

GENERAL NOTES:

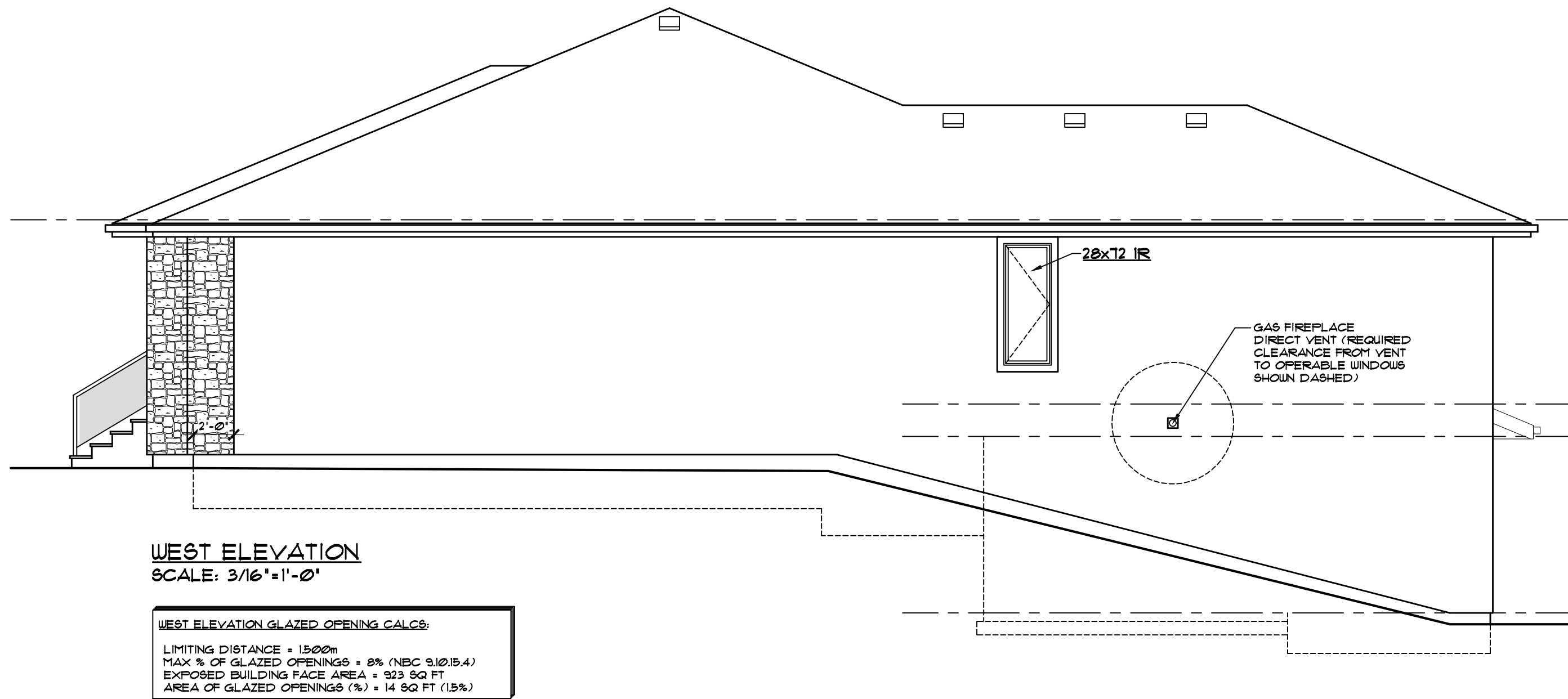
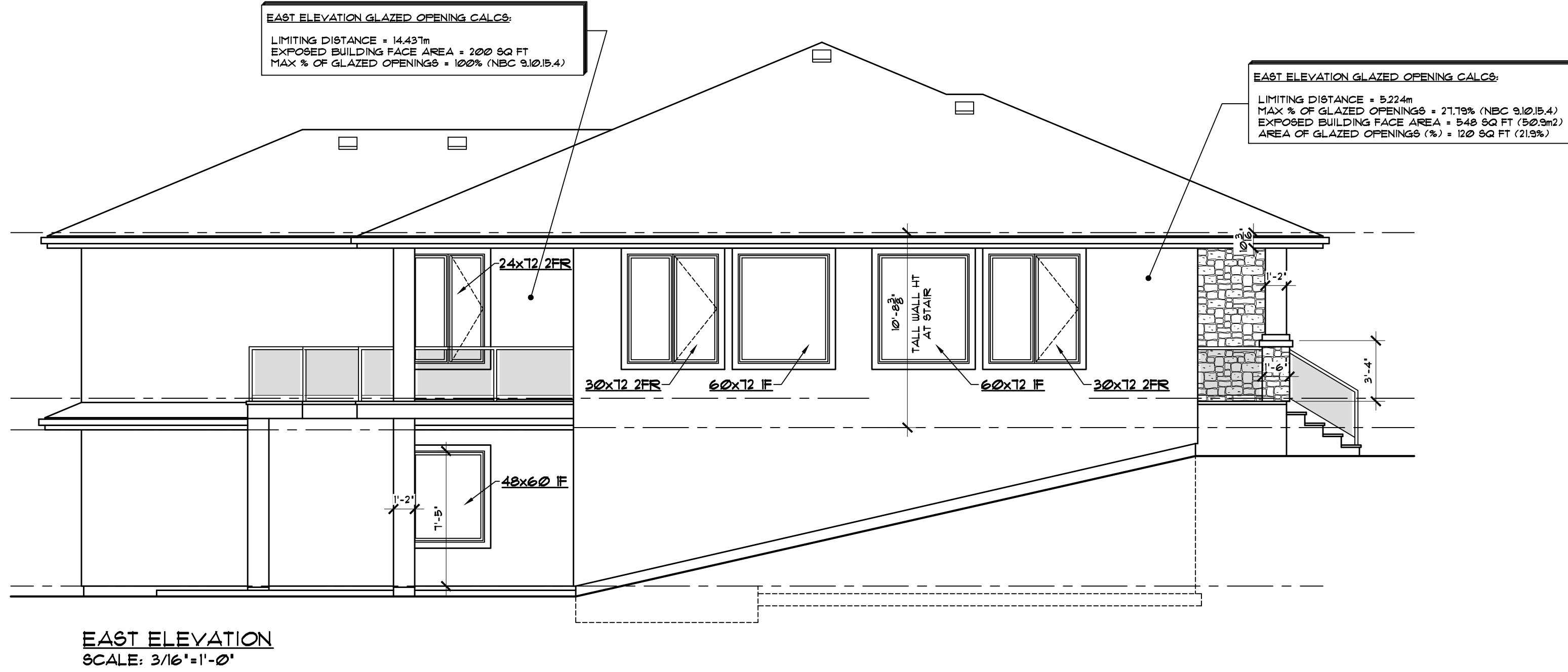
- BUILDER TO CONFORM TO NATIONAL BUILDING CODE OF CANADA (2010) PART 9.
- DRAWINGS NOT TO BE SCALED.
- BUILDER SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
- NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF BUILDER'S STRUCTURAL ENGINEER.
- ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.

ELEVATION NOTES:

- WINDOWS AND DOOR SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
- WINDOWS AND DOORS TO ILLUSTRATE DIRECTION OF OPERATION, OBSCURE GLASS, ETC. SUPPLIER TO CONFIRM WINDOWS MEET EGRESS WHERE REQUIRED.
- TYPICAL MOUNTING HEIGHTS DIMENSIONED. ADJUST MOUNTING HEIGHT TO MATCH R.O. OF AN ADJACENT DOOR WHEN THEY ARE WITHIN THE SAME ROOM.
- SEE FRONT ELEVATIONS FOR EXTERIOR FINISHES & DETAILS. ONLY UNIQUE FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.

ABBREVIATIONS:

UNO - UNLESS NOTED OTHERWISE
 TYP - TYPICAL
 U/S - UNDER SIDE
 C/W - COMPLETE WITH
 R.O. - ROUGH OPENING
 O.C. - ON CENTER
 LBW - LOAD BEARING WALL
 T/O - TOP OF
 SH - SHELF
 COL - COLUMN
 CJ - CONTROL JOINT
 WD - WOOD
 CONC - CONCRETE
 PREFIN - PREFINISHED
 FLR - FLOOR
 CLG - CEILING
 HT - HEIGHT



DRAWING NO.

A-2

DATE

MAR 1, 2011

DRAWN BY

GRAD

DESIGNED BY

BUSHKO

SCALE

3/16" = 1'-0"

DRAWING TITLE

EXTERIOR ELEVATIONS

2098 RIVERBEND VIEW
 REGINA, SASKATCHEWAN

ROBINSON Residential Design Inc. assumes
 no responsibility for any errors, omissions
 and any incidental damages, or for
 any loss or damage to property arising
 from the use of these drawings, or the
 information provided therein.

Builder to conform to National Building
 Code of Canada (NBC) Part 3.

