



Planning and Development
222 3rd Avenue North
Saskatoon SK S7K 0J5

www.saskatoon.ca
tel (306) 975-2645
fax (306) 975-7712

May 3, 2019

Mark Kindrachuk

Saskatoon SK [REDACTED]



VIA EMAIL

Dear Mr. Kindrachuk:

**Re: Development Permit Denial
221 10th St E
New One Unit Dwelling
R2: One and Two-Unit Residential District**



The Planning and Development Division has reviewed your development permit application to construct a new one unit dwelling at 221 10th St E. This property is located in a R2 Zoning District and based on the information provided, the following deficiencies have been identified:

- 1) Requirement: Section 8.4.2(1) states that the minimum front yard setback for a One Unit Dwelling is 6 meters.

Proposed: The proposed one unit dwelling has a front yard setback of 5.182 meters.

Deficiency: The proposed one unit dwelling will create a front yard setback deficiency of 0.818 meters.

As consequence, the Community Services Department cannot approve your plans for a Development Permit.

In the event that you wish to appeal this decision, I have attached a Development Appeal brochure and application form as well an extract from *The Planning and Development Act 2007*, which outlines the procedures for an appeal. If you decide to appeal, please contact the Development Appeals Board Secretary, City Clerk's Office, City Hall at 306-975-3240 within 30 days of the date of this letter. Please note that the required fee for this process is \$50 payable to the City of Saskatoon.

If you have any questions pertaining to the above, please contact me.

Sincerely,

Grace de Wit
Development Officer
Planning and Development Division (306-986-3669)

cc: Paula Kotasek-Toth, Development Review
Development Appeal Board Secretary, City Clerks

**BUILDING AND DEVELOPMENT PERMIT APPLICATION
ALL PROJECTS**

PROJECT ADDRESS			
Address: <u>221 10th Street East</u>		Unit Number: <u>221</u>	
Legal Description (Optional): <u>25</u>	<u>40</u>	<u>B1858</u>	
Lot(s)	Block(s)	Plan Number	
Has addressing been approved by Community Services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Value of Construction: \$ <u> </u>
TYPE OF PROJECT			
<input checked="" type="checkbox"/> Residential Only Complete & Submit Page 2	<input type="checkbox"/> Alternative Family Care Home Complete & Submit Page 2	<input type="checkbox"/> Commercial/Industrial/Institutional/Mixed Occupancy Residential Complete & Submit Page 3	
<input type="checkbox"/> Demolition Complete & Submit Page 4	<input type="checkbox"/> Removal Off Site Complete & Submit Page 4	<input type="checkbox"/> Relocation On Site Complete & Submit Page 4	
Do any of the following apply to this project? <input type="checkbox"/> Encroachment* <input type="checkbox"/> Occupancy*			

*Additional documents will be required.

CONTACT INFORMATION**					
Applicant	Name: <u>Mark Kindrachuk</u>				
	Registered Business Name: <u>On The Mark Residential Project Management Ltd</u>				
	Address: <u>[REDACTED]</u> City: <u>Saskatoon</u> Province: <u>SK</u>				
	Email: <u>marke@otmhomes.ca</u> Phone/Cell#: <u>[REDACTED]</u>				
<input type="checkbox"/> Property Owner or <input type="checkbox"/> Property Manager	Name: _____				
	Registered Business Name: _____				
	Address: _____ City: _____ Province: _____ Postal Code: _____				
	Email: _____ Phone/Cell#: _____				
Contractor (required before permit can be issued)	Name: _____				
	Registered Business Name: _____				
	Address: _____ City: _____ Province: _____ Postal Code: _____				
	Email: _____ Phone/Cell#: _____				

**If design professionals are involved in your project, please complete and submit the Design Professional Contact Form.

SIGNING BELOW IS AGREEANCE TO THE FOLLOWING:	
<ul style="list-style-type: none"> The issuance of a building permit does not relieve the applicant from complying with the requirements of the National Building Code of Canada, as amended and within the scope of the Uniform Building and Accessibility Standards Act and the City of Saskatoon Building Bylaw. The applicant is the owner of the building or property or an authorized representative of the owner who applies for a building permit. The submission of this application does not give permission to begin work on this project. Work under the scope of this permit application shall not commence until the prescribed fee is paid in full and the building permit has been issued. All building construction is to be completed on site unless a written request is approved by Building Standards. Building Standards may cancel and destroy the building permit application and supporting documents 180 days following permit review if the required fee is not paid or information required to continue processing the application is not submitted. Use/disclose personal information in accordance with <i>The Local Authority Freedom of Information and Protection of Privacy Act</i> You will receive a survey from time-to-time from Building Standards for program evaluation and quality improvement purposes. 	
I certify that I have read and agree to abide by the conditions above, and all information contained within this application is correct.	
<u>[REDACTED]</u> Applicant's Signature	<u>May 1/19</u> Date

Method of Payment (if known at time of application): ☐ Cash/Debit/Cheque/Credit, ☐ SAR

Incomplete applications will not be accepted or will increase review time.

R2

BPA Number:
(office use only)

891/19

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306.241.6643

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PROPOSED RESIDENCE

FOR
BENJAMIN THOMSON &
MARTINE ROBICHAUD

221 10th Street East
SASKATOON, SASKATCHEWAN

DRAWING LIST

- A0.0 COVER SHEET
- A0.1 GENERAL INFORMATION
- A0.2 GENERAL INFORMATION
- A0.3 GENERAL INFORMATION
- A1.0 SITE PLAN
- A2.1 FOUNDATION
- A2.2 1st FLOOR PLAN
- A2.3 2nd FLOOR PLAN
- A2.4 ROOF PLAN
- E2.1 ELECTRICAL PLANS
- A3.1 ELEVATIONS
- A4.1 SECTION & ASSEMBLIES
- A4.2 SECTION
- A6.1 INTERIOR ELEVATIONS
- A9.1 DETAILS
- A10.1 WINDOW & DOOR SCHEDULES

ROBICHAUD/THOMSON
RESIDENCE

221 10th STREET E

BUILT BY: OTM HOMES

SHOP DRAWING APPROVAL:
DATE DESC.

