

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P **Swing:** _____ **Add. No/Date:** 10/[12] 03-Jul-2023 **C/O Type:** INI
Address: 1919 157 STREET SW, 20/28/222-0146 **Purchaser:** Pankaj Batra
EDMONTON, ALBERTA
Subdivision: GLENRIDDING - RSL **Phone Business:** _____ **Home:** _____
Model/Elev: ColumbiaFT - Columbia - FastTrack **Contract Date:** May 22, 2023
Reference: 48 hour **Target Closing:** To Be Determined
In Contract: ☐ **Cash:** ☐ **Finance:** ☒ **Co-Buyers:** Chandni Handa

	Qty	U. of M.	Unit Price	Total
1)/[1] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Patio door to slide over as necessary so stairs don't block basement window <i>NH Jul 05, 2023</i>	1.00	EACH		\$0.00
2)/[2] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** center deck nailer between basement window wells <i>NH Jul 05, 2023</i>	1.00	EACH		\$0.00
3)/[3] ELO-LIGHT-E - ADD LIGHT OUTLET ON EXISTING CIRCUIT Add exterior light opposite side of patio door as current light at rear of home. Connect to the same switch <i>NH Jul 05, 2023</i>	1.00	EACH	\$100.00	\$100.00
4)/[4] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Fridge plug missing on floor plan <i>NH Jul 05, 2023</i>	1.00	EACH		\$0.00
5)/[6] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Move bedroom 4 entry door toward bedroom 3 door as much as possible <i>NH Jul 05, 2023</i>	1.00	EACH		\$0.00
6)/[7] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Relocate ethernet port in loft to opposite wall backing walk in closet beside plug <i>NH Jul 05, 2023</i>	1.00	EACH		\$0.00

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Subdivision: GLENRIDDING - RSL Phone Business: Home:
Model/Elev: ColumbiaFT - Columbia - FastTrack Contract Date: May 22, 2023
Reference: 48 hour Target Closing: To Be Determined
In Contract: Cash: Finance: X
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
7)/[8] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Owner suite plug backing ensuite raise to 66" AFF NH Jul 05, 2023	1.00	EACH		\$0.00
8)/[9] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Move basement family room light toward fron of home, center between front wall and beam NH Jul 05, 2023	1.00	EACH		\$0.00
9)/[10] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Move garage interior plug on foyer side closer to front of home - 2' forwardfrom garage to house wall NH Jul 05, 2023	1.00	EACH		\$0.00
10)/[11] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** Move garage interior plug on opposite side of foyer toward front of garage. 6" back from front wall of garage on side NH Jul 05, 2023	1.00	EACH		\$0.00

Sub Total	\$100.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$5.00
Total Addendum No 10/[12]	\$105.00

PACESETTER HOMES (EDMONTON)

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In Contract: ☐ **Cash:** ☐ **Finance:** ☒ **Co-Buyers:** Chandni Handa

DocuSigned by:
Pankaj Batra 7/4/2023
 276C3311135146B...

DocuSigned by:
Chandni Handa 7/4/2023
 FE340366E1C6468...
 Chandni Handa Date

DS
CB KU

DS
VB

DS
DR

DocuSigned by:
MIKE RUDNISKY 7/5/2023
 5C33D060FA2142C...
 PACESETTER HOMES (EDMONTON) Date

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.



JOB # 9905P

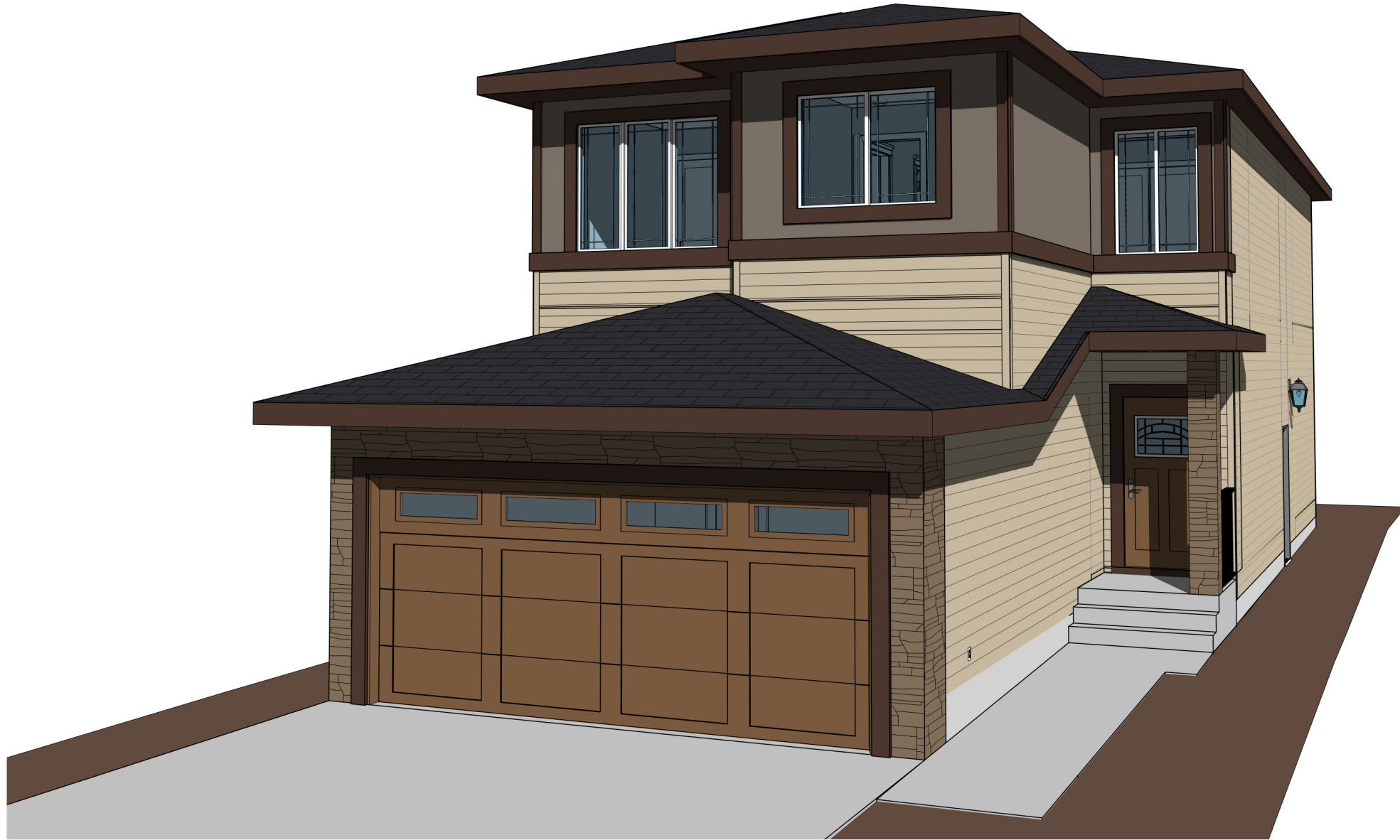
THE RESIDENCE OF BATRA & HANDA

1919 157 STREET SW
EDMONTON

20 / 28 / 222-0146

POINT @ GLENRIDDING RAVINE

[illegible]



