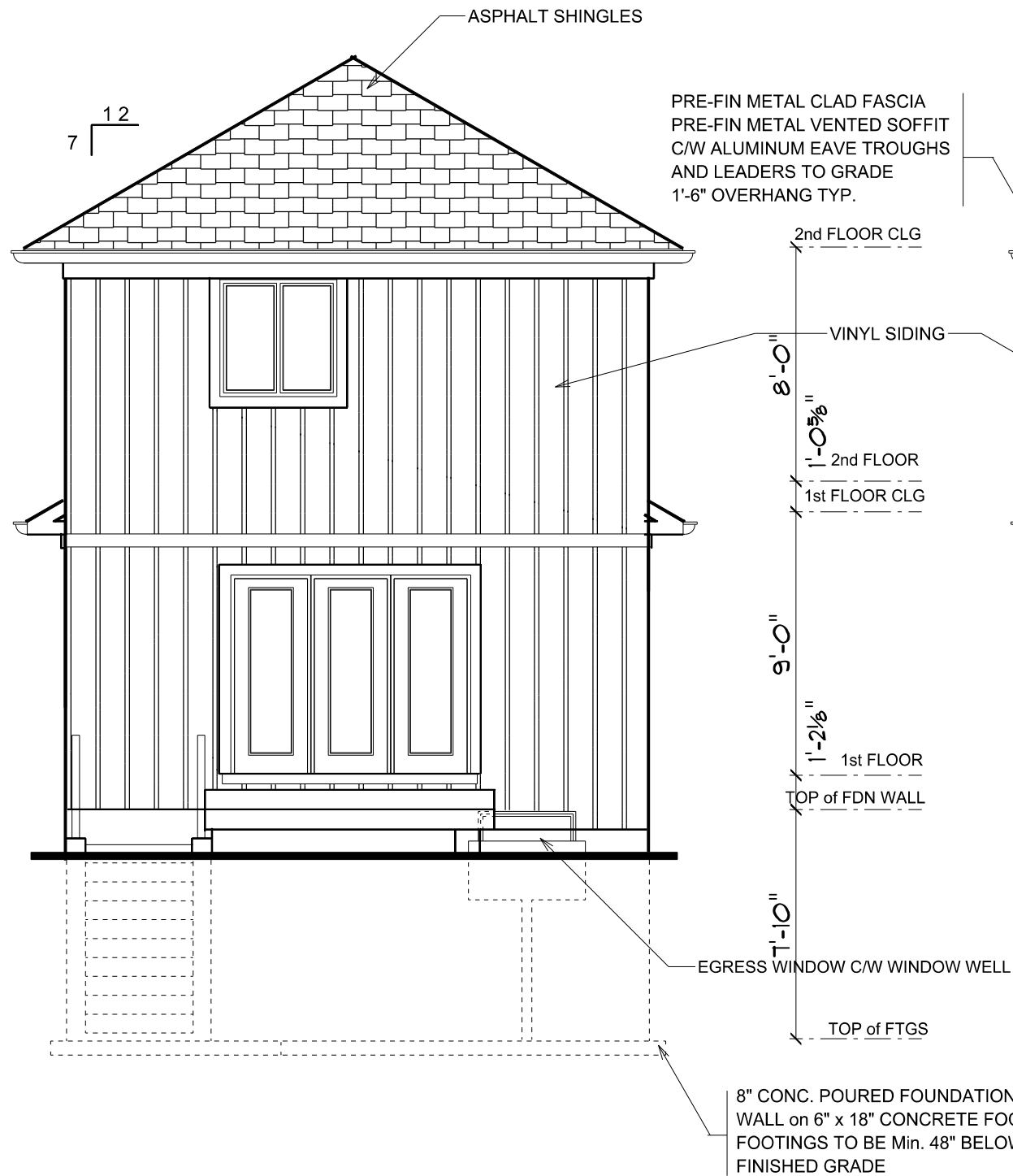
