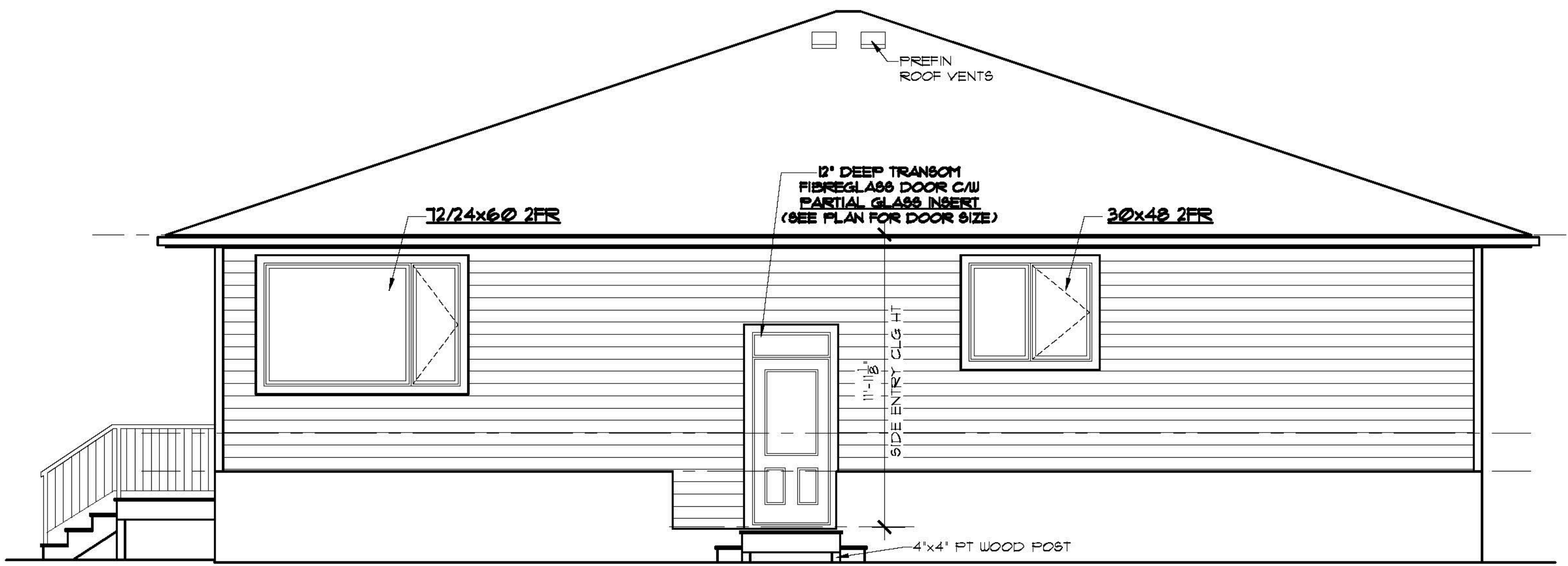


WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION GLAZED OPENING CALCS:
 LIMITING DISTANCE = 5.8m
 MAX % OF GLAZED OPENINGS = 18% (NBC 9.10.15.4)
 EXPOSED BUILDING FACE AREA = 691 SQ FT
 AREA OF GLAZED OPENINGS (%) = 16 SQ FT (11%)

ABBREVIATIONS:

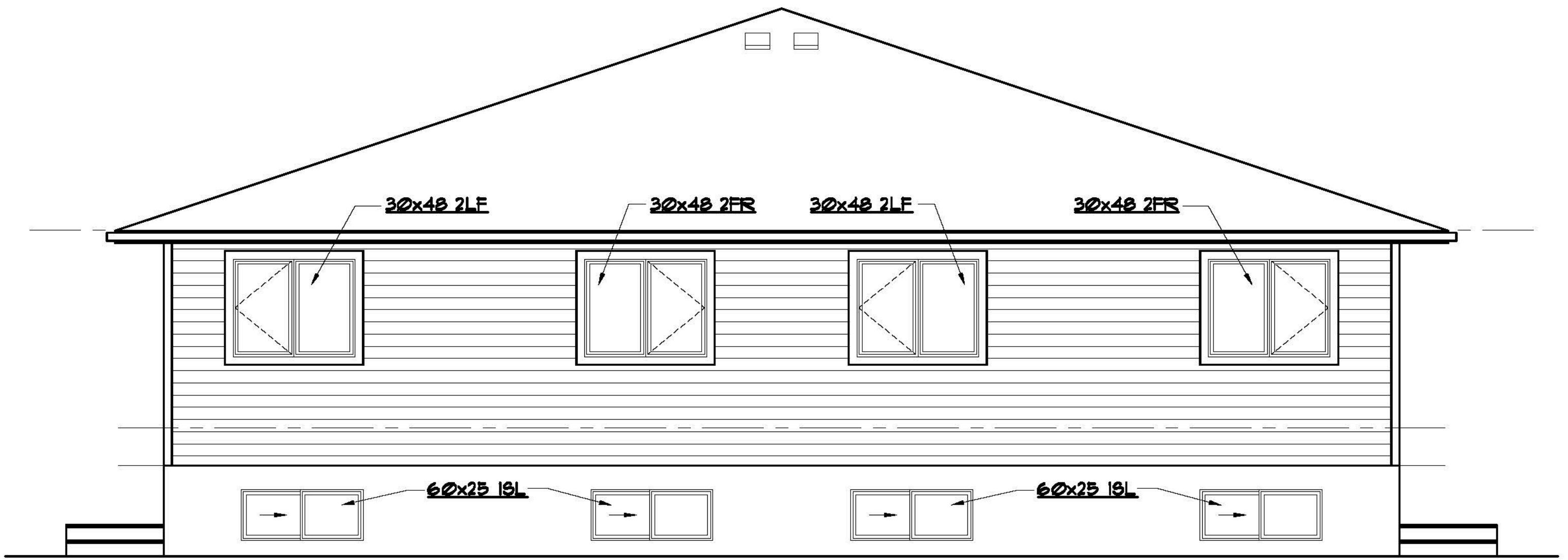
UNO - UNLESS NOTED OTHERWISE
 TYP - TYPICAL
 U/S - UNDER SIDE
 C/W - COMPLETE WITH
 R.O. - ROUGH OPENING
 O.C. - ON CENTER
 LBW - LOAD BEARING WALL
 T/O - TOP OF
 SH - SHELF
 COL - COLUMN
 CJ - CONTROL JOINT
 WD - WOOD
 CONC - CONCRETE
 PREFIN - PREFINISHED
 FLR - FLOOR
 CLG - CEILING
 HT - HEIGHT

ELEVATION NOTES:

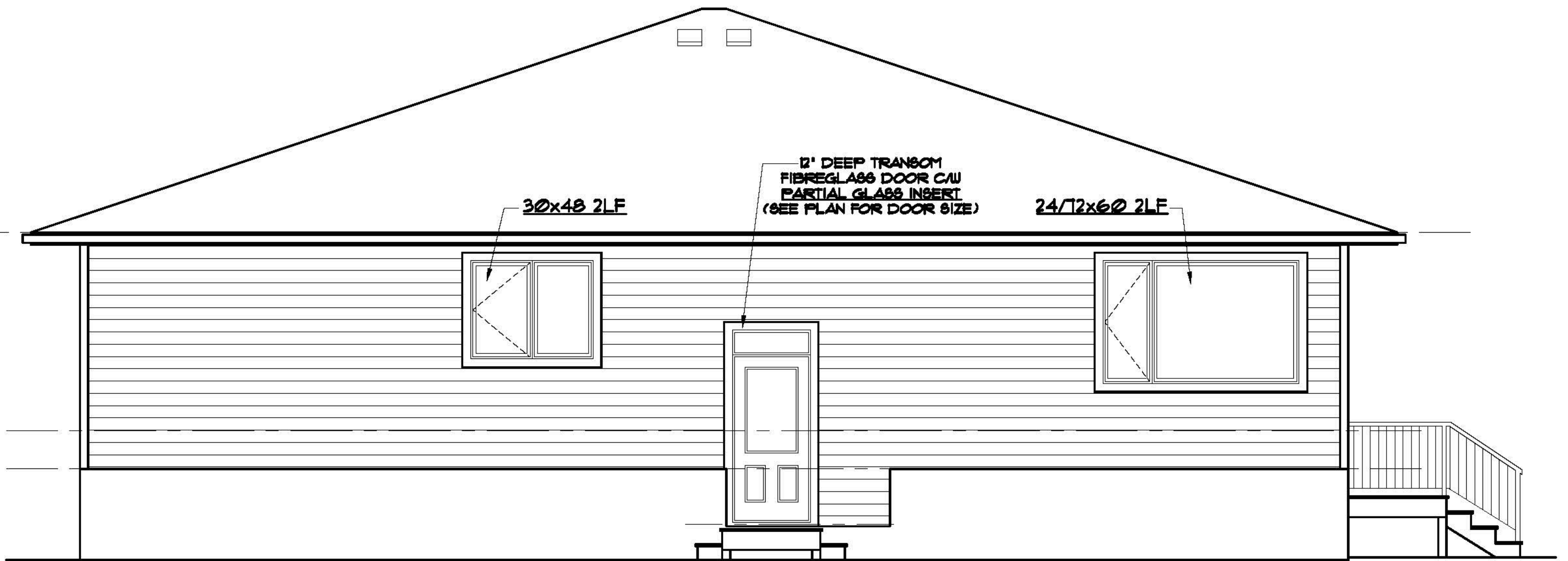
- WINDOWS AND DOOR SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
- WINDOWS AND DOORS TO ILLUSTRATE DIRECTION OF OPERATION, OBSCURE GLASS, ETC.
- TYPICAL MOUNTING HEIGHTS DIMENSIONED. ADJUST MOUNTING HEIGHT TO MATCH R.O. OF AN ADJACENT DOOR WHEN THEY ARE WITHIN THE SAME ROOM
- SEE FRONT ELEVATIONS FOR EXTERIOR FINISHES & DETAILS. ONLY UNIQUE FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.

