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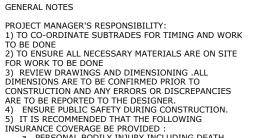
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- a. PERSONAL BODILY INJURY INCLUDING DEATH INSURANCE IN THE AMOUNT OF NOT LESS THAN \$2,000,000
- b. PROPERTY DAMAGE INSURANCE IN THE AMOUNT OF OF NOT LESS THAN \$2,000,000
- c. OWNER AUTOMOBILE INSURANCE IN THE AMOUNT
 OF OF NOT LESS THAN \$2,000,000
 d. BUILDERS RISK INSURANCE IN THE TOTAL
- AMOUNT OF NOT LESS THAN THE TOTAL AMOUNT OF THIS CONTRACT. THE CONTRACTOR AND THE OWNER ARE BOTH TO BE NAMED IN THIS POLICY.
- 6) TO ARRANGE AND COVER THE COSTS FOR TEMPORARY SÉRVICES AND BUILDING PERMITS. 7) TO CO-ORDINATE WITH ALL SUB-TRADES AND

SUBTRADES RESPONSIBILITY
1) ALL SUB-TRADES ARE TO REVIEW AND CONFIRM THE EXISTING SITE AND SERVICE CONDITIONS PRIOR TO START OF CONSTRUCTION, AND ARE TO REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER. FAILURE TO DO SO WILL MEAN ACCEPTANCE OF THE STATED CONDITIONS AS FOUND OR STATED.
2) THE SCOPE OF EVERY SUBTRADES WORK SHALL BE IN ACCORDANCE WITH THE TRADE DEFINITIONS OF THE

ALBERTA CONSTRUCTION TENDERING SYSTEM(ACTS).
3) EVERY SUB-TRADE MUST EXAMINE ALL DRAWINGS AND ALL SPEC'S INCLUDING MECHANICAL AND ELECTRICAL DIVISIONS SO THAT THEY ARE FULLY CONVERSANT WITH ALL CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE CONTRACT DURING CONSTRUCTION.

DIMENSIONS

1) ALL DIMENSIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION AND ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER. 2) ANY ON SITE CHANGES TO MATERIAL DIMENSIONS OR TO LOCATIONS OF STRUCTURAL OR PARTITION MEMBERS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

- MINIMUM CONSTRUCTION STANDARDS
 1) ALL CONSTRUCTION IS TO MEET THE FOLLOWING CODES AND STANDARDS, THE MORE STRINGENT TO GOVERN.
- a. ALBERTA BUILDING CODE
- b. NATIONAL BUILDING CODE c. LOCAL BY-LAWS
- d. WORKMAN'S COMPENSATION ACT

MANUFACTURERS

1) ALL MANUFACTURERS ARE TO CONFIRM THE SITE CONDITIONS AND SITE MEASUREMENTS WITH THE GENERAL CONTRACTOR PRIOR TO ANY FABRICATION AND REPORT TO THE DESIGNER ANY ERRORS OR DISCREPANCIES.

- WRITTEN 1-YEAR GUARANTEE

 1) ALL MATERIAL USED IN THE BUILDING SHALL BE NEW,
 FIRST QUALITY, REGULAR PRODUCTION RUN ITEMS, FREE FROM DEFECTS AND COMPLETE WITH APPLICABLE WARRANTIES.
- 2) ALL INSTALLATIONS SHALL BE DONE AS PER MANUFACTURERS PRINTED INSTRUCTIONS AND DATA , OR TO COMMON ACCEPTED TRADE PRACTICES.
- 3) THE GENERAL CONTRACTOR / PROJECT MANAGER SHALL FURNISH THE OWNER WITH A WRITTEN GUARANTEE (FROM THE DATE OF ACCEPTANCE) COVERING ALL MATERIALS, EQUIPMENT AND WORKMANSHIP, AND MAKE GOOD ON ANY DEFECTS ARISING DURING THAT 1 YEAR PERIOD.

ADDITIONAL NOTES:

MECHANICAL / PLUMBING

ELECTRICAL:

- PLEASE NOTE THE FOLLOWING WHEN DEVELOPING THE ELECTRICAL PLANS.

 A) ELECTRICAL SWITCHES , THERMOSTATS, INTERCOMS,
- AND TELEPHONE JACKS ARE TO BE INSTALLED AT 36" TO 48" FROM THE FLOOR. B) ELECTRICAL DUPLEXES ARE TO BE 18" FROM THE

DIRECTORY:

SHEET 1 - SITE PLAN / NOTES

SHEET 2 - SOUTH ELEVATION

SHEET 3a - WEST ELEVATION / ROOF LAYOUT

3b - NORTH ELEVATION / FLASHING

3c - EAST ELEVATION

SHEET 4 - MAIN FLOOR PLAN

SHEET 5 - UPPER FLOOR PLAN

SHEET 6 - LOWER LEVEL FLOOR PLAN

SHEET 7 - FOUNDATION PLAN

SHEET 8 - N/S SECTION 1

SHEET 9 - N/S SECTION 2

SHEET 10- WALL SECTIONS

SHEET 11- WALL SECTIONS

SHEET 12 - WALL SECTIONS

SHEET 13- DETAILS / TRUSS PROFILES

SHEET 14- DETAILS

SHEET 15 - MAIN FLOOR JOIST PLAN

SHEET 16 - ROOF TRUSS PLAN

SHEET 17 - MAIN ELECTRICAL PLAN

SHEET 18 -UPPER ELECTRICAL PLAN

SHEET 19 - LOWER LEVEL ELECTRICAL PLAN

INDICATES ORIGINAL GRADE

INDICATES FINAL GRADE

INDICATES DIRECTION OF SURFACE DRAINAGE

@ SOUTH EAST CORNER OF PROPERTY

4'-15/16"

1.3m

13/16"

10

-9 3/8"

4

-9 1/4" [3.3m

[12.4m

[3.2m

ROOF DRAINAGE TO "GREEN" ROOF. FILTERED THRU GRAVEL SURFACE DRAINED FROM EAVESTROUGH IN TO THE GARAGE DOWNSPOUT

DECK

GREEN

(3) CISTERN RAINWATER COLLECTION

SURFACE AND SUBSURFACE DRAINAGE. TO EXISTING WETLAND

ELECTRICAL METERS WATER METER

4'-0"

1.2m

(2)

"GREEN"

ROOF

OVER

(1)

(3) (A)

GARAGE

WATER / SEWER SERVICES

ELECT. COMM SERVICES

SITE PLAN .0315 ha. (3385.6 sq. ft.) SCALE 1:150

33 Rockhaven Green NW Calgary Alberta **UNIT 23** Lot 4 Block 4 Plan 881 0907 Ptn. NE Sec. 20 Twp 25 Rge 2 W5m

LOT 3390.6 SQ. FT. HOUSE 1791 SQ. FT.

COVERAGE: 52.8%



55'-9 5/16"

[17m]

47'-8"

[14.5m/

146%

PROPOSED

RESIDENCE

MAIN SUBFLOOR: 77.45

LTF: 73.55

U/S F: 74.23

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STUCCO FINISH NOTES:

