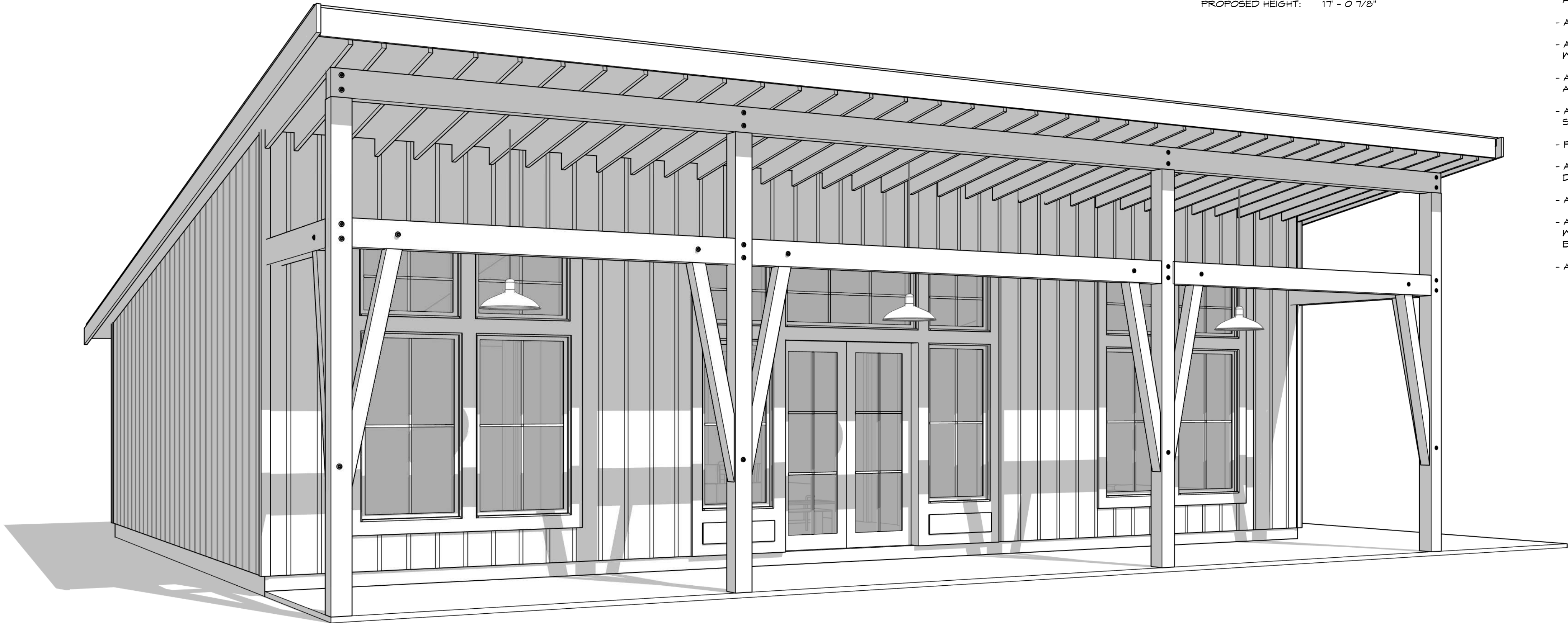


PROJECT SYNOPSIS

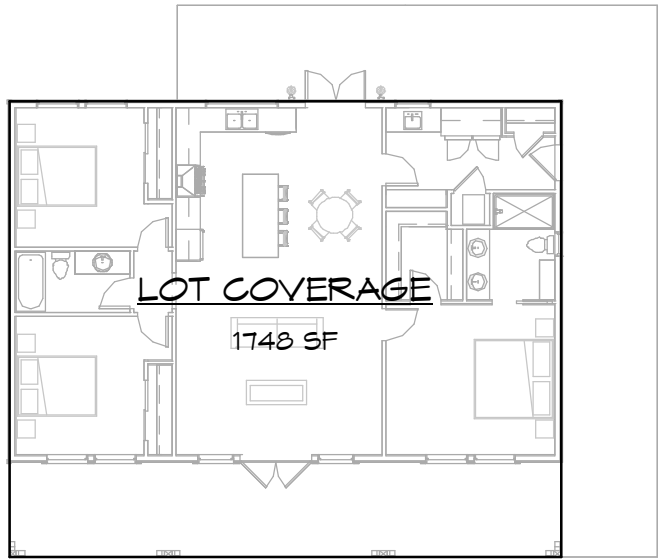
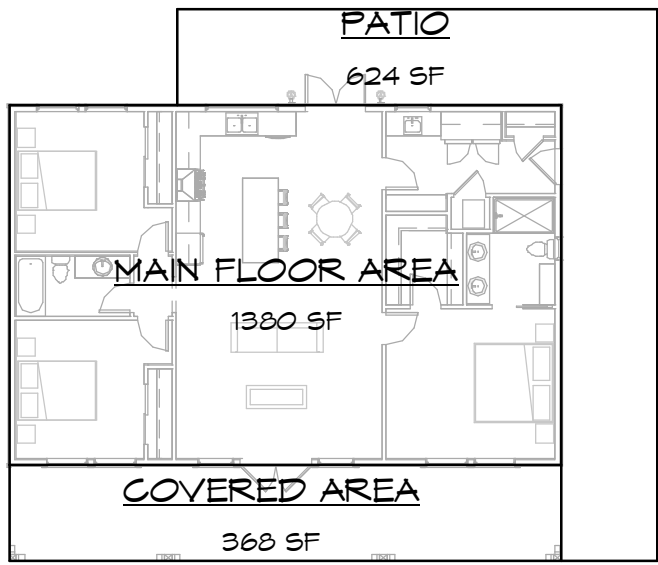
CIVIC ADDRESS:  
LOT COVERAGE:  
PROPOSED: 1748 SF  
FLOOR AREA SUMMARY:  
MAIN FLOOR AREA 1380 SF  
PROPOSED HEIGHT: 1T - 0 1/8"

GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE. BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR CLADDING AS REQUIRED ACCORDING TO BE LOCAL BUILDING CODE
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE LOCAL BUILDING CODE
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/ DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 1&2 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED & GLUED TO SUBFLOOR W/ BRIDGING WHERE NECESSARY ACCORDING TO THE LOCAL BUILDING CODE
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

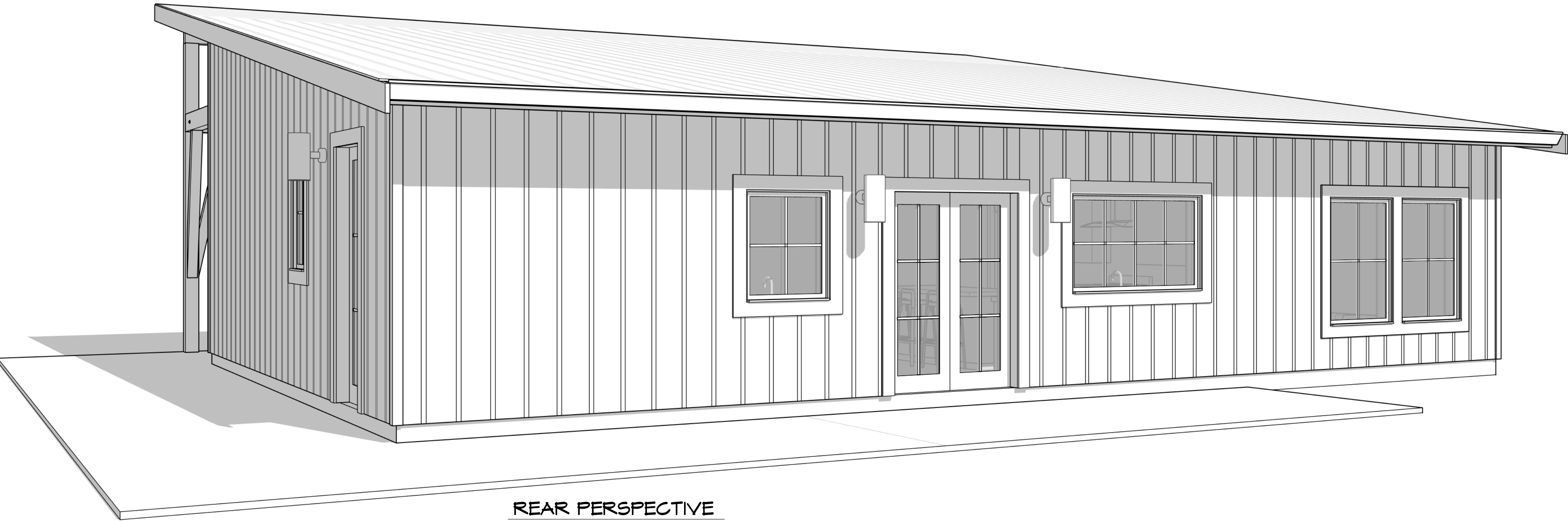


FRONT PERSPECTIVE



DRAWING INDEX	
SHEET	DRAWING TITLE
A1.0	TITLE SHEET
A2.0	FLOOR PLANS
A2.1-E	MAIN FLOOR ELEC. PLAN
A3.0	EXTERIOR ELEVATIONS
A4.0	SECTIONS & DETAILS

GEODETIC HEIGHTS	
ROOF PEAK	116.41'
ROOF MEAN	112.58'
T.O. MAIN FLR.	100.00'
AVG. GRADE	99.33'



