



*RENDERING ONLY
NTS

Residence of Tom & Sara Smith

By Angel Valley Homes Inc.

TYPICAL CONSTRUCTION NOTES:

ROOF:

- 30yr ASPHALT SHINGLES
- FELT EAVE PROTECTION (#15x2)
- VENT 1/300 (50% AT EAVE, 50% AT RIDGE)
- 7/16" OSB ROOF SHEATHING C/W H CLIPS
- ENG. TRUSSES @ 24" o.c. w/ RIDGE BLOCKS.
- R50 INSULATION (MIN.)
- 6 MIL POLY CGSB
- 1/2" CEILING DRYWALL

EAVES

- PRE-FINISHED ALUM. SOFFITS, FACIA, GUTTERS AND DOWNSPOUTS

EXTERIOR WALL:

- HARDIPLANK SIDING
- AIR BARRIER
- 3/8 OSB WALL SHEATHING
- 2x6 STUDS @ 16" o.c.
- R24 BATT INSULATION
- 6 MIL POLY CGSB
- 1/2" DRYWALL

INTERIOR WALL:

- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL

FLOOR

- FINISHED FLOOR
- 3/8" UNDERLAY (LINO & TILE AREAS)
- 3/4" T&G OSB SUBFLOOR
- ENG. FLOOR SYSTEM AS DESIGNED BY SUPPLIER

SOIL GAS PROTECTION:

- FLEXIBLE SEALANT AROUND PERIMETER OF CONCRETE FLOOR AND AT ALL PENETRATIONS OF FLOOR SLAB. (e.g. PLBG. PIPES)

WEEPING TILE

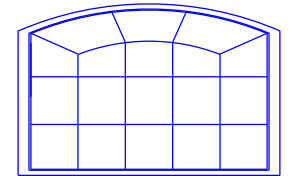
- 4" DIA. WEEPING TILE w/ RADON TRAP IN MIN 6" CRUSHED ROCK

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PROJECT:
RESIDENCE

DRAWN BY:
BG

REFERENCE #:
20621

SCALE:
NOTED

DATE:
2/5/2019

TITLE:
COVER PAGE

DRAWING:
A1.1

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER PROVINCIAL AND LOCAL CODES VARY WIDELY. THE DESIGNER, CREATIVE DRAFTING & DESIGN, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. CONSTRUCTION OF ALL ASPECTS OF THIS BUILDING MUST COMPLY WITH THE LATEST NATIONAL BUILDING CODE, AS THE CODE OVER-RULES THESE DRAWINGS. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS. VERIFY ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS WITH THE WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

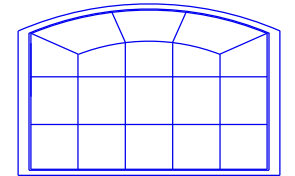
GENERAL NOTES

- ALL CONSTRUCTION MUST MEET OR EXCEED LOCAL AND NATIONAL BUILDING CODES.
- GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO HOME OWNER.
- ENG. FLR JOISTS, TRUSSES, LINTELS (LONGER THAN 6'-0") AND STEEL OR LVL BEAMS TO BE ENGINEERED BY P ENG. LICENCED TO PRACTICE IN SASKATCHEWAN.
- ALL LINTELS LESS THAN 6'-0" IN LENGTH TO BE 2 PLY 2x10 SPRUCE.
- HEATING CONTRACTOR, WITH OWNER, TO DETERMINE EXACT LOCATION, REQUIREMENTS, AND CONTROLS OF FURNACE, RADIANT HEATERS, VALVES, THERMOSTATS, HUMIDISTAT, AIR EXCHANGE SYSTEMS, ETC.
- THIS DRAWING MAY BE SCALED FOR APPROXIMATE DIMENSIONS ONLY.
- ROOM SIZES (WHERE SHOWN ON PLAN) ARE APPROXIMATE.

SEE NOTES AND
DETAILS ALL PAGES

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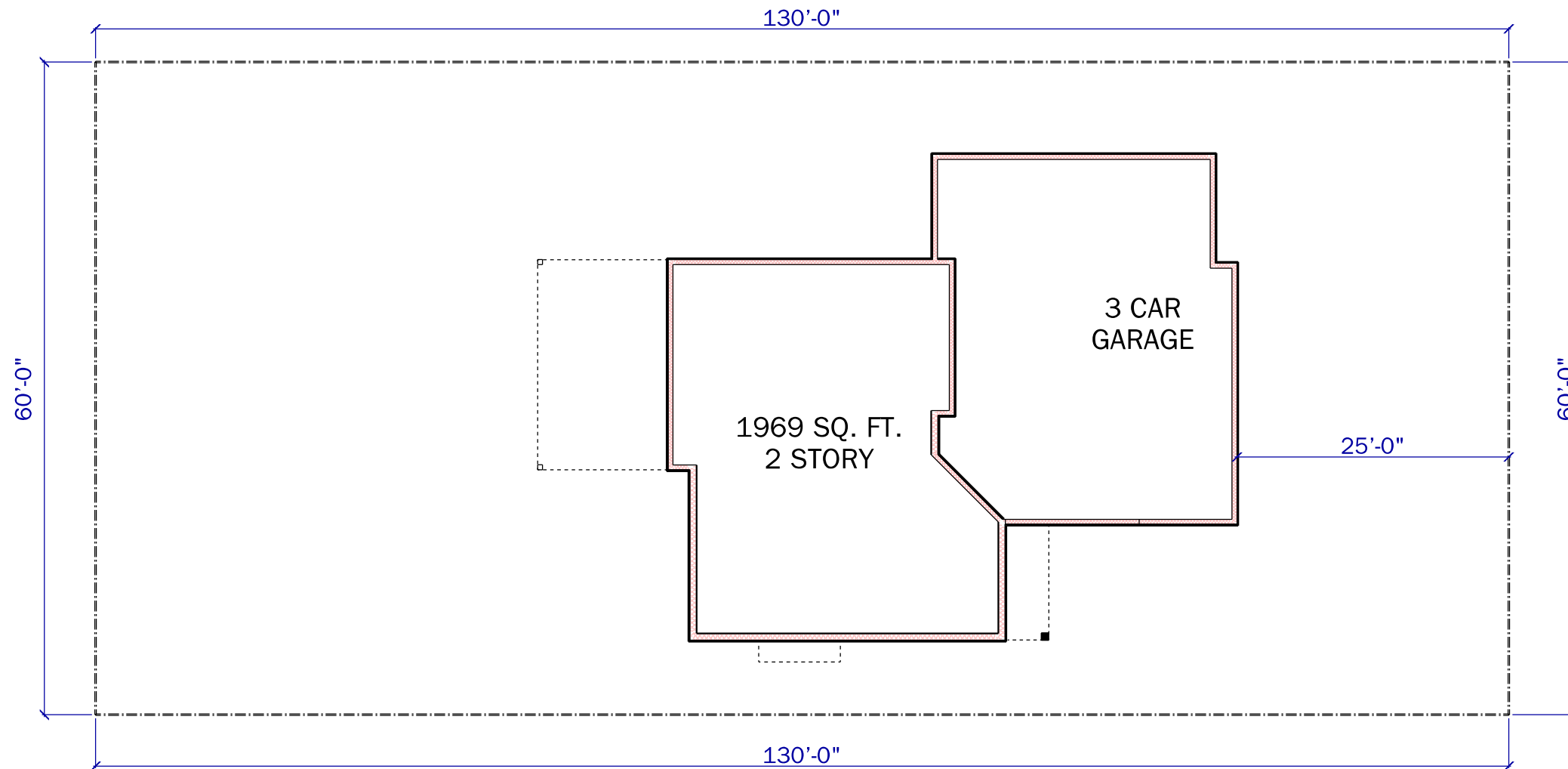
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TITLE:
SITE PLAN

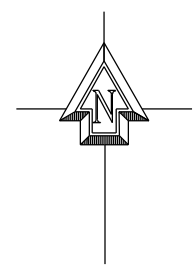
DRAWING:
A2.1



WHISPER CRES.

NOTE:
- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION.
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF EASEMENTS, IF ANY.

LEGAL DESCRIPTION:
LOT: 03
BLOCK: 133
PLAN: 100 000 000
ADDRESS: 319 WHISPER CRES.



SITE PLAN
SCALE: 1" = 15'

SEE NOTES AND DETAILS ALL PAGES

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CONCRETE SPECS.

CONCRETE FOOTING:

- 24"x8" CONT. w/ 3-10M CONT. ON UNDISTURBED SOIL (OVER-EXCAVATIONS TO BE FILLED WITH CONCRETE)

CONCRETE FDN WALL:

- 8" x 9" CONC FDN WALL w/ REBAR:
 - 6 ROWS - 10M HORIZONTAL & -1 ROW - 15M VERTICAL @ 24" o.c.
 - 2 - 15M x 96" REBAR ON EACH SIDE OF WINDOWS
 - 2 - 15M REBAR ON BOTTOM OF ALL WINDOWS (REFER TO DETAILS DRWG. A3.2)
- DAMPROOFING TO GRADE BOTH SIDES
- 1/2" AIR SPACE
- 2x6 WOOD FRAMING @ 24" o.c.
- CAVITY SPACE w/ R20 BATT INSULATION
- 6 MIL POLY V.B.
- 1/2" DRYWALL

PADS & TELEPOSTS

- CONTRACTOR TO VERIFY PAD LOADING WITH FLOOR SUPPLIER PRIOR TO POURING PADS
- 36" x 36" x 8" CONC. PAD w/ 4-15M EACH WAY - BOTTOM (UNO)
- ADJUSTABLE TELEPOSTS AS PER SUPPLIER

CONCRETE SLAB (HOUSE)

- 3" CONC SLAB (4" w/ IN-FLOOR HEAT)
- FLEXIBLE SEALANT AROUND PERIMETER OF CONC. FLOOR AND AT ALL PENETRATIONS OF THE CONCRETE FLOOR.
- 6 MIL POLY CGSB
- 6" COMPACTED GRANULAR FILL

CONCRETE GRADE BEAM: (GARAGE)

- 8"x32" CONC GRADE BEAM C/W 2-15M TOP AND BOTTOM
- 4" POLYSTYRENE VOID FORM BETWEEN PILES
- CUT-OUTS IN GR BEAM SHALL NOT EXCEED 12"
- PIN GR BEAM TO FDN WALL WITH 2-15M X 48" LONG

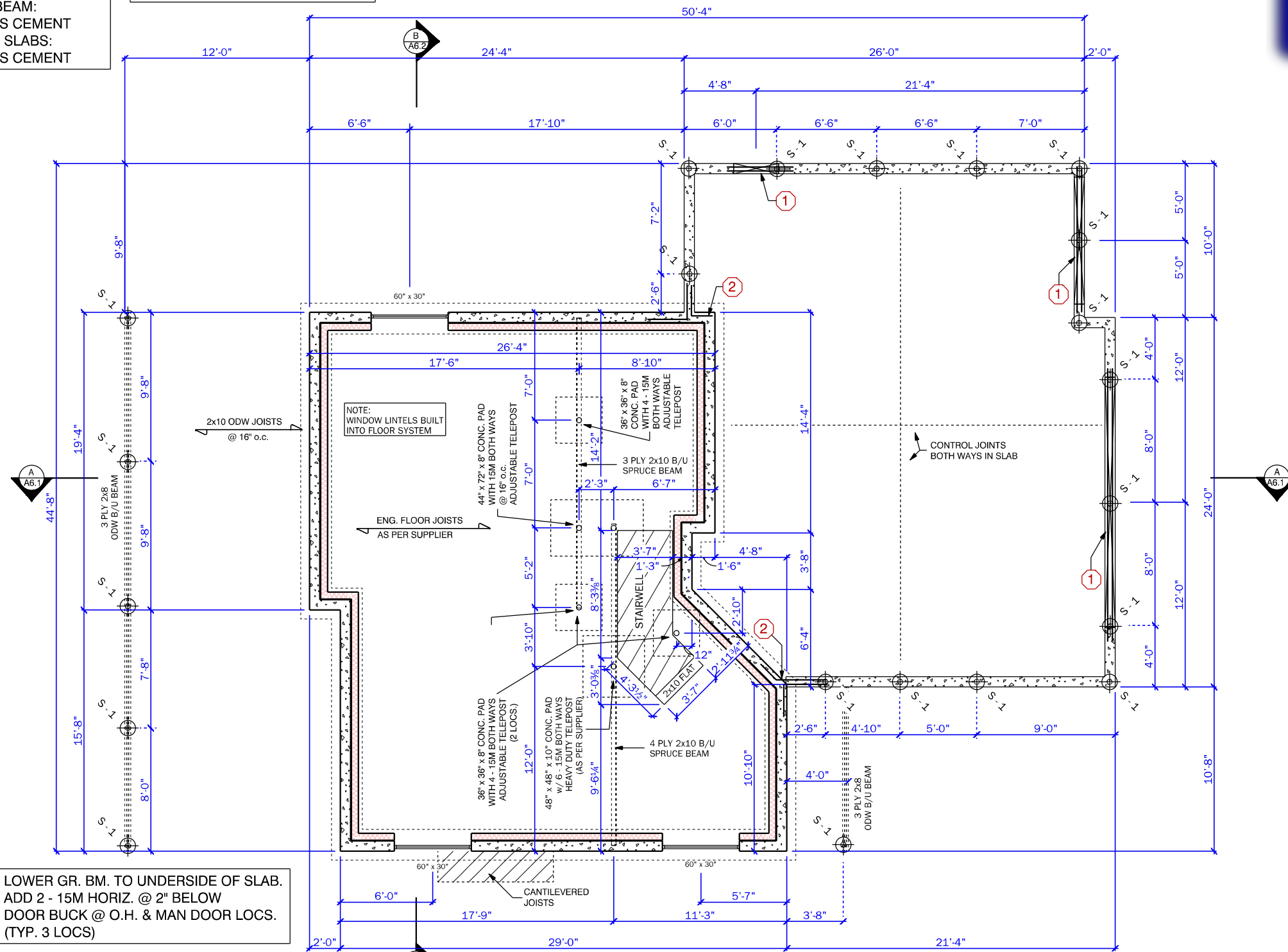
CONCRETE SLAB (GARAGE):

- 4" CONC SLAB w/ 10M @ 24" o.c. EACH WAY
- CONTROL JOINTS BOTH WAYS
- SLOPE GARAGE SLAB MIN 3" FOR DRAINAGE
- PIN SLAB TO HOUSE FDN, WITH 10M @ 24" o.c. x 18" LONG
- 6" COMPACTED GRANULAR FILL

TYP. CONTOL JOINTS:
1/8" WIDE x 1 1/4" DEEP
SAW CUTS w/ CAULKING.
NOTE: SAW CUT SLAB WITHIN
24 HOURS OF SLAB POUR.

