ALENA DEVELOPMENTS

SINGLE DWELLING
2416 29 AVE SW
CALGARY, ALBERTA
LOT 7, BLOCK 19, PLAN 4479p



NOT FOR CONSTRUCTION

ellergodt DESIGN

113 7a STREET NE
CALGARY, ALBERTA
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SHEET LIST

COVER PAGE	A0.0
BLOCK PLAN	A0.01
SITE PLAN	A0.02
BLDG 1 - FOUNDATION & DEV. BASEMENT FLOOR PLANS	A1.0
BLDG 1 - MAIN, SECOND FLOOR & ROOF PLAN	A1.1
BLDG 1 - BUILDING ELEVATIONS	A3.0
BLDG 1 - BUILDING SECTIONS	A4.0
BLDG 1- GARAGE FLOOR PLANS & ELEVATIONS	A5.0

PROJECT INFO	
CLIENT/PROJECT:	ALENA DEVELOPMENTS
LEGAL ADDRESS:	Lot 7, Block 19, Plan 4479p
CIVIC ADDRESS:	2416 29 AVE SW

DRAWING INFORMATION	
PROJECT LEAD:	TM
CHECKED BY:	EMC
STATUS:	ISSUED FOR DP
SCALE:	1/4" = 1'-0"
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REVISION HISTORY	DATE
PRESENTATION 1	04.26
PRESENTATION 2	04.22
ISSUED FOR DP	05.22

COVER PAGE A0.0

SITE COVERAGE:

BYLAW REQUIREMENT:

SITE AREA:		581.41 m²
ALLOWED COVERAGE:	45.00%	261.63 m²
ACTUAL PROVIDED:		
BUILDING 1 FOOTPRINT:		90.10 m²
BUILDING 2 FOOTPRINT:		91.72 m²
TOTAL RESIDENCE:		**181.82 m²**
BUILDING 1 GARAGE:		39.14 m
BUILDING 2 GARAGE:		39.14 m
TOTAL ACCESSORY BUILDINGS:		**78.28 m²**
TOTAL ON SITE:	**44.73%**	260.01 m²

SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL:
STORM/SEWER:
WATER LINES:
GAS LINES:
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC.:
GRAVEL:
WOOD DECKS/PORCHES:
EXISTING GEODETICS: 100.00
PROPOSED GEODETICS: 100.00

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EXISTING TREE SCHEDULE:

#	CITY TREE ID #	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	TYPE	STATUS
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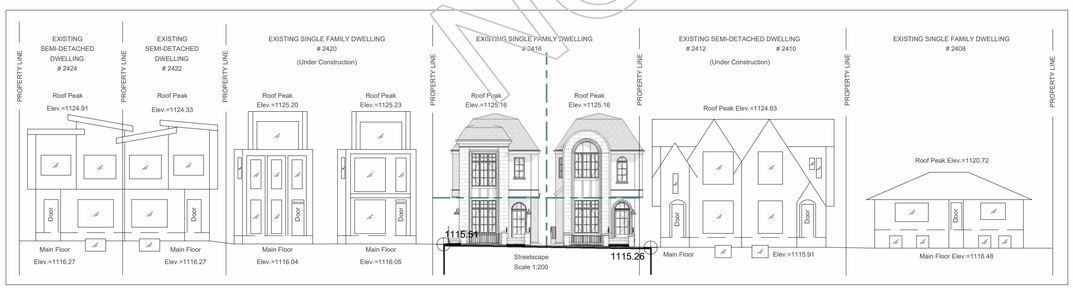
2	T-51134019	*PICEA PUNGENS*	0.70	8.00	11.00	CONIFEROUS	TO BE REMOVED (CO-OWNED)
3	-		---	0.75	1.00	BUSH	TO BE REMOVED
4	-		0.80	8.00	11.00	CONIFEROUS	TO REMAIN
5	-		---	1.00	2.00	BUSH	TO BE REMOVED



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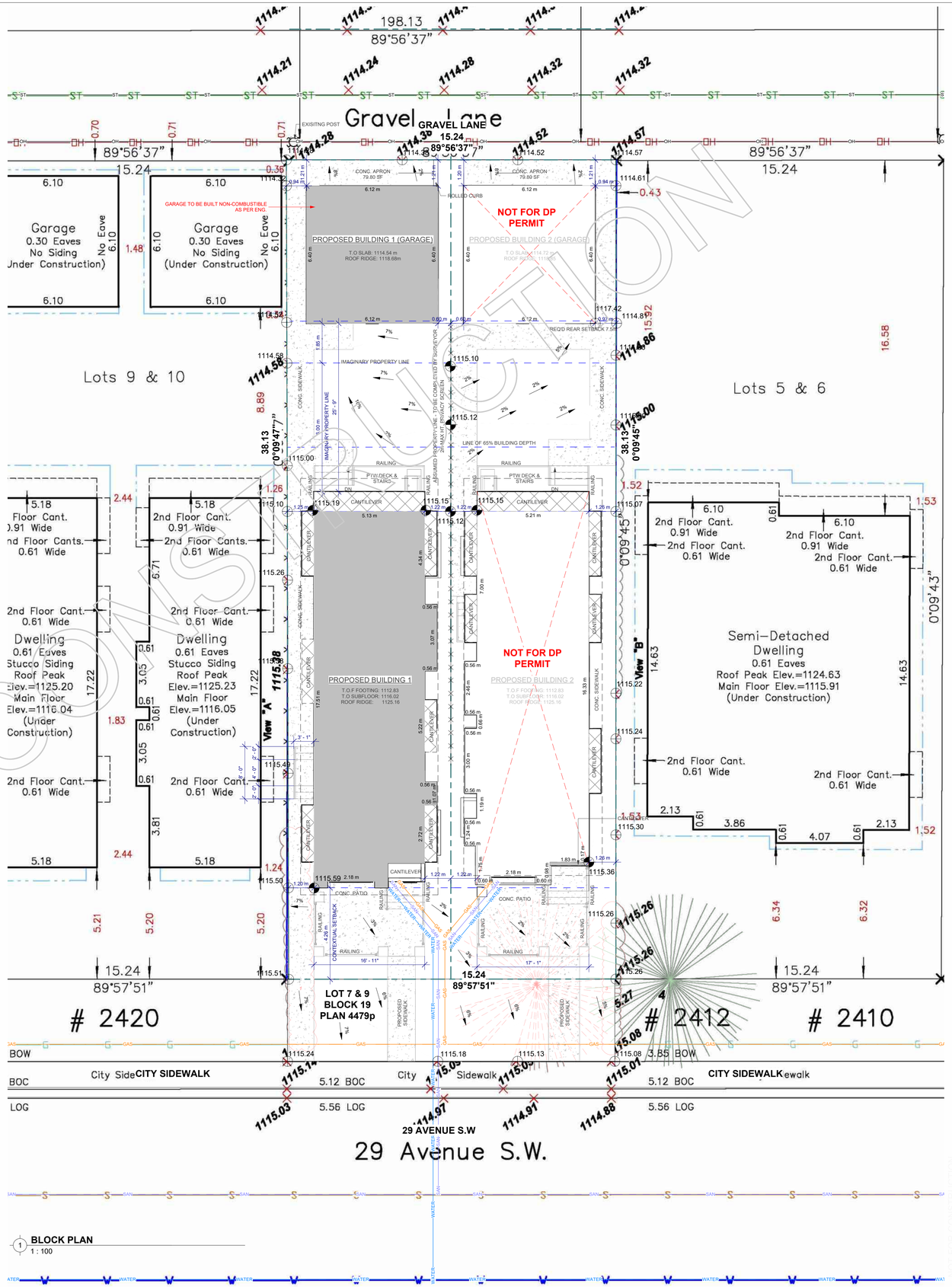

