

721 3rd Street, Canmore, Alberta



GENERAL CONSTRUCTION NOTES

DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.

ALL DIMENSION MEASURED FROM THE FACE OF STUD.

ALL DIMENSIONS ARE TAKEN TO OUTSIDE FACE OF CONCRETE.

ALL DIMENSIONS ARE MEASURED TO CENTERLINE OF DOORS AND WINDOWS.

CENTERLINE OF GRID = CENTERLINE OF PARTY WALL.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT, AND ALL OTHER CONSULTANTS'S DRAWINGS.

ANY UN-REFERENCED ASSEMBLIES, DETAILS, WINDOWS OR DOORS IN ANY DRAWING ARE TO BE DISREGARDED FROM THE SCOPE OF WORK.

ALL CONSTRUCTION TO COMPLY TO THE LATEST EDITION OF THE ALBERTA BUILDING CODE (ABC), PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE CONSULTANT PRIOR TO COMMENCING OF ANY WORK.

ALL DOORS AND WINDOWS SHOWN ON PLANS ARE NOMINAL SIZES. REFER TO DOOR SCHEDULE AND WINDOW SCHEDULE FOR ACTUAL SIZES. CONFIRM ROUGH OPENING SIZE AND INSTALLATION REQUIREMENTS WITH MANUFACTURER. VERIFY EACH AND INDIVIDUAL ROUGH OPENING PROPER TO FABRICATION. EXTERIOR DOORS & WINDOWS TO BE INSTALLED AS PER THE MANUFACTURERS' RECOMMENDATIONS & SPECIFICATION.

PROVIDE SOLID BLOCKING AS REQUIRED FOR FIXTURES ATTACHMENT (ARCHITECTURAL ITEMS - WASHROOM ACCESSORIES, HANDRAILS, ETC. MECHANICAL ITEMS - FANS, THERMOSTAT, SPRINKLER HEADS, ETC. ELECTRICAL ITEMS - ALARMS, FIXTURES, ETC.)

CONTRACTOR TO COORDINATE OF DUCTING, VENTILATION, MECHANICAL CHASES AND WASHER AND DRYER WITH MECHANICAL SUB-CONTRACTOR.

DIVISION B, 9.10.9 ELECTRICAL AND SERVICE EQUIPMENT PENETRATING A FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION.

DIVISION B, 9.27.3.8. ENSURE FLASHING IS INSTALLED AT EVERY HORIZONTAL JUNCTION, HORIZONTAL OFFSET, AND HORIZONTAL CHANGE BETWEEN CLADDING ELEMENTS.

ALL CONSTRUCTION TO COMPLY TO INDUSTRY / TRADE STANDARDS ALONG WITH MANUFACTURE RECOMMENDATION AND SPECIFICATIONS, PROVIDE SHOP DRAWINGS, SAMPLES AND OPERATING MANUALS.

ANY PATCHING, REPAIR, REFINISHING, RECONSTRUCTION & REPAINTING WORK REQUIRED AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACT SHALL INCORPORATE & BE PERFORMED WITH MATERIALS TO MATCH SAME & SHALL MAINTAIN REQUIRED FIRE RATINGS

IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT WHEREVER A FIRE SEPARATION IS REQUIRED AS INDICATED BY THE CONSTRUCTION TYPE ON THE DRAWINGS, ALL COMPONENTS OF THE ASSEMBLY ARE TO BE APPROVED MATERIALS WITH INSTALLATION / FABRICATION PROCEDURES PER DIRECTIONS OF THE ULC NUMBER & OR REQUIREMENTS OF THE ABC 2014. ALL FIRE SEPARATIONS MUST BE CONTINUOUS WITHIN THEIR EXTENT & ALL JOINTS TO BE AIRTIGHT

PROVIDE & MAINTAIN CONTINUOUS AIR / VAPOR BARRIER SYSTEMS, CAULK AROUND OPENINGS & GAPS WITH SEALANT TO ACHIEVE CONTINUOUS BARRIER, ALL NAIL HOLES IN EXTERIOR WOODWORK TO BE FILED WITH APPROVED FILLER PRIOR TO FINISHING, SEAL ALL EXTERIOR JOINTS WITH APPROVED SEALANT

PROVIDE & MAINTAIN CONTINUOUS ACOUSTIC BARRIERS, AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACTS @ ACOUSTICALLY TREATED SURFACES

THE AREAS REQUIRING VENTILATION WITHIN ROOF SPACE OR ATTIC SHALL CONFORM TO ABC-9.19.1.2

COORDINATE SIZE, LOCATION OF DUCTING, VENTILATION, MECHANICAL CHASES & WASHER / DRYER W/ OWNER, REFER ALSO TO MECHANICAL PLANS & SPECIFICATIONS

ALL WALL ASSEMBLIES THAT REQUIRE CEMENTITIOUS OR WOOD SIDING/PANEL FINISH SHALL BE RAINSCREENED AND INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. 3/8" X 3 1/2" WOOD STRAPPING SHALL BE INSTALLED BETWEEN THE SIDING AND WALL ASSEMBLY

BUILDING CODE ANALYSIS.

APPLICABLE CODE: A.B.C. 2014
 APPLICABLE CODE SECTION: PART 9
 BUILDING CLASSIFICATION (9.10.2.1) GROUP C - RESIDENTIAL

BUILDING HEIGHT: 3 STORIES MAXIMUM
 TYPE OF CONSTRUCTION: COMBUSTIBLE
 TYPE OF CLADDING: COMBUSTIBLE
 BUILDING SPRINKLERED: SPRINKLERED

9.8.2.1 STAIRS
 2) MINIMUM WIDTH = 860MM
 CLEAR HEIGHT
 3) MINIMUM CLEAR HEIGHT = 1950MM
 RISER DIMENSION: MIN = 125MM; MAX = 200MM
 TREAD DIMENSION: RUN MIN = 210; MAX = 355MM

9.8.4.1 RISER DIMENSION: MIN = 125MM; MAX = 200MM
 9.8.4.2 TREAD DIMENSION: RUN MIN = 210; MAX = 355MM
 9.8.7.1 HANDRAILS: ONLY ONE SIDE REQUIRED TO HAVE HANDRAIL
 9.8.7.2 HANDRAIL SHALL BE CONTINUOUS
 9.8.7.4 HEIGHT OF HANDRAILS SHALL BE BETWEEN 865MM & 965MM
 9.9.10.1 1) WINDOW REQUIRED IN EACH BEDROOM
 2) WINDOW SHALL PROVIDE OPENING >0.35 SQM AND NO DIMENSION LESS THAN 380MM

9.10.8.1 45 MIN FRR BETWEEN DWELLING UNITS MINIMUM FOR FLOORS
 9.10.9.2 FIRE RATED WALL/FLOOR ASSEMBLY SHALL BE CONTINUOUS
 9.10.11.2 FIRE SEPARATION BETWEEN TWO UNITS CAN BE CONSTRUCTED AS A PARTY WALL OF 1 HOUR FRR TO THE US OF ROOF DECK.
 1) SOFFITS SHALL BE PROTECTED IF <2.5M ABOVE DOOR/WINDOW OR <1.2M ON EITHER SIDE OF WINDOW OR DOOR.

9.10.14.5 BASED ON UNPROTECTED OPENING % REQ. COMBUSTIBLE CONSTRUCTION AND CLADDING ALLOWED FOR EXTERIOR WALLS

9.10.19.3 SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY (OR LOCATION BETWEEN SLEEPING ROOMS) ON OR NEAR CEILING
 9.10.19.4 SMOKE ALARMS SHALL BE CONNECTED TO A PERMANENT SOURCE OF POWER.

9.11.2.1 MINIMUM REQUIRED STC RATING IS 50 BETWEEN UNITS
 9.13.4.2 1) ALL ASSEMBLIES SEPARATING THE GROUND FROM CONDITIONED SPACE SHALL BE PROTECTED BY AN AIR BARRIER SYSTEM

(9.52.3) 2) DWELLING UNITS AND BUILDINGS SHALL BE PROVIDED WITH A ROUGH IN FOR A RADON EXTRACTION SYSTEM CONFORMING TO 9.13.4.3

9.13.4.3 1) FLOORS SHALL BE PROVIDED WITH A ROUGH IN FOR SUB FLOOR DEPRESSURIZATION CONSISTING:
 a) GAS PERMEABLE LAYER, INLET & OUTLET
 b) CLEAN GRANULAR MATERIAL AND A PIPE AS DESCRIBED IN SENTENCE (3)
 2) ROUGH IN SHALL INCLUDE
 a) GAS PERMEABLE LAYER BETWEEN AIR BARRIER AND GROUND;
 b) INLET TO ALLOW DEPRESSURIZATION
 c) AN OUTLET IN THE CONDITIONED SPACE THAT:
 i) PERMITS CONNECTION TO DEPRES. EQUIPMENT;
 ii) SEALED, AND;
 iii) LABELED TO INDICATE ITS USE TO REMOVE RADON
 3) ROUGH IN SHALL INCLUDE
 a) CLEAN GRANULAR MATERIAL INSTALLED BELOW FLOOR (NOT LESS THAN 100MM IF COARSE CLEAN GRANULAR MATERIAL CONTAINING MORE THAN 10% OF MATERIAL THAT WILL PASS A 4MM SIEVE)
 b) PIPE NOT LESS THAN 100MM IN DIAMETER WILL BE INSTALLED THROUGH THE FLOOR SUCH THAT:
 i) BOTTOM END OPENS INTO GRANULAR LAYER REQUIRED CLAUSE (a) AT OR NEAR THE CENTER OF FLOOR AND NOT LESS THAN 100MM OF GRANULAR MATERIAL PROJECTS BEYOND THE TERMINUS OF PIPE MEASURED ALONG ITS AXIS
 ii) TOP END PERMITS CONNECTION TO DEPRESS. EQUIPMENT AND IS PROVIDED WITH AN AIRTIGHT CAP
 iii) PIPE IS LABELED TO SHOW THAT IT IS INTENDED TO REMOVE RADON FROM GROUND



GENERAL ABBREVIATIONS

CANT.	= CANTILEVER	EJ	= EXPANSION JOINT
COS	= CONFIRM ON SITE	HWT	= HOT WATER TANK
NIC	= NOT IN CONTRACT	RWL	= RAIN WATER LEADER
o.c.	= ON CENTRE	EP	= ELECTRICAL PANEL
U/S	= UNDER SIDE	SAN	= SANITARY LINE
c/w	= COMPLETE WITH	HB	= HOSE BIB
AFF	= ABOVE FINISHED FLOOR	ALUM	= ALUMINUM
CJ	= CONTROL JOINT	CONC	= CONCRETE
CT	= CERAMIC TILE	P.T.	= PRE-TREATED

DRAWING INDEX

A1.0: SITE PLAN
 A2.0: FOUNDATION PLAN
 A2.1: GROUND FLOOR PLAN
 A2.2: SECOND FLOOR FLOOR PLAN
 A2.3: LOFT FLOOR PLAN
 A2.4: ROOF PLAN
 A3.0: NORTH ELEVATION
 A3.1: SOUTH ELEVATION
 A3.2: EAST ELEVATION
 A3.3: WEST ELEVATION
 A3.4: WINDOW AND EXTERIOR DOOR DIAGRAM
 A4.0: SECTION 1
 A4.1: SECTION 2
 A4.2: CONSTRUCTION DETAILS



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NO.	ISSUED FOR	DATE
6.	BP	2023-04-13
7.	DP	2023-06-26
8.	Revised DP	2023-08-23
9.	Revised BP	2023-09-11
10.	Revised BP	2023-09-28
11.	IFC	2023-10-09
12.	ID Revisions	2024-03-21
13.	Revised IFC	2024-04-02

STAMP / SEAL

CLIENT NAME

Ian Sarna and
Richard Greaves

PROJECT NAME

721 Duplex

721 3rd Street
Canmore, Alberta

DRAWING TITLE

Cover

DRAWN BY: QM

CHECKED BY: SM

PROJECT NUMBER
386-22

SHEET NO

2024-04-17 10:36:24 AM

A0.0

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE.
 IF DRAWINGS ARE PRINTED ON 11x17 PAPER SIZE THE SCALE WILL BE 50% OF WHAT IS NOTED.

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT 15, BLOCK 57, PLAN 1095 F

MUNICIPAL ADDRESS:
721 3RD STREET, CANMORE, ALBERTA

LAND USE DISTRICT:
R2

SITE AREA:
612 m²

SITE COVERAGE (maximum 45%):
275.5 m² (45%)

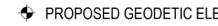
FLOOR AREA:
GROUND FLOOR: 333.09 ft²
SECOND FLOOR: 1485.36 ft²
LOFT FLOOR: 421.61 ft²
ADU: 581.22 ft²
TOTAL: 2821.28 ft² / SIDE

HEIGHT:
9.5m (2 STOREYS PLUS LOFT)
ROOF PEAK: 1318.41
GROUND FLOOR SLAB: 1309.50
GARAGE SLAB: 1309.08 @ O/H DOOR

PARKING:
4 STALLS
4 BICYCLE STALLS

SETBACKS:
FRONT: 6.0m
SIDE: 1.5m
REAR: 7.5m

LANDSCAPING:
40% (FRONT YARD)

-  RUNDLE CRUSH
-  LANDSCAPED AREA
-  EXISTING GEODETIC ELEV.
-  PROPOSED GEODETIC ELEV.



