

**NEW INFILL RESIDENCE**

**21A ANGEL PLACE**

**ST. JOHN'S,**

**NL**

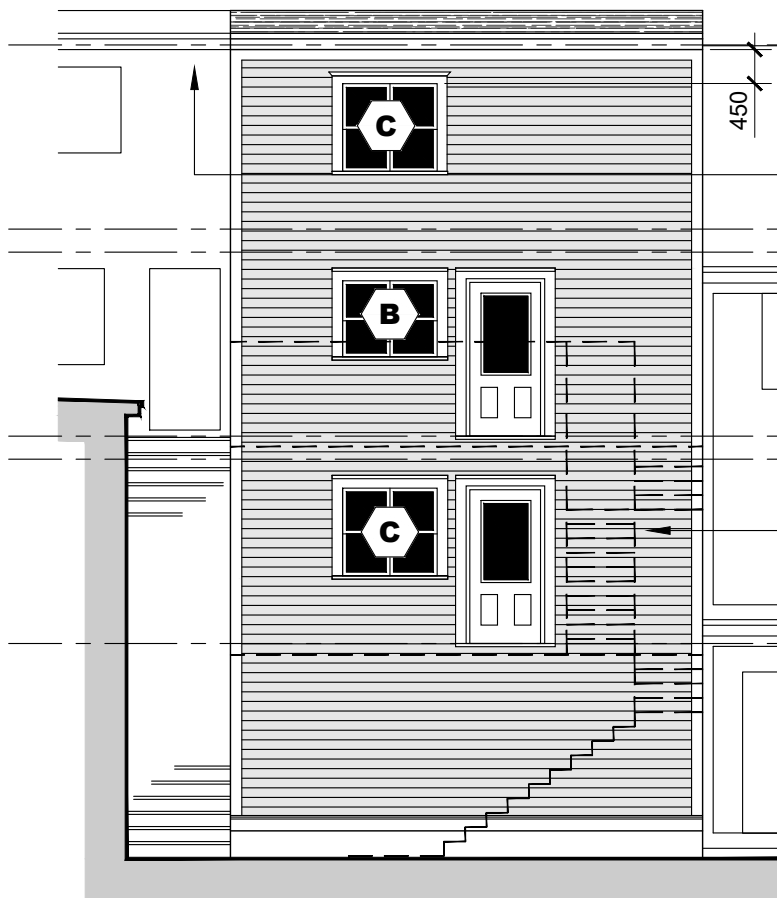
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**CITY of ST. JOHN'S COMMENTS INCORPORATED  
RE-ISSUED for CONSTRUCTION**

**December 23, 2024**

DESIGN / DRAFTING CONSULTANT

 **SPS  
Consulting  
Incorporated**  
*Project Planning Consultants*  
St. John's, NL, Canada Telephone (709) 687-3171



**REAR ELEVATION**

SCALE 1:100

**4**  
401

**ASSEMBLY TYPES**

**ROOF ASSEMBLY R1**

- 2 PLY MODIFIED ROOFING
- 2 LAYERS PROTECTION BOARD
- 16mm PLYWOOD SHEATHING
- 38 X 89 SLEEPERS @ 400 O.C. FOR ROOF SLOPE AND VENTING. SEE NOTE BELOW
- PRE-ENG I-JOIST RAFTERS
- RSI 8.75 (R50) INSULATION
- 6mil POLY VAPOUR BARRIER
- 19 X 64 STRAPPING @ 400 O.C.
- 13mm GYPSUM BOARD

NOTE: MAX. SPAN ON 38 X 89 SLEEPERS TO BE 2000mm. ADD BLOCKS UNDER SLEEPERS TO SUIT 1% MINIMUM SLOPE

**ROOF ASSEMBLY R2**

- ASPHALT SHINGLES
- ICE & WATER SHIELD
- 16mm PLYWOOD SHEATHING
- 38 THICK RAFTERS @ 400 O.C.

**WALL ASSEMBLY W1**

- HORIZONTAL SIDING
- TYVEK BUILDING WRAP
- 11mm OSB SHEATHING
- 38 X 140 STUDS @ 400 O.C.
- RSI 4.2 (R24) BATT INSULATION
- 6mil POLY VAPOUR BARRIER
- 13mm GYPSUM BOARD

