

RESIDENCE FOR:

PATRICIA HEIGHTS
RENOVATION

JOB # 019-143

LOT:	8
BLOCK:	5
PLAN:	5405NY
SUBDIVISION:	PATRICIA HEIGHTS
ADDRESS:	15719 - 78A AVENUE

ADDITION AREAS:

MAIN FLOOR:	119	SQFT
SECOND FLOOR:	539	SQFT
TOTAL:	658	SQFT
GARAGE:	608	SQFT

All sizes, dimensions & construction details to be verified
by general contractor/builder prior to any construction.
Discrepancies to be reported to THE BUILDER
& clarification agreed upon before proceeding with any work

DRAWN BY - CM

REVISIONS:

DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
PRINT DATE:	March-25-20

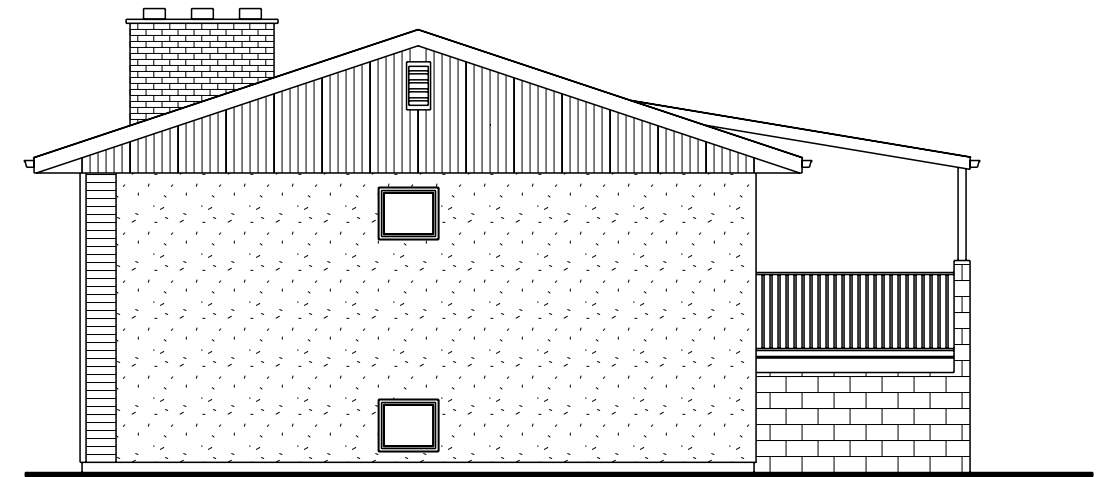
TOTAL MAIN FLOOR:	1295	SQFT
TOTAL SECOND FLOOR:	539	SQFT
TOTAL BASEMENT:	967	SQFT
TOTAL FINISHED AREAS:	2801	SQFT
TOTAL GARAGE:	608	SQFT

GENERAL CONSTRUCTION NOTES:

- All work to conform with the current edition of the Alberta Building Code and local bylaws.
 - All footings to rest on undisturbed soil.
 - Weeping tile to be installed around entire perimeter of strip footings and tied to drainage system according to local bylaws.
 - Engendered lumber and floor systems to be installed to manufacturers specifications.
 - All roof truss systems are to be engineer approved by others.
 - Provide all cantilever floor joists with R28 insulation, C.G.S.B. app. vapor barrier to warm side and 1/2" gypsum to u/s c/w metal soffit to spec.
 - Contractor shall verify all Micro lam, LVL, PSL and/or Glulam beam sizes with engineer.
 - All common house/garage walls, ceilings and floors to be min. ONE HOUR firerated and gas proofed.
- Attic access to be 22" x 28" c/w weather stripping and insulation.
 - Window sizes indicated are approx. frame size, unless noted otherwise. Verify all window R.O. sizes, styles and types with owner and supplier prior to any ordering or installation of windows.
 - Parging shall conform with the current edition of the Alberta Building Code.
 - Provide smoke/co detector(s) as required by code.
 - Dryer vent to be 4" c/w hood and screen.
 - All electrical to conform with the current edition of the Alberta Building Code.
 - Mechanical - all HVAC shall conform with the current edition of the Alberta Building Code.
 - All plumbing to conform with the current edition of the Alberta Building Code.
 - Stair Detail Notes:
Rise = Max. 8" Run = Min. 10" Tread = Min. 11 1/4"
Guardrail height (landings) = Min. 36"
Handrail height @ 32" to 36"
Headroom = Min. 6'-6"
- Provide roof vents as required by code.
 - Provide flashings to all roof valleys, all roof penetrations and step flashing as required.
 - Provide insulation stops.
 - Provide prefinished eavestroughing on pre-finished fascia c/w eaves protection.
 - Provide flashing above all windows and doors.
 - Grades as shown are for reference only, actual grading plan to be determined by Surveyor. Adjust all steps to suit site.
 - All above grade masonry shall conform with the current edition of the Alberta Building Code.
 - Provide min. 8" clearance from grade to wood construction.
 - Main floor height to garage slab height dimension is to be verified by Surveyor with actual grades on site.
 - Shower doors to be tempered glass.



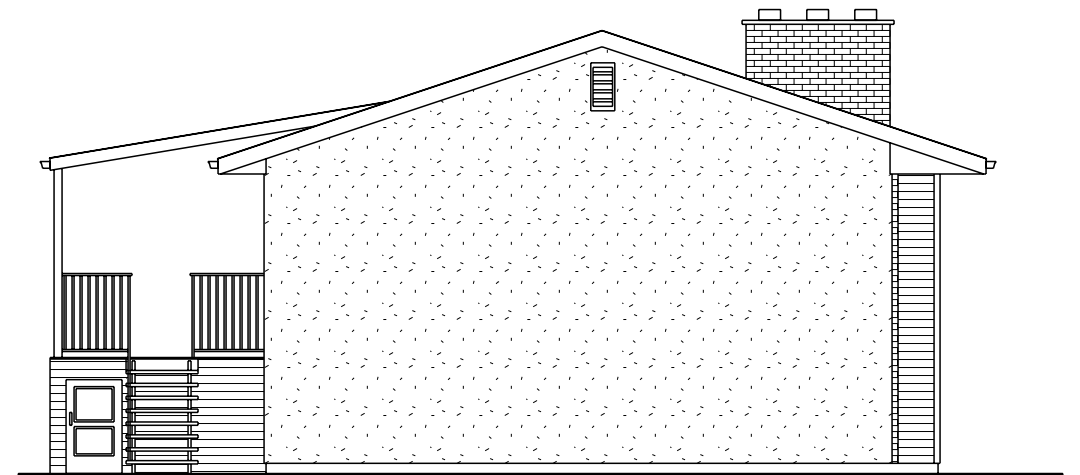
EXISTING FRONT ELEVATION
SCALE 1/8" = 1'-0"



