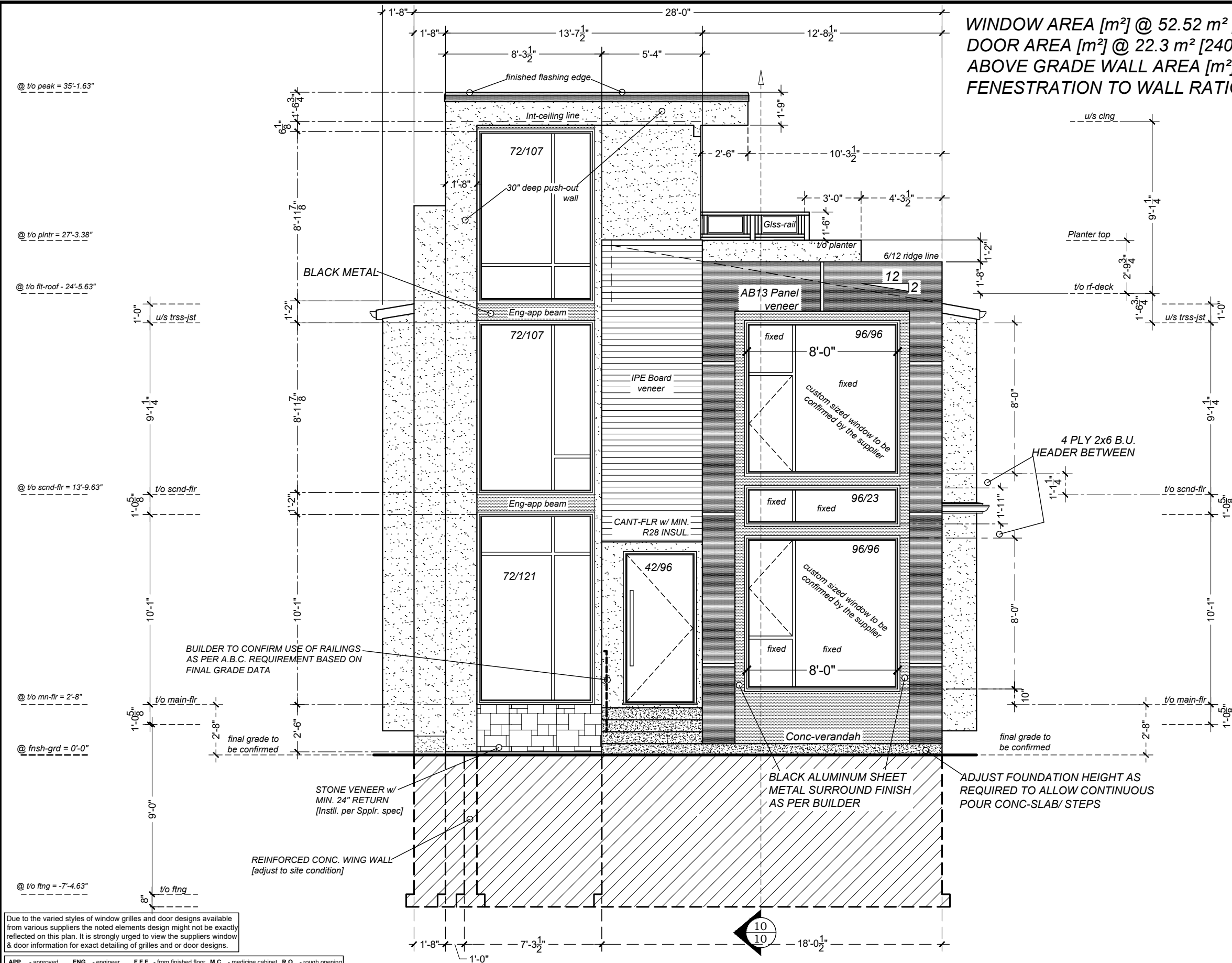


URBAN CORE LUXURY HOMES INC.

Project: **JOB 140231**
 Cstm. Two Storey Detached
 Lot: **30B** Block: **4**
 Plan: **2630 KS**
 Rfmc #: **A70428-2s4rNR**
 Scale: **3/16" = 1'-0"**

Notes/ Revision Changes
 ~ conc. pads sized to support loads as provided by qualified eng. specs.
 ~ all floor/ roof lateral bracing as per eng. spec.
 ~ min. R28 total insulation in all cantilevers
 ~ 32" x 55" min. area for all toilets w/o encroachment as per A.B.C.
 ~ min. 22" x 28" attic access set to best site conditions
 ~ roof vents = 1/300 sq. ft. of attic area
 ~ min. 2x4 ridge blocks & jack rafters
 ~ grades heights shown for guide only. Final grades as per qualified surveyor data
 ~ all working windows to meet A.B.C. egress code requirements
 ~ all electricals to meet A.B.C. requirements by qualified technicians
 ~ all elements of change & design to be confirmed w/ builder prior to build start

WINDOW AREA [m²] @ 52.52 m² [565.27 ft²]
DOOR AREA [m²] @ 22.3 m² [240.01 ft²]
ABOVE GRADE WALL AREA [m²] @ 424.13 m² [4565.3 ft²]
FENESTRATION TO WALL RATIO [%] @ 17.64%



FRONT ELEVATION

EXTERIOR DETAIL

- ASPHALT SHINGLES
- 6" PRE-FINISHED ALUMINUM FASCIA c/w VENTED SOFFITS [where applicable]
- STUCCO/ SIDING VENEER w/ BATTENS AS SHOWN
- WINDOW GRILLES AS SHOWN [where applicable]
- STONE VENEER ON PRIMED ANGLE IRON w/ MIN. 24" RTRN.

Due to the varied styles of window grilles and door designs available from various suppliers the noted elements design might not be exactly reflected on this plan. It is strongly urged to view the suppliers window & door information for exact detailing of grilles and or door designs.

APP - approved	ENG. - engineer	F.F.F. - from finished floor	M.C. - medicine cabinet	R.O. - rough opening
B/O - bottom of	E.F. - exhaust fan	Flr. - floor	O.C. - on center	STD. - standard
cant. - cantilever	E - elliptical	furr. - furring	O.H. - overhead	U/S - underside
conc. - concrete	Ex. - extended	HR - half round	O.R. - quarter round	
c/w - complete with	Ext. - exterior	INT. - interior		

All Engineered information required by ruling parties (permit office) is the sole responsibility of the client/ builder.
 Engineered items that alter noted dimensions on this plan take full responsibility to provide all information related to all changed data and its workings.
 All plans drawn by J.A.P. Drafting to conform to & are controlled by the A.B.C. code requirements.
 Controlling entities decisions to rule.

In our continuing effort to improve design and specifications, the builder reserves the right to make additions and deletions due to unpredictable site conditions. To confirm actual dimensions and installation, check with the sales consultant.

