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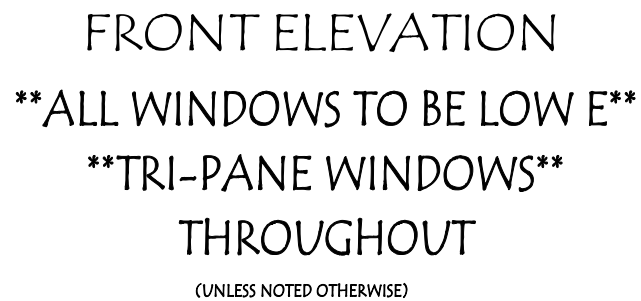


EXTERIOR VIEW

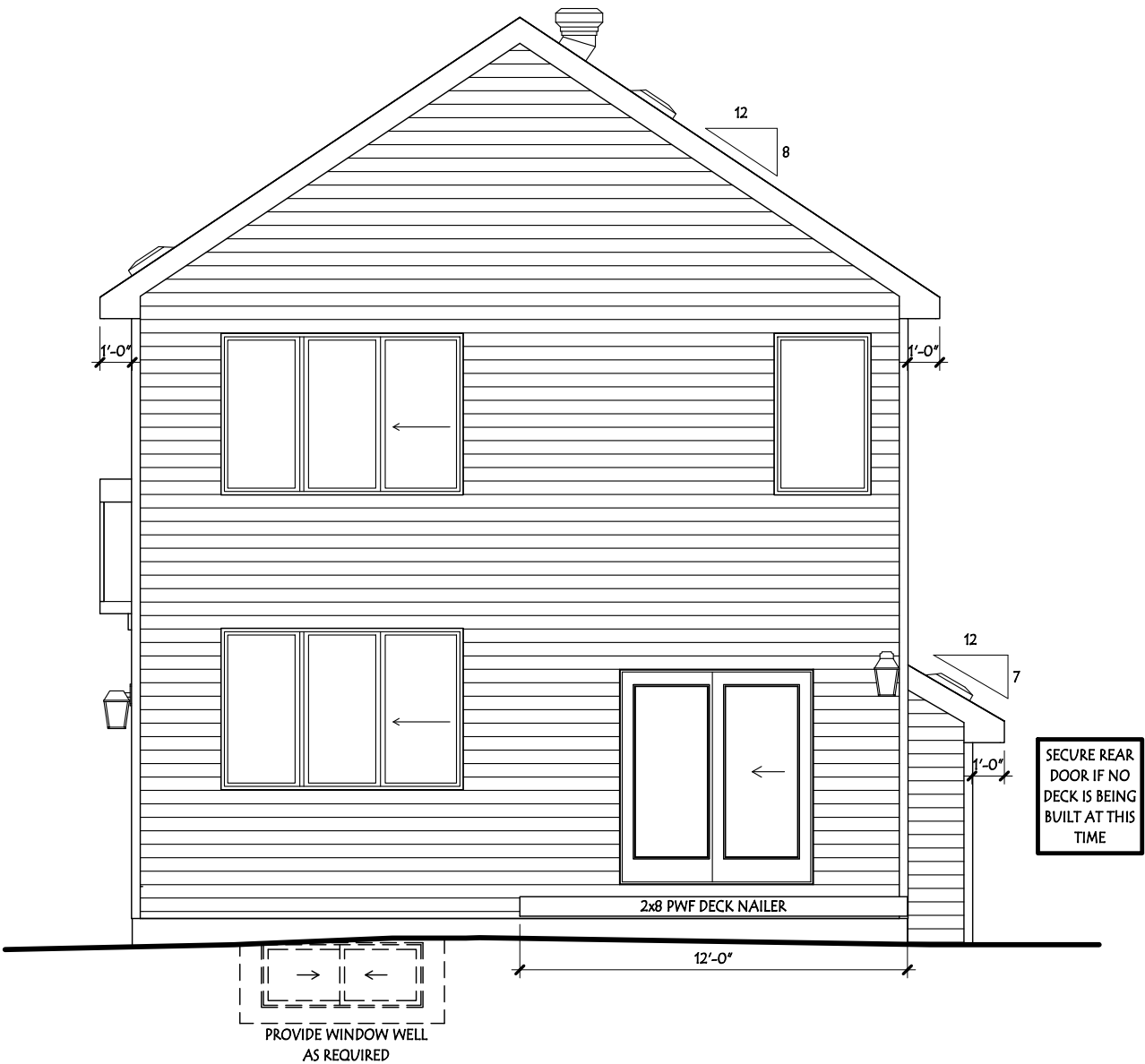
** COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO MANUFACTURER’S SAMPLES FOR ACCURATE REPRESENTATION **

Address:	28 JENNIFER CRESCENT, ST. ALBERT, AB 65 / 09 / 212 2356		Customer: SPEC		Page:	
Drawn By:	B. STABEL	Model:	COLUMBIA (MF-JL)	JOB #:	30950	TRAILBLAZER SERIES
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		Date:	10/3/2023 7:52:55 AM	Main Fl.	922 SF	
				Upper Fl.	1112 SF	
		Bsmnt. Devl:	0 SF	Total	2034 SF	
Construction Square footage is based on floor area Marketing Square footage includes stairwells				Const.	Market.	
					983 SF	
					1170 SF	
					2153 SF	

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



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Drawn By: B. STABEL		JOB #: 30950			
Model: COLUMBIA (MF-JL)		Const.		Market.	
Scale: 3/16" = 1'-0"		Main Fl.		983 SF	
Date: 10/3/2023 7:52:57 AM		Upper Fl.		1170 SF	
Bsmnt. Devl: 0 SF		Total		2153 SF	
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Construction Square footage is based on floor area Marketing Square footage includes stairwells		14			



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

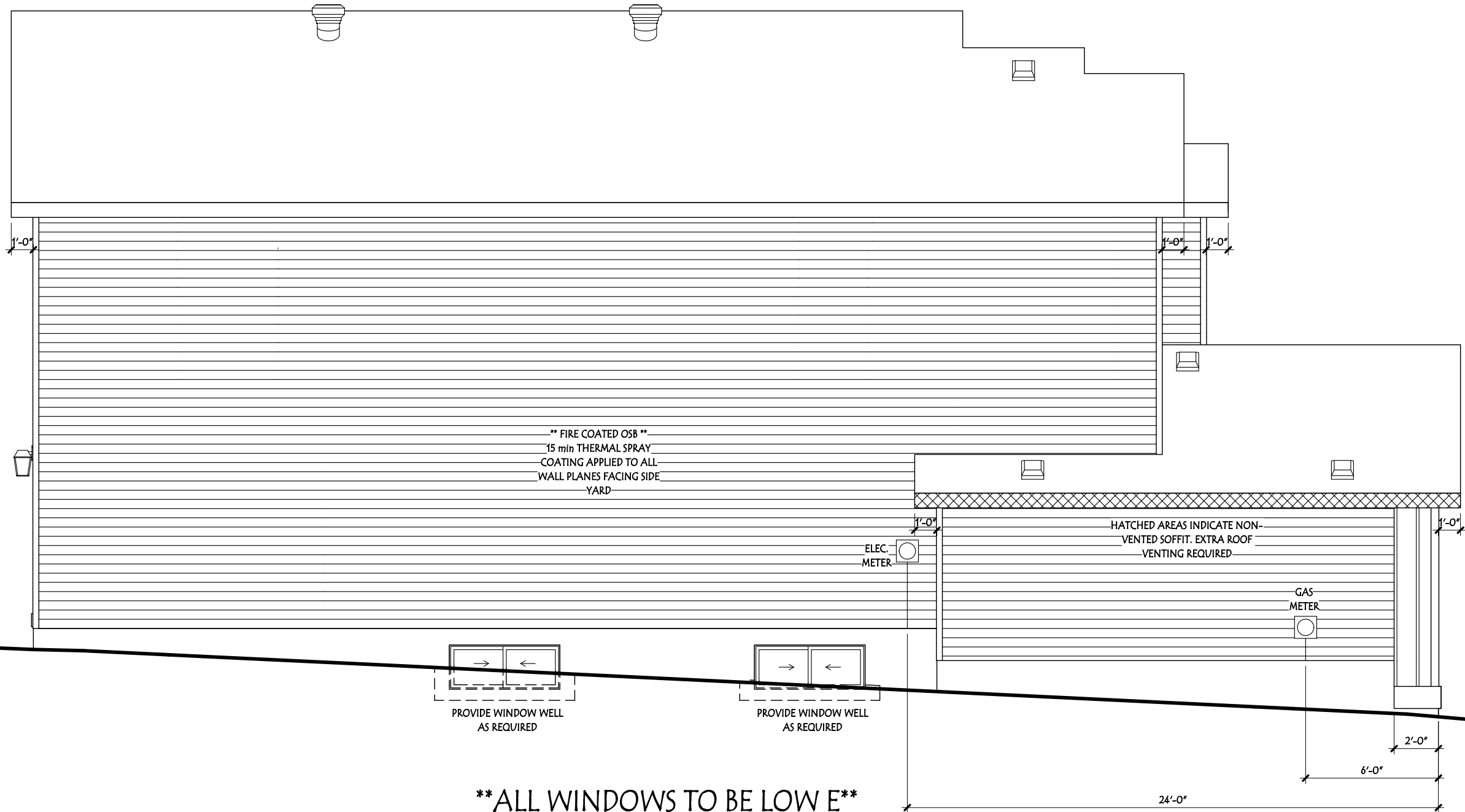
(UNLESS NOTED OTHERWISE)