3. All plans are subject to all applicable
 codes and regulations. The contractor
 is responsible for obtaining all necessary
 permits and approvals from the
 appropriate authorities. The contractor
 is responsible for ensuring that all
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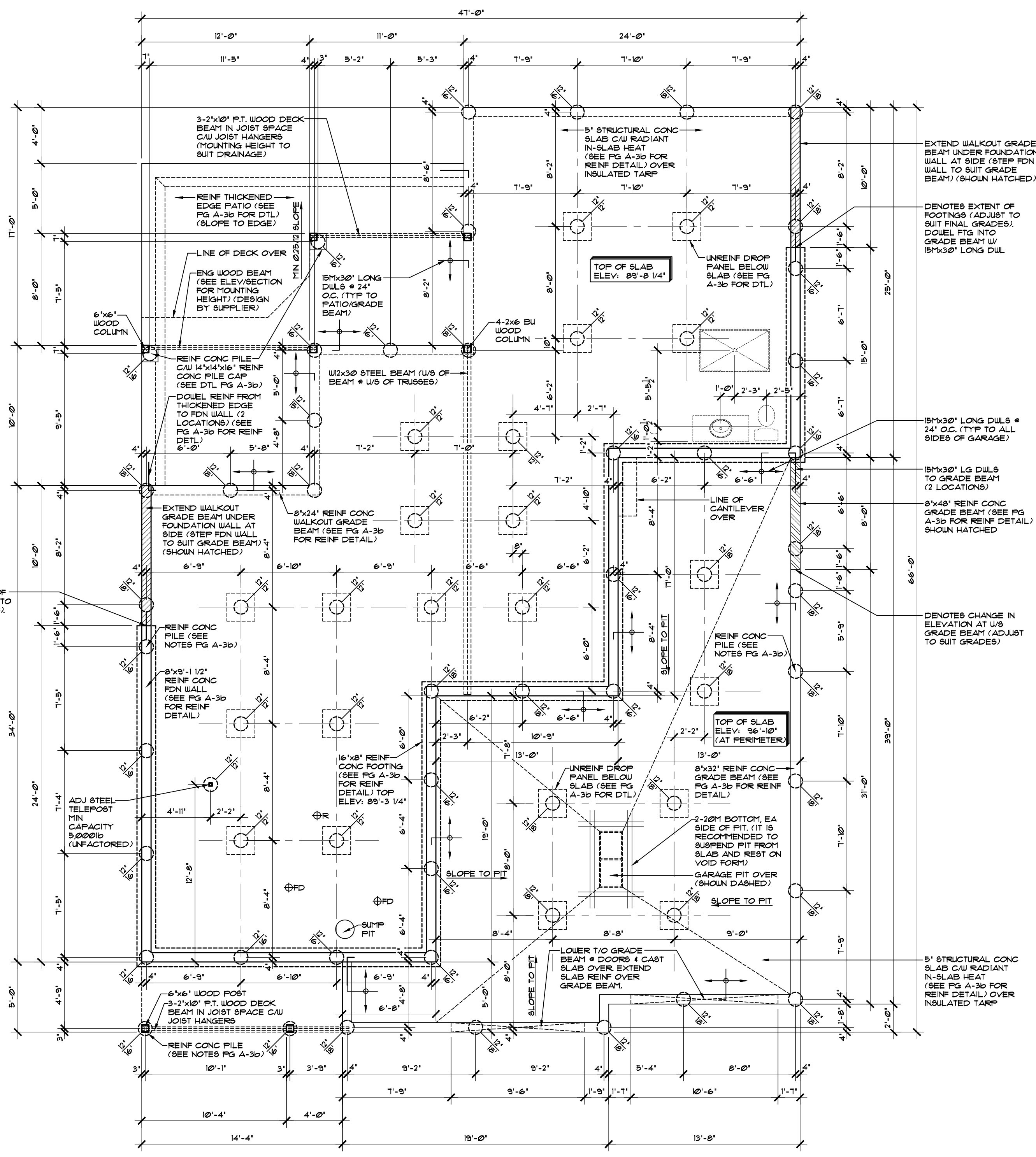
PROJECT

PERRAS

2232 2ND AVENUE
 REGINA, SASKATCHEWAN
 CANADA S4R 1K3
 TEL: (306) 332-6617
 FAX: (306) 332-6619

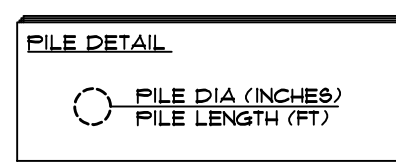
DISCLAIMER

**ROBINSON
 RESIDENTIAL**
 PERSONALIZING HOME DESIGN



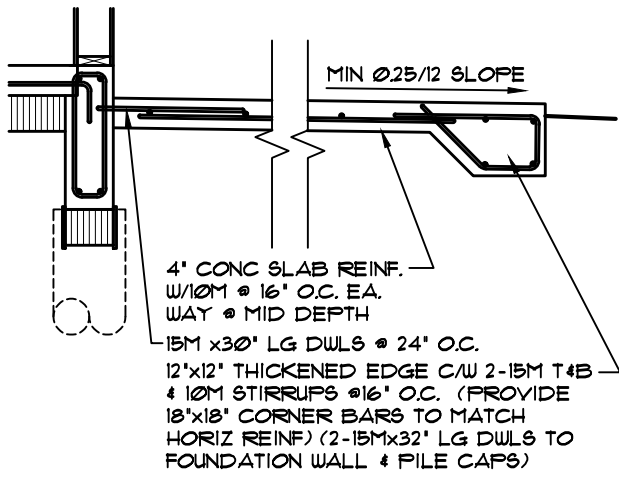
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

- BASEMENT NOTES:**
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF FDN WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR CHANGES, AND AT TUB/SHOWER UNITS.
 - REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 - INSTALL RADON ROUGH-IN PIPE (R) AND DEPRESSURIZATION SYSTEM. SEE PLAN FOR VENT LOCATION. RUN OTHER END UNDER SLAB TO CENTRE OF BUILDING FOOTPRINT.
 - PROVIDE 4" DIA WEEPING TILE CAU GRAVEL COVER FOR PERIMETER FOUNDATION DRAINAGE SLOPED AND CONNECTED TO SUMP PIT.



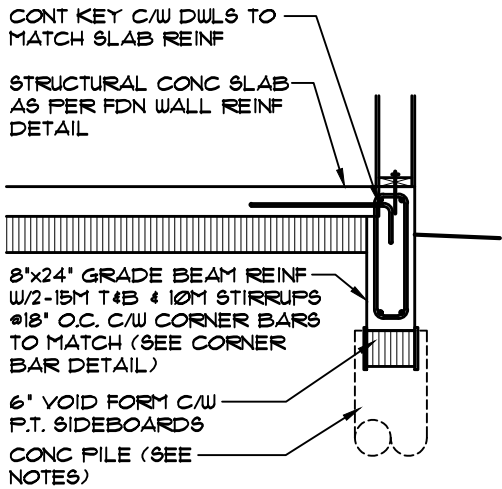
NOTE:
DIMENSIONS SHOWN ARE TAKEN TO EXTERIOR FACE OF FDN WALLS. 1 1/2" EIFS APPLIED TO EXTERIOR FACE OF WALL AS PER ELEVATIONS (LINE OF EIFS NOT SHOWN).





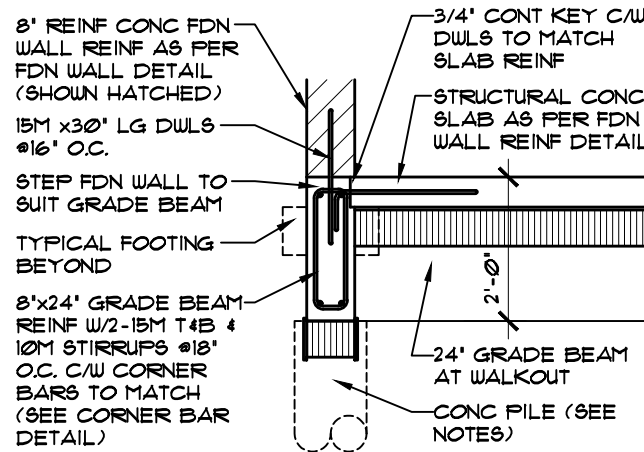
THICKENED EDGE REINF DETAIL

SCALE: 3/8"=1'-0"



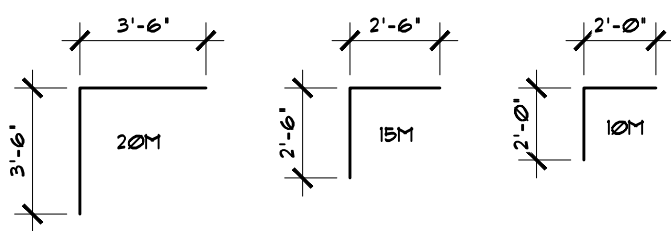
WALKOUT GRADE BEAM REINF DETAIL

SCALE: 3/8"=1'-0"



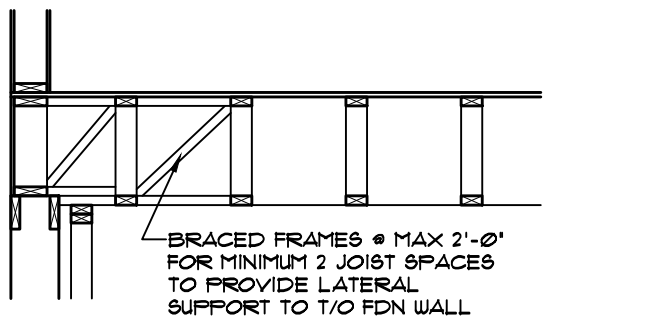
GRADE BEAM AT SIDEWALL DETAIL

SCALE: 3/8"=1'-0"



