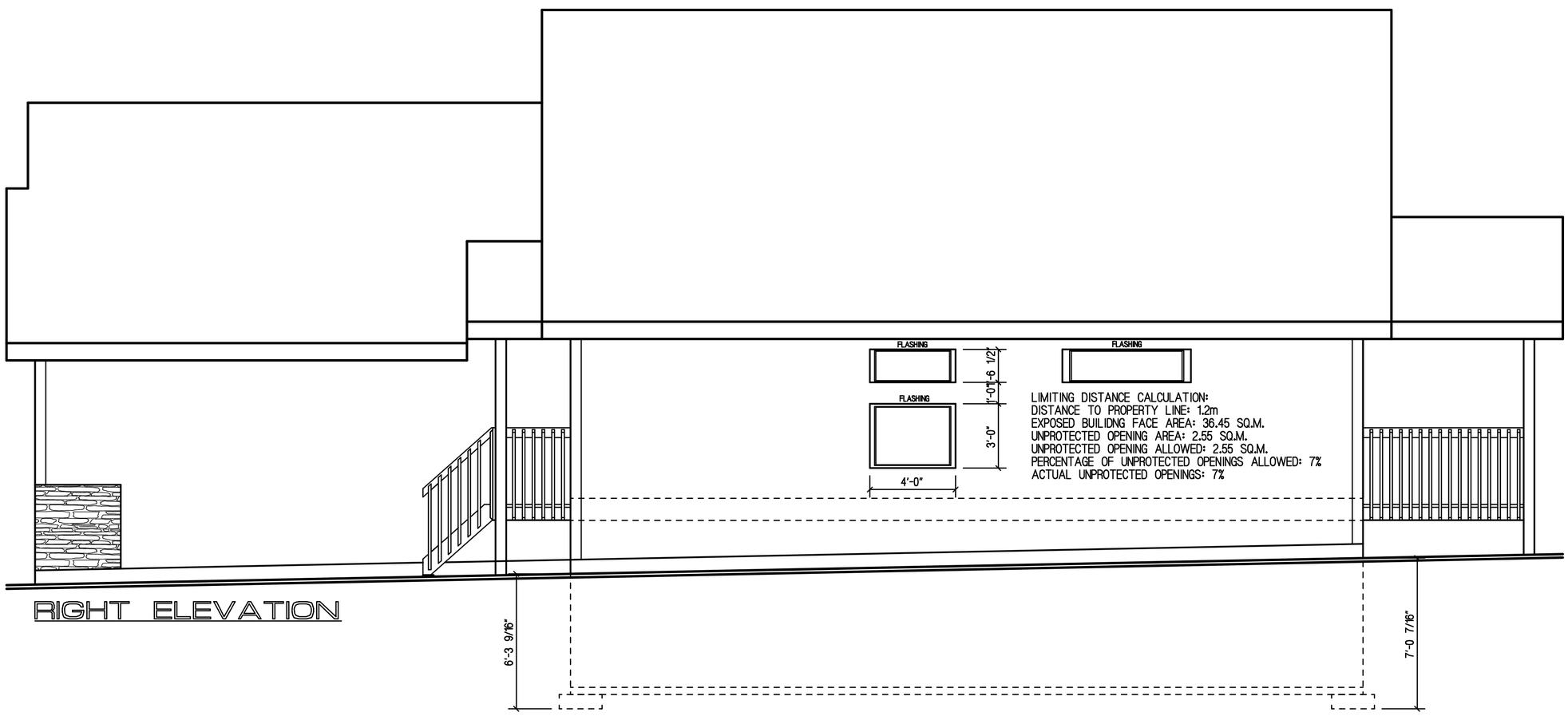
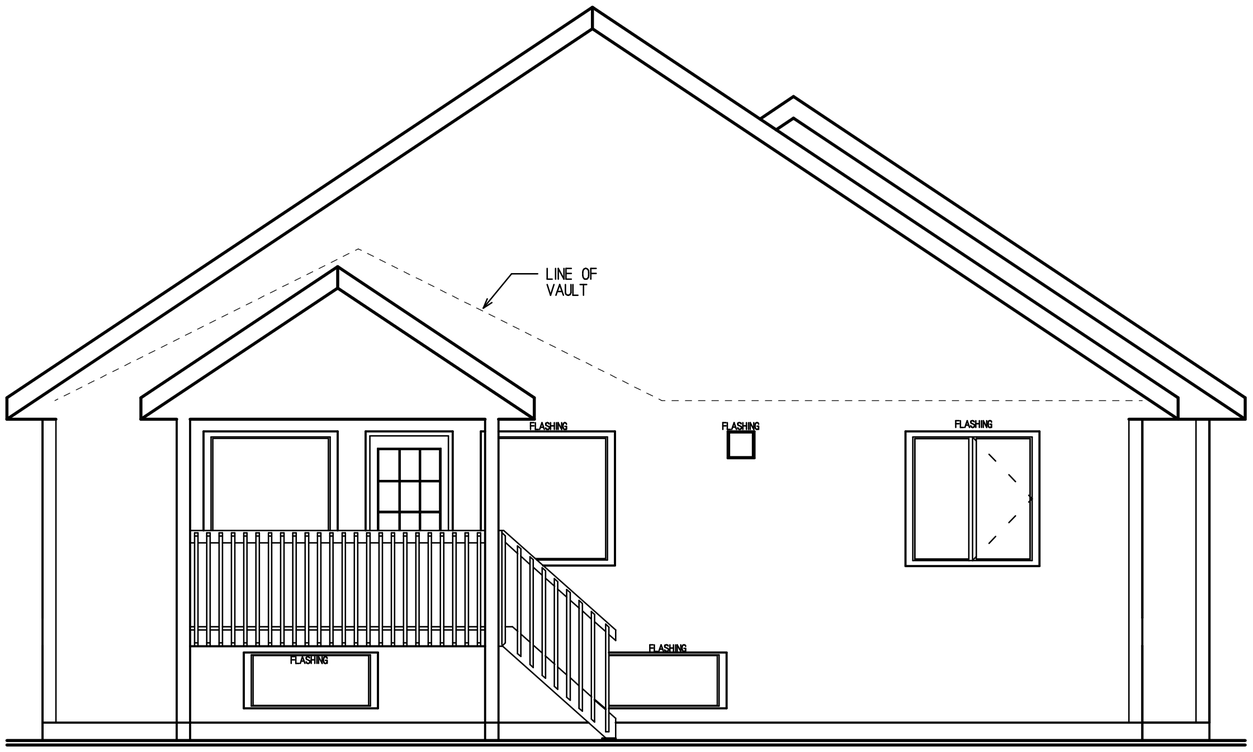
