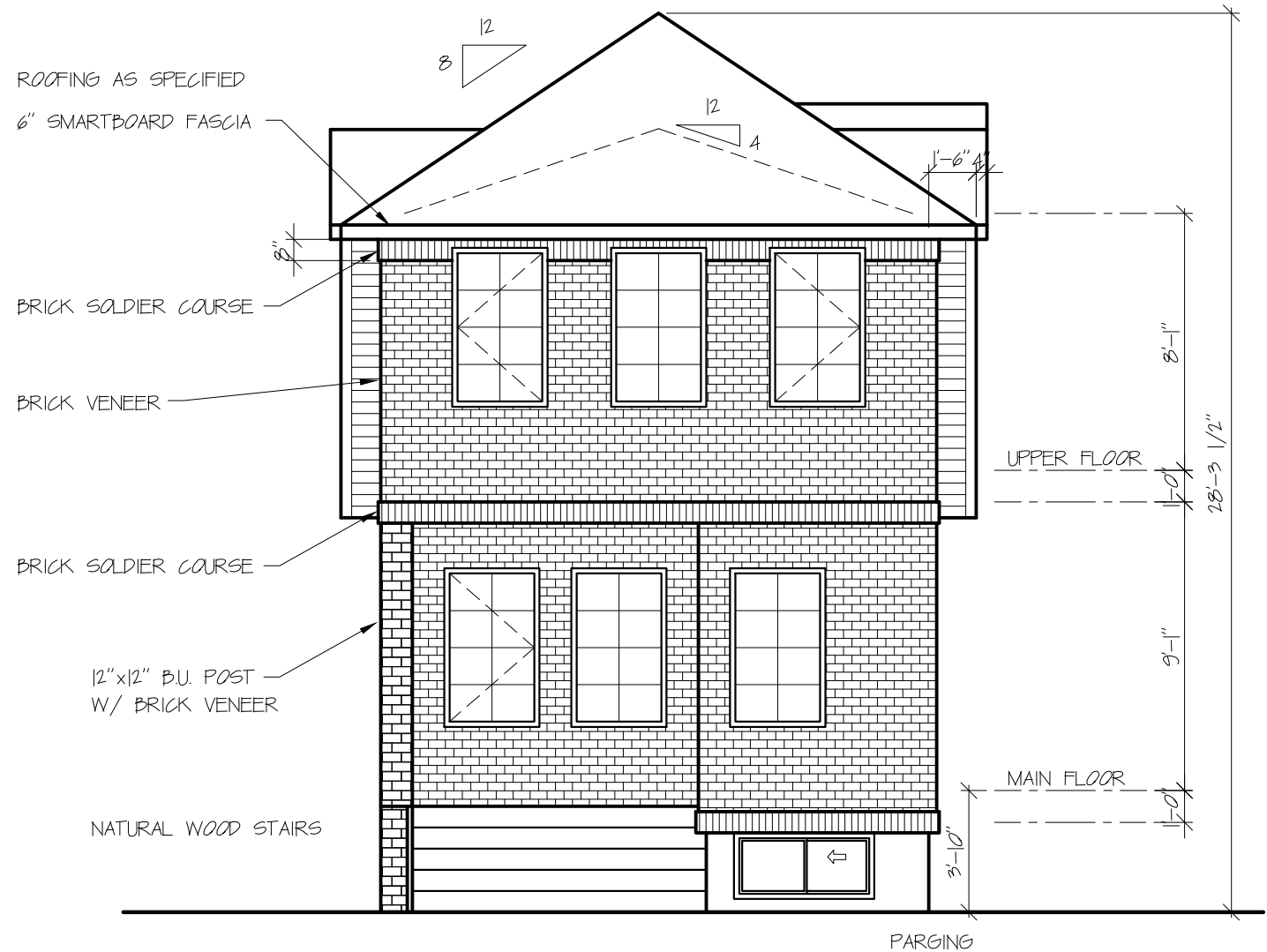


GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR WALL FACE
2. WRITTEN SPECIFICATIONS AND/OR EXTRA TO CONTRACT CHANGES TO BE CHECKED PRIOR TO CONSTRUCTION.
3. ALL BEAMS AND LINTELS TO BE #2 SPRUCE
4. ELECTRICAL PANEL TO BE LOCATED ON SAME SIDE AS UNDERGROUND ELEC. SERVICE ENTRANCE.
5. LOCATION OF FURNACE & HOT WATER HEATER MAY CHANGE SUBJECT TO MECH. CONTRACTOR'S LAYOUT.
6. WINDOW WELLS MAY BE REQUIRED
7. FLASHING AS REQUIRED



