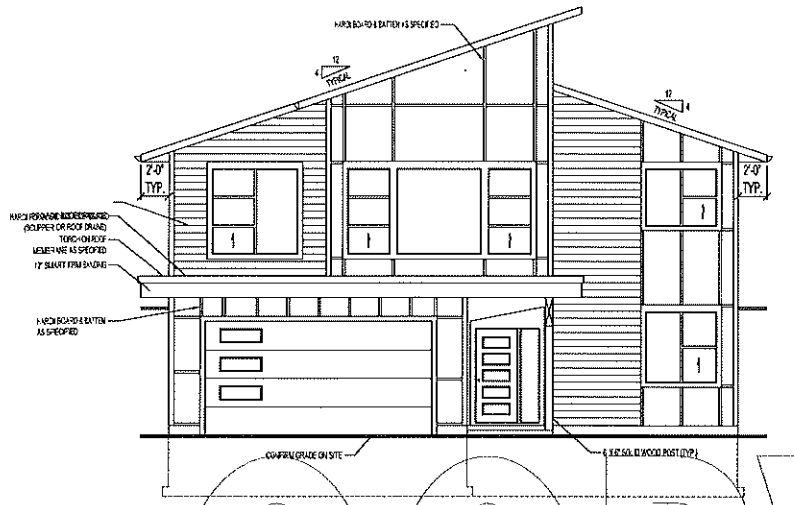
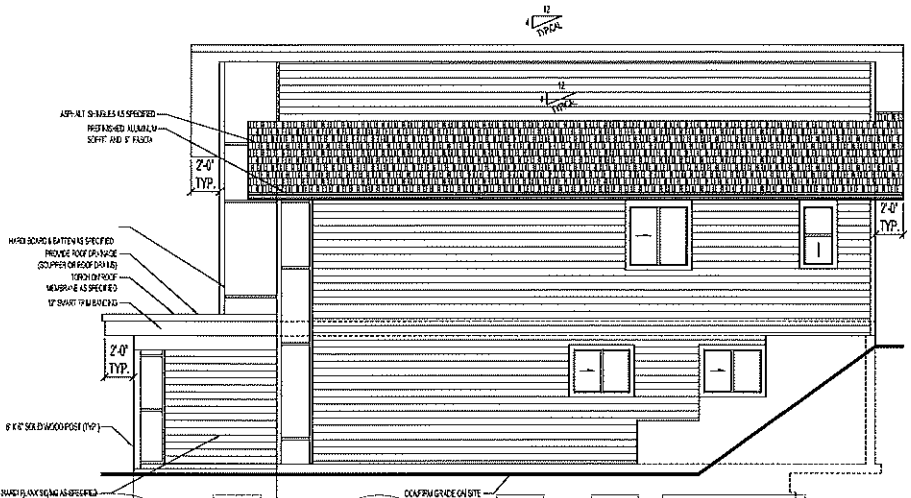
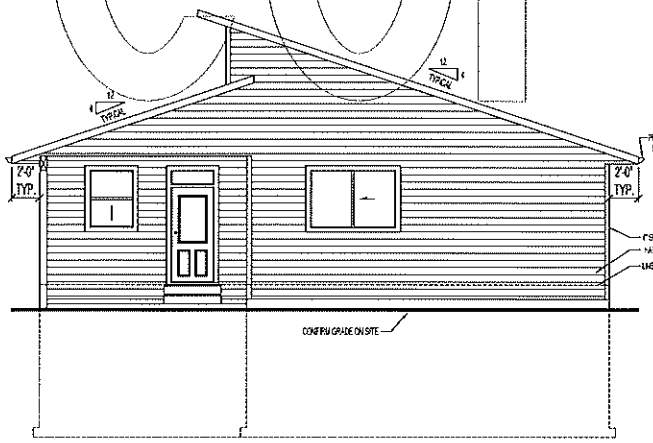