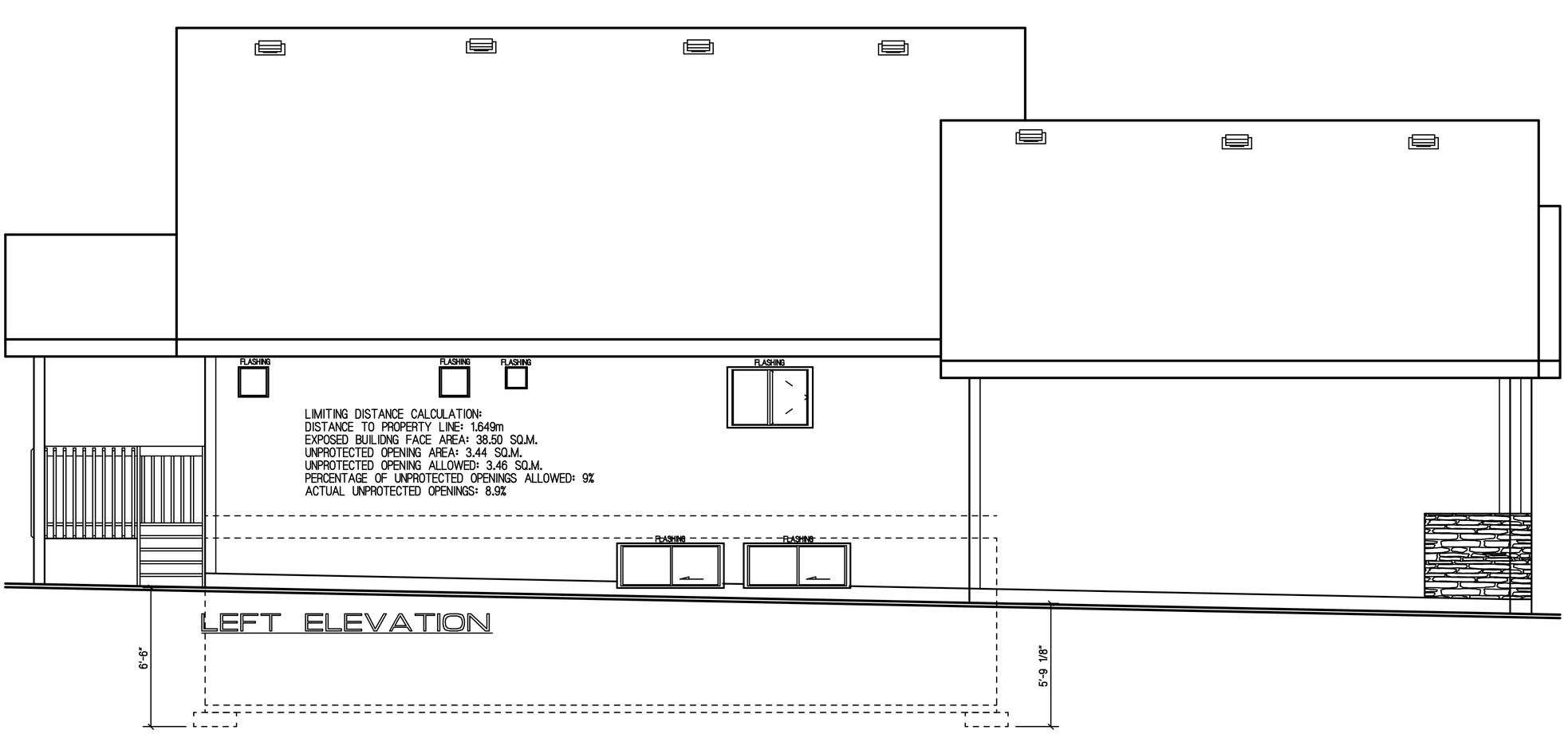
FRONT ELEVATION