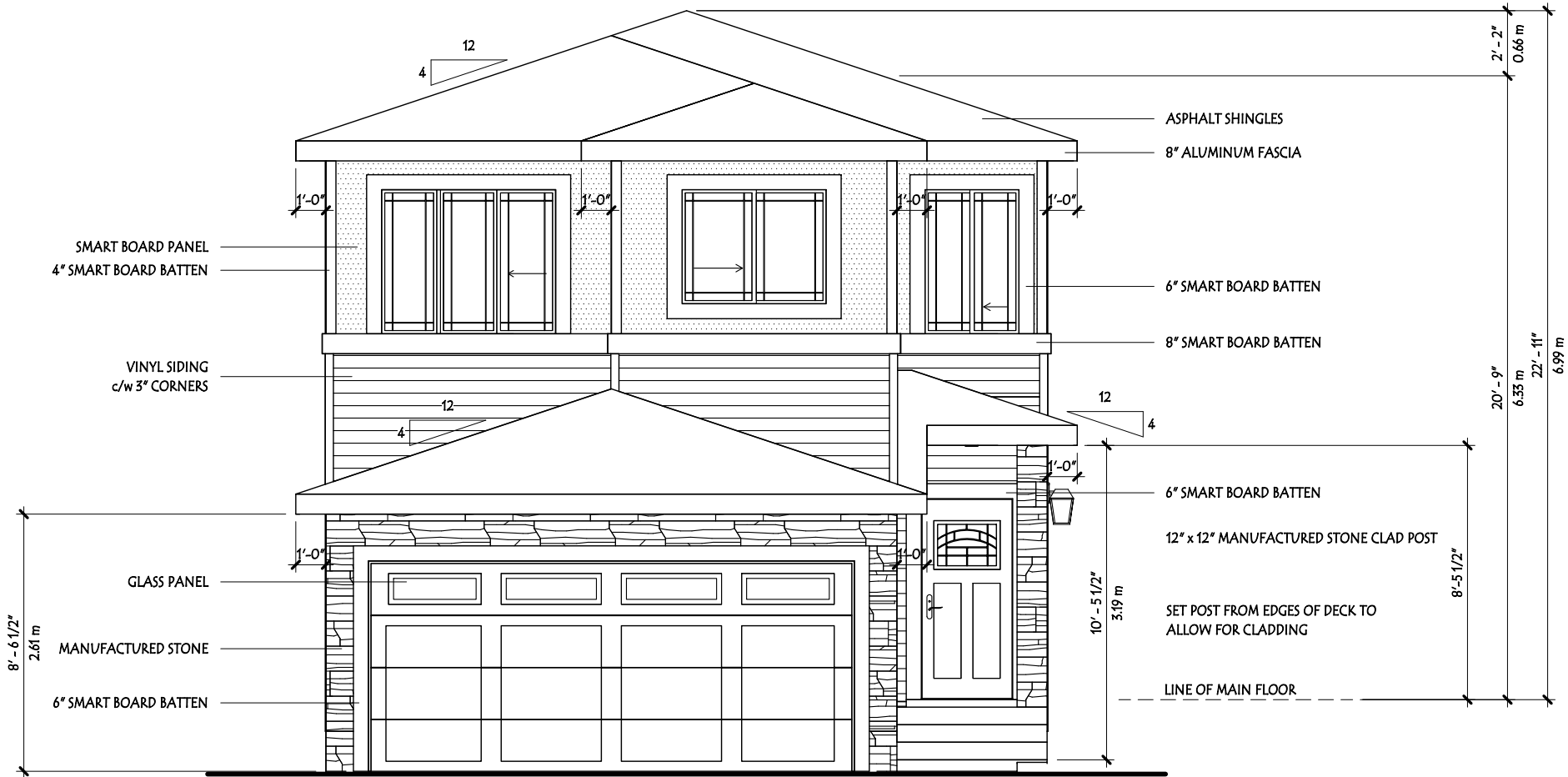
EXTERIOR VIEW

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

Address:		1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer: BATRA & HANDA		Page:		
Drawn By: N. HUNT-LEE		Model: COLUMBIA (P-GR)		JOB #: 9905P		TRAILBLAZER SERIES 		
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		Date: 6/28/2023 9:07:59 AM						
				Const.				Market.
				Main Fl.				931 SF
				Upper Fl.		1144 SF	1202 SF	
		Bsmnt. Devl:		0 SF		Total	2075 SF	2185 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



FRONT ELEVATION

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

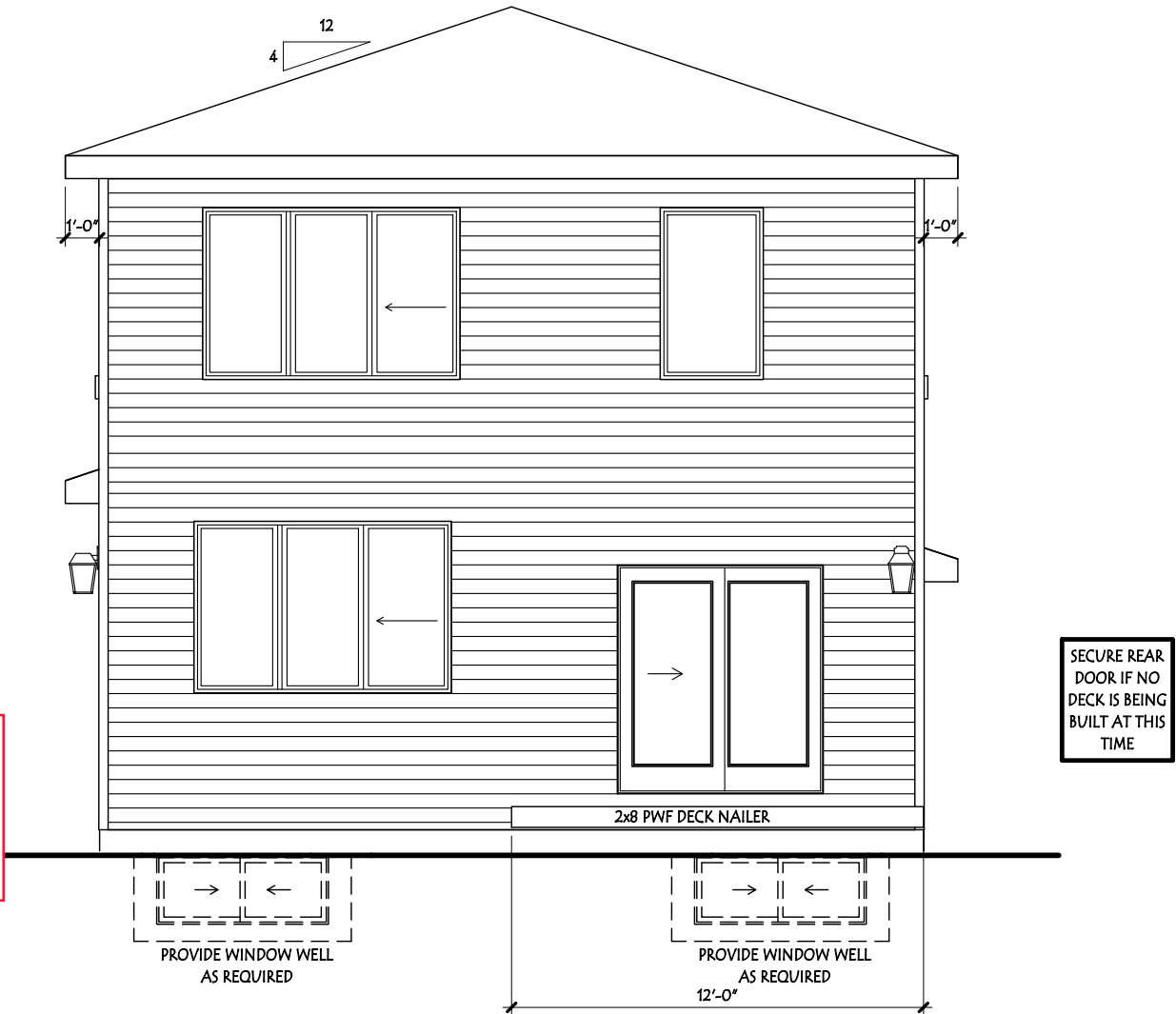
****TRI-PANE WINDOWS****

THROUGHOUT

(UNLESS NOTED OTHERWISE)

Address:	1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer:		BATRA & HANDA		Page:	
	Drawn By:	N. HUNT-LEE	Model:	COLUMBIA (P-GR)	JOB #:	9905P	TRAILBLAZER SERIES	
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		Date:	6/28/2023 9:08:00 AM	Main Fl.	931 SF	Upper Fl.	1202 SF	2185 SF
Construction Square footage is based on floor area Marketing Square footage includes stairwells		Bsmnt. Devl:	0 SF	Total	2075 SF	14		

