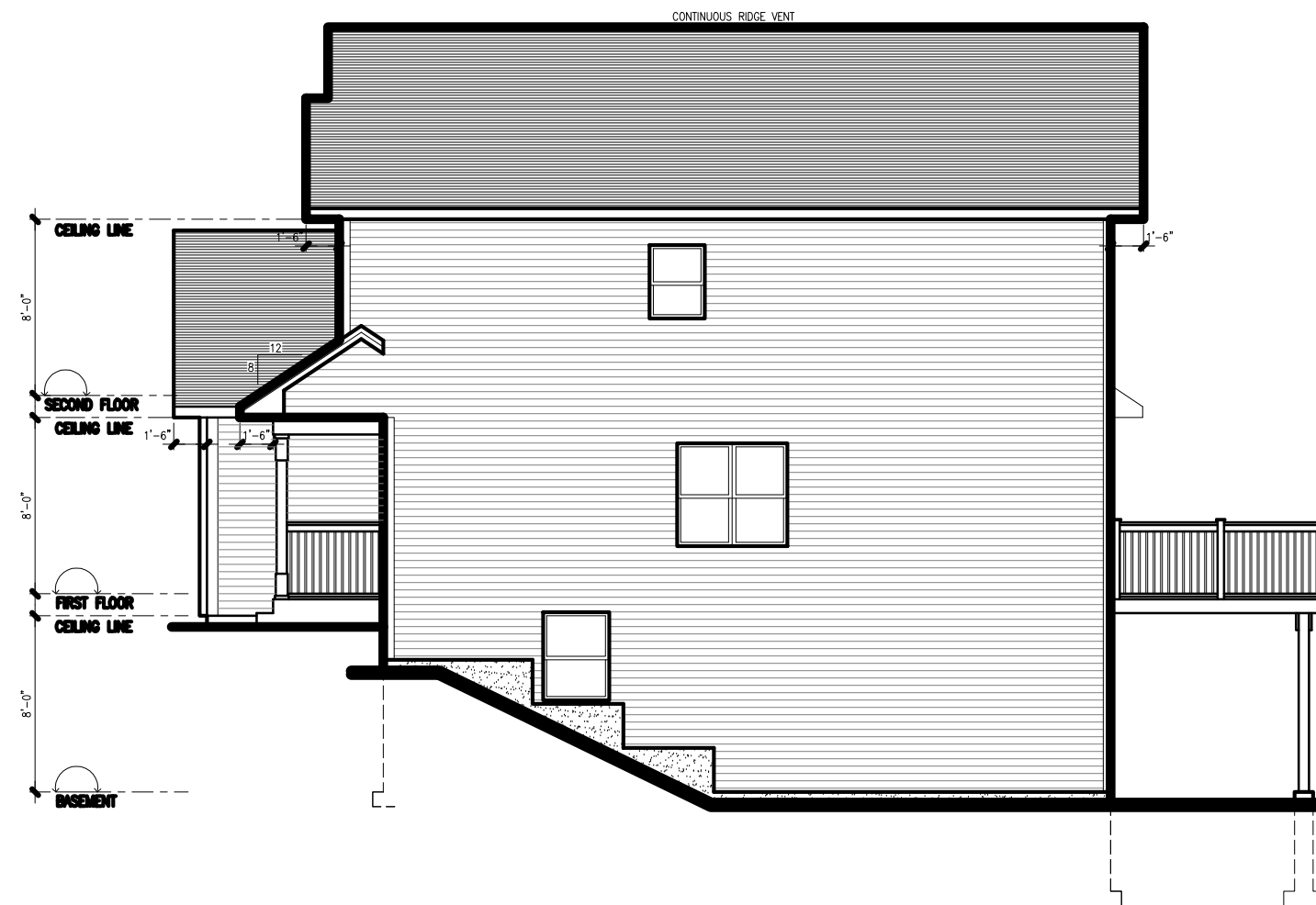




FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED EXTERIOR WALLS CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK.

CONTRACTORS ARE RESPONSIBLE FOR CLEANUP OF THE JOB SITE.