FRONT ELEVATION

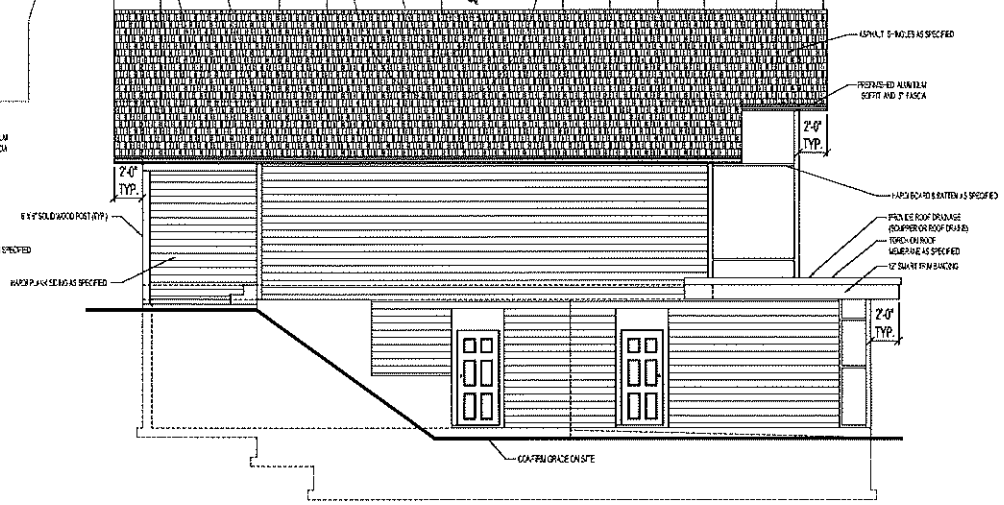


WINDOW OPENINGS: 48.0 SQ.FT.
SIDE BUILDING AREA: 734 SQ.FT.
PERCENTAGE OF UNPROTECTED OPENINGS: 6%

RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

WINDOW OPENINGS: 17.0 SQ.FT.
SIDE BUILDING AREA: 457.0 SQ.FT.
PERCENTAGE OF UNPROTECTED OPENINGS: 3.7%

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drawn by: D.G.M.
approved by: D.G.M.
date: APRIL 2024
scale: 1/4" = 1'-0"

project: Marino Construction
title: 5577 COSTER PLACE HOUSE PLANS
ELEVATIONS

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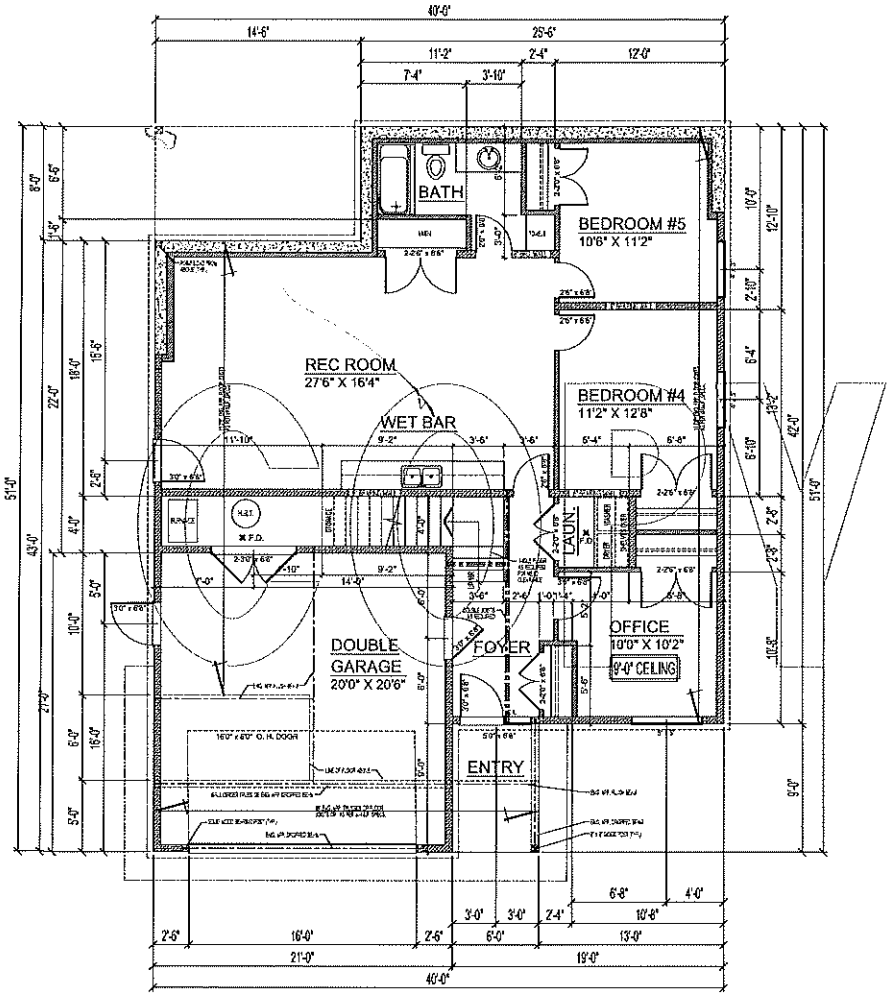
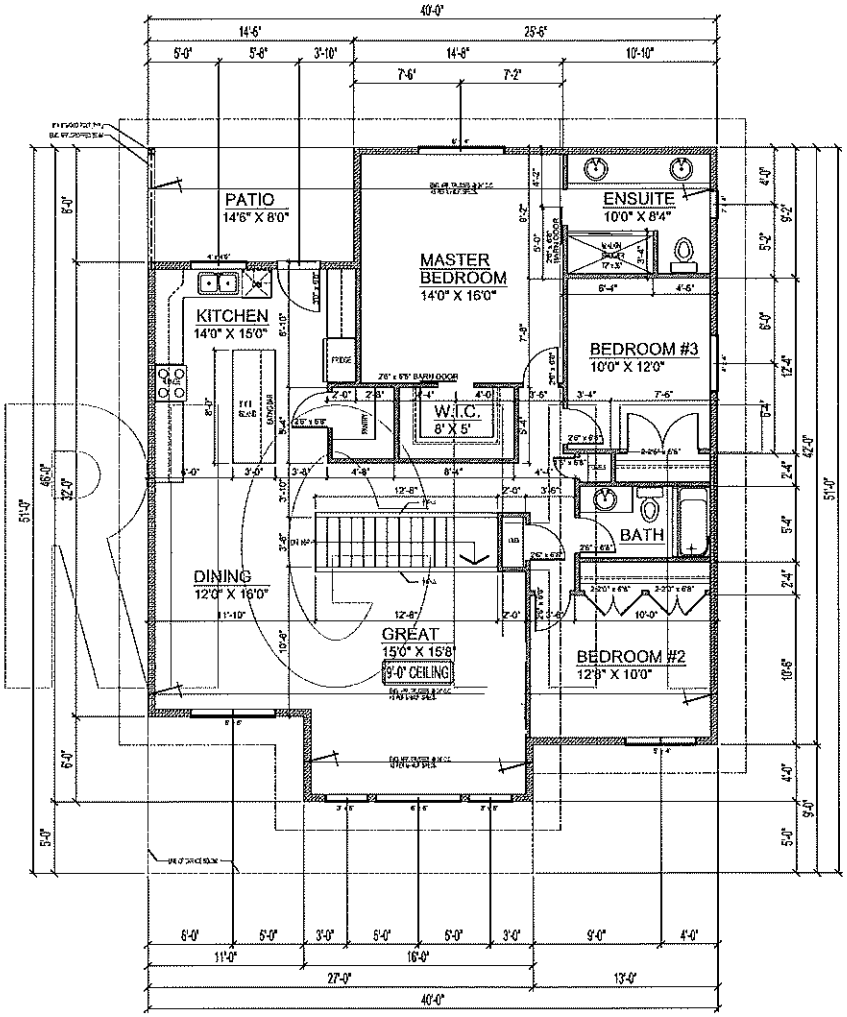


