

BUTTERWICK CONSTRUCTION
& CARPENTRY LTD.
5628 82 Ave
Edmonton, AB T6B 3E6
Tel: 780.434.3559
www.butterwick.ca

SANDERCOCK/
HARMSMA
RETROFIT
11408 63 Street
Edmonton, AB
T5W 4G1

SANDERCOCK HARMSMA
SITE DRAWINGS

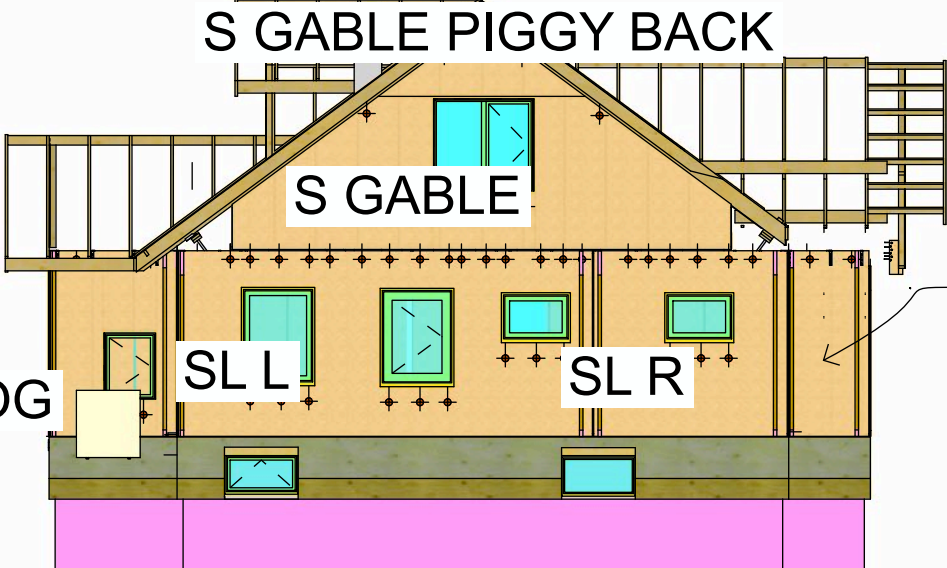
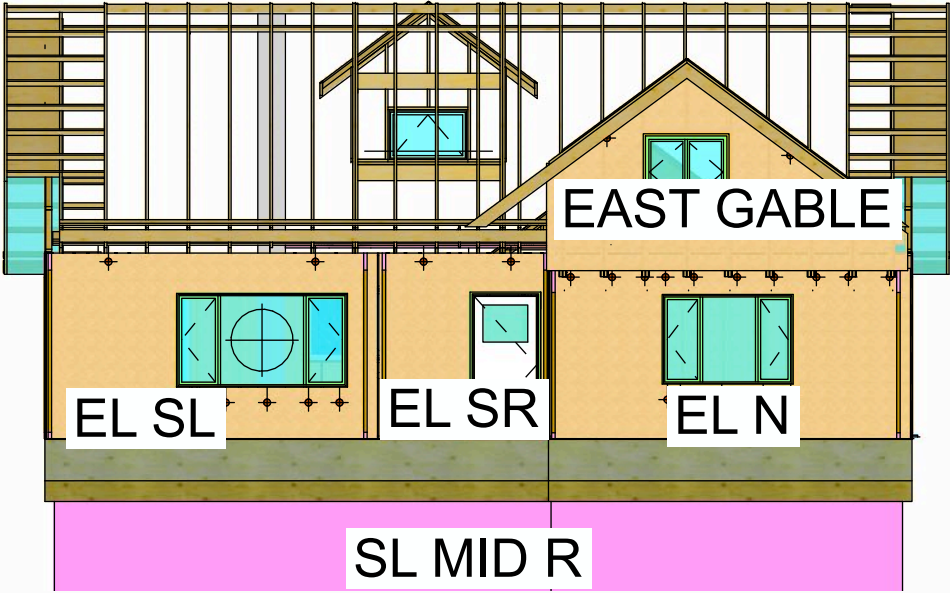
DATE
May 24, 2022

FOR REVIEW

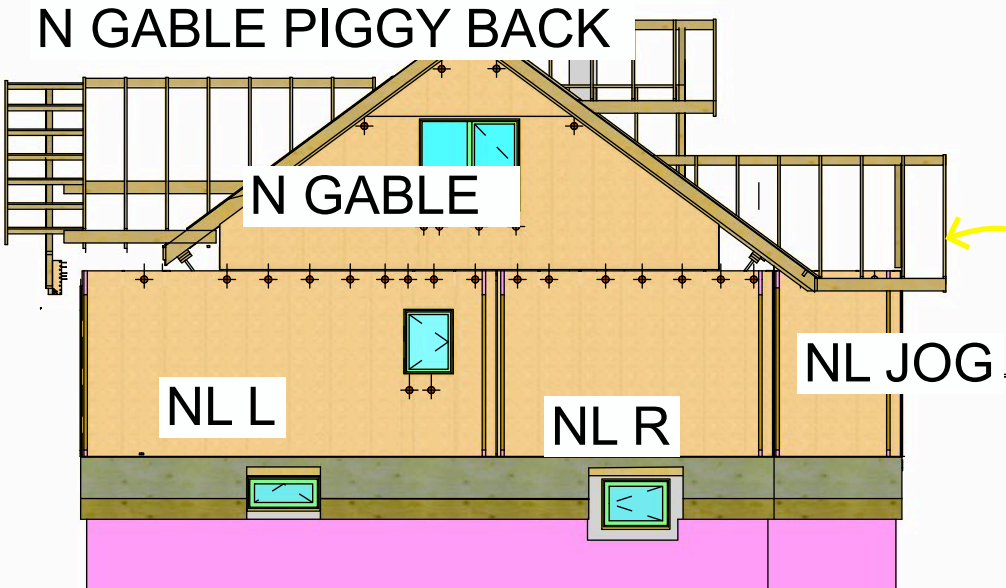
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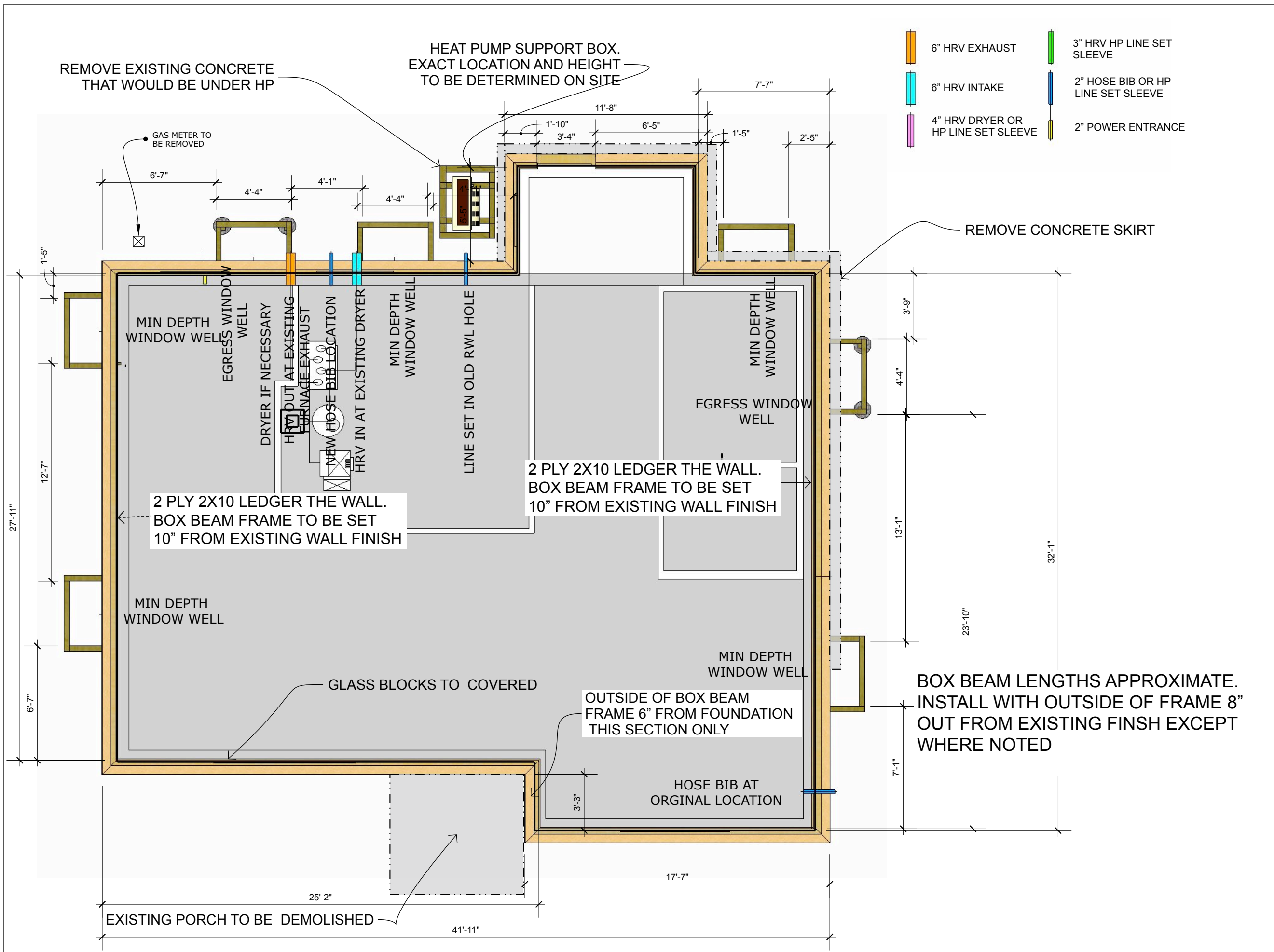
PANEL KEY

