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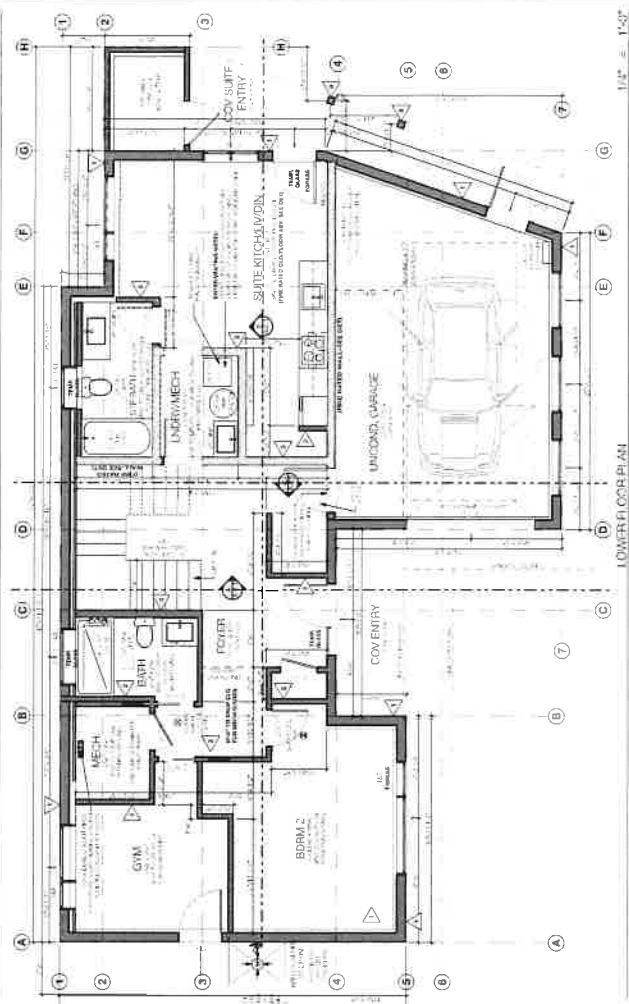
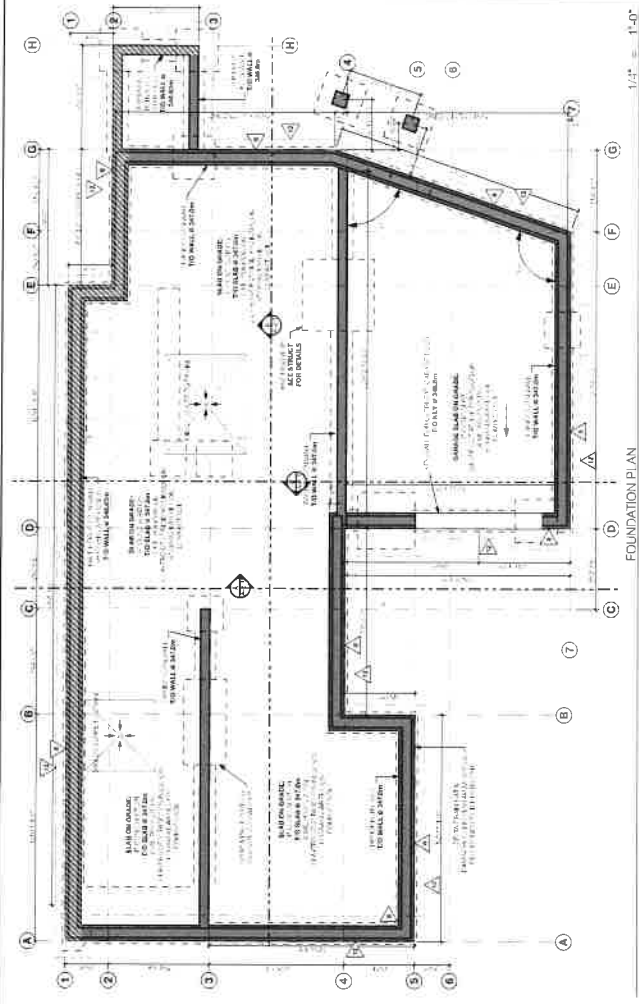
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FLOOR AREA
 GROSS FLOOR AREA: 11,150 SF
 NET FLOOR AREA: 10,500 SF
 TOTAL FLOOR AREA: 11,150 SF
 PERMITS: 2023-001-11