CLIENT / BUILDER RESPONSIBLE FOR ALL ARCHITECTURAL GUIDELINES WHERE APPLICABLE

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FINALISED MAY 17/17	REVISED OCT. 17/17	

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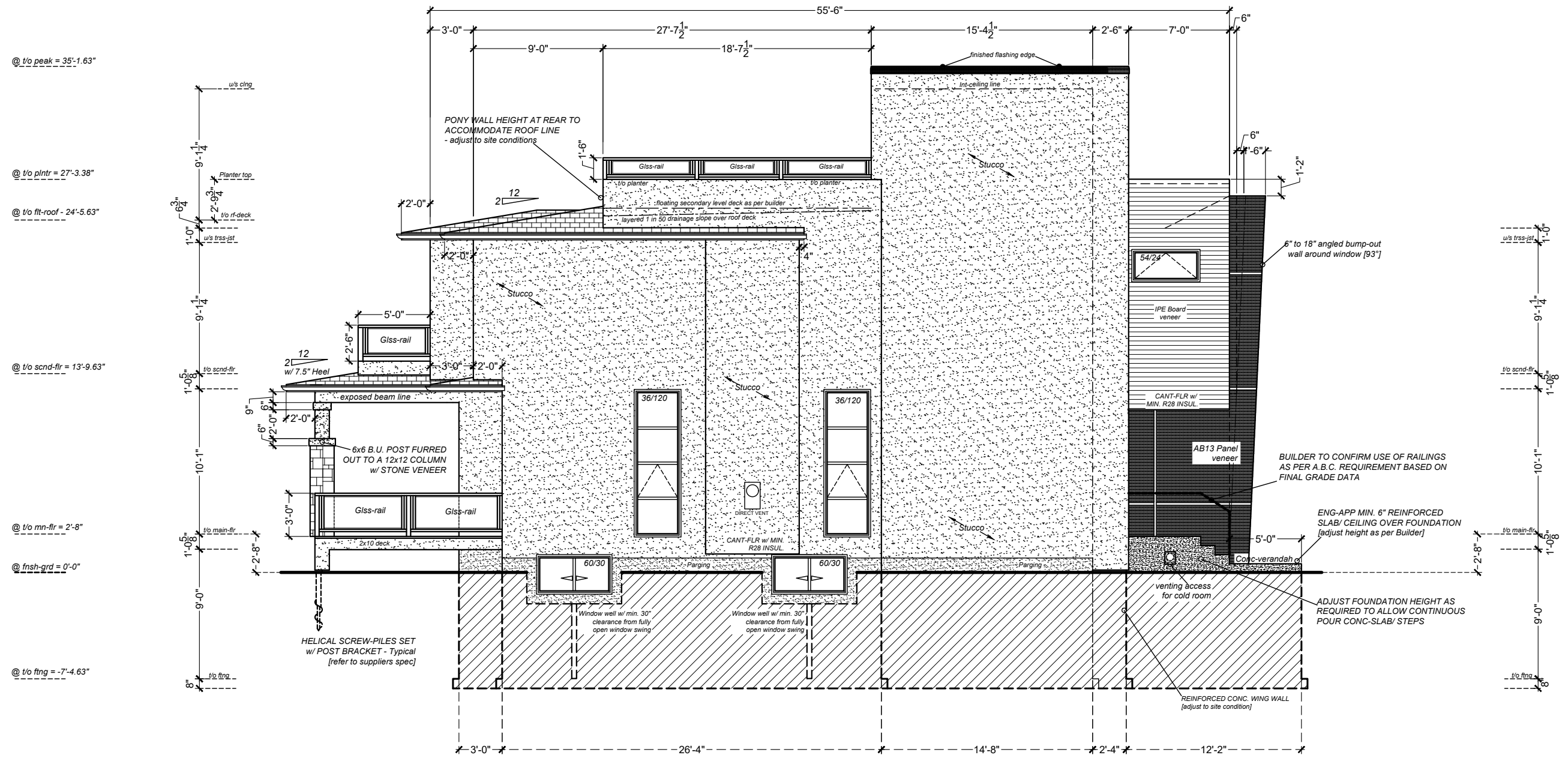
ELEVATION

Month Day Year
04/28/17 1/10

URBAN CORE LUXURY HOMES INC.

Project: **JOB 140231**
 Cstm. Two Storey Detached
 Lot: **30B** Block: **4**
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@ t/o peak = 35'-1.63"
 @ t/o plntr = 27'-3.38"
 @ t/o flt-roof = 24'-5.63"
 @ t/o scnd-flr = 13'-9.63"
 @ t/o mn-flr = 2'-8"
 @ fnsh-grd = 0'-0"
 @ t/o ftng = -7'-4.63"

GLAZING (% OF NEAREST WALL FACE AS SHOWN @ 9.74%)

BUILDER TO ASSURE H.I.R.F. [high intensity residential fires] REQUIREMENTS WHERE APPLICABLE

LEFT ELEVATION

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ELEVATION

Month Day Year
04/26/17 2/10

URBAN CORE LUXURY HOMES INC.

Project: **JOB 140231**
 Cstm. Two Storey Detached

Lot: **30B** Block: **4**

Plan: **2630 KS**

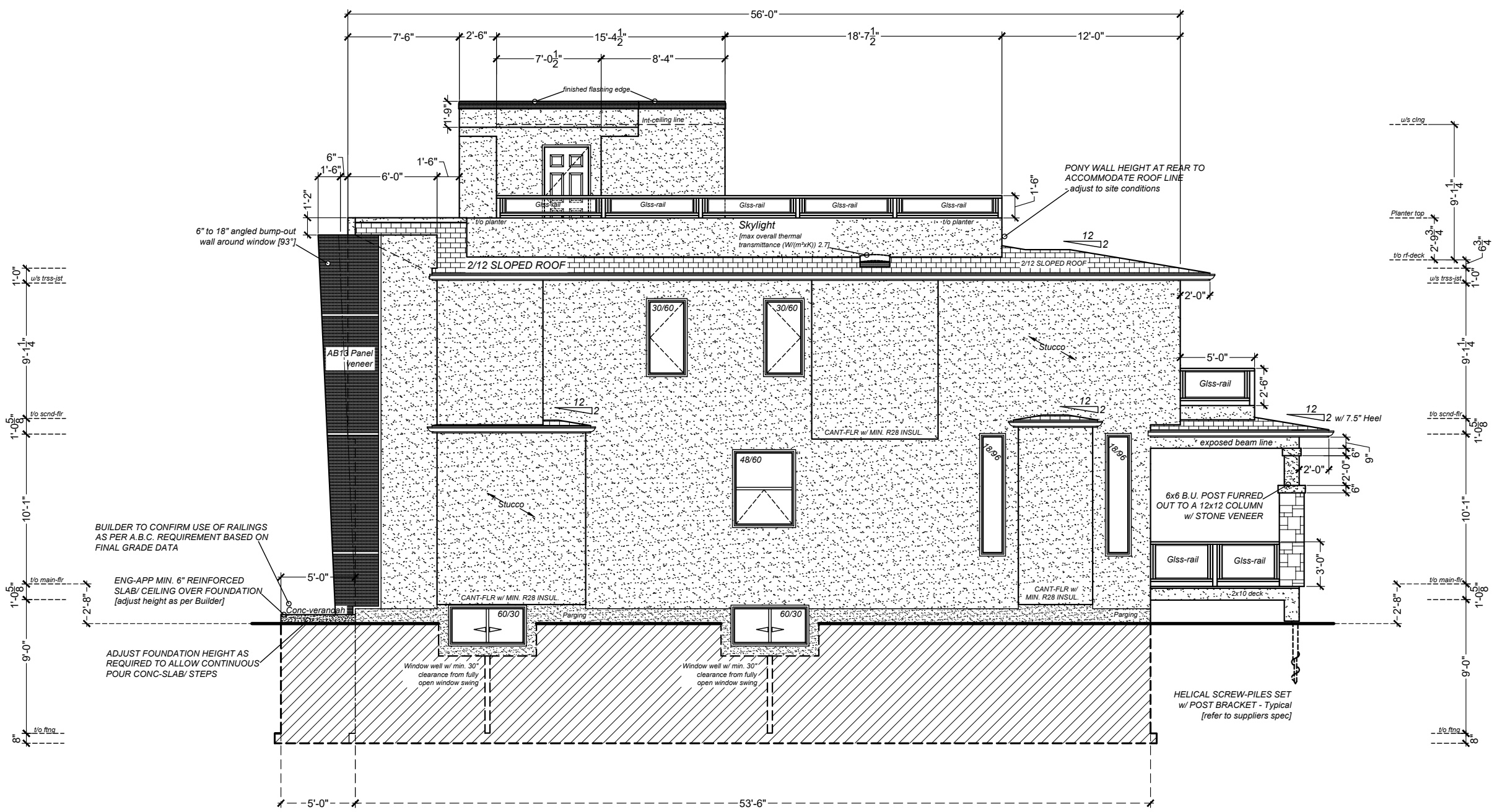
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 @ fnsh-grd = 0'-0"
 @ t/o ftng = -7'-4.63"



GLAZING (% OF NEAREST WALL FACE AS SHOWN @ 6.72%

BUILDER TO ASSURE H.I.R.F. [high intensity residential fires] REQUIREMENTS WHERE APPLICABLE

RIGHT ELEVATION

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ELEVATION

Month Day Year **04/26/17** 3/10

URBAN CORE LUXURY HOMES INC.