IF SET NOT APPROVED BY DECORATOR, ALL SHOP DRAWINGS HAVE BEEN APPROVED. THESE INCLUDE WINDOW, DOOR, JOIST, TRUSS, STEEL AND SPECIALTY DRAWINGS. These plans are to comply with the Client's and or Builder's specifications and any changes made to the drawings after plans are issued will be done at the Client's and/or Builder's expense and responsibility. The Builder shall verify all dimensions and enclosed drawings and details prior to construction and be solely responsible therefor. BLDG STUDIO INC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to meet the needs of the Client, BLDG STUDIO INC. cannot guarantee against human error.

REV DATE DESC.

DRAWN BY: CMB
PROJECT NO: 1895
DATE: APRIL 18, 2019
SCALE: AS SHOWN/11x17 LAYOUT
ISSUED: CLIENT REVIEW

MODEL FILE: 1895-CD01.plt
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COVER SHEET

CLIENT APPROVAL:

I HAVE REVIEWED THE ENCLOSED
PAGES AND APPROVE OF THESE
DRAWINGS:

NAME: _____
SIGNATURE: _____
DATE: _____

A0.0

GENERAL NOTES:

- A. All construction to comply with Building Code regulations, rules, and by-laws set by the authority having jurisdiction.
- B. Provide and maintain continuous air/vapour barrier system, caulk around openings and gaps with sealant to achieve a continuous barrier.
- C. Verify all conditions and dimensions on site prior to fabrication, promptly notify the designer of any errors or omissions.
- D. Dimensions are taken to outside edge of sheathing on exterior walls and foundation, and to centre of interior partition.
- E. The general contractor is to arrange and coordinate all incoming and outgoing electrical and mechanical services for this project.
- F. The general contractor is to coordinate all activities as required to ensure efficient, correct and orderly installation of each part of the project and to avoid conflict in the trade work and schedule.
- G. Shop drawings detailing engineered floor, beam/lintels, and trusses are required to be submitted on site for the framing inspection.
- H. All doors and windows referenced on plans and schedules are shown nominal size. Confirm and verify all rough opening size requirements with the selected product manufacturer and site conditions prior to fabrication.
- I. Provide and install solid blocking and backing within the walls for all washroom accessories, handrails, guards, ladders, mechanical and electrical fixtures and equipment, etc. as required for proper anchoring.
- J. All construction to comply with industry trade standards, as well as manufacturers' recommendations, to the extent that those instructions and recommendations are explicit or stringent as the requirements contained in these contract documents.
- K. Confirm all rough opening sizes and connection requirements for mechanical, electrical, and owner supplied equipment. adjust rough opening sizes to suit.
- L. Install owner supplied equipment as directed, centered, level and true.
- M. Provide all warranties, bonds, and manufacturer's operating instruction and service manuals as well as parts lists at the completion of the project.
- N. Do not scale drawings.
- O. Any penetrations through the main floor assembly will be required to be provided with rated fire stop as it is considered a membrane only system as per sentence 3.1.9.1.(3).
- P. Safety glass to be provided on tub & shower enclosures, guards, entry doors and sidelights
- Q. Provide water resistant flooring in bathrooms, kitchens, entrances, and laundry.
- R. Provide waterproof wall finish full height in tubs and showers.
- S. Site drainage as per city of saskatoon.
- T. All structural systems for a building that are within the scope of part 3 or 4 of NBCC must be signed and sealed by a professional engineer.
- U. Shop drawings are required for floor and roof trusses, i-joists and web trusses, laminated beams, windows and doors. all shop drawings to be reviewed and approved by designer.

CONSTRUCTION NOTES:

- A. Vapour barrier must conform to CAN/CGSB-51-34.
- B. Eave protection must be provided for the first 36" under shingles.
- C. Attic space shall be vented. Vents must have a combined area of 1/300 of the insulated ceiling space. If the roof slope is less than 1:6 then the area shall be increased to 1/150.
- D. Wall and roof sheathing must be edge nailed at 6" oc and field nailed at 12" oc.
- E. Wood framing members that are not pressure treated must be at least 6" above grade.
- F. Provide and install hurricane ties on roof trusses.
- G. Pre-engineered trusses must be designed for this specific building and installed according to the truss manufacturer's literature.
- H. All lumber must be spf #2 or better and installed according to NBCC.
- I. The size of all lintels must conform to table a-12 to a-15 of the nbc 2010. Spans more than 9'-0" must have double Jack studs on either side of the header. secure jack studs to full length studs with double nailing 16" oc.
- J. Handrails are required for all stairs with more than 2 risers inside or 3 risers outside. The height of handrails shall not be less than 31.5" and not more than 38". Handrails must be securely fastened.
- K. Each bedroom must have at least one window which opens and have an unobstructed area of .35sqm. No dimensions of this opening can be less than 15". Awning windows do not meet egress requirements.
- L. Electrically operated smoke alarms and carbon monoxide detectors must be provided on all floors and in each bedroom. Alarms must be interconnected and hardwired.
- M. Ensure a ventilation system is provided and conforms to the requirements of NBCC 9.32 or CAN/CSA-F326-M91.
- N. Make up air is required for any appliances that exhausts more than 75 L/s.
- O. Topsoil and vegetation material in all un-excavated materials under a building shall be removed.
- P. Wood in contact with concrete must be separated by a sill gasket or 6mil poly.
- Q. The perimeter and all penetrations must of the basement floor slab must be sealed with caulking to prevent soil gas leakage.
- R. Sump pits must be not less than 29.5" deep, not less than 0.24m2 in area, be provided with a cover, have an automatic pump and be connected to sewer, drainage ditch or dry well.
- S. All floor, wall, and roof framing as per NBCC 9.23.
- T. All stairs to conform to NBCC section 9.8.

