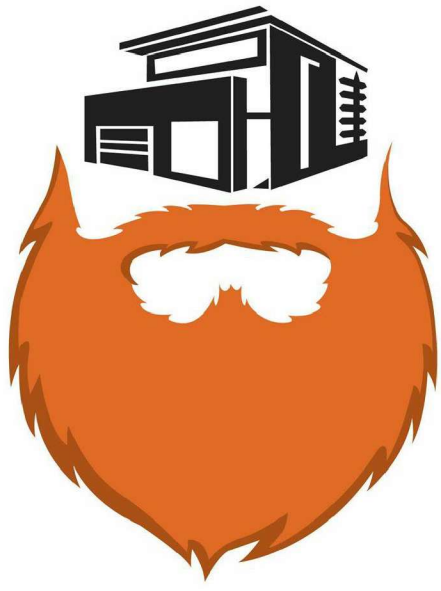




Red Beard Drafting

PROJECT : The Esther

JOB# : 24-017

301 RIVERGROVE CHASE W

BY : GRO

DATE : 2024 04 16





ADDRESS:	301 RIVERGROVE CHASE W.	CUSTOMER:	JOURNYMEN	FUTURE FIN. BSMT:	688
TYPE:	TWO STOREY	SCALE:	3/16"=1'	MAIN FLR Sq.Ft.:	852
DATE:	2024 09 23	RENDITION:	#4	UPPER FLR Sq.Ft.:	1197
PHASE:	CONS. SET	DRAWN BY:	GRO	TOTAL Sq.Ft.:	2049
				JOB #:	24-017
				PAGE:	2/10
SITE LAYOUT					

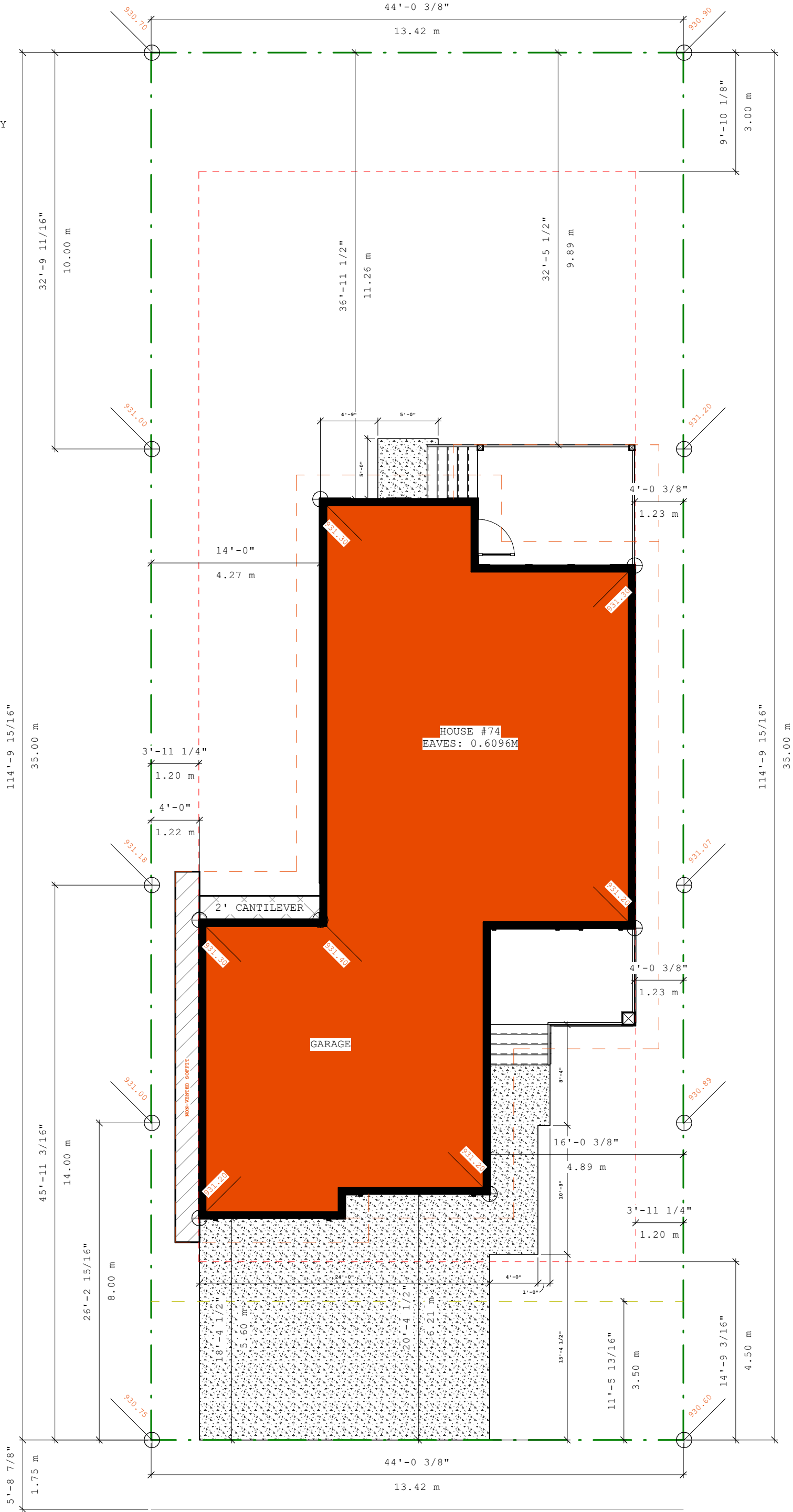
LOT 74 BLOCK 27 PLAN 1611334
LOT COVERAGE
LOT AREA: 470 SQ.M. APPROX.
BUILDING COVERAGE: 131 SQ.M. APPROX.
(%) COVERAGE: 27.87%
LOWEST BOF: 929.10m
SANITARY LINE: 928.15m

