

# THE VILLAS ON MONTEITH

## BUILDING #10

351 MONTEITH DRIVE, S.E.  
HIGH RIVER, ALBERTA  
UNITS #45 - #48; PLAN 111 1258  
TRADITIONAL NEIGHBOURHOOD DISTRICT

BUILDING PERMIT - OCTOBER 24, 2022



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**VAN ROEKEL ARCHITECTURE**  
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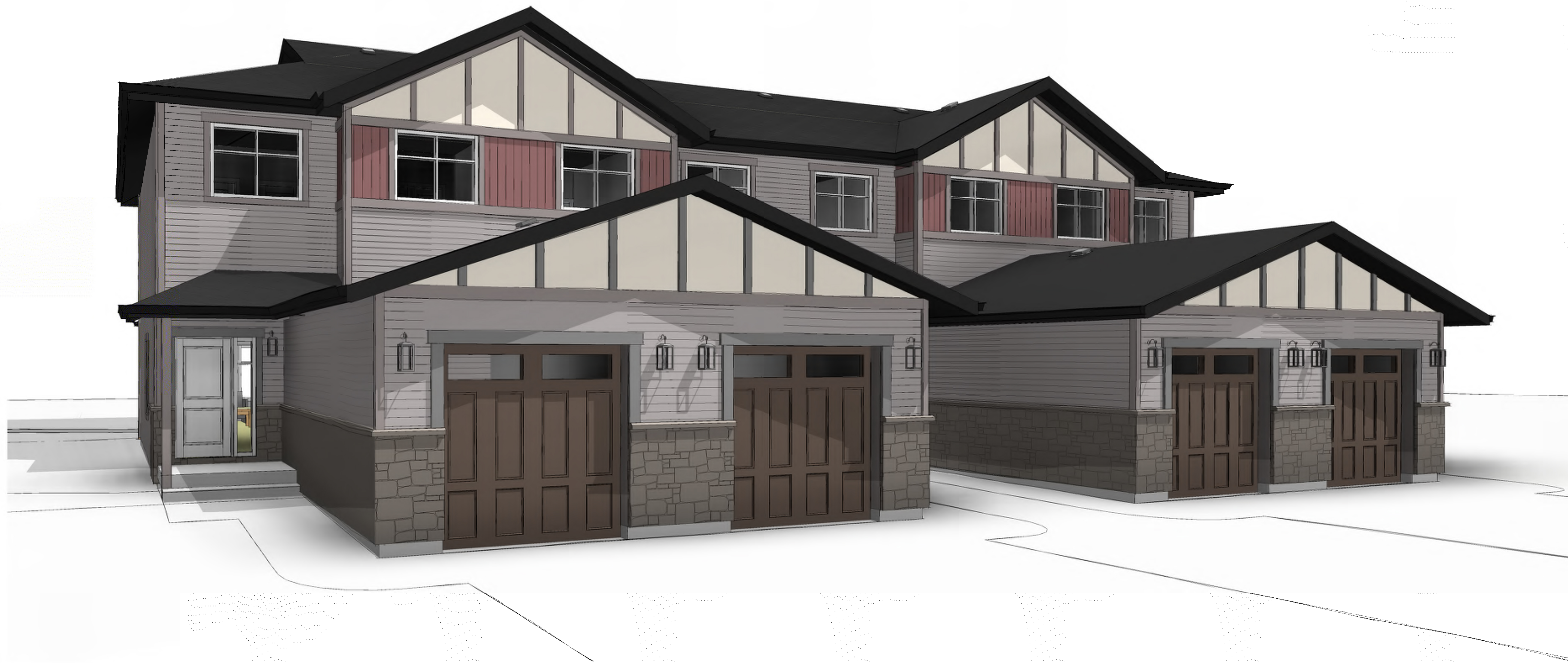
**SUB-CONSULTANT**

**PROJECT**  
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BUILDING #10  
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HIGH RIVER, ALBERTA  
UNITS #45 - #48; PLAN 111 1258  
TRADITIONAL NEIGHBOURHOOD DISTRICT  
**SHEET NAME**  
TITLE

**SCALE**  
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**PROJECT #** 3058  
**DRAWN BY** AVDB  
**CHECKED BY** FVR

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**PRIME CONSULTANT:**  
**VAN ROEKEL ARCHITECTURE**

**ARCHITECTURAL**

A0.0	TITLE
A1.0	GENERAL NOTES & SCHEDULES
A1.1	SITE PLAN
A2.1	BASEMENT & MAIN FLOOR PLAN
A2.2	SECOND FLOOR PLAN & ROOF PLAN
A2.3	ENLARGED PLANS - UNIT D
A2.4	ENLARGED PLANS - UNIT E
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A9.1	DETAILS (MISCELLANEOUS)
A9.2	DETAILS (FRAMING)
A9.3	9.36 ENERGY CODE REVIEW



GENERAL NOTES	STRUCTURAL NOTES	SYMBOLS LEGEND	CONSTRUCTION TYPES
<p>1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL LOCAL BY-LAWS AND REGULATIONS.</p> <p>2. CONTRACTORS ARE RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FRAMING, MECHANICAL, AND ELECTRICAL. COORDINATE WITH THE BUILDING CODES OFFICER FOR ALL REQUIRED BUILDING INSPECTIONS.</p> <p>3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS, AND METHODS OF CONSTRUCTION.</p> <p>4. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING.</p> <p>5. ONCE CONTRACTOR HAS COMMENCED THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.</p> <p>6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL CONSTRUCTION IS COMPLETED TO A SATISFACTORY LEVEL.</p> <p>7. ALL ON SITE CHANGES ARE TO BE REVIEWED WITH THE OWNER IN DETAIL PRIOR TO COMMENCEMENT.</p> <p>8. ALL CONTRACTORS AND SUPPLIERS TO CONFORM ON SITE DIMENSIONS PRIOR TO THE MANUFACTURING OF ANY PRODUCTS REQUIRED TO BE INSTALLED.</p> <p>9. THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.</p> <p>10. THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.</p> <p>11. ALL CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.</p> <p>12. UNLESS NOTED OTHERWISE, MAKE GOOD ALL AREAS DISTURBED BY EXCAVATION AND/OR INSTALLATION OF CIVIL, MECHANICAL AND ELECTRICAL SERVICES.</p> <p>13. THE CONTRACTOR SHALL COORDINATE BASE BUILDING WORKS WITH WORK OF OTHER CONTRACTORS, INCLUDING TENDANT WORKS AS REQUIRED TO FACILITATE PROPER INSTALLATION.</p>	<p>1. THESE DRAWINGS ARE PROVIDED TO SHOW ARCHITECTURAL DESIGN ONLY AND ARE NOT STRUCTURAL DRAWINGS.</p> <p>2. REFER TO STRUCTURAL DWGS FOR ALL NEW STRUCTURE. CONFIRM SIZING OF ALL STRUCTURAL MEMBERS WITH A STRUCTURAL PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ALBERTA PRIOR TO CONSTRUCTION.</p> <p>3. ENGINEER FLOOR SYSTEMS, ROOF TRUSSES, TALL WALLS, BEAMS, COLUMNS, AND UNITS TO BE SIZED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ALBERTA.</p> <p>4. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL. ANY OVER EXCAVATION SHALL BE BACK-FILLED AS DIRECTED BY A PROFESSIONAL ENGINEER.</p> <p>5. CONCRETE SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa FOR ALL WALLS, FLOORS, AND PILES, 25 MPa FOR ALL GRADE BEAMS, AND 30MPa FOR GARAGE FLOORS AND EXTERIOR STEPS USING TYPE 50 SULFATE RESISTANT CEMENT (OR AS DIRECTED BY PROFESSIONAL ENGINEER).</p> <p>6. ALL FRAMING TO BE LUMBER, GRADE #FF 2 OR BETTER UNLESS NOTED OTHERWISE.</p>		<p><b>EXTERIOR WALL ASSEMBLIES:</b></p> <p><b>W1</b> EXTERIOR CONCRETE FOUNDATION WALL (W/ FROST WALL, WITHIN BASEMENT):</p> <ul style="list-style-type: none"> <li>1' FROST WALL (CONCRETE SLAB SMOOTH FINISH) (AS PER STRUCT.)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" COMPACTED GRAVEL (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W2</b> EXTERIOR CONCRETE FOUNDATION WALL (8' GARAGE):</p> <ul style="list-style-type: none"> <li>PARING ABOVE GRADE (SPRAY APPLIED)</li> <li>8" REINFORCED CONCRETE FOUNDATION WALL ON 2"x4" REINFORCED CONTINUOUS CONCRETE FOOTING (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W3</b> EXTERIOR WALL (TYPICAL):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R24 (R51 4.25) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W4</b> EXTERIOR WALL (GARAGE):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>1" BOTTOM PLATE</li> <li>W/ R20 (R51 3.52) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W5</b> EXTERIOR WALL (BETWEEN UNIT 4 GARAGE):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul>

PLAN NOTES	ADDITIONAL NOTES:	ABBREVIATIONS																																																																																																																																																																														
<p>1. ALL EXTERIOR DOORS TO BE SECURED UNTIL PORCH 4 PATIO IS COMPLETE AND / OR STAIRS ARE IN PLACE.</p> <p>2. PROVIDE PRE-FINISHED METAL DRIP FLASHING OVER ALL OPENINGS IN EXTERIOR WALLS AND END DAMS, TYPICAL.</p> <p>3. ALL STAIRS, HANDRAILS, AND GUARDS TO COMPLY WITH NBC - 2019 AE.</p> <p>4. PROVIDE WATERPROOF EXTERIOR ASSEMBLY FINISHES IN ACCORDANCE WITH NBC - 2019 AE.</p> <p>5. VENTILATION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NBC - 2019 AE.</p> <p>6. DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF COLUMN OR GRID LINE UNLESS NOTED OTHERWISE.</p> <p>7. DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4 1/2" FROM FACE OF STUD TO FACE OF JAMB.</p> <p>8. CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFIRM DOOR AND WINDOW SIZES WITH SUPPLIER SHOP DRAWINGS.</p> <p>9. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS NOTED OTHERWISE.</p> <p>10. USE DIMENSIONS SHOWN, IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</p> <p>11. I, CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PRODUCT.</p> <p>12. WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK, ALL SUCH MATERIAL AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.</p> <p>13. VAN ROEKEL ARCHITECTURE WILL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS AND ANY PLANS PREPARED BY SUPPLIERS, ENGINEERS, OR SURVEYORS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION.</p> <p>14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL ASPECTS OF THESE DRAWINGS PRIOR TO CONSTRUCTION. UPON COMMENCEMENT OF CONSTRUCTION THESE PLANS WILL BE DEEMED TO BE ACCEPTED BY CONTRACTOR A OWNER.</p>	<p><b>WALL TYPE NOTES:</b></p> <p>1. UNLESS NOTED OTHERWISE, THE ENTIRE WALL ASSEMBLY OF FIRE RATED WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK ABOVE.</p> <p>2. ALL OPENINGS INTO OR THROUGH A FIRE RATED ASSEMBLY SHALL BE PROTECTED AS REQUIRED BY CODE.</p> <p>3. SOUND BATT INSULATION TO EXTEND FULL HEIGHT OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.</p> <p>4. NOT ALL ROOF PENETRATIONS ARE SHOWN</p> <p>5. LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT</p> <p>6. ROOF VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE INTERIOR ATTIC SPACE TO THE EXTERIOR AS PER NBC - 2019 AE.</p> <p>7. UNSTRUCTURED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA</p> <p>8. ATTIC ACCESSSES TO COMPLY WITH NBC - 2019 AE REQUIREMENTS</p> <p>9. SEALANT NOTES: REFER TO NBC - 2019 AE 9.7.6.2., 9.27.4., 9.20.1.3.1.2., 9.26.1.5.</p> <p>1. SEALANT SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE</p> <p>2. SEALANT SHALL BE PROVIDED BETWEEN MASONRY, SIDING OR STUCCO, AND ADJACENT DOOR / WINDOW FRAMES OR TRIMS, INCLUDING SILLS</p> <p>3. SEALANT SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS. UNLESS THE JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY OF RAIN.</p> <p>FLASHING NOTES: REFER TO NBC - 2019 AE 9.27.3.</p> <p>1. FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JOINTION BETWEEN TWO CLADDING ELEMENTS AND AT EVERY HORIZONTAL OFFSET IN THE CLADDING, EXCEPT WHERE AN UPPER FINISH OVERLAPS A LOWER FINISH BY NOT LESS THAN 1"</p> <p>2. FLASHING SHALL BE INSTALLED OVER ALL EXTERIOR WALL OPENINGS, INCLUDING MECHANICAL PENETRATIONS. PROVIDE SEALANT AROUND AND WITH OPENINGS AS APPLICABLE</p> <p>3. FLASHING SHALL EXTEND NOT LESS THAN 2" UPWARD, HAVE A SLOPE OF NOT LESS THAN 6% TOWARD THE EXTERIOR, AND TERMINATE AT EACH END WITH AN END-DAM</p> <p>WALL SHEATHING / MEMBRANE NOTES: REFER TO NBC - 2019 AE 9.23.1.7., 9.25.2.</p> <p>1. ENSURE A GAP OF 2mm (MIN) AT ALL JOINTS BETWEEN SHEETS OF WALL SHEATHING MATERIAL</p> <p>2. AT LEAST ONE AIR BARRIER MEMBRANE LAYER SHALL BE INSTALLED BEHIND SIDING, STUCCO, AND MASONRY VENEER</p> <p>3. AIR BARRIER MEMBRANE SHOULD BE INSTALLED HORIZONTALLY FROM BOTTOM UP SO SUCCESSIVE UPPER LAYERS OVERLAP LOWER LAYERS</p> <p>4. AIR BARRIER MEMBRANE OVERLAP SHALL BE A MIN. OF 4" (6" BEST PRACTICE)</p> <p>AIR TIGHTNESS NOTES: REFER TO NBC - 2019 AE 9.25., 9.36.2.9 + 10)</p> <p>AIR BARRIER SYSTEM:</p> <p>1. THE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED WITH A CONTINUOUS AIR BARRIER SYSTEM TO CONTROL AIR LEAKAGE INTO AND OUT OF THE CONDITIONED SPACE</p> <p>2. AIR BARRIER SYSTEM FOR AIR LEAKAGE SHALL CONSIST OF A CONTINUOUSLY INTERIOR SEALED POLY VAPOUR BARRIER LOCATED ON THE INTERIOR (WARM SIDE) OF THE BUILDING ENVELOPE</p> <p>3. AN AIR BARRIER MEMBRANE LAYER (BUILDING WRAP) SHALL BE PROVIDED ON THE EXTERIOR AS A VAPOUR PERMEABLE MEMBRANE TO ALLOW THE BUILDING TO DRY TO THE EXTERIOR</p> <p>AIR TIGHTNESS:</p> <p>1. THE BUILDING ASSEMBLY SHALL NOT HAVE AN AIR LEAKAGE GREATER THAN 0.20 L/s/m<sup>2</sup> WHEN TESTED IN ACCORDANCE WITH ASTM E 2337</p> <p>FEDERATION / DOOR NOTES:</p> <p>1. WINDOWS, DOORS, AND OTHER ITEMS AS REQUIRED FOR OTHERS SHALL COMPLY WITH THE MINIMUM AIR LEAKAGE REQUIREMENTS STATED IN AIAA/MAN/MSA/CA 101/1.5.2M/440 AND CSA A4405.1</p> <p>2. ALL SHOP DRAWINGS TO PROVIDE ENERGY CODE INFORMATION IN METRIC UNITS</p>	<table border="1"> <tr><td>AA</td><td>ATTIC ACCESS</td></tr> <tr><td>AE</td><td>ALBERTA EDITION</td></tr> <tr><td>AF</td><td>ABOVE FINISH FLOOR</td></tr> <tr><td>BLDG</td><td>BUILDING</td></tr> <tr><td>BLKG</td><td>BLOCKING</td></tr> <tr><td>BTWN</td><td>BETWEEN</td></tr> <tr><td>BU</td><td>BUILT UP</td></tr> <tr><td>CANT</td><td>CANTILEVER</td></tr> <tr><td>CIP</td><td>CAST IN PLACE CONCRETE</td></tr> <tr><td>CLG</td><td>CEILING</td></tr> <tr><td>CLC</td><td>CLC/C</td></tr> <tr><td>CON</td><td>CONTROL JOINT</td></tr> <tr><td>CJ</td><td>COLUMN</td></tr> <tr><td>CONC</td><td>CONCRETE</td></tr> <tr><td>CONC</td><td>CONSTRUCTION</td></tr> <tr><td>CONC</td><td>CONTINUOUS</td></tr> <tr><td>COM</td><td>COMPLETE WITH</td></tr> <tr><td>DBL</td><td>DOUBLE</td></tr> <tr><td>DTL</td><td>DETAIL</td></tr> <tr><td>DN</td><td>DIAMETER</td></tr> <tr><td>DN</td><td>DOWN</td></tr> <tr><td>DM</td><td>DIMENSION</td></tr> <tr><td>DP</td><td>DEEP</td></tr> <tr><td>DR</td><td>DOOR</td></tr> <tr><td>DWG</td><td>DRAWING</td></tr> <tr><td>EXIST</td><td>EXISTING</td></tr> <tr><td>EQ</td><td>EQUAL</td></tr> <tr><td>ES</td><td>EACH</td></tr> <tr><td>EW</td><td>EACH WAY</td></tr> <tr><td>EXT</td><td>EXTERIOR</td></tr> <tr><td>FD</td><td>FLOOR DRAIN</td></tr> <tr><td>FF</td><td>FOUNDATION</td></tr> <tr><td>FF</td><td>FINISH FLOOR</td></tr> <tr><td>FL</td><td>FLOOR</td></tr> <tr><td>FTG</td><td>FACE OF FOOTING</td></tr> <tr><td>GR</td><td>GRID</td></tr> <tr><td>GR</td><td>GYPSUM WALL BOARD</td></tr> <tr><td>HB</td><td>HOSE BIB</td></tr> <tr><td>H</td><td>HIGH</td></tr> <tr><td>HVAC</td><td>HEATING, VENTILATION &amp; AIR CONDITIONING</td></tr> <tr><td>HW</td><td>HOT WATER</td></tr> <tr><td>INSUL</td><td>INSULATION</td></tr> <tr><td>INT</td><td>INTERIOR</td></tr> <tr><td>IF</td><td>INSIDE FACE</td></tr> <tr><td>LB</td><td>LOAD BEARING</td></tr> <tr><td>LVL</td><td>LAMINATED VENEER LUMBER</td></tr> <tr><td>MAX</td><td>MAXIMUM</td></tr> <tr><td>MECH</td><td>MECHANICAL</td></tr> <tr><td>MD</td><td>MEDIUM</td></tr> <tr><td>MFR</td><td>MANUFACTURER</td></tr> <tr><td>MIN</td><td>MINIMUM</td></tr> <tr><td>MISC</td><td>MISCELLANEOUS</td></tr> <tr><td>MP</td><td>MOISTURE PROOF</td></tr> <tr><td>NA</td><td>NOT APPLICABLE</td></tr> <tr><td>NBC</td><td>NATIONAL BUILDING CODE</td></tr> <tr><td>NOM</td><td>NOMINAL</td></tr> <tr><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>o/c</td><td>ON CENTER</td></tr> <tr><td>OH</td><td>OVERHANG</td></tr> <tr><td>O/P</td><td>OUTSIDE FACE</td></tr> <tr><td>PL</td><td>PROPERTY LINE</td></tr> <tr><td>PLYWD</td><td>PLYWOOD</td></tr> <tr><td>PTG</td><td>PRESSURE TREATED</td></tr> <tr><td>RD</td><td>ROOF DRAIN</td></tr> <tr><td>REF</td><td>REFER TO WORK</td></tr> <tr><td>REQD</td><td>REQUIRED</td></tr> <tr><td>RIM</td><td>ROUGH OPENING</td></tr> <tr><td>RSH</td><td>ROOF &amp; SHELF</td></tr> <tr><td>REN</td><td>REINFORCED</td></tr> <tr><td>SO FT</td><td>SQUARE FOOT</td></tr> <tr><td>SHTS</td><td>SHEATHING</td></tr> <tr><td>SIM</td><td>SIMILAR</td></tr> <tr><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>STRUCT</td><td>STRUCTURAL</td></tr> <tr><td>T&amp;G</td><td>TO BE DETERMINED</td></tr> <tr><td>TOP</td><td>TOP OF CURB</td></tr> <tr><td>T&amp;G</td><td>TONGUE AND GROOVE</td></tr> <tr><td>TOP</td><td>TOP OF</td></tr> <tr><td>TYP</td><td>TYPICAL</td></tr> <tr><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>US</td><td>UNDERSIDE</td></tr> <tr><td>W</td><td>WITH</td></tr> <tr><td>WC</td><td>WATER CLOSET</td></tr> <tr><td>W/</td><td>WITHOUT</td></tr> <tr><td>WH</td><td>WATER HEATER</td></tr> <tr><td>WP</td><td>WATERPROOFING</td></tr> <tr><td>WT</td><td>WEIGHT</td></tr> </table>	AA	ATTIC ACCESS	AE	ALBERTA EDITION	AF	ABOVE FINISH FLOOR	BLDG	BUILDING	BLKG	BLOCKING	BTWN	BETWEEN	BU	BUILT UP	CANT	CANTILEVER	CIP	CAST IN PLACE CONCRETE	CLG	CEILING	CLC	CLC/C	CON	CONTROL JOINT	CJ	COLUMN	CONC	CONCRETE	CONC	CONSTRUCTION	CONC	CONTINUOUS	COM	COMPLETE WITH	DBL	DOUBLE	DTL	DETAIL	DN	DIAMETER	DN	DOWN	DM	DIMENSION	DP	DEEP	DR	DOOR	DWG	DRAWING	EXIST	EXISTING	EQ	EQUAL	ES	EACH	EW	EACH WAY	EXT	EXTERIOR	FD	FLOOR DRAIN	FF	FOUNDATION	FF	FINISH FLOOR	FL	FLOOR	FTG	FACE OF FOOTING	GR	GRID	GR	GYPSUM WALL BOARD	HB	HOSE BIB	H	HIGH	HVAC	HEATING, VENTILATION & AIR CONDITIONING	HW	HOT WATER	INSUL	INSULATION	INT	INTERIOR	IF	INSIDE FACE	LB	LOAD BEARING	LVL	LAMINATED VENEER LUMBER	MAX	MAXIMUM	MECH	MECHANICAL	MD	MEDIUM	MFR	MANUFACTURER	MIN	MINIMUM	MISC	MISCELLANEOUS	MP	MOISTURE PROOF	NA	NOT APPLICABLE	NBC	NATIONAL BUILDING CODE	NOM	NOMINAL	NTS	NOT TO SCALE	o/c	ON CENTER	OH	OVERHANG	O/P	OUTSIDE FACE	PL	PROPERTY LINE	PLYWD	PLYWOOD	PTG	PRESSURE TREATED	RD	ROOF DRAIN	REF	REFER TO WORK	REQD	REQUIRED	RIM	ROUGH OPENING	RSH	ROOF & SHELF	REN	REINFORCED	SO FT	SQUARE FOOT	SHTS	SHEATHING	SIM	SIMILAR	SS	STAINLESS STEEL	STRUCT	STRUCTURAL	T&G	TO BE DETERMINED	TOP	TOP OF CURB	T&G	TONGUE AND GROOVE	TOP	TOP OF	TYP	TYPICAL	UNO	UNLESS NOTED OTHERWISE	US	UNDERSIDE	W	WITH	WC	WATER CLOSET	W/	WITHOUT	WH	WATER HEATER	WP	WATERPROOFING	WT	WEIGHT
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GR	GYPSUM WALL BOARD																																																																																																																																																																															
HB	HOSE BIB																																																																																																																																																																															
H	HIGH																																																																																																																																																																															
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REQD	REQUIRED																																																																																																																																																																															
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SHTS	SHEATHING																																																																																																																																																																															
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SS	STAINLESS STEEL																																																																																																																																																																															
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T&G	TONGUE AND GROOVE																																																																																																																																																																															
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CONSTRUCTION TYPES	EXTERIOR WALL ASSEMBLIES:	FLOOR ASSEMBLIES:	ROOF ASSEMBLIES:	CONSTRUCTION NOTES
<p><b>W1</b> EXTERIOR CONCRETE FOUNDATION WALL (W/ FROST WALL, WITHIN BASEMENT):</p> <ul style="list-style-type: none"> <li>1' FROST WALL (CONCRETE SLAB SMOOTH FINISH) (AS PER STRUCT.)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" COMPACTED GRAVEL (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W2</b> EXTERIOR CONCRETE FOUNDATION WALL (8' GARAGE):</p> <ul style="list-style-type: none"> <li>PARING ABOVE GRADE (SPRAY APPLIED)</li> <li>8" REINFORCED CONCRETE FOUNDATION WALL ON 2"x4" REINFORCED CONTINUOUS CONCRETE FOOTING (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W3</b> EXTERIOR WALL (TYPICAL):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R24 (R51 4.25) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W4</b> EXTERIOR WALL (GARAGE):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>1" BOTTOM PLATE</li> <li>W/ R20 (R51 3.52) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W5</b> EXTERIOR WALL (BETWEEN UNIT 4 GARAGE):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>F1</b> INTERIOR CONCRETE FOUNDATION 4 SUITE SEPARATION WALL (BASEMENT BUTTRESS, BETWEEN UNITS) NBC - 2019 AE</p> <p>STC RATING: &gt; 50</p> <p>FRK RATING: 1.0 HOUR <p><b>F2a</b> INTERIOR SUITE SEPARATION WALL (ABOVE GRADE, BETWEEN UNITS) W/ 3a NBC - 2019 AE - TABLE A9.10.3.1.A</p> <p>STC RATING: 57</p> <p>FRK RATING: 1.0 HOUR <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED) (STAGGERED W/ ADJACENT WALL)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>W/ 3 1/2" SOUND BATT INSUL. WITHIN CAVITY</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> <p><b>F2b</b> INTERIOR SUITE SEPARATION WALL (TALL WALL, BETWEEN UNITS) W/ 3a NBC - 2019 AE - TABLE A9.10.3.1.A</p> <p>STC RATING: 57</p> <p>FRK RATING: 1.0 HOUR <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED) (STAGGERED W/ ADJACENT WALL) ON DOUBLE P.T.</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>W/ 3 1/2" SOUND BATT INSUL. WITHIN CAVITY</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> <p><b>F2c</b> INTERIOR SUITE SEPARATION WALL (WITHIN BASEMENT, BETWEEN UNITS) W/ 3a NBC - 2019 AE - TABLE A9.10.3.1.A</p> <p>STC RATING: 57</p> <p>FRK RATING: 1.0 HOUR <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED) (STAGGERED W/ ADJACENT WALL) ON DOUBLE P.T.</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>W/ 3 1/2" SOUND BATT INSUL. WITHIN CAVITY</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> <p><b>F3</b> INTERIOR SUITE SEPARATION WALL (BETWEEN GARAGES): W/ 7a NBC - 2019 AE - TABLE A9.10.3.1.A</p> <p>STC RATING: 1.0 HOUR</p> <p>FRK RATING: 1.0 HOUR <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>TWO ROWS 2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED) STAGGERED ON COMMON P.T.</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>W/ 3 1/2" SOUND BATT INSUL. WITHIN CAVITY</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> <p><b>F4</b> INTERIOR PARTITION (LOAD-BEARING):</p> <ul style="list-style-type: none"> <li>2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>TWO ROWS 2"x4" STUDS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>F5</b> INTERIOR PARTITION (TYPICAL):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x4" OR 2"x6" STUDS @ 16" o/c</li> <li>1/2" TYPICAL U.N.O.</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>F6</b> INTERIOR PARTITION (PLUMBING):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x6" STUDS @ 16" o/c</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>F7</b> INTERIOR FURRING WALL (FOR PLUMBING):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x4" STUDS @ 16" o/c</li> </ul> <p><b>F10a</b> ATTIC SPACE SEPARATION WALL (ABOVE UNIT SEPARATION WALLS) W/ 3a NBC - 2019 AE - TABLE 9.10.3.1.A</p> <p>FRK RATING: 1.0 HOUR</p> <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>2"x4" STUDS (OR EQUIVALENT FRAMING) @ 16" o/c</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS (OR EQUIVALENT FRAMING) @ 16" o/c</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> <p><b>F10b</b> ATTIC SPACE SEPARATION WALL (ABOVE GARAGE SEPARATION WALLS) W/ 4 NBC - 2019 AE - TABLE 9.10.3.1.A</p> <p>FRK RATING: 1.0 HOUR</p> <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM BOARD</li> <li>2"x4" STUDS (OR EQUIVALENT FRAMING) @ 16" o/c</li> <li>5/8" TYPE X GYPSUM BOARD</li> </ul> </p></p></p></p></p>	<p><b>EXTERIOR WALL ASSEMBLIES:</b></p> <p><b>W1</b> EXTERIOR CONCRETE FOUNDATION WALL (W/ FROST WALL, WITHIN BASEMENT):</p> <ul style="list-style-type: none"> <li>1' FROST WALL (CONCRETE SLAB SMOOTH FINISH) (AS PER STRUCT.)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" COMPACTED GRAVEL (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W2</b> EXTERIOR CONCRETE FOUNDATION WALL (8' GARAGE):</p> <ul style="list-style-type: none"> <li>PARING ABOVE GRADE (SPRAY APPLIED)</li> <li>8" REINFORCED CONCRETE FOUNDATION WALL ON 2"x4" REINFORCED CONTINUOUS CONCRETE FOOTING (AS PER STRUCT.)</li> <li>1" AIR SPACE</li> <li>2"x4" STUDS @ 24" o/c</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W3</b> EXTERIOR WALL (TYPICAL):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R24 (R51 4.25) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W4</b> EXTERIOR WALL (GARAGE):</p> <ul style="list-style-type: none"> <li>EXTERIOR FINISH AS PER ELEVATIONS</li> <li>BUILDING WRAP</li> <li>3/8" OSB SHEATHING</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>1" BOTTOM PLATE</li> <li>W/ R20 (R51 3.52) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul> <p><b>W5</b> EXTERIOR WALL (BETWEEN UNIT 4 GARAGE):</p> <ul style="list-style-type: none"> <li>1/2" GYPSUM BOARD</li> <li>2"x6" STUDS SPACED AS PER STRUCT. (24" o/c ASSUMED)</li> <li>W/ R22 (R51 3.87) BATT INSUL. WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>1/2" GYPSUM BOARD</li> </ul>	<p><b>F1</b> SLAB-ON-GRADE (BASEMENT):</p> <ul style="list-style-type: none"> <li>FINISH FLOORING AS PER OWNER</li> <li>3" FIBER REINFORCED CONCRETE SLAB (SMOOTH FINISH) (AS PER STRUCT.)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" COMPACTED GRAVEL (AS PER STRUCT.)</li> </ul> <p><b>F2</b> SLAB-ON-GRADE (GARAGE):</p> <ul style="list-style-type: none"> <li>4" 32 MPA REINFORCED CONCRETE SLAB (SMOOTH FINISH W/ MIN. 1.0% SLOPE TO OVERHEAD DOOR)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>6" COMPACTED GRAVEL (AS PER STRUCT.)</li> </ul> <p><b>F3</b> ENGINEERED FLOOR SYSTEM (TYPICAL):</p> <ul style="list-style-type: none"> <li>FINISH FLOORING AS PER OWNER</li> <li>3/4" TAG PLYWOOD SUBFLOOR (GLUED &amp; SCREWED)</li> <li>ENGINEERED FLOOR SYSTEM AS PER FLOOR SUPPLIER</li> <li>(14" JOIST @ 16" o/c ASSUMED)</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>F4a</b> ENGINEERED FLOOR SYSTEM (CANTILEVERED ABOVE EXTERIOR):</p> <ul style="list-style-type: none"> <li>FINISH FLOORING AS PER OWNER</li> <li>3/4" TAG PLYWOOD SUBFLOOR (GLUED &amp; SCREWED)</li> <li>ENGINEERED FLOOR SYSTEM AS PER FLOOR SUPPLIER</li> <li>(14" JOIST @ 16" o/c ASSUMED)</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>F4b</b> ENGINEERED FLOOR SYSTEM (CANTILEVERED W/ PROTECTED FRAMING WITHIN GARAGE):</p> <ul style="list-style-type: none"> <li>FINISH FLOORING AS PER OWNER</li> <li>3/4" TAG PLYWOOD SUBFLOOR (GLUED &amp; SCREWED)</li> <li>ENGINEERED FLOOR SYSTEM AS PER FLOOR SUPPLIER</li> <li>(14" JOIST @ 16" o/c ASSUMED)</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>W/ R31 BATT INSULATION (OR EQUIVALENT)</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>F5</b> STAR LANDING:</p> <ul style="list-style-type: none"> <li>FINISH FLOORING AS PER OWNER</li> <li>3/4" TAG PLYWOOD SUBFLOOR (GLUED &amp; SCREWED)</li> <li>2"x6" JOISTS SPACED AS PER STRUCT. (16" o/c ASSUMED)</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>F6</b> EXTERIOR FRONT PORCH:</p> <ul style="list-style-type: none"> <li>5/4" DECK BOARDS AS PER OWNER</li> <li>2"x6" P.T. WOOD DECK JOISTS SPACED AS PER STRUCT.</li> </ul> <p><b>F7</b> EXTERIOR REAR PATIO:</p> <ul style="list-style-type: none"> <li>5/4" DECK BOARDS AS PER OWNER</li> <li>2"x6" P.T. WOOD DECK JOISTS SPACED AS PER STRUCT.</li> </ul>	<p><b>R1</b> ENGINEERED ROOF SYSTEM (MAN):</p> <ul style="list-style-type: none"> <li>ASPHALT ARCHITECTURAL SHINGLES</li> <li>FELT UNDERLAMENT</li> <li>EAVE PROTECTION MIN. 48" FROM EAVE</li> <li>1/2" MIN. OSB ROOF SHEATHING W/ H-CLIPS</li> <li>ENGINEERED ROOF TRUSS SYSTEM AS PER ROOF TRUSS SUPPLIER (24" o/c ASSUMED)</li> <li>W/ R50 LOOSE-FILL CELLULOSE INSULATION (OR EQUIVALENT) WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>R2</b> ENGINEERED ROOF SYSTEM (GARAGE):</p> <ul style="list-style-type: none"> <li>ASPHALT ARCHITECTURAL SHINGLES</li> <li>FELT UNDERLAMENT</li> <li>EAVE PROTECTION MIN. 48" FROM EAVE</li> <li>1/2" MIN. OSB ROOF SHEATHING W/ H-CLIPS</li> <li>ENGINEERED ROOF TRUSS SYSTEM AS PER ROOF TRUSS SUPPLIER (24" o/c ASSUMED)</li> <li>W/ R50 LOOSE-FILL CELLULOSE INSULATION (OR EQUIVALENT) WITHIN CAVITY</li> <li>6" POLY AIR-VAPOUR BARRIER</li> <li>CEILING FINISH (1/2" CD GYPSUM BOARD)</li> </ul> <p><b>R3</b> ENGINEERED ROOF SYSTEM (CANOPY):</p> <ul style="list-style-type: none"> <li>ASPHALT ARCHITECTURAL SHINGLES</li> <li>FELT UNDERLAMENT</li> <li>EAVE PROTECTION MIN. 48" FROM EAVE</li> <li>1/2" MIN. OSB ROOF SHEATHING W/ H-CLIPS</li> <li>ENGINEERED ROOF TRUSS SYSTEM AS PER ROOF TRUSS SUPPLIER (24" o/c ASSUMED)</li> <li>ALUMINUM SOPRANTE (VENTED) NON-VENATED AS PER PLANS</li> </ul>	<p>1. CONFIRM SIZING OF ALL STRUCTURAL MEMBERS WITH A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.</p> <p>2. PROVIDE ALL NECESSARY ANCHORAGE BOLTINGS, BACKING, FRAMING FOR HANDRAILS, DOOR STOPS, CASEWORK, SHELVING, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.</p> <p>3. PROVIDE SOLID BLOCKING BETWEEN ROOF TRUSSES WHERE WALL RUNS PERPENDICULAR TO ROOF TRUSSES. GYPSUM BOARD TO TERMINATE AT ROOF TRUSSES UNLESS OTHERWISE NOTED.</p> <p>4. BATHROOMS TO HAVE MOISTURE RESISTANT DRYWALL &amp; THE BACKER BOARD BEHIND ALL CERAMIC TILE APPLICATIONS.</p> <p>5. FOR SUITE SEPARATION WALLS:</p> <ul style="list-style-type: none"> <li>REFER TO DETAILS</li> <li>OFFSET ALL ELECTRICAL BOXES</li> <li>STUDS TO BE FIRE-STOPPED W/ FIRE-CALKING ALONG TOP &amp; BOTTOM EDGES OF WALL</li> </ul>

