

Site Description	Area (sq. ft.)	Percent
LOT ZONING CLASSIFICATION	R-CL	
LOT AREA	4821	
PRINCIPAL BUILDING	928	???.??
GARAGE (ATTACHED)	576	
GARAGE (DETACHED)	N/A	
FRONT VERANDA	48	
REAR DECK (TOTAL DECK AREA)	160	
TOTAL AREA	1712	35.51%

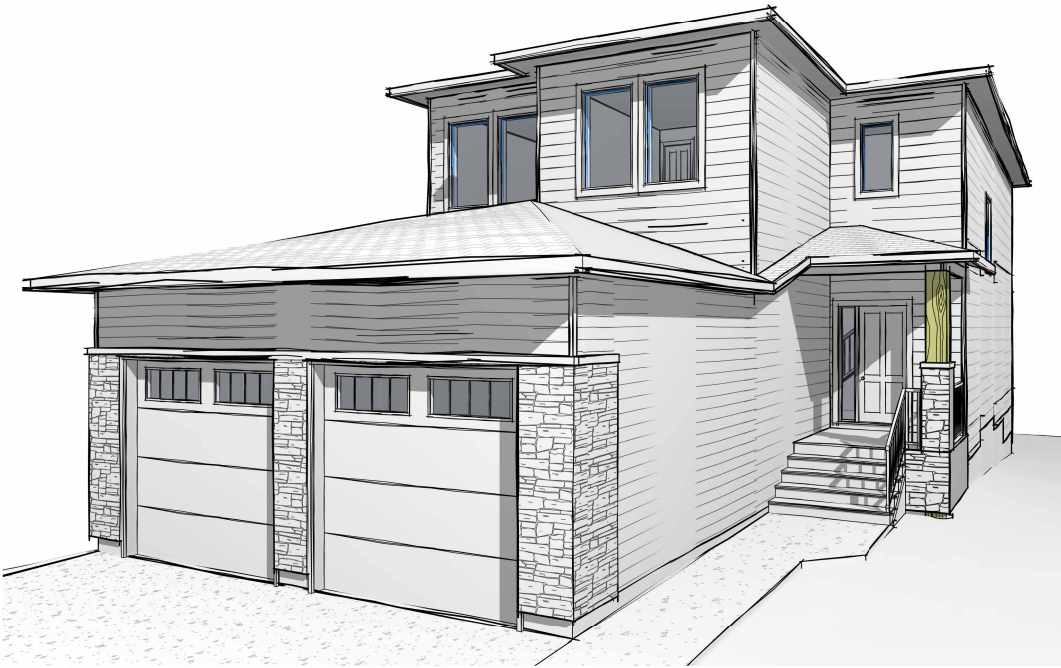
Elevation Description	Elevation	
HIGHEST ROOF PEAK	8.76	
TOP OF MAIN FLOOR	932.05	
TOP OF HOUSE CONC. WALL	931.46	B.O.F.
TOP OF HOUSE FOOTING (FRONT)	929.02	928.82
TOP OF GARAGE CONC. WALL	931.15	B.O.F.
TOP OF GARAGE FOOTING (FRONT)	929.93	929.73
SANITARY SEWER INVERT	927.81	
LOWEST TOP OF FOOTING	N/A	
MIN. GRADE	930.91	

1 Site Plan  
1 : 150

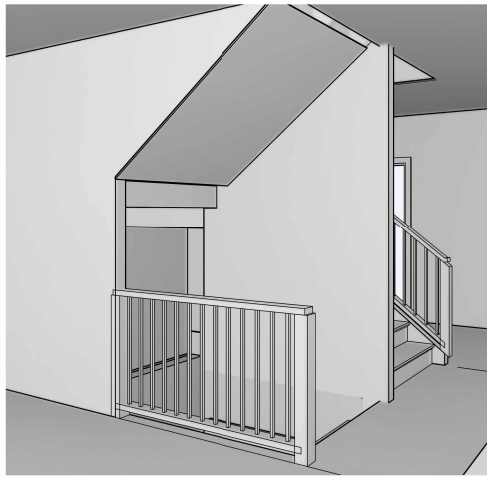
#237 Rivergrove Chase W.  
Lot 90, Block 27, Plan #181 0696  
Riverstone Phase 22B

Sheet List				
Sheet #	Sheet Name	Total # of Sheets	Status	Issue Date
01	Site Plan	10	Construction/Permits	April 23, 2024
02	Main Floor Layout	10	Construction/Permits	April 23, 2024
03	Upper Floor Layout	10	Construction/Permits	April 23, 2024
04	Undeveloped Lower Floor Layout	10	Construction/Permits	April 23, 2024
05	Structural & Cribbing	10	Construction/Permits	April 23, 2024
06	Elevations	10	Construction/Permits	April 23, 2024
07	Sections & Details 01	10	Construction/Permits	April 23, 2024
08	Sections & Details 02	10	Construction/Permits	April 23, 2024
09	Electrical	10	Construction/Permits	April 23, 2024
10	Energy Codes & Details	10	Construction/Permits	April 23, 2024

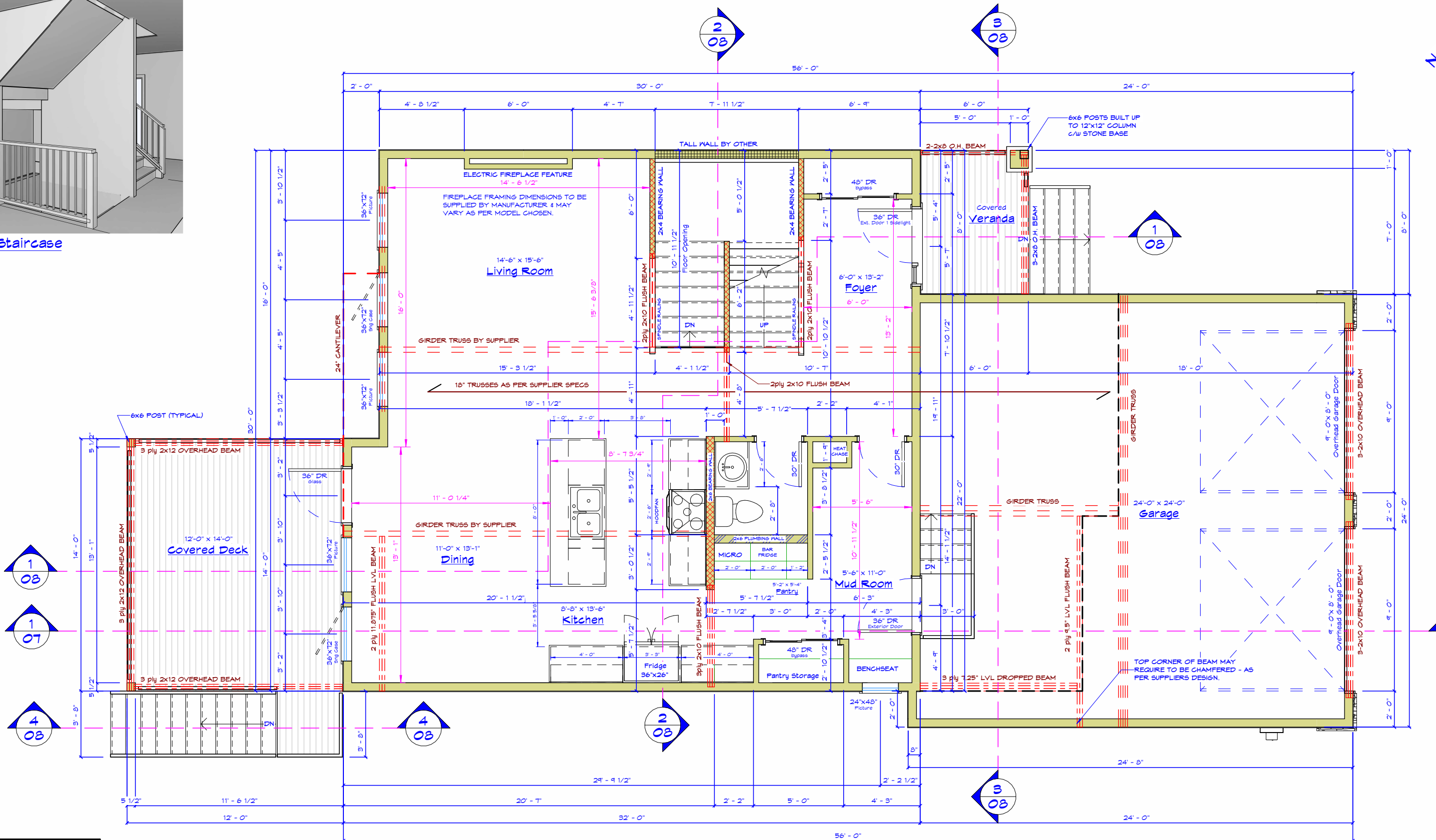
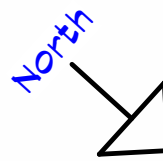
Area Descriptions	Area (sq. ft.)
Main Floor	928
Upper Floor Area / Bonus Room	1152
Basement Non-Development	660
Attached Garage / Shop	576
Detached Garage / Shop	N/A
Front Veranda	48
Rear Deck Uncovered	N/A
Rear Deck Covered	160