NOTES:
1) ALL WORK IN THE PUBLIC RIGHT-OF-WAY
SHALL BE PERFORMED AS STATED IN THE
LATEST EDITION OF LETHBRIDGE STANDARD
CONSTRUCTION SPECIFICATIONS
2)ALL GRASSED LANDSCAPING REQUIRED
WITHIN THE PUBLIC RIGHT-OF-WAY IS TO
BE COMPLETED WITH SOD

NORTH

(SCALE 1:100)

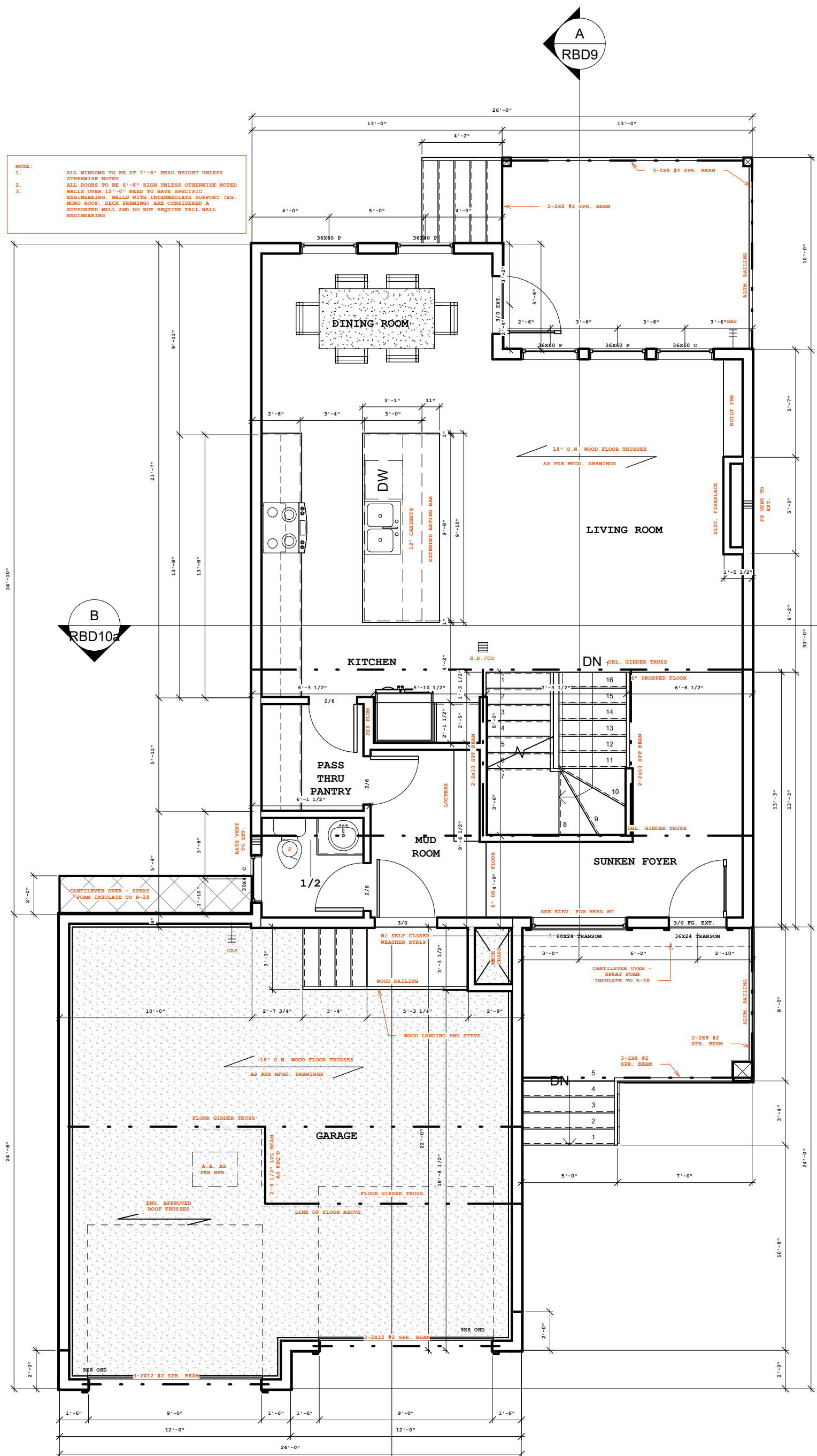
SITE LAYOUT



RIVERGROVE CHASE W



MAIN FLOOR LAYOUT





ALL WINDOWS AND DOOR FLASHING DETAILS TO MEET BUILDING CODE

Architectural Elevation Drawing

Section Line: A RBD9

Roof Pitch: 4" / 12"

