

PURCHASER(S) FINAL APPROVAL FORM

June 10, 2022

Job # 30773 New Home Address: 15636 18 Avenue SW ; 10/26/212-2958

Purchaser(s): AHMED ABOMANDOUR

Phone: 1-437-228-8242 (H) 1-437-228-8242 (C) Email: ph.a.sary@hotmail.com

House Model: COLUMBIA Specification: TRAILBLAZER Subdivision: GLENRIDGING - RSL

Sales Area Manager: DIANE SASSEVILLE

To ensure your home meets or exceeds your expectations, review of the plans prior to commencing construction is required. We request that you verify the following details:

- 1. The drawings are accurate of all requested changes with the exception of any pending electrical changes. (Electrical changes are the only permissible interior change at this stage).
- 2. The exterior color chart and elevation(s) accurately represent the correct exterior colors, products and applicable changes previously made. Purchaser accepts and acknowledges that all front and/or high visibility side/rear elevations (as applicable), setbacks, and concrete applications, are subject to final architectural approval. Any exterior changes requested moving forward, are also subject to architectural resubmission approval and the purchaser will be responsible for the associated \$500.00 resubmission fee.
- 3. The purchaser has received a full explanation of site conditions including but not limited to lot size, location of the house on the lot, driveway shape/size, right-of-ways, retaining walls, easements, fixtures, street furniture, and neighboring structures. Purchaser is aware that, if required, retaining walls are not included in the purchase price and are the sole responsibility of the purchaser.
- 4. Trail Appliance and Design Q selections, colors, and finishings have been finalized. Purchaser accepts and acknowledges that no further changes to appliance dimensions will be permitted once client plans are completed.

In the event the purchaser is providing their own appliances, ensuring the selected appliances fit within the standard openings will be the responsibility of the purchaser(s).

- 5. The purchaser accepts and acknowledges that any conversation about possession up until the 35 day written notice is provided, is to be considered an estimation only.
- 6. Purchaser understands that there are two (2) scheduled visits during construction: at completion of rough-ins; and at cabinet installation. Purchaser will be contacted to book these appointments. Please note these will be weekday appointments and Alberta Workplace and Safety rules must be adhered to.
- 7. The Purchaser accepts and acknowledges that there will be no further changes past the purchaser final plan approval stage.

The Purchaser(s) hereby acknowledge that they have read, understood, and agree to the above terms of the contract.

DocuSigned by:
64B95ED691B74F6...

AHMED ABOMANDOUR
signed on 5/8/2023

DocuSigned by:
MIKE RUDNISKY
5C33D060FA2142C...

Authorized Signatory Pacesetter Homes
(Edmonton)

signed on

Office Use only:

DS CB
DS
DS VB



EXTERIOR COLOR CHART

Page 1 of 2

Job #:	30773	New Home Address:	15636 18 Avenue SW
Purchaser(s):	Ahmed Abomandour		
Phone:	437-228-8242	Email:	ph.a.sary@hotmail.com
House Model:	Columbia	Specification:	Trailblazer
Area Sales Manager:	Diane Sasseville	Subdivision	GLENRIDDING RAVINES

Elevation Selected: FARMHOUSE

FINISH	MATERIAL	MANUFACTURER	COLOR
Roofing	Asphalt shingles	IKO Cambridge	Weatherwood
Primary Siding	Vinyl	Royal	Linen
Secondary Siding	NA	NA	NA
Siding Profile			Profile: Traditional
Siding Corners	Vinyl	Royal	Linen
Board & Batten	Vinyl	Royal	Linen
Vertical Siding	NA	NA	NA
Brick or Stone	NA	NA	NA
Soffit & Fascia	Metal	Royal	Commercial Brown
Eavestrough & Downspouts	Metal	Royal	Commercial Brown
Trims & Surrounds	Smartboard	Painted to Match Royal	Metal Commercial Brown
Shadowboards	Smartboard	Painted to Match Royal	Metal Commercial Brown
Shakes	NA	NA	NA
Crezone Panels	NA	NA	NA
Metal Panels	NA	NA	NA
Front Door	NA	painted to match Royal	Metal Commercial Brown
Garage Door	NA	painted to match Royal	Metal Commercial Brown
Windows	Vinyl	All weather	White
Window Grills	NA	NA	White/Narrow
Louvers	Metal	Royal	Commercial Brown
Shutters	NA	NA	NA

ERRORS AND OMISSIONS
Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

DS
[Signature]

DS
[Signature]

Customer Initial:_____

EXTERIOR COLOR CHART

Page 2 of 2

FINISH	MATERIAL	MANUFACTURER	COLOR
Keystones	NA	NA	NA
Brackets	NA	NA	NA
Dentils	NA	NA	NA
Gable Trusses/Battens	NA	NA	NA
Post/Column	NA	painted to match Royal	Metal Commercial Brown
Post/Column Collar	NA	painted to match Royal	Metal Commercial Brown
Front Verandah Railing	Metal	Home-Rail Ltd.	Yard Bronze
Front Verandah Skirting	Concrete	NA	Concrete
Front Verandah Steps (risers and stringers ONLY)	Concrete	NA	Concrete
Special Comments			

Please note: Additional costs associated with any premium selection or upgrade indicated above are the responsibility of the purchaser.

The Purchaser(s) hereby acknowledge that they have read, understood and agree to the above terms of the contract.

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial:

DocuSigned by

Mike Rudnisky

3/28/2023

Authorized Signatory Pacesetter Homes Ltd.

Signed on

Buyer Signature

Buyer Name: Ahmed Abomandour

DocuSigned by:

64B95ED691B74F6...

Co-Buyer Signature

Co-Buyer Name:

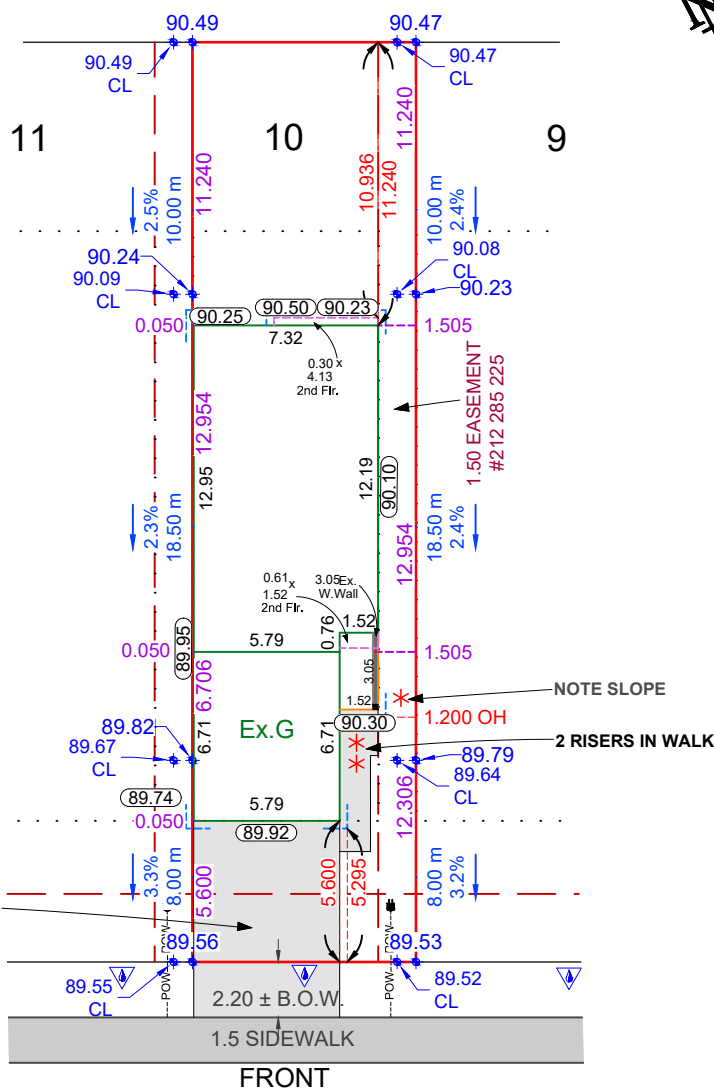
DS

DS

DS

DS

DS
















Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: _____

ELEVATION DETAILS		NOTES	DETAILS
HOUSE TYPE:	2 STOREY	<p>- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.</p> <p>- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY</p> <p>- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.</p> <p>- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.</p> <p>- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS</p> <p>- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.</p> <p>- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.</p> <p>💧 RAIN WATER LEADERS REQUIRED.</p> <p>- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 2'7" BELOW TOP OF CONCRETE FOUNDATION WALL.</p> <p>SLAB ELEVATION: 89.92 GARAGE FOOTING: 88.29</p>	<p>- LOT AREA: 323.75 m² (3484.9 ft²)</p> <p>- HOUSE AREA: 138.34 m² (1489.0 ft²)</p> <p>- HOUSE COVERAGE: 42.73 %</p> <p>- DRIVEWAY AREA: 45.17 m² (486.2 ft²)</p> <p>- LOT WIDTH AT 9 m FRONT SETBACK = 8.87 m</p>
FINISHED FLOOR:	91.01		
BOTTOM OF FOOTING:	87.76		
BASEMENT HEIGHT:	9'0"		
FINISHED GRADE AT-FRONT STEP:	90.30		
3 RISE DOWN 4" + 2 IN WALK			
FINISHED GRADE AT-BACK OF HOUSE:			
L- 90.25 M- 90.50 R- 90.25			
GRADE BELOW-BACK/SIDE DOOR SILL:	90.10		
GRADE AT SIDE ENTRY			
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D		
TOP OF CONCRETE BASEMENT WALL:	90.71		
GARAGE FLOOR:	*SEE NOTES*		
SANITARY SEWER SERVICE INVERT:	86.78		
FOOTING SIZE:	0.20		

