



ASPHALT SHINGLES (OR EQUIVALENT)
PRE-FINISHED METAL SOFFIT & GUTTER / FASCIA RUN (GUTTERS & DOWNSPOUT LOCATED ON SITE)
PRE-FINISHED STRAIGHT EDGE VINYL SHINGLES (OR EQUIVALENT)
2" TYP
1/4" PAINTED SMARTBOARD TRIM (OR EQUIVALENT)
PRE-FINISHED VINYL SING & CORNERS

PRE-FINISHED METAL GUARDRAIL SYSTEM AS PER CODE

1/4" PAINTED SMARTBOARD TRIM (OR EQUIVALENT)
MANUFACTURED STONE SILL
MANUFACTURED STONE
PARKING ON EXPOSED CONCRETE

BUILDING AREA

MAIN FLOOR	=	1236 sq ft
UPPER FLOOR	=	1420 sq ft
TOTAL	=	2776 sq ft
GARAGE	=	688 sq ft
DECK	=	180 sq ft
VERANDA	=	72 sq ft

ELEVATION NOTES:

COLOR, TEXTURE, PATTERN & MANUFACTURER OF EXTERIOR FINISH TO BE AS PER ARCHITECTURAL CONTROLS & OWNER'S SPECIFICATIONS.

PRE-FINISHED METAL FLASHING TO BE INSTALLED ABOVE ALL EXPOSED HORIZONTAL TRIM, WINDOWS & DOORS.

CONSTRUCTION NOTES:

THE OWNER, CONTRACTOR & SUB-TRADES ARE RESPONSIBLE FOR THE FOLLOWING:

REVIEW ENTIRE SET OF DRAWINGS PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY ERRORS, OMISSIONS OR GENERAL DISCREPANCIES TO DFDesign Inc. OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION PROFESSIONAL LIABILITY OF DFDesign Inc. IS LIMITED TO THE REVISIONS OF DRAWINGS & REPRODUCTION OF SAME REQUIRED DUE TO SUCH FOUND ERRORS, OMISSIONS OR DISCREPANCIES.

DO NOT SCALE DRAWINGS - USE GIVEN DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ARE TYPICALLY TO OUTSIDE FACE OF EXTERIOR FRAMING OR CONCRETE, FACE OF STUDS, AND CENTRE OF WINDOWS AND BEAMS UNLESS NOTED OTHERWISE. WALLS STUDS ARE 2x4 (EXTERIOR) AND 2x4 INTERIOR UNLESS NOTED OTHERWISE. ALL ROOM SIZES ARE APPROXIMATE.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ENGINEERED FLOOR & ROOF TRUSS DRAWINGS BY OTHERS, AND DOOR/WINDOW MANUFACTURER'S DRAWINGS.

THE MATERIALS SPECIFIED AND STANDARD CONSTRUCTION PROCEDURES ON THIS DRAWING SET ARE AS RECOMMENDED BY DFDesign Inc. - THE ACTUAL MATERIALS/STANDARDS USED ON THE STRUCTURE SHALL BE AS PER THE CONTRACT BETWEEN THE OWNER & CONTRACTOR.

ENSURE BUILDING LOCATION CONFORMS TO APPLICABLE BUILDING CODES, ALL LOCAL SETBACKS, BUILDING RESTRICTIONS, ARCHITECTURAL GUIDELINES AND APPLICABLE LAND-USE BY-LAWS.

LOCATE ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. CONFIRM ALLOWABLE CLEARANCES BETWEEN UTILITY LINES & NEW CONSTRUCTION WITH EACH UTILITY PROVIDER.

ENSURE CONSTRUCTION METHODS & MATERIALS CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES & ARCHITECTURAL CONTROLS BUILDING ENVELOPE / AIR BARRIER SYSTEM AS PER NBC - 1362.

LOCATIONS OF ALL ELECTRICAL, HVAC AND PLUMBING EQUIPMENT TO BE CO-ORDINATED WITH OWNER, CONTRACTOR & APPLICABLE SUB-TRADES. ALL SYSTEMS TO BE DESIGNED BY OTHERS. FINAL MECHANICAL ROOM LAYOUT TO BE CO-ORDINATED WITH ALL TRADES INVOLVED & AS PER APPLICABLE CODES & EQUIPMENT SUPPLIERS. SPECIFICATIONS SMOKE ALARMS TO BE INTERCONNECTED & LOCATED AS PER NBC-10193 CARBON MONOXIDE DETECTORS TO BE INTERCONNECTED & LOCATED AS PER NBC - 13239.

ALL PENETRATIONS IN ROOF, WALLS & HVAC SHAFTS ARE TO BE SEALED WITH UL APPROVED MATERIALS & BUILDING CODE APPROVED METHODS.

