

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 & 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

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)

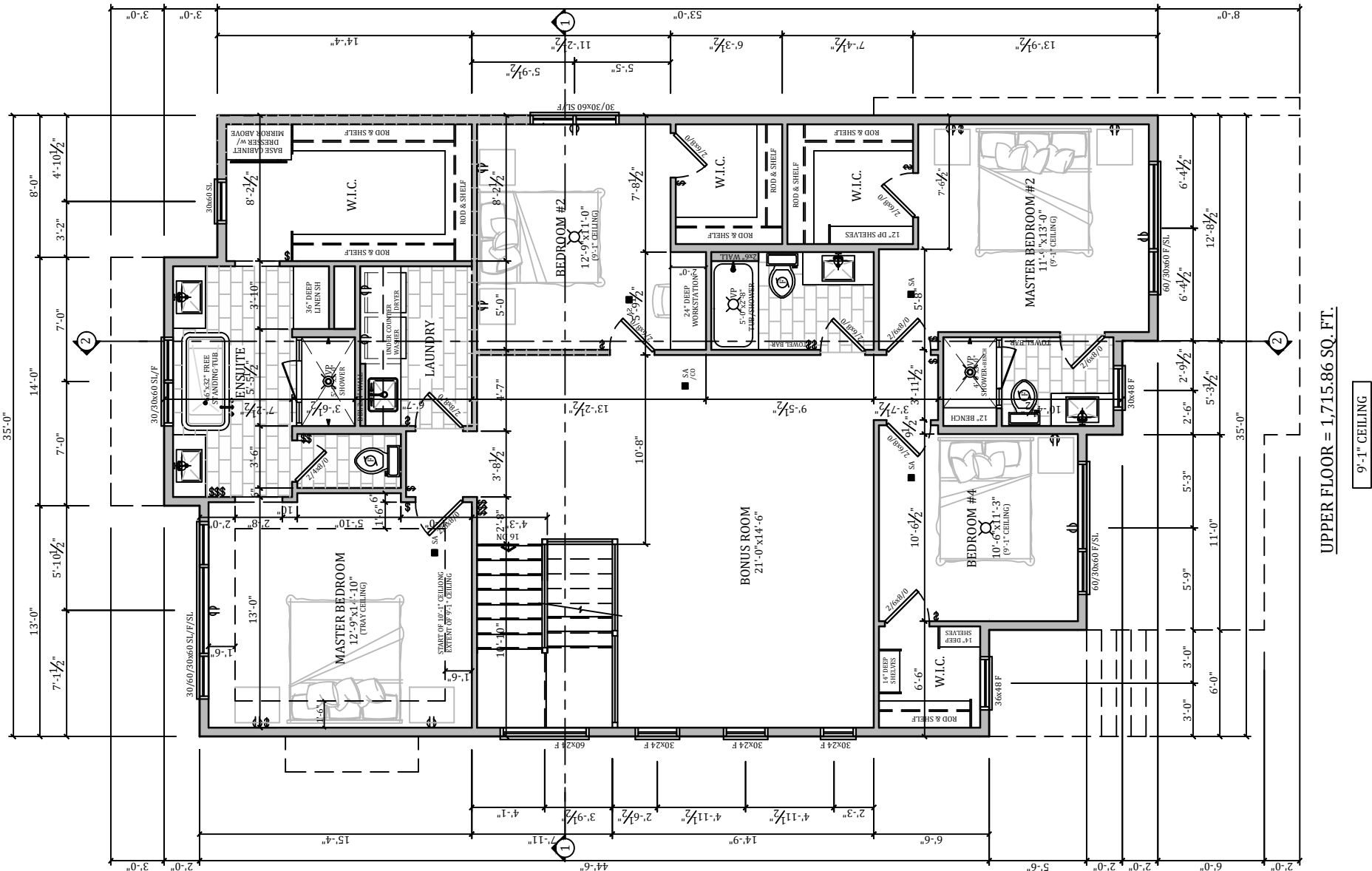
- EXTERIOR CLADDING
- 7/16" (12.5mm) OSB SHEATHING OR EQUAL
- 2x6" STUDS @ 24" O/C
- R-22 BATT INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" GYPSUM BOARD

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

- 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.



