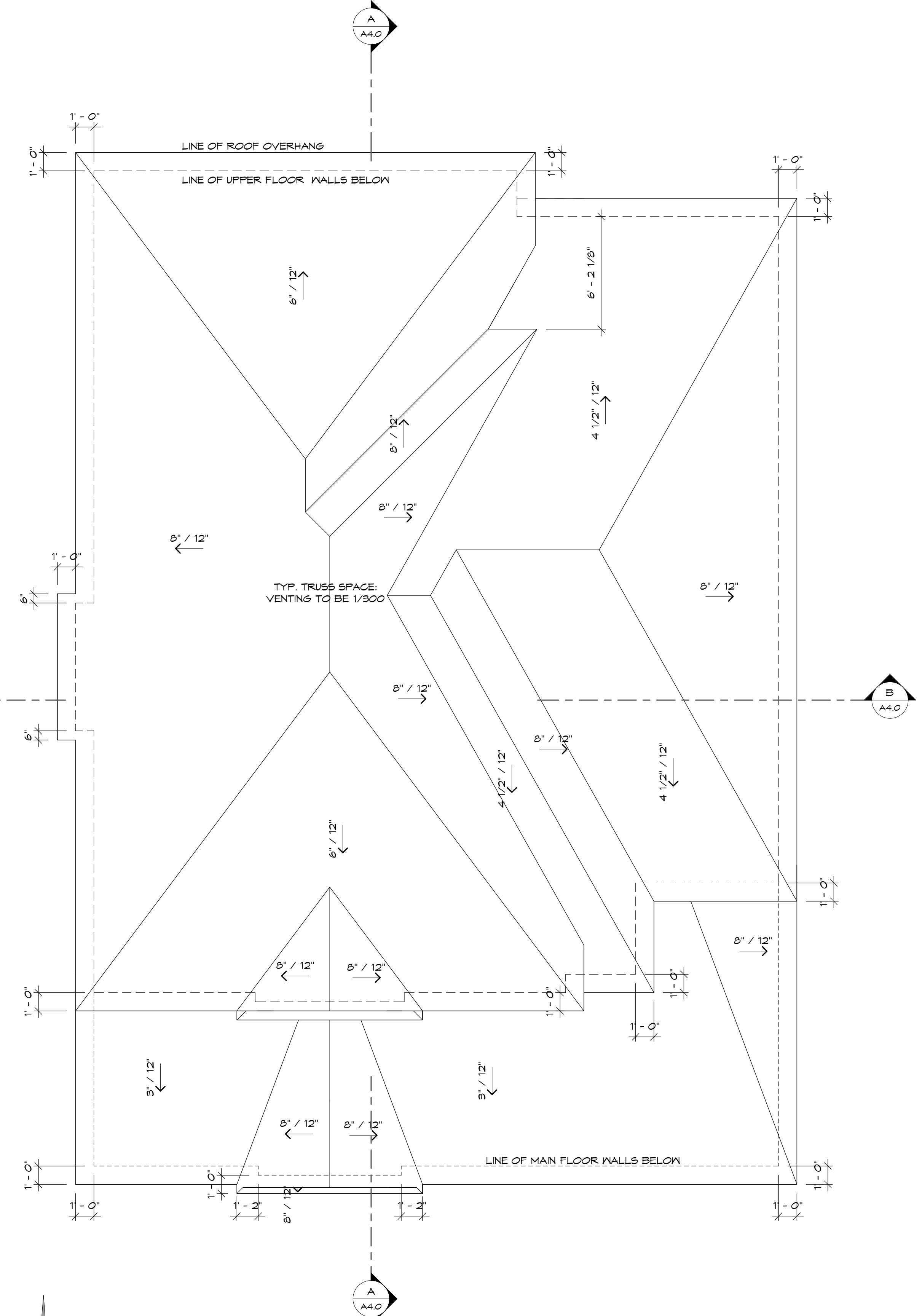
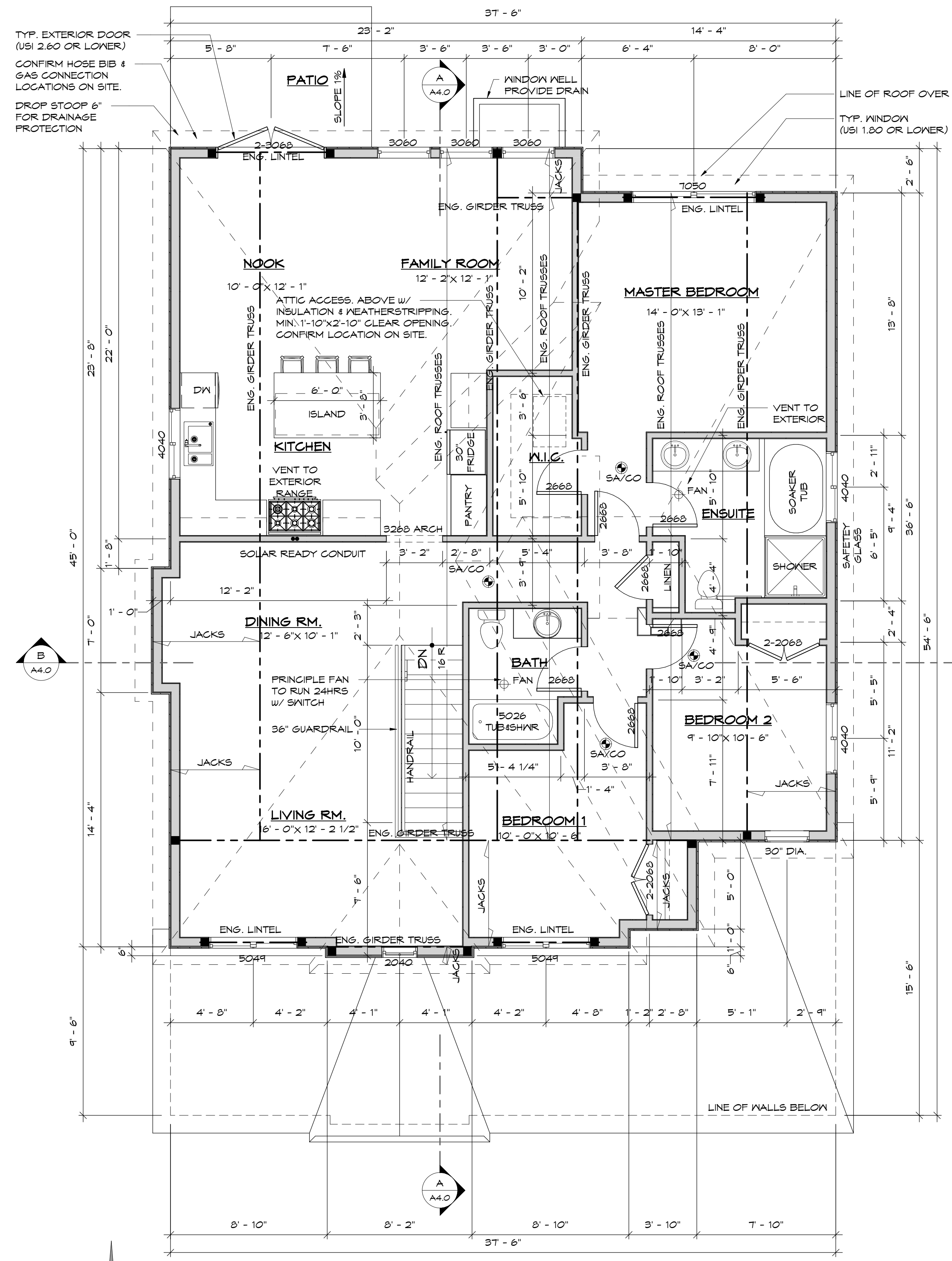
TEL: (604) 864-4303

ADDRESS: 2643 MONTROSE AVE. ABBOTSFORD, BC

PROJECT	18007
33975 BARKER COURT	
TITLE	LOWER FLOOR, FOUNDATION
SCALE	1/4" = 1'-0"
DATE	2022-01-28 3:24:41 PM
SHEET NUMBER	A2.0

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- TYPICAL FLOOR PLAN NOTES**
- ALL INTERIOR DOOR ARE 4" FROM MALL (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 TRUSSES MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
 - POINT LOAD FROM ABOVE
 - POINT LOAD CARRIED TO FLOOR BELOW