1 **BLOCK PLAN**
1 : 100

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PRESENTATION 2	04.22
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BLOCK PLAN A0.01

SITE COVERAGE:

BYLAW REQUIREMENT:

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ACTUAL PROVIDED:

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TOTAL ON SITE:	**44.73%**	260.01 m²

SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL:
STORM/SEWER:
WATER LINES:
GAS LINES:
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC.:
GRAVEL:
WOOD DECKS/PORCHES:
EXISTING GEODETICS: 100.00
PROPOSED GEODETICS: 100.00

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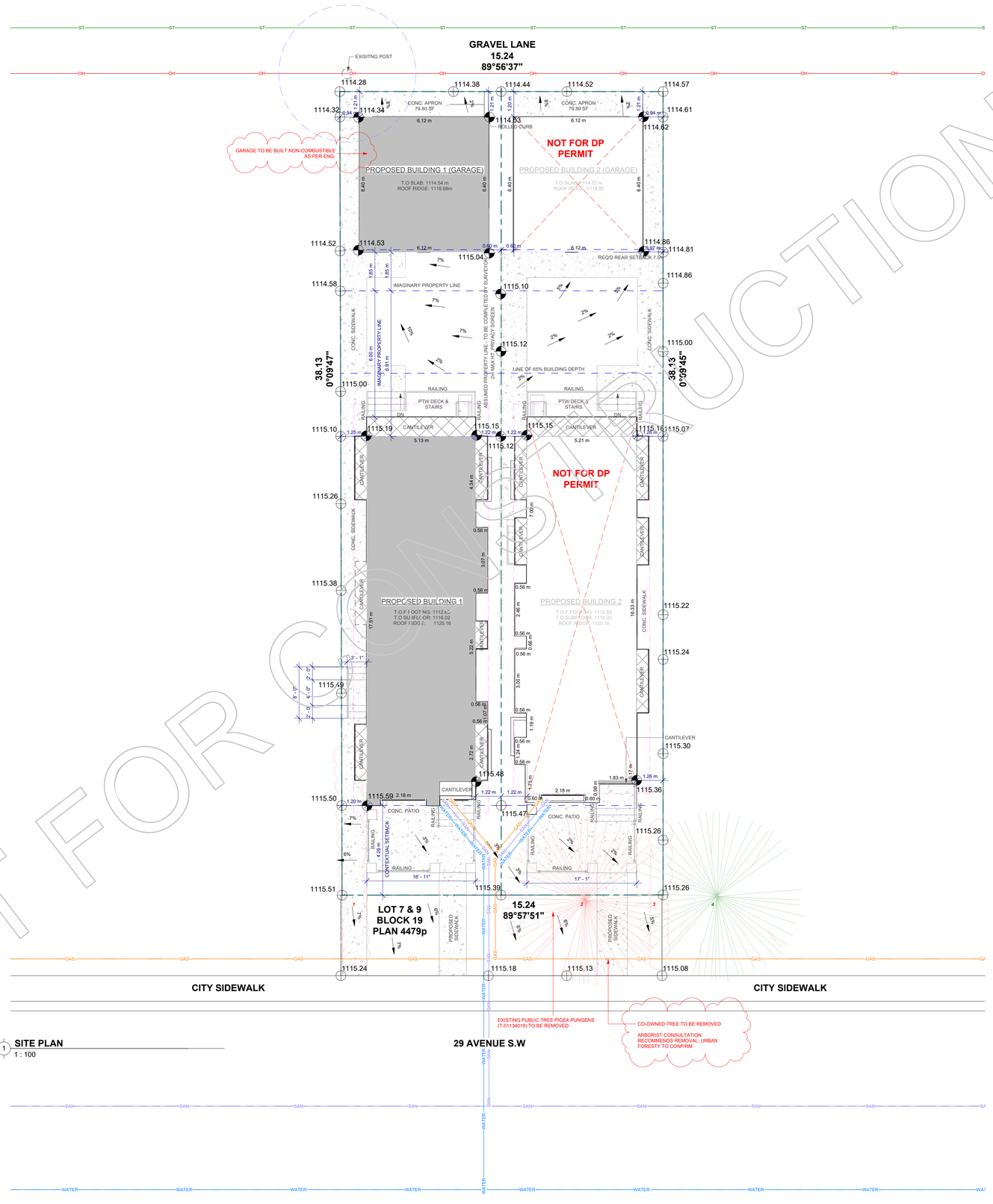

1 SITE PLAN
1 : 100

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SITE PLAN A0.02

SITE COVERAGE:

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PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
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GRAVEL:
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TREE PROTECTION MEASURES

A. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN A TREE PROTECTION AREA

B. ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY

C. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:

1. COMMENCEMENT
2. IF PRUNING IS REQUIRED
3. DURING THE EXCAVATION OF WALKWAYS TO MITIGATE ROOT DAMAGE TO ADJACENT TREES

D. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:

1. BRANCH PRUNING IS REQUIRED FOR CLEARANCE OF NEW BUILDINGS.
2. IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES. AN INDEMNIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS-URBAN FORESTRY PRIOR TO PRUNING.
3. ROOT PRUNING AS REQUIRED DURING FOUNDATION EXCAVATION
4. APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE.
5. SUPPLEMENTAL WATERING WHEN REQUIRED
6. SOIL AERATION WHERE REQUIRED
7. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENCROACH INTO THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.

