



**Riverstone Phase 21B**  
**#529 Riverhills Way W.**  
**Lot 32, Block 28**  
**Plan # 181 0696**

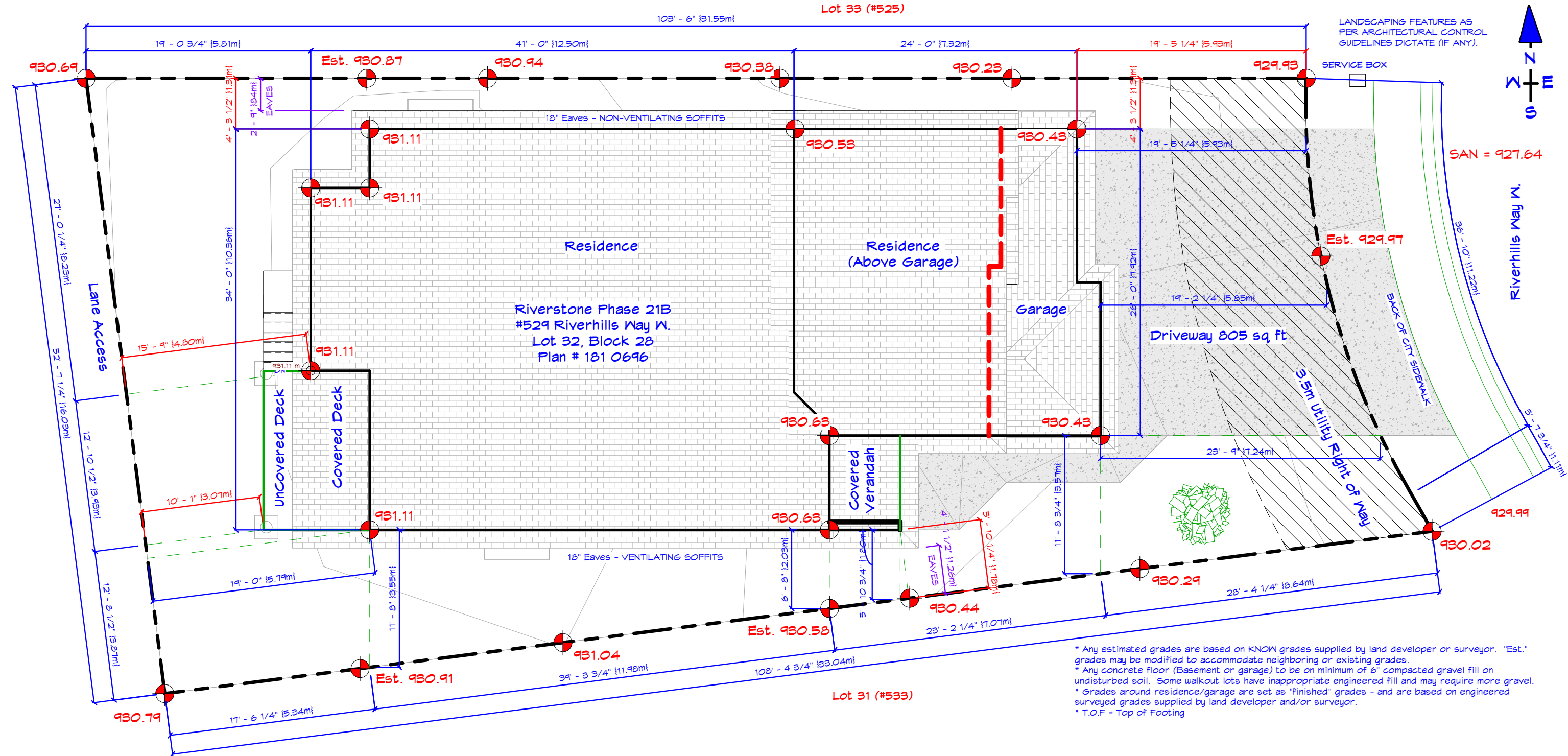
**Revision Schedule**

Rev #	Rev Date	Description
1	Oct. 20, 2025	Original Final Plans
2	Oct 31, 2025	Added a few small notes to cribbing and foundation plan. Added a few dimensions.
3	Nov. 24, 2025	Dimension in cross section #5 was wrong. Dimension showing vertical height on wall should have read 10'-4.125" instead of 10'-3.25" The dimension snapped to insulation instead of the top of wall - now fixed.

**Sheet List Contents**

Sheet #	Sheet X of X	Sheet Name	Total Sheets	Project Status	Issue Date
01	1	Cover Sheet	13	Construction Drawings	Nov. 24, 2025
02	2	Site Plan	13	Construction Drawings	Nov. 24, 2025
03	3	Cribbing / Structural	13	Construction Drawings	Nov. 24, 2025
04	4	Lower Floor Layout	13	Construction Drawings	Nov. 24, 2025
05	5	Main Floor Layout	13	Construction Drawings	Nov. 24, 2025
06	6	Upper Floor Layout	13	Construction Drawings	Nov. 24, 2025
07	7	Elevations - Front & Right	13	Construction Drawings	Nov. 24, 2025
08	8	Elevations - Rear & Left	13	Construction Drawings	Nov. 24, 2025
09	9	Sections & Details 01	13	Construction Drawings	Nov. 24, 2025
10	10	Sections & Details 02	13	Construction Drawings	Nov. 24, 2025
11	11	Sections & Details 03	13	Construction Drawings	Nov. 24, 2025
12	12	Sections & Energy Code 04	13	Construction Drawings	Nov. 24, 2025
13	13	Electrical	13	Construction Drawings	Nov. 24, 2025

Area Descriptions	Area (sq. ft.)
Main Floor	1332
Upper Floor Area / Bonus Room	440
Basement - Undevelopment	1993
Attached Garage / Shop	644
Front Veranda	48
Rear Deck Uncovered	53
Rear Deck Covered	68

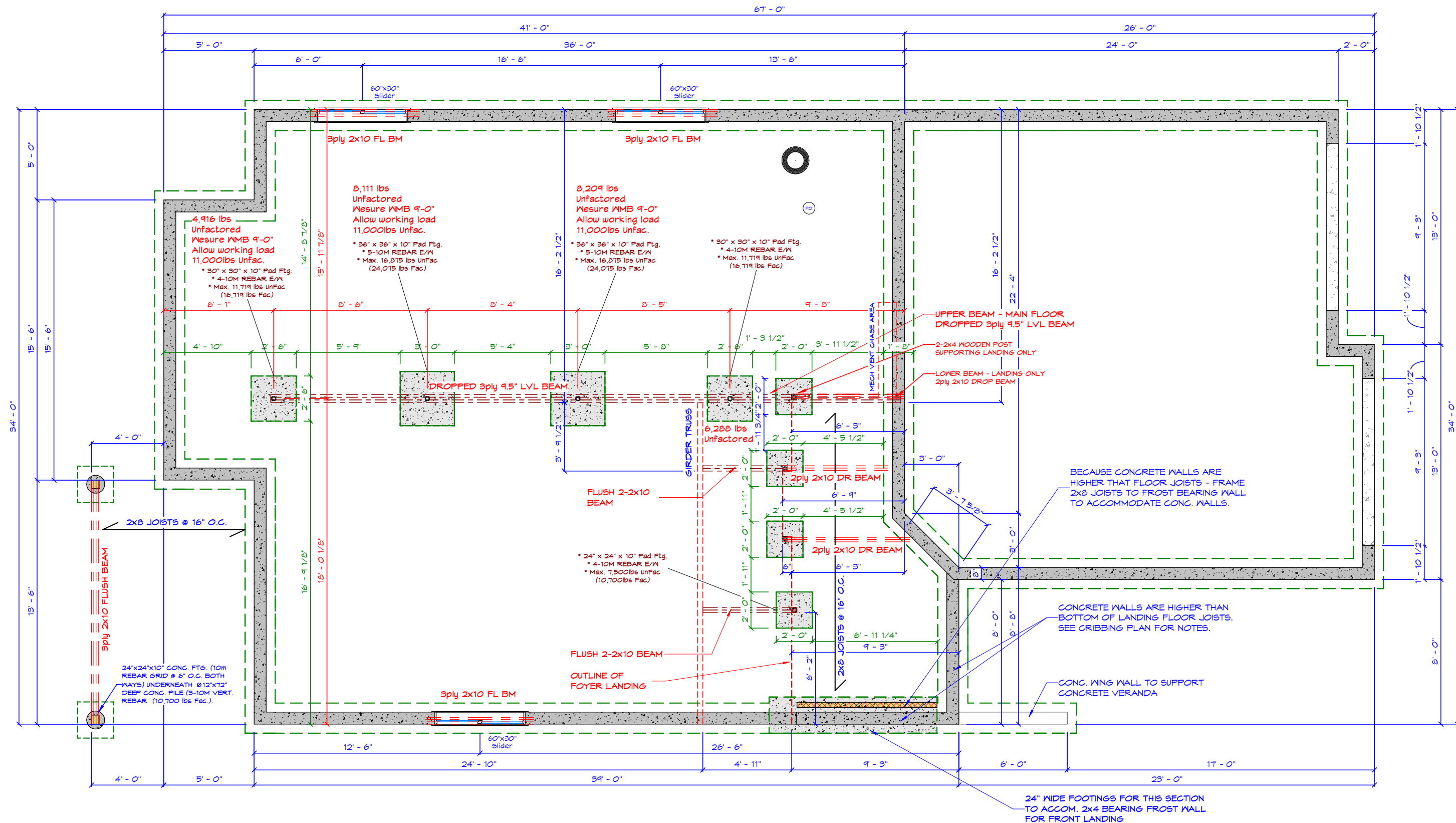


1 Site Plan  
1:100

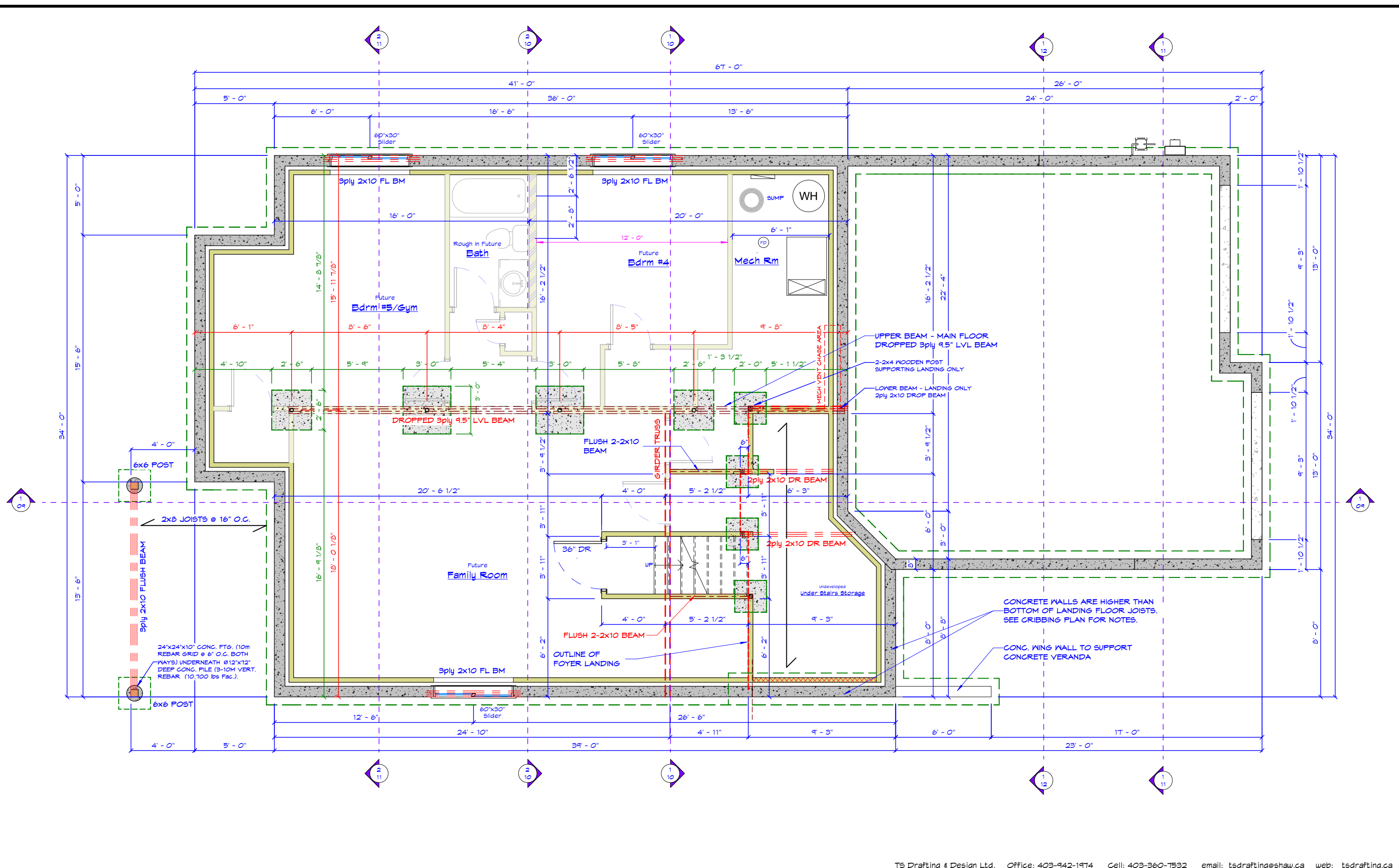
Site Description	Area (sq. ft.)	Percent
LOT ZONING CLASSIFICATION	R-CL	
LOT AREA	4,758	
PRINCIPAL BUILDING	1332	
GARAGE (ATTACHED)	644	
FRONT VERANDA	48	
REAR DECK (TOTAL DECK AREA)	121	
TOTAL AREA	2145	45.08%

Elevation Description	Elevation	
HIGHEST ROOF PEAK	7.89	
TOP OF MAIN FLOOR	930.44	
TOP OF HOUSE CONC. WALL (FRONT)	930.63	B.O.F.
TOP OF HOUSE FOOTING (FRONT)	929.41	929.21
TOP OF GARAGE CONC. WALL	930.63	B.O.F.
TOP OF GARAGE FOOTING (FRONT)	929.41	929.21
SANITARY SEWER INVERT	927.64	
LOWEST TOP OF FOOTING	N/A	
LOWEST BOTTOM OF FOOTING	N/A	

