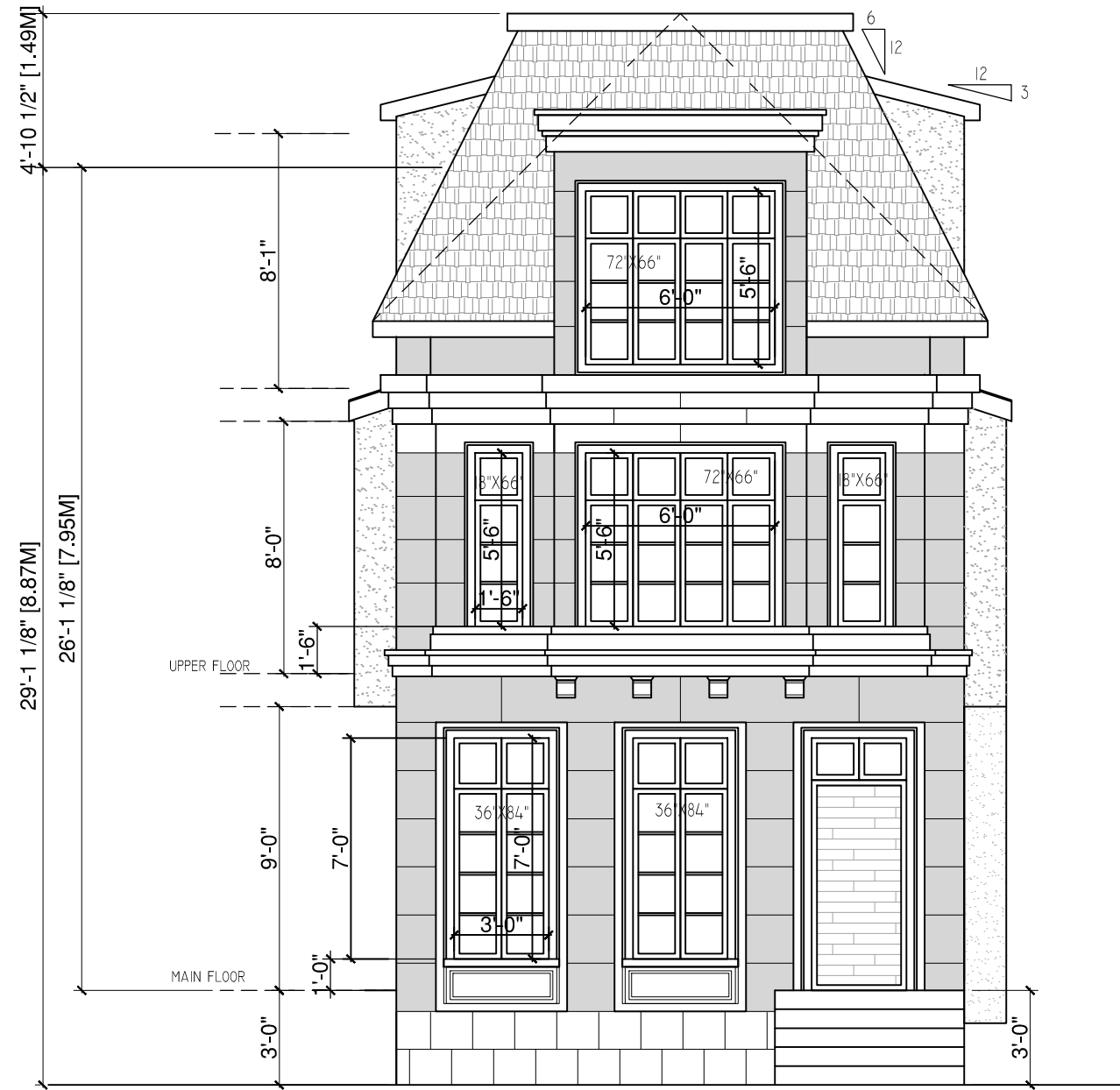




FRONT ELEVATION



REAR ELEVATION

ALL WINDOWS/DOORS HAVE A
U-VALUE EQUAL TO LESS THAN
1.6 OR ENERGY RATING EQUAL
TO OR GRATER THAN 25



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:

TWO STOREY

FLOOR AREA:

2508 SQ.FT.

ADDRESS:

11506-77 Ave

LOT:

LOT 24

BLOCK:

BLOCK 12

PLAN:

1367 HW

DRAWING:

FRONT & REAR ELEVATION

DATE:

July 31, 2017

DRAWN BY:

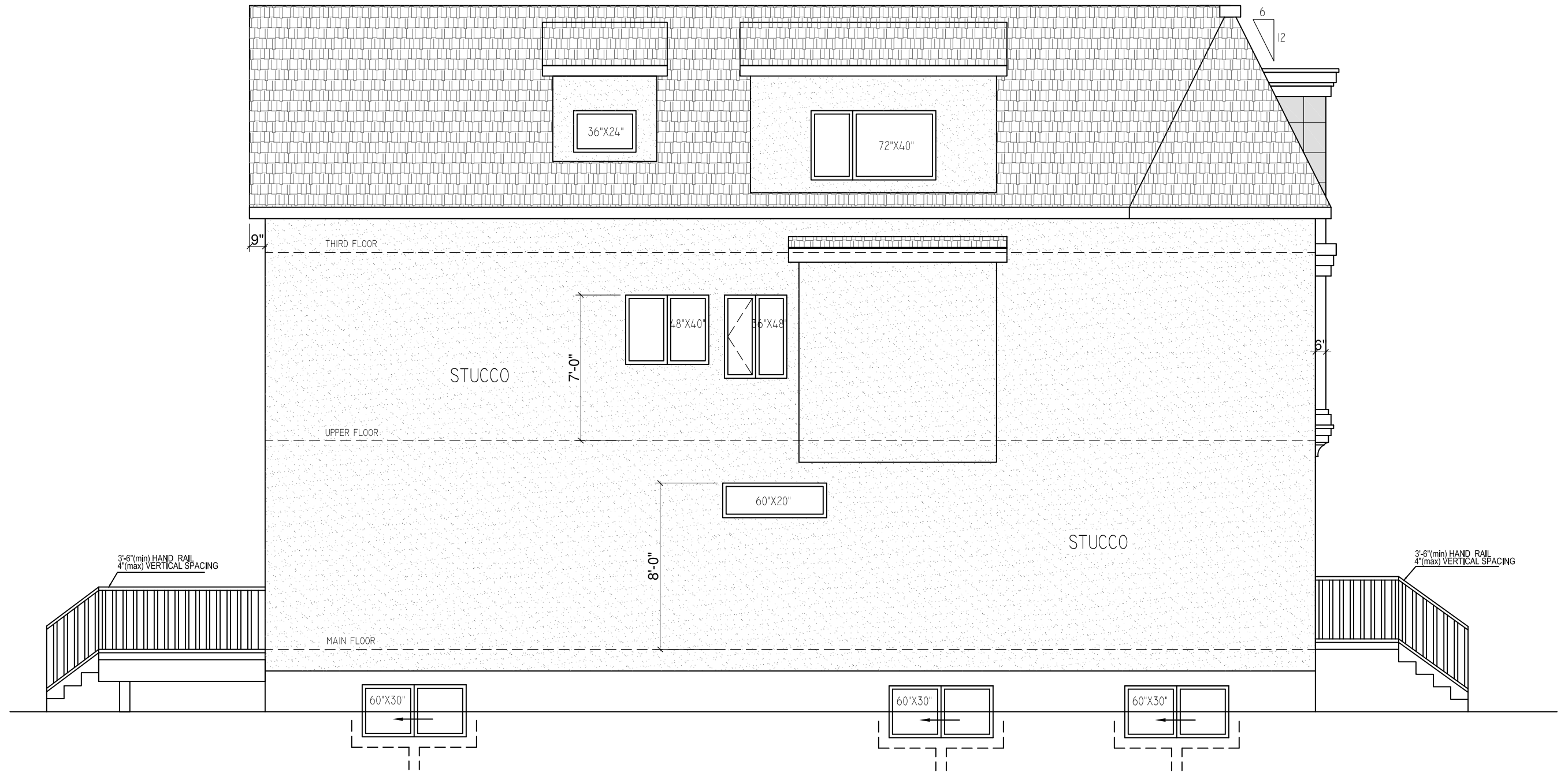
DESIGN BY:

SCALE:

3/16"=1' 0

SHEET:

