

NOTE:
INSTALL FLASHING OVER ALL DOORS AND WINDOWS AS REQUIRED

PREFINISHED METAL SOFFITS,EAVESTROUGH & DOWNSPOUTS AS REQUIRED

UNVENTED ALUMINIUM 0.44MM THICK OR GREATER AS PER STANDATA IF SIDE YARD IS 1.2M OR LESS

CANTILEVER SIDE AND BOTTOM FINISHED WITH 12.7MM GYPSUM BOARD 11MM THICK PLYWOOD FIRE RATED MIN. 45 MINUTE, 15 MINUTE THERMAL BARRIER BEHIND COMBUSTIBLE CLADDING IF SIDE YARD IS 1.2M TO 1.8M

LEGEND

1.	6" STUCCO TRIM	A.	ROOF TOP
2.	HARDIE PANEL	B.	ROOF MIDPOINT
3.	STUCCO	C.	ROOF HEEL
4.	SHINGLES	D.	T/O SECOND FLOOR WALLS
5.	8" FASCIA BOARD	E.	T/O WINDOW
6.	PREFIN METAL FASCIA, SOFFIT, EAVESTROUGH, AND DOWNSPOUT LOCATIONS ON SITE TO SUITE SITE GRADING	F.	T/O SECOND FLOOR
		G.	T/O DOOR
		H.	T/O MAIN FLOOR
		I.	PRECAST CONCRETE STEPS
7.	MANUFACTURED STONE		

MAIN FLOOR PLAN : 1033 SQ.FT.

SECOND FLOOR PLAN : 1135 SQ.FT.

TOTAL : 2168 SQ.FT.

IN CASE OF ANY DISCREPENCIES, CONTRACTOR SHOULD NOTIFY THE DESIGNER AND CONTRACTOR SHALL CHECK AND VERIFY THE ENTIRE DRAWING INCLUDING THE DIMENSIONS AND OTHER DATA NOTED WITHIN THE CONDITIONS ON SITE.

FRONT ELEVATION



IMPERIAL DESIGN STUDIO INC.

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WWW.IMPERIALDZNSTUDIO.COM
#201,6043 ANDREWS WAY SW WINDERMERE, T6W 1A4.
PHONE : 587-989-6278

CLIENT INFO:



ADMIRE HOMES
YOUR BEST CHOICE

ADMIRE HOMES.
INFO@ADMIREHOMES.CA
780-281-3008

PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 14 BLK 110 PLAN 252 2418
14 SOREL AVE.

NUMBER OF REVISIONS:		SCALE:	SHEET:
DATE:	REVISION DETAIL		
2026-04-20	FINAL DRAWING	3/16 = 1'	P 1
		APPLICABLE ON 11" X 17" PAPER	DATE : APR.20, 2026

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REAR ELEVATION



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		APPLICABLE ON 11" X 17" PAPER	DATE : APR.20, 2026

GENERAL NOTES:
POINT PAST A POST, EXCEPT AT BEAM ENDS.
FIRE STOPS ARE TO BE PROVIDE AT ALL CONCEALED SPACES @ FLOOR , CEILING & ROOF LEVELS INCLUDING THE SPACE BETWEEN THE CHIMNEY FLUE AND SHAFT WHERE IT PASSES THROUGH FLOOR OR CEILING.
PROVIDE BUILT-UP POSTS OF A WIDTH OF BEAM, WHERE FRAMED INTO INTERIOR OR EXTERIOR WALLS.
ROOF OR ATTIC SPACES IS TO BE PROVIDED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN THE INSULATOR THROUGH UNHEATED SPACE.
COMBUSTION AIR IS REQUIRED FOR ALL FUEL FIRED HEATING APPLIANCES INCLUDING FIRE PLACES INTRODUCED BY INTAKES OTHER THAN A DOOR OR WINDOW.
END BEARING OF JOIST AND RAFTERS SHALL NOT BE LESS THAN 1 1/2"
FLOOR & CEILING JOISTS BRIDGING SHALL NOT BE MORE THAN 7'-0" O.C FROM SUPPORTS AND IS TO CONSIST OF CROSS BRIDGING, SOLID BLOCKING OR CONTINUOUS WOOD STRAPPING.
DOUBLE FRAMING UNDER ALL PARALLEL PARTITION AND AROUND ALL OPENINGS.

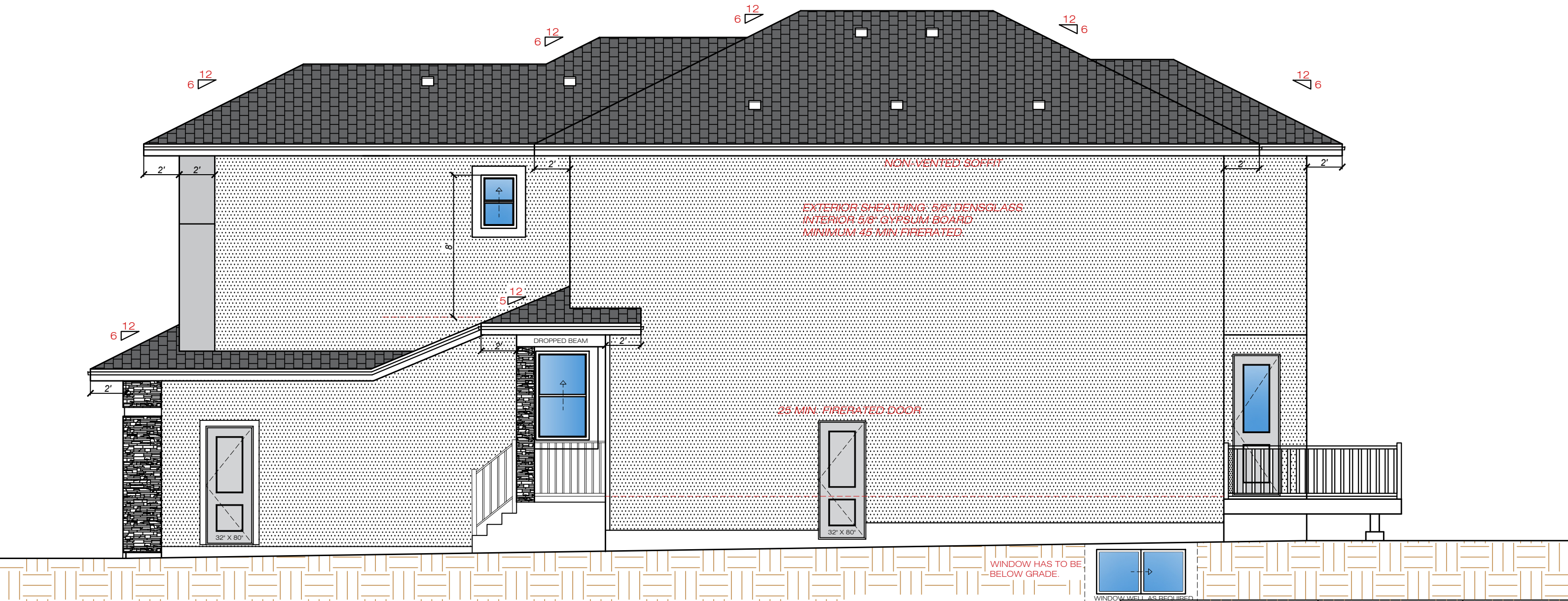
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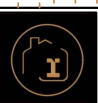
UNVENTED ALUMINIUM 0.44MM THICK OR GREATER AS PER STANDATA IF SIDE YARD IS 1.2M OR LESS