Project: **JOB 140231**
 Cstm. Two Storey Detached
 Lot: **30B** Block: **4**
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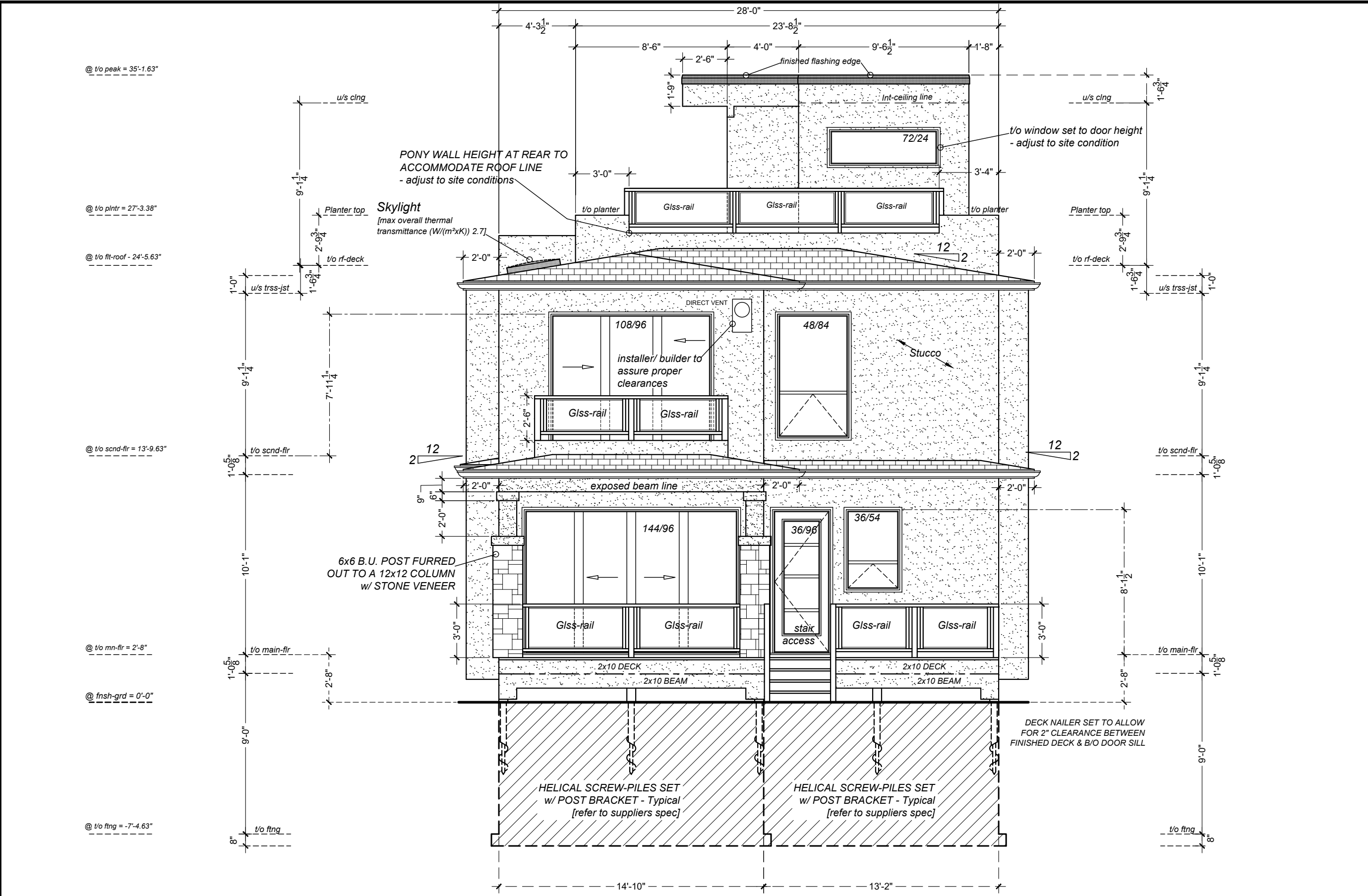
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ELEVATION

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REAR ELEVATION

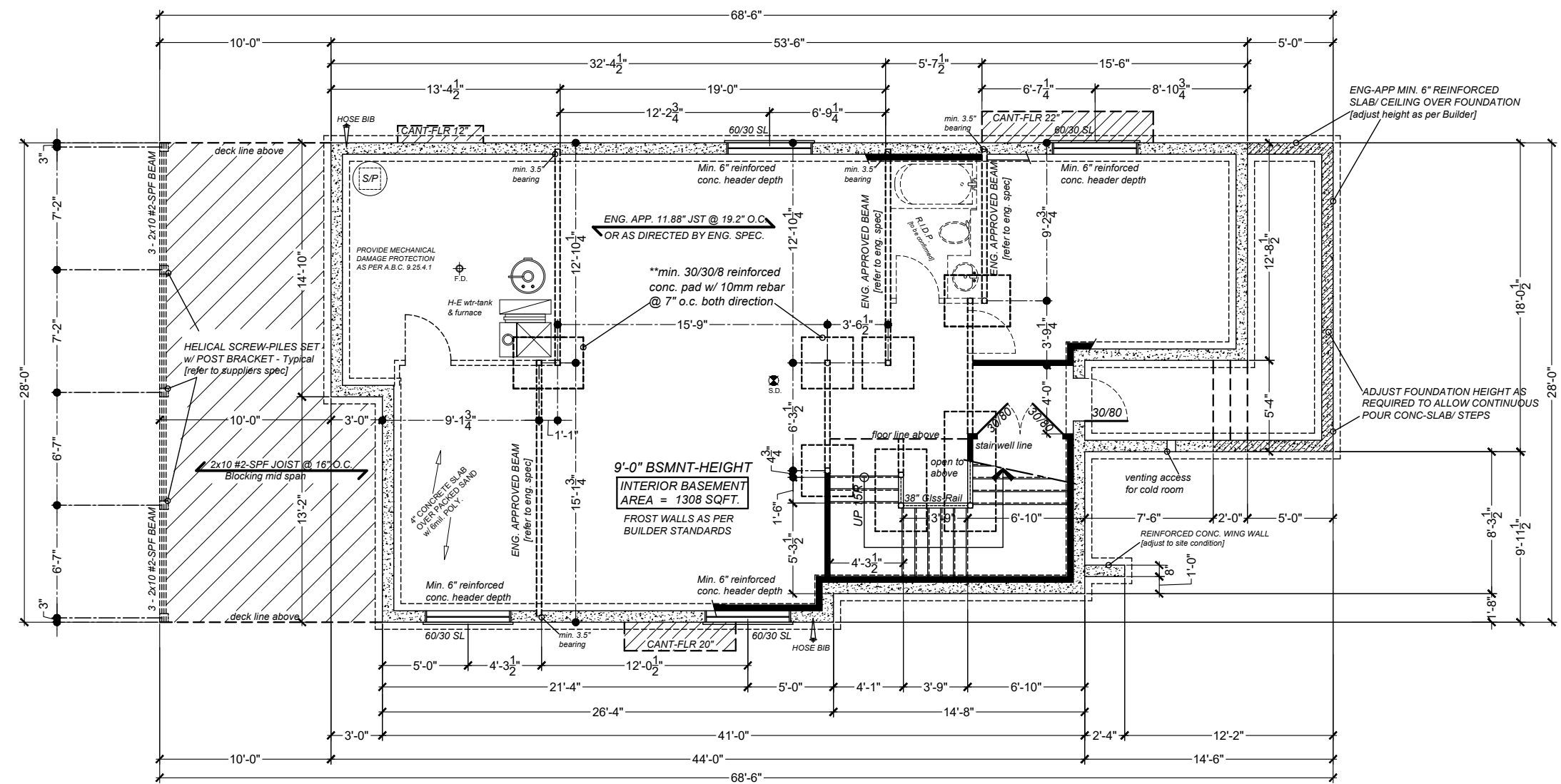
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URBAN CORE LUXURY HOMES INC.