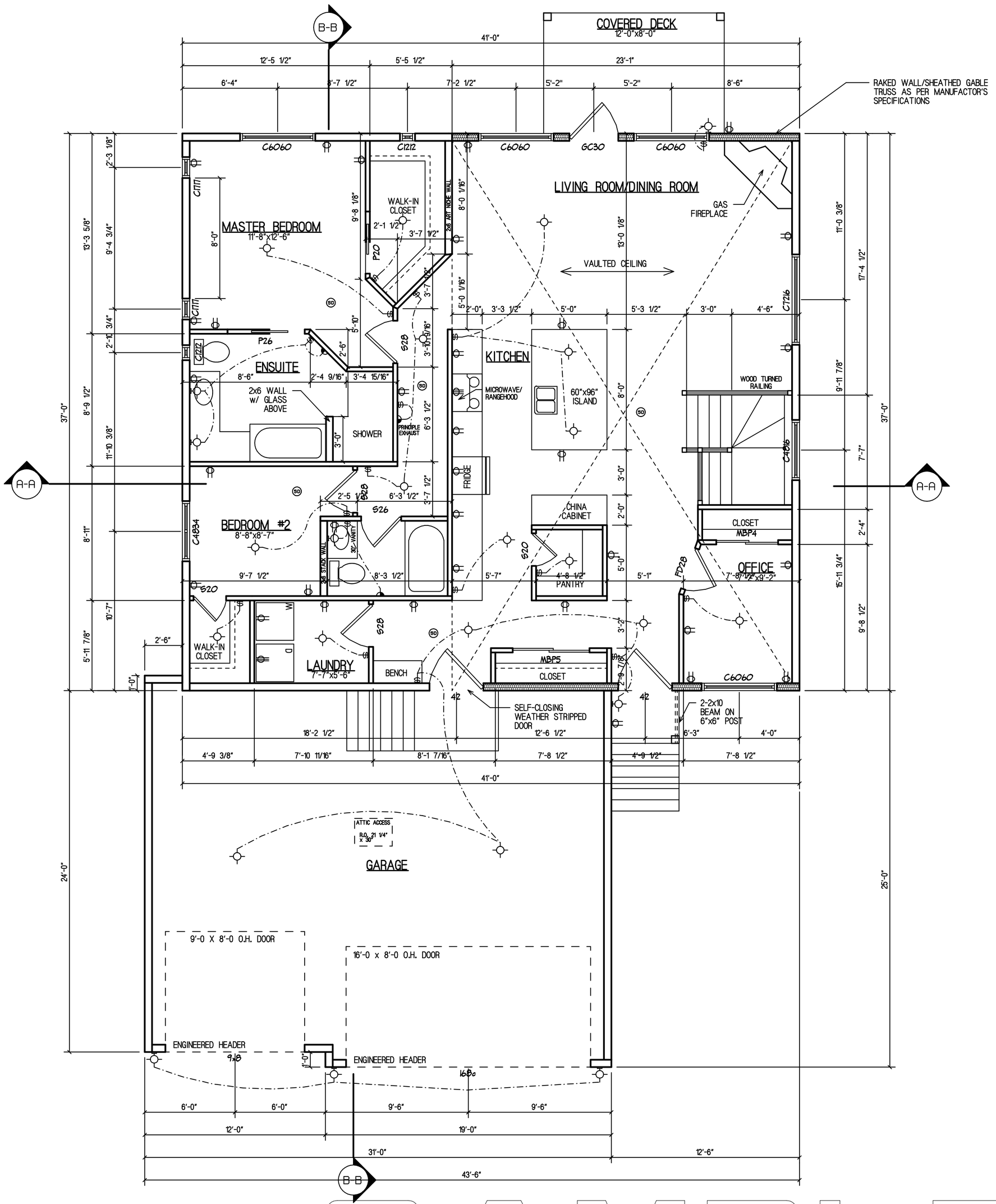
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LEGEND AND NOTES

