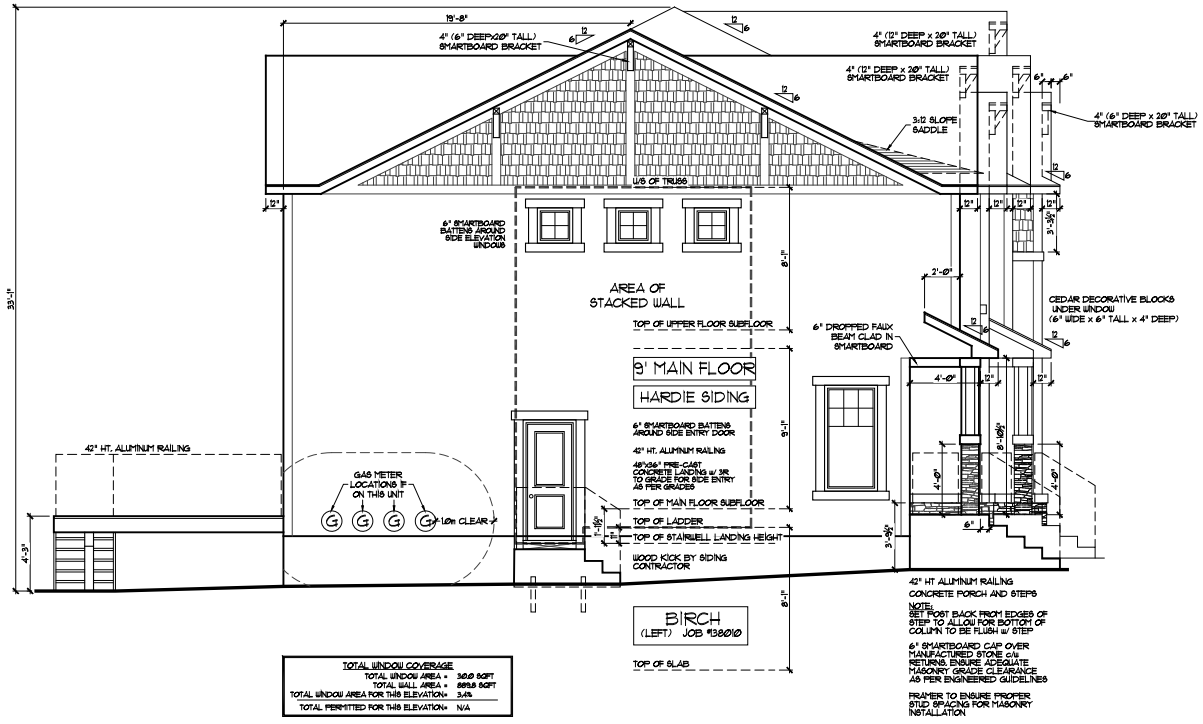

TOTAL WINDOW COVERAGE	
TOTAL WINDOW AREA =	30.8 SQFT
TOTAL WALL AREA =	889.8 SQFT
TOTAL WINDOW AREA FOR THIS ELEVATION=	3.4%
TOTAL PERMITTED FOR THIS ELEVATION=	N/A

LEFT SIDE ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

BIRCH FLOOR PLANS

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 7 / 10

Address:	4688, 154 AVE SW, CALGARY AB		4684, 154 AVE SW, C		4680, 154 AVE SW, C		4676, 154 AVE SW, C
Model:	BIRCH	138010	Model:	BIRCH	Model:	BIRCH	Model: BIRCH
	SPEC.			SI		SI	SI
Main Floor: Construct.:	1112 SQFT. Marketing:	1112 SQFT.	Main Floor: Constru	keting: 1112 SQFT.	Main Floor: Constru	keting: 1112 SQFT.	Main Floor: Constru keting: 1112 SQFT.
2nd Floor: Construct.:	1108 SQFT. Marketing:	790 SQFT.	2nd Floor:	790 SQFT.	2nd Floor:	790 SQFT.	2nd Floor: 790 SQFT.
Total Home: Construct.:	1480 SQFT. Marketing:	1562 SQFT.	Total	uct.: 1480 SQFT. Ma	Total	uct.: 1480 SQFT. Ma	Total uct.: 1480 SQFT. Ma
Basement Devel.:			Level:		Level:		Level:

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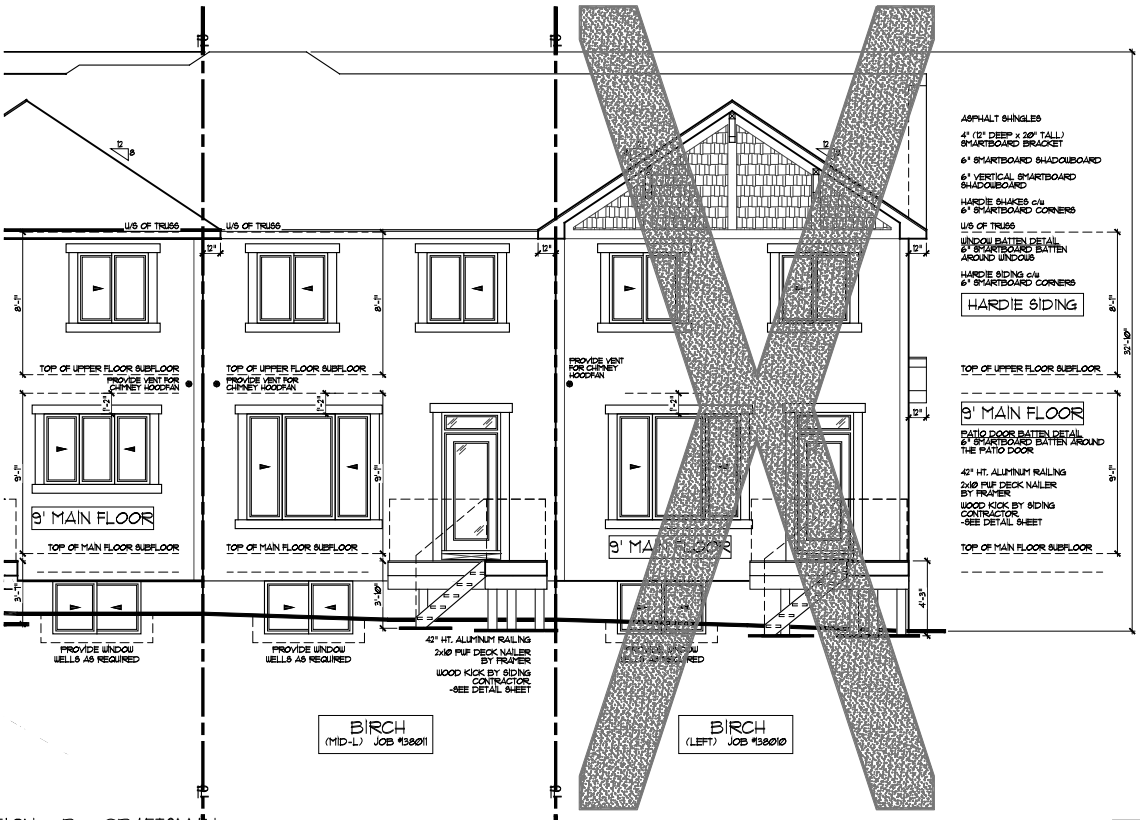

REAR ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26	PAGE	9 / 10
Job# Designer:	SEAN SKUCE		
Design Date:	OCTOBER 17, 2025		
Original Design:	C.S.		

Address:	4684, 154 AVE SW, CALGARY AB		
Model:	BIRCH	SPEC.	138011
Main Floor:	Construct: 772 SQFT.	Marketing:	772 SQFT.
2nd Floor:	Construct: 708 SQFT.	Marketing:	790 SQFT.
Total Home:	Construct: 1480 SQFT.	Marketing:	1562 SQFT.
Basement Devel:			

Address:	4680, 154 AVE SW, CA		
Model:	BIRCH		
Main Floor:	Constr	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

Address:	4676, 154 AVE SW, C		
Model:	BIRCH		
Main Floor:	Constr	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

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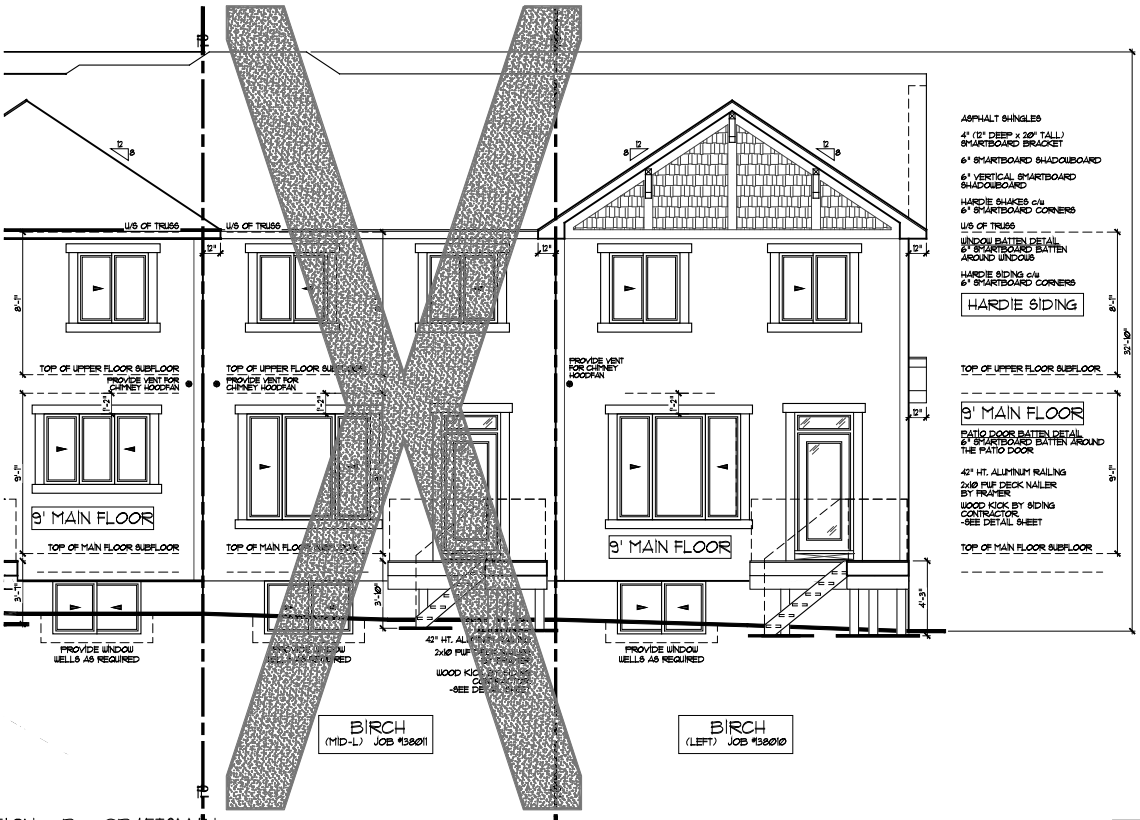

REAR ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Sterling HOMES	Spec. Update:	ADVANTAGE '26	PAGE 9/10	Address:	4688, 154 AVE SW, CALGARY AB		4684, 154 AVE SW, C		4680, 154 AVE SW, C		4676, 154 AVE SW, C				
	Job# Designer:	SEAN SKUCE		Model:	BIRCH	138010	Model:	BIRCH	Model:	BIRCH	Model:	BIRCH			
	Design Date:	OCTOBER 17, 2025			SPEC.		Main Floor: Constru	keting: T12 SQFT.	Main Floor: Constru	keting: T12 SQFT.	Main Floor: Constru	keting: T12 SQFT.			
	Original Design:	C.S.		Main Floor:	Construct.: T12 SQFT.	Marketing: T12 SQFT.	2nd Floor:	ket: 790 SQFT.	2nd Floor:	ket: 790 SQFT.	2nd Floor:	ket: 790 SQFT.			
				2nd Floor:	Construct.: 708 SQFT.	Marketing: 790 SQFT.	Total	uct.: 1480 SQFT. Mar	Total	uct.: 1480 SQFT. Mar	Total	uct.: 1480 SQFT. Mar			
				Total Home:	Construct.: 1480 SQFT.	Marketing: 1562 SQFT.	Level:	SQFT.	Level:	SQFT.	Level:	SQFT.			
				Basement Devel:											

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FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26	PAGE	10.1 / 10
Job# Designer:	SEAN SKUCE		
Design Date:	OCTOBER 17, 2025		
Original Design:	C.S.		