BUILDING CODE REVIEW	BUILDING CODE REVIEW	BUILDING CODE REVIEW	BUILDING CODE REVIEW																																	
<p><b>BUILDING CODE REVIEW</b></p> <p>Prepared in reference to the National Building Code - 2019 Alberta Edition, Part 9 for Group C Residential Occupancies under 3 stories in building height and less than 600 m<sup>2</sup></p> <p><b>SUBJECT: 110</b></p> <table border="1"> <tr> <th>GENERAL INFORMATION</th> <th>Major Occupancy Group</th> <th>C- Residential</th> <th>4'</th> </tr> <tr> <td>9.10.2.1 Building Classification</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Floor Areas (excluding Basement)</td> <td>237.83</td> <td>2,560.0</td> <td></td> </tr> <tr> <td>Main Floor (GFA)</td> <td>237.83</td> <td>2,560.0</td> <td></td> </tr> <tr> <td>Second Floor</td> <td>260.38</td> <td>2,802.7</td> <td></td> </tr> <tr> <td>Total GFA</td> <td>498.21</td> <td>5,362.7</td> <td></td> </tr> <tr> <td>Building Height</td> <td>3.30m (10' 9 3/4")</td> <td></td> <td></td> </tr> <tr> <td>Building Facing (W of Streets)</td> <td>2 storeys above grade, 1 basement level</td> <td></td> <td></td> </tr> <tr> <td></td> <td>3 streets (3rd Street SE, internal roads)</td> <td></td> <td></td> </tr> </table> <p><b>Section 9.10 Fire Protection</b></p> <p>9.10.5.1 Permitted Openings</p> <p>Where electrical boxes are located on both sides of walls required to provide a fire-resistance rating, they shall be offset where necessary to maintain the integrity of the fire separation.</p> <p>Roofs do not require a fire-resistance rating.</p> <p>Floors require a minimum 45 minute fire-resistance rating.</p> <p>9.10.8.1 Fire Resistance Ratings in Relation to Residential Occupancies &amp; 2 storeys</p> <p>All loadbearing walls, columns and arches in the storey immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported assembly.</p> <p>9.10.9.2 Continuous Barrier</p> <p>A wall or floor assembly required to be a fire separation shall be constructed as a continuous barrier against the spread of fire and retard the passage of smoke.</p> <p>The continuity of a fire separation shall be maintained where it abuts another fire separation, a floor, a ceiling, a roof, or an exterior wall assembly.</p> <p>9.10.9.6 Penetration of Fire Separations</p> <p>A gypsum board joint in the assemblies described above shall conform to CSA A82.31.4, and penetrations shall be sealed using flexible sealant or tape.</p> <p>Service equipment that penetrate a required fire separation shall be tightly fitted or fire stopped to maintain the integrity of the separation.</p> <p>9.10.9.10 Concealed Spaces above Fire Separations</p> <p>A concealed space (attic) located above a required vertical fire separation shall be divided at the fire separation by an equivalent fire separation within the space.</p> <p>Suites in residential occupancies shall be separated from adjacent room and suites by a fire separation having a fire-resistance rating of not less than 45 min.</p> <p>9.10.9.14 Separation of Residential Suites</p> <p>Dwelling units that contain 2 or more storeys including basements shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1.0 hour.</p> <p>Storage garages containing 5 motor vehicles or fewer shall be separated from other occupancies by a fire separation of not less than 1.0 hour.</p> <p>9.10.9.16 Separation of Storage Garages</p> <p>Where a storage garage serves only the dwelling unit to which it is attached, it shall be considered as part of that dwelling unit and the fire separation need not be provided between the garage and the dwelling unit.</p> <p>Where a storage garage is attached to or built into a building of residential occupancy, an air barrier system shall be installed between the garage and the remainder of the building to provide an effective barrier to gas and exhaust fumes, and every door between the garage and the remainder of the building shall conform to Article 9.10.9.15.5 (tight-fitting and weather-stripped, and shall be fitted with a self-closing device)</p> <p>Where membrane materials are used to provide the required airtightness in the air barrier system, all joints shall be sealed and structurally supported.</p> <p>Protection of soffits applies to the portion of any soffit enclosing a projection that is less than 2.5 m vertically above a window or door</p>	GENERAL INFORMATION	Major Occupancy Group	C- Residential	4'	9.10.2.1 Building Classification				Gross Floor Areas (excluding Basement)	237.83	2,560.0		Main Floor (GFA)	237.83	2,560.0		Second Floor	260.38	2,802.7		Total GFA	498.21	5,362.7		Building Height	3.30m (10' 9 3/4")			Building Facing (W of Streets)	2 storeys above grade, 1 basement level				3 streets (3rd Street SE, internal roads)		
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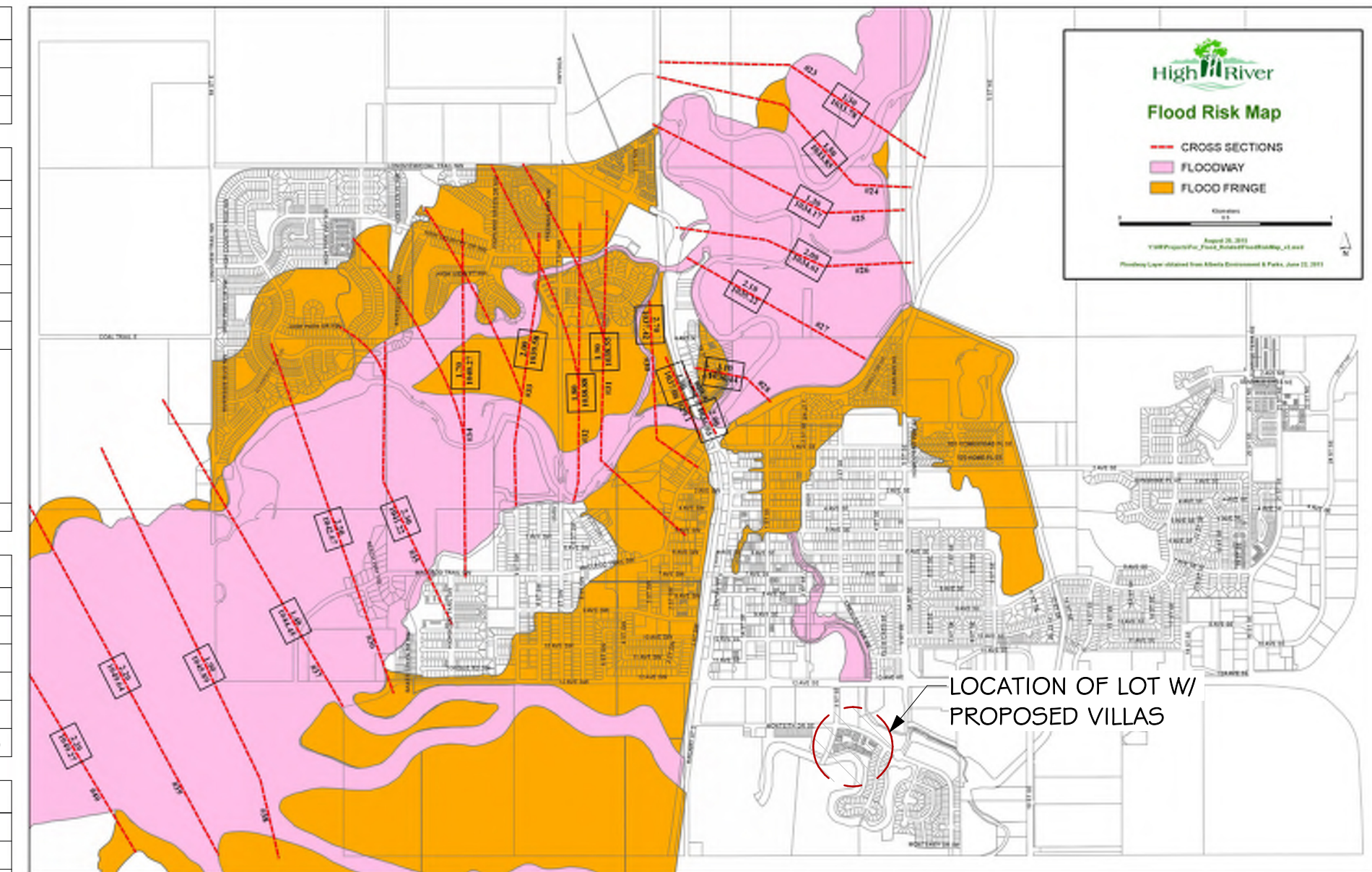
**GENERAL NOTES:**  
 1. REFER TO FLOOR PLANS & ELEVATIONS FOR LOCATIONS OF ALL OPENINGS  
 2. GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM W/ SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE  
 3. MIN. 5% SLOPE AWAY FROM BUILDING EVERYWHERE - CONTRACTOR TO ENSURE POSITIVE SLOPE AWAY FROM BUILDING  
 4. EXISTING SITE DIMENSIONS ARE ESTIMATED BASED ON DEVELOPMENT PERMIT PLANS, CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION

**LEGEND:**

- EXISTING SUBDIVISION
- PROPOSED FUTURE / EXISTING VILLA (SEPARATE BY APPLICATION)
- PROPOSED VILLA (THIS BY APPLICATION)
- LANDSCAPED AREA
- CONCRETE
- PROPERTY LINE - SUBDIVISION
- CONDOMINIUM LINE - UNITS
- GRASS SWALE - MIN. 2% SLOPE

LOT 01  
BLOCK 04

LOT INFORMATION	
LEGAL ADDRESS:	UNITS 45 - 48, PLAN 1111 1256
MUNICIPAL ADDRESS:	351 MONTEITH DRIVE, S.E., HIGH RIVER, ALBERTA
ZONE:	TRADITIONAL NEIGHBOURHOOD DISTRICT
SITE INFORMATION & COVERAGE	
SITE AREA (PHASE 3):	86,573 SQ. FT. (8,043 SQ. M.)
MAX. BUILDING HEIGHT:	1 - 3 STOREYS
FRONT YARD SETBACK:	2m - 6m (VARIES)
SECONDARY FRONT SETBACK:	1m - 3m (VARIES)
SIDE YARD SETBACK:	1m MINIMUM
REAR YARD SETBACK:	0.5m MINIMUM
SITE COVERAGE BREAKDOWN (PHASE 3):	<ul style="list-style-type: none"> <li>• BUILDING #07 = 5540 SQ. FT. (514.68 SQ. M.)</li> <li>• BUILDING #08 = 6648 SQ. FT. (617.62 SQ. M.)</li> <li>• BUILDING #09 = 5540 SQ. FT. (514.68 SQ. M.)</li> <li>• BUILDING #10 = 4432 SQ. FT. (411.75 SQ. M.)</li> <li>• BUILDING #11 = 5540 SQ. FT. (514.68 SQ. M.)</li> <li>• ACCESSORY BUILDINGS = 194 SQ. FT. (18.02 SQ. M.)</li> </ul>
<b>TOTAL COVERAGE:</b>	<b>27,894 SQ. FT. (2591.44 SQ. M.) = 32.22%</b>
<b>TOTAL LOT COVERAGE ALLOWED:</b>	<b>70% MAXIMUM</b>
SQUARE FOOTAGE SUMMARY	
TOTAL MAIN FLOOR:	2560.0 SQ. FT. (237.8 SQ. M.)
TOTAL SECOND FLOOR:	2602.7 SQ. FT. (260.4 SQ. M.)
<b>TOTAL AREA ABOVE GRADE:</b>	<b>5162.7 SQ. FT. (498.2 SQ. M.)</b>
TOTAL BASEMENT FLOOR:	2560.0 SQ. FT. (237.8 SQ. M.)
<b>TOTAL FLOOR AREA:</b>	<b>7922.7 SQ. FT. (736.0 SQ. M.)</b>
ADDITIONAL TOTAL GARAGE FLOOR AREA:	1092.0 SQ. FT. (101.5 SQ. M.)
FLOOR ELEVATION SUMMARY	
T.D. MAIN FLOOR:	36.170
T.D. SECOND FLOOR:	39.317
T.D. ROOF PEAK:	44.953
T.D. MAIN FOOTING:	33.225
EAVES:	1'-6" (U.N.O.)



**CLIENT**  
 The Villas on Monteith

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No.	DATE	ISSUED FOR
01	24OCT2022	BUILDING PERMIT

**PRIME CONSULTANT**  
 VAN ROEKEL ARCHITECTURE  
 VAN ROEKEL ARCHITECTURE LTD.  
 CALGARY, AB  
 403 404 5257

LOT 02 MR  
BLOCK 04

63 PUL  
BLOCK 08

3RD STREET S.E.

MONTEITH DRIVE S.E.

1 SITE PLAN  
1" = 30'-0"

**SEAL**

**SUB-CONSULTANT**

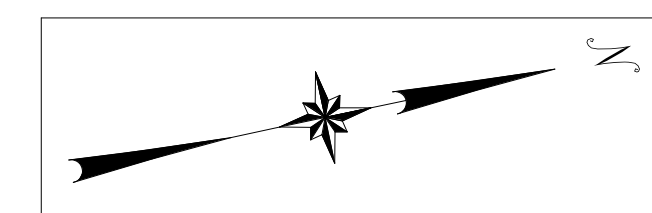
**PROJECT**  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #48; PLAN 1111 1256  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
 SITE PLAN

SCALE	As indicated
SIZE	A15 D
PROJECT #	3098
DRAWN BY	AVDB
CHECKED BY	FVR
DRAWING #	A1.1

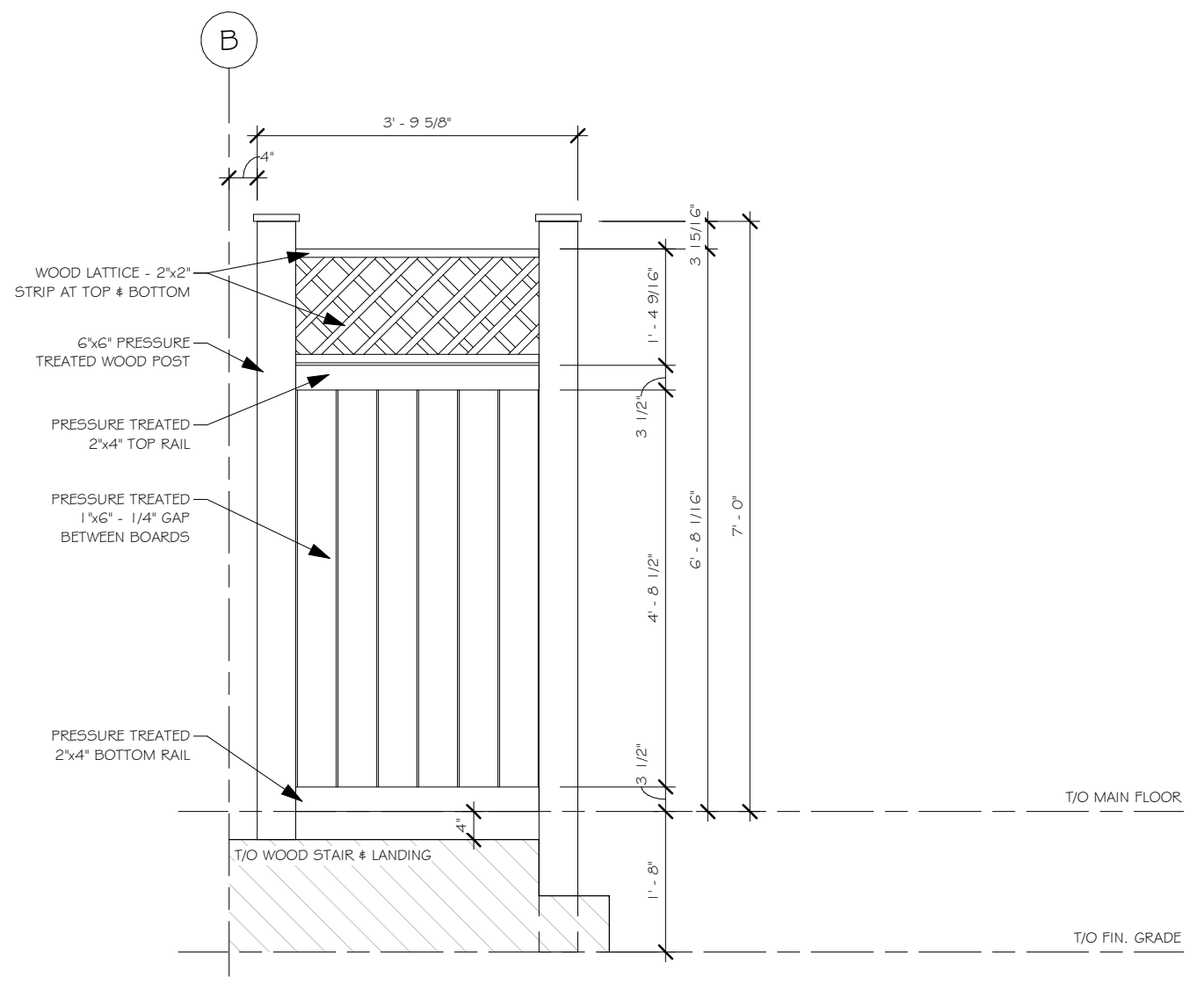
2022-10-24 12:04:12 PM  
22' x 34'