CITY OF EDMONTON LANDSCAPING REQUIREMENTS:

- 1 New Deciduous Tree : 50 mm Caliper
- 1 New Coniferous Tree : 2.5 m Height
- 4 New Shrubs

LEGEND									
PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION		00.00	
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION		00.00	
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE		PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION		00.00	
PROPOSED TRANSFORMER		PROPOSED FENCE LINE		PROPOSED UTILITY VAULT		CENTERLINE ELEVATION		CL 0.0	

LEGAL INFORMATION			<div><h1>Pals Geomatics Corp.</h1><p>EMAIL: PLOTPLAN@PALSGEOMATICS.COM PHONE: 780-455-3177 FAX: 780-481-1301 10704 - 176TH STREET NW EDMONTON, ALBERTA T5S 1G7</p></div> <div><div>Canadian Home Builders Association Member</div></div>	DWG DETAILS			
LOT	BLOCK	PLAN NUM.		Rev. No.	Date	Drafted By:	Description
10	26	212 2958		PP 01	4/12/23 4/18/23	AMACDONALD AWANG	GRADES/RISER
CIVIC ADDRESS:							
15636 18 AVENUE SW				BUILDER/OWNER: PACESETTER HOMES			
LOCATION	SUBDIVISION		MODEL: COLUMBIA (FH-GR) (STANDARD)				
EDMONTON	GLENRIDDING		JOB NUM.: 30773				
			LOT ZONING: DC1-18748		SCALE: 1:300		



JOB # 30773

THE RESIDENCE OF ABOMANDOUR

15636 18 AVENUE SW
EDMONTON
10 / 26 / 212-2958
GLENRIDDING

NUMBER	DATE	NAME	PAGES
1	APRIL 3, 2023	N. HUNT-LEE	ALL
2	APRIL 20, 2023	N. HUNT-LEE	ALL
3	MAY 4, 2023	N. HUNT-LEE	ALL
4	MAY 5, 2023	N. HUNT-LEE	1, 6-8, 10-14

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

PS
[Signature]

Customer Initial: _____



EXTERIOR VIEW FRONT



EXTERIOR VIEW REAR

** COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO MANUFACTURER’S SAMPLES FOR ACCURATE REPRESENTATION **


ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial:

DS

PA

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Drawn By: N. HUNT-LEE These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.	Model: COLUMBIA (FH-GR)		Customer: ABOMANDOUR		Page: 14
		Scale: 3/16" = 1'-0"		JOB #: 30773	TRAILBLAZER SERIES  A QUALICO Company	
		Date: 5/5/2023 2:46:52 PM				
		Bsmnt. Devl:				
		Construction Square footage is based on floor area Marketing Square footage includes stairwells				
				Main Fl.	Const.	Market.
				Upper Fl.	955 SF	1007 SF
				Total	1149 SF	1208 SF
					2104 SF	2215 SF

NOTE!

1. FLASHING IS TO BE INSTALLED AT ALL APPROPRIATE LOCATIONS ON ROOF AND ELEVATIONS.
-SEE BUILDERS SPECS

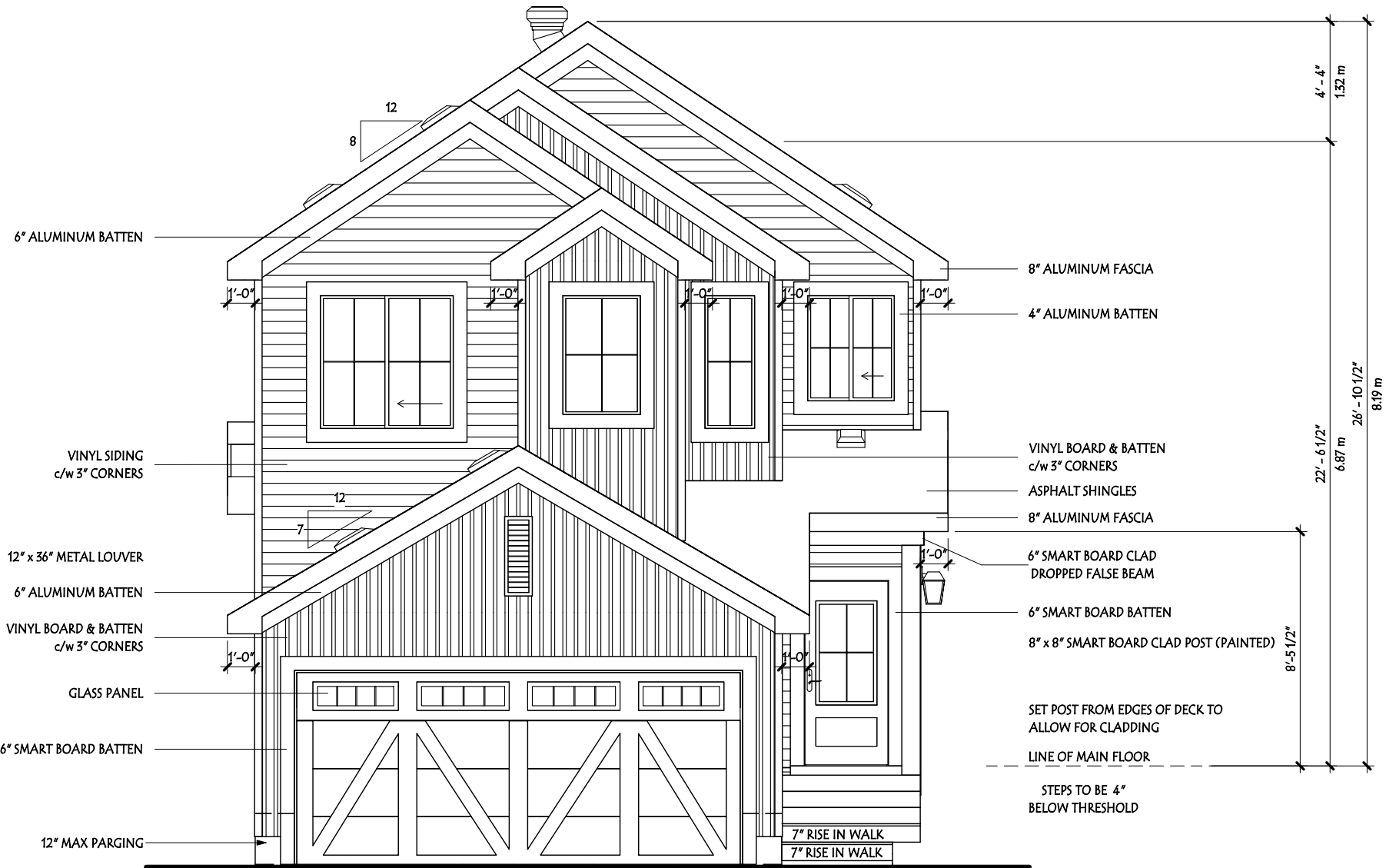
2. WINDOW WELLS MAY BE REQUIRED DEPENDING ON FINAL GRADE

3. ALL STAIRS TO HAVE A MINIMUM 10" RUN + 1" NOSING

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: 



FRONT ELEVATION


****ALL WINDOWS TO BE LOW E****

****TRI-PANE WINDOWS****

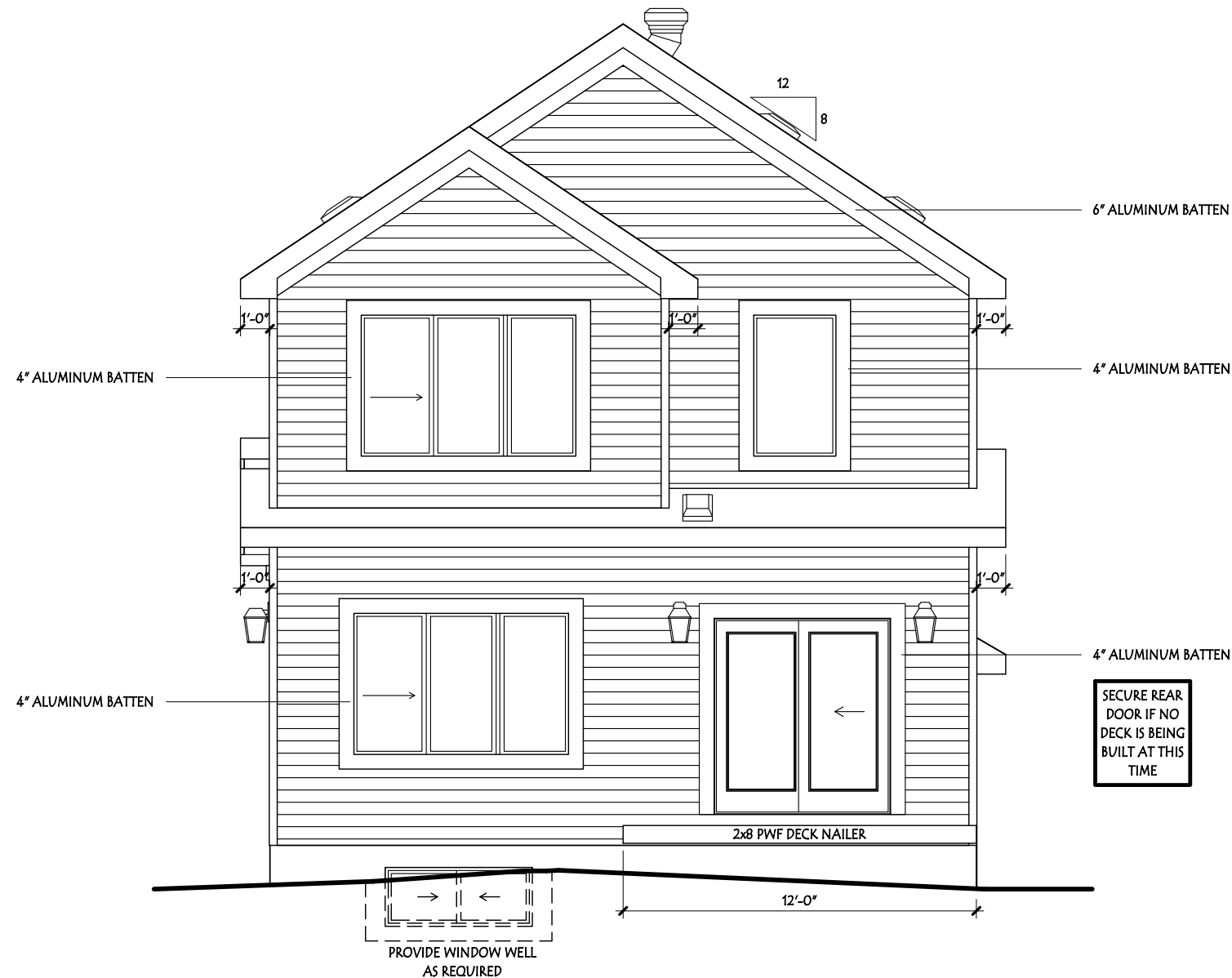
THROUGHOUT

(UNLESS NOTED OTHERWISE)