CANTILEVER SIDE AND BOTTOM FINISHED WITH 12.7MM GYPSUM BOARD 11MM THICK
PLYWOOD FIRE RATED MIN. 45 MINUTE, 15 MINUTE THERMAL BARRIER BEHIND COMBUSTIBLE CLADDING IF SIDE YARD IS 1.2M TO 1.8M

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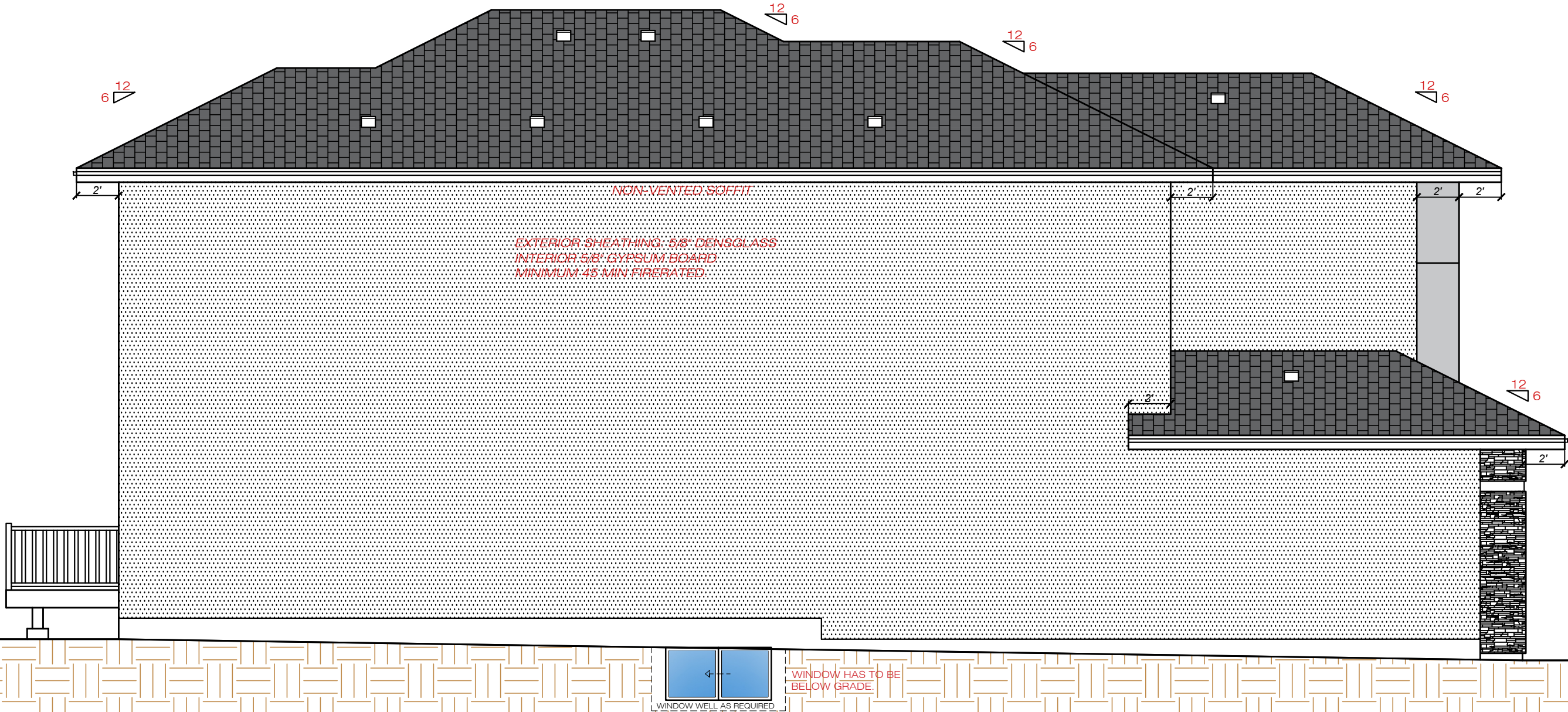


RIGHT ELEVATION

 IMPERIAL DESIGN STUDIO INC. CONTACT@IMPERIALDZN.COM WWW.IMPERIALDZNSTUDIO.COM #201,6043 ANDREWS WAY SW WINDERMERE, T6W 1A4. PHONE : 587-989-6278	CLIENT INFO:  ADMIRE HOMES YOUR BEST CHOICE	ADMIRE HOMES. INFO@ADMIREHOMES.CA 780-281-3008	PROJECT INFO: COLONIALE ESTATES, BEAUMONT. LOT 14 BLK 110 PLAN 252 2418 14 SOREL AVE.	NUMBER OF REVISIONS:		SCALE: 3/16 = 1' APPLICABLE ON 11" X 17" PAPER	SHEET: P 3 DATE : APR.20, 2026
				DATE:	REVISION DETAIL		
				2026-04-20	FINAL DRAWING		