CONCRETE PROPERTIES:
- BSMNT. SLABS, & PILES:
20MPa HS CEMENT
- FOUNDATION WALLS,
GRADE BEAM:
25MPa HS CEMENT
- GARAGE SLABS:
28MPa HS CEMENT

NOTE:
THE CONTRACTOR MUST
TAKE PICTURES EACH DAY
OF FOUNDATION CONSTRUCTION.



1 LOWER GR. BM. TO UNDERSIDE OF SLAB. ADD 2 - 15M HORIZ. @ 2" BELOW DOOR BUCK @ O.H. & MAN DOOR LOCS. (TYP. 3 LOCS)

2 - 3 - 15M x 48" REBAR DOWELS T & B INTO BSMNT. WALLS (TYP. 2 LOCS.)

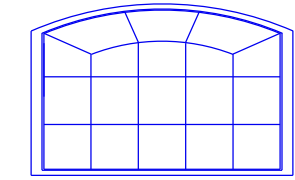
PROVIDE ROUGH IN FOR RADON EXTRACTION SYSTEM

CONCRETE SPECS.
CONTRACTOR TO MODIFY
CONCRETE SPECIFICATIONS
TO SUIT LOCAL CONDITIONS

FOUNDATION PLAN
SCALE: 1/8" = 1'



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TITLE:
FOUNDATION

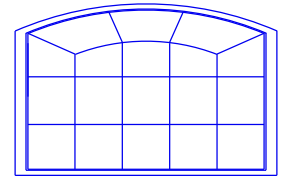
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A3.1

SEE NOTES AND
DETAILS ALL PAGES

SUMP TO BE LOCATED AT LEAST
18" (450mm) FROM FOOTINGS,

EXACT NUMBER, SIZE, AND
LOCATION OF BASEMENT WINDOWS
TO BE DETERMINED BY HOME
OWNER AND CONTRACTOR

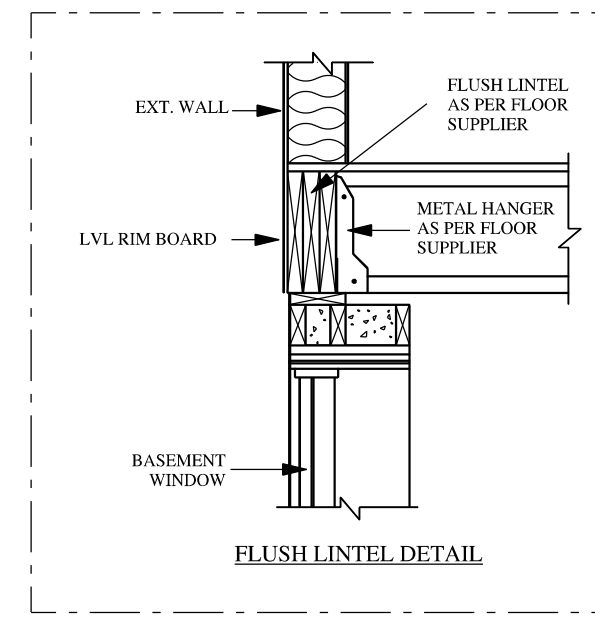
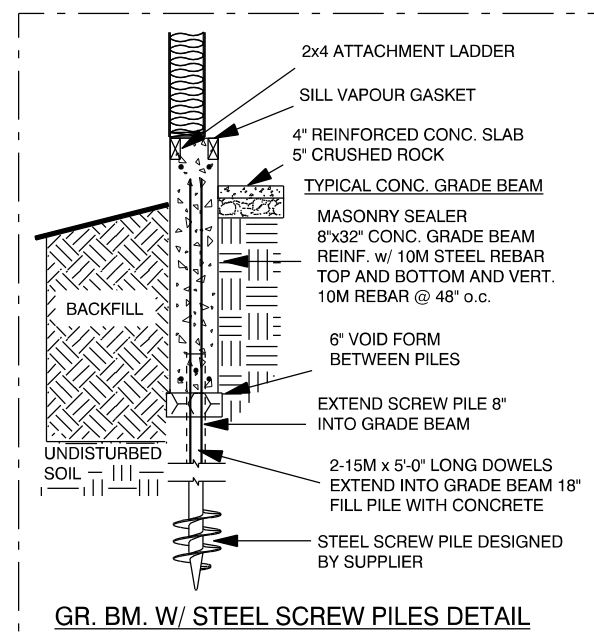
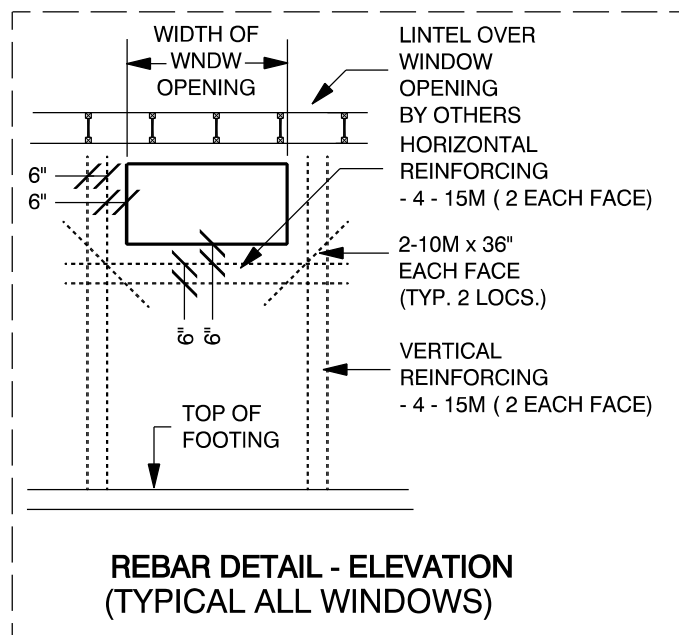
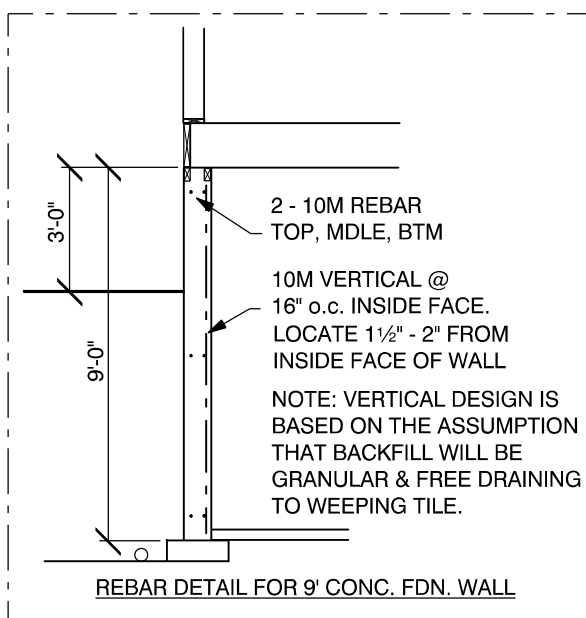
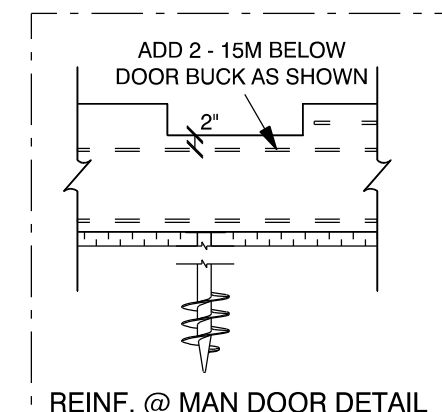
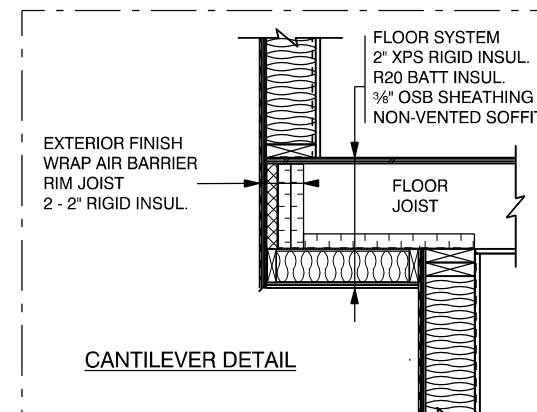
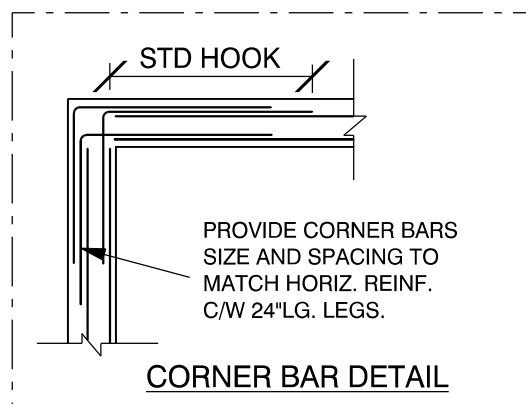
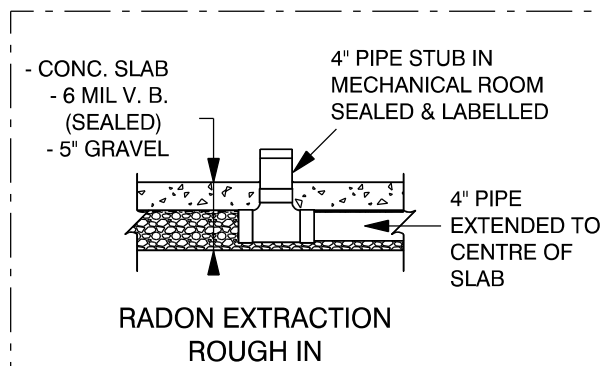
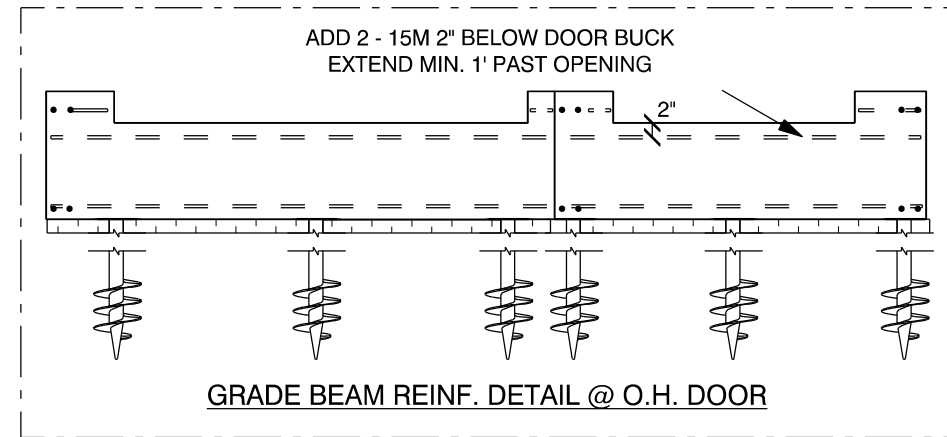
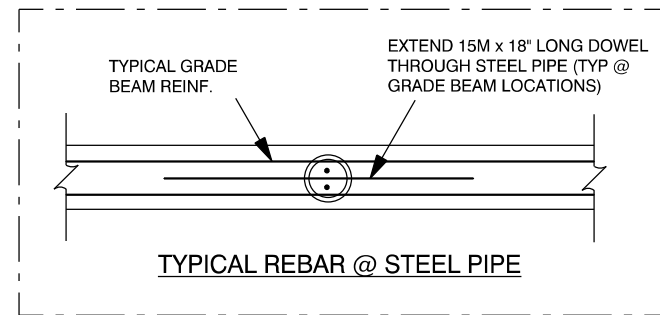
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ENG. SCREW PILES:

ENGINEERED STEEL SCREW PILES AS PER SUPPLIER

THE CAST-IN-PLACE CONCRETE PILE DESIGN IS BASED ON THE ASSUMPTION THAT THE SOIL IS COHESIVE (CLAY OR TILL) AND HAS A MINIMUM SKIN FRICTION CAPACITY OF 20 kPa. IF THE CONTRACTOR OBSERVES A SOIL THAT IS COHESIONLESS (SAND OR SILT), CONCRETE PILES MAY NOT BE APPROPRIATE. ALSO, IF THE PILES ARE PLACED IN FILL MATERIAL MORE THAN 6' IN DEPTH, THE PILE SHOULD BE LENGTHENED BY THE FILL DEPTH GREATER THAN 6'



