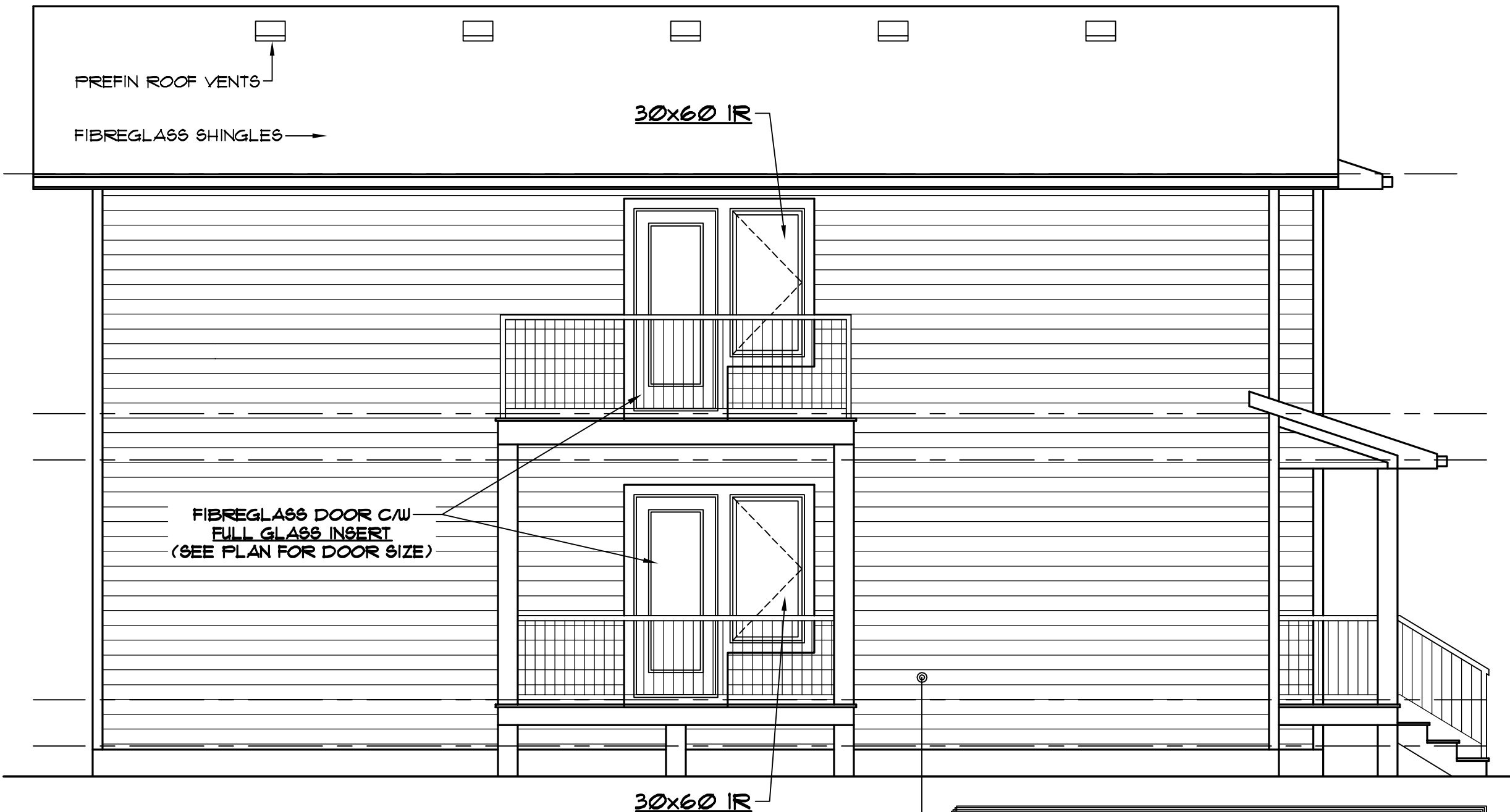


ELEVATION NOTES:

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

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



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

SOUTH ELEVATION GLAZED OPENING CALCS:

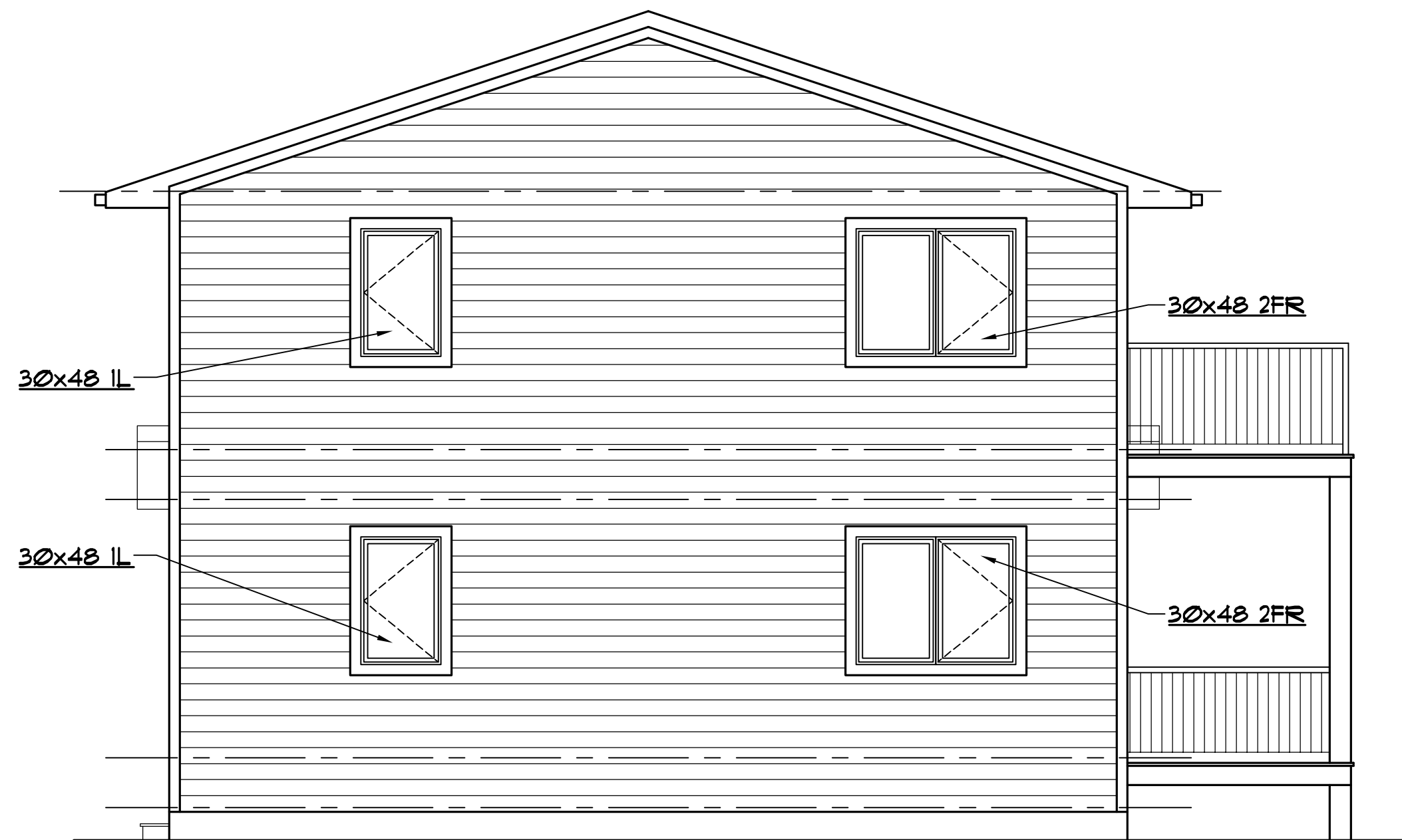
LIMITING DISTANCE = 3.3m
 MAX % OF GLAZED OPENINGS = 9% (NBC 9.10.15.4)
 EXPOSED BUILDING FACE AREA = 813 SQ FT (76 SQ M)
 AREA OF GLAZED OPENINGS (%) = 45 SQ FT (5.5%)

GENERAL NOTES:

1. BUILDER TO CONFORM TO NATIONAL BUILDING CODE OF CANADA (2010) PART 9.
2. DRAWINGS NOT TO BE SCALED.
3. BUILDER SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
4. 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.
5. NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF BUILDER'S STRUCTURAL ENGINEER.
6. ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.

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
 N.I.C. - NOT IN CONTRACT



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



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

FIBREGLASS DOOR
(SEE PLAN FOR DOOR SIZE)
45 min FFR DOOR C/W
LATCH AND SELF-CLOSURE

NORTH ELEVATION GLAZED OPENING CALCS:

LIMITING DISTANCE = 2.4m
MAX % OF GLAZED OPENINGS = 9% (NBC 9.10.15.4)
EXPOSED BUILDING FACE AREA = 813 SQ FT (76 SQ M)
AREA OF GLAZED OPENINGS (%) = 13 SQ FT (1.6%)

