

VERECO SMART GREEN HOMES TINY HOME CONSTRUCTION DRAWINGS SASKATCHEWAN

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Drawing Title:

COVER SHEET

Drawn by:
VERECO SMART GREEN HOMES
302, Salloum Crescent Saskatoon, SK S7W 1N1
www.vereco.ca
306.713-0795

Project:
**TINY HOME
STANDARD CONSTRUCTION**

Date:
FEB 6, 2025

Scale: **N.T.S.**

Client:
METIS NATION SASKATCHEWAN

Drawing Number:
A0

Revision:
**CD05 REV 0 PRICING ONLY
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GENERAL NOTES:

1. ALL CONSTRUCTION IS TO COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA.
2. DOOR AND WINDOW SCHEDULE BY OWNER. SEE SUPPLIER FOR ROUGH OPENING SIZES.
3. ELECTRICAL DESIGN, HEATING AND VENTILATION DESIGN BY CONTRACTOR.
4. ELECTRICAL FIXTURE SPECIFICATIONS BY OWNER.
5. INTERIOR AND EXTERIOR FINISH CARPENTRY TO BE DECIDED BY OWNER.
6. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE OWNER.
7. USE CAUTION WHEN SCALING DRAWINGS.

ABBREVIATIONS:

2'-6"	2/6
ABOVE FINISHED FLOOR	AFF
CABINET	CAB
CENTRELINE	CL
COMPLETE WITH	C/W
CONTINUOUS	CONT
DOMESTIC WATER HEATER	DWH
ELECTRICAL PANEL	ELEC
EQUAL	EQ
ENGINEERED	ENG
FIRE RESISTANCE RATING	FRR
FLOOR DRAIN	FD
FOUNDATION	FNDN
INSIDE	I/S
INSULATION	INSUL
NATIONAL BUILDING CODE OF CANADA	NBCC
NOT TO SCALE	NTS
ON CENTRE	O.C.
ORIENTED STRAND BOARD	OSB
OVERHEAD	O/H
REFRIGERATOR	REF
REINFORCEMENT	REINF
RISER	R
TONGUE & GROOVE	T&G
TOP OF	T.O.
TYPICAL	TYP
WASHER DRYER	W/D

BUILDING CODE ANALYSIS:

THIS BUILDING IS DESIGNED UNDER PART 9 OF THE NATIONAL BUILDING CODE OF CANADA (NBCC).

SUMMARY OF WORK: NEW CONSTRUCTION

OCCUPANCY USE: RESIDENTIAL, GROUP C,
ONE STOREY

BUILDING AREA: 366 ft² (34.0 m²)

CONSTRUCTION TYPE: COMBUSTIBLE / NON-COMBUSTIBLE (NBCC 9.10.14.5.)

LIABILITY NOTES:

Contractor shall check and verify all specifications and dimensions. Report discrepancies to owner and or contractor. Elevations of actual finish grade may vary due to site conditions. After construction begins:

Errors, omissions, or any deviation from plans or specs. , becomes the responsibility of the contractor. Construction procedures and or quality of materials is the responsibility of the contractor to enforce. Contractor shall accept full responsibility of these plans.

The below building plans relate only to building drawings or plans based on the instructions of the customer. Such drawings or plans are in accordance with the "canadian national building code", and are not to be regarded as engineered drawings or plans. It is the responsibility of the customer to obtain appropriate structural, mechanical, electrical, and geotechnical engineering services as required, and engage a contractor to use proper materials and building practices in the construction of the proposed building.

Owner and or contractor, is responsible for the building project, and for managing safety on the site. Record drawings are based, in large part, on information supplied by OWNERS and others.

This Firm's Liability To The Client Or Third Parties, Either In Contract Or In Tort, And Including Negligence, Shall Be Absolutely Limited To The Value Of Fees Paid To This Firm For This Project.

1. Unless Geotechnical Tests indicate a soil type with corresponding Bearing and Friction values, Soil for this project is considered to be at least CLAY "Semi Tough" at the footing level or throughout the pile effective length with an allowable Soil bearing value of 2,000 psf and S.F. of 600 psf.
2. Frost Depth is considered as 8'-0" for all piles.
3. All footings must sit on undisturbed soil. If excavation is dug too deep, increase footing depth to compensate.

CONSTRUCTION ASSEMBLIES

<p>ROOF ASSEMBLY:</p> <ul style="list-style-type: none"> - SHINGLES - ICE AND WATER SHIELD - 5/8" OSB SHEATHING OR 1/2" MILL CERTIFIED PLYWOOD - 2x2 STRAPPING ADJACENT TO ROOF JOISTS @ 24" o.c. - 1x3 STRAPPING PERPENDICULAR TO ROOF - 2x10 SPF 1 OR 2 RAFTER SPACED @ 16" O.C. WITH R35 BATT INSULATION - 6 mil POLY AIR-VAPOUR BARRIER OR PRO CLIMA INTELLO, CERTAINTEED MEMBRANE* - 1/2" GYPSUM BOARD 	<p>EXTERIOR WALL ASSEMBLY:</p> <ul style="list-style-type: none"> - VINYL SIDING (UPGRADE AVAILABLE) - 1/2" EPS INSULATION - VAPOUR PERMEABLE WEATHER BARRIER - 3/8" OSB SHEATHING - 2x6 SPF WOOD STUDS @ 16" O.C. - R22 (6") BATT INSULATION - 6 mil POLY AIR-VAPOUR BARRIER OR PRO CLIMA INTELLO, CERTAINTEED MEMBRANE* - 1/2" GYPSUM BOARD 	
<p>FLOOR ASSEMBLY:</p> <ul style="list-style-type: none"> - 5/8" T&G OSB - 6 mil POLY AIR-VAPOUR BARRIER - 2x12 SPF 1 OR 2 JOISTS @ 16" O.C. - R40 BATT INSULATION 7/16" BELLY BOARD OSB SHEATHING (WEATHER / RODENT PROOFED) 	<p>2x4 INTERIOR PARTITION ASSEMBLY:</p> <ul style="list-style-type: none"> - 1/2" GYPSUM BOARD - 2x4 SPF WOOD STUDS @ 16" O.C. - 1/2" GYPSUM BOARD (GYPSUM WALL BOARD TO BE FINISHED WITH A LOW VOC PAINT) 	<p>SHOWER/BATH WALL ASSEMBLIES:</p> <ul style="list-style-type: none"> - ENSURE WATERPROOF FINISH AT SHOWERS.
<p>2x6 INTERIOR PARTITION ASSEMBLY:</p> <ul style="list-style-type: none"> - 1/2" GYPSUM BOARD - 2x6 SPF WOOD STUDS @ 24" O.C. - 1/2" GYPSUM BOARD (GYPSUM WALL BOARD TO BE FINISHED WITH A LOW VOC PAINT) 		

* IF USING CERTAINTEED MEMBRANE ON ROOF OR WALLS ASSEMBLIES, AN ENGINEER OR ARCHITECT WILL SIGN OFF ON THE PRODUCT USE

Drawing Title:

GENERAL INFORMATION

Drawn by:

VERECO SMART GREEN HOMES
302, Salloum Crescent Saskatoon, SK S7W 1N1
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Project:

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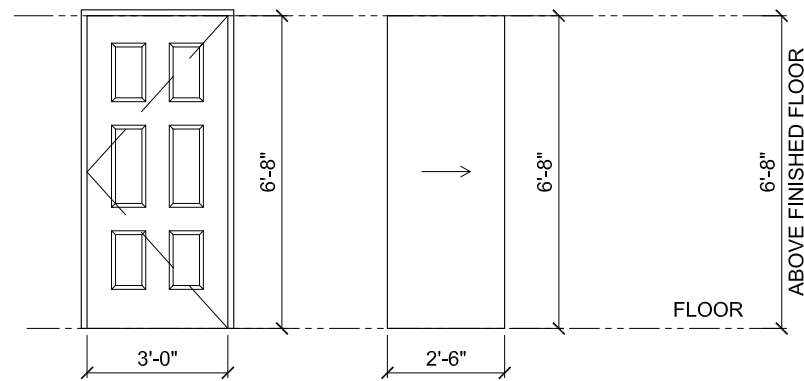
A0.1

Revision:

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DOOR & WINDOW SCHEDULE

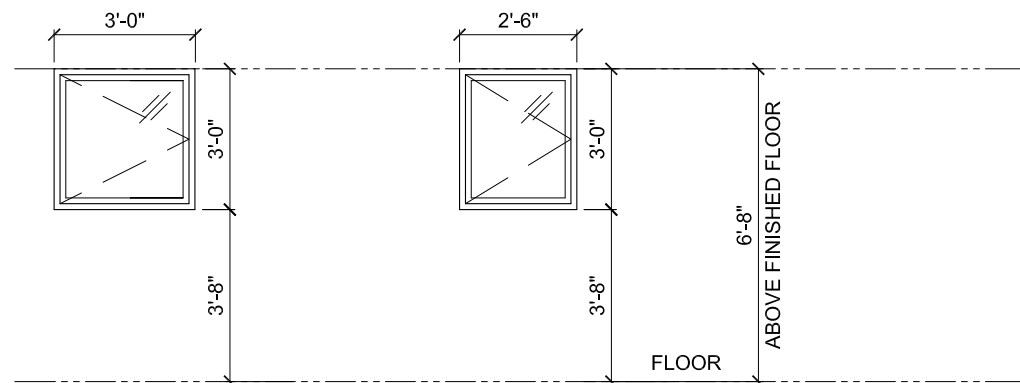


**EXTERIOR
DOOR TYPE 1 (x1)**

MAIN ENTRANCE
- SWING
- LOW THRESHOLD

**INTERIOR
DOOR TYPE 2 (x3)**

WASHROOM
BEDROOM
UTILITY ROOM
- POCKET DOOR
- HOLLOW CORE



WINDOW 1 (x2)

LIVING ROOM/DINING ROOM,
BEDROOM
- CASEMENT
OPERABLE

(SEE DETAIL DRAWING A4.1)

WINDOW 2 (x1)

KITCHEN
- CASEMENT
OPERABLE

(SEE DETAIL DRAWING A4.1)

GENERAL NOTES:

- ALL WINDOWS ARE ALL WEATHER WINDOWS U.N.O.
- WINDOWS AND DOORS SHOWN ARE THE ACTUAL SIZES UNLESS NOTED OTHERWISE. THE ROUGH FRAMED OPENING SHOULD BE AN 1" TO 2" GREATER IN WIDTH AND HEIGHT FOR DOORS AND WINDOWS.