E. TREE PROTECTION MEASURES POST CONSTRUCTION:

1. Supplemental watering, when required.
2. Soil aeration, where required.

A TREE PROTECTION ADMINISTER SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.

NOTE:
FENCING SHALL BE INSTALLED PRIOR TO THE COMENCEMENT OF ANY DEVELOPMENT ACTIVITY OR STRIPPING AND GRADING OPERATIONS. THIS FENCING IS TO BE INSPECTED AND APPROVED BY THE PARKS DEVELOPMENT INSPECTOR.

EXISTING TREE SCHEDULE:

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1	-		---	1.00	1.70	BUSH	TO BE REMOVED
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4	-		0.80	8.00	11.00	CONIFEROUS	TO REMAIN
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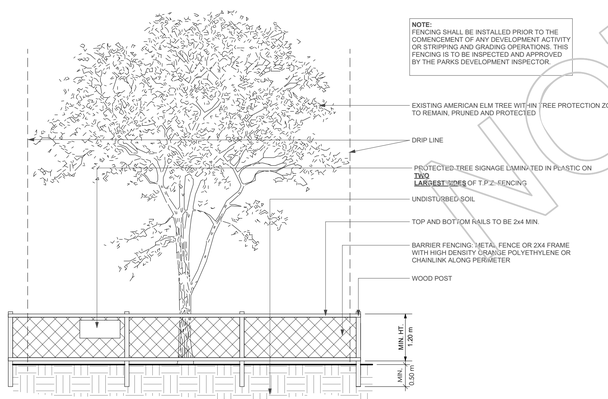
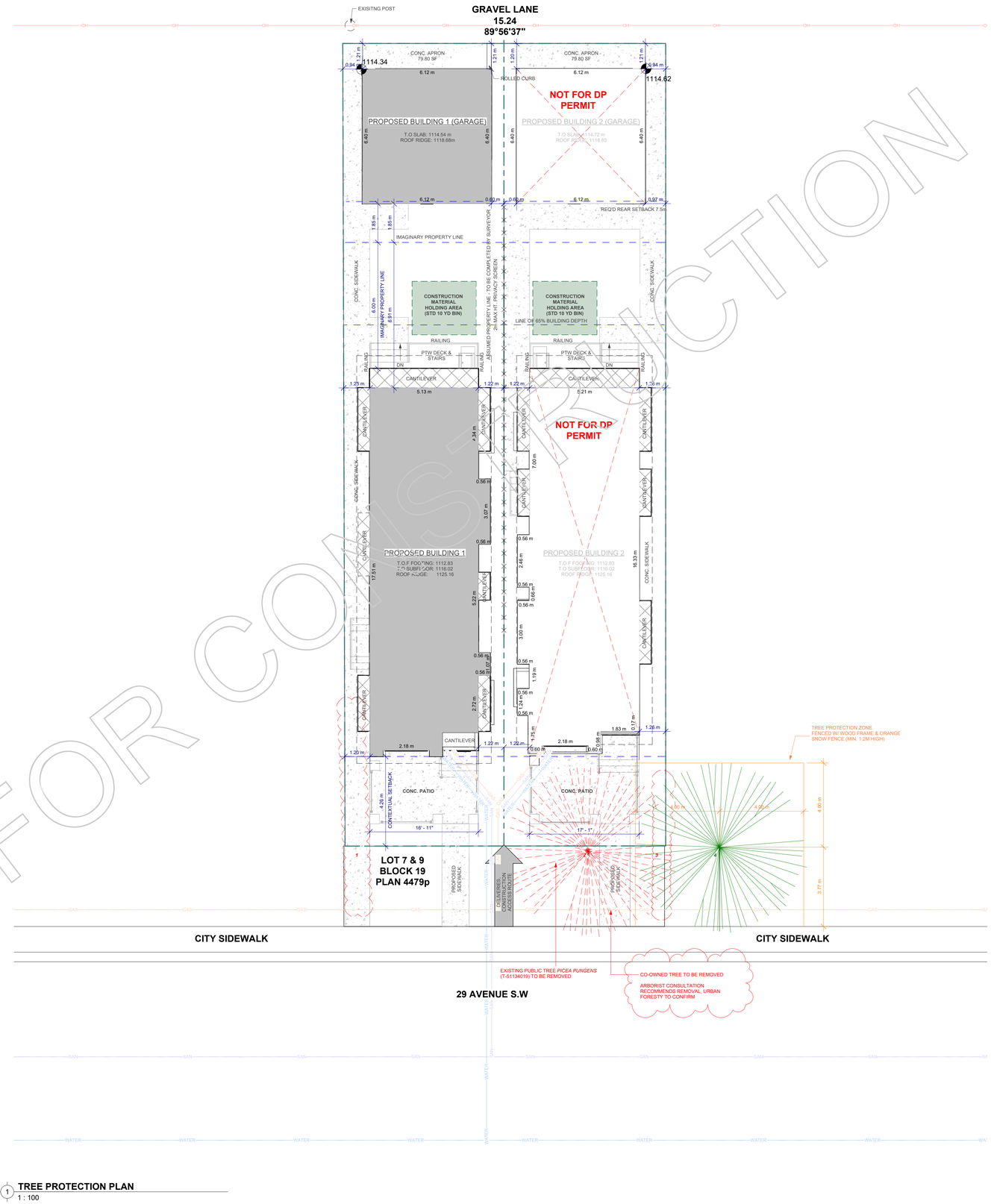


3 **TREE PROTECTION DETAIL**
3/16" = 1'-0"



1 **TREE PROTECTION PLAN**
1 : 100

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SQUARE FOOTAGE BREAKDOWN

BLDG 1 GARAGE	421.31 SF
BLDG 2 GARAGE	421.31 SF
BLDG 1	
DEVELOPED BASEMENT	860.46 SF
MAIN FLOOR	973.78 SF
SECOND FLOOR	1029.98 SF
BLDG 2	
DEVELOPED BASEMENT	856.55 SF
MAIN FLOOR	984.07 SF
SECOND FLOOR	1038.37 SF
COVERED PORCH	4.69 SF

SITE SUPERVISOR INFORMATION

NAME: ALENA DEVELOPMENTS Ltd.