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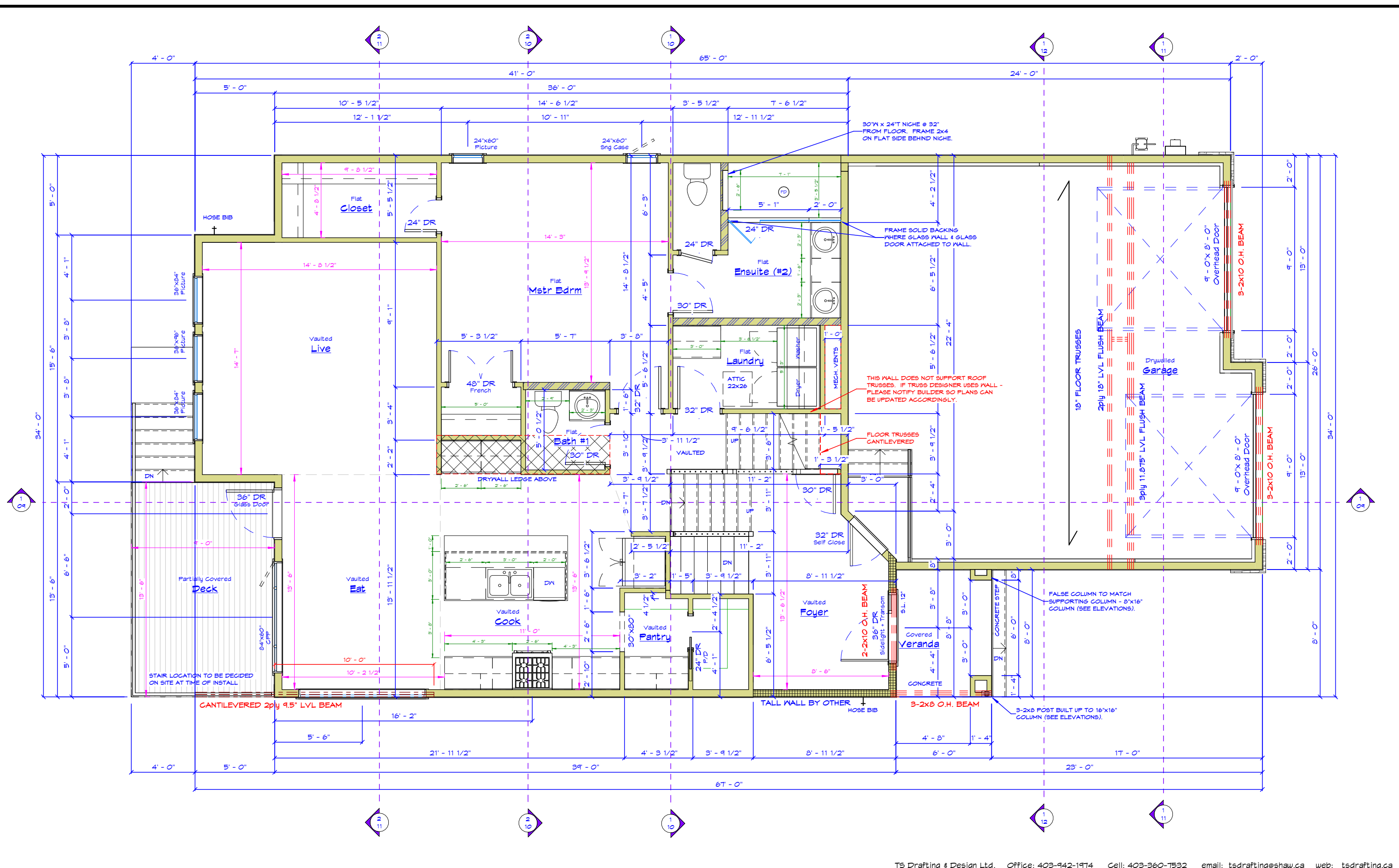


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Project Address: #529 Riverhills Way W.	Client Name: Journeyman Homes	Sheet Title: Lower Floor Layout	Scale: 3/16" = 1'-0"	Project Status: Construction Drawings	Issue Date: Nov. 24, 2025	Page #: 4 of 13
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FOOTING PAD REQUIREMENT(S) & SPECIFICATION(S):													
Footing Dimensions (L x W x D)	Number & Size of Rebar	Maximum Footing Capacity											
		2000 lbs./ft <sup>2</sup> (2800 lbs./ft <sup>2</sup> factored)		2500 lbs./ft <sup>2</sup> (3500 lbs./ft <sup>2</sup> factored)		3000 lbs./ft <sup>2</sup> (4200 lbs./ft <sup>2</sup> factored)							
		Allowable Working Loads (Unfactored)	Limit State Design (Factored)	Allowable Working Loads (Unfactored)	Limit State Design (Factored)	Allowable Working Loads (Unfactored)	Limit State Design (Factored)						
lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN		
24" x 24" x 10"	4-10M EW	7,500	33.36	10,700	47.60	9,500	42.35	13,500	60.05	11,000	51.15	15,300	72.51
30" x 30" x 10"	4-10M EW	11,719	52.13	16,719	74.37	14,844	66.03	21,094	93.63	17,969	79.93	25,499	113.29
36" x 36" x 10"	5-10M EW	16,875	75.06	24,075	107.09	21,375	95.08	30,375	135.11	25,875	115.10	36,875	163.14
42" x 42" x 10"	6-10M EW	22,050	102.17	32,700	145.76	28,094	125.42	41,344	183.91	35,219	155.66	49,919	222.05
48" x 48" x 10"	7-10M EW	30,000	133.45	42,800	190.38	38,000	169.03	54,000	240.20	46,000	204.62	65,000	290.02
54" x 54" x 11"	8-10M EW	37,716	167.77	53,916	239.83	47,841	212.81	68,091	302.88	57,966	257.85	82,266	365.94
60" x 60" x 12"	10-10M EW	46,250	205.73	66,250	294.69	58,750	261.33	83,750	372.54	71,250	316.94	101,250	450.38
66" x 66" x 12"	6-16M EW	55,963	248.94	80,163	356.58	71,088	315.22	101,338	450.77	86,213	383.49	122,513	544.95
72" x 72" x 14"	7-16M EW	65,700	292.26	94,000	420.36	83,700	372.32	119,700	532.46	101,700	452.38	144,900	644.65
78" x 78" x 14"	8-16M EW	77,106	342.98	110,906	493.33	98,231	436.95	140,481	624.89	119,356	530.92	170,056	756.45
84" x 84" x 16"	9-16M EW	88,200	392.33	127,400	566.70	112,700	501.31	161,700	719.28	137,200	610.30	196,000	871.86
90" x 90" x 16"	10-16M EW	101,250	450.38	146,250	650.55	129,375	575.49	185,375	825.70	157,500	700.59	225,000	1000.85
96" x 96" x 18"	12-16M EW	113,800	505.32	164,800	733.07	145,800	647.66	209,800	932.35	177,600	790.00	254,400	1131.63
102" x 102" x 18"	12-16M EW	128,244	570.46	186,044	827.56	164,969	731.15	235,519	1052.53	200,494	891.84	287,194	1277.50
108" x 108" x 20"	14-16M EW	141,750	630.54	206,550	918.76	182,250	810.69	263,250	1170.99	222,750	990.84	319,850	1423.21
114" x 114" x 20"	15-16M EW	157,598	702.54	230,138	1023.70	203,063	903.27	293,313	1304.72	248,188	1104.00	356,498	1686.74

**Notes:**

- Concrete to be a minimum of 3000 psi (20MPa), normal portland cement type 10 or type 10 as required, maximum 3/4" (20mm) aggregate, 3" (75MM) slump.
- All rebar to be tied at intersections. Follow position diagram.
- Footing meets or exceeds National and Alberta Building Code Section 9.
- Load to be applied in the middle of the pad. Eccentric loading will significantly reduce the capacity of the footing.
- Wesure Support Systems is not responsible for compliance or application of charts (charts supplied as information only).
- The minimum 25mm footing thickness is Government (code) mandated.
- The soil bearing load capacities have been adjusted to show the loading on the columns alone. The total soil bearing capacity has been reduced by the self weight of the footing base.
- Determine the footing size according to Load. You must verify soil bearing capacity with engineer testing.

**WESURE**  
Structural Support Systems  
1-800-223-8806  
www.wesure.com

WESURE™ is a registered trademark of Western Solar Structures Ltd.  
This information is accurate as of the date of publication. Please refer to www.wesure.com for the most current specifications.  
Rev. January 2020

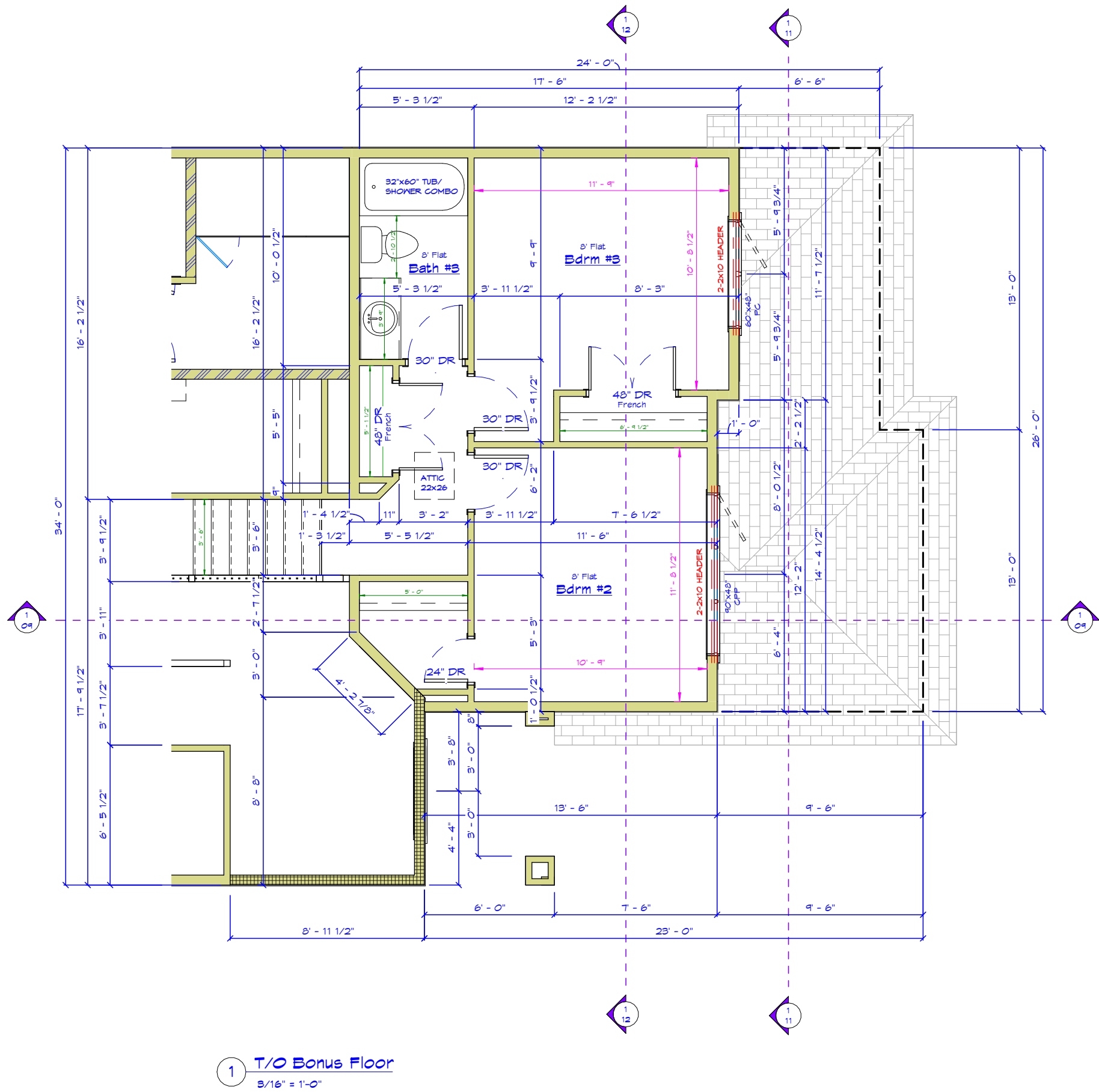
Wesure Footing Loading Chart

LIGHT / MEDIUM DUTY MINI SERIES							
Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate Dimensions
	Feet	Meters	Lbs	kN	Lbs	kN	
WMNA	8'-0"	2.44	10,500	45.6	15,200	67.6	2.5" x 2.5" Base 6" x 6"
	8'-6"	2.59	10,500	45.6	14,500	64.5	
	9'-0"	2.74	9,600	42.7	13,920	61.8	
WMB	7'-6"	2.29	14,000	62.5	20,400	90.7	2.5" x 2.5" Base 6" x 6"
	8'-0"	2.44	13,000	57.7	18,800	83.6	
	8'-6"	2.59	12,000	53.0	17,300	76.9	
	9'-0"	2.74	11,000	48.9	15,950	71.0	
	9'-6"	2.90	10,100	44.9	14,645	65.1	
WMC	7'-6"	2.29	16,000	71.1	23,200	103.2	2.5" x 2.5" Base 6" x 6"
	8'-0"	2.44	15,000	66.9	22,475	100.0	
	8'-6"	2.59	14,000	62.3	20,300	90.3	
	9'-0"	2.74	13,000	57.8	18,860	83.9	
	9'-6"	2.90	12,000	53.4	17,400	77.4	
WMD	7'-6"	2.29	25,500	113.4	37,000	164.6	3" x 3" Base 6" x 6"
	8'-0"	2.44	24,000	106.8	34,800	154.8	
	8'-6"	2.59	22,000	97.9	32,000	142.4	
	9'-0"	2.74	20,500	91.2	29,800	132.6	
	9'-6"	2.90	19,500	86.7	28,300	125.9	
WME	8'-0"	2.44	36,000	160.0	52,000	231.3	3" x 3" Base 6" x 6"
	9'-0"	2.74	30,000	133.4	43,000	191.3	
	10'-0"	3.05	25,000	111.2	36,250	161.2	
	11'-0"	3.35	21,000	93.4	30,400	135.2	
	12'-0"	3.65	17,500	77.8	25,350	103.9	

