

1 | A1 | Site plan | scale: 1"=30'

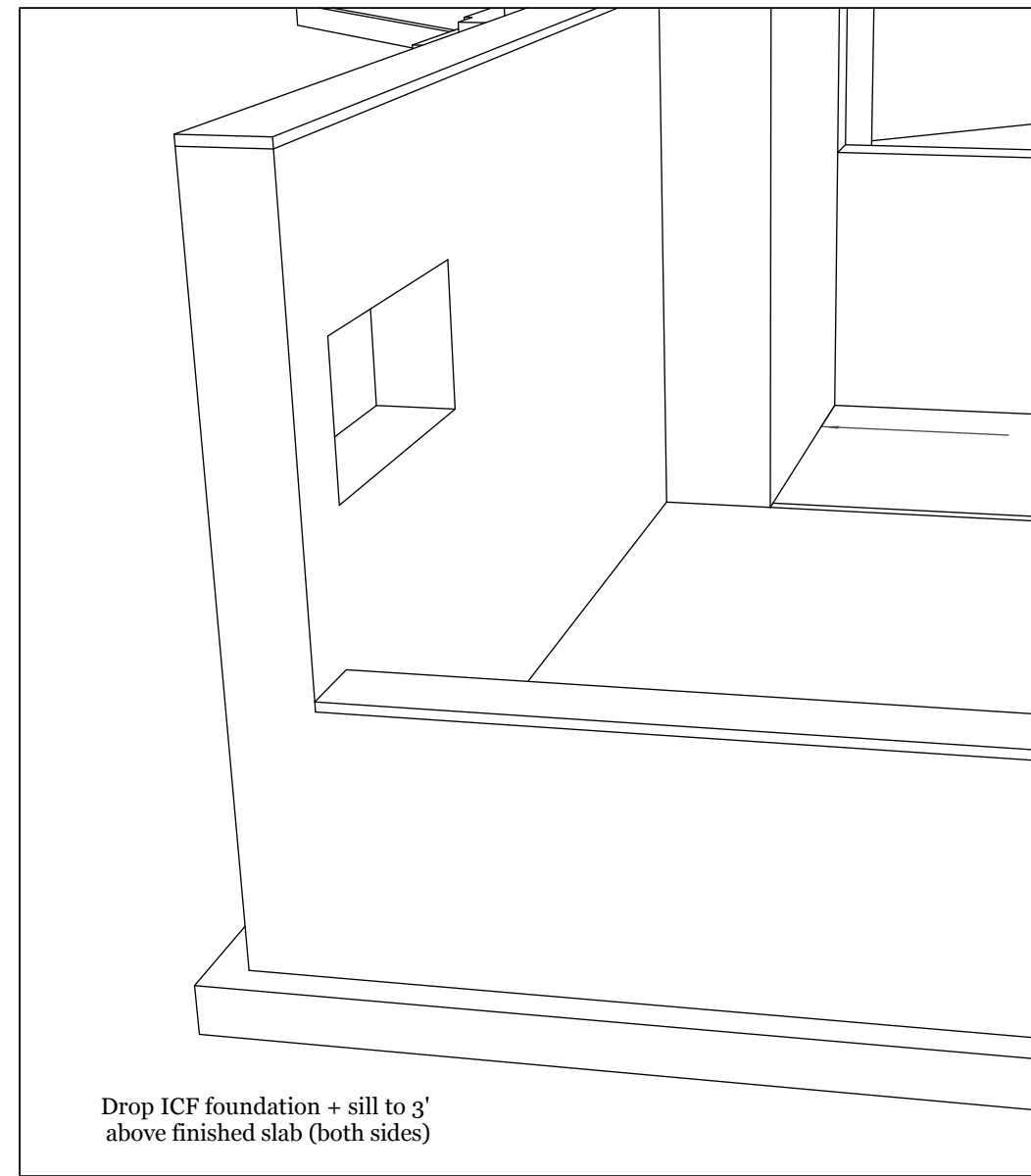
2 | A1 | General Arrangement of house | scale: 1/4"=1'

MONTH, DD YYYY

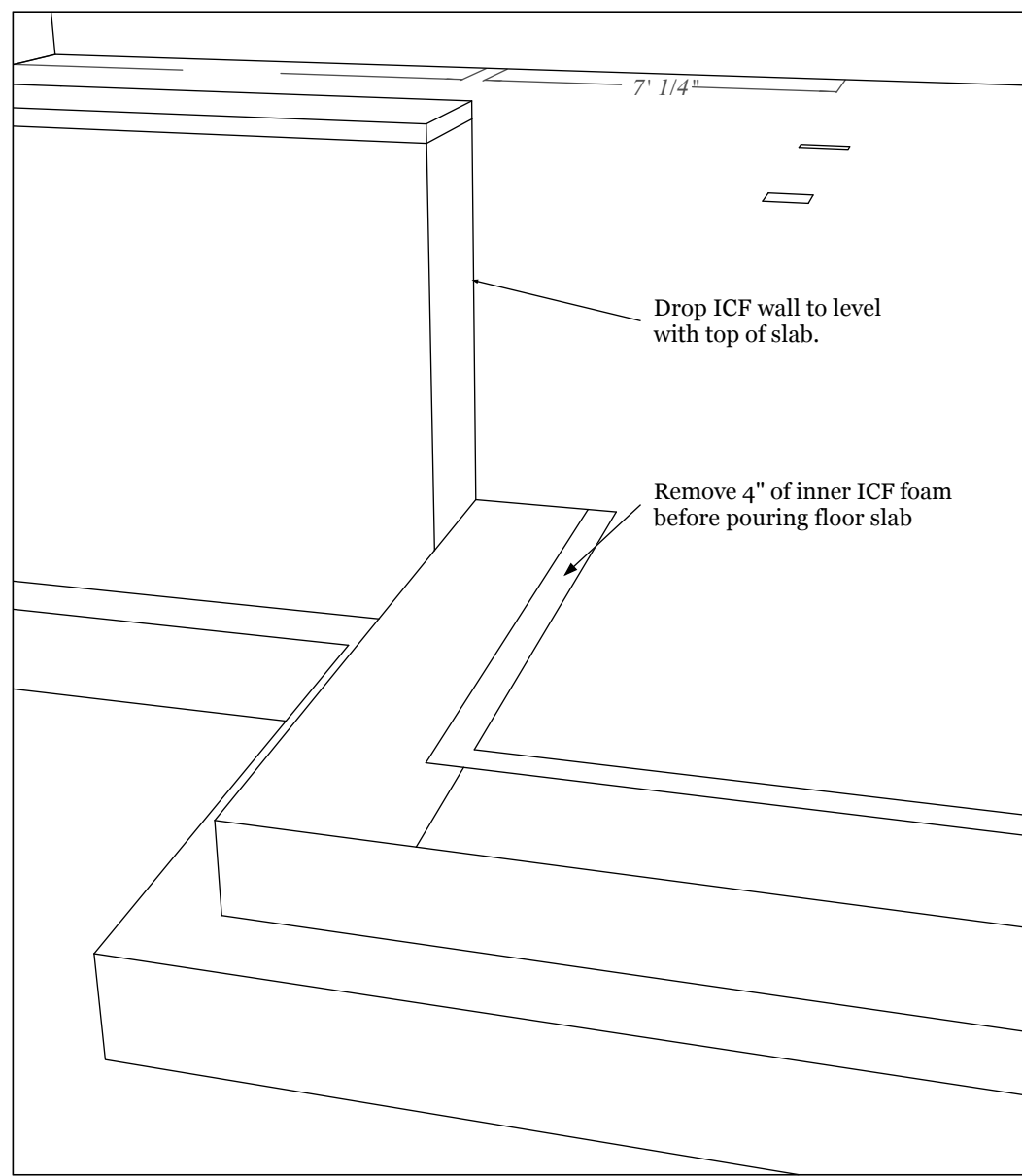


Site plan

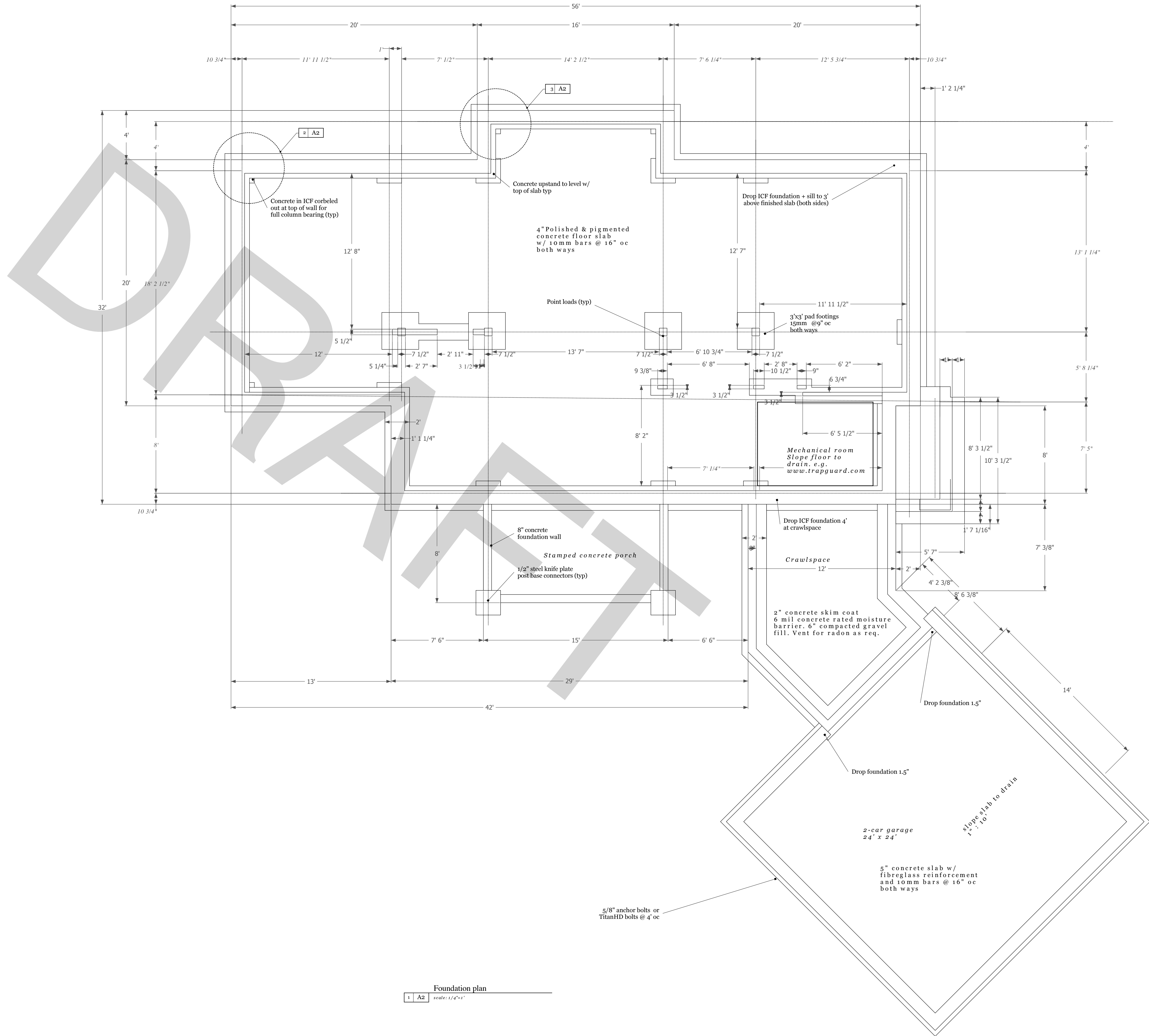
**DRAFT not for construction use**



2 A2 ICF Drop at front corner of basement  
scale: n/a



3 A2 ICF drop/removal at front of basement  
scale: n/a



1 A2 Foundation plan  
scale: 1/4"=1'

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Ashling Rd House

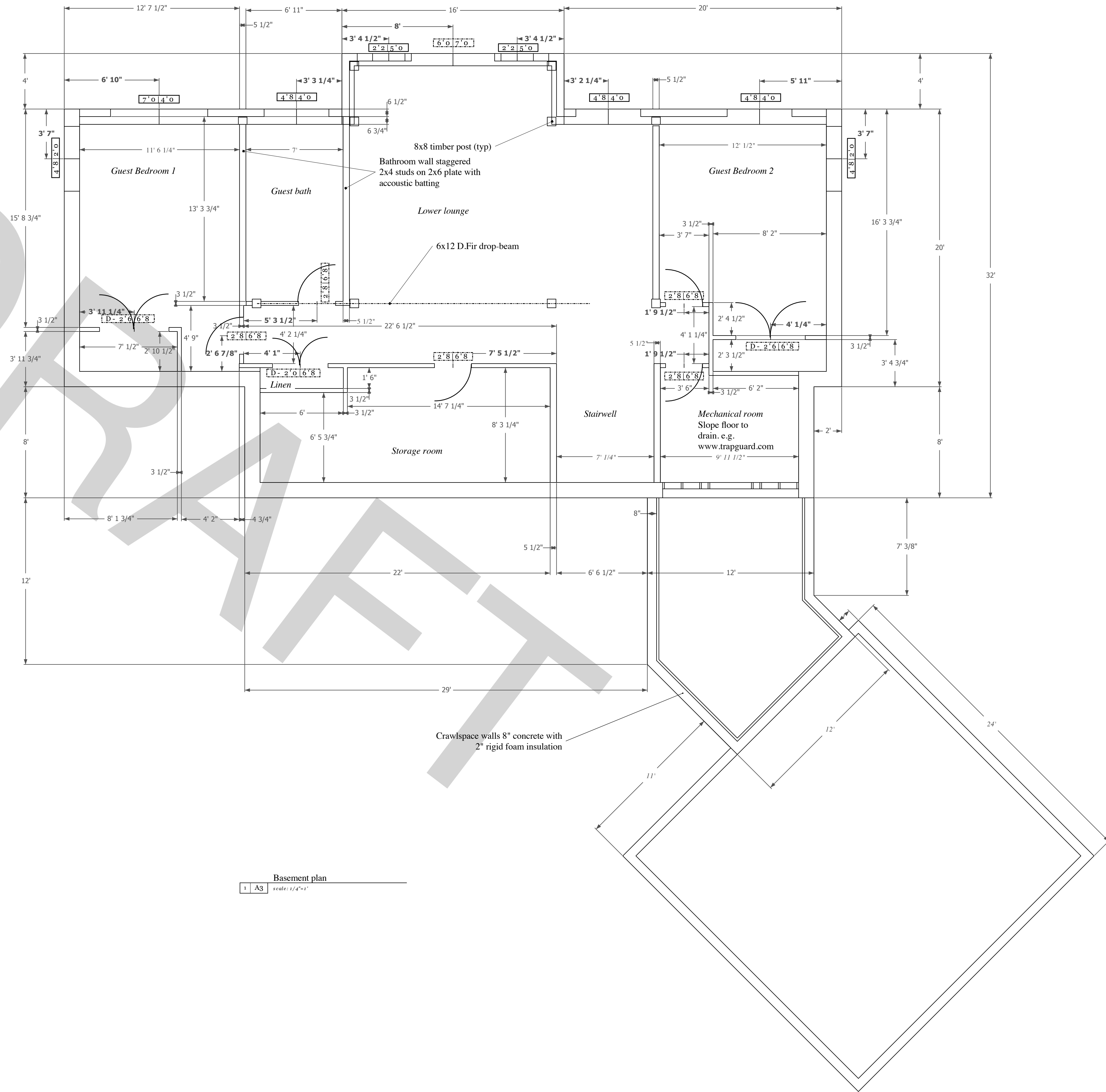
Foundation plan

**DRAFT not for construction use**

7'0"5'0" Window size Horizontal|Vertical  
 2'4"6'8" Door size Horizontal|Vertical

**Interior Wall Details:**

Most interior walls standard 2x4 stud construction non-structural GWB/stud/GWB.  
 Except both bathroom walls and guest bed. #2 which are staggered 2x4 on 2x6" plates with acoustic insulation.  
 Except stairwell walls which are 2x6 if reqd. for stair support  
 Attach stud walls to ICF walls with Strongtie ICFVL plates per Simpson doc F-ICFVLCAN09 p.2  
 Front/upper basement walls: 6.5" SIPs e.g. www.insulspan.com  
 Foundation/basement walls: 13.25" ICF e.g. www.advantageicf.com



Basement plan  
 1 | AS scale: 1/4"=1'

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**TLA**  
TRADING & ARCHITECTURE

