

1,560 sq/ft MAIN FLOOR  
 1,560 sq/ft UNFINISHED BASEMENT  
 414 sq/ft FINISHED LOFT OVER GARAGE  
 156 SQ/FT COVERED BACK DECK  
 72 SQ/FT FRONT COVERED PORCH

These plans are the property of FFH  
 and not to be used without permission.

LOT 9 WESTMOR ESTATES  
 PART SW 1/4  
 SEC 23 - 3 - 6 W.P.M.

## Main Floor

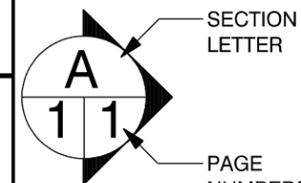
SCALE: 1/8" = 1'-0"



HIVE DG

126 Maple St  
 Morden  
 MB  
 R6M 1H4

PHONE: 204-823-0929  
 FAX:  
 james.ffh@gmail.com



SECTION  
 LETTER

PAGE  
 NUMBERS

## GRAY HOUSE

LOT 9 WESTMOR EST.

PHONE:  
 FAX:

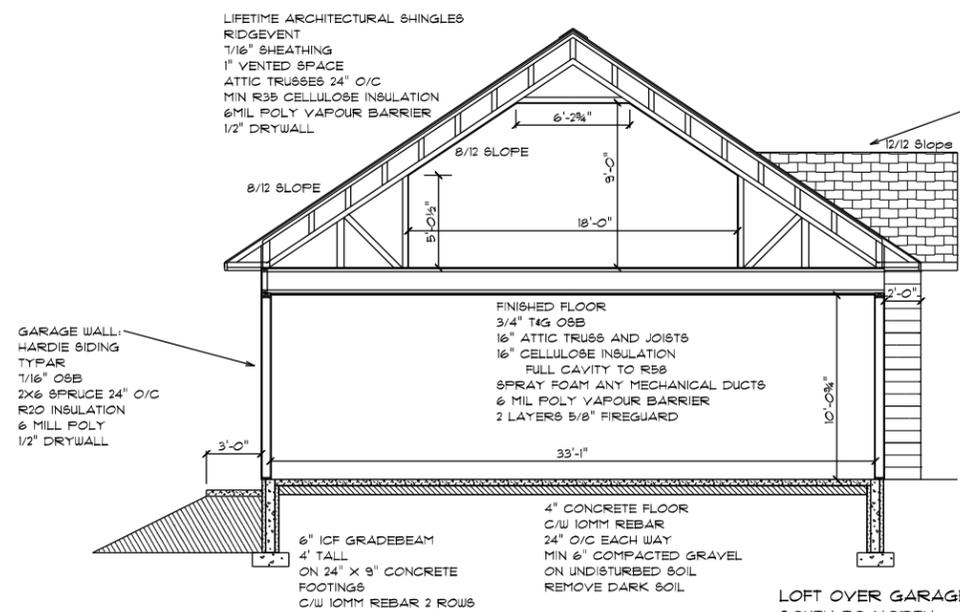
DRAWN BY:

SCALE: 1/8" = 1'-0"