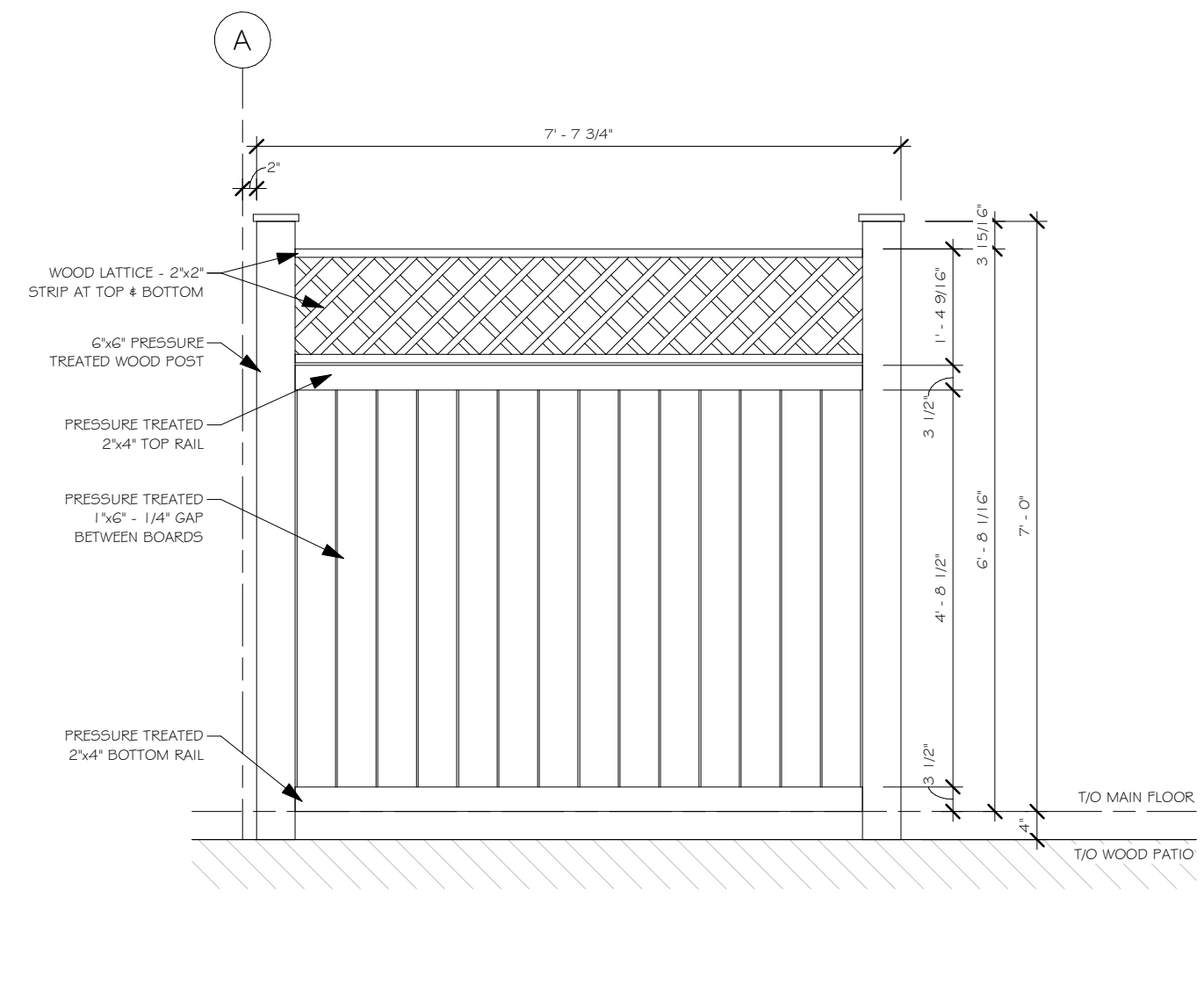


**PLAN VIEW LEGEND**

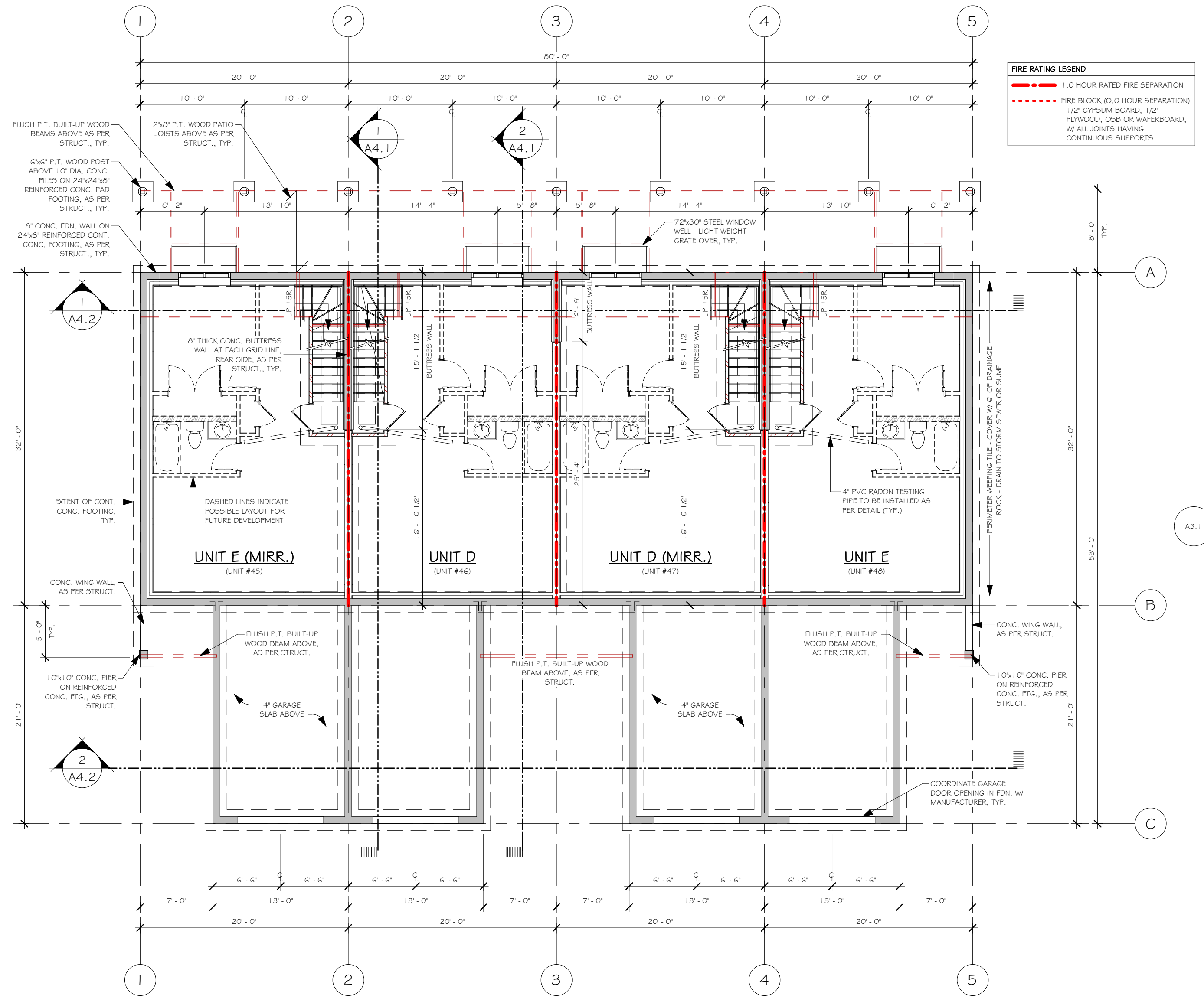
	2x4" EXTERIOR WALL
	CONCRETE FOUNDATION WALL
	2x4" INTERIOR PARTITION
	2x4" INTERIOR PARTITION (PLUMBING)
	2x4" INTERIOR PARTITION (LOAD-BEARING)
	INTERIOR SUITE SEPARATION WALL
	TALL WALL (AS PER STRUCT.)
	STRUCTURE ABOVE (AS PER STRUCT.)
	NEW MILLWORK (AS PER SUPPLIER)



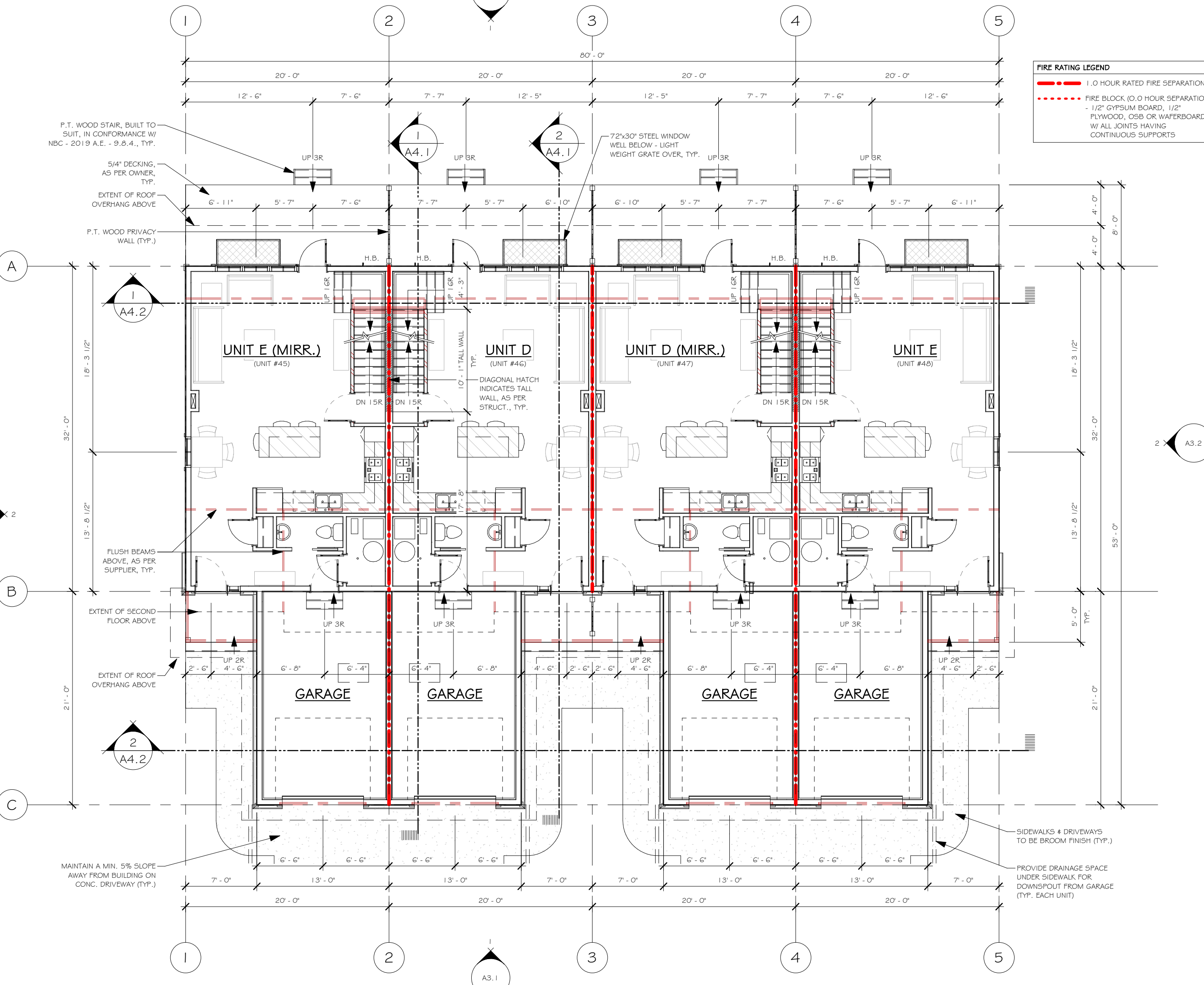
**3** PRIVACY WALL - FRONT  
 1/2" = 1'-0"



**4** PRIVACY WALL - REAR  
 1/2" = 1'-0"



**1** BASEMENT PLAN (UNDEVELOPED)  
 1/8" = 1'-0"



**2** MAIN FLOOR PLAN  
 1/8" = 1'-0"

**SEAL**

**SUB-CONSULTANT**

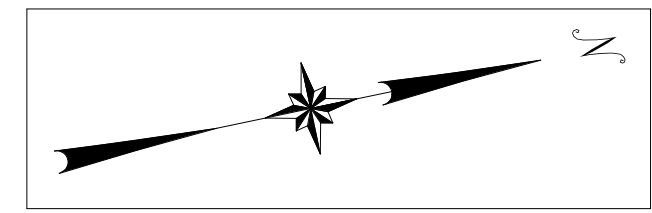
**PROJECT**  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #49; PLAN 111 1250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
 BASEMENT & MAIN FLOOR PLAN

<b>SCALE</b>	As indicated
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR
<b>DRAWING #</b>	A2.1

**A2.1**





PLAN VIEW LEGEND	
	2x6 EXTERIOR WALL
	CONCRETE FOUNDATION WALL
	2x4 INTERIOR PARTITION
	2x6 INTERIOR PARTITION (FLAMING)
	2x4 INTERIOR PARTITION (LOAD-BEARING)
	INTERIOR SUITE SEPARATION WALL
	TALL WALL (AS PER STRUCT.)
	STRUCTURE ABOVE (AS PER STRUCT.)
	NEW MILLWORK (AS PER SUPPLIER)

CIENT

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01	24OCT2022	BUILDING PERMIT

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 VAN ROEKEL ARCHITECTURE LTD.  
 CALGARY, AB  
 403 404 5257

**SEAL**

**SUB-CONSULTANT**

**PROJECT**  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #49; PLAN 1111 1250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

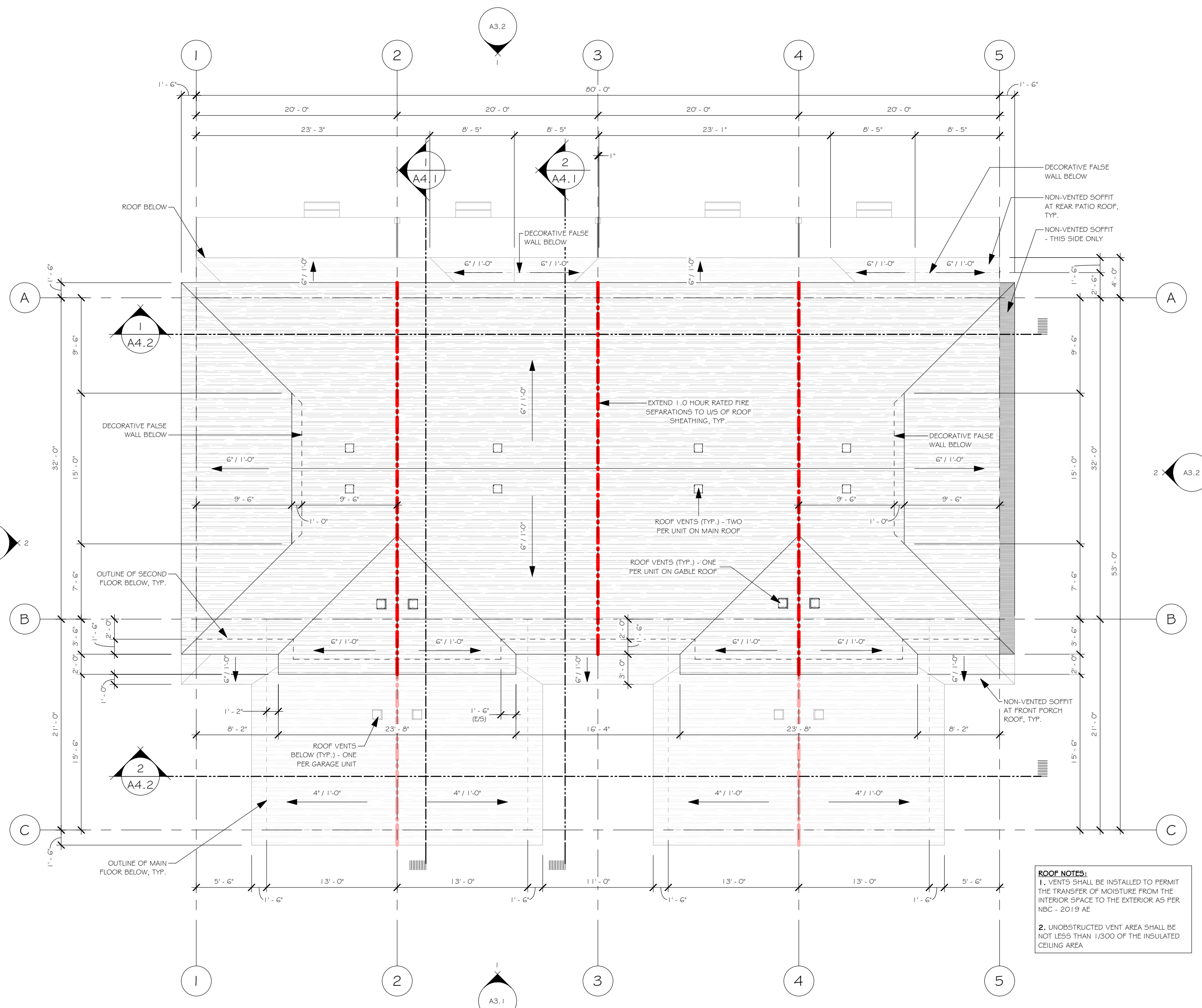
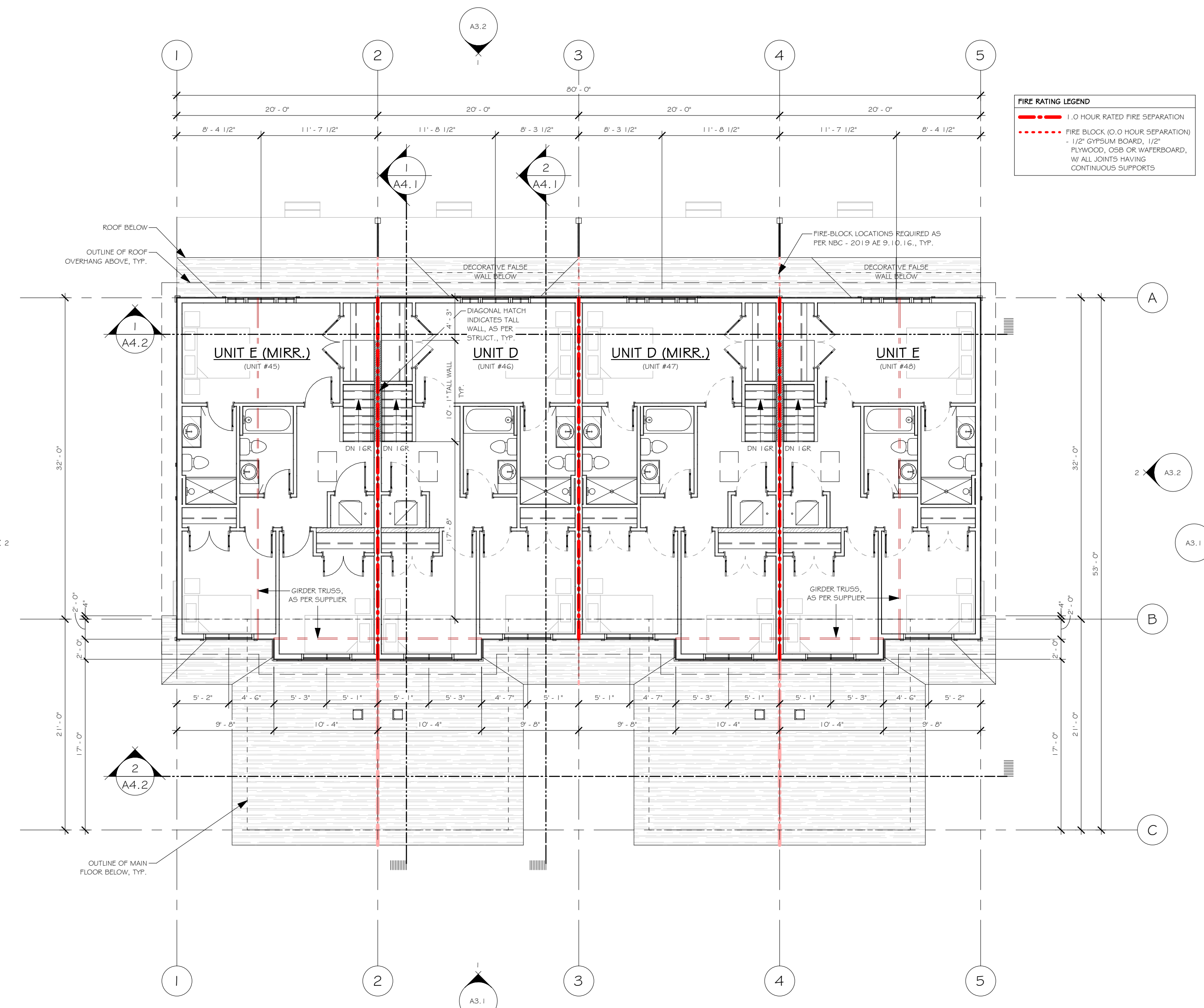
**SHEET NAME**  
 SECOND FLOOR PLAN  
 # ROOF PLAN

<b>SCALE</b>	As indicated
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR

**DRAWING #**  
 A2.2

FIRE RATING LEGEND	
	1.0 HOUR RATED FIRE SEPARATION
	FIRE BLOCK (0.0 HOUR SEPARATION)

1/2" GYPSUM BOARD, 1/2" PLYWOOD, OSB OR WATERBOARD, WE ALL JOINTS HAVING CONTINUOUS SUPPORTS

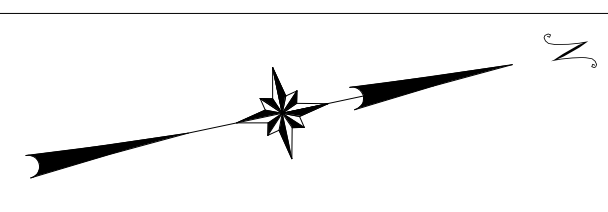


**ROOF NOTES:**  
 1. VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE INTERIOR SPACE TO THE EXTERIOR AS PER NBC - 2019 AE  
 2. UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1500 OF THE INSULATED CEILING AREA

22' x 34'  
 2022-10-24 12:04:15 PM  
 1 SECOND FLOOR PLAN  
 1/8" = 1'-0"

2 ROOF PLAN  
 1/8" = 1'-0"



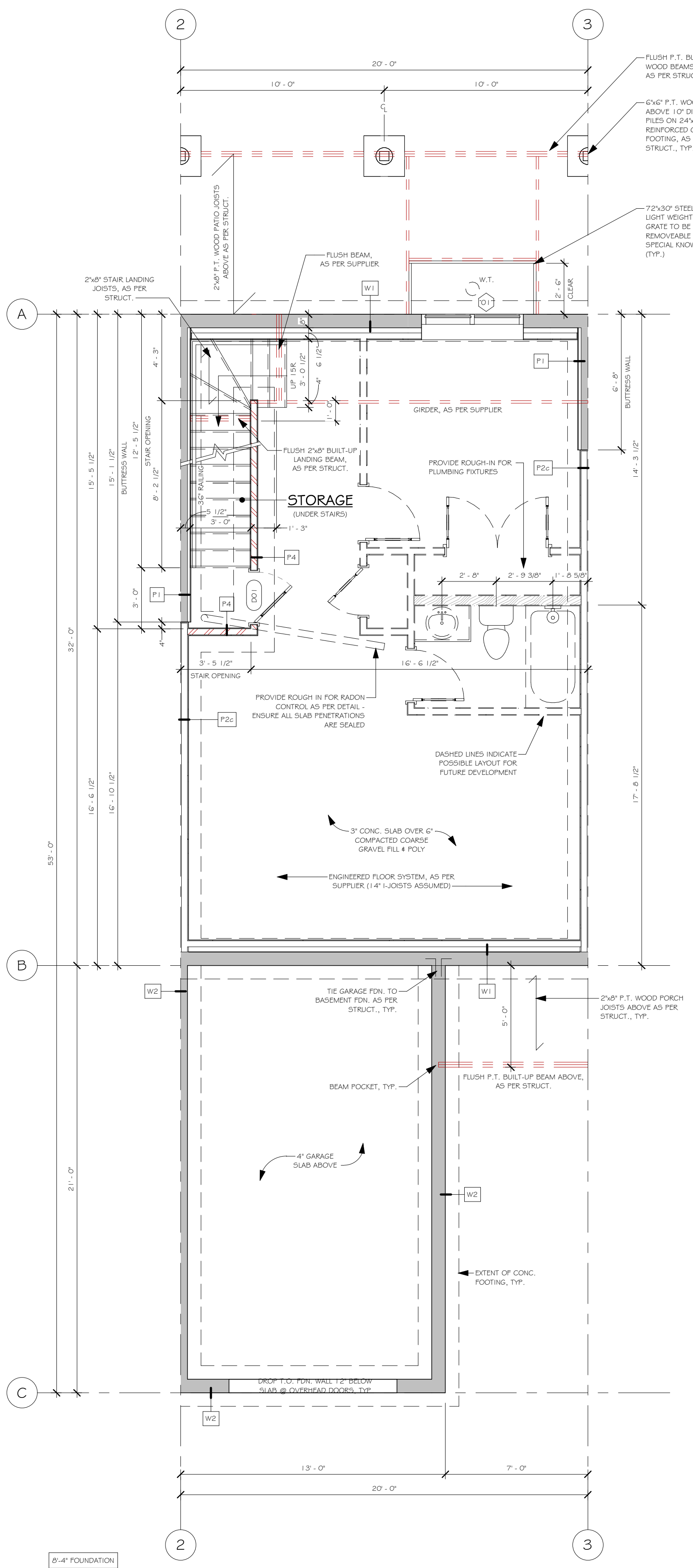


**PLAN VIEW LEGEND**

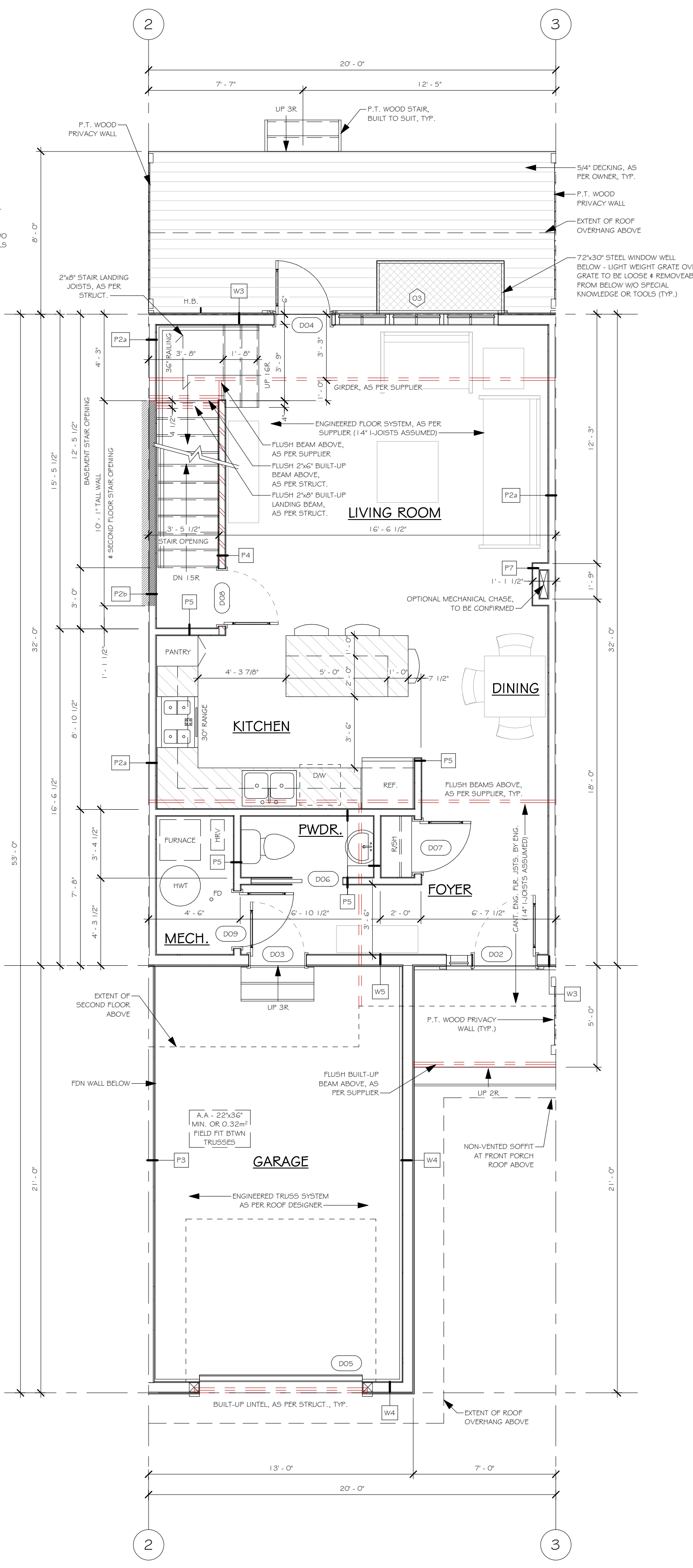
	2x6" EXTERIOR WALL
	CONCRETE FOUNDATION WALL
	2x4" INTERIOR PARTITION
	2x6" INTERIOR PARTITION (PLUMBING)
	2x4" INTERIOR PARTITION (LOAD-BEARING)
	INTERIOR SUITE SEPARATION WALL
	TALL WALL (AS PER STRUCT.)
	STRUCTURE ABOVE (AS PER STRUCT.)
	NEW MILLWORK (AS PER SUPPLIER)

- GENERAL NOTES:**
- FLOOR & ROOF STRUCTURAL INFORMATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY - FINAL DESIGN OF PRE-ENGINEERED STRUCTURAL COMPONENTS ARE AS PER PRE-ENGINEERED DRAWINGS.
  - REFER TO MILLWORK SUPPLIER SHOP DRAWINGS FOR MILLWORK LAYOUTS, SIZES, AND FINISHES.
  - REFER TO STRUCTURAL DWGS FOR SIZING AND LOCATIONS OF ALL NEW STRUCTURAL MEMBERS.
  - CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFIRM DOOR AND WINDOW SIZES WITH SUPPLIER SHOP DRAWINGS.
  - GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM IN SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.
  - ALL SIDEWALKS & DRIVEWAYS TO BE BROOM FINISHED.