REVISIONS

LOT 21 - BASEMENT ENTRY F2

SU CASA DESIGN

PROJECT 18007
 33975 BARKER COURT

TITLE ROOF PLAN, UPPER FLOOR

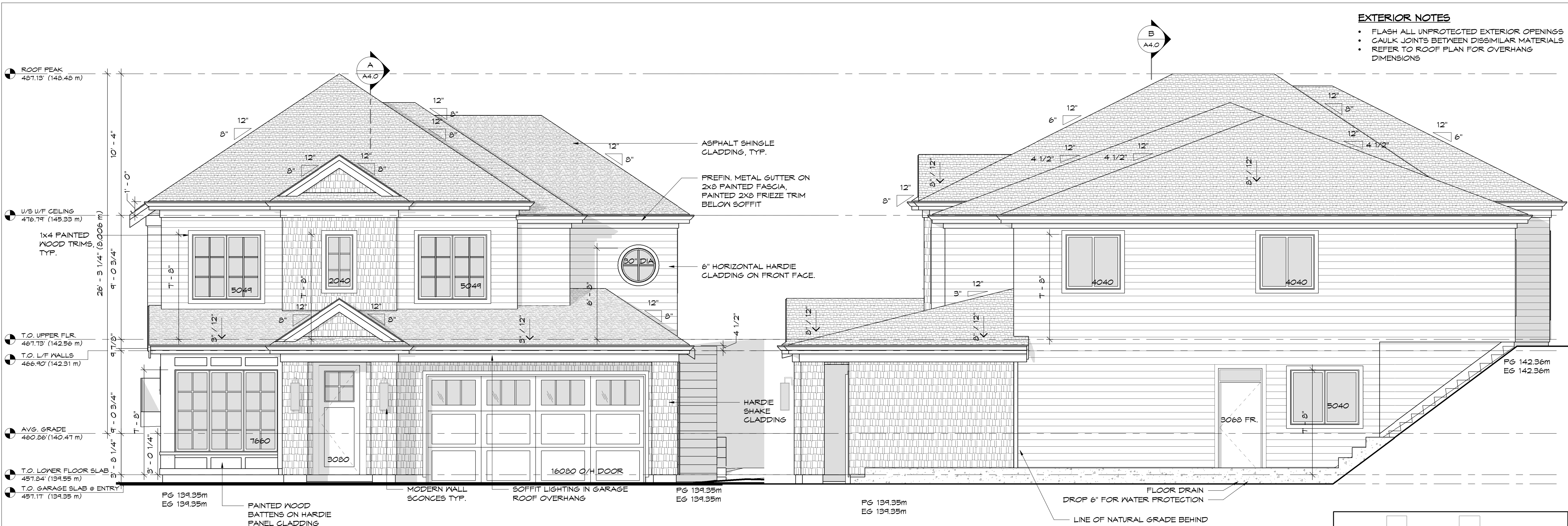
SCALE 1/4" = 1'-0" SHEET NUMBER **A2.1**

DATE 2022-01-28 3:24:42 PM

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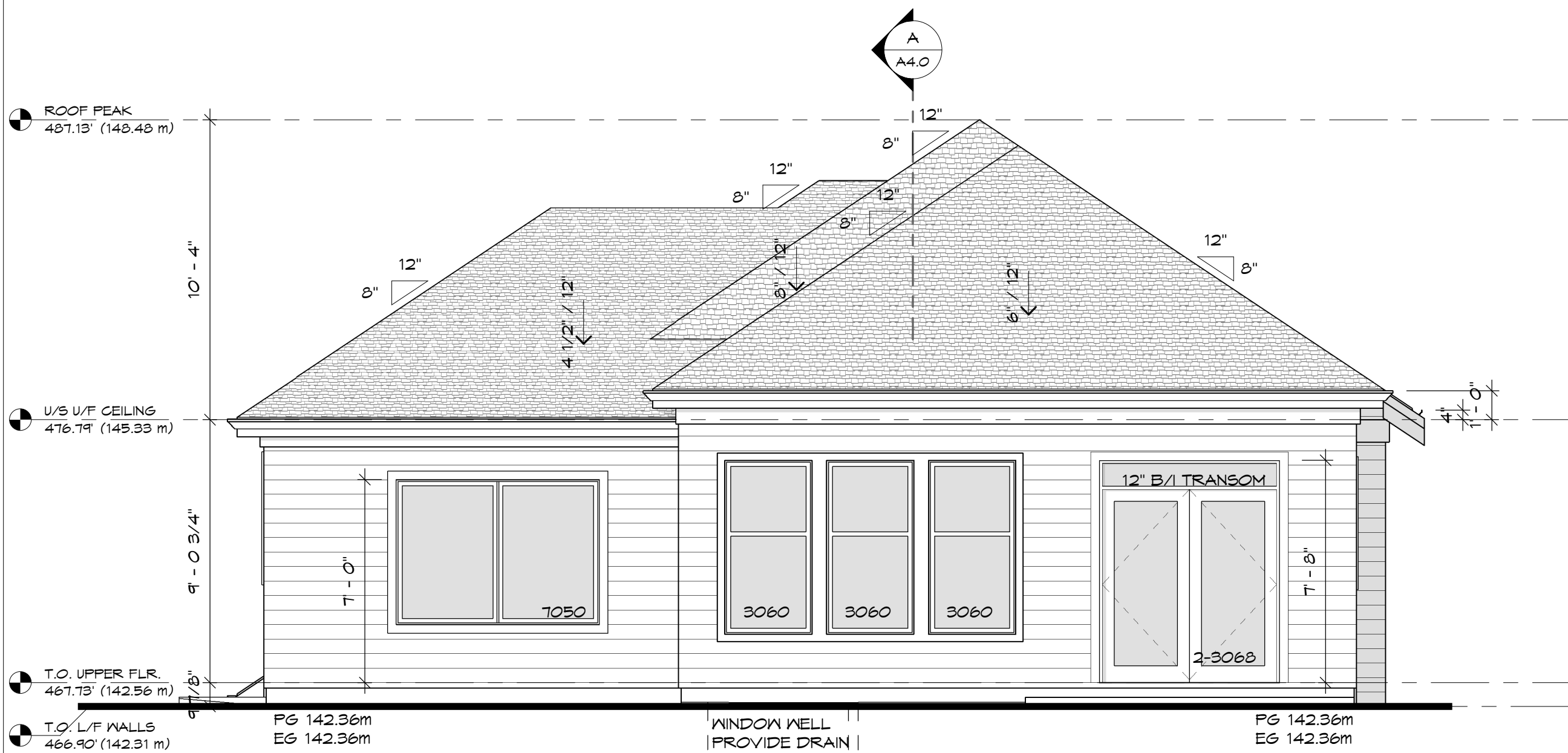
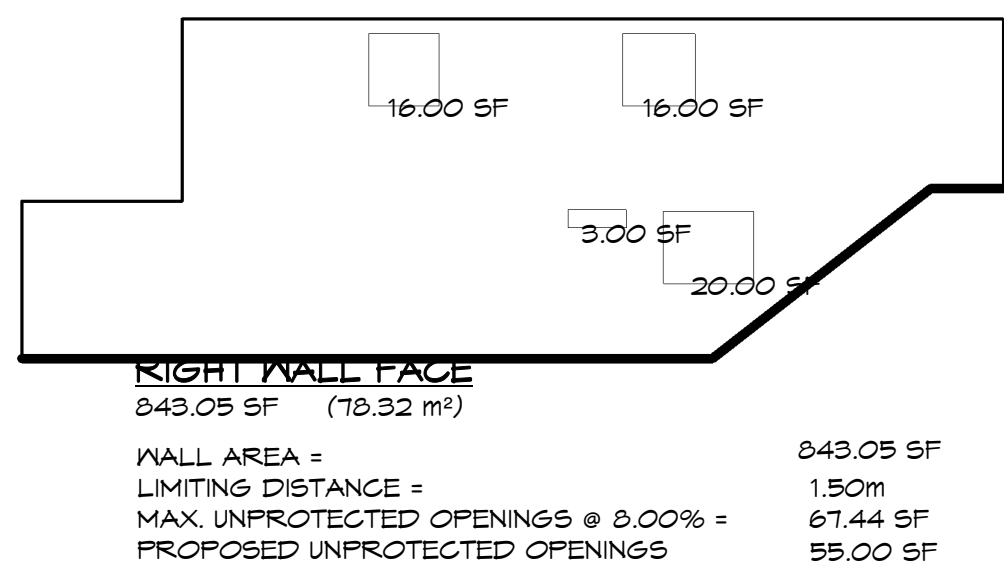