ONCE THE PLANS ARE APPROVED BY OWNERS THEY ARE CONSIDERED TO BE THE FINAL ONES. NO CHANGES TO BE DONE AFTER THIS STAGE EXCEPT DUE TO GRADE CONDITIONS.

GRADES SHOWN ON ELEVATIONS ARE FOR PERMIT PURPOSE ONLY.

GRADES TO BE DETERMINED ON SITE BY PROJECT MANAGER & IN COMPLIANCE WITH SITE GRADING PLANS.

2x6 BEARING WALLS IN FOUNDATION ARE SUBJECT TO CHANGE BY PROJECT MANAGERS TO LAMINATED OR STEEL BEAMS DUE TO SITE CONDITIONS.

○ SMOKE ALARMS (WIRED c/w A/C SD BACKUP) CODE: 9.10.19.1, 9.10.19.3.

SUBFLOOR DEPRESSURIZATION:

-PROVIDE A PIPE NOT LESS THAN 4"Ø INSTALLED VERTICALLY THROUGH THE SLAB-ON-GRADE, AT OR NEAR THE CENTRE, SUCH THAT:

- A. THE BOTTOM END OF THE PIPE OPENS INTO GRANULAR FILL MINIMUM 12"x12"x6" DEEP.
- B. THE TOP END OF THE PIPE IS SEALED WITH A REMOVABLE CAP AND, LABELLED "FOR REMOVAL OF SOIL GAS".



project name:

LOT 135 YEW

drawing name:

ELEVATIONS

drawn by: CADtech

scale: AS NOTED

date: AUGUST 18, 2017

project no.
2017DD-133

drawing no.
A1



REAR ELEVATION
SCALE: 1/8" = 1'-0"