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RADON GAS DISCHARGE
 ACTIVE SOIL DEPRESSURIZATION (ASD) DISCHARGE OUTLET LOCATION AS PER QUALIFIED TRADE/ BUILDER

ALL STAIRS w/ 9" RUNS PLUS MIN. 1" NOSE [10" TREADS]

****REINFORCED CONCRETE PAD SIZED TO SUPPORT LOADS AS PROVIDED BY ENG. SPEC.**

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FOUNDATION

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URBAN CORE LUXURY HOMES INC.

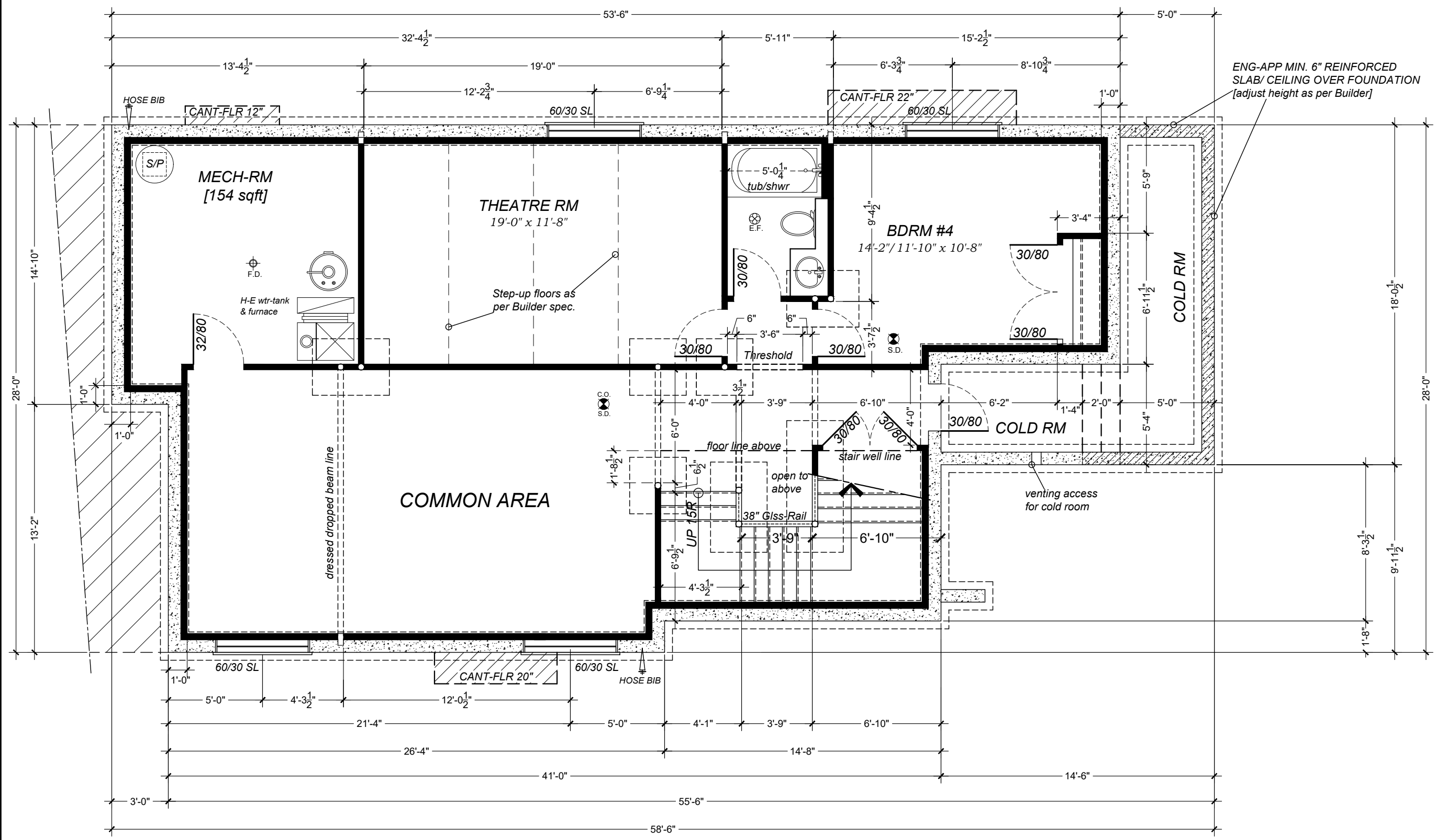
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DVLPD-BSMNT
 Month Day Year
04/28/17 6/10



DEVELOPED BASEMENT AREA @ 1181 SQFT
[includes stair area - cold rm @ 116 sqft]

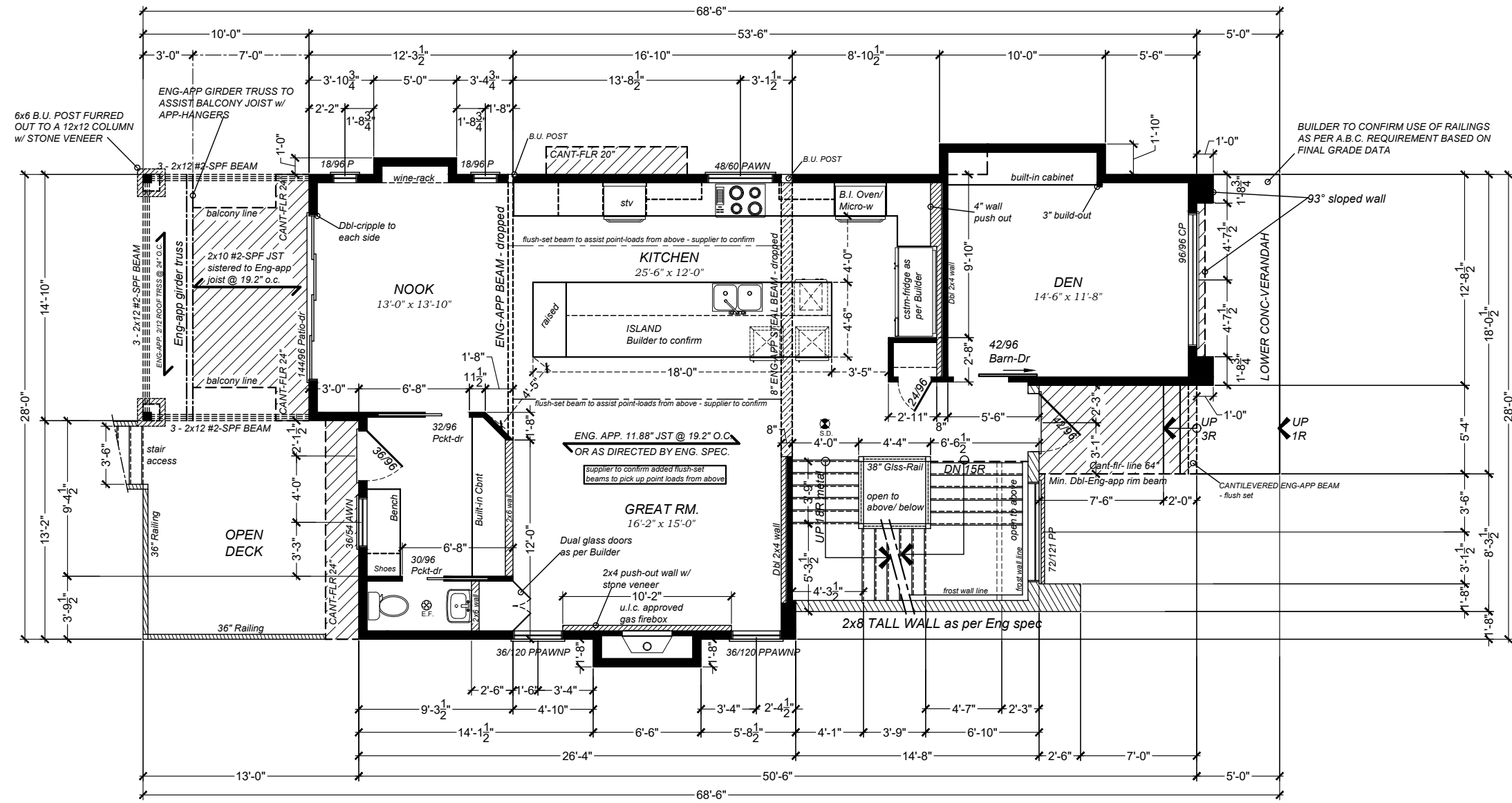
ALL STAIRS w/ 9" RUNS PLUS MIN. 1" NOSE [10" TREADS]

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URBAN CORE LUXURY HOMES INC.