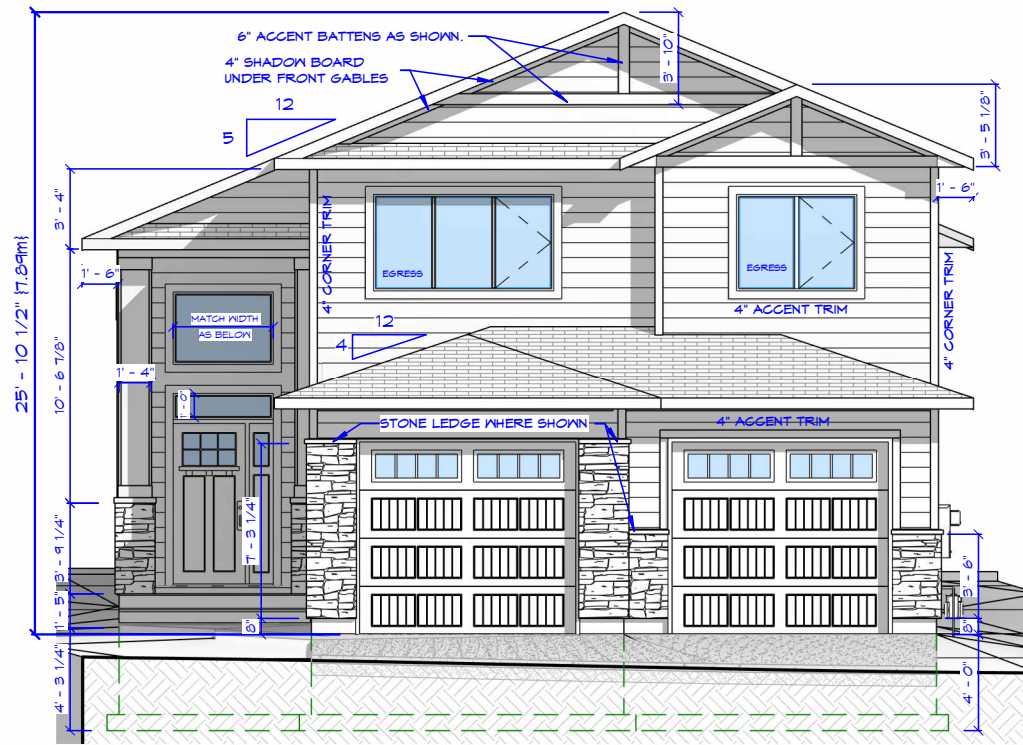
MEDIUM DUTY SADDLE SERIES							
Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate Dimensions
	Feet	Meters	Lbs	kN	Lbs	kN	
WS1	7'-5.5"	2.27	18,500	82.3	26,825	119.3	2.5" x 2.5" Base 6" x 6"
	8'-5.5"	2.58	16,000	71.2	23,200	103.2	
	9'-5.5"	2.88	13,500	60.1	19,575	87.1	
	10'-5.5"	3.19	11,500	51.2	16,675	74.2	
WS2	8'-5.5"	2.58	24,000	106.8	34,800	154.8	3" x 3" Base 6" x 6"
	9'-5.5"	2.88	20,500	91.2	29,725	132.2	
	10'-5.5"	3.19	18,000	80.1	25,100	116.1	
	12'-5.5"	3.79	13,750	61.2	19,950	88.8	
WS2.5	8'-5.5"	2.58	34,000	151.3	49,300	219.3	3" x 3" Base 6" x 6"
	9'-5.5"	2.88	29,000	129.0	42,000	186.8	
	10'-5.5"	3.19	25,000	111.2	36,250	161.3	
	14'-5.5"	4.40	19,000	84.5	27,550	122.6	

Wesure Teleposts Loading Chart

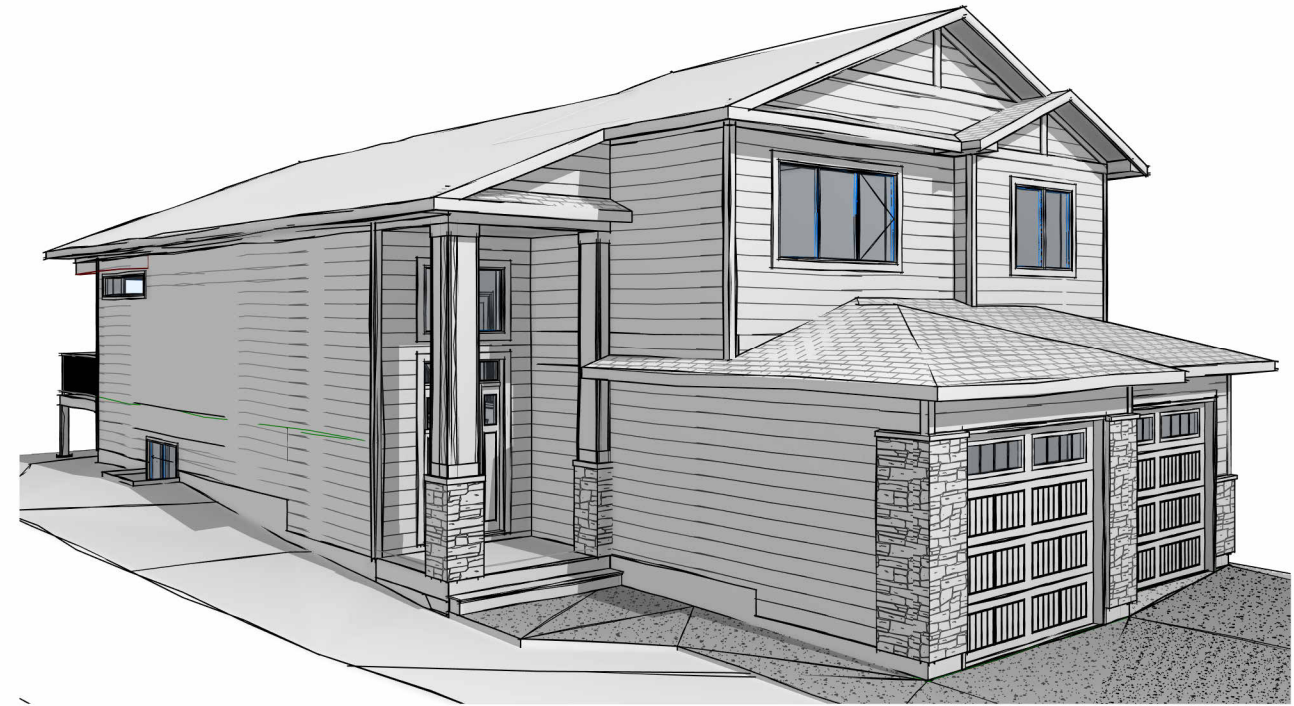


1 T/O Bonus Floor  
3/16" = 1'-0"

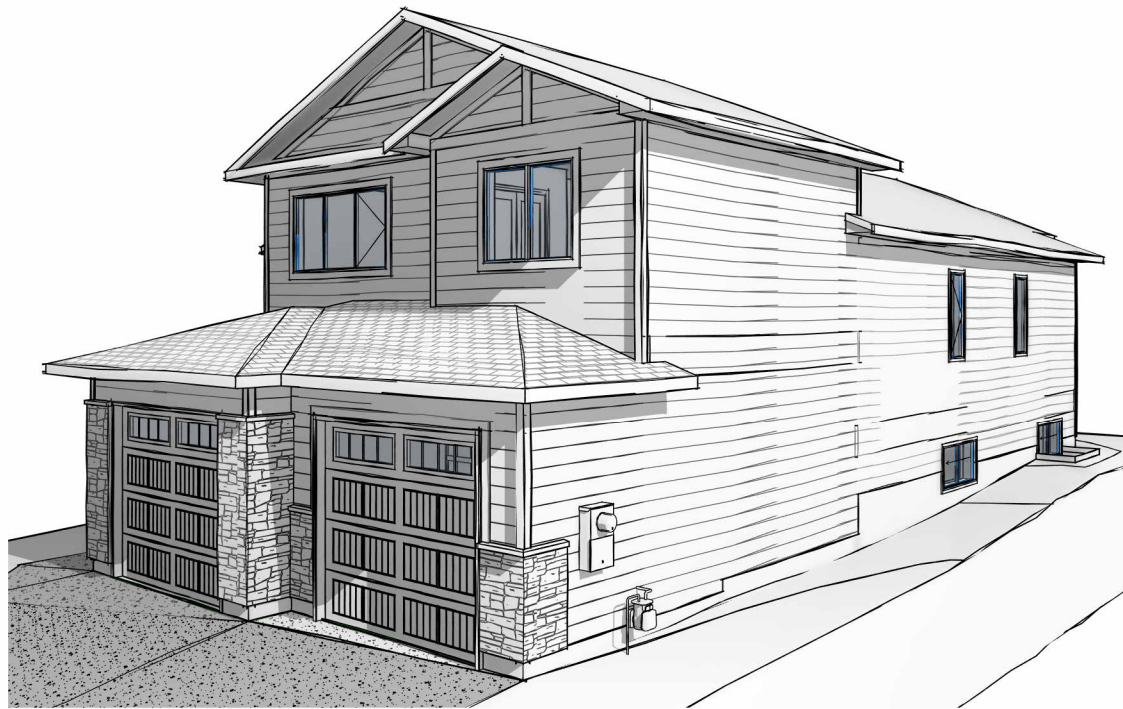
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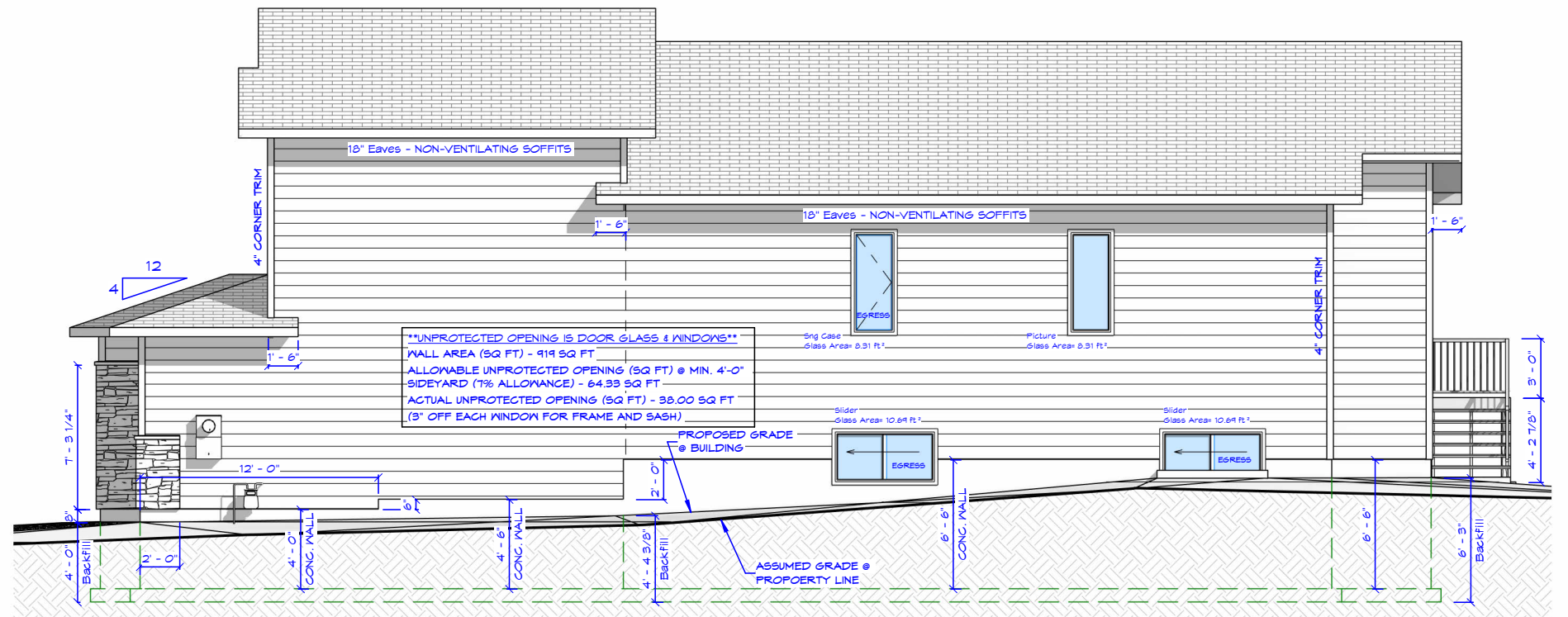
1 **Front (East Facing) Elevation**  
1/8" = 1'-0"



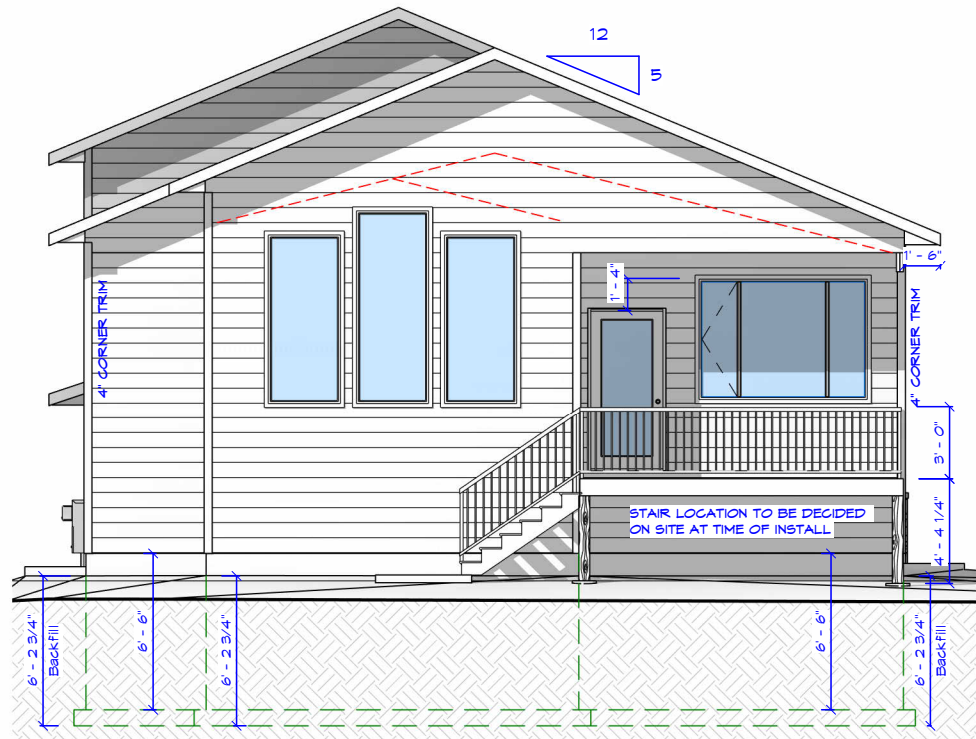
3 **3D Sketch - Front Left Right Corner**



