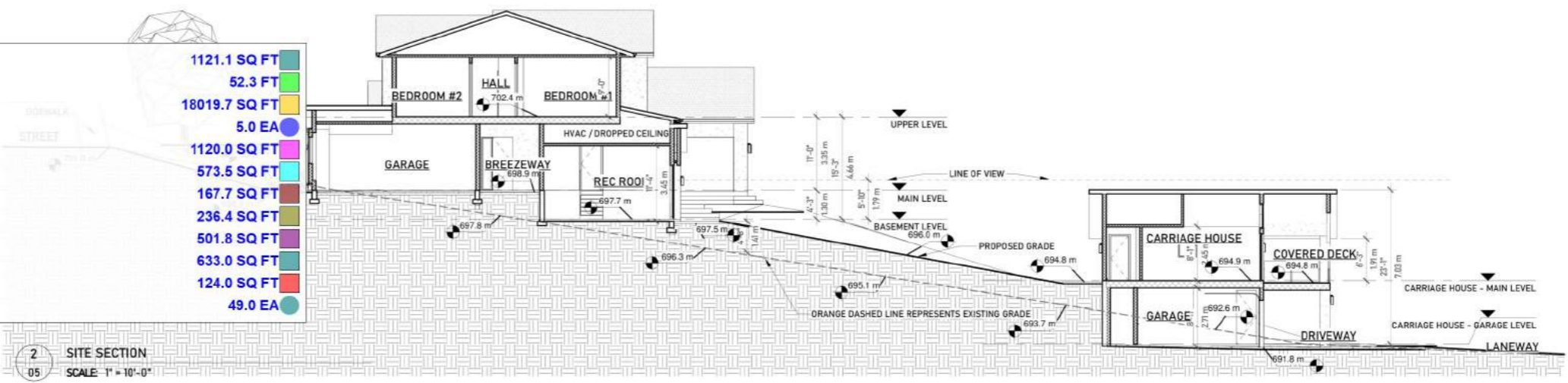


1 SITE PLAN
05 SCALE: 1/8" = 1'-0"

- Concrete driveway
- 42" High guard rail
- Landscape area
- Trees
- Concrete pavement
- Concrete pavers
- Concrete walkway
- Mulch
- Gravels parking
- Concrete sidewalk
- Concrete stairs
- Shrubs

- 1121.1 SQ FT
- 52.3 FT
- 18019.7 SQ FT
- 5.0 EA
- 1120.0 SQ FT
- 573.5 SQ FT
- 167.7 SQ FT
- 236.4 SQ FT
- 501.8 SQ FT
- 633.0 SQ FT
- 124.0 SQ FT
- 49.0 EA



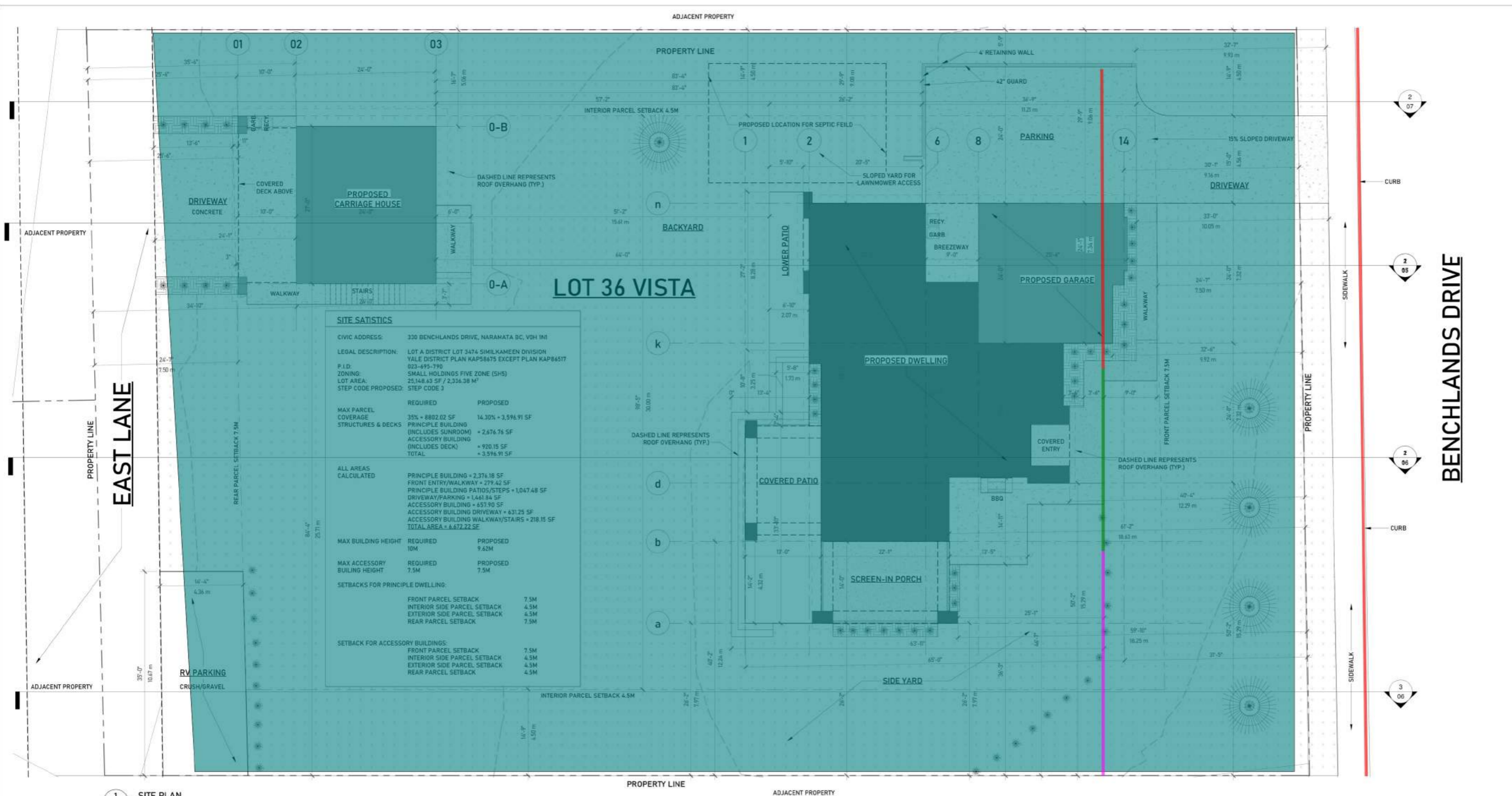
2 SITE SECTION
05 SCALE: 1" = 10'-0"

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SITE PLAN

DATE
23/09/28

SHEET
05/21



SITE STATISTICS

CIVIC ADDRESS: 336 BENCHLANDS DRIVE, NARAMATA BC, V0H 1M1
 LEGAL DESCRIPTION: LOT A DISTRICT LOT 3474 SIMLKAMEEN DIVISION YALE DISTRICT PLAN KAP58675 EXCEPT PLAN KAP64517
 P.I.D. 023-695-790
 ZONING: SMALL HOLDINGS FIVE ZONE (SH5)
 LOT AREA: 25,148.43 SF / 2,336.38 M²
 STEP CODE PROPOSED: STEP CODE 3

	REQUIRED	PROPOSED
MAX PARCEL COVERAGE	35% = 8802.02 SF	14.30% = 3,596.91 SF
STRUCTURES & DECKS		
PRINCIPLE BUILDING (INCLUDES SUNROOM)		= 2,676.74 SF
ACCESSORY BUILDING (INCLUDES DECK)		= 920.15 SF
TOTAL		= 3,596.91 SF

ALL AREAS CALCULATED	PRINCIPLE BUILDING	FRONT ENTRY/WALKWAY	PRINCIPLE BUILDING PATIOS/STEPS	DRIVEWAY/PARKING	ACCESSORY BUILDING	ACCESSORY BUILDING DRIVEWAY	ACCESSORY BUILDING WALKWAY/STAIRS	TOTAL AREA
	= 2,376.18 SF	= 279.42 SF	= 1,047.48 SF	= 1,441.34 SF	= 457.90 SF	= 431.25 SF	= 218.15 SF	= 6,672.22 SF

MAX BUILDING HEIGHT	REQUIRED	PROPOSED
10M	9.62M	

MAX ACCESSORY BUILDING HEIGHT	REQUIRED	PROPOSED
7.5M	7.5M	

SETBACKS FOR PRINCIPLE DWELLING:

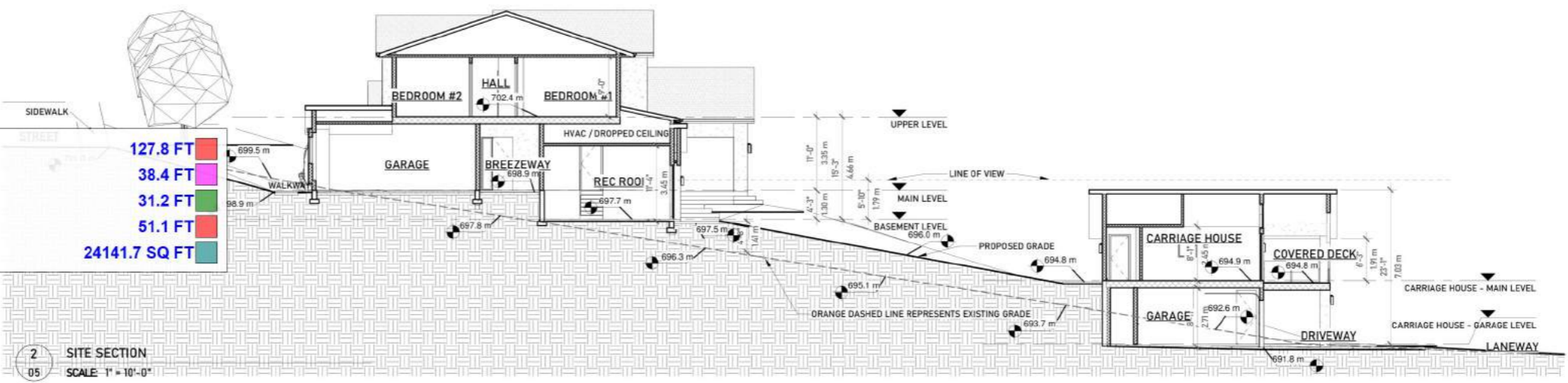
FRONT PARCEL SETBACK	7.5M
INTERIOR SIDE PARCEL SETBACK	4.5M
EXTERIOR SIDE PARCEL SETBACK	4.5M
REAR PARCEL SETBACK	7.5M

SETBACK FOR ACCESSORY BUILDINGS:

FRONT PARCEL SETBACK	7.5M
INTERIOR SIDE PARCEL SETBACK	4.5M
EXTERIOR SIDE PARCEL SETBACK	4.5M
REAR PARCEL SETBACK	4.5M

1 SITE PLAN
SCALE: 1/8" = 1'-0"

- Curb
- Section: 03/06
- Section: 02/06
- Section: 01/07
- Clearing and grubbing



2 SITE SECTION
SCALE: 1" = 10'-0"

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SITE PLAN

DATE
23/09/28

SHEET
05/21

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
MIN. 87 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	1.88	10.88
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.05	0.28
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	1.88	10.88
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.05	0.28
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C.	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

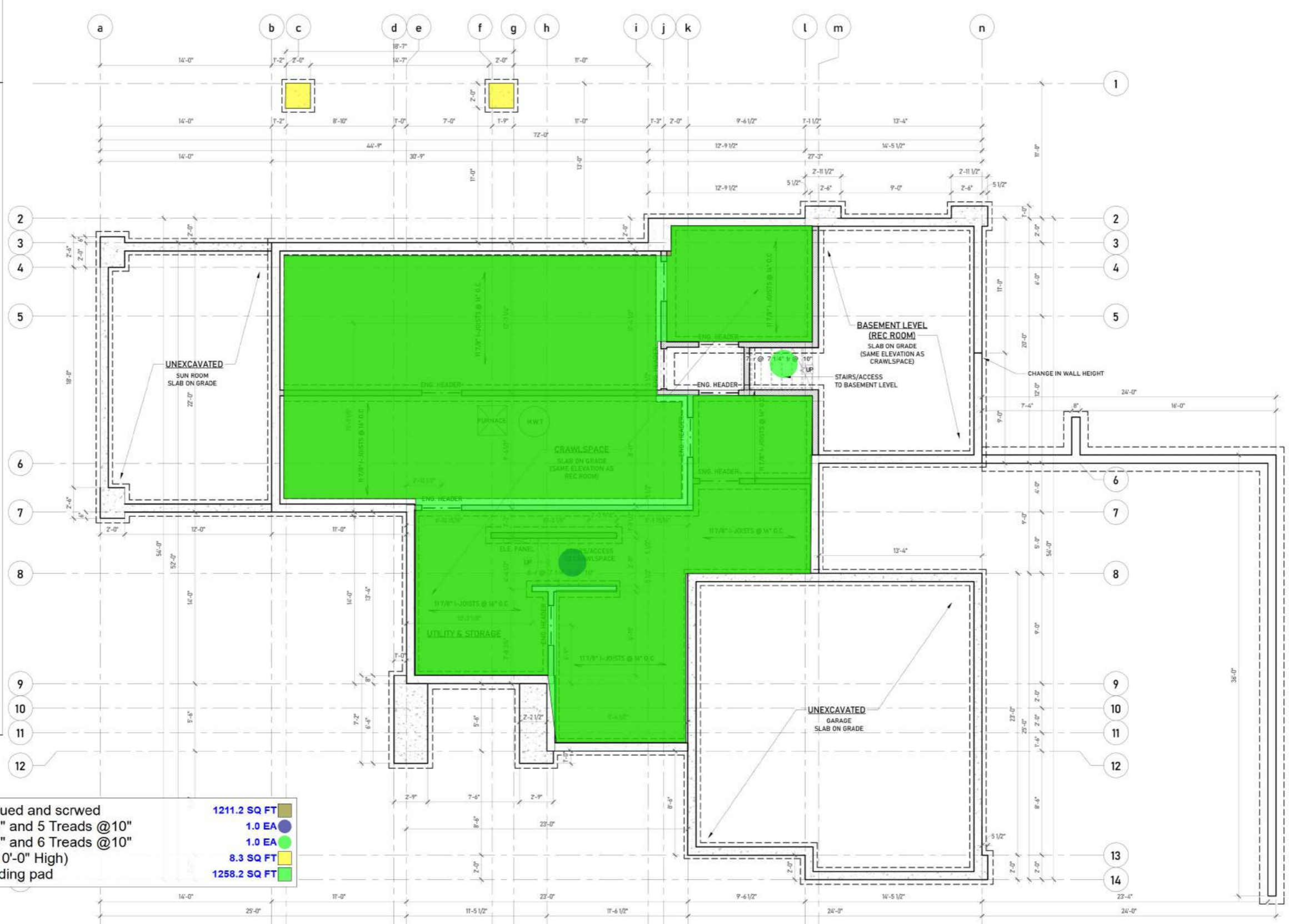
CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
8" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	0.17	0.95
2x4 WOOD STUDS @ 16" O.C.	1.88	10.88
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.05	0.28
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.13	17.76