ELECTRICAL SYMBOLS

- CEILING OR WALL LIGHT
- SWITCH
- FAN
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE
- SD - SMOKE ALARM
- PC - PULL CHAIN LIGHT
- R - RECESSED OR POT LIGHT

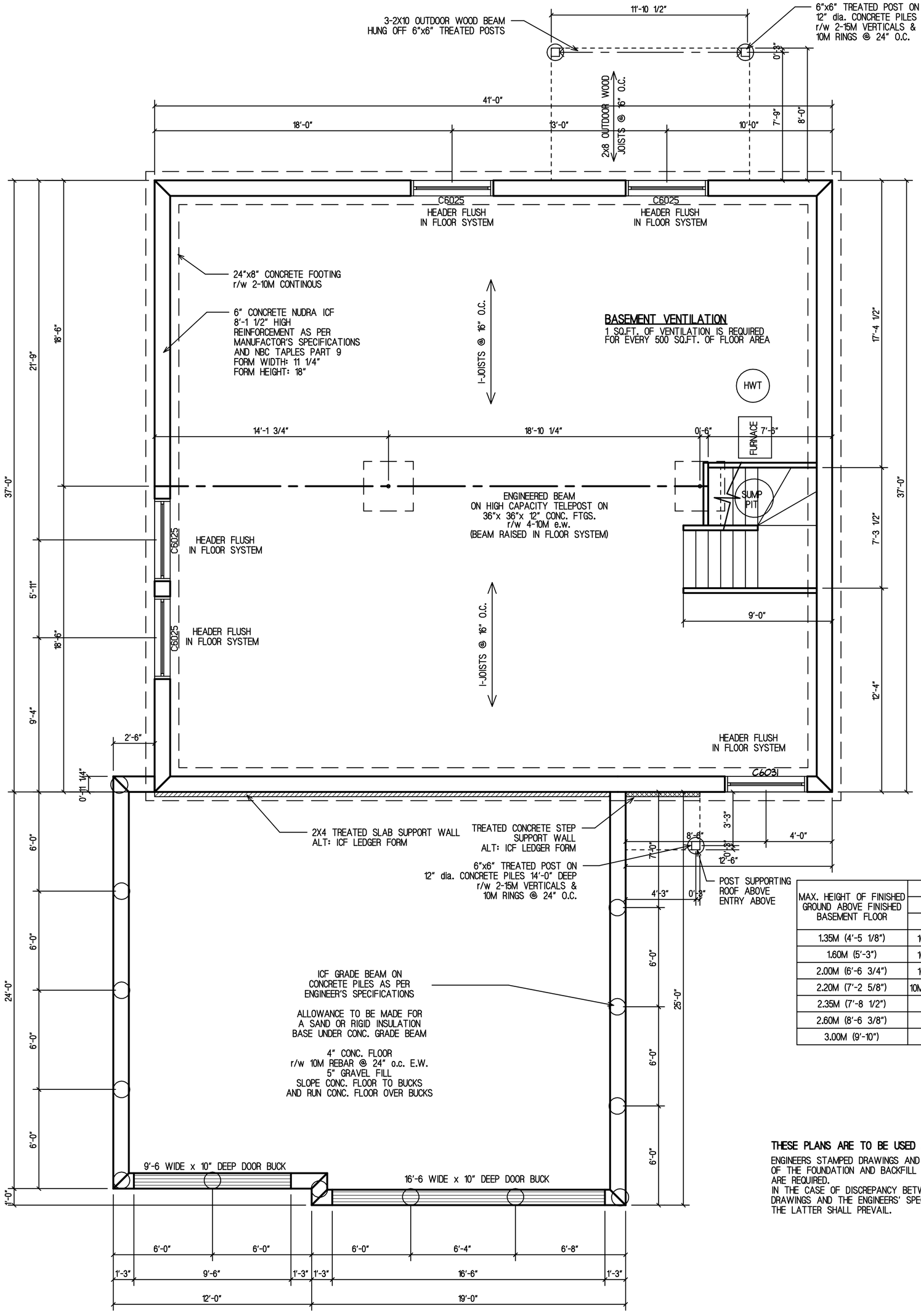
NOTE!

- -CHECK ALL ROUGH OPENINGS INCLUDING DOORS AND WINDOWS DURING FRAMING
- -THE EXACT HEAT INSTALLATION, ELECTRIC OUTLETS, AND ELECTRICAL PANEL LOCATION TO BE THE RESPONSIBILITY OF INSTALLING CONTRACTOR
- -OPTIONAL KITCHEN CABINETS, AND VANITIES AS PER ORDER (FRAME MED CABINETS ON SITE) INSTALLER TO VERIFY THE EXACT VANITY SINK LOCATION
- -PANELS AND PARTITIONS ARE DESIGNATED BY NUMBERS IN BRACKETS. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF SHTG.

- RAIN LOAD 2.1 lbs/SQ.FT.
- SNOW LOAD 42 lbs/SQ.FT.

MAIN FLOOR PLAN: 1517 SQ.FT.

GARAGE AREA: 766 SQ.FT.



FOUNDATION PLAN

NOTES:
REINFOR 140mm (6")CEMENT FOR 140mm (6") ICF WALLS
1) HORIZONTAL REINFORCEMENT
A) TO CONSIST OF:
i)ONE 10M BAR PLACED NOT MORE THAN 300mm FROM THE TOP OF THE WALL, AND
ii)10M BARS AT 600mm O.C., AND

B) BE LOCATED
i)IN THE INSIDE HALF OF THE WALL SECTION, AND
ii)WITH A MINIMUM COVER OF 30mm FROM INSIDE FACE OF CONCRETE.

MAX. HEIGHT OF FINISHED GROUND ABOVE FINISHED BASEMENT FLOOR	MINIMUM VERTICAL REINFORCEMENT		
	MAXIMUM UNSUPPORTED BASEMENT WALL HEIGHT		
	2.44M (8'-0")	2.75M (9'-0")	3.00M (9'-10")
1.35M (4'-5 1/8")	10M @ 400mm (16") o.c.	10M @ 400mm (16") o.c.	10M @ 400mm (16") o.c.
1.60M (5'-3")	10M @ 400mm (16") o.c.	10M @ 380mm (15") o.c.	10M @ 380mm (15") o.c.
2.00M (6'-6 3/4")	10M @ 380mm (15") o.c.	10M @ 380mm (15") o.c.	10M @ 380mm (15") o.c.
2.20M (7'-2 5/8")	10M @ 250mm (9 3/4") o.c.	10M @ 250mm (9 3/4") o.c.	10M @ 250mm (9 3/4") o.c.
2.35M (7'-8 1/2")	n/a	10M @ 250mm (9 3/4") o.c.	10M @ 250mm (9 3/4") o.c.
2.60M (8'-6 3/8")	n/a	10M @ 250mm (9 3/4") o.c.	10M @ 250mm (9 3/4") o.c.
3.00M (9'-10")	n/a	n/a	15M @ 250mm (9 3/4") o.c.

