



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

Qualification Information:

Alain Lavoie *Alain Lavoie* 24109
 Name Signature BCIN

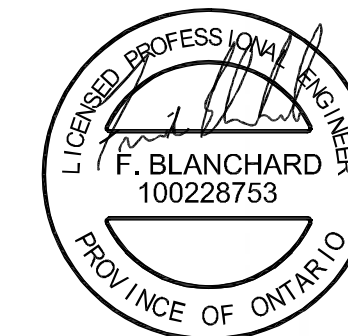
Registration Information:

Alain Lavoie ARCHITECTURE 29347
 Name BCIN



DRAWING SCHEDULE

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P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019
 BY: BLANCHARD LETENDRE ENGINEERING LTD.;
 JOB No.: 19-376

| PROJECT AREA | FRAMING | w/STONE & STUCCO |
|----------------------|-----------|------------------|
| GROUND FLOOR: | 2256 sqft | 2379 sqft |
| GARAGE: | 572 sqft | 596 sqft |
| COURT YARD: | 185 sqft | |
| REAR DECK: | 290 sqft | |
| FOUNDATION (HOUSE): | 2379 sqft | |
| FOUNDATION (GARAGE): | 596 sqft | |
| FOUNDATION TOTAL: | 2975 sqft | |

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1. ARCHITECTURAL DESIGN

It is important to understand that the design and plan which was produced on your behalf by Paragon were designed with a home package-kit structural system. It includes our exclusive wall system which has an R-32 insulation factor. Those plans were also produced with complete structural engineering, mechanical engineering, pre-engineered roof trusses, pre-engineered floor system and a very custom home via and with Paragon home package-kit.

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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

LEGEND

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |

NOTES

FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT PARAGON HOMES BEFORE CONTINUING THE WORK.

THE CONTRACTOR WILL BE LIABLE TO CONFIRM ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK SITE AND WILL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND OBSERVATIONS.

THE CONTRACTOR WILL REPORT ANY ERRORS, OMISSIONS OR DEFECT TO PARAGON HOMES BEFORE THE COMMENCEMENT OF WORK.

CHECK EXISTING CONDITIONS ON SITE AND ADJUST AS NECESSARY.

ALL WORK TO BE PERFORMED, ACCORDING TO ESTABLISH AND STANDARDS AS REQUIRED BY CODES.

BY RULES OF THE ART. IF THERE IS A PLACE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIAL OR EQUIPMENT.

QUEBEC CONTRACTORS WILL BE HELD LIABLE TO THEIR SPECIFIC SUB-TRADES RESPONSIBILITIES WHEN BUILDING THIS CUSTOM HOME. THE SAME SHALL BE APPLICABLE FOR ONTARIO SUB-TRADES.

DO NOT SCALE THE DRAWINGS.

| DATE | DESCRIPTION | REV. |
|------------|---------------------------------|------|
| 11/26/2019 | Revised to Architect Comments | 07 |
| 11/21/2019 | Modified Bathrm & Lowered Roof | 06 |
| 11/11/2019 | Issued for Structural Review | 05 |
| 11/8/2019 | Construction Plan Prelim Stage3 | 04 |
| 11/6/2019 | Issued to Truss Manufacturer | 03 |
| 11/2/2019 | Construction Plan Prelim Stage2 | 02 |
| 10/25/2019 | Construction Plan Prelim Stage | 01 |

A.L.
 F.M.

CASA BORRACCI
 DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
 for M. & Mrs BORRACCI
 880 Duberry St. Ottawa
DRAWING TITLE
 3D VIEW & PROJECT INFO

| PROJECT DIRECTOR | FILE NAME |
|------------------|-----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A1 of 19 |

IMPORTANT NOTES

CODES & STANDARDS

- DO NOT SCALE THE PLANS
- ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD PRACTICE.
- AT THE TIME OF PREPARATION, THIS PLAN WAS DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION. ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS WRITTEN. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS.
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
- THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITTING OF THE HOUSE ON THE PROPERTY.
- THE OWNER/BUILDER TO SUPPLY ALL MISSING DIMENSIONS ON SITE PLAN, AS WELL AS LOCATIONS OF LOT, LEGAL DESCRIPTION, NORTH DIRECTION, MAIN STREETS AND LOCATIONS OF SERVICES.
- THE OWNER/BUILDER TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE OR BURIED STRUCTURES, ETC.

MISCELLANEOUS

- DOORS & WINDOWS TRIM, FLOOR FINISHES, VANITIES, BATH SPLASH AND KITCHEN CABINETS TO MEET SPECIFICATIONS OF OWNER/BUILDER.
- APPROVED LOCKING MEDICINE CABINET TO BE INSTALLED IN AT LEAST ONE BATHROOM.
- COAT AND 3 OTHERS CLOSET SHALL HAVE AT LEAST ONE ROD AND SHELF. LINEN CLOSET SHALL HAVE 5 ADJUSTABLE SHELVES WHEREVER POSSIBLE. BROOM CLOSET SHALL HAVE ONE SHELF.
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING.

GLASS & WINDOWS

- GLASS SLIDING PATIO DOORS ARE TO BE OF TEMPERED GLASS.
- ALL WINDOWS SHALL BE AS PER WINDOWS SCHEDULE.

HEATING & VENTILATION

- BUILDER OR HEATING CONTRACTOR TO PROVIDE HEAT LOSS CALCULATIONS AND LAYOUT.
- THE MECHANICAL & ELECTRICAL DESIGN SHALL BE THE RESPONSIBILITY OF THE MECHANICAL AND ELECTRICAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO ENSURE THAT THEIR DISCIPLINE WERE DESIGN AND INSTALLED AS PER CODE.

ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS IN ALL RESPECTS.
- OUTLET LOCATIONS IF SHOWN ON PLANS COMPLY WITH CODE REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNERS OR LOCAL AUTHORITIES REQUIREMENTS.
- BATHROOM FANS SHALL BE 60 CFM AND ALL EXHAUST FAN TO BE CW THERMAL INSULATION 1" (25mm) THICK AND ANTI-SWEAT VAPOUR BARRIER, VENTING OUTSIDE.

CARPENTRY

- UNLESS OTHERWISE SPECIFIED ON PLAN, FRAMING LUMBER SHALL BE SPF No 2 OR BETTER UNLESS OTHERWISE SPECIFIED ON PLAN, AND UNCEL SIZES SHOWN ON THE DRAWINGS, OTHER THAN LVL, SHALL BE SPF No 2 OR BETTER.
- JOIST SHALL BE PLACED TO ACCOMMODATE HEATING AND PLUMBING, ETC.
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF TRUSSES.
- LUMBER FLOOR JOIST WITH SPANS OF MORE THAN 7 FT. SHALL BE BRIDGED AT MID SPAN OR AT 7 FT. O.C. MAX. UNLESS SHEATHING OR STRAPPED BOTH SIDES WITH WITH WOOD. BRIDGING SHALL BE 2x2 DIAGONAL TYPE WHEREVER POSSIBLE.
- PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" ANCHOR BOLTS @ 72" MAXIMUM SPACING.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH JOIST HANGERS UNLESS OTHERWISE SPECIFIED.
- DIMENSIONS ARE FROM THE OUTSIDE FACE OF STUDS.

INSULATION & ROOF VENTILATION

- ROOF INSULATION IS A COMBINATION OF SPRAY FOAM UNDER ROOF SHEATHING AND RIGID INSULATION ON TOP.
- WALLS AND CEILINGS BETWEEN RESIDENCE AND ATTACHED GARAGE SHALL BE INSULATED.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT ROOF VENTS AND EQUALLY DISTRIBUTED BETWEEN THE TOP OF ROOF SPACE AND SOFFITS AS SHOWN ON ELEVATION DWG. UNLESS OTHERWISE SHOWN ON PLANS.

LOADING

| USE OF AREA | LIVE LOAD | DEAD LOAD |
|----------------|-----------|-----------|
| ROOF -40R | 40 PSF | 19 PSF |
| ROOF -40R | 40 PSF | 19 PSF |
| FLOOR | 40 PSF | 15 PSF |
| INTERIOR STAIR | 40 PSF | |
| BALCONY, DECK | 40 PSF | 10 PSF |

BASEMENT NOTES

- BN1> 4"Ø WEEPING TILE IN A SOX TO BE INSTALLED AT THE PERIMETER OF FTG. AND COVERED W/6" OF CLEAR CRUSHRUN STONE
- BN2> 6 MIL VAPOR BARRIER SHALL BE INSTALLED UNDER BASEMENT SLAB. SEE F2 ON A10
- BN3> MOISTURE BARRIER IS REQ'D BETWEEN WOOD & CONCRETE UNLESS P/T WOOD IS USED.
- BN4> DBL RIM JSTS SHALL BE INSTALLED OVER FOUNDATION WALL PARALLEL TO FLOOR JSTS
- BN5> HOT WATER TANK SHALL BE SECURED TO HOUSE STRUCTURE
- BN6> HEATING & MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED AS PER CODE AND MANUFACTURER'S SPECS SHALL BE LEFT ON SITE
- BN7> O.B.C. Sec. 9.9.10.1.(1) EXIT WINDOW (BASEMENT) Shall be Operable from the Inside Without the Use of Tools and Provides an Individual Unobstructed Open Portion having a Minimum Area of 0.35m² with no Dimensions Less than 380mm. When the Window Opens into a Window Well a Clearance of 22" (550mm) shall be provided in Front of Window.

FOUNDATION NOTES

- F1> ALL EXTERIOR WALLS ARE IN 2x6 STUDS @ 16" O.C. AND ALL INTERIOR WALLS ARE IN 2x4 STUDS @ 16" O.C. (SPF#1 or #2) UNLESS OTHERWISE SPECIFIED.
- N2> NAT. GAS FIREPLACE MANUF. SPECS SHALL BE LEFT ON SITE FOR INSPECTOR. (IF FIREPLACE IS INSTALLED)
- N3> INSULATE AND CONTINUE VAPOUR BARRIER WHERE INTERIOR WALLS MEETS WITH EXTERIOR WALLS.
- N4> PROVIDE CAULKING AT ALL EXTERIOR WALL FRAMING WHERE FRAMING MEMBERS ABUT.
- N5> ALL HOSE BIB SHALL HAVE A BACK FLOW PREVENTER.
- N6> ALL TOILET SHALL BE 6 LITRES PER FLUSH MAXIMUM. ADD BLOCKING IN WALL NEAR TOILET, SHOWER AND BATH TUB FOR FUTUR GRAB BAR AS PER BARRIER FREE DESIGN REQUIREMENTS.
- N7> HOT WATER SUPPLIED TO FIXTURES SHALL NOT EXCEED 49% (MIXING VALVE)
- N8> ALL DOORS GIVING DIRECT ACCESS TO HOUSE FROM OUTSIDE SHALL BE EQUIPPED WITH DEADBOLT LOCK. PROVIDE SOLID BLOCKING ON BOTH SIDE OF DOOR JAMBS AT LOCK HEIGHT TO RESIST SPREADING BY FORCE.
- N9> DOOR GIVING ACCESS FROM GARAGE TO HOUSE SHALL BE METAL INSUL COMPLETE W/ SELF CLOSER, DEADBOLT AND WEATHERSTRIP
- N10> ALL OPENING IN RAILING & GUARDS SHALL BE DESIGNED TO PREVENT THE PASSAGE OF A 4" DIA. SPHERE AND PREVENT CLIMBING.
- N11> DIVIDING WALL BETWEEN GARAGE AND HOUSE SHALL BE COVERED WITH 1/2" DRYWALL ON BOTH SIDE OF WALL AND DOUBLE TAPE JOINTS IN GARAGE (TYP. FOR WALL & CEILING)
- N12> WALL STUDS SHALL BE CONTINUOUS FOR THE FULL STOREY HEIGHT EXCEPT AT OPENINGS.
- N13> INDIVIDUAL MEMBER OF BUILT UP UNTELS SHALL BE FASTENED TOGETHER WITH A MIN. OF 3 1/2" NAILS IN A DOUBLE ROW SPACED @ 17 3/4" O.C. MAX.
- N14> FRAMER TO REFER TO FLOOR JOIST MANUFACTURER'S PLAN FOR DETAILS IF WOOD JOISTS ARE TO BE USED
- N15> RANGE/COOKTOP HOOD & DRYER SHALL BE EQUIPPED WITH EXHAUST DUCT LEADING TO OUTSIDE.

- F2> CONCRETE WORK SHALL CONFORM TO CSA CAN3-A23.1.2.3 WITH MAXIMUM AGGREGATE SIZE OF 3/4"(20mm) AND ULTIMATE STRENGTH AT 28 DAYS OF:
 - 20 Mpa (2900 PSI) WALLS & FTG
 - 25 Mpa (3625 PSI) BASEMENT SLAB
 - 32 Mpa (4650 PSI) GARAGE & EXT. SLAB
- F3> FOR CONCRETE EXPOSED TO CYCLES OF FROST AND DEFOST, ENTRAINED AIR MUST BE BETWEEN 4.5 to 7% AND AS PER CAN3-A26.1 M78
- F4> CONCRETE IS TO HAVE A MAXIMUM SLUMP OF 100mm (4")
- F5> FOR NORMAL STRUCTURAL CONCRETE FULL CURING PERIOD IS 28 DAYS. IF FOR ANY REASON, THE CONTRACTOR NEEDS TO DISMANTLE THE FORMWORK OR APPLY ANY ADDITIONAL LOADS BEFORE CURING PERIOD IS OVER HE MUST GET A WRITTEN CONSENT FROM A STRUCTURAL ENGINEER.
- F6> NO LIVE LOAD OR DEAD LOAD OTHER THAN THE OWN WEIGHT OF THE CONCRETE ELEMENT SHALL BE APPLIED DURING CURING PERIOD.
- F7> CONTRACTOR MUST GIVE ENGINEER 24H. WRITTEN NOTICE BEFORE POURING CONCRETE WHEN ENG. SEAL IS ON PLAN
- F8> REINFORCING STEEL MUST MEET CSA G30.18 AND REINFORCING WELDED WIRE FABRIC MUST MEET G30.3 AND IS SUPPLIED IN SHEETS
- F9> ALL REBARS MUST BE 400 Mpa (60 Ksi), CLEAN OF ANY DIRT, AND LAID AS SHOWN ON DRAWINGS.

- REBARS CONC. COVER
 - A) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 75mm (3")
 - B) EXPOSED TO EARTH OR WEATHER:
 - 20M TO 55M BARS: 50mm (2")
 - 15M BARS: 16mm WIRE AND SMALLER: 40mm (1 1/2")
- J- OVERLAPPING OF REBARS SHALL BE:
 - FOR 15M AND SMALLER = 500mm (20")
 - FOR 20M AND BIGGER = 600mm (24")
- K- IN WALLS, PROVIDE CORNER REBARS OF 600mm x 600mm (24" x 24") SPACED SAME AS WALL REINFORCEMENT.

| CLEAR SPAN | | EXT. ANGLES FOR 4" BRICK & STONE | |
|------------|-----------------------|----------------------------------|--------------------------|
| L1 | ≤ 2.30m < 7'-6" (90") | L 89 x 89 x 6.4 | L 3 1/2" x 3 1/2" x 1/4" |
| L2 | 2.48m 8'-0" (96") | L 102 x 89 x 6.4 | L 4" x 3 1/2" x 1/4" |
| L3 | 3.08m 10'-0" (120") | L 127 x 89 x 7.9 | L 5" x 3 1/2" x 5/16" |
| L4 | 3.24m 10'-7" (127") | L 127 x 89 x 11 | L 5" x 3 1/2" x 7/16" |
| L5 | 3.33m 10'-11" (131") | L 127 x 89 x 13 | L 5" x 3 1/2" x 1/2" |
| L6 | 3.54m 11'-7" (139") | L 152 x 89 x 11 | L 6" x 3 1/2" x 7/16" |
| L7 | 3.77m 12'-4" (148") | L 152 x 89 x 13 | L 6" x 3 1/2" x 1/2" |
| L8 | 3.82m 12'-6" (150") | L 152 x 102 x 13 | L 6" x 4" x 1/2" |
| L9 | 3.99m 13'-1" (157") | L 178 x 102 x 11 | L 7" x 4" x 7/16" |
| L10 | 4.25m 13'-11" (167") | L 178 x 102 x 13 | L 7" x 4" x 1/2" |

P.S. STEEL ANGLES SHALL HAVE 6" MIN. BEARING AT BOTH ENDS

FLOOR PLAN NOTES

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- N7> HOT WATER SUPPLIED TO FIXTURES SHALL NOT EXCEED 49% (MIXING VALVE)
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ABBREVIATIONS

| | | | |
|----------|-------------------------|----------|-------------------------|
| AA | ATTIC ACCESS | AA | ATTIC ACCESS |
| AB | ANCHOR BOLT | AB | ANCHOR BOLT |
| B.F. | B.F. FOLD | B.F. | B.F. FOLD |
| BLK. | BLOCK | BLK. | BLOCK |
| BLW. | BELOW | BLW. | BELOW |
| B/W | BOTH WAYS | B/W | BOTH WAYS |
| B.P. | BEAM POCKET 3 1/2" | B.P. | BEAM POCKET 3 1/2" |
| CATH. | CATHEDRAL CEILING | CATH. | CATHEDRAL CEILING |
| CLG. | COLUMN | CLG. | COLUMN |
| CONC. | CONCRETE | CONC. | CONCRETE |
| CSMT. | CASEMENT | CSMT. | CASEMENT |
| C/C | CENTER | C/C | CENTER |
| C/W | COMPLETE WITH | C/W | COMPLETE WITH |
| DBL. | DOUBLE | DBL. | DOUBLE |
| DECO. | DECORATIVE | DECO. | DECORATIVE |
| DIA. | DIAMETER | DIA. | DIAMETER |
| DISP. | DISPOSAL | DISP. | DISPOSAL |
| DJ | DOUBLE JOISTS | DJ | DOUBLE JOISTS |
| DRJ | DOUBLE RIM JOISTS | DRJ | DOUBLE RIM JOISTS |
| DR | DOOR | DR | DOOR |
| DW | DISH WASHER | DW | DISH WASHER |
| E.E. | EACH END | E.E. | EACH END |
| ELEC. | ELECTRICAL | ELEC. | ELECTRICAL |
| ELEV. | ELEVATION | ELEV. | ELEVATION |
| EXT. | EXTERIOR | EXT. | EXTERIOR |
| EXIST. | EXISTING | EXIST. | EXISTING |
| F.G. | FINISH GRADE | F.G. | FINISH GRADE |
| F.R. | FIRE RATED | F.R. | FIRE RATED |
| FIN. | FINISHED | FIN. | FINISHED |
| FL. | FLOOR | FL. | FLOOR |
| FW. | FOUNDATION WALL | FW. | FOUNDATION WALL |
| G.T. | GIRDER TRUSS | G.T. | GIRDER TRUSS |
| GA | GALVE | GA | GALVE |
| GALV. | GALVANIZED | GALV. | GALVANIZED |
| GL. | GLASS | GL. | GLASS |
| GS. | GIRDER SUPPORT | GS. | GIRDER SUPPORT |
| HGT. | HEIGHT | HGT. | HEIGHT |
| HORIZ. | HORIZONTAL | HORIZ. | HORIZONTAL |
| HR | HOUR | HR | HOUR |
| H.E. | HOOD EXHAUST | H.E. | HOOD EXHAUST |
| INSUL. | INSULATION | INSUL. | INSULATION |
| INT. | INTERIOR | INT. | INTERIOR |
| JST | JOISTS | JST | JOISTS |
| JM | JOIST HANGER | JM | JOIST HANGER |
| KIT. | KITCHEN | KIT. | KITCHEN |
| L.G. | LONG | L.G. | LONG |
| LN | LINEN | LN | LINEN |
| LT | LIGHT | LT | LIGHT |
| LVL. | LAMINATED VENEER LUMBER | LVL. | LAMINATED VENEER LUMBER |
| M.C. | MEDICINE CABINET | M.C. | MEDICINE CABINET |
| MECH. | MECHANICAL | MECH. | MECHANICAL |
| M.R.H. | MEAN ROOF HEIGHT | M.R.H. | MEAN ROOF HEIGHT |
| M.T. | METAL THRESHOLD | M.T. | METAL THRESHOLD |
| MAX. | MAXIMUM | MAX. | MAXIMUM |
| MFR. | MANUFACTURER | MFR. | MANUFACTURER |
| M/W | MICROWAVE | M/W | MICROWAVE |
| MIN. | MINIMUM | MIN. | MINIMUM |
| MTL. | METAL | MTL. | METAL |
| O.H.D. | OVER HEAD DOOR | O.H.D. | OVER HEAD DOOR |
| PL | PLATE | PL | PLATE |
| P.L.F. | POUNDS PER LINEAR FOOT | P.L.F. | POUNDS PER LINEAR FOOT |
| P.S.F. | POUNDS PER SQUARE FOOT | P.S.F. | POUNDS PER SQUARE FOOT |
| P.S.I. | POUNDS PER SQUARE INCH | P.S.I. | POUNDS PER SQUARE INCH |
| P.T. | PRESSURE TREATED | P.T. | PRESSURE TREATED |
| PARTN. | PARTITION | PARTN. | PARTITION |
| PKT. | POCKET | PKT. | POCKET |
| PLYWD. | PLYWOOD | PLYWD. | PLYWOOD |
| R.O. | ROUGH OPENING | R.O. | ROUGH OPENING |
| S.A. | STEEL ANGLE | S.A. | STEEL ANGLE |
| S.B. | SOLDER BRICK | S.B. | SOLDER BRICK |
| S.C. | SOLID CORE | S.C. | SOLID CORE |
| S.G.D. | SLIDING GLASS DOOR | S.G.D. | SLIDING GLASS DOOR |
| SF | SQUARE FOOT | SF | SQUARE FOOT |
| SH | SINGLE HUNG | SH | SINGLE HUNG |
| SIL | SIDELIGHT | SIL | SIDELIGHT |
| S.S.T. | SIMPSON STRONG TIES | S.S.T. | SIMPSON STRONG TIES |
| ST | STIRRUPS | ST | STIRRUPS |
| STL | STEEL | STL | STEEL |
| SW | SWITCH | SW | SWITCH |
| SWC. | SOLID WOOD CORE | SWC. | SOLID WOOD CORE |
| TH | THICK | TH | THICK |
| T.O.F.D. | TOP OF FOUNDATION | T.O.F.D. | TOP OF FOUNDATION |
| T.O.F.T. | TOP OF FOOTING | T.O.F.T. | TOP OF FOOTING |
| T.O.P.L. | TOP OF WOOD PLATE | T.O.P.L. | TOP OF WOOD PLATE |
| TJ | TRIPLE JOISTS | TJ | TRIPLE JOISTS |
| TYP. | TYPICAL | TYP. | TYPICAL |
| US | UNDERSIDE | US | UNDERSIDE |
| VERT. | VERTICAL | VERT. | VERTICAL |
| W | WITH | W | WITH |
| WC | WATER CLOSET | WC | WATER CLOSET |
| WD. | WOOD | WD. | WOOD |

LEGEND:

- A DETAIL OR SECTION NUMBER SHEET NO. WHERE TO FIND IT
- VS Electric Smoke Detector with Visual Signaling Device *
- CO Electric Smoke & Carbon Monoxide Detector. *
- * All Detectors Shall Be Interconnected with Each Other.

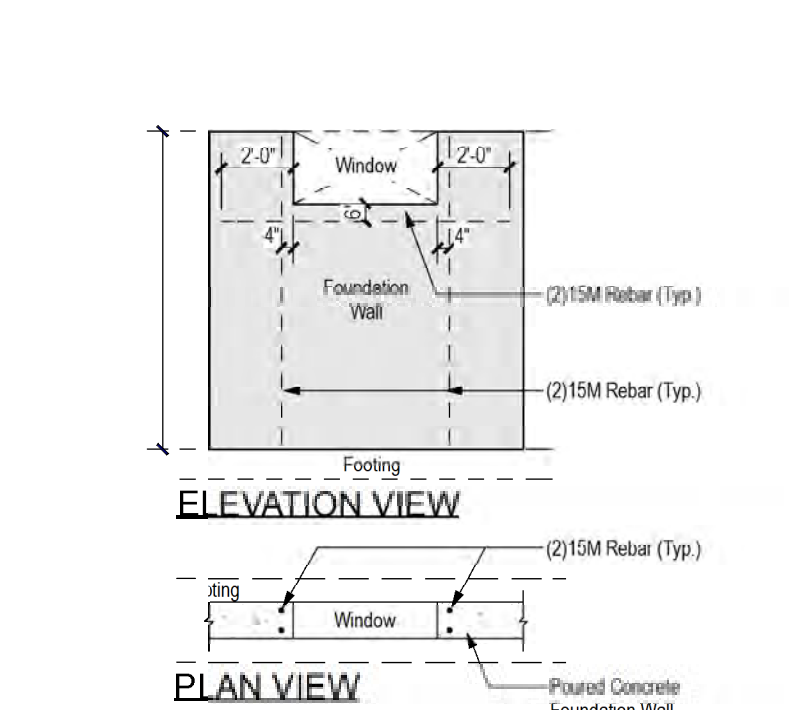
- BP. Beam Pocket 4" Deep for 3 1/2" Beam Bearing
- CARRY ALL POINT LOAD DOWN TO FOUNDATION

WOOD POST/STEEL COL. LEGEND

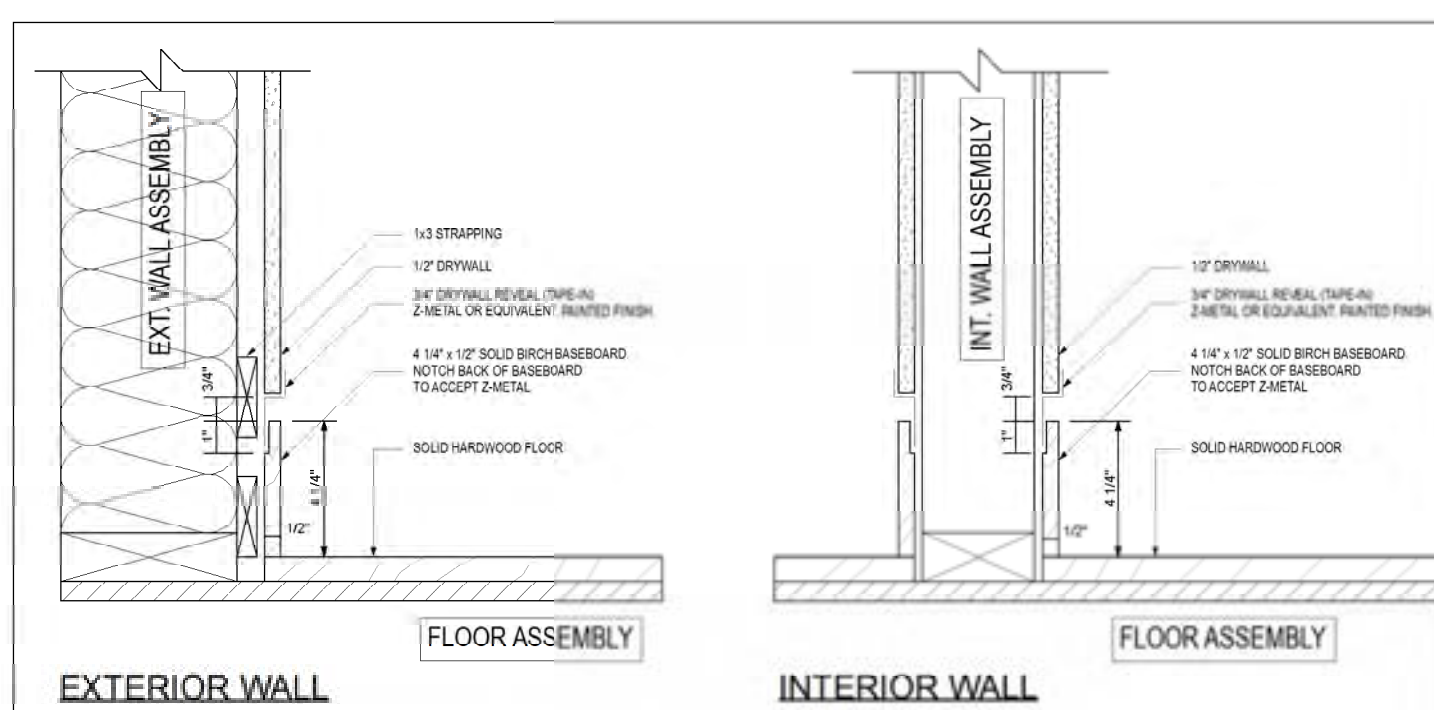
- When NOT SPECIFIED, Standard Support (BOTH END) of Header Above Openings in Load Bearing Stud Wall is 1 JACK and 1 KING.
- P0 = 3"dia. x 0.25" HSS POST ANCHORED AT TOP & BOT.
- P1 = 3"dia. STEEL TELEPOST ANCHORED AT TOP & BOT.
- P1a = REDJACK LIGHT DUTY TYPE 2 JACKPOST T2JPLD
- P1b = BLACKJACK MEDIUM DUTY TYPE 2 JACKPOST T2JPMJ
- P1c = REDJACK HEAVY DUTY TYPE 2 JACKPOST T2JPHD
- P2 = (2)x6 STUD POST (1 Jack + 1 King NAILED TOGETHER)
- P2a = (2)x6 STUD POST (2 Kings NAILED TOGETHER)
- P3 = (3)x6 STUD POST (2 Jack + 1 King NAILED TOGETHER)
- P3a = (3)x6 STUD POST (3 Kings NAILED TOGETHER)
- P4 = (4)x6 STUD POST (3 Jack + 1 King NAILED TOGETHER)
- P4a = (4)x6 STUD POST (4 Kings NAILED TOGETHER)
- P5 = 4x4 WOOD POST P/T
- P6 = 6x6 WOOD POST P/T
- P7 = 5 1/4" x 5 1/4" VERSA-LAM
- P8 = 6x8 PINE TIMBER POST
- If Header is NOT Tight Under Top Plates, Solid Blocking to Match Support shall be Installed at Ends.