WINDOW AND DOOR SPECIFICATION:

- COLOR WHITE INTERIOR AND WHITE EXTERIOR FRAME.
 - NFR: Energy Star U=1.14
SHGC=0.49
ER=43
NRCan=NR5695-34612577-ES5
 - NAFS: CW-PG70
PDP=3360Pa(70psf)
NDP=-3360Pa(-70psf)
WPRTP=730Pa(15psf) CAI=FX

DOORS:

- POLYURETHANE INSULATION WITH R8 OR BETTER (MINIMUM OF R6).
- DOUBLE PANEL SHAKER STYLE (TYPICAL).
- SOLID CORE WHERE SOUNDPROOFED. HOLLOW CORE EVERYWHERE ELSE.
- INTERIOR DOORS WILL BE PAINTED SEMIGLOSS WHITE.

WINDOWS:

- ALL OPENING WINDOWS TO HAVE BUG SCREENS.
- ALL WINDOWS MUST BE OPERABLE TO ALLOW FOR CROSS VENTILATION
- CONFIRM ROUGH OPENING ON SITE PRIOR TO FABRICATION.
- PROVIDE PREFINISHED METAL FLASHING OVER ALL EXTERIOR WINDOWS AND DOORS.
- BEDROOM WINDOWS TO MEET NBC EGRESS REQUIREMENTS. UNOBSTRUCTED OPENING TO BE A MINIMUM OF 3.77 ft² (0.35 m²) WITH NO DIMENSIONS LESS THAN 15" (380mm).
- ALL WINDOW SILLS WILL HAVE AN MDF SILL INSTEAD OF JUST DRYWALL RETURNS.

Drawing Title:

DOOR & WINDOW SCHEDULE

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VERECO SMART GREEN HOMES
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**EXTERIOR CONCEPT RENDERING
(MAY VARY FROM OTHER DRAWINGS)**

Drawing Title:

CONCEPT RENDERINGS

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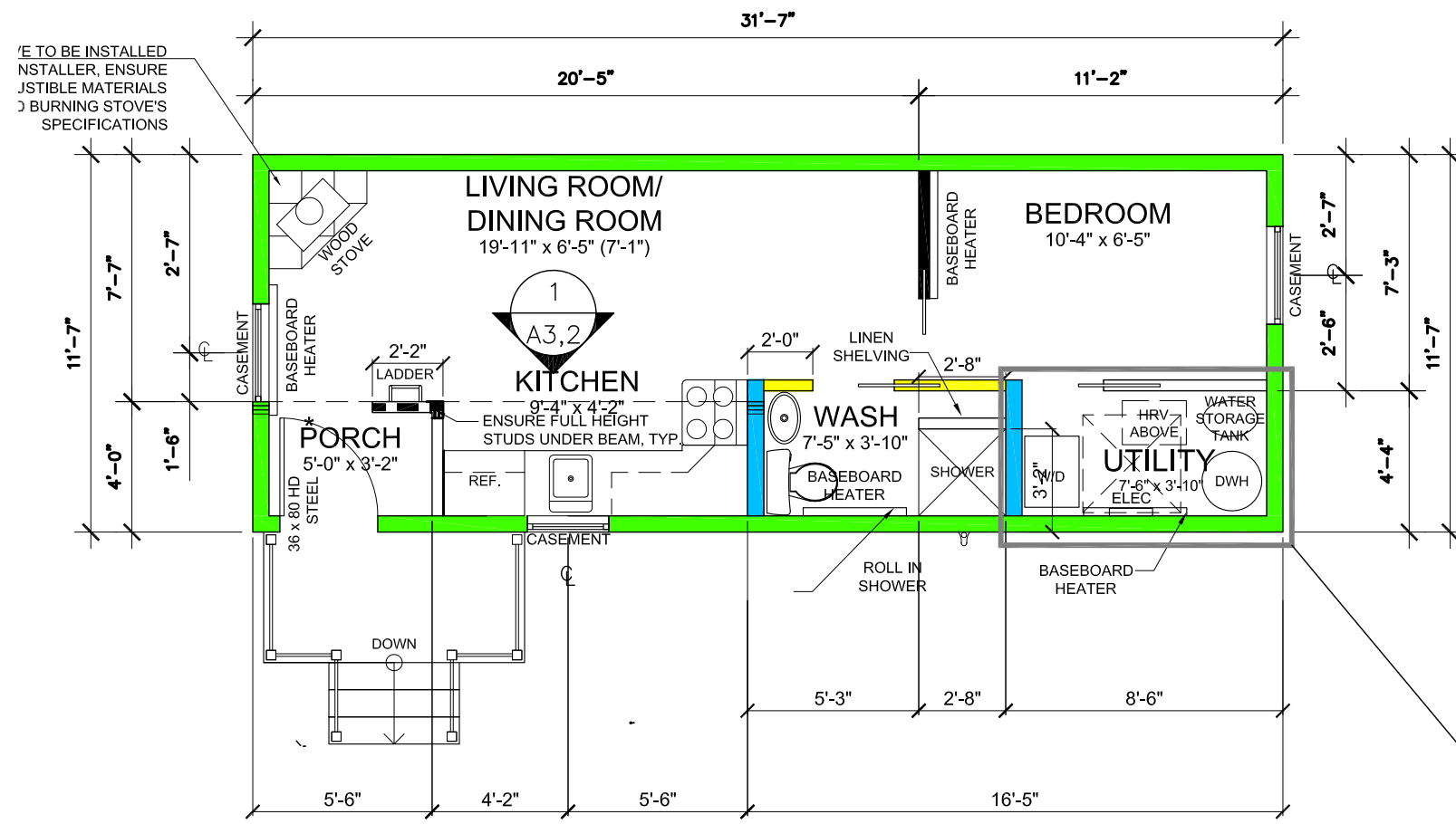
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Revision:

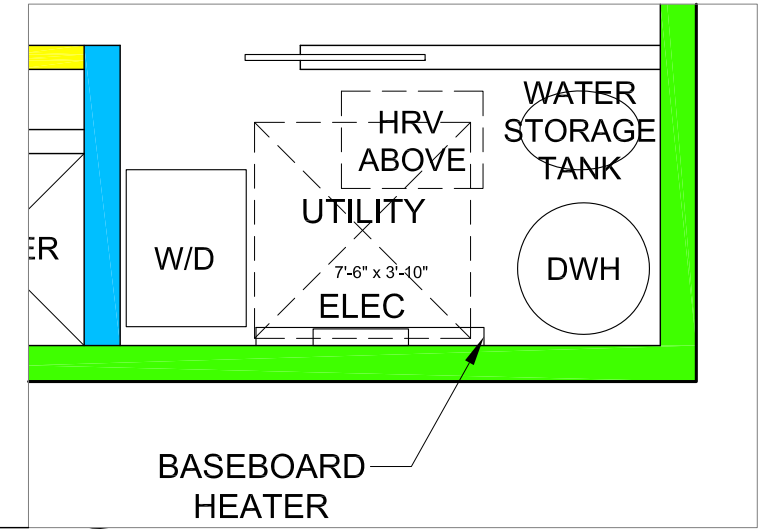
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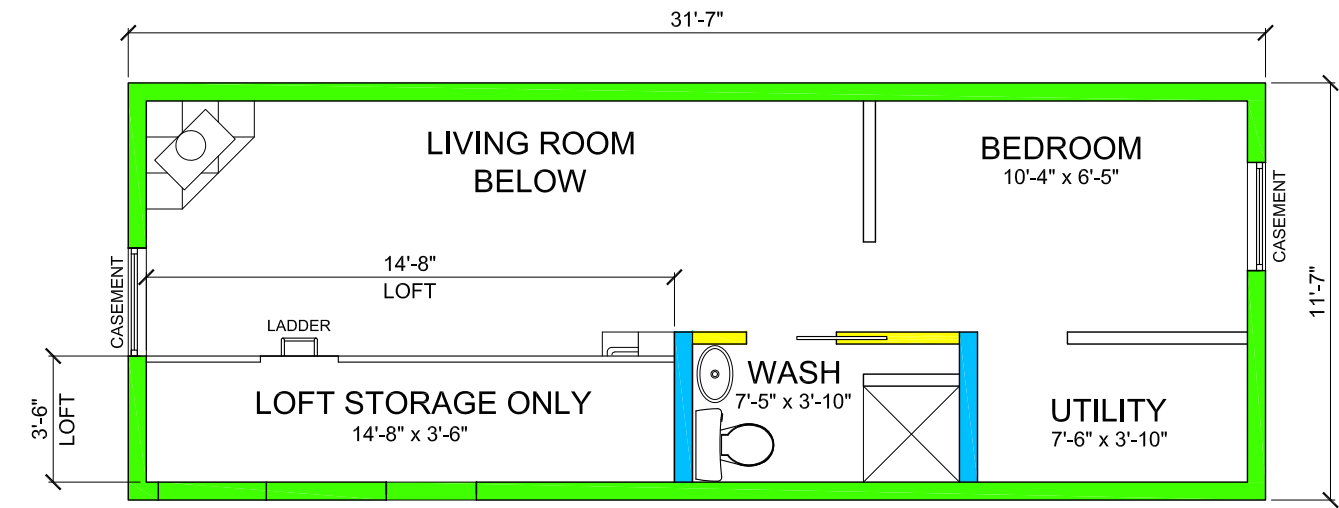