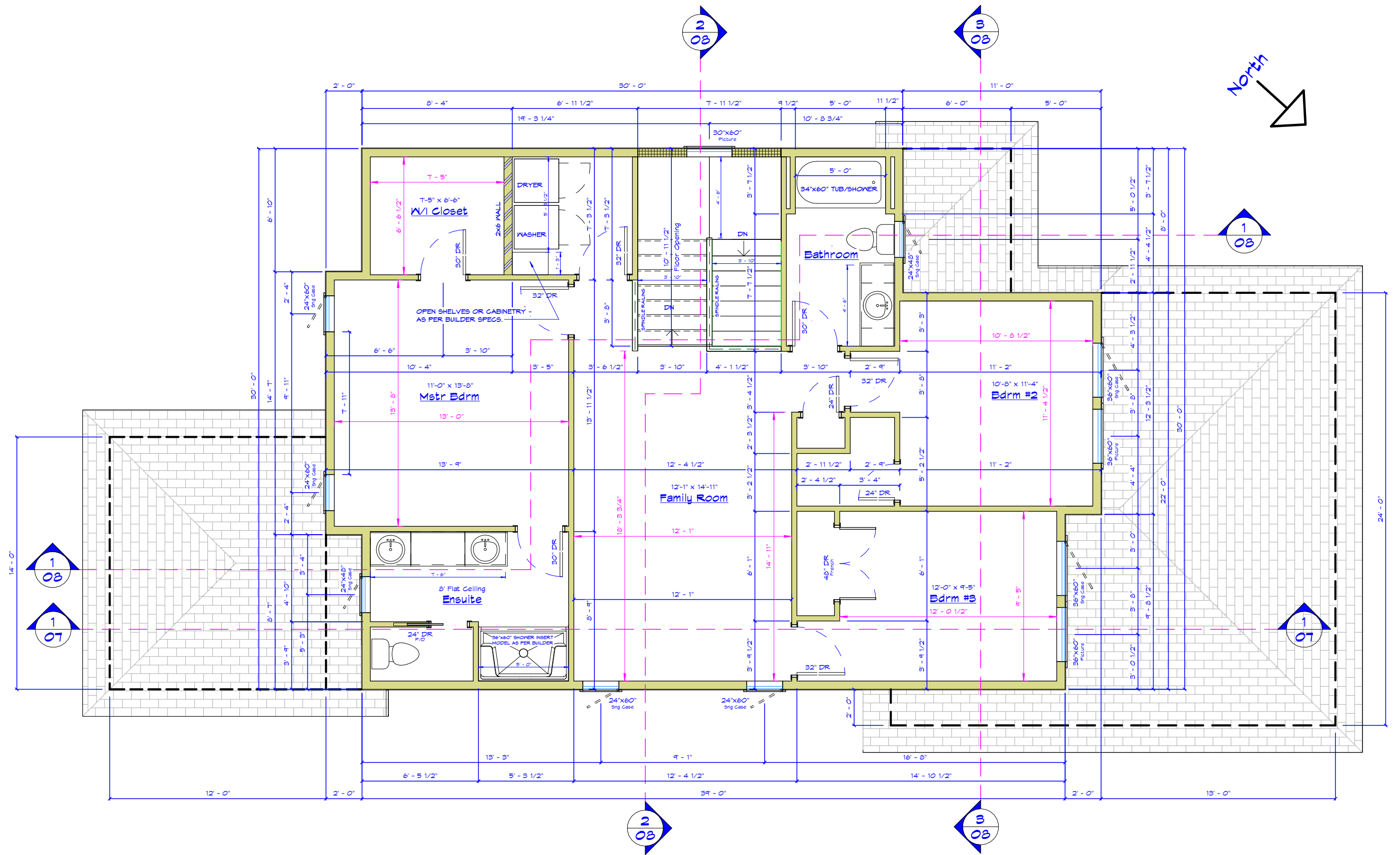
Proposed Front Street Elevation

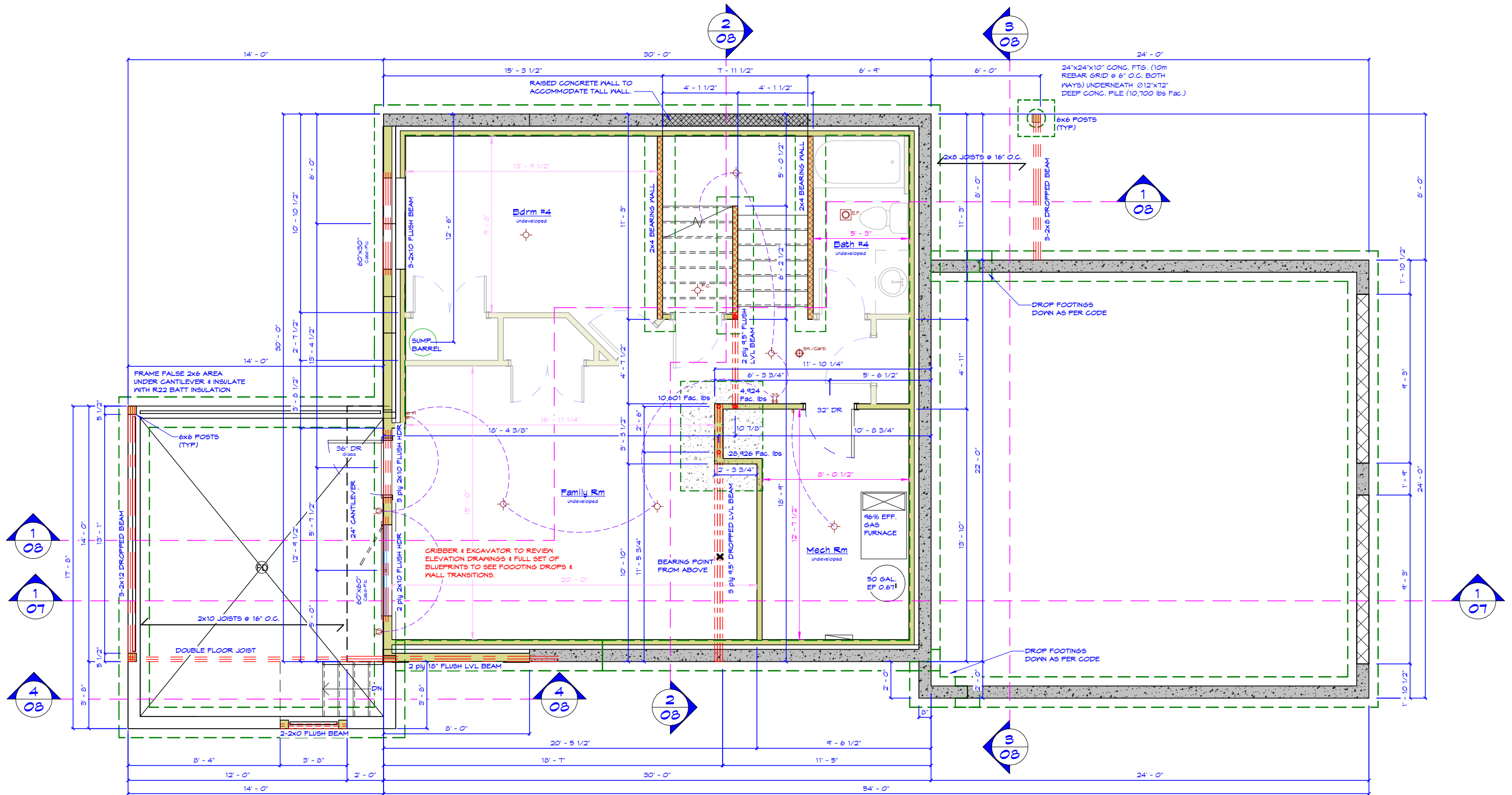


2 3d Staircase



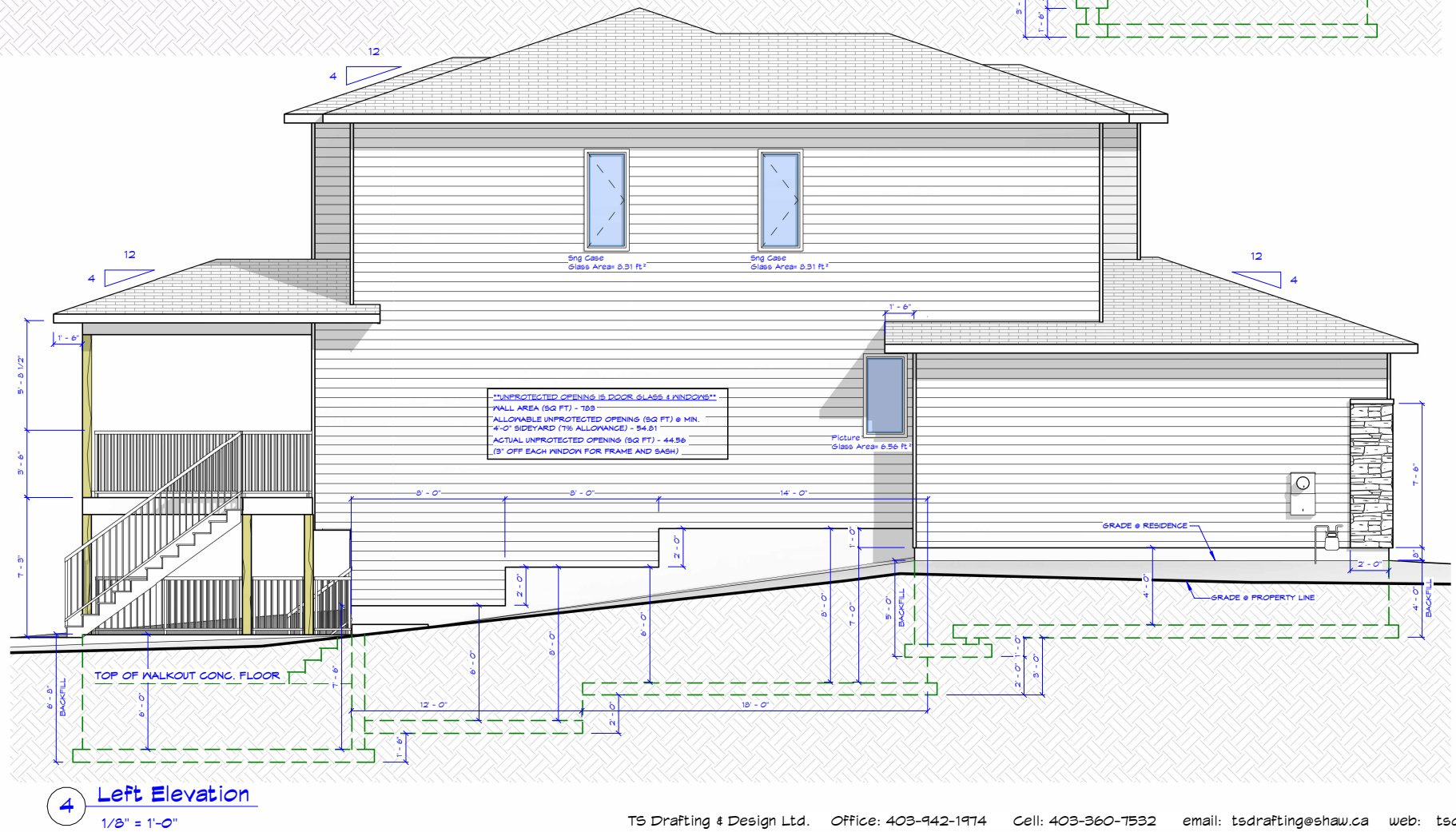
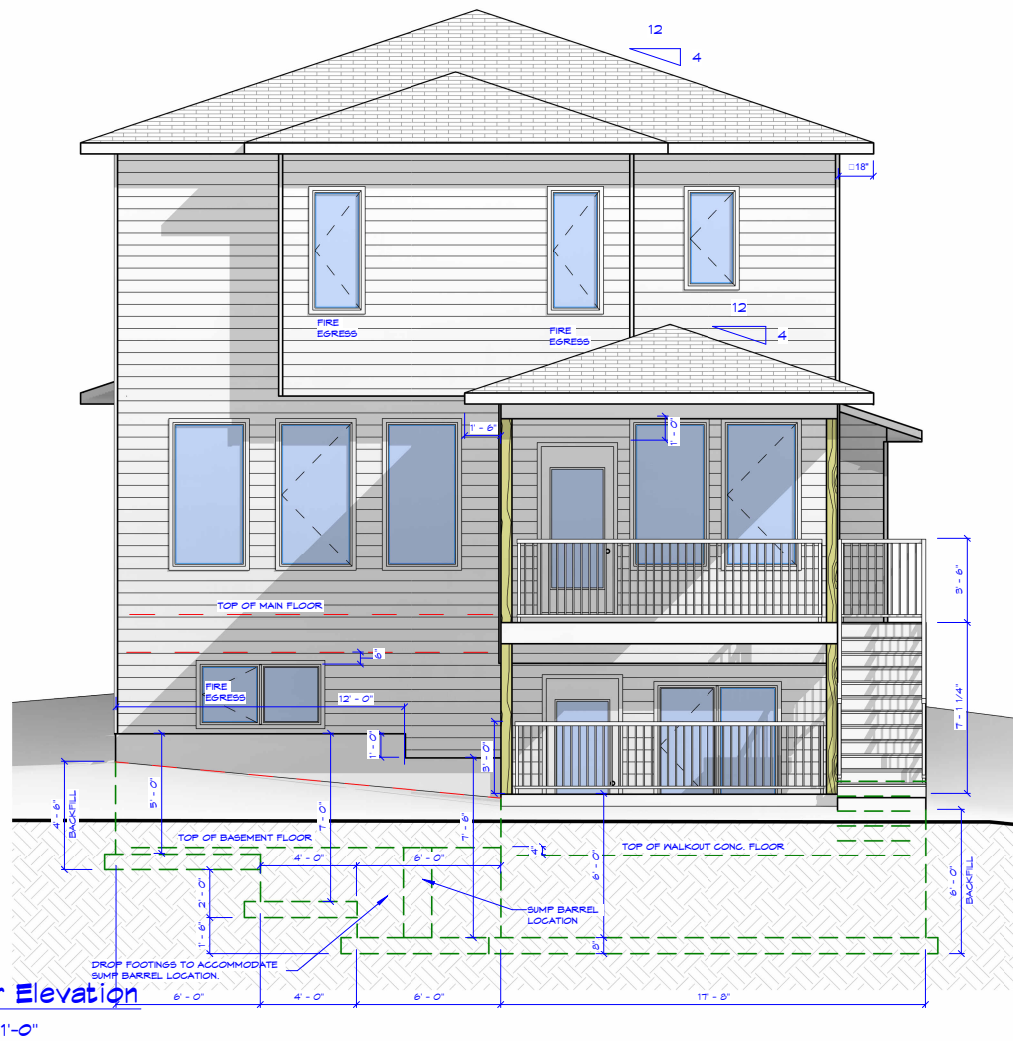