THESE PLANS ARE TO BE USED AS A GUIDE ONLY !

ENGINEERS STAMPED DRAWINGS AND INSPECTIONS
OF THE FOUNDATION AND BACKFILL HEIGHTS
ARE REQUIRED.
IN THE CASE OF DISCREPANCY BETWEEN THESE
DRAWINGS AND THE ENGINEERS' SPECS.,
THE LATTER SHALL PREVAIL.

NOTE:

-IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO ENSURE THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOOTINGS MEET THE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY.

-CONSTRUCTION SHOULD NOT START UNTIL AFTER THE PLAN EXAMINATION REVIEW HAS BEEM COMPLETED AND BUILDING PERMITS ARE ISSUED.

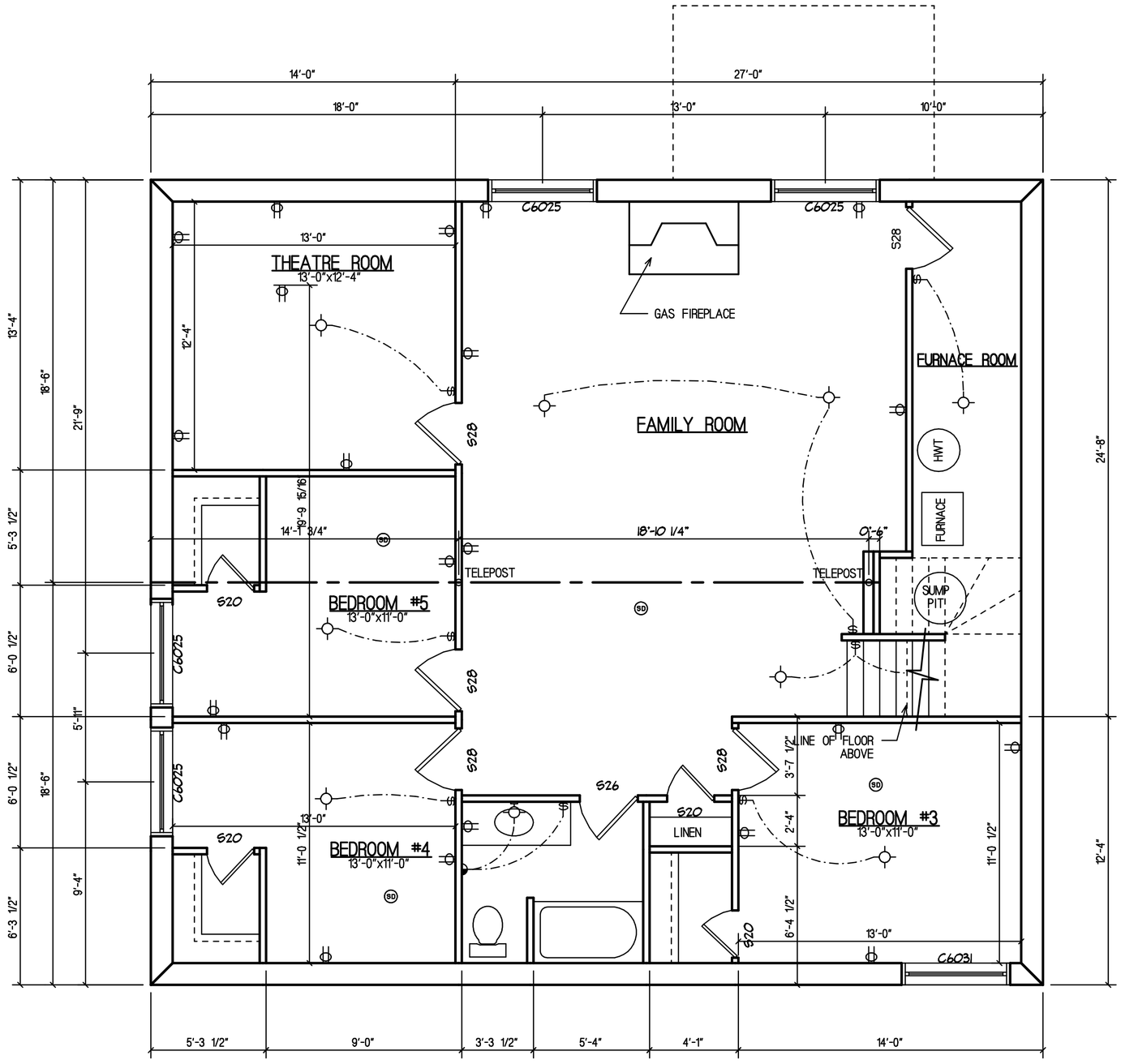
-ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, STATE AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.