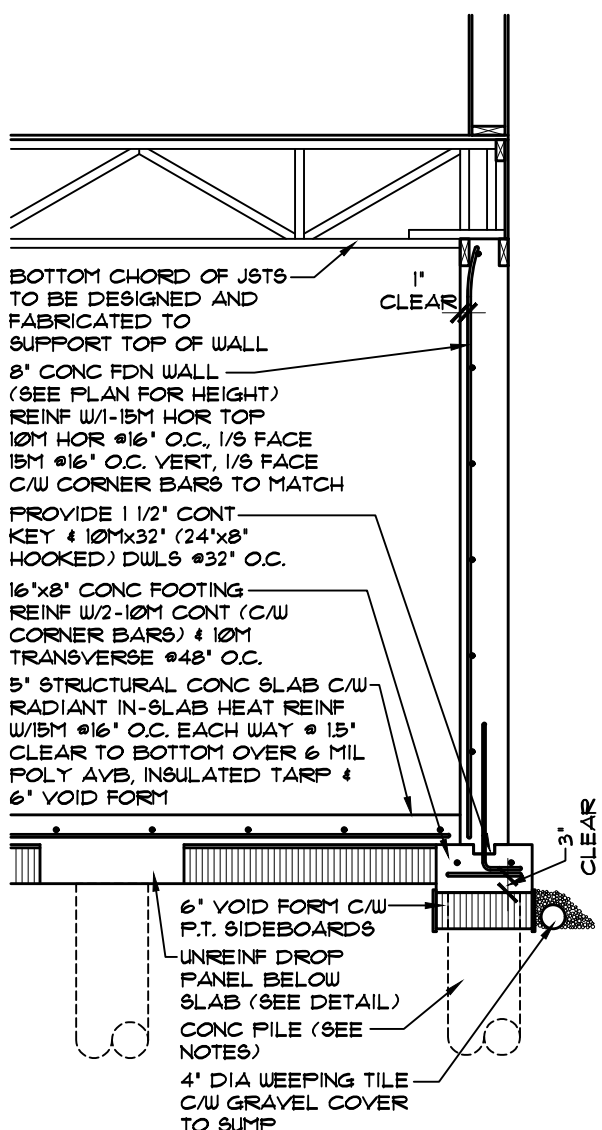
TYP CORNER BAR DETAIL

SCALE: 3/8"=1'-0"



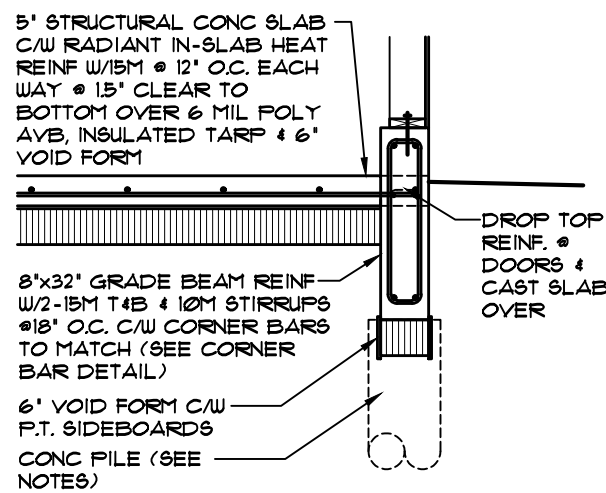
PARALLEL FDN WALL DETAIL

SCALE: 3/8"=1'-0"



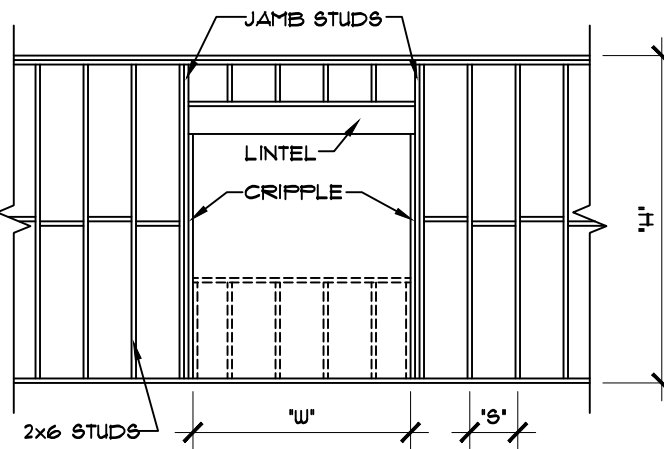
FDN WALL REINF DETAIL

SCALE: 3/8"=1'-0"



GARAGE GRADE BEAM REINF DETAIL

SCALE: 3/8"=1'-0"



WALL FRAMING ELEVATION

OPENING 'W'	LINTEL SIZE	NO. OF CRIPPLES	JAMB STUDS EA. SIDE		
			S=24"	S=16"	S=12"
0 - 3'-11"	2-2'x8"	1 EA. SIDE	1	2	2
4'-0" - 5'-11"	2-2'x10"	1 EA. SIDE	2	2	3
6'-0" - 8'-0"	3-2'x10"	1 EA. SIDE	2	3	4
O/H DOOR	BY SUPPLIER	1 EA. SIDE	2	3	4

LINTELS FOR 2x6 EXTERIOR WALLS

CONDITIONS:

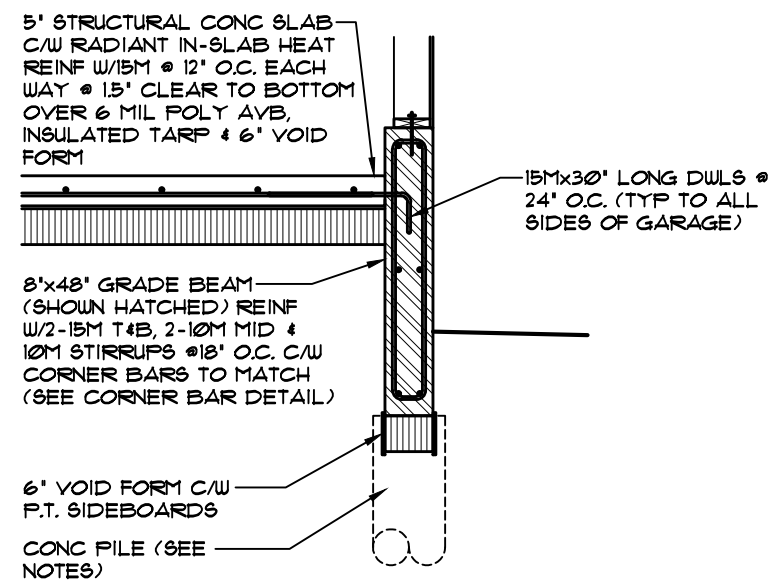
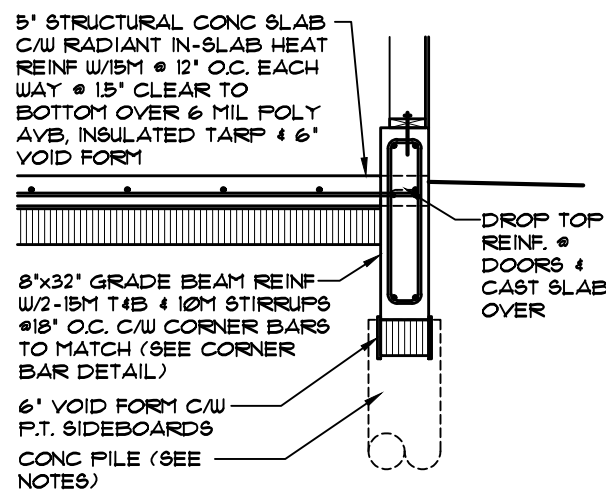
1. ALL STUDS & LINTELS NO. 3/STUD OFF OR D. FIR
2. ALL STUDS TO HAVE MID-HEIGHT BLOCKING
3. ALL STUDS TO BE SHEATHED BOTH FACES WITH 1/2" GUSB & 3/8" FLUID OR OSB
4. WHERE STUDS ARE SHEATHED ON EXTERIOR FACE ONLY, STUDS ARE TO BE BLOCKED AT MAXIMUM 4'-0" O.C.

2x6 EXTERIOR TALL WALL FRAMING

SCALE: NTS

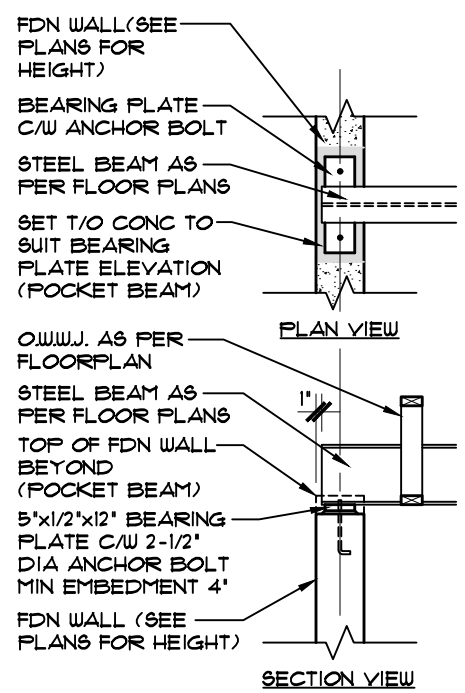
STUD SPACING 'S'	MAX WALL HEIGHT 'H'
24" OC	10'-9"
16" OC	13'-0"
12" OC	14'-0"