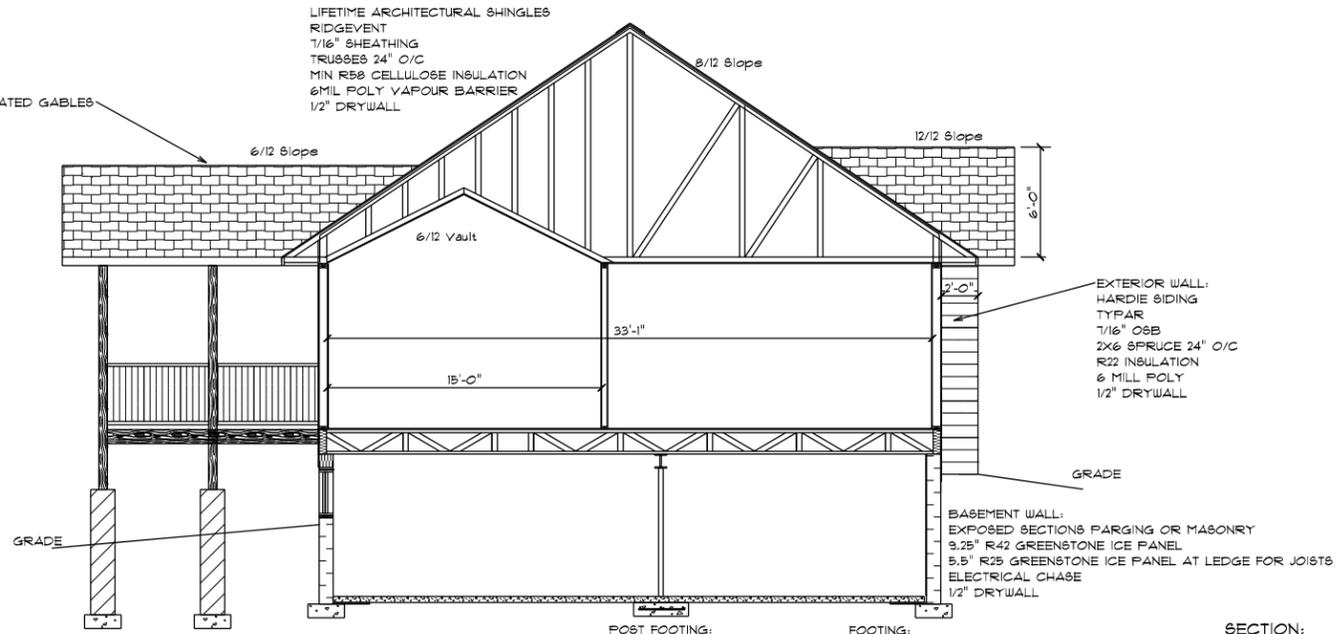
DATE: 19-Apr-22

PAGE:

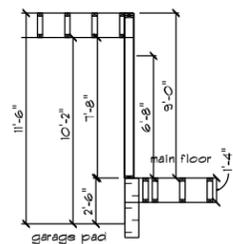
1/8  
 Main Floor



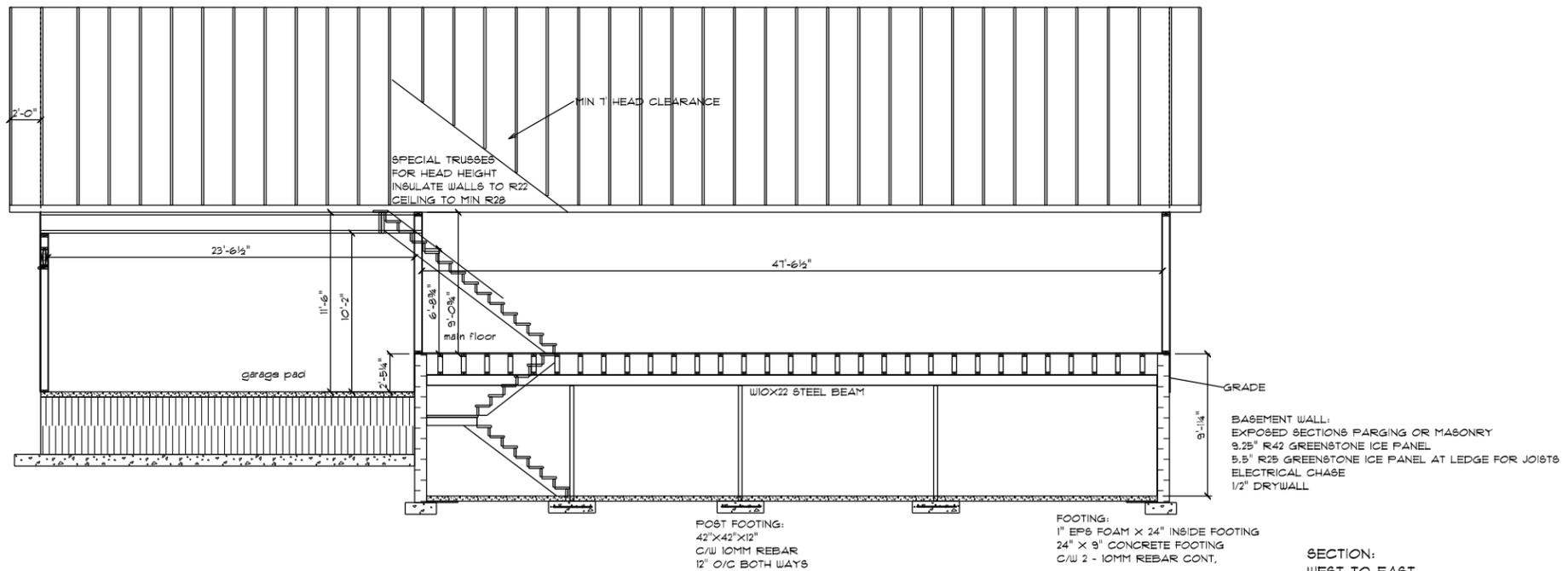
LOFT OVER GARAGE SECTION:  
 SOUTH TO NORTH