ENSURE BEDROOM WINDOWS MEET MINIMUM EGRESS REQUIREMENTS. CONFIRM WINDOW GRILLE SPECIFICATIONS WITH OWNER AND/OR CONTRACTOR & REFER TO WINDOW MANUFACTURER / SUPPLIER'S SPECIFICATIONS FOR FINAL WINDOW/DOOR ROUGH OPENING SIZES. CONFIRM SHAPE/STYLE OF WINDOWS WITH THESE DRAWINGS.

ADJUST GRADING TO ENSURE ADEQUATE SITE DRAINAGE & MEETS APPLICABLE BY-LAW AND/OR SUBDIVISION REQUIREMENTS.

FINAL FOUNDATION DEPTH TO BE SITE-CONFIRMED BY SOILS ENGINEER & GENERAL CONTRACTOR. WATER-TABLE HEIGHT & DEPTH OF UNDERGROUND UTILITIES FOUND, AND TO MEET CITY REQUIREMENTS.

ALL WOOD ITEMS IN CONTACT WITH CONCRETE OR SOIL ARE TO BE PWFT GRADE.

OBTAIN LOAD QUANTITIES FROM FLOOR SYSTEM SUPPLIER - PAD FOOTING DIMENSIONS & REINFORCEMENT TO BE AS SPECIFIED BY COLUMN MANUFACTURER'S ENGINEERED TABLES.

SERVICES OF A SOILS ENGINEER SHOULD BE ACQUIRED TO CONFIRM SOIL STABILITY & FOUNDATION TYPE, DIMENSIONS & REINFORCEMENT. DO NOT PLACE FOOTINGS ON FROZEN OR INAPPROPRIATE SOILS.

PRE-FINISHED METAL FLASHING TO BE INSTALLED ABOVE ALL EXPOSED HORIZONTAL TRIM, WINDOWS & DOORS.

ENSURE WALLS & CEILING BETWEEN GARAGE & HOUSE ARE CONSTRUCTED & SEALED AS TO NOT ALLOW VEHICLE EXHAUST TO ENTER HOUSE. DOOR FROM GARAGE TO HOUSE c/w WEATHER-STOPPING & SELF-CLOSING DEVICE.

CONFIRM DIMENSIONS OF TUBS/SHOWERS, FURNACES & APPLIANCES, AND REVERSE FRAMING DIMENSIONS AS REQUIRED TO SUIT.

PROVIDE DOUBLE JOISTS / GIRDERS AT STAR OPENING AS REQUIRED BY FLOOR SYSTEM SUPPLIER.

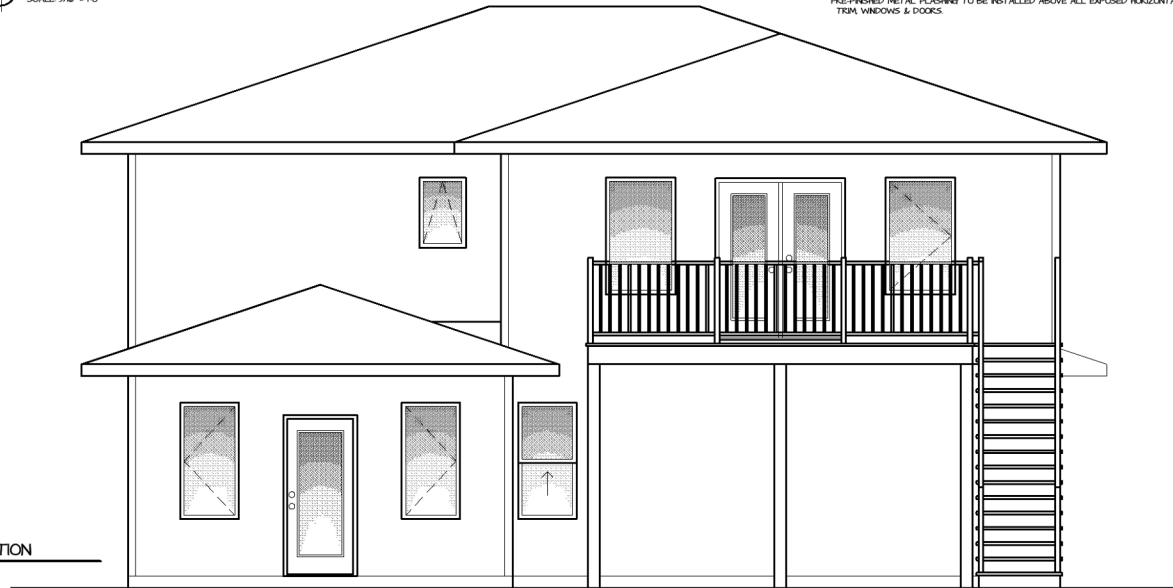
FINAL CABINET LAYOUT TO BE AS PER SUPPLIERS & OWNER'S SPECIFICATIONS & DRAWINGS.