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**Ian Sarna and
Richard Greaves**

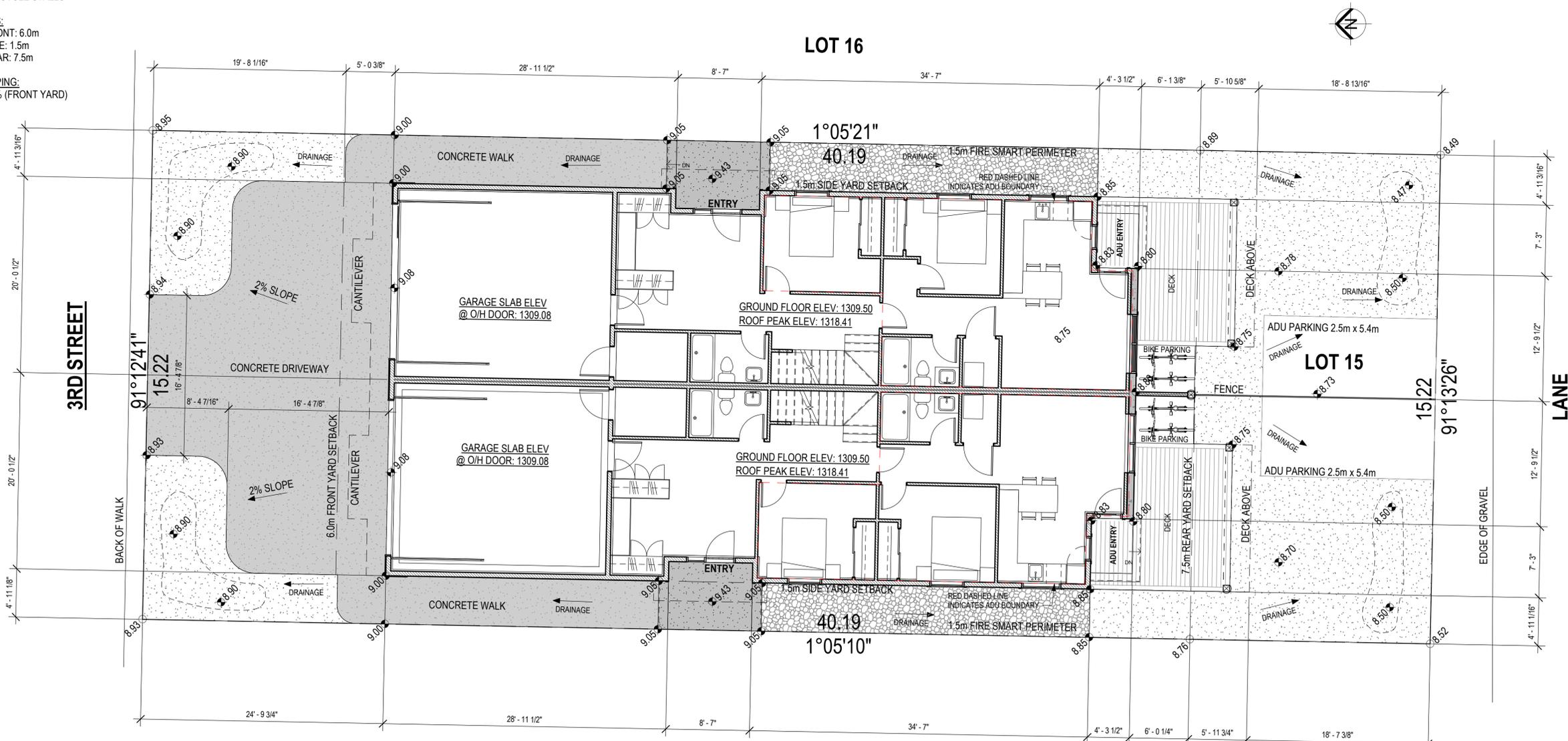
PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
Site Plan

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
386-22

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1
A1.0 **Site Plan**
1 : 75

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PROJECT NAME
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721 3rd Street
Canmore, Alberta

DRAWING TITLE
Foundation Plan

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
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2024-04-17 10:36:44 AM **A2.0**

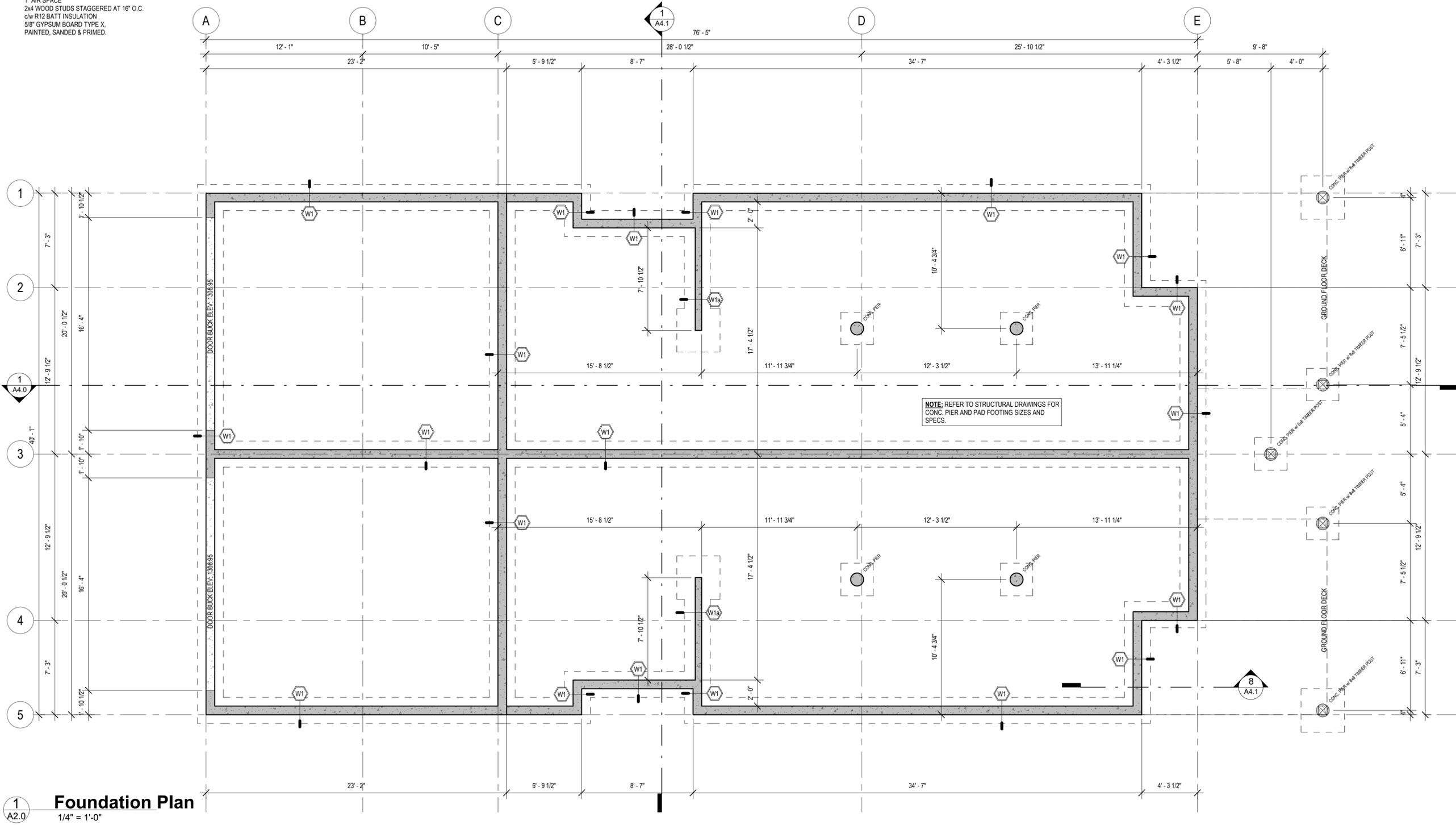
- W1 TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEAVING TILE
6" GRAVEL COVER OVER WEAVING TILE
- W1a TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
6" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEAVING TILE
6" GRAVEL COVER OVER WEAVING TILE
- W2 LOAD BEARING PARTY WALL (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED.

- W3 LOAD BEARING PARTY WALL (GARAGE) (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED
6mil POLY. VAPOUR BARRIER
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
6mil POLY. VAPOUR BARRIER
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED,
FIRE & SMOKE TAPED
PAINTED, SANDED & PRIMED
- W4 LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

- W5 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP
1/2" DENSGLOSS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENSGLOSS EXTERIOR SHEATHING FIRE RATED
WEATHER BARRIER WITH 4" MIN OVERLAP
EXTERIOR FINISH - REFER TO ELEV.'S
- W6 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
1x4 VERTICAL STRAPPING @ 16" o/c
SELF-ADHERING WEATHER BARRIER
8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED



1
A2.0
Foundation Plan
1/4" = 1'-0"

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- W1 TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W1a TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
6" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W2 LOAD BEARING PARTY WALL (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
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5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED,
FIRE & SMOKE TAPED
PAINTED, SANDED & PRIMED
- W4 LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
c/w R22 BATT INSULATION
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

- W5 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
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8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED

- P1 GARAGE PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
6mil POLY VAPOUR BARRIER
2x6 WOOD STUDS AT 24" O.C.
c/w R22 BATT INSULATION
1/2" GYPSUM BOARD TYPE X
SANDED, & FIRE TAPED
NOTE: BOTTOM PLATE TO BE
2x4 PRESSURE TREATED
- P2 LOAD BEARING PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
2x6 WOOD STUDS AT 24" O.C.
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

- P3 INTERIOR PARTITION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
- P4 INTERIOR PARTITION w/ ACOUSTIC INSULATION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

INTERIOR DOOR SCHEDULE

SYMBOL	SIZE	QUANTITY	DESCRIPTION	WALL SIZE
D1	2'-6" x 6'-8"	28	WOOD PANEL INTERIOR DOOR	2 X 4
D2	3'-0" x 6'-8"	4	WOOD PANEL INTERIOR DOOR	2 X 4
D3	2'-6" x 6'-8"	2	LOCKING 45 MINUTE FIRE RATED INTERIOR DOOR	2 X 4
D4	3'-0" x 6'-8"	4	GARAGE SEPARATION DOOR w/ SELF CLOSER AND SMOKE SEAL	2 X 6
D5	2'-6" x 6'-8"	2	WOOD PANEL POCKET DOOR	2 X 4
D6	5'-0" x 6'-8"	4	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4
D7	6'-0" x 6'-8"	2	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4



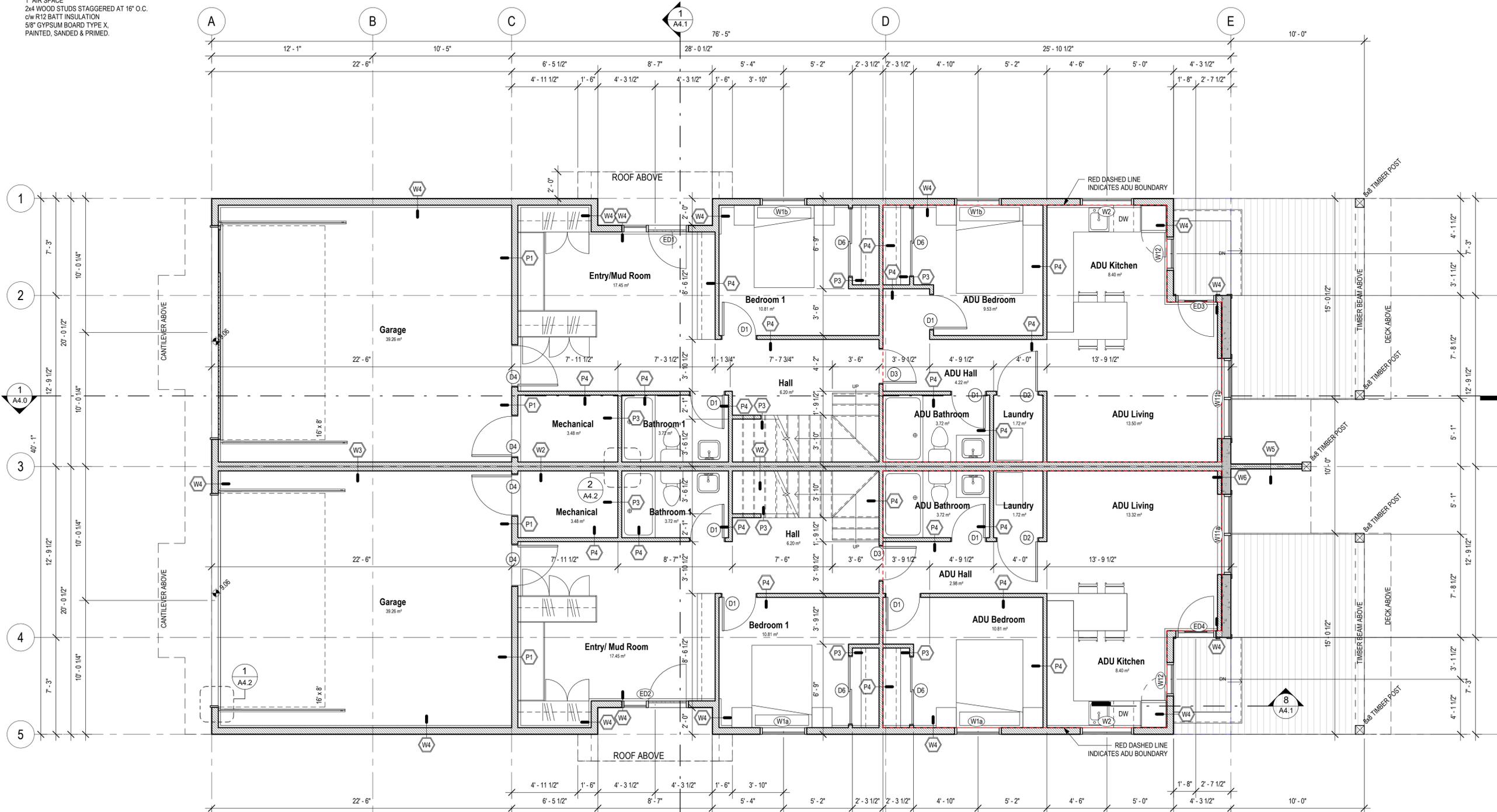
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1
A2.1
Ground Floor Plan
1/4" = 1'-0"

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Ground Floor Plan

DRAWN BY: QM CHECKED BY: SM
PROJECT NUMBER SHEET NO
386-22 **A2.1**
2024-04-17 10:36:50 AM

2024-04-17 10:36:50 AM

- W1 TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W1a TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
6" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W2 LOAD BEARING PARTY WALL (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X
PAINTED, SANDED & PRIMED.