SECTION:  
 HOUSE SOUTH TO NORTH  
 VAULT OVER DINING ROOM



section:  
 garage to house



SECTION:  
 WEST TO EAST  
 THROUGH GARAGE AND STAIRS

**Section**  
 SCALE: 1" = 10'-0"

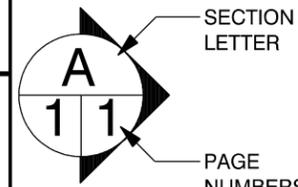
These plans are the property of FFH  
 and not to be used without permission.



HIVE DG

126 Maple St  
 Morden  
 MB  
 R6M 1H4

PHONE: 204-823-0929  
 FAX:  
 james.ffh@gmail.com



**GRAY HOUSE**

LOT 9 WESTMOR EST.

PHONE:  
 FAX:

DRAWN BY:  
 SCALE: 1" = 10'-0"  
 DATE: 19-Apr-22

PAGE:  
**2 / 8**  
 Section



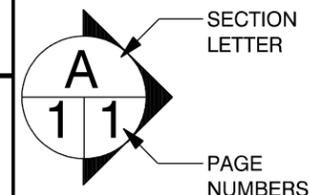
These plans are the property of FFH  
and not to be used without permission.

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

**HIVE DG**

126 Maple St  
Morden  
MB  
R6M 1H4

PHONE: 204-823-0929  
FAX:  
james.ffh@gmail.com



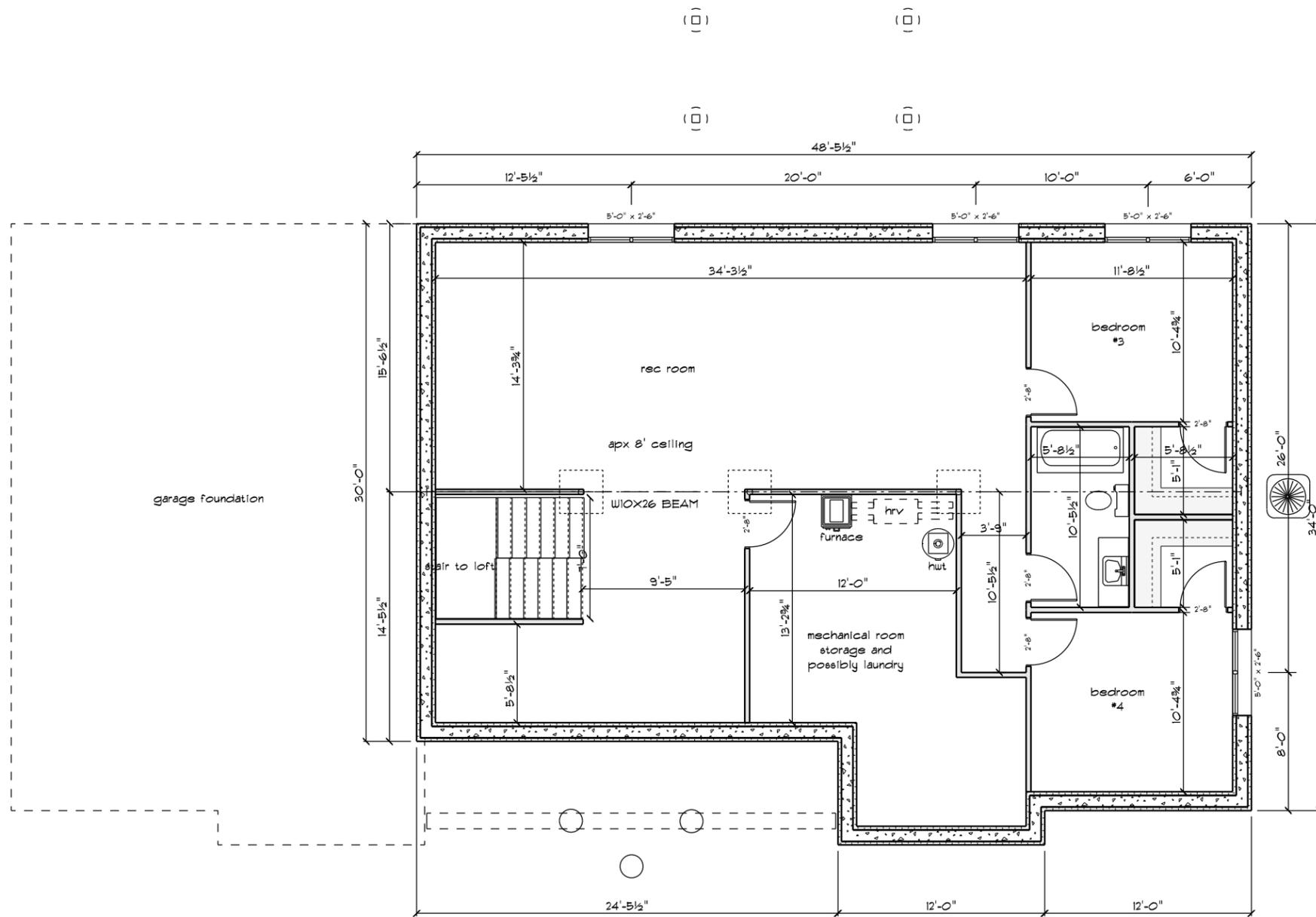
**GRAY HOUSE**

LOT 9 WESTMOR EST.

PHONE:  
FAX:

DRAWN BY:  
SCALE: As Noted  
DATE: 19-Apr-22

PAGE:  
**3 / 8**  
Elevations