FRONT ELEVATION

SCALE 3/4" = 1'-0"

REAR ELEVATION

SCALE 3/4" = 1'-0"



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call (403) 358-4885

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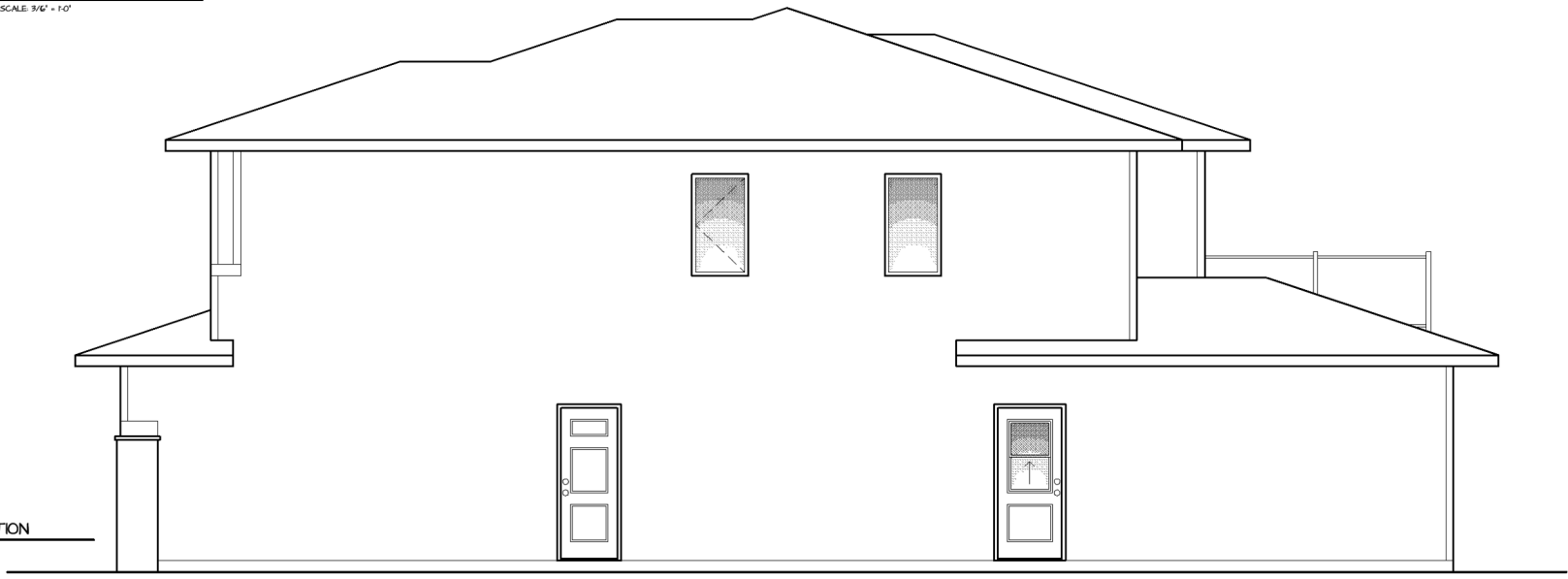
PROJECT
TWO-STORY SUITE
ALTERNATE ELEVATIONS

SCALE 3/4" = 1'-0"
DRAWN BY DWP
PAGE 1 / 7
FILE 2509

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LEFT ELEVATION
SCALE 3/16" = 1'-0"