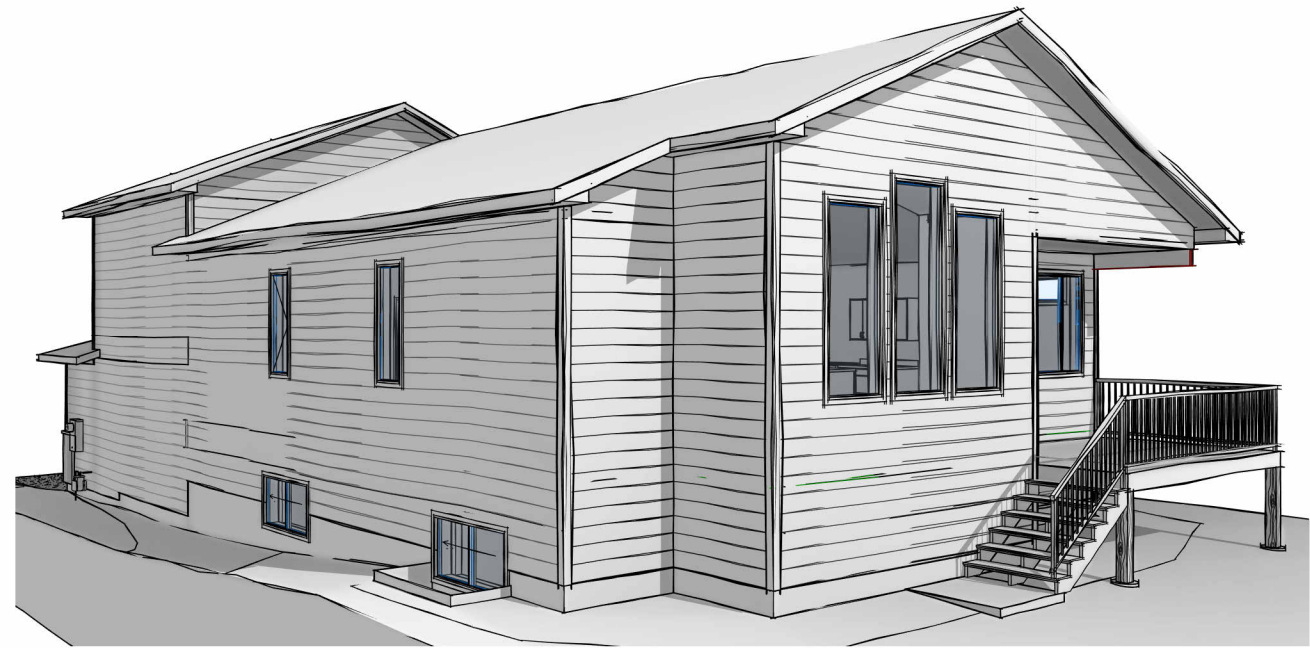
4 **3D Sketch - Front Right Corner**



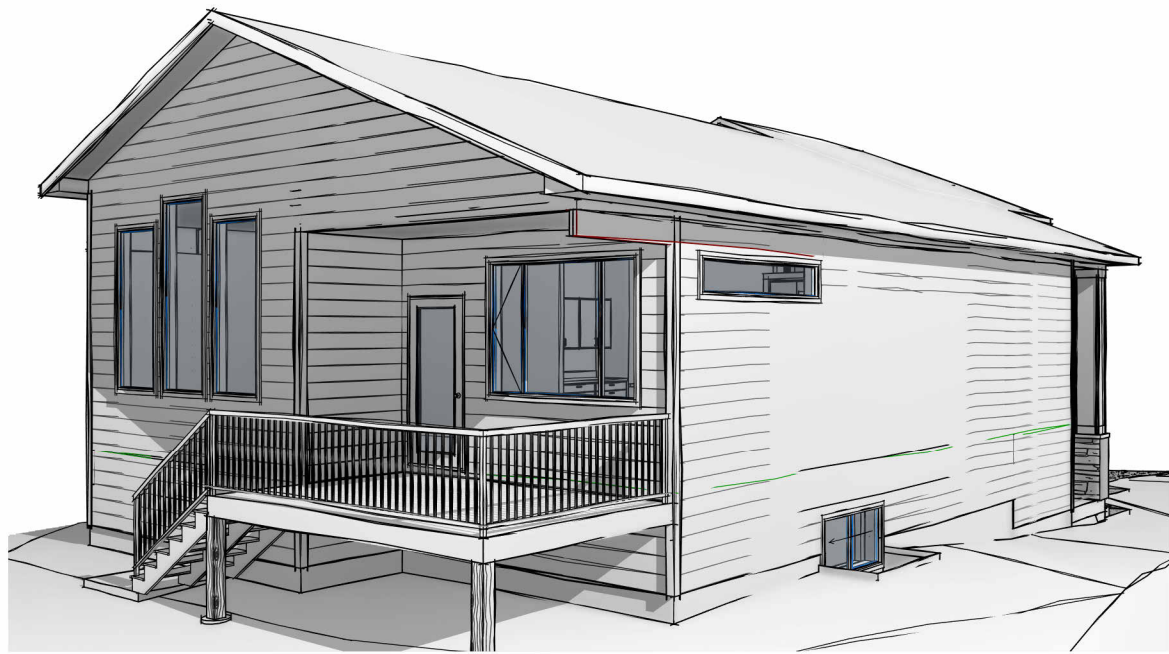
2 **Right (North Facing) Elevation**  
1/8" = 1'-0"



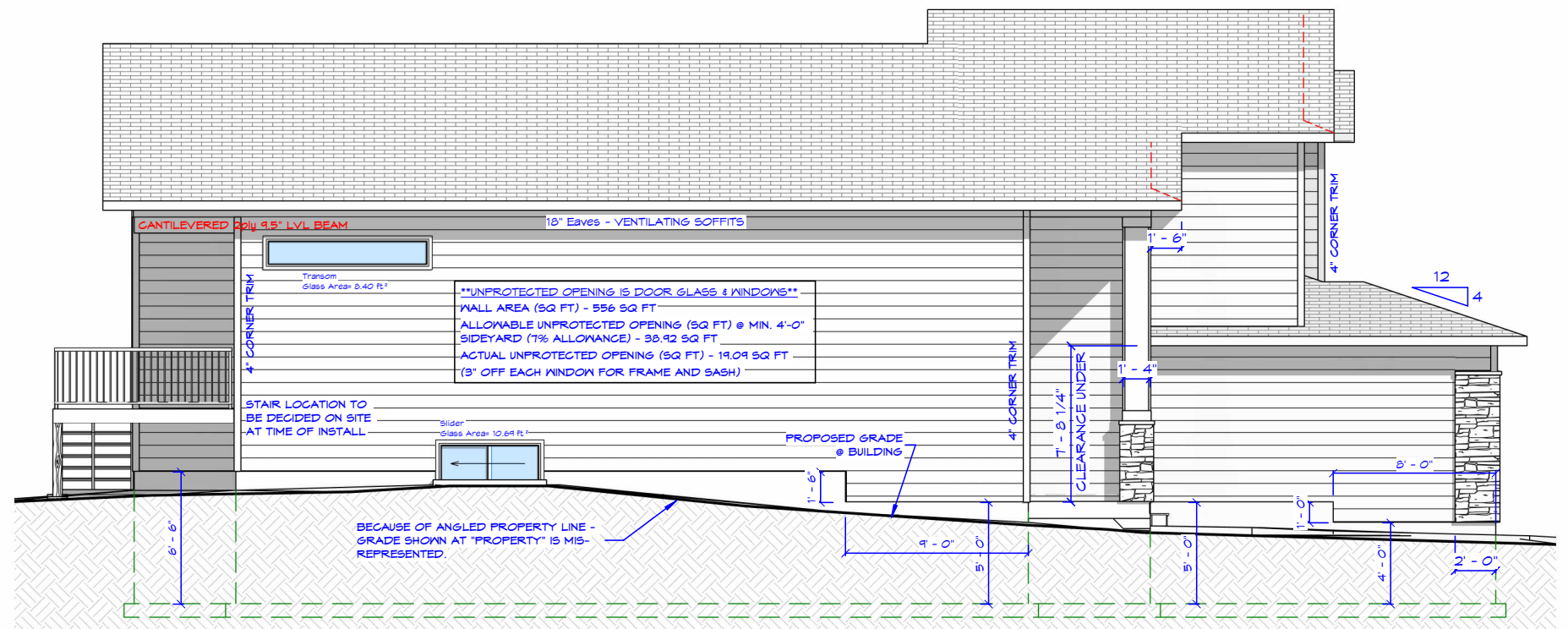
1 Rear (West Facing) Elevation  
1/8" = 1'-0"



3 3D Sketch - Rear Left Corner

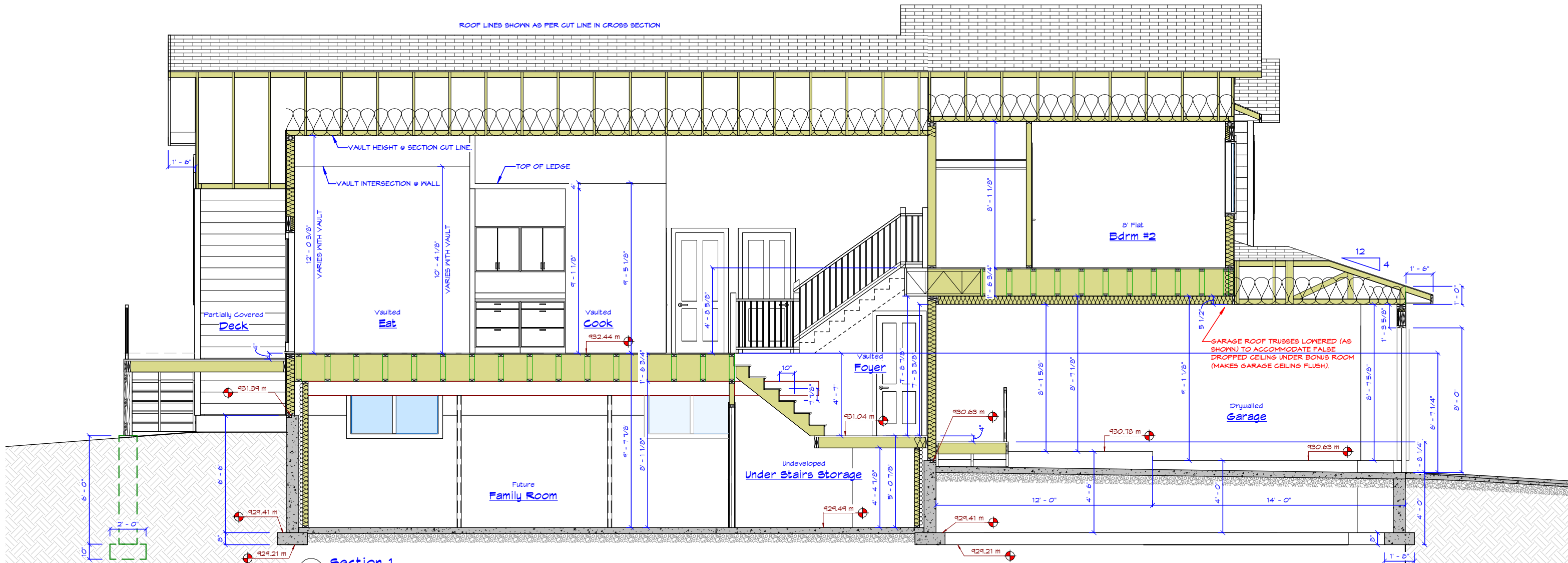


4 3D Sketch - Rear Right Corner



2 Left (South Facing) Elevation  
1/8" = 1'-0"

ROOF LINES SHOWN AS PER CUT LINE IN CROSS SECTION



Section 1  
3/16" = 1'-0"

- A - GENERAL NOTES:**
- Unless there is a date in the title block of this blueprint - the plans are NOT final - and may change upon finalization.
  - Highly recommended for all trades involved in this project to read all notes before starting project to familiarize yourself with overall specifications.
  - All contractors/trades shall verify all conditions & dimensions in reference to the job site and review all structural documents - and notify TS Drafting & Design Ltd. of any dimensional errors, grade requirements, omissions or discrepancies before beginning or fabricating any work. Construction not to proceed until drawings revised to correct situation.
  - General Contractor/Home Builder may have their own specifications/standards for certain procedures & construction methods. Sales contract agreement between home purchaser & contractor/builder supercede this blueprint. Confirm specifications itemized on contract.
  - Dimensions are not to be scaled off drawings.
  - Dimensions shown are to rough framing of studs or concrete wall surfaces.
  - All roof & floor trusses as per truss designer/ supplier's layout.
  - All construction to comply with National Building Code of Canada (latest edition), Provincial & Local building code & regulations.
  - Any engineering required by plan reviewer, permit/code officer or other - at responsibility of builder or home owner.
  - General Contractor/Home Builder shall coordinate the requirements of any and all drawings including architectural, structural, mechanical & electrical.
- B - SOIL BEARING, EXCAVATION & GRADING NOTES:**
- It is the responsibility of the general contractor to obtain soil bearing reports for the construction property & review before ground work begins.
  - All footings to be on undisturbed soil & have allowable bearing pressure for this jobsite. Minimum soil bearing capacity is assumed to be 2000 psf (100 kPa). Confirm with soil bearing report.
  - If soil bearing capacity is less than desirable - blueprints to be reviewed & approved by professional Engineer.
  - If soil at proposed depth of blueprints is not stable, general contractor to meet with excavator as per site conditions dictate. Refer to Soil report/professional engineer for recommendation.
  - If no surveyed vertical grades were provided for the design of this home - walkout basement (as per home owners request) is based on front-to-back split shown on blueprints. Actual grading to be determined on site at time of excavation with builder. Retaining walls may be required to make walkout possible. All retaining walls and/or grading requirements as per sales agreement between builder/ home owner.
  - Provide positive drainage away from building. 10% away for the first 2m (6'-6") around the building, minimum 2% thereafter (preferred 4%). Minimum 0.10m (4") away where distance to property is less than 2m (ie 4'-0" side yard).
  - Any grades that do not comply with approved stamped grades set by Architect, Architectural Controller, Design Review Committee OR Local Authority may result in the use and/or construction of retaining walls. This will be the responsibility of the home builder/ general contractor.
  - If neighboring grades of existing structures, buildings and/or construction projects prevent the proposed grades for the above property to be possible, the home builder/owner of the above mentioned property is responsible for notifying the owners of neighboring properties in attempt for resolution.

