



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 25018

**THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Claus Wauer / 555 Design Studio

Owner: Stephen and Sheryl Hadwell

**In respect of development involving:** Construction of an addition onto a detached dwelling with a variance of 12% which is a permitted use in the Country Residence Agricultural District.

**Legal description of land to be developed:** Lot 1 Plan 822 2523

**Roll Number:** 545401

**Rural Address:** 38177 Range Road 201

**Zoning District:** Country Residence Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25018 and the following documents submitted with the application:

1. Site Plan
2. Building Plans

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the addition on the detached dwelling located at the property as described above.

**The following variances have been granted as part of this approval:**

1. 12% variance to the front yard from 125ft to 110ft.

**This approval is subject to compliance with the following conditions:**

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
3. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
4. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for building, electrical, gas, plumbing and private sewage system permits under the Safety Codes Act in respect of the use approved under this development permit. That person must submit a copy of the active permit upon being issued by the Safety Codes Council or other accredited agency (including the issued Building Permit, the floor plan and the site plan) to the Development Officer to demonstrate compliance with this development permit. Upon completion of the project a copy of the final inspection signed off by the accredited agency inspector for the aforementioned permits shall be submitted to the Development Officer within 30 days post construction in order to remain compliant with the nature of the use described in this development permit.
5. The applicant must ensure that all waste material / debris from the construction be contained to their property until such time it be removed and disposed of properly.

**Date of Decision: April 16, 2025**

A handwritten signature in black ink, appearing to read "Rich Fitzgerald".

Rich Fitzgerald

Development Officer/GIS Coordinator

**Attachments:**

1. Site Plan
2. Building Plan

**Appeal**

Should you as the applicant, an adjacent landowner or a person with an interest in this application wish to appeal the refusal, approval or any of the conditions of approval, an Appeal Notice must be made in writing by completing the Appeal Form available on the County of Stettler website. Pursuant to Sections 685 and 686 of the Municipal Government Act, the Appeal Notice must be submitted within 21 days of the **Decision Date** referenced above to:

The Clerk  
Regional Subdivision and Development Appeal Board  
c/o Parkland Community Planning Services  
Unit B 4730 Ross Street Red Deer, Alberta.  
T4N 1X2

The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

**Notes for Information and Follow-up by Applicant:**

- a. The applicant/property owner for a residential development permit adjacent to or in the Agricultural District is hereby notified that the purpose of the Agricultural District is to provide landowners with the right to farm, and that agricultural activities in the District have precedence.
- b. Where the applicant intends to use groundwater for commercial purposes, please note that the Water Act requires a license approval from Alberta Environment and Parks.  
  
Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the regulatory approval requirements of Alberta Environment and Parks and/or with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act, relative to the servicing of any development in this District by means of a private sewage disposal system.
- c. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters.
- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- e. The applicant/property owner is responsible for:
  - (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
  - (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
  - (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;

- (iv) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
- (v) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
- (vi) notifying Alberta 1<sup>st</sup> Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;
- (vii) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- (viii) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- (ix) ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- (x) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.

1400



38177

NW-1138-2

# WCB HOME MODIFICATION PROJECT STETTNER, ALBERTA

## LIST OF DRAWINGS

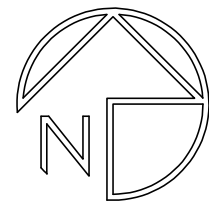
TITLE SHEET

2330-101	SITE PLAN	2330-401	ENLARGED MAIN BATHROOM PLAN & INTERIOR ELEVATIONS
2330-102	BASEMENT DEMOLITION PLAN	2330-402	ENLARGED BASEMENT BATHROOM PLAN & INTERIOR ELEVATIONS
2330-103	PROPOSED NEW BASEMENT FLOOR PLAN	2330-403	ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS
2330-104	MAIN FLOOR DEMOLITION PLAN		
2330-105	PROPOSED NEW MAIN FLOOR PLAN		
2330-201	EXTERIOR ELEVATIONS		
2330-301	BUILDING CROSS SECTIONS		

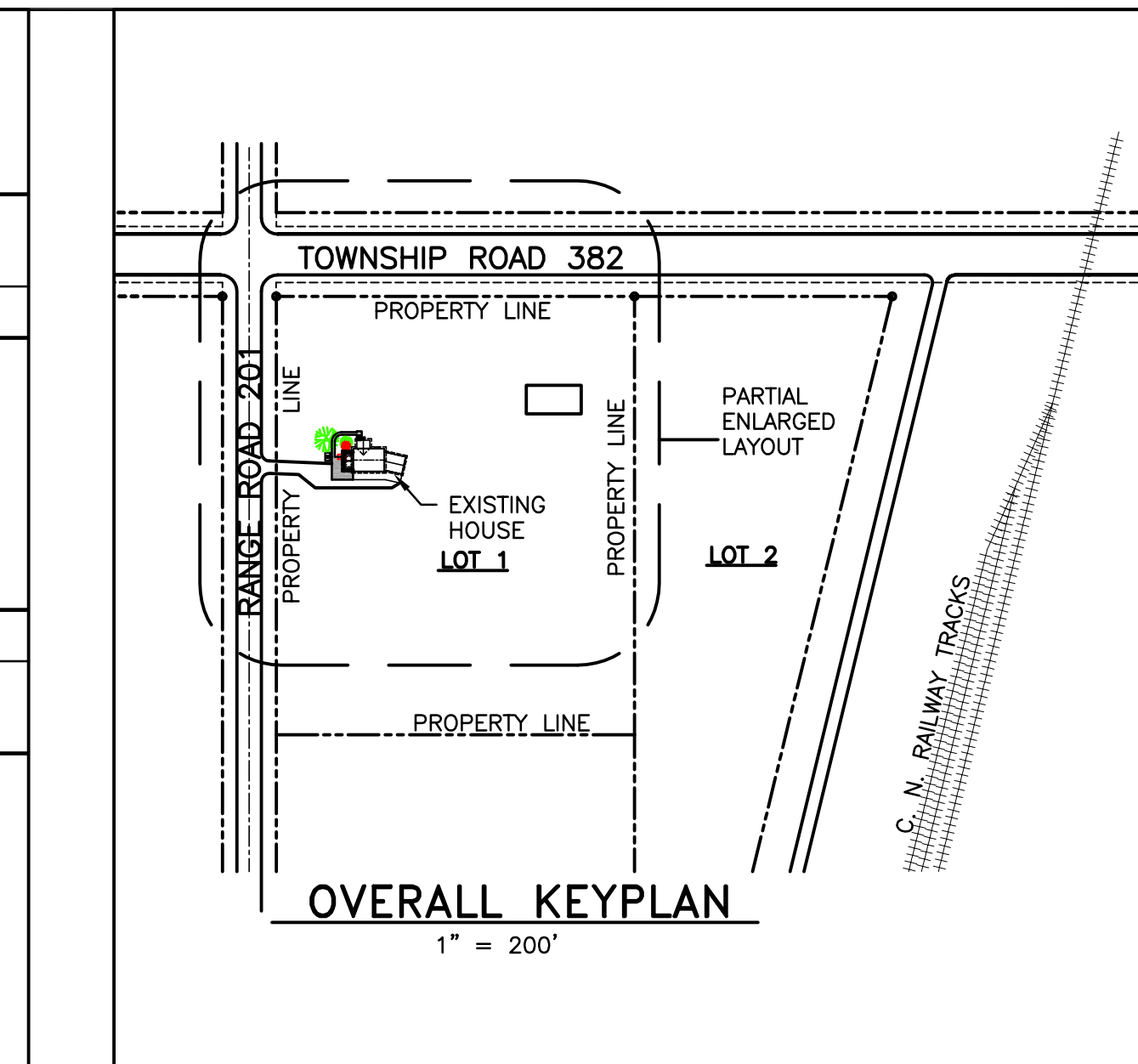
**DEVELOPMENT PERMIT SET**

**555 DESIGN STUDIO**

**780-473-7241**



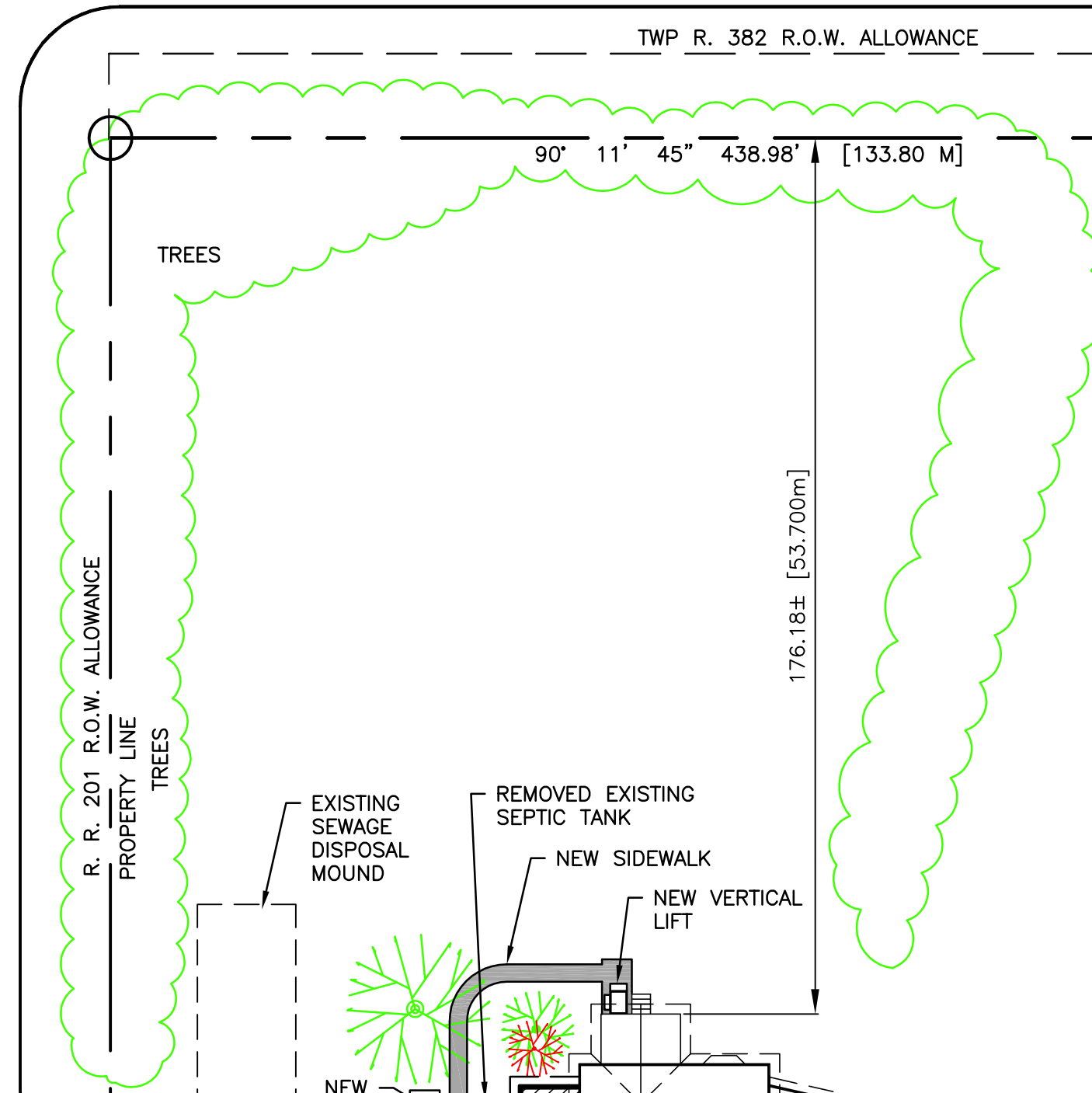
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**TOWNSHIP ROAD 382**  
ROAD WIDENING PLAN 812-2663

TWP R. 382 R.O.W. ALLOWANCE

90° 11' 45" 438.98' [133.80 M] PROPERTY LINE



**SITE PLAN**

1" = 30'

**LOT 1**  
**PLAN 822-2523**

**NW1/4 12 38 20 W4**  
**2.18 HECTARES (5.38 ACRES),**  
**MORE OR LESS**

**STETTLER, ALBERTA**



ZONING: AG AGRICULTURAL

LOT AREA = 5.38 ACRES [2.18 HA]  
HOUSE AREA = 1091 SQ FT [101.35 SQ M]  
NEW ADDITION = 264 SQ FT [24.53 SQ M]  
GARAGE AREA = 540 SQ FT [50.17 SQ M]  
TOTAL HOUSE = 1895 SQ FT [176.05 SQ M]

ACTUAL BUILDING HEIGHT = 17.25 FT [5.26 M]  
ACTUAL FRONT SETBACK = 176.18+- FT [53.70 M]  
ACTUAL SIDE SETBACK = 82.22+- FT [25.06 M]  
ACTUAL REAR SETBACK = 322+- FT [98.15 M]

ACTUAL SITE COVERAGE  
PRINCIPLE RESIDENCE = 0.08%

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL CONFORM WITH COUNTY BYLAWS, AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
2. ALL UTILITY SERVICE LOCATIONS TO BE CONFIRMED BY CONTRACTOR.
3. CONTRACTOR TO CONFIRM ALL PROPERTY DIMENSIONS, AND SETBACKS.
4. HOUSE SETBACKS DETERMINED FROM AERIAL PHOTOGRAPH, NOT SITE DIMENSIONED.