WALL & PARTITION NOTES:

- A. All interior walls extend to U/S of structure unless noted otherwise.
- B. For stud spacing, lintel sizes, joist spacing & other related information, refer to structural drawings.
- C. Around all showers & tubs with shower facility, provide substrate suited to tile installation as noted on plans.

ROOF ASSEMBLIES:

- A. All down spouts from leaders to be located as shown on plans and elevations.
- B. Provide proper metal flashing at all required locations.

SUGGESTED SUSTAINABLE DESIGN:

- A. Install LED lights.
- B. Install low-flow plumbing fixtures.
- C. Install occupancy sensors on all light fixtures.
- D. Install main kill electrical switch @ front door.
- E. Install programmable thermostat.
- F. Insulate water heater.
- G. Insulate water pipes.
- H. Seal all duct work.
- I. Use low-VOC paints.
- J. Install triple pane, low-e, argon filled windows.
- K. Install solar heating.
- L. Plant native plants for landscaping.
- M. Install water filter at kitchen tap.
- N. Provide recycling and compost bins in kitchen.
- O. Provide EnergyStar appliances.
- P. Use lighter coloured shingles (cool roof).
- Q. Install eco-friendly countertop.
- R. Use linoleum instead of vinyl flooring.
- S. Install natural carpeting
- T. Use FSC wood.
- U. Use composite material for decking.
- V. Install rain-water collection barrels.
- W. Install drain-water heat recovery.
- X. Substitute fly-ash for cement in concrete.

BUILDING CODE ANALYSIS

THE FOLLOWING NOTES PROVIDE INFORMATION HIGHLIGHTING BUILDING DESIGN CRITERIA. IT IS NOT INTENDED TO DESCRIBE ALL DESIGN & CONSTRUCTION REQUIREMENTS. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE.

1. PROPOSED BUILDING CONSTRUCTED UNDER PART 9 OF THE NATION BUILDING CODE 2015.
- 2 MAJOR OCCUPANCIES: GROUP C - DWELLING UNIT
3. BUILDING HEIGHT: 2 STOREY
4. BUILDING AREAS:
- | | PROPOSED BUILDING |
|-----------|-------------------|
| 1st FLOOR | 1269 ft² |
| 2nd FLOOR | 972 ft² |
| TOTAL: | 2241 ft² |
5. ALL FLOORS ARE NON-SPRINKLERED.
6. SIZE & CONSTRUCTION RELATIVE TO OCCUPANCY: 3.2.2.52
7. CLIMATIC DESIGN DATA:
SNOW LOAD DATA: Ss = 1.7kPa Sr = 0.1 kPa
HOURLY WIND PRESSURE: q/50 = 0.48kPa
8. CLEARANCES:
EXITS: HEADROOM 2050mm
STAIRS: HEADROOM 1950mm / LANDINGS 2050mm
DOORWAYS: 860mm
9. ROOFS:
ROOF SOFFITS NOT ALLOWED WITHIN 0.45m OF PROPERTY LINE.9.10.15.5. (7)
NO VENTED SOFFITS WITHIN 1.2m OF PROPERTY LINE. 9.10.15.5. (10)

DISCLAIMER

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LEGEND

- XX DENOTES CONSTRUCTION TYPE
(SEE CONSTRUCTION TYPES A101)
- XX DENOTES DOOR TYPE
(SEE DOOR SCHEDULE A801)
- XXX DENOTES WINDOW TYPE
(SEE WINDOW SCHEDULE A901)
- XX DENOTES KEYNOTE
(SEE KEYNOTES ON EACH PAGE)
- XX XX REFERS TO DETAIL NUMBER
REFERS TO DRAWING NUMBER

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ROBICHAUD/THOMSON
RESIDENCE

221 10th STREET E

BUILT BY: OTM HOMES

SHOP DRAWING APPROVAL:
DATE DESC.

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REV DATE DESC.

DRAWN BY: CMB

PROJECT NO. 1895

DATE: APRIL 18, 2019

SCALE: AS SHOWN/11X17 LAYOUT

ISSUED: CLIENT REVIEW

MODEL FILE: 1895-C001.DWG

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GENERAL
INFORMATION

A0.1

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FOUNDATION

A2.1

CONCRETE PROPERTIES:

ALL CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH CSA-A23.1.

FOUNDATION WALL:

2-10M @ TOP, MID, BTM HORIZ, 15M @ 24"oc VERT
INSIDE FACE, 25 MPa, TYPE HS CEMENT
(ASSUMED 7' HIGH BACK FILL)

PILES:

25 MPa, TYPE HS CEMENT
P1: 8" DIA, 15'-0" DEEP 2-15M FULL HT

STRIP FOOTINGS:

24"x8" 25 MPa, TYPE HS CEMENT, R/W 4-10M
REBAR CONT.