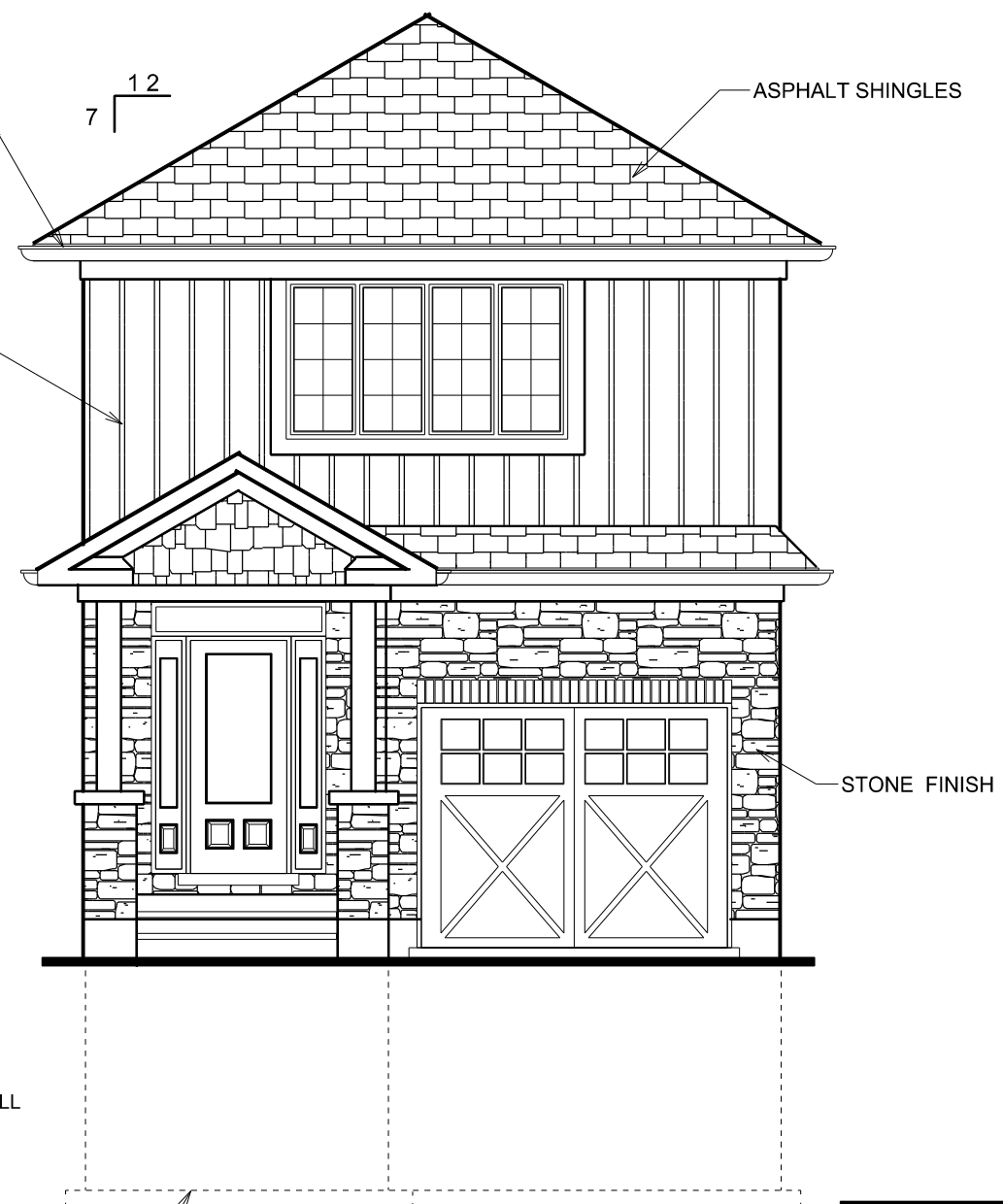