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MAIN FLOOR @ 1312 SQFT
 [stair/ landing area included]

TOTAL = 2751 SQFT
 [with roof-space @ 3365 sqft]

ALL STAIRS w/ 9" RUNS PLUS MIN. 1" NOSE [10" TREADS]

10'-1" CEILING HEIGHT

FLOORING AS PER BUILDER

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MAIN FLOOR

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04/26/17 7/10

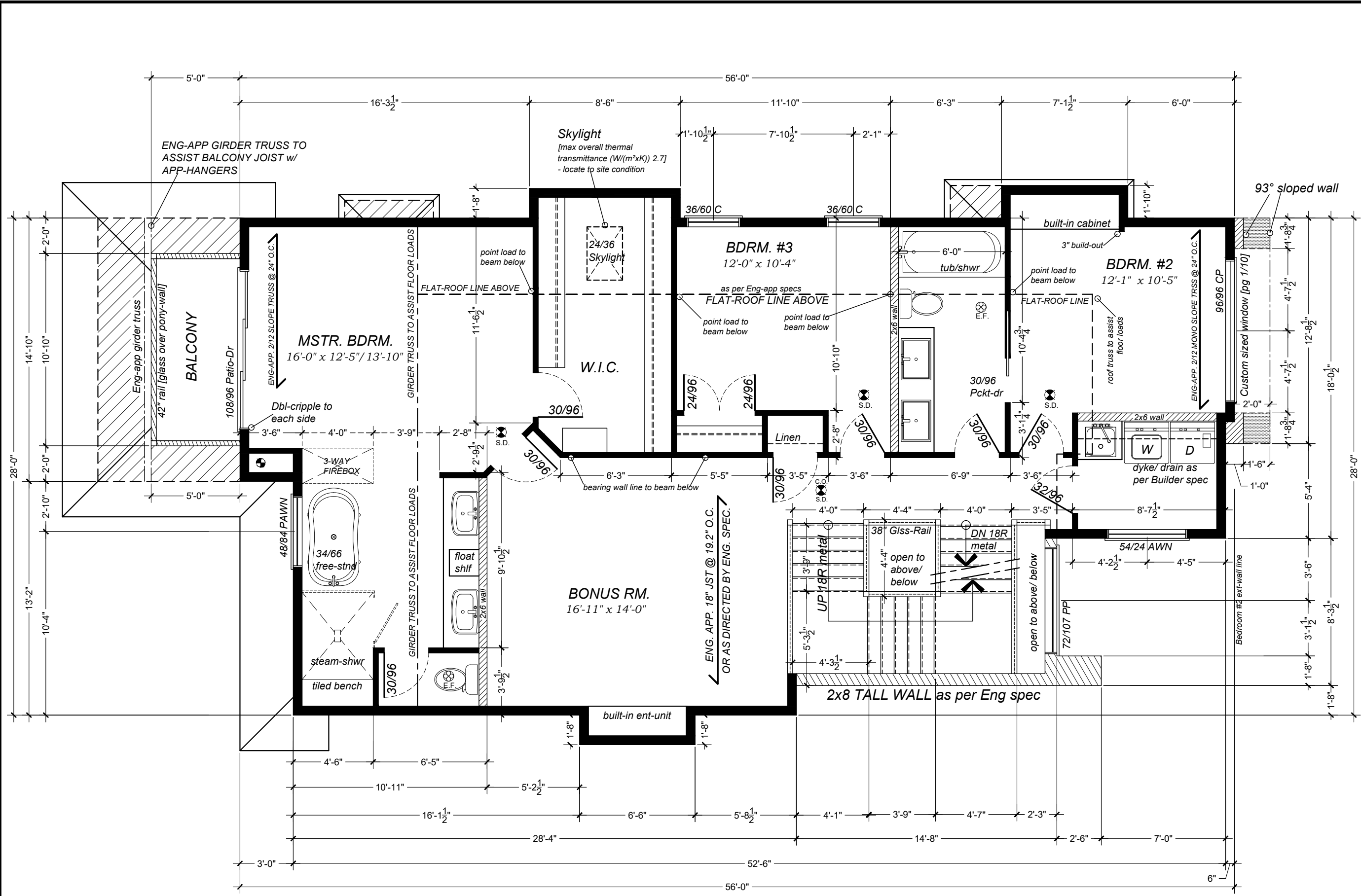
URBAN CORE LUXURY HOMES INC.

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SECOND FLR
 Month Day Year
04/28/17 8/10



SECOND FLOOR @ 1439 SQFT
 [stair/ landing area Included]

9'-1" CEILING HEIGHT
FLOORING AS PER BUILDER
ALL STAIRS W/ 9" RUNS PLUS MIN. 1" NOSE [10" TREADS]

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URBAN CORE LUXURY HOMES INC.

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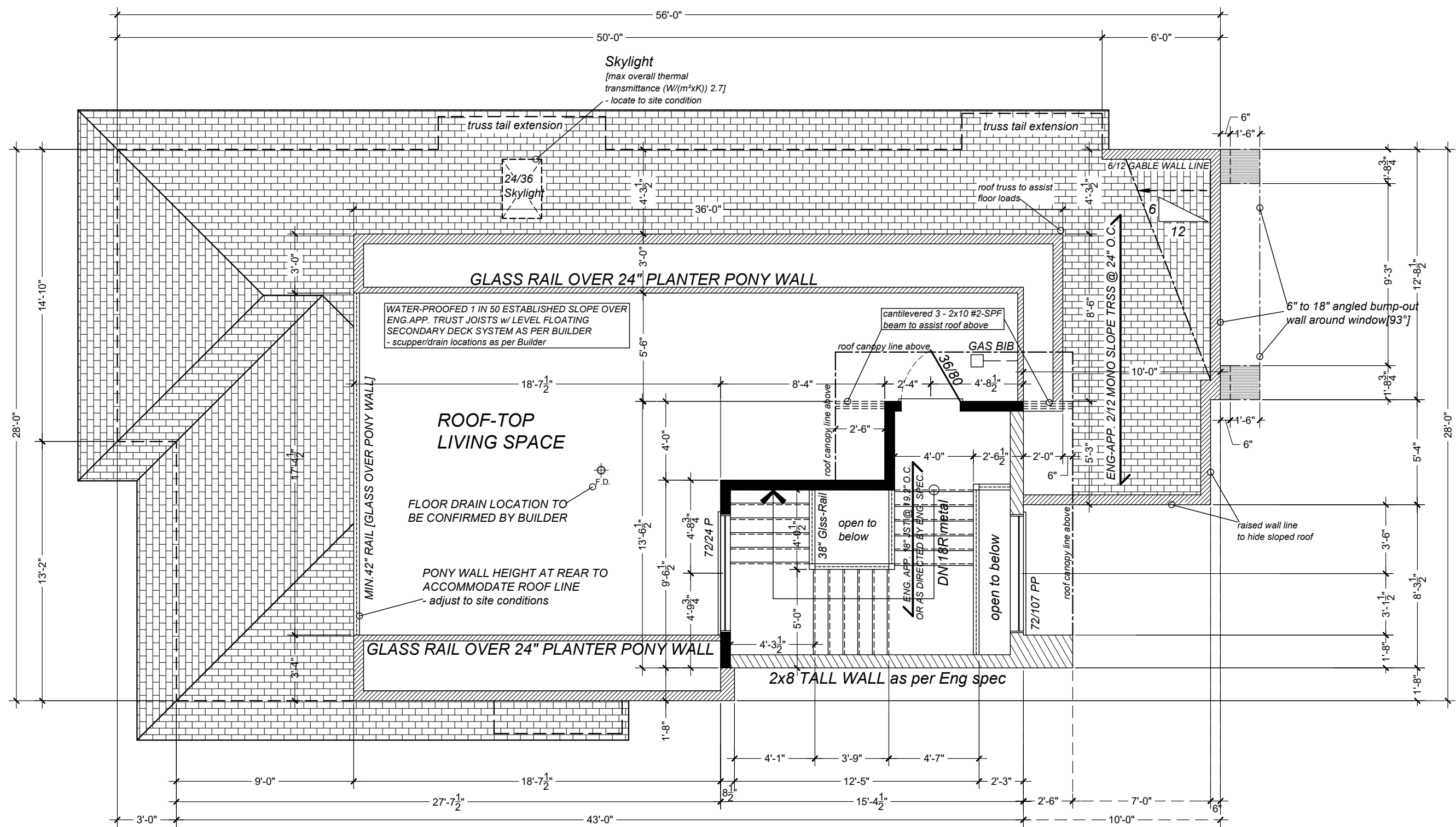
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ROOF SPACE