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



155 ELGIN TERRACE S.E.  
CALGARY, AB T2Z 0G3  
TEL: (403) 399 - 2930

www.designhausstudio.com

Need the Full Plans?

If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans

A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright

Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer

Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

APRIL 13, 2022

UPPER FLOOR PLAN  
CUSTOM SINGLE FAMILY DWELLING  
LOT 24 - 94 WATERFORD ROAD

Index of pages

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

A3

## 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

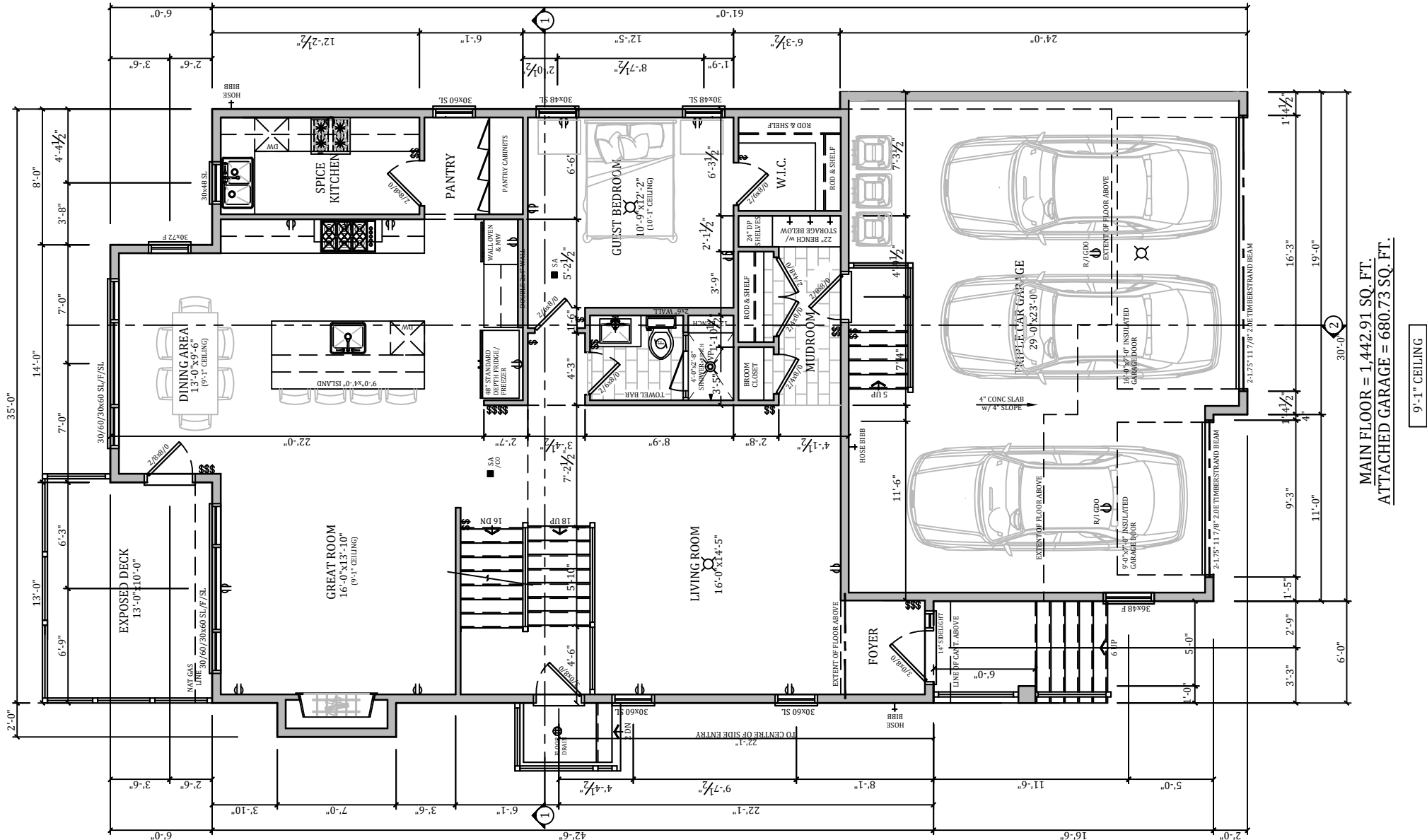
- 4" CONCRETE SLAB w REBAR SUPPORT & 2% SLOPE TO FLOOR DRAINS
- 6 MIL POLY VAPOUR BARRIER
- 2.5" FORMULAR XPS RIGID INSULATION
- 5" COMPACTED GRAVEL

