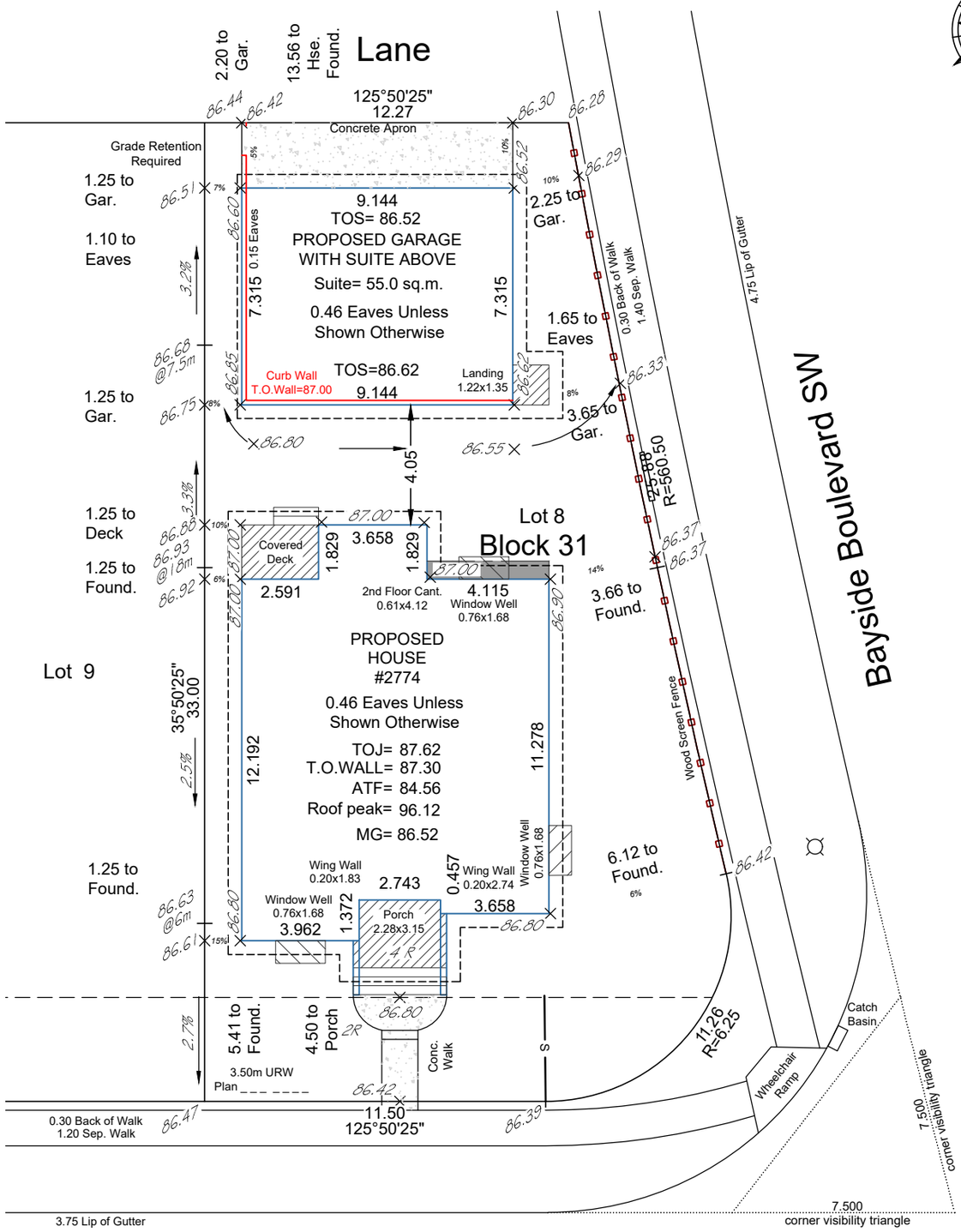
# BUILDING PLOT PLAN




## Baywater Landing SW

## Legend

| | |
|---|---|
| Actual Top of Footing | ATF |
| Amenity Space | |
| Cantilever (cant.) | |
| Concrete | Conc. |
| Design Grade | XX.XX |
| Eaves | |
| Entry Location | |
| Foundation | |
| High Point | HP |
| Number of Risers | XR |
| Property Line | |
| SAN / STM / WTR | S |
| Slope & Direction of Flow | X.X% |
| Top of Joist | TOJ |
| Walk Out | W/O |
| Wing Wall | W/W |

## Note

Add 1000.00m to grades to obtain metric geodetic elevations.

| | | |
|---|---|---|
| Rev. 3 | Move house and gar. to clear front URW | May 31, 2022 |
| The City of Airdrie | | House Model: Veda Craftsman |
| Address: 2774 Baywater Landing SW | | Lot Area: 503.21 sq.m. |
| Community: Bayside - Phase 12 | | Building Area:* 201.29 sq.m. |
| Lowest Top of Footing: 84.15 | | Coverage: 40.0 % |
| Sewer Invert Sanitary/Storm: 83.39 | | * Includes porch |
| Legal Description: Lot 8 Block 31 Plan unregistered | | |
| Builder: Genesis (GBG) | Issued: May 31, 22 | Scale: 1:200 |
| Job no: 617127 | File: 617127-PP-R3 | Drafted by: gm |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Revision: 3

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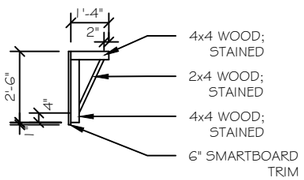


BRACKET DETAIL
NTS

FRONT ELEVATION
CRAFTSMAN

PARGING NOTE:
-HIGH EXPOSURE ELEVATIONS: MAX 8"
-ALL OTHER ELEVATIONS: MAX 18" UNLESS OTHERWISE NOTED
- PROVIDE 2X4 VERTICAL SLEEPERS CAST IN FOUNDATION WALL @ 24" o/c AS REQUIRED

CLIENT: SHOWHOME
JOB #:BYS-12-3108
3/16" = 1'-0"
SPEC.: BAYSIDE 12
1 / 18
DATE: MAY 16,2022
JOB BY: LHF
AREA:592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: FRONT ELEVATION

REVISIONS

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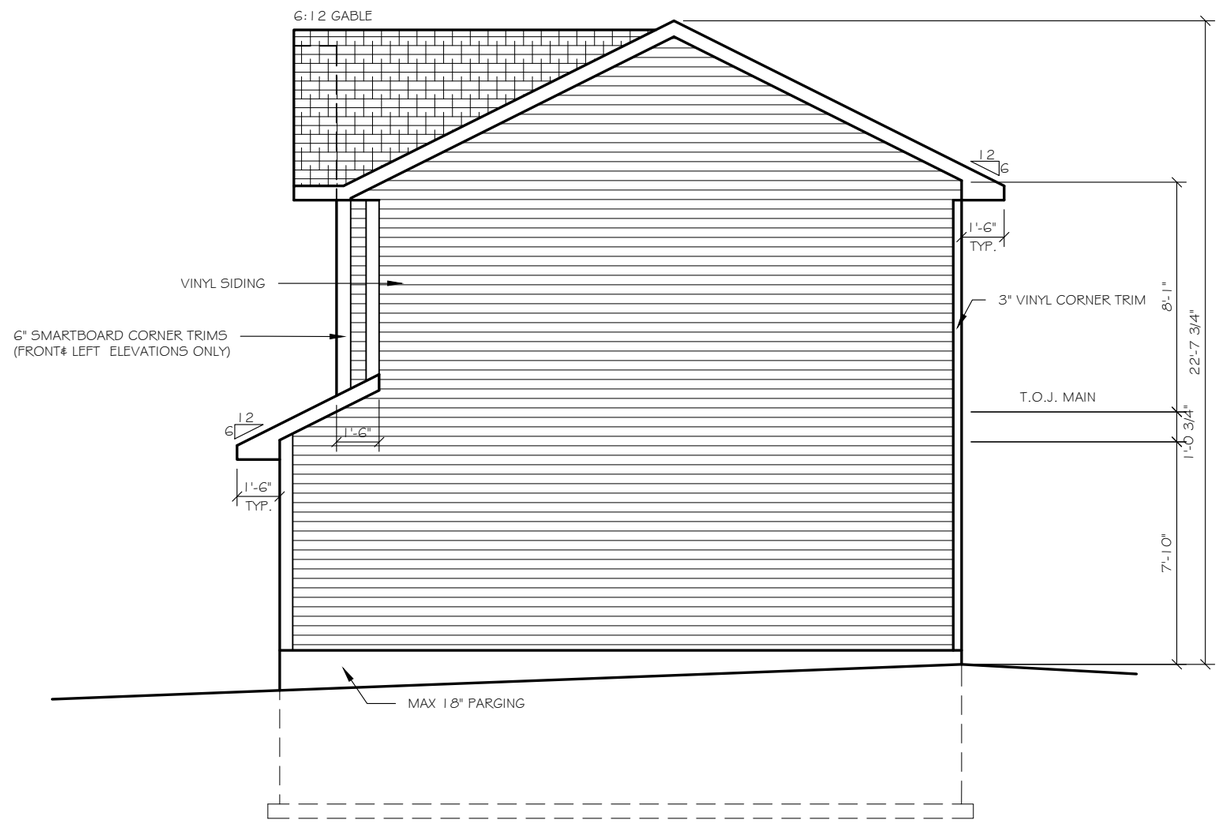


RIGHT ELEVATION
CRAFTSMAN

CLIENT: SHOWHOME

JOB #:BYS-12-3108

3/16" = 1'-0"

SPEC.: BAYSIDE 12

DATE: MAY 16,2022

JOB BY:LHF

AREA:592 SQ. FT.

2 / 18

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: RIGHT ELEVATION

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REAR ELEVATION
CRAFTSMAN

CLIENT: SHOWHOME

JOB #:BYS-12-3108

3/16" = 1'-0"

SPEC.: BAYSIDE 12

DATE: MAY 16,2022

JOB BY:LHF

AREA:592 SQ. FT.

3 / 18

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: REAR ELEVATION

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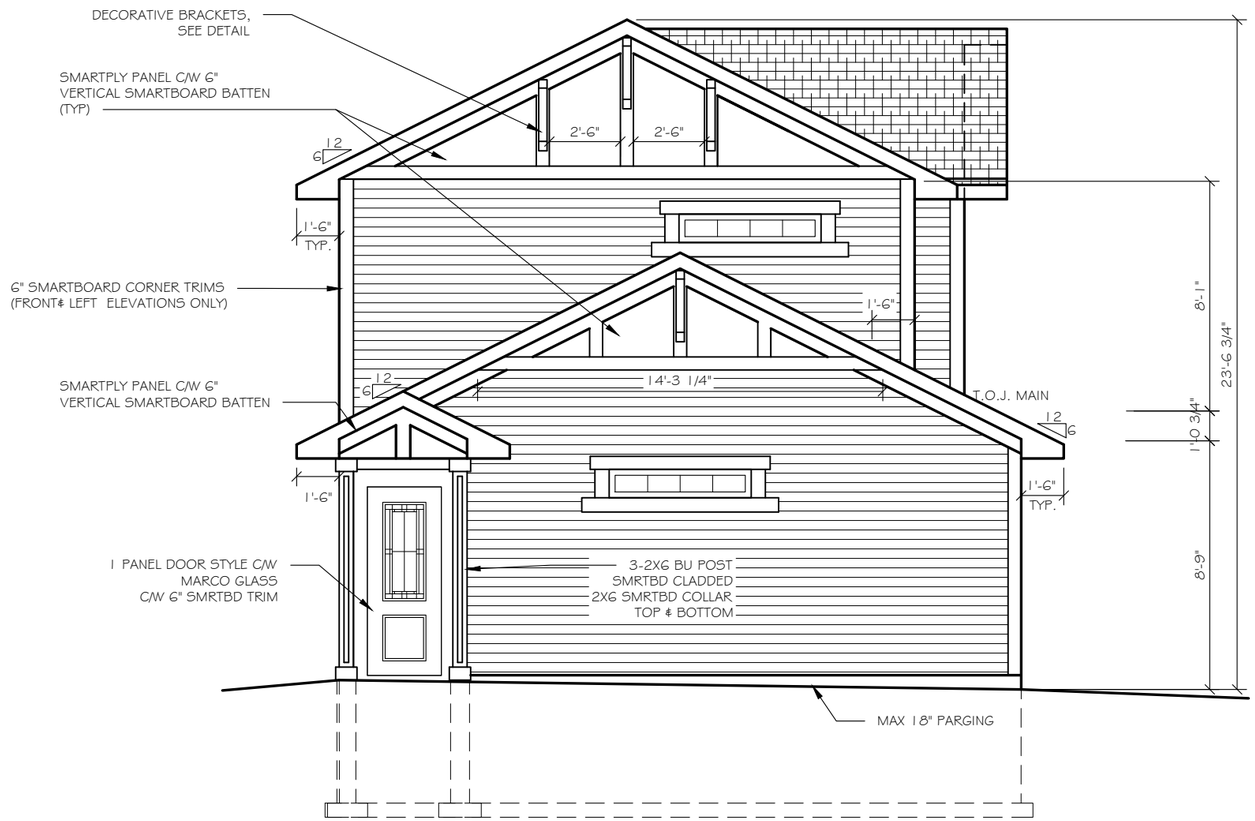


LEFT ELEVATION
CRAFTSMAN

CLIENT: SHOWHOME

JOB #:BYS-12-3108

3/16" = 1'-0"

SPEC.: BAYSIDE 12

DATE: MAY 16,2022

JOB BY:LHF

AREA:592 SQ. FT.