PERMITS:
 2023-001-11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/23
2	ISSUED FOR PERMITS	11/15/23
3	ISSUED FOR PERMITS	11/15/23
4	ISSUED FOR PERMITS	11/15/23
5	ISSUED FOR PERMITS	11/15/23
6	ISSUED FOR PERMITS	11/15/23
7	ISSUED FOR PERMITS	11/15/23
8	ISSUED FOR PERMITS	11/15/23
9	ISSUED FOR PERMITS	11/15/23
10	ISSUED FOR PERMITS	11/15/23
11	ISSUED FOR PERMITS	11/15/23
12	ISSUED FOR PERMITS	11/15/23

PROJECT: 1000 10TH AVENUE
 PHASE 1
 1000 10TH AVENUE
 PHASE 1
 1000 10TH AVENUE
 PHASE 1



CONSTRUCTION ASSEMBLY SCHEDULE

1	PERIMETER WALL ASSEMBLY 45 MIL BR. HAIRCO 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
2	2x4 INTERIOR PARTITION 2x4 STUDS @ 16" OC (S.E.S. 40911) 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
3	2x6 INTERIOR PARTITION 2x6 STUDS @ 16" OC (S.E.S. 40911) 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
4	FLOOR ASSEMBLY 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
5	FLOOR ASSEMBLY 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
6	ROOF ASSEMBLY (G. FLOOR ONLY) 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
7	ROOF ASSEMBLY (ROOF ONLY) 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
8	ROOF ASSEMBLY (ROOF ONLY) 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
9	ROOF ASSEMBLY (ROOF ONLY) 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
10	WATERPROOF DECK ASSEMBLY 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
11	STAIR - MAIN TO UPPER FLOOR 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE
12	DAMAGE 1 1/2" EPS I-CLAY TILE RCRC (2018) 40mm (1 1/2") OC, SPACED CH COMMON 20mm x 80mm THICK ABSORPTIVE MATERIAL ON ONE SIDE 12.7mm (1/2") TYPE 'X' DRYWALL ON EACH SIDE

NOTES:

1. ALL FRAMING TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL FRAMING TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL ROOFING TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

3. ALL INTERIORS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

4. ALL EXTERIORS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

5. ALL FINISHES TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

6. ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

7. ALL MATERIALS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

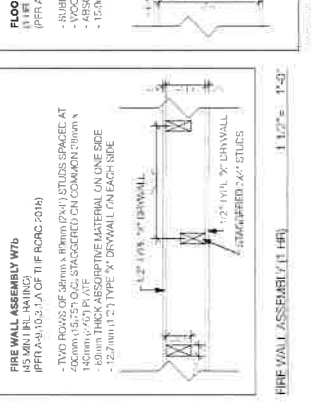
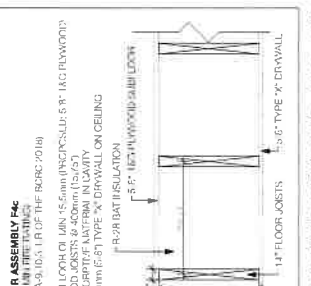
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).

CONTRACTOR TO CONFIRM ALL WINDOW AND DOOR ROUGH OPENINGS IN ADVANCE OF FRAMING. MANUFACTURER'S SPECIFICATIONS.



CONSTRUCTION ASSEMBLY SCHEDULE

1	EXTERIOR WALL ASSEMBLY
2	3.0" INTERIOR PARTITION
3	2.0" INTERIOR PARTITION
4	1.5" INTERIOR PARTITION
5	FLOOR ASSEMBLY
6	FLOOR ASSEMBLY
7	FLOOR ASSEMBLY COVER GARAGE
8	ROOF
9	ROOF
10	ROOF
11	ROOF
12	ROOF
13	ROOF
14	ROOF
15	ROOF
16	ROOF
17	ROOF
18	ROOF
19	ROOF
20	ROOF

VENTILATION

ALL VENTILATION IS TO BE THROUGH THE ROOF OR THROUGH WALLS TO THE EXTERIOR. ALL VENTILATION SHALL BE THROUGH UNBARRIERS TO THE EXTERIOR. ALL VENTILATION SHALL BE THROUGH UNBARRIERS TO THE EXTERIOR.

CONTINUOUS AIR BARRIERS:
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED OVER ALL EXTERIOR WALLS, ROOFS, FLOORS, AND PARTITIONS. ALL JOINTS SHALL BE SEALED WITH AN APPROPRIATE SEALANT.