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Drawn By: B. STABEL		Model: COLUMBIA (MF-JL)		JOB #:		TRAILBLAZER SERIES		
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		Date: 10/3/2023 7:52:58 AM			Main Fl.	922 SF		983 SF
					Upper Fl.	1112 SF		1170 SF
					Total	2034 SF		2153 SF
Construction Square footage is based on floor area Marketing Square footage includes stairwells		Bsmnt. Devl:		0 SF		14		



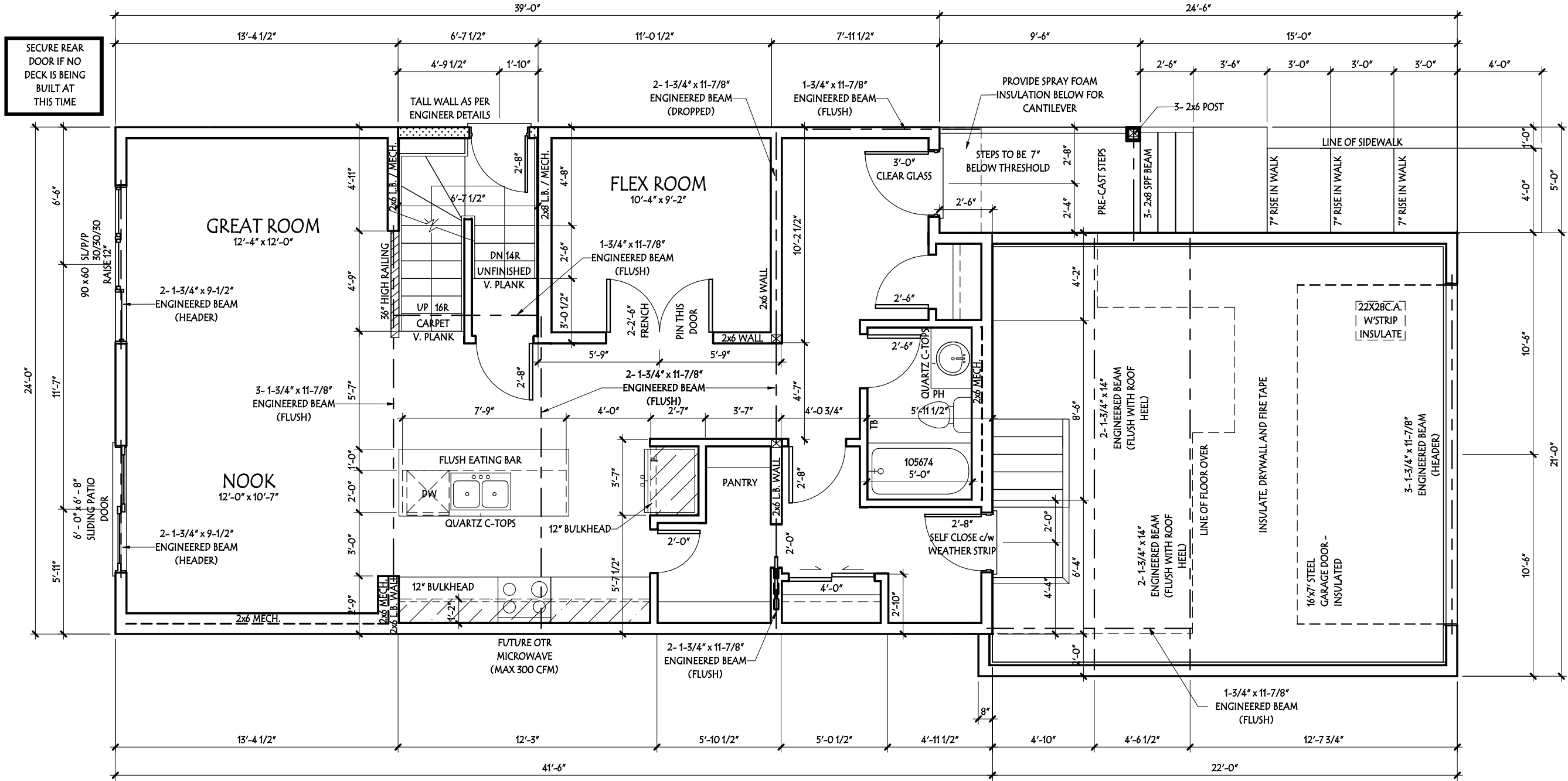
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Drawn By: B. STABEL		Model: COLUMBIA (MF-JL)		JOB #: 30950	
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		Date: 10/3/2023 7:52:59 AM		Market.	
		Bsmnt. Devl: 0 SF		Main Fl. 922 SF	
		Upper Fl. 1170 SF		1170 SF	
Construction Square footage is based on floor area Marketing Square footage includes stairwells		Total		2034 SF	
				4	
				14	



**** ALL WINDOWS TO BE LOW E ****
**** TRI-PANE WINDOWS ****
THROUGHOUT
(UNLESS NOTED OTHERWISE)

Address: 28 JENNIFER CRESCENT, ST. ALBERT, AB 65 / 09 / 212 2556		Customer: SPEC		Page:	
Drawn By: B. STABEL	Model: COLUMBIA (MF-JL)	JOB #:		TRAILBLAZER SERIES	
	Scale: 3/16" = 1'-0"		Const.	 A QUALICO Company	
	Date: 10/3/2023 7:53:00 AM	Main Fl.	922 SF		
		Upper Fl.	1112 SF		
		Total	2034 SF		
Bsmnt. Devl: 0 SF		2153 SF		14	
Construction Square footage is based on floor area Marketing Square footage includes stairwells					