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Customer: ABOMANDOUR		Page: 2	
	Drawn By: N. HUNT-LEE	Model: COLUMBIA (FH-GR)	TRAILBLAZER SERIES	
		Scale: 3/16" = 1'-0"	Const.	Market.
		Date: 5/5/2023 2:46:53 PM	Main Fl.	Upper Fl.
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.	Bsmnt. Devl: 0 SF		1007 SF	1208 SF
Construction Square footage is based on floor area Marketing Square footage includes stairwells			2104 SF	2215 SF



A QUALICO Company



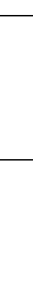
REAR ELEVATION
 ALL WINDOWS TO BE LOW E
 TRI-PANE WINDOWS
 THROUGHOUT

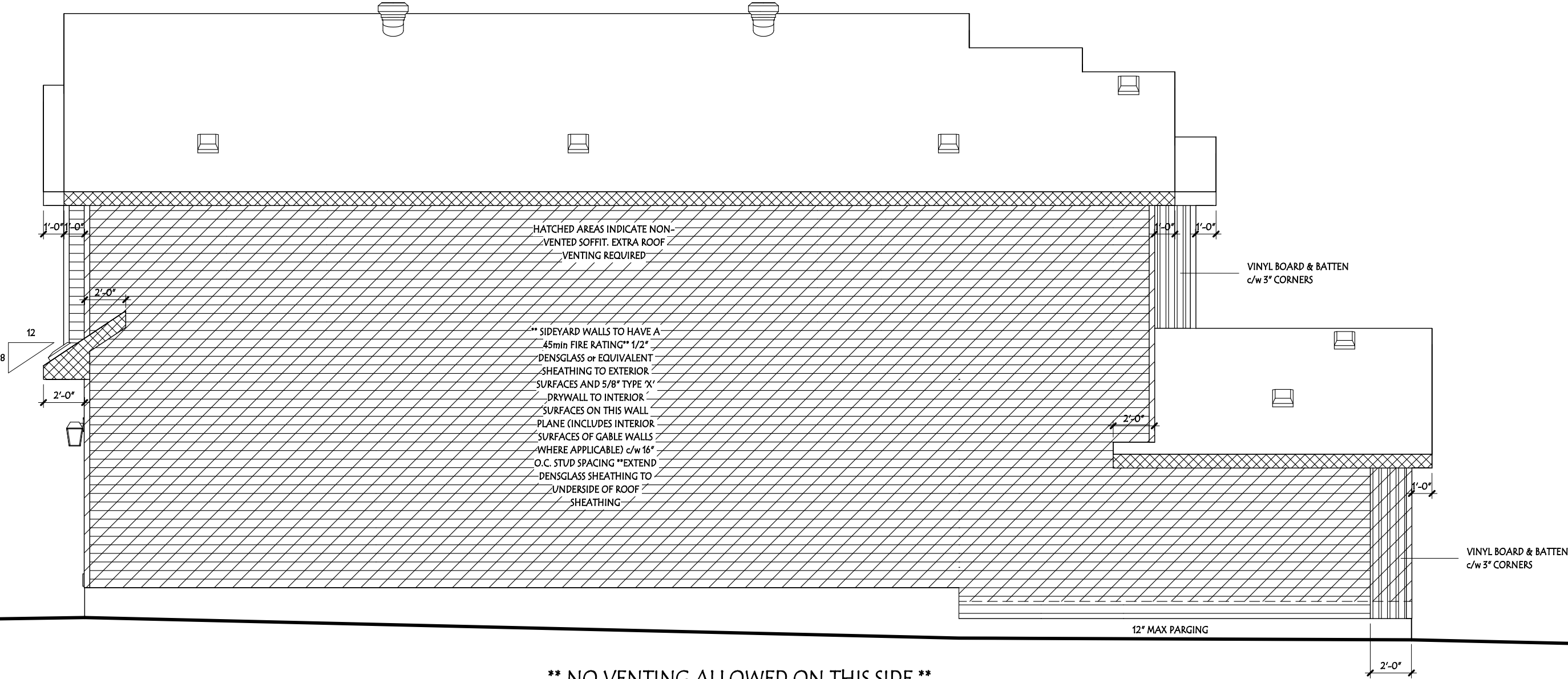
(UNLESS NOTED OTHERWISE)

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: DS
AA

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958		Customer: ABOMANDOUR		Page:	
Drawn By: N. HUNT-LEE		Model: COLUMBIA (FH-GR)		TRAILBLAZER SERIES	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Scale: 3/16" = 1'-0"		Const. Market.	
		Date: 5/5/2023 2:46:54 PM		Main Fl. 1007 SF	
		Bsmnt. Devl: 0 SF		Upper Fl. 1208 SF	
		Construction Square footage is based on floor area Marketing Square footage includes stairwells		Total 2215 SF	
<div style="text-align: right;">  Pacesetter HOMES A QUALICO Company </div>					
<div style="text-align: right;"> 14 </div>					



** NO VENTING ALLOWED ON THIS SIDE **

ALL WINDOWS TO BE LOW E
TRI-PANE WINDOWS
THROUGHOUT

(UNLESS NOTED OTHERWISE)


LEFT ELEVATION

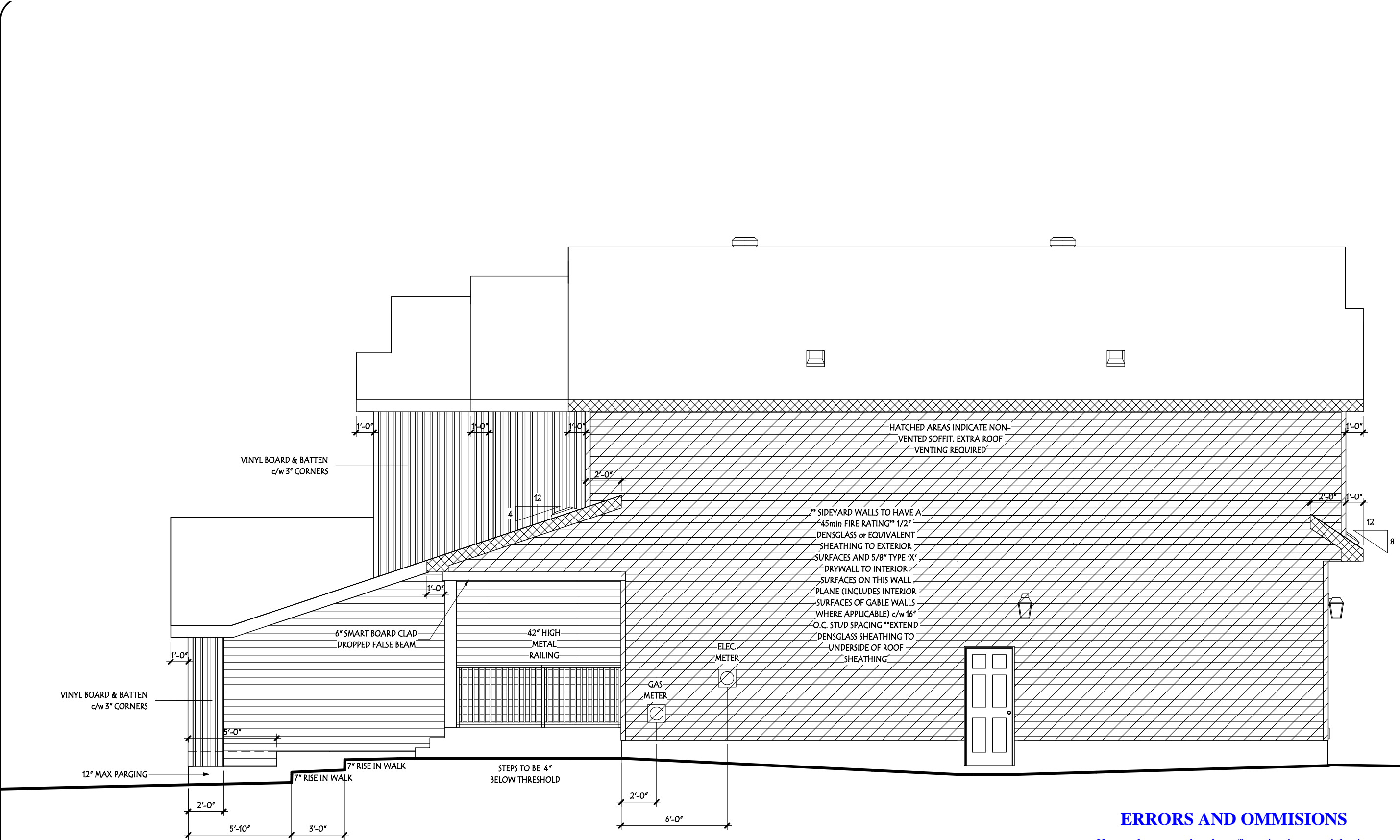
ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: RA