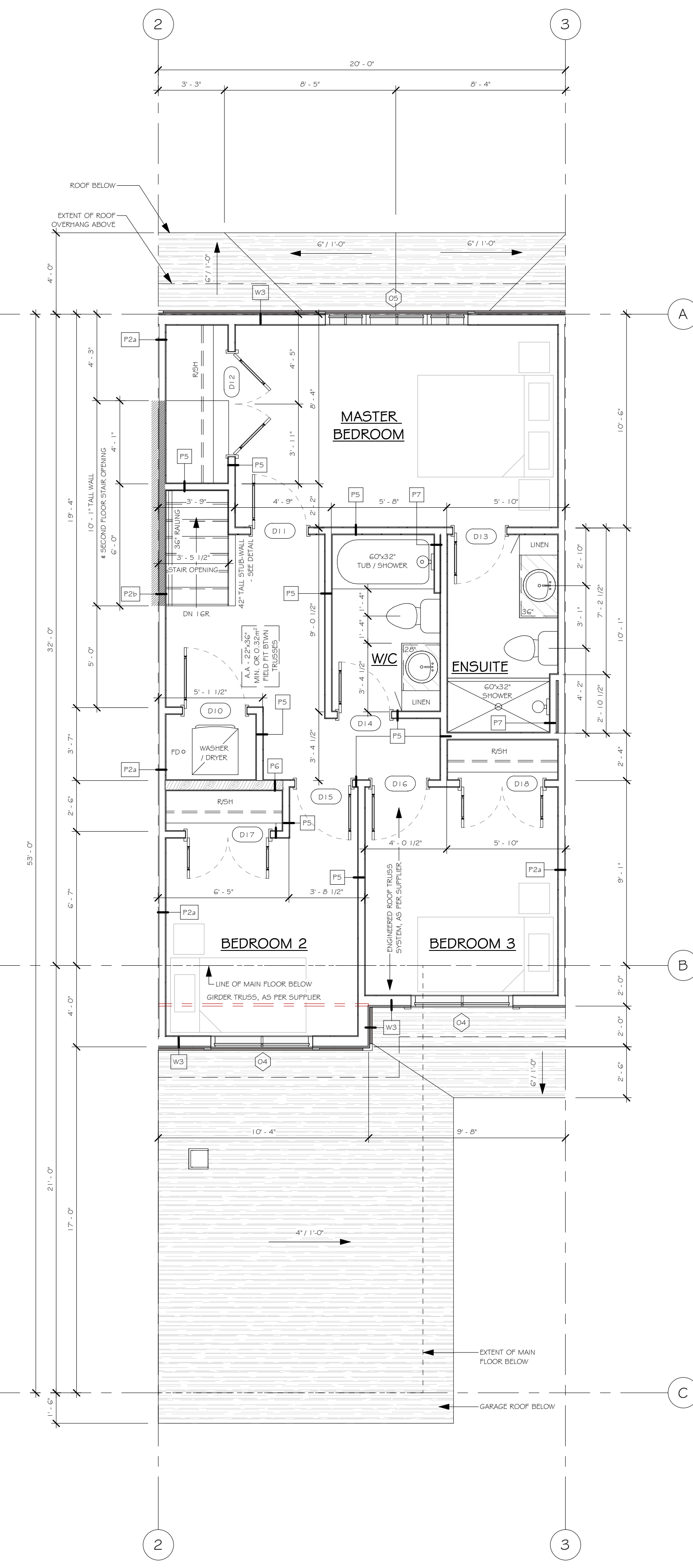
- FOUNDATION NOTES:**
- CONCRETE DESIGN AND REINFORCEMENT TO BE CONFIRMED BY A PROFESSIONAL ENGINEER BASED ON SOIL CONDITIONS.
  - FOUNDATIONS AND SLABS ARE TO BE CONSTRUCTED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 75 KPA OR GREATER AS PER NBC - 2019 A.1. PART 9.15. REFER TO EXISTING GEOTECHNICAL REPORTS FOR SOIL AND FOUNDATION SPECIFICATIONS. CONTRACTOR TO SITE CONFIRM SOIL TYPE AND COMPACTION WITH A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONCRETE POUR. IF UNSUITABLE SOIL CONDITIONS ARE FOUND AN ALTERNATIVE ENGINEERED DESIGN WILL BE REQUIRED AND MODIFICATIONS MADE.
  - VERIFY HEIGHT OF SANITARY INVERT PRIOR TO CONSTRUCTING FOUNDATION.
  - LOCATE ALL SERVICES AND CONFIRM LOCATION OF PROPOSED CONNECTIONS PRIOR TO EXCAVATION.
  - MAINTAIN MINIMUM 48" OF SOIL DEPTH ON FOUNDATIONS TO PROTECT AGAINST DAMAGE TO FOUNDATIONS FROM FROST HEAVING. STEP FOOTINGS DOWN AS REQUIRED OR PROVIDE ADDITIONAL INSULATION WHERE REQUIRED.
  - BACKFILL AND SUBGRADE MATERIAL TO CONSIST OF WELL DRAINED, COMPACTED GRANULAR MATERIAL THAT IS NOT SUSCEPTIBLE TO HEAVING DUE TO MOISTURE ABSORPTION (OR FROST) AND BE CONSTRUCTED ACCORDING TO GEOTECHNICAL SPECIFICATIONS AND ENGINEERED DETAILS. SITE CONFIRM AND TEST SOIL CONDITIONS AND IF NOT SUITABLE, REPLACE WITH ENGINEERED FILL AND COMPACT AS PER ENGINEERED SPECIFICATIONS.



**1 UNIT D - BASEMENT PLAN (UNDEVELOPED)**  
1/4" = 1'-0"  
640 SQ. FT.  
(59.46 SQ. M.)



**2 UNIT D - MAIN FLOOR PLAN**  
1/4" = 1'-0"  
640 SQ. FT.  
(59.46 SQ. M.)



**3 UNIT D - SECOND FLOOR PLAN**  
1/4" = 1'-0"  
700 SQ. FT.  
(65.09 SQ. M.)



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01	24OCT2022	BUILDING PERMIT

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**SUB-CONSULTANT**

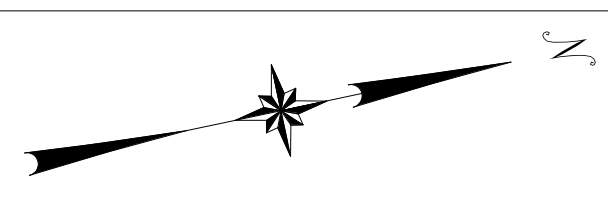
**PROJECT**  
THE VILLAS ON MONTEITH  
BUILDING #10  
351 MONTEITH DRIVE, S.E.  
HIGH RIVER, ALBERTA  
UNITS #45 - #49; PLAN 111 1250  
TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
ENLARGED PLANS - UNIT D

<b>SCALE</b>	1/4" = 1'-0"
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	PVR

**DRAWING #**  
**A2.3**



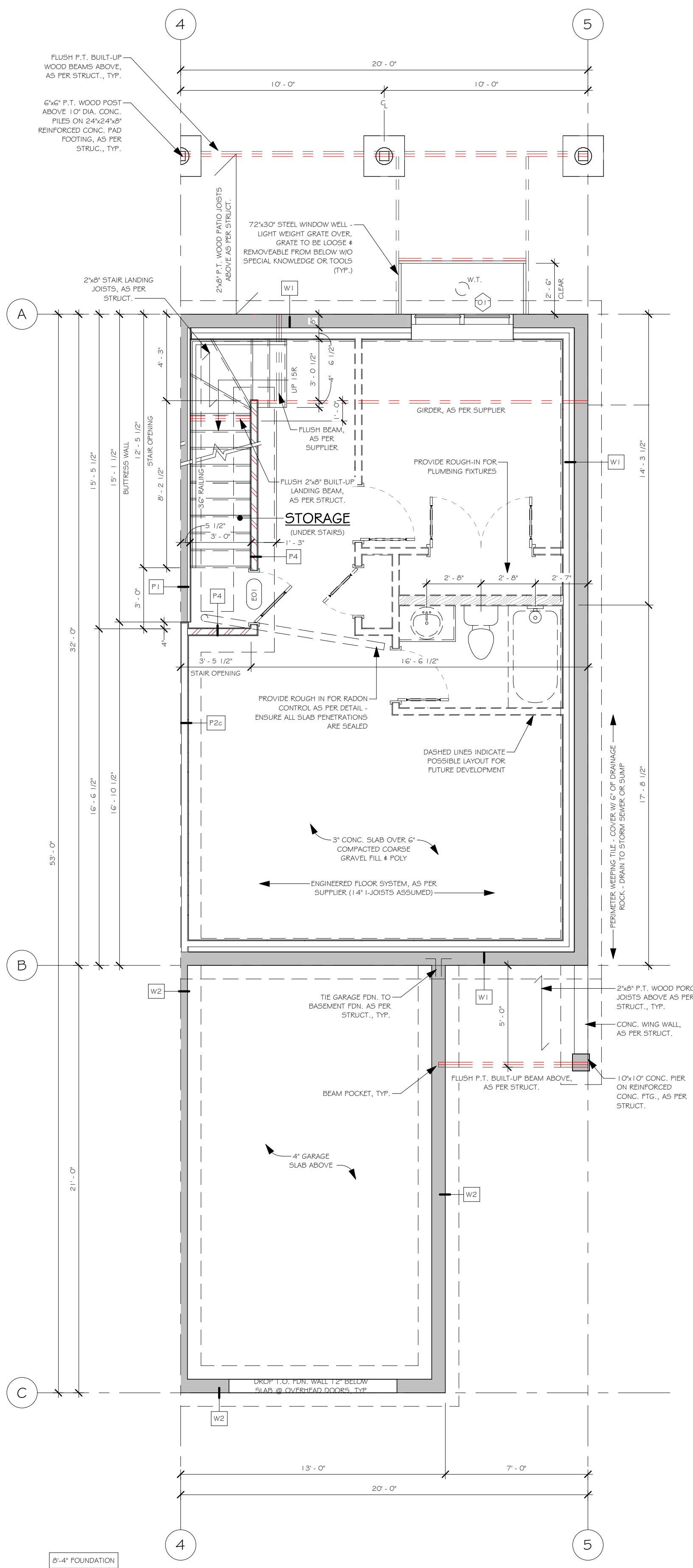


**PLAN VIEW LEGEND**

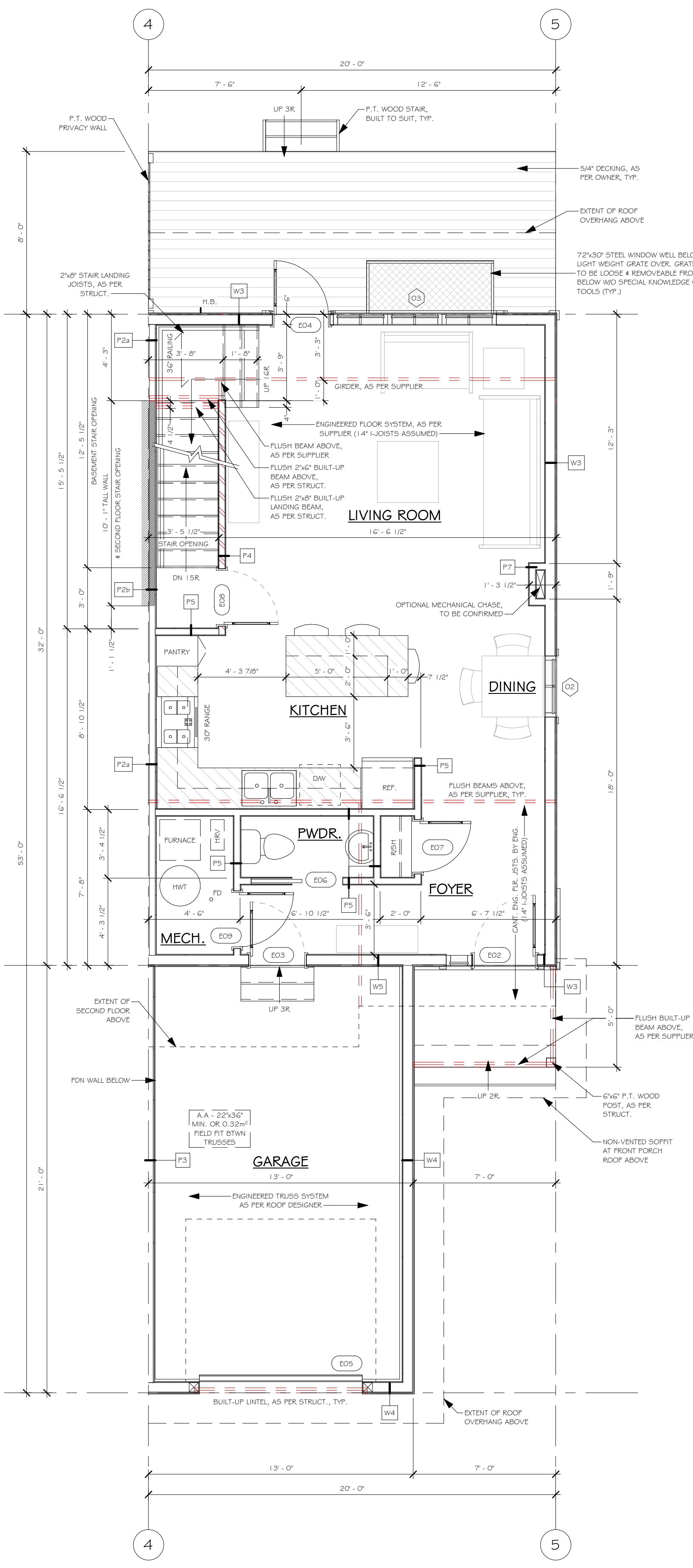
	2x4 EXTERIOR WALL
	CONCRETE FOUNDATION WALL
	2x4 INTERIOR PARTITION
	2x4 INTERIOR PARTITION (PLUMBING)
	2x4 INTERIOR PARTITION (LOAD-BEARING)
	INTERIOR SUITE SEPARATION WALL
	TALL WALL (AS PER STRUCT.)
	STRUCTURE ABOVE (AS PER STRUCT.)
	NEW MILLWORK (AS PER SUPPLIER)

- GENERAL NOTES:**
- FLOOR & ROOF STRUCTURAL INFORMATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY - FINAL DESIGN OF PRE-ENGINEERED STRUCTURAL COMPONENTS ARE AS PER PRE-ENGINEERED SUPPLIER.
  - REFER TO MILLWORK SUPPLIER SHOP DRAWINGS FOR MILLWORK LAYOUTS, SIZES, AND FINISHES.
  - REFER TO STRUCTURAL DWGS FOR SIZING AND LOCATIONS OF ALL NEW STRUCTURAL MEMBERS.
  - CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFIRM DOOR AND WINDOW SIZES WITH SUPPLIER SHOP DRAWINGS.
  - GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM WITH SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.
  - ALL SIDEWALKS & DRIVEWAYS TO BE BROOM FINISHED.

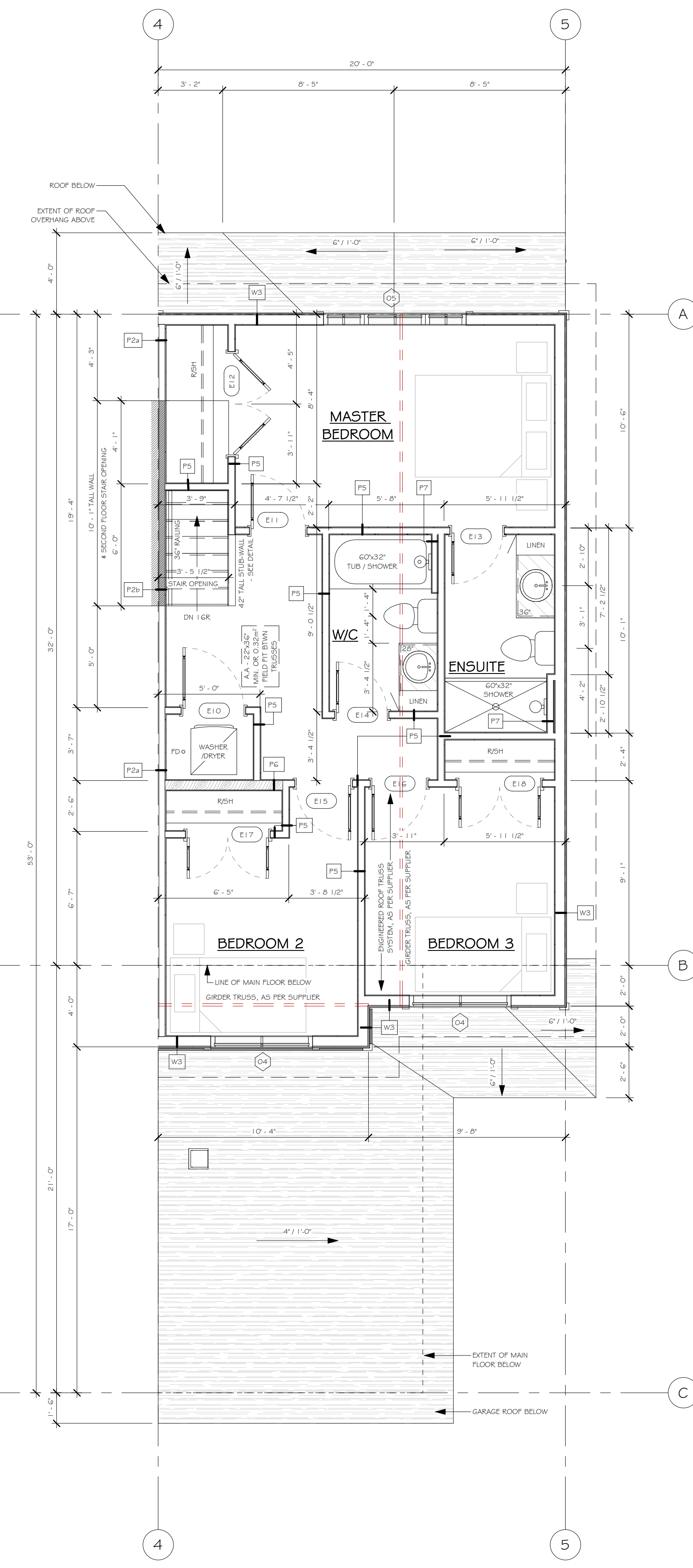
- FOUNDATION NOTES:**
- CONCRETE DESIGN AND REINFORCEMENT TO BE CONFIRMED BY A PROFESSIONAL ENGINEER BASED ON SOIL CONDITIONS.
  - FOUNDATIONS AND SLABS ARE TO BE CONSTRUCTED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 75 KPA OR GREATER AS PER NBC - 2019 A.1. PART 9.15. REFER TO EXISTING GEOTECHNICAL REPORTS FOR SOIL AND FOUNDATION SPECIFICATIONS. CONTRACTOR TO SITE CONFIRM SOIL TYPE AND COMPACTION WITH A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONCRETE POUR. IF UNSUITABLE SOIL CONDITIONS ARE FOUND AN ALTERNATIVE ENGINEERED DESIGN WILL BE REQUIRED AND MODIFICATIONS MADE.
  - VERIFY HEIGHT OF SANITARY INVERT PRIOR TO CONSTRUCTING FOUNDATION.
  - LOCATE ALL SERVICES AND CONFIRM LOCATION OF PROPOSED CONNECTIONS PRIOR TO EXCAVATION.
  - MAINTAIN MINIMUM 48" OF SOIL DEPTH ON FOUNDATIONS TO PROTECT AGAINST DAMAGE TO FOUNDATIONS FROM FROST HEAVING. STEP FOOTINGS DOWN AS REQUIRED OR PROVIDE ADDITIONAL INSULATION WHERE REQUIRED.
  - BACKFILL AND SUBGRADE MATERIAL TO CONSIST OF WELL DRAINED, COMPACTED GRANULAR MATERIAL THAT IS NOT SUSCEPTIBLE TO HEAVING DUE TO MOISTURE ABSORPTION (OR FROST) AND BE CONSTRUCTED ACCORDING TO GEOTECHNICAL SPECIFICATIONS AND ENGINEERED DETAILS. SITE CONFIRM AND TEST SOIL CONDITIONS AND IF NOT SUITABLE, REPLACE WITH ENGINEERED FILL AND COMPACT AS PER ENGINEERED SPECIFICATIONS.



**1** UNIT E - BASEMENT PLAN (UNDEVELOPED)  
 1/4" = 1'-0"  
 640 SQ. FT.  
 (59.46 SQ. M.)



**2** UNIT E - MAIN FLOOR PLAN  
 1/4" = 1'-0"  
 640 SQ. FT.  
 (59.46 SQ. M.)



**3** UNIT E - SECOND FLOOR PLAN  
 1/4" = 1'-0"  
 700 SQ. FT.  
 (65.09 SQ. M.)



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No.	DATE	ISSUED FOR
01	24OCT2022	BUILDING PERMIT

**PRIME CONSULTANT**  
**VAN ROEKEL ARCHITECTURE**  
 VAN ROEKEL ARCHITECTURE LTD.  
 CALGARY, AB  
 403.404.5257

**SEAL**

**SUB-CONSULTANT**

**PROJECT**  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #49; PLAN 1111 1250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
 ENLARGED PLANS - UNIT E

<b>SCALE</b>	1/4" = 1'-0"
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	PVR

**DRAWING #**  
**A2.4**

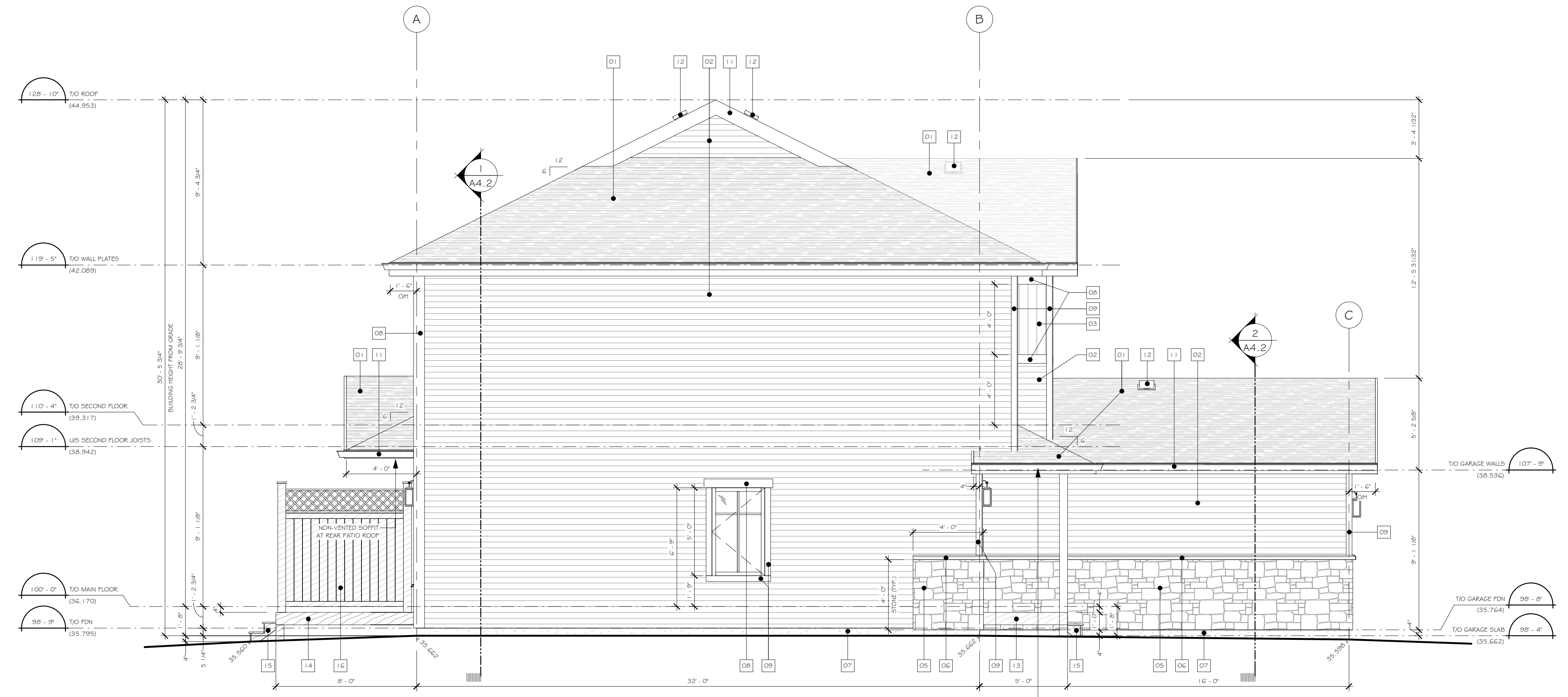


KEYNOTE	DESCRIPTION
01	ASPHALT SHINGLES - CONFIRM COLOUR W/ OWNER
02	HORIZONTAL VINYL SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
03	VERTICAL VINYL SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
04	VERTICAL BOARD & BATTEN SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
05	STONE VENEER - CONFIRM COLOUR & TYPE W/ OWNER
06	STONE CAP - COLOUR TO MATCH STONE VENEER
07	PARGING - STANDARD GREY COLOUR
08	C SMARTBOARD TRIM - CONFIRM COLOUR W/ OWNER
09	4" SMARTBOARD TRIM - CONFIRM COLOUR W/ OWNER
10	3'-0" EXTERIOR DOOR W/ 15' SIDELIGHT UNIT
11	2"x2" FASCIA BOARD W/ PRE-FINISHED FASCIA & ALUMINUM EAVESTROUGH W/ DOWNSPOUTS*
12	ROOF VENT
13	EXTERIOR P.T. WOOD PORCH
14	EXTERIOR P.T. WOOD PATIO
15	EXTERIOR P.T. WOOD STEPS
16	EXTERIOR P.T. WOOD PRIVACY SCREEN - 7'-0" HIGH
17	WINDOW WELL W/ DRAIN CONNECTED TO WEEPING TILE
18	EXTERIOR WALL MOUNT LIGHT (BESIDE EXTERIOR DOORS, TYP.)

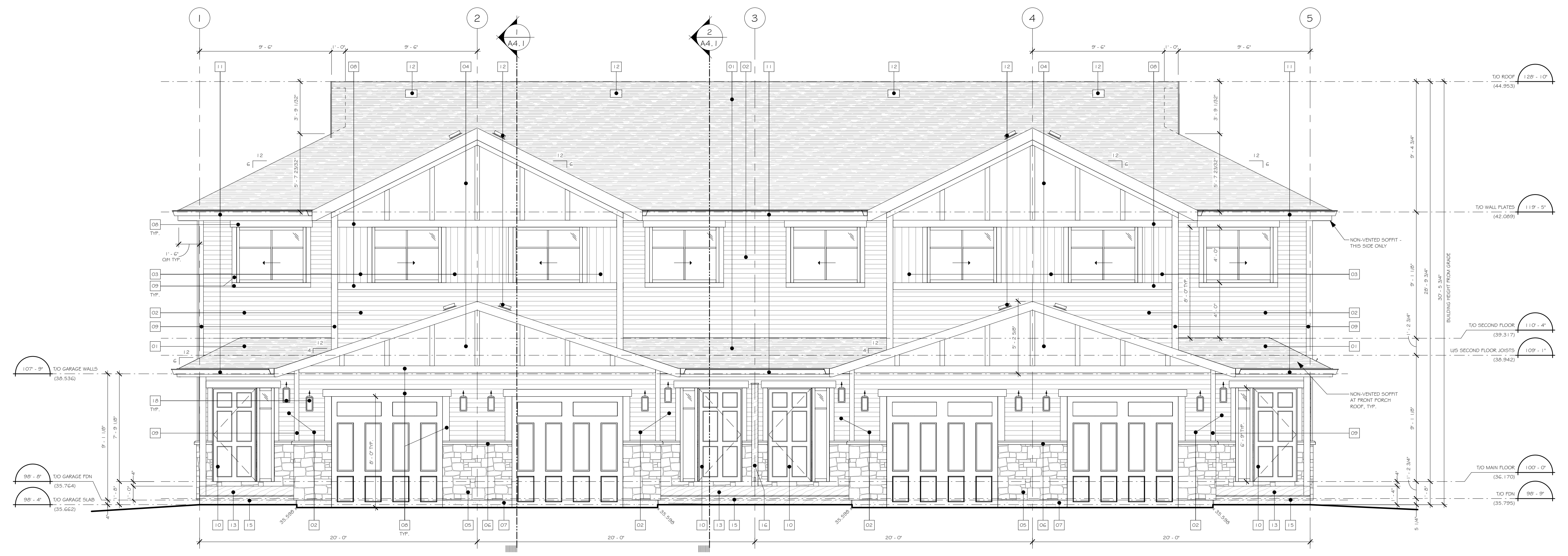
GLAZING CALCULATIONS AS PER NBC - 2019 AE 9.1.0.15.4	
<b>TOTAL AREA OF LEFT WALL FACE = 64.6 m<sup>2</sup> (695.3 ft<sup>2</sup>)</b>	
LIMITING DISTANCE = 6.35 m (21' - 0") TO CENTRELINE OF LANE	
PERMITTED % OF GLAZED OPENINGS = 78.0%	
TOTAL AREA OF GLAZED OPENINGS = 1.39 m <sup>2</sup> (15.0 ft <sup>2</sup> )	
ACTUAL % OF GLAZED OPENINGS = 2.2%	

GLAZING CALCULATIONS AS PER NBC - 2019 AE 9.1.0.15.4	
<b>TOTAL AREA OF FRONT UNIT (TYPICAL) WALL FACE = 39.2 m<sup>2</sup> (421.7 ft<sup>2</sup>)</b>	
LIMITING DISTANCE = 9.49 m (31' - 1 3/4") TO CENTRELINE OF LANE	
PERMITTED % OF GLAZED OPENINGS = 100.0%	

- ELEVATION NOTES:**
- PROVIDE PRE-FINISHED METAL DRIP FLASHING OVER ALL OPENINGS IN EXTERIOR WALLS & END DAMS, TYPICAL.
  - EXTERIOR FINISH MATERIALS AND LOCATIONS TO BE CONFIRMED W/ OWNER PRIOR TO ORDERING AND INSTALLATION.
  - DOOR AND WINDOW STYLES AND SIZES TO BE CONFIRMED W/ OWNER PRIOR TO ORDERING AND INSTALLATION.
  - GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM W/ SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.
  - \*PROVIDE ROOF SPLASH GUARDS AT ROOF VALLEY EAVE LOCATIONS.
  - \*ALL DOWNSPOUTS TO INCLUDE 5'-0" EXTENSION AT BOTTOM TO ALLOW FOR PROPER WATER DRAINAGE AWAY FROM BUILDING. ADDITIONALLY PROVIDE SPLASH PADS AT LANDSCAPING LOCATIONS.