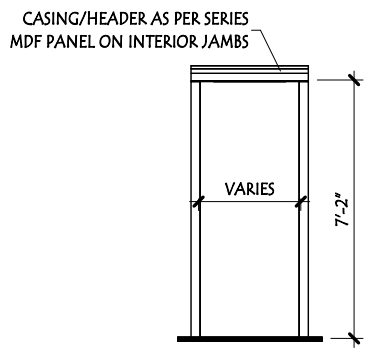
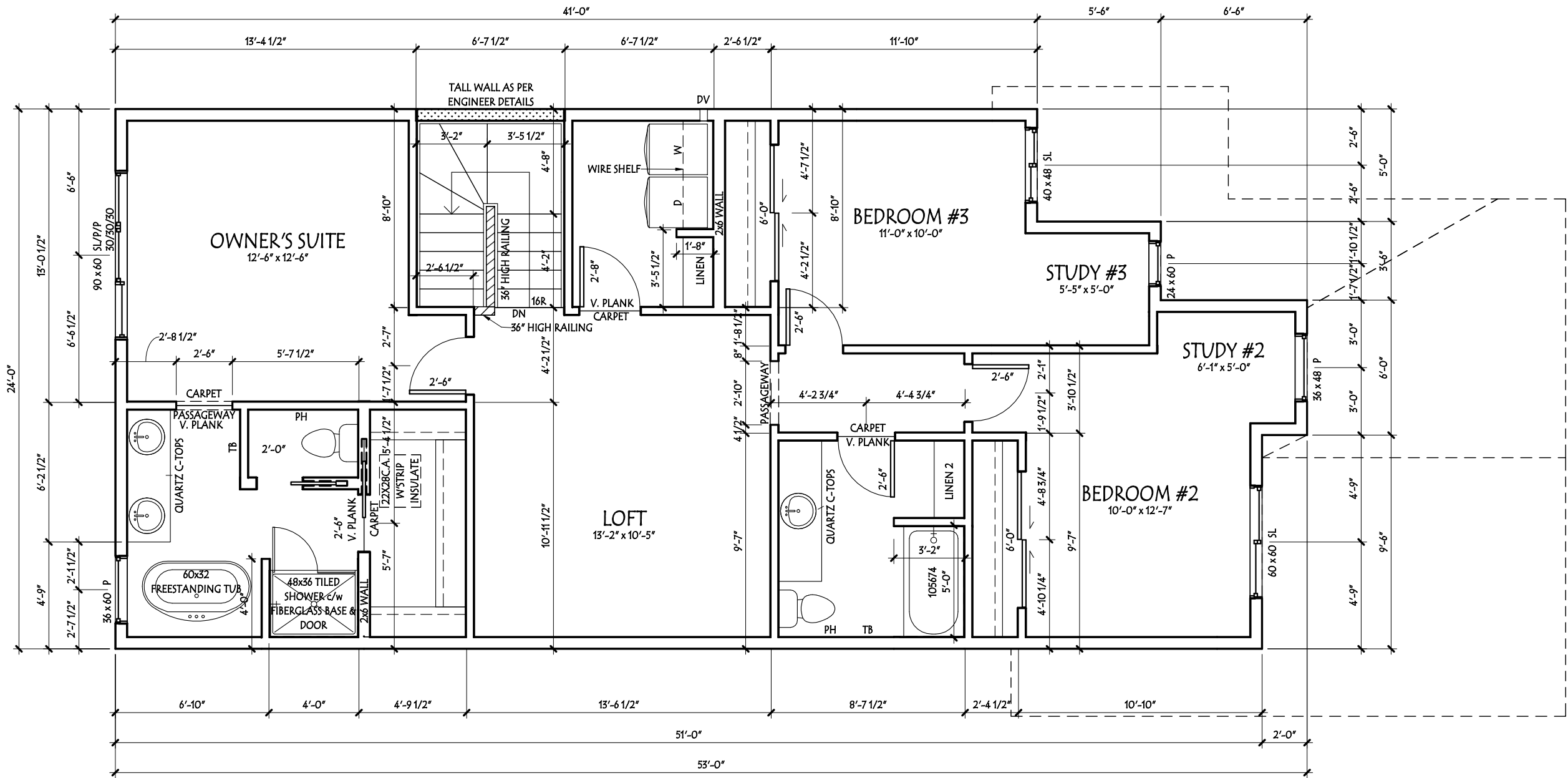


MAIN FLOOR PLAN
9'-0" CEILINGS

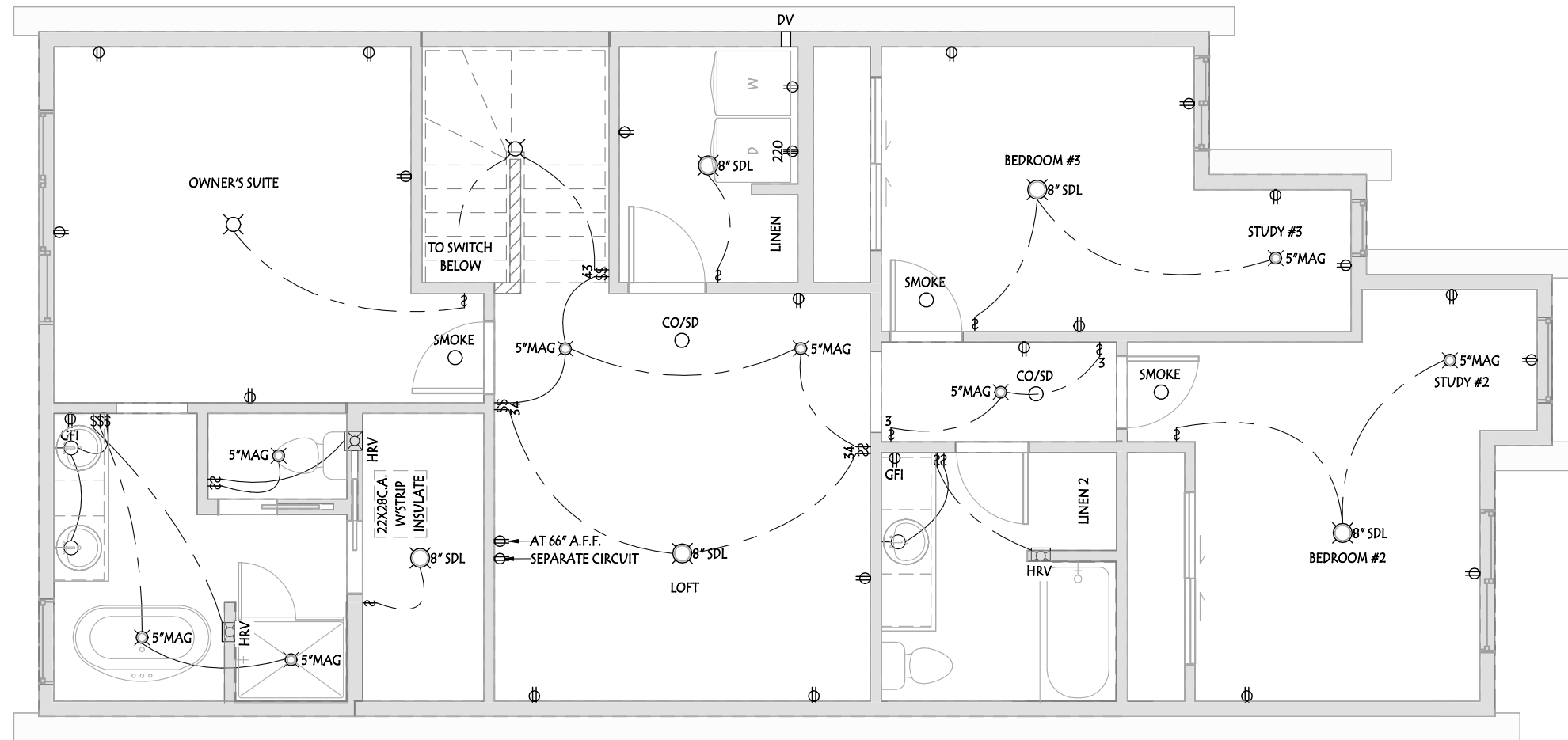
NOTE!

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.