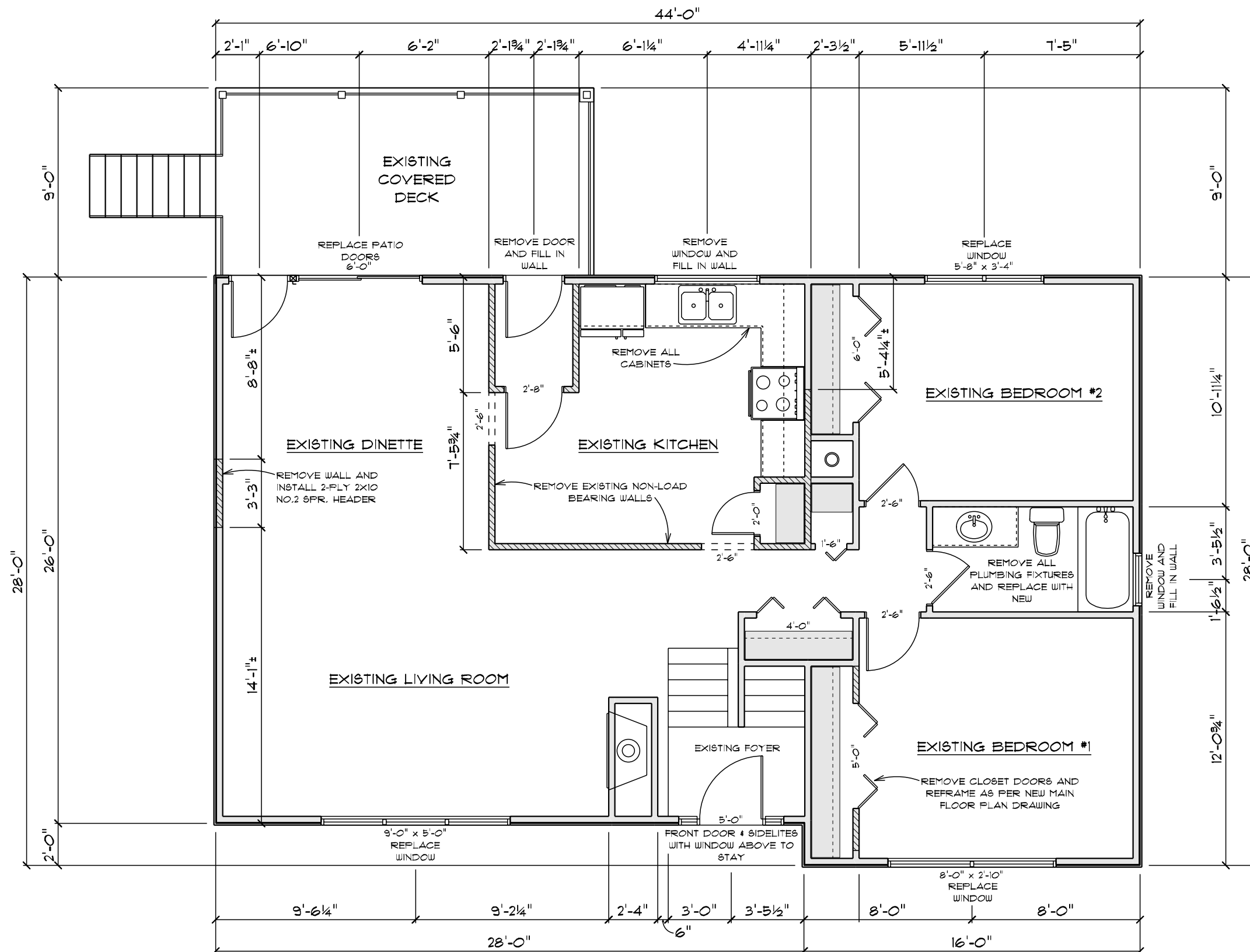
EXISTING RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE 1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



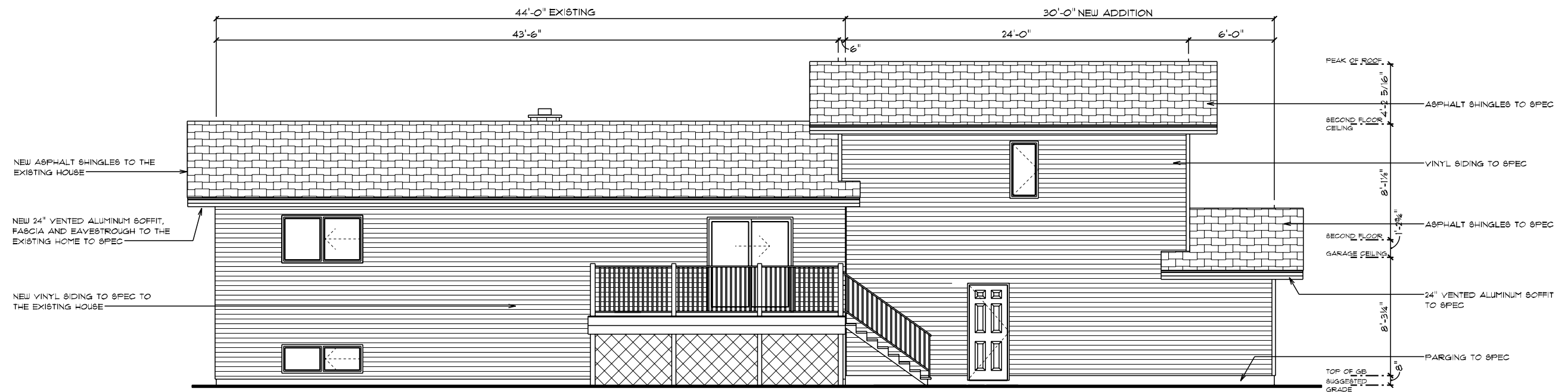
EXISTING MAIN FLOOR PLAN

SCALE: 3/16" = 1'