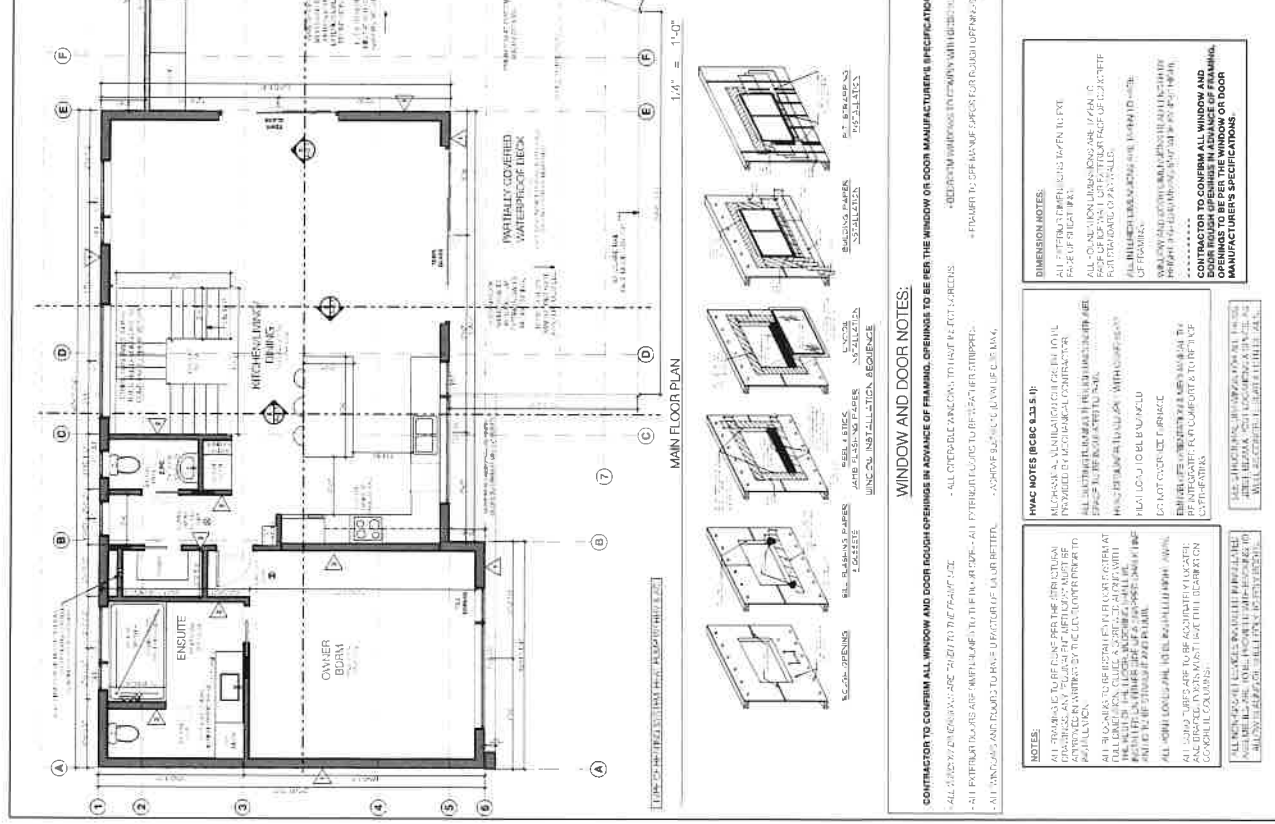
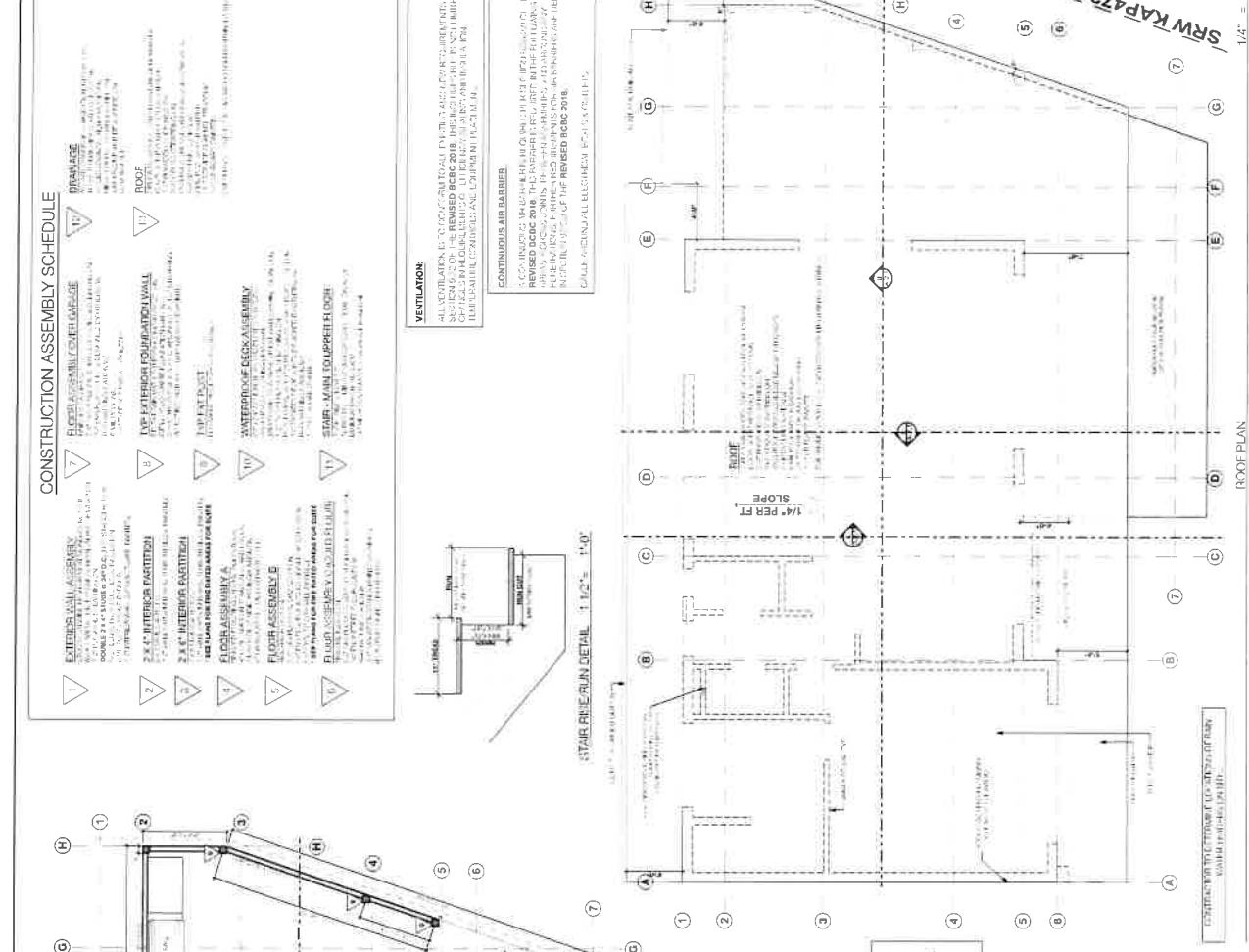
CONTINUOUS AIR BARRIERS SHALL BE INSTALLED OVER ALL EXTERIOR WALLS, ROOFS, FLOORS, AND PARTITIONS. ALL JOINTS SHALL BE SEALED WITH AN APPROPRIATE SEALANT.