1 FLOOR PLAN
 A2.0 SCALE: 3/16" = 1'-0"

INTERIOR FOOTPRINT = 324 ft²
 EXTERIOR WALL FOOTPRINT = 366 ft²



3 ENLARGED UTILITY RM
 A2.0 SCALE: 3/8" = 1'-0"



2 LOFT PLAN
 A2.0 SCALE: 3/16" = 1'-0"

WALL LEGEND	
	2x4 EXTERIOR WALL
	2x4 INTERIOR PARTITION
	LOAD-BEARING STUDS
	2x6 WALL

Drawing Title:
FLOOR PLAN

Drawn by:
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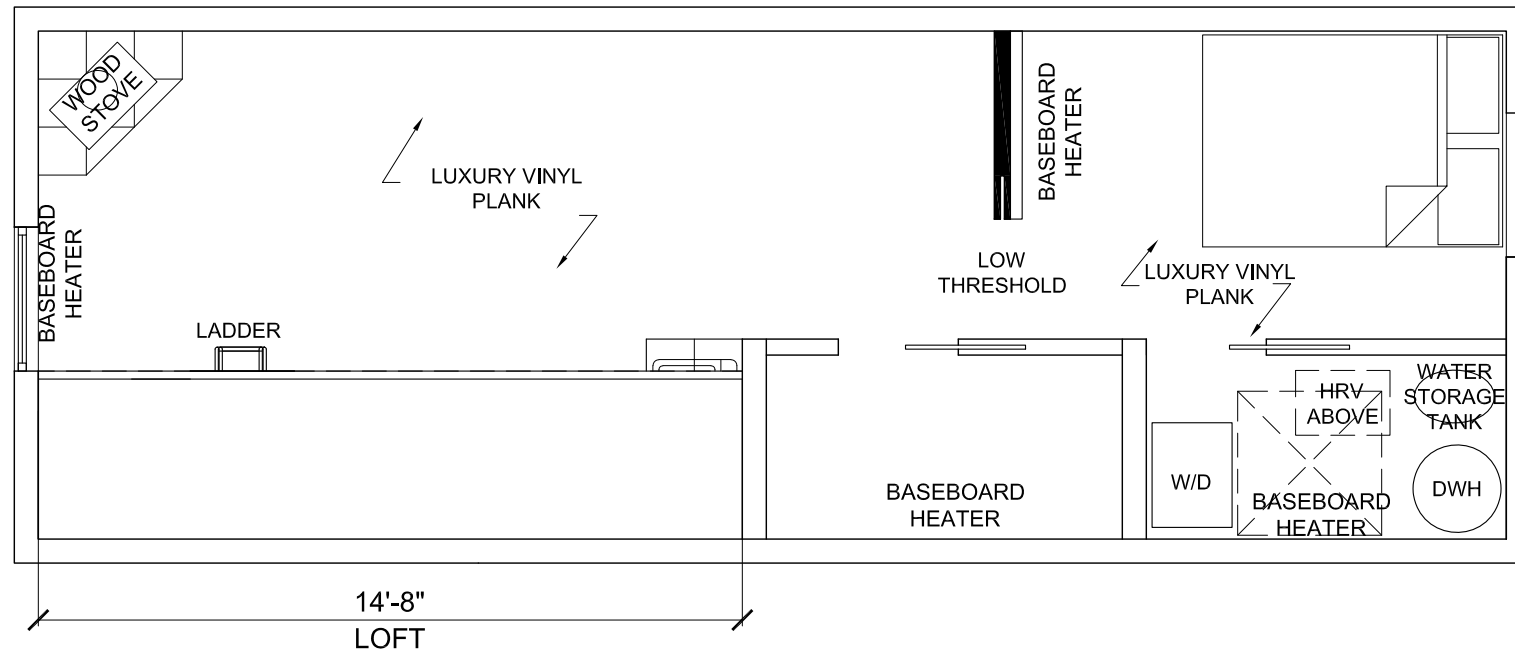
Scale: **3/16" = 1'-0"**

Client:
METIS NATION SASKATCHEWAN

Drawing Number:
A2.0

Revision:
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1 FINISH PLAN
A2.1 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- CONTRACTOR TO SPEC LOW FLOW FIXTURES

SPECIFICATIONS

ITEM	PRODUCT	SPECIFICATIONS	NOTES
APPLIANCES			
STACKABLE WASHER/ DRYER	SUPPLIER: GE APPLIANCES MODEL: GUD57EEMTDG	CAPACITY: 5.9 FT ³ FUEL TYPE: ELECTRIC WEIGHT: 111KG DIMENSIONS: 26.5IN X 30.8IN X 75.8IN	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
REFRIGERATOR	SUPPLIER: DANBY MODEL: DFF101B1BSLDB	CAPACITY: 10.1 FT ³ FUEL TYPE: ELECTRIC WEIGHT: 59KG DIMENSIONS: 23.4IN X 26.1IN X 59.5IN	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
OVEN	SUPPLIER: DANBY MODEL: DERM240BSSC	CAPACITY: 2.5 FT ³ FUEL TYPE: ELECTRIC WEIGHT: 51.04KG DIMENSIONS: 23.4IN X 25.8IN X 41.5IN	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER

Drawing Title:

FINISHES PLAN

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Scale: 1/14" = 1'-0"