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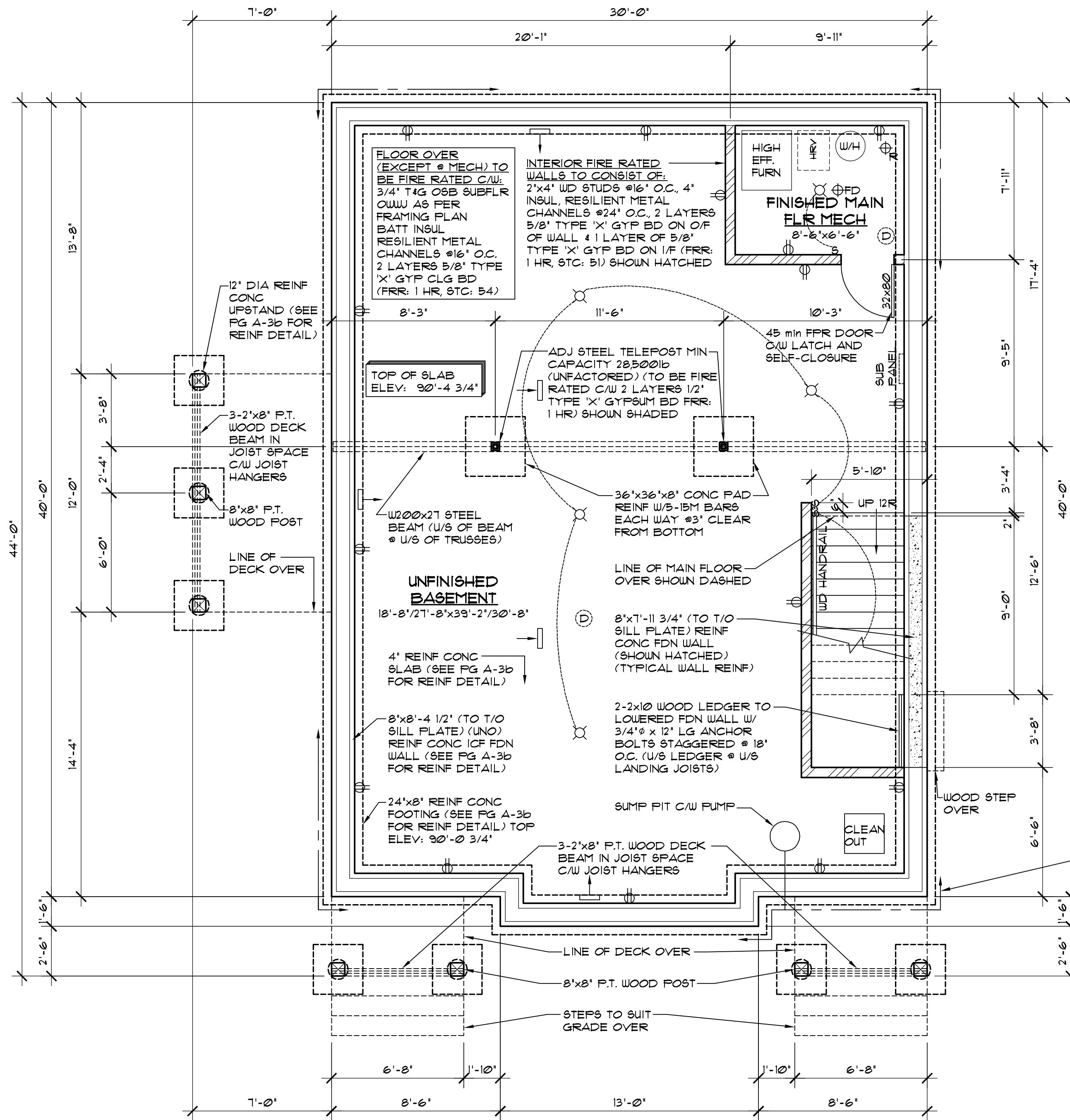
PROJECT
DUPLEX
SANDY BAY, SASKATCHEWAN

SCALE
1/4" = 1'-0"
DATE
DEC. 21, 2016

DESIGNED BY
ROBINSON
DRAWN BY
TVDK

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A-2

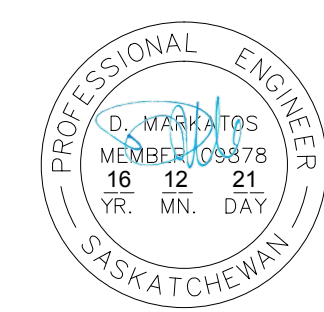


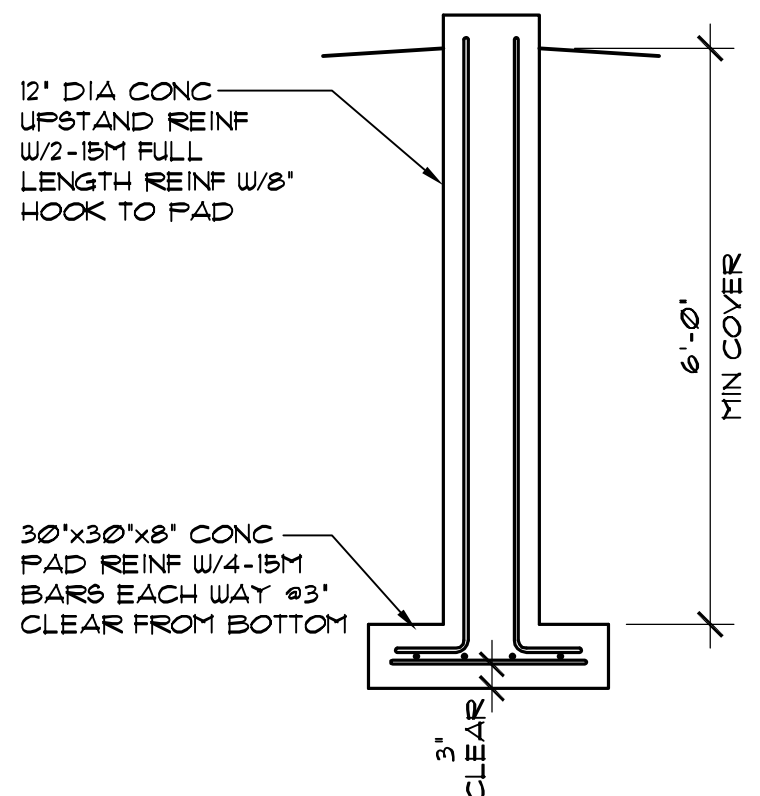
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA: 1220 SQ FT

- BASEMENT NOTES:**
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF FDN WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR CHANGES, AND AT TUB/SHOWER UNITS.
 - REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 - 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.

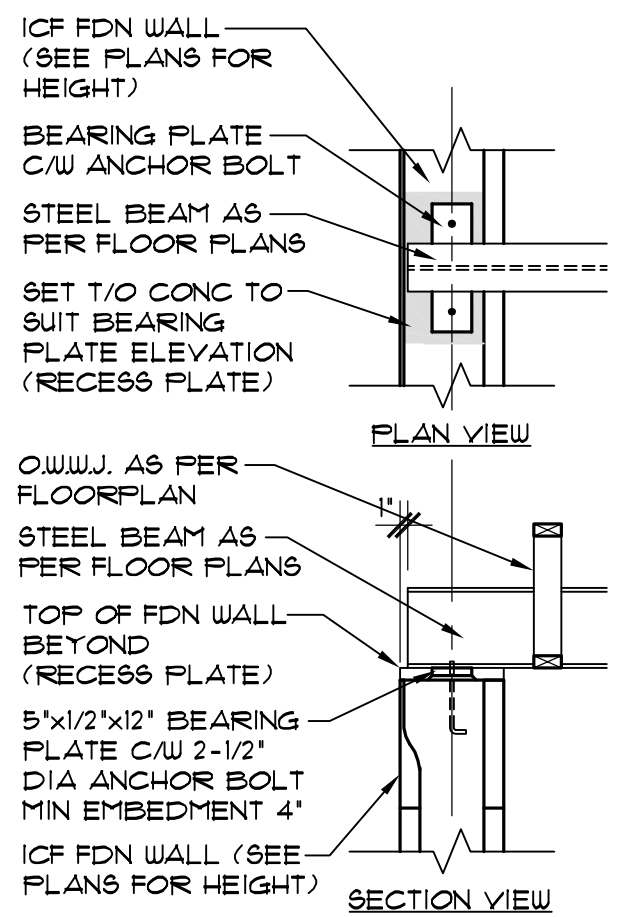
MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	CARBON MONOXIDE/SMOKE DETECTOR
	DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	FULL CHAIN INCANDESCENT LIGHT FIXTURE

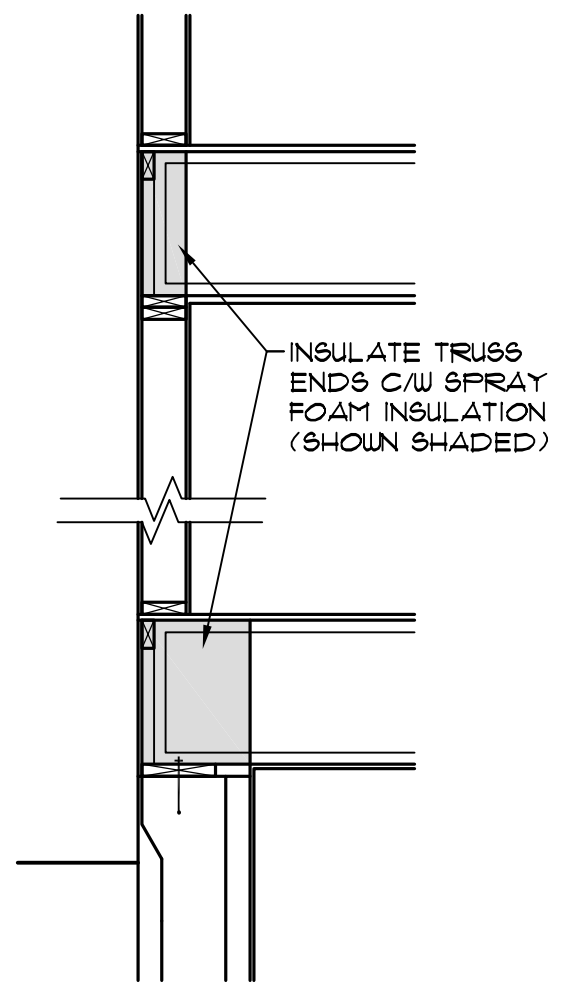




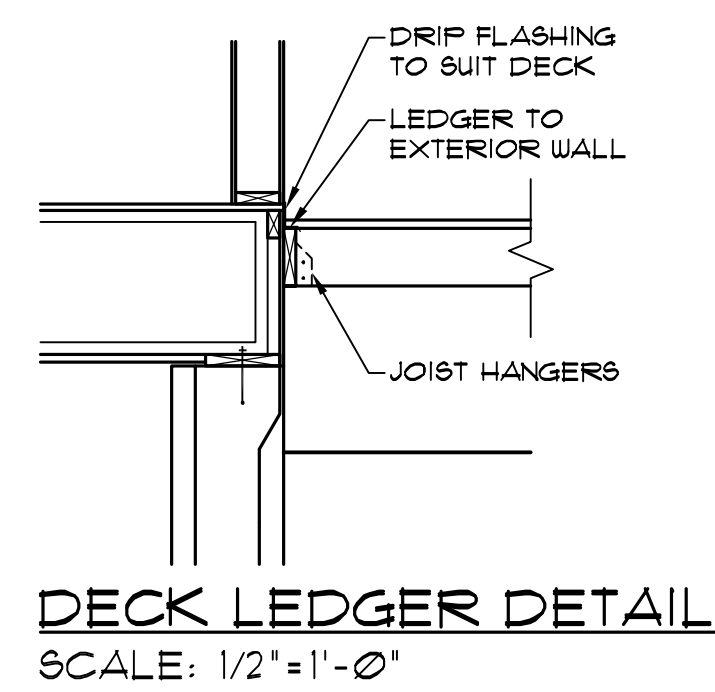
REAR DECK CONC UPSTAND REINF DETAIL
SCALE: 1/2" = 1'-0"