1/15



SIDE YARD WALLS TO BE
SHEATHED WITH FLAME-X OR
SIMILAR FIRE RETARDANT O.S.B.
SHEATHING TO MEET ULC-S101

ALL **WINDOWS/DOORS** HAVE A
U-VALUE EQUAL TO LESS THAN
1.6 OR **ENERGY RATING** EQUAL
TO OR GRATER THAN 25

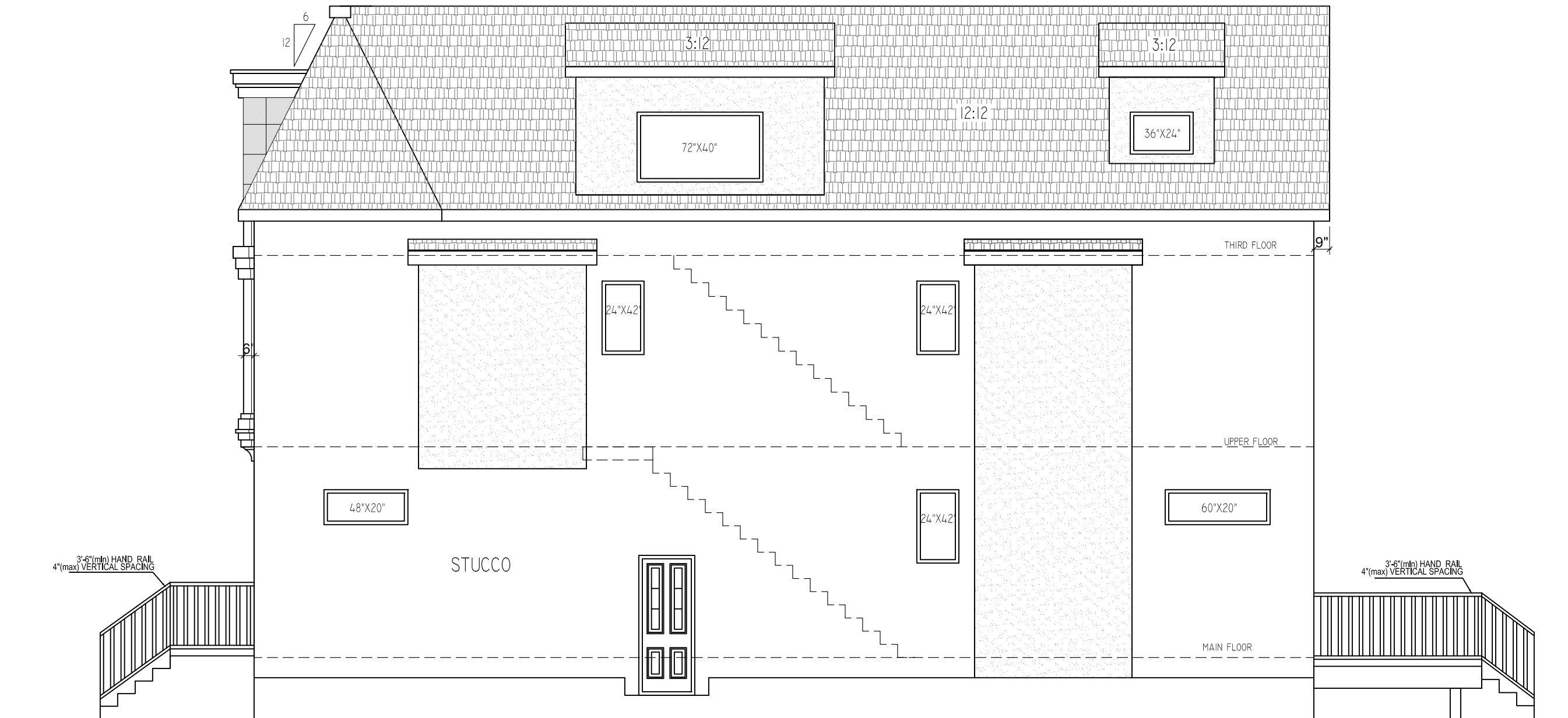


SyView Designs & Drafting Ltd.
7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

MODEL: **TWO STOREY**
FLOOR AREA: **2508 SQ.FT.**
ADDRESS: **11506-77 Ave**
LOT: **LOT 24** BLOCK: **BLOCK 12** PLAN: **1367 HW**

DRAWING: **LEFT ELEVATION**
DATE: **July 31, 2017**
DRAWN BY:
DESIGN BY:
SCALE: **3/16"=1' 0**
SHEET: **2/15**



SIDE YARD WALLS TO BE
SHEATHED WITH FLAME-X OR
SIMILAR FIRE RETARDANT O.S.B.
SHEATHING TO MEET ULC-S101

ALL **WINDOWS/DOORS** HAVE A
U-VALUE EQUAL TO LESS THAN
1.6 OR **ENERGY RATING** EQUAL
TO OR GRATER THAN 25

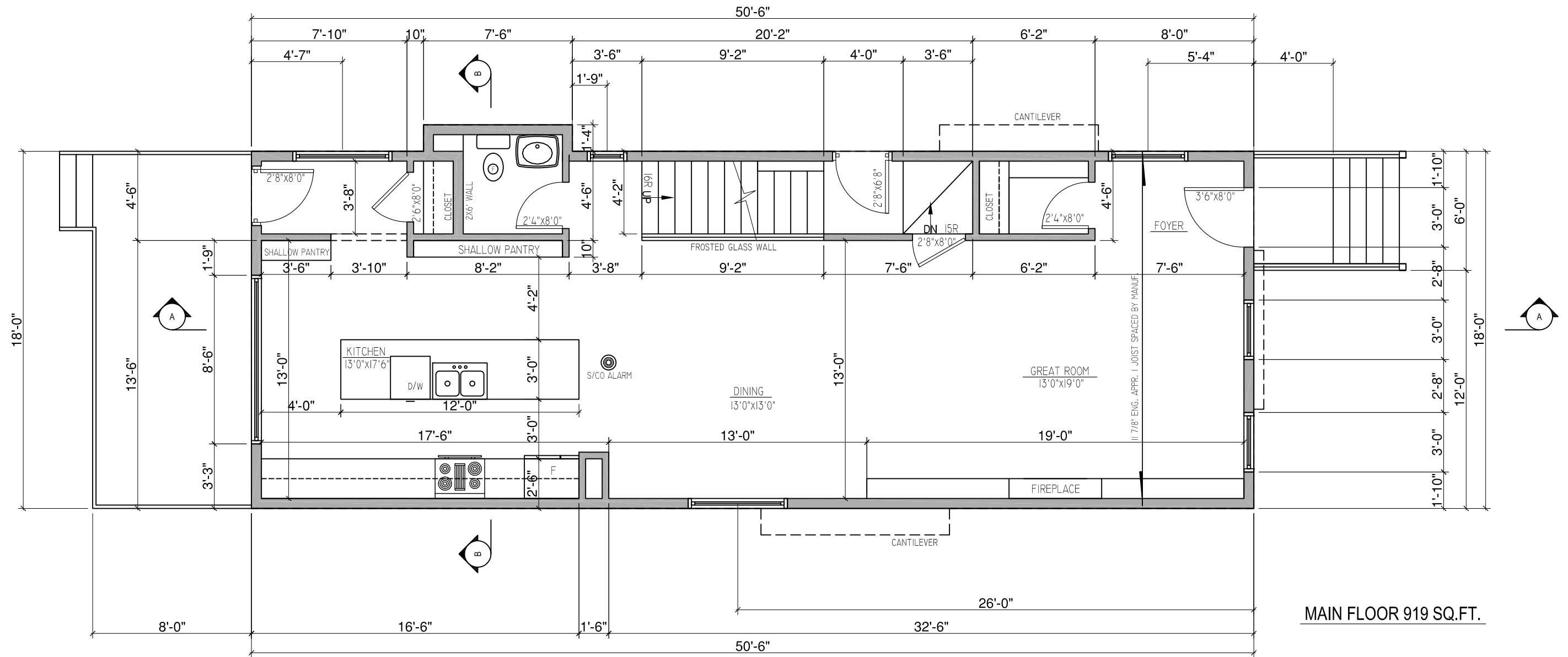


SyView Designs & Drafting Ltd.
7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

MODEL: TWO STOREY	ADDRESS: 11506-77 Ave		
FLOOR AREA: 2508 SQ.FT.	LOT: LOT 24	BLOCK: BLOCK 12	PLAN: 1367 HW

DRAWING: RIGHT ELEVATION	DRAWN BY:	SCALE: 3/16"=1' 0
DATE: July 31, 2017	DESIGN BY:	SHEET: 3/15



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

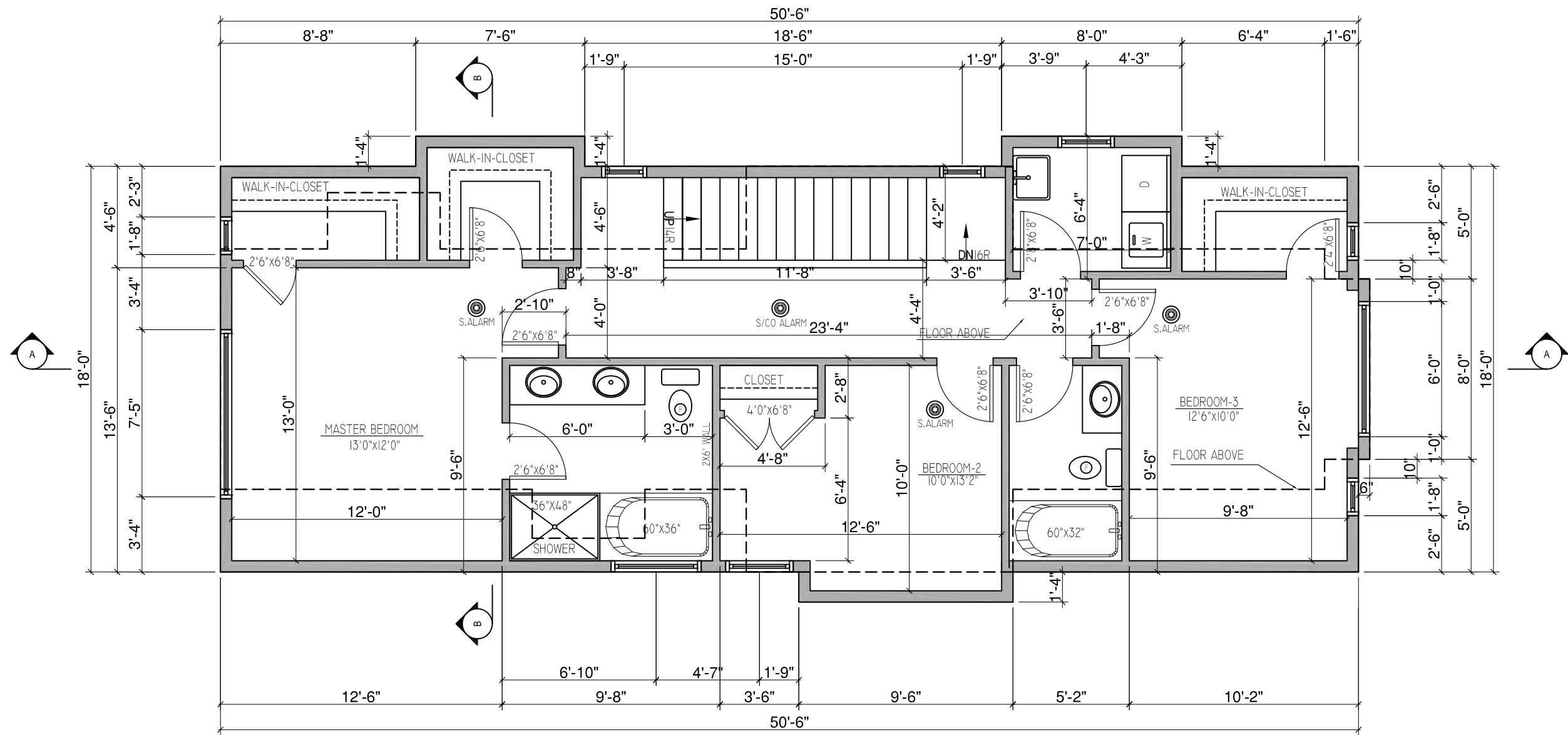
MODEL: **TWO STOREY**
FLOOR AREA: **2508 SQ.FT.**

ADDRESS: **11506-77 Ave**
LOT: **LOT 24** BLOCK: **BLOCK 12** PLAN: **1367 HW**

DRAWING: **MAIN FLOOR**
DATE: **July 31, 2017**

DRAWN BY:
DESIGN BY:

SCALE: **3/16"=1' 0**
SHEET: **6/15**



UPPER FLOOR 946 SQ.FT.

