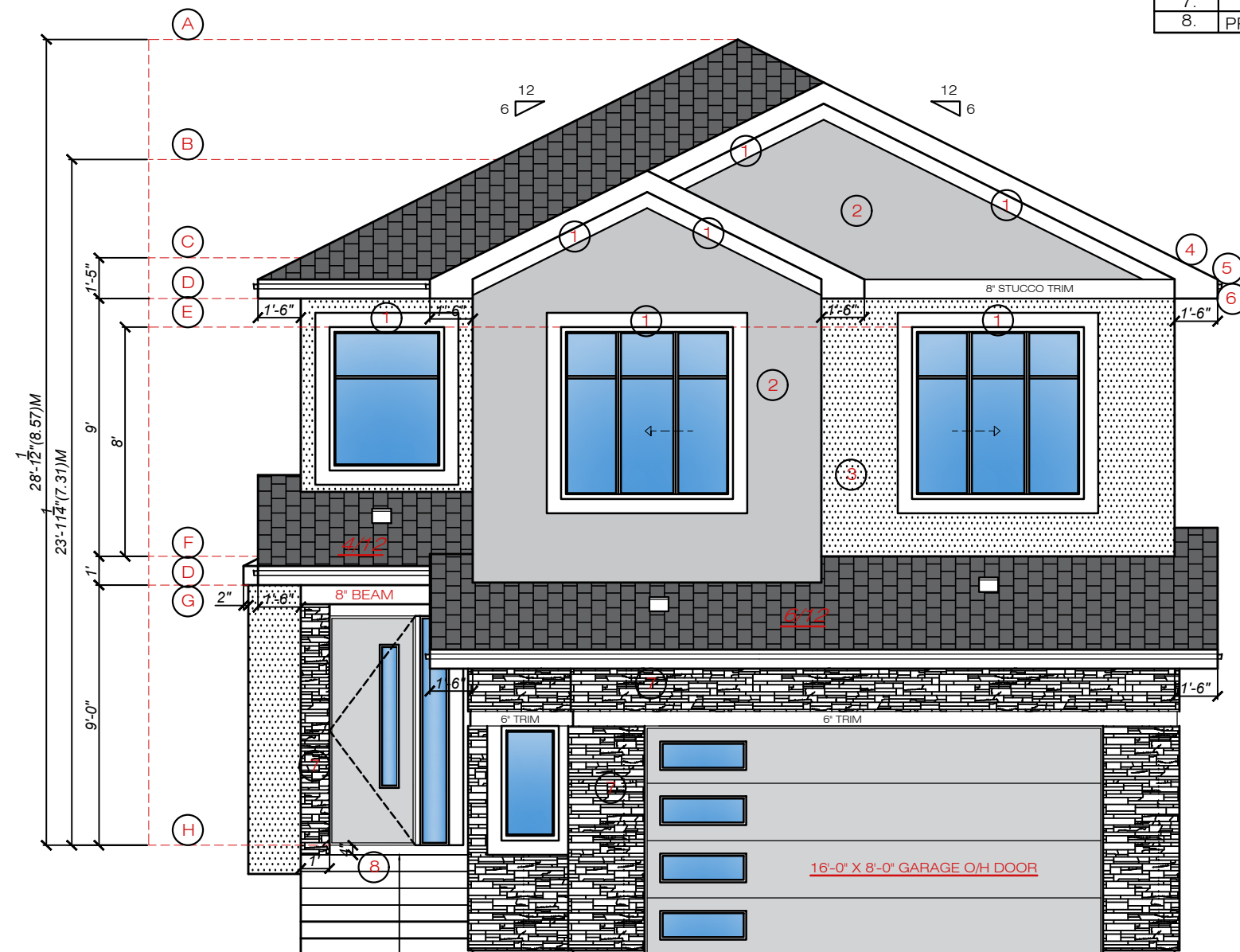


CANTILEVER SIDE AND BOTTOM FINISHED WITH 12.7MM
GYPSUM BOARD 11MM THICK
PLYWOOD FIRE RATED MIN. 45 MINUTE, 15 MINUTE THERMAL
BARRIER BEHIND COMBUSTIBLE CLADDING IF SIDE YARD IS
1.2M TO 1.8M

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
7.	MANUFACTURED STONE		
8.	PRECAST CONCRETE STEPS		

MAIN FLOOR PLAN	: 1151	SQ.FT.
SECOND FLOOR PLAN	: 1314	SQ.FT.
TOTAL	: 2465	SQ.FT.



PRECAST CONCRETE STEPS
4 RISERS W/4" DROPPED
LANDING + 2 RISERS IN WALK

FRONT ELEVATION

<u>NUMBER OF REVISIONS:</u>		SCALE:	SHEET:
<u>DATE:</u>	<u>REVISION DETAIL</u>	3/16 = 1'	P 1
2025-12-16	FINAL DRAWING		
2026-02-09	FINAL DRAWING		
		APPLICABLE ON 11" X 17" PAPER	DATE : 16-DEC.2025



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CLIENT INFO:



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PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

GENERAL NOTES:

ALL WORK AND MATERIALS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.

ALL SIZES & DIMENSIONS TO BE CONFIRMED BY THE GENERAL CONTRACTOR AND DISCREPANCIES TO BE REPORTED TO THIS OFFICE

OFFICE CLARIFICATION AGREED UPON BEFORE PROCEEDING.