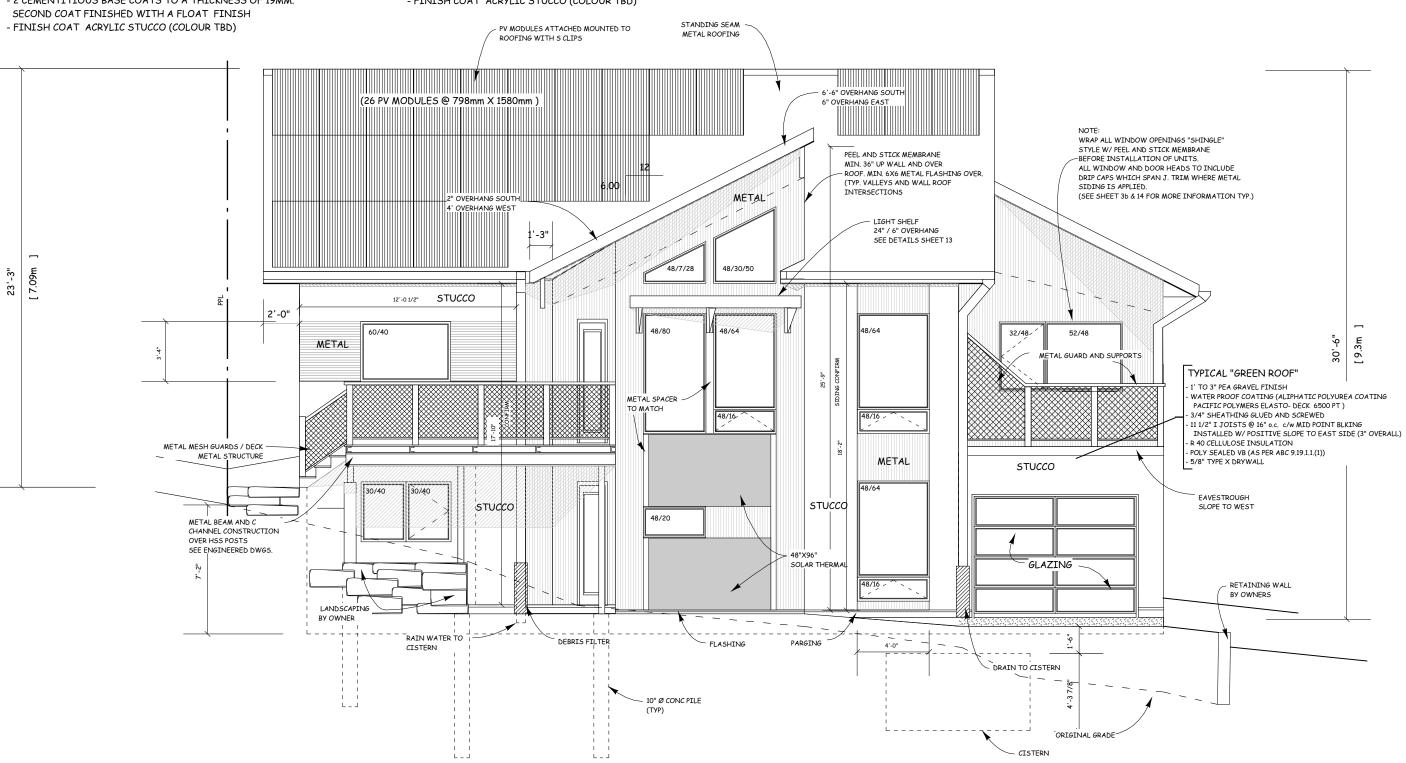
OVER EXTERIOR SHEATHING:

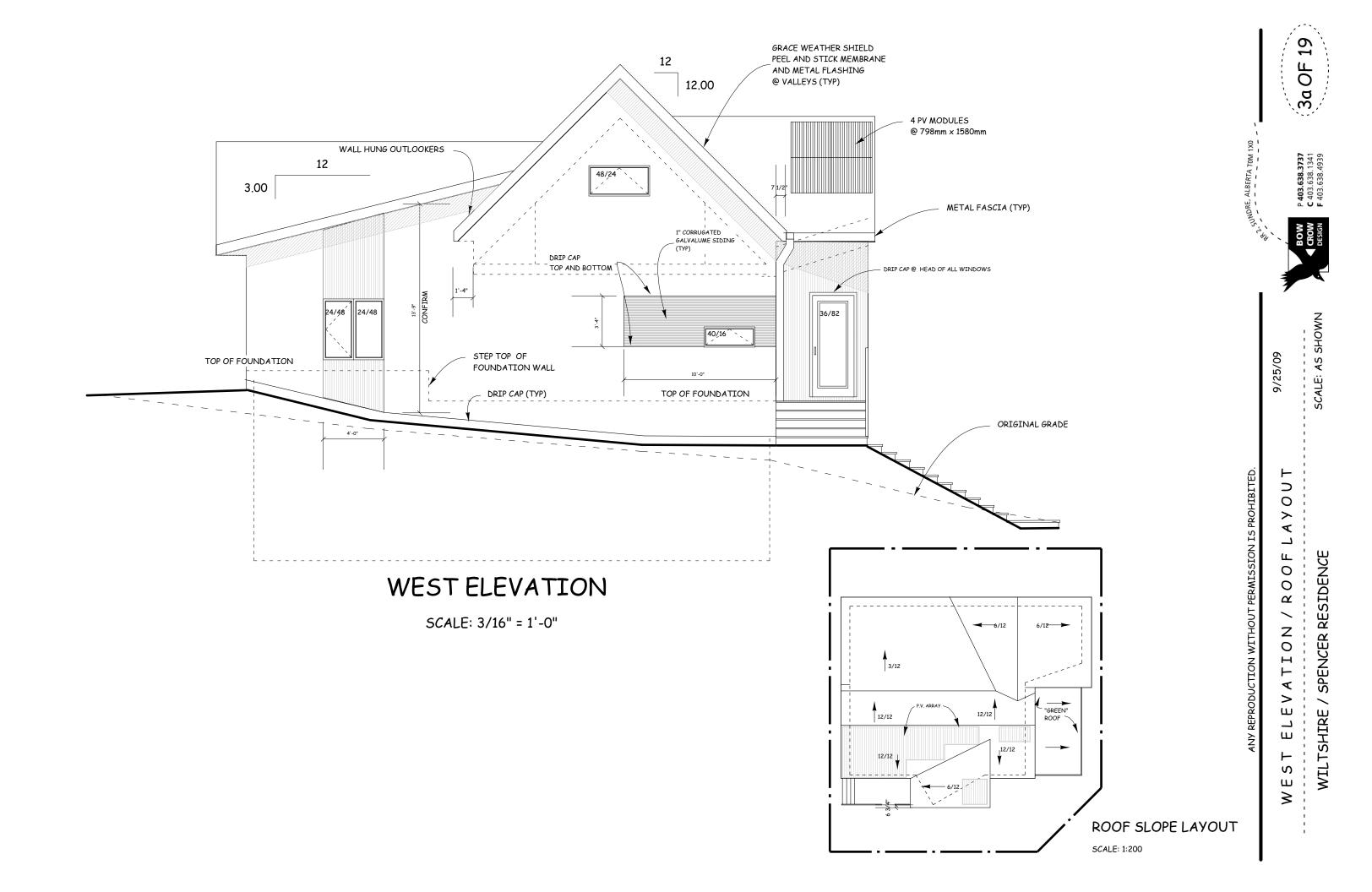
COLD WEATHER:

- "STUCCO RAINSCREEN" BUILDING WRAP INSTALLED "SHINGLE STYLE" (EXPOSED BUILDING PAPER LEFT UNFINISHED FOR A MAXIMUM OF 45 DAYS (AS PER MANUF. RECOMMENDATIONS)
- 15LB BUILDING PAPER INSTALLED "SHINGLE STYLE" (INSTALLED IMMEDIATELY BEFORE STUCCO SYSTEM)
- WIRE MESH
- 2 CEMENTITIOUS BASE COATS TO A THICKNESS OF 19MM.