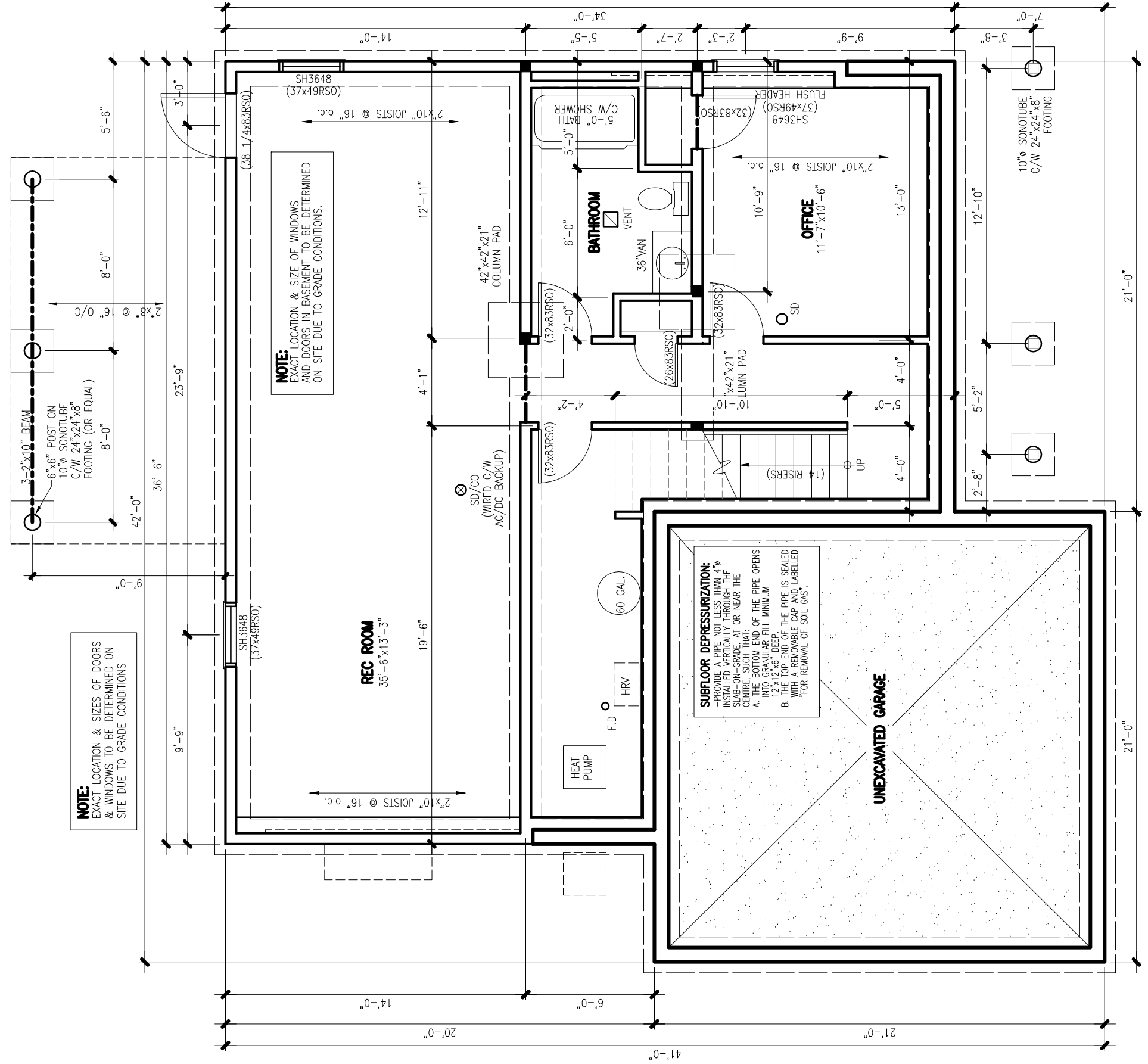


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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project name:	
LOT 135 YEW	
drawing name:	
ELEVATIONS	
drawn by:	CADtech
scale:	AS NOTED
date:	AUGUST 18, 2017
project no.	drawing no.
2017DD-133	A2