BASEMENT FLOOR PLAN
- 1318 SQ. FT. (INCLUDING STAIRS)



MAIN FLOOR PLAN
- 1606 SQ. FT.

NOTE:
I-JOIST & TRUSS DIRECTIONS & LOCATION OF BEAMS & GIRDER TRUSSES TO BE CONFIRMED WITH FLOOR SYSTEM & TRUSS MANUFACTURER

FRAMER NOTE:
FRAME ALL MAIN FLOOR WINDOWS @ 8'-0" HEIGHT & BASEMENT WINDOWS @ 7'-6" HEIGHT EXCEPT AS NOTED.

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project: Marino Construction 3/5

title: 5577 COSTER PLACE HOUSE PLANS MAIN FLOOR & BASEMENT PLANS

drawn by: D.G.M.
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date: APRIL 2024
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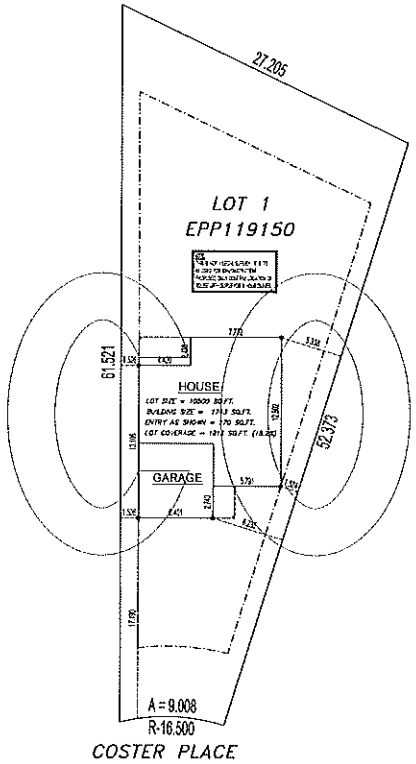
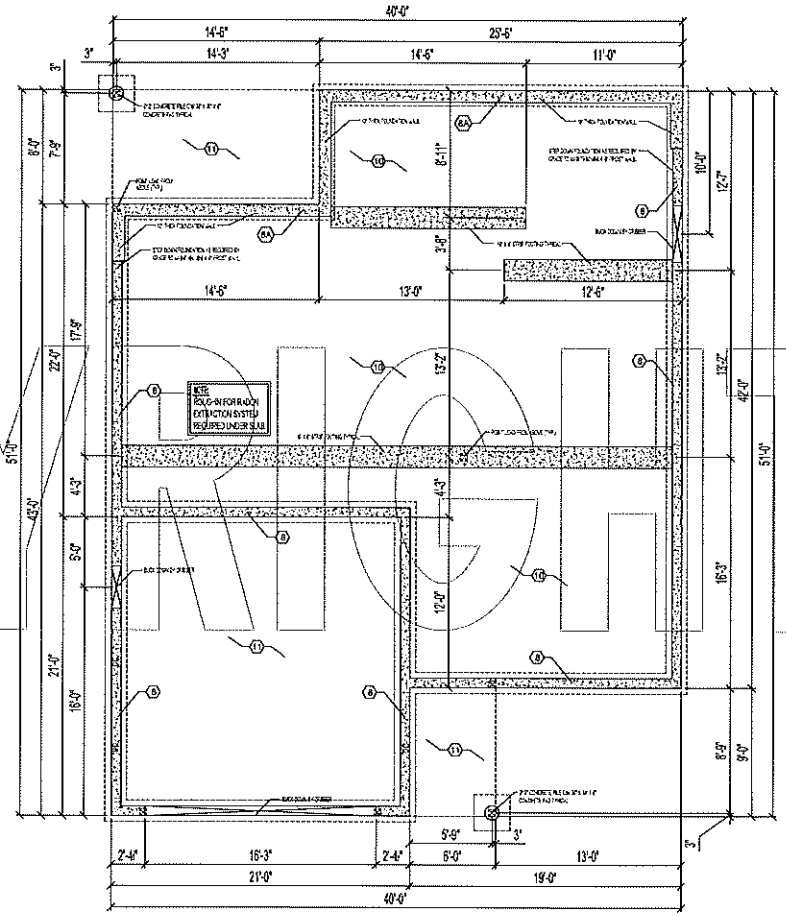


