

WESLEY - 2019 PROJECT

GENERAL NOTES:

THESE DRAWINGS ARE NOT TO BE SCALED.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION CONFORMS TO A.B.C. 2019 BUILDING CODE, AS WELL AS ALL LOCAL BUILDING AND LAND USE BY-LAWS.
 IF DISCREPANCIES OR ERRORS ARE FOUND IN THE ARCHITECTURAL PLANS, YOU ARE TO REPORT THEM TO THE ARCHITECTURAL TECHNOLOGIST IMMEDIATELY.
 ALL BUILDING DIMENSIONS ARE TO FACE OF STUD, OR FACE OF EXTERIOR SHEATHING, OR FACE OF CONCRETE WALL.
 MINIMUM DEPTH OF FOUNDATION BELOW FINISH GROUND SHOULD CONFORM TO ARTICLE 9.12.2.2 IN ABC 2019.
 EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THEN 6" ABOVE FINISHED GROUND LEVEL AS PER ARTICLE 9.15.4.6 IN ABC 2019.
 ALL FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL.
 ALL Laterally UNSUPPORTED FOUNDATION AREAS AS PER AHJTC 2009 GUIDELINES
 BASEMENT ROUGH-IN OF DEPRESSURIZATION SYSTEM SHOULD CONFORM TO ARTICLE 9.13.4.3 IN ABC 2019.
 ALL UNTELS ARE TO BE 2x2x10 #2 S.P.F. UNLESS OTHERWISE NOTED.
 MID SPAN JOISTS ARE TO BE 2" x 10" PVF SPACED @ 16" O.C. CW PROVIDE ROOF VENTS AS REQUIRED.
 PROVIDE PRE-FIN, ALUMINUM CONTINUOUS EAVES TROUGH AS REQUIRED.
 PROVIDE ATTIC INSULATION STOPS AS REQUIRED.

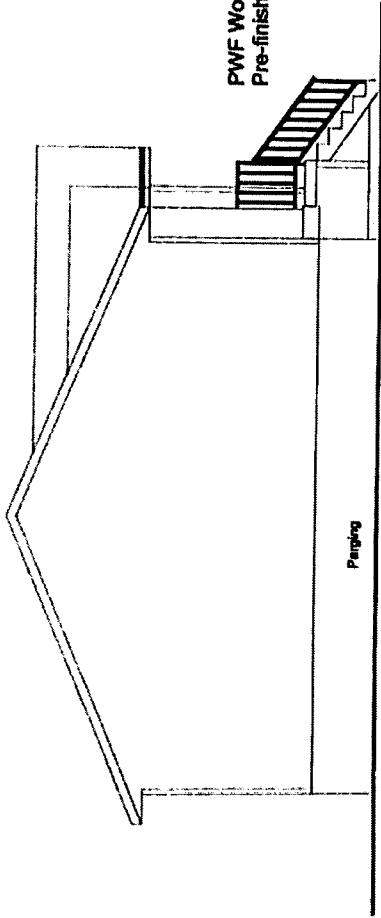
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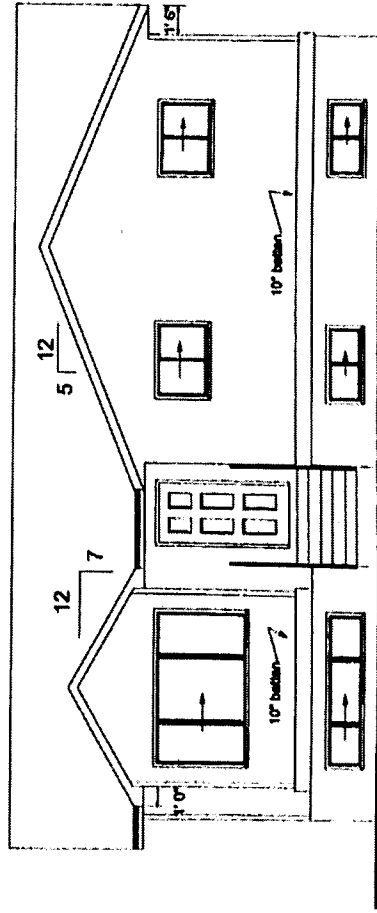
0	SCALE 1/8" = 1'	DATE: JUN. 2019
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Laminated Asphalt Shingles
 Aluminum Soffit, Fascia and Eavestrough
 Hardie Siding Exterior

