R-1 ROOF AND CEILINGS
- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 3/8" OSB SHEATHING C/W 'H' CLIPS
- APPROVED WOOD TRUSSES @ 24" OC (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" GP CEILING BOARD (TEXTURED)

R-2 GARAGE-HOUSE
- 1/2" GYPSUM BOARD ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE.
- R28 INSULATION
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- 6 MIL VAPOUR BARRIER

F-1 SECOND FLOOR
- FINISH FLOORING AS SPEC'D
- 5/8" WEATHER-BOND OSB SUBFLOOR (NAILED, SCREWED, AND GLUED)
- ENGINEERED I-BEAM JOIST SYS. AS SPECIFIED
- BUILT-UP BEAMS AS SPEC'D
- 1/2" DRYWALL CEILING (TEXTURED)

F-2 FIRST FLOOR
- FINISH FLOORING AS SPEC'D
- 5/8" WEATHER-BOND OSB SUBFLOOR (NAILED, SCREWED, AND GLUED)
- ENGINEERED I-BEAM JOIST SYS. AS SPECIFIED
- BUILT-UP BEAMS AS SPEC'D

F-3 CONCRETE SLAB
- 4", 20 MPA CONC SLAB C/W WIRE MESH
- VAPOUR BARRIER (6 MIL POLY)
- 2" RIGID INSULATION
- 5" COMP. GRAVEL FILL

F-4 GARAGE SLAB
4" DURACRETE 32 MPA CONC SLAB
3-6" COMP. GRAVEL
(SLOPE 4")
8" 20 MPA CONC. FROST WALL
20"x6" 20 MPA CONC. FTG
(BOTTOM MIN 4' BELOW GRADE)

W-1 EXTERIOR WALLS
- EXTERIOR FINISH AS SPEC'D
- BUILDING PAPER
- 3/8" OSB SHEATHING
- 2X6 K.D. SPR. STUDS @ 16" OC. C/W 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
- R20 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" DRYWALL
- MIN R28 INSUL & VB IN ALL CANTS..

W-1F EXTERIOR WALLS
- EXTERIOR FINISH AS SPEC'D
- 5/8" TYPE 'X' DRYWALL
- 2X6 K.D. SPR. STUDS @ 16" OC. C/W 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
- R20 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" DRYWALL
- MIN R28 INSUL & VB IN ALL CANTS..

W-2 TWO-STORY EXT. WALLS
- EXTERIOR FINISH AS SPEC'D
- BUILDING PAPER
- 3/8" OSB SHEATHING
- 2X6 K.D. SPR. STUDS @ 12" OC. (PROVIDE BLOCKING AT THE 1/3 POINTS)
- R20 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" DRYWALL
- MIN R28 INSUL & VB IN ALL CANTS..

W-3 FOUNDATION WALLS
- 8" 20 MPA CONC. FDN WALL C/W 2 ROWS 10m REBAR TOP & BTM (BACKFILL WTH NON-FROST SUSCEPTIBLE SOIL)
- EXTERIOR BITUMNOUS DAMP-PROOFING C/W TARRING OF TIE HOLES
- 20 MPA 20"x6" CONTINOUS KEYED CONCRETE FOOTING OR AS PER SOIL REPORT. (ALL FOOTINGS TO REST ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL)
- 2x4 K.D. STUDS @ 24" OC. STRAPPING TO SLAB
- R12 BASEMENT WALL INSUL. AND VAPOUR BARRIER (6 MIL) TO CONC FLOOR SLAB

W-4 CONCRETE FROST WALLS
- 8" 20 MPA CONC. FROST WALL
- 20 MPA 20"x6" CONCRETE FOOTING TO MIN 48" BELOW FIN. GRADE

W-5 INTERIOR WALLS
- 2X4 K.D. SPR. STUDS @ JST SPACING (BEARING)
- 2X4 K.D. SPR. STUDS @ 16" OC. NON LOAD-BEARING)
- 1/2" DRYWALL (BOTH SIDES)
- 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH

W-6 GARAGE-HOUSE
- 2X6 K.D. SPR. STUDS @ 16" OC. C/W 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
- R20 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" GYPSUM BOARD ON WALLS
- TAPE AND SEAL ALL JOINTS GAS TIGHT

W-6F GARAGE
- EXTERIOR FINISH AS SPEC'D
- 5/8" TYPE 'X' DRYWALL
- 2X4 K.D. SPR. STUDS @ 16" OC. C/W 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
- R12 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLY)
- 1/2" DRYWALL
- MIN R28 INSUL & VB IN ALL CANTS.