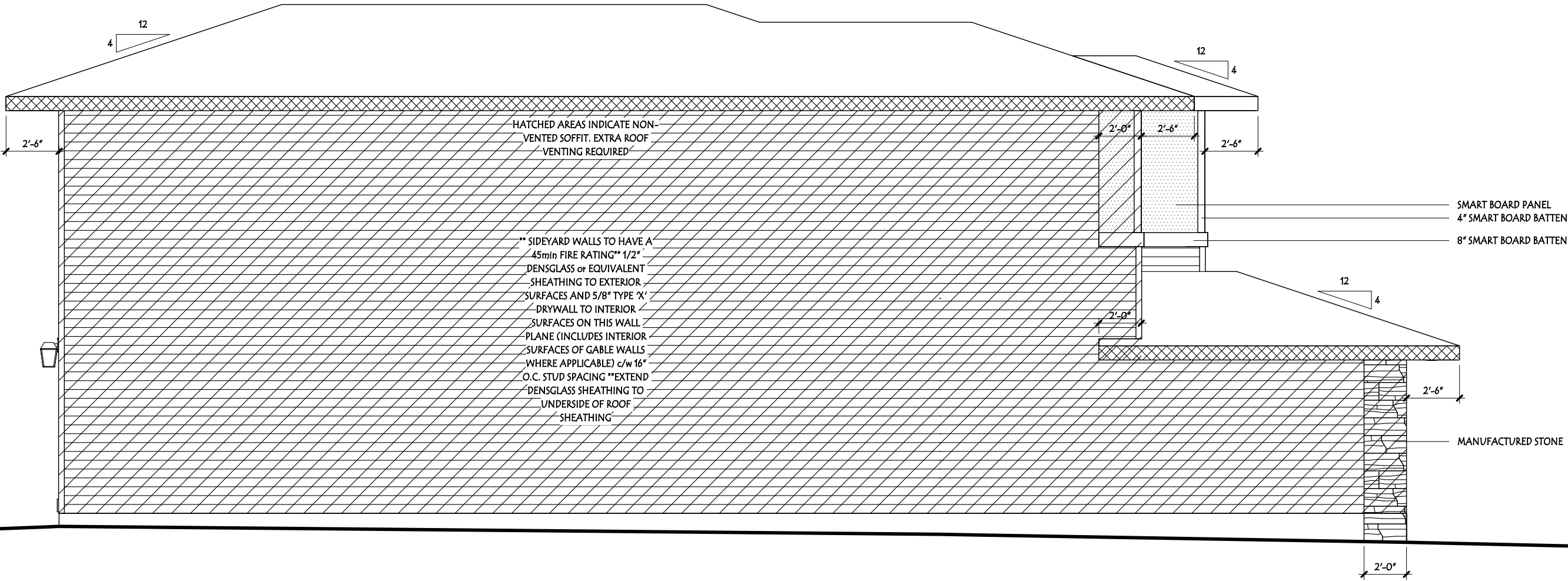
Addendum 10/12
Item 1 and 2
Deck nailer center
between window wells
patio door adjust as sits
over window



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

(UNLESS NOTED OTHERWISE)

Address:		1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer:		BATRA & HANDA		Page:	
Drawn By:		N. HUNT-LEE		Model:		COLUMBIA (P-GR)		JOB #:	
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		Date:		6/28/2023 9:08:00 AM		Main Fl.		931 SF	
		Bsmnt. Devl:		0 SF		Upper Fl.		1144 SF	
						Total		2075 SF	
								2185 SF	
									



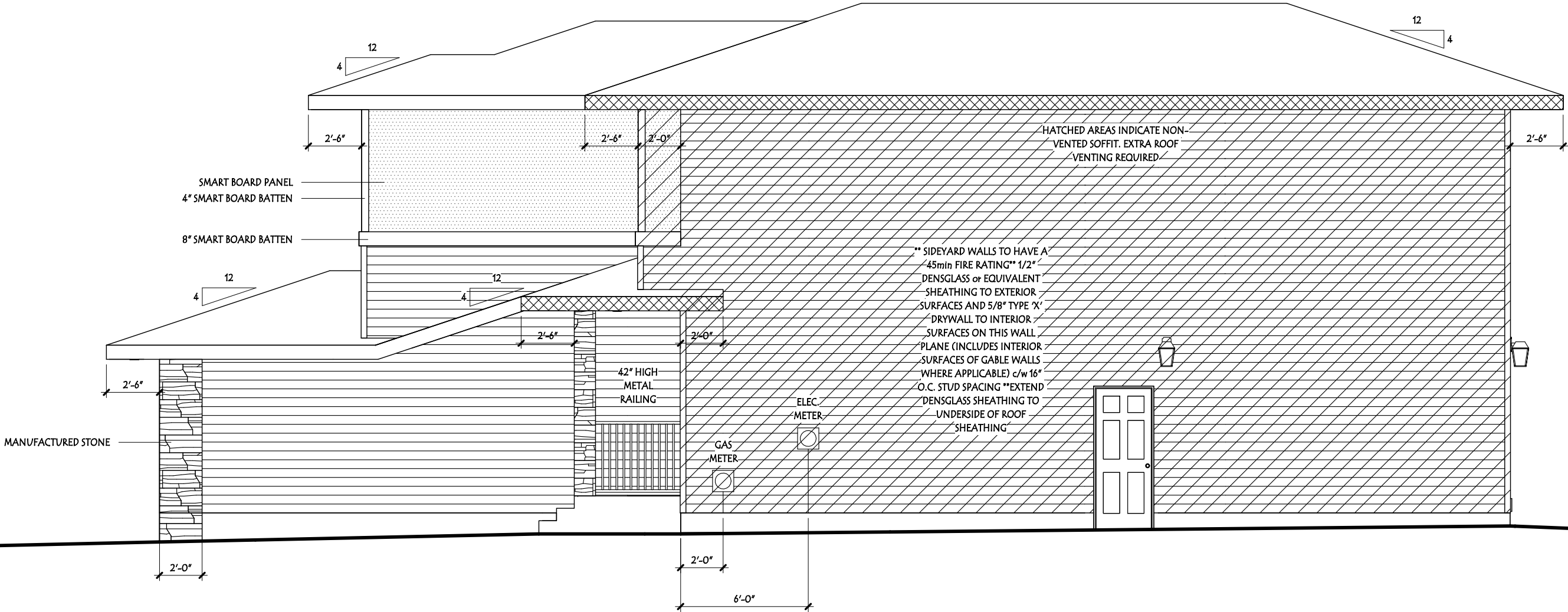
** NO VENTING ALLOWED ON THIS SIDE **

ALL WINDOWS TO BE LOW E
TRI-PANE WINDOWS
THROUGHOUT

(UNLESS NOTED OTHERWISE)

LEFT ELEVATION

Address:	1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer:		BATRA & HANDA		Page:
	Drawn By:	N. HUNT-LEE	Model:	COLUMBIA (P-GR)	JOB #:	9905P	
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		Date:	6/28/2023 9:08:01 AM		Main Fl.	931 SF	983 SF
					Upper Fl.	1144 SF	1202 SF
					Total	2075 SF	2185 SF
Bsmnt. Devl:		0 SF					
</							