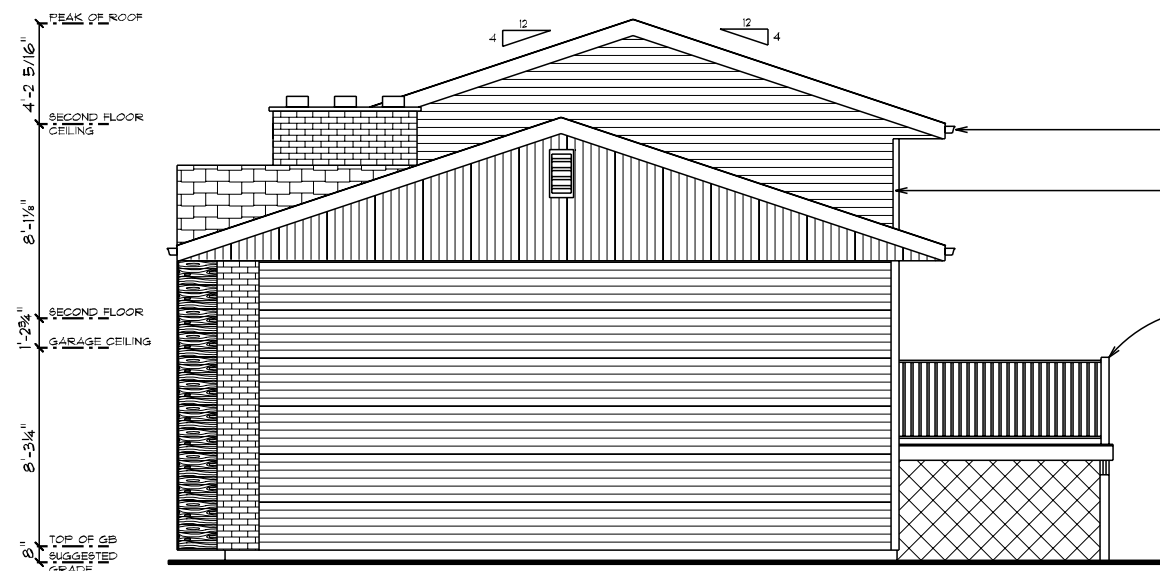
NEW FRONT ELEVATION

SCALE 1/8" = 1'-0"



NEW REAR ELEVATION

SCALE 1/8" = 1'-0"