#### 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"

### Need the Full Plans?

If you need the full set of plans or need changes, call 403.399.2930 or email [info@designhausstudio.com](mailto:info@designhausstudio.com) for details.

### Digital Plans

A PDF version of this plan is available. Call 403.399.2930 or email [info@designhausstudio.com](mailto:info@designhausstudio.com) for copies.

### Copyright

Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

### Liability Disclaimer

Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

APRIL 13, 2022

MAIN FLOOR PLAN  
CUSTOM SINGLE FAMILY DWELLING  
LOT 24 - 94 WATERFORD ROAD

### Index of pages

- A1 Overall Site plan
- A2 Main floor plans
- A3 Upper floor plans
- A4 Lower floor & roof plans
- A5 South & North elevations
- A6 East elevation
- A7 West elevation
- A8 Structural cross sections
- 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 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.
- 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

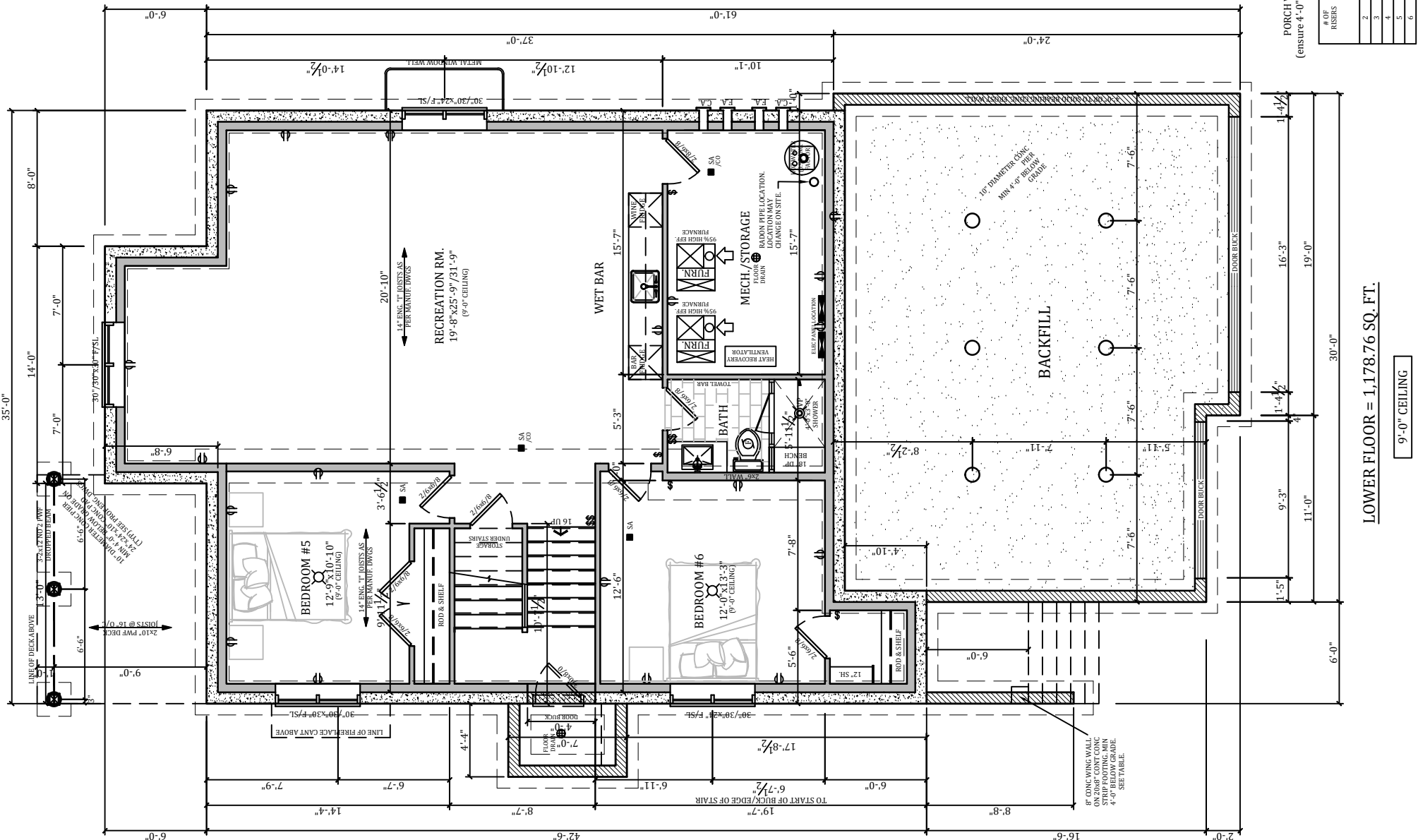
- EXTERIOR DAMP-PROOFING BELOW GRADE ON
- 8" CONCRETE WALL ON 24"x8" FTG ON SOLID BEARING REINFORCED WITH 2-10M BARS
- 1" XPS RIGID INSULATION
- 2x4 STUD FURRING WALL @ 24" OC
- R-14 BATT INSULATION
- 6 mil VAPOUR BARRIER
- 1/2" GYPSUM BOARD IN FINISHED AREAS

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

- 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.



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