FRONT ELEVATION



McMILLAN RESIDENCE

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

FRONT ELEVATION

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

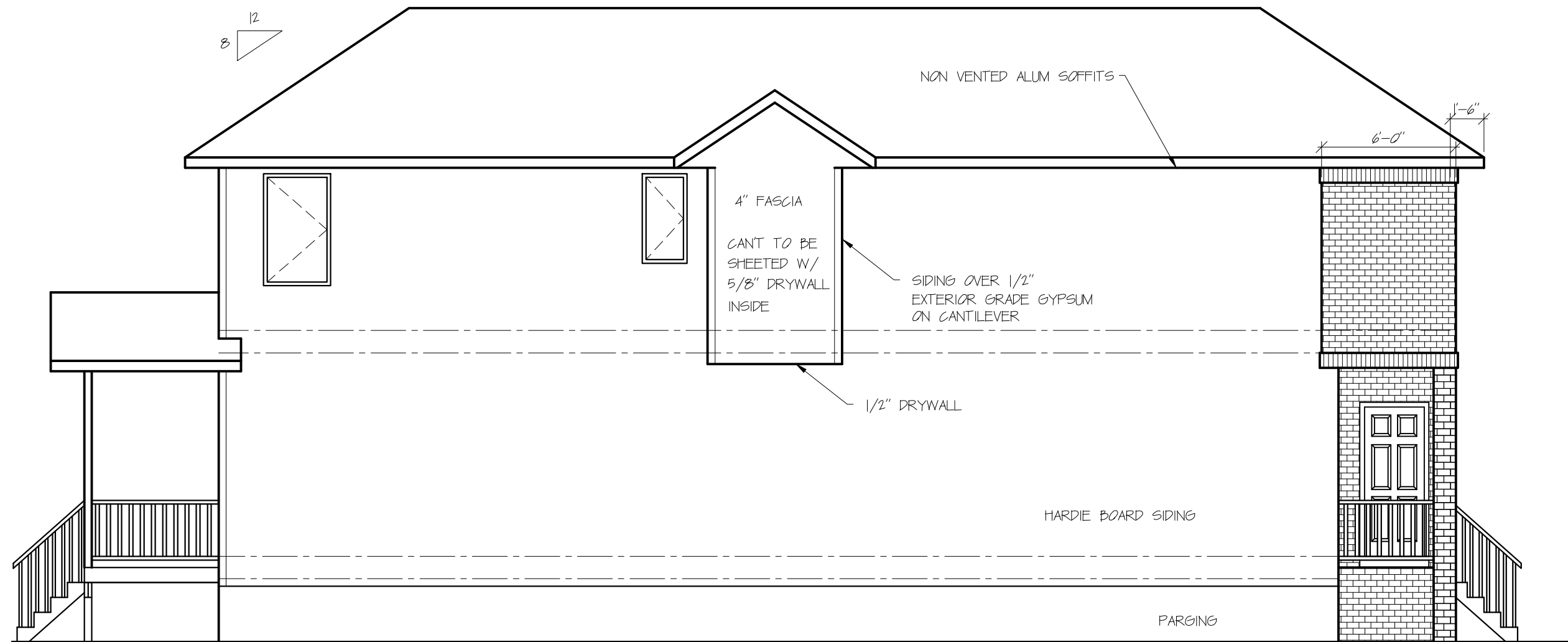
MASTER: _____

CUSTOMER APPROVAL:

LORECK REPRESENTATIVE:

LEFT ELEVATION

2 / 12



1120 SQ. FT. WALL AREA
23 SQ. FT. GLASS AREA
2 % GLASS
MAX INDIVIDUAL OPENING ALLOWED IS 39 SQ. FT.
EXISTING WINDOW OPENINGS ARE
8 SQ. FT.
15 SQ. FT.

LEFT ELEVATION

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

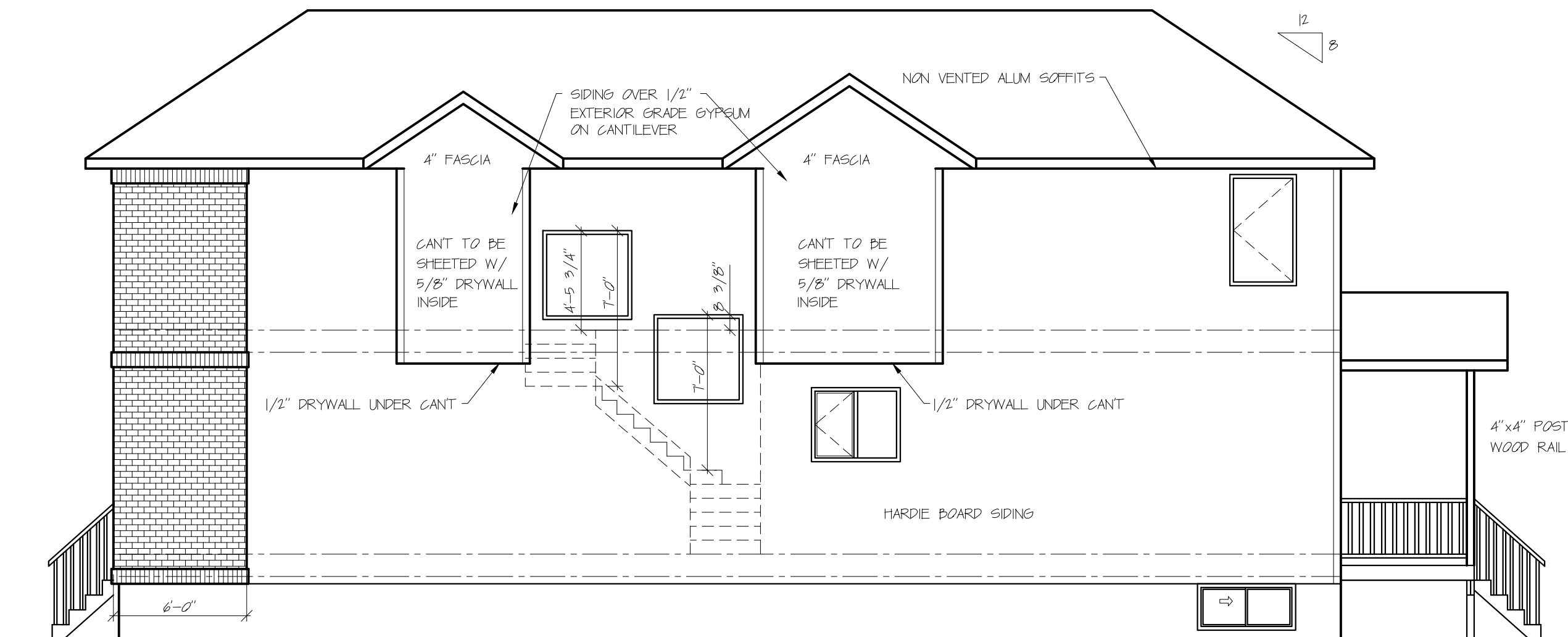
MASTER: _____

CUSTOMER APPROVAL:

LORECK REPRESENTATIVE:

RIGHT ELEVATION

3 / 12



1198 SQ. FT. WALL AREA
69 SQ. FT. GLASS AREA
5 % GLASS
MAX INDIVIDUAL OPENING ALLOWED IS 42 SQ. FT.
EXISTING WINDOW OPENINGS ARE
32 SQ. FT.
15 SQ. FT.
13 SQ. FT.
9 SQ. FT.