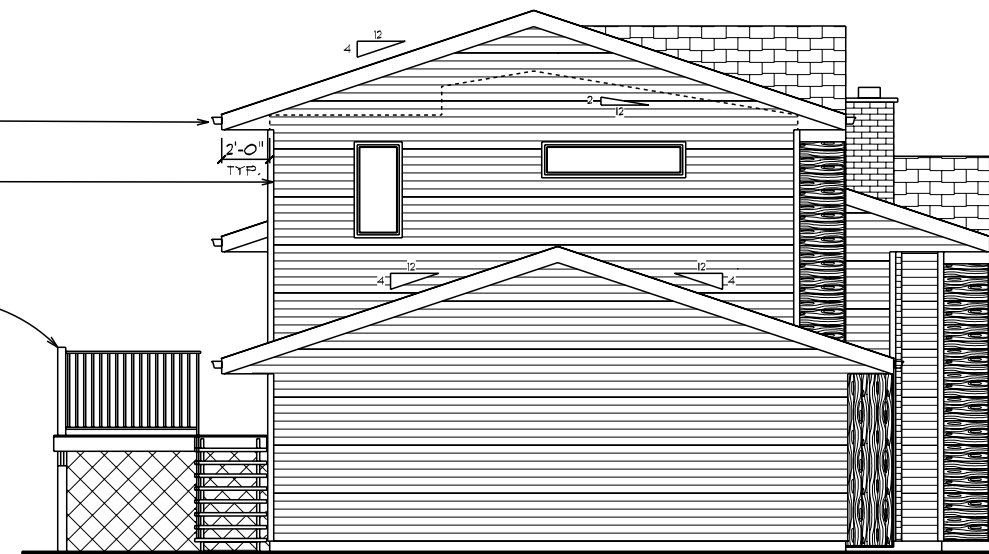


NEW RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

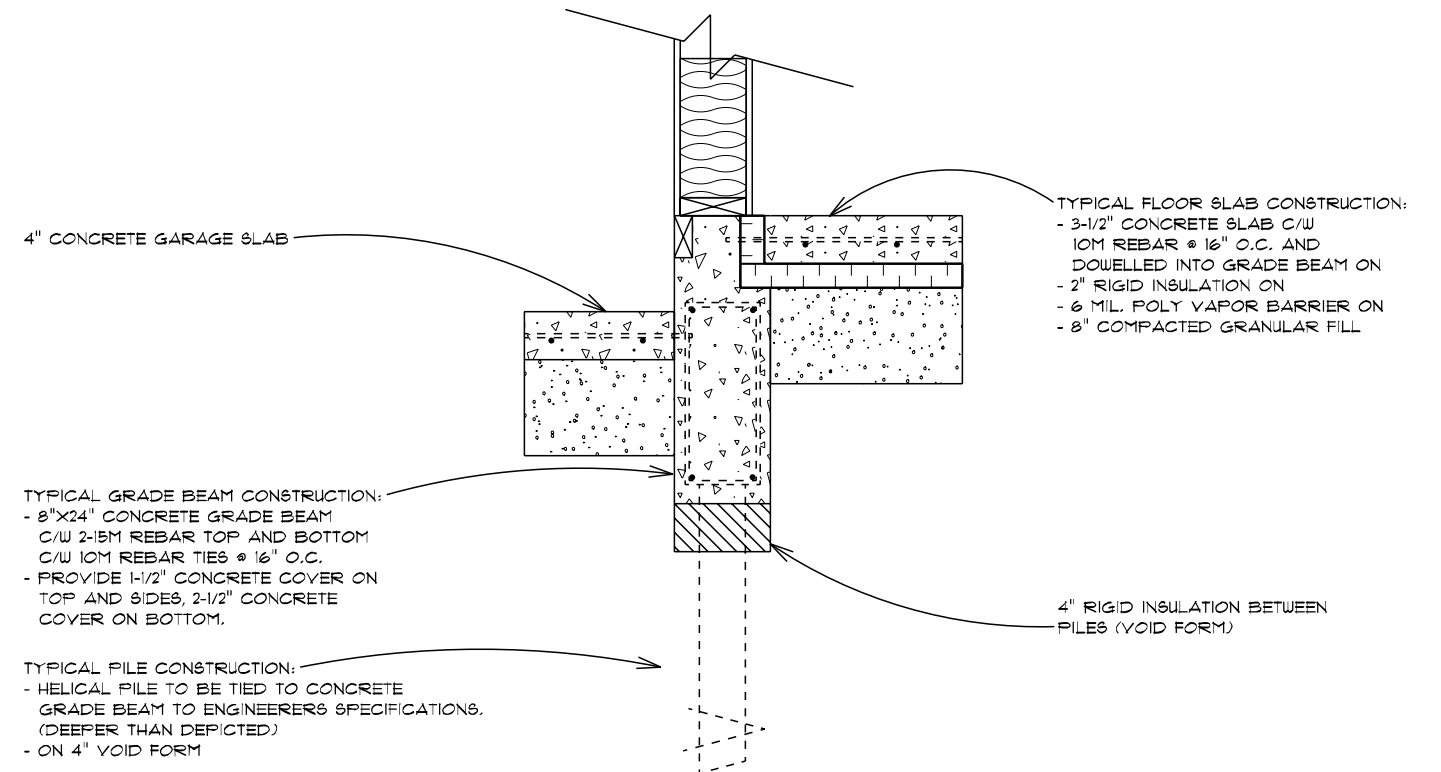
6" ALUMINUM CLAD FASCIA
BOARD C/W 5" ALUMINUM
EAVESTROUGH

VINYL SIDING TO SPEC

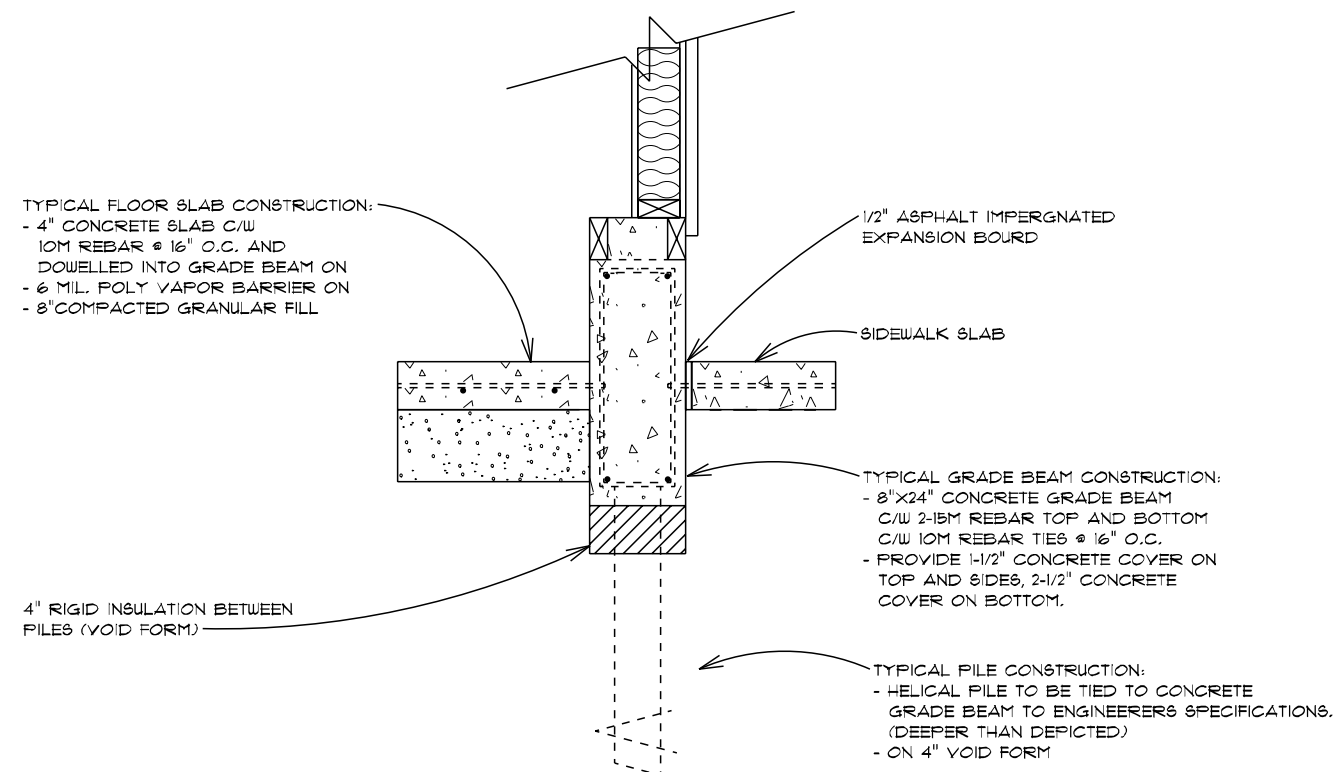
42" HIGH ALUMINUM RAILING



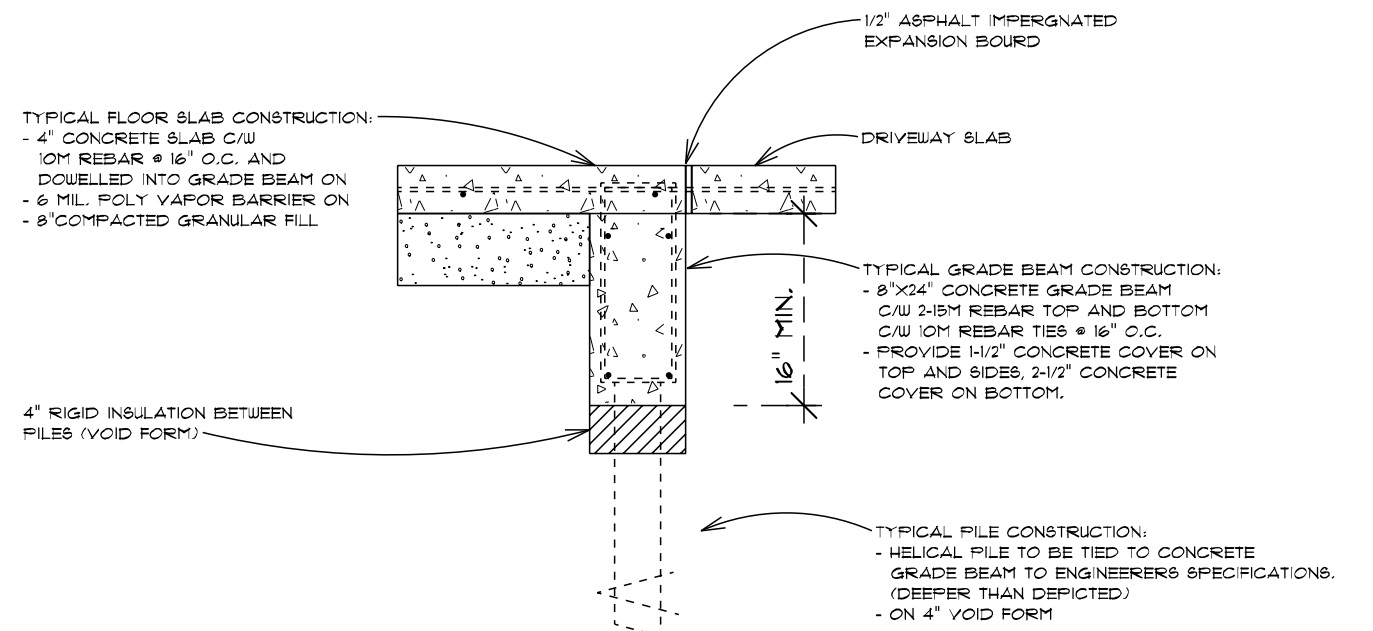
NEW LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