FOOTINGS:

20 MPa, TYPE HS CEMENT

F1: MEDIUM LOADING:

44"x44"x8" CONC PAD R/W 4-15M E.W. @ BTM (UP
TO 20,000 LBS)

BASEMENT CONCRETE SLAB:

3" CONC SLAB
20 MPa, TYPE HS CEMENT

FOUNDATION NOTES:

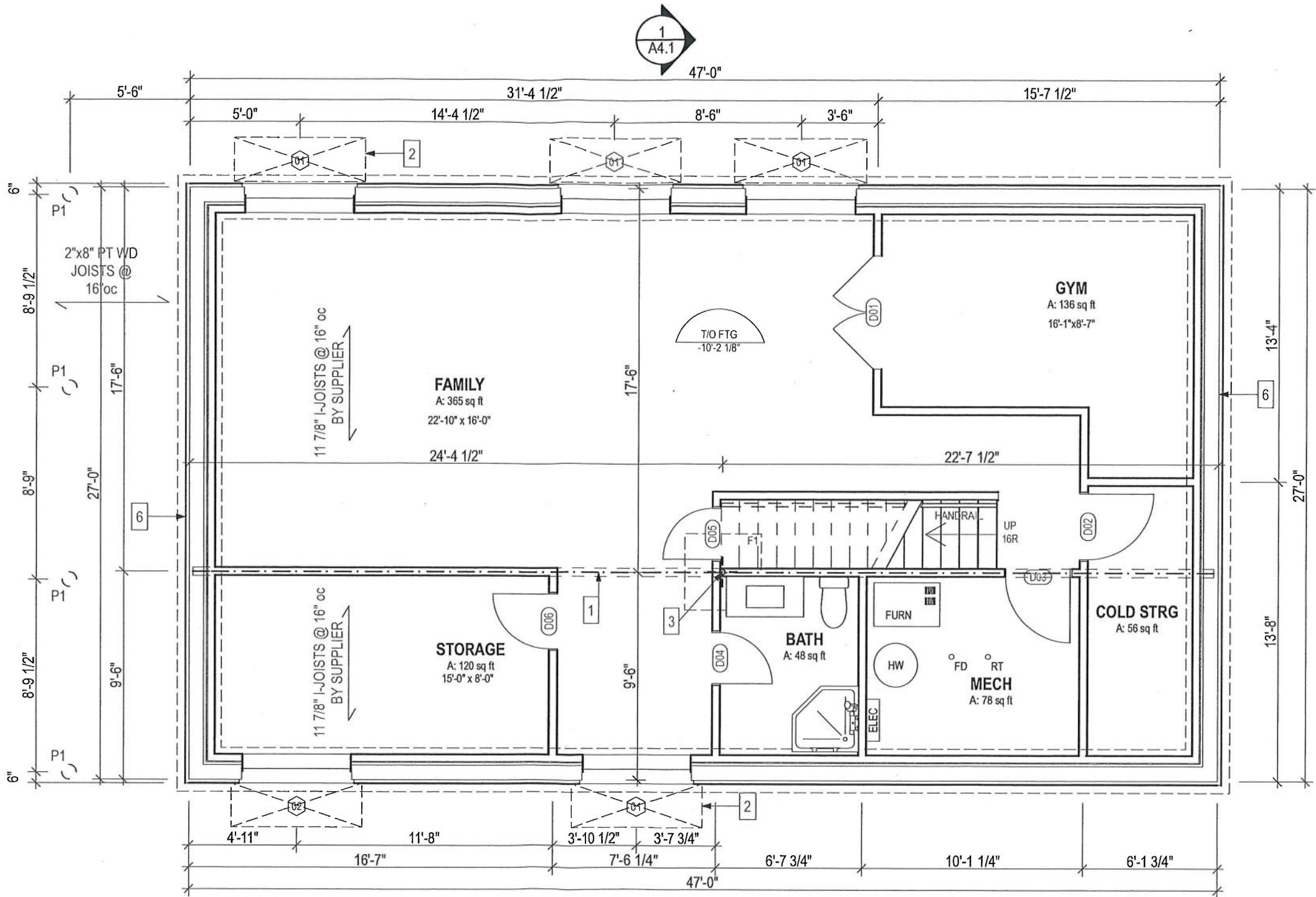
1. FLEXIBLE SEALANT IS REQUIRED AROUND THE PERIMETER OF THE CONCRETE FLOOR AND AT ALL FLOOR PENETRATIONS.
2. RADON TRAP REQUIRED FOR WEEPING TILE.
3. ROUGH-IN DEPRESSURIZATION SYSTEM REQUIRED TO NBC 9.13.4.3.
4. WHERE GROUND WATER IS LESS THAN THE WIDTH OF THE FTG BELOW THE BEARING SURFACE, THE WIDTH OF THE STRIP FTG SHALL BE DOUBLED AND THE AREA OF THE COLUMN FTG SHALL BE DOUBLED AS PER NBC 9.15.3.4.3.
5. INSTALLATION OF A SUMP PUMP IS REQUIRED IN CONFORMANCE TO COS REQUIREMENTS
6. CONCRETE PROPERTIES MUST CONFORM TO NBC 9.3.

PILE NOTE:

THE CAST-IN-PLACE CONCRETE PILE DESIGN IS BASED ON THE ASSUMPTION THAT THE SOIL IS COHESIVE (CLAY OR TILL) AND HAS A MINIMUM SKIN FRICTION CAPACITY OF 20 kPa. IF THE CONTRACTOR OBSERVES A SOIL THAT IS COHESIONLESS (SAND OR SILT), CONCRETE PILES MAY NOT BE APPROPRIATE. ALSO, IF THE PILES ARE PLACED IN FILL MATERIAL MORE THAN 6' IN DEPTH, THE PILE SHOULD BE LENGTHENED BY THE FILL DEPTH GREATER THAN 6'.

FOOTING NOTE

FOOTING TO BEAR ON PREVIOUSLY UNDISTURBED SOIL. ANY OVER EXCAVATION SHALL BE FILLED WITH CONCRETE DO NOT CAST FOOTING ON FROZEN SOIL AND DO NOT ALLOW SOIL BELOW FOOTING TO FREEZE THEREAFTER.