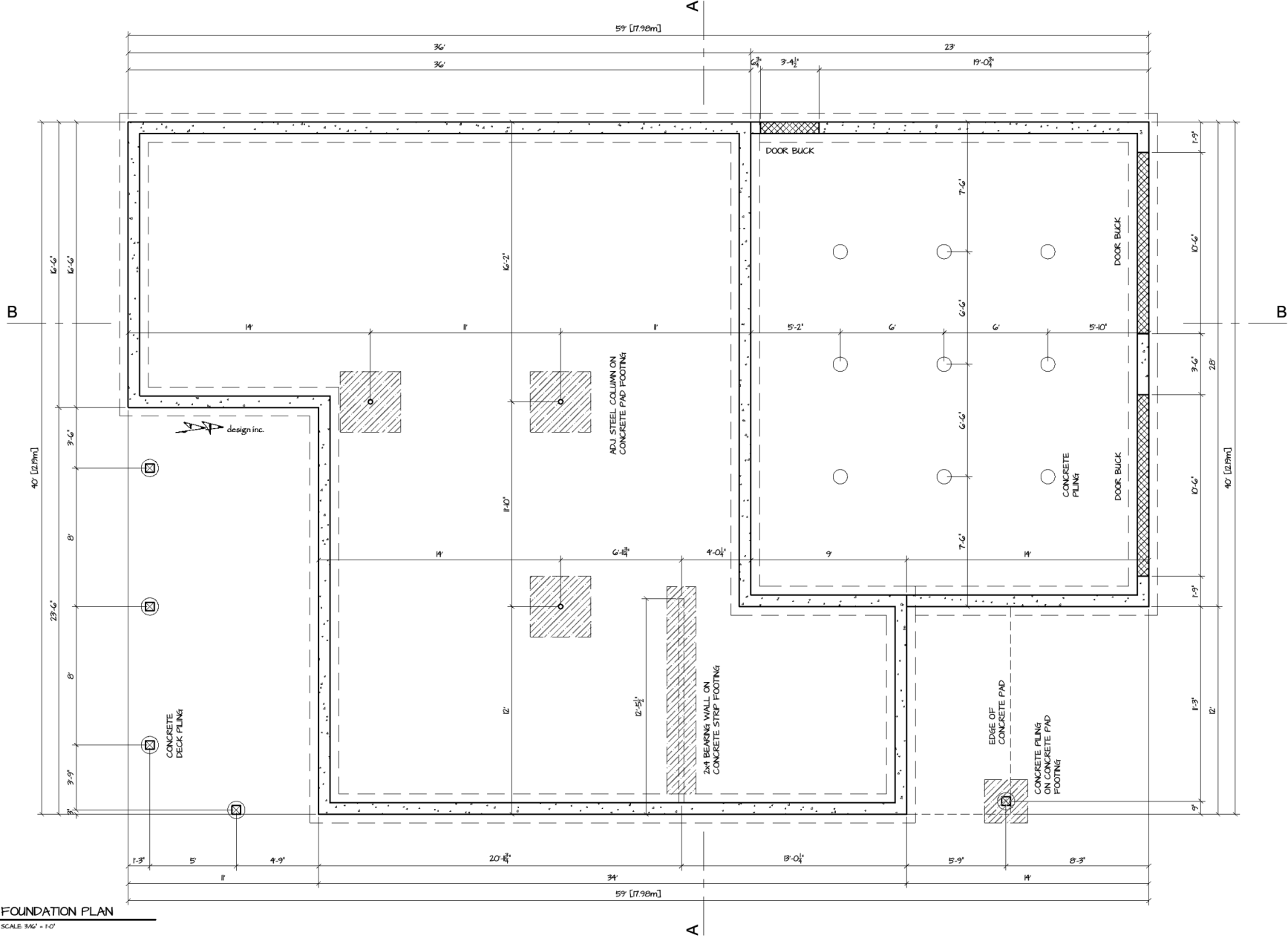
RIGHT ELEVATION
SCALE 3/16" = 1'-0"

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ALTERNATE ELEVATIONS
SCALE 3/16" = 1'-0"
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CONSTRUCTION SPECIFICATIONS:

INSULATION VALUES TO BE GOVERNED BY 19% ENERGY REPORT IF APPLICABLE

ROOF

- 0 ROOF CONSTRUCTION - INSULATED
- ASPHALT SHINGLES (OR EQUIVALENT) & FELT ROOFING UNDERLAY
- PEEL & STICK MOISTURE/LEAKAGE BARRIER @ VALLEYS & EAVES
- 2x6 OSB SHEATHING w/ H-CLIPS
- ENGINEERED TRUSSES @ 24" o/c c/w 12" HEEL (UNLESS NOTED OTHERWISE)
- MINIMUM R50 BLOWN-IN & FOR BATT INSULATION (GARAGE CEILING MINIMUM R18 - STANDA-MA-HUE-LO)
- 6mm POLY VAPOUR BARRIER
- 3/8" CEILING DENSITY GYPSUM BOARD
- PROVIDE INSULATION STOP IN EACH TRUSS SPACE c/w 1" AIR SPACE
- PROVIDE ROOF VENTS TO PROVIDE 1 sq ft VENTING PER 300 sq ft INSULATED CEILING AREA (AS PER NBC 1990)
- REFER TO SUPPLIERS ENGINEERED DRAWINGS FOR POINT LOAD QUANTITY & LOCATION. ENSURE POINT LOADS FROM ROOF STRUCTURE ARE ADEQUATELY SUPPORTED WITHIN ROOF SYSTEM OR SUPPORTED BY JOIST SPACE BLOCKING & BUILT-UP STUD POSTS IN MAIN FLOOR WALLS WHERE REQUIRED
- 2) ROOF CONSTRUCTION - NON-INSULATED
- ASPHALT SHINGLES (OR EQUIVALENT) & FELT ROOFING UNDERLAY
- PEEL & STICK MOISTURE/LEAKAGE BARRIER @ VALLEYS & EAVES
- 2x6 OSB SHEATHING w/ H-CLIPS
- ENGINEERED TRUSSES @ 24" o/c c/w 12" HEEL (UNLESS NOTED OTHERWISE)
- PRE-FINISHED VENTED METAL SOFFIT
- REFER TO SUPPLIERS ENGINEERED DRAWINGS FOR POINT LOAD QUANTITY & LOCATION. ENSURE POINT LOADS FROM ROOF STRUCTURE ARE ADEQUATELY SUPPORTED WITHIN ROOF SYSTEM OR SUPPORTED BY JOIST SPACE BLOCKING & BUILT-UP STUD POSTS IN MAIN FLOOR WALLS WHERE REQUIRED
- 3) EAVE & FASCIA
- REFER TO ELEVATIONS FOR OVERHANG SIZE
- 2x6 OSB AS SPECIFIED P/WF HEADER c/w PRE-FINISHED METAL FASCIA VENTED SOFFIT, EAVESTROUGH, DOWNSPOUTS & FLASHING AT EDGE OF ROOF SHEATHING
- IF PAINTED SMARTBOARD FASCIA FOR FRONT-FACING GABLES