REV	DATE	DESCRIPTION
0	2025-03-18	ISSUED FOR CONSTRUCTION

**REVISIONS**

JOB No	2330
SCALE	1" = 30'
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 28, 2025 - 9:39am

PROJECT TITLE  
**WCB HOME MODIFICATION**

SUBJECT  
**OVERALL KEY PLAN & SITE PLAN**

STETTLER, ALBERTA

DRAWING NUMBER	REV	SHEET
2330-101	0	

0' 04' 50" 532.09' [162.18 M]

180' 04' 50" 536.91' [163.65 M]

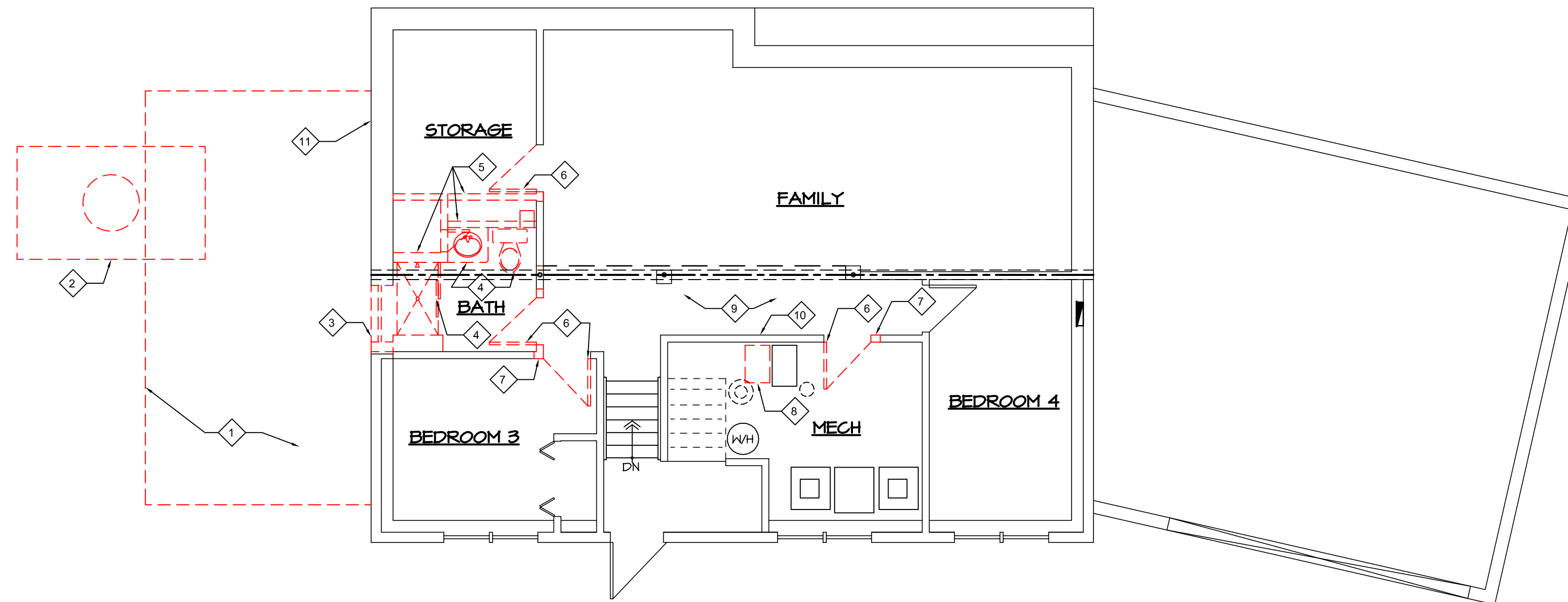
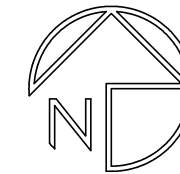
RANGE ROAD 201

PROPERTY LINE  
R. R. 201 R.O.W. ALLOWANCE

R. R. 201 R.O.W. ALLOWANCE  
PROPERTY LINE  
TREES

TREES

TREES



**BASEMENT DEMOLITION FLOOR PLAN**  
3/16" = 1'-0"

**DEMOLITION KEYNOTE**

- 1 REMOVE TOP SOIL, EXCAVATE & PREPARE FOR NEW ADDITION
- 2 REMOVE EXISTING SEPTIC TANK
- 3 REMOVE WINDOW & SAW CUT FOUNDATION WALL & REMOVE FOR NEW OPENING
- 4 REMOVE SHOWER, VANITY & TOILET
- 5 REMOVE EXISTING WALL
- 6 REMOVE DOOR, FRAME, & HARDWARE
- 7 SAW CUT WALL & ENLARGE OPENING FOR NEW DOOR
- 8 REMOVE EXISTING FURNACE & PREPARE DUCTING FOR NEW HEAT EXCHANGER
- 9 REMOVE EXISTING CEILING & SALVAGE FOR REINSTALLATION AFTER MODIFICATIONS
- 10 REMOVE WALL BOARD FOR INSTALLATION OF NEW WOOD COLUMN
- 11 REMOVE & RELOCATE EXISTING NATURAL GAS METER & SERVICE LINES


0	2025-03-18	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION

REVISIONS	
JOB No	2330
SCALE	3/16" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 7:08pm

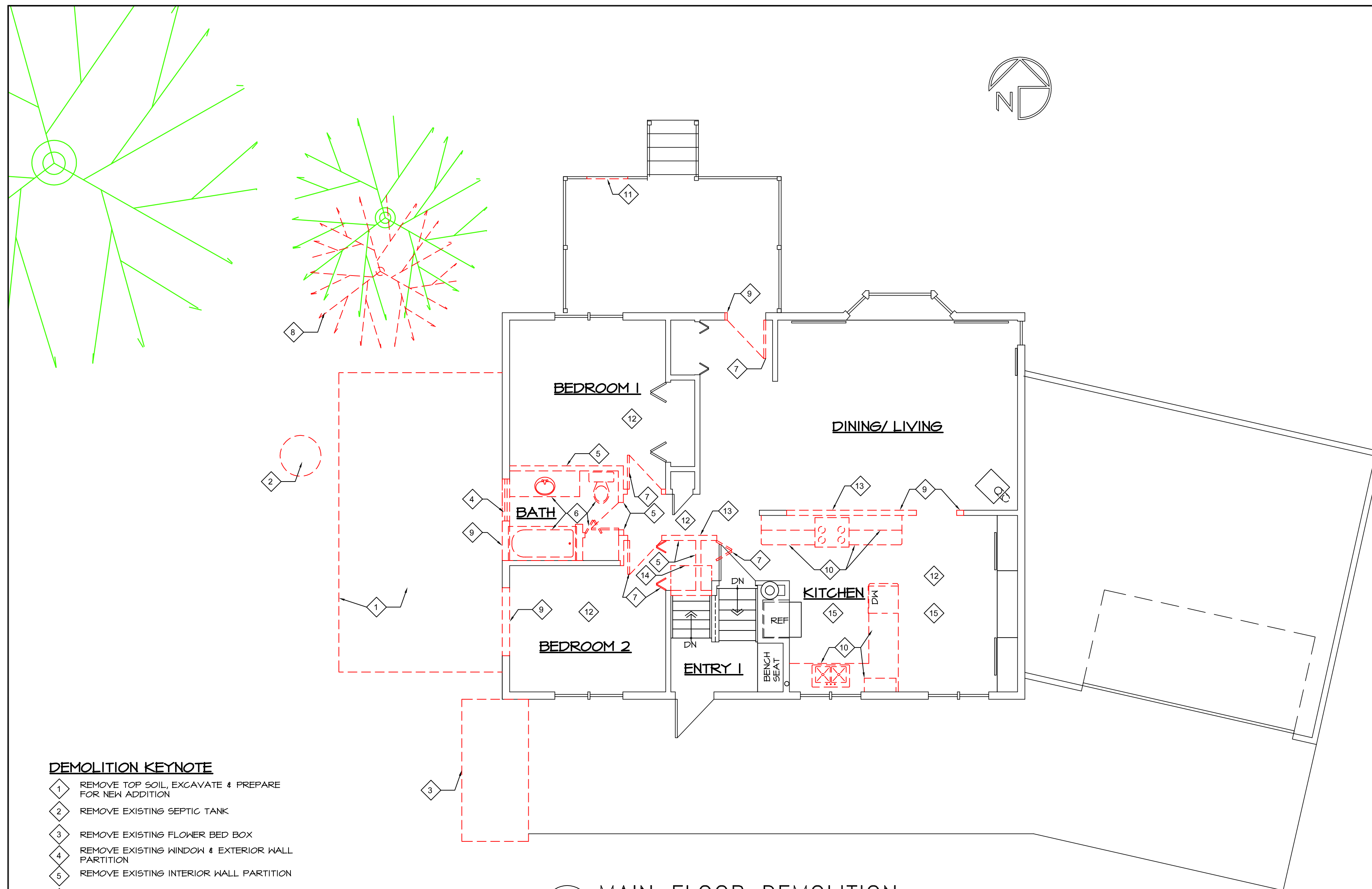
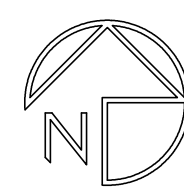
PROJECT TITLE  
**WCB HOME MODIFICATION**

STETTTLER, ALBERTA

SUBJECT  
**BASEMENT DEMOLITON PLAN**

DRAWING NUMBER	REV	SHEET
<b>2330-102</b>	<b>0</b>	





**DEMOLITION KEYNOTE**

- 1 REMOVE TOP SOIL, EXCAVATE & PREPARE FOR NEW ADDITION
- 2 REMOVE EXISTING SEPTIC TANK
- 3 REMOVE EXISTING FLOWER BED BOX
- 4 REMOVE EXISTING WINDOW & EXTERIOR WALL PARTITION
- 5 REMOVE EXISTING INTERIOR WALL PARTITION
- 6 REMOVE EXISTING VANITY, BATHTUB, TOILET & STORAGE ROOM
- 7 REMOVE DOOR, FRAME & HARDWARE
- 8 REMOVE TREE
- 9 SAW CUT AND REMOVE PORTION OF EXISTING WALL
- 10 REMOVE MILLWORK CABINET
- 11 REMOVE SECTION OF RAILING FOR GATE AT NEW VERTICAL LIFT
- 12 REMOVE FLOORING & PREP FOR NEW
- 13 REMOVE & RELOCATE RETURN AIR DUCTING AND GRILLE - SEE NEW LAYOUT
- 14 CUT BACK MAIN FLOOR OVER STAIRCASE TO LOCATION OF NEW WALL FOR MORE STAIR HEADROOM
- 15 SCRAP & REMOVE CEILING TEXTURE, PREP FOR NEW SKIM COAT & PAINT

**1 MAIN FLOOR DEMOLITION**  
3/16" = 1'-0"


0	2025-03-18	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION

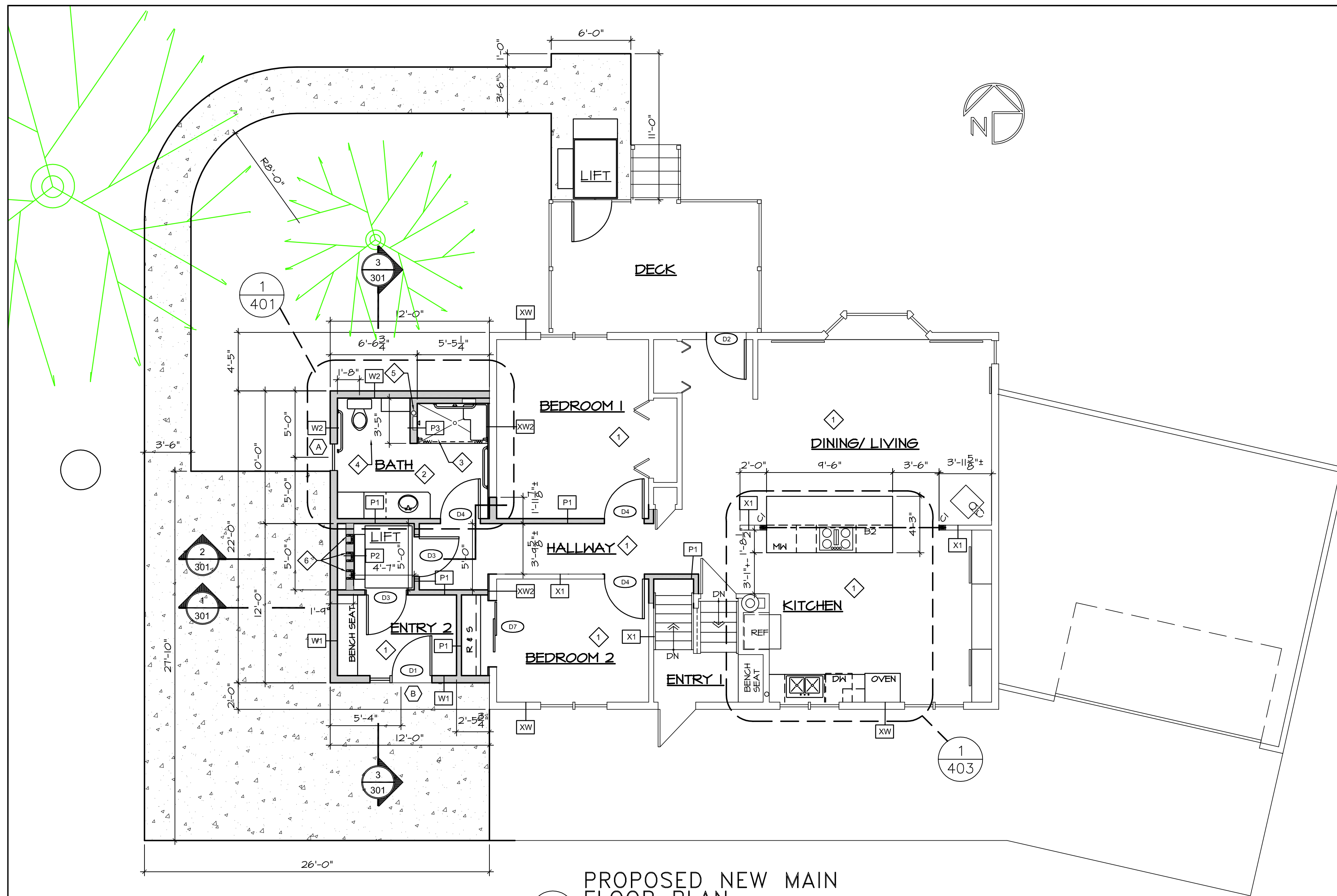
REVISIONS	
JOB No	2330
SCALE	3/16" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 7:06pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

STETTLE, ALBERTA

SUBJECT  
**MAIN FLOOR DEMOLITION PLAN**

DRAWING NUMBER	REV	SHEET
<b>2330-104</b>	<b>0</b>	



**KEYNOTES**

- 1 NEW LVT FLOORING
- 2 NEW CERAMIC TILE FLOORING
- 3 RECESSED FLOOR IN SHOWER WITH CERAMIC TILE ON KERDI SHOWER KST 965/1525 SLOPED BASE FOR ROLL IN SHOWER
- 4 FURRING ON TOP OF OR BESIDE 2X8 FLOOR JOISTS TO BUILD UP TO MAIN FLOOR LEVEL
- 5 NEW PLUMBING STACK
- 6 2X6 STUD SUPPORT FOR ELEVATOR, SEE MANUFACTURERS SHOP DRAWINGS
- 7

**PROPOSED NEW MAIN FLOOR PLAN**

3/16" = 1'-0"

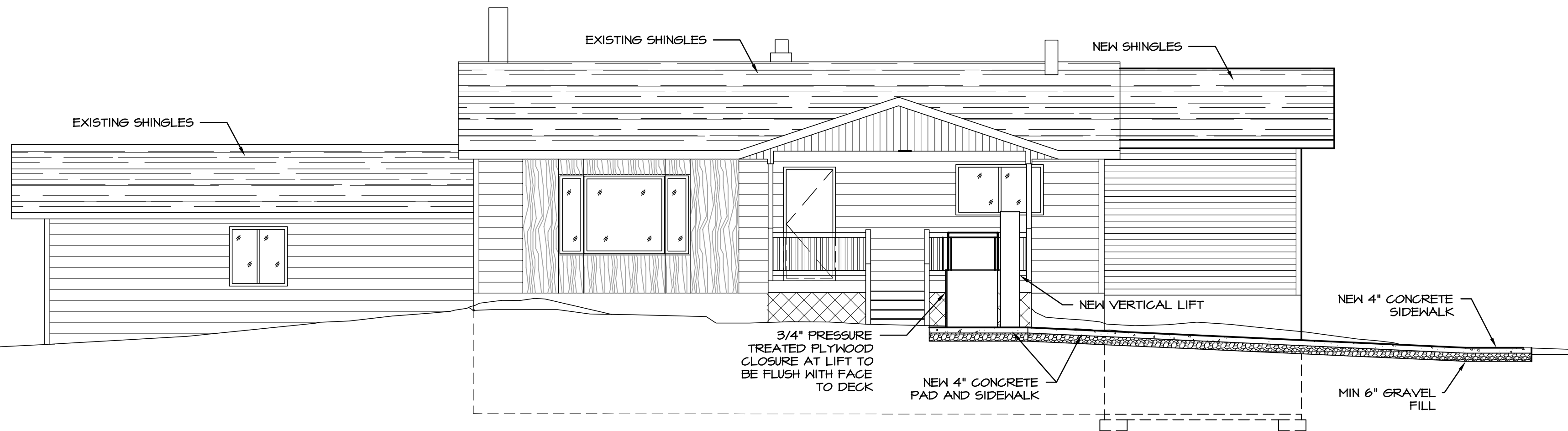

0	2025-03-18	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION

REVISIONS	
JOB No	2330
SCALE	3/16" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 7:10pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