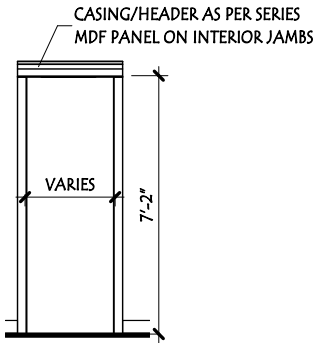
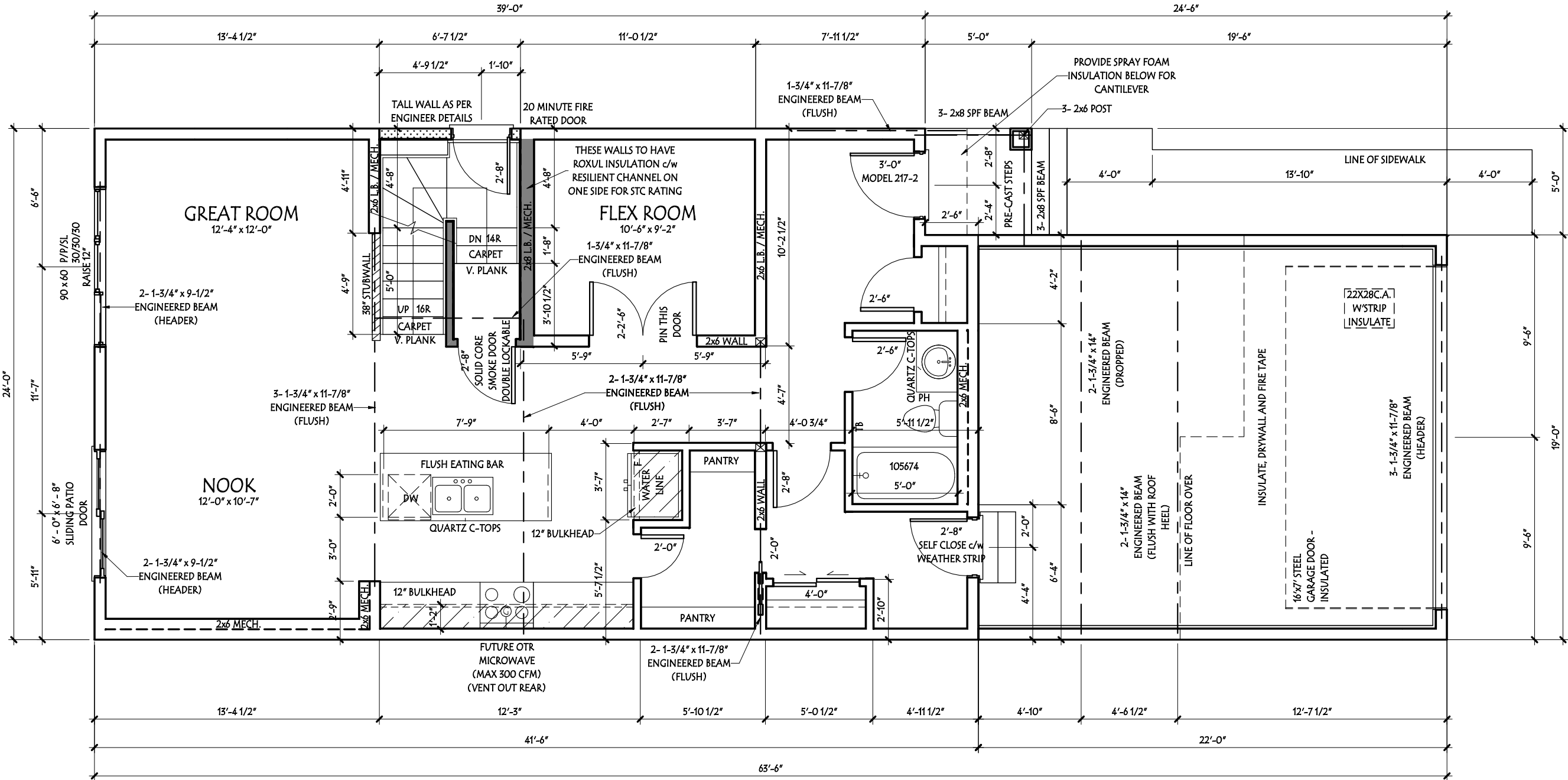


RIGHT ELEVATION

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

(UNLESS NOTED OTHERWISE)

Address: 1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146	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 (P-GR)		Customer: BATRA & HANDA		Page: 5
		Scale: 3/16" = 1'-0"		JOB #: 9905P		
		Date: 6/28/2023 9:08:02 AM		Trailblazer Series		
		Bsmnt. Devl: 0 SF		Pacesetter HOMES A QUALICO Company		
				Main Fl. 931 SF		5
				Upper Fl. 1144 SF		
				Total 2075 SF		
				2185 SF		14



** NO VENTING ALLOWED ON THIS SIDE **

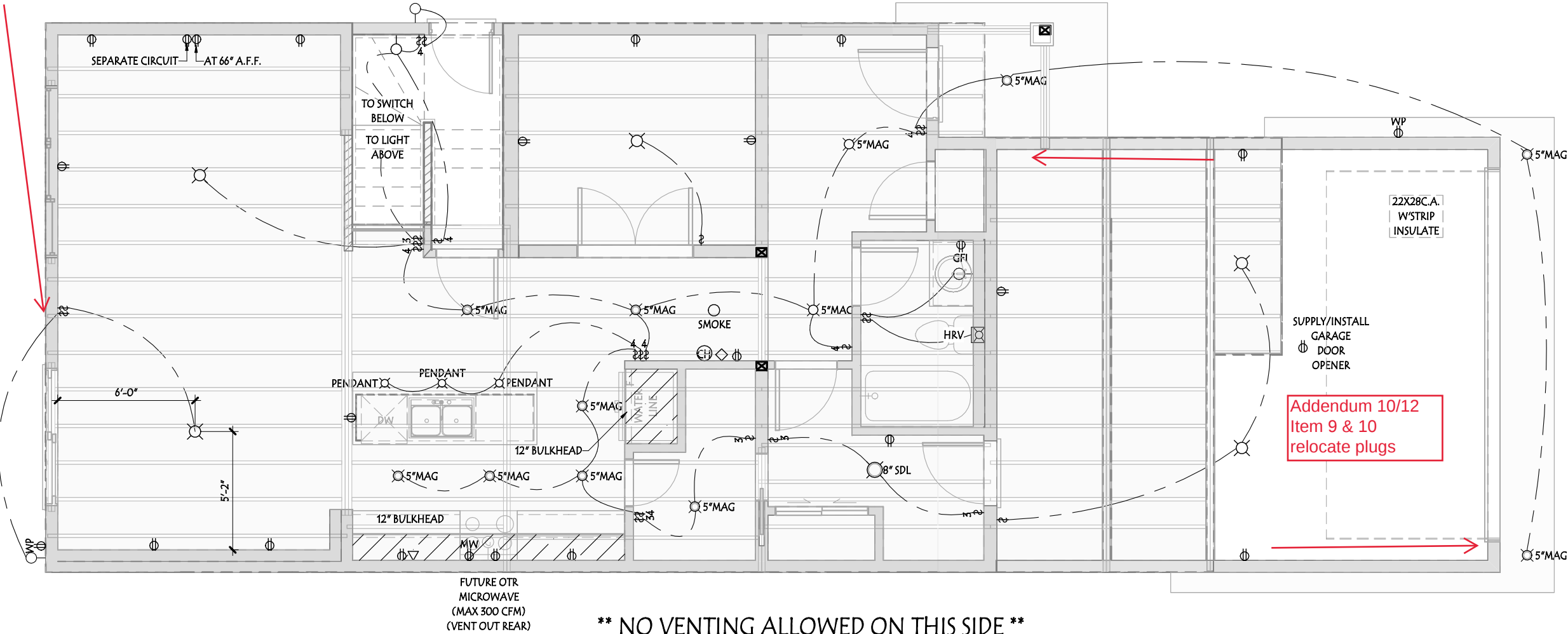
MAIN FLOOR PLAN
9'-0" CEILINGS

NOTE!

