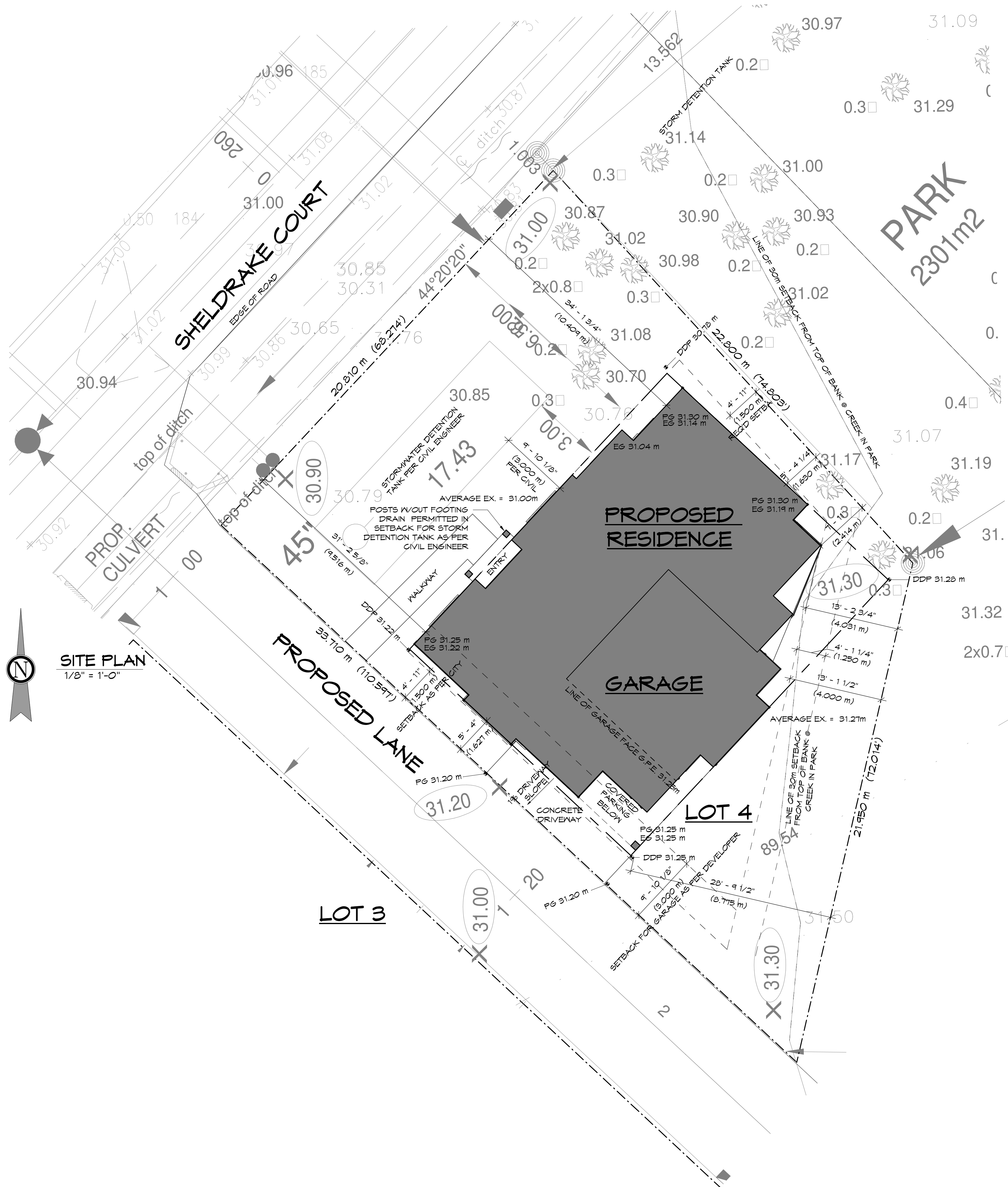




GENERAL NOTES

- 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.)

PROJECT SYNOPSIS

CIVIC ADDRESS:
12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.

LEGAL DESCRIPTION:
LOT 4, PID 031-614-931, NEW WESTMINSTER PLAN EPP113174

ZONING: RS-10
SITE AREA: 5948.81 SF

LOT COVERAGE:
PERMITTED: 40% = 2379.5 SF
PROPOSED: 34% = 2007 SF

FLOOR AREA SUMMARY:	
BASEMENT AREA	1209 SF
GARAGE	460 SF
	1669 SF
MAIN FLOOR AREA	1614 SF
	1614 SF
UPPER FLOOR AREA	1238 SF
	1238 SF
TOTAL FLOOR AREA	4520 SF
FLOOR SPACE RATIO (FSR):	N/A

BUILDING SETBACKS: PERMITTED	
FRONT	6.0m
REAR	4.0m (2.0m VARIANCE)
L. SIDE	1.5m PER CITY
R. SIDE	3.0m TO GARAGE PER DEVELOPER
	1.5m

MAXIMUM HEIGHT: 11.5m MAXIMUM BUILDING HEIGHT LINE W/ VARIANCE. BUILDING HEIGHT IS SUBJECT TO HIGHEST BUILDING FACE OF 7.0m.

PROPOSED HEIGHT: 11.41m SEE LEFT ELEVATION FOR HEIGHT AND ENVELOPE DEMONSTRATIONS

CLIMATIC DATA:

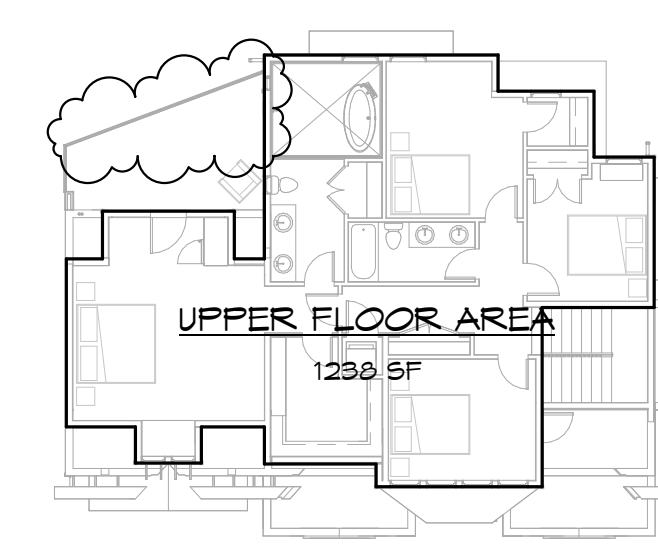
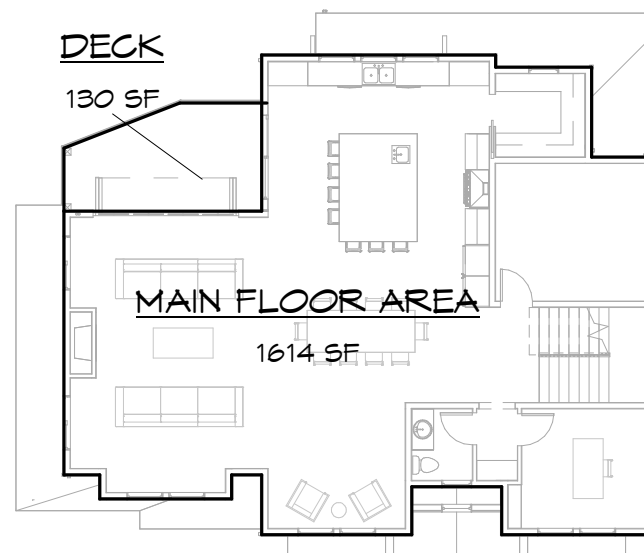
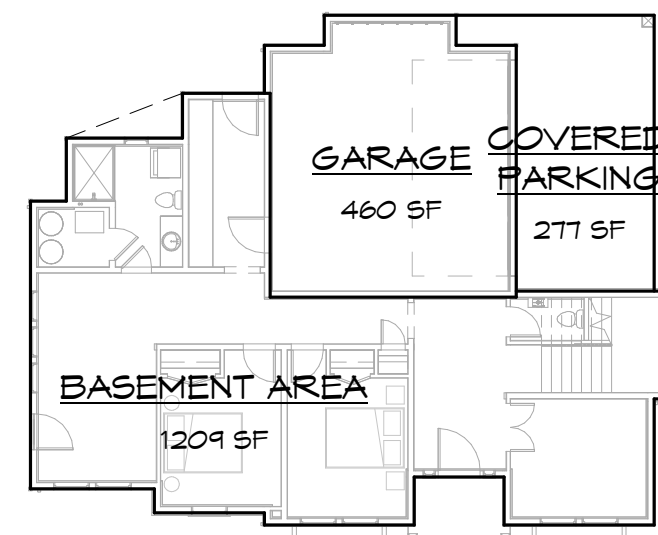
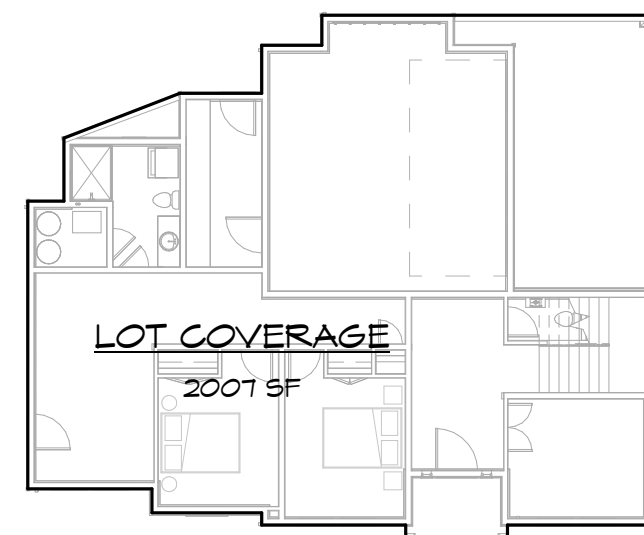
CLIMATE ZONE 4, PRESCRIPTIVE PATH (WITH OR WITHOUT HEAT-RECOVERY VENTILATOR)

PRINCIPLE HEAT SOURCE: IN-FLOOR RADIANT HEATING

VENTILATION MEETS B.C.B.C. 9.32 & 9.36

DRAWING INDEX	
SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	SITE PLAN
A2.0	FOUNDATION PLAN
A2.1	BASEMENT FLOOR
A2.2	MAIN FLOOR
A2.3	UPPER FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A4.1	SECTIONS
A4.2	SECTIONS
A5.0	DETAILS
A5.1	DETAILS

GEODETIC HEIGHTS	
RIDGE HEIGHT	42.52 m
T.O. UPPER FLR	38.00 m
T.O. MAIN FLR	34.57 m
T.O. BSMT	31.45 m
T.O. GARAGE SLAB @ ENTRY	31.25 m