Month Day Year
04/28/17 9/10



ROOF-TOP SPACE @ 614 SQFT
 [stair-well area @ 123sqft Included - planters area @ 178sqft Not included]

ALL STAIRS w/ 9" RUNS PLUS MIN. 1" NOSE [10" TREADS]

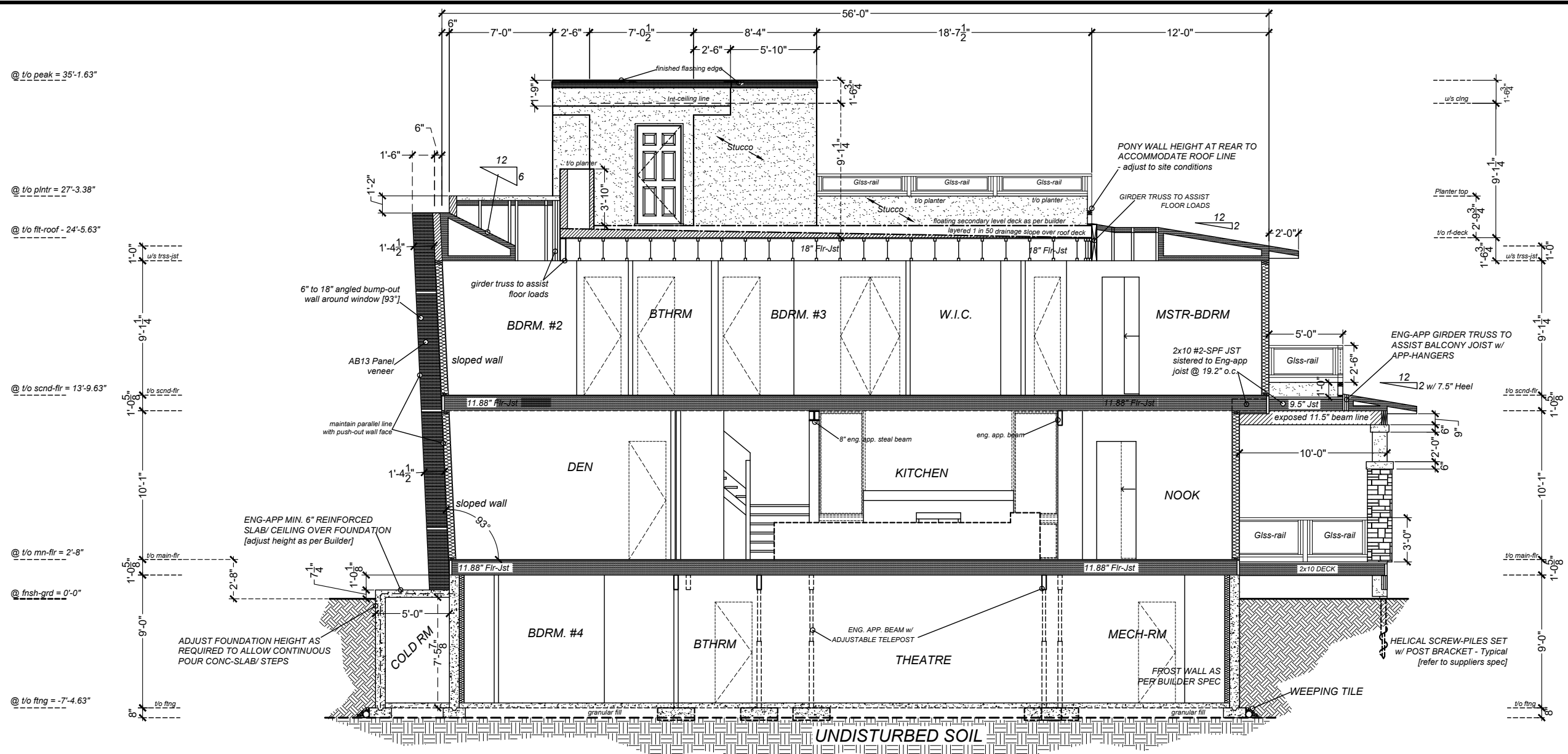
9'-1" CEILING HEIGHT

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ROOF

- ASPHALT SHINGLES
- 7/16" O.S.B. PLYWOOD c/w "H" - CLIPS
- ENG. APP. ROOF TRUSSES @ 24" O.C.
- R60 BLOWN OR BATT INSULATION
- 6mm POLY
- 1/2" GYPSUM BOARD (DRYWALL)

EXT. WALL

- VINYL SIDING VENEER
- APP. AIR BARRIER
- 3/8" O.S.B. PLYWOOD
- 2x6 STUDS @ 16" O.C.
- R22 BATT INSULATION
- 6mm POLY c/w ACOUSTIC SEAL
- 1/2" GYPSUM BOARD (DRYWALL)

BASEMENT SLAB

- MIN. 4" CONC. SLAB (Min. 20mpa)
- 6mm POLY
- 3" XPS- FOAM
- 8" CLEAN GRANULAR FILL

FLOOR

- 3/4" O.S.B. T&G SUBFLOOR GLUED & SCREWED
- 11.88" ENG. APP. FLOOR JOISTS @ 19.2" O.C.
- (3/8" UNDERLAY IN LINO AREAS)

GRADE BEAM

- MIN. 8" x 66" REINFORCED GRADE BEAM ON MIN. 18" x 8" REINFORCED CONC. FOOTING w/ KETWAY

FOUNDATION

- NO LESS THAN 1 LAYER OF BITUMEN-SATURATED MEMBRANE
- 8" CONC. WALL w/ 2 - 10mm REBAR TOP & BOTTOM
- MIN 18" x 8" CONC. FOOTING c/w KEYWAY & 2 - 10mm REBAR
- 1 1/2" RIGID STYRO-FOAM INSULATION
- 2x4 FROST WALL @ 24" O.C. STUDS
- R20 BATT INSULATION [R26 combined total]
- 6mm POLY

SEPARATION WALL

- FULL HEIGHT 8" FOUNDATION WALL
- 2x6 SPRUCE STUDS @ 16" O.C.
- 2x6 BOTTOM, TOP & CROWN PLATES
- 3/8" O.S.B. SHEATHING TO GARAGE SIDE
- 1/2" DRYWALL TO HOUSE SIDE
- 6mil POLY TO HOUSE SIDE
- R22 BATT INSULATION
- EXHAUST SEAL AS REQUIRED