BASEMENT: 1269ft²



NOTE: ANY FILL PLACED BELOW GRADE SUPPORTED SLABS SHALL BE COMPACTED APPROPRIATELY.
CONSULT A GEOTECHNICAL ENGINEER AS REQUIRED.

REINFORCING STEEL

1. TO CSA STANDARD G.30.18, GRADE 400, PLAIN FINISH FOR ALL BARS UNLESS NOTED OTHERWISE. MINIMUM SPLICE FOR 10M AND 15M BARS TO BE 1000mm.
2. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH CAN/CSA-A23.3 "DESIGN OF CONCRETE STRUCTURES".

KEYNOTES:

- 1 LVL BY SUPPLIER
- 2 WINDOW WELL DRAIN TO SUMP
- 3 3" ADJ STEEL COLUMN
- 4 5.5"x5.5" SPF WD POST
- 5 6"x6" PT WOOD POST
- 6 2"x10" PTWD LEDGER C/W 1/2"
- 7 ANCHOR BOLTS @ 16"oc
- 8 3-2"x10" PT WD BEAM

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ROBICHAUD/THOMSON
RESIDENCE

221 10th STREET E

BUILT BY: OTM HOMES

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DRAWN BY: CMB

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DATE: APRIL 18, 2019

SCALE: AS SHOWN/11x17 LAYOUT

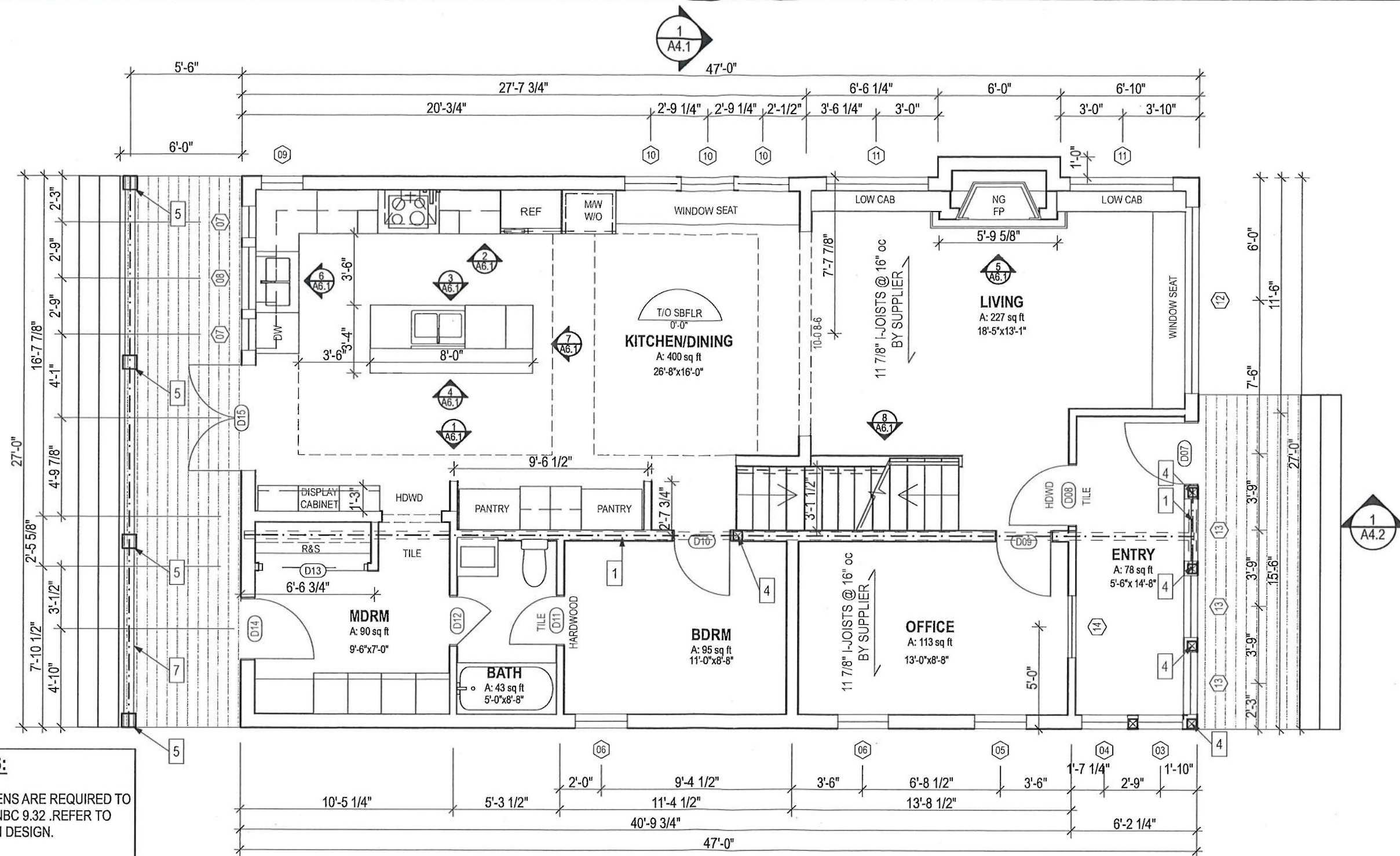
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1st FLOOR PLAN

A2.2



1st FLOOR: 1269 ft²

1st FLOOR PLAN

SCALE: 3/16" = 1'-0"



FLOOR PLAN NOTES:

1. BATHROOMS AND KITCHENS ARE REQUIRED TO BE VENTILATED AS PER NBC 9.32 .REFER TO SUBMITTED VENTILATION DESIGN.
2. BEDROOM WINDOWS MUST HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 380mm IN HEIGHT AND WIDTH AND A MINIMUM OF UNOBSTRUCTED OPENABLE AREA OF 0.35 SQM.
3. INTERIOR GUARDS MUST BE A MINIMUM OF 900mm HIGH MEASURED VERTICALLY ABOVE STAIR OUTER EDGES. MAXIMUM OPENINGS 100mm.
4. ALL STAIRS, HANDRAILS AND GUARDS TO CONFORM TO NBC 9.8.
5. INSULATE BEDROOM AND BATHROOM WALLS WITH ROXUL BATT.