- W3 LOAD BEARING PARTY WALL (GARAGE) (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X
PAINTED, SANDED & PRIMED.
- W4 LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
c/w R22 BATT INSULATION
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

- W5 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
WEATHER BARRIER WITH 4" MIN OVERLAP
EXTERIOR FINISH - REFER TO ELEV.'S
- W6 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
1x4 VERTICAL STRAPPING @ 16" o/c
SELF-ADHERING WEATHER BARRIER
8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED

- P1 GARAGE PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
6mil POLY VAPOUR BARRIER
2x6 WOOD STUDS AT 24" O.C.
c/w R22 BATT INSULATION
1/2" GYPSUM BOARD TYPE X
SANDED, & FIRE TAPED
NOTE: BOTTOM PLATE TO BE
2x4 PRESSURE TREATED
- P2 LOAD BEARING PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
2x6 WOOD STUDS AT 24" O.C.
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

- P3 INTERIOR PARTITION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
- P4 INTERIOR PARTITION w/ ACOUSTIC INSULATION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION,
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

INTERIOR DOOR SCHEDULE

SYMBOL	SIZE	QUANTITY	DESCRIPTION	WALL SIZE
D1	2'-6" x 6'-8"	28	WOOD PANEL INTERIOR DOOR	2 X 4
D2	3'-0" x 6'-8"	4	WOOD PANEL INTERIOR DOOR	2 X 4
D3	2'-6" x 6'-8"	2	LOCKING 45 MINUTE FIRE RATED INTERIOR DOOR	2 X 4
D4	3'-0" x 6'-8"	4	GARAGE SEPARATION DOOR w/ SELF CLOSER AND SMOKE SEAL	2 X 6
D5	2'-6" x 6'-8"	2	WOOD PANEL POCKET DOOR	2 X 4
D6	5'-0" x 6'-8"	4	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4
D7	6'-0" x 6'-8"	2	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4



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11.	IFC	2023-10-09
12.	ID Revisions	2024-03-21
13.	Revised IFC	2024-04-02

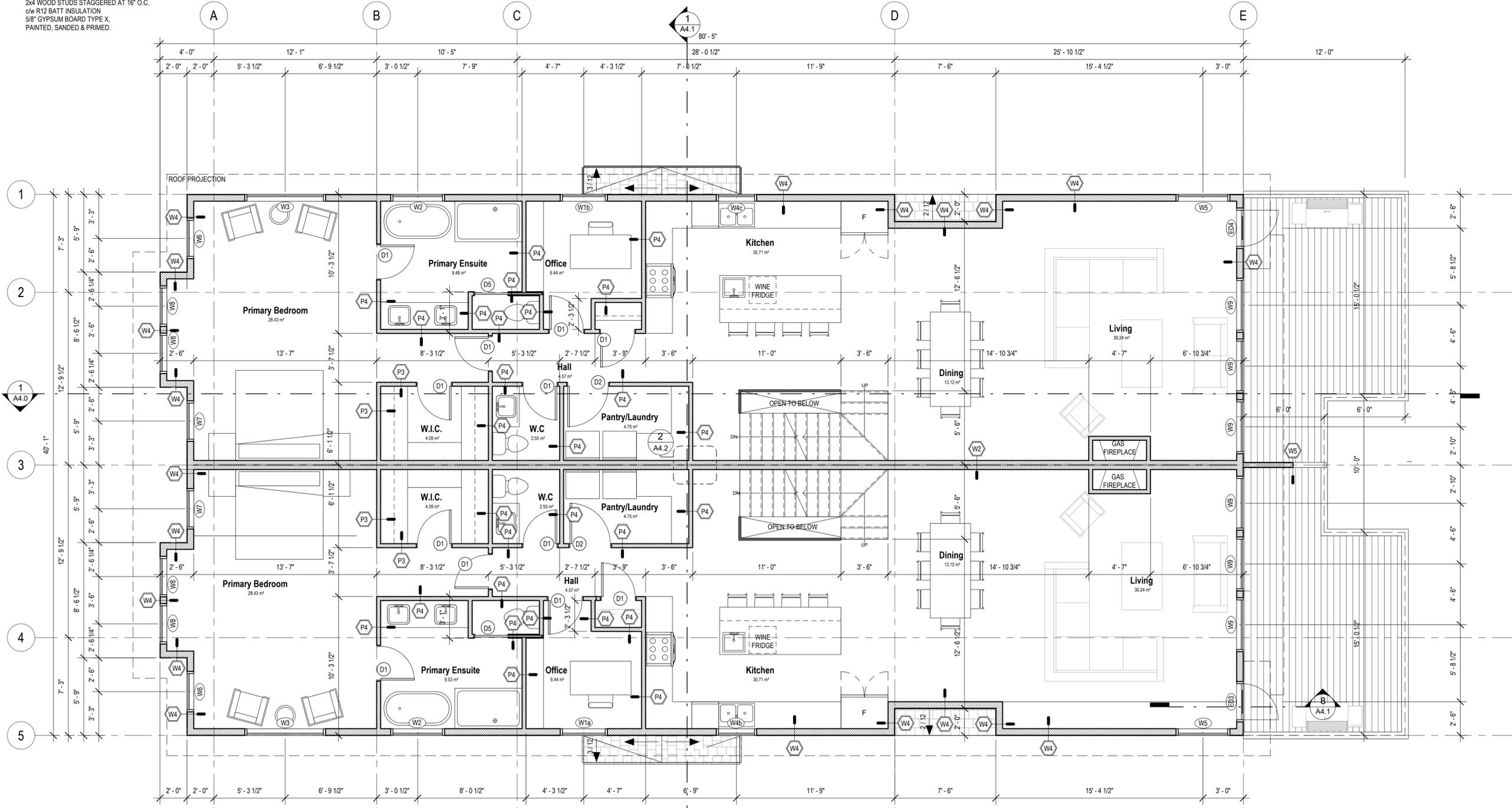
STAMP / SEAL

CLIENT NAME
Ian Sarna and Richard Greaves

PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
Second Floor Plan

DRAWN BY: QM CHECKED BY: SM
PROJECT NUMBER 386-22 SHEET NO
A2.2
2024-04-17 10:36:59 AM



1
A2.2
Second Floor Plan
1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE.
IF DRAWINGS ARE PRINTED ON 11x17 PAPER SIZE THE SCALE WILL BE 50% OF WHAT IS NOTED.

2024-04-17 10:36:59 AM

- W1 TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W1a TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
6" FOUNDATION WALL (SEE STRUCT.)
DAMP PROOFING BELOW GRADE

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE
- W2 LOAD BEARING PARTY WALL (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED.

- W3 LOAD BEARING PARTY WALL (GARAGE) (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
6mil POLY. VAPOUR BARRIER
5/8" GYPSUM BOARD TYPE X,
PAINTED, SANDED & PRIMED,
FIRE / SMOKE TAPED
PAINTED, SANDED & PRIMED
- W4 LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
c/w R22 BATT INSULATION
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

- W5 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENSGLASS EXTERIOR SHEATHING FIRE RATED
WEATHER BARRIER WITH 4" MIN OVERLAP
EXTERIOR FINISH - REFER TO ELEV.'S
- W6 BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
1x4 VERTICAL STRAPPING @ 16" o/c
SELF-ADHERING WEATHER BARRIER
8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED

- P1 GARAGE PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
6mil POLY VAPOUR BARRIER
2x6 WOOD STUDS AT 24" O.C.
c/w R22 BATT INSULATION
1/2" GYPSUM BOARD TYPE X
SANDED, & FIRE TAPED
NOTE: BOTTOM PLATE TO BE
2X4 PRESSURE TREATED
- P2 LOAD BEARING PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
2x6 WOOD STUDS AT 24" O.C.
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

- P3 INTERIOR PARTITION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
- P4 INTERIOR PARTITION w/ ACOUSTIC INSULATION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

INTERIOR DOOR SCHEDULE

SYMBOL	SIZE	QUANTITY	DESCRIPTION	WALL SIZE
D1	2'-6" x 6'-8"	28	WOOD PANEL INTERIOR DOOR	2 X 4
D2	3'-0" x 6'-8"	4	WOOD PANEL INTERIOR DOOR	2 X 4
D3	2'-6" x 6'-8"	2	LOCKING 45 MINUTE FIRE RATED INTERIOR DOOR	2 X 4
D4	3'-0" x 6'-8"	4	GARAGE SEPARATION DOOR w/ SELF CLOSER AND SMOKE SEAL	2 X 6
D5	2'-6" x 6'-8"	2	WOOD PANEL POCKET DOOR	2 X 4
D6	5'-0" x 6'-8"	4	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4
D7	6'-0" x 6'-8"	2	DOUBLE SLIDING CLOSET DOOR-WOOD PANEL	2 X 4



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13.	Revised IFC	2024-04-02

STAMP / SEAL

CLIENT NAME
**Ian Sarna and
Richard Greaves**

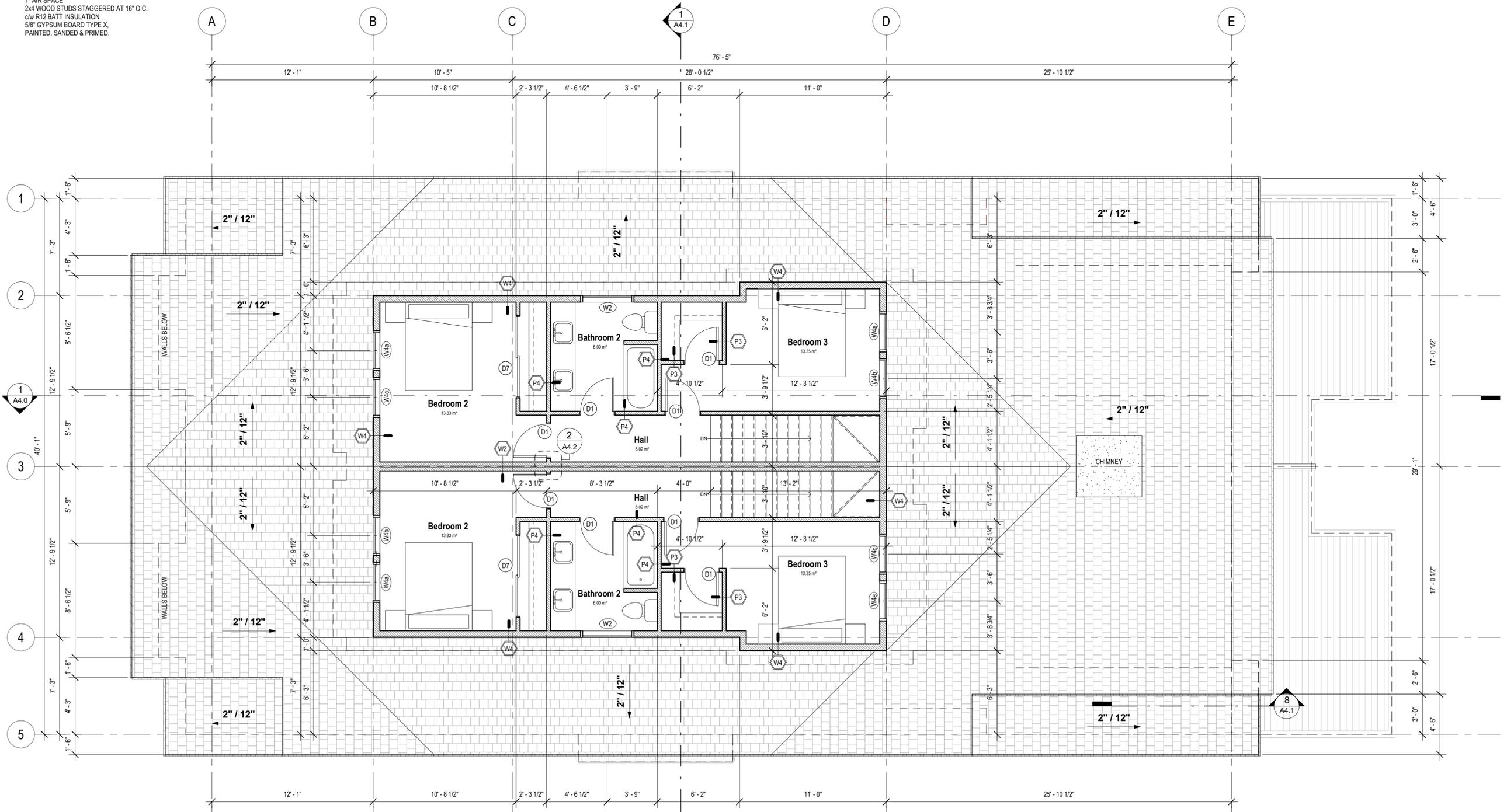
PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
Loft Floor Plan