Ashling Rd House

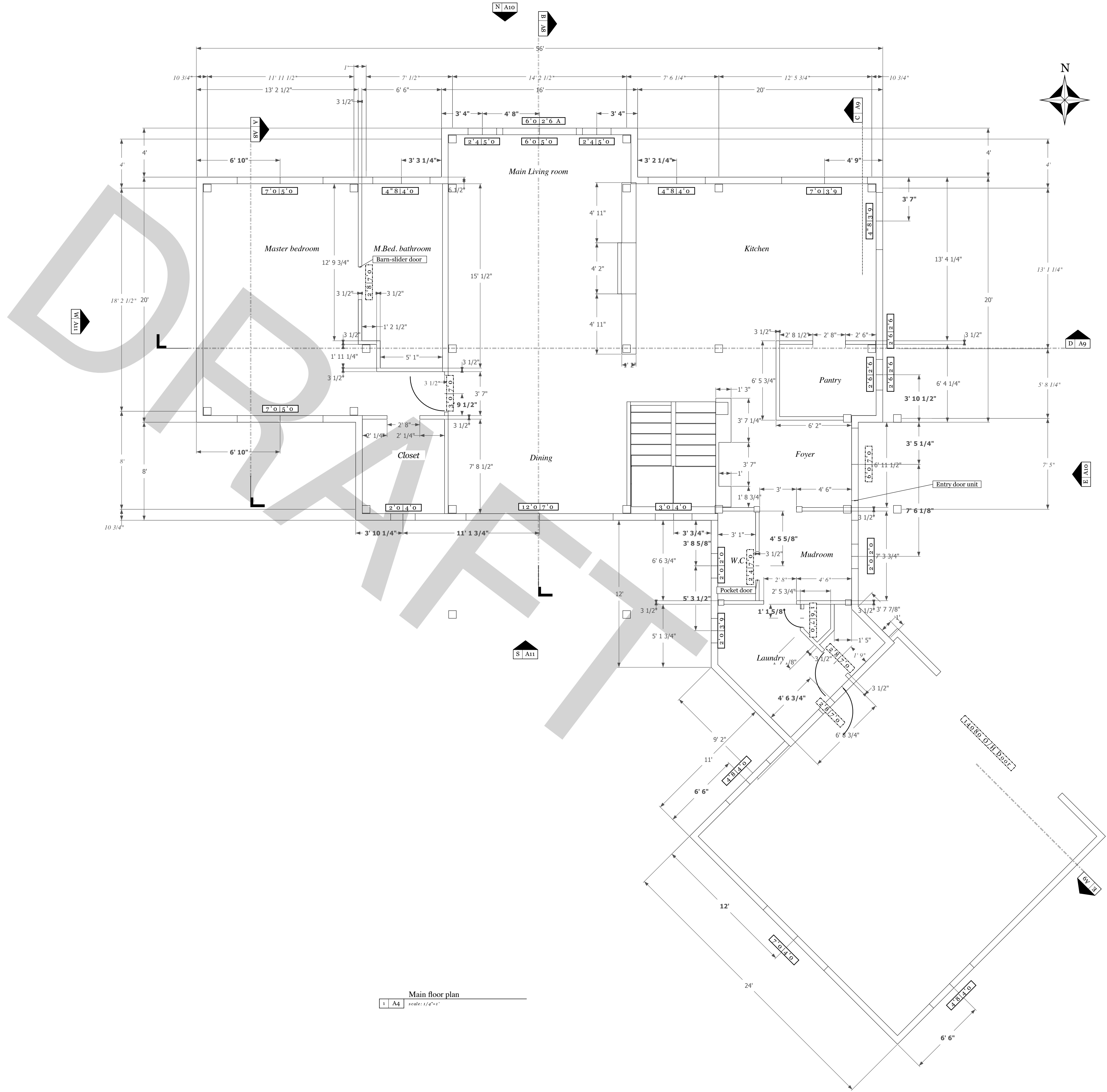
Basement plan

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**Door/Window size legend**

- 7'0 5/8" O Window size Horizontal/Vertical
- 2'4 1/2" O Door size Horizontal/Vertical
- 3'10 1/4" W Window/door centres
- 18'2 1/2" / 20" W Timber post centres
- 4'6" W Wall dimensions; taken from SIPs etc pre-drywall

Interior walls around Mudroom & W.C. are centred on relevant beams



Main floor plan  
1 A4 scale: 1/4"=1'

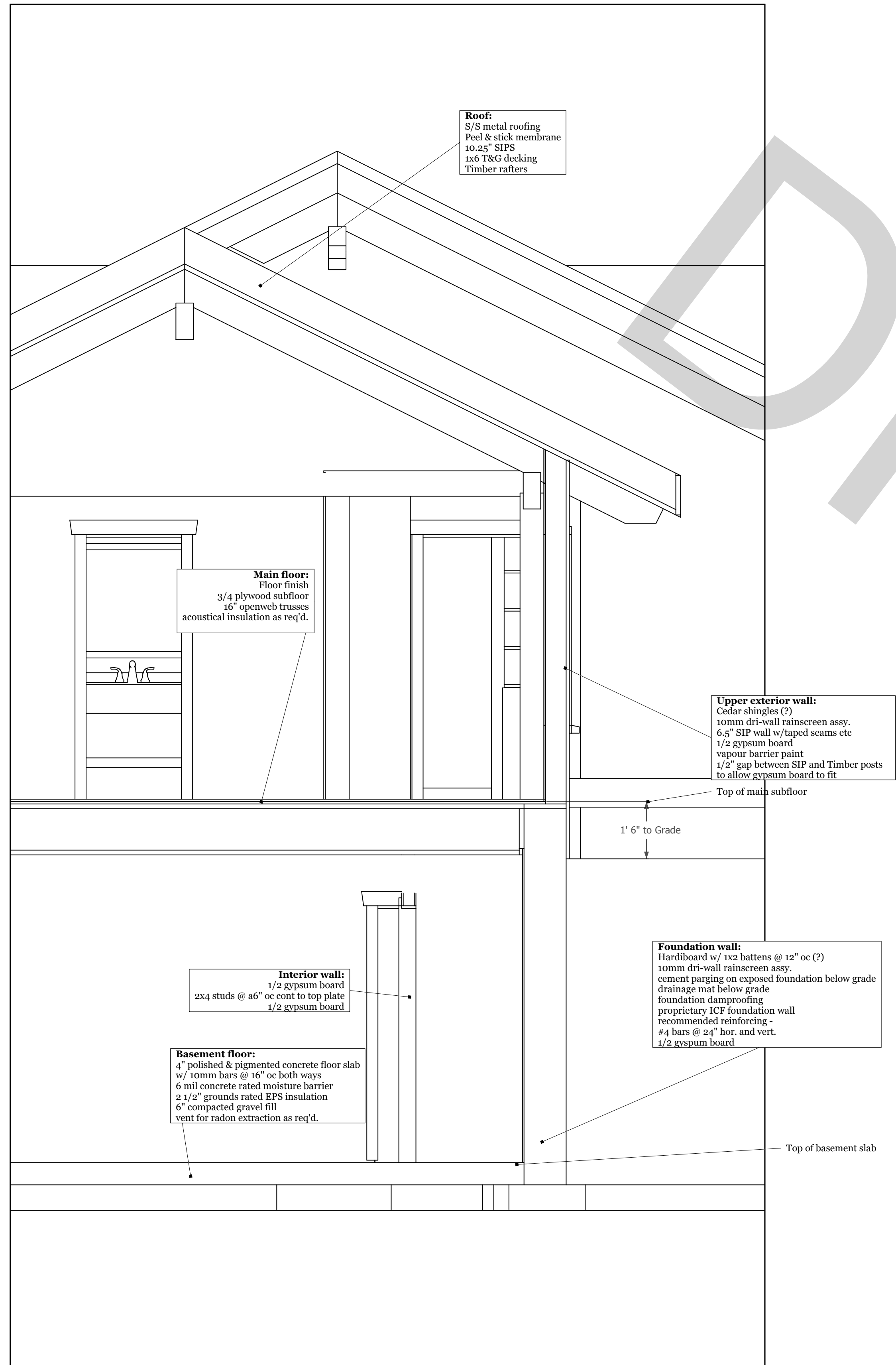
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**TLA**  
ARCHITECTURE

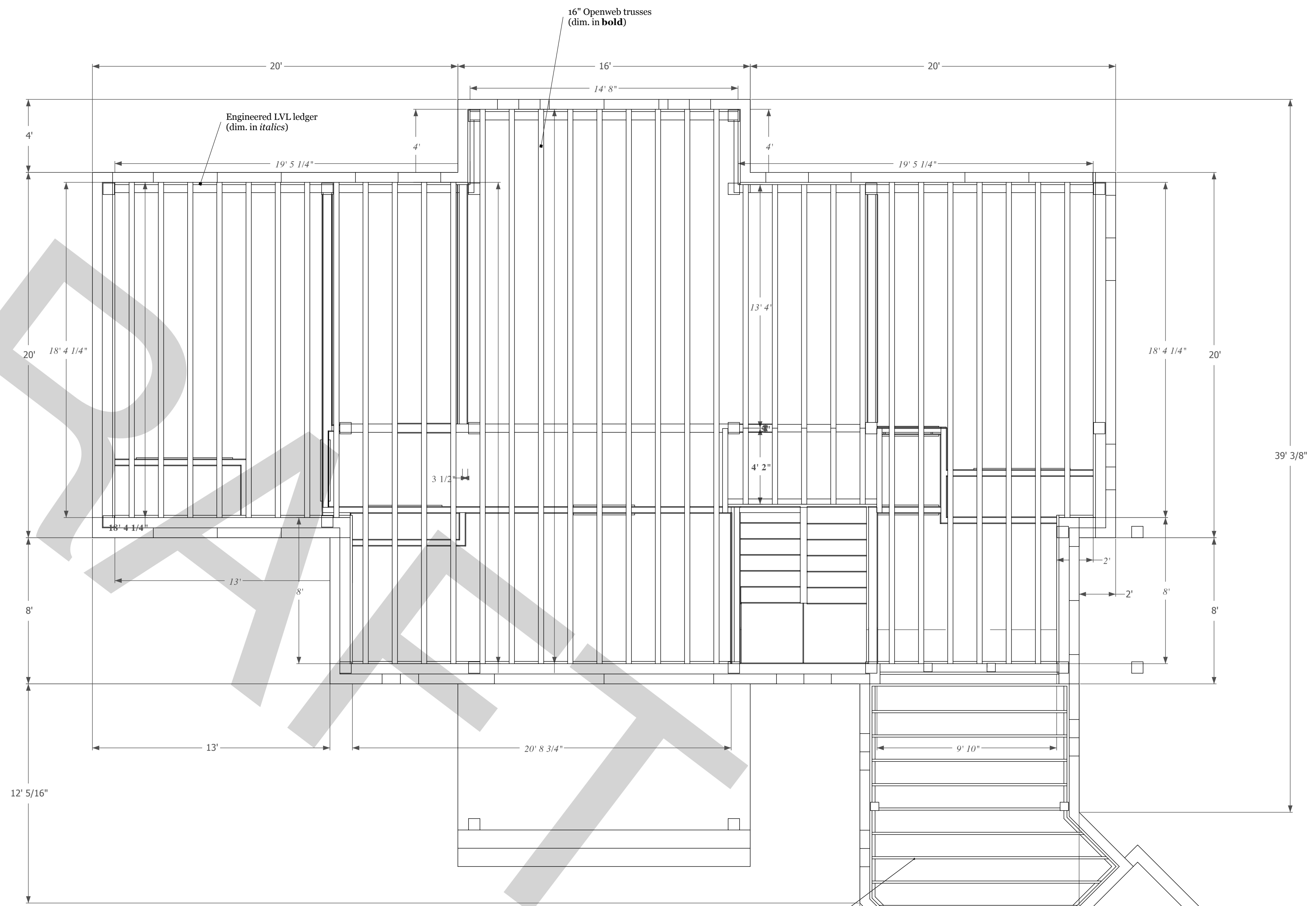
Ashling Rd House

Main floor plan

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Construction section  
1 | A5 scale: 1/4"=1'



Floor framing plan  
1 | A5 scale: 1/4"=1'

**Floor trusses**  
 FT = Openweb truss 16" per Victoria Truss Ltd or similar. Top-bearing on LVL ledger installed on inside of both SIP walls and ICF foundation  
 FG = Engineered beams

a	FT1	18' 4 1/4"	9 off
b	FT2	26' 4 1/4"	10 off
c	FT3	30' 4 1/4"	9 off
d	FT4	13' 4"	5 off
e	FT5	4' 2"	5 off
f	FG1	4' 8"	2 off
g	FG2	8' 1 3/4"	1 off
h	FG3	6' 10 3/4"	1 off

lengths based on LVL thickness of 1 1/2" - revise as req'd

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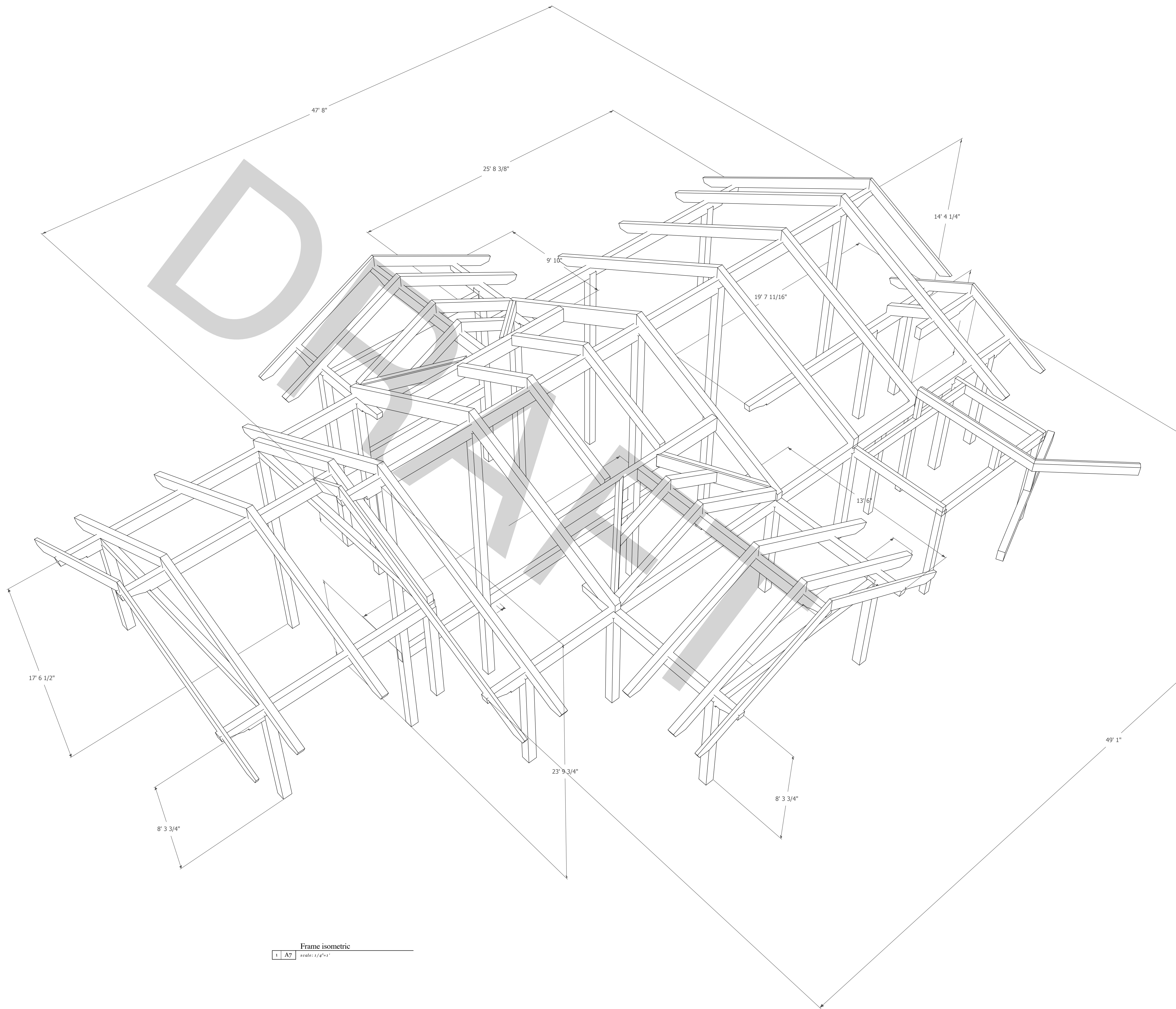


Ashling Rd House

Floor framing & wall section

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Frame isometric  
 1 A7 scale: 1/4"=1'