OPENING SCHEDULE					
OPENING ID	COUNT	R.O. SIZE	STYLE/HINGE	LOCATION	EGRESS
W1	3	66" x 72"	Case/Pic	Living/Kitchen	N
W2	1	36" x 42"	Pic	Pantry	N
W3	1	48" x 42"	Case/Pic	Ensuite	N
W4	2 or 3	48" x 60"	Fixed/Case	Bedrooms/Attic truss	Y
W5	1	36" x 54"	RH Case	Office nook	N
W6	1	36" x 54"	LH Case	Laundry	N
W7	2	48" x 60"	Fixed/Fixed	Garage	N
BW1	4	60" x 30"	RH Slider	Basemnt	Y
		Door Size			Notes
D1	1	72" Double	Fixed/RH Inswing	Entrance	Orleans with top 2/3 glass
D2	1	32" Door	RH Outswing	Mudroom	Orleans full panel
D3	1	32" Door	LH Inswing	Garage	Orleans full panel
D4	1	72" French	RH Outswing/LH Screen	Dining	Full light both doors
G1	1	16' x 8'	Garage Door	Garage	9 Windows
G2	1	9' x 8'	Garage Door	Garage	4 Windows

## Window and Door

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

## Basement

SCALE: 1/8" = 1'-0"

1,560 sq/ft  
UNFINISHED BASEMENT

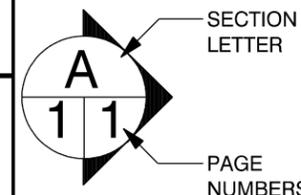
These plans are the property of FFH and not to be used without permission.