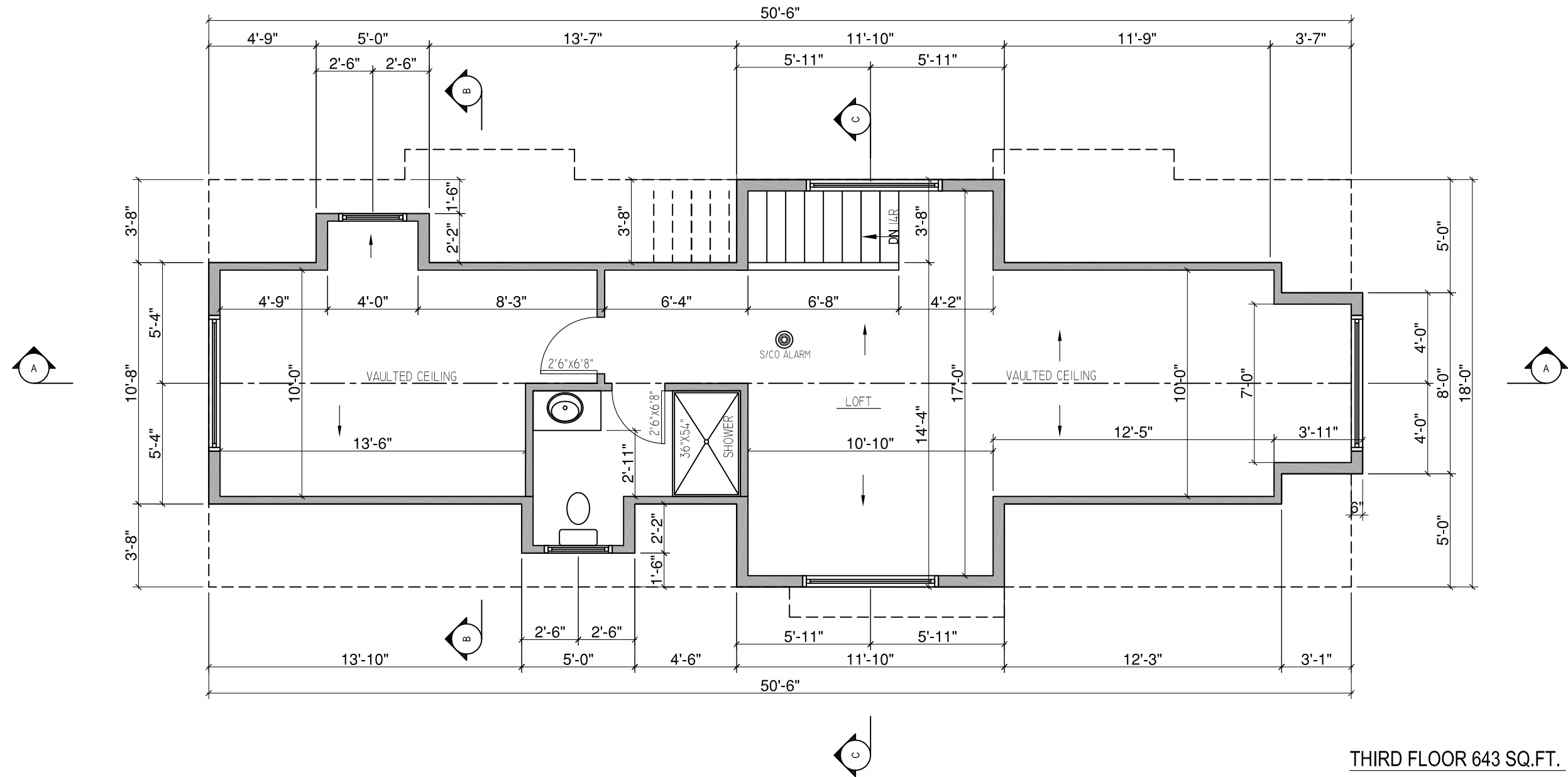


SyView Designs & Drafting Ltd.
7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

MODEL: **TWO STOREY**
FLOOR AREA: **2508 SQ.FT.**
ADDRESS: **11506-77 Ave**
LOT: **LOT 24** BLOCK: **BLOCK 12** PLAN: **1367 HW**

DRAWING: UPPER FLOOR	DRAWN BY:	SCALE: 3/16"=1' 0
DATE: July 31, 2017	DESIGN BY:	SHEET: 7/15



THIRD FLOOR 643 SQ.FT.



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:

TWO STOREY

FLOOR AREA:

2508 SQ.FT.

ADDRESS:

11506-77 Ave

LOT:

LOT 24

BLOCK:

BLOCK 12

PLAN:

1367 HW

DRAWING:

ROOF

DATE:

July 31, 2017

DRAWN BY:

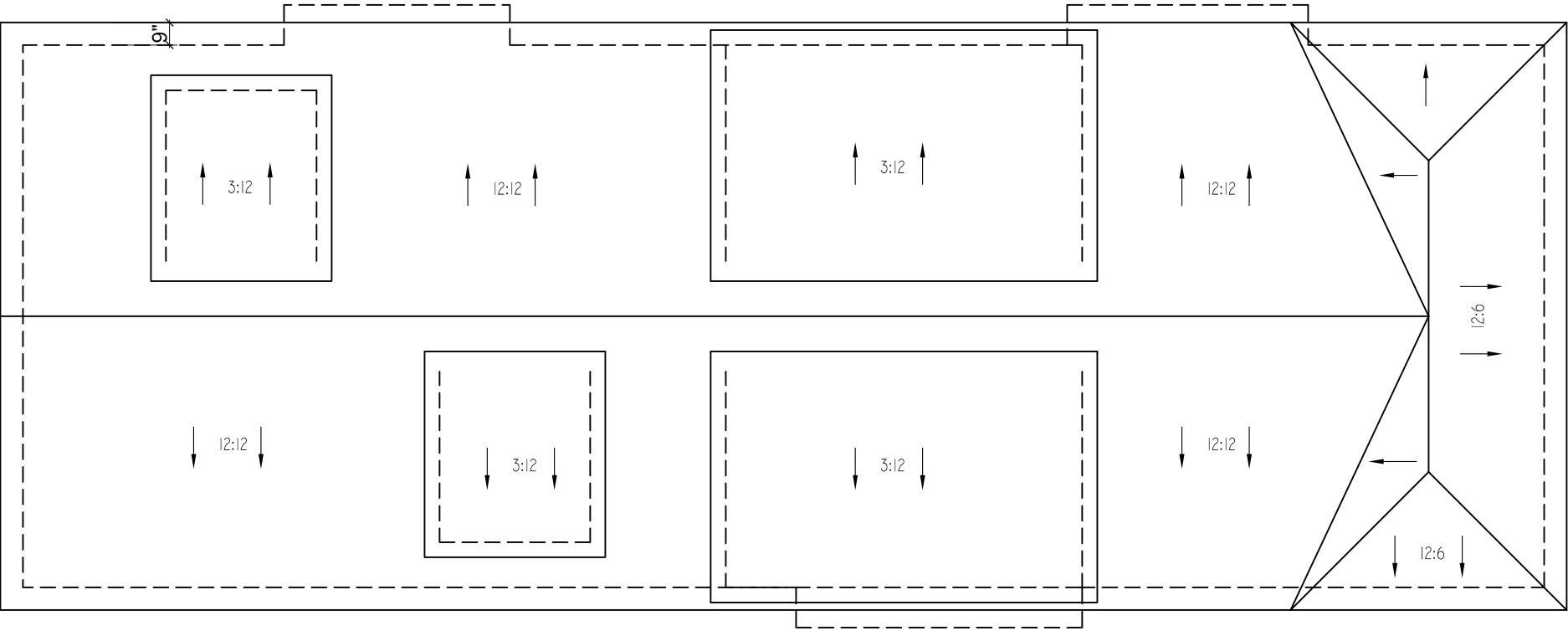
DESIGN BY:

SCALE:

3/16"=1' 0

SHEET:

8/15





SyView

Designs & Drafting Ltd.