RIGHT ELEVATION

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

MASTER: _____

CUSTOMER APPROVAL:

LORECK REPRESENTATIVE:

REAR ELEVATION

4 / 12



REAR ELEVATION

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

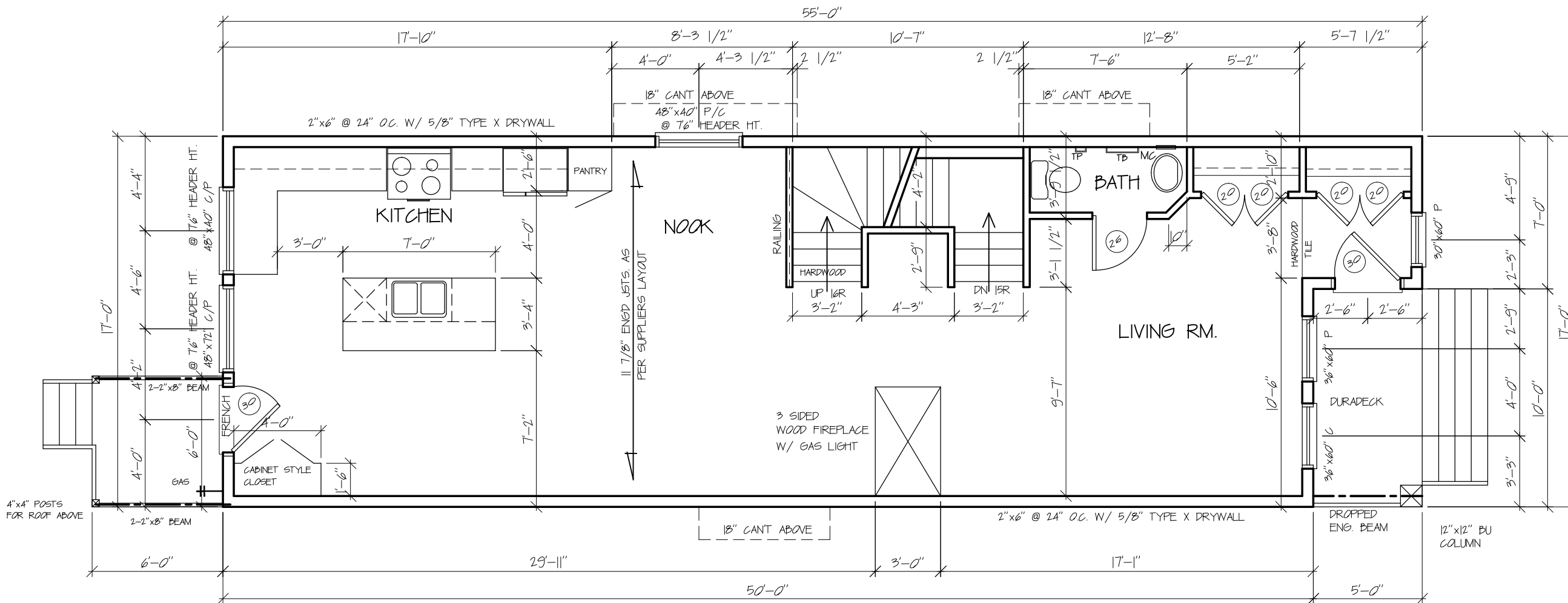
MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

MAIN FLOOR PLAN

5 / 12



NOTE:
ENSURE ALLOWANCE HAS BEEN MADE FOR ALL TUB AND TOILET DRAINS ON THE JOIST LAYOUT.

NOTE:
ALL STAIRS TO HAVE 9" TREAD, 10" WITH NOSING

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET: DEC. 11/12

FEB. 12/13

REDLINE: MARCH 14/13

APRIL 9/13

JULY 30/13

AUG. 28/13

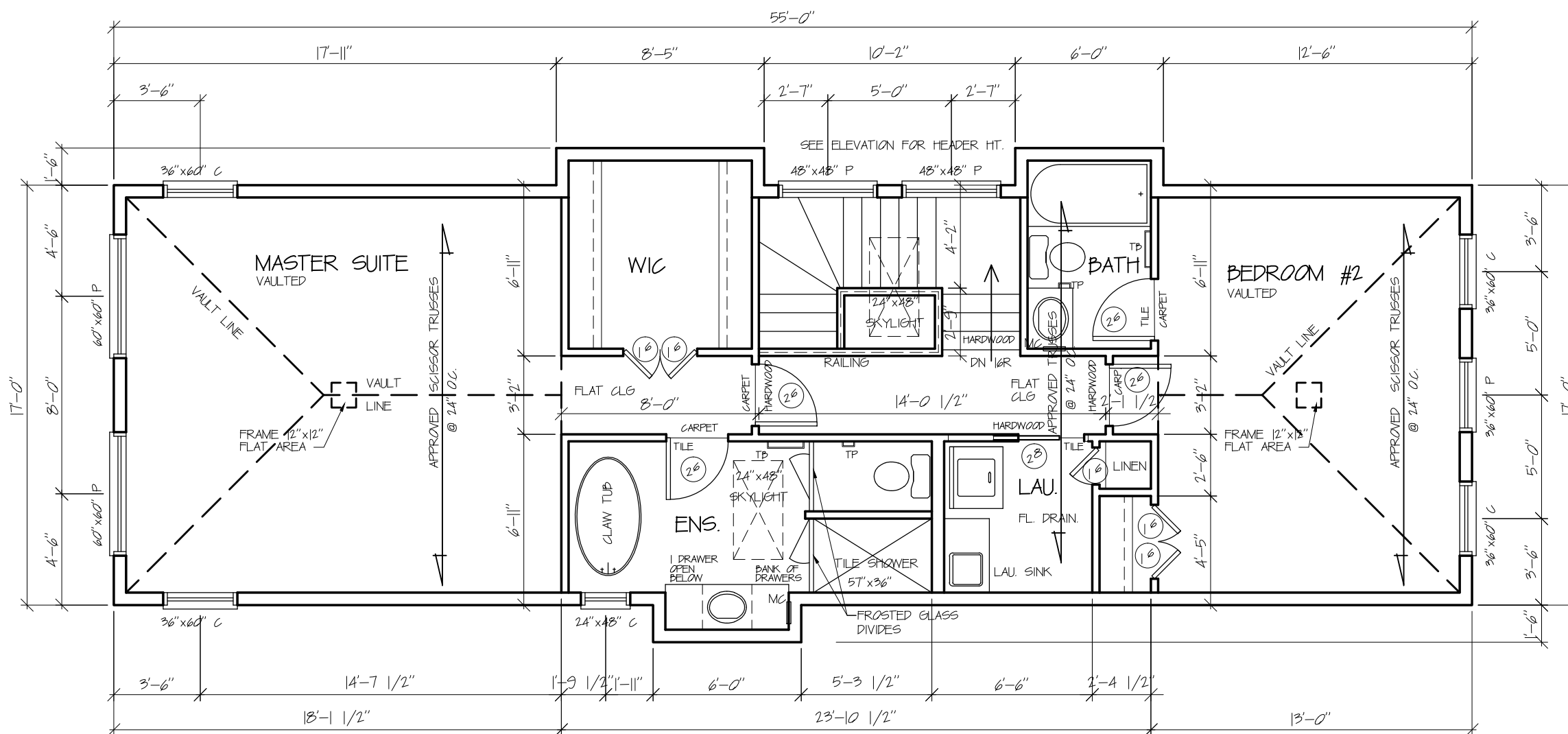
MASTER: _____

CUSTOMER APPROVAL:

LORECK REPRESENTATIVE:

SECOND FLOOR PLAN

6 / 12



NOTE:

ENSURE ALLOWANCE HAS BEEN MADE FOR ALL TUB AND TOILET DRAINS ON THE JOIST LAYOUT.

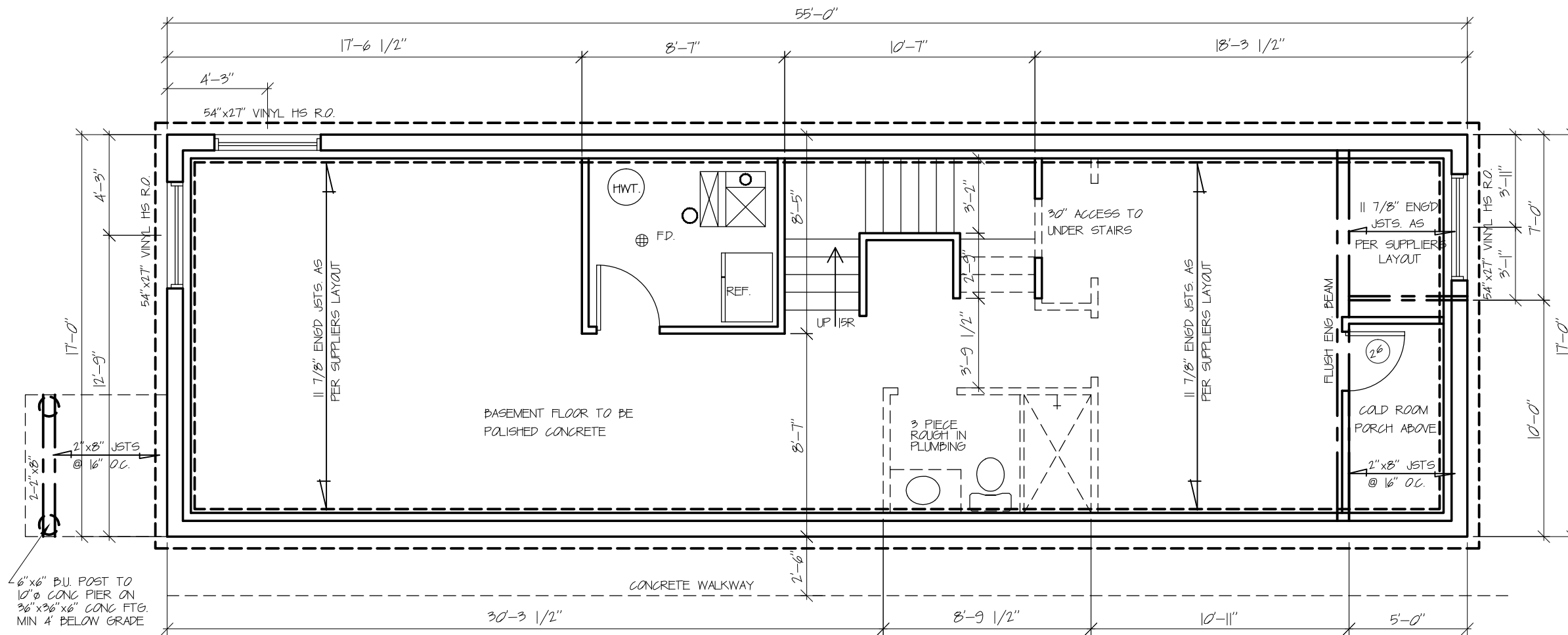
NOTE:

ENSURE ALLOWANCE HAS BEEN MADE FOR RADON VENT ON TRUSS LAYOUTS.

NOTE:

ALL STAIRS TO HAVE 9" TREAD, 10" WITH NOSING

INFLOOR HEAT TO BE ROUGHED IN.



McMILLAN RESIDENCE

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

FOUNDATION PLAN

**McMILLAN
RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	<u>885</u>
SECOND FLOOR SQ. FT.	<u>957</u>
BASEMENT DEV. SQ. FT.	<u>N/A</u>
FRONT PORCH SQ. FT.	<u>50</u>
REAR DECK SQ. FT.	<u>36</u>

MAIN FLOOR WALL HT:	<u>9'</u>
SECOND FL WALL HT:	<u>8'</u>
BASEMENT WALL HT:	<u>9'</u>

PRELIM SET:	<u>DEC. 11/12</u>
	<u>FEB. 12/13</u>
REDLINE:	<u>MARCH 14/13</u>
	<u>APRIL 9/13</u>
	<u>JULY 30/13</u>
	<u>AUG. 28/13</u>