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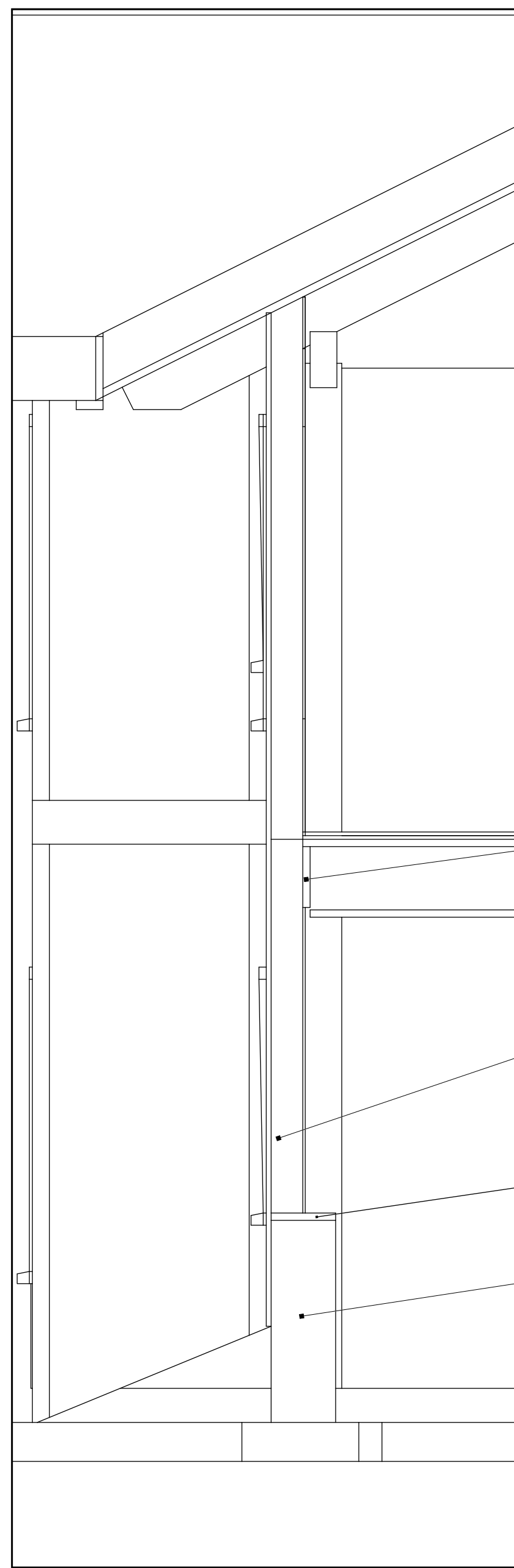
Ashling Rd House

Frame isometric view

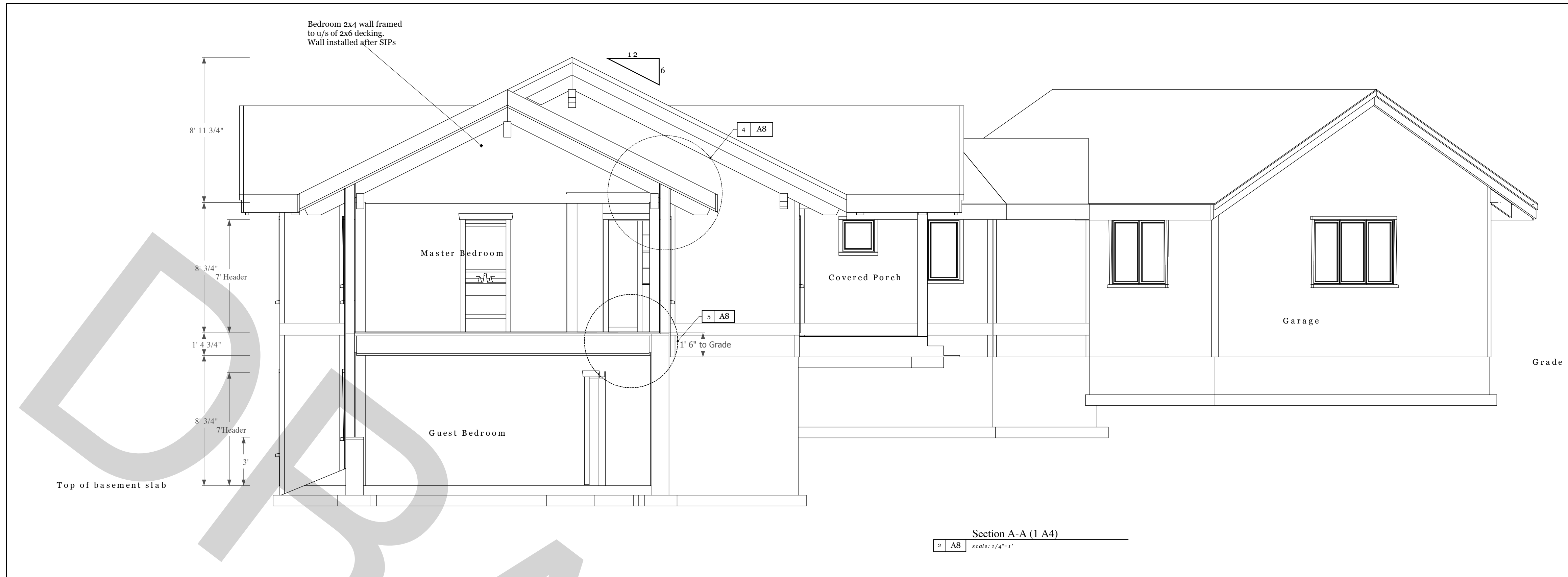
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A7

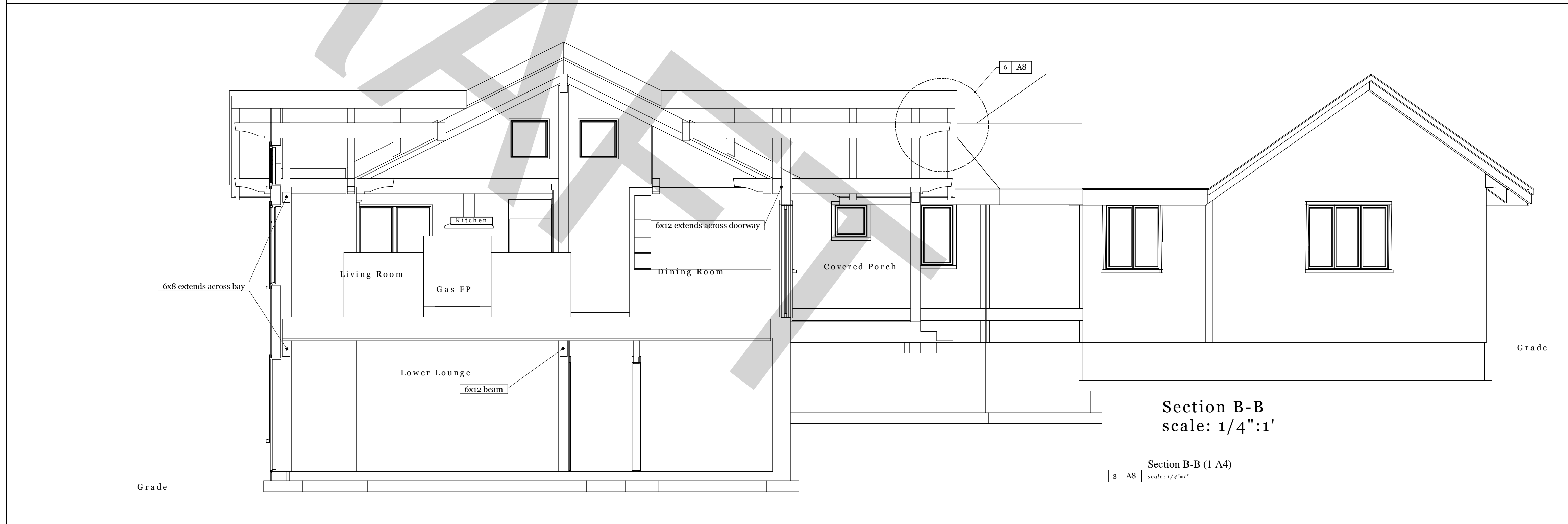
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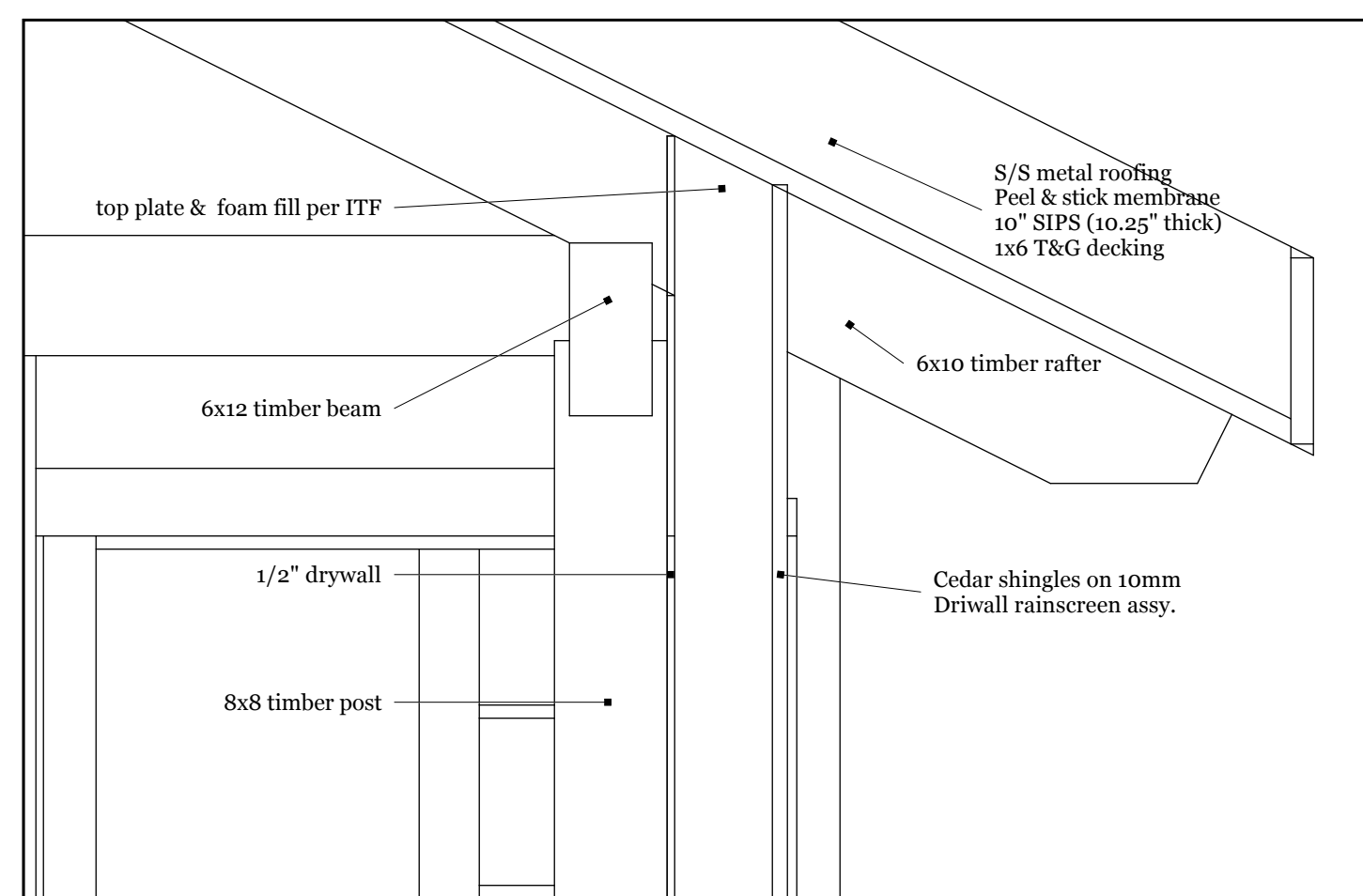
1 A8 SIP wall - floor connection  
scale: 1/2"=1'



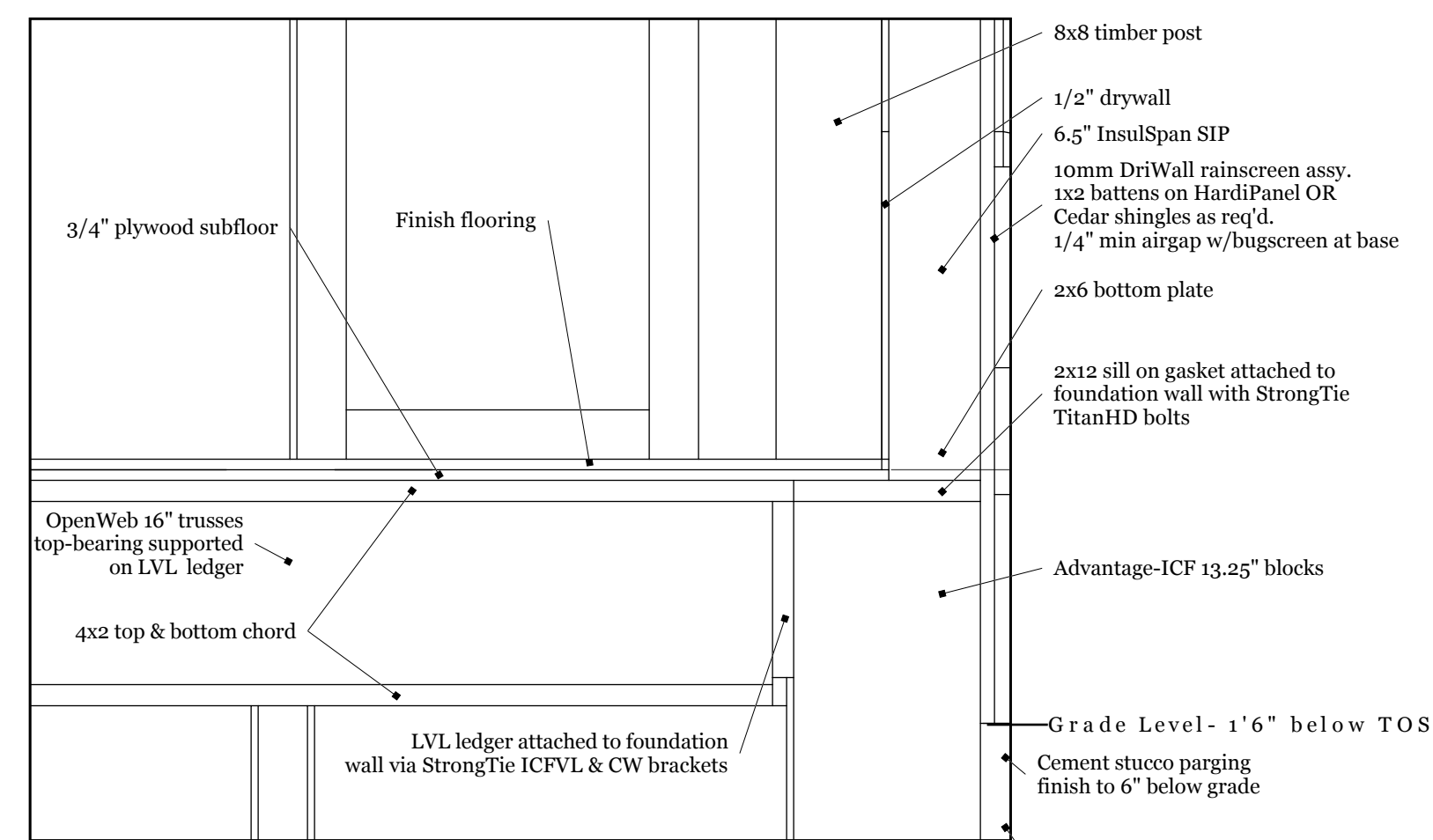
2 A8 Section A-A (1 A4)  
scale: 1/4"=1'