FOUNDATION WALLS OF POURED CONCRETE TO BE 8" THICK AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE REINFORCED WITH 2 ROWS OF 2-10M. WALLS SHALL BE DAMPROOFING MATERIAL.

BASEMENT WINDOWS SHALL BE REINFORCED WITH 2 - 10M VERTICAL & HORIZONTAL AROUND PERIMETER OF WINDOW AND PROJECT 12" BEYOND LINTEL SHALL BE PROVIDED WHERE WINDOWS HAVE LESS THEN 8" CONCRETE OVER

CONCRETE STRENGTH SHALL NOT BE LESS THAN 20 MP (2900 p.s.i.) AFTER 28 DAYS WITH AIR ENTRAINMENT OF 5 TO 8 PERCENT.

SECURE THE FLOOR SYSTEM TO FOUNDATION WITH 1/2" ANCHOR BOLTS @ 8'-0" O.C MAX OR EQ.

INSULATED ATTIC ACCESS HATCH - 20" X 28" LINEN CLOSET - 4 SHELVES MIN. 1'-2" DEEP WASHROOM TO BE MECHANICALLY VENTED

STAIR SUPPORT TO BE 4"X4" KILN DRIED

SPRUCE POST ON 24" X 24" X 8" CONCRETE FOOTING PROVIDE AT LEAST ONE AIR EXCHANGE PER HOUR.

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.



REAR ELEVATION

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LOT 2 BLK 111 PLAN 252 2418

23 SOREL AVE

NUMBER OF REVISIONS:		SCALE:	SHEET:
DATE:	REVISION DETAIL		
2025-12-16	FINAL DRAWING	3/16 = 1'	P 2
2026-02-09	FINAL DRAWING		
		APPLICABLE ON	DATE :
		11" X 17" PAPER	16-DEC.2025

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.

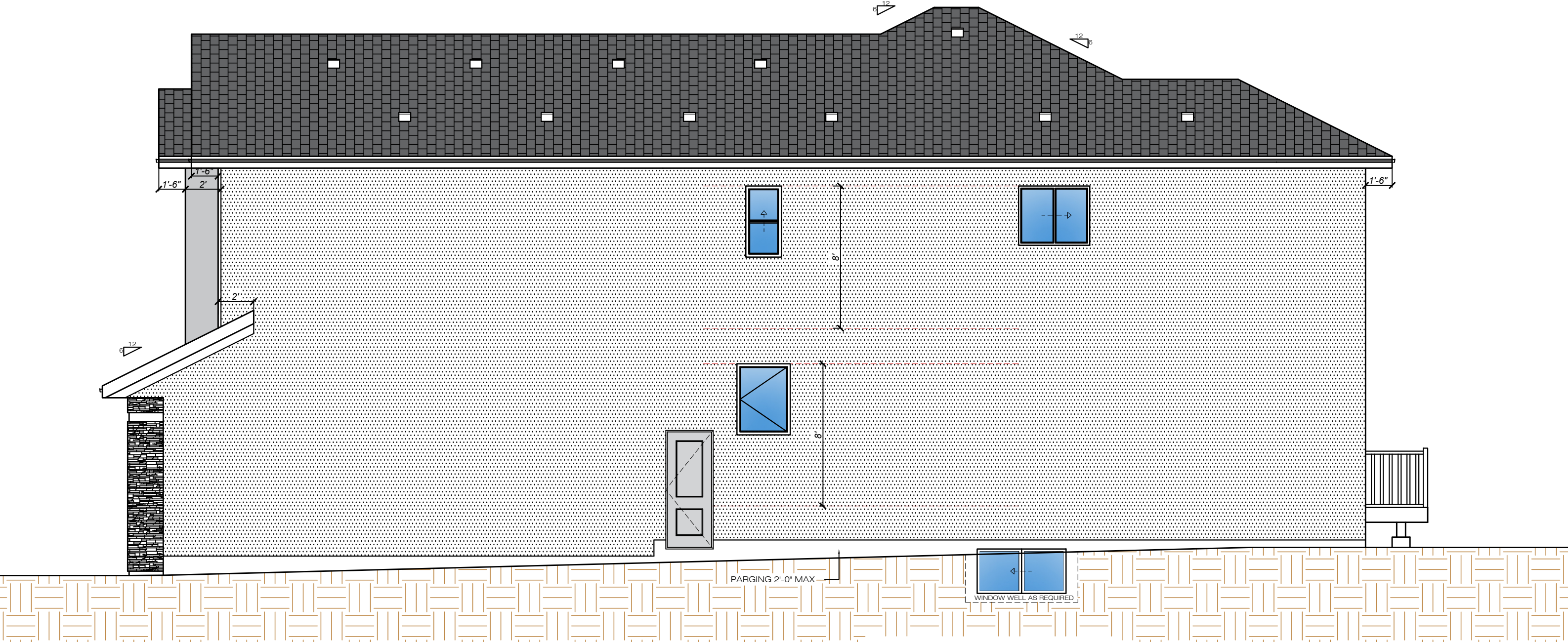
NOTE:
INSTALL FLASHING OVER ALL DOORS AND WINDOWS AS REQUIRED

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

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.



