

NOTE:
INSTALL FLASHING OVER ALL DOORS
AND WINDOWS AS REQUIRED

PREFINISHED METAL SOFFITS,EAVESTROUGH &
DOWNSPOUTS AS REQUIRED

UNVENTED ALUMINIUM 0.44MM THICK OR GREATER AS PER
STANDATA IF SIDE YARD IS 1.2M OR LESS

CANTILEVER SIDE AND BOTTOM FINISHED WITH 12.7MM
GYPSUM BOARD 11MM THICK
PLYWOOD FIRE RATED MIN. 45 MINUTE, 15 MINUTE THERMAL
BARRIER BEHIND COMBUSTIBLE CLADDING IF SIDE YARD IS
1.2M TO 1.8M

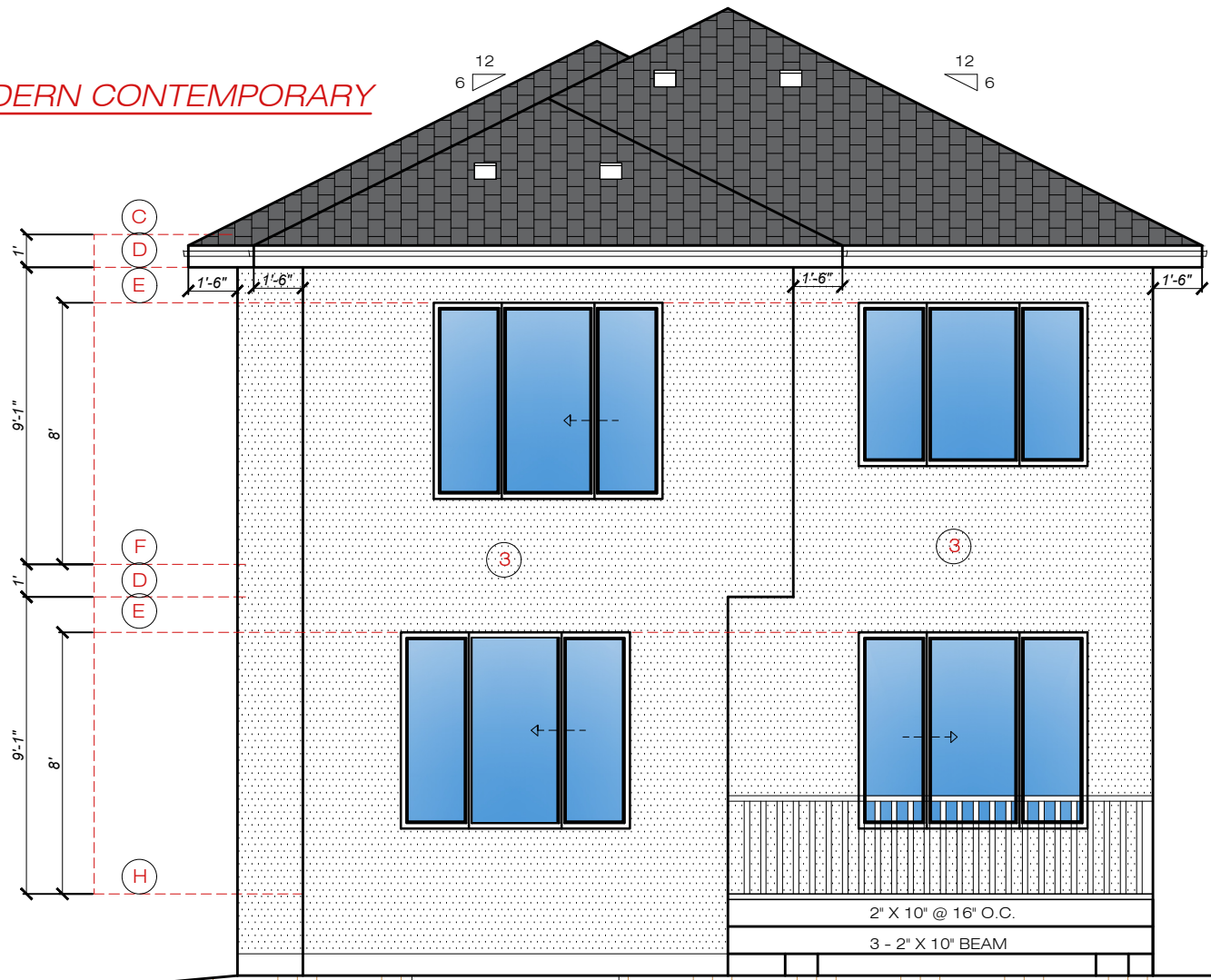
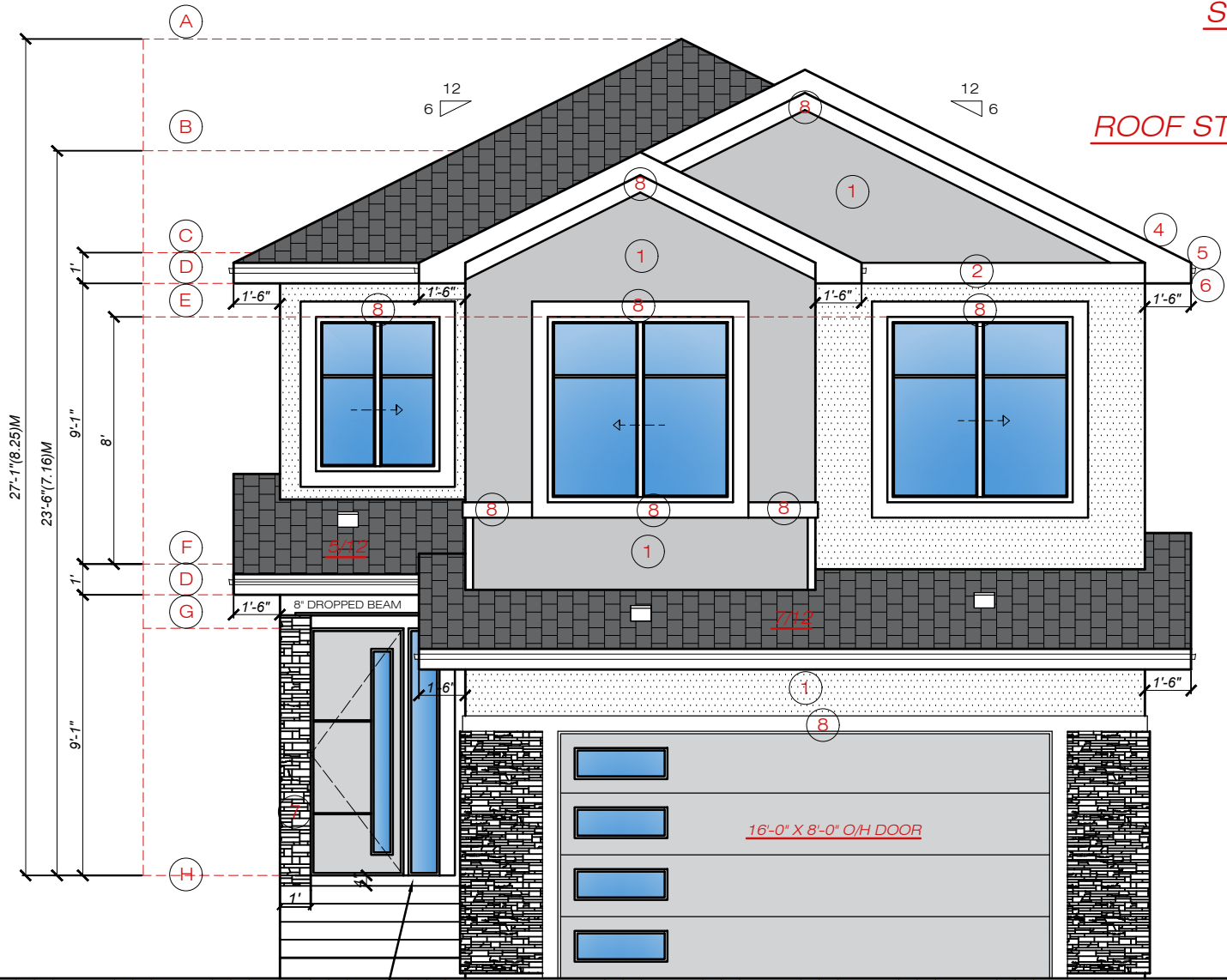
LEGEND			
1.	HARDIE PANEL	A.	ROOF TOP
2.	8" STUCCO TRIM	B.	ROOF MIDPOINT
3.	STUCCO	C.	ROOF HEEL
4.	SHINGLES	D.	T/O SECOND FLOOR WALLS
5.	8" FASCIA BOARD	E.	T/O WINDOW
6.	PREFIN METAL FASCIA, SOFFIT, EAVESTROUGH, AND DOWNSPOUT LOCATIONS ON SITE TO SUITE SITE GRADING	F.	T/O SECOND FLOOR
		G.	T/O DOOR
		H.	T/O MAIN FLOOR
		I.	PRECAST CONCRETE STEPS
7.	MANUFACTURED STONE		
8.	6" STUCCO TRIM		

