

MAIN FLOOR NOTES

STRUCTURAL NOTES:

- PROVIDE LINTELS OVER ALL OPENINGS IN BEARING WALLS, LINTELS TO BE 2-2"x10" SPF UNLESS OTHERWISE NOTED
- BEAMS AS INDICATED ARE FOR LOCATION ONLY. FOR SIZES, SEE SUPPLIERS ENGINEERED SHOP DRAWINGS (UNLESS OTHERWISE NOTED)
- ROOF FRAMING & GIRDER TRUSSES IF INDICATED, ARE SUGGESTED. SEE SUPPLIERS ENGINEERED SHOP DRAWINGS FOR LAYOUT.
- FLOOR TO BE OVER-DESIGNED TO REDUCE BOUNCE IN FLOOR SYSTEMS.
- FLOOR AND TRUSS MANUFACTURERS DRAWINGS ARE TO SUPERCEDE THE STRUCTURAL COMPONENTS ON THESE PLANS. MANUFACTURERS TO CONTACT DESIGNHAUS STUDIO FOR APPROVAL PRIOR TO CHANGES.

FRAMING NOTES:

- WINDOW & EXTERIOR DOOR ROUGH OPENING SIZES AS PER WINDOW & EXTERIOR DOOR SUPPLIER.
- INTERIOR DOOR TOPS INTENDED TO ALIGN WITH WINDOW & EXTERIOR DOOR TOPS. INTERIOR DOOR HEIGHTS MAY BE REQUIRED TO BE ADJUSTED. CONTRACTOR TO CONFIRM.
- TOP OF WINDOW JAMBS TO ALIGN WITH TOP OF EXTERIOR DOOR JAMBS.

GENERAL NOTE:

- OSB SHEATHING MAY SUBSTITUTE WHERE PLYWOOD NOTED.
- DIMENSIONS ARE TO FACE OF SHEATHING ON EXTERIOR WALLS, TO FACE OF STUD ON INTERIOR WALLS & TO FACE OF CONCRETE.
- ALL CONSTRUCTION SHALL CONFORM TO ABC 2014 (LATEST VERSION)
- INTERIOR LOAD BEARING WALL STUDS TO LINE UP WITH FLOOR JOISTS BELOW FOR HEATING, ETC.
- ALL WALL HEIGHT OVER 12'-0" MUST BE SPACED @ 12" OC AND/OR MUST BE 16" OC WITH SOLID BLOCKING AT NO LESS THAN 7'-0" PER ROW
- 4'-0" MIN FROST FOOTING COVER IS REQUIRED AT GARAGES, WALK-OUT BASEMENTS AND PORCH WELLS
- INSTALL FLASHING AT, BUT NOT LIMITED TO, THE FOLLOWING LOCATIONS: ROOF INTERSECTIONS, EXTERIOR DOORS AND WINDOWS