SITE PLAN

SCALE 1/16" = 1'-0"



FOUNDATION PLAN

FOUNDATION NOTES:
INSULATE ALL CANTILEVERS TO R32 WITH BATT INSULATION AND 1 1/2" SM. 6MIL POLY V.B. TO WARM SIDE
NON VENTING SOFFITS UNDER 4 #10 DOWEL 24" INTO FOUNDATION 2 LOCATIONS TYPICAL
PLACE JOIST UNDER PARALLEL PARTITIONS OR SOLID BLOCKING REQUIRED

DEMOLITION:

[illegible]

ASSUMED DESIGN LOADS:

[illegible]

FOOTINGS & FOUNDATIONS:

[illegible]

WOOD FRAME CONSTRUCTION:

[illegible]

MISCELLANEOUS:

[illegible]

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

project: Marino Construction

site: 5577 COSTER PLACE HOUSE PLANS
FOUNDATION & SITE PLANS

2/5

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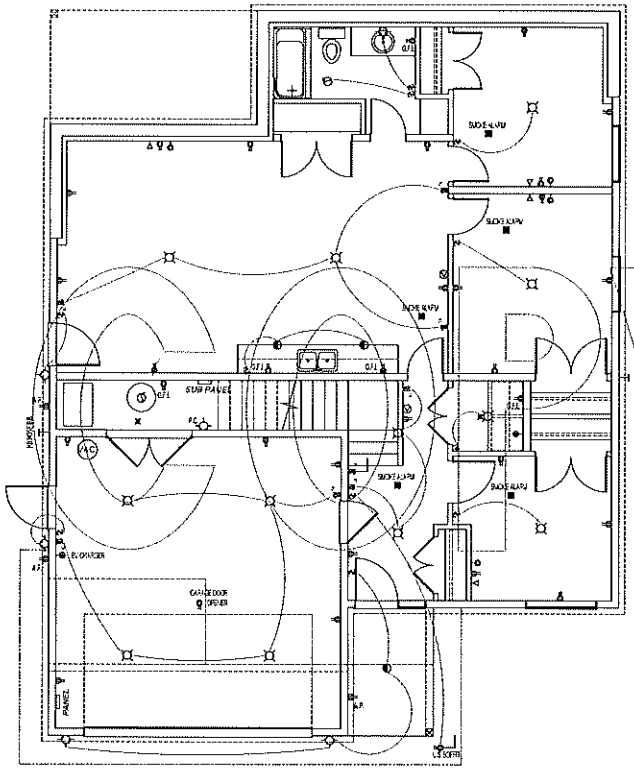
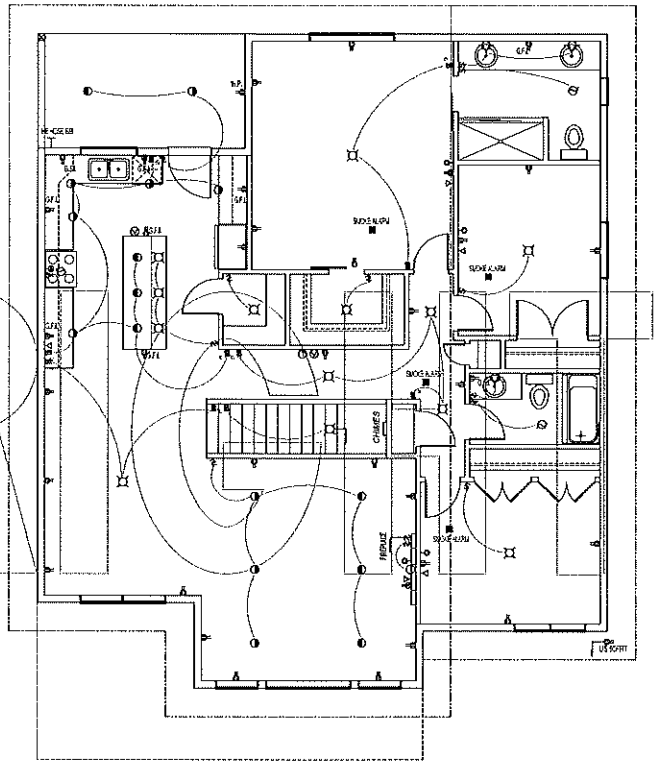