GARAGE / HOUSE INTERIOR GRADEBEAM DETAIL
SCALE: 3/4"=1'-0"



GARAGE EXTERIOR GRADEBEAM DETAIL
SCALE: 3/4"=1'-0"



GARAGE GRADEBEAM / DOORWAY DETAIL
SCALE: 3/4"=1'-0"

TYPICAL ROOF CONSTRUCTION:
-ASPHALT SHINGLES ON
-3/8" OSB ROOF SHEATHING C/W 'H' CLIPS ON
-PRE-ENGINEERED TRUSSES @ 24" O.C. C/W
2X4 TRUSS BRACING OR AS REQUIRED BY
TRUSS MANUFACTURER.
-R60 BLOW-IN CELLULOSE INSULATION
-6 MIL POLY VAPOR BARRIER
-1/2" CD CEILING DRYWALL
-TAPED & SANDED C/W CEILING TEXTURE

TYPICAL EXTERIOR WALL CONSTRUCTION:
-EXTERIOR FINISH AS PER ELEVATIONS
-EXTERIOR WEATHER/AIR BARRIER
-3/8" OSB SHEATHING
-2x6 STUDS @ 16" O/C
-R22 BATT INSULATION
-6 mil POLY V.B.
-1/2" DRYWALL
-TAPED & SANDED

TYPICAL FLOOR CONSTRUCTION:
-FLOOR FINISHED AS SPECIFIED ON
-3/4" T&G FIR PLYWOOD SUBFLOOR,
SCREWED & GLUED TO THE JOISTS.
-14" DEEP ENGINEERED APPROVED I-JOIST
FLOOR SYSTEM @ 19.2" O.C. C/W BRACING
OR AS REQUIRED BY TRUSS SUPPLIER.

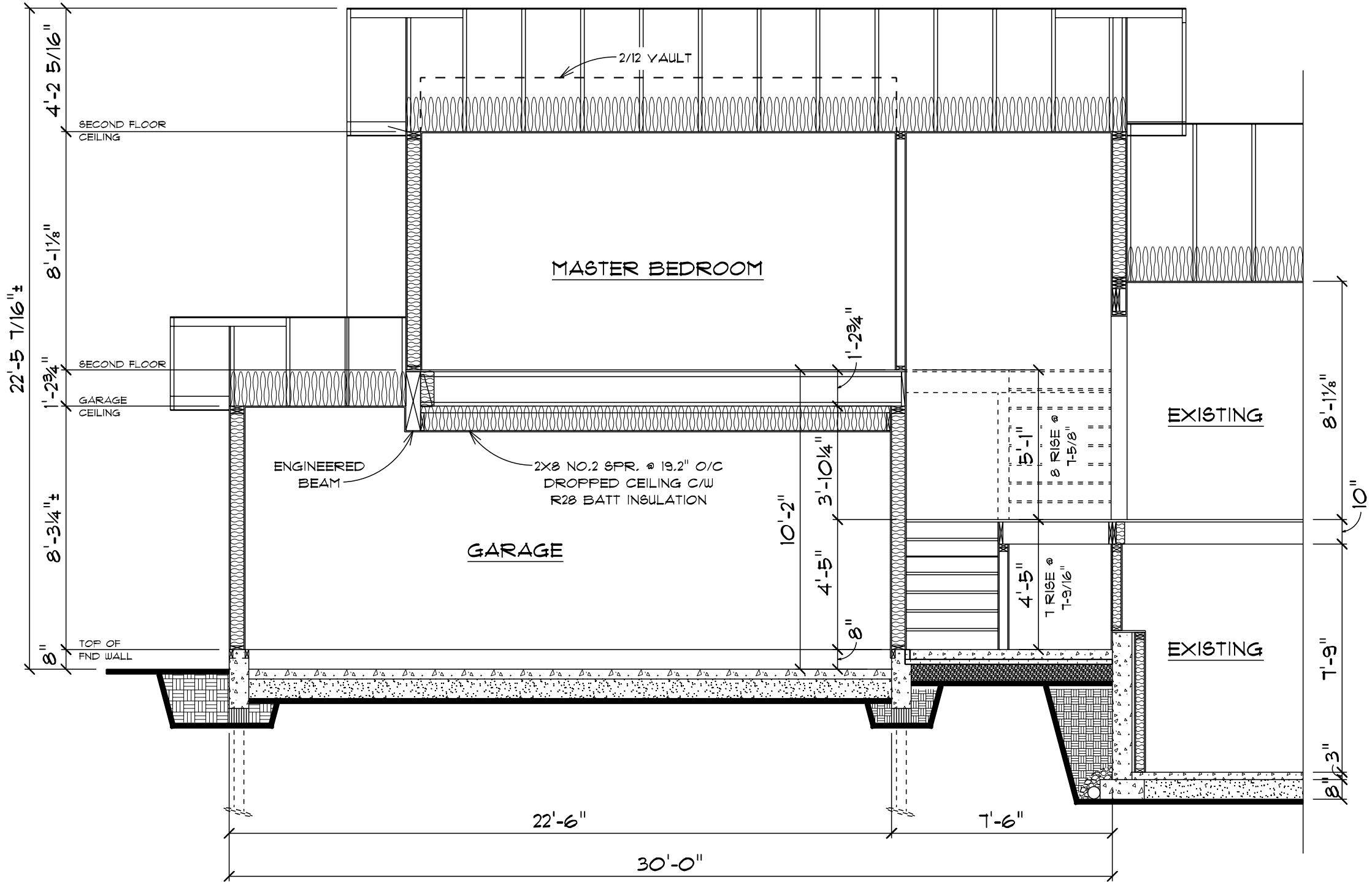
TYPICAL INTERIOR WALL CONSTRUCTION:
-2X4 OR 2X6 STUDS @ 16" O.C
-1/2" DRYWALL BOTH SIDES
-TAPED & SANDED

TYPICAL HOUSE GRADE BEAM CONSTRUCTION:
-8"X24" CONCRETE GRADE BEAM
C/W 2-15M REBAR TOP AND BOTTOM
C/W 10M REBAR TIES @ 16" O.C. ON
-ENGINEERED SCREW PILES TIED TO
GRADE BEAM ON 4" VOID FORM.
-GRADEBEAM TIED TO FOUNDATION WALL
WITH 2-15M REBAR TOP AND BOTTOM.
-PARGING ABOVE GRADE AND ASPHALT
DAMPFPROOFING BELOW GRADE ON BOTH
SIDES OF WALL.
-2X4 STUD WALL @ 16" O.C. PULLED 6" AWAY
FROM THE FOUNDATION WALL WITH R20 BATT
INSULATION AND 6 MIL POLY VAPOR BARRIER.