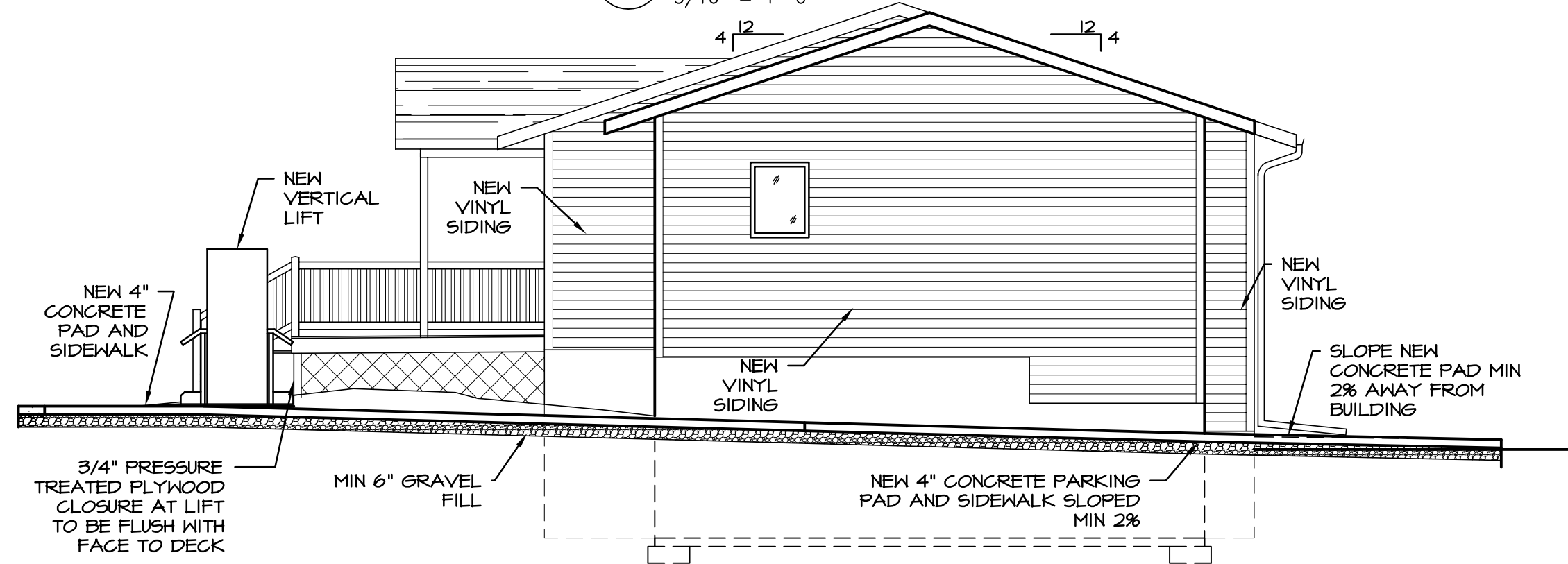
STETTLER, ALBERTA  
SUBJECT  
**PROPOSED NEW MAIN FLOOR PLAN**

DRAWING NUMBER	REV	SHEET
<b>2330-105</b>	<b>0</b>	



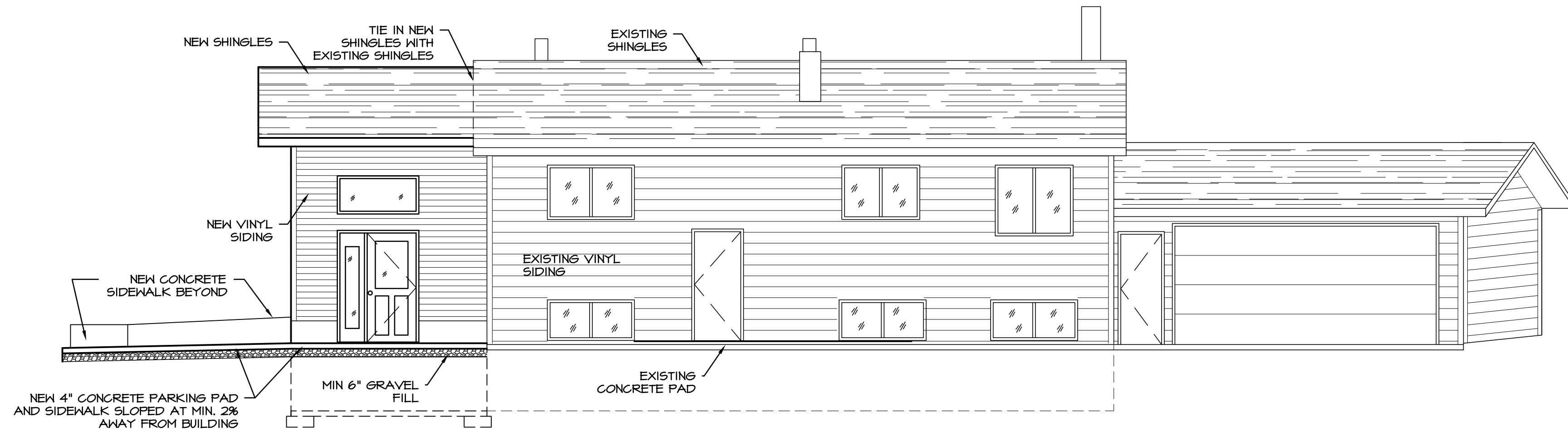
**1 NORTH ELEVATION**

3/16" = 1'-0"



**2 WEST ELEVATION**

3/16" = 1'-0"



**3 SOUTH ELEVATION**

3/16" = 1'-0"


0	2025-03-18	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION

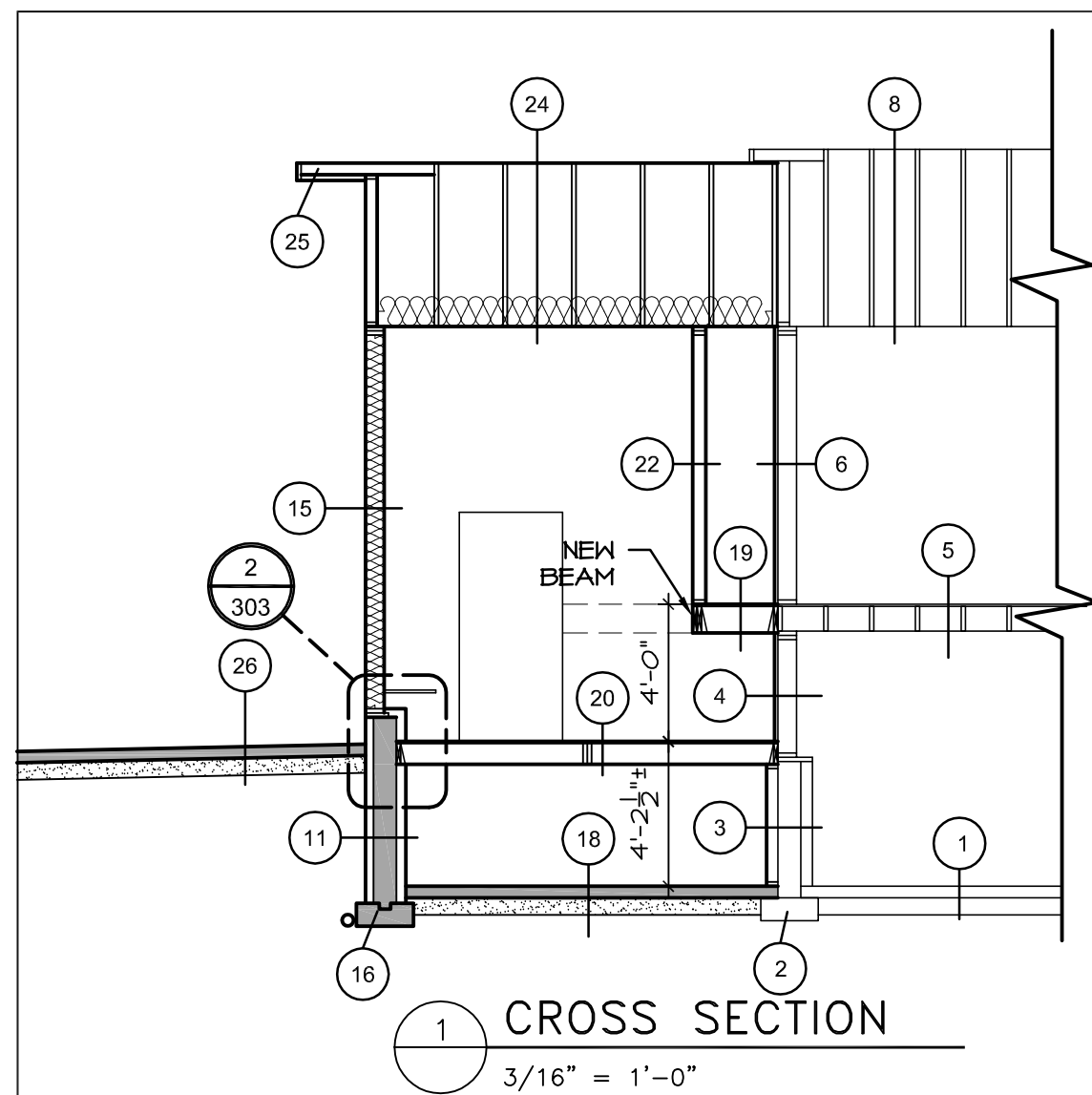
REVISIONS	
JOB No	2330
SCALE	3/16" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 7:01pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

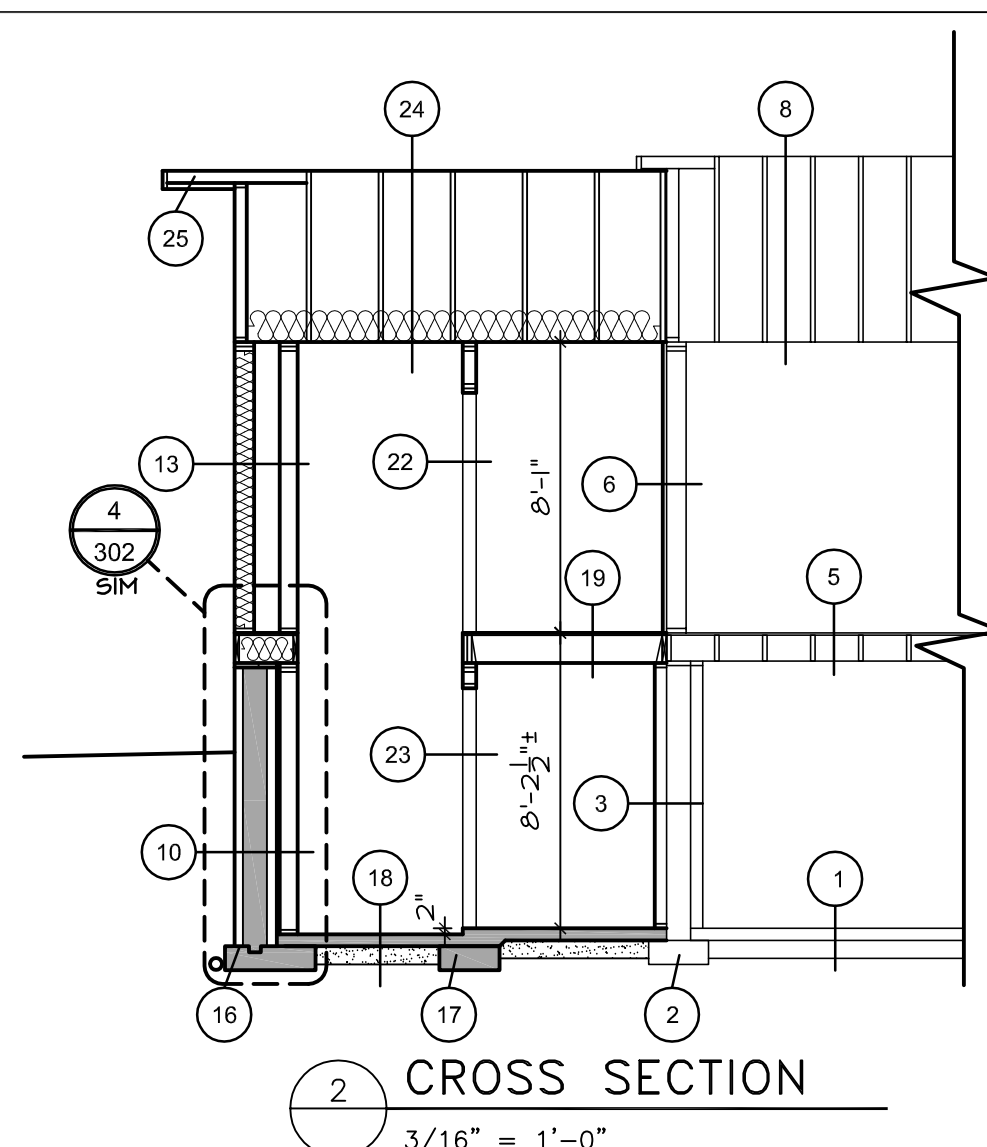
STELLER COUNTY, AB

SUBJECT  
**EXTERIOR ELEVATIONS**

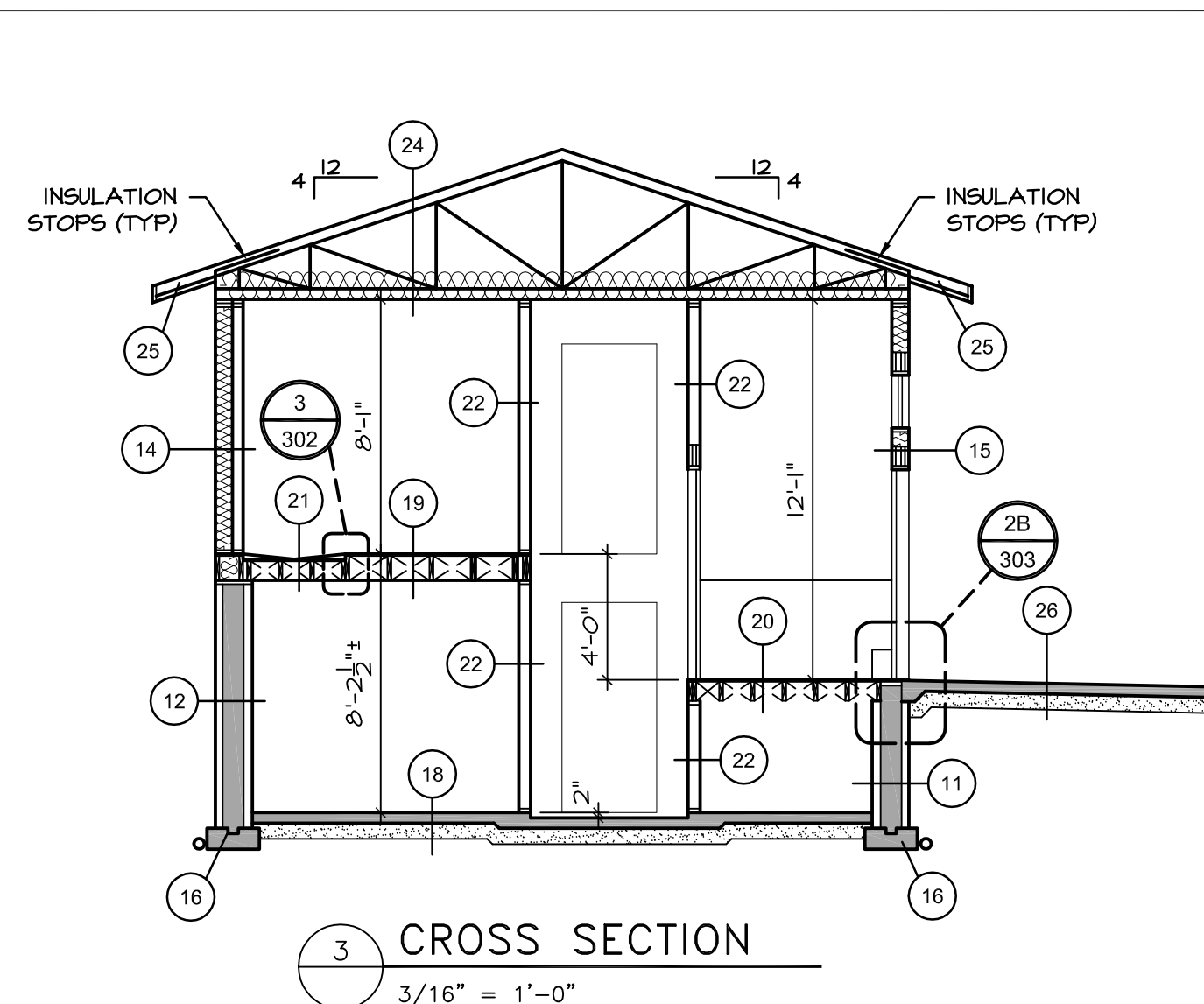
DRAWING NUMBER	REV	SHEET
<b>2330-201</b>	<b>0</b>	



