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 & EXTERIIOR 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 JAMES TO ALIGN WITH TOP OF EXTERIOR DOOR JAMES.

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 POLV VAPOUR BARRIER 2.5" FORMULAR YPS REGID INSULATION 5" COMPACTED GRAVEL

- EXTERIOR WALLS (EFFECTIVE RSI 2.91 R-VALUE 16.52)
- TERIOR WALLS (EFFECTIVE RST 2.74 NOTAGE EXTERIOR CLADDING 7/16" (12.5mm) OSB SHEATHING OR EQUAL 2x6" STUDS @ 16" 0/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
- 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"

CHES FROM TOP V WALL TO TOP 3 WALL	WOOD	14	22	30	38	46
DISTANCE IN INC OF FOUNDATION OF WINC	CONCRETE	11	19	27	35	43
# OF RISERS		2	3	4	5	9

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MARCH 22, 2022

DWELLING MAIN FLOOR PLAN CUSTOM SINGLE FAMILY LOT 2 - 24 WATERFORD

	1.9
A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section
A9	Construction details
A10	Construction details



UPPER 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 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;

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

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)
- EATERIUM WALLS (EFFECTIVE SST291 R-VALUE EXTERIOR CLADDING 7/16" (12.5mm) OSB SHEATHING OR EQUAL 2x6" STUDS @ 24" Ο/C R-22 BATTINSULATION 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" 0/C R-50 LOOSE FILL INSULATION
- 6 mil VAPOUR BARRIER
 1/2" DOMTAR CEILING 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
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UPPER FLOOR PLAN SCALE: 1/8" = 1'-0"



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MARCH 22, 2022

DWELLING DTERRACE UPPER FLOOR PLAN CUSTOM SINGLE FAMILY LOT 2 - 24 WATERFORD

	1.0
A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section
A9	Construction details
A10	Construction details



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

- FOUNDATION WALLS EXTERIOR DAMP-PROFING BELOW GRADE ON 8° CONCRETE WALL ON 24'-x8° FTG ON SOLID BEARING REINFORCED WITH 2-10M BARS 1' YAPS RIGID INSULATION 2x4 STUD FURRING WALL @ 24° 0C R-14 BATI INSULATION 6 mil VAPQUE BARRIER 6 mil VAPQUE BARRIER

- 1/2" GYPSUM BOARD IN FINISHED AREAS
- EXTERIOR WALLS (EFFECTIVE RSI 2.91 R-VALUE 16.52) EXTERIOR CLADDING 7/16" (12.5mm) OSB SHEATHING OR EQUAL 2x6" STUDS @ 16" 0/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 ٠
- DESIGNHAUS STUDIO SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THE PLANS THAT HAVE NOT BEEN AUTHORIZED
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LOWER FLOOR PLAN SCALE: 1/8" = 1'-0"

- CRIBBERS NOTE -PORCH WING WALL HEIGHT TABLE ire 4'-0" below grade for frost protec

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CHES FROM TOP N WALL TO TOP G WALL	W00D	14	22	30	38	46
DISTANCE IN IN OF FOUNDATIOI OF WIN	CONCRETE	11	19	27	35	43
# OF RISERS		2	3	4	5	9





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MARCH 22, 2022

DWELLING LOWER FLOOR PLAN CUSTOM SINGLE FAMILY LOT 2 - 24 WATERFORD

A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section
A9	Construction details
A10	Construction details









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MARCH 22, 2022

EAST & WEST ELEVATIONS CUSTOM SINGLE FAMILY DWELLING LOT 2 - 24 WATERFORD TERRACE

A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section:
A9	Construction details
A10	Construction details







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MARCH 22, 2022

NORTH ELEVATION CUSTOM SINGLE FAMILY DWELLING JASPER II - PHASE 2 - WATERFORD ESTATES

	10
A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section
A9	Construction details
A10	Construction details





A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plan
A5	West & East elevations
A6	North elevation
A7	South elevation
A8	Structural cross section
A9	Construction details
A10	Construction details



CROSS SECTION SCALE: 1/4" = 1'-0"

	CEILING BELOW ATTIC ASSEMBLY COMPONENTS	RSI	R
1	ROOF SHEATHING	0.00	0.00
2	EXTERIOR AIR FILM IN VENTED ROOF SPACE	0.03	0.17
3	BLOWN IN CELLULOSE, 268mm @ 0.025 RSI/mm RSI 6.70, R38	6.70	38.00
4	INSULATION IN BOTTOM 2x4" CHORD TRUSS RSI 2.46, R14		
	FROM TABLE A-9.36.2.4 (1)A - 7%/93%	1.97	11.19
5	POLYETHYLENE VAPOUR RETARDER	0.00	0.00
6	1/2" GYPSUM WALL BOARD	0.08	0.45
7	INTERIOR AIR FILM (CEILING HEAT FLOW UP)	0.11	0.62
	EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	8.89	50.43

