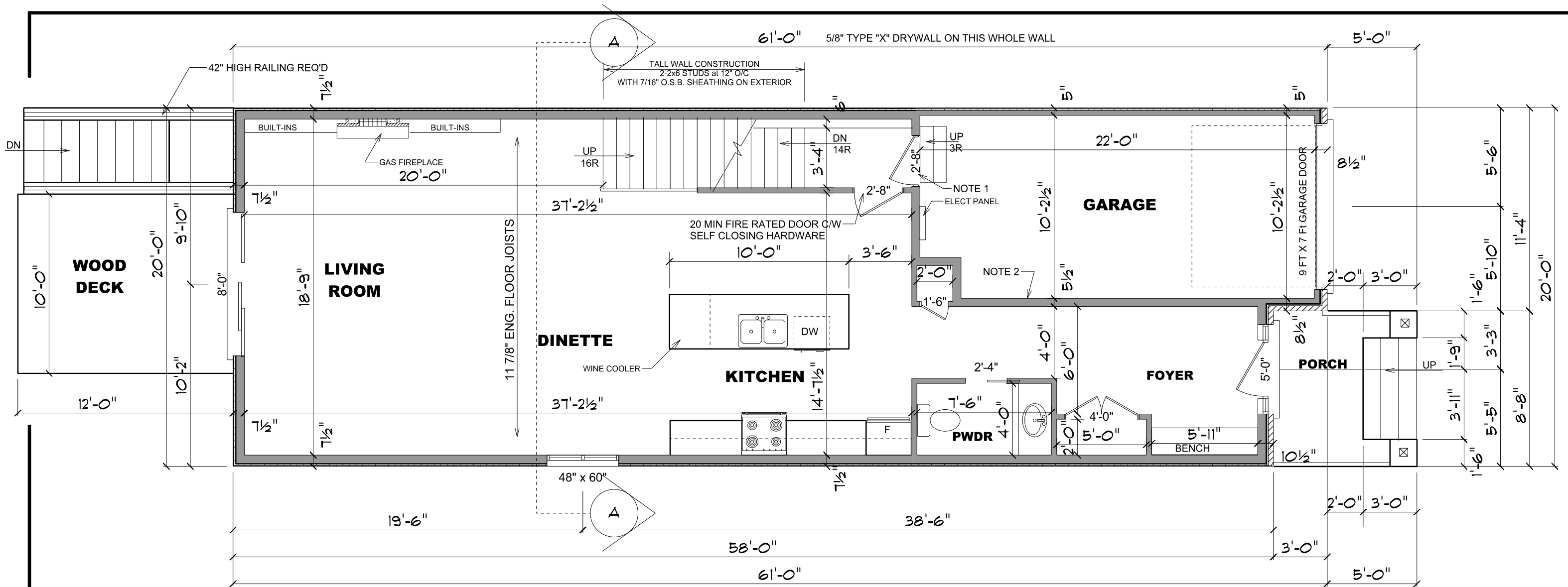


**REAR ELEVATION**

**FRONT ELEVATION**

<b>TWO STOREY HOUSE</b>		
LOT # 49 HAYES AVE, GUELPH		
<b>FRONT &amp; REAR ELEVATIONS</b>		
J. WILLIAM BIRDELL, ARCHITECT 809-1042 PAISLEY Rd GUELPH, ONT N1K 0C5		
SCALE 3/16" = 1'-0"	DATE : DEC 1 / 23	<b>A-1</b>