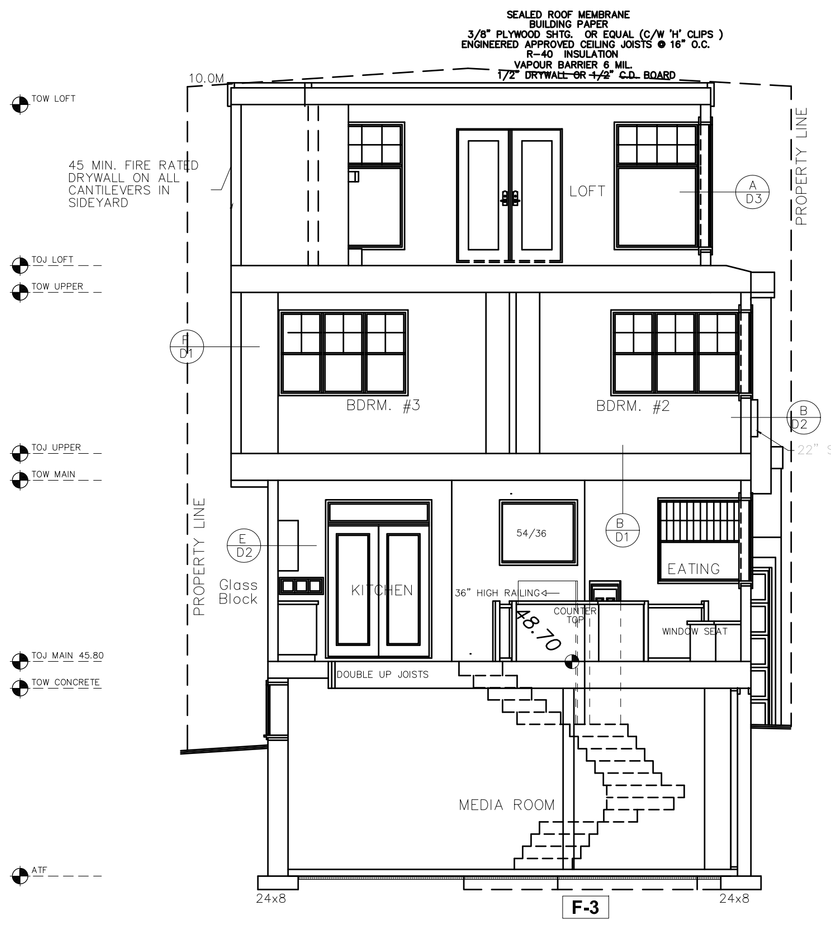
STAIR DESIGN CRITERIA

MAX RISE	7-7/8"
MIN RUN	8-1/4"
MIN TREAD	9-1/4"
MIN NOSING	1"
MIN HEADROOM	6'-5"
MIN WIDTH FOR CURVED STAIRS	2'-10"
MIN RUN	5-7/8"
MAX AVERAGE RUN	7-7/8"