E5 EXTERIOR FOUNDATION WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
8" CONCRETE WALL	0.08	0.45
8" X 16" CONCRETE FOOTING	3.11	17.65
3.5" EXP RIGID INSULATION	3.11	17.65
TOTAL OSI CALCS	3.19	18.10

E6 EXTERIOR - SUNROOM WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
SCREENED-IN-PORCH	N/A	N/A
TOTAL OSI CALCS	N/A	N/A



■ F1: 3/4" Plywood glued and screwed 1211.2 SQ FT
● 6 EA risers @ 7-1/4" and 5 Treads @ 10" 1.0 EA
● 7 EA risers @ 7-1/4" and 6 Treads @ 10" 1.0 EA
■ Concrete column (10'-0" High) 8.3 SQ FT
■ 2'-0" Cut under building pad 1258.2 SQ FT

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INTERIOR WALL ASSEMBLIES

- W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD
- W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
1/2" GYPSUM BOARD
- W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
MIN. 61 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

- E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A + 23%)

	RSI VALUE	R VALUE
CLADDING PER MATERIAL LEGEND	0.01	0.05
2 LAYERS BUILDING PAPAER	/	/
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87
- E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A + 23%)

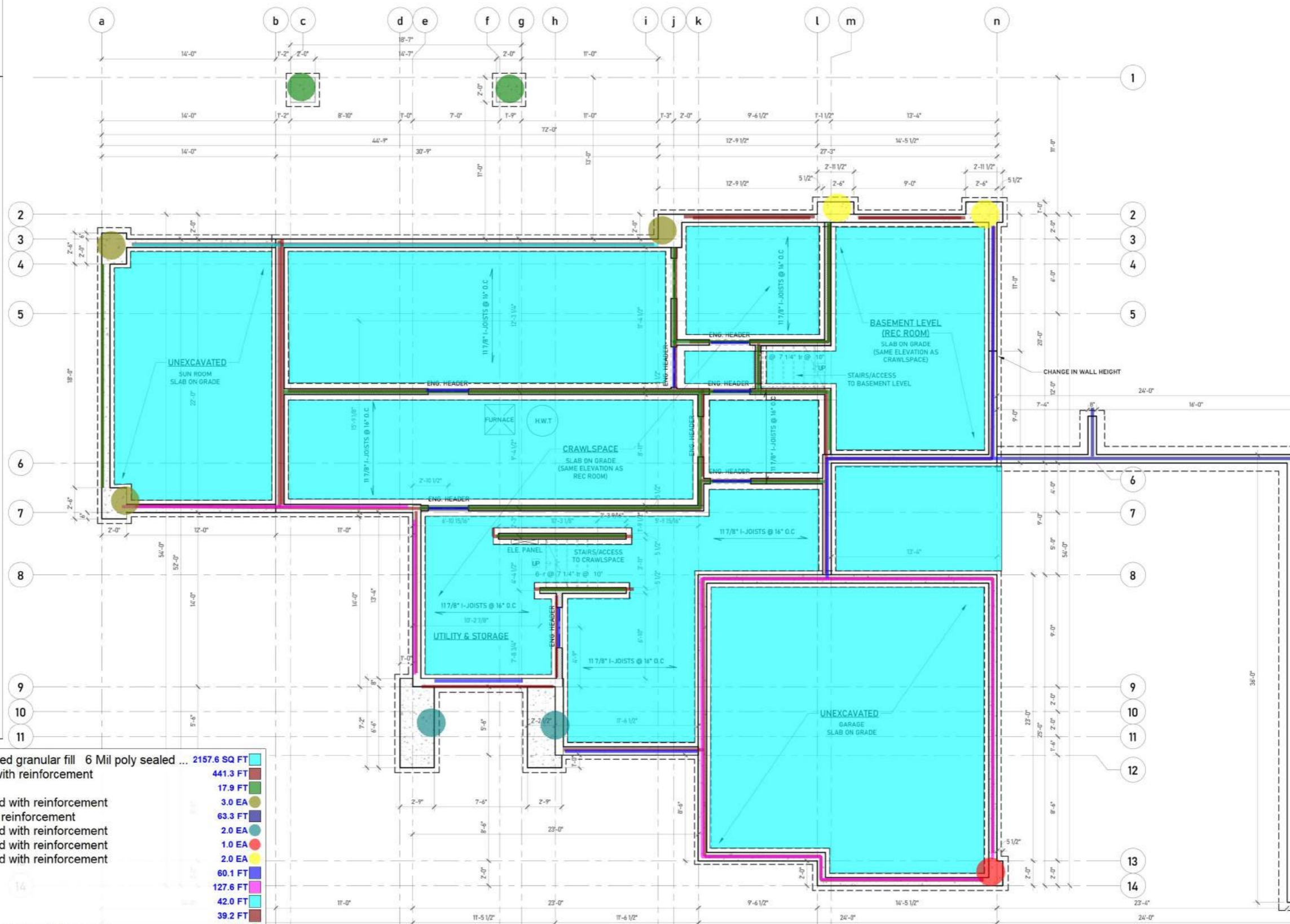
	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPAER	/	/
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87
- E3 TYPICAL EXTERIOR WALL

	RSI VALUE	R VALUE
CLADDING PER MATERIAL LEGEND	N/A	N/A
2 LAYERS BUILDING PAPAER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C.	N/A	N/A
TOTAL OSI CALCS	N/A	N/A
- E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A + 23%)

	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
8" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	/	/
2x4 WOOD STUDS @ 16" O.C.	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.13	17.76
- E5 EXTERIOR FOUNDATION WALL

	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
8" CONCRETE WALL	0.08	0.45
8" X 16" CONCRETE FOOTING	/	/
3.5" EXP RIGID INSULATION	3.11	17.65
TOTAL OSI CALCS	3.19	18.10
- E6 EXTERIOR - SUNROOM WALL

	RSI VALUE	R VALUE
SCREENED-IN-PORCH	N/A	N/A
TOTAL OSI CALCS	N/A	N/A



- 4" Concrete slab 6" Compacted granular fill 6 Mil poly sealed ... 2157.6 SQ FT
- 1'-4" x 8" Continuous footing with reinforcement 441.3 FT
- 8" Concrete wall 1'-0" High 17.9 FT
- 2'-8" x 3'-2" x 12" Concrete pad with reinforcement 3.0 EA
- 4'-0" High retaining wall with reinforcement 63.3 FT
- 3'-6" x 8'-0" x 18" Concrete pad with reinforcement 2.0 EA
- 2'-8" x 2'-0" x 12" Concrete pad with reinforcement 1.0 EA
- 2'-5" x 3'-8" x 18" Concrete pad with reinforcement 2.0 EA
- 8" Concrete wall (4'-6" High) 60.1 FT
- 8" Concrete wall (1'-6" High) 127.6 FT
- 8" Concrete wall (1'-8" High) 42.0 FT
- 8" Concrete wall (2'-4" High) 39.2 FT
- 2'-8" x 2'-8" x 12" Concrete pad with reinforcement 2.0 EA
- Engineered header 22.4 FT
- E5 type Wall for the concrete foundation wall 1.0 EA
- E4 wall type 3'-3" High (Stud wall) 140.6 FT

SCALE 1/4" = 1'-0"

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FOUNDATION PLAN

DATE 23/09/28

SHEET

08/21

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MAIN & BASEMENT LEVEL LAYOUT

DATE
23/09/28

SHEET
09/21

INTERIOR WALL ASSEMBLIES

- W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD
- W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
1/2" GYPSUM BOARD
- W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
MIN. 89 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

- E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

- E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

- E3 TYPICAL EXTERIOR WALL

CLADDING PER MATERIAL LEGEND	N/A	N/A
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C.	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

- E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
6" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	/	/
2x4 WOOD STUDS @ 16" O.C.	2.97	16.86
R22 BATT INSULATION	/	/
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	/	/
TOTAL OSI CALCS	3.13	17.76

- ES Flooring in suite 238.8 SQ FT
- ES Wall base in suite 51.5 FT
- ES Flooring in suite bedroom 113.1 SQ FT
- ES Wall base in suite bedroom 39.8 FT
- ES Flooring in covered dining 240.0 SQ FT
- ES Flooring in suite bath 36.9 SQ FT
- ES Wall base in suite bath 21.9 FT
- ES Flooring in dining room 163.5 SQ FT
- ES Flooring in living room 359.7 SQ FT
- ES Flooring in kitchen 164.4 SQ FT
- ES Flooring at stairs 106.9 SQ FT
- ES Flooring in stacker room 11.5 SQ FT
- ES Flooring in mud room 100.5 SQ FT
- ES Flooring in garage 524.3 SQ FT
- ES Flooring in pantry room 141.2 SQ FT
- ES Flooring in foyer 106.5 SQ FT
- ES Wall base in living/kitchen and dining room 93.2 FT
- ES Wall base in stacker room 10.8 FT
- ES Wall base in mud room 29.7 FT
- ES Wall base in garage 69.7 FT
- ES Wall base in pantry room 44.9 FT
- ES Wall base in foyer 48.6 FT
- ES 6" Pony wall with insulation (4'-8" High) 23.0 FT
- ES HVAC/Drop ceiling 241.5 SQ FT
- ES F1: 3/4" Plywood glued and screwed 991.8 SQ FT
- ES 1/2" Gypsum board below stairs 100.1 SQ FT
- ES F2: 3/4" Plywood 638.0 SQ FT
- ES 1/2" Gypsum board with insulation 103.9 SQ FT
- ES 1/2" Gypsum board (Vaulted ceiling) 238.6 SQ FT
- ES R2 365.7 SQ FT



NOTE: HWY SYSTEM USED FOR MECHANICAL VENTILATION

SIDEYARD

DETAIL OF OFFICE WALL & CEILING

MAIN FLOOR & SUITE SCREENED-IN PORCH GARAGE

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MAIN & BASEMENT LEVEL LAYOUT

DATE
23/09/28

SHEET
09/21

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
MIN. 87 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	0.08	0.45
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	0.08	0.45
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
8" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	2.97	16.86
2x4 WOOD STUDS @ 16" O.C	0.08	0.45
R22 BATT INSULATION	0.08	0.45
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.13	17.76

E5 EXTERIOR FOUNDATION WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
8" CONCRETE WALL	0.08	0.45
8" x 16" CONCRETE FOOTING	3.11	17.65
3.5" EXP RIGID INSULATION	3.11	17.65
TOTAL OSI CALCS	3.11	17.65

NOTE: HRV SYSTEM USED THROUGHOUT FOR MECHANICAL VENTILATION

E3 Exterior wall (10'-0" High)	62.8 FT
E2 Exterior wall (10'-0" High)	13.3 FT
E1 Exterior wall (10'-0" High)	192.4 FT
E4 Exterior wall (10'-0" High)	24.7 FT
W1 Interior wall (10'-0" High)	97.5 FT
W2 Interior wall (10'-0" High)	32.7 FT
W3 Interior wall (10'-0" High)	24.5 FT
Allowances for the plumbing pipes	348.5 SQ FT
Allowances for the mechanical work	2184.7 SQ FT
Stucco (8'-0" High)	21.9 FT
3/0 x 8/0 Single leaf door	7.0 EA
9/0 x 8/0 Storefront	2.0 EA
7/0 x 8/0 Sliding door	1.0 EA
7/0 x 8/0 double leaf door	1.0 EA
7/0 x 5/9 Storefront	2.0 EA
10/6 x 10/6 Window	1.0 EA
9/0 x 6/3 Window	1.0 EA
8/0 x 8/0 Sliding door	2.0 EA
1/8 x 8/0 Sidelite	3.0 EA
3/0 x 8/0 Solid core self closing weather stripped door	2.0 EA
18/0 x 8/0 Black steel overhead door	1.0 EA
7/6 x 8/0 Door	1.0 EA
7/9 x 4/9 Window	1.0 EA
3/6 x 8/0 Single leaf door	1.0 EA
6/10 x 1/8 Transom	1.0 EA
3/0 x 6/3 Window	1.0 EA
3/4 x 8/0 Single leaf door	1.0 EA
2/0 x 8/0 Sidelite	1.0 EA
8/0 x 18/0 Storefront	1.0 EA
2/8 x 8/0 Single leaf door	1.0 EA
3/0 x 6/0 Window	1.0 EA
3/0 x 8/0 Arch doorway	1.0 EA
3/6 x 8/0 Arch doorway	1.0 EA

TOTAL OF UPPER MAIN & LOWER LEVEL: 580 SF



SCREENED-IN PORCH
CH: 9'-11 5/8"

LIVING RM
VAULTED CEILING

DINING RM
CH: 9'-11 5/8"

KITCHEN
CH: 9'-11 5/8"

SUITE BEDROOM
CH: 9'-11 5/8"

SUITE LIVING
CH: 11'-0"

SUITE KITCHEN
CH: 11'-0"

SUITE BATH
CH: 9'-11 5/8"

MUD RM
CH: 9'-11 5/8"

PANTRY
CH: 9'-11 5/8"