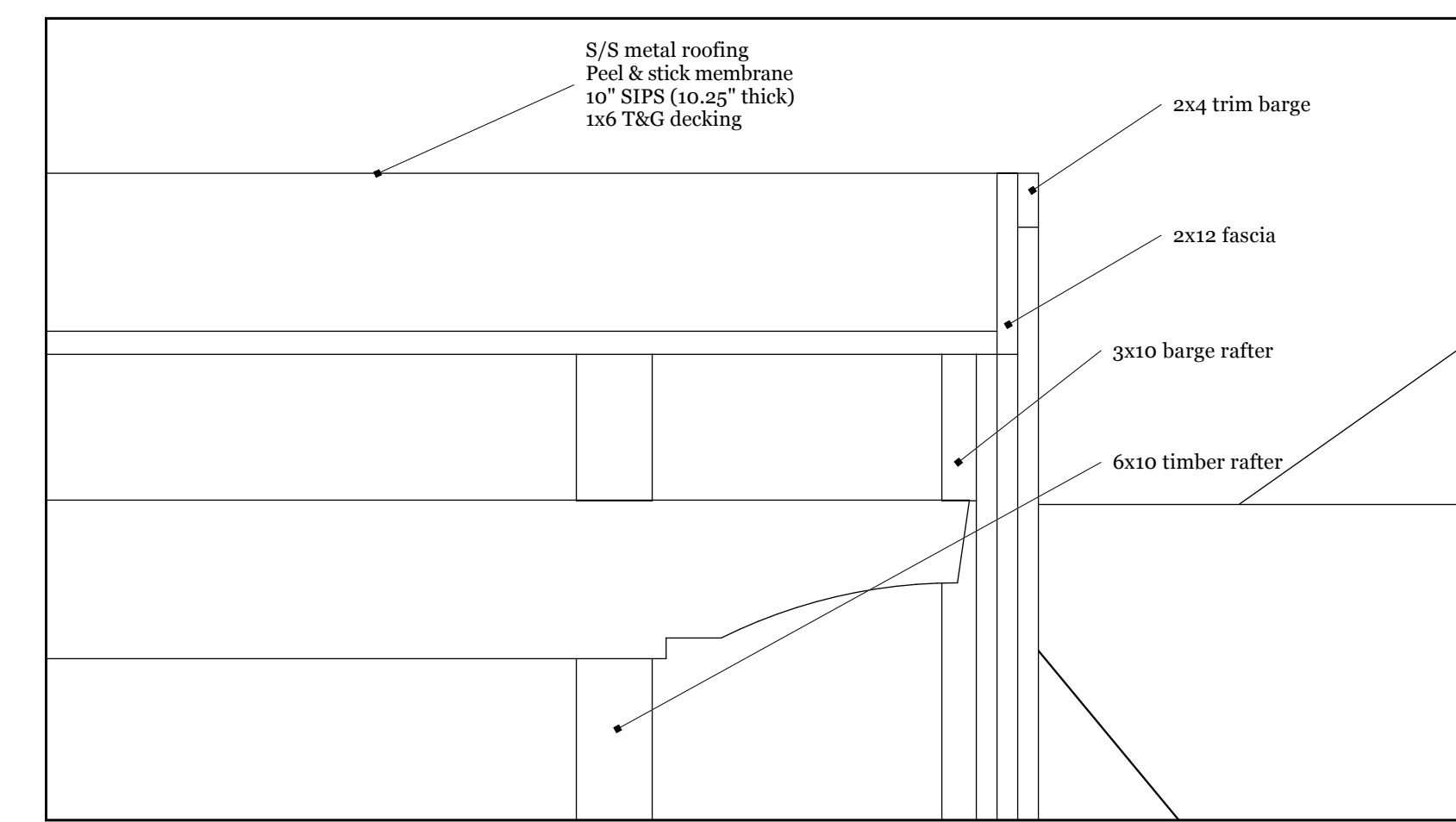
3 A8 Section B-B (1 A4)  
scale: 1/4"=1'



4 A8 Overhang Detail  
scale: 1"=1'



5 A8 Floor detail and ICF walls  
scale: 1"=1'



6 A8 Gable detail, covered porch  
scale: 1"=1'

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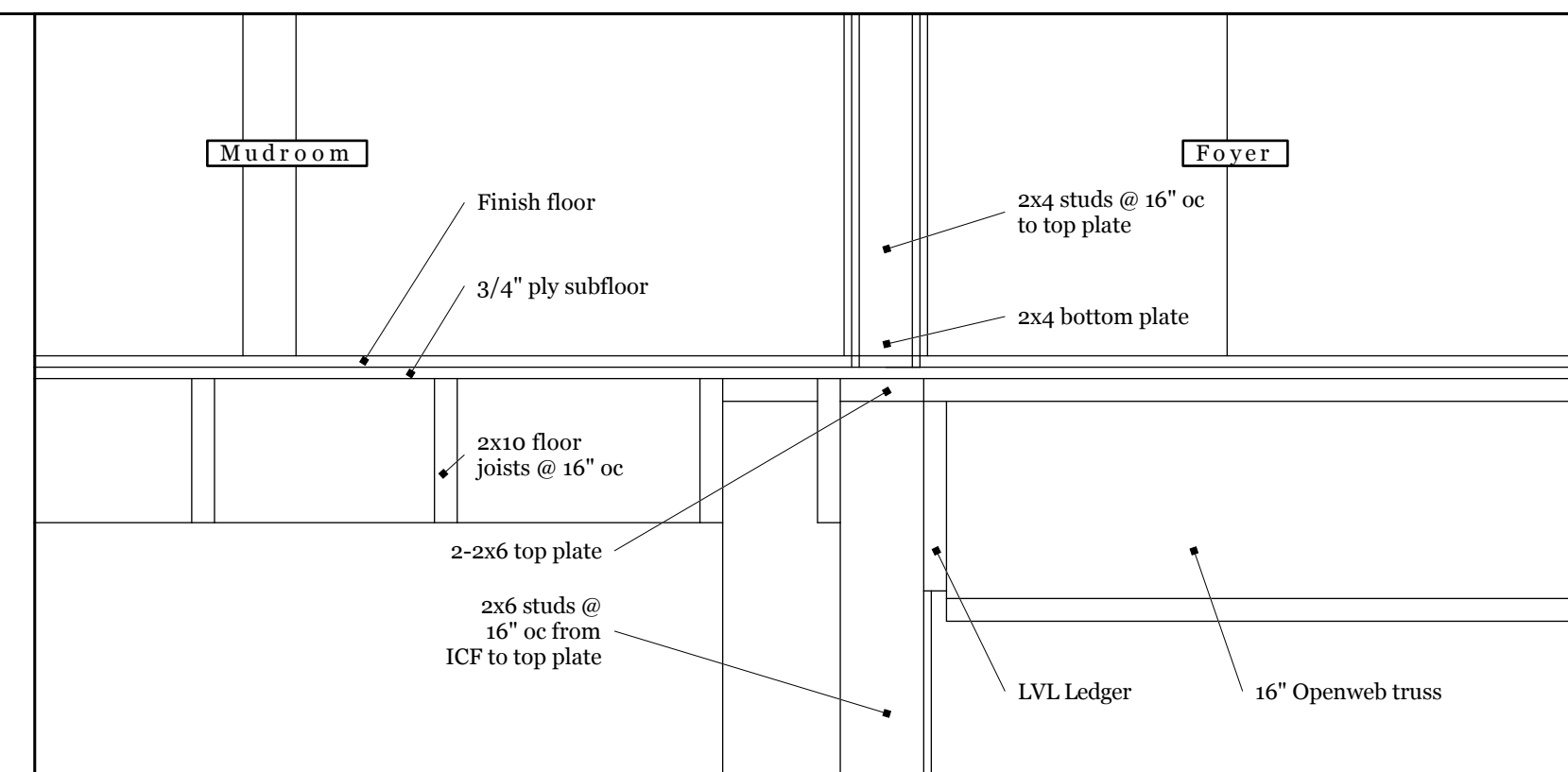
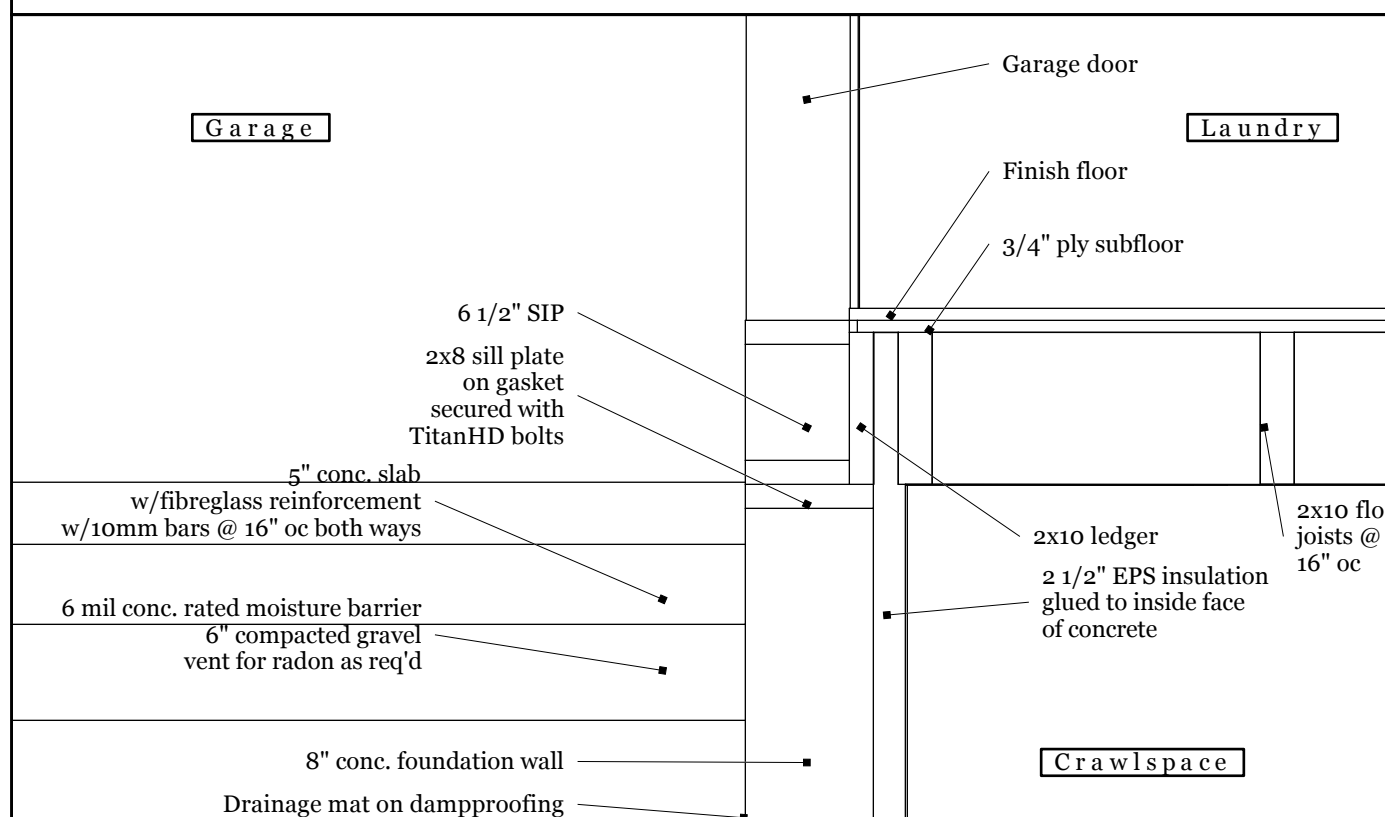
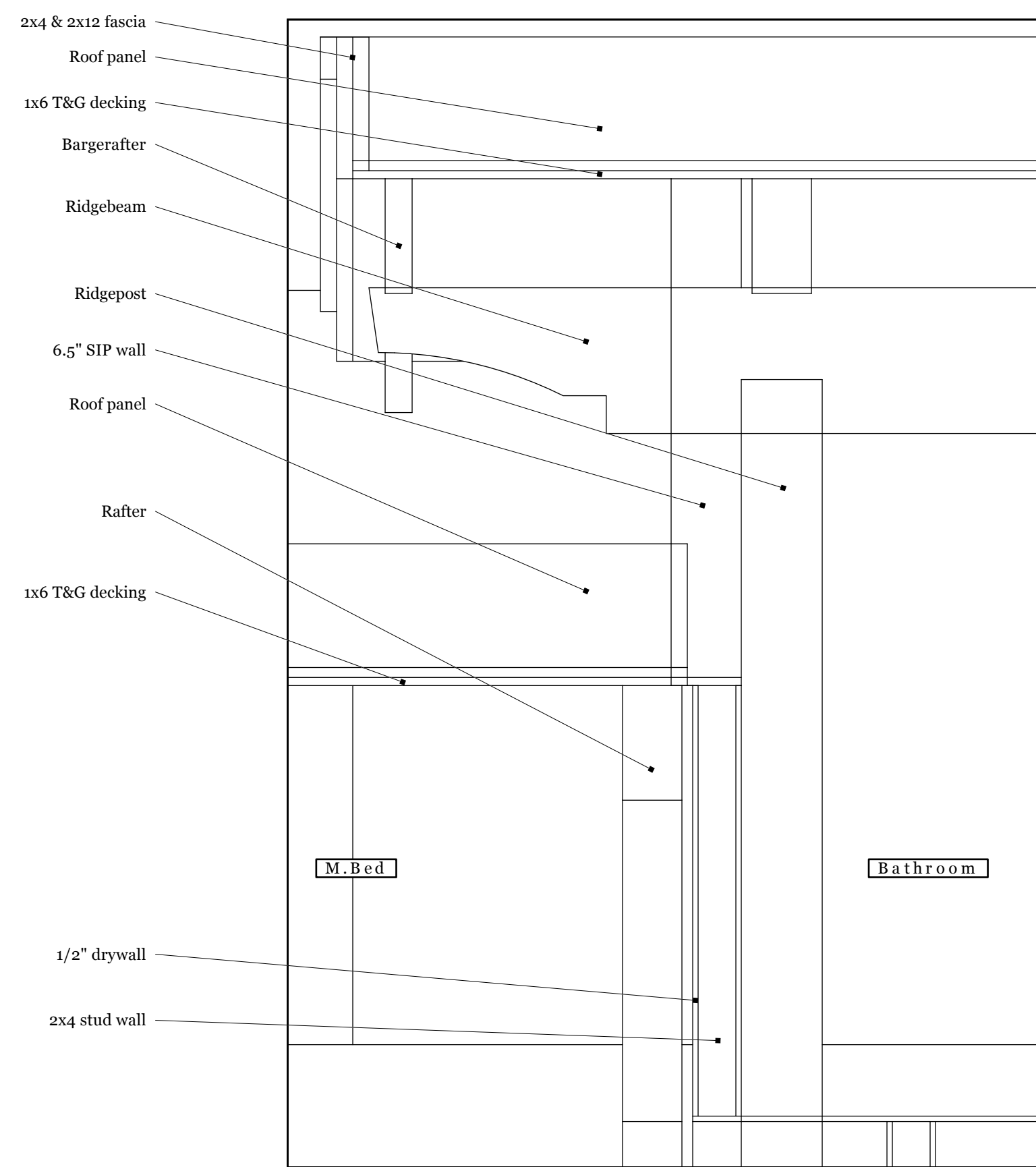
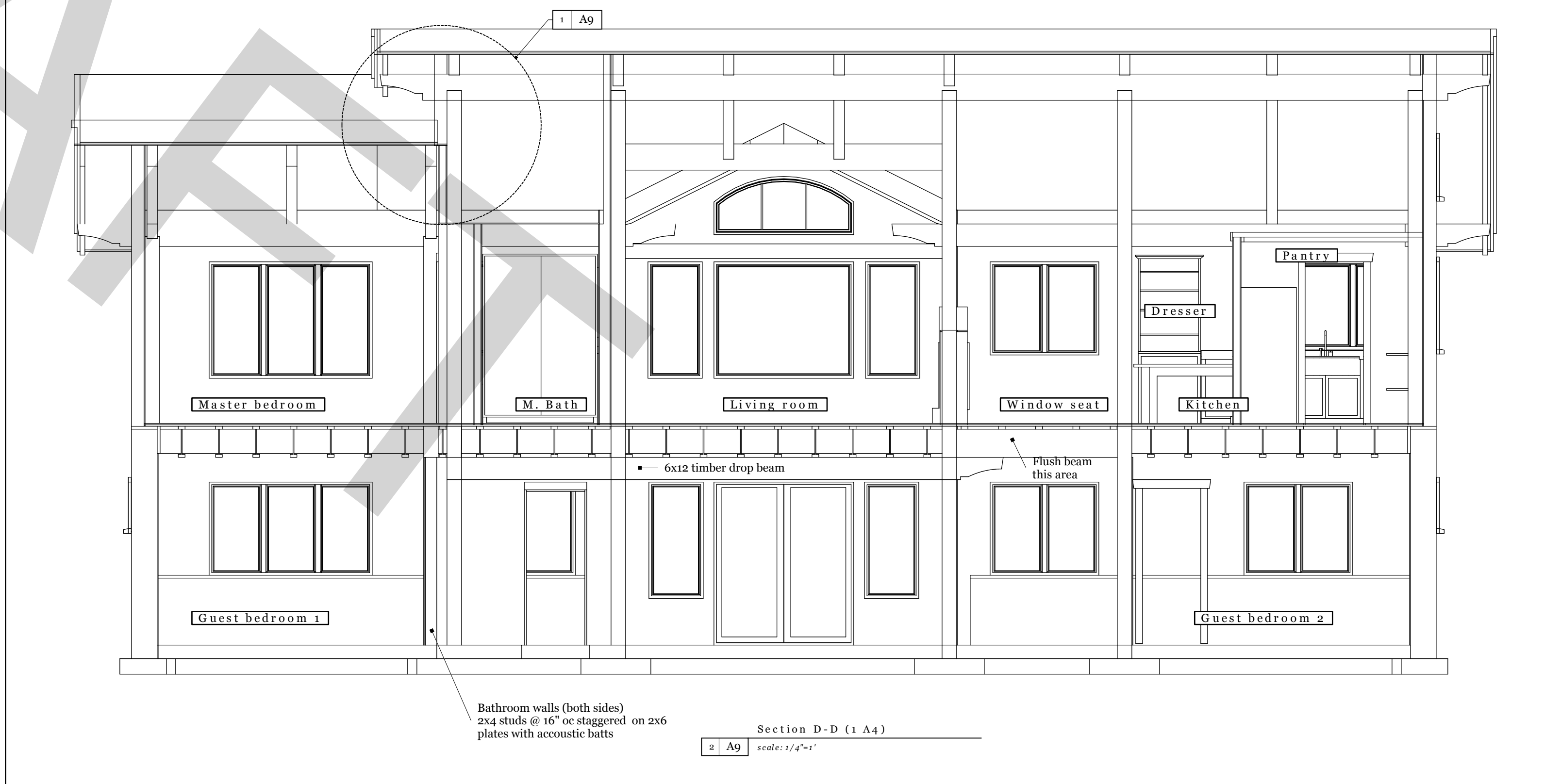
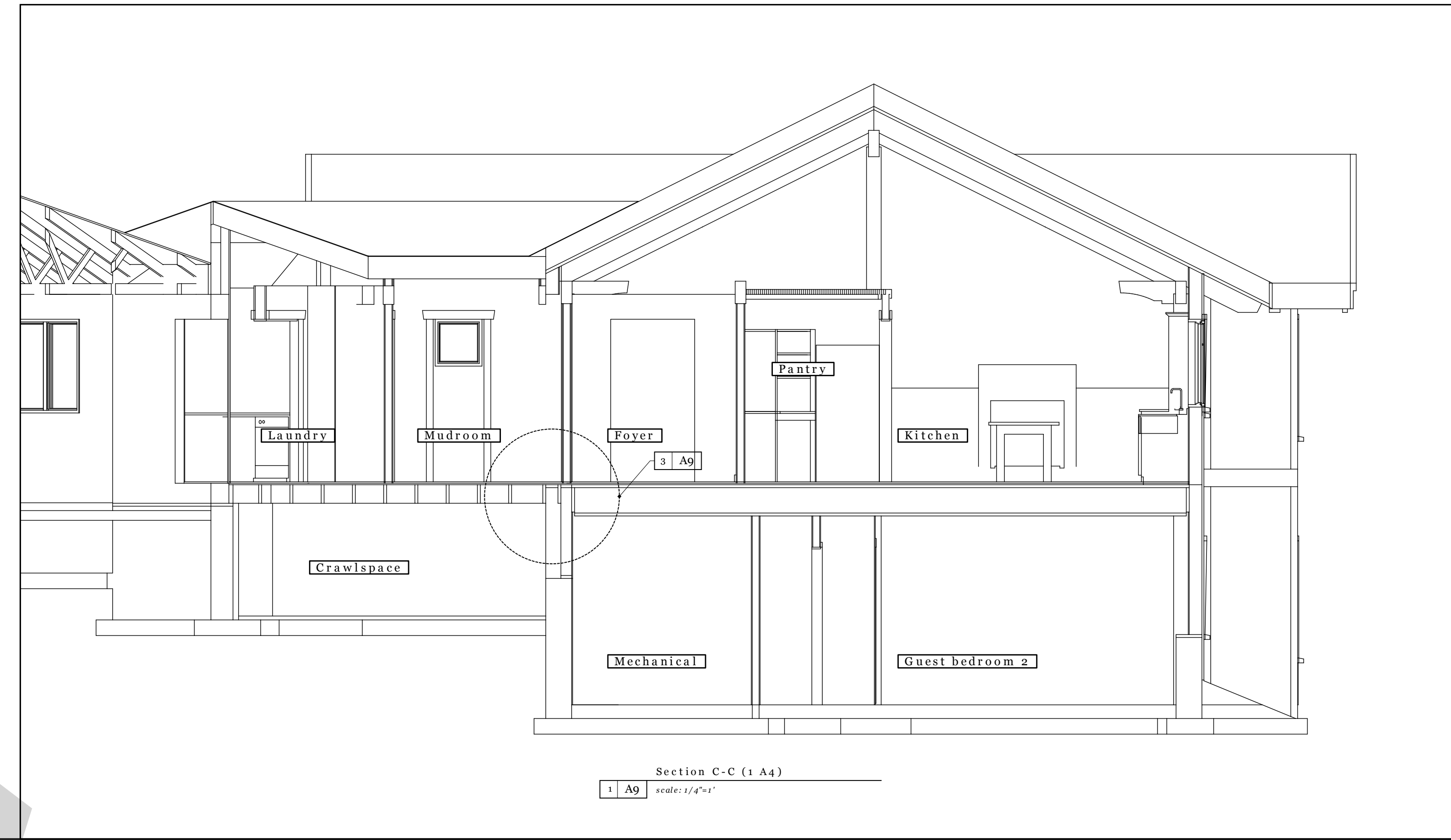
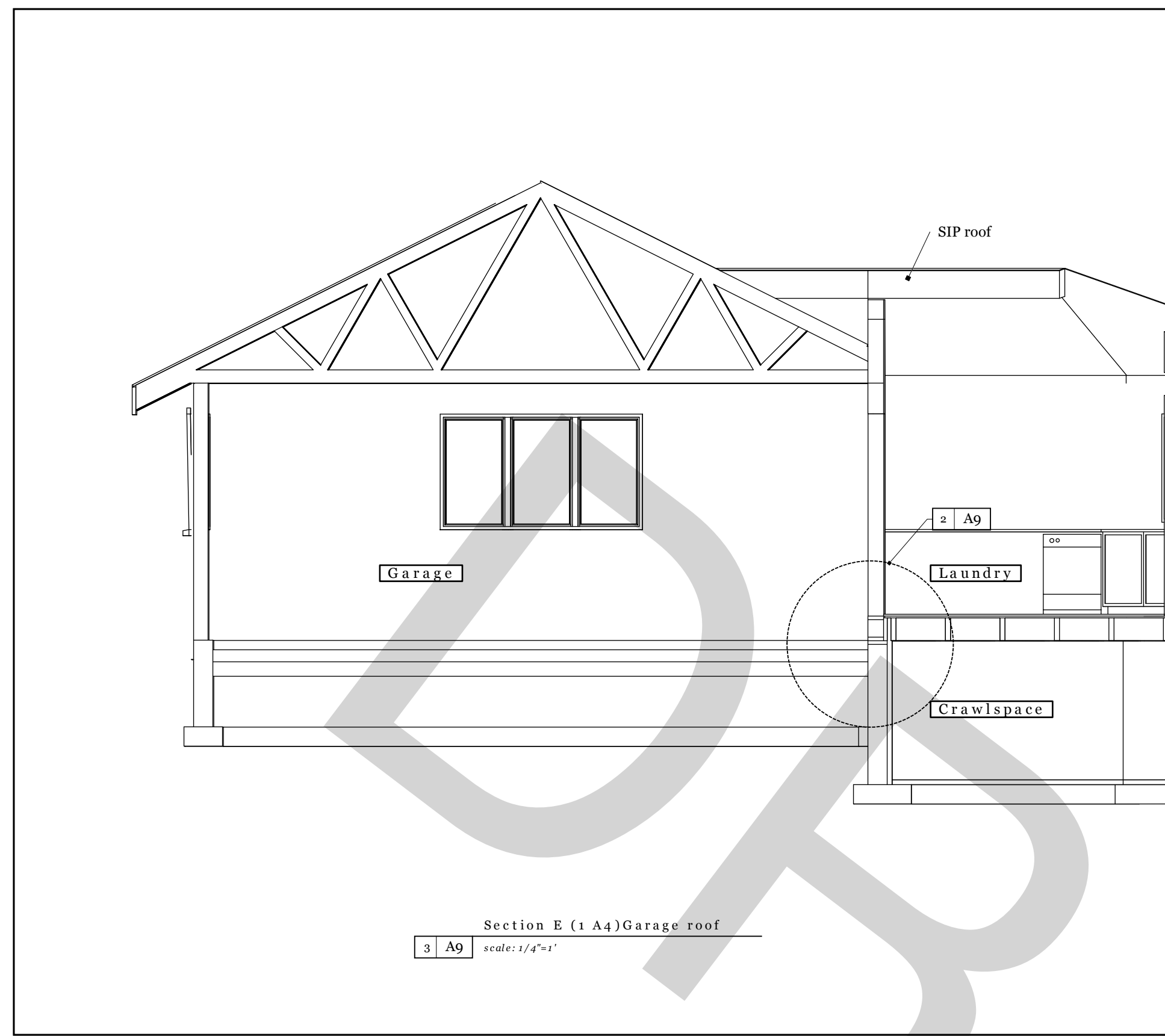
Ashling Rd House