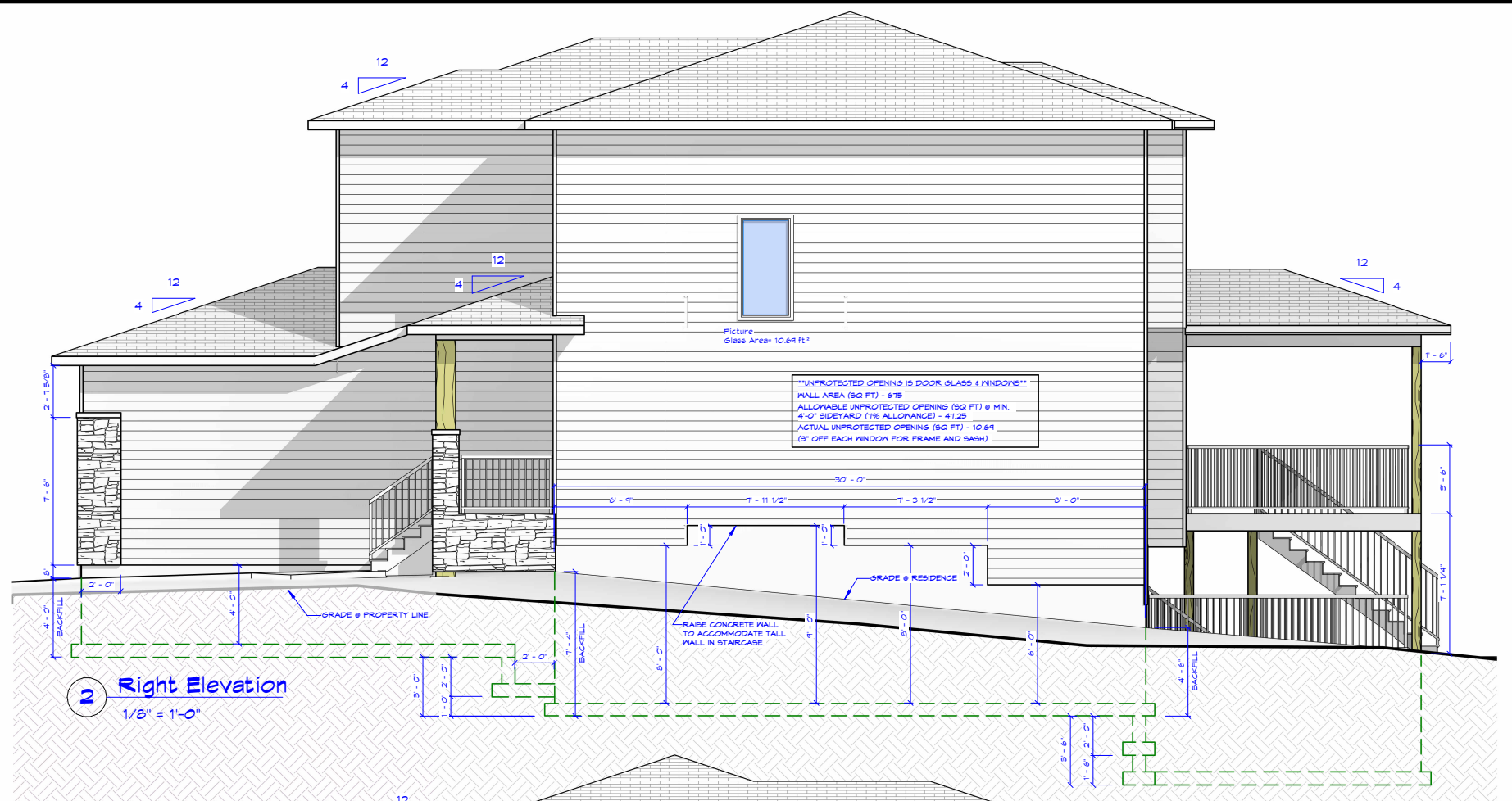
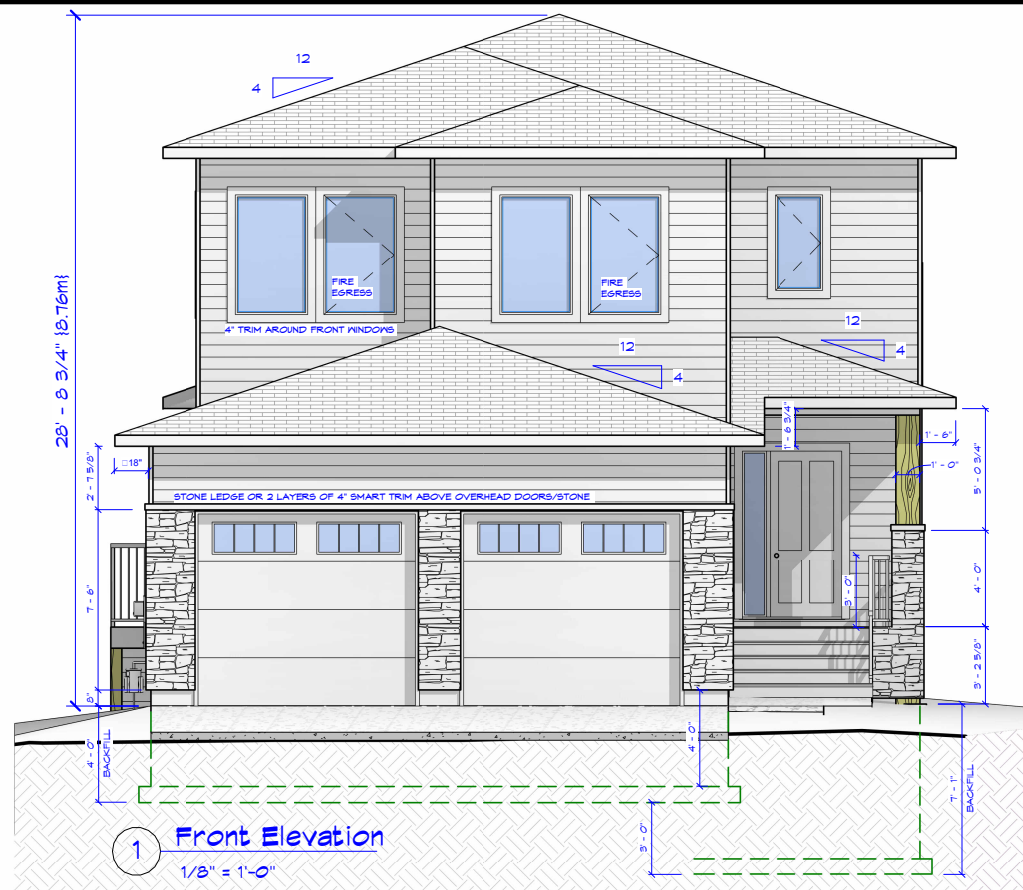
DIMENSION STYLE LEGEND	
	STANDARD FRAMING DIMENSIONS
	OVERALL ROOM DIMENSIONS (STUD-TO-STUD)
	CABINET/ SECONDARY DIMENSIONS