TYPICAL GARAGE GRADE BEAM CONSTRUCTION:
-8"X24" CONCRETE GRADE BEAM
C/W 2-15M REBAR TOP AND BOTTOM
C/W 10M REBAR TIES @ 16" O.C. ON
-ENGINEERED SCREW PILES TIED TO
GRADE BEAM ON 4" VOID FORM.
-GRADEBEAM TIED TO FOUNDATION WALL
WITH 2-15M REBAR TOP AND BOTTOM.

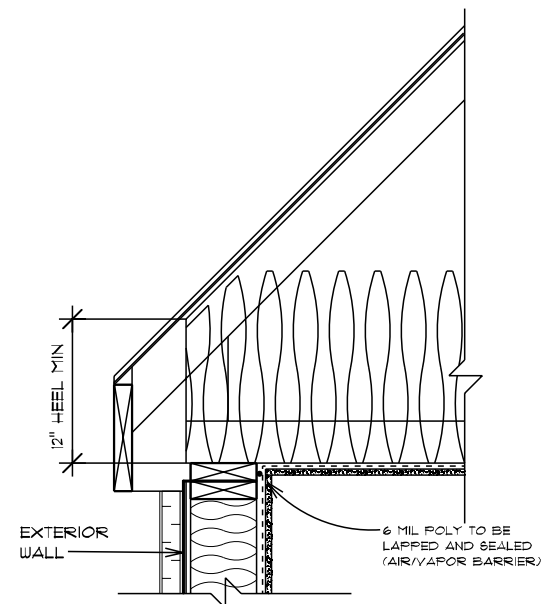
TYPICAL GARAGE FLOOR:
-4" CONCRETE FLOOR SLAB C/W
10M REBAR GRID @ 19.2" O.C. ON
-8" COMPACTED SAND FILL

BASEMENT FLOOR CONSTRUCTION:
-3-1/2" THICK CONCRETE SLAB ON
-6 MIL. POLY VAPOR BARRIER
(AIR/SOIL GAS BARRIER)
-COMPACTED GRANULAR FILL

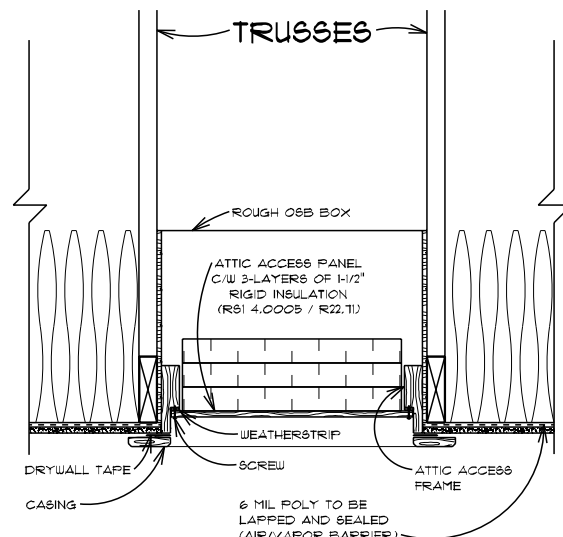


CROSS SECTION

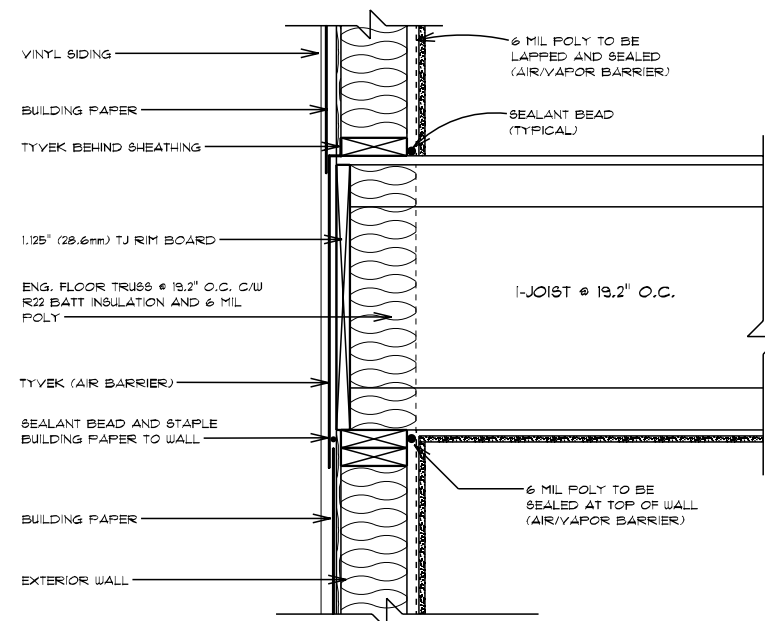
SCALE: 1/4" = 1'