PWF Wood Step c/w
 Pre-finished Railing



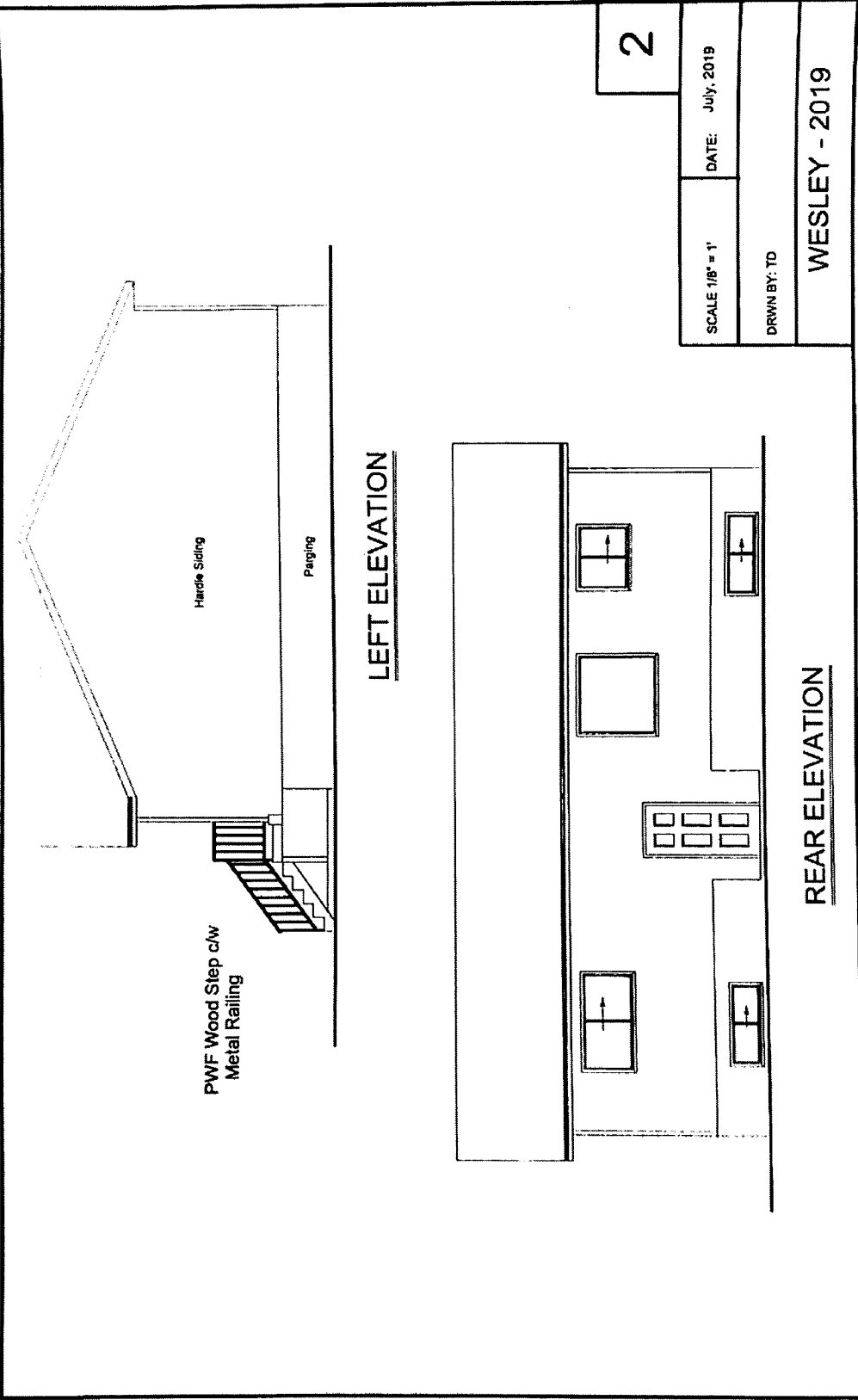
LEFT ELEVATION



FRONT ELEVATION

1

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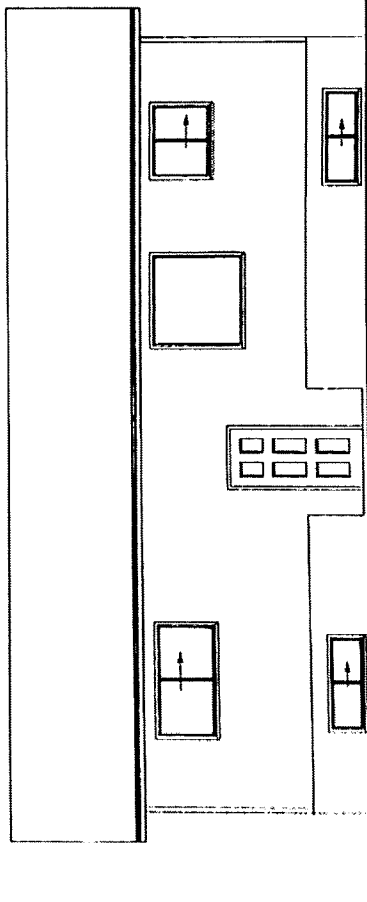