STAIR RAIL DETAIL

1.0" = 1.0"

FLOOR AREA

NO.	DESCRIPTION	AREA (SQ. FT.)
1	AREA 1	12,000
2	AREA 2	8,000
3	AREA 3	6,000
4	AREA 4	4,000
5	AREA 5	2,000
6	AREA 6	1,000
7	AREA 7	500
8	AREA 8	300
9	AREA 9	200
10	AREA 10	100
11	AREA 11	50
12	AREA 12	25
13	AREA 13	10
14	AREA 14	5
15	AREA 15	2
16	AREA 16	1
17	AREA 17	0.5
18	AREA 18	0.2
19	AREA 19	0.1
20	AREA 20	0.05



CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IN ADVANCE OF FRAMING. OPENINGS TO BE FOR THE WINDOW OR DOOR MANUFACTURER'S SPECIFICATIONS.

ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

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ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

WINDOW AND DOOR NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IN ADVANCE OF FRAMING. OPENINGS TO BE FOR THE WINDOW OR DOOR MANUFACTURER'S SPECIFICATIONS.

2. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

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4. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

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4. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

5. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

CONSTRUCTION ASSEMBLY SCHEDULE

1. EXTERIOR WALL ASSEMBLY

2. 3.0" INTERIOR PARTITION

3. 2.0" INTERIOR PARTITION

4. 1.5" INTERIOR PARTITION

5. FLOOR ASSEMBLY

6. FLOOR ASSEMBLY

7. FLOOR ASSEMBLY COVER GARAGE

8. ROOF

9. ROOF

10. ROOF

11. ROOF

12. ROOF

13. ROOF

14. ROOF

15. ROOF

16. ROOF

17. ROOF

18. ROOF

19. ROOF

20. ROOF

VENTILATION

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CONTINUOUS AIR BARRIERS:
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED OVER ALL EXTERIOR WALLS, ROOFS, FLOORS, AND PARTITIONS. ALL JOINTS SHALL BE SEALED WITH AN APPROPRIATE SEALANT.