SEKHON RESIDENCE

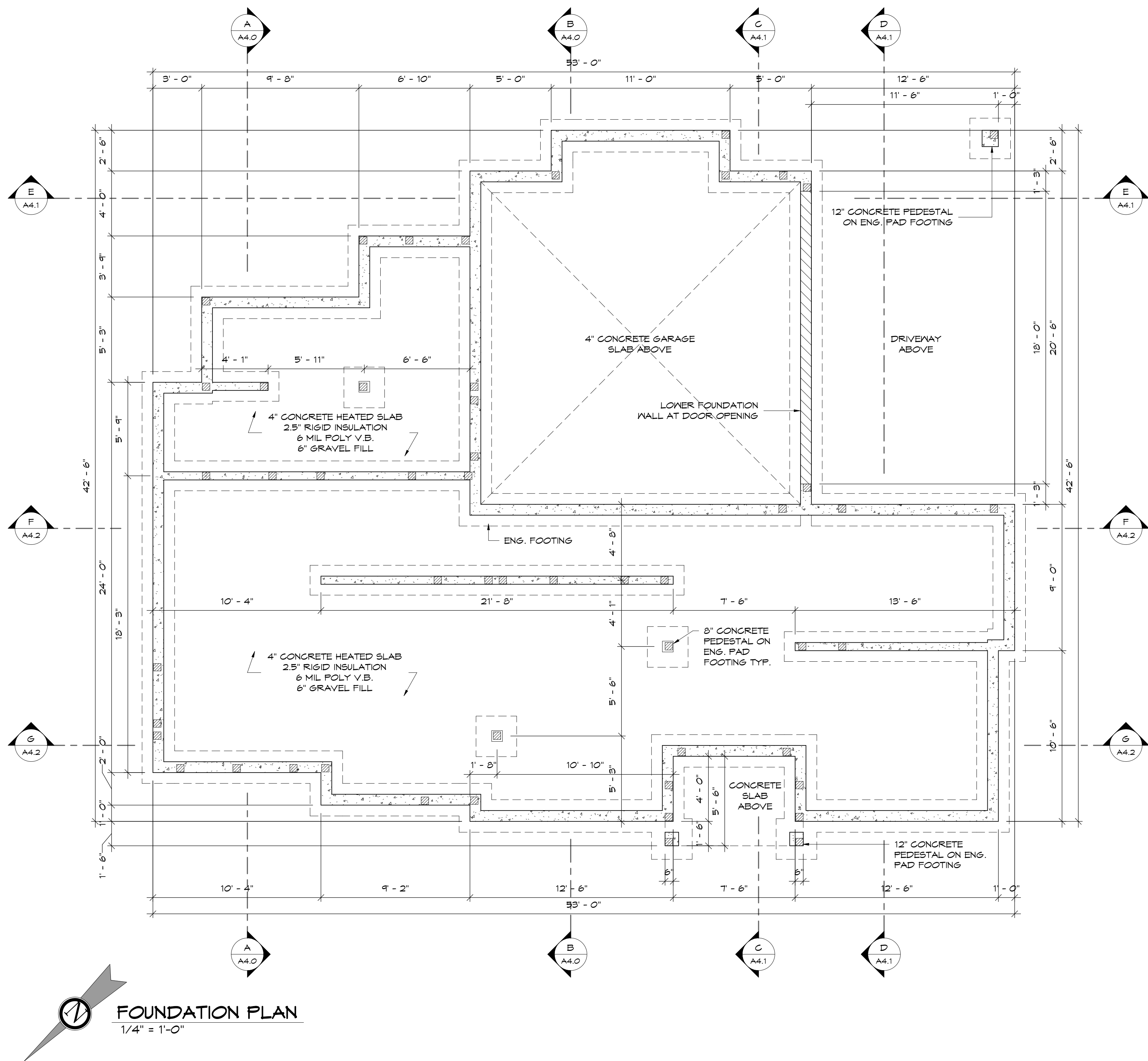
SU CASA
DESIGN

EMAIL: INFO@SU-CASA.DESIGN.CA

ADDRESS: 2543 MONTROSE AVE. ABERTSFORD, B.C. TEL: (604) 854-4303

PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE SITE PLAN	
SCALE As indicated	SHEET NUMBER A1.0
DATE 1/12/2023 11:57:44 AM	

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.



- 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

REVISIONS

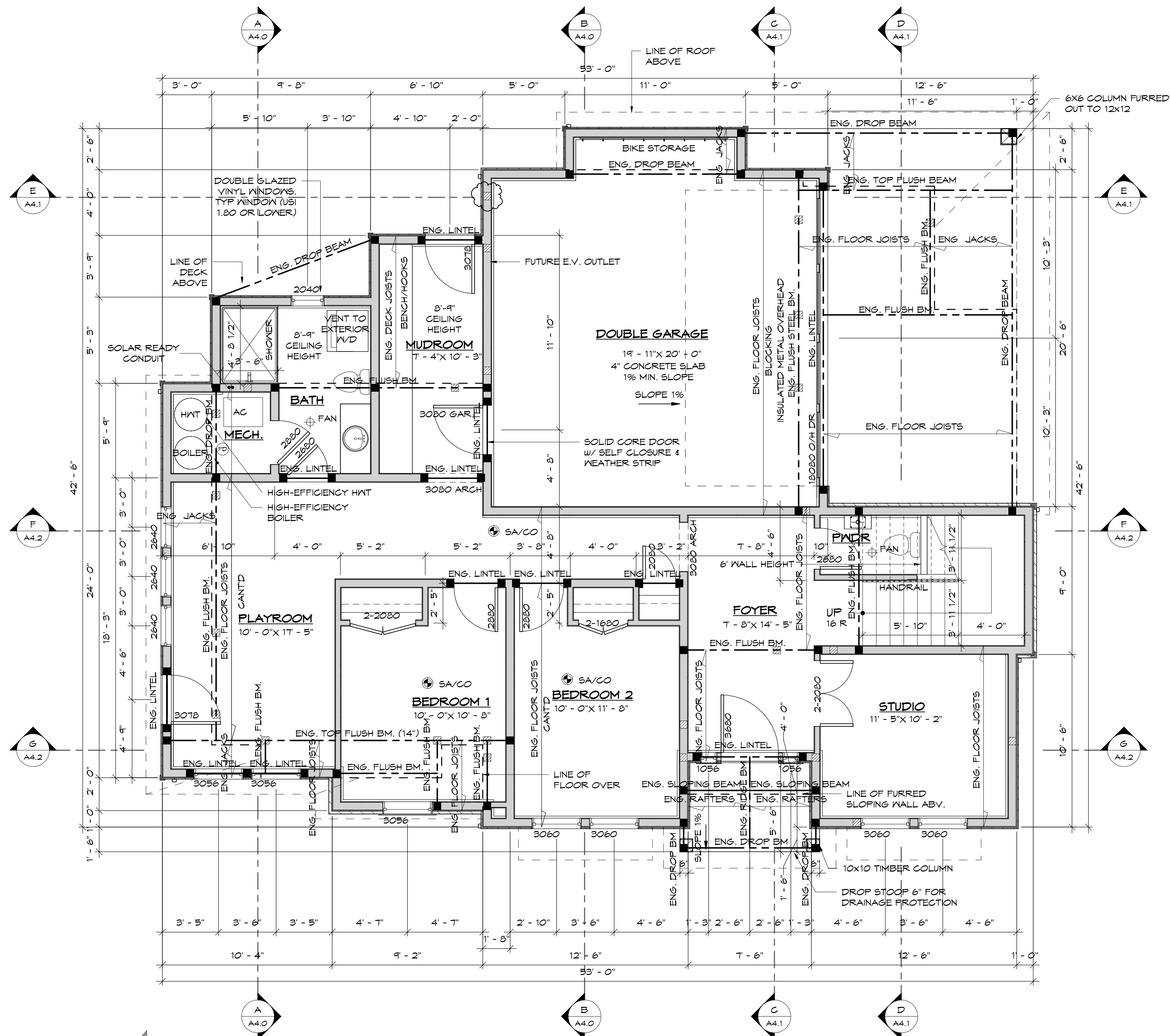
SEKHON RESIDENCE

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DESIGN

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PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE FOUNDATION PLAN	
SCALE 1/4" = 1'-0"	SHEET NUMBER A2.0
DATE 1/12/2023 11:57:45 AM	

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.



BASEMENT FLOOR PLAN

1/4" = 1'-0"

CONFIRM HOSE BIB & GAS
CONNECTION LOCATIONS ON SITE.

BASEMENT AREA 1209 SF
GARAGE 460 SF
TOTAL BASEMENT FLOOR AREA 1669 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

REVISIONS

2 REV. FOR CONST. 2023.01.11

SEKHON RESIDENCE

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PROJECT 21006

12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.

TITLE BASEMENT FLOOR

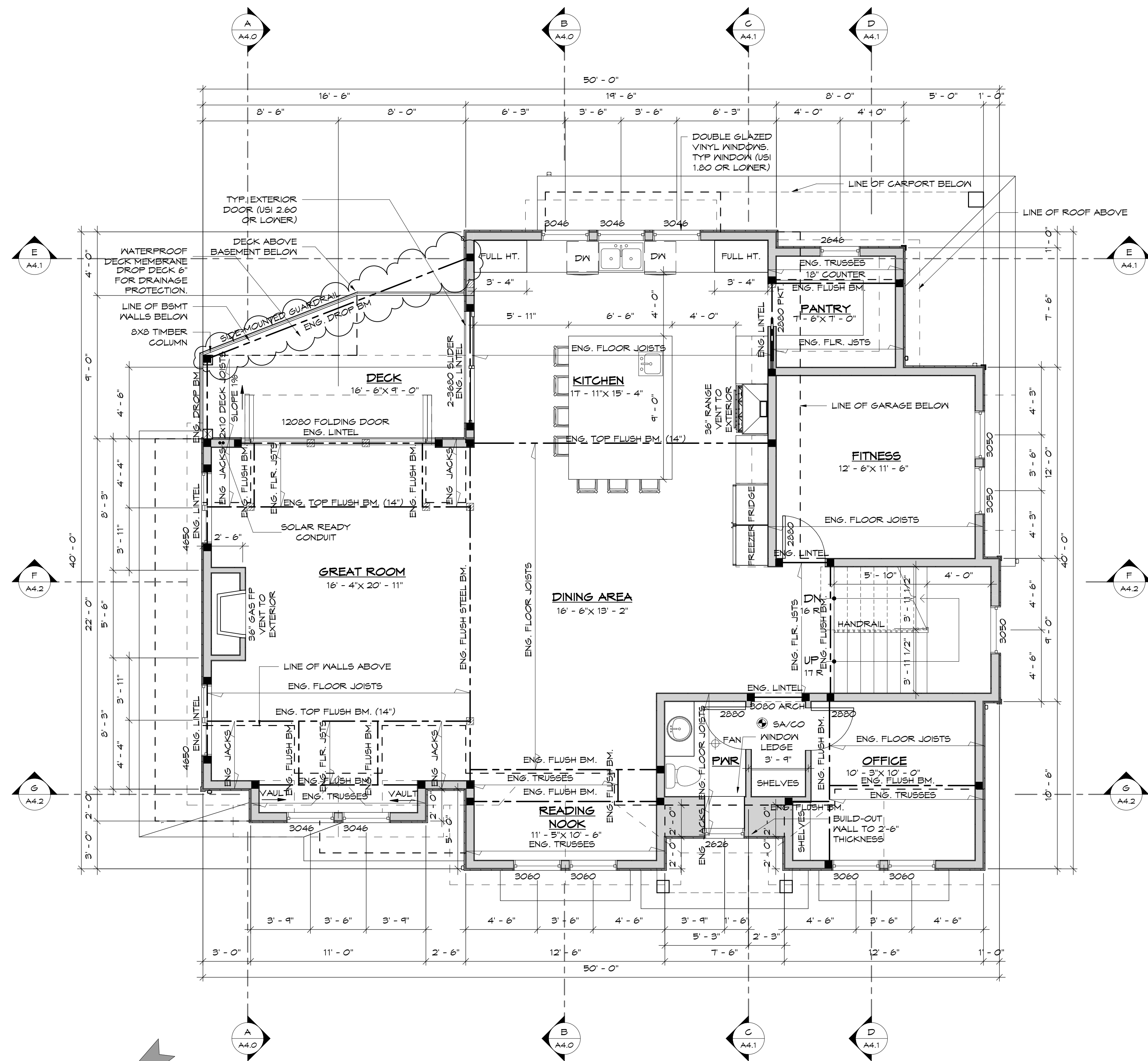
SCALE 1/4" = 1'-0"