GENERAL NOTES:
ALL WORK AND MATERIALS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE.
ALL SIZES & DIMENSIONS TO BE CONFIRMED BY THE GENERAL CONTRACTOR AND DISCREPANCIES TO BE REPORTED TO THIS OFFICE
OFFICE CLARIFICATION AGREED UPON BEFORE PROCEEDING.
FOUNDATION WALLS OF POURED CONCRETE TO BE 8" THICK AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE REINFORCED
WITH 2 ROWS OF 2-10M. WALLS SHALL BE DAMPROOFING MATERIAL.
BASEMENT WINDOWS SHALL BE REINFORCED WITH 2 - 10M VERTICAL & HORIZONTAL AROUND PERIMETER OF WINDOW AND PROJECT
12" BEYOND LINTEL SHALL BE PROVIDED WHERE WINDOWS HAVE LESS THEN 8" CONCRETE OVER
CONCRETE STRENGTH SHALL NOT BE LESS THAN 20 MP (2900 p si) AFTER 28 DAYS WITH AIR ENTRAINMENT OF 5 TO 8 PERCENT.
SECURE THE FLOOR SYSTEM TO FOUNDATION WITH 1/2" ANCHOR BOLTS @ 8'-0" O.C MAX OR EQ.
INSULATED ATTIC ACCESS HATCH - 20" X 28" LINEN CLOSET - 4 SHELVES MIN. 1'-2" DEEP WASHROOM TO BE MECHANICALLY VENTED
STAIR SUPPORT TO BE 4"X4" KILN DRIED
SPRUCE POST ON 24" X 24" X 8" CONCRETE FOOTING PROVIDE AT LEAST ONE AIR EXCHANGE PER HOUR.

IN CASE OF ANY DISCREPENCIES, CONTRACTOR SHOULD NOTIFY THE DESIGNER AND CONTRACTOR SHALL CHECK AND
VERIFY THE ENTIRE DRAWING INCLUDING THE DIMENSIONS AND OTHER DATA NOTED WITHIN THE CONDITIONS ON SITE.

MAIN FLOOR PLAN : 1032 SQ.FT.
SECOND FLOOR PLAN : 1310 SQ.FT.
TOTAL : 2342 SQ.FT
STONE AREA : 104 SQ.FT.

ROOF STYLE: MODERN CONTEMPORARY



REAR ELEVATION

FRONT ELEVATION



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CLIENT INFO:



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780-281-3008

PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 42 BLK 8 PLAN 252 2418
40 PROMENADE BLVD.

NUMBER OF REVISIONS:

SCALE:

SHEET:

DATE:

REVISION DETAIL

2025-12-18

FINAL DRAWING

3/16 = 1'

P 1

APPLICABLE ON
11" X 17" PAPER

DATE :
DEC.18,2025

GENERAL NOTES:
POINT PAST A POST, EXCEPT AT BEAM ENDS.
FIRE STOPS ARE TO BE PROVIDE AT ALL CONCEALED SPACES @ FLOOR , CEILING & ROOF LEVELS INCLUDING THE SPACE BETWEEN THE CHIMNEY FLUE AND SHAFT WHERE IT PASSES THROUGH FLOOR OR CEILING.
PROVIDE BUILT-UP POSTS OF A WIDTH OF BEAM, WHERE FRAMED INTO INTERIOR OR EXTERIOR WALLS.
ROOF OR ATTIC SPACES IS TO BE PROVIDED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN THE INSULATOR THROUGH UNHEATED SPACE.
COMBUSTION AIR IS REQUIRED FOR ALL FUEL FIRED HEATING APPLIANCES INCLUDING FIRE PLACES INTRODUCED BY INTAKES OTHER THAN A DOOR OR WINDOW.
END BEARING OF JOIST AND RAFTERS SHALL NOT BE LESS THAN 1 1/2"
FLOOR & CEILING JOISTS BRIDGING SHALL NOT BE MORE THAN 7'-0" O.C FROM SUPPORTS AND IS TO CONSIST OF CROSS BRIDGING, SOLID BLOCKING OR CONTINUOUS WOOD STRAPPING.
DOUBLE FRAMING UNDER ALL PARALLEL PARTITION AND AROUND ALL OPENINGS.