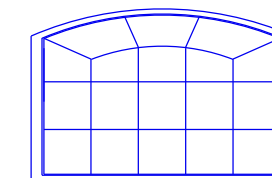
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Future Development

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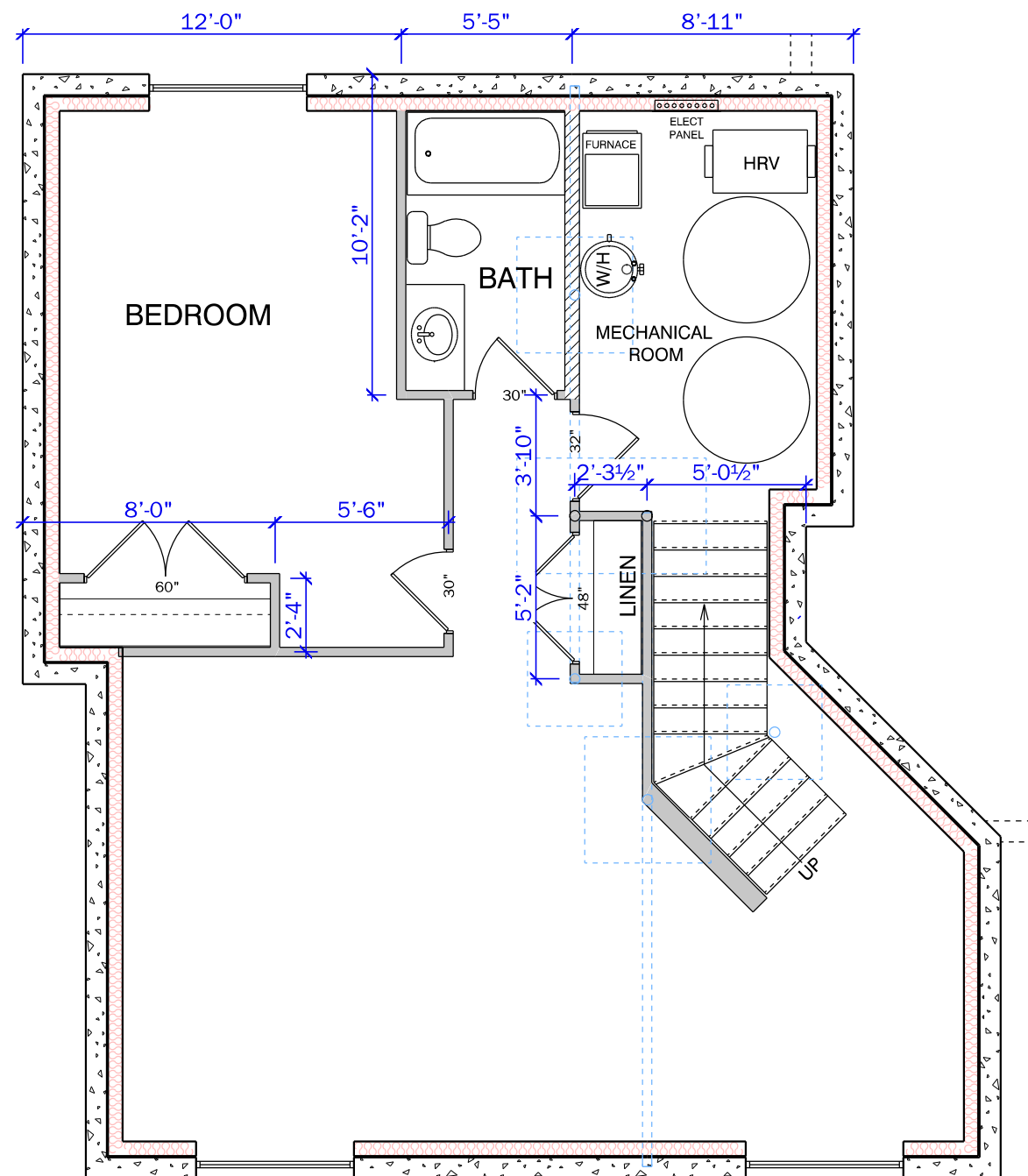
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DATE:
2/5/2019

TITLE:
FUTURE BSMNT.

DRAWING:
A3.3



BASEMENT LAYOUT PLAN

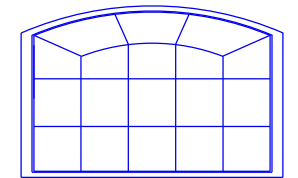
SCALE: $\frac{3}{8}" = 1'$

TYPICAL PERIM. FRAMING:
1/2" AIR SPACE
2x6 STUDS @ 24" o.c.
R24 BATT INSULATION
6 mil CGSB V.B.
1/2" DRYWALL
TAPED & SANDED

SEE NOTES AND
DETAILS ALL PAGES

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TITLE:
FLOOR PLAN

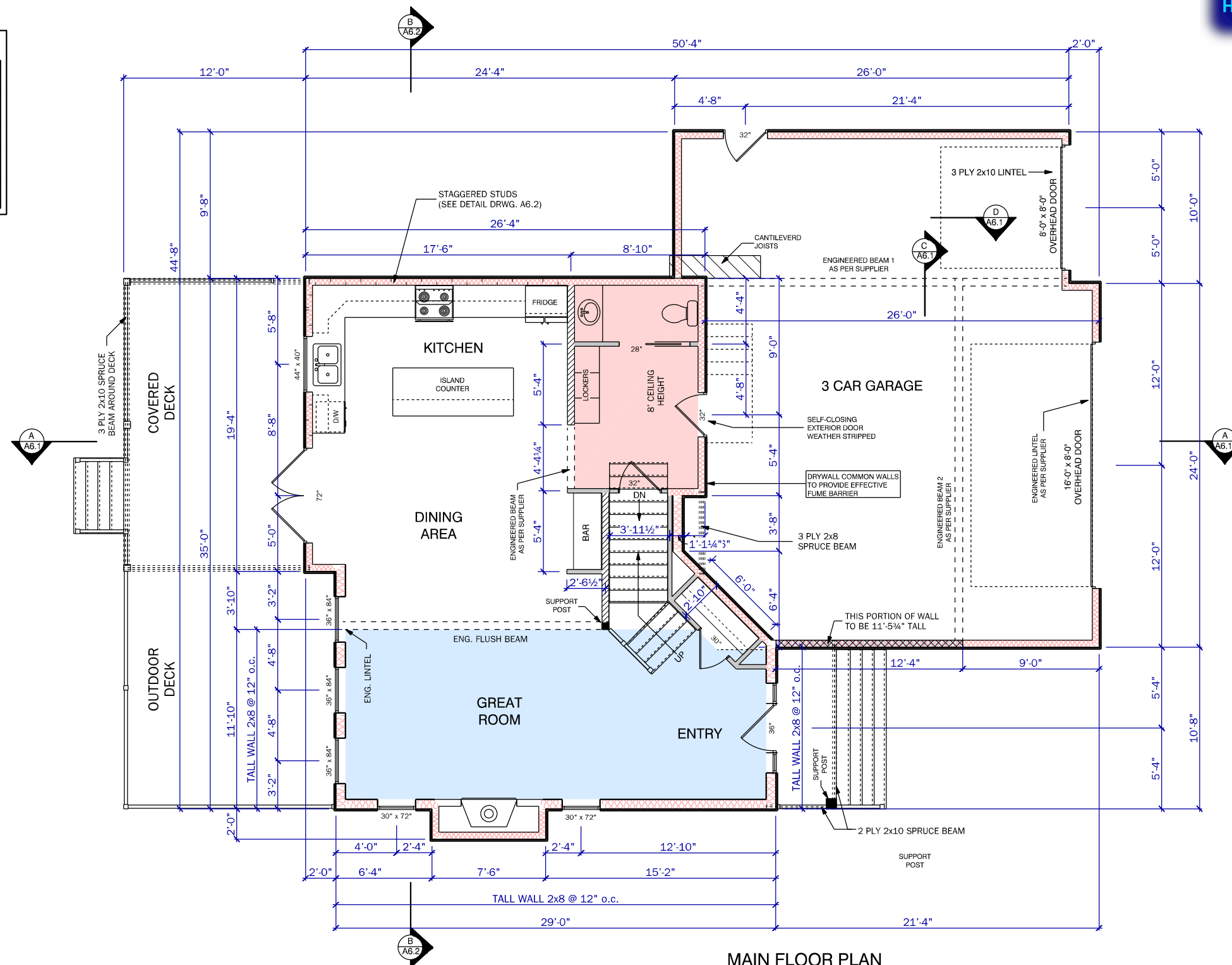
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A4.1

AREA SCHEDULE	
MAIN FLOOR	944 SQ. FT.
SECOND FLOOR	1025 SQ. FT.
TOTAL LIVING AREA	1969 SQ. FT.
GARAGE	879 SQ. FT.
TOTAL FOOTPRINT	1823 SQ. FT.

INTERIOR GUARDS TO BE A MINIMUM HEIGHT OF 36" AROUND LANDING AND STAIRS. MAX. OPENINGS BETWEEN SPINDLES = 4"

CABINET DESIGN AND LAYOUT TO BE DETERMINED BY HOME OWNER, CABINET BUILDER AND CONTRACTOR

ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING.



MAIN FLOOR PLAN

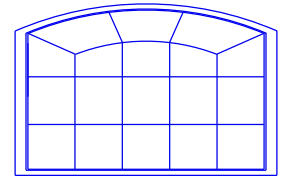
SCALE: 1/8" = 1'

SEE NOTES AND DETAILS ALL PAGES

EXACT WINDOW AND DOOR SIZES TO BE DETERMINED BY HOME OWNER AND CONTRACTOR

EXACT LOCATION OF KITCHEN WINDOW TO BE DETERMINED BY HOME OWNER AND CABINET BUILDER

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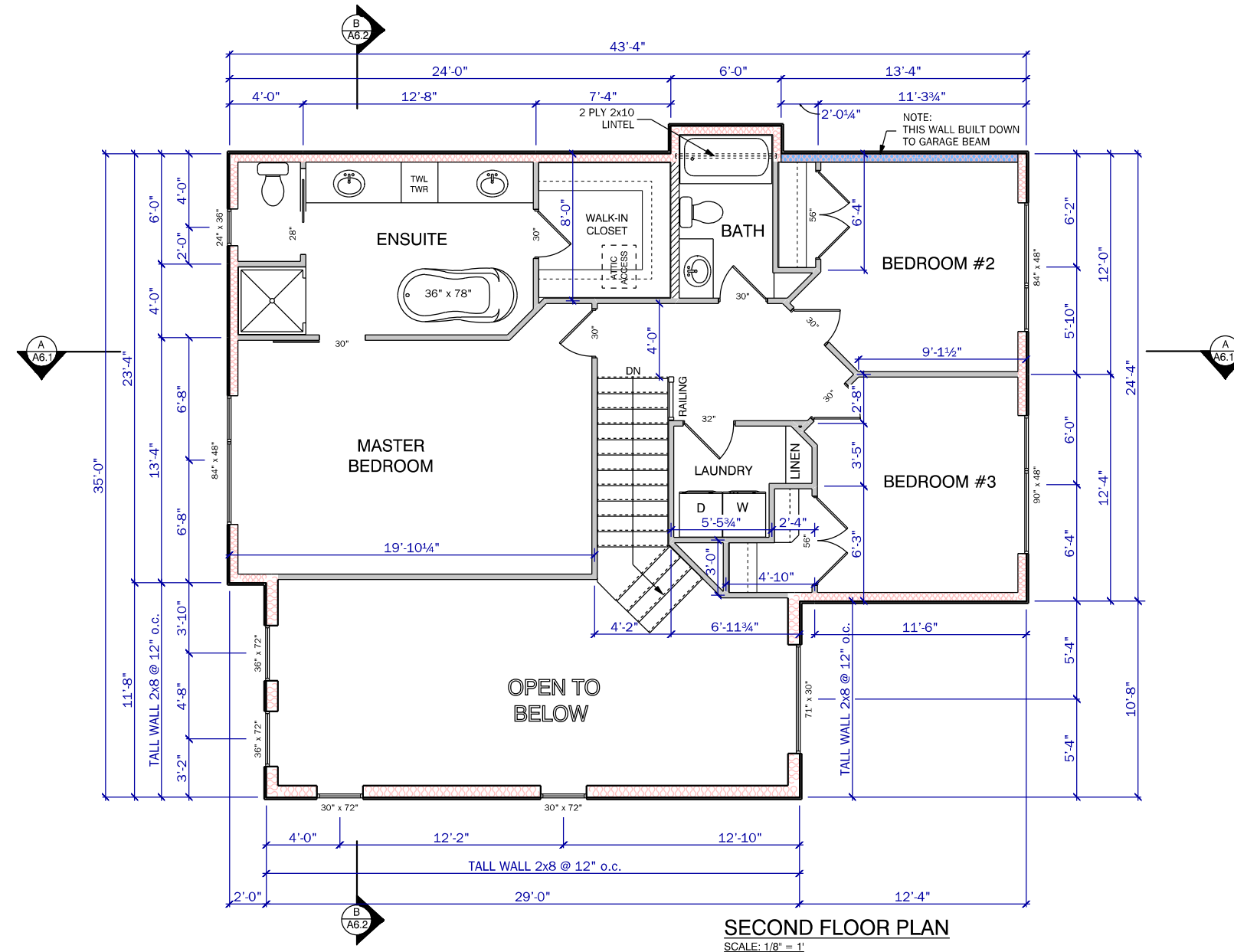
TITLE:
SECOND FLOOR

DRAWING:
A4.2

NOTE:
CONTRACTOR TO CONFIRM
THAT BEDROOM WINDOWS ARE
EGRESS CODE COMPLIANT

CONTRACTOR TO PROVIDE A
22" x 28" CEILING ACCESS IN AN
OWNER DETERMINED LOCATION

INTERIOR GUARDS TO BE A MINIMUM
HEIGHT OF 36" AROUND LANDING
AND STAIRS. MAX. OPENINGS
BETWEEN SPINDLES = 4"



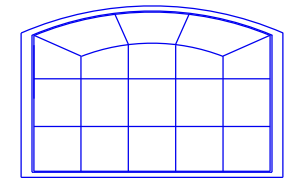
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OUTSIDE EDGE OF FRAMING.