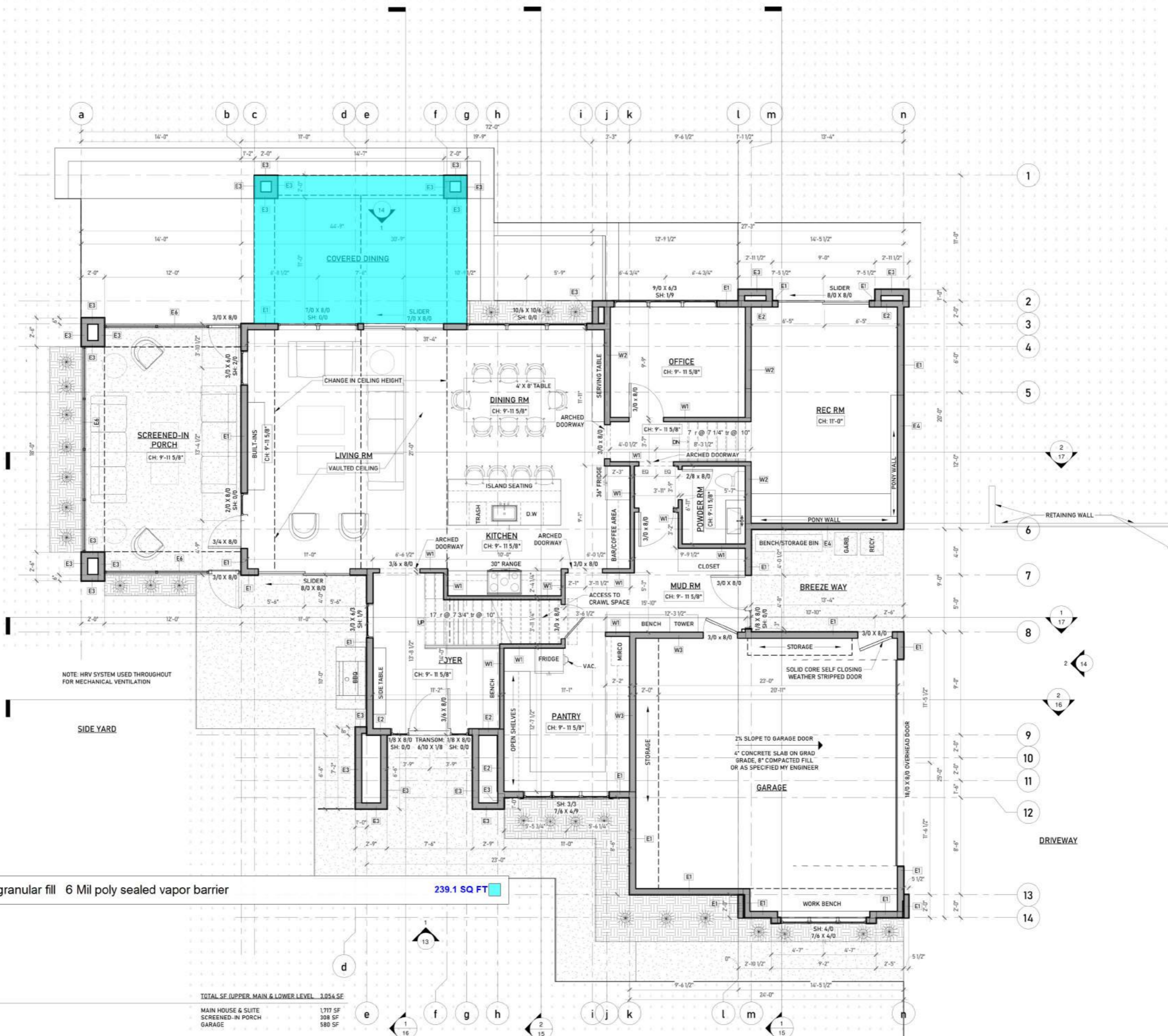
GARAGE
4" CONCRETE SLAB ON GRAD
GRADE, 8" COMPACTED FILL
OR AS SPECIFIED BY ENGINEER

INTERIOR WALL ASSEMBLIES

W1	TYPICAL INTERIOR WALL 1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W2	2x6 INTERIOR WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. R22 BATT INSULATION 1/2" GYPSUM BOARD
W3	2x6 INTERIOR INSULATED WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. R22 BATT INSULATION MIN. 61 MM ABSORPTIVE MATERIAL 1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%		
		RSI VALUE	R VALUE
	CLADDING PER MATERIAL LEGEND	0.01	0.05
	2 LAYERS BUILDING PAPER	/	/
	3/8" SHEATHING	0.09	0.51
	2x4 WOOD STUDS @ 16" O.C.	/	/
	R22 BATT INSULATION	2.97	16.86
	VAPOR BARRIER	/	/
	1/2" GYPSUM BOARD	0.08	0.45
	TOTAL OSI CALCS	3.15	17.87
E2	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%		
		RSI VALUE	R VALUE
	2 LAYERS BUILDING PAPER	0.09	0.51
	3/8" SHEATHING	/	/
	2x4 WOOD STUDS @ 16" O.C.	2.97	16.86
	R22 BATT INSULATION	/	/
	VAPOR BARRIER	0.08	0.45
	1/2" GYPSUM BOARD	/	/
	TOTAL OSI CALCS	3.15	17.87
E3	TYPICAL EXTERIOR WALL		
	CLADDING PER MATERIAL LEGEND	N/A	N/A
	2 LAYERS BUILDING PAPER	N/A	N/A
	3/8" SHEATHING	N/A	N/A
	2x4 WOOD STUDS @ 16" O.C.	N/A	N/A
	TOTAL OSI CALCS	N/A	N/A
E4	EXTERIOR FROST WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%		
		RSI VALUE	R VALUE
	2 COATS DAMPROOFING	0.08	0.45
	8" CONCRETE WALL	/	/
	1/2" AIR SPACE	/	/
	2x6 WOOD STUDS @ 16" O.C.	2.97	16.86
	R22 BATT INSULATION	/	/
	VAPOR BARRIER	0.08	0.45
	1/2" GYPSUM BOARD	/	/
	TOTAL OSI CALCS	3.13	17.76
E5	EXTERIOR FOUNDATION WALL		
		RSI VALUE	R VALUE
	2 COATS DAMPROOFING	0.08	0.45
	8" CONCRETE WALL	/	/
	8" X 16" CONCRETE FOOTING	3.11	17.65
	3.5" EXP RIGID INSULATION	/	/
	TOTAL OSI CALCS	3.19	18.10
E6	EXTERIOR - SUNROOM WALL		
	SCREENED-IN-PORCH	N/A	N/A
	TOTAL OSI CALCS	N/A	N/A



NOTE: HRV SYSTEM USED THROUGHOUT FOR MECHANICAL VENTILATION

4" Concrete slab 6" Compacted granular fill 6 Mil poly sealed vapor barrier **239.1 SQ FT**

GENERAL NOTES:
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES BY LAWS AND REGULATIONS.
3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO ISABEY INTERIORS. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

MAIN & BASEMENT LEVEL - WITHOUT SUITE

DATE 23/09/28

SHEET 10/21

1 MAIN & LOWER LEVEL - FUTURE LAYOUT
SCALE 1/4" = 1'-0"

TOTAL SF (UPPER MAIN & LOWER LEVEL) 3,054 SF
MAIN HOUSE & SUITE 1,717 SF
SCREENED-IN PORCH 308 SF
GARAGE 580 SF

GENERAL NOTES:
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UPPER LEVEL LAYOUT

DATE
23/09/28

SHEET
11/21

INTERIOR WALL ASSEMBLIES

W1	TYPICAL INTERIOR WALL 1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C 1/2" GYPSUM BOARD
W2	2x6 INTERIOR WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 14" O.C R22 BATT INSULATION 1/2" GYPSUM BOARD
W3	2x6 INTERIOR INSULATED WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 14" O.C R22 BATT INSULATION MIN. 81 MM ABSORPTIVE MATERIAL 1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%
	RSI VALUE R VALUE
CLADDING PER MATERIAL LEGEND	0.01 0.05
2 LAYERS BUILDING PAPER	/ /
3/8" SHEATHING	0.09 0.51
2x4 WOOD STUDS @ 16" O.C	/ /
R22 BATT INSULATION	2.97 16.86
VAPOR BARRIER	/ /
1/2" GYPSUM BOARD	0.08 0.45
TOTAL OSI CALCS	3.15 17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

	RSI VALUE R VALUE
2 LAYERS BUILDING PAPER	/ /
3/8" SHEATHING	0.09 0.51
2x4 WOOD STUDS @ 16" O.C	/ /
R22 BATT INSULATION	2.97 16.86
VAPOR BARRIER	/ /
1/2" GYPSUM BOARD	0.08 0.45
TOTAL OSI CALCS	3.15 17.87

E3 TYPICAL EXTERIOR WALL

	RSI VALUE R VALUE
CLADDING PER MATERIAL LEGEND	N/A N/A
2 LAYERS BUILDING PAPER	N/A N/A
3/8" SHEATHING	N/A N/A
2x4 WOOD STUDS @ 16" O.C	N/A N/A
TOTAL OSI CALCS	N/A N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) + 23%

	RSI VALUE R VALUE
2 COATS DAMPROOFING	/ /
8" CON	/ /
1/2" AIR	/ /
2x6 WC	/ /
R22 BA	/ /
VAPOR	/ /
1/2" GY	/ /
TOTAL	17.1

- | | |
|---|------------|
| 1'-6" Deep linen cabinet | 5.2 FT |
| 2'-0" Wide x 9'-6" Long x 6'-0" High Wardrobe | 1.0 EA |
| Solid surface countertop | 29.0 SQ FT |
| 4" Backsplash | 23.9 FT |
| Vanity cabinets | 17.1 FT |
| 1'-0" Deep storage in restroom | 2.9 FT |
| 2'-0" Deep x 9'-0" High walk in closets with rod and shelving | 25.9 FT |
| 2'-0" Wide x 7'-2" Long x 6'-0" High Wardrobe | 1.0 EA |
| 2'-0" Deep fold space (Millwork) | 14.0 FT |
| 2'-0" Deep hang space (Millwork) | 6.8 FT |
| 2'-8" x 1'-8" Broom closet | 1.0 EA |
| Coat hook | 3.0 EA |
| Tissue holder | 4.0 EA |
| 36" Horizontal grab bar | 3.0 EA |
| Soap dispenser | 4.0 EA |
| Water closet | 2.0 EA |
| Sink with faucet | 3.0 EA |
| Tub/Shower | 0.0 EA |
| Bath tub | 1.0 EA |
| Washer | 1.0 EA |
| Dryer | 1.0 EA |
| 9/0 x 6/3 Window | 1.0 EA |
| 6/0 x 5/3 Window | 1.0 EA |
| 7/6 x 5/3 Window | 1.0 EA |
| 2/6 X 5/3 Window | 2.0 EA |
| 5/0 x 4/9 Window | 1.0 EA |
| 7/6 x 3/2 Window | 1.0 EA |
| 3/2 x 4/9 Window | 1.0 EA |
| 7/6 x 4/9 Window | 2.0 EA |
| 3/0 x 8/0 Single leaf door | 5.0 EA |
| 2/8 x 8/0 Single leaf door | 2.0 EA |
| 3/0 x 8/0 Arch doorway | 1.0 EA |
| 2/9 x 8/0 Arch doorway | 1.0 EA |
| 4/0 x 8/0 Double leaf door | 1.0 EA |
| covered area | |



SCALE: 1/4" = 1'-0"

1337.0 SQ FT SF (UPPER, MAIN & LOWER LEVEL) 3.054 SF
UPPER LEVEL 1.337 SF

GENERAL NOTES:
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UPPER LEVEL LAYOUT

DATE
23/09/28

SHEET

11/21

INTERIOR WALL ASSEMBLIES		
W1	TYPICAL INTERIOR WALL 1/2" GYPSUM BOARD 2x4 WOOD STUDS @14" O.C 1/2" GYPSUM BOARD	
W2	2x6 INTERIOR WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @14" O.C R22 BATT INSULATION 1/2" GYPSUM BOARD	
W3	2x6 INTERIOR INSULATED WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @14" O.C R22 BATT INSULATION MIN. 81 MM ABSORPTIVE MATERIAL 1/2" GYPSUM BOARD	
EXTERIOR WALL ASSEMBLIES		
E1	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 LAYERS BUILDING PAPER	/ /
	3/8" SHEATHING	0.09 / 0.51
	2x4 WOOD STUDS @14" O.C	/ /
	R22 BATT INSULATION	2.97 / 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 / 0.45
	TOTAL OSI CALCS	3.15 17.87
E2	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 LAYERS BUILDING PAPER	/ /
	3/8" SHEATHING	0.09 / 0.51
	2x4 WOOD STUDS @14" O.C	/ /
	R22 BATT INSULATION	2.97 / 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 / 0.45
	TOTAL OSI CALCS	3.15 17.87
E3	TYPICAL EXTERIOR WALL	
	CLADDING PER MATERIAL LEGEND	N/A N/A
	2 LAYERS BUILDING PAPER	N/A N/A
	3/8" SHEATHING	N/A N/A
	2x4 WOOD STUDS @14" O.C	N/A N/A
	TOTAL OSI CALCS	N/A N/A
E4	EXTERIOR FROST WALL FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 COATS DAMPROOFING	/ /
	8" CONCRETE WALL	0.08 / 0.45
	1/2" AIR SPACE	/ /
	2x4 WOOD STUDS @14" O.C	/ /
	R22 BATT INSULATION	2.97 / 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 / 0.45
	TOTAL OSI CALCS	3.13 17.76
E5	EXTERIOR FOUNDATION WALL	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 COATS DAMPROOFING	/ /
	8" CONCRETE WALL	0.08 / 0.45
	8" X 16" CONCRETE FOOTING	/ /
	3.5" EXP RIGID INSULATION	3.11 / 17.65
	TOTAL OSI CALCS	3.19 18.10
E6	EXTERIOR - SUNROOM WALL	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	SCREENED-IN-PORCH	N/A N/A
	TOTAL OSI CALCS	N/A N/A



NOTE: HRV SYSTEM USED THROUGHOUT FOR MECHANICAL VENTILATION

- E1 Exterior wall (14'-0" High)
- E3 Exterior wall (14'-0" High)
- E2 Exterior wall (14'-0" High)
- W1 Interior wall (10'-0" High)
- W2 Interior wall (10'-0" High)
- Wall paint (10'-0" High)
- Wall paint (11'-0" High)
- Wall tiles (7'-0" High)
- Allowances for the plumbing pipes
- Allowances for the electrical work