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	Scale: 3/16" = 1'-0"		Const.	Market.	
	Date: 10/3/2023 7:53:02 AM		Main Fl.	922 SF	983 SF
			Upper Fl.	1112 SF	1170 SF
			Total	2034 SF	2153 SF
Bsmnt. Devl: 0 SF					
Construction Square footage is based on floor area Marketing Square footage includes stairwells		 Pacesetter H O M E S A QUALICO® Company			
				6	
				14	



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Drawn By:		B. STABEL		JOB #:		30950	
Model:		COLUMBIA (MF-JL)		Const.		Market.	
Scale:		3/16" = 1'-0"		Main Fl.		922 SF	
Date:		10/3/2023 7:53:05 AM		Upper Fl.		1112 SF	
Bsmnt. Devl:		0 SF		Total		2034 SF	
Construction Square footage is based on floor area		Marketing Square footage includes stairwells		Pacesetter HOMES		8	
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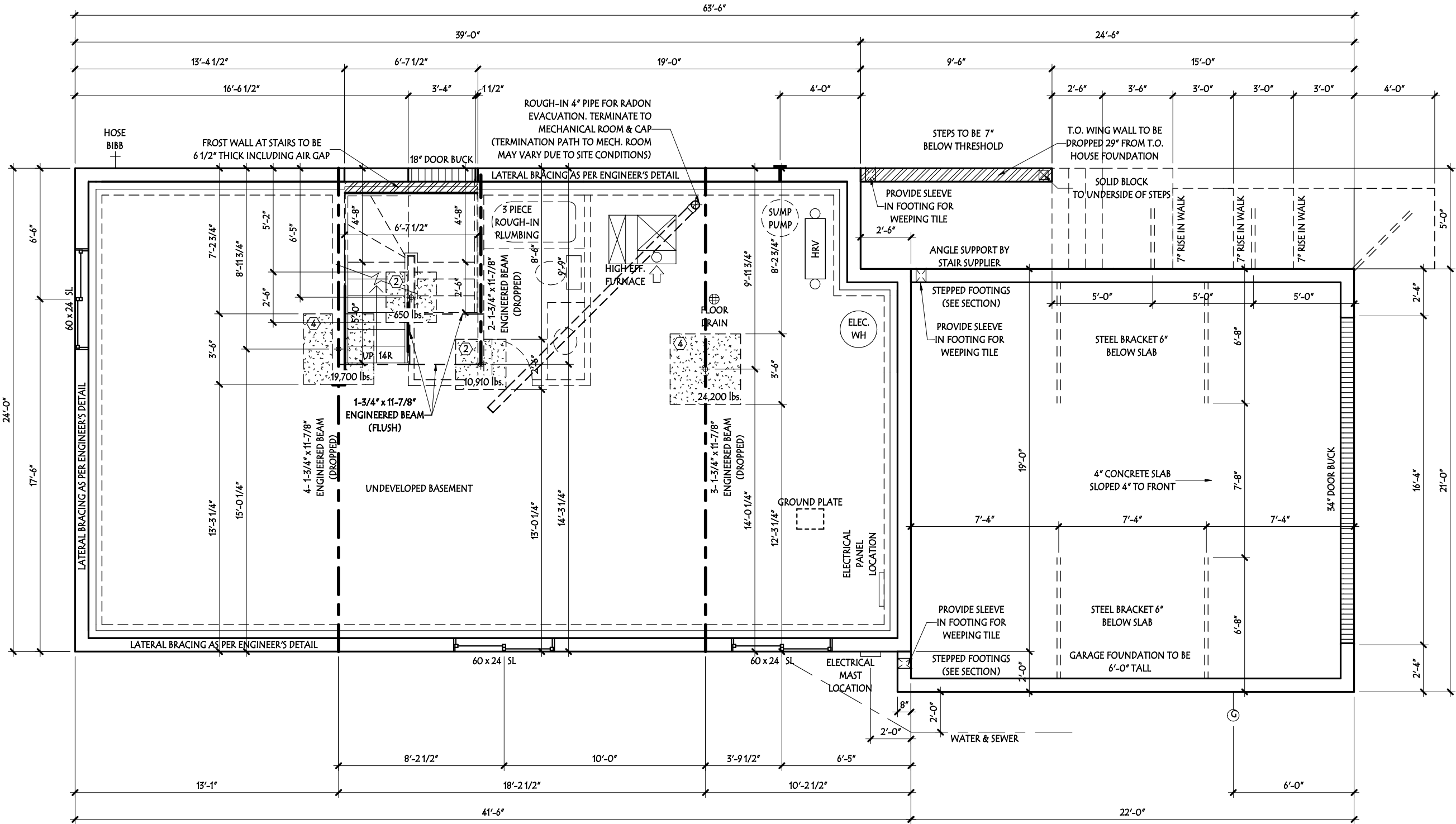


ELECTRICAL LEGEND

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

ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

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	Scale: 3/16" = 1'-0"		Const.	Market.	
	Date: 10/13/2023 7:53:06 AM	Main Fl.	922 SF	983 SF	
		Upper Fl.	1112 SF	1170 SF	
	Bsmnt. Devl: 0 SF	Total	2034 SF	2153 SF	



	MAXIMUM CAPACITY (20MPa Conc.)	CONC. PAD DIMENSIONS (l x w x d)	AMOUNT & SIZE OF REBAR
1	8,350 LBS	24"x24"x9"	2-10 M
2	13,050 LBS	30"x30"x9"	3-10 M
3	18,800 LBS	36"x36"x9"	4-10 M
4	25,580 LBS	42"x42"x9"	5-10 M
5	33,420 LBS	48"x48"x10"	7-10 M

REBAR SPACING AS PER MITEK'S DETAIL

PAD LEGEND
(BASED ON MITEK COLUMNS)

FOUNDATION PLAN

****ALL FROST WALLS TO BE****
8" THICK INCLUDING AIR GAP

(UNLESS NOTED OTHERWISE)

Address: 28 JENNIFER CRESCENT, ST. ALBERT, AB
65 / 09 / 212 2356

Drawn By: B. STABEL

Model: COLUMBIA (MF-JL)

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

Customer: SPEC

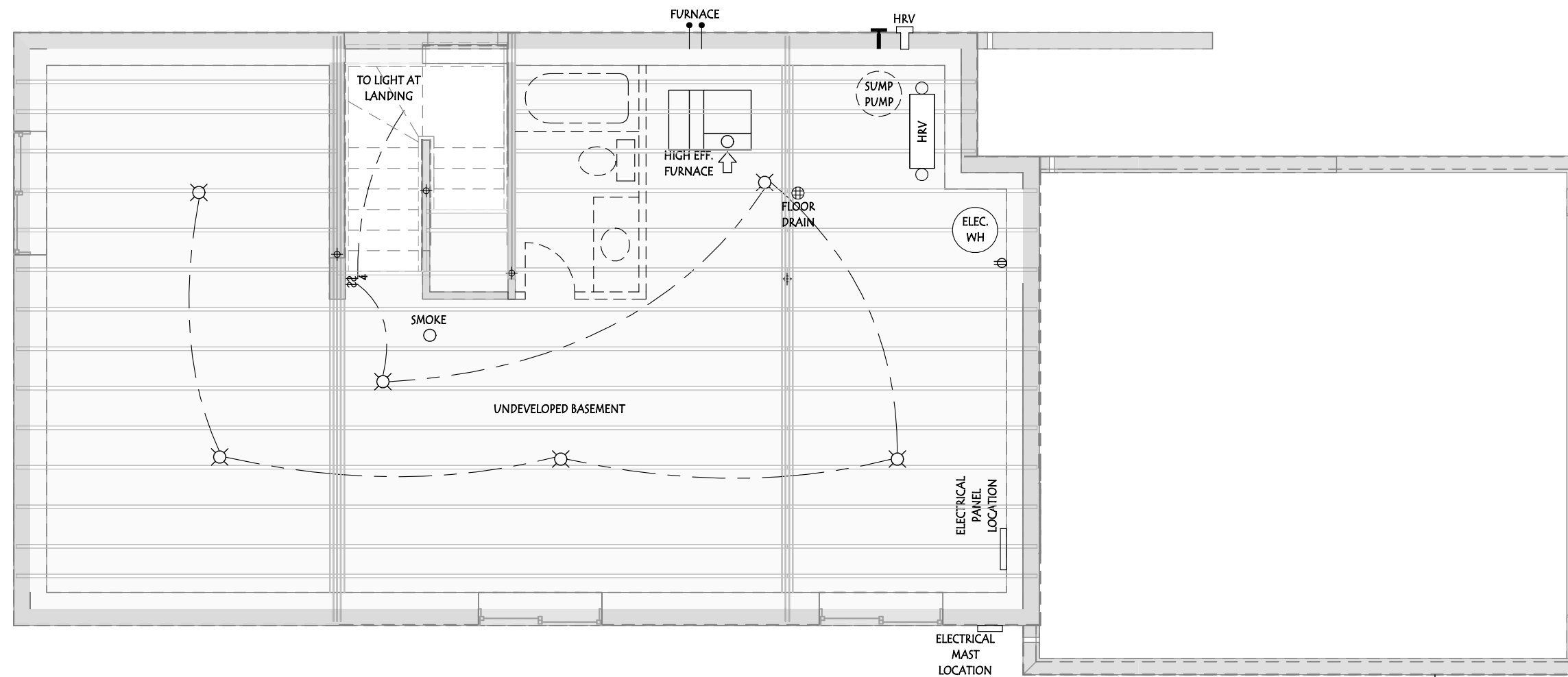
JOB #: 30950

	Const.	Market.
Main Fl.	922 SF	983 SF
Upper Fl.	1112 SF	1170 SF
Total	2034 SF	2153 SF