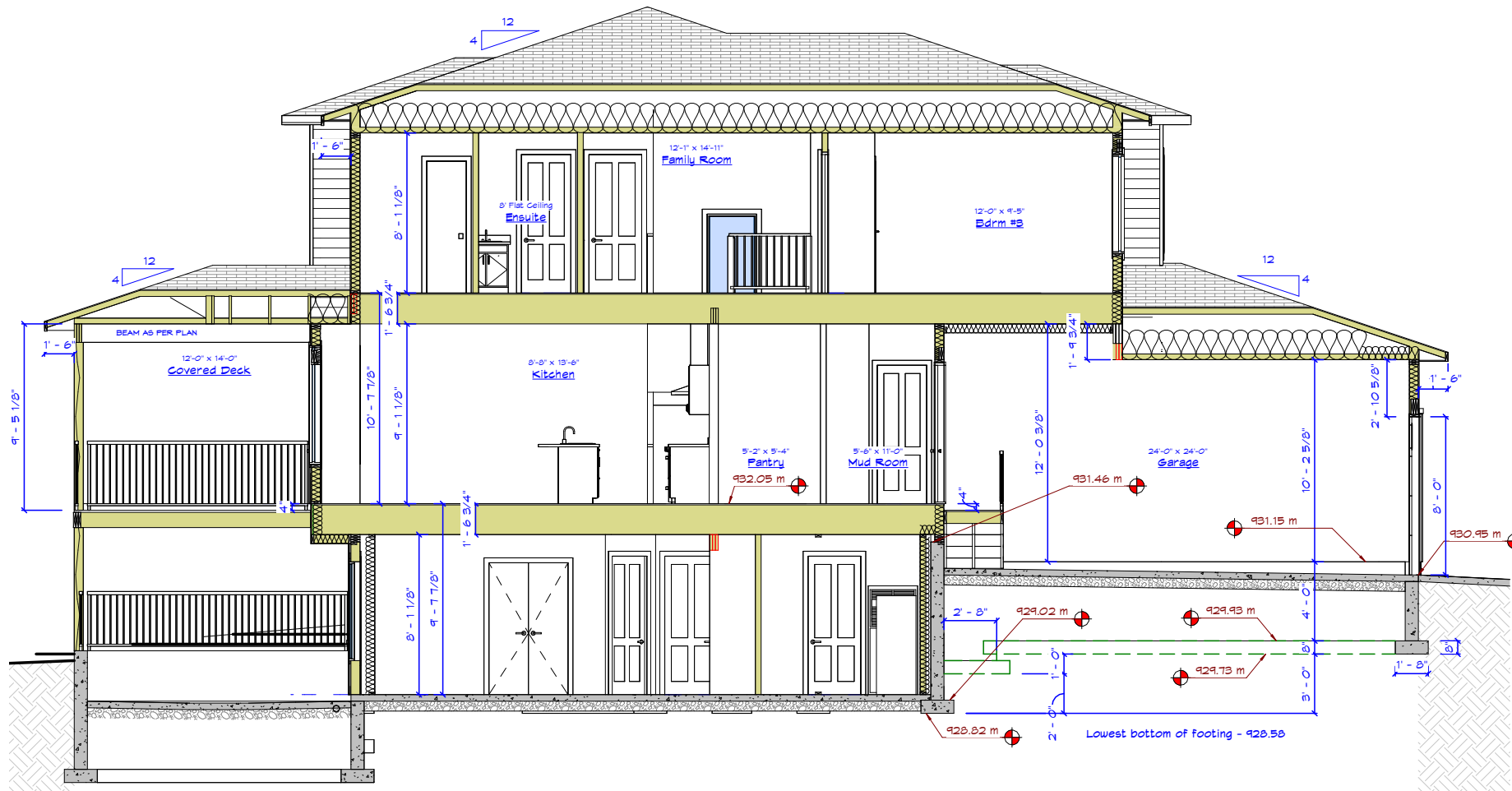












1 Section 1  
1/8" = 1'-0"

**A - GENERAL NOTES:**

- Unless there is a date in the title block of this blueprint - the plans are NOT final - and may change slightly upon finalization.
- Highly recommended for all trades involved in this project to read all notes before starting project to familiarize yourself with overall specifications.
- All contractors/ trades shall verify all conditions & dimensions at the job site and notify TS Drafting & Design Ltd. of any dimensional errors, grade requirements, omissions or discrepancies before beginning or fabricating any work. Construction not to proceed until drawings revised to correct situation.
- General Contractor/Home Builder may have their own specifications/ standards for certain procedures & construction methods. Sales contract agreement between home purchaser & contractor/builder supercedes this blueprint. Confirm specifications itemized on contract.
- Dimensions are not to be scaled off drawings.
- Dimensions shown are to rough framing of studs or concrete wall surfaces.
- All roof & floor trusses as per truss designer/ suppliers layout.
- All construction to comply with National Building Code of Canada (latest edition), Provincial & Local building code & regulations.
- Any engineering required by plan reviewer, permit/code officer or other - at responsibility of builder or home owner.

**B - SOIL BEARING, EXCAVATION & GRADING NOTES:**

- It is the responsibility of the general contractor to obtain soil bearing reports for the construction property & review before ground works begins.
- All footings to be on undisturbed soil & have allowable bearing pressure for this jobsite. Soil bearing to be confirmed by engineers report.
- If soil bearing capacity is less then desirable - blueprints to be reviewed & approved by professional Engineer.
- If soil at proposed depth of blueprints is not stable, general contractor to meet with excavator as per site conditions dictate. Refer to Soil report/professional engineer for recommendation.
- If no surveyed vertical grades were provided for the design of this home - walkout basement (as per home owners request) is based on front-to-back split shown on blueprints. Actual grading to be determined on site at time of excavation with builder. Retaining walls may be required to make walkout possible. All retaining walls and/or grading requirements as per sales agreement between builder/ home owner.
- Provide positive drainage away from building. 10% away for the first 2m (6'-6") around the building, minimum 2% thereafter (preferred 4%). Minimum 0.10m (4") away where distance to property is less than 2m (ie 4'-0" side yard).
- Any grades that do not comply with approved stamped grades set by Architect, Architectural Controller, Design Review Committee OR Local Authority may result in the use and/or construction of retaining walls. This will be the responsibility of the home builder/ general contractor.
- If neighboring grades of existing structures, buildings and/or construction projects prevent the proposed grades for the above property to be possible, the home builder/owner of the above mentioned property is responsible for notifying the owners of neighboring properties in attempt for resolution.

**C1 - CONCRETE & FOUNDATION NOTES:**

- All foundation dimensions to exterior surface of walls unless otherwise shown.
- Cribber/ excavator to review all pages in regards to foundation & footings for clarification of heights/ depth/ details/ notes/ heights.
- Window & door openings within concrete to be supplied by supplier.
- Rough buck openings are approximately 3" wide than door shown - unless otherwise stated by supplier.
- Dropped or Flush beams as per blueprint - confirmed by truss supplier layout.
- Any foundation wall over 9' of vertical height that is unsupported may require structural engineer - as per local plan reviewer or general contractor requests.
- Location of any dropped footings to be located on site by excavator/ cribber/ general contractor. Exact location may vary from blueprints due to neighboring grades/natural grades and/or on site conditions.
- Piles under garage floor (if garage present) are optional. Used to prevent garage floor from possibly sinking over time - creating low spots for pooling water. Optional as per home owner/building agreement specify. (Piles located approximately where vehicles are parked).
- All vertical backfill dimensions are approximate only, and are believed to be accurate, but may vary depending on certain "on site" conditions and/or construction methods.
- If any sidewalks are over sewer ditch, bring Ø12" sono tube from bottom of ditch to grade before backfill to support sidewalk. Location to be decided on site by backfiller & consulted with general contractor.
- Any retaining walls shown are approximate - and will be sized as per site conditions & grades dictate. General contractor to determine at time of install.
- Basement floor to be poured to height shown from underside of floor system to accommodate full height studs (if possible).
- All wood in contact with concrete shall be pressure treated.
- When foundation wall is exposed - cribber may install 2x4 pressure treated nailer plates to allow siding to be brought down to same level as surrounding siding - as per builder/ home owner specs.
- Screw piles may be substituted for concrete piles as per general contractor & site/ weather conditions dictate. Screw pile engineering supplied by installer.

**C2 - ICF WALL SYSTEMS NOTES:**

- Where there are highly exposed ICF foundation walls - exterior finishes to be brought down as per builder/ home owner specifies (per grades).
- All ICF Foundation Systems to have proper bearing at corners/edges to accommodate any beams or roof trusses. ICF Supplier to provide builder/home owner proper blocks for bearing. Inability of improper bearing for these areas (not limited too) to be notified to TS Drafting AND Truss Supplier so that revisions can be made for proper bearing.
- If builder/ owner has not defined an ICF Foundation supplier (prior to final blueprints), ICF walls will be drawn at 12" thick x 48" length x 12" height. Framing/Plumber/Cabinet supplier may have to adjust plan layout dimensions (slightly) to accommodate various ICF wall system chosen - once ICF walls are installed.

**D1 - Framing Notes:**

- Dimensions to walls are to face of stud - unless otherwise shown. Drywall or osb/plywood sheathing is NOT accounted for.
- All floor decking for decks/verandahs to have 1" overhang past stringers/beam. Framed to notch out 2" overhang around column to accommodate any stonework (if required).
- Verandahs may be enclosed underneath (if shown). Frame 2x4 PTN stub wall (16" o.c.) underneath verandah (height as per grade dictates) to accommodate enclosure.
- 6x6 PTN posts may be substituted for 3ply 2x6 PTN posts.
- All exterior doors to have min. 4" clearance from door threshold to walking surface below.
- Due to high wind pressure within the location of the building site, construction methods & requirements to adhere to Alberta Building Code section 9.25.19. Bracing & banding requirements as per code.
- Temporary guard rail on end gable (as per code - fall protection) dictates.
- Any exterior door or window equal to or less then 36" wide to have minimum 2-2x10 header above - unless otherwise specified.
- Any exterior door or window greater then 36" wide to have minimum 3-2x8 header above - unless otherwise labeled.
- Any exterior wall higher than 3.6 meters (12') tall to require Structural Engineer for Tall Wall design.
- Windows placed in vertical tall walls (example - staircase within landing area) to be placed above/below top plates of any stacked walls to accommodate tall wall.
- Framer to add blocking for all pot lights where vapor barrier required.
- Framer to add solid blocking for any ceiling fan or future ceiling fan locations.
- Any drops or changes in foundation walls - Frost wall to be framed full height to avoid ledges - unless otherwise specified.
- Fireplace framing dimensions to be supplied by manufacturer & may vary as per model chosen.