HEADER LEGEND:

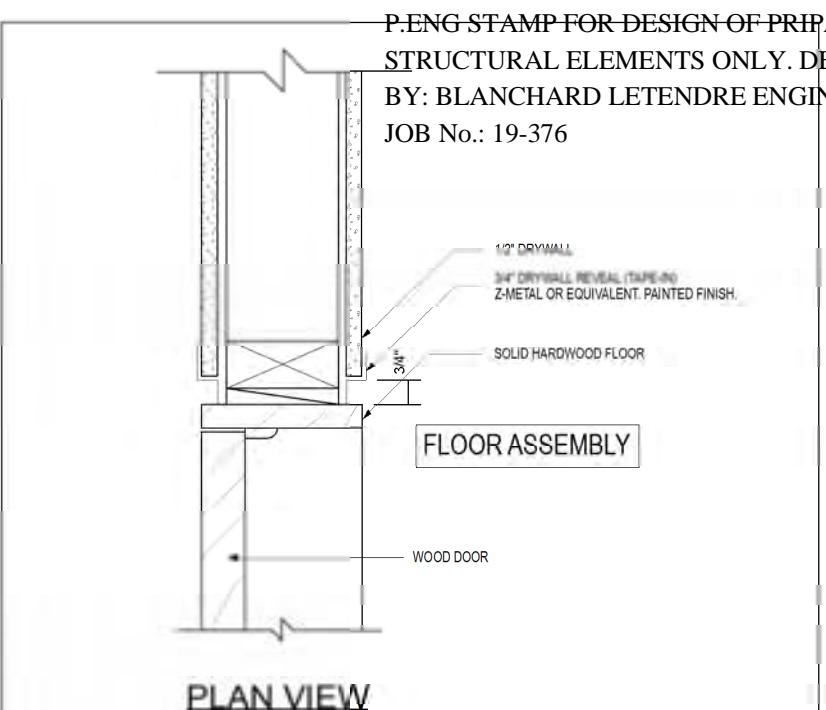
- All Header To Be (2)x10 with P2 UNLESS OTHERWISE NOTED.
- H1=(2)x12 H4=(2)x10 H7=(2)x8
- H2=(3)x12 H5=(3)x10 H8=(3)x8
- H3=(4)x12 H6=(4)x10 H9=(4)x8
- H10=(2)x6 H11=(3)x6 H12=(4)x6



1 FOUNDATION WALL REINFORCEMENT AT BASEMENT WINDOW W01, W02 & W0. SCALE: 3/16"=1'-0"



2 TYPICAL BASEBOARD REVEAL DETAIL SCALE: 2"=1'-0"



3 INTERIOR DOOR JAM REVEAL DETAIL SCALE: 2"=1'-0"

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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |

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ALL WORK TO BE ESTABLISHED, ACCORDING TO ESTABLISH AND STANDARDS AS REQUIRED BY CODES. BY RULES OF THE ART. IF THERE IS A PLACE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIAL OR EQUIPMENT.

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DO NOT SCALE THE DRAWINGS.

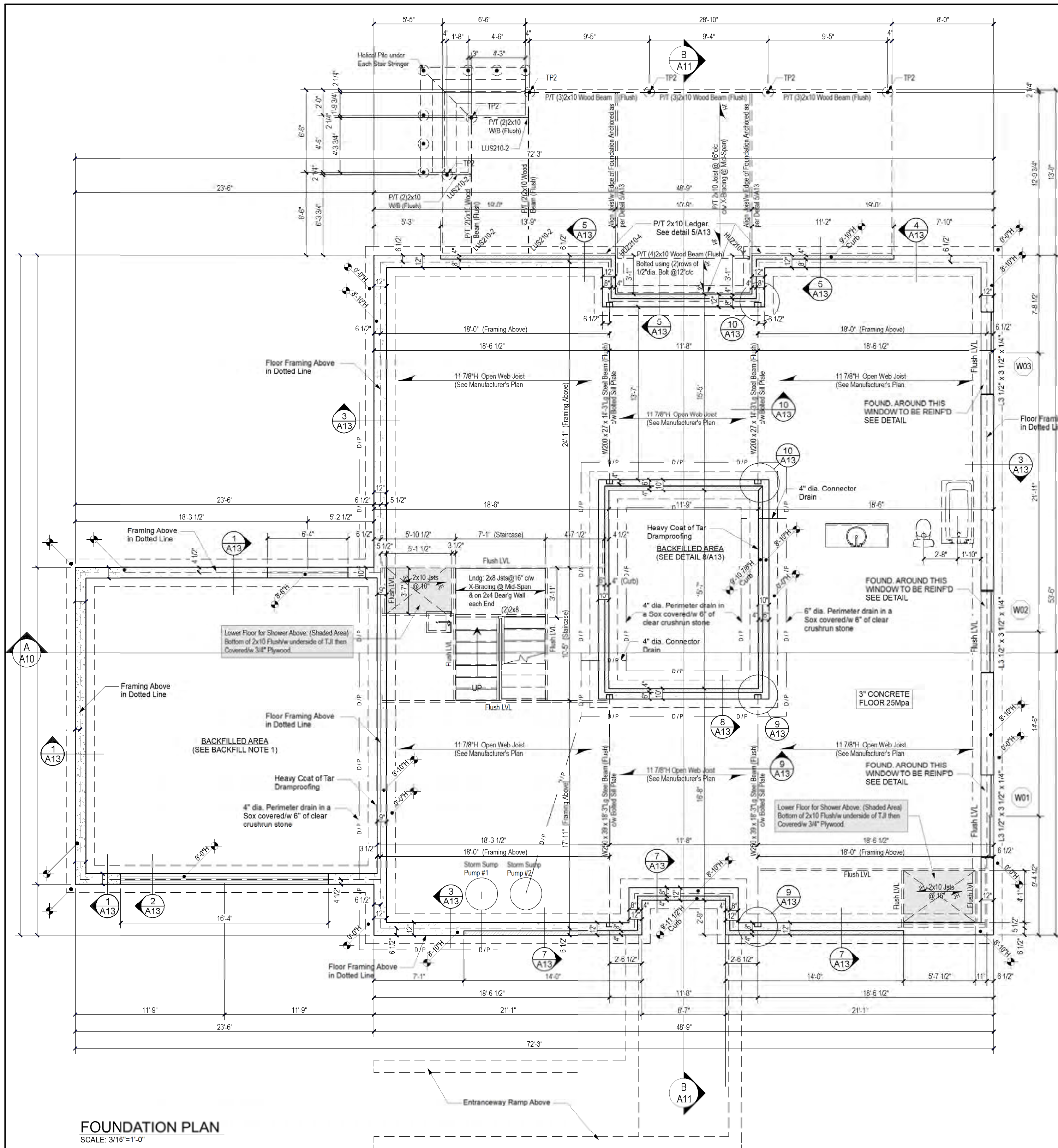
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| 11/6/2019 | Issued to Truss Manufacturer | 03 |
| 11/2/2019 | Construction Plan Prelim Stage2 | 02 |
| 10/25/2019 | Construction Plan Prelim Stage | 01 |

A.L. *Alain Lavoie*
F.M.

CASA BORRACCI

DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
GENERAL NOTES



FOUNDATION PLAN
SCALE: 3/16"=1'-0"

SEE FOUNDATION & BASM'T RELATED NOTES ON A2

LEGEND:

- A** DETAIL OR SECTION NUMBER SHEET NO. WHERE TO FIND IT
- ES** Electric Smoke Detector with Visual Signaling Device
- ESD** Electric Smoke & Carbon Monoxide Detector. All Detectors Shall have Batteries & Be Interconnected with Each Other
- WF** See WINDOW Schedule on A17
- DF** See DOOR Schedule on A17

CARRY ALL POINT LOAD DOWN TO FOOTING & FOUNDATION

WOOD POST/STEEL COL. LEGEND

- P1** = 3" dia STEEL TELEPOST ANCHORED AT TOP & BOT.
- P1a** = REDJACK LIGHT DUTY TYPE 2 JACKPOST T2JPLD
- P1b** = BLACKJACK MEDIUM DUTY TYPE 2 JACKPOST T2JPM
- P1c** = REDJACK HEAVY DUTY TYPE 2 JACKPOST T2JPHD
- P2** = (2)x6 STUD POST (1 Jack + 1 King NAILED TOGETHER)
- P2a** = (2)x6 STUD POST (2 Kings NAILED TOGETHER)

ALL EXTERIOR METAL CONNECTORS SHALL BE GALVANIZED.



P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

CONC. FOOTING:

- FOOTING UNDER 9" WALL ARE : 25"x10"
- FOOTING UNDER 10" WALL ARE : 26"x10"
- FOOTING UNDER 12" WALL ARE : 28"x10"
- ALL REINFD WITH (2)15M REBARS CONTINUOUS C/W "L" BARS IN CORNERS. UNLESS OTHERWISE SHOWN ON PLAN.
- FOUNDATION WALL:** ALL are Poured CONC. REINFD WITH (2)10M REBARS AT TOP & (2)10M REBARS AT BOTTOM OF WALL UNLESS OTHERWISE SHOWN ON PLAN.
- WINDOW OPENING:** FOUNDATION AROUND WINDOW OPENINGS SHALL BE REINFORCED SEE DETAIL

(TP) TECHNO METAL POST

TP2 = MODEL P2. (Max. Vertical Factured Downward Load of 30 Kn.) SEE MANUFACTURER'S SHOP DRAWINGS

BACKFILL NOTE:

1> CLEAN SAND BACKFILL UNDER GARAGE SLAB SHALL BE COMPACTED WITH VIBRATING PLATE AT EVERY 12" OF LIFT.

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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

LEGEND

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| 10/25/2019 | Construction Plan Prelim Stage | 01 |

AL. *Alain J. J...*
F.M.

CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
FOUNDATION PLAN

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A3 of 19 |

SEE BASMENT RELATED NOTES ON A2

LEGEND:

A DETAIL OR SECTION NUMBER SHEET NO. WHERE TO FIND IT

VS Electric Smoke Detector with Visual Signaling Device

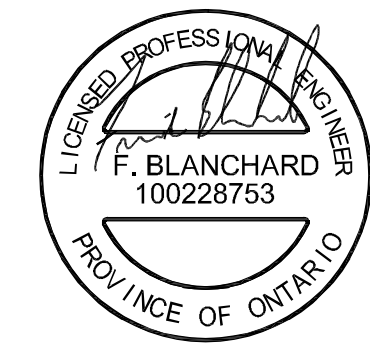
CO Electric Smoke & Carbon Monoxide Detector. All Detectors Shall have Batteries & Be Interconnected with Each Other.

WF See WINDOW Schedule on A17

DF See DOOR Schedule on A17

CARRY ALL POINT LOAD DOWN TO FOOTING & FOUNDATION

2 x 6 @ 16" c/c Interior Wall



P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

LEGEND

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
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| 10/25/2019 | Construction Plan Prelim Stage | 01 |

A.L. *Alain Lavoie*
F.M.

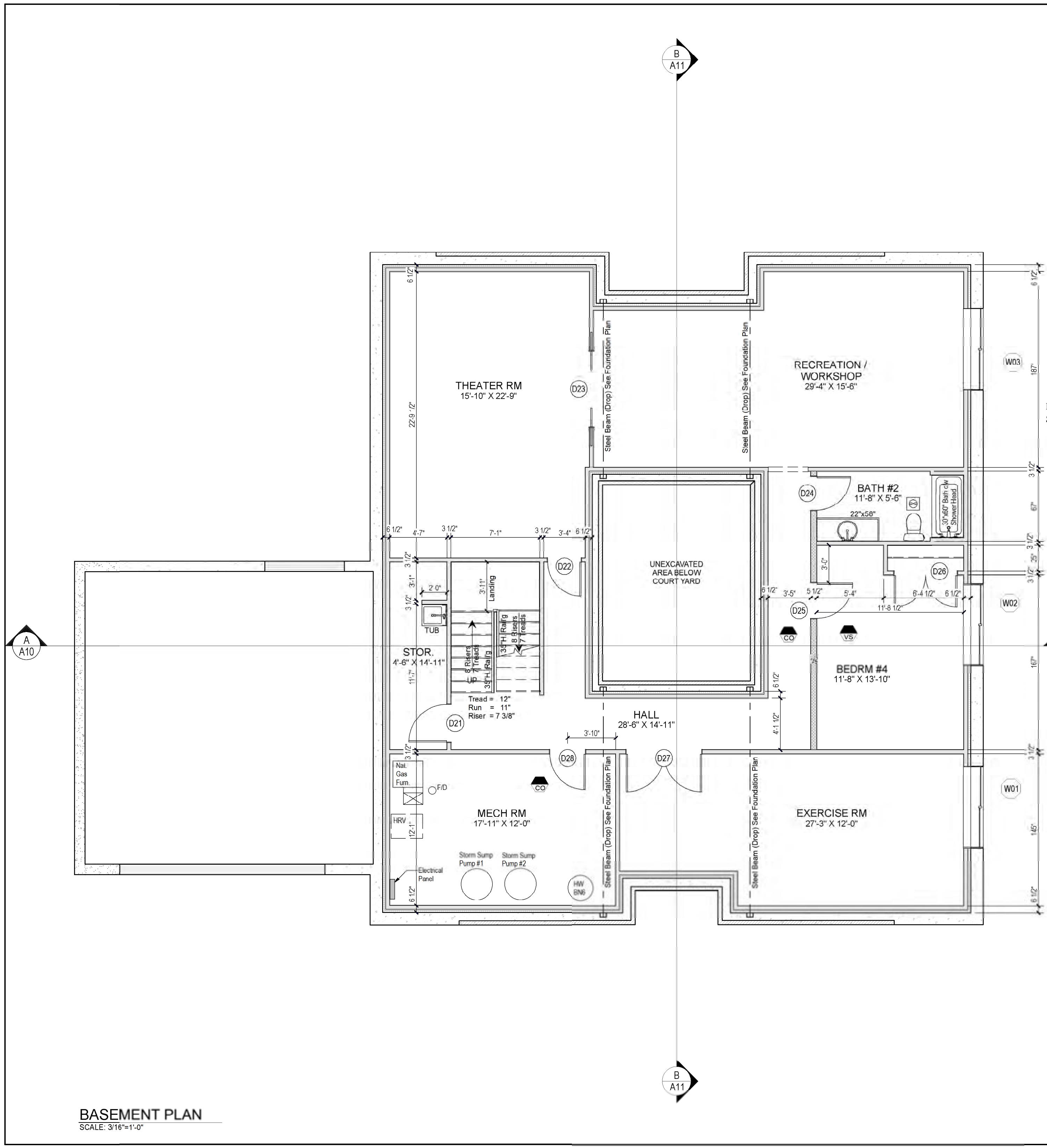
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION

NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa

DRAWING TITLE
BASEMENT PLAN

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A4 of 19 |

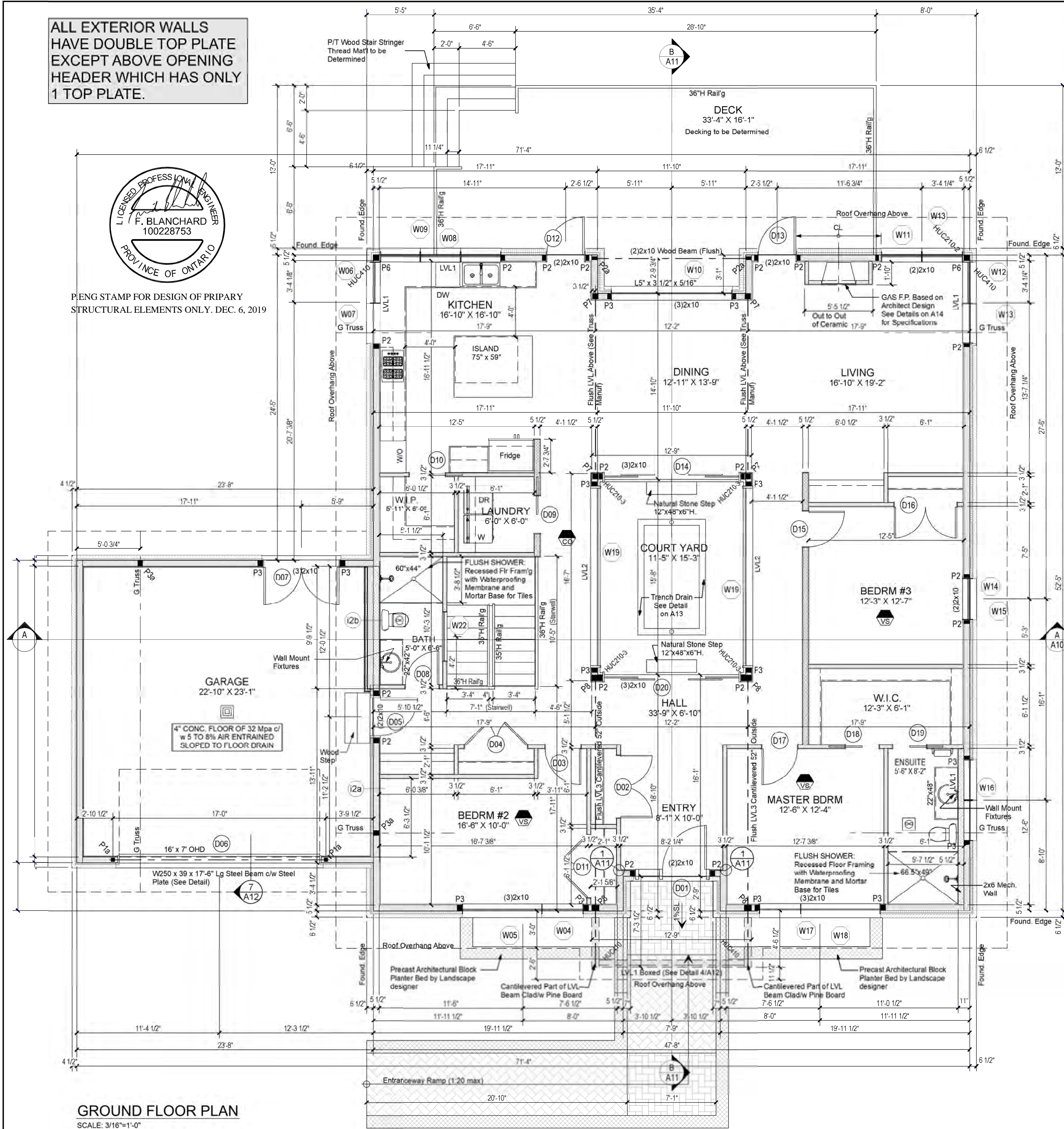


BASEMENT PLAN
SCALE: 3/16"=1'-0"

ALL EXTERIOR WALLS HAVE DOUBLE TOP PLATE EXCEPT ABOVE OPENING HEADER WHICH HAS ONLY 1 TOP PLATE.



P/ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019



GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

SEE GROUND FLOOR RELATED NOTES ON A2

All Exterior Walls are 2x6 (5 1/2") and Interior Walls are 2x4 (3 1/2") Unless Otherwise shown on Plan

LEGEND:

(A) DETAIL OR SECTION NUMBER SHEET NO. WHERE TO FIND IT

(VS) Electric Smoke Detector with Visual Signaling Device

(CO) Electric Smoke & Carbon Monoxide Detector. All Detectors Shall have Batteries & Be Interconnected with Each Other.

(BATH) Bathroom Fan

(W#) See WINDOW Schedule on A17

(D#) See DOOR Schedule on A17

CARRY ALL POINT LOAD DOWN TO FOOTING & FOUNDATION

2 x 6 @ 16" c/c Interior Wall

WOOD POST/STEEL COL. LEGEND

When NOT SPECIFIED, Standard Support (BOTH END) of Header Above Openings in Load Bearing Stud Wall is 1 JACK and 1 KING.

P1a = REDJACK LIGHT DUTY TYPE 2 JACKPOST T2JPLD

P1b = BLACKJACK MEDIUM DUTY TYPE 2 JACKPOST T2JFMD

P1c = REDJACK HEAVY DUTY TYPE 2 JACKPOST T2JPHD

P1d = HSS 3 1/2" x 3 1/2" x 0.25" w/ 6"x8"x1/2" Top & Bottom Plate c/w (4)3/8" dia. Through Bolts

P2 = (2)x6 STUD POST (1 Jack + 1 King NAILED TOGETHER)

P2a = (2)x6 STUD POST (2 Kings NAILED TOGETHER)

P3 = (3)x6 STUD POST (2 Jack + 1 King NAILED TOGETHER)

P3a = (3)x6 STUD POST (3 Kings NAILED TOGETHER)

P4 = (4)x6 STUD POST (3 Jack + 1 King NAILED TOGETHER)

P4a = (4)x6 STUD POST (4 Kings NAILED TOGETHER)

P5 = 4x4 WOOD POST P/T

P6 = 6x6 WOOD POST

P7 = 5 1/4" x 5 1/4" VERSA-LAM

P8 = 5 1/4" x 7" VERSA-LAM

If Header is NOT Tight Under Top Plates, Solid Blocking to Match Support shall be Installed at Ends.

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HEADER LEGEND:

All Header To Be (2)x10 with P2 UNLESS OTHERWISE NOTED.

LVL 1 = (2)1 3/4" x 9 1/2" LP-LVL 2900Fb 2.0E

LVL 2 = (2)1 3/4" x 11 7/8" LP-LVL 2900Fb 2.0E

LVL 3 = (4)1 3/4" x 16" LP-LVL 2900Fb 2.0E

| ROOM NAME | AREA (SQ FT) |
|-----------------------------------|--------------|
| ENTRY | 81 |
| ENTRY CLOSET | 12 |
| HALL | 315 |
| BEDRM #2 | 174 |
| BEDRM #2 CLOSET | 12 |
| HALL CLOSET | 12 |
| BATH | 32 |
| OPEN BELOW | 73 |
| LAUNDRY | 36 |
| W.I.P. | 35 |
| KITCHEN | 282 |
| DINING | 177 |
| LIVING | 229 |
| BATH | 118 |
| COURT YARD | 174 |
| BEDRM #3 | 155 |
| BEDRM #3 CLOSET | 12 |
| MASTER BDRM | 155 |
| W.I.C. | 74 |
| ENSUITE | 73 |
| GARAGE | 529 |
| COURT YARD | 174 |
| AREA UNDER DOORWAY & DOOR OPENING | |



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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

LEGEND

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|-----------|-----------------------------|------|
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| 11/2/2019 | Construction Plan Prelim Stage2 | 02 |
| 10/25/2019 | Construction Plan Prelim Stage1 | 01 |

A.L. *Alain Lavoie*
F.M.

CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
GROUND FLOOR PLAN

PROJECT DIRECTOR FILE NAME
FRANK MURRAY N/A
PROJECT NUMBER DATE
AL-B9-157 Oct 2019
SCALE DRAWING NUMBER
As Shown A5 of 19

CARRY ALL POINT LOAD
DOWN TO FOUNDATION

ALL THE POSTS & LINTELS ARE
IDENTIFIED ON THE FLOOR PLANS

REFER TO ROOF TRUSS LAYOUT
Q-191960A FROM ST-LAWRENCE
STRUCTURES

IF SHOP DRAWINGS DIFFER FROM
SHOWN ADVISE P.ENG.



P.ENG STAMP FOR DESIGN OF PRIPARY
STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

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CONSTRUCTION PROJECT MANAGEMENT
BY PARAGON HOMES

CUSTOM ENGINEERED HOME
PACKAGES-KIT BY PARAGON HOMES

LEGEND

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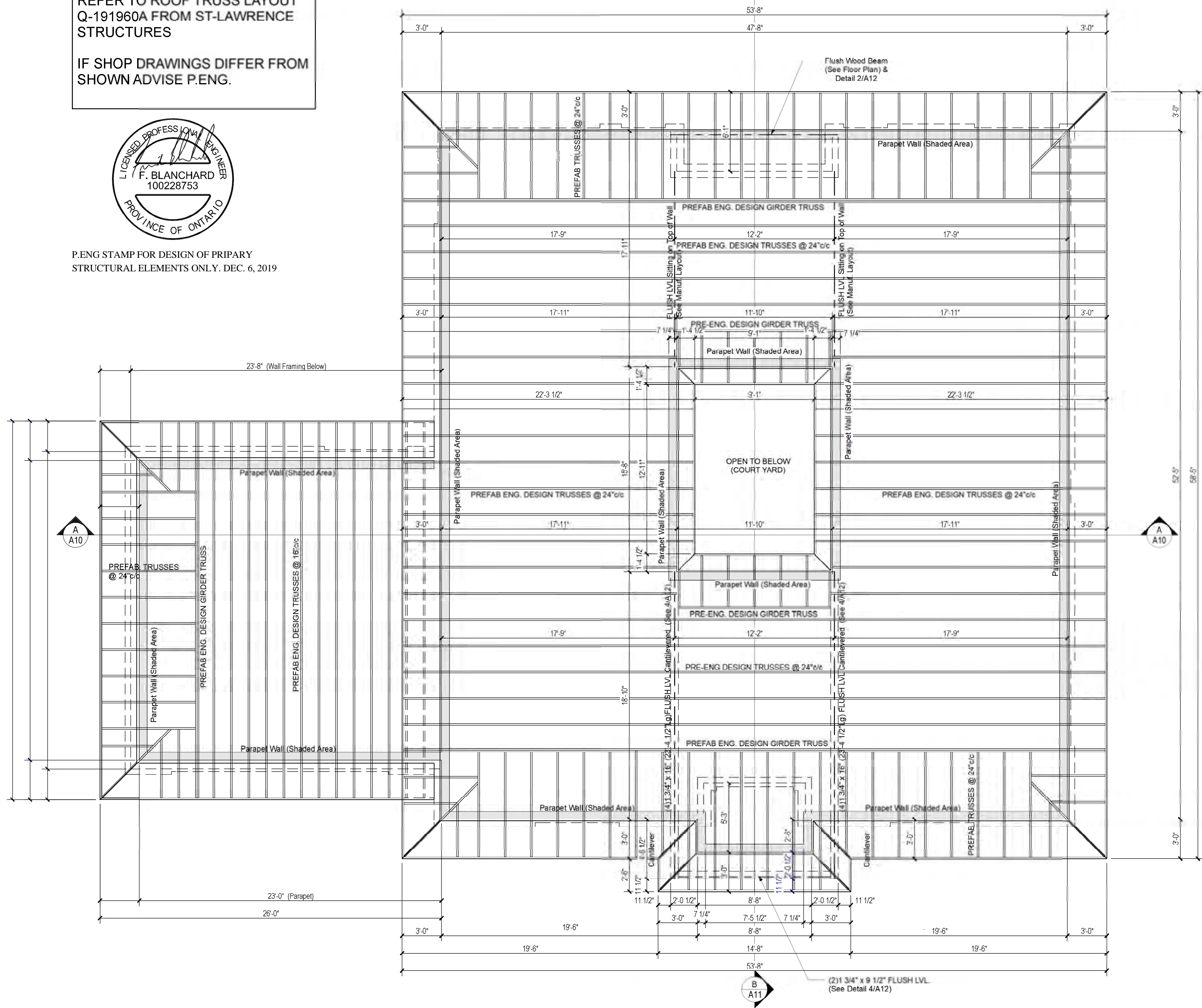
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION

NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa

DRAWING TITLE
ROOF TRUSS LAYOUT

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A6 of 19 |



ROOF TRUSS LAYOUT
SCALE: 3/16"=1'-0"



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STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

ROOF SCUPPER NOTE:
Provide Riverstone or Similar Splash
Pad Below Scupper and All Storm
Water Management

B
A11

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**CONSTRUCTION PROJECT MANAGEMENT
BY PARAGON HOMES**

**CUSTOM ENGINEERED HOME
PACKAGES-KIT BY PARAGON HOMES**

LEGEND

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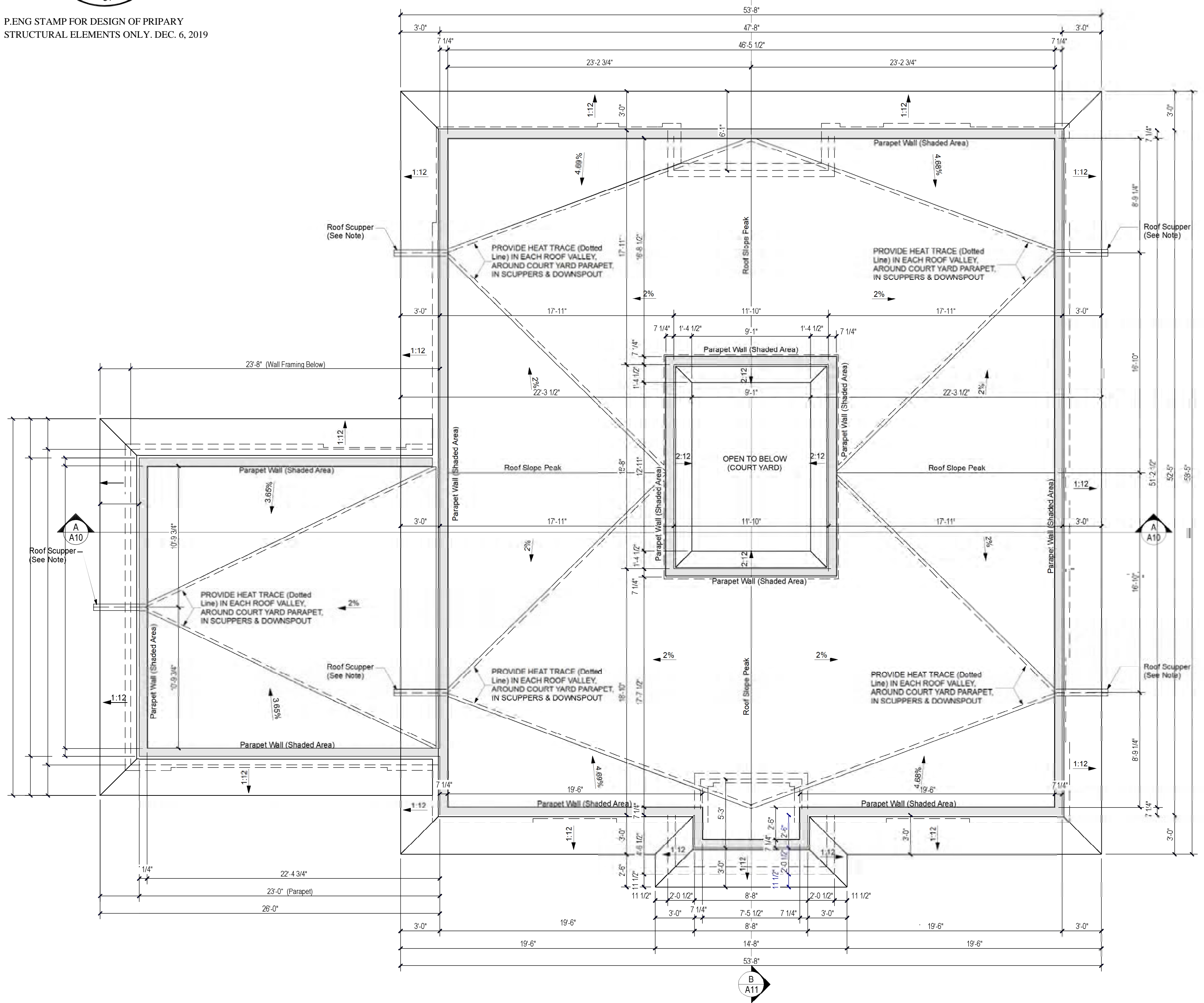
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| 11/2/2019 | Construction Plan Prelim Stage2 | 02 |
| 10/25/2019 | Construction Plan Prelim Stage | 01 |

A.L. *Alain Fournier*
F.M.

CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
ROOF SLOPE PLAN

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A7 of 19 |



ROOF SLOPE PLAN
SCALE: 3/16"=1'-0"

LEGEND

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |

NOTES
FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT PARAGON HOMES BEFORE CONTINUING THE WORK.
THE CONTRACTOR WILL BE LIABLE TO CONFIRM ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK SITE AND WILL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND OBSERVATIONS.
THE CONTRACTOR WILL REPORT ANY ERRORS, OMISSIONS OR DEFECT TO PARAGON HOMES BEFORE THE COMMENCEMENT OF WORK.
CHECK EXISTING CONDITIONS ON SITE AND ADJUST AS NECESSARY.
ALL WORK TO BE PERFORMED, ACCORDING TO ESTABLISH AND STANDARDS AS REQUIRED BY CODES.
- BY RULES OF THE ART.
- IF THERE IS A PLACE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIAL OR EQUIPMENT.
QUEBEC CONTRACTORS WILL BE HELD LIABLE TO THEIR SPECIFIC SUB-TRADES RESPONSIBILITIES WHEN BUILDING THIS CUSTOM HOME. THE SAME SHALL BE APPLICABLE FOR ONTARIO SUB-TRADES.
DO NOT SCALE THE DRAWINGS.

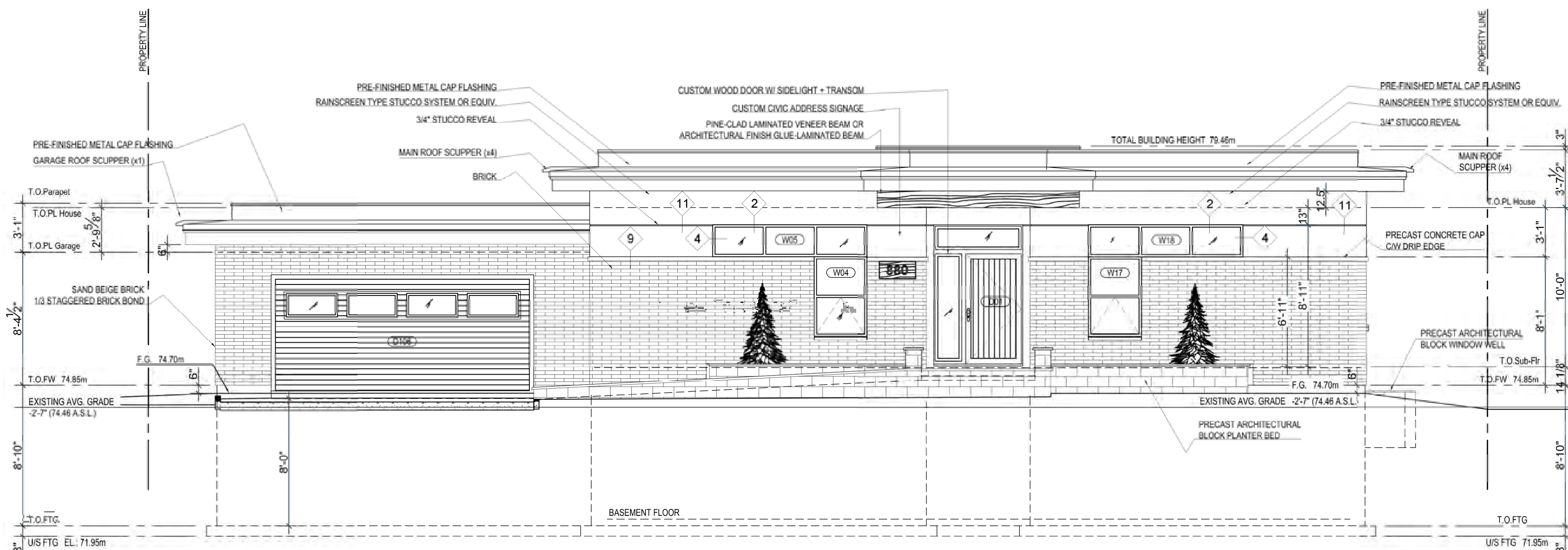
| DATE | DESCRIPTION | REV. |
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| 11/26/2019 | Revised to Architect Comments | 07 |
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A.L. *Alain Lavoie*
F.M.

CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
FRONT & RIGHT ELEVATION

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A8 of 19 |



FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"

IMPORTANT NOTES:
MISCELLANEOUS

- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES OF MATERIALS ON EXTERIOR
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISH GRADE

ROOFING

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO ONTARIO BUILDING CODE.

ALL OVERHANG DIMENSIONS ARE FROM FACE OF STUD TO FACE OF FASCIA BOARD

ABOVE GRADE MASONRY

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE ONTARIO BUILDING CODE.
- AT THE BRICK VENEER COUNTER FLASHING SHALL BE UP 8" (200mm) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEEPHOLES 24" (600mm) O.C.
- BRICK VENEER TIE SPACING TO BE AT MAXIMUM VERTICAL SPACING OF 16" (400mm) AND A MAXIMUM HORIZONTAL SPACING OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUDS SPACING.

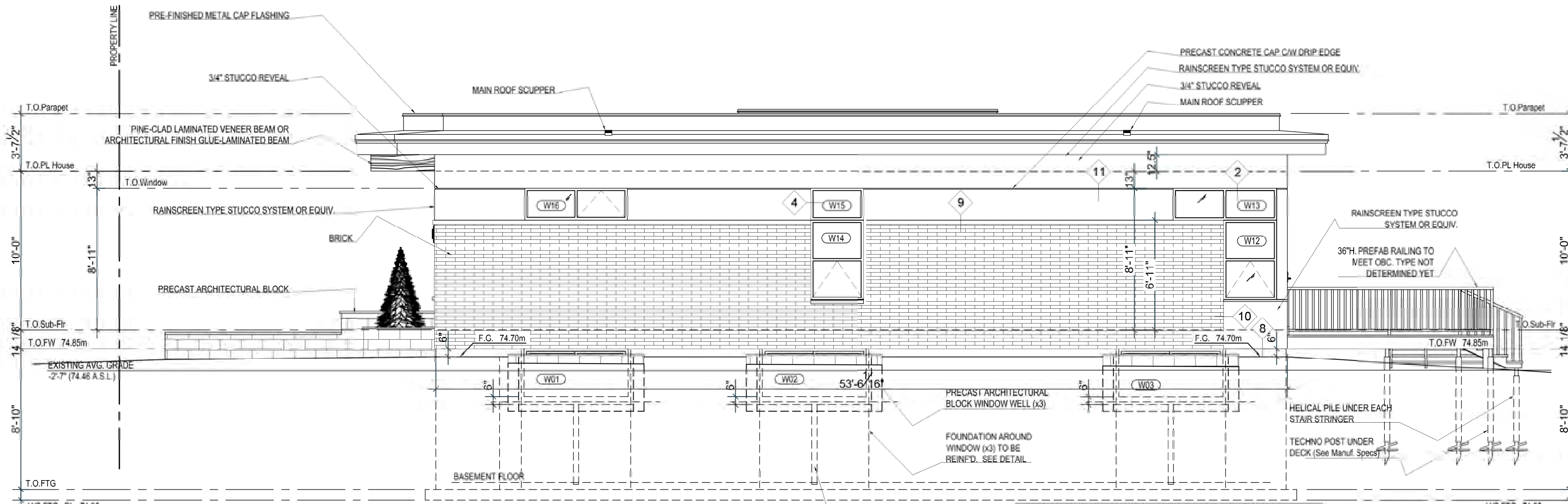
SHEET METAL

- ALL REQUIRED FLASHING TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED ON PLANS.

MATERIAL TYPE:

- BRICK : FROM BELDEN, NORMAN SIZE. COLOR DUTCH GREY SMOOTH WITH 1/3 STAGGERED BRICK BOND
- STUCCO: CHARCOAL COLOR SIMILAR TO FASCIA & SOFFIT COLOR
- FASCIA: ALUMINUM COLOR CHARCOAL (ID 8306)
- SOFFIT: ALUMINUM COLOR CHARCOAL (ID 8306)
- PRE FINISHED METAL CAP FLASHING: COLOR CHARCOAL (ID 8306)

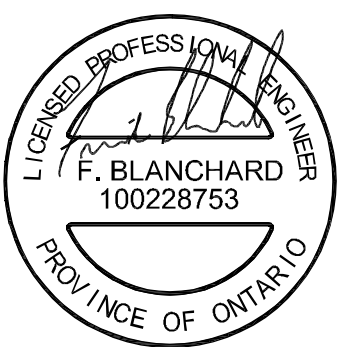
See STUCCO Details on A15 & A16



RIGHT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

9.10.15.4 SPATIAL SEPARATION BETWEEN HOUSES

| | |
|--|-------------------------|
| EXPOSING BUILDING FACE: | 625.06 SQFT (58.07 SQM) |
| FRAME OPENING AREA: | N/A |
| ESTIMATED GLAZED OPENING AREA: | 58.75 SQFT (4.458 SQM) |
| % of UNPROTECTED OPENING: (58.75 / 625.06 x 100) = | 9.4% |
| THEREFORE MINIMUM LIMITING DISTANCE: | 6.56 FT (2.0M) |



P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019



710-1180 Chemin d'Aylmer
Gatineau, Qc., J9H 0G5
OFFICE: (Qc) 1-819-503-6820
(On) 1-613-789-0220
CEL: 819-743-9220
WWW.PARAGONHOMES.CA

**CONSTRUCTION PROJECT MANAGEMENT
BY PARAGON HOMES**

**CUSTOM ENGINEERED HOME
PACKAGES-KIT BY PARAGON HOMES**

LEGEND

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |

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- BY RULES OF THE ART.
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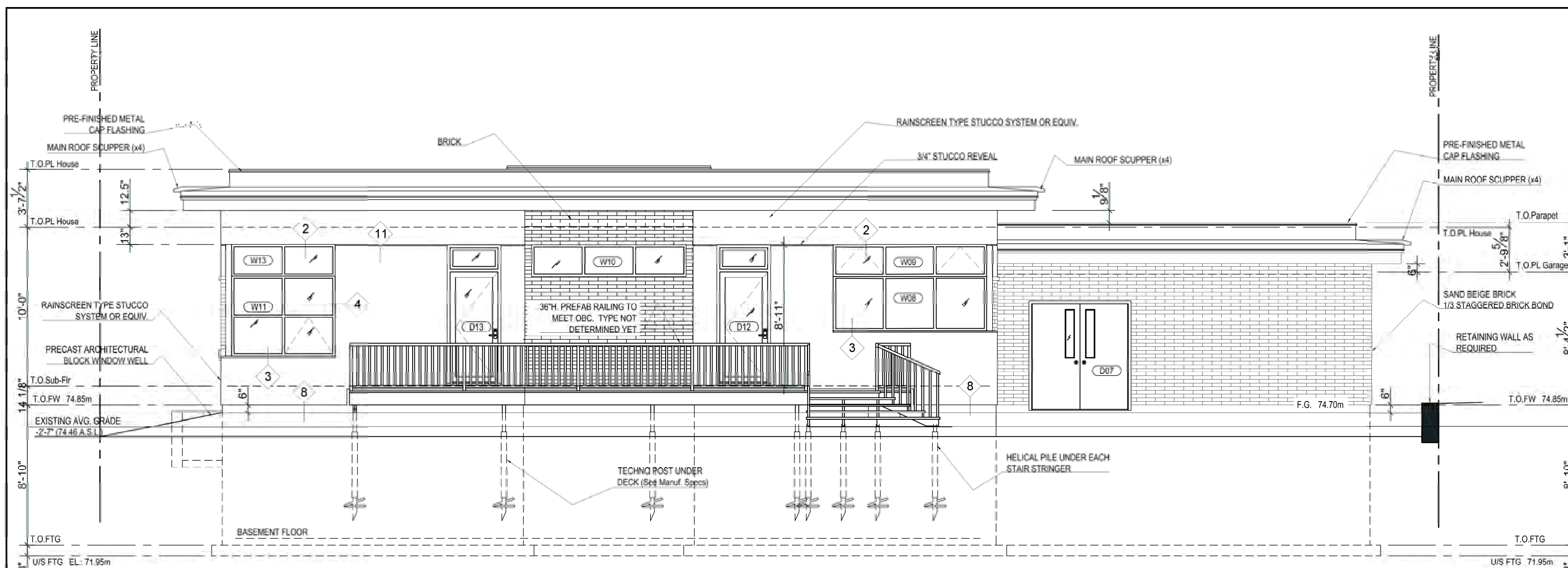
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A.L. *Alain Lavoie*
F.M.

CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
REAR & LEFT ELEVATION

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A9 of 19 |



REAR ELEVATION (WEST)

SCALE: 3/16"=1'-0"

IMPORTANT NOTES:

MISCELLANEOUS

- CAULK OVER AND AROUND ALL EXTERIOR OPENINGS USING NON-HARDENING CAULKING COMPOUND.
- FLASH ALL CHANGES OF MATERIALS ON EXTERIOR
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISH GRADE

ROOFING

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO ONTARIO BUILDING CODE.

ALL OVERHANG DIMENSIONS ARE FROM FACE OF STUD TO FACE OF FASCIA BOARD

ABOVE GRADE MASONRY

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE ONTARIO BUILDING CODE.
- AT THE BRICK VENEER COUNTER FLASHING SHALL BE UP 8" (200mm) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEEPHOLES 24" (600mm) O.C.
- BRICK VENEER TIE SPACING TO BE AT MAXIMUM VERTICAL SPACING OF 16" (400mm) AND A MAXIMUM VERTICAL SPACING OF 24" (600mm) OR A MAXIMUM HORIZONTAL OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUDS SPACING.

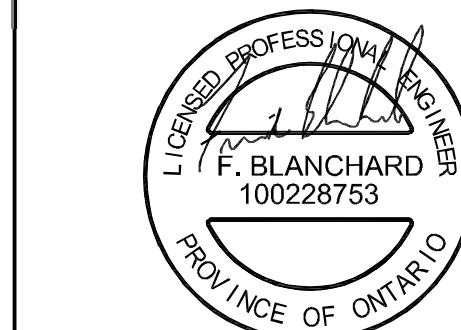
SHEET METAL

- ALL REQUIRED FLASHING TO BE 28 GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED ON PLANS.

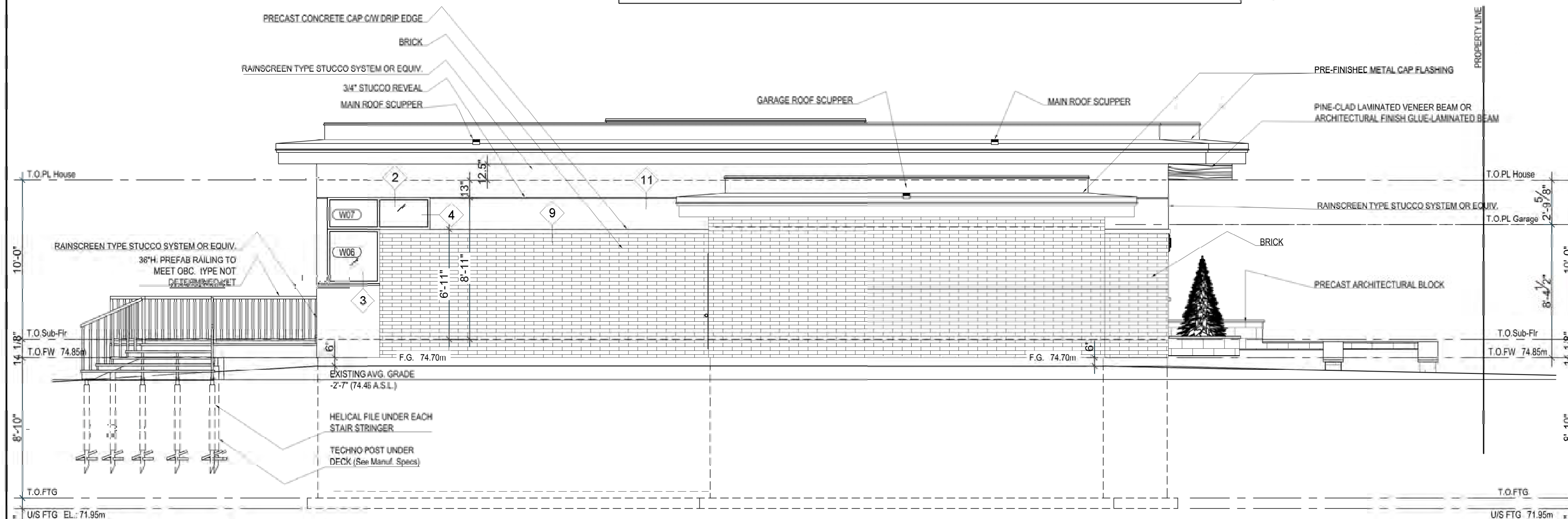
MATERIAL TYPE:

- BRICK : FROM BELDEN, NORMAN SIZE, COLOR DUTCH GREY SMOOTH WITH 1/3 STAGGERED BRICK BOND
- STUCCO: CHARCOAL COLOR SIMILAR TO FASCIA & SOFFIT COLOR
- FASCIA: ALUMINUM COLOR CHARCOAL (ID 8306)
- SOFFIT: ALUMINUM COLOR CHARCOAL (ID 8306)
- PRE FINISHED METAL CAP FLASHING: COLOR CHARCOAL (ID 8306)

See STUCCO Details on A15 & A16



P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

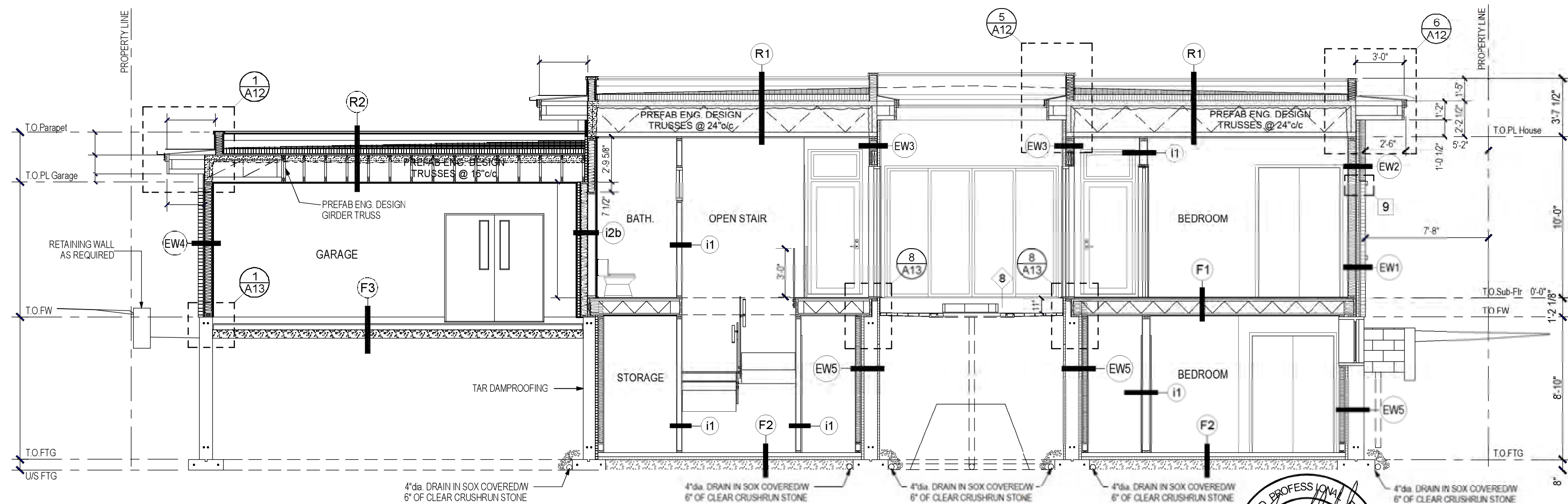


LEFT ELEVATION (SOUTH)

SCALE: 3/16"=1'-0"

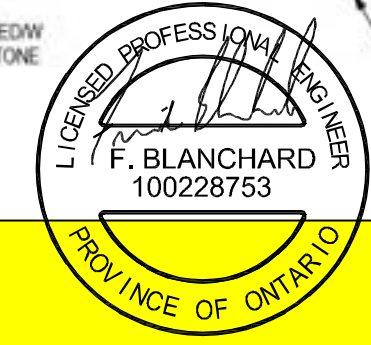
9.10.15.4 SPATIAL SEPARATION BETWEEN HOUSES

| | |
|--------------------------------------|-------------------------------------|
| EXPOSING BUILDING FACE: | 625.06 SQFT (58.07 SQM) |
| FRAME OPENING AREA: | N/A |
| ESTIMATED GLAZED OPENING AREA: | 18.62 SQFT (1.729 SQM) |
| % of UNPROTECTED OPENING: | (18.62 / 625.06 x 100) = 2.97% < 7% |
| THEREFORE MINIMUM LIMITING DISTANCE: | 3.94 FT (1.2M) |



A
A10 CROSS SECTION A-A
SCALE: 3/16"=1'-0"

P. ENG STAMP FOR DESIGN OF PRIPARY
STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019



PARAGON WALL SYSTEM AND KIT COMPONENTS

EW-1 EXTERIOR WALL - BRICK HOUSE
 - BRICK (Model & Color See Elevation)
 - 1" AIR SPACE
 - AIR BARRIER OVERLAPPED MIN. 6"
 - 1 3/4" ISOCLAD (All Joints Sealed and Taped)
 - 7/16" OSB SHEATING
 - 2 x 6 K/D WOOD STUDS @ 16" c/c
 - R-22 FIBERGLASS BATT INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 1 x 3 HORIZONTAL STRAPPING @ 16" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color by Owner)
 Total Assembly R-Value: R32
 Wall Thickness: 13 7/16"

EW-4 EXTERIOR WALL - BRICK GARAGE
 - BRICK (Model & Color See Elevation)
 - 1" AIR SPACE
 - AIR BARRIER OVERLAPPED MIN. 6"
 - 7/16" OSB SHEATING
 - 2 x 6 K/D WOOD STUDS @ 16" c/c
 - R-22 FIBERGLASS BATT INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 1 x 3 HORIZONTAL STRAPPING @ 16" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color by Owner)
 Total Assembly R-Value: R22
 Wall Thickness: 11 11/16"

I-1 INTERIOR PARTITION WALL (TYP.)
 - 1/2" GYPSUM BOARD (Taped & Painted)**
 - 2 x 4 K/D WOOD STUDS @ 16" c/c
 - 1/2" GYPSUM BOARD (Taped & Painted)** (Color by Owner)
 * ALL INTERIOR PARTITIONS TO BE FRAMED WITH 2 x 4 UNLESS OTHERWISE NOTED ON PLAN
 ** NOT Taped & Painted in Basement
 *** Strapping to be added when Interior Partition Transition to an Exterior Wall for a Flush Finish
 Wall Thickness/w 2x4: 4 1/2"
 Wall Thickness/w 2x6: 5 1/2"

F-1 FLOOR (FIRST STOREY)
 - FINISH FLOORING (As per Owner)
 - 3/4" T/G OSB EDGE GOLD (Glued & Nailed)
 - 11 7/8" T.J. JOISTS (Main Floor) (Refer to Manufacturer's Shop Drawings)

F-2 CONCRETE SLAB (HOUSE)
 - FINISH FLOORING (As per Owner)
 - 3" CONCRETE SLAB (20 MPa) (Buffed)
 - 2" (R10) RIGID INSULATION
 - 6 Mil POLY. VAPOR BARRIER #CGSB 51.34M
 - 8" OF CRUSH RUN STONE
 - UNDISTURBED NATIVE SOIL

R-1 ROOF (HOUSE) R50
 - 2 PLY MODIFIED BITUMEN ROOFING SYSTEM, USING SELF-ADHERING BASE SHEET AND A TORCH APPLIED CAP SHEET WITH A GRANULE SURFACE
 - SLOPED RIGID INSULATION FOR 2% SLOPE
 - 4" (R20) RIGID INSULATION
 - 3/4" PLYWOOD
 - PRE-ENGINEERED ROOF TRUSSES (See Manuf. Plan)
 - R30 CLOSED CELL SPRAYFOAM INSULATION UNDER ROOF PLYWOOD
 - 6 Mil POLY. VAPOUR BARRIER #CGSB 51.34M (Taped and Sealed)
 - 1 x 3 STRAPPING @ 24" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color as per Owner)

EW-2 EXTERIOR WALL - EIFS HOUSE
 - EIFS ON 4" INSULATION BOARD c/w DRAINAGE GROOVE (Model & Color See Elevation)
 - AIR BARRIER OVERLAPPED MIN. 6"
 - 1 3/4" ISOCLAD (All Joints Sealed and Taped)
 - 7/16" OSB SHEATING
 - 2 x 6 K/D WOOD STUDS @ 16" c/c
 - R-22 FIBERGLASS BATT INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 1 x 3 HORIZONTAL STRAPPING @ 16" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color by Owner)
 Total Assembly R-Value: R32
 Wall Thickness: 13 3/16"

EW-5 EXTERIOR FOUNDATION WALL with FROST WALL
 - SAND FINISH (Above Grade)
 - PLATON MEMBRANE (Below Grade)
 - 1/12" RIGID INSULATION DOWN TO FOOTING
 - 25 MPa POURED CONCRETE FOUNDATION WALL (Refer to Plan for Wall Thickness)
 - 2" (R-10) RIGID INSULATION CODEBOARD
 - 2 x 4 K/D WOOD STUDS @ 16" c/c
 - R-12 FIBERGLASS INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 1/2" GYPSUM BOARD (Not Taped and Not Painted)
 Total Assembly R-Value: R-22
 Wall Thickness/w 8" Conc: 14"

I-2a GARAGE / HOUSE DIVIDING WALL
 - 1/2" GYPSUM BOARD (Taped & Painted) (Color as per Owner)
 - 1x3 STRAPPING @ 16" c/c
 - 1 3/4" ISOCLAD (All Joints Sealed and Taped)
 - 2 x 6 K/D WOOD STUDS @ 16" c/c (Furred Wall)
 - R-22 FIBER GLASS BATT INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 2 x 6 K/D WOOD STUDS @ 16" c/c (Bearing Wall)
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color as per Owner)
 Total Assembly R-Value: R32
 Wall Thickness: 9 15/16"

F-3 CONCRETE SLAB (GARAGE)
 - 4" CONCRETE SLAB OF 32 MPa c/w 5 to 8" AIR ENTRAINED
 - 6 Mil POLY. VAPOR BARRIER #CGSB 51.34M
 - 6" OF CRUSH RUN STONE
 - SAND BACKFILLED COMPACTED TO 95% MODIFIED PROCTOR IN BETWEEN EACH 12" OF LIFT.
 - UNDISTURBED NATIVE SOIL

R-2 ROOF (GARAGE) R32
 - 2 PLY MODIFIED BITUMEN ROOFING SYSTEM, USING SELF-ADHERING BASE SHEET AND A TORCH APPLIED CAP SHEET WITH A GRANULE SURFACE
 - SLOPED RIGID INSULATION FOR 2% SLOPE
 - 4" (R20) RIGID INSULATION
 - 5/8" T&G PLYWOOD
 - PRE-ENGINEERED ROOF TRUSSES (See Manuf. Plan)
 - R12 CLOSE CELL SPRAYFOAM INSULATION UNDER ROOF PLYWOOD
 - 6 Mil POLY. VAPOUR BARRIER #CGSB 51.34M (Taped and Sealed)
 - 1 x 3 STRAPPING @ 24" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color as per Owner)

EW-3 EXTERIOR WALL - EIFS HOUSE COURT YARD
 - COURT YARD - EIFS ON 2" INSULATION BOARD c/w DRAINAGE GROOVE (Model & Color See Elevation)
 - AIR BARRIER OVERLAPPED MIN. 6"
 - 7/16" OSB SHEATING
 - 2 x 6 K/D WOOD STUDS @ 16" c/c
 - R-22 FIBERGLASS BATT INSULATION
 - POLY 6 mil VAPOUR BARRIER #CGSB 51.34M (Taped & Sealed Around All Openings)
 - 1 x 3 HORIZONTAL STRAPPING @ 16" c/c
 - 1/2" GYPSUM BOARD (Taped and Painted) (Color by Owner)
 Total Assembly R-Value: R22
 Wall Thickness: 9 7/16"

THE PROJECT MANAGER AND FRAMER SHALL BE RESPONSIBLE OF THE EXACT PLACING OF THE WALL IN RELATION WITH THE PLANS AND THE ACTUAL SITE CONDITIONS. ANY OMISSIONS SHALL BE RESOLVED BY GENERAL CONTRACTOR. ALL DIFFERENT MATERIAL JUNCTIONS ARE TO BE PROPERLY AULKING & FLASHING TO SUIT SITE CONDITIONS.

ALL MATERIAL CAN BE CHANGED WITHOUT NOTICE FOR AN EQUIVALENT PRODUCT WITH THE SAME QUALITY, AND ALL MATERIAL SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURE'S SPECIFICATIONS.

PARAGON HOMES R-32 Wall System

Standard on all Paragon Custom Homes and Home Packages

- 1/2" Drywall
- Interior 1" X 3" furring
- Vapour Barrier
- 2" X 6" KD Studs
- R-22 Fiberglass Insulation
- OSB cladding 7/16"
- 1-3/4" Isoclad sheathing (R 7.5)
- Exterior 1" X 3" Furring

Total R-Value of Wall: R-32
 Superior than Building Code, EnergySTAR & Novoclimat!

MAISONS PARAGON HOMES

710-1180 Chemin d'Aylmer
 Gatineau, Qc. J8H 0G5
 OFFICE: (819) 1-819-503-6820
 (On) 1-613-789-0220
 CEL: 619-743-9220
 WWW.PARAGONHOMES.CA

CONSTRUCTION PROJECT MANAGEMENT
 BY PARAGON HOMES

CUSTOM ENGINEERED HOME
 PACKAGES-KIT BY PARAGON HOMES

LEGEND

| DATE | DESCRIPTION | REV. |
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A.L. *Alain Lavoie*
 F.M.

