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GENERAL NOTES

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD AS FOLLOWS.

THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.

ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY AUTHORITIES HAVING JURISDICTION OR LOCAL BUILDING CODES AND BYLAWS WHICH MAY TAKE PRECEDENCE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

DIMENSIONS ARE TYPICALLY TO THE FACE OF STUDS & FACE OF CONCRETE OR OUTER FACE OF ICF FORMS (UNLESS NOTED OTHERWISE)

LINWOOD HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.

SITE PLAN NOTES

SITE PLANS PREPARED BY LINWOOD HOMES ARE FOR SITING PURPOSES ONLY, TO ENSURE PLACEMENT WITHIN THE BUILDING ENVELOPE. CIVIL & STRUCTURAL DESIGN, INCLUDING SERVICES, SEPTIC & RETAINING, ARE TO BE PREPARED BY THE APPROPRIATE PROFESSIONAL.

THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. LINWOOD HOMES ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.

OWNER TO SUPPLY SITE PLAN, GRADE ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, STREET NAME, AND LOCATION OF SERVICES, EASEMENTS, AND RIGHT OF WAYS.

ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED & APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

WELLS & SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

HEATING AND PLUMBING

PLUMBING AND HEATING LAYOUTS TO BE PROVIDED BY MECHANICAL CONTRACTOR.

INSTALLATION OF ENTIRE HEATING SYSTEM, WHETHER ELECTRIC, FORCED AIR, OR HOT WATER, MUST COMPLY WITH MANUFACTURERS DIRECTIONS (WHERE APPLICABLE) AND CONFORM WITH LOCAL CODES AND REGULATIONS IN ALL RESPECTS.

GAS CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.

FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES, AND STOVES, TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

VENT DRYER TO OUTSIDE

PROVIDE STANDPIPE AND WATER TAPS FOR WASHER.

INSULATION AND VENTILATION

MINIMUM INSULATION & FENESTRATION VALUES TO CONFORM TO BCIN COMPLIANCE PACKAGE OPTION SELECTED & ACCOMPANYING BCIN PAPERWORK.

ATTIC OR ROOF SPACES TO BE VENTED MINIMUM 1/60 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED MINIMUM 1/60 OF AREA WITH CLOSABLE VENTS.

6 MIL POLY VAPOUR BARRIER SHALL BE INSTALLED TO THE WARM SIDE OF INSULATION.

CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE. WALL AND FLOOR INSULATION SHALL BE BATT TYPE.

PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.

INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS AND WITH LOCAL CONDITIONS. CHECK WITH LOCAL AUTHORITIES.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.

ELECTRICAL

ELECTRICAL LAYOUT WHEN SHOWN TO BE USED AS A GUIDE ONLY. ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS MEET LOCAL AND NATIONAL CODES.

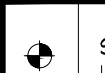
ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED BETWEEN FLOORS.

INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.

OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S AND/OR LOCAL AUTHORITY'S REQUIREMENTS.

IMPORTANT NOTE: RECESSED LIGHT FIXTURES ARE NOT RECOMMENDED TO BE USED IN AREAS WITH PARALLEL CHORD TRUSSES (OR ROOF JOISTS) & TRUSSES, DUE TO INCREASED RISK OF CONDENSATION OCCURRING IN THE ROOF CAVITY.

ELECTRICAL SYMBOLS

	SMOKE DETECTOR AND ALARM w/VISUAL SIGNALING COMPONENT		CARBON MONOXIDE DETECTOR
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FINISHING

ALL MANUFACTURED PRODUCTS ARE TO BE INSTALLED USING THE MANUFACTURERS BEST PRACTICES PROCEDURES AND/OR MANUFACTURERS INSTALLATION INSTRUCTIONS.

1/2" TYPE 'N' DRYWALL TO BE APPLIED UNDER STAIRS AND AT GARAGE WALLS ADJACENT TO DWELLING.

ALL INTERIOR AND EXTERIOR FINISHING SHALL BE SPECIFIED BY OWNER. ANY FINISHING SHOWN ON PLANS SHALL BE CONFIRMED BY OWNER.

EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.

FLASH AT ALL EXTERIOR OPENINGS.

ALL EXTERIOR FINISHES TO BE APPLIED w/ GALVANIZED NAILS.

ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS

OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 6'-11" HIGH UNLESS OTHERWISE NOTED.

COAT AND CLOTHES CLOSETS SHALL HAVE ONE ROD AND SHELF. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES WHERE POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.

ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER.

BCIN COMPLIANCE PACKAGE

Prescriptive Compliance Package (Zone 1: Ratio 0-17.0%)			
(Table 3.1.1.2.A)	Package A1	(Table 3.1.1.2.A)	Package A1
Ceiling With Attic Space. Min. Nominal R-Value	60	Windows & Sliding Glass Doors. Maximum U-Value:	0.28
Ceiling Without Attic Space. Min. Nominal R-Value	31	Skylights. U-Value to be less than:	0.49
Exposed Floor. Min. Nominal R-Value	31	Space Heating Equipment. Min. AFUE	96%
Walls Above Grade. Min. Nominal R-Value	22	Heat Recovery Ventilator. Min. Efficiency	75%
Basement Walls. Min. Nominal R-Value	20 ci	Domestic Hot Water Heater. Min. EF	0.80%
Heated Slab and/or Edge of Below Grade Slab <= 600 mm Below Grade. Min. Nominal R-Value			10
Ratio of the Gross Area of Windows & Sliding Glass Doors to the Gross Area of Peripheral Walls (Measured from Grade to the Top of the Uppermost Ceiling)			11.4%

ARCHITECTURAL LEGEND

NOMINAL WINDOW SIZES ARE SHOWN IN FEET & INCHES
i.e. 4'-3 3/8" = 4'-0" WIDE BY 3'-6" HIGH

NOMINAL DOOR SIZES ARE SHOWN IN FEET & INCHES
i.e. 2'-8" = 2'-8" WIDE BY 6'-8" HIGH

INTERIOR DOOR NOTES:
- SIZES NOTED ARE THE DOOR SLAB WIDTH & HEIGHT, EXCLUDING THE FRAME & ROUGH OPENING.
- DESIGNS ACCOUNTS FOR A TYPICAL DOOR SLAB HEIGHT OF 6'-8" w/WIDTHS VARYING TO SUIT THE DESIGN & CODE REQUIREMENTS.
- DOORS ARE INSERTED & ILLUSTRATED TO FRAMED ROUGH OPENING DIMENSIONS.
- ROUGH OPENINGS MAY VARY PER SUPPLIER, IF SIZES VARY FROM PLANS CONFIRM NO FRAMING ISSUES PRIOR TO INSTALLATION.
INTERIOR DOOR ROUGH OPENING SIZING SUMMARY: VALUES LISTED ARE ADDED TO THE DOOR SLAB VALUES

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WALL LINERS (FLOOR PLAN ILLUSTRATIONS)
- DENOTES CEDAR LINER
- DENOTES PINE LINER
- DENOTES FIR LINER

CEILING LINERS
- DENOTES CEDAR LINER
- DENOTES PINE LINER
- DENOTES FIR LINER

HALL ASSEMBLIES
1 - WALL ASSEMBLY CODE

CROSS SECTION, ELEVATION & DETAILS LEGEND

FULL CROSS SECTION MARKER
FULL CROSSSS SECTION MARKER w/JOG

PARTIAL CROSS SECTION MARKER
DETAIL MARKER
ELEVATION TAG

LETTER = GRID LOCATION
NUMBER = DETAIL SHEET #
A400 SERIES SHEET
W/LAST DIGIT = DETAIL SHEET #

NUMBER CORRESPONDS TO THE ENTRY ON THE TYPICAL EXTERIOR MATERIALS & FINISHING SCHEDULE

HEIGHT INSTALLATION SECTION ILLUSTRATIONS
FLUSH TOP
FLUSH BOTTOM
CUSTOM DEFINED HEIGHT (TO TOP OR BOTTOM FACE)
"STANDARD HEIGHT REQUIRES NOTE
"SEE SECTION ILLUSTRATIONS

STRUCTURAL LEGEND

POST & BEAM TAGS AND NOTATIONS

FLOOR PLAN TAGS
PREFIX CODES: MEMBER TYPE
B-BEAM
P-POST
NUMBER: MEMBER MATERIAL PRODUCT
GL-GLULAM
D-FD-FIR
LSL-LAMINATED STRAND LUMBER
V-LAMINATED VENEER LUMBER
PSL-PARALLEL STRAND LUMBER
SUFFIX CODES: MEMBER MATERIAL PRODUCT
GL-GLULAM
D-FD-FIR
LSL-LAMINATED STRAND LUMBER
V-LAMINATED VENEER LUMBER
PSL-PARALLEL STRAND LUMBER

ORDER LENGTH: GL,LSL,V/L & PSL: TRUE LENGTH + 6" & ROUNDED UP TO NEAREST FOOT
TRUE LENGTH + 6" & ROUNDED UP TO THE NEXT EVEN INCREMENT (PER SUPPLIER'S INVENTORY LENGTHS)

HEIGHT INSTALLATION NOTES:
FLUSH TOP
FLUSH BOTTOM
CUSTOM DEFINED HEIGHT (TO TOP OR BOTTOM FACE)
"STANDARD HEIGHT REQUIRES NOTE
"SEE SECTION ILLUSTRATIONS

HEIGHT INSTALLATION SECTION ILLUSTRATIONS
FLUSH TOP
FLUSH BOTTOM
CUSTOM DEFINED HEIGHT

FULL TAGS
PARTIAL TAGS

STANDARD
FLUSH TOP
FLUSH BOTTOM
CUSTOM DEFINED HEIGHT

FLOOR PLAN NAIL-LAM POST TAGS
POINT LOAD IDENTIFIER
WALL FRAMING TAG

WALL FRAMING TAG
WALL FRAMING CODE:
A300 SERIES SHEET
w/LAST DIGIT = SHEET #

WINDOW & DOOR TAGS AND NOTATIONS

WINDOW # -> W003
RIO-42" x 60"
TOP OF -> HEAD HEIGHT 83"
WINDOW FRAME

TYP. WINDOW
TYP. WINDOW (STACKED)
RAKE WINDOW
TRAPEZOID WINDOW
PEAKHEAD WINDOW
EXTERIOR DOOR
INTERIOR DOOR

TYPICAL DESIGN CRITERIA

FLOOR DESIGN CRITERIA			
FLOOR SYSTEM	FLOOR FINISH / LOCATION	DESIGNED DEAD LOAD	DESIGNED LIVE LOAD
1-JOIST FLOOR SYSTEMS	ALL LOCATIONS		
FLOOR TRUSS SYSTEMS	ALL LOCATIONS		
2x10 & 2x12 SPF JOISTS (SPACING PER PLANS)	1/2" CONCRETE SKIM COAT	25 LBS.	40 LBS.
2x10 & 2x12 SPF JOISTS (SPACING PER PLANS)	TILE FLOORING		
2x10 & 2x12 SPF JOISTS (SPACING PER PLANS)	ASSUMED CARPET OR WOOD FLOORING	15 LBS.	
LIVING ROOM, GREAT ROOM, DINING ROOM, BEDROOMS, DEN, HALLWAYS: ASSUMED CARPET OR WOOD FLOORING			
KITCHEN, Foyer, BATH, LAUNDRY: ASSUMED TILE FLOORING			
SHOULD ANY MATERIALS OTHER THAN THOSE LISTED BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY.			
LINWOOD HOME DESIGNS FLOORS SYSTEMS BASED ON: • 5/8" & 3/4" PLYWOOD 1 3/8" EDGE GOLD OSG FLOOR SHEATHING - NAILED/SCREWED & GLUED. • UNDERSIDE OF JOIST FINISHED w/1/4" GYPSUM BD. (WHERE FINISHED SPACE BELOW). • NO MID-SPAN BLOCKING FOR 1-JOISTS & ENG'D FLOOR TRUSSES • 2x2 CROSS BRIDGING @ 7'-0" O.C MAXIMUM FOR 2x10 & 2x12 SPF JOISTS • WHERE A SKIM COAT IS APPLIED 2x P.T PLATES ONE-SIZE LARGER THAN FRAMED WALL IS TO BE SUPPLIED & INSTALLED			

POST/POINT LOAD TRANSFER THROUGH STRUCTURE BELOW

UNLESS NOTED OTHERWISE ALL POINT LOAD TRANSFERS (FROM POSTS ABOVE) THROUGH STRUCTURE BELOW (1.E FLOOR SYSTEMS) ACCOUNT FOR BUILT-UP BLOCKING. THIS IS TYPICAL FOR THE EXTERIOR PERIMETER & INTERIOR LOCATIONS THROUGHOUT THE STRUCTURE.

IF ENGINEERING REQUIRES POSTS BELOW TO BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE (IN LIEU OF BLOCKING) PLEASE INFORM LINWOOD HOMES SO APPROPRIATE POST HEIGHTS CAN BE ACCOUNTED FOR IN OUR FRAMING PACKAGE & NOTATIONS ADDED TO OUR DRAWING SET.

TYPICAL LINTEL / HEADER SUPPORTS	
OPENING SIZE	LINTEL SIZE, MATERIAL & STUD SUPPORT
0" - <60"	2-2x10 SPF #12 w/1-JACK & 1-KING SPF #12 STUDS
60" & GREATER	3-2x10 SPF #12 w/2-JACK & 1-KING SPF #12 STUDS
• LINTELS TO BE INSTALLED TO UNDERSIDE OF DOUBLE TOP PLATES AT WALL (UNLESS NOTED OTHERWISE) • WINDOW/DOOR "HEIGHT" INDICATES "TOP OF WINDOW" ROUGH OPENING INSTALLATION LOCATION (UNDER-SIDE OF PLATE ABOVE OPENING). SEE ELEVATIONS & STRUCTURAL PLANS FOR SPECIFIC WINDOW HEIGHTS. • SEE STRUCTURAL PLANS & SECTIONS/DETAILS (AS REQ'D) FOR VARIATION IN LINTEL SIZES & JACK/KING STUD REQUIREMENTS (NON-TYPICAL & STACKED ASSEMBLIES SITUATIONS)	

STRUCTURAL NOTES

STRUCTURAL DESIGN AND ENGINEERING

ALL ENGINEERING REQUIRED BY THE LOCAL AUTHORITIES IS TO BE PROVIDED BY THE OWNER UNLESS OTHERWISE STATED IN THE SALES AGREEMENT.

ALTHOUGH THESE PLANS ARE DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, THE LOCAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER.

ALL INTERIOR SHEAR WALL, PLYWOOD, HOLDINGS, STRAPS, TIES, CLIPS AND OTHER HARDWARE, AS SPECIFIED BY AN ENGINEER, IS NOT INCLUDED IN THE LINWOOD HOMES MATERIALS PACKAGE (UNLESS CLEARLY NOTED OTHERWISE).

WOOD FRAMING

- ALL STRUCTURAL FRAMING TO BE S.P.F. No.2 GD, KILN DRIED.
- ALL GLU-LAM BEAMS ARE TO BE D.F. No.1 GD. (CDN. GRADE 24f-E)
- ALL GLU-LAM BEAM END SPLICES OVER COLUMNS TO HAVE 2"x16" 16 GA. METAL STRAP TIE NAILED ALONG TOP EDGE OF BEAM ENDS TO MEET TOGETHER UNLESS DETAILED OR NOTED OTHERWISE.
- ALL GLU-LAM POSTS ARE TO BE D.F. No.1 GD. (CDN. GRADE 16c-E)
- GLU-LAM POSTS & BEAMS ARE SUPPLIED WITH A TEMPORARY SEALANT & REQUIRED TO BE RE-SEALED AT SITE BY OTHERS. SEE WARRANTY GUIDE FOR MORE INFORMATION.
- SOLID KILN DRIED D.FIR POSTS & BEAMS ARE SUPPLIED W/NO FINISHED SEALANT (UNLESS NOTED OTHERWISE)
- ALL COLUMNS IN FRAMED WALLS TO BE WELL NAILED INTO ADJACENT FRAMING TO RESIST LATERAL MOVEMENT.
- ALL FLOOR JOIST SPANS TO HAVE 2x2 CROSS BRIDGING @ MAXIMUM 7'-0" o.c.
- FLOOR JOISTS PER OBC APPENDIX 'A'. A 9.23.4.2. ALLOWS THE USE OF THE CANADIAN WOOD COUNCIL "THE SPAN BOOK". THESE DRAWINGS MEET THE REQUIREMENTS OF TABLES IN "THE SPAN BOOK".
- PLACE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER 6'-0" LONG.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH.
- ALL LINTELS TO BE 2-2x10 UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 lbs FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 3/4" DIAMETER ANCHOR BOLTS @ MAXIMUM 4'-0" o.c. OR OTHER APPROVED METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND UNDERSIDE SEALANT.
- ROOF TRUSSES WILL REQUIRE ENGINEER'S CERTIFICATE FOR PREFABRICATED TRUSSES, OBTAIN CERTIFICATE FROM FABRICATOR.

FOUNDATIONS

- FOUNDATION LAYOUT SHALL CONFORM TO FINAL CONSTRUCTION PLANS
- DESIGNED SOIL BEARING CAPACITY IS MINIMUM 2000 p.s.f.
- VERIFICATION OF THE SAME IS THE OWNER'S RESPONSIBILITY TO PROVIDE.
- ADJUST FOOTING SIZES IF SOIL BEARING CAPACITY IS NOT AS REQUIRED.
- FOUNDATIONS SHALL BE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
- FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- ALL STRUCTURAL CONCRETE TO HAVE MIN. 28 DAY COMPRESSIVE STRENGTH OF 20 MPa, EXCEPT EXTERIOR STEPS, CARPORT & GARAGE FLOORS WHICH REQUIRE 32 MPa MIN. 28 DAY COMPRESSIVE STRENGTH
- BEAM POCKETS TO HAVE 1/2" AIRSPACE AROUND END OF BEAM.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- LINWOOD HOMES ACCEPTS NO RESPONSIBILITY FOR THE DESIGN OF THE FOUNDATION AND ENGINEERING THEREOF TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

WALL PANELS

- EXTERIOR WALLS:
- 1/2" PLYWOOD SHEATHING (ALL FASTENERS ARE HOT-DIPPED GALVANIZED)
- NAIL SIZE & NAILING REQUIREMENTS FOLLOW LOCAL BUILDING CODE OR AS SPECIFIED BY ENGINEER
- NO INTERIOR SHEAR WALL, PLYWOOD IS APPLIED OR INCLUDED
- WALLS ARE RESTRICTED TO 8'-6" IN ONE DIRECTION TO MEET TRANSPORTATION REQUIREMENTS
- OVER-SIZED WALLS THAT DO NOT MEET TRANSPORTATION PARAMETERS ARE BUILT AS COMPONENT WALLS
- WHERE APPLICABLE PLYWOOD IS SHIPPED LOOSE TO BE CUT & FASTENED ON-SITE TO MEET SHEAR REQUIREMENTS.
- WALLS ARE FLAT STACKED & TOP LOADED FOR OPEN DECK SHIPMENT & VERTICALLY STACKED FOR CONTAINER SHIPMENTS
- WALLS PANELIZED:
- ALL PERIMETER WALLS, AND IF IN CONTRACT, GARAGE TO HOUSE WALL (INTERIOR, NO SHEATHING)
- DORMERS - FRONT & SIDE WALLS
- DETACHED GARAGES (EXCLUDING PANELS w/DOOR OPENINGS - LOOSE LUMBER PROVIDED)
- WALLS NOT PANELIZED:
- DAYLIGHT BASEMENT, STEP FOUNDATION & BASEMENT INTERIOR WALLS
- ATTACHED GARAGE WALLS
- INTERIOR WALLS (UNLESS SPECIFIED IN CONTRACT)
- CHIMNEY CHASE

ROOF JOISTS

- EAVE JOISTS ARE PRE-CUT FOR THE SEAT CUT AT WALL OR SUPPORT BEAM & PLUMB CUT FOR FASCIA ASSEMBLIES.
- RIDGE:
- JOISTS ARE LEFT LONG TO ACCOUNT FOR ANY VARIATION DURING CONSTRUCTION THAT MAY OCCUR.
- JOISTS ARE NOT PRE-CUT FOR BIRDsmouth CONNECTIONS. THIS IS TO BE DONE ON-SITE BY THE BUILDER PER THE DRAWINGS.
- JOISTS ARE TO BE LAPPED AT SUPPORT BEAMS (OR WALLS).
- SHED DESIGNS: JOISTS ARE SINGLE SPAN & CUT FOR EAVE & PEAK DETAILS (PLUMB CUT) BUT NOT CUT FOR DUAL SEAT CUTS (JUST EAVE SEAT CUT).
- COMPOUND MITER BIRDsmouthS (AS REQ'D BY DESIGN) ARE NOT PRE-CUT.

ERRORS AND OMISSIONS

GENERAL CONTRACTORS & FRAMERS ARE REQUIRED TO BECOME COMPLETELY FAMILIAR WITH, AND UNDERSTAND THE DETAILS & DIMENSIONS WITHIN, THIS PLAN SET PRIOR TO COMMENCING CONSTRUCTION. LINWOOD HOMES MAKES EVERY EFFORT TO COMPLETE PLAN SETS AS ACCURATELY AS POSSIBLE, HOWEVER, ERRORS AND OMISSIONS MAY OCCUR.

ANY DISCREPANCIES FOUND SHOULD BE REPORTED TO LINWOOD HOMES FOR IMMEDIATE REVIEW / CORRECTION. LINWOOD HOMES PROVIDES TECHNICAL SUPPORT FOR QUESTIONS THAT MAY ARISE PRIOR TO, OR DURING, CONSTRUCTION. DELIVERED PROJECTS WILL HAVE CONTACT INFORMATION ON THE FRONT PAGE OF THE MATERIAL LIST PROVIDED FOR PROJECTS NOT YET DELIVERED, CONTACT 1-800-946-5449, LOCAL 150.

LINWOOD HOMES IS NOT RESPONSIBLE FOR ANY CONSTRUCTION ERRORS THAT OCCUR DUE TO A BUILDER NOT FOLLOWING THE DETAILS PROVIDED IN THE PLAN SET. IF IN ANY DOUBT, PLEASE CALL AND CONFIRM PRIOR TO CONSTRUCTION.