GENERAL NOTES:
FOR ATTACHED GARAGES, ANY COMMON WALL IS TO BE PROVIDE AN EFFECTIVE BARRIER AGAINST THE
PASSAGE OF GAS AND EXHAUST FUMES. ANY DOOR IS TO BE TIGHT FITTING, WEATHER STRIPPED, FIRE RATED
AND FITTED WITH SELF CLOSING DEVICE.
AVOID PACKING CANTILEVERS FULL OF INSULATION LEAVE AIR SPACE BETWEEN SUBFLOOR AND INSULATION
FOR WARM AIR CIRCULATION.
PROVIDE A MINIMUM OF 3" BETWEEN THE TOP OF THE INSULATION AND THE BOTTOM OF THE ROOF SHEATHING
FOR ADEQUATE
ROOF VENTILATION.
AT THE INTERSECTION OF ROOFS PROVIDE SHEET METAL FLASHING OF AT LEAST 6 MIL POLYTHYLENE OR OTHER
ACCEPTABLE MATERIAL IS TO BE PROVIDED AND IS TO EXTEND FROM USE 1/2" CD DRYWALL WHERE TRUSSES
ARE GREATER THAN 16" O.C.
A SMOKE ALARM INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT IS TO BE PROVIDED
BETWEEN ALL ROOF VENT SHOULD BE A HEIGHT OF 4'-0" FROM TRUSS BOTTOM CHORD.

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LEFT ELEVATION



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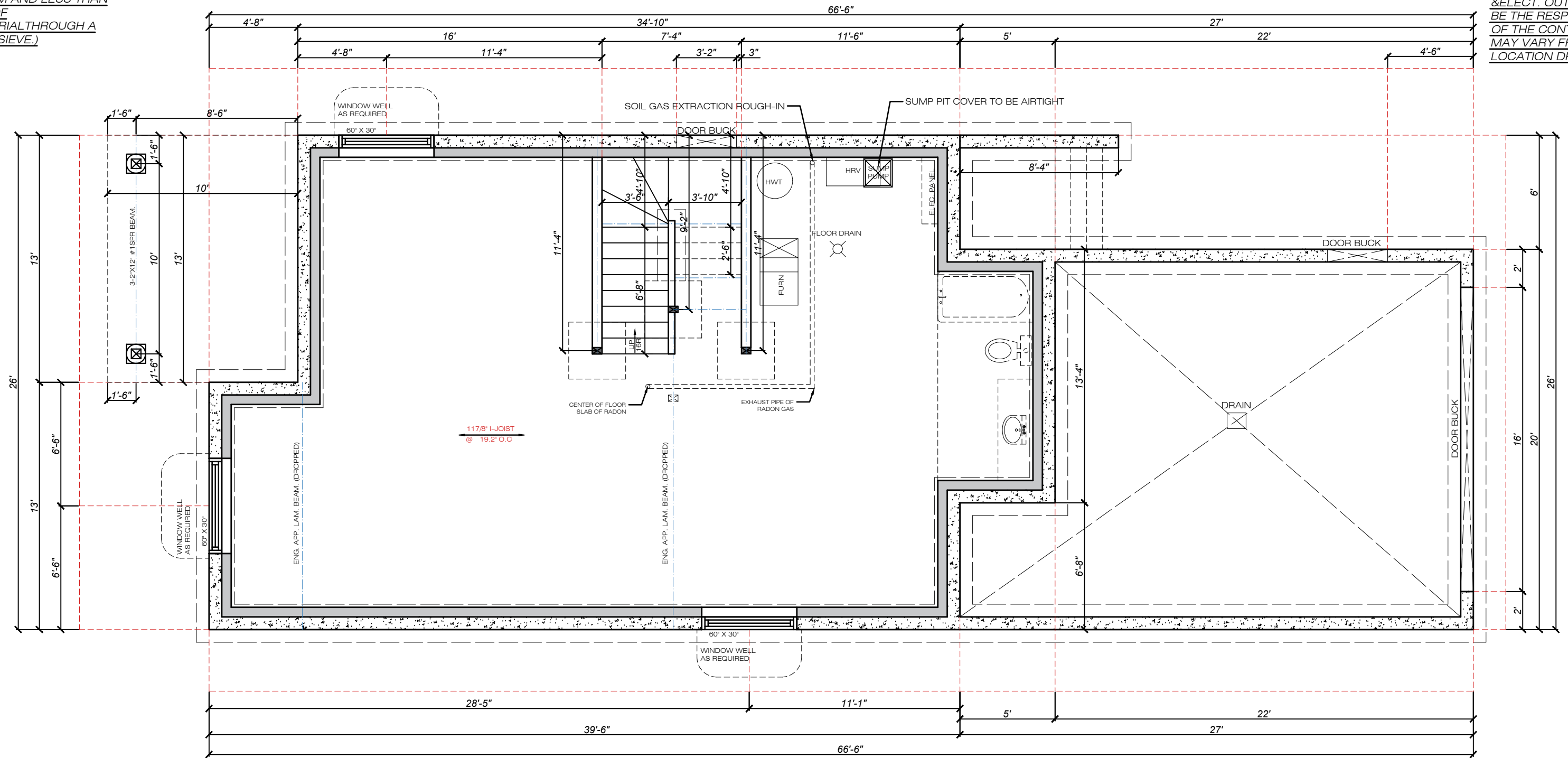
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LOT 14 BLK 110 PLAN 252 2418

14 SOREL AVE.

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NOTE:
THE EXACT LOCATION
OF HEAT REGISTERS
&ELECT. OUTLETS TO
BE THE RESPONSIBILITY
OF THE CONTRACTOR &
MAY VARY FROM THE
LOCATION DRAWN.