GENERAL NOTES:

- BUILDER TO CONFORM TO NATIONAL BUILDING CODE OF CANADA (2010) PART 9.
- DRAWINGS NOT TO BE SCALED.
- BUILDER SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
- NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF BUILDER'S STRUCTURAL ENGINEER.
- ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.
- IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE BUILDERS SPECS, THE SPECS SHALL OVERRULE THE DRAWINGS.

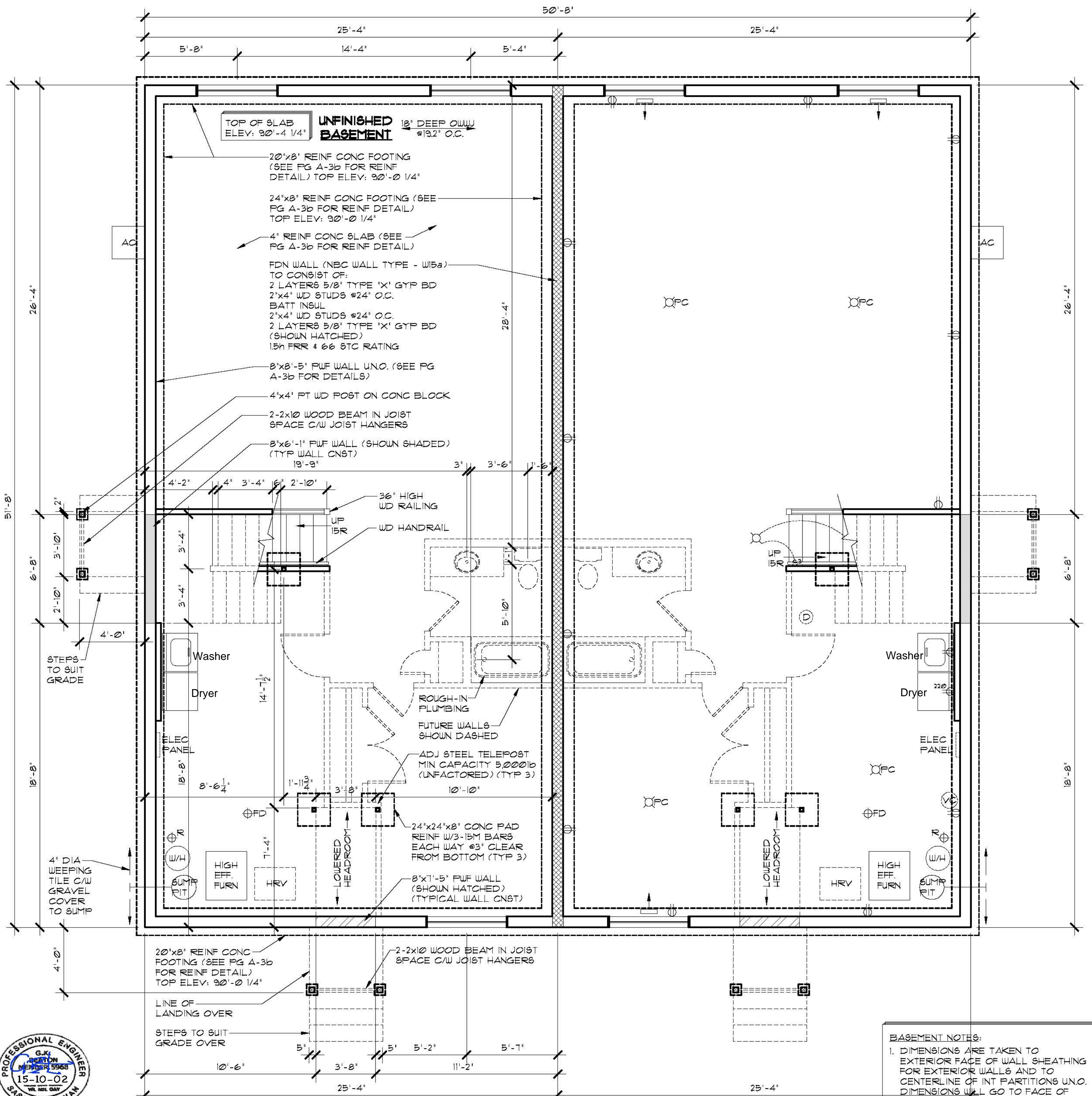


EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION GLAZED OPENING CALCS:
 LIMITING DISTANCE = 5.7m
 MAX % OF GLAZED OPENINGS = 18% (NBC 9.10.15.4)
 EXPOSED BUILDING FACE AREA = 691 SQ FT
 AREA OF GLAZED OPENINGS (%) = 16 SQ FT (11%)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



For Foundation
(Note Soil
Conditions &
Risk Advisory)

SOIL CONDITIONS & RISK ADVISORY:

NO SOILS INFORMATION WAS AVAILABLE OR PROVIDED FOR DESIGN PURPOSES. FOOTINGS HAVE BEEN SPECIFIED AND DESIGNED ASSUMING A SANDY SOIL TYPE WITH A BEARING CAPACITY OF 1,650 PSF. NOTE THAT FOOTINGS ARE PARTICULARLY SUSCEPTIBLE TO MOVEMENT IN PLASTIC CLAY SOILS WHICH ARE SUSCEPTIBLE TO VOLUME CHANGES WHEN MOISTURE CONTENT CHANGES. THIS MOVEMENT CAN CAUSE DAMAGE TO FINISHES WITHIN THE STRUCTURE AND TO THE STRUCTURE ITSELF.

BUILDER IS TO INFORM STRUCTURAL ENGINEER IF SOIL TYPE IS NOT SANDY, SINCE THE FOUNDATION TYPE OR FOUNDATION DETAILS MAY NEED TO BE REVISED TO SUIT A DIFFERENT SOIL TYPE.

THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR DAMAGES OR DELAYS CAUSED BY SITE CONDITIONS OR SOIL CONDITIONS WHICH DIFFER FROM THOSE UPON WHICH THE DESIGN HAS BEEN BASED. OWNER IS ALSO ADVISED THAT CONCRETE SLAB ON GRADE FLOORS MAY SETTLE/HEAVE CAUSING DAMAGE WHICH IS BEYOND THE CONTROL AND RESPONSIBILITY OF THE DESIGNER.

THESE DRAWINGS ARE STAMPED BASED UPON THE UNDERSTANDING THAT OWNER HAS ACKNOWLEDGED AND ACCEPTED THE RISKS AS DESCRIBED ABOVE.

- BASEMENT NOTES:**
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 - REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 - ALL BASEMENT WALLS SHOULD BE BUILT WITH FLOAT SPACE TO PERMIT UPWARD MOVEMENT OF BASEMENT FLOOR SLAB.
 - ELECTRICAL/MECHANICAL EQUIPMENT LOCATIONS SUBJECT TO CHANGE AT CONTRACTORS DISCRETION.
 - INSTALL RADON ROUGH-IN PIPE (R) C/W SEALED CAP FOR FUTURE DEPRESSURIZATION SYSTEM. SEE PLAN FOR VENT LOCATION. RUN OTHER END UNDER SLAB TO CENTRE OF BUILDING FOOTPRINT.
 - PROVIDE 4" DIA WEEPING TILE C/W GRAVEL COVER FOR PERIMETER FOUNDATION DRAINAGE SLOPED AND CONNECTED TO SUMP PIT.

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	FULL CHAIN INCANDESCENT LIGHT FIXTURE



PROJECT
DUPLEX

2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

PINEHOUSE SASKATCHEWAN

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

DESIGNED BY: DM
DRAWN BY: TVDK
DATE: SEPT. 18, 2015

DRAWING TITLE
FOUNDATION PLAN

DRAWING NO.
A-3a

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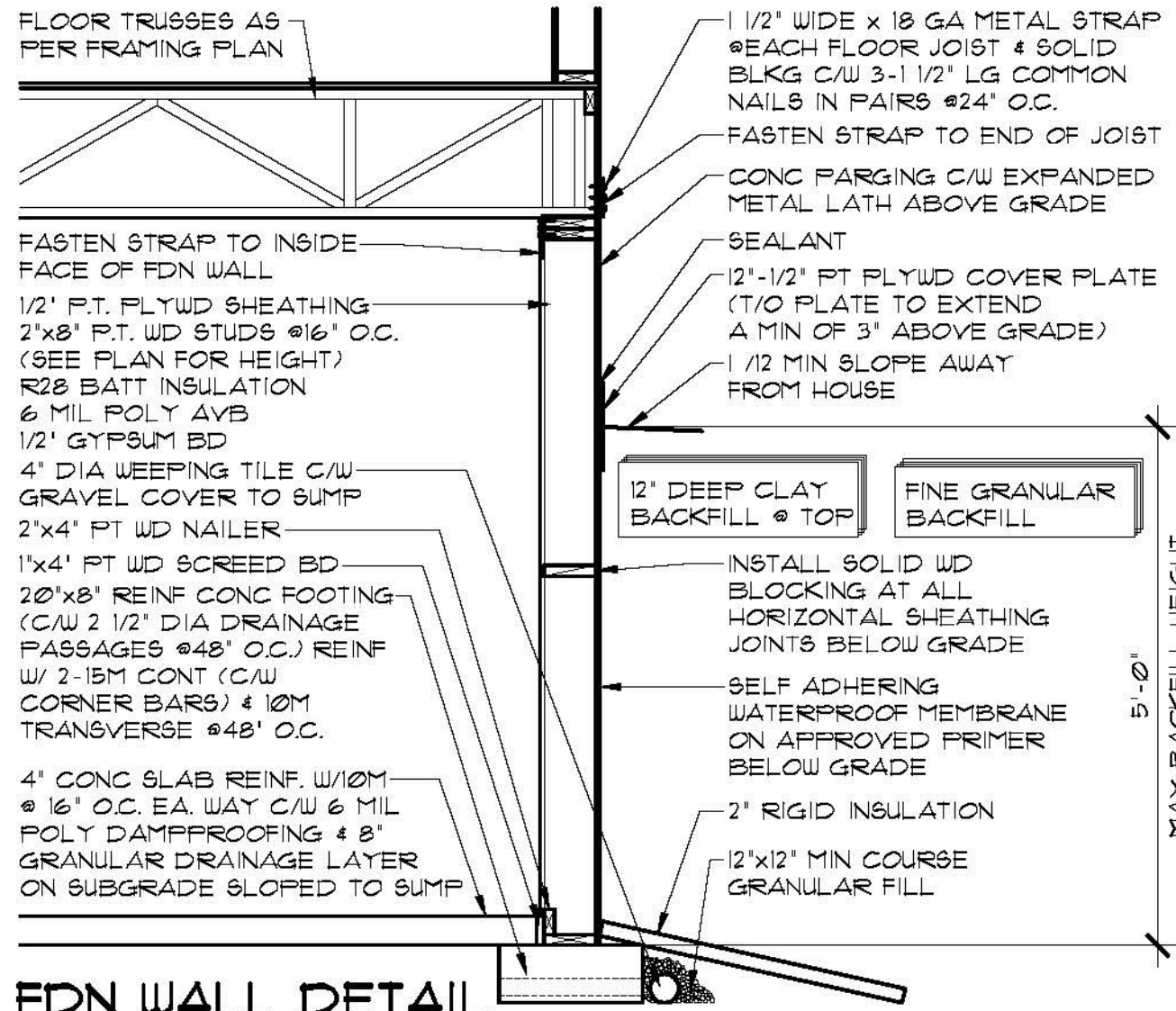
2. Drawings are not to be scaled.