PAGE	ORDER	PANEL	LENGTH(FT)	HEIGHT (IN)
1		PANEL KEY		
2		EL SL	16.00	107.625
2		EL SR	8.33	107.625
3		EL N	17.25	98.75
4		WL S	23.25	107.625
5		WL N	7.10	107.625
5		WL MID	11.33	107.625
6		SL MID L	19.70	107.625
6		SL MID R	9.33	107.625
6		SL JOG	8.00	107.625
7		NL EL	20.00	107.625
7		NL ER	12.25	107.625
7		NL JOG	8.00	107.625
8		S GABLE	29.70	88.75
8		S GABLE PB		
9		N GABLE	29.70	88.75
9		N GABLE PB		
10		E GABLE	17.50	116



STICK FRAME
THIS JOG





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ALTERNATE
LEDGER
ATTACHMENT

2X8 SPF TOP PLATE

WRB

TAKE CARE NOT TO RIP WRB WHEN
INSTALLING AND ADJUSTING THE BOX BEAM

3 1/4" FRAMING NAILS IN REMAING HOLES

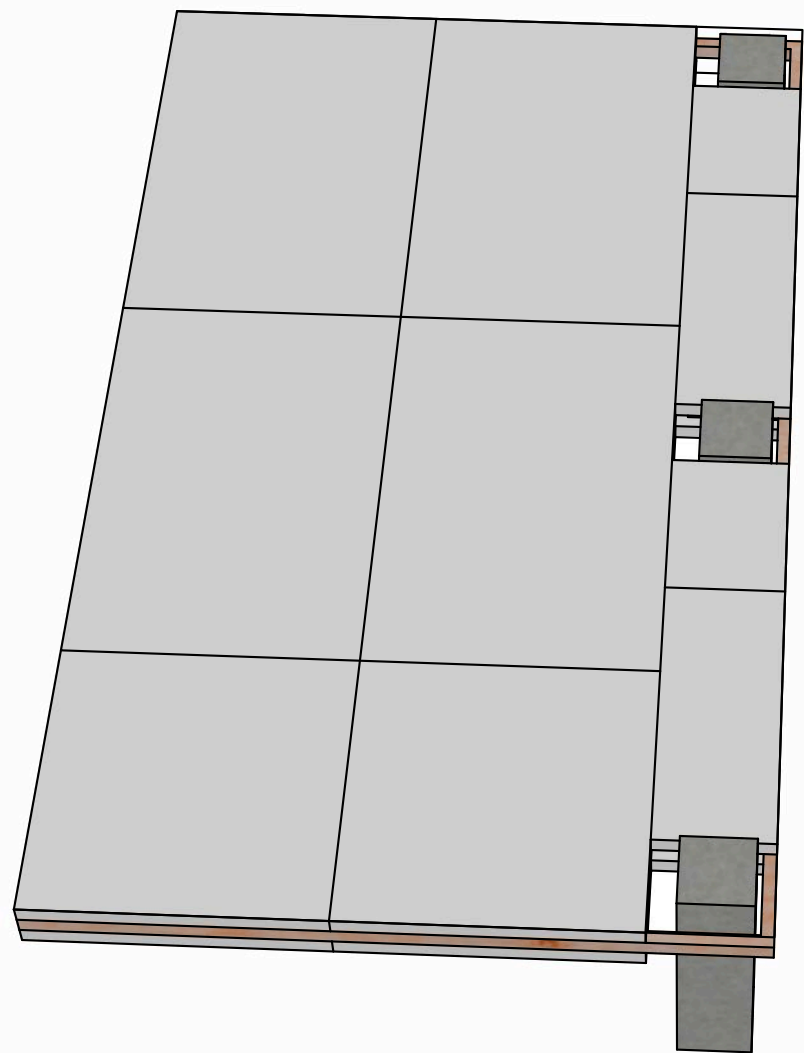
2- 5" X 1/4" SDS SCREWS PER STRAP

2 PLY 2X8
2- 6" X 1/4" SDS PER STRAP
NO NAILS REQ'D

3 1/2" WIDE SQUISH STRIP AND
MONSTER BEAD OF ACOUSTICAL
SEALANT TO SEAL WRB TO PARGING

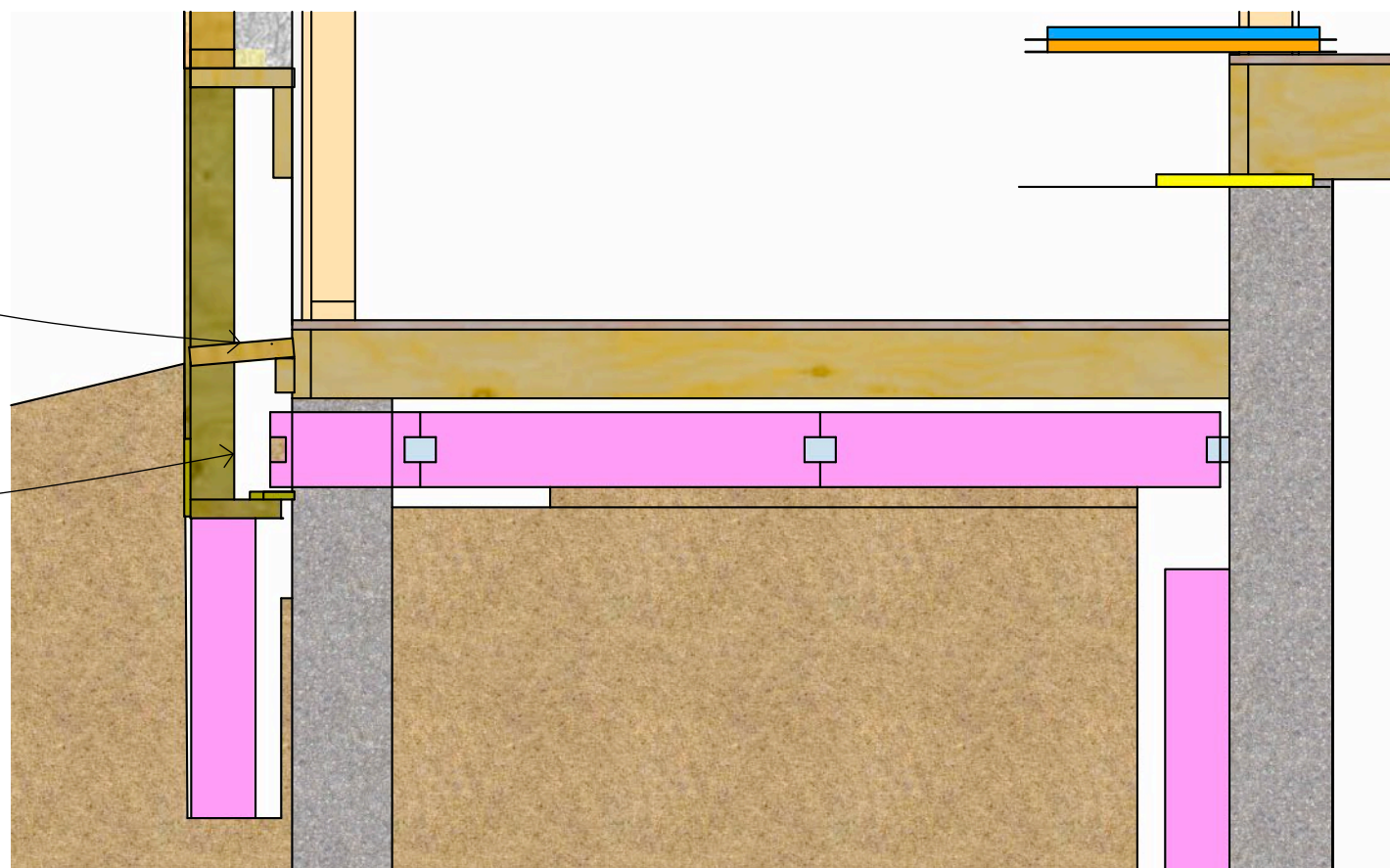
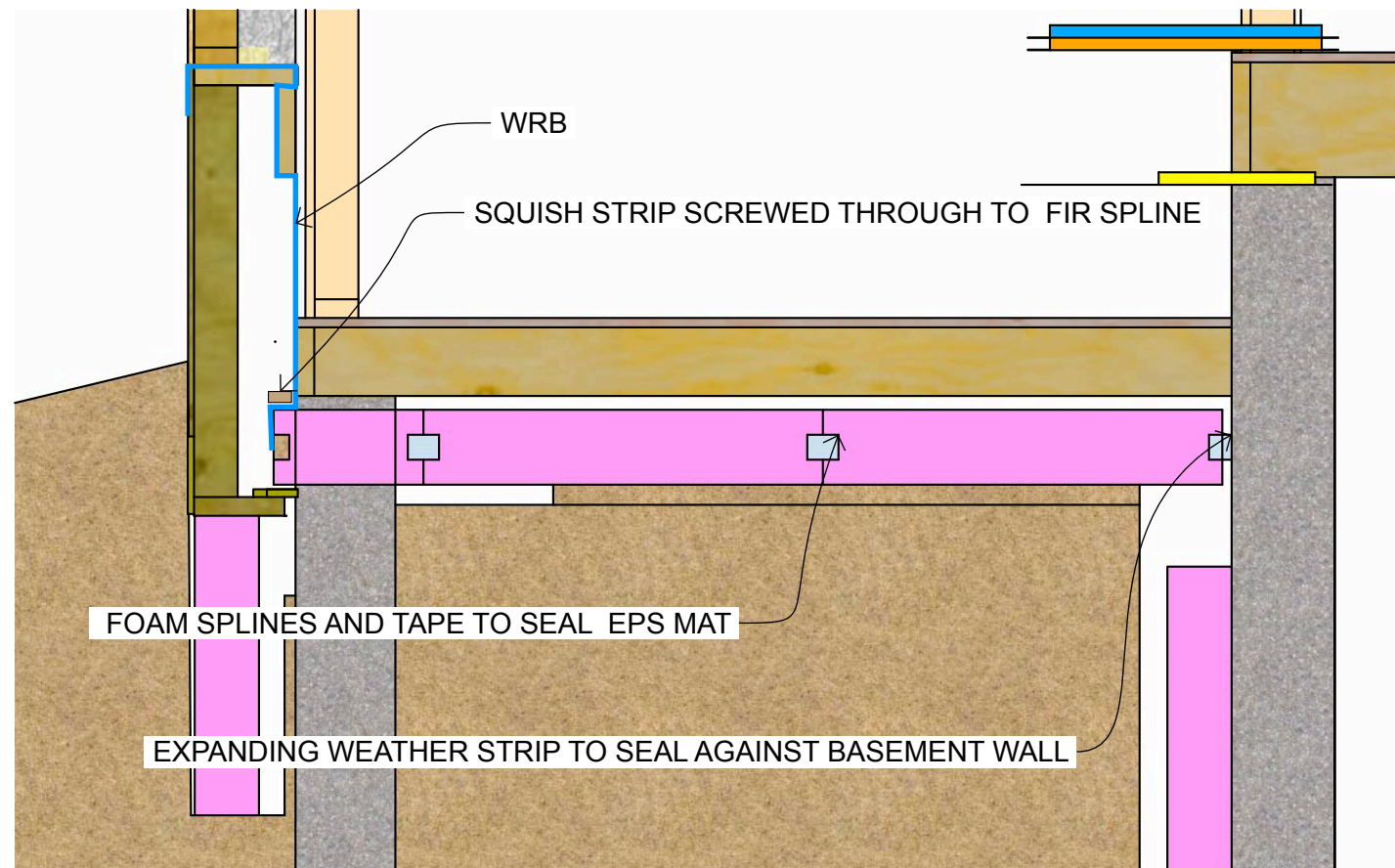
ALTERNATE LEDGER INSTALLATION