DATE 1/12/2023 11:57:46 AM

SHEET NUMBER

A2.1

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE
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MAIN FLOOR PLAN
1/4" = 1'-0"
MAIN FLOOR AREA 1614 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

REVISIONS		
2	REV. FOR CONST.	2023.01.11

SEKHON RESIDENCE

SU CASA
DESIGN

ADDRESS 2648 MONTROSE AVE. AB80TSFORD, BC TEL: (604) 864-4303 EMAIL: INFO@SUCASADSGNCA

PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE MAIN FLOOR	
SCALE 1/4" = 1'-0"	SHEET NUMBER A2.2
DATE 1/12/2023 11:57:47 AM	

HIGHEST BUILDING FACE EXEMPTIONS

PERMITTED: 53'-0" x 0.4 = 21'-2 3/8"
MAX. EXEMPTION FROM
HIGHEST BUILDING FACE
ENVELOPE

PROPOSED: 19'-4" (0.36)

RIDGE HEIGHT
134.50' (42.52 m)

U/S U/F CEILING
132.73' (40.46 m)

T.O. UPPER FLR.
124.61' (38.00 m)

T.O. M/F WALLS
123.44' (37.64 m)

T.O. MAIN FLR.
113.43' (34.57 m)

U/S M/F JOISTS
112.26' (34.22 m)

T.O. BSMT
103.19' (31.45 m)

AVG. GRADE
102.54' (31.26 m)

T.O. GARAGE SLAB @ ENTRY
102.53' (31.25 m)



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

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 B.C.B.C.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

REVISIONS

1 REV. FOR BLDG PERMIT 2022.09.09

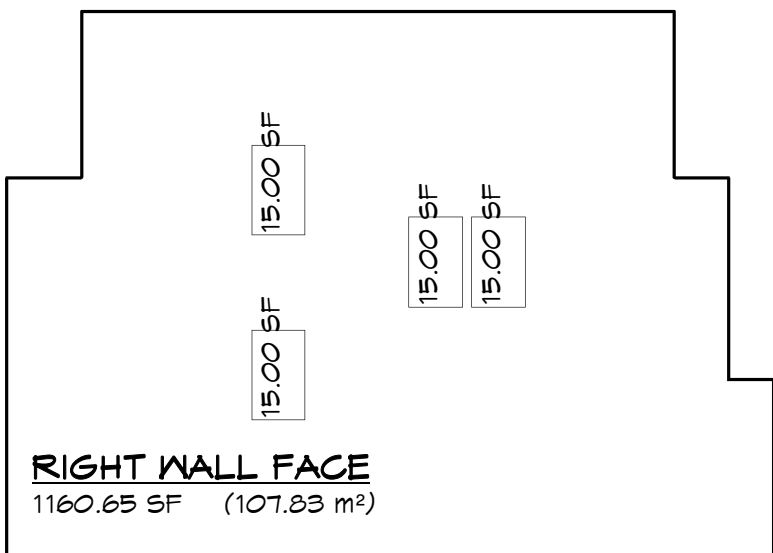
HIGHEST BUILDING FACE EXEMPTIONS

PERMITTED: 53'-0" x 0.4 = 21'-2 3/8"
MAX. EXEMPTION FROM
HIGHEST BUILDING FACE
ENVELOPE

PROPOSED: 19'-4" (0.36)



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



WALL AREA =
LIMITING DISTANCE =
MAX. UNPROTECTED OPENINGS @ 7.56% =
PROPOSED UNPROTECTED OPENINGS

1160.65 SF
1.779m
87.75 SF
60.00 SF

SEKHON RESIDENCE

SU CASA
DESIGN

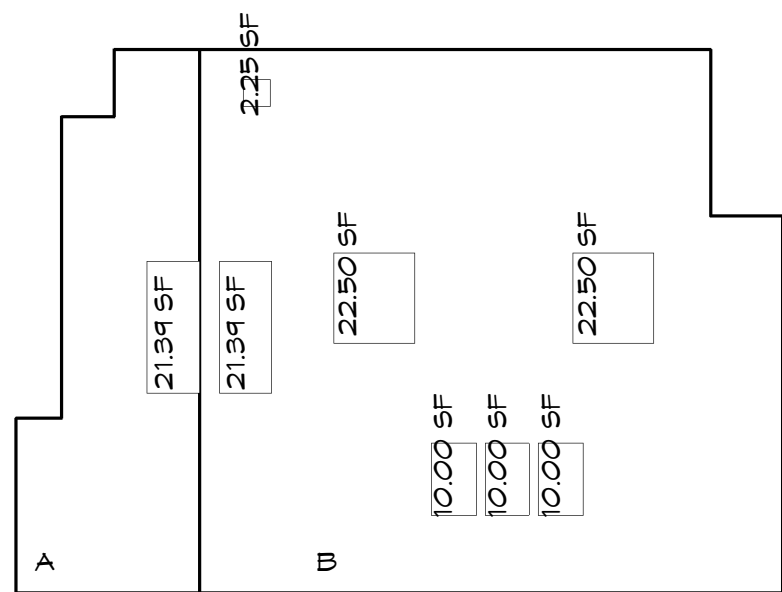
ADDRESS 2648 MONTROSE AVE. ABERTSFORD, B.C. TEL: (604) 864-4303 EMAIL: INFO@SUCASADSGNCA

PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE EXTERIOR ELEVATIONS	
SCALE As indicated	SHEET NUMBER A3.0
DATE 1/12/2023 11:57:56 AM	

THESE DRAWINGS CONFORM TO THE 2018 B.C. BUILDING CODE
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REAR ELEVATION
1/4" = 1'-0"

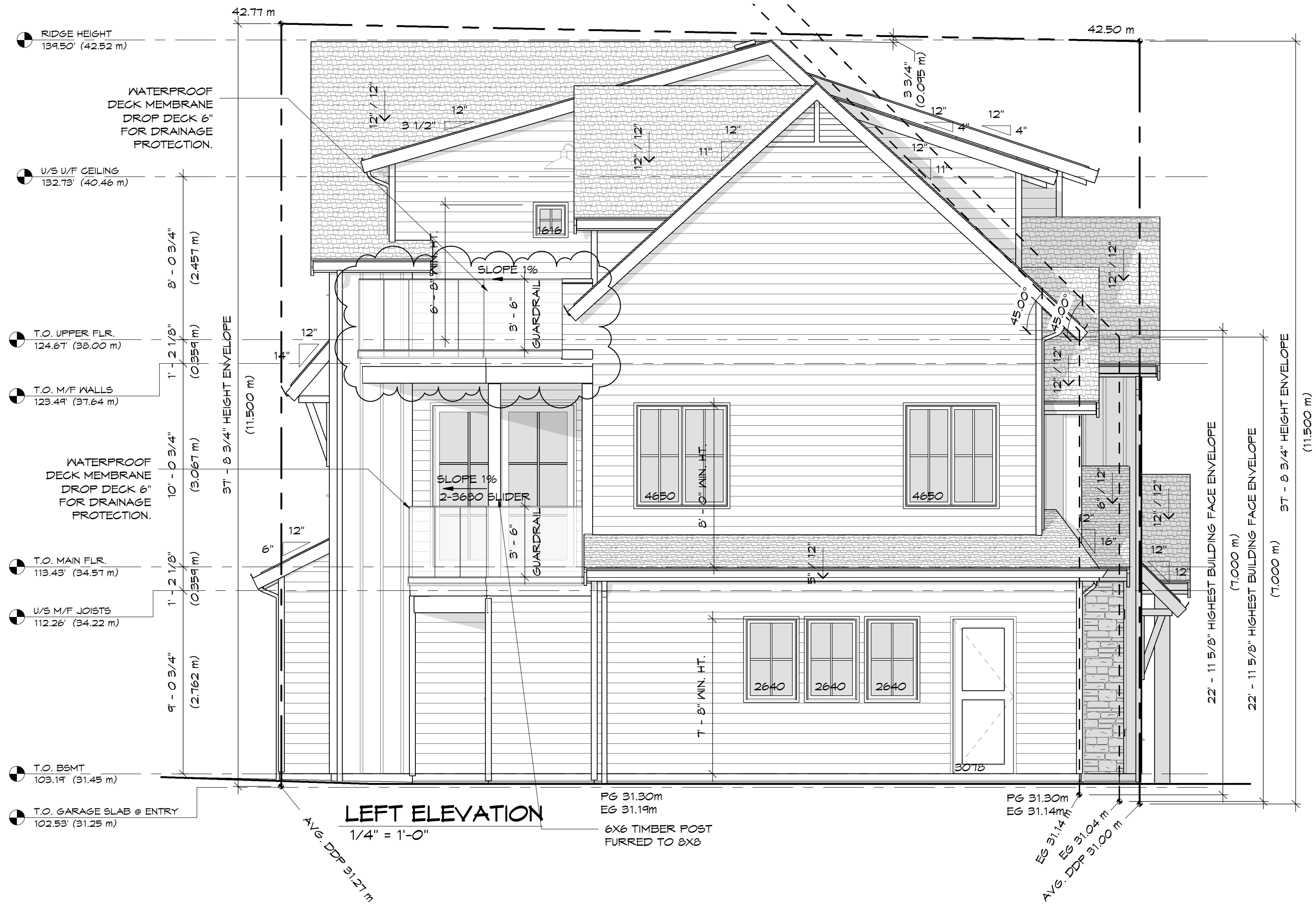


RESIDENCE TO BE SPRINKLERED

TOTAL WALL AREA =
WALL AREA A =
LIMITING DISTANCE =
MAX. UNPROTECTED OPENINGS @ 44.20 =
PROPOSED UNPROTECTED OPENINGS

WALL AREA B =
LIMITING DISTANCE =
MAX. UNPROTECTED OPENINGS @ 10.52% =
PROPOSED UNPROTECTED OPENINGS

1186.20 SF
244.88 SF
10.56m (5.28mX2)
108.24 SF
21.39 SF
441.33 SF
3.26m (1.63mX2)
99.03 SF
98.64 SF



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

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 B.C.B.C.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

HIGHEST BUILDING FACE EXEMPTIONS

PERMITTED: 53'-0" x 0.4 = 21'-2 3/8"
MAX. EXEMPTION FROM
HIGHEST BUILDING FACE
ENVELOPE

PROPOSED: 19'-4" (0.36)

REVISIONS

- | | | |
|---|----------------------|------------|
| 1 | REV. FOR BLDG PERMIT | 2022.09.09 |
| 2 | REV. FOR CONST. | 2023.01.11 |

SEKHON RESIDENCE

SU CASA
DESIGN

PROJECT 21006
12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.