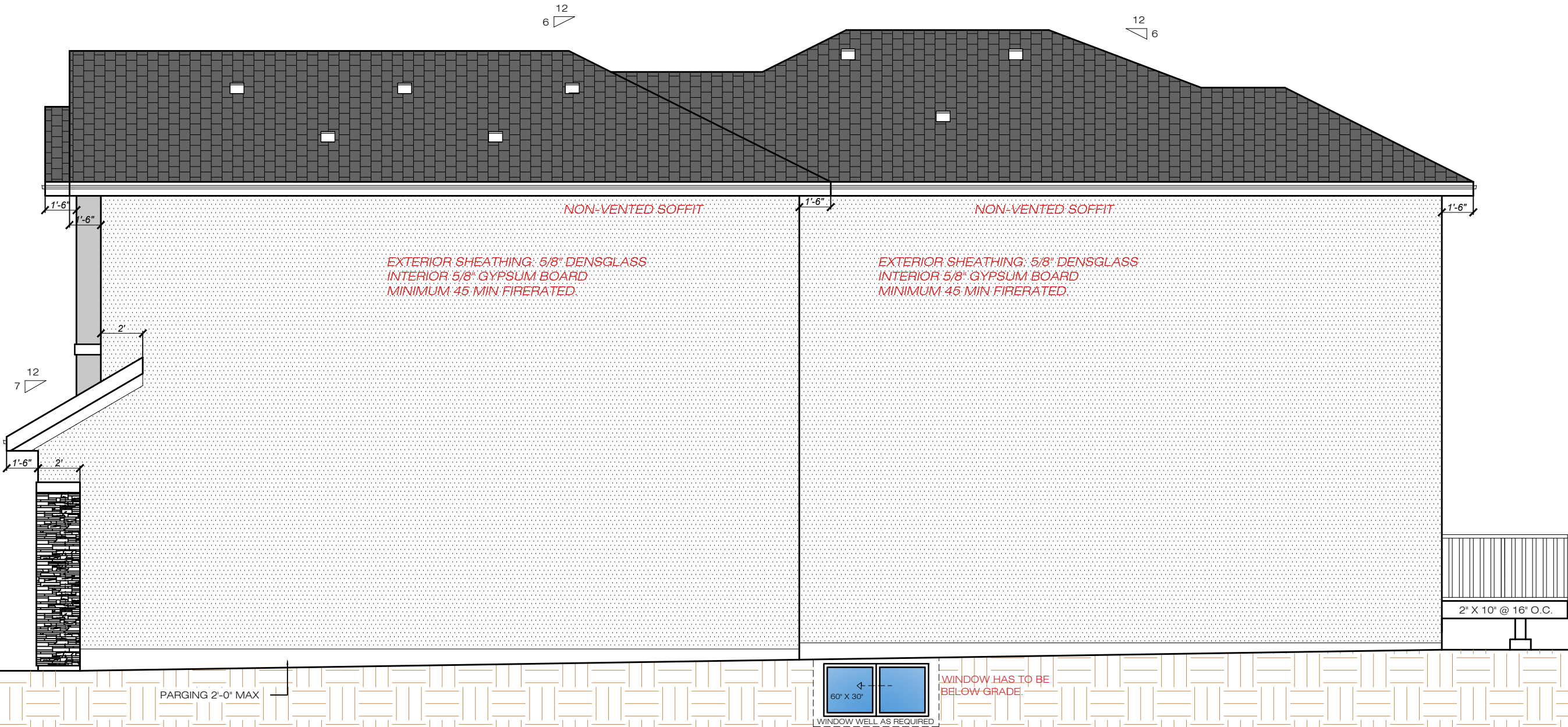
NOTE:
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AND WINDOWS AS REQUIRED

PREFINISHED METAL SOFFITS,EAVESTROUGH &
DOWNSPOUTS AS REQUIRED

UNVENTED ALUMINIUM O.44MM THICK OR GREATER AS PER
STANDATA IF SIDE YARD IS 1.2M OR LESS

CANTILEVER SIDE AND BOTTOM FINISHED WITH 12.7MM GYPSUM BOARD 11MM
THICK
PLYWOOD FIRE RATED MIN. 45 MINUTE, 15 MINUTE THERMAL BARRIER BEHIND
COMBUSTIBLE CLADDING IF SIDE YARD IS 1.2M TO 1.8M

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RIGHT ELEVATION



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FINAL DRAWING

SCALE:

3/16 = 1'