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

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		Date: 6/28/2023 9:08:05 AM		Main Fl.		931 SF	
		Bsmnt. Devl: 0 SF		Upper Fl.		1144 SF	
Construction Square footage is based on floor area Marketing Square footage includes stairwells				Total		2075 SF	
						2185 SF	
						6	
						Pacesetter H O M E S A QUALICO Company	
						14	

Addendum 10/12
Item 3
add light



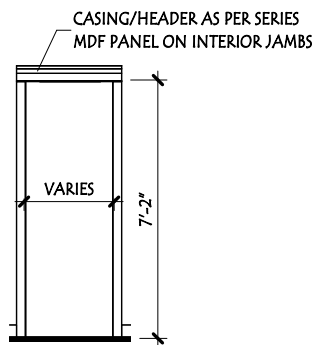
Addendum 10/12
Item 4
fridge power missing
on plan

**** NO VENTING ALLOWED ON THIS SIDE ****

MAIN FLOOR ELEC. / MECH. 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			

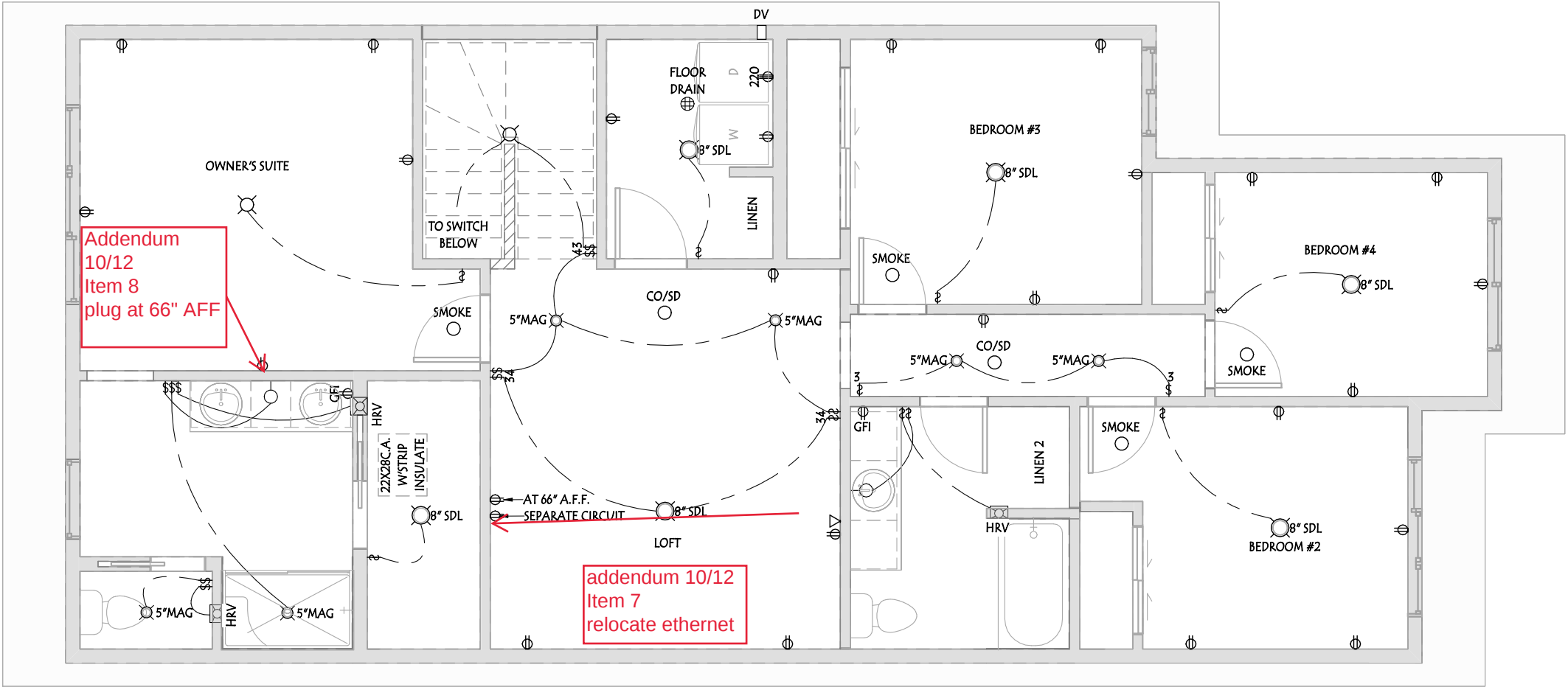
Address: 1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146	Customer: BATRA & HANDA		Page: 7	
	Model: COLUMBIA (P-GR)	JOB #: 9905P	TRAILBLAZER SERIES	
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	Date: 6/28/2023 9:08:06 AM	Main Fl. 931 SF		
	Bsmnt. Devl: 0 SF	Upper Fl. 1144 SF		
		Total 2075 SF		



**** NO VENTING ALLOWED ON THIS SIDE ****

UPPER FLOOR PLAN

Address: 1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer: BATRA & HANDA		Page:	
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		Date: 6/28/2023 9:08:08 AM			
		Bsmnt. Devl: 0 SF		Market:	
		Upper Fl.		Const.	
Main Fl.		931 SF		983 SF	
Upper Fl.		1144 SF		1202 SF	
Total		2075 SF		2185 SF	