- 156.4 FT
- 6.8 FT
- 3.1 FT
- 183.9 FT
- 6.5 FT
- 448.9 FT
- 42.6 FT
- 98.2 FT
- 216.8 SQ FT
- 1267.2 SQ FT

1 UPPER LEVEL
SCALE: 1/4" = 1'-0"

TOTAL SF (UPPER MAIN & LOWER LEVEL) 3,054 SF
UPPER LEVEL 1,337 SF

GENERAL NOTES:
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
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UPPER LEVEL LAYOUT

DATE
23/09/28

SHEET

11/21

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
MIN. 81 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I-A) = 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
8" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	/	/
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	/	/
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	/	/
TOTAL OSI CALCS	3.13	17.76

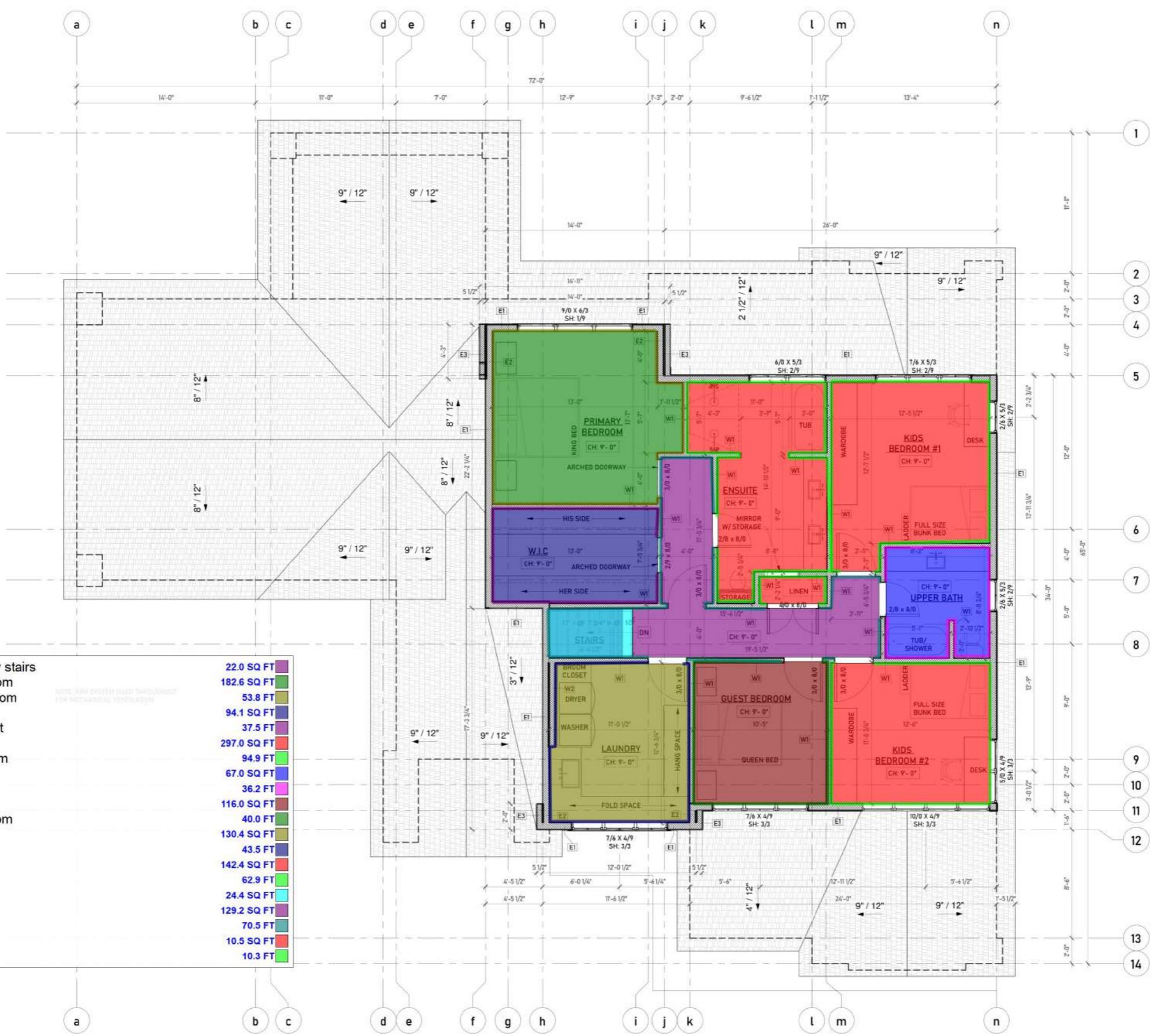
E5 EXTERIOR FOUNDATION WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
8" CONCRETE WALL	0.08	0.45
8" X 16" CONCRETE FOOTING	/	/
3.5" EXP RIGID INSULATION	2.97	16.86
TOTAL OSI CALCS	3.13	17.76

E6 EXTERIOR - SUNROOM WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
SCREENED-IN-PORCH	/	/
TOTAL OSI CALCS	N/A	N/A

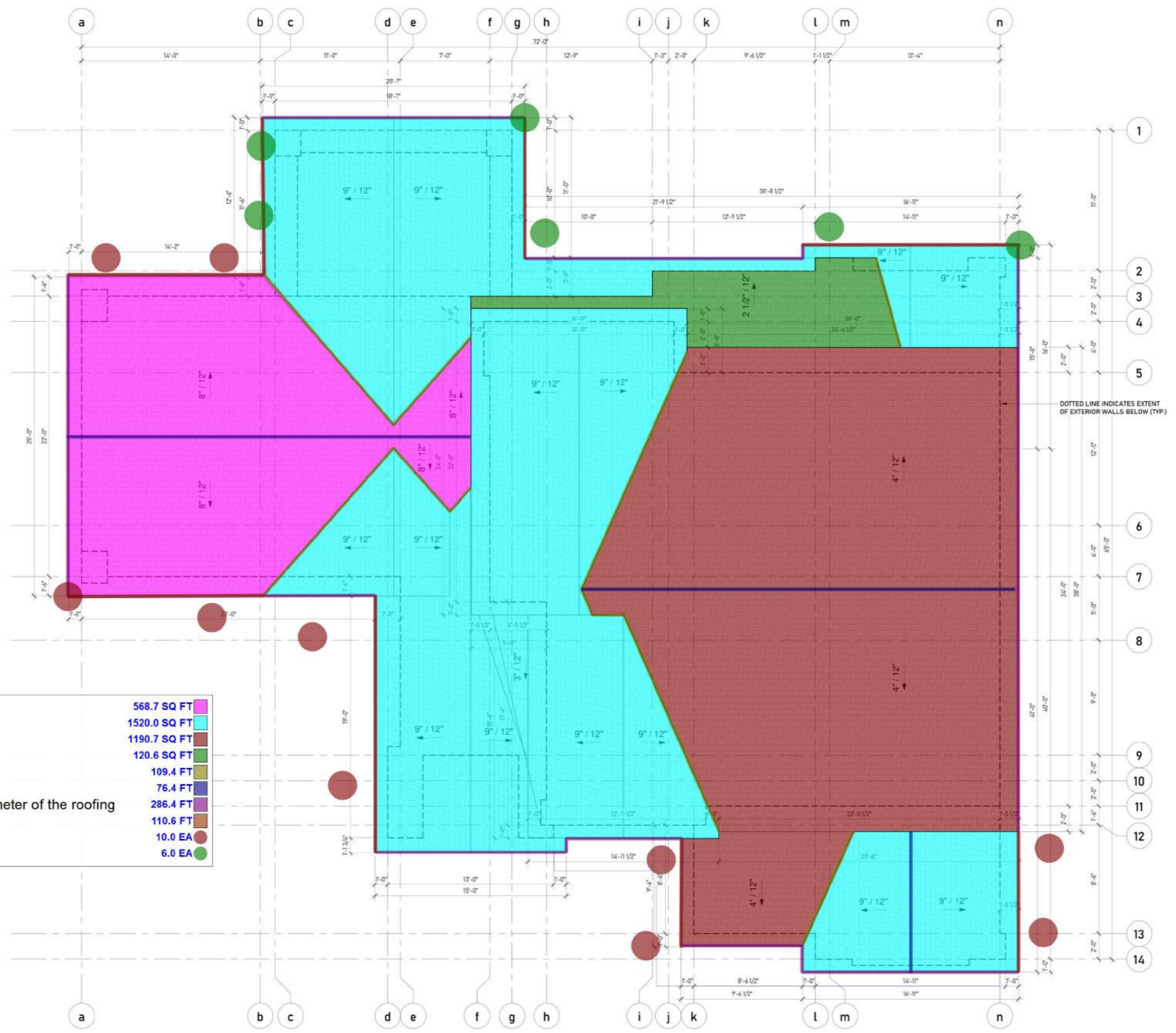
1/2" Gypsum board below stairs	22.0 SQ FT
Flooring in primary bedroom	182.6 SQ FT
Wall base in primary bedroom	53.8 FT
Flooring in walk in closet	94.1 SQ FT
Wall base in walk in closet	37.5 FT
Flooring in kids bedroom	297.0 SQ FT
Wall base in kids bed room	94.9 FT
Flooring in upper bath	67.0 SQ FT
Wall base in upper bath	36.2 FT
Flooring in guests room	116.0 SQ FT
Wall base in guests room	40.0 FT
Flooring in laundry	130.4 SQ FT
Wall base in laundry	43.5 FT
Flooring in suite bath	142.4 SQ FT
Wall base in suite bath	62.9 FT
Flooring at stairs	24.4 SQ FT
Flooring in hallway	129.2 SQ FT
Wall base in hall way	70.5 FT
Flooring in linen room	10.5 SQ FT
Wall base in linen room	10.3 FT



TOTAL SF (UPPER, MAIN & LOWER LEVEL) 3,054 SF
UPPER LEVEL 1,337 SF

1 UPPER LEVEL
SCALE: 1/4" = 1'-0"

BROTHERSTON RESIDENCE
LOT 36 - VISTA - NARAMATA BEACHLANDS



	R1	568.7 SQ FT
	R1	1520.0 SQ FT
	R1	1190.7 SQ FT
	R1	120.6 SQ FT
	Hip and valley flashing	109.4 FT
	Ridge flashing	76.4 FT
	Sealant and backer rod at the perimeter of the roofing	286.4 FT
	Gutter	110.6 FT
	Downspout (8'-0" High)	10.0 EA
	Downspout (20'-0" High)	6.0 EA

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ROOF PLAN

DATE
23/09/28

SHEET
12/21

- FINISH LEGEND**
*REFER TO RENDERINGS FOR PROPOSED COLOURS FOR EACH FINISH
- A - STUCCO - WHITE
 - B - SMART BOARD - PAINTED BLACK
 - C - NATURAL STONE - WARM GREY
 - D - TIMBER HEADER - LIGHT BROWN STAIN
 - E - BOARD AND BATTEN - PAINTED BLACK
 - F - ASPHALT SHINGLES - DARK BROWN/BLACK



- Stucco
- Natural stone - Warm grey
- 6" High timber header - Light brown stain
- 8" Smart board - Painted black
- Asphalt shingles sidings
- Smart board-Painted black

1240.8 SQ FT	Stucco
315.0 SQ FT	Natural stone - Warm grey
108.9 FT	6" High timber header - Light brown stain
230.5 FT	8" Smart board - Painted black
7.1 SQ FT	Asphalt shingles sidings
83.5 SQ FT	Smart board-Painted black



GENERAL NOTES:
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES BY-LAWS AND REGULATIONS.
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EXTERIOR ELEVATIONS

- FINISH LEGEND**
REFER TO RENDERINGS FOR PROPOSED COLOURS FOR EACH FINISH
- A - STUCCO - WHITE
 - B - SMART BOARD - PAINTED BLACK
 - C - NATURAL STONE - WARM GREY
 - D - TIMBER HEADER - LIGHT BROWN STAIN
 - E - BOARD AND BATTEN - PAINTED BLACK
 - F - ASPHALT SHINGLES - DARK BROWN/BLACK



1 EXTERIOR ELEVATION - LAKE FACING VIEW
SCALE: 1/4" = 1'-0"

- Stucco
- 6" High timber header - Light brown stain
- 8" Smart board - Painted black
- All windows to be black vinyl windows

1658.0 SQ FT	14
85.4 FT	13
257.6 FT	12
1.0 EA	11



2 EXTERIOR ELEVATION - GARAGE FACING VIEW
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES BY-LAWS AND REGULATIONS.
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EXTERIOR ELEVATIONS