4 / 18

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: LEFT ELEVATION

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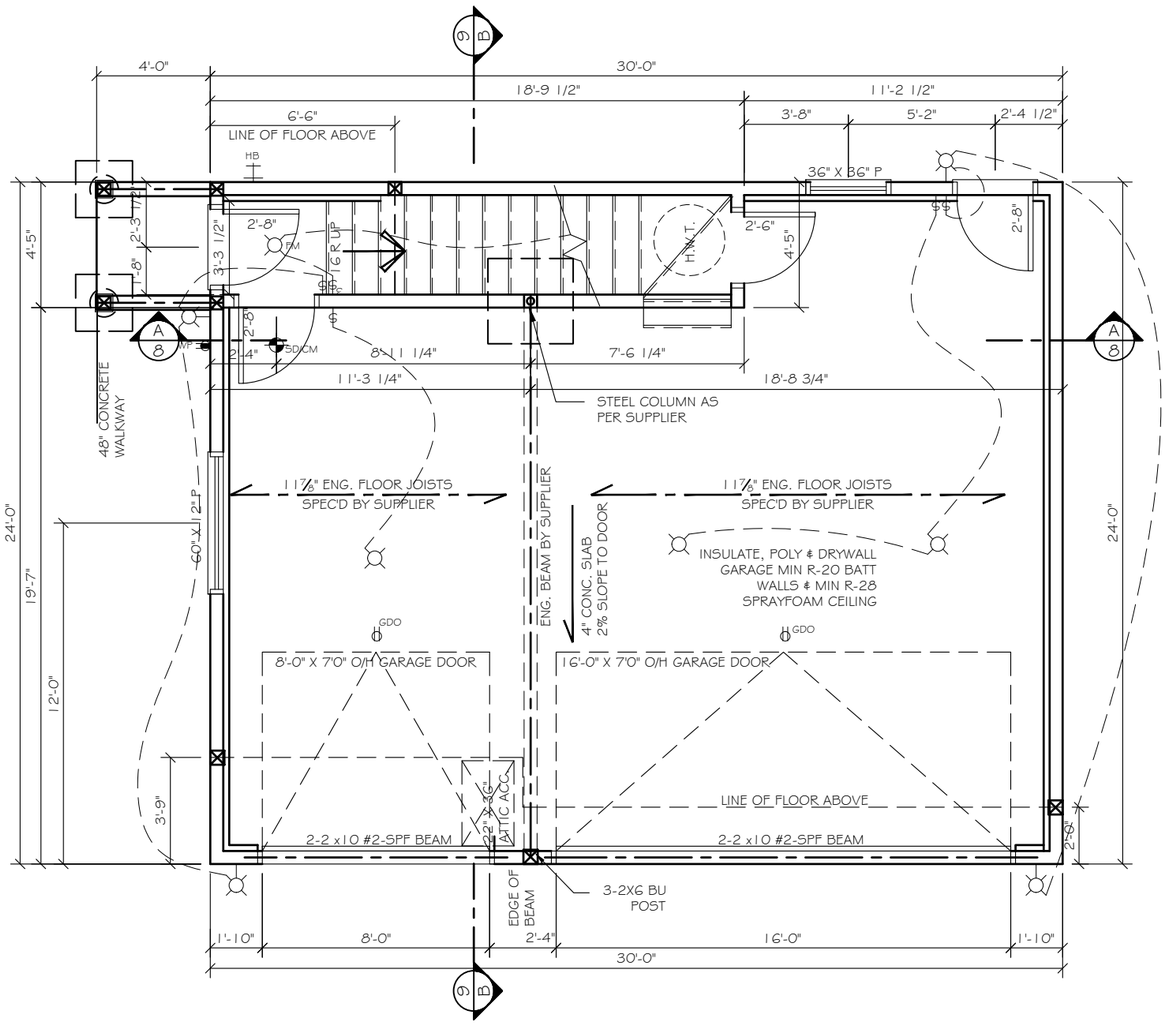
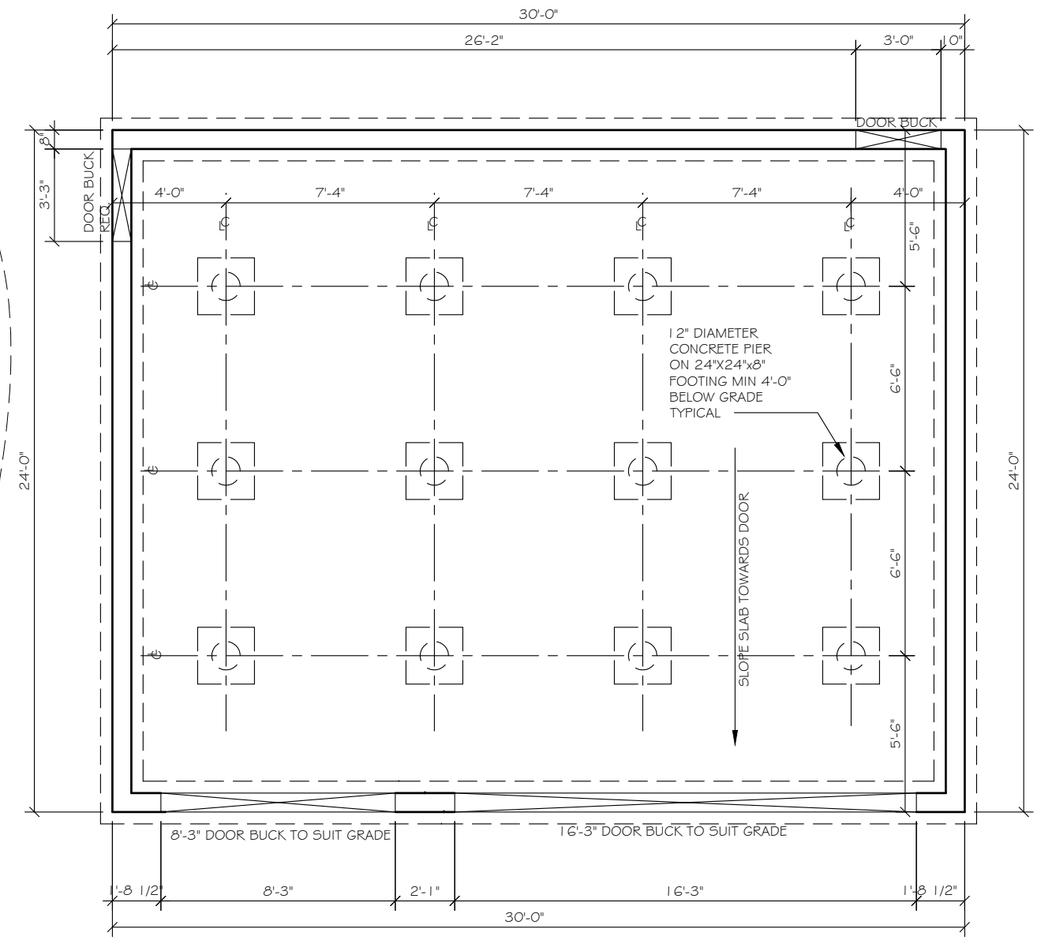



## GARAGE FLOOR PLAN (UNDEVELOPED) 637 SQ.FT.

REFER TO SCHEDULE C & CHANGE REQUEST(S) FOR ELEC. LOCATIONS




## GARAGE FOUNDATION PLAN

### FOOTINGS AND WALL

- ALL CONCRETE PAD FOOTINGS TO BE 36"X36"X10" W/ 5-#10M REBAR EACH WAY UNLESS OTHERWISE NOTED

- 2-10M ROWS OF REBAR TOP, MIDDLE AND BOTTOM OF FOUNDATION WALL AND ALSO IN FOOTINGS

CLIENT: SHOWHOME
JOB #:BYS-12-3108
3/16" = 1'-0"
SPEC.: BAYSIDE 12
5 / 18
DATE: MAY 16,2022
JOB BY:LHF
AREA:592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE COMMUNITY: BAYSIDE
TITLE: OPT. UPPER FLOOR PLAN

REVISIONS

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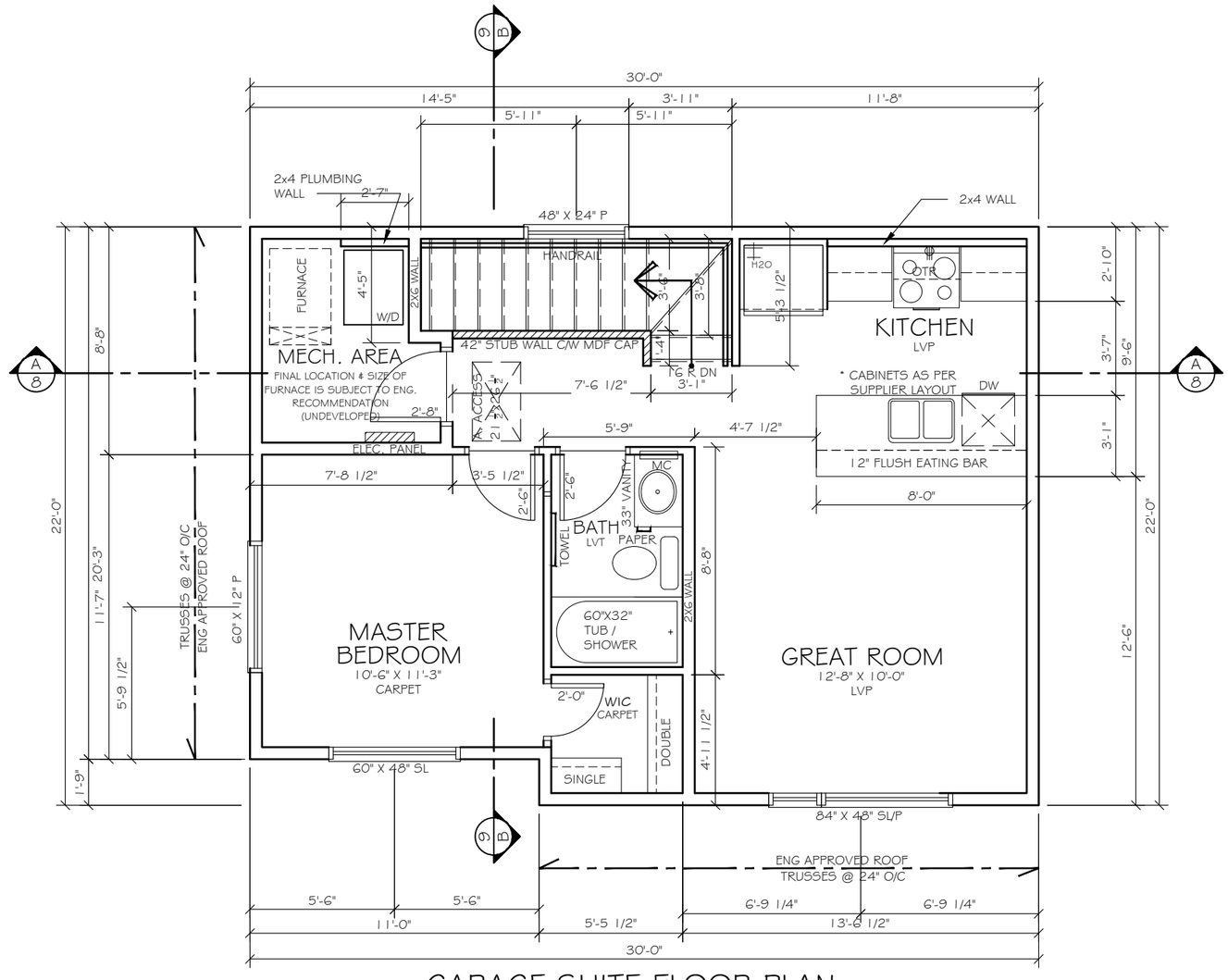
PROVIDE BLOCKING BTWN. STUDS BEHIND ALL TOWEL BARS FOR INSTALLATION @ 48" A.F.F. & T.P. HOLDERS FOR INSTALLATION @ 19" A.F.F. & 24" IN FRONT OF TOILET WHERE REQ'D. PROVIDE BLOCKING BTWN. STUDS FOR UPPER & LOWER CABINET SUPPORT FOR INSTALLATION @ 30" & 54" AS PER CABINET LAYOUT

NOTE: ALL UPPER FLOOR WINDOWS @ 6'-11" UNLESS OTHERWISE NOTED

REFER TO SCHEDULE C & CHANGE REQUEST(S) FOR FLOORING TYPES

8'-1" CEILING HT.




GARAGE SUITE FLOOR PLAN
592 SQ. FT.

CLIENT: SHOWHOME
JOB #:BYS-12-3108
3/16" = 1'-0"
SPEC.: BAYSIDE 12
DATE: MAY 16,2022
JOB BY:LHF
AREA:592 SQ. FT.
6 / 18

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: MAIN FLOOR PLAN

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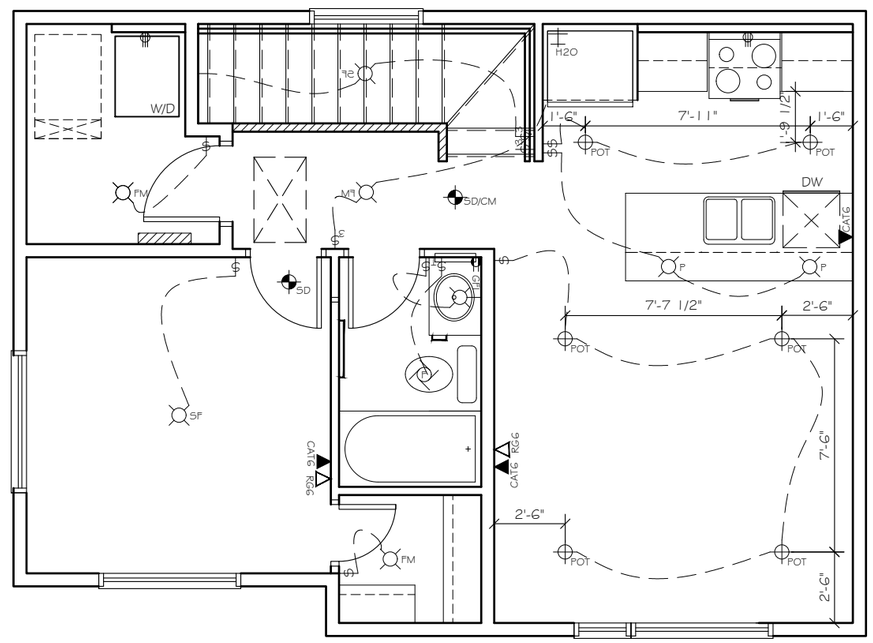
REFER TO SCHEDULE C &
CHANGE REQUEST(S) FOR
ELEC. LOCATIONS

| ELECTRICAL LEGEND | |
|---|---|
| | DUPLEX RECEPTACLE |
| GFI | GROUND FAULT INTERCEPTOR |
| WP | WEATHER PROOF RECEPTACLE |
| | 220 V OUTLET |
| EVRI | ELECTRIC VEHICLE ROUGH-IN |
| GDO | GARAGE DOOR OPENER |
| | TRACK LIGHT OUTLET |
| | CEILING LIGHT OUTLET |
| FM | FLUSH MOUNTED CEILING LIGHT OUTLET |
| SF | SEMI FLUSH CEILING LIGHT OUTLET |
| P | PENDANT CEILING LIGHT OUTLET |
| C | CHANDELIER LIGHT OUTLET |
| D | DINING LIGHT OUTLET |
| S | STAIR LIGHT OUTLET |
| | WALL MOUNTED LIGHT OUTLET |
| POT | RECESSED POT OUTLET |
| PC | PULL CHAIN LIGHT OUTLET |
| $ | SINGLE WALL SWITCH |
| $3 | THREE WAY WALL SWITCH |
| $4 | FOUR WAY WALL SWITCH |
| $T | VENT TIMER WALL SWITCH |
| $D | DIMMER WALL SWITCH |
| $S | SMART WALL SWITCH |
| $SD | SMART DIMMER WALL SWITCH |
| CAT6 | CAT6 (TELEPHONE OUTLET) |
| RG6 | RG6 (TELEVISION OUTLET) |
| CO SD | SMOKE/CARBON MONOXIDE DETECTOR |
| SD | SMOKE ALARM |
| P | CEILING EXHAUST FAN |
| T | SMART THERMOSTAT* |
| HUB | SMART HUB* |
| | SMART DISPLAY |
| | SMART DOORBELL |
| | DOOR CONTACT |
| | MOTION SENSOR |

*SUGGESTED LOCATION ONLY;
WILL VARY DUE TO SITE CONDITIONS




# MAIN FLOOR ELECTRICAL

PLEASE NOTE:
ALL OUTLETS AS PER CURRENT BUILDING CODE,
ANY ADDITIONAL OUTLETS SHOWN ARE IN
ADDITION TO CODE REQUIREMENTS

CLIENT: SHOWHOME
JOB #:BYS-12-3108
3/16" = 1'-0"
SPEC.: BAYSIDE 12
7 / 18
DATE: MAY 16,2022
JOB BY:LHF
AREA:592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE COMMUNITY: BAYSIDE
TITLE: MAIN FLOOR ELECTRICAL

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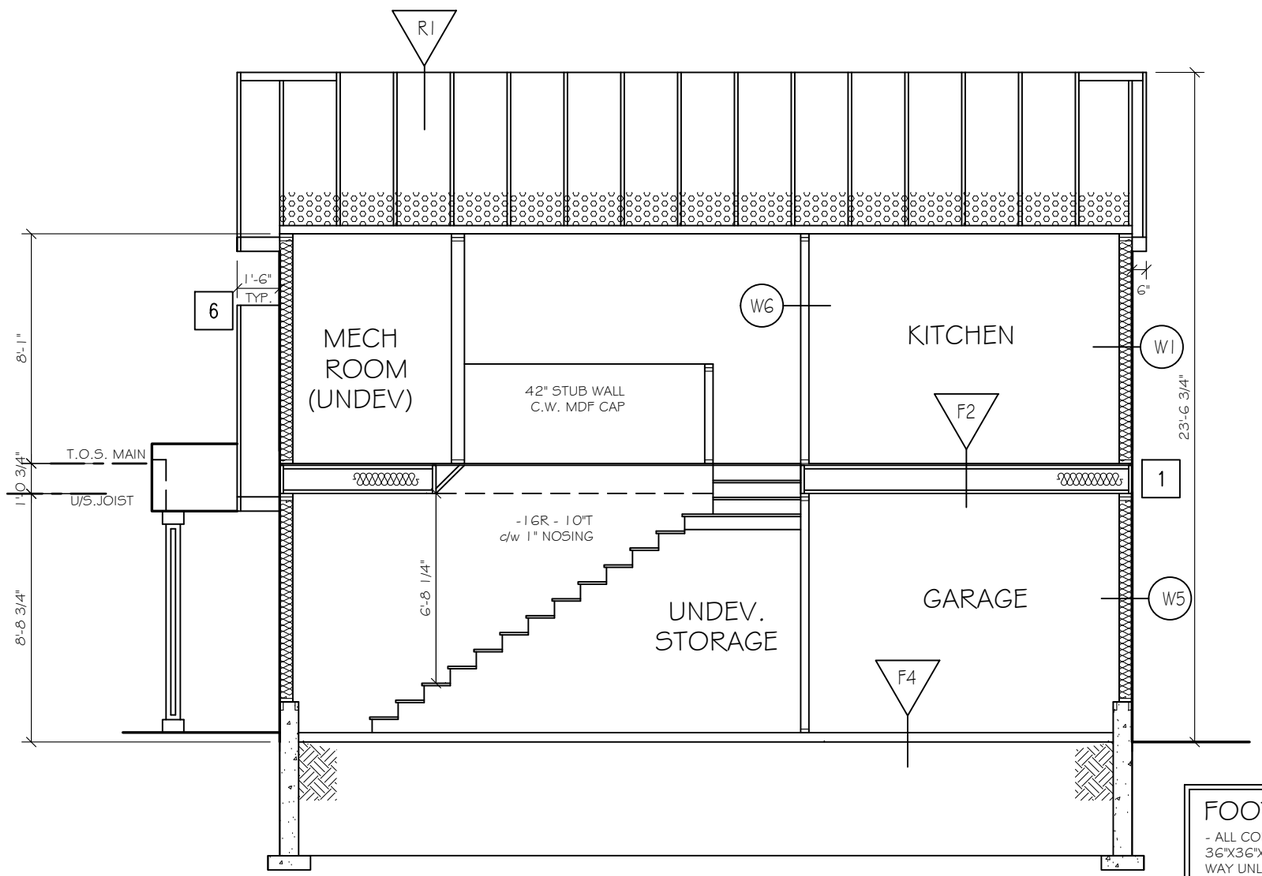
- 6 MIL POLY VAPOR BARRIER REQUIRED AS PER ART. 9.25.4. A.B.C.; INSTALLED AS PER ART. 9.36.2.10

FLASHING REQUIRED AT HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS AS PER ART. 9.27.3.8. A.B.C.