PLAN ABBREVIATIONS

A.G. BOARD BD. BEDRM BF. BIFOLD DOOR BLDG. BUILDING BM. BEAM BRM. BROOM B.U. BUILT UP C.A.N.T.R. CANTILEVER C.I. CAST IRON CLG. CEILING CONC. CONCRETE CPD(S) CURBOARD(S) D. DRYER D.F. DOUGLAS FIR D.I.A.M. DIAMETER DN. DOWN DBL. DOUBLE DIM(S) DIMENSION(S) DR. DOOR DN. DOWN ELEV. ELEVATION ENS. ENSUITE	APPEARANCE GRADE F. FLOOR FLR. FLUSH FLUOR. FLUORESCENT FND(S) FOUNDATION(S) FR. FREEZER FTG(S) FOOTING(S) FURN. FURNITURE H.B. HOSE BIB HORIZ. HORIZONTAL HT. HEIGHT INSUL. INSULATION JST(S) JOIST(S) L.A. LAUNDRY CHUTE LIN. LINEN MAX. MAXIMUM MIN. MINIMUM MFR. SPEC/S MANUFACTURERS SPECIFICATIONS MICRO. MICROAVE N.B.C. NATIONAL BUILDING CODE N.I.C. NOT IN CONTRACT O. OVEN	E/W EACH WAY F. FLOOR FLR. FLUSH FLUOR. FLUORESCENT FND(S) FOUNDATION(S) FR. FREEZER FTG(S) FOOTING(S) FURN. FURNITURE H.B. HOSE BIB HORIZ. HORIZONTAL HT. HEIGHT INSUL. INSULATION JST(S) JOIST(S) L.A. LAUNDRY CHUTE LIN. LINEN MAX. MAXIMUM MIN. MINIMUM MFR. SPEC/S MANUFACTURERS SPECIFICATIONS MICRO. MICROAVE N.B.C. NATIONAL BUILDING CODE N.I.C. NOT IN CONTRACT O. OVEN	O/ OBSC. o.c. ON CENTER O.H.G.D. OVERHEAD GARAGE DOOR PKT. POCKET PLY. PLYWOOD R. RANGE REQ'D REQUIRED RIS. ROD & SHELF RM. ROOM R.O. ROUGH OPENING S.B. SOLID BEARING SLID. GLASS DOOR SPEC(S) SPECIFICATIONS TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE U/ UNDER U/S UNDERSIDE W. WASHER WTH. WITH WP. WEATHERPROOF VERT. VERTICAL V.B. VAPOUR BARRIER
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SITE SPECIFIC DESIGN DATA

SITE LOCATION: 17 Fine Road 7, Trent Lakes, ONT. K0L 1J0
AUTHORITY HAVING JURISDICTION: Municipality of Trent Lakes

VERTICAL GRAVITY LOADS	
ROOF DEAD LOAD: 15 psf (0.72 kPa)	DESIGN BEAM LOADS: 0.80 x 5s + 6r = 53.50 psf
GROUND SNOW LOAD: 5s = 2.7 kPa	DESIGN TRUSS & ROOF JOIST LOADS: 0.55 x 5s + 6r = 39 psf
6r = 0.4 kPa	
LATERAL	WIND LOAD: 0.35 kPa
SEISMIC: TBD	DESIGN WIND LOAD: 11.3 psf (1/50 kPa x 20.9 x 1.55)
CLIMATIC:	
ELEVATION: 968 ft.	MOISTURE INDEX: TBD
	DEGREE DAYS: 4600
	CLIMATE ZONE: 1
	FROSTLINE: 48"
FENESTRATION:	
REQ'D U-VALUE: 0.28 / 160	REQ'D SHGC: TBD
	NAPS MINIMUM: PG-15 & ITP 140 Pa

TABLE OF CONTENTS

SHEET #	DESCRIPTION
A000	COVERSHEET & SPECIFICATIONS
A001	GENERAL NOTES & DESIGN INFO
A100	FOUNDATION
A101	BASEMENT PLAN
A102	MAIN FLOOR STRUCTURE PLAN
A103	MAIN ARCHITECTURAL PLAN
A104	UPPER FLOOR STRUCTURE PLAN & LOWER ROOF STRUCTURE PLAN
A105	UPPER ARCHITECTURAL PLAN
A106	ROOF STRUCTURE PLAN
A107	ROOF PLAN
A108	ROOF VENTING PLAN
A200	ELEVATIONS
A300	CROSS SECTIONS (A - E)
A301	CROSS SECTIONS (F - K) & TALL WALL FRAMING DETAIL (WF-2)
A401	DETAILS
A402	DETAILS
A403	DETAILS
A404	DETAILS
A500	SCHEDULES & TALL WALL FRAMING DETAIL (WF-1)
E100	BASEMENT ELECTRICAL PLAN
E101	MAIN FLOOR ELECTRICAL PLAN
	UPPER FLOOR ELECTRICAL PLAN

THIS PLAN HAS BEEN REVIEWED BY A PROFESSIONAL ENGINEER. ENGINEERING HAS BEEN COMPLETED & ADDED TO THE LINWOOD ARCHITECTURAL SET (NO EXTRA SHEETS)

REVISIONS SCHEDULE

DATE	VERSION	DESCRIPTION	BY
MAY 06, 2026	VERSION 4.2	CHANGES AS PER ENGINEER MARK UPS	LC
JULY 14, 2026	VERSION 4.3	GARAGE REMOVED FROM PLAN SET FOR PERMITTING.	NG
JULY 15, 2026	VERSION 5.0	CURBLESS SHOWER ADDED TO MAIN FLOOR POWDER ROOM, BATHROOM DOOR WIDENED, FOYER CLOSET REDUCED IN SIZE	NG
DATE: JULY 15, 2026			
SALES OFFICE: TORONTO			
PROJECT ADVISOR: JOSEPH ST. JULES			
MODEL: MODIFIED BRYSON BAY			
CUSTOMER: DION-WAGHORN			
REVISION NUMBER: VERSION 5.0			

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PLANS APPROVED FOR MANUFACTURE

DATE

PROJECT ADVISOR'S SIGNATURE

CUSTOMER'S SIGNATURE

CUSTOMER'S SIGNATURE

IF AN ENGINEERING AND/OR FULL ARCHITECTURAL REVIEW HAS BEEN COMPLETED: NOTE SHEETS COMPLETED BY THESE PROFESSIONALS SUPERSEDE LINWOOD HOMES' GENERAL NOTES

ANY NOTATIONS THAT REQUIRE CLARIFICATIONS PLEASE CONTACT LINWOOD HOMES

DRAWN BY: LC

BCIN NUMBER: 28044 & 46065

CHECKED BY: N/A

SCALE: NOT APPLICABLE

DATE: JULY 15, 2026

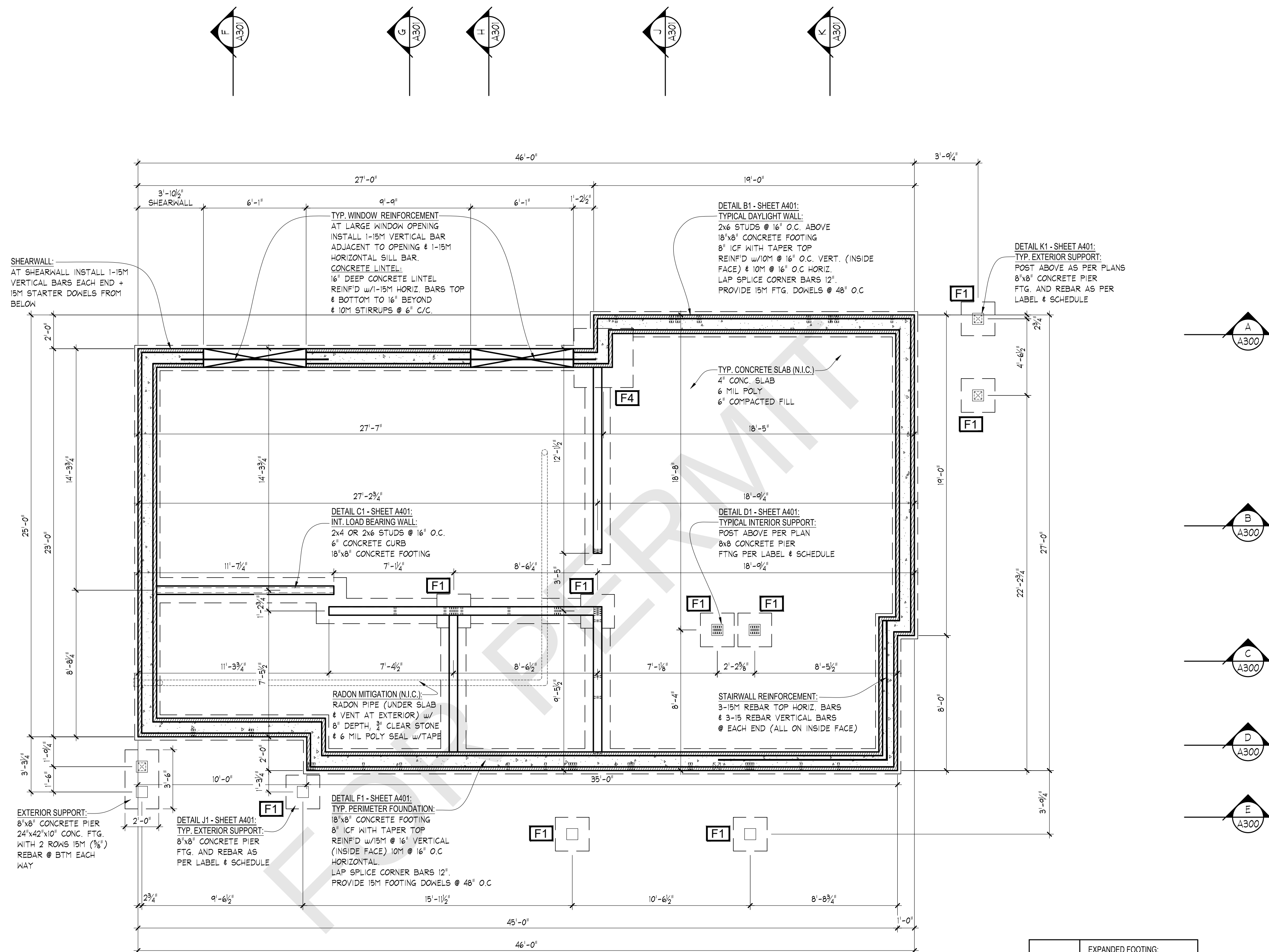
SALES OFFICE: TORONTO

PROJECT ADVISOR: JOSEPH ST. JULES

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CUSTOMER: DION-WAGHORN

REVISION NUMBER: VERSION 5.0

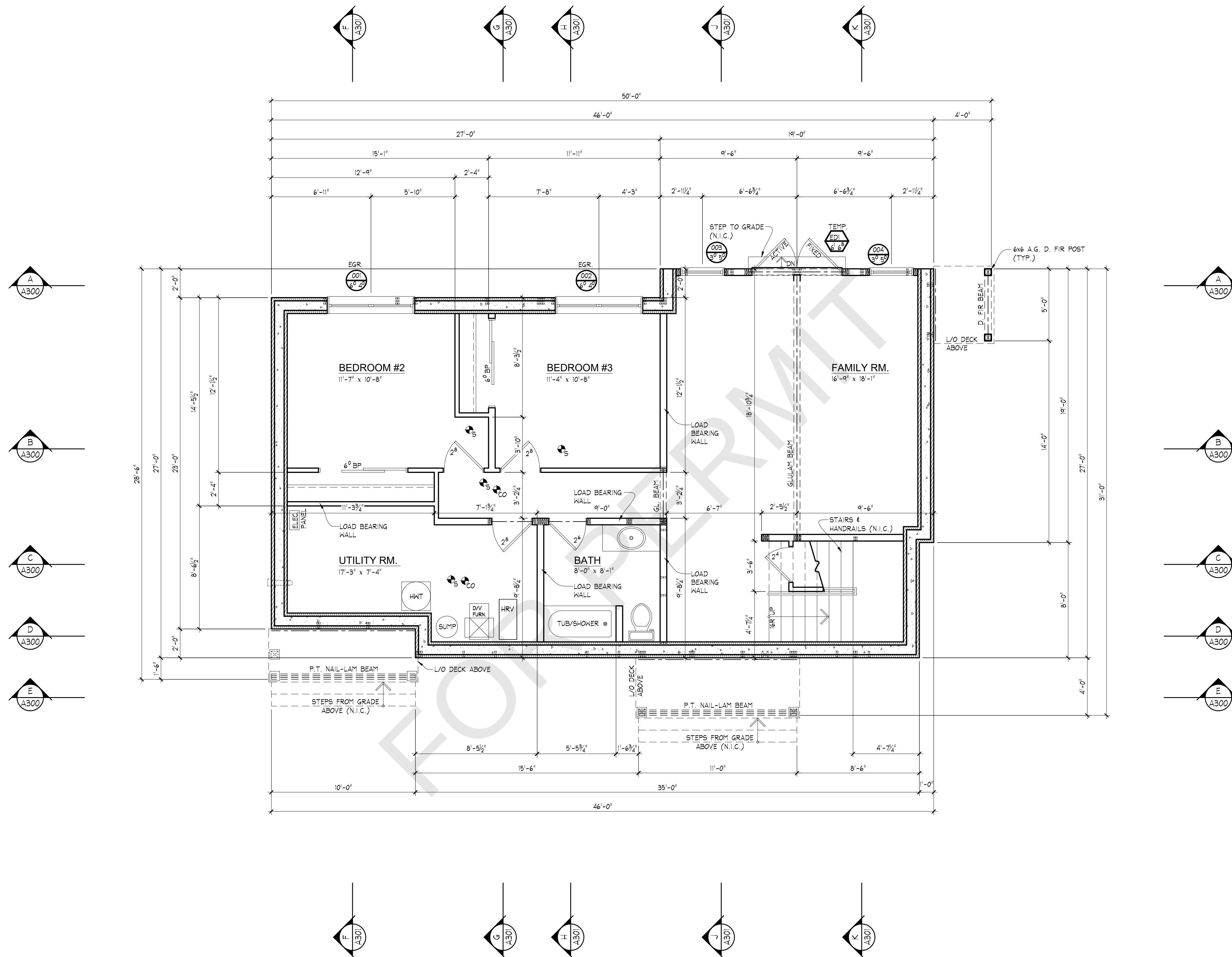


FOUNDATION PLAN

FOUNDATION LEGEND	
	- POINT LOAD ABOVE (D.FIR OR G.L.)
	- POINT LOADS ABOVE (NAIL-LAM)
	INDICATES OPENING IN FOUNDATION WALL (SEE PLANS FOR ADDITIONAL INFORMATION)

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY
OF 2000 PSF. LOCAL ENGINEERING / APPROVAL REQUIREDRADON MITIGATION TO BE COMPLETED BY OTHERS IN COMPLIANCE WITH CODES
ENFORCED BY THE AUTHORITY HAVING JURISDICTION FOR THIS PROJECT

FOOTING	EXPANDED FOOTING: DIMENSIONS & REBAR
F1	24"x24"x10" CONC. FTG. WITH 2 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F2	30"x30"x10" CONC. FTG. WITH 2 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F3	36"x36"x10" CONC. FTG. WITH 3 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F4	42"x42"x11" CONC. FTG. WITH 3 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F5	48"x48"x14" CONC. FTG. WITH 4 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F6	54"x54"x14" CONC. FTG. WITH 5 ROWS 15M (3/8") REBAR @ BTM EACH WAY
F7	60"x60"x14" CONC. FTG. WITH 5 ROWS 15M (3/8") REBAR @ BTM EACH WAY



BASEMENT ARCHITECTURAL FLOOR PLAN

1160 SQ. FT.

ALL EXTERIOR WALLS ARE NOT PRE-FABRICATED

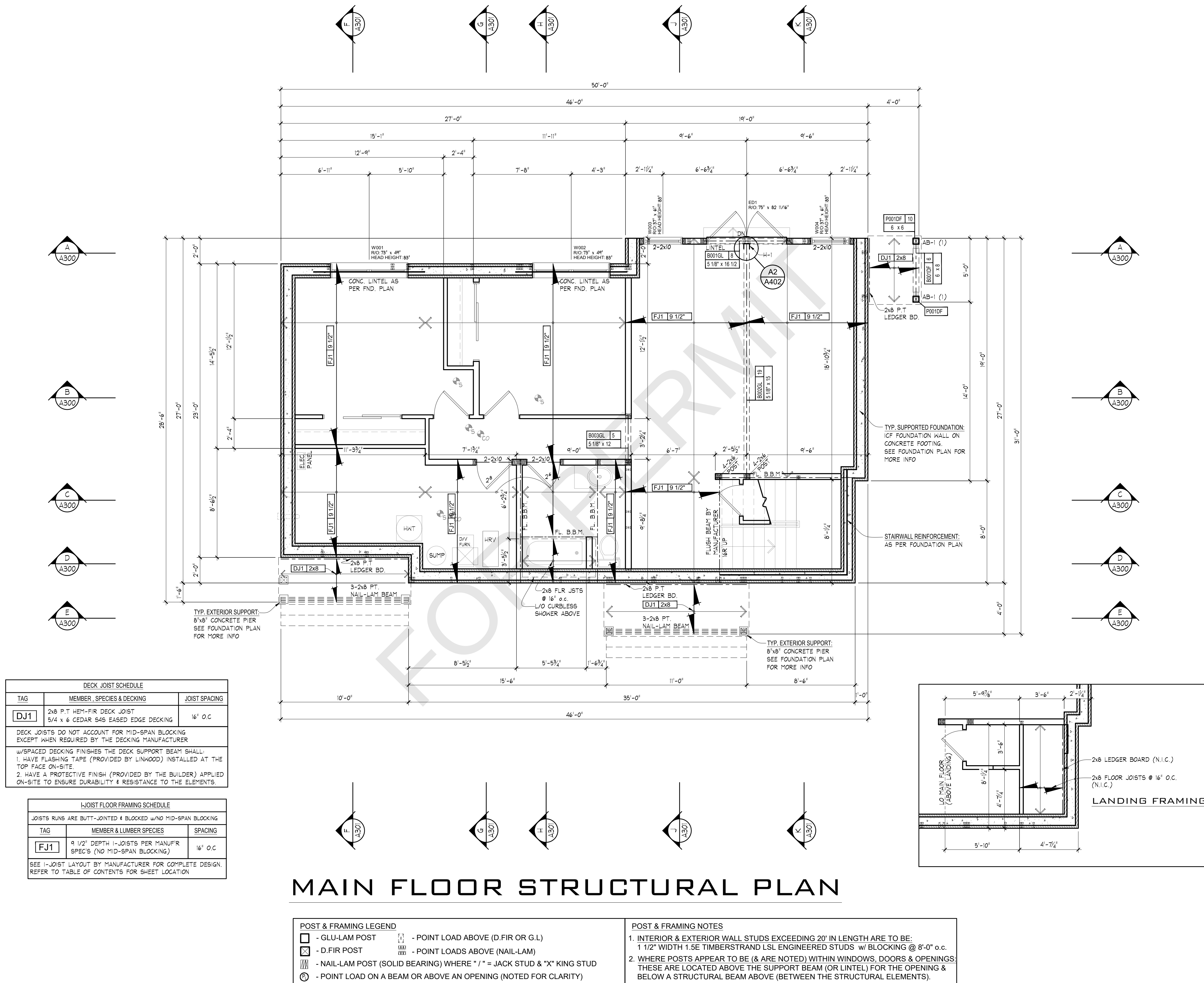
POST & FRAMING LEGEND

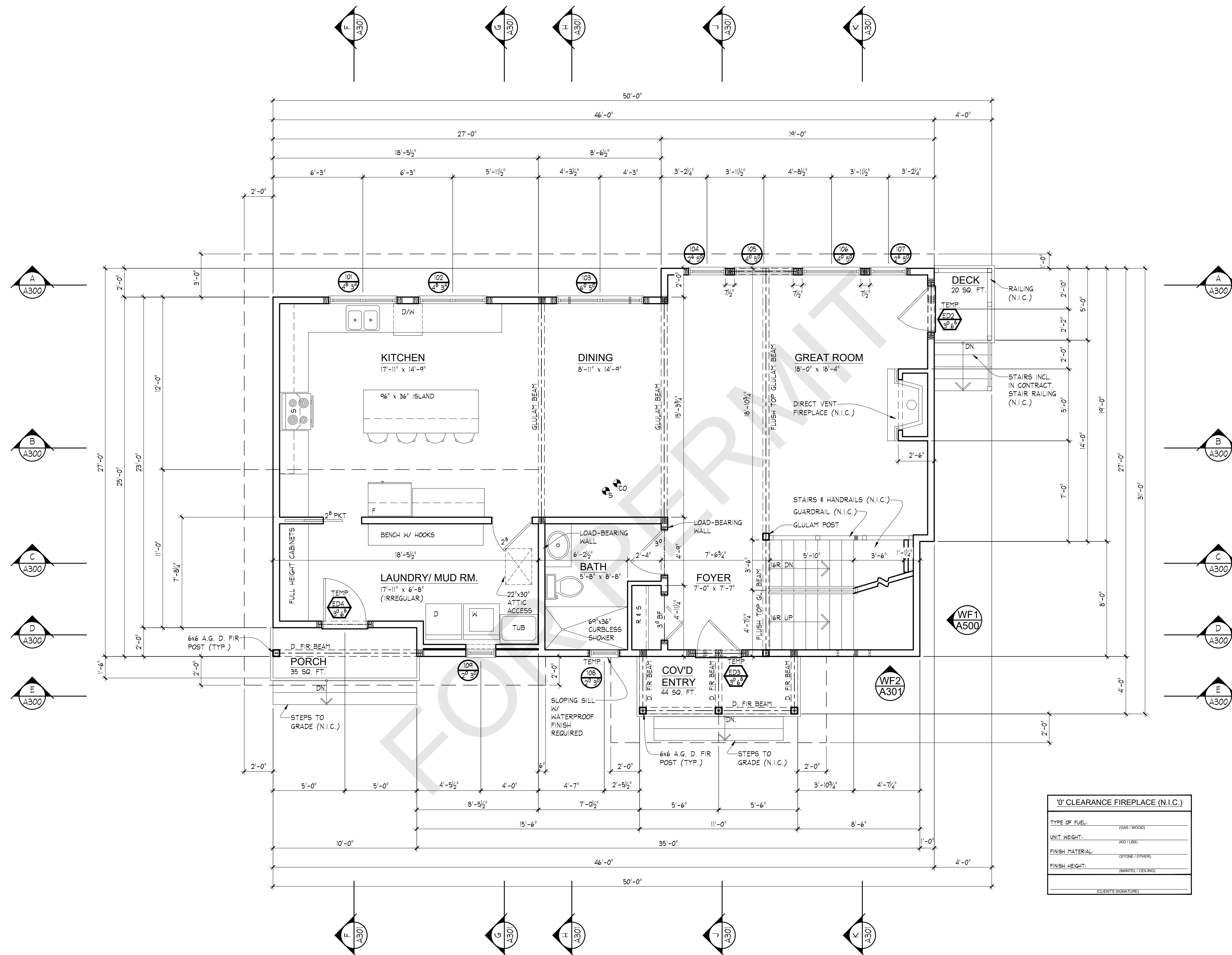
- NAIL-LAM POST (SOLID BEARING) WHERE " / " = JACK STUD & "X" KING STUD

- GLU-LAM POST - POINT LOAD ABOVE (D.FIR OR G.L.)