Address:	4684, 154 AVE SW, CALGARY AB		
Model:	BIRCH	SPEC.	138011
Main Floor:	Construct: 772 SQFT.	Marketing:	772 SQFT.
2nd Floor:	Construct: 708 SQFT.	Marketing:	790 SQFT.
Total Home:	Construct: 1480 SQFT.	Marketing:	1562 SQFT.
Basement Devel:			

Address:	4680, 154 AVE SW, CA		
Model:	BIRCH		
Main Floor:	Constr	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

Address:	4676, 154 AVE SW, C		
Model:	BIRCH		
Main Floor:	Constr	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

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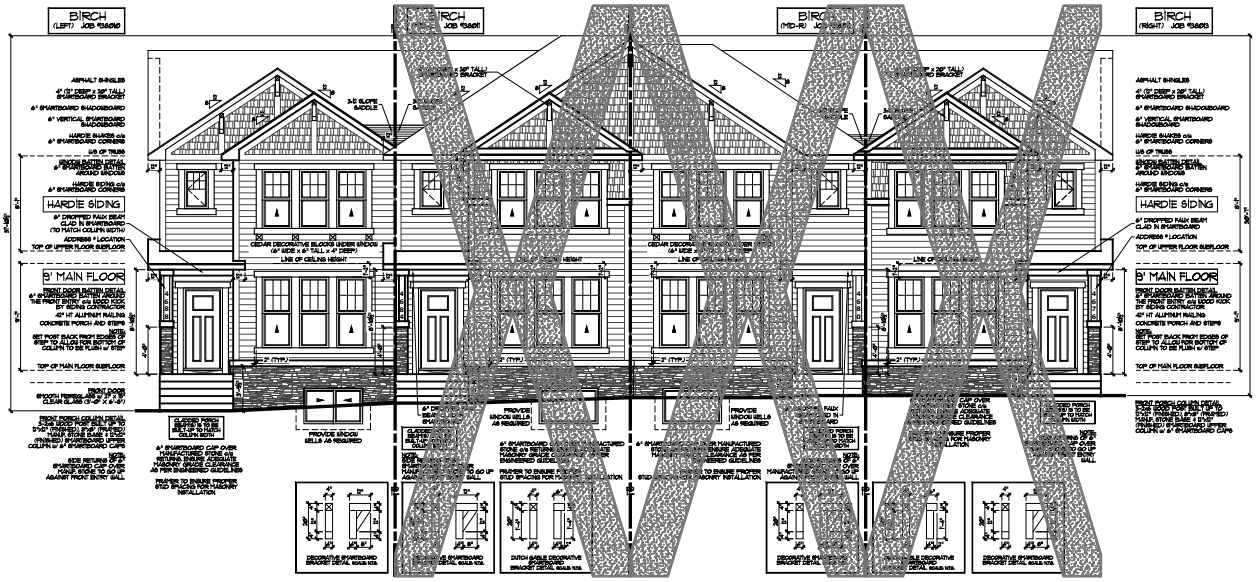

FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Spec. Update:	ADVANTAGE '26	PAGE	Address:	4688, 154 AVE SW, CALGARY AB	4684, 154 AVE SW, CA	4680, 154 AVE SW, CA	4676, 154 AVE SW, CA
Job* Designer:	SEAN SKUCE	01 / 10	Model:	BIRCH	BIRCH	BIRCH	BIRCH
Design Date:	OCTOBER 17, 2025			SPEC. 138010	Sp	Sp	Sp
Original Design:	C.S.		Main Floor: Construct.:	772 SQFT. Marketing: 772 SQFT.	Main Floor: Constru	Main Floor: Constru	Main Floor: Constru
					keting: 772 SQFT.	keting: 772 SQFT.	keting: 772 SQFT.
			2nd Floor: Construct.:	708 SQFT. Marketing: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.
			Total Home: Construct.:	1480 SQFT. Marketing: 1562 SQFT.	Total: 1480 SQFT. Mar	Total: 1480 SQFT. Mar	Total: 1480 SQFT. Mar
			Basement Devel:		Level:	Level:	Level:

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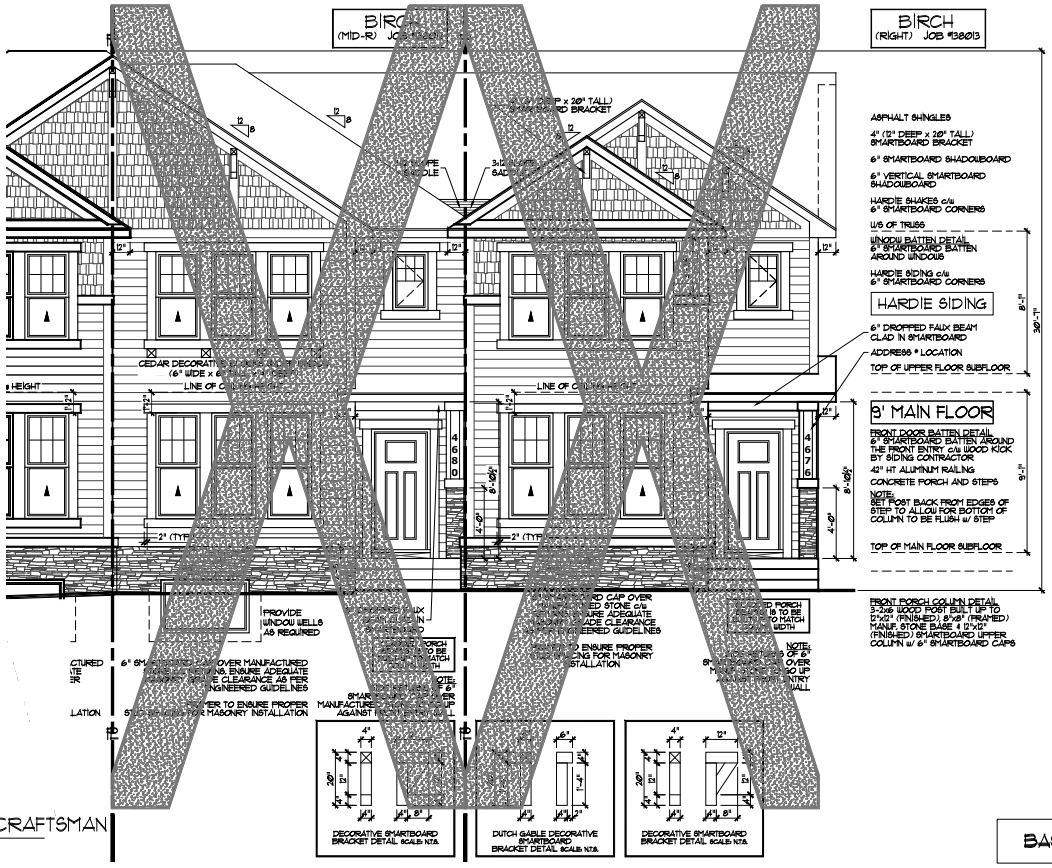

FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26	PAGE	02 / 10
Job# Designer:	SEAN SKUCE		
Design Date:	OCTOBER 17, 2025		
Original Design:	C.S.		

4688, 154 AVE SW, CA	Address: 4684, 154 AVE SW, CALGARY AB	4680, 154 AVE SW, CA	4676, 154 AVE SW, CA
Model: BIRCH	Model: BIRCH SPEC. 138011	Model: BIRCH	Model: BIRCH
Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Construct: 772 SQFT. Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.
2nd Floor: ... 790 SQFT.	2nd Floor: Construct: 708 SQFT. Marketing: 790 SQFT.	2nd Floor: ... 790 SQFT.	2nd Floor: ... 790 SQFT.
Total ... Construct: 1480 SQFT. Marketing: ... SQFT.	Total Home: Construct: 1480 SQFT. Marketing: 1562 SQFT.	Total ... Construct: 1480 SQFT. Marketing: ... SQFT.	Total ... Construct: 1480 SQFT. Marketing: ... SQFT.
Basement Level:	Basement Level:	Basement Level:	Basement Level:

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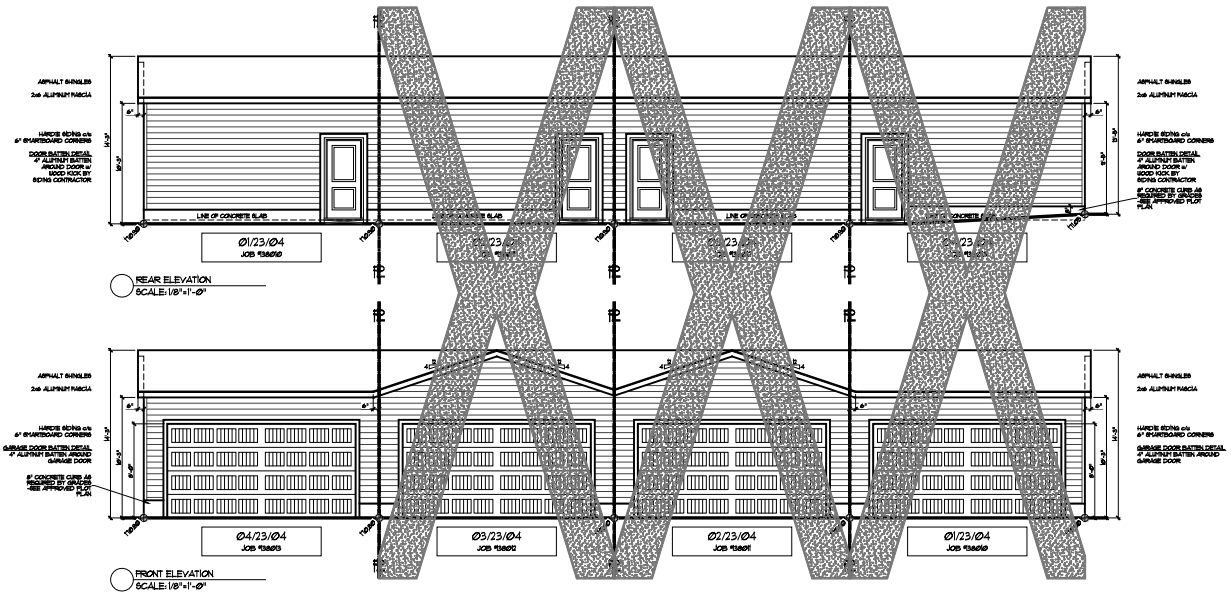

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26	PAGE	10.5 / 10
Job# Designer:	SEAN SKUCE		
Design Date:	OCTOBER 17, 2025		
Original Design:	C.S.		