REAR ELEVATION



FRONT ELEVATION

TWO STOREY HOUSE
LOT # 49 HAYES AVE, GUELPH

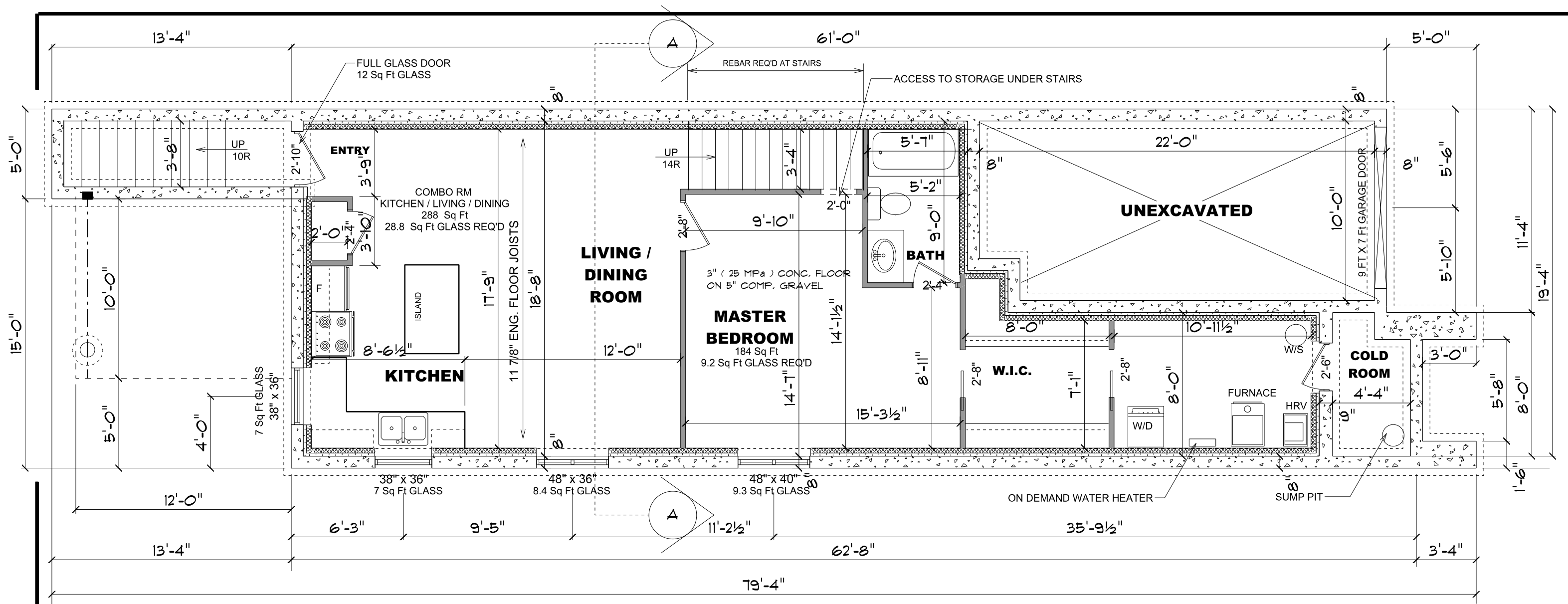
**FRONT & REAR
ELEVATIONS**

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

SCALE 3/16" = 1'-0"