- EXTERIOR NOTES**
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
 - CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
 - REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

REVISIONS

FRONT ELEVATION
1/4" = 1'-0"

RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

LOT 21 - BASEMENT ENTRY F2

SU CASA
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PROJECT	18007
33975 BARKER COURT	
TITLE	EXTERIOR ELEVATIONS
SCALE	As indicated
DATE	2022-01-28 3:24:48 PM
SHEET NUMBER	A3.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE
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REVISIONS

LOT 21 - BASEMENT ENTRY F2

SU CASA DESIGN

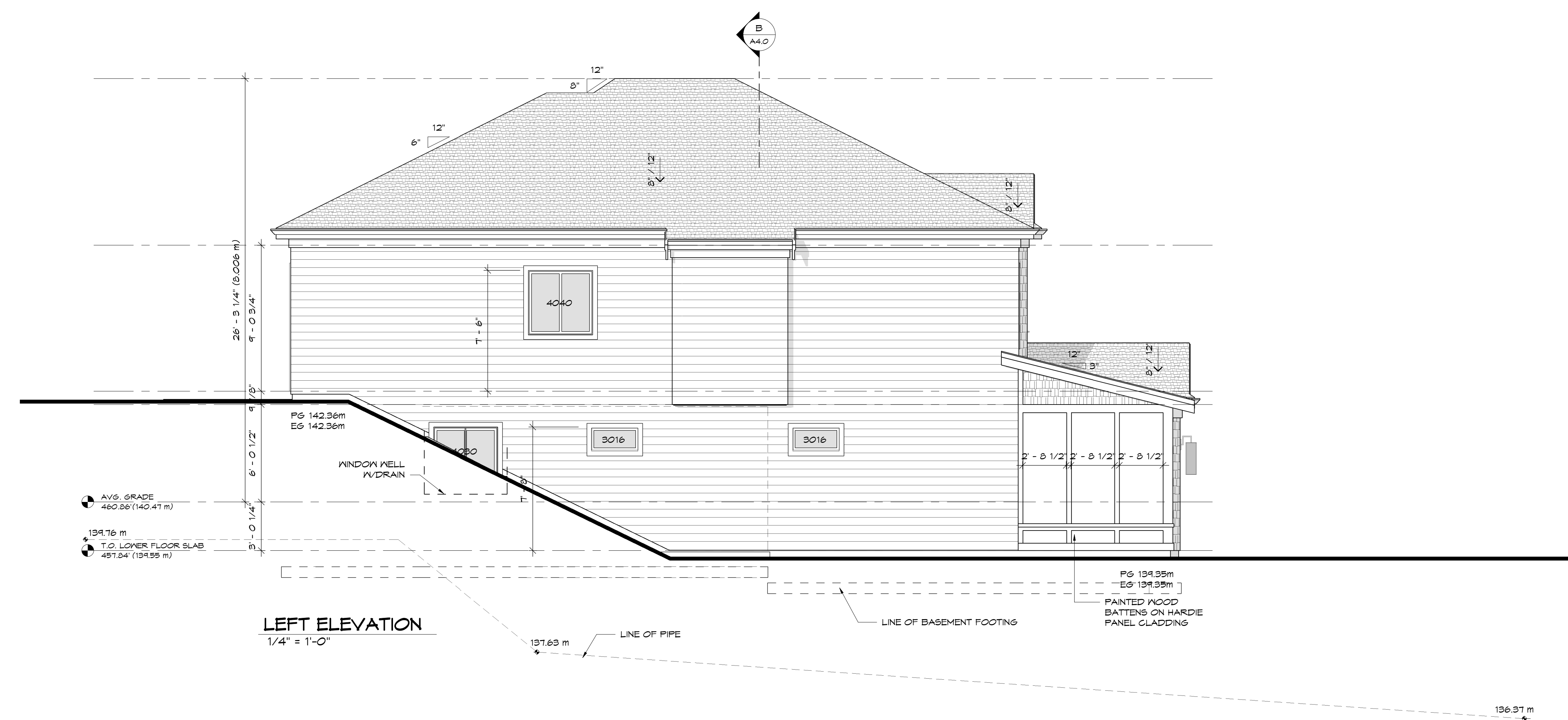
ADDRESS: 2643 MONTROSE AVE. ABBOTSFORD, B.C. TEL: (604) 864-4303 EMAIL: INFO@SUCASADDESIGN.CA