**TWO STOREY HOUSE**  
 LOT # 49 HAYES AVE, GUELPH

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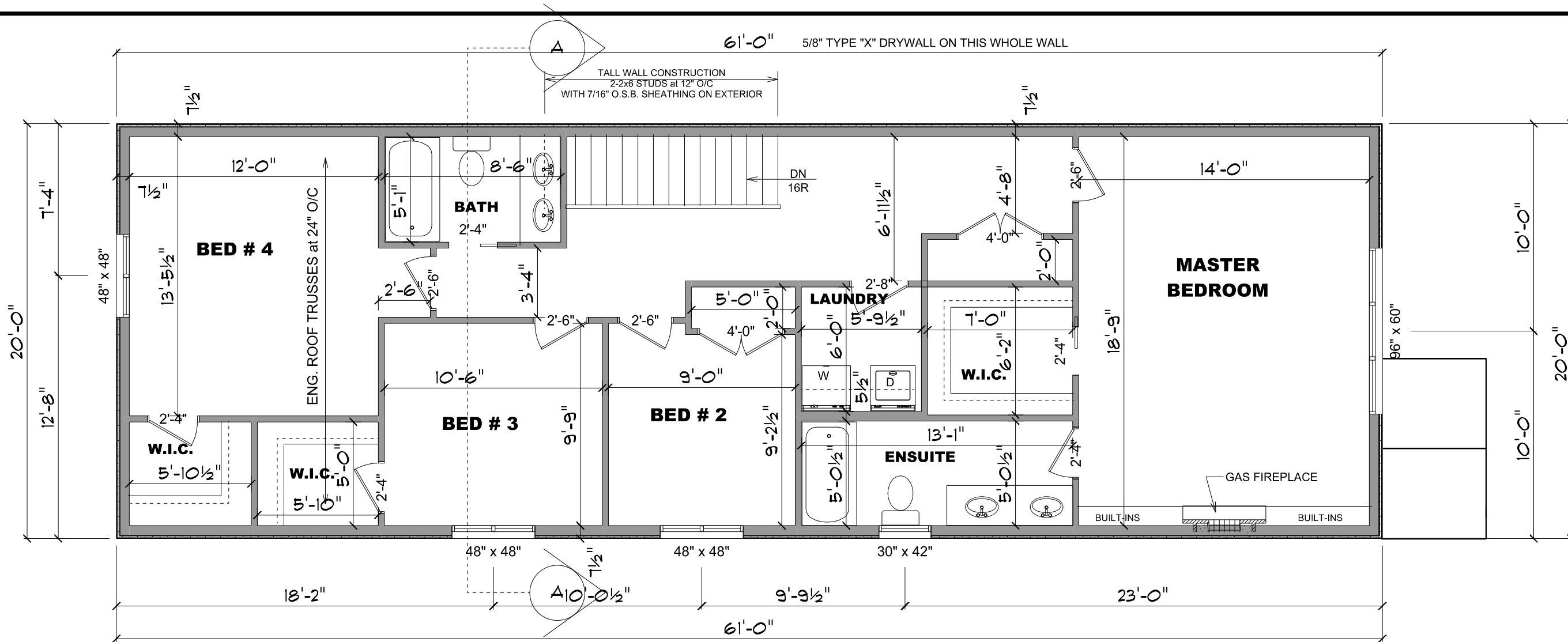
**1st FLOOR PLAN**  
 956 Sq Ft

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**J. WILLIAM BIRDSELL, ARCHITECT**  
 809-1042 PAISLEY Rd  
 GUELPH, ONT N1K 0C5

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SCALE 1/8" = 1'-0"      DATE : DEC 1 / 23      **A-3**