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Drawing Number:
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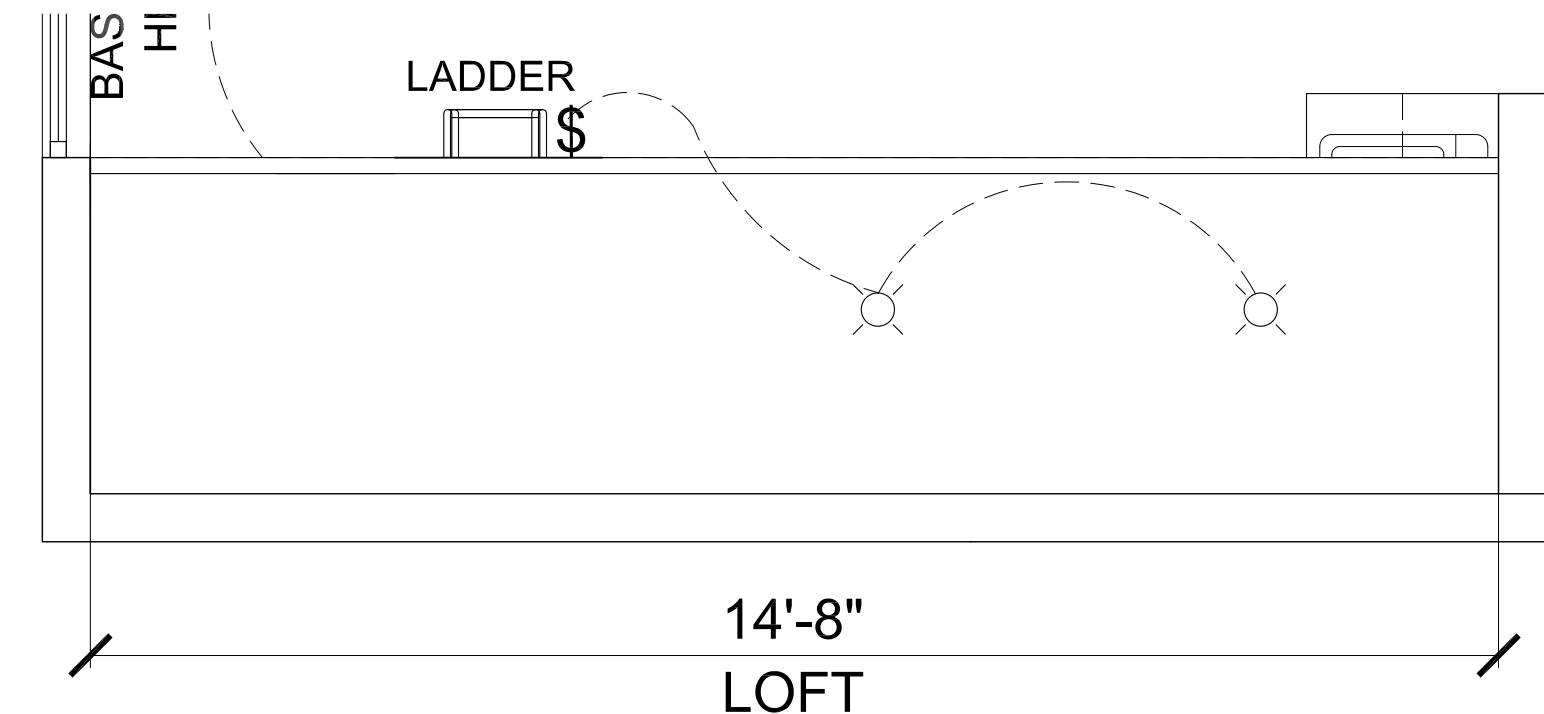
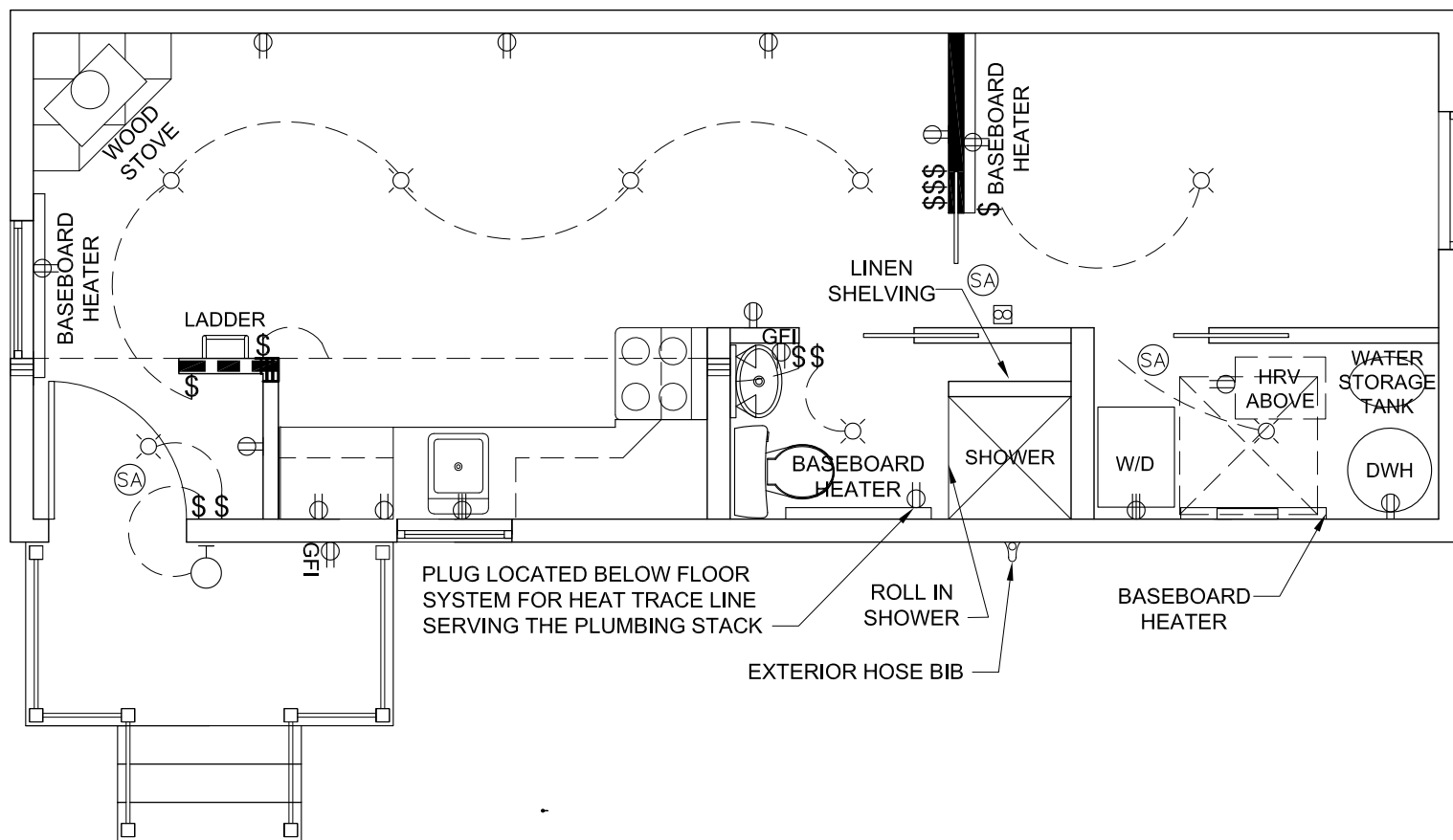


VERECO SOLAR READY NOTES:

1. PROVIDE 2" PVC VERTICAL CONDUIT FROM ATTIC (ABOVE INSULATION) TO UTILITY ROOM.
2. PROVIDE 2" FLEXIBLE PVC FROM METERING POINT TO EQUIPMENT.

LEGEND:

LIGHT FIXTURE	
WALL LIGHT	
POT LIGHT	
SMOKE ALARM (WIRED)	
SINGLE SWITCH	
3 WAY SWITCH	
4 WAY SWITCH	
DIMMER SWITCH	
110 DUPLEX RECEPTACLE	
SURFACE MOUNTED DUPLEX RECEPTACLE	
220 RECEPTACLE	
GROUND FAULT INTERRUPTER	
FORCED AIR (SUPPLY)	
RETURN AIR GRILLE	
THERMOSTAT	



SPECIFICATIONS

ITEM	PRODUCT	SPECIFICATIONS	NOTES
MECHANICAL			
HRV	SUPPLIER: ACURASEE MECHANICAL MODEL: MINI	CAPACITY: 45 M3/H VOLTAGE: 12/120 V POWER: 4 W ORIFICE DIAMETER: 3" WEIGHT: 5 KG DIMENSIONS: 15.7 in x ~11.8 in x ~6.3 in	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
HOT WATER HEATER	SUPPLIER: RHEEM COMMERCIAL POINT OF USE MODEL: 594354	ELECTRIC TANK WATER HEATER WATTAGE: 3000 VOLTAGE: 240 V CAPACITY: 30 GALLON	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
WATER STORAGE TANK WST	SUPPLIER: QMP PRODUCTS MODEL: 60068-2	MATERIAL: FOOD GRADE POLYETHYLENE BPA FREE CAPACITY: 102 US GALLONS	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
WOOD STOVE 900 Sq.Ft. CAST IRON LOG WOOD STOVE	SUPPLIER: US STOVE COMPANY MODEL: # US1269E HOME DEPOT STORE SKU # 1001808605	MATERIAL: CAST IRON FUEL: WOOD HEAT OUTPUT: 54,000 BTU/HR WEIGHT: 134 LBS DIMENSIONS: 33 in x 18.5 in x 23 in	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER. NOTE THAT PREFERRED OPTION IS TO BE CSA APPROVED FOR HEATING CAPACITY BASED ON PROVIDED ENERGY REPORT
ELECTRICAL			
LIVING ROOM AND BEDROOM BASEBOARD HEATER	SUPPLIER: STELPRO MODEL: B1002W	ELECTRIC BASEBOARD HEATER VOLTAGE: 240 WATTAGE: 1000W	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER
WASHROOM AND UTILITY ROOM BASEBOARD HEATER	SUPPLIER: STELPRO MODEL: B0752W	ELECTRIC BASEBOARD HEATER VOLTAGE: 240 WATTAGE: 750W	EQUIVALENT SPECIFICATION TO BE APPROVED BY OWNER

NOTE:

MECHANICAL AND ELECTRICAL EQUIPMENT SIZING IS THE RESPONSIBILITY OF THE CONTRACTOR. I.E. HRV, BASEBOARD HEATER SIZING, WATER HEATER SIZING, AND ELECTRICAL SERVICE SIZING ALL TO BE CONFIRMED FOR PERMIT BY THE MECHANICAL AND ELECTRICAL SUBCONTRACTORS.

Drawing Title:

MECHANICAL / ELECTRICAL PLAN

Drawn by:

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302, Salloum Crescent Saskatoon, SK S7W 1N1
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Scale: 1/4" = 1'-0"

Client:

METIS NATION SASKATCHEWAN

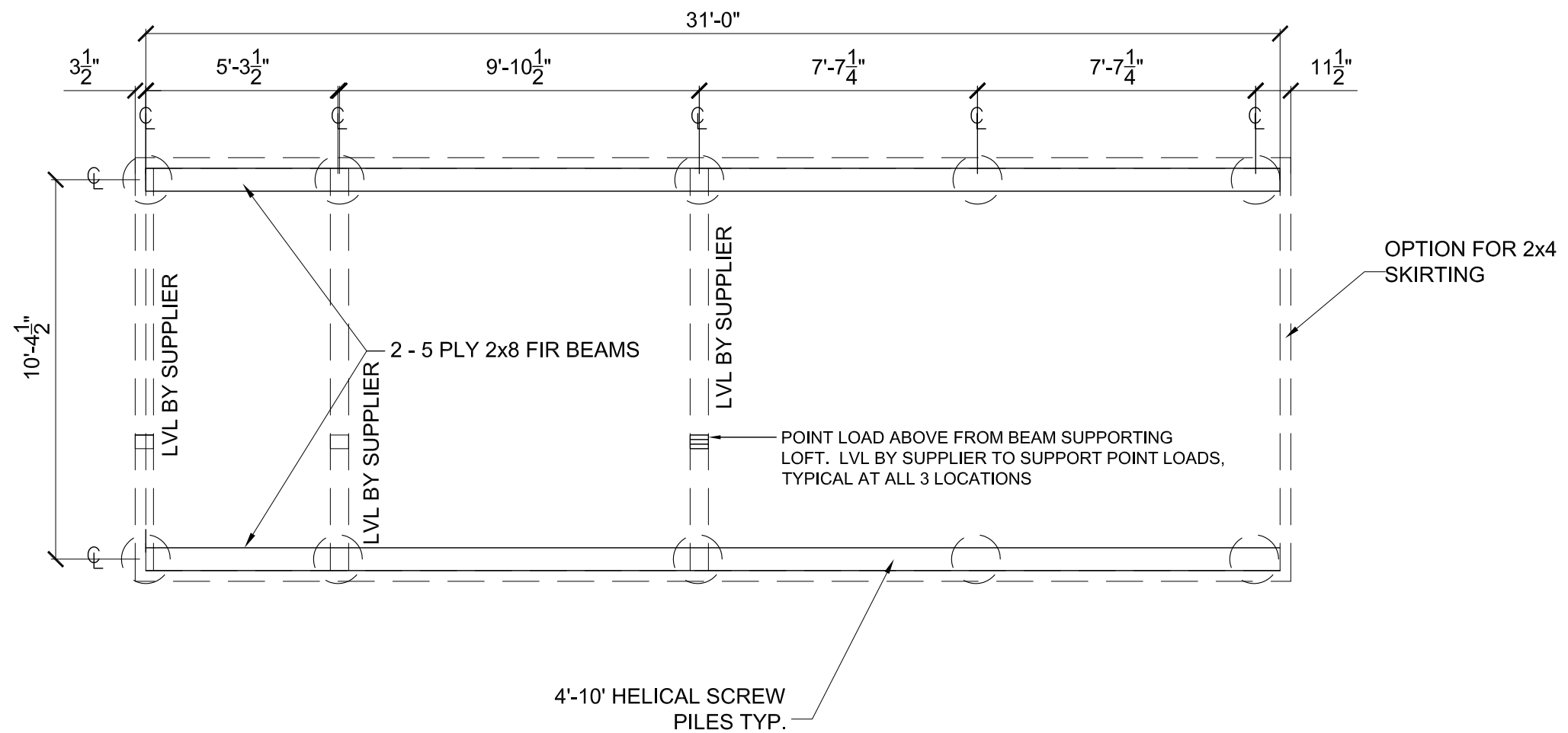
Drawing Number:

A2.2

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GENERAL NOTES:

- PILE LOADING FACTOR = 75kN (TO BE DESIGNED BY AN ENGINEER OR ARCHITECT, STAMP REQ'D)
- SCREW PILE VENDOR TO SUPPLY SCREW PILE DESIGN AND COMMITMENT LETTER

Drawing Title:

FOUNDATION / CRAWLSPACE PLAN

Drawn by:

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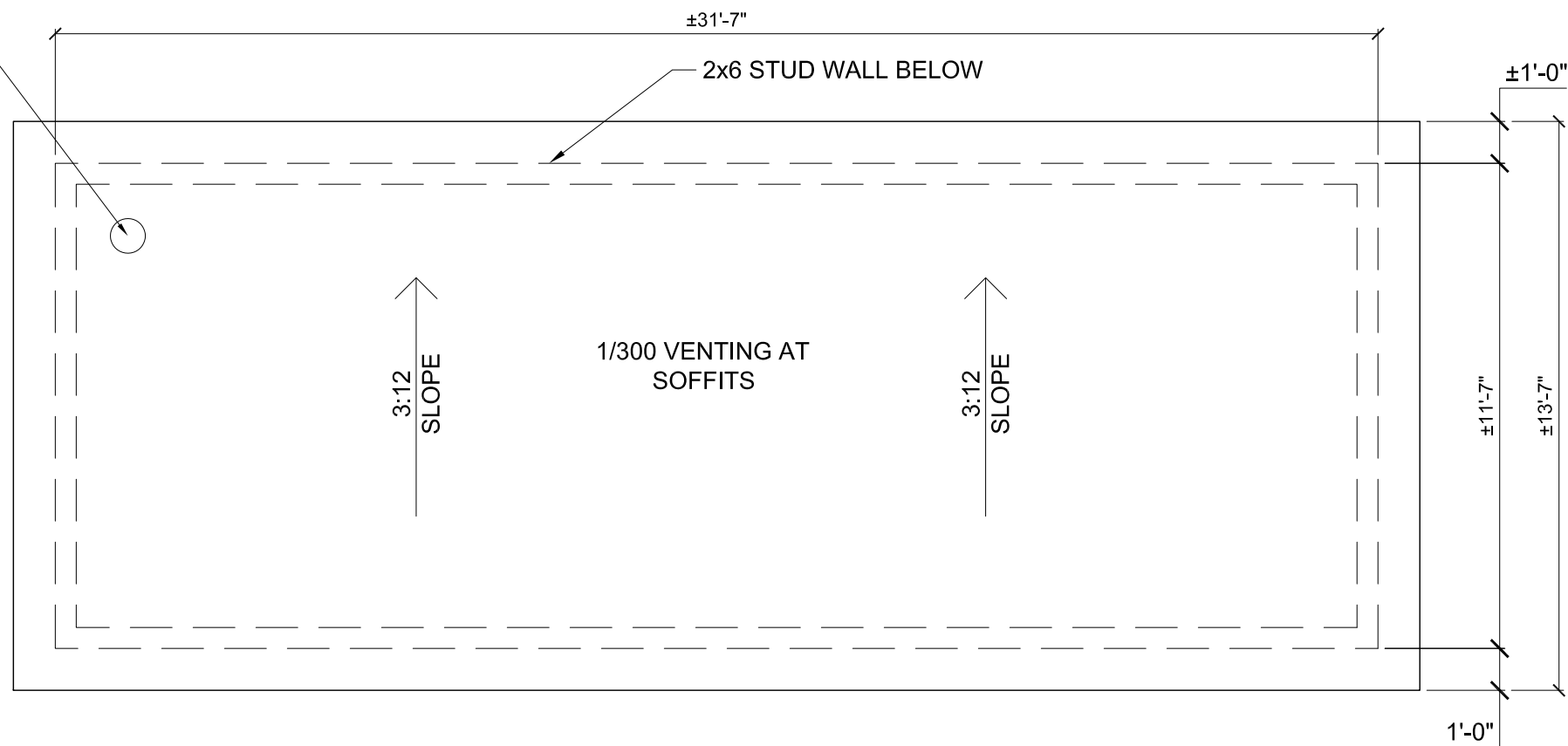
A2.3

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WOOD BURNING STOVE TO BE INSTALLED BY A WETT CERTIFIED INSTALLER, ENSURE SETBACKS TO COMBUSTIBLE MATERIALS ARE MET AS PER WOOD BURNING STOVE'S SPECIFICATIONS. CHIMNEY AND ALL FRAMING/SURROUNDING ASSEMBLIES TO MEET WOOD BURNING STOVE'S SPECIFICATIONS.



Drawing Title:

ROOF PLAN

Drawn by:

VERECO SMART GREEN HOMES
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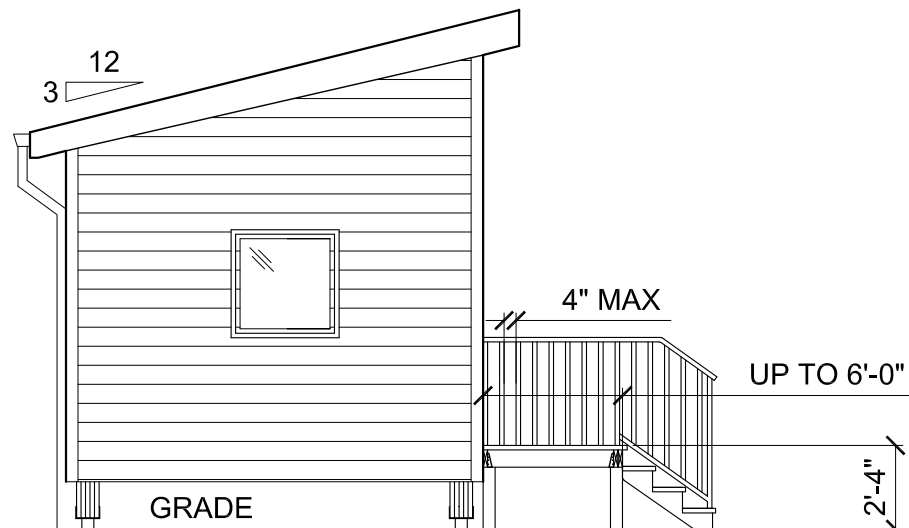
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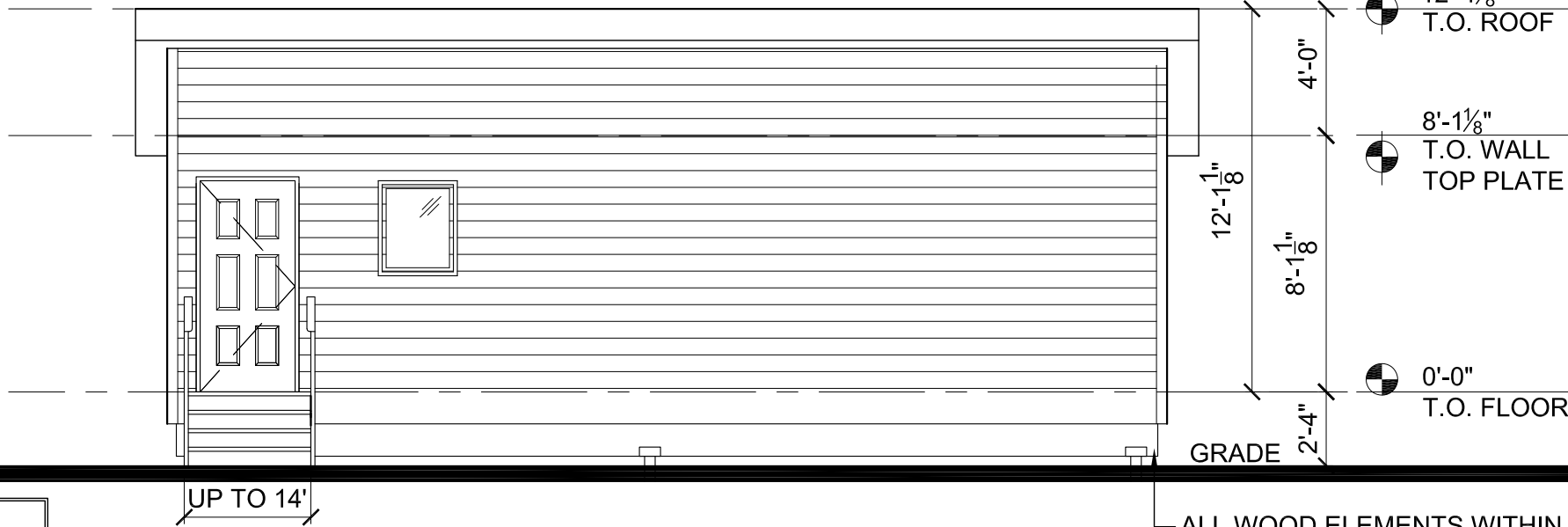