**F - Floor & Roof Truss Supplier Notes:**

- Framer/ builder to confirm beam & tele-post sizes from supplier prior to ordering & installing structural components. Truss supplier will have own blueprint that over-rides this design/layout. Any discrepancies - please contact TS Drafting for clarification.
- On walkout lots or lots with rear sloping grades - concrete pads or bearing walls may be lower then basement floor (as per grades dictate). Confirm height of bearing walls & tele-posts once concrete footings/ pads are installed before ordering items.
- Beam pockets to be sized for dropped beams as per required.
- Any ICF foundation walls may require beams to be inset to bear on solid concrete. Inset distance as per ICF wall supplier specifications.
- Truss manufacturer to supply shepherd anchor II (800lb force max.). Truss manufacturer is to mark on truss layout the position of anchor placements. All anchors to be 3'-0" from gable ends, and equally spaced in between 11'-0" to 15'-0" intervals - as per safety code dictates.
- If loads on tele-posts & concrete footings exceed the design of the tele-posts & footings on this drawing, please contact TS Drafting & Design with load calculations to allow modification of tele-posts & footings, or specify the required tele-post and footing recommendations before a building permit is applied for.

**TYPICAL ROOF SECTION:**

- FINISHED ROOFING MATERIAL
- 1/16" OSB SHEATHING WITH H-CLIPS
- ENGINEER APPROVED TRUSSES (MAY VAULT)
- (TRUSS DESIGN OVERRULES BLUEPRINTS)
- 2X4 BLOCKING @ RIDGES
- 1X4 STRAPPING @ BOTTOM CORD @ 8'-0" O.C.
- R50 INSULATION
- 6 MIL POLY VAPOR BARRIER
- 1/2" GYPSUM BOARD

**FASCIA & SOFFITS:**

- PRE-FINISHED FASCIA
- VENTILATED SOFFIT
- 2X6 SUB-FASCIA
- METAL DRIP EDGE
- EAVE PROTECTOR
- INSULATION STOPS

**INTERIOR STAIRCASE:**

STAIR RISERS ARE APPROXIMATE.  
CONTRACTOR SHALL CALCULATE THE ACTUAL  
DISTANCE ON SITE TO DETERMINE THE ACTUAL  
RISER HEIGHT

**TYPICAL INTERIOR FLOOR SYSTEM**

- FINISH FLOORING
- 3/4" T&G OSB SUBFLOOR
- FLOOR SYSTEM AS PER ENGINEERS SPECS
- PLYWOOD/OSB RIM (EXTERIOR PERIMETER)
- X-BRIDGING @ NO MORE THAN 8'-0" O.C.
- 1/2" GYPSUM BOARD (OPT - CEILING BELOW)

**EXPOSED BONUS ROOM FLOOR SYSTEM:**

- FINISH FLOORING 3/4"
- T&G OSB SUB-FLOOR
- FLOOR TRUSSES AS PER ENGINEERS SPECS
- PLYWOOD/OSB RIM (EXTERIOR PERIMETER)
- X-BRIDGING @ NO MORE THAN 8'-0" O.C.
- 2X4 FALSE FRAMED CEILING (PERPENDICULAR TO TRUSSES) @ 24" O.C. - DROPPED 5.5" FROM TRUSSES
- R22 BATT INSULATION IN FALSE CEILING AREA
- DRYWALL CEILING

**TYPICAL UNDERSIDE OF CANTILEVERS:**

- 2X6 JOISTS @ 24" O.C. - FRAMED ON UNDERSIDE OF CANTILEVER
- R22 BATT INSULATION OR SPRAY FOAM EQUIVALENT
- 3/8" PLYWOOD/OSB COVER
- NON-VENTILATED SOFFIT FINISH

**TYPICAL FRAMED EXTERIOR WALLS:**

- 1/2" GYPSUM BOARD
- 6 MIL POLY VAPOR BARRIER
- 2X6 STUDS @ 24" O.C. (MAX. SPACING)
- R20 BATT INSULATION
- 3/8" OSB SHEATHING
- BUILDING PAPER/TYVEK WRAP(OPT)
- EXTERIOR FINISH

**TYPICAL GARAGE CONG. WALL:**

- 2x4 FNF MUD SILL w/ 5/8" ANCHOR BOLTS @ 4'-0" O.C. IN CONG. WALL
- 8" CONCRETE WALL (5' hgt or lower) c/w
- 2 ROWS 10m HORIZONTAL REBAR
- 1 ROW 10m VERTICAL @ 24" O.C.
- 2 COAT BITUMINOUS DAMP-PROOFING

**TYPICAL RESIDENCE FOUNDATION WALL:**

- 1/2" GYPSUM BOARD (IF DEVELOPED)
- 6 MIL POLY VAPOR BARRIER
- 2X4 STUDS @ 24" O.C. (MAX. SPACING)
- 3" AIR SPACE
- R20 BATT INSULATION
- 2x4 PTN MUD SILL w/ 5/8" ANCHOR BOLTS @ 4'-0" O.C. IN CONG. WALL
- 8" CONCRETE WALL (8' hgt or lower) c/w:
- 24"x24" 10m REBAR GRID (VERT. & HOR.)
- 8" CONCRETE WALL (higher than 8') c/w:
- 10m HORIZONTAL REBAR @ 12" O.C.
- 15m VERTICAL REBAR @ 12" O.C.
- 2 COAT BITUMINOUS DAMP-PROOFING

**TYPICAL BASEMENT CONCRETE FLOOR:**

- 32 MPA 4" CONCRETE SLAB
- 10m REBAR 24" O.C (EACH WAY)
- 6mil POLY UNDER CONG. FLOOR
- c/w 6" (3/4") WASHED GRAVEL

**TYPICAL GARAGE CONCRETE FLOOR:**

- 4" CONCRETE SLAB
- 10m REBAR 24" O.C (EACH WAY)
- c/w 6" (3/4") WASHED GRAVEL
- SLOPE GARAGE FLOOR 4" UP TO BACK

**TYPICAL FOOTINGS & KEEPING TILE**

- 4" PERFORATED DRAIN TILE
- c/w 3/4" WASHED GRAVEL COVER
- 20"x8" CONG. STRIP FOOTING
- 10m TRANSVERSE REBAR @ 24" O.C.
- 3-10m REBAR - CONTINUOUS
- 2-15m DOWELS @ EVERY 48" O.C. (MIN 3" CVRG) - ALTERNATING LEGS

**E - Window & Door Notes:**

- Dimensions of doors & windows is an overall dimension. Actual unit dimensions as per supplier.
- Rough openings for doors/ windows as per supplier/ installer. All bedrooms to have min. one egress window. All window suppliers/ manufactures have different building specs - any window change to this plan to be confirmed by home owners/ builder before windows are ordered.
- Window swings on casement windows to open against west wind of possible.
- Any mutton bars in windows & doors as per supplier agreement with home owner/ general contractor.
- Any door between garage & living area shall be tight fitting solid core doors & be self closing.

**G - Plumbing, Heating & Electrical Notes:**

- Mechanical room layout as per installer. Blueprints illustrate proposed layout, but final layout may change as per framed components, access & installers recommendations.
- All heating & plumbing design by installer/ supplier.
- Electrician to do walk through with general contractor/home owner at time of rough in to verify location, type and style of fixtures.
- All electrical to follow Electrical Building Code practices
- All bedroom receptacle to be arc fault.
- Electrical items shown are for basic install. Special features or requests are responsibility of home owner to inform electrician.
- For jetted tubs - allow 20" wide x 24" tall access panel for motor.
- Ø4" (5" exposed) radon pvc termination pipe within mechanical room.
- 2x6 wall behind toilet if possible - to accommodate plumbing stack.