CASA BORRACCI
 DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
 NEW RESIDENCE
 for M. & Mrs BORRACCI
 880 Duberry St. Ottawa
 DRAWING TITLE
 CROSS SECTION A-A

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A10 of 19 |

LEGEND

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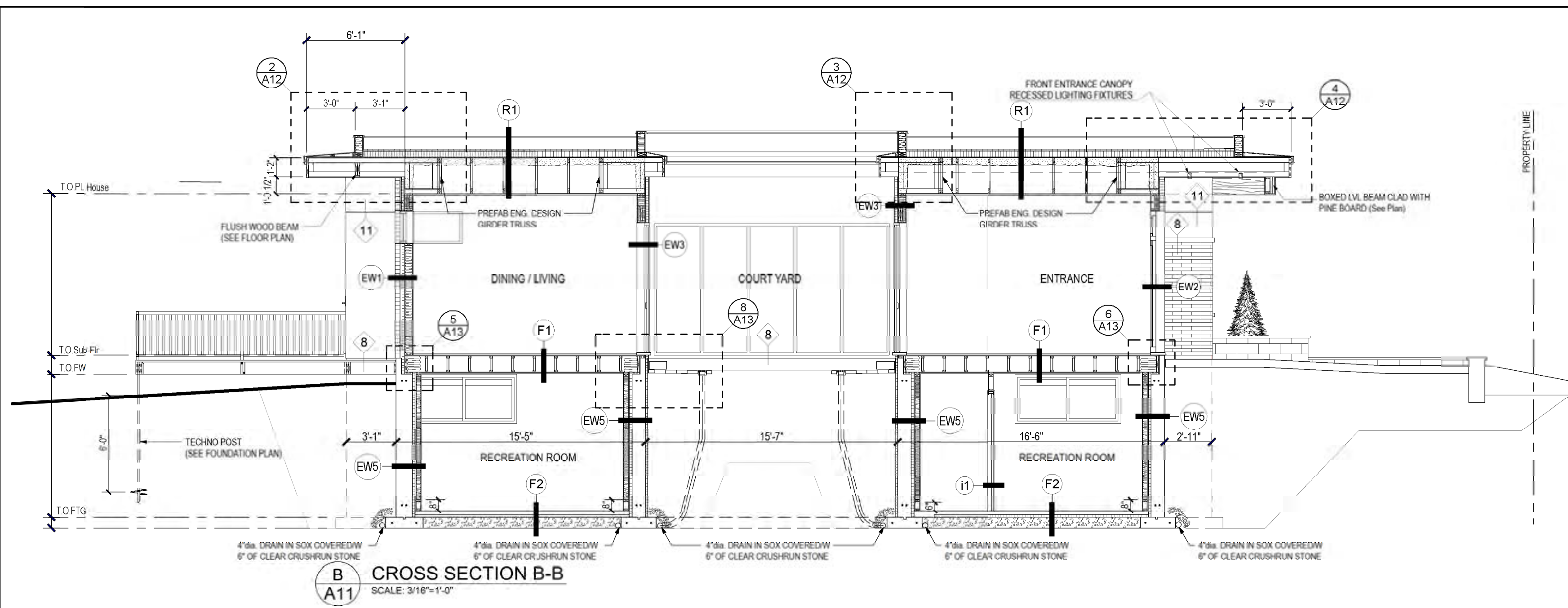
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A.L. *Alain Jovani*
F.M.

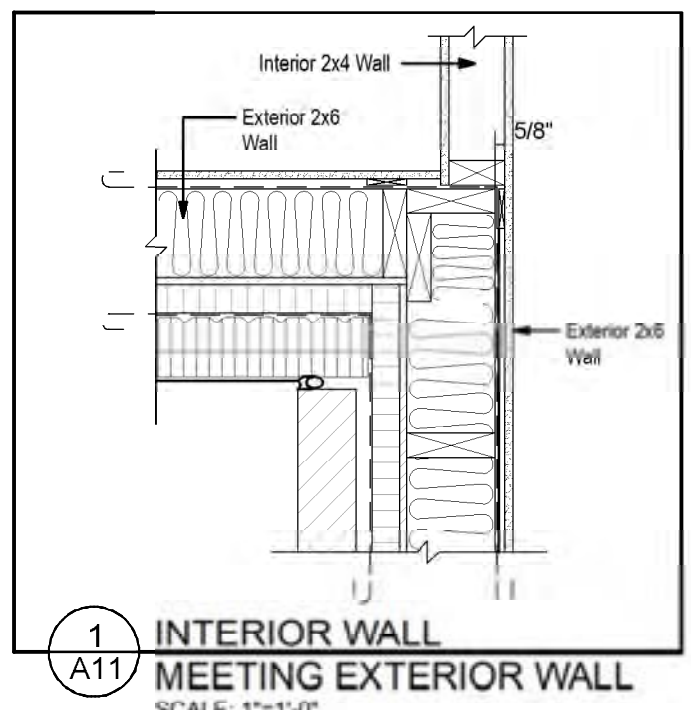
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
CROSS SECTION B-B

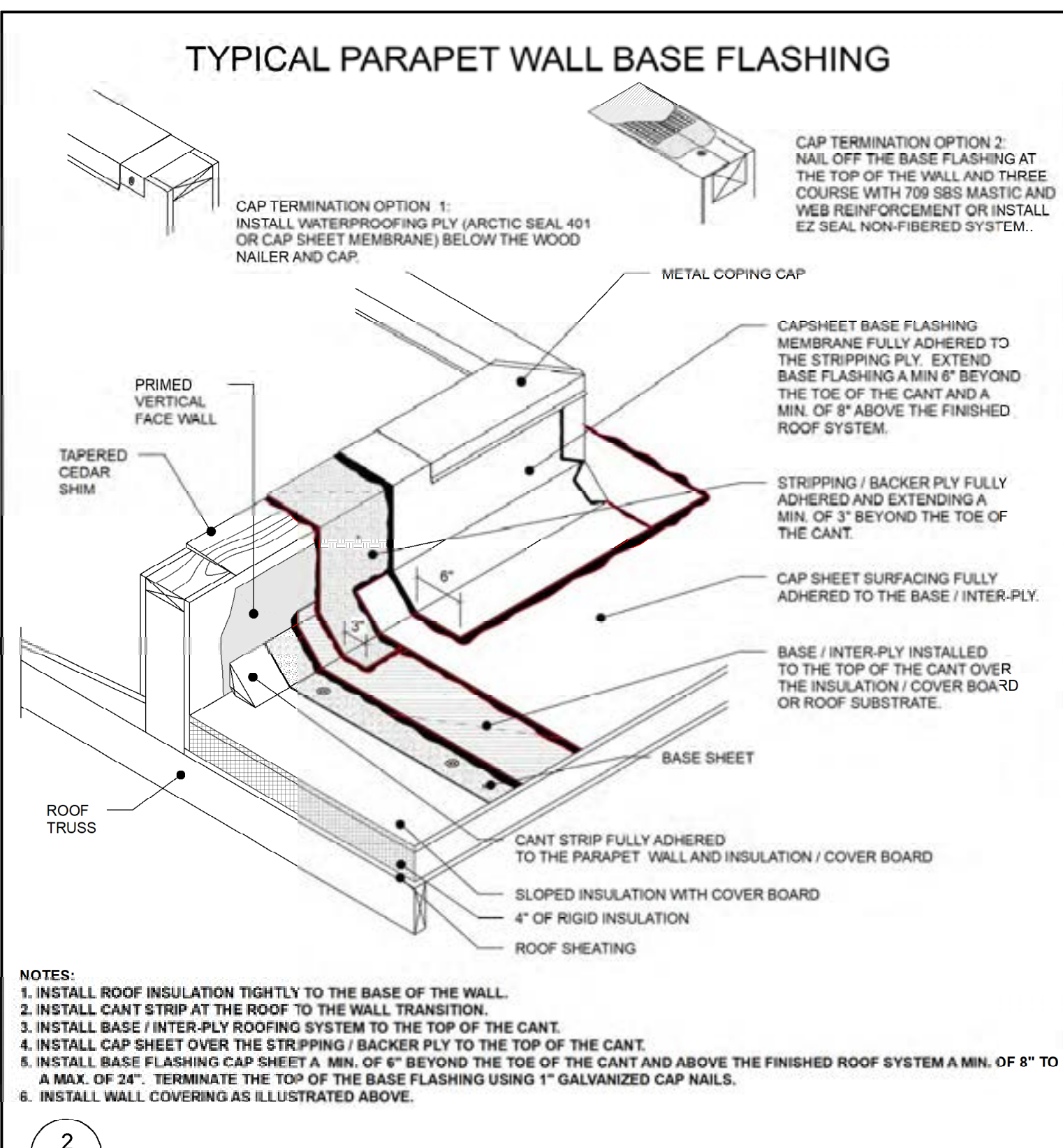
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|------------------|------------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A11 of 19 |



B CROSS SECTION B-B
SCALE: 3/16"=1'-0"

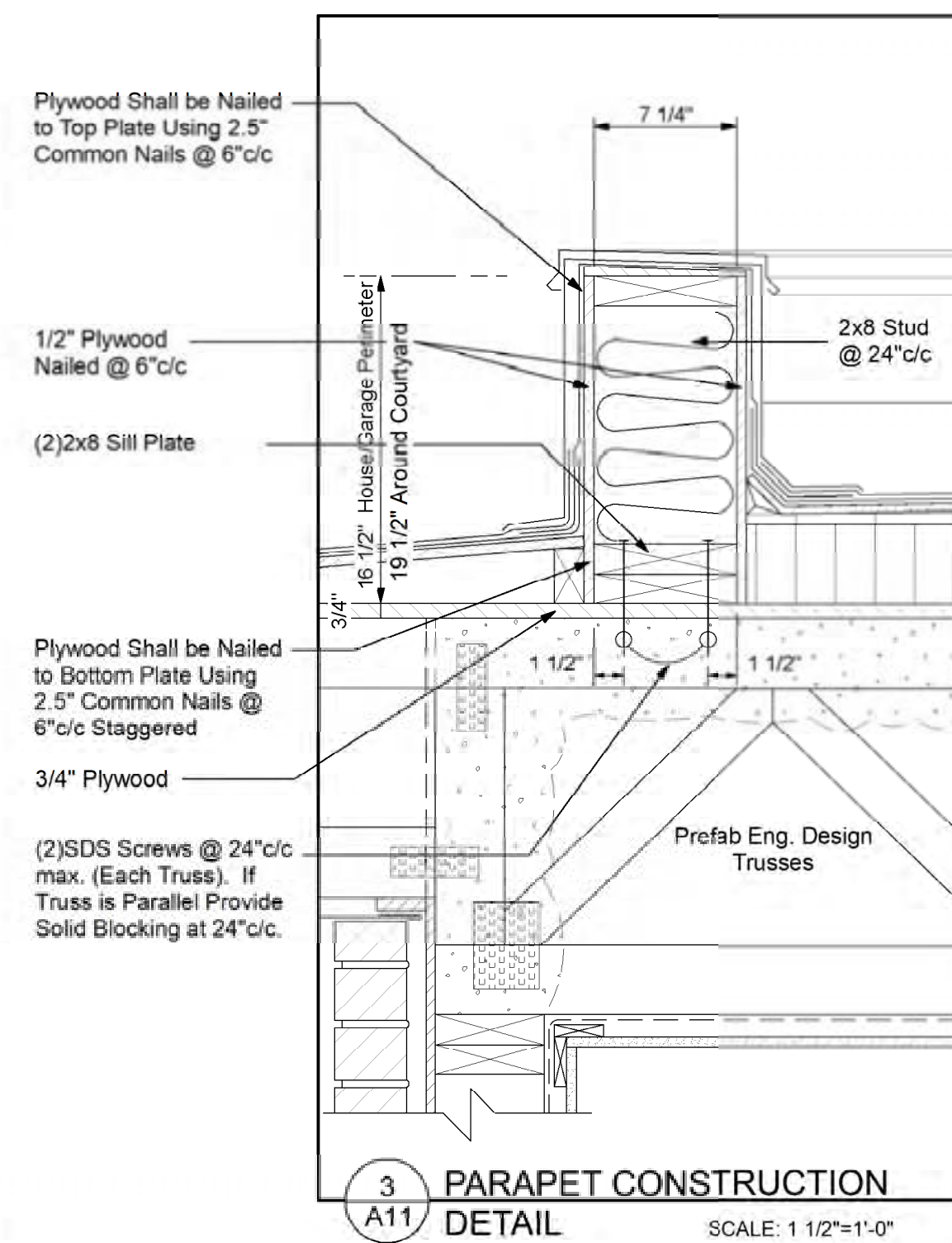


1 INTERIOR WALL MEETING EXTERIOR WALL
SCALE: 1"=1'-0"

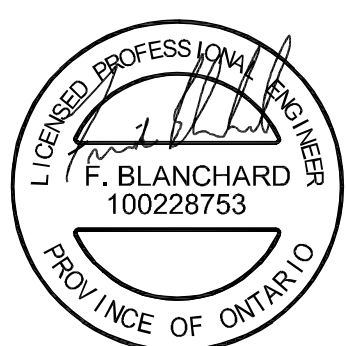


- NOTES:**
1. INSTALL ROOF INSULATION TIGHTLY TO THE BASE OF THE WALL.
 2. INSTALL CANT STRIP AT THE ROOF TO THE WALL TRANSITION.
 3. INSTALL BASE / INTER-PLY ROOFING SYSTEM TO THE TOP OF THE CANT.
 4. INSTALL CAP SHEET OVER THE STRIPPING / BACKER PLY TO THE TOP OF THE CANT.
 5. INSTALL BASE FLASHING CAP SHEET A MIN. OF 6" BEYOND THE TOE OF THE CANT AND ABOVE THE FINISHED ROOF SYSTEM A MIN. OF 8" TO A MAX. OF 24". TERMINATE THE TOP OF THE BASE FLASHING USING 1" GALVANIZED CAP NAILS.
 6. INSTALL WALL COVERING AS ILLUSTRATED ABOVE.

2 A11



3 PARAPET CONSTRUCTION DETAIL
SCALE: 1 1/2"=1'-0"



P.ENG STAMP FOR DESIGN OF PRIPARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

LEGEND

P.ENG STAMP FOR DESIGN OF PRIMARY STRUCTURAL ELEMENTS ONLY. DEC. 6, 2019

| DATE | DESCRIPTION | REV. |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |

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DO NOT SCALE THE DRAWINGS.

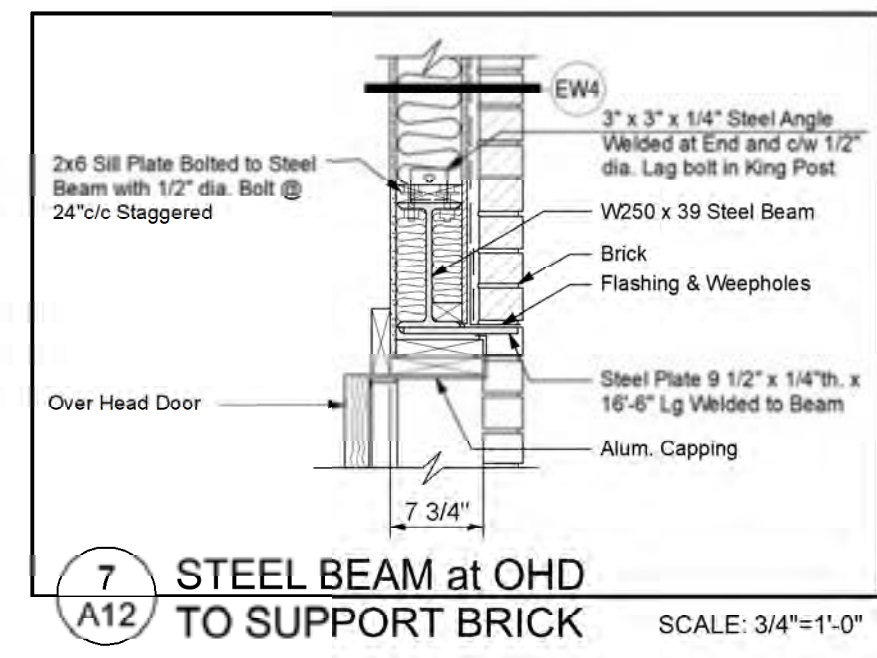
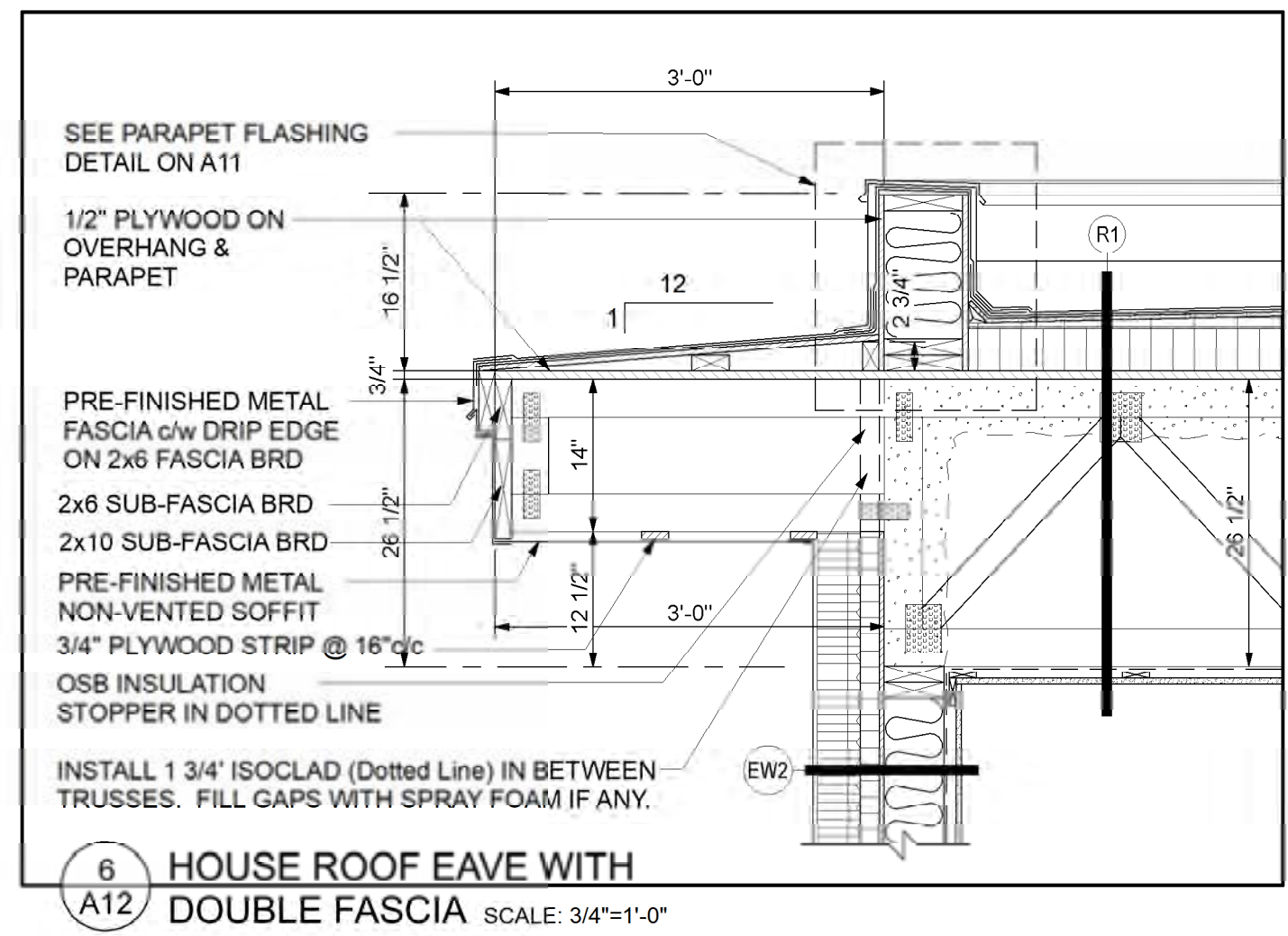
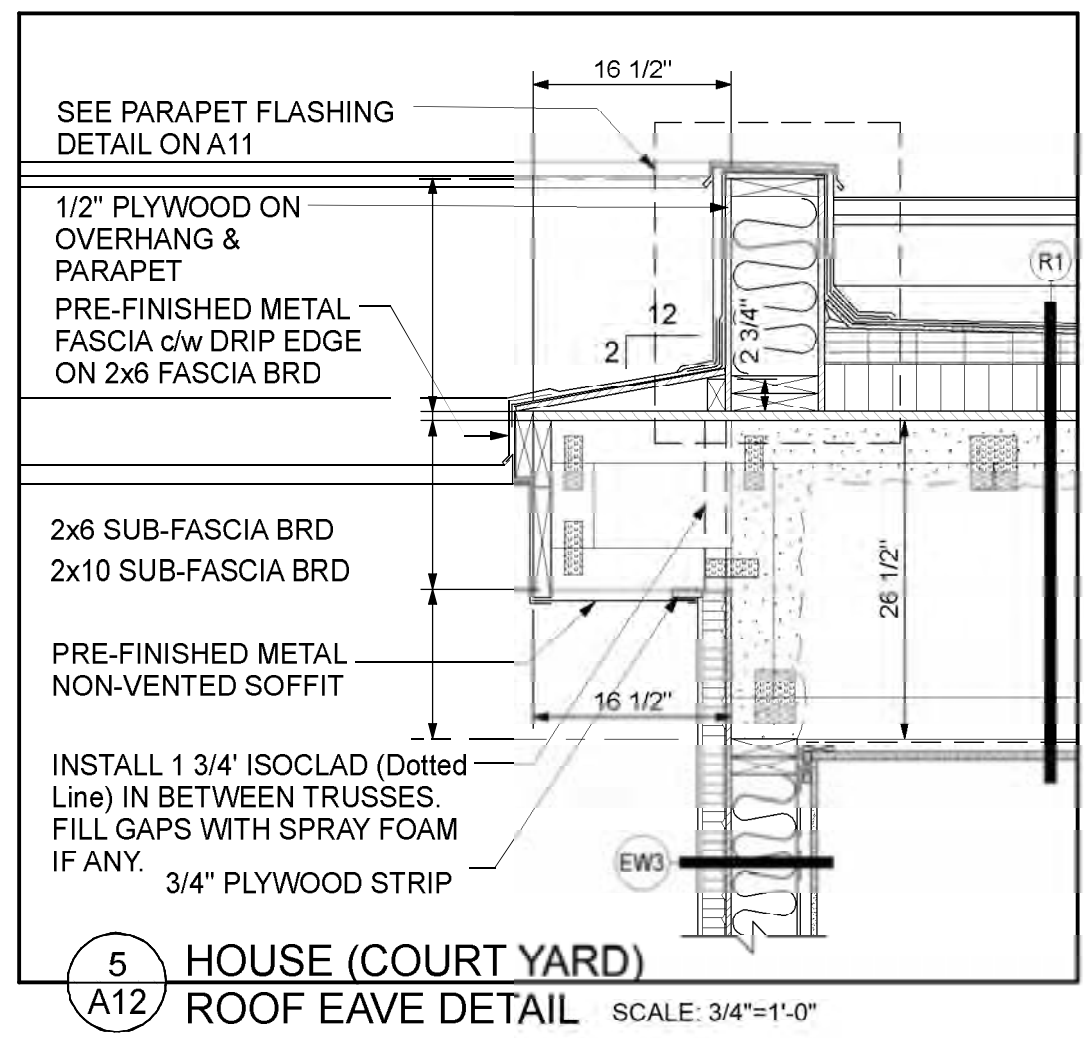
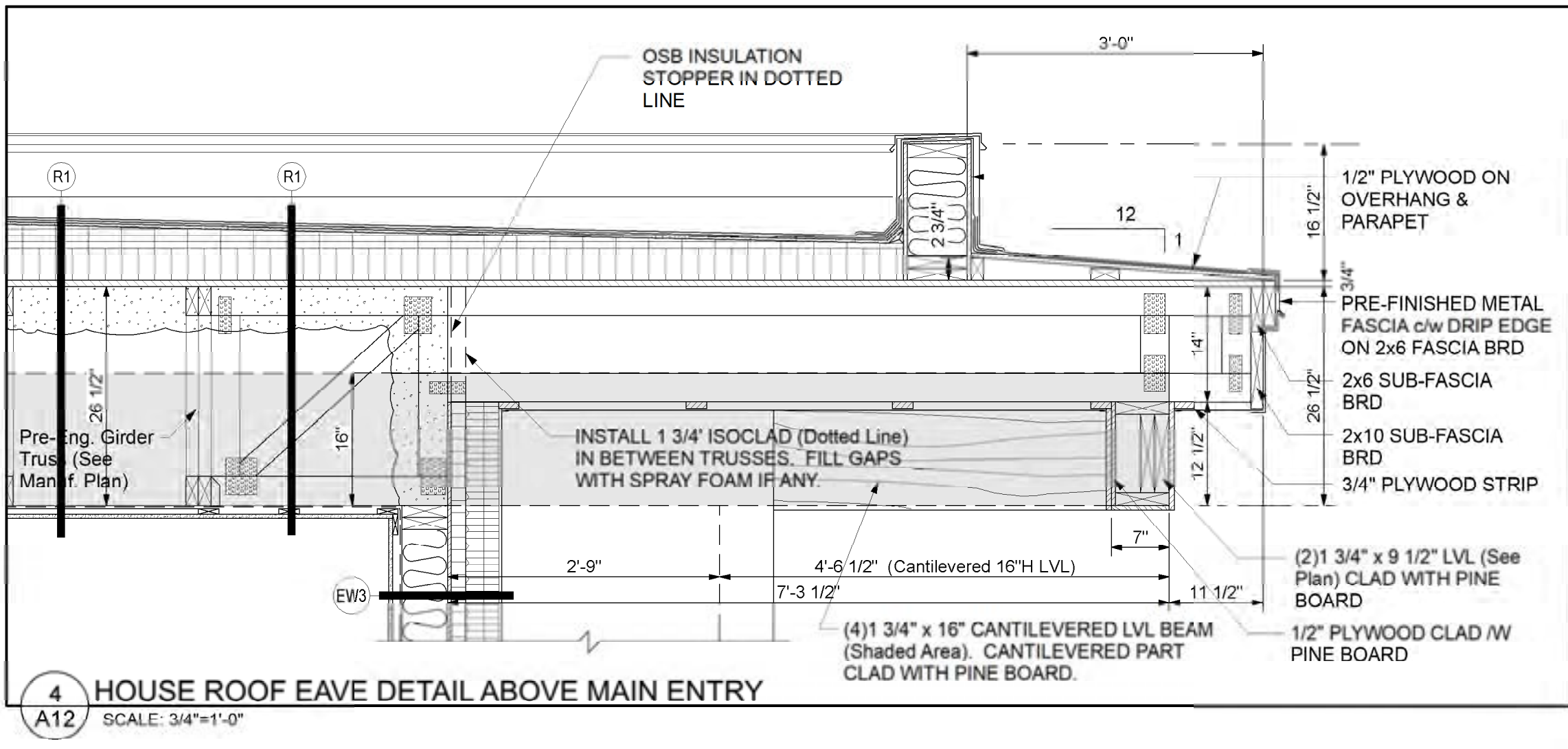
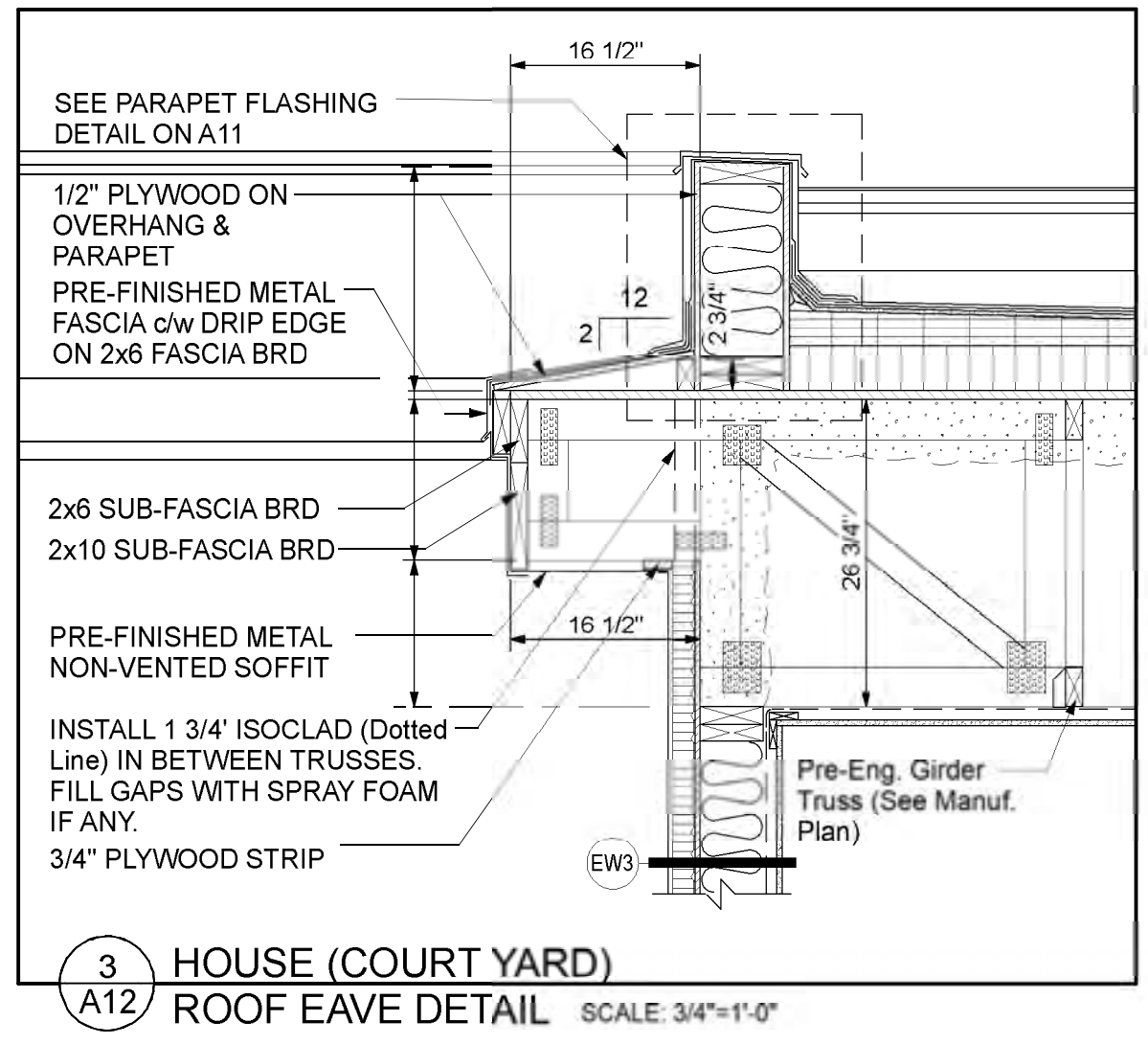
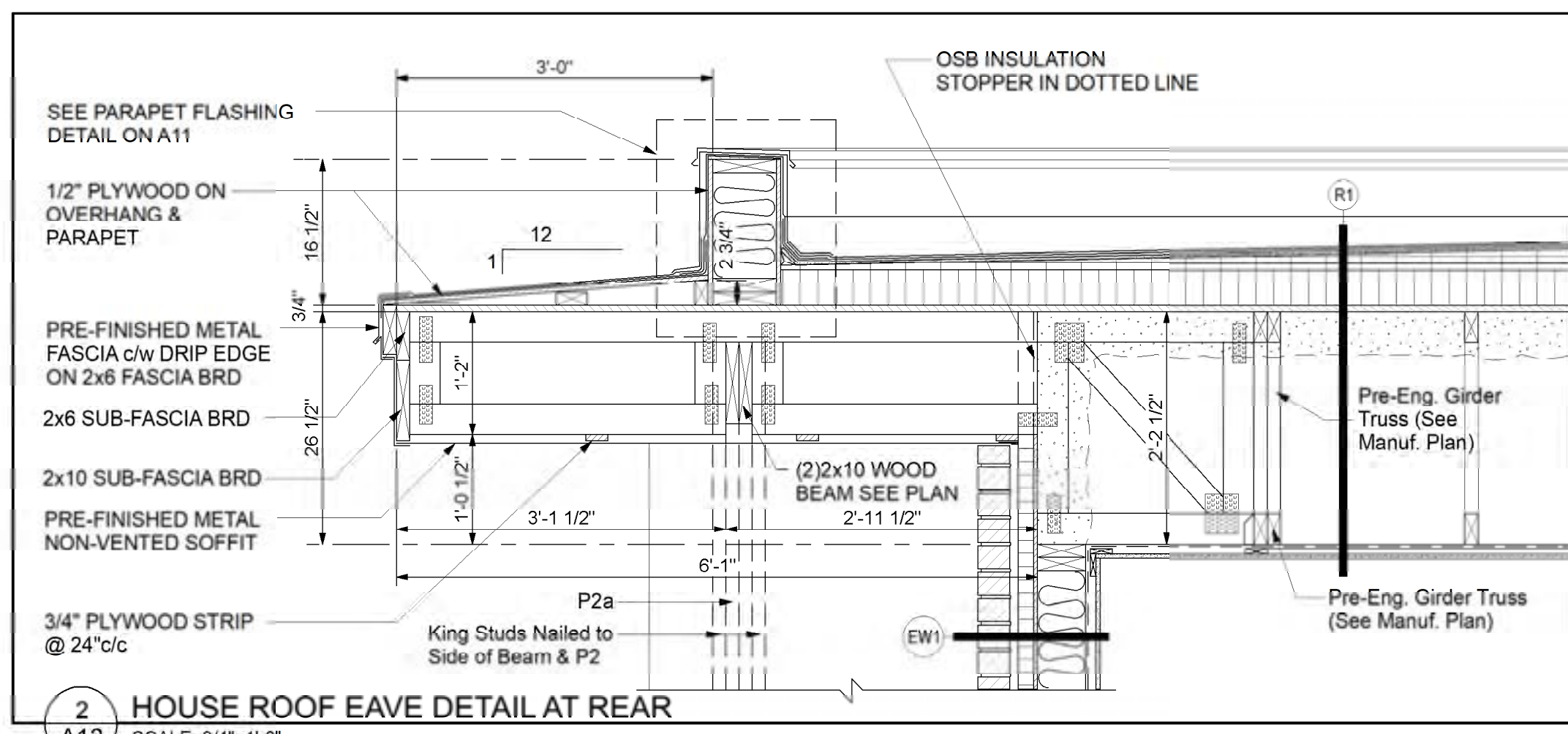
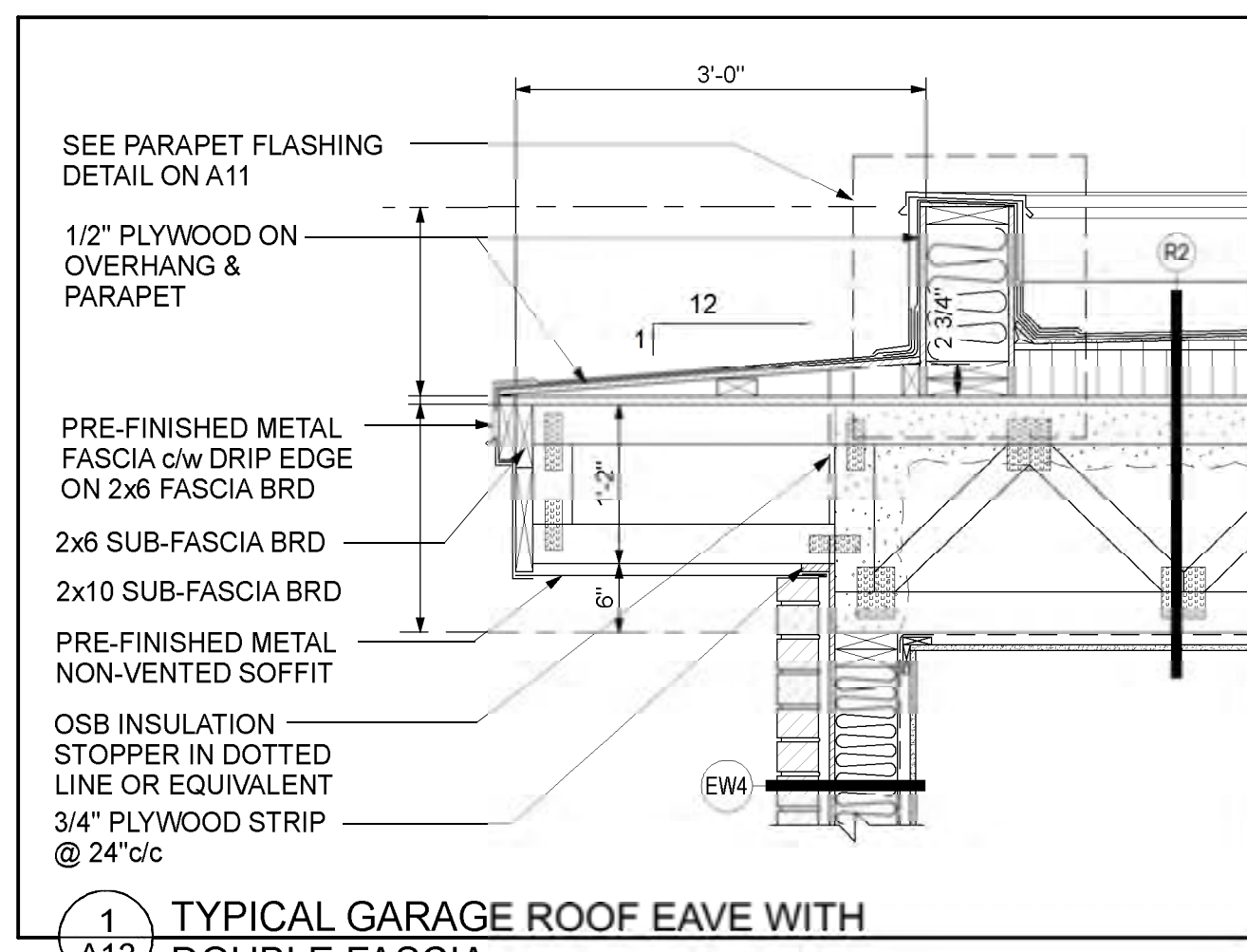
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A.L. *Alain Lavoie*
F.M.