RIGHT ELEVATION



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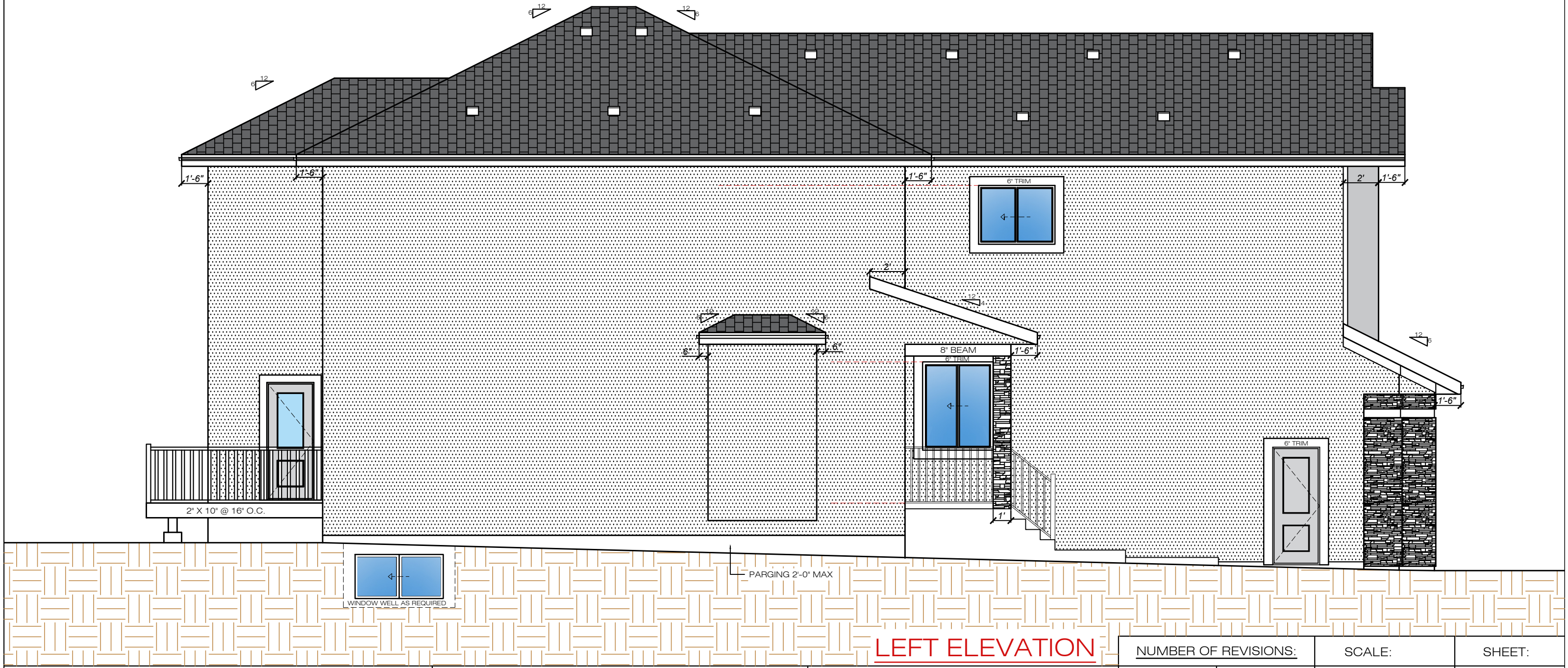
PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

NUMBER OF REVISIONS:		SCALE:	SHEET:
DATE:	REVISION DETAIL		
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2026-02-09	FINAL DRAWING		
		APPLICABLE ON 11" X 17" PAPER	DATE : 16-DEC.2025

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.

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.