PROVIDE ADEQUATE VENTILATION AND ACCESS TO ROOF SPACE AS PER ART. 9.19. A.B.C.

"H" CLIPS REQUIRED FOR ROOF SHEATHING AS PER ART. 9.23.16.6. A.B.C.




## FOOTINGS AND WALL

- ALL CONCRETE PAD FOOTINGS TO BE 36"X36"X10" W/ 5-#10M REBAR EACH WAY UNLESS OTHERWISE NOTED

- 2-10M ROWS OF REBAR TOP, MIDDLE AND BOTTOM OF FOUNDATION WALL AND ALSO IN FOOTINGS

# LONGITUDINAL SECTION A

CRAFTSMAN

CLIENT: SHOWHOME

JOB #:BYS-12-3108 | 3/16" = 1'-0"

SPEC.: BAYSIDE 12 | 8 / 18

DATE: MAY 16,2022

JOB BY:LHF

AREA:592 SQ. FT.

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: LONGITUDINAL SECTION

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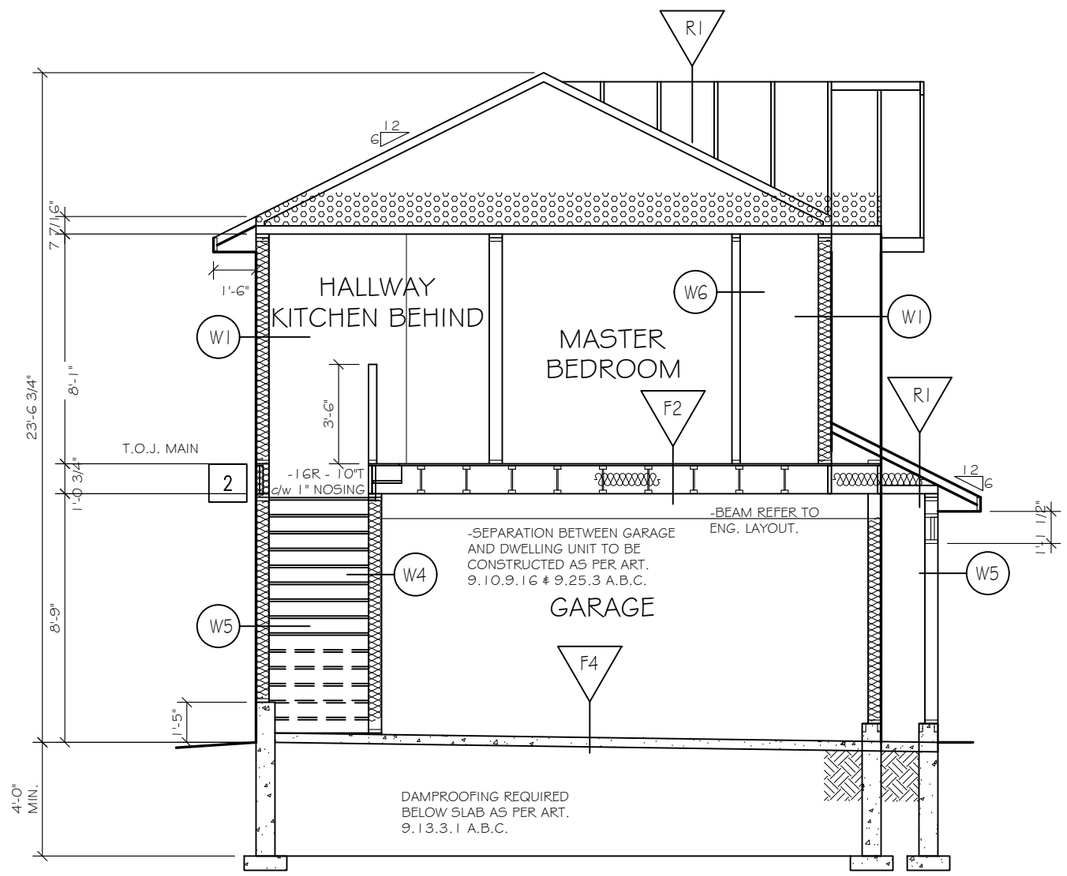


## CROSS SECTION B

CRAFTSMAN

CLIENT: SHOWHOME

JOB #:BYS-12-3108

3/16" = 1'-0"

SPEC.: BAYSIDE 12

9

DATE: MAY 16,2022

18

JOB BY:LHF

AREA:592 SQ. FT.

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: CROSS SECTION

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## W1 TYPICAL EXTERIOR WALL

### ASSEMBLY

- Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet;
- Building Paper;
- 3/8" OSB Sheathing;
- 2X6 Wood Studs @ 24" O.C.; Installed using Advanced Framing Techniques;
- R22 Fibreglass Batt Insulation;
- 6 mil polyethylene air/vapour barrier;
- 1/2" Gypsum Wall Board

Notes:

- Refer to typical details for advanced framing techniques and continuity of air/vapour barriers and thermal insulation
- Reduce stud spacing as required for masonry; refer to plans for location
- Provide 1/2" exterior grade gypsum wall board to locations less than 1.2m from property line as per NBC 2019 AB ED. 9.10.15.5(3)
- Provide fire-retardant sheathing to sideyards and any location where spatial separation is less that the limiting distance required for 100% unprotected openings NBC 2019 AB ED. 9.10.15.4

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 1.19 |
| RSI Cavity | 3.87 |
| % of Framing Area | 16 |
| % of Cavity Area | 84 |
| | |
| RSI Parallel | 2.84 |
| | |
| Outside Air Film | 0.03 |
| Cladding* | 0.02 |
| Sheathing Paper | 0.00 |
| OSB Sheathing | 0.09 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| | |
| RSI Continuous | 0.35 |
| RSI EFFECTIVE | 3.19 |

*Cladding varies by location; RSI assumes cement siding to represent lowest RSI value to be used

## W2 TYPICAL FOUNDATION WALL

### ASSEMBLY

- 18" x 6" min. Continuous C.I.P. Concrete Strip Footing c/w 2-10M rebar; min. 4'0" below grade;
- 8" C.I.P. Concrete Foundation Wall c/w 2-10M rebar top & bottom
- Cementitious Parging Above Grade;
- Exterior Dampproofing Below Grade;
- Weeping Tile as req'd c/w gravel bedding and filter fabric cover;
- 1" Air Space (wood framing 3" from face of concrete wall)
- 2X4 Wood Studs @ 24" O.C. (single top and bottom plate);
- R22 Fibreglass Batt Insulation;
- 6 mil Polyethylene Air/Vapour Barrier;
- 1/2" Gypsum Wall Board (to finished areas)

Notes:

- Refer to typical details for soil gas control and continuity of air/vapour barriers and thermal insulation
- Additional reinforcement may be required; refer to lateral bracing engineering
- Footing dimensions may vary due to imposed loads and soil bearing; refer to Plans, Soil Bearing Test, and Engineered Joist Layouts
- Confirm drainage requirements on Grade Slip

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 0.76 |
| RSI Cavity | 3.87 |
| % of Framing Area* | 12 |
| % of Cavity Area* | 88 |
| | |
| RSI Parallel | 2.61 |
| | |
| 8" C.I.P. Concrete | 0.08 |
| Air Space | 0.18 |
| Vapour Barrier | 0.00 |
| Interior Air Film | 0.12 |
| | |
| RSI Continuous | 0.38 |
| | |
| | |
| RSI EFFECTIVE | 2.99 |

*Framing percentage reduced from A-9.36.2.4(1)A by use of single top plate; see notes for additional measures to facilitate reduction in framing percentage

## W3 EXTERIOR WALL SUPPORTING ROOF & 2 FLOORS

### ASSEMBLY

- Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet;
- Building Paper;
- 3/8" OSB Sheathing;
- 2X6 Wood Studs @ 16" O.C.; Installed using Advanced Framing Techniques;
- R22 Fibreglass Batt Insulation;
- 6 mil polyethylene air/vapour barrier;
- 1/2" Gypsum Wall Board

Notes:

- Refer to typical details for advanced framing techniques and continuity of air/vapour barriers and thermal insulation
- Reduce stud spacing as required for masonry; refer to plans for location
- Provide 1/2" exterior grade gypsum wall board to locations less than 1.2m from property line as per NBC 2019 AB ED. 9.10.15.5(3)
- Provide fire-retardant sheathing to sideyards and any location where spatial separation is less that the limiting distance required for 100% unprotected openings NBC 2019 AB ED. 9.10.15.4

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 1.19 |
| RSI Cavity | 3.87 |
| % of Framing Area | 19 |
| % of Cavity Area | 81 |
| | |
| RSI Parallel | 2.71 |
| | |
| Outside Air Film | 0.03 |
| Cladding* | 0.02 |
| Sheathing Paper | 0.00 |
| OSB Sheathing | 0.09 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| | |
| RSI Continuous | 0.35 |
| RSI EFFECTIVE | 3.05 |

*Cladding varies by location; RSI assumes cement siding to represent lowest RSI value to be used

## W4 GARAGE / HOUSE WALL

### ASSEMBLY

- 1/2" Gypsum Wall Board
- 2X6 Wood Studs @ 24" O.C.; Installed using Advanced Framing Techniques;
- R22 Fibreglass Batt Insulation;
- 6 mil polyethylene air/vapour barrier;
- 1/2" Gypsum Wall Board

Notes:

- Separation to be constructed as per 9.10.9.16 and 9.25.3 of NBC 2019 AB ED.

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 1.19 |
| RSI Cavity | 3.87 |
| % of Framing Area | 16 |
| % of Cavity Area | 84 |
| | |
| RSI Parallel | 2.84 |
| | |
| Outside Air Film | 0.03 |
| Gypsum | 0.08 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| | |
| | |
| | |
| RSI Continuous | 0.31 |
| RSI EFFECTIVE | 3.15 |

## W5 TYPICAL GARAGE WALLS

### ASSEMBLY

- Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet;
- Building Paper;
- 3/8" OSB Sheathing;
- 2X6 Wood Studs @ 24" O.C.; conventionally framed;
- R22 Fibreglass Batt Insulation;
- 6 mil polyethylene air/vapour barrier;
- 1/2" Gypsum Wall Board

Notes:

- Refer to typical details for advanced framing techniques and continuity of air/vapour barriers and thermal insulation
- Reduce stud spacing as required for masonry; refer to plans for location
- Provide 1/2" exterior grade gypsum wall board to locations less than 1.2m from property line as per NBC 2019 AB ED. 9.10.15.5(3)
- Provide fire-retardant sheathing to sideyards and any location where spatial separation is less that the limiting distance required for 100% unprotected openings NBC 2019 AB ED. 9.10.15.4

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 1.19 |
| RSI Cavity | 3.87 |
| % of Framing Area | 20 |
| % of Cavity Area | 80 |
| | |
| RSI Parallel | 2.67 |
| | |
| Outside Air Film | 0.03 |
| Gypsum | 0.08 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| | |
| | |
| | |
| RSI Continuous | 0.31 |
| RSI EFFECTIVE | 2.98 |

## F2 FLOOR OVER UNHEATED SPACE

### ASSEMBLY

- Finished flooring c/w underlay as req'd; refer to approved cutlines/schedule C
- 23/32" T&G OSB sheathing; glued, nailed and screwed; c/w sealed joints to achieve max. perm = 60 ng/(Pa*s*m$^2$)
- Engineered floor joists; size and spacing as per supplier's layout c/w strapping and cross bridging as noted
- 10" Low density sprayed urethane foam insulation; RSI nominal = 6.60; sprayed directly to underside of floor sheathing
- 1/2" c.d. board or 5/8" gypsum wall board to floors above garage

Notes:

- Provide thermal barrier over any exposed polyurethane foam

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing* | 2.16 |
| RSI Cavity | 6.60 |
| % of Framing Area | 10 |
| % of Cavity Area | 90 |
| | |
| RSI Parallel | 5.47 |
| | |
| Interior Air Film | 0.12 |
| Floor Sheathing | 0.09 |
| Outside Air Film** | 0.00 |
| Exterior Sheathing** | 0.00 |
| Building Paper** | 0.00 |
| Aluminum Soffit** | 0.00 |
| | |
| RSI Continuous | 0.21 |
| RSI EFFECTIVE | 5.69 |

* RSI framing value is for 10" of joists only to coincide with insulation depth
** Not included in RSI Effective calculation

## R1 TYPICAL ROOF

### ASSEMBLY

- Asphalt Roof Shingles; configuration and colour as per Approved AC Exterior Colour Selection Sheet
- Asphalt saturated roof underlayment felt c/w ice & water shield at eaves;
- 3/8" OSB sheathing c/w "H" clips;
- Engineer approved trusses @ max. 24" O.C.
- 14" loosefill cellulose insulation; total nominal RSI = 8.89
- 6 mil polyethylene air/vapour barrier;
- 1/2" c.d. board or 5/8" gypsum wall board

Notes:

- Roof space to be vented; roofer to confirm adequate vented area
- Provide insulated attic accesses; refer to plan for location
- Truss manufacturer to verify roof pitch and truss design prior to manufacture

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 0.76 |
| RSI Cavity* | 2.22 |
| % of Framing Area | 11 |
| % of Cavity Area | 89 |
| | |
| RSI Parallel | 1.83 |
| | |
| Outside Air Film | 0.03 |
| Continuous Insulation** | 6.67 |
| Vapour Barrier | 0 |
| Gypsum | 0.0800 |
| Interior Air Film | 0.1200 |
| | |
| RSI Continuous | 6.90 |
| RSI EFFECTIVE | 8.73 |

* 3-1/2" Loose fill cellulose insulation between bottom chords
** 10-1/2" Loose fill cellulose insulation above bottom chords

## R2 CATHEDRAL ROOF

### ASSEMBLY

- Asphalt Roof Shingles; configuration and colour as per Approved AC Exterior Colour Selection Sheet
- Asphalt saturated roof underlayment felt c/w ice & water shield at eaves;
- 3/8" OSB sheathing c/w "H" clips;
- Engineer approved vaulted trusses or joists @ max. 24" O.C.
- 11" fibreglass batt insulation; total nominal RSI = 7.04
- 6 mil polyethylene air/vapour barrier;
- 1/2" c.d. board or 5/8" gypsum wall board

Notes:

- Roof space to be vented; roofer to confirm adequate vented area
- Truss manufacturer to verify roof pitch and truss design prior to manufacture

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing | 0.76 |
| RSI Cavity* | 2.24 |
| % of Framing Area | 11 |
| % of Cavity Area | 89 |
| | |
| RSI Parallel | 1.84 |
| | |
| Outside Air Film | 0.03 |
| Continuous Insulation** | 4.80 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| | |
| RSI Continuous | 5.03 |
| RSI EFFECTIVE | 6.87 |

