PROJECT: NEW SINGLE FAMILY DWELLING





STREETSCAPE FROM LEIGHTON RD

STREETSCAPE FROM REDFERN RD



Issued

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COVER SHEET

ISSUED FOR DVP

ISSUED:





GRADE POINTS EXISTING & FINISHED)	GRADE POINTS	AVERAGE OF POINTS		DIST. BETWEE	<u>N</u>	TOTALS
A = 18.5m	POINTS A&B	((18.5+18.5) / 2)	Х	3.2m	=	59.2
S = 18.5 m	POINTS B&C	((18.5+18.5) / 2)	Х	0.3m	=	5.55
) = 18.5m	POINTS C&D	((18.5+18.5) / 2)	Х	4.8m	=	88.8
= 18.5m	POINTS D&E	((18.5+18.5) / 2)	Х	0.3m	=	5.55
r = 18.5m	POINTS E&F	((18.5+18.5) / 2)	Х	1.5m	=	27.8
i = 18.5m	POINTS F&G	((18.5+18.5) / 2)	Х	0.3m	=	5.55
l = 18.5m	POINTS G&H	((18.5+18.5) / 2)	Х	2.2m	=	40.7
I = 18.5 m I = 18.5 m	POINTS H&I	((18.5+18.5) / 2)	Х	0.3m	=	5.55
_ = 18.5m	POINTS I&J	((18.5+18.5) / 2)	Х	1.0m	=	18.5
$\Lambda = 18.4 \text{m}$	POINTS J&K	((18.5+18.5) / 2)	Х	0.36m	=	6.7
N = 18.4m	POINTS K&L	((18.5+18.5) / 2)	Х	2.6m	=	48.1
	POINTS L&M	((18.5+18.4) / 2)	Х	7.6m	=	140.2
	POINTS M&N	((18.4+18.4) / 2)	Х	15.2m	=	279.7
	POINTS N&A	((18.4+18.5) / 2)	Х	7.9m	=	145.8
		<u>TOTAL</u> =		<u>47.6</u>		<u>877.7</u>
	GRADE CALCULATION	= 877.7 / 47.6 = 18.43m				



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CONCRETE FOOTING

6 fence detail



STERLY 50 FEET OF LOT 2



Downcast landscape lighting



Image: Signal Signa	SURFACES LEGEND GRASS PERENNIAL RYE GRAVEL MULCH FXISTING GARDEN BED SOL + COMPOST WY MULCH TOPPING RAPHALT BRUSHED CONCRETE PERMEABLE PAVERS CHARCOAL	<image/> <text><text><text><text><text></text></text></text></text></text>
0 <u>2m 5m</u>	NOTES	ISSUED FOR DVP
	Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property. All landscaping on municipal property to conform to municipal standards All fencing to conform to municipal bylaws Planting locations shown on plans are approximate and should be verified by survey if important Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones	ISSUED: LANDSCAPING PLAN





0 2' 4'

2 UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

PLAN LEGEND

2X4 PARTITION WALL
2X6 PARTITION WALL
2X6 GARAGE WALL
2X6 EXTERIOR WALL
FOUNDATION WALL
FOUNDATION AND FROST WALL
COLUMN ■■■■■■ BEAM X _{FD} FLOOR DRAIN
DIMENSION PLACEMENT
ROOM SIZES ARE INTERIOR DIMENSIONS WIDTH X DEPTH
HARDWIRED INTERCONNECTED CO DETECTOR
- HARDWIRED INTERCONNECTED IONIC SMOKE DETECTOR
-m- HARDWIRED PHOTOELECTRIC SMOKE DETECTOR
FAN BATH FAN: VENTILATION RATE 25 L/S INTERMITTENT
HF KITCHEN FAN: VENTILATION RATE 47 L/S INTERMITTENT
CONTINUOUS PRINCIPAL EXHAUST FAN: VENTILATION RATE

AS PER T9.32.3.4 - 9.32.3.5 F FRESH AIR SUPPLY PASSIVE AIR INLET

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ISSUED FOR DVP

ISSUED:

MAIN AND UPPER FLOOR PLAN













ENGINEERED TRUSSES @ 24" O.C. DESIGNED BY SUPPLIER PERFORATED ALUMINUM SOFFIT



ROD & CAULK-





INTERIOR

INTERIOR

ROD & CAULK WINDOW R.O.¬

R20 BATT INSULATION~

6 MIL. POLY (AB & VB)-

BACKER ROD &

TO FRAMING

CAULK WINDOW

GYPSUM BOARD-

CLADDING AS PER ELEVATIONS 3/8 PT STRAPPING TYVEK HOMEWRAP (AB) 7/16" OSB SHEATHING 2"x6" WOOD STUDS @ 16" OC **R-19 BATT INSULATION** 6 MIL POLY (VB) 1/2" GYPSUM BOARD



TYPICAL WALL ISOMETRIC

CLADDING DETAILS -

LAP AND TAPE TYVEK AT JOINTS





DETAILS SECTION













PERSPECTIVE VIEWS