FOUNDATION PLAN

<u>NUMBER OF REVISIONS:</u>		SCALE:	SHEET:
<u>DATE:</u>	<u>REVISION DETAIL</u>	3/16 = 1'	P 5
2026-04-20	FINAL DRAWING		
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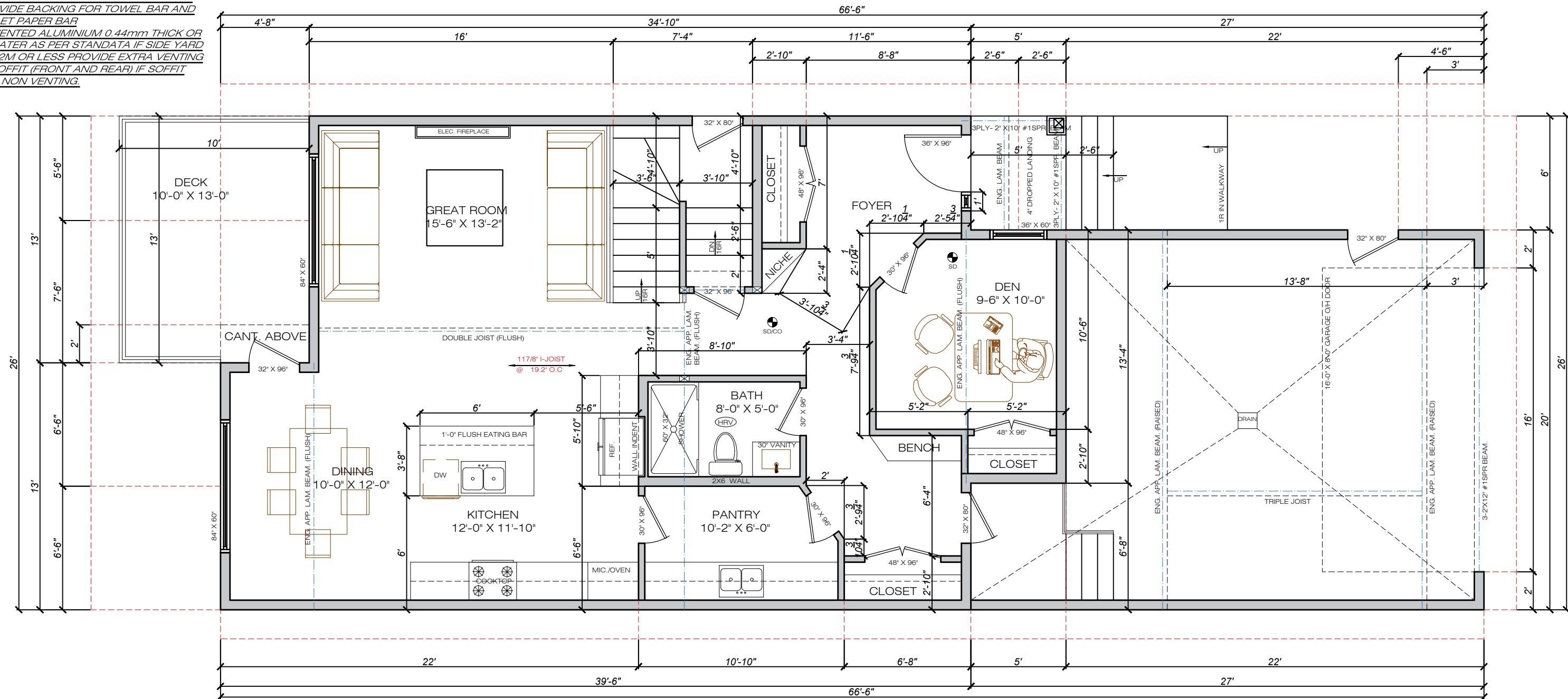
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NOTE:
ALL COUNTERTOPS ARE PER CONTRACT
SPEC.
PROVIDE BACKING FOR KITCHEN CABINETS
60° & 90° FROM FINISHED FLOOR
PROVIDE BACKING FOR STAIR HANDRAIL
PROVIDE BACKING FOR TOWEL BAR AND
TOILET PAPER BAR
UNVENTED ALUMINIUM 0.44mm THICK OR
GREATER AS PER STANDATA IF SIDE YARD
IS 1.2M OR LESS PROVIDE EXTRA VENTING
IN SOFFIT (FRONT AND REAR) IF SOFFIT
ARE NON VENTING.



MAIN FLOOR CEILING
HEIGHT : 9'-1" HIGH

MAIN FLOOR PLAN : 1033 SQ.FT.

GARAGE : 473 SQ.FT.