PWF Wood Step c/w
Metal Railing

Hardie Siding

Paving

LEFT ELEVATION



REAR ELEVATION

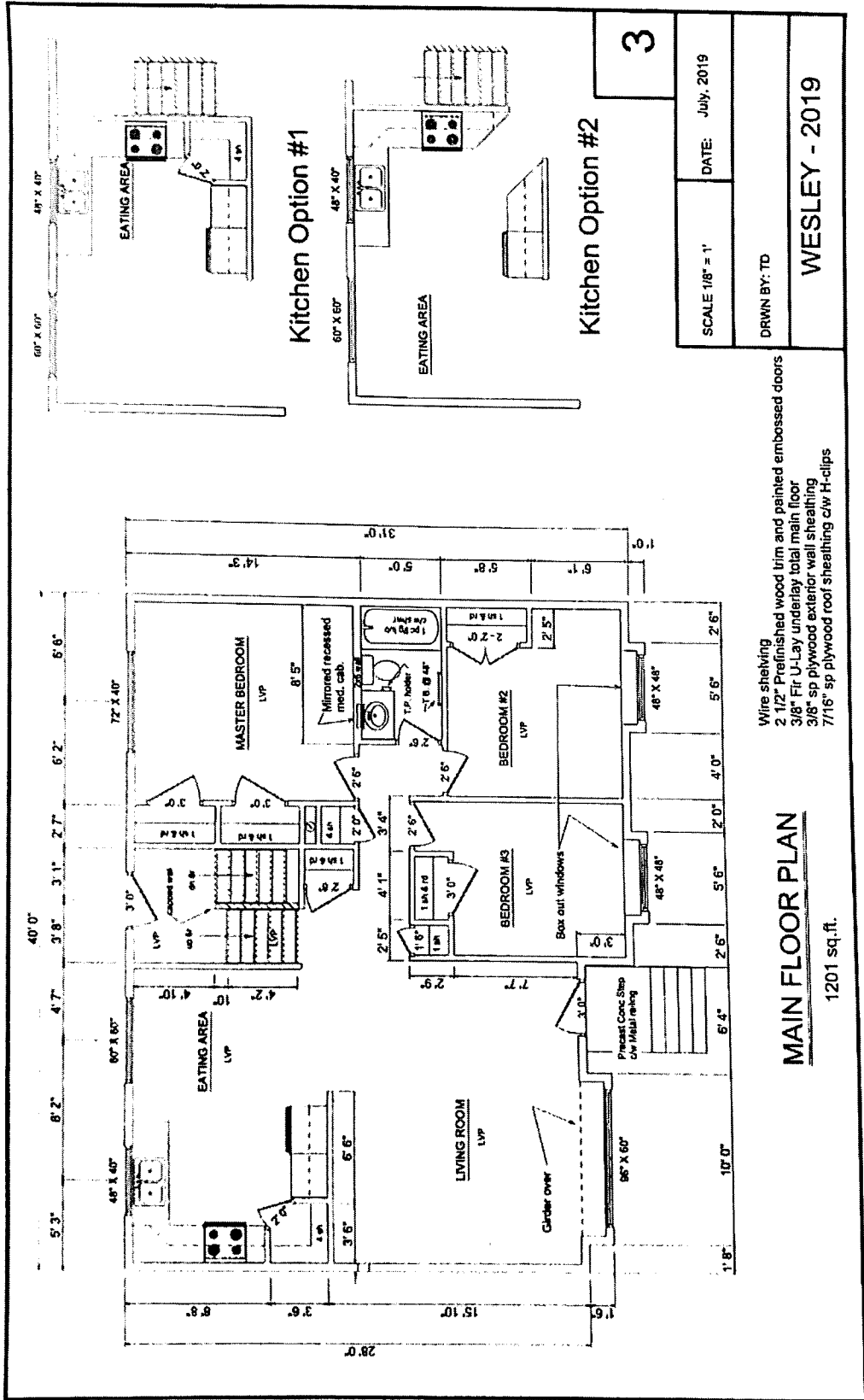
2

SCALE 1/8" = 1'

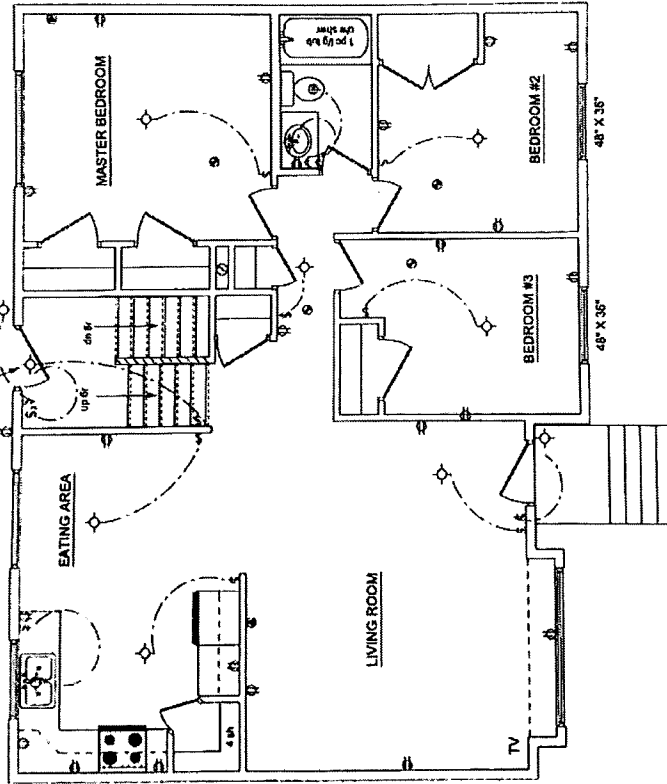
DATE: July, 2019

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Wall mount entry light above door



Note: 1/2" drywall throughout
Kitchen plugs @ 44" to bottom
(one row of ceramic tile on kitchen tops)