REAR PERSPECTIVE

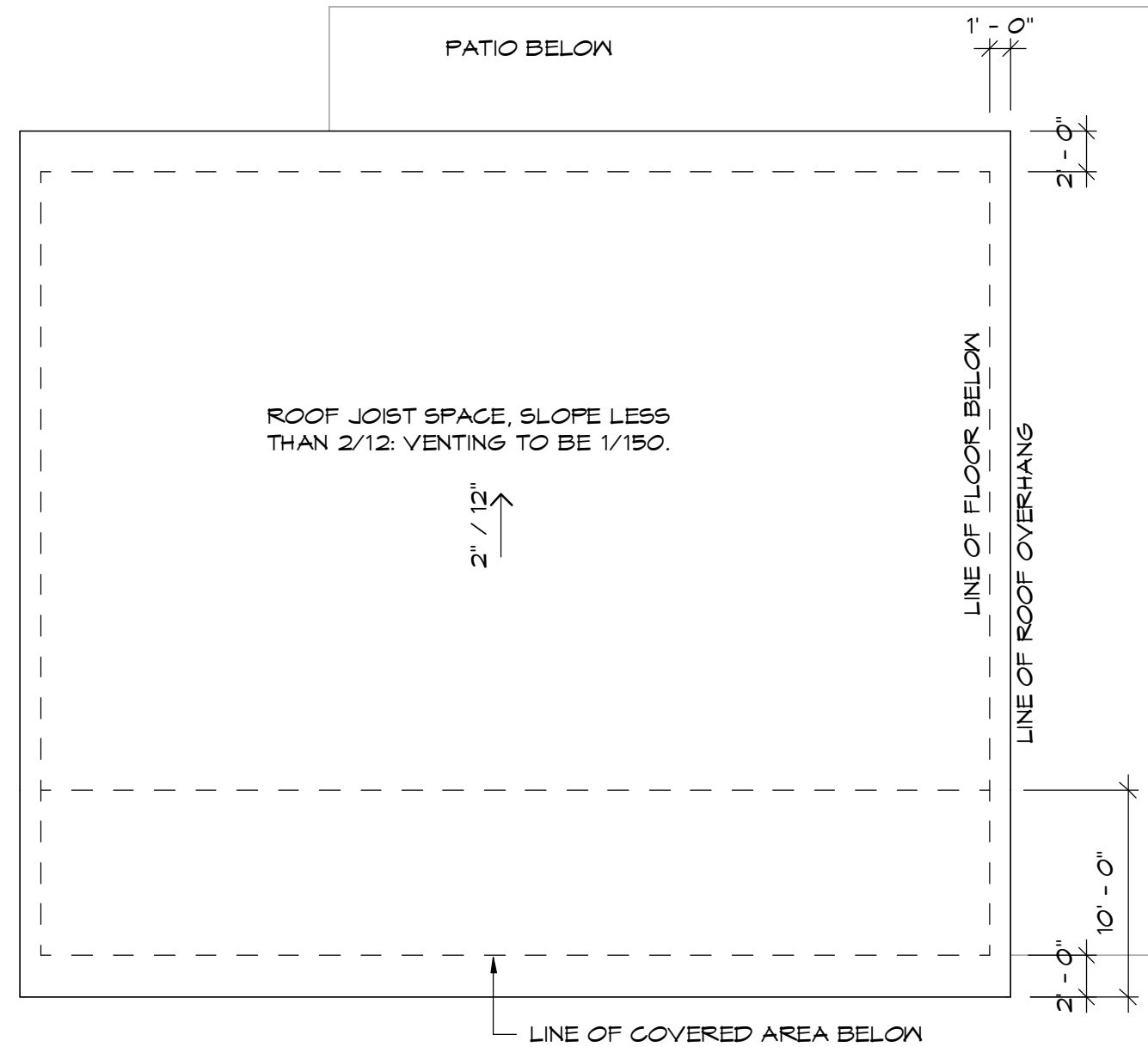
REVISIONS

LEWIS COTTAGE

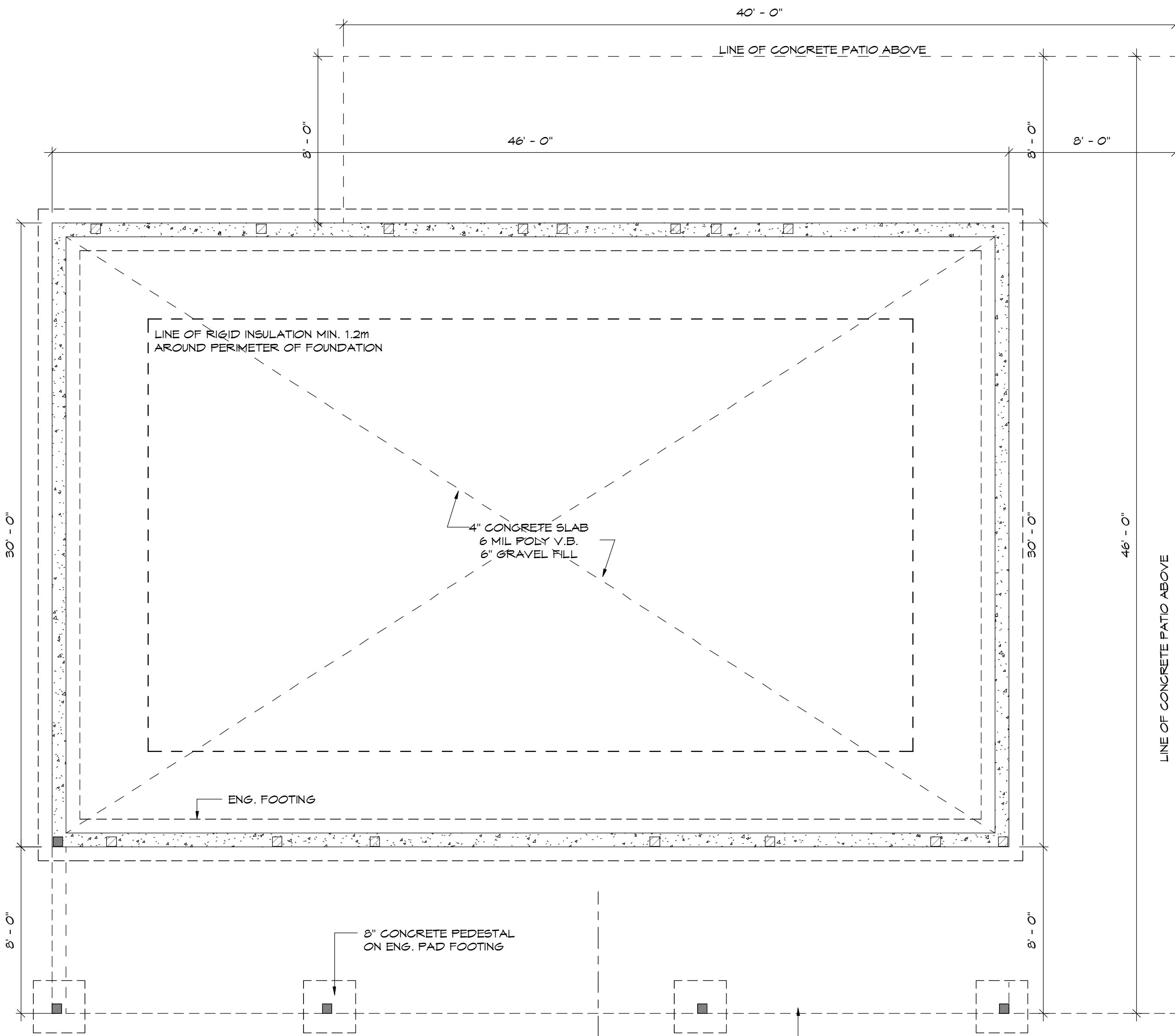
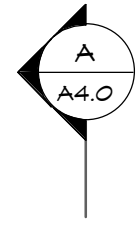
SU CASA  
DESIGN