- D.FIR POST - POINT LOADS ABOVE (NAIL-LAM)

FOR CLEARLY LABELED POINT LOADS SEE THE STRUCTURAL SHEET





MAIN FLOOR ARCHITECTURAL PLAN

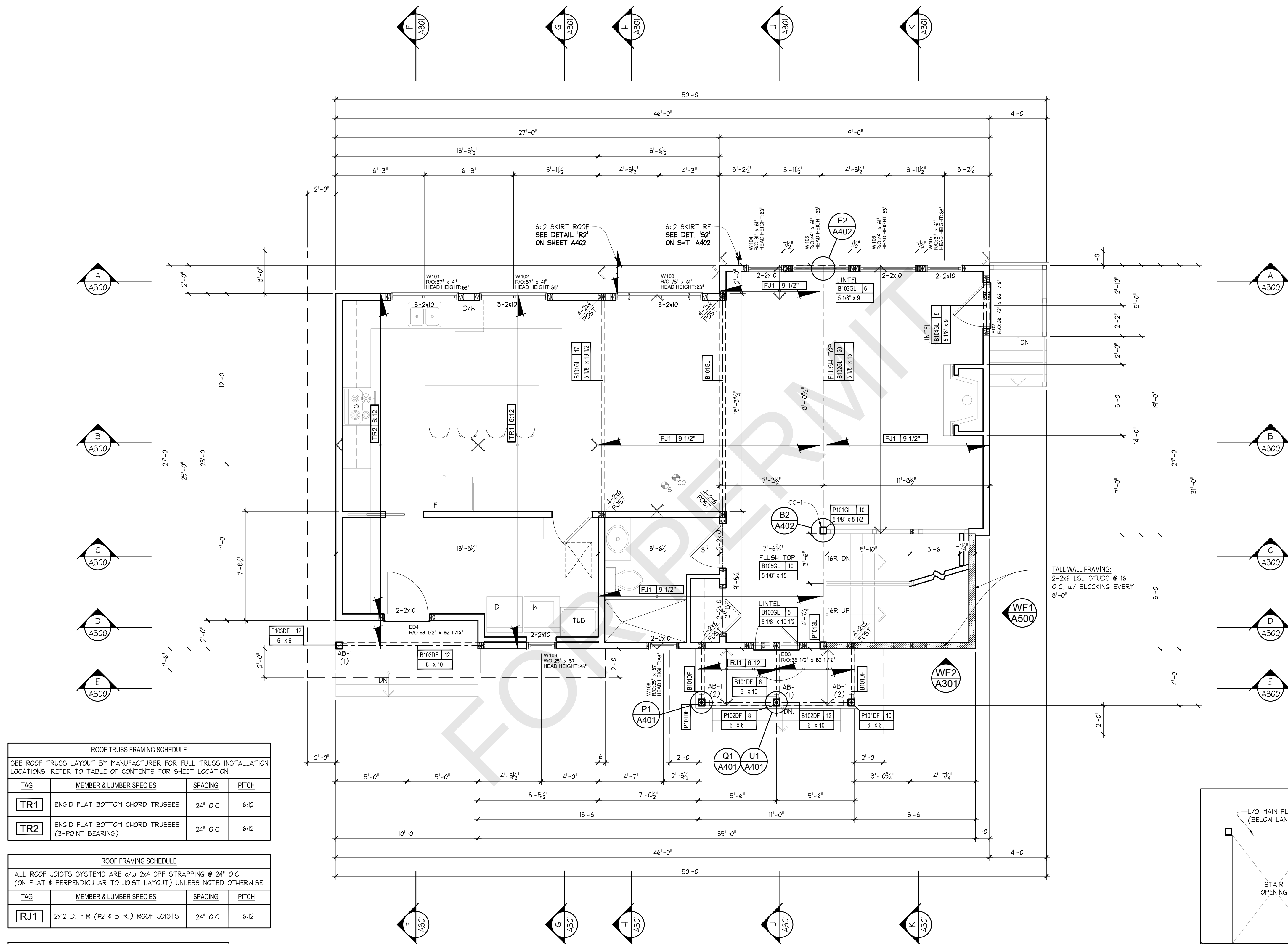
1160 SQ. FT.
1879 TOTAL SQ.FT.

ALL EXTERIOR WALLS ARE NOT PRE-FABRICATED

POST & FRAMING LEGEND

- NAIL-LAM POST (SOLID BEARING) WHERE " / " = JACK STUD & "X" KING STUD
- GLU-LAM POST
- D-FIR POST
- POINT LOAD ABOVE (D-FIR OR G.L.)
- POINT LOADS ABOVE (NAIL-LAM)

FOR CLEARLY LABELED POINT LOADS SEE THE STRUCTURAL SHEET



ROOF TRUSS FRAMING SCHEDULE			
SEE ROOF TRUSS LAYOUT BY MANUFACTURER FOR FULL TRUSS INSTALLATION LOCATIONS. REFER TO TABLE OF CONTENTS FOR SHEET LOCATION.			
TAG	MEMBER & LUMBER SPECIES	SPACING	PITCH
TR1	ENG'D FLAT BOTTOM CHORD TRUSSES	24" O.C.	6:12
TR2	ENG'D FLAT BOTTOM CHORD TRUSSES (3-POINT BEARING)	24" O.C.	6:12

ROOF FRAMING SCHEDULE			
ALL ROOF JOISTS SYSTEMS ARE 2"x4" SPF STRAPPING @ 24" O.C. (ON FLAT & PERPENDICULAR TO JOIST LAYOUT) UNLESS NOTED OTHERWISE			
TAG	MEMBER & LUMBER SPECIES	SPACING	PITCH
RJ1	2x12 D. FIR (#2 & BTR.) ROOF JOISTS	24" O.C.	6:12

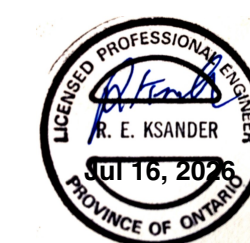
JOIST FLOOR FRAMING SCHEDULE		
JOISTS RUNS ARE BUTT-JOINTED & BLOCKED w/NO MID-SPAN BLOCKING		
TAG	MEMBER & LUMBER SPECIES	SPACING
FJ1	9 1/2" DEPTH 1-JOISTS PER MANUF. SPEC'S (NO MID-SPAN BLOCKING)	16" O.C.
SEE 1-JOIST LAYOUT BY MANUFACTURER FOR COMPLETE DESIGN. REFER TO TABLE OF CONTENTS FOR SHEET LOCATION		

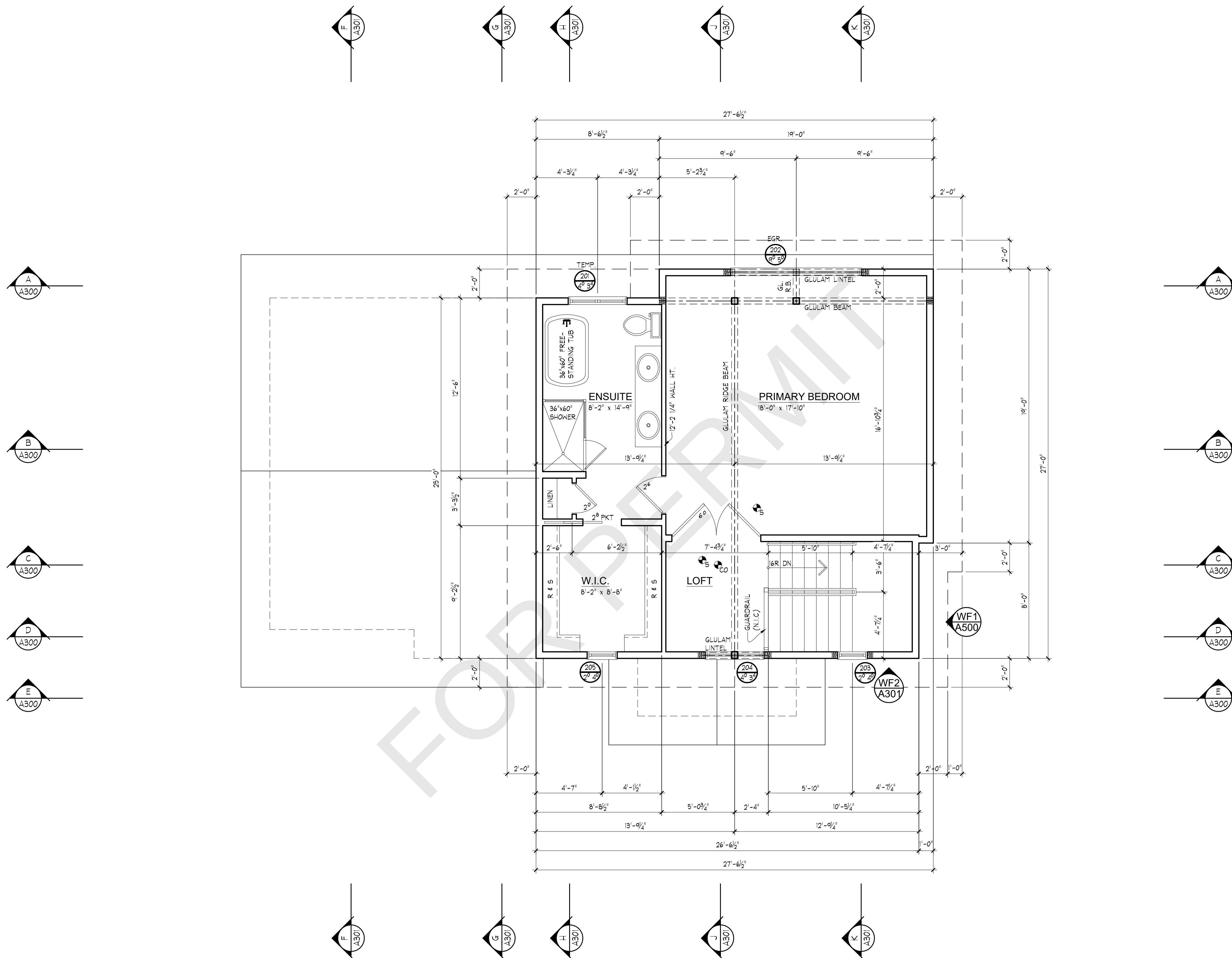
UPPER FLOOR & LOWER ROOF
STRUCTURAL PLAN

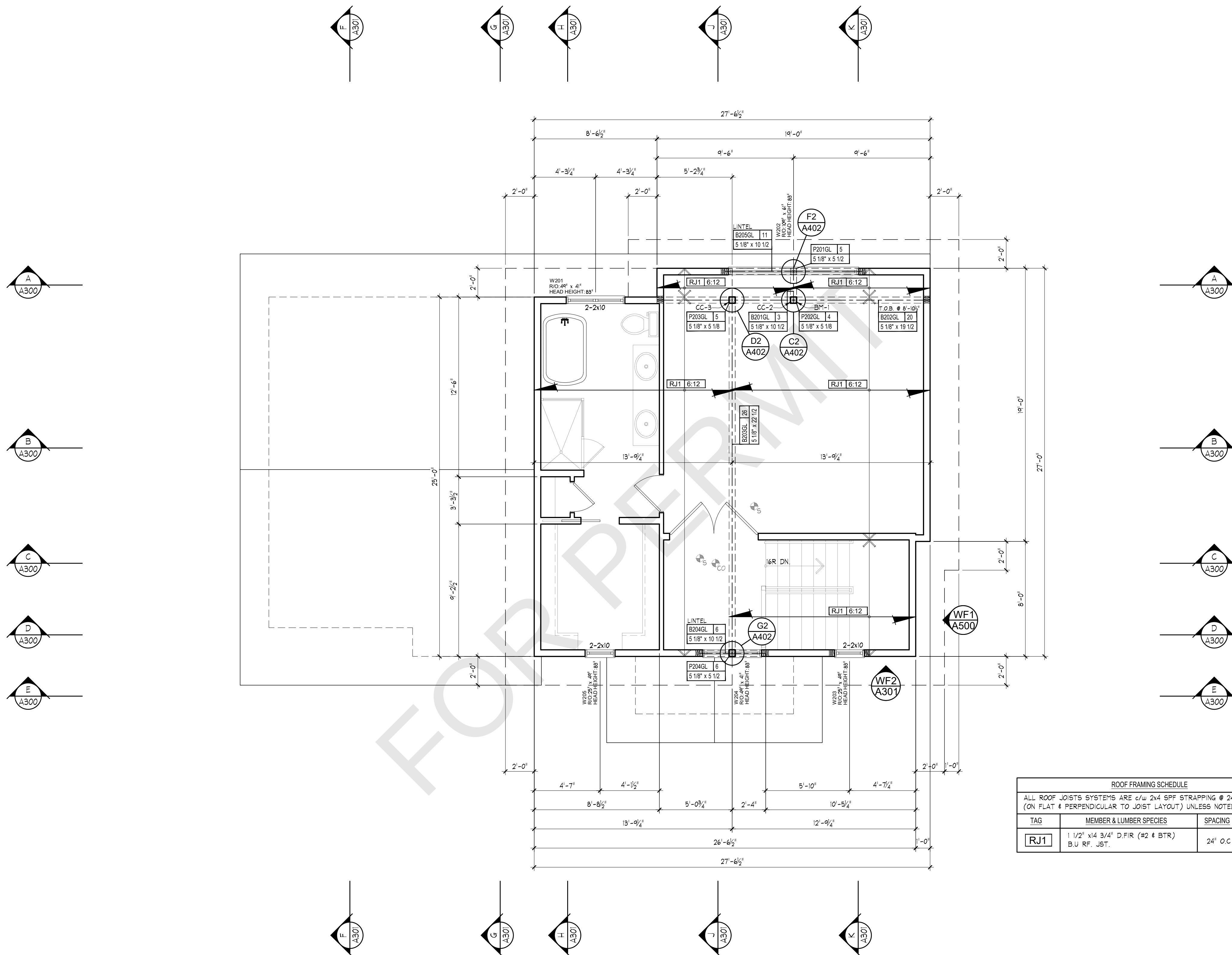
ALL EXTERIOR WALLS ARE NOT PRE-FABRICATED

POST & FRAMING LEGEND	
	- GLU-LAM POST
	- D. FIR POST
	- NAIL-LAM POST (SOLID BEARING) WHERE "J" = JACK STUD & "X" KING STUD
	- POINT LOAD ON A BEAM OR ABOVE AN OPENING (NOTED FOR CLARITY)

POST & FRAMING NOTES	
1. INTERIOR & EXTERIOR WALL STUDS EXCEEDING 20' IN LENGTH ARE TO BE: 1 1/2" WIDTH 1.5E TIMBERSTRAND LSL ENGINEERED STUDS w/ BLOCKING @ 8'-0" o.c.	
2. WHERE POSTS APPEAR TO BE (& ARE NOTED) WITHIN WINDOWS, DOORS & OPENINGS: THESE ARE LOCATED ABOVE THE SUPPORT BEAM (OR LINTEL) FOR THE OPENING & BELOW A STRUCTURAL BEAM ABOVE (BETWEEN THE STRUCTURAL ELEMENTS).	







ROOF FRAMING SCHEDULE			
ALL ROOF JOISTS SYSTEMS ARE C/W 2x4 SPP STRAPPING @ 24" O.C (ON FLAT & PERPENDICULAR TO JOIST LAYOUT) UNLESS NOTED OTHERWISE			
TAG	MEMBER & LUMBER SPECIES	SPACING	PITCH
RJ1	1 1/2" x 4 3/4" D.FIR (#2 & BTR) B.U.R.F. JST.	24" O.C	6:12

UPPER ROOF STRUCTURAL PLAN

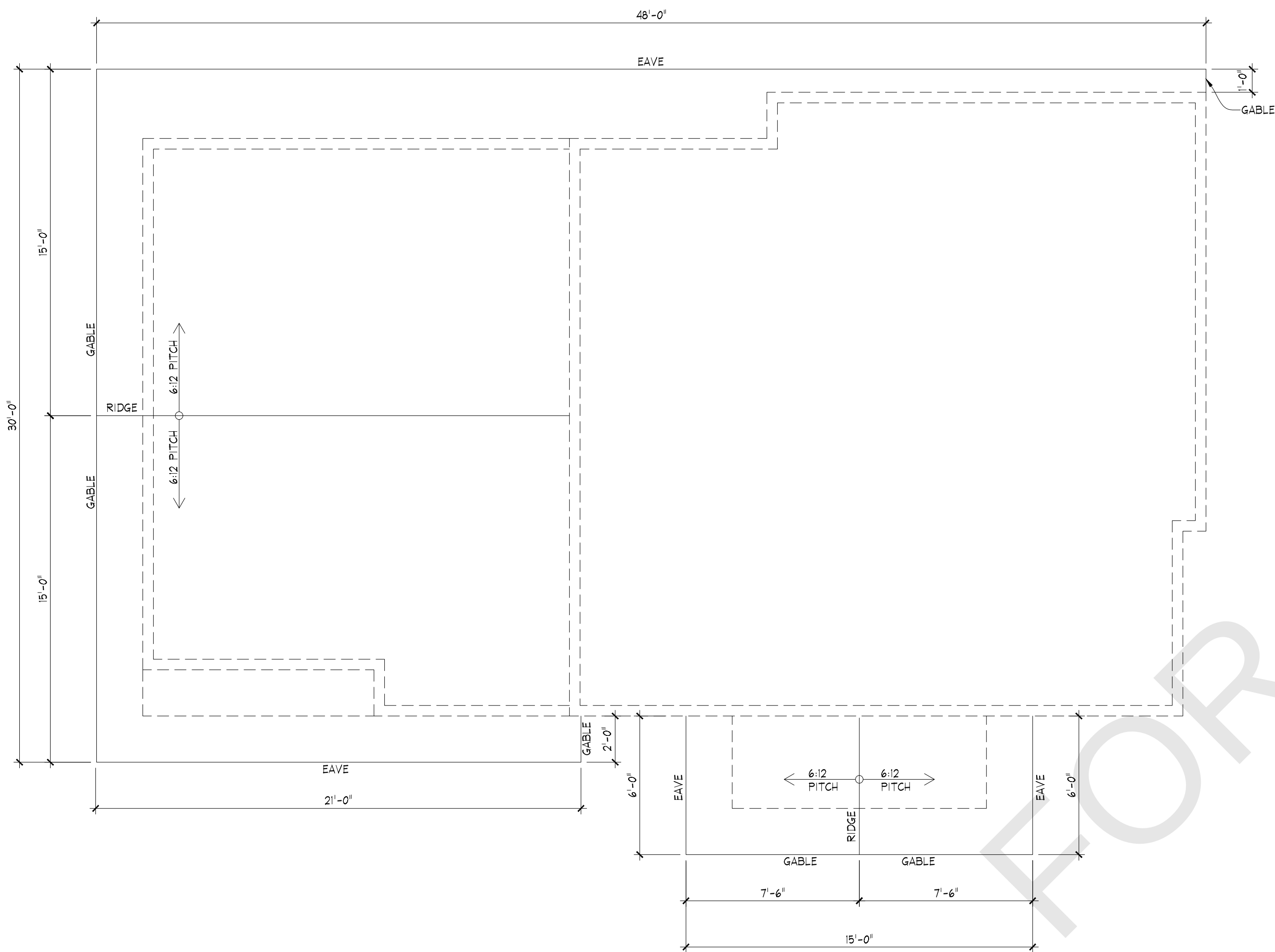
POST & FRAMING LEGEND

- GLU-LAM POST
- D.FIR POST
- NAIL-LAM POST (SOLID BEARING) WHERE " / " = JACK STUD & "X" KING STUD
- POINT LOAD ON A BEAM OR ABOVE AN OPENING (NOTED FOR CLARITY)
- POINT LOAD ABOVE (D.FIR OR G.L.)
- POINT LOADS ABOVE (NAIL-LAM)