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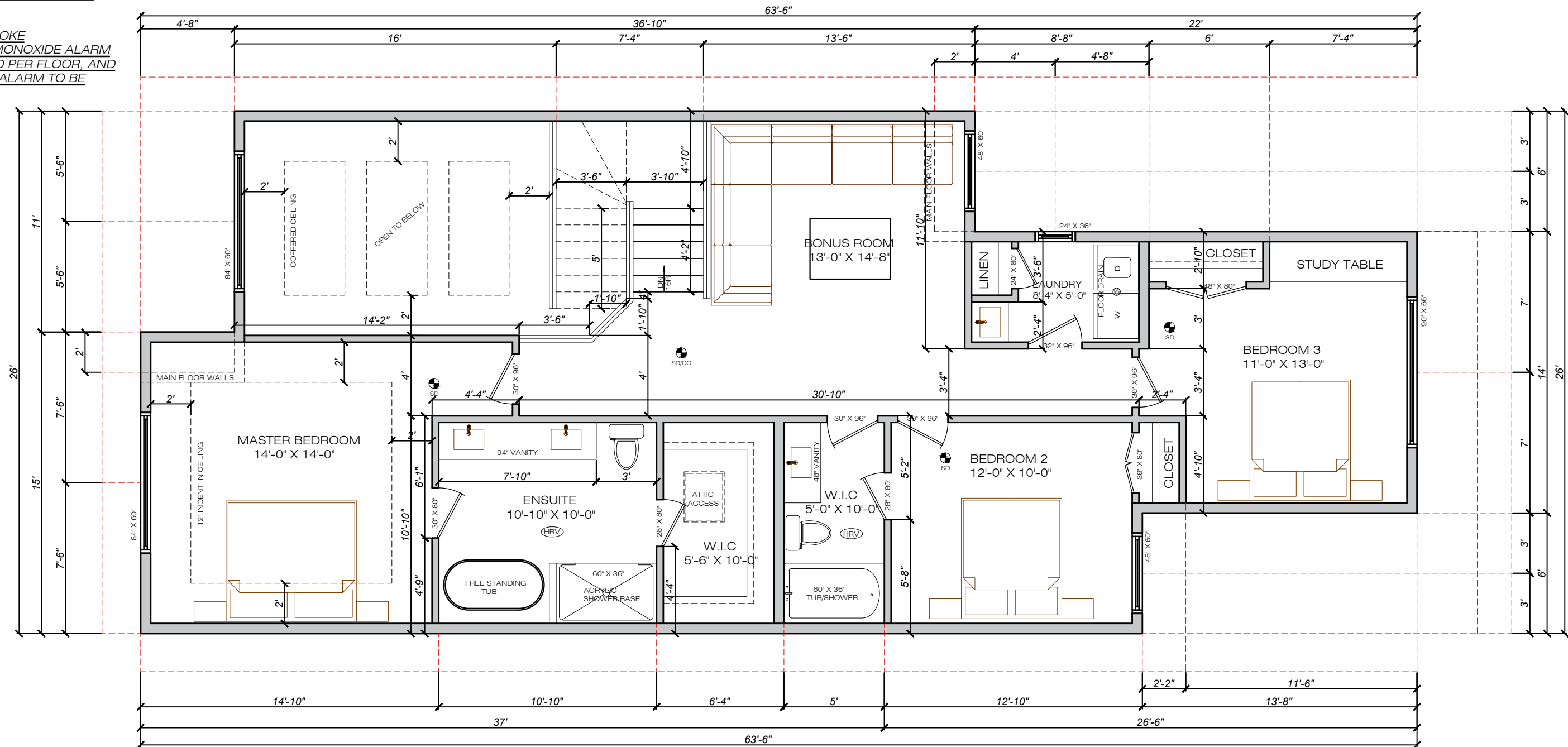
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NOTE:
UNVENTED ALUMINIUM 0.44mm
THICK OR GREATER AS PER
STANDATA IF SIDE YARD IS 1.2 M OR
LESS PROVIDE VENTING IN SOFFIT
(FRONT AND REAR) IF SOFFIT ARE
NON VENTING.
SMOKE ALARMS:
AT LEAST ONE SMOKE
ALARM/CARBON MONOXIDE ALARM
IS TO BE PROVIDED PER FLOOR, AND
EVERY BEDROOM.ALARM TO BE
HARD WIRED.



SECOND FLOOR CEILING
HEIGHT : 9'-1" HIGH

SECOND FLOOR PLAN : 1135 SQ.FT.



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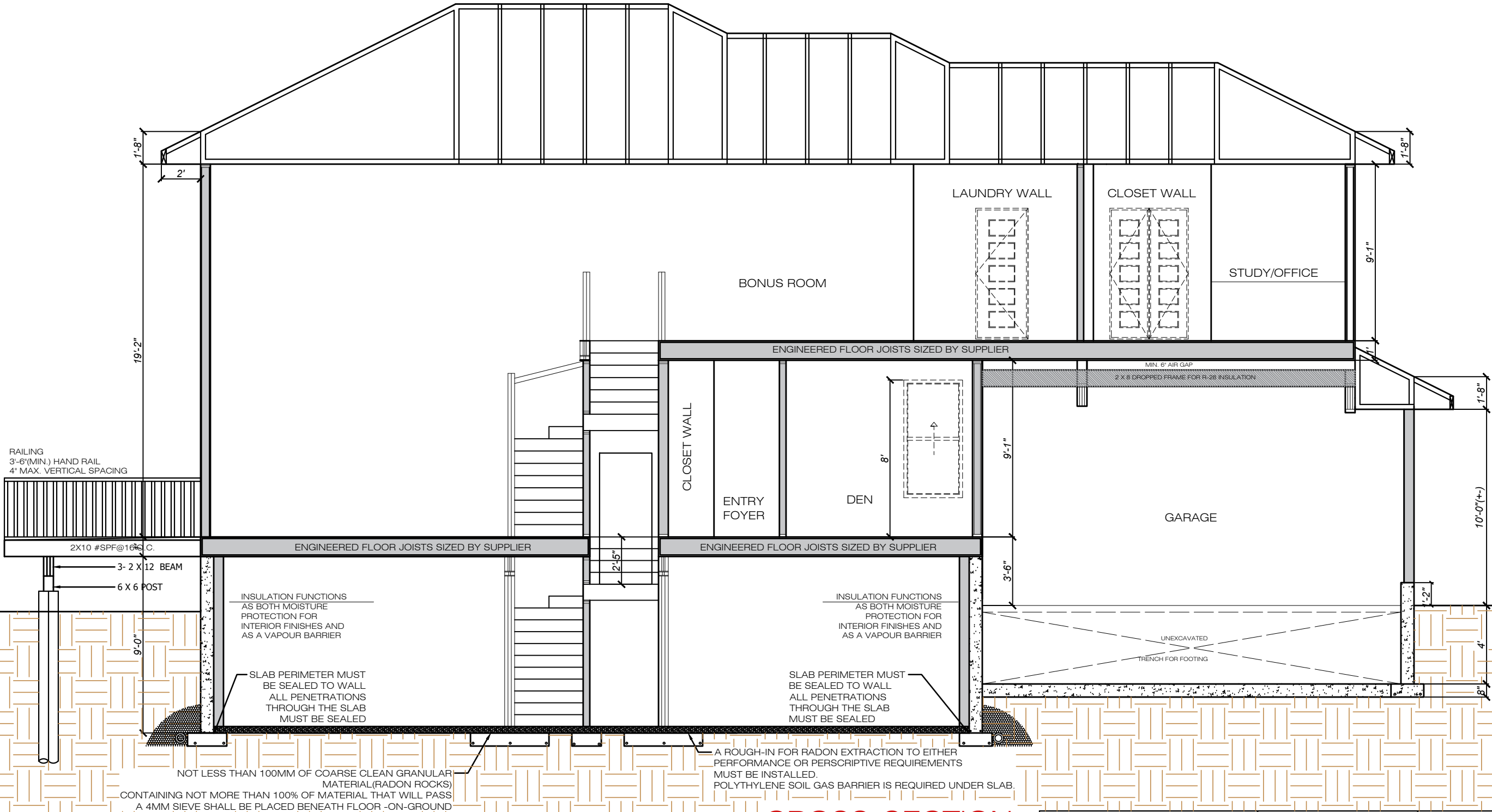
SHEET:

P 7

DATE :
APR.20, 2026

GENERAL NOTES:
-ALL SIZES & DIMENSIONS TO BE
CONFIRMED BY THE GENRAL
CONTRACTOR ANY DISCREPRANCIES
TO BE REPORTED TO THIS OFFICE
OFFICE CLARIFICATION AGREED
UPON BEFORE PROCEEDING.
-NON HARDENING CAULKING
COMPOUND TO BE USED OVER AND
AROUND ALL EXTERIOR OPENINGS
PLUMBING ACCESS OF 16" X 20" TO
BE PROVIDED FOR TUBS AND
SHOWERS
-PROVIDE FRESH AIR INTAKES FOR
NACES AND FIREPLACES
-ALL WORKMANSHIP TO BE A
STANDARD EQUAL IN ALL RESPECT
TO GOOD BUILDING PRACTICE
SIDING / STUCCO TO BE 3-2"X12"
FINISH WOOD RAILING PICKETS
MAXIMUM 4" O.C. PRECAST
CONCRETE STEPS CAPED VENT

Polyethylene soil gas barrier is
required under slab (Min. 12" lap);
- Slab perimeter must be sealed;
- All penetrations through slab
must be sealed;
- Sump pit cover to be airtight;
- Granular fill required under slab
(Min 100 mm and less than 10% of
material through a 4 mm sieve)
- A rough-in for radon extraction
to either performance or perspective
requirements must be installed.
- Min 4" Exhaust pipe is to be ran to
center of floor



CROSS-SECTION



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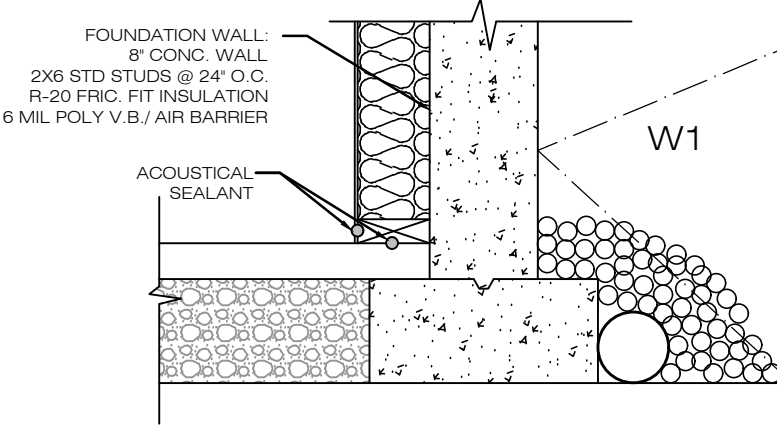
P 8

APPLICABLE ON
11" X 17" PAPER

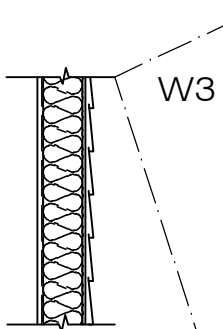
DATE :
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SPECIFICATIONS:

THE FOLLOWING LIST OF SPECIFICATIONS MAY NOT APPLY TO THE ATTACHED SET OF PLANS ENTIRELY



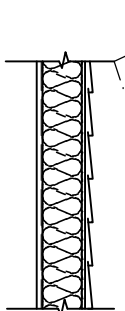
W1 FOUNDATION WALL W/FOOTING (HOUSE)	RSI VALUE
RSI 3.46 REQUIRED (WITHOUT HRV)	
8" CONCRETE WALL	0.08128
2" X 6" STUDS @ 24" O.C.	3.17543
W/R - 24 BATT INSULATION	
6MIL POLYETHYLENE SHEET	---
GYPSUM (12.7MM)	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.46



EXTERIOR WALL (HOUSE & GARAGE)	RSI VALUE
RSI 2.97 REQUIRED W/HRV	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2" X 6" STUDS @24" O.C.	2.67
W/R-22 BATT INSULATION	
6mil POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.10

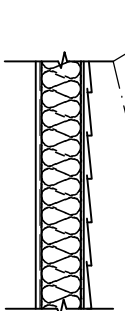
W4

WALL (TO GARAGE)	RSI VALUE
RSI 2.81 REQUIRED W/HRV	
INT. AIR FILM	0.12
GYPSUM BOARD	0.08
6mil POLYETHYLENE SHEET	---
2" X 6" STUDS @ 24" O.C.	
W/R-22 BATT INSULATION	2.67
AIR BARRIER	---
5/8" FIRE RATED GYPSUM BOARD	0.10
EFFECTIVE VALUE	2.97



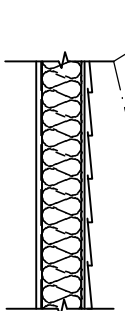
W8

TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 8"O.C. &R24	2.54
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.97



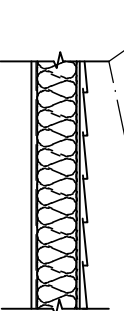
W8

TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 12"O.C. &R24	2.60
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.03