GUARD/HANDRAIL

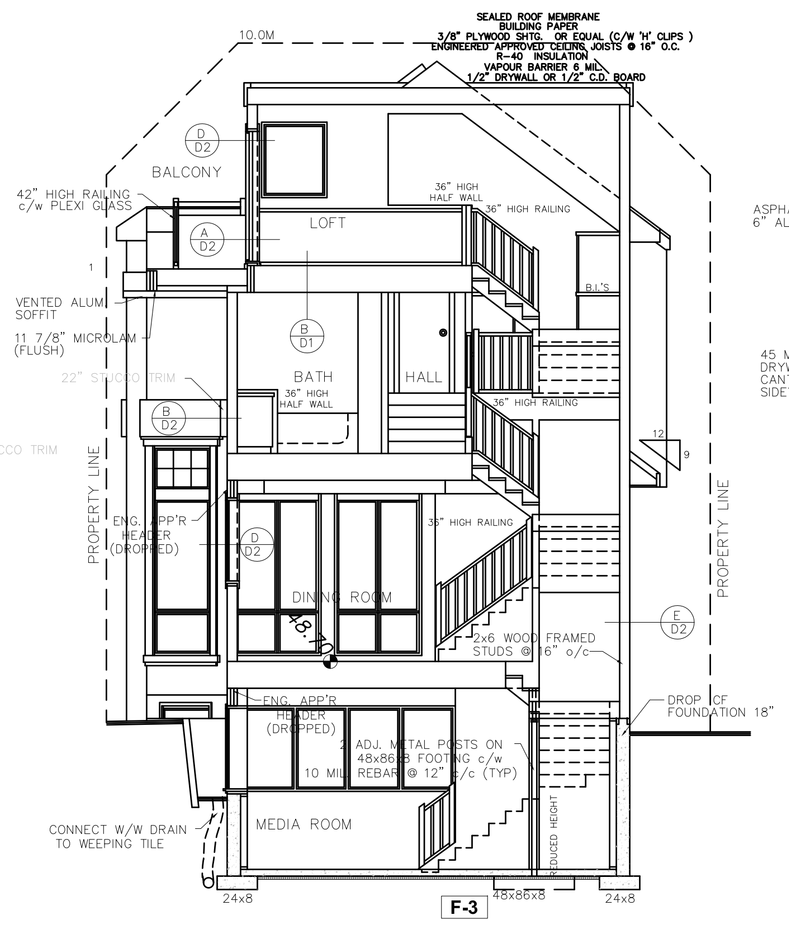
RAIL	INT LANDING	3'0"
RAIL	INT STAIR	3'0"
RAIL	EXT LANDING > 6' ABOVE FIN GRADE	3'6"
RAIL	EXT LANDING	3'0"
RAIL	EXT STAIR	3'0"