2 LEFT SIDE ELEVATION  
1/4" = 1'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"



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No.	DATE	ISSUED FOR
01	24OCT2022	BUILDING PERMIT

**PRIME CONSULTANT**  
**VAN ROEKEL ARCHITECTURE**  
VAN ROEKEL ARCHITECTURE LTD.  
CALGARY, AB  
403 404 5257

**SEAL**

**SUB-CONSULTANT**

**PROJECT**  
THE VILLAS ON MONTEITH  
BUILDING #10  
351 MONTEITH DRIVE, S.E.  
HIGH RIVER, ALBERTA  
UNITS #45 - #49; PLAN 111 1250  
TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
ELEVATIONS

<b>SCALE</b>	As indicated
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3058
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR

**DRAWING #**  
A3.1

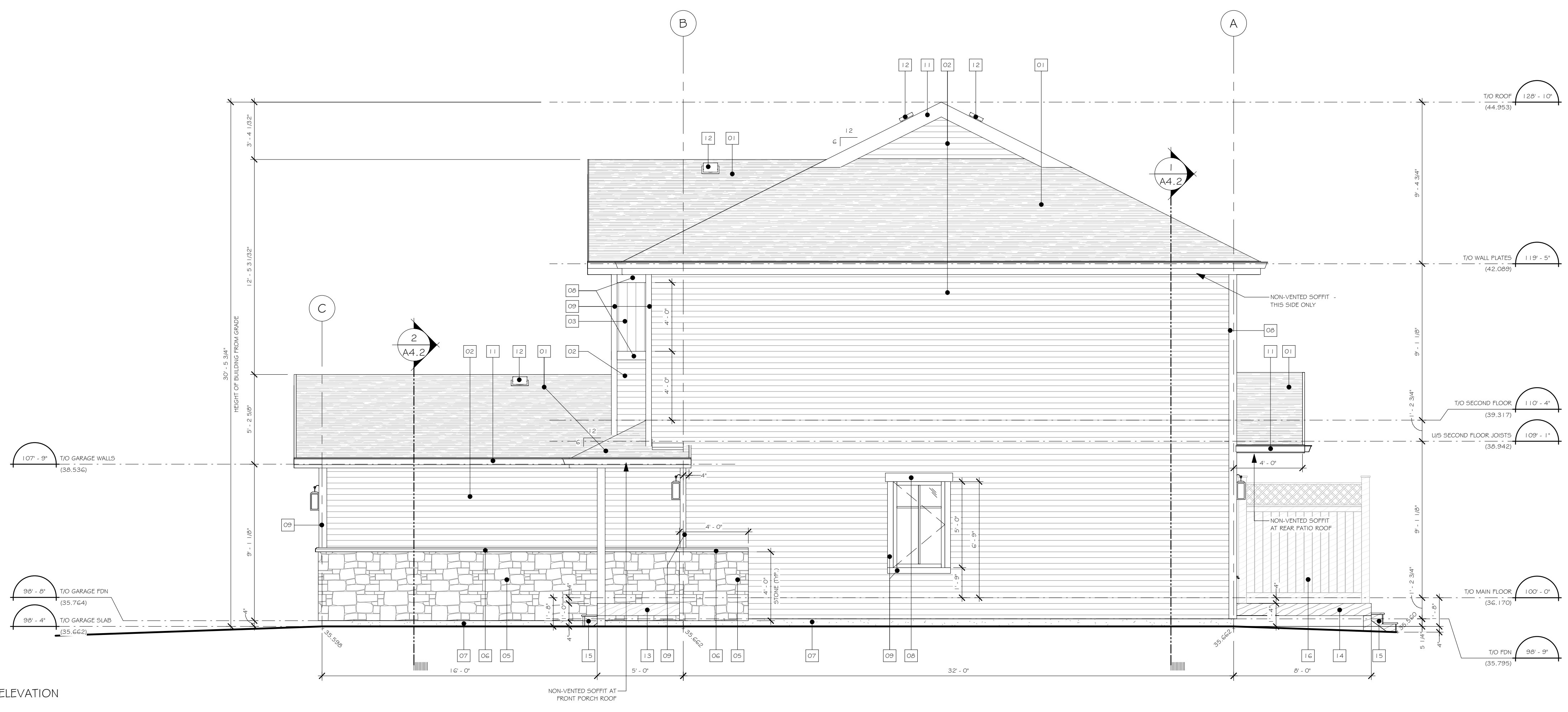


KEYNOTE	DESCRIPTION
01	ASPHALT SHINGLES - CONFIRM COLOUR W/ OWNER
02	HORIZONTAL VINYL SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
03	VERTICAL VINYL SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
04	VERTICAL BOARD & BATTEN SIDING TYPE 1' - CONFIRM COLOUR W/ OWNER
05	STONE VENEER - CONFIRM COLOUR & TYPE W/ OWNER
06	STONE CAP - COLOUR TO MATCH STONE VENEER
07	PARGING - STANDARD GREY COLOUR
08	6" SMARTBOARD TRIM - CONFIRM COLOUR W/ OWNER
09	4" SMARTBOARD TRIM - CONFIRM COLOUR W/ OWNER
10	3'-0" EXTERIOR DOOR W/ 15' SIDELIGHT UNIT
11	2x4 FASCIA BOARD W/ PRE-FINISHED FASCIA & ALUMINUM EAVESTROUGH W/ DOWNSPOUTS*
12	ROOF VENT
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14	EXTERIOR P.T. WOOD PATIO
15	EXTERIOR P.T. WOOD STEPS
16	EXTERIOR P.T. WOOD PRIVACY SCREEN - 7'-0" HIGH
17	WINDOW WELL W/ DRAIN CONNECTED TO WEEPING TILE
18	EXTERIOR WALL MOUNT LIGHT (BESIDE EXTERIOR DOORS, TYP.)

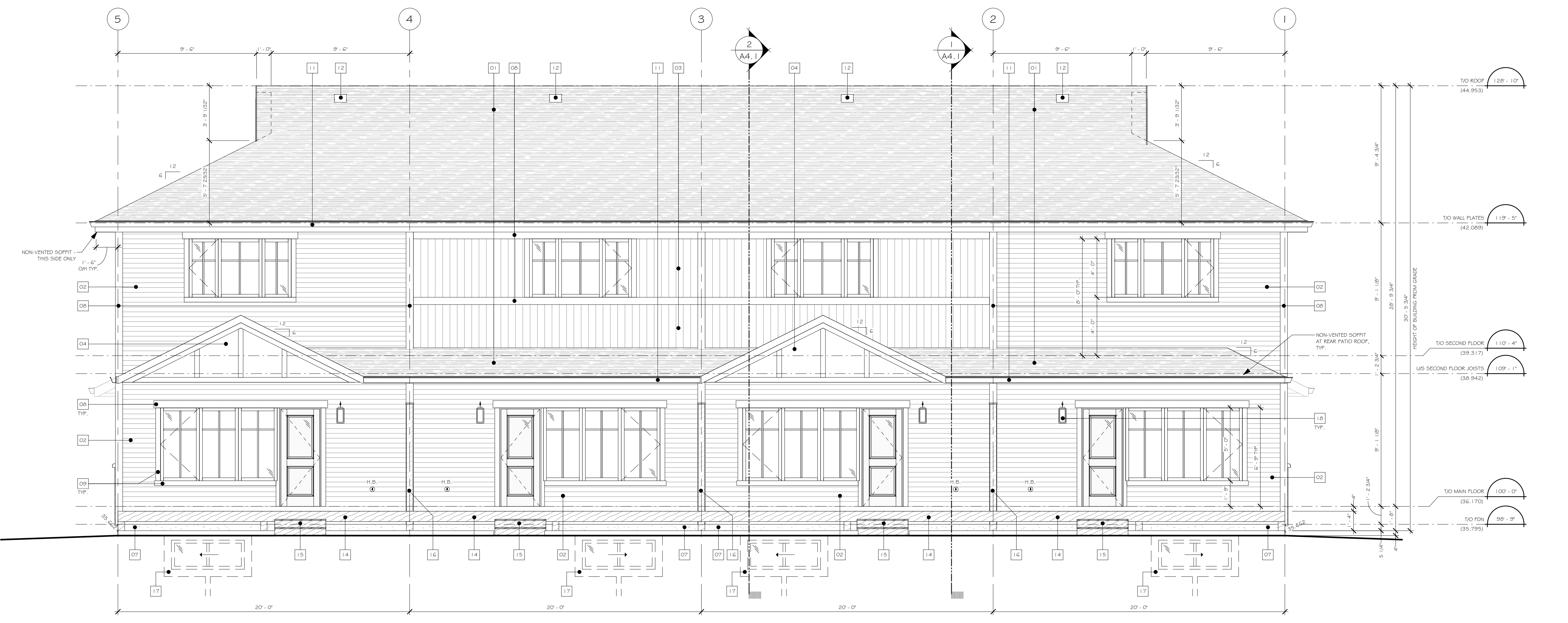
GLAZING CALCULATIONS AS PER NBC - 2019 AE 9.1.0.15.4	
TOTAL AREA OF RIGHT WALL FACE = 64.6 m <sup>2</sup> (695.3 ft <sup>2</sup> )	
LIMITING DISTANCE = 1.5 m (4' - 11") TO CENTRELINE BETWEEN BUILDINGS	
PERMITTED % OF GLAZED OPENINGS = 8.0%	
TOTAL AREA OF GLAZED OPENINGS = 1.39 m <sup>2</sup> (15.0 ft <sup>2</sup> )	
ACTUAL % OF GLAZED OPENINGS = 2.2%	
ADDITIONAL REQUIREMENTS:	
- SOFFIT MUST BE NON-VENTED (NO OPENINGS PERMITTED) WHERE IT PROJECTS WITHIN 4'-0" FROM THE CENTRELINE BETWEEN BUILDINGS	

GLAZING CALCULATIONS AS PER NBC - 2019 AE 9.1.0.15.4	
TOTAL AREA OF REAR UNIT (TYPICAL) WALL FACE = 39.2 m <sup>2</sup> (421.7 ft <sup>2</sup> )	
LIMITING DISTANCE = 8.69 m (28' - 6") TO PROPERTY LINE	
PERMITTED % OF GLAZED OPENINGS = 100.0%	

- ELEVATION NOTES:**
- PROVIDE PRE-FINISHED METAL DRIP FLASHING OVER ALL OPENINGS IN EXTERIOR WALLS & END DAMS, TYPICAL.
  - EXTERIOR FINISH MATERIALS AND LOCATIONS TO BE CONFIRMED W/ OWNER PRIOR TO ORDERING AND INSTALLATION.
  - DOOR AND WINDOW STYLES AND SIZES TO BE CONFIRMED W/ OWNER PRIOR TO ORDERING AND INSTALLATION.
  - GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM W/ SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.
  - \*PROVIDE ROOF SPLASH GUARDS AT ROOF VALLEY EAVE LOCATIONS.
  - \*ALL DOWNSPOUTS TO INCLUDE 5'-0" EXTENSION AT BOTTOM TO ALLOW FOR PROPER WATER DRAINAGE AWAY FROM BUILDING. ADDITIONALLY PROVIDE SPLASH PADS AT LANDSCAPING LOCATIONS.



2 RIGHT SIDE ELEVATION  
1/4" = 1'-0"



1 REAR ELEVATION  
1/4" = 1'-0"



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01	24OCT2022	BUILDING PERMIT

**PRIME CONSULTANT**  
**VAN ROEKEL ARCHITECTURE**  
VAN ROEKEL ARCHITECTURE LTD.  
CALGARY, AB  
403.404.5257

**SEAL**

**SUB-CONSULTANT**

**PROJECT**  
THE VILLAS ON MONTEITH  
BUILDING #10  
351 MONTEITH DRIVE, S.E.  
HIGH RIVER, ALBERTA  
UNITS #45 - #48; PLAN 1111258  
TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
ELEVATIONS

<b>SCALE</b>	As indicated
<b>PROJECT #</b>	3058
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR

**DRAWING #**  
A3.2



- GENERAL NOTES:**
1. FLOOR & ROOF STRUCTURAL INFORMATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY - FINAL DESIGN OF PRE-ENGINEERED STRUCTURAL COMPONENTS ARE AS PER PRE-ENGINEERED SUPPLIER.
  2. REFER TO MILLWORK SUPPLIER SHOP DRAWINGS FOR MILLWORK LAYOUTS, SIZES, AND FINISHES.
  3. REFER TO STRUCTURAL DWGS FOR SIZING AND LOCATIONS OF ALL NEW STRUCTURAL MEMBERS.
  4. CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFIRM DOOR AND WINDOW SIZES WITH SUPPLIER SHOP DRAWINGS.
  5. GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM W/ SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.
  6. ALL SIDEWALKS & DRIVEWAYS TO BE BROOM FINISHED.

- FOUNDATION NOTES:**
1. CONCRETE DESIGN AND REINFORCEMENT TO BE CONFIRMED BY A PROFESSIONAL ENGINEER BASED ON SOIL CONDITIONS.
  2. FOUNDATIONS AND SLABS ARE TO BE CONSTRUCTED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 75 KPA OR GREATER AS PER NBC - 2019 A.S., PART 9.15. REFER TO DISTING GEOTECHNICAL REPORTS FOR SOIL AND FOUNDATION SPECIFICATIONS. CONTRACTOR TO SITE CONFIRM SOIL TYPE AND COMPACTION WITH A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONCRETE POUR. IF UNSUITABLE SOIL CONDITIONS ARE FOUND AN ALTERNATIVE ENGINEERED DESIGN WILL BE REQUIRED AND MODIFICATIONS MADE.
  3. VERIFY HEIGHT OF SANITARY INVERT PRIOR TO CONSTRUCTING FOUNDATION.
  4. LOCATE ALL SERVICES AND CONFIRM LOCATION OF PROPOSED CONNECTIONS PRIOR TO EXCAVATION.
  5. MAINTAIN MINIMUM 40" OF SOIL DEPTH ON FOUNDATIONS TO PROTECT AGAINST DAMAGE TO FOUNDATIONS FROM FROST HEAVING. STEP FOOTINGS DOWN AS REQUIRED OR PROVIDE ADDITIONAL INSULATION WHERE REQUIRED.
  6. BACKFILL AND SUBGRADE MATERIAL TO CONSIST OF WELL-DRAINED, COMPACTED GRANULAR MATERIAL THAT IS NOT SUSCEPTIBLE TO HEAVING DUE TO MOISTURE ABSORPTION (OR FROST) AND BE CONSTRUCTED ACCORDING TO GEOTECHNICAL SPECIFICATIONS AND ENGINEERED DETAILS. SITE CONFIRM AND TEST SOIL CONDITIONS AND IF NOT SUITABLE, REPLACE WITH ENGINEERED FILL AND COMPACT AS PER ENGINEERED SPECIFICATIONS.

**CLIENT**

*Villas on MONTEITH*

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**SUB-CONSULTANT**

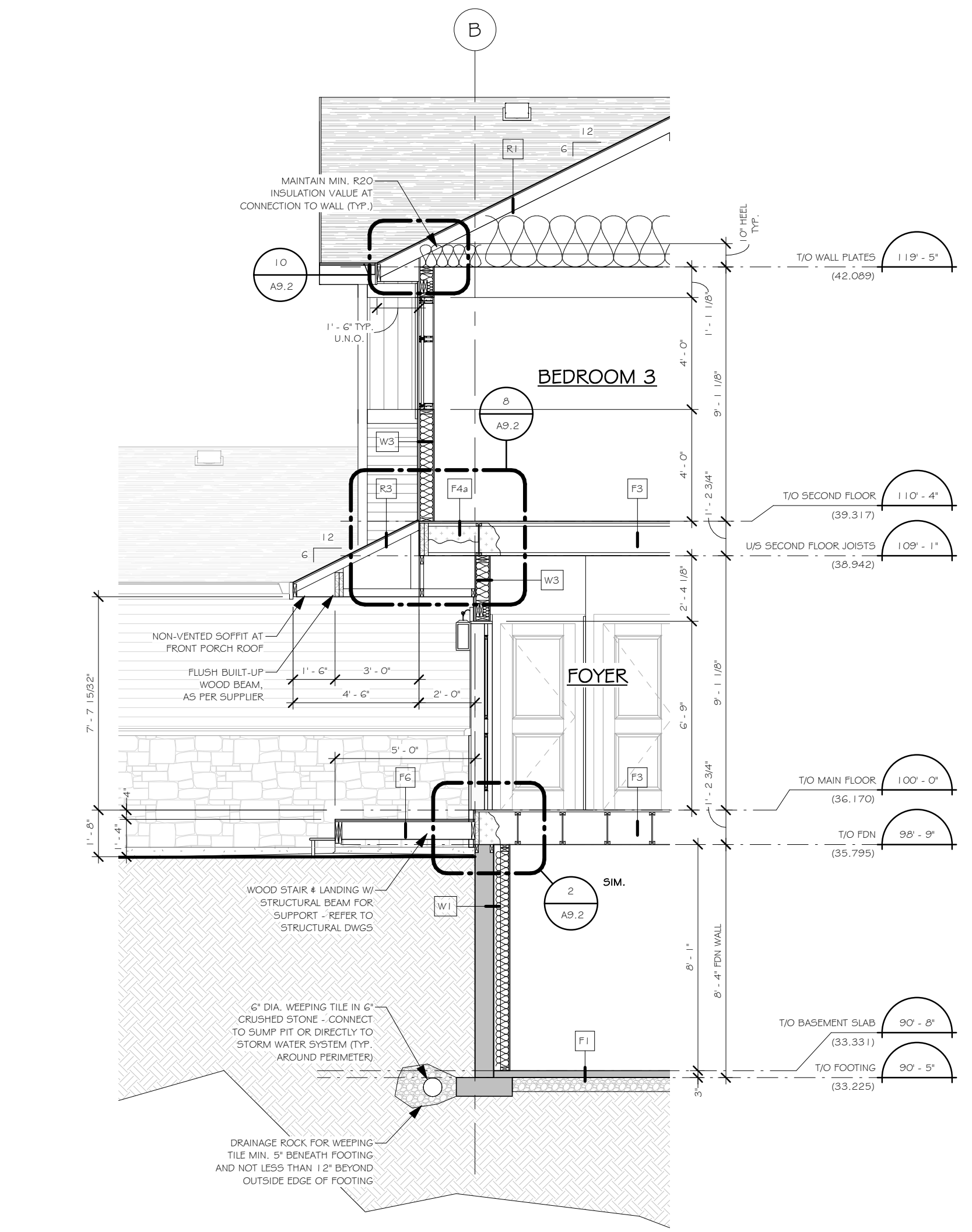
**PROJECT**

THE VILLAS ON MONTEITH  
351 MONTEITH DRIVE, S.E.  
HIGH RIVER, ALBERTA  
UNITS #45 - #49; PLAN 1111 1250  
TRADITIONAL NEIGHBOURHOOD DISTRICT

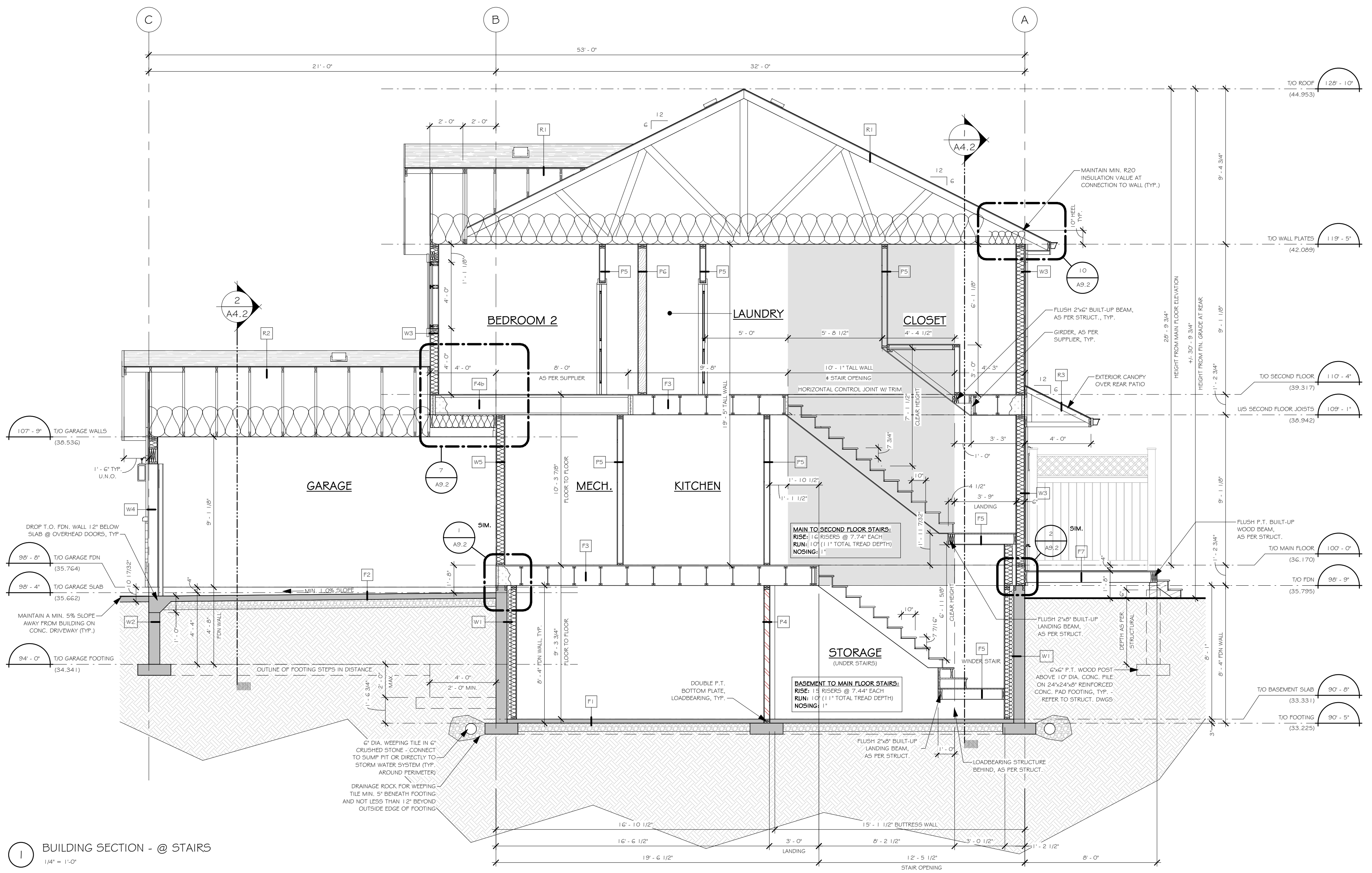
**SHEET NAME**

BUILDING SECTIONS

<b>SCALE</b>	1/4" = 1'-0"
<b>SIZE</b>	A45 D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR
<b>DRAWING #</b>	A4.1



2 PARTIAL SECTION - @ FRONT ENTRANCE  
1/4" = 1'-0"



1 BUILDING SECTION - @ STAIRS  
1/4" = 1'-0"



**GENERAL NOTES:**  
 1. FLOOR & ROOF STRUCTURAL INFORMATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY - FINAL DESIGN OF PRE-ENGINEERED STRUCTURAL COMPONENTS ARE AS PER PRE-ENGINEERED SUPPLIER.

2. REFER TO MILLWORK SUPPLIER SHOP DRAWINGS FOR MILLWORK LAYOUTS, SIZES, AND FINISHES.

3. REFER TO STRUCTURAL DWGS FOR SIZING AND LOCATIONS OF ALL NEW STRUCTURAL MEMBERS.

4. CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFIRM DOOR AND WINDOW SIZES WITH SUPPLIER SHOP DRAWINGS.

5. GEODETIC ELEVATIONS NOTED ARE ASSUMED - CONFIRM W/ SURVEYOR AND OWNER PRIOR TO EXCAVATION, CONTRACTOR TO CONFIRM ON SITE.

6. ALL SIDEWALKS & DRIVEWAYS TO BE BROOM FINISHED.

**FOUNDATION NOTES:**  
 1. CONCRETE DESIGN AND REINFORCEMENT TO BE CONFIRMED BY A PROFESSIONAL ENGINEER BASED ON SOIL CONDITIONS.

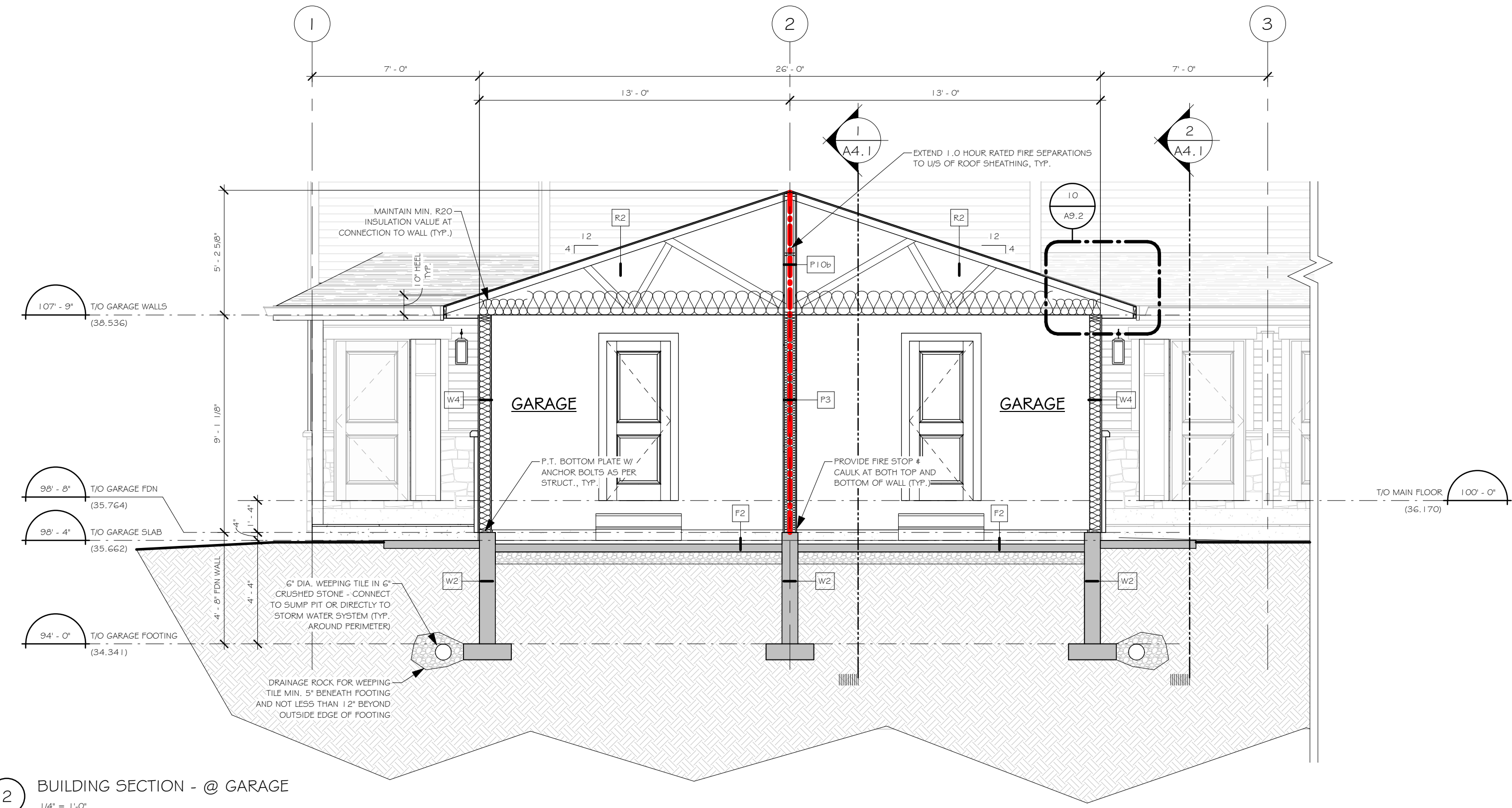
2. FOUNDATIONS AND SLABS ARE TO BE CONSTRUCTED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 75 KPA OR GREATER AS PER NBC - 2019 A.1, PART 9.15. REFER TO DISTING GEOTECHNICAL REPORTS FOR SOIL AND FOUNDATION SPECIFICATIONS. CONTRACTOR TO SITE CONFIRM SOIL TYPE AND COMPACTION WITH A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONCRETE POUR. IF UNSUITABLE SOIL CONDITIONS ARE FOUND AN ALTERNATIVE ENGINEERED DESIGN WILL BE REQUIRED AND MODIFICATIONS MADE.