WALL HEIGHTS FOR 2x6 EXTERIOR WALL



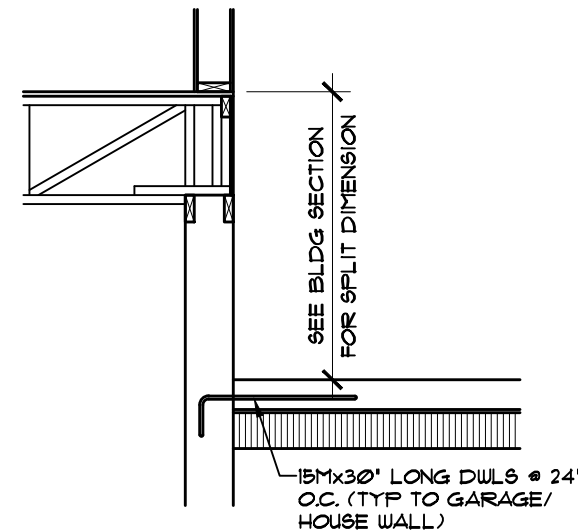
GARAGE GRADE BEAM REINF DETAIL

SCALE: 3/8"=1'-0"



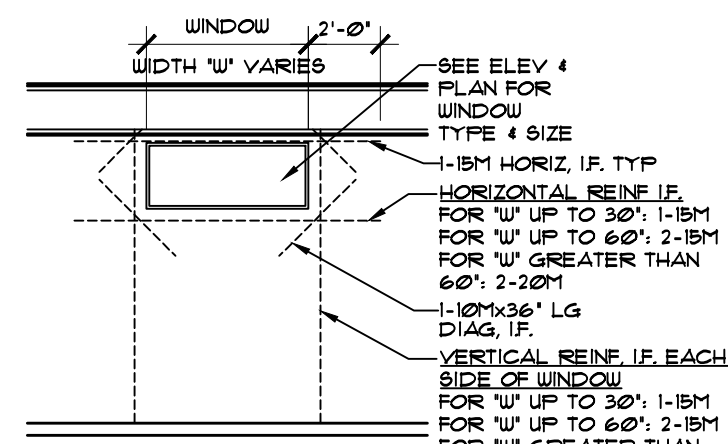
STEEL BEAM BEARING DETAIL

SCALE: 3/8"=1'-0"



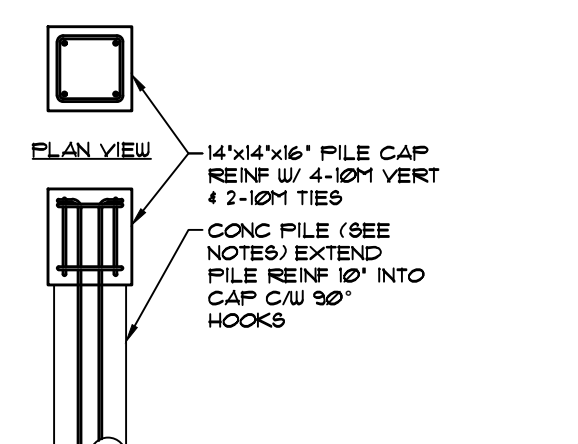
GARAGE-HOUSE CONNECTION DETAIL

SCALE: 3/8"=1'-0"



BASEMENT WALL REINF DETAIL @ WINDOW

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



PILE CAP DETAIL

SCALE: 3/8"=1'-0"

STRUCTURAL NOTES

1. ALL VOID FORM TO BE DEGRADABLE CARDBOARD TYP UNWRAPPED. DO NOT PLACE POLY BELOW VOID FORM.
2. BACKFILL AGAINST FOUNDATION WALL TO COMPLY WITH NECC 2010 912.3

CONCRETE TO CSA A23.1

1. GRADE BEAMS, FOOTINGS & PILES: 25 MPa, TYPE H5, AIR 4-6%, 80±30mm.
2. WALLS: 25 MPa, TYPE H5, AIR 4-6%, 80±30mm.
3. BASEMENT FLOOR, & GARAGE SLAB: 25 MPa, TYPE GJ, AIR NIL, 80±30mm.

REINFORCING TO CSA G30.18

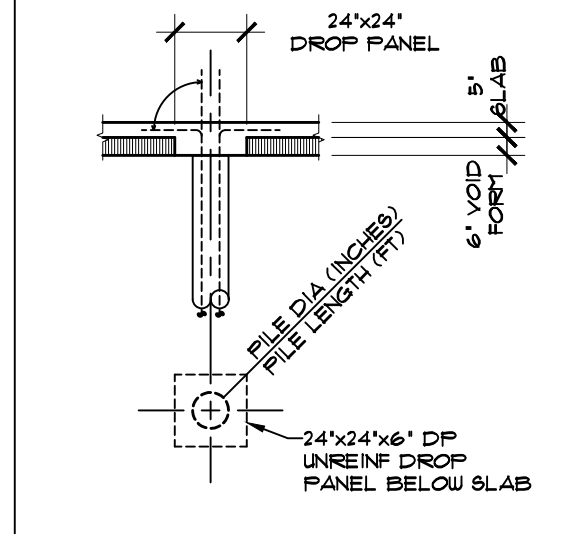
1. TIES GRADE 400
2. ALL OTHER BARS GRADE 400
3. LAP LENGTHS AS FOLLOWS:
20M: 3'-6"
15M: 2'-6"
10M: 2'-0"

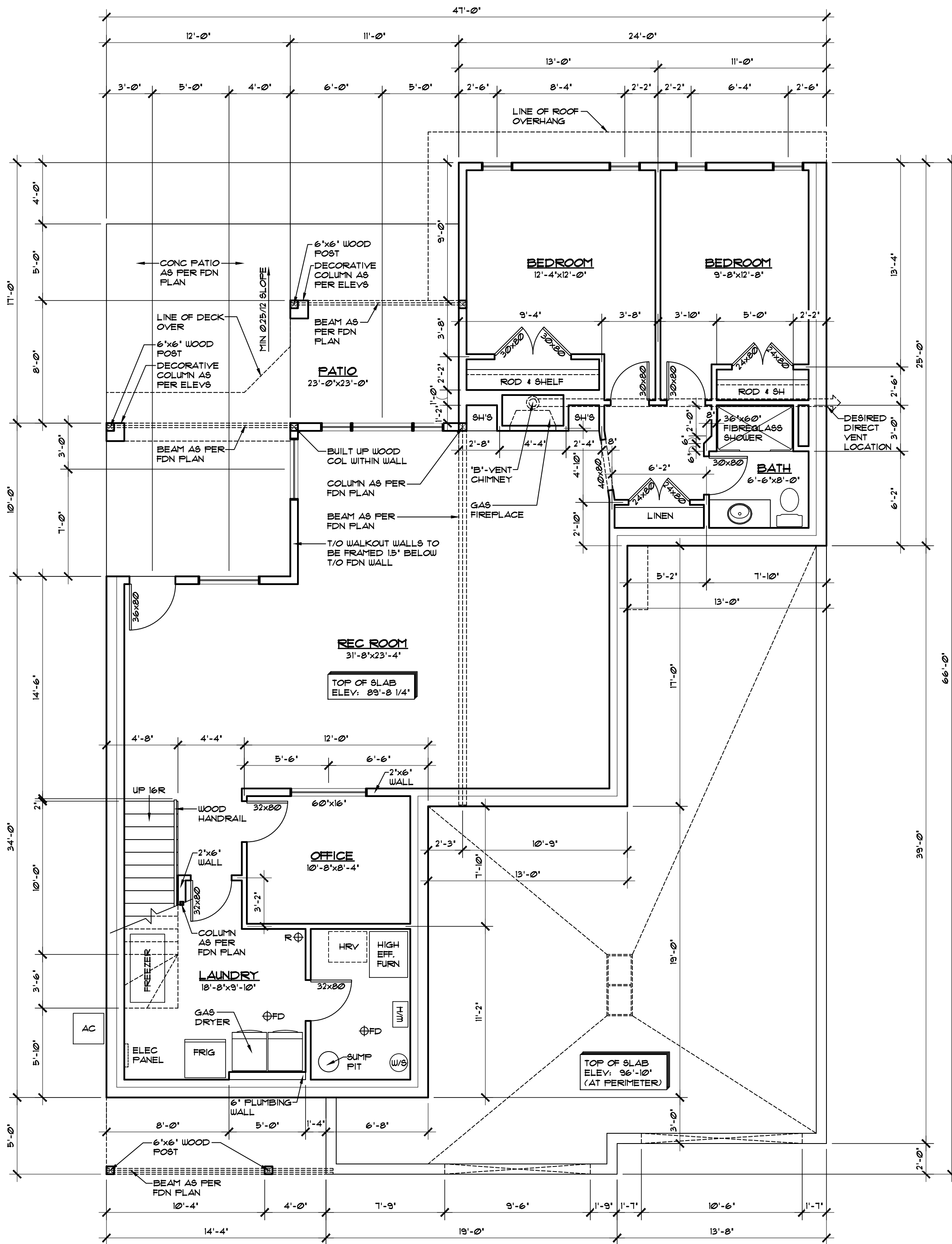
STRUCTURAL STEEL

1. ROLLED W SHAPES & HSS TO G40.21, GR 350, WELDABLE.
2. PLATE MATERIAL GRADE 260, WELDABLE
3. FABRICATION & ERECTION TO CSA S16
4. WELDING MATERIALS TO CSA U59. WELDING TO CSA U59 & U59.3. ALL WELDERS TO BE CERTIFIED BY CUB AS APPLICABLE.