PICKETS @ MAX 4" BETWEEN



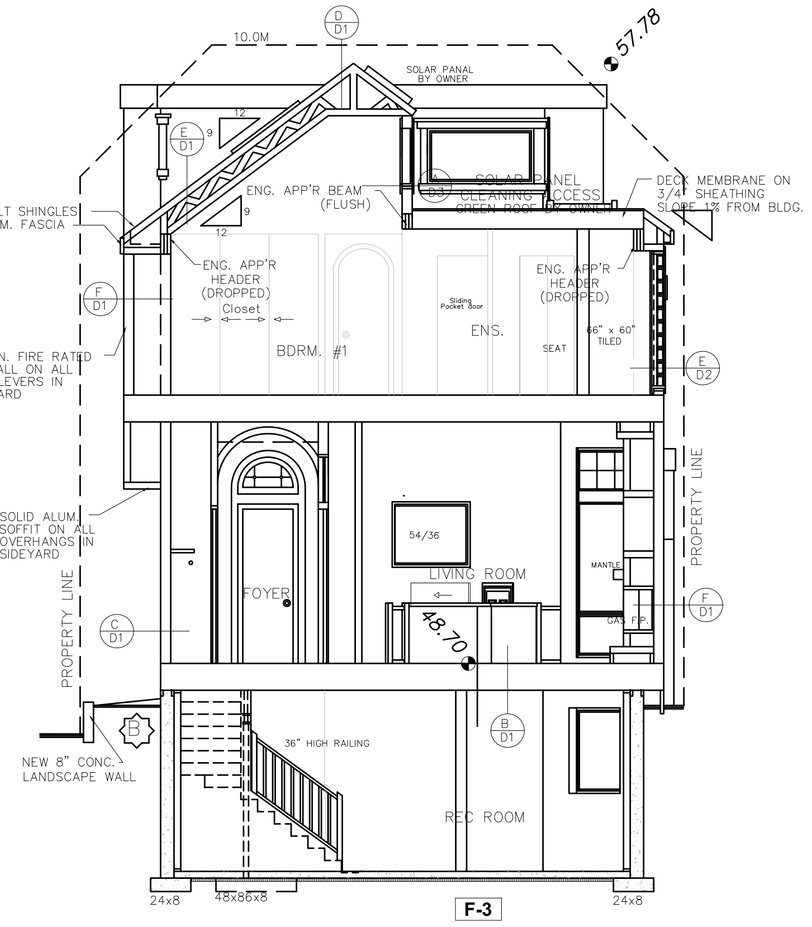
BUILDING SECTION A

SCALE: 3/16"=1'0"