Sections through M.Bed. and L/R

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A8 001





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TLA  
 ARCHITECTURE

Ashling Rd House

Sections through Kitchen and full width of house

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A9 001



S Elevation - front of house  
 1 A10 scale: 1/4"=1'  
 All siding below median belt is Hardipanel with battens 12" o.c.  
 All siding on LR bumpout is Hardipanel with battens 12" o.c.  
 All siding on Garage is Hardipanel with battens 12" o.c.  
 All other siding is recycled cedar shakes.



E Elevation  
 2 A10 scale: 1/4"=1'

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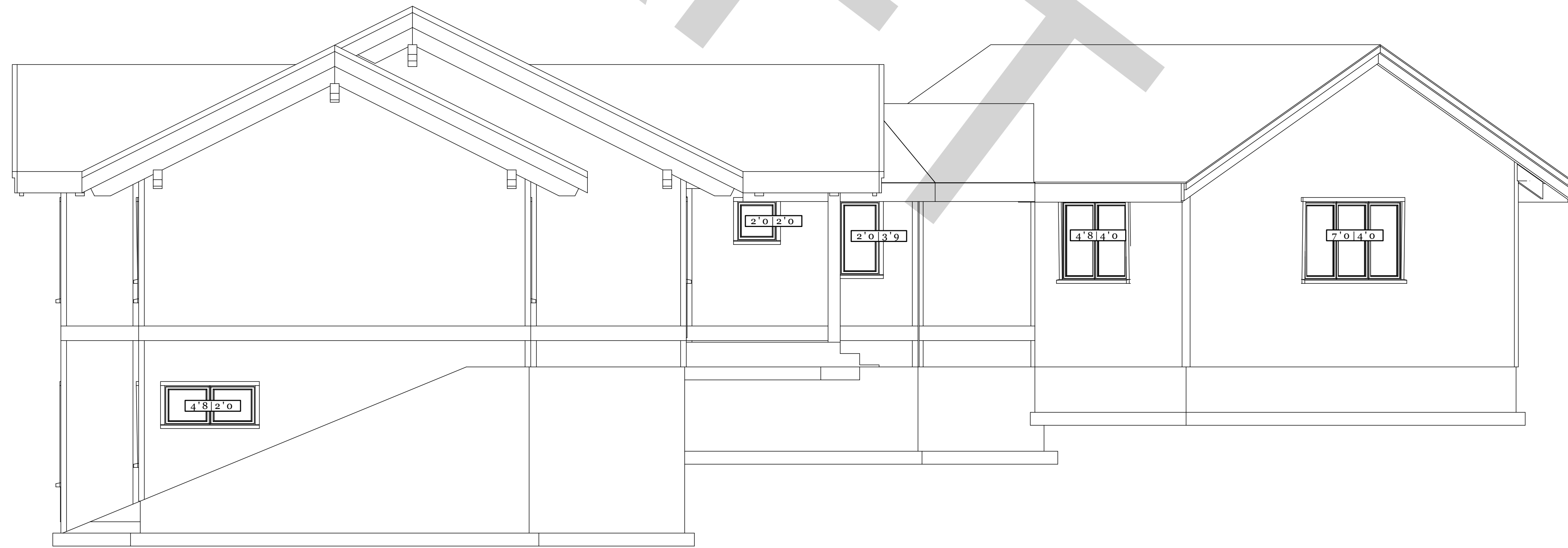
Ashling Rd House

Elevations 1

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S Elevation - rear of house  
 1 A11 scale: 1/4"=1'



W Elevation  
 2 A11 scale: 1/4"=1'

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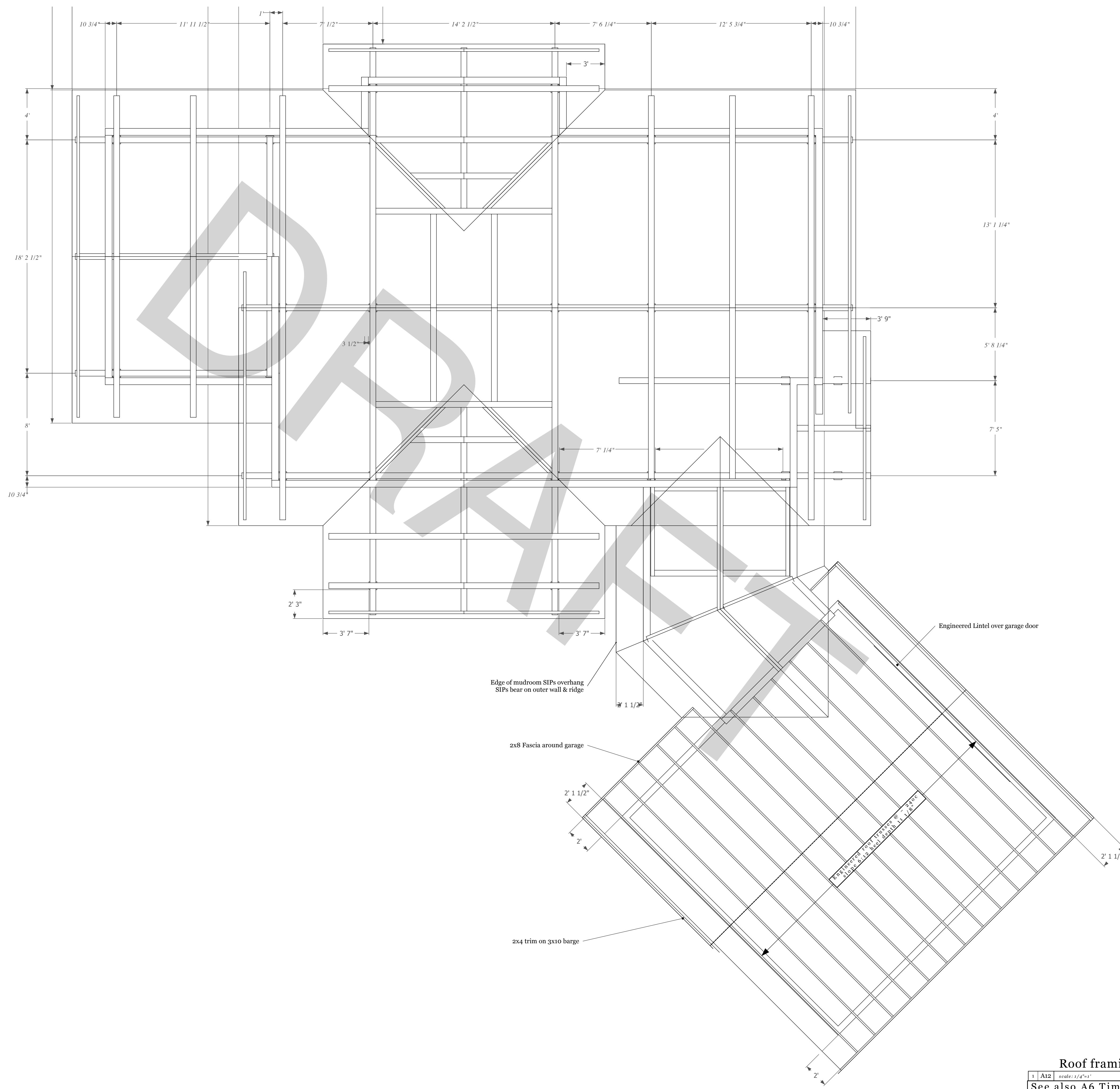