FILES:

1. ALL PILES TO BE REINFORCED WITH 2-15M VERT FULL LENGTH, NO TIES.
2. EXTEND VERT REINF 22" INTO GRADE BEAMS & WALLS
3. EXTEND VERT REINF 22" INTO STRUCTURAL SLAB AND BEND INTO SLAB ON SITE
4. REFER TO SECTIONS & DETAILS FOR PILE CUT-OFF ELEVATIONS
5. A SITE SPECIFIC GEOTECHNICAL INVESTIGATION WAS PERFORMED. FOUNDATION DESIGN IS BASED ON:
-GEOTECHNICAL INVESTIGATION PROPOSED CONDOMINIUM DEVELOPMENT BAYS 2, 3 AND 4, RIVERBEND SUBDIVISION, HESSELTINE ROAD, REGINA, SK BY GROUND ENGINEERING MAY 2, 2006

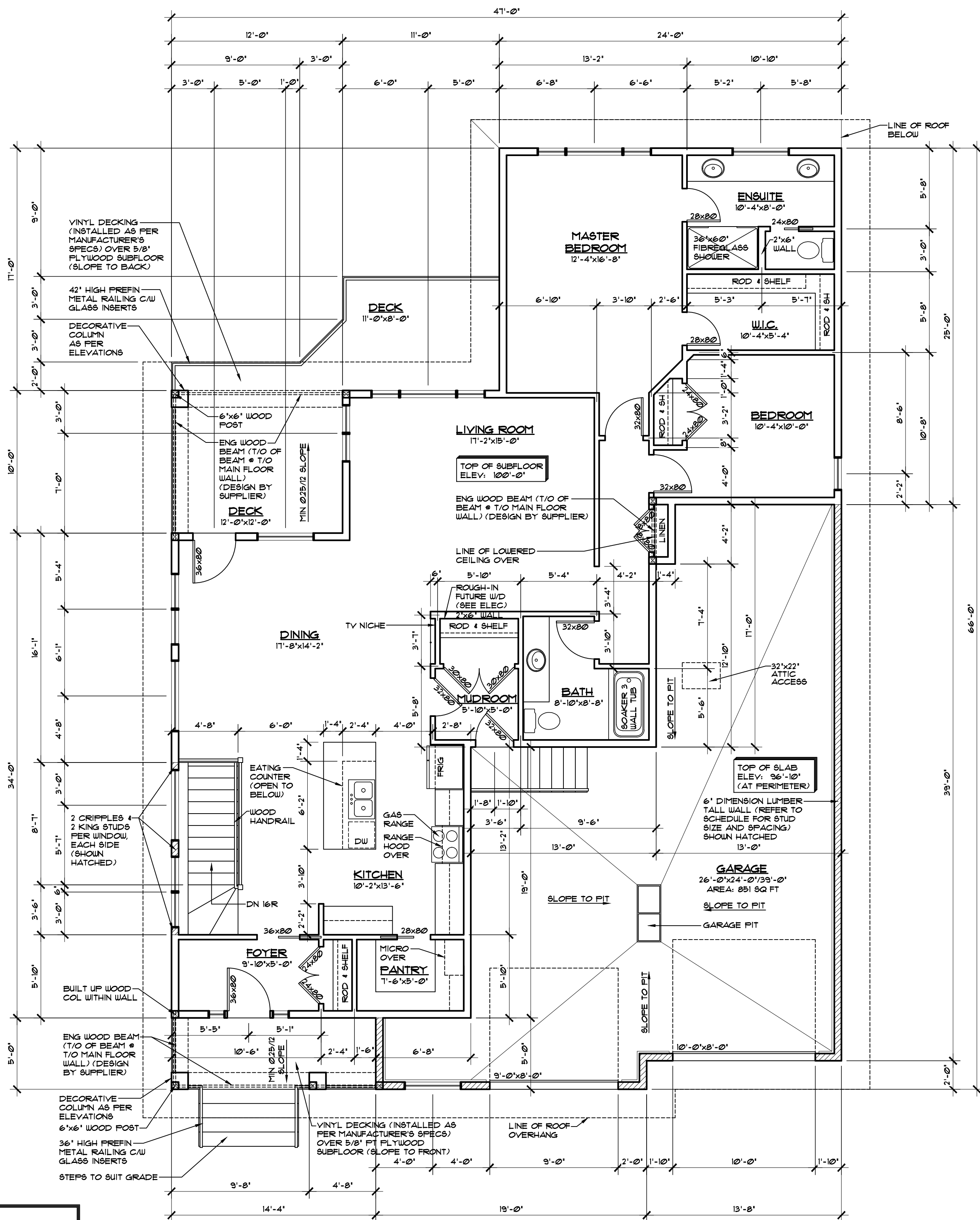




- BASEMENT NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL, SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
 3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
 4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS. MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
 5. SEE ELEVATIONS FOR WINDOW DIRECTION OF OPERATION. DIMENSION OF ANY UN-EVEN SPLITS OBSCURE GLASS, ETC.
 7. ELECTRICAL/MECHANICAL EQUIPMENT LOCATIONS SUBJECT TO CHANGE AT CONTRACTOR'S DISCRETION.

BASEMENT PLAN
 SCALE: 3/16" = 1'-0"
 AREA: 1641 SQ FT

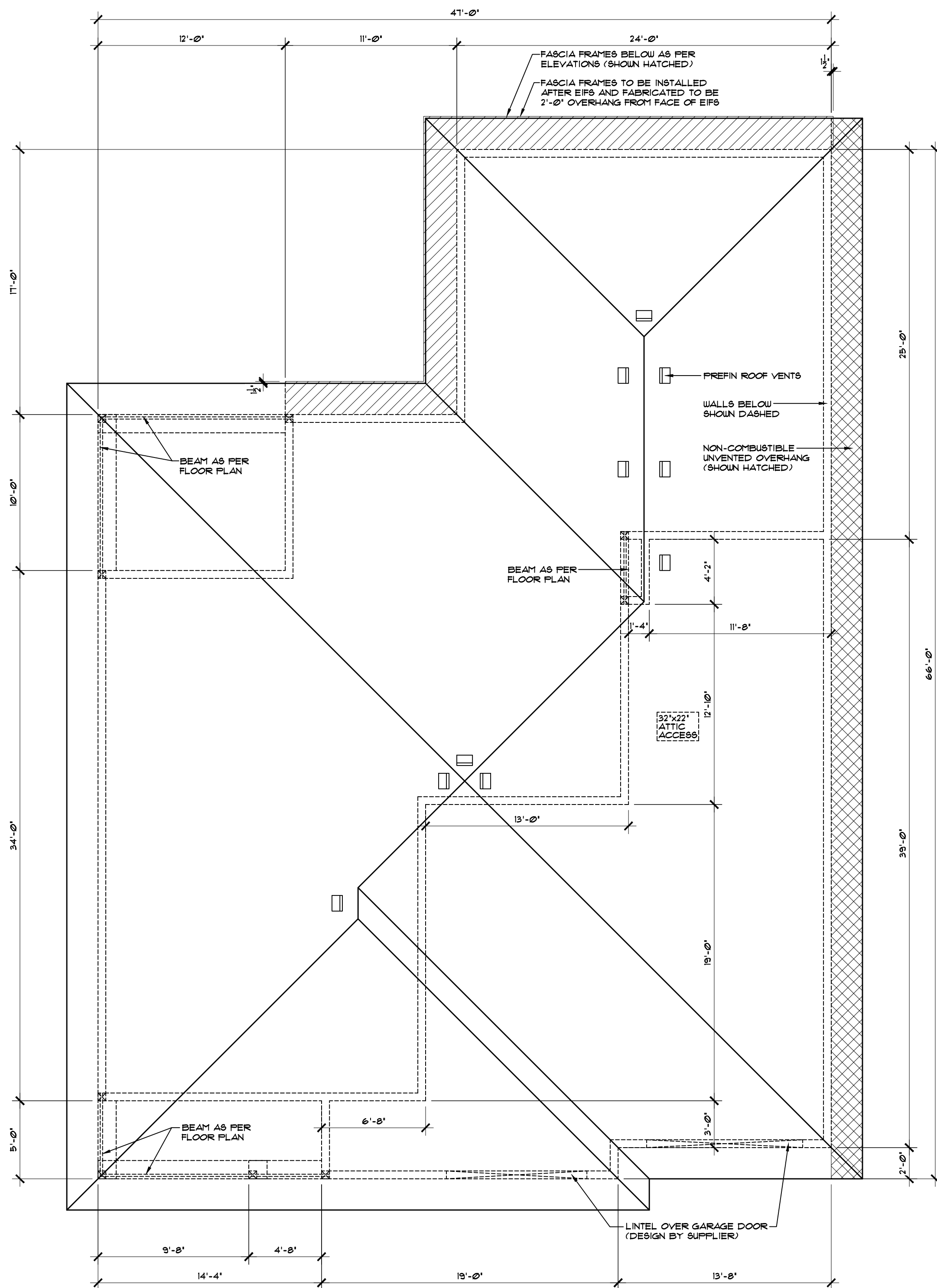
NOTE:
 DIMENSIONS SHOWN ARE TAKEN TO EXTERIOR FACE OF FDN WALLS. 1 1/2" EIFS APPLIED TO EXTERIOR FACE OF WALL AS PER ELEVATIONS (LINE OF EIFS NOT SHOWN).



- FLOOR PLAN NOTES:**
1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS, AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
 3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
 4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS. MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
 5. SEE ELEVATIONS FOR WINDOW DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS, OBSCURE GLASS, ETC.

MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 AREA: 1649 SQ FT

NOTE:
 DIMENSIONS SHOWN ARE TAKEN TO EXTERIOR FACE OF SHEATHING. 1 1/2" EIFS APPLIED TO EXTERIOR FACE OF WALL AS PER ELEVATIONS (LINE OF EIFS NOT SHOWN).