3E

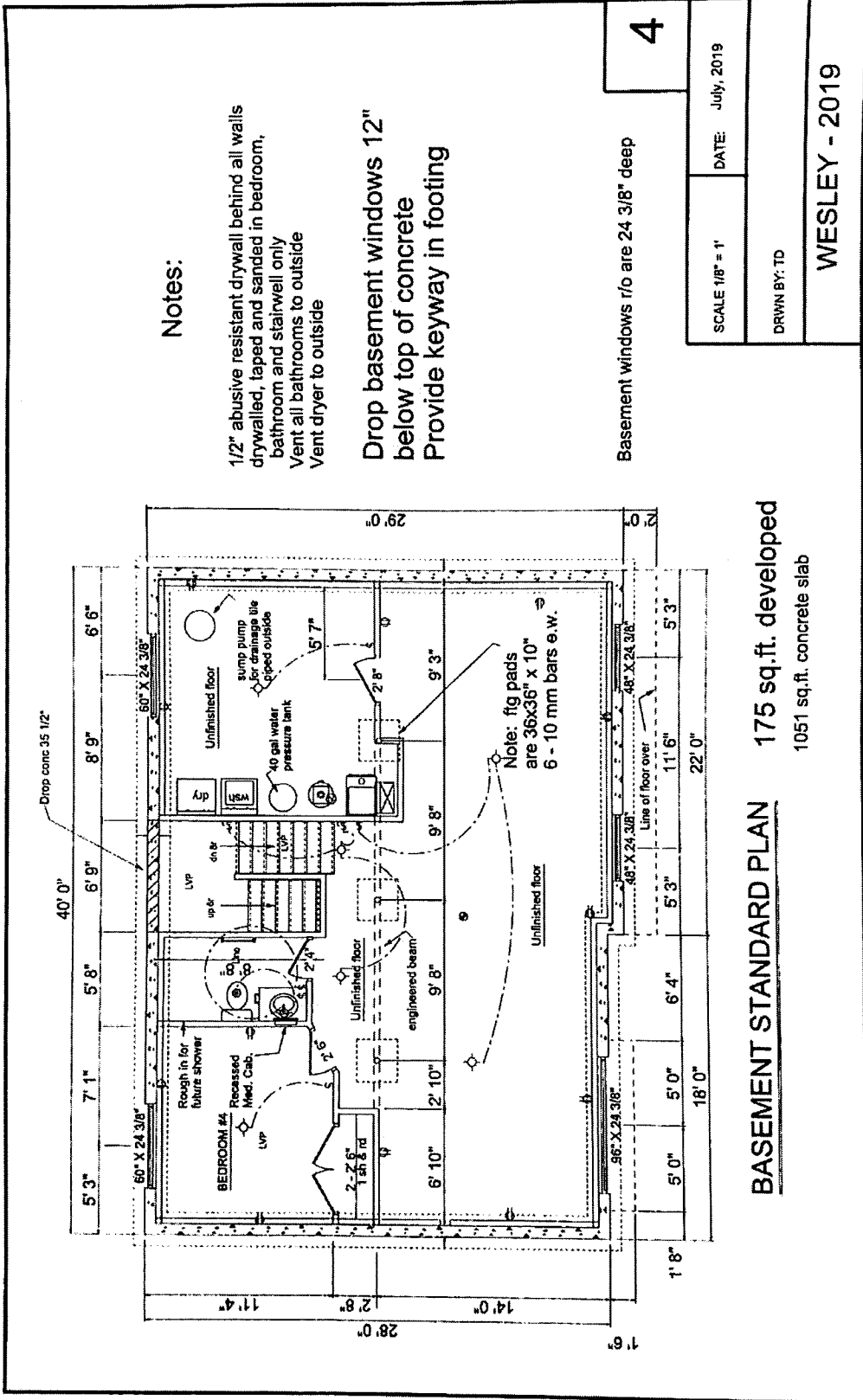
SCALE 1/8" = 1'

DATE: July, 2019

MAIN FLOOR ELECTRICAL PLAN

1201 sq. ft.

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Notes:

1/2" abusive resistant drywall behind all walls drywalled, taped and sanded in bedroom, bathroom and stairwell only
 Vent all bathrooms to outside
 Vent dryer to outside

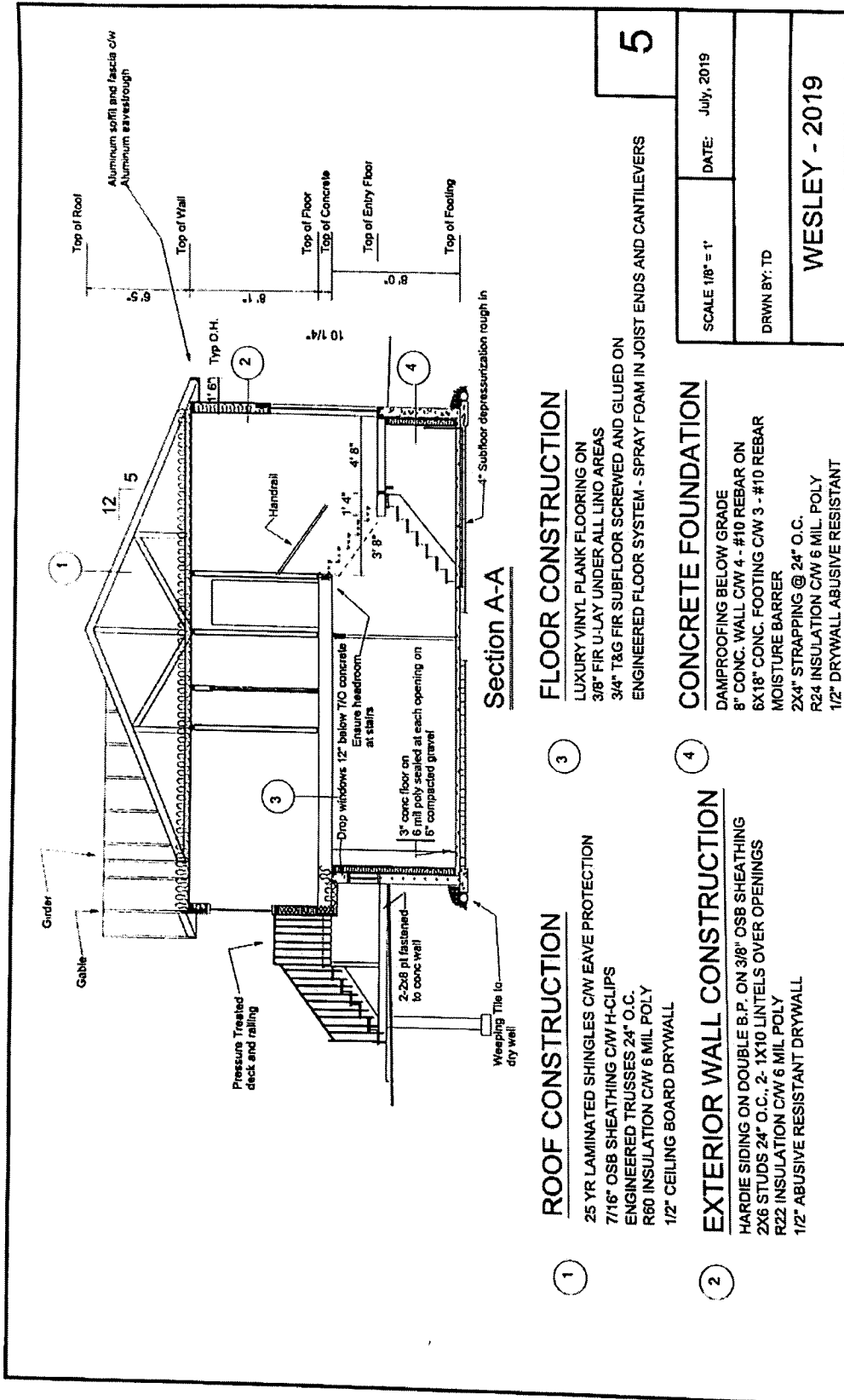
Drop basement windows 12" below top of concrete
 Provide keyway in footing