BASEMENT ELECTRICAL PLAN
(SUGGESTED ONLY - CONFIRM WITH OWNER)

ELECTRICAL CRITERIA:

1. INSTALL TRUST WIRE OVER FLUE
2. PLUG ON KITCHEN ISLAND TO BE LOCATED IN SPLIT RECEPTACLE
3. TWO CEILING LIGHTS IN GARAGE
4. TWO SWITCHES FOR LIGHTS IN GARAGE
5. TWO PLUGS IN GARAGE
6. TWO SWITCHES AND TWO PLUGS UNDERGROUND TO BE LOCATED ON PLAN
7. INSTALL GAS LINE TO STOVE FROM WALL BOX
8. INSTALL GAS LINE TO BARBECUE FROM WALL BOX
9. NO GAS LINES THRU 12" FROM ROOMS
10. GFI PLUGS IN ALL SHOWING
11. SWITCHES SPLIT PLUGS IN LIVING ROOM & MASTER BEDROOM FOR LIGHT
12. DETAILS FOR MOOR ARCH
13. ALL ELECTRICAL WIRES CONCEALED TO AS MUCH AS POSSIBLE
14. ALL BEDROOMS TO HAVE 1 SMOKE & CARBON DETECTOR
15. PLUG-IN FOR ALTERNATE CHARGE SYSTEM



MAIN FLOOR ELECTRICAL PLAN
(SUGGESTED ONLY - CONFIRM WITH OWNER)

LEGEND

- CLASS "B" VENT
- EXHAUST VENT
- DUPLEX OUTLET (12" HIGH OR AS NOTED)
- WP WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERLIPT OUTLET
- SPLIT RECEPTACLE
- HEAVY DUTY OUTLET
- CABLE T.V.
- LIGHT FIXTURE (CEILING)
- PC LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- POT LIGHT
- $ SWITCH
- $3 3 WAY SWITCH
- FD FLOOR DRAIN
- HB HOSE B/B
- SOLID WOOD BEARING
- SMOKE ALARM
- TELEPHONE
- T THERMOSTAT
- V VACUUM
- NATURAL GAS OUTLET
- CHIMES
- TRACK LIGHTS

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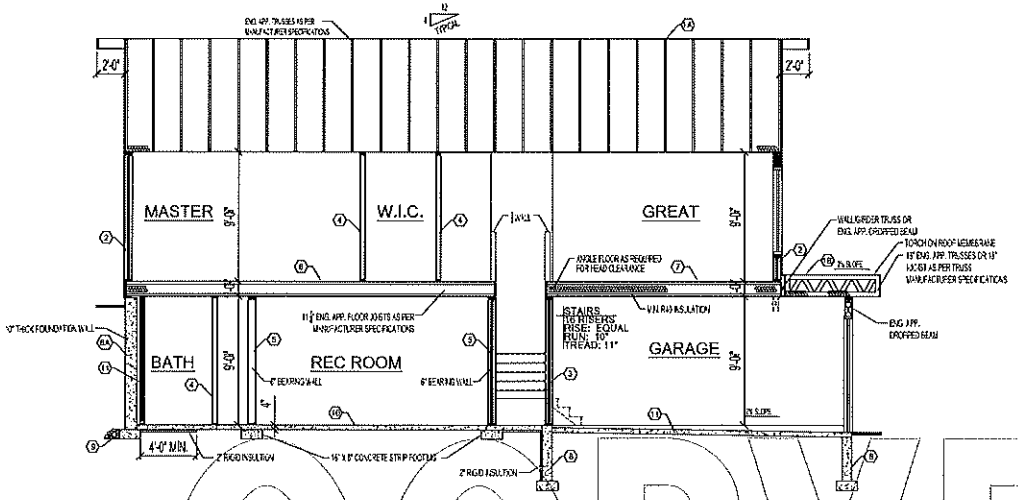
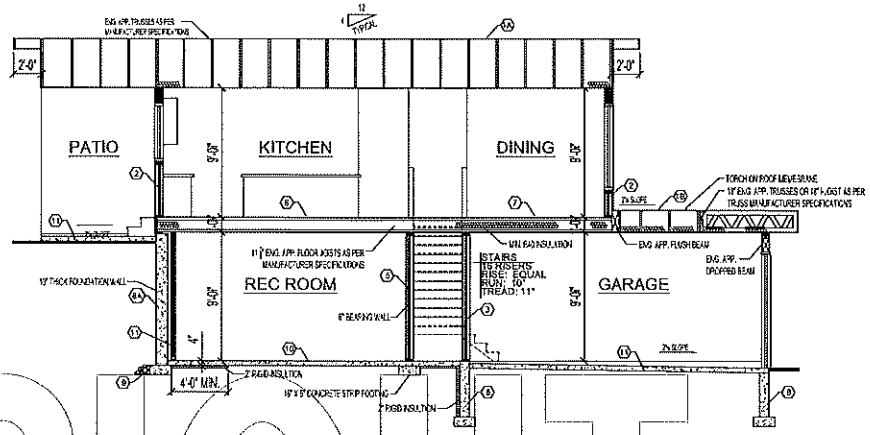
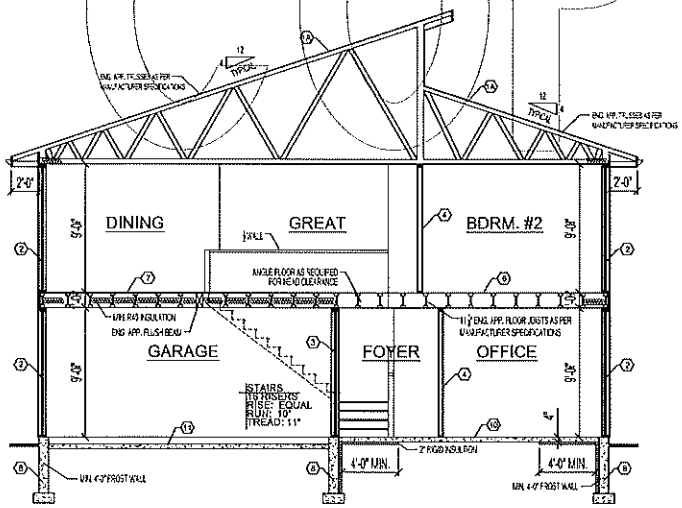
ELECTRICAL LAYOUT PLANS