Ashling Rd House

Elevations 2


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A11 OO1



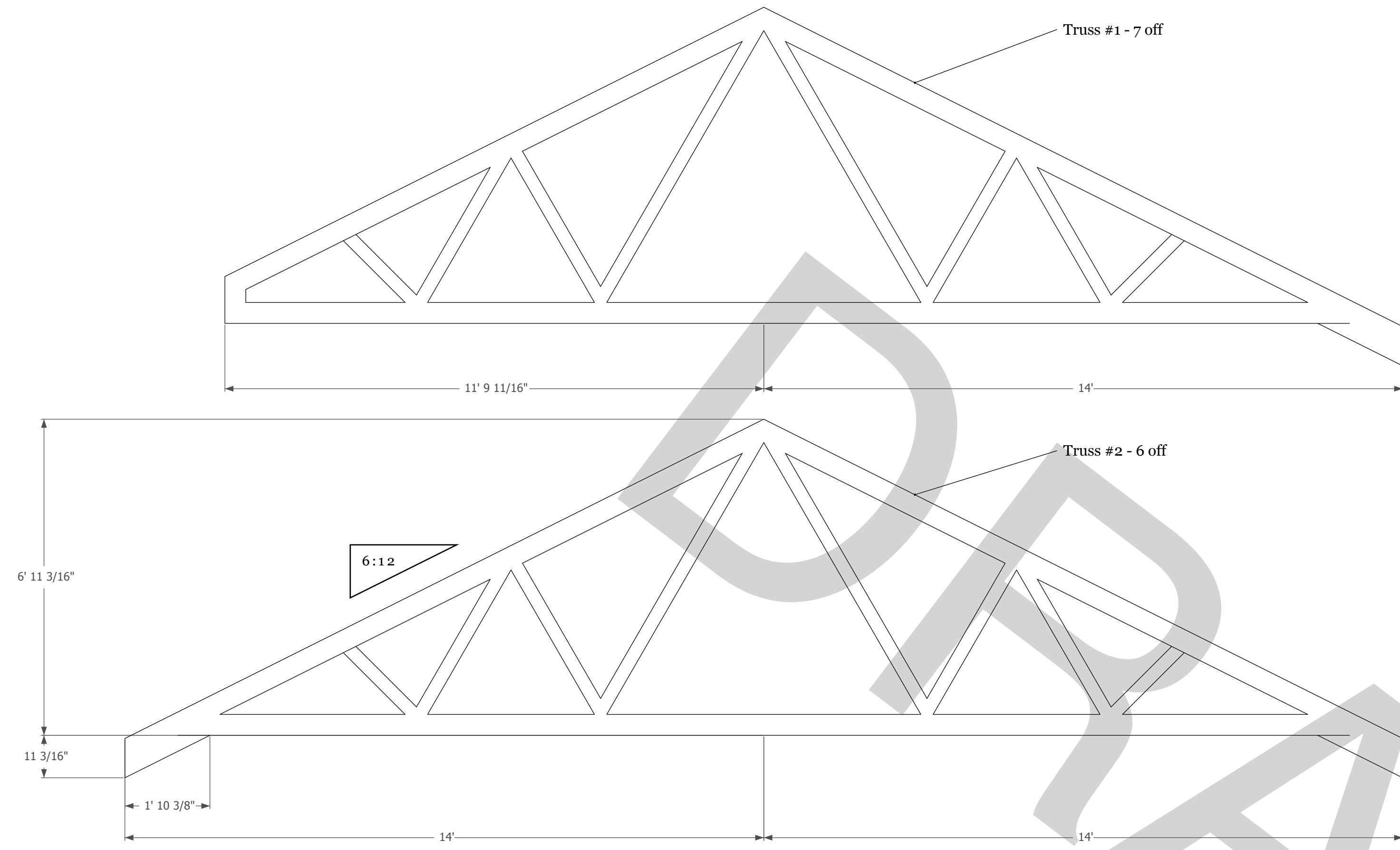
Roof framing plan  
 1 A12 scale: 1/4"=1'-0"  
 See also A6 Timber frame plan

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 Ashling Rd House


Roofing plan

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1 A13 Garage roof trusses  
scale: 1/4"=1'