Materials and Callouts:

- VINYL SIDING
- 4" SMART BOARD TRIM
- VERTICAL BOARD AND BATTEN
- ASPHALT SHINGLES
- MFR. STONE
- WOOD STAIRS WITH SMART BOARD RISERS
- SMART BOARD SKIRTING
- 12X12 CLADDED POST
- ALUMINUM RAILING

Dimensions and Levels:

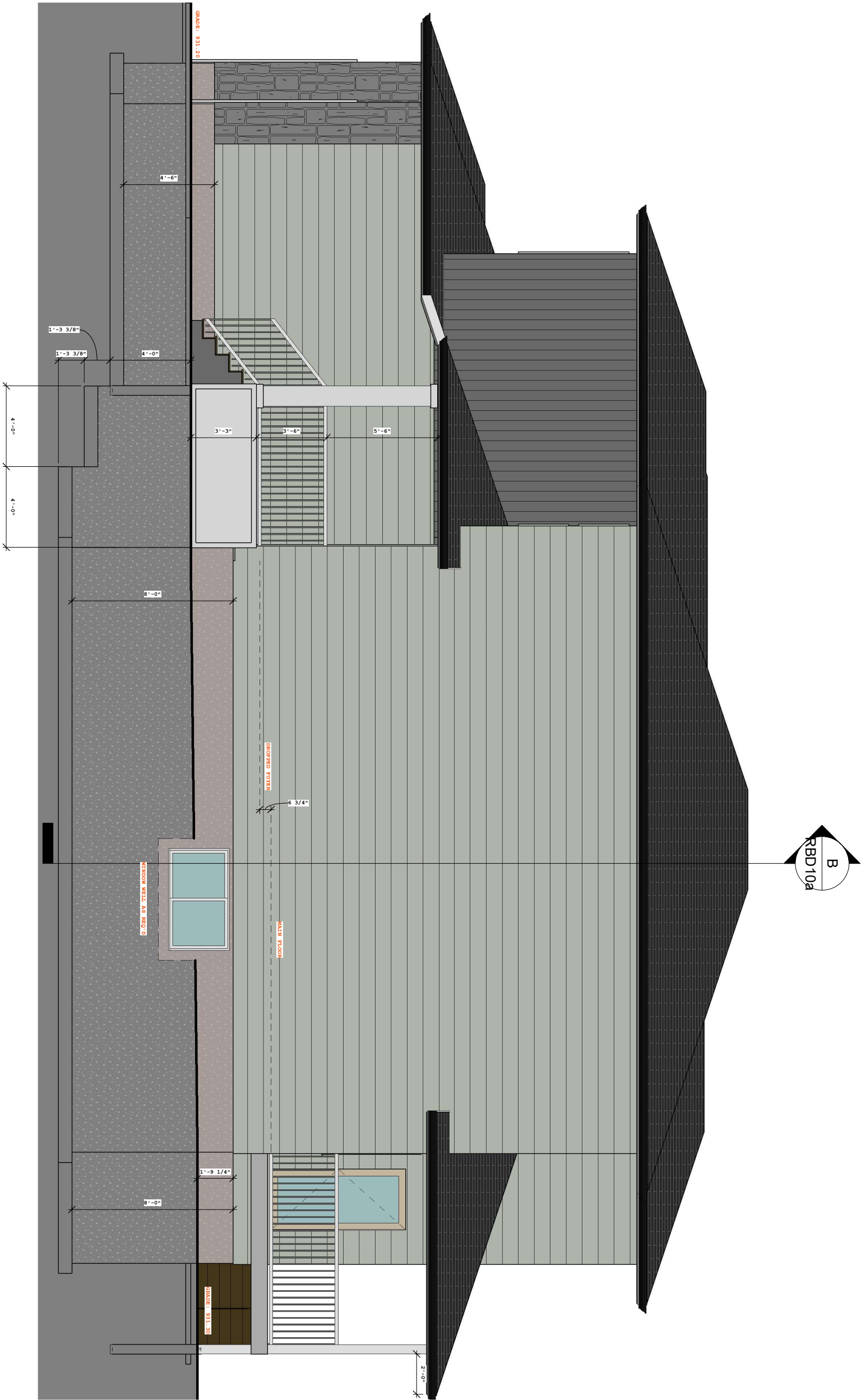
- Second Floor Ceiling: 18' - 8"
- Second Floor Layout: 10' - 7"
- Main Floor Ceiling: 9' - 1"
- Main Floor Layout: 0' - 0"
- BOF Main: -1' - 6"
- STD. FARGING
- GRADE: 931.20
- TOF: 1' - 3 3/8"
- Basement-9' - ±10 1/2"
- BOF: -10' - 6 1/2"
- GRADE: 929.20
- Overall Height: 27' - 7 3/8"
- Overall Width: 24' - 4 3/8"