ADDRESS: 2548 MONTROSE AVE. ABBOTSFORD, B.C. TEL: (604) 864-4903 EMAIL: INFO@SUCASADESIGN.CA

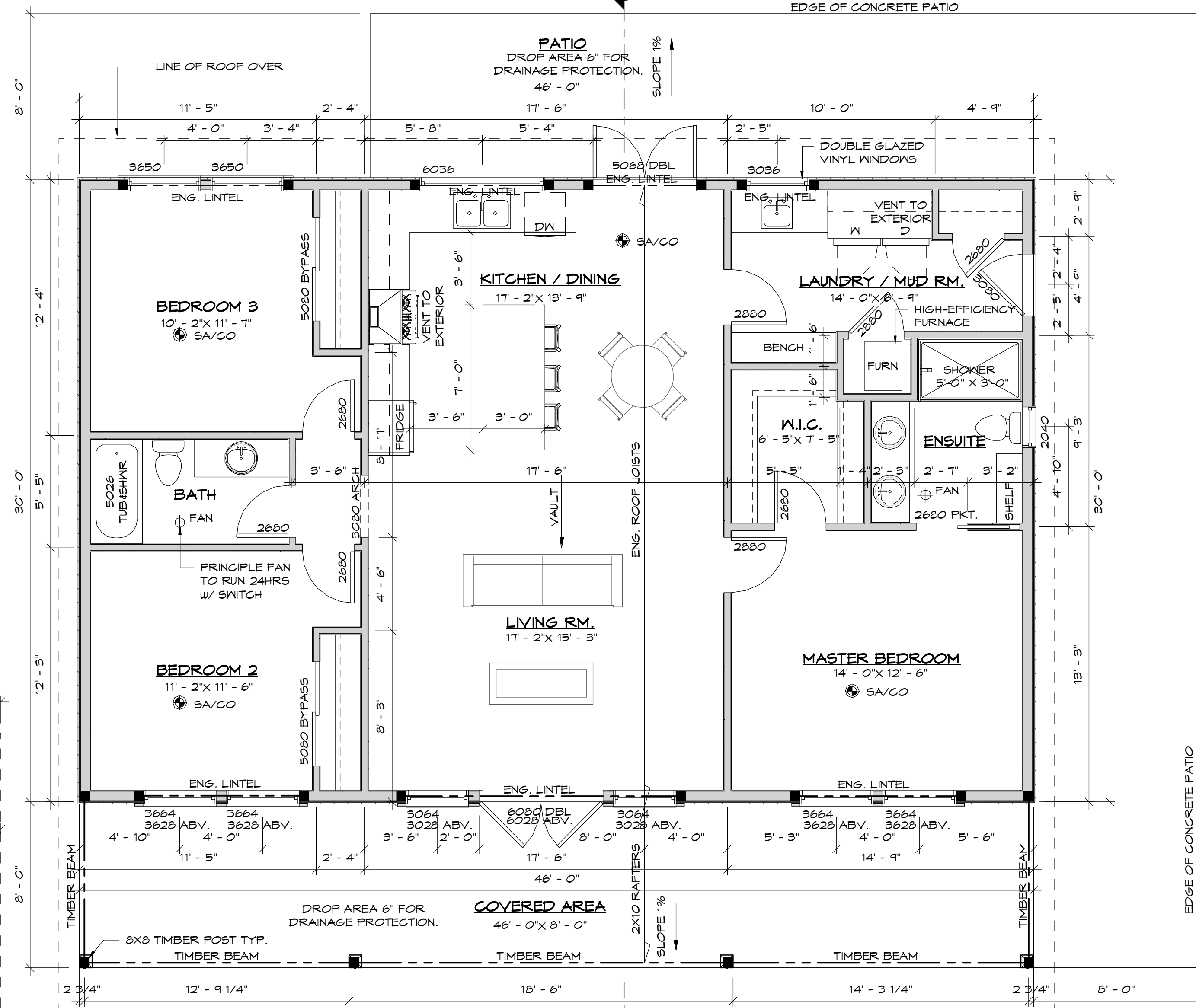
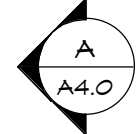
PROJECT 25287	
TITLE TITLE SHEET	
SCALE As indicated	SHEET NUMBER A1.0
DATE 2025-07-03 3:00:51 PM	



ROOF PLAN  
1/8" = 1'-0"

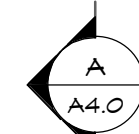


FOUNDATION PLAN  
1/4" = 1'-0"



MAIN FLOOR PLAN  
1/4" = 1'-0"

MAIN FLOOR AREA 1380 SF



TYPICAL FLOOR PLAN NOTES

- ALL INTERIOR DOOR ARE 4" FROM WALL (UNO)
- PROPOSED STRUCTURE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
- PROPOSED TRUSSES SHOWN FOR REFERENCE ONLY. REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
- POINT LOAD FROM ABOVE
- POINT LOAD CARRIED TO FLOOR BELOW