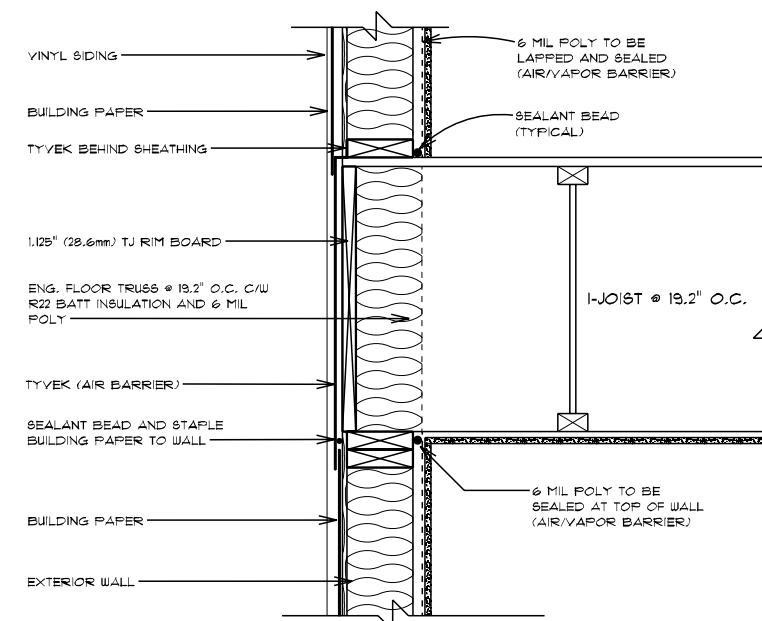
ROOF/EXTERIOR WALL SECTION



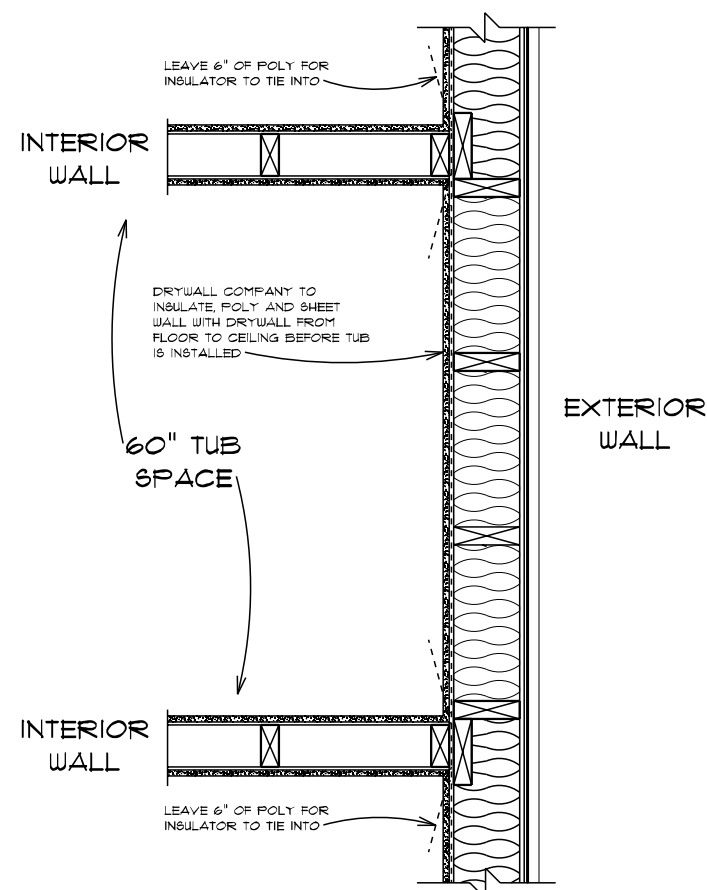
ATTIC ACCESS SECTION



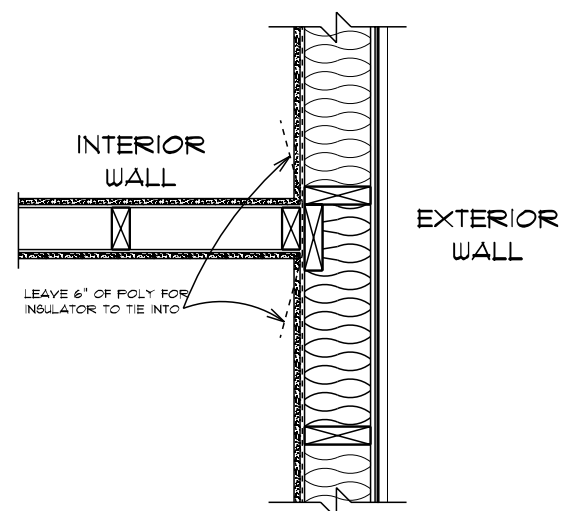
SECOND FLOOR RIM SECTION
PERPENDICULAR



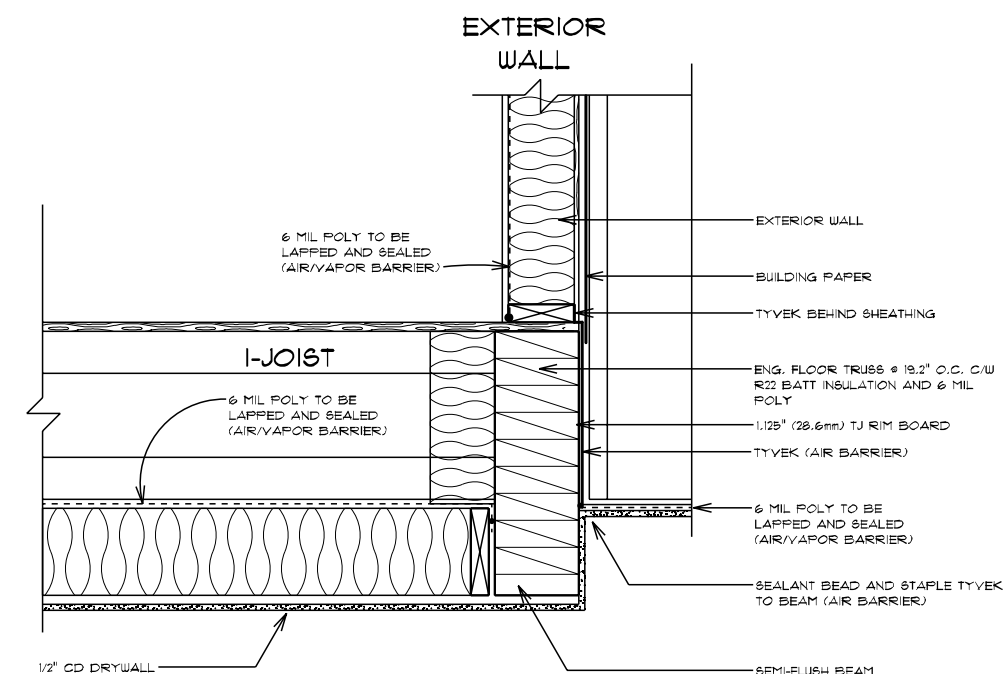
SECOND FLOOR RIM SECTION
PARALLEL



EXTERIOR / INTERIOR WALL INTERSECTIONS
BEHIND TUBS & FIREPLACES
(PLAN VIEW)

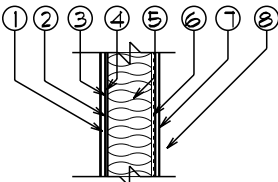


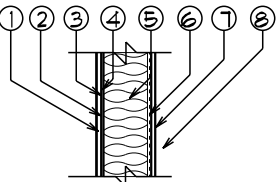
EXTERIOR / INTERIOR WALL
INTERSECTION
(PLAN VIEW)