GARAGE SLAB

- 4" CONC. SLAB c/w WIRE MESH OR 10mm REBAR @ 24" GRID
- 10mm x 2'-0" DOWELS @ 2'-0" O.C. ANCHORED TO PERIMETER CONC. WALLS ON COMPACTED SAND/
- SLOPED FLOOR TO O.H. DR. min.2%/ (4")

WEEPING TILE

- 4" DIAMETER WEEPING TILE
- 6" CRUSHED STONE COVER

INT. WALL (NON-LOAD BEARING)

- 2x4 STUDS @ 16" O.C.
- 1/2" DRYWALL TO BOTH SIDES
- 2x4 BOTTOM, TOP & CROWN PLATES
- NOTE: provide all required drywll. backings

INT. LOAD BEARING WALL(S)

- MIN. 2x6 SPRUCE STUDS @ 16" O.C. optional: double 2x4 spruce walls @ 16" o.c. w/ staggered studs.
- 2x6 BOTTOM, TOP & CROWN PLATES
- METAL REINFORCING PLATES TO WHERE PLATES CUT THROUGH FOR MECH. ACCESS

ALL STAIRS w/ 9" RUNS PLUS
 MIN. 1" NOSE [10" TREADS]

CROSS SECTION

DISCREPANCIES TO LISTED ITEMS
 TO BE CLARIFIED BY BUILDER SPEC.

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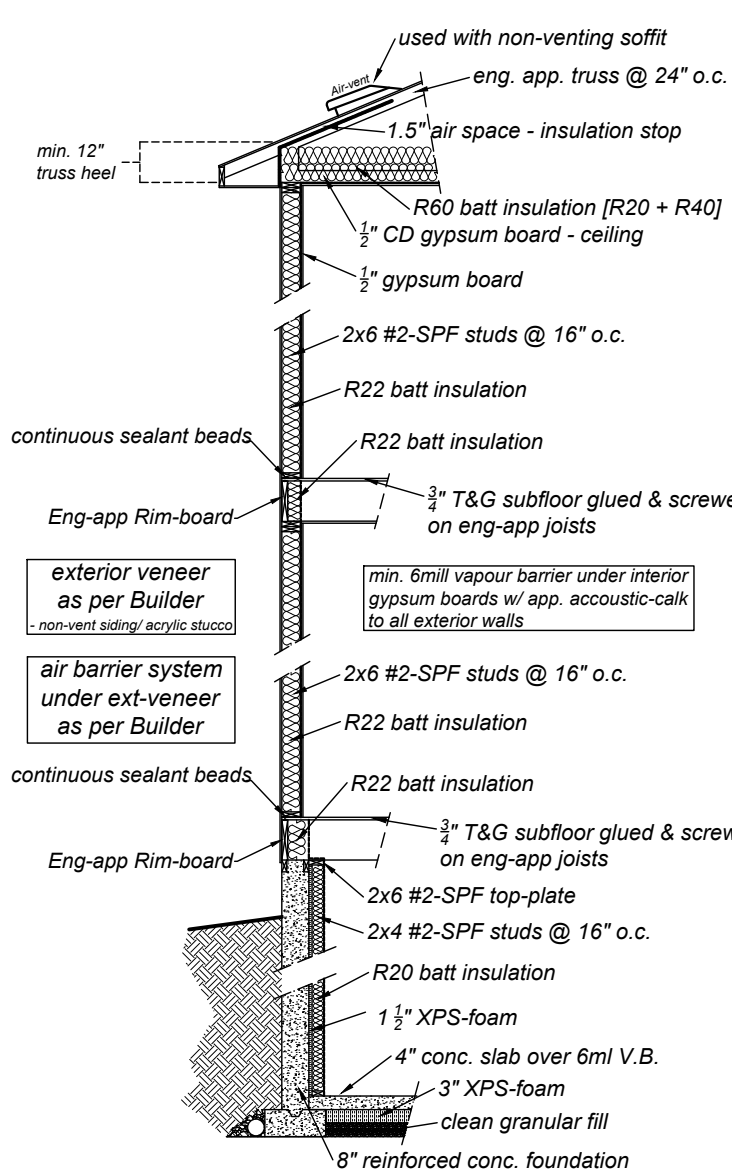
CROSS SCTN