REAR TO FRONT BUILDING SECTION



REAR TO FRONT BUILDING SECTION



LEFT TO RIGHT BUILDING SECTION

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RSI WALL CALCULATIONS

EXTERIOR WALL ASSEMBLY

1. ROOF CONSTRUCTION		
ASPHALT SHINGLES		
19 mm (3/4") PLYWOOD SHEATHING		
ENGINEER APPROVED WOOD TRUSS @ 600 mm (24") O.C.		
38 mm x 89 mm (2"x4") SPRUCE TRUSS BRACING @ 1200 mm (48") O.C.		
38 mm (2"x4") SPRUCE TOP OF CORD		
R14.5 (R2.5) FRICTION FIT BATT INSULATION FILL		
INSULATION ON INSULATION STOPS		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") GYPSUM WALLBOARD CEILING FINISH		
R2.5 (R0.45) FOAM ON 38 mm x 140 mm (2"x6")		
R2.5 (R0.45) FOAM VENTED NAILING STOPS		
ATTIC VENT 1:300 OF INSULATED CEILING AREA		
19. ROOF CONSTRUCTION		
TORCH ON ROOF MEMBRANE		
19 mm (3/4") PLYWOOD SHEATHING		
ENGINEER APPROVED WOOD TRUSS @ 600 mm (24") O.C.		
38 mm x 89 mm (2"x4") SPRUCE TRUSS BRACING @ 1200 mm (48") O.C.		
38 mm (2"x4") SPRUCE TOP OF CORD		
R14.5 (R2.5) FRICTION FIT BATT INSULATION FILL		
INSULATION ON INSULATION STOPS		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") GYPSUM WALLBOARD CEILING FINISH		
R2.5 (R0.45) FOAM VENTED NAILING STOPS		
ATTIC VENT 1:300 OF INSULATED CEILING AREA		
2. FRONT WALL CONSTRUCTION		
WATER RAIN SCREEN		
NO. 15 (# 30) BUILDING PAPER		
25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)		
1/2" O.S.B. SHEATHING		
38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.		
R14.5 (R2.5) FRICTION FIT BATT INSULATION		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED		
3. SEPARATION WALLS		
12 mm (3/8") PRE-CAST ONLY ON WALLS AND CEILING OF GARAGE		
DIRECT SEAL AT ONE 1/2" GARAGE FRONT WALL SURFACE		
FIRE AND SEAL ALL JOINTS		
25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)		
38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.		
R14.5 (R2.5) FRICTION FIT BATT INSULATION		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED		

GARAGE/DWELLING WALL ASSEMBLY

1. ROOF CONSTRUCTION		
ASPHALT SHINGLES		
19 mm (3/4") PLYWOOD SHEATHING		
ENGINEER APPROVED WOOD TRUSS @ 600 mm (24") O.C.		
38 mm x 89 mm (2"x4") SPRUCE TRUSS BRACING @ 1200 mm (48") O.C.		
38 mm (2"x4") SPRUCE TOP OF CORD		
R14.5 (R2.5) FRICTION FIT BATT INSULATION FILL		
INSULATION ON INSULATION STOPS		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") GYPSUM WALLBOARD CEILING FINISH		
R2.5 (R0.45) FOAM VENTED NAILING STOPS		
ATTIC VENT 1:300 OF INSULATED CEILING AREA		
2. FRONT WALL CONSTRUCTION		
WATER RAIN SCREEN		
NO. 15 (# 30) BUILDING PAPER		
25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)		
1/2" O.S.B. SHEATHING		
38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.		
R14.5 (R2.5) FRICTION FIT BATT INSULATION		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED		