Address:	4688, 154 AVE SW, CALGARY AB		
Model:	BIRCH	138010	
SPEC.			
Main Floor: Construct.:	772 SQFT.	Marketing:	772 SQFT.
2nd Floor: Construct.:	708 SQFT.	Marketing:	790 SQFT.
Total Home: Construct.:	1480 SQFT.	Marketing:	1562 SQFT.
Basement Devel.:			

Address:	4684, 154 AVE SW, C		
Model:	BIRCH	11	
Main Floor: Constru		keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct.: 1480 SQFT. Ma		SQFT.
Devel.:			

Address:	4680, 154 AVE SW, C		
Model:	BIRCH	12	
Main Floor: Constru		keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct.: 1480 SQFT. Ma		SQFT.
Devel.:			

Address:	4676, 154 AVE SW, C		
Model:	BIRCH	13	
Main Floor: Constru		keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct.: 1480 SQFT. Ma		SQFT.
Devel.:			

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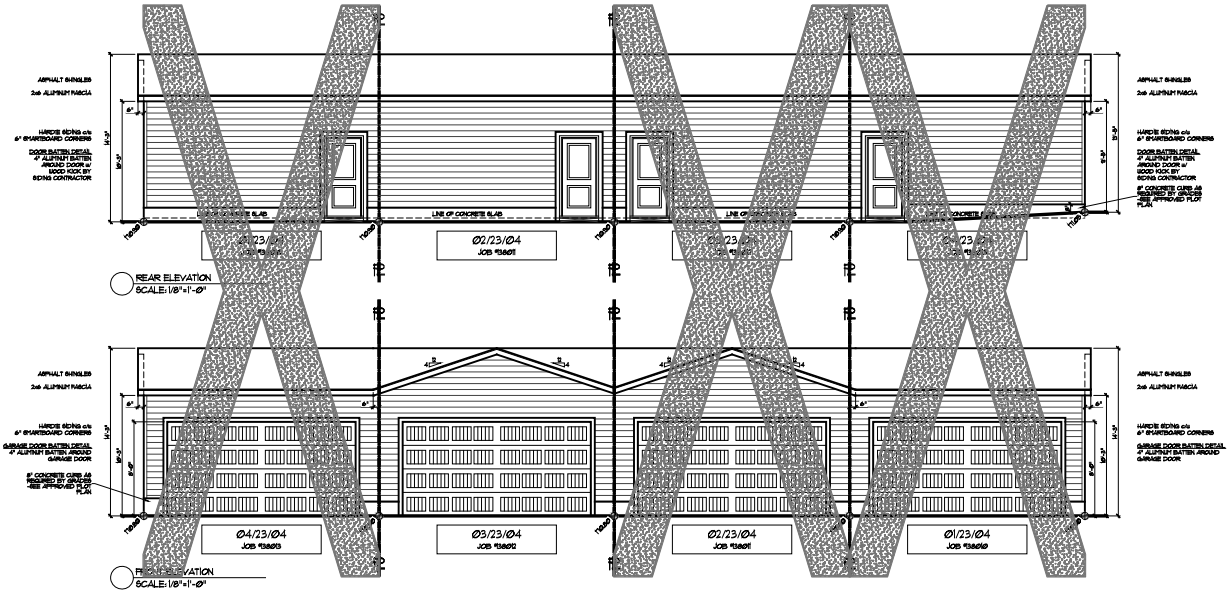

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26	PAGE
Job# Designer:	SEAN SKUCE	10.5 / 10
Design Date:	OCTOBER 17, 2025	
Original Design:	C.S.	

Address:	4684, 154 AVE SW, CALGARY AB		
Model:	BIRCH	SPEC.	138011
Main Floor:	Construct: 772 SQFT.	Marketing:	772 SQFT.
2nd Floor:	Construct: 708 SQFT.	Marketing:	790 SQFT.
Total Home:	Construct: 1480 SQFT.	Marketing:	1562 SQFT.
Basement Devel:			

Address:	4680, 154 AVE SW, CA		
Model:	BIRCH		
Main Floor:	Constru	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

Address:	4676, 154 AVE SW, C		
Model:	BIRCH		
Main Floor:	Constru	keting:	772 SQFT.
2nd Floor:			790 SQFT.
Total	ct: 1480 SQFT.		SQFT.
Level:			

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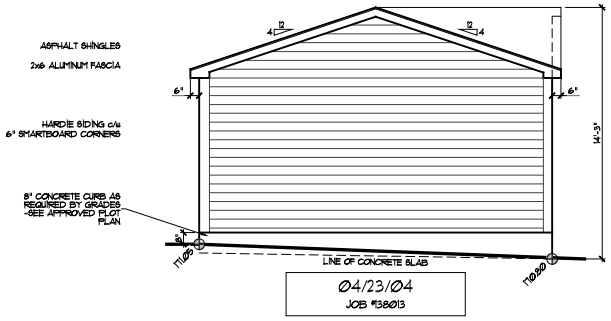
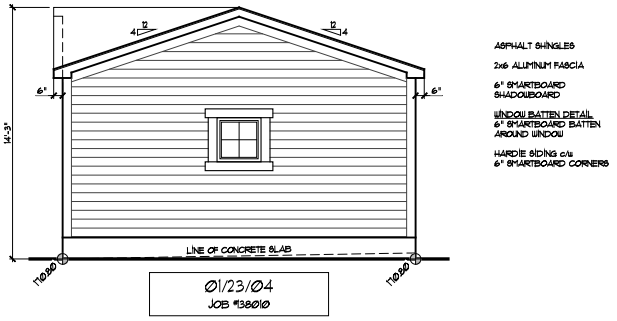
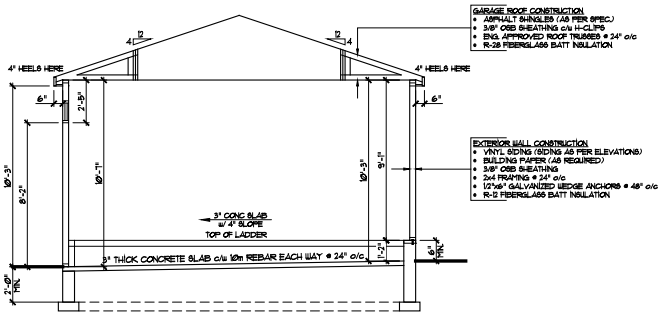


RIGHT ELEVATION
SCALE: 3/16"=1'-0"



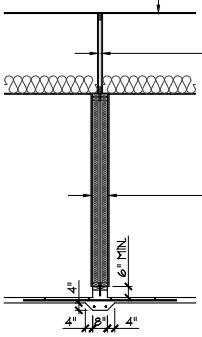
LEFT ELEVATION
SCALE: 3/16"=1'-0"



GARAGE SECTION
SCALE: 3/16"=1'-0"

NOTE:
FIRE STOP SEALANT TO BE APPLIED @ CONNECTIONS BETWEEN WALLS & TRUSS

NOTE:
ACOUSTICAL SEALANT TO BE APPLIED AROUND ELECTRIC BOXES & OTHER OPENINGS & @ THE JUNCTION OF INTERSECTING WALLS



ROOF SHEATHING
- DRYWALL TO EXTEND INTO SOFFIT TO STOP AIR MOVEMENT
- 5/8" TIGHT TO UNDER SIDE OF SHEATHING

- SCREW GYPSUM BOARD AS PER FIRE CODE
- 5/8" TYPE 'X' GYPSUM BOARD
- ROOF TRUSS @ 24" o/c
- TRUSS STUDS @ 16" o/c
- 5/8" TYPE 'X' GYPSUM BOARD
- SCREW GYPSUM BOARD AS PER FIRE CODE

1-HOUR FIRE-RESISTANCE RATING PARTY WALL CONSTRUCTION
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION
- 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" TYPE 'C' GYPSUM BOARD
- POLYOLEFIN HOUSE WRAP
- 2x4 STUD WALL (STAGGERED STUDS) @ 24" o/c
- (AS PER PLAN CONFIGURATION)
- R-12 FIBERGLASS BATT INSULATION
- 3/8" OSB SHEATHING
- 1" AIR SPACE
- 3/8" OSB SHEATHING
- R-12 FIBERGLASS BATT INSULATION
- 2x4 STUD WALL @ 24" o/c
- (AS PER FLOOR PLAN CONFIGURATION).
- POLYOLEFIN HOUSE WRAP
- 1/2" TYPE 'C' GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD

1-HOUR FIRE-RESISTANCE RATING PARTY WALL DETAIL
SCALE: N.T.S.
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION

BASEMENT RELEASE

BSMT PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 0.6 / 10

Address:	4688, 154 AVE SW, CALGARY AB		
Model:	BIRCH SPEC.	138010	
Main Floor:	Construct.: 1112 SQFT.	Marketing:	1112 SQFT.
2nd Floor:	Construct.: 1108 SQFT.	Marketing:	790 SQFT.
Total Home:	Construct.: 1480 SQFT.	Marketing:	1562 SQFT.
Basement Devel:			

Address:	4684, 154 AVE SW, C		
Model:	BIRCH SPEC.	11	
Main Floor:	Constru	keting:	1112 SQFT.
2nd Floor:		ave Sav	790 SQFT.
Total		uct.: 1480 SQFT. Mar	SQFT.
		Level:	

Address:	4680, 154 AVE SW, C		
Model:	BIRCH SPEC.	12	
Main Floor:	Constru	keting:	1112 SQFT.
2nd Floor:		ave Sav	790 SQFT.
Total		uct.: 1480 SQFT. Mar	SQFT.
		Level:	

Address:	4676, 154 AVE SW, C		
Model:	BIRCH SPEC.	13	
Main Floor:	Constru	keting:	1112 SQFT.
2nd Floor:		ave Sav	790 SQFT.
Total		uct.: 1480 SQFT. Mar	SQFT.
		Level:	