[illegible]

DUE TO HIGH WIND PRESSURE WITHIN THE LOCATION OF THE BUILDING SITE, CONSTRUCTION METHODS AND REQUIREMENTS TO ADHERE TO LOCAL AUTHORITY HAVING JURISDICTION



ADDRESS:	301 RIVERGROVE CHASE W.	CUSTOMER:	JOURNYMEN	FUTURE FIN. BSMT:	688
TYPE:	TWO STOREY	SCALE:	3/16"=1'	UNFINISHED BSMT:	163
DATE:	2024 09 23	RENDITION:	#4	UPPER FLR Sq.Ft.:	1197
PHASE:	CONS. SET	DRAWN BY:	GRO	TOTAL Sq.Ft.:	2049
				JOB #:	24-017
				PAGE:	7/10
ELEVATIONS					



LEFT ELEVATION

ALL ELEVATIONS ARE SUBJECT TO CHANGE ON SITE DUE TO GRADES, ARCH APPROVAL, ROOF LINES AND EXTERIOR FINISH/MATERIALS

DUE TO HIGH WIND PRESSURE WITHIN THE LOCATION OF THE BUILDING SITE, CONSTRUCTION METHODS AND REQUIREMENTS TO ADHERE TO LOCAL AUTHORITY HAVING JURISDICTION