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
386-22 **A2.3**

2024-04-17 10:37:03 AM



1
A2.3
Loft Floor Plan
1/4" = 1'-0"

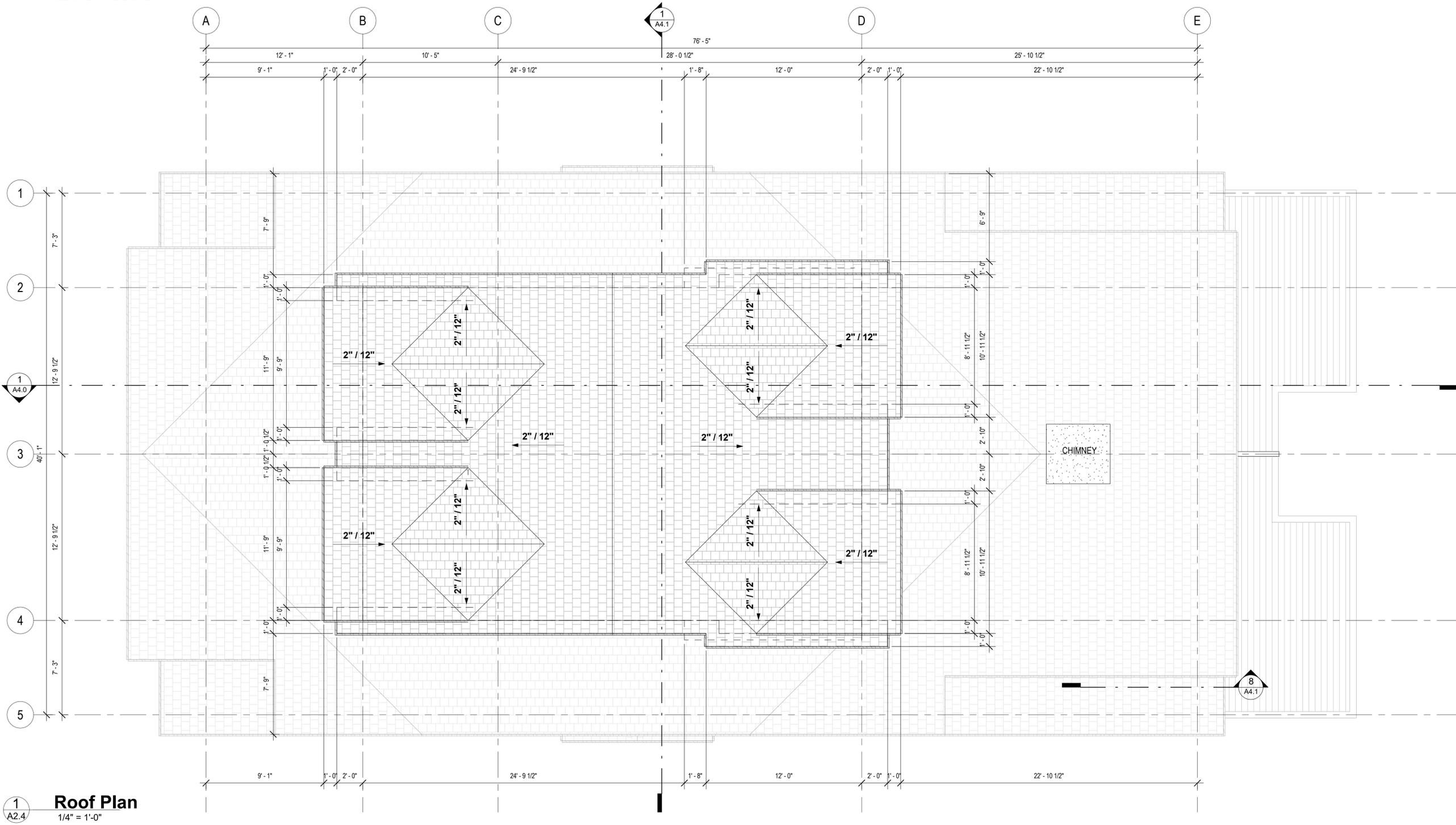
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(R1) TYPICAL ROOF SYSTEM
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
36" ICE AND WATER SHIELD EAVE PROTECTION
3/8" OSB ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
c/w R49 BATT INSULATION
OR BLOWN IN CELLULOSE FIBRE INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
PAINTED, SANDED & PRIMED

(R2) TYPICAL UNINSULATED ROOF SYSTEM
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
7/16" OSB ROOF SHEATHING, H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
SOFFIT

(R3) TYPICAL TIMBER ROOF SYSTEM
ROOF FINISH (SEE ELEVATIONS FOR FINISHES)
ROOFING PAPER
36" ICE AND WATER SHIELD EAVE PROTECTION
7/16" OSB ROOF SHEATHING
TIMBER RAFTERS (SEE TIMBER SPEC.)
2X6 ROOF JOISTS PERPENDICULAR TO TIMBERS @ 24" o/c
18g WOOD CEILING OVER TIMBER RAFTERS
3X10 TIMBER RAFTERS AS PER ENG. SPEC.



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12.	ID Revisions	2024-03-21
13.	Revised IFC	2024-04-02

STAMP / SEAL

CLIENT NAME
**Ian Sarna and
Richard Greaves**

PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
Roof Plan

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
386-22

2024-04-17 10:37:05 AM **A2.4**

2024-04-17 10:37:05 AM

1
A2.4
Roof Plan
1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE.
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EXTERIOR FINISH SCHEDULE

SYMBOL	COMPONENT	MATERIAL	FINISH
1	ROOFING	FIBERGLASS SHINGLES	BLACK
2	STEPPED FASCIA	9/4" - 5 1/2" CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
3	SOFFIT	3 1/2" CEDAR T&G	BENJAMIN MOORE CORDOVAN BROWN ES-62
4	SIDING	HARDIE BOARD AND BATTEN	NIGHT GREY
5	SIDING	HARDIE LAPSIDING	NIGHT GREY
6	SIDING	3 1/2" VERTICAL CEDAR T&G SIDING	BENJAMIN MOORE CORDOVAN BROWN ES-62
7	SIDING	STONE	RUNDLE STONE
8	BATTEN	5/4 3.5" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
9	BATTEN	2 x 8 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
10	BELLY BAND	5/4 11.25" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
11	BELLY BAND	2 x 12 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
12	TIMBER	DOUGLAS FIR	BENJAMIN MOORE CORDOVAN BROWN ES-62
13	RAILING TOP CAP	2 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
14	RAILING POST	6 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
15	RAILING	ALUMINIUM SPINDLE RAILING	POWDER-COATED BLACK
16	FOUNDATION	PARGING	DARK GREY



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CLIENT NAME
Ian Sarna and
Richard Greaves

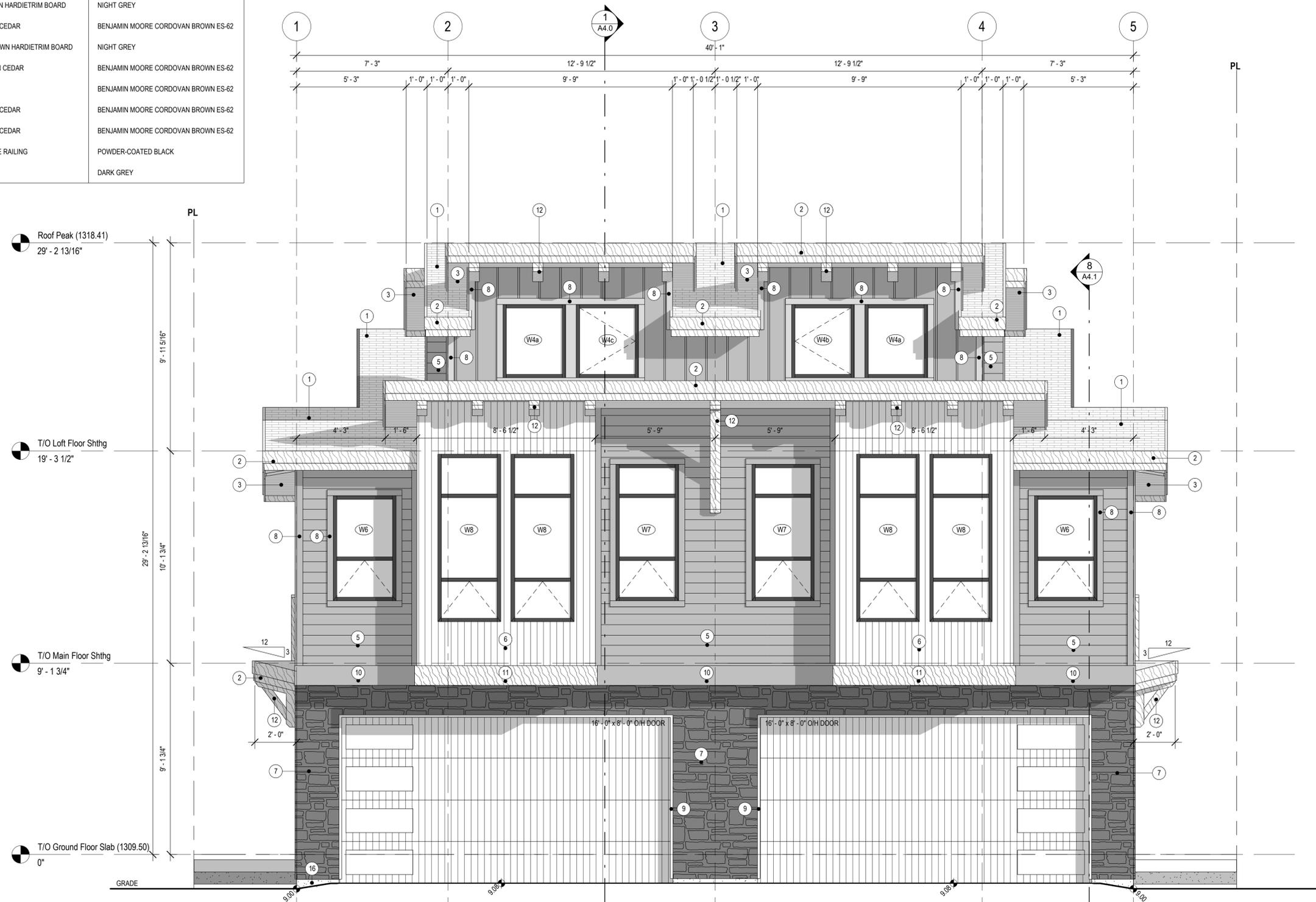
PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
North Elevation

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
386-22 A3.0

2024-04-17 10:37:22 AM



1
A3.0
North Elevation
3/8" = 1'-0"

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2024-04-17 10:37:22 AM

EXTERIOR FINISH SCHEDULE

SYMBOL	COMPONENT	MATERIAL	FINISH
1	ROOFING	FIBERGLASS SHINGLES	BLACK
2	STEPPED FASCIA	9 1/4" 5 1/2" CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
3	SOFFIT	3 1/2" CEDAR T&G	BENJAMIN MOORE CORDOVAN BROWN ES-62
4	SIDING	HARDIE BOARD AND BATTEN	NIGHT GREY
5	SIDING	HARDIE LAPSIDING	NIGHT GREY
6	SIDING	3 1/2" VERTICAL CEDAR T&G SIDING	BENJAMIN MOORE CORDOVAN BROWN ES-62
7	SIDING	STONE	RUNDLE STONE
8	BATTEN	5/4 3.5" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
9	BATTEN	2 x 8 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
10	BELLY BAND	5/4 11.25" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
11	BELLY BAND	2 x 12 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
12	TIMBER	DOUGLAS FIR	BENJAMIN MOORE CORDOVAN BROWN ES-62
13	RAILING TOP CAP	2 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
14	RAILING POST	6 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
15	RAILING	ALUMINIUM SPINDLE RAILING	POWDER-COATED BLACK
16	FOUNDATION	PARGING	DARK GREY

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CLIENT NAME
**Ian Sarna and
Richard Greaves**

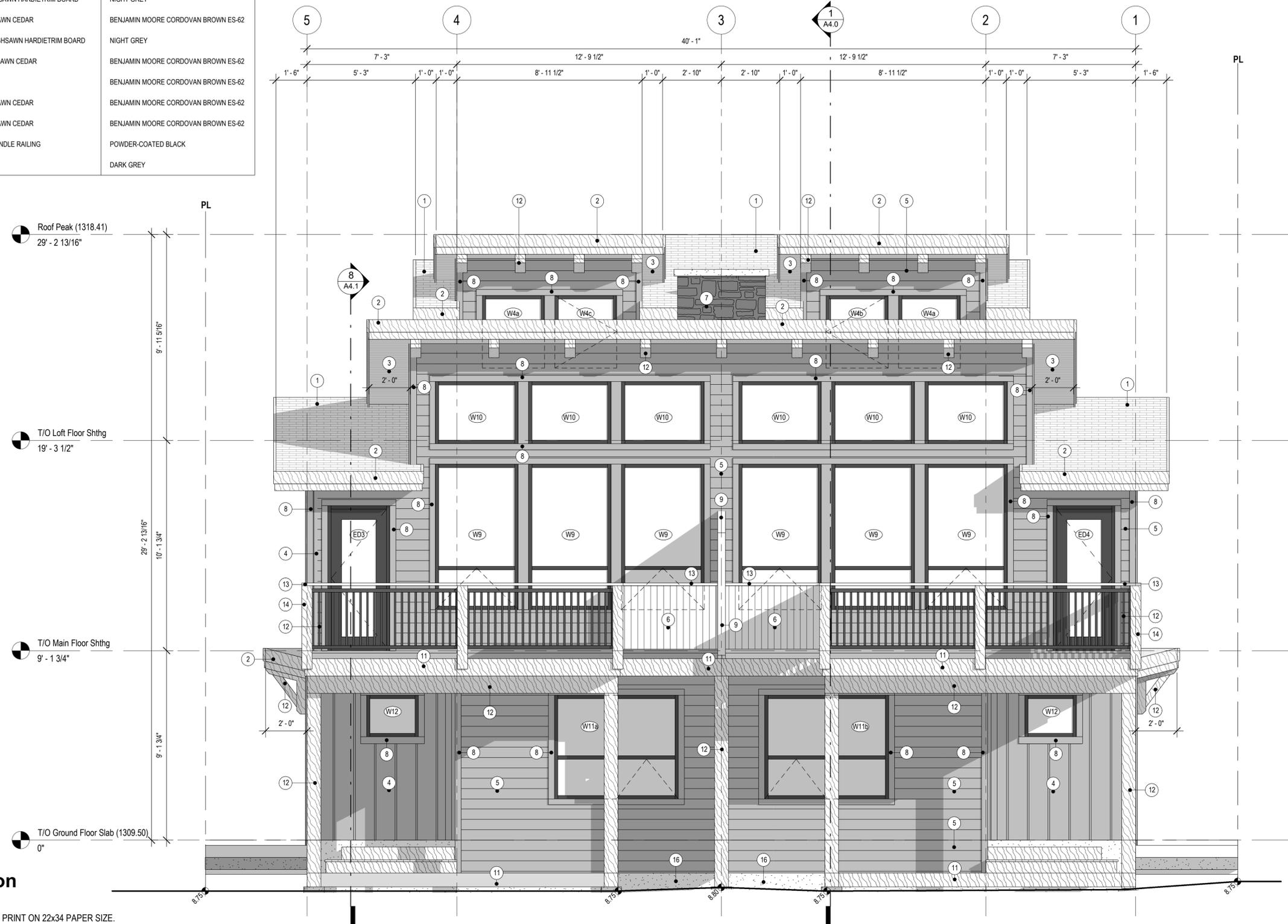
PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
South Elevation