CONTINUOUS AIR BARRIERS SHALL BE INSTALLED OVER ALL EXTERIOR WALLS, ROOFS, FLOORS, AND PARTITIONS. ALL JOINTS SHALL BE SEALED WITH AN APPROPRIATE SEALANT.

STAIR RAIL DETAIL

1.0" = 1.0"

CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS IN ADVANCE OF FRAMING. OPENINGS TO BE FOR THE WINDOW OR DOOR MANUFACTURER'S SPECIFICATIONS.

WINDOW AND DOOR NOTES:

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2. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

3. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

4. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

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5. ALL WINDOW AND DOOR ROUGH OPENINGS TO BE MADE TO THE FINISH SIZE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AFFECTING AGENCIES.

DO NOT SCALE DRAWINGS.

CONSTRUCTION ASSEMBLY SCHEDULE

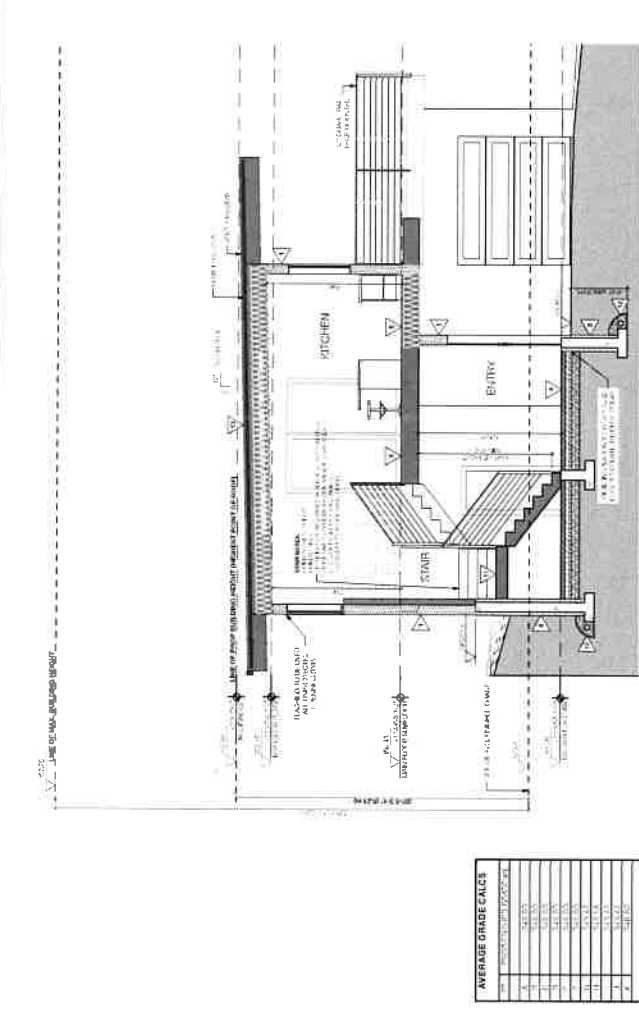
- 1 EXTERIOR WALL ASSEMBLY
- 2 2 X 4 INTERIOR PARTITION
- 3 2 X 6 INTERIOR PARTITION
- 4 FLOOR ASSEMBLY A
- 5 FLOOR ASSEMBLY B
- 6 INTERIOR WOOD FLOORING
- 7 FLOOR ASSEMBLY COVER GARAGE
- 8 TOP EXTERIOR FOUNDATION WALL
- 9 TOP OF ROOF
- 10 WATERPROOF DECK ASSEMBLY
- 11 STAIRS - MAIN UPPER FLOOR