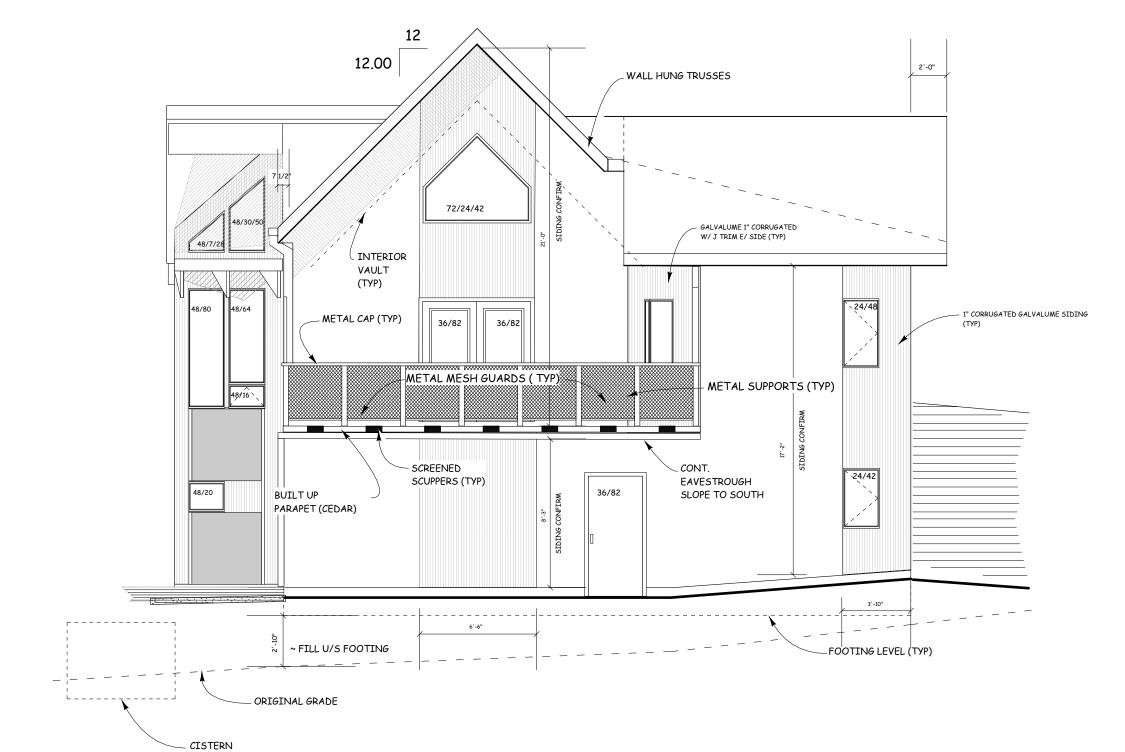
MODERATE WEATHER:

- 15LB BUILDING PAPER INSTALLED SHINGLE STYLE
- SECOND LAYER OF 15LB BUILDING PAPER INSTALLED "SHINGLE STYLE" (INSTALLED IMMEDIATELY BEFORE STUCCO SYSTEM)
- WIRE MESH
- 2 CEMENTITIOUS BASE COATS TO A THICKNESS OF 19MM.
- SECOND COAT FINISHED WITH A FLOAT FINISH
- FINISH COAT ACRYLIC STUCCO (COLOUR TBD)

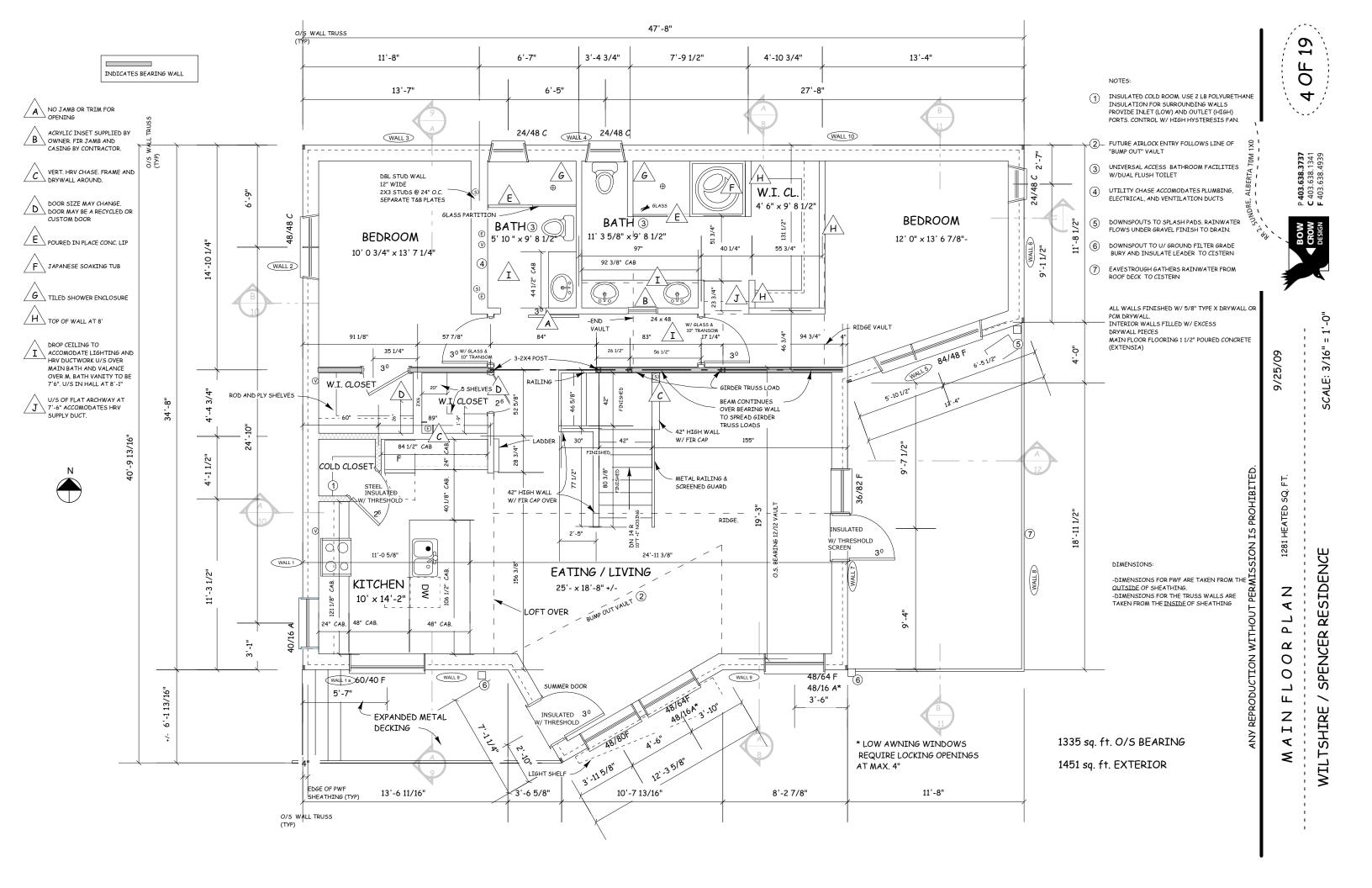




AS



EAST ELEVATION





16" = 1'-0"

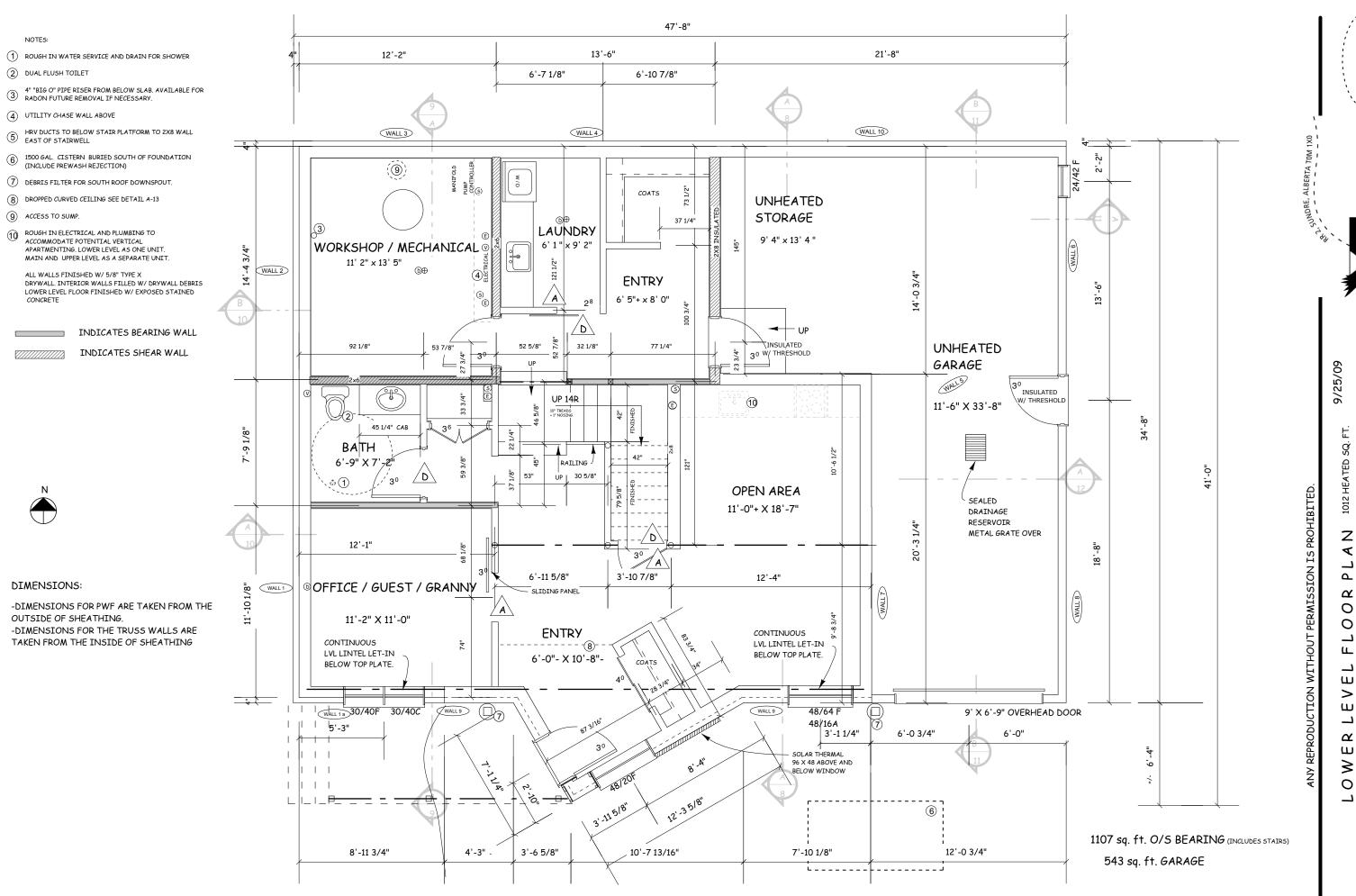
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130 HEATED SQ. FT. 9/25/09