3. VERIFY HEIGHT OF SANITARY INVERT PRIOR TO CONSTRUCTING FOUNDATION.

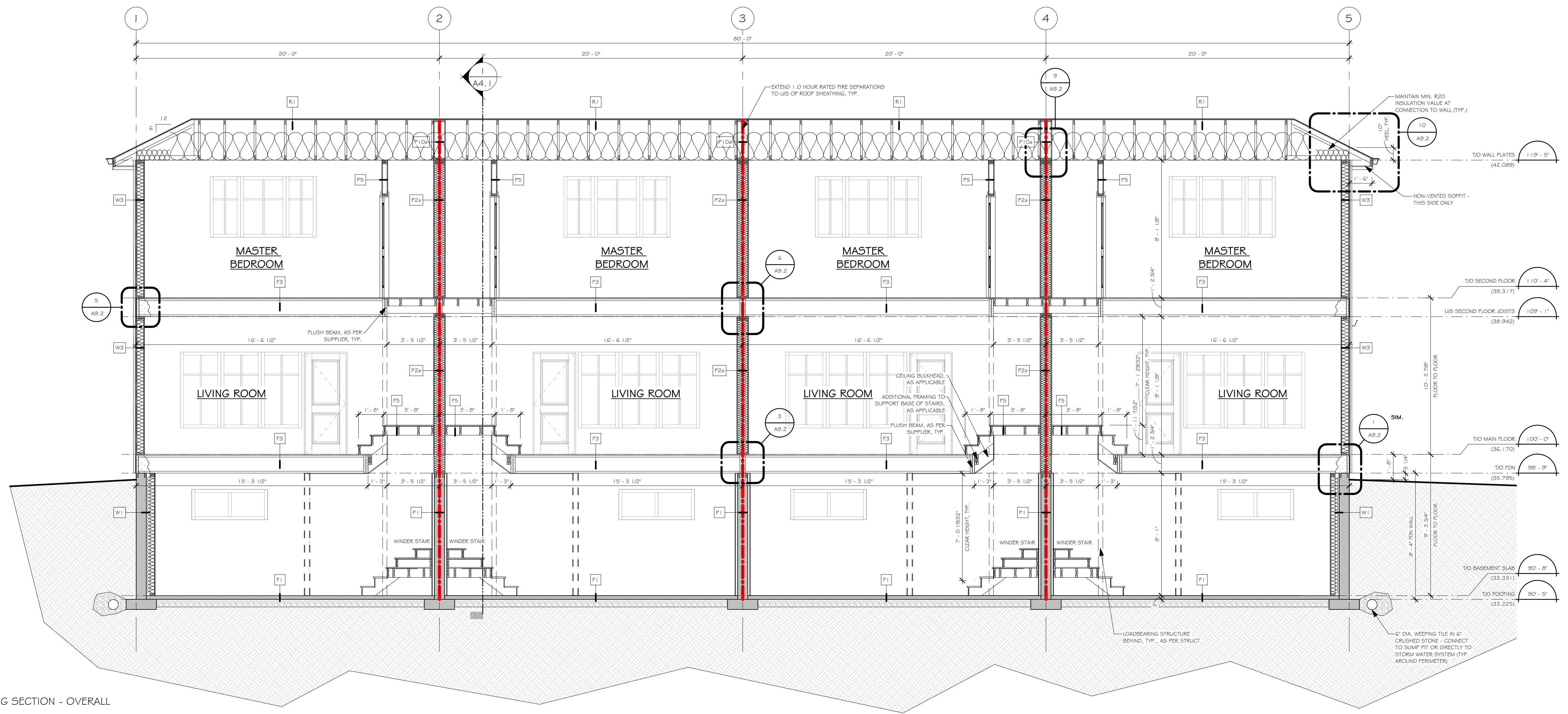
4. LOCATE ALL SERVICES AND CONFIRM LOCATION OF PROPOSED CONNECTIONS PRIOR TO EXCAVATION.

5. MAINTAIN MINIMUM 48" OF SOIL DEPTH ON FOUNDATIONS TO PROTECT AGAINST DAMAGE TO FOUNDATIONS FROM FROST HEAVING. STEP FOOTINGS DOWN AS REQUIRED OR PROVIDE ADDITIONAL INSULATION WHERE REQUIRED.

6. BACKFILL AND SUBGRADE MATERIAL TO CONSIST OF WELL-DRAINED, COMPACTED GRANULAR MATERIAL THAT IS NOT SUSCEPTIBLE TO HEAVING DUE TO MOISTURE ABSORPTION (OR FROST) AND BE CONSTRUCTED ACCORDING TO GEOTECHNICAL SPECIFICATIONS AND ENGINEERED DETAILS. SITE CONFIRM AND TEST SOIL CONDITIONS AND IF NOT SUITABLE, REPLACE WITH ENGINEERED FILL AND COMPACT AS PER ENGINEERED SPECIFICATIONS.



2 BUILDING SECTION - @ GARAGE  
1/4" = 1'-0"



1 BUILDING SECTION - OVERALL  
1/4" = 1'-0"

**FIRE RATING LEGEND**

	1 HOUR RATED FIRE SEPARATION
	FIRE BLOCK (0.0 HOUR SEPARATION) - 1/2" GYPSUM BOARD, 1/2" PLYWOOD, OSB OR WATERBOARD, W/ ALL JOINTS HAVING CONTINUOUS SUPPORTS



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**SEAL**

**SUB-CONSULTANT**

**PROJECT**  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #49; PLAN 1111 1250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

**SHEET NAME**  
 BUILDING SECTIONS

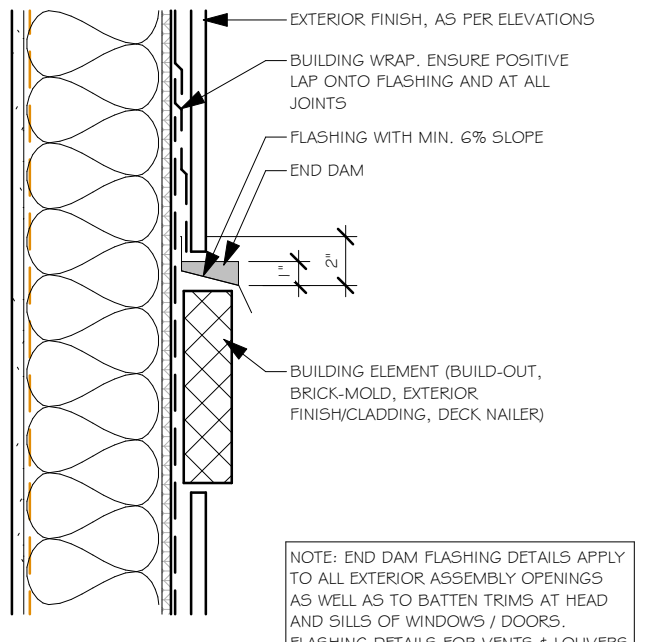
<b>SCALE</b>	As indicated
<b>SIZE</b>	ANSI D
<b>PROJECT #</b>	3098
<b>DRAWN BY</b>	AVDB
<b>CHECKED BY</b>	FVR

**DRAWING #**  
 A4.2

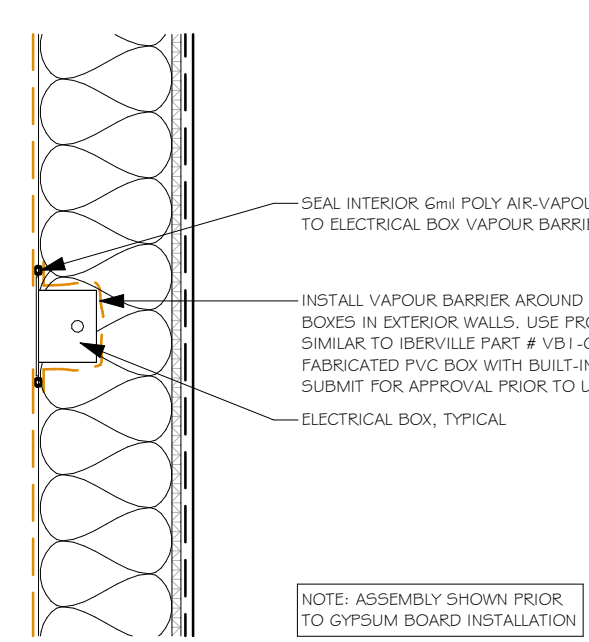




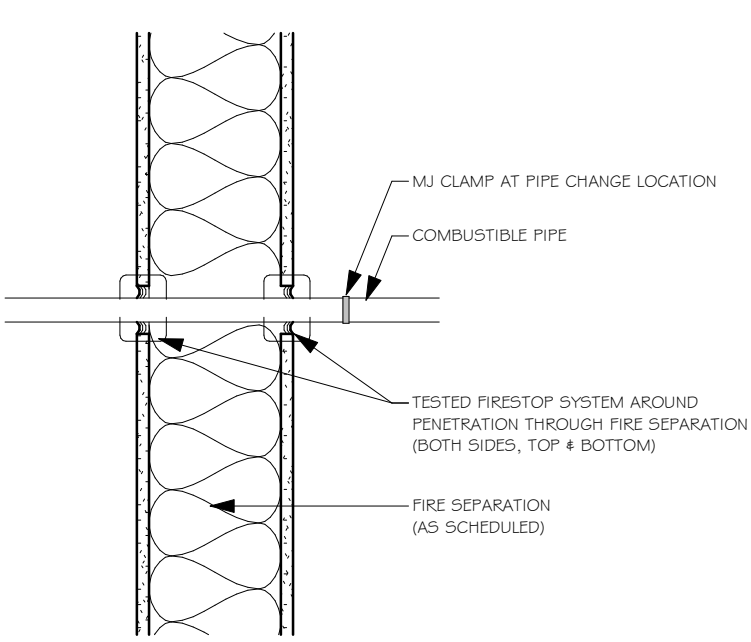
EXAMPLE OF FLASHING WITH END-DAM



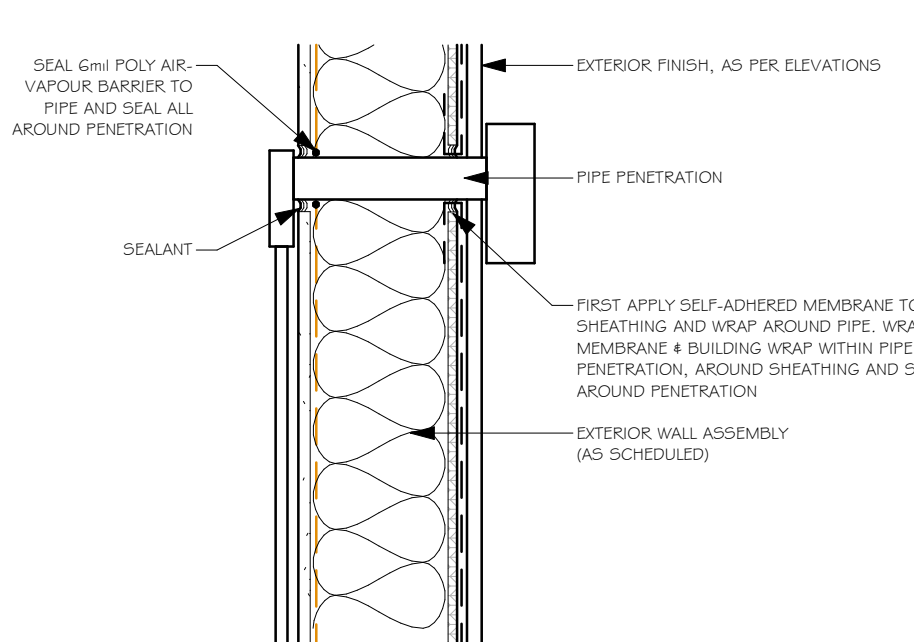
1 FLASHING DETAIL  
1/2" = 1'-0"



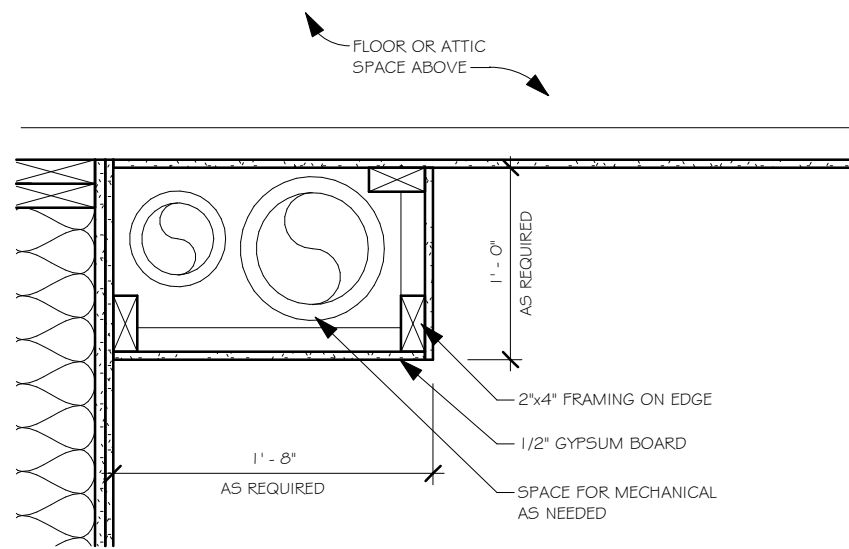
2 ELECTRICAL BOX DETAIL  
1/2" = 1'-0"



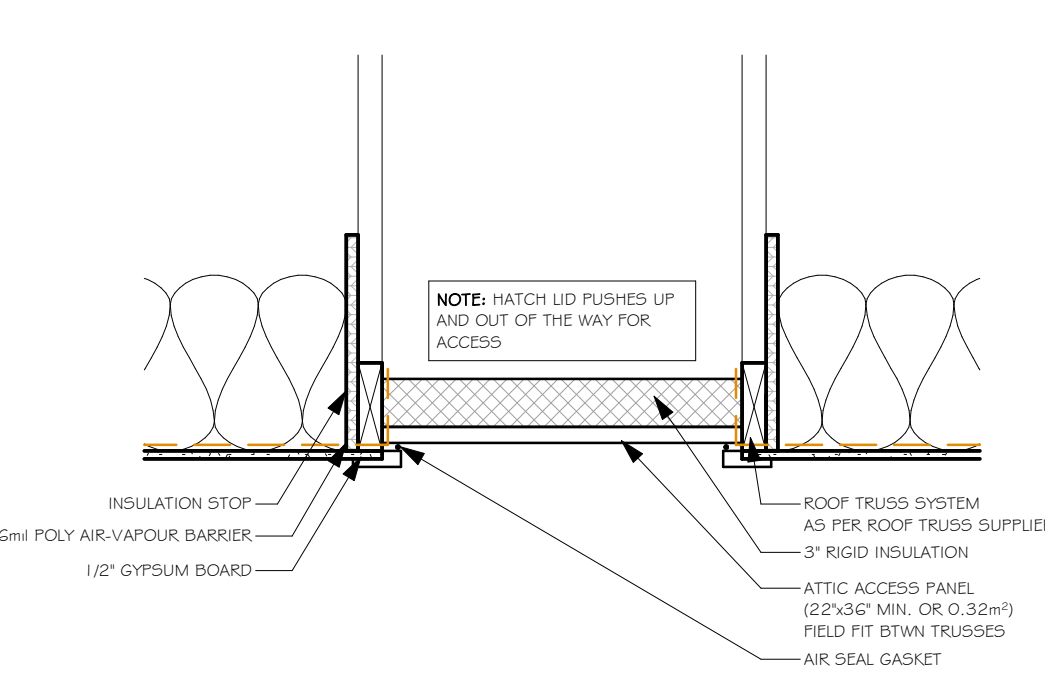
3 SERVICE PENETRATION DETAIL AT FIRE SEPARATION  
1/2" = 1'-0"



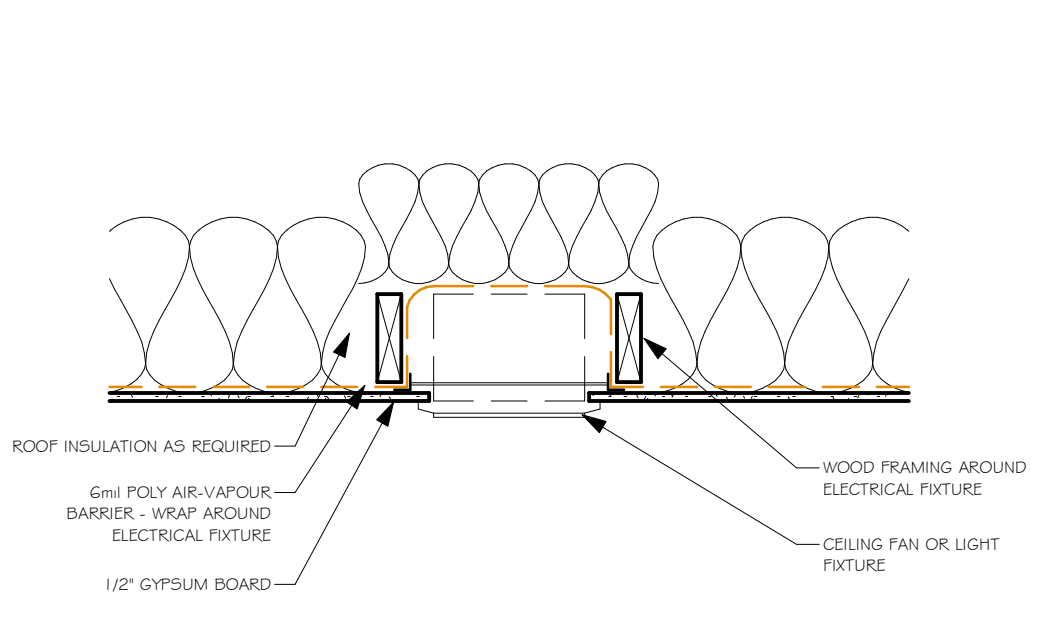
4 PENETRATION THROUGH EXTERIOR WALL DETAIL  
1/2" = 1'-0"



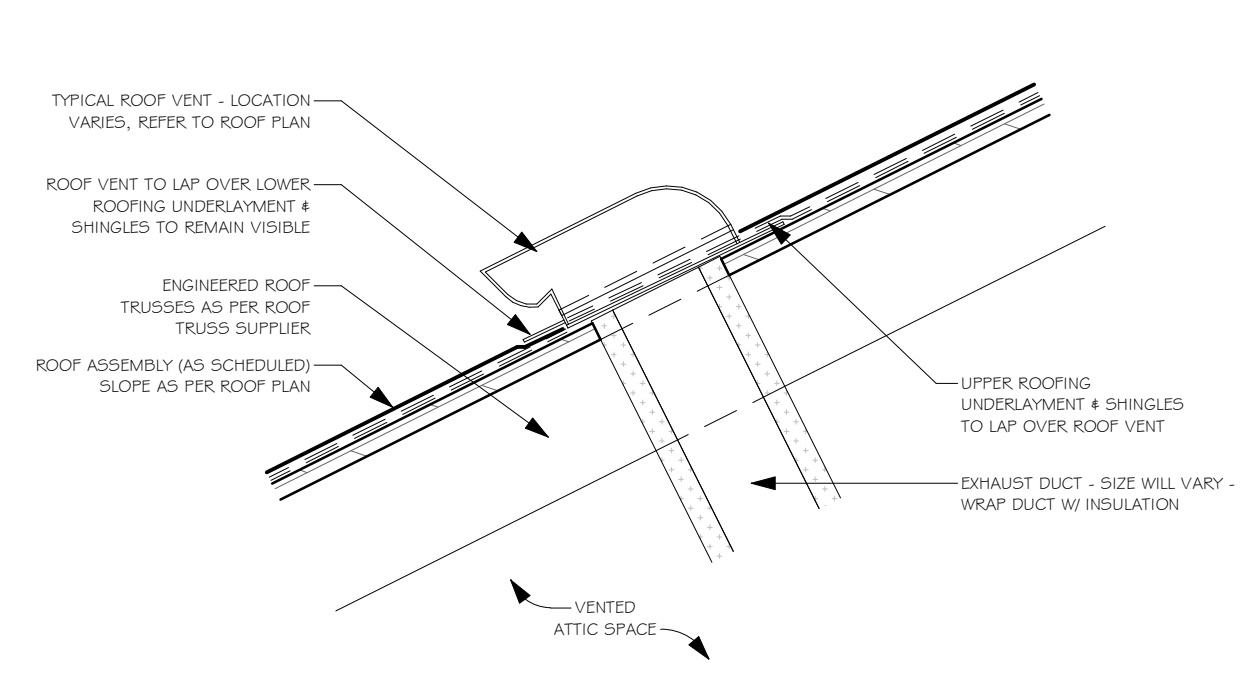
5 STANDARD BULKHEAD ASSEMBLY DETAIL  
1" = 1'-0"



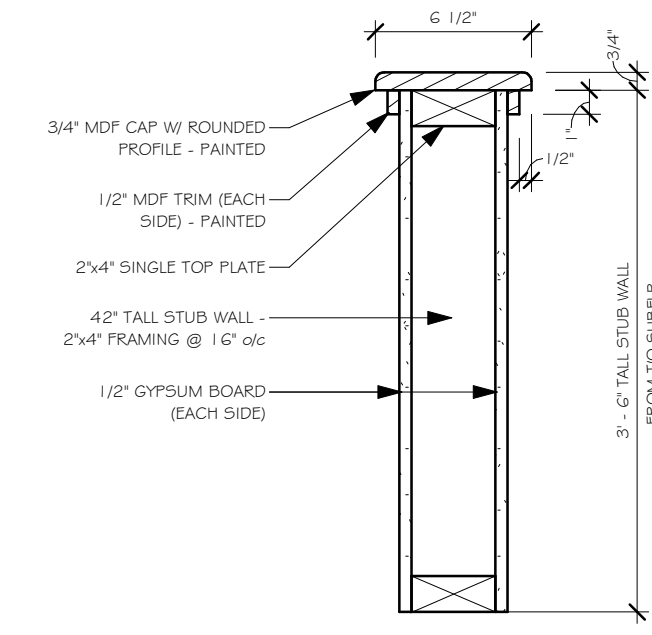
6 ATTIC ACCESS HATCH DETAIL  
1" = 1'-0"



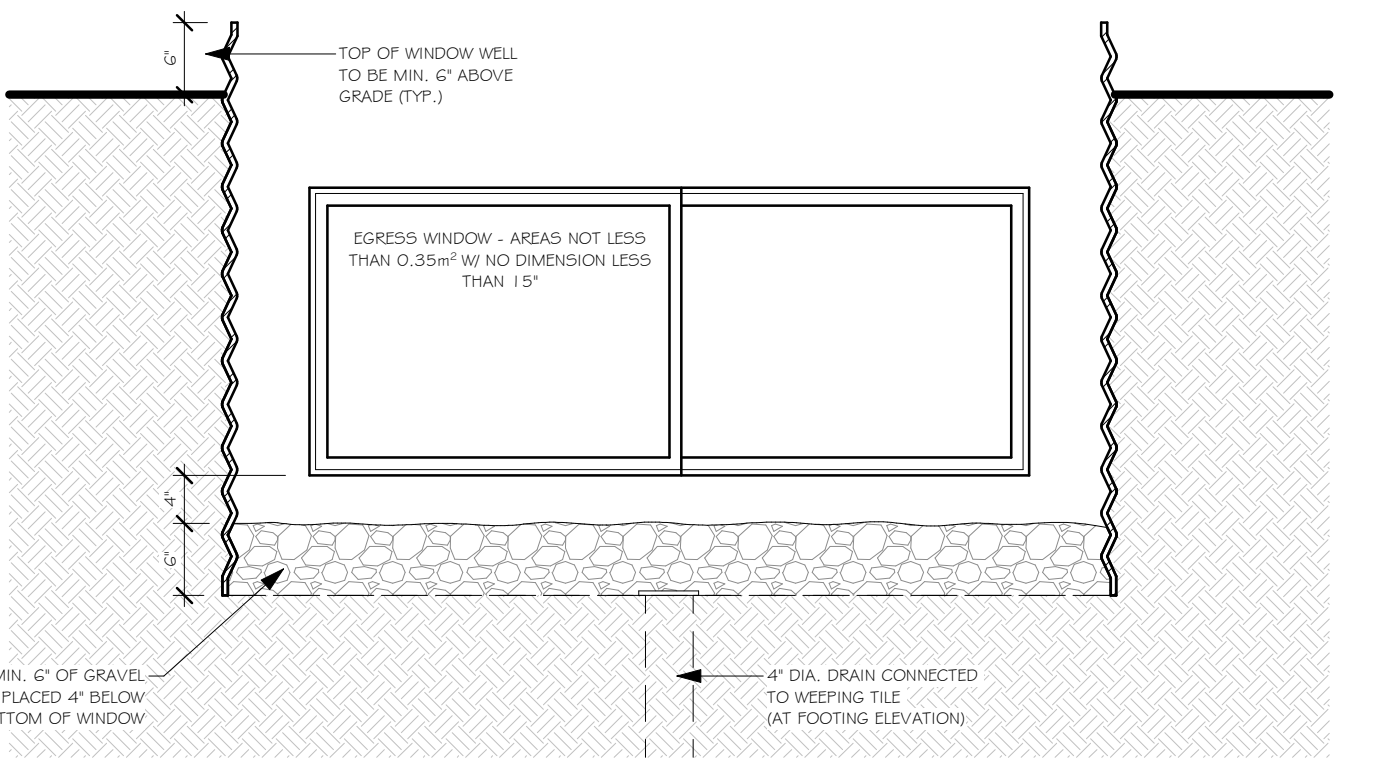
7 ELECTRICAL FIXTURE DETAIL AT ATTIC  
1" = 1'-0"



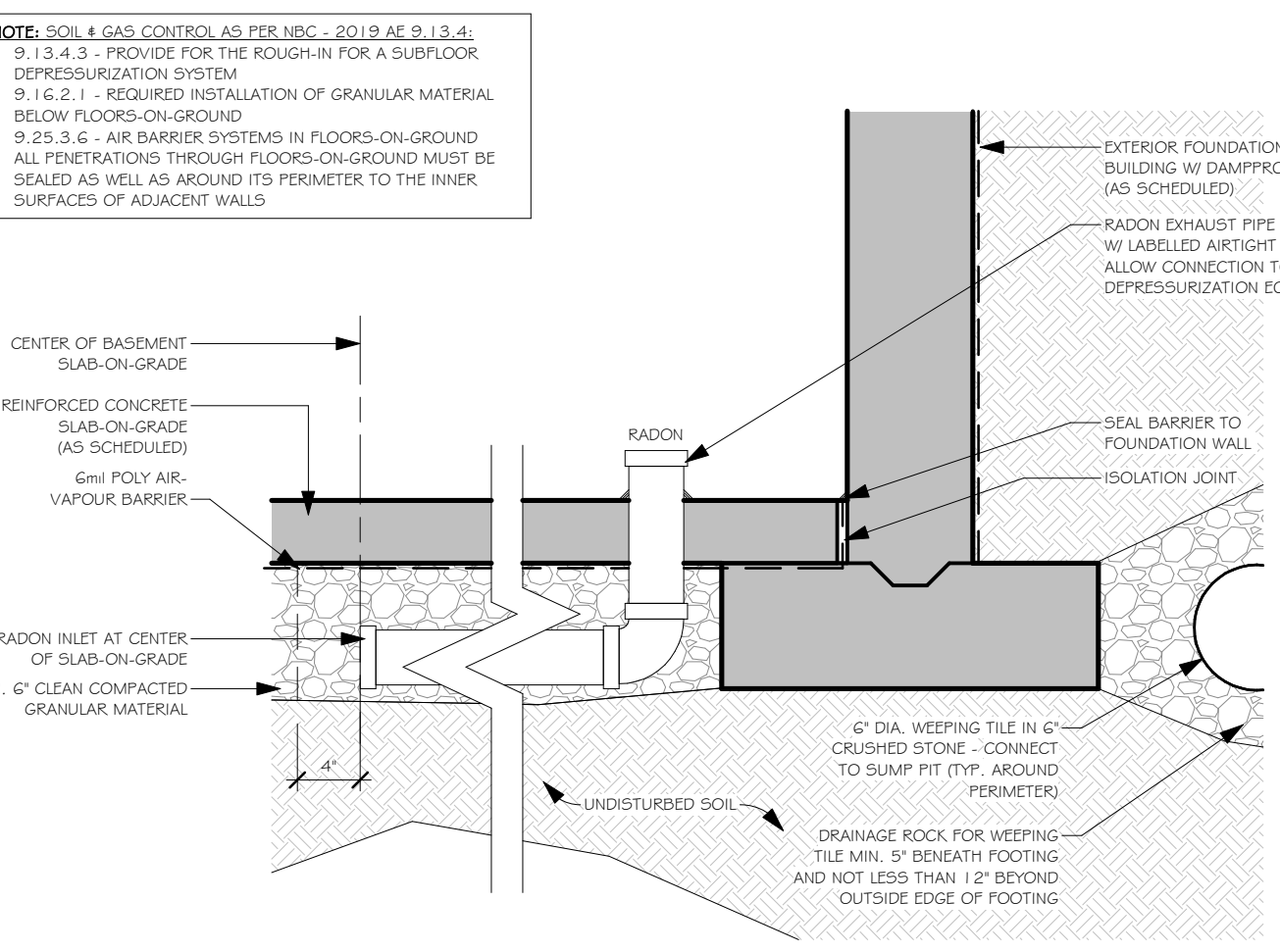
8 EXHAUST VENT DETAIL  
1/2" = 1'-0"