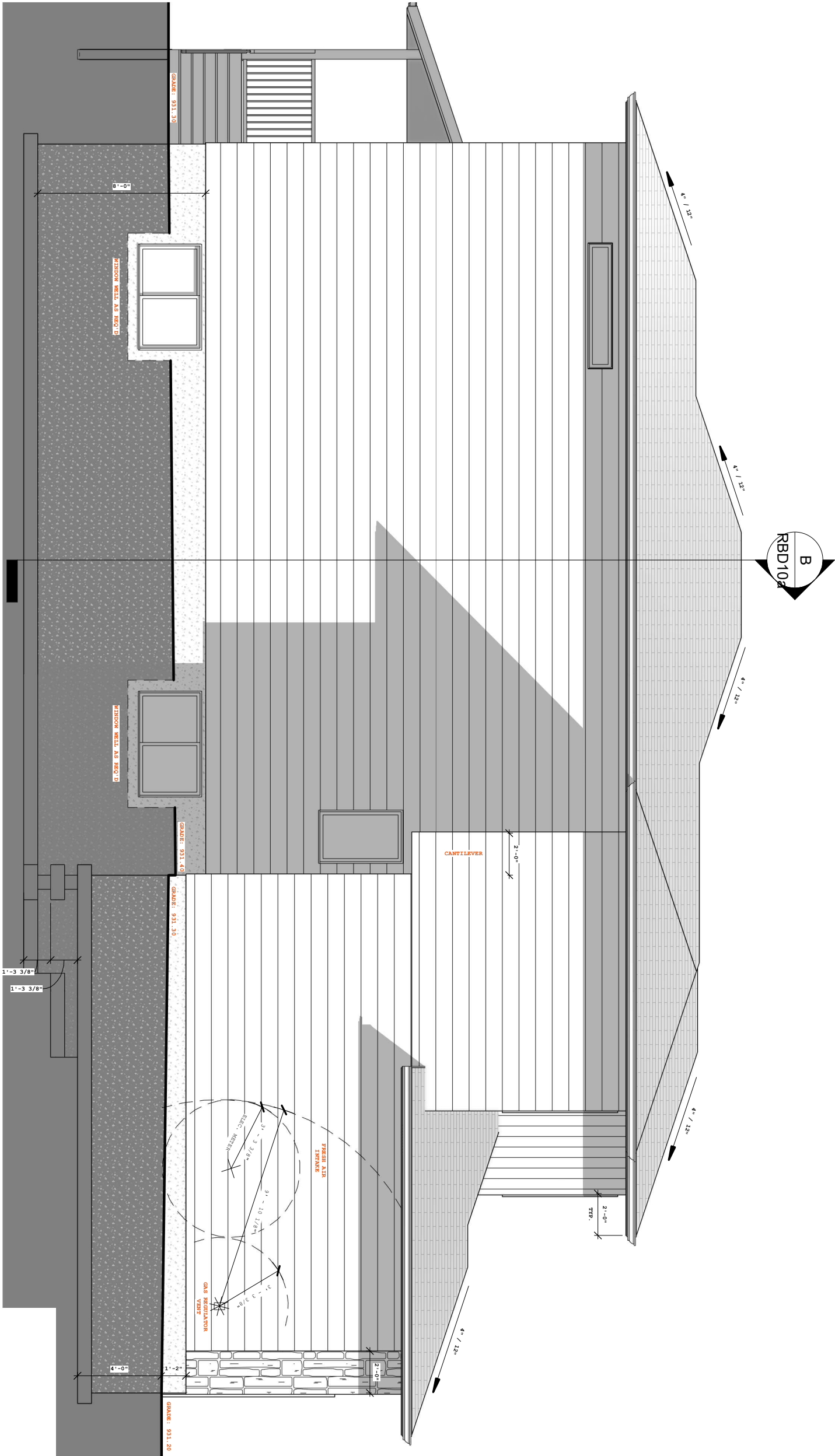
ALL WINDOWS AND DOOR FLASHING DETAILS TO MEET BUILDING CODE



Red Beard

Drafting

ADDRESS:	301 RIVERGROVE CHASE W.	CUSTOMER:	JOURNYMEN	FUTURE FIN. BSMT:	688
TYPE:	TWO STOREY	SCALE:	3/16"=1'	MAIN FLR Sq.Ft.:	852
DATE:	2024 09 23	RENDITION:	#4	UPPER FLR Sq.Ft.:	1197
PHASE:	CONS. SET	DRAWN BY:	GRO	TOTAL Sq.Ft.:	2049
				JOB #:	24-017
				PAGE:	8/10
ELEVATIONS					



RIGHT ELEVATION

ALL ELEVATIONS ARE SUBJECT TO CHANGE ON SITE DUE TO GRADES, ARCH APPROVAL, ROOF LINES AND EXTERIOR FINISH/MATERIALS



ADDRESS:	301 RIVERGROVE CHASE W.	CUSTOMER:	JOURNYMEN	FUTURE FIN. BSMT:	688
TYPE:	TWO STOREY	SCALE:	3/16"=1'	MAIN FLR Sq.Ft.:	852
DATE:	2024 09 23	RENDITION:	#4	UPPER FLR Sq.Ft.:	1197
PHASE:	CONS. SET	DRAWN BY:	GRO	TOTAL Sq.Ft.:	2049
				JOB #:	24-017
				PAGE:	9/10
SECTIONS					

SOIL GAS CONTROL

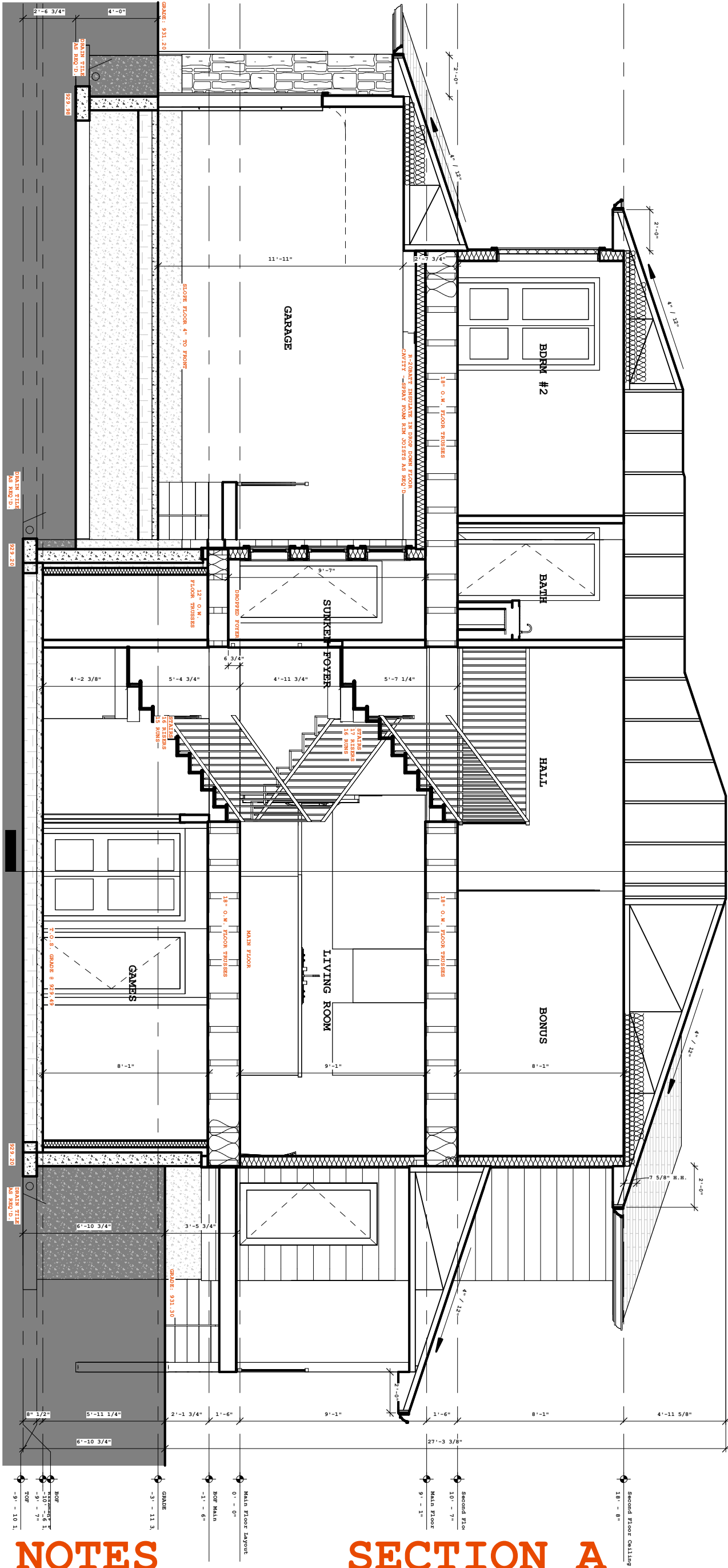
PROVIDE ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION CONSISTING OF:

- A GAS-PERMEABLE LAYER INSTALLED BETWEEN THE AIR BARRIER AND GROUND TO ALLOW DEPRESSURIZATION OF THAT SPACE (CLEAN GRANULAR FILL). JOINTS IN THE FLEXIBLE SHEET SHALL BE LAPPED NOT LESS THAN 300mm (12") AND SEALED. MIN. 4" (100MM) (SEE STRUCTURAL FOR THICKNESS) COARSE CLEAN GRANULAR MATERIAL WITH NO MORE THAN 10% OF MATERIAL THAT WILL PASS A 4MM SIEVE, CONSOLIDATED TO THE MAX. CONSOLIDATION DENSITY USING VIBRATION COMPACTION MACHINE. A 100MM DIA. PIPE SEALED WITH THE INLET LOCATED WITHIN THE GAS PERMEABLE LAYER. THE VENT PIPE SHALL RUN UNDER THE FLOOR SLAB DIRECTLY BELOW THE MEMBRANE AND THE OPEN END PIPE SHALL TERMINATE IN THE CENTER OF THE FLOOR SLAB.
- A 100MM DIA. PIPE OUTLET IN THE CONDITIONED SPACE THAT PERMITS THE CONNECTION TO DEPRESSURIZATION EQUIPMENT, IS SEALED TO MAINTAIN IT IS SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER SYSTEM AND IS CLEARLY LABELED TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF RADON FROM BELOW THE FLOOR-ON-GROUND. CLEARLY LABEL NEAR THE AIR TIGHT CAP AND IF APPLICABLE EVERY 1.8M AND AT EVERY CHANGE IN DIRECTION.
-

NOTES:

TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

- ALL LOAD BEARING LINTELS TO BE 2-2x10 #2 SPRUCE UNLESS NOTED OTHERWISE.
- FINAL EXTERIOR GRADES MAY VARY.
- WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE ONLY. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- ATTIC ACCESS SHALL MEET MIN. DIMENSIONS AS PER ABC 9.19.2
- ROOF SHALL BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA AS PER A.B.C. 9.19.1
- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES.
- TRUSSES ARE TO BE APPROVED BY AN ENGINEER REGISTERED IN THE PROVINCE OF ALBERTA
- ALL EXTERIOR WALLS WHERE MONO TRUSSES ARE ATTACHED SHALL BE SEALED & PAPERED BEFORE INSTALLING TRUSSES.



CONSTRUCTION NOTES

SECTION A

CONSTRUCTION NOTES

1 ROOF CONSTRUCTION

MATERIAL:	RSI
EXTERIOR AIR FILM	0.11
STANDING SEAM METAL ROOF/ASPHALT SHINGLES	0.08
1/2" PLYWOOD SHEATHING C/W 'H' CLIPS	0.12
AIR BARRIER	
ENGINEERED WOOD TRUSSES @24" O/C	2.34
AS PER MFR W/LOOSE FILL INSULATION	
13" LOOSE FILL INSULATION	6.19
6 MIL CSGB POLY VAPOUR	
1/2" REINF. DRYWALL	0.08
INTERIOR AIR FILM	0.03
TOTAL	8.95
REQUIRED	8.64

2 EXT. WALL CONSTRUCTION

MATERIAL:	RSI
EXTERIOR AIR FILM	0.03
EXTERIOR FINISH (AS PER BUILDER SPEC)	0.11
BUILDING PAPER (AS REQ'D)	0.00
3/8" OSB SHEATHING	0.09
2X6 WOOD STUDS @24" O/C	2.67
R-22 BATT INSULATION	
6 mil. CSGB POLY VAPOUR BARR.	0.00
1/2" DRYWALL	0.08
INTERIOR AIR FILM	0.11
TOTAL	3.09
REQUIRED	3.08