DATE : DEC 1 / 23

A-1



TWO STOREY HOUSE
LOT # 49 HAYES AVE, GUELPH

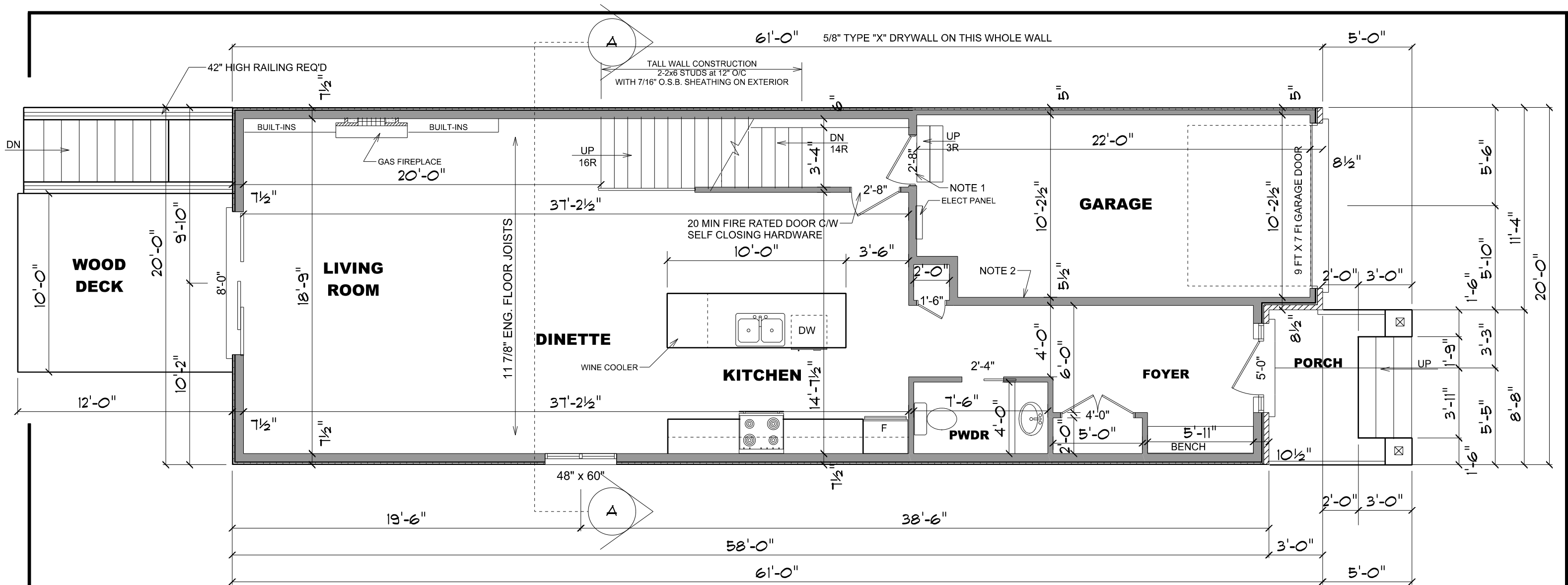
BASEMENT PLAN
785 Sq Ft BMT

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

SCALE 1/8" = 1'-0"