CONSTRUCTION ASSEMBLY SCHEDULE

CONSTRUCTION ASSEMBLY SCHEDULE

FLOOR AREA

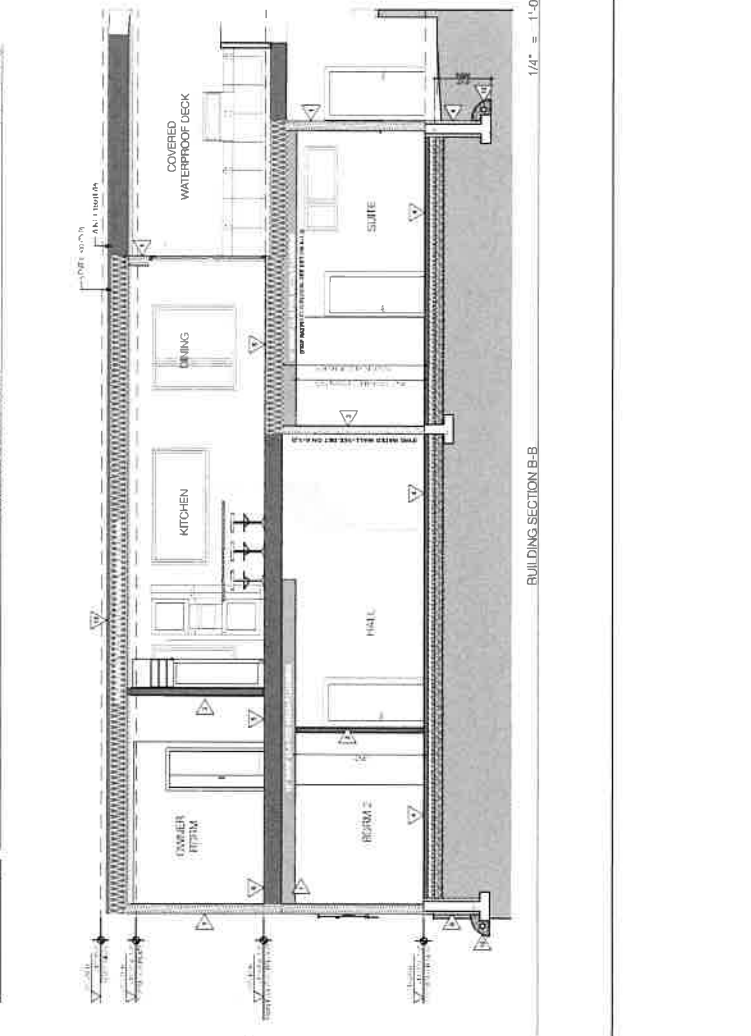
WALL LOOK	1143 SQ FT
CEILING FLOOR	678 SQ FT
TOTAL AREA	1821 SQ FT
COVERAGE	100%
FINISH	100%



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

AVERAGE GRADE CALC	
NO.	AREA
1	1143
2	678
3	1821
4	1821
5	1821
6	1821
7	1821
8	1821
9	1821
10	1821
11	1821
12	1821
13	1821
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99	1821
100	1821

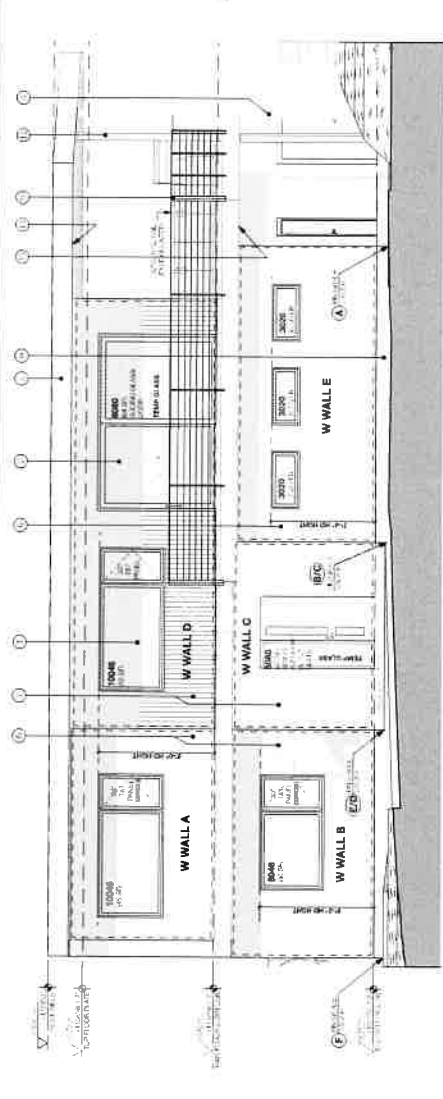
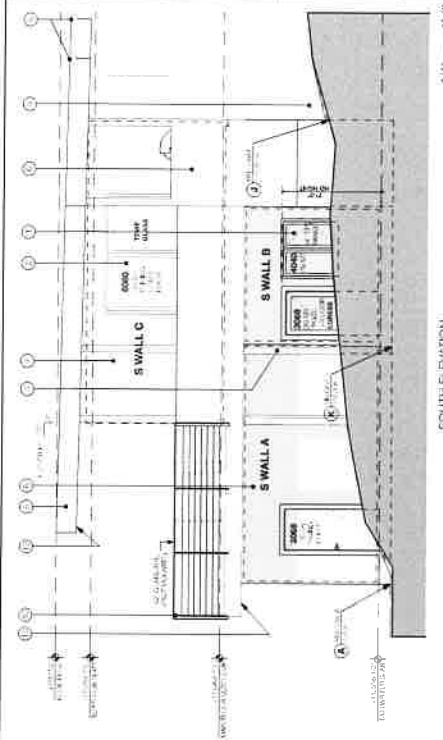
BUILDING SECTION B-B 1/4" = 1'-0"