PROJECT 18007
33975 BARKER COURT

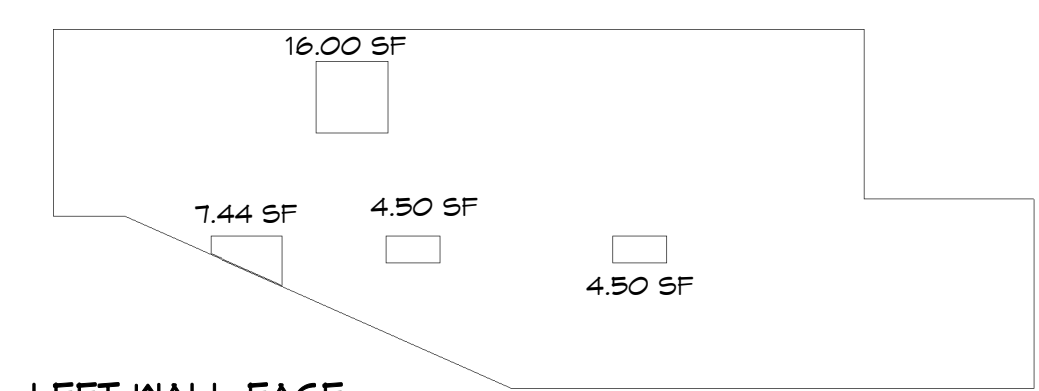
TITLE EXTERIOR ELEVATIONS

SCALE As indicated	SHEET NUMBER A3.1
DATE 2022-01-28 3:24:50 PM	

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE



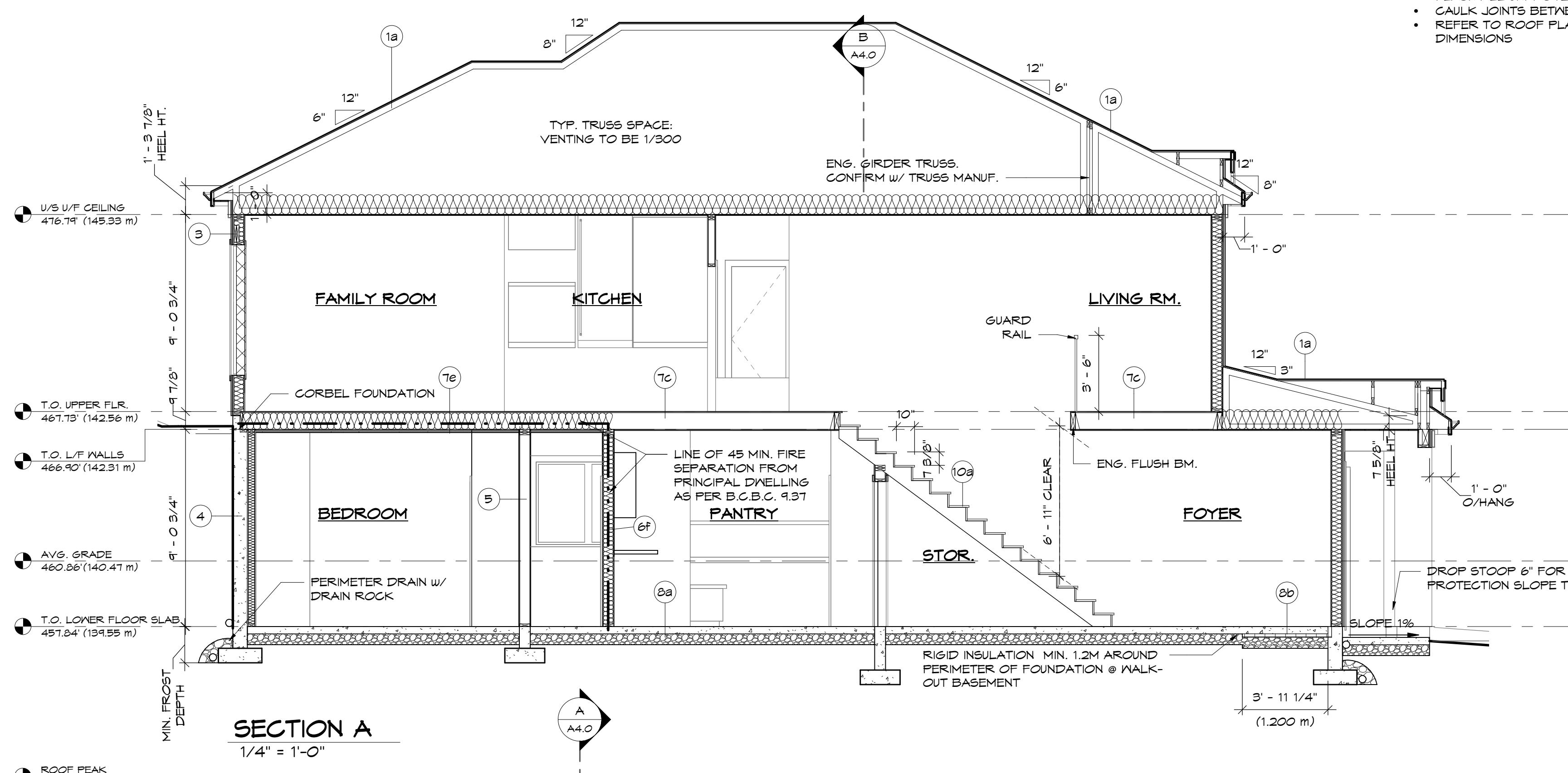
LEFT ELEVATION
1/4" = 1'-0"



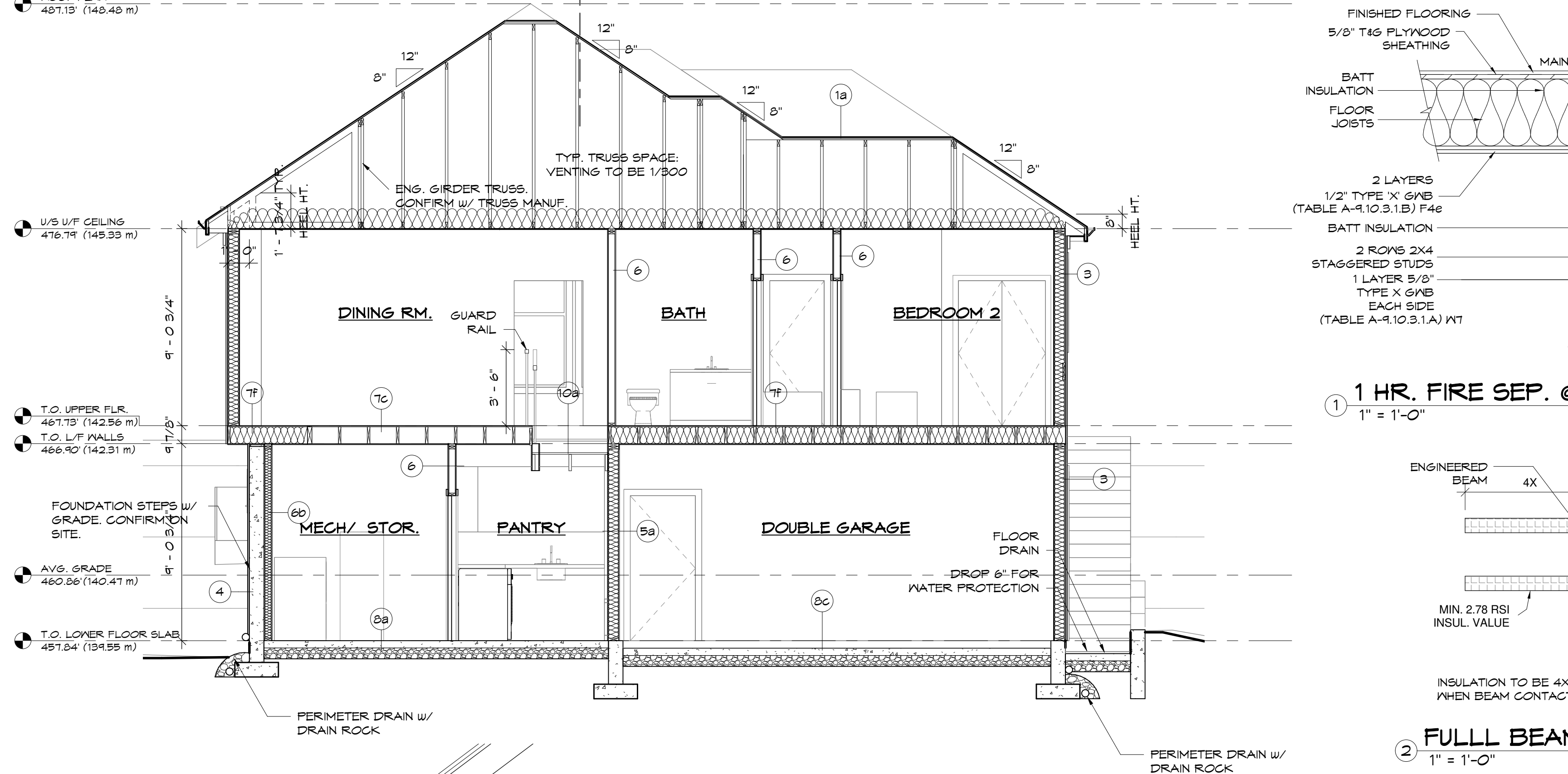
LEFT WALL FACE
 859.30 SF (79.83 m²)
 WALL AREA = 859.30 SF
 LIMITING DISTANCE = 3.00m
 MAX. UNPROTECTED OPENINGS @ 15.12% = 135.00 SF
 PROPOSED UNPROTECTED OPENINGS 32.44 SF

LEFT WALL - UNPROTECTED OPENING CALCULATIONS
 3/32" = 1'-0"

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



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

- EXTERIOR NOTES**
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
 - CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
 - REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

BUILDING SPECIFICATIONS

1a
TYPICAL TRUSS ROOF
ASPHALT SHINGLE ROOF
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES
R-40 BATT INSULATION
6 MIL POLY V.B.
GYPSUM CEILING BOARD

3
TYPICAL EXTERIOR WALLS
EXTERIOR FINISH
REQUIRED RAINSCREEN
BUILDING PAPER
1/2" PLYWOOD SHEATHING
2x6 STUDS @ 16" O.C.
R-20 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

5
TYPICAL BEARING WALLS
1/2" GYPSUM WALL BOARD
2X6 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD
6"X4" CONCRETE CURB
24"X8" CONCRETE STRIP FOOTING
(SEE STRUCTURAL FOR SPECS.)