POST & FRAMING NOTES

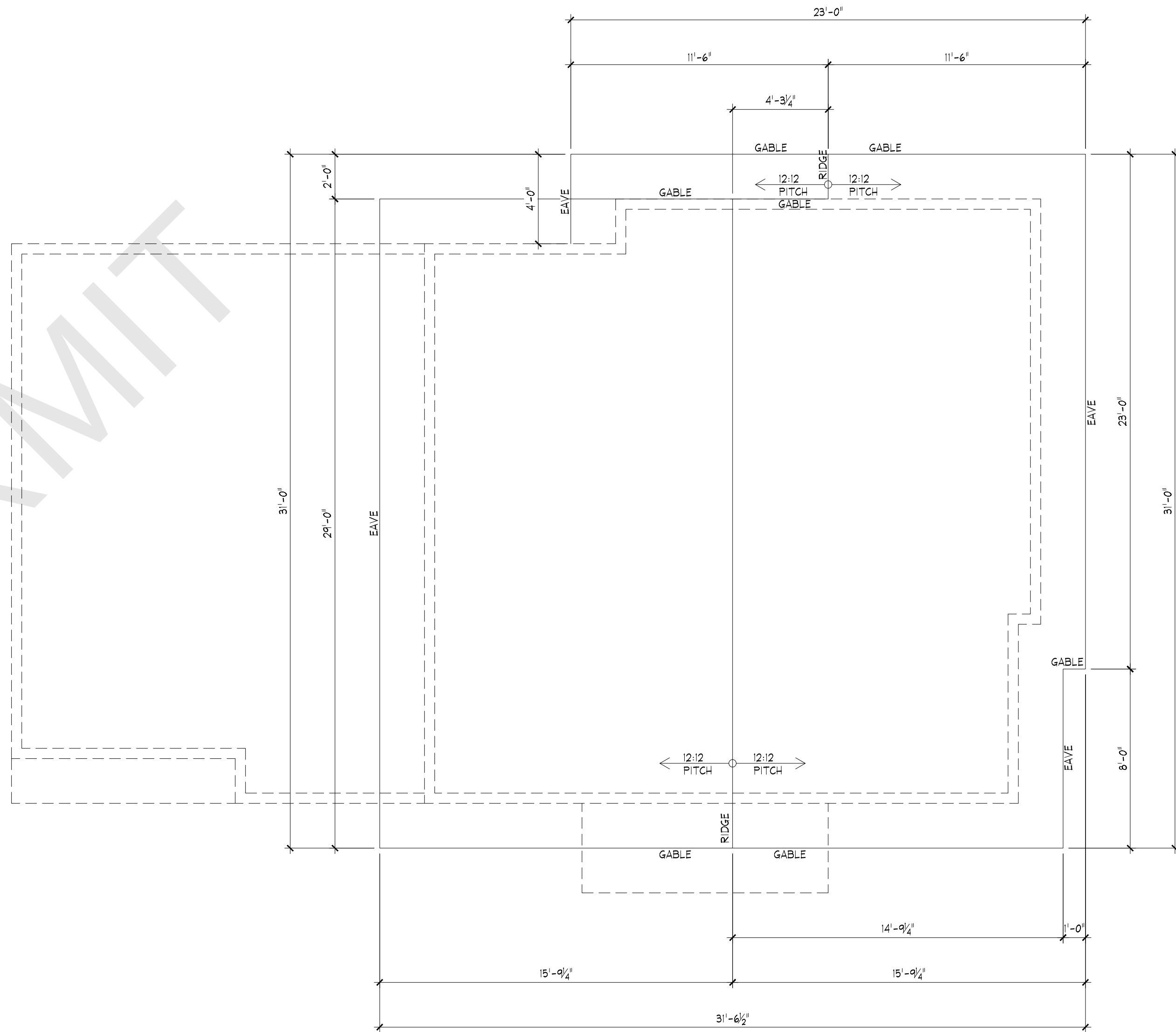
- INTERIOR & EXTERIOR WALL STUDS EXCEEDING 20' IN LENGTH ARE TO BE:
1 1/2" WIDTH 1.5E TIMBERSTRAND LSL ENGINEERED STUDS w/ BLOCKING @ 8'-0" o.c.
- WHERE POSTS APPEAR TO BE (& ARE NOTED) WITHIN WINDOWS, DOORS & OPENINGS:
THESE ARE LOCATED ABOVE THE SUPPORT BEAM (OR LINTEL) FOR THE OPENING &
BELOW A STRUCTURAL BEAM ABOVE (BETWEEN THE STRUCTURAL ELEMENTS).

ALL EXTERIOR WALLS ARE NOT PRE-FABRICATED



LOWER ROOF PLAN

PLAN DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE HORIZONTAL DISTANCES: GABLE ENDS, VALLEYS & HIPS (ELEMENTS WHICH ARE SLOPED) ETC. SITE-ACCURATE VALUES WILL BE GREATER DISTANCES & BASED ON THE SLOPE / PITCH. THESE VALUES ARE TO BE CALCULATED BY OTHERS, AS REQUIRED.



UPPER ROOF PLAN

PLAN DIMENSIONS NOTE:
ALL DIMENSIONS SHOWN ARE HORIZONTAL DISTANCES: GABLE ENDS, VALLEYS & HIPS (ELEMENTS WHICH ARE SLOPED) ETC. SITE-ACCURATE VALUES WILL BE GREATER DISTANCES & BASED ON THE SLOPE / PITCH. THESE VALUES ARE TO BE CALCULATED BY OTHERS, AS REQUIRED.

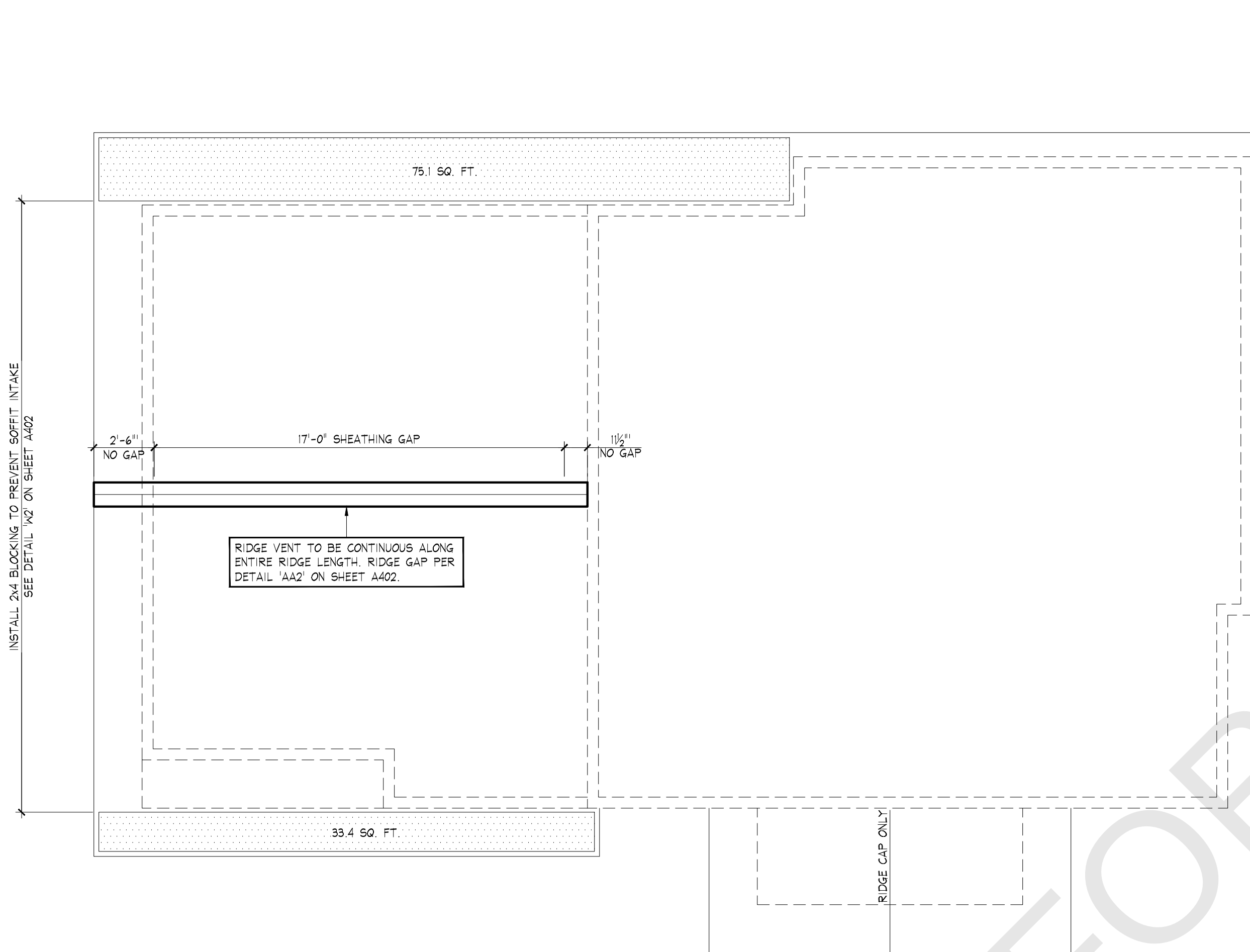
PLANS APPROVED FOR MANUFACTURE
DATE
PROJECT ADVISOR'S SIGNATURE
CONSTRUCTION MANAGER'S SIGNATURE
CUSTOMER'S SIGNATURE
CUSTOMER'S SIGNATURE



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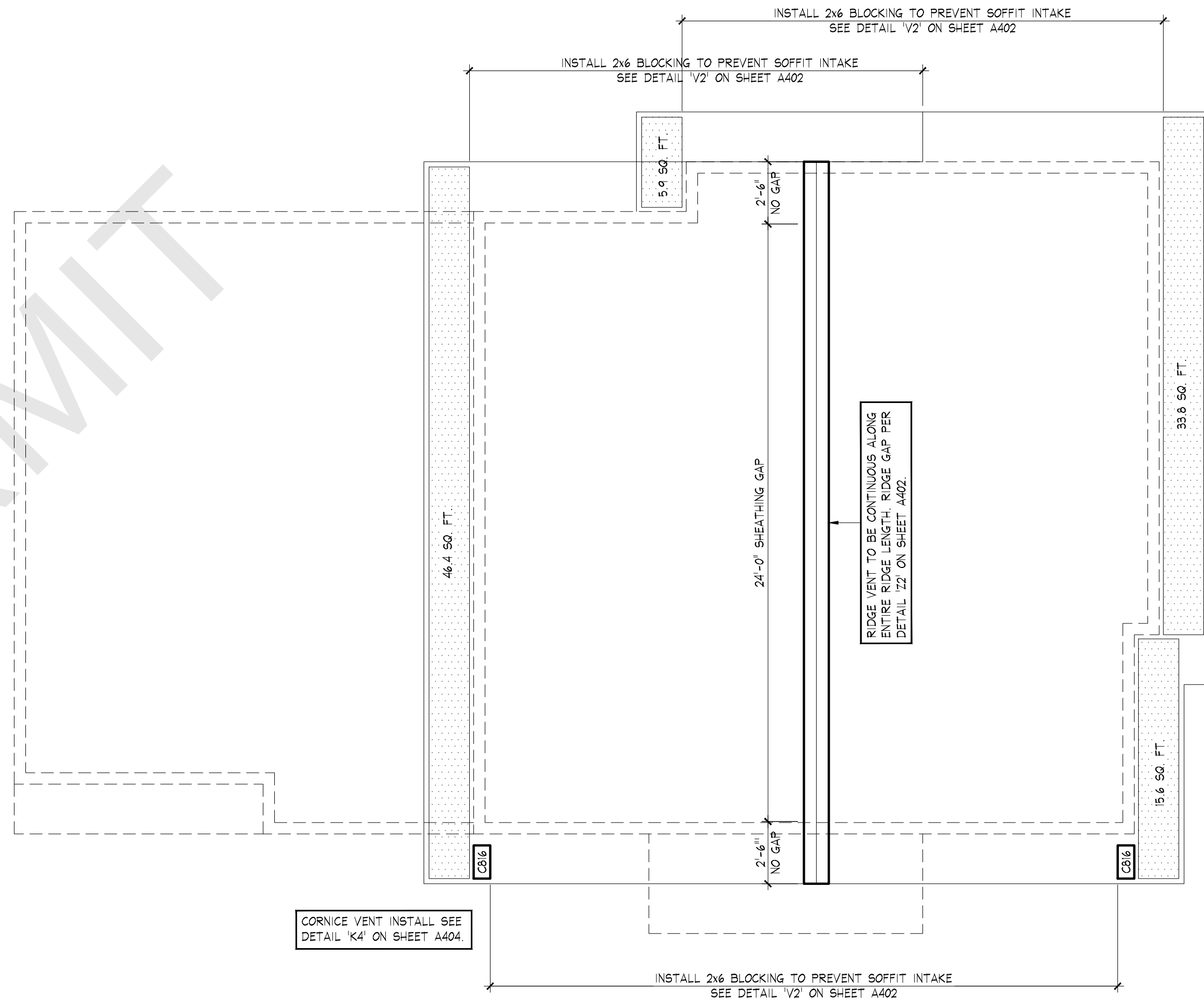
DRAWN BY: LC
BCIN NUMBER: 28044 & 46065
CHECKED BY: N/A
SCALE: 1/4" = 1'-0"
DATE: JULY 15, 2026
SALES OFFICE: TORONTO
PROJECT ADVISOR: JOSEPH ST. JULES
MODEL: MODIFIED BRYSON BAY
CUSTOMER: DION-MAGHORN -----
REVISION NUMBER: VERSION 5.0



LOWER ROOF VENTING PLAN

ROOF VENTILATION CALCULATION						
Project Name	Dion-Waghorn		Production Number	108-0160		
Wildland Urban Interface	NO		Vaulted or Attic	Attic		
Location of Roof Calculated	Lower Roof		Roof Area Vented (ft ²)	441		
Total Ventilation Required (in ²)			1:300 of Roof Area to be Vented		212	
Calculate Intake Vent						
Intake	Min. Required Intake Vent (in ²) - 50% of Total Ventilation Required				106	
	Perforated Intake	Gentek Alum. Soffit Vent		3.09 / Sq. ft.	108.5 Sq. ft.	335.265
	Individual Intake					
	Total Intake Vent Provided (in ²)				335	
Meets Min. Requirement (PASS/ FAIL)					PASS	
Calculate Exhaust Vent						
Exhaust	Min. Required Exhaust (in ²)				53	
	- Greater of A (Total Ventilation Minus Total Intake) or B (25% Total Ventilation)				~124 53	
	Max. Allowed Exhaust (in ²) - Not to Exceed Intake				335	
	Strip Exhaust	Lomanco Ridge Vent - LOR		11 / Ft.	17 Ft.	187
Total Exhaust Provided (in ²)					187	
Meets Min. Requirements (PASS/ FAIL)					PASS	
Percentage of Venting Provides as Roof Exhaust					35.8%	

Note: Roof ventilation calculation is based on products typically supplied by Linwood Homes and has been produced for proof-of-concept. Installer to verify products specified is the products used. Refer to Specifications for products supplied by Linwood Homes.



UPPER ROOF VENTING PLAN

ROOF VENTILATION CALCULATION						
Project Name	Dion-Waghorn		Production Number	108-0160		
Wildland Urban Interface	NO		Vaulted or Attic	Vaulted		
Location of Roof Calculated	Upper Roof		Roof Area Vented (ft ²)	719		
Total Ventilation Required (in ²)			1: 150 of Roof Area to be Vented		690	
Calculate Intake Vent						
Intake	Min. Required Intake Vent (in ²) - 50% of Total Ventilation Required			345		
	Perforated Intake	Gentek Alum. Soffit Vent	3.09 / Sq. ft.	101.7 Sq. ft.	314.253	
	Individual Intake	Lomanco Cornice Vent - C816	65 / Qty	2 Qty.	130	
	Total Intake Vent Provided (in ²)			444		
Meets Min. Requirement (PASS/ FAIL)			PASS			
Calculate Exhaust Vent						
Exhaust	Min. Required Exhaust (in ²)			A	B	246
	- Greater of A (Total Ventilation Minus Total Intake) or B (25% Total Ventilation)			246	173	
	Max. Allowed Exhaust (in ²) - Not to Exceed Intake			444		
	Strip Exhaust			11 / Ft.	24 Ft.	264
Total Exhaust Provided (in ²)			264			
Meets Min. Requirements (PASS/ FAIL)			PASS			
Percentage of Venting Provides as Roof Exhaust			37.3%			

Note: Roof ventilation calculation is based on products typically supplied by Linwood Homes and has been produced for proof-of-concept. Installer to verify products specified is the products used. Refer to Specifications for products supplied by Linwood Homes.

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MANAGER'S SIGNATURE

CUSTOMER'S
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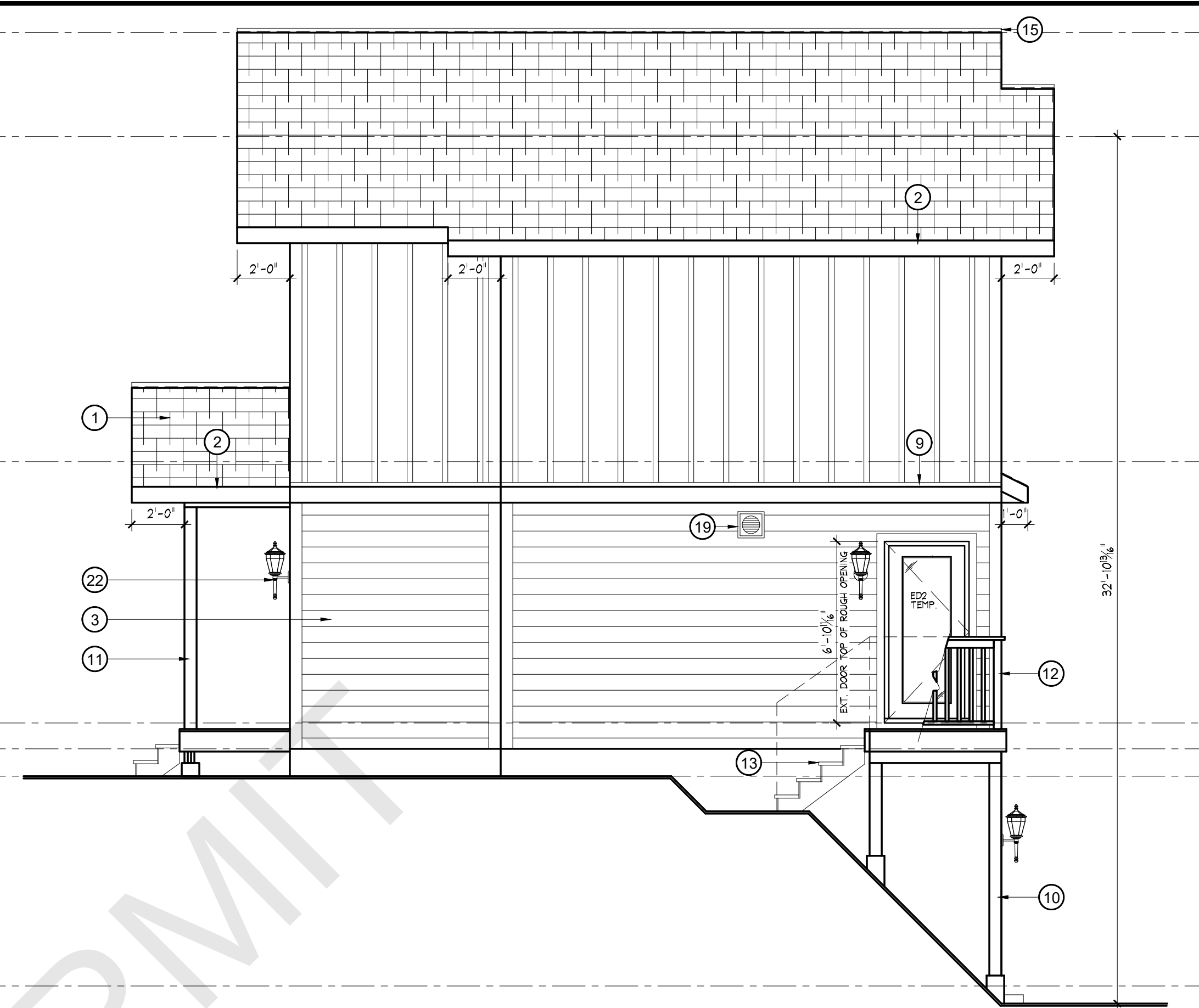
MODEL:
MODIFIED BRYSON BAY