**1 CROSS SECTION**  
3/16" = 1'-0"



**2 CROSS SECTION**  
3/16" = 1'-0"



**3 CROSS SECTION**  
3/16" = 1'-0"

**CONSTRUCTION ASSEMBLIES**

UNLESS NOTED OTHERWISE, ALL ASSEMBLIES USE NEW MATERIALS

- 1 EXISTING BASEMENT FLOOR
  - EXISTING CONCRETE SLAB
  - EXISTING GRAVEL FILL
  - UNDISTURBED SOIL
- 2 EXISTING FOOTING CONSTRUCTION
  - EXISTING CONCRETE STRIP FOOTING
  - UNDISTURBED SOIL
- 3 EXISTING FOUNDATION WALL
  - NEW 1/2" GYPSUM BOARD (PAINTED)
  - NEW 2X4 STUDS AT 24" O.C.
  - EXISTING BITUMASTIC DAMPPROOFING
  - EXISTING 8" CONCRETE WALL
  - EXISTING POLY. MOISTURE BARRIER
  - EXISTING FROST WALL
  - EXISTING BATT INSULATION
  - EXISTING VAPOUR BARRIER
  - EXISTING FINISH
  - PATCH AND REPAIR FINISHED WALL AS REQUIRED
- 4 EXISTING FOUNDATION WALL
  - NEW 1/2" GYPSUM BOARD (PAINTED)
  - NEW 3/4" FURRING AT 16" O.C.
  - REMOVED EXISTING VINYL SIDING
  - REMOVED EXISTING AIR BARRIER MEMBRANE
  - EXISTING 2X6 STUDS
  - EXISTING BATT INSULATION
  - EXISTING VAPOUR BARRIER
  - EXISTING FINISH
  - PATCH AND REPAIR FINISHED WALL AS REQUIRED
- 5 EXISTING FLOOR CONSTRUCTION
  - NEW FINISH FLOOR WHERE NOTE IN FINISH SCHEDULE
  - NEW PLYWOOD UNDERLAYMENT AT NEW FLOORING
  - EXISTING SUBFLOOR, PATCH AS REQUIRED
  - EXISTING 2X8 FLOOR JOISTS AT 16" O.C.
  - EXISTING CEILING
- 6 EXISTING EXTERIOR WALL CONSTRUCTION
  - REMOVED EXISTING VINYL SIDING
  - REMOVED EXISTING AIR BARRIER MEMBRANE
  - NEW 1/2" GYPSUM BOARD (PAINTED)
  - NEW 3/4" FURRING AT 16" O.C.
  - EXISTING SHEATHING
  - EXISTING 2X6 STUDS
  - EXISTING BATT INSULATION
  - EXISTING VAPOUR BARRIER
  - EXISTING GYPSUM BOARD
  - PATCH AND REPAIR GYPSUM BOARD AS REQUIRED AND REPAIR WALLS AS PER FINISH SCHEDULE
- 7 EXISTING INTERIOR WALL CONSTRUCTION
  - EXISTING GYPSUM BOARD
  - EXISTING STUDS
  - EXISTING GYPSUM BOARD
  - PATCH AND REPAIR GYPSUM BOARD AS REQUIRED AND REPAIR WALLS AS PER FINISH SCHEDULE
- 8 EXISTING ROOF CONSTRUCTION
  - EXISTING ASPHALT SHINGLES
  - EXISTING UNDERLAYMENT
  - EXISTING ROOF SHEATHING
  - EXISTING RAFTERS
  - EXISTING CEILING JOISTS
  - EXISTING INSULATION
  - EXISTING POLY VAPOUR BARRIER
  - EXISTING GYPSUM BOARD
  - PATCH AND REPAIR GYPSUM BOARD AS REQUIRED AND REPAIR WALLS AS PER FINISH SCHEDULE
- 10 NEW FOUNDATION WALL CONSTRUCTION
  - PEEL AND STICK WATERPROOFING MEMBRANE
  - 8" ICF CONCRETE WALL REINF. AS PER MANUFACTURER
  - AIR SPACE
  - 2X6 STUDS AT 16" O.C.
  - 1/2" GYPSUM BOARD (PAINTED)
- 11 NEW FOUNDATION WALL CONSTRUCTION
  - PEEL AND STICK WATERPROOFING MEMBRANE
  - 8" ICF CONCRETE WALL REINF. AS PER MANUFACTURER
  - 1/2" GYPSUM BOARD (PAINTED)
- 12 NEW FOUNDATION WALL CONSTRUCTION
  - PEEL AND STICK WATERPROOFING MEMBRANE
  - 8" ICF CONCRETE WALL REINF. AS PER MANUFACTURER
  - 3/4" PLYWOOD SHEATHING
  - 1/2" GYPSUM BOARD (PAINTED)
- 13 NEW EXTERIOR WALL CONSTRUCTION
  - EXTERIOR FINISH AS PER ELEVATIONS
  - AIR BARRIER MEMBRANE
  - 1/2" OSB (15 MINUTE FIRE-RATED)
  - 2X6 STUDS AT 19.2" O.C. MID HEIGHT BLOCKING FOR WALL ABOVE 8' HIGH
  - R-24 BATT INSULATION
  - 6 MIL POLY. VAPOUR BARRIER
  - AIR SPACE
  - 2X6 STUDS AT 16" O.C.
  - 1/2" GYPSUM BOARD (PAINTED)
- 14 NEW EXTERIOR WALL CONSTRUCTION
  - EXTERIOR FINISH AS PER ELEVATIONS
  - AIR BARRIER MEMBRANE
  - 1/2" OSB (15 MINUTE FIRE-RATED)
  - 2X6 STUDS AT 19.2" O.C. MID HEIGHT BLOCKING FOR WALL ABOVE 8' HIGH
  - R-24 BATT INSULATION
  - 6 MIL POLY. VAPOUR BARRIER
  - 2X4 STUDS AT 16" O.C.
  - 3/4" PLYWOOD SHEATHING
  - 1/2" GYPSUM BOARD
  - WATERPROOFING MEMBRANE
  - CERAMIC TILE FINISH AS PER FINISH SCHEDULE
- 15 NEW EXTERIOR WALL CONSTRUCTION
  - EXTERIOR FINISH AS PER ELEVATIONS
  - AIR BARRIER MEMBRANE
  - 1/2" OSB (15 MINUTE FIRE-RATED)
  - 2X6 STUDS AT 19.2" O.C. MID HEIGHT BLOCKING FOR WALL ABOVE 8' HIGH
  - R-24 BATT INSULATION
  - 6 MIL POLY. VAPOUR BARRIER
  - 1/2" GYPSUM BOARD (PAINTED)
- 16 NEW FOOTING CONSTRUCTION
  - 20"X8" CONCRETE STRIP FOOTING R/W 2-15M
  - BOTTOM CONTINUOUS W/ 10M LATERAL AT 16" O.C.
  - ON UNDISTURBED SOIL
  - 4" DIA. PERIMETER DRAIN PIPE IN FILTER SOCK TIED INTO EXISTING IF EXISTING & WITH MIN. 10" ROCK COVER
- 17 NEW FOOTING CONSTRUCTION
  - 20"X8" CONCRETE STRIP FOOTING R/W 2-15M
  - BOTTOM CONTINUOUS W/ 10M LATERAL AT 16" O.C.
  - ON UNDISTURBED SOIL
- 18 NEW BASEMENT FLOOR
  - NEW 4" CONCRETE SLAB REINF WITH 6X6X10/10 W.W.M.
  - MIN. 6" COMPACTED GRAVEL SUB-BASE
  - 4" DIA. PERFORATED PVC PIPE FOR RADON DISCHARGE
  - UNDISTURBED SOIL
- 19 NEW FLOOR CONSTRUCTION
  - FINISH FLOOR AS PER FINISH SCHEDULE
  - 1/4" PLYWOOD UNDERLAYMENT
  - 3/4" T&G OSB SUBFLOOR, GLUED AND SCREWED
  - 2X10 SFF #2 FLOOR JOISTS AT 16" O.C.
  - 2X2 CROSS BRACING BLOCKING MID SPAN
  - 1/2" GYPSUM BOARD (PAINTED)
- 20 NEW FLOOR CONSTRUCTION
  - FINISH FLOOR AS PER FINISH SCHEDULE
  - 1/4" PLYWOOD UNDERLAYMENT
  - 3/4" T&G OSB SUBFLOOR, GLUED AND SCREWED
  - 2X8 SFF #2 FLOOR JOISTS AT 12" O.C.
  - 2X2 CROSS BRACING BLOCKING MID SPAN
  - 1/2" GYPSUM BOARD (PAINTED)
- 21 NEW FLOOR CONSTRUCTION
  - NEW CERAMIC TILE FINISH AS PER FINISH SCHEDULE
  - WATERPROOFING MEMBRANE
  - PRESLOPED SCHLUTER SHOWER BASE
  - 1/2" PLYWOOD UNDERLAYMENT
  - 3/4" T&G OSB SUBFLOOR, GLUED AND SCREWED
  - 2X8 SFF #2 FLOOR JOISTS AT 12" O.C.
  - 2X2 CROSS BRACING BLOCKING MID SPAN
  - 1/2" GYPSUM BOARD (PAINTED)
- 22 NEW INTERIOR WALL CONSTRUCTION
  - 1/2" GYPSUM BOARD (PAINTED)
  - 2X4 STUDS AT 16" O.C. MID HEIGHT BLOCKING FOR WALL ABOVE 8' HIGH
  - (2X6 STUDS WHERE INDICATED)
  - 1/2" GYPSUM BOARD (PAINTED)
- 23 NEW LOAD BEARING PARTITION
  - 1/2" GYPSUM BOARD (PAINTED)
  - 2X4 STUDS AT 16" O.C. BLOCKED MID HEIGHT
  - 1/2" GYPSUM BOARD (PAINTED)
- 24 NEW ROOF CONSTRUCTION
  - ASPHALT SHINGLES
  - UNDERLAYMENT
  - 36" EAVE STARTER STRIP
  - 1/16" O.S.B. SHEATHING C/W H-CLIPS
  - ENGINEERED 12" HIGH HEEL ROOF TRUSSES AT 24" O.C.
  - 12" BLOW IN INSULATION (R42)
  - R22 BATT INSULATION BETWEEN TRUSSES
  - 6 MIL POLY. VAPOUR BARRIER
  - 1/2" CD GYPSUM BOARD (PAINTED)
- 25 NEW SOFFITS & FASCIA
  - PRE-FINISHED VENTED ALUMINUM SOFFIT
  - PRE-FINISHED ALUMINUM FASCIA
  - 2X6 ROUGH FASCIA
  - PRE-FINISHED ALUMINUM EAVESTROUGH
- 26 NEW CONCRETE SLAB ON GRADE
  - NEW 4" CONCRETE SLAB REINF WITH 10M AT 10" O.C. EACH WAY, SLOPED AWAY FROM BUILDING AT MINIMUM 2%
  - MIN. 6" COMPACTED GRAVEL SUB-BASE
  - UNDISTURBED SOIL