Basement windows r/o are 24 3/8" deep

4

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BASEMENT STANDARD PLAN 175 sq.ft. developed
 1051 sq.ft. concrete slab



ROOF CONSTRUCTION

25 YR LAMINATED SHINGLES C/W EAVE PROTECTION
 7/16" OSB SHEATHING C/W H-CLIPS
 ENGINEERED TRUSSES 24" O.C.
 R60 INSULATION C/W 6 MIL POLY
 1/2" CEILING BOARD DRYWALL

EXTERIOR WALL CONSTRUCTION

HARDIE SIDING ON DOUBLE B.P. ON 3/8" OSB SHEATHING
 2X8 STUDS 24" O.C., 2- 1X10 LINTELS OVER OPENINGS
 R22 INSULATION C/W 6 MIL POLY
 1/2" ABUSIVE RESISTANT DRYWALL

FLOOR CONSTRUCTION

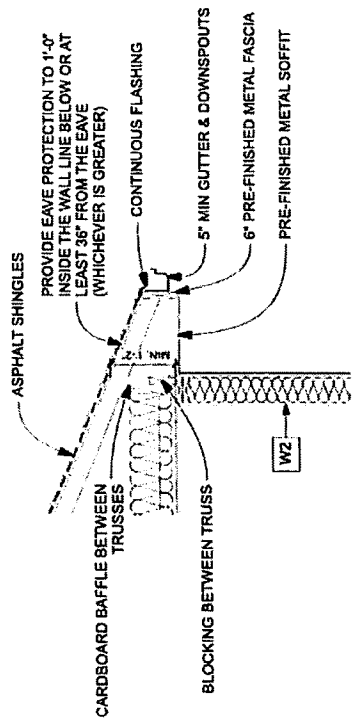
LUXURY VINYL PLANK FLOORING ON
 3/8" FIR U-LAY UNDER ALL LINO AREAS
 3/4" T&G FIR SUBFLOOR SCREWED AND GLUED ON
 ENGINEERED FLOOR SYSTEM - SPRAY FOAM IN JOIST ENDS AND CANTILEVERS

CONCRETE FOUNDATION

DAMP PROOFING BELOW GRADE
 8" CONC. WALL C/W 4- #10 REBAR ON
 6X18" CONC. FOOTING C/W 3- #10 REBAR
 MOISTURE BARRIER
 2X4" STRAPPING @ 24" O.C.
 R24 INSULATION C/W 6 MIL POLY
 1/2" DRYWALL ABUSIVE RESISTANT

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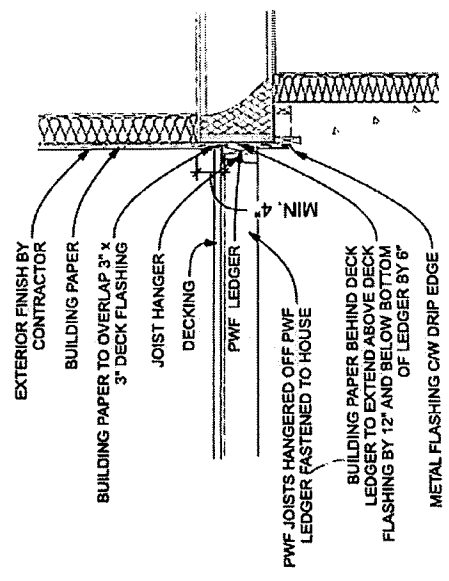
5



Roof Detail

SCALE: 3/8" = 1'-0"

2
6



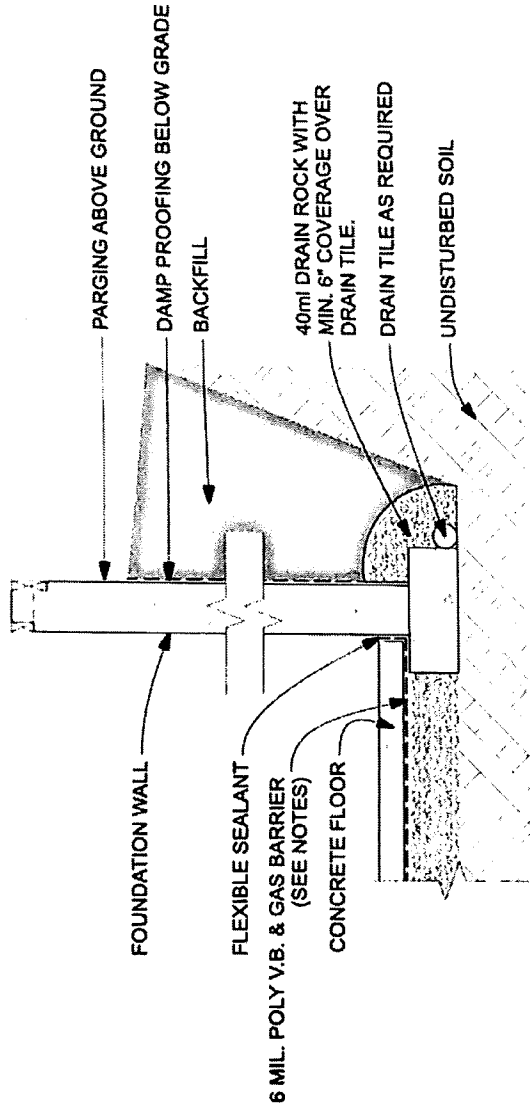
Deck Detail

SCALE: 3/8" = 1'-0"

1
6

6

SCALE 1/8" = 1"	DATE: July, 2019
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NOTES:

- JOINTS IN THE GAS BARRIER SHALL BE LAPPED NOT LESS THAN 300 mm (12").
- A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALLS USING FLEXIBLE SEALANT.