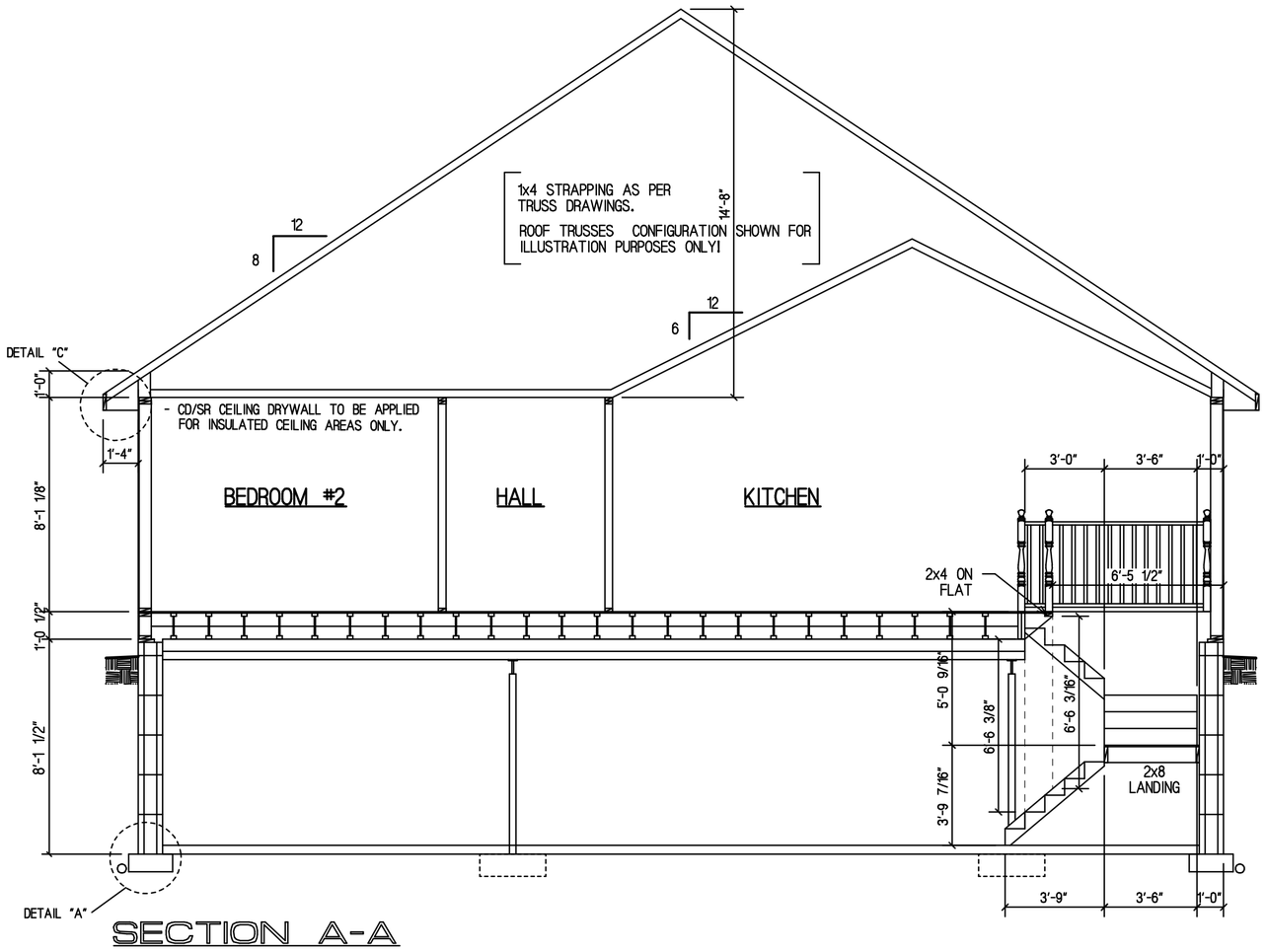
-IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH A REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO PROVIDE THE REPORT.

-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DESCREPANCY TO BE VERIFIED.

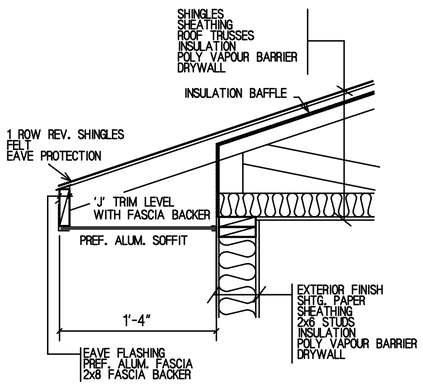
-CHECK CROSS SECTIONS FOR BASEMENT WALL HEIGHTS.

-THE EXACT FURNACE AND H.W.T. LOCATION IS TO BE DETERMINED ON SITE BY THE INSTALLING CONTRACTOR.



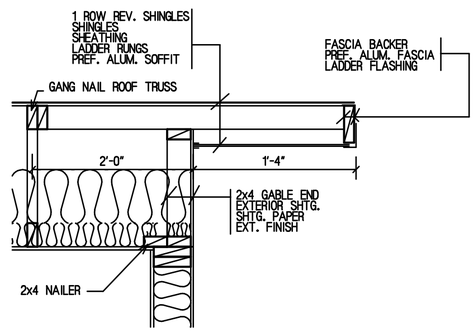


SECTION A-A



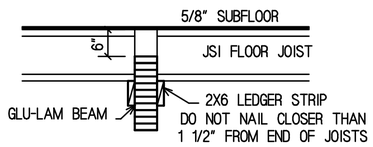
SECTION THRU EAVE (1'-4" O.H.)