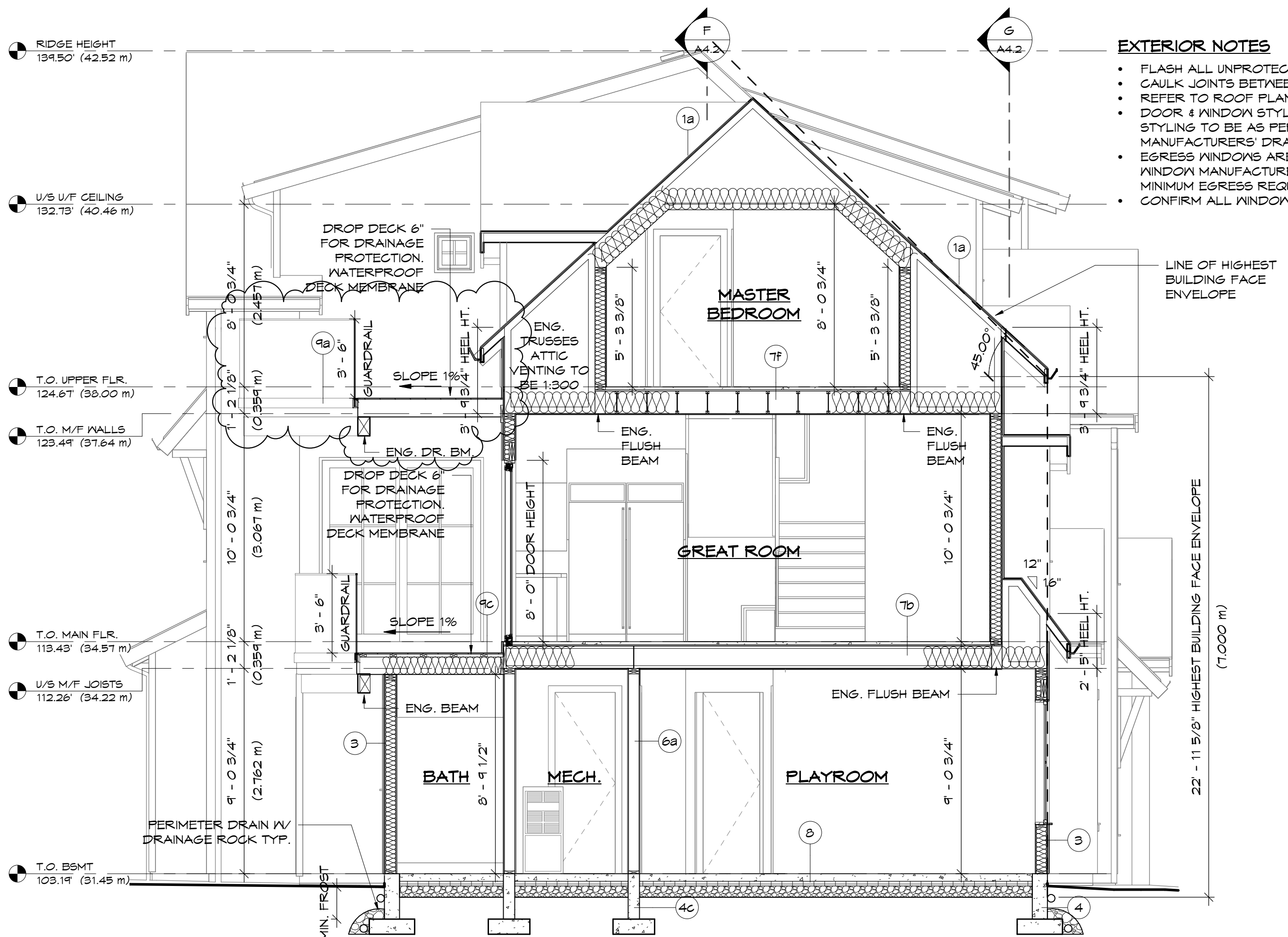
TITLE
EXTERIOR ELEVATIONS

SCALE
As indicated

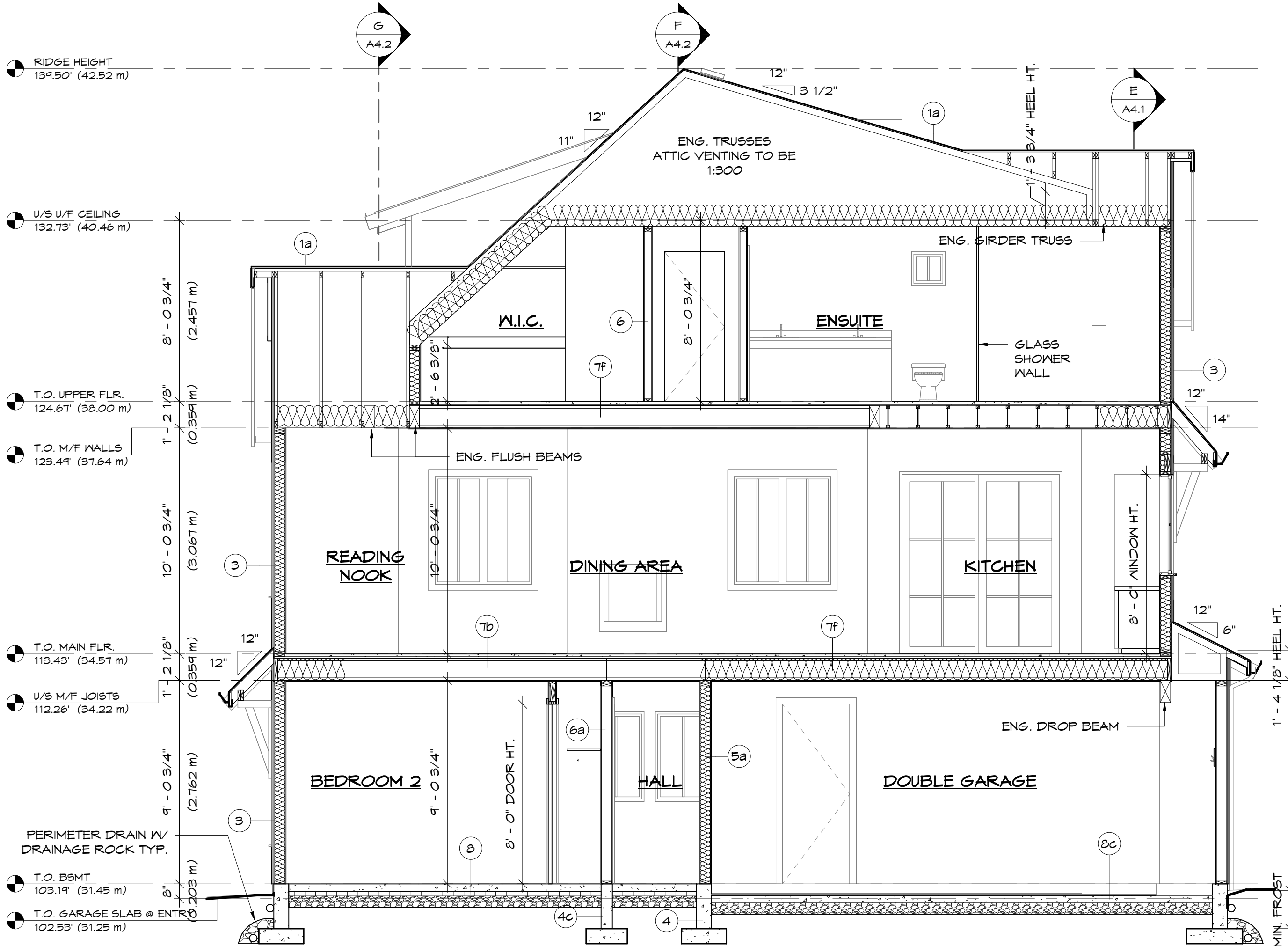
DATE
1/12/2023 11:58:06 AM

SHEET NUMBER

A3.1



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
- 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 B.C.B.C.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

BUILDING SPECIFICATIONS

MINIMUM RSI VALUES LISTED IN ASSEMBLIES ARE AS PER B.C.B.C. 9.36.2.6.
SEE DETAILS FOR REQUIRED BATT INSULATION VALUES.

1a
TYPICAL TRUSS ROOF
MIN RSI 6.91 FOR ASSEMBLY
ASPHALT SHINGLE ROOF
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES
BATT INSULATION
6 MIL POLY V.B.
GYPSUM CEILING BOARD

1b
TYPICAL TRUSS ROOF
MIN RSI 6.91 FOR ASSEMBLY
STANDING SEAM METAL ROOFING
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES
BATT INSULATION
6 MIL POLY V.B.
GYPSUM WALL 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

4
TYPICAL FOUNDATION WALLS
MIN RSI 1.99 FOR ASSEMBLY INCL. FURRING
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.)

5a
TYPICAL GARAGE WALL
MIN RSI 2.62 FOR ASSEMBLY
1/2" GYPSUM WALL BOARD
2X6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL UV POLY VAPOUR BARRIER
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

7b
TYPICAL FLOOR (11 7/8", CONC. TOPPING)
FINISH FLOORING
1 1/2" CONCRETE TOPPING
3/4" T&G PLYWOOD SHEATHING
(NAILED & GLUED)
11 7/8" ENG. FLOOR JOISTS
TO ENGR'S SPECS.
GYPSUM CELING BOARD

7f
TYPICAL FLOOR (11 7/8")
OVER UNCONDITIONED SPACE
MIN RSI 4.61 FOR ASSEMBLY
FINISH FLOORING
1 1/2" CONCRETE TOPPING
3/4" T&G PLYWOOD SHEATHING
(NAILED & GLUED)
6 MIL UV POLY VAPOUR BARRIER
11 7/8" ENG. FLOOR JOISTS
TO ENGR'S SPECS.
BATT INSULATION
GYPSUM CEILING BOARD

8
TYPICAL BASEMENT FLOOR (HEATED)
MIN RSI 2.32 FOR ASSEMBLY
4" CONC. SLAB
w/ RADIANT IN-FLOOR HEATING
MIN. 2.5" XPS RIGID INSULATION
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

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

9a
TYPICAL DECK (2x10 UNCONDITIONED)
WATERPROOF MEMBRANE DECK SURFACE
MIN. 1% SLOPE TO DECK EDGE
3/4" T&G PLYWOOD SHEATHING
2X10 DECK JOISTS @ 16" O.C.
OR AS PER ENGR'S. SPECS.
VENTED SOFFIT

9c
DECK (2x10 JOISTS, OVER CONDITIONED SPACE)
MIN RSI 4.61 FOR ASSEMBLY
WATERPROOF MEMBRANE DECK SURFACE
MIN. 1% SLOPE TO DECK EDGE
3/4" T&G PLYWOOD SHEATHING
TAPERED CROSS-STRAPPING FOR DRAINAGE & VENTILATION
2x10 DECK JOISTS
AS PER ENGR'S. SPECS.
BATT INSULATION
6 MIL POLY V.B.
GYPSUM CEILING BOARD

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

REVISIONS	
2 REV. FOR CONST.	2023.01.11

SEKHON RESIDENCE

SU CASA
DESIGN

ADDRESS: 2543 MONTROSE AVE. ABERTSFORD, BC TEL: (604) 864-4303 EMAIL: INFO@SUCASADSGNCA

PROJECT	21006
	12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.