DATE : JULY 3 / 23

A-2



TWO STOREY HOUSE

LOT # 49 HAYES AVE, GUELPH

1st FLOOR PLAN

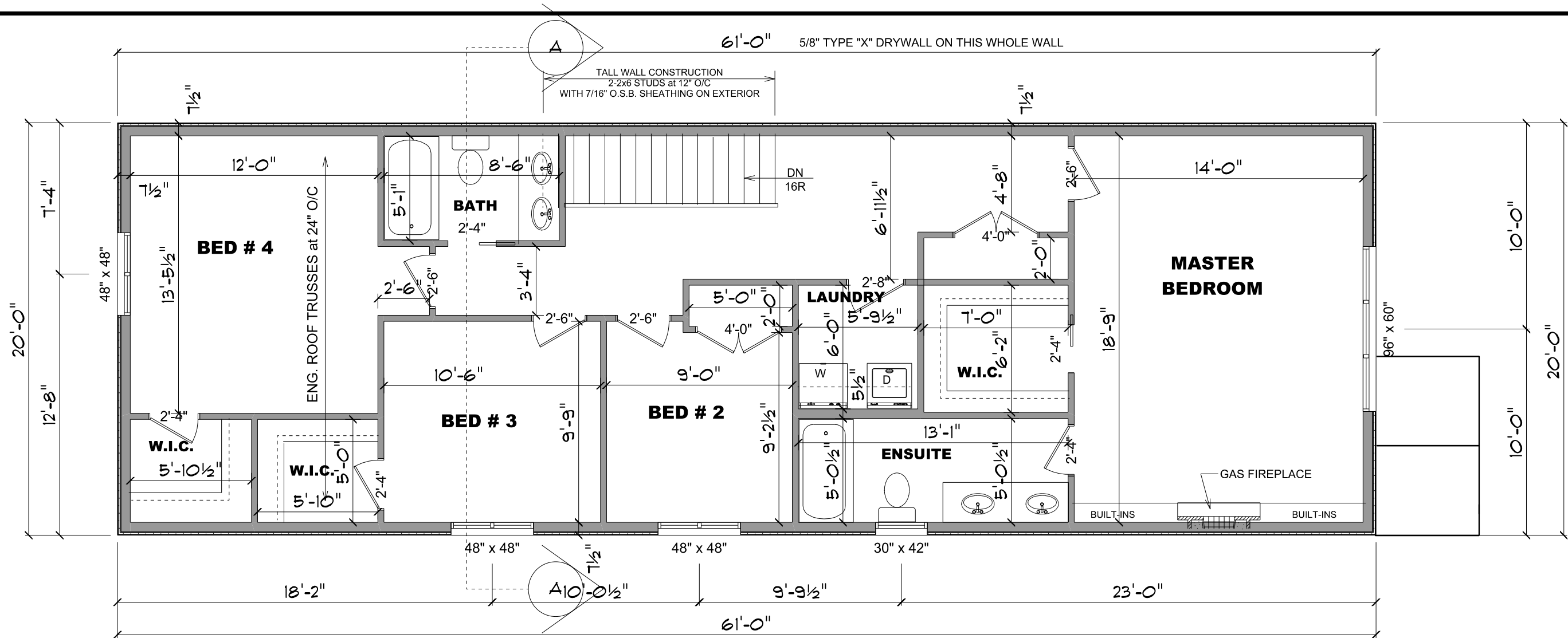
956 Sq Ft

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

SCALE 1/8" = 1'-0"

DATE : DEC 1 / 23

A-3



TWO STOREY HOUSE

LOT # 49 HAYES AVE, GUELPH

2nd FLOOR PLAN

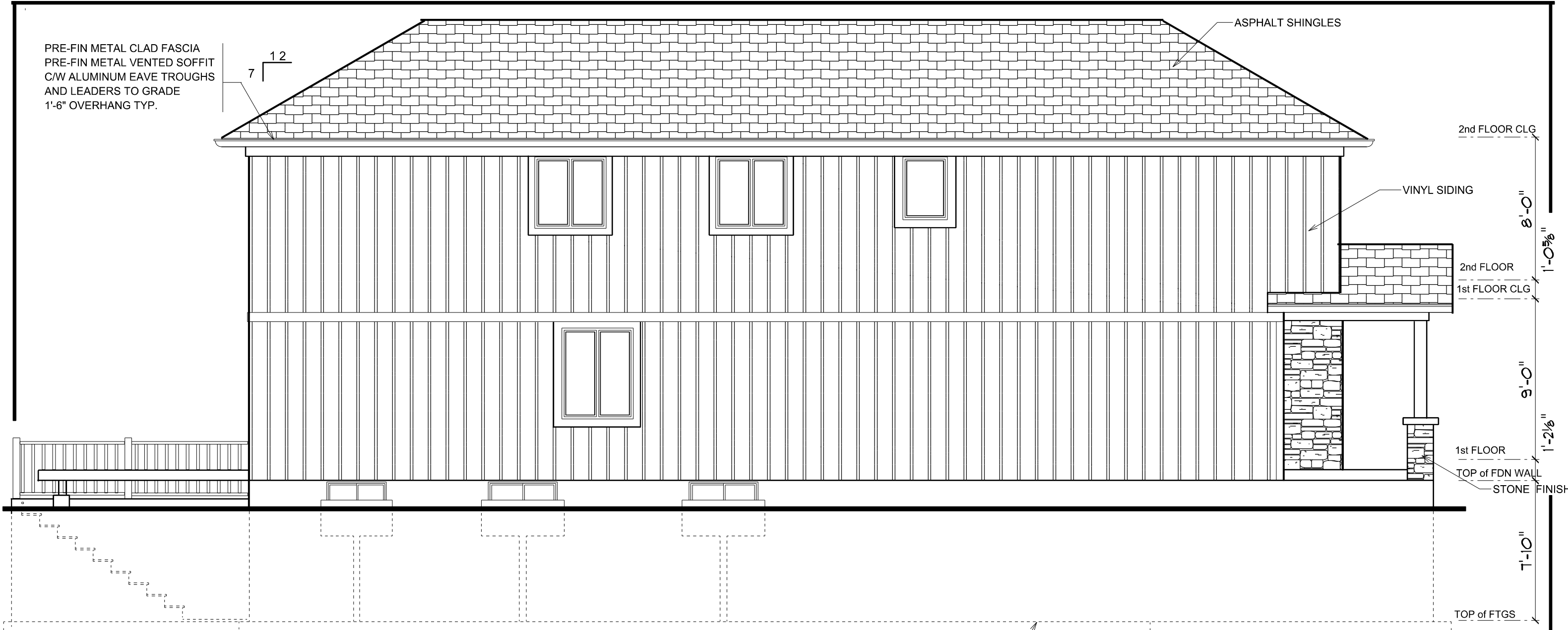
1,220 Sq Ft

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

SCALE 1/8" = 1'-0"