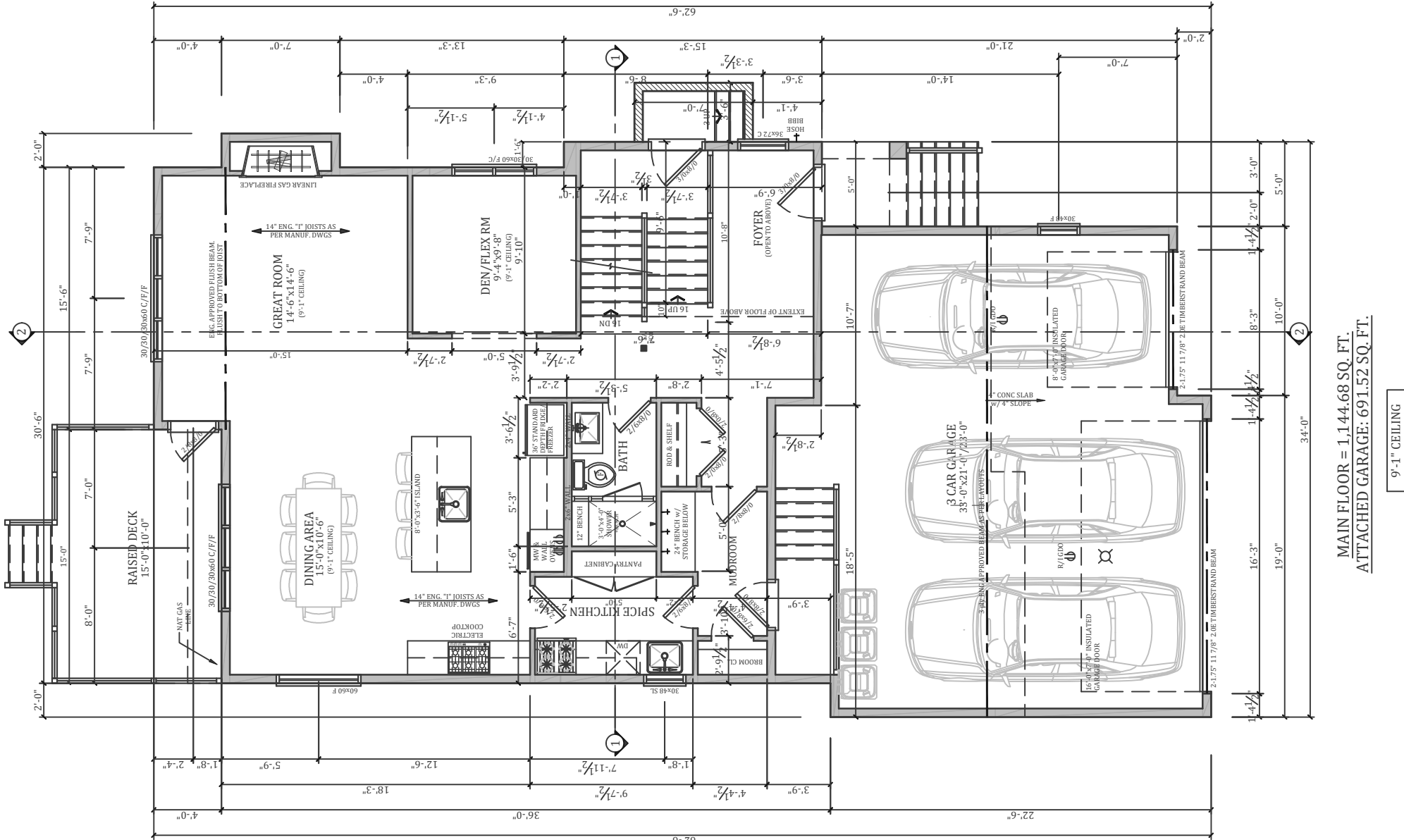
CONSTRUCTION ASSEMBLIES

- BASEMENT FLOOR**
- 4" CONCRETE SLAB w REBAR SUPPORT & 2% SLOPE TO FLOOR DRAINS
 - 6 MIL POLY VAPOUR BARRIER
 - 2-5" FORMULAR XPS RIGID INSULATION
 - 5" COMPACTED GRAVEL

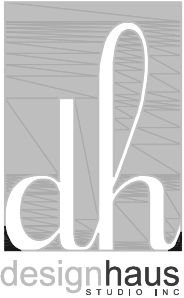
- EXTERIOR WALLS (EFFECTIVE RSI 2.91 - R-VALUE 16.52)**
- EXTERIOR CLADDING
 - 7/16" (12.5mm) OSB SHEATHING OR EQUAL
 - 2x6" STUDS @ 16" O/C
 - R-22 BATT INSULATION
 - 6 mil VAPOUR BARRIER
 - 1/2" GYPSUM BOARD

GENERAL NOTES

- BUILDER IS RESPONSIBLE FOR CHECKING ALL NOTES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION
- DESIGNHAUS STUDIO SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION BEGUN PRIOR TO ISSUANCE OF ALL REQUIRED PERMITS
- DESIGNHAUS STUDIO SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THE PLANS THAT HAVE NOT BEEN AUTHORIZED
- DO NOT SCALE DRAWINGS
- NOTE THAT THE SQUARE FOOTAGE OF UPPER STAIRWELL IS NOT INCLUDED UNLESS STAIRS TO THE BASEMENT ARE FINISHED
- FINAL GRADE MAY ALTER EXTERIOR APPEARANCE
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER
- DESIGNHAUS STUDIO IS NOT RESPONSIBLE FOR CIRCULATING DRAWING SETS TO TRADES. DESIGNHAUS STUDIO WILL DEAL DIRECTLY WITH OUR CLIENT ONLY.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