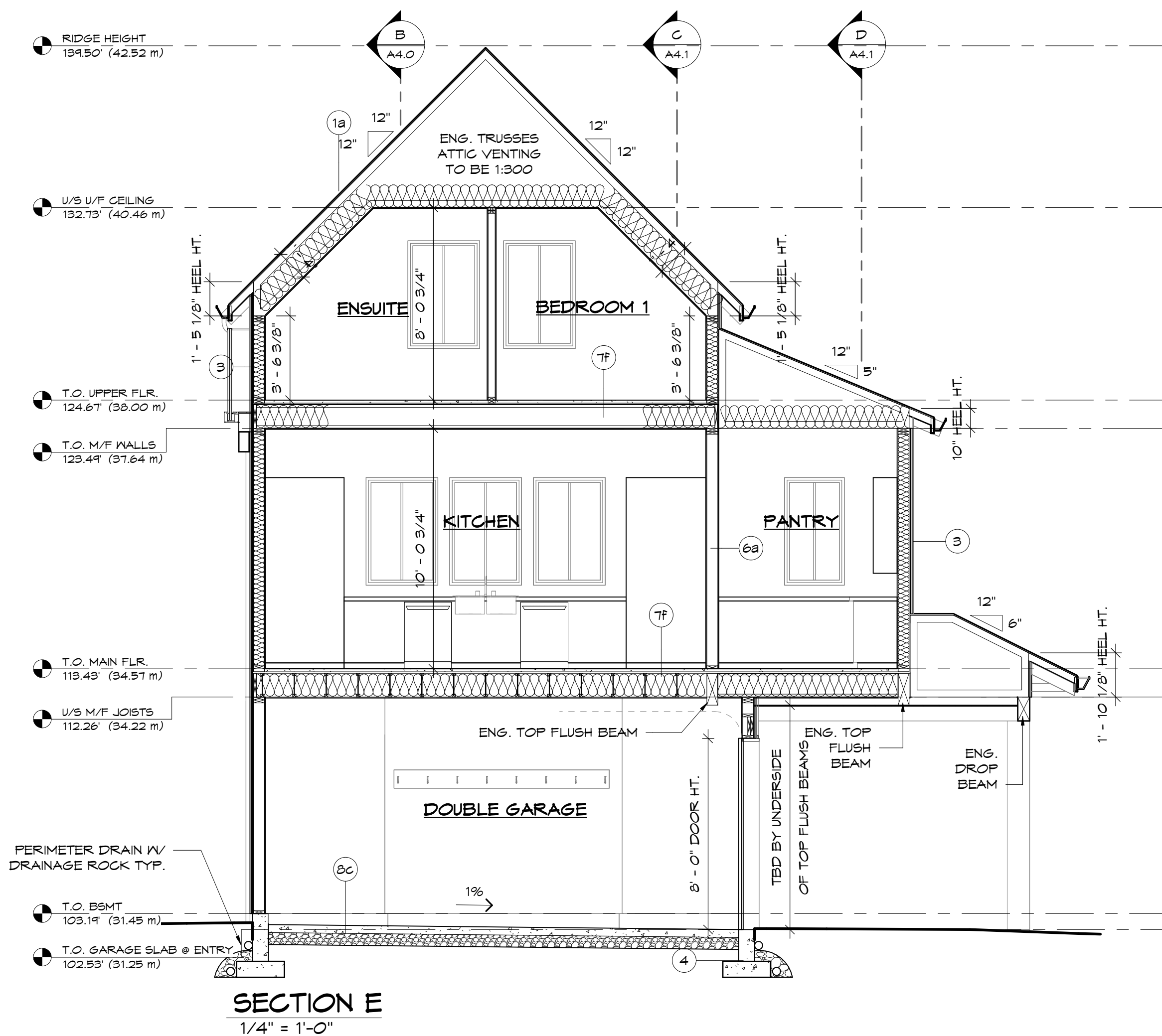
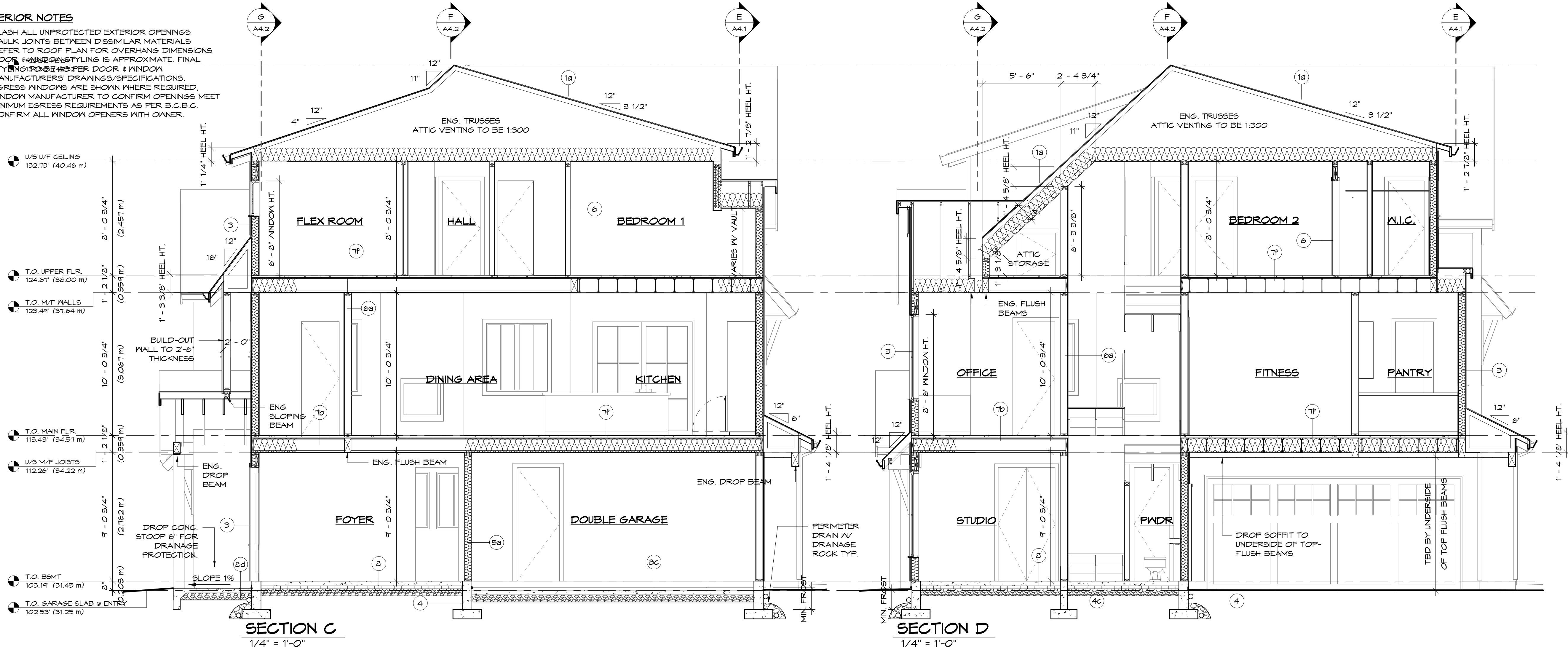
TITLE	SECTIONS
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SCALE	As indicated	SHEET NUMBER
DATE	1/12/2023 11:58:09 AM	

A4.0

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
- DOOR AND 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 B.C.B.C.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.



REVISIONS

SEKHON RESIDENCE

SU CASA
DESIGN

PROJECT 21006
12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.

TEL: (604) 864-4303

EMAIL: INFO@SU-CASADSGNICA

TITLE
SECTIONS

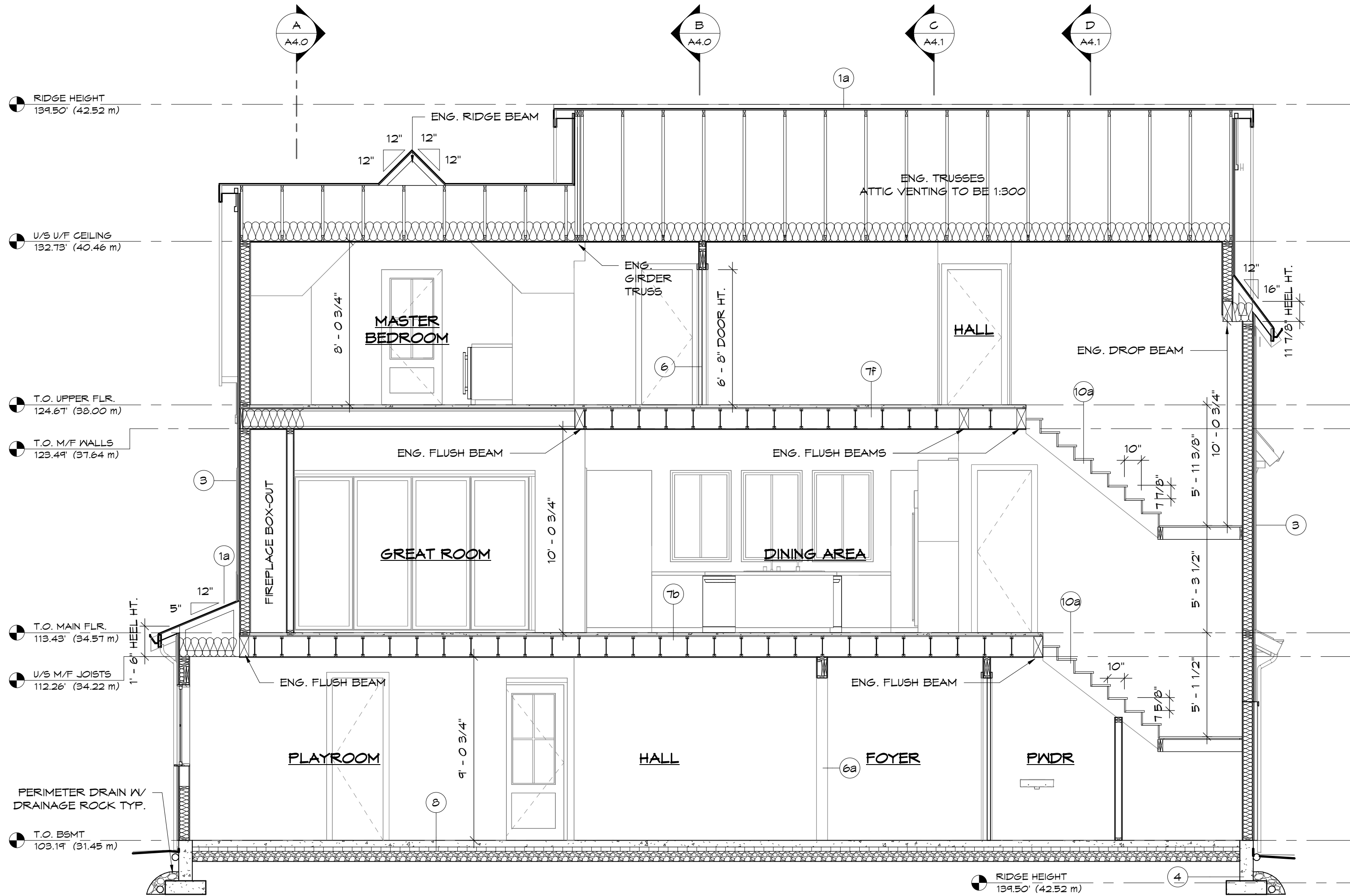
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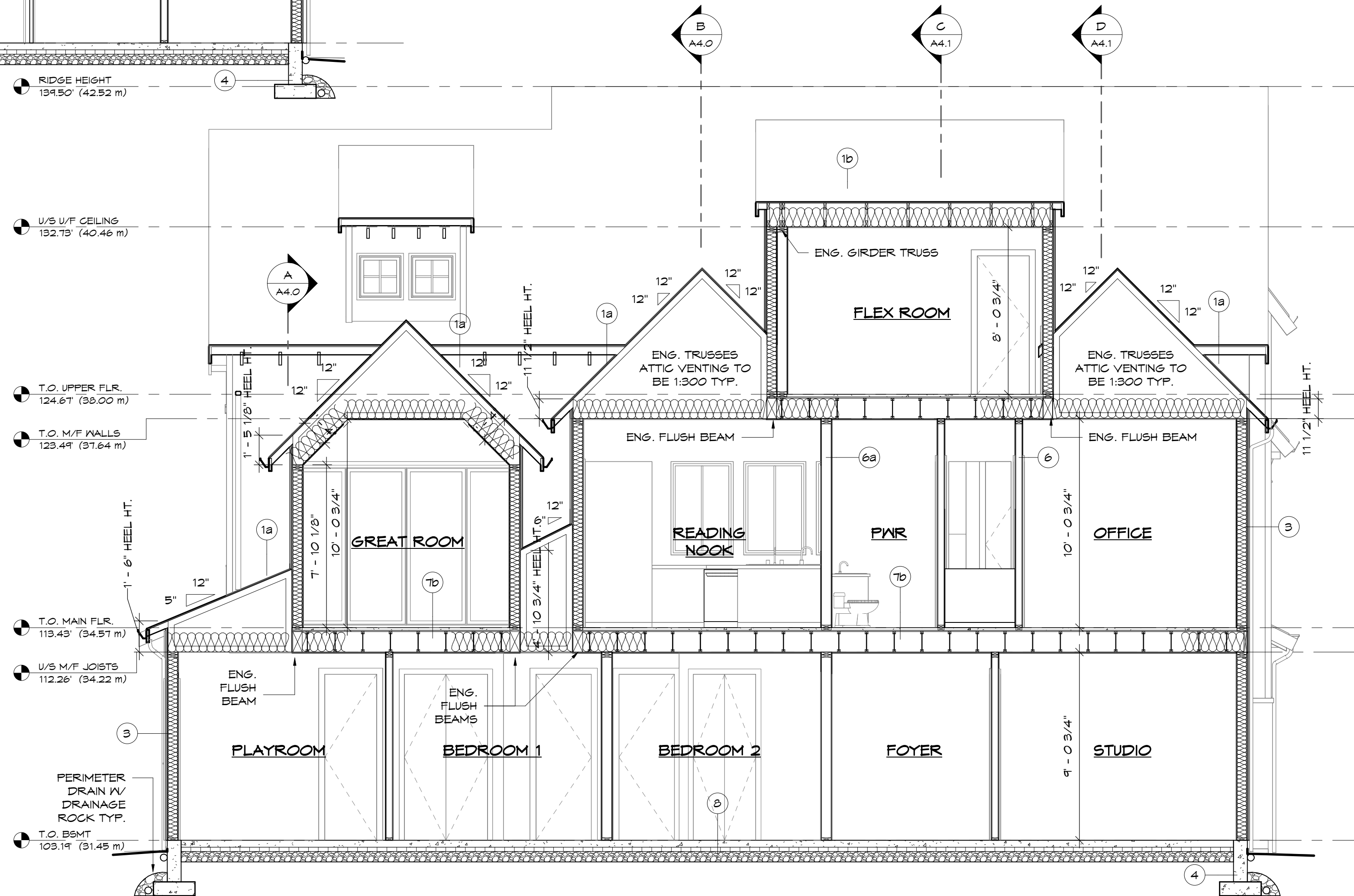
SHEET NUMBER