REVISIONS

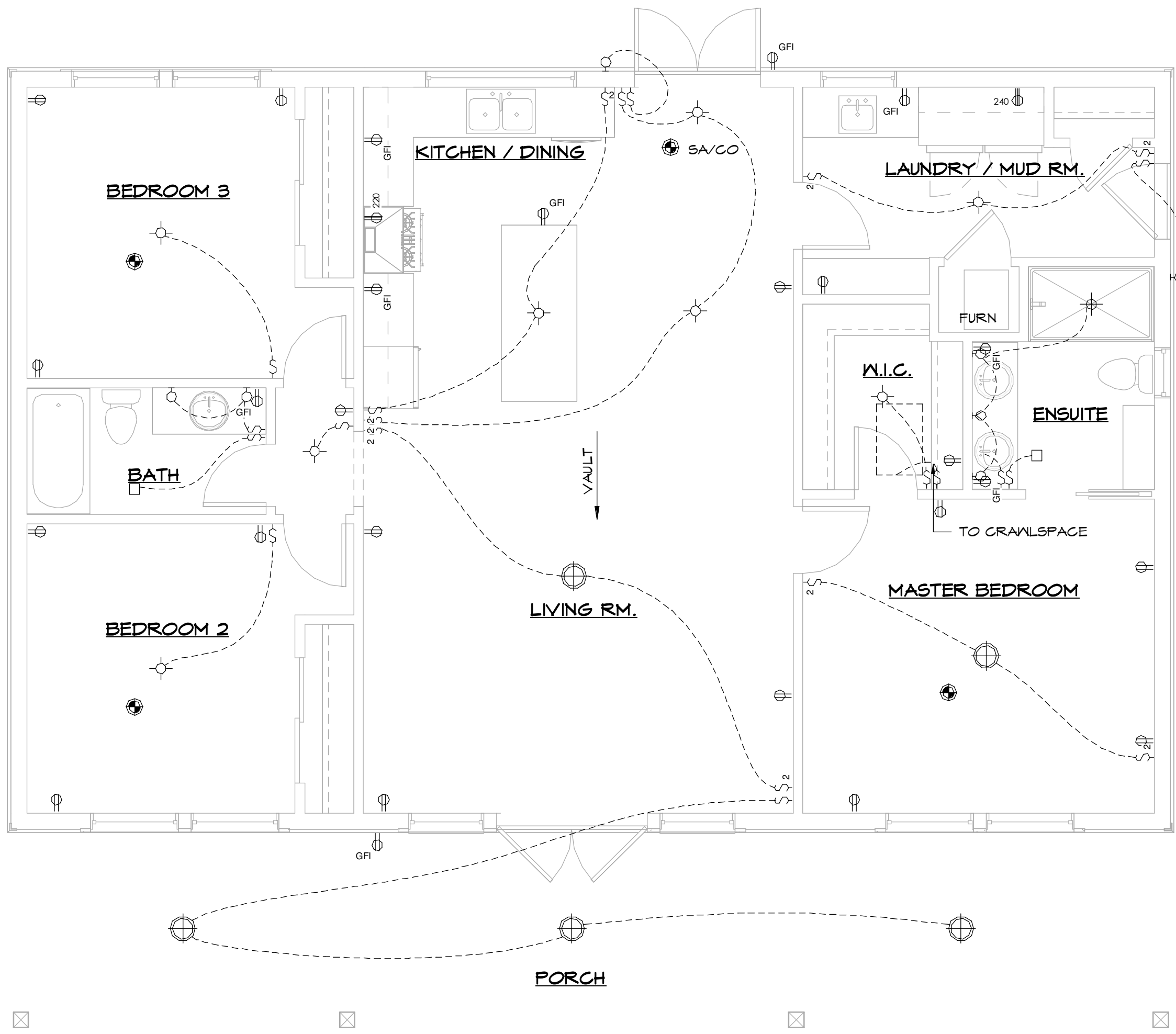
LEWIS COTTAGE

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PROJECT 25287	
TITLE FLOOR PLANS	
SCALE As indicated	SHEET NUMBER A2.0
DATE 2025-07-03 3:00:54 PM	



MAIN FLOOR ELECTRICAL PLAN  
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

- DOUBLE OUTLET - SINGLE
- DOUBLE OUTLET - SINGLE GFI
- 220/240 OUTLET
- EV OUTLET - GFI
- FLOOR OUTLET
- CEILING OUTLET
- STANDARD SWITCH
- 2-WAY SWITCH
- 3-WAY SWITCH
- SMOKE DETECTOR
- RECESSED FAN
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- CHANDELIER LIGHT FIXTURE

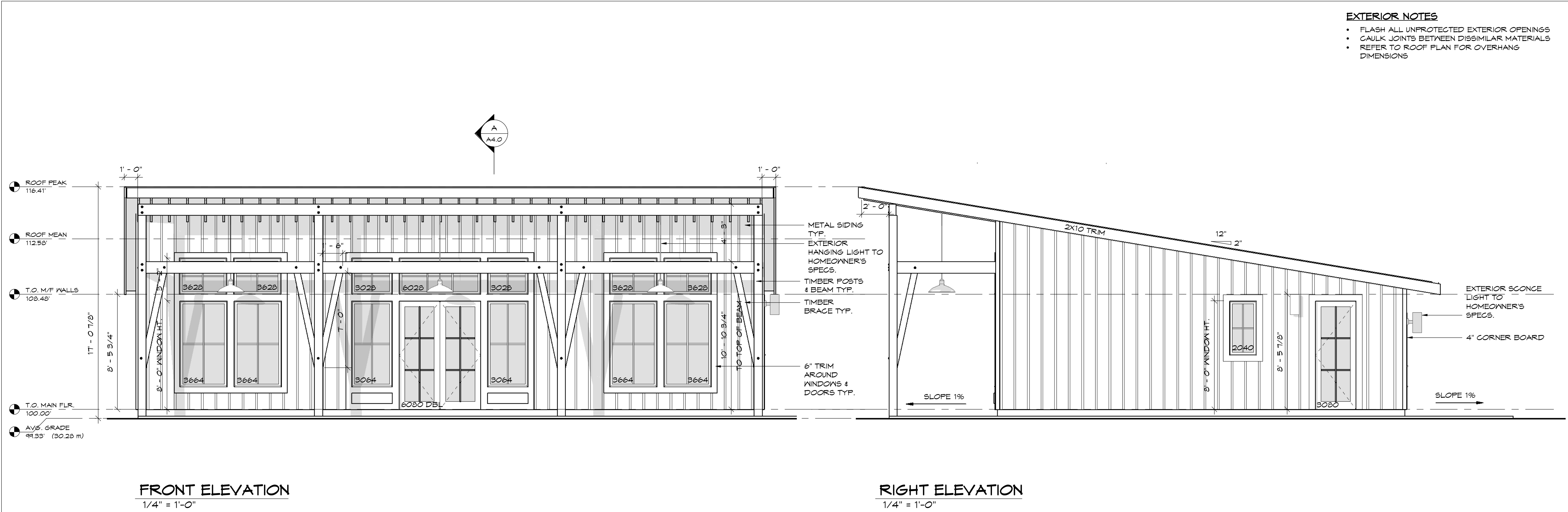
REVISIONS

LEWIS COTTAGE

SU CASA  
DESIGN

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PROJECT 25287	
TITLE MAIN FLOOR ELEC. PLAN	
SCALE 1/4" = 1'-0"	SHEET NUMBER <b>A2.1-E</b>
DATE 2025-07-03 2:49:13 PM	