155 ELGIN TERRACE S.E.
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APRIL 04, 2022

MAIN FLOOR PLAN
CUSTOM SINGLE FAMILY DWELLING
LOT 1 - 20 WATERFORD TERRACE

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- A9 Construction details
- A10 Construction details

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UPPER FLOOR NOTES

STRUCTURAL NOTES:

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- BEAMS AS INDICATED ARE FOR LOCATION ONLY. FOR SIZES, SEE SUPPLIERS ENGINEERED SHOP DRAWINGS (UNLESS OTHERWISE NOTED)
- ROOF FRAMING & GIRDER TRUSSES IF INDICATED, ARE SUGGESTED. SEE SUPPLIERS ENGINEERED SHOP DRAWINGS FOR LAYOUT.
- FLOOR TO BE DESIGNED TO CARRY MASONRY AT ALL FIREPLACES.
- FLOOR TO BE OVER-DESIGNED TO CARRY LOADS OF STONE COUNTER TOPS AND TILE FLOORING IN KITCHEN AREA.
- ROOF TO BE DESIGNED TO CARRY MASONRY CHIMNEY LOADS.
- FLOOR AND TRUSS MANUFACTURERS DRAWINGS ARE TO SUPERCEDE THE STRUCTURAL COMPONENTS ON THESE PLANS. MANUFACTURERS TO CONTACT DESIGNHAUS STUDIO FOR APPROVAL PRIOR TO CHANGES.

FRAMING NOTES:

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- INTERIOR LOAD BEARING WALL STUDS TO LINE UP WITH FLOOR JOISTS BELOW FOR HEATING, ETC.
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CONSTRUCTION ASSEMBLIES

FLOOR/CEILING

- FINISHED FLOORING
- 3/4" PLYWOOD GLUED & SCREWED
- FLOOR SYSTEM AS SPECIFIED
- 1/2" GYPSUM BOARD

EXTERIOR WALLS (EFFECTIVE RSI 2.91 - R-VALUE 16.52)

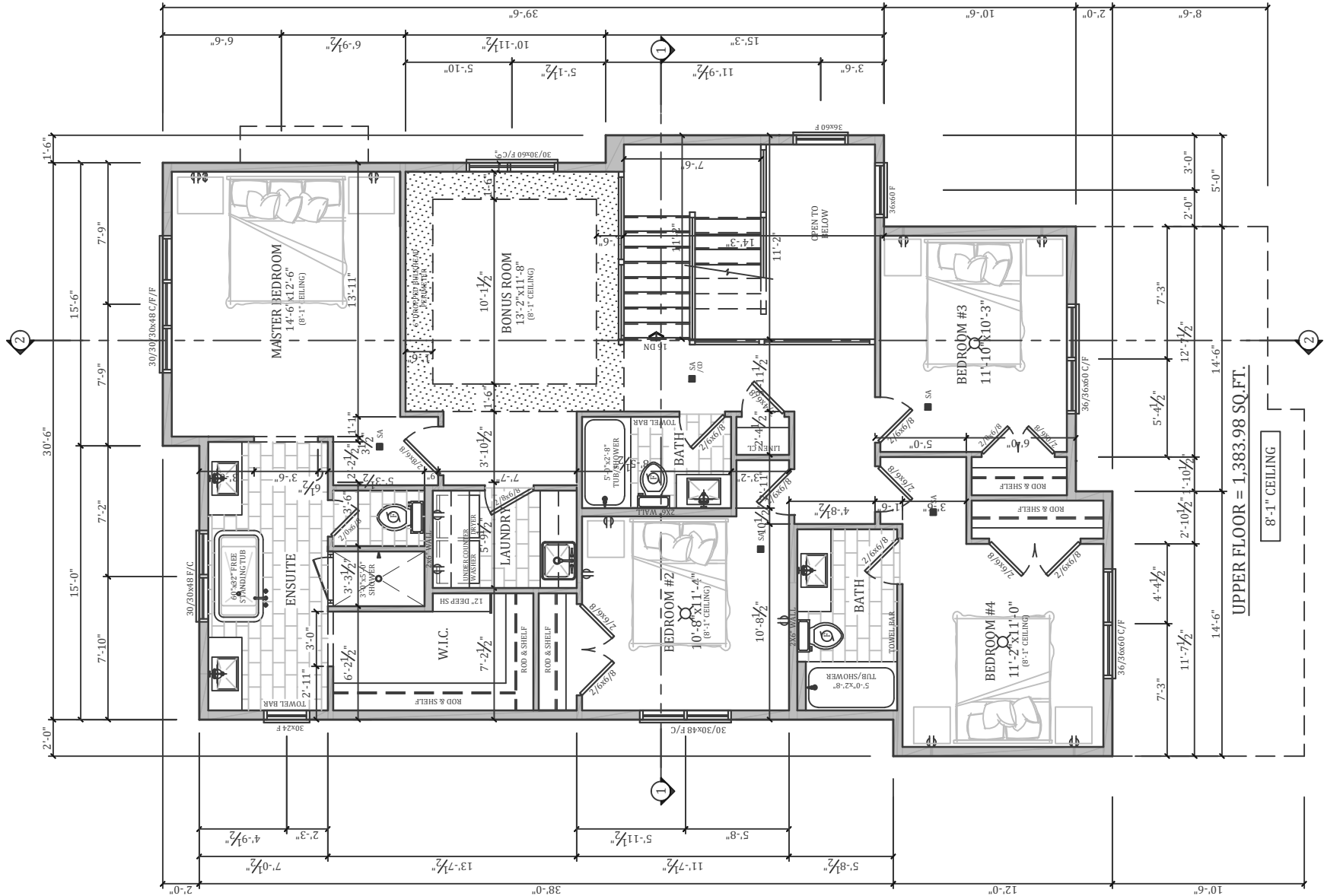
- EXTERIOR CLADDING
- 7/16" (12.5mm) OSB SHEATHING OR EQUAL
- 2x6" STUDS @ 24" O/C
- R-22 BATT INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" GYPSUM BOARD