1
7

Damp Proofing & Soil Gas Control Detail

SCALE: 1/2" = 1'-0"

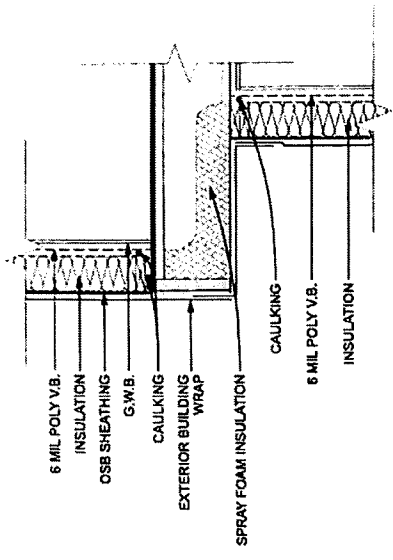
SCALE: 1/8" = 1'

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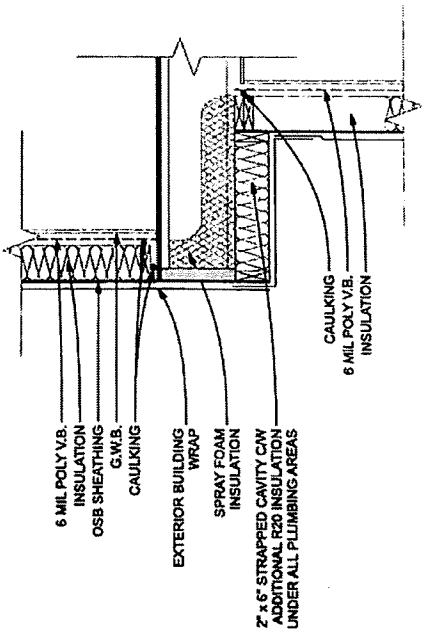
7



Cantilever Detail

SCALE: 1/2" = 1'-0"

2 / 8



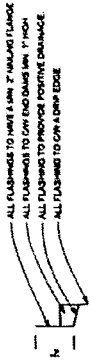
Cantilever With Plumbing Detail

SCALE: 1/2" = 1'-0"

1 / 8

8

SCALE 1/8" = 1'	DATE: July, 2019
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NOTES:
 ALL FLASHING MATERIALS TO CONFORM TO A.S.C. 2018 DIV. 8 9.27.3.7
 FLASHINGS TO BE INSTALLED IN ALL LOCATIONS CONFORMING TO A.S.C. 2018 DIV. 8 9.27.3.8

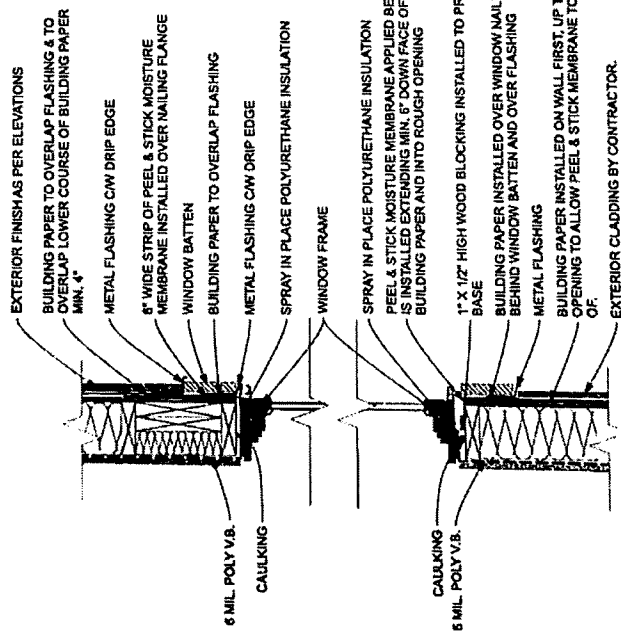
Flashing Detail

SCALE: 1 1/2" = 1'-0"

1
9

9

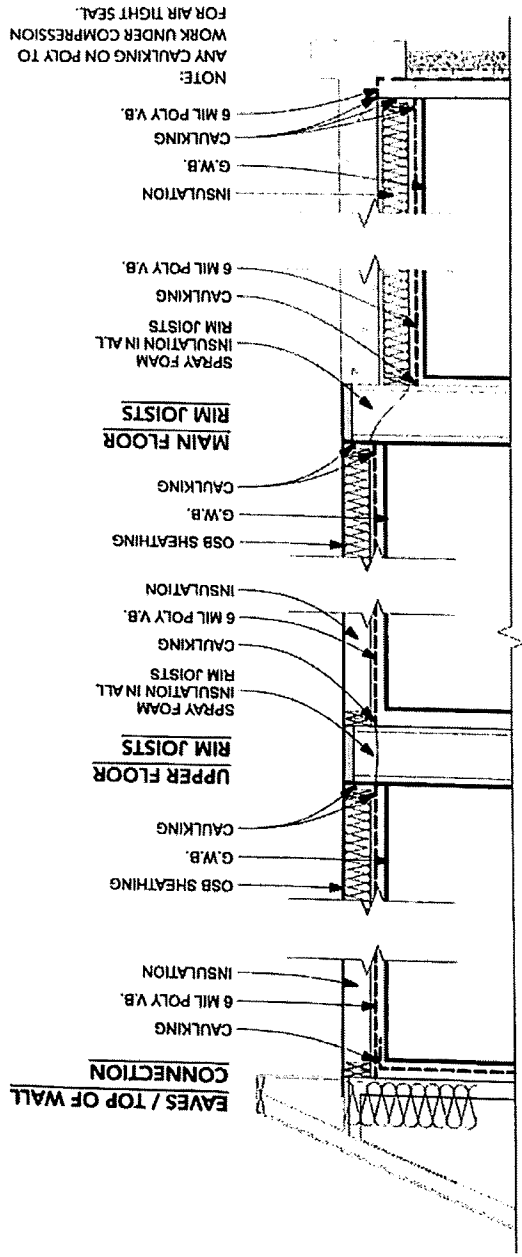
SCALE 1/8" = 1'	DATE	JULY, 2019
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Window Head & Sill Flashing