WALLS

- 0 EXTERIOR WALL (VINYL SIDING)
- PRE-FINISHED VINYL SIDING (OR AS PER ELEVATION) AS PER ABC 127
- 4x4 BARRIER / BUILDING WRAP
- 1/2" OSB SHEATHING
- 2x6 SPT #42 STUDS @ 16" o/c
- R22 BATT INSULATION (GARAGE WALL MINIMUM R30)
- 6mm POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPPED & SANDED w/ PAINT FINISH
- 2) EXTERIOR TALL WALL (STAIRWELL)
- ENGINEER'S SPEC'S
- 3) INTERIOR WALL
- 2x12 LGS WHERE INDICATED FRAMING @ 16" o/c
- 1/2" GYPSUM BOARD BOTH SIDES, TAPPED & SANDED w/ PAINT FINISH
- 4) STAGGERED STUD BEARING WALL
- WALL TYPE WVC - STD 58 PER 45 mm
- TWO LAYERS 1/2" GYPSUM BOARD c/w PAINT FINISH
- 2x6 TOP & BOTTOM PLATES w/ 2x4 STAGGERED STUDS @ 16" o/c
- ACOUSTIC INSULATION
- TWO LAYERS 1/2" GYPSUM BOARD c/w PAINT FINISH
- STAGGER OUTLETS TO ALTERNATE STUD SPACING TO AVOID ACOUSTIC COUPLING
- 5) PAD WALL (GARAGE)
- WALL TYPE WVC - STD 58 PER 45 mm
- 1/2" OSB SHEATHING
- 2x6 SPT #42 STUDS @ 16" o/c
- R22 BATT INSULATION
- 1/2" GYPSUM BOARD c/w PAINT FINISH
- 6) GARAGE / HOUSE COMMON WALL CONSTRUCTION
- 1/2" GYPSUM BOARD TAPPED & SANDED w/ OPTIONAL TEXTURED FINISH
- 2x6 SPT #42 STUDS @ 16" o/c
- R22 BATT INSULATION
- 6mm POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD TAPPED & SANDED w/ OPTIONAL TEXTURED FINISH
- CONSTRUCT AS TO PREVENT HEATER FLUES FROM ENTERING HOUSE
- GARAGE WALLS MUST MATCH INSULATION VALUES OF HOUSE

FLOORS

- 1) FLOOR CONSTRUCTION (OVER GARAGE)
- FLOOR TYPE F101 - F102 TO THE 3RD FLR (10-14)
- 3/8" FIBREBOARD UNDERLAY IN AREAS RECEIVING VINYL OR 1/2" PLYWOOD UNDERLAY IN AREAS RECEIVING TILE OR LAMINATE FLOOR FINISHES
- 3/4" T&G OSB DECKING (GLUED & SCREWED)
- ENGINEERED WOOD 1 JOIST (AS PER TRUSS SYSTEM DESIGNER / SUPPLIER) - ASSUMED 17/8" UNLESS OTHERWISE NOTED
- ACOUSTIC INSULATION (MINIMUM R10) - TYP
- RESIDENT METAL CHANNELS @ 24" o/c
- 5/8" TYPE X GYPSUM BOARD TAPPED & SANDED w/ TEXTURED FINISH
- 3" CLOSED-CELL SPRAY-FOAM INSULATION THRU JOIST SPACE AT INSIDE PERIMETER OF EXTERIOR-FACING RM BOARDS
- 2) FLOOR CONSTRUCTION (OVER GARAGE)
- FLOOR TYPE F101 - F102 TO THE 3RD FLR (10-14)
- 3/8" FIBREBOARD UNDERLAY IN AREAS RECEIVING VINYL OR 1/2" PLYWOOD UNDERLAY IN AREAS RECEIVING TILE OR LAMINATE FLOOR FINISHES
- 3/4" T&G OSB DECKING (GLUED & SCREWED)
- ENGINEERED WOOD 1 JOIST (AS PER TRUSS SYSTEM DESIGNER / SUPPLIER) - ASSUMED 17/8" UNLESS OTHERWISE NOTED
- 4" CLOSED-CELL (OR 1" OPEN-CELL) SPRAY-FOAM INSULATION
- RESIDENT METAL CHANNEL @ 24" o/c (BETWEEN SUITES)
- 5/8" TYPE X GYPSUM BOARD TAPPED & SANDED w/ TEXTURED FINISH
- CONSTRUCT AS TO PREVENT HEATER FLUES FROM ENTERING HOUSE
- 3) MAIN FLOOR SLAB
- 4" CONCRETE FLOOR SLAB (28 MPa - TYPE D OR BETTER) r/w 10M BARS c/w @ 24" o/c TIED TOGETHER - THICKEN SLAB AROUND PERIMETER
- DOVEL 24" 10M BARS @ 24" o/c INTO FOUNDATION WALL TO SUPPORT SLAB
- SEWALINE AND DRAINWAY SUPPORT BRACKETS BOLTED TO FOUNDATION AS REQUIRED
- 6mm POLY VAPOUR BARRIER (AS PER ABC 125/3)
- 12" COMPACTED GRANULAR FILL (SUB-BASE TO BE UNDISTURBED SOIL OR COMPACTED FILL)
- SLOPE FLOOR TO FRONT (OR TO DRAIN IF APPLICABLE)