ROOF/CEILING

- ASPHALT SHINGLES AS SPECIFIED
- ASPHALT IMPREGNATED PAPER
- OSB SHEATHING C/W H-CLIPS
- APPROVED WOOD TRUSSES @ 24" O/C
- R-50 LOOSE FILL INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" DOMTAR CEILING BOARD

GENERAL NOTES

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UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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APRIL 04, 2022

UPPER FLOOR PLAN
CUSTOM SINGLE FAMILY DWELLING
LOT 1 - 20 WATERFORD TERRACE

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LOWER FLOOR NOTES

STRUCTURAL NOTES:

- BEAMS, COLUMNS, PAD FOOTINGS AS INDICATED ARE FOR LOCTION ONLY. FOR SIZES SEE SUPPLIERS ENGINEERED SHOP DRAWINGS. (UNLESS OTHERWISE NOTED)
- FLOOR AND TRUSS MANUFACTURERS DRAWINGS ARE TO SUPERCEDE THE STRUCTURAL COMPONENTS ON THESE PLANS. MANUFACTURERS TO CONTACT DESIGNHAUS STUDIO FOR APPROVAL PRIOR TO CHANGES

PLUMBING & MECHANICAL NOTES:

- MECHANICAL DUCTS INDICATED ARE FOR SUGGESTED LOCATION ONLY. LAYOUT OF DUCTWORK AS PER MECHANICAL CONTRACTORS SHOP DRAWINGS.
- FURNACE & WATER HEATER INDICATED ARE TO SHOW LOCATION ONLY. SIZES ARE ESTIMATED.

FRAMING NOTES:

- WINDOW & EXTERIOR DOOR ROUGH OPENING SIZES AS PER WINDOW & EXTERIOR DOOR SUPPLIER.

GENERAL NOTES:

- OSB SHEATHING MAY SUBSTITUTE WHERE PLYWOOD NOTED.
- DIMENSIONS ARE TO FACE OF SHEATHING ON EXTERIOR WALLS, TO FACE OF STUD ON INTERIOR WALLS & TO FACE OF CONCRETE.
- SOILS ENGINEER & CONTRACTOR TO VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION.
- PAD FOOTINGS SIZED USING MINIMUM 2000 PSF SOIL BEARING CAPACITY. ACTUAL TO BE DETERMINED BY SOILS ENGINEER ON SITE AT TIME OF EXCAVATION.
- FOOTINGS MAY BE REQUIRED TO BE INCREASED PENDING SOIL ENGINEERS SITE ANALYSIS.
- ALL CONSTRUCTION SHALL CONFORM TO ABC 2014 (LATEST VERSION)
- INTERIOR LOAD BEARING WALL STUDS TO LINE UP WITH FLOOR JOISTS BELOW FOR HEATING, ETC.
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CONSTRUCTION ASSEMBLIES