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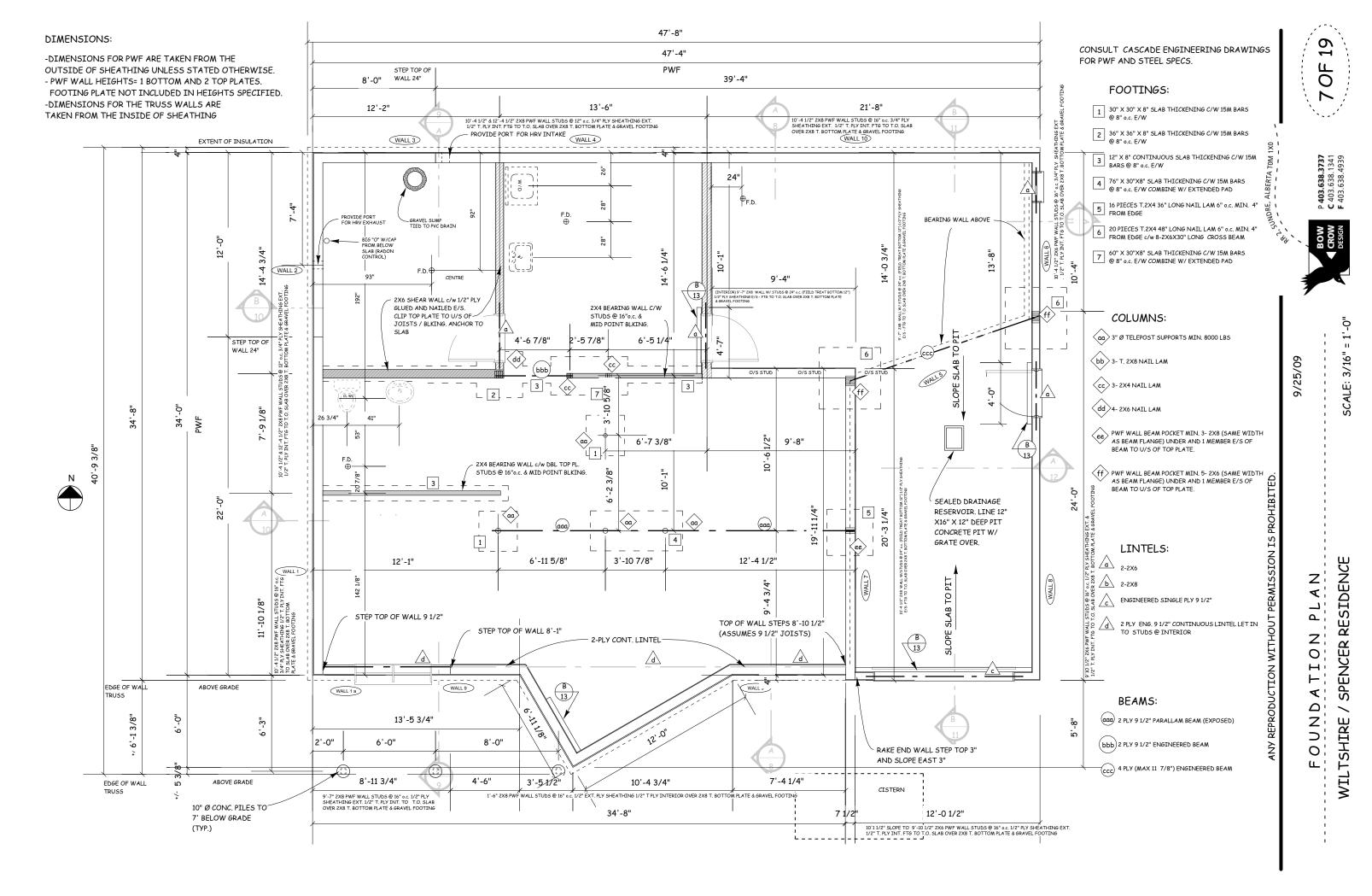
UPPER LEVEL FLOOR PL