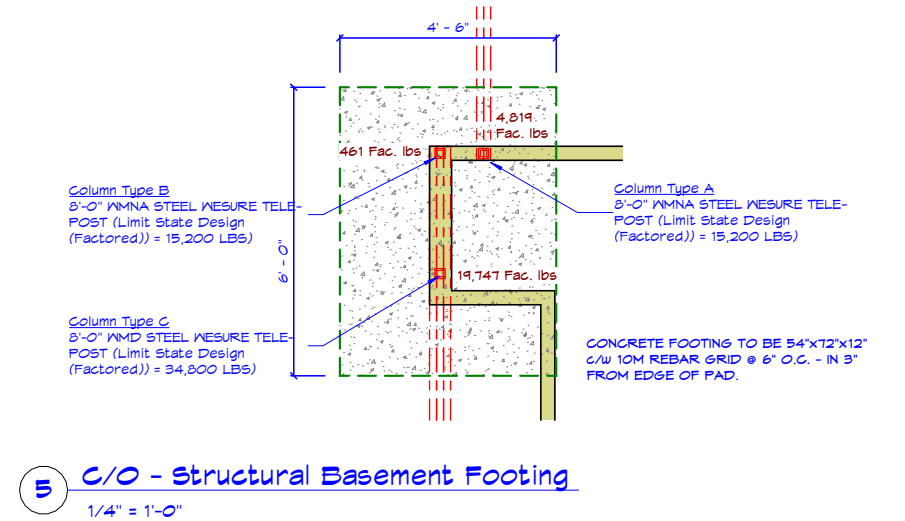
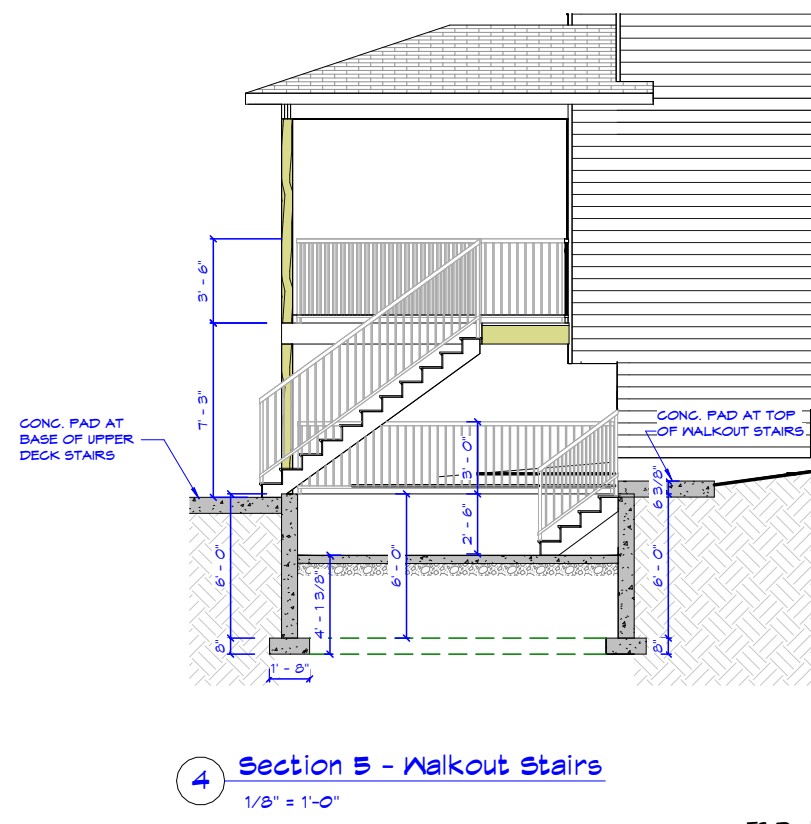
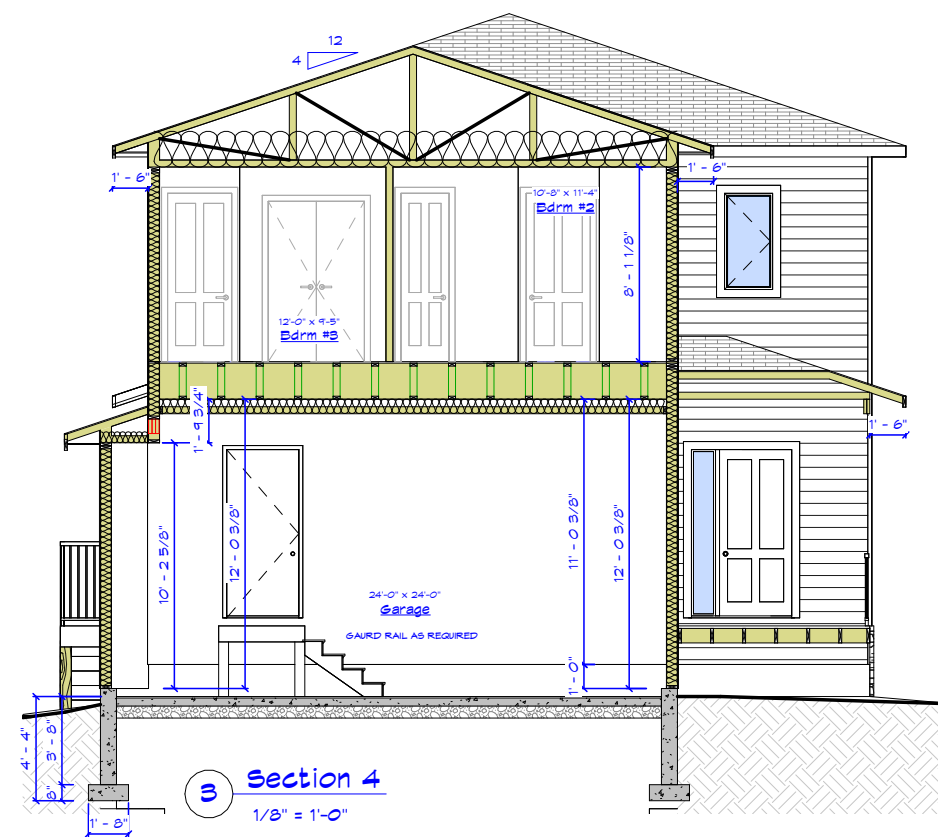
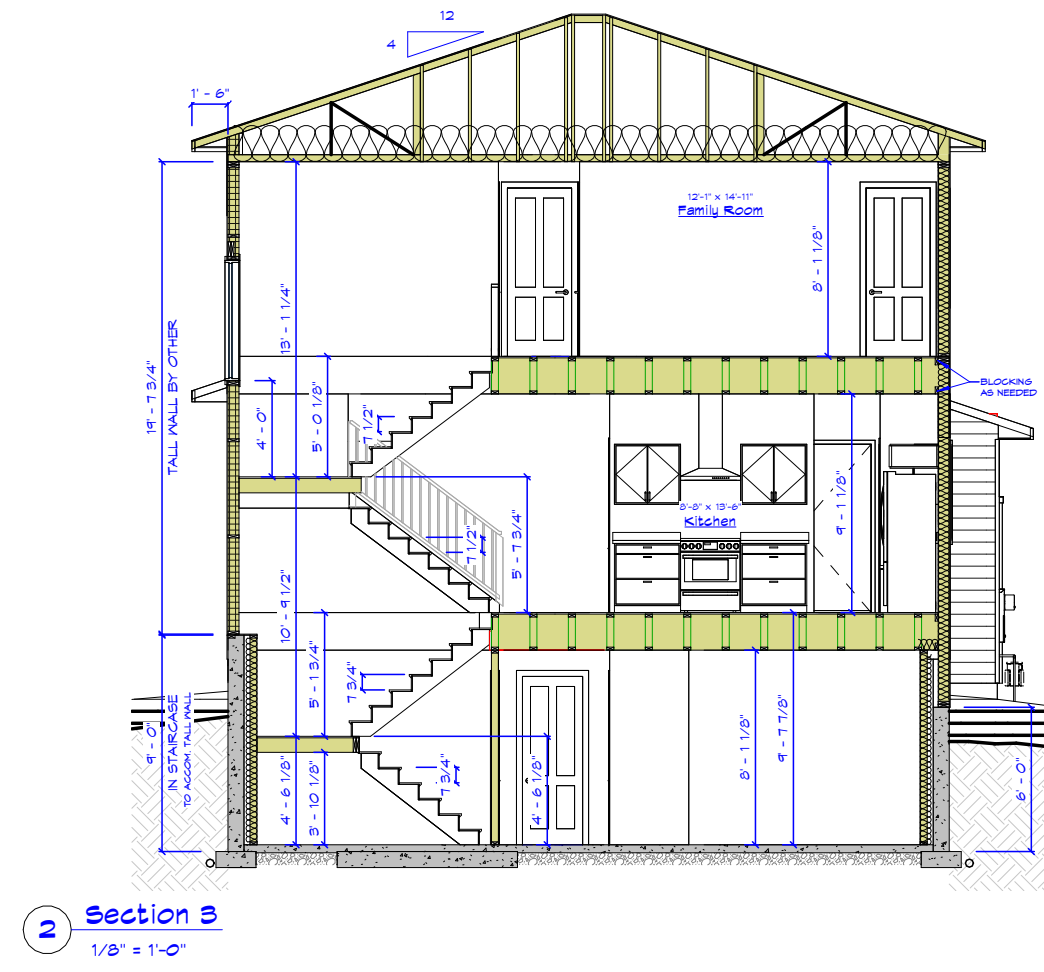
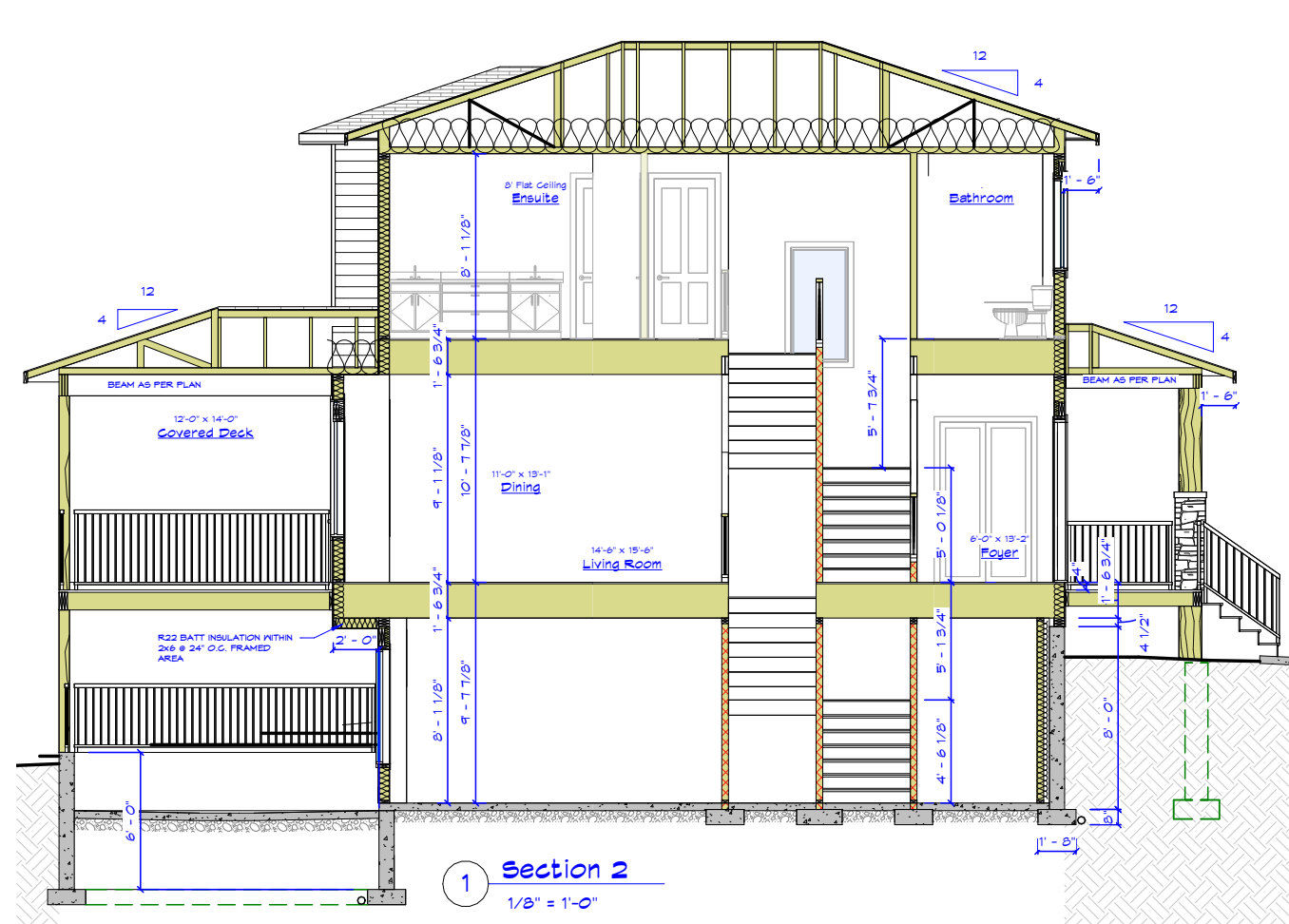
**H - Siding, Accent Trim & Roofing Notes:**

- Due to west wind in high exposure areas, siders to consider direction of seams to minimize wind damage and potential siding issues.
- Due to west wind in high exposure areas, roofers to consider double nailing shingles on west facing roof surfaces.
- Gutters & downspouts as per installer & grade drainage dictates.
- Any window/ door accent over 8'-0" in length may have seam present.
- Any collar accents on columns and/ or verandas to be placed to hide seams (if possible).