A4.1

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



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

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 B.C.B.C.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

REVISIONS

SEKHON RESIDENCE

SU CASA
DESIGN

PROJECT 21006	
12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE SECTIONS	
SCALE As indicated	SHEET NUMBER A4.2
DATE 1/12/2023 11:58:14 AM	

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EMAIL: INFO@SUCASADSGNICA

ADDRESS 2543 MONTROSE AVE. ABERTSFORD, BC TEL: (604) 864-4303

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 FLOORS
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/JAMBS 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

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/VNEEP 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

GARAGE WALL

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/VNEEP 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

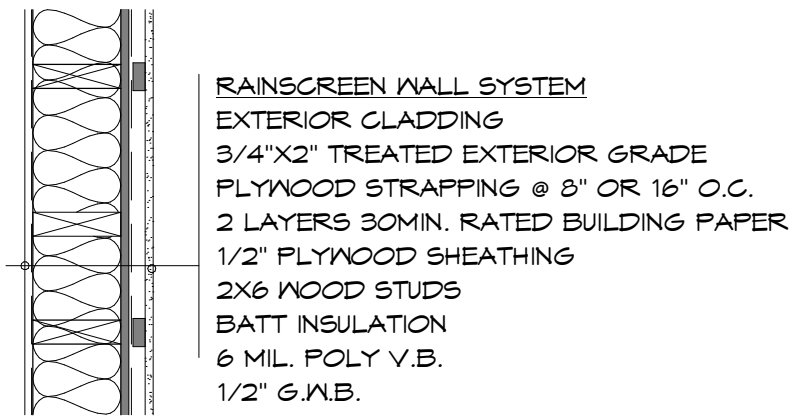
- MIN. RSI 2.78

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		3.98

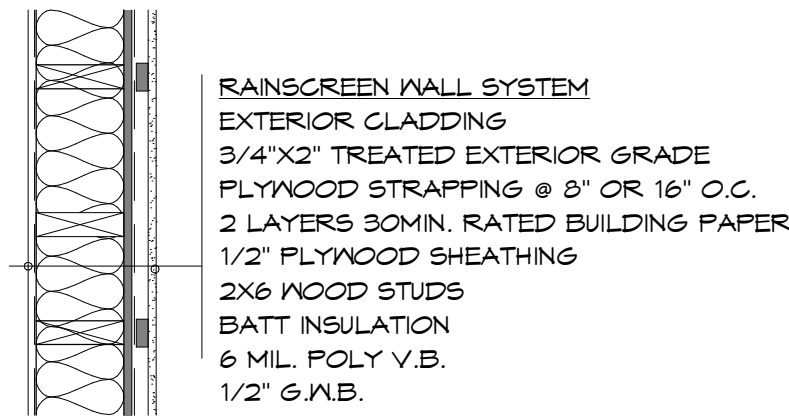
- MIN. RSI 2.62

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



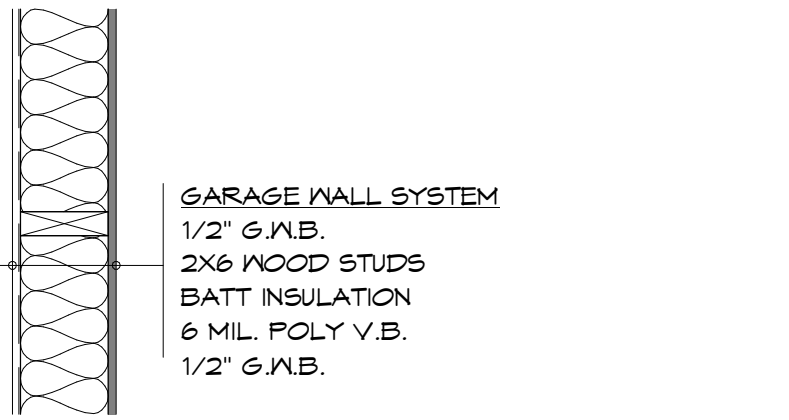
TYP. EXTERIOR WALL

1" = 1'-0"



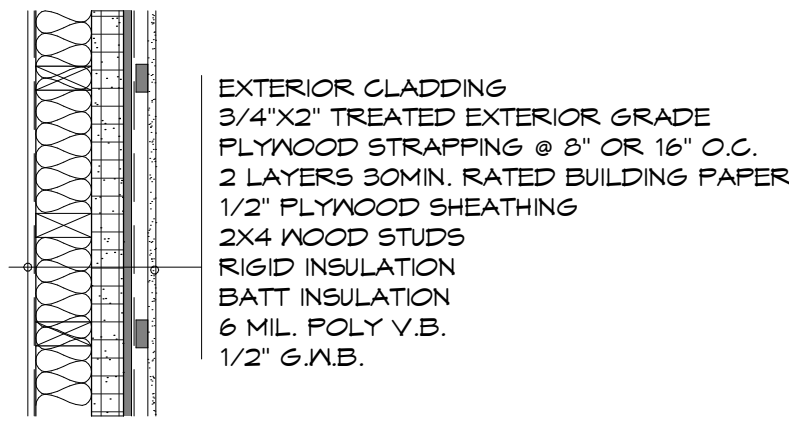
TYP. ATTIC WALL

1" = 1'-0"



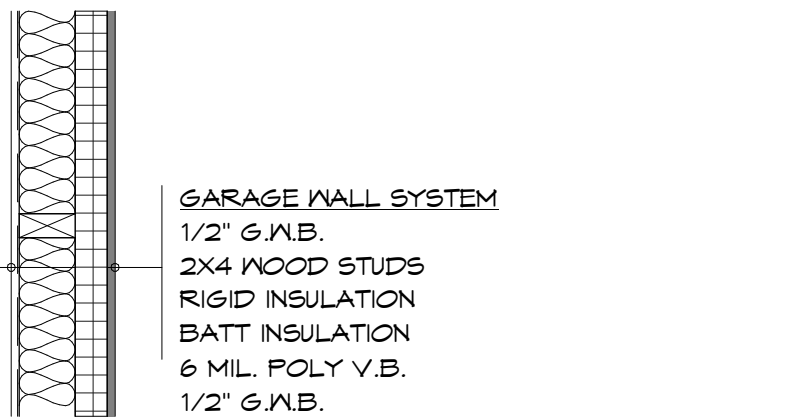
TYP. GARAGE WALL

1" = 1'-0"



TYP. WALL W/ WATERLINES

1" = 1'-0"



GARAGE WALL W/ WATERLINES

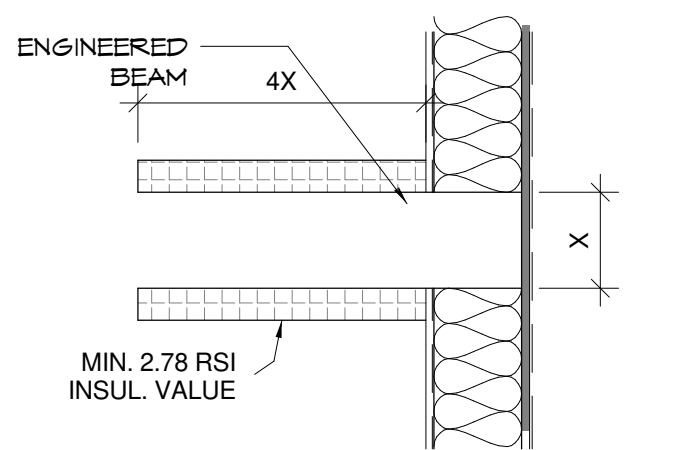
1" = 1'-0"

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	0.45
3	2" EXTRUDED POLYSTYRENE (R10)	1.76	9.99
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.05	11.64

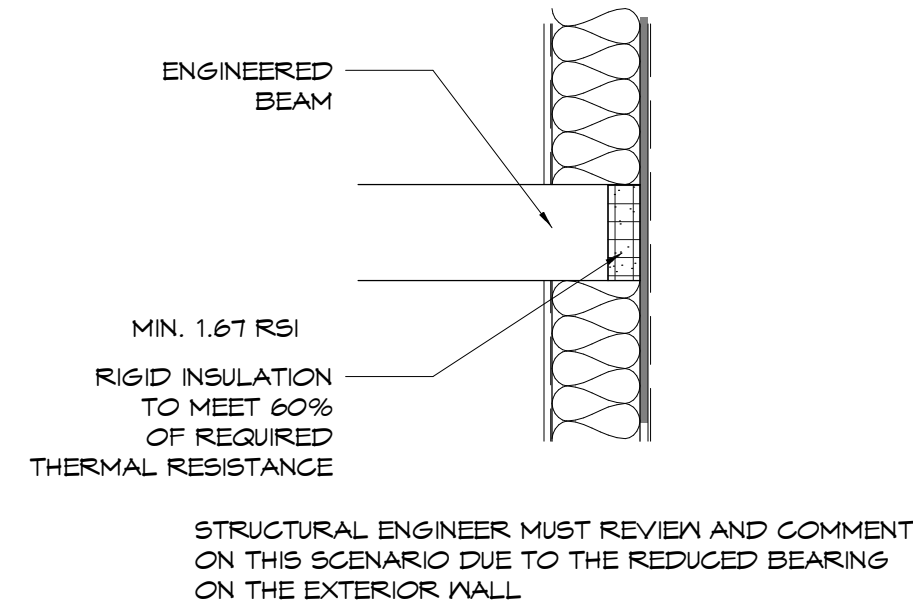
TYP. ENTRY @ SLAB ON GRADE

1" = 1'-0"