EMAIL: alenadevelopments@gmail.com

NUMBER: (416) 716-8115

NOTE:
"WE REQUIRE AN URBAN FORESTRY TECHNICIAN (UF) ON SITE AND UF REQUIRES ONE WEEK NOTICE PRIOR TO THE WALKWAY CONSTRUCTION SO AN UF REPRESENTATIVE CAN BE ON SITE TO OBSERVE POTENTIAL DAMAGE TO THE PUBLIC TREE ROOTS. CONTACT UF via 311"

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PRESENTATION 1	04.26
PRESENTATION 2	04.22
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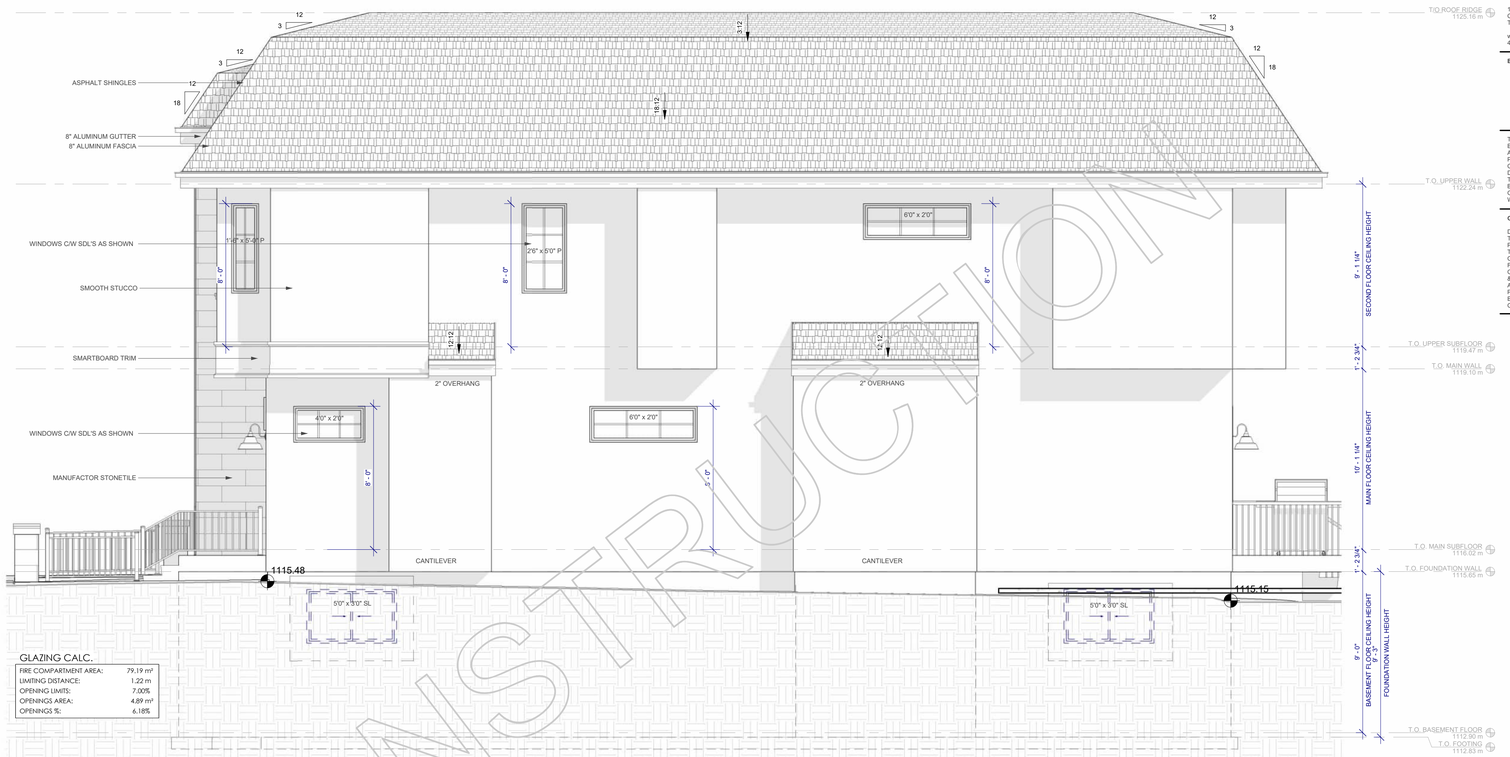
TREE PROTECTION PLAN
A0.2