Customer: ABOMANDOUR

Drawn By: N. HUNT-LEE	Model: COLUMBIA (FH-GR)	JOB #:		30773	TRAILBLAZER SERIES		Page: 4
		Scale: 3/16" = 1'-0"			Const.	Market.	
		Date: 5/5/2023 2:46:55 PM			Main Fl.	1007 SF	
		Bsmnt. Devl: 0 SF			Upper Fl.	1208 SF	
					Total	2215 SF	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.						 Pacesetter HOMES A QUALICO Company	
Construction Square footage is based on floor area Marketing Square footage includes stairwells						14	



RIGHT ELEVATION

****ALL WINDOWS TO BE LOW E****
****TRI-PANE WINDOWS****
THROUGHOUT

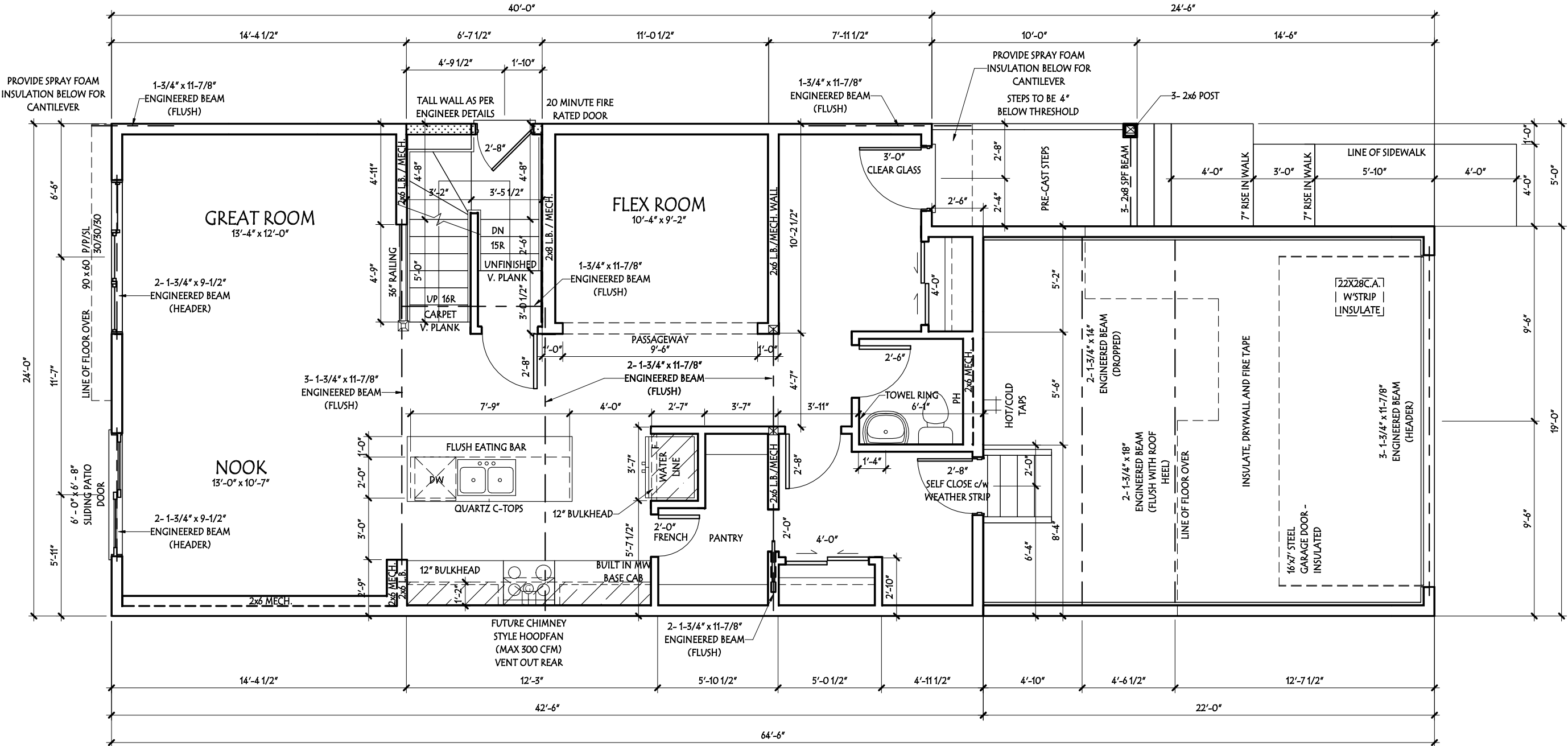
(UNLESS NOTED OTHERWISE)

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: DS

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958		Customer: ABOMANDOUR		Page: 5	
Drawn By: N. HUNT-LEE		Model: COLUMBIA (FH-GR)		JOB #: 30773	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Scale: 3/16" = 1'-0"		Const. Market.	
		Date: 5/5/2023 2:46:56 PM		Main Fl. 955 SF 1007 SF	
		Bsmnt. Devl: 0 SF		Upper Fl. 1149 SF 1208 SF	
		Total 2104 SF 2215 SF			
Construction Square footage is based on floor area Marketing Square footage includes stairwells		Pacesetter HOMES A QUALICO Company		14	



** NO VENTING ALLOWED ON THIS SIDE **

MAIN FLOOR PLAN
9'-0" CEILINGS

ERRORS AND OMMISIONS


Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: _____

NOTE!

- 1. DIMENSIONS SHOWN ARE TO FACE OF MEMBER OR EXTERIOR WALL FACE UNLESS SHOWN OTHERWISE
- 2. ALL BEAMS AND LINTELS ARE TO BE 2-2X10 SPRUCE UNLESS NOTED OTHERWISE.

PASSAGEWAY DETAIL
3/16" = 1'-0" BOTH SIDES

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958		Drawn By: N. HUNT-LEE		Model: COLUMBIA (FH-GR)		Customer: ABOMANDOUR		Page:	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Scale: 3/16" = 1'-0"		JOB #: 30773		 A QUALICO Company		6	
		Date: 5/5/2023 2:46:57 PM							
		Bsmnt. Devl: 0 SF							
Construction Square footage is based on floor area Marketing Square footage includes stairwells				Total		2104 SF		1208 SF	
						2215 SF		14	

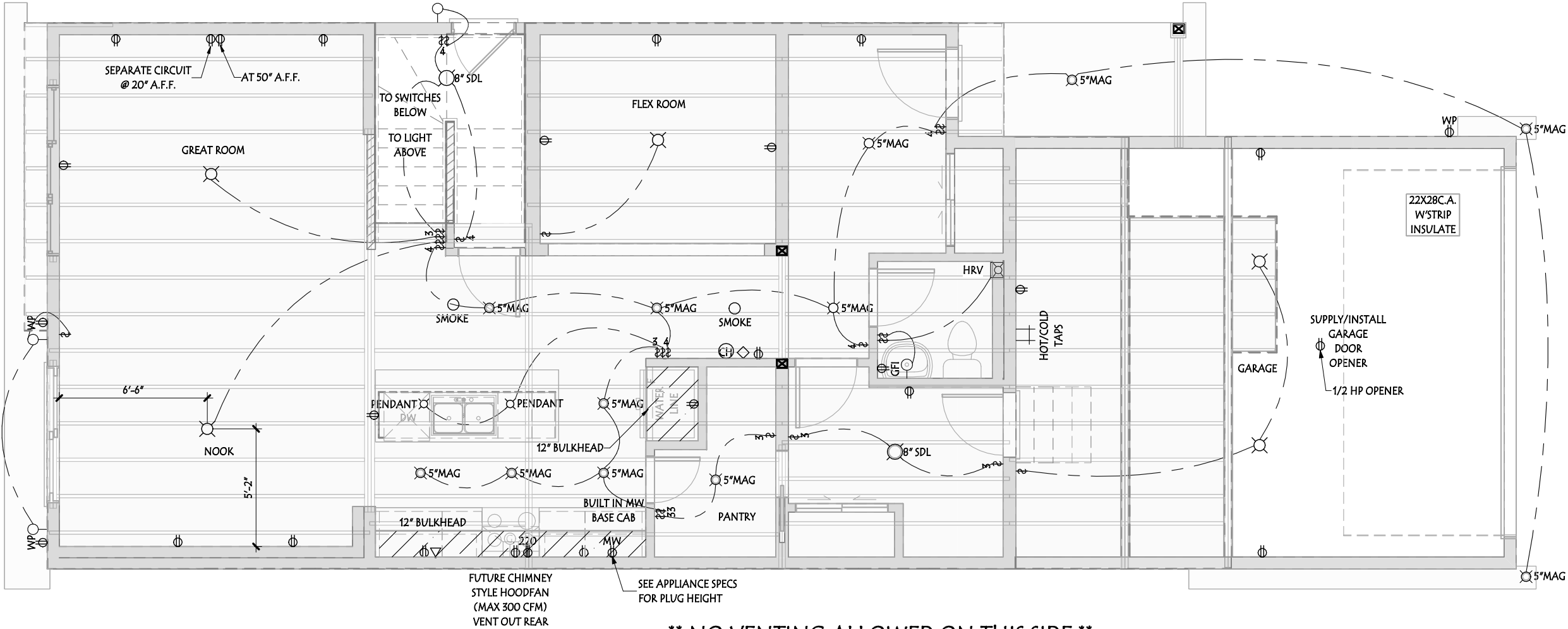
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.