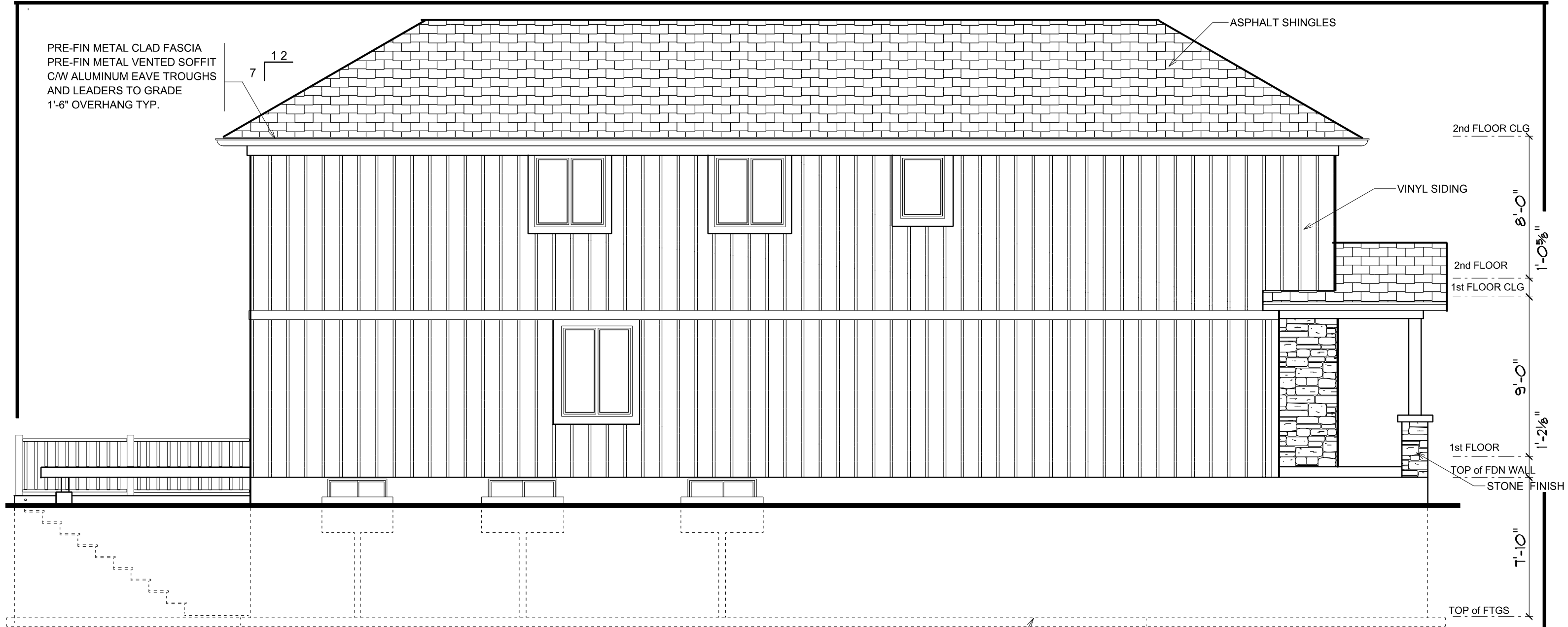


<b>TWO STOREY HOUSE</b>		
LOT # 49 HAYES AVE, GUELPH		
<b>2nd FLOOR PLAN</b>		
1,220 Sq Ft		
<b>J. WILLIAM BIRDSELL, ARCHITECT</b> <b>809-1042 PAISLEY Rd</b> <b>GUELPH, ONT N1K 0C5</b>		
SCALE 1/8" = 1'-0"	DATE : FEB 25 / 21	<b>A-4</b>

PRE-FIN METAL CLAD FASCIA  
 PRE-FIN METAL VENTED SOFFIT  
 C/W ALUMINUM EAVE TROUGHS  
 AND LEADERS TO GRADE  
 1'-6" OVERHANG TYP.

7 12

ASPHALT SHINGLES



2nd FLOOR CLG

VINYL SIDING

8'-0"

2nd FLOOR

1st FLOOR CLG

9'-0"

1st FLOOR

TOP of FDN WALL

STONE FINISH

1'-2 1/8"

TOP of FTGS

1'-10"