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER 386-22 SHEET NO

2024-04-17 10:37:41 AM **A3.1**



1
A3.1
South Elevation
3/8" = 1'-0"

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EXTERIOR FINISH SCHEDULE

SYMBOL	COMPONENT	MATERIAL	FINISH
1	ROOFING	FIBERGLASS SHINGLES	BLACK
2	STEPPED FASCIA	9 1/4" - 5 1/2" CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
3	SOFFIT	3 1/2" CEDAR T&G	BENJAMIN MOORE CORDOVAN BROWN ES-62
4	SIDING	HARDIE BOARD AND BATTEN	NIGHT GREY
5	SIDING	HARDIE LAPSIDING	NIGHT GREY
6	SIDING	3 1/2" VERTICAL CEDAR T&G SIDING	BENJAMIN MOORE CORDOVAN BROWN ES-62
7	SIDING	STONE	RUNDLE STONE
8	BATTEN	5/4 3.5" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
9	BATTEN	2 x 8 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
10	BELLY BAND	5/4 11.25" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
11	BELLY BAND	2 x 12 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
12	TIMBER	DOUGLAS FIR	BENJAMIN MOORE CORDOVAN BROWN ES-62
13	RAILING TOP CAP	2 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
14	RAILING POST	6 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
15	RAILING	ALUMINIUM SPINDLE RAILING	POWDER-COATED BLACK
16	FOUNDATION	PARGING	DARK GREY

UNPROTECTED OPENINGS

<u>Loft Floor Wall:</u> Limiting Distance: 3.7 m Allowable Unprotected Openings: 35.6% Area Of Exposed Building Face: 165.6 ft ² (15.4 m ²) Allowable Unprotected Openings: 58.95 ft ² (5.48 m ²) Proposed Unprotected: 8 ft ² (0.743 m ²)
<u>Ground/Second Floor Walls:</u> Limiting Distance: 1.5m Allowable Unprotected Openings: 7% Area Of Exposed Building Face: 1295.33 ft ² (120.34 m ²) Allowable Unprotected Openings: 90.5 ft ² (8.4 m ²) Proposed Unprotected: 89.99 ft ² (8.36 m ²)
<u>Ground/Second Floor RECESSED Walls:</u> Limiting Distance: 2.0m Allowable Unprotected Openings: 12% Area Of Exposed Building Face: 154.14 ft ² (14.32 m ²) Allowable Unprotected Openings: 18.51 ft ² (1.72 m ²) Proposed Unprotected: 13.45 ft ² (1.25 m ²)

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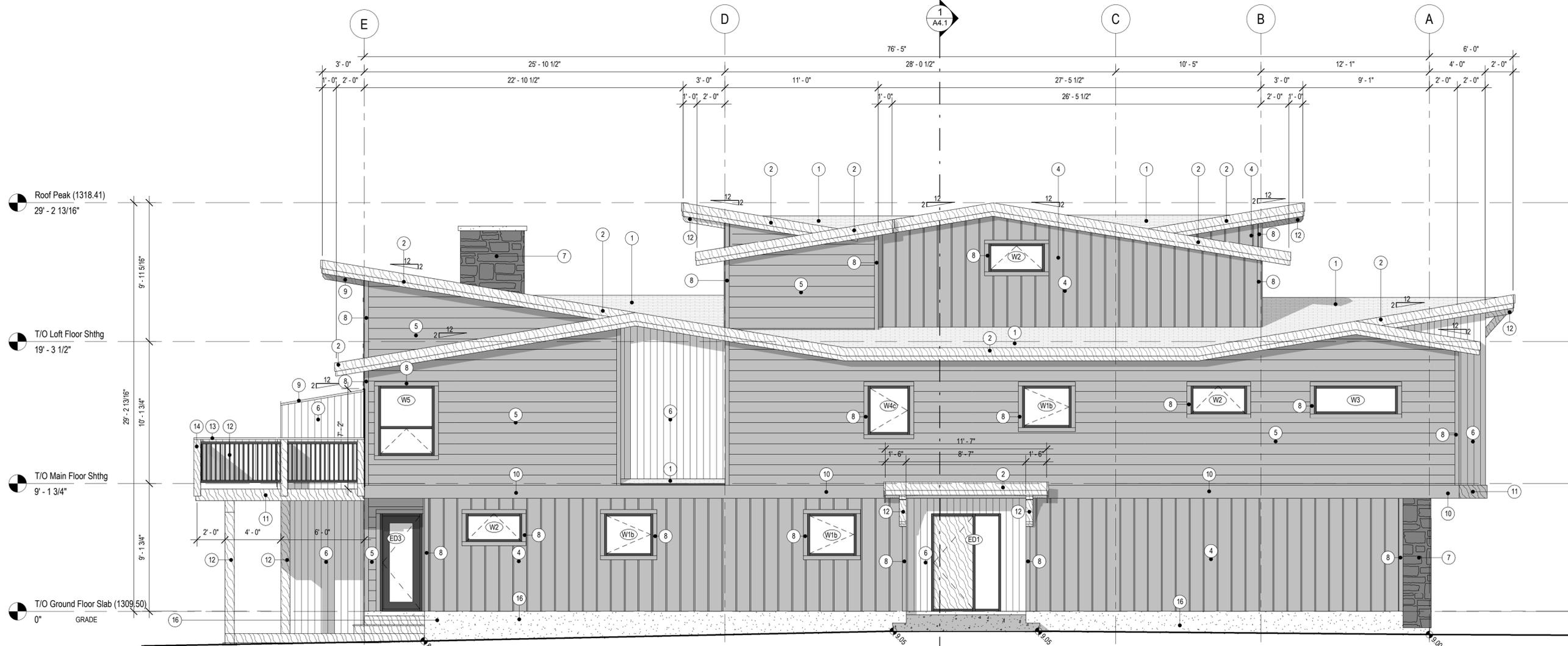
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9.	Revised BP	2023-09-11
10.	Revised BP	2023-09-28
11.	IFC	2023-10-09
12.	ID Revisions	2024-03-21
13.	Revised IFC	2024-04-02

STAMP / SEAL



1
A3.2
East Elevation
1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE.
IF DRAWINGS ARE PRINTED ON 11x17 PAPER SIZE THE SCALE WILL BE 50% OF WHAT IS NOTED.

CLIENT NAME
**Ian Sarna and
Richard Greaves**

PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
East Elevation

DRAWN BY: QM
PROJECT NUMBER: 386-22
2024-05-08 8:21:57 AM

CHECKED BY: SM
SHEET NO: A3.2

2024-05-08 8:21:57 AM

EXTERIOR FINISH SCHEDULE

SYMBOL	COMPONENT	MATERIAL	FINISH
1	ROOFING	FIBERGLASS SHINGLES	BLACK
2	STEPPED FASCIA	9 1/4" - 5 1/2" CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
3	SOFFIT	3 1/2" CEDAR T&G	BENJAMIN MOORE CORDOVAN BROWN ES-62
4	SIDING	HARDIE BOARD AND BATTEN	NIGHT GREY
5	SIDING	HARDIE LAPSIDING	NIGHT GREY
6	SIDING	3 1/2" VERTICAL CEDAR T&G SIDING	BENJAMIN MOORE CORDOVAN BROWN ES-62
7	SIDING	STONE	RUNDLE STONE
8	BATTEN	5/4 3.5" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
9	BATTEN	2 x 8 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
10	BELLY BAND	5/4 11.25" ROUGHSAWN HARDIETRIM BOARD	NIGHT GREY
11	BELLY BAND	2 x 12 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
12	TIMBER	DOUGLAS FIR	BENJAMIN MOORE CORDOVAN BROWN ES-62
13	RAILING TOP CAP	2 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
14	RAILING POST	6 x 6 ROUGH-SAWN CEDAR	BENJAMIN MOORE CORDOVAN BROWN ES-62
15	RAILING	ALUMINIUM SPINDLE RAILING	POWDER-COATED BLACK
16	FOUNDATION	PARGING	DARK GREY

UNPROTECTED OPENINGS

Loft Floor Wall: Limiting Distance: 3.7 m Allowable Unprotected Openings: 35.6% Area Of Exposed Building Face: 165.6 ft ² (15.4 m ²) Allowable Unprotected Openings: 58.95 ft ² (5.48 m ²) Proposed Unprotected: 8 ft ² (0.743 m ²)
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STAMP / SEAL

CLIENT NAME
**Ian Sarna and
Richard Greaves**

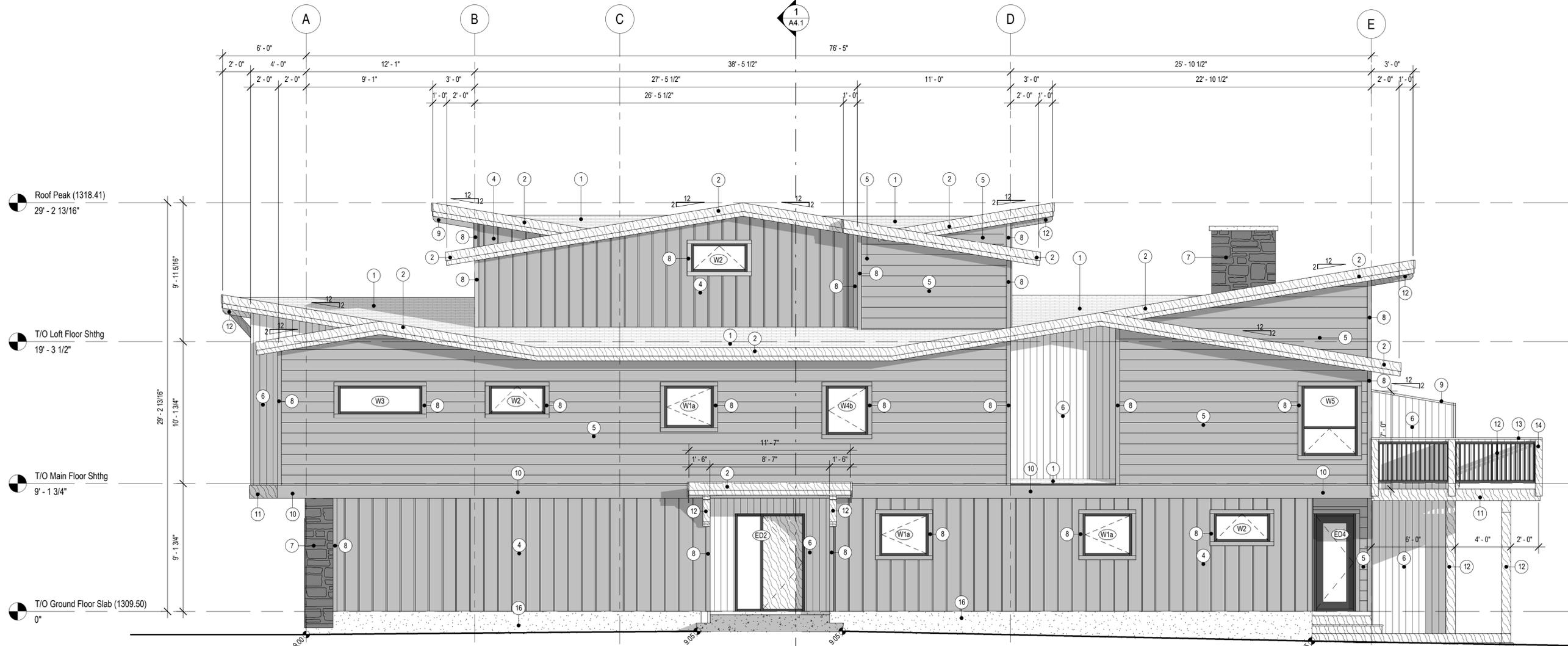
PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
West Elevation

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER 386-22 SHEET NO

2024-05-08 8:22:04 AM **A3.3**

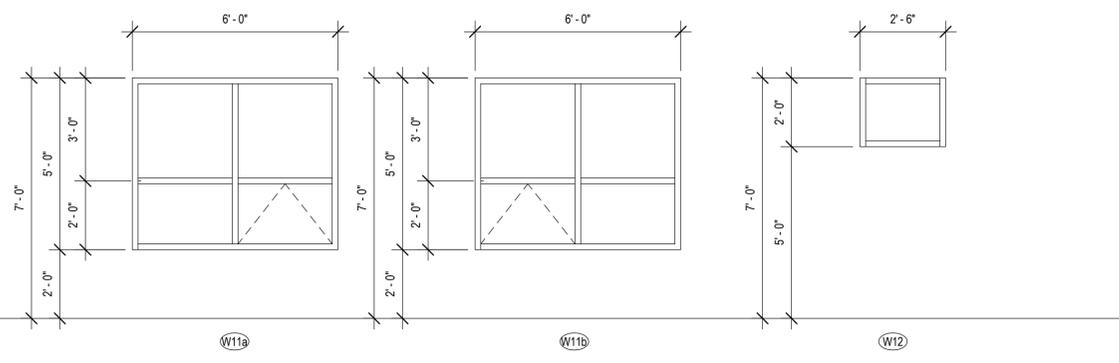
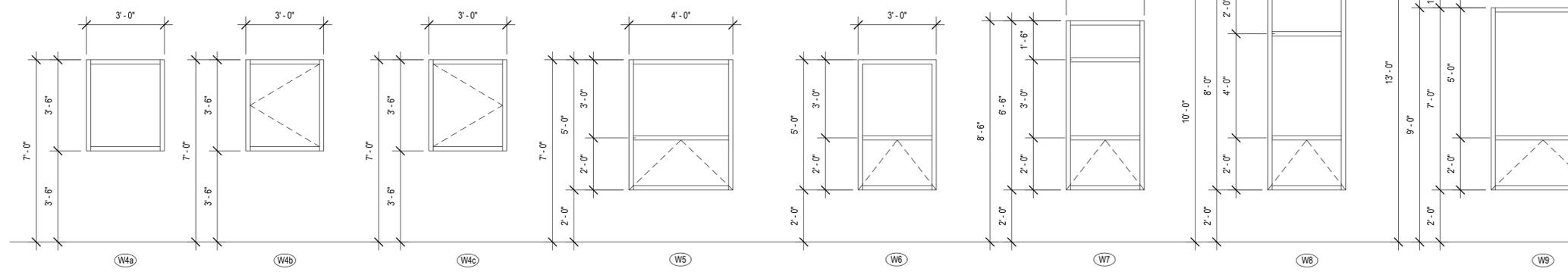
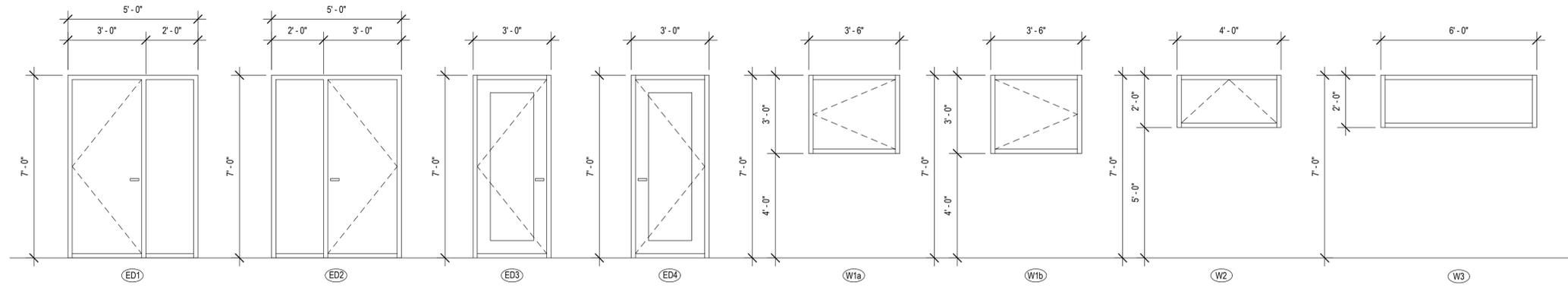


1
A3.3 **West Elevation**
1/4" = 1'-0"

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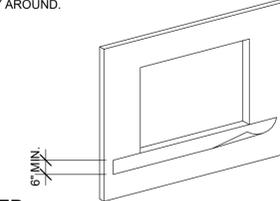
WINDOW AND EXTERIOR DOOR DIAGRAM



GENERAL WINDOW INSTALLATION

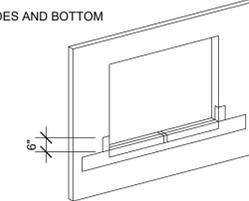
1. CONFIRM ALL ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FABRICATION.
2. ALL OPERABLE WINDOWS AND PATIO DOORS TO BE COMPLETE WITH SCREENS.
3. GLASS TYPE AND THICKNESS TO MEET CURRENT ALBERTA BUILDING CODE REQUIREMENT FOR ALL WINDOWS, DOORS AND SIDE LITES.