3. All plans are drawn to suit the Canadian National Building Code (2006). Due to local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building official prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

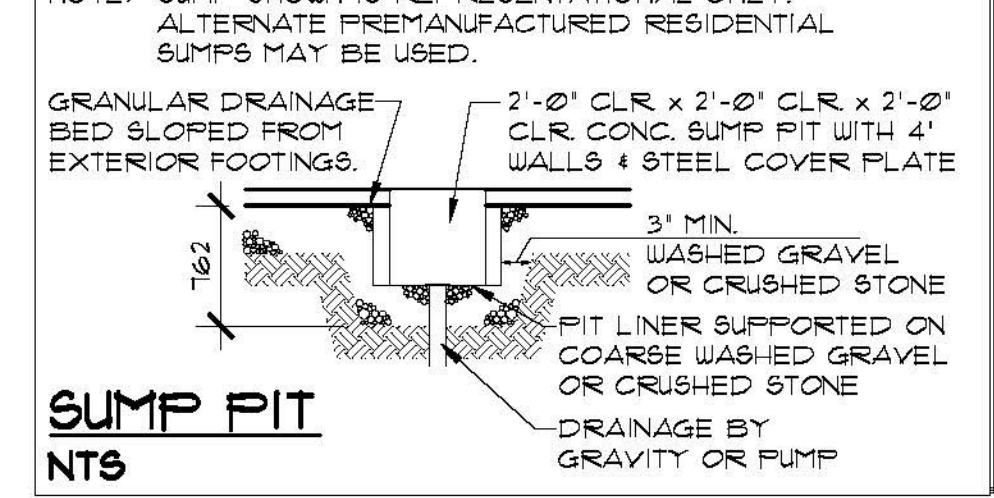
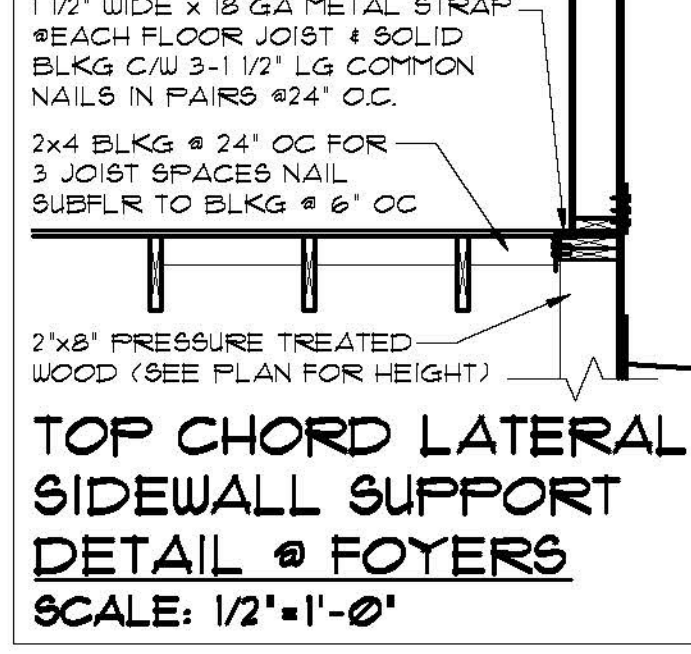
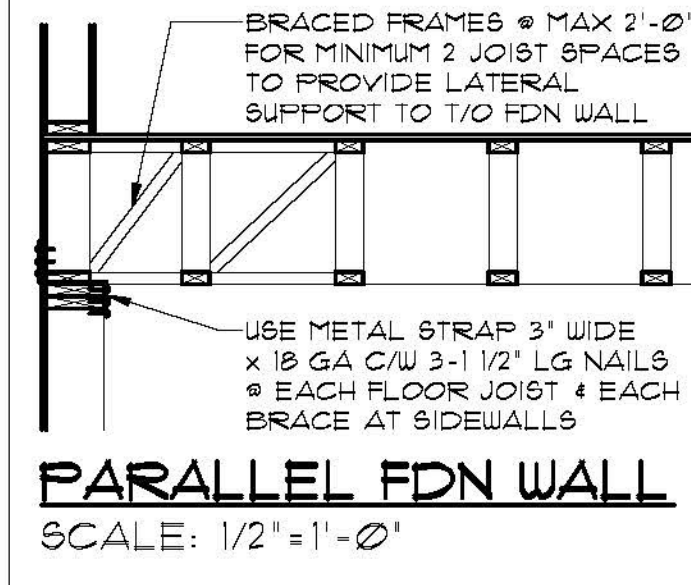
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5. Builder to conform to National Building Code of Canada (2006) Part 9.

NOTE: ALL PWF CONSTRUCTION TO CONFORM TO CSA CAN3-5406-M STANDARDS. DETAILS PROVIDED HERE ARE TO BE READ IN CONJUNCTION WITH THESE STANDARDS.



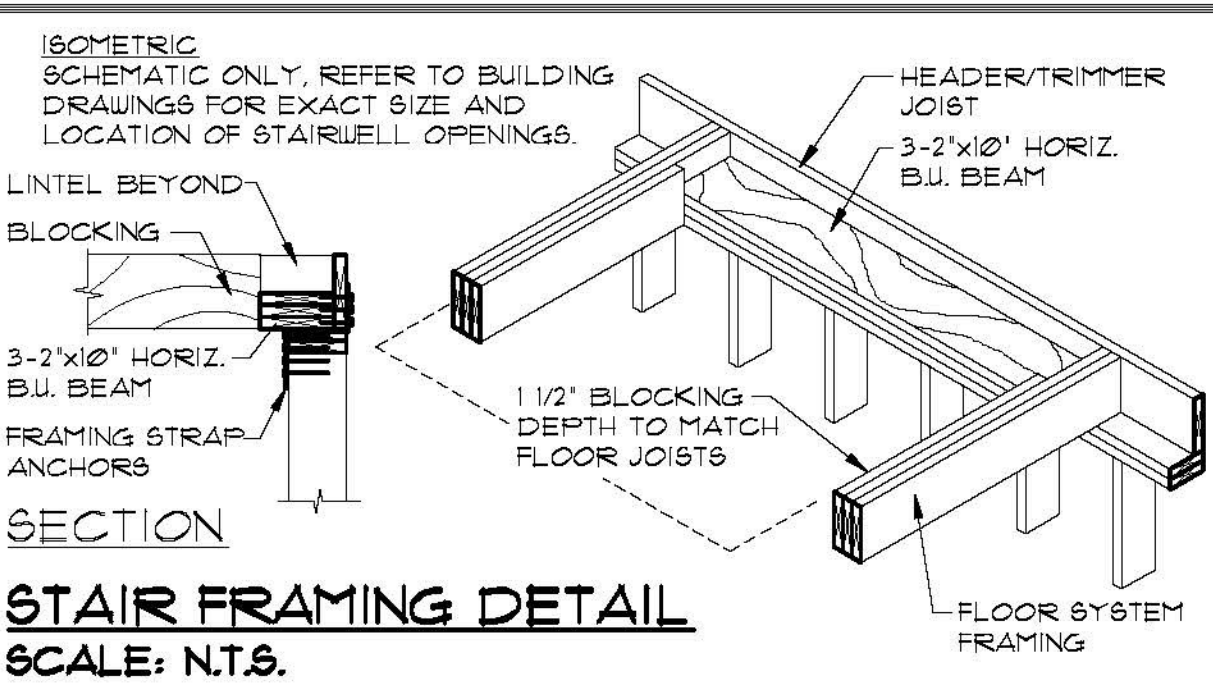
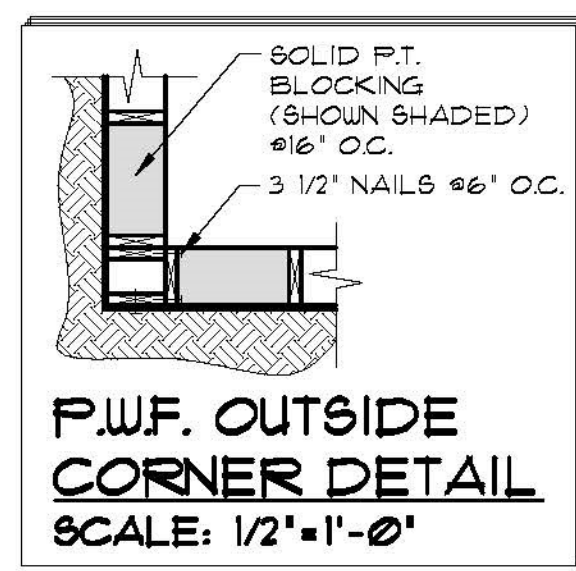
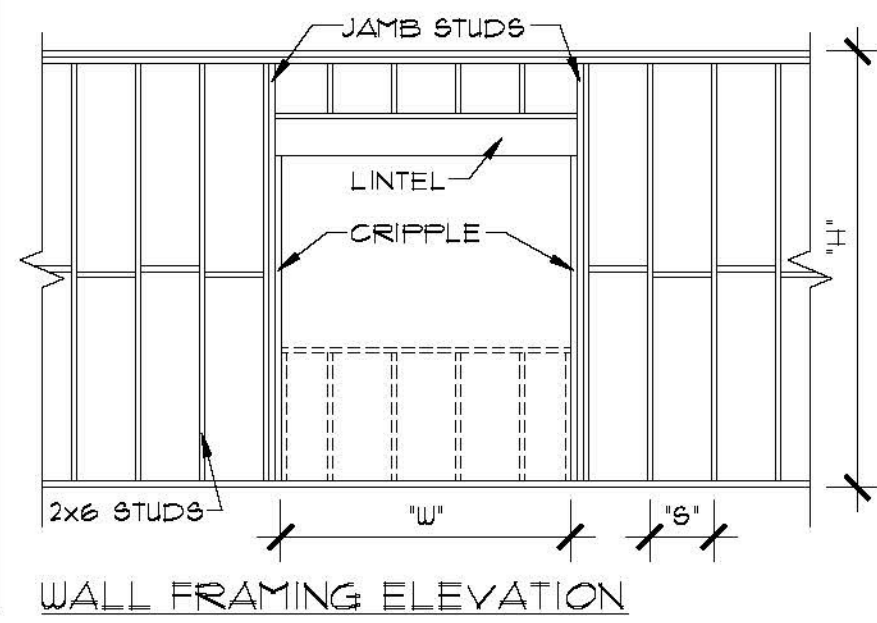
Fdn Wall Detail
SCALE: 1/2" = 1'-0"