KEYNOTES:

- 1 LVL BY SUPPLIER
- 2 DOOR/WINDOW WELL DRAIN TO SUMP
- 3 3" ADJ STEEL COLUMN
- 4 5.5"x5.5" SPF WD POST
- 5 6"x6" PT WOOD POST
- 6 3-2"x8" PT BU WD BEAM
- 7 2"x10" PTWD LEDGER C/W 1/2" ANCHOR BOLTS @ 16"oc

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SHOP DRAWING APPROVAL:

DATE DESC.

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REV DATE DESC.

DRAWN BY: CMB

PROJECT NO: 1895

DATE: APRIL 18, 2019

SCALE: AS SHOWN/11x17 LAYOUT

ISSUED: CLIENT REVIEW

MODEL FILE: 1955-C001.ph

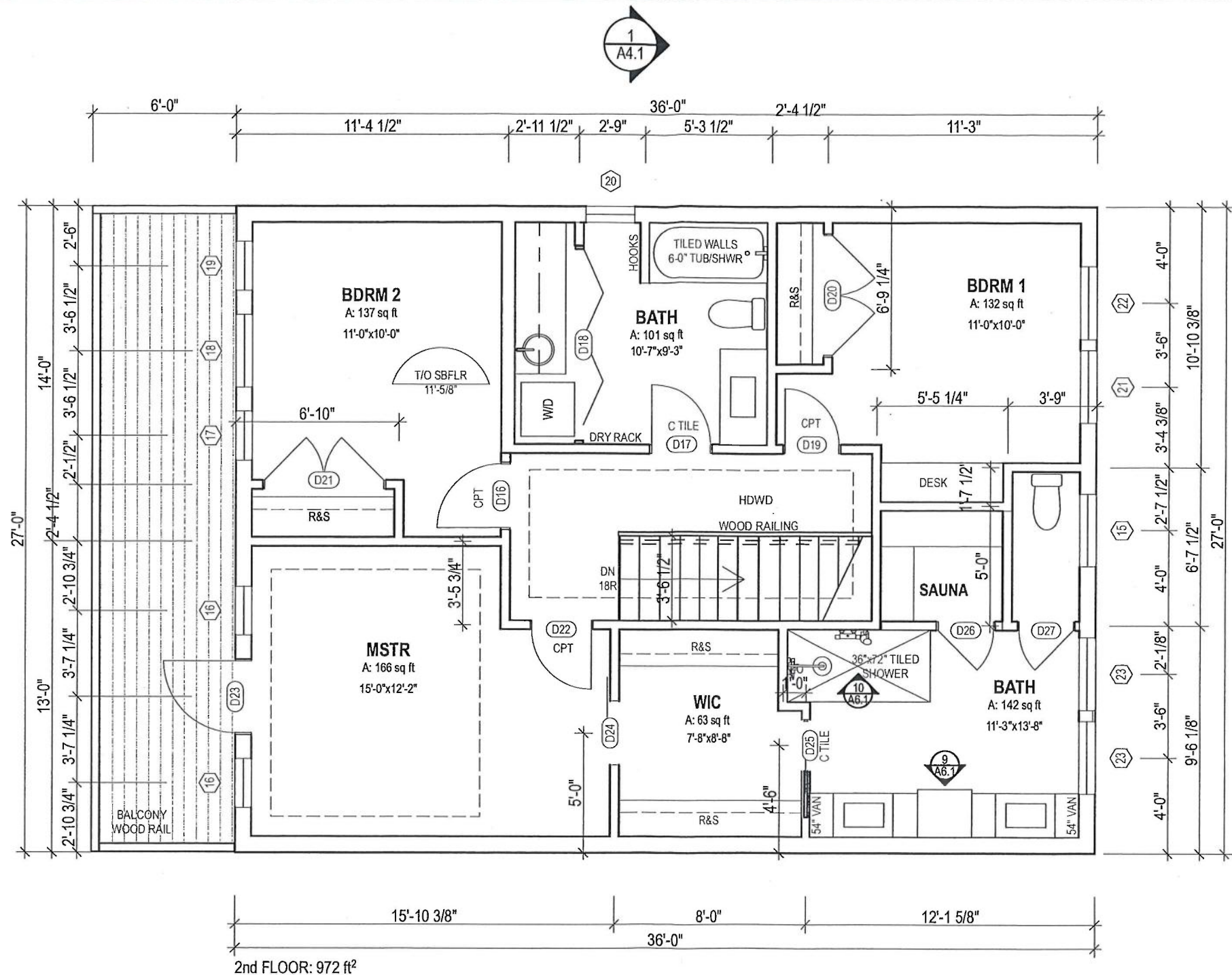
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2nd FLOOR PLAN

A2.3

FLOOR PLAN NOTES:

1. BATHROOMS AND KITCHENS ARE REQUIRED TO BE VENTILATED AS PER NBC 9.32. REFER TO SUBMITTED VENTILATION DESIGN.
2. BEDROOM WINDOWS MUST HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 380mm IN HEIGHT AND WIDTH AND A MINIMUM OF UNOBSTRUCTED OPENABLE AREA OF 0.35 SQM.
3. INTERIOR GUARDS MUST BE A MINIMUM OF 900mm HIGH MEASURED VERTICALLY ABOVE STAIR OUTER EDGES. MAXIMUM OPENINGS 100mm.
4. ALL STAIRS, HANDRAILS AND GUARDS TO CONFORM TO NBC 9.8.
5. INSULATE BEDROOM AND BATHROOM WALLS WITH ROXUL BATT.