- EXTERIOR NOTES
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
  - CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
  - REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

REVISIONS

LEWIS COTTAGE

SU CASA  
DESIGN

PROJECT 25287

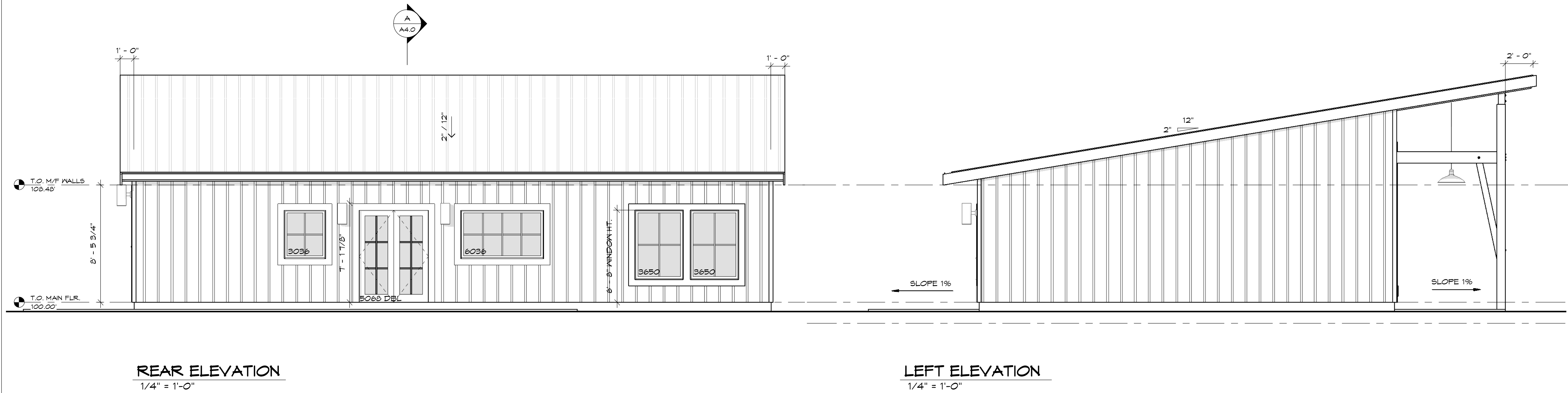
TITLE EXTERIOR ELEVATIONS

SCALE As indicated

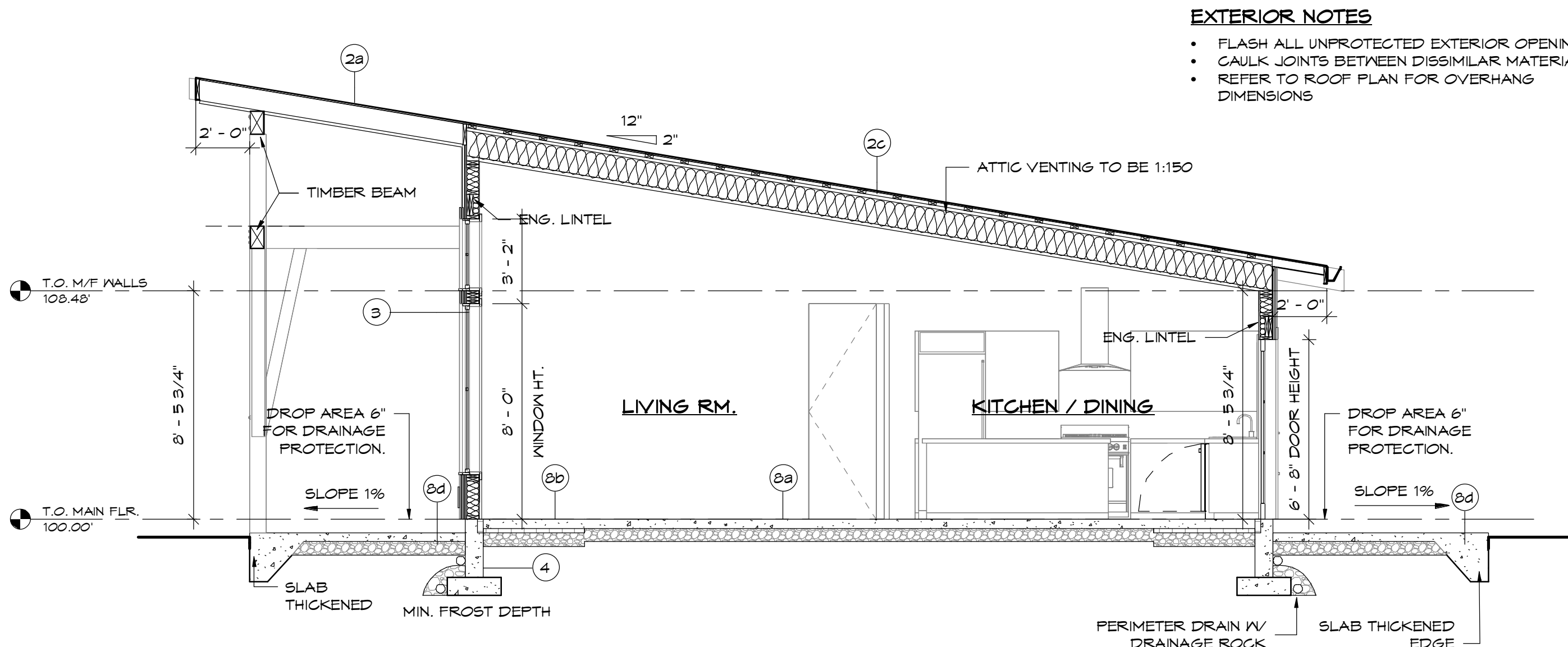
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SHEET NUMBER A3.0