EXACT WINDOW AND DOOR SIZES
TO BE DETERMINED BY HOME
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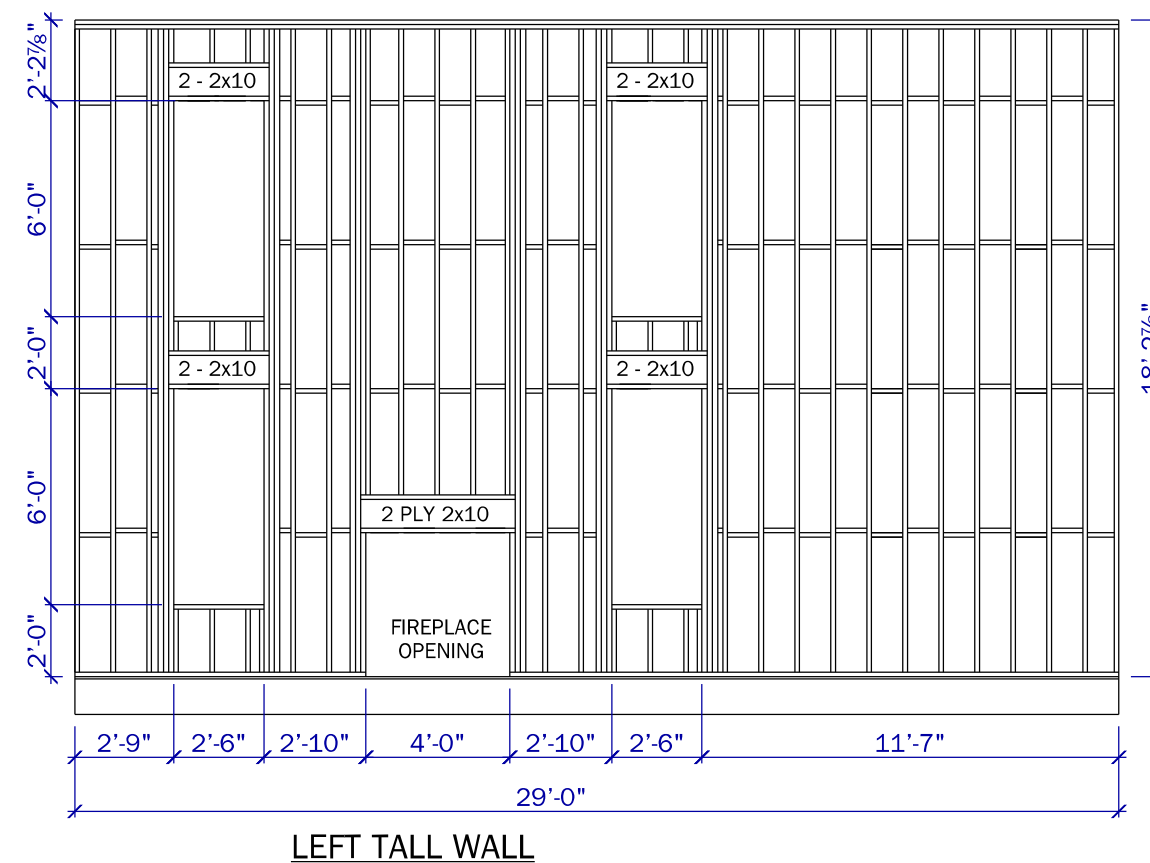
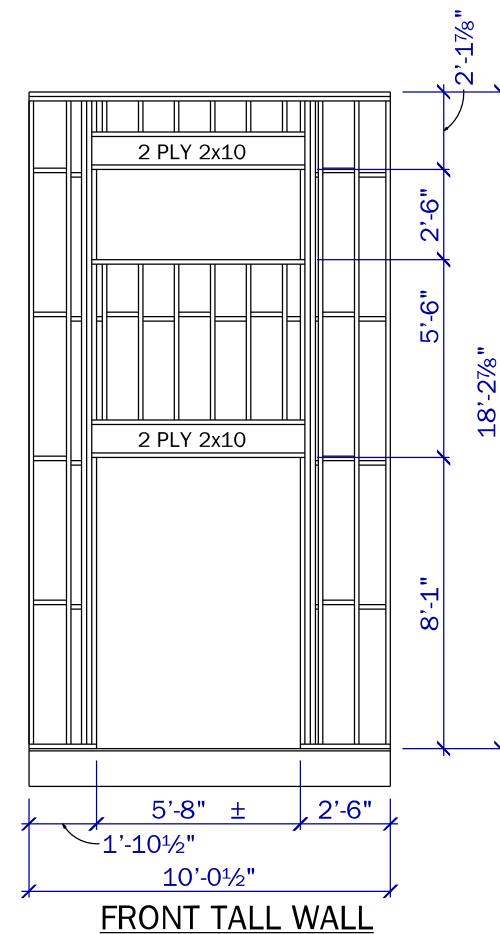
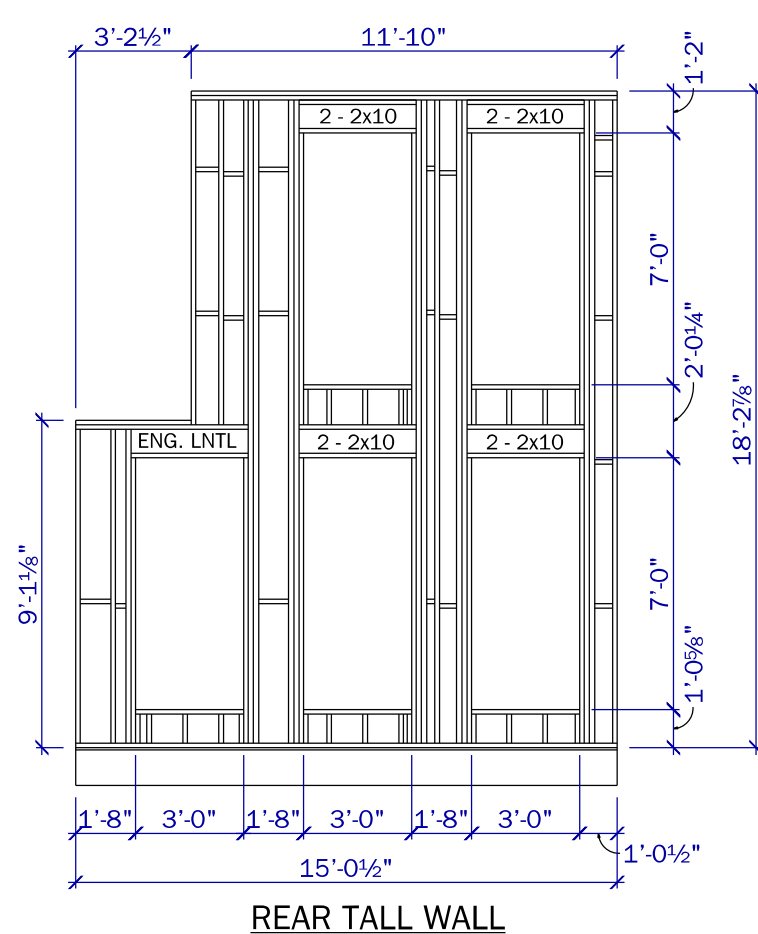
TITLE:
TALL WALLS

DRAWING:
A4.3

**FRAMING NOTES FOR
ENGINEERED TALL WALLS**

1. TALL WALLS TO BE FULL HEIGHT 2"x8" STUDS @ 12" o.c. S-P-F #2 OR BTR.
2. DOUBLE TOP AND SINGLE BOTTOM 2"x8" WALL PLATES
3. 5 - 3/4" 12D NAILS PER STUD TOP AND BOTTOM PLATES
4. 2 PLY KING STUD ASSEMBLY EACH SIDE OF OPENINGS.
2 - PLY KING STUD ASSEMBLY:
2 - 3/4" 12D NAILS @ 16" o.c. BOTH SIDES
4 - 3/4" 12D END NAILS PER STUD TO TOP AND BOTTOM PLATES.
5. TRUSSES OR OUTLOOK FRAMING SUPPORTED ON TALL WALL TO BE CONNECTED WITH SIMPSON L50 CLIP (OR APPR. EQUAL)
6. BOTTOM PLATES NAILED TO SOLID BLOCKING BELOW FLOOR SHEATHING:
4 - 3/4" 12D NAILS PER PLY OF KING STUD PLACED SYMMETRICALLY EITHER SIDE 3" APART IN ADDITION TO TYP. 4 - 3/4" 12D NAILS PER STUD SPACE.
7. STAGGERED HORIZ. BLOCKING @ 4'-0" o.c.
8. 5/8" OSB WALL SHEATHING

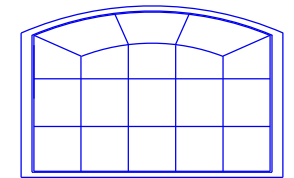
**NOTE:
CONFIRM OPENING
SIZES WITH SUPPLIER.**



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TITLE:
ASSEMBLIES

DRAWING:
A4.4

GARAGE TO INTERNAL WALL ASSEMBLY AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
ASSEMBLY DESCRIPTION: R22 BATT INSULATION IN 2 x 6 WOOD FRAMING @ 16" o.c.	RSI 3.87 (R22)	RSI 2.55 (R14.5)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: (1) EXTERIOR AIR FILM (2) 1/2" GYPSUM BOARD (3) 6 MIL POLYETHYLENE (4) 1/2" GYPSUM BOARD (5) INTERIOR AIR FILM	0.03 0.08 ----- 0.08 0.12	RSI 0.31 (R1.76)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.86 (R16.24)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALL (ZONE 7A)		RSI 2.81 (R15.9)

FLOOR OVER UNHEATED SPACES (CARPET FLOORING) AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R31 BATT INSULATION IN 2x10 FRAMING @ 24" o.c.		RSI 4.37 (R24.8)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: (1) INTERIOR AIR FILM (2) FLOORING: CARPET & RUBBER (3) 3/4" OSB SUBFLOOR (4) 6 MIL POLYETHYLENE (5) 5/8" GYPSUM BOARD (6) EXTERIOR AIR FILM	0.16 0.22 0.186 --- 0.1 0.03	RSI 0.696 (R3.95)
TOTAL EFFECTIVE INSULATION VALUE		RSI 5.066 (R28.8)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOOR OVER UNHEATED SPACES (ZONE 7A)		RSI 5.02 (R28.5)

RIM JOIST SPACE (HARDI SIDING) AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
ASSEMBLY DESCRIPTION: - 1 1/2" LUMBER RIM BOARD - 6 MIL POLYETHYLENE - 3/8 OSB WALL SHEATHING - I-JOISTS @ 16" o.c. - CAVITY SPACE w/ SPRAY FOAM INSUL. (R20) - AIR BARRIER MEMBRANE - HARDI BOARD SIDING		
CONTINUOUS ELEMENTS: (1) EXTERIOR AIR FILM (2) HARDI BOARD SIDING (3) TYVEK (OR EQUIV.) (4) 3/8" OSB WALL SHEATHING (5) 6 MIL POLYETHYLENE (6) 1/2" GYPSUM BOARD (7) INTERIOR AIR FILM	0.03 0.026 --- 0.093 --- 0.08 0.12	RSI 0.259 (R1.5)
CAVITY RSI (PARALLEL): $\frac{100}{\frac{9}{2.43} + \frac{91}{3.52}} = 3.38 \text{ RSI}$		RSI 3.38 (R19.2)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.64 (R20.1)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALL (ZONE 7A)		RSI 2.97 (R16.9)

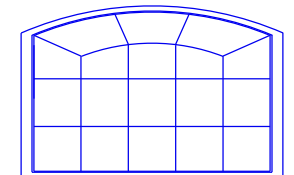
BELOW GRADE WALL ASSEMBLY AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
ASSEMBLY DESCRIPTION: 8" CONCRETE WALL 2x6 WOOD FRAMING @ 24" o.c. R20 BATT INSULATION		RSI 2.78 (R15.8)
CONTINUOUS ELEMENTS: (1) EXT. DAMPPROOFING (2) 6 MIL POLYETHYLENE (3) 1/2" GYPSUM BOARD (4) INTERIOR AIR FILM	--- --- 0.08 0.12	RSI .20 (R1.14)
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.98 (R16.9)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALL (ZONE 7A)		RSI 2.98 (R16.9)