ALTERNATE LEDGER INSTALLATION
NORTH AND SOUTH



SLOPED SILL AT DOORWAY SEALED WITH PEAL AND STICK.
PROVIDE ROOM FOR DECKING AND PWF SPACERS

BLOCK BOTTOM OF BOX BEAM TO CONCRETE PIERS



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AIR SEALING AND
INSULATION UNDER
BACK PORCH



Butterwick DESIGN.
PLAN.
BUILD.

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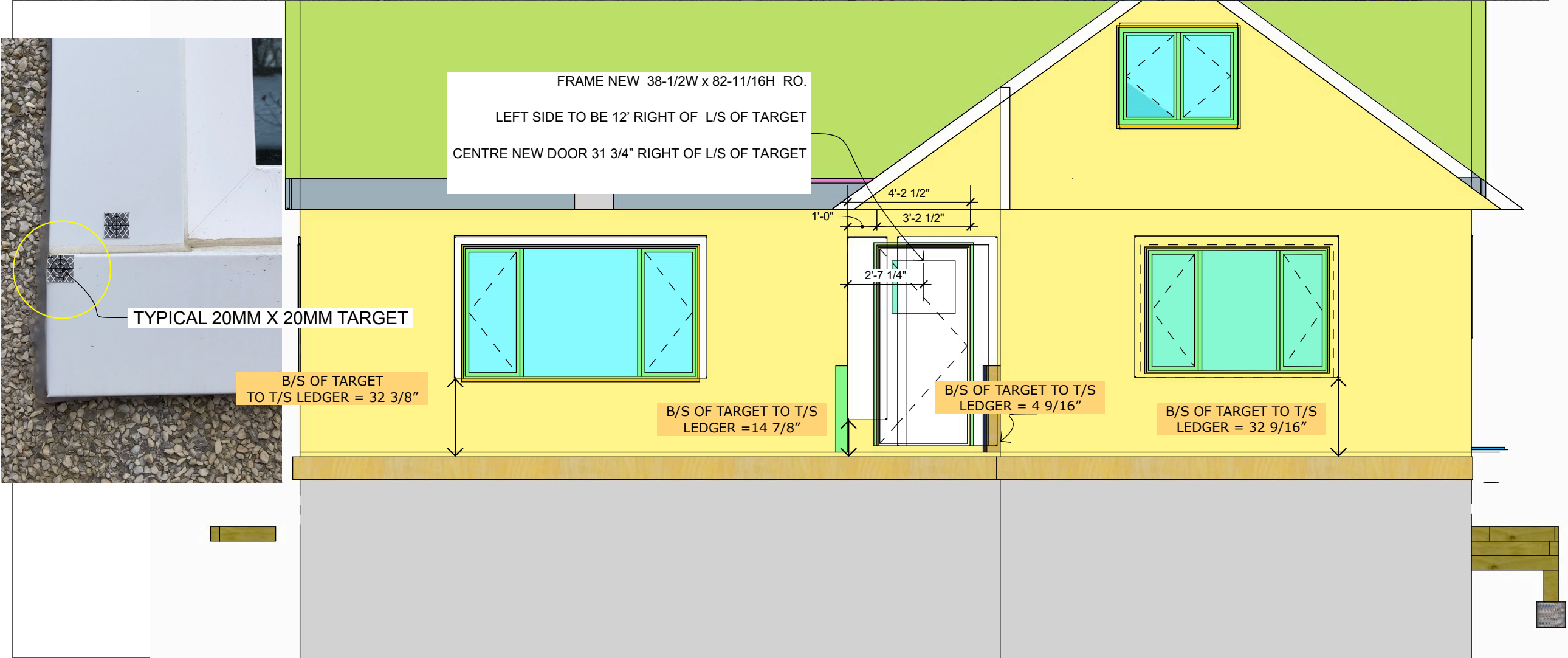
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EAST LEDGER
ELEVATION



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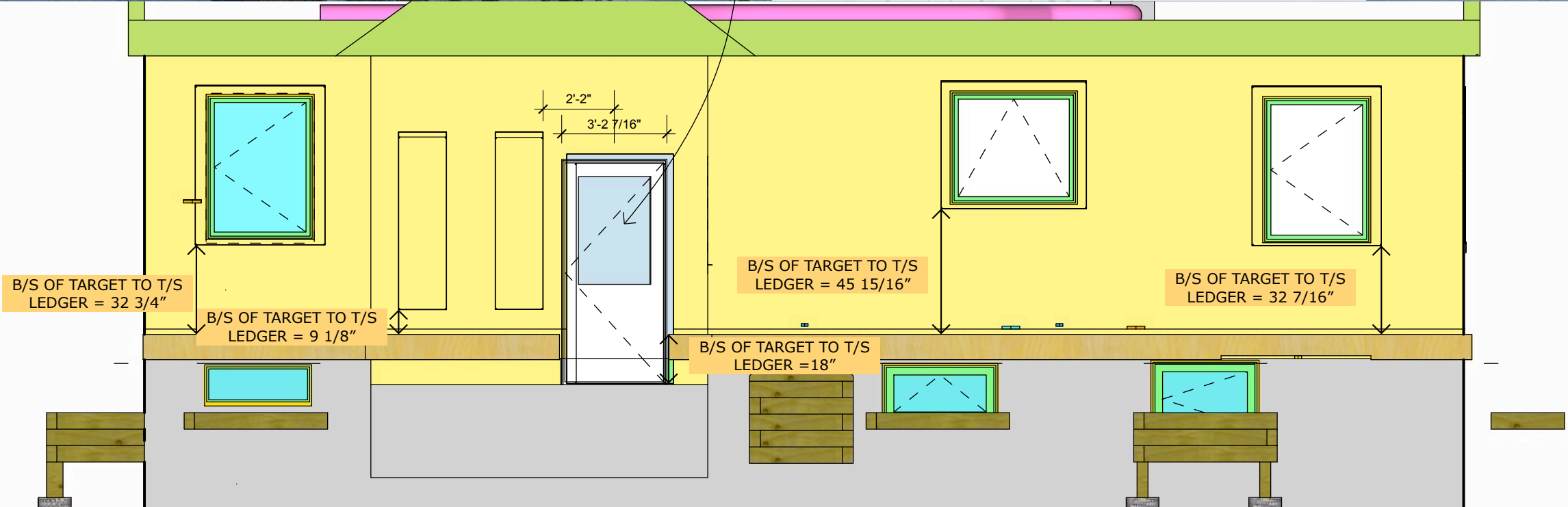
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WEST LEDGER
ELEVATION