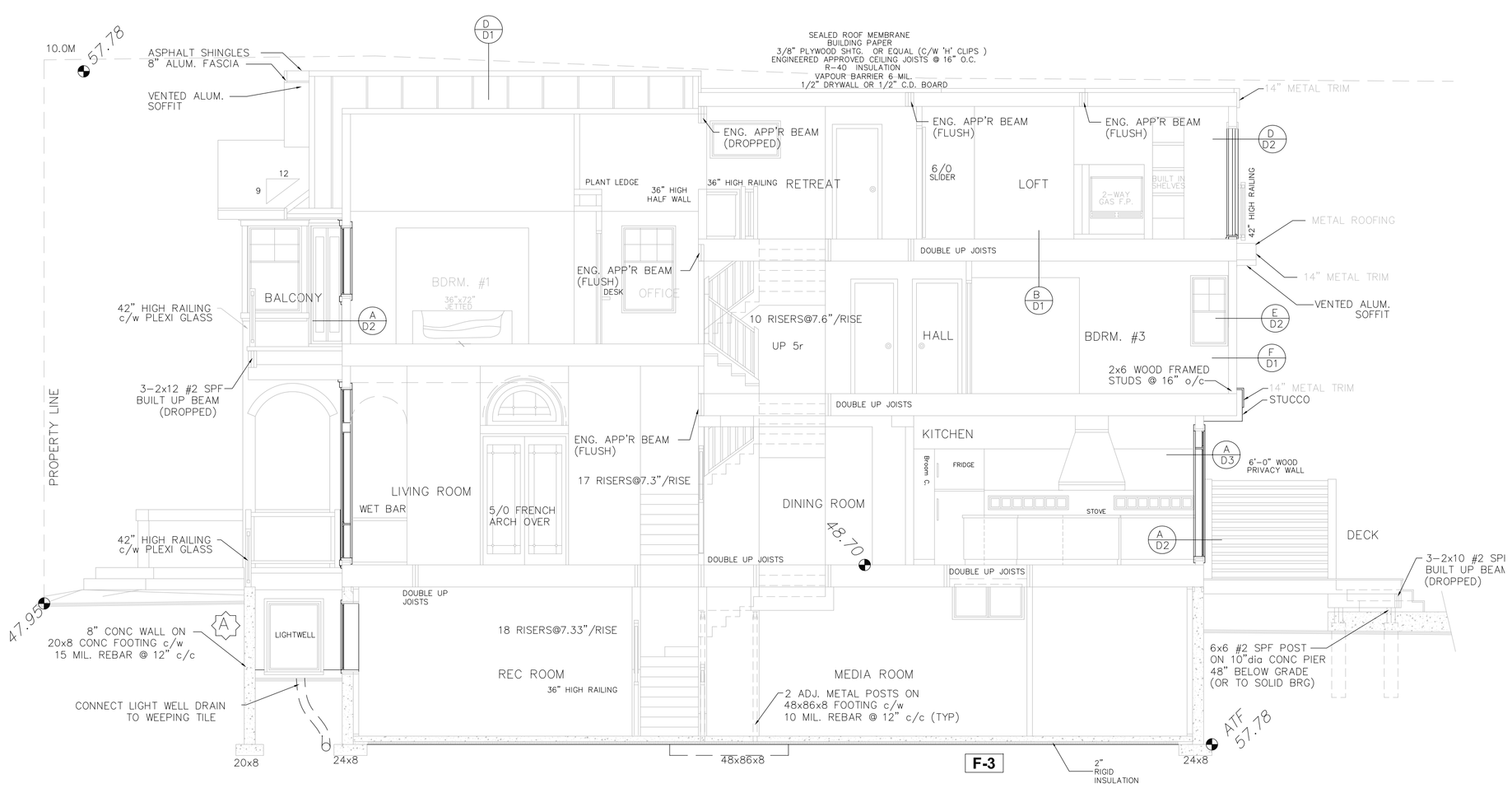
BUILDING SECTION B

SCALE: 3/16"=1'0"



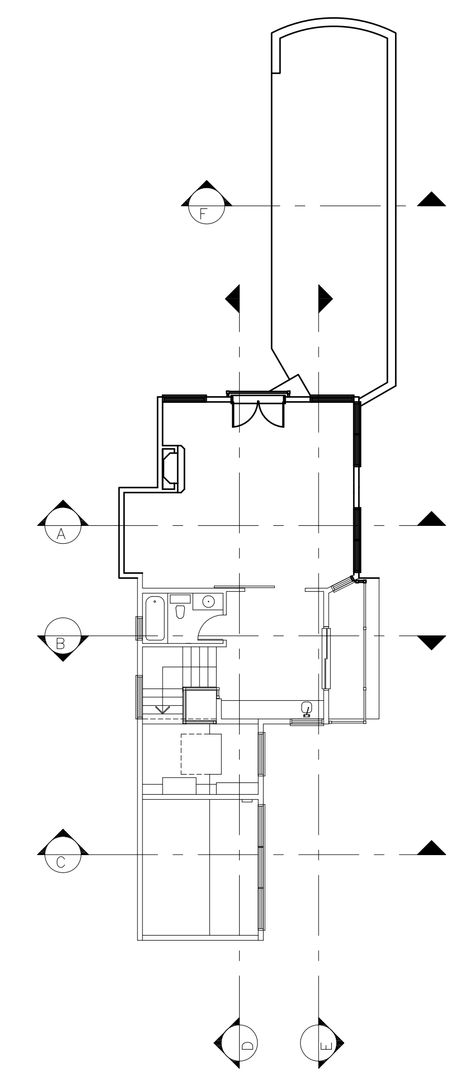
BUILDING SECTION C

SCALE: 3/16"=1'0"



BUILDING SECTION D

SCALE: 3/16"=1'0"



KEYPLAN

tricor design group

residential · acreage · innercity · estate · vacation
renovations · multi-family · commercial

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CLIENT:

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www.stephensfinehomes.com

ARCHITECT/ENGINEERS STAMP:

GENERAL NOTES

1) BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY ON SITE CONSTRUCTION.
2) ALL LINTELS TO BE 2 - 2X10 #2 SPRUCE UNLESS NOTED OTHERWISE.
3) FINAL SITE GRADES MAY ALTER EXTERIOR APPEARANCE.
4) NOTE TO HOME PURCHASERS: BUILDER MAY CHANGE DESIGN OR SPECS WITHOUT NOTICE; PLEASE CONSULT WITH BUILDER PRIOR TO CONSTRUCTION.
5) IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE SPECIFICATION SHEETS, THE SPECIFICATION SHEETS WILL GOVERN.
6) ALL BEAMS AND JOISTS SPECIFIED ARE SUBJECT TO MODIFICATION WITH EQUIVALENT MATERIALS SUPPLIED BY OTHER MANUFACTURERS.
7) ALL DIMENSIONS ARE INDICATED AS "FRAMED" DIMENSIONS.

BUILDING PERMIT SET

ISSUED FOR:	DATE: (M/D/Y)
DEVELOPMENT PERMIT	06/30/2009
BUILDING PERMIT	01/27/2010

REVISION:	DATE: (M/D/Y)
1.	

DRAWING TITLE:

BUILDING SECTIONS

PROJECT #:	10-06141
DATE:	02/26/2010
SCALE:	AS SHOWN
DRAWN BY:	TDG
DRAWING #:	WD3.1