APPLICABLE ON
11" X 17" PAPER

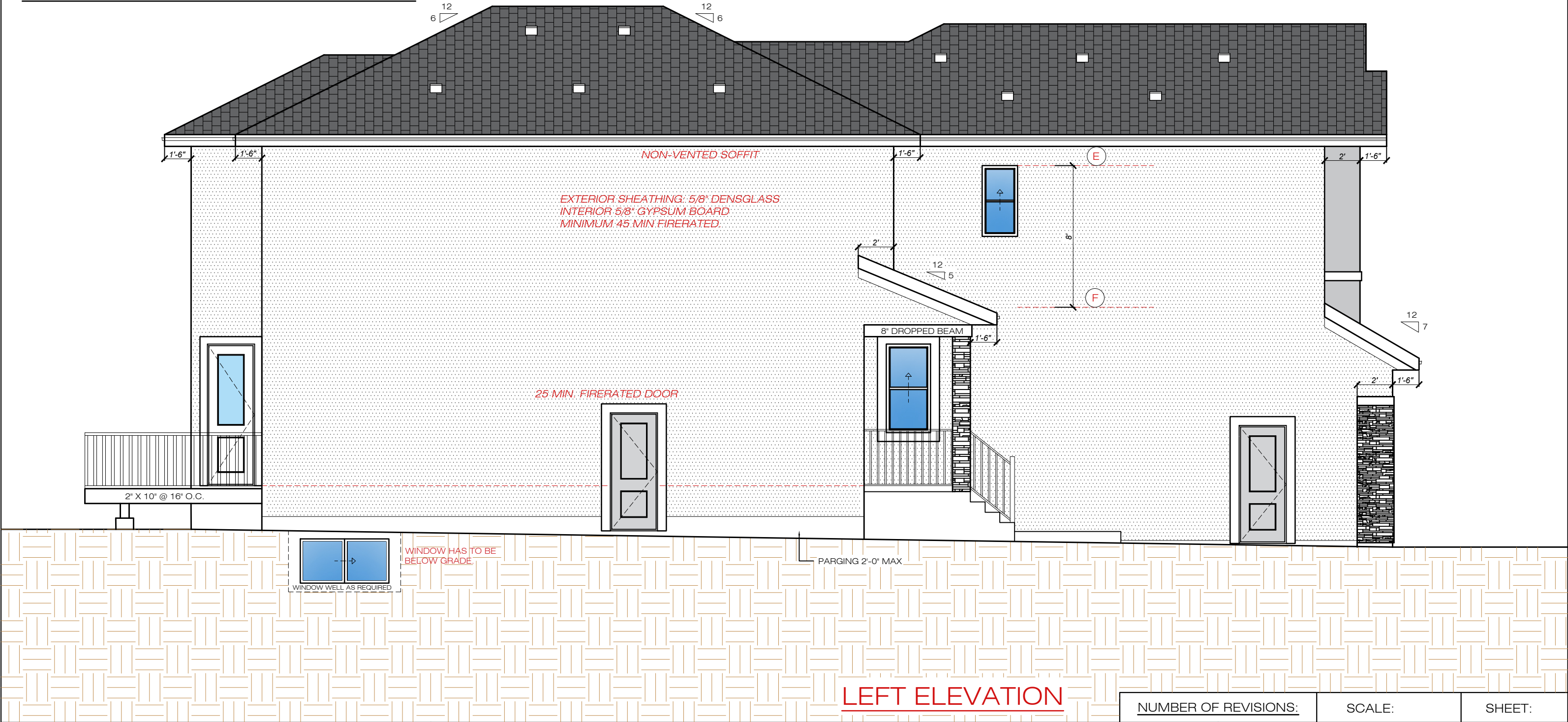
SHEET:

P 2

DATE :
DEC.18,2025

GENERAL NOTES:
FOR ATTACHED GARAGES, ANY COMMON WALL IS TO BE PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST FUMES, ANY DOOR IS TO BE TIGHT FITTING, WEATHER STRIPPED, FIRE RATED AND FITTED WITH SELF CLOSING DEVICE.
AVOID PACKING CANTILEVERS FULL OF INSULATION LEAVE AIR SPACE BETWEEN SUBFLOOR AND INSULATION FOR WARM AIR CIRCULATION.
PROVIDE A MINIMUM OF 3" BETWEEN THE TOP OF THE INSULATION AND THE BOTTOM OF THE ROOF SHEATHING FOR ADEQUATE ROOF VENTILATION.
AT THE INTERSECTION OF ROOFS PROVIDE SHEET METAL FLASHING OF AT LEAST 6 MIL POLYTHYLENE OR OTHER ACCEPTABLE MATERIAL IS TO BE PROVIDED AND IS TO EXTEND FROM USE 1/2" CD DRYWALL WHERE TRUSSES ARE GREATER THAN 16" O.C.
A SMOKE ALARM INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT IS TO BE PROVIDED BETWEEN ALL ROOF VENT SHOULD BE A HEIGHT OF 4'-0" FROM TRUSS BOTTOM CHORD.

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LEFT ELEVATION



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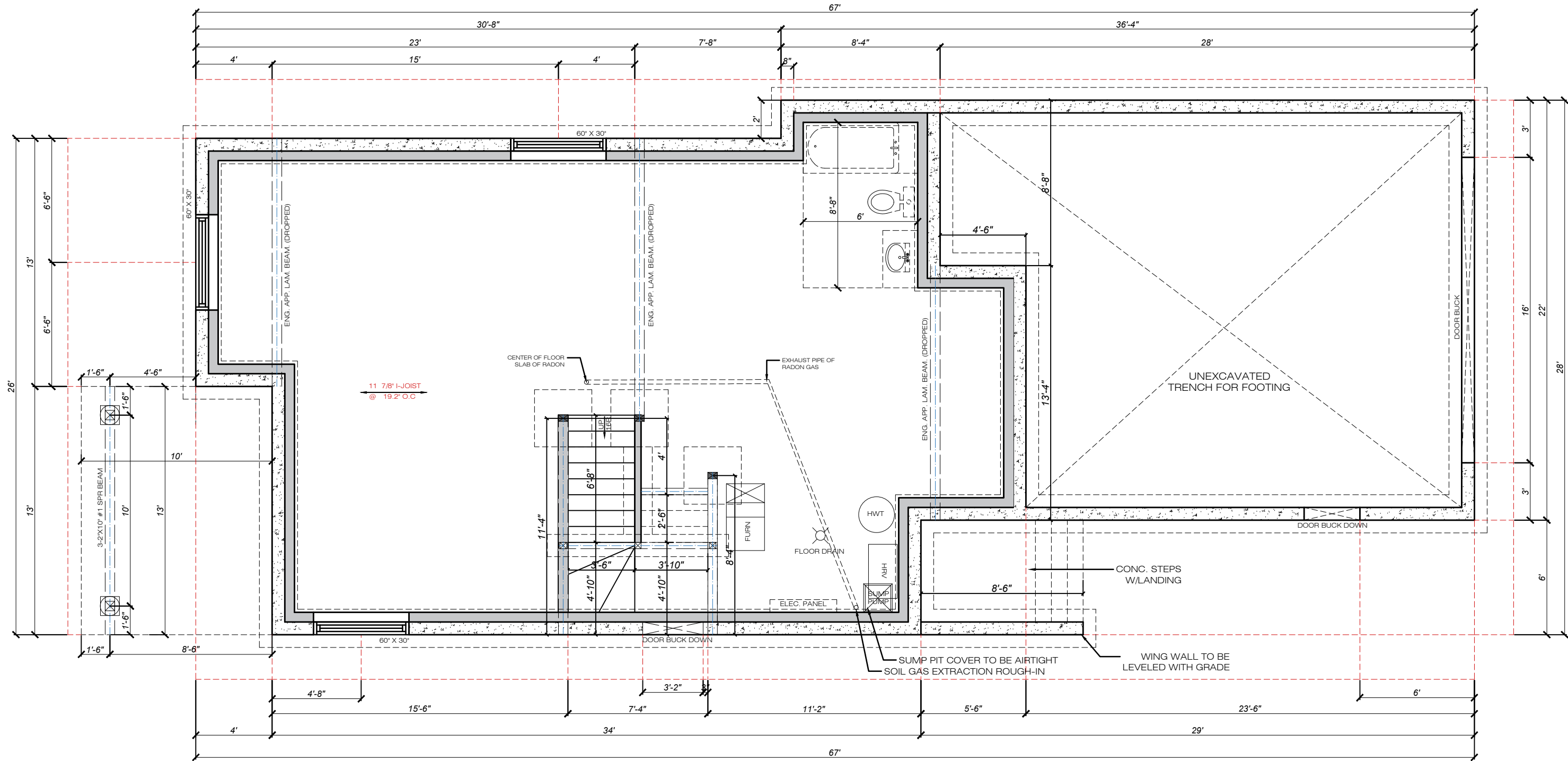
LOT 42 BLK 8 PLAN 252 2418
40 PROMENADE BLVD.