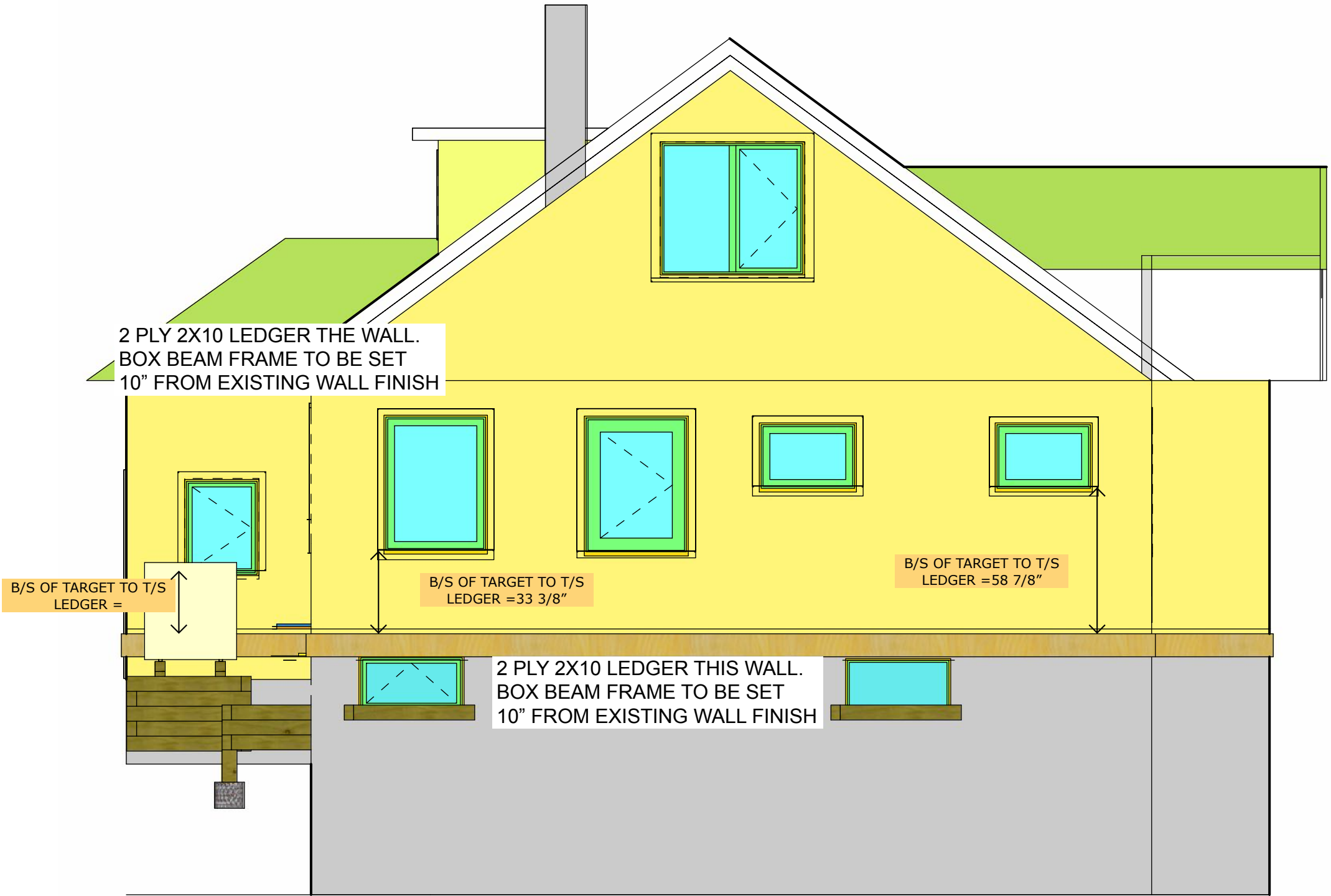
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SOUTH LEDGER
ELEVATION



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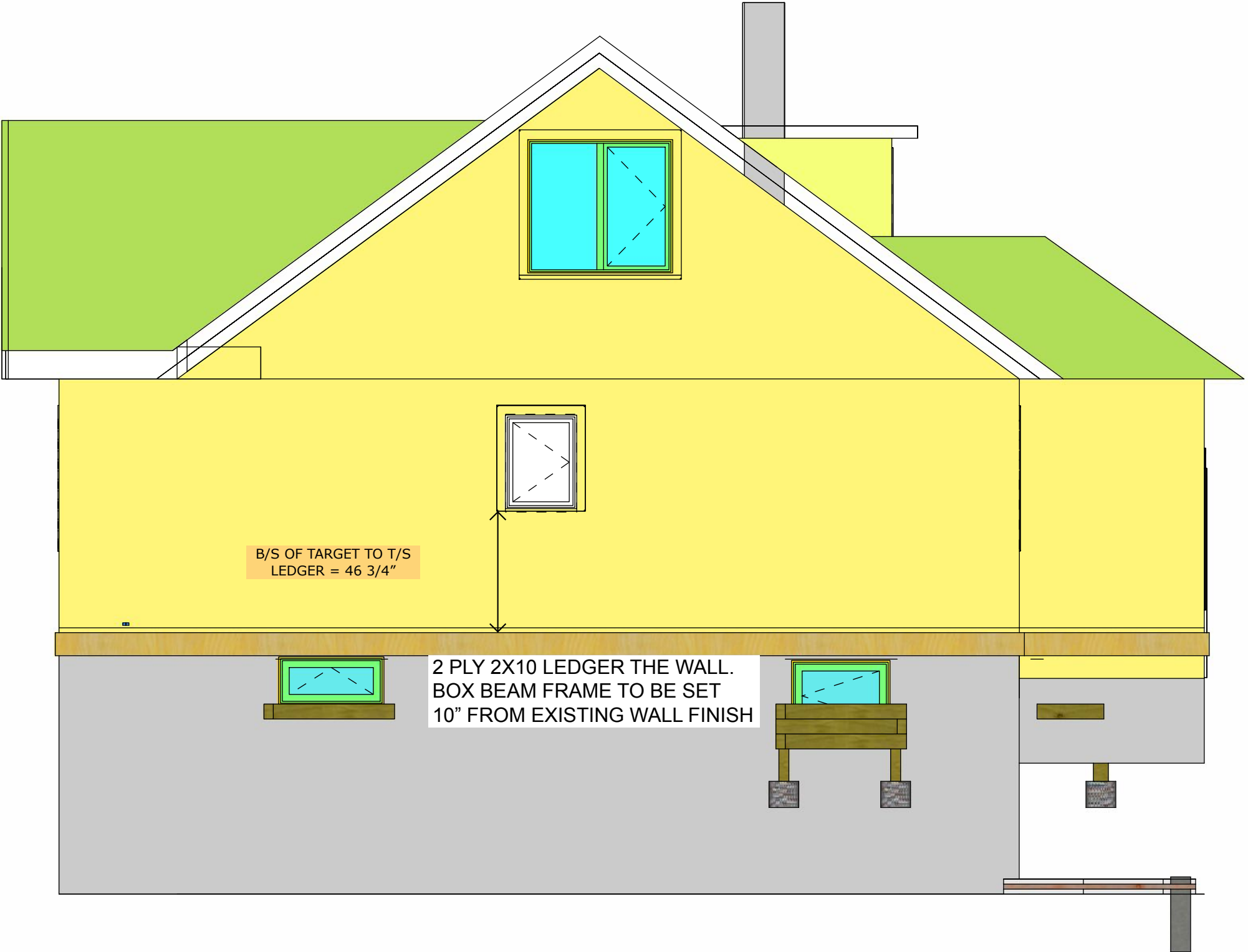
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NORTH LEDGER
ELEVATION



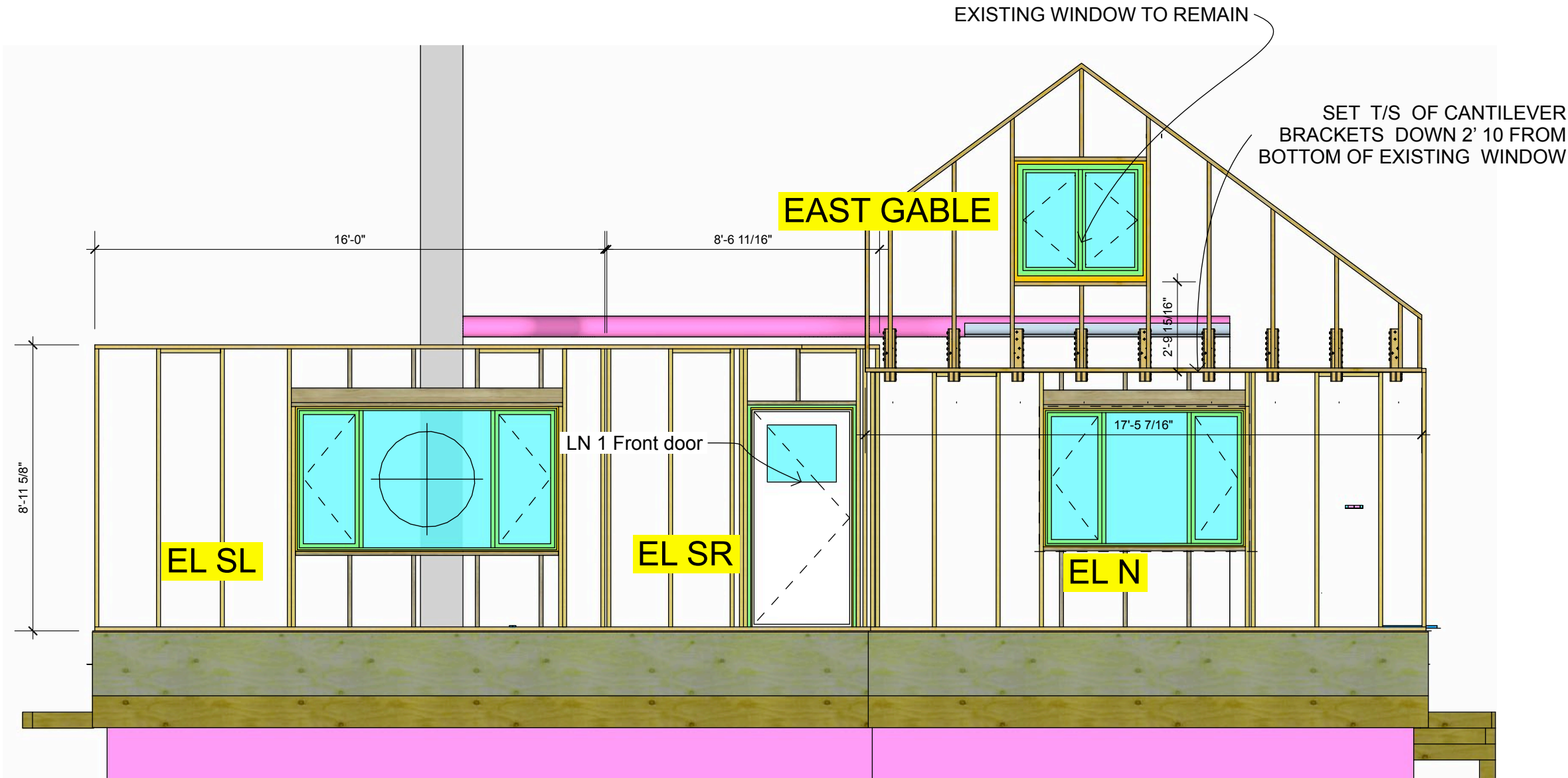
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EAST WALL