	ABOVE GRADE WALL ASSEMBLY COMPONENT	RSI	R
1	EXTERIOR AIR FILM	0.03	0.17
2	THREE COAT STUCCO - CEMENT BROWN COAT & ACRYLIC TOP	0.02	0.11
3	ASPHALT IMPREGNATED PAPER	0.00	0.00
4	7/16" OSB SHEATHING	0.11	0.62
5	2x6" FRAMING FILLED w/ R22 BATT @ 24" 0/C RSI 3.87, R22		
	FROM TABLE A-9.36.2.4 (1)A - 20%/80%	2.67	15.16
6	POLYETHYLENE VAPOUR RETARDER	0.00	0.00
7	1/2" GYPSUM WALL BOARD	0.08	0.45
8	FINISH: 1 COAT LATEX PRIMER & LATEX PAINT	0.00	0.00
9	INTERIOR AIR FILM	0.12	0.68
	EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	3.03	17.19

_		_	
	BELOW GRADE FOUNDATION WALL ASSEMBLY	RSI	R
1	8" HIGH DENSITY CONCRETE FOUNDATION (2400kg/m3)	0.08	0.46
2	1" (25mm) XPS RIGID FOAM INSULATION	0.88	5.00
3	2x4" FRAMING FILLED w/ R14 BATT @ 24" O/C RSI 2.46, R 14		
	FROM TABLE A-9.36.2.4 (1)A - 13%/87%	1.90	10.79
4	POLYETHYLENE VAPOUR RETARDER	0.00	0.00
5	1/2" GYPSUM WALL BOARD	0.08	0.45
6	FINISH: 1 COAT LATEX PRIMER & LATEX PAINT	0.00	0.00
7	INTERIOR AIR FILM	0.12	0.68
	EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	3.06	17.38
	CONCRETE SLAB ASSEMBLY COMPONENTS	RSI	R
1	INTERIOR AIR FILM (FLOORS HEAT FLOW DOWN)	0.16	0.91
2	CONCRETE SLAB - 4" (0.004/mm x 101.6mm)	0.04	0.23
3	6 mil FULLY SEALED VAPOUR BARRIER	0.00	0.00
4	FOAMULAR 150 XPS RIGID FOAM INSULATION		
	- 3" THICKNESS (76.2mm)	2.85	16.20
5	COMPACTED GRAVEL 5" (0.0006/mm x 127mm)	0.076	0.43
	EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	3.126	17.75
	FLOORS OVER UNHEATED SPACES ASSEMBLIES	RSI	R
1	INTERIOR AIR FILM (FLOOR HEAT, FLOOR DOWN)	0.16	0.91
2	3/4" PLYWOOD SUBFLOOR SHEATHING (18.5mm)	0.205	1.16
3	POLYTHLENE VAPOUR RETARDER	0.00	0.00
4	R-31 BATT INSULATION IN 14" ENG JOIST @ 16" o/c RSI 5.46		
	FROM TABLE A-9.36.2.4(1)A - 9%/91%	4.80	27.28
5	1/2" GYPSUM WALL BOARD (12.7mm)	0.08	0.45
6	FINICIA & COATE ATTEN DELATED & LATTEN DADAT	0.00	0.00

_		5	20.00
	CANTILEVERED FLOOR ASSEMBLIES	RSI	R
1	INTERIOR AIR FILM (FLOOR HEAT, FLOOR DOWN)	0.16	0.91
2	3/4"PLYWOOD SUBFLOOR SHEATHING (18.5mm) JOINT SEALED	0.205	1.16
3	14" ENG JOIST @ 24" O/C w/R-30, RSI 5.28 BATT INSULATION	4.68	26.58
4	ALUMINUM SOFFIT	0.00	0.00
5	EXTERIOR AIR FILM	0.03	0.17
	EFFECTIVE RSI/R VALUE OF ENTIRE ASSEMBLY	5.07	28.82
_			

0.03 0.1









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MARCH 22, 2022

CONSTURCTION DETAILS CUSTOM SINGLE FAMILY DWELLING LOT 2 - 24 WATERFORD TERRACE

A1	Overall Site plan
A2	Main floor plans
A3	Upper floor plans
A4	Lower floor & roof plans
A5	South & North elevation
A6	West elevation
A7	East elevation
A8	Structural cross sections
A9	Construction details
A10	Construction details