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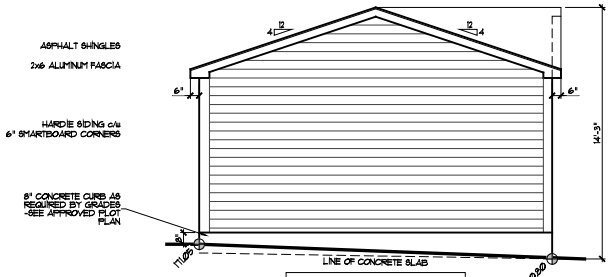
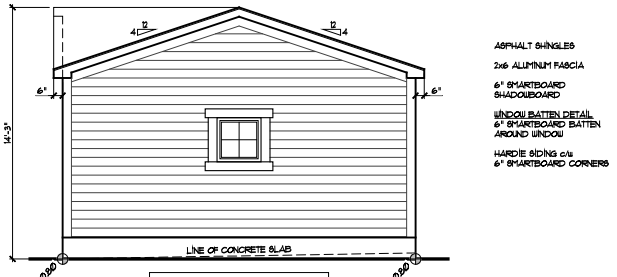
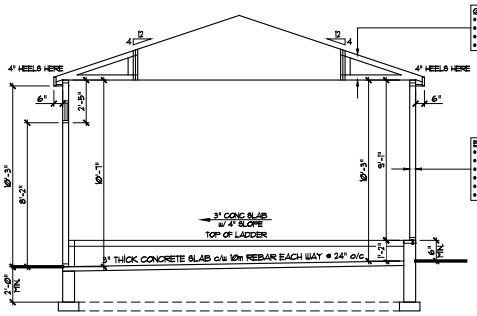


RIGHT ELEVATION
SCALE: 3/16"=1'-0"



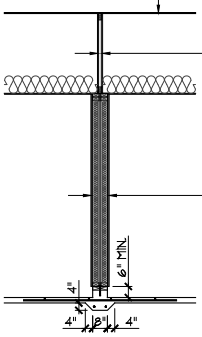
LEFT ELEVATION
SCALE: 3/16"=1'-0"



GARAGE SECTION
SCALE: 3/16"=1'-0"

NOTE:
FIRE STOP SEALANT TO BE APPLIED @ CONNECTIONS BETWEEN WALLS & TRUSS

NOTE:
ACOUSTICAL SEALANT TO BE APPLIED AROUND ELECTRIC BOXES & OTHER OPENINGS & @ THE JUNCTION OF INTERSECTING WALLS



ROOF SHEATHING
- DRYWALL TO EXTEND INTO SOFFIT TO STOP AIR MOVEMENT
- 5/8" TIGHT TO UNDER SIDE OF SHEATHING

- SCREW GYPSUM BOARD AS PER FIRE CODE
- 5/8" TYPE 'X' GYPSUM BOARD
- ROOF TRUSS @ 24" o/c
- TRUSS STUDS @ 16" o/c
- 5/8" TYPE 'X' GYPSUM BOARD
- SCREW GYPSUM BOARD AS PER FIRE CODE

1-HOUR FIRE-RESISTANCE RATING PARTY WALL CONSTRUCTION
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION
- 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" TYPE 'C' GYPSUM BOARD
- POLYOLEFIN HOUSE WRAP
- 2x4 STUD WALL (STAGGERED STUDS) @ 24" o/c (AS PER PLAN CONFIGURATION)
- R-12 FIBERGLASS BATT INSULATION
- 3/8" OSB SHEATHING
- 1" AIR SPACE
- 3/8" OSB SHEATHING
- R-12 FIBERGLASS BATT INSULATION
- 2x4 STUD WALL @ 24" o/c (AS PER FLOOR PLAN CONFIGURATION).
- POLYOLEFIN HOUSE WRAP
- 1/2" TYPE 'C' GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD

1-HOUR FIRE-RESISTANCE RATING PARTY WALL DETAIL
SCALE: N.T.S.
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION

BASEMENT RELEASE

PLOT PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 01.6 / 10

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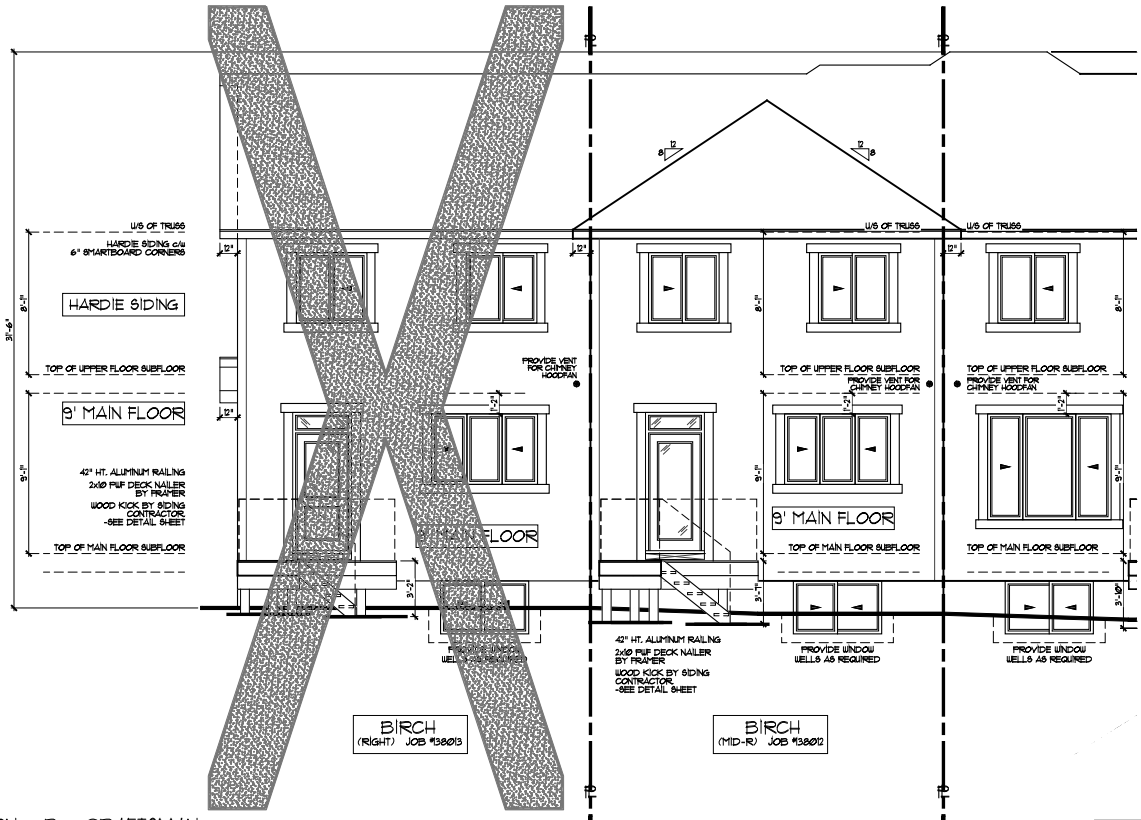
Address:	4688, 154 AVE SW, CA	Address:	4684, 154 AVE SW, CALGARY AB
Model:	BIRCH	Model:	BIRCH
	SI		SPEC.
Main Floor:	Constn	Main Floor:	Construct: 772 SQFT. Marketing: 772 SQFT.
2nd Floor:	790 SQFT.	2nd Floor:	Construct: 708 SQFT. Marketing: 790 SQFT.
Total	uct: 1480 SQFT. Mar	Total Home:	Construct: 1480 SQFT. Marketing: 1562 SQFT.
Level:		Basement Level:	

138011

Address:	4680, 154 AVE SW, CA	Address:	4676, 154 AVE SW, CA
Model:	BIRCH	Model:	BIRCH
	SI		SI
Main Floor:	Constn	Main Floor:	Constn
2nd Floor:	790 SQFT.	2nd Floor:	790 SQFT.
Total	uct: 1480 SQFT. Mar	Total	uct: 1480 SQFT. Mar
Level:		Level:	



REAR ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Spec. Update:	ADVANTAGE '26	PAGE	4688, 154 AVE SW, C	4684, 154 AVE SW, C	Address: 4680, 154 AVE SW, CALGARY AB	4676, 154 AVE SW, C
Job# Designer:	SEAN SKUCE	9 / 10	Model: BIRCH 9'	Model: BIRCH 9'	Model: BIRCH SPEC. 138012	Model: BIRCH 9'
Design Date:	OCTOBER 17, 2025		Main Floor: Constru	Main Floor: Constru	Main Floor: Construct.: 712 SQFT. Marketing: 712 SQFT.	Main Floor: Constru
Original Design:	C.S.		2nd Floor:	2nd Floor:	2nd Floor: Construct.: 708 SQFT. Marketing: 790 SQFT.	2nd Floor:
			Total:	Total:	Total Home: Construct.: 1480 SQFT. Marketing: 1562 SQFT.	Total:
			Level:	Level:	Basement Level:	Level:

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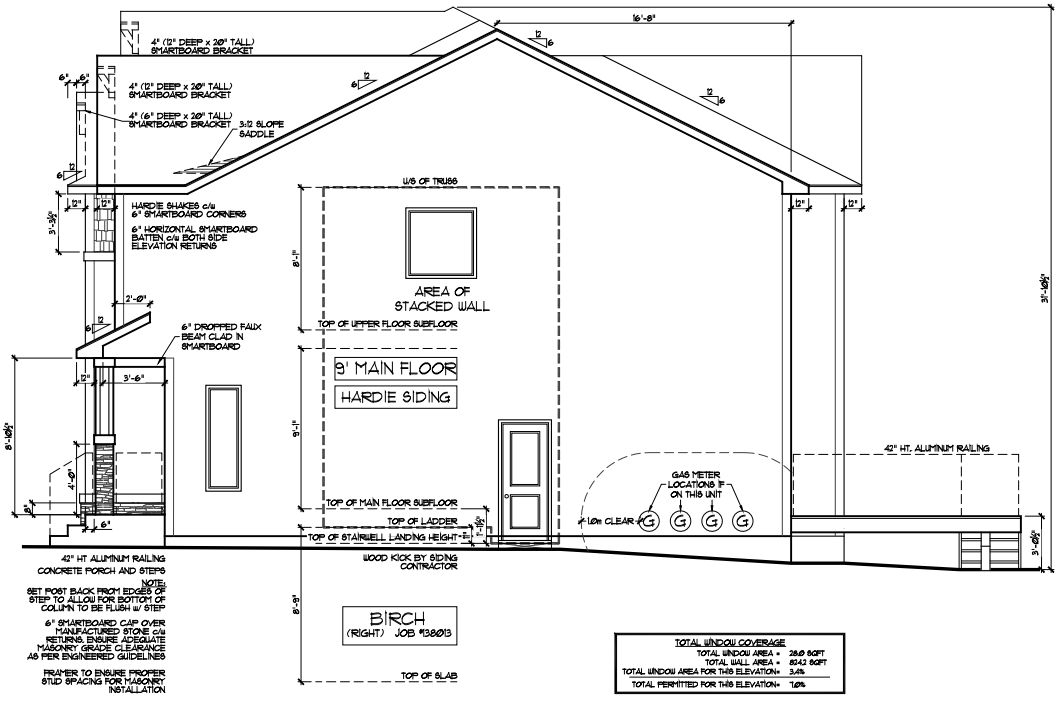