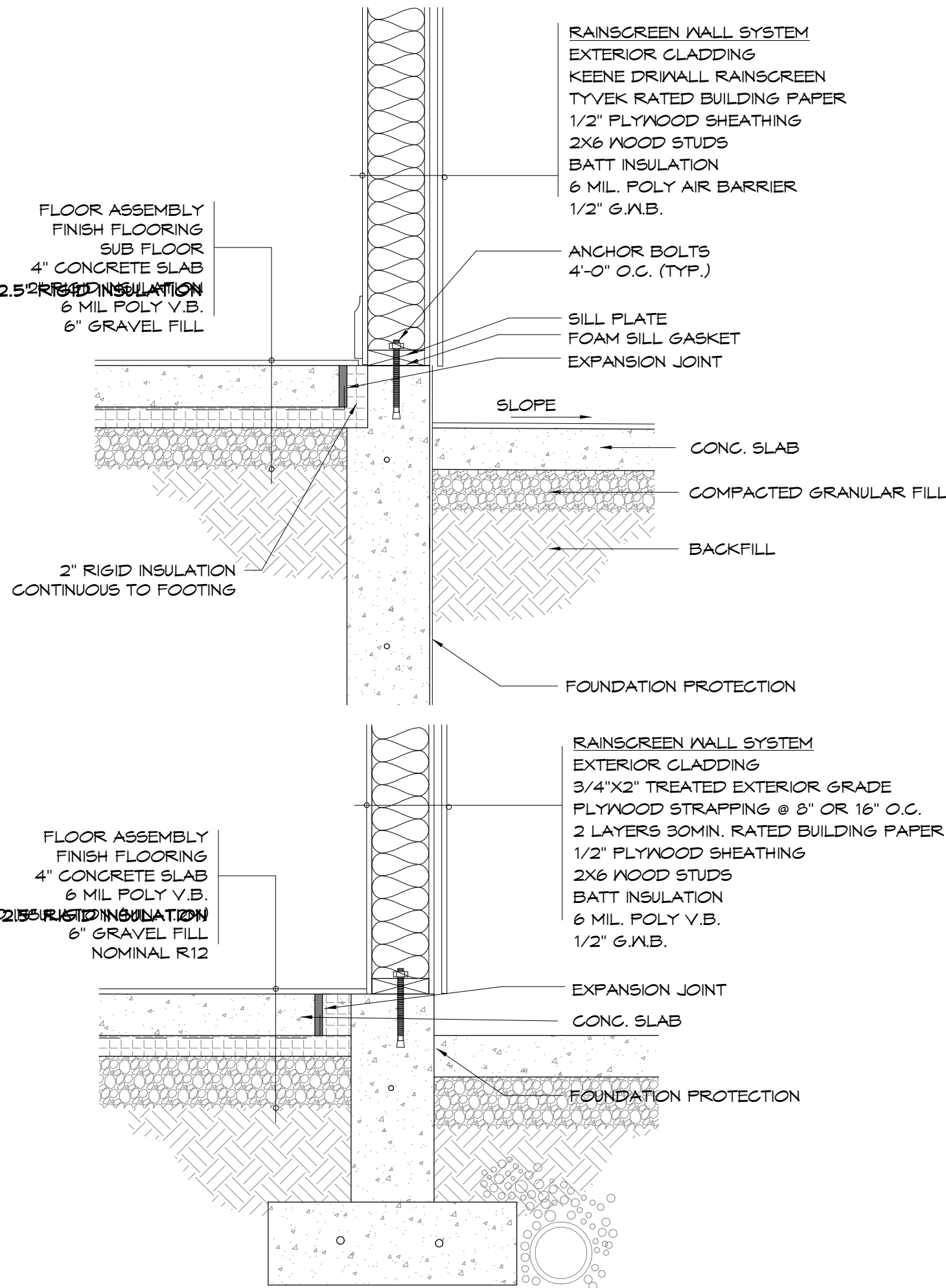
BEAM / WALL - PLAN DETAIL 1

1" = 1'-0"



BEAM / WALL- PLAN DETAIL 2

1" = 1'-0"



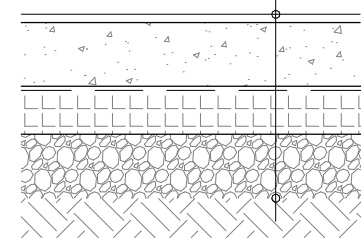
TYP. FOOTING

1" = 1'-0"

WALL ASSEMBLY COMPONENTS		RSI
1	4" CONCRETE SLAB	0.041
2	6 MIL. POLY V.B.	0.00
3	2.5" XPS RIGID INSULATION	2.22
4	INTERIOR AIR FILM	0.16
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.42

- MIN. RSI 2.32

FLOOR ASSEMBLY
FINISH FLOORING
4" CONCRETE SLAB
2.5" RIGID INSULATION
6 MIL. POLY V.B.
6" GRAVEL FILL
NOMINAL R12



TYP. ENTRY @ SLAB ON GRADE

1" = 1'-0"

REVISIONS

SEKHON RESIDENCE

SU CASA
DESIGN

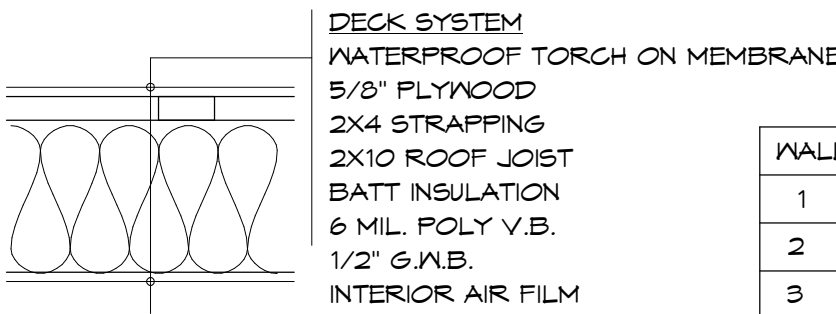
EMAIL: INFO@SUCASADSGNCA

ADDRESS: 2543 MONTROSE AVE. AB80T SFORD, BC TEL: (604) 854-4303

PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE DETAILS	
SCALE As indicated	SHEET NUMBER A5.0
DATE 1/12/2023 10:40:13 AM	

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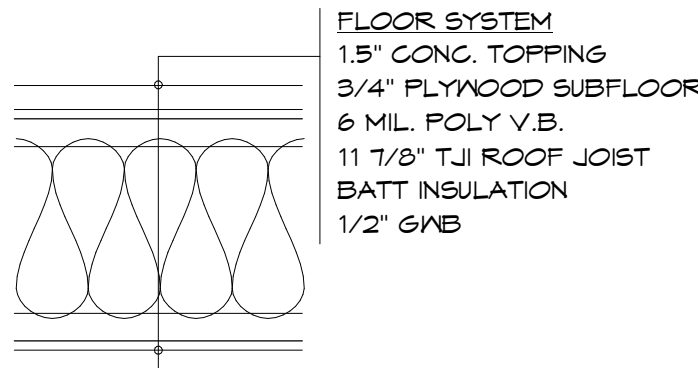
FLOOR ASSEMBLY COMPONENTS		RSI	R
1	EXTERIOR AIR FILM	0.03	0.17
2	5/8" PLYWOOD W/ STRAPPING	0.11	0.63
3	2X10 FLOOR JOIST @ 16" O.C. W/ R33	5.04	28.41
4	POLYETHYLENE	0.00	0.00
5	1/2" (12.7MM) GYPSUM BOARD	0.06	0.45
6	FINISH: 1 COAT PRIMER/PAINT	0.00	0.00
7	INTERIOR AIR FILM	0.12	0.66
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		5.04	28.41
INSTALLED INSULATION RSI/R VALUE (NOMINAL)		5.80	33.00



DECK SYSTEM
WATERPROOF TORCH ON MEMBRANE
5/8" PLYWOOD
2X4 STRAPPING
2X10 ROOF JOIST
BATT INSULATION
6 MIL. POLY V.B.
1/2" G.V.B.
INTERIOR AIR FILM

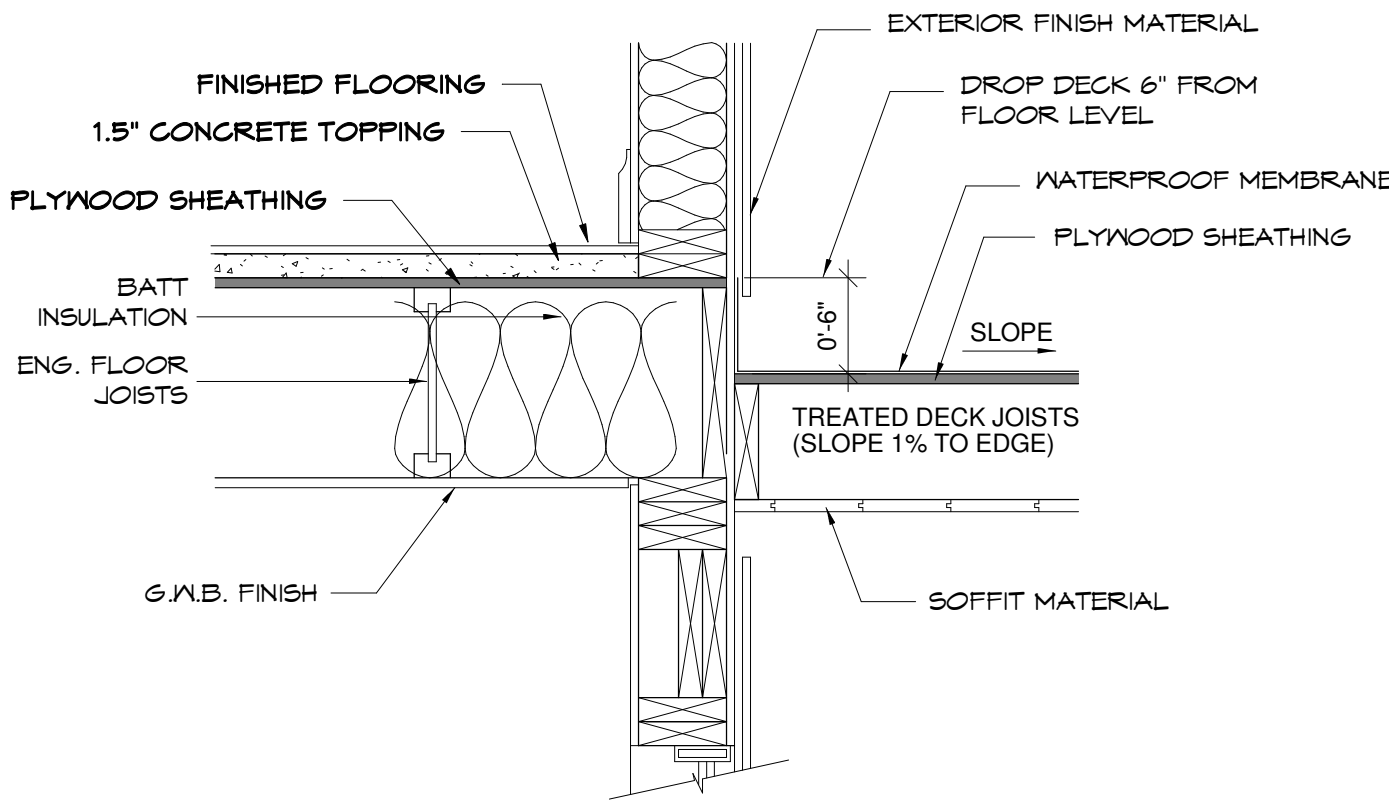
WALL ASSEMBLY COMPONENTS		RSI	R
1	INTERIOR AIR FILM	0.12	0.66
2	FINISHED FLOORING	0.00	0.00
3	1.5" LIGHTWEIGHT CONCRETE TOPPING	0.05	0.00
4	UNDERLAY	0.14	0.79
5	3/4" (19MM) SUB FLOOR	0.17	0.97
6	11 7/8" FRAMING FILLED @ 12" O.C. (R31 BATT)	4.8	27.27
7	POLYETHYLENE	0.00	0.00
8	1/2" (12.7MM) GYPSUM BOARD	0.06	0.45
9	FINISH: 1 COAT PRIMER/PAINT	0.00	0.00
10	EXTERIOR AIR FILM	0.03	0.17
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		5.25	29.81