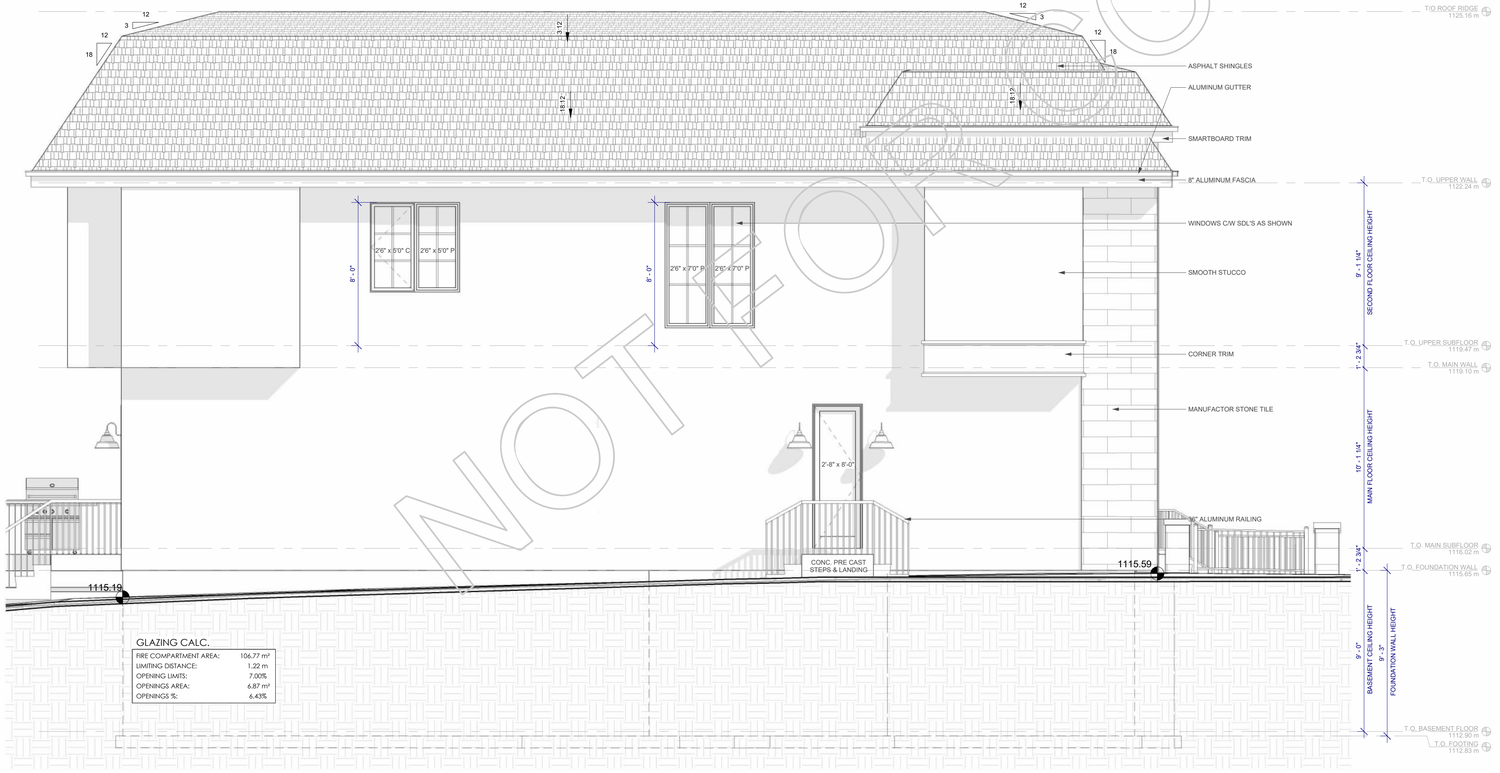
1 **BLDG 1 - FRONT ELEVATION**
1/4" = 1'-0"



GLAZING CALC.

FIRE COMPARTMENT AREA:	79.19 m²
LIMITING DISTANCE:	1.22 m
OPENING LIMITS:	7.00%
OPENINGS AREA:	4.89 m²
OPENINGS %:	6.18%

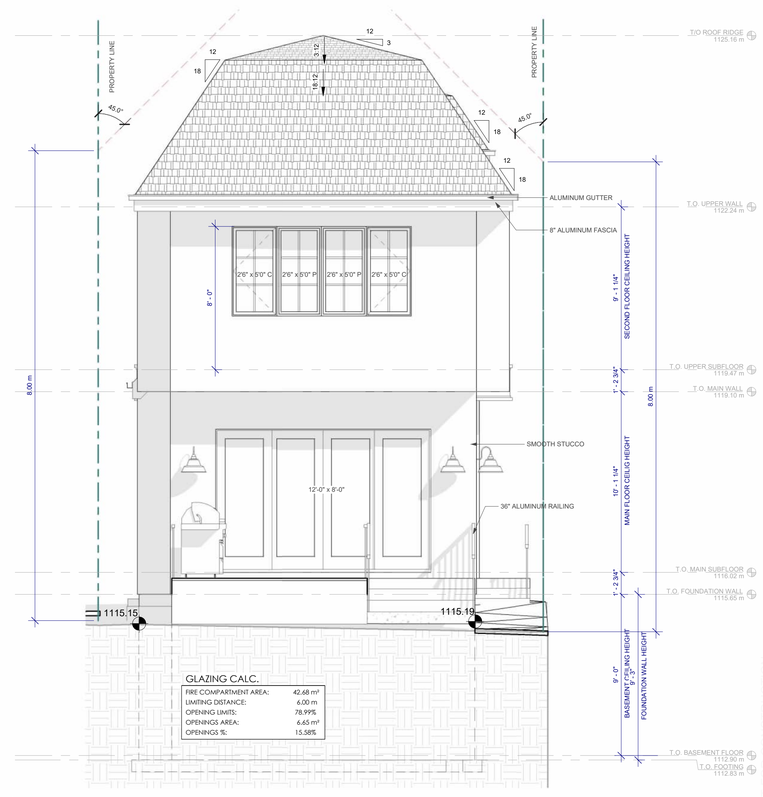
2 **BLDG 1 - RIGHT ELEVATION**
1/4" = 1'-0"



GLAZING CALC.

FIRE COMPARTMENT AREA:	106.77 m²
LIMITING DISTANCE:	1.22 m
OPENING LIMITS:	7.00%
OPENINGS AREA:	6.87 m²
OPENINGS %:	6.43%

3 **BLDG 1 - LEFT ELEVATION**
1/4" = 1'-0"



GLAZING CALC.