- 4) GARAGE SLAB
- 4" CONCRETE SLAB (28 MPa - TYPE D OR BETTER) r/w 10M BARS c/w @ 24" o/c TIED TOGETHER - THICKEN SLAB AROUND PERIMETER
- DOVEL 24" 10M BARS @ 24" o/c INTO FOUNDATION WALL TO SUPPORT SLAB
- SEWALINE AND DRAINWAY SUPPORT BRACKETS BOLTED TO FOUNDATION AS REQUIRED
- 6mm POLY VAPOUR BARRIER (AS PER ABC 125/3)
- 12" COMPACTED GRANULAR FILL (SUB-BASE TO BE UNDISTURBED SOIL OR COMPACTED FILL)
- SLOPE FLOOR TO FRONT (OR TO DRAIN IF APPLICABLE)
- 5) EXTERIOR DECK
- 2x6 SPT #42 JOISTS @ 16" o/c c/w BLOCKING @ MD-SPAN
- 2x6 SPT #42 DECK LEDGER (w/ BUILDING PAPER BEHIND) LAPPED TO
- REINFORCED RM JOIST OF HOUSE FLOOR TRUSS SYSTEM w/ FLASHING OVER
- SOLID BLOCKING AT EACH JOIST SPACE INSIDE RM JOIST SUPPORTING DECK LEDGER
- 6) CONCRETE VERANDA
- DOVEL 24" 10M BARS @ 24" o/c INTO FOUNDATION WALL TO SUPPORT 4" PADO SLAB (OR USE SUPPORT BRACKETS BOLTED TO FOUNDATION WALL AS REQUIRED)
- 10M BARS @ 24" o/c c/w TIED TOGETHER
- 275 MPa TYPE D CONCRETE (SOIL CONDITIONS TO DETERMINE CONCRETE TYPE, AS PER SOILS ENGINEER) w/ 5-7% AIR ENTRAINMENT
- IF COMPACTED GRANULAR FILL