FOUNDATION WALL ASSEMBLY

1. FOUNDATION WALL		
200 mm (8") CONCRETE FOUNDATION WALL		
2. FOUNDATION WALL INSULATION		
25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED		

RSI CEILING/FLOORS CALCULATIONS

ROOF ASSEMBLY - ceiling below attic

1. ROOF CONSTRUCTION		
ASPHALT SHINGLES		
19 mm (3/4") PLYWOOD SHEATHING		
ENGINEER APPROVED WOOD TRUSS @ 600 mm (24") O.C.		
38 mm x 89 mm (2"x4") SPRUCE TRUSS BRACING @ 1200 mm (48") O.C.		
38 mm (2"x4") SPRUCE TOP OF CORD		
R14.5 (R2.5) FRICTION FIT BATT INSULATION		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED		

FLOORS OVER UNHEATED SPACE ASSEMBLY

1. FLOOR OF THE BUILDING (TOP TO BOTTOM)		
19 mm (3/4") PLYWOOD		
38 mm x 140 mm (2"x6") SPRUCE JOISTS @ 600 mm (24") O.C.		
R14.5 (R2.5) FRICTION FIT BATT INSULATION		
6 mil POLY VAPOUR BARRIER		
12 mm (1/2") GYPSUM WALLBOARD CEILING FINISH		
R2.5 (R0.45) FOAM VENTED NAILING STOPS		
ATTIC VENT 1:300 OF INSULATED CEILING AREA		

CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED - SUBJECT TO UNLESS SPECIFICATIONS

1. ROOF CONSTRUCTION
   ASPHALT SHINGLES
   19 mm (3/4") PLYWOOD SHEATHING CLIPS
   ENGINEER APPROVED WOOD TRUSS @ 600 mm (24") O.C.
   38 mm x 89 mm (2"x4") SPRUCE TRUSS BRACING @ 1200 mm (48") O.C.
   38 mm (2"x4") SPRUCE TOP OF CORD
   R14.5 (R2.5) FRICTION FIT BATT INSULATION FILL
   INSULATION ON INSULATION STOPS
   6 mil POLY VAPOUR BARRIER
   12 mm (1/2") GYPSUM WALLBOARD CEILING FINISH
   R2.5 (R0.45) FOAM VENTED NAILING STOPS
   ATTIC VENT 1:300 OF INSULATED CEILING AREA
2. FRONT WALL CONSTRUCTION
   WATER RAIN SCREEN
   NO. 15 (# 30) BUILDING PAPER
   25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)
   1/2" O.S.B. SHEATHING
   38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.
   R14.5 (R2.5) FRICTION FIT BATT INSULATION
   6 mil POLY VAPOUR BARRIER
   12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED
3. SEPARATION WALLS
   12 mm (3/8") PRE-CAST ONLY ON WALLS AND CEILING OF GARAGE
   DIRECT SEAL AT ONE 1/2" GARAGE FRONT WALL SURFACE
   FIRE AND SEAL ALL JOINTS
   25 mm (1") HIGH DENSITY INSULATION PANEL, R3.5 (R-.75)
   38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.
   R14.5 (R2.5) FRICTION FIT BATT INSULATION
   6 mil POLY VAPOUR BARRIER
   12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED
4. INTERIOR STUD PARTITIONS (NON-LOAD BEARING)
   38 mm x 89 mm (2"x4") STUDS @ 400 mm (16") O.C.
   R14.5 mm (1") FIBERGLASS INSULATION
   38 mm x 89 mm (2"x4") SPRUCE BOTTOM PLATE
   38 mm x 89 mm (2"x4") SPRUCE TOP PLATE
   1 - 38 mm x 89 mm (2"x4") SPRUCE TOP PLATES
   NOTE: PROVIDE BLOCKING FOR TRACK
   WHERE SHELVES ARE REQUIRED
5. BEARING STUD PARTITIONS
   38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE STUDS @ 600 mm (24") O.C.
   38 mm x 140 mm (2"x6") SPRUCE BOTTOM PLATE
   1 - 38 mm x 140 mm (2"x6") SPRUCE TOP PLATES
   ON 1/2" INTERIOR DRYWALL EACH SIDE
6. FLOOR CONSTRUCTION
   FINISH FLOOR ON 19 mm (3/4") PLYWOOD
   UNDERLAYMENT SHEET GOODS ONLY 9 mm (3/8")
   OR 1/4" FIBERPLYWOOD SUB FLOOR (SCREW AND GLUE)
   TJI FLOOR JOISTS AS PER MANUF. SPECS UNLESS OTHERWISE NOTED
   R20 TJI (R6) FRICTION FIT BATT INSULATION
   6 mil POLY VAPOUR BARRIER
   12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED
7. FLOOR CONSTRUCTION
   FINISH FLOOR ON 19 mm (3/4") PLYWOOD
   UNDERLAYMENT SHEET GOODS ONLY 9 mm (3/8")
   OR 1/4" FIBERPLYWOOD SUB FLOOR (SCREW AND GLUE)
   TJI FLOOR JOISTS AS PER MANUF. SPECS UNLESS OTHERWISE NOTED
   R20 TJI (R6) FRICTION FIT BATT INSULATION
   6 mil POLY VAPOUR BARRIER
   12 mm (1/2") INTERIOR DRYWALL TAPED PAINTED
8. FOUNDATION WALL AND FOOTINGS
   (UNDERSIZED TO REPORT & FOUNDATION LAYOUT)
   (NOTE: SEE MANUFACTURER SNAP FOOTINGS)
   200 mm (8") WIDE CONCRETE WALL ON 2 - HORIZONTAL ROWS
   #15 STEEL REBAR TOP AND BOTTOM @ 24" O.C. EACH COURSE
   400 mm x 150 mm (16"x6") CONCRETE STRIP FOOTINGS ON 3 - #15M REINFORCING BARS CONTINUOUS
   ALL CONCRETE TO BE 32 Mpa TYPE 1, 20 mm AGGREGATE
9. FOUNDATION WALL AND FOOTINGS
   (UNDERSIZED TO REPORT & FOUNDATION LAYOUT)
   (NOTE: SEE MANUFACTURER SNAP FOOTINGS)
   200 mm (8") WIDE CONCRETE WALL ON 2 - HORIZONTAL ROWS
   #15 STEEL REBAR TOP AND BOTTOM @ 24" O.C. EACH COURSE
   400 mm x 150 mm (16"x6") CONCRETE STRIP FOOTINGS ON 3 - #15M REINFORCING BARS CONTINUOUS
   ALL CONCRETE TO BE 32 Mpa TYPE 1, 20 mm AGGREGATE
10. 152 mm (6") DIAMETER LEAFING TILE, 152 mm (6") DIA. ROOF COVER
11. CONCRETE FLOOR
    152 mm (6") THICK CONCRETE, 25 Mpa TYPE 1, 20 mm AGGREGATE
    ON 152 mm (6") COMPACTED SAND & GRAVEL (AS PER SOIL REPORT)
12. TRAILED BASEMENT WALLS
    2" AIR SPACE
    38 mm x 140 mm (2"x6") HEAT DRIED SPRUCE @ 400 mm (16") O.C.
    FILLED WITH ROCK INSULATION
    6 mil POLY VAPOUR BARRIER
13. CONCRETE SLAB
    152 mm (6") CONCRETE SLAB AT 1 in 100 mm (1/8") O.C. EACH WAY
    ON 152 mm (6") COMPACTED FILL AND SAND OR GRAVEL SLOPE
    FLOOR TO FRONT FLOOR DRAIN (NO WOOD) & @ 6" (152 mm) INTO FOUNDATION WALL