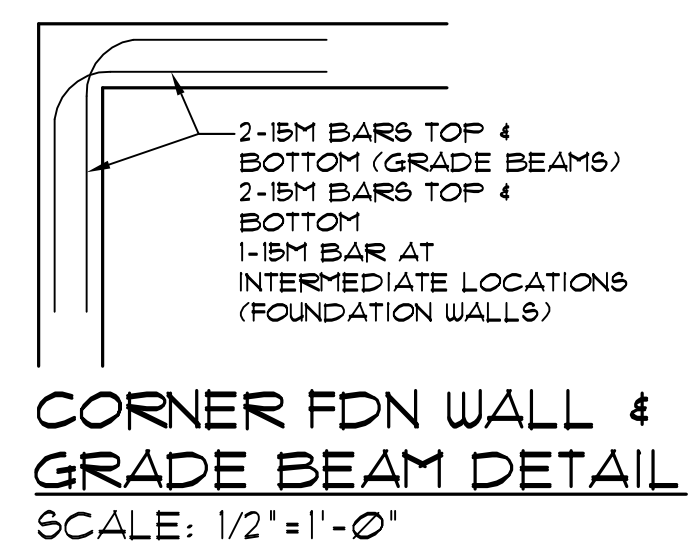
STEEL BEAM BEARING DETAIL
SCALE: 1/2" = 1'-0"



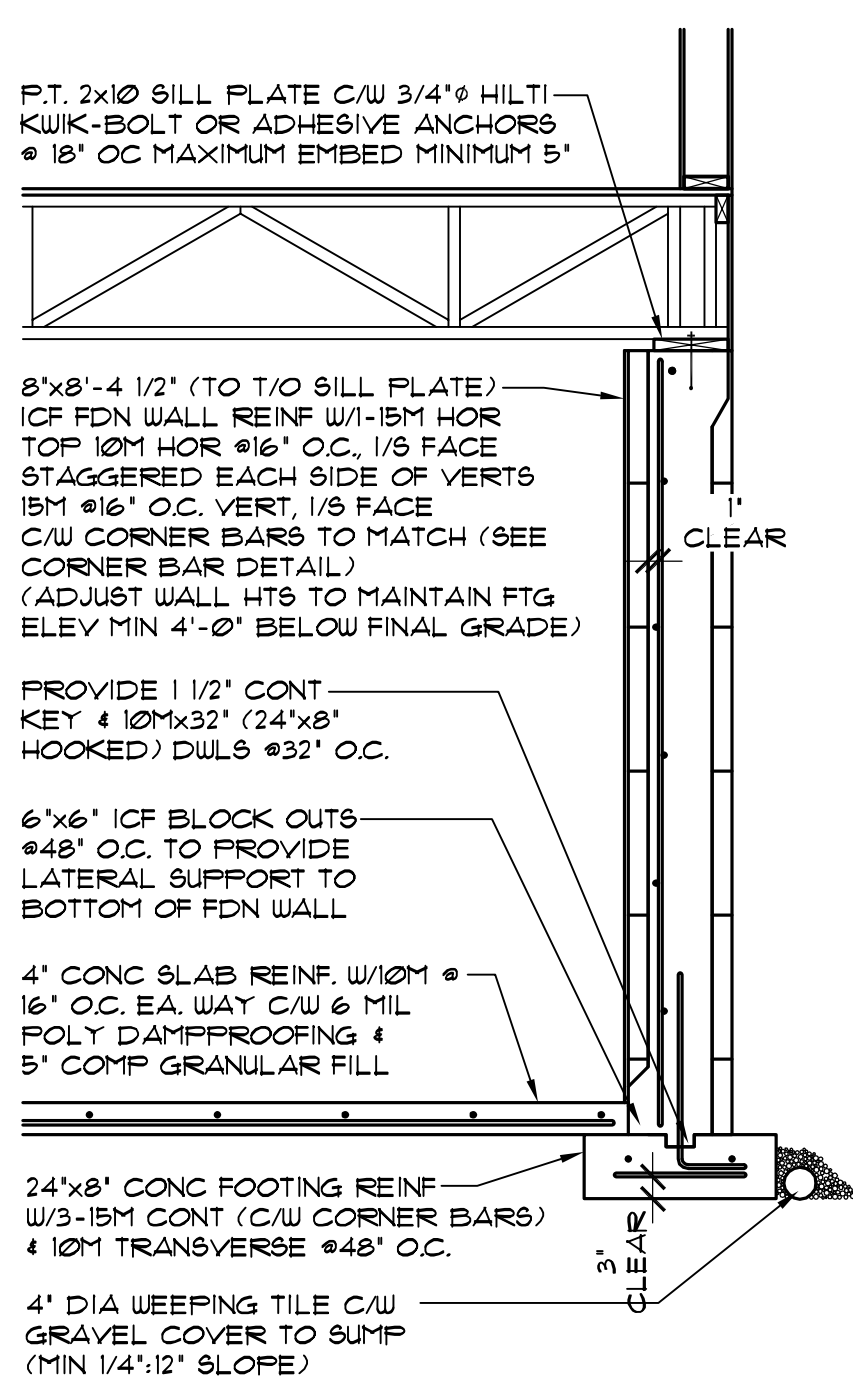
EXTERIOR WALL DETAIL @ JOIST ENDS
SCALE: 1/2" = 1'-0"



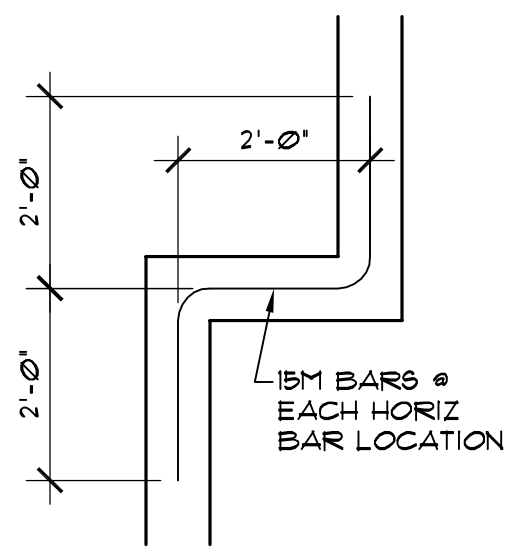
DECK LEDGER DETAIL
SCALE: 1/2" = 1'-0"



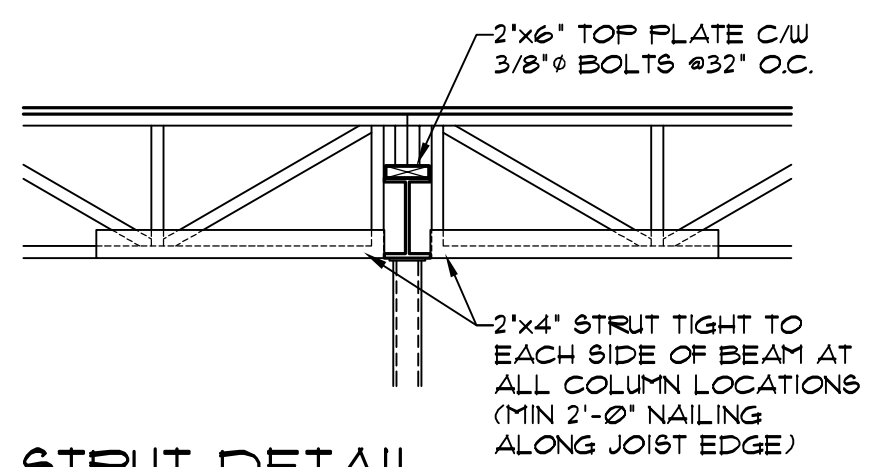
CORNER FDN WALL & GRADE BEAM DETAIL
SCALE: 1/2" = 1'-0"



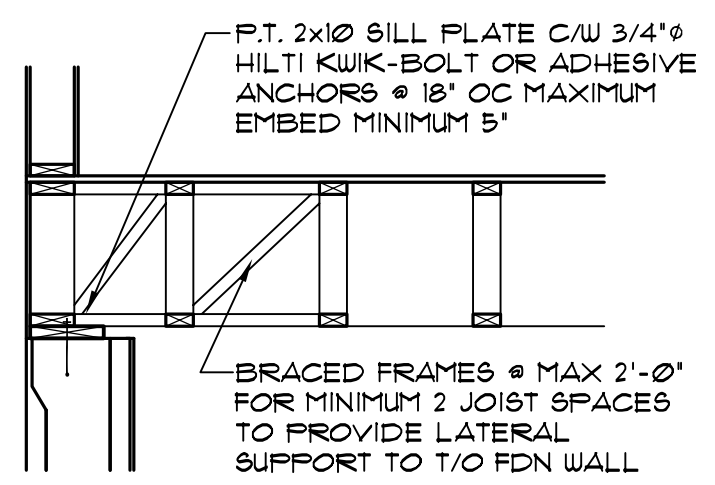
FDN WALL REINF DETAIL
SCALE: 1/2" = 1'-0"



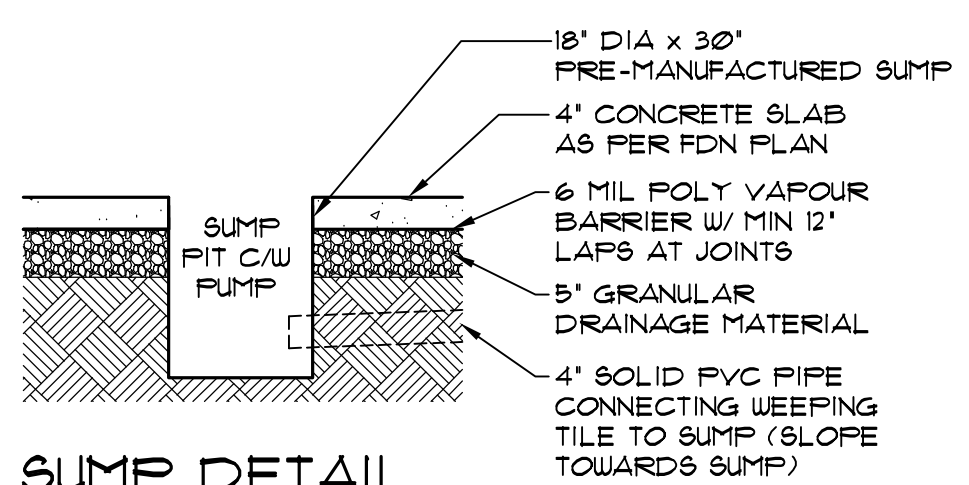
ADDITIONAL CORNER FDN WALL REINF
SCALE: 1/2" = 1'-0"