LEFT ELEVATION



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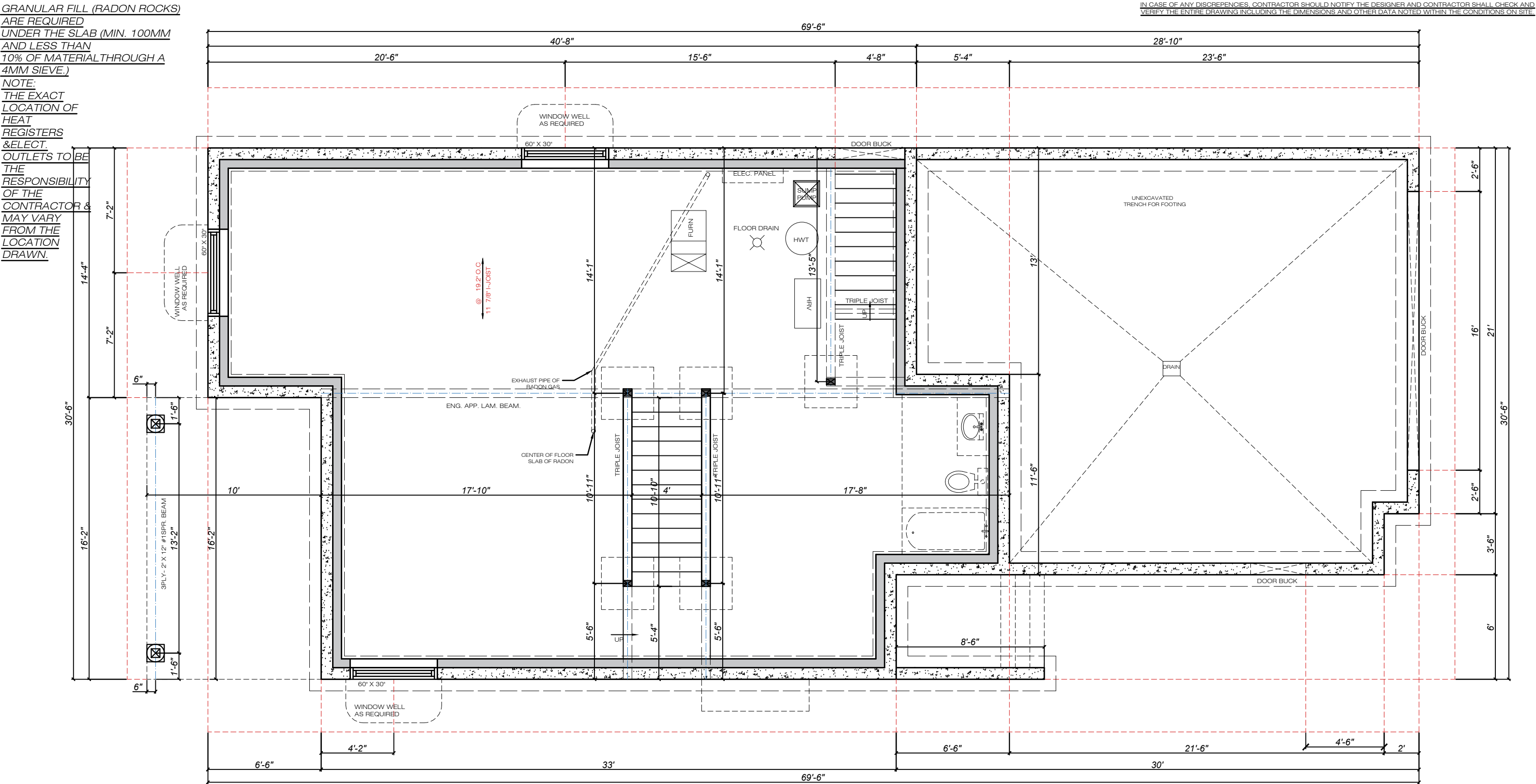


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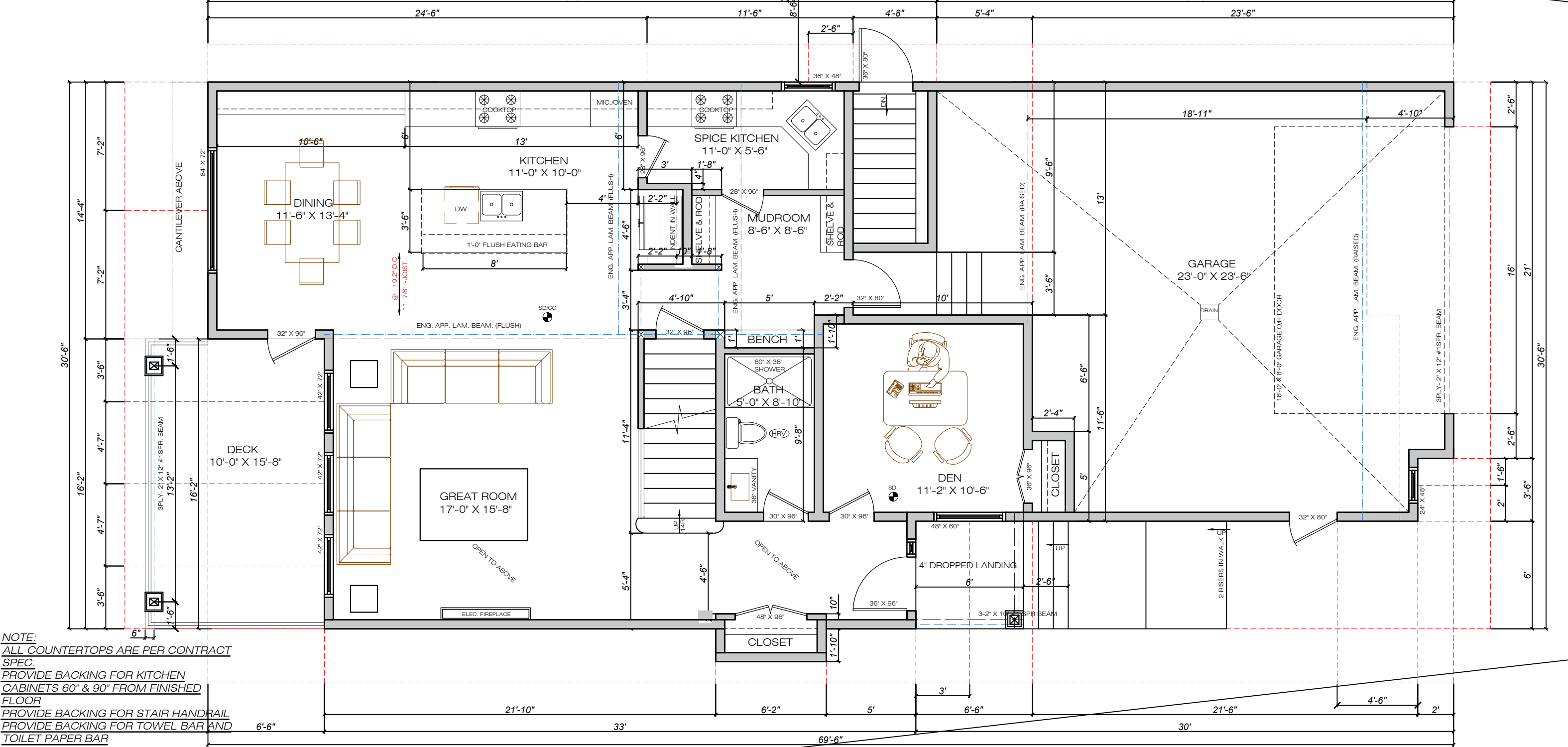
PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

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MAIN FLOOR CEILING
HEIGHT : 9'-1" HIGH



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 PLAN : 1151 SQ.FT.