** NO VENTING ALLOWED ON THIS SIDE **

UPPER FLOOR ELEC. LAYOUT

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

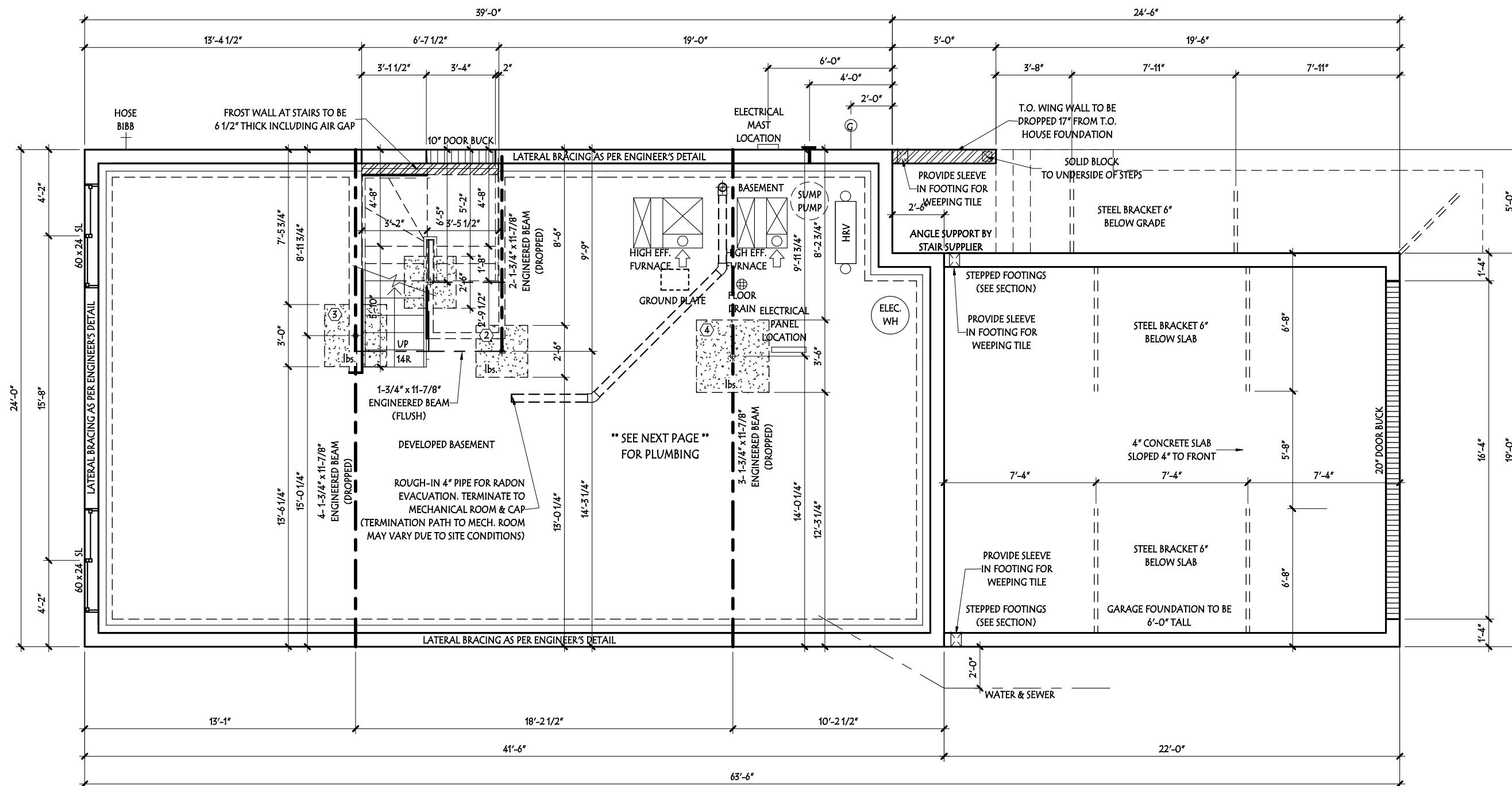
SINGLE SWITCH

ELEC. WIRING

SPEAKER

ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

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		Scale: 3/16" = 1'-0"	JOB #:	9905P		
		Date: 6/28/2023 9:08:09 AM		Const.		Market.
		Bsmnt. Devl: 0 SF	Main Fl.	931 SF		983 SF
			Upper Fl.	1144 SF		1202 SF
		Total	2075 SF	2185 SF		
			TRAILBLAZER SERIES		 A QUALICO® Company	



	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)

**** NO VENTING ALLOWED ON THIS SIDE ****

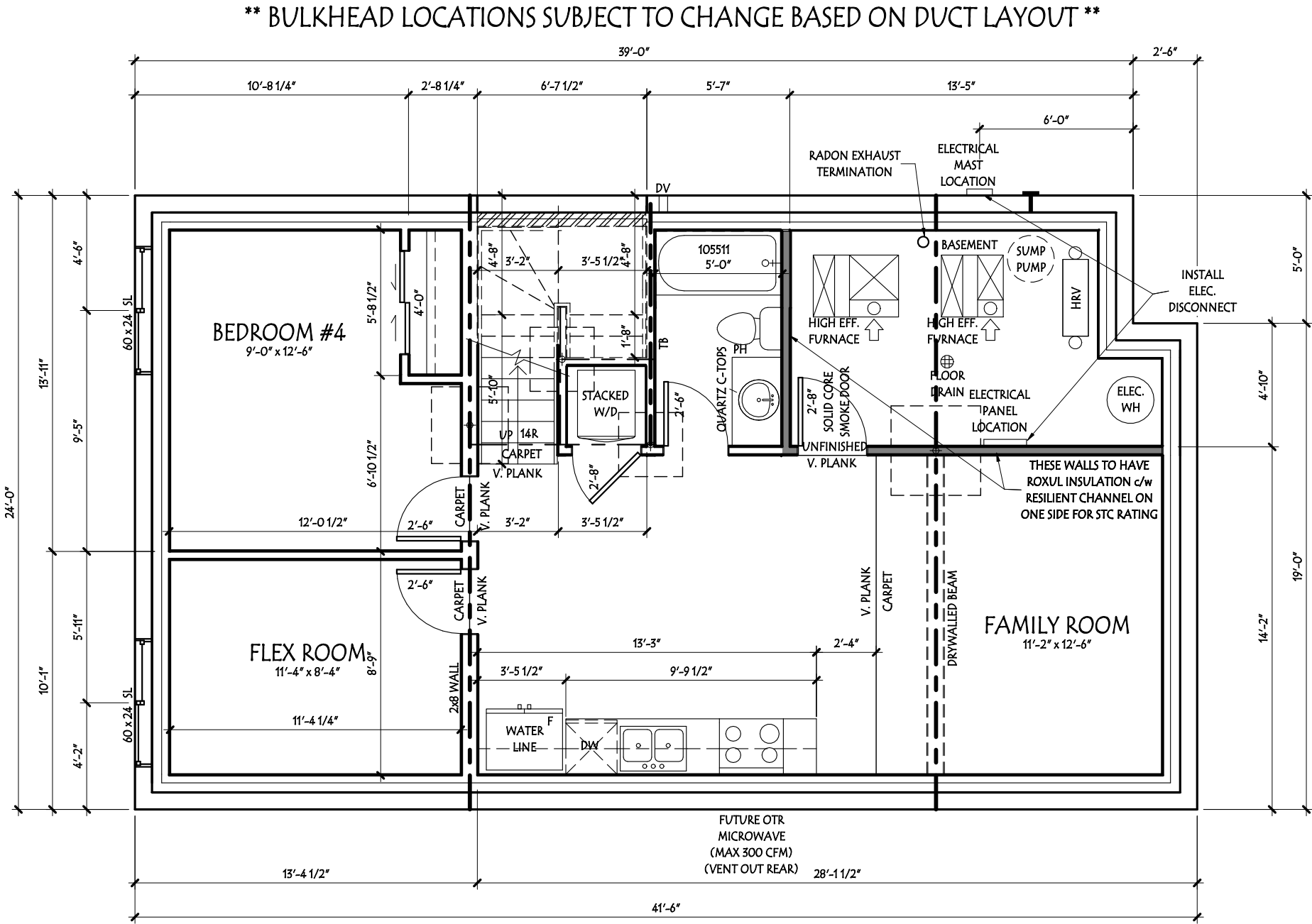
FOUNDATION PLAN

****ALL FROST WALLS TO BE****

8" THICK INCLUDING AIR GAP

(UNLESS NOTED OTHERWISE)

Address:	1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146		Customer: BATRA & HANDA		Page:	
	Drawn By: N. HUNT-LEE	Model: COLUMBIA (P-GR)	JOB #:	9905P		
		Scale: 3/16" = 1'-0"		Const.		Market.
		Date: 6/28/2023 9:08:10 AM		Main Fl.		931 SF
				Upper Fl.		1144 SF
					10	