TRAILBLAZER SERIES

Page:

FOUNDATION ELEC. LAYOUT



ELECTRICAL LEGEND

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

ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

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

Customer: SPEC

JOB #:	30950
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Const.	Market.
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Main Fl.	922 SF	983 SF
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Upper Fl.	1112 St	1170 St
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Total	2034 SF	2153 SF
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TRAILBLAZER SERIES

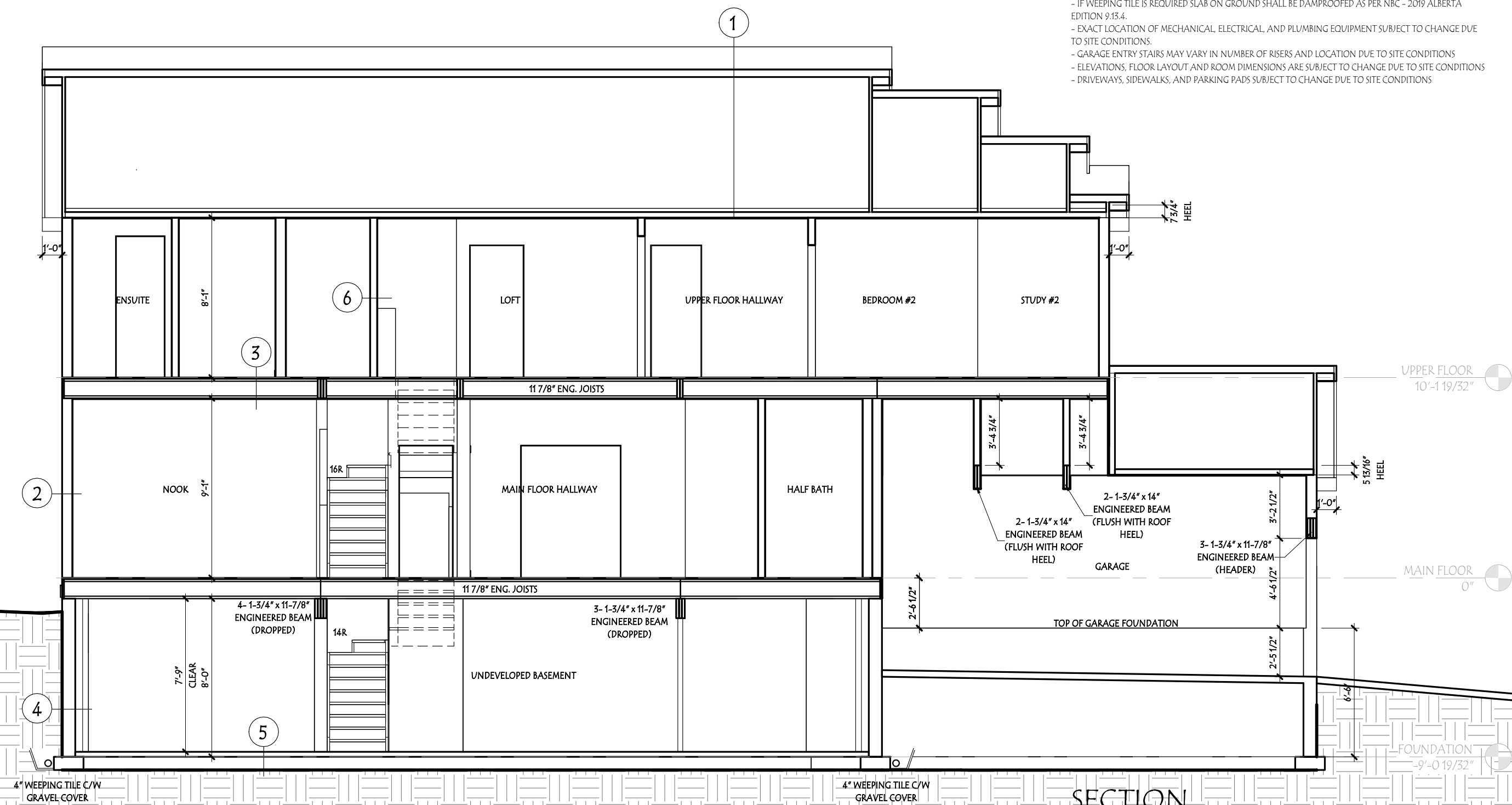
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14

****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



SECTION

Address: 28 JENNIFER CRESCENT, ST. ALBERT, AB 65 / 09 / 212 2556		Customer: SPEC		Page:	
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	Scale: 3/16" = 1'-0"		Const.	Market.	
	Date: 10/3/2023 7:53:10 AM		Main Fl.	922 SF	983 SF
			Upper Fl.	1112 SF	1170 SF
			Total	2034 SF	2153 SF
Bsmnt. Devl: 0 SF		Pacesetter H O M E S A QUALICO Company			
		12			
		14			

CONSTRUCTION ASSEMBLIES (EFFECTIVE THERMAL RESISTANCE OF ASSEMBLIES)

1 ROOF ASSEMBLIES

UPPER FLOOR ROOF (6.90 RSI)
ASPHALT SHINGLES
3/8" O.S.B. SHEATHING c/w 'H'CLIPS
ENGINEERED WOOD TRUSSES @24" o/c
R-40 LOOSE FILL INSULATION
6 mil CGSB POLY VAPOR BARRIER
1/2" C.D. DRYWALL

UPPER FLOOR VAULTED CEILING (4.06 RSI)
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

2 EXTERIOR WALL ASSEMBLIES

STANDARD EXTERIOR WALL (2.77 RSI)
INCLUDES EXTERIOR WALLS OF ATTACHED GARAGE, IF APPLICABLE
EXTERIOR CLADDING AS PER PLAN
BUILDING PAPER (AS REQ'D)
3/8" O.S.B. SHEATHING
2X6 STUDS @ 24" o/c (2X6 STUDS @ 16" o/c ON AREAS WHERE MANUFACTURED STONE OR BRICK IS APPLIED)
R-20 BATT INSULATION
6 mil. CGSB POLY VAPOR BARRIER
1/2" DRYWALL

EXTERIOR TALL WALL (2.63 RSI)
IF REQUIRED AS PER PLANS
EXTERIOR CLADDING AS PER PLAN
BUILDING PAPER (AS REQ'D)
3/8" O.S.B. SHEATHING (1/2" DENSGLASS OR EQUIVALENT FOR ZLL)
2X6 STUDS AS PER ENGINEER'S DETAIL
R-20 BATT INSULATION
6 mil. CGSB POLY VAPOR BARRIER
1/2" DRYWALL

ATTACHED GARAGE/HOUSE WALL (2.85 RSI)
IF REQUIRED AS PER PLANS
1/2" DRYWALL (FIRE TAPED)
3/8" O.S.B. SHEATHING
2X6 STUDS @ 24" o/c
R-20 BATT INSULATION
6 mil. CGSB POLY VAPOR BARRIER
1/2" DRYWALL

EXTERIOR CANTILEVERED WALL (2.78 RSI)
WITHIN 1.2m SIDE YARD SETBACK
IF REQUIRED AS PER PLANS
EXTERIOR CLADDING AS PER PLAN
BUILDING PAPER (AS REQ'D)
5/8" DENSGLASS OR EQUIVALENT
2X6 STUDS @ 24" o/c
R-20 BATT INSULATION
6 mil. CGSB POLY VAPOR BARRIER
1/2" DRYWALL