DIMENSIONS UNLESS NOTED AS BEING R.O. (ROUGH OPENING) ARE OUTSIDE MEASUREMENT OF WINDOW. THE SPACE BETWEEN THE WINDOW AND THE ROUGH OPENING IS ASSUMED TO BE 7/8" ALL THE WAY AROUND.



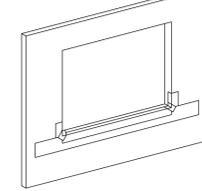
STEP 1

MECHANICALLY ATTACHED STRIP OF BUILDING PAPER AT SILL EDGE OF OPENING. STAPLE ALONG TOP EDGE 1/2" FROM TOP OF PAPER. LEAVE SIDES AND BOTTOM LOOSE.



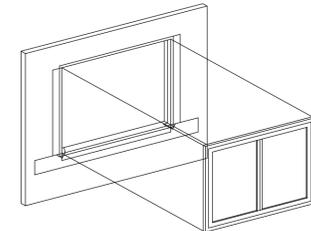
STEP 2

APPLY FIRST PIECE OF ADHESIVE-BACKED SILL FLASHING; APPLY PIECE OF ADHESIVE-BACKED FLASHING. EXTEND MIN. 6" VERTICALLY.



STEP 3

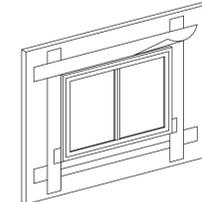
INSTALL ADHESIVE-BACKED CORNER FLASHING PATCHES AT SILL.



STEP 4

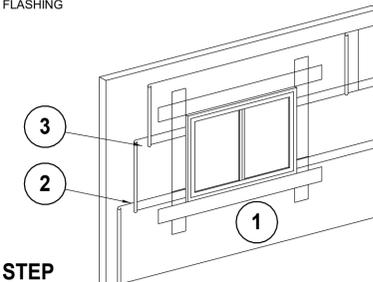
STALL BUILDING PAPER AT JAMBS.

APPLY SEALANT AT JAMBS AND HEAD. SEALANT CAN BE PLACED ON THE BACK SIDE OF THE NAILING FLANGE (BACK-CAULKED).



STEP 5

STALL WINDOW; INSTALL JAMB FLASHING THEN HEAD FLASHING



STEP 6

INSTALL FIRST COURSE OF BUILDING PAPER UNDER SILL FLASHING

2. INSTALL SECOND COURSE OF BUILDING PAPER AT JAMBS
3. INSTALL THIRD COURSE OF BUILDING PAPER AT HEAD

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CLIENT NAME
**Ian Sarna and
Richard Greaves**

PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
**Window and Exterior
Door Schedule**

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER SHEET NO
386-22

2024-04-17 10:38:25 AM **A3.4**

WINDOW AND EXTERIOR DOOR SCHEDULE

SYMBOL	SIZE	QUANTITY	TYPE
ED1	5'-0" x 7'-0"	1	ENTRY DOOR WITH SIDE LIGHT
ED2	5'-0" x 7'-0"	1	ENTRY DOOR WITH SIDE LIGHT
ED3	3'-0" x 7'-0"	2	ENTRY DOOR w/ GLASS
ED4	3'-0" x 7'-0"	2	ENTRY DOOR w/ GLASS
W1a	3'-6" x 3'-0"	3	CASEMENT
W1b	3'-6" x 3'-0"	3	CASEMENT
W2	4'-0" x 2'-0"	6	AWNING
W3	6'-0" x 2'-0"	2	FIXED
W4a	3'-0" x 3'-6"	4	FIXED
W4b	3'-0" x 3'-6"	3	CASEMENT
W4c	3'-0" x 3'-6"	3	FIXED
W5	4'-0" x 5'-0"	2	AWNING/FIXED
W6	3'-0" x 5'-0"	2	AWNING/FIXED
W7	3'-0" x 6'-6"	2	AWNING / FIXED
W8	3'-0" x 8'-0"	4	AWNING/FIXED
W9	4'-0" x 7'-0"	6	AWNING/FIXED
W10	4'-0" x 3'-0"	6	FIXED
W11a	6'-0" x 5'-0"	1	AWNING/FIXED
W11b	6'-0" x 5'-0"	1	AWNING/FIXED
W12	2'-6" x 2'-0"	2	FIXED

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CLIENT NAME
**Ian Sarna and
Richard Greaves**

PROJECT NAME
721 Duplex
721 3rd Street
Canmore, Alberta

DRAWING TITLE
Section 1

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER 386-22 SHEET NO

2024-04-17 10:38:32 AM **A4.0**

W1 **TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEEPING TILE
6" GRAVEL COVER OVER WEEPING TILE

W3 **LOAD BEARING PARTY WALL (GARAGE) (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED
6mil POLY. VAPOUR BARRIER
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
6mil POLY. VAPOUR BARRIER
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED, FIRE / SMOKE TAPED

W4 **LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
1/4" VERTICAL STRAPPING @ 16" o/c
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
c/w R22 BATT INSULATION
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

W5 **BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
1/2" DENGLASS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENGLASS EXTERIOR SHEATHING FIRE RATED
WEATHER BARRIER, WITH 4" MIN OVERLAP
EXTERIOR FINISH - REFER TO ELEV.'S

W6 **BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
1x4 VERTICAL STRAPPING @ 16" o/c
SELF-ADHERING WEATHER BARRIER
8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED

P1 **GARAGE PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
6mil POLY VAPOUR BARRIER
2x6 WOOD STUDS AT 24" O.C.
c/w R22 BATT INSULATION
1/2" GYPSUM BOARD TYPE X
SANDED, & FIRE TAPED
NOTE: BOTTOM PLATE TO BE 2x4 PRESSURE TREATED

P2 **LOAD BEARING PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
2x6 WOOD STUDS AT 24" O.C.
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

P3 **INTERIOR PARTITION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

P4 **INTERIOR PARTITION w/ ACOUSTIC INSULATION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

R1 **TYPICAL ROOF SYSTEM**
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
36" ICE AND WATER SHIELD EAVE PROTECTION
3/8" OSB ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
c/w R49 BATT INSULATION
OR BLOWN IN CELLULOSE FIBRE INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

R2 **TYPICAL UNINSULATED ROOF SYSTEM**
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
7/16" OSB ROOF SHEATHING, H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
SOFFIT

R3 **TYPICAL TIMBER ROOF SYSTEM**
ROOF FINISH (SEE ELEVATIONS FOR FINISHES)
ROOFING PAPER
36" ICE AND WATER SHIELD EAVE PROTECTION
7/16" OSB ROOF SHEATHING
TIMBER RAFTERS (SEE TIMBER SPEC.)
2x6 ROOF JOISTS PERPENDICULAR TO TIMBERS @ 24" o/c
1kg WOOD CEILING OVER TIMBER RAFTERS
3X10 TIMBER RAFTERS AS PER ENG. SPEC.

F1 **TYPICAL SLAB ON GRADE**
CONC. SLAB (SEE STRUCT.)
w/ IN-SLAB HEATING SYSTEM
2" RIGID INSULATION
10 MIL POLY VAPOUR BARRIER
RADON MITIGATION SYSTEM ROUGH-IN
6" COMPACTED GRAVEL
UNDISTURBED SOIL OR 98% SPD PIT-RUN

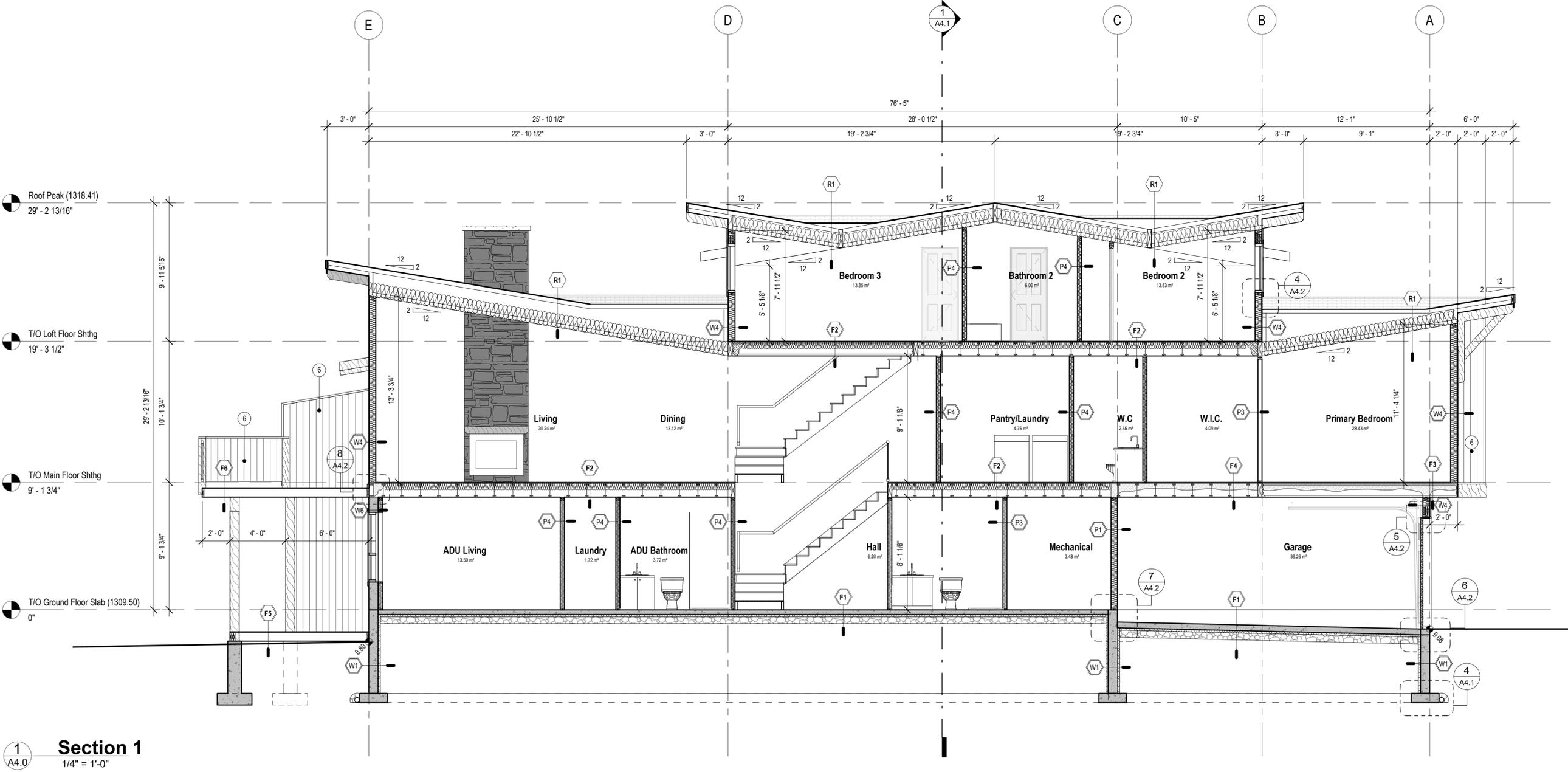
F2 **TYPICAL FLOOR SYSTEM**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

F3 **CANTILEVERED FLOOR SYSTEM**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
C/W R30 (MIN.) CLOSED CELLSPRAY FOAM
INSULATION,
NON-VENTED SOFFIT & TRIMS

F4 **FLOOR OVER GARAGE**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
R30 (MIN.) CLOSED CELL SPRAY FOAM INSULATION,
1/2" GYPSUM BOARD TYPE X, JOINTS TO BE
FIRE/SMOKE TAPED

F5 **TYPICAL DECK FLOOR SYSTEM**
DECKING
3/4" T&G WOOD FLOOR SHEATHING G1S
GLUED AND SCREWED
FLOOR JOISTS (SEE STRUCT.)