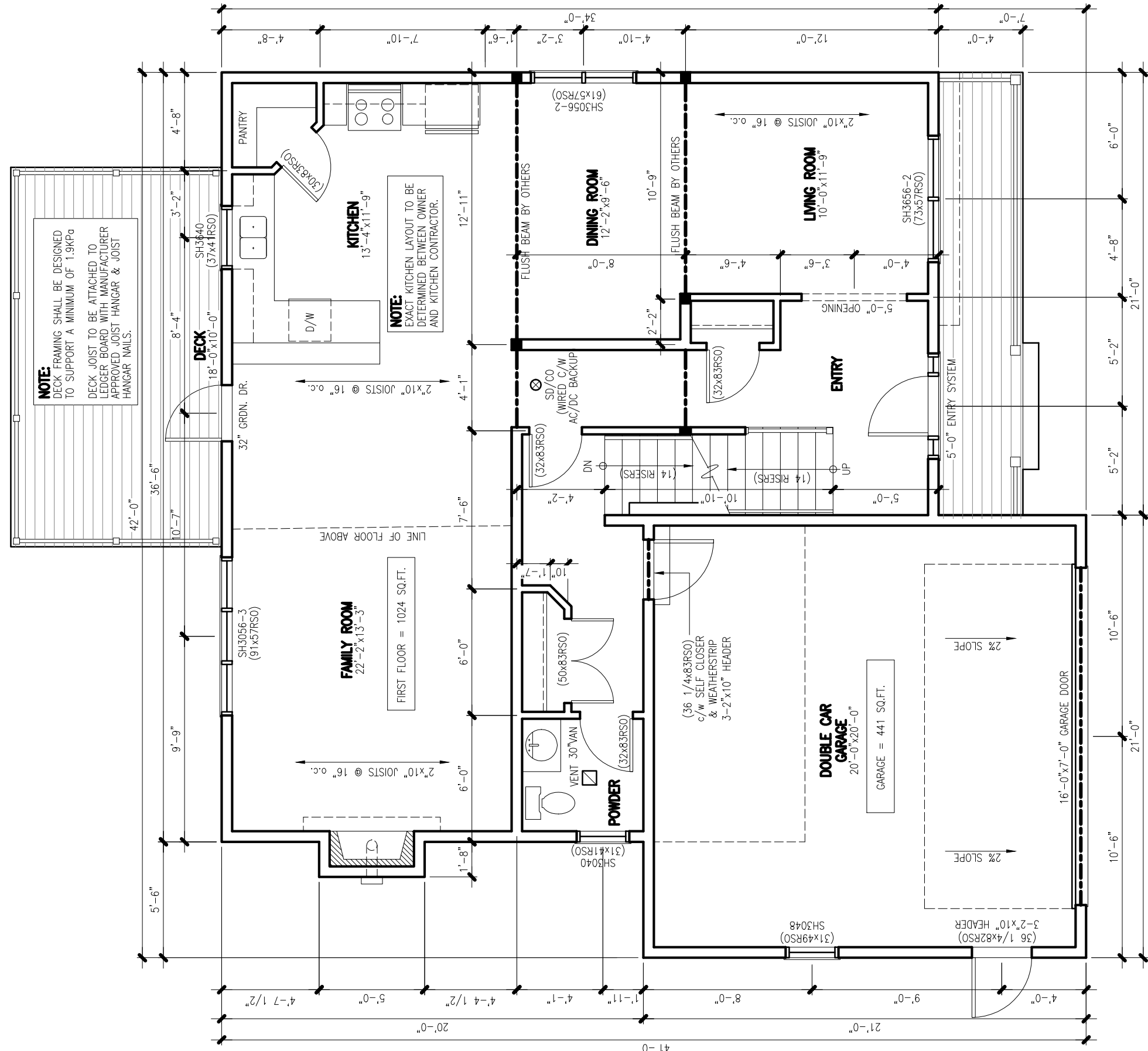


BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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project name:	
LOT 135 YEW	
drawing name:	
FLOOR PLANS	
drawn by:	CADtech
scale:	AS NOTED
date:	AUGUST 18, 2017
project no.	drawing no.
2017DD-133	A3



NOTE:
DECK FRAMING SHALL BE DESIGNED TO SUPPORT A MINIMUM OF 1.9KPa
DECK JOIST TO BE ATTACHED TO LEDGER BOARD WITH MANUFACTURER APPROVED JOIST HANGAR & JOIST HANGAR NAILS.

NOTE:
EXACT KITCHEN LAYOUT TO BE DETERMINED BETWEEN OWNER AND KITCHEN CONTRACTOR.

FIRST FLOOR = 1024 SQ.FT.

GARAGE = 441 SQ.FT.

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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project name:

LOT 135 YEW

drawing name:

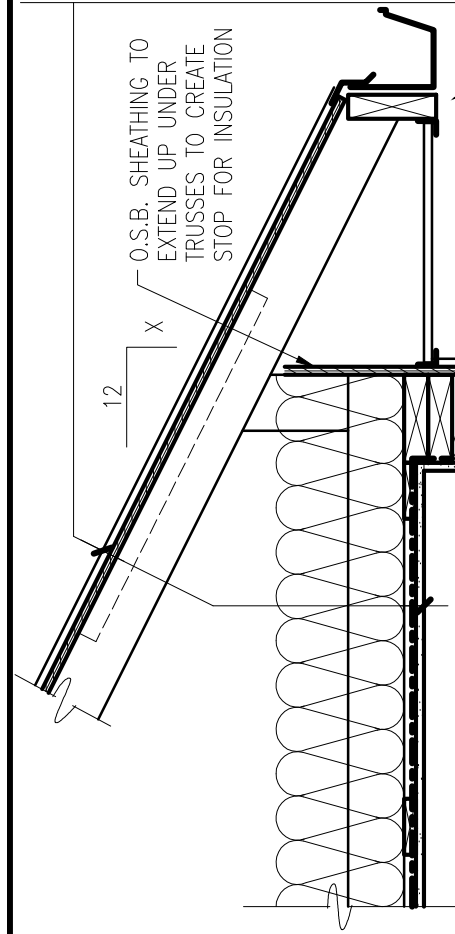
FLOOR PLANS

drawn by: CADtech

scale: AS NOTED

date: AUGUST 18, 2017

project no. 2017DD-133 drawing no. A4



ROOF CONSTRUCTION

- 25 YEAR ASPHALT SHINGLES MIN.
- #15 BUILDING PAPER
- ICE & WATER SHIELD
- EXTEND ICE & WATER SHIELD TO A MIN. OF 2'-6" BEYOND FACE OF EXTERIOR WALL.
- GALVANIZED STARTER STRIP
- 15/32" SUPERROOF O.S.B C/W H-CLIPS
- R-50 INSULATION (BLOWN IN CELLULOSE)
- VAPOUR BARRIER
- STYROFOAM VENT STRIPS AT EAVES
- ENGINEERED ROOF TRUSS - L.S.D.
- @ 24" O/C
- 1"x4" STRAPPING @ 16" O/C
- 1/2" GYPSUM BOARD, TAPED AND FILLED

FINISHED FLOOR

- FLOORING AS SPECIFIED
- 1/4" U-LAY PLYWOOD @VINYL/CERAMIC FLOOR FINISHES
- 3/4" T&G STANDARD PLYWOOD - NAILED, GLUED AND SCREWED
- ENGINEERED FLOOR SYSTEM U.N.O.
- 1"x4" STRAPPING @ 16" O/C
- 1/2" GYPSUM BOARD, TAPED AND FILLED

- SEAMLESS METAL EAVESTROUGH AND DOWNSPOUTS
- 2"x6" FACIA BOARD - ALUMINUM CLAD.
- PERFORATED VINYL OR ALUMINUM SOFFIT

WALL CONSTRUCTION

- VINYL AND/OR BRICK U.N.O.
- TYEAK
- 7/16" O.S.B. SHEATHING
- 2"x6" STUDS @ 16" O/C
- R-24 HIGH DENSITY BATT INSUL.
- VAPOUR BARRIER - 6mil POLY
- 1/2" GYPSUM BOARD, TAPED AND FILLED

- 1"(R-5 EXTRUDED) RIGID INSUL.
- R-20 BATT INSULATION

NON-CORROSIVE METAL TO BE OVERLAPPED WITH A SBS MODIFIED MEMBRANE SELF ADHERED WRAPPED w/ TYEAK.

50mm UPSTAND MIN.

6% SLOPE

10mm LAP OVER ELEMENT BELOW

5mm OFFSET

FLASHING CONFIGURATION

(9.27.3.8 NBBC)

WALL CONSTRUCTION

- 1/2" DRYWALL
- VAPOUR BARRIER
- R20 BATT INSULATION
- 2"x6" STUD WALL @ 16" O/C
- 1" AIR SPACE
- 8" CONCRETE FOUNDATION WALL
- ASPHALT WATERPROOFING ON OUTSIDE OF CONCRETE WALL BELOW GRADE

OPTION: 2"x4" STUDS @ 24" O/C FOR NON-LOAD BEARING WALLS

2" RIGID INSULATION

(OPTION: CAN BE PLACED ON EXTERIOR TO TOP OF WALL)

-3" CONCRETE SLAB, MACHINED TROWELLED

-6mil POLYETHYLENE V-BARRIER

-2" (R-10 EXTRUDED) RIGID INSUL.

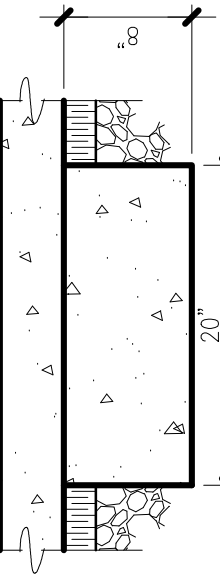
-8" CRUSHED STONE

NOTE:

- REQUIRED AT FOUNDATION FOR CONCRETE SLABS LESS THAN 4'-0" BELOW GRADE:
- 2" (R-10 EXTRUDED) RIGID INSULATION MIN.
- 4'-0" OUT FROM CONCRETE WALL ALONG PERIMETER.
- 2" (R-10 EXTRUDED) RIGID INSULATION FROM FOOTING TO TOP OF SLAB.
- FOR HEATED SLABS MIN. (R-13 EXTRUDED) RIGID INSULATION UNDER ENTIRE SLAB.