EXTERIOR ZERO LOT LINE WALL (2.69 RSI)
WITHIN 1.2m SIDE YARD SETBACK
IF REQUIRED AS PER PLANS
EXTERIOR CLADDING AS PER PLAN
BUILDING PAPER (AS REQ'D)
1/2" DENSGLASS OR EQUIVALENT
2X6 STUDS @ 16" o/c
R-20 BATT INSULATION
6 mil. CGSB POLY VAPOR BARRIER
5/8" TYPE 'X' DRYWALL

EXTERIOR PARTY WALL JOGS (3.51 RSI)
IF REQUIRED AS PER PLANS
EXTERIOR CLADDING AS PER PLAN
BUILDING PAPER (AS REQ'D)
5/8" DENSGLASS 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

3 FLOOR ASSEMBLIES

INTERIOR FLOOR (N/A RSI)
FLOOR FINISH AS SPECIFIED
3/8" U-LAY IN LINO AREAS
23/32" T&G OSB SUBFLOOR GLUED AND SCREWED
ENGINEERED WOOD JOISTS AS PER MANUFACTURER

FLOOR OVER UNHEATED SPACE (6.67 RSI)
FLOOR FINISH AS SPECIFIED
3/8" U-LAY IN LINO AREAS
23/32" T&G OSB SUBFLOOR GLUED AND SCREWED
6 mil. CGSB POLY VAPOR BARRIER
ENGINEERED WOOD JOISTS AS PER MANUFACTURER
R-40 1/2 lb OPEN-CELL SPRAY FOAM INSULATION
1/2" DRYWALL

CANTILEVERED MAIN FLOOR (5.18 RSI)
IF REQUIRED AS PER PLANS
FLOOR FINISH AS SPECIFIED
3/8" U-LAY IN LINO AREAS
23/32" T&G OSB SUBFLOOR GLUED AND SCREWED
6 mil. CGSB POLY VAPOR BARRIER
ENGINEERED WOOD JOISTS AS PER MANUFACTURER
R-28 2lb CLOSED-CELL SPRAY FOAM INSULATION
3/8" OSB SHEATHING
NON-VENTED METAL SOFFIT

CANTILEVERED UPPER FLOOR (6.79 RSI)
IF REQUIRED AS PER PLANS
FLOOR FINISH AS SPECIFIED
3/8" U-LAY IN LINO AREAS
23/32" T&G OSB SUBFLOOR GLUED AND SCREWED
6 mil. CGSB POLY VAPOR BARRIER
ENGINEERED WOOD JOISTS AS PER MANUFACTURER
R-40 2lb CLOSED-CELL SPRAY FOAM INSULATION
3/8" OSB SHEATHING
NON-VENTED METAL SOFFIT

4 BASEMENT WALL ASSEMBLIES

FOUNDATION W/ FROST WALL (2.08 RSI)
**UNLESS NOTED OTHERWISE ON PLANS
PARGING ABOVE GRADE
DAMPPOOFING ON EXTERIOR OF FOUNDATION WALLS (TO COMPLY WITH NBC - 2019 ALBERTA EDITION 9.13.2.3.(2)(a)(iii))
8" CONC FOUNDATION WALL C/W 2 ROWS OF 2-#10 BARS STUDS @24" o/c
R-12 BATT INSULATION
6 mil CGSB POLY VAPOR BARRIER
1/2" DRYWALL (FINISHED AREAS)
18"x 8" CONCRETE STRIP FOOTING OR AS REQUIRED BY ENGINEER'S REPORT
TELEPOST PAD FOOTINGS AS PER PLAN
WINDOWS OVER 48 INCHES IN LENGTH TO BE BRACED AS PER ENGINEER'S DETAIL
OPEN TO BELOW AREA WALLS WILL BE REINFORCED AS PER ENGINEER'S DETAIL

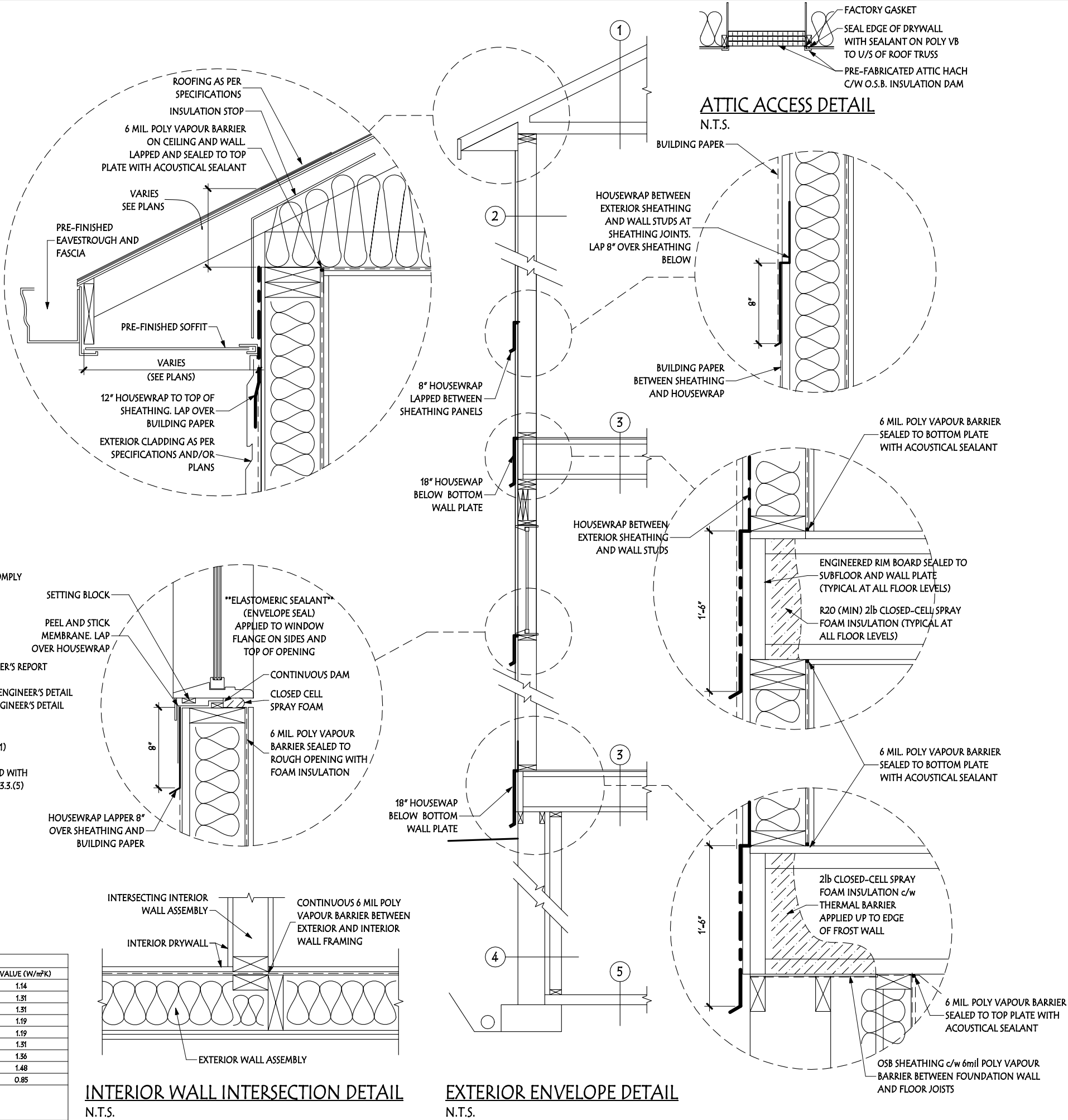
5 BASEMENT FLOOR ASSEMBLY (0.19 RSI)

8" FILL TO COMPLY WITH NBC-2019 ALBERTA EDITION 9.16.2.1.(1)
6mil CGSB POLY VAPOR BARRIER
3" CONCRETE SLAB - ALL SEAMS & PENETRATIONS TO BE SEALED WITH FLEXIBLE SEALANT AS PER NBC - 2019 ALBERTA EDITION - 9.25.3.3.(5)