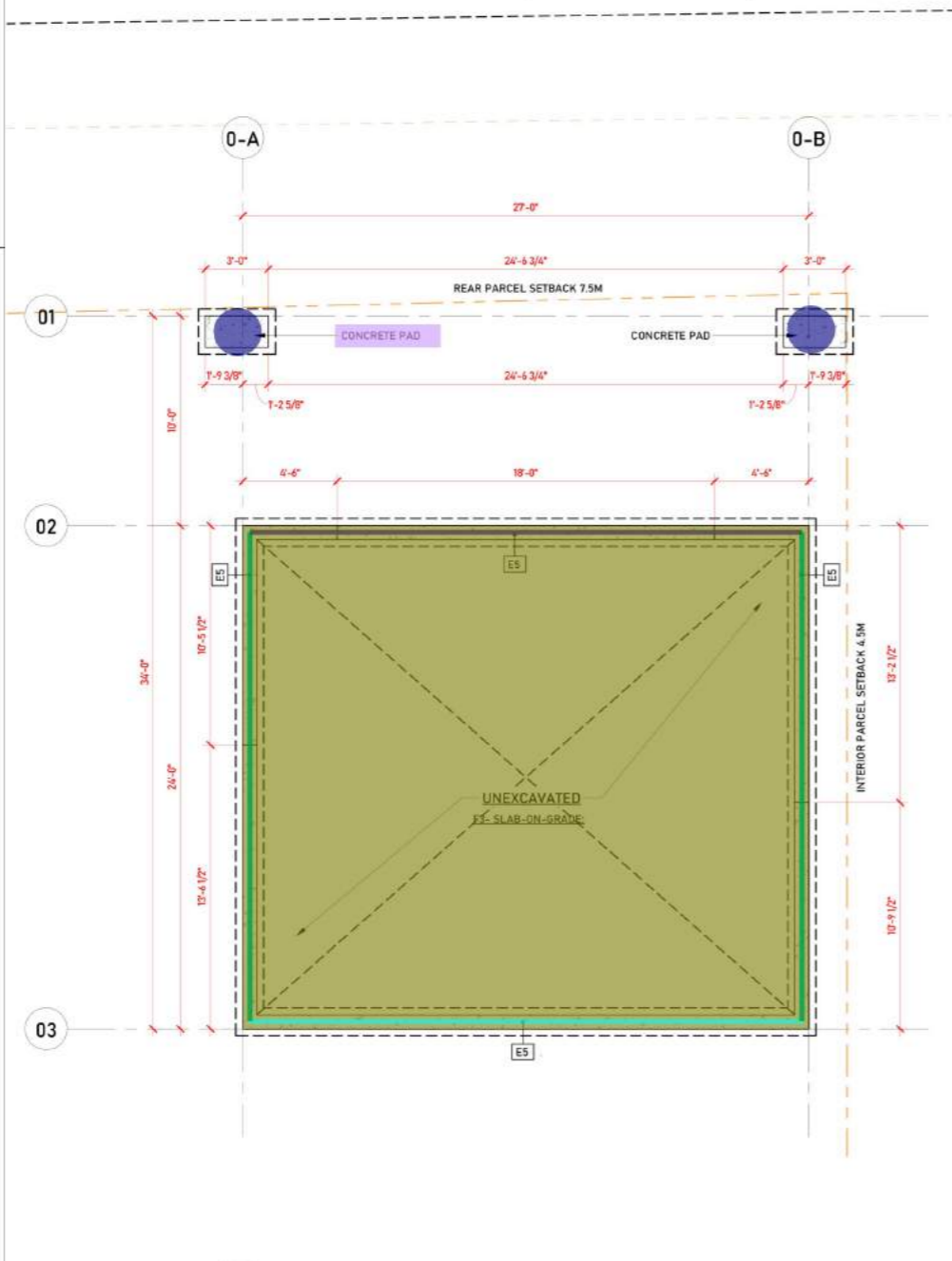
DATE
23/09/28

SHEET
14/21

EAST LANE

INTERIOR WALL ASSEMBLIES		
W1	TYPICAL INTERIOR WALL 1/2" GYPSUM BOARD 2x4 WOOD STUDS @16" O.C 1/2" GYPSUM BOARD	
W2	2x6 INTERIOR WALL 1/2" GYPSUM BOARD 2x6 WOOD STUDS @16" O.C R22 BATT INSULATION 1/2" GYPSUM BOARD	
W3	2x6 INTERIOR INSULATED WALL 1/2" GYPSUM BOARD 2x4 WOOD STUDS @16" O.C R22 BATT INSULATION MIN. 69 MM ABSORPTIVE MATERIAL 1/2" GYPSUM BOARD	

EXTERIOR WALL ASSEMBLIES		
E1	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.3a.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 LAYERS BUILDING PAPER	/ /
	3/8" SHEATHING	0.09 0.51
	2x4 WOOD STUDS @16" O.C	/ /
	R22 BATT INSULATION	2.97 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 0.45
	TOTAL OSI CALCS	3.15 17.87
E2	TYPICAL EXTERIOR WALL FRAMING FACTOR AS PER TABLE A-9.3a.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 LAYERS BUILDING PAPER	/ /
	3/8" SHEATHING	0.09 0.51
	2x4 WOOD STUDS @16" O.C	/ /
	R22 BATT INSULATION	2.97 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 0.45
	TOTAL OSI CALCS	3.15 17.87
E3	TYPICAL EXTERIOR WALL	
	CLADDING PER MATERIAL LEGEND	N/A N/A
	2 LAYERS BUILDING PAPER	N/A N/A
	3/8" SHEATHING	N/A N/A
	2x4 WOOD STUDS @16" O.C	N/A N/A
	TOTAL OSI CALCS	N/A N/A
E4	EXTERIOR FROST WALL FRAMING FACTOR AS PER TABLE A-9.3a.2.4 (I)-A = 23%	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 COATS DAMPROOFING	/ /
	8" CONCRETE WALL	0.08 0.45
	1/2" AIR SPACE	/ /
	2x4 WOOD STUDS @16" O.C	/ /
	R22 BATT INSULATION	2.97 16.86
	VAPOR BARRIER	/ /
	1/2" GYPSUM BOARD	0.08 0.45
	TOTAL OSI CALCS	3.13 17.76
E5	EXTERIOR FOUNDATION WALL	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	2 COATS DAMPROOFING	/ /
	8" CONCRETE WALL	0.08 0.45
	8" X 16" CONCRETE FOOTING	/ /
	3.5" EXP RIGID INSULATION	3.11 17.65
	TOTAL OSI CALCS	3.19 18.10
E6	EXTERIOR - SUNROOM WALL	
	CLADDING PER MATERIAL LEGEND	RSI VALUE R VALUE
	SCREENED-IN PORCH	N/A N/A
	TOTAL OSI CALCS	N/A N/A



1 CARRIAGE HOUSE - FOUNDATION PLAN
18 SCALE: 1/4" = 1'-0"

(16" Wide X 8" Thk) Cont. Concrete Footing	99.3 FT
E5- (8" Thk X 19" H) Concrete Stem Wall	26.3 FT
E5- (8" Thk X 10" H) Concrete Stem Wall	46.6 FT
F3- (4" Thk) Concrete Slab	647.9 SQ FT
(3'-8" X 2'-2" X 8") Concrete Pad Footing	2.0 EA

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CARRIAGE HOUSE - FOUNDATION PLAN

DATE
23/09/28

SHEET
18/21

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CARRIAGE HOUSE LAYOUT

DATE
23/09/28

SHEET
19/21

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @1 6" O.C
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @1 6" O.C
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @1 6" O.C
R22 BATT INSULATION
MIN. 89 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

**E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%**

	RSI VALUE	R VALUE
CLADDING PER MATERIAL LEGEND	0.01	0.05
2 LAYERS BUILDING PAPER	/	/
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @1 6" O.C	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

**E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%**

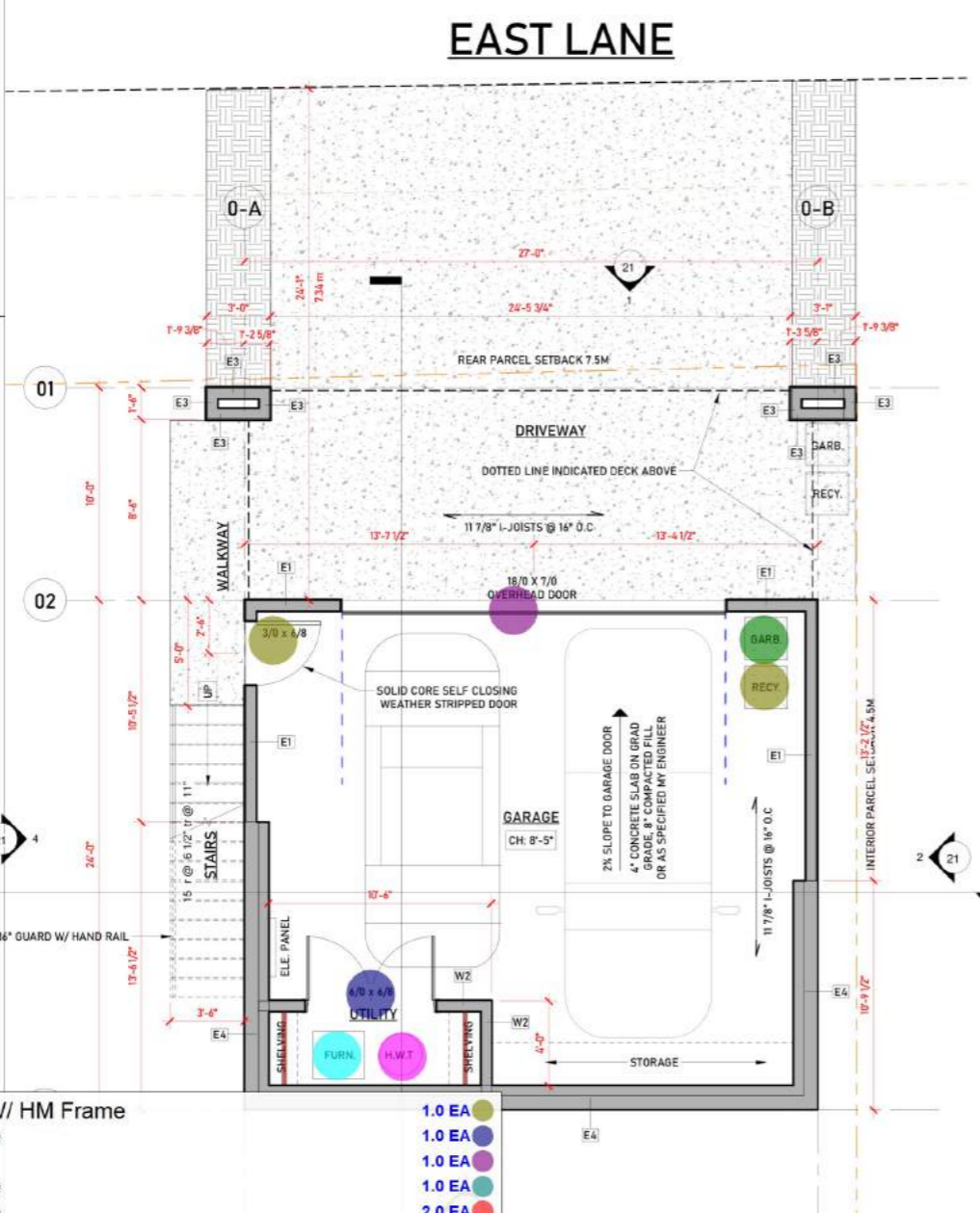
	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	/	/
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @1 6" O.C	/	/
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

	RSI VALUE	R VALUE
CLADDING PER MATERIAL LEGEND	N/A	N/A
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @1 6" O.C	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

**E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%**

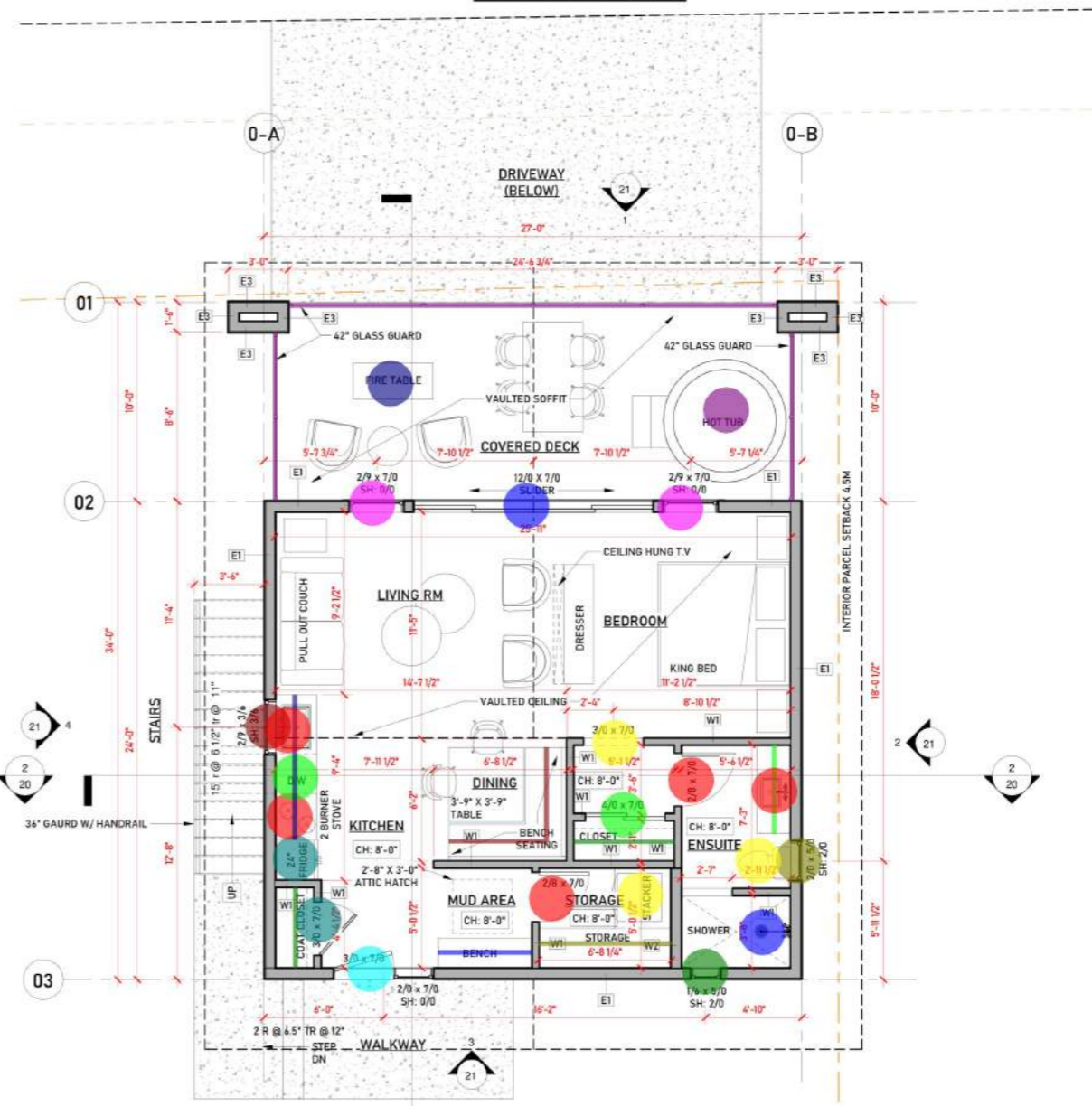
	RSI VALUE	R VALUE
2 COATS DAMPROOFING	/	/
8" CONCRETE WALL	0.08	0.45
1/2" AIR SPACE	/	/
2x4 WOOD STUDS @1 6" O.C	2.97	16.86
R22 BATT INSULATION	/	/
VAPOR BARRIER	/	/
TOTAL OSI CALCS	N/A	N/A