5a
TYPICAL GARAGE WALL
1/2" GYPSUM WALL BOARD
2X6 STUDS @ 16" O.C.
W/ R20 BATT INSULATION
1/2" GYPSUM WALL BOARD

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
1/2" AIR SPACE FROM FOUNDATION
2X4 STUDS @ 16" O.C.
R14 BATT INSULATION
6 MIL. POLY V.B.
GYPSUM WALL BOARD

6f
45 MIN. WALLS @ SUITE
1/2" TYPE 'X' GYPSUM WALL BOARD
2x4 STUDS @ 16" O.C.
STAGGERED ON 2X6 PLATES
ACOUSTIC BATT INSULATION
1/2" TYPE 'X' GYPSUM WALL BOARD
AS PER A-9.10.3.1.A-NTb

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

7e
TYPICAL FLOOR OVER SUITE
45 MIN. F.R.R. AS PER ASSEMBLY A-9.10.3.1.B (F5c)
FINISH FLOORING
5/8" T&G PLYWOOD SHEATHING (NAILED & GLUED)
FLOOR JOISTS TO ENGR'S SPECS.
ACOUSTIC BATT INSULATION OVER SUITE
STEEL FURRING CHANNELS
5/8" TYPE 'X' GYPSUM CEILING BOARD

7f
TYPICAL FLOOR (2X10) OVER UNCONDITIONED SPACE
FINISH FLOORING
5/8" T&G PLYWOOD SHEATHING (NAILED & GLUED)
6 MIL UV POLY VAPOUR BARRIER
2X10" FLOOR JOISTS TO ENGR'S SPECS.
MIN. R20 BATT INSULATION
GYPSUM CEILING BOARD

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

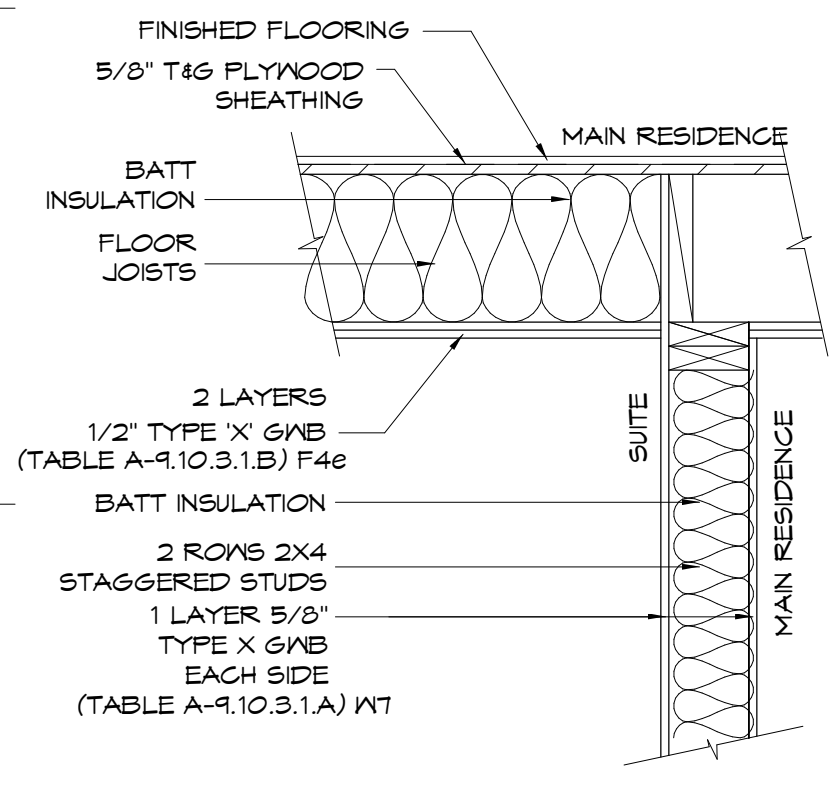
8b
BASEMENT FLOOR (PERIMETER ABOVE FROST)
4" CONC. SLAB
MIN. 2" XPS RIGID INSULATION MIN. 1.2m WIDTH INSIDE OF FDN.
6 MIL POLY V.B.
6" MIN. COMPACT GRANULAR FILL

8c
TYPICAL GARAGE SLAB
4" CONCRETE SLAB (SEE STRUCTURAL FOR SPECS.)
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE TO ENTRY

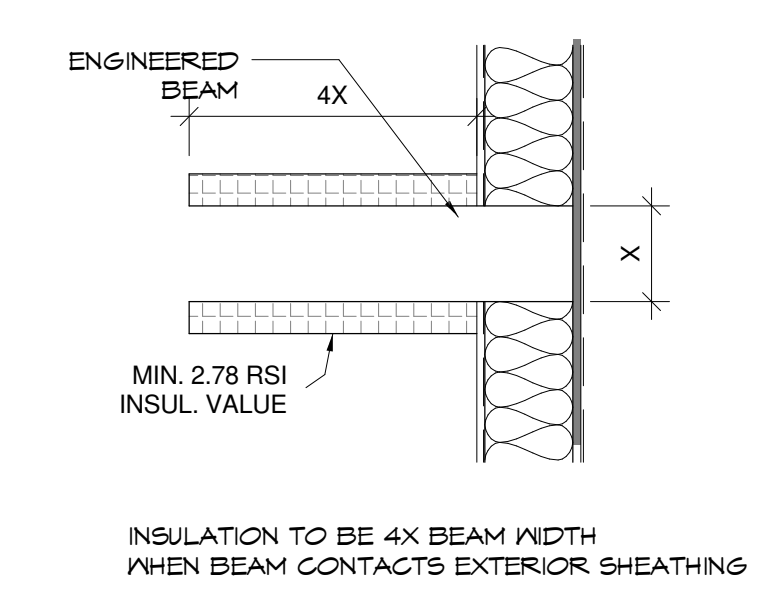
8f
TYPICAL EXTERIOR SLAB
FINISH AS PER OWNER
4" CONCRETE SLAB
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE AWAY FROM HOUSE

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

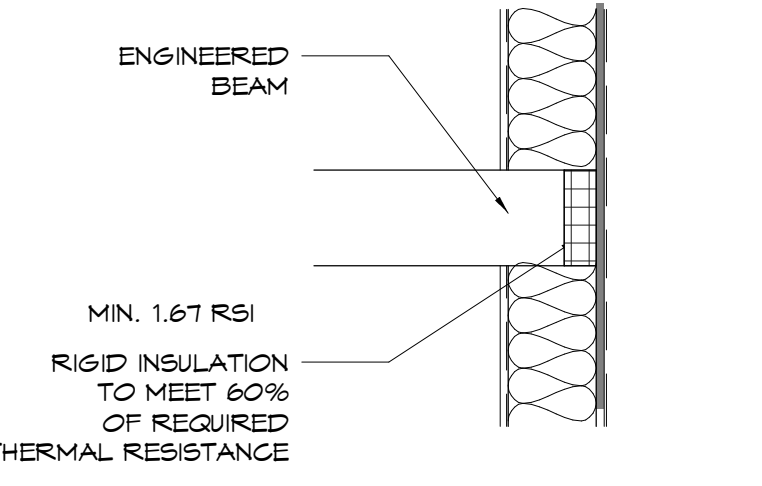
11a
C.I.P. CONC. STAIR
11" TREAD
10" RUN
1" RAKEBACK ON RISERS (OR NOSING AS PER OWNER)
32"-36" HANDRAIL @ STAIRS W/ 3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM



1 HR. FIRE SEP. @ SUITE
1" = 1'-0"



FULL BEAM PENETRATION
1" = 1'-0"



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

PARTIAL BEAM PENETRATION
1" = 1'-0"

CEILING DETAIL R-40

CEILING ASSEMBLY COMPONENTS	RSI	
1 EXTERIOR AIR FILM	0.03	
2 2X4 FRAMING FILLED W/ R40 BLOWN GLASS INSULATION @ 24" O.C.	7.19	5.71 INSULATION
3 POLYETHYLENE	0.00	1.48 CAVITY
4 1/2" (12.7MM) GYPSUM BOARD	0.06	
5 FINISH: 1 COAT PRIMER/PAINT	0.00	
6 INTERIOR AIR FILM	0.11	
EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY	7.39	
	MIN. RSI 6.91	

EXTERIOR AIR FILM
2X4 TRUSS CHORD
R-40 BLOWN GLASS INSULATION
6 MIL. POLY V.B.
1/2" G.V.B.
INTERIOR AIR FILM

4 TYP. TRUSS HEEL
1" = 1'-0"

REVISIONS

LOT 21 - BASEMENT ENTRY F2

PROJECT	18007
TITLE	SECTIONS
SCALE	As indicated
DATE	2022-01-28 3:24:54 PM
	33975 BARKER COURT
	A4.0

SU CASA
DESIGN

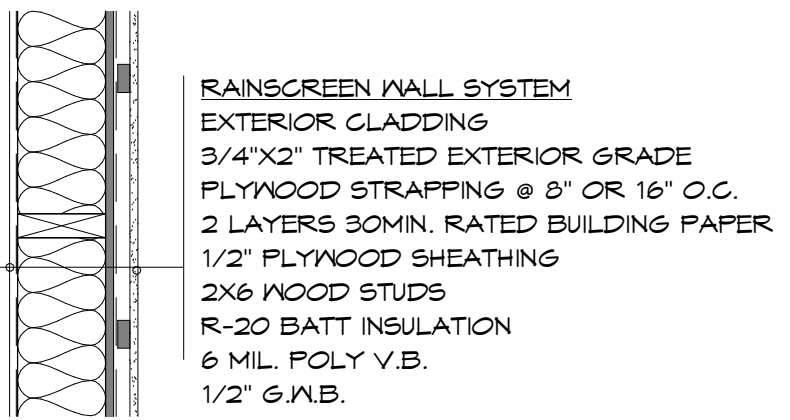
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WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.77
6	POLYETHYLENE	0.00
7	1/2" (12.7MM) GYPSUM BOARD	0.08
8	FINISH: 1 COAT PRIMER/PAIN	0.00
9	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.56