NAILING SCHEDULE

NAILING LOCATION	NAIL LENGTH	NO. OR SPACING
TOP OR BOT PLATE TO STUD	3 1/2"	3 EACH STUD
2' x 6" STUD	3 1/2"	4 EACH STUD
PLATE TO PLATE	3 1/2"	2 EACH STUD
2' x 6" STUD	3 1/2"	3 EACH STUD
WALL SHEATHING	2"	6" O.C. EDGES 12" O.C. INTERMEDIATE
SUBFLOOR	2"	6" O.C. EDGES 12" O.C. INTERMEDIATE
TO HEADER/TRIMMER JOIST	2"	6" O.C.
TO PERIMETER BLOCKING	2"	6" O.C.
TO FIRST JOIST	2"	6" O.C.
TO FIRST JOIST IF BACKFILL GREATER THAN 4'-11"	2"	2 ROWS @ 4" O.C.

ALL NAILS WITHIN 12" OF GRADE TO BE HOT DIPPED GALVANIZED



LINTELS FOR 2x6 EXTERIOR WALLS

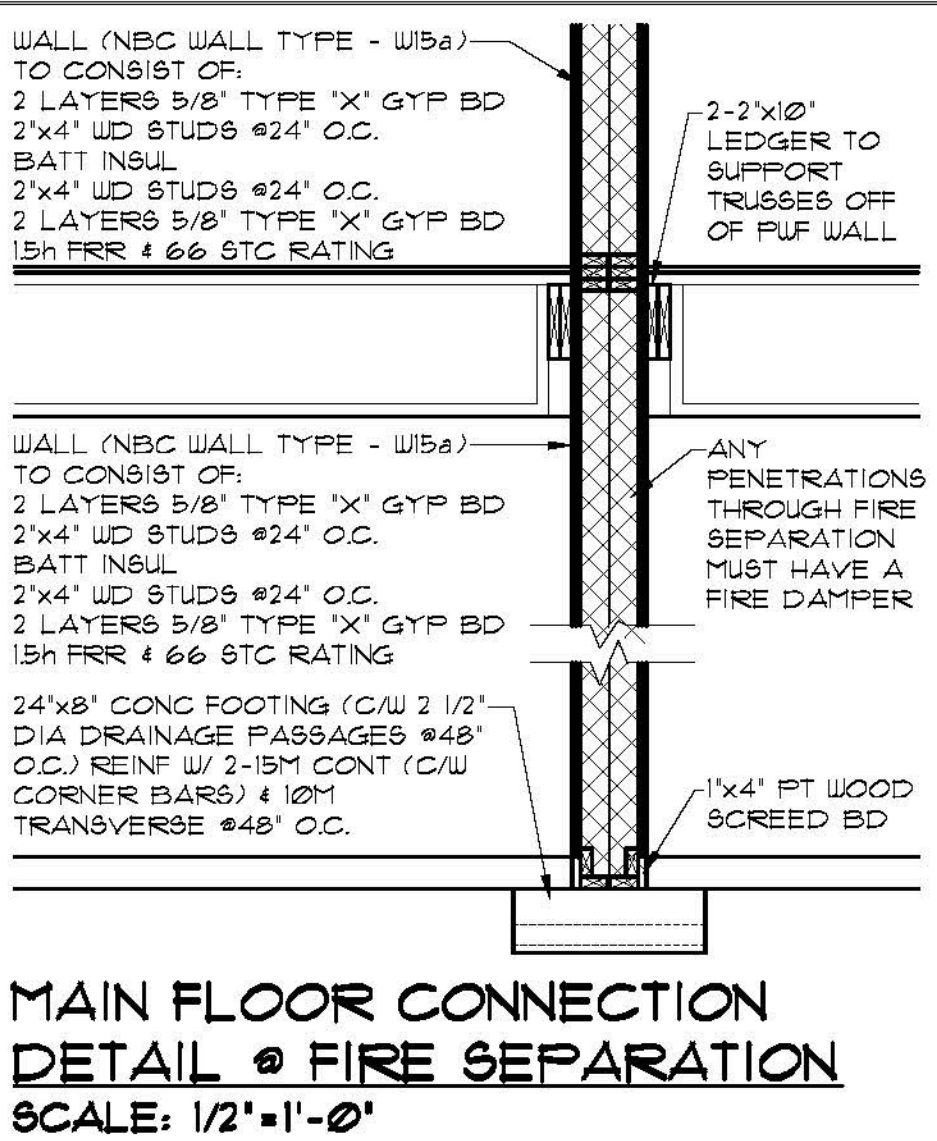
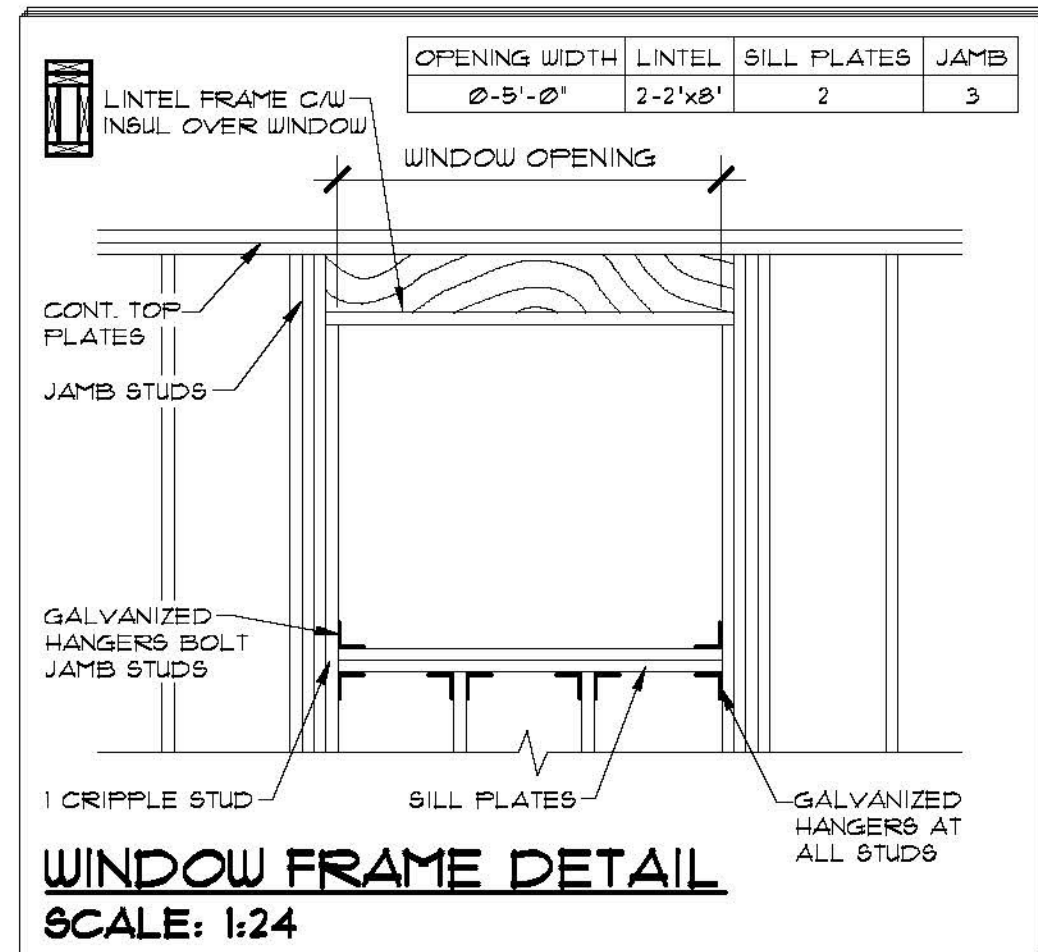
OPENING "W"	LINTEL SIZE	NO. OF CRIPPLES	JAMB STUDS EA. SIDE		
			6" x 24"	6" x 16"	6" x 12"
0 - 3'-11"	2-2' x 8"	1 EA. SIDE	1	2	2
4'-0" - 5'-11"	2-2' x 10"	1 EA. SIDE	2	2	3
6'-0" - 8'-0"	3-2' x 10"	1 EA. SIDE	2	3	4

WALL HEIGHTS FOR 2x6 EXTERIOR WALL

STUD SPACING 'S'	MAX WALL HEIGHT 'H'
24" OC	10'-6"
16" OC	12'-6"
12" OC	13'-6"

- CONDITIONS:**
- ALL STUDS NO. 3/STUD SPF OR D. FIR
 - ALL LINTELS NO. 1NO. 2 SPF OR D. FIR
 - ALL STUDS TO HAVE MID-HEIGHT BLOCKING
 - ALL STUDS TO BE SHEATHED BOTH FACES WITH 1/2" GWB & 3/8" PLYWD OR OSB
 - WHERE STUDS ARE SHEATHED ON EXTERIOR FACE ONLY, STUDS ARE TO BE BLOCKED AT MAXIMUM 4'-0" O.C.