HIVE DG

126 Maple St  
Morden  
MB  
R6M 1H4

PHONE: 204-823-0929  
FAX:  
james.ffh@gmail.com



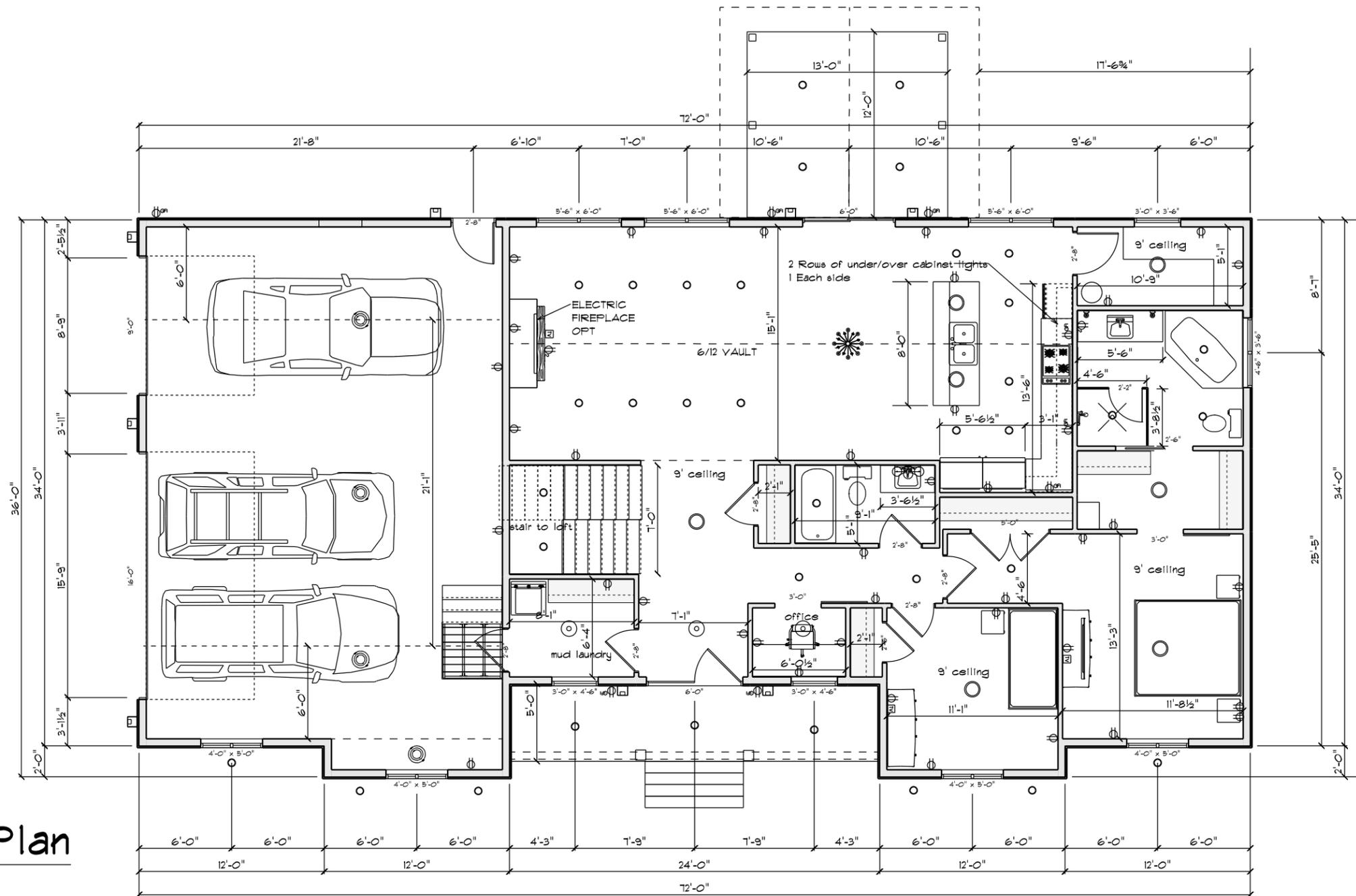
## GRAY HOUSE

LOT 9 WESTMOR EST.

PHONE:  
FAX:

DRAWN BY:  
SCALE: As Noted  
DATE: 19-Apr-22

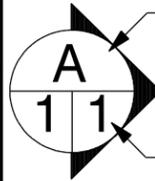
PAGE:  
**4/8**  
Basement



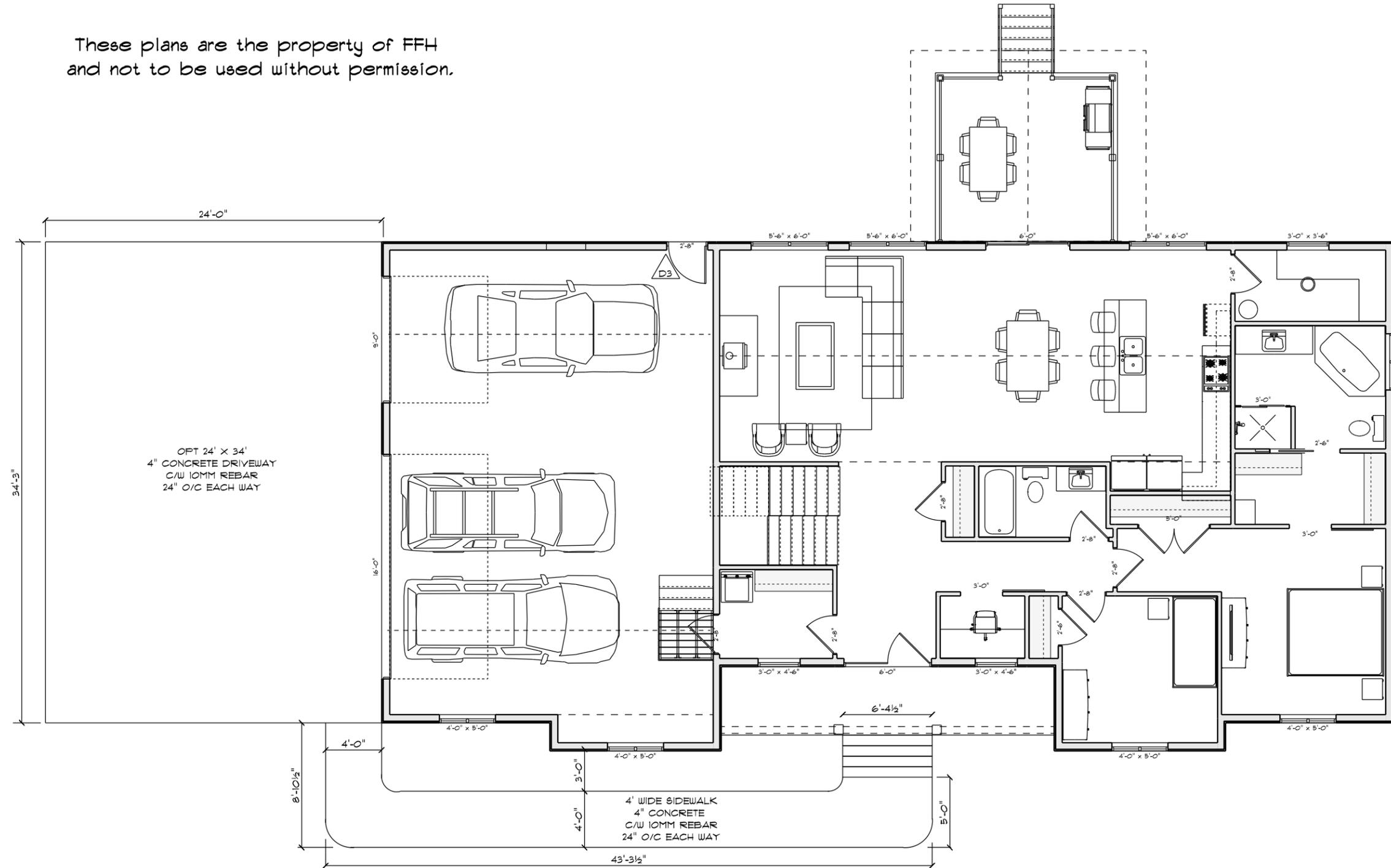
# Lighting Plan

SCALE: 1/8" = 1'-0"

These plans are the property of FFH and not to be used without permission.

 <b>HIVE DG</b>				<b>GRAY HOUSE</b> LOT 9 WESTMOR EST.      PHONE:      FAX: PHONE: 204-823-0929 FAX: james.ffh@gmail.com	
126 Maple St Morden MB R6M 1H4		SECTION LETTER PAGE NUMBERS		DRAWN BY: SCALE: 1/8" = 1'-0" DATE: 19-Apr-22	
				PAGE: <b>5 / 8</b> Lighting Plan	

These plans are the property of FFH  
and not to be used without permission.



# Concrete Site Plan

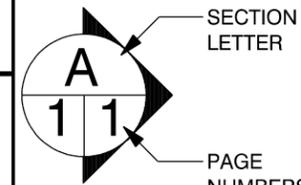
SCALE: 1/8" = 1'-0"



HIVE DG

126 Maple St  
Morden  
MB  
R6M 1H4

PHONE: 204-823-0929  
FAX:  
james.ffh@gmail.com



SECTION LETTER

PAGE NUMBERS

# GRAY HOUSE

LOT 9 WESTMOR EST.