STRUT DETAIL
SCALE: 1/2" = 1'-0"



PARALLEL FDN WALL DETAIL
SCALE: 1/2" = 1'-0"



SUMP DETAIL
SCALE: 1/2" = 1'-0"

STRUCTURAL NOTES

- ALL BASEMENT WALLS SHOULD BE BUILT WITH FLOAT SPACE TO PERMIT UPWARD MOVEMENT OF BASEMENT FLOOR SLAB.
- ICF FDN WALL TO HAVE TAPERED BLOCK AT TOP COURSE TO ENSURE LOAD TRANSFER FROM SUPERSTRUCTURE TO CONCRETE. FAILURE TO USE TAPERED BLOCK WILL REQUIRE ADDITIONAL FRAMING AND DETAILING AND MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BACKFILL AGAINST FOUNDATION WALL TO COMPLY WITH NBCC 2010 9.12.3

CONCRETE TO CSA A23.1

- WALLS, FOOTINGS & PEDESTALS: 25 MPa, TYPE 50, AIR 4-6%, SLUMP 80±30mm.
- ICF WALLS: 25 MPa, TYPE 10, AIR NIL, SLUMP 100±30mm.
- BASEMENT FLOOR, & GARAGE SLAB: 25 MPa, TYPE 10, AIR NIL, SLUMP 80±30mm.

REINFORCING TO CSA G30.18

- TIES GRADE 300
- ALL OTHER BARS GRADE 400

ICF REIN SPACING

- ADJUST FINAL HORIZONTAL REBAR SPACING TO SUIT SPECIFIC BLOCK SYSTEM BEING USED

STRUCTURAL STEEL

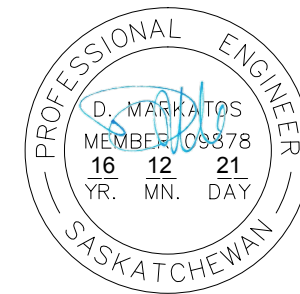
- ROLLED W SHAPES & HSS TO G40.21, GR 350, WELDABLE.
- PLATE MATERIAL GRADE 260, WELDABLE
- FABRICATION & ERECTION TO CSA S16
- WELDING MATERIALS TO CSA W59, WELDING TO CSA W59 & W553. ALL WELDERS TO BE CERTIFIED BY CWB AS APPLICABLE.

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.

SOIL TYPE:

- FOUNDATION HAS BEEN DESIGNED BASED ON A CLAY TILL SOIL TYPE WITH A BEARING CAPACITY OF 2000 PSF. BUILDER TO INFORM STRUCTURAL ENGINEER IF SOIL TYPE IS NOT CLAY TILL



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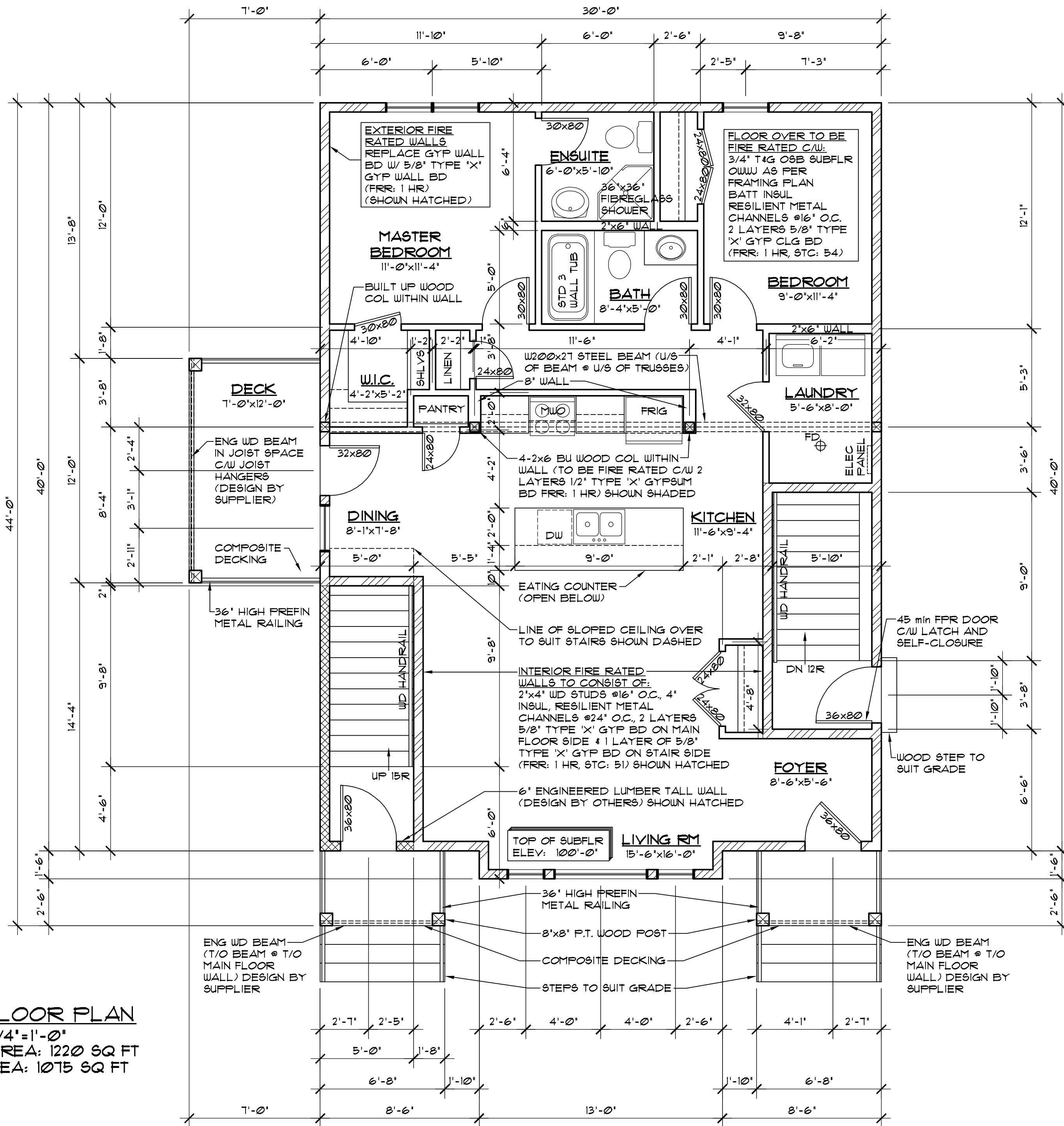
PROJECT
DUPLEX
SANDY BAY, SASKATCHEWAN

SCALE
AS SHOWN
DATE
DEC. 21, 2016

DESIGNED BY
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TVDK

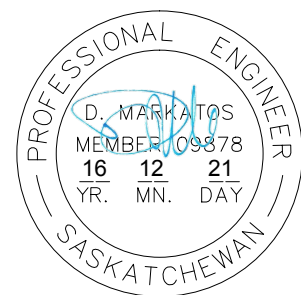
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**ENGINEERING NOTES
ENGINEERING DETAILS**

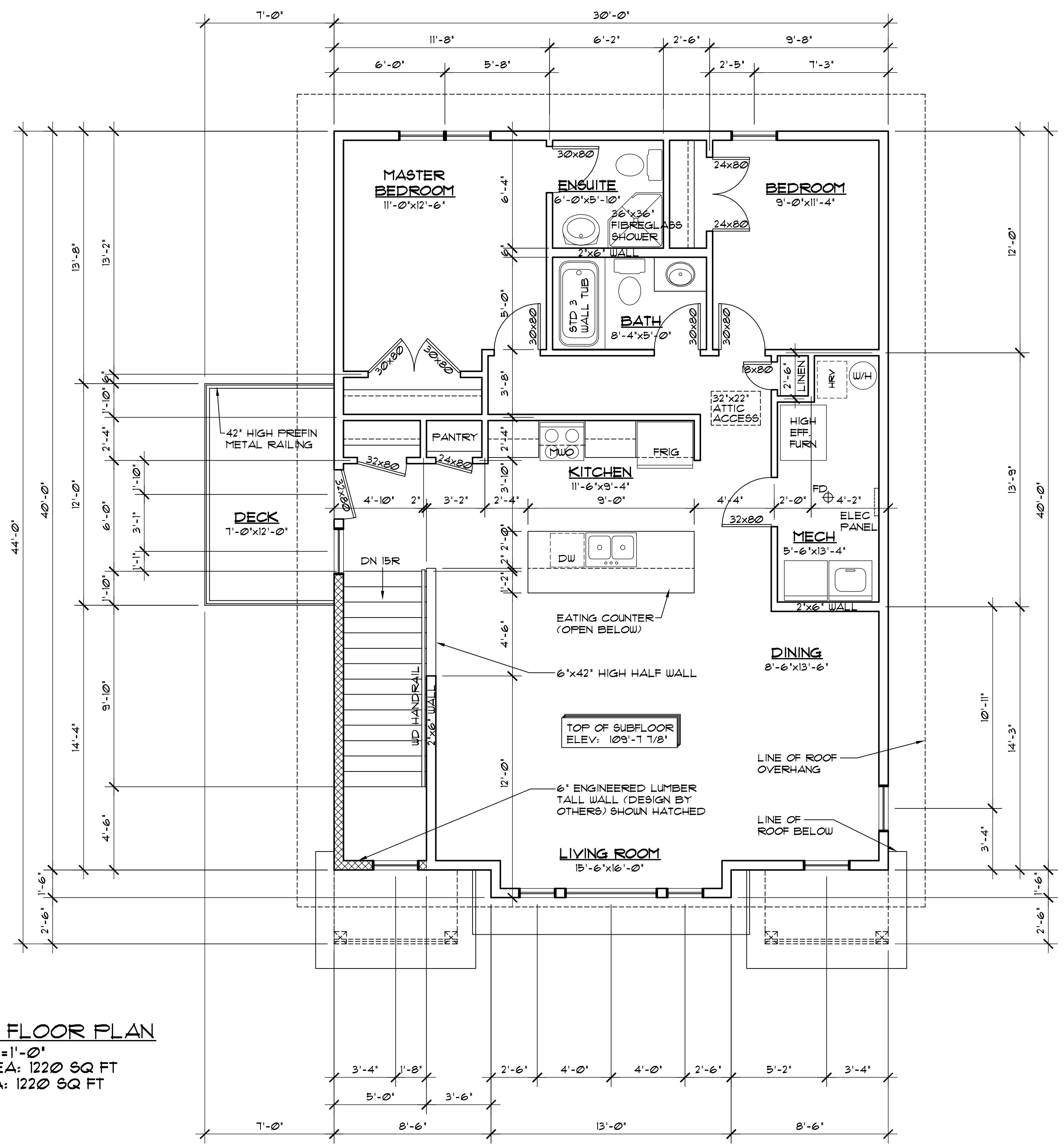
DRAWING NO.
A-3b



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA: 1220 SQ FT
 SUITE AREA: 1075 SQ FT

- FLOOR PLAN NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UN.O. 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 DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS OBSCURE GLASS, ETC.





SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FLOOR AREA: 1220 SQ FT
 SUITE AREA: 1220 SQ FT

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

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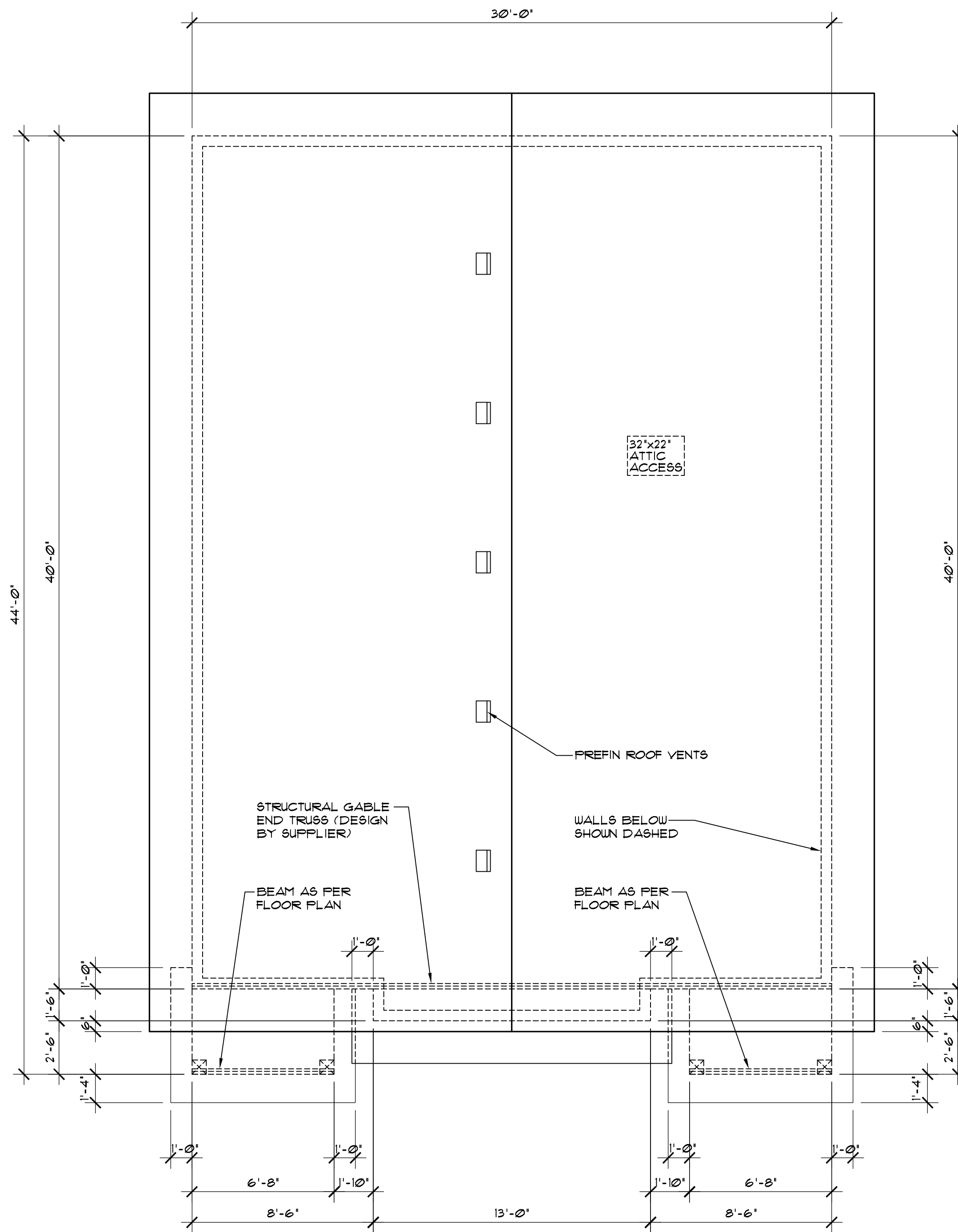
PROJECT
DUPLEX
 SANDY BAY, SASKATCHEWAN

SCALE
 1/4" = 1'-0"
 DATE
 DEC. 21, 2016

DESIGNED BY
 ROBINSON
 DRAWN BY
 TVDK

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NO.
A-5



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 12M LIMITING DISTANCE MUST BE UNVENTED AND MADE OF NON-COMBUSTIBLE MATERIAL

SECOND FLOOR VENTING CALCULATIONS:
1200 SQ FT/300 SQ FT = 4.0 SQ FT REQ'D VENT AREA TOTAL

HIGH END - MIN 25% REQUIRED
0.38 SQ FT NET FREE VENT AREA PER ROOF VENT
5 VENTS @ 0.38 SQ FT = 1.9 SQ FT
1.9 SQ FT / 4.0 SQ FT TOTAL REQ'D = 48%

LOW END - MIN 25% REQUIRED
228 SQ FT VENTED SOFFIT
3.5 SQ IN (0.0243 SQ FT) NET FREE VENT AREA PER SQ FT OF SOFFIT AREA
228 SQ FT x 0.0243 = 5.5 SQ FT OF LOWER VENTING
5.5 SQ FT / 4.0 SQ FT TOTAL REQ'D = 138%

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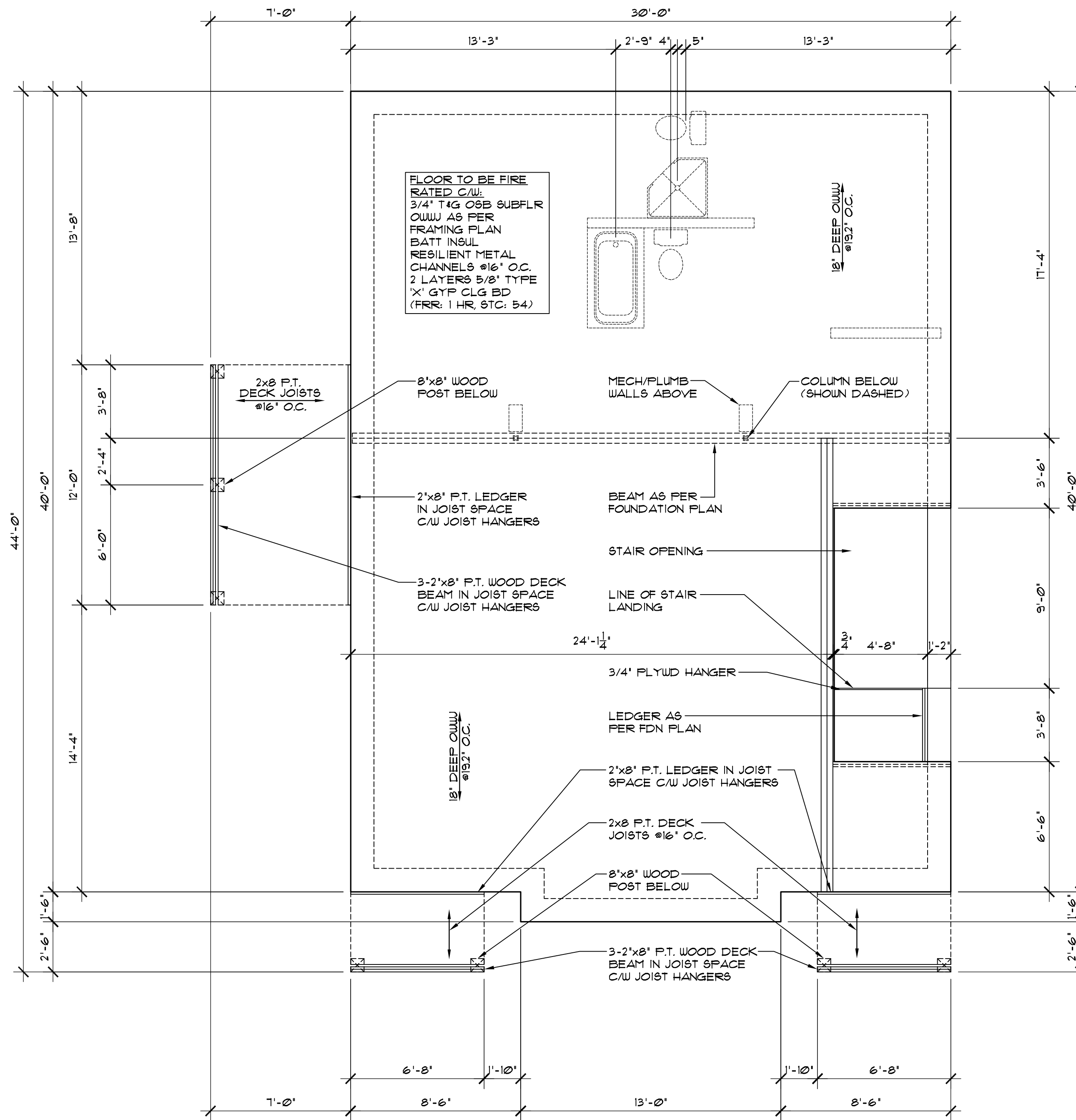
PROJECT
DUPLEX
SANDY BAY, SASKATCHEWAN