6 INTERIOR WALL ASSEMBLIES (N/A RSI)

1/2" DRYWALL
2X4" STUDS @ 24" O.C. (OR DEEPER STUD IF REQUIRED ON PLANS)
1/2" DRYWALL
1 RSI VALUE EXCLUDES FINISHED CLADDING
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	HS2 / HS5 W/ ARGON	6700	1.14
SLIDER	HS2 / HS5 W/ ARGON	6700	1.31
SINGLE HUNG	HS2 / HS5 W/ ARGON	6700	1.31
CASEMENT	HS2 / HS5 W/ ARGON	9100	1.19
AWNING	HS2 / HS5 W/ ARGON	9100	1.19
BASEMENT SLIDER	HS2 W/ ARGON	5600	1.31
EXTERIOR DOOR w/ GLAZING	HS1 W/ ARGON	--	1.36
EXTERIOR PATIO/GARDEN DOOR	HS1 W/ ARGON	--	1.48
EXTERIOR DOOR w/o GLAZING	--	--	0.85
**HS1 GLAZING=DUAL PANE (CLEAR / LOW-E) HS2 GLAZING=TRIPLE PANE (CLEAR/CLEAR/LOW-E) HS5 GLAZING=TRIPLE PANE (CLEAR/CLEAR/SUNSTOP)			



INTERIOR WALL INTERSECTION DETAIL
N.T.S.

EXTERIOR ENVELOPE DETAIL
N.T.S.

Address: 28 JENNIFER CRESCENT, ST. ALBERT, AB 65 / 09 / 212 2556

Drawn By: B. STABEL

Customer: SPEC

Model: COLUMBIA (MF-JL)

Trailblazer Series

Job #: 30950

Page: 13

Market: Const. 922 SF, 1112 SF, 2034 SF

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

Date: 10/3/2023 7:53:11 AM

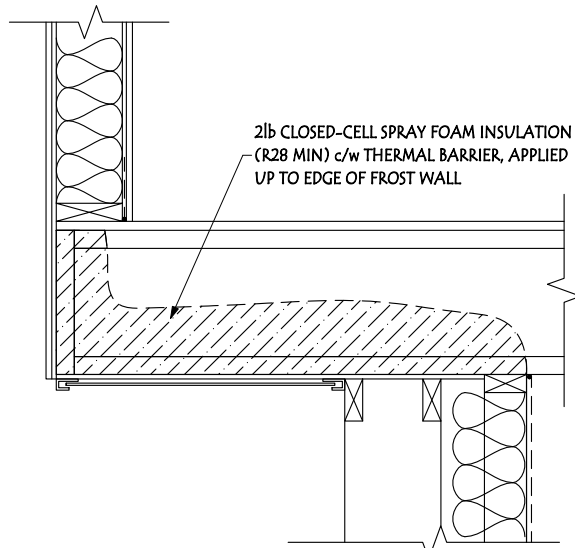
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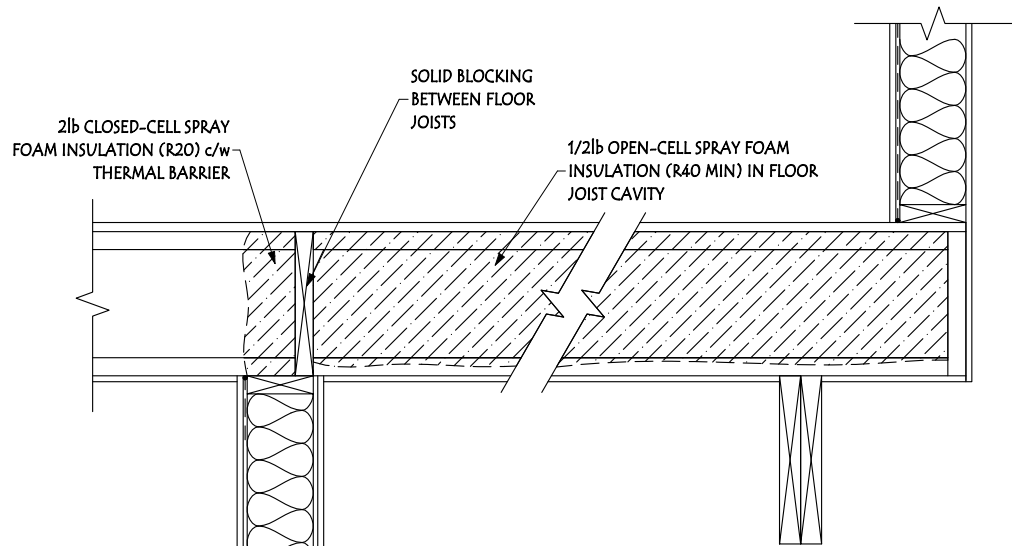
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Pacesetter HOMES