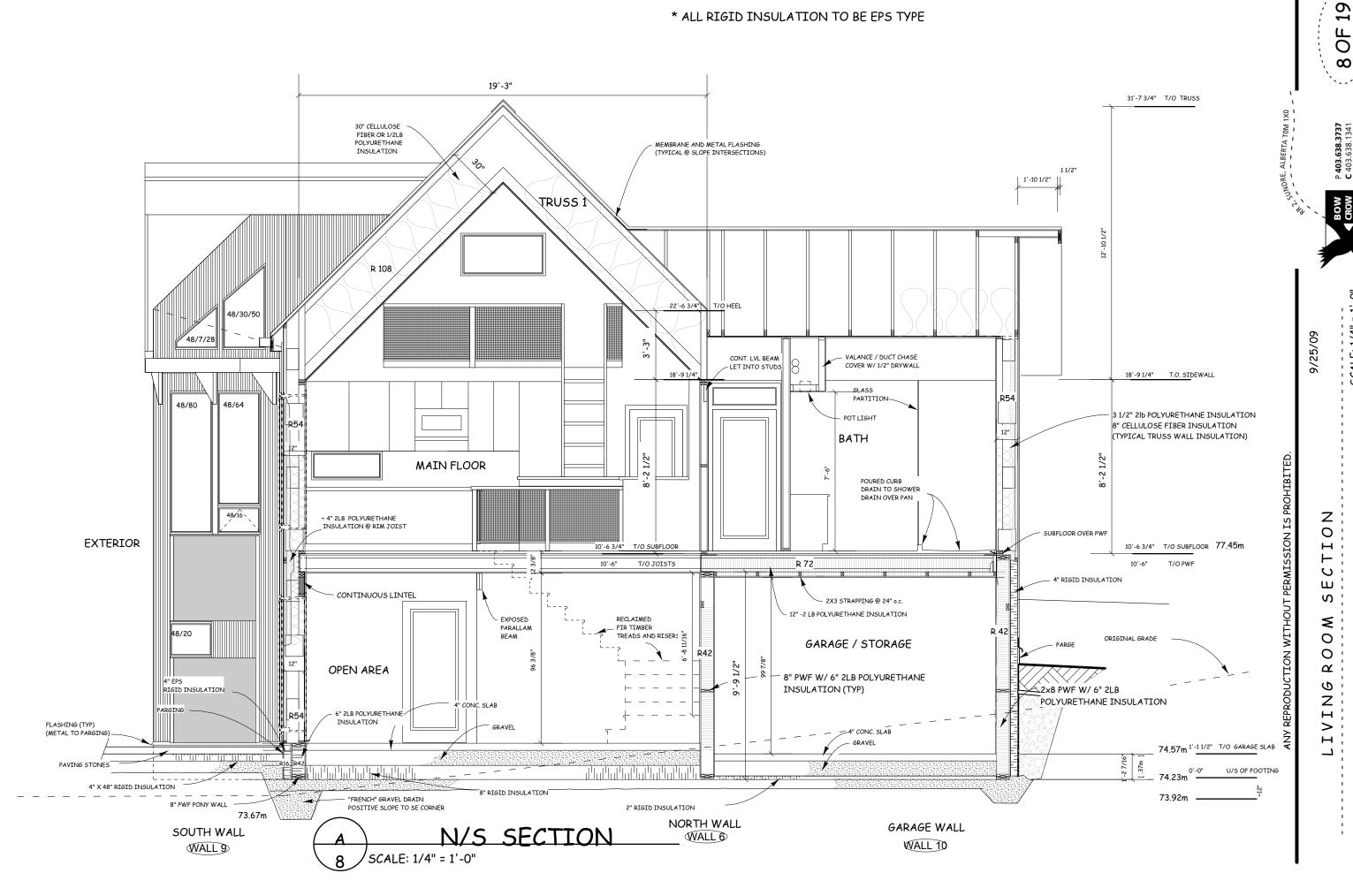


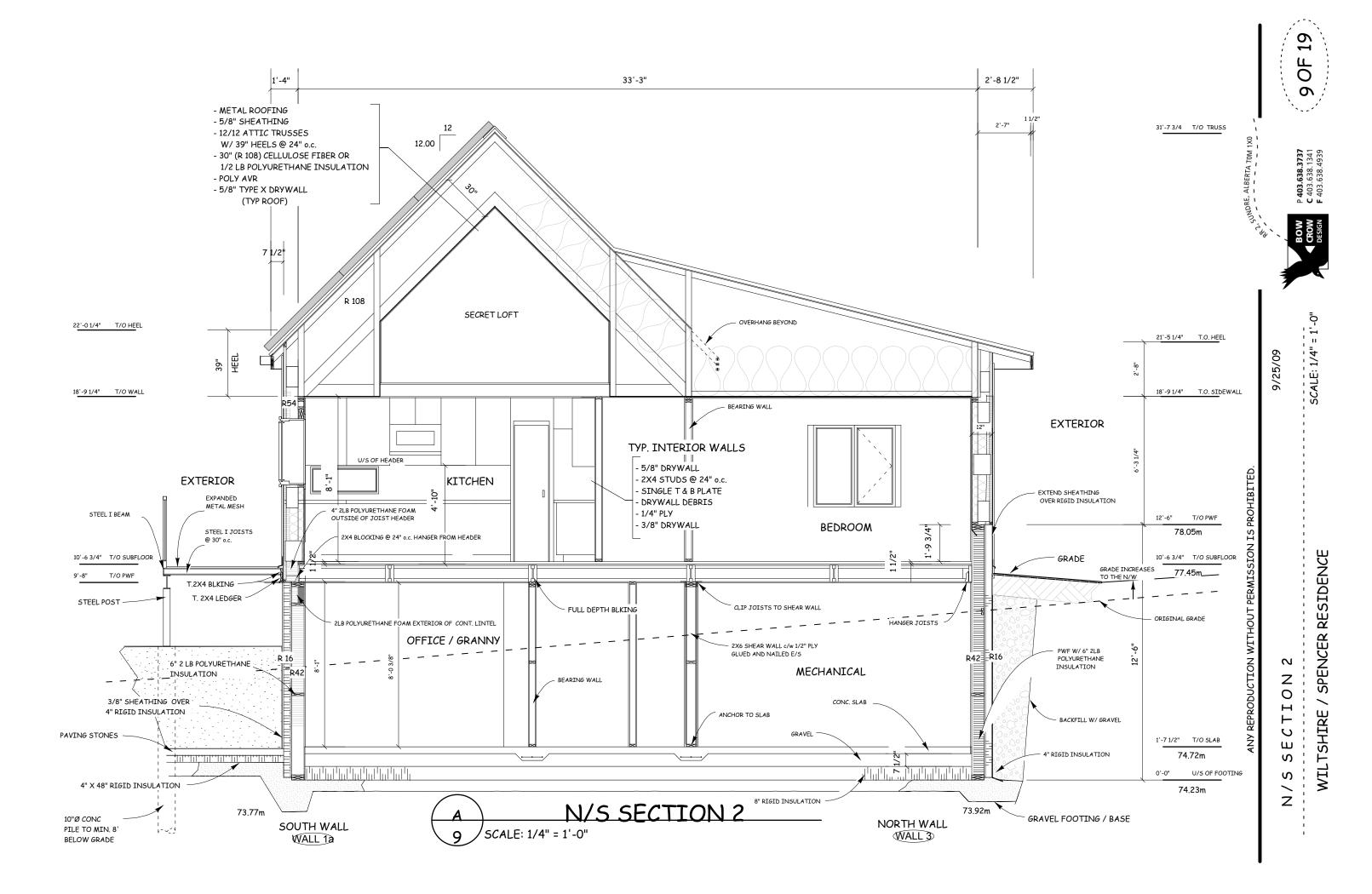
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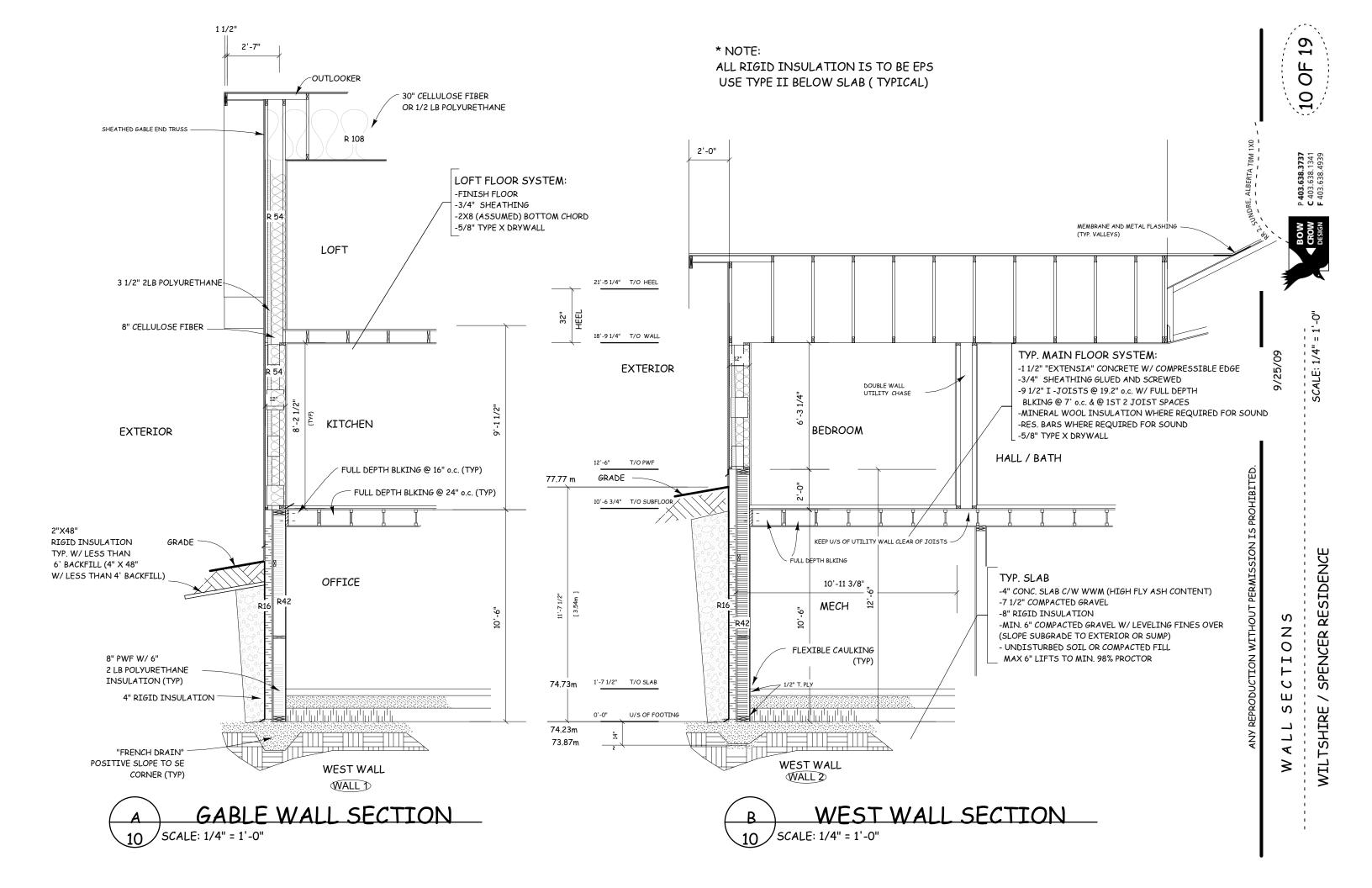
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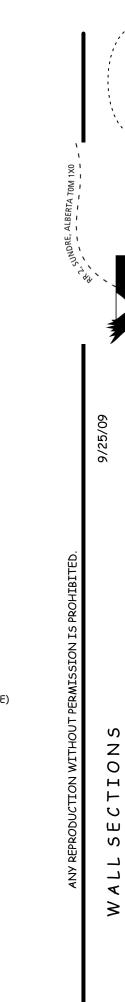
SPENCER RESIDENCE WILTSHIRE