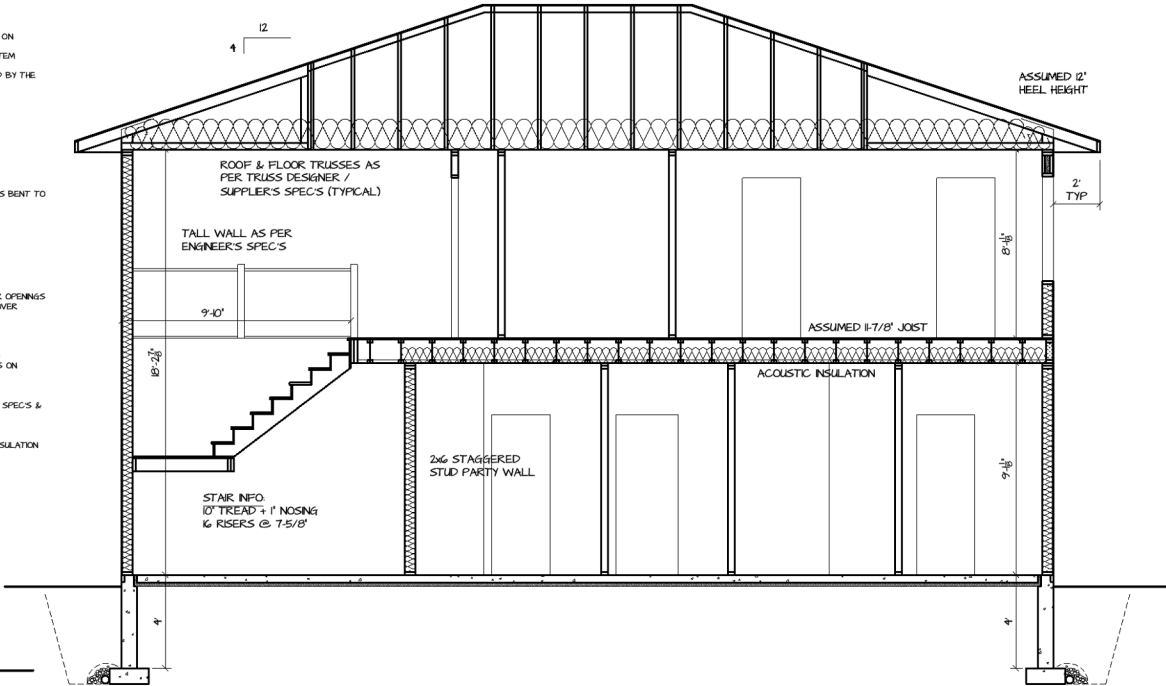
FOUNDATION

- 0 WALK-OUT FOUNDATION
- PRESENT ON EXPOSED CONCRETE
- 8"x8" (MINIMUM) CAST-IN-PLACE CONCRETE WALL c/w 2x4 P/WF LADDER, r/w 2x4M BARS TAB (CONTINUOUS)
- FORM N LEDGE FOR BASEMENT SLAB & RIGID INSULATION AS PER NOTE
- BELOW - INCLUDE OSB STOP ON LADDER FOR GARRET
- PROVIDE THERMAL BREAK (SIDE OF UNDERLAP INSULATION) AS PER DETAIL
- HEATED SLAB - 2" XPS INSULATION BENEATH CONCRETE FLOOR SLAB
- 2x6 WALL OVER (TYP EXTERIOR) w/ P/WF BOTTOM PLATE
- 2) GARAGE FOUNDATION
- PRESENT ON EXPOSED CONCRETE
- 8"x8" (MINIMUM) CAST-IN-PLACE CONCRETE WALL c/w 2x4 P/WF LADDER, r/w 2x4M BARS TAB (CONTINUOUS)
- GARAGE DOOR BUCK HEIGHTS AS PER SITE CONDITIONS
- 3) STOP FOOTING
- 30"x30" CAST-IN-PLACE CONCRETE r/w 10M BARS TAB (CONTINUOUS) BEARING ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
- TIE TO FOUNDATION WALL w/ 24" VERTICAL RM J-HOOK DOVELS @ 24" o/c
- KEEP ALL BARS 3" FROM BOTTOM OF FOOTING
- 4" WEEPING TILE (AS REQUIRED) TIED TO MUNICIPAL WASTE WATER SYSTEM
- COVER w/ FILTER CLOTH AND MIN 18" WASHED ROCK
- 4) PAD FOOTINGS w/ STEEL COLUMN
- ROUSTABLE STEEL COLUMN ENGINEERED BY SUPPLIER
- CAST-IN-PLACE CONCRETE FOOTING w/ 3" BOTTOM COVER, BEARING ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
- BUILDING CONTRACTOR TO OBTAIN LOAD QUANTITIES w/ FLOOR SYSTEM SUPPLIER
- PAD FOOTING DIMENSIONS AND REINFORCEMENT TO BE AS SPECIFIED BY THE COLUMN MANUFACTURER'S ENGINEERED TABLES
- 5) PAD FOOTINGS w/ CONCRETE PIER
- 8" DIA CONCRETE PIER r/w 40M VERTICAL BARS
- CAST-IN STEEL COLUMN SADDLE OR 2x4 P/WF RAILER
- 30"x30" CONCRETE PAD FOOTING r/w 40M BARS @ 16" o/c
- DOVEL PAD INTO PIER w/ RM DOVELS TIED TO PIER VERTS
- BEARING ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
- SUMP PAD AT BASE OF PIER FOR EXTERIOR DECK
- 6) GARAGE SLAB PLINGS
- 10" DIA x 10" DEEP PLINGS @ MAX TO SPACING 18" 40M VERT BARS BENT TO OVERLAP SLAB REBAR
- PROVIDE SUMP PAD AT BOTTOM & THICKEN SLAB AT TOP

MISCELLANEOUS

- 0 BEAMS & LINTELS
- 2x40 SPT #42 FOR OPENINGS LESS THAN 12'
- 2x40 SPT #42 FOR OPENINGS 12'-0"
- ENGINEERED LINTEL AS PER TRUSS SYSTEM DESIGNER/SUPPLIER FOR OPENINGS GREATER THAN 12'
- WHERE POINT LOADS BEAR ON A LINTEL AND OVER OPENINGS IN CONCRETE FOUNDATION WALL
- FILL VOIDS WITH RIGID INSULATION ON ALL EXTERIOR WALLS
- DROP WINDOW R.O. 6" ON MAIN FLOOR (w/ 1" CEILING HEIGHT)
- ALL BEAMS (GLUED & NAIL LAMINATED AS SPECIFIED BY NBC)
- BEAM POCKET SIDES AS PER FLOOR SYSTEM SUPPLIER'S DRAWINGS
- ALLOW FOR 2" RIGID INSULATION BEHIND ALL BEAMS/BUILT-UP POSTS ON EXTERIOR WALLS & BEAM POCKETS IN FOUNDATION
- 1) WIND / GUARD RAIL
- HEIGHT, MATERIAL & INSTALLATION TO BE AS PER MANUFACTURER'S SPEC'S & ALBERTA BUILDING CODE
- 2) ATTIC ACCESS
- 22"x22" OPENING w/ WEATHERSTRIPPING & MIN R50 BATT OR RIGID INSULATION