CANTILEVER AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
2" XPS RIGID INSUL. & R20 BATT INSULATION IN 11 7/8" TJI JOISTS @ 16" o.c.		
CONTINUOUS ELEMENTS: (1) EXTERIOR AIR FILM (2) NON-VENTED SOFFITS (3) AIR BARRIER (4) 3/8" OSB SHEATHING (5) 6 MIL POLYETHYLENE (6) 1/2" GYPSUM BOARD (7) 3/4" OSB SUBFLOOR	0.03 0.11 0.186 0.93 --- 0.08 0.186	RSI .1522 (R8.64)
CAVITY RSI (PARALLEL): $\frac{100}{\frac{9}{2.86} + \frac{91}{5.12}} = 4.66 \text{ RSI}$		RSI 4.66 (R26.5)
TOTAL EFFECTIVE INSULATION VALUE		RSI 6.182 (R35)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOOR OVER UNHEATED SPACES (ZONE 7A)		RSI 5.02 (R28.5)

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TITLE:
ASSEMBLIES

DRAWING:
A4.5

<u>CEILING BELOW ATTICS - COMMON TRUSS</u> AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
<u>ASSEMBLY DESCRIPTION:</u> RAISED HEEL TRUSSES @ 24" o.c. w/ 3½" BOTTOM CHORD CAVITY SPACE w/ LOOSE FILL CELLULOSE INSULATION		
		RSI 1.834 (R10.41)
<u>CONTINUOUS ELEMENTS:</u>		
(1) EXTERIOR AIR FILM	---	RSI 7.577 (R43.02)
(2) ROOFING ASPHAT SHINGLES	---	
(3) 7/16" OSB ROOF SHEATHING	---	
(4) AIR FILM	0.03	
(5) 11.5" LOOSE FILL INSULATION	7.36	
(6) POLYETHYLENE	---	
(7) 1/2" GYPSUM CEILING BOARD	0.07747	
(8) INTERIOR AIR FILM	0.11	
TOTAL EFFECTIVE INSULATION VALUE		RSI 9.411 (R53.4)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW ATTICS (ZONE 7A)		RSI 8.67 (R49.2)

<u>ABOVE GRADE WALL ASSEMBLY (HARDI SIDING)</u> AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
R24 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" o.c	4.23 RSI	2.66 RSI (R14.48)
<u>CONTINUOUS ELEMENTS:</u>		
(1) EXTERIOR AIR FILM	0.03	0.349 RSI (R1.98)
(2) HARDIPLANK SIDING	0.026	
(3) TYVEK (OR EQUIV.)	---	
(4) 3/8" OSB WALL SHEATHING	0.093	
(5) 6 MIL POLYETHYLENE	---	
(6) 1/2" GYPSUM BOARD	0.08	
(7) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		3.009 RSI (R17.1)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALL (ZONE 7A)		2.97 RSI (R16.9)

<u>ABOVE GRADE TALL WALL ASSEMBLY (HARDI SIDING)</u> AS PER 9.36 WITH HEAT RECOVERY VENTILATOR		
DESCRIPTION	NOMINAL	EFFECTIVE
<u>ASSEMBLY DESCRIPTION:</u> 2x8 STUDS @ 12" o.c. CAVITY SPACE w/ R24 BATT INSULATION		
		RSI 2.9827 (R16.9)
<u>CONTINUOUS ELEMENTS:</u>		
(1) EXTERIOR AIR FILM	0.03	RSI 0.349 (R1.98)
(2) HARDI BOARD SIDING	0.026	
(3) TYVEK (OR EQUIV.)	---	
(4) 3/8" OSB WALL SHEATHING	0.093	
(5) 6 MIL POLYETHYLENE	---	
(6) 1/2" GYPSUM BOARD	0.08	
(7) INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.332 (R18.9)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALL (ZONE 7A)		RSI 2.97 (R16.86)

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9.36.2.5 BUILDING ENVELOPE - CONTINUITY OF INSULATION

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS AS FOLLOWS:

SLAB FOUNDATION WALL / FOUNDATION TO SILL PLATE & RIM JOISTS THE FLOOR SLAB AIR BARRIER MUST BE MADE AIRTIGHT BY SEALING THE FLOOR SLAB TO THE FOUNDATION WALL. ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIRTIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

RIM JOIST
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED/ EXTERIOR SPACES MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

WINDOW HEAD
THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE.

SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.

ATTIC HATCHES
AIR LEAKAGE OCCURS THROUGH THE JOINT BETWEEN THE HATCH AND THE CEILING. THE HATCH IS MOST OFTEN A PIECE OF GYPSUM BOARD CUT TO SIZE RESTING ON A LEDGE MADE FROM WOOD TRIM OR THE EDGE OF THE CEILING. AIR SEALING CAN BE ACHIEVED BY ENSURING THE HATCH IS SIZED PROPERLY SO THAT IT HAS ENOUGH CONTACT WITH THE OPENING LEDGE AND PROVIDING A CLOSED CELL FOAM GASKET.

POT LIGHTS
RECESSED POT LIGHT HOUSINGS ARE ONE OF THE MOST COMMON AIR LEAKAGE POINTS THROUGH THE CEILING PLANE INTO THE ATTIC. AIR LEAKAGE OCCURS BETWEEN THE HOUSING AND AIR BARRIER THROUGH THE FIXTURE HOUSING HOLES AND ITS ELECTRICAL CONNECTIONS. INSTALLING BOXES AROUND THE POT LIGHTS WHICH ARE SEALED TO THE AIR BARRIER IS AN EFFECTIVE WAY TO DEAL WITH THIS ISSUE.

WALL TO CEILING
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

ELECTRICAL PENETRATIONS IN WALLS
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES AND RECESSED LIGHT FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

ENERGY EFFICIENCY REQUIREMENT PRESCRIPTIVE
OPTION 9.36.2 EFFECTIVE RSI VALUE OF CEILING ASSEMBLY

FLAT CEILING @ MIN.	8.67 RSI (R49.2)
SLOPING CEILING @ MIN.	5.02 RSI (R28.5)

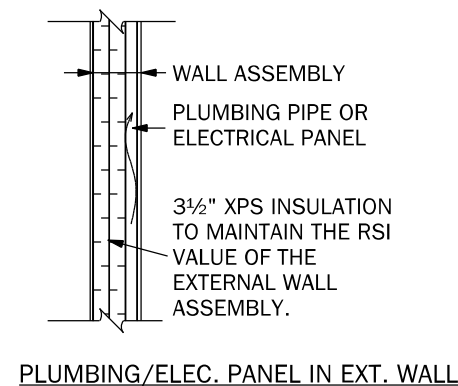
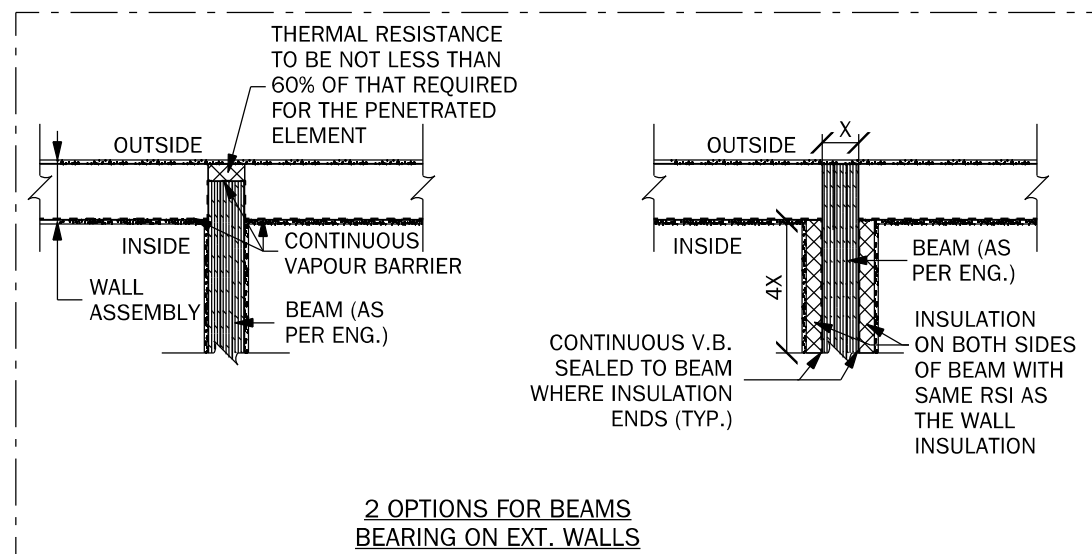
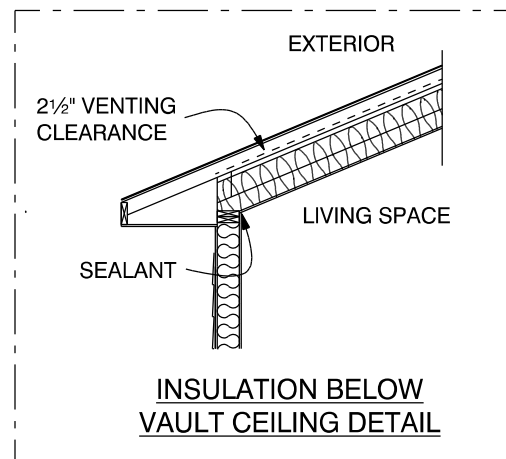
9.36.2.7 RSI VALUES OF FENESTRATION
& DOORS FOR ZONE 7A

MAX. U-VALUE	1.60	MIN. ER	25
--------------	------	---------	----

THIS HOME IS DESIGNED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS AND VALUES FOR CLIMATE ZONE 7A WITH H.R.V.

COMPLIANCE METHOD USED IS THE PART 9 PRESCRIPTIVE METHOD (9.36.2 - 9.36.4).

VEHICULAR DOORS TO HAVE AN MIN. RSI VALUE OF 1.1



GENERAL NOTES:

BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4.

SECTION 9.36. DENOTES SIX CLIMATE ZONES. THIS PARTICULAR PERMIT DRAWING SET PROVIDES INFORMATION SPECIFIC TO CLIMATE ZONE 7A.

THE PROPOSED DWELLING MUST COMPLY WITH 9.36.2 PERTAINING TO BUILDING ENVELOPE. THERMAL INSULATION REQUIREMENTS ARE NOW DEFINED IN TERMS OF EFFECTIVE INSULATION. PREVIOUS VERSIONS OF THE CODE REFERENCED NOMINAL INSULATION.

SECTION 9.36.2.5 RELATES TO THE CONTINUITY OF THE EFFECTIVENESS OF THE INSULATION AND THE PROPOSAL MUST COMPLY WITH THESE REQUIREMENTS.

THE THERMAL CHARACTERISTICS OF THE BUILDING ASSEMBLIES BEING USED SHOULD CONFORM TO 9.36.2.6 - 9.36.2.8 INCLUSIVE.

THE THERMAL CHARACTERISTICS OF ALL FENESTRATION, DOORS AND SKYLIGHTS SHOULD BE IN COMPLIANCE WITH 9.36.2.7.

UNDER ARTICLE 9.36.2.9. A CONTINUOUS AIR BARRIER IS REQUIRED. THE CONTINUITY SHOULD BE:

- ACROSS JOINTS,
- BETWEEN ASSEMBLIES, AND
- AROUND PENETRATIONS.

FURTHER REQUIREMENTS FOR AIR BARRIERS ARE DEFINED IN SUBSECTION 9.25.3. OF THE CODE.

HVAC EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION. ONLY HVAC EQUIPMENT DESIGNED STRICTLY FOR OUTDOOR INSTALLATION CAN BE LOCATED OUTSIDE THE CONDITIONED SPACE. ATTACHED GARAGES, EVEN IF HEATED, ARE CONSIDERED UNCONDITIONED SPACE.

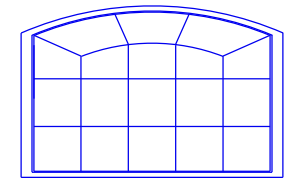
VENTILATION TO CONFORM TO 9.32. EXHAUST ONLY VENTILATION IS NO LONGER ACCEPTABLE AND THE PRINCIPAL SYSTEM MUST RUN CONTINUOUSLY.