F6 **WATERPROOF DECK FLOOR SYSTEM**
WATERPROOFING DECK MEMBRANE
3/4" T&G WOOD FLOOR SHEATHING G1S
GLUED AND SCREWED
FLOOR JOISTS (SEE STRUCT.)
SOFFIT



Section 1
1/4" = 1'-0"

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W1 **TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
2" RIGID INSULATION
8" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE
DRAINAGE BOARD

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEeping TILE
6" GRAVEL COVER OVER WEeping TILE

W1a **TYPICAL FOUNDATION WALL w/ STRIP FOOTING**
6" FOUNDATION WALL (SEE STRUCT.)
DAMP-PROOFING BELOW GRADE

CONC. STRIP FOOTING (SEE STRUCT.)
4" CONTINUOUS FILTERED WEeping TILE
6" GRAVEL COVER OVER WEeping TILE

W2 **LOAD BEARING PARTY WALL (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED.

W3 **LOAD BEARING PARTY WALL (GARAGE) (W3a) 1HR. F.R.R. - STC 57**
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED
6mil POLY. VAPOUR BARRIER
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
1" AIR SPACE
2x4 WOOD STUDS STAGGERED AT 16" O.C.
c/w R12 BATT INSULATION
5/8" GYPSUM BOARD TYPE X, PAINTED, SANDED & PRIMED, FIRE / SMOKE TAPED

W4 **LOAD BEARING WALL (EXTERIOR)**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
7/16" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
c/w R22 BATT INSULATION
6mil POLY. VAPOUR BARRIER
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

W5 **BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
WEATHER BARRIER WITH 4" MIN OVERLAP.
1/2" DENGLASS EXTERIOR SHEATHING FIRE RATED
3/8" EXTERIOR WOOD WALL SHEATHING
1/8" GAP BETWEEN SHEATHING EDGES
2x6 WOOD STUDS AT 16" O.C.
3/8" EXTERIOR WOOD WALL SHEATHING
1/2" DENGLASS EXTERIOR SHEATHING FIRE RATED
WEATHER BARRIER WITH 4" MIN OVERLAP
EXTERIOR FINISH - REFER TO ELEV.'S

W6 **BALCONY PRIVACY WALL - 78" HIGH A.F.F.**
EXTERIOR FINISH - REFER TO ELEV.'S
1x4 VERTICAL STRAPPING @ 16" o/c
SELF-ADHERING WEATHER BARRIER
8" CONC. WALL (SEE STRUCT.)
1/2" AIR SPACE
2x4 WOOD STUDS @ 24" o/c
1/2" GYPSUM BOARD
SANDED, PPRIMED & PAINTED

P1 **GARAGE PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
6mil POLY VAPOUR BARRIER
2x6 WOOD STUDS AT 24" O.C.
c/w R22 BATT INSULATION
1/2" GYPSUM BOARD TYPE X
SANDED, & FIRE TAPED
NOTE: BOTTOM PLATE TO BE 2x4 PRESSURE TREATED

P2 **LOAD BEARING PARTITION**
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED
2x6 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

P3 **INTERIOR PARTITION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

P4 **INTERIOR PARTITION w/ ACOUSTIC INSULATION**
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED
2x4 WOOD STUDS AT 24" O.C.
c/w ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD,
SANDED, PRIMED & PAINTED

R1 **TYPICAL ROOF SYSTEM**
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
36" ICE AND WATER SHIELD EAVE PROTECTION
3/8" OSB ROOF SHEATHING c/w H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
c/w R49 BATT INSULATION
OR BLOWN IN CELLULOSE FIBRE INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

R2 **TYPICAL UNINSULATED ROOF SYSTEM**
ROOFING FINISH (see elevations)
ROOFING SHEET MEMBRANE
7/16" OSB ROOF SHEATHING, H-CLIPS
PRE-ENGINEERED ROOF TRUSSES
SOFFIT

R3 **TYPICAL TIMBER ROOF SYSTEM**
ROOF FINISH (SEE ELEVATIONS FOR FINISHES)
ROOFING PAPER
36" ICE AND WATER SHIELD EAVE PROTECTION
7/16" OSB ROOF SHEATHING
TIMBER RAFTERS (SEE TIMBER SPEC.)
2x6 ROOF JOISTS PERPENDICULAR TO TIMBERS @ 24" o/c
1kg WOOD CEILING OVER TIMBER RAFTERS
3X10 TIMBER RAFTERS AS PER ENG. SPEC.

F1 **TYPICAL SLAB ON GRADE**
CONC. SLAB (SEE STRUCT.)
w/ IN-SLAB HEATING SYSTEM
2" RIGID INSULATION
10 MIL POLY VAPOUR BARRIER
RADON MITIGATION SYSTEM ROUGH-IN
6" COMPACTED GRAVEL
UNDISTURBED SOIL OR 98% SPD PIT-RUN

F2 **TYPICAL FLOOR SYSTEM**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
1/2" GYPSUM BOARD,
PAINTED, SANDED & PRIMED

F3 **CANTILEVERED FLOOR SYSTEM**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
C/W R30 (MIN.) CLOSED CELLSPRAY FOAM INSULATION,
NON-VENTED SOFFIT & TRIMS

F4 **FLOOR OVER GARAGE**
FLOORING FINISH
3/4" T&G WOOD FLOOR SHEATHING,
GLUED AND SCREWED
PRE-ENGINEERED FLOOR JOISTS
(SEE STRUCT.)
R30 (MIN.) CLOSED CELL SPRAY FOAM INSULATION,
1/2" GYPSUM BOARD TYPE X, JOINTS TO BE FIRE/SMOKE TAPED

F5 **TYPICAL DECK FLOOR SYSTEM**
DECKING
3/4" T&G WOOD FLOOR SHEATHING G1S
GLUED AND SCREWED
FLOOR JOISTS (SEE STRUCT.)

F6 **WATERPROOF DECK FLOOR SYSTEM**
FLOORING FINISH
WATERPROOFING DECK MEMBRANE
3/4" T&G WOOD FLOOR SHEATHING G1S
GLUED AND SCREWED
FLOOR JOISTS (SEE STRUCT.)
SOFFIT

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CLIENT NAME

Ian Sarna and Richard Greaves

PROJECT NAME

721 Duplex

721 3rd Street
Canmore, Alberta

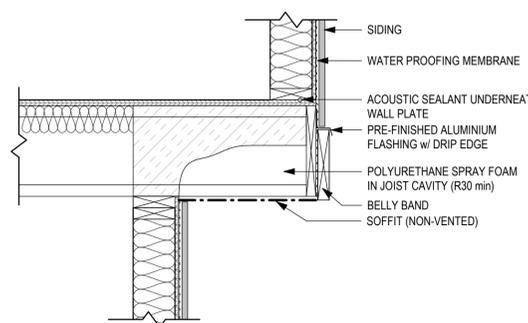
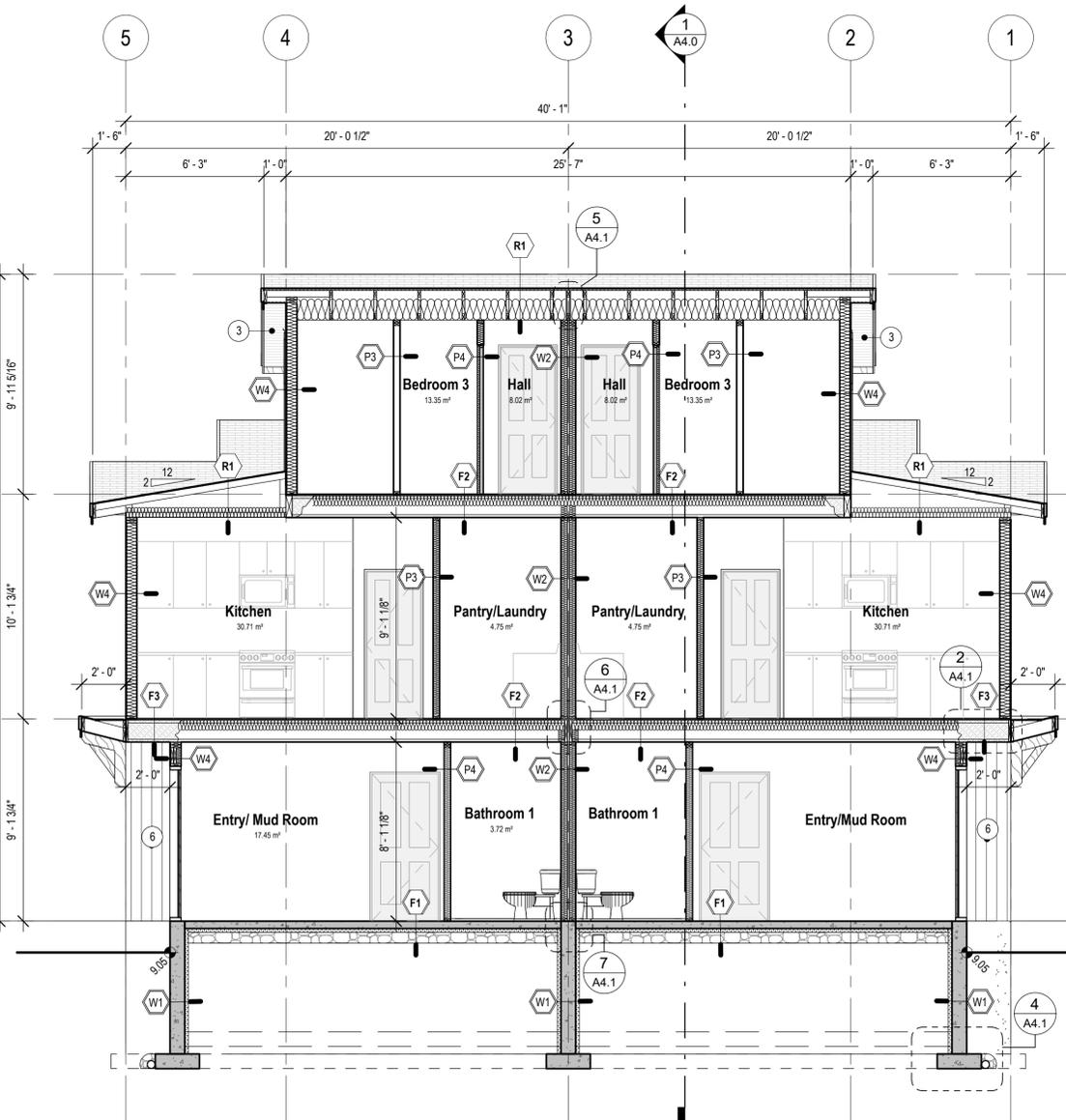
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Section 2, Wall Section

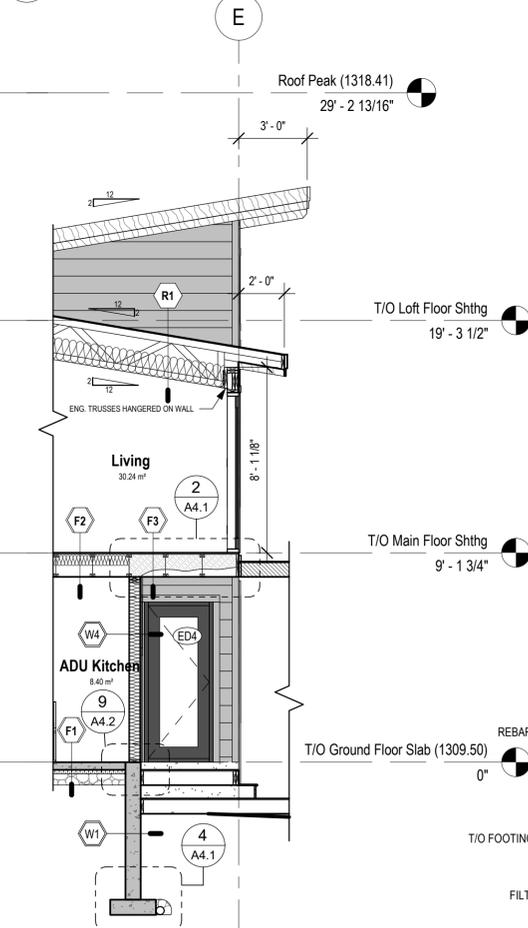
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PROJECT NUMBER 386-22 SHEET NO

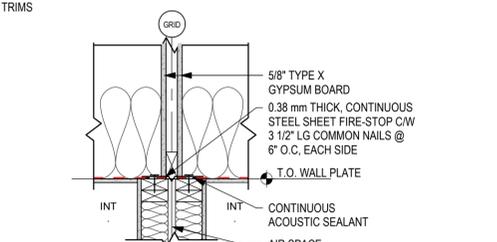
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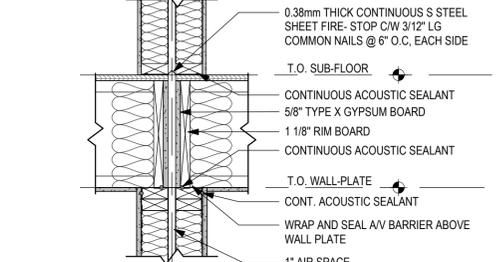
2 **Cantilevered Floor Detail**
1" = 1'-0"



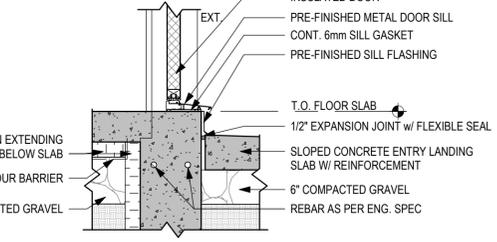
8 **Wall Section**
1/4" = 1'-0"



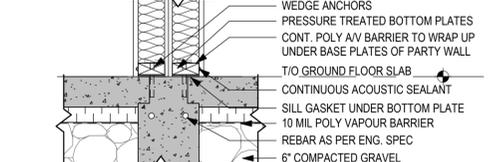
5 **Party Wall @ Roof Trusses**
1" = 1'-0"



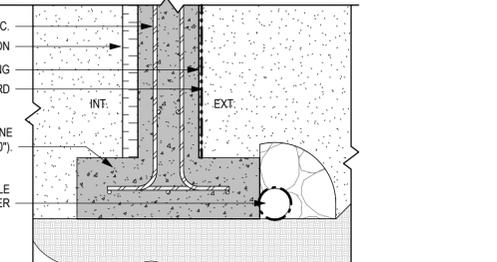
6 **Floor @ Party-Wall Detail**
1" = 1'-0"



3 **Door Sill @ FDN Wall Detail**
1" = 1'-0"



7 **Party-Wall @ FDN Detail**
1" = 1'-0"



4 **Footing Detail**
1" = 1'-0"

1 **Section 2**
1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE.
IF DRAWINGS ARE PRINTED ON 11x17 PAPER SIZE THE SCALE WILL BE 50% OF WHAT IS NOTED.