REV	DATE	DESCRIPTION
0	2025-03-18	ISSUED FOR CONSTRUCTION

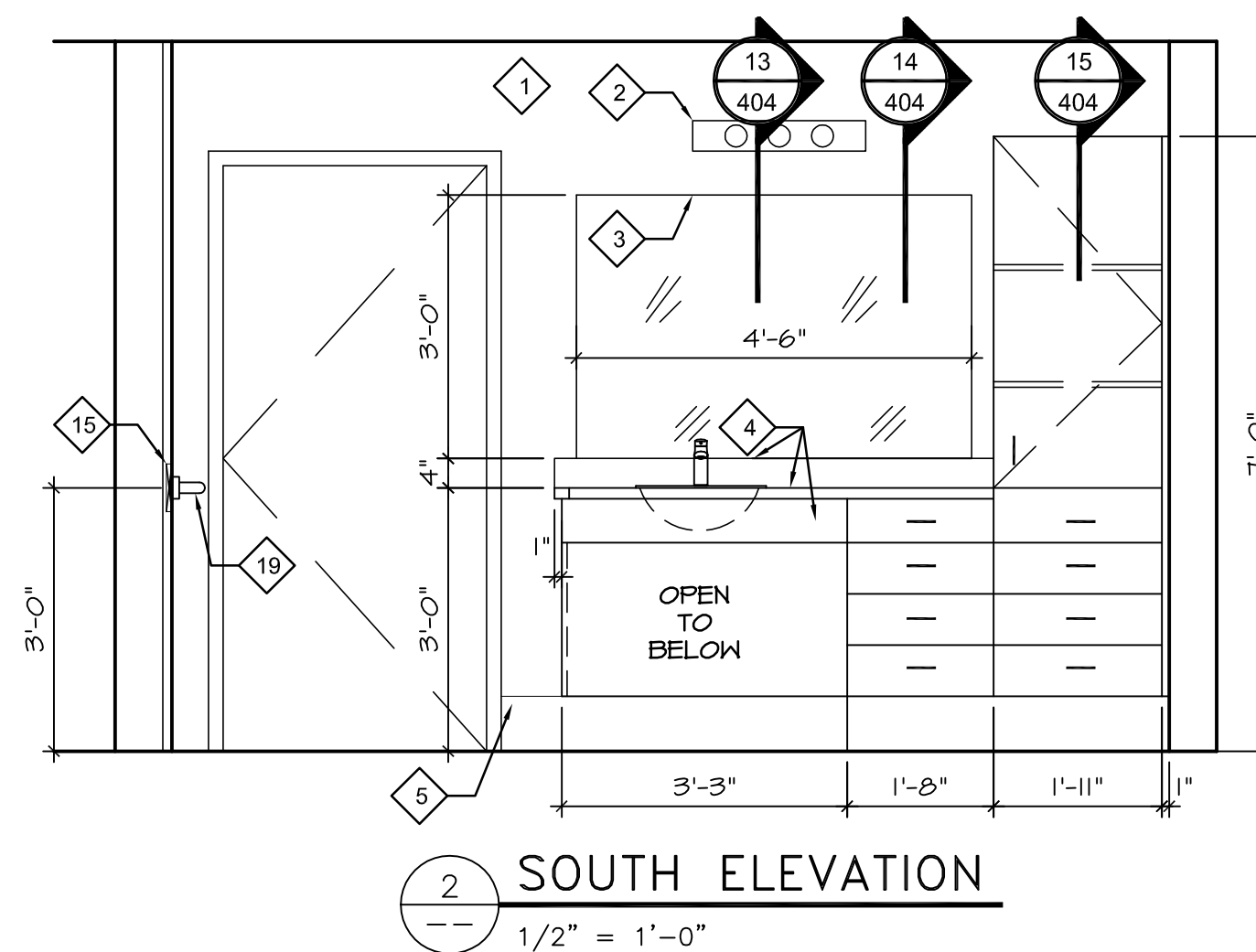
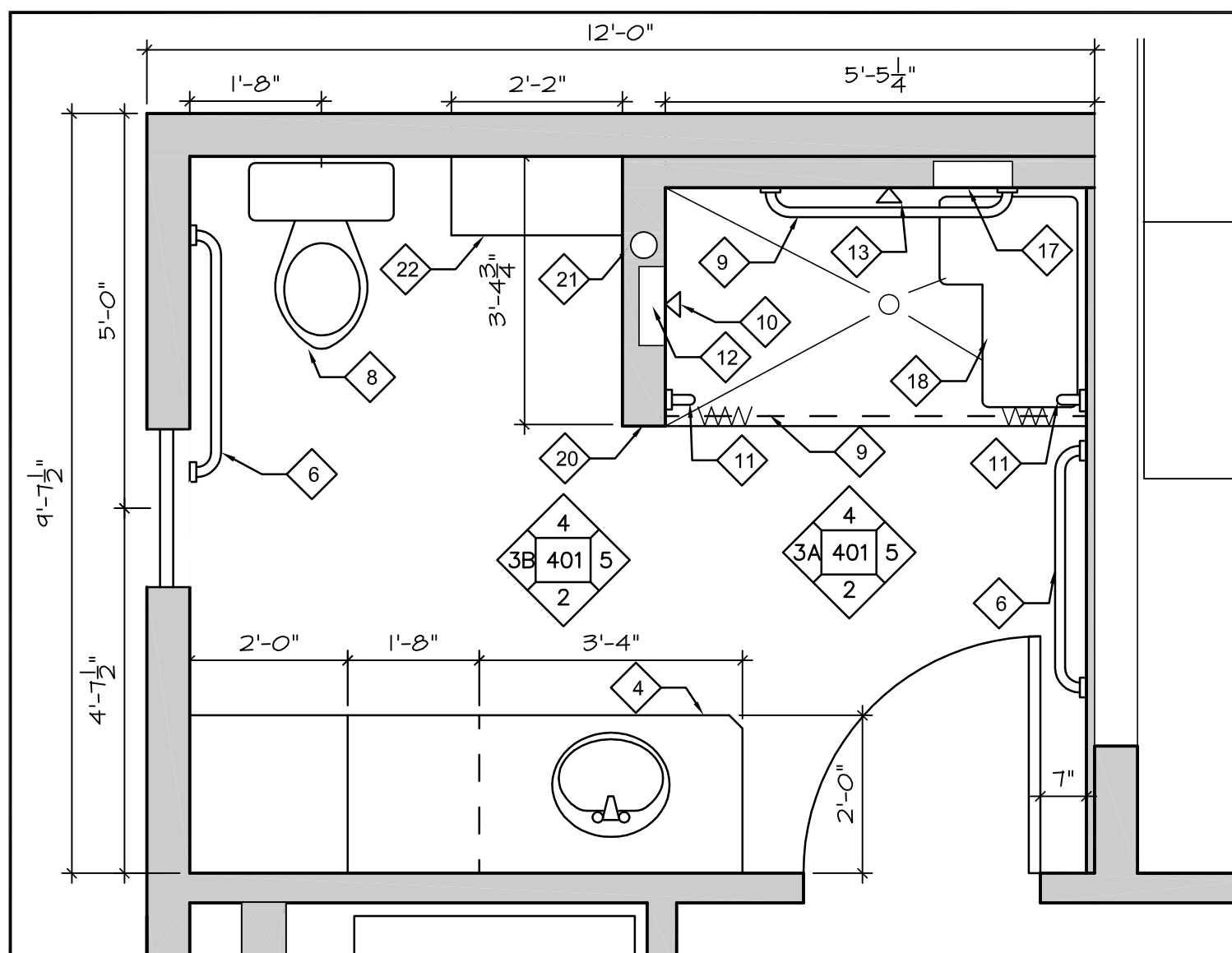
REVISIONS	
JOB No	2330
SCALE	AS SHOWN
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 7:01pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

STELLER COUNTY, AB

SUBJECT  
**BUILDING CROSS SECTIONS**

DRAWING NUMBER	REV	SHEET
2330-301	0	

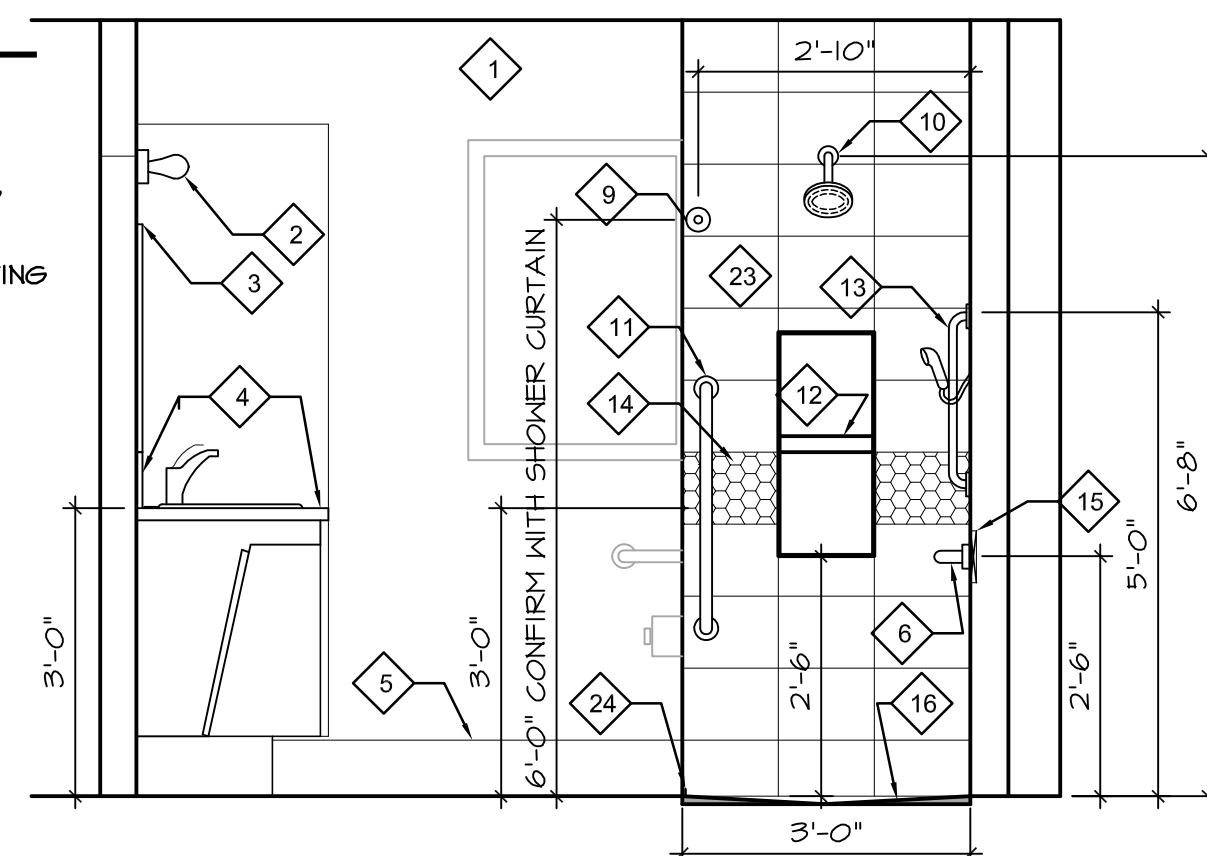


**1 ENLARGED MAIN FLOOR BATHROOM**

1/2" = 1'-0"

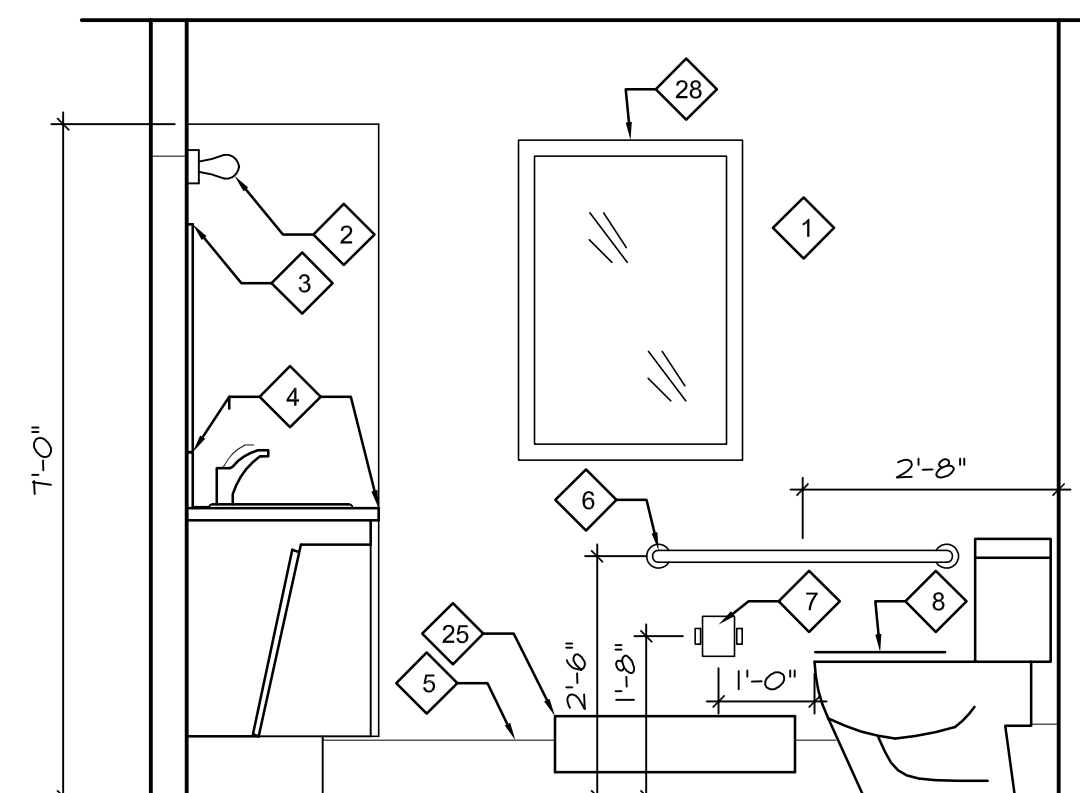
**KEYNOTES**

- 1 PAINTED GYPSUM BOARD
- 2 LIGHT FIXTURE
- 3 54"W x 36"H MIRROR
- 4 QUARTZ COUNTER TOP, FACE PANEL & BACK SPLASH
- 5 TILE BASE
- 6 NEW 36" LONG HORIZONTAL GRAB BAR
- 7 TOILET PAPER HOLDER
- 8 NEW 18" HIGH TOILET
- 9 SHOWER CURTAIN ROD & SHOWER CURTAIN
- 10 SHOWER RAIN HEAD
- 11 30" LONG VERTICAL GRAB BAR
- 12 TILE ON SCHLUTER KERDI BOARD SHOWER NICHE KB-12 SN 305 TII AI
- 13 TELESCOPING DETACHABLE SHOWER HEAD WITH FLEXIBLE HOSE
- 14 CERAMIC TILE ACCENT STRIP
- 15 SOLID 3/4" PLYWOOD BACKING IN WALL FOR SECUREMENT
- 16 TILE ON RECESSED SCHLUTER PREMOULDED SLOPED SHOWER BASE
- 17 TILE ON SCHLUTER KERDI BOARD SHOWER NICHE KB-12 SN 305 50B AI
- 18 FOLD DOWN SHOWER SEAT BOBRICK B5101
- 19 NEW 36" LONG TOWEL/ GRAB BAR
- 20 ROBE HOOK
- 21 PLUMBING STACK
- 22 MILLWORK CABINET
- 23 CERAMIC FIELD TILE
- 24 EMBEDDED SCHLUTER SHOWER-PROFILE W5 WITH FOLD DOWN WGL INSERT WATER DAMP
- 25 BASEBOARD FIN RADIATOR
- 26 TEMPERATURE CONTROL VALVE
- 27 DIVERTER VALVE
- 28 WINDOW
- 29 FIN BASEBOARD HEATING THERMOSTAT
- 30 IN FLOOR ELECTRIC HEATING THERMOSTAT



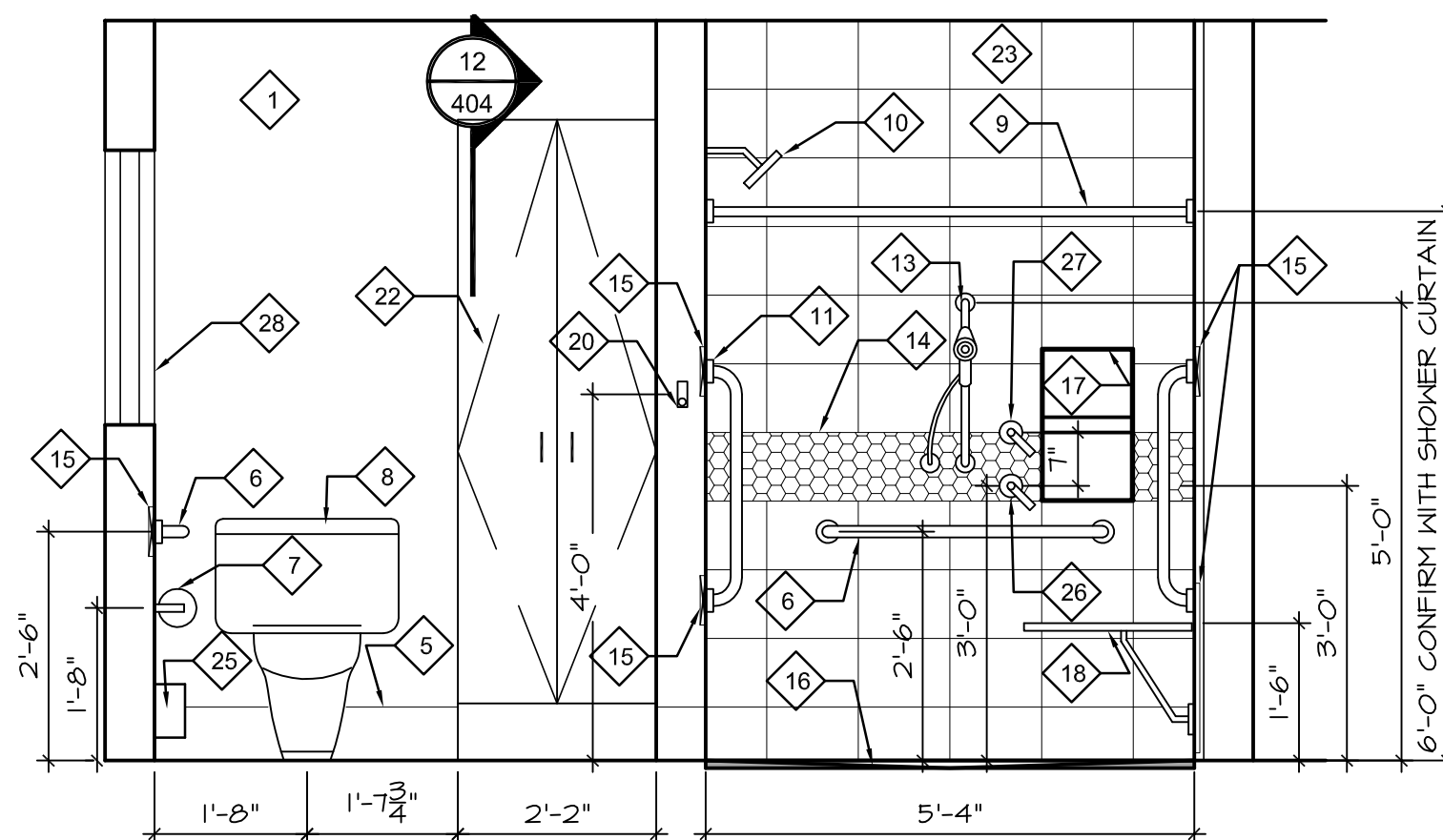
**3A WEST ELEVATION**

1/2" = 1'-0"