- (3'-0" X 6'-8") Solid Core Self Closing Door W/ HM Frame
- (6'-0" X 6'-8") Solid Core Door W/ HM Frame
- (18'-0" X 7'-0") Overhead Garage Door
- (3'-0" X 7'-0") Solid Core Door W/ HM Frame
- (2'-8" X 7'-0") Solid Core Door W/ HM Frame
- (4'-0" X 7'-0") Slider Door W/ Frame
- (3'-0" X 7'-0") Framed Opening
- (12'-0" X 7'-0") Slider Glass Door @ Balcony
- (2'-9" X 7'-0") Sidelite
- (3'-0" X 7'-0") HM Door W/ HM Frame W/ (2'-0" X 7'-0") Door Sidelite
- (2'-9" X 3'-6") Single Hung Window
- (1'-6" X 5'-0") Single Hung Window
- (2'-0" X 5'-0") Single Hung Window
- (42" H) Glass Guardrail
- 24" Fridge
- 2 Burner Stove
- Dishwasher
- Stacked Washer/ Dryer
- (18" Wide) Bench
- (19" Wide) Bench Seating
- (19" Wide) Shelving
- (24" Wide) Shelving
- (24" Wide) Countertop W/ (24" Deep X 2'-10" H) Base Cabinet
- Single Compartment Sink
- (20" Wide) Countertop W/ (20" Deep X 2'-10" H) Base Cabinet
- Water Closet
- Shower Head
- Tankless Water Heater
- Furnace
- (16" Wide) Shelving
- Garbage Dumpster
- Recycle Dumpster
- (22" X 48") Fire Table
- (6'-2" Dia) Hot Tub

EAST LANE

EAST LANE



2 CARRIAGE HOUSE - MAIN LEVEL
SCALE 1/4" = 1'-0"
CARRIAGE HOUSE MAIN LEVEL 645.46 SF

CARRIAGE HOUSE GARAGE 587.61 SF
UTILITY 40.39 SF

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CARRIAGE HOUSE LAYOUT

DATE
23/09/28

SHEET
19/21

EAST LANE EAST LANE

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C
R22 BATT INSULATION
MIN. 89 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPAER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

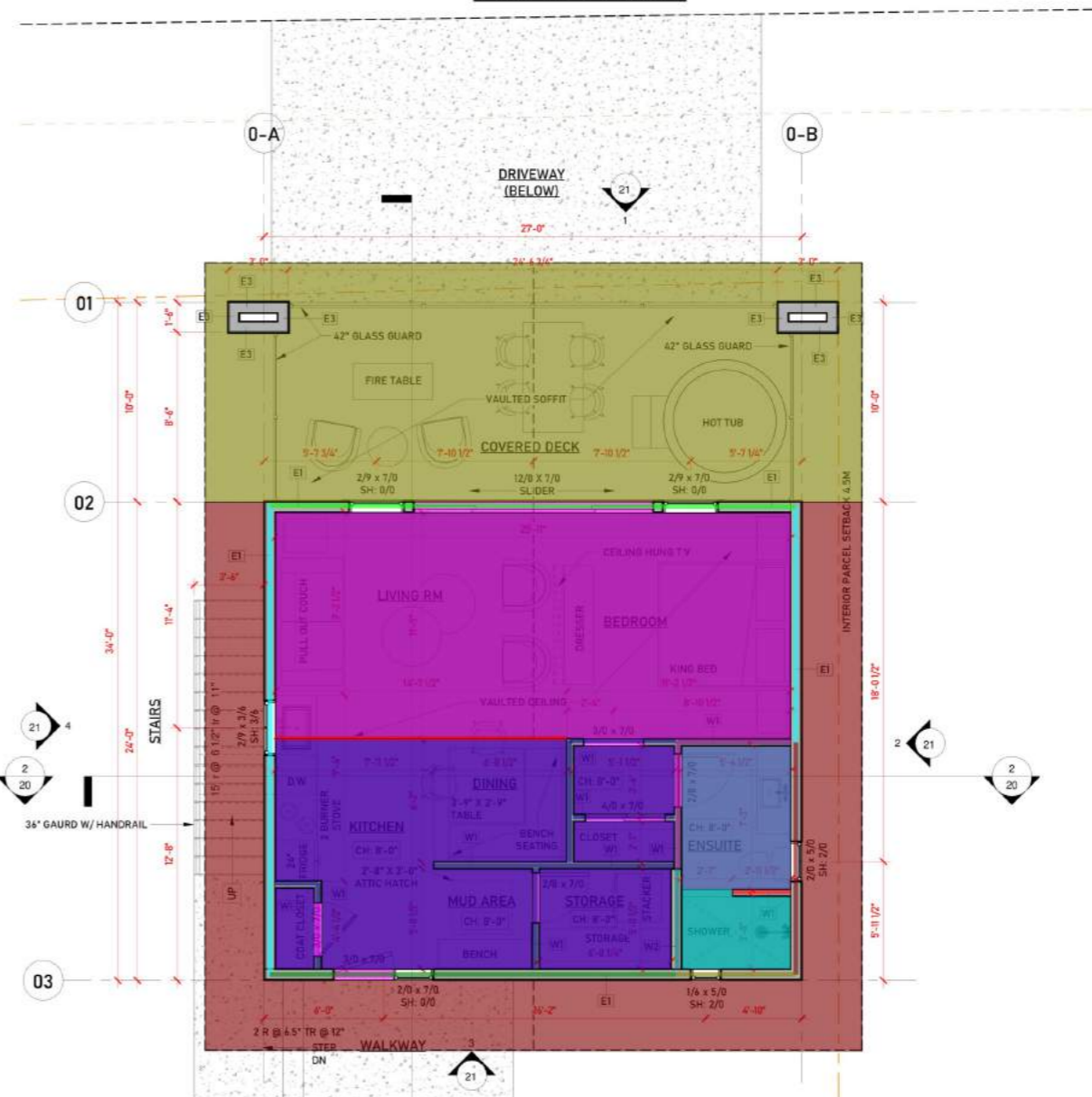
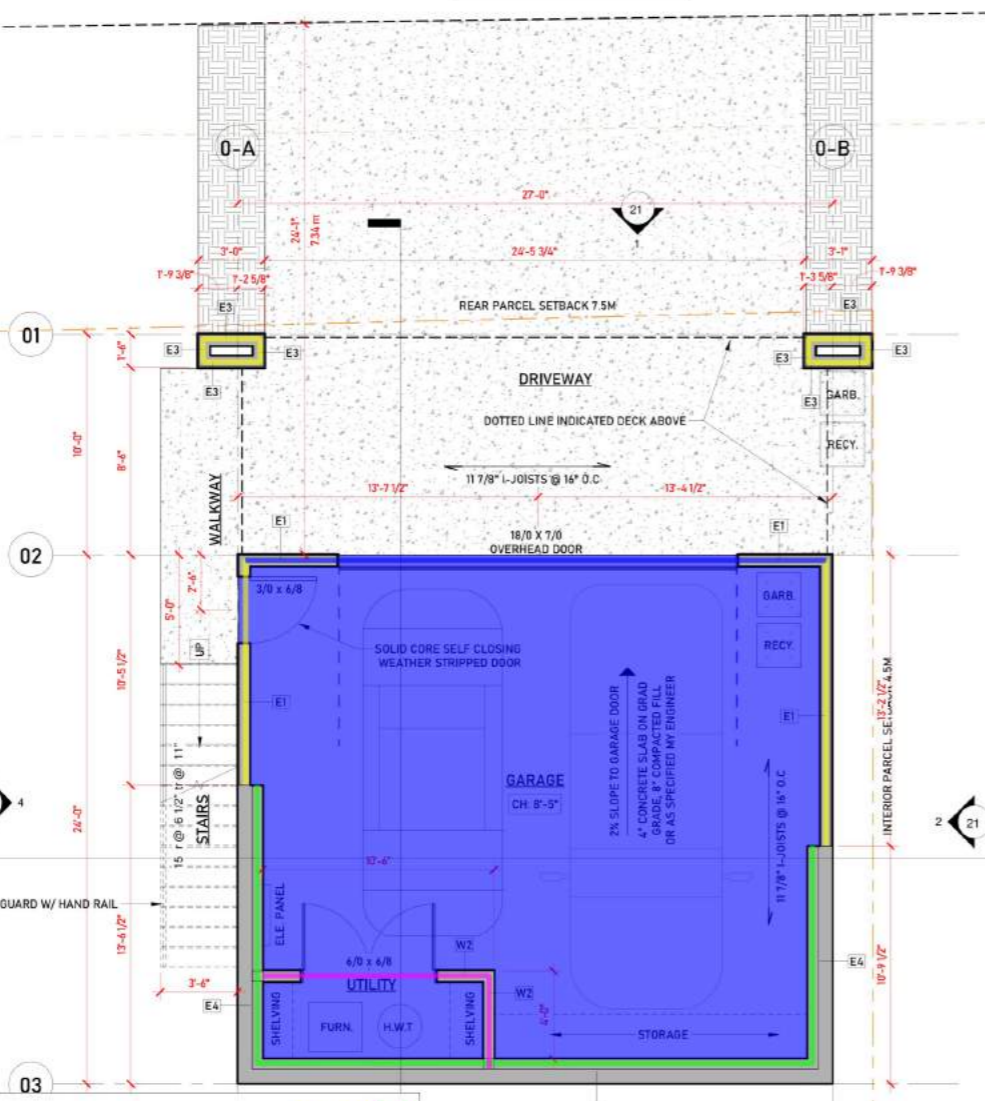
CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPAER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

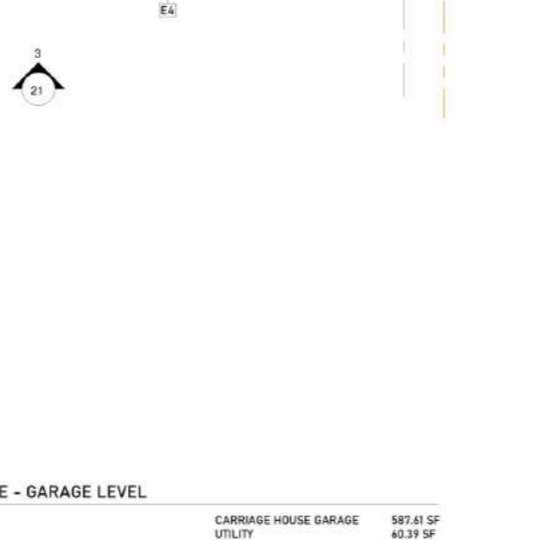
CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPAER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
1/2" AIR SPACE	0.08	0.45
2x4 WOOD STUDS @ 16" O.C	2.97	16.86
R22 BATT INSULATION	2.97	16.86
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	0.08	0.45



Exterior Wall E4 @ 8'-5" H	47.6 FT
Exterior Wall E1 @ 8'-8" H	23.1 FT
Exterior Wall E1 @ 8'-11" H	26.3 FT
Interior Wall W2 @ 8'-5" H	14.5 FT
Exterior Wall E1 @ 8'-0" H	35.3 FT
Exterior Wall E1 @ 8'-0" H 1GB	11.6 FT
Exterior Wall E1 @ 9'-9" H	20.4 FT
Exterior Wall E1 @ 9'-9" H 1GB	6.0 FT
Interior Wall W1 @ 8'-0" H	40.1 FT
Interior Wall W1 @ 8'-0" H 1GB	12.0 FT
Interior Wall W2 @ 8'-0" H	5.0 FT
Interior Wall W1 @ 8'-0" H 2GB	3.0 FT
Exterior Wall E1 @ 9'-5" H	26.4 FT
Exterior Wall E3 @ 16'-8" H	14.7 FT
Sealed Concrete	570.4 SQ FT
LVT Flooring	562.5 SQ FT
Porcelain Tile Flooring	20.8 SQ FT
Exterior Vented Soffit	289.2 SQ FT
Exterior Vaulted Soffit	429.9 SQ FT
1/2" Gypsum Board Ceiling	216.2 SQ FT
1/2" Gypsum Board Ceiling	327.4 SQ FT
1/2" Green Gypsum Board Ceiling	60.0 SQ FT
1/2" Gypsum Board Soffit @ 42" H	14.6 FT



2 CARRIAGE HOUSE - MAIN LEVEL
SCALE 1/4" = 1'-0"
CARRIAGE HOUSE MAIN LEVEL 645.46 SF

INTERIOR WALL ASSEMBLIES

W1 TYPICAL INTERIOR WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

W2 2x6 INTERIOR WALL
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
1/2" GYPSUM BOARD

W3 2x6 INTERIOR INSULATED WALL
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" O.C.
R22 BATT INSULATION
MIN. 69 MM ABSORPTIVE MATERIAL
1/2" GYPSUM BOARD

EXTERIOR WALL ASSEMBLIES

E1 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	2.97	16.86
R22 BATT INSULATION	1.00	6.00
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E2 TYPICAL EXTERIOR WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	0.01	0.05
3/8" SHEATHING	0.09	0.51
2x4 WOOD STUDS @ 16" O.C.	2.97	16.86
R22 BATT INSULATION	1.00	6.00
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.15	17.87

E3 TYPICAL EXTERIOR WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 LAYERS BUILDING PAPER	N/A	N/A
3/8" SHEATHING	N/A	N/A
2x4 WOOD STUDS @ 16" O.C.	N/A	N/A
TOTAL OSI CALCS	N/A	N/A