DETAIL C



SECTION THRU GABLE END (1'-4" O.H.)

DETAIL D



SECTION G-G

NOTE!

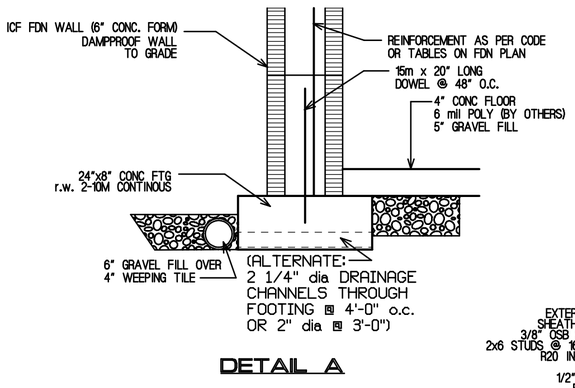
-ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.

-THIS FOUNDATION PLAN HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES, AND CONFORMS TO THE INTENT OF THE CODE. IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.

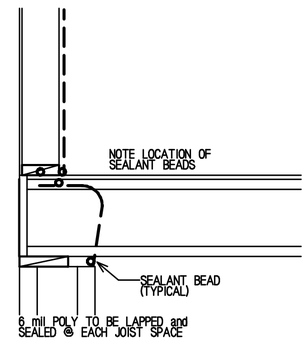
-FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.

-FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.

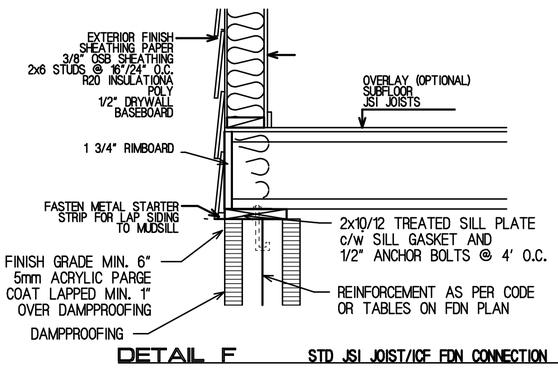
-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE VERIFIED



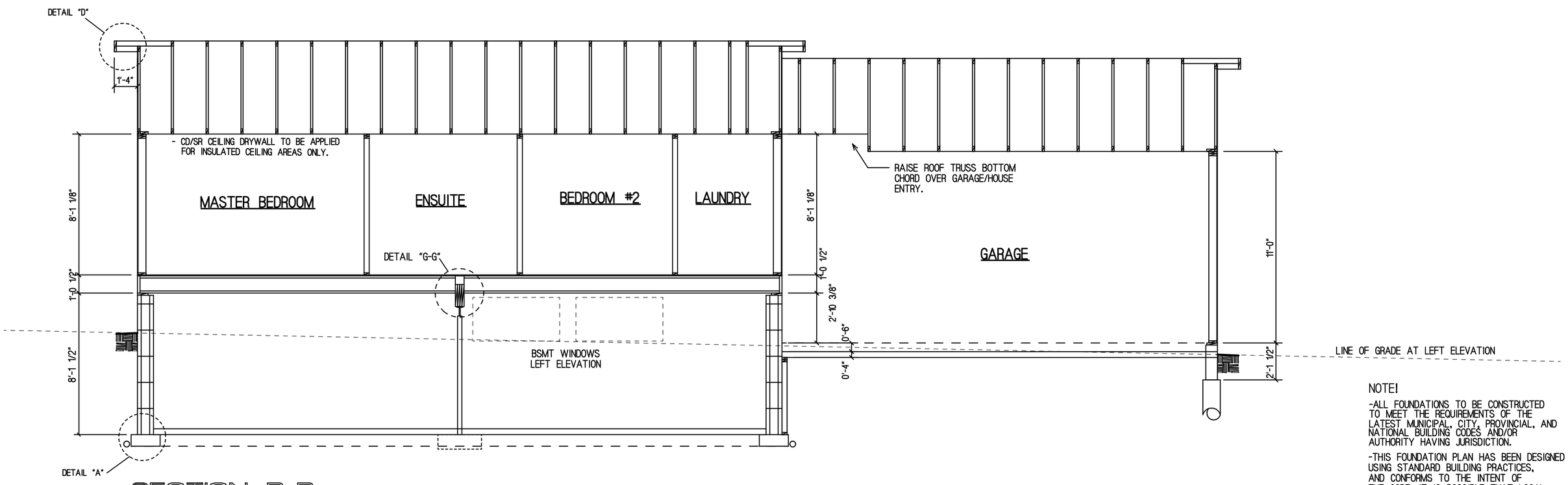
DETAIL A



POLY VAPOUR BARRIER DETAIL



DETAIL F STD JSI JOIST/ICF FDN CONNECTION



SECTION B-B

NOTE!