Construction Square footage is based on floor area
Marketing Square footage includes stairwells

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: AD




** NO VENTING ALLOWED ON THIS SIDE **

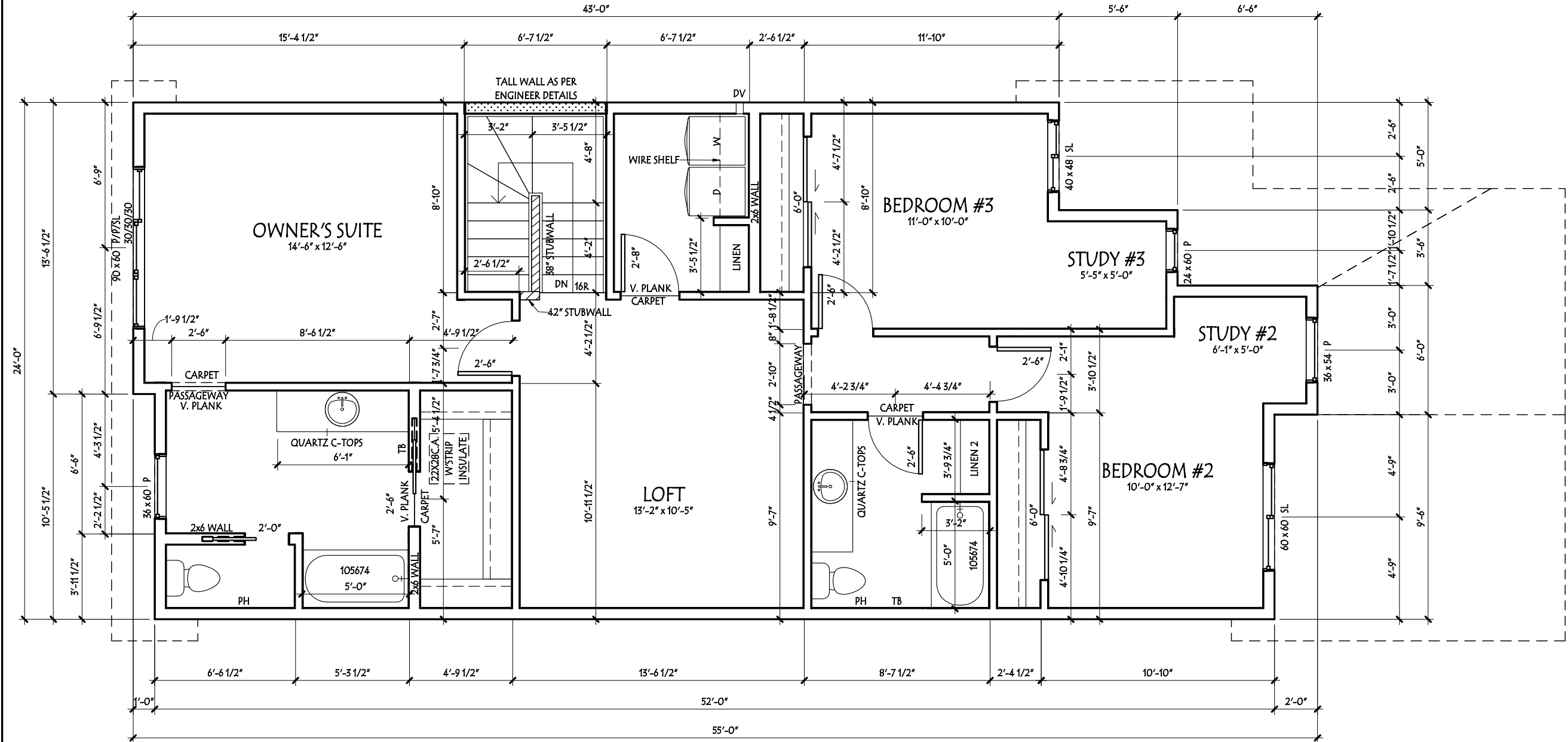
MAIN FLOOR ELEC. / MECH. LAYOUT

ELECTRICAL LEGEND

- CEILING LIGHT
- ELEC. PLUG
- 220 PLUG
- USB PAIRED PLUG
- TELEPHONE
- TV/CAT5E
- THERMOSTAT
- 3 WAY SWITCH
- WEEPING TILE TEE
- GAS METER
- WALL LIGHT
- FLUE
- SMOKE DETECTOR
- SD/CO DETECTOR
- VAC. ROUGH IN
- CHIME
- SINGLE SWITCH
- ELEC. WIRING
- SPEAKER

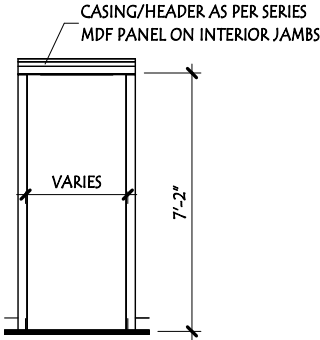
ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958		Customer: ABOMANDOUR		Page:	
Drawn By: N. HUNT-LEE		Model: COLUMBIA (FH-GR)		JOB #: 30773	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Scale: 3/16" = 1'-0"		Const.	
		Date: 5/5/2023 2:46:59 PM		Main Fl.	
		Bsmnt. Devl: 0 SF		Upper Fl.	
		Construction Square footage is based on floor area Marketing Square footage includes stairwells		Total	
		TRAILBLAZER SERIES		 A QUALICO Company	
				7	
				14	



** NO VENTING ALLOWED ON THIS SIDE **

UPPER FLOOR PLAN



ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

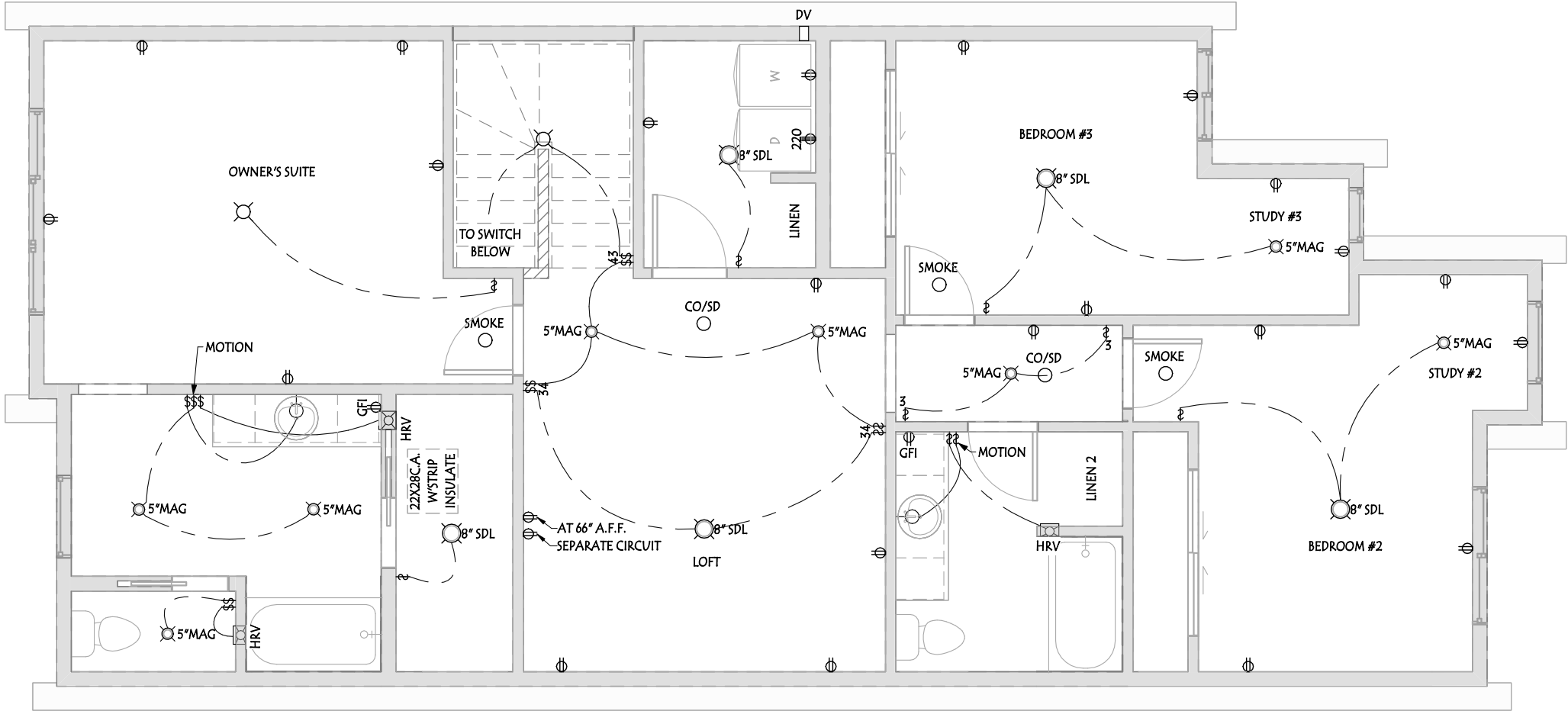
Customer Initial: _____

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Drawn By: N. HUNT-LEE These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd. Construction Square footage is based on floor area Marketing Square footage includes stairwells	Model: COLUMBIA (FH-GR)	Customer: ABOMANDOUR		Page: 8	
		Scale: 3/16" = 1'-0"	JOB #: 30773	TRAILBLAZER SERIES		
		Date: 5/5/2023 2:47:00 PM		Const. Market.		
		Bsmnt. Devl: 0 SF	Main Fl.	955 SF		1007 SF
			Upper Fl.	1149 SF		1208 SF
		Total	2104 SF	2215 SF	14	