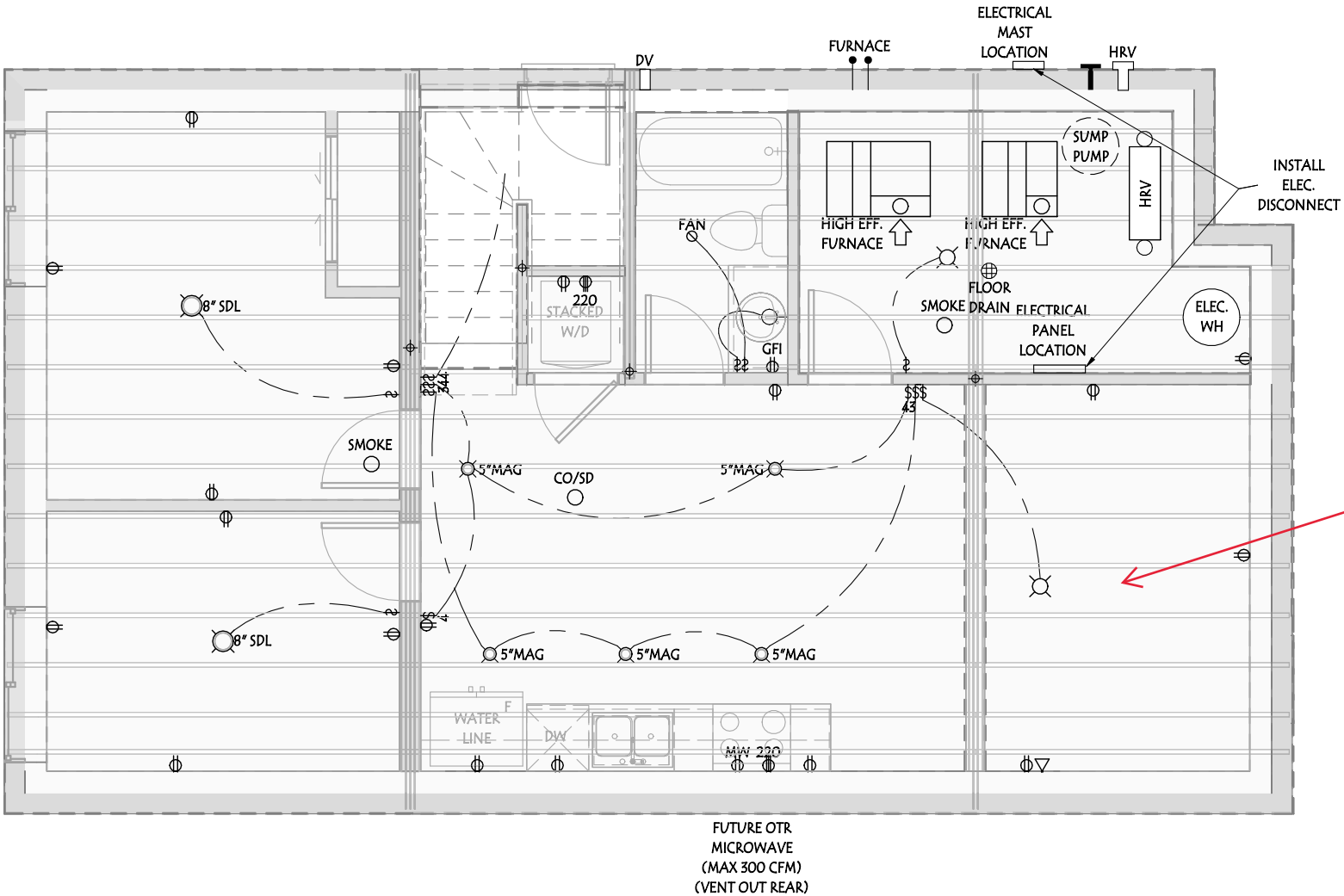


Optional Basement Development Plan
AREA = 714 SQ FT

DRYWALL & FIRE TAPE
MECHANICAL ROOM WALLS
& CEILING FOR STC RATING

BASEMENT CEILING TO HAVE
MINIMUM 6" ROXUL INSULATION c/w
RESILIENT CHANNEL FOR STC RATING

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	Scale: 3/16" = 1'-0"		Const.	Market.		
	Date: 6/28/2023 9:08:11 AM		Main Fl.	931 SF		983 SF
			Upper Fl.	1144 SF		1202 SF
			Total	2075 SF		2185 SF
Bsmnt. Devl: 0 SF						
Construction Square footage is based on floor area Marketing Square footage includes stairwells						



Optional Basement Development Elec./Mech. Layout

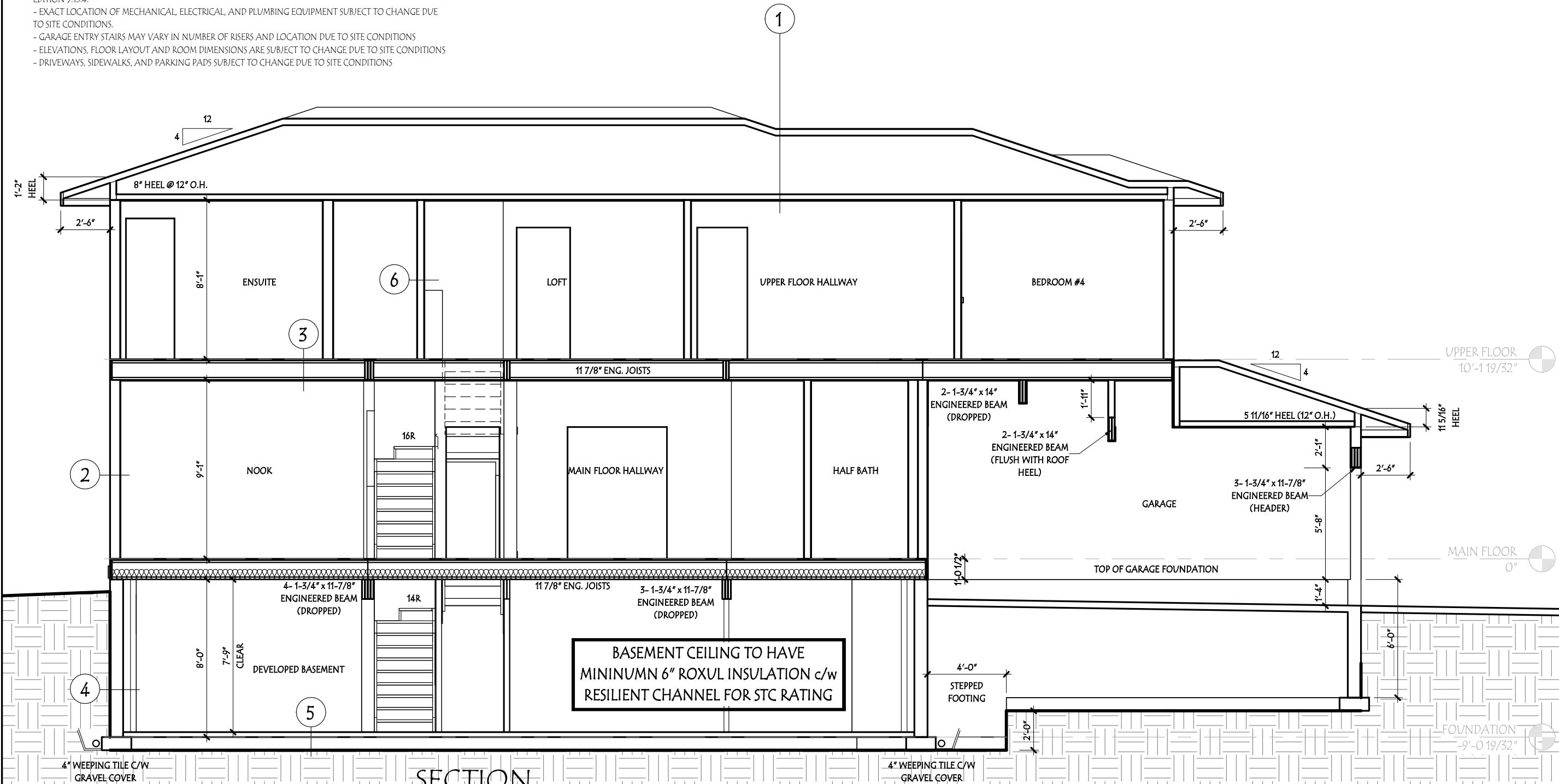
ELECTRICAL LEGEND			
	CEILING LIGHT		WALL LIGHT
	ELEC. PLUG		FLUE
	220 PLUG		SMOKE DETECTOR
	USB PAIRED PLUG		SD/CO DETECTOR
	TELEPHONE		VAC. ROUGH IN
	TV/CAT5E		CHIME
	THERMOSTAT		SINGLE SWITCH
	3 WAY SWITCH		ELEC. WIRING
	WEEPING TILE TEE		SPEAKER
	GAS METER		

ELECTRICAL LOCATIONS SUBJECT TO CHANGE AS REQUIRED BY CODE

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	Scale: 3/16" = 1'-0"		Const.	Market.	
	Date: 6/28/2023 9:08:12 AM	Main Fl.	931 SF	983 SF	
	Bsmnt. Devl: 0 SF	Upper Fl.	1144 SF	1202 SF	
		Total	2075 SF	2185 SF	

- 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

REFER TO PAGE13 FOR KEYNOTES



Address: 1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146	Customer: BATRA & HANDA	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. Construction Square footage is based on floor area Marketing Square footage includes stairwells	Model: COLUMBIA (P-GR)	TRAILBLAZER SERIES			
	Scale: 3/16" = 1'-0"	Const.	Market.		
	Date: 6/28/2023 9:08:13 AM	Main Fl.	931 SF		983 SF
	Bsmnt. Devl: 0 SF	Upper Fl.	1144 SF		1202 SF
		Total	2075 SF		2185 SF