RIGHT SIDE ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 8 / 10

4688, 154 AVE SW, CALGARY AB	4684, 154 AVE SW, CALGARY AB	4680, 154 AVE SW, CALGARY AB	Address: 4676, 154 AVE SW, CALGARY AB
Model: BIRCH SPEC. 10	Model: BIRCH SPEC. 11	Model: BIRCH SPEC. 12	Model: BIRCH SPEC. 138013
Main Floor: Constn. 772 SQFT. Marketing: 772 SQFT.	Main Floor: Constn. 772 SQFT. Marketing: 772 SQFT.	Main Floor: Constn. 772 SQFT. Marketing: 772 SQFT.	Main Floor: Construct.: 772 SQFT. Marketing: 772 SQFT.
2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: Construct.: 708 SQFT. Marketing: 790 SQFT.
Total: Construct.: 1480 SQFT. Marketing: SQFT.	Total: Construct.: 1480 SQFT. Marketing: SQFT.	Total: Construct.: 1480 SQFT. Marketing: SQFT.	Total Home: Construct.: 1480 SQFT. Marketing: 1562 SQFT.
Basement Level:	Basement Level:	Basement Level:	Basement Level:

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FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Sterling HOMES	Spec. Update: ADVANTAGE '26	PAGE 10.1 / 10	4688, 154 AVE SW C	4684, 154 AVE SW C	Address: 4680, 154 AVE SW, CALGARY AB	4676, 154 AVE SW C
	Job# Designer: SEAN SKUCE		Model: BIRCH	Model: BIRCH	Model: BIRCH SPEC. 138012	Model: BIRCH
	Design Date: OCTOBER 11, 2025		Main Floor: Constr... ...keting: 112 SQFT.	Main Floor: Constr... ...keting: 112 SQFT.	Main Floor: Construct: 112 SQFT. Marketing: 112 SQFT.	Main Floor: Constr... ...keting: 112 SQFT.
	Original Design: C.S.		2nd Floor: ... 790 SQFT.	2nd Floor: ... 790 SQFT.	2nd Floor: Construct: 1108 SQFT. Marketing: 790 SQFT.	2nd Floor: ... 790 SQFT.
			Total ... 1480 SQFT. ... SQFT.	Total ... 1480 SQFT. ... SQFT.	Total Home: Construct: 1480 SQFT. Marketing: 1562 SQFT.	Total ... 1480 SQFT. ... SQFT.
			Level:	Level:	Basement Devel:	Level:

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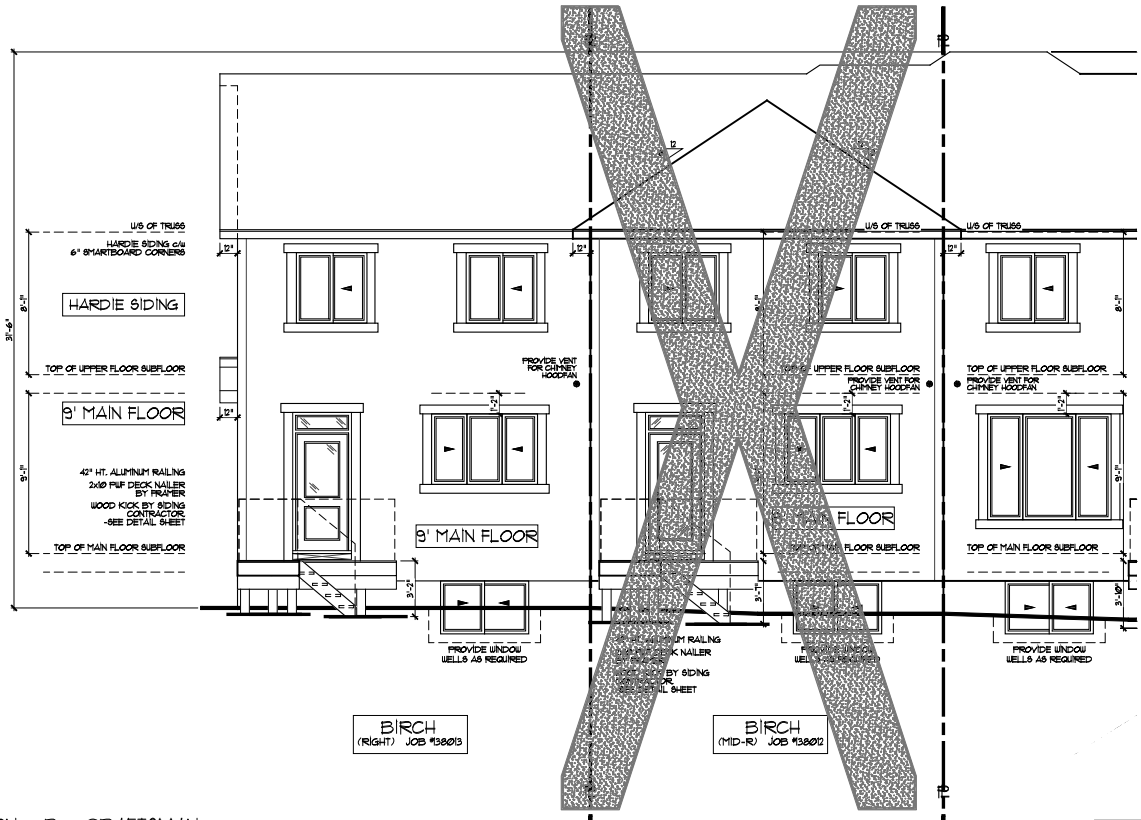

REAR ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

BR/ FOR AND PLOT PLAN	Sterling HOMES	Spec. Update:	ADVANTAGE '26	PAGE	4688, 154 AVE SW, C			4684, 154 AVE SW, C			4680, 154 AVE SW, C			Address:	4676, 154 AVE SW, CALGARY AB								
		Job# Designer:	SEAN SKUCE	9 / 10	Model:	BIRCH		Model:	BIRCH		Model:	BIRCH		Model:	BIRCH	138013							
		Design Date:	OCTOBER 17, 2025												SPEC.								
		Original Design:	C.S.		Main Floor:	Constr	keting:	772 SQFT.	Main Floor:	Constr	keting:	772 SQFT.	Main Floor:	Constr	keting:	772 SQFT.	Main Floor:	Construct.:	772 SQFT.	Marketing:	772 SQFT.		
					2nd Floor:			790 SQFT.	2nd Floor:			790 SQFT.	2nd Floor:			790 SQFT.	2nd Floor:	Construct.:	708 SQFT.	Marketing:	790 SQFT.		
					Total	ct.:	1480 SQFT.	Ma	SQFT.	Total	ct.:	1480 SQFT.	Ma	SQFT.	Total	ct.:	1480 SQFT.	Ma	SQFT.	Total Home:	Construct.:	1480 SQFT.	Marketing:	1562 SQFT.
					Level:				Level:				Level:				Basement Devel.:						

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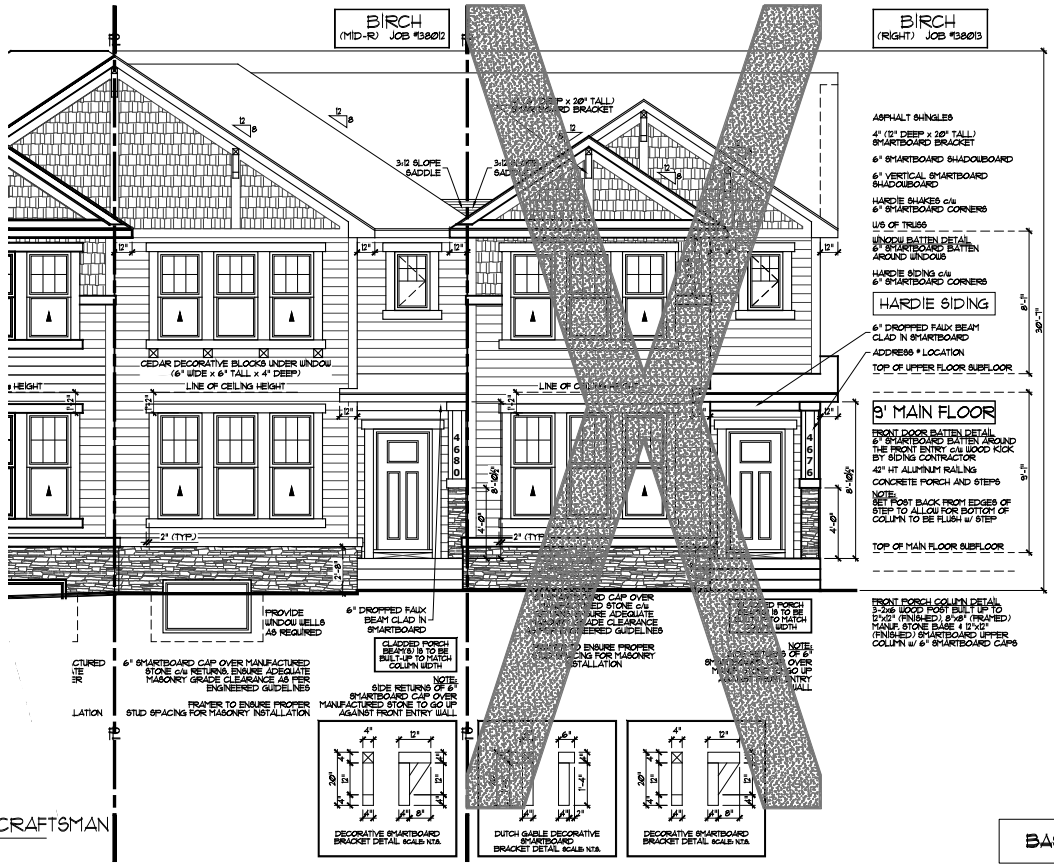

FRONT ELEVATION - B - CRAFTSMAN
SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Sterling HOMES	Spec. Update: ADVANTAGE '26	PAGE 02/10	4688, 154 AVE SW, C	4684, 154 AVE SW, C	Address: 4680, 154 AVE SW, CALGARY AB	4676, 154 AVE SW, C	
	Job# Designer: SEAN SKUCE		Model: BIRCH	Model: BIRCH	Model: BIRCH SPEC. 138012	Model: BIRCH	
	Design Date: OCTOBER 17, 2025		Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Construct: 772 SQFT. Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.	
	Original Design: C.S.		2nd Floor: ... 790 SQFT.	2nd Floor: ... 790 SQFT.	2nd Floor: Construct: 708 SQFT. Marketing: 790 SQFT.	2nd Floor: ... 790 SQFT.	
			Total ... 1480 SQFT. Ma... SQFT.	Total ... 1480 SQFT. Ma... SQFT.	Total Home: Construct: 1480 SQFT. Marketing: 1562 SQFT.	Total ... 1480 SQFT. Ma... SQFT.	
			Level:	Level:	Basement Level:	Level:	