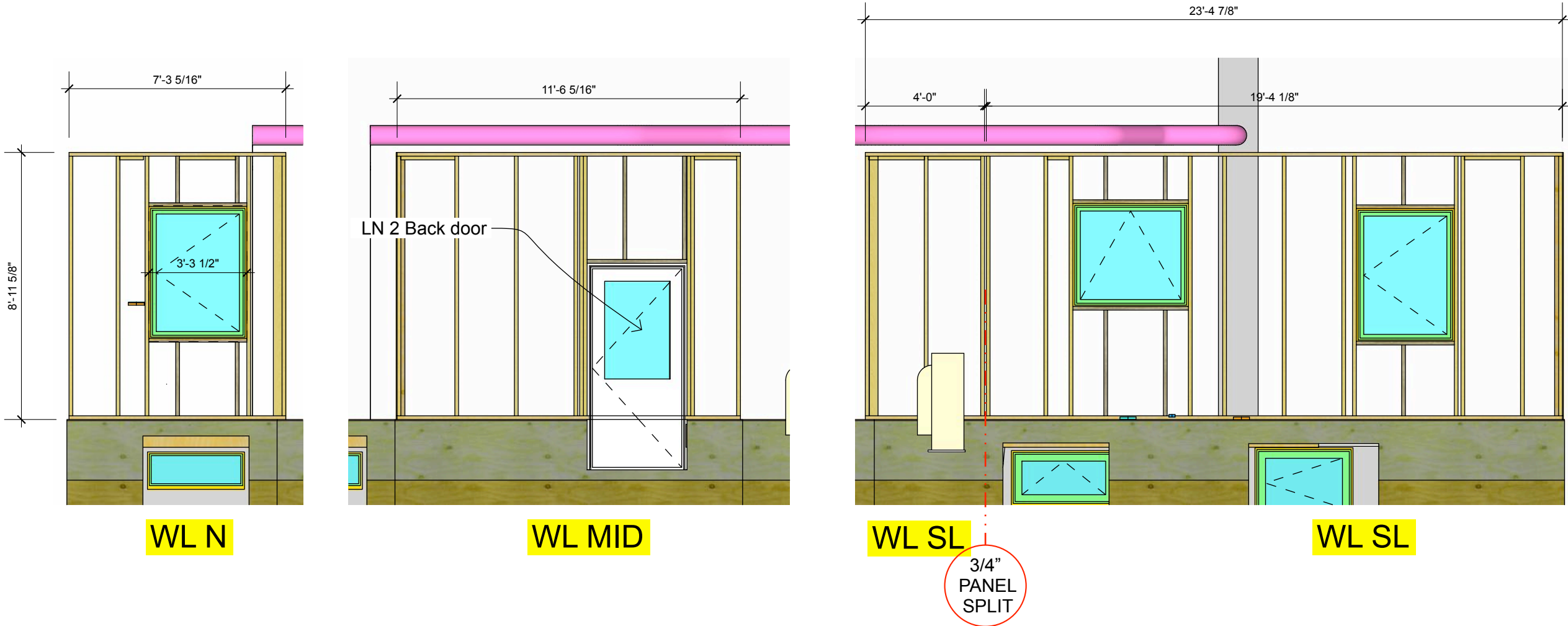
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WEST WALL



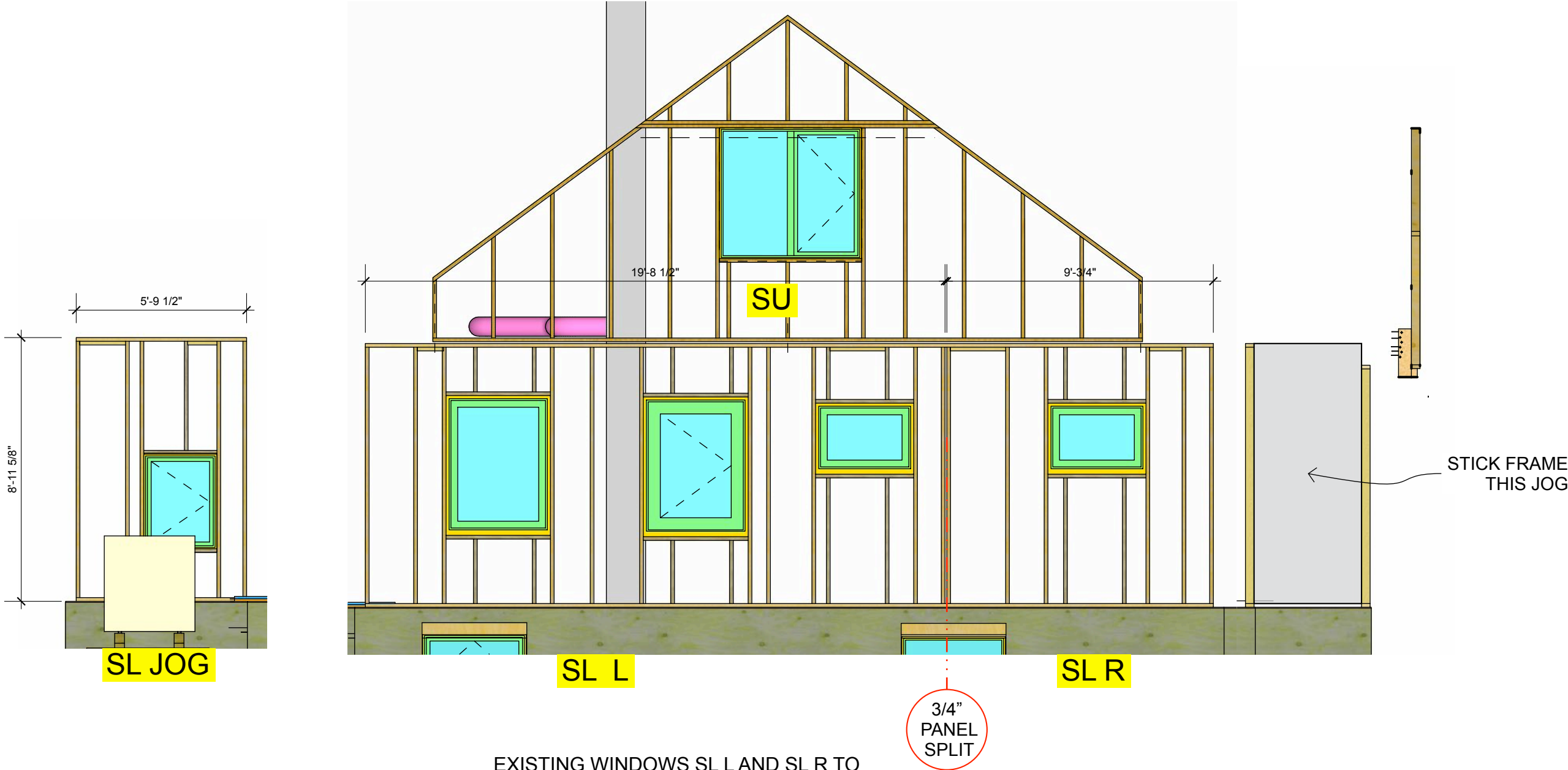
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SOUTH WALL



EXISTING WINDOWS SL L AND SL R TO
REMAIN. FINISH PER DETAILS ON P???