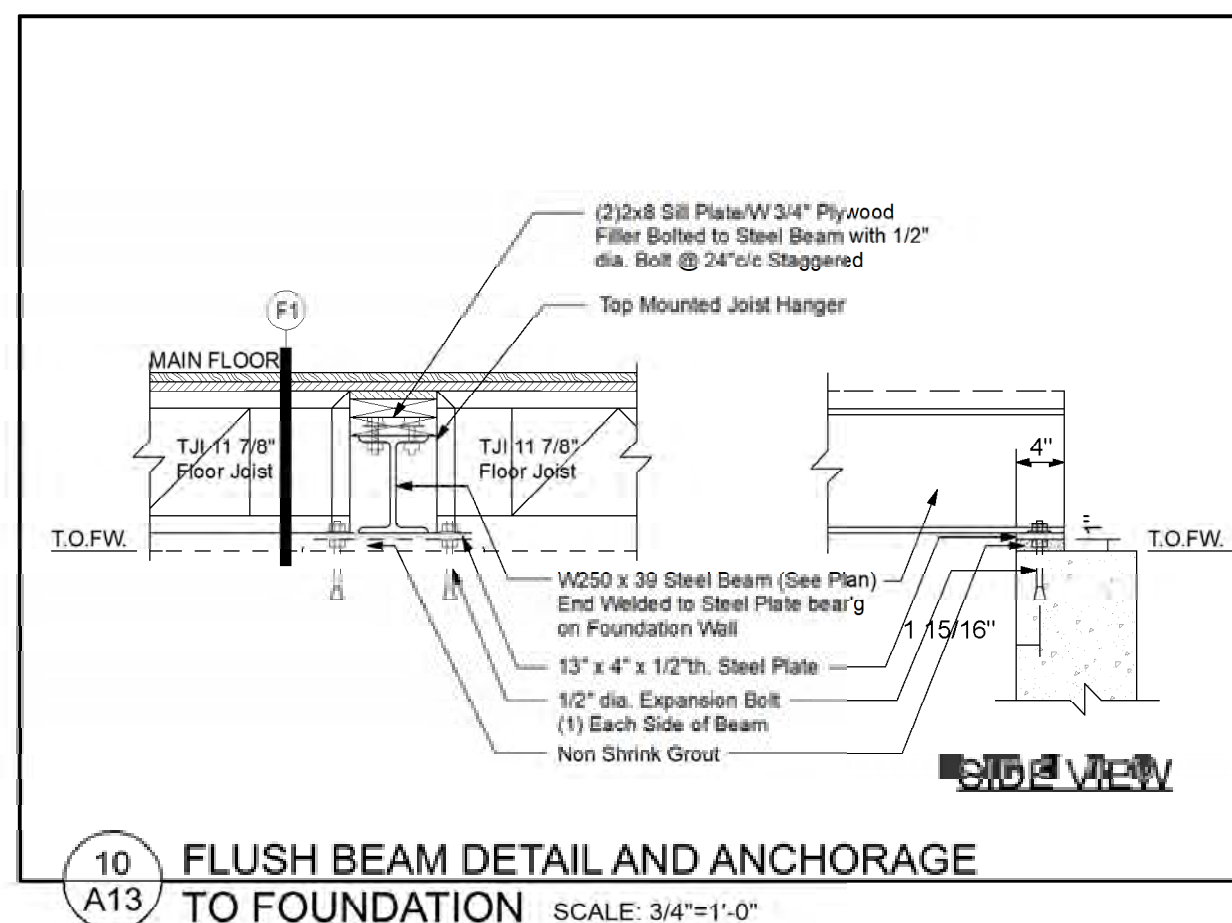
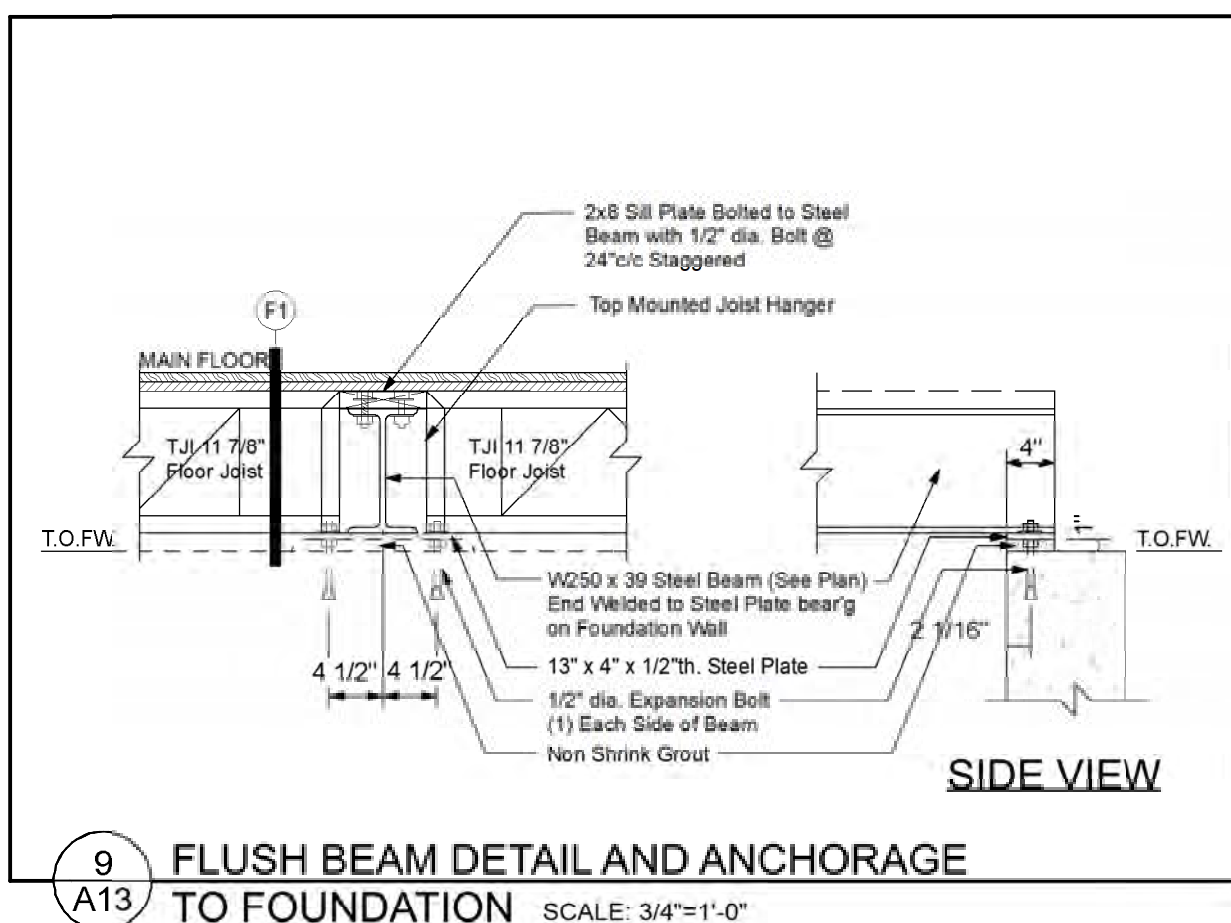
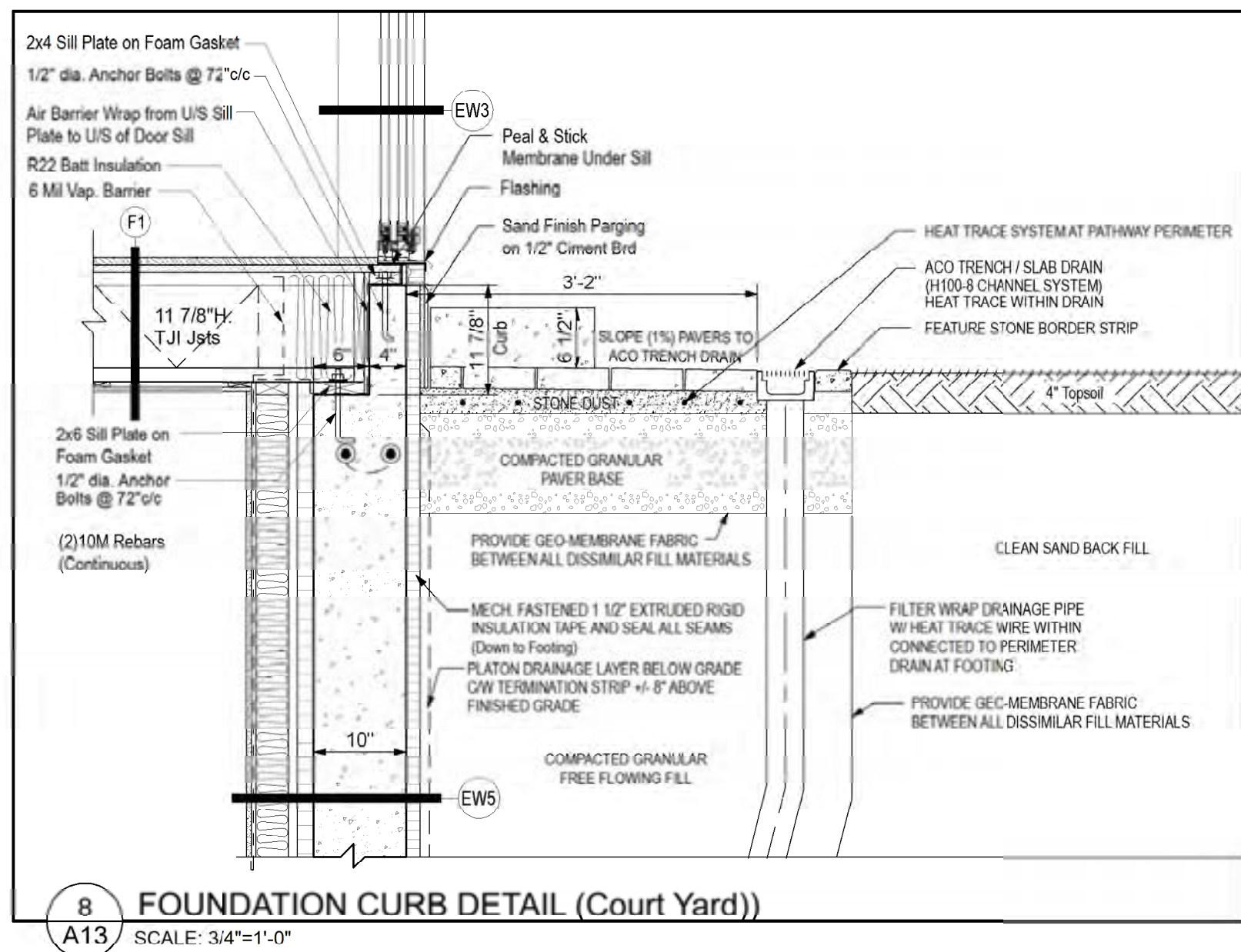
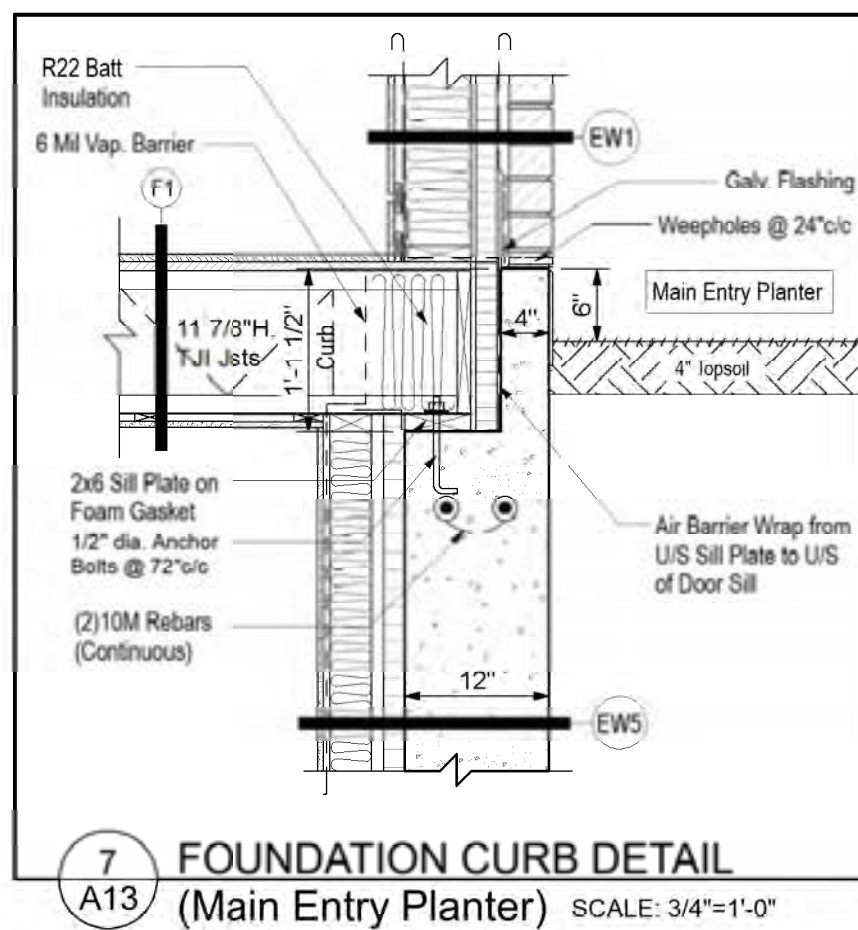
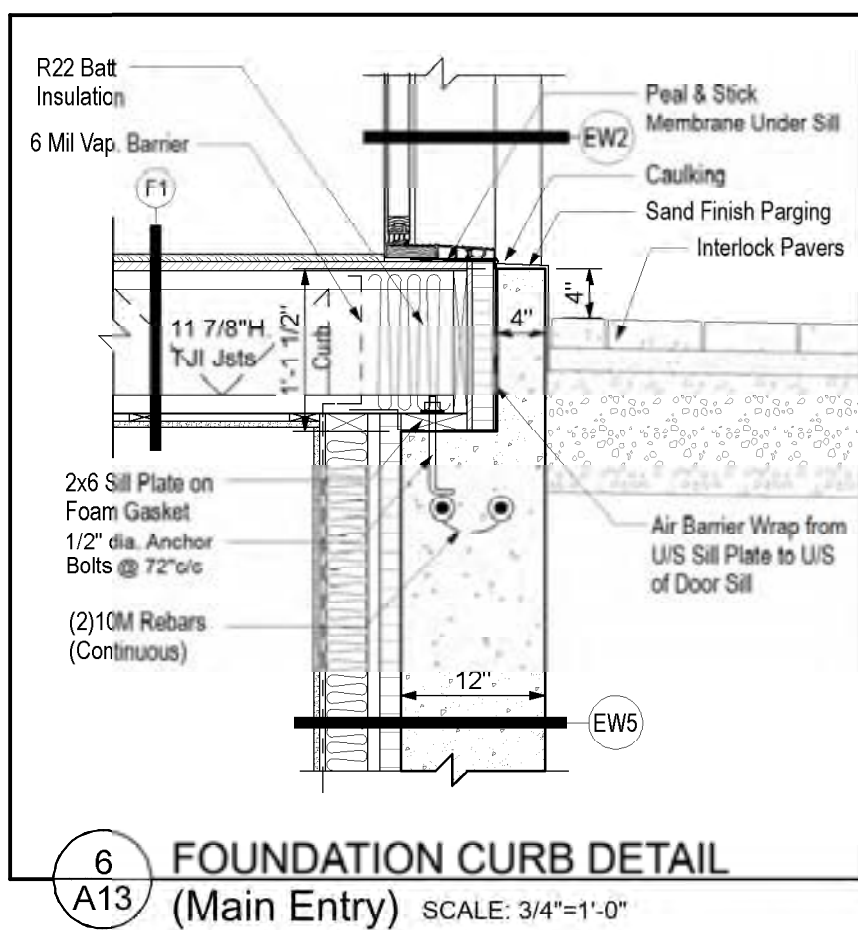
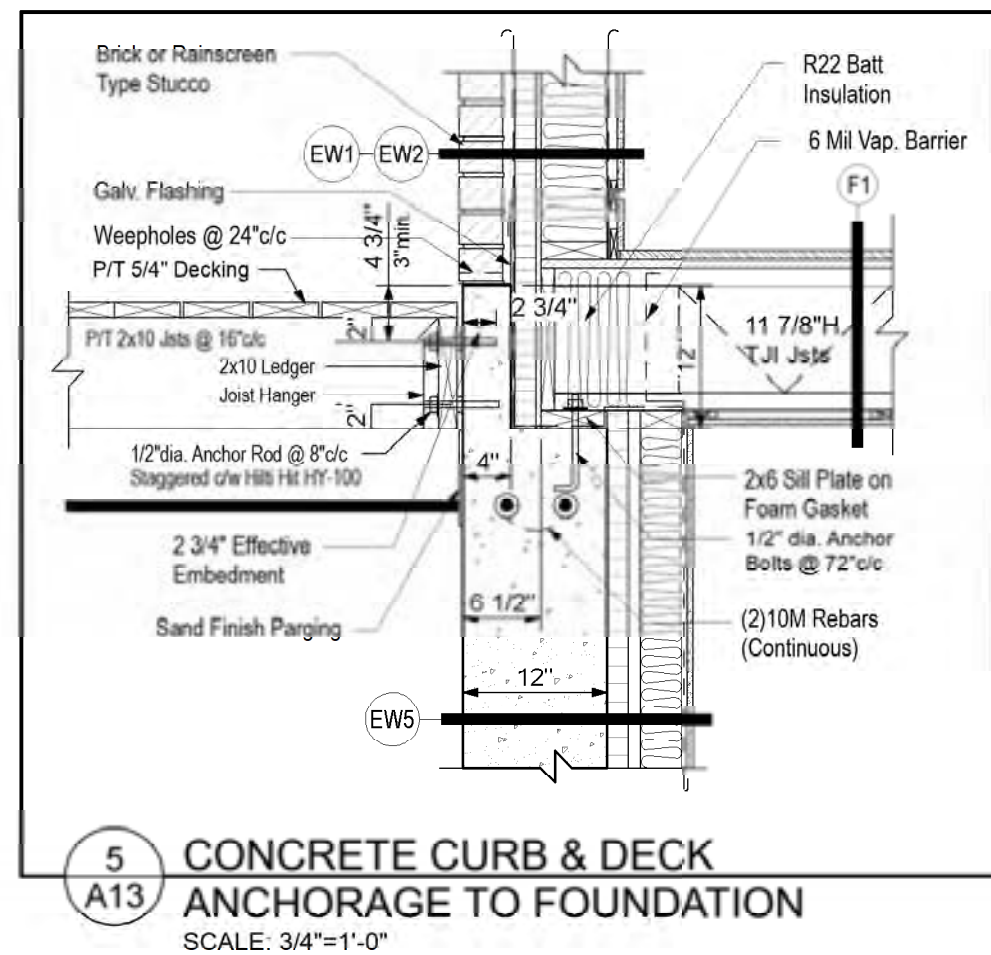
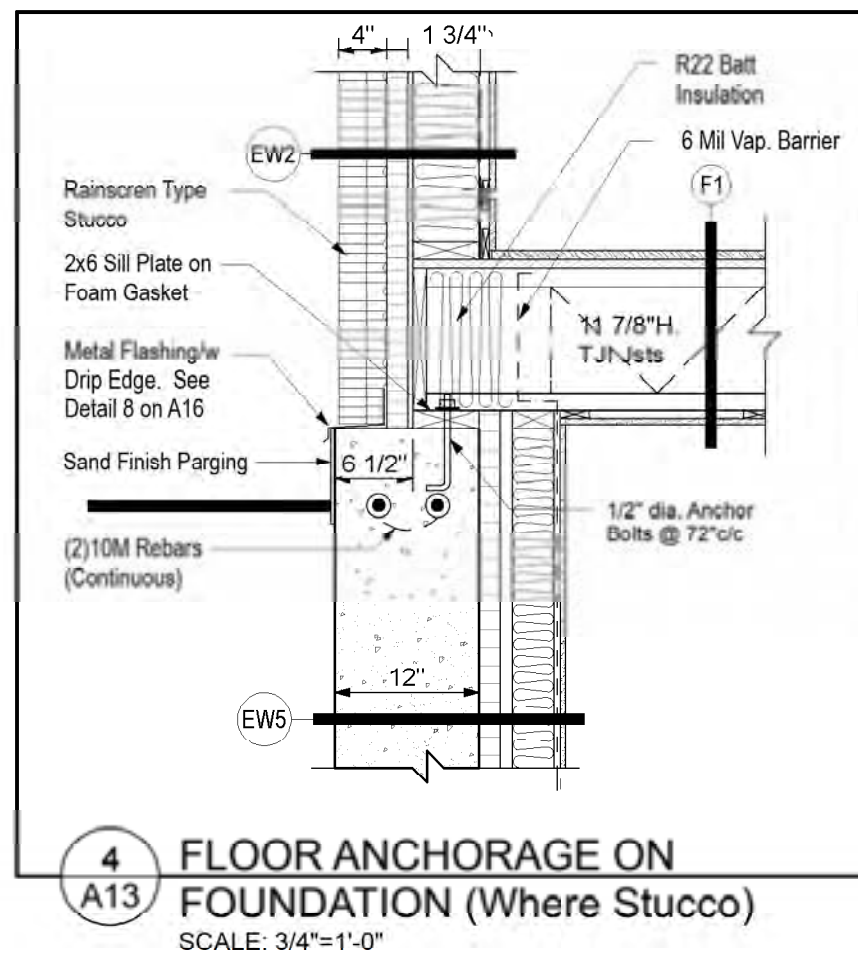
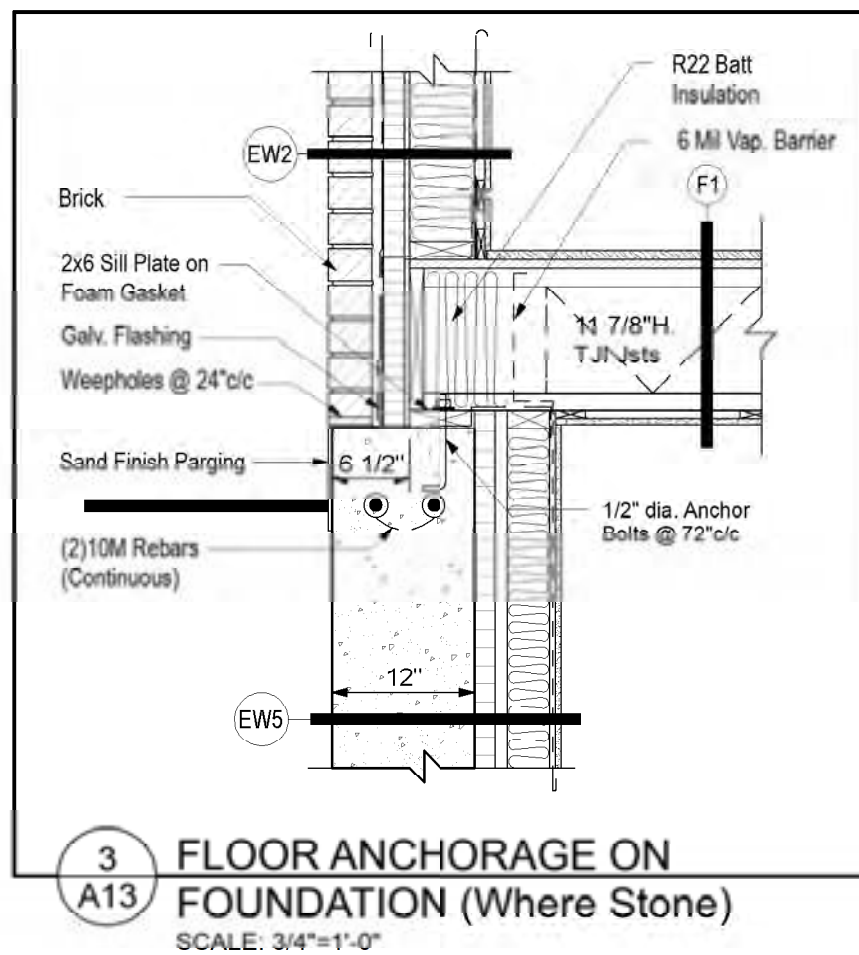
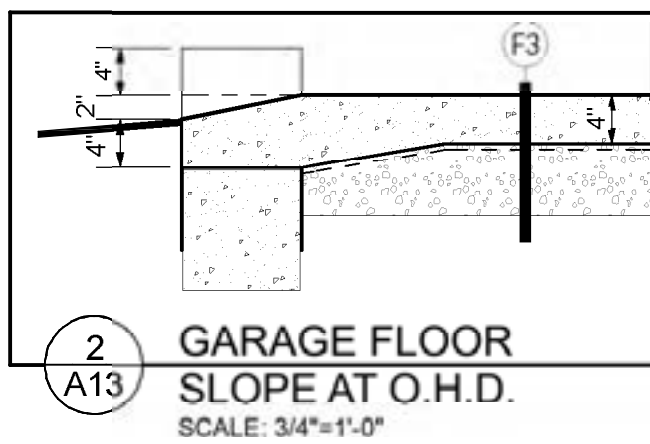
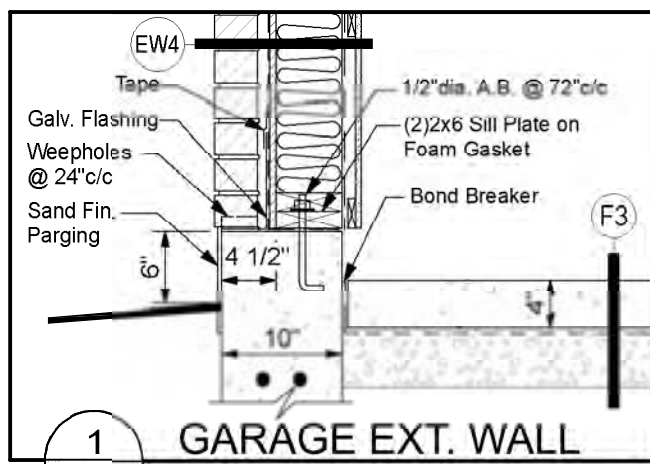
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa
DRAWING TITLE
CONSTRUCTION DETAIL

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A12 of 19 |



SEE PARAPET STRUCTURAL DETAIL 3/A11



MAISONS PARAGON HOMES

710-1180 Chemin d'Aylmer
Gatineau, Qc. J9H 0G5
OFFICE: (Qc) 1-819-503-6820
(On) 1-813-789-0220
CEL: 819-743-9220
WWW.PARAGONHOMES.CA

CONSTRUCTION PROJECT MANAGEMENT
BY PARAGON HOMES

CUSTOM ENGINEERED HOME
PACKAGES-KIT BY PARAGON HOMES

LEGEND

| DATE | DESCRIPTION | REV. |
|-----------|------------------------------|------|
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A.L. *Alain Jovani*
F.M.