FIRE COMPARTMENT AREA:	42.68 m²
LIMITING DISTANCE:	6.00 m
OPENING LIMITS:	78.99%
OPENINGS AREA:	6.63 m²
OPENINGS %:	15.58%

4 **BLDG 1 - REAR ELEVATION**
1/4" = 1'-0"

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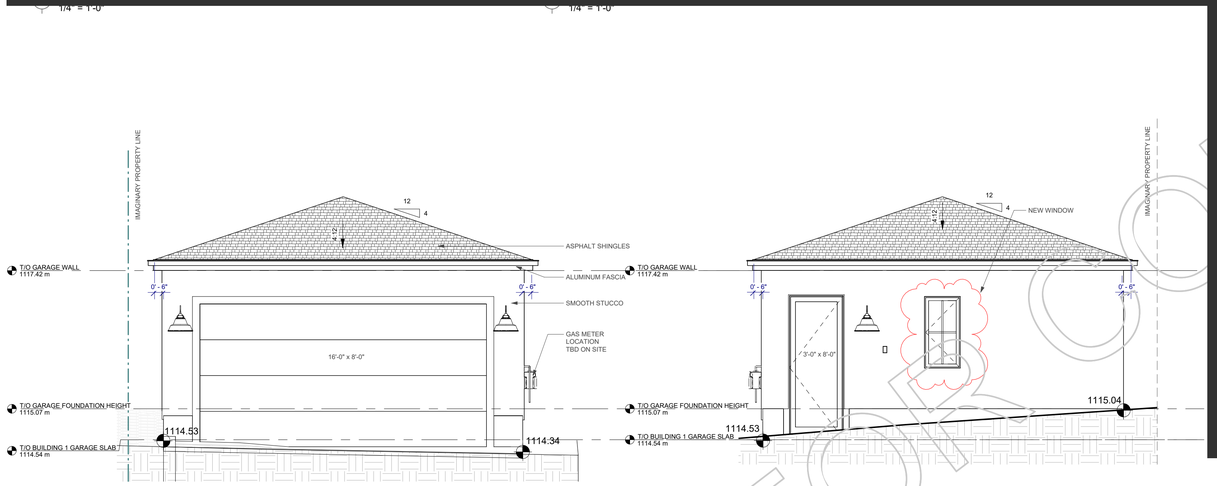
BLDG 1 - BUILDING ELEVATIONS
A3.0

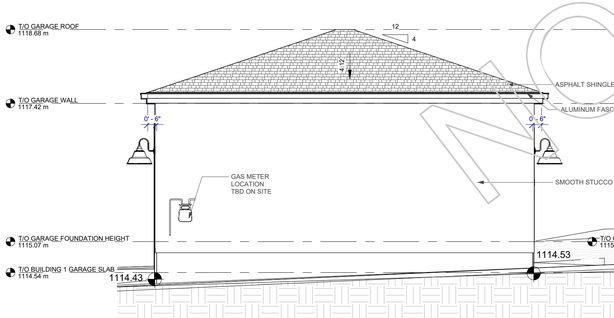


25 BLDG 1 - GARAGE FRONT ELEVATION

1/4" = 1'-0"

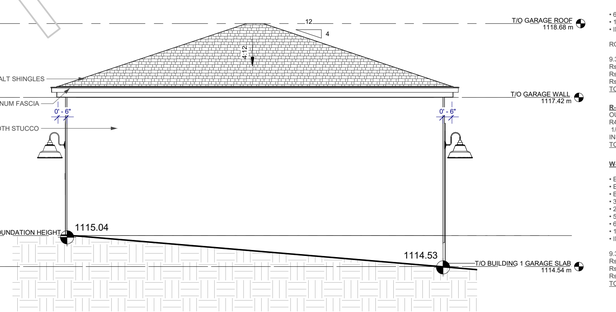
244 BLDG 1 - GARAGE REAR ELEVATION

1/4" = 1'-0"



1432 BLDG 1 - GARAGE LEFT ELEVATION

1/4" = 1'-0"



2452 BLDG 1 - GARAGE RIGHT ELEVATION

1/4" = 1'-0"

N

ELECTRICAL FIXTURE LEGEND

SYMBOL	DESCRIPTION
P	NEW POT LIGHT
	NEW STANDARD CEILING MOUNT FIXTURE
	NEW BATH FAN LOCATION
	NEW SUSPENDED PENDANT FIXTURE
	NEW SURFACE MOUNTED TRACKLIGHT
	NEW WALL MOUNTED SCONCE
	NEW WALL MOUNTED FIXTURE
SC	NEW SMOKE AND CO2 DETECTOR
	NEW UNDER COUNTER LIGHT
	DUPLEX WALL MOUNTED POWER RECEPTACLE 14" A.F.F. (TYPICAL) U.N.O.
	DUPLEX RECEPTACLE, CEILING OR SOFFIT MOUNTED POWER OUTLET
	DUPLEX RECEPTACLE, FLOOR MOUNTED POWER OUTLET
x S	REFERS TO LIGHT SWITCH FOR THE CONTROL OF LIGHT WITHIN THE ROOM/AREA. "x" REFERS TO SWITCHING PATTERN. "3" REFERS TO 3-WAY LIGHT CONTROL SWITCH "4" REFERS TO 4-WAY LIGHT CONTROL SWITCH "D" REFERS TO DIMMER CONTROL SWITCH
220	220V RECEPTACLE MOUNTED AT 14" A.F.F. UNLESS OTHERWISE NOTED
GDO	RECEPTACLE FOR CEILING MOUNTED GARAGE DOOR RECEPTACLE
GFI	DOUBLE DUPLEX GROUND FAULT INTERRUPT RECEPTACLE MOUNTED AT 14" AFF. UNLESS OTHERWISE NOTED.

ELECTRICAL WIRING AS PER ELECTRICAL CODE. QUANTITY AND LOCATION OF SWITCHES AND OUTLETS ON PLANS ARE A GUIDELINE ONLY.

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CONSTRUCTION NOTES AND SPECIFICATIONS

***ALL Rsi VALUE AS PER NBC:AE 9.36.2.4.(1)D UNLESS NOTED OTHERWISE**

HRV SYSTEM TO BE INSTALLED AS PER NBC:AE 9.36.3.9. AND 9.36.3.19 REQ'S.

WINDOWS, DOOR, AND SKYLIGHTS TO MEET OR EXCEED CODE MINIMUMS OUTLINES IN NBC:AE 9.36.2.7.A. AND 9.36.2.7.B. REFER TO MANUFACTOR. OR SUPPLIER. WINDOW ORDER FOR SPECIFIC U-VALUES.