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

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



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

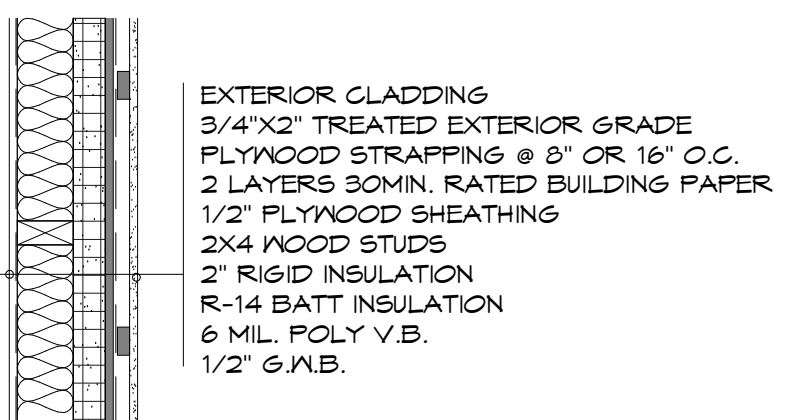
WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	ASPHALT IMPREGNATED PAPER	0.00
3	1/2" (12.7MM) OSB SHEATHING	0.11
4	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.77
5	POLYETHYLENE	0.00
6	1/2" (12.7MM) GYPSUM BOARD	0.08
7	FINISH: 1 COAT PRIMER/PAIN	0.00
8	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.16

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.	2.77
4	1/2" (12.7MM) GYPSUM BOARD	0.08
5	POLYETHYLENE	0.00
6	FINISH: 1 COAT PRIMER/PAIN	0.00
7	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.12

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

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



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

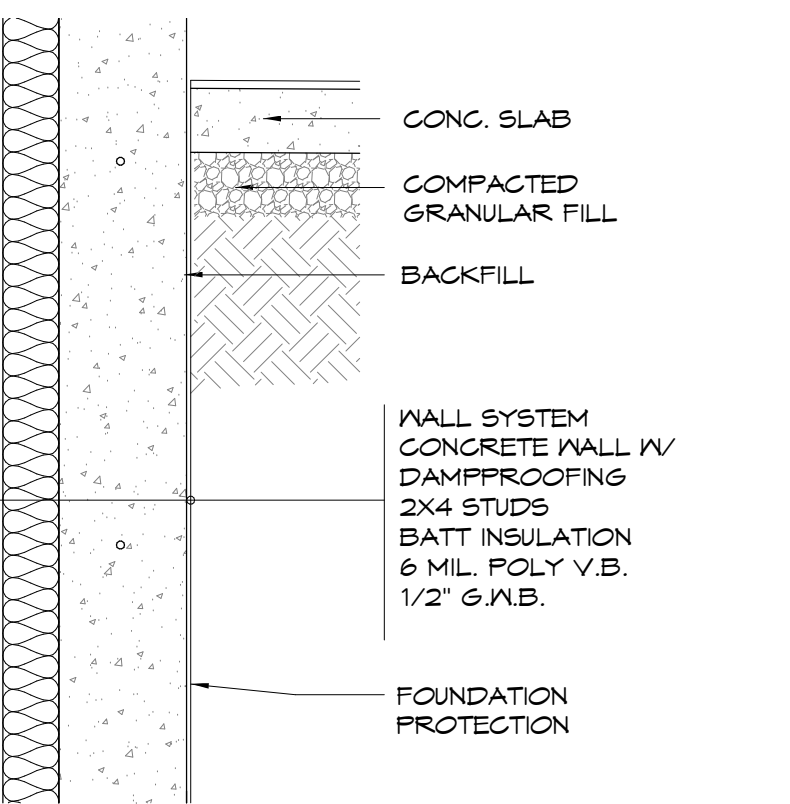
WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	1.62
6	2" RIGID INSULATION	1.68
7	POLYETHYLENE	0.00
8	1/2" (12.7MM) GYPSUM BOARD	0.08
9	FINISH: 1 COAT PRIMER/PAIN	0.00
10	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		4.12

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/PAIN	0.00
8	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.48

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

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



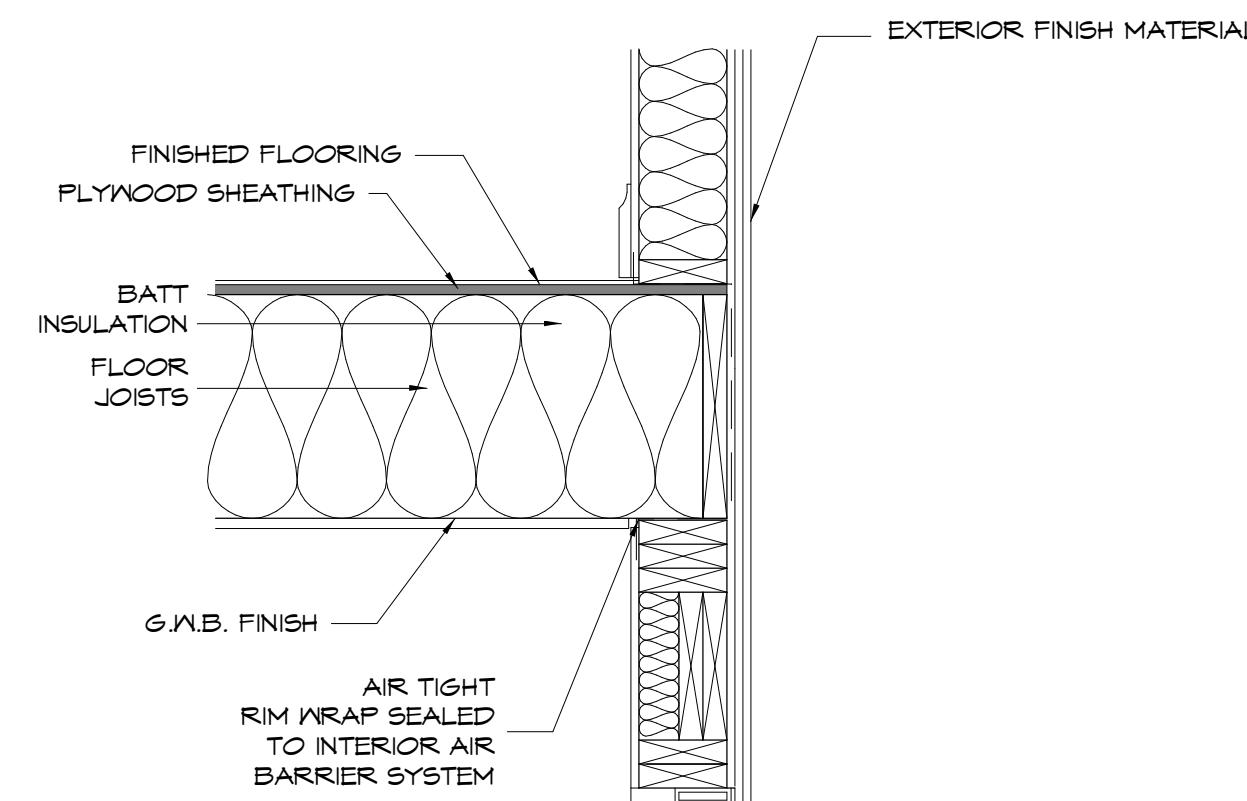
6 TYP. BELOW GRADE FDN. WALL
1" = 1'-0"