7430-182 STREET, NW
EDMONTON, AB T5T 2G7

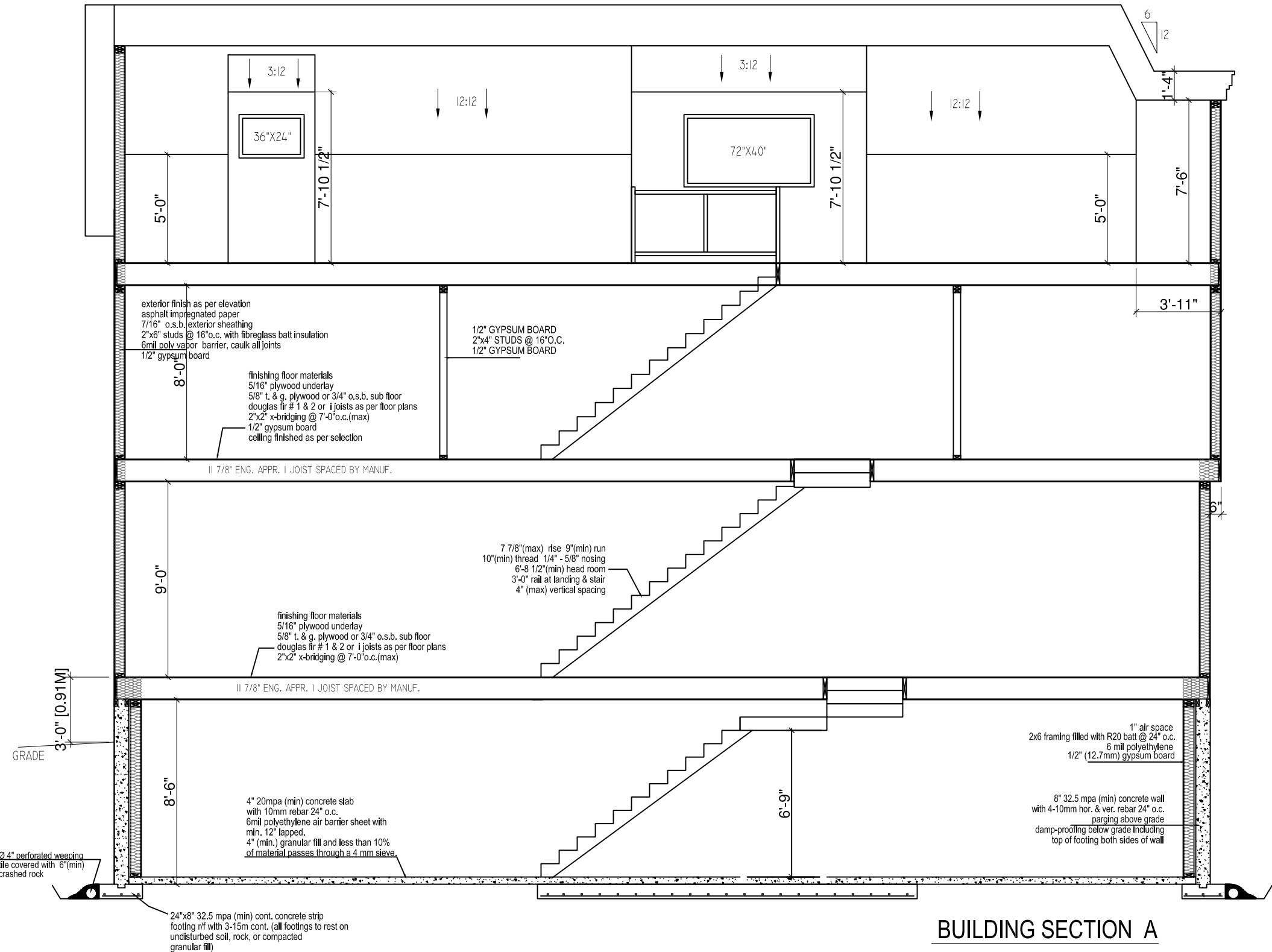
780 436-8380
sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:	TWO STOREY			ADDRESS:	11506-77 Ave				
FLOOR AREA:	2508 SQ.FT.			LOT:	LOT 24	BLOCK:	BLOCK 12	PLAN:	1367 HW

DRAWING:	ROOF	DRAWN BY:		SCALE:	3/16"=1' 0		
DATE:	July 31, 2017	DESIGN BY:		SHEET:	9/15		



BUILDING SECTION A

EXTERIOR WALL RSI 2.97 REQUIRED W / HRV		
EXTERIOR WALL ASSEMBLY		RSI
1	exterior air film	0.03
2	stucco finishing	0.02
3	1" extruded polystyrene(XPS)	0.89
4	asphalt impregnated paper	0.00
5	7/16" (11.1mm) OSB sheathing	0.11
6	2x6 framing filled with R20 batt @ 16" o.c.	2.43
7	6 mil polyethylene	0.00
8	1/2" (12.7mm) gypsum board	0.08
9	finish: 1 coat latex primer and latex paint	0.00
10	interior air film	0.12
Effective RSI of Entire Assembly		3.68

EXTERIOR TALL WALL RSI 2.97 REQUIRED W / HRV		
EXTERIOR WALL ASSEMBLY		RSI
1	exterior air film	0.03
2	stucco finishing	0.02
3	1" extruded polystyrene(XPS)	0.89
4	asphalt impregnated paper	0.00
5	7/16" (11.1mm) OSB sheathing	0.11
6	2x6 framing filled with R20 batt @ 12" o.c.	2.38
7	6 mil polyethylene	0.00
8	1/2" (12.7mm) gypsum board	0.08
9	finish: 1 coat latex primer and latex paint	0.00
10	interior air film	0.12
Effective RSI of Entire Assembly		3.63

EXTERIOR WALL WITH STONE RSI 2.97 REQUIRED W / HRV		
EXTERIOR WALL ASSEMBLY		RSI
1	exterior air film	0.03
2	brick / stone	0.00
3	air space(more than 3/4")	0.18
4	asphalt impregnated paper	0.00
5	7/16" (11.1mm) OSB sheathing	0.11
6	2x6 framing filled with R22 batt @ 16" o.c.	2.55
7	6 mil polyethylene	0.00
8	1/2" (12.7mm) gypsum board	0.08
9	finish: 1 coat latex primer and latex paint	0.00
10	interior air film	0.12
Effective RSI of Entire Assembly		3.07

FOUNDATION WALL RSI 2.98 REQUIRED W / HRV		
FOUNDATION WALL ASSEMBLY		RSI
1	asphalt damp-proofing(below grade)	0.00
2	8" x 96" concrete wall	0.08
3	1" air space	0.18
4	2x6 framing filled with R 20 batt @ 24" o.c.	2.81
5	6 mil polyethylene	0.00
6	1/2" (12.7mm) gypsum board	0.08
7	interior air film	0.12
Effective RSI of Entire Assembly		3.27

RIM JOIST BETWEEN STOREYS		
RIM JOIST ASSEMBLY		RSI
1	exterior air film	0.03
2	cladding material	- - -
3	1" extruded polystyrene(XPS)	0.89
4	asphalt impregnated paper	0.00
5	7/16" (11.1mm) OSB sheathing	0.11
6	RIM 1 1/8" OSB	0.28
7	Eng. wood I joists(11 7/8") @ 16" o.c. R20 batt insulation	3.41
8	interior air film	0.12
Effective RSI of Entire Assembly		4.84

CANTILEVER FLOOR RSI 5.02 REQUIRED		
CANTILEVER FLOOR ASSEMBLY		RSI
1	exterior air film	0.03
2	non-vented prefinished metal soffit	0.00
3	asphalt impregnated paper	0.00
4	1/2" type X gypsum board	0.08
5	7/16" (11.1mm) OSB sheathing	0.11
6	Eng. wood I joists(11 7/8") @ 16" o.c. R28 batt insulation	4.55
7	6 mil polyethylene	0.00
8	3/4" OSB subfloor, 0.0098 RSI/mm	0.19
9	interior air film	0.16
Effective RSI of Entire Assembly		5.12

VAULTED CEILINGS RSI 5.02 REQUIRED		
ROOF ASSEMBLY		RSI
1	exterior air film	0.03
2	asphalt shingles	0.08
3	roofing paper (ice & water shield)	0.00
4	7/16" (11.1mm) OSB sheathing	0.11
5	Ceiling/roof joist dimensional lumber-2"x12" with RSI=2.43m ² k/w @ 24" o.c. R31 batt insulation	4.86
6	6 mil polyethylene	0.00
7	1/2" (12.7mm) gypsum board	0.08
8	interior air film	0.12
Effective RSI of Entire Assembly		5.28



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:

TWO STOREY

FLOOR AREA:

2508 SQ.FT.

ADDRESS:

11506-77 Ave

LOT:

LOT 24

BLOCK:

BLOCK 12

PLAN:

1367 HW

DRAWING:

SECTION

DATE:

July 31, 2017

DRAWN BY:

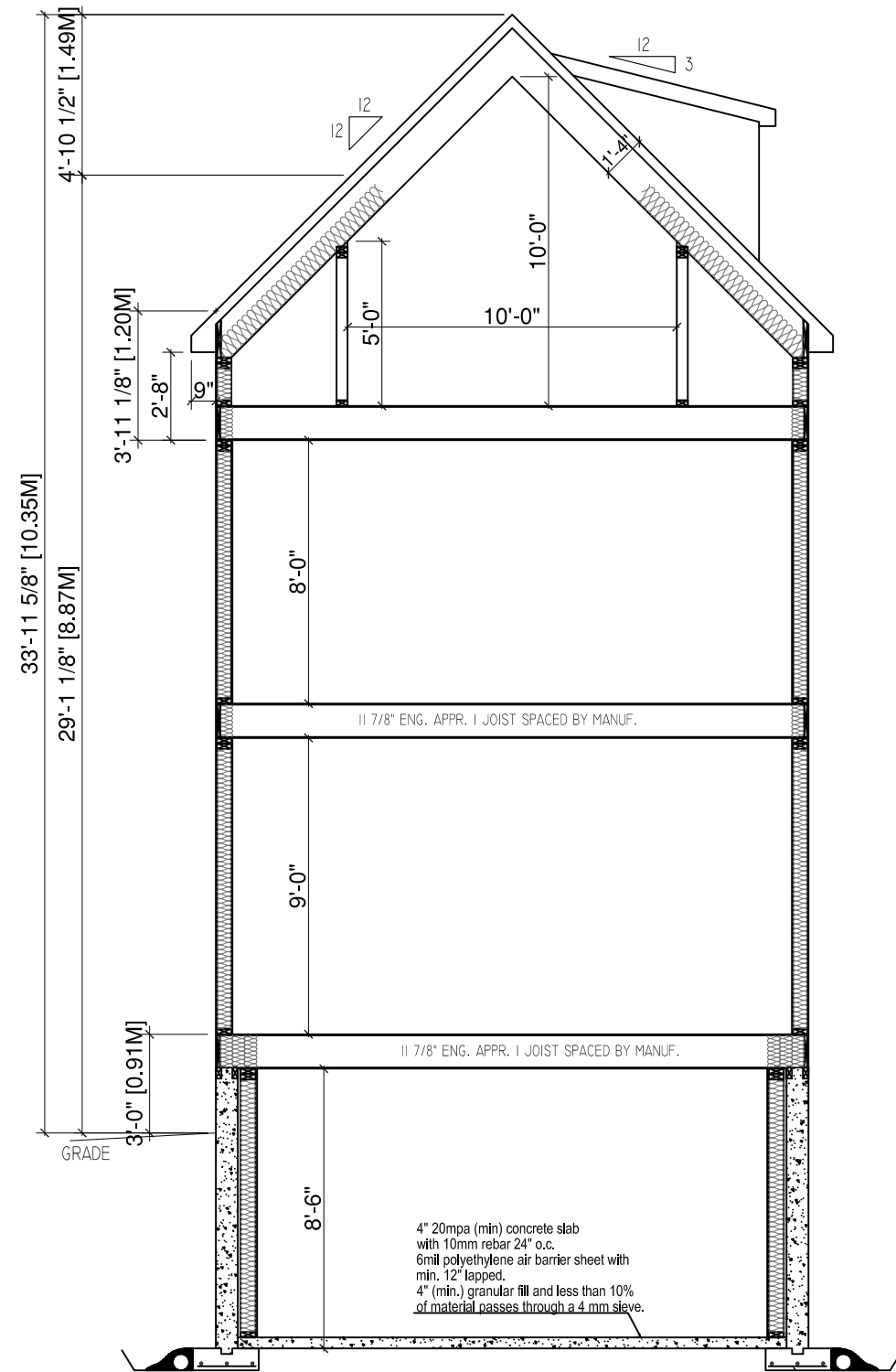
DESIGN BY:

SCALE:

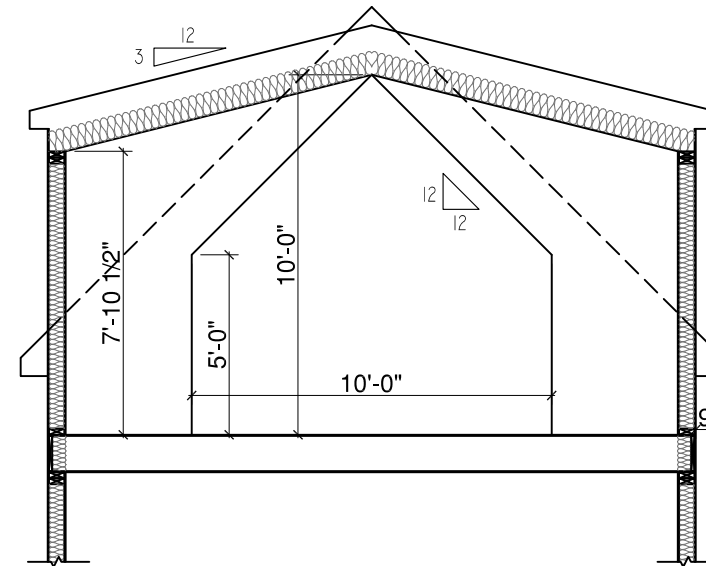
3/16"=1' 0

SHEET:

10/15

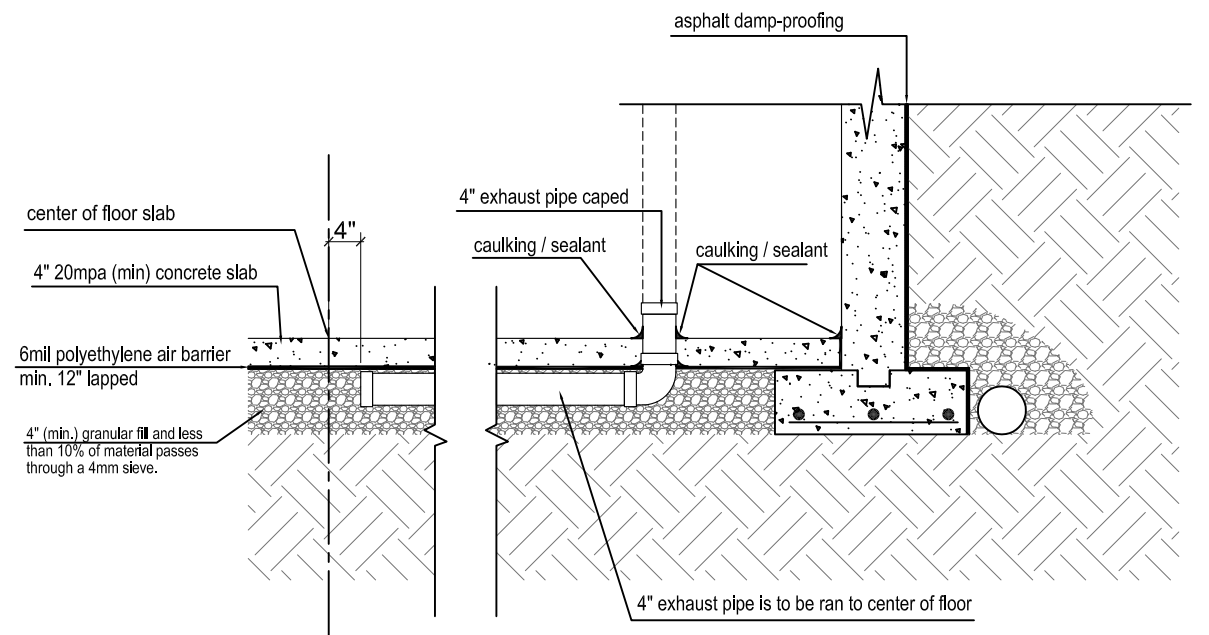


BUILDING SECTION B



BUILDING SECTION C

RADON DEPRESSURIZATION SYSTEM



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL: TWO STOREY

FLOOR AREA: 2508 SQ.FT.

ADDRESS: 11506-77 Ave

LOT: LOT 24

BLOCK: BLOCK 12

PLAN: 1367 HW

DRAWING: SECTION

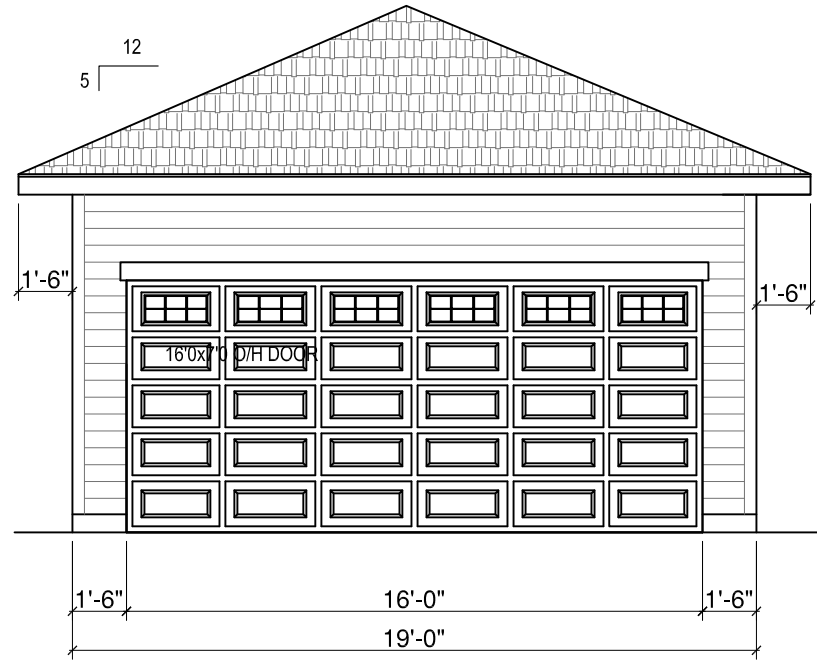
DATE: July 31, 2017

DRAWN BY:

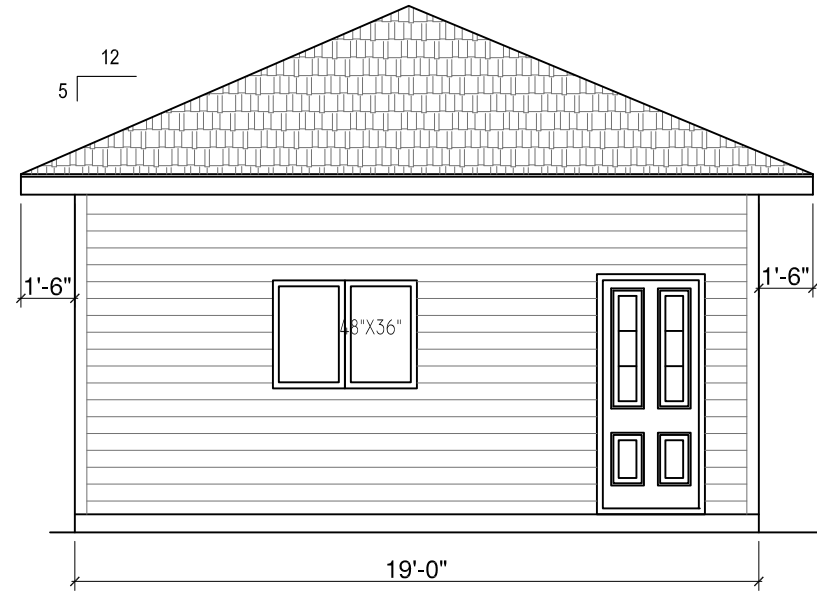
DESIGN BY:

SCALE: 3/16"=1' 0

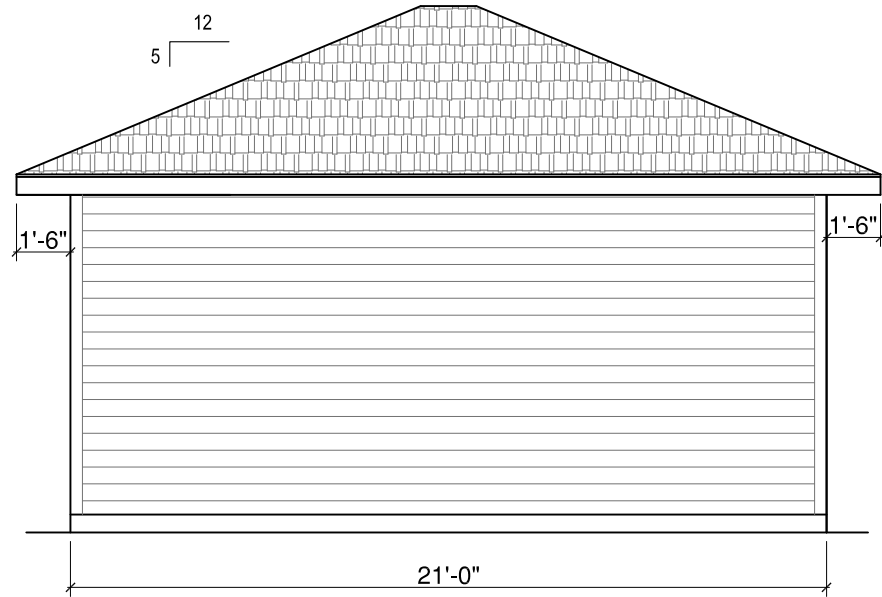
SHEET: 11/15



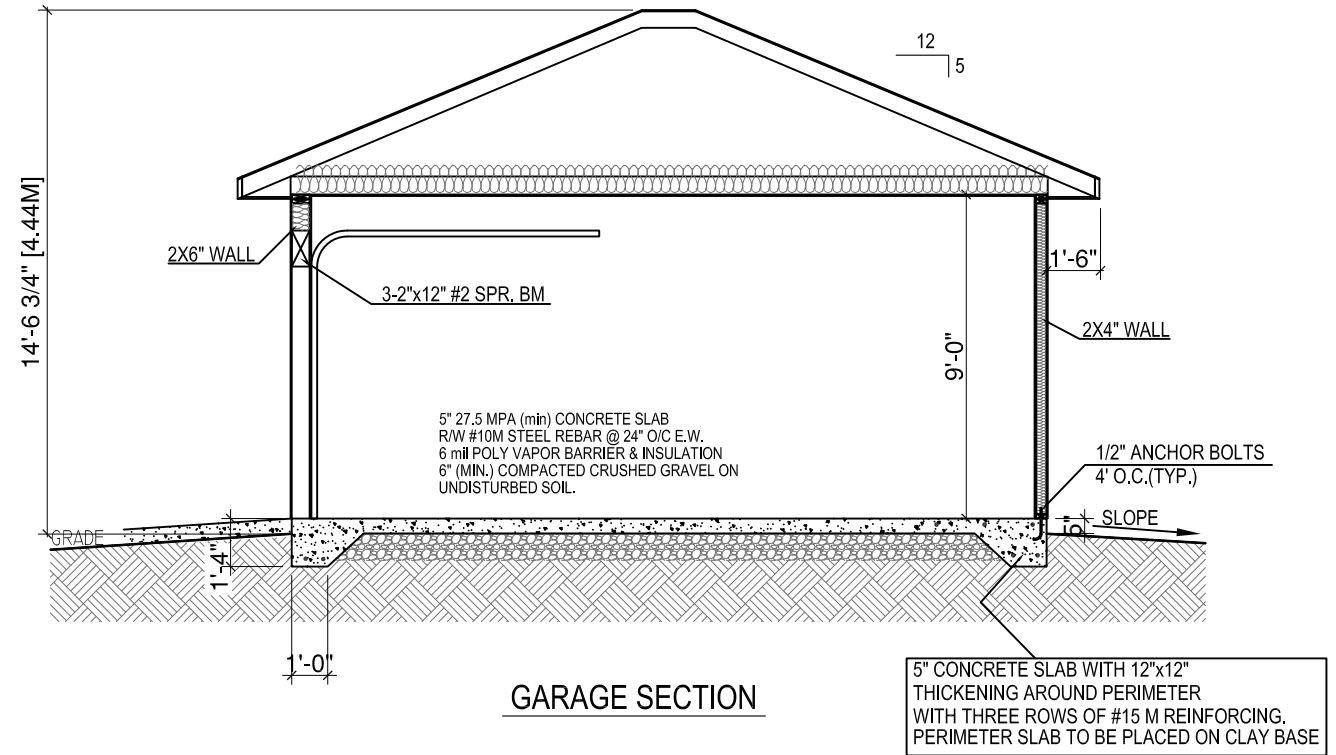
FRONT ELEVATION



REAR ELEVATION



LEFT & RIGHT ELEVATION



GARAGE SECTION

GARAGE ELEVATIONS



SyView Designs & Drafting Ltd.
7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

MODEL: **TWO STOREY**
ADDRESS: **11506-77 Ave**
FLOOR AREA: **LOT 24** **BLOCK 12** **1367 HW**

DRAWING: **GARAGE ELEVATIONS**
DATE: **July 31, 2017**
DRAWN BY:
DESIGN BY:
SCALE: **3/16"=1' 0**
SHEET: **12/15**

- 1

ROOF

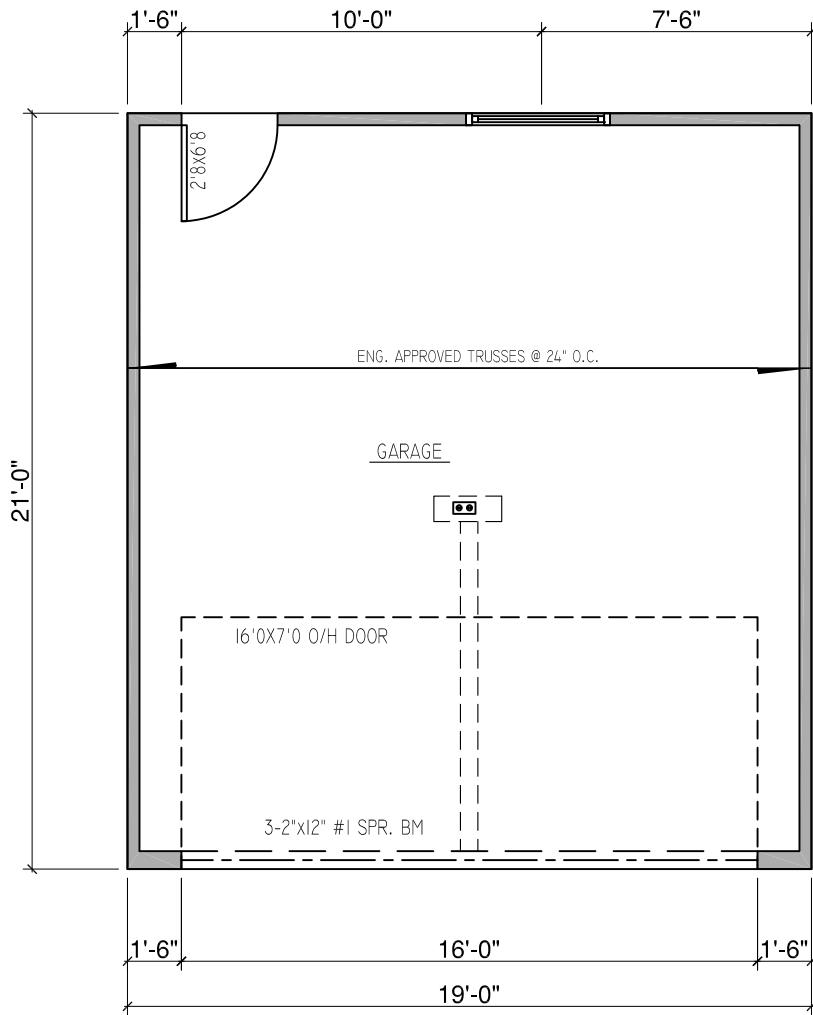
ASPHALT SHINGLES ROOFING AS SPEC'D
ICE & WATER SHIELD PROTECTION AS PER CODE
3/8" O.S.B. SHEATHING C/W "H" CLIPS
ENG. APPROVED TRUSSES @ 24" O.C.
R-40 LOOSE FILL INSULATION
6 mil POLY VAPOR BARRIER, CAULK ALL JOINTS
1/2" GYPSUM BOARD
- 2

WALL (EXTERIOR)