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



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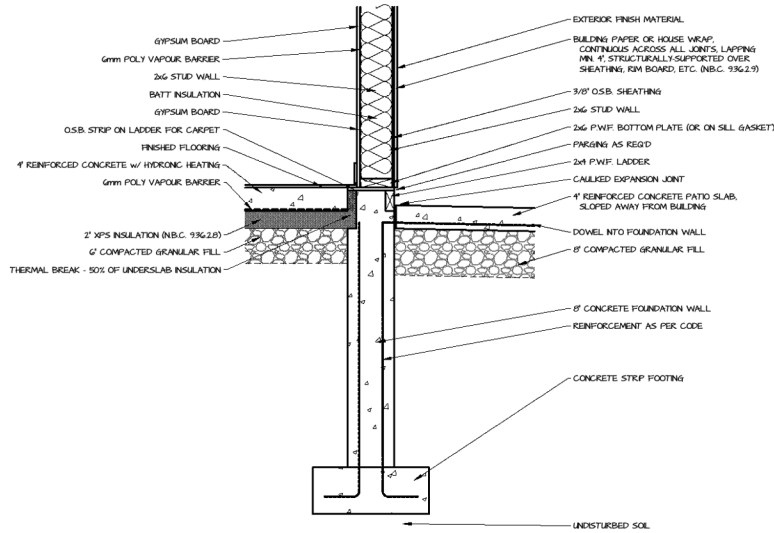
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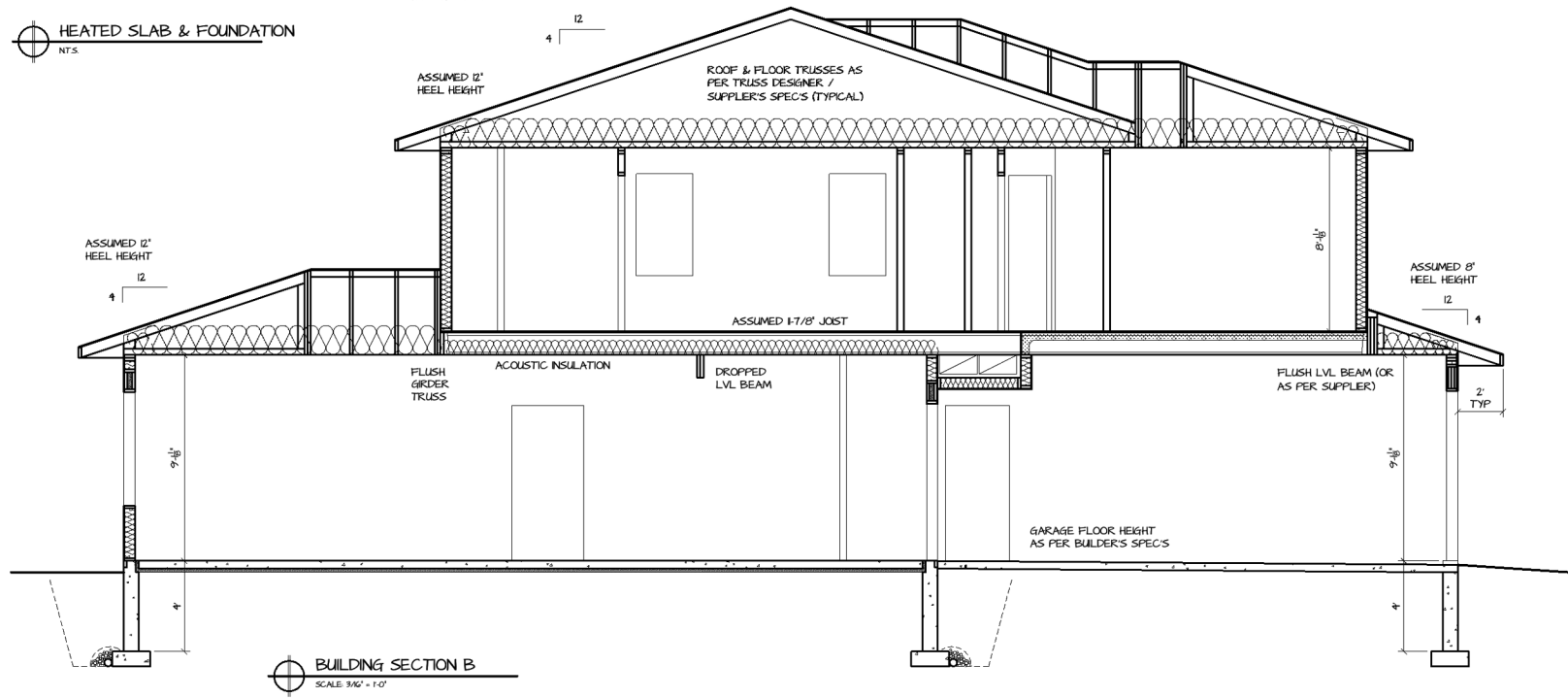
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HEATED SLAB & FOUNDATION
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BUILDING SECTION B
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