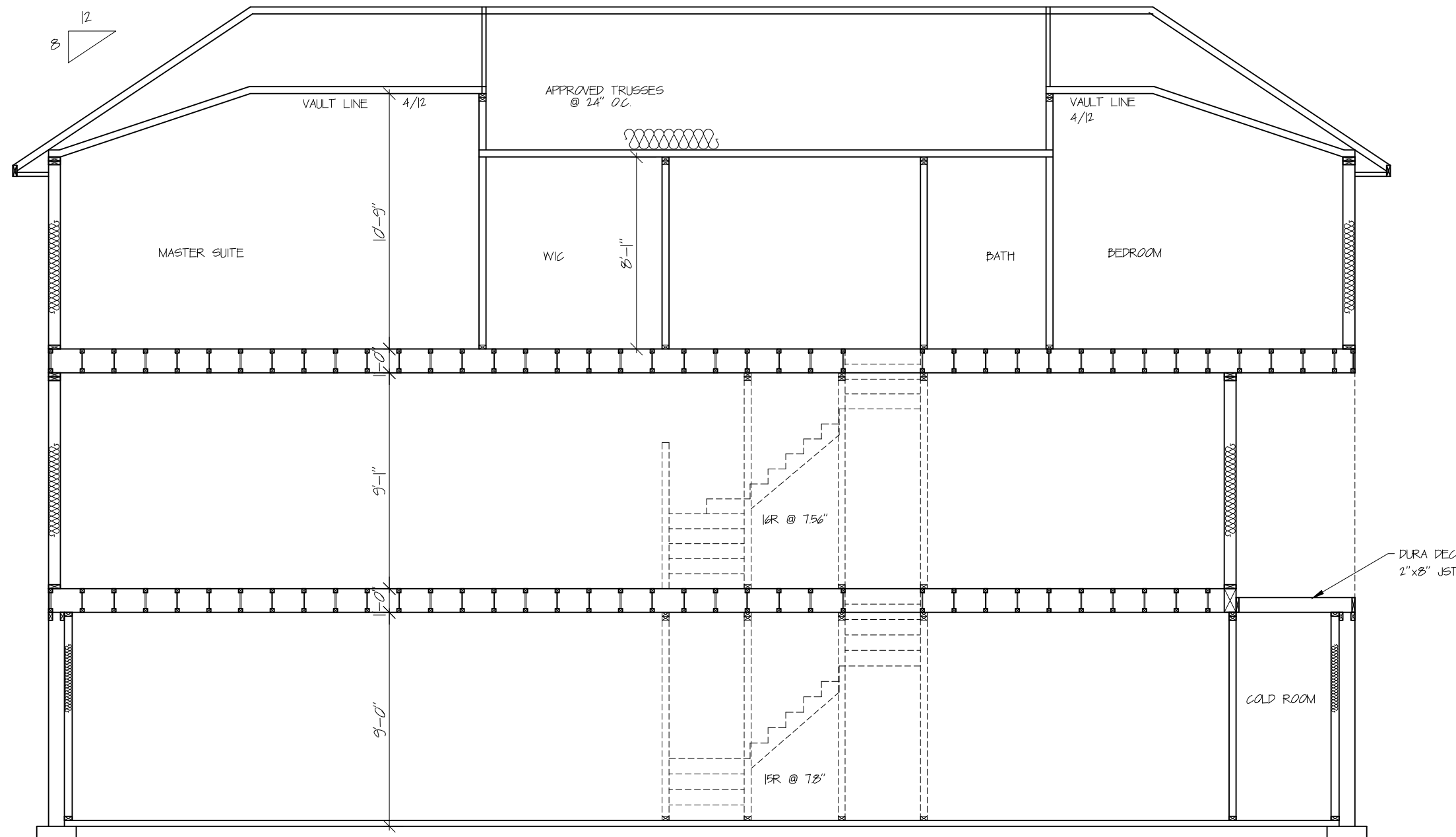
MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

CROSS SECTION

8 / 12



- 1 ROOF**
ROOFING MATERIAL AS SPECIFIED
3/8" OSB SHEATHING C/W H-CLIPS
ENG. APPROVED TRUSS SYSTEM AT 24" O/C
ALUMINUM SOFFIT & EAVESTROUGH
SMARTBOARD FASCIA
- 2 CEILING**
R-40 LOOSE FILL INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" TEXTURED C.D. DRYWALL
- 3 EXTERIOR WALLS**
EXTERIOR FINISH AS SPECIFIED
BUILDING PAPER
3/8" OSB SHEATHING
2X6 STUDS AT 24" O/C
R-20 FRICTION FIT FIBERGLASS INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" TYPE X DRYWALL
EXPOSED CANTILEVERS-INSUL. R-28 MIN.

- 4 INTERIOR WALLS**
1/2" DRYWALL
2X4 OR 2X6 AS SPECIFIED @ 16" O.C.
1/2" DRYWALL
- 5 FIRST FLOOR**
FINISHED FLOORING AS SPECIFIED
3/4" T&G OSB. SUBFLOOR
NAILED, GLUED & SCREWED
MANUFACTURED JOISTS & JOIST
SPACING AS PER SUPPLIER LAYOUT
BUILT UP WOOD BEAM AS PER
SUPPLIERS LAYOUT
POSTS AS PER FLOOR PLANS
& SUPPLIERS LAYOUT
- 6 SECOND FLOOR - AS REQ'D BY PLAN**
FINISHED FLOORING AS SPECIFIED
3/4" T&G OSB. SUBFLOOR
NAILED, GLUED & SCREWED
MANUFACTURED JOISTS & JOIST
SPACING AS PER SUPPLIER LAYOUT
1/2" DRYWALL

- 7 BONUS ROOM - AS REQ'D BY PLAN**
FINISHED FLOORING AS SPECIFIED
3/4" T&G OSB. SUBFLOOR
NAILED, GLUED & SCREWED
MANUFACTURED JOISTS & JOIST
SPACING AS PER SUPPLIER LAYOUT
DROP FRAMING 10" MAX. FOR HEAT RUN
CAVITY
6 MIL POLY
R28 INSUL.
1/2" DRYWALL
- 8 FOUNDATION**
8" CONC. WALL,
C/W 2-10M REBAR TOP & BOTTOM AND
DAMP-PROOFING
6 MIL POLY INTERIOR DAMPROOFING FROM
GRADE TO TOP OF SLAB
R12 INSULATION FROST WALL
WEEPING TILE ONLY AS REQUIRED
EXTERIOR PARGING ABOVE GRADE
20"x6" CONT. CONC. STRIP FTG.
ON UNDISTURBED SOIL
CONC. PAD FTG. AS PER
LORECK PAD FTG. DETAIL

- 9 BASEMENT SLAB**
3" CONC. SLAB ON 6 MIL POLY VAPOUR BARRIER
ON MIN 6" COMP. GRAVEL FILL
ON UNDISTURBED SOIL
- 10 GARAGE SLAB - AS REQ'D BY PLAN**
4" CONC. SLAB C/W 10M REBAR AT 24" O/C
EACH WAY
SLOPE SLAB 4" TO DOOR FOR DRAINAGE
MIN. 4" COMP. GRAVEL