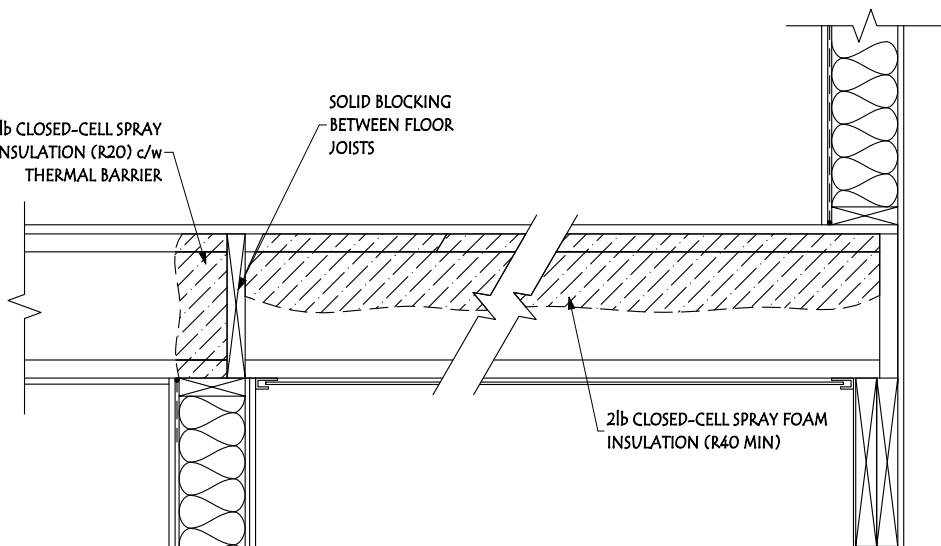
A QUALICO Company



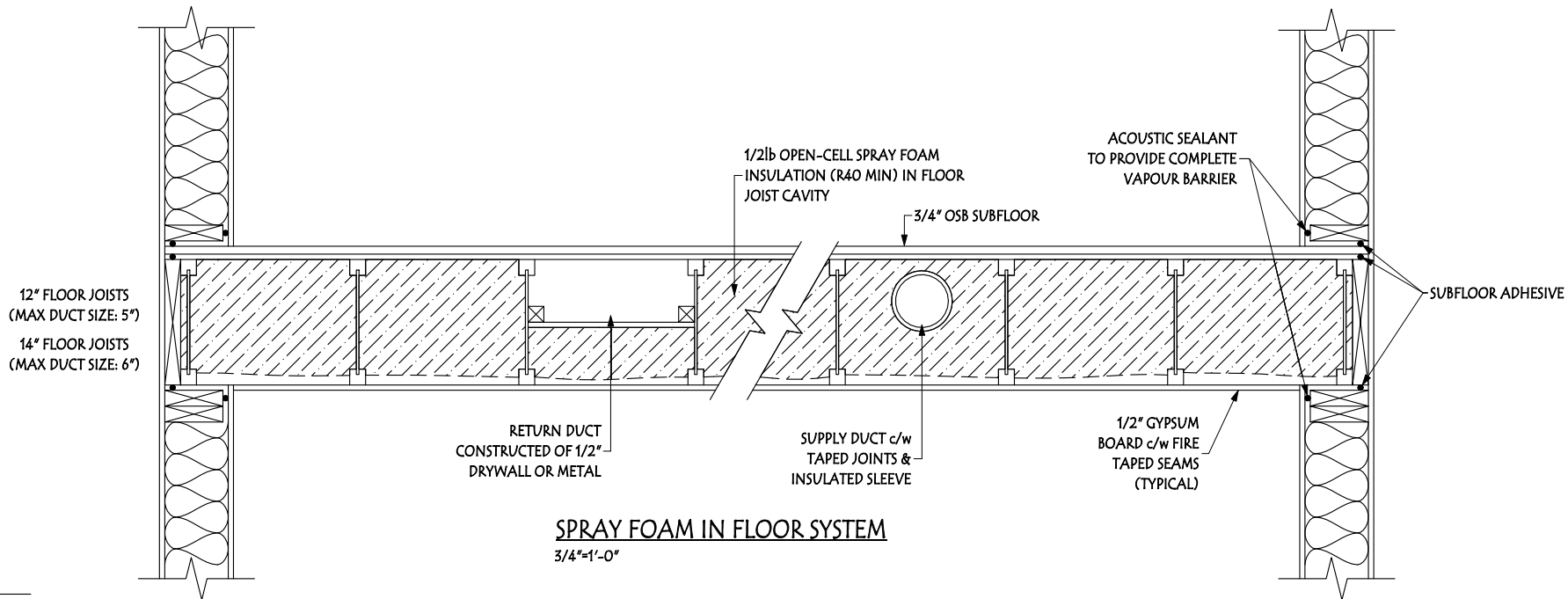
MAIN FLOOR CANTILEVER DETAIL - 3FT OR LESS
3/4"=1'-0"



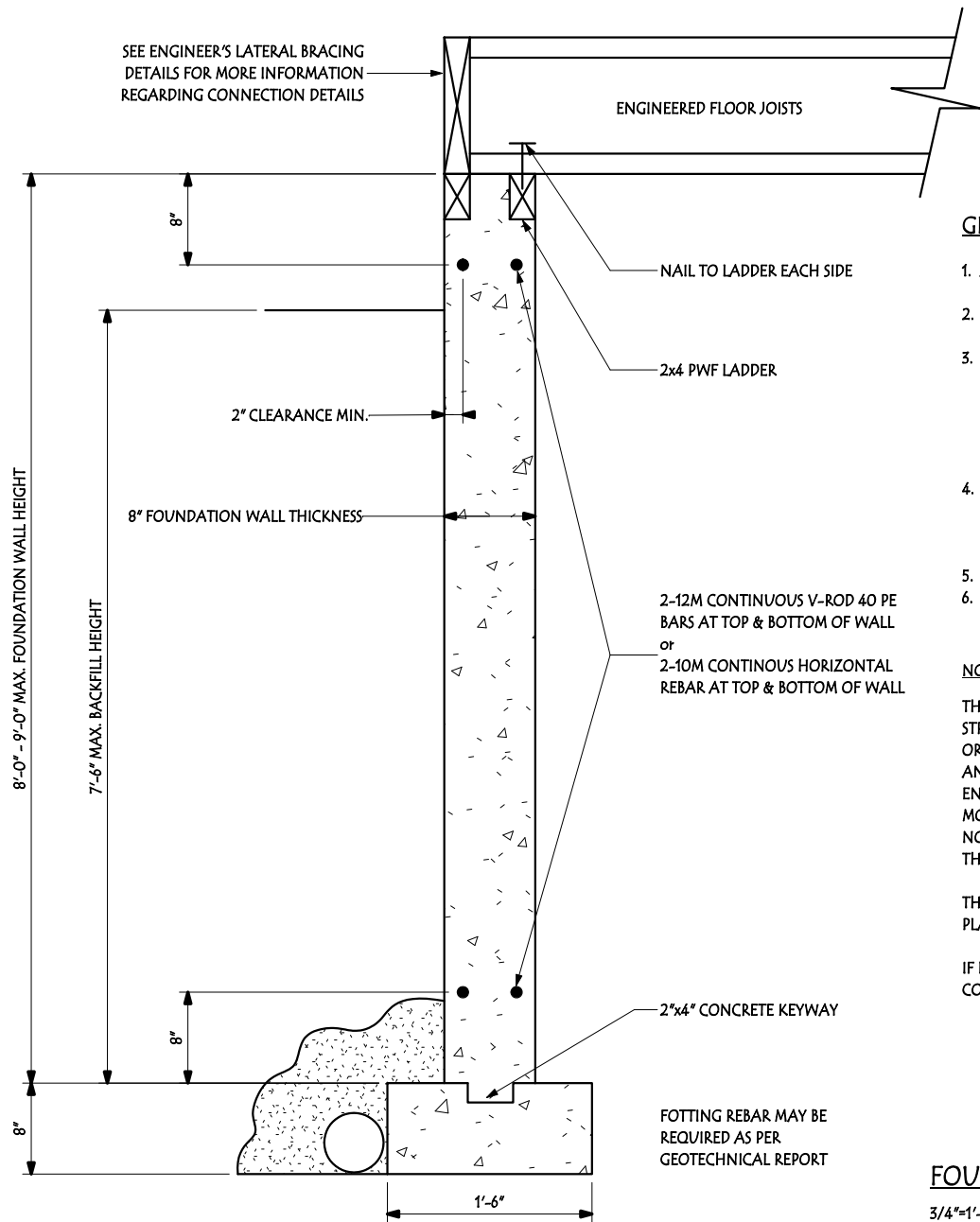
FLOOR ABOVE UNHEATED SPACE DETAIL
3/4"=1'-0"



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



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



GENERAL NOTES:

- ALL OF THE CONSTRUCTION SHOULD BE IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE (NBC - 2019 ALBERTA EDITION).
- SEE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SUPPORT OF ENGINEERED FLOOR JOISTS.
- CONCRETE:
 - 32 MPA TYPE 50 (HS) OR SPECIFIED IN SULPHATE TEST REPORT
 - ALL CONCRETE EXPOSED TO FREEZE / THAW CYCLE HAS A MINIMUM AIR ENTRAINMENT OF 5-7%
 - INTERNAL VIBRATION WITH A 31.8mm (1.25") MECHANICAL VIBRATOR
 - MAXIMUM CONCRETE FORM PRESSURE (HURD, THUNMAN) 29KPa
- REINFORCING DETAIL
 - IT IS DESIGNED TO CSA A23.3-94
 - IT REINFORCES TO CSA CAN-A23.1-M90 AND CSA G30.12.M77
 - ITS STRENGTH IS 400 MPa
- PROVIDE WEEPING TILES AROUND FOOTINGS c/w DRAIN GRAVEL
- FOOTING SIZES AS PER CURRENT NBC AND/OR GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

NOTES:

THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND DATA NOTED ON THE STRUCTURAL DRAWING WITH CONDITIONS ON SITE. CONTRACTOR IS TO CO-ORDINATE ALL OF THE DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. THIS DRAWING IS NOT TO BE SCALED

THIS DETAIL IS VALID WHEN BACKFILL SOILS ARE SAND / GRAVEL OR LOW PLASTIC

IF BACKFILL SOILS ARE MEDIUM TO HIGH PLASTIC THEN ENGINEER SHOULD BE CONTACTED

FOUNDATION WALL DETAIL
3/4"=1'-0"

Address: 28 JENNIFER CRESCENT, ST. ALBERT, AB 65 / 09 / 212 2556	Customer: SPEC	JOB #:		30950		Trailblazer Series		Page: 14	
		Model: COLUMBIA (MF-JL)		Const. Market.		Trailblazer Series		14	
		Scale: 3/16" = 1'-0"		Main Fl. 922 SF		Pacesetter HOMES		14	
Drawn By: B. STABEL	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.	Date: 10/3/2023 7:53:12 AM		Upper Fl. 1112 SF		A QUALICO Company		14	
		Bsmnt. Devl:		2034 SF				14	
		Construction Square footage is based on floor area		Marketing Square footage includes stairwells				14	