- 2"x6" STUDS @ 16" O/C
- 1/2" GYPSUM BOARD
- 2"x6" SILL - VAPOUR BARRIER AT SILL
- 3" CONCRETE SLAB
- 8" CRUSHED STONE

NOTE:
2"x6" SILL
SILL GASKET
1/2"x8" ANCHOR



TYP. BEARING WALL FOOTING DETAIL

SCALE: 1"=1'-0"

GENERAL NOTES:

- ALL EFFECTIVE RSI VALUES MUST APPLY BASED ON THE CURRENT EDITION OF THE NATIONAL BUILDING CODE SECTION 9.36.
- ANY OR ALL PLUMBING STACKS LOCATED IN EXTERIOR WALL SHALL NOT CHANGE THE EFFECTIVE CHARACTERISTICS OF THE WALL. THE WALL INSULATION VALUE SHALL NOT BE REDUCED BELOW RSI 2.97.
- WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED AN EXTERIOR WALL AND MUST BE TREATED AS PER ITEMS 1 AND 2.

TYPICAL SECTION

SCALE: 1" = 1'-0"

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project name:

LOT 135 YEW

drawing name:

TYPICAL SECTION

drawn by:

CADtech

scale:

AS NOTED

date:

AUGUST 18, 2017

project no.

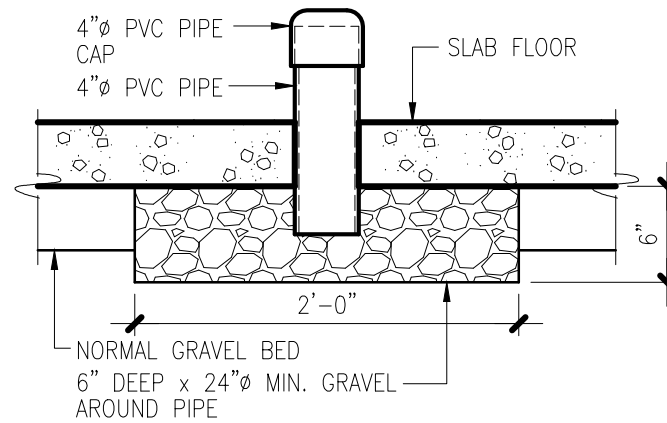
2017DD-133

drawing no.

A6

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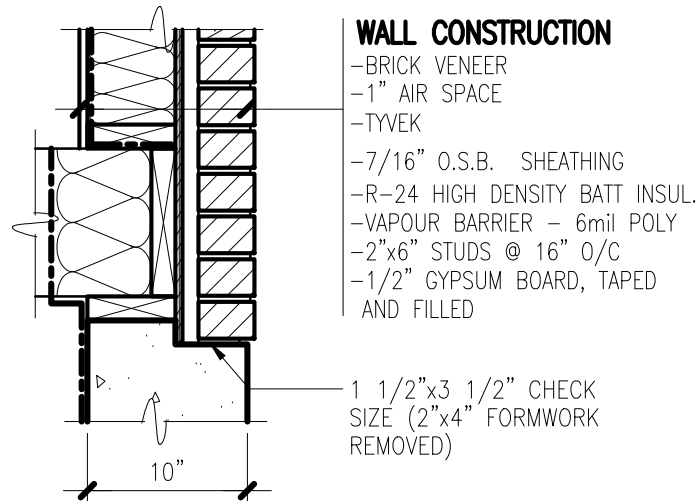
SOIL GAS ROUGH-IN DETAIL
SCALE: 1" = 1'-0"

GENERAL NOTES:

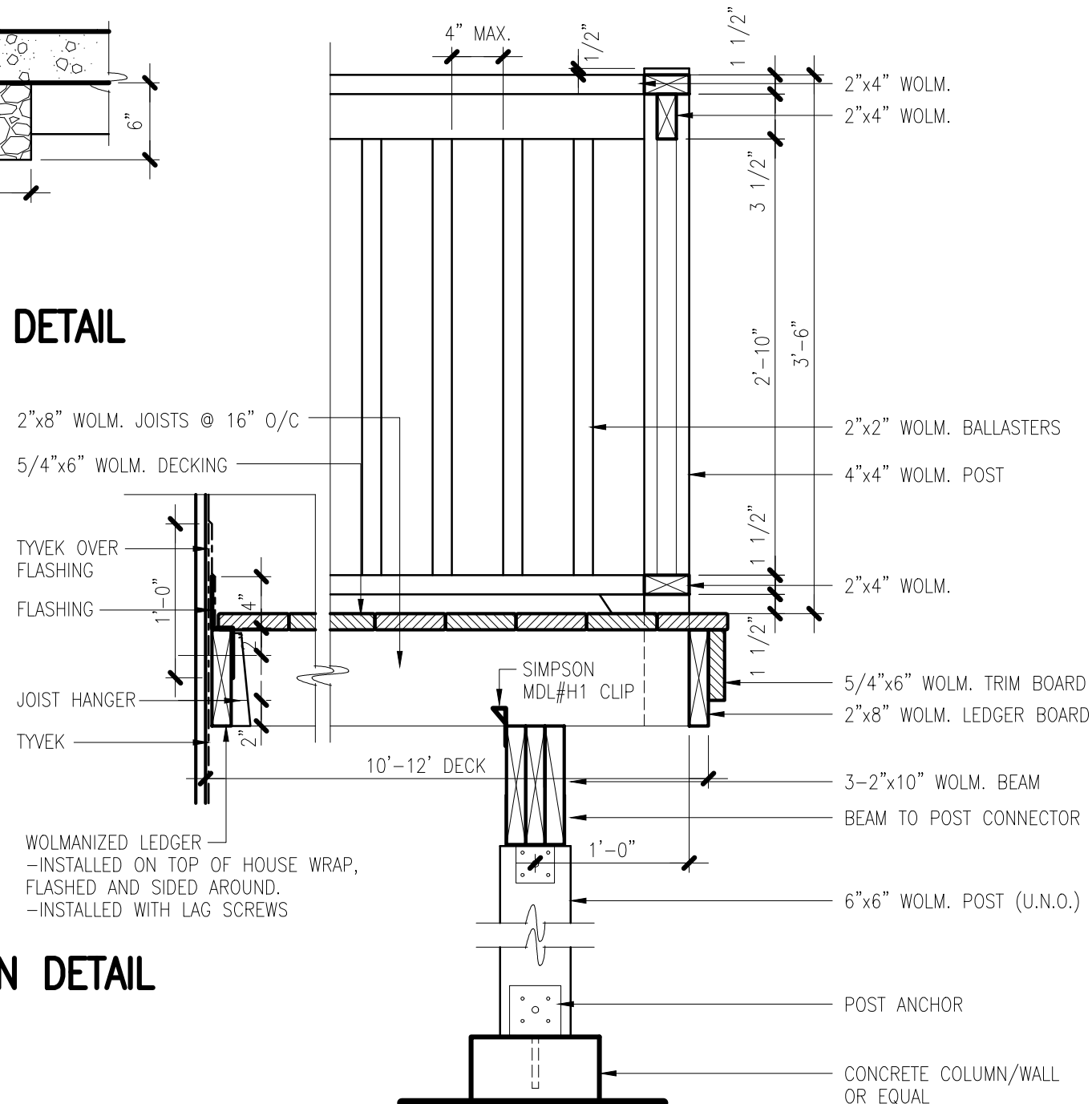
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BRICK CHECK DETAIL
SCALE: 1" = 1'-0"



DECK CONSTRUCTION DETAIL
SCALE: 1" = 1'-0"



project name:

LOT 135 YEW

drawing name:

TYPICAL SECTION

drawn by: CADtech

scale: AS NOTED

date: AUGUST 18, 2017

project no. 2017DD-133 drawing no. A7