WALL ASSEMBLY COMPONENTS		RSI
1	GRADE	0.00
2	CAST IN PLACE CONCRETE WALL	0.08
3	GLUE	0.00
4	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	2.36
5	POLYETHYLENE	0.00
6	1/2" (12.7MM) GYPSUM BOARD	0.08
7	FINISH: 1 COAT PRIMER/PAIN	0.00
8	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.75

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

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.78 (R-15.8) 2X10 FLR. JSTS. @ 16" O.C. W/R20 BATT INSULATION		RSI	R
CONTINUOUS ELEMENTS			
- 2X10 JOIST RIM BOARD		0.325	1.05
- 1/2" PLYWOOD SHEATHING		0.11	0.62
- AIR BARRIER/SHEATHING MEMBRANE		0.00	0.00
- 3/8" CAPILLARY BREAK SPACE		0.15	0.85
- 1/4" FIBRE-CEMENT CLADDING		0.023	0.13
- EXTERIOR AIR FILM		0.03	0.17
CAVITY RSI (PARALLEL)			
100		RSI 2.82	(R15.99)
12.5 @ 7.5 = 2.82 RSI			
1.18 @ 5.2			
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.458	(R19.61)

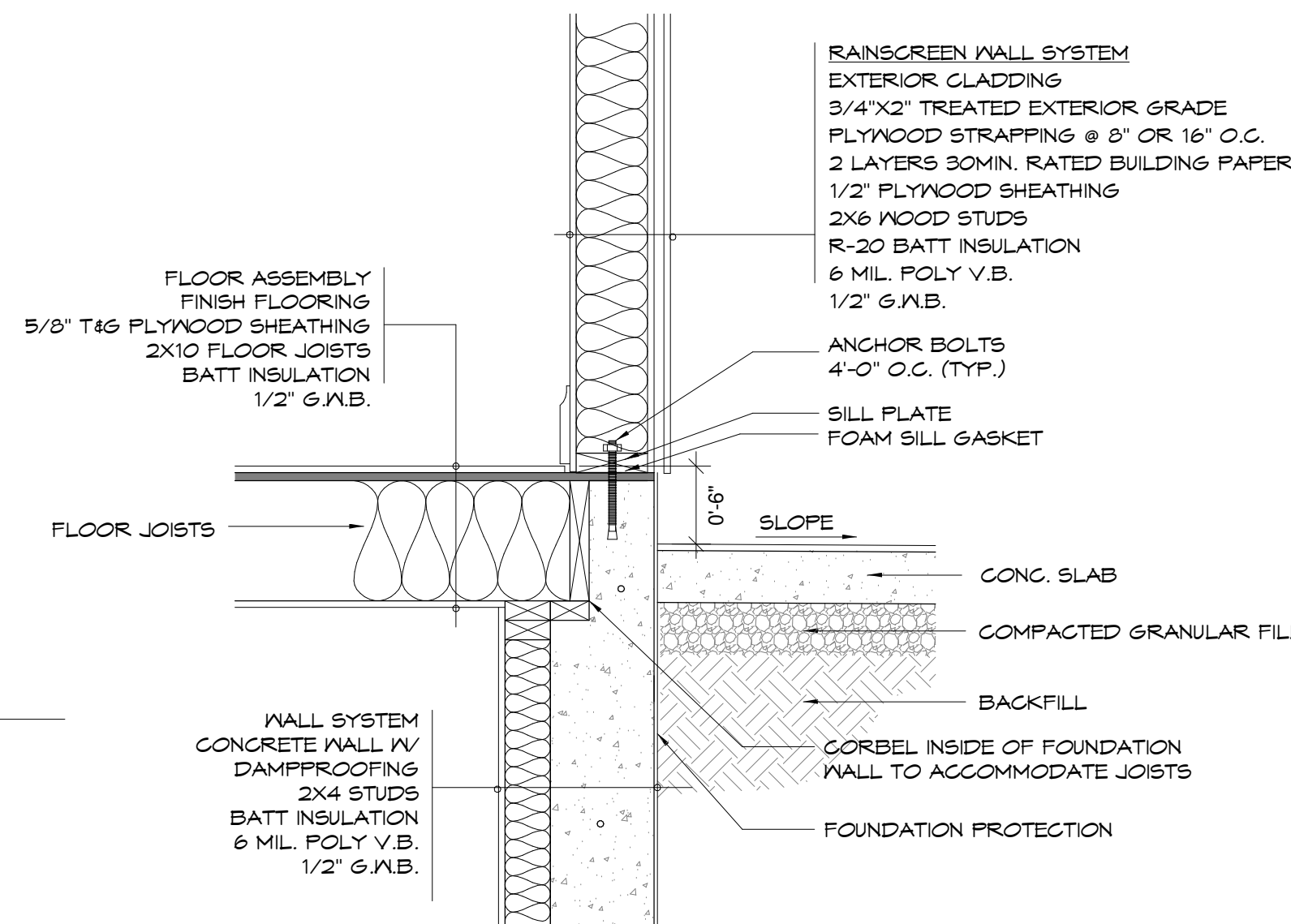
7 TYP. RIM JOIST DETAIL
1" = 1'-0"



CONCRETE WALL W/FURRING

WALL ASSEMBLY COMPONENTS		RSI	R
1	GRADE	0.00	0.00
2	CAST IN PLACE CONCRETE WALL	0.24	1.36
3	GLUE	0.00	0.00
4	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	2.36	13.40
5	POLYETHYLENE	0.00	0.00
6	1/2" (12.7MM) GYPSUM BOARD	0.08	0.48
7	FINISH: 1 COAT PRIMER/PAIN	0.00	0.00
8	INTERIOR AIR FILM	0.12	0.68
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.75	15.89