* 3-1/2" fibreglass batt insulation between bottom chords
** 7-1/2" fibreglass batt insulation above bottom chords

## F5 TYPICAL CANTILEVER FLOOR

### ASSEMBLY

- Finished flooring c/w underlay as req'd; refer to approved cutlines/schedule C
- 23/32" T&G OSB sheathing; glued, nailed and screwed
- Engineered floor joists; size and spacing as per supplier's layout c/w strapping and cross bridging as noted
- 7" Medium density sprayed urethane foam insulation; RSI nominal = 6.40
- 3/8" OSB sheathing c/w building paper & unvented aluminum soffit to exterior cantilevers at front or rear; or
- 1/2" exterior grade gypsum board c/w building paper & unvented aluminum soffit to exterior cantilevers at side yards

Notes:

- Provide thermal barrier over any exposed polyurethane foam

### RSI EFFECTIVE

| | |
|---|---|
| RSI Framing* | 1.51 |
| RSI Cavity | 6.40 |
| % of Framing Area | 10 |
| % of Cavity Area | 90 |
| | |
| RSI Parallel | 4.83 |
| | |
| Interior Air Film | 0.12 |
| Floor Sheathing | 0.09 |
| Outside Air Film** | 0.00 |
| Exterior Sheathing** | 0.00 |
| Building Paper** | 0.00 |
| Aluminum Soffit** | 0.00 |
| | |
| RSI Continuous | 0.21 |
| RSI EFFECTIVE | 5.05 |

* RSI framing value is for 7" of joists only to coincide with insulation depth
** Not included in RSI Effective calculation

## TW TALL WALL

### ASSEMBLY

- Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet;
- Building Paper;
- 3/8" OSB Sheathing;
- Wood Framing; refer to engineered Tall Wall Design
- R22 Fibreglass Batt Insulation;
- 6 mil polyethylene air/vapour barrier;
- 1/2" Gypsum Wall Board

Notes:

- Refer to Trade-Off Calculation Sheet for RSI Effective with Percentage of Framing Area adjusted as per project-specific Engineered Tall Wall Design
- Provide fire-retardant sheathing to sideyards and any location where spatial separation is less that the limiting distance required for 100% unprotected openings NBC 2019 AB ED. 9.10.15.4

## F1 TYPICAL FLOOR

### ASSEMBLY

- Finished flooring c/w underlay as req'd; refer to approved cutlines/schedule C
- 23/32" T&G OSB sheathing; glued, nailed and screwed
- Engineered floor joists; size and spacing as per supplier's layout c/w strapping and cross bridging as noted

## F3 TYPICAL BASEMENT SLAB

### ASSEMBLY

- 3" concrete slab
- 6 mil polyethylene damproofing & air/vapour barrier; sealed at perimeter and all penetrations as per NBC 2019 AB ED. 9.13.4 & 9.25.3.6; lap all joints min. 300mm as per NBC 2019 AB ED. 9.25.3.6(3)
- 4" min. compacted gravel base as per NBC 2019 AB ED. 9.16.2.1(1)

Notes:

- Refer to typical details for extent of insulation & air/vapour barrier for portions of slabs above frost line

## F4 TYPICAL GARAGE SLAB

### ASSEMBLY

- 4" Concrete Slab c/w 10mm rebar @ 24" o.c. each way; min. 32 mpa concrete
- 6" min. compacted gravel base

Notes:

- Refer to plans for concrete pier and footing dimensions and locations
- Slope slab towards door

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.
10 / 18

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE COMMUNITY: BAYSIDE
TITLE: GENERAL NOTES & ASSEMBLIES

REVISIONS

GENESIS

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## 1 RIM BOARD

| ASSEMBLY | RSI EFFECTIVE | |
|---|---|---|
| • Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet; | | |
| • Building Paper; | Outside Air Film | 0.03 |
| • Engineered rim board c/w 3/8" OSB sheathing; | Cladding* | 0.02 |
| • 3" Medium density sprayed urethane foam insulation; RSI nominal = 2.70; max. perm = 60 ng/(Pa*s*m²); sprayed directly to rim board | Sheathing Paper | 0.00 |
| | OSB Sheathing | 0.09 |
| | Rim Board | 0.32 |
| | Sprayed Foam Insulation | 2.70 |
| | Interior Air Film | 0.12 |
| Notes: | | |
| • Provide thermal barrier over any exposed polyurethane foam | RSI Continuous | 3.29 |
| | RSI EFFECTIVE | 3.29 |

*Cladding varies by location; RSI assumes cement siding to represent lowest RSI value to be used

## 2 PONY WALL

| ASSEMBLY | RSI EFFECTIVE | |
|---|---|---|
| • Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet; | RSI Framing | 0.76 |
| • Building Paper; | RSI Cavity* | 3.20 |
| • 3/8" OSB Sheathing; | % of Framing Area | 23 |
| • 2X4 Wood Studs @ 16" O.C.; | % of Cavity Area | 77 |
| • 5-1/2" Medium density sprayed urethane foam insulation; RSI nominal = 4.10; max. perm = 60 ng/(Pa*s*m²); | RSI Parallel | 1.84 |
| Notes: | Outside Air Film | 0.03 |
| • Provide thermal barrier over any exposed polyurethane foam | Cladding*** | 0.02 |
| • Provide sufficient thickness to ensure max. 60 ng/(Pa*s*m²) perm in front of framing members | Sheathing Paper | 0.00 |
| | OSB Sheathing | 0.09 |
| | Sprayed Foam Insul.** | 1.8300 |
| | Interior Air Film | 0.12 |
| | RSI Continuous | 2.10 |
| | RSI EFFECTIVE | 3.93 |

* 3-1/2" medium density sprayed urethane foam to stud space
** 2" medium density sprayed urethane foam in front of studs; supplier to confirm thickness based on product to achieve perm as per NBC 2019 AB ED. 9.25.4.2
*** Cladding varies by location; RSI assumes cement siding to represent lowest RSI value to be used

## 3 LINTELS

| ASSEMBLY | RSI EFFECTIVE | |
|---|---|---|
| • Cladding; Product/Colour as per Approved AC Exterior Colour Selection Sheet; | Outside Air Film | 0.03 |
| • Building Paper; | Cladding* | 0.02 |
| • 3/8" OSB Sheathing; | Sheathing Paper | 0.00 |
| • 2X or Engineered Lintel; refer to Engineered Floor Layouts | OSB Sheathing | 0.09 |
| • 2-1/2" Medium density sprayed urethane foam insulation; RSI nom. = 2.29;max. perm = 60 ng/(Pa*s*m²); | Min. 2-Ply Lintel | 0.65 |
| | Sprayed Foam Insul. | 2.29 |
| | Interior Air Film | 0.12 |
| Notes: | | |
| • Provide thermal barrier over any exposed polyurethane foam | RSI Continuous | 3.20 |
| • Provide sufficient thickness to ensure max. 60 ng/(Pa*s*m²) perm in front of framing members | RSI EFFECTIVE | 3.20 |
| • Lintels over openings <= 6'0" to be 2 - 2x10 #2 SPF or better unless noted otherwise; refer to engineered floor layouts | | |
| • Lintels over openings >= 6'0" to be 3 - 2x10 #2 SPF or better unless noted otherwise; refer to engineered floor layouts | | |
| • 3-ply lintels must be raised to ensure min. insulation thickness can be provided | | |

## W6 TYPICAL INTERIOR WALL

ASSEMBLY

- 2X4 Wood Studs @ 24" O.C. unless noted otherwise
- 1/2" Gypsum Wall Board; both sides

## W7 INTERIOR BEARING WALL

ASSEMBLY

- 2X6 Wood Studs @ 19.2" O.C. unless noted otherwise
- 1/2" Gypsum Wall Board; both sides

## 5 POST & PAD FOOTINGS

ASSEMBLY

- 3" Diameter adjustable steel posts unless noted otherwise
- 36" x 36" x 10" concrete pad footing w/ 5-10M rebar each way unless noted otherwise

Note: Pad footing size based on minimum soil bearing capacity of 2000 psf; notify Designer immediately if soil bearing capacity tests below this threshold.

## 6 SOFFITS & FASCIA

ASSEMBLY

- Prefinished aluminum fascia; colour as per approved AC Exterior Colour Selection Sheet; refer to Plans for size;
- Prefinished aluminum soffit; colour as per approved AC Exterior Colour Selection Sheet; refer to Plans for size
  - vented as standard
  - unvented when in 1.2m sideyards or as noted
- Prefinished aluminum eavestrough & downspouts; colour as per approved AC Exterior Colour Selection Sheet

## 7 INTERIOR STAIRS

ASSEMBLY

- 1" plywood treads, min. 9" run 3/4" nosing;
- 1/2" plywood risers, max. 7-7/8" rise;
- 2" x 10" stringers

Notes:

- Treads and risers shall have uniform rise and run in the same flight

## 8 INTERIOR DOORS

ASSEMBLY

- All doors to be 6'8" high, unless noted otherwise

## 9 EXTERIOR DOORS

ASSEMBLY

- All doors to be 6'8" high, unless noted otherwise
- Maximum u-value of 1.60 W/(m²*K); or
- Minimum energy rating of 25
- One door per house permitted to have maximum u-value of 2.60 W/(m²*K)

## GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ANY ERRORS OR OMISSIONS ARE TO BE NOTED AND REPORTED TO THE DESIGNER.
3. ALL WORK TO CONFORM TO THE LATEST EDITION OF THE ALBERTA BUILDING CODE.
4. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
5. ALL DIMENSIONS ARE DESIGNERS CONCEPTUAL MEASUREMENTS, VARIATIONS MAY OCCUR. G.B.G RESERVES THE RIGHT TO MAKE CHANGES TO ANY / ALL DIMENSIONS.
6. ALL ELEVATIONS ARE CONCEPTUAL. VARIATIONS/ CHANGES MY OCCUR TO ACCOMMODATE SPECIFIC SITE & GRADE SITUATIONS. G.B.G. RESERVES THE RIGHT TO MAKE CHANGES/VARIATIONS TO ANY/ ALL ELEVATIONS.
7. ALL WINDOW/DOOR SIZES ARE CONCEPTUAL. CHANGES MAY BE REQUIRED TO MEET SITE & N.B.C.. (2019 AB ED.) CONDITIONS. G.B.G RESERVES THE RIGHT TO MAKE CHANGES TO ACCOMMODATE SPECIFIC SITUATIONS.
8. ANY CONDITIONS WHICH REPRESENTS A POTENTIAL HAZARD TO WORKERS IS TO BE NOTED AND REPORTED TO THE DESIGNER.
9. METAL WOOD BURNING FIREPLACES ARE TO BE U.L.C. APPROVED.
10. DOORS FROM GARAGE TO HOUSE TO HAVE WEATHERSTRIPPING AND SELF CLOSING DEVICE.
11. ATTIC ACCESS HATCHES TO BE WEATHERSTRIPPED AND INSULATED WITH MIN. RSI 8.80
12. GARAGE SLABS TO BE SLOPED TOWARDS FRONT OF GARAGE.
13. WHERE FULL BRICK VENEER IS USED, STEEL ANGLE SUPPORT IS TO BE PROVIDED
14. FRAMER TO PROVIDE FULL END BEARING SUPPORT TO ALL BEAMS, LINTELS & POSTS.
15. DAMP PROOFING REQUIRED BELOW SLAB AS PER ART. 9.13.3.1 NBC 2019 AB ED.
16. DAMP PROOFING REQUIRED AT FNDTN. WALL AS PER ART. 9.13.3.1 NBC 2019 AB ED.
17. STEP FOOTINGS TO BE 600mm (MAX) RISE & 600mm (MIN) RUN AS PER ART. 9.15.3.9 NBC 2019 AB ED.
18. SEPARATION BETWEEN GARAGE AND DWELLING UNIT TO BE CONSTRUCTED AS PER ART. 9.10.9.16 NBC 2019 AB ED.
19. PROVIDE ADEQUATE VENTILATION & ACCESS TO ROOF SPACES AS PER ART 9.19. NBC 2019 AB ED..
20. 6 MIL POLY VAPOUR BARRIER REQUIRED AS PER ART. 9.25.4 NBC 2019 AB ED.
21. SUPPLY MECHANICAL OR NATURAL VENTILATION TO ALL ROOMS AS PER ART. 9.32.1.2 NBC 2019 AB ED.
22. ALL WALL STUDS TO BE CONTINUOUS AND FULL HEIGHT IN ROOMS WITH CATHEDRAL OR VAULTED CEILINGS AS PER ART. 9.23.10.4. NBC 2019 AB ED.
23. RAILINGS AND STUB WALLS AS PER ART. 9.8.8 NBC 2019 AB ED.
24. PROVIDE ADEQUATE GUARDS, RAILINGS OR STUB WALLS AS PER ART. 9.8.8 NBC 2019 AB ED.
25. "H" CLIPS TEQUIRED FOR ROOF SHEATHING AS PER ART. 9.23.16.6. NBC AB ED.
26. FLASHING REQUIRED AT HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS AS PER ART. 9.27.3.8. NBC AB ED.
27. INSULATION TO BE PROTECTED FROM MECHANICAL DAMAGE AS PER ART. 9.25.2.3.7 NBC 2019 AB ED. AND STAN DATA 90 D1 015.
28. WALK IN CLOSET DOORS TO CONFORM TO ART. 9.5.5.1. NBC 2019 AB ED.
29. SUPPLY VENTILATION FOR ROUGH-IN PLUMBING AS PER ART. 9.32.1.3. NBC 2019 AB ED.
30. ALL RETAINING WALLS AND/OR LANDSCAPING GRADE RETENTION REQUIRED TO ACCOMMODATE SITE GRADING CONDITIONS AS SPECIFIED BY THE LAND DEVELOPER OF OTHERWISE, ARE THE SOLE RESPONSIBILITY OF THE PURCHASER.
31. DAMP PROOFING OF WOOD FRAMING MEMBERS REQUIRED IF WITHIN 150mm OF GROUND AS PER ART. 9.23.2.3 NBC 2019 AB ED.
32. WOOD STEPS IN DIRECT CONTACT WITH GROUND TO BE SUITABLY TREATED WITH WOOD PRESERVATIVS AS PER ART. 9.8.9.3. NBC 2019 AB ED.
33. ALL UNPAINTED WOOD DECK MATERIAL TO BE TREATED, UNLESS VINYL DECKING IS USED.
34. ALL INTERIOR STAIRS TO BE SITE MEASURED.
35. ALL TALL WALLS TO BE CONSTRUCTED WITHIN AHITC GUIDELINES 2009.
36. PROVIDE MAX. SPACING OF 16" o/c (400mm) FOR EXTERIOR 2x6 FRAMING SUPPORTING ROOF LOADS PLUS TWO FLOORS AS PER ART. 9.23.10.1. NBC 2019 AB ED.
37. ALL JOINTS IN AIR/VAPOUR BARRIER MUST BE LAPPED MIN. 2", SEALED WITH NON-HARDENING SEALANT, AND STRUCTURALLY SUPPORTED AS PER NBC 2019 AB ED. 9.36.2.10(5)
38. ALL MECHANICAL AND ELECTRICAL PENETRATIONS OF THE AIR/VAPOUR BARRIER MUST BE SEALED WITH COMPATIBLE SEALANTS OR SHEATHING TAPE AS PER NBC 2019 AB ED. 9.36.2.10(15)
39. ALL EXTERIOR CORNERS TO BE 2-STUD C/W 2X4 BLOCKING AT 24" O.C. VERTICALLY TO SUPPORT GYPSUM WALL BOARD OR SHEATHING.
40. PROVIDE CRIPPLE STUDS ABOVE AND BELOW OPENINGS ONLY WHERE REQUIRED TO MAINTAIN MAX. 24" O.C. SPACING
41. ALL DUCTS OR OPENINGS INTENDED TO DISCHARGE AIR TO THE OUTDOORS TO BE EQUIPPED WITH A GRAVITY OR SPRING OPERATED BACKFLOW DAMPER AS PER NBC 2019 AB ED. 9.36.3.3
42. HVAC EQUIPMENT MUST MEET MINIMUM EFFICIENCY REQUIREMENTS AS PER NBC 2019 AB ED. 9.36.3.10
43. SERVICE WATER EQUIPMENT MUST MEET MINIMUM EFFICIENT REQUIREMENTS AS PER NBC 2019 AB ED. 9.36.4.2
44. FOR SERVICE HOT WATER SYSTEMS THE FIRST 2m OF OUTLET PIPING DOWNSTREAM AND OF INLET PIPING UPSTREAM LEADING FROM A STORAGE TANK OR HEATING VESSEL ARE TO BE COVERED WITH MIN. 1/2" INSULATION AS PER NBC 2019 AB ED. 9.36.4.4
45. EXTERIOR BASEMENT WALLS TO BE FRAMED WITH SINGLE TOP PLATE AND SINGLE PT BOTTOM PLATE; C/W 2 STUD CORNERS; MINIMIZE ALL BLOCKING; WHERE BLOCKING IS NECESSARY PROVIDE 2X4 BLOCKING ON EDGE AT 24" O.C. VERTICALLY
46. PROVIDE 2X4 BLOCKING AND 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER PRIOR TO PANEL INSTALL TO PROVIDE CONTINUOUS INSULATION AND AIR/VAPOUR BARRIER BEHIND PANEL
47. LOCATE ALL PLUMBING STACKS, VENTS AND VAC-U-FLOW ROUGH-INS IN INTERIOR WALLS
48. LOCATE ALL ELECTRICAL HOME-RUNS IN INTERIOR WALLS
49. PROVIDE HEAT RECOVERY VENTILATOR TO MEET MINIMUM EFFICIENCY REQUIREMENT AS PER NBC 2019 AB ED. 9.36.3.9