3 FLOOR CONSTRUCTION

FLOOR FINISH (AS PER BUILDERS SPEC)
3/8" PRO-BOARD IN LINO AREAS
23/32" T&G OSB SUBFLOOR (NAILED)
MANUFACTURED WOOD TRUSSES AS
PER MANUFACTURER'S LAYOUT
R-28 BATT INSULATION IN RIM JOISTS
1/2" DRYWALL (IN FINISHED AREAS)

4 BSMT WALL CONS.

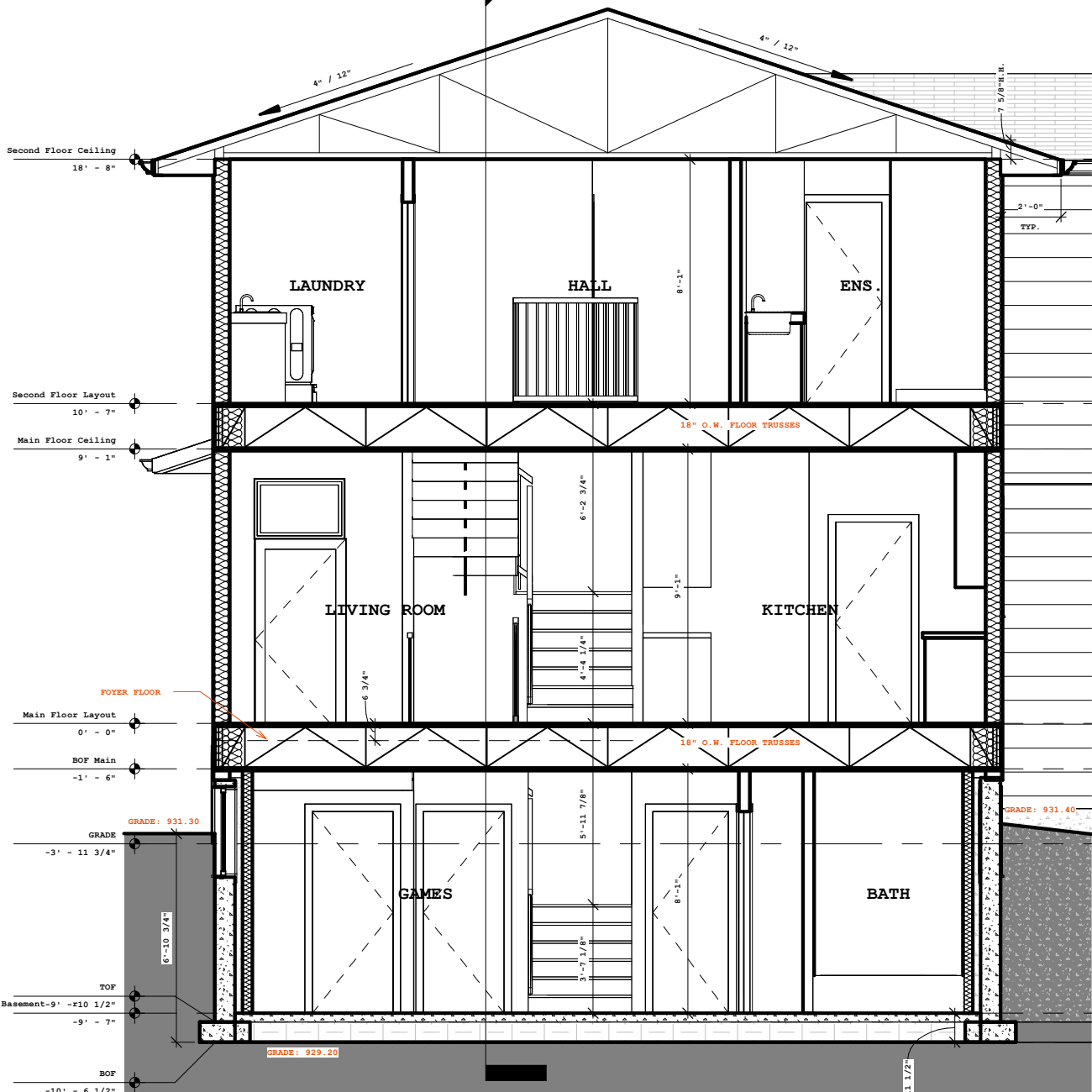
MATERIAL:	RSI
PARGING ABOVE GRADE	0.00
DAMPROOFING BELOW	0.00
IMPERMEABLE MEMBRANE	
8" CONC FDN. WALL	0.08
C/W 4-#10 BARS	
(2 TOP, 2 BOTTOM)	
2X6'S @ 24" o/c	2.80
R-24 BATT INSULATION	
6 mil CSGB POLY VAPOR BARRIER	0.00
1/2" GYPSUM BOARD	0.08
INTERIOR AIR FILM	0.11
20"X 8" CONC. STRIP FTG.	
W/ 2-10M BARS	
TOTAL	3.07
EQUIRED	2.98