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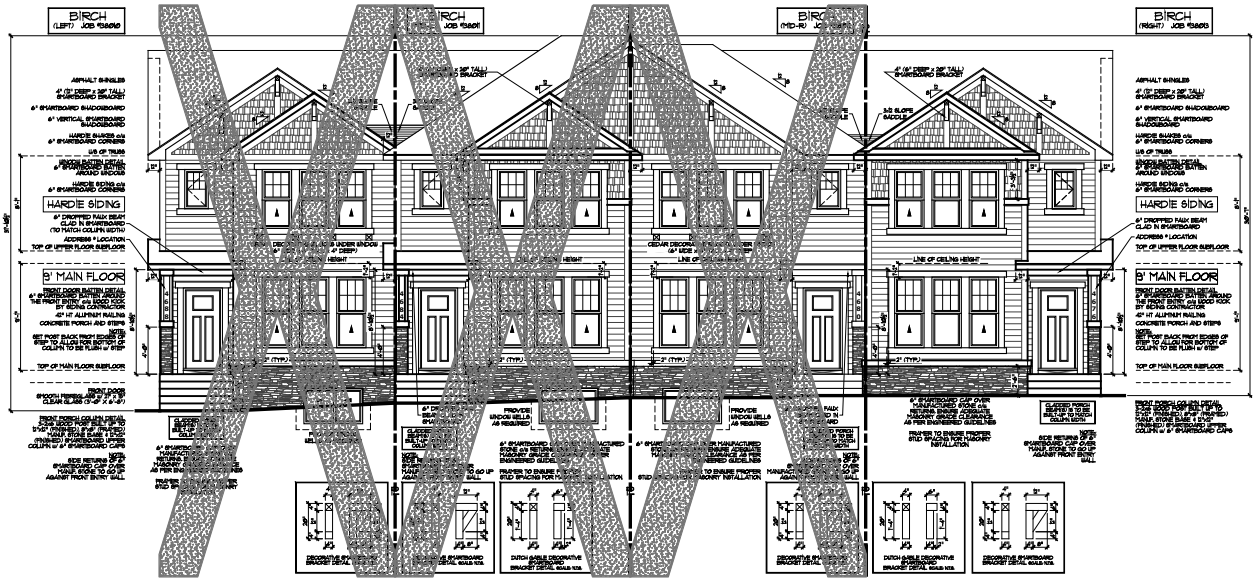
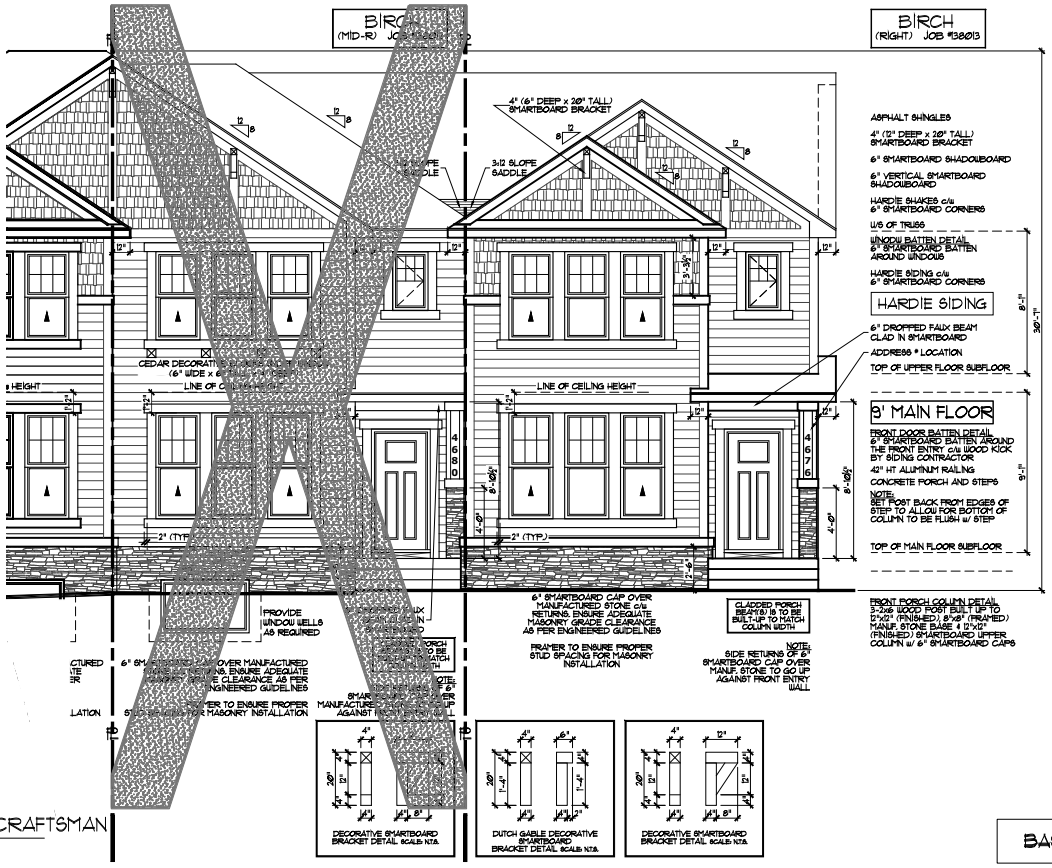


FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

| | | |



FRONT ELEVATION - B - CRAFTSMAN

SCALE: 3/16"=1'-0"

BASEMENT RELEASE

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 02 / 10

4688, 154 AVE SW, CALGARY AB	4684, 154 AVE SW, CALGARY AB	4680, 154 AVE SW, CALGARY AB	4676, 154 AVE SW, CALGARY AB
Model: BIRCH SPEC.	Model: BIRCH SPEC.	Model: BIRCH SPEC.	Model: BIRCH SPEC. 138013
Main Floor: Constn. 112 SQFT. Marketing: 112 SQFT.	Main Floor: Constn. 112 SQFT. Marketing: 112 SQFT.	Main Floor: Constn. 112 SQFT. Marketing: 112 SQFT.	Main Floor: Construct.: 112 SQFT. Marketing: 112 SQFT.
2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: Construct.: 108 SQFT. Marketing: 790 SQFT.
Total: 1480 SQFT. Main Level:	Total: 1480 SQFT. Main Level:	Total: 1480 SQFT. Main Level:	Total Home: Construct.: 1480 SQFT. Marketing: 1562 SQFT.
			Basement Devel.:

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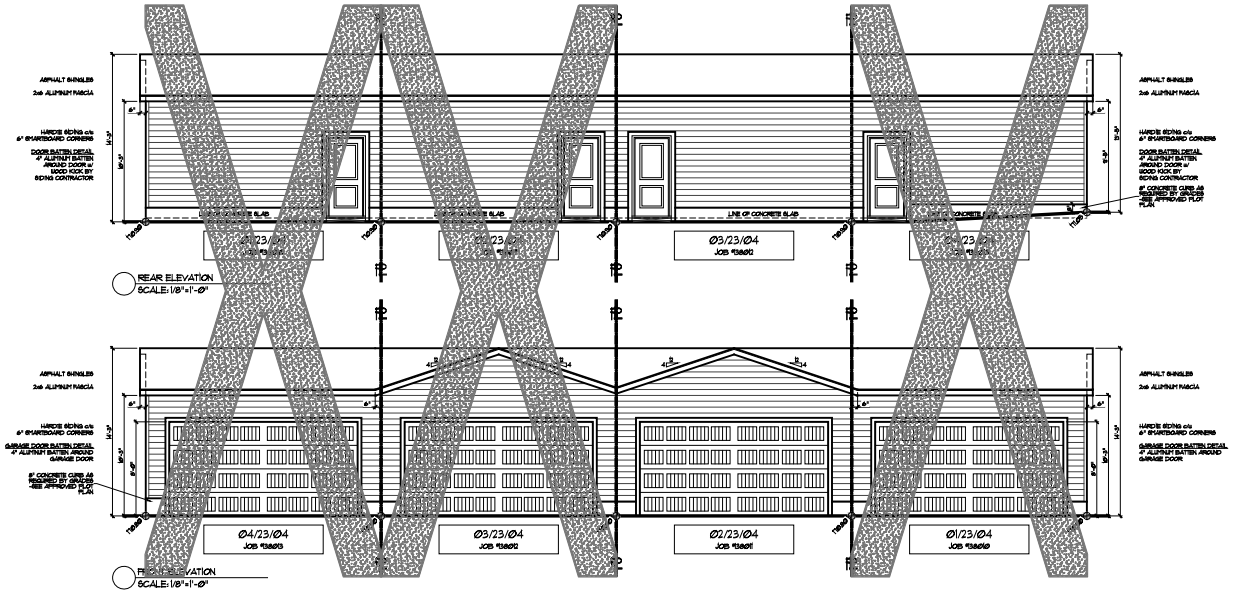

BASEMENT RELEASE

Sterling HOMES	Spec. Update: ADVANTAGE '26	PAGE 05 / 10	4688, 154 AVE SW, C	4684, 154 AVE SW, C	Address: 4680, 154 AVE SW, CALGARY AB	4676, 154 AVE SW, C
	Job# Designer: SEAN SKUCE		Model: BIRCH	Model: BIRCH	Model: BIRCH	Model: BIRCH
	Design Date: OCTOBER 17, 2025		SPEC.		SPEC. 138012	
	Original Design: C.S.		Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.	Main Floor: Construct: 772 SQFT. Marketing: 772 SQFT.	Main Floor: Constr... Marketing: 772 SQFT.
			2nd Floor: ... 790 SQFT.	2nd Floor: ... 790 SQFT.	2nd Floor: Construct: 708 SQFT. Marketing: 790 SQFT.	2nd Floor: ... 790 SQFT.
			Total ... Construct: 1480 SQFT. Marketing: ... SQFT.	Total ... Construct: 1480 SQFT. Marketing: ... SQFT.	Total Home: Construct: 1480 SQFT. Marketing: 1562 SQFT.	Total ... Construct: 1480 SQFT. Marketing: ... SQFT.
			Basement Level:	Basement Level:	Basement Level:	Basement Level:

BR/ FOR AND PLOT PLAN

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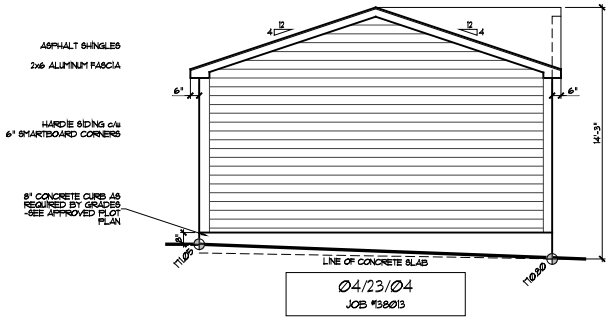
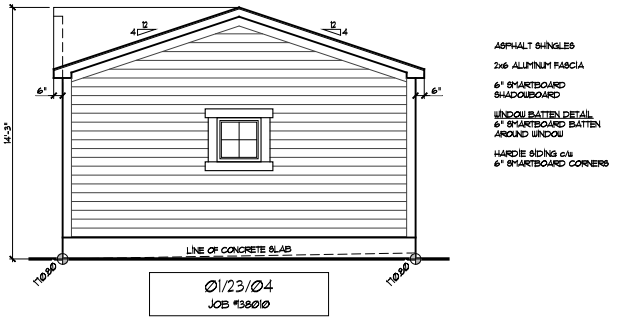
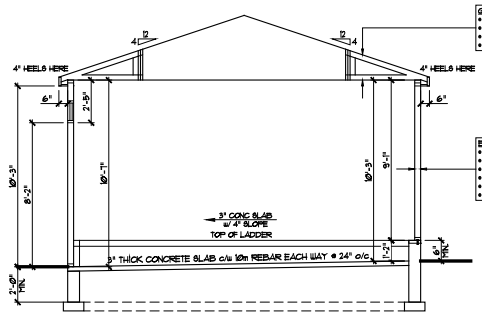