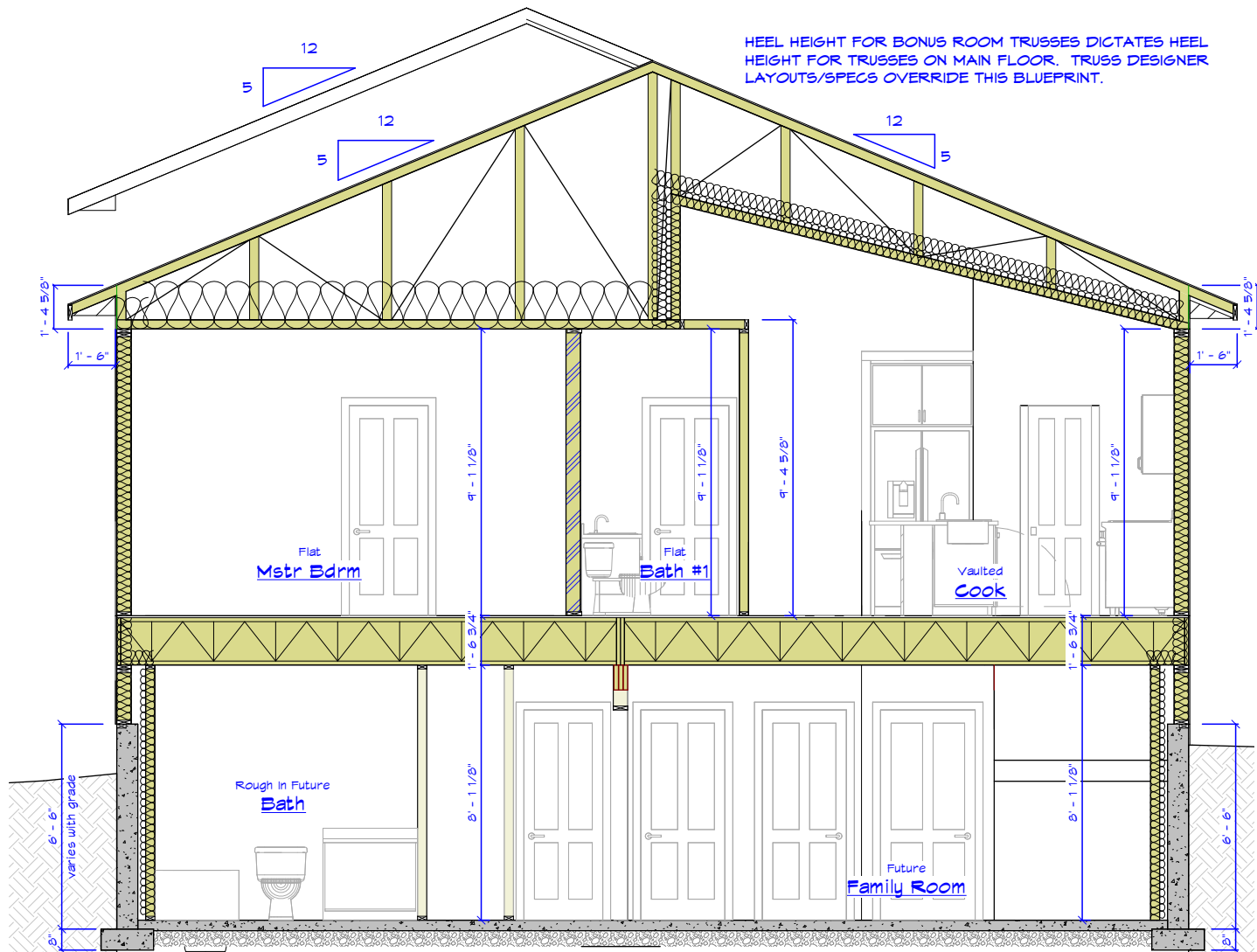
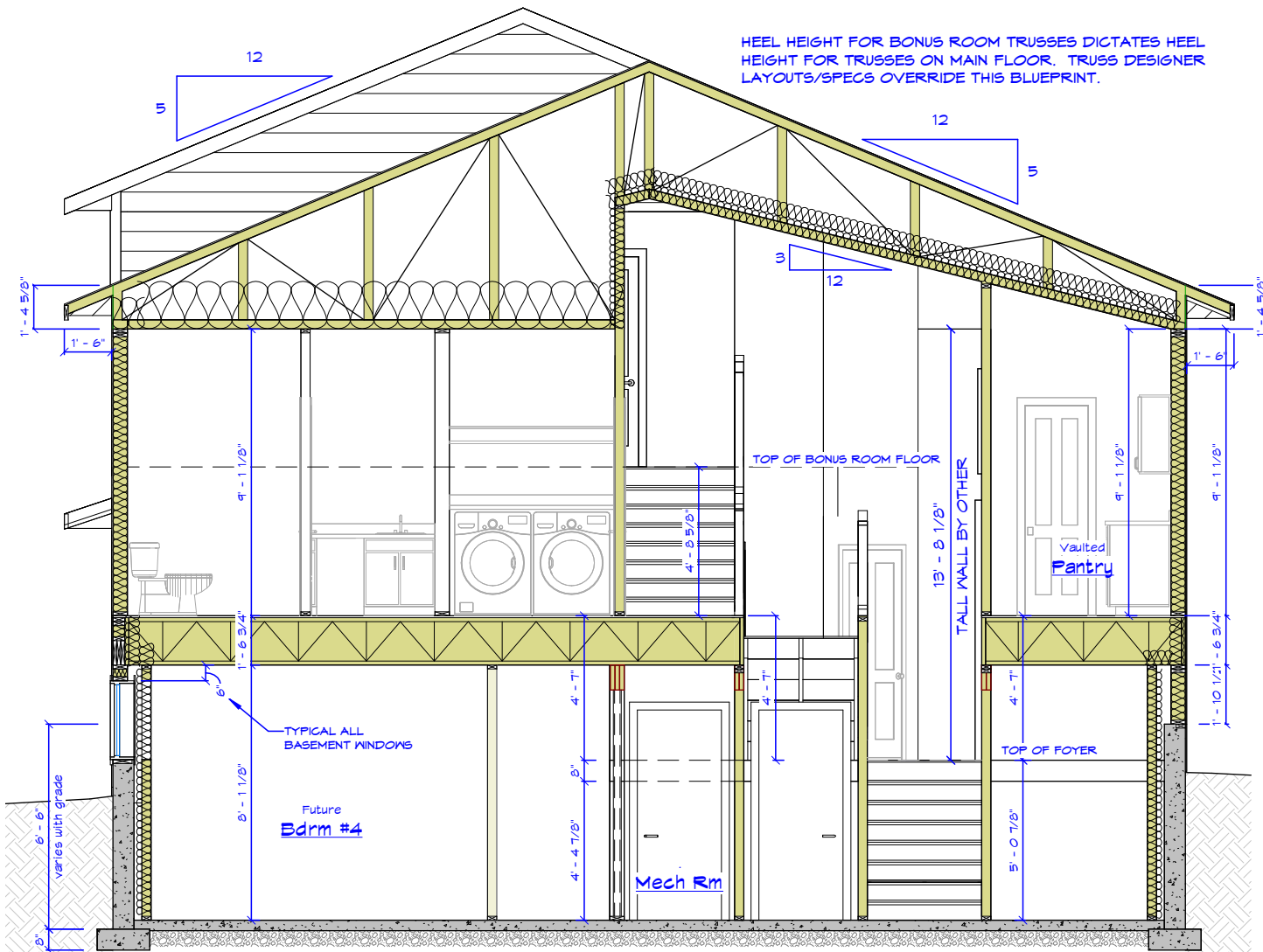
- C1 - CONCRETE & FOUNDATION NOTES:**
- All Foundation dimensions to exterior surface of walls unless otherwise shown.
  - Cribber/ excavator to review all pages in regards to Foundation & Footings for clarification of heights/ depth/ details/ notes/ heights.
  - Window & door openings within concrete to be supplied by supplier.
  - Rough buck openings are approximately 5" wide than door shown - unless otherwise stated by supplier.
  - Dropped or Flush beams as per blueprint - confirmed by truss supplier layout.
  - Any foundation wall over 9' of vertical height that is unsupported may require structural engineer - as per local plan reviewer or general contractor requests.
  - Location of any dropped footings to be located on site by excavator/ cribber/ general contractor. Exact location may vary from blueprints due to neighboring grades/natural grades and/or on site conditions.
  - Piles under garage floor (if garage present) are optional. Used to prevent garage floor from possibly sinking over time - creating low spots for pooling water. Optional as per home owner/building agreement specify. (Piles located approximately where vehicles are parked).
  - All vertical backfill dimensions are approximate only, and are believed to be accurate, but may vary depending on certain "on site" conditions and/or construction methods.
  - If any sidewalks are over sewer ditch, bring Ø12" sono tube from bottom of ditch to grade before backfill to support sidewalk. Location to be decided on site by backfiller & consulted with general contractor.
  - Any retaining walls shown are approximate - and will be sized as per site conditions & grades dictate. General contractor to determine at time of install.
  - Basement floor to be poured to height shown from underside of floor system to accommodate full height studs (if possible).
  - All wood in contact with concrete shall be pressure treated.
  - When foundation wall is exposed - cribber may install 2x4 pressure treated nailer plates to allow siding to be brought down to same level as surrounding siding - as per builder/ home owner specs.
  - Screw piles may be substituted for concrete piles as per general contractor & site/ weather conditions dictate. Screw pile engineering supplied by installer.
- C2 - ICF WALL SYSTEMS NOTES:**
- Where there are highly exposed ICF foundation walls - exterior finishes to be brought down as per builder/ home owner specifies (per grades).
  - All ICF Foundation Systems to have proper bearing at corners/edges to accommodate any beams or roof trusses. ICF Supplier to provide builder/home owner proper blocks for bearing. Inability of improper bearing for these areas (not limited too) to be notified to TS Drafting AND Truss Supplier so that revisions can be made for proper bearing.
  - If builder/ owner has not defined an ICF Foundation supplier (prior to final blueprints), ICF walls will be drawn at 12" thick x 48" length x 12" height. Framing/Plumber/Cabinet supplier may have to adjust plan layout dimensions (slightly) to accommodate various ICF wall system chosen - once ICF walls are installed.

- D1 - Framing Notes:**
- Dimensions to walls are to face of stud - unless otherwise shown. Drywall or osb/plywood sheathing is NOT accounted for.
  - All floor decking for decks/verandahs to have 1" overhang past stringers/beam. Framing to notch out 2" overhang around column to accommodate any stonework (if required).
  - Verandahs may be enclosed underneath (if shown). Frame 2x4 FTM stub wall (16" o.c.) underneath verandah (height as per grade dictates) to accommodate enclosure.
  - 6x6 PTM posts may be substituted for 3ply 2x6 PTM posts.
  - All exterior doors to have min. 4" clearance from door threshold to walking surface below.
  - Due to high wind pressure within the location of the building site, construction methods & requirements to adhere to Alberta Building Code section 9.23.19. Bracing & banding requirements as per code.
  - Temporary guard rail on end gable (as per code - fall protection) dictates.
  - Any exterior door or window equal to or less than 36" wide to have minimum 2-2x10 header above - unless otherwise specified.
  - Any exterior door or window greater than 36" wide to have minimum 3-2x8 header above - unless otherwise labeled.
  - Any exterior wall higher than 3.6 meters (12') tall to require Structural Engineer for Tall Wall design.
  - Windows placed in vertical tall walls (example - staircase within landing area) to be placed above/below top plates of any stacked walls to accommodate tall wall.
  - Framer to add blocking for all pot lights where vapor barrier required.
  - Framer to add solid blocking for any ceiling fan or future ceiling fan locations.
  - Any drops or changes in foundation walls - frost wall to be framed full height to avoid ledges - unless otherwise specified.
  - Fireplace framing dimensions to be supplied by manufacturer & may vary as per model chosen.
- E - Floor & Roof Truss Supplier Notes:**
- Framer/ builder to confirm beam & tele-post sizes from supplier prior to ordering & installing structural components. Truss supplier will have own blueprint that over-rides this design/layout. Any discrepancies - please contact TS Drafting for clarification.
  - On walkout lots or lots with rear sloping grades - concrete pads or bearing walls may be lower than basement floor (as per grades dictate). Confirm height of bearing walls & tele-posts once concrete footings/ pads are installed before ordering items.
  - Beam pockets to be sized for dropped beams as per required.
  - Any ICF foundation walls may require beams to be inset to bear on solid concrete. Inset distance as per ICF wall supplier specifications.
  - Truss manufacturer to supply shepherd anchor II (300lb Force max.). Truss manufacturer is to mark on truss layout the position of anchor placements. All anchors to be 3'-0" from gable ends, and equally spaced in between 11'-0" to 15'-0" intervals - as per safety code dictates.
  - If loads on tele-posts & concrete footings exceed the design of the tele-posts & footings on this drawing, please contact TS Drafting & Design with load calculations to allow modification of tele-posts & footings, or specify the required tele-post and footing recommendations before a building permit is applied for.