LANDING CONSTRUCTION

- 2x6 DECKING (PERPENDICULAR TO JOISTS)
- 2x6 JOISTS @ 16" o.c. (TO BE RESTING ON BEAM OR HANGERS REQUIRED AT LEDGER BOARD AND BEAM. MIN 1 1/2" BEARING REQ'D)
- 2 PLY 2x6 BEAM (SPLICING DIRECTLY OVER POSTS)
- 4x4 POSTS (DIRECTLY UNDER BEAM) ON DECK BLOCKS

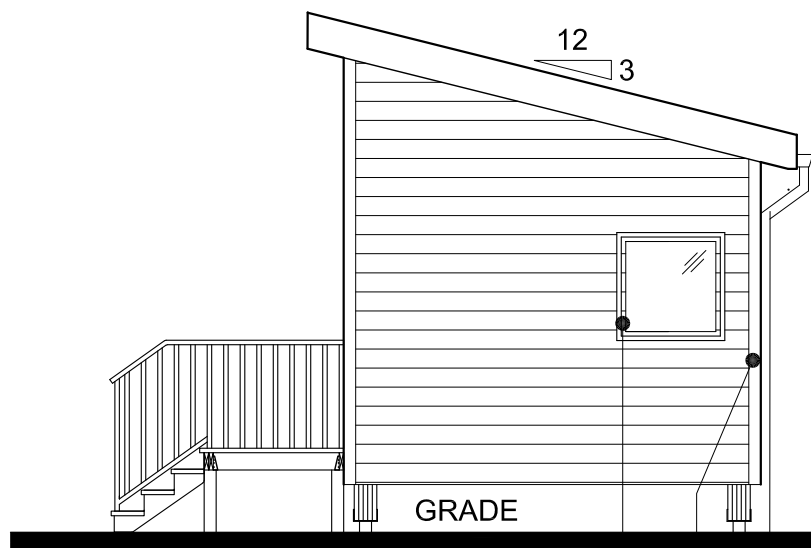
1 WEST EXTERIOR ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



- ANY DECK/LANDING 24" ABOVE GRADE IS REQ'D TO HAVE A 36" HIGH GUARDRAIL
- EXTERIOR STAIRS WITH 3 OR MORE RISERS, REQUIRE A CONTINUOUS HANDRAIL
- MIN RISE 4 7/8", MAX RISE 7 7/8" (EACH RISE TO BE THE SAME)
- MIN RUN 10" , MAX RUN 14" (EACH RUN TO BE THE SAME)

ALL WOOD ELEMENTS WITHIN 8" OF GRADE TO BE WATERPROOFED OR PRESSURE TREATED WOOD, TYP.

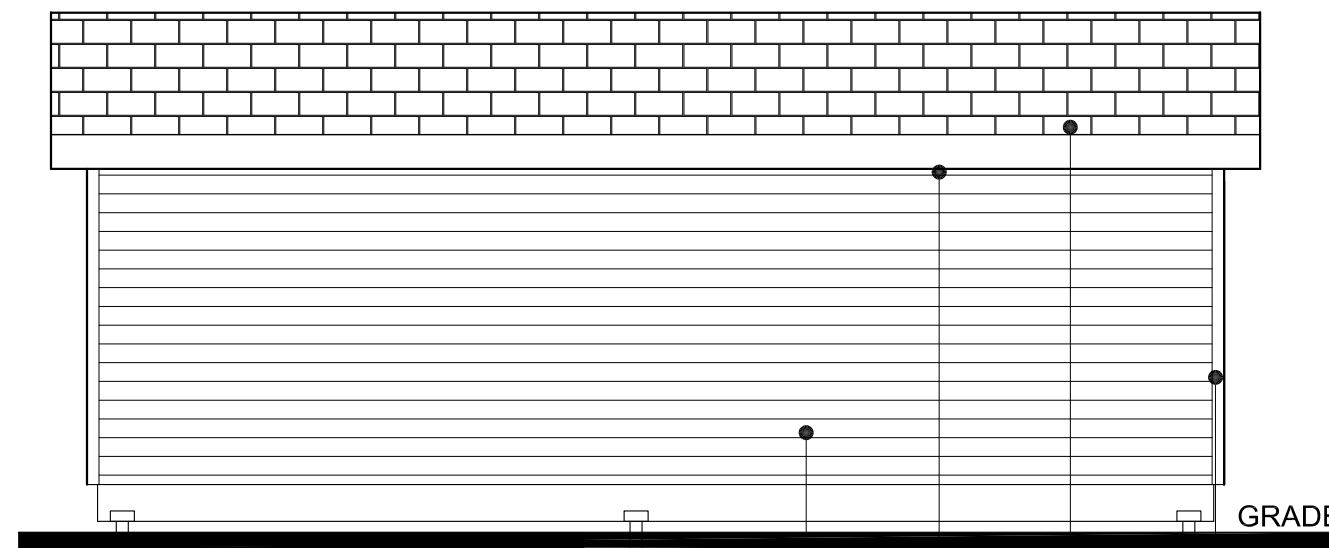
2 SOUTH EXTERIOR ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



MATERIAL LEGEND

- 1 SHINGLES
- 2 PREFINISHED ALUMINUM CLAD WOOD FASCIA, COLOUR TBD
- 3 PVC WINDOW FRAMES
- 4 VINYL SIDING, COLOUR TBD (OTHER OPTIONS AVAILABLE)
- 5 CORNER BOARD, COLOUR TBD
- 6 PREFINISHED ALUMINUM EAVESTROUGH & DOWNSPOUT, COLOUR TBD

3 EAST EXTERIOR ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



4 NORTH EXTERIOR ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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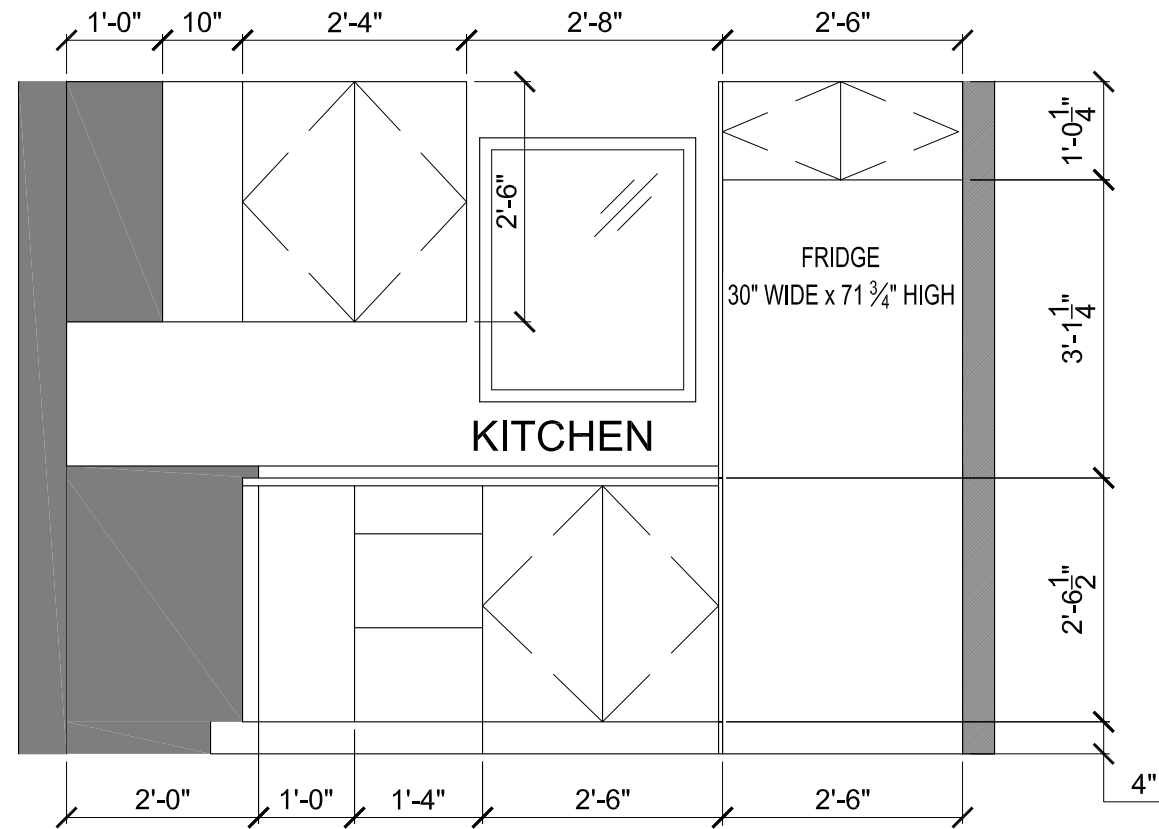
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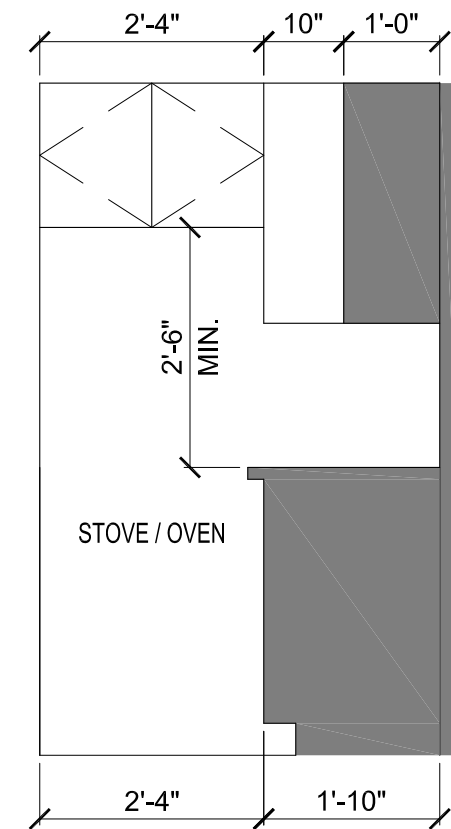
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1 KITCHEN (SOUTH)
INTERIOR ELEVATION
A3.1 SCALE: 1/2" = 1'-0"