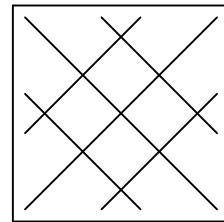
GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO A.D.C. 1997
- ALL BEAMS AND LINTELS TO BE #2 OR BETTER DRY SPRUCE UNLESS OTHERWISE NOTED
- ALL EXTERIOR LINTELS TO BE 2-2x10 #2 OR BETTER DRY SPRUCE UNLESS OTHERWISE NOTED
- UTILITIES SUBJECT TO CHANGE OF LOCATION DEPENDING ON BLDG. SITE CONDITIONS
- FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE
- INTERIOR LOAD BEARING WALL STUDS TO LINE UP WITH FLOOR JOISTS FOR HEATING ETC.
- SOIL BEARING CERTIFICATE AS REQUIRED PER ENGINEERS REPORT ONLY
- 4'-0" MIN. FROST COVER REQUIRED AS PER CODE SUBJECT TO ACTUAL PLOT PLAN GRADES
- WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS
- ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVALS.

NOTE

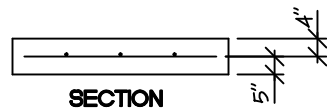
WRITTEN SPECIFICATIONS AND / OR EXTRA TO CONTRACT ARE TO BE CHECKED PRIOR TO CONSTRUCTION

THIS REBAR CONFIGURATION APPLIES TO ALL CONC. PAD FOOTINGS. REGARDLESS OF PAD FOOTING SIZE.