2x6 EXTERIOR TALL WALL FRAMING
SCALE: N.T.S



For Designated Tall Wall Framing For Foundation (Note Soil Conditions & Risk Advisory)

- STRUCTURAL NOTES**
- ALL BASEMENT WALLS SHOULD BE BUILT WITH FLOAT SPACE TO PERMIT UPWARD MOVEMENT OF BASEMENT FLOOR SLAB. CONCRETE TO CSA A23.1
 - FOOTINGS: 25 MPa, TYPE 50, AIR 4-6%, SLUMP 80±30mm.
 - BASEMENT SLAB: 25 MPa, TYPE 10, AIR NIL, SLUMP 80±30mm.
 - REINFORCING TO CSA G30.12
 - TIES GRADE 300
 - ALL OTHER BARS GRADE 400
 - FOOTINGS:
 - ALL CONCRETE FOOTINGS TO BE FOUNDED ON SOUND DRY, UNDISTURBED SOIL. SOIL BELOW FOOTINGS MUST BE FREE OF FROST AND NOT PERMITTED TO FREEZE
 - FOOTINGS WITH SOIL COVER OF 6'-0" AND GREATER MAY BE UNINSULATED.
 - FOOTINGS WITH SOIL COVER OF 4'-0" TO 6'-0" MUST BE INSULATED WITH A MINIMUM OF 2" RIGID INSULATION SET ON TOP OF THE FOOTING AND EXTENDED A MINIMUM OF 4'-0" FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
 - FOOTINGS WITH SOIL COVER LESS THAN 4'-0" ARE NOT PERMITTED
 - PRESERVED WOOD FOUNDATION
 - (a) PRESERVED WOOD FOUNDATIONS (PWF) TO BE BUILT IN ACCORDANCE WITH THE CSA STANDARD 5406 'CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS'.
 - (b) ALL WOOD IN PWFs TO BE #2 DOUGLASS FIR, HEM-FIR, OR S-P-F. ALL WOOD TO BE STAMPED PER CSA 080.15, SHOWING GRADE AND TREATMENT.
 - (c) ALL SHEATHING TO HAVE FACE GRAIN PERPENDICULAR TO STUDS. ALL SHEATHING WITHIN 12" OF GRADE TO BE PRESSURE TREATED.
 - (d) COAT ALL FIELD CUTS WITH APPROVED FIELD PRESERVATIVE. AVOID UNNECESSARY FIELD CUTS. WITH THE GRAIN CUTS ARE NOT PERMISSIBLE. PLACE CROSS-CUT END OF STUDS UP.
 - (e) APPLY SEALANT TO ALL PANEL EDGES AND JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SEALANT TO CONFORM TO CGSB 19-GP-13 OR 19-GP-14. LEAVE 1/8" ± GAP AT ALL JOINTS TO FACILITATE PROPER SEALING. APPLY SEALANT TO SUPPORTS BEFORE PLACING SHEATHING PANELS.
 - (f) ATTACH EXTERIOR VAPOUR BARRIER WITH NON-PETROLEUM BASED ADHESIVE. LAP JOINTS AT LEAST 6" AND TAPE ALL JOINTS. EXERCISE GREAT CARE TO AVOID DAMAGE TO POLYETHYLENE VAPOUR BARRIER.
 - (g) ALL BACKFILL TO BE FREE-DRAINING GRANULAR MATERIAL, EXCEPT FOR CLAY CAP AS NOTED ON DRAWINGS.
 - (h) ALL NAILS IN PWF TO BE HOT DIPPED GALVANIZED. ALL NAILING TO CONFORM TO TABLES IN THE 'GUIDE', UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
 - (i) PROVIDE BLOCKING AT ALL PLYWOOD JOINTS.
 - (j) TAKE SPECIAL NOTE OF BLOCKING REQUIREMENTS WHERE FLOOR JOISTS RUN PARALLEL TO WALLS.

SOIL CONDITIONS & RISK ADVISORY:

NO SOILS INFORMATION WAS AVAILABLE OR PROVIDED FOR DESIGN PURPOSES. FOOTINGS HAVE BEEN SPECIFIED AND DESIGNED ASSUMING A SANDY SOIL TYPE WITH A BEARING CAPACITY OF 1650 PSF. NOTE THAT FOOTINGS ARE PARTICULARLY SUSCEPTIBLE TO MOVEMENT IN PLASTIC CLAY SOILS WHICH ARE SUSCEPTIBLE TO VOLUME CHANGES WHEN MOISTURE CONTENT CHANGES. THIS MOVEMENT CAN CAUSE DAMAGE TO FINISHES WITHIN THE STRUCTURE AND TO THE STRUCTURE ITSELF.

BUILDER IS TO INFORM STRUCTURAL ENGINEER IF SOIL TYPE IS NOT SANDY, SINCE THE FOUNDATION TYPE OR FOUNDATION DETAILS MAY NEED TO BE REVISED TO SUIT A DIFFERENT SOIL TYPE.

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THESE DRAWINGS ARE STAMPED BASED UPON THE UNDERSTANDING THAT OWNER HAS ACKNOWLEDGED AND ACCEPTED THE RISKS AS DESCRIBED ABOVE.

ROBIDSON RESIDENTIAL
PERSONALIZING HOME DESIGN

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REGINA, SASKATCHEWAN
CANADA S4R 1K3
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FAX: (306) 352-6619

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5. Builder to conform to National Building Code of Canada (NBC) Part 9.