BASEMENT FLOOR

- 4" CONCRETE SLAB (IN SLAB HEATING)
- 6 mil POLY VAPOUR BARRIER
- 2" XPS RIGID INSULATION
- 5" COMPACTED GRAVEL

FOUNDATION WALLS

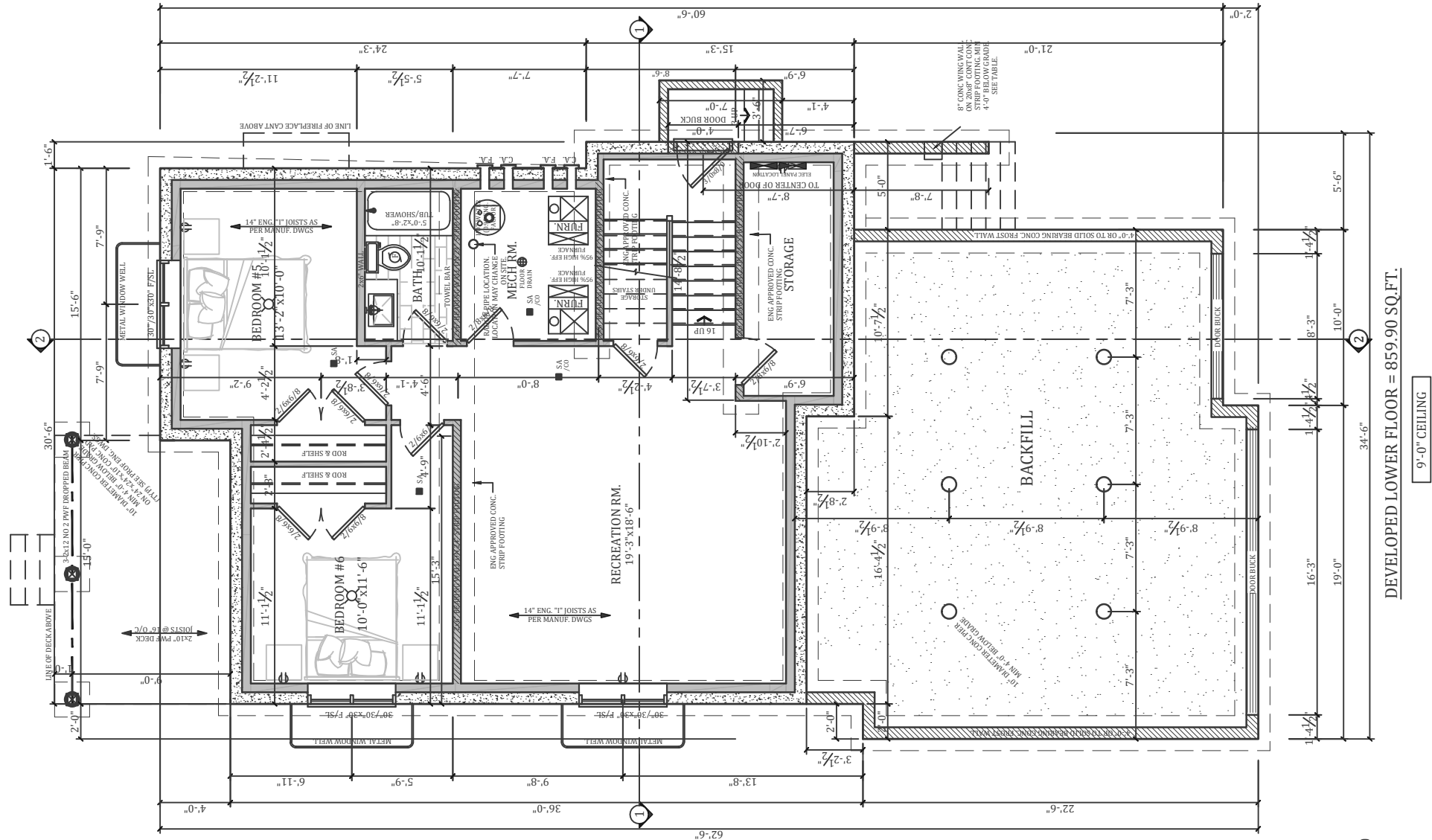
- EXTERIOR DAMP-PROOFING BELOW GRADE ON
- 8" CONCRETE WALL ON 24"x48" FPG ON SOLID BEARING REINFORCED WITH 2-10M BARS
- 1" XPS RIGID INSULATION
- 2x4 STUD FURRING WALL @ 24" OC
- R-14 BATT INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" GYPSUM BOARD IN FINISHED AREAS