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23 SOREL AVE

NUMBER OF REVISIONS:

DATE:	REVISION DETAIL
2025-12-16	FINAL DRAWING
2026-02-09	FINAL DRAWING

SCALE:

3/16 = 1'

APPLICABLE ON
11" X 17" PAPER

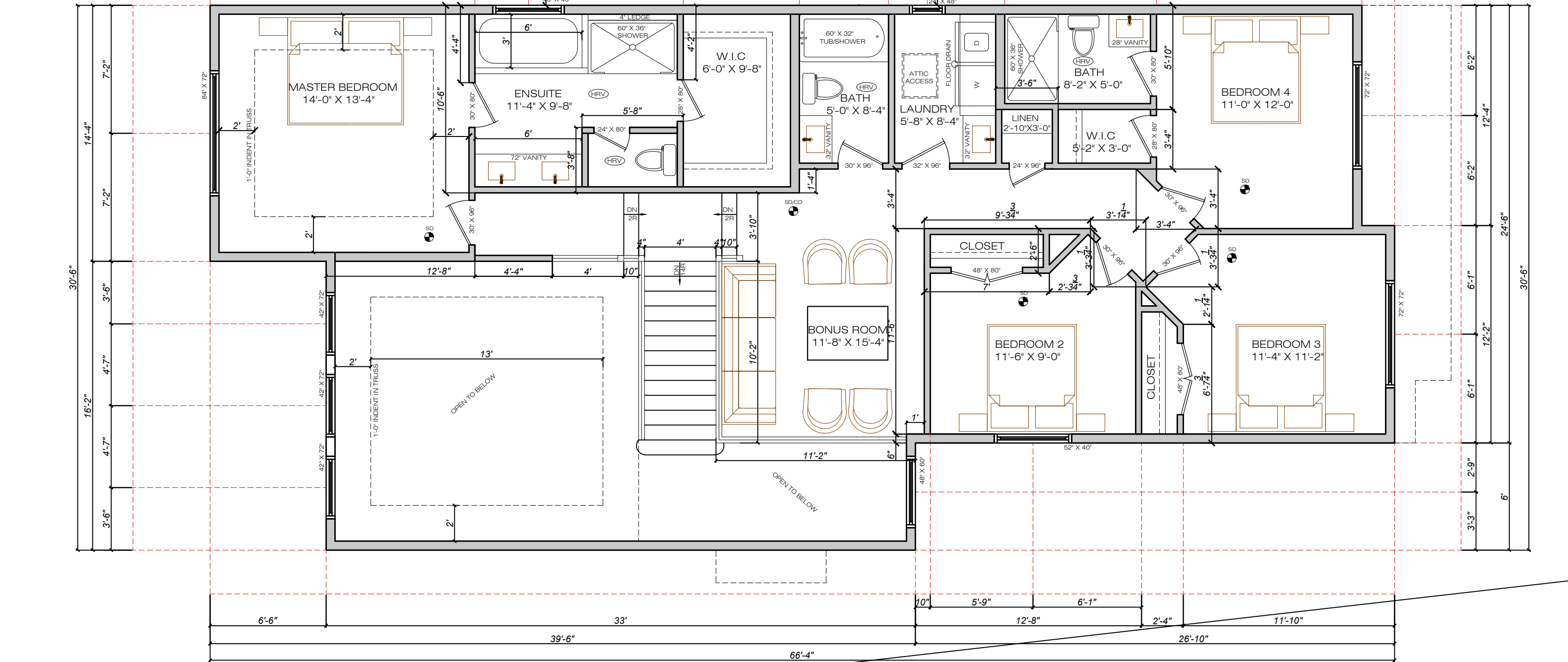
SHEET:

P 6

DATE :
16-DEC.2025

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.

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.



SECOND FLOOR CEILING
HEIGHT : 9'-1" HIGH

SECOND FLOOR PLAN : 1314 SQ.FT.