8" CONC. POURED FOUNDATION  
 WALL on 6" x 18" CONCRETE FOOTING  
 FOOTINGS TO BE Min. 48" BELOW  
 FINISHED GRADE

**TWO STOREY HOUSE**

LOT # 49 HAYES AVE, GUELPH

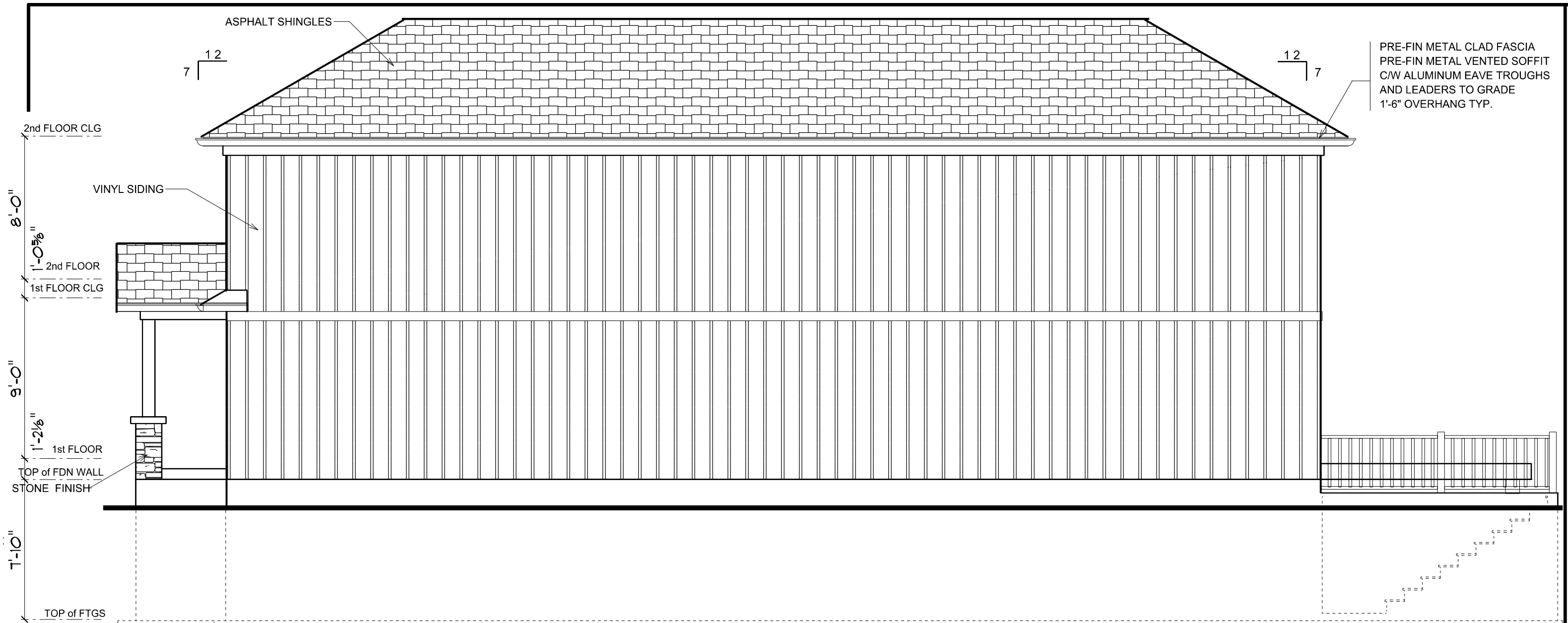
**LEFT ELEVATION**

**J. WILLIAM BIRDSELL, ARCHITECT**  
**809-1042 PAISLEY Rd**  
**GUELPH, ONT N1K 0C5**

SCALE 3/16" = 1'-0"

DATE :DEC 1 / 23

**A-5**



8" CONC. POURED FOUNDATION  
WALL on 6" x 18" CONCRETE FOOTING  
FOOTINGS TO BE Min. 48" BELOW  
FINISHED GRADE

<b>TWO STOREY HOUSE</b>	
LOT # 49 HAYES AVE, GUELPH	
<b>RIGHT ELEVATION</b>	
<b>J. WILLIAM BIRDSELL, ARCHITECT</b> <b>809-1042 PAISLEY Rd</b> <b>GUELPH, ONT N1K 0C5</b>	
SCALE 3/16" = 1'-0"	DATE : FEB 15 / 22
<b>A-6</b>	

PRE-FIN METAL CLAD FASCIA  
 PRE-FIN METAL VENTED SOFFIT  
 C/W ALUMINUM EAVE TROUGHS  
 AND LEADERS TO GRADE  
 1'-6" OVERHANG TYP.

2nd FLOOR CLG  
 8'-0"  
 1'-0 5/8"  
 2nd FLOOR  
 1st FLOOR CLG  
 9'-0"  
 1'-2 1/8"  
 1st FLOOR  
 TOP of FDN WALL  
 1'-10"  
 TOP of FTGS

7 12

TYP. INTERIOR WALL  
 2x4 AT 16" O/C  
 1/2" DRYWALL BOTH SIDES

FINISHED FLOOR  
 3/4" T & G SUB-FLOOR  
 1 1/8" ENG FLOOR JOISTS

3" ( 25 MPa ) CONC. FLOOR  
 ON 5" COMP. GRAVEL

6" x 18" CONC. FTGS

6" x 18" CONC. FTGS

ASPHALT SHINGLES ( Min 210 lb. )  
 Min 36" WIDE EAVE PROTECTION  
 EAVE STARTER STRIP  
 VALLEY FLASHINGS TO BE 36" WIDE  
 ROOF VENTS AT HIGH POINT of ROOF  
 ( Min FREE AREA = 1 / 300 S.F. FLOOR  
 AT VENTED SOFFIT PANELS AND AT  
 ROOF VENTS )  
 1/2" PLY. SHEATHING  
 PRE-ENG. ROOF TRUSSES AT 24" O/C  
 MIN. R60 BLOWN INSULATION  
 PROVIDE INSULATION BAFFLES AND AIR  
 CHANNELS TO PROTECT INSULATION AND  
 ENSURE ADEQUATE VENTILATION  
 SUPER 6 MIL VAPOUR BARRIER  
 1/2" CEILING DRYWALL

VINYL SIDING EXTERIOR  
 1" FOAM BOARD ( 5 CI )  
 METAL WIND BRACING  
 2x6 STUDS AT 16" O/C  
 R22 INSULATION  
 SUPER 6 MIL VAPOUR BARRIER  
 1/2" DRYWALL

8" POURED CONC. FOUNDATION WALL  
 FOUNDATION MEMBRANE  
 DRAIN BOARD ( PER O.B.C. )

4" Dia. PERF. PLASTIC DRAIN PIPE  
 - 6" CRUSHED STONE  
 - 2" SAND BASE  
 - FILTER CLOTH OVER STONE

**TWO STOREY HOUSE**  
 LOT # 49 HAYES AVE, GUELPH

**SECTION 'A-A'**

**J. WILLIAM BIRDSSELL, ARCHITECT**  
**809-1042 PAISLEY Rd**  
**GUELPH, ONT N1K 0C5**

SCALE 3/16" = 1'-0"

DATE : JULY 5 / 21

**A-7**