## EQUIPMENT SPECIFICATIONS

| EQUIPMENT | MANUFACTURER | MODEL | SIZE/CAPACITY | EFFICIENCY / ENERGY RECOVERY |
|---|---|---|---|---|
| Furnace | Goodman | GMSS96 | As per Heat Loss Calculations | 96% |
| Heat Recovery Ventilator | Imperical | RNC-1.0 | Up to 3000 s.f. | >69% @ 0°C; >65% @ -25°C |
| Domestic Hot Water Tank | Giant | UG50-38 | 50 gal. / 38,000 BTU | EF = 0.67 |

## 4 WINDOWS

| PERFORMANCE CRITERIA | CALGARY | AIRDRIE |
|---|---|---|
| Terrain | Rough | Open |
| Performance Grade | PG 25 | PG 30 |
| Positive Design Pressure | 1200 Pa | 1440 Pa |
| Negative Design Pressure | 1200 Pa | 1440 Pa |
| Water Penetration Resistance Test | 260 Pa | 330 Pa |
| Canadian Air Infiltration / Exfiltration | A2 Level | |
| Maximum U-Value* | 1.60 W/(m²*K) | |
| Minimum Energy Rating* | 25 | |

* Windows must comply with either maximum u-value, or minimum energy rating as per NBC 2019 AB ED. 9.36.2.7

- Sizes shown are nominal; window supplier to provide RO dimensions and framer to verify all ROs prior to framing

## W8 FOUNDATION WALL w/RIGID INSULATION

| ASSEMBLY | RSI EFFECTIVE | |
|---|---|---|
| • 18" x 6" min. Continuous C.I.P. Concrete Strip Footing c/w 2-10M rebar; min. 4'0" below grade; | RSI Framing | 0.32 |
| • 8" C.I.P. Concrete Foundation Wall c/w 2-10M rebar top & bottom | RSI Cavity | 1.33 |
| • Cementitious Parging Above Grade; | % of Framing Area | 25 |
| • Exterior Dampproofing Below Grade; | % of Cavity Area | 75 |
| • Weeping Tile as req'd c/w gravel bedding and filter fabric cover; | RSI Parallel | 0.74 |
| • 1" Air Space | | |
| • 2X4 Wood Studs @ 24" O.C. on flat c/w single top and bottom plate; | 8" C.I.P. Concrete | 0.08 |
| • 1-1/2" Extruded Polystyrene Insulation (in cavity space); | Air Space | 0.18 |
| • 2" Extruded Polystyrene Insulation; continuous in front of studs; | Continuous Rigid Insul. | 1.79 |
| • 6 mil Polyethylene Air/Vapour Barrier; | Gypsum | 0.08 |
| • 1/2" Gypsum Wall Board | Interior Air Film | 0.12 |
| Notes: | RSI Continuous | 2.25 |
| • Refer to typical details for soil gas control and continuity of air/vapour barriers and thermal insulation | | |
| • Additional reinforcement may be required; refer to lateral bracing engineering | RSI EFFECTIVE | 2.99 |
| • Footing dimensions may vary due to imposed loads and soil bearing; refer to Plans, Soil Bearing Test, and Engineered Joist Layouts | | |
| • Confirm drainage requirements on Grade Slip | | |

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
11 / 18
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: GENERAL NOTES & ASSEMBLIES

REVISIONS

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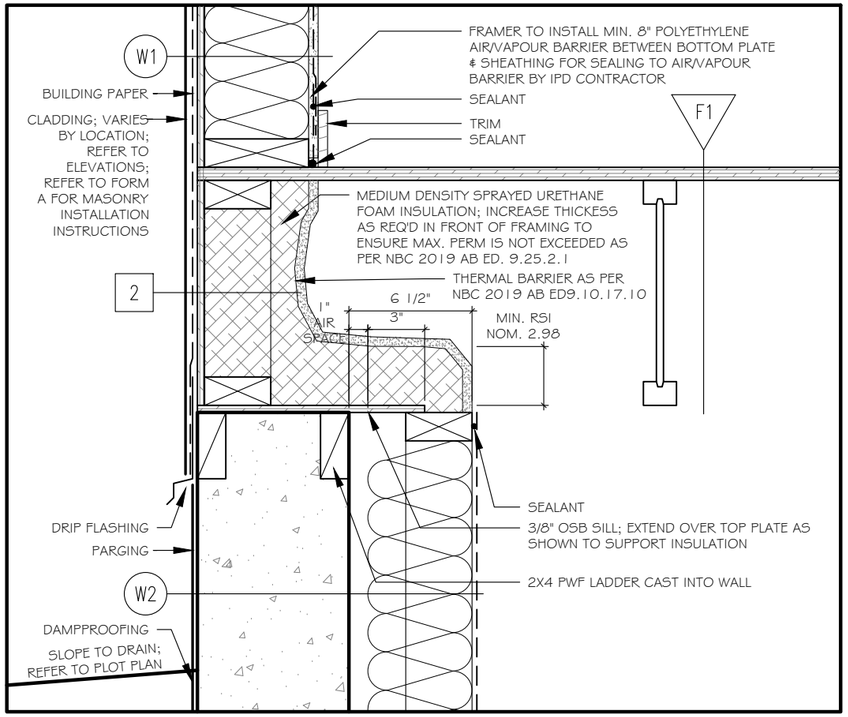
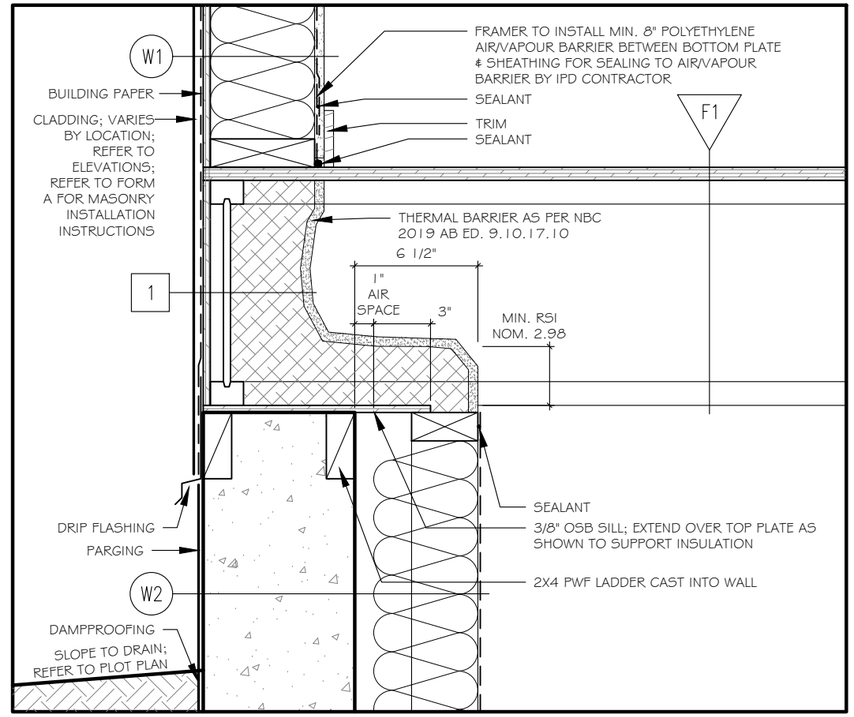
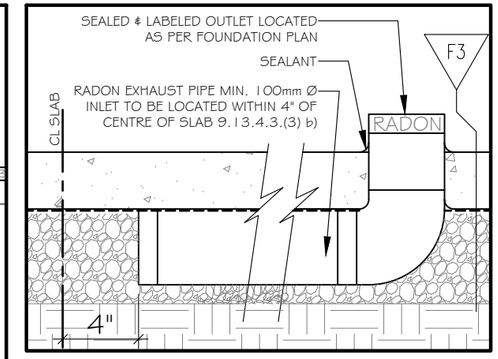


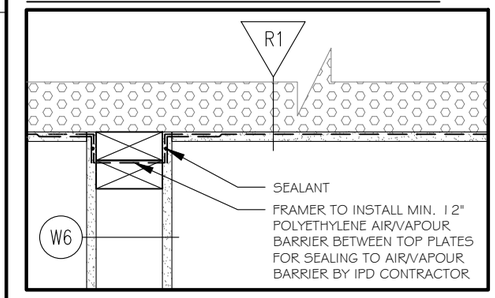

TYPICAL MAIN FLOOR @ PONY WALL



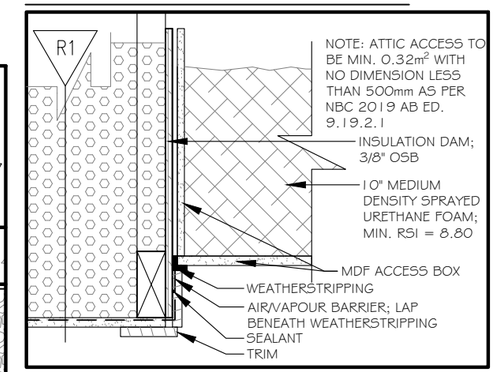

TYPICAL MAIN FLOOR @ RIM BOARD



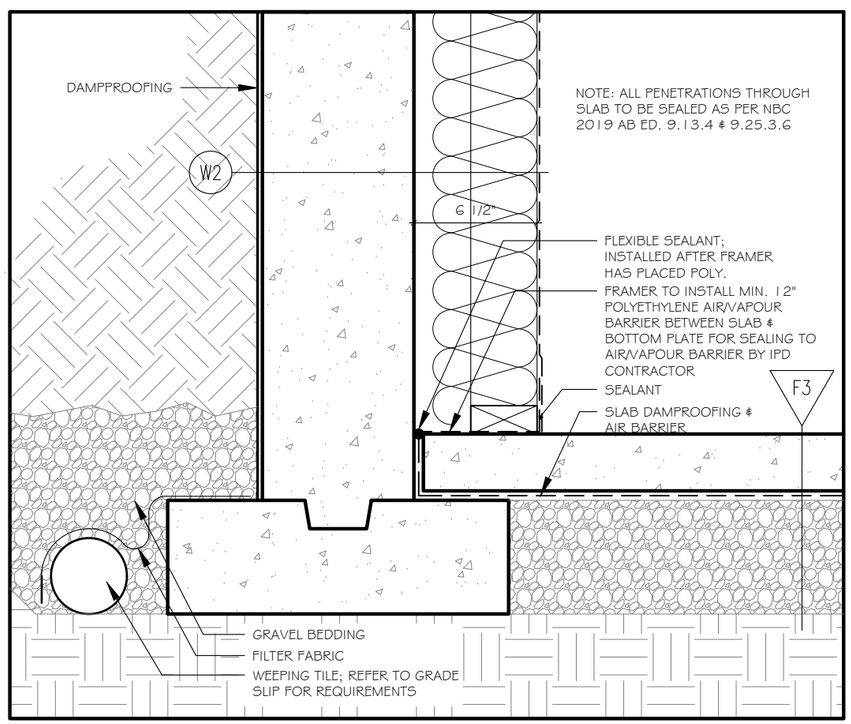

TYPICAL SOIL GAS INLET/OUTLET



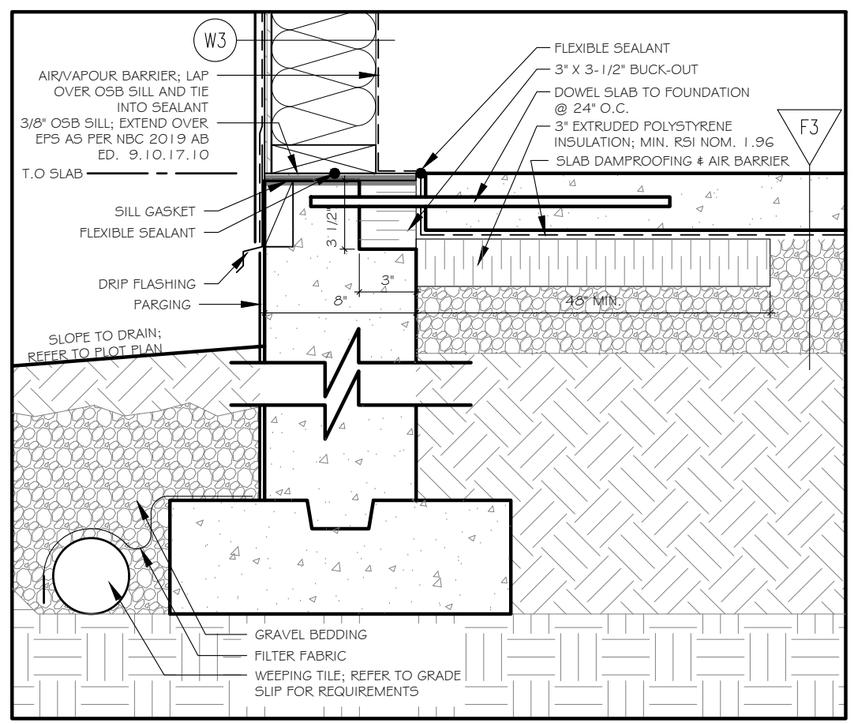

TYP. INT. WALL/UPPER CEILING



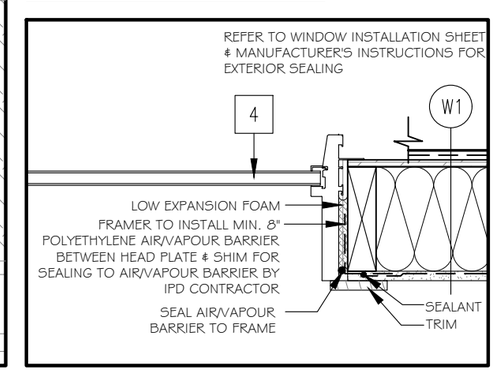

TYPICAL ATTIC ACCESS




TYPICAL STRIP FOOTING




REAR WALK-OUT WALL




TYPICAL WINDOW JAMB - PLAN VIEW

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
12/18
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.