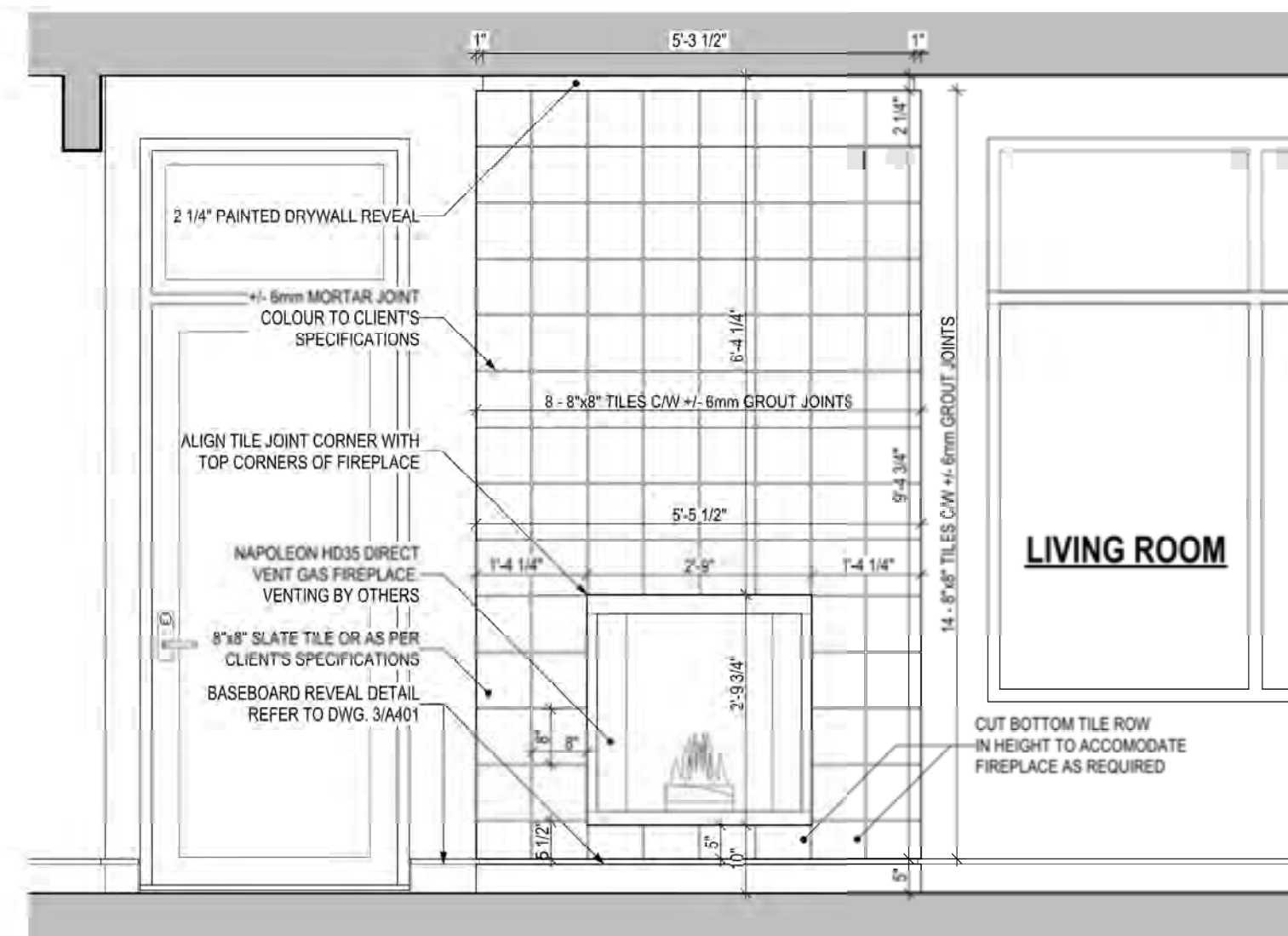
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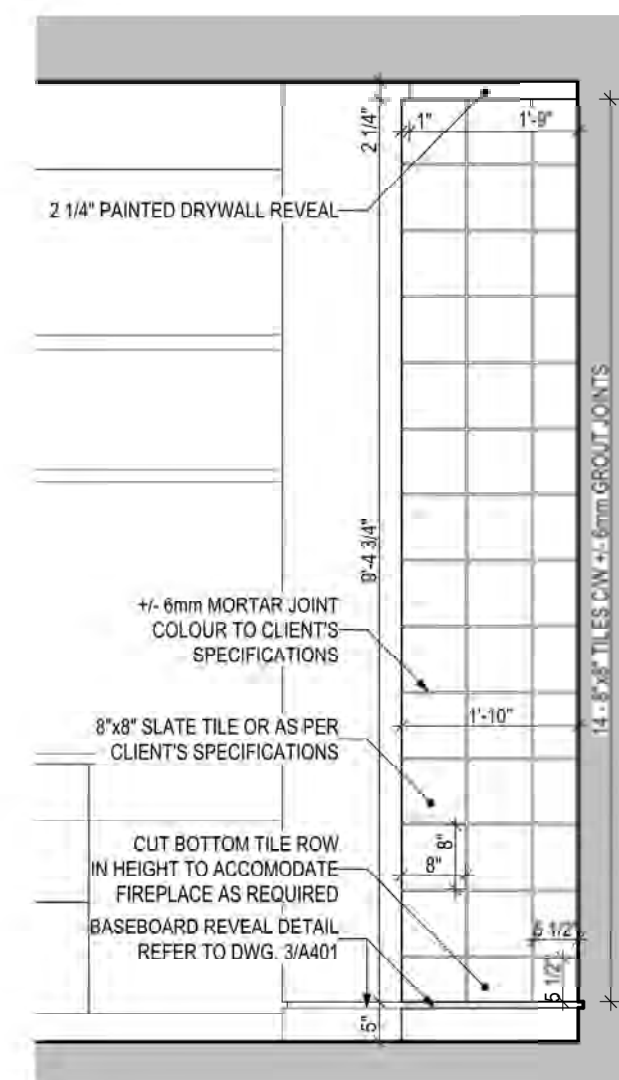
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| FRANK MURRAY | N/A |
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| As Shown | A13 of 19 |



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1 FIREPLACE FRONT VIEW ELEVATION
A14 SCALE: 1/2"=1'-0"



2 FIREPLACE SIDE VIEW ELEVATION
A14 SCALE: 1/2"=1'-0"

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A.L. *Alvin Lavin*
F.M.

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DRAWING TITLE
FIREPLACE DETAILS

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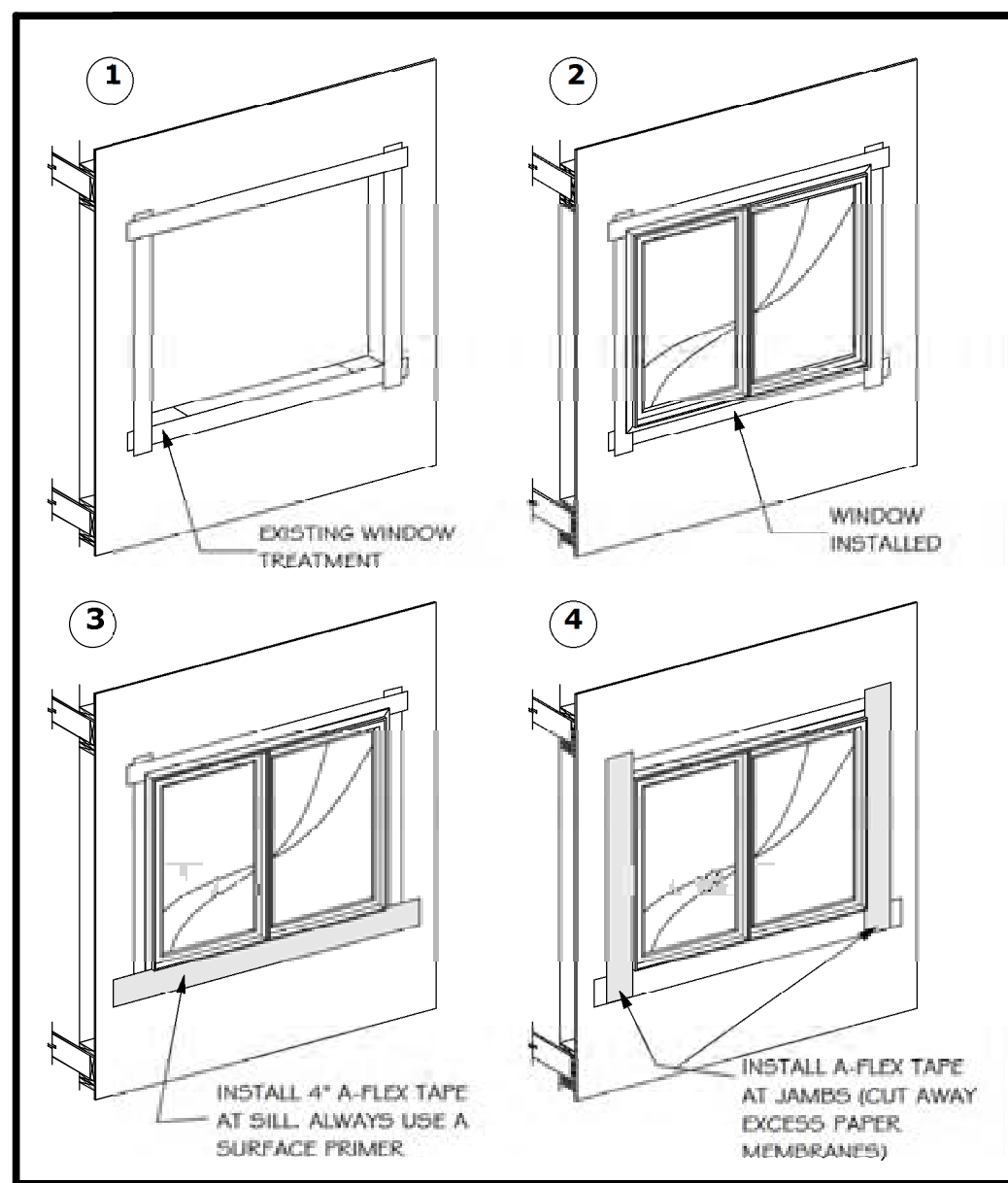
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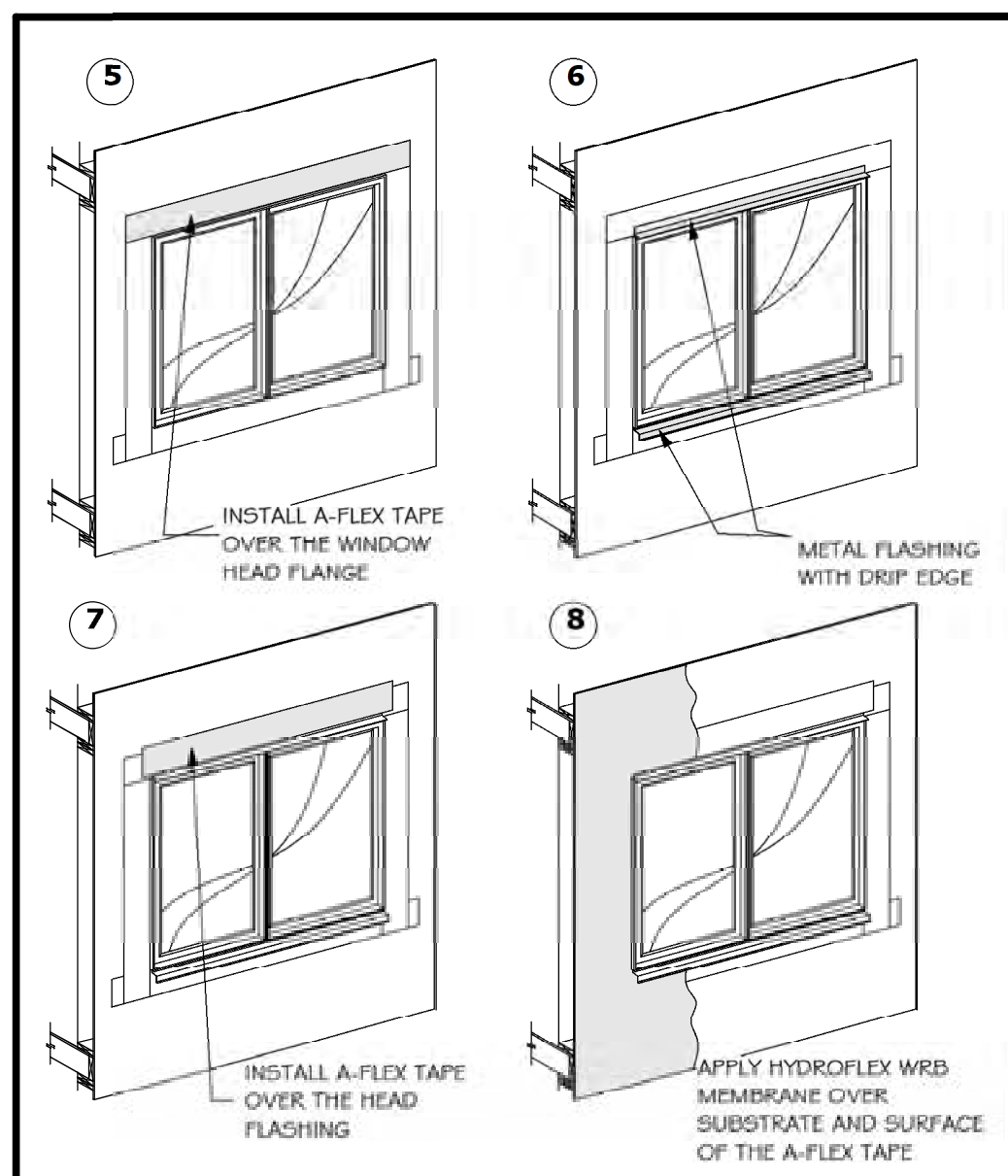
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STUCCO DETAILS

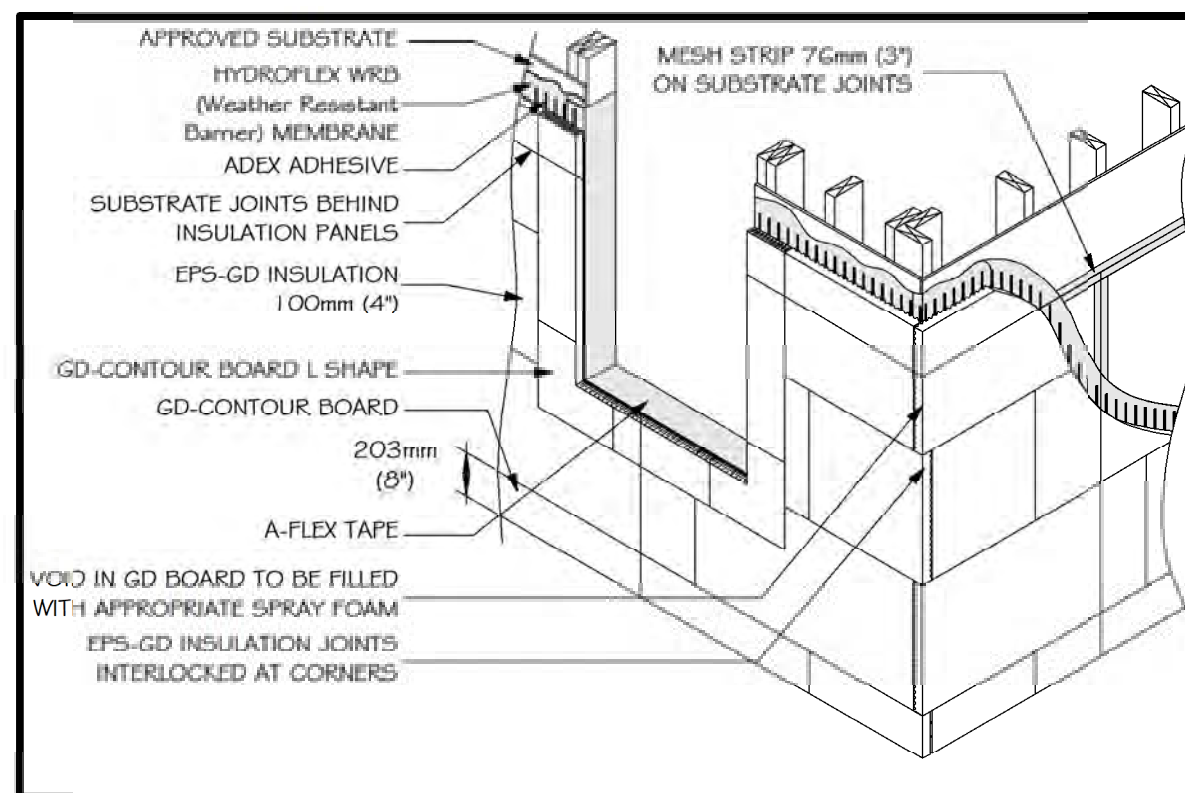
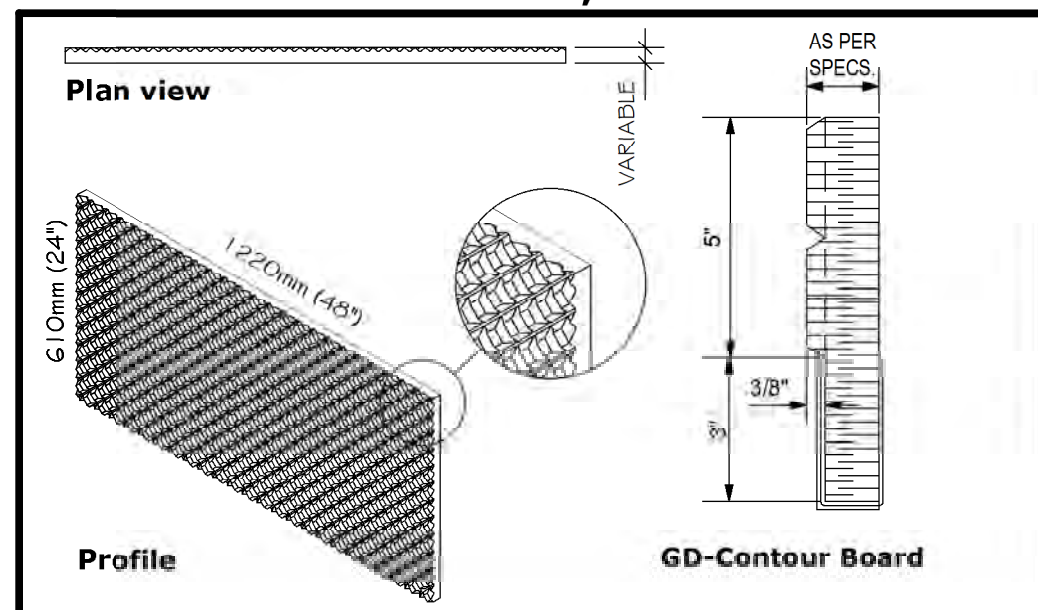
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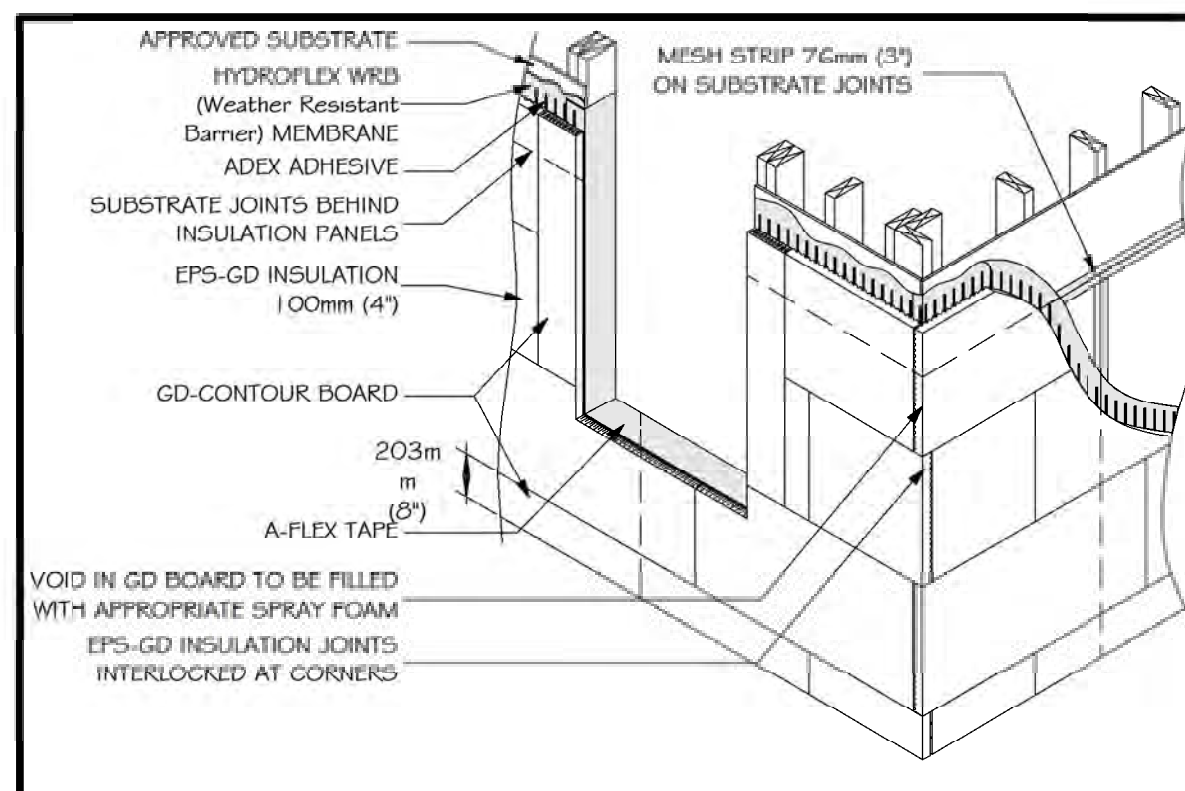
1C Window Treatment, Part 1



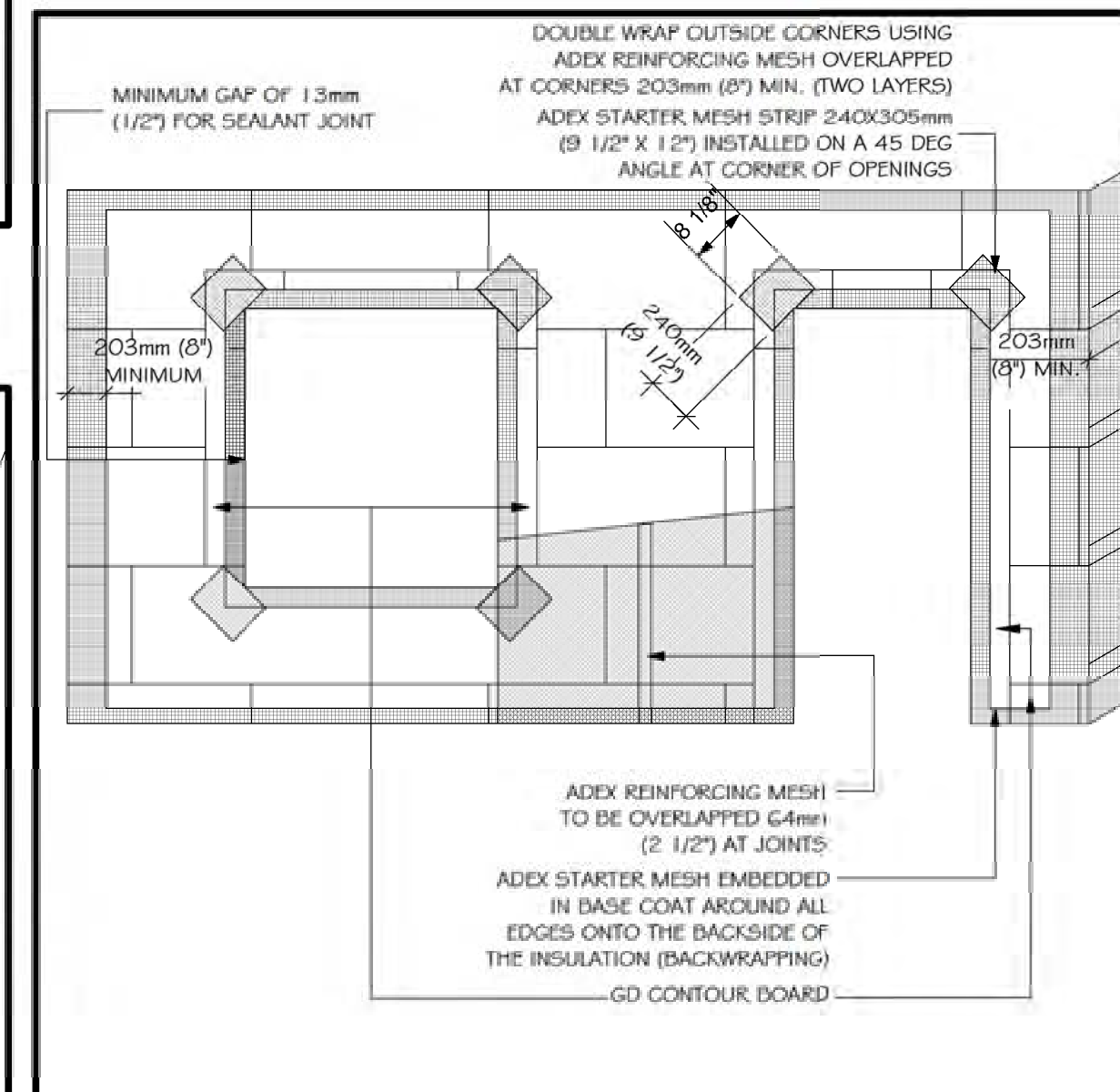
1C Window Treatment, Part 2



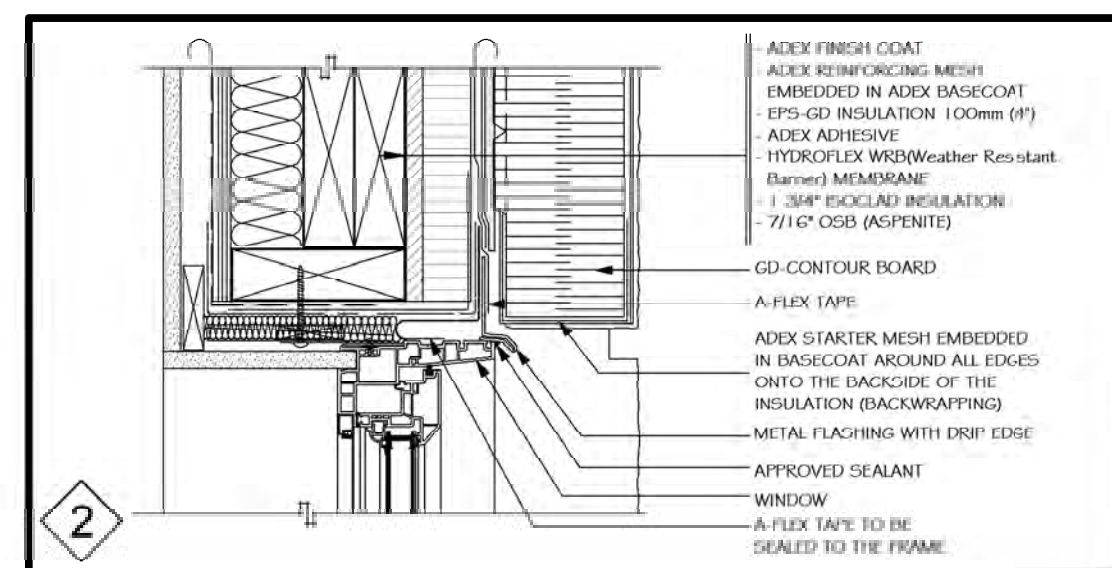
1A Insulation Installation (Optional)