EXTERIOR WALLS (EFFECTIVE RSI 2.91 - R-VALUE 16.52)

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- 7/16" (12.5mm) OSB SHEATHING OR EQUAL
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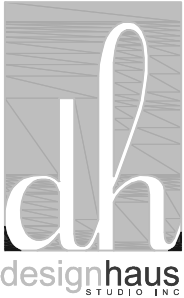
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LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

- CRIBBERS NOTE -
PORCH WING WALL HEIGHT TABLE
(ensure 4'-0" below grade for frost protection)

# OF RISERS	DISTANCE IN INCHES FROM TOP OF FOUNDATION WALL TO TOP OF FINISH GRADE	
	CONCRETE	WOOD
2	11	14
3	19	22
4	27	30
5	35	38
6	43	46



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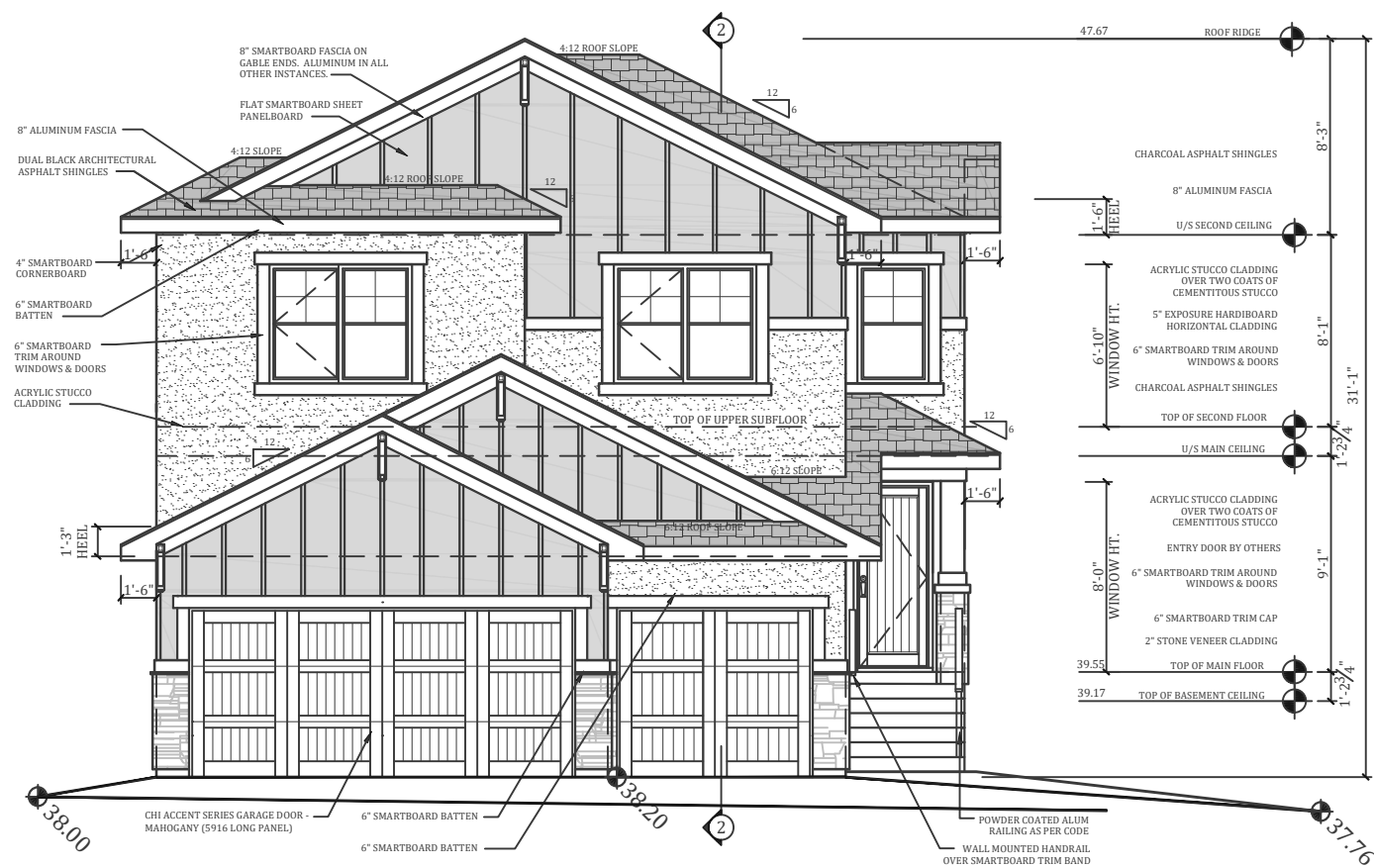
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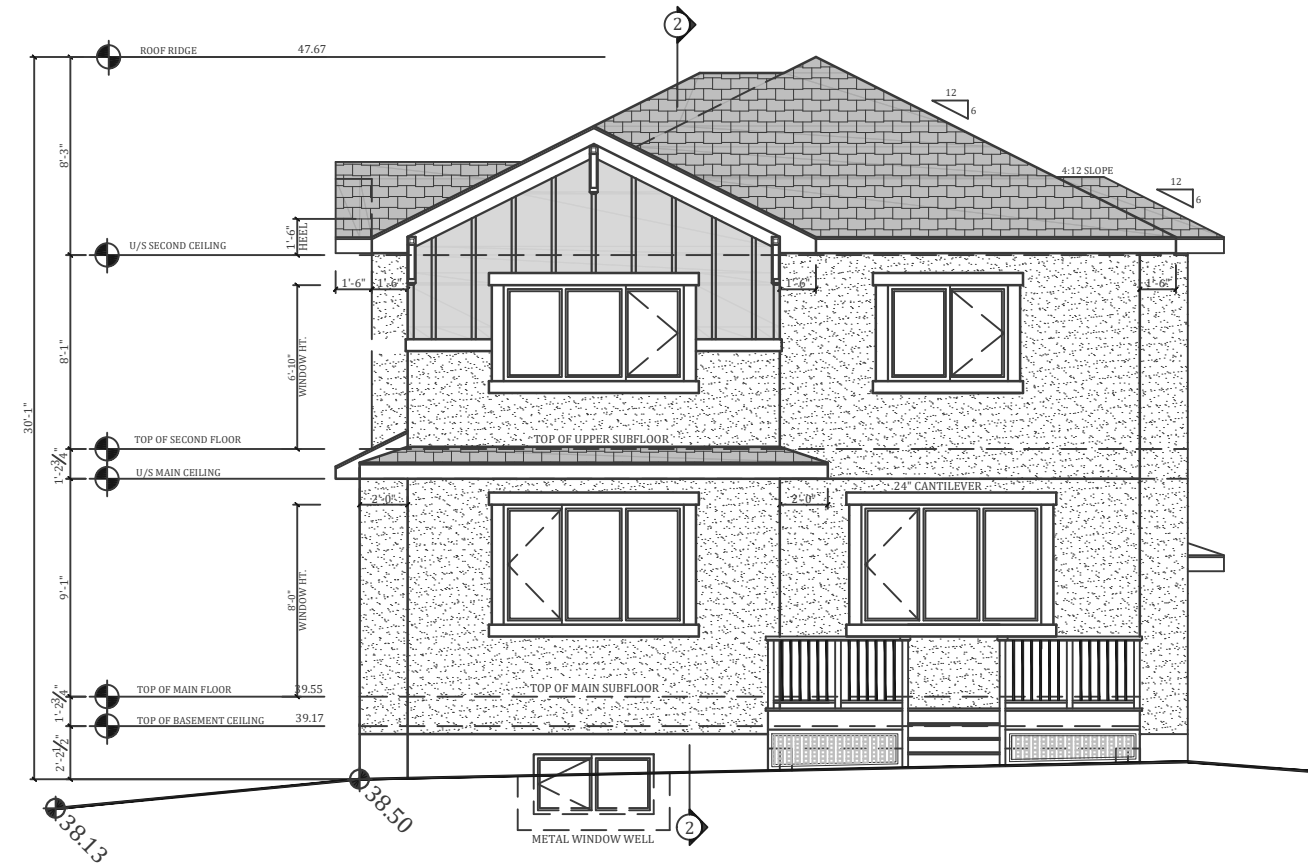
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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EAST & WEST ELEVATIONS
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