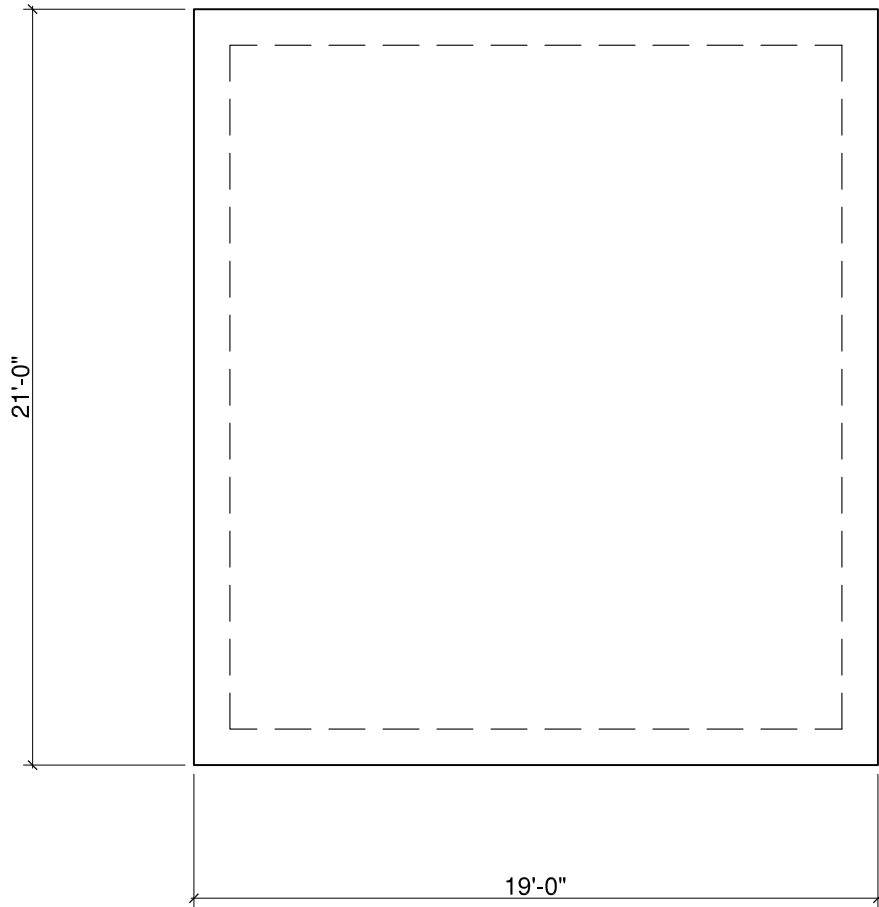
HORIZONTAL VINYL SIDING
BUILDING PAPER
3/8" O.S.B. SHEATHING
2"x4" WALL STUDS @ 16" O.C.
2"x6" AT GARAGE DOOR WALL
R-20 FIBERGLASS BATT INSULATION
6mil POLY VAPOR BARRIER
1/2" GYPSUM BOARD
- 3

GARAGE FLOOR

5" 27.5 MPA (min) CONCRETE SLAB
R/W #10M STEEL REBAR @ 24" O/C E.W.
6 mil POLY VAPOR BARRIER
6" (MIN.) COMPACTED CRUSHED GRAVEL ON
UNDISTURBED SOIL.



MAIN FLOOR



FOUNDATION PLAN

GARAGE PLAN



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:
JASON HUANG

MODEL:	TWO STOREY			ADDRESS:	11506-77 Ave		
FLOOR AREA:	LOT:	BLOCK:	PLAN:				
	LOT 24	BLOCK 12	1367 HW				

DRAWING:	GARAGE FLOOR PLAN		DRAWN BY:	SCALE: 3/16"=1' 0	
DATE:	July 31, 2017		DESIGN BY:	SHEET: 13/15	

GENERAL NOTES:

1. ALL WORK SHALL BE DONE AS PER NATIONAL, ALBERTA, AND LOCAL BUILDING CODES. THE BUILDING CODES SHALL OVERRIDE IF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE CODES EXISTS.
2. GENERAL BUILDER/CONTRACTOR TO CHECK AND VERIFY PLANS, DIMENSIONS, AND SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES BETWEEN DRAWINGS AND BUILDER'S SPECIFICATION OCCUR, BUILDER'S SPECIFICATION SHALL TAKE CONTROL.
3. THE BUILDING SITE SHALL BE PROPERLY SLOPED TO KEEP FROM WATER ACCUMULATION. ACTUAL GRADE MAY BE MODIFIED ON SITE.
4. ROOF TRUSS LAYOUT AND ENGINEERED TRUSS DRAWINGS TO BE PROVIDED BY TRUSS MANUFACTURER.
5. COMBUSTION AIR FOR ALL FUEL FIRED HEATING APPLIANCES INCLUDING FIRE PLACES MUST BE PROVIDED BY FRESH AIR INTAKES OTHER THAN A DOOR OR A WINDOW.
6. EXHAUST DUCT TO BE DIRECTLY TO THE OUTSIDE AND TO BE INSULATED FROM UNHEATED SPACE.
7. A SMOKE ALARM PERMANENTLY CONNECTED TO A ELECTRICAL POWER SUPPLY SHALL BE INSTALLED BETWEEN ALL SLEEPING AREA AND THE OTHER AREA OF THE HOUSE.
8. CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY WATER INTO THE STRUCTURE. CAULKING SHALL BE PROVIDED BETWEEN MASONRY, SIDING OR STUCCO AND THE ADJACENT DOOR AND WINDOW FRAMES OR TRIM, INCLUDING SILLS, UNLESS SUCH LOCATIONS ARE COMPLETELY PROTECTED FROM THE ENTRY OF RAIN. CAULKING SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS UNLESS THE JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY OF RAIN. CAULKING MATERIALS SHALL CONFORM TO THE 2014 ABC.
9. FLASHING MUST BE INSTALLED ABOVE AND BELOW WINDOWS, DOORS, AND EXTERIOR WALL OPENING WHERE THE VERTICAL DISTANCE IS NO MORE THAN 1/4 FROM THE BOTTOM OF THE EAVE TO TOP OF THE TRIM.
- FLASHING MUST BE INSTALLED AT EVERY HORIZONTAL CHANGES IN CLADDING ELEMENT,ELERY HORIZONTAL OFFSET IN THE CLADDING, AND EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATE CHANGES.
- THE UPPER CLADDING ELEMENTS SHALL OVERLAP THE LOWER CLADDING ELEMENTS BY AT LEAST 25mm.
- FLASHING SHALL INSTALLED BETWEEN WALL AND DECK.
10. WORKMANSHIP TO BE EQUAL IN RESPECTS TO GOOD BUILDING PRACTICE.

CONTINUITY OF INSULATION(9.36.2.5)

- 1 Mechanical, electrical and plumbing components placed within and parallel to an exterior wall be insulated to the effective thermal resistance required for the wall at the projected area of the component.
- 2 Joints and junctions between walls and other components like windows and doors need to have the same effective R-value as the lower of the adjoining components. For windows and doors, additional insulation at the rough opening is typically not required.
- 3 The thermal bridging effect of closely spaced, repetitive structural members like studs and joists, and of ancillary members like lintels, sills and plates, must be accounted for when calculating the thermal resistance of building envelope assemblies.
- 4 Where a foundation wall is insulated on the inside, the insulation must be continued through the rim joist cavity. When insulation is separated by the building envelope, the interior insulation side must extend down with the 4X rule. See A-9.36.2.5,(5).

Construction of Air Barrier Details(9.36.2.10)

- 1 Slab foundation wall
The floor slab air barrier must be made airtight by connecting the air barrier to the element that forms the air barrier in the foundation wall.
- 2 Interior Wall Interface
Interior walls that meet exterior walls or ceilings with an Interior plane of airtightness must be made airtight by either sealing all junctions between the structural components, covering the structural components with an air barrier material and sealing it to the adjacent air barrier material, or maintaining the continuity of the air barrier system through the interior wall.
- 3 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 and sealing it to the adjacent air barrier material.
- 4 Cantilevered Floor
Cantilevered floors and floors over unheated/exterior space must be made airtight by sealing all joints and junctions between the structural components or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.
- 5 Window Head, Doors, skylights
The interface between the window head/jamb/sill to the wall assembly must be made airtight by sealing all joints and junctions between the air barrier material in the wall and the window. The requirement also applies to doors and skylights. to meet 2014 ABC 9.36.2.10(9)
- 6 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 and sealant capable of withstanding high temperatures.
- 7 Attic Hatches and Penetration Elements
The attic hatches and all plumbing/electrical penetrations into the attic space along any gaps, spaces, penetrations, irregularities that could allow leakage must be sealed.
- 8 Wall Vented Ducts
Duct that penetrates through the building envelope must be airtight by sealing the penetration through the building envelope.
- 9 Bathroom Exhaust Fans
The box or a polyethylene cover for bathroom exhaust fans must be sealed to the air barrier around the bathroom fan.
- 10 Electrical Penetrations in Walls
Electrical penetrations in walls, including electrical outlets, wiring, switches and recessed light fixtures through the plane of airtightness must be airtight.