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

ROOF NOTES:

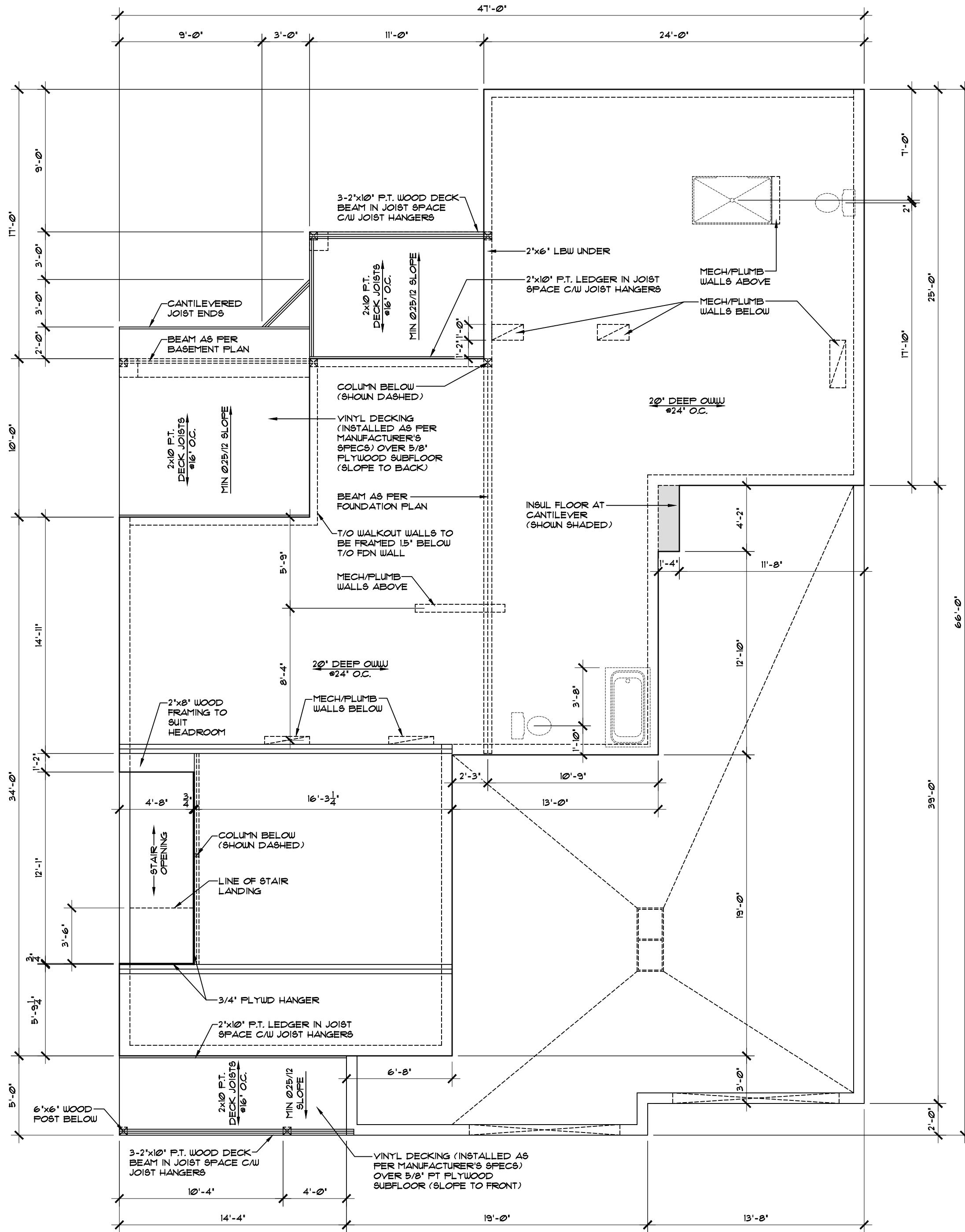
1. ALL ROOF SLOPES ARE 5:12 UNLESS NOTED OTHERWISE.
2. ALL ROOF OVERHANGS ARE 2'-0" UNLESS NOTED OTHERWISE.
3. ALL SOFFITS WITHIN THE 12M LIMITING DISTANCE MUST BE UNVENTED AND MADE OF NON-COMBUSTIBLE MATERIAL.

VENTING CALCULATIONS:

2492 SQFT/300 SQFT = 8.3 SQFT REQ'D VENT AREA TOTAL

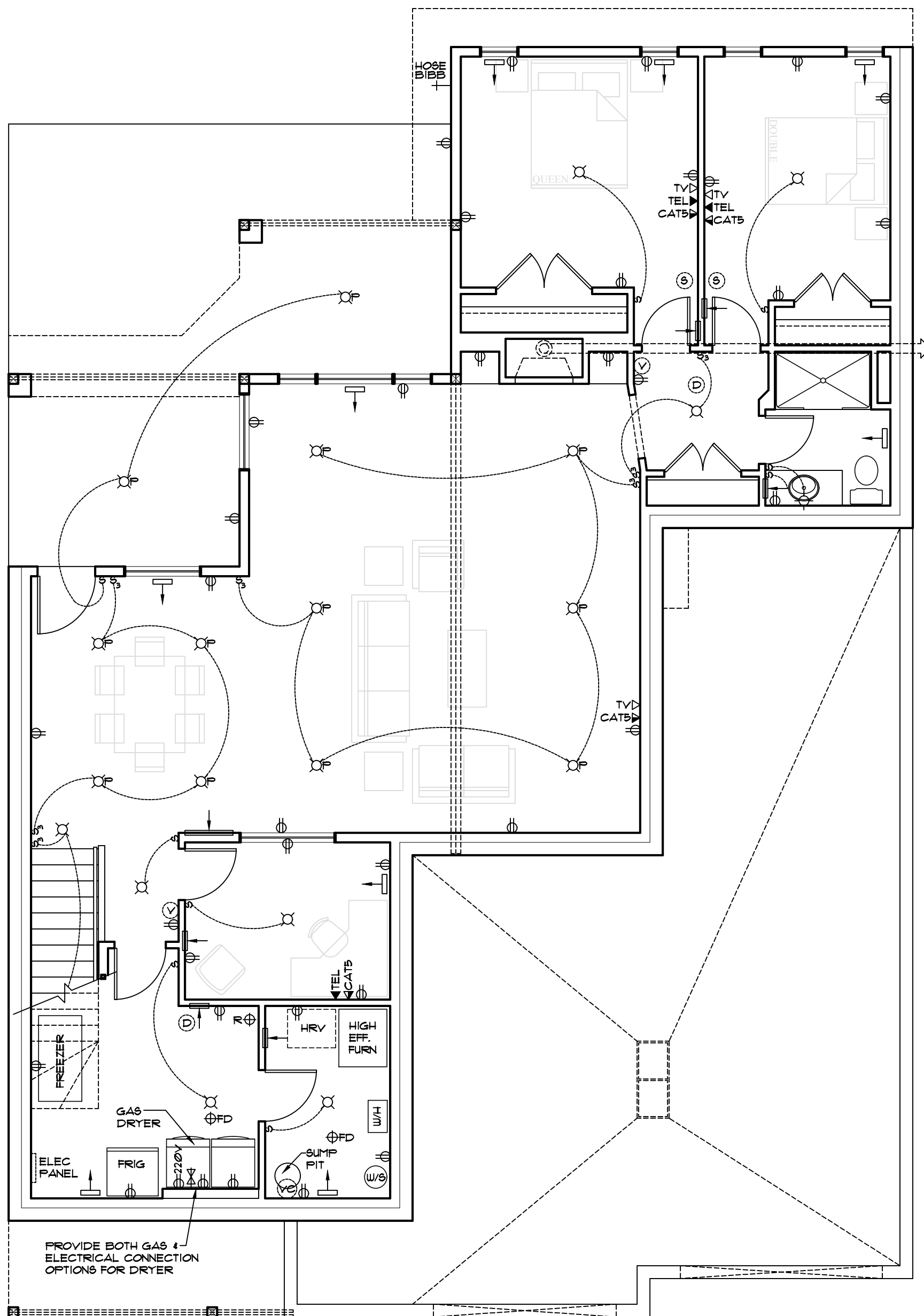
HIGH END - MIN 25% REQUIRED
 0.38 SQFT NET FREE VENT AREA PER ROOF VENT
 10 VENTS @ 0.38 SQFT = 3.8 SQ FT
 3.8 SQFT / 8.3 SQ FT TOTAL REQ'D = 45.8%

LOW END - MIN 25% REQUIRED
 478 SQFT VENTED SOFFIT
 3.5 SQIN (0.0243 SQ FT) NET FREE VENT AREA PER SQFT OF SOFFIT AREA
 478 SQFT x 0.0243 = 11.6 SQFT OF LOWER VENTING
 11.6 SQ FT / 8.3 SQ FT TOTAL REQ'D = 139.8%



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

- FRAMING NOTES:**
1. ADDITIONAL FLOOR STRUCTURE SHOWN FOR OPENINGS AND CANTILEVERS. FINAL DESIGN DETERMINED BY SUPPLIER.
 2. FLOOR TRUSS SUPPLIER TO DESIGN TRUSSES TO SUIT MECHANICAL.
 3. INSTALL SOLID BLOCKING IN FLOOR SPACE UNDER COLUMNS AS REQUIRED.
 4. INSTALL BLOCKING UNDER INTERIOR WALLS PARALLEL TO FLOOR TRUSSES AS REQUIRED.
 5. FLOOR TRUSS SUPPLIER TO INCORPORATE HEADERS INTO TRUSS SPACE AS NECESSARY (SEE ELEVATIONS FOR WINDOW MOUNTING HEIGHTS).