- E - Window & Door Notes:**
- Dimensions of doors & windows is an overall dimension. Actual unit dimensions as per supplier.
  - Rough openings for doors/ windows as per supplier/ installer. All bedrooms to have min. one egress window. All window suppliers/ manufactures have different building specs - any window change to this plan to be confirmed by home owners/ builder before windows are ordered.
  - Window swings on casement windows to open against west wind of possible.
  - Any mutton bars in windows & doors as per supplier agreement with home owner/ general contractor.
  - Any door between garage & living area shall be tight fitting solid core doors & be self closing.
- F - Plumbing, Heating & Electrical Notes:**
- Mechanical room layout as per installer. Blueprints illustrate proposed layout, but final layout may change as per framed components, access & installers recommendations.
  - All heating & plumbing design by installer/ supplier.
  - Electrician to do walk through with general contractor/home owner at time of rough in to verify location, type and style of fixtures.
  - All electrical to follow Electrical Building Code practices
  - All bedroom receptacle to be arc fault.
  - Electrical items shown are for basic install. Special features or requests are responsibility of home owner to inform electrician.
  - For jetted tubs - allow 20" wide x 24" tall access panel for motor.
  - Ø4" (5" exposed) radon pvc termination pipe within mechanical room.
  - 2x6 wall behind toilet if possible - to accommodate plumbing stack.
- H - Siding, Accent Trim & Roofing Notes:**
- Due to west wind in high exposure areas, siders to consider direction of seams to minimize wind damage and potential siding issues.
  - Due to west wind in high exposure areas, roofers to consider double nailing shingles on west facing roof surfaces.
  - Gutters & downspouts as per installer & grade drainage dictates.
  - Any window/ door accent over 5'-0" in length may have seam present.
  - Any collar accents on columns and/ or verandahs to be placed to hide seams (if possible).
- I - Cabinets & Finishing Notes:**
- Cabinets shown are typically drawn in 3" increments. Supplier to site measure after framing complete to confirm cabinet sizing.
  - Backing may be installed for upper cabinets to accommodate attachment. As per supplier recommends.
  - Actual blueprint by cabinet supplier supercedes this blueprint. All plumbing & electrical trades to review before installing.
  - Fillers may be added between appliances & walls to accommodate clearance for handles & door swings.

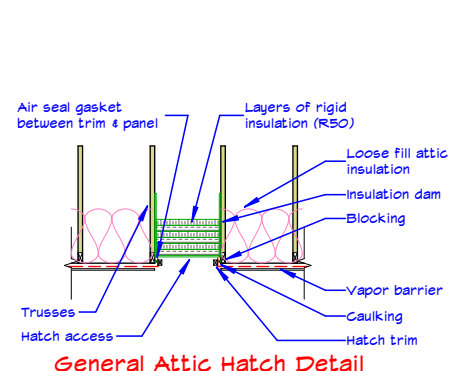
HEEL HEIGHT FOR BONUS ROOM TRUSSES DICTATES HEEL HEIGHT FOR TRUSSES ON MAIN FLOOR. TRUSS DESIGNER LAYOUTS/SPECS OVERRIDE THIS BLUEPRINT.

HEEL HEIGHT FOR BONUS ROOM TRUSSES DICTATES HEEL HEIGHT FOR TRUSSES ON MAIN FLOOR. TRUSS DESIGNER LAYOUTS/SPECS OVERRIDE THIS BLUEPRINT.

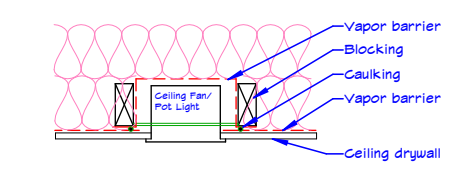


1 Section 2  
3/16" = 1'-0"

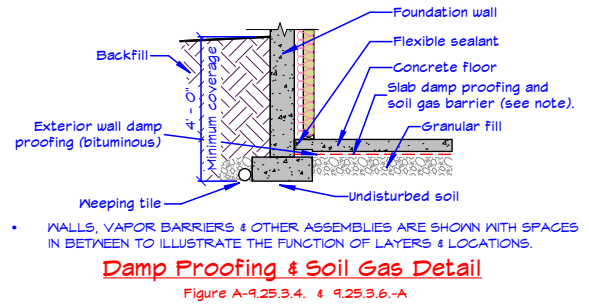
2 Section 3  
3/16" = 1'-0"



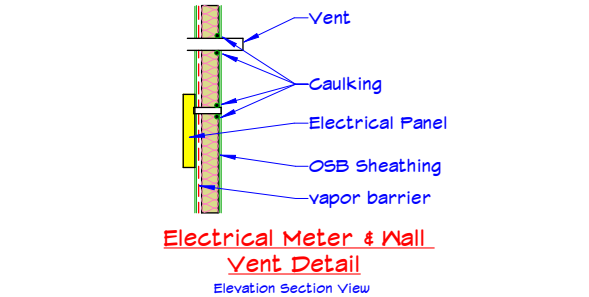
General Attic Hatch Detail



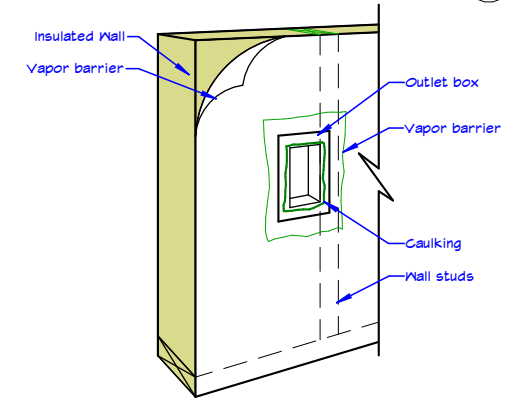
General Ceiling Fan/ Pot Light Detail



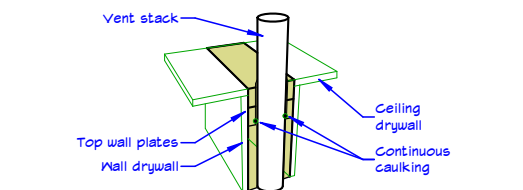
Damp Proofing & Soil Gas Detail  
Figure A-9.25.3.4, & 9.25.3.6-A



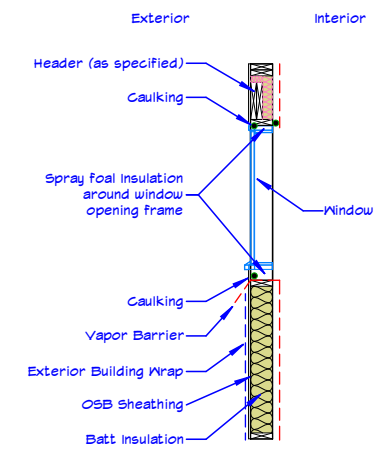
Electrical Meter & Wall Vent Detail  
Elevation Section View



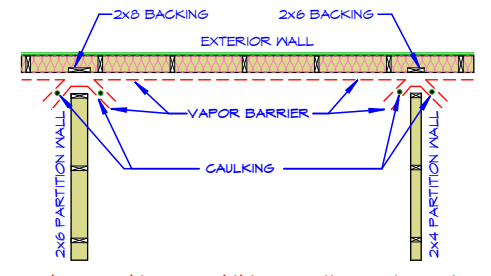
General Outlet Box Detail - Exterior Walls



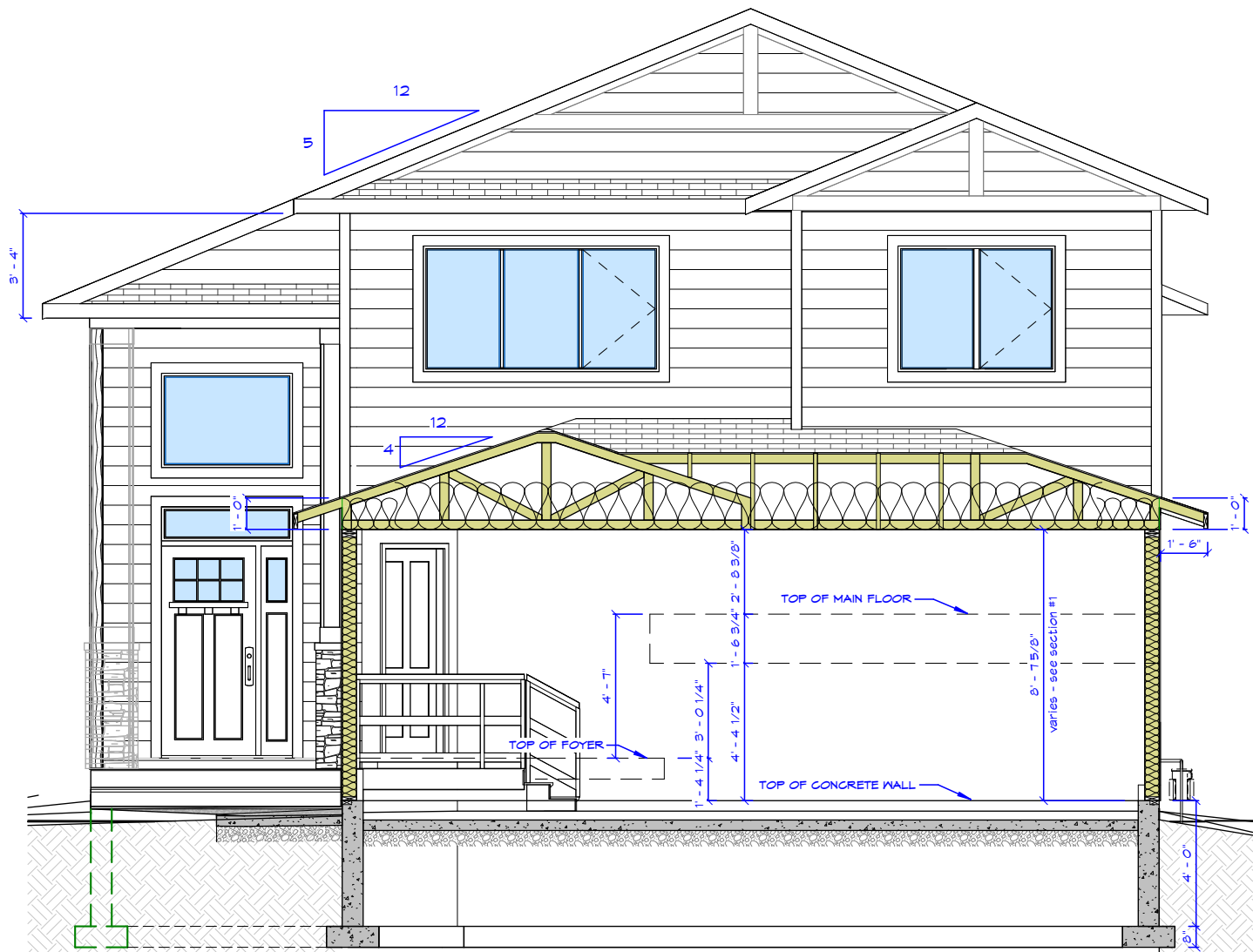
General Plumbing Stack Detail



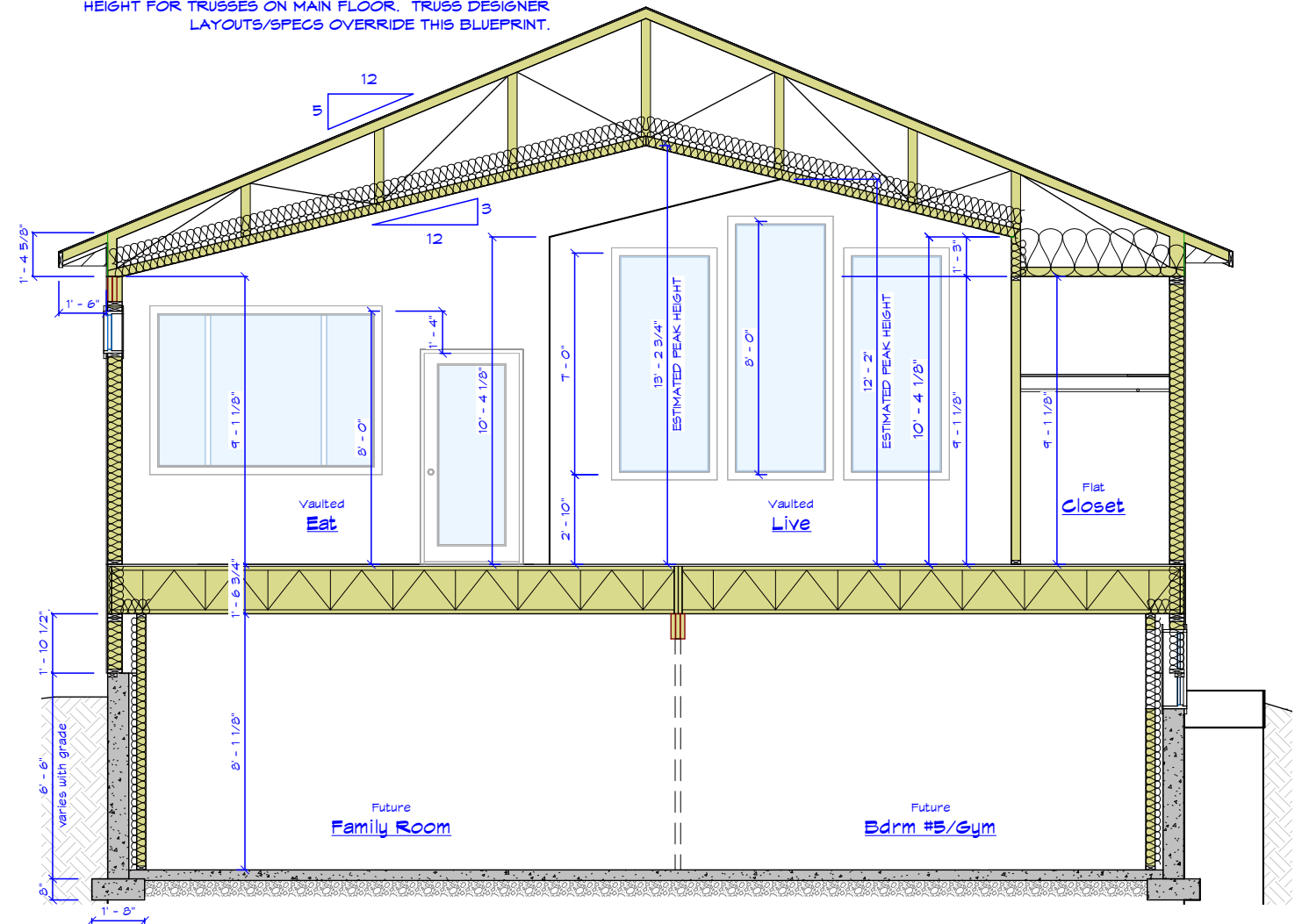
Window/Door Header Detail  
Elevation Section View



Intersecting Partition Walls - Plan View



HEEL HEIGHT FOR BONUS ROOM TRUSSES DICTATES HEEL HEIGHT FOR TRUSSES ON MAIN FLOOR. TRUSS DESIGNER LAYOUTS/SPECS OVERRIDE THIS BLUEPRINT.