155 ELGIN TERRACE S.E.  
CALGARY, AB T2Z 0G3  
TEL: (403) 399 - 2930

www.designhausstudio.com

**Need the Full Plans?**  
If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

**Digital Plans**  
A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

**Copyright**  
Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

**Liability Disclaimer**  
Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

APRIL 13, 2022


LOWER FLOOR PLAN  
CUSTOM SINGLE FAMILY DWELLING  
LOT 24 - 94 WATERFORD ROAD

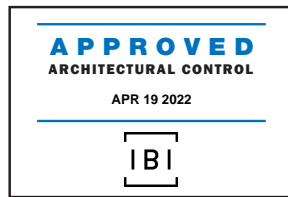
Index of pages


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

A4



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



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



155 ELGIN TERRACE S.E.  
CALGARY, AB T2Z 0G3  
TEL: (403) 399 - 2930

www.designhausstudio.com

**Need the Full Plans?**  
If you need the full set of plans or need changes, call 403.399.2930 or email [info@designhausstudio.com](mailto:info@designhausstudio.com) for details.

**Digital Plans**  
A PDF version of this plan is available. Call 403.399.2930 or email [info@designhausstudio.com](mailto:info@designhausstudio.com) for copies.

**Copyright**  
Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

**Liability Disclaimer**  
Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

APRIL 13, 2022

SOUTH & NORTH ELEVATIONS  
CUSTOM SINGLE FAMILY DWELLING  
LOT 24 - 94 WATERFORD ROAD

Index of pages

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

A5