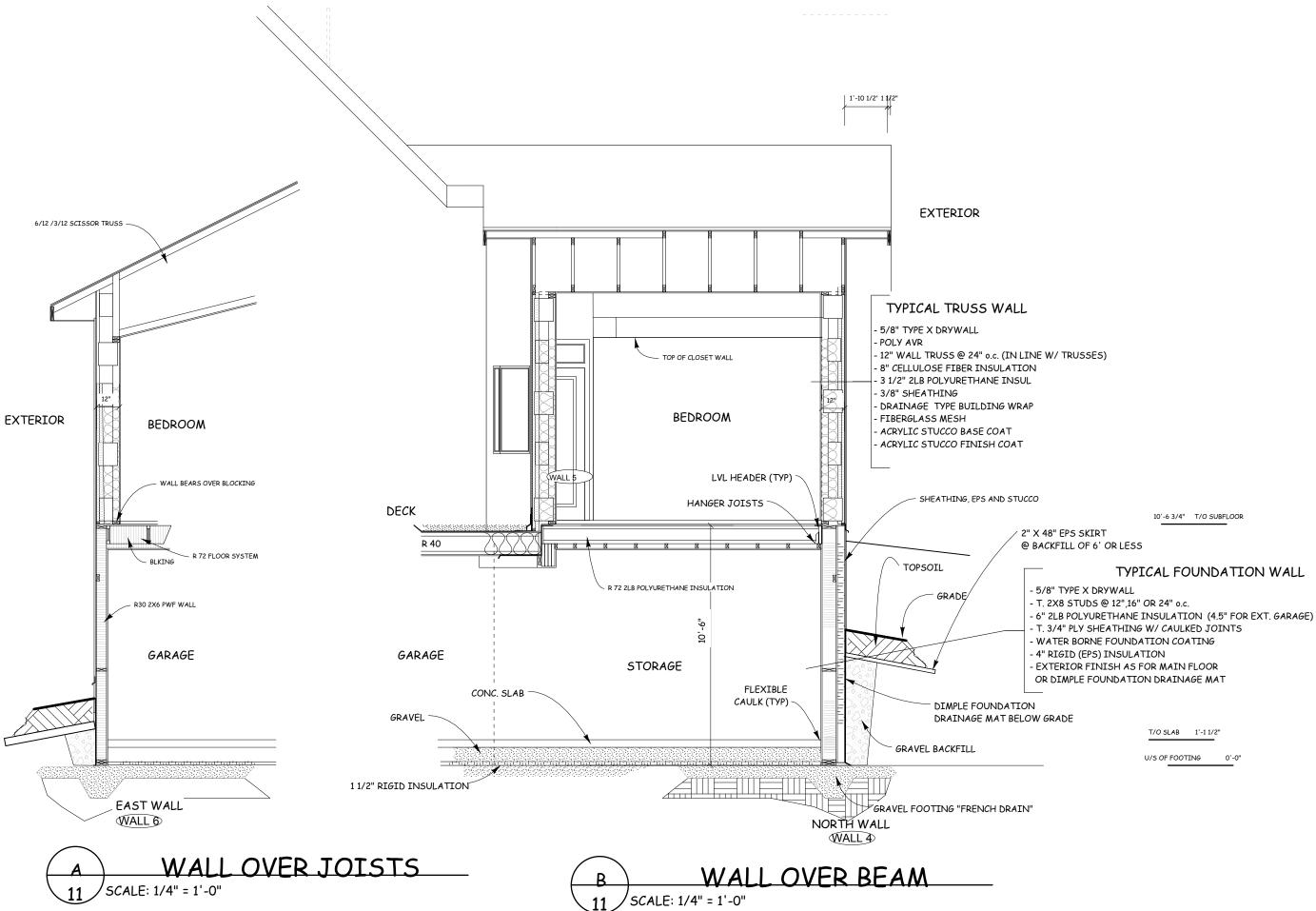


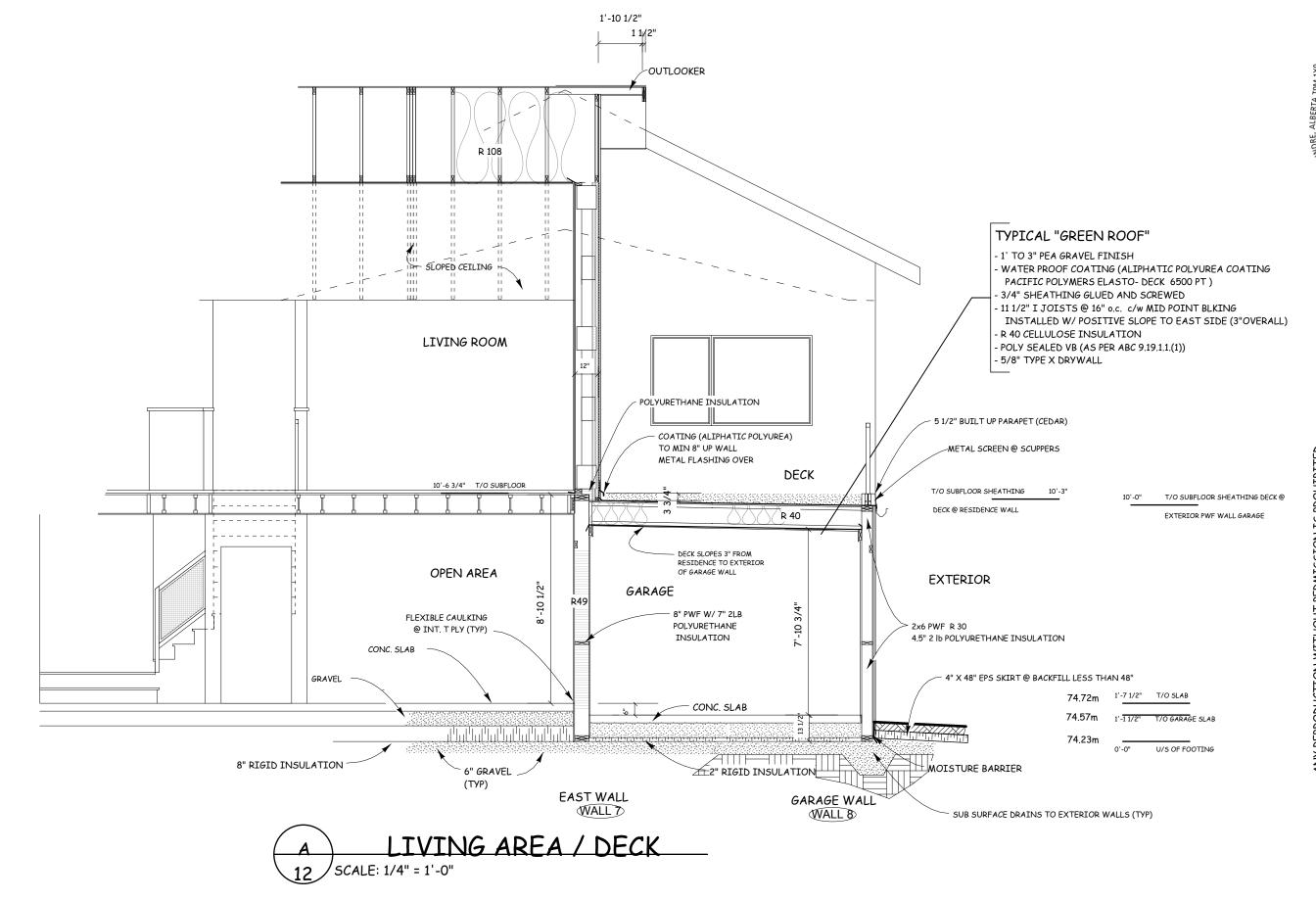


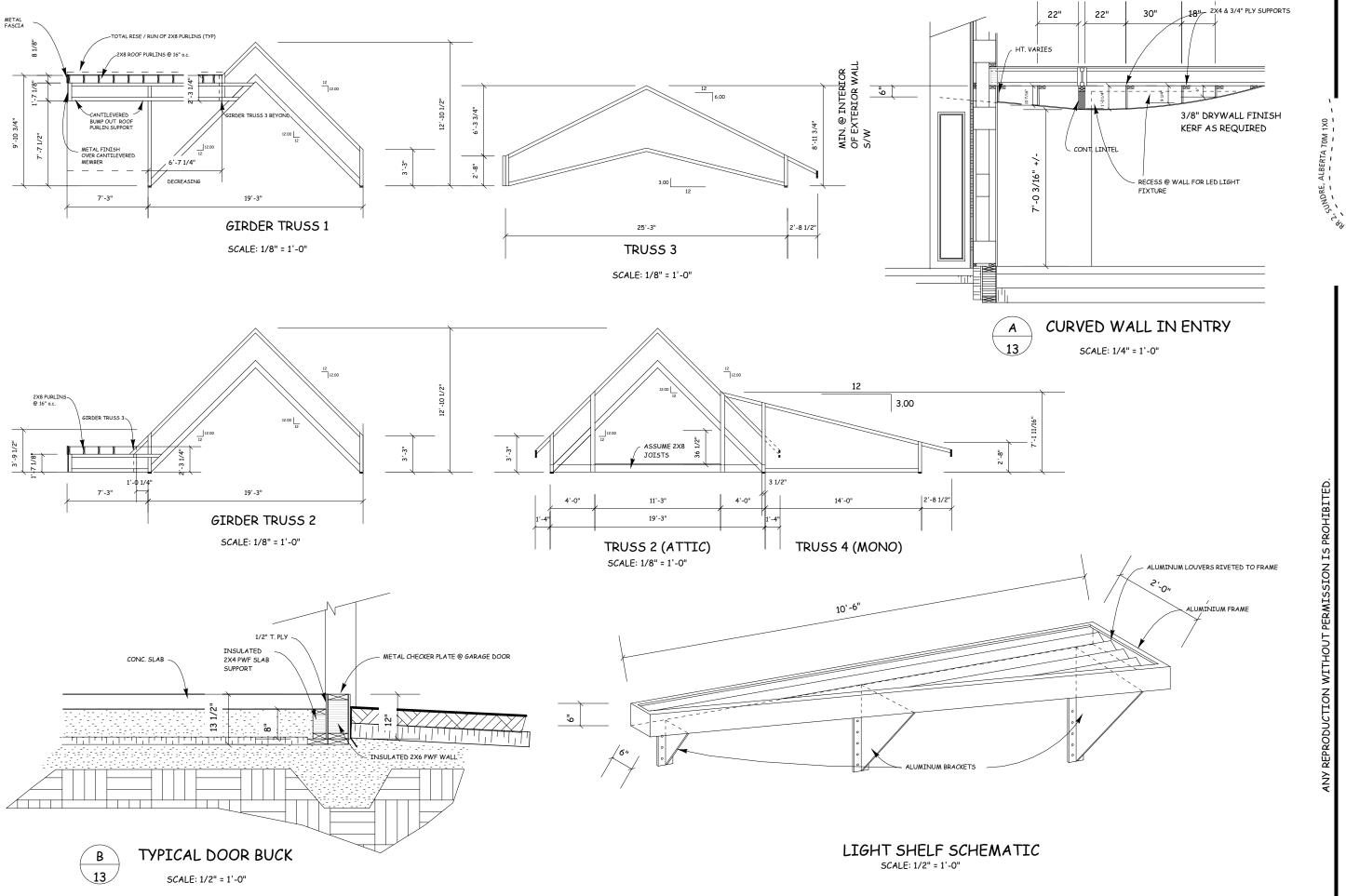


SPENCER RESIDENCE

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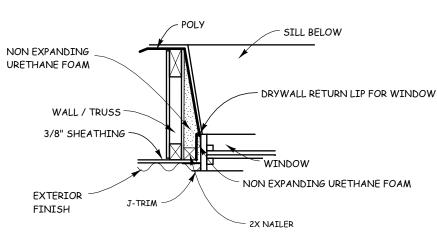


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SCALE: AS SHOWN

DETAILS

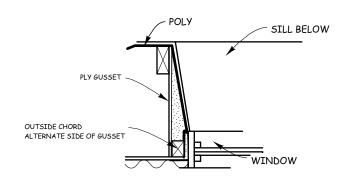


WINDOWS THAT WILL BE SPLAYED ARE TO BE FRAMED 3 3/4" WIDER THAN THE R.O SUGGESTED BY THE MANUFACTURER. THE WINDOW OPENING IS TO BE SURROUNDED BY 3/8" SHEATHING 'SKIRT' + A 2X SPACER.