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: DS




** NO VENTING ALLOWED ON THIS SIDE **

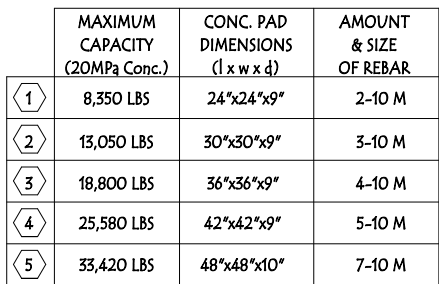
UPPER FLOOR ELEC. LAYOUT

ELECTRICAL LEGEND


- CEILING LIGHT
- ELEC. PLUG
- 220 PLUG
- USB PAIRED PLUG
- TELEPHONE
- TV/CAT5E
- THERMOSTAT
- 3 WAY SWITCH
- WEEPING TILE TEE
- GAS METER
- WALL LIGHT
- FLUE
- SMOKE DETECTOR
- SD/CO DETECTOR
- VAC. ROUGH IN
- CHIME
- SINGLE SWITCH
- ELEC. WIRING
- SPEAKER

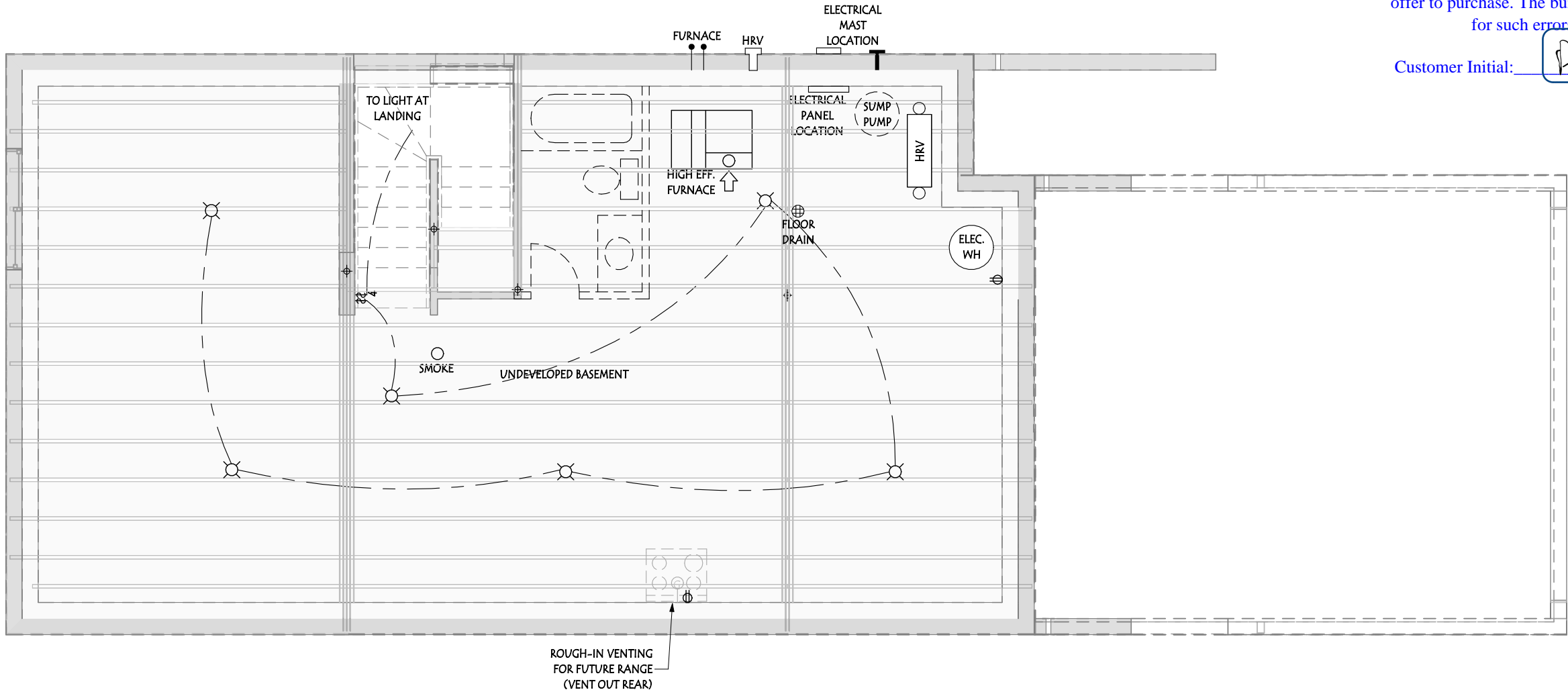
ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Drawn By: N. HUNT-LEE These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd. Construction Square footage is based on floor area Marketing Square footage includes stairwells	Model: COLUMBIA (FH-GR) Scale: 3/16" = 1'-0" Date: 5/5/2023 2:47:01 PM Bsmnt. Devl: 0 SF	Customer: ABOMANDOUR		Page: 9				
			JOB #:	30773					
						Main Fl.	Const.		
								Upper Fl.	Market.
			 A QUALICO Company		14				



Customer Initial: _____

These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd. Construction Square footage is based on floor area Marketing Square footage includes stairwells	Scale:	3/16" = 1'-0"					<div> <div>10</div> <div>14</div> </div>
	Date:	5/5/2023 2:47:02 PM		Const.	Market.		
	Bsmnt. Devl:	0 SF	Main Fl.	955 SF	1007 SF		
			Upper Fl.	1149 SF	1208 SF		
		Total	2104 SF	2215 SF			



** NO VENTING ALLOWED ON THIS SIDE **

FOUNDATION ELEC. / MECH. LAYOUT

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: DA

ELECTRICAL LEGEND

- CEILING LIGHT

ELEC. PLUG

220 PLUG

USB PAIRED PLUG

TELEPHONE

TV/CAT5E

THERMOSTAT

3 WAY SWITCH

WEEPING TILE TEE

GAS METER

WALL LIGHT

FLUE

SMOKE

SMOKE DETECTOR

SD/CO DETECTOR

VAC. ROUGH IN

CHIME

SINGLE SWITCH

ELEC. WIRING

SPEAKER
- CO/SD


CH

SINGLE SWITCH

ELEC. WIRING

SPEAKER

ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Drawn By: N. HUNT-LEE These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd. Construction Square footage is based on floor area Marketing Square footage includes stairwells	Model: COLUMBIA (FH-GR)	Customer: ABOMANDOUR		Page: 11	
			JOB #:	30773		TRAILBLAZER SERIES  A QUALICO Company
		Main Fl.	955 SF	Const.	Market.	
		Date: 5/5/2023 2:47:03 PM		Upper Fl.	1149 SF	1208 SF
		Bsmnt. Devl: 0 SF		Total	2104 SF	2215 SF
14						