2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"



KEYNOTES:

- 1 LVL BY SUPPLIER
- 2 DOOR/WINDOW WELL DRAIN TO SUMP
- 3 3" ADJ STEEL COLUMN
- 4 5.5"x5.5" SPF WD POST
- 5 6"x6" PT WOOD POST
- 6 3-2"x8" PT BU WD BEAM
- 7 2"x10" PTWD LEDGER C/W 1/2" ANCHOR BOLTS @ 16"oc

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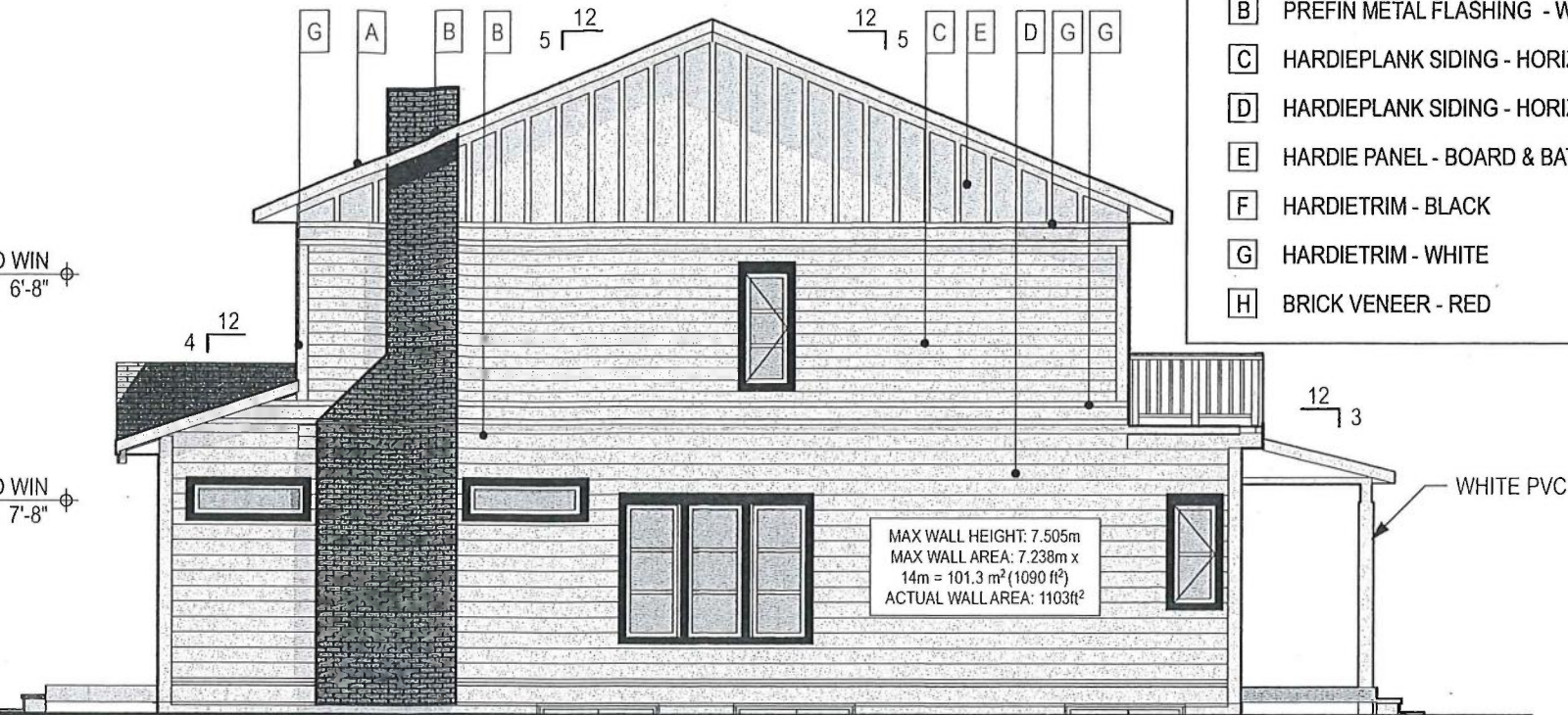