NUMBER OF REVISIONS:		SCALE:	SHEET:
DATE:	REVISION DETAIL		
2025-12-18	FINAL DRAWING	3/16 = 1'	P 3
		APPLICABLE ON 11" X 17" PAPER	DATE : DEC.18,2025

GRANULAR FILL (RADON ROCKS) ARE REQUIRED UNDER THE SLAB (MIN. 100MM AND LESS THAN 10% OF MATERIAL THROUGH A 4MM SIEVE.)

NOTE:
THE EXACT LOCATION OF HEAT REGISTERS &ELECT. OUTLETS TO BE THE RESPONSIBILITY OF THE CONTRACTOR & MAY VARY FROM THE LOCATION DRAWN.

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BASEMENT FLOOR CEILING
HEIGHT : 9'-0" HIGH

FOUNDATION PLAN



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DATE:	REVISION DETAIL	3/16 = 1'	P 4
2025-12-18	FINAL DRAWING		
		APPLICABLE ON 11" X 17" PAPER	DATE : DEC.18,2025

UNVENTED ALUMINIUM 0.44mm THICK OR GREATER AS PER STANDATA IF SIDE YARD IS 1.2M OR LESS PROVIDE EXTRA VENTING IN SOFFIT (FRONT AND REAR) IF SOFFIT ARE NON VENTING.

DATE :
DEC.18,2025

<u>NUMBER OF REVISIONS:</u>		SCALE:	SHEET:
<u>DATE:</u>	<u>REVISION DETAIL</u>	3/16 = 1'	P 5
2025-12-18	FINAL DRAWING		
		APPLICABLE ON 11" X 17" PAPER	DATE : DEC.18,2025

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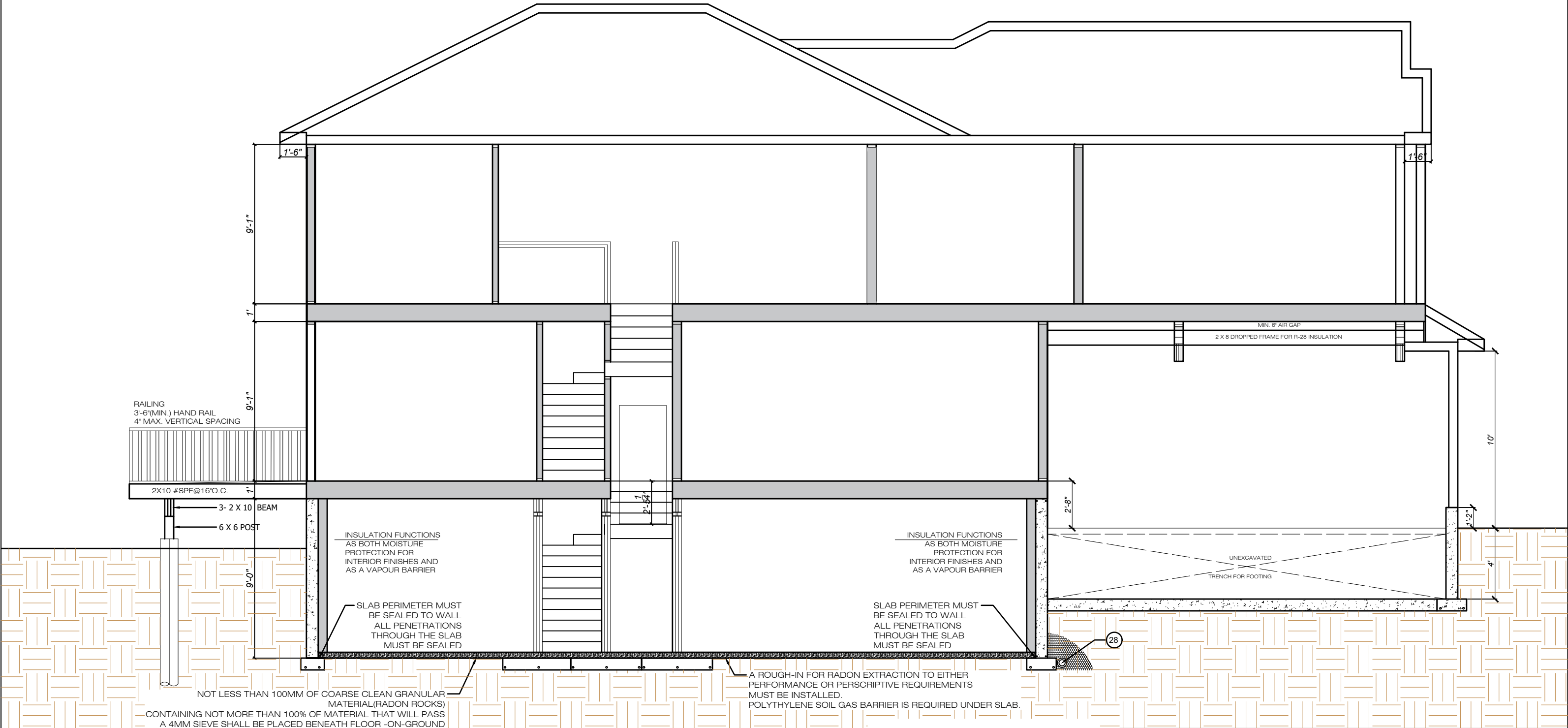