ADDRESS 2548 MONTROSE AVE, ABBOTSFORD, B.C. TEL: (604) 864-4303 EMAIL: INFO@SUCASADSGN.CA







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

- NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- **FOUNDATION TO SILL PLATE AND RIM JOISTS**  
ALL JOISTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- **INTERIOR WALL INTERFACE**  
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL

- **RIM JOIST**  
ALL JOISTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- **CANTILEVERED FLOOR**  
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

- **WINDOW HEAD**  
THE INTERFACE BETWEEN THE HEAD/JAMS AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- **WINDOW SILL**  
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS

- **MECHANICAL FLUES AND CHIMNEYS**  
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL SEALAND CAPABLE OF WITHSTANDING HIGH TEMPERATURES

- **PLUMBING STACKS**  
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE

- **SKYLIGHTS**  
THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT

- **WALL TO CEILING**  
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL

- **WALL VENTED DUCTS**  
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL

- **ELECTRICAL PENETRATION IN WALL**  
ELECTRICAL PENETRATIONS IN WALLS INCLUDING ELECTRICAL OUTLETS, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X6 FRAMING FILLED W/ R20 BATT @ 16" O.C.	2.41
6	POLYETHYLENE	0.00
7	1/2" (12.7MM) GYPSUM BOARD	0.08
8	FINISH: 1 COAT PRIMER/PAINT	0.00
9	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		2.93

- MIN. RSI 2.78

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

TYP. EXTERIOR WALL

1" = 1'-0"

WALL ASSEMBLY COMPONENTS		RSI
1	EXTERIOR AIR FILM	0.03
2	1" (25.4MM) AIR SPACE W/NEEP HOLES	0.18
3	ASPHALT IMPREGNATED PAPER	0.00
4	1/2" (12.7MM) OSB SHEATHING	0.11
5	2X4 FRAMING FILLED W/ R14 BATT @ 16" O.C.	1.62
6	2" RIGID INSULATION	1.65
8	POLYETHYLENE	0.00
9	1/2" (12.7MM) GYPSUM BOARD	0.08
10	FINISH: 1 COAT PRIMER/PAINT	0.00
11	INTERIOR AIR FILM	0.12
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		3.82

- MIN. RSI 2.78

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

TYP. WALL W/ WATERLINES

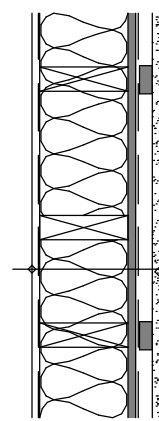
1" = 1'-0"

ROOF ASSEMBLY COMPONENTS		RSI	R
1	EXTERIOR AIR FILM	0.03	0.17
2	ASPHALT SHINGLES	0.00	0.00
3	ROOFING FELT	0.00	0.00
4	1/2" (12.5MM) PLY. SHEATHING W/ STRAPPING	0.11	0.62
5	ENG. ROOF JOIST @ 16" O.C	2.00	13.81
6	INSULATION R39 BATT IN CAVITY	5.80	33.00
7	POLYETHYLENE	0.00	0.00
8	1/2" (12.7MM) GYPSUM BOARD	0.06	0.45
9	FINISH: 1 COAT PRIMER/PAINT	0.00	0.00
10	INTERIOR AIR FILM	0.12	0.68
EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY		5.05	28.69
INSTALLED INSULATION RSI/R VALUE (NOMINAL)		5.80	33.00

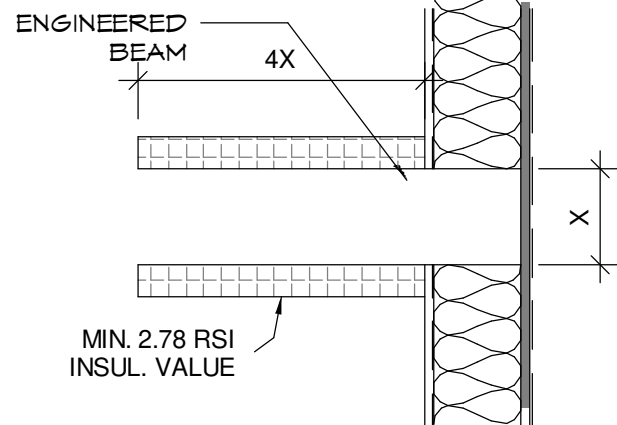
MIN. RSI 4.67

TYP. ENG. ROOF JOIST

1" = 1'-0"



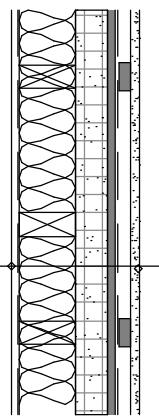
**RAINSCREEN WALL SYSTEM**  
EXTERIOR GLADDING  
3/4"x2" TREATED EXTERIOR GRADE  
PLYWOOD STRAPPING @ 8" OR 16" O.C.  
2 LAYERS 30MIN. RATED BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2X6 WOOD STUDS  
BATT INSULATION  
6 MIL. POLY V.B.  
1/2" G.A.B.