ASSURE AIR TIGHT SEAL AROUND WINDOWS w/ NON EXPANDING URETHANE FOAM.

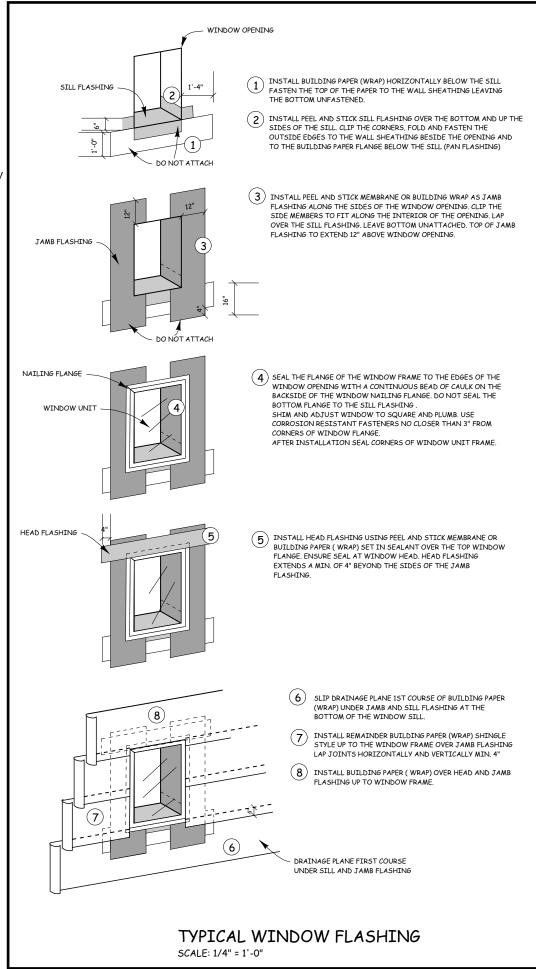
SPLAY WINDOW DETAIL

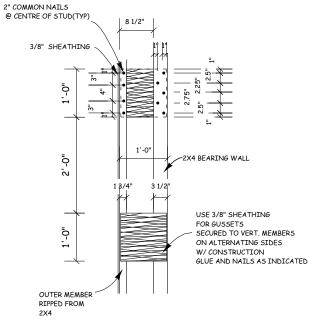
PLAN VIEW SCALE: 1" = 1'-0"



ALTERNATE FRAMING METHOD SPLAY WINDOW DETAIL

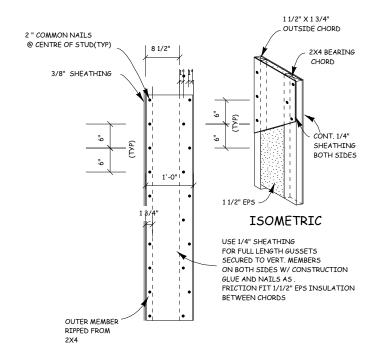
PLAN VIEW SCALE: 1" = 1'-0"





TYPICAL WALL "TRUSS"

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



TYPICAL "TALL" WALL "TRUSS" FOR WALLS OVER 10' HIGH

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

ALL WALL TRUSSES INSTALLED AT 16" O.C.