BUILDING SECTION C-C 1/4" = 1'-0"

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DATE: 08/14/2024
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT: 24-001



FLOOR AREA

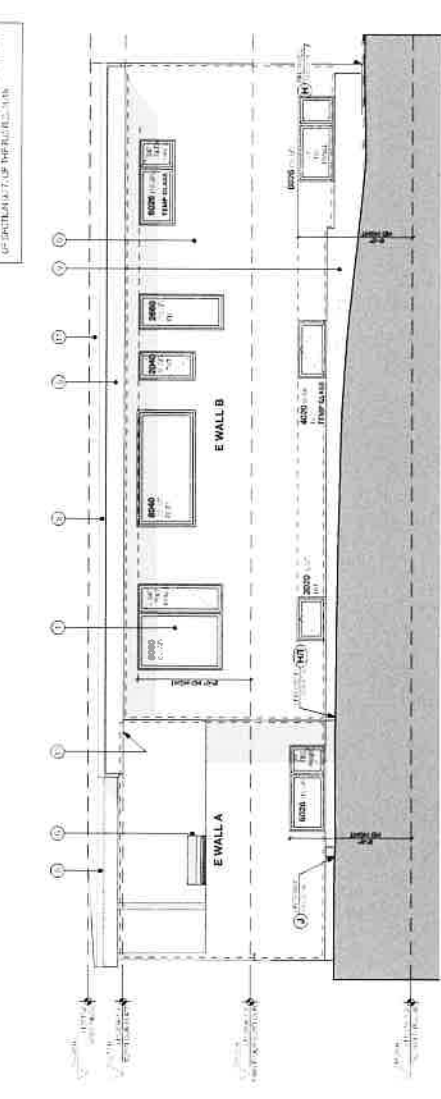
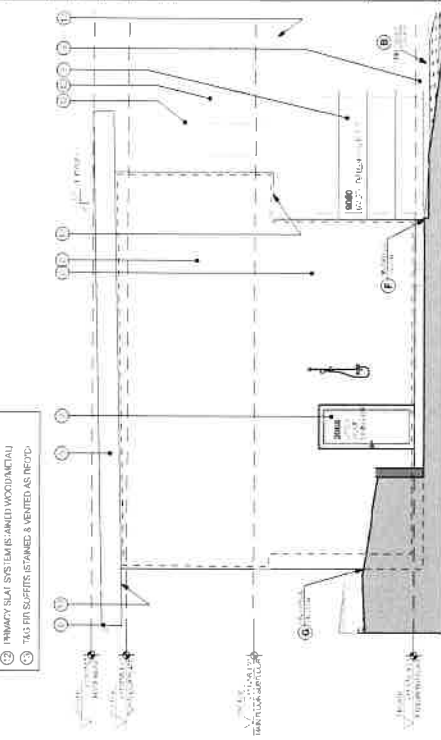
LOWER FLOOR	2221 SQ FT
UPPER FLOOR	2221 SQ FT
TOTAL AREA	4442 SQ FT

MATERIAL LEGEND

- WINDOWS
- DOORS
- PVC/ALU CASING DOOR
- HSS ROOSTS
- METAL INSOLA
- ADJUSTABLE STAINLESS STEEL
- VERTICAL VINYL OR METAL SIANO
- 6" ALUMINUM GUTTER
- CONCRETE FOUNDATION WALL
- 4" TYPICAL DIAL PANEL
- TYPICAL ROOF
- PRIMARY SLAT SYSTEM (RANKED WOOD/ALU)
- TALL PIR SUPPORTS (STAINED & VENTED AS REQ'D)

NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF MAIN WATER LEAKERS ON SITE.
REMOVE ALL EXISTING WORK AS TO BE. BY CURT VENT.
ATTN: SPACE 100.

WINDOW/DOOR NOTE:
WINDOW DOOR DIMENSIONS AS SHOWN IN THIS DRAWING.
BUILDER & WINDOW SUPPLIER TO CONFIRM DIMENSIONS PRIOR TO ORDERING.



NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF MAIN WATER LEAKERS ON SITE.
REMOVE ALL EXISTING WORK AS TO BE. BY CURT VENT.
ATTN: SPACE 100.