**FLOOR ASSEMBLY F1**

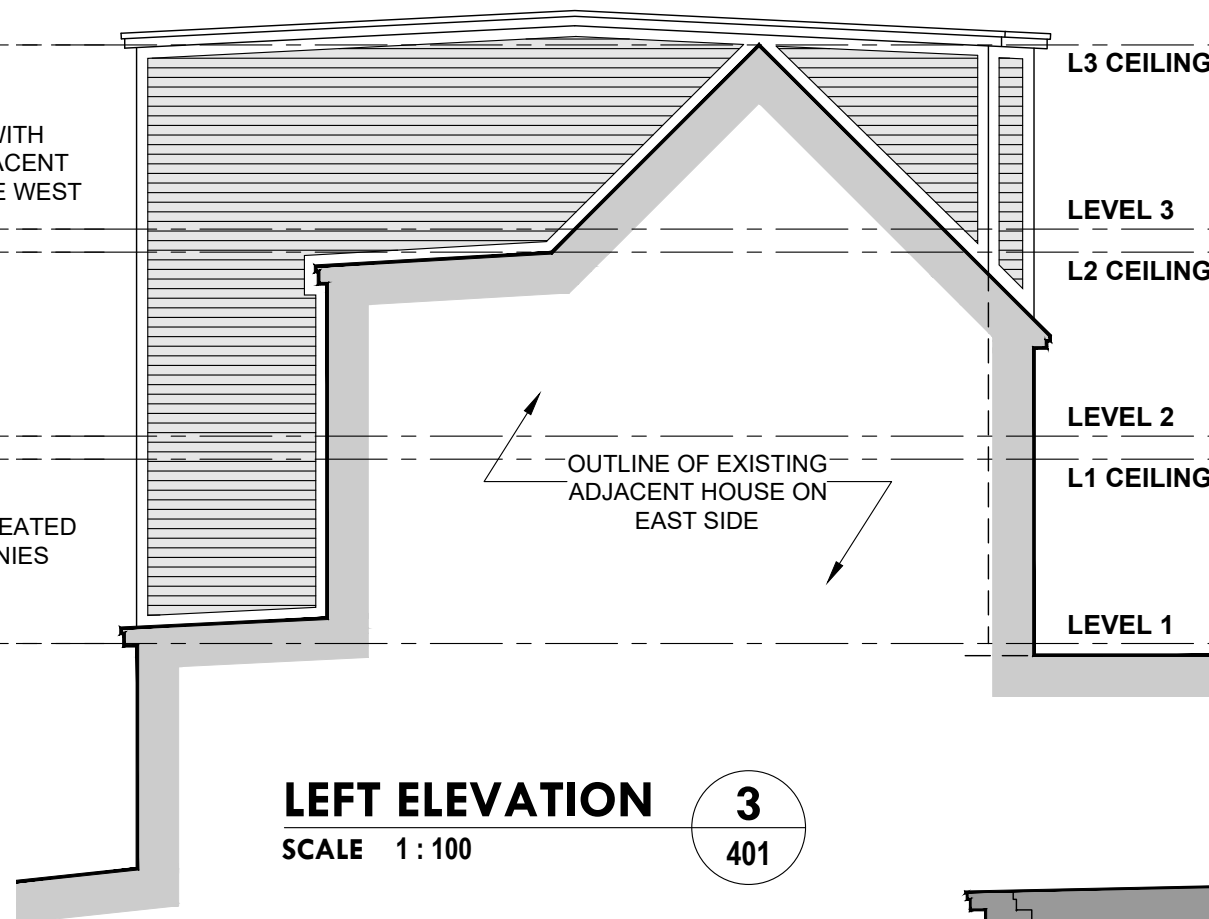
- 100mm CONCRETE SLAB
- 150mm CRUSHED STONE
- 10mil POLY GROUND COVER
- COMPACTED SUBGRADE