E4 EXTERIOR FROST WALL
FRAMING FACTOR AS PER TABLE A-9.36.2.4 (I)-A + 23%

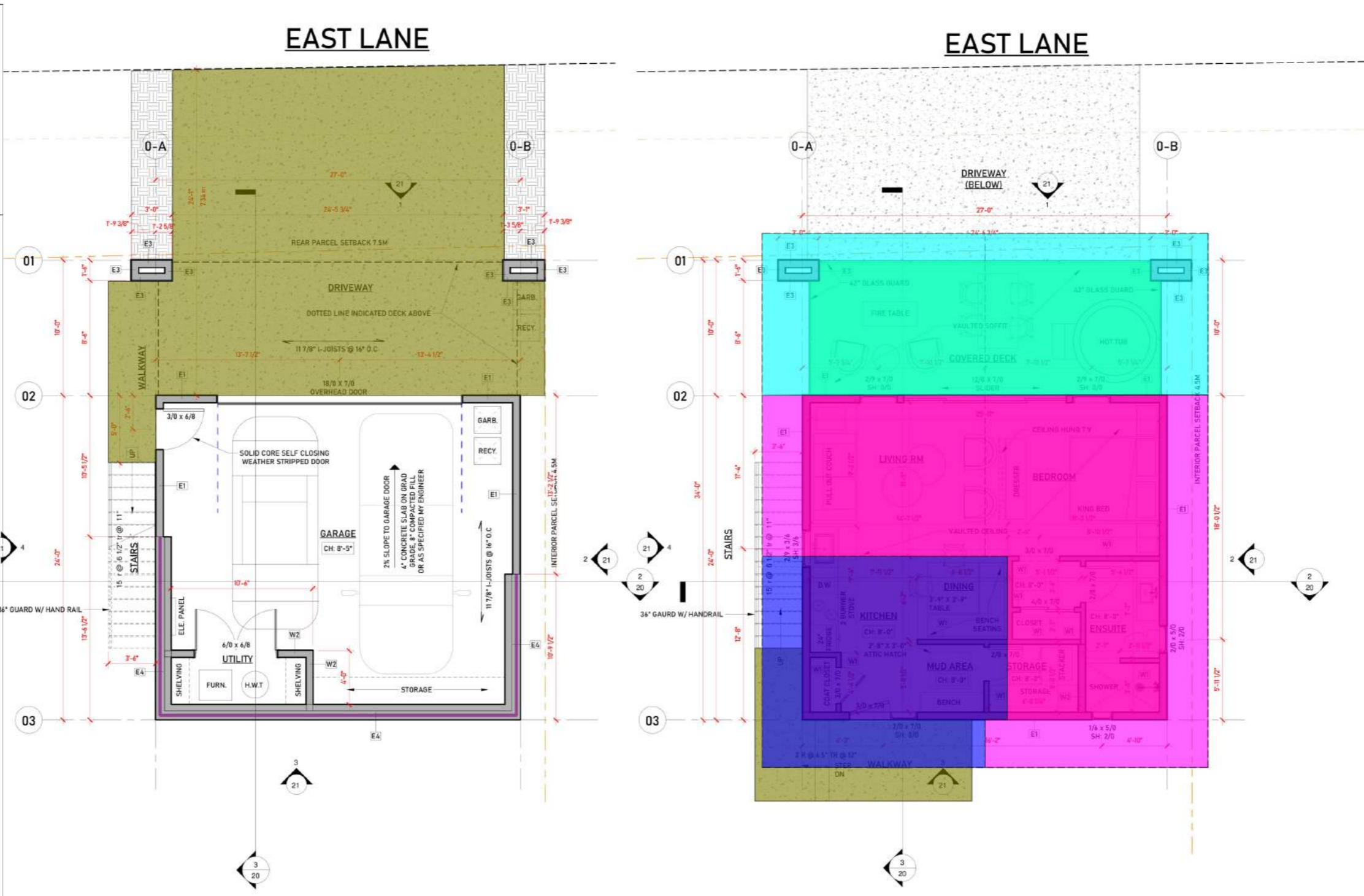
CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
1/2" AIR SPACE	0.08	0.45
2x4 WOOD STUDS @ 16" O.C.	2.97	16.86
R22 BATT INSULATION	1.00	6.00
VAPOR BARRIER	0.08	0.45
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	3.13	17.76

E5 EXTERIOR FOUNDATION WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
2 COATS DAMPROOFING	0.08	0.45
8" CONCRETE WALL	0.08	0.45
8" X 16" CONCRETE FOOTING	3.11	17.65
3.5" EXP RIGID INSULATION	3.11	17.65
TOTAL OSI CALCS	3.19	18.10

E6 EXTERIOR - SUNROOM WALL

CLADDING PER MATERIAL LEGEND	RSI VALUE	R VALUE
SCREENED-IN-PORCH	N/A	N/A
TOTAL OSI CALCS	N/A	N/A



F3- (4" Thk) Concrete Slab	791.2 SQ FT
E4- (8" Thk X 9'-10" H) Concrete Frost Wall	50.0 FT
F2- 11-7/8" Floor Joists @ 16" O.C	648.6 SQ FT
F4- 11-7/8" Floor Joists @ 16" O.C	256.1 SQ FT
R1- Roof Framing	309.4 SQ FT
R2- Roof Framing	704.4 SQ FT
R2*- Roof Framing	439.9 SQ FT

CARRIAGE HOUSE GARAGE 587.61 SF
UTILITY 40.39 SF

2 CARRIAGE HOUSE - MAIN LEVEL
19 SCALE 1/4" = 1'-0"
CARRIAGE HOUSE MAIN LEVEL 645.46 SF

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CARRIAGE HOUSE LAYOUT

ROOF ASSEMBLIES

R1 TYPICAL SLOPED ROOF W/ FLAT CEILING
FRAMING FACTOR AS PER TABLE A-9.36.2.4.(1)-A = 14%

	RSI VALUE	R VALUE
EXTERIOR AIR FILM	0.03	0.17
ASPHALT SHINGLES	/	/
ROOFING UNDERLAYMENT	/	/
SHEATHING, AS PER STRUCTURAL	0.09	0.51
ENGINEERED ROOF TRUSSES	/	/
230 MM (CAN/ULC-S703)		
LOOSE FILL INSULATION FOR ATTICS (7.75 RSI)	6.66	37.81
INSULATION STOPS	/	/
6 MIL POLY VAPOR BARRIER	/	/
1/2" GYPSUM CEILING BOARD	0.08	0.45
INTERIOR AIR FILM	0.11	0.62
TOTAL OSI CALCS	6.97	39.56

R2 TYPICAL SLOPED ROOF W/ VAULTED CEILING
FRAMING FACTOR AS PER TABLE A-9.36.2.4.(1)-A = 13%

	RSI VALUE	R VALUE
EXTERIOR AIR FILM	0.03	0.17
ASPHALT SHINGLES	/	/
ROOFING UNDERLAYMENT	/	/
SHEATHING, AS PER STRUCTURAL	0.09	0.51
ROOF TRUSSES AS PER STRUCTURAL	/	/
MEDIUM DENSITY POLYURETHANE		
215 MM SPRAYED FOAM INSULATION (CAN/ULC-S703) (5.16 RSI)	4.68	25.43
INSULATION STOPS	/	/
1/2" GYPSUM CEILING BOARD	0.08	0.45
INTERIOR AIR FILM	0.11	0.62
TOTAL OSI CALCS	4.79	27.18

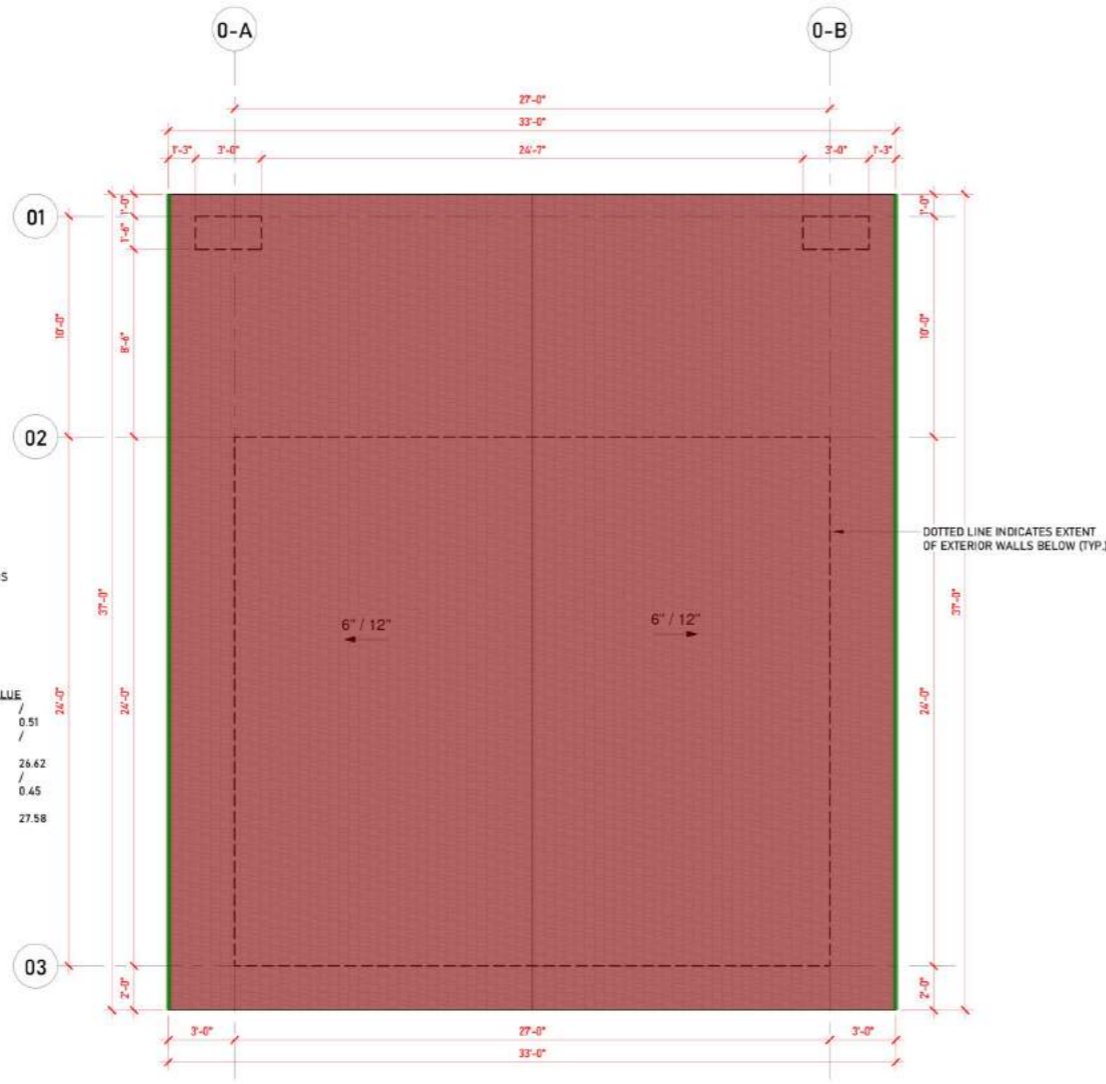
FLOOR ASSEMBLIES

F1 TYPICAL FLOOR
11 7/8" FLOOR JOISTS
FINISHED FLOOR
3/4" PLYWOOD GLUED AND SCREWED VERIFY W/ ENGINEERS DRAWINGS
11 7/8" JOISTS @ 16" O.C AS SPECIFIED BY ENGINEERS DRAWINGS
1/2" GYPSUM BOARD

F2 INSULATED FLOOR OVER UNHEATED SPACE
FRAMING FACTOR AS PER TABLE A-9.36.2.4.(1)-A = 9%

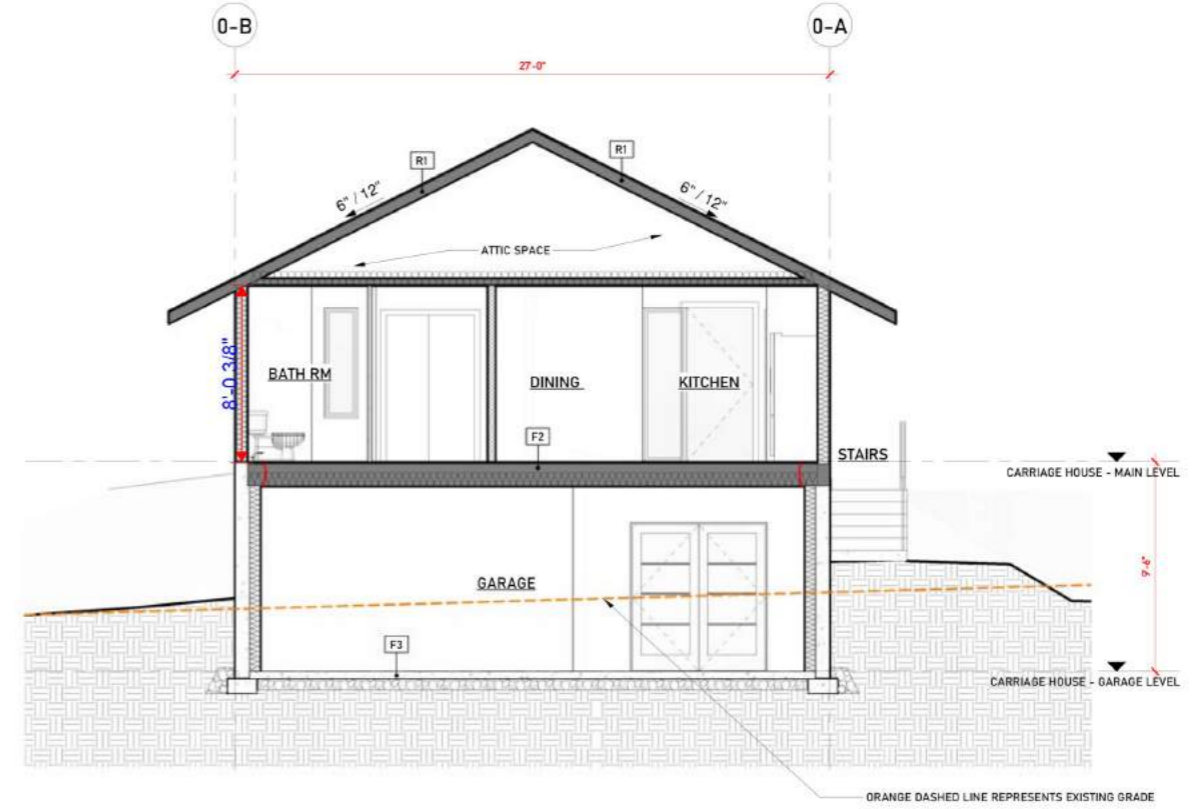
	RSI VALUE	R VALUE
FINISHED FLOOR	/	/
3/4" PLYWOOD	0.09	0.51
11 7/8" FLOOR JOISTS @ 16" O.C. PER STRUCTURAL	/	/
215 MM SPRAYED FOAM INSULATION (CAN/ULC-S703) (5.16 RSI)	4.69	26.62
VAPOR BARRIER	/	/
1/2" GYPSUM BOARD	0.08	0.45
TOTAL OSI CALCS	4.86	27.58

F3 UNHEATED CONCRETE SLAB
4" CONCRETE SLAB OR AS PER STRUCTURAL
6 MIL POLY SEALED VAPOR BARRIER
6" COMPACTED GRANULAR FILL