Month Day Year
04/26/17 10/10

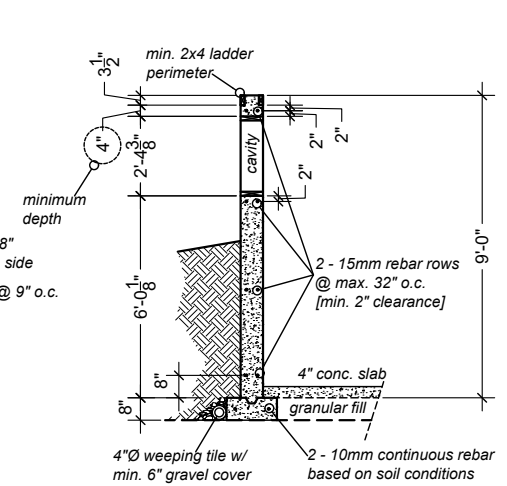
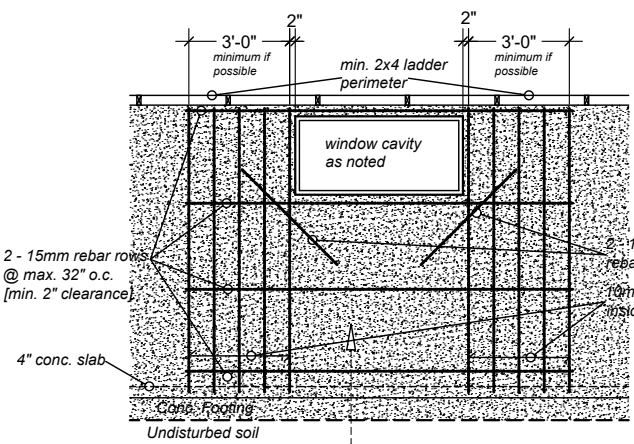
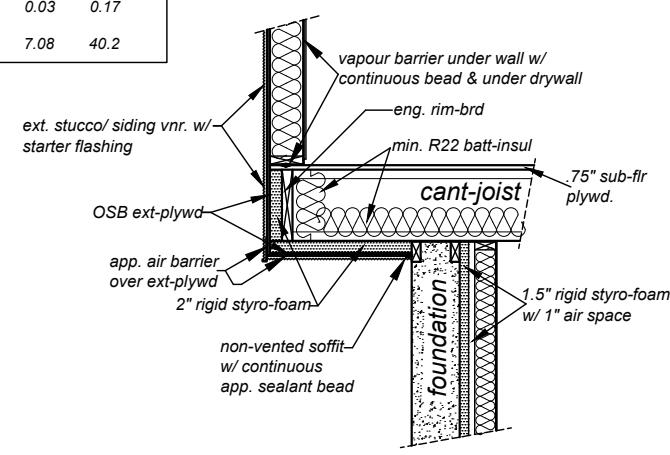
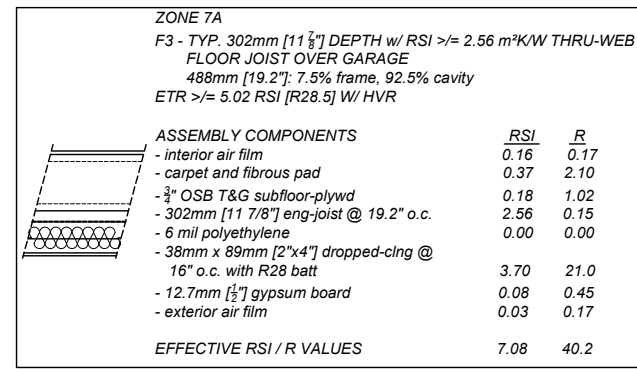
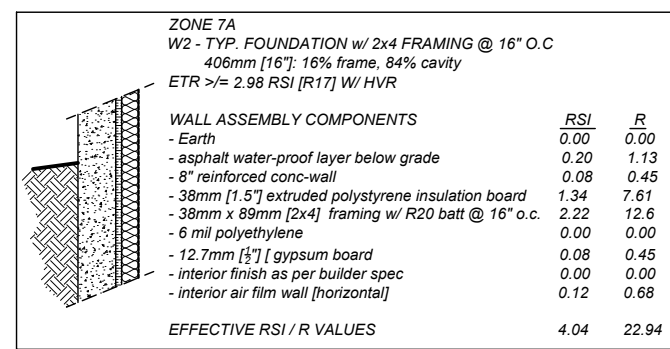
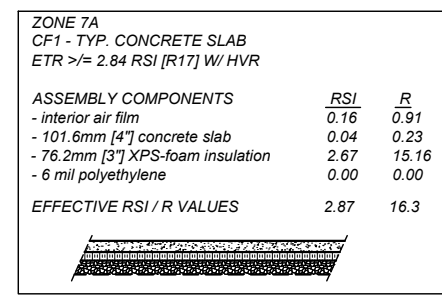
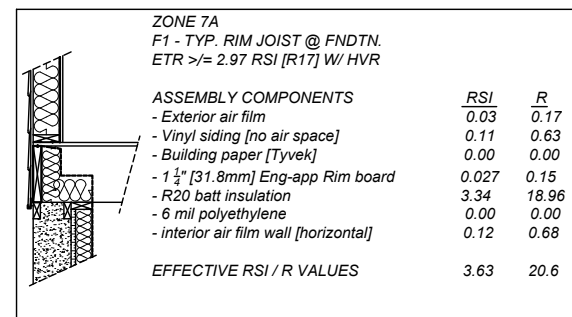
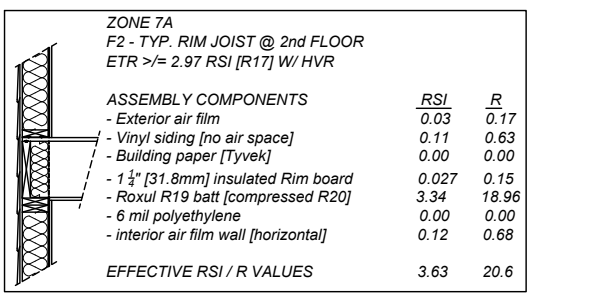
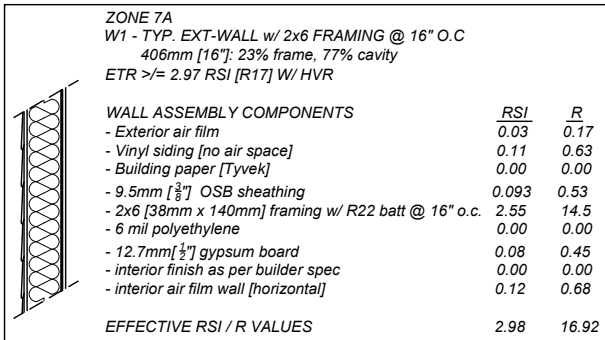
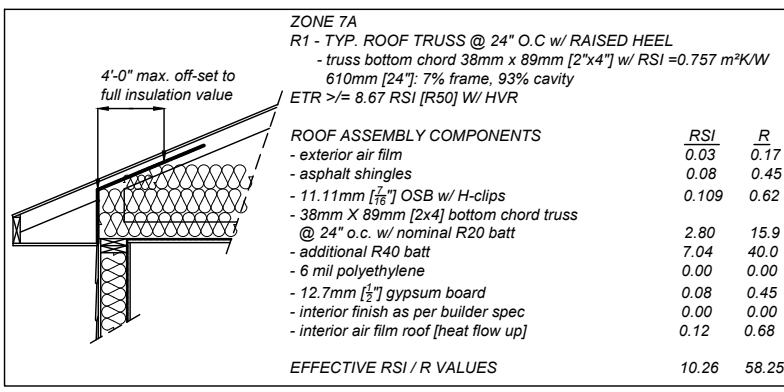
URBAN CORE LUXURY HOMES INC.

Project: **JOB 140231**
 Cstm. Two Storey Detached
 Lot: **30B** Block: **4**
 Plan: **2630 KS**
 Rfrnc #: **A70428-2s4rNR**
 Scale: **1/8" = 1'-0"**

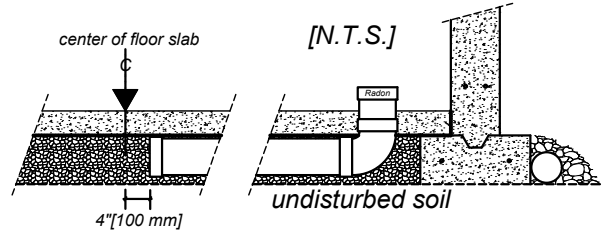
Notes/ Revision Changes
 ~ conc. pads sized to support loads as provided by qualified eng. specs.
 ~ all floor/ roof lateral bracing as per eng. spec.
 ~ min. R28 total insulation in all cantilevers
 ~ 32" x 55" min. area for all toilets w/o encroachment as per A.B.C.
 ~ min. 22" x 28" attic access set to best site conditions
 ~ roof vents = 1/300 sq. ft. of attic area
 ~ min. 2x4 ridge blocks & jack rafters
 ~ grades heights shown for guide only. Final grades as per qualified surveyor data
 ~ all working windows to meet A.B.C. egress code requirements
 ~ all electricals to meet A.B.C. requirements by qualified technicians
 ~ all elements of change & design to be confirmed w/ builder prior to build start



IN COMPLIANCE WITH ALBERTA BUILDING CODE 2014 SECTION 9.36 - ENERGY EFFICIENCY
 - ZONE 7A WITH HRV SYSTEM
 - PRESCRIPTIVE METHOD
 - VINYL SIDING



RADON GAS DISCHARGE
 ACTIVE SOIL DEPRESSURIZATION [ASD] DISCHARGE OUTLET LOCATION AS PER QUALIFIED TRADE/ BUILDER



PRESCRIPTIVE LIMITS

Zone 7A	NO HRV		WITH HRV	
	RSI (m ² -K)/W & Insulation level	R-59.22 [60]	RSI (m ² -K)/W & Insulation level	R-49.23 [50]
Attic insulation	10.43 RSI	R-17.5 or R-18 @ 24" OC	8.67 RSI	R-16.87 [17]
Walls & Rim	3.08 RSI	R-19.65 [20]	2.97 RSI	R-16.92 [17]
Foundation	3.46 RSI	R-28.5	2.98 RSI	R-28.5
Cantilevers	5.02 RSI	R-3.55 .26SHGC	5.02 RSI	R-3.55 .26 SHGC
Windows/ Doors	U-1.6 (RSI 0.625)	R-3.55 .26SHGC	U-1.6 (RSI 0.625)	R-3.55 .26 SHGC

Builder to confirm the compliance path used 1-Prescriptive, 2-Simple trade-off, 3-Performance and provide all pertinent data as per A.B.C. Section 9.36

Min. HVAC Requirements (min-eff. 60% @ 0°C & 60% @ -25°C) | Min. Water Heating System (DHW)

A/C Split system	14.5 SEER or 11.5 EER	Gas - Tank	EF >= 67%
A/C single Package system	14 SEER or 11 EER	Gas - Instantaneous	EF >= 87%
Gas Boiler	AFUE >= 90%		
Gas Furnace	AFUE >= 92%		

Change Requests
 REVISED OCT. 15/17
 REVISED OCT. 14/17
 REVISED OCT. 6/17
 REVISED OCT. 4/17
 REVISED OCT. 2/17
 REVISED JULY 17/17
 REVISED JULY 15/17
 REVISED JUNE 7/17
 REVISED MAY 17/17
 REVISED JAN. 11/18
 REVISED DEC. 6/17
 REVISED NOV. 27/17
 REVISED NOV. 24/17
 REVISED NOV. 19/17
 REVISED NOV. 6/17
 REVISED OCT. 27/17
 REVISED OCT. 22/17
 REVISED OCT. 17/17