CUSTOMER:
DION-WAGHORN

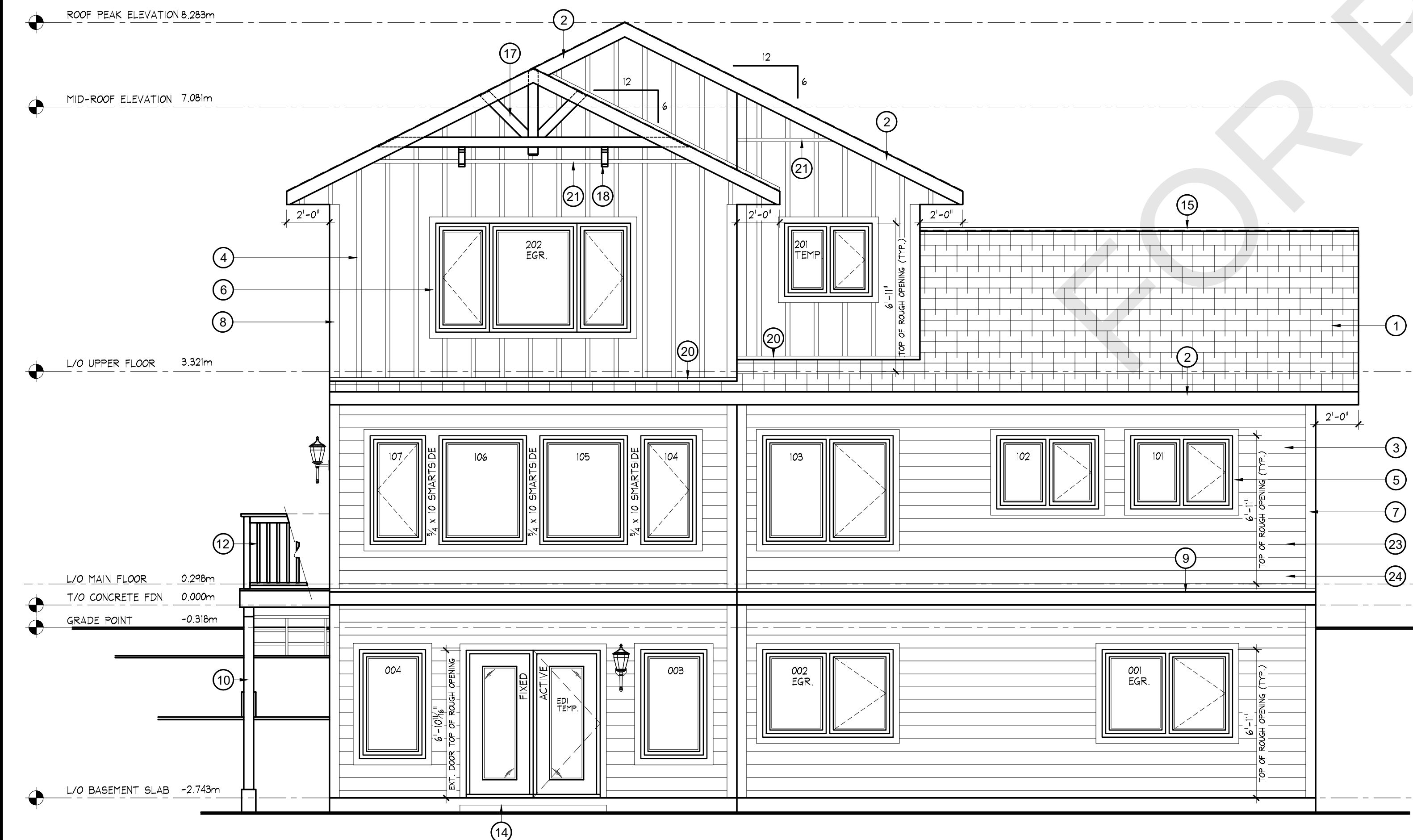
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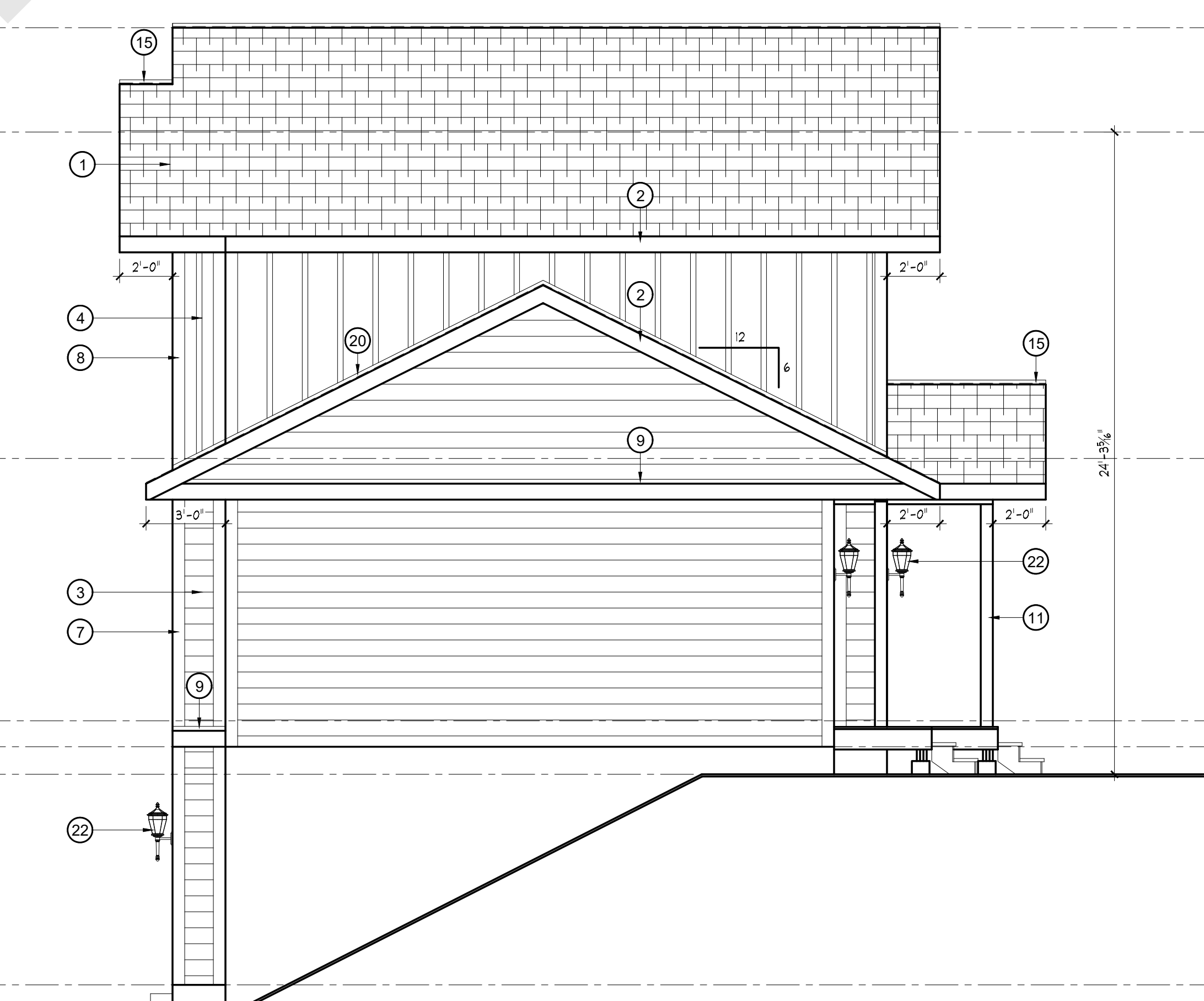
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

TYPICAL EXTERIOR MATERIALS & FINISHES	
TAG	MATERIAL & FINISHES
1	ROOF FINISH: CERTAINTED LANDMARK (AR)
2	FASCIA (A): 5/4 x 8 LP SMARTSIDE
3	SIDING (A): SMARTSIDE 3/8 x 8 LAP SIDING
4	SIDING (B): SMARTSIDE 4' x 8' x 5/16" PANEL SIDING w/ BATTENS @ 16" o.c.
5	WINDOW & DOOR TRIM (A): 5/4 x 4 SMARTSIDE U.N.O. SEE DETAIL 'W3' ON SHEET A403.
6	WINDOW & DOOR TRIM (B): 1/2 x 4 SMARTSIDE U.N.O. SEE DETAIL 'Y3' ON SHEET A403
7	CORNER TRIM (A): 2- 5/4 x 4 SMARTSIDE. SEE DETAIL 'A4' ON SHEET A404.
8	CORNER TRIM (B): 1/2 x 4 & 1/2 x 3 SMARTSIDE. SEE DETAIL 'F4' ON SHEET A404.
9	BANDBOARD: 5/4 x 8 SMARTSIDE TRIM C/N FLASHING. SEE DETAIL 'R4' ON SHEET A404.
10	DECK POST: 6x6 A.G.D.FIR POST (TYP.)
11	PORCH POST: 6x6 A.G.D.FIR POST (TYP.) SEE DETAIL 'R1' ON SHEET A401
12	DECK RAILING: NOT INCLUDED IN CONTRACT. SEE DETAIL 'AA' ON SHEET A401.
13	DECK STAIR & RAILING: STRAIGHT STAIRS (2x12 P.T. STRINGERS) w/5/4 x 6 CEDAR S4S EASED EDGE TREADS (INC.) c/w RAILING (N.I.C.)
14	STEPS TO GRADE (N.I.C.) TYPICAL
15	CONTINUOUS RIDGE VENTING OR RIDGE CAP (PER ROOF VENTING PLAN)
16	ASSEMBLY @ OPEN PORCH GABLE ROOF: FASCIA (A) w/5/4 x 10 SMARTSIDE TRIM & GABLE END RAFTER. SEE DETAIL 'X2' ON SHEET A402.
17	GABLE TRIM 1: 3x6 D.FIR GABLE TRIM PRE-CUT KIT (TYPE A) SEE DETAIL 'T4' ON SHEET A404.
18	DECORATIVE CORBEL: 4x D.FIR CORBEL. SEE DETAIL 'AA4' ON SHEET A404.
19	FIREPLACE/STOVE EXHAUST DIRECT VENT (N.I.C.)
20	FLASHING (TYP.)
21	Z- FLASHING (INCLUDED). SEE DETAIL 'W4' ON SHEET A404
22	EXTERIOR LIGHTING (N.I.C.) TO BE PROVIDED AT ENTRANCE PER OBC 9.34.2.1
23	WALL ENVELOPE RAINSCREEN ASSEMBLY: PROJECT REQUIRES RAINSCREEN LATHE FOR WALL FINISH ATTACHMENT. SEE DETAIL 'N3' ON SHEET A403.
24	SIDING INSTALLATION DETAILS: SIDING ATTACHMENT. PRODUCT STARTING & JOINT CONNECTIONS SEE DETAILS 'K3', 'Q3', 'V3' & 'AA3' ON SHEET A403.

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FOR
MANUFACTURE

DATE

PROJECT ADVISOR'S
SIGNATURE

CUSTOMER'S
SIGNATURE

CUSTOMER'S
SIGNATURE

FOR PERMIT

LINWOOD

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LC

BCN NUMBER:
28044 & 46065

CHECKED BY:
N/A

SCALE:
1/4" = 1'-0"

DATE:
JULY 15, 2026

SALES OFFICE:
TORONTO

PROJECT ADVISOR:
JOSEPH ST. JULES

MODEL:
MODIFIED
BRYSON BAY

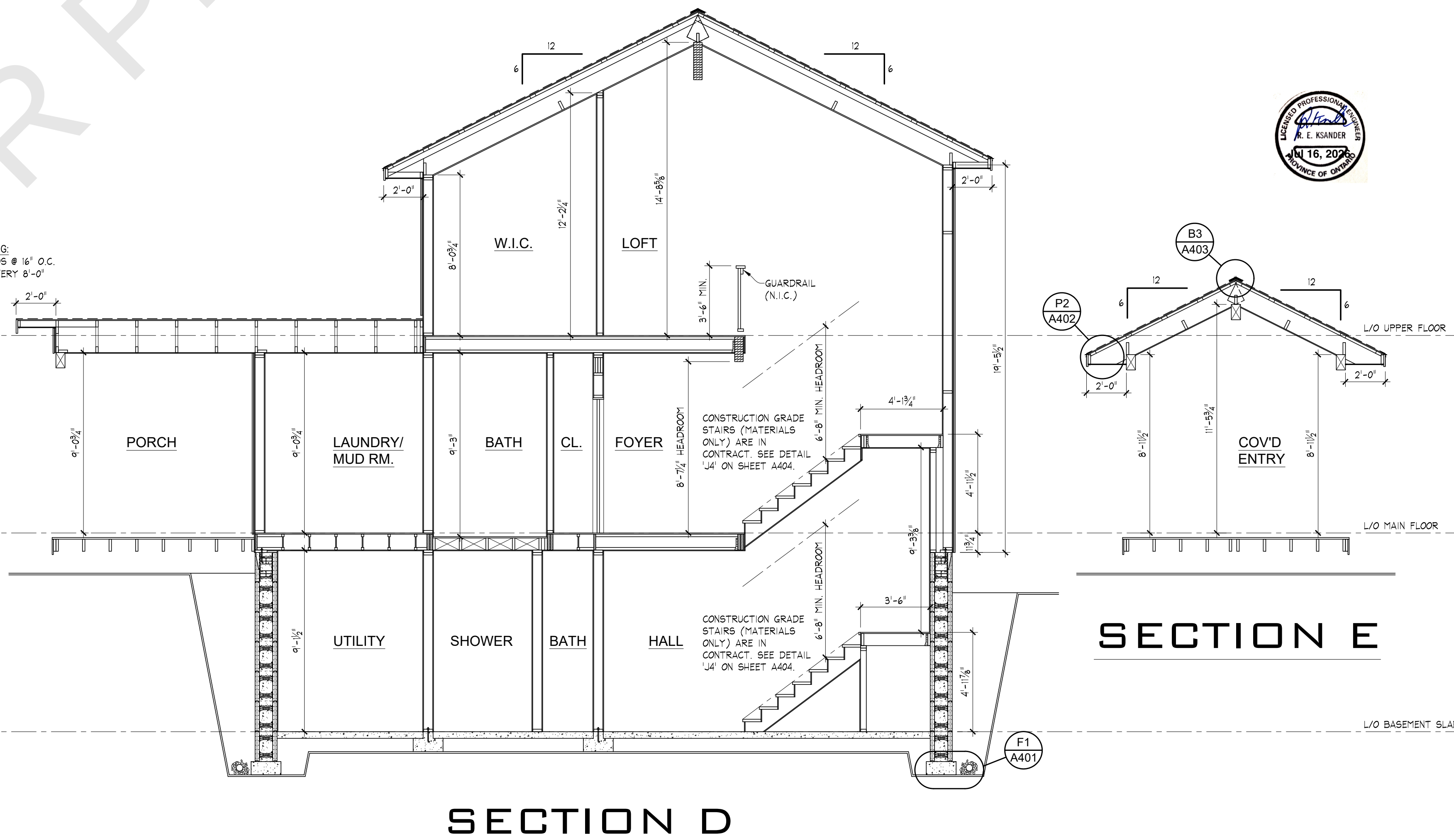
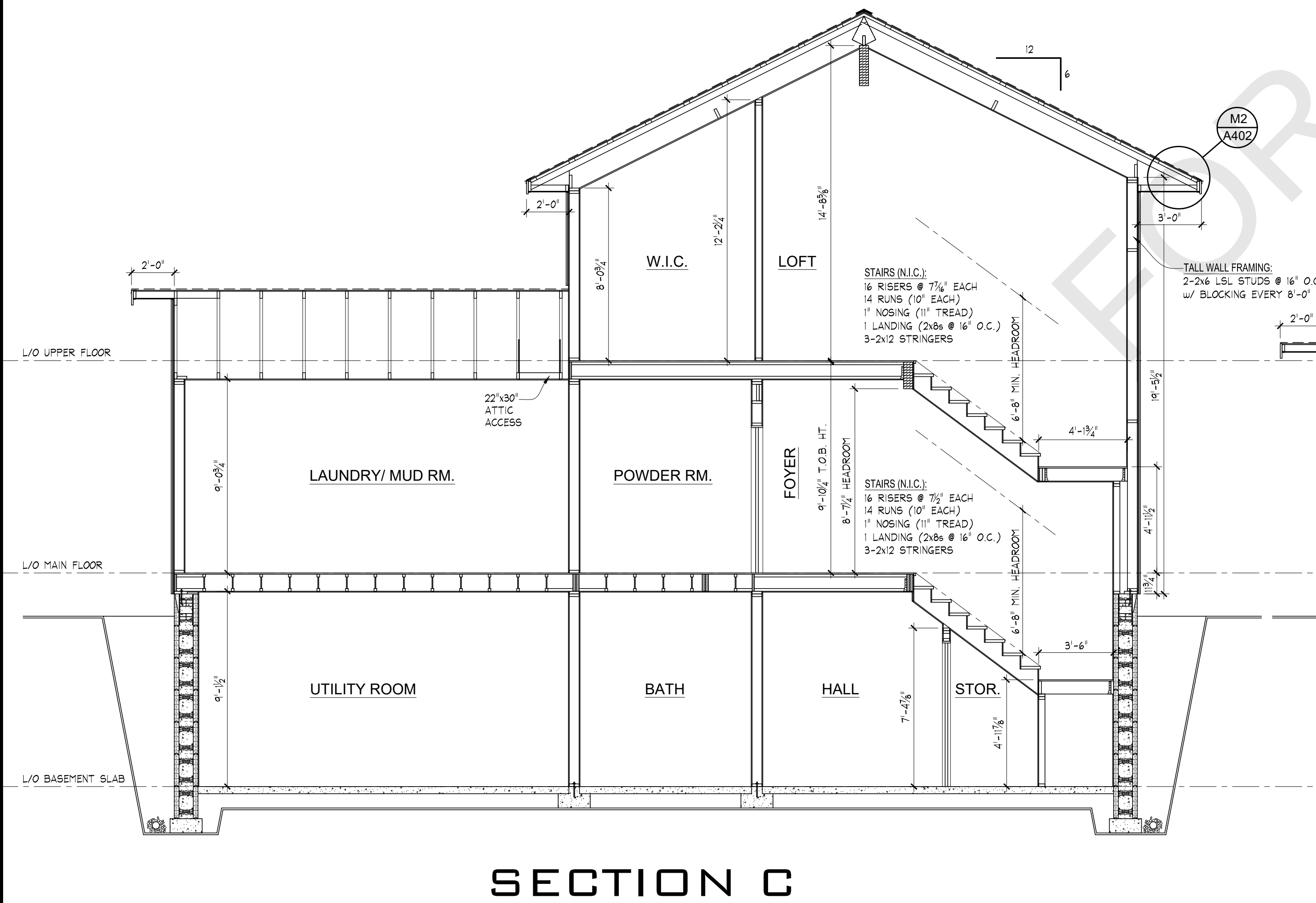
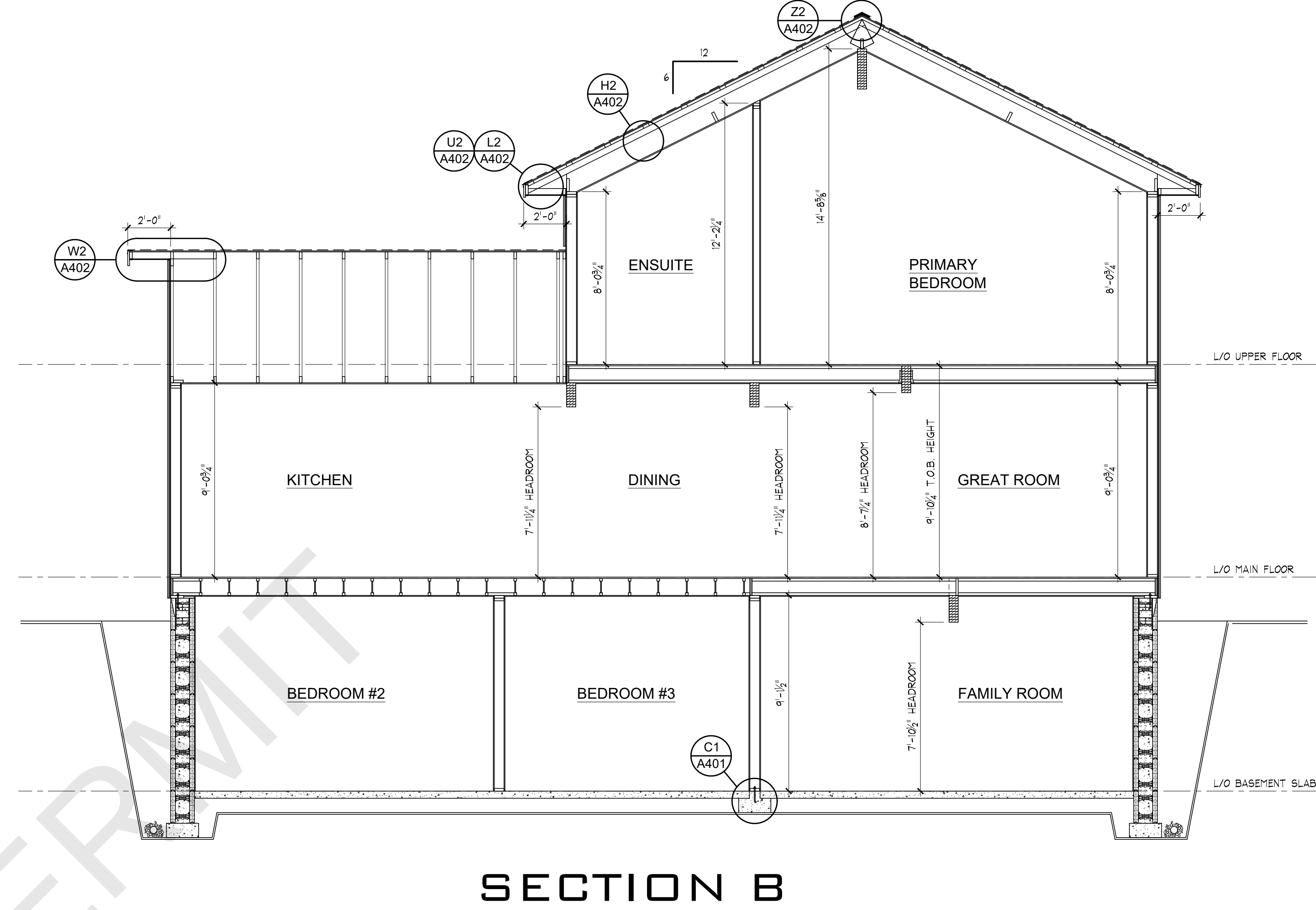
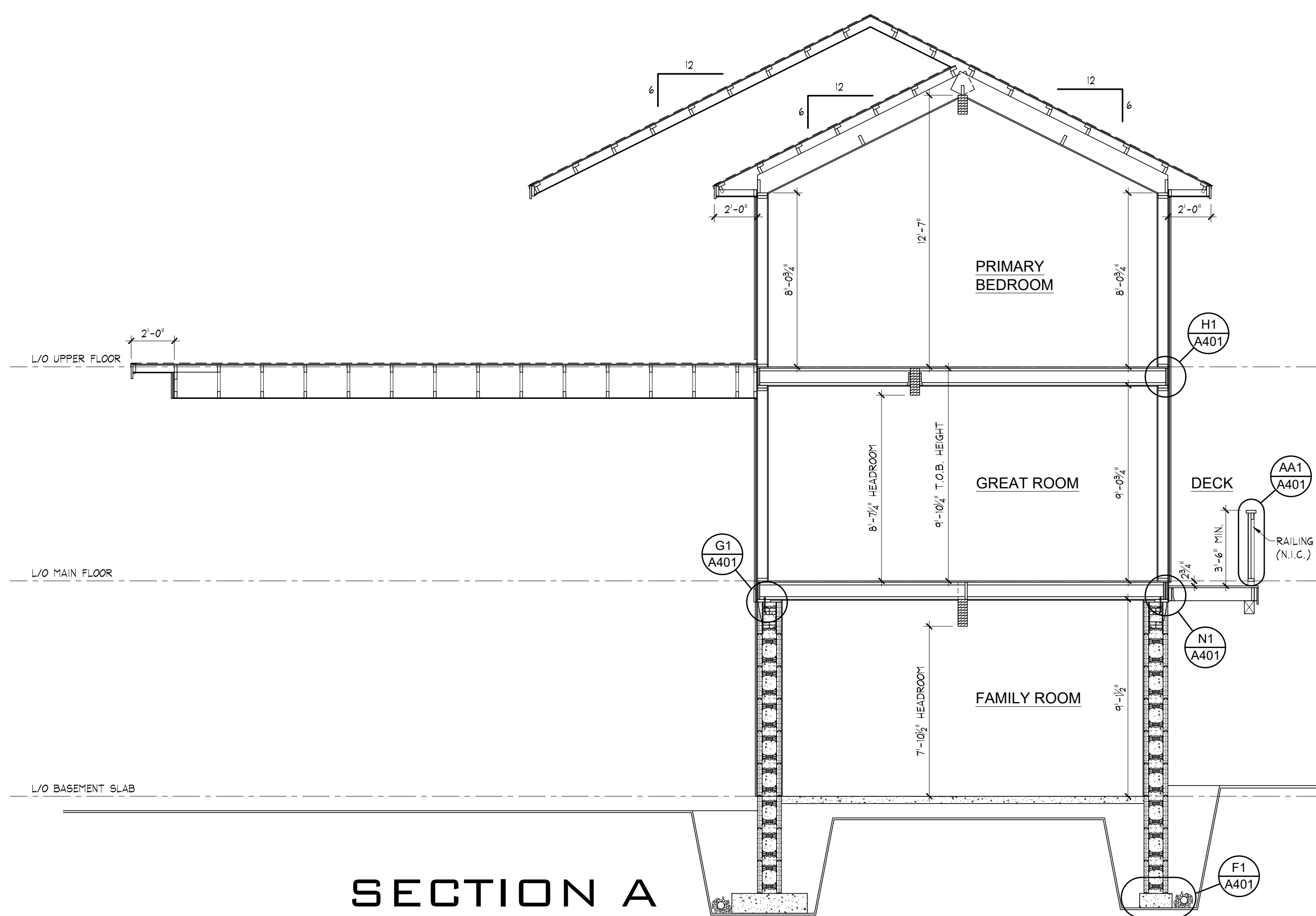
CUSTOMER:
DION-MAGHORN