R-1 ROOF SLOPED — RSI 0.03

- EXTERIOR AIR FILM
- ROOF FINISH AS PER ELEVATION
- BUILDING PAPER
- 3/8" OSB SHEATHING o/w 'H' CLIPS
- ENG. APP'D ROOF TRUSSES @ 24" O.C. WITH RAISED HEEL AS PER ROOF SUP. LAYOUT — Rsi(f)
- 18" LOOSE FILL / BATT INSULATION (R48.5 total) — 6.91
  - 14-1/2" INSULATION (R39) — Rsi(f)
  - 3-1/2" INSULATION (R9.5) — Rsi(c)
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD — 0.08
- INTERIOR AIR FILM — 0.11

ROOF SPACE TO BE VENTED o/w ATTIC ACCESS

9.36 PRESCRIPTIVE CALCULATION
Rsi(f) 0.76 @ 7%
Rsi(c) 1.67 @ 93%
Rsi(parallel) = 100 / ((7/0.76) + (93/1.67)) = 1.54
TOTAL EFFECTIVE Rsi VALUE = — 8.67

R-2 VAULTED VENTED ROOF SLOPED
OUTSIDE BOUNDARY AIR
R40 F.G. BATT WITH TRUSSES @24"O.C.
1/2" GYPSUM DRYWALL
INSIDE BOUNDARY AIR
TOTAL EFFECTIVE Rsi VALUE =

W-1 WALL EXTERIOR — RSI

- EXTERIOR AIR FILM — 0.03
- EXTERIOR CLADDING AS PER SPEC.
- BUILDING PAPER
- 3/8" OSB SHEATHING — 0.09
- 2x6 #2 SPR STUDS @ 24" O.C. — Rsi(f)
- 5-1/2" BATT INSULATION (R22) — Rsi(c)
- 6mil POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD — 0.08
- INTERIOR AIR FILM — 0.12

9.36 PRESCRIPTIVE CALCULATION
Rsi(f) 1.19 @ 20%
Rsi(c) 3.87 @ 80%
Rsi(parallel) = 100 / ((20/1.19) + (80/3.87)) = 2.67
TOTAL EFFECTIVE Rsi VALUE = — 2.99

W-2 WALL EXTERIOR PROTECTED-GARAGE — RSI

REFER TO EXTERIOR WALL ASSEMBLY EW2a
NBC:AE2023 A-9.10.3.1.A
FRR:1H LOADBEARING

- EXTERIOR AIR FILM — 0.03
- EXTERIOR CLADDING AS PER SPEC. — 0.11
- BUILDING PAPER
- 5/8" DENSEGLASS TYPE-X SHEATHING — Rsi(f)
- 2x6 #2 SPR STUDS @ 16" O.C. — Rsi(c)
- 5-1/2" BATT INSULATION (R22)
- SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3. — 0.12
- 5/8" DENSEGLASS TYPE-X SHEATHING

- INTERIOR AIR FILM

9.36 PRESCRIPTIVE CALCULATION
Rsi(f) 1.19 @ 20%
Rsi(c) 3.87 @ 80%
Rsi(parallel) = 100 / ((20/1.19) + (80/3.87)) = 2.67
TOTAL EFFECTIVE Rsi VALUE = — 3.01

W-3 WALL INTERIOR PARTITION

- 1/2" GYPSUM BOARD
- 2x4 or 2x6 #2 SPR STUDS @ 24" O.C.
- 1/2" GYPSUM BOARD

W-3a WALL INTERIOR (GARAGE)

- 5/8" TYPE-X GYPSUM BOARD
- RESILIENT CHANEL @ 600mm O.C.
- 2x4 #2 SPR STUDS @ 24" O.C.
- 3-1/2" SOUND ABSORPTIVE MATERIAL
- 5/8" TYPE-X GYPSUM BOARD

NON-LOAD BEARING WALLS

AS PER NBC:AE A-9.10.3.1.a WALL W3b
FRR RATING: 1hr
TYPICAL STC: 48

CONFORMS WITH 9.11.1.1.(2)a.

W-3 GARAGE TO SUITE WALL
REFER TO WALL ASSEMBLY W4a
NBC:AE2023 A-9.10.3.1.A
STC:51

- 5/8" TYPE-X GYPSUM BOARD
- RESILIENT CHANEL @ 600mm O.C.
- 2x4 #2 SPR STUDS @ 24" O.C.c
- 3-1/2" SOUND ABSORPTIVE MATERIAL
- 6mil POLY VAPOUR BARRIER
- 2 LAYERS OF 5/8" TYPE-X GYPSUM BOARD

NON-LOAD BEARING WALLS

W-1b WALL EXTERIOR PROTECTED-GARAGE — RSI

REFER TO EXTERIOR WALL ASSEMBLY EW2a
NBC:AE2023 A-9.10.3.1.A
FRR:1H LOADBEARING

- EXTERIOR AIR FILM — 0.03
- EXTERIOR CLADDING AS PER SPEC.
- BUILDING PAPER
- 5/8" DENSEGLASS TYPE-X SHEATHING — Rsi(f)
- 2x6 #2 SPR STUDS @ 16" O.C. — Rsi(c)
- 5-1/2" BATT INSULATION (R22)
- SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3.
- 5/8" DENSEGLASS TYPE-X SHEATHING
- INTERIOR AIR FILM

9.36 PRESCRIPTIVE CALCULATION
Rsi(f) 1.19 @ 20%
Rsi(c) 3.87 @ 80%
Rsi(parallel) = 100 / ((20/1.19) + (80/3.87)) = 2.67
TOTAL EFFECTIVE Rsi VALUE =

F-1 FLOOR FRAMED

- FINISH FLOORING AS PER SPEC
- 3/4" OSB OR PLYWOOD SUBFLOOR NAILED, SCREWED, GLUED
- ENG. APP'D FLOOR JOIST AS PER FLOOR SUP. LAYOUT
- 1/2" GYPSUM BOARD (WHERE APPLICABLE)

F-1a FLOOR FRAMED-CANTILEVER

INSIDE BOUNDARY AIR
FLOOR SHEATHING
JOIST AIR SPACE
R20 F.G. BATT WITH JOISTS @ 19.2" O.C. 3/8" OSB SHEATHING
SOFFIT
OUTSIDE BOUNDARY AIR 4.20 TOTAL TOTAL EFFECTIVE Rsi VALUE =