5 BASEMENT FLOOR

3" CONC. SLAB
8" GRAVEL FILL

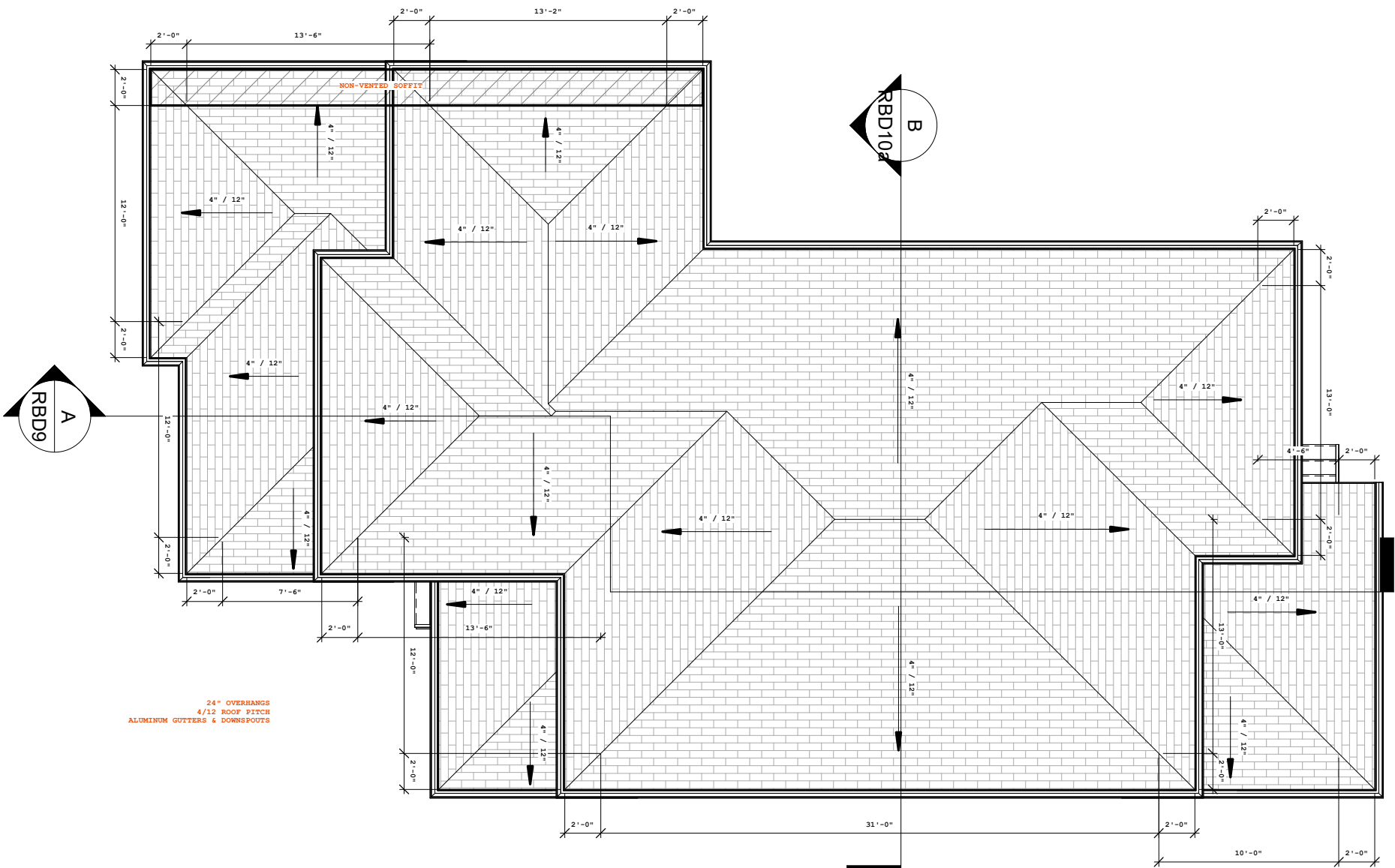
6 INT. PARTITIONS

1/2" DRYWALL
2X4" STUDS @ 24" O/C
(ACOUSTIC INSULATION WHERE REQUESTED)
1/2" DRYWALL



SECTION B

ROOF LAYOUT





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ADDRESS: 301 RIVERGROVE CHASE W.		CUSTOMER: JOURNYMEN		FUTURE FIN. BSMT: 688	
TYPE: TWO STOREY	SCALE: 3/16"=1'	MAIN FLR Sq.Ft.: 852		UNFINISHED BSMT: 163	
DATE: 2024 09 23	RENDITION: #4	UPPER FLR Sq.Ft.: 1197		GARAGE Sq.Ft.: 559	
PHASE: CONS. SET	DRAWN BY: GRO	TOTAL Sq.Ft.: 2049		JOB #: 24-017	PAGE10b/10
				DETAILS #2	



1/8" STREET SCAPE