REVISION NUMBER:
VERSION 5.0

PROFESSIONAL ENGINEER
A. E. KSANDER
JUL 16, 2026
PROVINCE OF ONTARIO

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PAGE
A200



SECTION E

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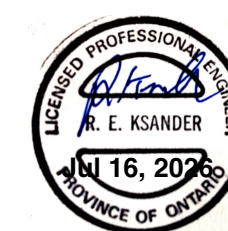
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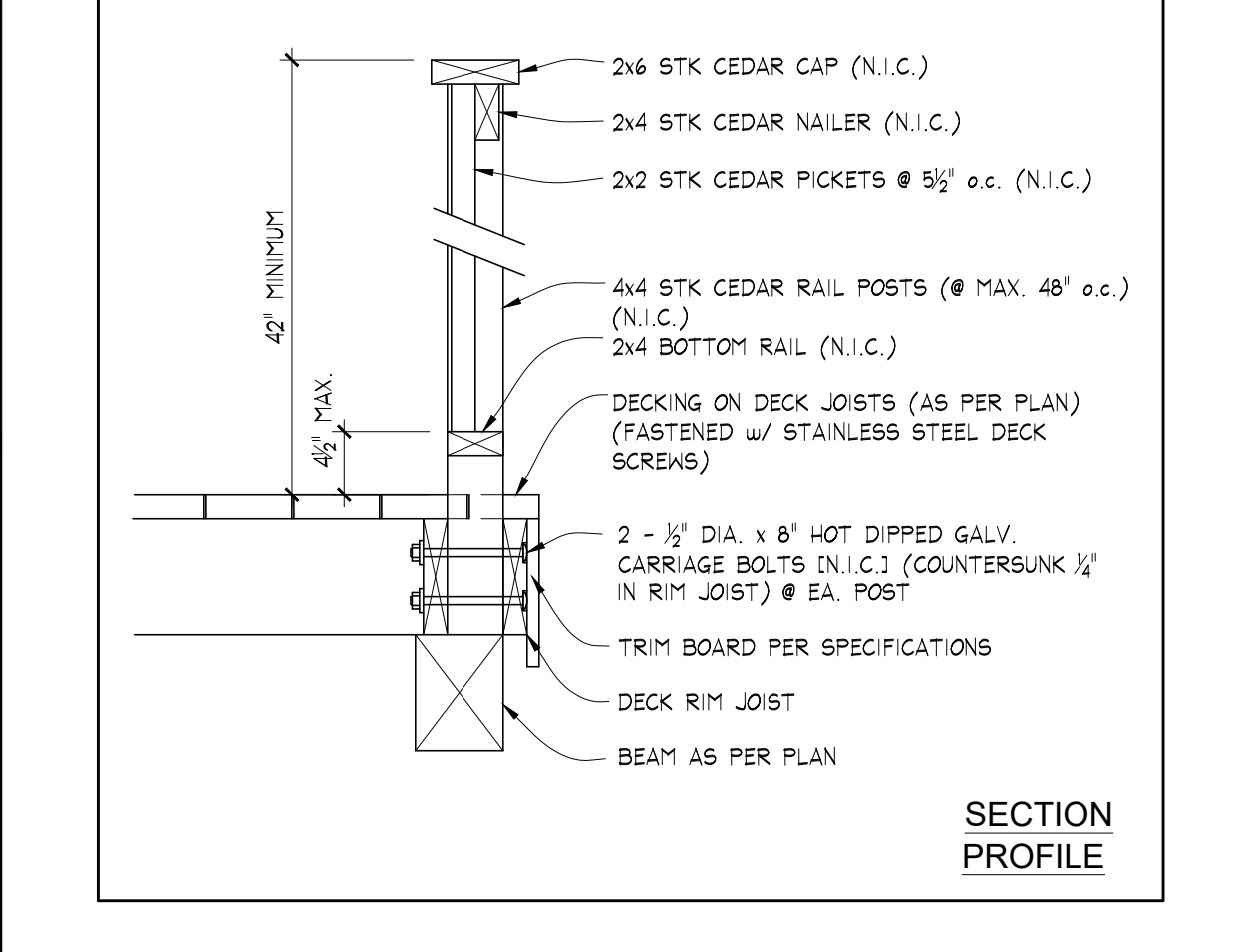
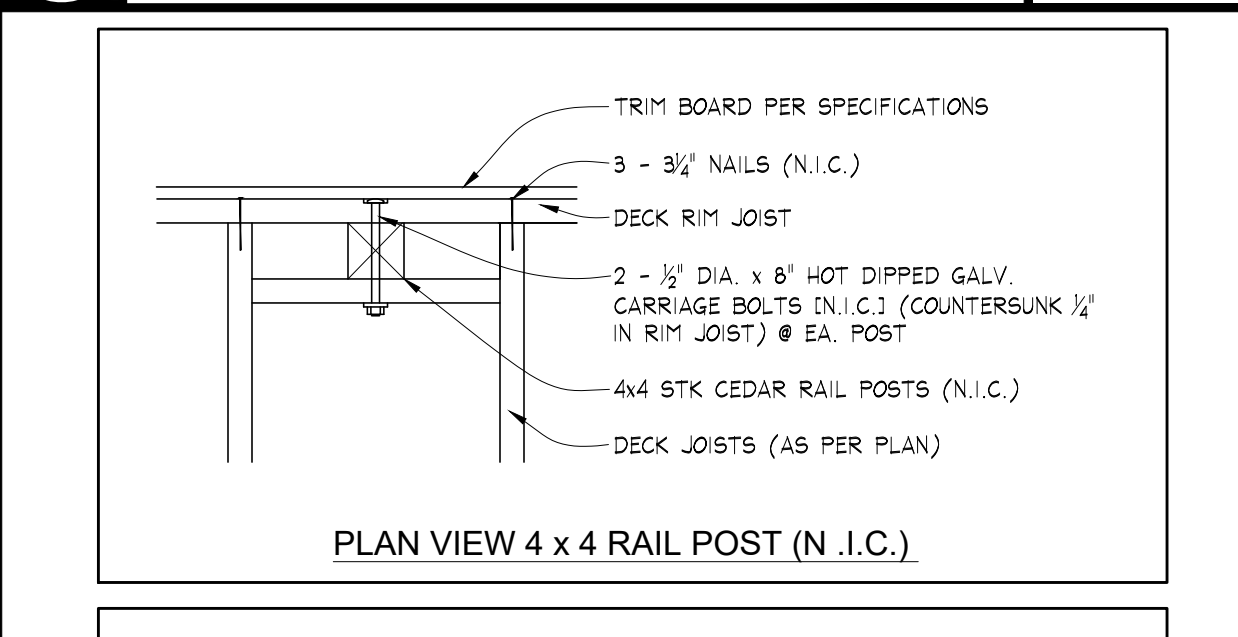
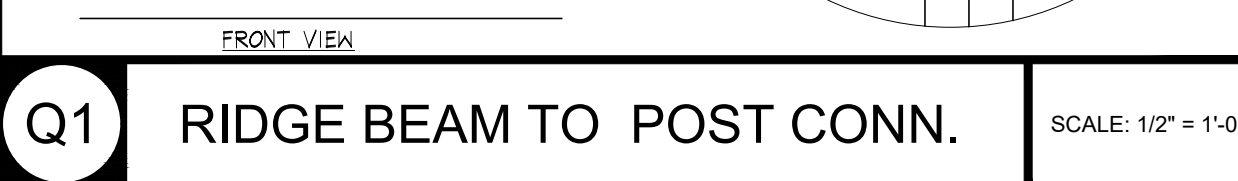
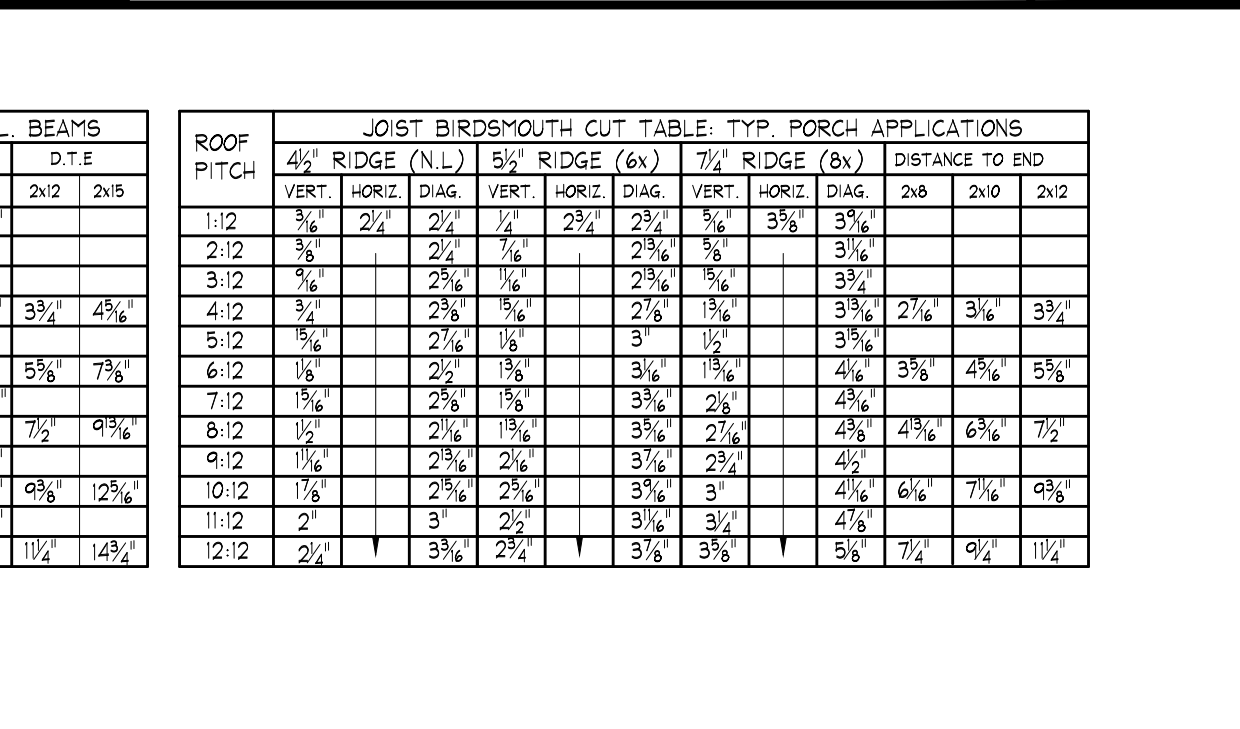
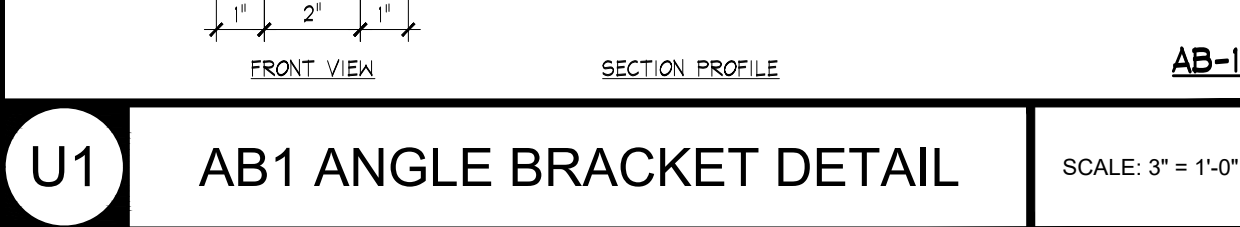
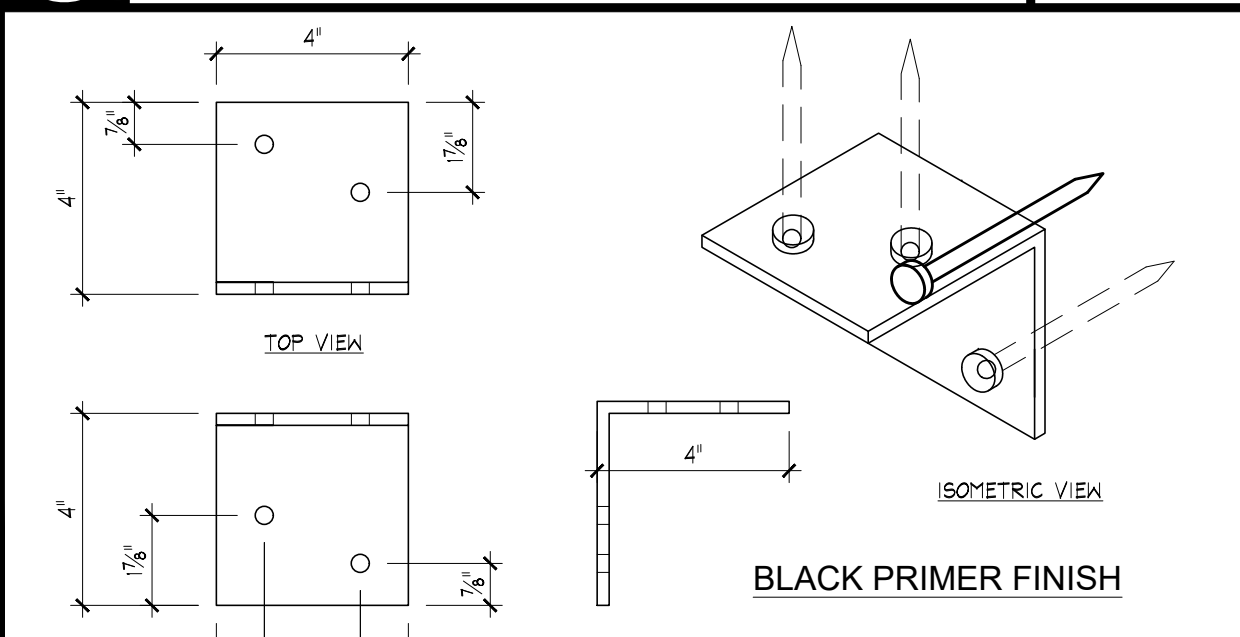
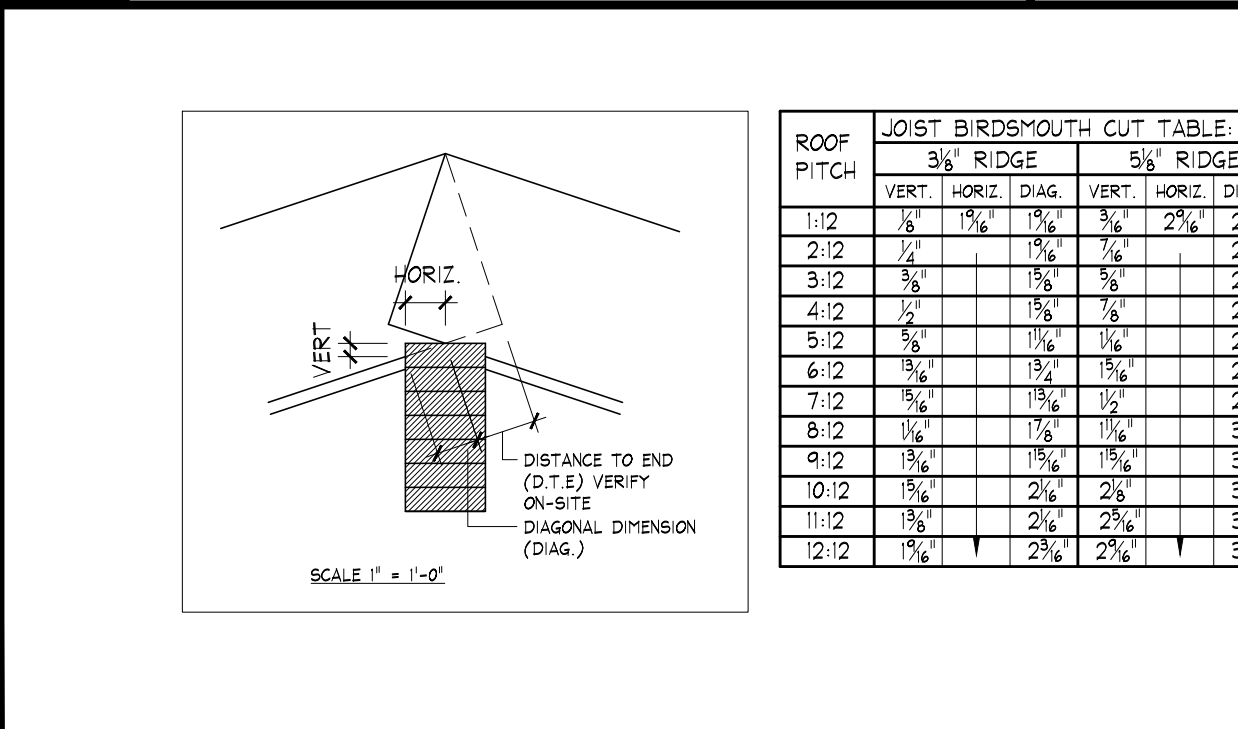
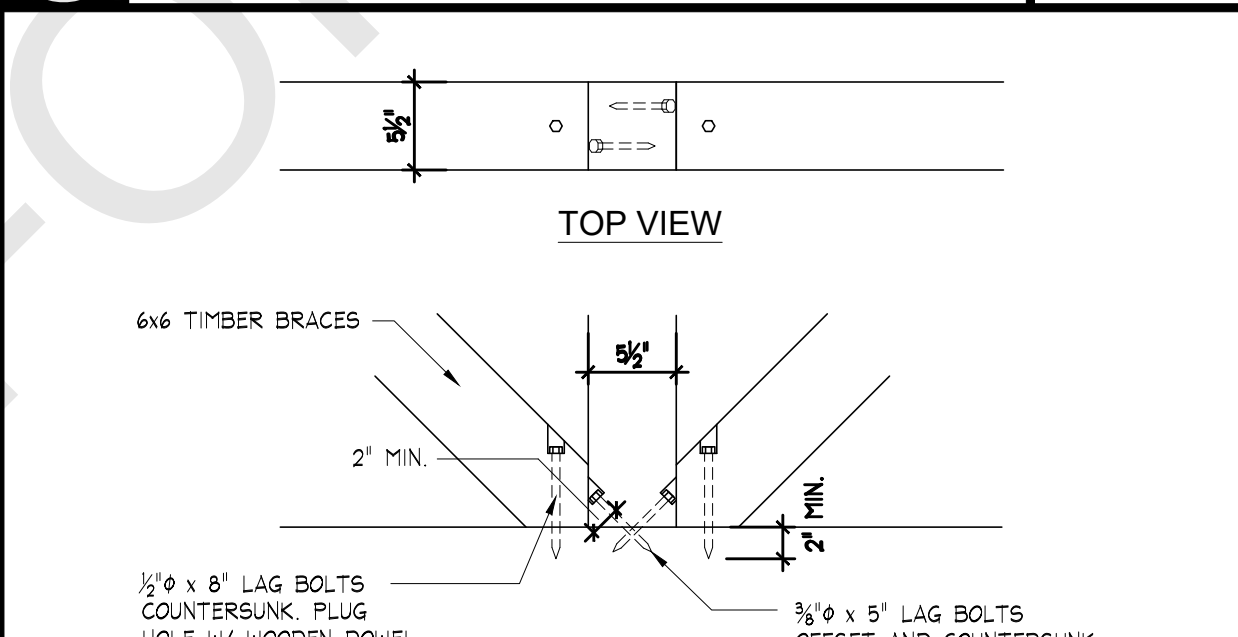
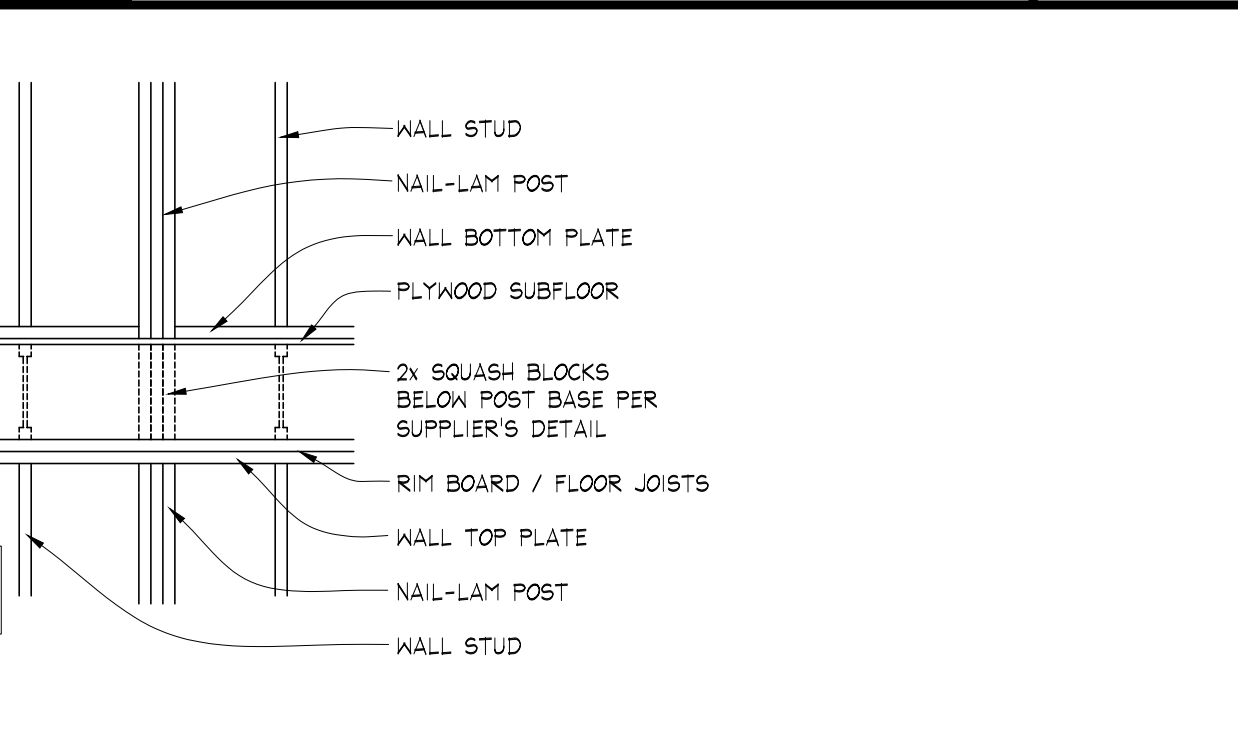
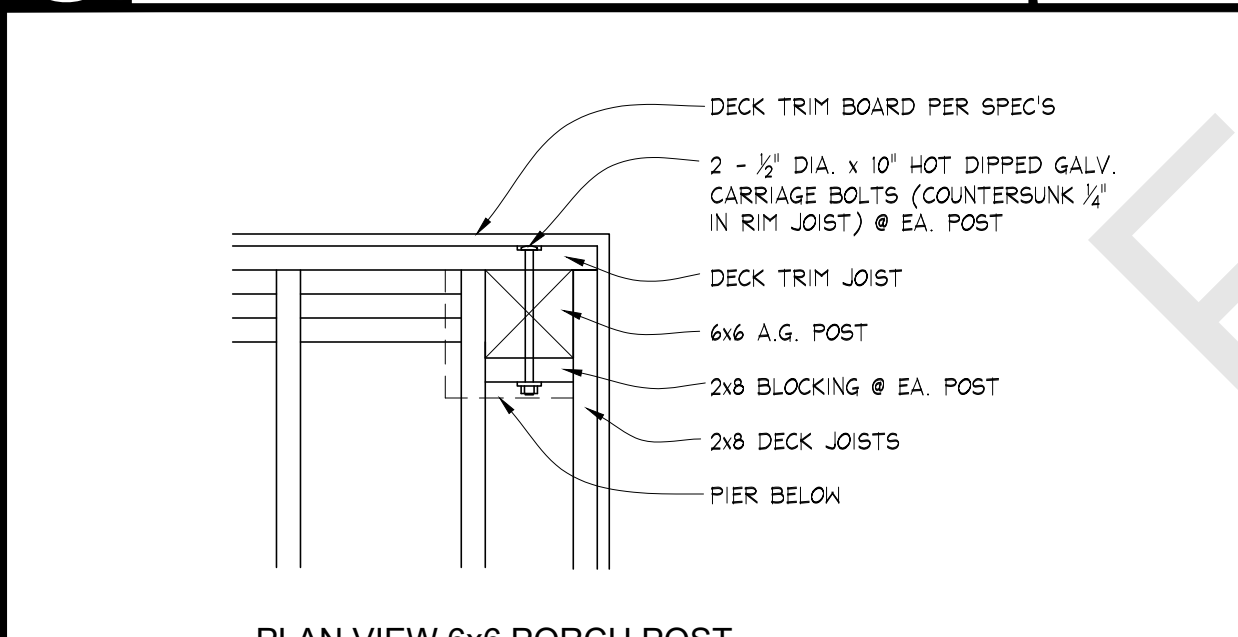
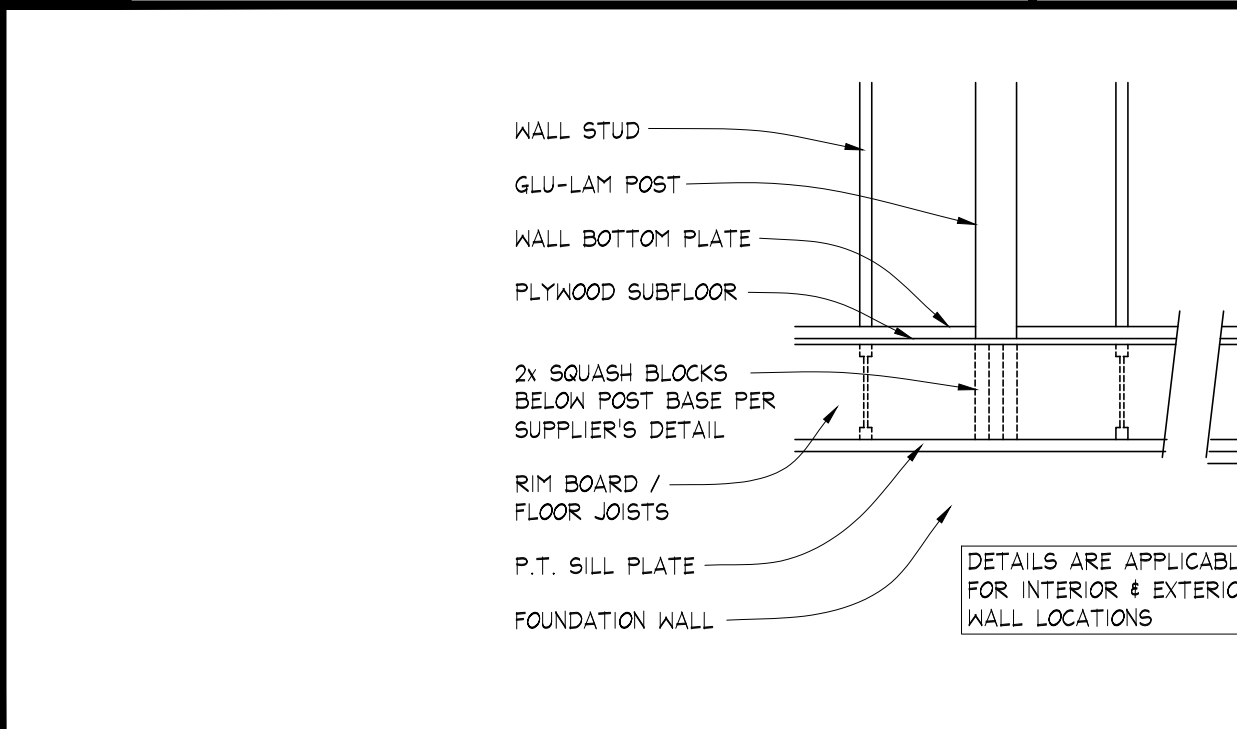
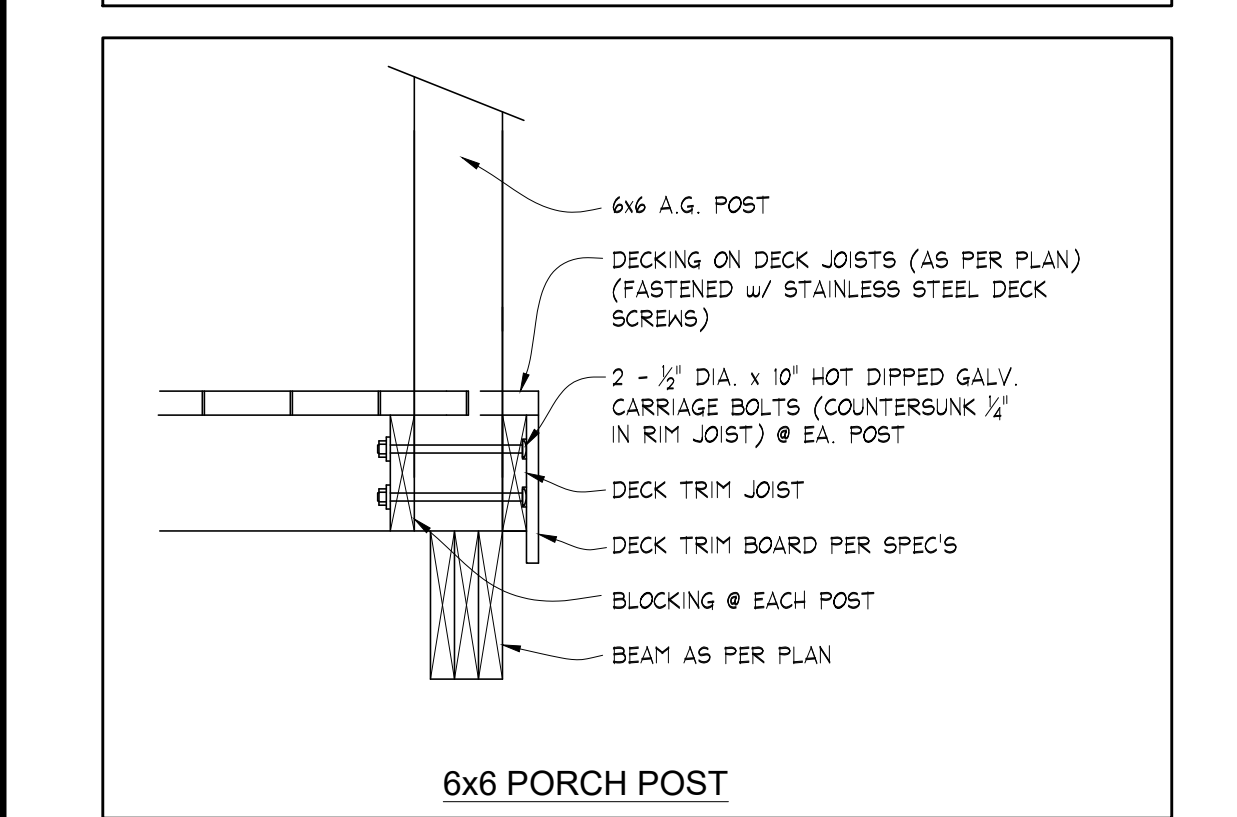
SALES OFFICE:
TORONTO