CONSTRUCTION NOTES

14. CAPPED SEWER LINE
15. INSULATED ATTIC ACCESS HATCH
    610 mm x 610 mm (24"x24")
16. TOP OF FIREPLACE CHIMNEY SHALL BE
    610 mm (24") ABOVE ROOF POINT
    AT ANY POINT CLOSER IN CONTACT
    WITH THE ROOF 610 mm (24")
    ABOVE SURFACE WITH A
    HORIZONTAL DISTANCE OF 1525
    (5'-0") FROM CHIMNEY
17. LINEN CLOSET - SHELVES
    MINIMUM 305 mm (12") DEEP
18. WASHROOMS TO BE MECHANICALLY VENTILATED TO PROVIDE 15 AIR CHANGES PER HOUR.
19. UL CERTIFIED GLASS BLOCK WINDOW
    (NON FIRE RESISTANT INSULATED)
    ATTIC ROOF FOR SLOPES UP TO 3:12
    AND 1220 mm (4') FOR SLOPES
    GREATER THAN 3:12 WITH A 1/4"
    CLEAR AIR SPACE UNDER BLOCK
20. ENTRY WOOD FRAME
21. PROVIDE FLASHING ABOVE ALL EXTERIOR WINDOWS, DOORS AND OPENINGS
22. NON-COMBUSTIBLE CLADDING
    COMPOUND TO BE USED OVER AND AROUND ALL EXTERIOR OPENINGS
23. PLUMBING ACCESS OF 450 mm x 300 mm (18"x12") TO BE PROVIDED FOR TUBS AND SHOWERS
24. PROVIDE FIRE STOPS AT ALL WALLS FOR PLUMBING AND FIREPLACES
25. ALL WORK TO BE WORKMANSHIP TO BE A 5 STAR RATING, AND IN ALL RESPECTS TO GOOD & SUFFICIENT PRACTICE
26. ALL LIGHTS TO BE 300 mm (12") O.C.
27. FRIDGE 50 mm (2") CLEAR OF FIREPLACE
28. SIGNAGE (STUCCO) TO BE 200 mm (8") ABOVE FINISHED GRADE

project:	Marino Construction
site:	5577 COSTER PLACE HOUSE PLANS BUILDING SECTIONS
drawn by:	D.G.M.
approved by:	D.G.M.
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scale:	1/4" = 1'-0"

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