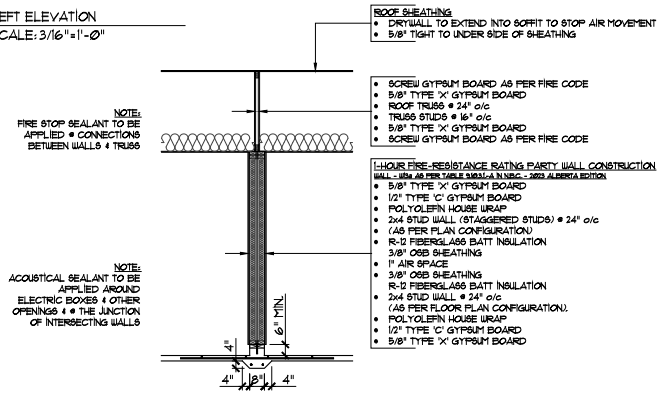
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



GARAGE SECTION
SCALE: 3/16"=1'-0"



1-HOUR FIRE-RESISTANCE RATING PARTY WALL DETAIL
SCALE: N.T.S.
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION

BASEMENT RELEASE

BASEMENT FLOOR PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

PAGE 06 / 10

	4688, 154 AVE SW, C	4684, 154 AVE SW, C	4680, 154 AVE SW, CALGARY AB
Model:	BIRCH	BIRCH	BIRCH
	SI	11	SPEC. 138012
Main Floor:	Constru	Constru	Construct: 712 SQFT. Marketing: 712 SQFT.
2nd Floor:			Construct: 768 SQFT. Marketing: 790 SQFT.
Total	ct: 1480 SQFT. Ma	Total	Total Home: Construct: 1480 SQFT. Marketing: 1502 SQFT.
	Level:	Level:	Basement Level:

	4676, 154 AVE SW, C
Model:	BIRCH
	15
Main Floor:	Constru
2nd Floor:	
Total	ct: 1480 SQFT. Ma
	Level:

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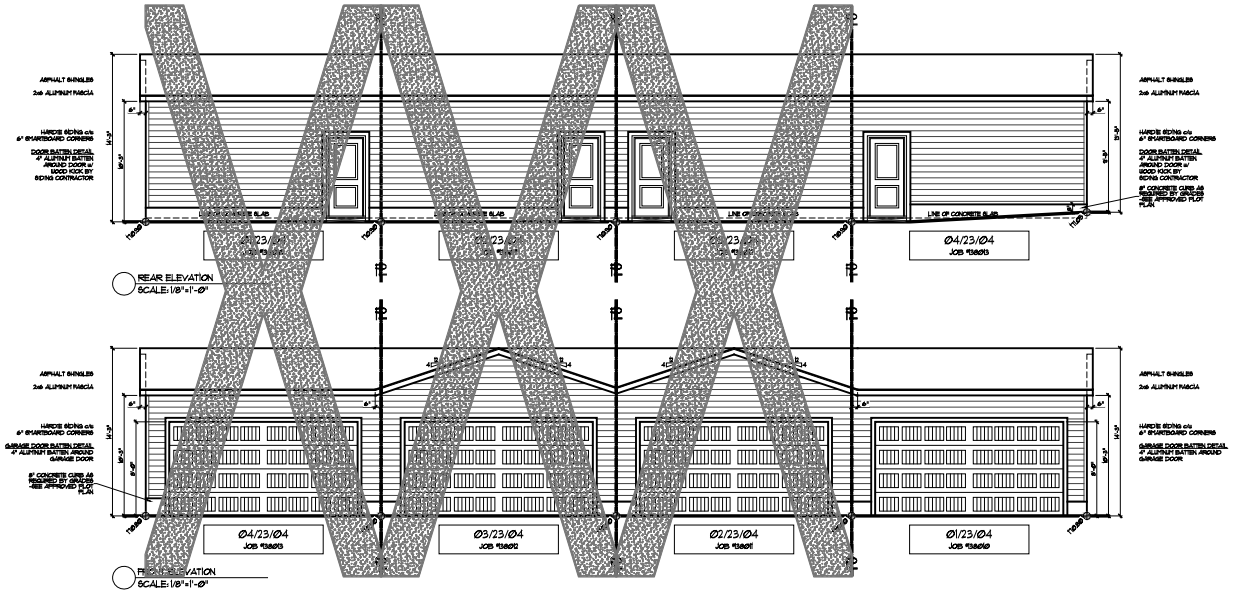

BASEMENT RELEASE

PLOT PLAN	Sterling HOMES	Spec. Update:	ADVANTAGE '26	PAGE 05/10	4688, 154 AVE SW, CALGARY AB				4684, 154 AVE SW, CALGARY AB				4680, 154 AVE SW, CALGARY AB				Address:	4676, 154 AVE SW, CALGARY AB				
		Job# Designer:	SEAN SKUCE		Model:	BIRCH		138013	Model:	BIRCH		138013	Model:	BIRCH		138013	Model:	BIRCH		138013		
		Design Date:	OCTOBER 17, 2025		Lot:	51	Blk:	10	Lot:	51	Blk:	11	Lot:	51	Blk:	12		SPEC.				
		Original Design:	C.S.		Main Floor:	Constn		Marketing:	772 SQFT.	Main Floor:	Constn		Marketing:	772 SQFT.	Main Floor:	Constn		Marketing:	772 SQFT.	Main Floor:	Construct:	772 SQFT.	Marketing:	772 SQFT.
					2nd Floor:	Constn		Marketing:	790 SQFT.	2nd Floor:	Constn		Marketing:	790 SQFT.	2nd Floor:	Constn		Marketing:	790 SQFT.	2nd Floor:	Construct:	708 SQFT.	Marketing:	790 SQFT.
					Total	Constn		Marketing:	SQFT.	Total	Constn		Marketing:	SQFT.	Total	Constn		Marketing:	SQFT.	Total Home:	Construct:	1480 SQFT.	Marketing:	1562 SQFT.
					Basement Level:					Basement Level:					Basement Level:					Basement Level:				

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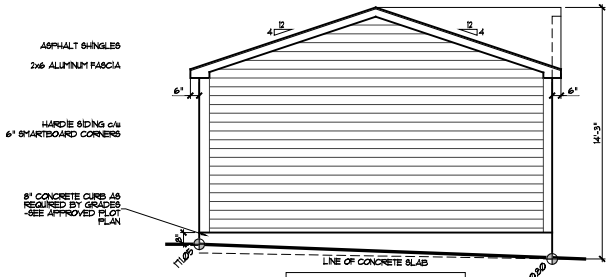
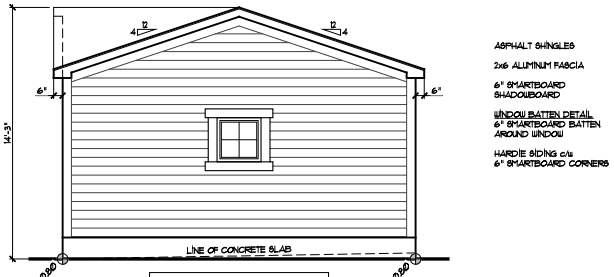
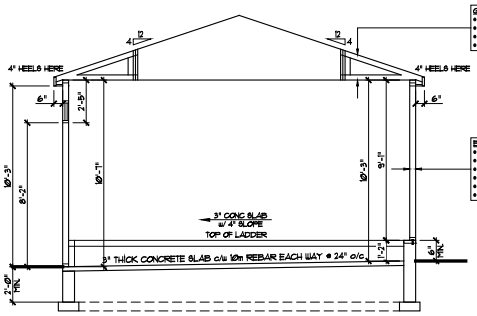


RIGHT ELEVATION
SCALE: 3/16"=1'-0"



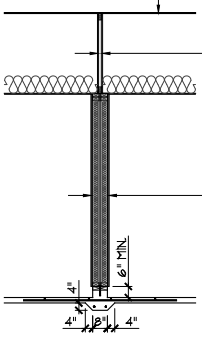
LEFT ELEVATION
SCALE: 3/16"=1'-0"



GARAGE SECTION
SCALE: 3/16"=1'-0"

NOTE:
FIRE STOP SEALANT TO BE APPLIED @ CONNECTIONS BETWEEN WALLS & TRUSS

NOTE:
ACOUSTICAL SEALANT TO BE APPLIED AROUND ELECTRIC BOXES & OTHER OPENINGS & @ THE JUNCTION OF INTERSECTING WALLS



ROOF SHEATHING
- DRYWALL TO EXTEND INTO SOFFIT TO STOP AIR MOVEMENT
- 5/8" TIGHT TO UNDER SIDE OF SHEATHING

- SCREW GYPSUM BOARD AS PER FIRE CODE
- 5/8" TYPE 'X' GYPSUM BOARD
- ROOF TRUSS @ 24" o/c
- TRUSS STUDS @ 16" o/c
- 5/8" TYPE 'X' GYPSUM BOARD
- SCREW GYPSUM BOARD AS PER FIRE CODE

1-HOUR FIRE-RESISTANCE RATING PARTY WALL CONSTRUCTION
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION
- 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" TYPE 'C' GYPSUM BOARD
- POLYOLEFIN HOUSE WRAP
- 2x4 STUD WALL (STAGGERED STUDS) @ 24" o/c
- (AS PER PLAN CONFIGURATION)
- R-12 FIBERGLASS BATT INSULATION
- 3/8" OSB SHEATHING
- 1" AIR SPACE
- 3/8" OSB SHEATHING
- R-12 FIBERGLASS BATT INSULATION
- 2x4 STUD WALL @ 24" o/c
- (AS PER FLOOR PLAN CONFIGURATION).
- POLYOLEFIN HOUSE WRAP
- 1/2" TYPE 'C' GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD

1-HOUR FIRE-RESISTANCE RATING PARTY WALL DETAIL
SCALE: N.T.S.
WALL - U13a AS PER TABLE 9.10.3.1-A IN N.B.C. - 2023 ALBERTA EDITION

BASEMENT RELEASE

BASEMENT FLOOR PLAN

Sterling HOMES

Spec. Update:	ADVANTAGE '26
Job# Designer:	SEAN SKUCE
Design Date:	OCTOBER 17, 2025
Original Design:	C.S.