F-2 SLAB (UNHEATED)

FINISH FLOORING AS PER SPEC
INSIDE BOUNDARY AIR
2" XPS RIGID FOAM
CONCRETE SLAB
TOTAL EFFECTIVE Rsi VALUE =

F-3. FLOOR FRAMED (OVER GARAGE)

REFER TO FLOOR ASSEMBLY F28g
NBC:AE2023 A-9.10.3.1.B
STC:51
FRR:1 H — 0.03

- FINISH FLOORING AS PER SPEC — 0.11
- 5/8" OSB OR PLYWOOD SUBFLOOR NAILED, SCREWED, GLUED
- ENG. APP'D FLOOR TRUSS AS PER FLOOR SUP. LAYOUT MAX. 600mm O.C. with no ASSORPTIVE MATERIAL IN CAVITY — Rsi(f)
  - RESILIENT METAL CHANNEL @ 400 mm O.C. — Rsi(c)
- 6mil POLY VAPOUR BARRIER
- 1/2" TYPE X GYPSUM BOARD

F-4 SLAB GARAGE — 0.12

- 4" CONC. SLAB min. 30 MPa W/ 10m REBAR E/W @ 24" O.C. OR AS PER ENGD SPEC.
  - MIN. 48" COVER TO SLAB
- 4" CONTINUOUS EXPANDED POLYSTYRENE INSULATION (R16) — 3.01
- 6mil POLY VAPOUR BARRIER
- DRAINPROOFING AS REQ'D
- 4" COMPACTED GRAVEL

- FOR HEATED SLAB, INCLUDE min. 2" CONTINUOUS EXPANDED POLYSTYRENE INSULATION (R8)

POST AND PAD FOOTINGS

AS PER ENGINEERING AND FOUNDATION PLAN LAYOUTS

STAIRS

TREADS - 1" PLYWOOD x 11" MINIMUM (INCLUDING NOSING) — 0.16
RISERS - 1/2" PLYWOOD x 7 7/8" MAX — 0.17
STRINGERS - 2 x 10 TYPICAL — 0.22
TREADS AND RISERS SHALL HAVE UNIFORM RISE AND RUN — 3.42

DOORS — 0.09

ALL DOORS TO BE 6'-8" HIGH ON 8'-0" CEILING (U.N.O.) — 0.11

ALL DOORS TO BE 8'-0" HIGH ON 9'-0" CEILINGS (U.N.O.) — 0.03

CONFIRM WITH SPEC ON ALL 10'-0"+ CEILINGS — 4.20

ALL INTERIOR DOOR JAMBS TO BE 6" FROM ADJACENT CORNER — 0.16
FRAMING FOR WALLS EXCEEDING 4'0" IN LENGTH, CENTERED IN WALL — 1.78
OR LOCATED AS PER DIMENSIONS ON PLANS — 0.04

WINDOWS — 1.98

SIZES SHOWN ARE NOMINAL
FRAMER TO VERIFY ALL ROUGH OPENINGS WITH WINDOW ORDER PRIOR TO CONSTRUCTION

LINTEL NOTES

ALL OPENINGS LINTELS TO BE 2- 2x10 #2 SPR UNLESS OTHERWISE REQUIRED BY ENGINEER OR SUPPLIER. (ALL OPENINGS OVER 6'-0" TO BE REVIEWED.)

GENERAL NOTES

SMARTTRIM OR PREFINISHED ALUMINUM FASCIA BOARD TYPICAL (AS PER ELEVS)
PREFINISHED ALUMINUM EAVESTROUGH TYPICAL, PREFINISHED ALUMINUM VENTED SOFFIT U.N.O.

TRUSS MANUFACTURER TO VERIFY ALL ROOF SLOPE AND TRUSS DESIGNS PRIOR TO FABRICATION

ALL 8'-0" & 9'-0" INTERIOR WALLS @ 24" O.C. SPACING, ALL 10'-0" @ 16" O.C. SPACING UNLESS NOTED OTHERWISE.
ALL EXTERIOR AND LOAD BEARING WALLS OVER 11'-8" REQUIRE ENGINEERED TALL WALL DETAILS. SEE NBC 9.23.10.1
REFER TO SPEC IF SPECIFIC SPACING IS REQUIRED BEHIND KITCHEN CABINETS OR BUILT INS.

WINDOW SIZES ARE NOMINAL. REFER TO MANUFACTURERS SPECIFICATIONS FOR EXACT ROUGH OPENING SIZES
INSULATED WALLS WITHIN 4'-0" OF THE FURNACE AND WATER HEATER

INSULATED WALLS ADJACENT TO STAIRS AND LANDINGS TO BE DRYWALLED

INSULATED WALLS AT BASEMENT LAUNDRY TO BE DRYWALLED (WHERE APPLICABLE)

PROVIDE MINIMUM 45 MINUTE FIRE RESISTANT RATING TO WALLS LESS THAN 1.2m (.4'-0") FROM PROPERTY LINES.

ALL RIM JOISTS TO HAVE R20 BATT INSULATION AND VAPOUR BARRIER TYPICAL, REFER TO DETAIL.

ANY DISCREPANCIES TO BE REPORTED TO ELLERGODT DESIGN INC. PRIOR TO CONSTRUCTION

SPRAY FOAM CCMC#:
1/2lb. - (LD-C-50) 12070-R
2lb. - (MD-C-200v2) 13593-L

UNDERSLAB INSULATION TYPICAL
CCMC # 12425-L

PROJECT INFO	
CLIENT/PROJECT:	ALENA DEVELOPMENTS
LEGAL ADDRESS:	Lot 7, Block 19, Plan 4479p
CIVIC ADDRESS:	2416 29 AVE SW

DRAWING INFORMATION	
PROJECT LEAD:	TM
CHECKED BY:	EMC
STATUS:	ISSUED FOR DP
SCALE:	1/4" = 1'-0"
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REVISION HISTORY	DATE
PRESENTATION 1	04.26
PRESENTATION 2	04.22
ISSUED FOR DP	05.22

BLDG 1- GARAGE FLOOR PLANS & ELEVATIONS — A5.0