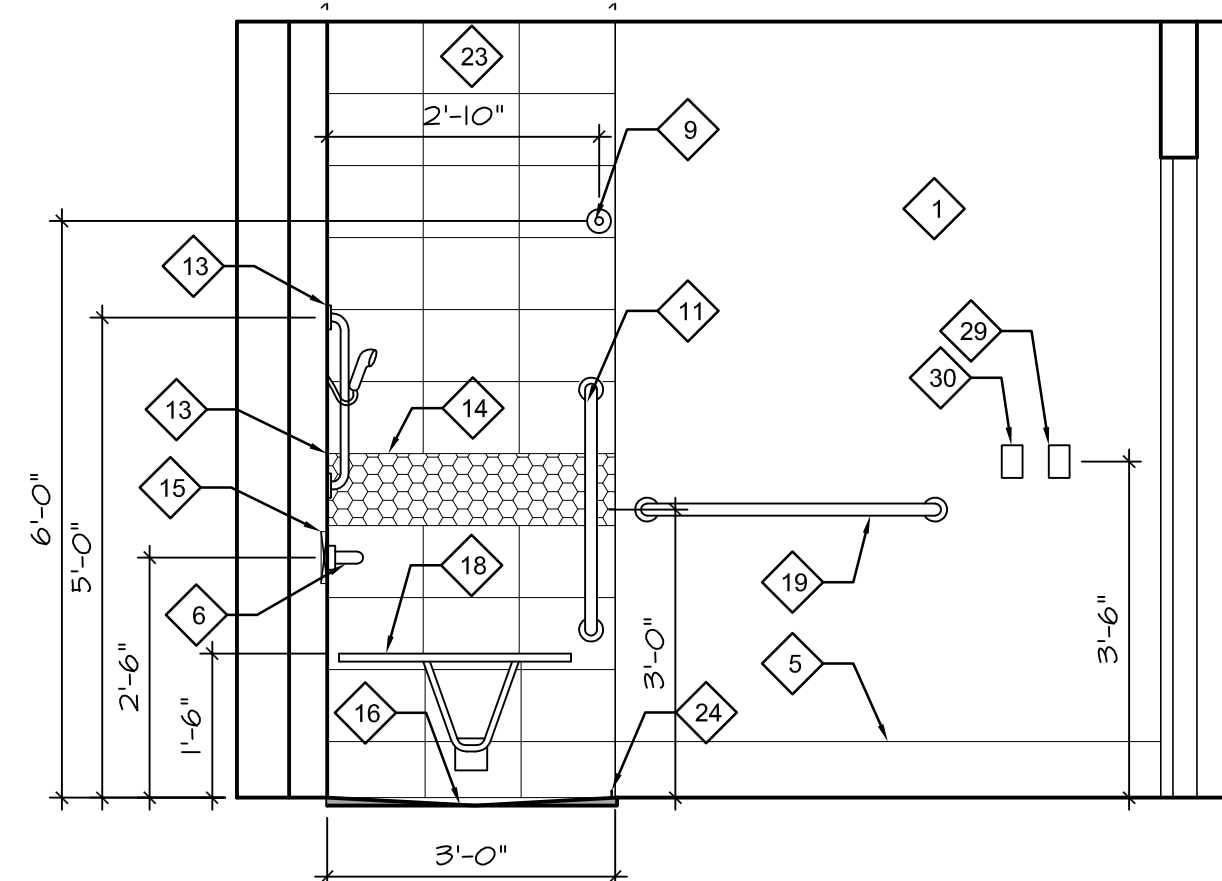
**3B WEST ELEVATION**

1/2" = 1'-0"



**4 NORTH ELEVATION**

1/2" = 1'-0"



**5 EAST ELEVATION**

1/2" = 1'-0"

REV	DATE	DESCRIPTION
0	2025-03-18	ISSUED FOR CONSTRUCTION

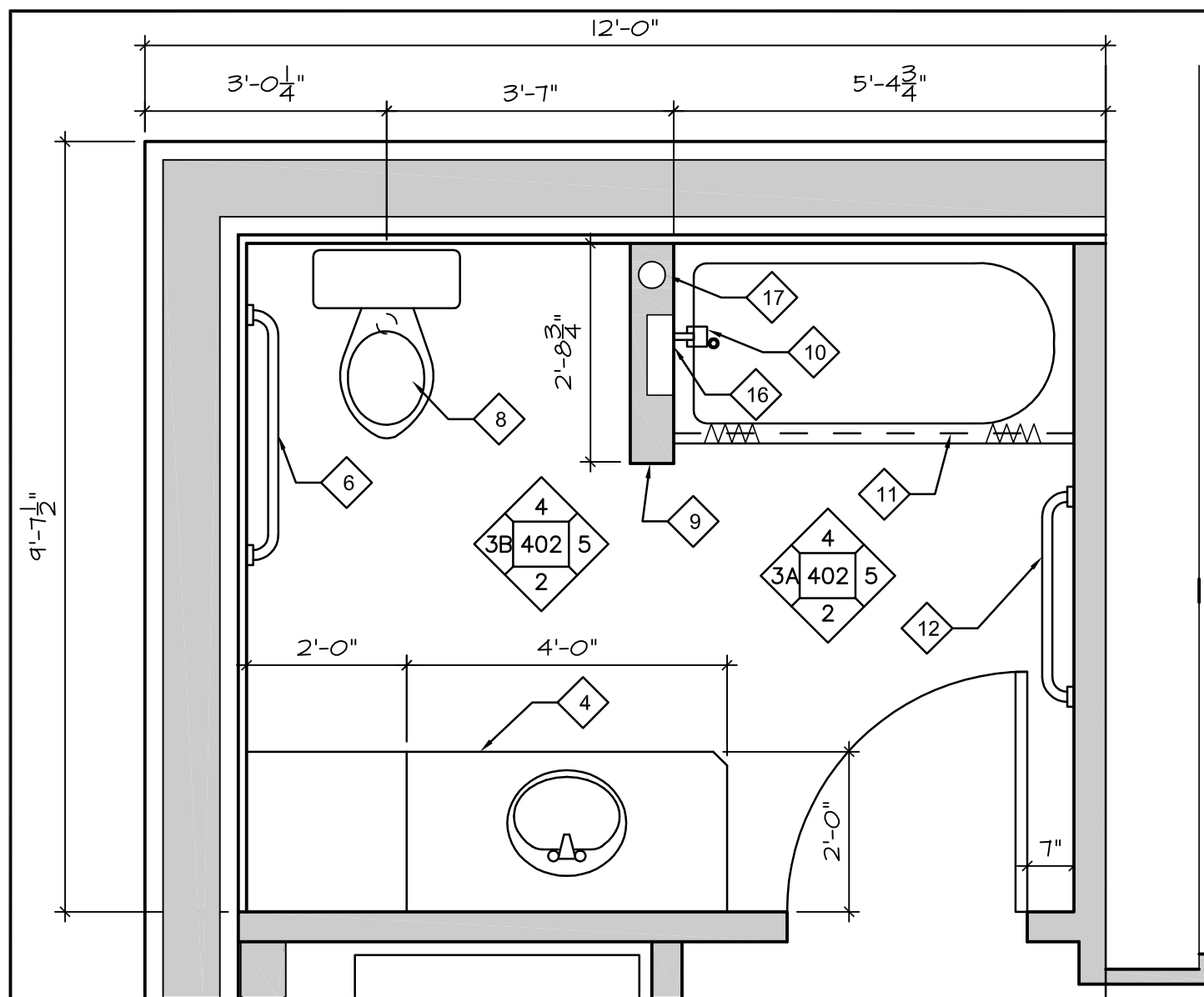
REVISIONS	
JOB No	2330
SCALE	1/2" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 6:45pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

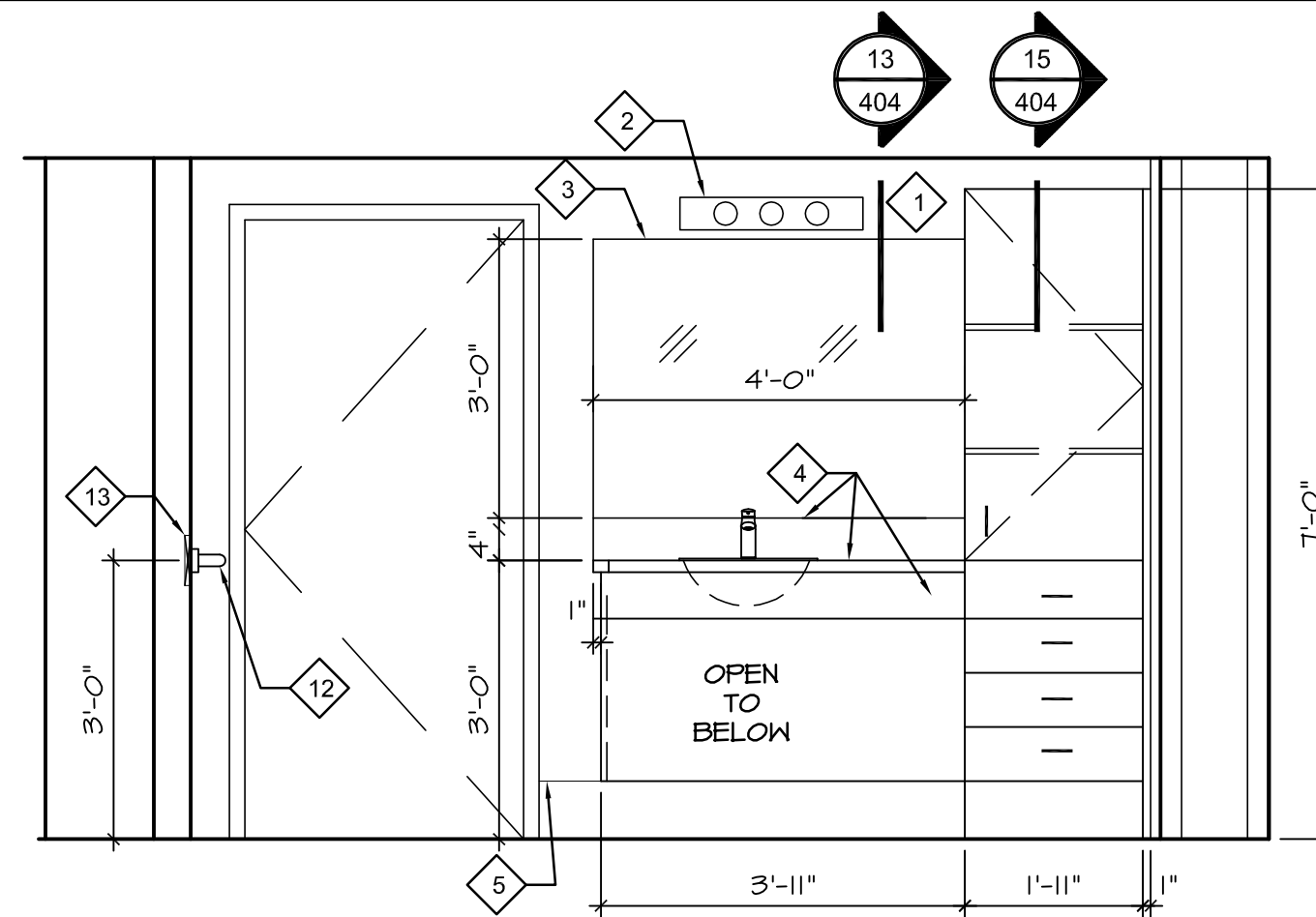
STETTLER, ALBERTA

SUBJECT  
**ENLARGED MAIN BATH PLAN & INTERIOR ELEVATIONS**

DRAWING NUMBER	REV	SHEET
2330-401	0	



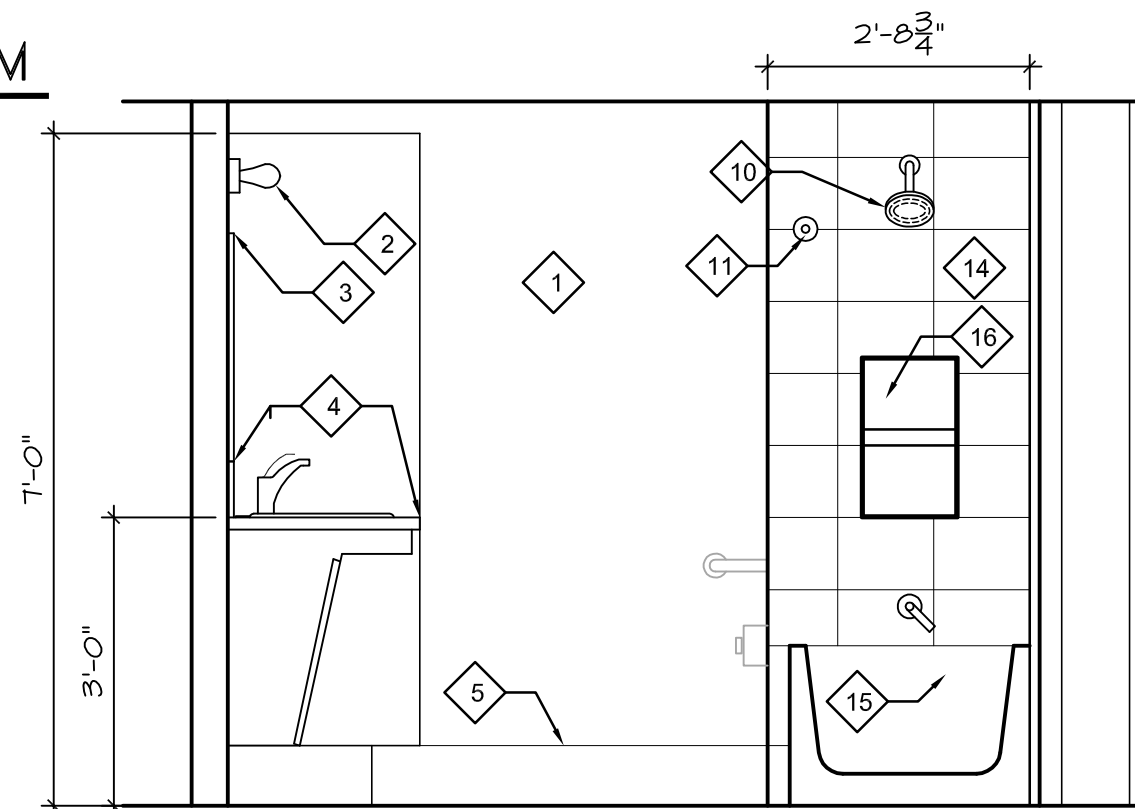
**1 ENLARGED BASEMENT BATHROOM**  
1/2" = 1'-0"