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2025-12-18	FINAL DRAWING		
		APPLICABLE ON 11" X 17" PAPER	DATE : DEC.18,2025

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CROSS-SECTION



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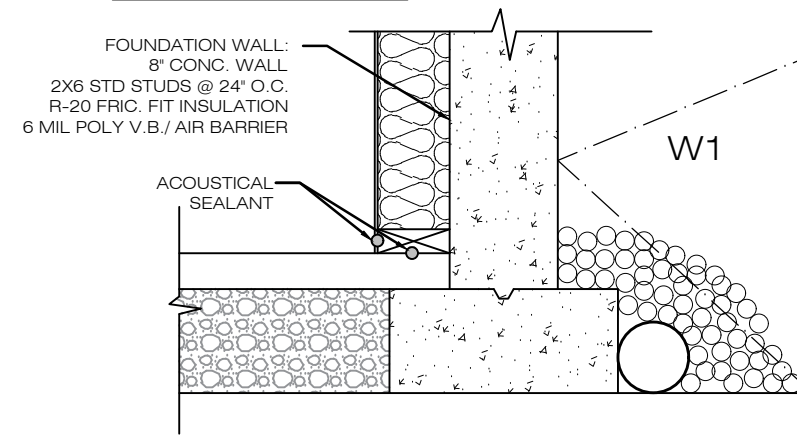
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40 PROMENADE BLVD.

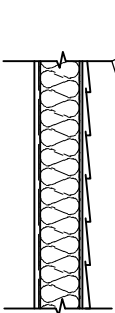
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2025-12-18	FINAL DRAWING		
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SPECIFICATIONS:

THE FOLLOWING LIST OF SPECIFICATIONS MAY NOT APPLY TO THE ATTACHED SET OF PLANS ENTIRELY



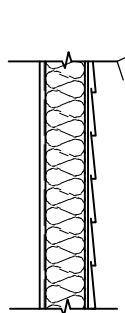
W1 FOUNDATION WALL W/FOOTING (HOUSE)	RSI VALUE
RSI 2.98 REQUIRED W/HRV	
8" CONCRETE WALL	0.08
2" X 6" STUDS @ 24" O.C.	2.81
W/R - 20 BATT INSULATION	
6MIL POLYETHYLENE SHEET	---
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.01



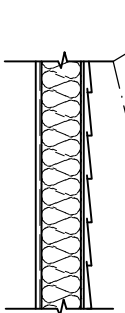
W3 EXTERIOR WALL (HOUSE & GARAGE)	RSI VALUE
RSI 2.97 REQUIRED W/HRV	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2" X 6" STUDS @24" O.C.	2.67
W/R-22 BATT INSULATION	
6mil POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.10

W4

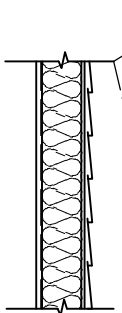
W4 WALL (TO GARAGE)	RSI VALUE
RSI 2.81 REQUIRED W/HRV	
INT. AIR FILM	0.12
GYPSUM BOARD	0.08
6mil POLYETHYLENE SHEET	---
2" X 6" STUDS @ 24" O.C.	
W/R-22 BATT INSULATION	2.61
AIR BARRIER	---
5/8" FIRE RATED GYPSUM BOARD	0.10
EFFECTIVE VALUE	2.91



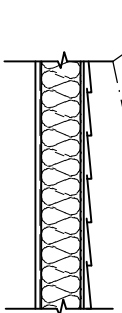
W8 TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 8"O.C. &R24	2.54
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.97



W8 TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 12"O.C. &R24	2.60
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.03



W8 TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 16"O.C. &R22	2.55
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.98



W8 TALL WALL	RSI
RSI 2.97 REQUIRED W/HRV VALUE	
EXT. AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
2"X6" @ 24"O.C. &R24	2.80
6 mil POLYETHYLENE SHEET	---
1/2" GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.23

W5 WALL (PARTITION)

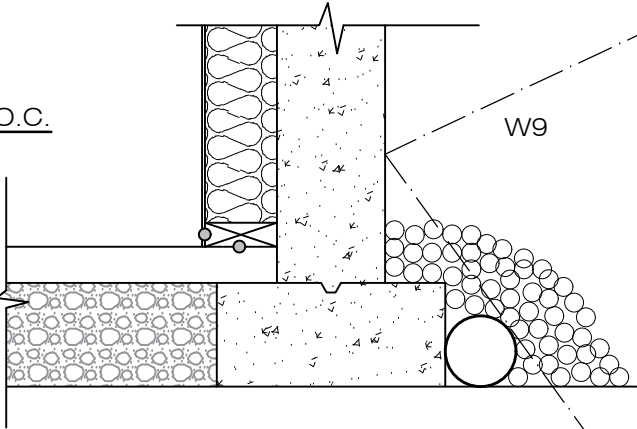
- 1/2" GYPSUM BOARD
- 2"X4" OR 2"X6" STUDS @24" O.C.
- 1/2" GYPSUM BOARD

W6 WALL (BEARING)

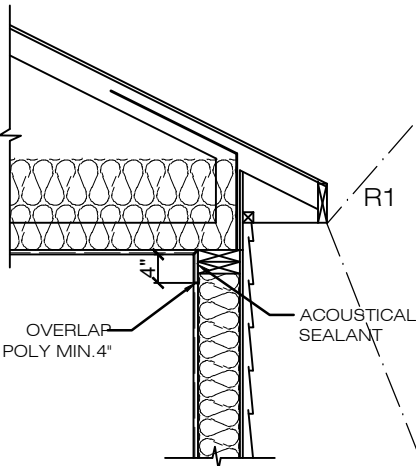
- 1/2" GYPSUM BOARD
- 2"X6" OR 2"X8" STUDS @16" O.C.
- 1/2" GYPSUM BOARD

W7 WALL (BEARING) W/FOOTING

- 1/2" GYPSUM BOARD
- 2"X6" STUDS @16" O.C.
- 1/2" GYPSUM BOARD
- ON 18" X 8" 32.5 MPa (min) CONT. CONCRETE FOOTING
- R/F WITH 2-15M CONT.