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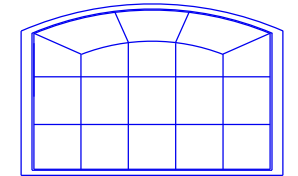
NOTES & DETAILS

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A4.6

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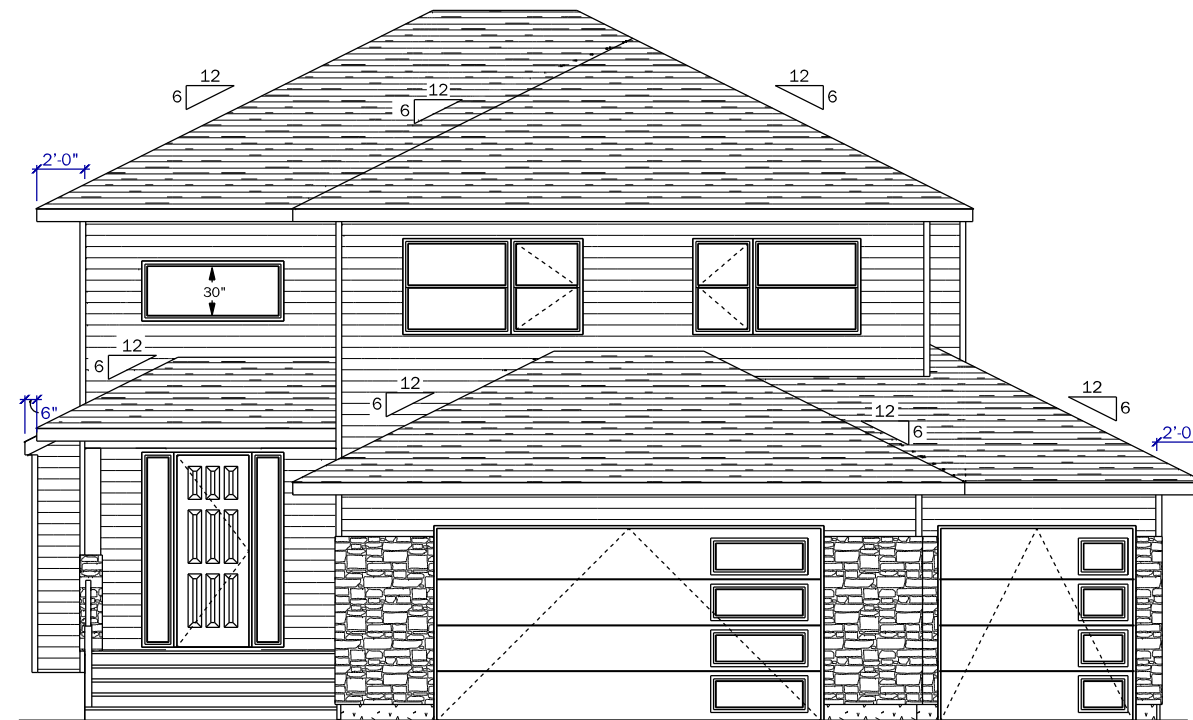
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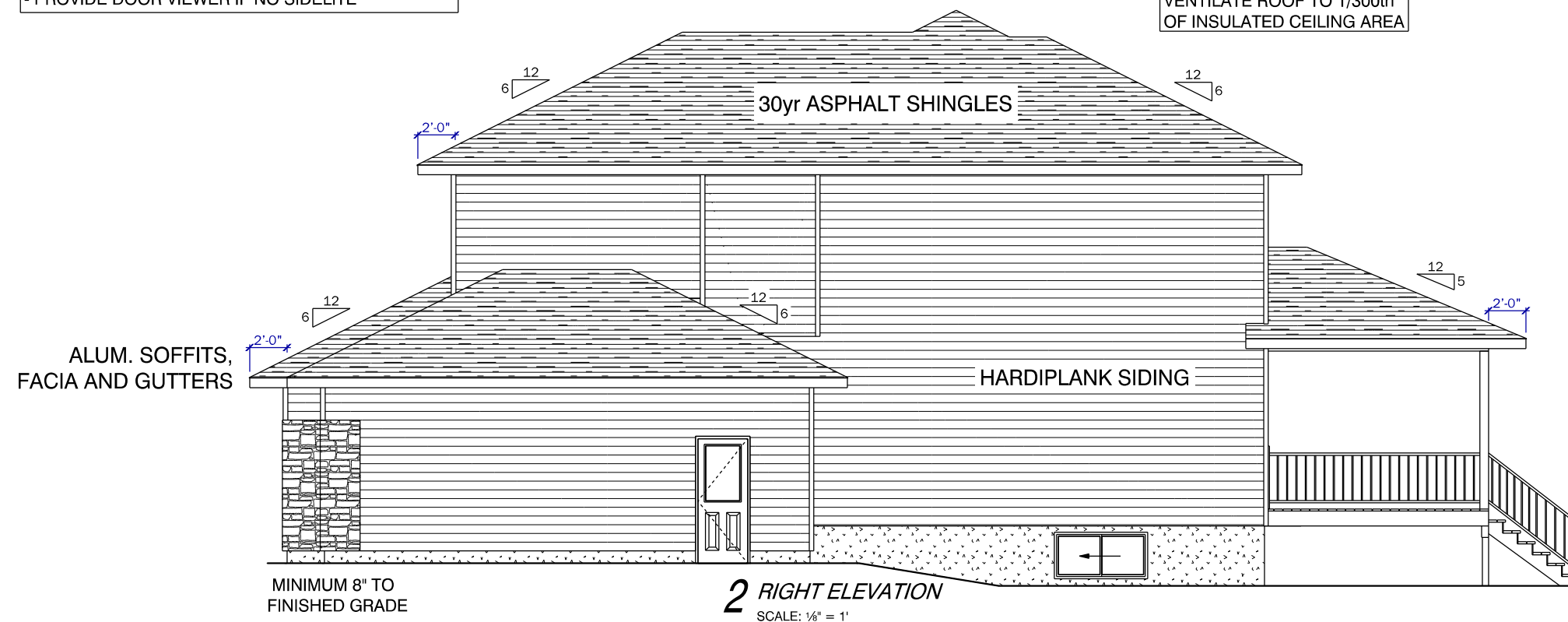
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A5.1



1 FRONT ELEVATION
SCALE: 1/8" = 1'

- DEADBOLTS TO BE INSTALLED ON ALL EXT. DOORS
- PROVIDE SECURITY BLOCKING AT MID HEIGHT
ALONG BOTH SIDES OF DOOR
- PROVIDE DOOR VIEWER IF NO SIDELITE

NOTE:
VENTILATE ROOF TO 1/300th
OF INSULATED CEILING AREA



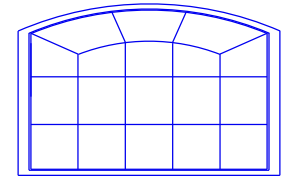
2 RIGHT ELEVATION
SCALE: 1/8" = 1'

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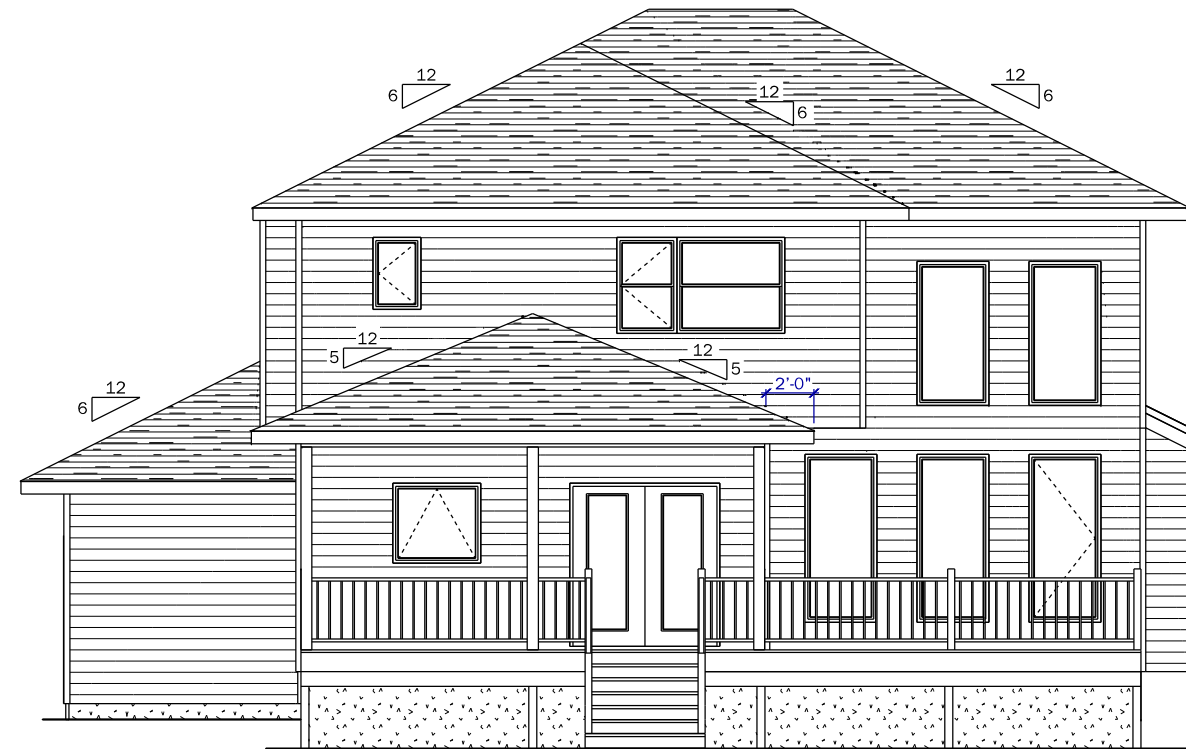
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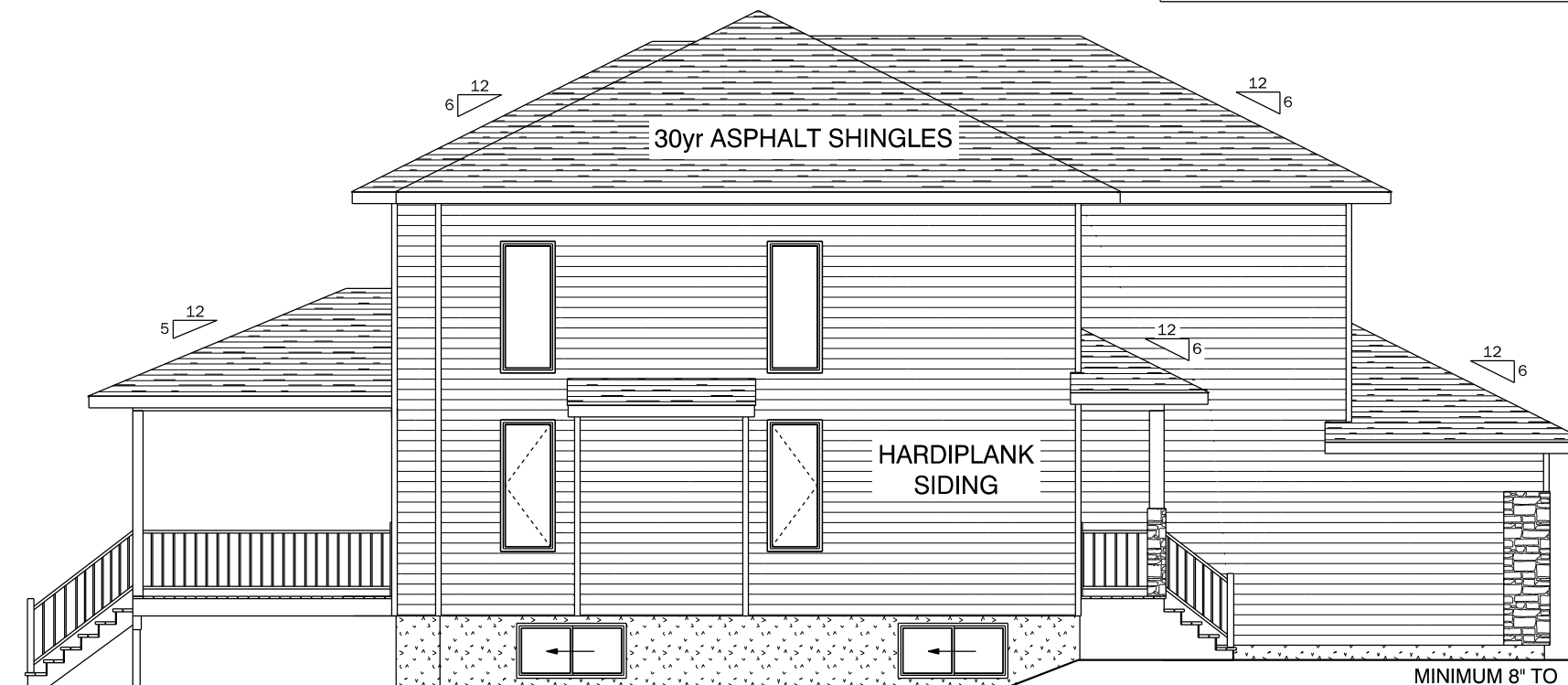
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A5.2

DRIP FLASHING IS REQUIRED OVER ALL EXTERIOR WALL OPENINGS. THE FLASHING MUST HAVE A TOP SLOPE OF 6%, A DRIP LAP OVER THE WINDOW OR DOOR OF 3/8", HAVE DAMS AT EACH END AND BE INSTALLED BEHIND THE BUILDING PAPER.



3 REAR ELEVATION
SCALE: 1/8" = 1'

DOOR PASSAGE SET TO BE DISABLED OR
DOORWAY GUARDED UNTIL DECK IS COMPLETED.