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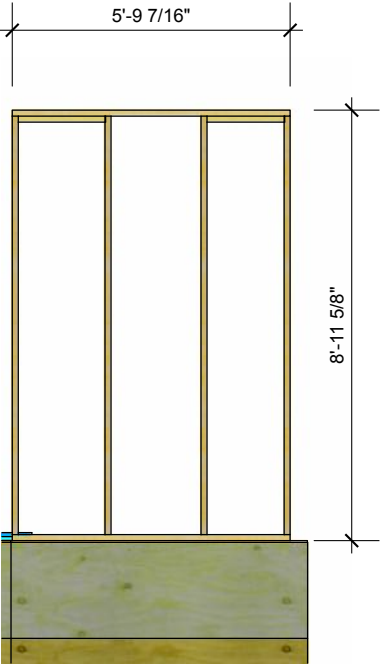
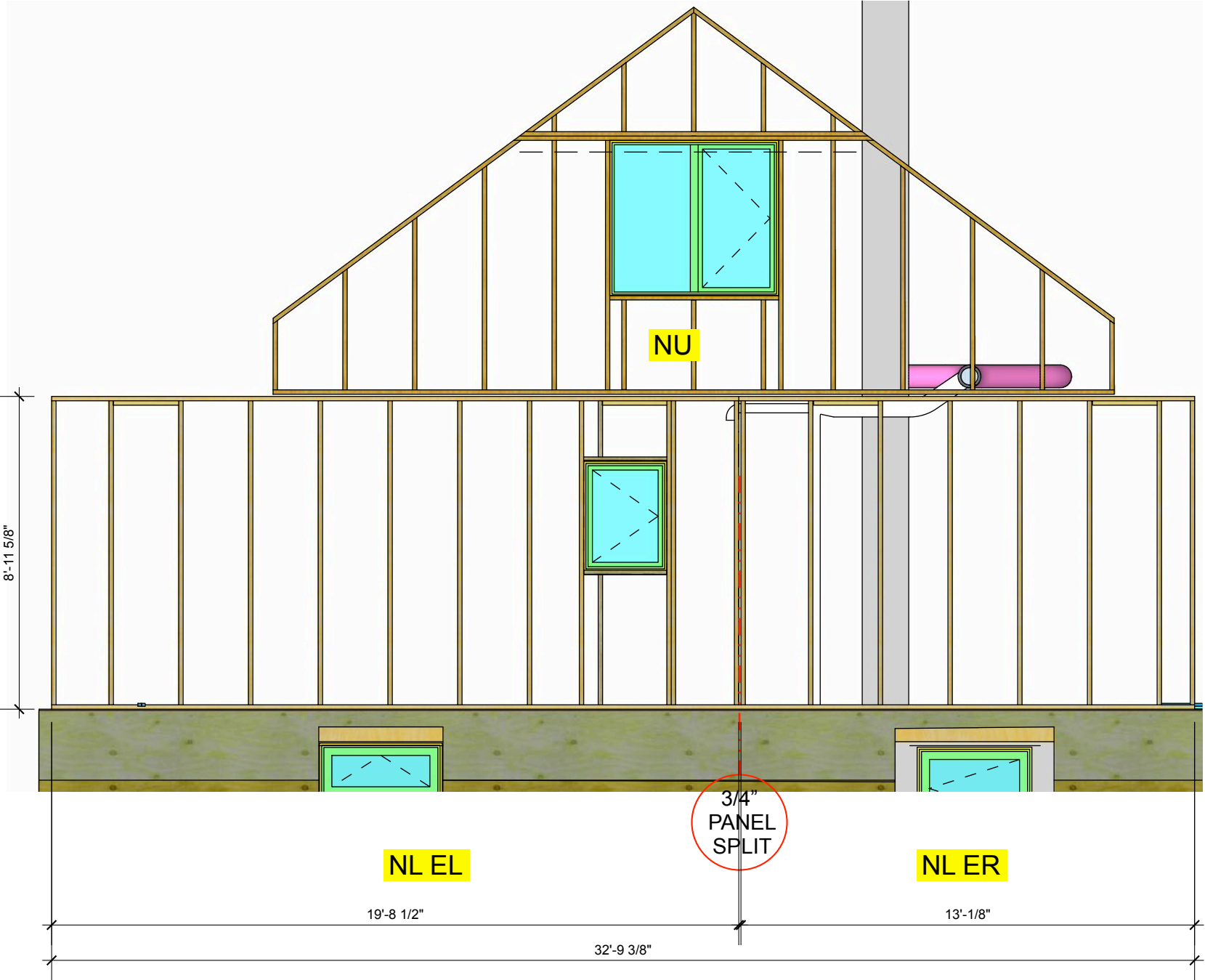
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NORTH WALL



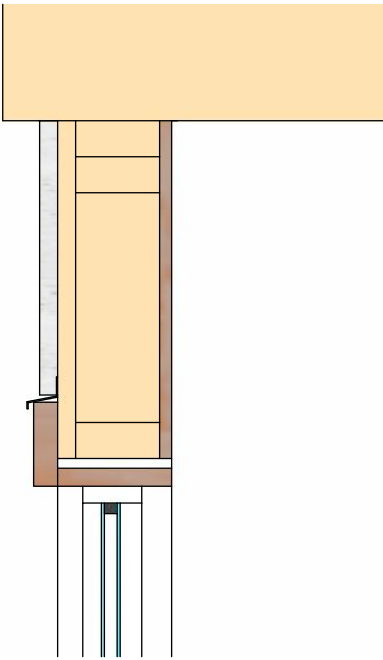
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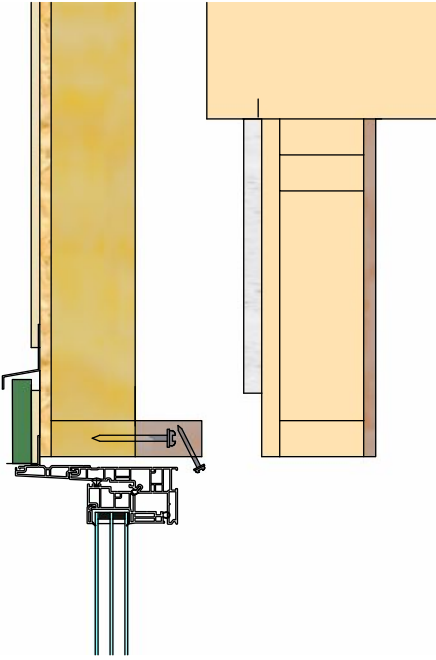
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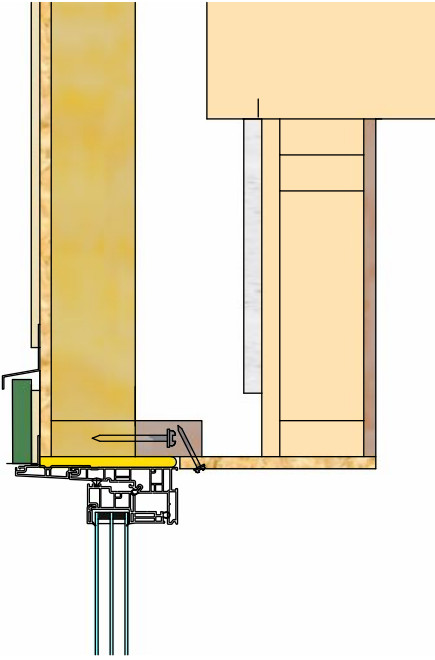
KOHLTECH WINDOW
DETAILS



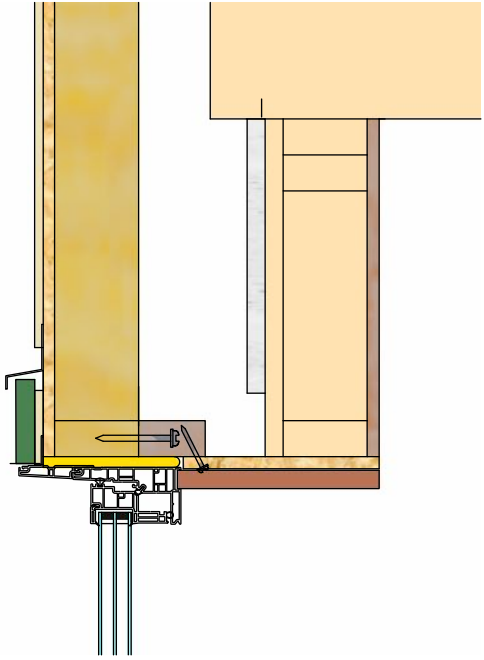
STEP 1
REMOVE ORIGINAL WINDOW
RIGHT BACK TO 2X4 RO