W8

TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 16"O.C. &R22	2.55
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.98



W8

TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 24"O.C. &R24	2.80
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.23

W5 WALL (PARTITION)

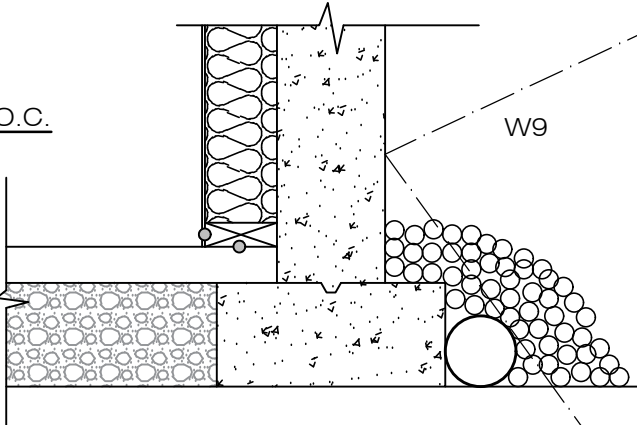
- 1/2" GYPSUM BOARD
- 2"X4" OR 2"X6" STUDS @24" O.C.
- 1/2" GYPSUM BOARD

W6 WALL (BEARING)

- 1/2" GYPSUM BOARD
- 2"X6" OR 2"X8" STUDS @16" O.C.
- 1/2" GYPSUM BOARD

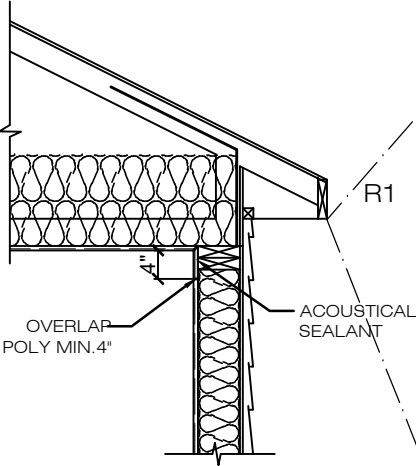
W7 WALL (BEARING) W/FOOTING

- 1/2" GYPSUM BOARD
- 2"X6" STUDS @16" O.C.
- 1/2" GYPSUM BOARD
- ON 18" X 8" 32.5 MPa (min) CONT. CONCRETE FOOTING
- R/F WITH 2-15M CONT.



W9

RIM BOARD ASSEMBLY PERPENDICULAR TO JOIST	RSI VALUE
RSI 2.97 REQUIRED W/HRV	
MAIN FLOOR	
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
1-1/8" PRE-INSULATED	2" X 10" #SPF @16" O.C.
RIM BOARD	0.26
11-7/8" ENG. FLOOR JOISTS	3.35
@19.2" (11.5%) +R-20 BATT INSULATION (88.5%)	
6mil POLYETHYLENE SHEET	---
EFFECTIVE VALUE	3.84



R1

CEILING BELOW ATTIC	RSI VALUE
RSI 8.67 REQUIRED W/HRV	
OUTSIDE AIR FILM	0.03
R39 CELLULOSE FIBER INSULATION	6.84
CONT. RSI	1.95
2X4 BOTTOM CHORD @24" O.C. (7%)	OVERALL R VALUE OF INSULATION R52
3.5" CELLULOSE (RSI 2.22, R13) (93%)	
6mil POLYETHYLENE SHEET	---
1/2" CEILING BOARD	0.077
INTERIOR AIR FILM (HEAT FLOW UP)	0.11
EFFECTIVE VALUE	9.04



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FINAL DRAWING

SCALE:

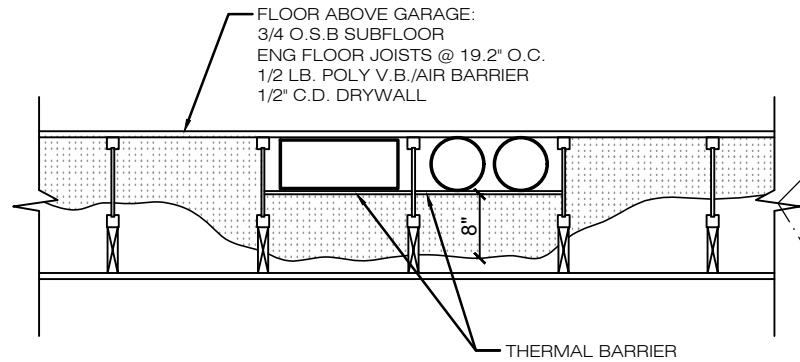
3/16 = 1'

SHEET:

P 9

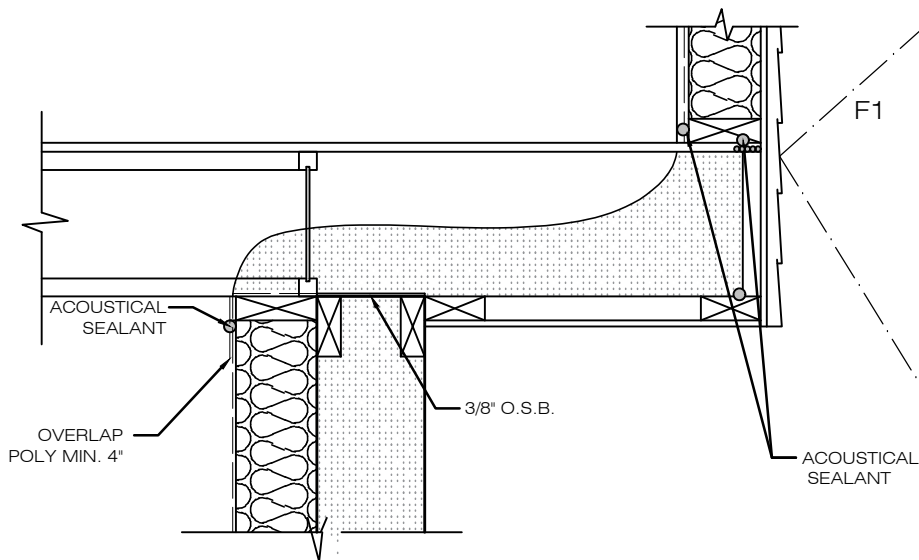
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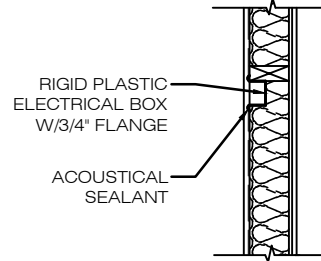