**1 Section 4**

3/16" = 1'-0"

**ROOF SECTION DETAILS:**

- FINISHED ROOFING MATERIAL
- 7/16" OSB SHEATHING WITH H-CLIPS
- ENGINEER APPROVED TRUSSES (MAY VAULT) (TRUSS DESIGN OVERRULES BLUEPRINTS)
- 2x4 BLOCKING @ RIDGES
- 1x4 STRAPPING @ BOTTOM CORD @ 8'-0" O.C.
- R50 INSULATION
- 6 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD

**FASCIA & SOFFIT:**

- PRE-FINISHED FASCIA
- VENTILATED SOFFIT
- 2x6 SUB-FASCIA
- METAL DRIP EDGE
- EAVE PROTECTOR
- INSULATION STOPS

**FOUNDATION WALL (GARAGE/SHOP):**

- 2x4 PWF MUD SILL w/ 5/8" ANCHOR BOLTS @ 4'-0" O.C. IN CONC. WALL
- 8" CONCRETE WALL (8' hgt or lower) c/w:
- 2 ROWS 10m HORIZONTAL REBAR (TOP & BOTTOM)
- 10m VERTICAL REBAR @ 24" O.C.
- 2 COAT BITUMINOUS DAMP-PROOFING

**FOUNDATION WALL (RESIDENCE):**

- 1/2" GYPSUM BOARD (IF DEVELOPED)
- 6 MIL POLY VAPOR BARRIER
- 2x4 STUDS @ 24" O.C. (MAX. SPACING)
- 3" AIR SPACE
- R20 BATT INSULATION
- 2x4 PTM MUD SILL w/ 5/8"x9" ANCHOR BOLTS @ 4'-0" O.C. IN CONC. WALL
- 8" CONCRETE WALL (8' hgt or lower) c/w:
- 24"x24" 10m REBAR GRID (VERT. & HOR.)
- 8" CONCRETE WALL (higher than 8') c/w:
- 10m HORIZONTAL REBAR @ 12" O.C.
- 15m VERTICAL REBAR @ 12" O.C.
- 2 COAT BITUMINOUS DAMP-PROOFING

**EXTERIOR FRAMED WALLS ABOVE GRADE:**

- 1/2" GYPSUM BOARD
- 6 MIL POLY VAPOR BARRIER
- 2x6 STUDS @ 24" O.C. (MAX. SPACING)
- R20 BATT INSULATION
- 3/8" OSB SHEATHING
- BUILDING PAPER/TYVEK WRAP(OPT)
- EXTERIOR FINISH

**BONUS ROOM or EXPOSED FLOOR SYSTEM:**

- FINISH FLOORING 3/4"
- T&G OSB SUB-FLOOR
- FLOOR TRUSSES AS PER ENGINEERS SPECS
- PLYWOOD/OSB RIM (EXTERIOR PERIMETER)
- X-BRIDGING @ NO MORE THAN 8'-0" O.C.
- 2x4 FALSE FRAMED CEILING (PERPENDICULAR TO TRUSSES) @ 24" O.C. - DROPPED 1.25" FROM TRUSSES
- R20 BATT INSULATION
- 1/2" GYPSUM BOARD

**FLOOR FINISH:**

- FINISH FLOORING
- 3/4" T&G OSB SUBFLOOR
- FLOOR SYSTEM AS PER ENGINEERS SPECS
- PLYWOOD/OSB RIM (EXTERIOR PERIMETER)
- X-BRIDGING @ NO MORE THAN 8'-0" O.C.
- 1/2" GYPSUM BOARD (OPT)

**BASEMENT FLOOR:**

- 4" CONCRETE SLAB
- 10m REBAR 24" O.C (EACH WAY)
- 6mil POLY UNDER CONC. FLOOR
- c/w 6" (3/4") WASHED GRAVEL

**GARAGE FLOOR:**

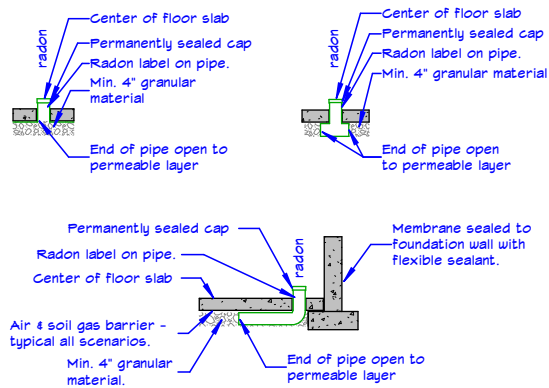
- 4" CONCRETE SLAB c/w:
- 10m REBAR 24" O.C (EACH WAY)
- 6" (3/4") WASHED GRAVEL
- SLOPE GARAGE FLOOR 3"-4" UP TO REAR WALL

**20'x8' FOOTINGS & KEEPING TILE:**

- 4" PERFORATED DRAIN TILE c/w:
- 3/4" WASHED GRAVEL COVER
- 20'x8" CONC. STRIP FOOTING c/w:
- 3-10M BARS CONTINUOUS
- 10m DONELS @ EVERY 24" O.C. (MIN 3" CVR6) - ALTERNATING LEGS

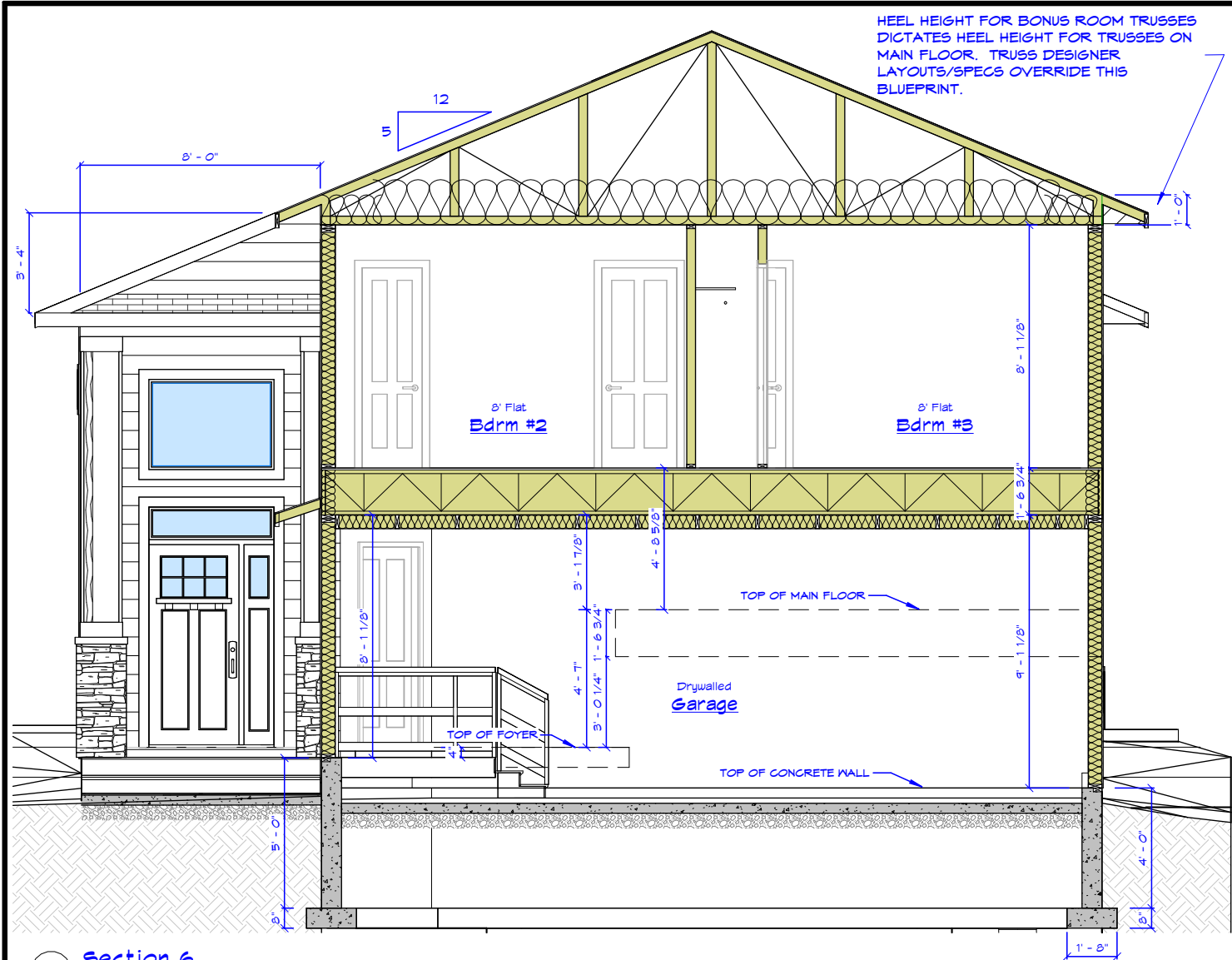
**2 Section 5**

3/16" = 1'-0"

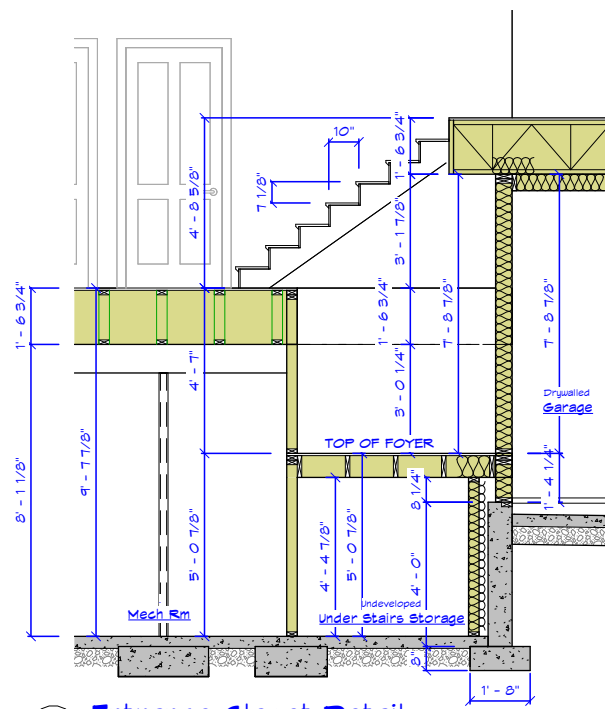


**Window/Door Header Detail**

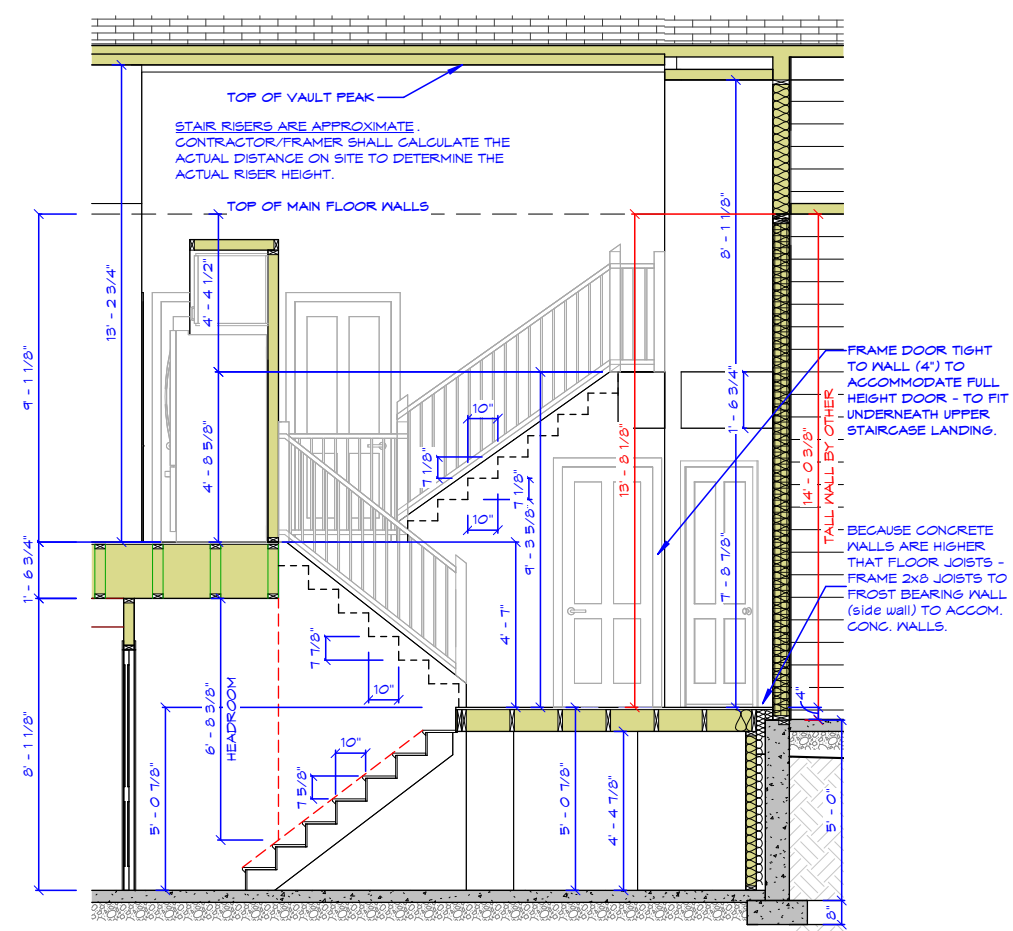
Figure A-9.13.4.3.(2)(b) and (3)(b)(1)