MODEL: GARAGE SUITE
LOT: 8 BLOCK: 31 PHASE: 12
ADDRESS: 2774 BAYWATER LNDING SW
COMMUNITY: BAYSIDE
CITY: AIRDRIE
TITLE: TYPICAL DETAILS

REVISIONS

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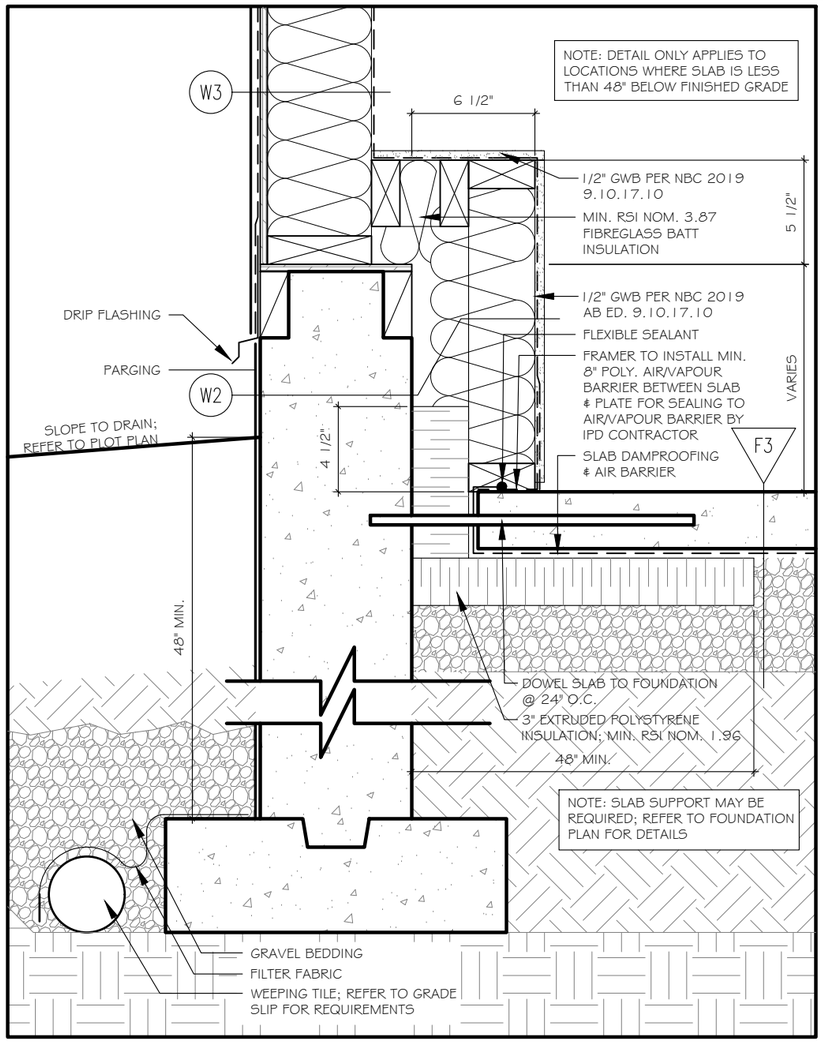
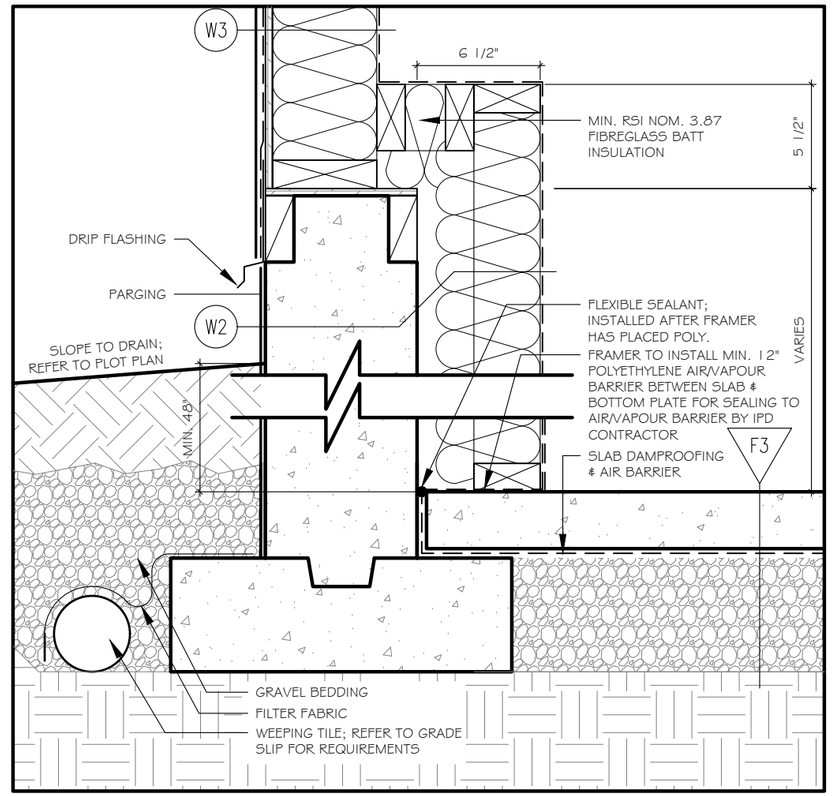
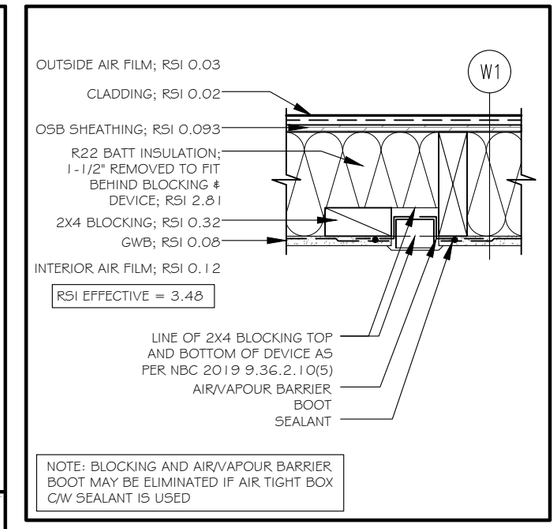


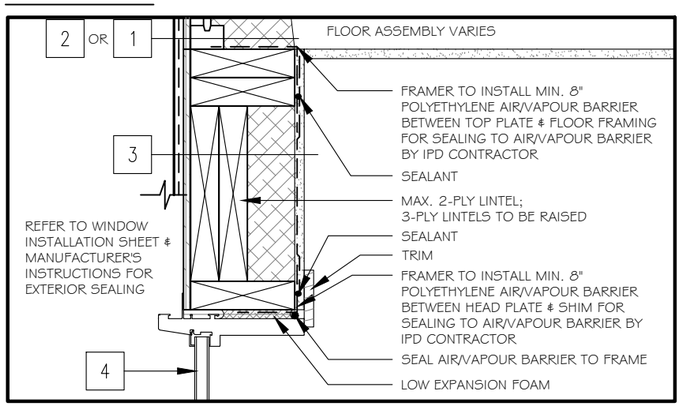

STEPPED FOUNDATION @ WALK-OUT W/ SLAB ABOVE FROST LINE



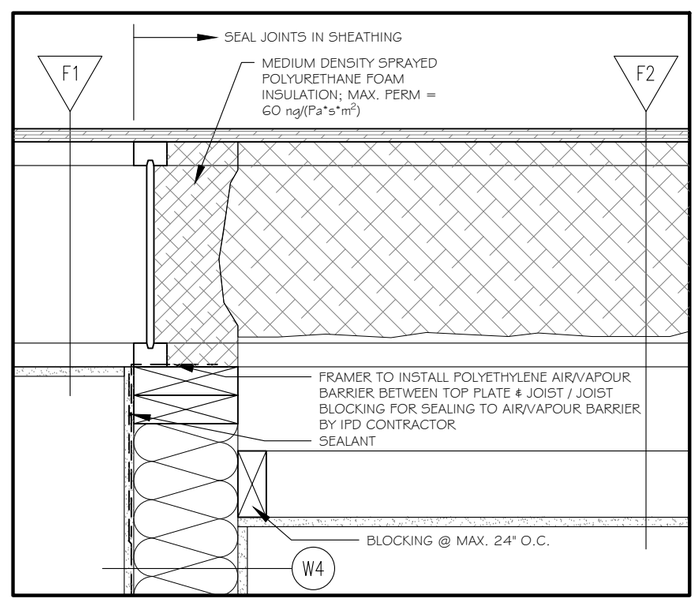

STEPPED FOUNDATION @ WALK-OUT W/ SLAB BELOW FROST LINE



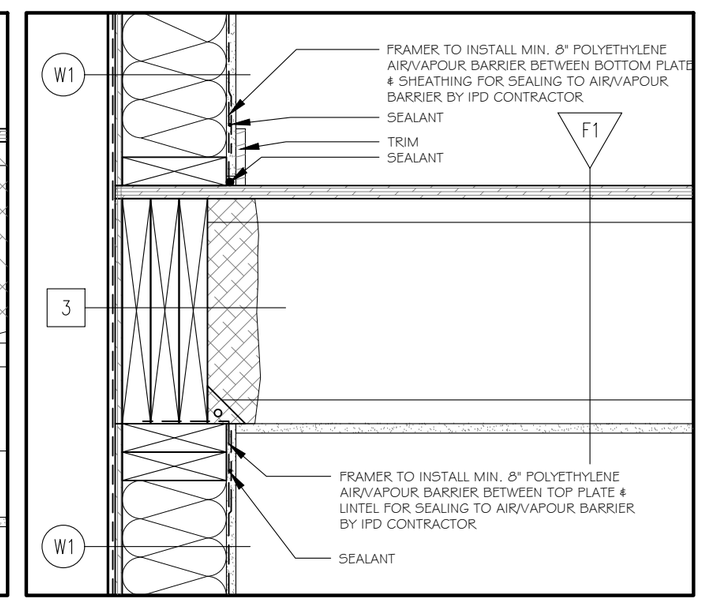

TYPICAL EXTERIOR WALL OUTLET / SWITCH PLAN VIEW




TYPICAL LINTEL / WINDOW & DOOR HEAD




GARAGE / HOUSE WALL AT FLOOR OVER UNHEATED SPACE




TYPICAL RAISED LINTEL

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
13 / 18
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: TYPICAL DETAILS

REVISIONS

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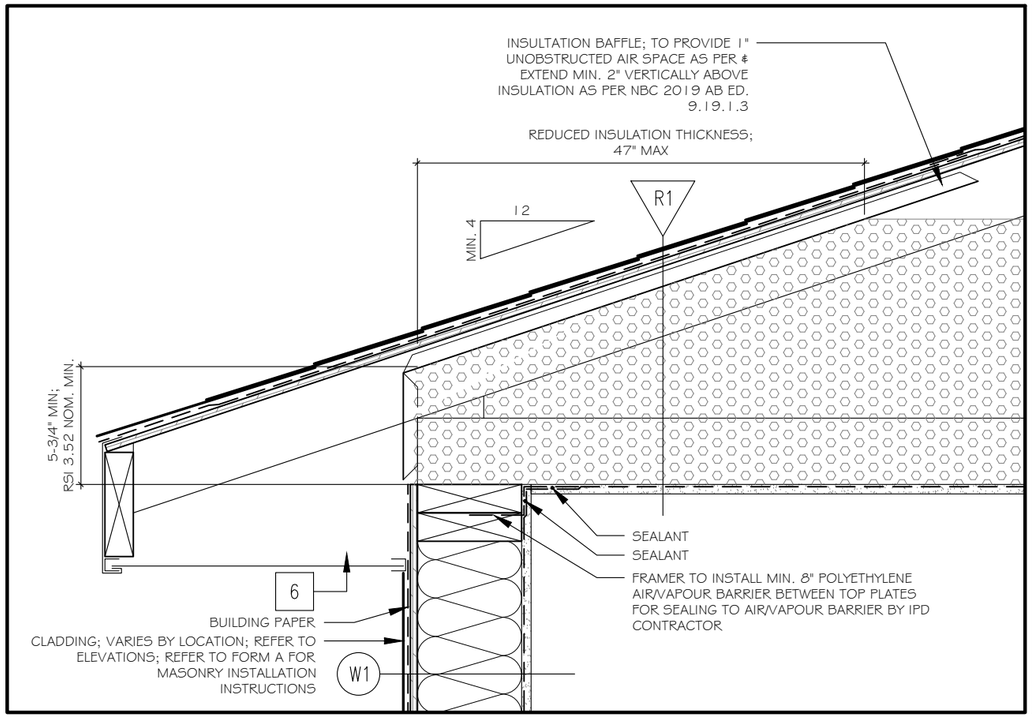
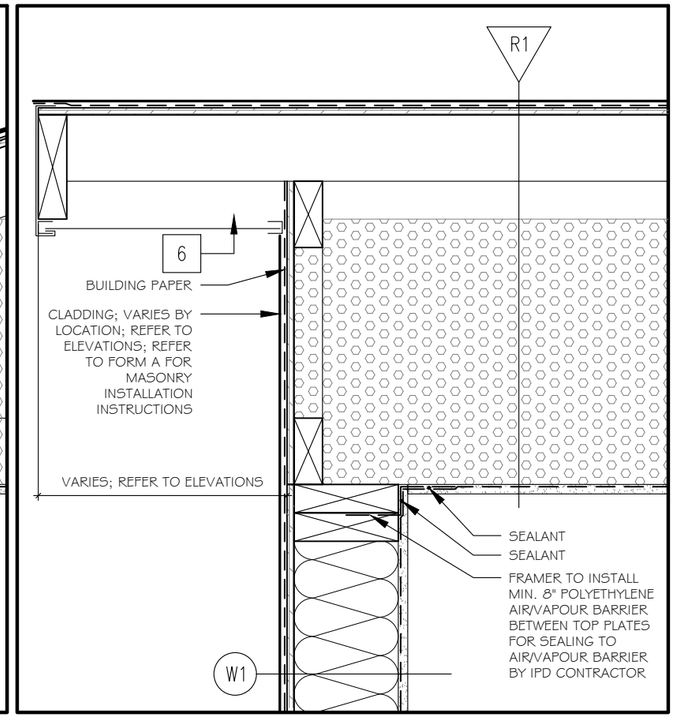
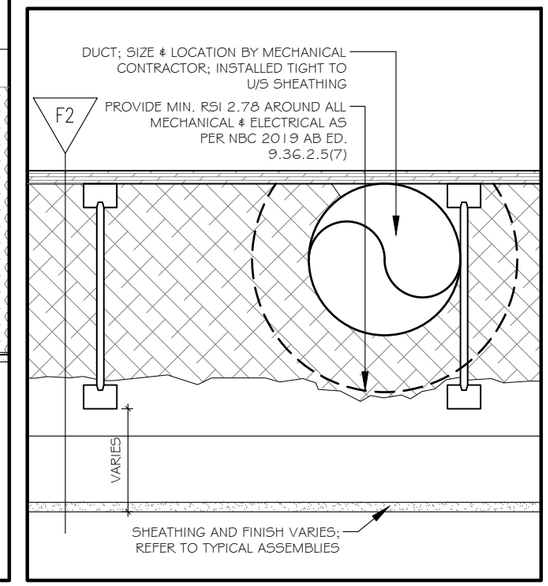