PROJECT DUPLEX

DRAWING TITLE STRUCTURAL NOTES & DETAILS

DRAWING NO. A-3b

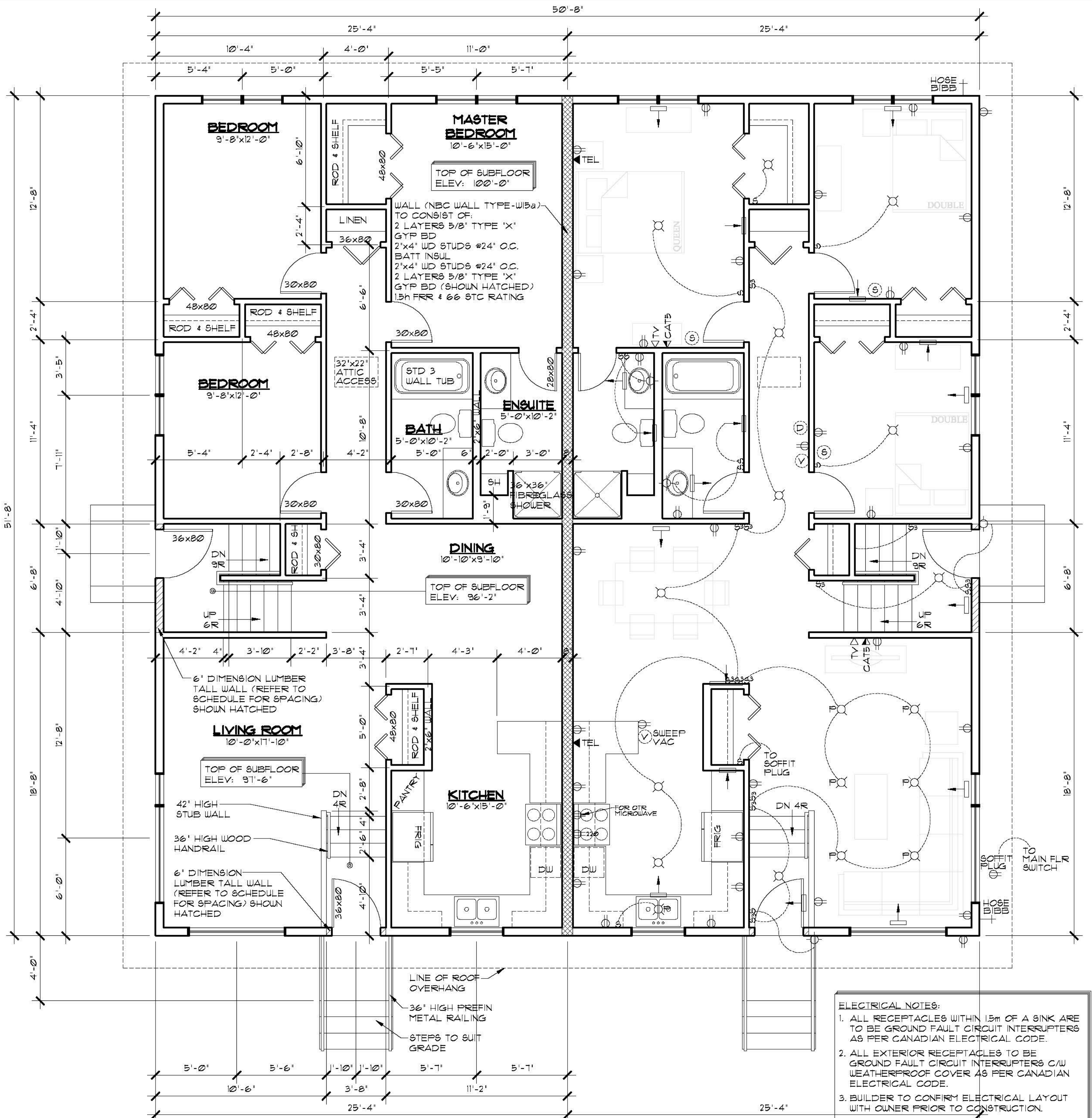
DATE SEPT. 18, 2015

DRAWN BY TVOK

DESIGNED BY DMY

SCALE AS SHOWN

HOUSE PINEHOUSE SASKATCHEWAN



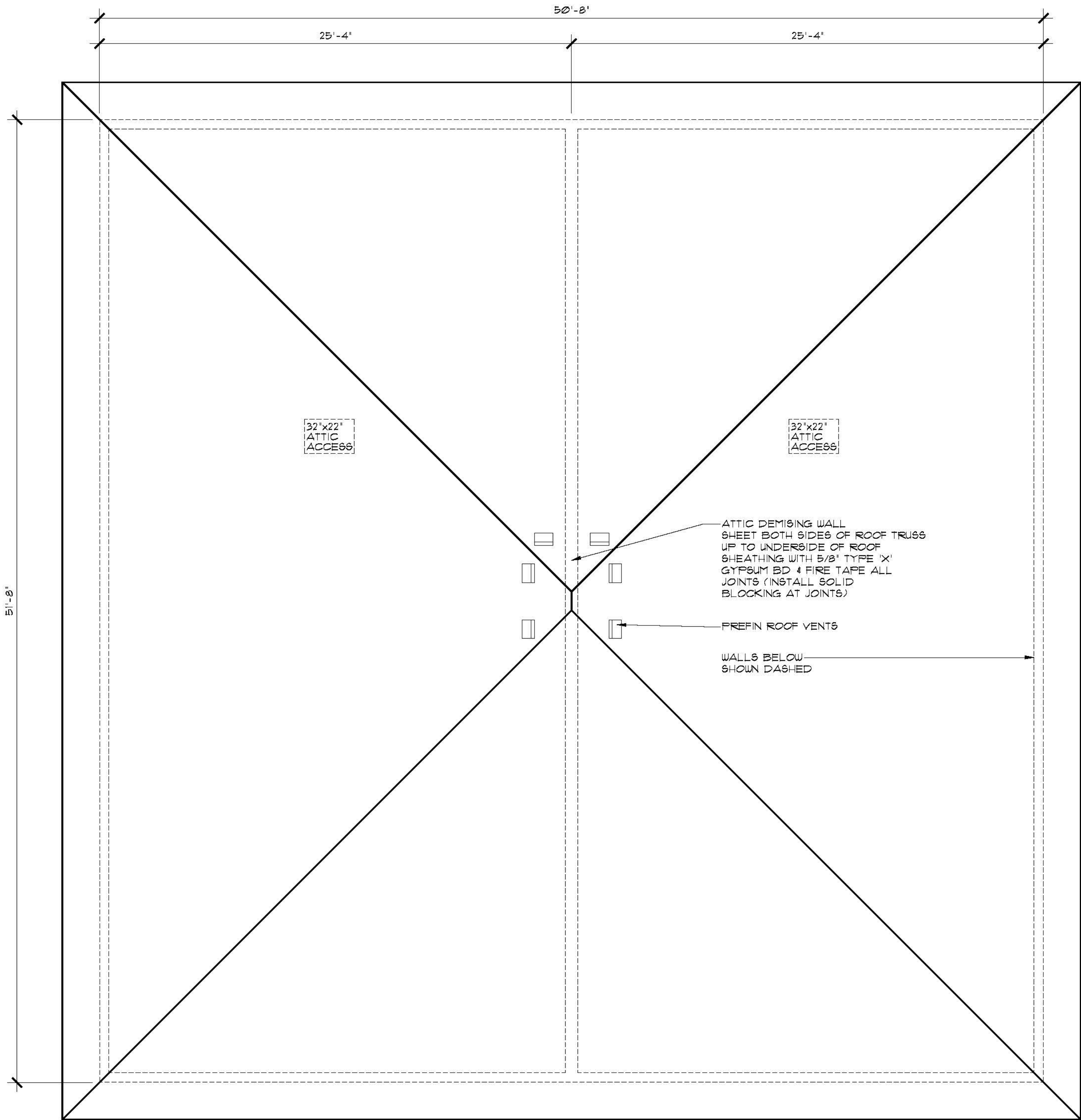
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 1309 SQ FT EA. SUITE

- ELECTRICAL NOTES:**
1. ALL RECEPTACLES WITHIN 1.5M OF A SINK ARE TO BE GROUND FAULT CIRCUIT INTERRUPTERS AS PER CANADIAN ELECTRICAL CODE.
 2. ALL EXTERIOR RECEPTACLES TO BE GROUND FAULT CIRCUIT INTERRUPTERS C/W WEATHERPROOF COVER AS PER CANADIAN ELECTRICAL CODE.
 3. BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
 4. ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE.

MECHANICAL/ELECTRICAL LEGEND

→	SUPPLY AIR REGISTER	◀CAT5	ETHERNET RECEPTACLE
←	RETURN AIR REGISTER	⊕	DUPLEX RECEPTACLE
⊗	NATURAL GAS OUTLET	SOFFIT PLUG	SOFFIT DUPLEX RECEPTACLE
HOSE BIBB	HOSE BIBB	S	SWITCH
⊙	SMOKE DETECTOR	S3	THREE WAY SWITCH
⊙	CARBON MONOXIDE/SMOKE DETECTOR	D	DIMMER SWITCH
⊙	ROUGH IN FOR CENTRAL VAC CANISTER	⊙	INCANDESCENT LIGHT FIXTURE
⊙	CENTRAL VAC RECEPTACLE	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊙	TELEVISION RECEPTACLE	⊙	PULL CHAIN INCANDESCENT LIGHT FIXTURE
⊙	TELEPHONE RECEPTACLE	⊙	POT LIGHT
		⊙	PENDANT LIGHT
		⊙	FUCK LIGHT

- FLOOR PLAN NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
 3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
 4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS. MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
 5. SEE ELEVATIONS FOR WINDOW'S DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS & OBSCURE GLASS, ETC.



ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

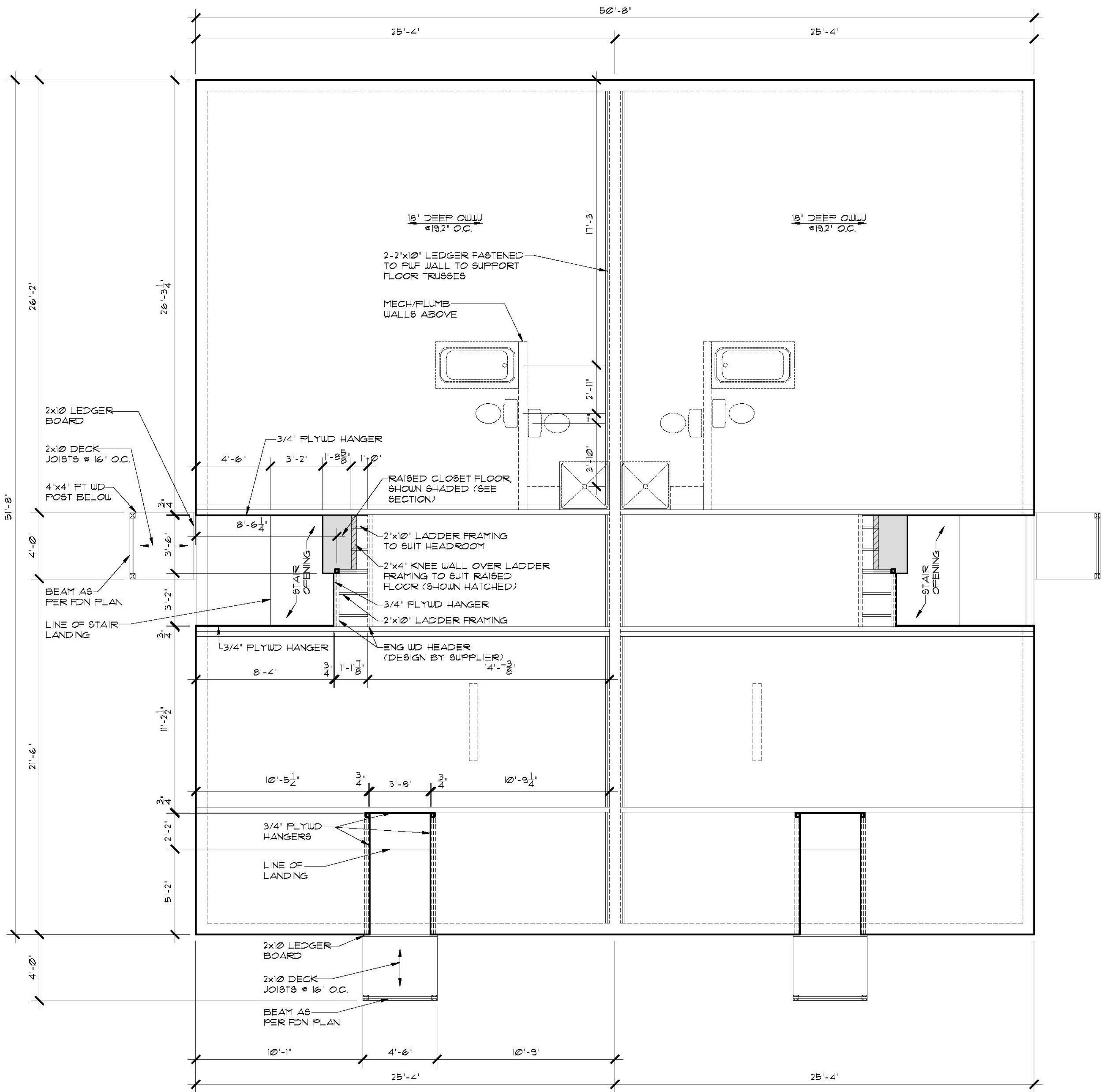
1. ALL ROOF SLOPES ARE 4:12 UNLESS NOTED OTHERWISE.
2. ALL ROOF OVERHANGS ARE 2'-0" UNLESS NOTED OTHERWISE.
3. ALL SOFFITS WITHIN THE 1.2M LIMITING DISTANCE MUST BE UNVENTED AND MADE OF NON-COMBUSTIBLE MATERIAL.