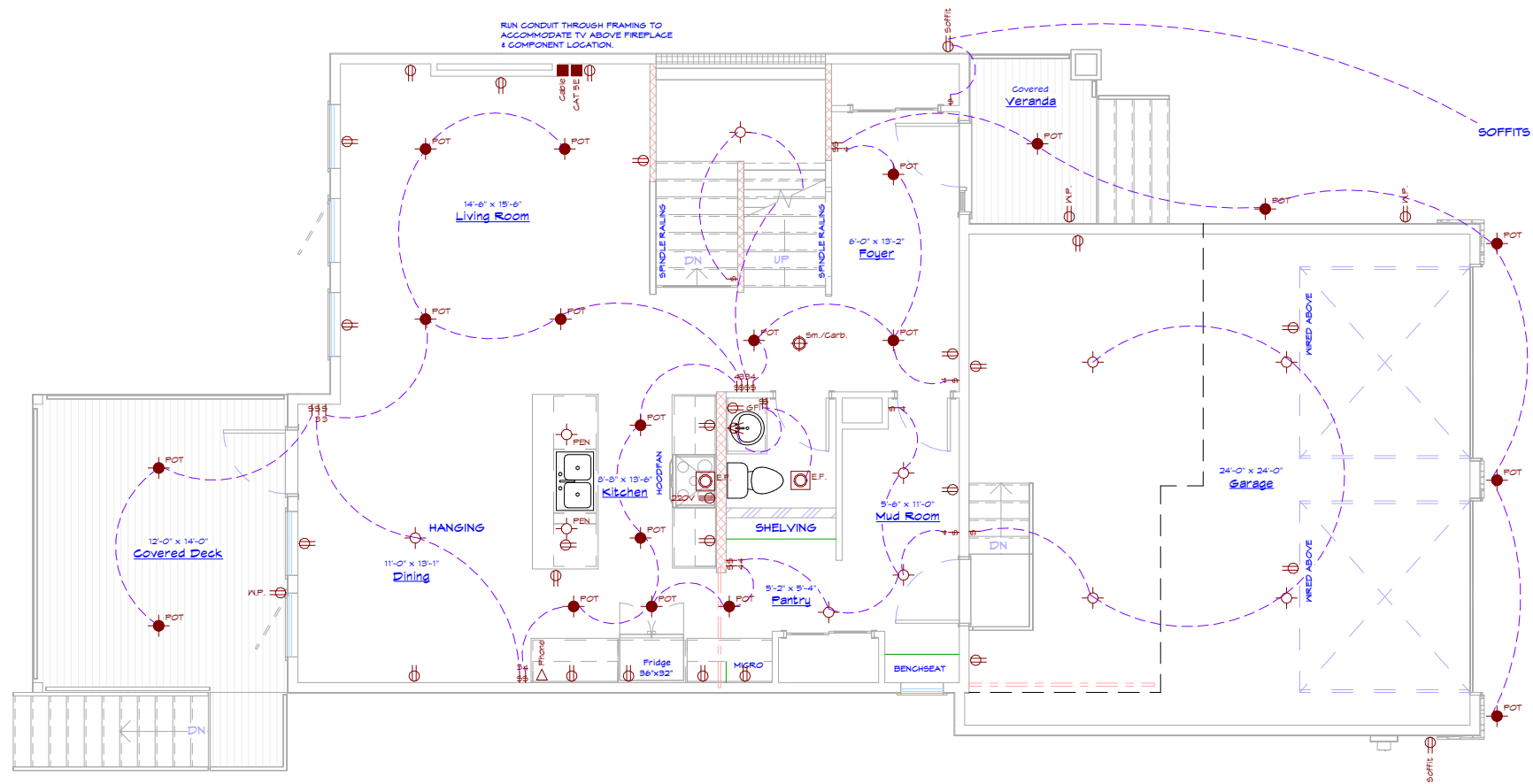
**I - Cabinets & Finishing Notes:**

- Cabinets shown are typically drawn in 3" increments. Supplier to site measure after framing complete to confirm cabinet sizing.
- Backing may be installed for upper cabinets to accommodate attachment. As per supplier recommends.
- Actual blueprint by cabinet supplier supercedes this blueprint. All plumbing & electrical trades to review before installing.
- Fillers may be added between appliances & walls to accommodate clearance for handles & door swings.







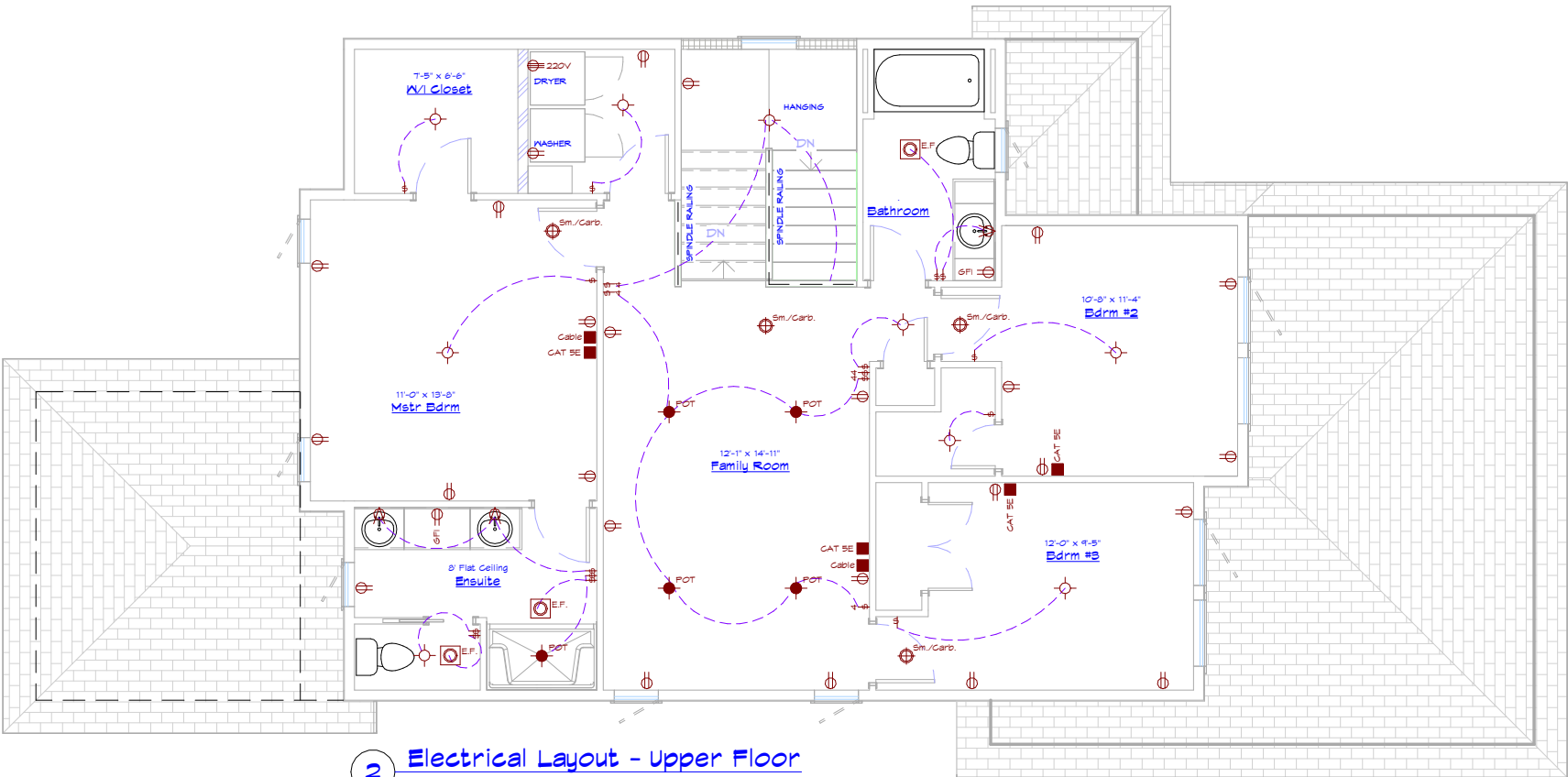


Electrical Symbol Legend			
	Ceiling Mounted Light		Phone Jack
	Pendant Light		Cable Jack
	Pot Light		Network Connection
	Pull Chain Light		110 Volt Receptacle
	Wall Mounted Light		220 Volt Receptacle
	Speaker		Ground/Fault/Interrupt
	Smoke/Carbon Monoxide Detector - Hard Wired		Soffit Receptacle
	Exhaust Fan		Weather Proof Receptacle
			Single Switch
			Double Switch
			Triple Switch
			Ceiling Fan with Remote
			Large LED Light

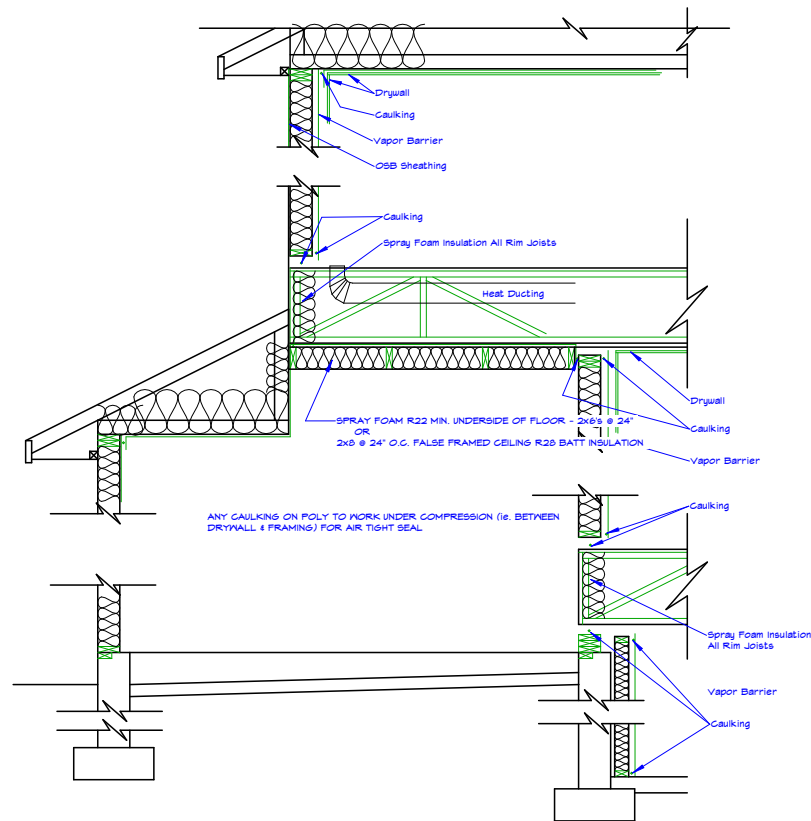
Electrician to do walk through with general contractor/home owner at time of rough in to verify location, type and style of fixtures.  
All electrical to follow Electrical Building Code practices.  
All bedroom receptacles to be GFI's.  
Electrical items shown are for basic install. Special features or requests are responsibility of home owner to inform electrician.