- MIN. RSI 4.67

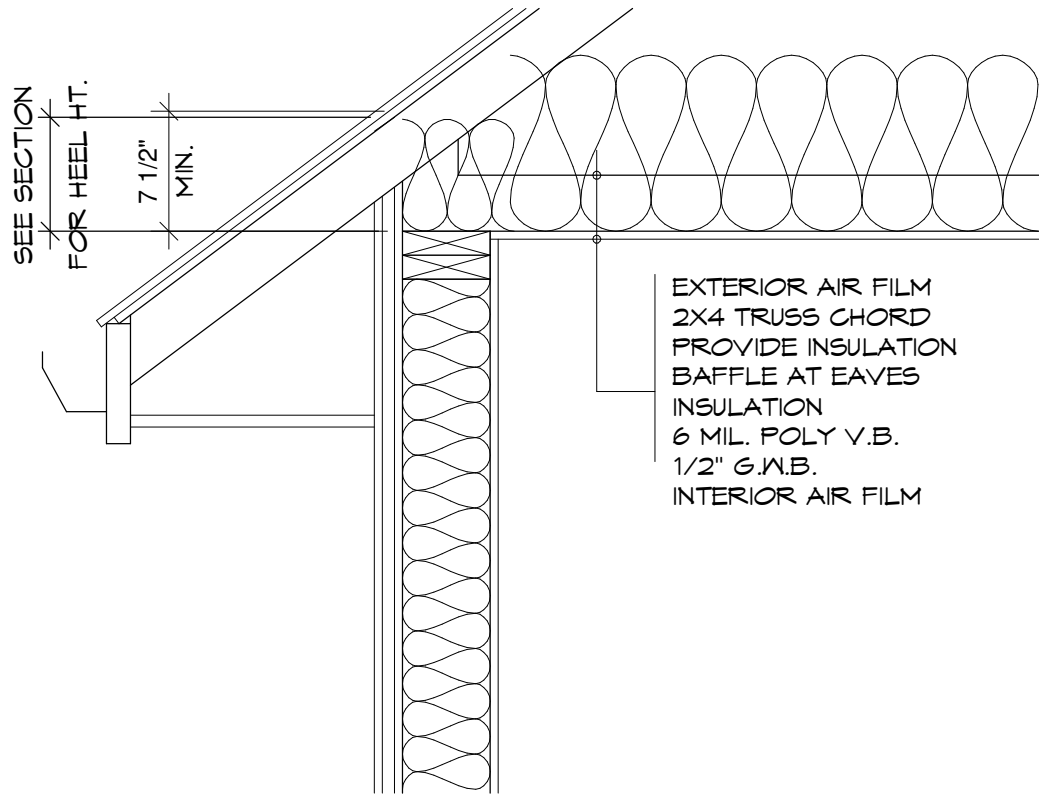


FLOOR SYSTEM
1.5" CONC. TOPPING
3/4" PLYWOOD SUBFLOOR
6 MIL. POLY V.B.
11 7/8" TJI ROOF JOIST
BATT INSULATION
1/2" G.V.B.

FLR. OVER UNCONDITIONED
1" = 1'-0"

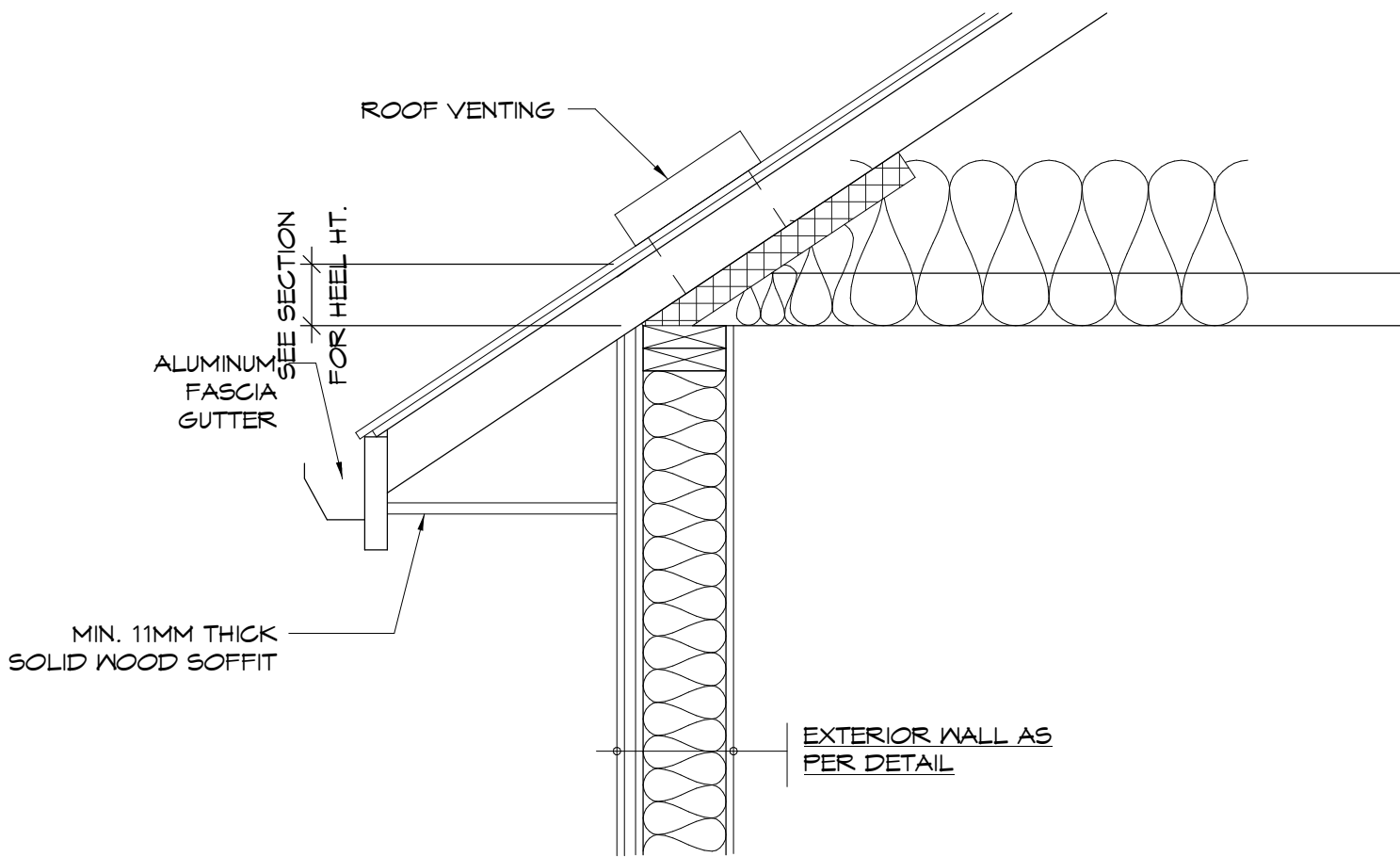


TYP. DECK DROP DETAIL
1" = 1'-0"



EXTERIOR AIR FILM
2X4 TRUSS CHORD
PROVIDE INSULATION
BAFFLE AT EAVES
INSULATION
6 MIL. POLY V.B.
1/2" G.V.B.
INTERIOR AIR FILM

TYP. CEILING/ROOF EAVE
1" = 1'-0"



TYP. SOFFIT PROTECTION
1" = 1'-0"

CEILING DETAIL

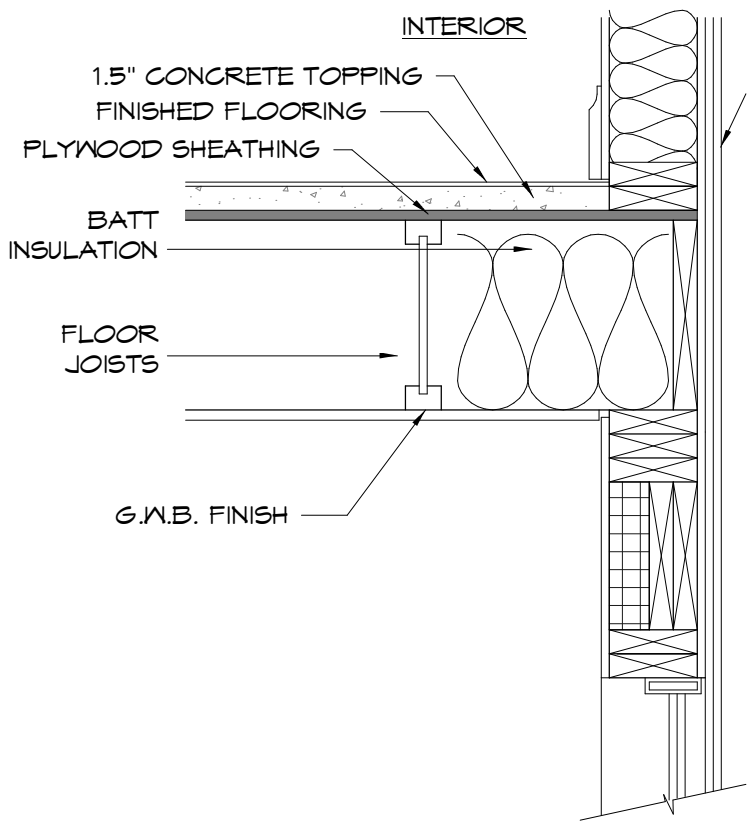
CEILING ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	2X4 FRAMING FILLED W/ R50 BLOWN GLASS INSULATION @ 24" O.C.	7.19
3	POLYETHYLENE	0.00
4	1/2" (12.7MM) GYPSUM BOARD	0.06
5	FINISH: 1 COAT PRIMER/PAINT	0.00
6	INTERIOR AIR FILM	0.11
EFFECTIVE RSI VALUE OF ENTIRE ASSEMBLY		7.39

MIN. RSI 6.91

5.71 INSULATION
1.48 CAVITY

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.78
(R-15.8) ENG. FLR JSTS. @ 16" O.C. W/R20 BATT INSULATION

CONTINUOUS ELEMENTS	RSI	R
- ENG. JOIST RIM BOARD	0.325	1.85
- 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
	0.638	3.62
CAVITY RSI (PARALLEL)		
100		
12.5 87.5 = 2.82 RSI	RSI 2.82	
1.19 3.32	(R15.99)	
TOTAL EFFECTIVE INSULATION VALUE		
	RSI 3.458	
	(R19.61)	



TYP. RIM JOIST @ 11.7/8" ENG. FLOOR
1" = 1'-0"

REVISIONS

SEKHON RESIDENCE

SU CASA
DESIGN

ADDRESS: 2543 MONTROSE AVE. ABBOTSFORD, B.C. TEL: (604) 854-4303 EMAIL: INFO@SUCASADSGNCA

PROJECT 21006 12876 SHELDRAKE COURT, MAPLE RIDGE, B.C.	
TITLE DETAILS	
SCALE 1" = 1'-0"	SHEET NUMBER A5.1
DATE 1/12/2023 10:40:13 AM	

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