SCALE
1/4" = 1'-0"
DATE
DEC. 21, 2016

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DRAWING TITLE
ROOF PLAN

DRAWING NO.
A-6



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)

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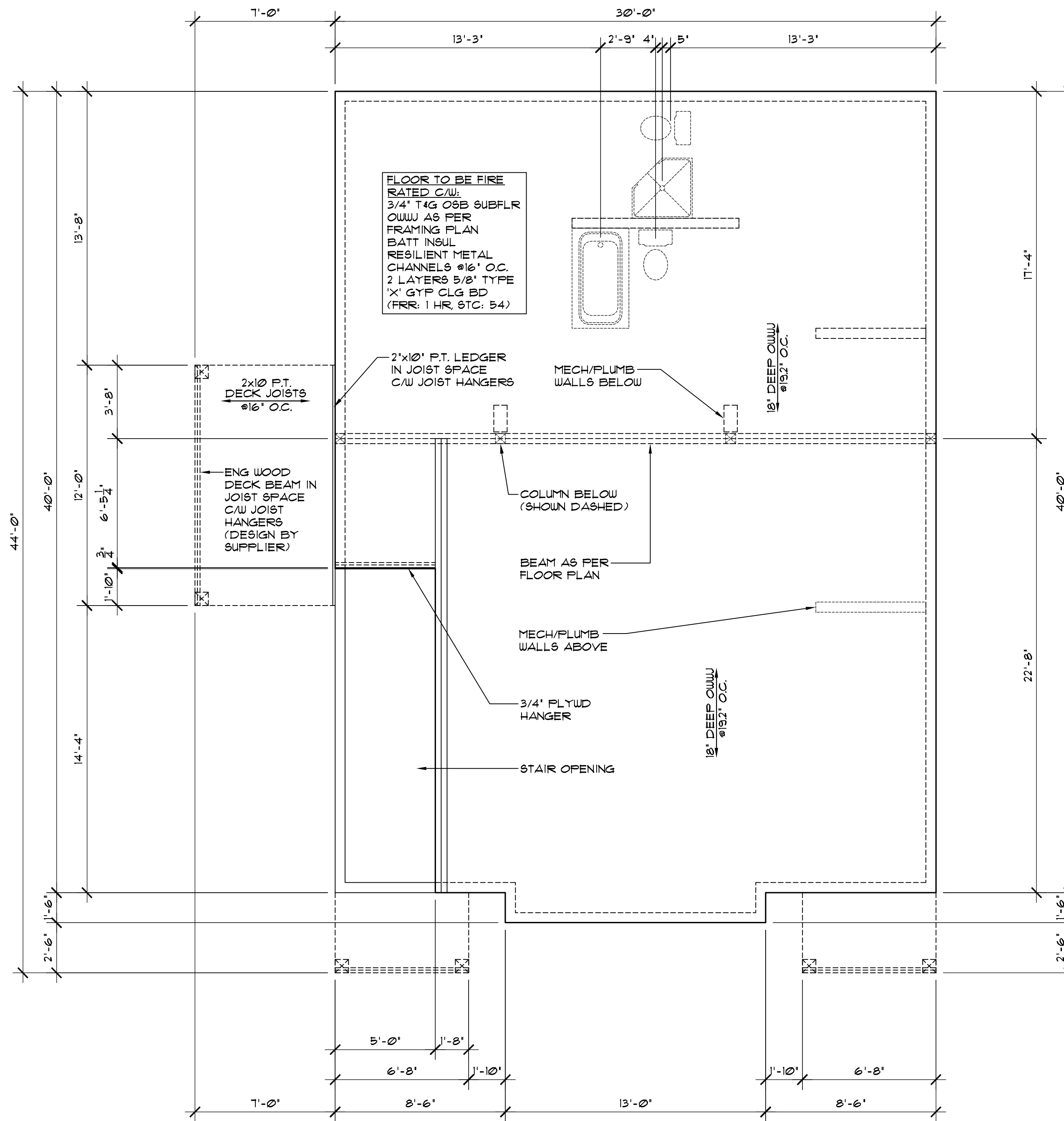
PROJECT
DUPLEX
 SANDY BAY, SASKATCHEWAN

SCALE
 1/4" = 1'-0"
 DATE
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DRAWING TITLE
MAIN FLOOR FRAMING PLAN

DRAWING NO.
A-7



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

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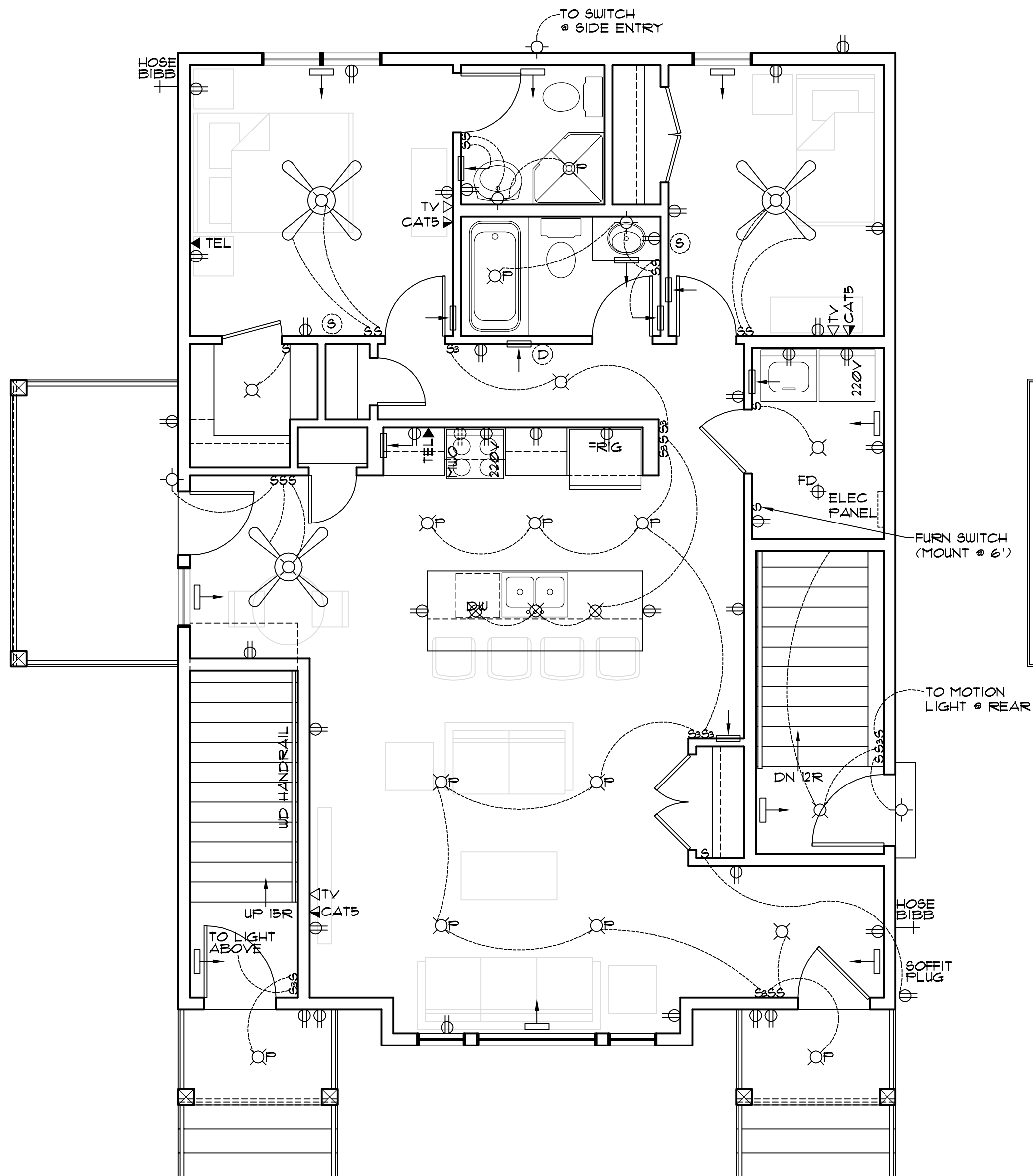
PROJECT
DUPLEX
SANDY BAY, SASKATCHEWAN