VENTING CALCULATIONS:

2618 SQFT/3000 SQFT = 8.7 SQ FT REQ'D VENT AREA TOTAL

HIGH END - MIN 25% REQUIRED
 0.38 SQFT NET FREE VENT AREA PER ROOF VENT
 6 VENTS x 0.38 SQFT = 2.28 SQ FT
 2.28 SQFT / 8.7 SQ FT TOTAL REQ'D = 26%

LOW END - MIN 25% REQUIRED
 425 SQFT VENTED SOFFIT
 3.5 SQIN (0.0243 SQ FT) NET FREE VENT AREA PER SQFT OF SOFFIT AREA
 425 SQFT x 0.0243 = 10.3 SQFT OF LOWER VENTING
 10.3 SQ FT / 8.7 SQ FT TOTAL REQ'D = 119%



MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- FRAMING NOTES:**
1. ADDITIONAL FLOOR STRUCTURE SHOWN FOR OPENINGS AND CANTILEVERS. FINAL DESIGN DETERMINED BY SUPPLIER.
 2. FLOOR TRUSS SUPPLIER TO DESIGN TRUSSES TO SUIT MECHANICAL.
 3. INSTALL SOLID BLOCKING IN FLOOR SPACE UNDER COLUMNS AS REQUIRED.
 4. INSTALL BLOCKING UNDER INTERIOR WALLS PARALLEL TO FLOOR TRUSSES AS REQUIRED.
 5. FLOOR TRUSS SUPPLIER TO INCORPORATE HEADERS INTO TRUSS SPACE AS NECESSARY (SEE ELEVATIONS FOR WINDOW MOUNTING HEIGHTS)

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
 Beam and Basement Design Ltd.
 Number 33214
 Permission to Consult held by:
 Discipline: Civil Sk. Reg. No. 05968 Signature: *[Signature]*

DRAWING NO. **A-7**

DATE: SEPT. 18, 2015

DRAWN BY: TVDK

DESIGNED BY: DM

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

DRAWING TITLE: **BUILDING SECTIONS**

PINEHOUSE SASKATCHEWAN

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 2. Builder to conform to National Building Code of Canada (NBC) Part 9.
 3. All drawings are subject to the provisions of the Saskatchewan Building Code, National Building Code, and any applicable local codes and regulations. The designer is not responsible for any errors or omissions in the drawings or for any damage to property or persons arising from the use of these drawings or the information provided herein.
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DUPLEX

PROJECT: 2322 2ND AVENUE REGINA, SASKATCHEWAN CANADA S4R 1K3 TEL: (306) 352-6617 FAX: (306) 352-6619

ROBINSON RESIDENTIAL
 PERSONALIZING HOME DESIGN

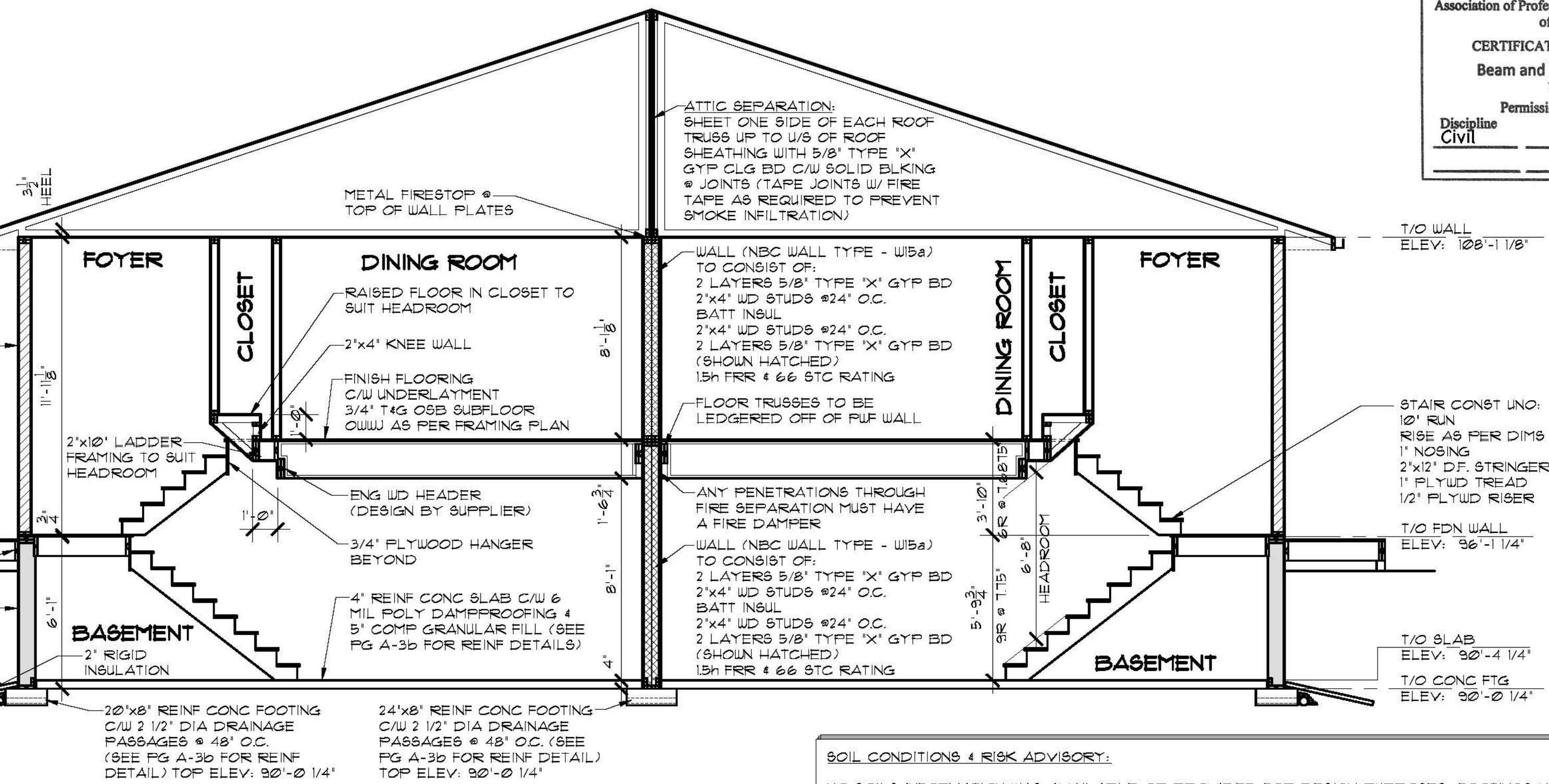
FINISH AS PER ELEVATIONS
 C/W EAVE PROTECTION
 7/16" OSB SHTG C/W "H"-CLIPS
 ROOF TRUSSES @24" O.C.
 R40 FIBERGLASS INSUL
 6 MIL POLY AVB
 1/2" GYP CLG BD

PREFIN METAL FASCIA,
 SOFFIT, EAVESTROUGH
 AND DOWNSPOUTS

FINISH AS PER ELEVATIONS
 BUILDING PAPER
 3/8" OSB SHEATHING
 6" DIMENSION LUMBER TALL WALL
 (REFER TO SCHEDULE FOR
 SPACING) SHOWN HATCHED
 R20 BATT INSUL
 6 MIL POLY AVB
 1/2" GYPSUM BD

WOOD BEAM AS
 PER FDN PLAN
 4"x4" PT WD POST
 2"x10" LEDGER BOARD

CONC FARGING ON METAL LATH
 ABOVE GRADE
 1/2" P.T. PLYWD SHEATHING
 2"x8" P.T. WD STUDS @16" O.C.
 (8'-1" HIGH WALL, SHOWN SHADED)
 R28 BATT INSULATION
 6 MIL POLY AVB
 1/2" GYPSUM BD
 4" DIA WEEPING TILE C/W
 GRAVEL COVER TO SUMP



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

SOIL CONDITIONS & RISK ADVISORY:
 NO SOILS INFORMATION WAS AVAILABLE OR PROVIDED FOR DESIGN PURPOSES. FOOTINGS HAVE BEEN SPECIFIED AND DESIGNED ASSUMING A SANDY SOIL TYPE WITH A BEARING CAPACITY OF 1650 PSF. NOTE THAT FOOTINGS ARE PARTICULARLY SUSCEPTIBLE TO MOVEMENT IN PLASTIC CLAY SOILS WHICH ARE SUSCEPTIBLE TO VOLUME CHANGES WHEN MOISTURE CONTENT CHANGES. THIS MOVEMENT CAN CAUSE DAMAGE TO FINISHES WITHIN THE STRUCTURE AND TO THE STRUCTURE ITSELF.
 BUILDER IS TO INFORM STRUCTURAL ENGINEER IF SOIL TYPE IS NOT SANDY, SINCE THE FOUNDATION TYPE OR FOUNDATION DETAILS MAY NEED TO BE REVISED TO SUIT A DIFFERENT SOIL TYPE.
 THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR DAMAGES OR DELAYS CAUSED BY SITE CONDITIONS OR SOIL CONDITIONS WHICH DIFFER FROM THOSE UPON WHICH THE DESIGN HAS BEEN BASED. OWNER IS ALSO ADVISED THAT CONCRETE SLABS ON GRADE FLOORS MAY SETTLE/HEAVE CAUSING DAMAGE WHICH IS BEYOND THE CONTROL AND RESPONSIBILITY OF THE DESIGNER.
 THESE DRAWINGS ARE STAMPED BASED UPON THE UNDERSTANDING THAT OWNER HAS ACKNOWLEDGED AND ACCEPTED THE RISKS AS DESCRIBED ABOVE.