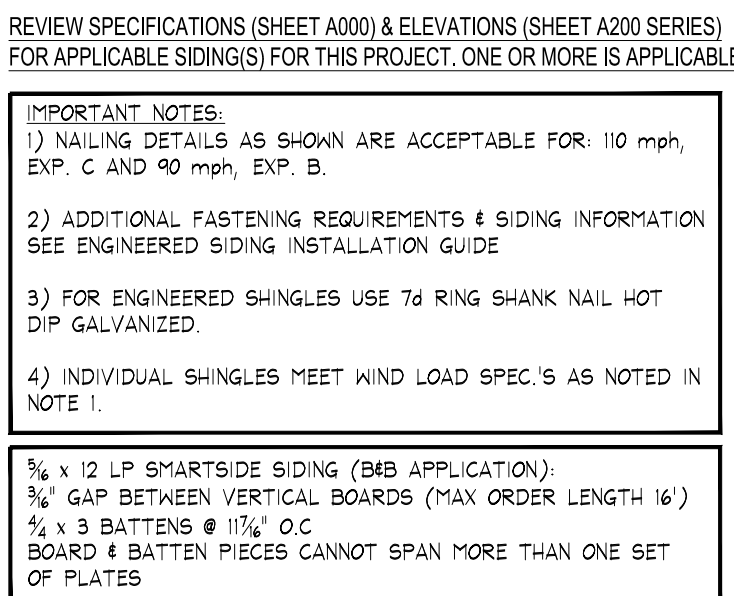
PROJECT ADVISOR:
JOSEPH ST. JULES

MODEL:
MODIFIED
BRYSON BAY

CUSTOMER:
DION-MAGHORN

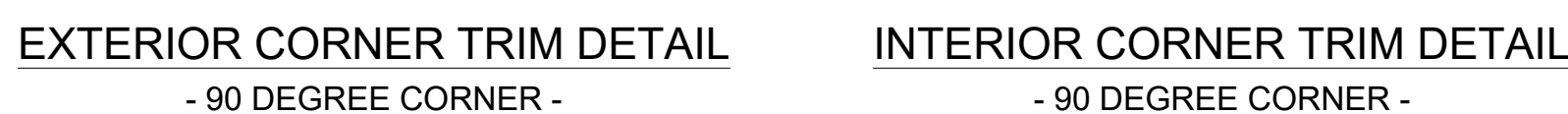
REVISION NUMBER:
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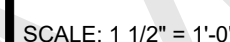
CUSTOMER'S
SIGNATURE

SCALE: 1" = 1'-0"

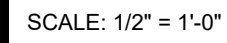
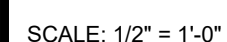


SCALE: 1/2" = 1'-0"

SCALE: 1" = 1'-0"



TYPICAL D.FIR GABLE TRIM ASSEMBLY DETAIL
FOR EXACT MATERIAL CUTS SEE ADDITIONAL DETAILS ON THIS DRAWING.



SCALE: 3" = 1'-0"



SCALE: 1/2" = 1'-0"

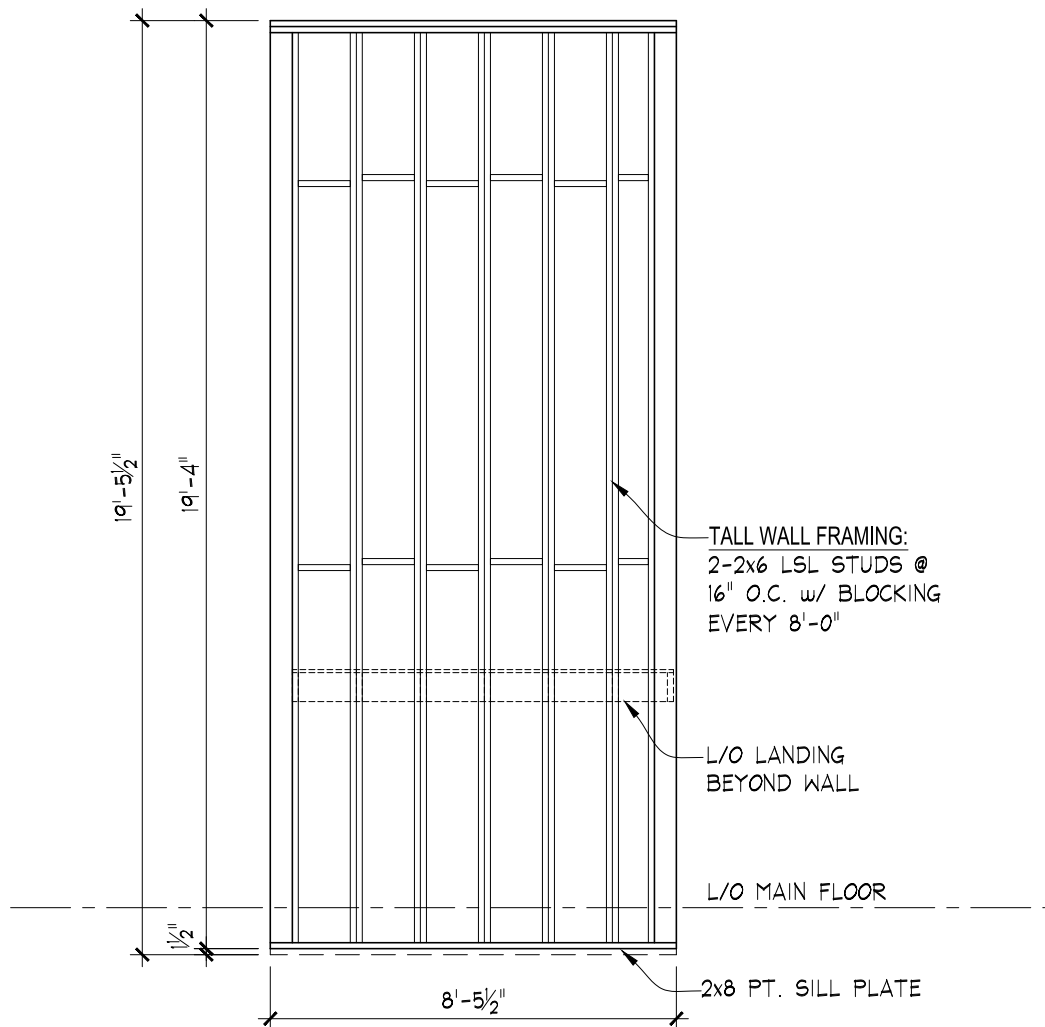
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SCALE: 1/2" = 1'-0"

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SCALE: 1/2" = 1'-0"

DRAWN BY:	LC
BOIN NUMBER:	28044 & 46065
CHECKED BY:	N/A
SCALE:	AS NOTED
DATE:	JULY 15, 2026
SALES OFFICE:	TORONTO
PROJECT ADVISOR:	JOSEPH ST. JULES
MODEL:	MODIFIED BRYSON BAY
CUSTOMER:	DION-WAGHORN ----
REVISION NUMBER:	VERSION 5.0



TALL WALL
FRAMING (WF-1)

SCHEDULES

16c-E DFir Glulam Post Schedule

ALL FINAL POST HEIGHTS TO BE CUT ON-SITE (LENGTH SHOWN IS ORDER LENGTH), UNLESS OTHERWISE NOTED.

Tag	Dimension			Qty	Notes
	Width	Depth	Length		
P101GL	5 1/8"	5 1/2"	10	2	
P201GL	5 1/8"	5 1/2"	5	1	
P202GL	5 1/8"	5 1/8"	4	1	
P203GL	5 1/8"	5 1/8"	5	1	
P204GL	5 1/8"	5 1/2"	6	1	

#1 & Btr FOHC KDHT S4S DFir Post Schedule

ALL FINAL POST HEIGHTS TO BE CUT ON-SITE (LENGTH SHOWN IS ORDER LENGTH), UNLESS OTHERWISE NOTED.

Tag	Dimensions (Nominal)			Qty	Notes
	Width	Depth	Length (ft.)		
P001DF	6	6	10	2	
P101DF	6	6	10	2	
P102DF	6	6	8	1	King Post & Vertical Braces
P103DF	6	6	12	1	

#1 & Btr FOHC KDHT DFir S4S Gable Trim Schedule

Type	Timber Size	Width	Qty.	Gable Pitch	Location (s)
A	4x6	144"	1	6:12	Primary Bedroom Gable (Rear Elevation)
A	4x6	168"	1	6:12	Loft Gable (Front Elevation)

All Gable Trim Kits are Pre-cut Kits. Assembly and Attachment to Structure to be done On-Site by others in accordance with details and materials provided.

#1 & Btr FOHC KDHT DFir S4S Corbel Schedule

Type	Timber Size	Projection	Height	Qty.	Location (s)
B	4x4	11"	x 11"	4	Under Gable Trims (Front & Rear Elevations)

All Corbels are Pre-cut. Attachment to Structure (Building Face, Posts etc.) to be done On-Site by others in accordance with details and materials provided.