8 TYP. ENTRY STOOP @ CORBEL
1" = 1'-0"



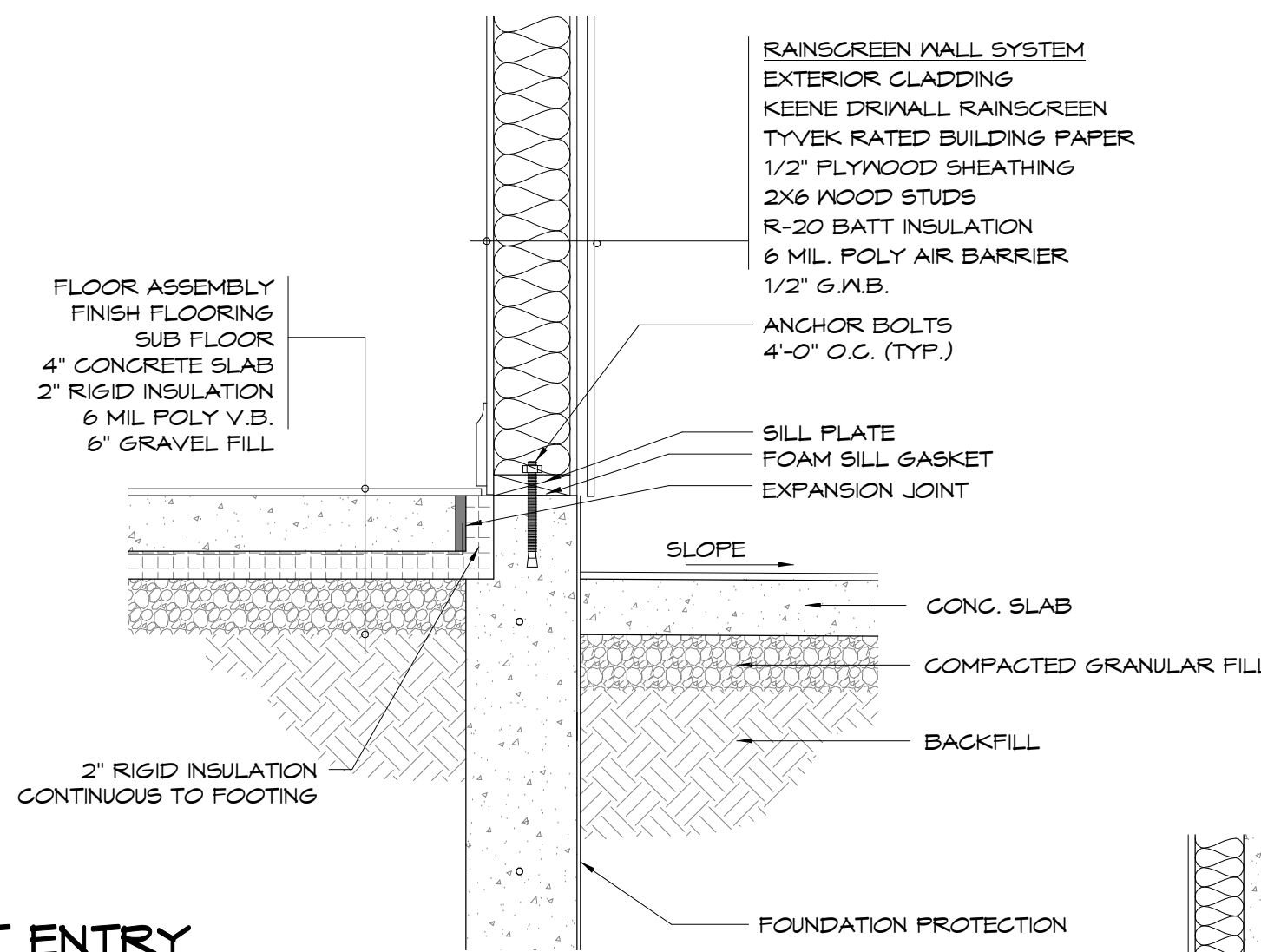
CONCRETE WALL

WALL ASSEMBLY COMPONENTS		RSI	R
1	GRADE	0.00	0.00
2	2 LAYERS MOPPED SEAL	0.21	1.19
3	CAST IN PLACE CONCRETE WALL	0.08	0.48
4	2" EXTRUDED POLYSTYRENE (R10)	1.76	9.99
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.05	11.64

CONCRETE SLAB

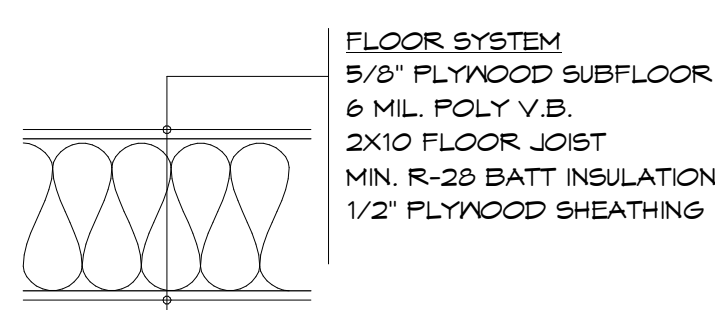
FLOOR ASSEMBLY COMPONENTS		RSI	R
1	INTERIOR AIR FILM	0.12	0.68
2	HARDWOOD FLOORING	0.12	0.68
3	CAST IN PLACE CONCRETE FLOOR	0.04	0.23
4	2" EXTRUDED POLYSTYRENE	1.96	11.13
5	6" CRUSHED GRAVEL FILL	0.67	3.80
REQ'D EFFECTIVE RSI/R VALUE		1.96	11.13
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.91	16.52

9 TYP. SLAB ON GRADE/BASEMENT ENTRY
1" = 1'-0"



FLOOR ASSEMBLY COMPONENTS		RSI	R
1	INTERIOR AIR FILM	0.12	0.68
2	5/8" (16MM) PLYWOOD SUBFLOOR	0.14	0.80
3	POLYETHYLENE	0.00	0.00
4	2X10 FLOOR JOIST @ 16" O.C. W/ R31	4.46	25.34
5	1/2" (12.5MM) PLYWOOD SHEATHING	0.11	0.62
6	EXTERIOR AIR FILM	0.03	0.17
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		4.93	28.03
INSTALLED INSULATION RSI/R VALUE (NOMINAL)		5.46	31.00

10 TYP. 2X10 FLOOR UNCONDITIONED FLOOR
1" = 1'-0"



AS PER SECTION 9.36.2.10. - 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

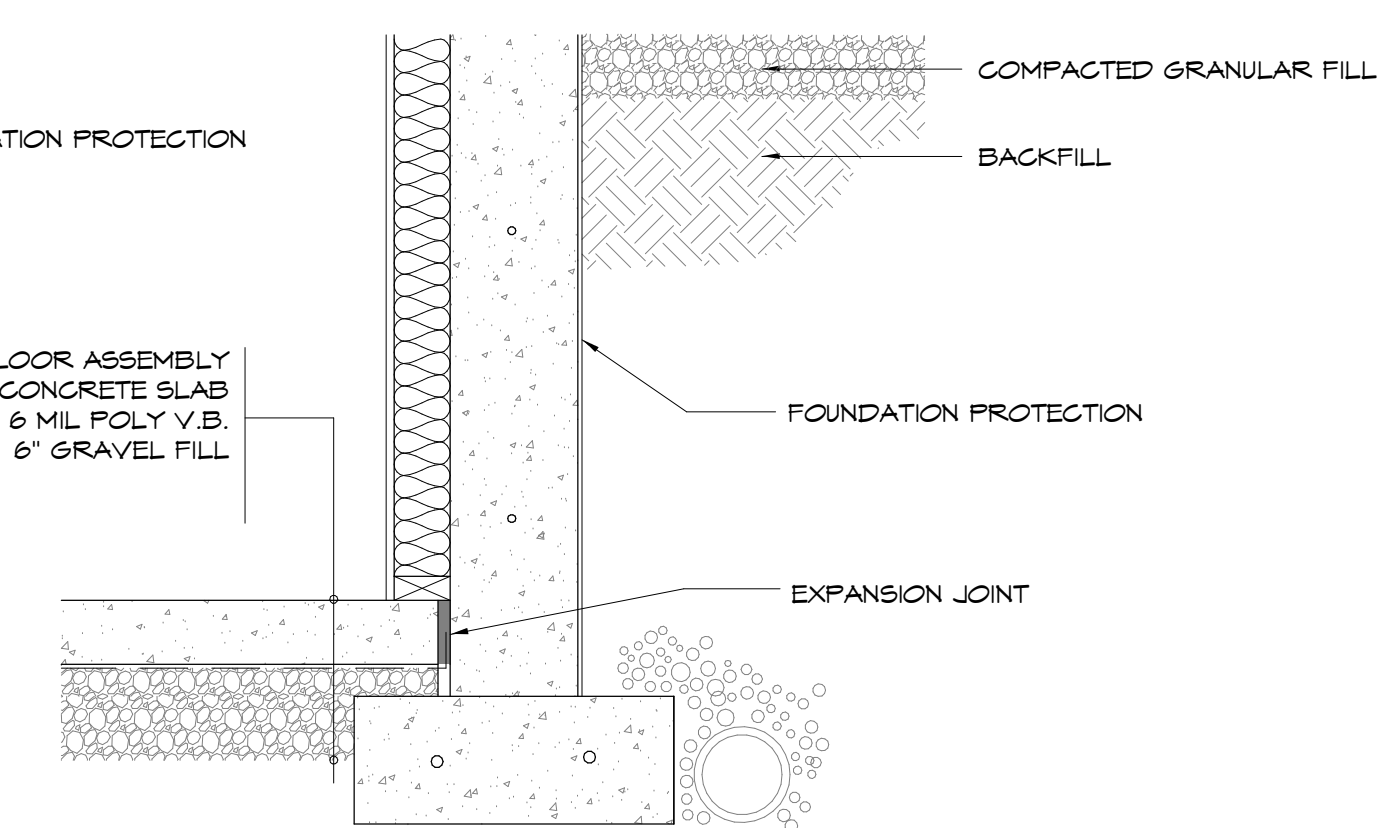
- PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE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



12 TYP. BASEMENT FOOTING
1" = 1'-0"

REVISIONS

LOT 21 - BASEMENT ENTRY F2

SU CASA
DESIGN

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PROJECT	18007
	33975 BARKER COURT
TITLE	DETAILS
SCALE	As indicated
DATE	2022-01-28 3:24:56 PM
SHEET NUMBER	A5.0

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE

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 LATEST EDITION OF THE B.C. BUILDING CODE.