SCALE
1/4" = 1'-0"
DATE
DEC. 21, 2016

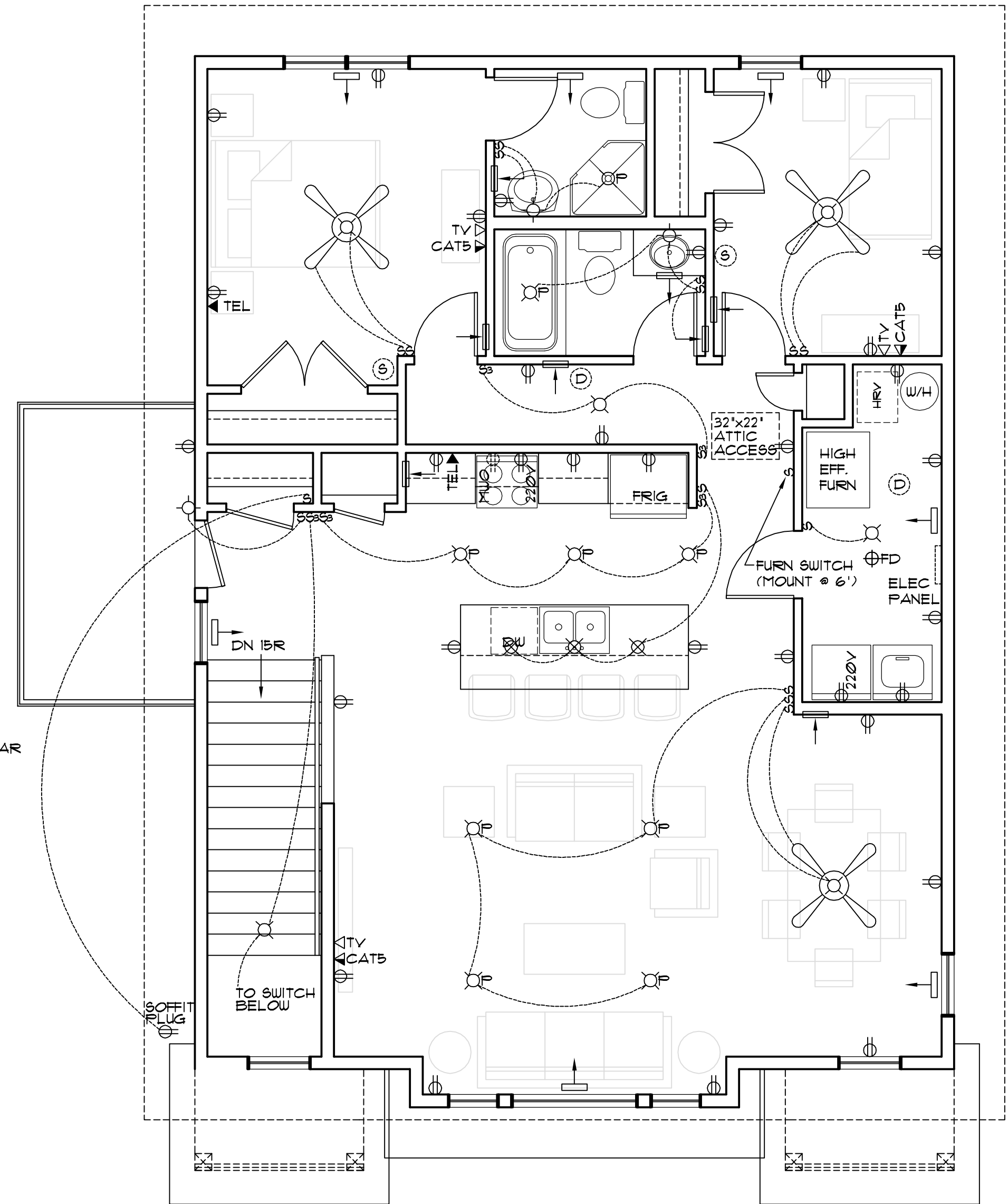
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DRAWING TITLE
SECOND FLOOR FRAMING PLAN

DRAWING NO.
A-8



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



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER	S	SWITCH
	RETURN AIR REGISTER	S ³	THREE WAY SWITCH
	HOSE BIBB		INCANDESCENT LIGHT FIXTURE
	SMOKE DETECTOR		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	CARBON MONOXIDE/SMOKE DETECTOR		FULL CHAIN INCANDESCENT LIGHT FIXTURE
	TELEVISION RECEPTACLE		POT LIGHT
	TELEPHONE RECEPTACLE		PENDANT LIGHT
	ETHERNET RECEPTACLE		SOFFIT DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE		CEILING FAN C/W LIGHT

ELECTRICAL NOTES:

- ALL RECEPTACLES WITHIN 15m OF A SINK ARE TO BE GROUND FAULT CIRCUIT INTERRUPTERS AS PER CANADIAN ELECTRICAL CODE.
- ALL EXTERIOR RECEPTACLES TO BE GROUND FAULT CIRCUIT INTERRUPTERS C/W WEATHERPROOF COVER AS PER CANADIAN ELECTRICAL CODE.
- BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
- ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE.

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PROJECT
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DATE
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DRAWING TITLE
ELECTRICAL PLANS

DRAWING NO.
A-9

FINISH AS PER ELEVATIONS
C/W EAVE PROTECTION
1/16" OSB SHTG C/W 'H'-CLIPS
ROOF TRUSSES @24" O.C.
R50 BLOWN-IN INSUL
6 MIL POLY AVB
5/8" GYP CLG BD

PREFIN METAL FASCIA,
SOFFIT, EAVESTROUGH
AND DOWNSPOUTS

T/O WALL
ELEV: 111'-9"

INTERIOR FIRE RATED WALLS
TO CONSIST OF:
2"x4" WD STUDS @16" O.C., 4"
INSUL, RESILIENT METAL
CHANNELS @24" O.C., 2 LAYERS
5/8" TYPE 'X' GYP BD ON MAIN
FLOOR SIDE & 1 LAYER OF 5/8"
TYPE 'X' GYP BD ON STAIR SIDE
(FRR: 1 HR, STC: 51) SHOWN HATCHED

T/O SUBFLOOR
ELEV: 109'-1 1/8"

T/O WALL
ELEV: 108'-1 1/8"

FINISH AS PER ELEVATIONS
BUILDING PAPER
3/8" OSB SHEATHING
6" ENGINEERED LUMBER
TALL WALL (DESIGN BY
OTHERS) SHOWN HATCHED
R20 BATT INSUL
6 MIL POLY AVB
1/2" GYPSUM BD

T/O SUBFLOOR
ELEV: 100'-0"

T/O SILL PLATE
ELEV: 98'-5 1/4"

WATERPROOF MEMBRANE
8"x8"-4 1/2" (TO T/O SILL PLATE)
(UNO) REINF ICF FDN WALL (SEE
PG A-3b FOR REINF DETAIL)

24"x8" REINF CONC
CONTINUOUS FOOTING (SEE
PG A-3b FOR REINF DETAIL)

T/O SLAB
ELEV: 90'-4 3/4"

T/O CONC FTG
ELEV: 90'-0 3/4"

4" DIA WEeping TILE C/W
GRAVEL COVER TO SUMP

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

LIVING ROOM

DINING ROOM

FINISH FLOORING C/W UNDERLAYMENT
3/4" T&G OSB SUBFLR
OWW AS PER FRAMING PLAN
BATT INSUL
RESILIENT METAL CHANNELS @16" O.C.
2 LAYERS 5/8" TYPE
'X' GYP CLG BD (SHOWN HATCHED)
(FRR: 1 HR, STC: 54)

LIVING ROOM

DOUBLE TRUSS DESIGN BY SUPPLIER)
FINISH FLOORING C/W UNDERLAYMENT
3/4" T&G OSB SUBFLR
OWW AS PER FRAMING PLAN
BATT INSUL
RESILIENT METAL CHANNELS @16" O.C.
2 LAYERS 5/8" TYPE
'X' GYP CLG BD (SHOWN HATCHED)
(FRR: 1 HR, STC: 54)

CLOSET

UNFINISHED BASEMENT

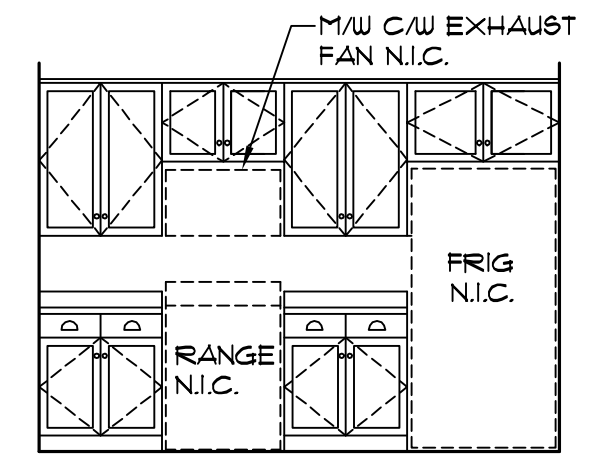
4" REINF CONC SLAB (SEE
PG A-3b FOR DETAIL) C/W 6
MIL POLY DAMPPROOFING &
5" COMP GRANULAR FILL

FINISH AS PER ELEV
BUILDING PAPER
3/8" OSB SHEATHING
2"x6" WOOD STUDS @24" O.C.
R20 BATT INSUL
6 MIL POLY AVB
1/2" GYPSUM BD

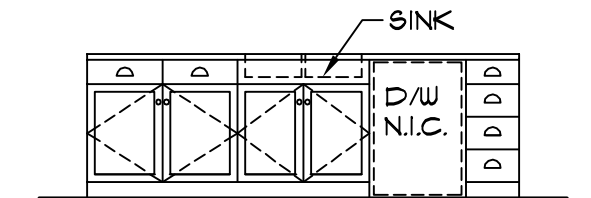
EXTERIOR FIRE RATED WALLS
TO CONSIST OF:
FINISH AS PER ELEV
BUILDING PAPER
3/8" GYP SHEATHING
2"x6" WOOD STUDS @24" O.C.
R20 BATT INSUL
6 MIL POLY AVB
5/8" TYPE 'X' GYP WALL BD
(FRR: 1 HR) SHOWN HATCHED

WOOD STEP TO
SUIT GRADE

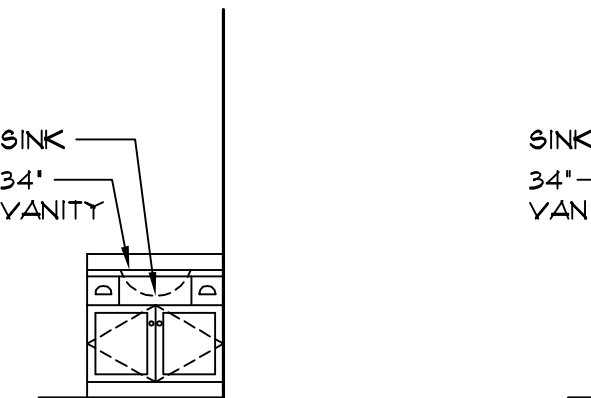
WATERPROOF MEMBRANE
8"x11"-11 3/4" (TO T/O SILL PLATE)
LOWERED REINF ICF FDN WALL
(SHOWN HATCHED) (TYP FDN
REINF SEE DETAIL PG A-3b)



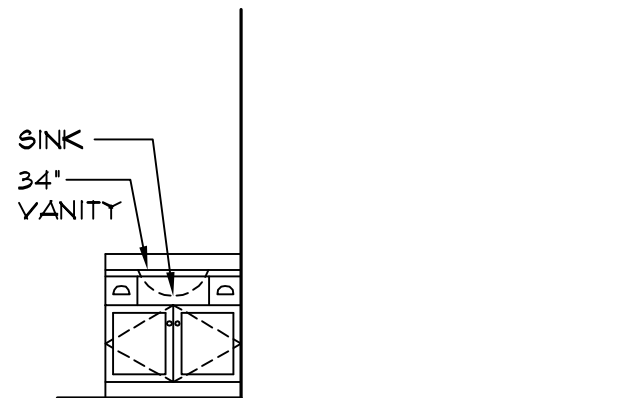
MAIN FLR KITCHEN
SCALE: 1/4"=1'-0"