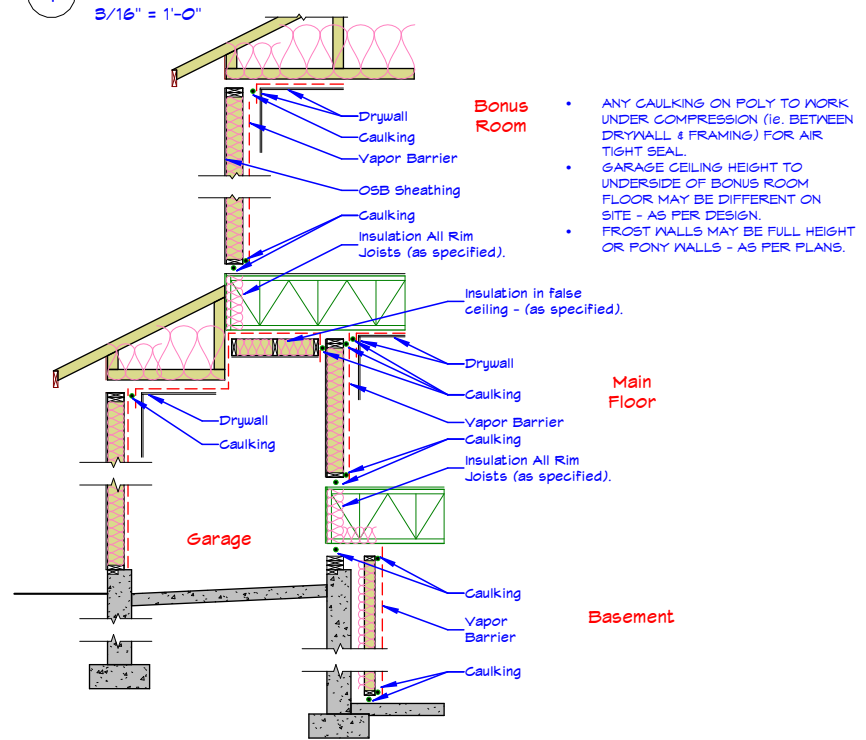
1 Section 6  
3/16" = 1'-0"



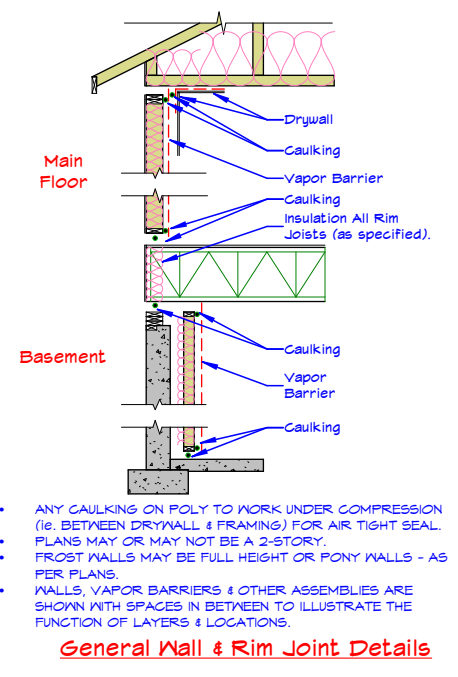
2 Entrance Closet Detail  
3/16" = 1'-0"



3 Foyer & Basement Stairs Detail  
3/16" = 1'-0"

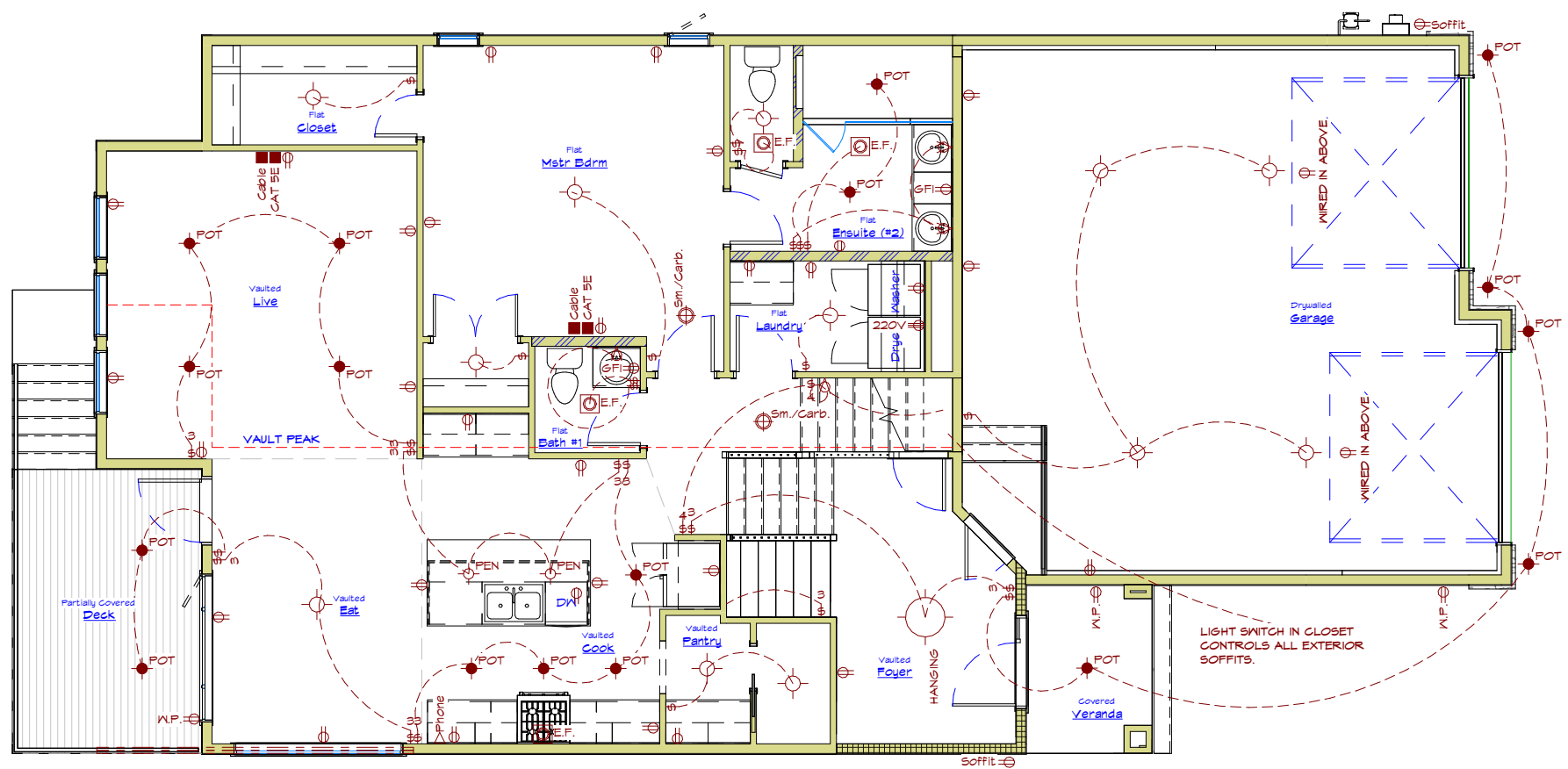


General Bonus Room Details

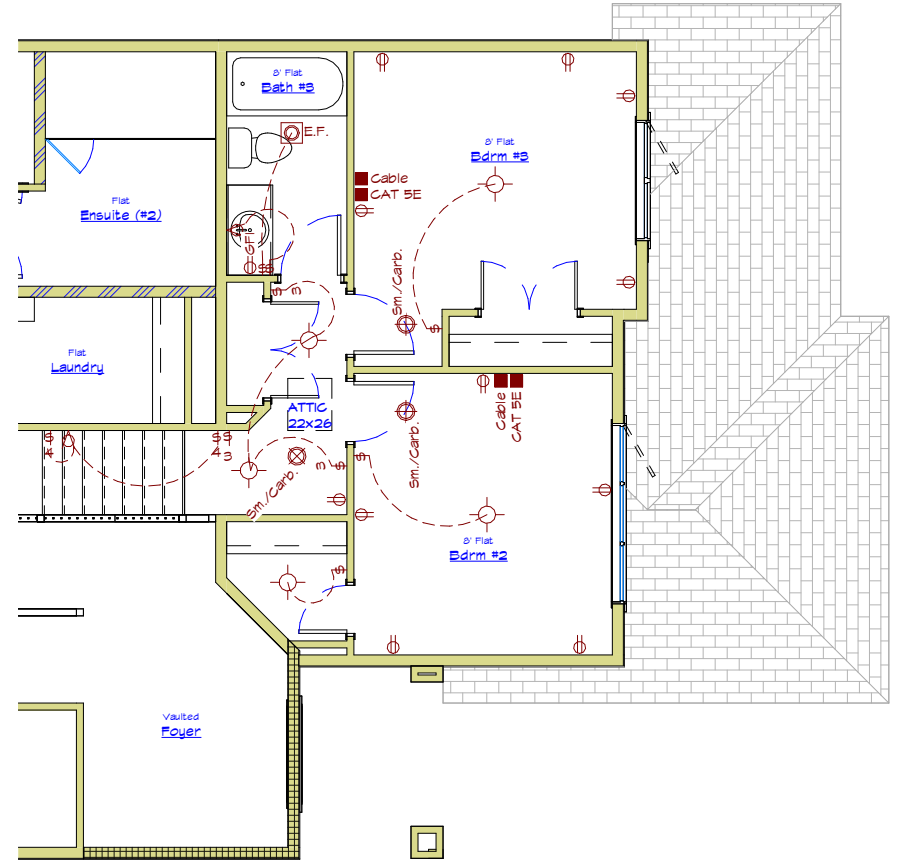


General Wall & Rim Joint Details

It is the responsibility of the General Contractor/Builder/Home Owner to review all documents before construction begins. Any structural changes, dimension errors, grade requirements, omissions or discrepancies to be notified to TS Drafting & Design before workmanship begins. All construction to conform to national, provincial and municipal building codes, practices and local bylaws.



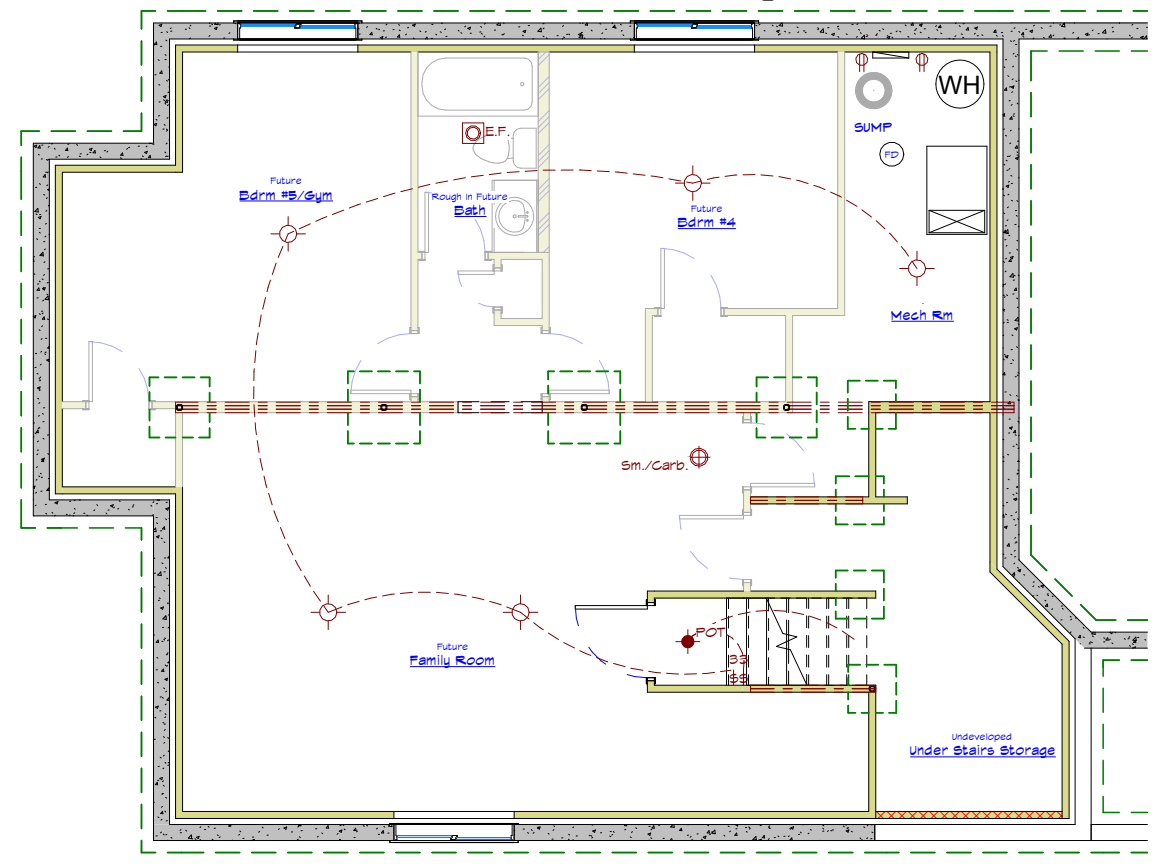
1 Electrical Layout - Main Floor



2 Electrical Layout - Bonus Floor

Electrical Symbol Legend		
	Phone Jack	
	Cable Jack	
	CAT 5E Network Connection	
	110 Volt Receptacle	
	220 Volt Receptacle	
	Ground/Fault/Interrupt	
	Soffit Receptacle	
	W.P. Weather Proof Receptacle	
	Single Switch	
	Double Switch	
	Triple Switch	

Electrician to do walk through with general contractor/home owner at time of rough in to verify location, type and style of fixtures. All electrical to follow Electrical Building Code practices. All bedroom receptacle to be arc fault. Electrical items shown are for basic install. Special features or requests are responsibility of home owner to inform electrician.



3 Electrical Layout - Basement

It is the responsibility of the General Contractor/Builder/Home Owner to review all documents before construction begins. Any structural changes, dimension errors, grade requirements, omissions or discrepancies to be notified to TS Drafting & Design before workmanship begins. All construction to conform to national, provincial and municipal building codes, practices and local bylaws.