4 LEFT ELEVATION
SCALE: 1/8" = 1'

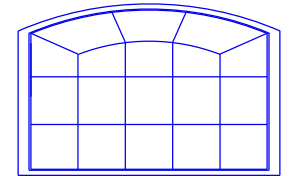
NOTE:
BOTTOM OF BASEMENT WINDOWS
ELEVATION SET AT 523.5m

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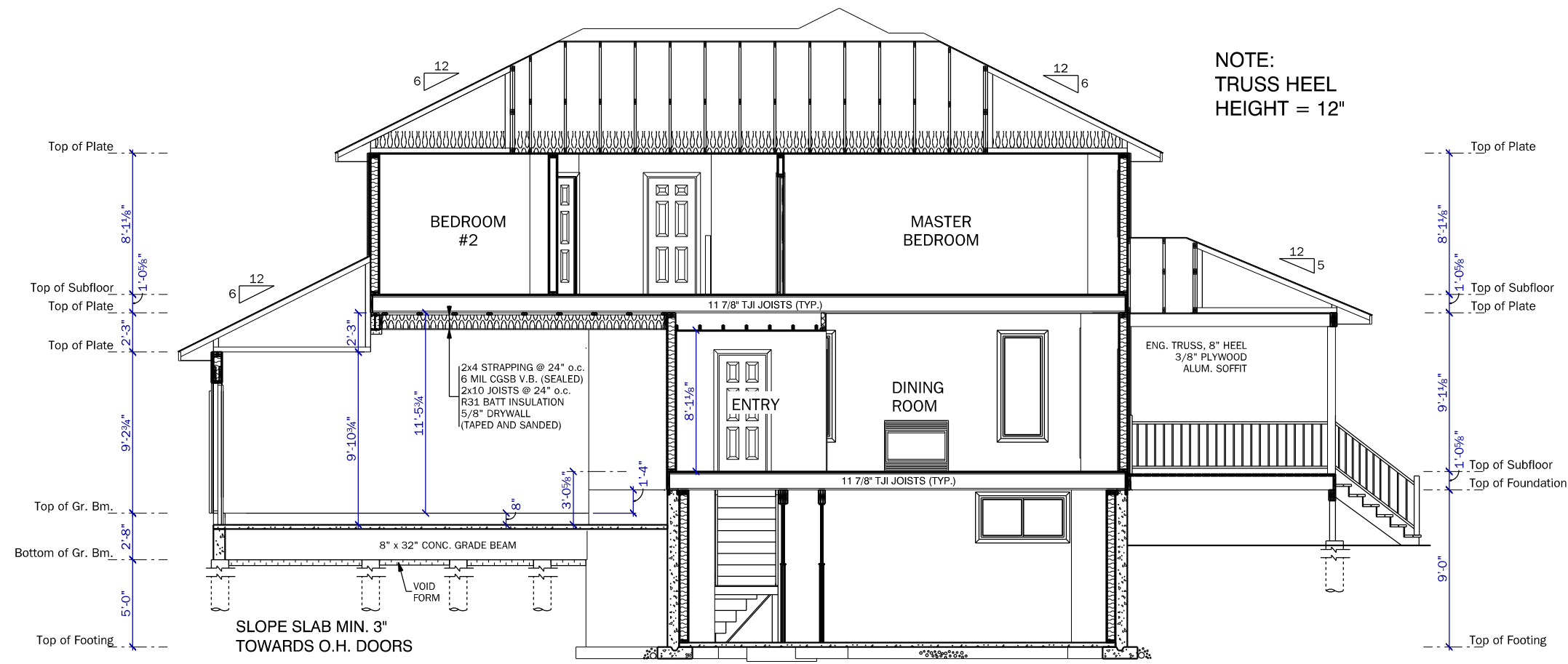
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CROSS SECTIONS

DRAWING:
A6.1

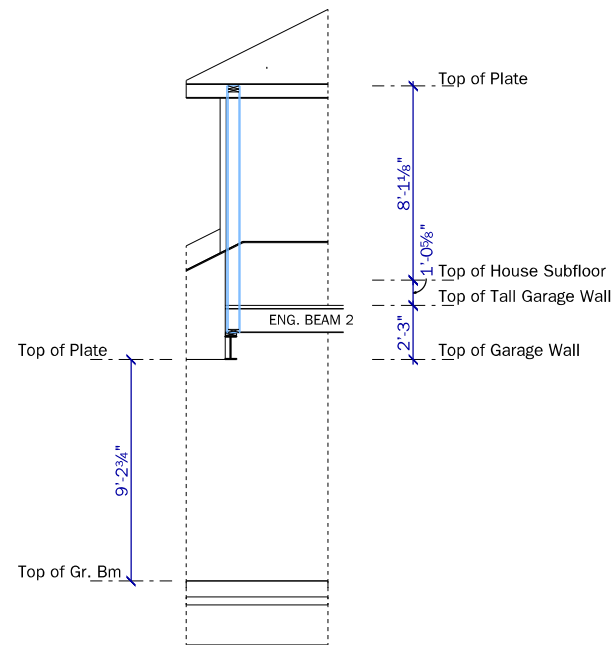
NOTE:
TRUSS HEEL
HEIGHT = 12"



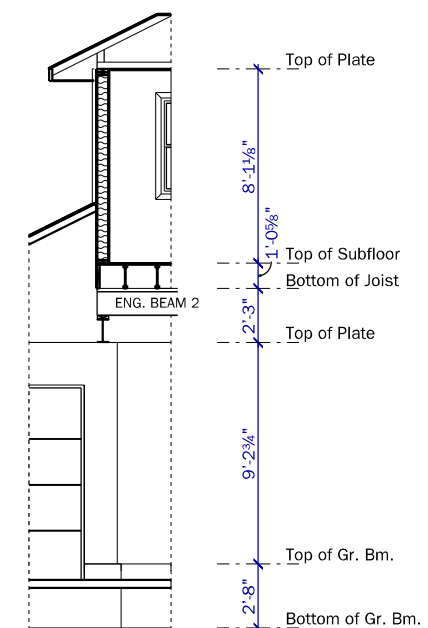
T/O GRADE BEAM
16" BELOW/ T/O
HOUSE FDN WALL

A-A CROSS SECTION
A4.1 SCALE: 1/8" = 1'

TYP. 2x6 INT. GARAGE WALL:
1/2" TYPE 'X' FIR'RTD DRYWALL
TAPED & SANDED
6 mil CGSB V.B.
2x6 STUDS @ 16" o.c.
R22 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED



D-D CROSS SECTION
A4.1 SCALE: 1/8" = 1'

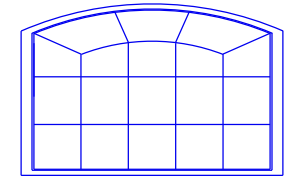


C-C CROSS SECTION
A4.1 SCALE: 1/8" = 1'

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EXACT STAIR RISE/RUN
TO BE DETERMINED ON SITE

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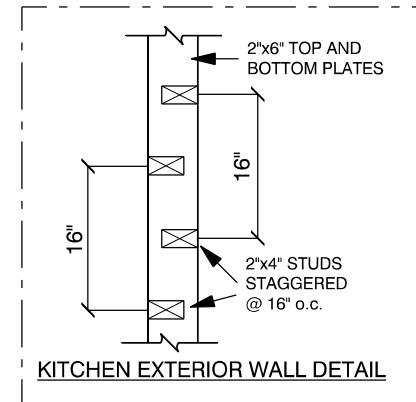
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DATE:
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TITLE:
CROSS SECTION
& DETAILS

DRAWING:
A6.2

FLOOR JOIST NOTES:
- ALL FLOOR FRAMING DESIGN AND CONSTRUCTION DETAILS TO MEET MANUFACTURER'S SPECIFICATIONS
- CONTRACTOR TO BE FAMILIAR WITH THE SUPPLIER'S "RESIDENTIAL INSTALLATION GUIDE"
- INSTALL METAL JOIST HANGERS AS RECOMMENDED BY THE JOIST MANUFACTURER
ie. SIMPSON STRONG TIE Co. OR APPROVED EQUAL

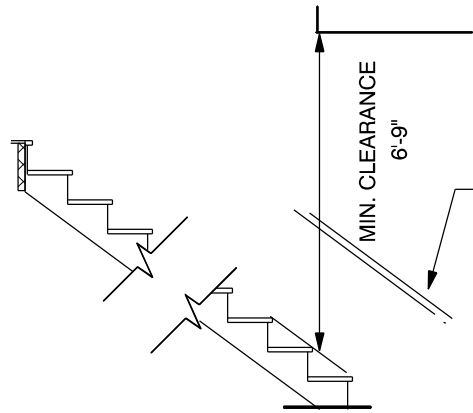


HANDRAIL - SHALL HAVE MIN & MAX HEIGHTS FROM TOP OF TREAD AT NOSING OF 34" & 38"
HANDRAIL SHALL HAVE EITHER A CROSS SECTION DIA. BETWEEN 1-1/4" TO 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY
CLEAR SPACE BETWEEN HANDRAIL & WALL SHALL BE A MIN. OF 2".

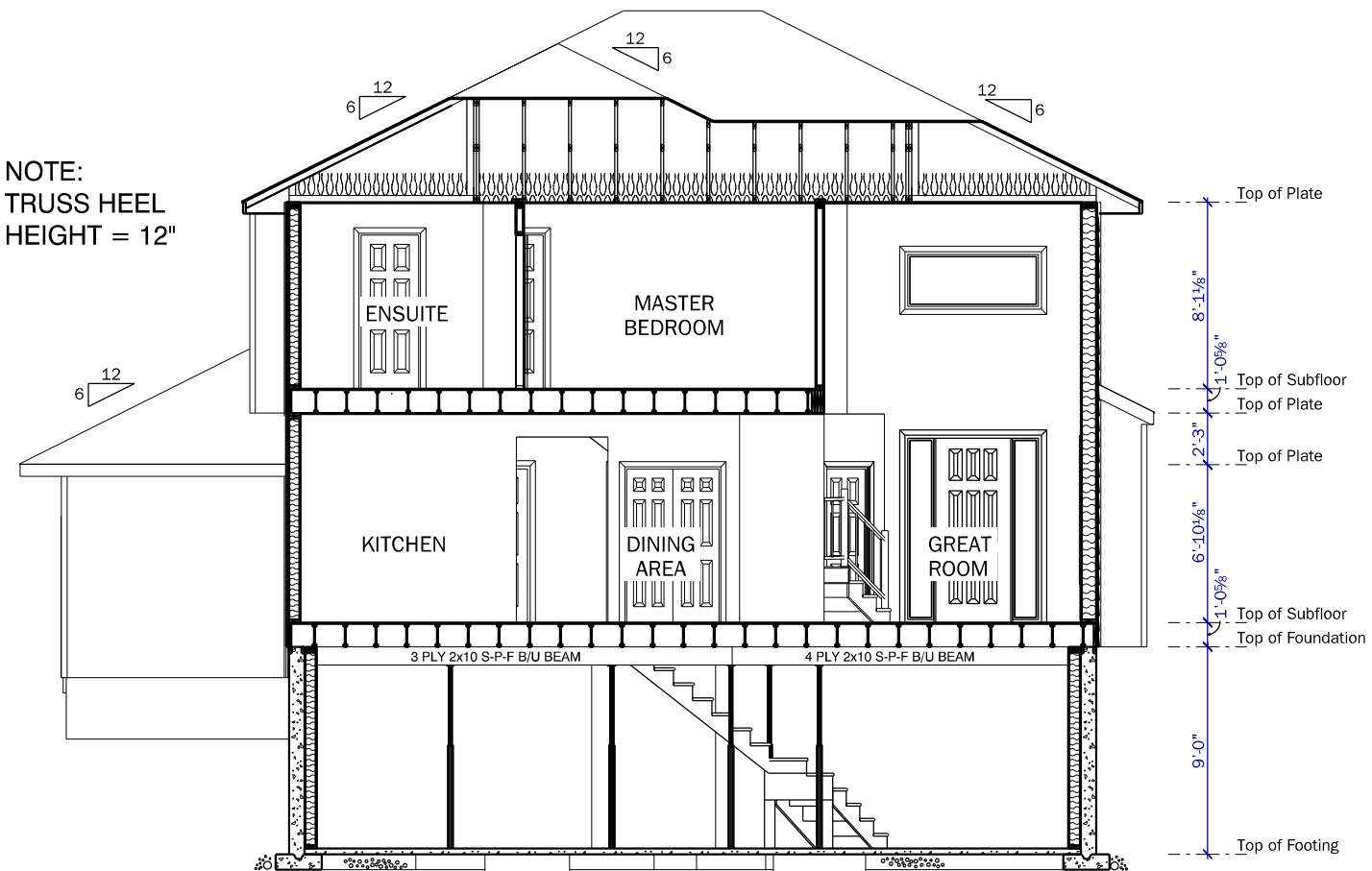
STAIR DETAIL

UPPER STAIRS:
RISE: 16@7 5/8" = 10'-1 3/4"
STEPS 10" + NOSING
11" TR DEPTH

LOWER STAIRS:
RISE: 15@7 13/16" = 9'-9 5/8"
STEPS 10" + NOSING
11" TR DEPTH



NOTE:
TRUSS HEEL HEIGHT = 12"



B-B
A4.1
CROSS SECTION
SCALE: 1/8" = 1'

30 yr. ASPHALT SHINGLES
CONT. AIR VENT BAFFLES @ 24" o.c.
TO BE INSTALLED SO THAT AIR FLOW IS NOT RESTRICTED
ENGINEERED ROOF TRUSSES
CONTINUOUS EAVES PROTECTION
7/16" O.S.B. SHEATHING w/ H CLIPS

2x6 FASCIA
PRE-FIN. ALUM. VENTED SOFFIT
R-50 INSULATION (MIN.)
1/2" DRYWALL ON CGSB V. B.

TYP. 2x6 EXT. WALL:
HARDPLANK SIDING
CBSB AIR BARRIER
3/8" SHEATHING
2x6 STUDS @ 16" o.c.
R24 BATT INSULATION
6 MIL CGSB VAPOR B.
1/2" GYPSUM BOARD
TAPED AND SANDED

EXTERIOR FINISH
RIM JOIST
SPRAY FOAM
INSULATION

TYPICAL 8" CONC. FDN. WALL
(SEE DETAILS FOR REINF.)