2 KITCHEN (EAST)
INTERIOR ELEVATION
A3.1 SCALE: 1/2" = 1'-0"

Drawing Title:

INTERIOR KITCHEN ELEVATIONS

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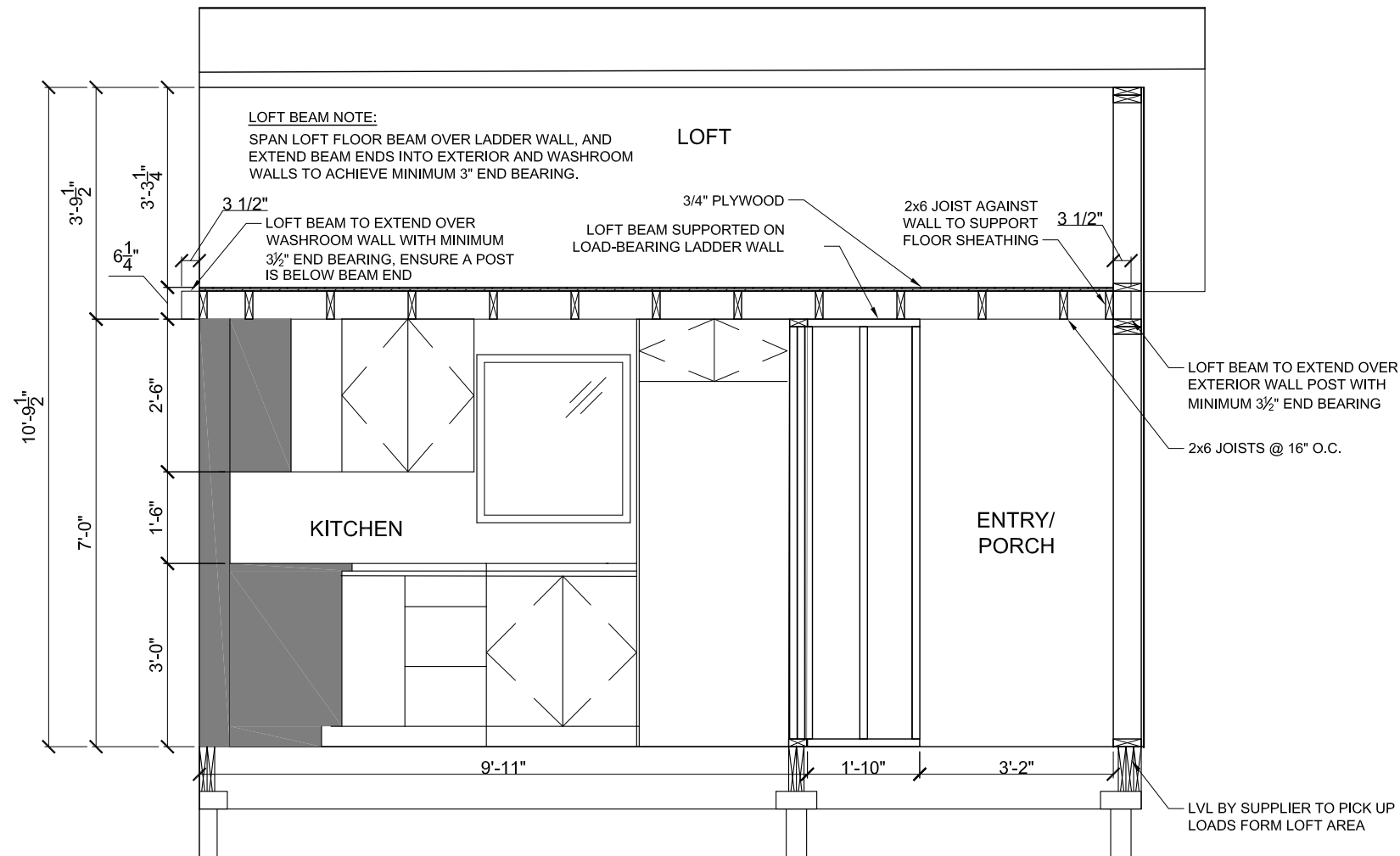
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1 LOFT ELEVATION
A3.2 SCALE: 3/8" = 1'-0"

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LOFT ELEVATIONS

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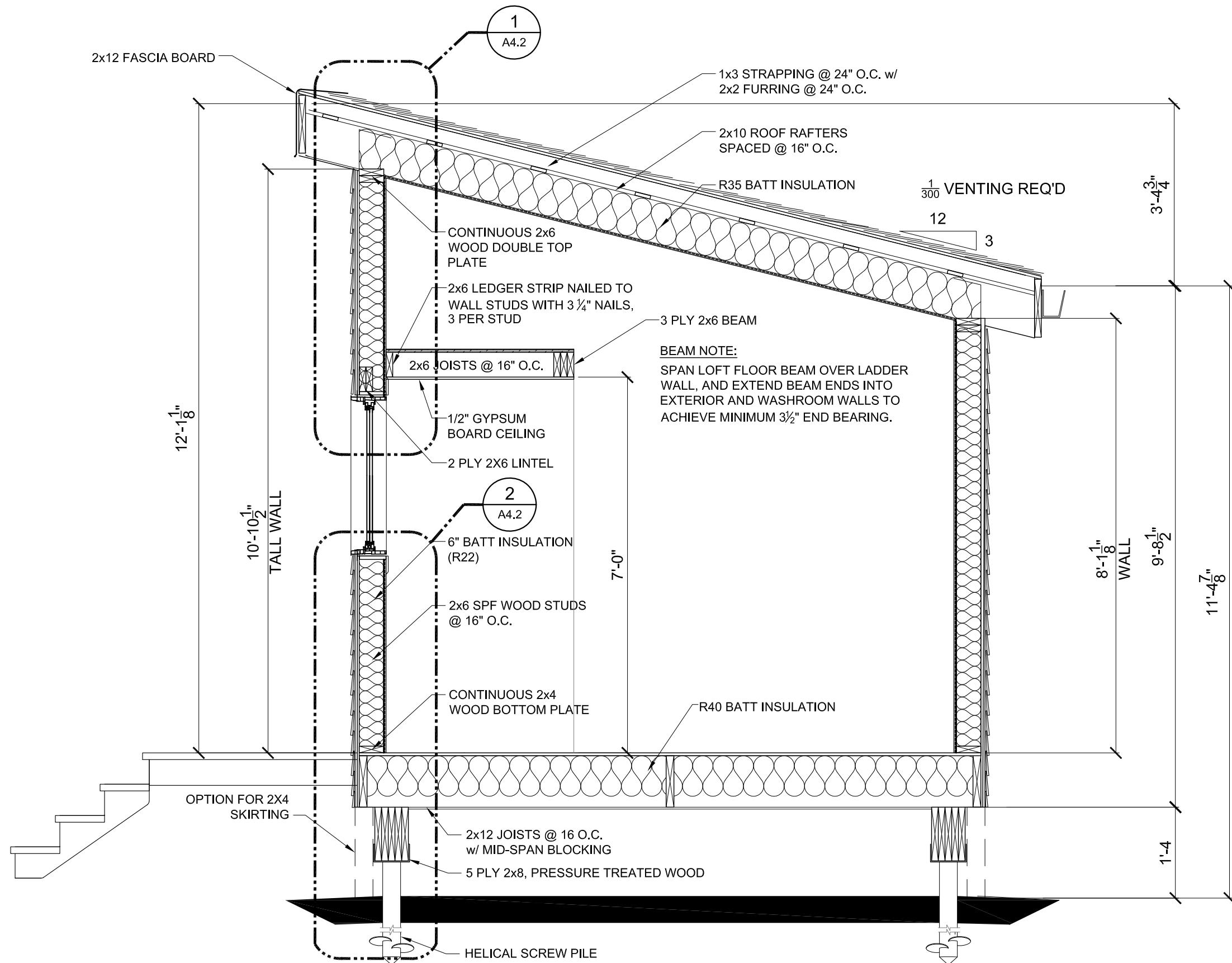
Scale: 3/16" = 1'-0"