MATERIALS LEGEND

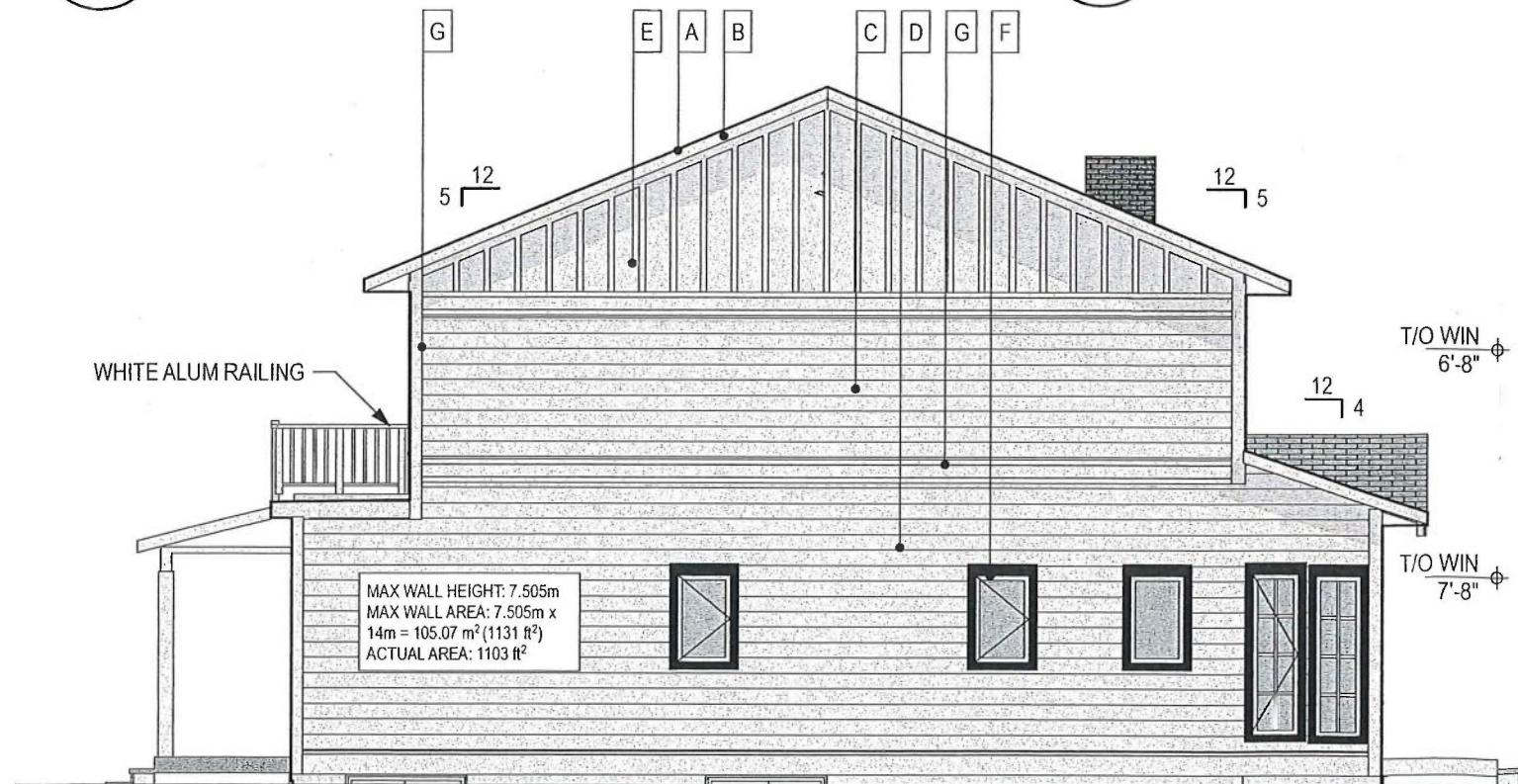
- A ASPHALT SHINGLES - CHARCOAL
- B PREFIN METAL FLASHING - WHITE
- C HARDIEPLANK SIDING - HORIZONTAL 6"
- D HARDIEPLANK SIDING - HORIZONTAL 8"
- E HARDIE PANEL - BOARD & BATTEN
- F HARDIETRIM - BLACK
- G HARDIETRIM - WHITE
- H BRICK VENEER - RED



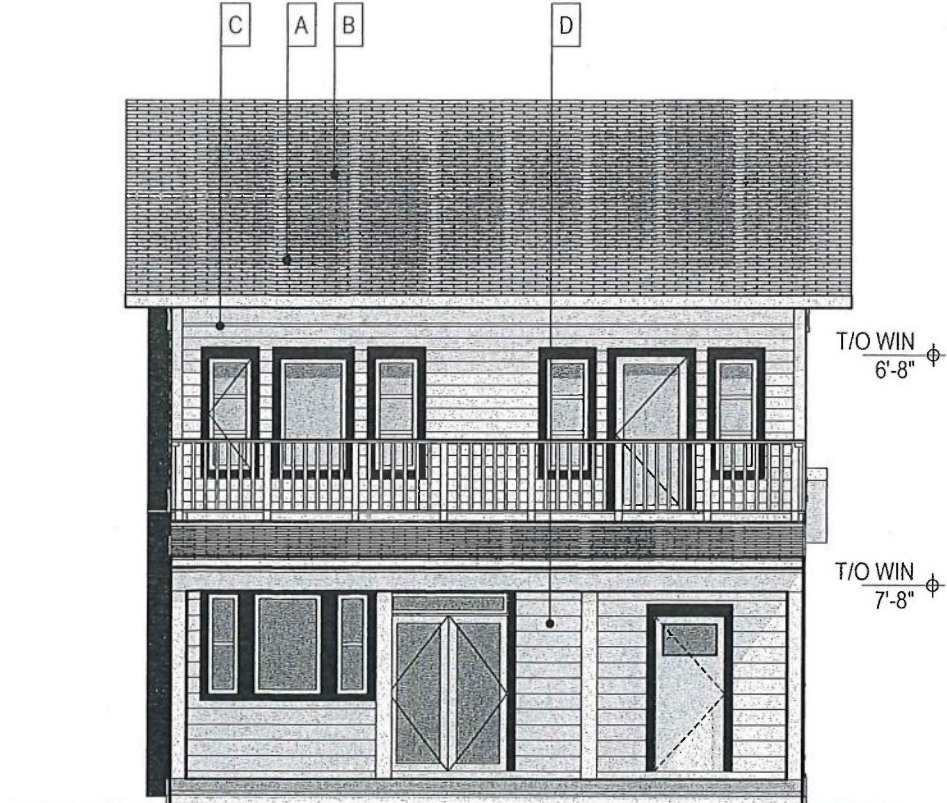
1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



4 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

ROBICHAUD/THOMSON
RESIDENCE

221 10th STREET E

BUILT BY: OTM HOMES

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ELEVATIONS