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SPENCER RESIDENCE

WILTSHIRE



SUPPLY HRV

EXHAUST HRV

GFI GFI DUPLEX 220 V DUPLEX WALL MOUNTED FIXTURE CEILING FIXTURE POT LIGHT HANGING FIXTURE TRACK LIGHT TIMED FIXTURE MOTION SENSOR $^{\$}$ H HINGE SWITCH KILL SWITCH SWITCH

ELECTRICAL LEGEND

DUPLEX

SMOKE DETECTOR

3WAY SWITCH

4WAY SWITCH \$DIM DIMMER SWITCH

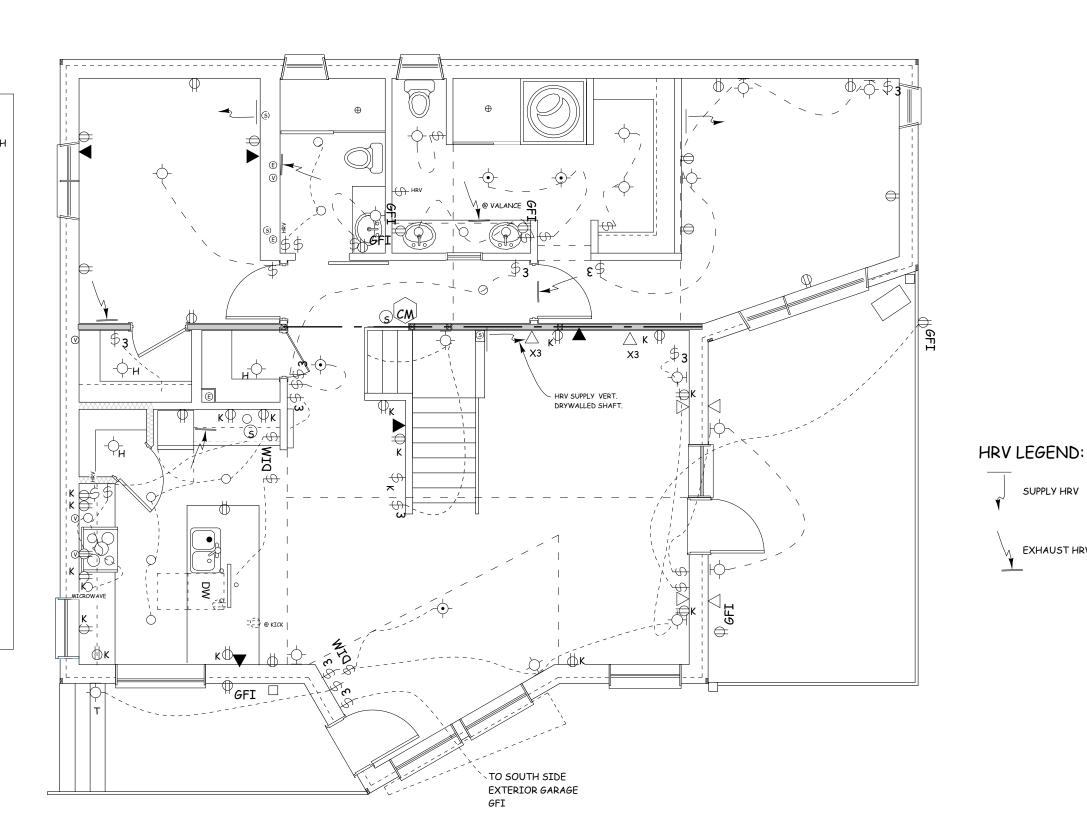
CARBON MONOXIDE DETECTOR

TELEPHONE / COAXIAL IN PVC CONDUIT

DIRECT VENT FAN

NOTE:

THE KITCHEN, BATH, LAUNDRY AND MECHANICAL AREAS WILL BE EXHAUSTED W/ THE USE OF AN HRV. A SWITCH FOR BOOSTING THE FAN SPEED IS TO BE INCLUDED AS PART OF THE ELECTRICAL PLANS.



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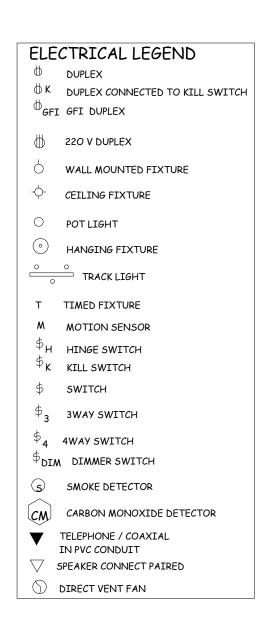


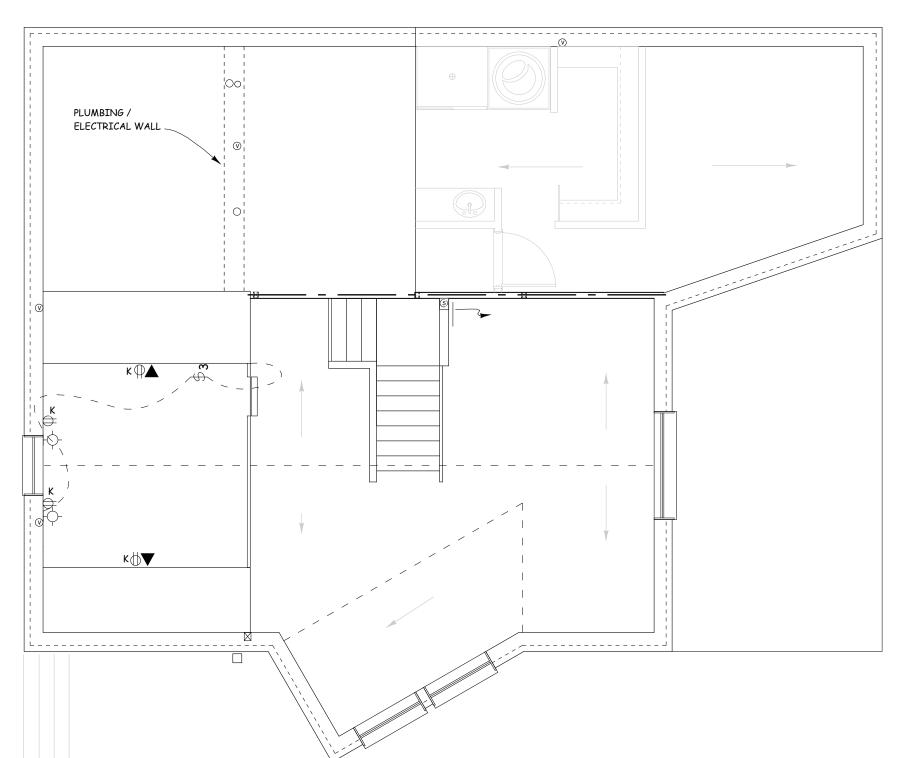
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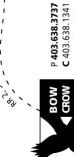
HRV LEGEND:

SUPPLY HRV

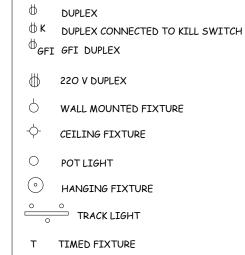
EXHAUST HRV







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ELECTRICAL LEGEND

SWITCH 3WAY SWITCH

\$H HINGE SWITCH KILL SWITCH

MOTION SENSOR

4WAY SWITCH

\$DIM DIMMER SWITCH

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

TELEPHONE / COAXIAL IN PVC CONDUIT

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