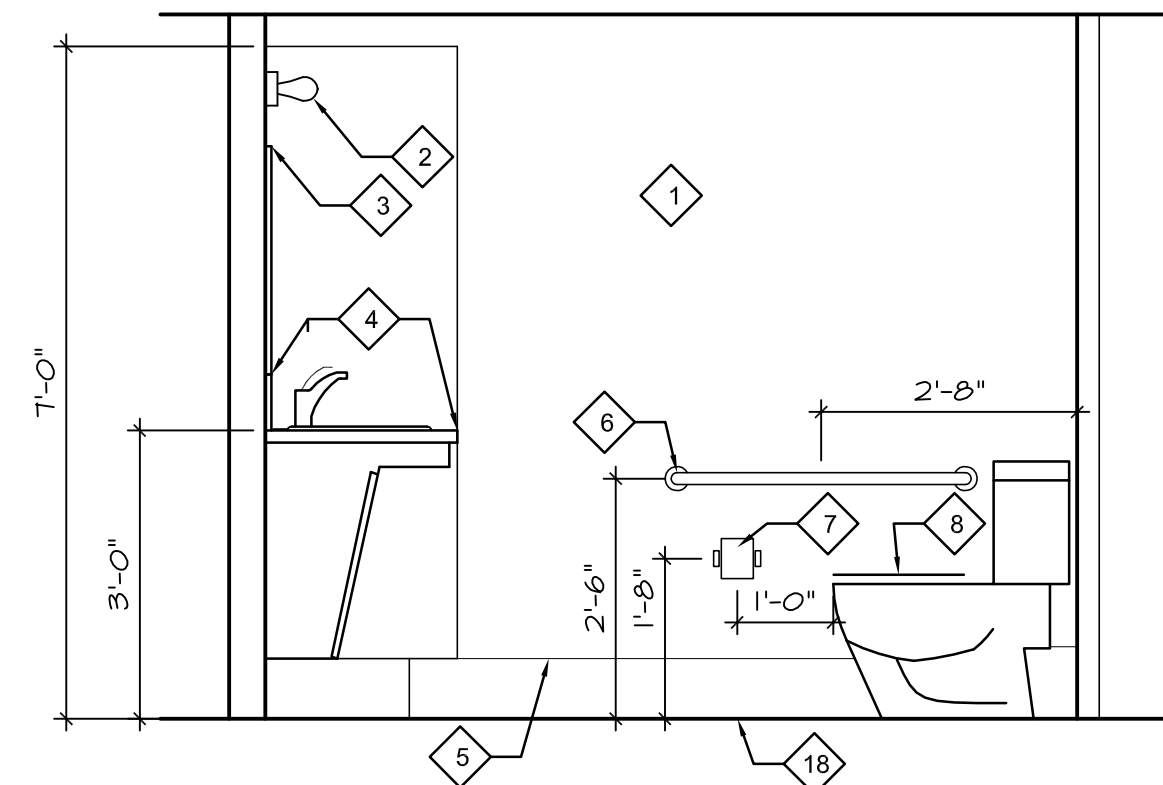
**2 SOUTH ELEVATION**  
1/2" = 1'-0"

**KEYNOTES**

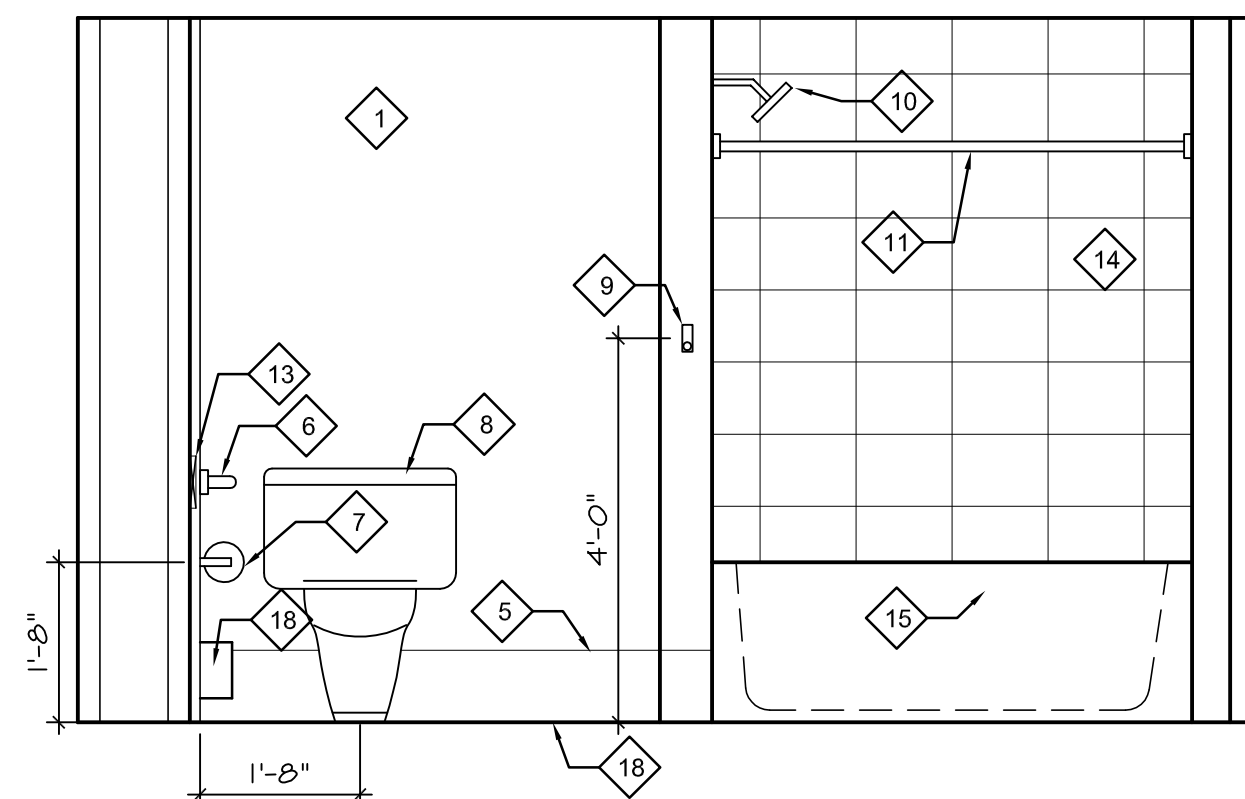
- 1 PAINTED GYPSUM BOARD
- 2 LIGHT FIXTURE
- 3 48"W x 36"H MIRROR
- 4 QUARTZ COUNTER TOP, FACE PANEL & BACK SPLASH
- 5 TILE BASE
- 6 NEW 36" LONG HORIZONTAL GRAB BAR
- 7 TOILET PAPER HOLDER
- 8 NEW 18" HIGH TOILET
- 9 ROBE HOOK
- 10 SHOWER RAIN HEAD
- 11 SHOWER CURTAIN ROD & SHOWER CURTAIN
- 12 30" LONG HORIZONTAL TOWEL GRAB BAR
- 13 SOLID 3/4" PLYWOOD BACKING IN WALL FOR SECUREMENT
- 14 CERAMIC FIELD TILE
- 15 BATH TUB
- 16 TILE ON SCHLUTER KERDI BOARD SHOWER NICHE KB-12 SN 305 508 AI
- 17 NEW PLUMBING STACK
- 18 IN SLAB HYDRONIC HEATING
- 19 IN SLAB HEATING THERMOSTAT



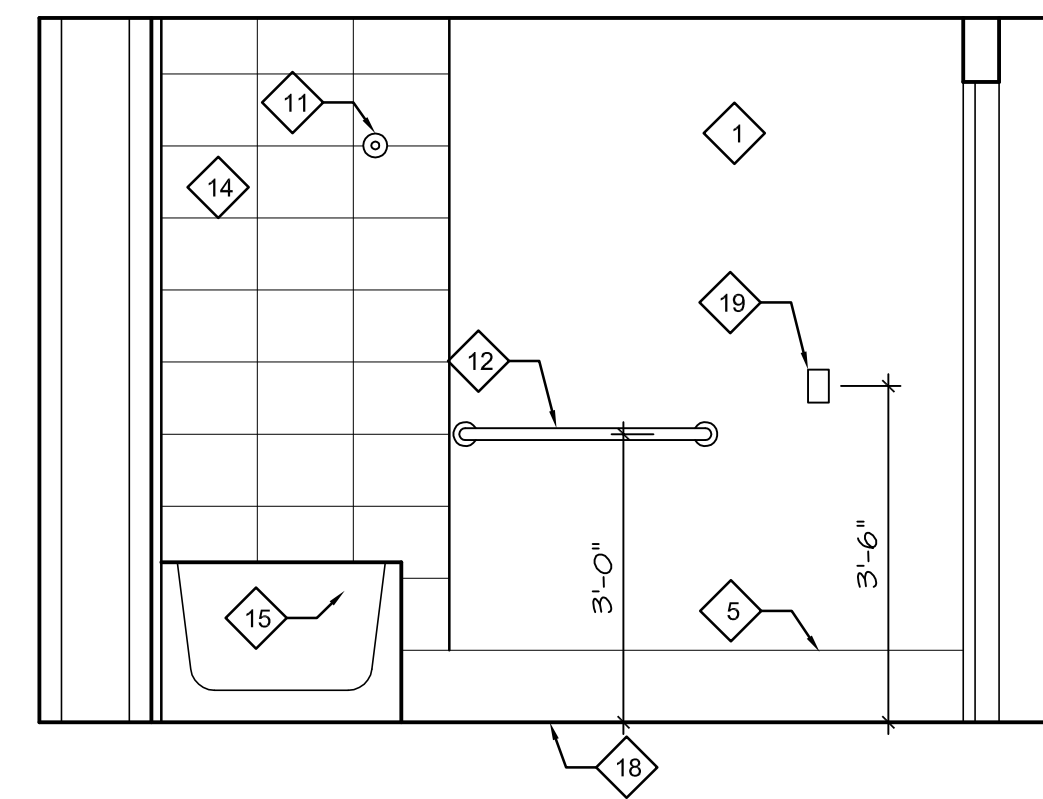
**3A WEST ELEVATION**  
1/2" = 1'-0"



**3B WEST ELEVATION**  
1/2" = 1'-0"



**4 NORTH ELEVATION**  
1/2" = 1'-0"



**5 EAST ELEVATION**  
1/2" = 1'-0"

REV	DATE	DESCRIPTION
0	2025-03-18	ISSUED FOR CONSTRUCTION

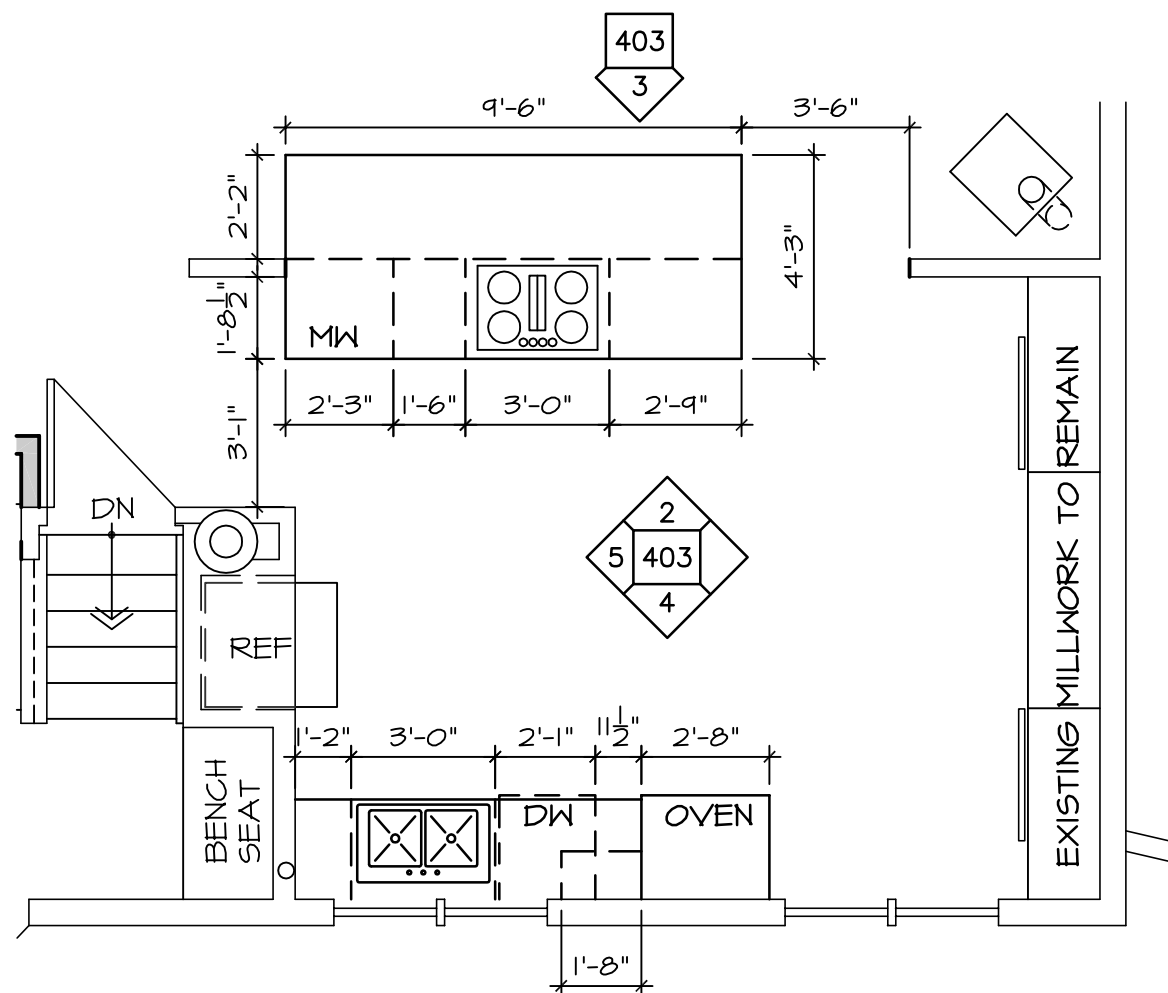
REVISIONS	
JOB No	2330
SCALE	1/2" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 18, 2025 - 6:46pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