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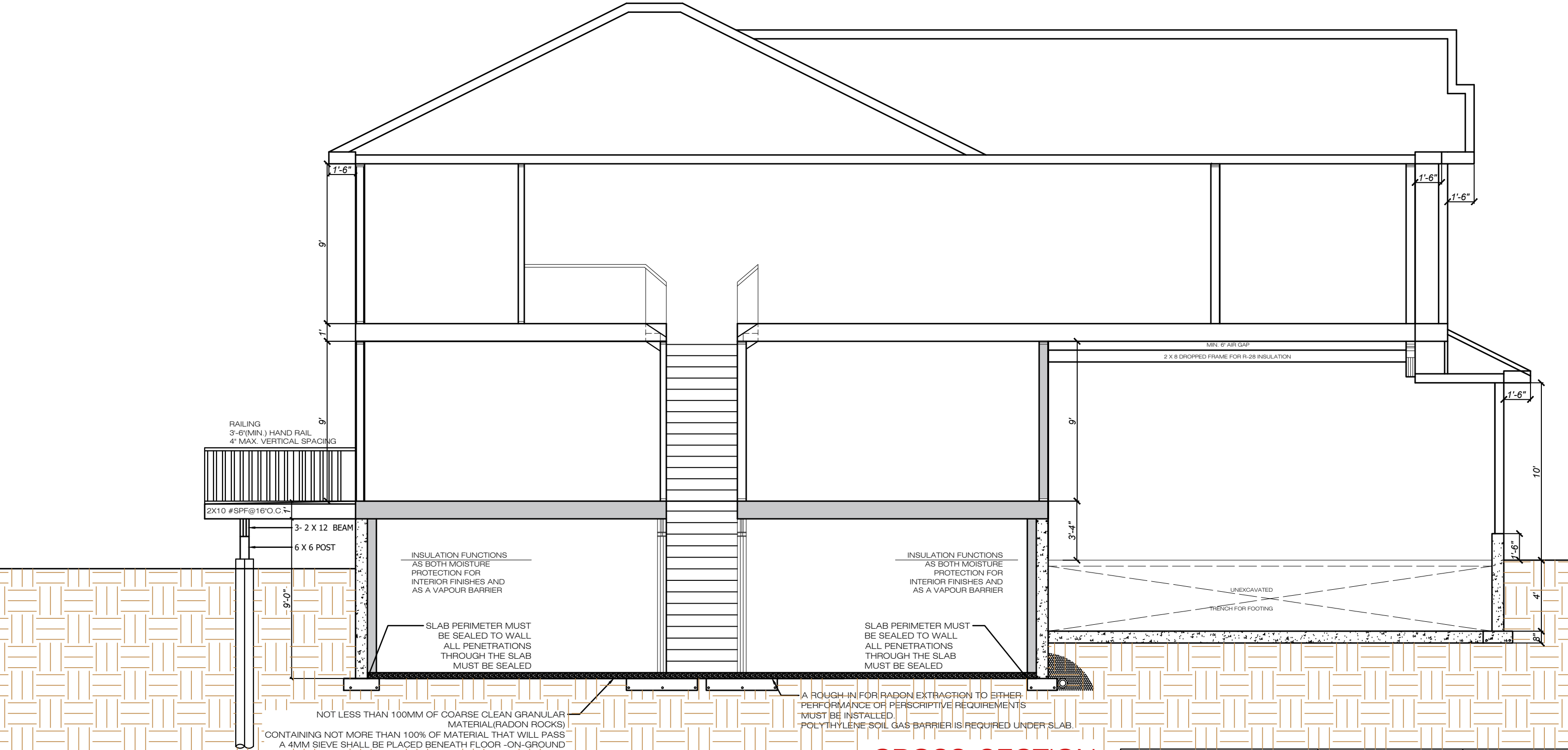
LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

NUMBER OF REVISIONS:		SCALE:	SHEET:
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GRANULAR FILL (RADON ROCKS) ARE REQUIRED UNDER THE SLAB (MIN. 100MM AND LESS THAN 10% OF MATERIAL THROUGH A 4MM SIEVE.)

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

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.



CROSS-SECTION



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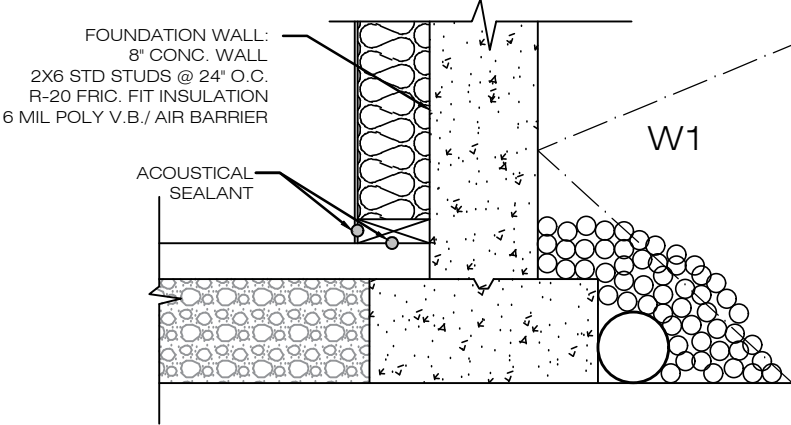
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LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

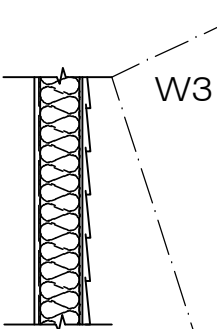
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2026-02-09	FINAL DRAWING		
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SPECIFICATIONS:

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



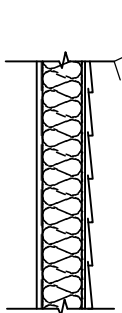
W1 FOUNDATION WALL W/FOOTING (HOUSE)	RSI VALUE
RSI 2.98 REQUIRED W/HRV	
8" CONCRETE WALL	0.08
2" X 6" STUDS @ 24" O.C.	2.81
W/R - 20 BATT INSULATION	
6MIL POLYETHYLENE SHEET	---
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.01