**FLOOR ASSEMBLY F2**

- FINISH FLOORING
- 19mm SUBFLOOR
- PRE-ENG I-JOISTS
- 19 X 64 STRAPPING @ 400 O.C.
- 13mm GYPSUM BOARD

**FLOOR ASSEMBLY F2A**

- SAME AS F1 BUT USE 16mm TYPE 'X' GYPSUM BOARD ON GARAGE SIDE



**LEFT ELEVATION**

SCALE 1:100

**3**  
401

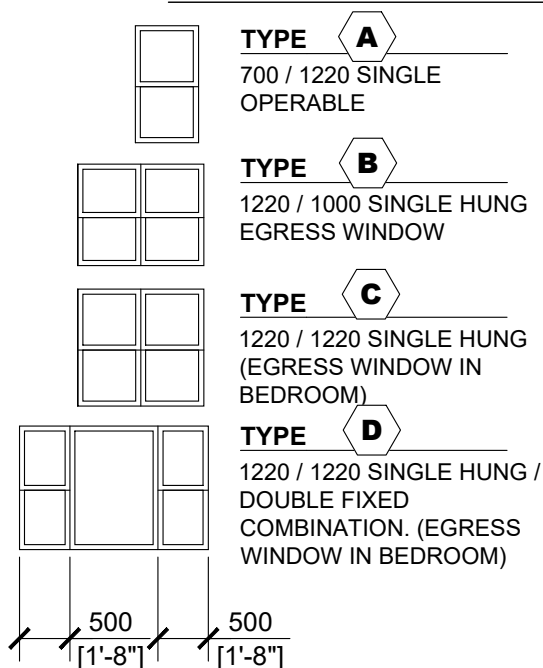


**FRONT ELEVATION**

SCALE 1:100

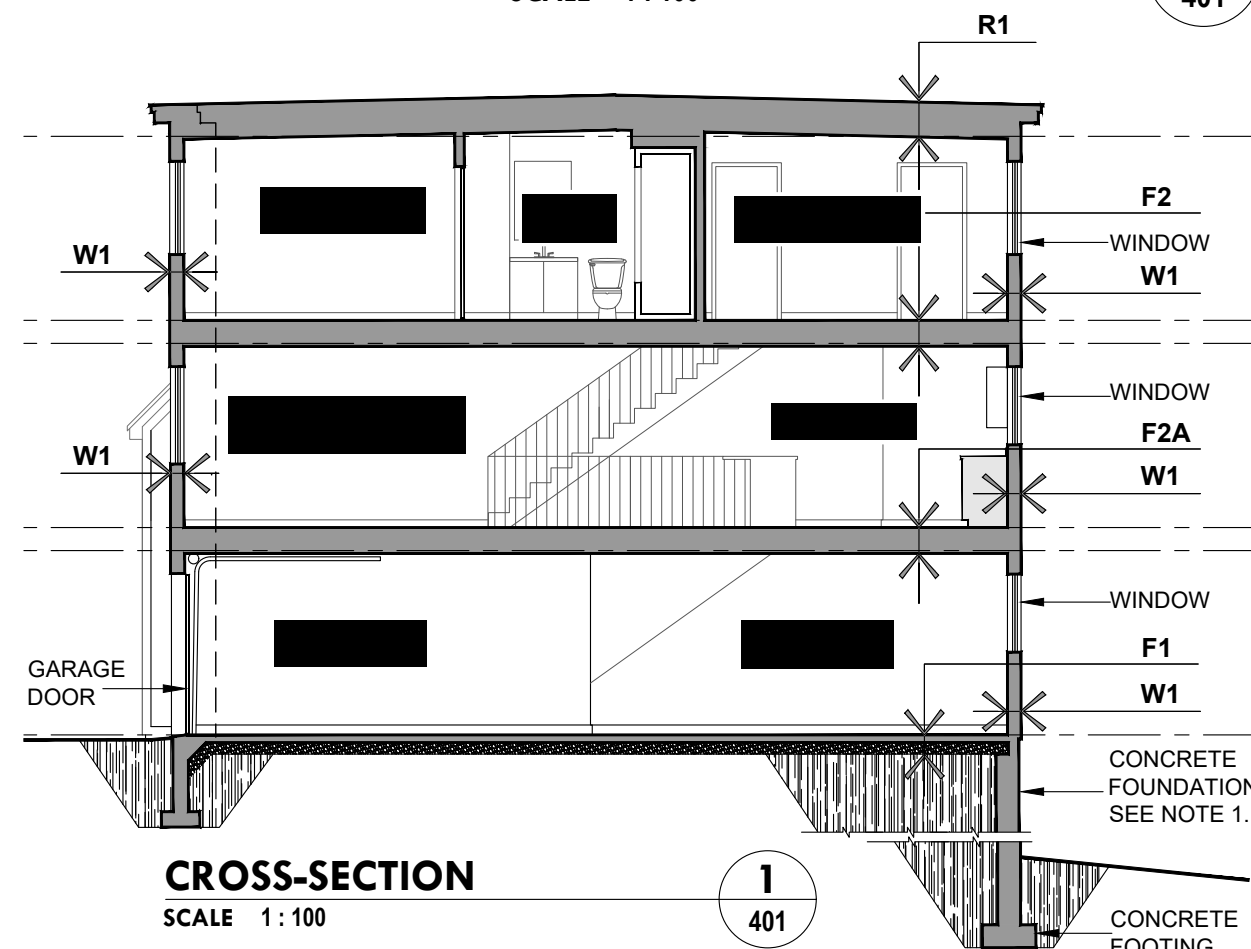
**2**  
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**WINDOW TYPES**



**NOTES**

1. FOUNDATION WALL AT FRONT OF HOUSE (ANGEL PLACE SIDE) TO BE DESIGNED AS A RETAINING WALL BY A PROFESSIONAL ENGINEER.
2. ALL WINDOWS TO MEET CITY OF ST. JOHN'S HERITAGE REQUIREMENTS.
3. ALL TRIMS EXCEPT FOR BASE TRIM, INCLUDING WINDOW TRIMS TO BE 100mm (4") WIDE. BASE TRIM TO CONSIST OF 150mm (6") BASEBOARD AND 50 X 50mm (2" X 2") TAPERED WATERTABLE TRIM.



**CROSS-SECTION**

SCALE 1:100

**1**  
401

No.	REVISION	DATE
2	RE-ISSUED FOR CONSTRUCTION	2024-12-23
1	RE-ISSUED FOR CONSTRUCTION	2024-08-23
0	ISSUED FOR CONSTRUCTION	2024-05-25

DESIGN / DRAFTING CONSULTANT

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PROJECT

**NEW INFILL RESIDENCE**  
21A ANGEL PLACE, ST. JOHN'S, NL

DRAWING TITLE

**ELEVATIONS & CROSS-SECTION**

DESIGNED & DRAWN BY JackS	SCALE As Noted	DATE Dec. 23, 2024
DRAWING NUMBER <b>202413 - 401</b>		