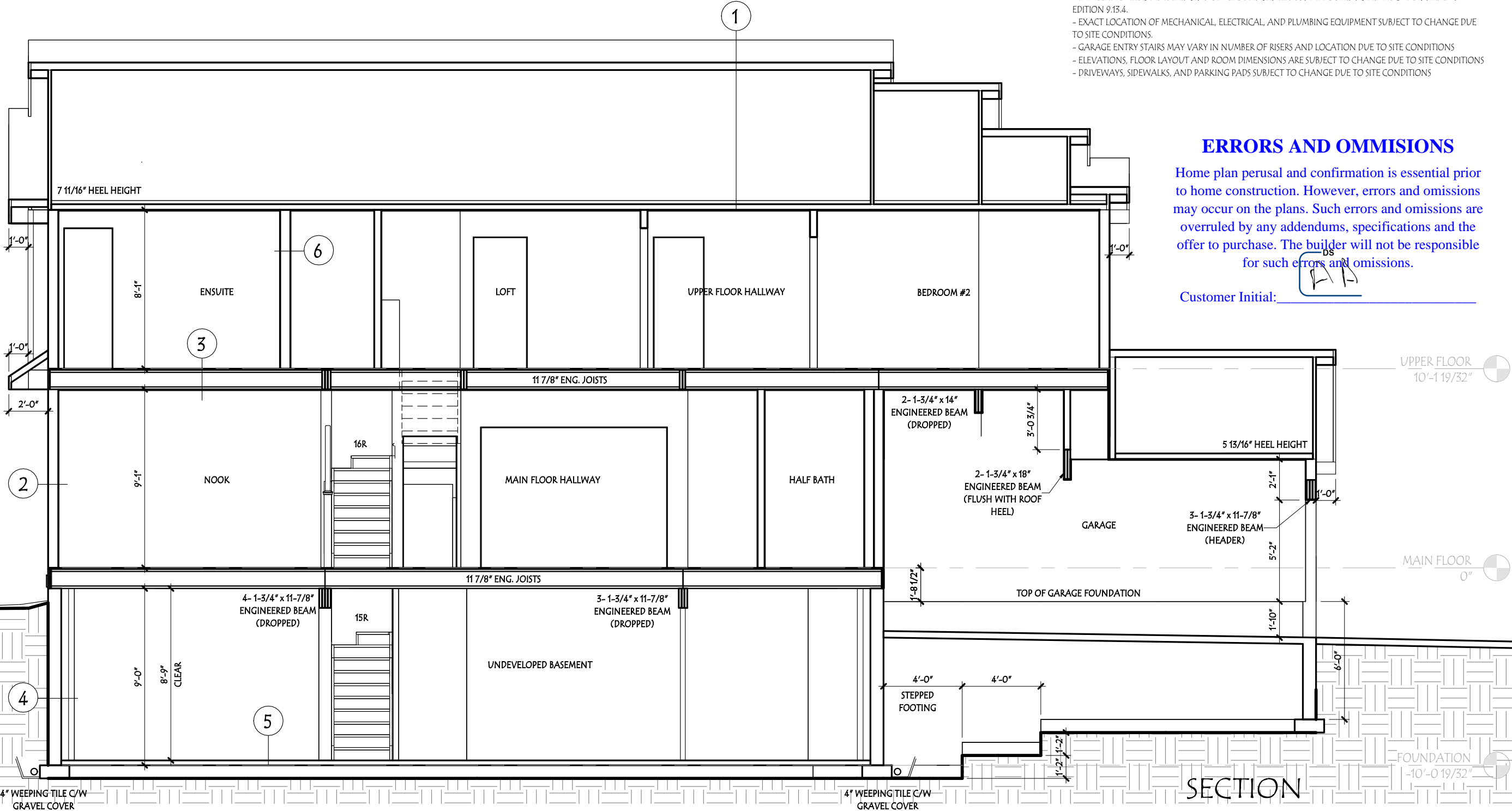
REFER TO PAGE13 FOR KEYNOTES


- NOTES
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
 - ALL LOAD BEARING LINTELS TO BE 2-2x10 #2 SPRUCE UNLESS NOTED OTHERWISE
 - FINAL EXTERIOR GRADES MAY VARY
 - WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE ONLY. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
 - MECHANICAL LAYOUT AND SPECS. SUPPLIED BY OTHERS.
 - ROOF SHALL BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE CEILING AREA.
 - ALL EXTERIOR WALLS WHERE MONO TRUSSES ARE ATTACHED SHALL BE SEALED & PAPERED BEFORE INSTALLING TRUSSES
 - THE AREAS REQUIRING VENTILATION WITHIN THE ROOF SPACE OR ATTIC SHALL CONFORM TO NBC - 2019 ALBERTA EDITION 9.19.1.
 - ATTIC ACCESS TO BE WEATHERSTRIPPED & INSULATED AS PER NBC - 2019 ALBERTA EDITION 9.19.2.1.
 - STEP FOOTING FOR WALKOUTS SHALL BE MAX. RISE 24" & MINIMUM HORIZONTAL DISTANCE OF 24" AS PER NBC - 2019 ALBERTA EDITION 9.15.8.9.
 - COMBUSTION AIR SHALL BE PROVIDED FOR FIREPLACE AS PER NBC - 2019 ALBERTA EDITION 9.22.1.4.
 - SMOKE ALARMS TO CONFORM TO NBC - 2019 ALBERTA EDITION 9.10.19.
 - IF WEEPING TILE IS REQUIRED SLAB ON GROUND SHALL BE DAMPROOFED AS PER NBC - 2019 ALBERTA EDITION 9.13.4.
 - EXACT LOCATION OF MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SUBJECT TO CHANGE DUE TO SITE CONDITIONS.
 - GARAGE ENTRY STAIRS MAY VARY IN NUMBER OF RISERS AND LOCATION DUE TO SITE CONDITIONS
 - ELEVATIONS, FLOOR LAYOUT AND ROOM DIMENSIONS ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS
 - DRIVEWAYS, SIDEWALKS, AND PARKING PADS SUBJECT TO CHANGE DUE TO SITE CONDITIONS

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: 



Address: 15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958	Customer: ABOMANDOUR	Customer: ABOMANDOUR		Customer: ABOMANDOUR	
		Model: COLUMBIA (FH-GR)	JOB #: 30773	Trailblazer Series	Page: 12
Drawn By: N. HUNT-LEE These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.	Scale: 3/16" = 1'-0"	Date: 5/5/2023 2:47:04 PM	Const. Market.	 Pacesetter HOMES A QUALICO Company	
Construction Square footage is based on floor area Marketing Square footage includes stairwells	Bsmnt. Devl: 0 SF	Main Fl. 955 SF	Upper Fl. 1149 SF	Total 2104 SF	14

③ FLOOR ASSEMBLIES

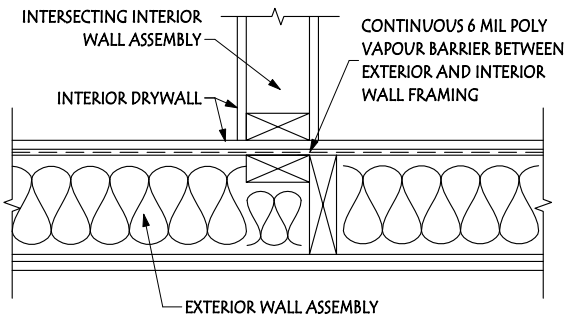
UPPER FLOOR VAULTED CEILING (4.06 RSJ)
 IF REQUIRED AS PER PLANS
 ASPHALT SHINGLES
 3/8" O.S.B. SHEATHING c/w 'H'CLIPS
 ENGINEERED WOOD TRUSSES @24" o/c
 R-40 BATT INSULATION
 6 mil CGSB POLY VAPOR BARRIER
 1/2" C.D. DRYWALL

"IF REQUIRED AS PER PLANS"
 EXTERIOR CLADDING AS PER PLAN
 BUILDING PAPER (AS REQ'D)
 5/8" DENSE GLASS OR EQUIVALENT
 2X4 STUDS @ 16" o/c
 R-12 BATT INSULATION
 1" AIR SPACE
 2X4 STUDS @ 16" o/c
 R-12 BATT INSULATION
 6 mil. CGSB POLY VAPOR BARRIER
 5/8" TYPE 'X' DRYWALL

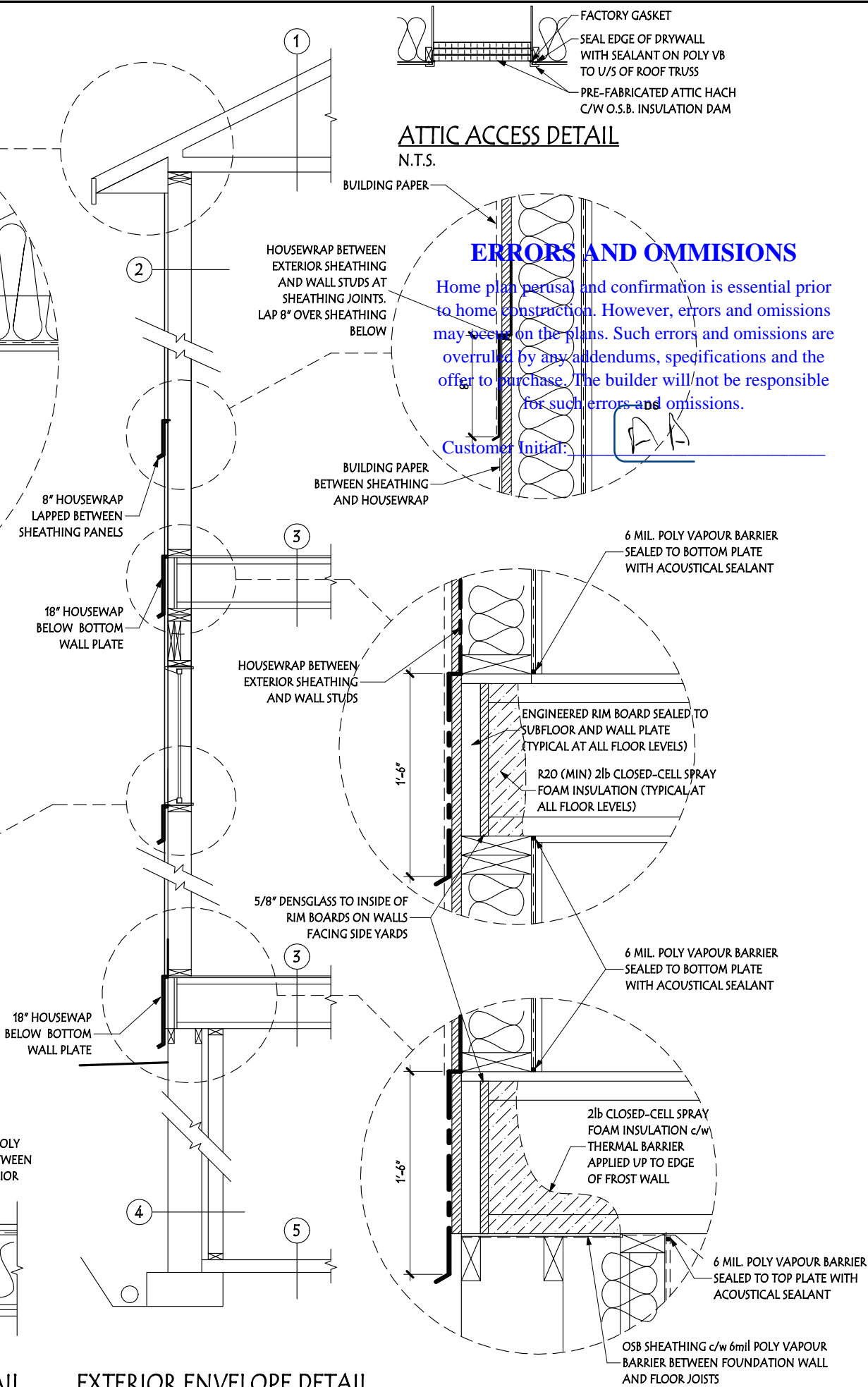
² RSI VALUE EXCLUDES INTERIOR FINISHED MATERIAL

** ALL WINDOWS TO BE AS PER U-VALUES BELOW OR LESS **			
TYPE / OPERATION	GLAZING**	SERIES	U-VALUE (W/m²K)
PICTURE	H52 / H55 W/ ARGON	6700	1.14
SLIDER	H52 / H55 W/ ARGON	6700	1.31
SINGLE HUNG	H52 / H55 W/ ARGON	6700	1.31
CASEMENT	H52 / H55 W/ ARGON	9100	1.19
AWNING	H52 / H55 W/ ARGON	9100	1.19
BASEMENT SLIDER	H52 W/ ARGON	5600	1.31
EXTERIOR DOOR w/ GLAZING	H51 W/ ARGON	--	1.36
EXTERIOR PATIO/GARDEN DOOR	H51 W/ ARGON	--	1.48
EXTERIOR DOOR w/o GLAZING	--	--	0.85