WINDOW/DOOR NOTE:
WINDOW DOOR DIMENSIONS AS SHOWN IN THIS DRAWING.
BUILDER & WINDOW SUPPLIER TO CONFIRM DIMENSIONS PRIOR TO ORDERING.

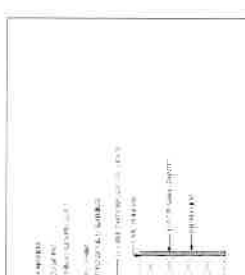
EFFECTIVE INSULATION CALCULATIONS FOR TYPICAL CONSTRUCTION ASSEMBLIES (PER 9.36 OF THE BCBC 2018- SEE CAPITAL HOME ENERGY REPORTS)

AMY ADAMS
CONSULTING ENGINEER

1930 DAVIDSON COUNTRY LN. STE. 200
RICHMOND, BC V6X 1K9
TEL: 604.271.8484
WWW.AMYADAMS.COM

DO NOT SCALE DRAWINGS.

FLOOR AREA:
 VESTIBULE: 15.37 m²
 OFFICE: 25.17 m²
 MECH. ROOM: 11.57 m²
 TOTAL FLOOR AREA: 52.11 m²



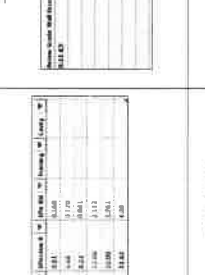
HEATED SLAB FLOOR 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Slab	100	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Base	20	1.20	0.83
Total Assembly			29.93



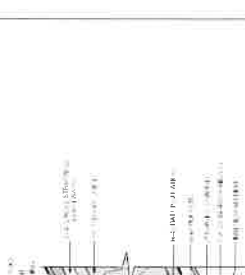
BELOW GRADE WALL 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Block	200	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Base	150	0.80	1.25
Total Assembly			30.65



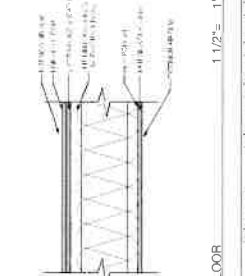
ABOVE GRADE WALL 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Block	200	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Base	150	0.80	1.25
Total Assembly			30.65



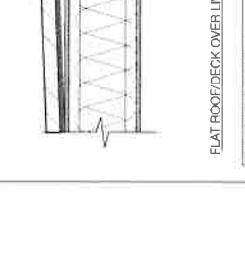
FLAT ROOF/DECK OVER LIVING 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Deck	20	1.20	0.83
Concrete Base	20	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Slab	100	1.20	0.83
Total Assembly			31.19



COLD FLOOR 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Slab	100	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Base	150	0.80	1.25
Total Assembly			30.65



VAULTED CEILING 1 1/2" = 1'-0"

Insulation Type	Thickness (mm)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Concrete Vault	200	1.20	0.83
EPS Insulation	20	0.035	28.57
Concrete Base	150	0.80	1.25
Total Assembly			30.65

Notes:
 1. All calculations are based on the BCBC 2018- Section 9.36.
 2. The overall U-value for the entire floor/ceiling assembly is calculated as follows:
 U = 1 / (R₁ + R₂ + R₃ + R₄) = 1 / (0.83 + 28.57 + 1.25 + 0.83) = 0.031 W/m²°C
 R = 1 / U = 32.26 m²°C/W

FLOOR AREA SUMMARY

Area Type	Area (m ²)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Vestibule	15.37	1.20	0.83
Office	25.17	1.20	0.83
Mech. Room	11.57	1.20	0.83
Total Floor Area	52.11		

CEILING AREA SUMMARY

Area Type	Area (m ²)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Vestibule	15.37	1.20	0.83
Office	25.17	1.20	0.83
Mech. Room	11.57	1.20	0.83
Total Ceiling Area	52.11		

WALL AREA SUMMARY

Area Type	Area (m ²)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Below Grade Wall	10.00	1.20	0.83
Above Grade Wall	20.00	1.20	0.83
Total Wall Area	30.00		

ROOF AREA SUMMARY

Area Type	Area (m ²)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Flat Roof/Deck	52.11	0.031	32.26
Vaulted Ceiling	52.11	0.031	32.26
Total Roof Area	104.22		

Overall Building Envelope Summary

Envelope Component	Area (m ²)	U-Value (W/m ² °C)	R-Value (m ² °C/W)
Total Floor Area	52.11	0.031	32.26
Total Ceiling Area	52.11	0.031	32.26
Total Wall Area	30.00	0.031	32.26
Total Roof Area	104.22	0.031	32.26
Total Envelope Area	238.44		