PHONE:  
FAX:

DRAWN BY:  
SCALE: 1/8" = 1'-0"

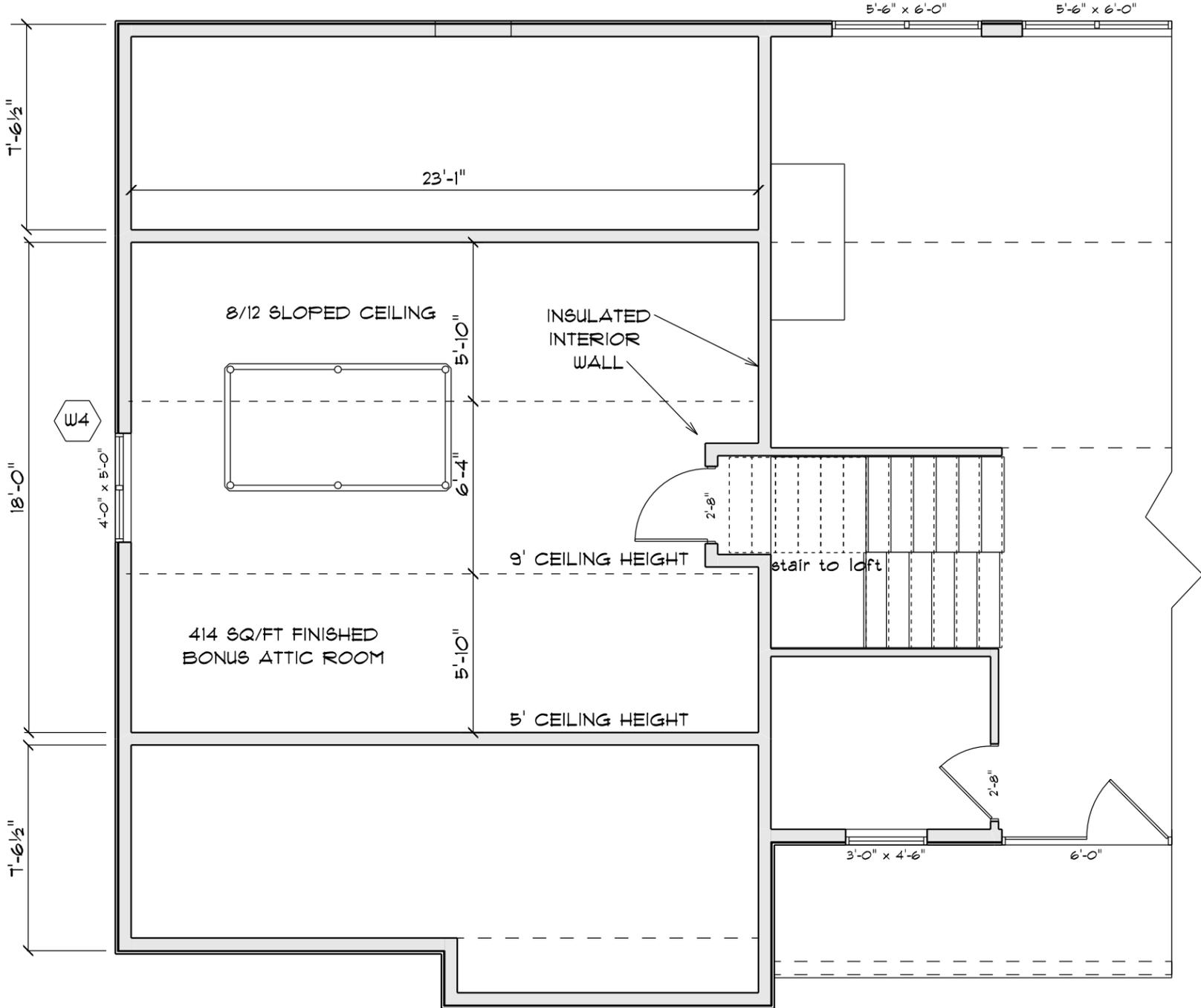
DATE: 19-Apr-22

PAGE:

6/8

Driveway and Patio

These plans are the property of FFH and not to be used without permission.



**Attic Room**

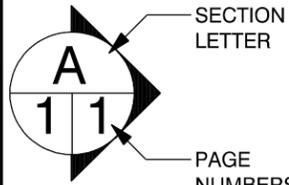
SCALE: 1" = 5'-0"



**HIVE DG**

126 Maple St  
Morden  
MB  
R6M 1H4

PHONE: 204-823-0929  
FAX:  
james.ffh@gmail.com



SECTION LETTER

PAGE NUMBERS

**GRAY HOUSE**

LOT 9 WESTMOR EST.

PHONE:  
FAX:

DRAWN BY:  
SCALE: 1" = 5'-0"  
DATE: 19-Apr-22

PAGE:  
**7 / 8**  
Attic Bonus Room