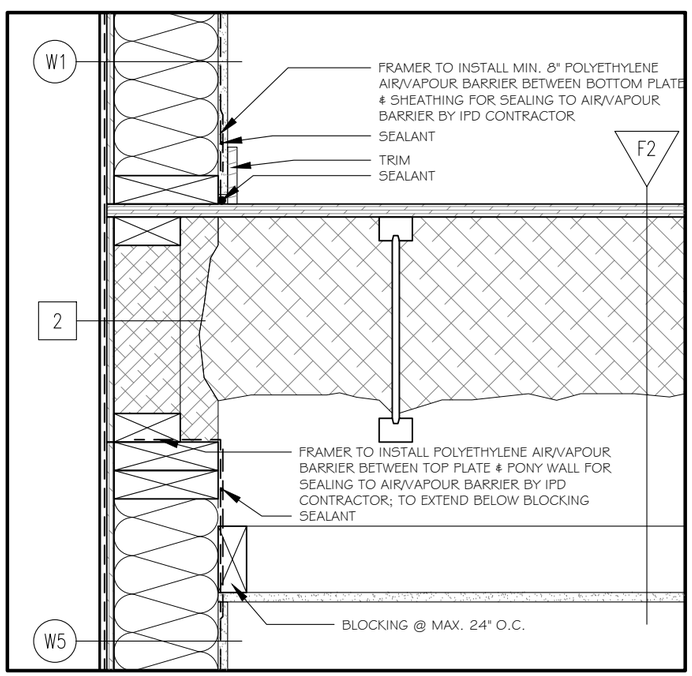

TYPICAL WALL/ROOF INTERSECTION @ EAVE



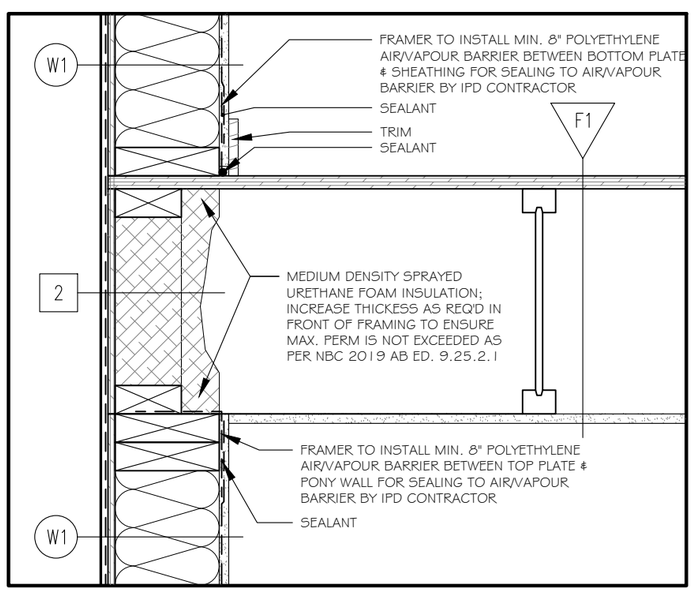

TYPICAL WALL/ROOF INTERSECTION @ GABLE



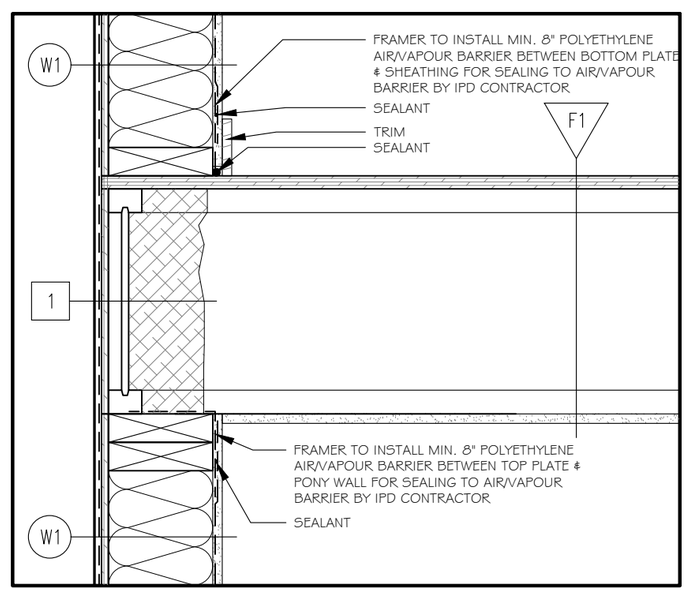

TYPICAL UPPER FLOOR OVER UNHEATED SPACE




GARAGE WALL AT FLOOR OVER UNHEATED SPACE




TYPICAL UPPER FLOOR @ PONY WALL




TYPICAL UPPER FLOOR @ RIM JOIST

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.
14 / 18

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE COMMUNITY: BAYSIDE
TITLE: TYPICAL DETAILS

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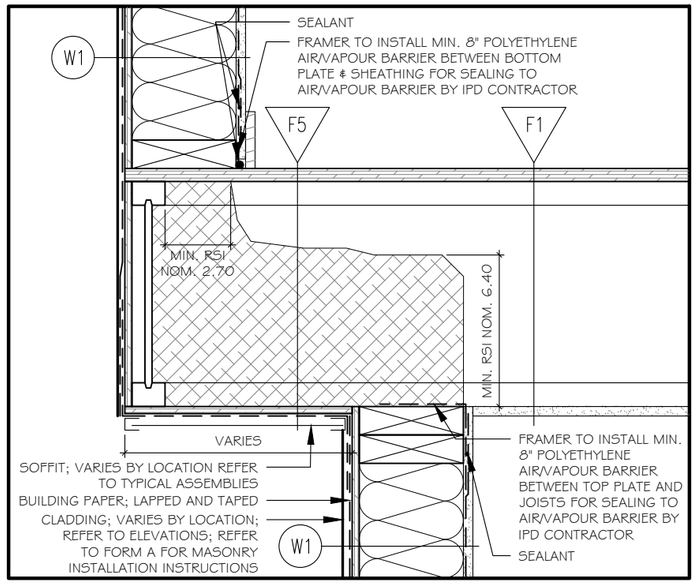
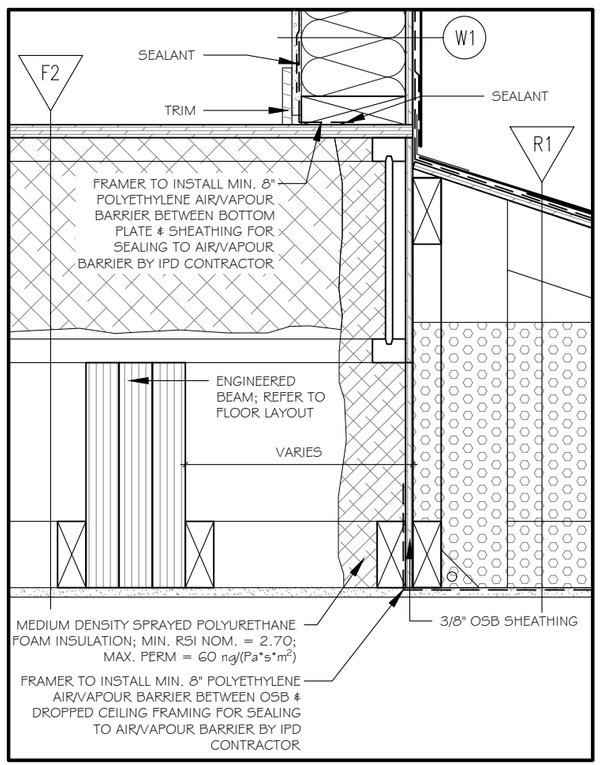
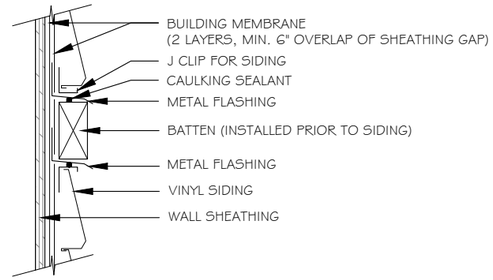



## TYPICAL UPPER FLOOR CANTILEVER

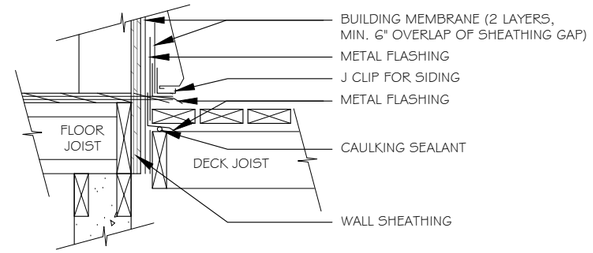



## FLOOR OVER UNHEATED SPACE / ROOF INTERSECTION



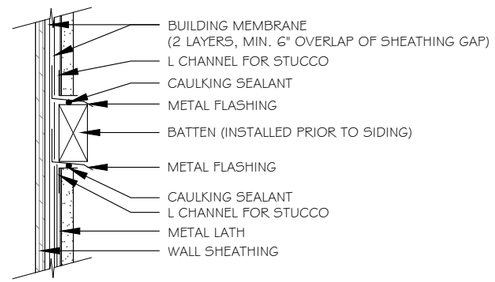

## FLASHING DETAIL @ BATTEN - VINYL SIDING

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE.



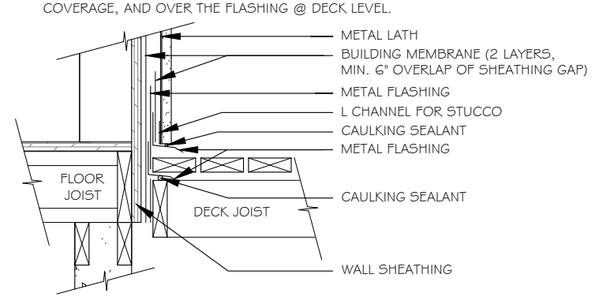

## FLASHING DETAIL @ DECK - VINYL SIDING

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE, AND OVER THE FLASHING @ DECK LEVEL.




## FLASHING DETAIL @ BATTEN - STUCCO

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE.




## FLASHING DETAIL @ DECK - STUCCO

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE, AND OVER THE FLASHING @ DECK LEVEL.

CAULKING GENERAL NOTE: (REFER TO N.B.C. 2019 AB ED. 9.7.4. , 9.28.1.5.)

- CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE
- CAULKING SHALL BE PROVIDED BETWEEN MASONRY, SIDING/STUCCO AND ADJACENT DOOR AND WINDOW FRAMES/TRIM, INCLUDES SILLS.
- CAULKING SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS, UNLESS JOINT IS FLASHED TO PREVENT ENTRY OF RAIN.

FLASHING GENERAL NOTE: (REFER TO N.B.C. 2019 AB ED. 9.3.3.2. , 9.27.3.)

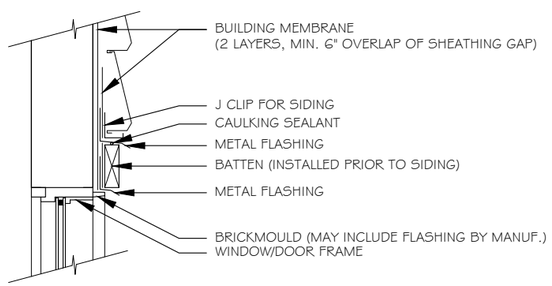
- FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN TWO EXTERIOR FINISHES EXCEPT HERE AND UNDER FINISH OVERLAPS A LOWER FINISH.
- FLASHING SHALL BE INSTALLED OVER ALL EXTERIOR WALL OPENINGS INCLUDING MECHANICAL PENETRATIONS. (VENTS, PIPES, ECT.)
- CIRCULAR PENETRATIONS SHOULD BE INSTALLED THROUGH BATTEN MATERIAL AND CAULKED. BATTEN MATERIAL IS THEN FLASHED.

WALL SHEATHING GENERAL NOTE: (REFER TO N.B.C. 2019 AB ED. 9.23.16.)

- ENSURE A GAP OF 2mm MIN. AT ALL JOINTS BETWEEN SHEETS OF WALL SHEATHING MATERIAL.

WALL SHEATHING MEMBRANEM GENERAL NOTE: (REFER TO N.B.C. 2019 AB ED. 9.27.3.3)

- AT LEAST ONE LAYER (2 LAYERS BEST PRACTICE) SHALL BE INSTALLED BENEATH SIDDING, STUCCO & MASONRY VENEER.
- MEMBRANE SHALL BE INSTALLED HORIZONTALLY FROM BOTTOM UP SO SUCCESSIVE UPPER LAYERS OVERLAP LOWER LAYERS.
- OVERLAP SHALL BE MIN. 4" (6" MIN. BEST PRACTICE)



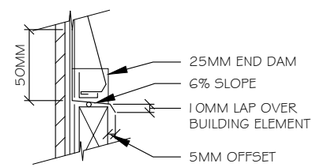

## FLASHING DETAIL @ WINDOW/DOOR HEAD - VINYL SIDING

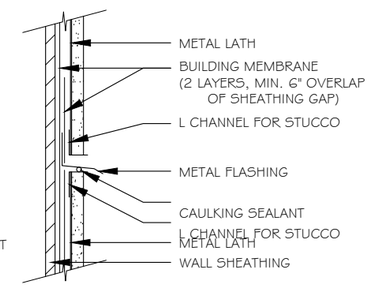
NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE.

## END DAM FLASHING

REFER TO A.B.C. 9.27.3.8.

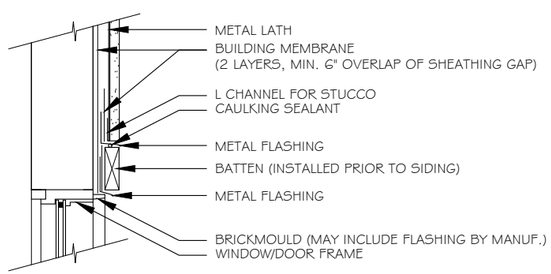
- TERMINATE WITH END DAMS AT LEAST 25MM HIGH EXTENDING TO FACE OF THE ADJACENT CLADDING



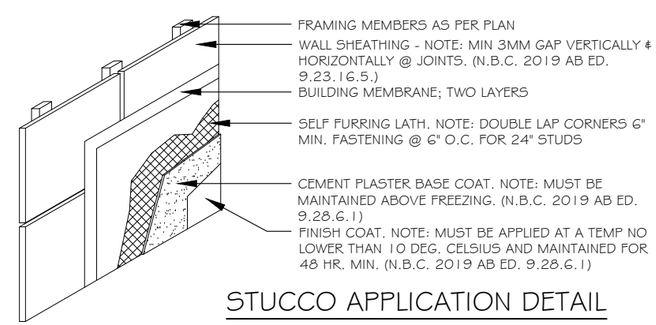

## FLASHING DETAIL @ STUCCO EXPANSION JOINT

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE.




## FLASHING DETAIL @ WINDOW/DOOR HEAD - STUCCO

NOTE: ENSURE PAPER IS OVER THE FLASHING BENEATH THE BATTEN TO GAIN LAPPING COVERAGE.




## STUCCO APPLICATION DETAIL

## BUILDING ENVELOPE DETAILS

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
15 / 18
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: TYPICAL DETAILS

REVISIONS

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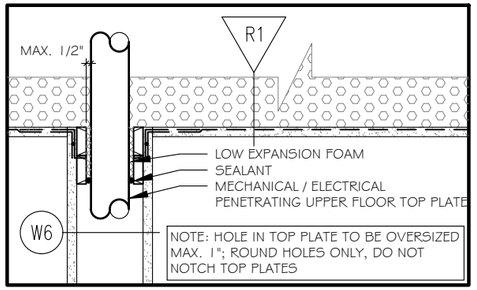
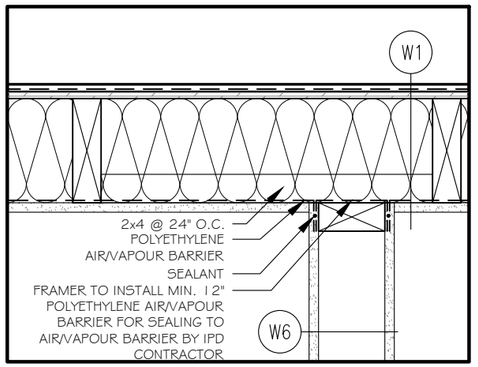
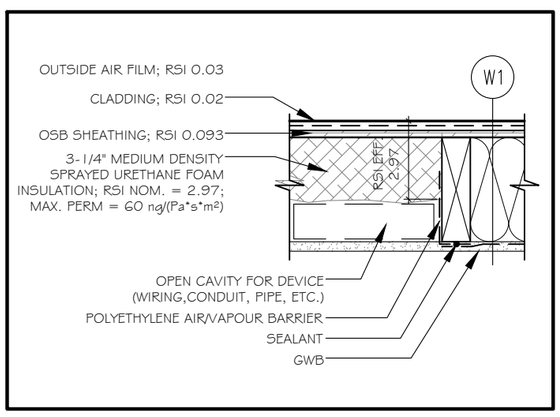



UPPER TOP PLATE PENETRATION

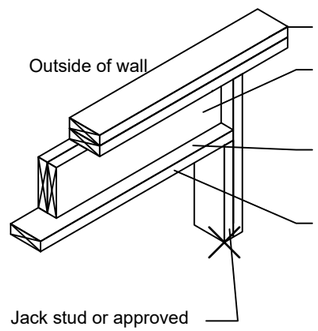



TYPICAL INT. WALL @ EXT. WALL




CAVITY FOR DEVICE IN EXTERIOR WALL
PLAN VIEW

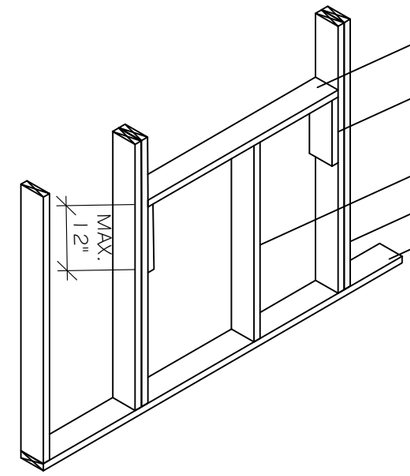
## TYPICAL HEADER/LINTEL




1 or 2 -PLY HEADER
Double Top plate
load-bearing header (flush outer face of header with outer edge of studs)
Medium density spray foam insulation to cavity RSI nom effective = 2.29
Header bottom plate (to complete rough opening at header)

Note: Use jack studs as required. If the opening in a load bearing wall is larger than the stud spacing. 9.23.10.6. NBC

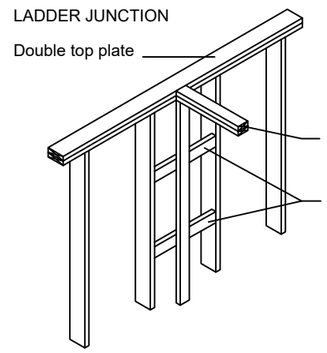
## TYPICAL WINDOW SILL




Window Sill
Cripple Stud screwed into Jack Stud
Additional Cripple studs only if spacing & sill height exceeds 24" o.c.
King Studs as required
Bottom Plate

## TYPICAL INTERIOR WALL INTERSECTION OPTIONS

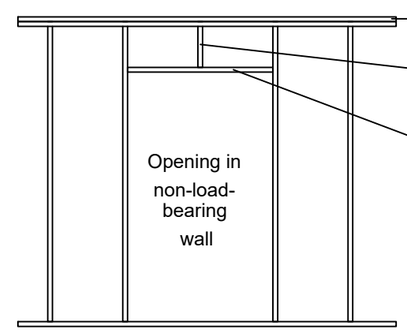
LADDER JUNCTION




Interior wall plate tight to exterior wall plate
2x ladder blocking at 24" o.c. Install blocking with wide face vertical for maximum backing to wall finish materials and for maximum insulation to exterior walls.