SCHEDULES

Window Specifications

Manufacturer:	Kohitech	Glazing:	Energlass	Int. Color:	White
Window Type:	Select Vinyl	Grilles:	Not Applicable	Ext. Color:	White
Jamb:	Primed Wood	Tint:	Not Applicable	Screens:	Standard (Where Applicable)
Elevation:	968 ft.	Req'd U-Value:	0.28 / 1.60	Min. NAFS:	PG-15 & WTP 140 Pa
Hardware:	Standard Lock (SH & Sliders) Truth / Encore MP (Aw. & Case.)	Notes:	Minimum ER-Rating: ER-25		

Window Schedule

Code	Description	Rough Opening			Test Data Results (Actual)				Jamb	Depth	Notes	Options		
		Width	Height	Area	U-Value	SHGC	PG-Rating	WTP				Exterior	Interior	Other
001	OC - Fixed-Casement	73	49	24.84	0.26	0.55	30	730	0		Drywall return	☒	☐	☐
002	OC - Fixed-Casement	73	49	24.84	0.26	0.55	30	730	0		Drywall return	☐	☒	☐
003	O - Fixed	37	61	15.674	0.26	0.55	40	720	6 1/8"			☐	☐	☐
004	O - Fixed	37	61	15.674	0.26	0.55	40	720	6 1/8"			☐	☐	☐
101	OC - Fixed-Casement	57	41	16.229	0.26	0.55	30	730	6 1/8"			☐	☐	☐
102	OC - Fixed-Casement	57	41	16.229	0.26	0.55	30	730	6 1/8"			☐	☐	☐
103	OC - Fixed-Casement	73	61	30.924	0.26	0.55	30	730	6 1/8"			☐	☐	☐
104	CR - Casement	31	61	13.132	0.26	0.46	50	720	6 1/8"			☐	☐	☐
105	O - Fixed	49	61	20.757	0.26	0.55	40	720	6 1/8"			☐	☐	☐
106	O - Fixed	49	61	20.757	0.26	0.55	40	720	6 1/8"			☐	☐	☐
107	CL - Casement	31	61	13.132	0.26	0.46	50	720	6 1/8"			☐	☐	☐
108	CR - Casement	25	37	6.424	0.26	0.46	50	720	0		Sloping sill w/ waterproof finish required	☒	☐	☐
109	CL - Casement	25	37	6.424	0.26	0.46	50	720	6 1/8"			☐	☐	☐
201	OC - Fixed-Casement	49	41	13.951	0.26	0.55	30	730	6 1/8"			☐	☒	☐
202	COC - Casement-Fixed-Casement	109	61	46.174	0.26	0.55	45	730	6 1/8"		30" Wide Casements	☒	☐	☐
203	O - Fixed	25	49	8.507	0.26	0.55	40	720	6 1/8"			☐	☐	☐
204	OC - Fixed-Casement	49	41	13.951	0.26	0.55	30	730	6 1/8"			☐	☐	☐
205	CL - Casement	25	49	8.507	0.26	0.46	50	720	6 1/8"			☐	☐	☐

Exterior Door Specifications

Manufacturer:	Kohitech	Glazing:	Dualpane SunFlow 1-Low 'E' Argon
Jamb Type:	Cellular PVC	Req'd. U-Value:	0.28 / 1.60
Jamb Color:	Exterior: White, Interior: Paint Grade	Min. NAFS:	PG-15 & WTP 140 Pa
	Troy Knob or Halifax Round Lever c/w Deadbolt	Hardware Finish:	Satin Chrome
Hardware:		Hinge Finish:	Satin Chrome
		Notes:	Prefinished slabs: Exterior TBD, Interior: TBD

Exterior Doors

Code	Rough Opening			Handing	Swing	Jamb	Description	Test Data			
	Width	Height	Area					U-Value	SHGC	PG-Rating	WTP
ED1	75	82 1 1/16	43.067	Right	Outswing	6 1/8"	Fiberglass Entry Door - Double Full Lite w/ Multipoint Hardware. Tempered Glazing	.269	0.31	30	330
ED2	38 1/2	82 1 1/16	22.108	Right	Inswing	6 1/8"	Single Steel Entry Door - Full Lite. Tempered Glazing	.24	0.31	35	330
ED3	38 1/2	82 1 1/16	22.108	Right	Inswing	6 1/8"	Single Steel Entry Door - 1/2 Lite. Tempered Glazing	.201	0.18	35	330
ED4	38 1/2	82 1 1/16	22.108	Left	Inswing	6 1/8"	Single Steel Entry Door - 1/2 Lite. Tempered Glazing	.201	0.18	35	330

Door Unit Diagrams - Typical

D-Unit	SD-Unit	DS-Unit	SDS-Unit	DD-Unit	SDDS-Unit	Terrace / Garden Unit
LH Inswing	LH Inswing	LH Inswing	LH Inswing	LH Active Inswing	LH Active Inswing	LH Inswing - Fixed
RH Inswing	RH Inswing		RH Inswing	RH Active Inswing	RH Active Inswing	RH Fixed - Inswing
RH Outswing	RH Outswing		RH Outswing	RH Active Outswing	RH Active Outswing	RH Inswing - Fixed
LH Outswing		LH Outswing	LH Outswing	LH Active Outswing	LH Active Outswing	Fixed - LH Inswing

Note - Linwood Standard: Double Door Units are to be 1-Panel Active & 1-Panel Pinned (Unless Noted Otherwise in the Schedule(s)).

24f-E DFir Glulam Beam Schedule

BEAM GRADES: 24f-E: CSA 0122 (CAN) 24f-V4: ANSI 117 (USA). ALL BEAMS TO BE SQUARE TOP, UNLESS OTHERWISE NOTED.

Tag	Dimensions			Qty	Notes
	Width	Depth	Length(ft)		
B001GL	5 1/8"	16 1/2"	8	1	ED1 Lintel
B002GL	5 1/8"	15	19	1	
B003GL	5 1/8"	12	5	1	
B101GL	5 1/8"	13 1/2"	17	2	
B102GL	5 1/8"	15	20	1	Flush Top
B103GL	5 1/8"	9	6	1	Window 105 Lintel
B104GL	5 1/8"	9	5	1	ED2 Lintel
B105GL	5 1/8"	15	10	1	Flush Top
B106GL	5 1/8"	10 1/2"	5	1	ED3 Lintel
B201GL	5 1/8"	10 1/2"	3	1	Bump out Ridge Beam
B202GL	5 1/8"	19 1/2"	20	1	T.O.B. @ 8'-10 1/2"
B203GL	5 1/8"	22 1/2"	26	1	Main Ridge Beam
B204GL	5 1/8"	10 1/2"	6	1	Window 204 Lintel
B205GL	5 1/8"	10 1/2"	11	1	Window 202 Lintel

#1 & Btr FOHC KDHT S4S DFir Beam Schedule

ALL BEAMS TO BE SQUARE TOP, UNLESS OTHERWISE NOTED.

Tag	Dimensions (Nominal)			Qty	Notes
	Width	Depth	Length (ft.)		
B001DF	6	8	6	1	
B101DF	6	10	6	3	Cov'd Entry
B102DF	6	10	12	1	Cov'd Entry
B103DF	6	10	12	1	Cov'd Porch

PLANS
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FOR
MANUFACTURE

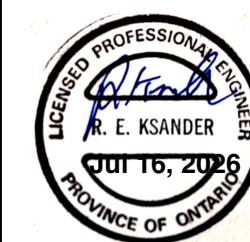
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SIGNATURE

CUSTOMER'S
SIGNATURE

CUSTOMER'S
SIGNATURE

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CUSTOM HOMES



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LC

SCIN NUMBER:
28044 & 44065

CHECKED BY:
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SCALE:
1/4" = 1'-0"

DATE:
JULY 15, 2026

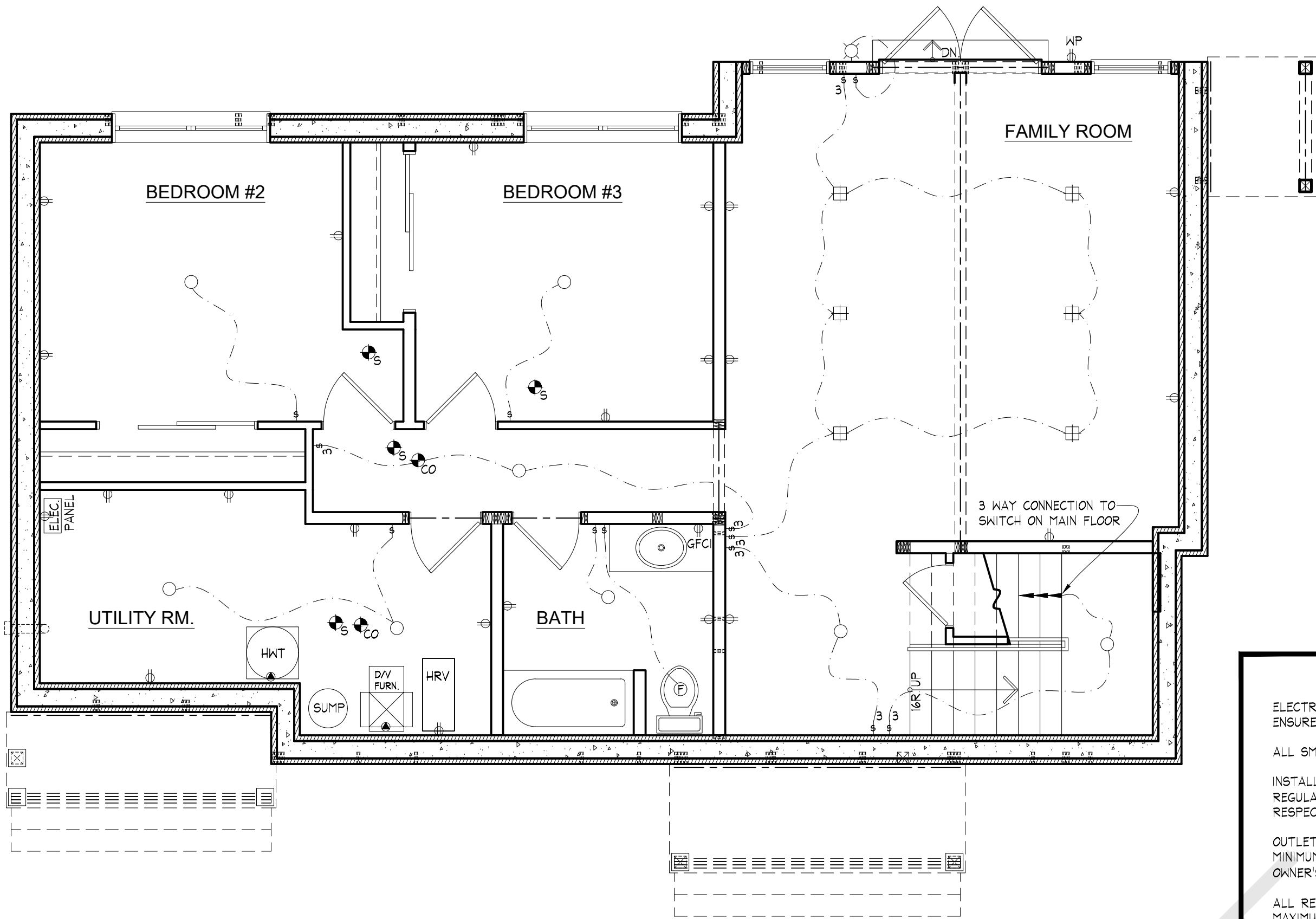
SALES OFFICE:
TORONTO

PROJECT ADVISOR:
JOSEPH ST. JULES

MODEL:
MODIFIED

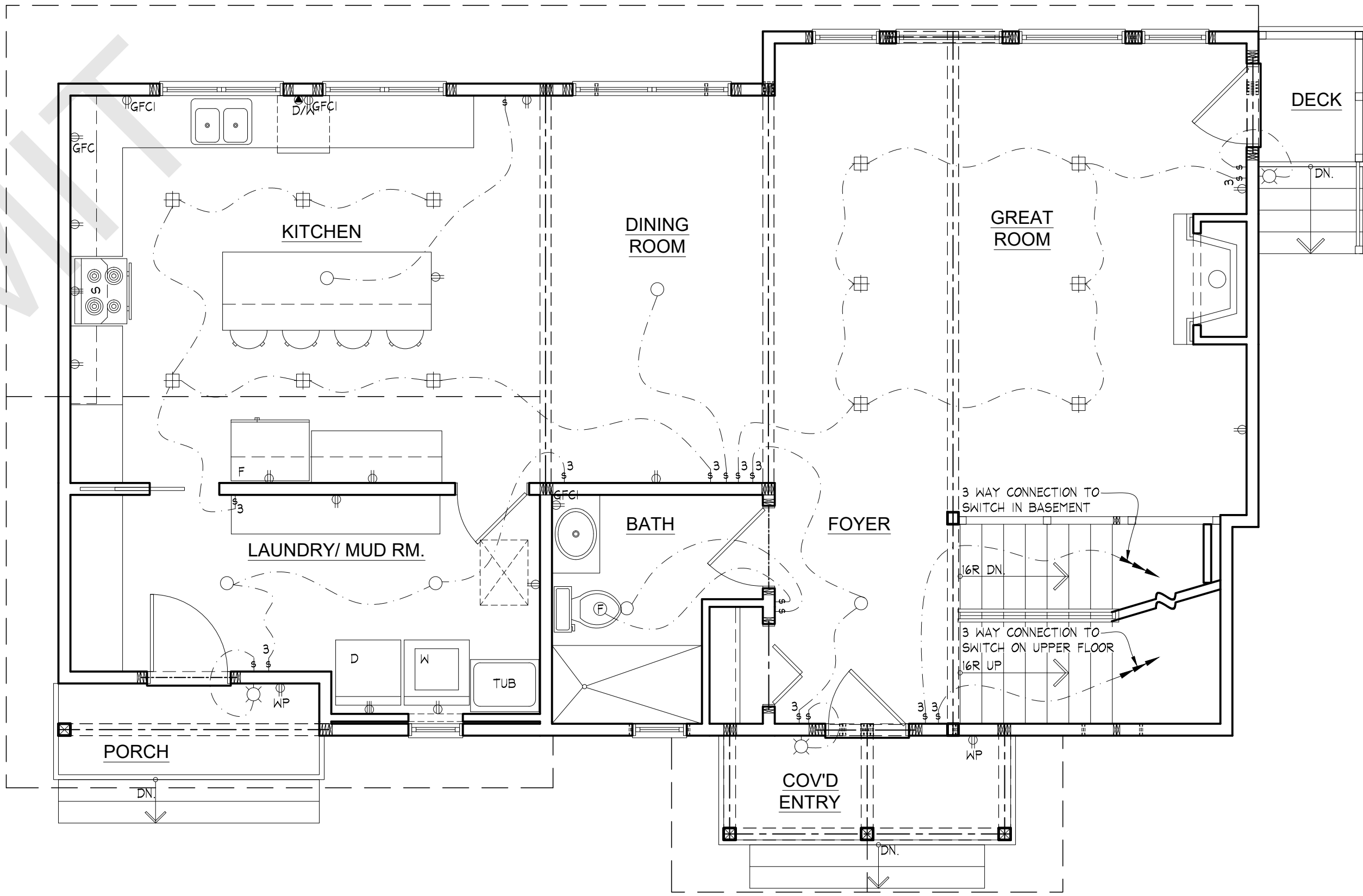
CUSTOMER:
DION-MAGHORN

REVISION NUMBER:
VERSION 5.0



BASEMENT ELECTRICAL PLAN

ELECTRICAL			
ELECTRICAL LAYOUT SHOWN TO BE USED AS A GUIDE ONLY. ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS MEET LOCAL AND NATIONAL CODES.			
ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED BETWEEN FLOORS.			
INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.			
OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S AND/OR LOCAL AUTHORITY'S REQUIREMENTS.			
ALL RECESSED LIGHTS SUPPLIED & INSTALLED MUST BE WARM LIGHT, 2700K-3000K (KELVINS) MAXIMUM.			
IMPORTANT NOTE: INCANDESCENT OR HALOGEN RECESSED LIGHT FIXTURES ARE NOT RECOMMENDED TO BE USED IN AREAS WITH PARALLEL CHORD TRUSSES (OR ROOF JOISTS) & TRUSSES, DUE TO INCREASED RISK OF CONDENSATION OCCURRING IN THE ROOF CAVITY.			
ELECTRICAL SYMBOLS			
⦿	DUPLEX RECEPTACLE	⦿	CEILING LIGHT FIXTURE, KEYLESS
WP ⦿	WEATHER PROOFED DUPLEX RECEPTACLE	○	CEILING LIGHT FIXTURE
GFCI ⦿	DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER	⦿	RECESSED L.E.D. LIGHT FIXTURE
GF/WP ⦿	WEATHER PROOFED DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER	⦿ PS	LIGHT FIXTURE (P.S. INDICATES PULL SWITCH)
⦿ S	DUPLEX RECEPTACLE - SWITCHED	⦿	SPOT LIGHT
⦿ S	DUPLEX RECEPTACLE - SWITCHED ONE SIDE	⦿	CEILING FAN w/ LIGHT
⦿	KITCHEN OUTLET - 15A SPLIT DUPLEX RECEPTACLE OR 20A DEDICATED CIRCUIT	⦿	CHANDELIER
CLG ⦿	CEILING OUTLET	---	UNDERCABINET LIGHTING
⦿	220 VOLT RECEPTACLE FOR RANGE, STOVE, DRYER, ETC.	⦿	WALL MOUNTED LIGHT
★	SPECIAL PURPOSE FIXED WIRE OUTLET I.E.: DISHWASHER, FURNACE, HWT, ETC.	⦿	EXTERIOR WALL MOUNTED LIGHT
⦿	SINGLE POLE SWITCH	⦿	EXHAUST FAN
⦿ 3	THREE WAY SWITCH	D/V FURN.	DIRECT VENT FURNACE
⦿ 4	FOUR WAY SWITCH	HWT.	HOT WATER TANK
⦿ D	DIMMER SWITCH	▶	TELEVISION CABLE OUTLET
⦿ HRV	HRV TIMER SWITCH	⦿	SMOKE DETECTOR AND ALARM
⦿	HEAT DETECTOR	⦿	CARBON MONOXIDE DETECTOR



MAIN FLOOR ELECTRICAL PLAN

PLANS
APPROVED
FOR
MANUFACTURE

DATE

PROJECT ADVISOR'S
SIGNATURE

CUSTOMER'S
SIGNATURE

CUSTOMER'S
SIGNATURE

PERMANENT

LINWOOD

CUSTOM HOMES

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LC

BCN NUMBER:
28044 & 46065

CHECKED BY:
N/A

SCALE:
1/4" = 1'-0"

DATE:
JULY 15, 2026

SALES OFFICE:
TORONTO

PROJECT ADVISOR:
JOSEPH ST. JULES

MODEL:
MODIFIED
BRYSON BAY

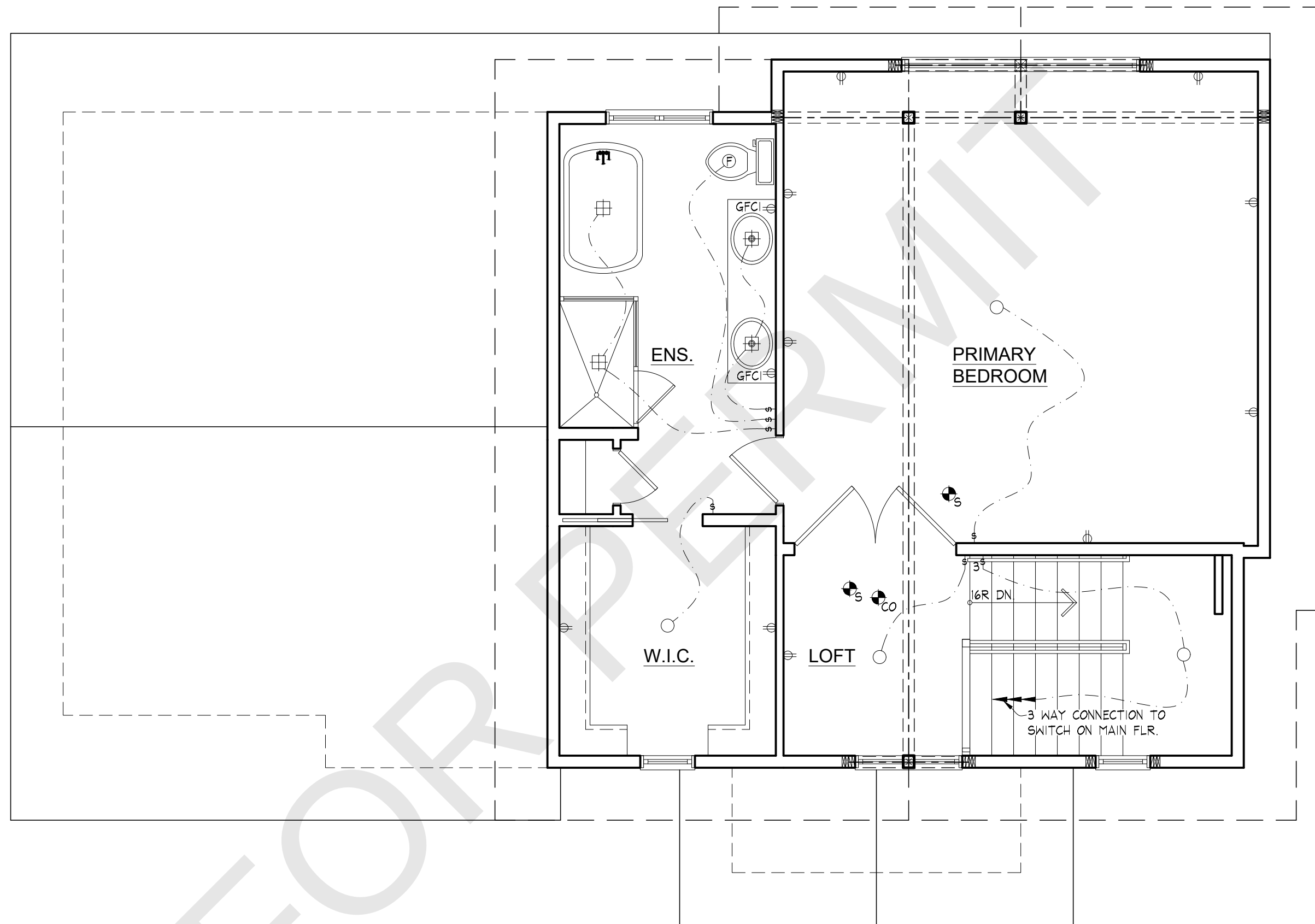
CUSTOMER:
DION-MAGHORN

REVISION NUMBER:
VERSION 5.0

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UPPER FLOOR ELECTRICAL PLAN

ELECTRICAL

ELECTRICAL LAYOUT SHOWN TO BE USED AS A GUIDE ONLY. ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS MEET LOCAL AND NATIONAL CODES.

ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED BETWEEN FLOORS.

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IMPORTANT NOTE: INCANDESCENT OR HALOGEN RECESSED LIGHT FIXTURES ARE NOT RECOMMENDED TO BE USED IN AREAS WITH PARALLEL CHORD TRUSSES (OR ROOF JOISTS) & TRUSSES, DUE TO INCREASED RISK OF CONDENSATION OCCURRING IN THE ROOF CAVITY.

ELECTRICAL SYMBOLS

Ⓢ	DUPLEX RECEPTACLE	Ⓚ	CEILING LIGHT FIXTURE, KEYLESS
WP Ⓢ	WEATHER PROOFED DUPLEX RECEPTACLE	○	CEILING LIGHT FIXTURE
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GF/WP Ⓢ	WEATHER PROOFED DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER	Ⓢ	LIGHT FIXTURE (P.S. INDICATES PULL SWITCH)
Ⓢ	DUPLEX RECEPTACLE - SWITCHED	Ⓢ	SPOT LIGHT
Ⓢ	DUPLEX RECEPTACLE - SWITCHED ONE SIDE	Ⓢ	CEILING FAN w/ LIGHT
Ⓢ	KITCHEN OUTLET - 15A SPLIT DUPLEX RECEPTACLE OR 20A DEDICATED CIRCUIT	Ⓢ	CHANDELIER
CLG Ⓢ	CEILING OUTLET	---	UNDERCABINET LIGHTING
Ⓢ	220 VOLT RECEPTACLE FOR RANGE, STOVE, DRYER, ETC.	Ⓢ	WALL MOUNTED LIGHT
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Ⓢ	HRV TIMER SWITCH	Ⓢ	SMOKE DETECTOR AND ALARM
Ⓢ	HEAT DETECTOR	Ⓢ	CARBON MONOXIDE DETECTOR