9 STUB WALL CAP DETAIL  
1/2" = 1'-0"

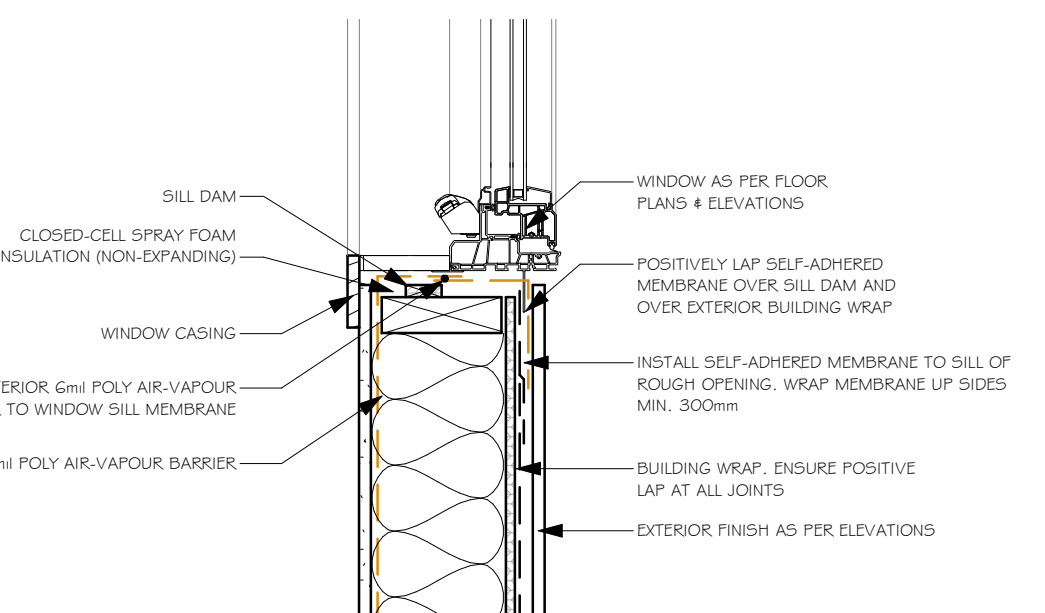


10 STANDARD WINDOW WELL DETAIL  
3/4" = 1'-0"

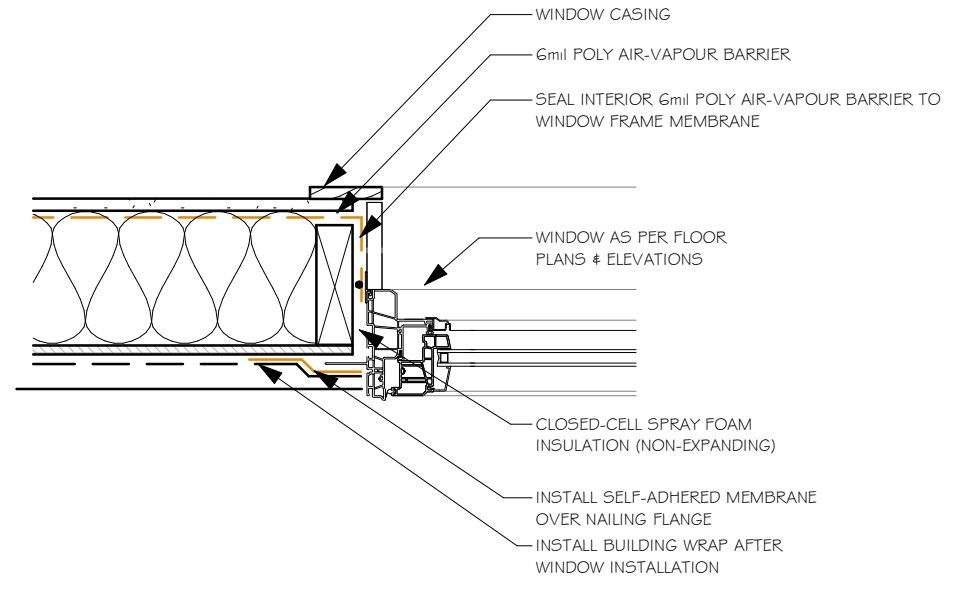


11 RADON ROUGH-IN DETAIL  
1" = 1'-0"

NOTE: SOIL & GAS CONTROL AS PER NBC 2012 AE 9.1.3.4.1  
 • 9.1.3.4.3 - PROVIDE FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM  
 • 9.1.6.2.1 - REQUIRED INSTALLATION OF GRANULAR MATERIAL BELOW FLOORS-ON-GROUND  
 • 9.25.3.6 - AIR BARRIER SYSTEMS IN FLOORS-ON-GROUND  
 • ALL PENETRATIONS THROUGH FLOORS-ON-GROUND MUST BE SEALED AS WELL AS AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALLS

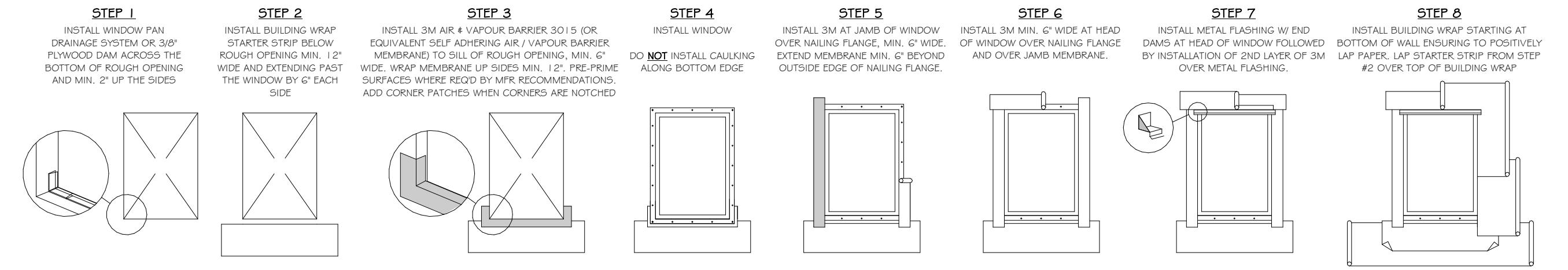


12 WINDOW SILL DETAIL  
1/2" = 1'-0"



13 WINDOW JAMB DETAIL  
1/2" = 1'-0"

TYPICAL WINDOW INSTALLATION (DOOR HEAD / JAMB = SIMILAR)



CLIENT  
**Villas on MONTEITH**

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No.	DATE	ISSUED FOR
01	24OCT2022	BUILDING PERMIT

PRIME CONSULTANT  
**VAN ROEKEL ARCHITECTURE**  
 VAN ROEKEL ARCHITECTURE LTD.  
 CALGARY, AB  
 403 404 5257

SEAL

SUB-CONSULTANT

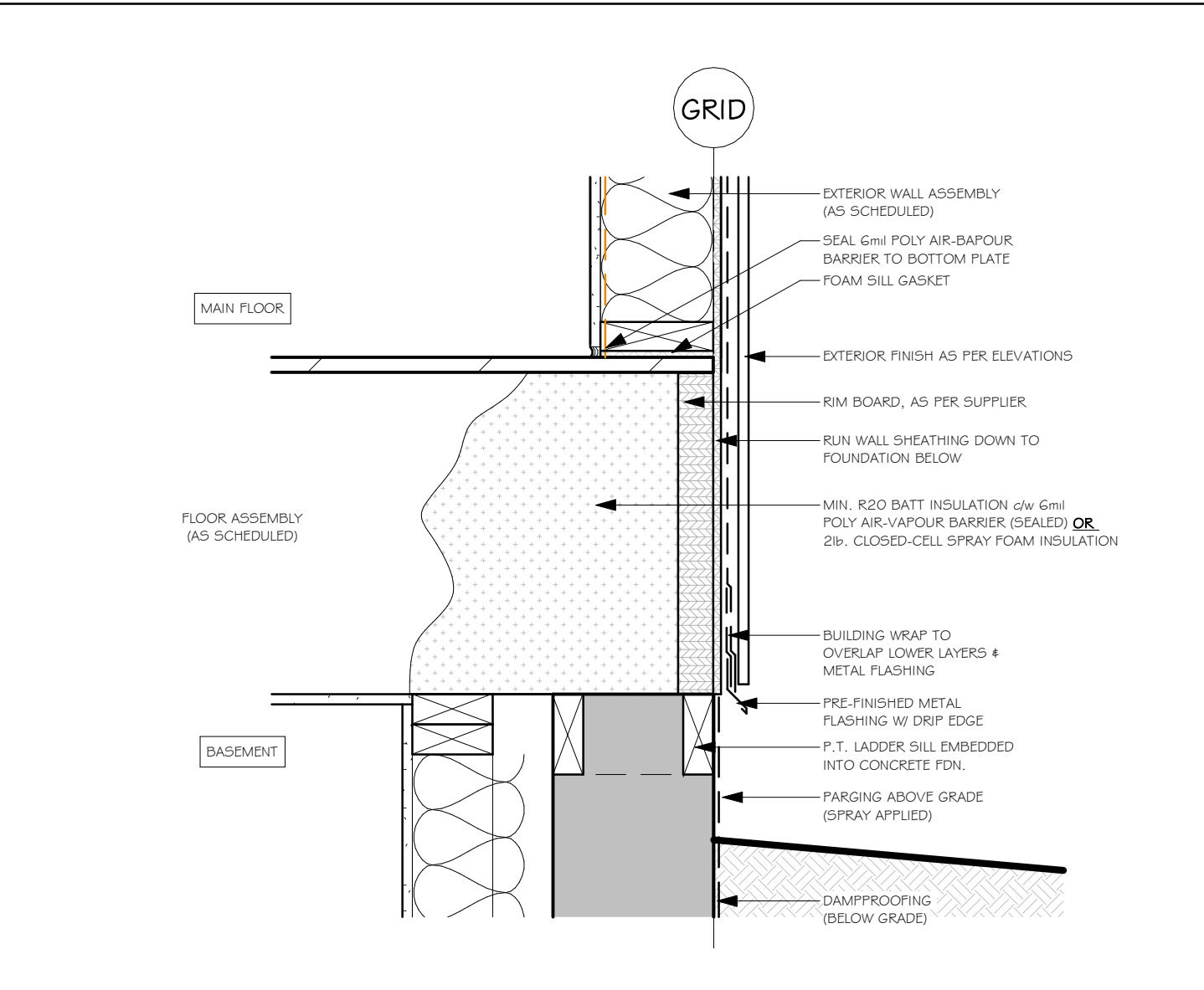
PROJECT  
 THE VILLAS ON MONTEITH  
 BUILDING #10  
 351 MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #48; PLAN 1111250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

SHEET NAME  
 DETAILS  
 (MISCELLANEOUS)

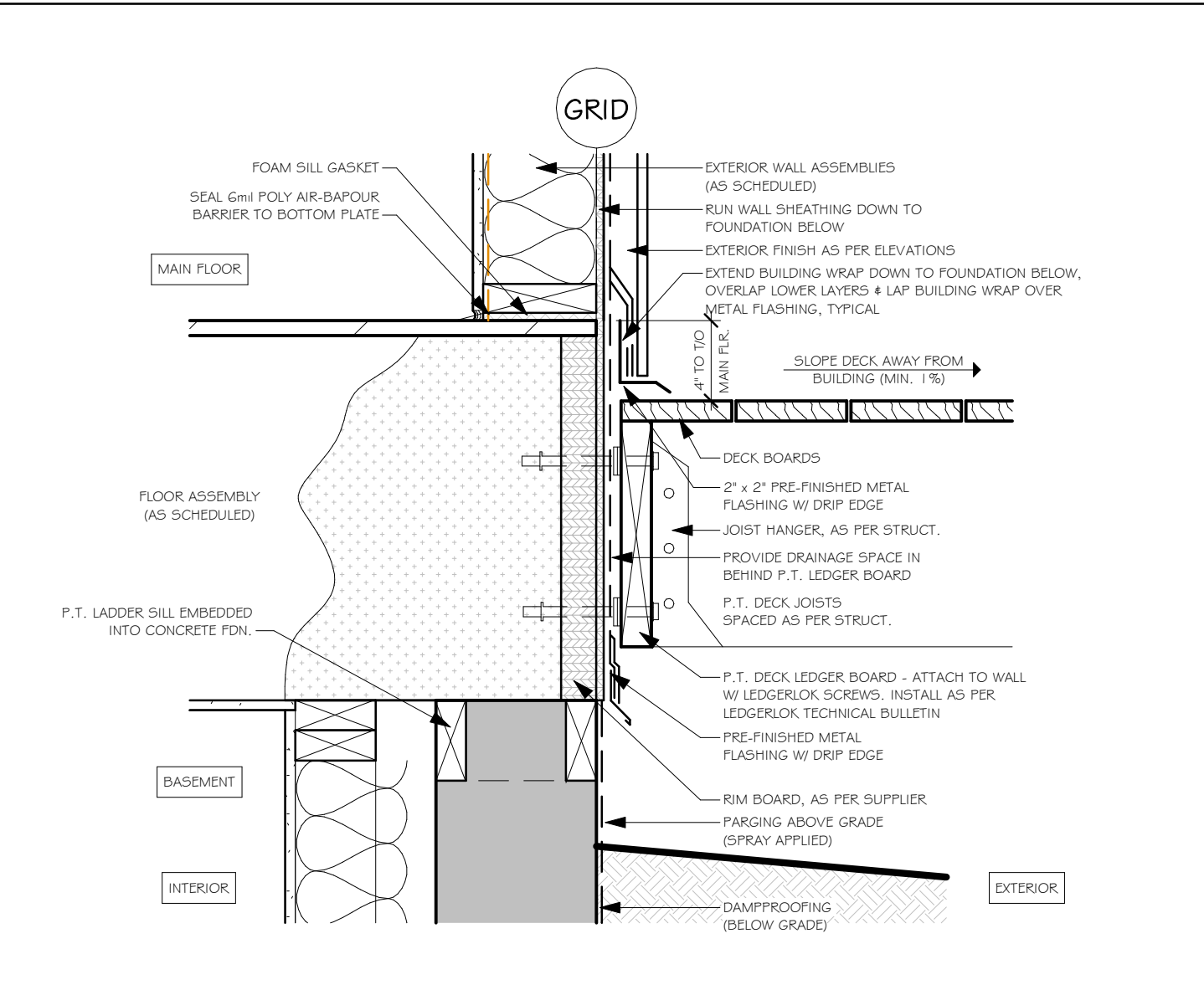
SCALE	As indicated
SIZE	A9.1 D
PROJECT #	3098
DRAWN BY	AVDB
CHECKED BY	FVR

DRAWING #  
**A9.1**

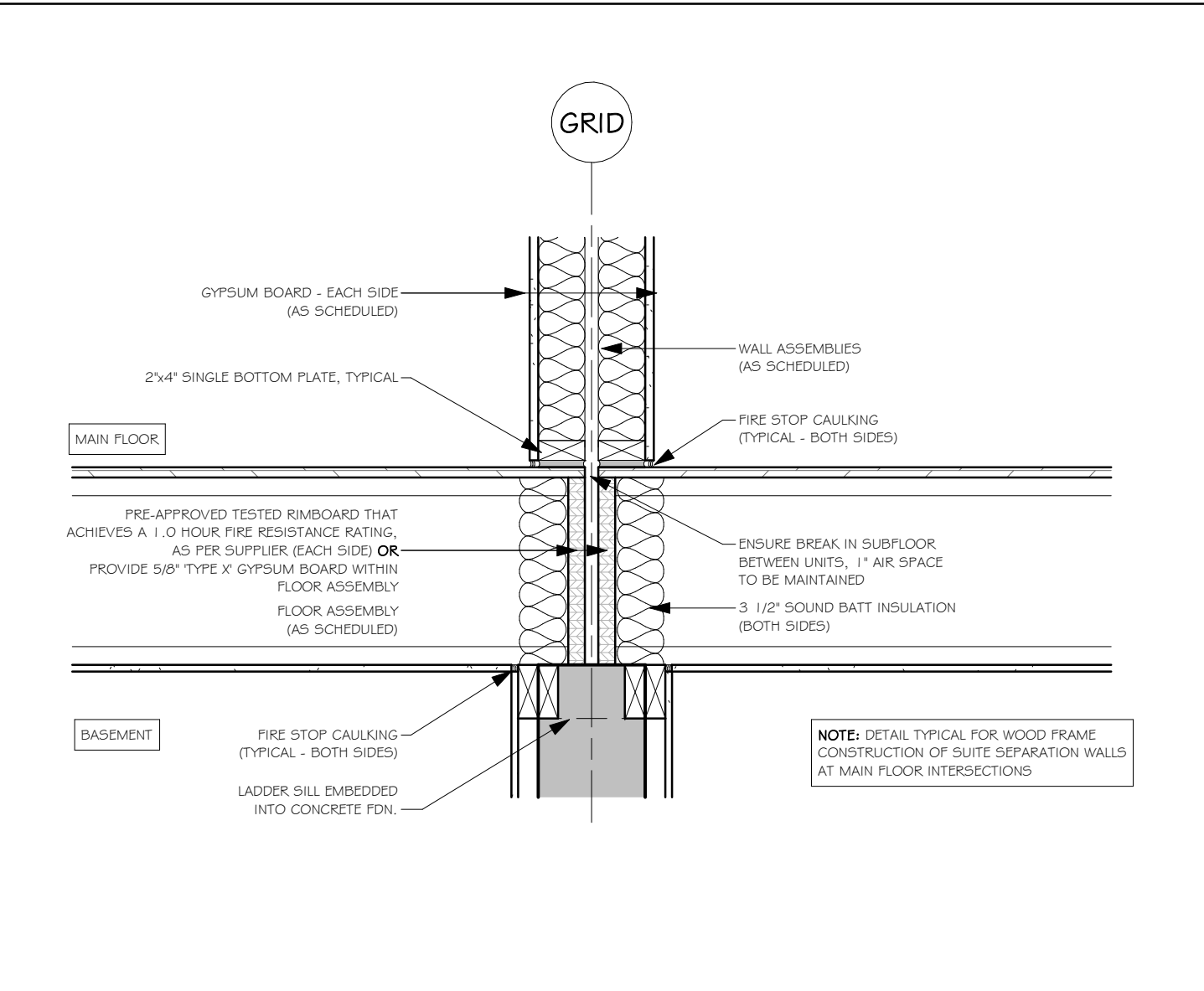




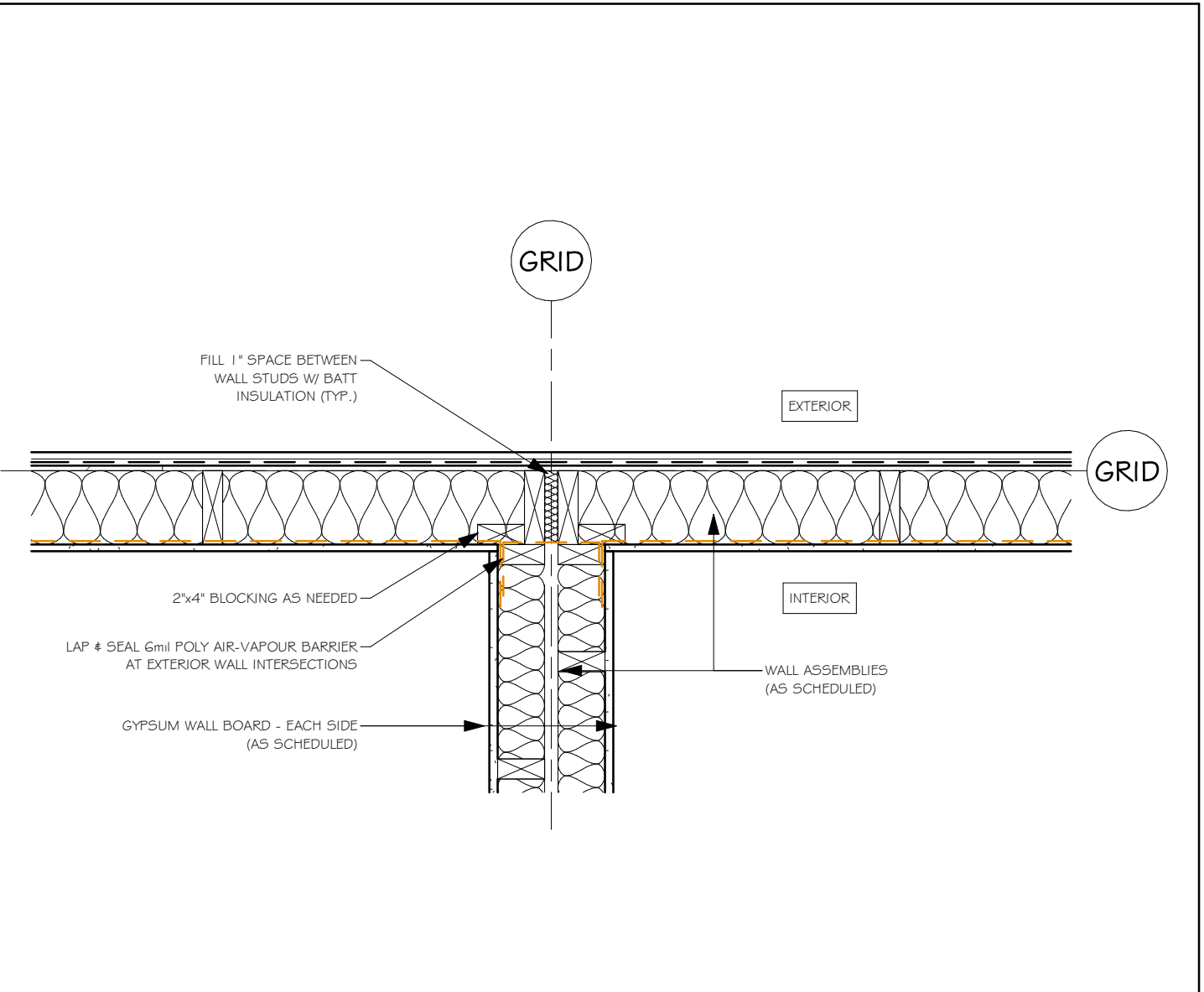
**1 RIM BOARD DETAIL @ MAIN FLOOR**  
 1/2" = 1'-0"



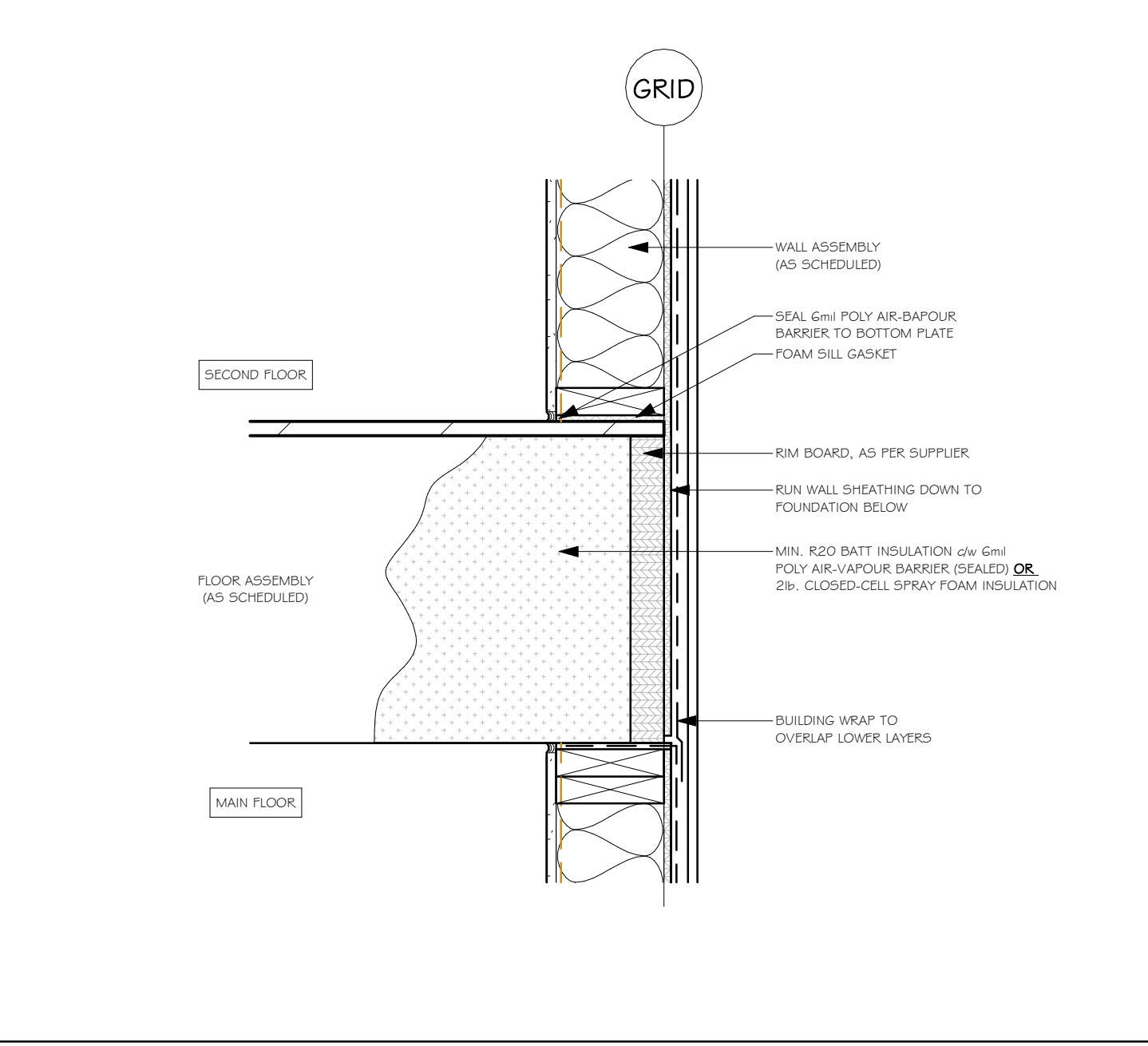
**2 RIM BOARD DETAIL @ MAIN FLOOR PATIO / PORCH**  
 1/2" = 1'-0"



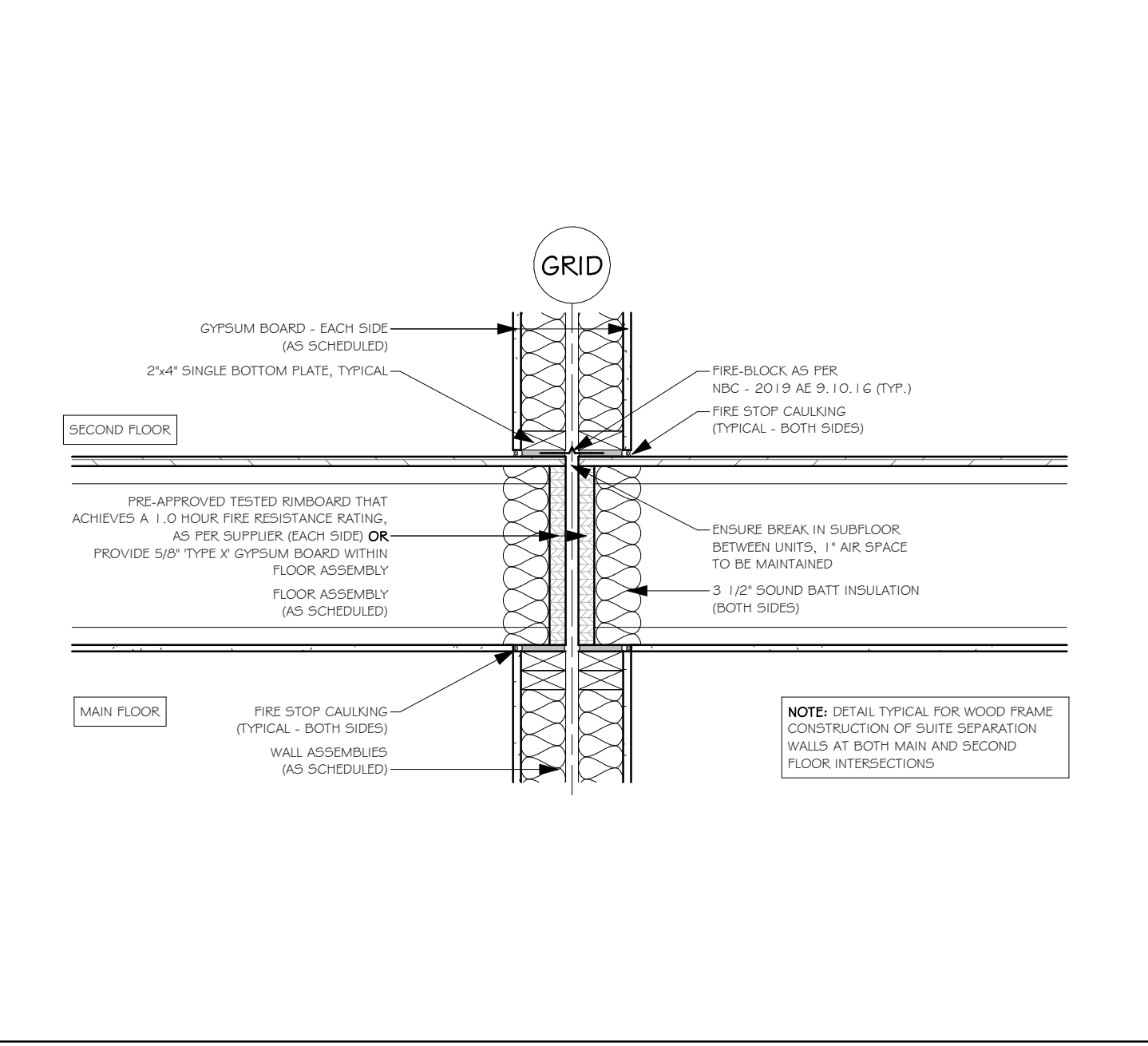
**3 SUITE SEPARATION WALL DETAIL @ BUTTRESS WALL**  
 1" = 1'-0"