W9 FOUNDATION WALL W/FOOTING (HOUSE)	RSI VALUE
RSI 2.97 REQUIRED W/HRV	
MAIN FLOOR	
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5mm) OSB SHEATHING	0.09
1-1/8" PRE-INSULATED RIM BOARD	0.26
11-7/8" ENG. FLOOR JOISTS @19.2" (11.5%) +R-20 BATT INSULATION (88.5%)	3.35
6mil POLYETHYLENE SHEET	---
EFFECTIVE VALUE	3.84



R1 CEILING BELOW ATTIC	RSI VALUE
RSI 8.67 REQUIRED W/HRV	
OUTSIDE AIR FILM	0.03
R39 CELLULOSE FIBER INSULATION	6.84
CONT. RSI	1.95
2X4 BOTTOM CHORD @24" O.C. (7%)	OVERALL R VALUE OF INSULATION R52
3.5" CELLULOSE (RSI 2.22, R13) (93%)	
6mil POLYETHYLENE SHEET	---
1/2" CEILING BOARD	0.077
INTERIOR AIR FILM (HEAT FLOW UP)	0.11
EFFECTIVE VALUE	9.04



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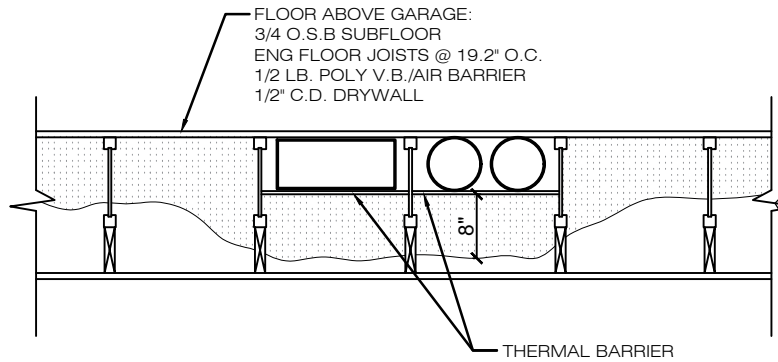
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P 8

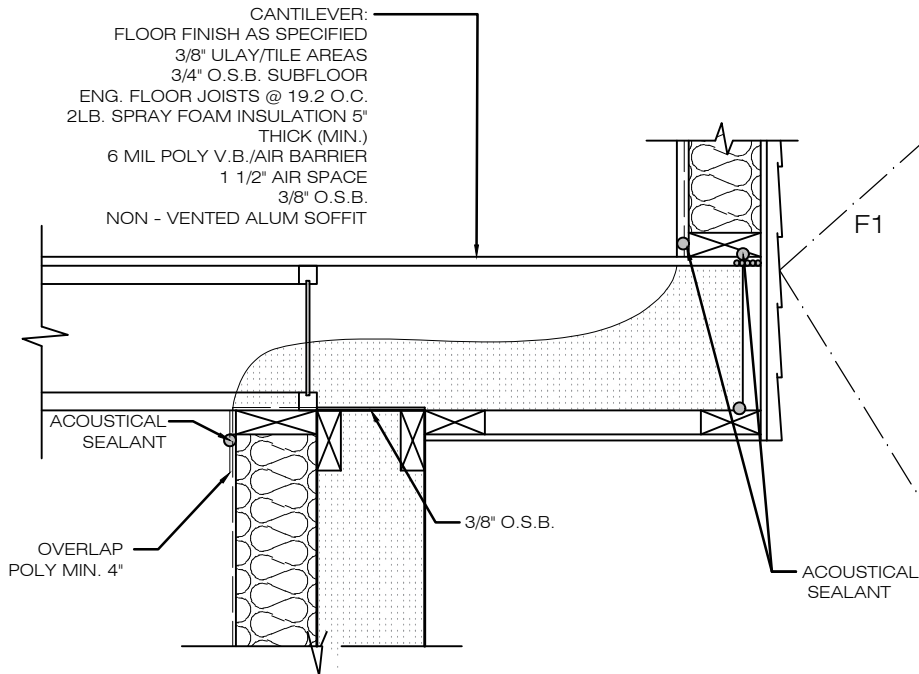
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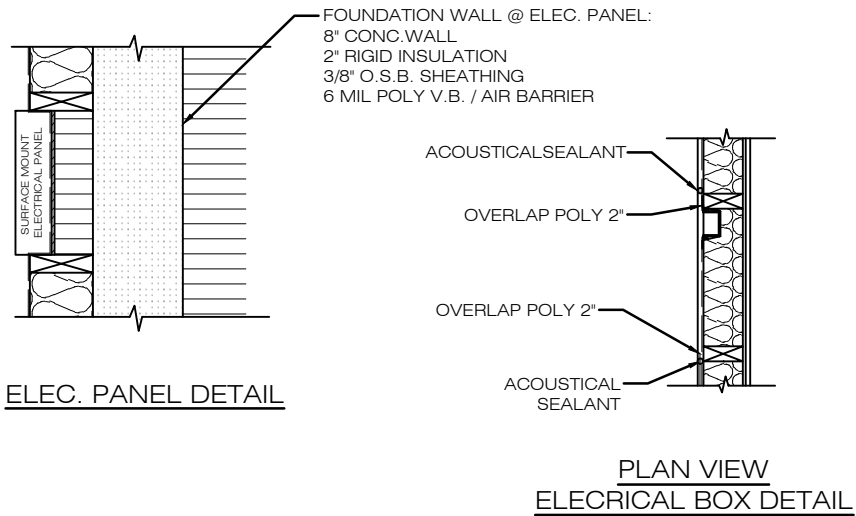
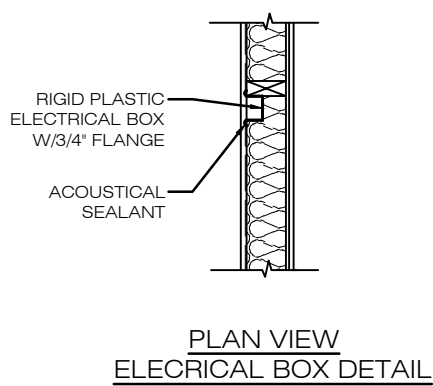
FLOOR OVER UNHEATED SPACE	RSI VALUE
RSI 5.02 REQUIRED W/HRV	
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
AIR GAP	0.16
2X8 FRAME @24" O.C. & R-28 BATT INSULATION	4.4
GYPSUM BOARD	0.08
OUTSIDE AIR FILM	0.03
EFFECTIVE VALUE	5.08