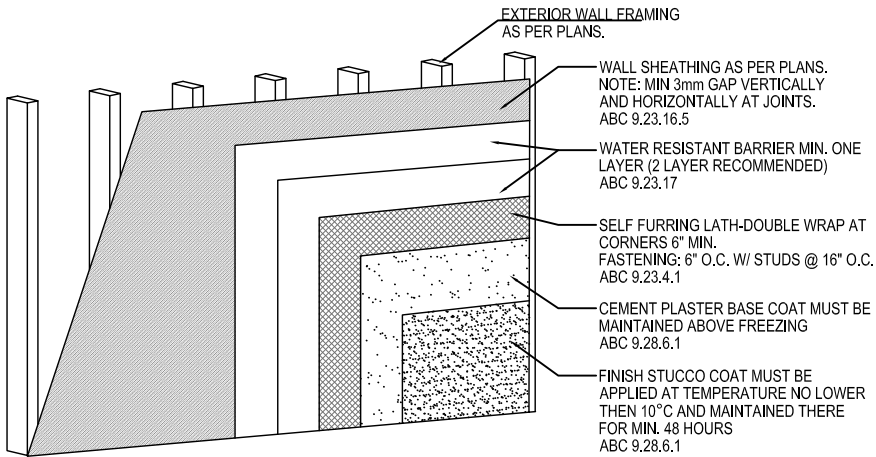
- * Flexible sheet air barrier materials require all joints to be :
Lapped at least 2", sealed or taped continuously and structurally supported. Sealants must be non-hardening.
- ** Materials intended to provide the principal resistance to air leakage conform to CAN/ULC-S741. Air Barrier Materials - Specification

INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS(9.7.6.1)

The installation of windows, doors and skylights shall conform to CAN/CSAA440.4, "Window, Door and Skylight Installation", except that,

a) shims used to support windows, doors and skylights are permitted to be made of treated plywood, and

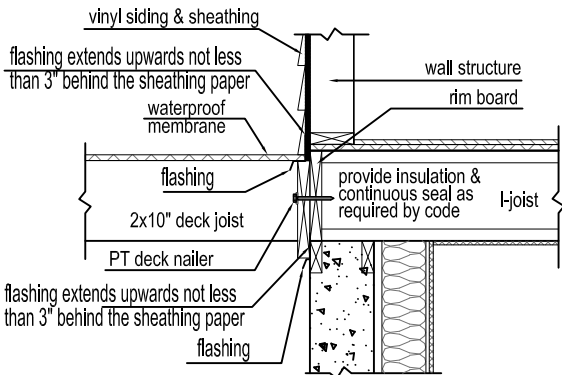
b) protection from precipitation for walls incorporating windows or doors and for roofs incorporating skylights, and the interfaces of these walls with windows or doors and of roofs with skylights, shall conform to Section 9.27.



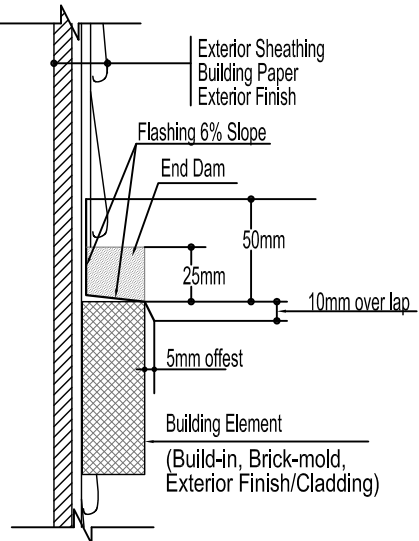
STUCCO INSTALLATION DETAIL

ENERGY EFFICIENCY REQUIREMENT:

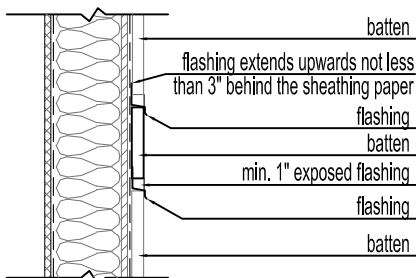
WINDOWS	max. 1.60 Usi
EXTERIOR DOORS	max. 1.60 Usi
SINGLE EXTERIOR DOOR EXCEPTION	max. 2.60 Usi
GLASS BLOCK: MAX AREA: 1.85 m²	max. 2.90 Usi
SKYLIGHT	max. 2.70 Usi
ATTIC / ACCESS HATCHES	min. 2.60 RSI
GARAGE OVERHEAD DOORS	min. 1.10 RSI



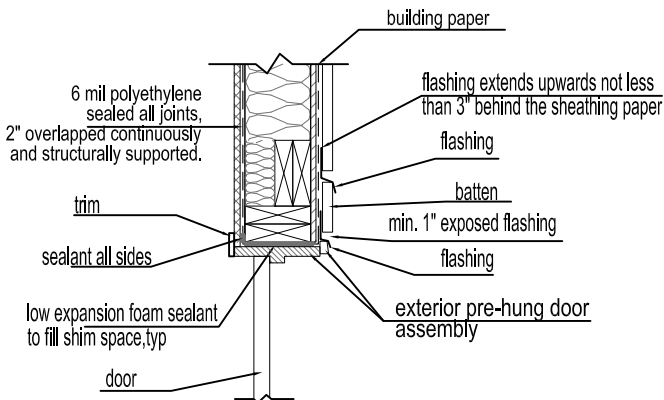
WATERPROOF DECK



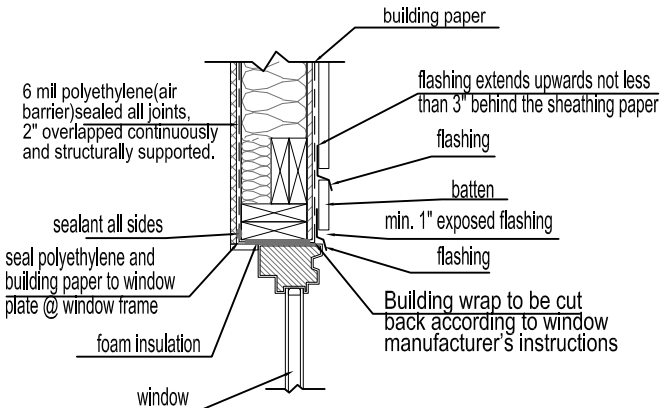
FLASHING FOR WALL OPENING



BATTEN FLASHING



DOOR HEAD



WINDOW HEAD

SyView

Designs & Drafting Ltd.

7430-182 STREET, NW

780 436-8380

EDMONTON, AB T5T 2G7

sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:

TWO STOREY

ADDRESS:

11506-77 Ave

FLOOR AREA:

LOT:

LOT 24

BLOCK:

BLOCK 12

PLAN:

1367 HW

DRAWING:

SPECS

DATE:

July 31, 2017

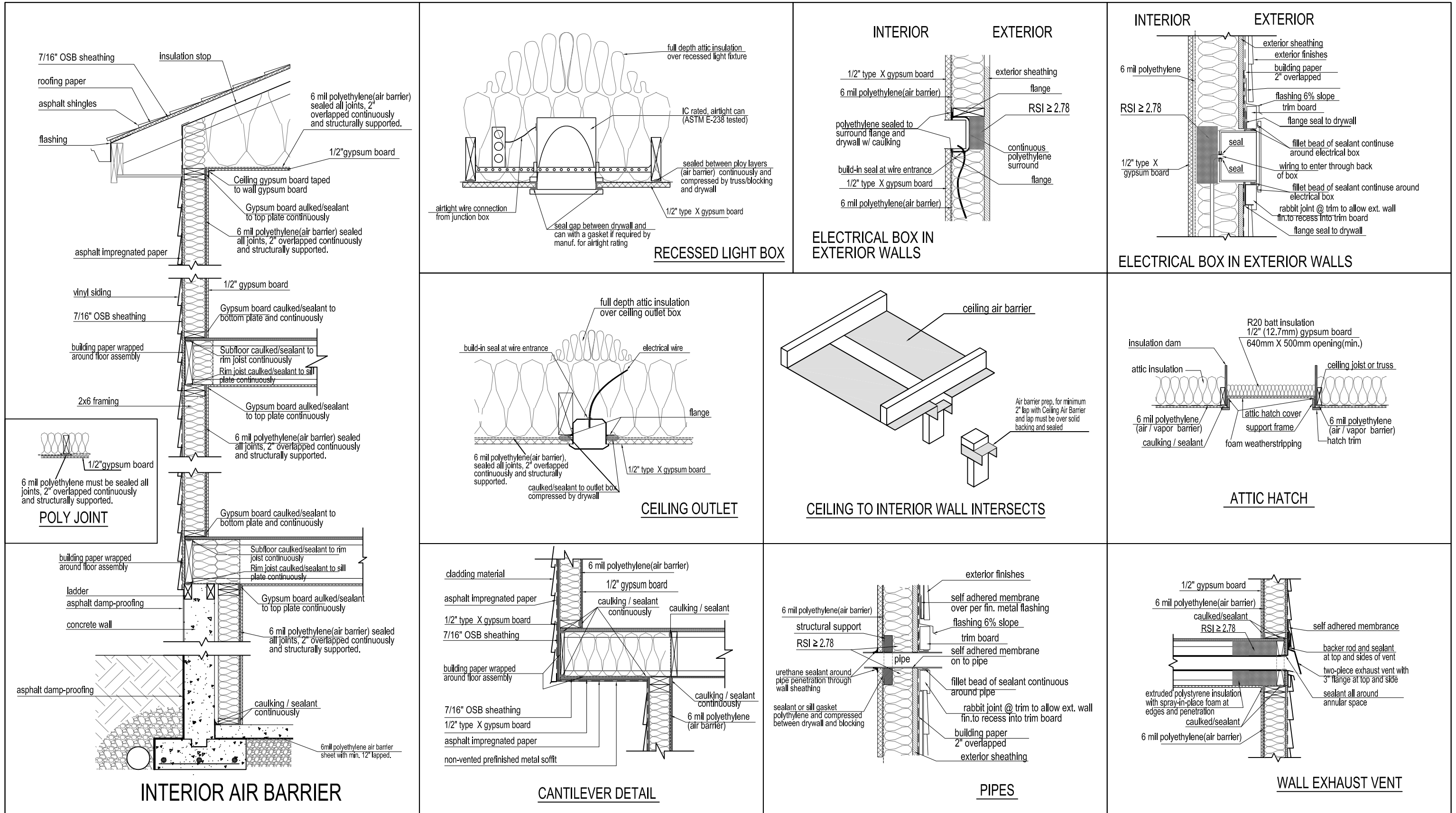
DRAWN BY:

DESIGN BY:

SCALE:

SHEET:

14/15



SyView Designs & Drafting Ltd.

7430-182 STREET, NW 780 436-8380
EDMONTON, AB T5T 2G7 sdu.syview@gmail.com

CLIENT:

JASON HUANG

MODEL:

TWO STOREY

FLOOR AREA:

ADDRESS:

11506-77 Ave

LOT:

LOT 24

BLOCK:

BLOCK 12

PLAN:

1367 HW

DRAWING:

SPECS

DATE:

July 31, 2017

DRAWN BY:

DESIGN BY:

SCALE:

SHEET:

15/15