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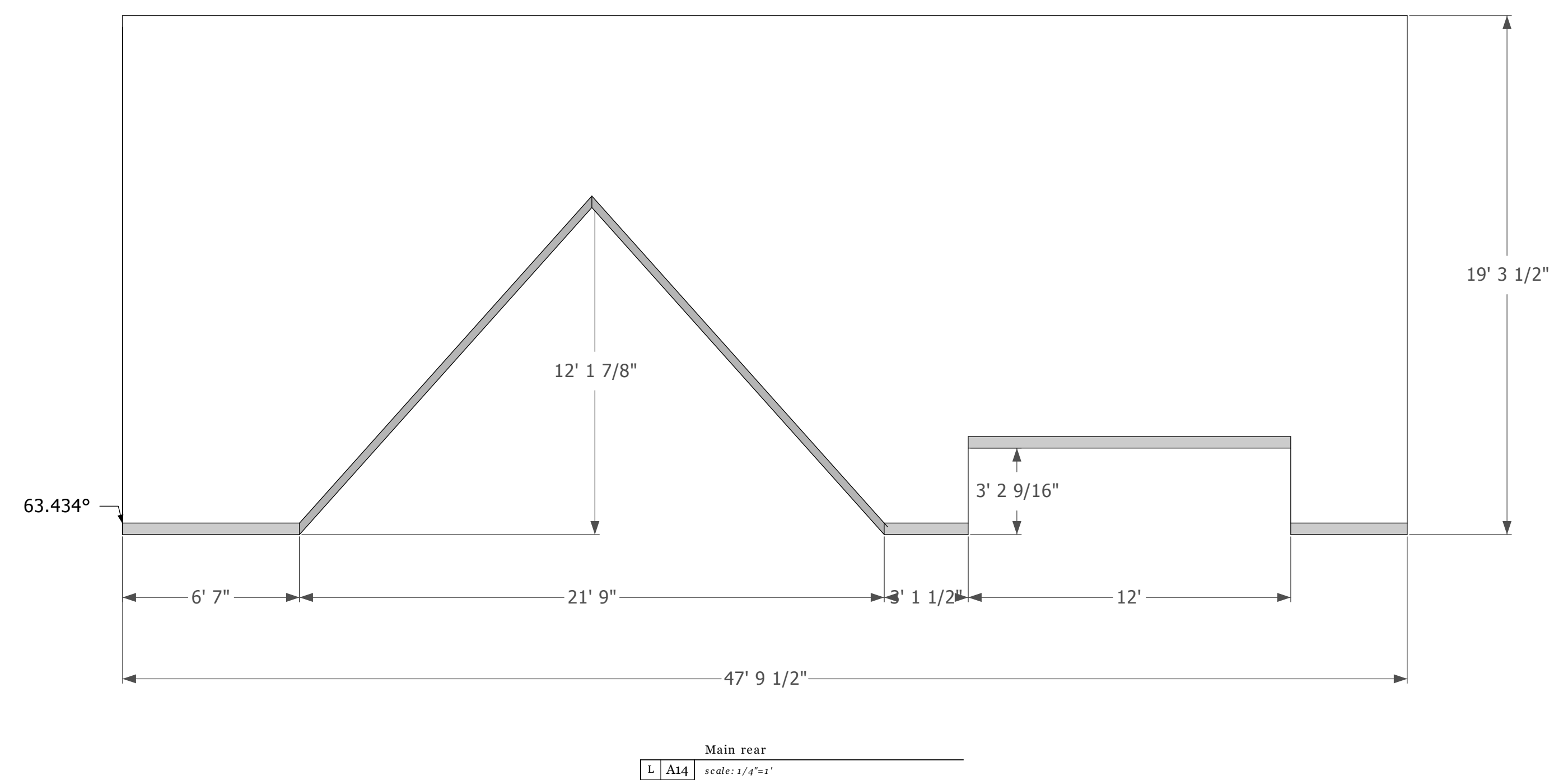
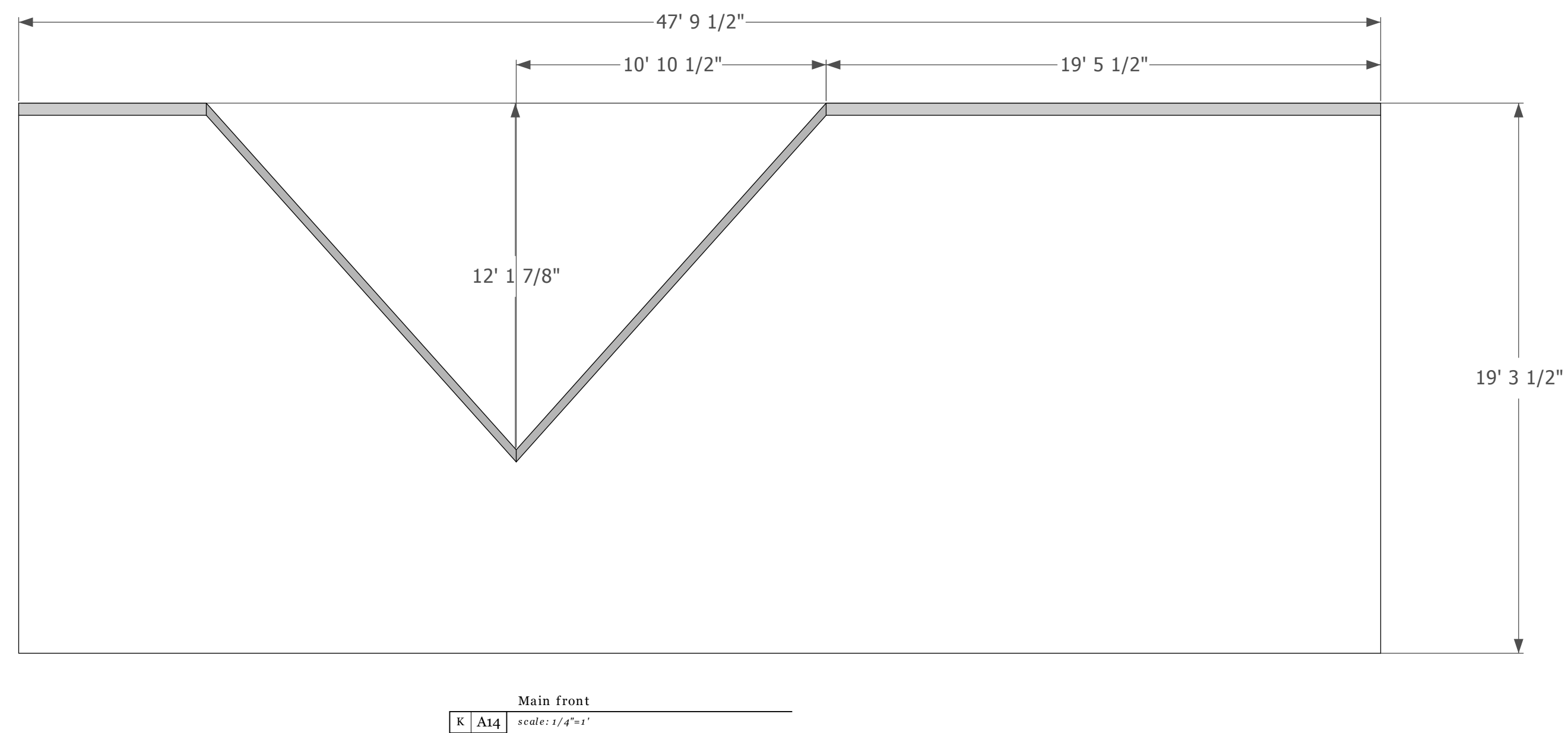
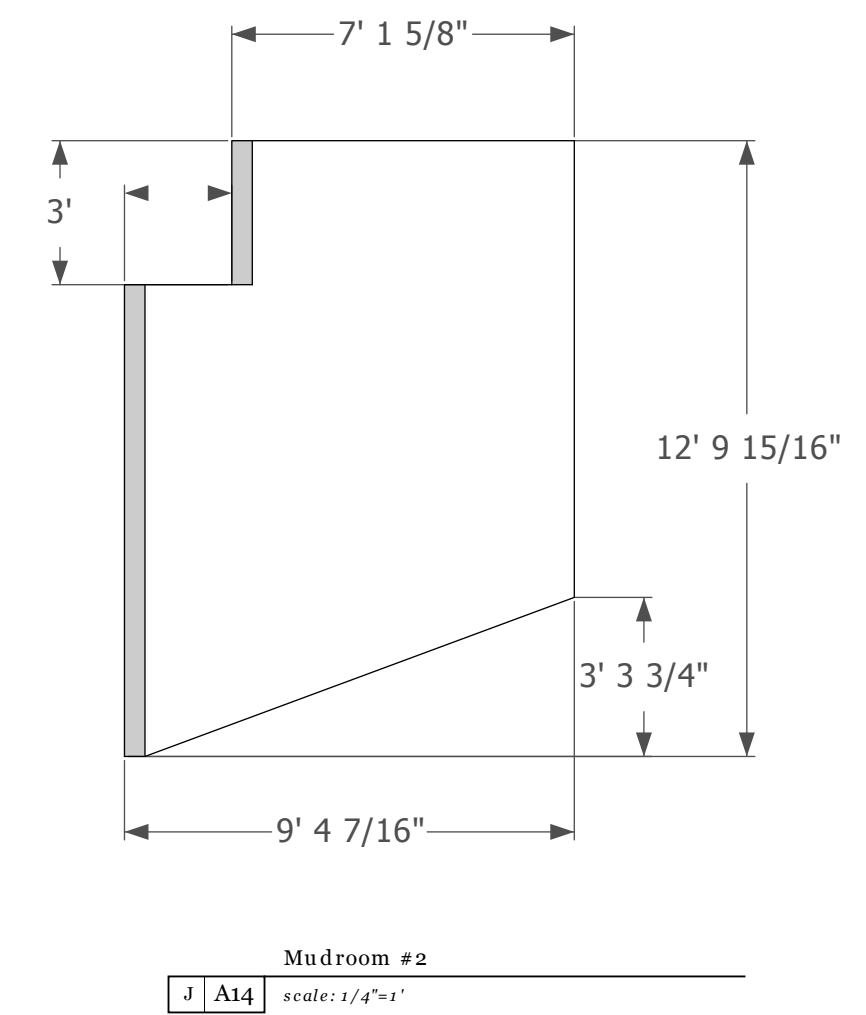
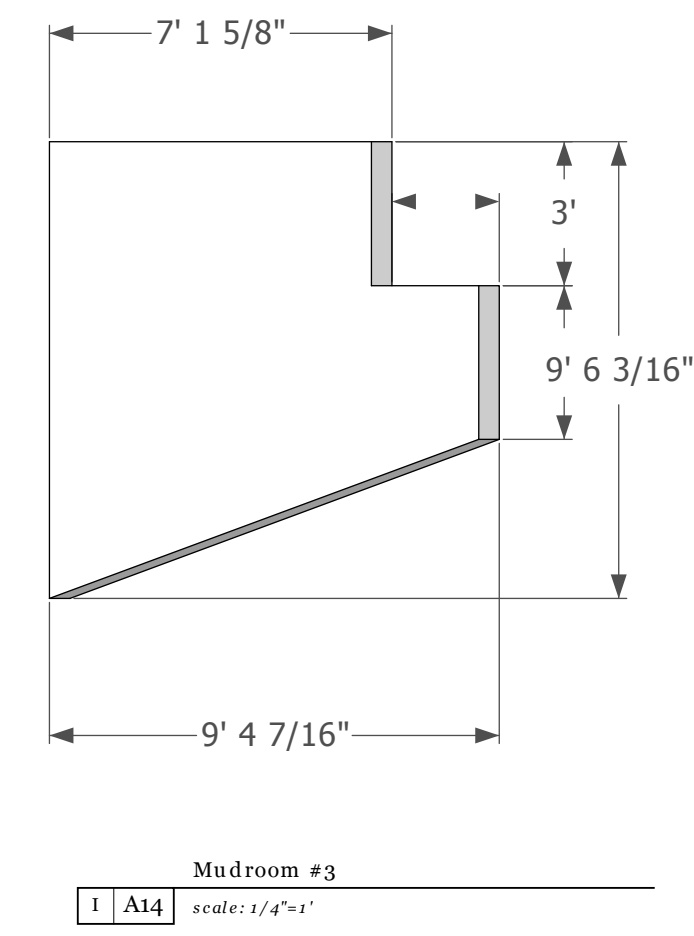
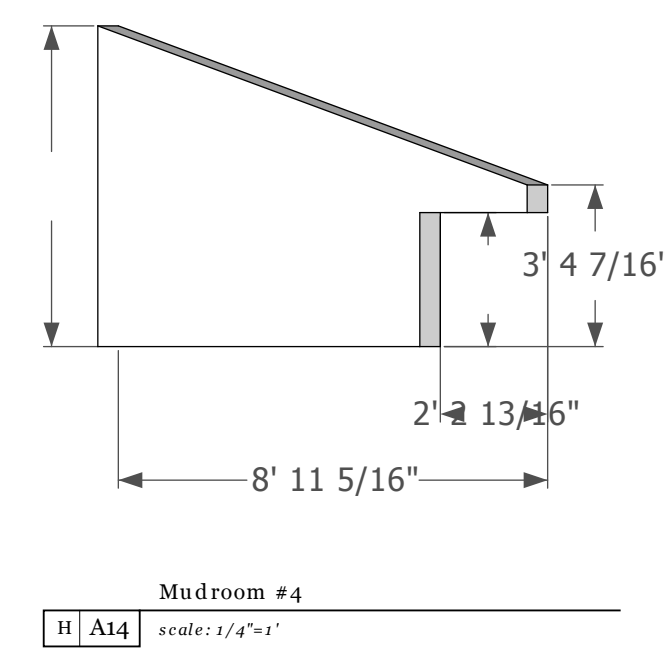
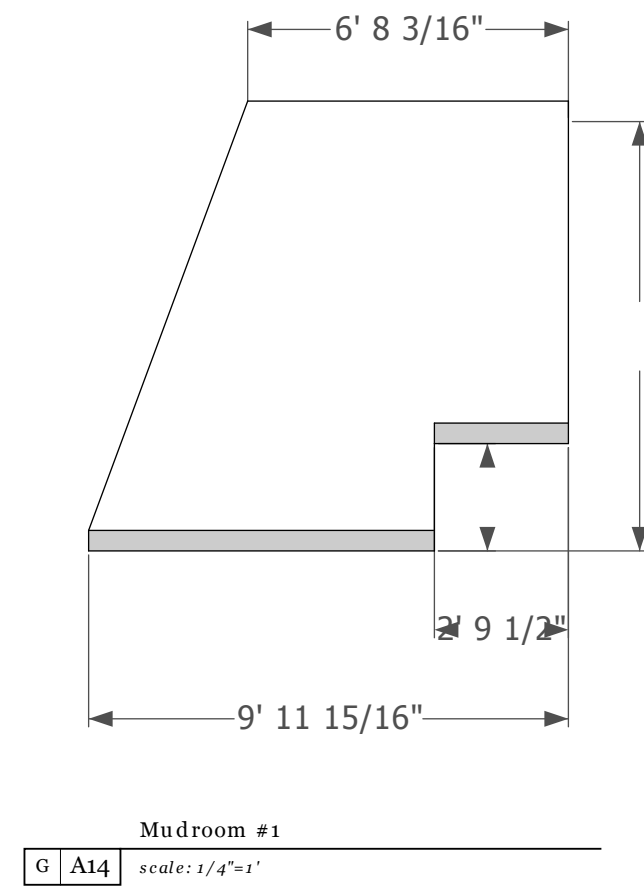
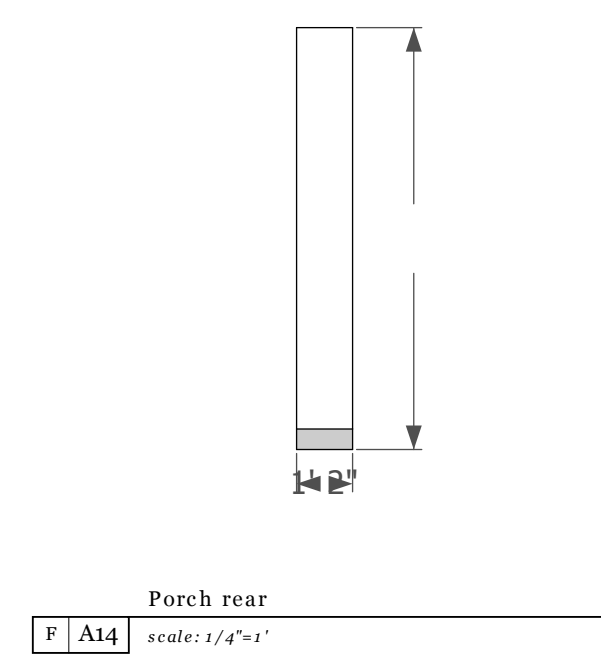
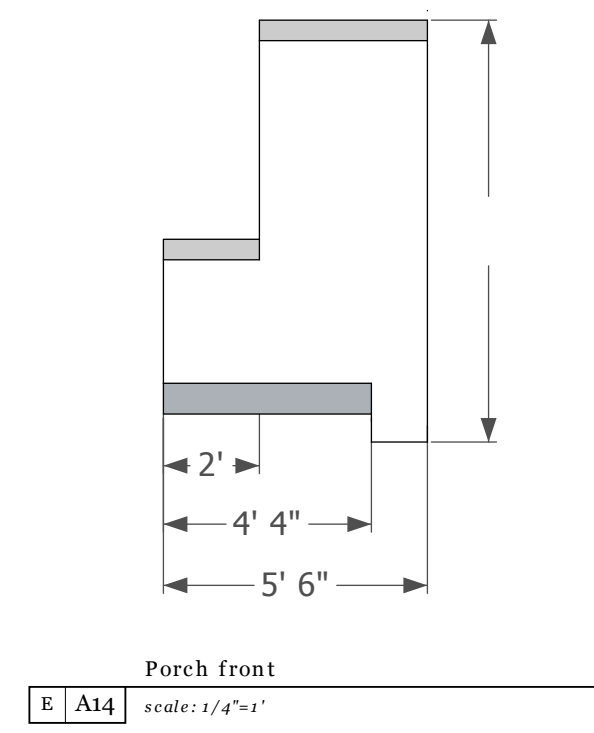
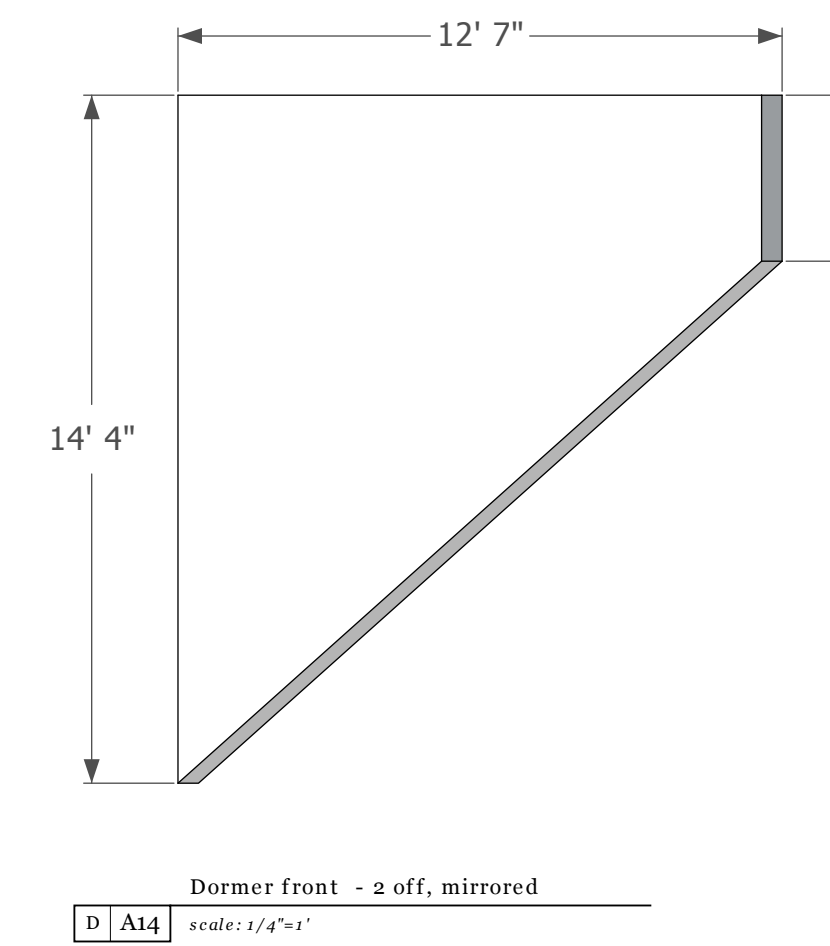
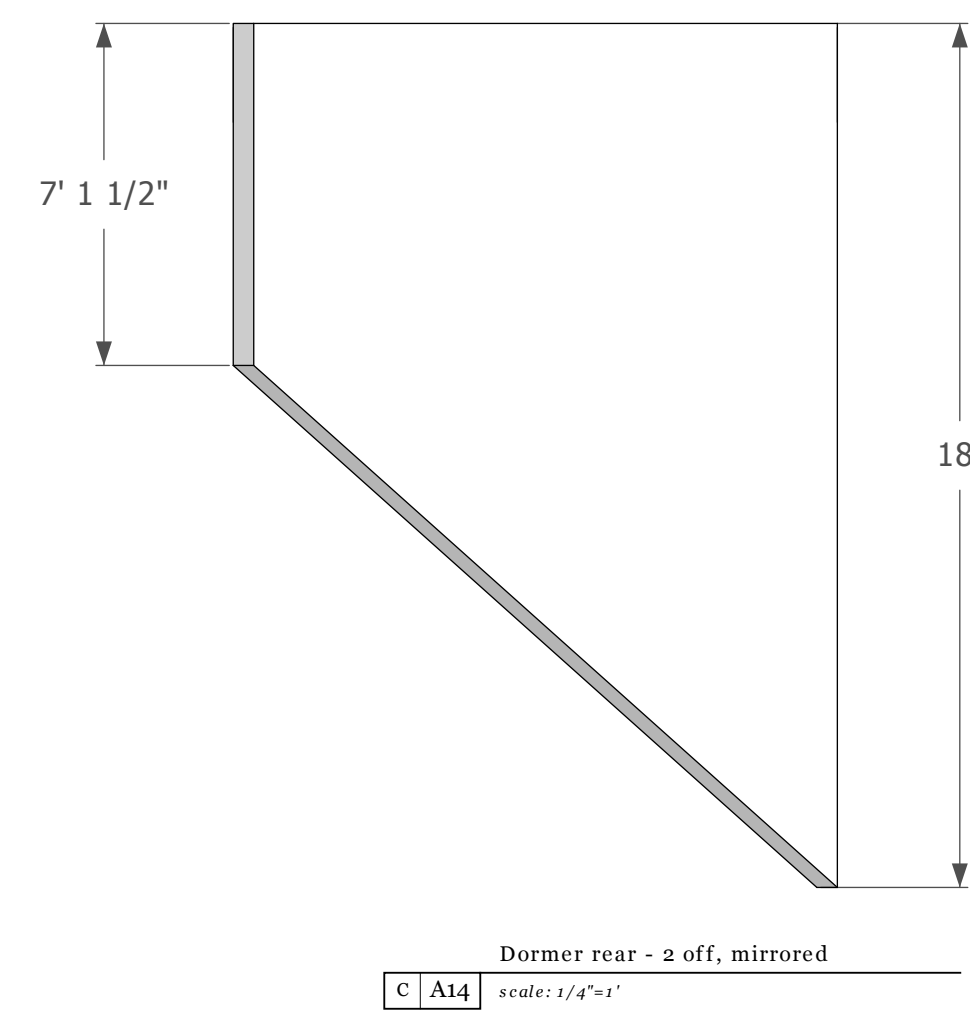
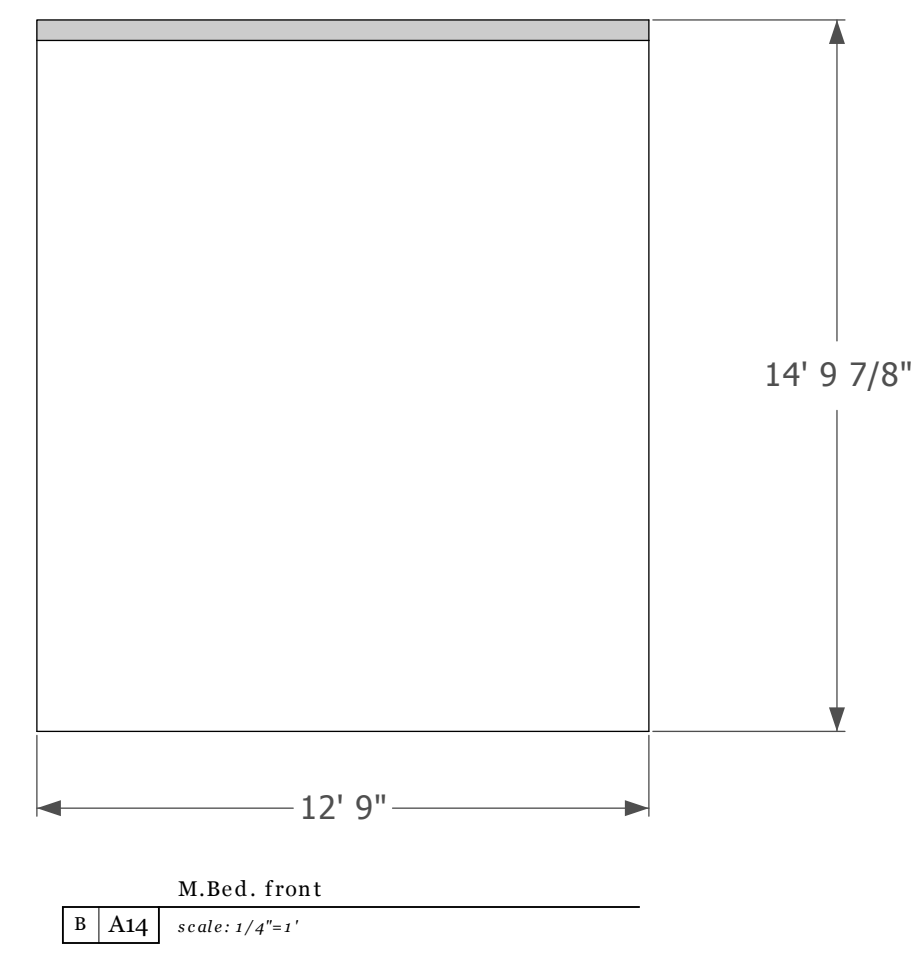
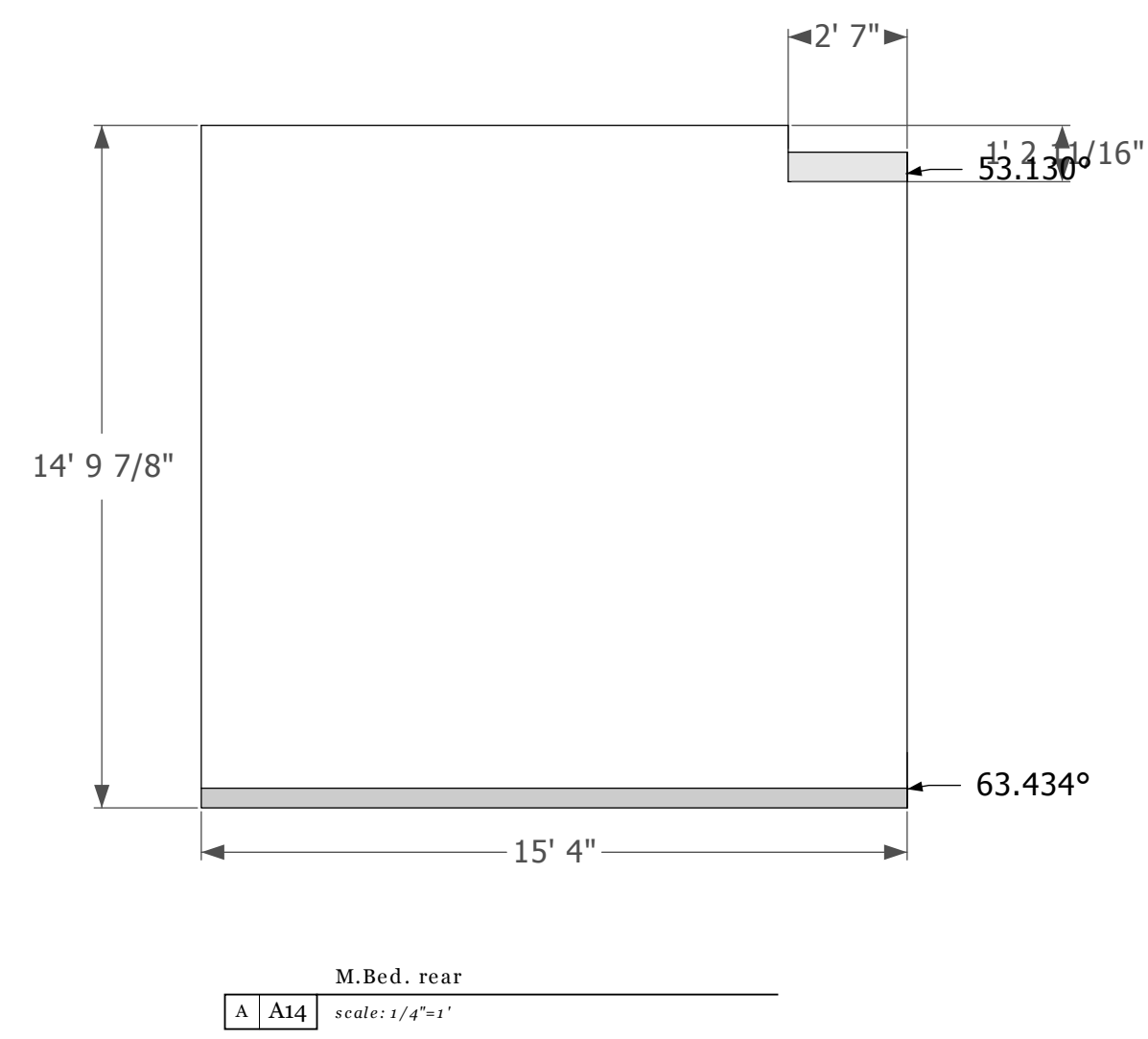