UPPER FLOOR - PERPENDICULAR TO JOIST	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5MM) OSB SHEATHING	0.09
R-20 BATT INSULATION	3.52
6 MIL POLYETHYLENE SHEET	---
EFFECTIVE VALUE	3.75

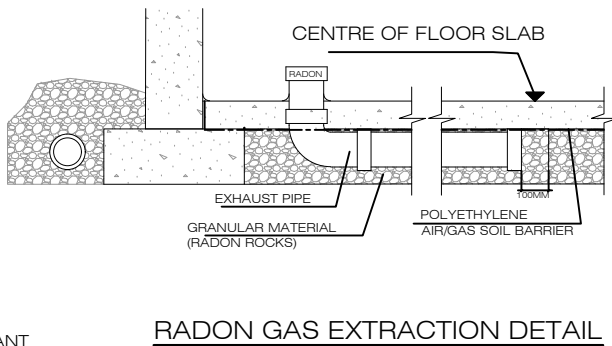
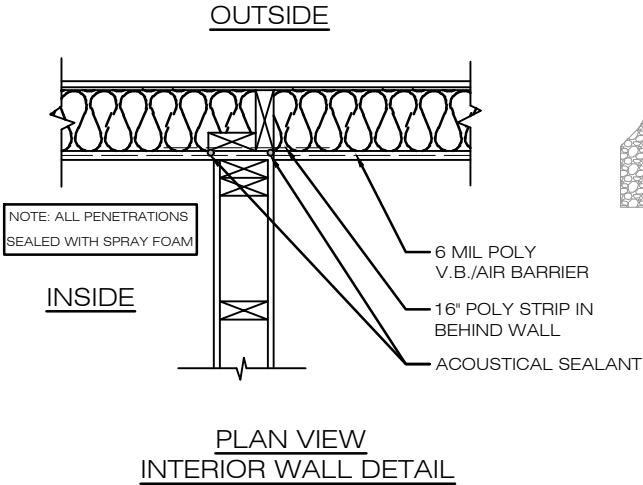
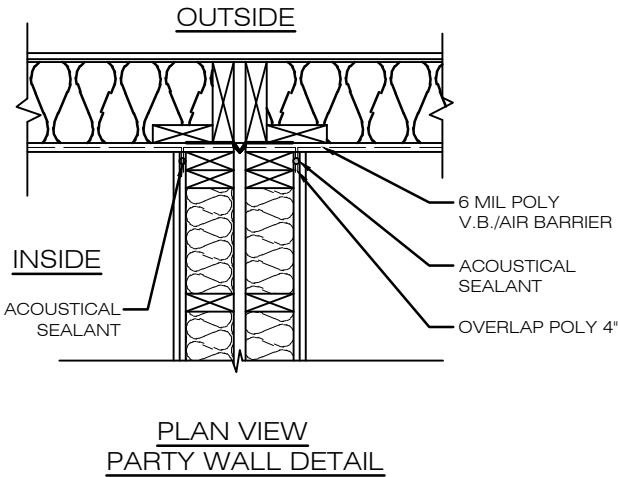
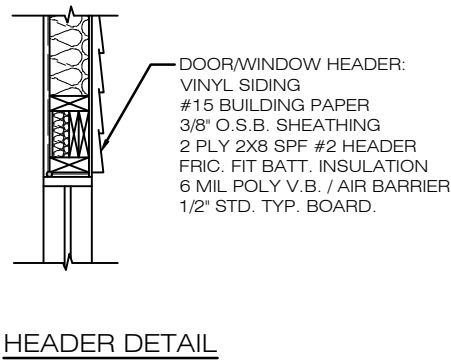
UPPER FLOOR - PARALLEL TO JOIST	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SHEATHING PAPER	---
3/8" (9.5MM) OSB SHEATHING	0.09
2" X 6" STUDS @24" O.C. W/R-22 BATT INSULATION	2.67
6 MIL POLYETHYLENE SHEET	---
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.10



CANTILEVER	RSI VALUE
RSI 5.02 REQUIRED W/HRV	
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
11 7/8" ENG. FLOOR JOISTS @19.2 (11.5%) + R-30 BATT INSULATION(88.5%)	4.65
5/8" PLYWOOD OR OSB SHEATHING	0.135
VOID	---
SHEATHING PAPER	---
NON-VENTED METAL SOFFIT	---
OUTSIDE AIR FILM	0.03
EFFECTIVE VALUE	5.15



W11	FOUNDATION WALKOUT EXTERIOR WALL	RSI VALUE
	R - 2.97 REQUIRED W/HRV	
	OUTSIDE AIR FILM	0.03
	SIDING	0.11
	SHEATHING PAPER	---
	3/8" (9.5MM) OSB SHEATHING	0.09
	2" X 6" STUDS @ 16" O.C. & R-22 BATT INSULATION	2.55
	6 MIL POLYETHYLENE SHEET	---
GYPSUM BOARD		0.08
INT. AIR FILM		0.12
EFFECTIVE VALUE		2.98



IMPERIAL DESIGN STUDIO

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CLIENT INFO:



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PROJECT INFO: COLONIALE ESTATES, BEAUMONT.

LOT 42 BLK 8 PLAN 252 2418
40 PROMENADE BLVD.

REVISION:

DATE:

REVISION DETAIL

2025-12-18

FINAL DRAWING

SCALE:

3/16 = 1'

APPLICABLE ON
11" X 17" PAPER

SHEET:

P 9

DATE :
DEC.18,2025