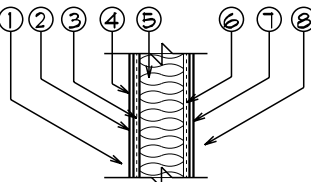


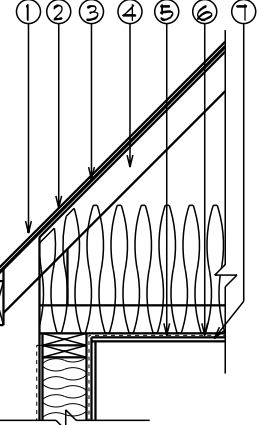
CANTILEVER SECTION OVER GARAGE

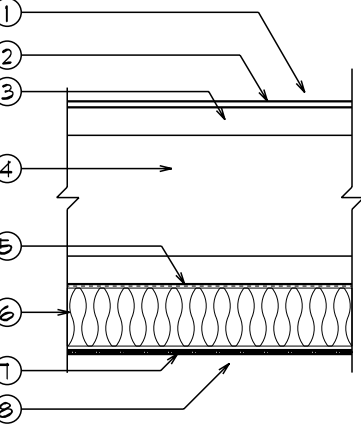
9.36.2.6.B		
EFFECTIVE THERMAL RESISTANCE OF ABOVE GROUND OPAQUE ASSEMBLIES IN BUILDINGS WITH OUT A HEAT RECOVERY VENTILATOR.		
EFFECTIVE RSI VALUES (NO HRV)		
HEATING DEGREE DAYS EDMONTON CLIMATE ZONE (1)A		
ASSEMBLY	RSI	R
CEILING6 BELOW ATTICS	10.43	59.23
CATHEDRAL CEILING6	5.02	28.51
WALL6 (2X6 @ 16")	3.08	17.49
FLOOR6 OVER UNHEATED 6PACE	5.02	28.51
NOTE: MINIMUM REQUIREMENT6 WITH-OUT A HEAT RECOVERY VENTILATOR		
9.36.2.7.A		
REQUIRED THERMAL CHARACTERISTICS OF FENESTRATION AND DOOR6.		
HEATING DEGREE DAYS EDMONTON CLIMATE ZONE (1)A		
MAX. U-VALUE W/(M2K)	1.6	
MIN. ENERGY RATING	25	

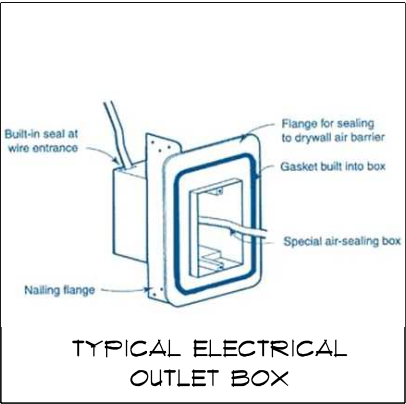
WALL ASSEMBLY (STANDARD WALL) W1		
SIDING VENEER (2X6)		
COMPONENT6	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. VINYL SIDING	0.11	0.62
3. ASPHALT IMPREGNATED BUILDING PAPER	0.00	0.00
4. 3/8" (9.5mm) OSB WALL SHEATHING	0.093	0.53
5. 2X6 FRAMING FILLED WITH R22 BATT @ 24" O.C.	2.61	15.15
6. 6mil POLY VAPOR BARRIER	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. INTERIOR AIR FILM	0.12	0.68
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY IS 2.91 OR R-VALUE OF 16.81 .		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 3.10 R 17.61		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		

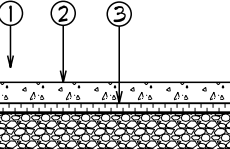
WALL ASSEMBLY (STANDARD WALL) W2		
HARDIE VENEER (2X6)		
COMPONENT6	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. HARDIE-PANEL	0.03	0.17
3. ASPHALT IMPREGNATED BUILDING PAPER	0.00	0.00
4. 3/8" (9.5mm) OSB WALL SHEATHING	0.093	0.53
5. 2X6 FRAMING FILLED WITH R22 BATT @ 24" O.C.	2.61	15.15
6. 6mil POLY VAPOR BARRIER	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. INTERIOR AIR FILM	0.12	0.68
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY IS 2.91 OR R-VALUE OF 16.81 .		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 3.02 R 17.16		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		

WALL ASSEMBLY (STANDARD WALL) W3		
GARAGE / HOUSE (2X6)		
COMPONENT6	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. 1/2" (12.7mm) GYPSUM BOARD	0.09	0.49
3. ASPHALT IMPREGNATED BUILDING PAPER	0.00	0.00
4. 3/8" (9.5mm) OSB WALL SHEATHING	0.093	0.53
5. 2X6 FRAMING FILLED WITH R22 BATT @ 24" O.C.	2.61	15.15
6. 6mil POLY VAPOR BARRIER	0.00	0.00
7. 1/2" (12.7mm) GYPSUM BOARD	0.08	0.45
8. INTERIOR AIR FILM	0.12	0.68
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE WALL ASSEMBLY IS 2.91 OR R-VALUE OF 16.81 .		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 3.07 R 17.44		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		

ROOF ASSEMBLY (PITCHED ROOF) R1		
ENGINEERED ROOF TRUSSES		
COMPONENT6	RSI	R
1. EXTERIOR AIR FILM	0.03	0.17
2. ASPHALT SHINGLES & UNDERLAYMENT	0.00	0.00
3. 3/8" (9.5mm) OSB SHEATHING	0.00	0.00
4. ENG. ROOF TRUSS WITH 2X4 BOTTOM CHORD	0.15	0.85
5. 6mm POLY VAPOR BARRIER	0.00	0.00
6. 1/2" (12.7mm) CD GYPSUM BOARD	0.08	0.45
7. INTERIOR AIR FILM	0.11	0.62
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE ROOF ASSEMBLY IS 2.91 OR R-VALUE OF 16.81 .		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 10.47 R 59.47		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		

CANTILEVER6 (GARAGE CEILING) F2		
ENGINEERED FLOOR TRUSSES		
COMPONENT6	RSI	R
1. INTERIOR AIR FILM	0.03	0.17
2. 3/4" (19mm) T&G FIR FLYWOOD SHEATHING	0.00	0.00
3. ENG. FLOOR TRUSS @ 19.2" O.C.	0.00	0.00
4. 14" AIR 6PACE	0.15	0.85
5. 6mm POLY VAPOR BARRIER	0.00	0.00
6. 2X8 @ 19.2" O.C. C/W R26 BATT INSULATION 4.46	4.46	25.33
7. 1/2" (12.7mm) CD GYPSUM BOARD	0.08	0.45
8. EXTERIOR AIR FILM	0.16	0.91
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE FLOOR ASSEMBLY IS 4.86 OR R-VALUE OF 27.6		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 4.88 R 27.71		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		



FLOOR ASSEMBLY (BSMT FLOOR) F1		
FLOOR SLAB6		
COMPONENT6	RSI	R
1. INTERIOR AIR FILM	0.16	0.91
1. 3-1/2" CONCRETE FLOOR SLAB	0.04	0.23
2. 2" (50.8mm) EPS INSULATION BOARD	1.16	9.39
3. 6mil POLY. VAPOR BARRIER (AIR/6OIL GAS BARRIER)	0.00	0.00
		
ENERGY EFFICIENCY REQUIREMENT6 AS PER ABC 9.36		
THE MINIMUM (EFFECTIVE) RSI VALUE FOR THE FLOOR ASSEMBLY IS 1.36 OR R-VALUE OF 11.13		
EFFECTIVE RSI / R VALUE OF ENTIRE ASSEMBLY RSI 1.36 R 11.13		
ASSEMBLY WITH NO HEAT RECOVERY VENTILATOR		