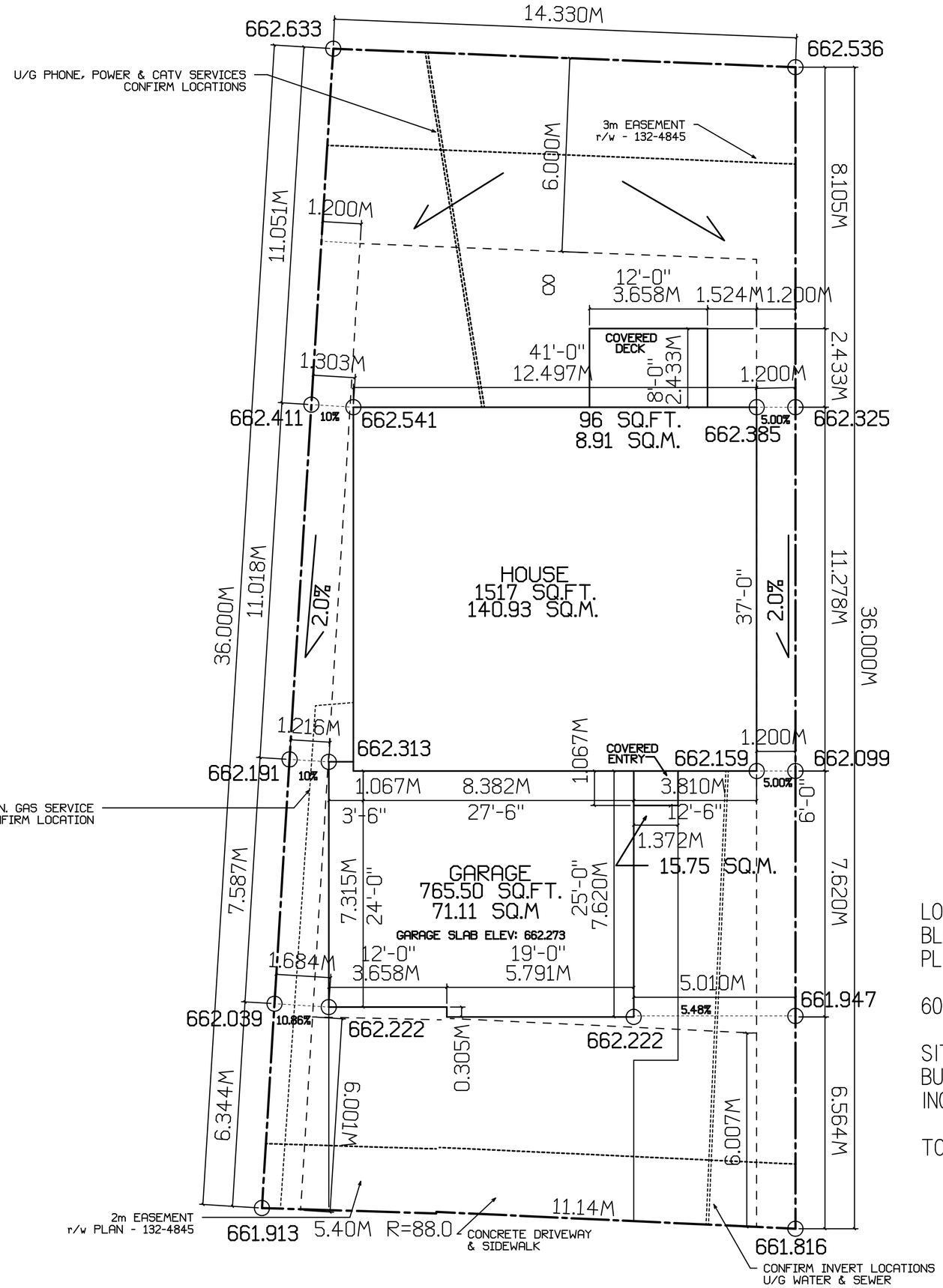
-ALL FOUNDATIONS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LATEST MUNICIPAL, CITY, PROVINCIAL, AND NATIONAL BUILDING CODES AND/OR AUTHORITY HAVING JURISDICTION.

-THIS FOUNDATION PLAN HAS BEEN DESIGNED USING STANDARD BUILDING PRACTICES, AND CONFORMS TO THE INTENT OF THE CODE. IT IS POSSIBLE THAT LOCAL AUTHORITIES MAY REQUIRE AN ENGINEERS REPORT TO CONFIRM THIS DESIGN. IF SUCH REPORT IS REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER TO PROVIDE THE REPORT.

-FOUNDATION AND FOOTING DESIGN IS TO BE DESIGNED TO SUIT LOCAL SOIL CONDITIONS AND LOAD REQUIREMENTS.

-FOUNDATION IS TO BE DESIGNED TO ENSURE FOOTINGS AND/OR PILES EXTEND BELOW FROST LEVEL.

-DIMENSIONS TO BE CHECKED BY INSTALLING CONTRACTOR AND ANY DISCREPANCY TO BE VERIFIED



LOT: 8
BLOCK: 15
PLAN: 132-4845

6005 - 17th STREET

SITE AREA - 555.8 sq.m (5,971.90 sq.ft.)
BUILDING AREA - 222.41 sq.m (2547.81 sq.ft.)
INCLUDES DECK & COVERED ENTRY

TOTAL COVERAGE - 40%

LOT AREA: 5971.90 SQ.FT./555.80 SQ.M.
BUILDING AREA: 2547.81 SQ.FT./222.41 SQ.M. (INCLUDES DECK & COVERED ENTRTY)
LOT COVERAGE: 40%