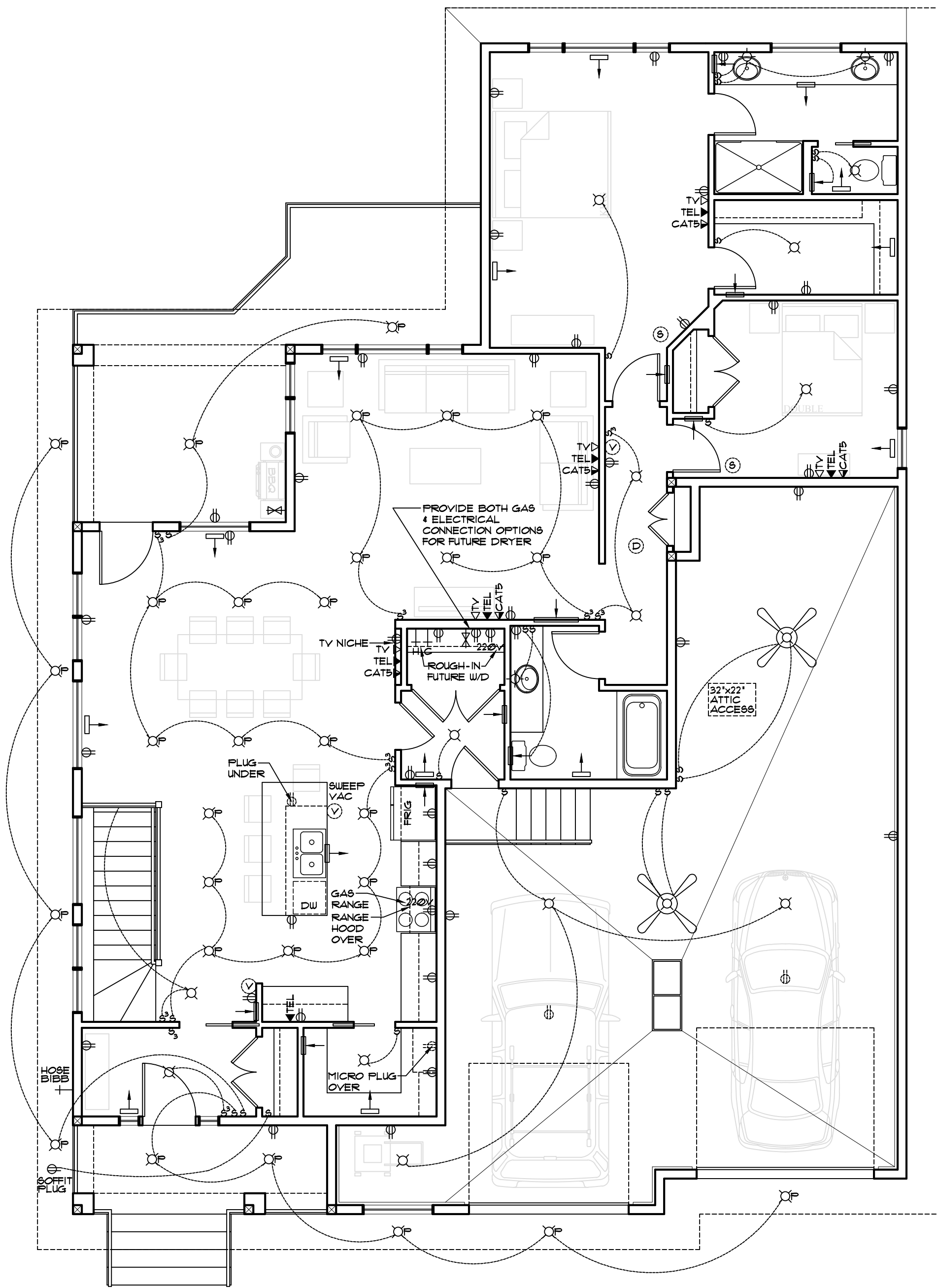


BASEMENT ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

- ELECTRICAL NOTES:**
1. ALL RECEPTACLES WITHIN 15m OF A SINK ARE TO BE GROUND FAULT CIRCUIT INTERRUPTERS AS PER CANADIAN ELECTRICAL CODE.
 2. ALL EXTERIOR RECEPTACLES TO BE GROUND FAULT CIRCUIT INTERRUPTERS C/W WEATHERPROOF COVER AS PER CANADIAN ELECTRICAL CODE.
 3. BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
 4. ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE.

MECHANICAL/ELECTRICAL LEGEND

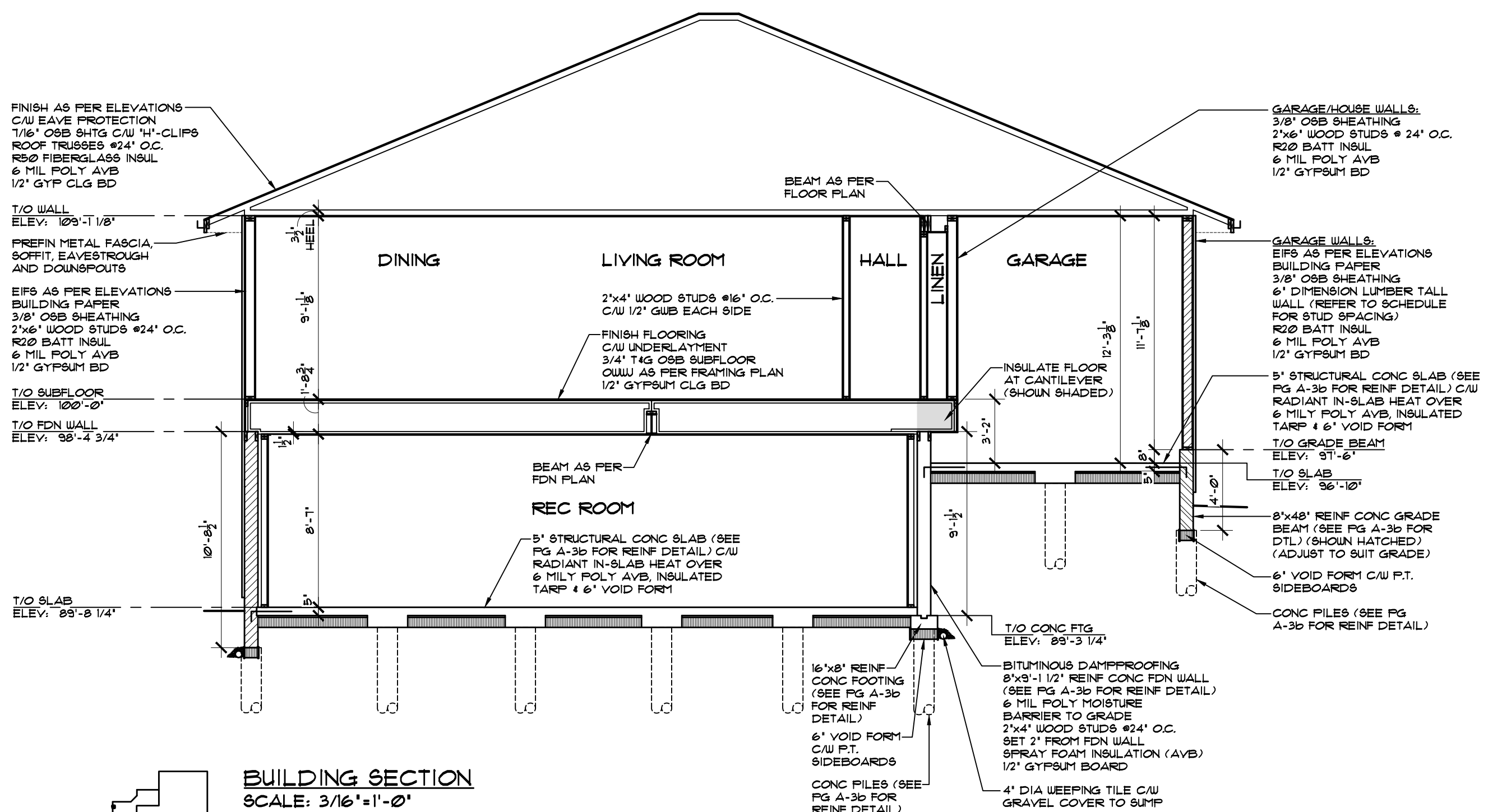
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	NATURAL GAS OUTLET
	HOSE BIBB
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	CENTRAL VAC RECEPTACLE
	TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	ETHERNET RECEPTACLE
	DUPLEX RECEPTACLE
	SOFFIT DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	PULL CHAIN INCANDESCENT LIGHT FIXTURE
	POT LIGHT
	PENDANT LIGHT
	PUCK LIGHT
	FLOURESCENT STRIP LIGHT
	FLOURESCENT LIGHT FIXTURE
	CEILING FAN C/W LIGHT