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

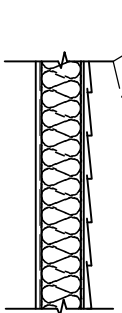
W4

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



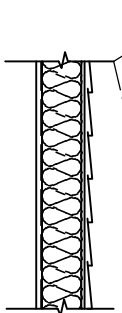
W8

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



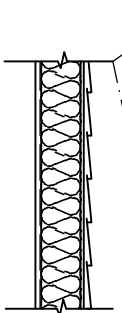
W8

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)

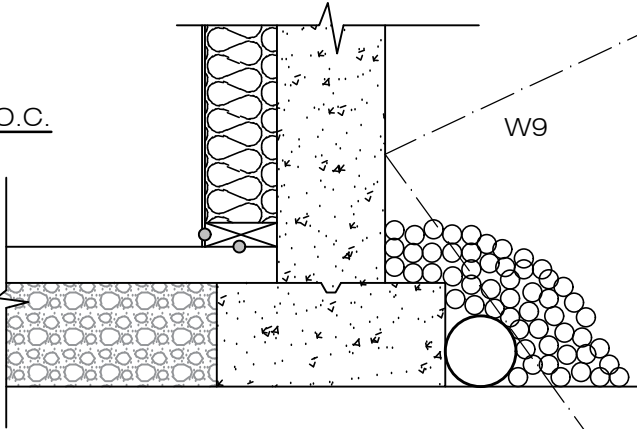
- 1/2" GYPSUM BOARD
- 2"X4" OR 2"X6" STUDS @24" O.C.
- 1/2" GYPSUM BOARD

W6 WALL (BEARING)

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

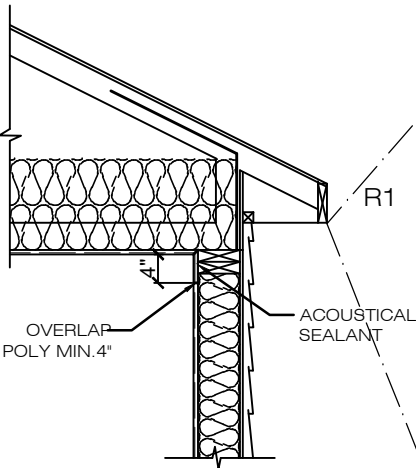
W7 WALL (BEARING) W/FOOTING

- 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

FOUNDATION WALL W/FOOTING (HOUSE)	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 RIM BOARD	0.26
11-7/8" ENG. FLOOR JOISTS @19.2" (11.5%) +R-20 BATT INSULATION (88.5%)	3.35
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%)	---
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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LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

REVISION:

DATE:

REVISION DETAIL

2025-12-16

FINAL DRAWING

2026-02-09

FINAL DRAWING

SCALE:

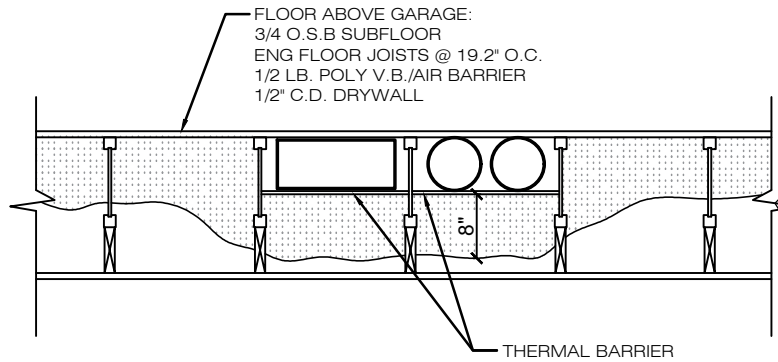
3/16 = 1'

APPLICABLE ON
11" X 17" PAPER

SHEET:

P 9

DATE :
16-DEC.2025

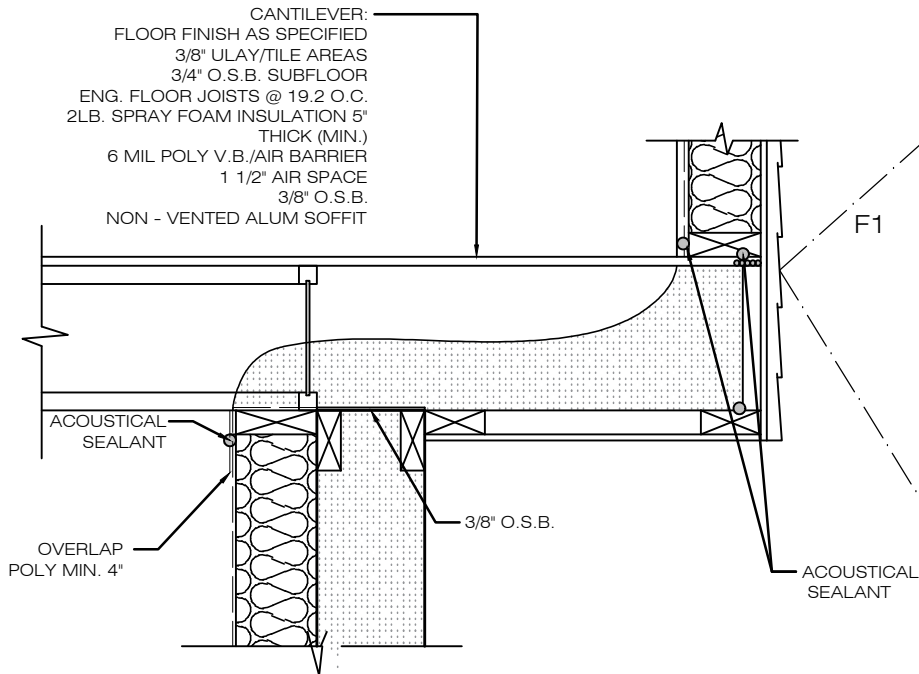


F1

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

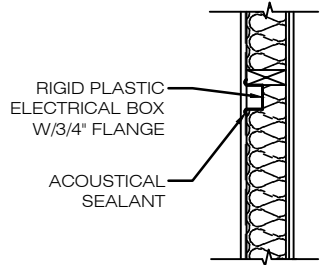
UPPER FLOOR - PERPENDICULAR TO JOIST	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5MM) OSB SHEATHING	0.09
R-20 BATT INSULATION	3.52
6 MIL POLYETHYLENE SHEET	---
EFFECTIVE VALUE	3.75

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. W/R-22 BATT INSULATION	2.67
6 MIL POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.10

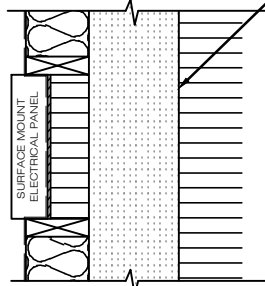


F1

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

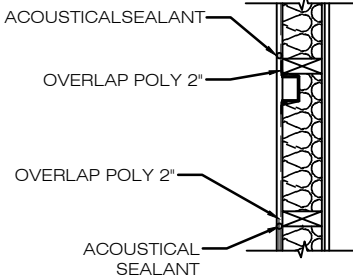


PLAN VIEW
ELECTRICAL BOX DETAIL



ELEC. PANEL DETAIL

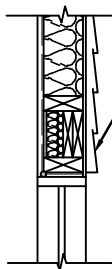
FOUNDATION WALL @ ELEC. PANEL:
8" CONC.WALL
2" RIGID INSULATION
3/8" O.S.B. SHEATHING
6 MIL POLY V.B. / AIR BARRIER



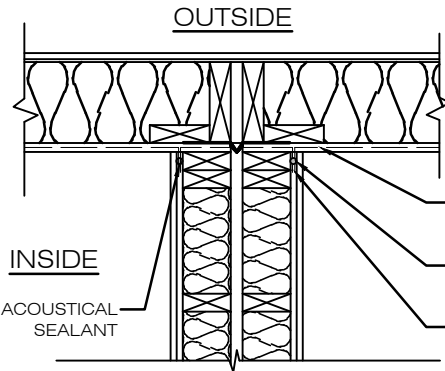
PLAN VIEW
ELECTRICAL BOX DETAIL

W11

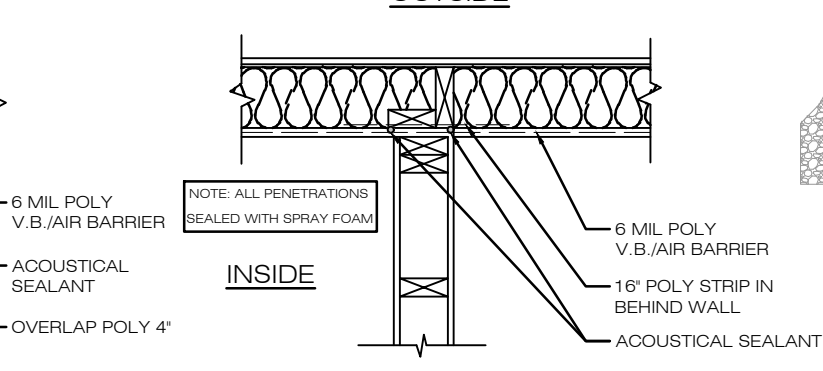
FOUNDATION WALKOUT EXTERIOR WALL	RSI VALUE
R - 2.97 REQUIRED W/HRV	
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5MM) OSB SHEATHING	0.09
2" X 6" STUDS @ 16" O.C. &R-22 BATT INSULATION	2.55
6 MIL POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.98



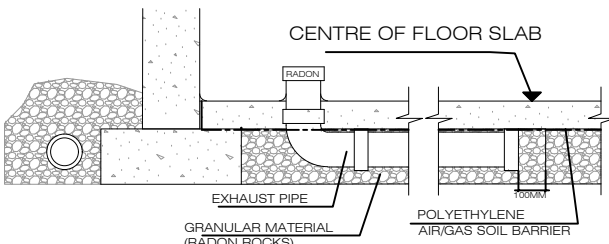
HEADER DETAIL



PLAN VIEW
PARTY WALL DETAIL



PLAN VIEW
INTERIOR WALL DETAIL



RADON GAS EXTRACTION DETAIL



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PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 2 BLK 111 PLAN 252 2418
23 SOREL AVE

REVISION:

SCALE:

SHEET:

DATE:

REVISION DETAIL

3/16 = 1'

P 10

APPLICABLE ON
11" X 17" PAPER

DATE :
16-DEC.2025

2025-12-16

FINAL DRAWING

2026-02-09

FINAL DRAWING