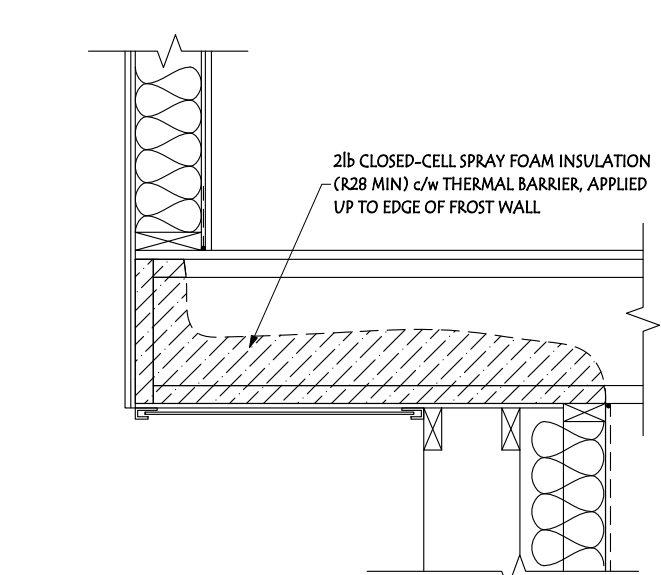
**H51 GLAZING=DUAL PANE (CLEAR / LOW-E)
 H52 GLAZING=TRIPLE PANE (CLEAR/CLEAR/LOW-E)
 H55 GLAZING=TRIPLE PANE (CLEAR/CLEAR/SUNSTOP)



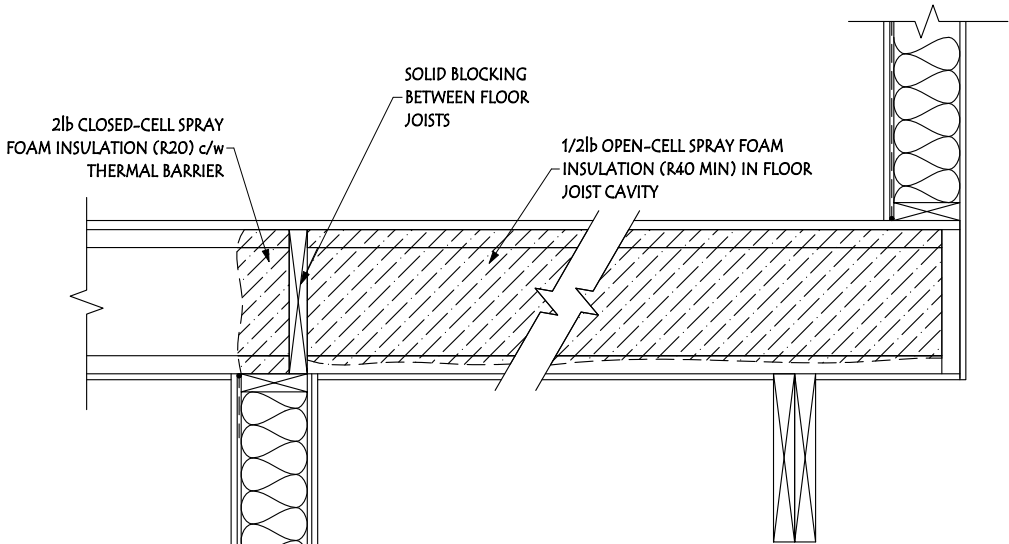
INTERIOR WALL INTERSECTION DETAIL
N.T.S.



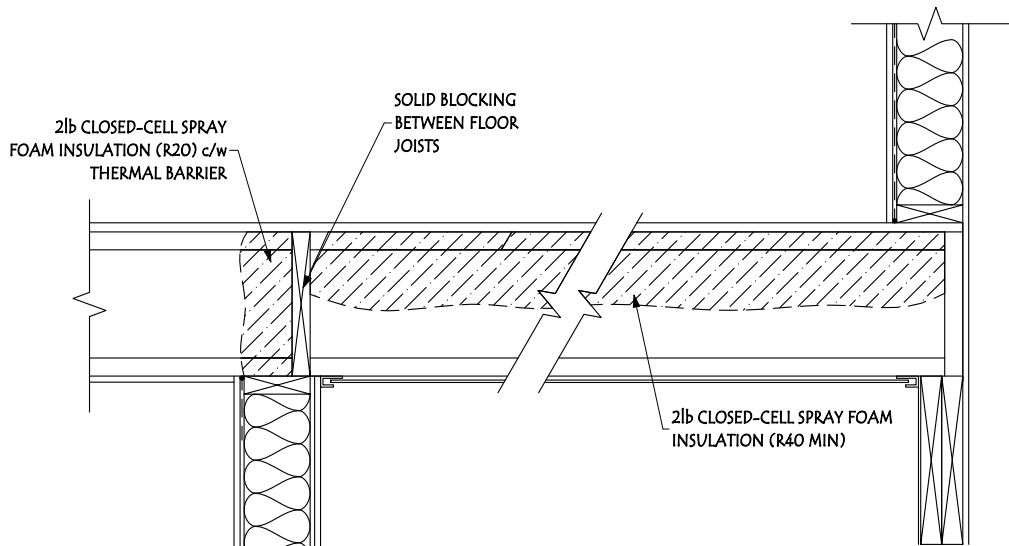
EXTERIOR ENVELOPE DETAIL
N.T.S.



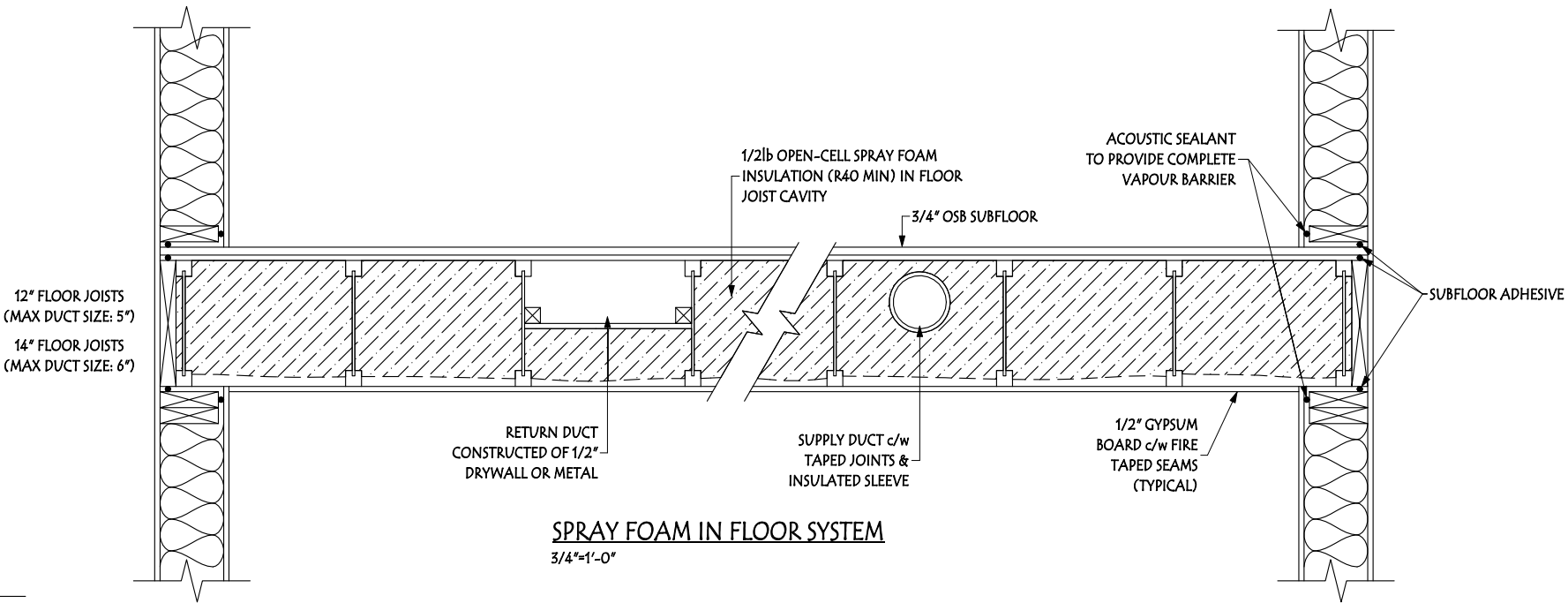
MAIN FLOOR CANTILEVER DETAIL - 3FT OR LESS
3/4"=1'-0"



FLOOR ABOVE UNHEATED SPACE DETAIL
3/4"=1'-0"



LARGE EXTERIOR OVERHANG DETAIL
3/4"=1'-0"



SPRAY FOAM IN FLOOR SYSTEM
3/4"=1'-0"

ERRORS AND OMMISIONS

Home plan perusal and confirmation is essential prior to home construction. However, errors and omissions may occur on the plans. Such errors and omissions are overruled by any addendums, specifications and the offer to purchase. The builder will not be responsible for such errors and omissions.

Customer Initial: PA

Address:		15636 18 AVENUE SW, EDMONTON, AB 10 / 26 / 212-2958		Customer: ABOMANDOUR		Page:	
Drawn By: N. HUNT-LEE		Model: COLUMBIA (FH-GR)		JOB #: 30773		TRAILBLAZER SERIES	
These blueprints are the property of Pacesetter Homes Ltd. 3203 - 93 Street, Edmonton, Alberta T6N 0B2. All rights reserved, including the right of reproduction in whole or in part, in any form, without the written permission of Pacesetter Homes Ltd.		Scale: 3/16" = 1'-0"		Const.		Market.	
		Date: 5/5/2023 2:47:05 PM		Main Fl.		1007 SF	
		Bsmnt. Devl:		Upper Fl.		1208 SF	
Construction Square footage is based on floor area Marketing Square footage includes stairwells				Total		2215 SF	
						14	
						14	
						A QUALICO® Company	