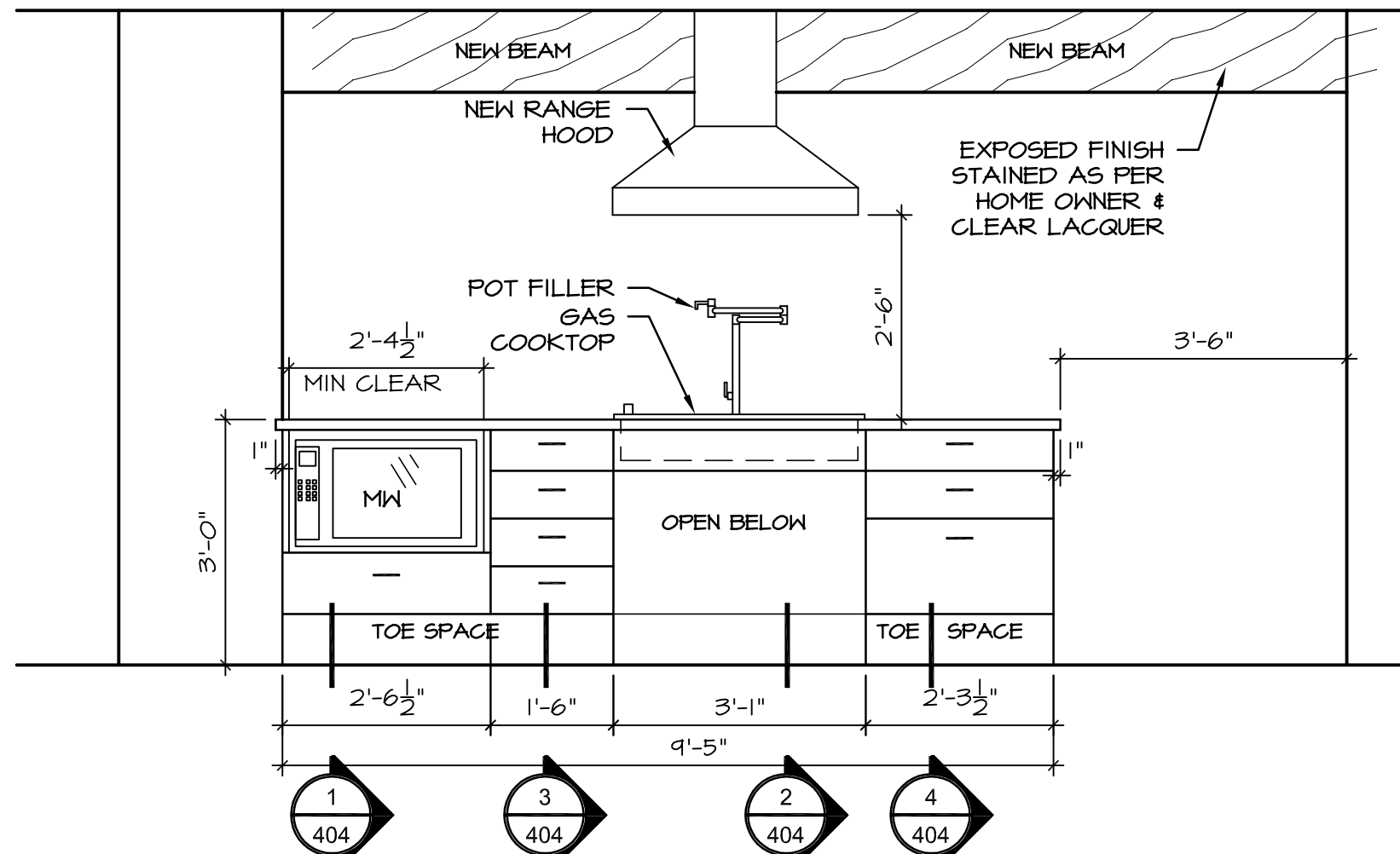
STETTLER, ALBERTA

SUBJECT  
**BASEMENT BATHROOM ENLARGED PLAN & INTERIOR ELEVATIONS**

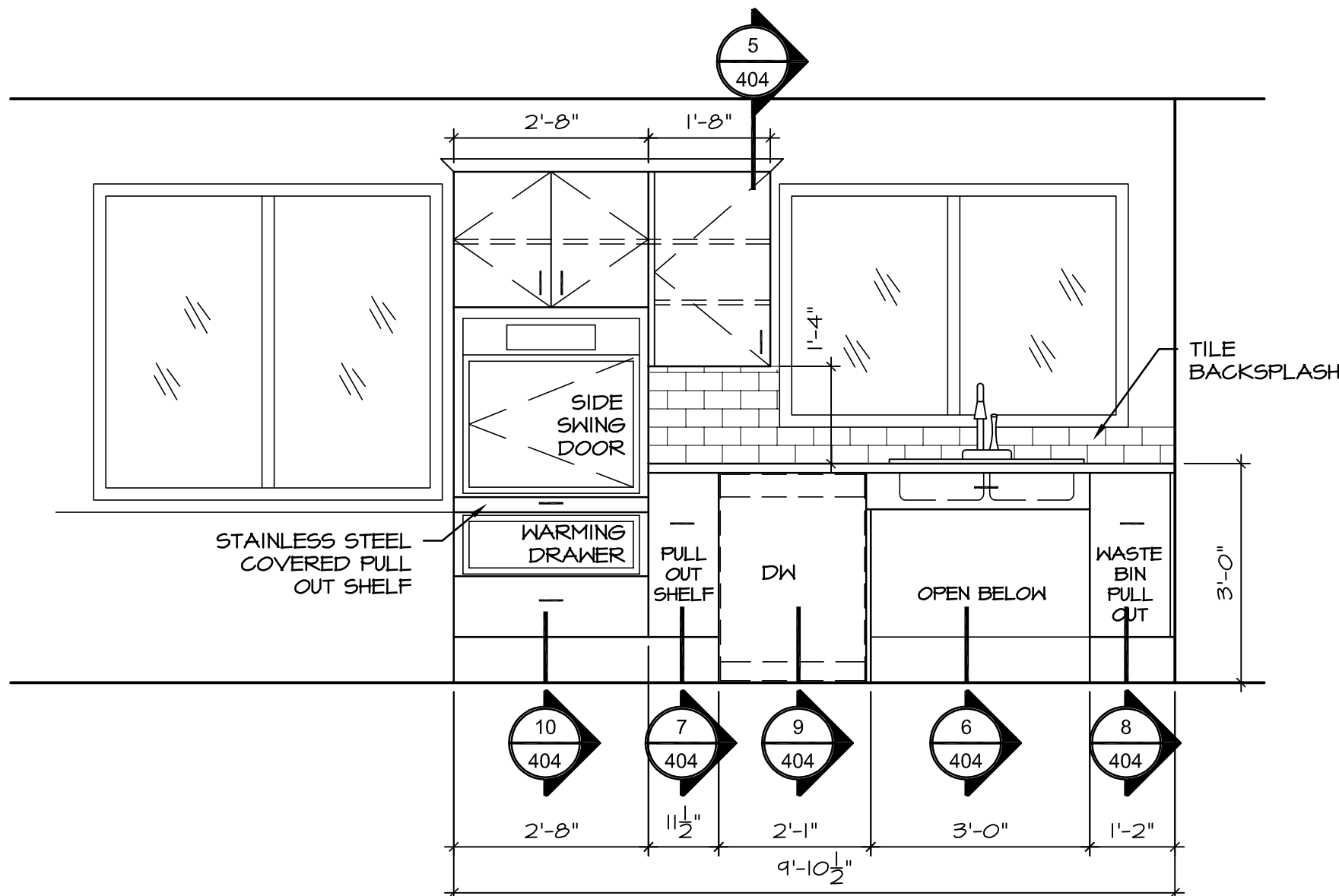
DRAWING NUMBER	REV	SHEET
<b>2330-402</b>	<b>0</b>	



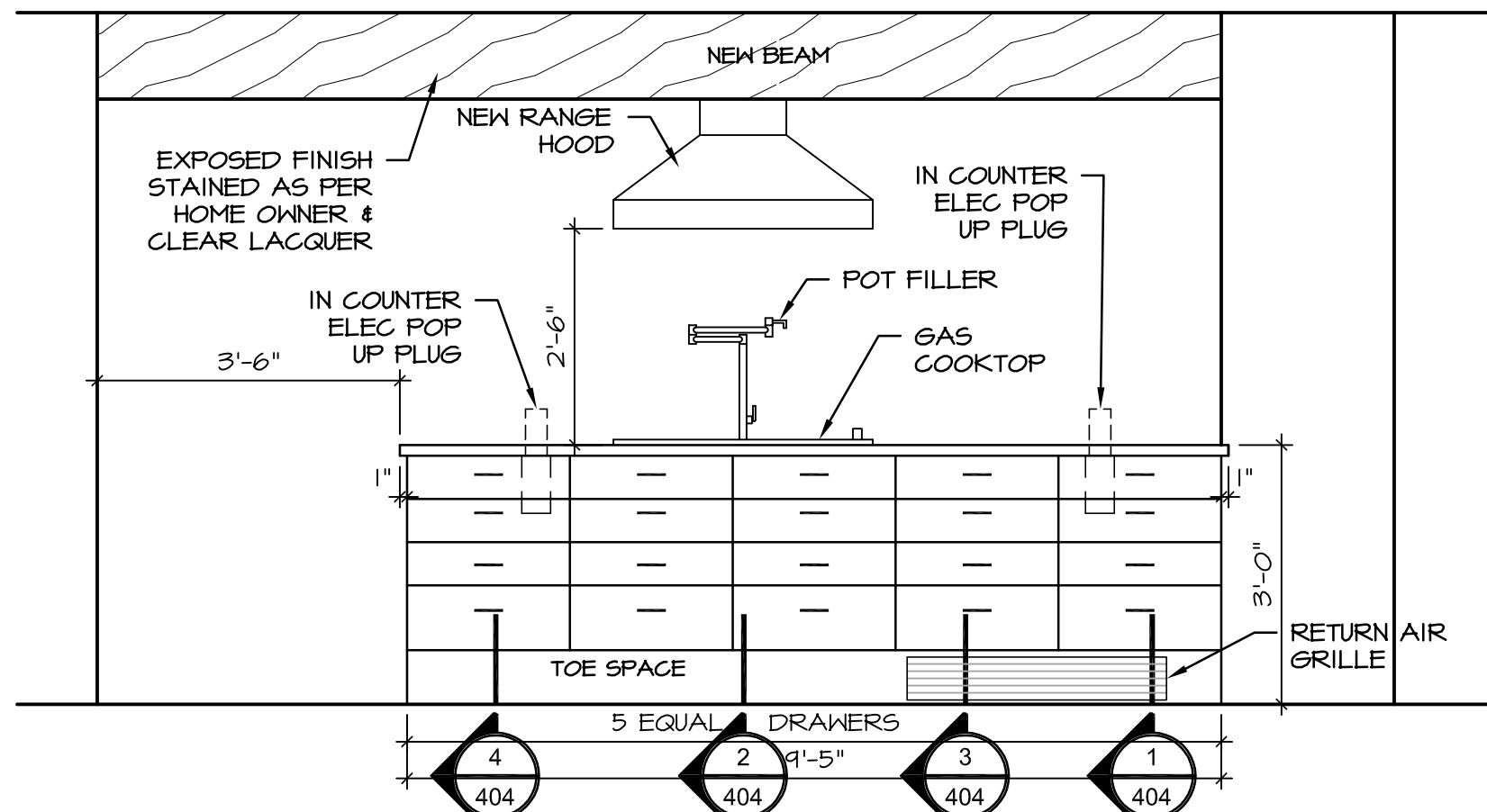
1 ENLARGED KITCHEN PLAN  
1/4" = 1'-0"



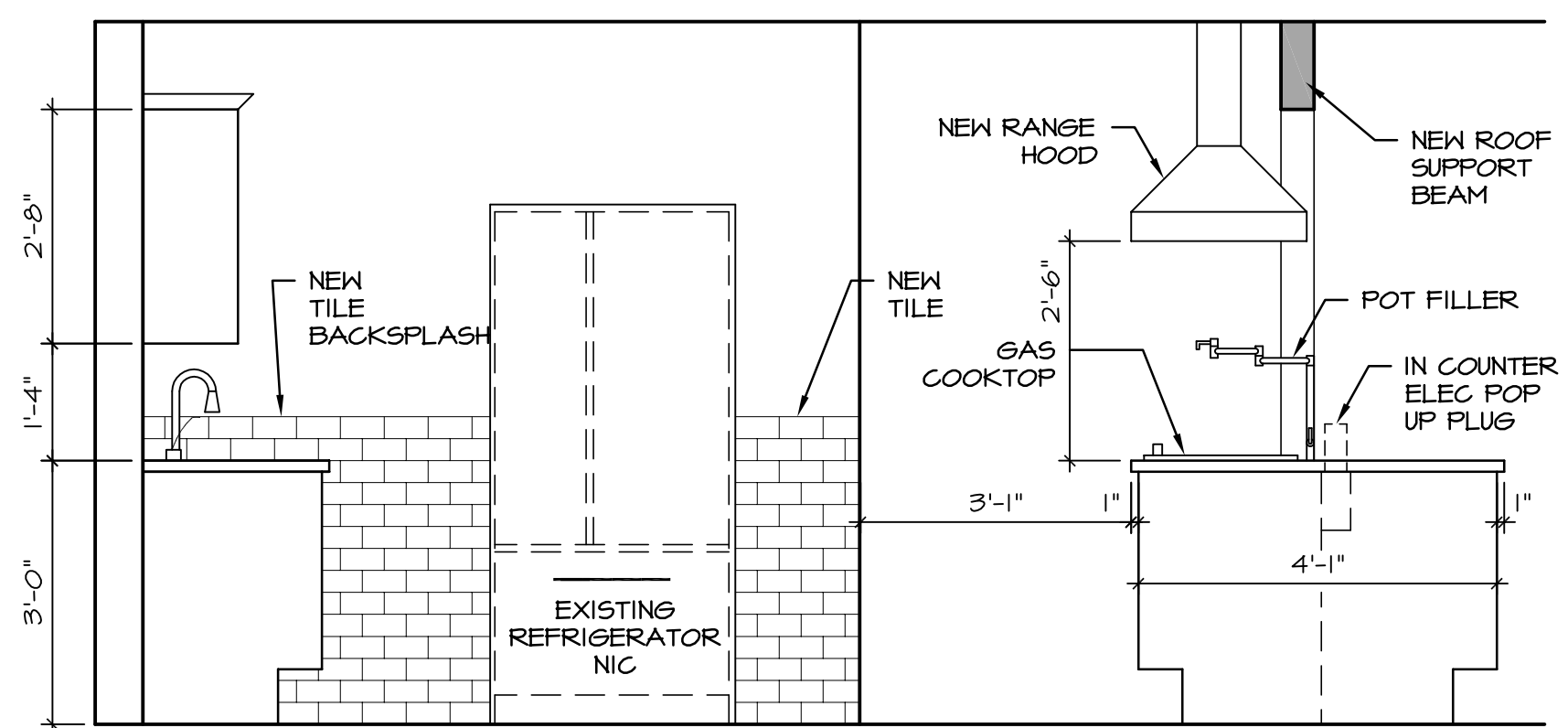
2 ISLAND SOUTH ELEVATION  
1/2" = 1'-0"



4 SOUTH ELEVATION  
1/2" = 1'-0"



3 ISLAND NORTH ELEVATION  
1/2" = 1'-0"



5 WEST ELEVATION  
1/2" = 1'-0"

REV	DATE	DESCRIPTION
0	2025-03-18	ISSUED FOR CONSTRUCTION

REVISIONS

JOB No	2330
SCALE	1/2" = 1'-0"
DRAWN	C.W.
DESIGNED	C.W.
CHECKED	
APPROVED	
APPROVED	
DATE	Mar 19, 2025 - 5:56pm

PROJECT TITLE  
**WCB HOME MODIFICATION**

STETTLE, ALBERTA

SUBJECT  
**ENLARGE KITCHEN PLAN & INTERIOR ELEVATIONS**

DRAWING NUMBER	REV	SHEET
2330-403	0	