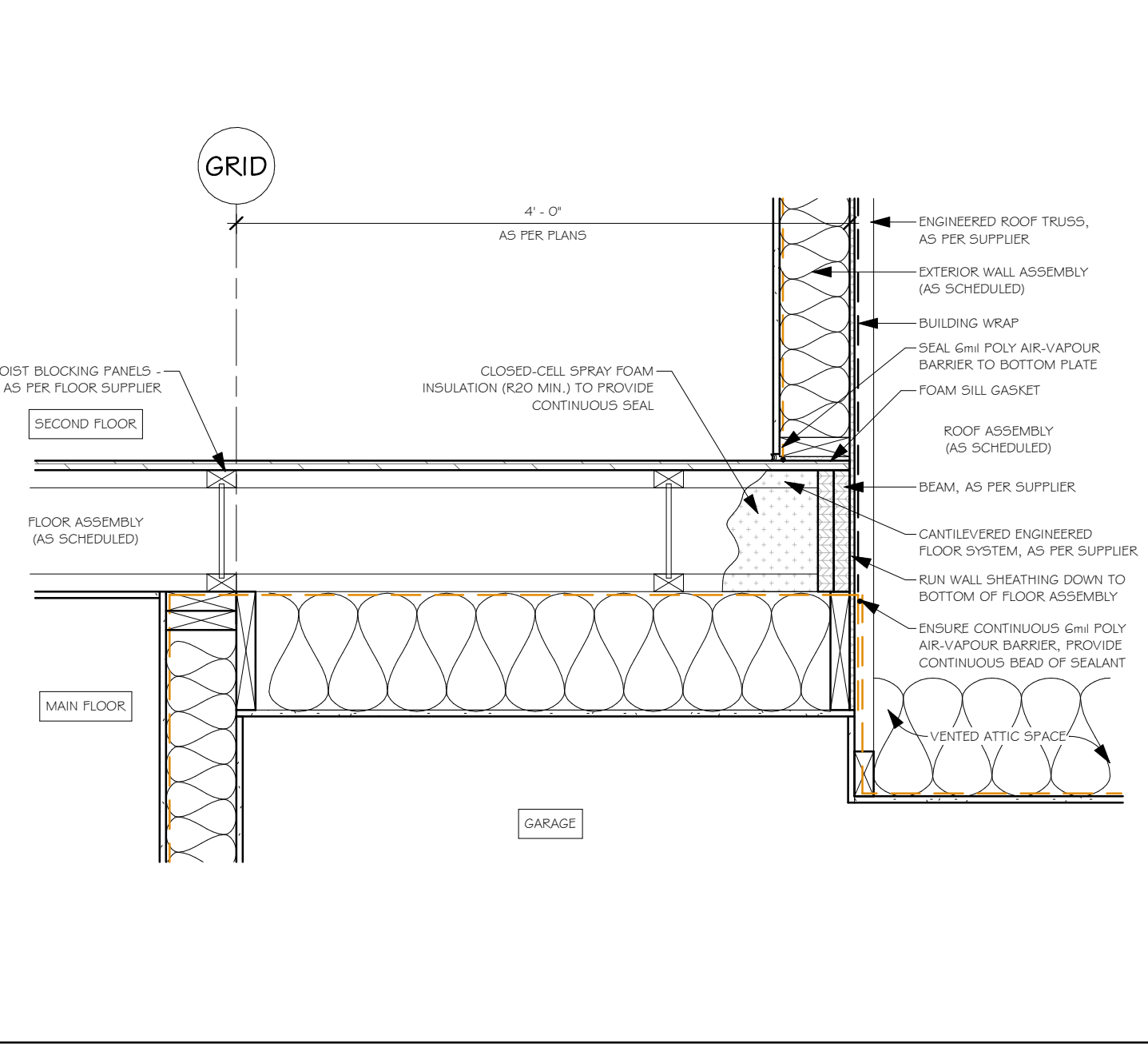
**4 SUITE SEPARATION WALL PLAN DETAIL AT EXTERIOR WALL**  
 1" = 1'-0"



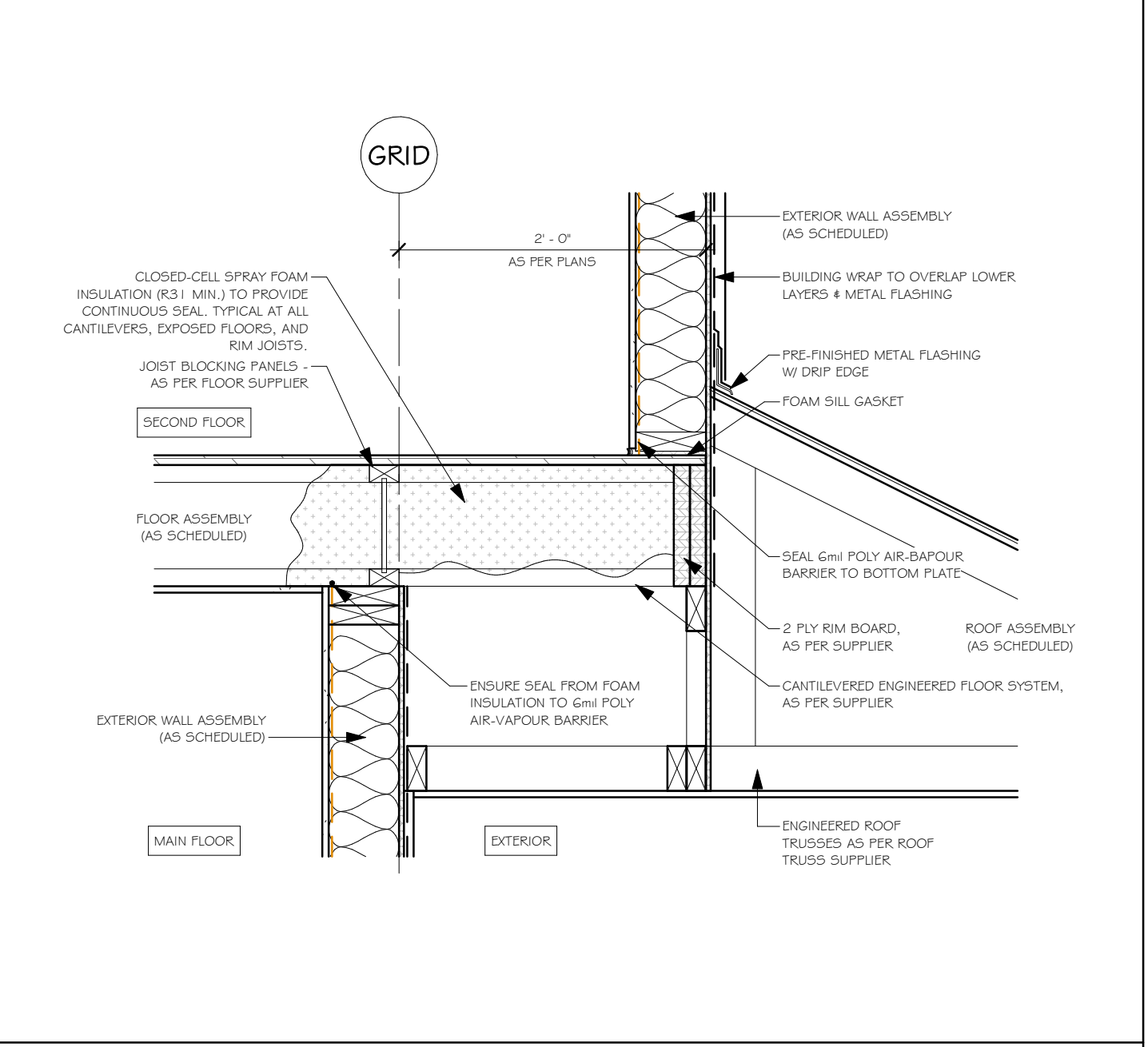
**5 RIM BOARD DETAIL @ SECOND FLOOR**  
 1/2" = 1'-0"



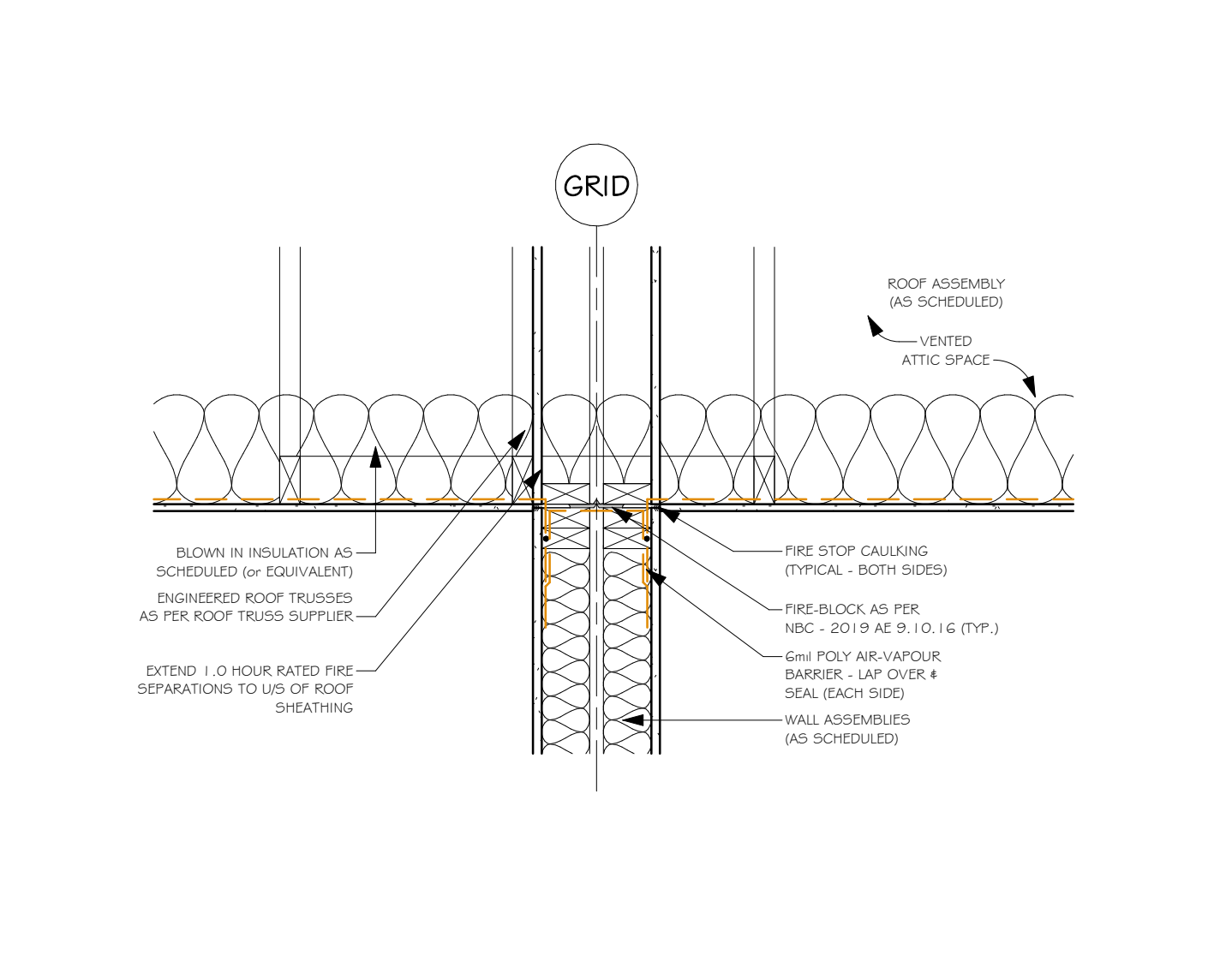
**6 SUITE SEPARATION WALL DETAIL @ SECOND FLOOR**  
 1" = 1'-0"



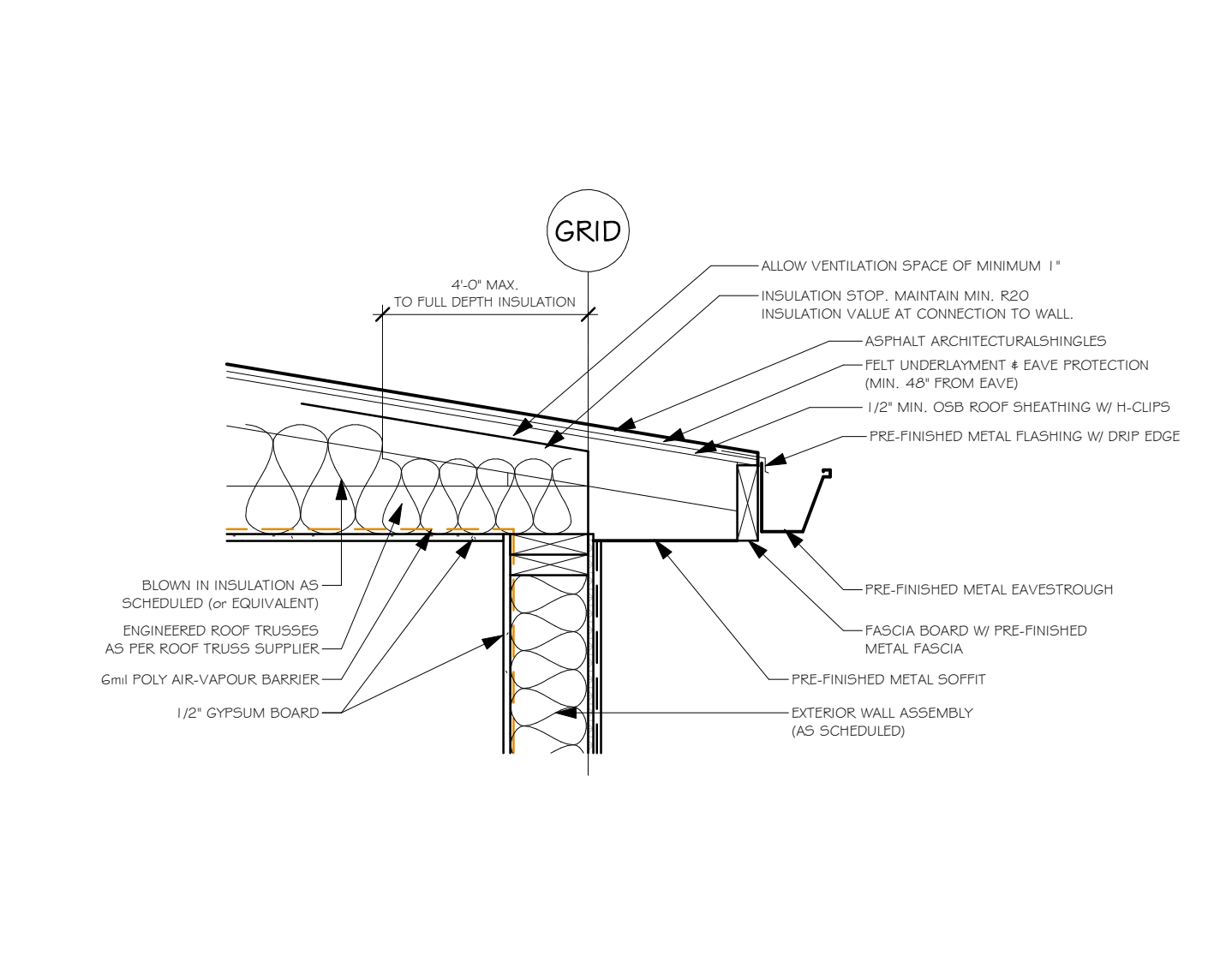
**7 SECOND FLOOR CANTILEVER DETAIL @ GARAGE**  
 1" = 1'-0"



**8 SECOND FLOOR CANTILEVER DETAIL @ PORCH**  
 1" = 1'-0"



**9 SUITE SEPARATION WALL DETAIL @ ATTIC**  
 1" = 1'-0"



**10 ROOF TRUSS TO WALL DETAIL**  
 1" = 1'-0"



NBC 2019 AB EDITION PART 9.36:  
PRESCRIPTIVE ENERGY REQUIREMENTS FOR BUILDING ASSEMBLIES

COMPLIANCE PATH: PRESCRIPTIVE  
 AIR BARRIER SYSTEM: INTERIOR POLY VAPOUR BARRIER W/ EXTERIOR VAPOUR-PERMEABLE MEMBRANE  
 LOCATION: HIGH RIVER, ALBERTA  
 ZONE: ZONE G (4900 HDD)

ZONE G ASSEMBLY REQUIREMENTS FOR THERMAL PERFORMANCE			
NO HRV (HEAT RECOVERY UNIT)	RSI-VALUE	EFF. R-VALUE	
ABOVE GRADE WALLS	3.08	17.49	
ABOVE GRADE WALLS ADJACENT TO ENCLOSED UNCONDITIONED SPACE*	2.92	16.58	
WITH HRV (HEAT RECOVERY UNIT)	RSI-VALUE	EFF. R-VALUE	
ABOVE GRADE WALLS	2.97	16.86	
ABOVE GRADE WALLS ADJACENT TO ENCLOSED UNCONDITIONED SPACE*	2.81	15.96	
WITH OR WITHOUT HRV (HEAT RECOVERY UNIT)	RSI-VALUE	EFF. R-VALUE	
FOUNDATION WALLS	2.98	16.92	
UNHEATED FLOORS BELOW FROST LINE (IN CONTACT WITH GRADE)	--	--	
UNHEATED FLOORS ABOVE FROST LINE (IN CONTACT WITH GRADE)	1.96	11.13	
HEATED FLOORS (IN CONTACT WITH GRADE)	2.32	13.17	
SLABS-ON-GRADE WITH AN INTEGRAL FOOTING (IN CONTACT WITH GRADE)	1.96	11.13	
FLOORS OVER UNHEATED SPACES (ABOVE GRADE)	4.67	26.52	
CEILING BELOW ATTICS	8.67	49.23	
CATHEDRAL CEILING AND FLAT ROOFS (ABOVE GRADE)	4.67	26.52	
GARAGE EXTERIOR WALL	2.1	11.92	
GARAGE CEILING	6.0	34.07	

\* NBC - 2019 AE - 9.36.2.4(A) - Where the building envelope is protected by an enclosed unconditioned space the required effective thermal resistance is permitted to be reduced by RSI value of 0.16 (m<sup>2</sup>K)/W.

ZONE G MISCELLANEOUS REQUIREMENTS FOR THERMAL PERFORMANCE			
WITH OR WITHOUT HRV (HEAT RECOVERY UNIT)	MAX. U-VALUE	EFF. R-VALUE	MIN. ENERGY RATING
WINDOWS/DOORS	1.60	3.55	25
SKYLIGHTS	2.70	2.10	--

GENERAL NOTES:

- BUILDINGS MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION SUBSECTIONS 9.36.2. THROUGH 9.36.4.
- REFER TO WINDOW AND DOOR SUPPLIER FOR ALL WINDOW AND DOOR ENERGY RATINGS

VENTILATION / DOOR NOTES:

- WINDOWS, DOORS, AND SKYLIGHTS AND THEIR COMPONENTS SHALL COMPLY WITH THE MINIMUM AIR LEAKAGE REQUIREMENTS STATED IN AAMA/WDMA/CSA 1013.5, 2/4A40 AND CSA A4403.1
- ALL SHOP DRAWINGS TO PROVIDE ENERGY CODE INFORMATION IN METRIC UNITS

THERMAL RESISTANCE CALCULATIONS

HORIZONTAL ASSEMBLIES

F1 - SLAB-ON-GRADE (BASEMENT)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
INTERIOR AIR FILM	-	-	0.160	0.909
FINISH FLOORING AS PER OWNER	VARIES	VARIES	0.000	0.000
3" REINFORCED CONCRETE SLAB	76.2	0.0004	0.030	0.173
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
<b>Effective RSI/R-Value of Assembly</b>			<b>0.190</b>	<b>1.082</b>

F2 - SLAB-ON-GRADE (GARAGE)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
INTERIOR AIR FILM	-	-	0.160	0.909
4" REINFORCED CONCRETE SLAB	101.6	0.0004	0.041	0.231
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
<b>Effective RSI/R-Value of Assembly</b>			<b>0.201</b>	<b>1.139</b>

F4a - ENGINEERED FLOOR SYSTEM (CANTILEVERED ABOVE EXTERIOR)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
INTERIOR AIR FILM	-	-	0.160	0.909
FINISH FLOORING AS PER OWNER	-	-	0.000	0.000
3/4" T&G PLYWOOD SUBFLOOR	19.1	0.0098	0.187	1.060
ENGINEERED FLOOR SYSTEM [14" I-JOISTS @ 16" o/c] W/ R31 CLOSED-CELL SPRAY FOAM INSULATION	-	-	4.957	28.147
NON-VENTED ALUMINUM SOFFIT	-	-	0.000	0.000
EXTERIOR AIR FILM	-	-	0.030	0.170
<b>Effective RSI/R-Value of Assembly</b>			<b>5.334</b>	<b>30.286</b>

F4b - ENGINEERED FLOOR SYSTEM (CANTILEVERED W/ DROPPED FRAMING WITHIN GARAGE)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
INTERIOR AIR FILM	-	-	0.160	0.909
FINISH FLOORING AS PER OWNER	-	-	0.000	0.000
3/4" T&G PLYWOOD SUBFLOOR	19.1	0.0098	0.187	1.060
ENGINEERED FLOOR SYSTEM [14" I-JOISTS @ 16" o/c]	-	-	-	0.000
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
2"x10" FRAMING @ 24" o/c W/ R31 BATT INSULATION WITHIN CAVITY	-	-	4.723	26.817
1/2" CD GYPSUM BOARD	12.7	0.0061	0.077	0.440
EXTERIOR AIR FILM	-	-	0.030	0.170
<b>Effective RSI/R-Value of Assembly</b>			<b>5.177</b>	<b>29.396</b>

R1 - ENGINEERED ROOF SYSTEM (MAIN)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
ASPHALT ARCHITECTURAL SHINGLES	-	-	0.000	0.000
FELT UNDERLAYMENT	-	-	0.000	0.000
1/2" MIN. OSB ROOF SHEATHING	12.7	0.0087	0.110	0.627
1 1/2" OF LOOSE-FILL CELLULOSE INSULATION ABOVE BOTTOM CHORD (≥ R37.5)	279.4	0.025	6.985	39.663
ENG'D ROOF TRUSSES @ 24" o/c W/ 3 1/2" BOTTOM CHORD FILLED WITH LOOSE-FILL CELLULOSE INSULATION IN CAVITY (R12.5)	88.9	-	1.831	10.397
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" CD GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.110	0.625
<b>Effective RSI/R-Value of Assembly</b>			<b>9.144</b>	<b>51.922</b>

R2 - ENGINEERED ROOF SYSTEM (GARAGE)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
ASPHALT ARCHITECTURAL SHINGLES	-	-	0.000	0.000
FELT UNDERLAYMENT	-	-	0.000	0.000
1/2" MIN. OSB ROOF SHEATHING	12.7	0.0087	0.110	0.627
8" OF LOOSE-FILL CELLULOSE INSULATION ABOVE BOTTOM CHORD (≥ R27.5)	203.2	0.025	5.080	28.846
ENG'D ROOF TRUSSES @ 24" o/c W/ 3 1/2" BOTTOM CHORD FILLED WITH LOOSE-FILL CELLULOSE INSULATION IN CAVITY (R12.5)	88.9	-	1.831	10.397
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" CD GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.110	0.625
<b>Effective RSI/R-Value of Assembly</b>			<b>7.239</b>	<b>41.105</b>

NOTE:

1. SPECIFICATION INDICATED ARE MINIMUMS, ADDITIONAL INSULATION PERMITTED AT OWNERS DISCRETION PROVIDED ASSEMBLIES MEET STRUCTURAL & CODE REQUIREMENTS.

VERTICAL ASSEMBLIES

W1 - EXTERIOR CONCRETE FOUNDATION WALL (W/ FROST WALL WITHIN BASEMENT)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
DAMP-PROOFING BELOW GRADE	-	-	0.000	0.000
8" CONCRETE FOUNDATION WALL	203.2	0.0004	0.081	0.462
2" 1" AIR SPACE	25.4	-	0.180	1.022
2"x4" STUDS AT 24" o/c W/ R22 BATT INSULATION WITHIN CAVITY	88.9	-	2.667	15.146
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.120	0.681
<b>Effective RSI/R-Value of Assembly</b>			<b>3.156</b>	<b>17.921</b>

W2 - EXTERIOR CONCRETE FOUNDATION WALL				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
DAMP-PROOFING BELOW GRADE	-	-	0.000	0.000
8" CONCRETE FOUNDATION WALL	203.2	0.0004	0.081	0.462
INTERIOR AIR FILM	-	-	0.120	0.681
<b>Effective RSI/R-Value of Assembly</b>			<b>0.231</b>	<b>1.313</b>

W3 - EXTERIOR WALL (TYPICAL)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
EXTERIOR FINISH AS PER ELEVATIONS	VARIES	-	0.000	0.000
BUILDING WRAP	-	-	0.000	0.000
3/8" OSB SHEATHING	9.5	0.0098	0.093	0.529
2"x6" STUDS AT 24" o/c W/ R24 BATT INSULATION WITHIN CAVITY	139.7	-	2.796	15.874
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.120	0.681
<b>Effective RSI/R-Value of Assembly</b>			<b>3.116</b>	<b>17.694</b>

W4 - EXTERIOR WALL (GARAGE)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
EXTERIOR FINISH AS PER ELEVATIONS	VARIES	-	0.000	0.000
BUILDING WRAP	-	-	0.000	0.000
3/8" OSB SHEATHING	9.5	0.0098	0.093	0.529
2"x6" STUDS AT 24" o/c W/ R20 BATT INSULATION WITHIN CAVITY	139.7	-	2.528	14.355
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.120	0.681
<b>Effective RSI/R-Value of Assembly</b>			<b>2.849</b>	<b>16.175</b>

W5 - EXTERIOR WALL (BETWEEN UNIT & GARAGE)				
	THICKNESS (mm)	RSI/mm	RSI-VALUE	EFF. R-VALUE
EXTERIOR AIR FILM	-	-	0.030	0.170
1/2" GYPSUM BOARD	12.7	0.0061	0.077	0.440
2"x6" STUDS AT 24" o/c W/ R22 BATT INSULATION WITHIN CAVITY	139.7	-	2.667	15.146
6mil POLY AIR-VAPOUR BARRIER	-	-	0.000	0.000
1/2" GYPSUM BOARD	12.7	0.0061	0.077	0.440
INTERIOR AIR FILM	-	-	0.120	0.681
<b>Effective RSI/R-Value of Assembly</b>			<b>2.972</b>	<b>16.877</b>

CLIENT



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01	24OCT2022	BUILDING PERMIT

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PROJECT

THE VILLAS ON MONTEITH  
 BUILDING #10  
 35 J. MONTEITH DRIVE, S.E.  
 HIGH RIVER, ALBERTA  
 UNITS #45 - #48; PLAN 111 1250  
 TRADITIONAL NEIGHBOURHOOD DISTRICT

SHEET NAME  
 9.36 ENERGY CODE REVIEW

SCALE 3/16" = 1'-0"

SIZE ANSI D

PROJECT # 3098

DRAWN BY AVDB

CHECKED BY FVR

DRAWING #

A9.3