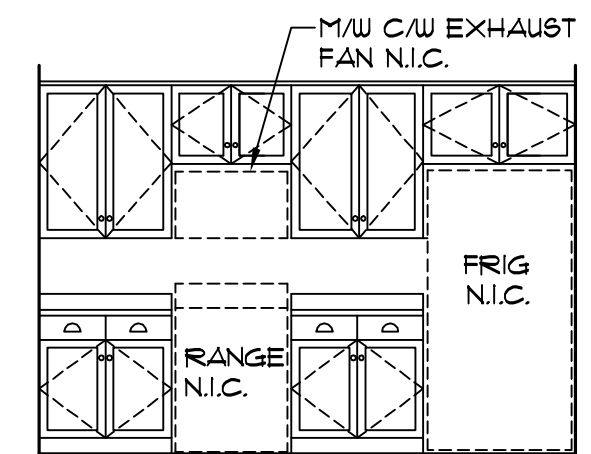
MAIN FLR ISLAND
SCALE: 1/4"=1'-0"



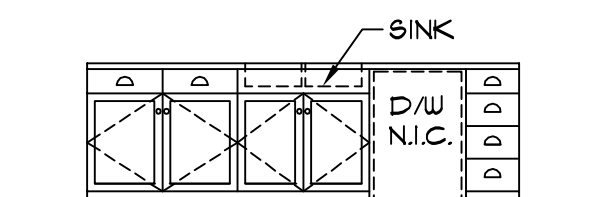
MAIN FLR BATH
SCALE: 1/4"=1'-0"



SECOND FLR BATH
SCALE: 1/4"=1'-0"



SECOND FLR KITCHEN
SCALE: 1/4"=1'-0"



SECOND FLR ISLAND
SCALE: 1/4"=1'-0"

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ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

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

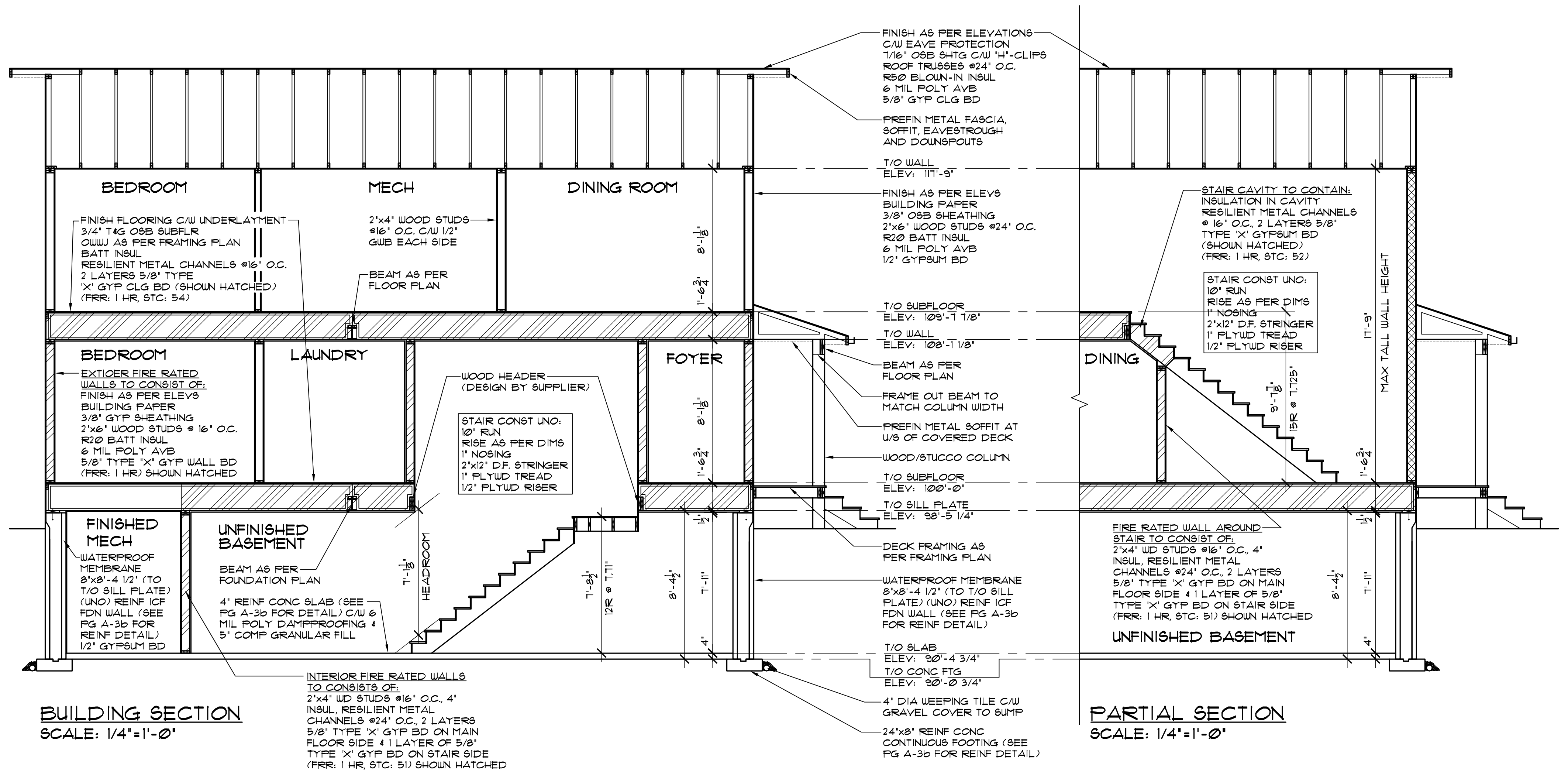
PROJECT
DUPLEX
SANDY BAY, SASKATCHEWAN

SCALE
1/4" = 1'-0"
DATE
DEC. 21, 2016

DESIGNED BY
ROBINSON
DRAWN BY
TVDK

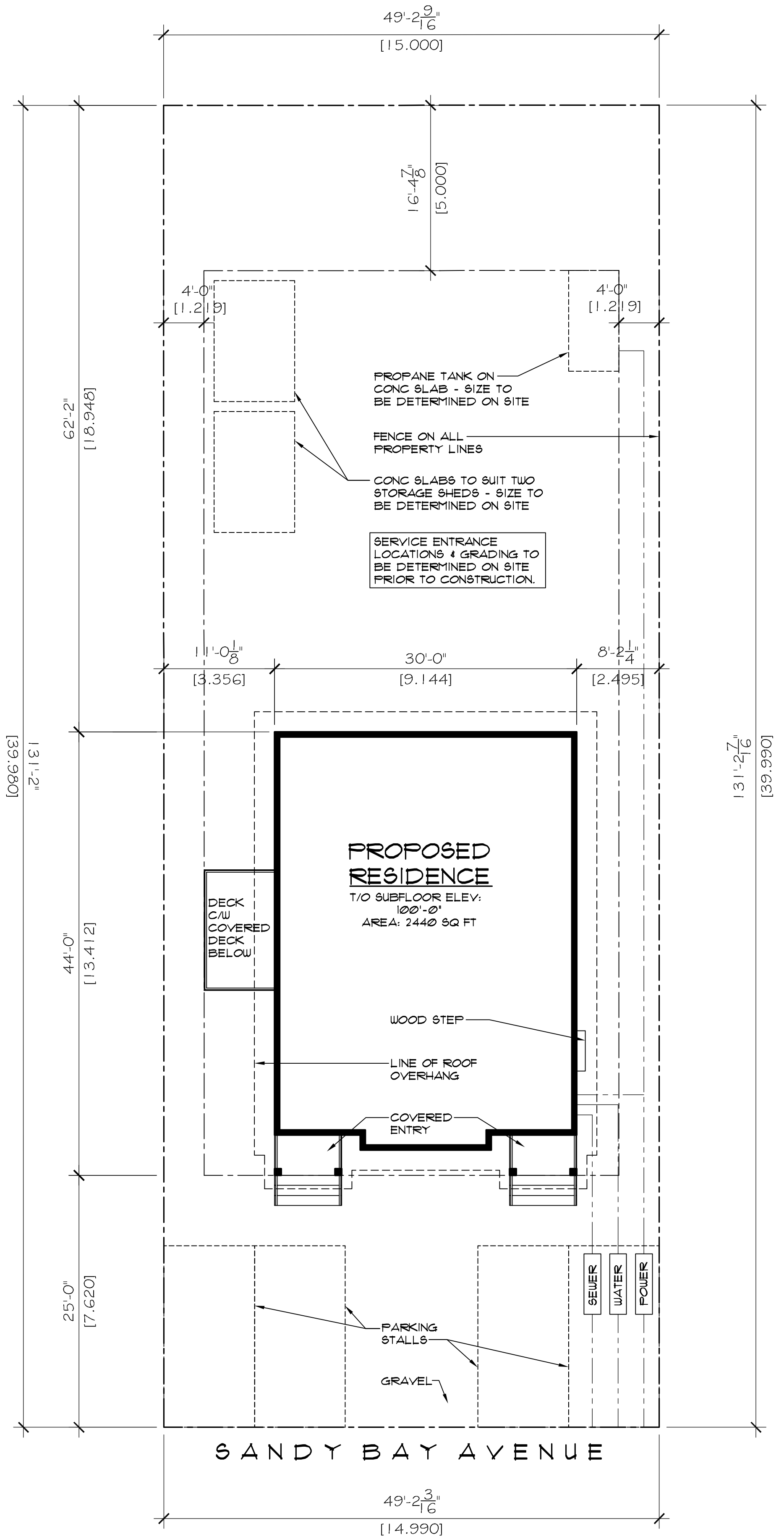
DRAWING TITLE
**BUILDING SECTION
INTERIOR ELEVATIONS**

DRAWING NO.
A-10



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

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



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

LEGAL DESCRIPTION
 LOT: #18
 BLOCK: #19
 PLAN: #95PA02385
 LOCATION: SANDY BAY, SASKATCHEWAN
 CIVIC ADDRESS: LOT #18 SANDY BAY AVENUE

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

PROJECT
DUPLEX
 SANDY BAY, SASKATCHEWAN

SCALE: 1/8" = 1'-0"
 DATE: DEC. 21, 2016
 DESIGNED BY: ROBINSON
 DRAWN BY: TVDK

DRAWING TITLE: **SITE PLAN**
 DRAWING NO: **A-12**