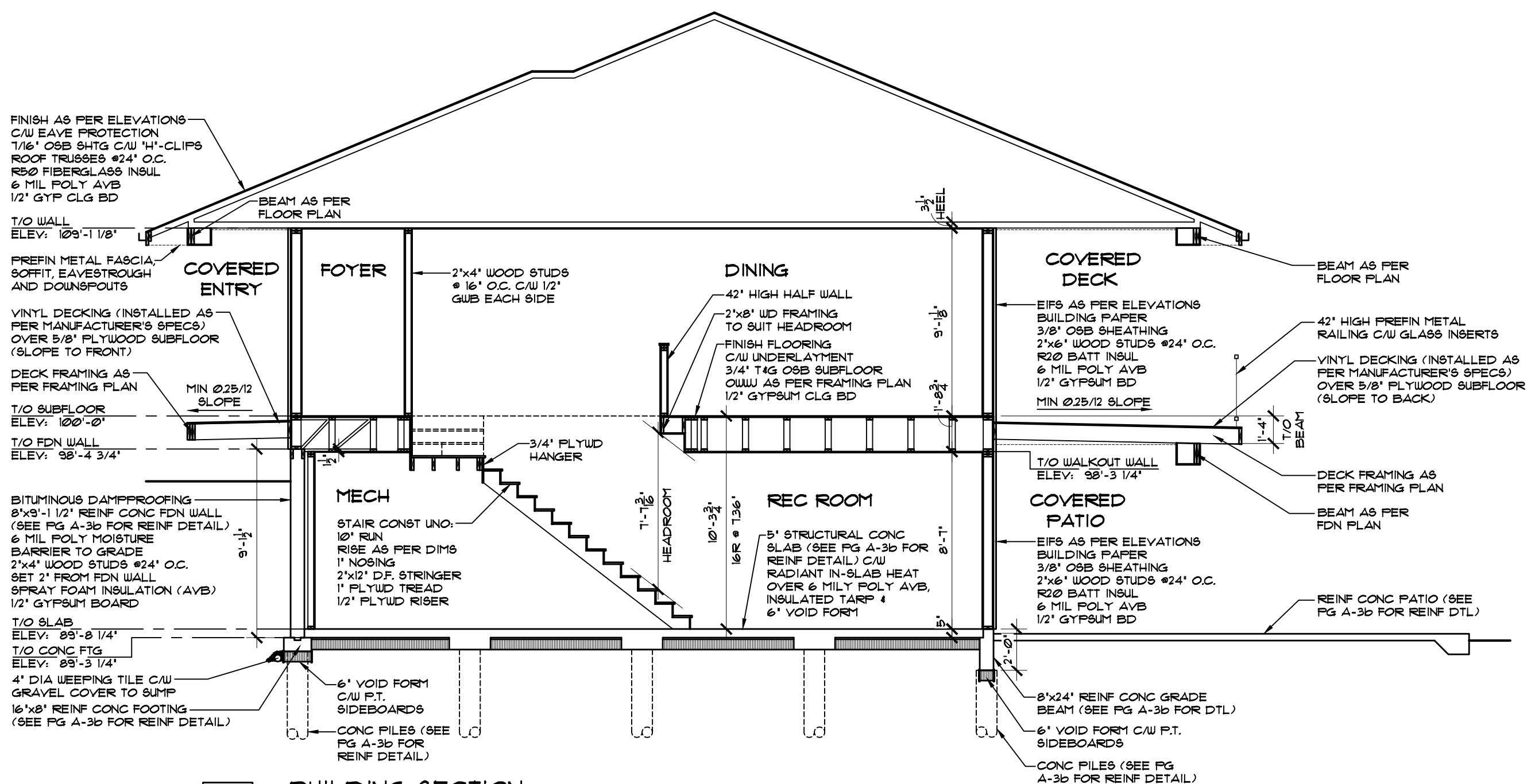
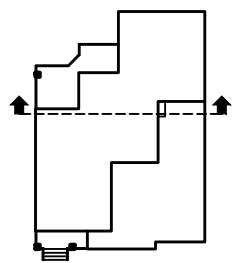
MAIN FLOOR ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

MECHANICAL/ELECTRICAL LEGEND

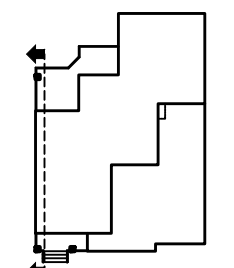
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	NATURAL GAS OUTLET
	HOSE BIBB
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	CENTRAL VAC RECEPTACLE
	TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	ETHERNET RECEPTACLE
	DUPLEX RECEPTACLE
	SOFFIT DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	PULL CHAIN INCANDESCENT LIGHT FIXTURE
	POT LIGHT
	PENDANT LIGHT
	PUCK LIGHT
	FLOURESCENT STRIP LIGHT
	FLOURESCENT LIGHT FIXTURE
	CEILING FAN CW LIGHT

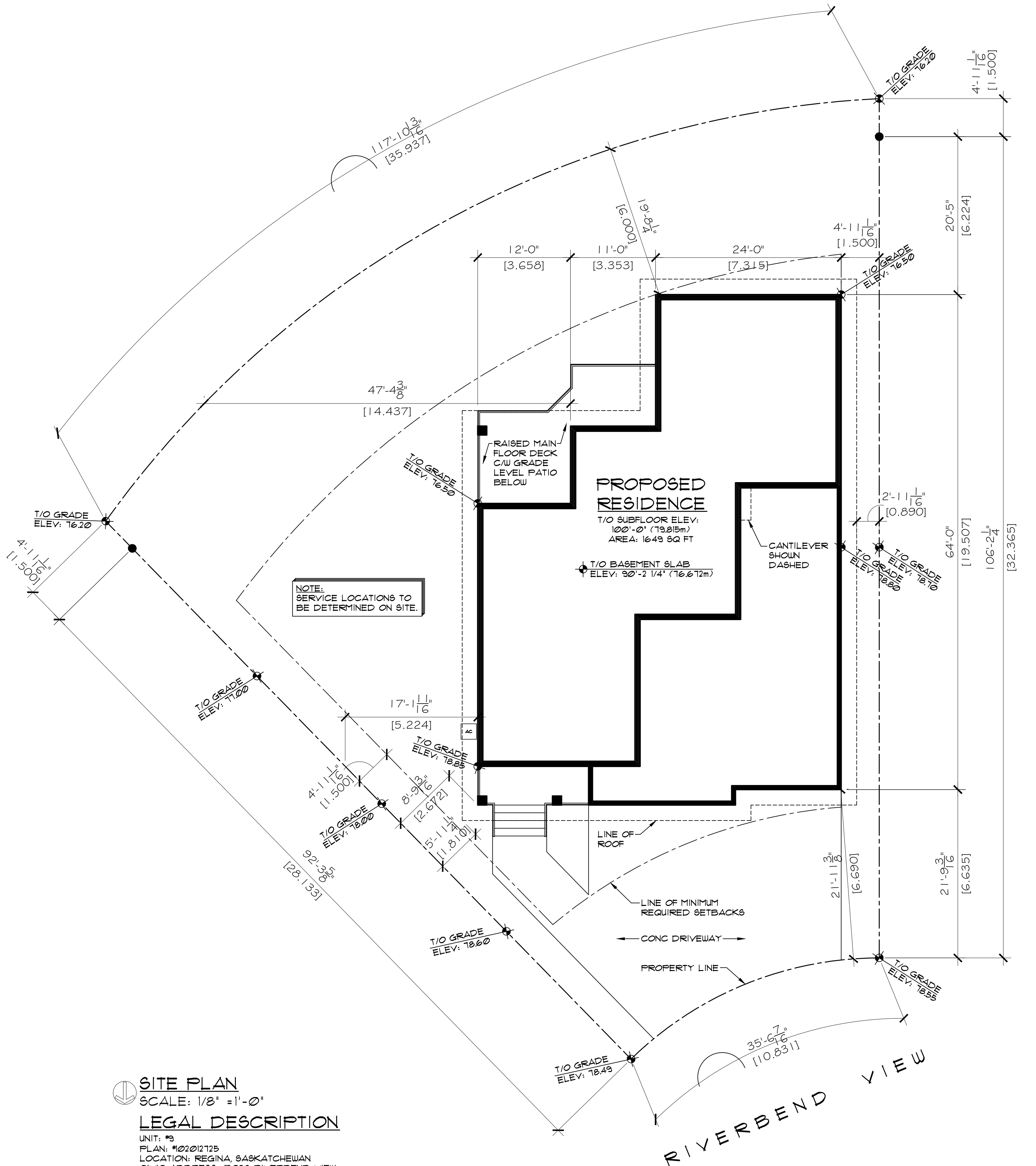



BUILDING SECTION
SCALE: 3/16" = 1'-0"



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






SITE PLAN
 SCALE: 1/8" = 1'-0"
LEGAL DESCRIPTION
 UNIT: #9
 PLAN: #102012125
 LOCATION: REGINA, SASKATCHEWAN
 CIVIC ADDRESS: #2098 RIVERBEND VIEW

ROBINSON RESIDENTIAL
 PERSONALIZING HOME DESIGN

PROJECT **PERRAS**
 2232 2ND AVENUE
 REGINA, SASKATCHEWAN
 CANADA S4R 1K3
 TEL: (306) 352-6617
 FAX: (306) 352-6619

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 2. Drawings are not to be scaled.

3. All plans are drawn to suit the Canadian National Building Code (2006). Due to local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building official prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

2098 RIVERBEND VIEW
 REGINA, SASKATCHEWAN
 SCALE 1/8" = 1'-0"
 DESIGNED BY BUSHKO
 DRAWN BY GRAD
 DATE MAR 1, 2017

DRAWING TITLE
SITE PLAN

DRAWING NO.
A-11