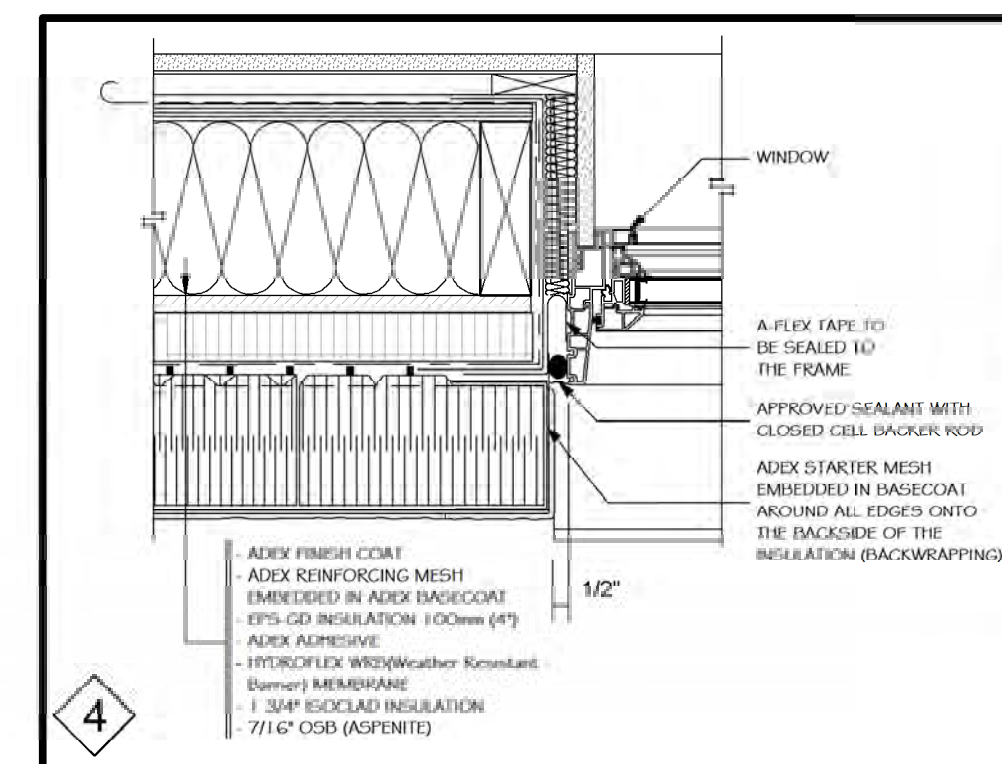
1A Insulation Installation



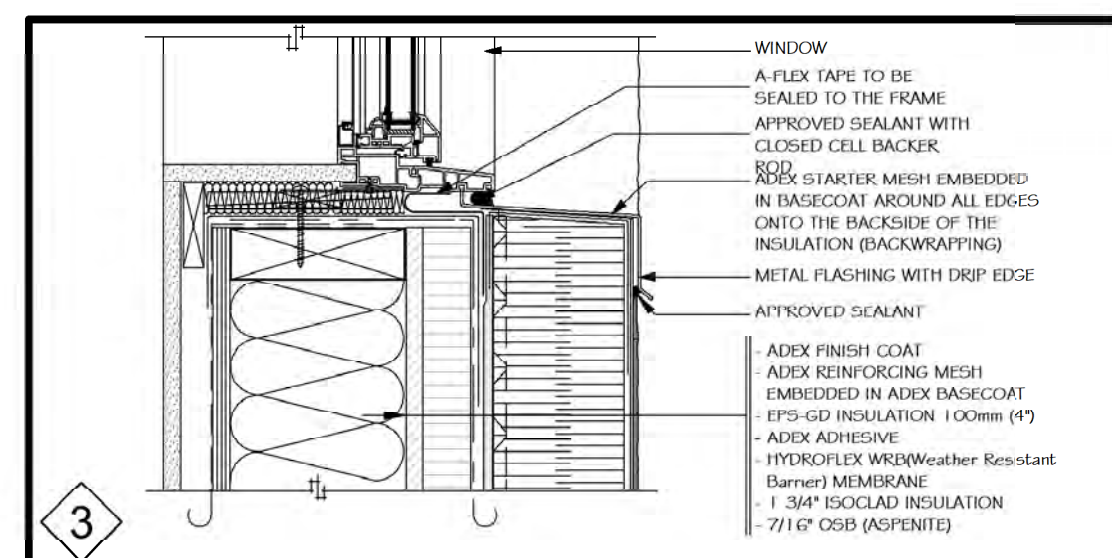
1B Reinforcing Mesh Installation



Window Head



Window Jamb



Window Sill

CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

LEGEND

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| m/d/y | | |

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F.M.

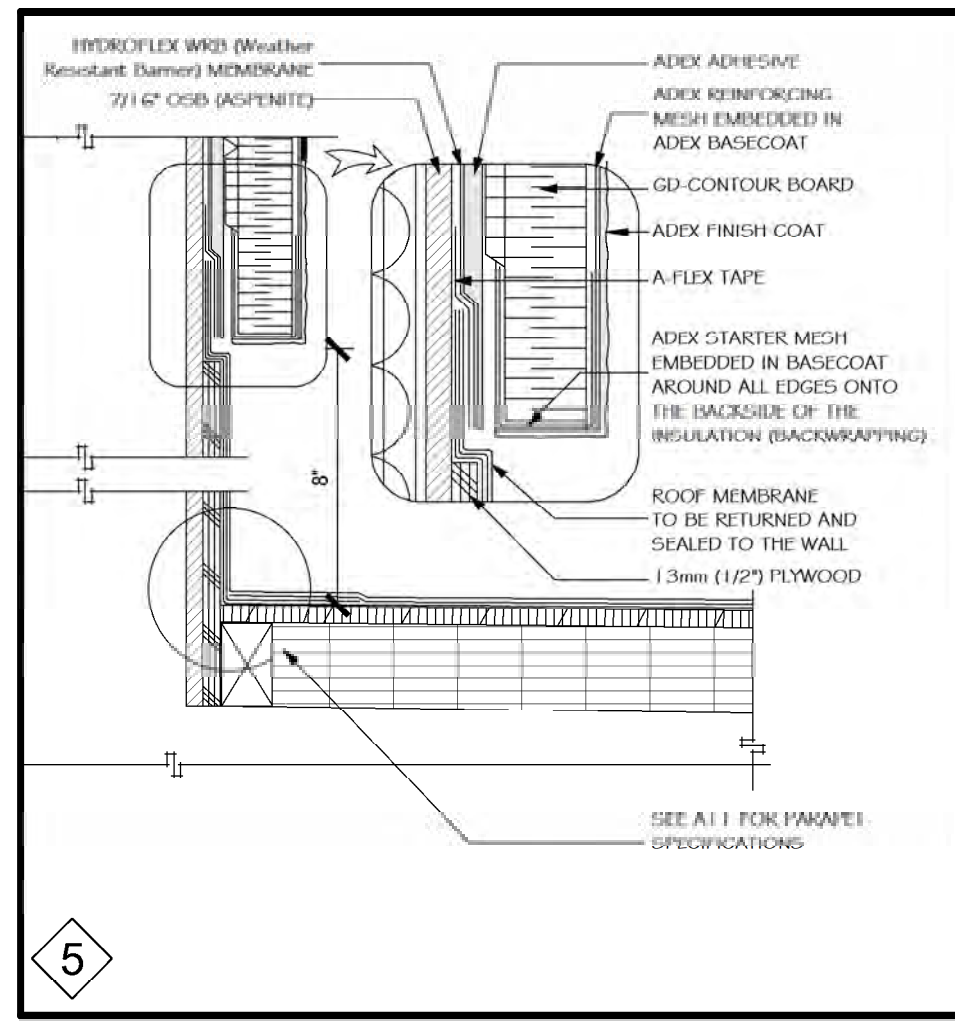
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION

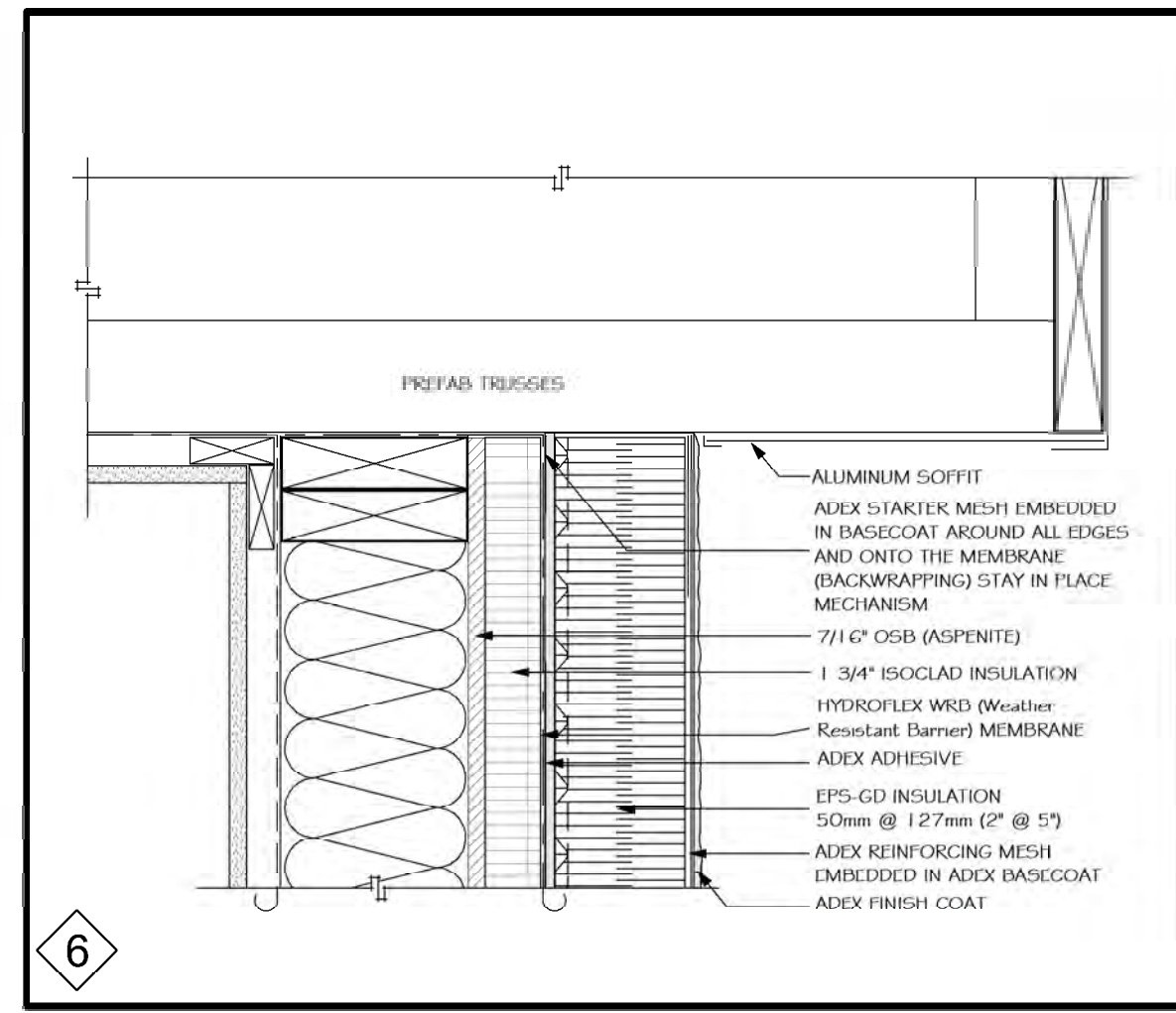
NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa

DRAWING TITLE
STUCCO DETAILS

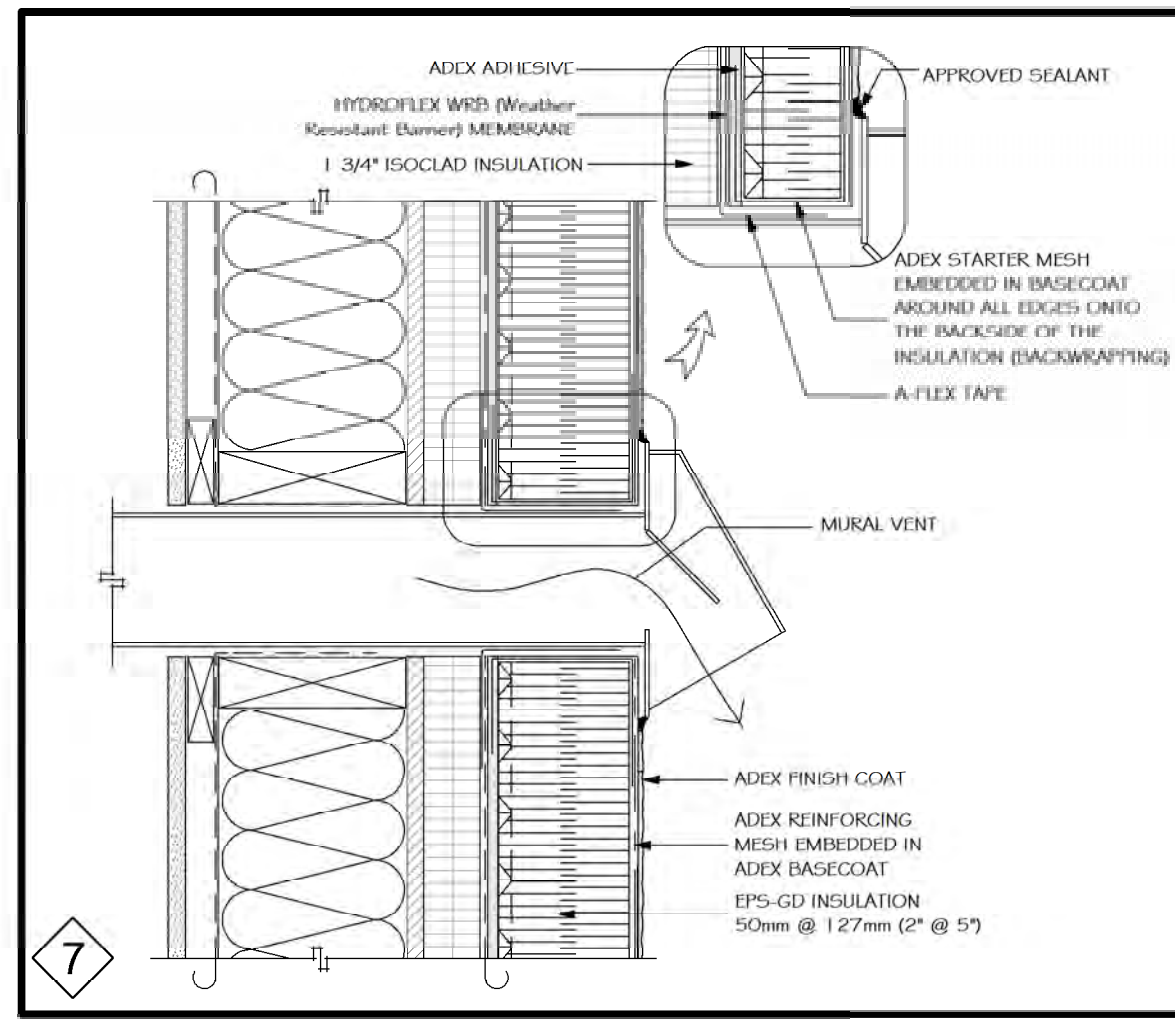
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| PROJECT NUMBER | DATE |
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| As Shown | A16 of 19 |



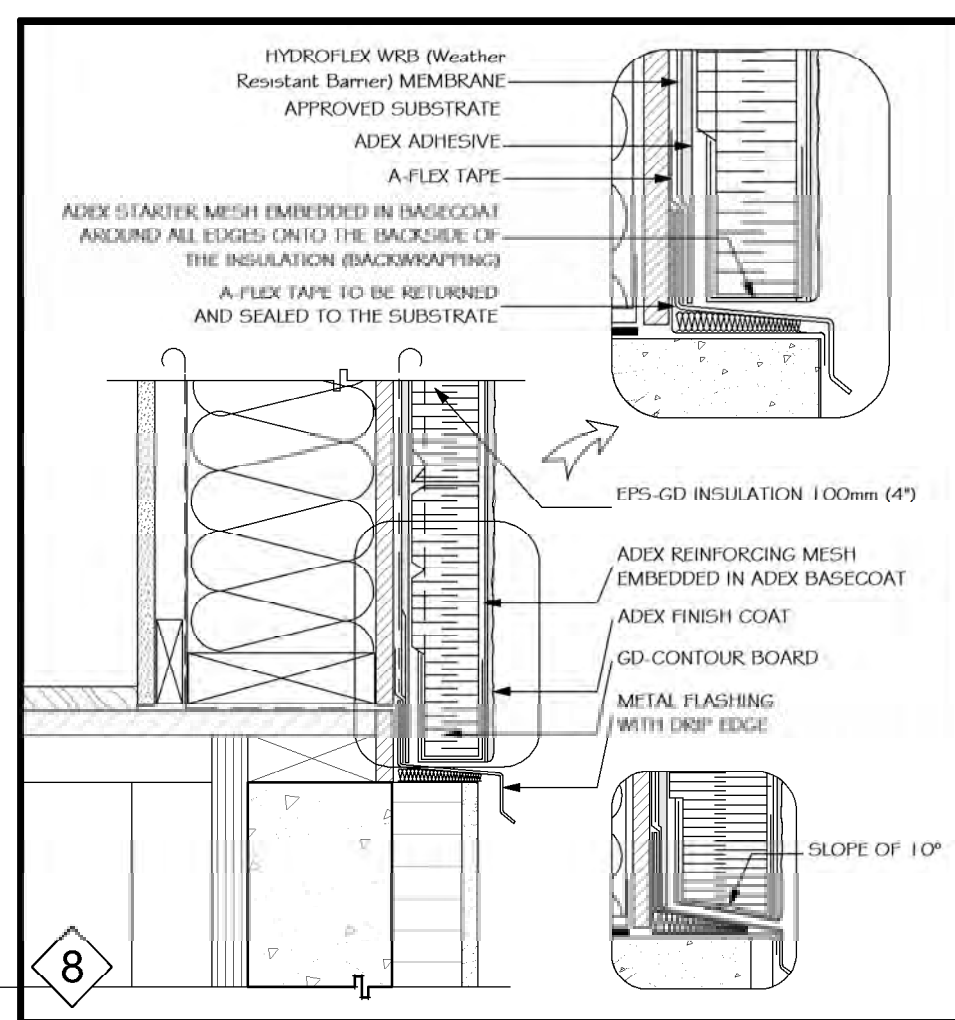
5 Wall/Roof Junction (Flat Roof)



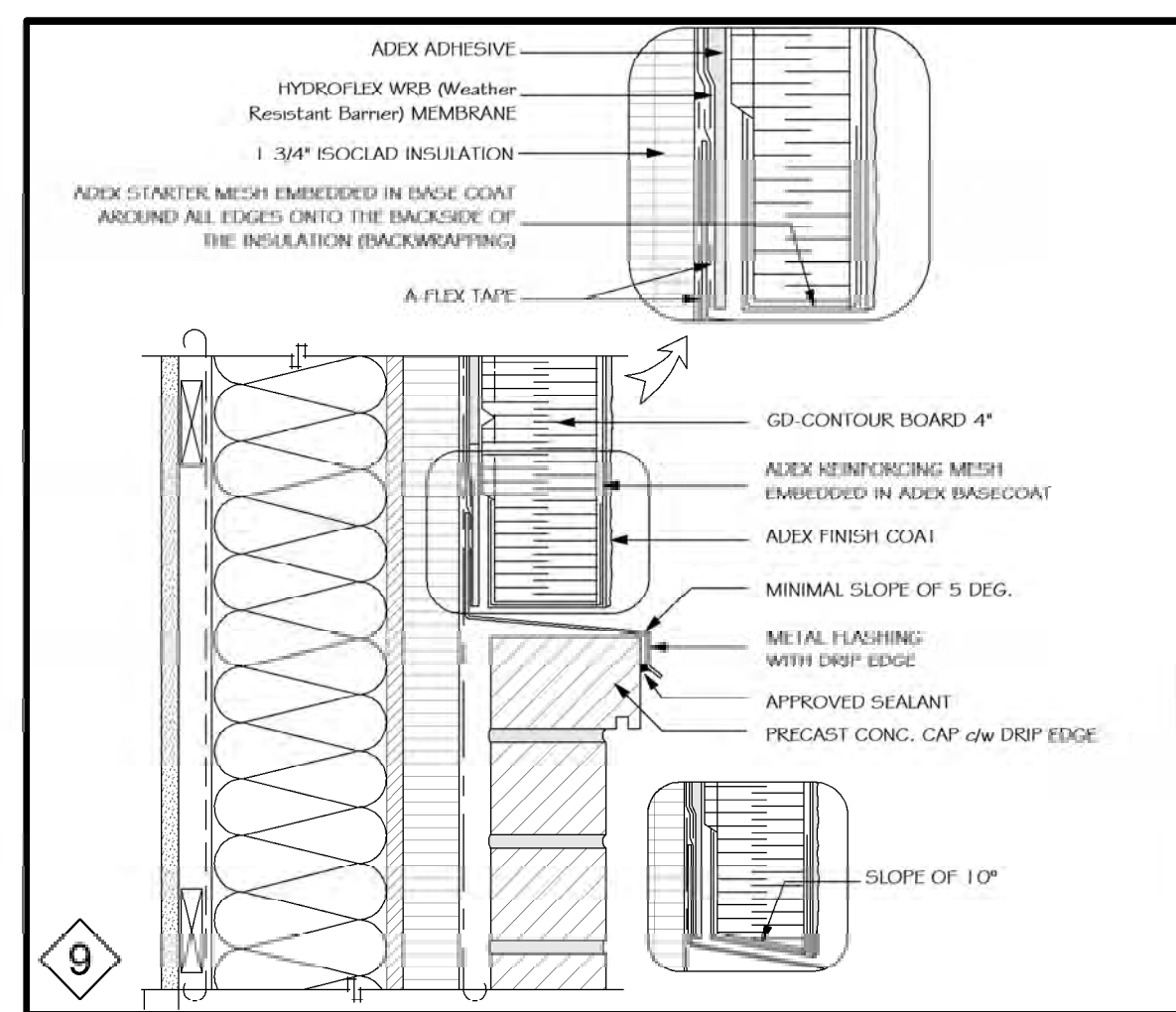
6 Eave Soffit Junction



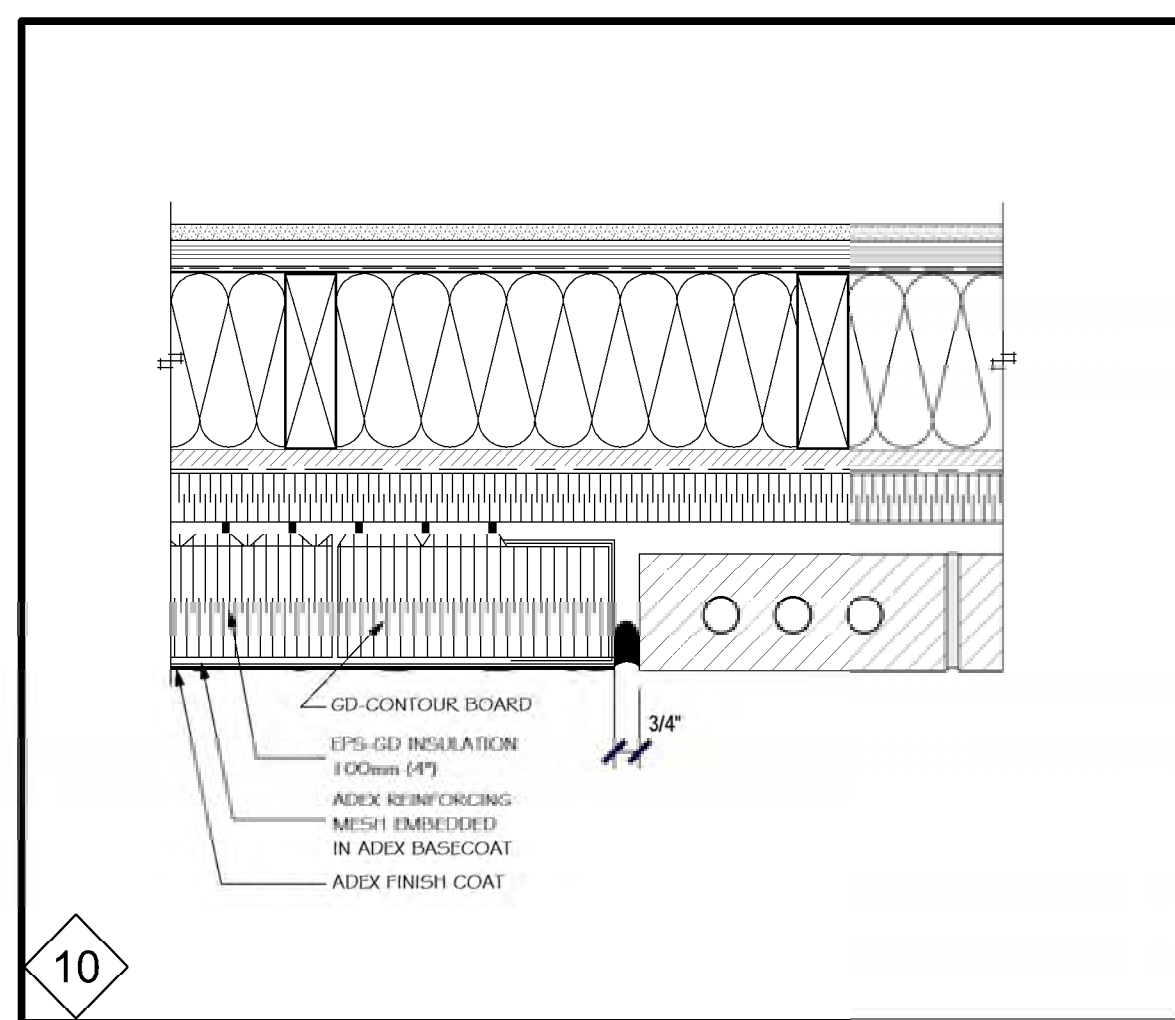
7 Wall Penetrations



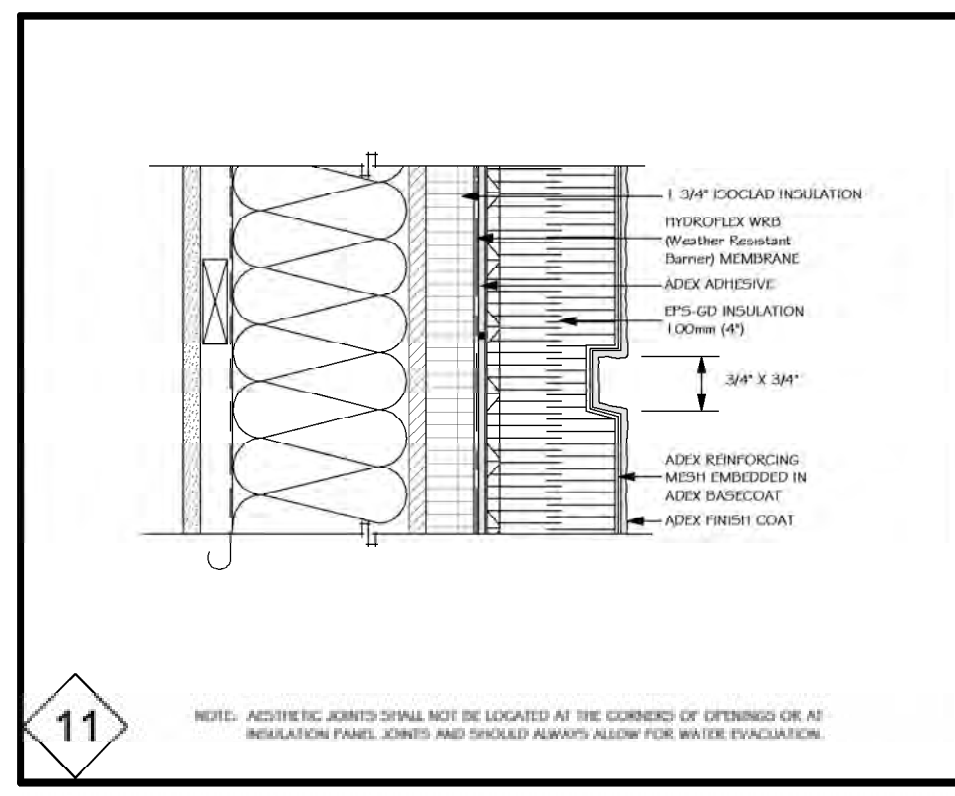
8 Termination At Grade-Court Yard



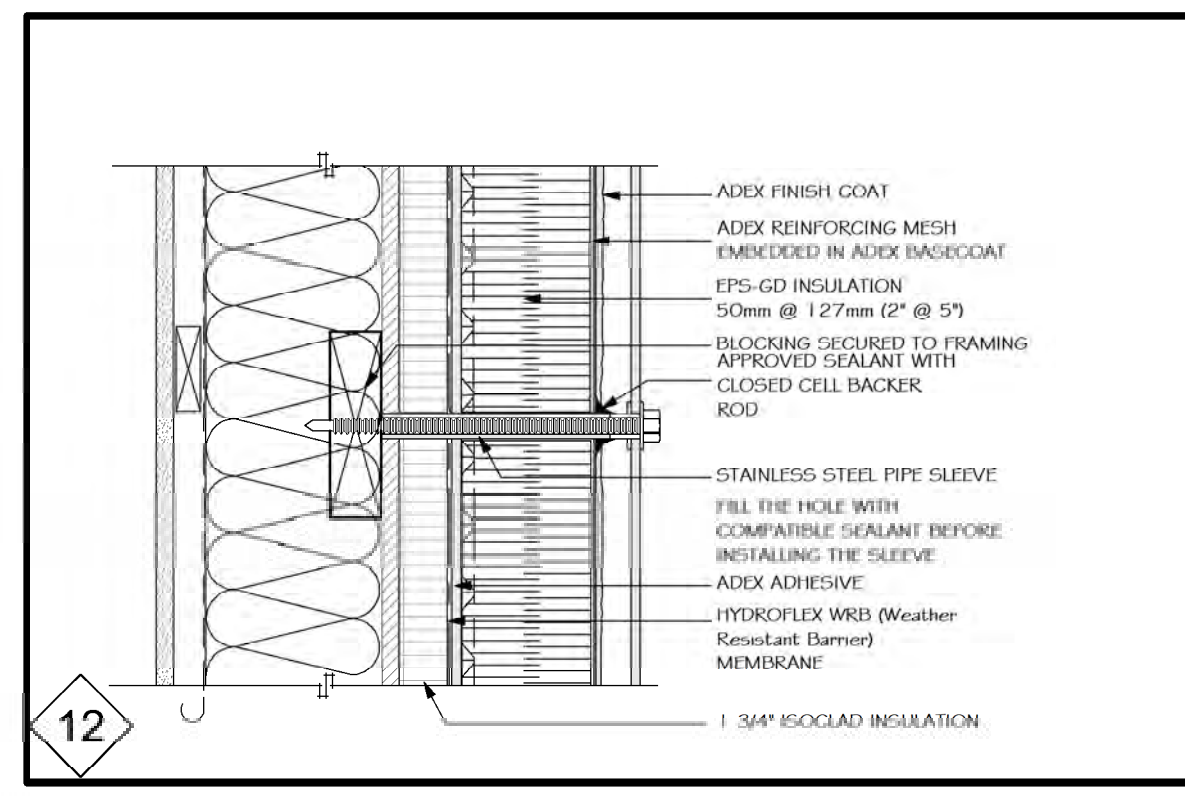
9 Horizontal Junction



9 Vertical junction



10 Aesthetic Joints



11- Accessories Attachment

NOTE: AESTHETIC JOINTS SHALL NOT BE LOCATED AT THE CORNERS OF OPENINGS OR AT INSULATION PANEL JOINTS AND SHOULD ALWAYS ALLOW FOR WATER EVACUATION.