TYPICAL TJI FLOOR SYSTEM:
- 3/4" T&G O.S.B. SUBFLOOR
- TJI FLOOR TRUSS SYSTEM

TYPICAL BASEMENT FLOOR:
- 3" CONCRETE SLAB c/w
- 6 mil POLY VAPOR BARRIER
- COMPACTED GRANULAR FILL

4" DIA. WEEPING TILE IN
6" CRUSHED STONE (CLEAR)
CONNECTED TO STORM DRAIN
CONCRETE FOOTING
24" WIDE X 8" DEEP C/W
3 - RUNS 10M REBAR

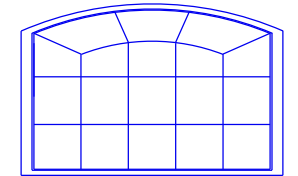
EXTERIOR DETAILS

SEE NOTES AND
DETAILS ALL PAGES

EXACT STAIR RISE/RUN
TO BE DETERMINED ON SITE

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SCALE:
NOTED

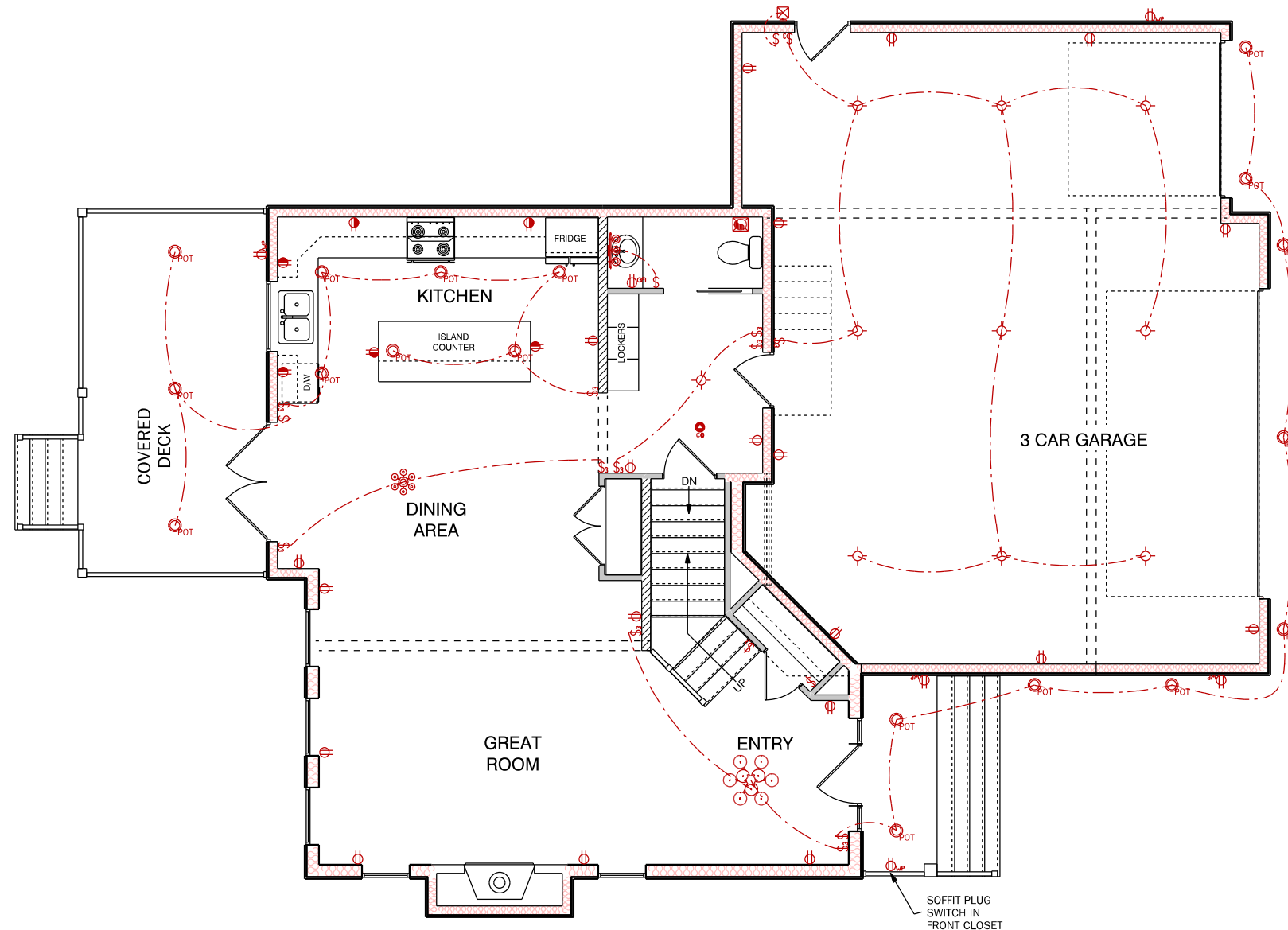
DATE:
2/5/2019

TITLE:
ELECTRICAL

DRAWING:
A7.1

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
DINING LIGHT	1	
POT LIGHT	18	
ENTRY LIGHT	1	
EXTERIOR LIGHT	1	
3 WAY SWITCH	12	
BATHROOM FAN	1	
CO DETECTOR	1	
GFI OUTLET	1	
LIGHT	10	
OUTLET	20	
SPLIT RECEPTACLE	6	
SWITCH	4	
WP OUTLET	4	
VANITY LIGHT	1	

NOTE:
ALL COMBINATION SMOKE C/O ALARMS TO BE HARD WIRED AND INTERCONNECTED BETWEEN LEVELS, AS WELL AS SECONDARY SUITES TO PRINCIPAL DWELLING. LOCATION OF SMOKE DETECTORS TO BE IN ONE CENTRAL LOCATION PER FLOOR(S) AS WELL AS IN EVERY BEDROOM.



MAIN FLOOR PLAN

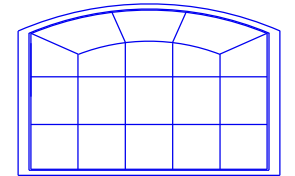
SCALE: 1/8" = 1'

SEE NOTES AND
DETAILS ALL PAGES

EXACT LOCATION AND NUMBER OF LIGHTS, SWITCHES, AND OUTLETS, ETC. TO BE DETERMINED BY HOME OWNER, CONTRACTOR, AND ELECTRICIAN.

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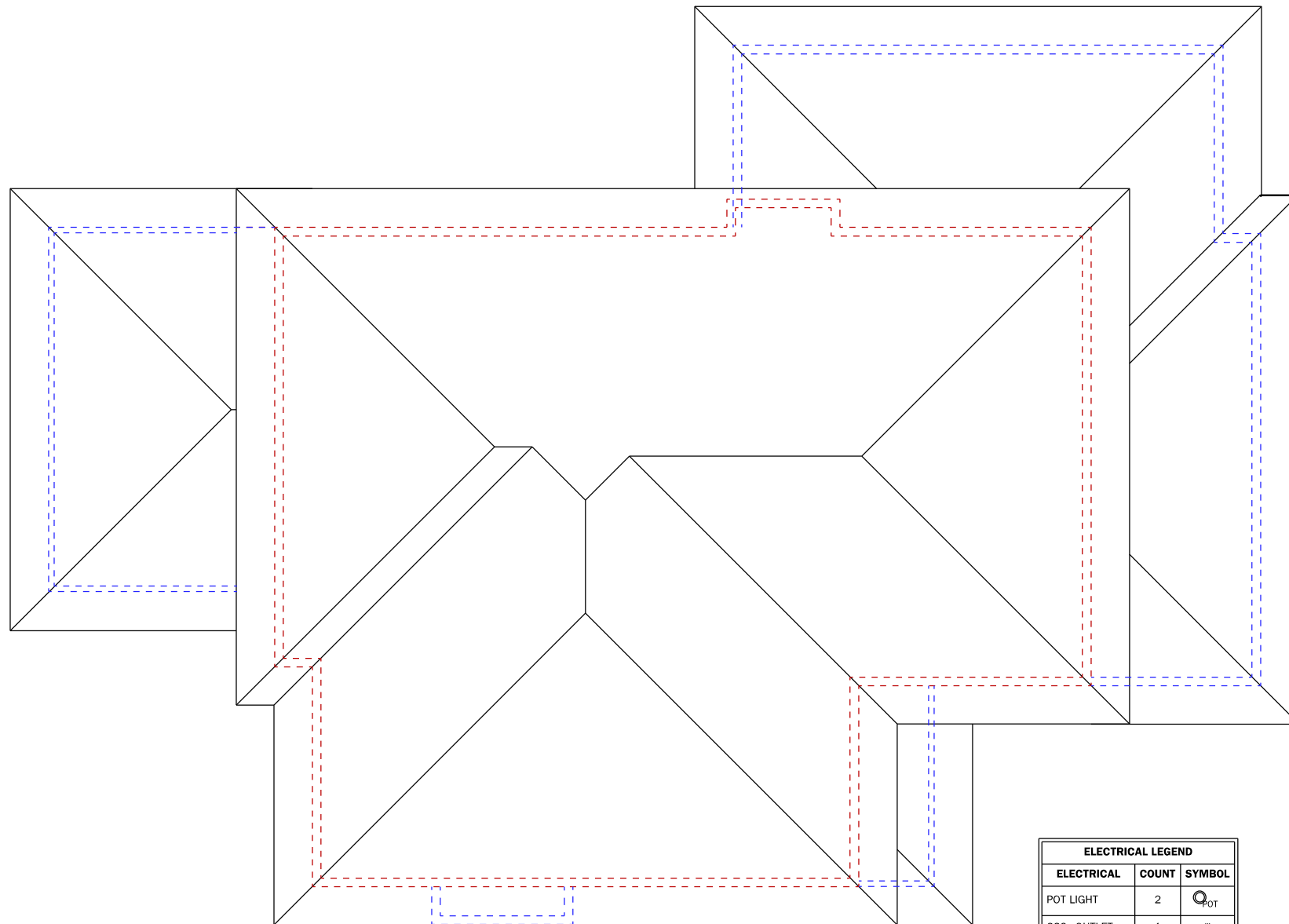
SCALE:
NOTED

DATE:
2/5/2019

TITLE:
ELECTRICAL
& ROOF

DRAWING:

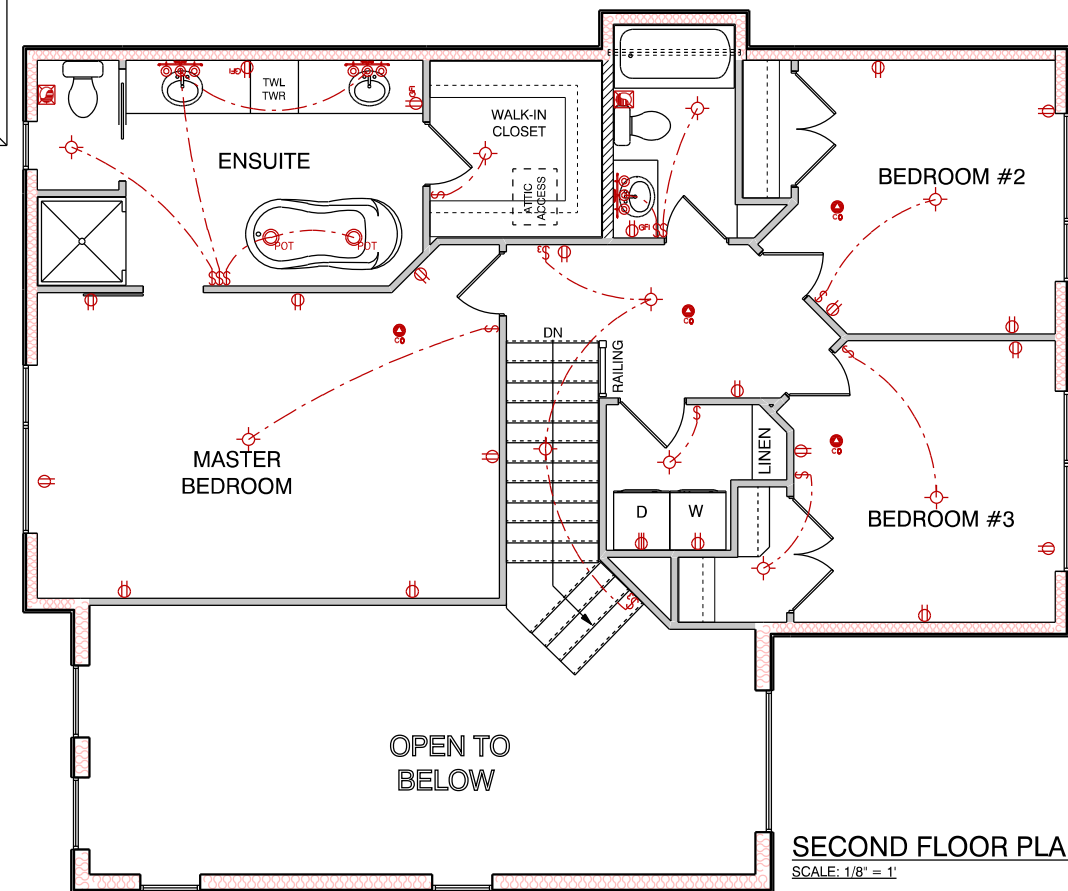
A7.2



ROOF PLAN
SCALE: 1/8" = 1'

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
POT LIGHT	2	
220v OUTLET	1	
3 WAY SWITCH	2	
BATHROOM FAN	2	
CO DETECTOR	4	
GFI OUTLET	3	
LIGHT	10	
OUTLET	18	
SWITCH	6	
SWITCH DOUBLE	1	
SWITCH TRIPPLE	1	
VANITY LIGHT	3	

NOTE:
ALL COMBINATION SMOKE C/O ALARMS TO BE HARD WIRED AND INTERCONNECTED BETWEEN LEVELS, AS WELL AS SECONDARY SUITES TO PRINCIPAL DWELLING. LOCATION OF SMOKE DETECTORS TO BE IN ONE CENTRAL LOCATION PER FLOOR(S) AS WELL AS IN EVERY BEDROOM.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'

SEE NOTES AND
DETAILS ALL PAGES

ALL BEDROOMS TO HAVE ARC
FAULT INTERRUPTER CIRCUIT.

EXACT LOCATION AND NUMBER OF
LIGHTS, SWITCHES, AND OUTLETS, ETC.
TO BE DETERMINED BY HOME OWNER,
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