PLAN VIEW

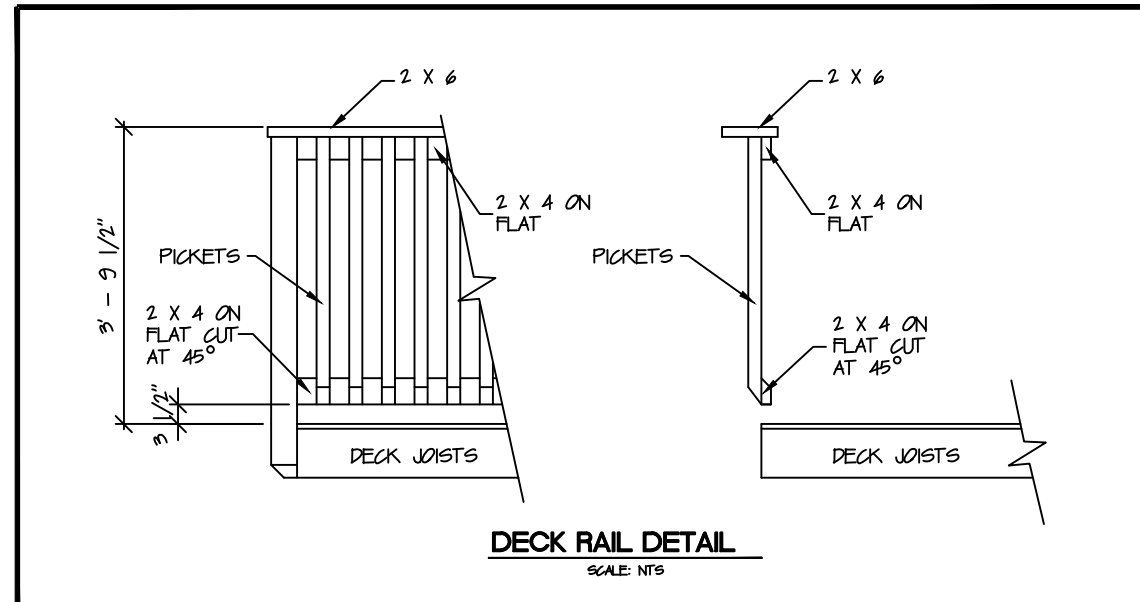
NOTE:
REBAR IS 10m
TIE ALL REBAR JOINTS



SECTION

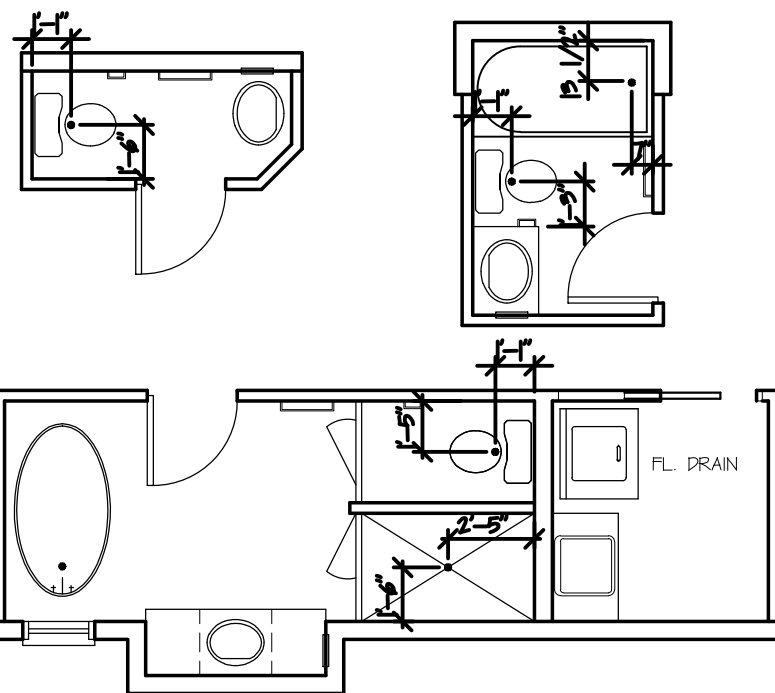
PAD FOOTING DETAIL

SCALE: NTS



DECK RAIL DETAIL

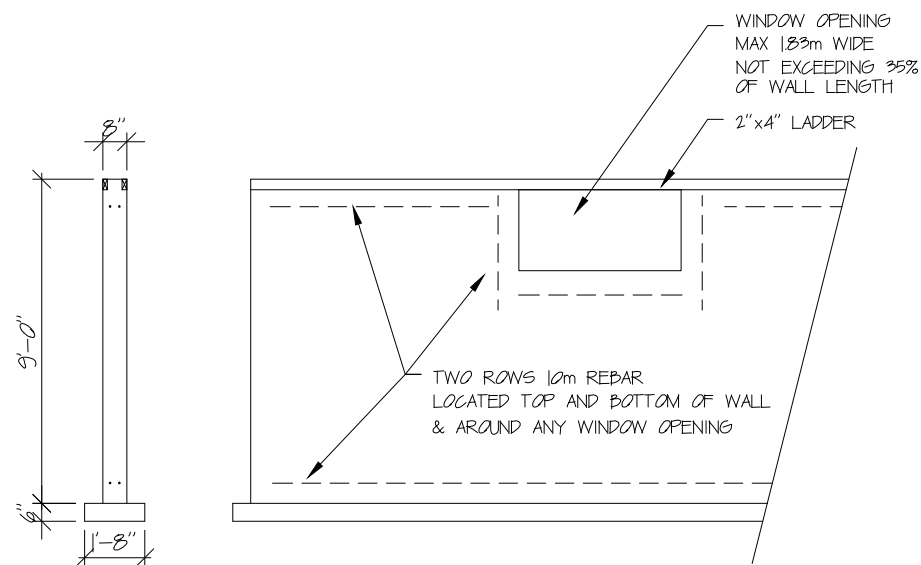
SCALE: NTS



DRAIN LOCATIONS

SCALE: NTS

NOTE: FOR JOIST LAYOUT
3" CLEARANCE REQUIRED AROUND DRAINS



LATERAL BRACING OF FDN WALL

3/16" = 1'-0"



McMILLAN
RESIDENCE

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

DETAILS

9 / 12

**McMILLAN
 RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

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BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

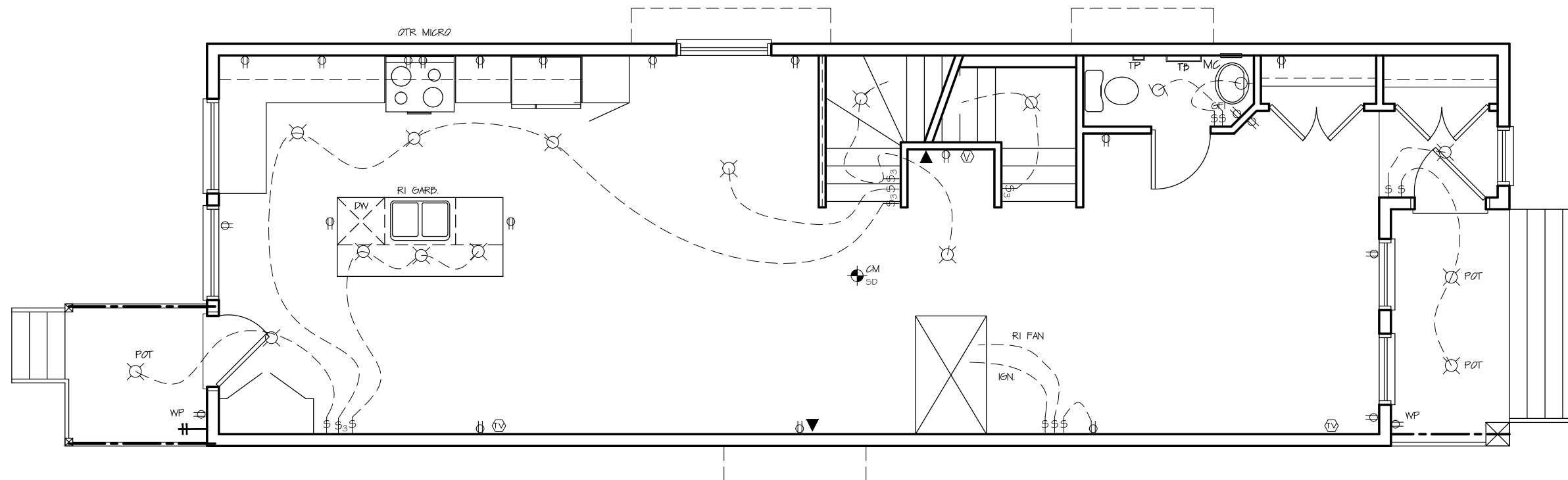
MASTER: _____

CUSTOMER APPROVAL: _____
















LORECK REPRESENTATIVE: _____

**MAIN FLOOR
 ELECTRICAL**

10 // 12



LEGEND

	CEILING LIGHT		WALL LIGHT
	ELEC. PLUG		CARBON MONOXIDE & SMOKE DETECTOR
	220 PLUG		VAC. ROUGH IN
	TELEPHONE		BATHROOM FAN
	CABLE T.V.		SINGLE SWITCH
	SINGLE SWITCH		4 WAY SWITCH
	3 WAY SWITCH		ELEC. WIRING
	VENTILATION FAN SWITCH TO BE LOCATED AT THERMOSTAT LOCATION		

**McMILLAN
 RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1842

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
	FEB. 12/13
REDLINE:	MARCH 14/13
	APRIL 9/13
	JULY 30/13
	AUG. 28/13