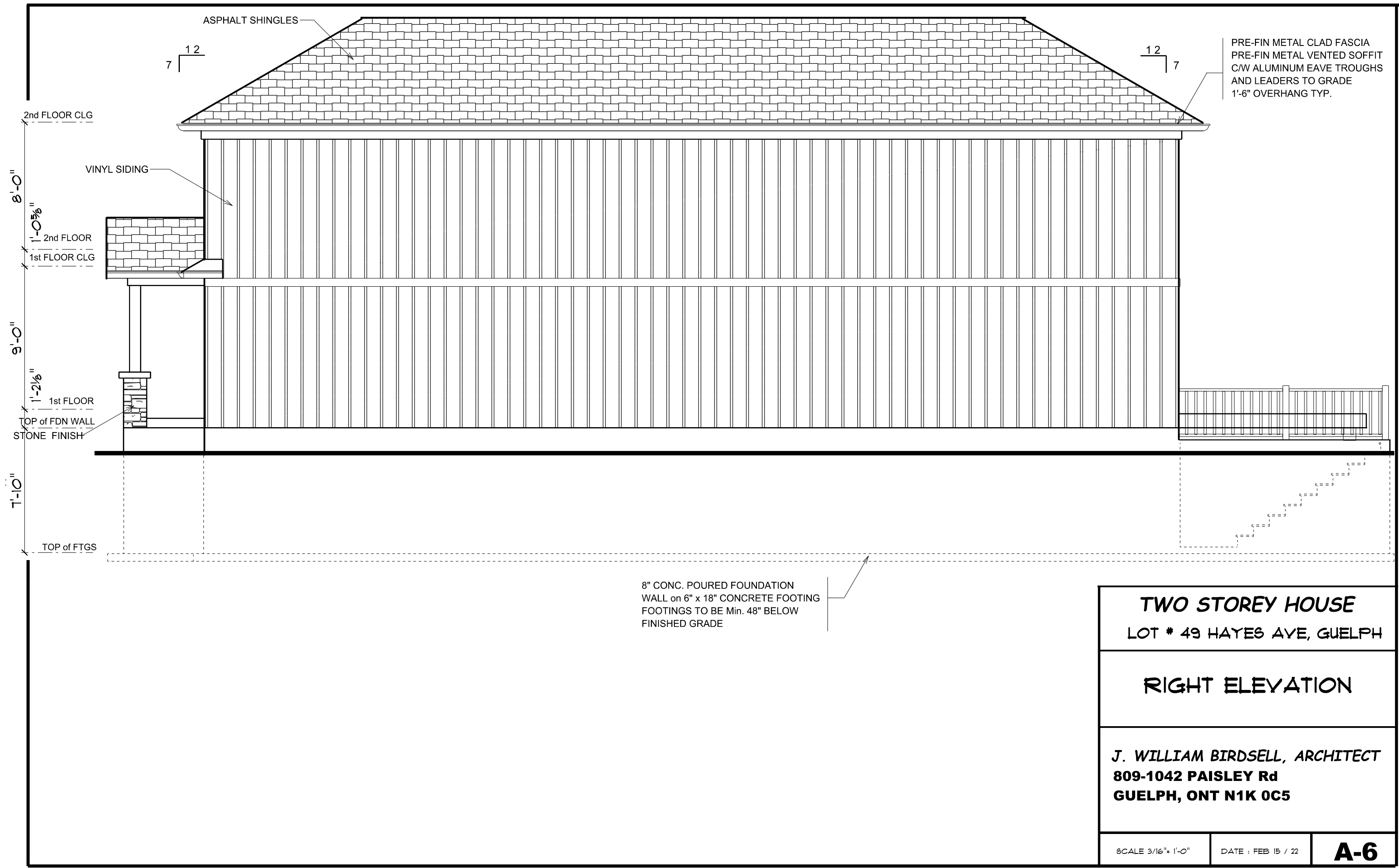
DATE : FEB 25 / 21

A-4



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

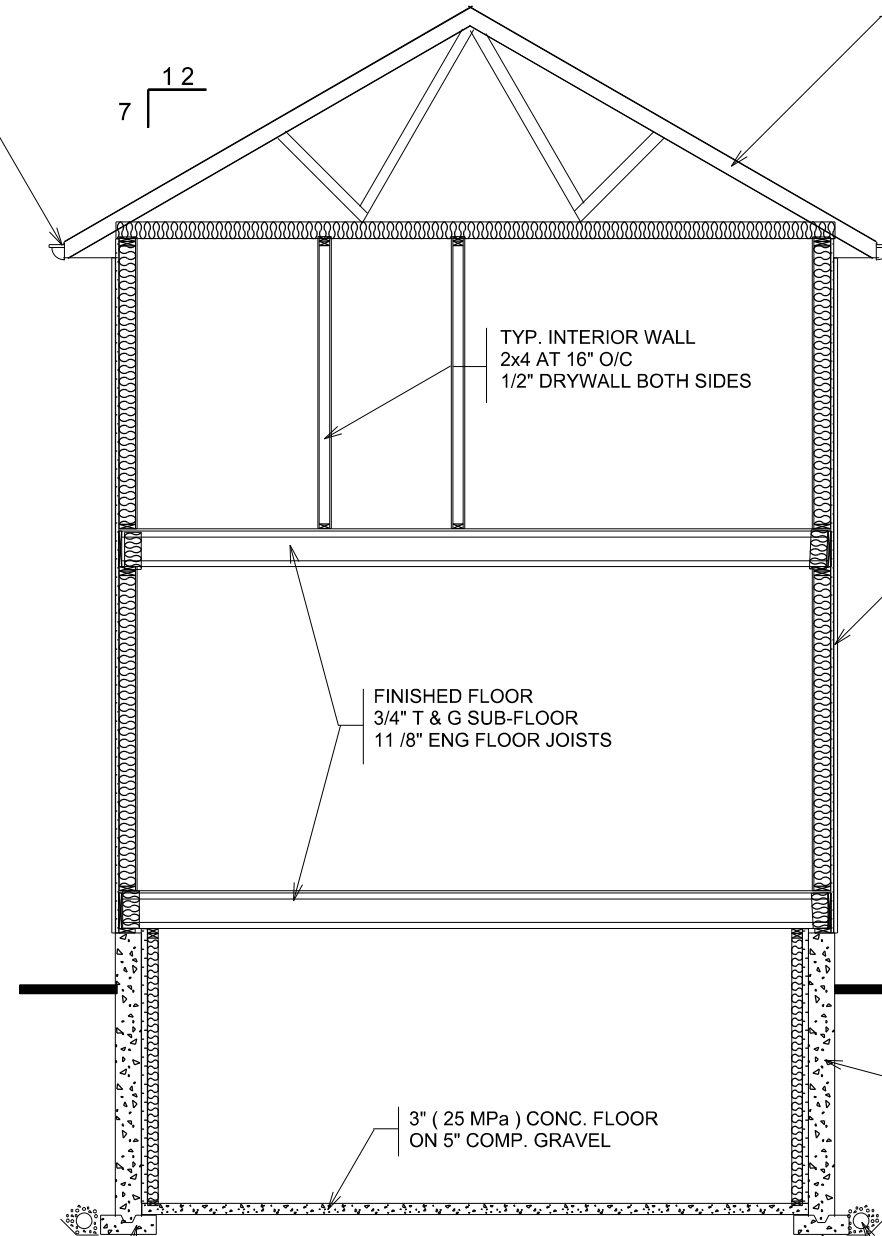
TWO STOREY HOUSE		
LOT # 49 HAYES AVE, GUELPH		
LEFT ELEVATION		
J. WILLIAM BIRDSELL, ARCHITECT 809-1042 PAISLEY Rd GUELPH, ONT N1K 0C5		
SCALE 3/16" = 1'-0"	DATE :DEC 1 / 23	A-5



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

6" x 18" CONC. FTGS



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

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 BIRDSELL, ARCHITECT
809-1042 PAISLEY Rd
GUELPH, ONT N1K 0C5

SCALE 3/16" = 1'-0"

DATE : JULY 5 / 21

A-7