SCALE: 3/4" = 1'-0"

2
9



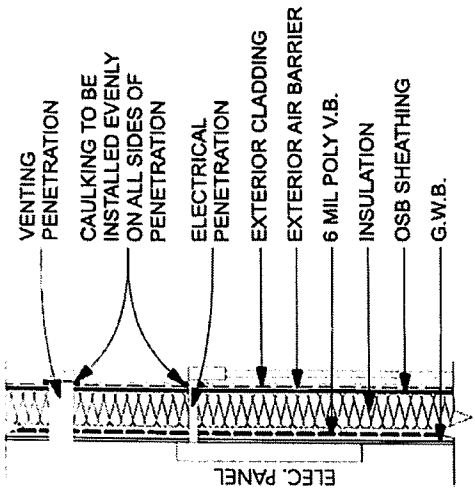
Typical Wall and Rim Joints

1
10

SCALE: 3/8" = 1'-0"

10

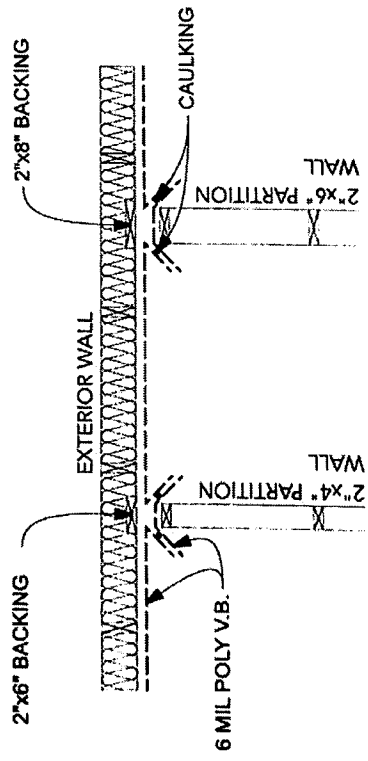
SCALE 1/8" = 1'	DATE: July, 2019
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Electrical & Vent Detail

SCALE: 1/2" = 1'-0"

2
11



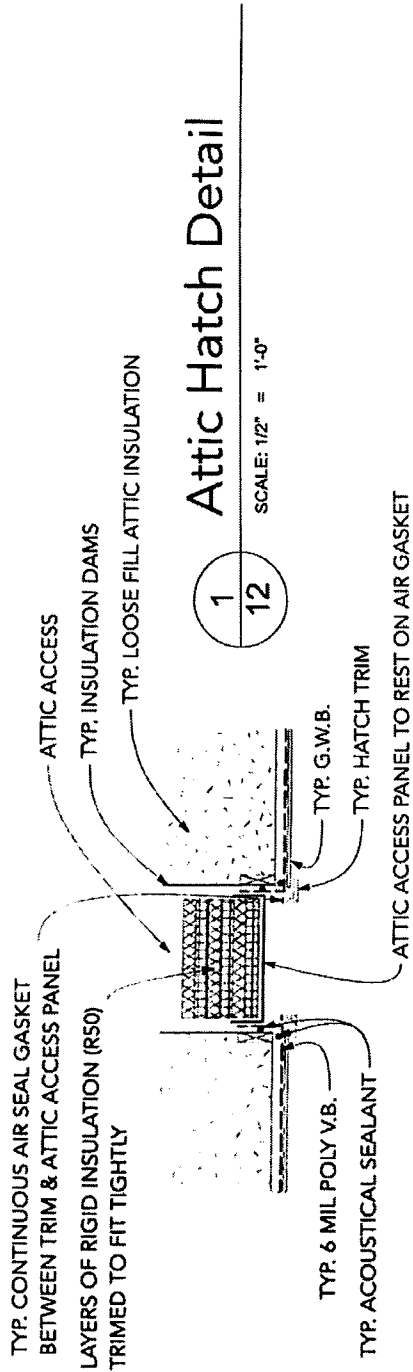
Intersection of Partition Walls - Plan View

SCALE: 1/2" = 1'-0"

1
11

11

SCALE 1/8" = 1'	DATE July, 2019
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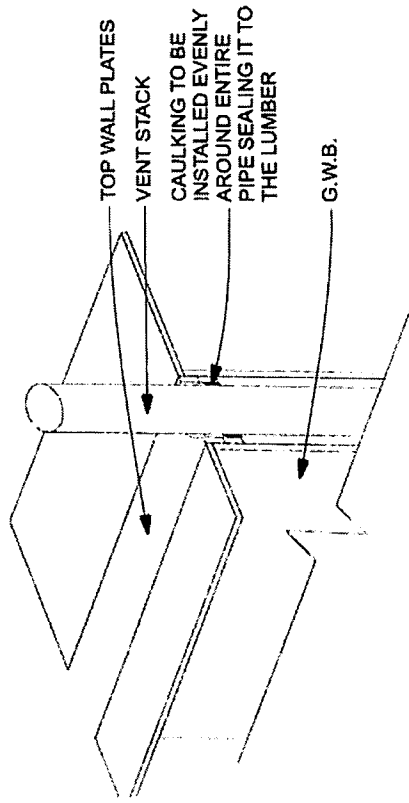


Attic Hatch Detail

SCALE: 1/2" = 1'-0"

1
12

NOTE: ASSEMBLY SHOWN WITH SPACES IN BETWEEN BUILDING ELEMENTS TO ILLUSTRATE THE FUNCTION OF LAYERS & LOCATIONS.