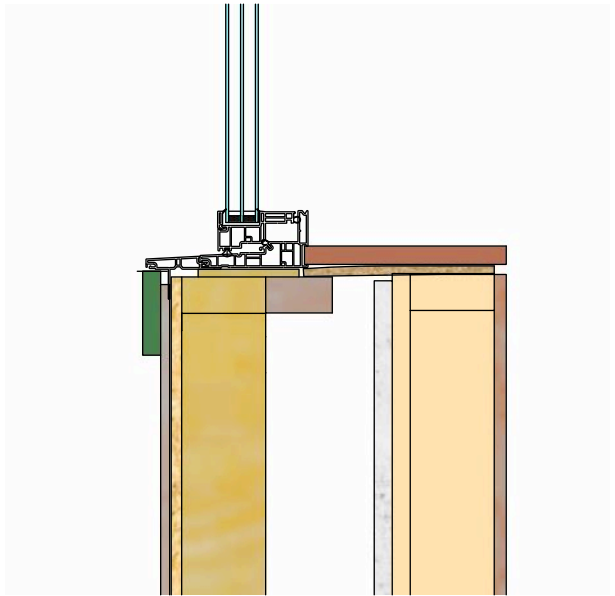
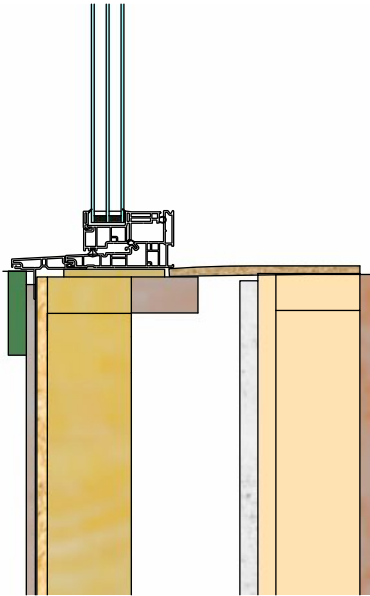
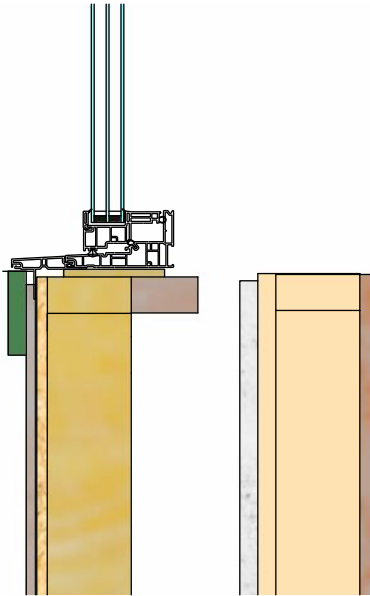
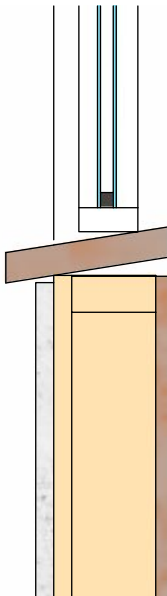
STEP 2
INSTALL PANEL CENTRED ON RO
AS CLOSE AS POSSIBLE



STEP 3
-INSTALL OSB OR THIN PLYWOOD JAMB LINER.
-USE JAMB LINER TO TIE NEW WALL PANEL
TO ORIGINAL RO.
-MAINTAIN CLEARANCE TO INSTALL FINISH JAM
LINER IN KOLHTECH SLOT



STEP 4
-INSTALL FINISH JAMB LINER
-SHIM IN PLACE
-INSTALL CASING



NOTE: SIDES ARE SAME AS TOP

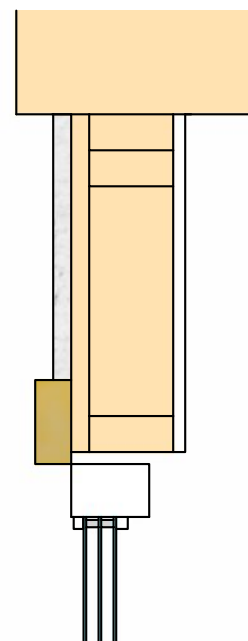
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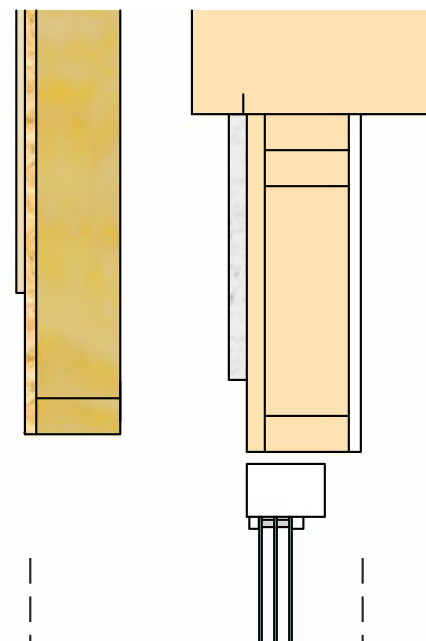
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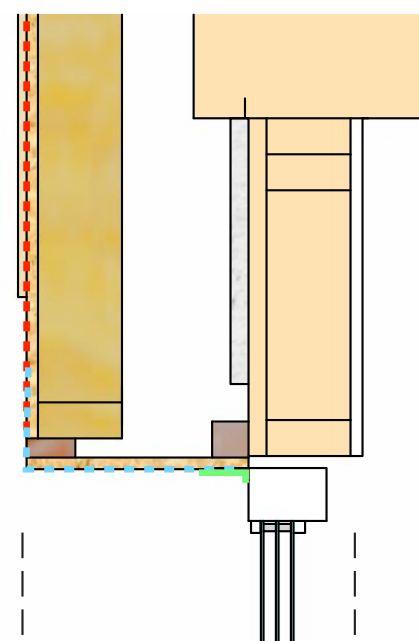
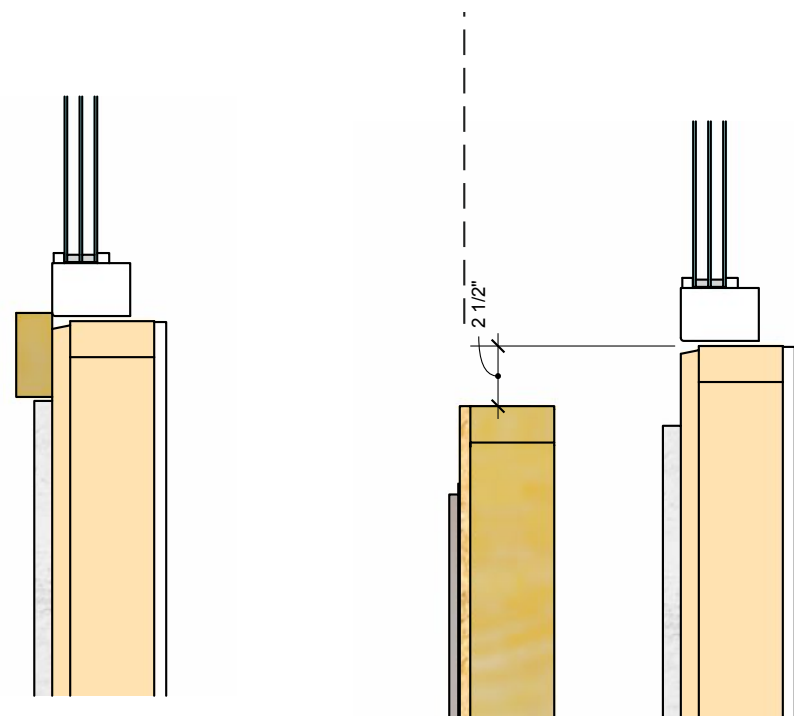
**EXISTING WINDOW
TREATMENT**



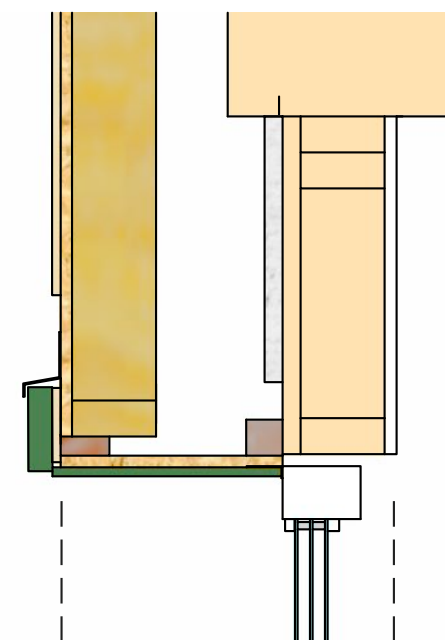
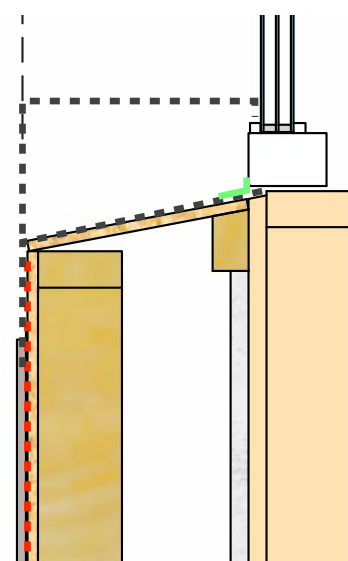
- STEP 1**
- REMOVE EXISTING TRIM
 - CUT BACK SHEATHING UNDER EXISTING WINDOW BY ~1/2" HIGH AND 3/4" DEEP



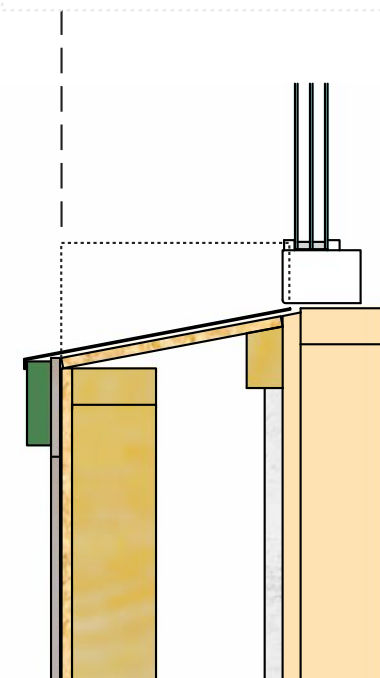
- STEP 2**
- INSTALL PANEL CENTRED ON EXISTING
 - WINDOW. BOTTOM OF PANEL RO SHOULD BE 2 TO 2 1/2" BELOW B/S OF EXISTING WINDOW