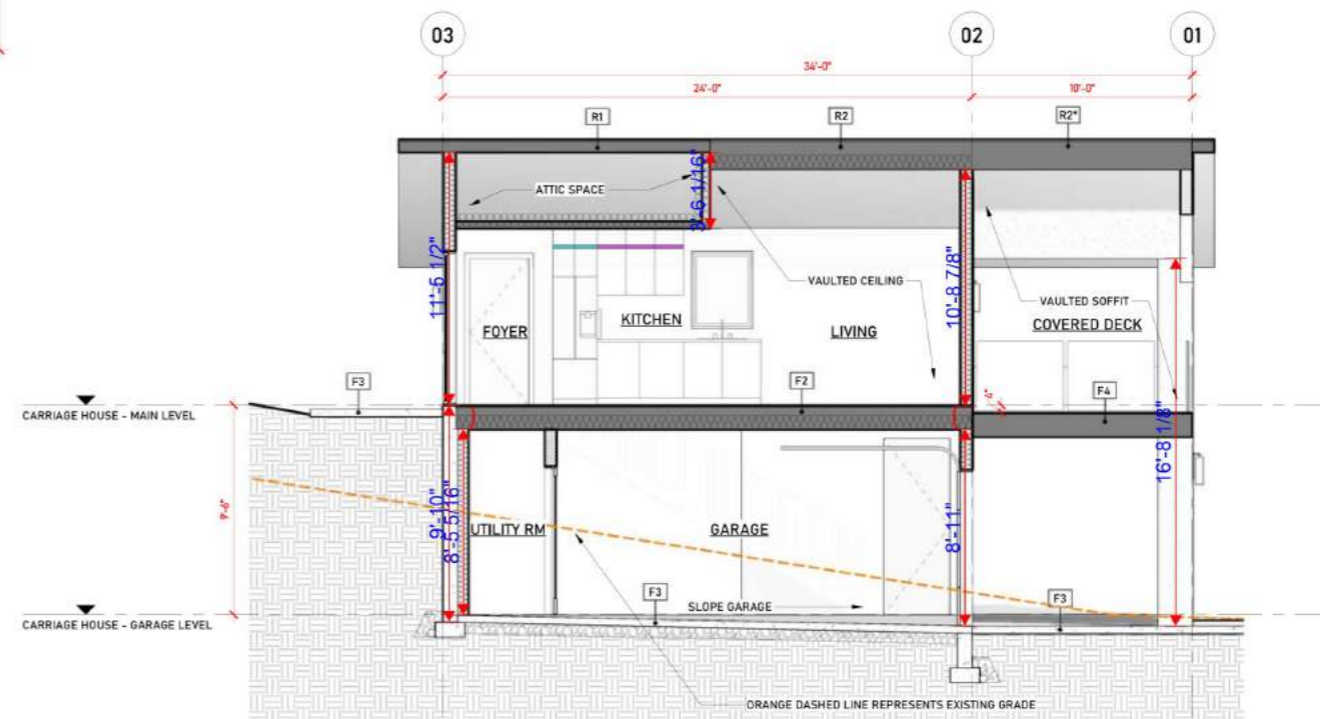


1 CARRIAGE HOUSE - ROOF PLAN
SCALE: 1/4" = 1'-0"

Asphalt Shingle Roofing	1361.7 SQ FT
6" Gutter	73.9 FT
(12" Deep X 36" H) Upper Cabinet	4.0 FT
(12" Deep X 26" H) Upper Cabinet	2.0 FT



2 CARRIAGE HOUSE - SECTION ONE
SCALE: 1/4" = 1'-0"



3 CARRIAGE HOUSE - SECTION TWO
SCALE: 1/4" = 1'-0"

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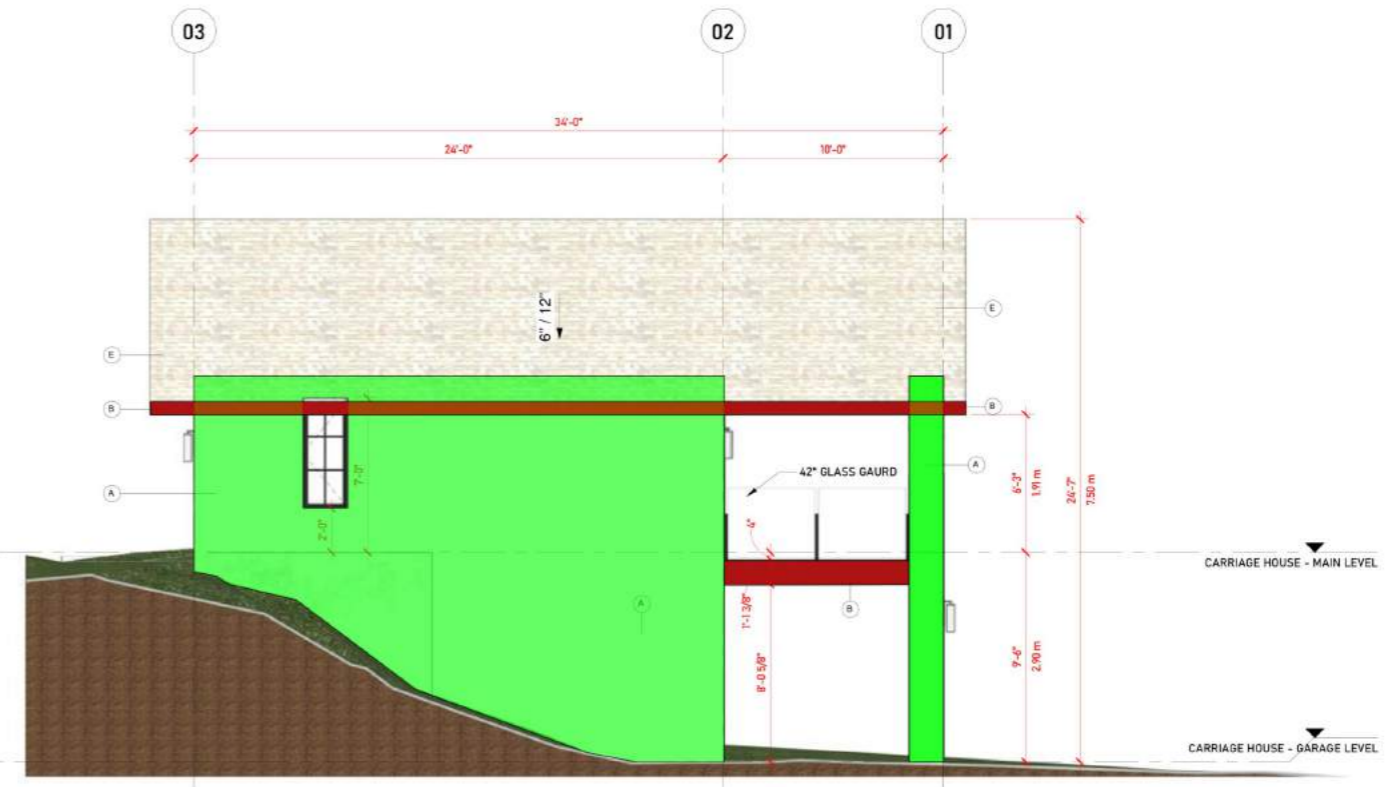
CARRIAGE HOUSE - ROOF PLAN

DATE
23/09/28

SHEET
20/21



1 CARRIAGE HOUSE - EXTERIOR ELEVATION - ONE
SCALE: 1/4" = 1'-0"

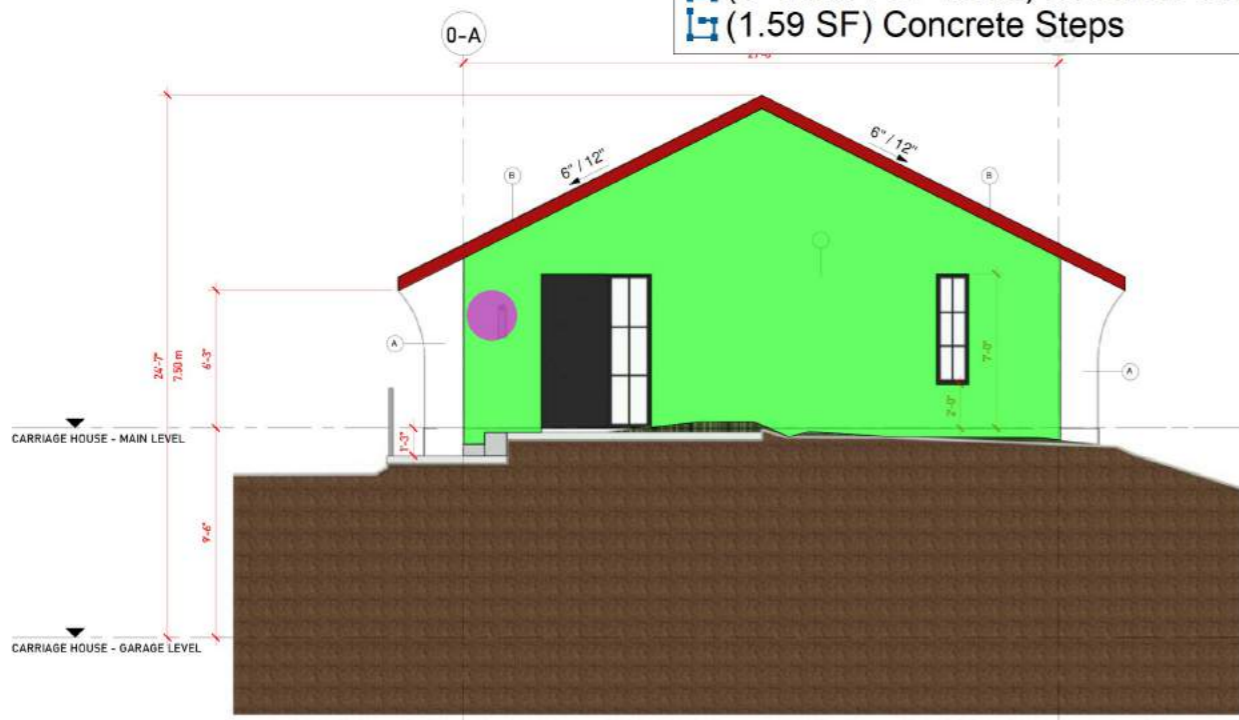


CARRIAGE HOUSE - EXTERIOR ELEVATION - TWO
SCALE: 1/4" = 1'-0"

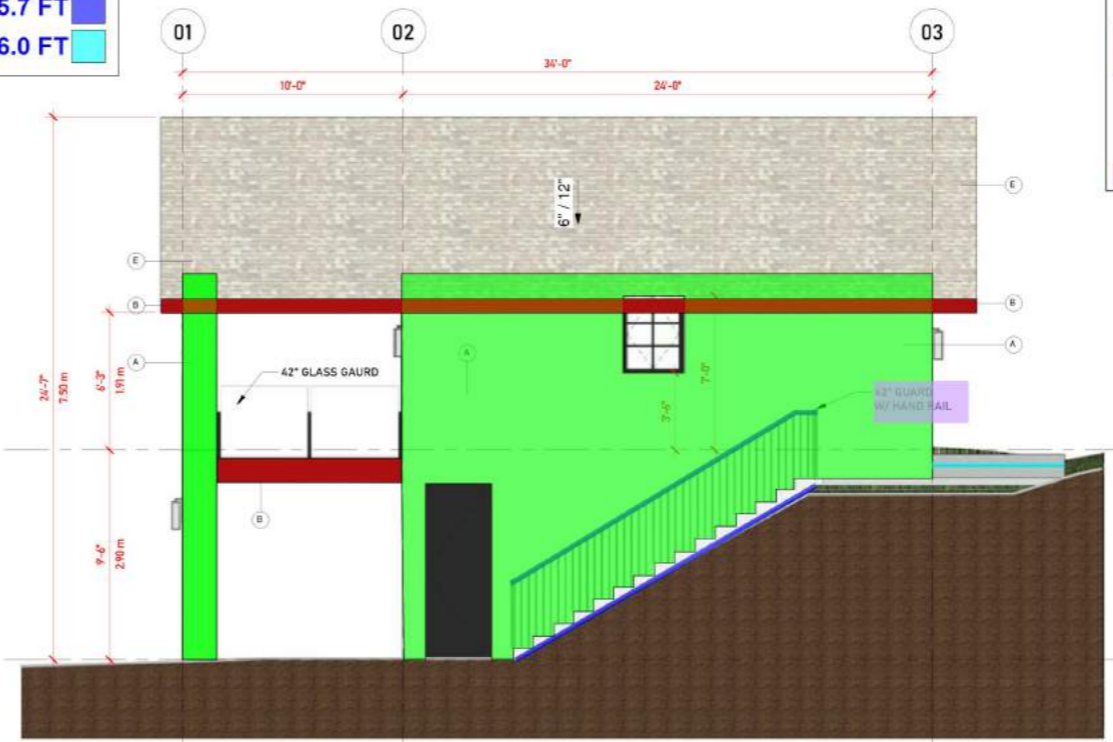
	(42" H) Guardrail W/ Handrail	16.1 FT
	Exterior Wall Sconce	5.0 EA
	A- White Stucco	1501.0 SQ FT
	B- Smart Board Painted Black	180.8 SQ FT
	(5" Thk X 42" Wide) Concrete Stair ...	15.7 FT
	(1.59 SF) Concrete Steps	6.0 FT

FINISH LEGEND
REFER TO RENDERINGS FOR PROPOSED COLOURS FOR EACH FINISH

A	- STUCCO - WHITE
B	- SMART BOARD - PAINTED BLACK
C	- NATURAL STONE - WARM GREY
D	- TIMBER HEADER - LIGHT BROWN STAIN
E	- BOARD AND BATTEN - PAINTED BLACK
F	- ASPHALT SHINGLES - DARK BROWN/BLACK



3 CARRIAGE HOUSE - EXTERIOR ELEVATION - THREE
SCALE: 1/4" = 1'-0"



4 CARRIAGE HOUSE - EXTERIOR ELEVATION - FOUR
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
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CARRIAGE HOUSE - EXTERIOR ELEVATIONS

DATE
23/09/28

SHEET
21/21

NOTE:
ALL WINDOWS TO BE BLACK VINYL WINDOWS