Plumbing Stack Detail

SCALE: 1" = 1'-0"

2
12

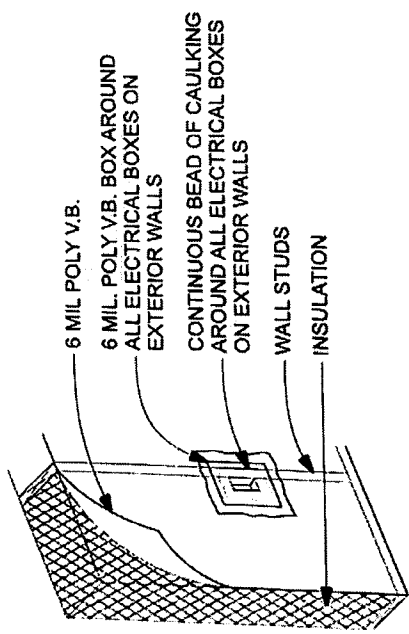
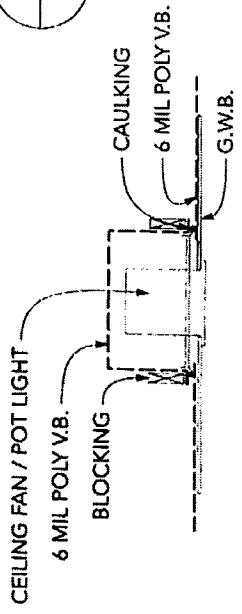
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Ceiling Fan / Pot Light Detail

1
13

SCALE: 1/2" = 1'-0"



Outlet Box on Exterior Wall Detail

2
13

SCALE: 1/2" = 1'-0"

13

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2 x 6 @ 24" o.c. Exterior Walls		
Zone 7A RSI Required	3.08	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
2" x 6" (140mm) Wall @ 610mm O/C with R-22 Batt Insulation	$100 / ((20\% \cdot 1.19) + (80\% \cdot 3.87))$	2.67
Additional Components		
Exterior Air Film	0.03 (From Table)	0.03
Wood Siding	0.14 (From Table)	0.14
9.5mm Exterior sheathing	0.093 (From Table)	0.09
poly v.b.	0	0.00
1/2" (12.7mm) gypsum bd	0.08 (From Table)	0.08
Interior air film	0.12 (From Table)	0.12
Total RSI =		3.13

Ceilings below Attics		
Zone 7A RSI Required	10.43	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
89mm Raised Heel Truss @ 610mm o/c with Cellulose Loose-Fill Insulation	$100 / ((7\% \cdot 0.7565) + (93\% \cdot 2.225))$	1.96
Continuous Layer of Insulation Above Chords	334mm x 0.025 RSI/mm	8.35
Additional Components		
Exterior Air Film	0.03 (From Table)	0.03
Asphalt Shingles	0.08 (From Table)	0.08
11mm Exterior sheathing	0.096 (From Table)	0.10
poly v.b.	0	0.00
1/2" (12.7mm) gypsum bd	0.08 (From Table)	0.08
Interior air film	0.11 (From Table)	0.11
Total RSI =		10.70

Foundation Walls		
Zone 7A RSI Required	3.46	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
2" x 6" (140mm) Wall @ 610mm O/C with R-24 Batt Insulation	$100 / ((13 \cdot 1.19) + (87 \cdot 4.23))$	3.18
Additional Components		
Exterior Air Film	0.03 (From Table)	0.03
8" (203mm) Concrete Wall	203mm x 0.0004	0.08
1/2" (12.7mm) gypsum bd	0.08 (From Table)	0.08
Interior air film	0.12 (From Table)	0.12
Total RSI =		3.49

Basement Floor With No Heating Below Frost Line		
Zone 7A RSI Required	0	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
Interior Air Film	0.12 (From Table)	0.12
100mm Concrete Floor	100mm x 0.0004	0.04
Total RSI =		0.16

14

SCALE 1/8" = 1'	DATE: July, 2019
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Cantilevered 9 1/2" Joists Over Unheated Spaces		
Zone 7A RSI Required	5.02	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
9.5" Joist (240mm) Floor @ 488mm O/C with 6" 2lb Spray	$100 / ((7.5\% / 2.040) + (92.5\% / 7.315))$	4.82
Additional Components		
Exterior Air Film	0.03 (From Table)	0.03
9.5mm Exterior sheathing	0.093 (From Table)	0.09
Interior air film	0.12 (From Table)	0.12
Total RSI =		5.105

9 1/2" Joist Ends		
Zone 7A RSI Required	3.08	
HRV Included:	No	
Component	RSI Calculation	RSI for Component
11 7/8" Joist (302mm) Floor @ 488mm O/C with 3" 2lb Spray	$100 / ((7.5\% / 2.040) + (92.5\% / 2.743))$	2.67
Additional Components		
Exterior Air Film	0.03 (From Table)	0.03
Vinyl Siding	0.11 (From Table)	0.11
9.5mm Exterior sheathing	0.093 (From Table)	0.09
1 1/8" (28.7mm) Gypsum Board	0.0098 (From Table) x 28.7	0.28
Interior air film	0.12 (From Table)	0.12
Total RSI =		3.308

15

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