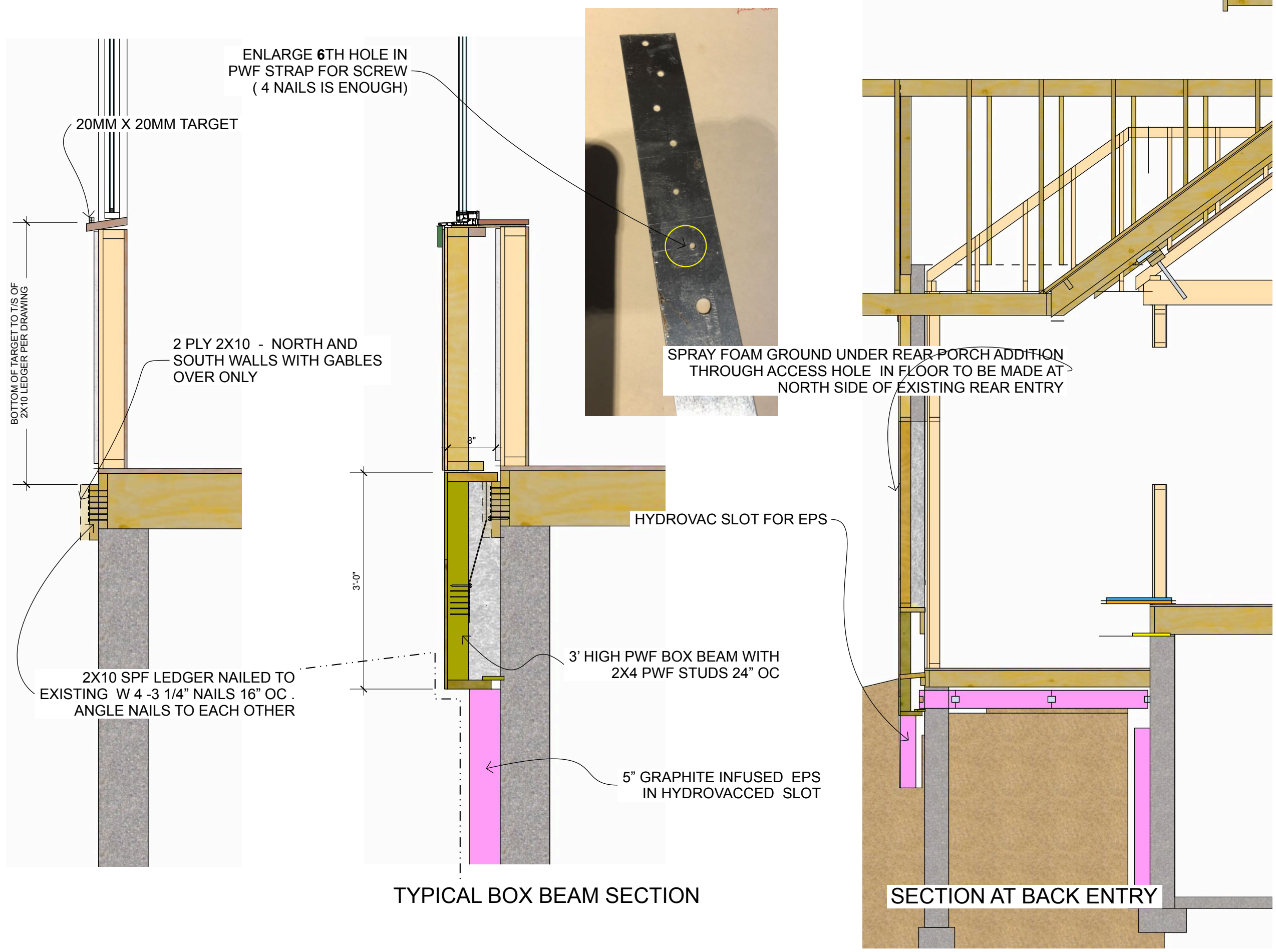


- STEP 3**
- SHIM PANEL RO SO THAT BACK SIDE OF OSB JAMB LINER IS FLUSH WITH EXISTING WINDOW ON SIDES AND TOP
 - INSTALL ~2X2 TOP AND SIDE CLEATS SO THAT INSIDES ARE FLUSH WITH OUTSIDE OF EXISTING WINDOW
 - INSTALL CLEAT FOR SLOPED SILL
 - INSTALL PEAL AND STICK SILL LINER. TUCK INTO STEP 1 SLOT UNDER EXISTING WINDOW. FOLD UP SIDES MIN 4" AND SEAL TO PANEL WRB
 - COVER JAMB LINE WITH WRB. TOP LAP UNDER PANEL WRB. SEAL WITH ACOUSTICAL OR SIGA TAPE FOR AIR AND WATER TIGHTNESS



- STEP 4**
- INSTALL METAL SILL FLASHING WITH ENDS FOLDED UP SIDES MIN 2"
 - INSTALL 3/8" HARDIE PANEL JAMB AND CAULK TO WINDOW WITH URETHANE CAULKING
 - INSTALL RAIN SCREEN BATTENS
 - INSTALL EXTERIOR WINDOW TRIM AND CAULK TO JAMB
 - INSTALL HEAD FLASHING AND TAPE TO WRB FOR WATER TIGHTNESS





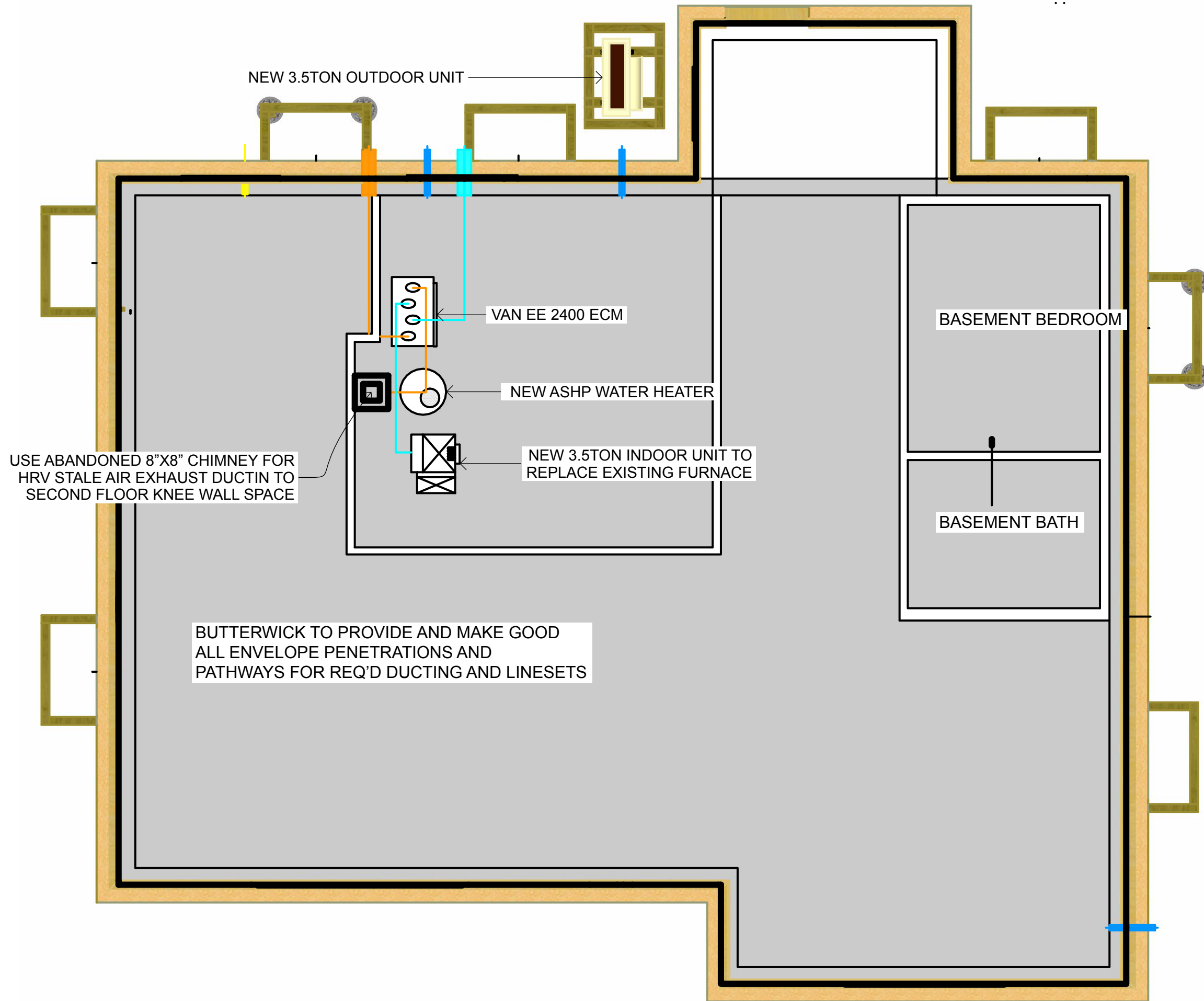
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SECTIONS



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BASEMENT
MECHANICAL

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HRV DUCTING

USE ATTIC KNEE WALL SPACE TO
TO RUN 6" DUCT TO OVER OFFICE

EXHAUST FROM
2ND FLOOR BATH

OPEN SLOT IN OFFICE
CEILING TO RUN EXHAUST FROM
MAIN FLOOR BATH CEILING

OPEN OFFICE WALL TO RUN
EXHAUST FROM BASEMENT BATH

OPEN BEDROOM CEILING

EXHAUST FROM KITCHEN CEILING

EXHAUST STALE AIR TO HRV