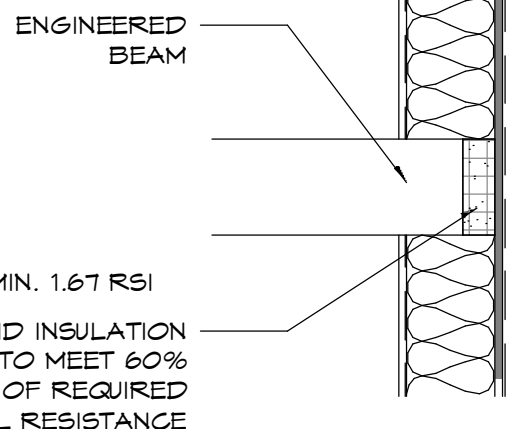
INSULATION TO BE 4X BEAM WIDTH WHEN BEAM CONTACTS EXTERIOR SHEATHING

BEAM / WALL - PLAN DETAIL 1

1" = 1'-0"



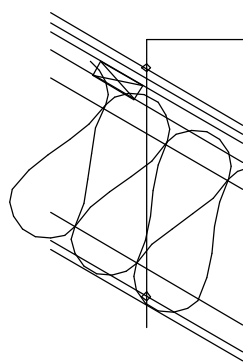
EXTERIOR GLADDING  
3/4"x2" TREATED EXTERIOR GRADE  
PLYWOOD STRAPPING @ 8" OR 16" O.C.  
2 LAYERS 30MIN. RATED BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2X4 WOOD STUDS  
RIGID INSULATION  
BATT INSULATION  
6 MIL. POLY V.B.  
1/2" G.A.B.



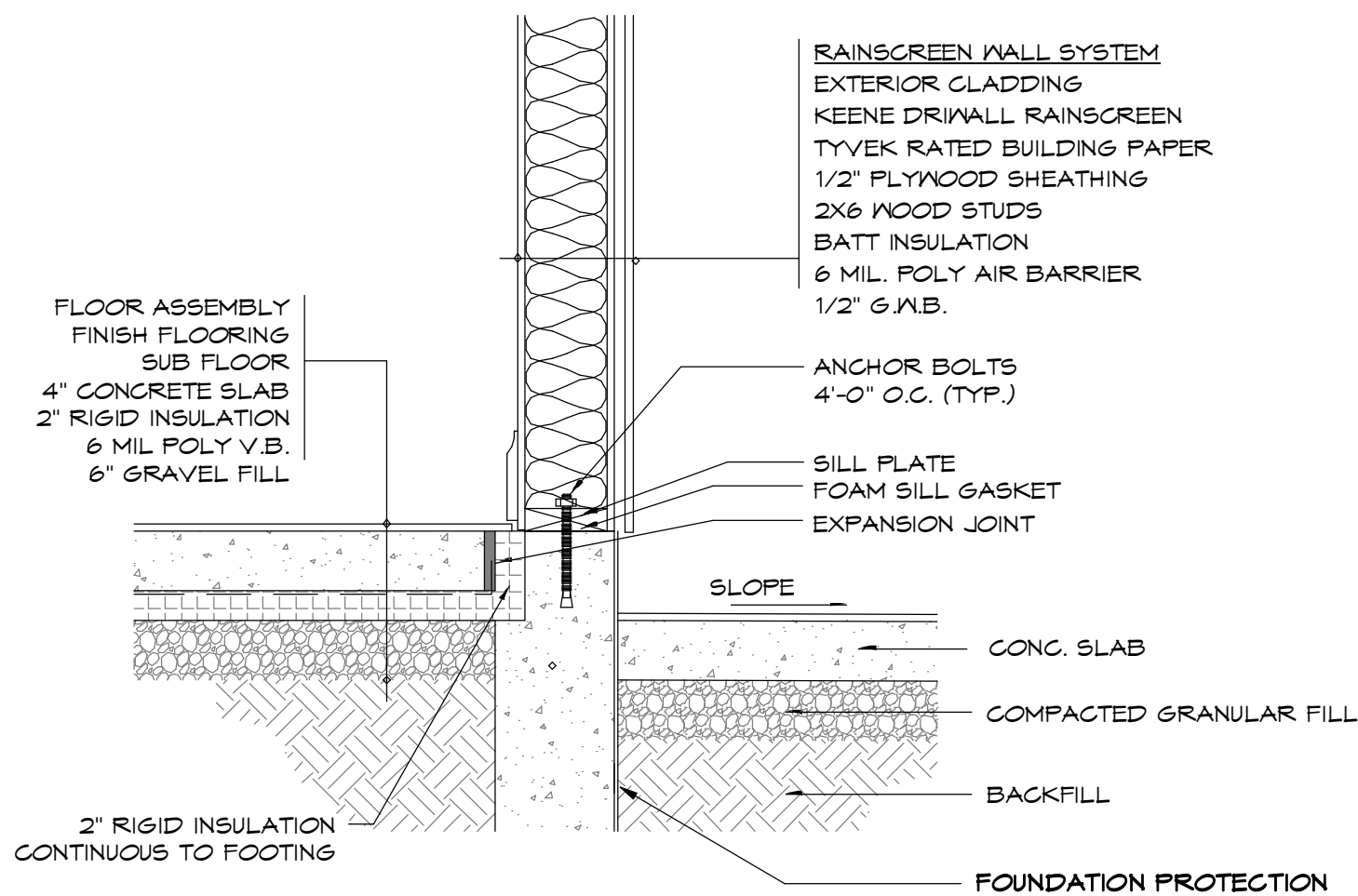
STRUCTURAL ENGINEER MUST REVIEW AND COMMENT ON THIS SCENARIO DUE TO THE REDUCED BEARING ON THE EXTERIOR WALL

BEAM / WALL- PLAN DETAIL 2

1" = 1'-0"



**JOIST ROOF SYSTEM**  
METAL ROOF MATERIAL  
APPROVED UNDERLAY  
1/2" PLYWOOD SHEATHING  
2X4 STRAPPING  
ENG. 1" ROOF JOIST  
BATT INSULATION  
6 MIL. POLY V.B.  
1/2" G.A.B.



TYP. SLAB ON GRADE ENTRY

1" = 1'-0"

REVISIONS

LEWIS COTTAGE

SU CASA  
DESIGN

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PROJECT 25287	
TITLE SECTIONS & DETAILS	
SCALE As indicated	SHEET NUMBER <b>A4.0</b>
DATE 2025-07-03 3:03:17 PM	