FOR BASEMENT ELECTRICAL - PLEASE SEE ORIGINAL BASEMENT PLAN (UNDEVELOPED BASEMENT)

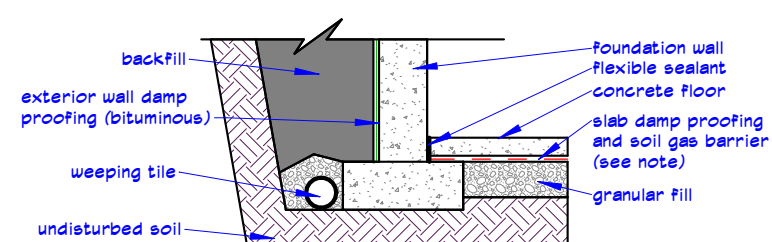
1 Electrical Layout - Main Floor  
1/8" = 1'-0"



2 Electrical Layout - Upper Floor  
1/8" = 1'-0"

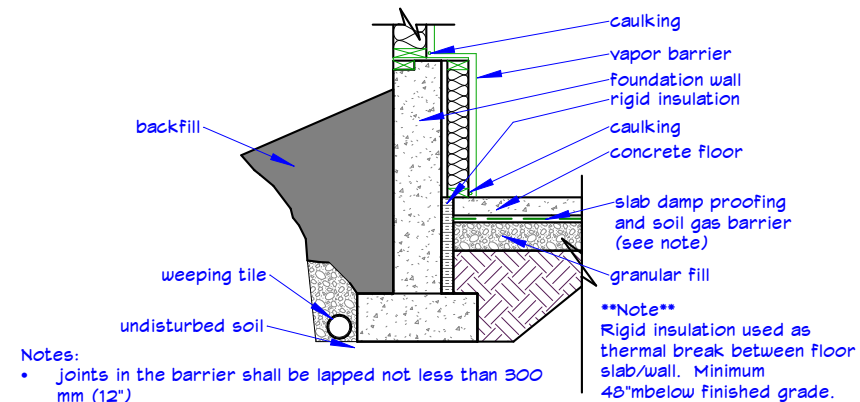


Typical Bonus Room Floor & Garage Detail



Damp proofing & soil gas control at foundation wall/floor junctions with solid walls - Below Frost

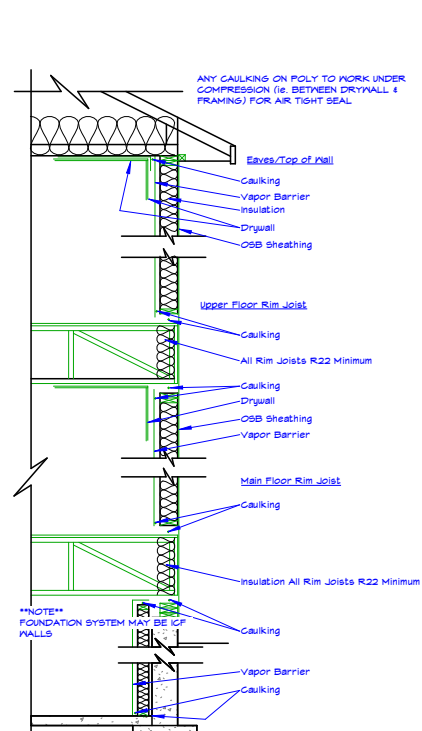
Figure A-9.25.3.4. & 9.25.3.6.-A



- Notes:
- joints in the barrier shall be lapped not less than 300 mm (12")
  - A floor-on-ground shall be sealed around its perimeter to the inner surfaces of adjacent walls using flexible sealant

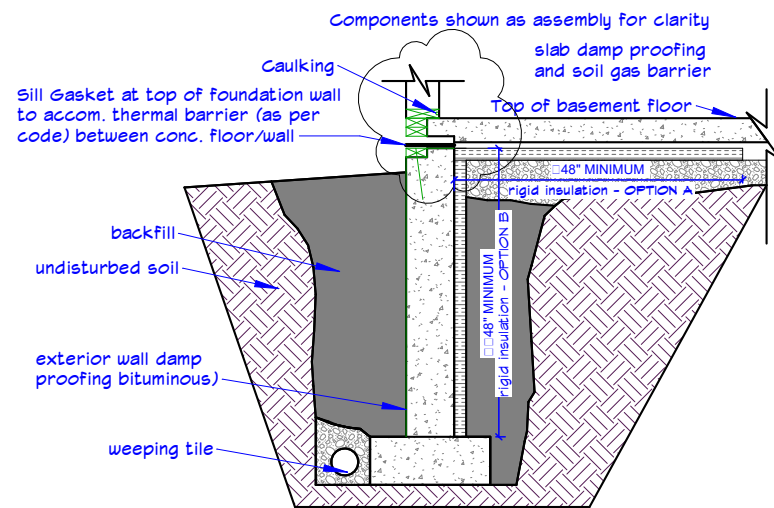
Unheated Floors Above Frost Lines

Figure A-9.36.2.3 (4)(a)



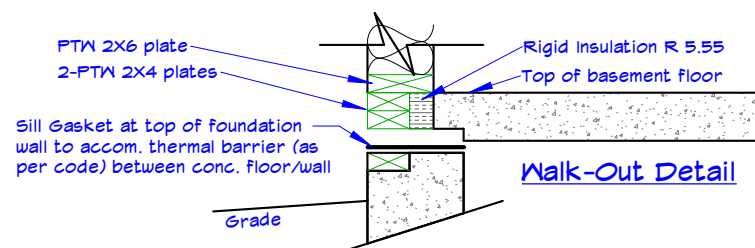
General Wall & Rim Joints

**\*\*NOTE TO USER\*\***  
WALLS, VAPOR BARRIERS & OTHER ASSEMBLIES ARE SHOWN WITH SPACES IN BETWEEN TO ILLUSTRATE THE FUNCTION OF LAYERS & LOCATIONS

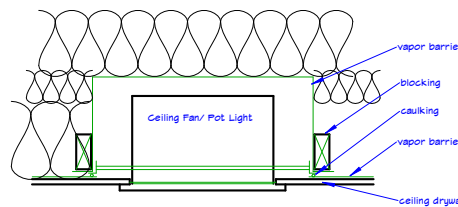


Unheated Floors-on-ground Above Frost Lines (Walk-Outs)

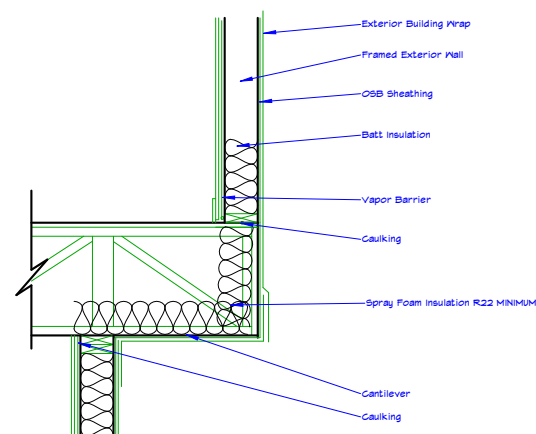
Figure A-9.36.2.3 (4)



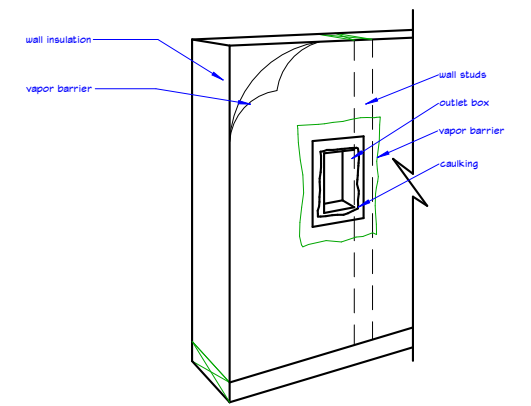
Walk-Out Detail



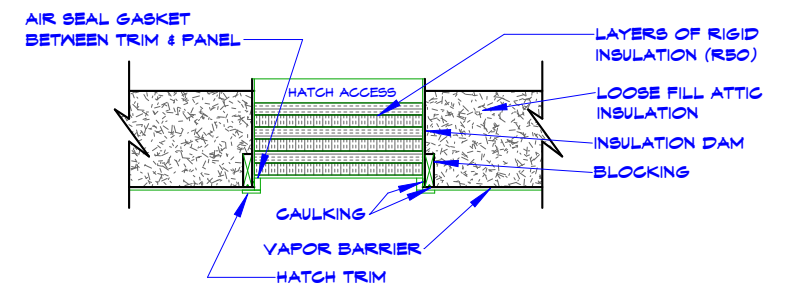
Ceiling Fan/Pot Light Detail



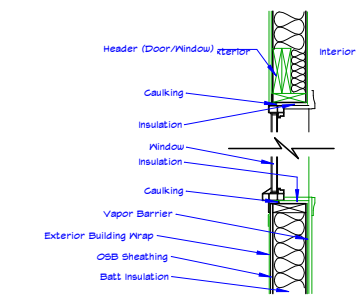
Cantilever Details - With & Without Plumbing



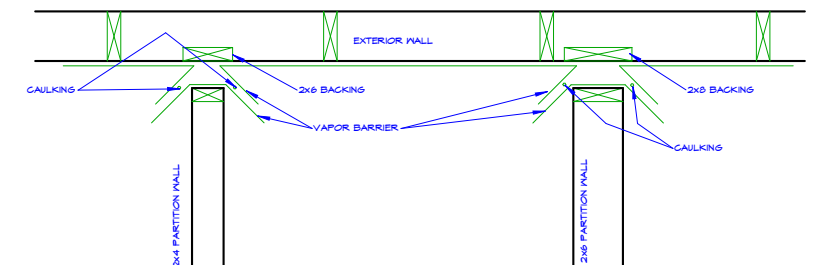
Typ. Outlet Box - Ext. Walls



Attic Hatch Detail



Elevation Section View Window Opening/Header Detail



Intersecting Partition Walls - Plan View