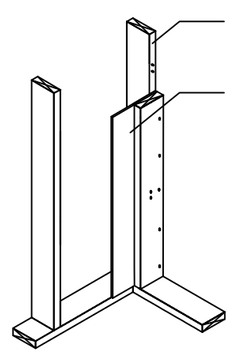
## TYPICAL OPENING IN NON-LOAD-BEARING WALLS

Conventional headers not required



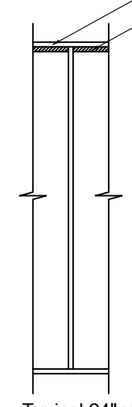

Double top plate
Cripple studs only as required to achieve max 24" o.c. spacing
Single opening top plate (Opening top plate may be doubled for openings wider than 8')

## TYPICAL EXTERIOR CORNER (TWO-STUD)



Corner stud
3/8" OSB Drywall backing

## W2 - REDUCTION IN FRAMING PERCENTAGE DUE TO SINGLE TOP PLATE



Typical 24" x 8'-9" Framing Module

Single top plate as per General Notes, Note 45
Hatched area denotes reduction in framing area due to use of single top plate in place of double top plate allowed for in NBC 2019 A-9.36.2.4(1)A, note 2

| | | |
|---|---|---|
| Area of 24" portion of wall | = | 17.50 S.F. |
| Area framing is reduced by using single top plate rather than double top plate | = | 0.23 S.F. |
| Reduction in framing percentage relative to NBC 2019 A-9.36.2.4(1) | = | $\frac{0.23 \text{ S.F.}}{17.50 \text{ S.F.}}$ = 1.3% |
| Framing percentage as per NBC 2019 A-9.36.2.4(1); based on 24" O.C. | = | 13% |
| Adjusted framing percentage due to eliminating double top plate | = | 13% - 1.3% = 11.7% |

Framing percentage used to calculate effective RSI of W2

# ADVANCED FRAMING DETAILS

CLIENT: SHOWHOME
NTS
JOB #:BYS-12-3108
SPEC.: BAYSIDE 12
DATE: MAY 16,2022
JOB BY: LHF
AREA: 592 SQ. FT.
16 / 18

MODEL: GARAGE SUITE
ADDRESS: 2774 BAYWATER LNDING SW
LOT: 8 BLOCK: 31 PHASE: 12
CITY: AIRDRIE
COMMUNITY: BAYSIDE
TITLE: ADVANCED FRAMING DETAILS

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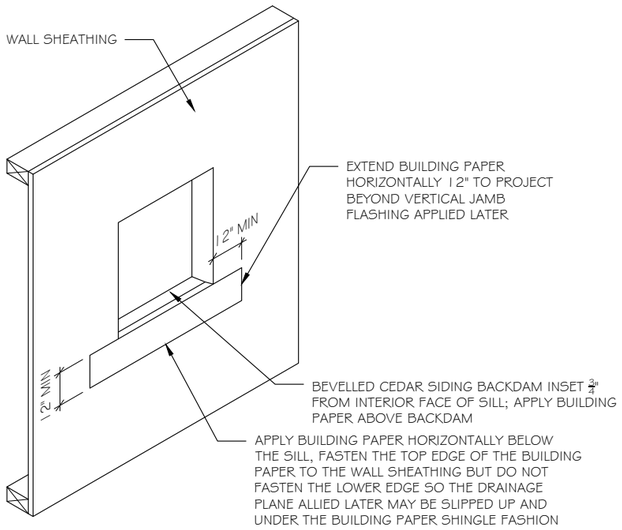
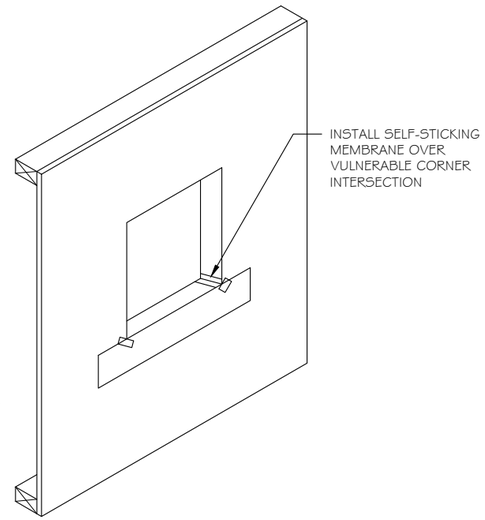
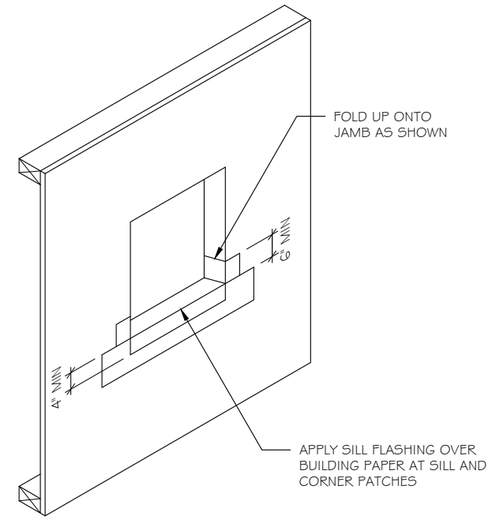



STEP 1 - BUILDING PAPER AT SILL

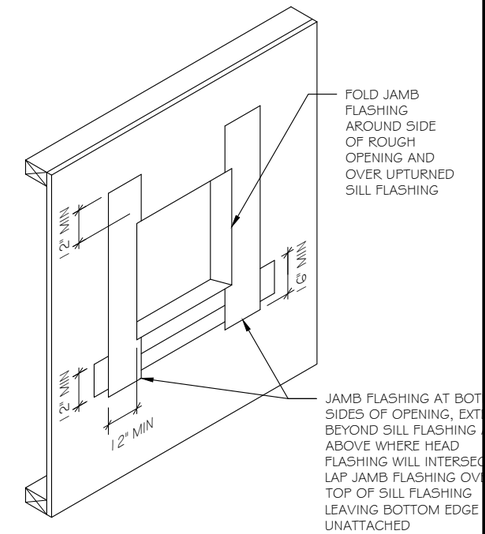
WINDOW ROUGH OPENING TO BE 3/4" GRATER THAN THE WIDTH & HEIGHT OF FRAME. A 3/8" AIR SPACE MUST BE MAINTAINED AROUND ALL FOUR SIDES OF THE WINDOW



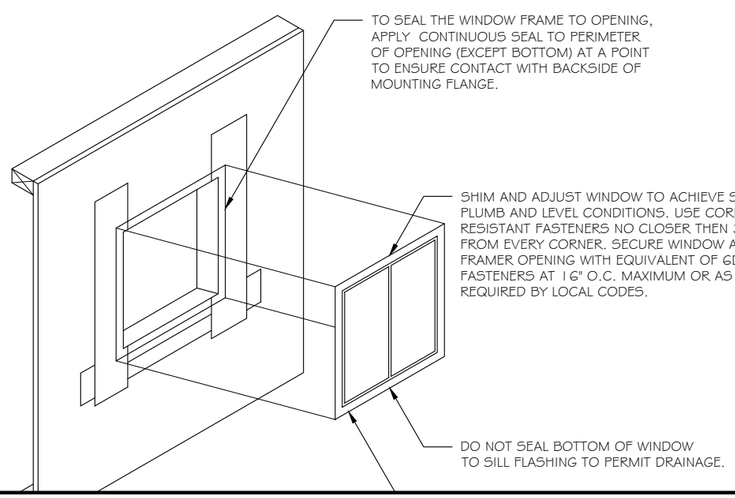

STEP 2 - CORNER PATCH

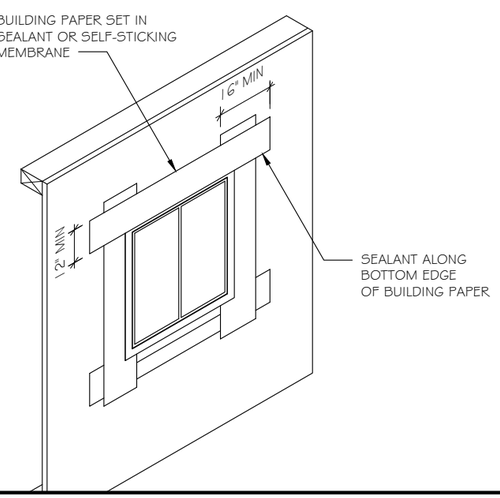


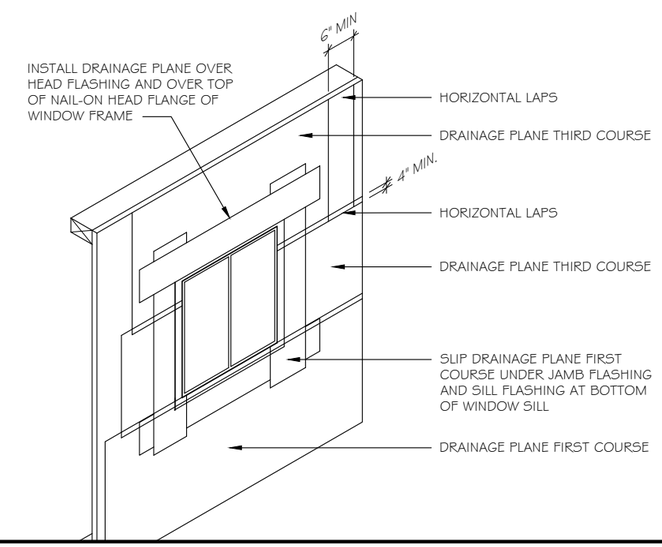

STEP 3 - SILL FLASHING




STEP 4 - JAMB FLASHING




CLIENT: SHOWHOME

NTS

JOB #:BYS-12-3108

SPEC.: BAYSIDE 12

DATE: MAY 16,2022

JOB BY: LHF

AREA:592 SQ. FT.

17 / 18

MODEL: GARAGE SUITE

ADDRESS: 2774 BAYWATER LNDING SW LOT: 8 BLOCK: 31 PHASE: 12

CITY: AIRDRIE COMMUNITY: BAYSIDE

TITLE: WINDOW INSTALLATION DETAILS

REVISIONS

GENESIS

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# TRADE OFF CALCULATIONS
## (ABOVE GRADE OPAQUE WALL ONLY)

### RSI REFERENCE ASSEMBLIES

| Description | Area of Assembly in Reference Building (m2) | Minimum Allowable Thermal Resistance (m2 x K)/W | $A_{ir}/R_{ir}$ (W/K) |
|---|---|---|---|
| Walls above grade | 87.67 | 2.97 | 29.52 |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTALS | 87.67 | | 29.52 |

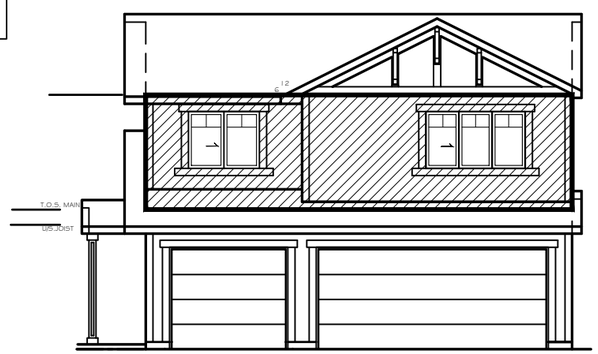
### RSI PROPOSED ASSEMBLIES

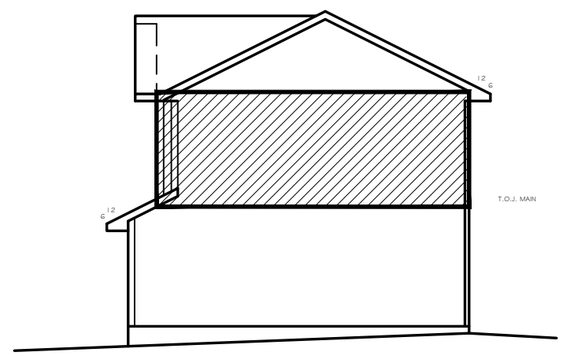
| Description | Area of Assembly in Proposed Building (m2) | Thermal Resistance of Assembly in Proposed Building (m2 x K)/W | $A_{ip}/R_{ip}$ (W/K) |
|---|---|---|---|
| W1 – Typical Exterior Wall | 69.58 | 3.19 | 21.81 |
| W3 – Ext. Wall Supporting Roof + 2 Floors | 0.00 | 3.05 | 0.00 |
| TW – Tall Wall | 18.09 | 3.20 | 5.65 |
| | | | |
| | | | |
| TOTALS | 87.67 | | 27.47 |

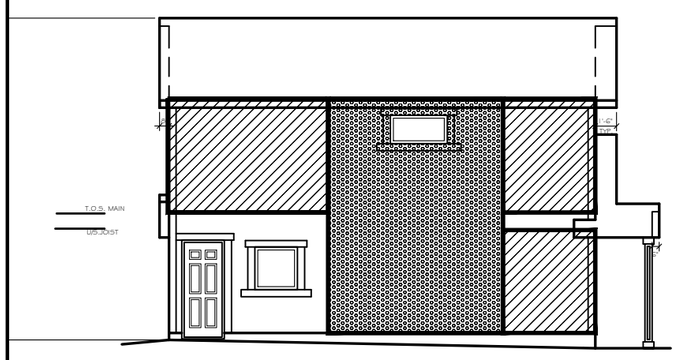
### (TW) PROJECT SPECIFIC TALL WALL

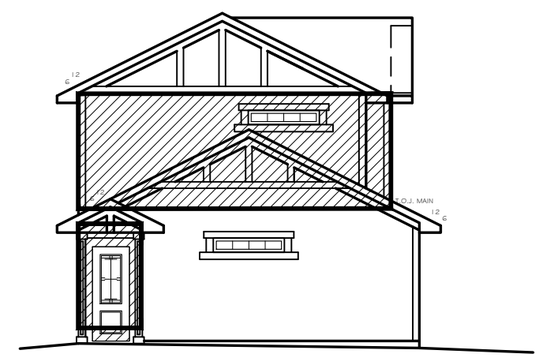
| RSI EFFECTIVE | |
|---|---|
| RSI Framing | 1.19 |
| RSI Cavity | 3.87 |
| % of Framing Area | 16 |
| % of Cavity Area | 84 |
| RSI Parallel | 2.85 |
| Outside Air Film | 0.03 |
| Cladding* | 0.02 |
| Sheathing Paper | 0.00 |
| OSB Sheathing | 0.09 |
| Vapour Barrier | 0.00 |
| Gypsum | 0.08 |
| Interior Air Film | 0.12 |
| RSI Continuous | 0.35 |
| RSI EFFECTIVE | 3.20 |

*Cladding varies by locaiton; RSI assumes cement siding to represent lowest RSI value to be used

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