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GENERAL FLASHING NOTES:

ALL FLASHING TO COMPLY WITH THE CURRENT EDITION OF THE ALBERTA BUILDING CODE REQUIREMENTS FOR EXTERIOR CLADDING & MOISTURE CONTROL. (REFER TO ABC 9.3.3.2, 9.27.3)

FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN 2 DIFFERENT EXTERIOR FINISHES. EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.

EXCEPT AS PROVIDED IN SENTENCE (4), FLASHING SHALL BE APPLIED OVER EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN ONE-QUARTER OF THE HORIZONTAL OVERHANG OF THE EAVE.

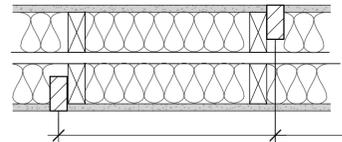
FLASHING SHALL BE INSTALLED SO THAT IT EXTENDS UPWARDS NOT LESS THAN 2" BEHIND THE SHEATHING PAPER AND FORMS A DRIP ON THE OUTSIDE EDGE.

WHERE A WINDOW OR EXTERIOR DOOR IS DESIGNED TO BE INSTALLED WITHOUT HEAD FLASHING, THE EXTERIOR FLANGE OF THE WINDOW OR DOOR FRAME SHALL BE BEDDED INTO A NON-HARDENING CAULKING MATERIAL AND THE EXTERIOR FLANGE SCREWED DOWN OVER THE CAULKING MATERIAL TO THE WALL FRAMING TO FORM A WATERPROOF JOINT.

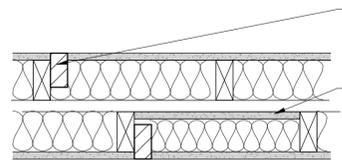
1. FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN TWO EXTERIOR FINISHES EXCEPT WHERE AN UPPER FINISH OVERLAPS A LOWER FINISH.

2. FLASHING SHALL BE INSTALLED OVER ALL EXT WALL OPENINGS INCLUDING MECHANICAL PENETRATIONS, ie. VENTS, PIPES, ETC.

3. CIRCLE PENETRATIONS SHOULD BE INSTALLED THROUGH BATTEN MATERIAL AND CAULKED. BATTEN MATERIAL IS THEN FLASHED.



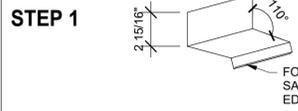
OFFSET ELECTRICAL OUTLETS ONE STUD SPACE OR MORE TO MAINTAIN HIGHER STC RATINGS



FIRE SEPARATION PENETRATED BY ELECTRICAL OUTLETS

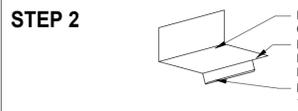
GYPSUM BOARD C/W HORIZONTAL BLOCKING ABOVE ELECTRICAL OUTLETS THAT OCCUR CLOSER THAN ONE STUD SPACE APART IN FIRE SEPARATION

PLAN DETAIL ELECTRICAL OUTLETS @ PARTY WALL



STEP 1

FOLDED SAFETY EDGE



STEP 2

DO NOT CUT NOTCH OUT FRONT FACE 1" MIN. 3/8" EDGE 1" RECM'D



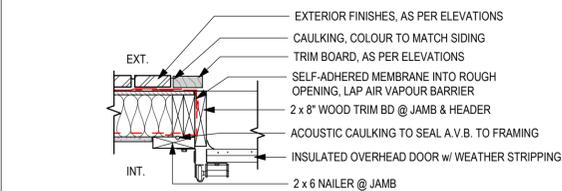
STEP 3

DO NOT CRIMP BACK - FOLD TIGHT SO POSITIVE SLOPE IS MAINTAINED

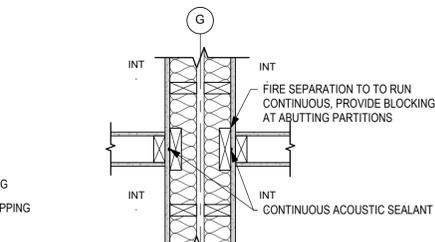
FOLD UP EDGE

END DAM MUST EXTEND TO FACE OF CLADDING

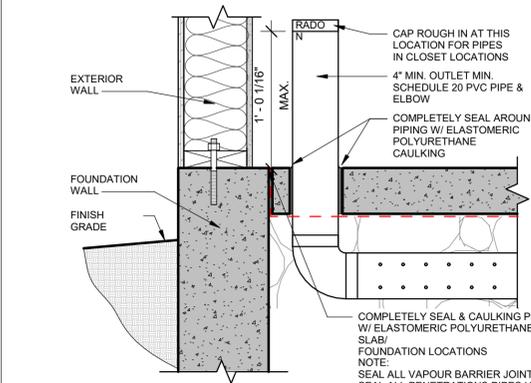
FOLD OVER OUTER CORNER TO CREATE A SAFETY CORNER



1 Garage Door Jamb
1" = 1'-0"



2 Partywall at Interior Partition
1" = 1'-0"



RADON VENT ROUGH-IN DETAIL

NOTE: THESE DRAWINGS ARE FORMATTED TO PRINT ON 22x34 PAPER SIZE. IF DRAWINGS ARE PRINTED ON 11x17 PAPER SIZE THE SCALE WILL BE 50% OF WHAT IS NOTED.

GENERAL MANUFACTURED STONE NOTES:

GENERAL CONTRACTOR TO REFER TO BUILDING SPECIFICATION AND MANUFACTURERS INSTRUCTIONS FOR INSTALLATION PROCEDURE AND FURTHER DETAIL.

ALL STONE WORK TO COMPLY WITH THE CURRENT EDITION OF THE ALBERTA BUILDING CODE REQUIREMENTS FOR EXTERIOR CLADDING & MOISTURE CONTROL.

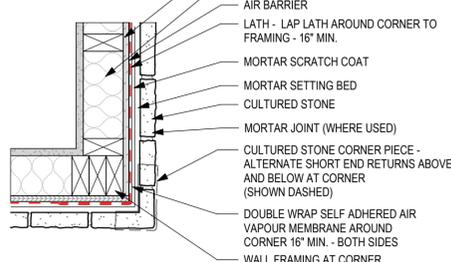
ALL STONE WORK TO ALL TRANSITIONS (VERTICAL & HORIZONTAL) TO OTHER CLADDING MATERIALS TO BE PROPERLY FLASHED AND ENDED WITH REQUIRED PRE-FINISHED END TRIM MOULDING.

WATERPROOF MEMBRANE BEHIND TO BE LAPPED WITH BUILDING PAPER TO ENSURE PROPER DRAINAGE AND WATER SHEDDING.

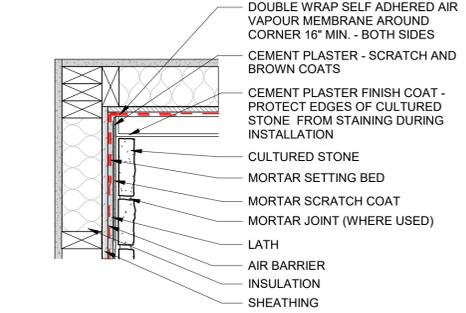
ALL REQUIRED BLOCKING/ SUPPORT BRACING, AND FURRING FOR SIDING/ PANELS TO BE PRE-TREATED WOOD, MIN. 38mmx38mm SPACED 600mm O.C.

ALL FASTENERS TO BE CORROSION RESISTANT, COMPATIBLE WITH CLADDING MATERIAL, TO BE SPACED ACCORDINGLY THE CURRENT EDITION OF THE ALBERTA BUILDING CODE STANDARDS, (9.27.5.4), AND POSITIONED TO PERMIT EXPANSION AND CONTRACTION OF CLADDING. REFER TO PRODUCT MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

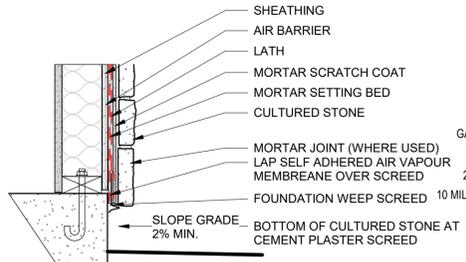
WRB = WEATHER RESISTANT BARRIER
GSM = GALVANIZED SHEET METAL
SAF = SELF ADHERED FLASHING



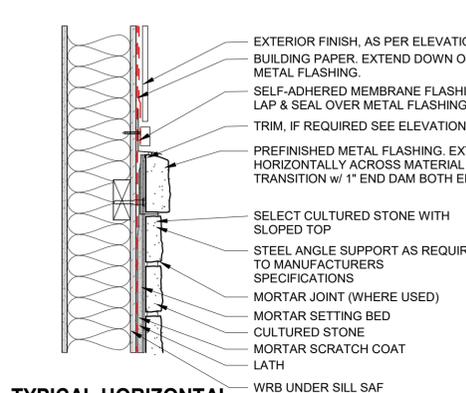
TYPICAL OUTSIDE CORNER - PLAN DETAIL



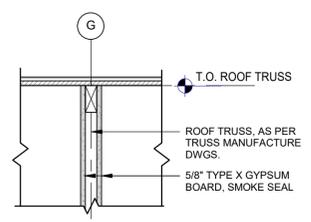
TYPICAL INSIDE CORNER TRANSITION - PLAN DETAIL



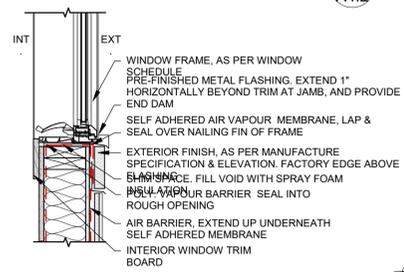
SHEATHING AND WOOD STUDS - FOUNDATION WALL BASE



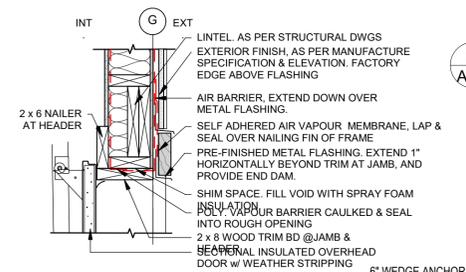
TYPICAL HORIZONTAL MATERIAL TRANSITION



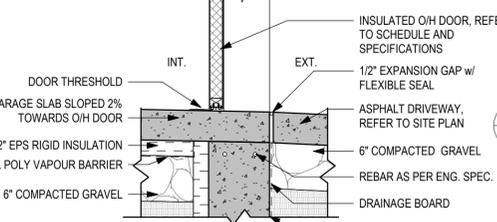
3 Partywall @ T/O Roof Truss
1" = 1'-0"



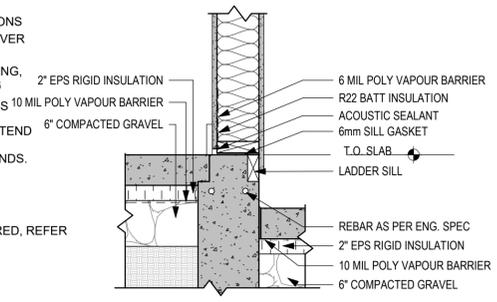
4 Window @ Sill
1" = 1'-0"



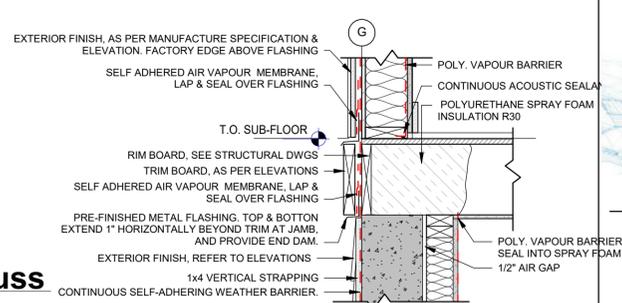
5 Garage Door at Header
1" = 1'-0"



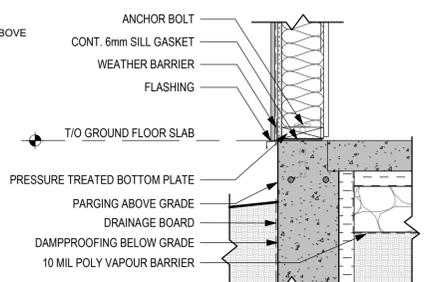
6 O/H Door @ FDN Detail
1" = 1'-0"



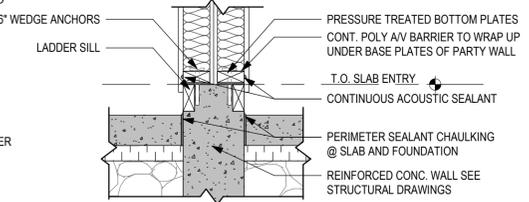
7 Garage Separation Detail
1" = 1'-0"



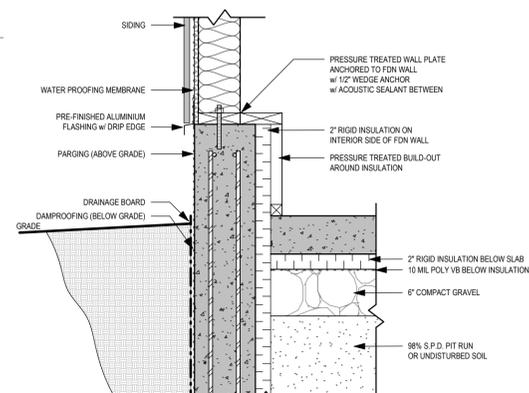
8 Exterior Wall Above Floor
1" = 1'-0"



9 Slab to FDN Wall Detail
1" = 1'-0"



10 Party-Wall @ Garage FND Detail
1" = 1'-0"



11 Garage Slab to FDN Detail
1" = 1'-0"



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CLIENT NAME
Ian Sarna and Richard Greaves

PROJECT NAME
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721 3rd Street
Canmore, Alberta

DRAWING TITLE
Construction Details

DRAWN BY: QM CHECKED BY: SM

PROJECT NUMBER 386-22 SHEET NO

A4.2

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