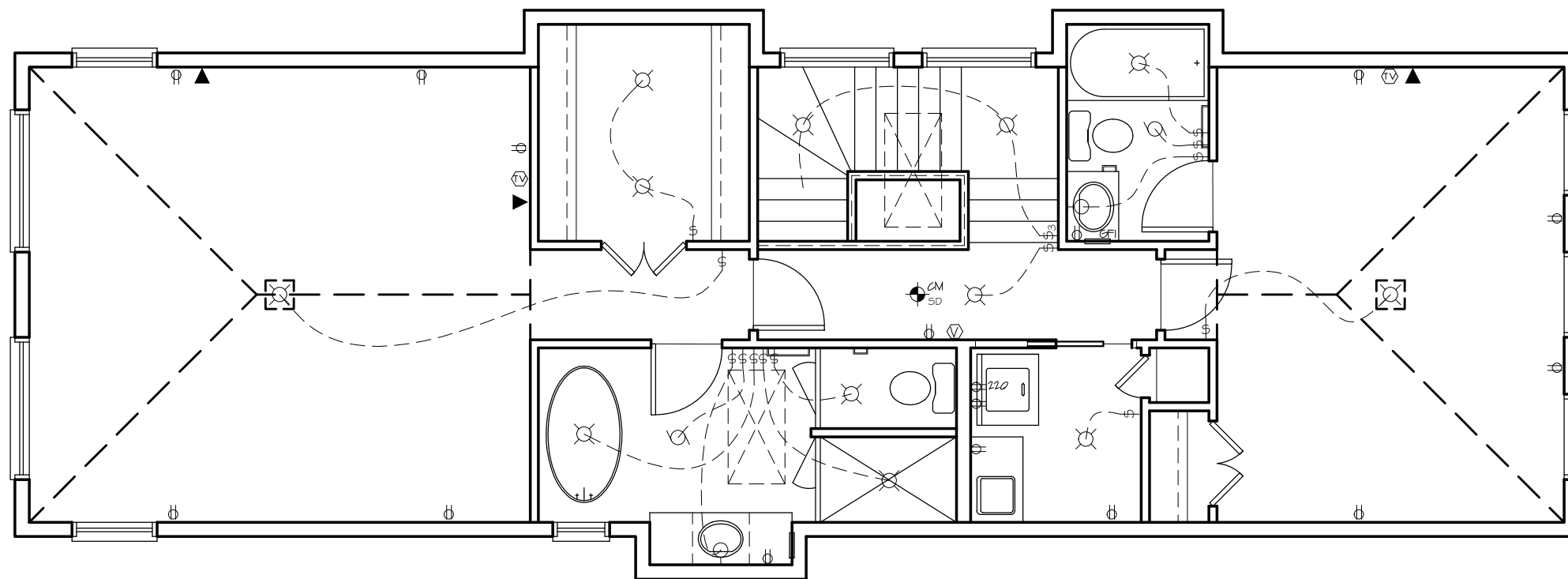
MASTER: _____

CUSTOMER APPROVAL: _____

LORECK REPRESENTATIVE: _____

**UPPER FLOOR
 ELECTRICAL**

11 // 12



LEGEND

⊗	CEILING LIGHT	⊙	WALL LIGHT
⊖	ELEC. PLUG	⊕ _{CM}	CARBON MONOXIDE & SMOKE DETECTOR
⊖	220 PLUG	∇	VAC. ROUGH IN
◀	TELEPHONE	⊗	BATHROOM FAN
Ⓜ	CABLE T.V.	\$	4 WAY SWITCH
\$	SINGLE SWITCH	\$ ₃	3 WAY SWITCH
\$ ₃	3 WAY SWITCH	---	ELEC. WIRING
\$ _{VF}	VENTILATION FAN SWITCH TO BE LOCATED AT THERMOSTAT LOCATION		

**McMILLAN
 RESIDENCE**

40 - 27 AVE SW

LOT: BLK: PLAN:

MODEL: CUSTOM INFILL

TOTAL SQ. FT. 1342

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

DRAWN BY: JK

MAIN FL SQ. FT.	885
SECOND FLOOR SQ. FT.	957
BASEMENT DEV. SQ. FT.	N/A
FRONT PORCH SQ. FT.	50
REAR DECK SQ. FT.	36

MAIN FLOOR WALL HT:	9'
SECOND FL WALL HT:	8'
BASEMENT WALL HT:	9'

PRELIM SET:	DEC. 11/12
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REDLINE:	MARCH 14/13
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	JULY 30/13
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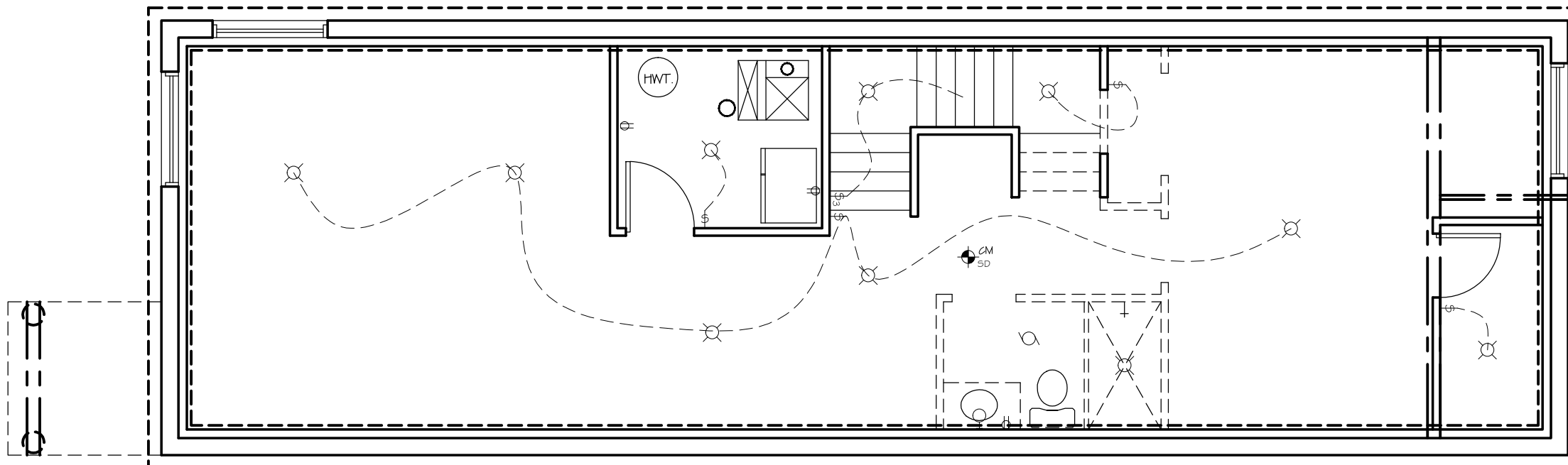
MASTER: _____

CUSTOMER APPROVAL:

LORECK REPRESENTATIVE:

**FOUNDATION
 ELECTRICAL**

12 // 12



LEGEND

⊗	CEILING LIGHT	⊙	WALL LIGHT
⊕	ELEC. PLUG	⊕ ^{CM} _{SD}	CARBON MONOXIDE & SMOKE DETECTOR
⊕	220 PLUG	⊕	VAC. ROUGH IN
◀	TELEPHONE	⊙	BATHROOM FAN
⊕	CABLE T.V.	\$	4 WAY SWITCH
\$	SINGLE SWITCH	\$ ₃	3 WAY SWITCH
\$ ₃	3 WAY SWITCH	---	ELEC. WIRING
\$ _{VF}	VENTILATION FAN SWITCH TO BE LOCATED AT THERMOSTAT LOCATION		