For Foundation
 (Note Soil
 Conditions &
 Risk Advisory)

FINISH AS PER ELEVATIONS
 C/W EAVE PROTECTION
 7/16" OSB SHTG C/W "H"-CLIPS
 ROOF TRUSSES @24" O.C.
 R40 FIBERGLASS INSUL
 6 MIL POLY AVB
 1/2" GYP CLG BD

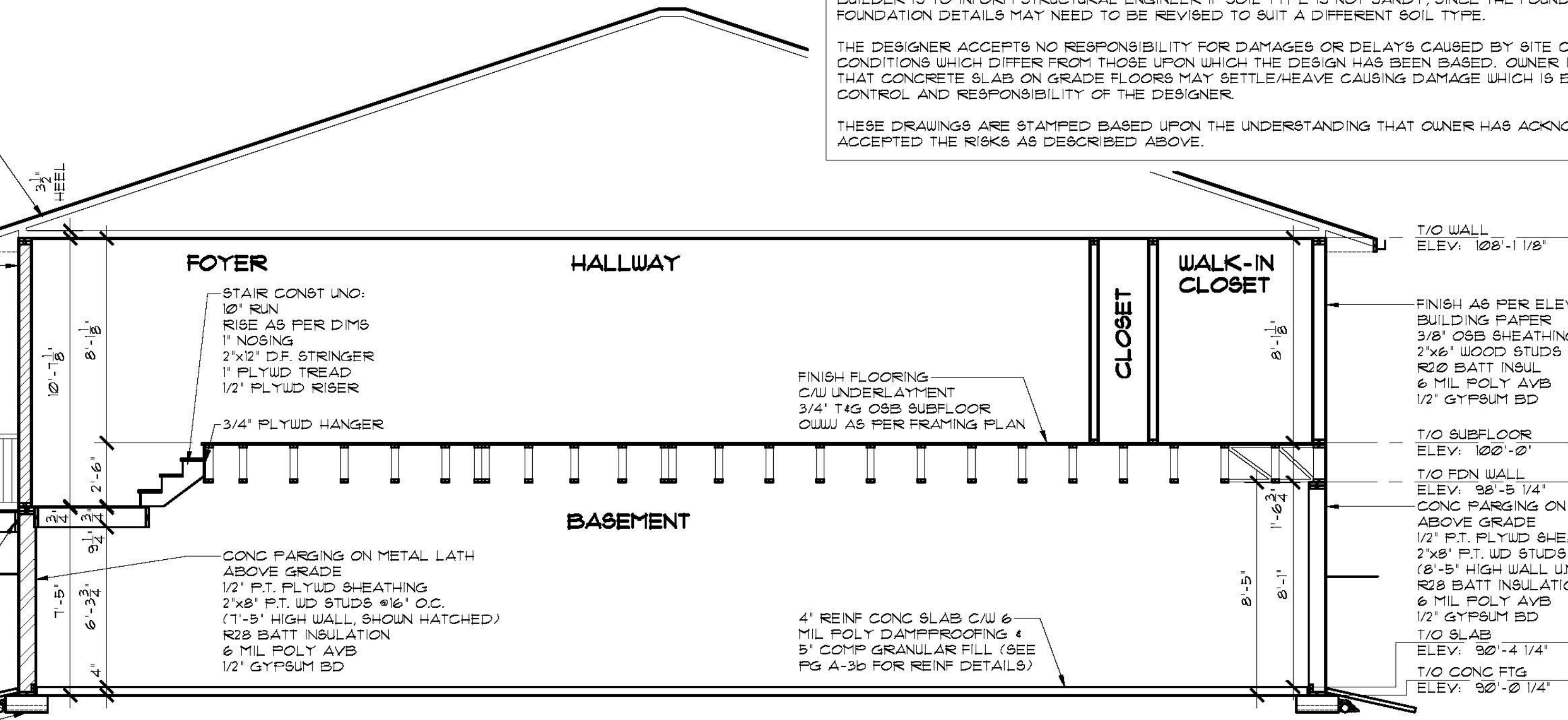
PREFIN METAL FASCIA,
 SOFFIT, EAVESTROUGH
 AND DOWNSPOUTS

FINISH AS PER ELEVATIONS
 BUILDING PAPER
 3/8" OSB SHEATHING
 6" DIMENSION LUMBER TALL WALL
 (REFER TO SCHEDULE FOR
 SPACING) SHOWN HATCHED
 R20 BATT INSUL
 6 MIL POLY AVB
 1/2" GYPSUM BD

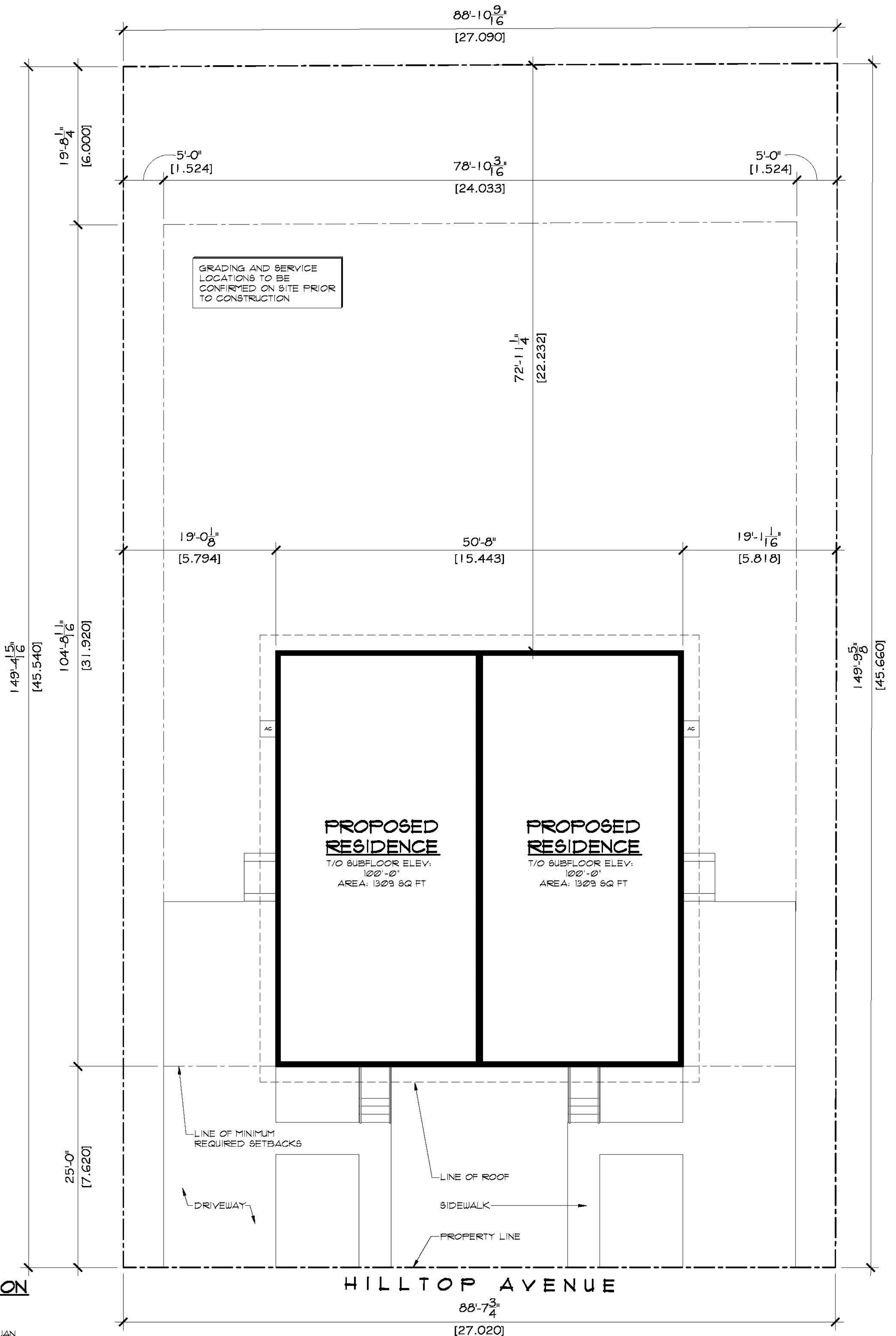
WOOD BEAM AS PER
 FDN PLAN
 36" HIGH PREFIN
 METAL RAILING

WOOD STEPS
 TO SUIT GRADE
 4"x4" PT WD POST
 2"x10" LEDGER BOARD
 4" DIA WEEPING TILE C/W
 GRAVEL COVER TO SUMP

20"x8" REINF CONC FOOTING
 C/W 2 1/2" DIA DRAINAGE
 PASSAGES @ 48" O.C.
 (SEE PG A-3b FOR REINF
 DETAIL) TOP ELEV: 90'-0 1/4"



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



SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

LOT: #19
BLOCK: #1
PLAN: #86PA23466
LOCATION: PINEHOUSE, SASKATCHEWAN

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

PROJECT

DUPLEX

PINEHOUSE SASKATCHEWAN

SCALE

1/8" = 1'-0"

DESIGNED BY

DM

DRAWN BY

TVDK

DATE

SEPT. 18, 2015

DRAWING NO.

A-8

DRAWING TITLE
SITE PLAN

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