Client:
METIS NATION SASKATCHEWAN

Drawing Number:
A3.2

Revision:
**CD05 REV 0 PRICING ONLY
NOT FOR CONSTRUCTION**





Drawing Title:

BUILDING SECTION

Drawn by:

VERECO SMART GREEN HOMES
 302, Salloum Crescent Saskatoon, SK S7W 1N1
 www.vereco.ca
 306.713-0795

Project:

**TINY HOME
 STANDARD CONSTRUCTION**

Date:

FEB 6, 2024

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

Client:

METIS NATION SASKATCHEWAN

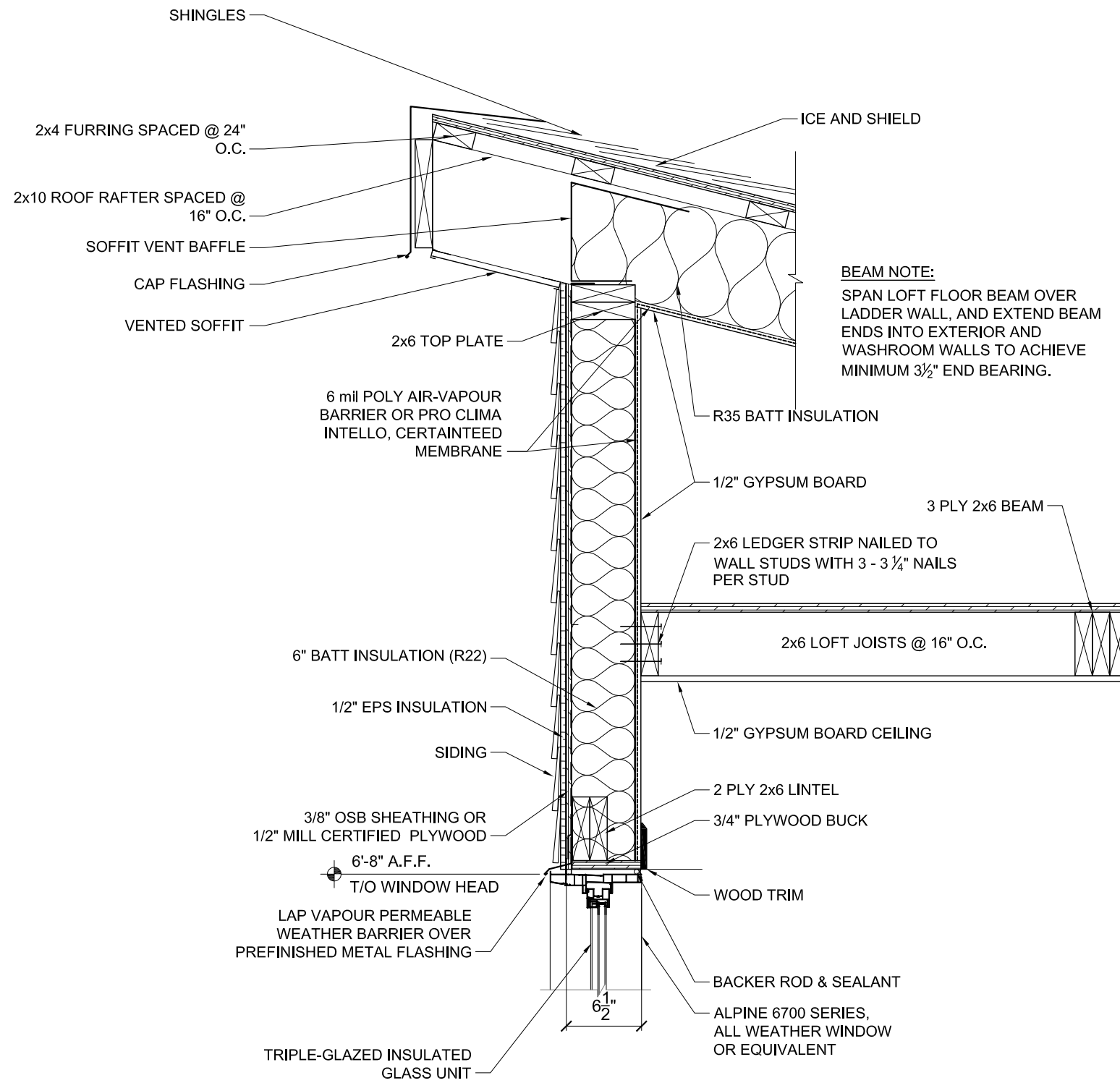
Drawing Number:

A4.0

Revision:

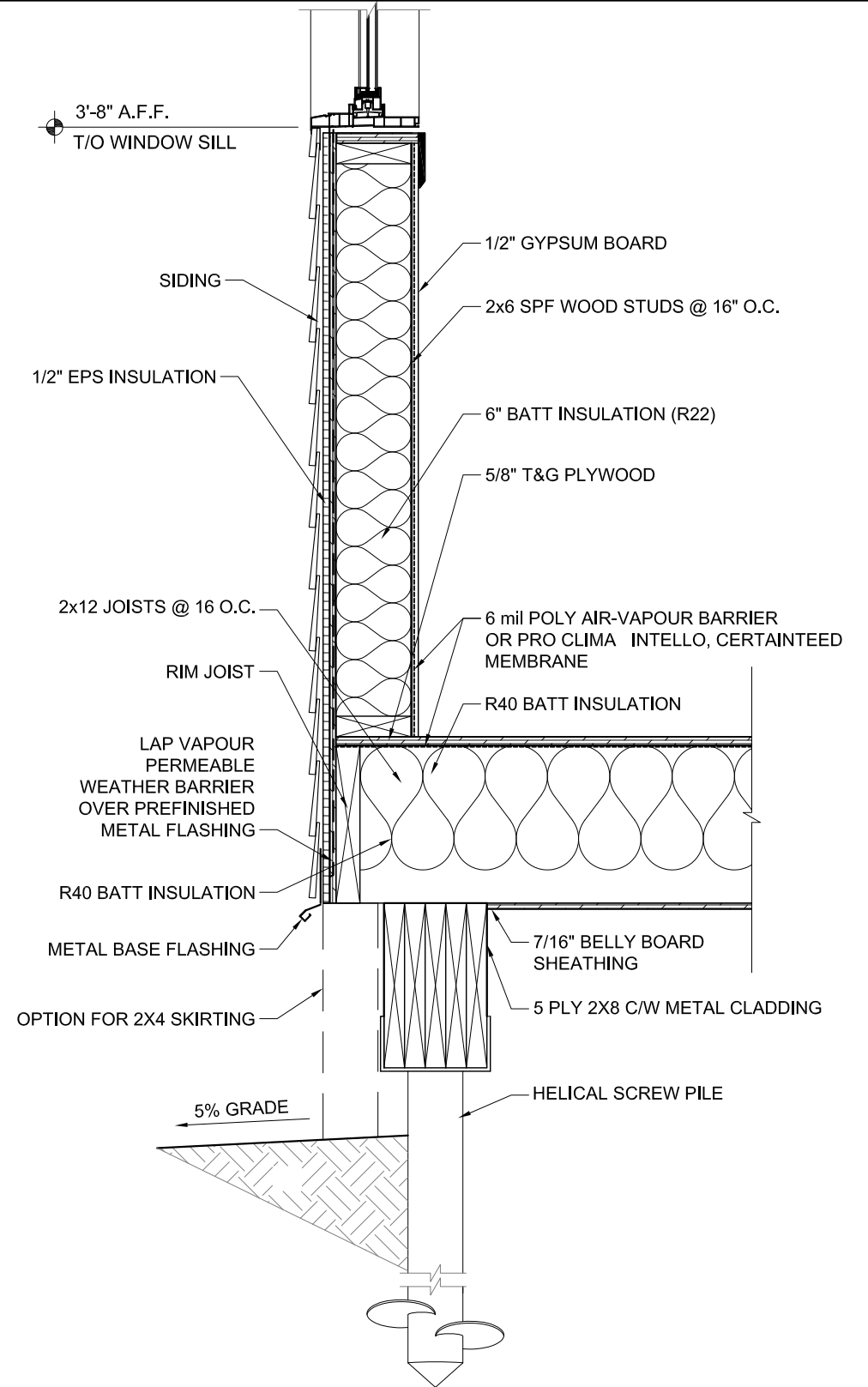
**CD05 REV 0 PRICING ONLY
 NOT FOR CONSTRUCTION**





BEAM NOTE:
SPAN LOFT FLOOR BEAM OVER LADDER WALL, AND EXTEND BEAM ENDS INTO EXTERIOR AND WASHROOM WALLS TO ACHIEVE MINIMUM 3 1/2" END BEARING.

1 WINDOW HEAD DETAIL
A4.1 SCALE: 1" = 1'-0"



2 WINDOW SILL DETAIL
A4.1 SCALE: 1" = 1'-0"

Drawing Title:

DETAILS

Drawn by:
VERECO SMART GREEN HOMES
302, Salloum Crescent Saskatoon, SK S7W 1N1
www.vereco.ca
306.713-0795

Project:
TINY HOME STANDARD CONSTRUCTION

Date:
FEB 6, 2024

Scale: **AS SHOWN**

Client:
METIS NATION SASKATCHEWAN

Drawing Number:
A4.1

Revision:
CD05 REV 0 PRICING ONLY NOT FOR CONSTRUCTION