FLOOR OVER UNHEATED SPACE	RSI VALUE
RSI 5.02 REQUIRED W/HRV	
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
AIR GAP	0.16
2X8 FRAME @24" O.C. & R-28 BATT INSULATION	4.4
GYPSUM BOARD	0.08
OUTSIDE AIR FILM	0.03
EFFECTIVE VALUE	5.08

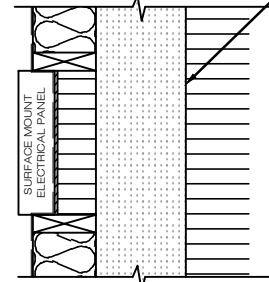
UPPER FLOOR - PARALLEL TO JOIST	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5MM) OSB SHEATHING	0.09
2" X 6" STUDS @24" O.C.	2.67
W/R-22 BATT INSULATION	---
6 MIL POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.10



CANTILEVER	RSI VALUE
RSI 5.02 REQUIRED W/HRV	
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
11 7/8" ENG. FLOOR JOISTS @19.2 (11.5%) + R-30 BATT INSULATION(88.5%)	4.65
5/8" PLYWOOD OR OSB SHEATHING	0.135
VOID	---
SHEATHING PAPER	---
NON-VENTED METAL SOFFIT	---
OUTSIDE AIR FILM	0.03
EFFECTIVE VALUE	5.15

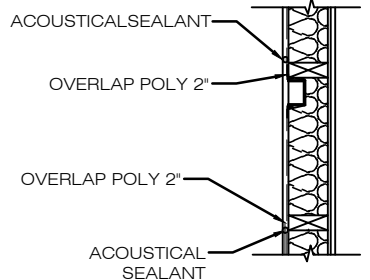


PLAN VIEW
ELECTRICAL BOX DETAIL



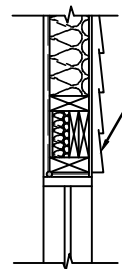
ELEC. PANEL DETAIL

FOUNDATION WALL @ ELEC. PANEL:
8" CONC.WALL
2" RIGID INSULATION
3/8" O.S.B. SHEATHING
6 MIL POLY V.B. / AIR BARRIER

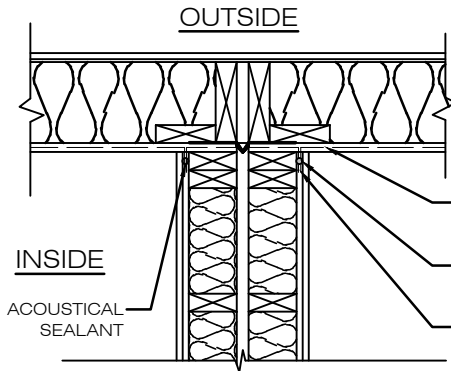


PLAN VIEW
ELECTRICAL BOX DETAIL

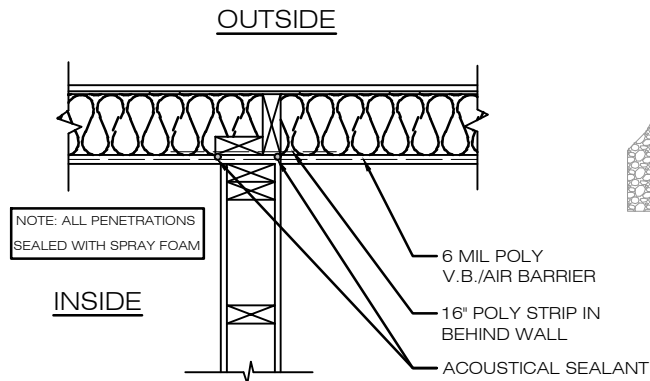
W11	FOUNDATION WALKOUT EXTERIOR WALL	RSI VALUE
	R - 2.97 REQUIRED W/HRV	
	OUTSIDE AIR FILM	0.03
	SIDING	0.11
	SHEATHING PAPER	---
	3/8" (9.5MM) OSB SHEATHING	0.09
	2" X 6" STUDS @ 16" O.C. & R-22 BATT INSULATION	2.55
	6 MIL POLYETHYLENE SHEET	---
	GYPSUM BOARD	0.08
	INT. AIR FILM	0.12
	EFFECTIVE VALUE	2.98



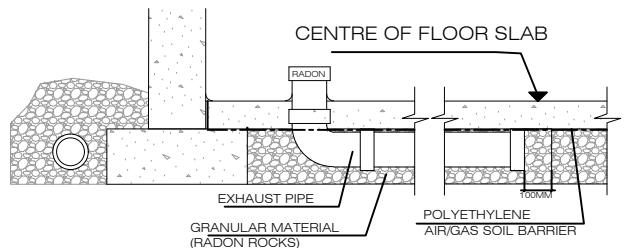
HEADER DETAIL



PLAN VIEW
PARTY WALL DETAIL



PLAN VIEW
INTERIOR WALL DETAIL



RADON GAS EXTRACTION DETAIL



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CLIENT INFO:



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INFO@ADMIREHOMES.CA
780-281-3008

PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 14 BLK 110 PLAN 252 2418
14 SOREL AVE.

REVISION:

DATE:

REVISION DETAIL

2026-04-20

FINAL DRAWING

SCALE:

3/16 = 1'

APPLICABLE ON
11" X 17" PAPER

SHEET:

P 10

DATE :
APR.20, 2026