TLA  
TRUSTEES

Ashling Rd House

Garage roof trusses

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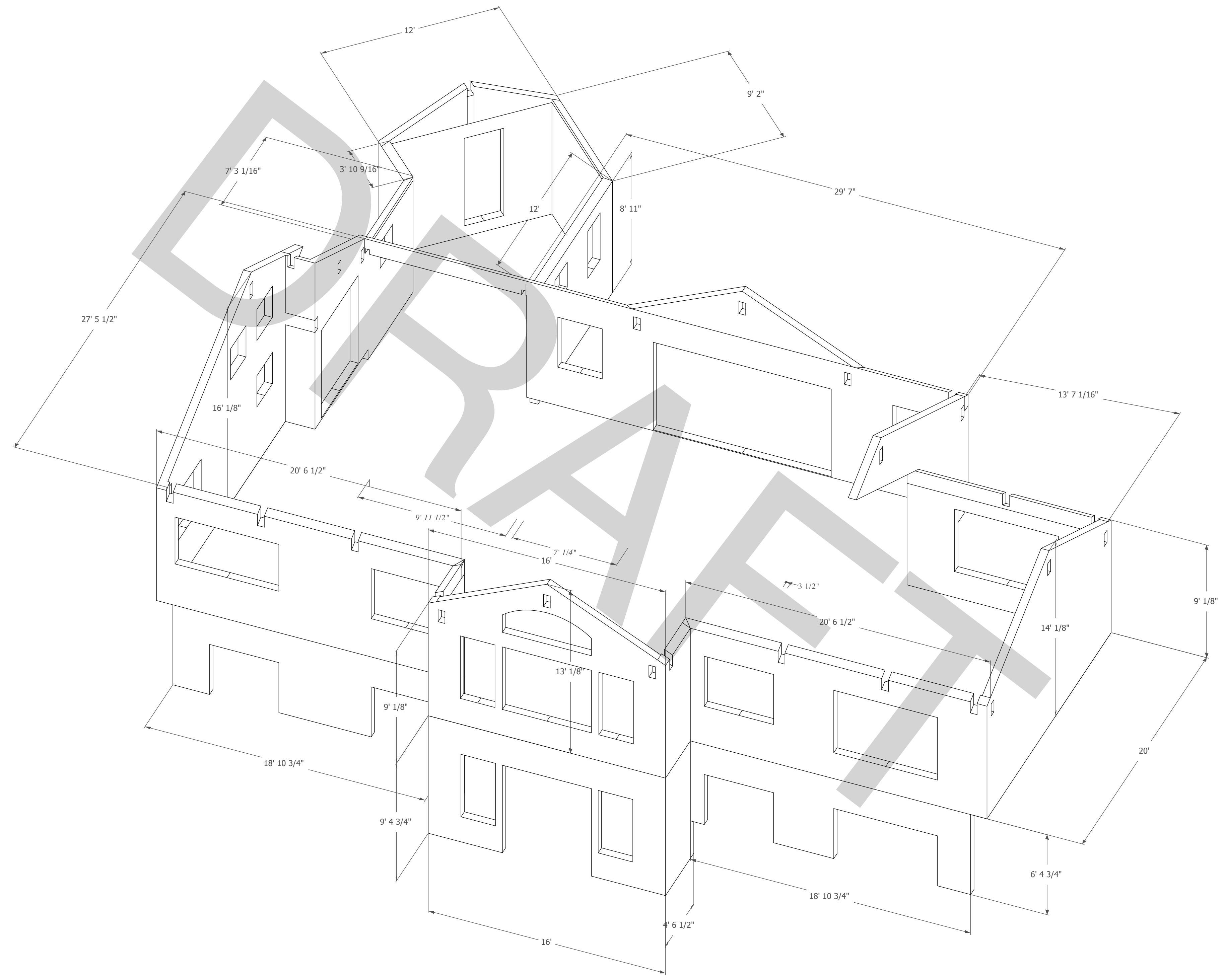
Ashling Rd House

Roof SIPS

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A14

001

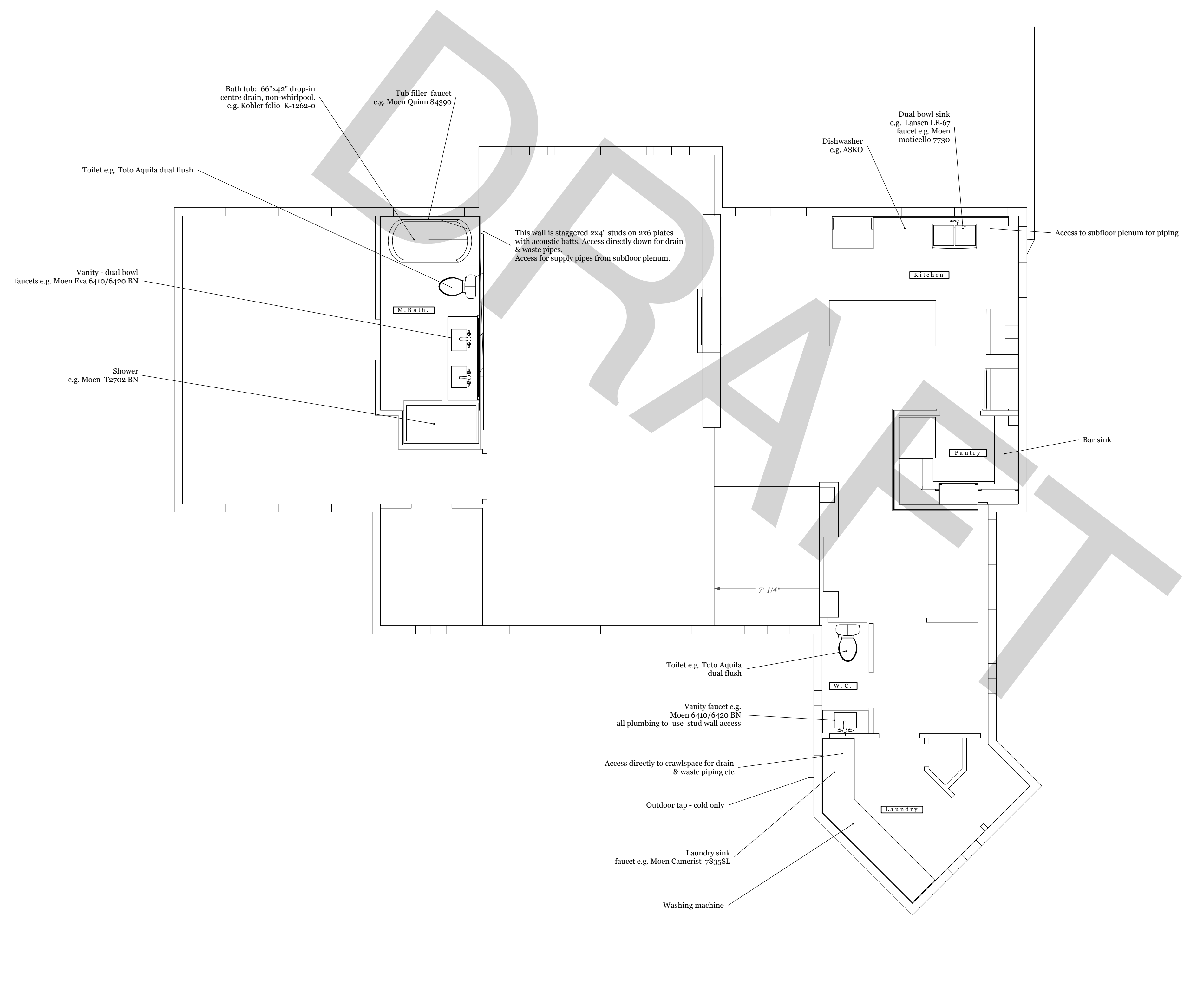


Wall SIP details & dimensions  
 1 A15 scale: n/a

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 Ashling Rd House

Wall SIPs  
  
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Main floor plumbing notes  
 1 | A16 | scale: 1/4"=1'

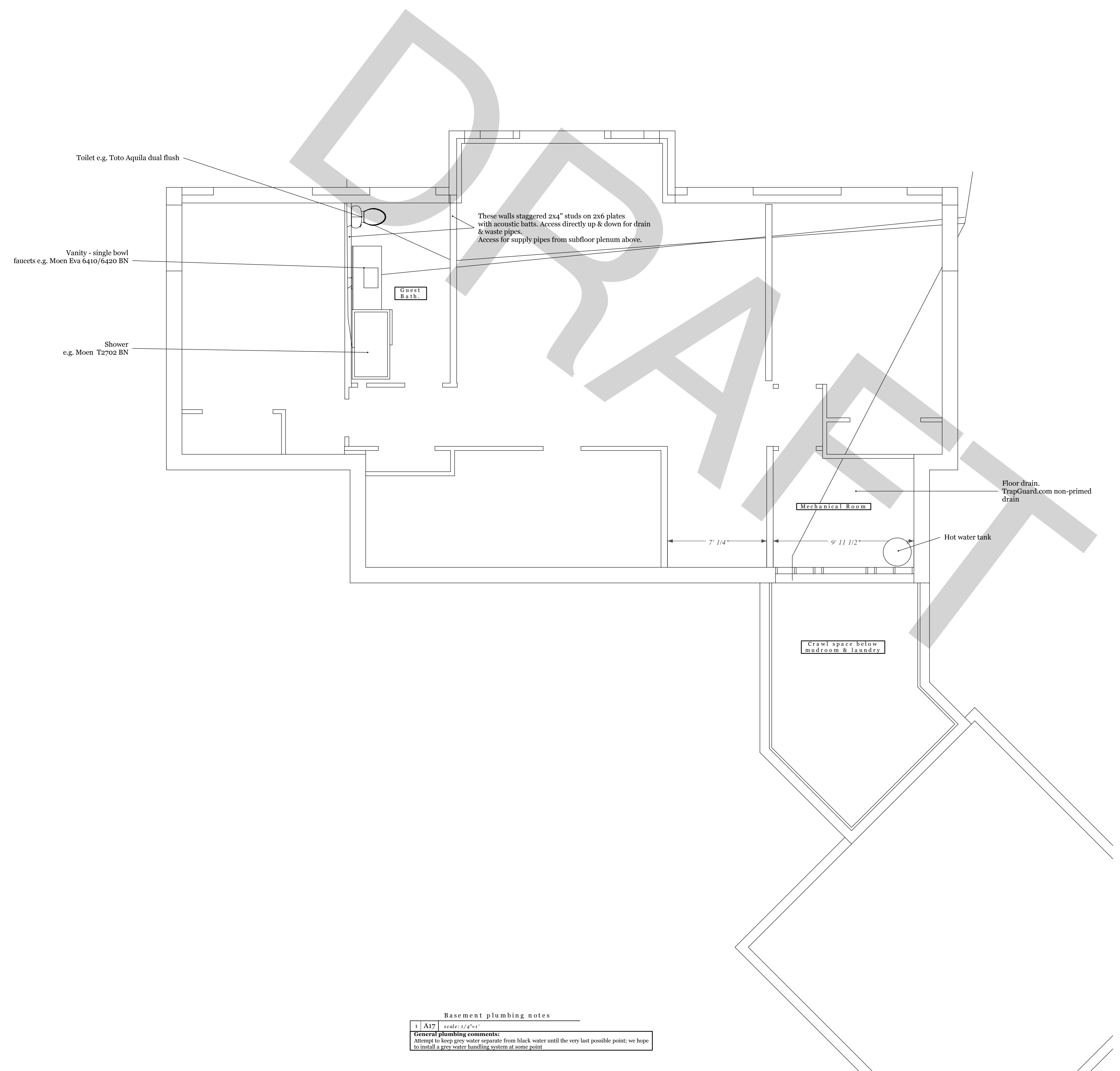
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 Ashling Rd House

Plumbing 1

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**Basement plumbing notes**  
 3 | A17 scale: 1/4"=1'  
**General plumbing comments:**  
 Attempt to keep grey water separate from black water until the very last possible point; we hope to install a grey water handling system at some point

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 Ashling Rd House

Plumbing 2

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Dual light/fan units eg fantech

Dresser/desk with phone & power outlets for laptop etc.

wall lights mounted above beam  
single outlet should suffice

This wall staggered 2x4" studs on 2x6 plates  
with acoustic batts.  
Access for cabling from subfloor plenum below.

Range hood

Double oven  
220v

Refridgerator


7' 11/4"

Washer/dryer outlet

Electrical Legend	
①	Callout note
S	Switch
S <sub>3</sub>	3 way switch
S <sub>4</sub>	4 way switch
S <sub>DM</sub>	Dimmer
S <sub>3DM</sub>	3 way dimmer
○	110V single outlet
○	110V dual outlet
○	110V dual outlet, top switched
○	110V dual outlet, gcfi
○	110V dual outlet, waterproof
○	110V quad outlet
○	220v outlet
○	wall mount light
○	ceiling mount light
○	ceiling mount light, pull chain
○	recessed can light
	single/dual fluorescent light
○	ceiling fan
○	exhaust fan
○	combined exhaust fan/light
○	smoke detector
○	CO detector
○	telephone outlet
○	cable TV outlet
○	door bell
□	electrical panel

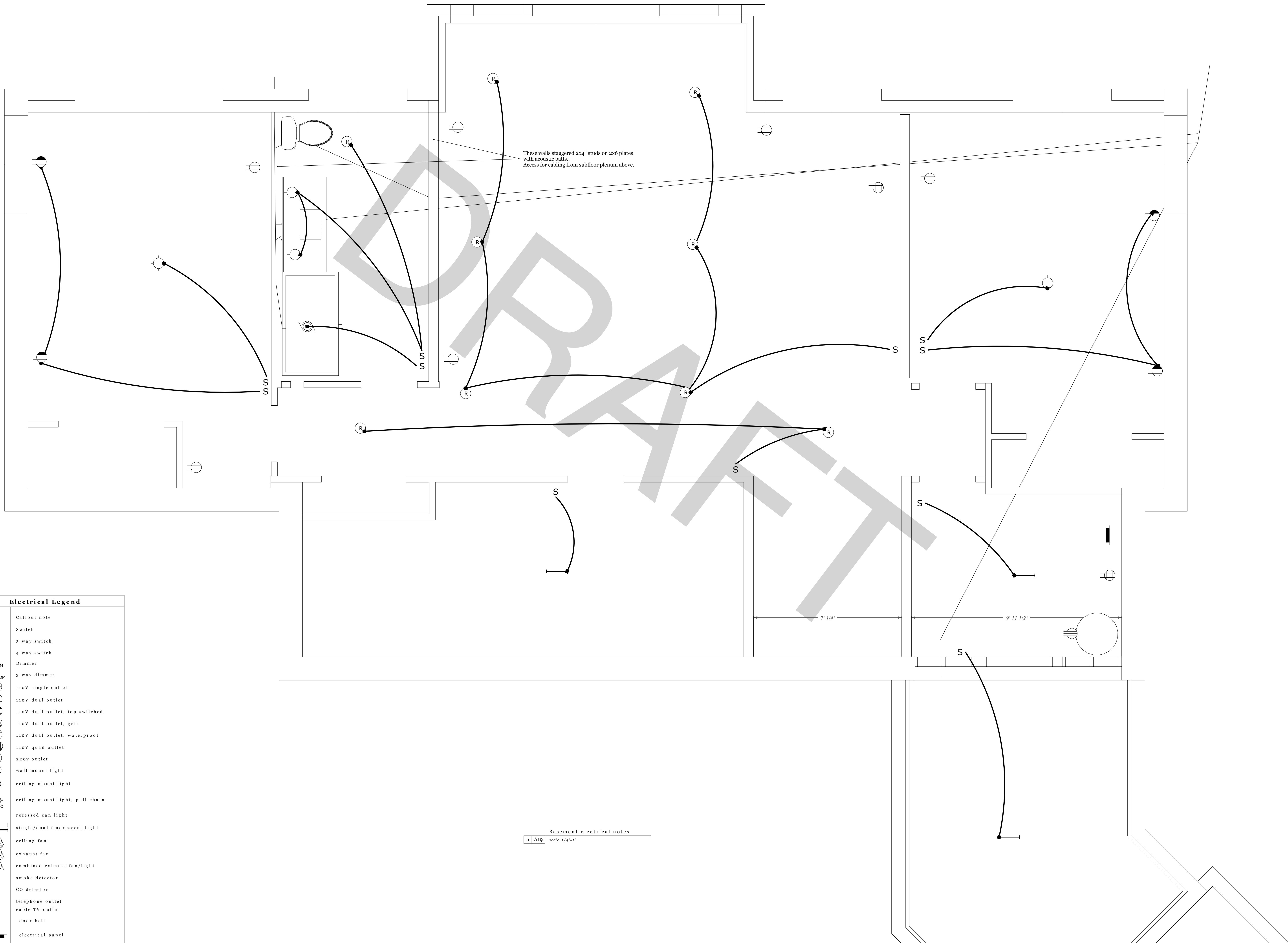
Main floor electrical notes  
1 A18 scale: 1/4"=1'

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 Ashling Rd House

Electrical 1

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These walls staggered 2x4" studs on 2x6 plates with acoustic batts...  
Access for cabling from subfloor plenum above.

Basement electrical notes  
1 | A19 | scale: 1/4"=1'

Electrical Legend	
Ⓛ	Callout note
S	Switch
S <sub>3</sub>	3 way switch
S <sub>4</sub>	4 way switch
S <sub>DM</sub>	Dimmer
S <sub>SDM</sub>	3 way dimmer
○	110V single outlet
○	110V dual outlet
○	110V dual outlet, top switched
○	110V dual outlet, gcfi
○	110V dual outlet, waterproof
○	110V quad outlet
○	220v outlet
○	wall mount light
○	ceiling mount light
○	ceiling mount light, pull chain
○	recessed can light
	single/dual fluorescent light
○	ceiling fan
○	exhaust fan
○	combined exhaust fan/light
○	smoke detector
○	CO detector
○	telephone outlet
○	cable TV outlet
○	door bell
□	electrical panel

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Ashling Rd House

Electrical - 2

**DRAFT not for construction use**

A19	001
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