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4688, 54 AVE SW, CALGARY AB	4684, 54 AVE SW, CALGARY AB	4680, 54 AVE SW, CALGARY AB	Address: 4676, 54 AVE SW, CALGARY AB
Model: BIRCH SPEC.	Model: BIRCH SPEC.	Model: BIRCH SPEC.	Model: BIRCH SPEC. 138013
Main Floor: Constr: 1112 SQFT. Marketing: 1112 SQFT.	Main Floor: Constr: 1112 SQFT. Marketing: 1112 SQFT.	Main Floor: Constr: 1112 SQFT. Marketing: 1112 SQFT.	Main Floor: Construct.: 1112 SQFT. Marketing: 1112 SQFT.
2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: 790 SQFT.	2nd Floor: Construct.: 768 SQFT. Marketing: 790 SQFT.
Total Const.: 1480 SQFT. Main Level: SQFT.	Total Const.: 1480 SQFT. Main Level: SQFT.	Total Const.: 1480 SQFT. Main Level: SQFT.	Total Home: Construct.: 1480 SQFT. Marketing: 1562 SQFT.
			Basement Level:

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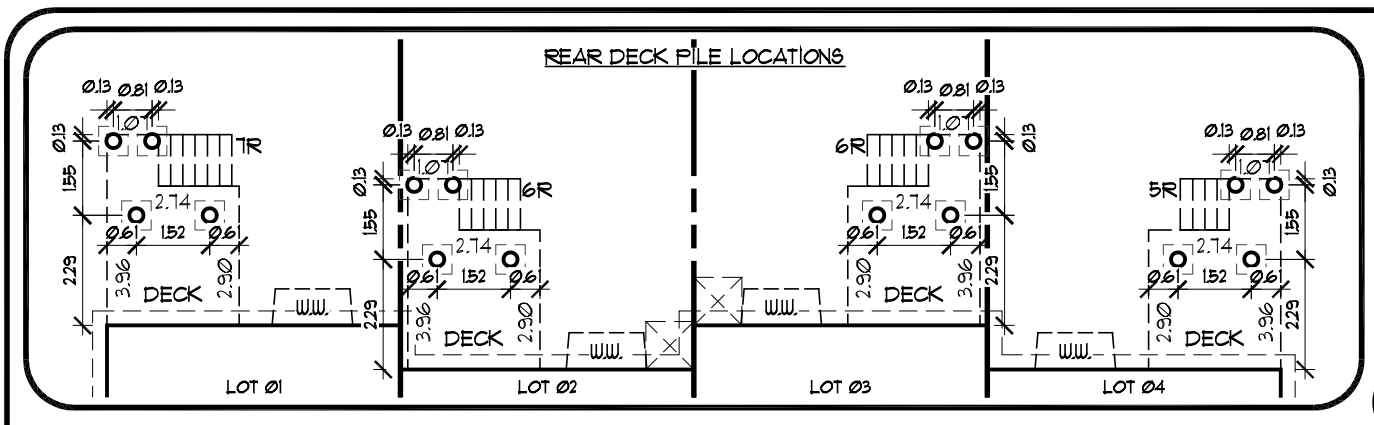
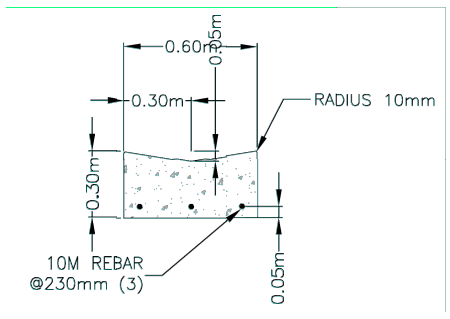
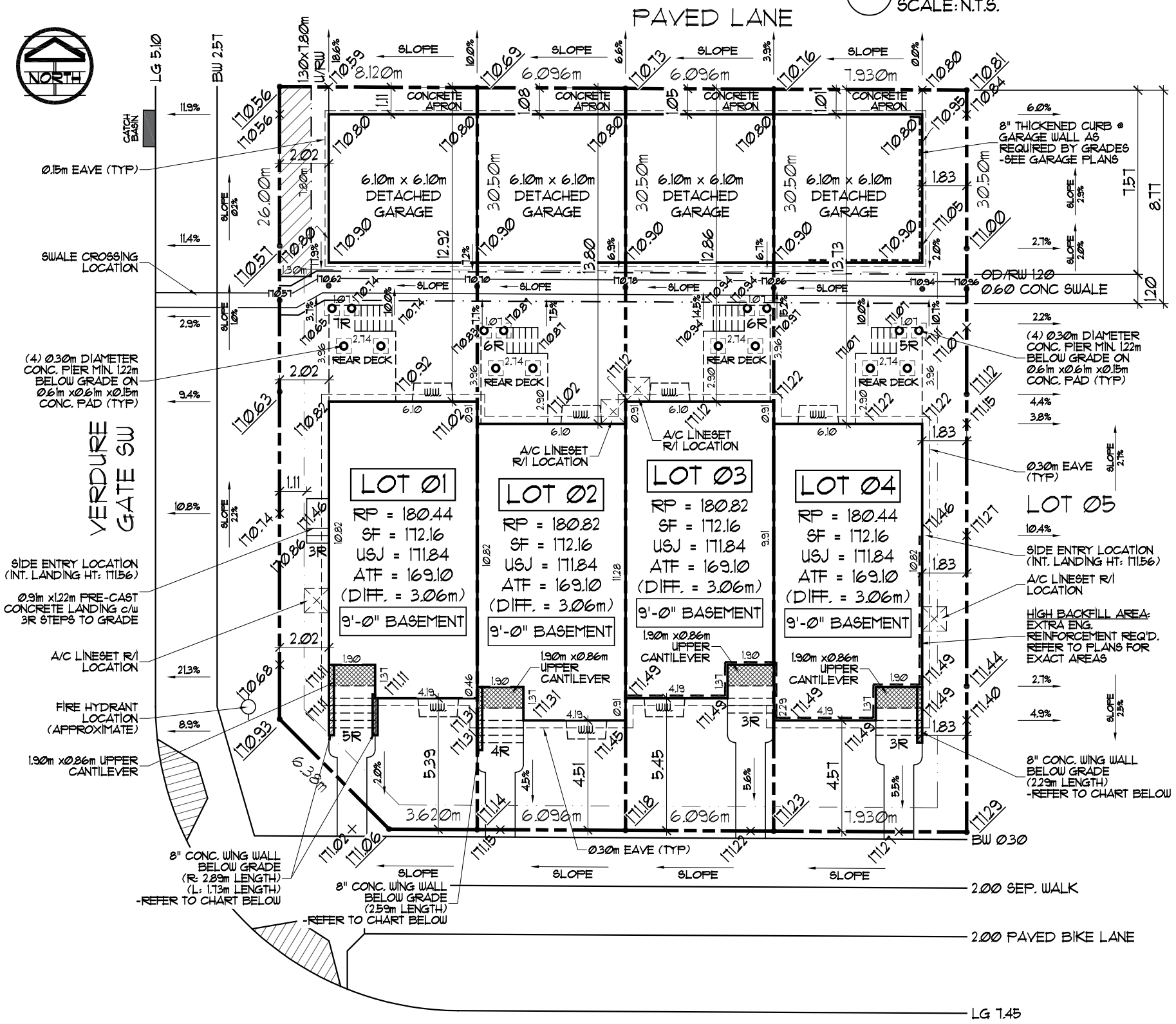
Errors & Omissions: Home plan perusal & confirmation is essential prior to home construction. However errors & omissions may occur on the plans. Such errors & omissions are overruled by any addendums, specifications & offer to purchase. The builder will not be responsible for such errors & omissions. Please note that these plans do not form part of the contract agreement.





SHALLOW CONCRETE SWALE DETAIL
SCALE: N.T.S.



LOT Ø1	LOT Ø2	LOT Ø3	LOT Ø4
GW = 166.17 OG = 170.11 RMG = 171.074	GW = 166.20 OG = 169.96 RMG = 171.074	GW = 166.20 OG = 169.80 RMG = 171.074	GW = 166.18 OG = 169.45
JOB #138010	JOB #138011	JOB #138012	JOB #138013
REAR AMENITY AREA = 34.16 m²	REAR AMENITY AREA = 31.25 m²	REAR AMENITY AREA = 25.50 m²	REAR AMENITY AREA = 40.50 m²
AREA CALCULATIONS DRIVEWAY = 6.78 m² / APRON SIDEWALK = 6.23 m²	AREA CALCULATIONS DRIVEWAY = 6.58 m² / APRON SIDEWALK = 5.52 m²	AREA CALCULATIONS DRIVEWAY = 6.39 m² / APRON SIDEWALK = 7.07 m²	AREA CALCULATIONS DRIVEWAY = 6.20 m² / APRON SIDEWALK = 6.00 m²

WINGWALL/PILE HT. VS RISERS
(DISTANCE FROM TOP OF SUBFLOOR TO TOP OF WINGWALL/PILE)

1 RISER	=18" (Ø.46m)
2 RISER	=25" (Ø.64m)
3 RISER	=31" (Ø.79m)
4 RISER	=39" (Ø.99m)
5 RISER	=47" (1.19m)
6 RISER	=55" (1.40m)

NOTE TO HOMEOWNER:
IF YOUR HOME IS EQUIPPED WITH A SWALE IN THE REAR YARD, IT IS TO FACILITATE PROPER DRAINAGE OF THE LOT AND MUST NOT BE TAMPERED WITH IN THE COURSE OF LANDSCAPING YOUR LOT!

ALL RETAINING WALLS & DEVELOPER FENCES ARE LOCATED INSIDE THE PROPERTY LINE.

RETAINING WALLS ALONG SIDE PROPERTY LINES MAY BE REQUIRED IF SLOPE OF GRADE EXCEEDS 3:1

ENSURE ADEQUATE FROST WALL FOOTING COVERAGE BELOW FINAL GRADE (1.22m MIN.)

BUILDER TO CONFIRM ALL GRADES PRIOR TO CONSTRUCTION

ENSURE ADEQUATE DRAINAGE AWAY FROM ALL FOUNDATIONS

MIN. POURED CONC. WALK DRIVEWAY

W.W. Ø.76mx1.68m/1.55m WINDOW WELLS

LOT Ø1: 237.5 SQM LOT
LOT Ø2: 185.9 SQM LOT
LOT Ø3: 185.9 SQM LOT
LOT Ø4: 241.8 SQM LOT

LOT Ø1: 74.3 SQM HOUSE
LOT Ø2: 74.3 SQM HOUSE
LOT Ø3: 74.3 SQM HOUSE
LOT Ø4: 74.3 SQM HOUSE

LOT Ø1: 31.3% COVER
LOT Ø2: 39.9% COVER
LOT Ø3: 39.9% COVER
LOT Ø4: 30.7% COVER

LOT/BLOCK/PHASE: LOTS Ø1 /Ø2 /Ø3 /Ø4, BLOCK 23, PHASE Ø4
PLAN NUMBER: 241 2545
MUNICIPAL ADDRESS: 4688/ 4684/ 4680/ 4676, 154 AVE SW, CALG.

MODEL: BIRCH 'B'/ BIRCH 'B'/ BIRCH 'B'/ BIRCH 'B'

START DATE: AUGUST.04.2026 | LTF: 168.86/ 168.92 /168.96 /169.02

REVISED DATE: SEPT.04.2026 | ZONING: R-MG

DESIGNER: SEAN SKUCE | SCALE: 1:200

JOB #:
138010 SPEC (LEFT)
138011 SPEC (MID-LEFT)
138012 SPEC (MID-RIGHT)
138013 SPEC (RIGHT)

Sterling HOMES

LOT Ø1 138010
LOT Ø3 138012
LOT Ø2 138011
LOT Ø4 138013