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|-----|-----------------------|-----|--|---------------------|--------------|-----------------|-------------|--|
| # | FLR | ROOM NAME | QTY | DESCRIPTION | DIMENSIONS W X H | GLAZING TYPE | HEIGHT FROM FLR | AREA (SQFT) | |
| W01 | 0 | EXERCISE RM | 1 | RIGHT SLIDING | 78"X36"RS | DOUBLE PANE | 103" | 19.5 | |
| W02 | 0 | BEDRM #4 | 1 | RIGHT SLIDING | 78"X36"RS | DOUBLE PANE | 103" | 19.5 | |
| W03 | 0 | RECREATION / WORKSHOP | 1 | RIGHT SLIDING | 78"X36"RS | DOUBLE PANE | 103" | 19.5 | |
| W04 | 1 | BEDRM #2 | 1 | DOUBLE AWNING-BOTTOM OPENS | 40"X60"FA | DOUBLE PANE | 83" | 16.67 | |
| W05 | 1 | BEDRM #2 | 1 | FIXED GLASS | 116"X24"FX | DOUBLE PANE | 107" | 19.33 | |
| W06 | 1 | KITCHEN | 1 | FIXED GLASS | 40"X41"FX | DOUBLE PANE | 83" | 11.39 | |
| W07 | 1 | KITCHEN | 1 | FIXED GLASS | 78"X24"FX | DOUBLE PANE | 107" | 13.0 | |
| W08 | 1 | KITCHEN/DECK | 1 | FIXED GLASS | 116"X41"FX | DOUBLE PANE | 83" | 33.03 | |
| W09 | 1 | KITCHEN/DECK | 1 | MULLED UNIT-SINGLE AWNING + FIXED GLASS + SINGLE AWNING | 116"X24" | DOUBLE PANE | 107" | 19.33 | |
| W10 | 1 | DINING/DECK | 1 | FIXED GLASS | 116"X24"FX | DOUBLE PANE | 107" | 19.33 | |
| W11 | 1 | LIVING | 1 | MULLED UNIT-FIXED GLASS LEFT + DOUBLE AWNING RIGHT, BOTTOM OPENS | 78"X60" | DOUBLE PANE | 83" | 32.5 | |
| W12 | 1 | LIVING | 1 | DOUBLE AWNING-BOTTOM OPENS | 40"X60"FA | DOUBLE PANE | 83" | 16.67 | |
| W13 | 1 | LIVING | 2 | FIXED GLASS | 78"X24"FX | DOUBLE PANE | 107" | 13.0 | |
| W14 | 1 | BEDRM #3 | 1 | DOUBLE AWNING-BOTTOM OPENS | 40"X60"FA | DOUBLE PANE | 83" | 16.67 | |
| W15 | 1 | BEDRM #3 | 1 | FIXED GLASS | 40"X24"FX | DOUBLE PANE | 107" | 6.67 | |
| W16 | 1 | ENSUITE | 1 | MULLED FIXED GLASS LF + SINGLE AWNING RI | 78"X24" | DOUBLE PANE | 107" | 13.0 | |
| W17 | 1 | MASTER BDRM | 1 | DOUBLE AWNING-BOTTOM OPENS | 40"X60"FA | DOUBLE PANE | 83" | 16.67 | |
| W18 | 1 | MASTER BDRM | 1 | FIXED GLASS | 116"X24"FX | DOUBLE PANE | 107" | 19.33 | |
| W19 | 1 | HALL/COURT YARD | 2 | FIXED GLASS | 174 1/16"X95 1/2"FX | DOUBLE PANE | 95 1/2" | 115.44 | |
| W22 | 1 | BATH/OPEN BELOW | 1 | FIXED GLASS (Frosted) IN WOOD FRAME | 48"X24"FX | SINGLE PANE | 96" | 8.0 | |
| TOT | | | | | | | | 576.97 | |

RS = RIGHT SLIDING HL = HINGES LEFT MULLED = WINDOWS JOINED TOGETHER
 B = BOTTOM LHL = LEFT HINGE LEFT
 HR = HINGES RIGHT RHL = RIGHT HINGE RIGHT

P.S.: ALL DIMENSIONS ARE FRAME NOT R.O.

1- REFER TO ELEVATIONS FOR WINDOW STYLE BUT NOTE THAT THE EXACT WINDOW STYLE SHALL BE CONFIRM BY THE HOME OWNERS PRIOR TO ORDERING OR MANUFACTURING. SHOP DRAWINGS SHALL BE PROVIDED TO THE OWNER AND GENERAL CONTRACTOR FOR REVIEW PRIOR TO PLACING ORDER. ANY VARIANCE SHALL BE RESOLVED BY THE OWNER/GENERAL CONTRACTOR.

2- ALL WINDOWS ARE TO BE 100% BLACK ALUM. AND ARE TO MEET THE MINIMUM "U" VALUE SPECIFIED IN THE ONTARIO BUILDING CODE SECTION OR ARE TO BE BETTER.

| DOOR SCHEDULE | | | | | | | | | | | |
|---------------|-----|-----|-------|----------------------------------|----------------------|-----------------|---------------|-----------------|---|--|-----------------|
| # | QTY | FLR | EX/IN | ROOM NAME | DOOR LEAF DIMENSIONS | FRAME DIMENSION | TYPE | LEAF MAT'L | HARDWARE | NOTES | GLASS AREA SQFT |
| D01 | 1 | 1 | EX | ENTRY | 42"X84" | 71" X 107" | MULLED UNIT | WOOD | KEY IN KNOB, DEADBOLT, 1 1/2 PAIR OF HINGES LATCH STRIKE, WEATHERSTRIP | UNIT C/W 1 SIDELIGHT & TRANSOM. TOTAL HEIGHT OF 107" TO MATCH TOP OF HOUSE WINDOW. SBO | N/A |
| D02 | 1 | 1 | IN | ENTRY/ENTRY CLOSET | (2)30"X96" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, 1 1/2 PAIR OF HINGES, LATCH STRIKE | SBO | |
| D03 | 1 | 1 | IN | BEDRM #2/HALL | 34"X96" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D04 | 1 | 1 | IN | HALL CLOSET/HALL | (2)30"X96" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D05 | 1 | 1 | EX | HALL/GARAGE | 36"X80" | | HINGED | INS. MTL | KEY IN KNOB, DEADBOLT, 1 1/2 PAIR OF HINGES LATCH STRIKE, WEATHERSTRIP, SELF CLOSER | SBO | |
| D06 | 1 | 1 | EX | GARAGE | 16'0" X 7'0" | | GARAGE | WOOD | GARAGE DOOR MOUNTING KIT C/W GARAGE DOOR OPENER | SBO | |
| D07 | 1 | 1 | EX | GARAGE | (2)36"X80" | | DOUBLE HINGED | INS. MTL | KEY IN KNOB, DEADBOLT, 1 1/2 PAIR OF HINGES LATCH STRIKE, WEATHERSTRIP | SBO | |
| D08 | 1 | 1 | IN | BATH/HALL | 32"X96" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D09 | 1 | 1 | IN | LAUNDRY/HALL | 36"X96" | | POCKET | WOOD | MOUNTING HARDWARE | SBO | |
| D10 | 1 | 1 | IN | W.I.P./KITCHEN | 34"X96" | | POCKET | WOOD | MOUNTING HARDWARE | SBO | |
| D11 | 1 | 1 | IN | BEDRM #2/BEDRM #2 CLOSET | (2)30"X96" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D12 | 1 | 1 | | KITCHEN/DECK | 36"X104 9/16" | | MULLED UNIT | | | | |
| D13 | 1 | 1 | | LIVING/DECK | 36"X104 9/16" | | MULLED UNIT | | KEY IN KNOB, DEADBOLT, 1 1/2 PAIR OF HINGES LATCH STRIKE, WEATHERSTRIP | UNIT C/W TRANSOM. TOTAL HEIGHT OF 107" TO MATCH TOP OF HOUSE WINDOW. SBO | 16.41 |
| D14 | 1 | 1 | EX | DINING/COURT YARD | 129"X98 | | QUAD SLIDER | ALUM. CLAD WOOD | | SBO | 87.79 |
| D15 | 1 | 1 | IN | BEDRM #3/HALL | 34"X96" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D16 | 1 | 1 | IN | BEDRM #3/BEDRM#3 CLOSET | (2)30"X96" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D17 | 1 | 1 | IN | MASTER BDRM/HALL | 34"X96" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D18 | 1 | 1 | IN | MASTER BDRM/W.I.C. | 32"X96" | | POCKET | WOOD | MOUNTING HARDWARE | SBO | |
| D19 | 1 | 1 | IN | ENSUITE/W.I.C. | 32"X96" | | POCKET | WOOD | MOUNTING HARDWARE, LOCKSET | SBO | |
| D20 | 1 | 1 | EX | HALL/COURT YARD | 129"X98 | | QUAD SLIDER | ALUM. CLAD WOOD | | SBO | 87.79 |
| D21 | 1 | 0 | IN | STOR./HALL | 36"X80" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D22 | 1 | 0 | IN | THEATER RM/HALL | 32"X80" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D23 | 1 | 0 | IN | RECREATION / WORKSHOP/THEATER RM | (2)36"X80" | | DOUBLE POCKET | WOOD | MOUNTING HARDWARE | SBO | |
| D24 | 1 | 0 | IN | BATH #2/HALL | 32"X80" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D25 | 1 | 0 | IN | BEDRM #4/HALL | 34"X80" | | HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE, LOCKSET | SBO | |
| D26 | 1 | 0 | IN | BEDRM #4/CLOSET | (2)30"X80" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |
| D27 | 1 | 0 | IN | HALL/EXERCISE RM | (2)36"X80" | | DOUBLE HINGED | WOOD | PASSAGE KNOB, HINGES, LATCH STRIKE | SBO | |

P.S.: ALL DIMENSIONS IN DOOR SCHEDULE ARE EITHER FRAME OR LEAF NOT R.O. (ROUGH OPENING)

TOTAL = 208.40

- ALL EXTERIOR DOOR SHALL HAVE WEATHERSTRIPPING.

- ALL FRAME DIMENSIONS ARE APPROXIMATE. REFER TO SUPPLIER'S FOR EXACT DIMENSIONS BEFORE FRAMING.

SbO = Style by Others (See Client)



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 WWW.PARAGONHOMES.CA

CONSTRUCTION PROJECT MANAGEMENT
 BY PARAGON HOMES

CUSTOM ENGINEERED HOME
 PACKAGES-KIT BY PARAGON HOMES

| LEGEND | | |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |
| DATE | DESCRIPTION | REV. |

NOTES
 FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT PARAGON HOMES BEFORE CONTINUING THE WORK.
 THE CONTRACTOR WILL BE LIABLE TO CONFIRM ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK SITE AND WILL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND OBSERVATIONS.
 THE CONTRACTOR WILL REPORT ANY ERRORS, OMISSIONS OR DEFECT TO PARAGON HOMES BEFORE THE COMMENCEMENT OF WORK.
 CHECK EXISTING CONDITIONS ON SITE AND ADJUST AS NECESSARY.
 ALL WORK TO BE PERFORMED, ACCORDING TO ESTABLISH AND STANDARDS AS REQUIRED BY CODES.
 - BY RULES OF THE ART.
 - IF THERE IS A PLACE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIAL OR EQUIPMENT.
 QUEBEC CONTRACTORS WILL BE HELD LIABLE TO THEIR SPECIFIC SUB-TRADES RESPONSIBILITIES WHEN BUILDING THIS CUSTOM HOME. THE SAME SHALL BE APPLICABLE FOR ONTARIO SUB-TRADES.
 DO NOT SCALE THE DRAWINGS.

| 11/26/2019 | Revised to Architect Comments | 07 |
|------------|---------------------------------|------|
| 11/21/2019 | Modified Bathrm & Lowered Roof | 06 |
| 11/11/2019 | Issued for Structural Review | 05 |
| 11/8/2019 | Construction Plan Prelim Stage3 | 04 |
| 11/6/2019 | Issued to Truss Manufacturer | 03 |
| 11/2/2019 | Construction Plan Prelim Stage2 | 02 |
| 10/25/2019 | Construction Plan Prelim Stage | 01 |
| DATE | DESCRIPTION | REV. |
| m/d/y | | |

A.L. *Alain Jovine*
 F.M.

CASA BORRACCI
 DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION
 NEW RESIDENCE
 for M. & Mrs BORRACCI
 880 Duberry St. Ottawa
DRAWING TITLE
 WINDOW & DOOR SCHEDULE

| PROJECT DIRECTOR | FILE NAME |
|------------------|----------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A17 of 19 |

| SITE DATA | | |
|--|--------------------------------------|------------|
| ZONE: ZONE R10 | | |
| ZONE PROVISIONS | REQUIRED | PROVIDED |
| LOT WIDTH:: | 15.0m MIN. | 25.69 m |
| LOT AREA:: | 450 sqm | 805 sqm |
| GROSS AREA: | House = 221.00 sqm (2378.82 sqft) | |
| | Garage = 55.33 sqm (595.56 sqft) | |
| | Court Yard = 16.15 sqm (173.83 sqft) | |
| TOTAL BLDG AREA (Footprint): | 292.48 sqm (3148.21 sqft) | 292.48 sqm |
| MAXIMUM BUILDING HEIGHT (from existing average grade) | 8.0m | 5.00m |
| FRONT YARD BACKSET: | 6.0m MIN. | 6.051 m |
| REAR SIDE YARD BACKSET: (28% of lot depth) | 8.76m MIN. | 8.95 m |
| SIDE YARD BACKSET (NORTH ELEVATION): | VARIES * | 2.324 m |
| * MIN. TOTAL OF 3.0mW/ ONE MIN. YARD NO LESS THAN 1.2m | | |
| SIDE YARD BACKSET (SOUTH ELEVATION): | VARIES * | 1.275 m |
| * MIN. TOTAL OF 3.0mW/ ONE MIN. YARD NO LESS THAN 1.2m | | |
| PARKING REQUIREMENTS: | N/A | --- |
| BICYCLE PARKING REQUIREMENTS: | N/A | --- |
| AMENITY AREA: | N/A | --- |



| SITE PLAN LEGEND: | |
|--|--|
| INTERLOCK DRIVE/WALKWAY: | |
| PROPOSED BUILDING: | |
| EXISTING BUILDING FOOTPRINT TO REMAIN: | |
| BUILDING ENTRANCE: | |
| BOARD FENCE: | |
| PROPERTY LINE: | |

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CONSTRUCTION PROJECT MANAGEMENT BY PARAGON HOMES

CUSTOM ENGINEERED HOME PACKAGES-KIT BY PARAGON HOMES

| LEGEND | | |
|-----------|-----------------------------|------|
| 12/6/2019 | Final Plan Issued to Client | 08 |
| DATE | DESCRIPTION | REV. |

NOTES

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BY RULES OF THE ART.

IF THERE IS A PLACE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE MATERIAL OR EQUIPMENT.

QUEBEC CONTRACTORS WILL BE HELD LIABLE TO THEIR SPECIFIC SUB-TRADES RESPONSIBILITIES WHEN BUILDING THIS CUSTOM HOME. THE SAME SHALL BE APPLICABLE FOR ONTARIO SUB-TRADES.

DO NOT SCALE THE DRAWINGS.

| 11/26/2019 | Revised to Architect Comments | 07 |
|------------|---------------------------------|------|
| 11/21/2019 | Modified Bathrm & Lowered Roof | 06 |
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| 10/25/2019 | Construction Plan Prelim Stage | 01 |
| DATE | DESCRIPTION | REV. |
| m/d/y | | |

A.L. *Alain Jovan*

F.M.

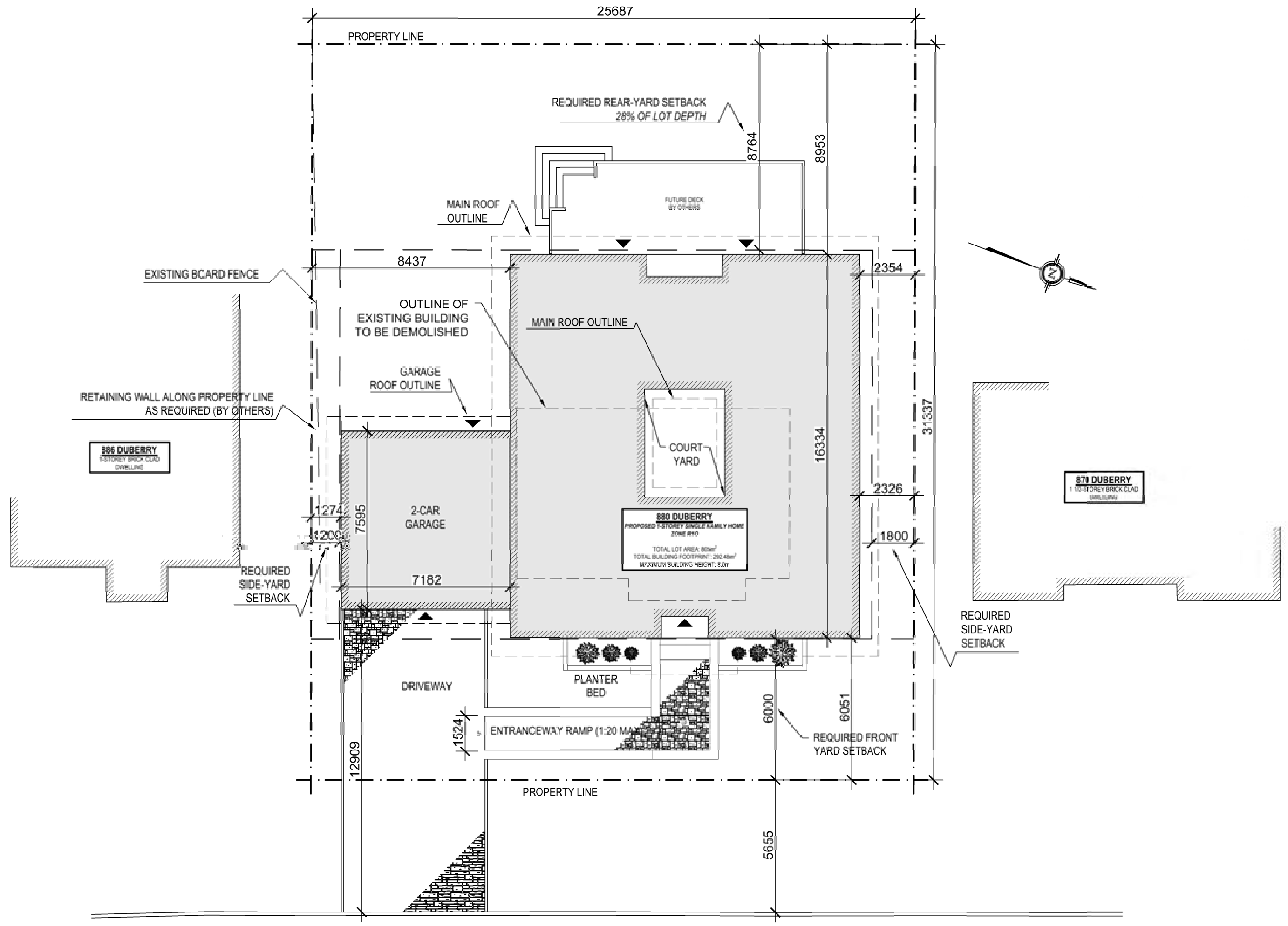
CASA BORRACCI
DESIGNED BY: ROBERTSON MARTIN ARCHITECTS

PROJECT INFORMATION

NEW RESIDENCE
for M. & Mrs BORRACCI
880 Duberry St. Ottawa

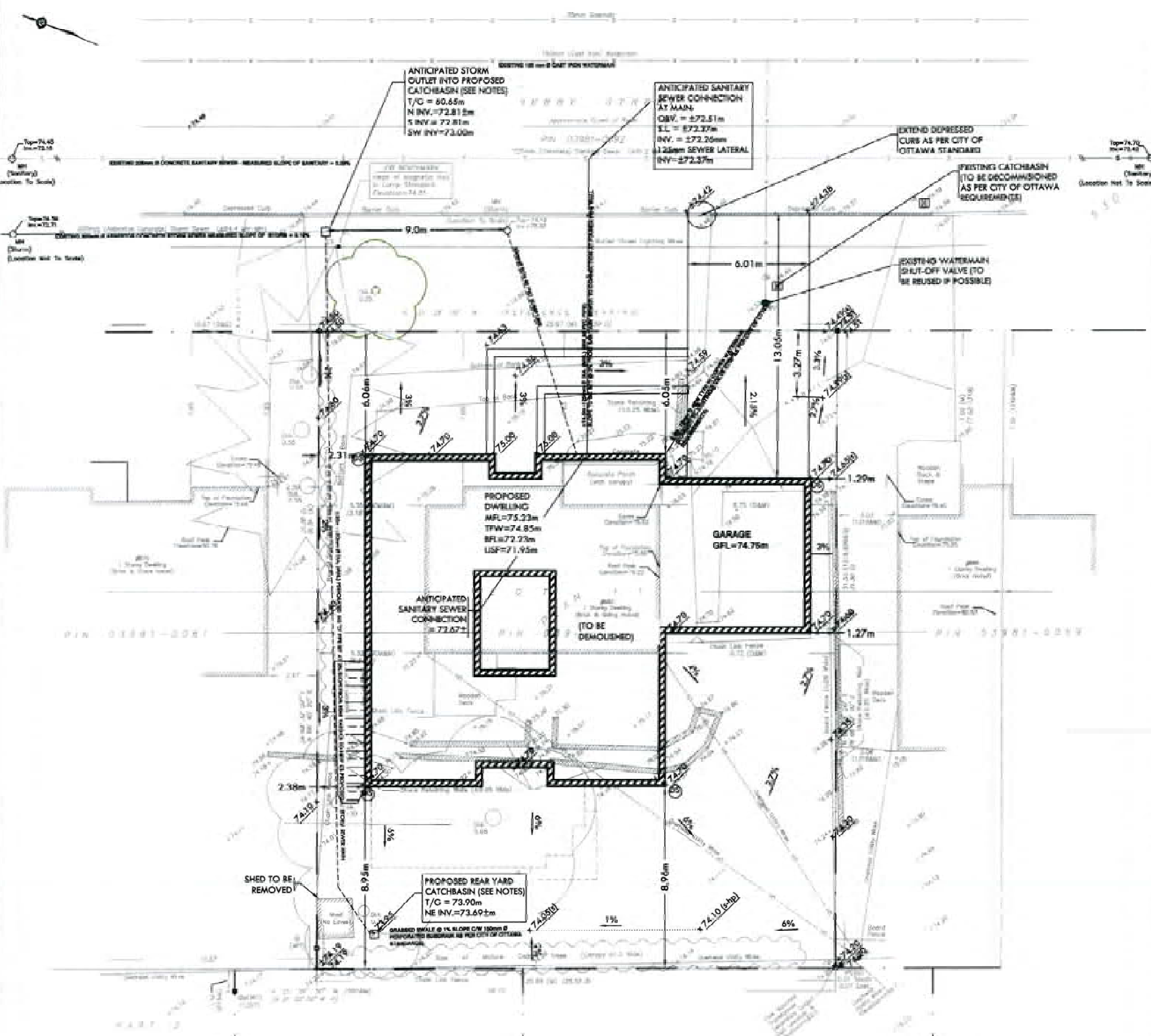
DRAWING TITLE
SITE PLAN

| PROJECT DIRECTOR | FILE NAME |
|------------------|------------------|
| FRANK MURRAY | N/A |
| PROJECT NUMBER | DATE |
| AL-B9-157 | Oct 2019 |
| SCALE | DRAWING NUMBER |
| As Shown | A18 of 19 |



SITE PLAN
SCALE 1:150

PLAN VIEW:



SERVICING NOTES

- IT IS PROPOSED TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND REPLACE WITH A NEW ONE STOREY SINGLE FAMILY HOME.
- EXISTING WATERMAIN IS TO BE REUSED BEYOND VALVE STOP LOCATED IN EXISTING DRIVEWAY. WATERMAIN ONLY TO BE UPGRADED IF EXISTING WATERMAIN DOES NOT COMPLY WITH CITY OF OTTAWA STANDARDS.
- NEW 125 mm Ø SANITARY SEWER IS PROPOSED TO EXTEND TO SANITARY SEWER MAIN AT STREET. CONNECTIONS TO BE AS PER CITY OF OTTAWA STANDARDS. BEDDING OF PIPE TO BE INSPECTED AS PER CITY OF OTTAWA REQUIREMENTS.
- PROPOSED COURTYARD AREA IS TO BE DRAINED USING LANDSCAPE CATCHBASIN. CATCHBASIN LEAD IS TO EXTEND TO THE PROPOSED PERIMETER DRAIN AROUND FOUNDATION AND BE DIRECTED TO A SUMP PIT. SUMP TO BE FITTED WITH THREE FLOAT FLOAT TRAP AND A MINIMUM 1/2 HP EFFLUENT PUMP SHALL BE INSTALLED.
- SUMP LINE TO TRANSITION FROM 50 mm Ø SCH 40 PVC INTO 150 mm Ø PERFORATED RIG ID APPROXIMATELY 1.0m BEYOND LANDSCAPING. PERFORATED PIPE TO BE ENCAPSULATED IN 300 mm Ø CLEAR STONE APRON, WRAPPED WITH TERRAFIX 2708 HIGH WOVEN GEOTEXTILE FABRIC, SCHEDULE 40 PVC TO EXTEND A MINIMUM OF 0.3m INTO PERFORATED PIPE.
- PERFORATED PORTION OF SUMP LINE TO BE SET AT 2% MINIMUM FALL AND DIRECTED TO THE EXISTING STREETSIDE CATCHBASIN.
- NEW ROADSIDE AND REAR YARD CATCHBASINS TO CONSIST OF 600mm x 600mm CONCRETE STRUCTURES WITH A MINIMUM SUMP OF 600mm.
- REAR YARD CATCHBASIN TO BE FED VIA 100 mm Ø PERFORATED SUBDRAIN INSTALLED BEHIND REAR YARD SHALLOW SLOPE GRASSED SWALE AS PER CITY OF OTTAWA STANDARD DETAIL.

LEGEND:

| | |
|--|---------------------------------------|
| | TEST HOLE LOCATION |
| | EXISTING GROUND SURFACE ELEVATION (m) |
| | EXISTING GRADE (TOP OF FILL) |
| | PROPOSED GROUND SURFACE ELEVATION (m) |
| | PROPOSED SWALE ELEVATION (m) |
| | TOP OF FOUNDATION WALL |
| | MAIN FLOOR LEVEL |
| | BASEMENT FLOOR LEVEL |
| | UNDERSIDE OF FOOTING |
| | TOP OF RETAINING WALL |
| | BOTTOM OF RETAINING WALL |
| | TERRACING (3:1 MAX) |

NOTE: PROPERTY BOUNDARIES PROVIDED BY FAIRHALL, MOFFAT & WOODLAND OLE./ STRUCKS PROVIDED BY ROBERTSON MARTIN ARCHITECTS

GRADINGS AND GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN AND PROMPTLY REPORT ANY DISCREPANCIES TO THE CONSULTANT.
- NO ROOF OVERHANG WITHIN 5m OF FINISHED GRADE, OR FOOTING PROJECTION, SHALL EXTEND BEYOND THE LIMITS OF THE PROPERTY.
- NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARD THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION.
- IT IS RECOMMENDED THAT THE SOIL CONDITIONS FOR FOOTING BE INSPECTED BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO THE PLACEMENT OF CONCRETE FOR FOOTINGS.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION OF STEPS IN FOUNDATION WALL AND FOOTINGS.
- ALL DRAINAGE AS SPECIFIED ON THE ACCOMPANYING PLAN IS INTENDED TO SHEET DRAIN INTO EXISTING VEGETATED AREAS ON THE SITE. NO OFFSITE MOVEMENT OF WATER IS EXPECTED AS A RESULT OF THESE WORKS.
- ALL TREES TO BE RETAINED ARE TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION.
- NO ALTERATIONS TO EXISTING GRADES ON, OR BEYOND THE PROPERTY LINE SHALL NOT TAKE PLACE UNDER THIS GRADING PLAN.

ENGINEERING CERTIFICATION



| REV. # | DESCRIPTION | DATE |
|--------|---------------------|----------|
| 0 | ISSUED FOR APPROVAL | 19.11.03 |

| | | | |
|---|-------------------|--------------------------|------------------------|
| PROJECT: 880 DUBERRY STREET | | | |
| DRAWING NAME: PROPOSED LOT GRADING/DRAINAGE AND SERVICING PLAN | | | |
| DRAWING NUMBER: FE-19059-1 | | | |
| DATE: 19.10.24 | DRAWN: RAP | PLAN SCALE: 1:200 | REVISION NO.: 0 |

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