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)

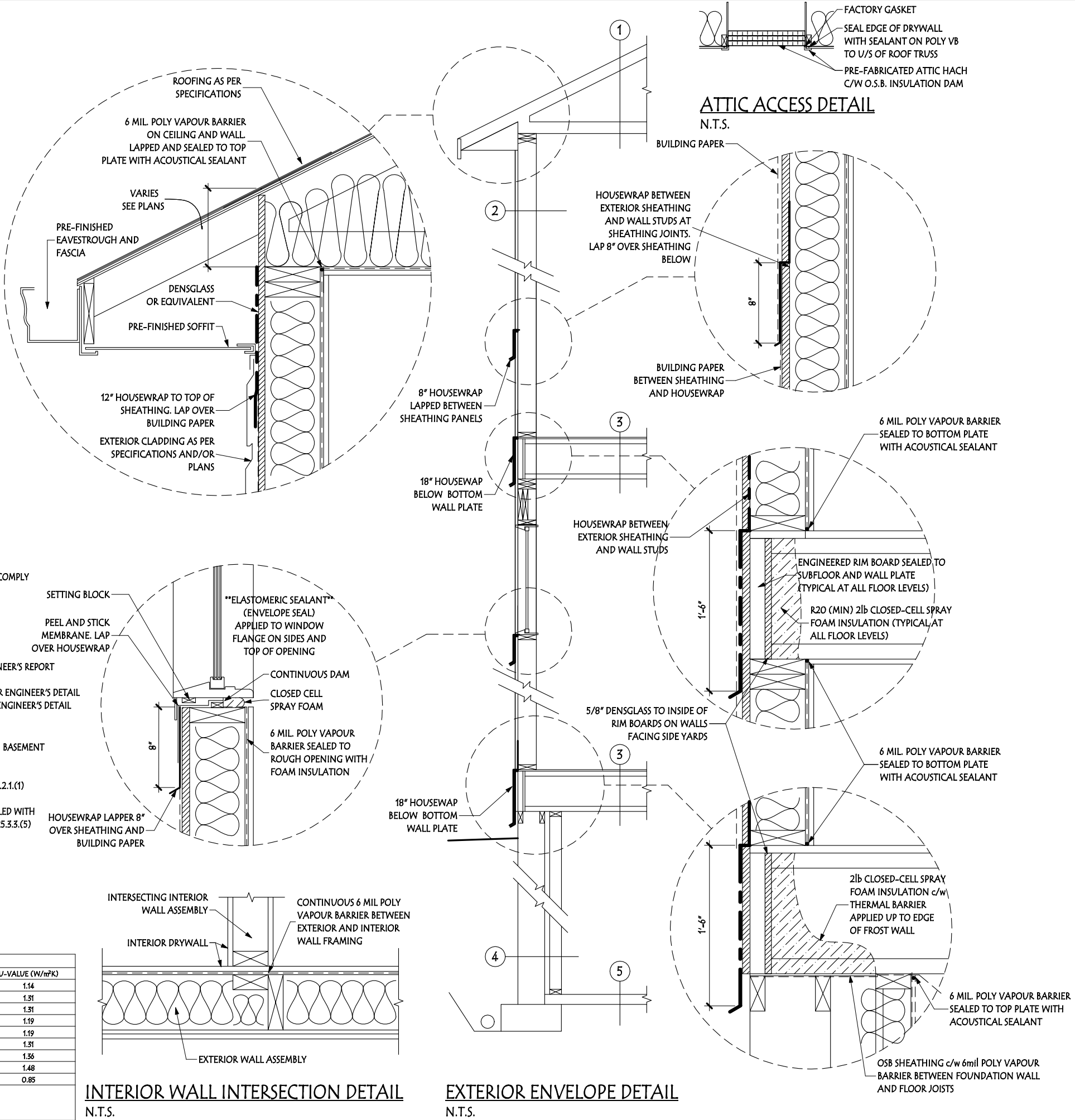
A) CUPOLEX CONCRETE FORMS USED AS A BASE BELOW THE BASEMENT CONCRETE SLAB. REFER TO ENGINEER'S DETAIL OR
B) 8" FILL TO COMPLY WITH NBC-2019 ALBERTA EDITION 9.16.2.1.(1)
6mil CGSB POLY VAPOR BARRIER
3" CONCRETE SLAB - ALL SEAMS & PENETRATIONS TO BE SEALED WITH FLEXIBLE SEALANT AS PER NBC - 2019 ALBERTA EDITION - 9.25.3.3.(5)

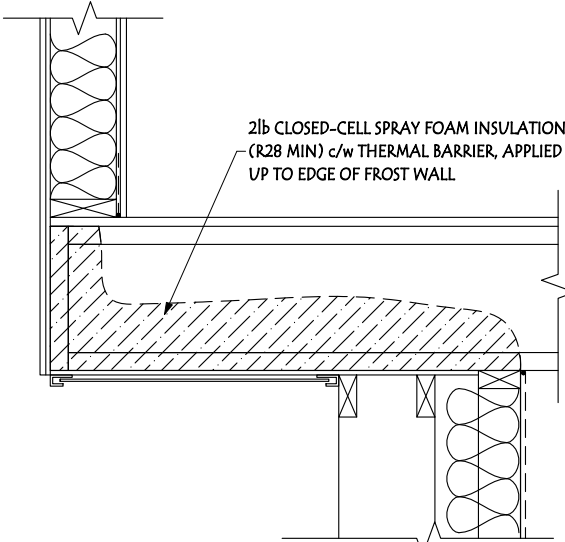
6 INTERIOR WALL ASSEMBLIES (N/A RSI)

1/2" DRYWALL
2X4" STUDS @ 24" O.C. (OR DEEPER STUD IF REQUIRED ON PLANS)
1/2" DRYWALL

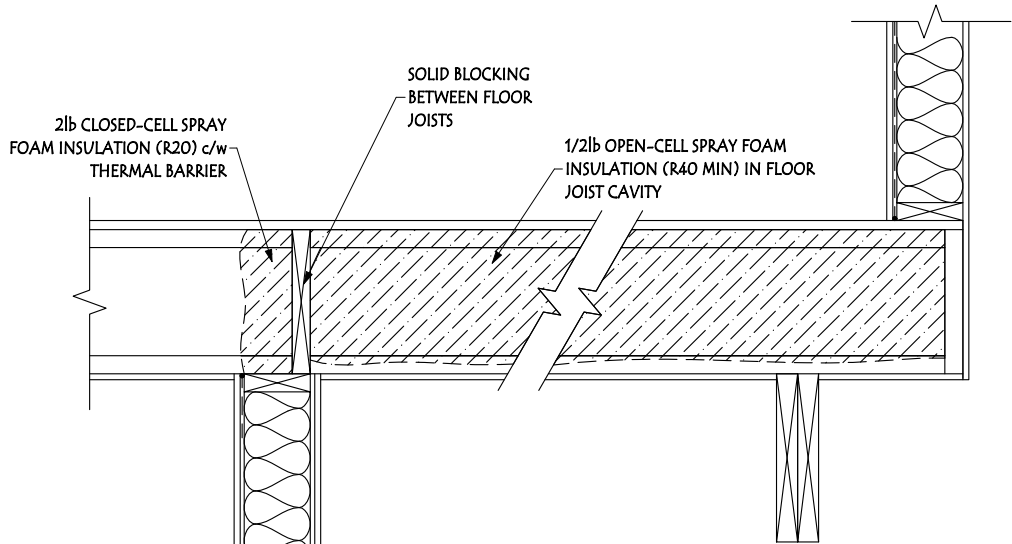
¹ RSI VALUE EXCLUDES FINISHED CLADDING
² RSI VALUE EXCLUDES INTERIOR FINISHED MATERIAL

** 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)			

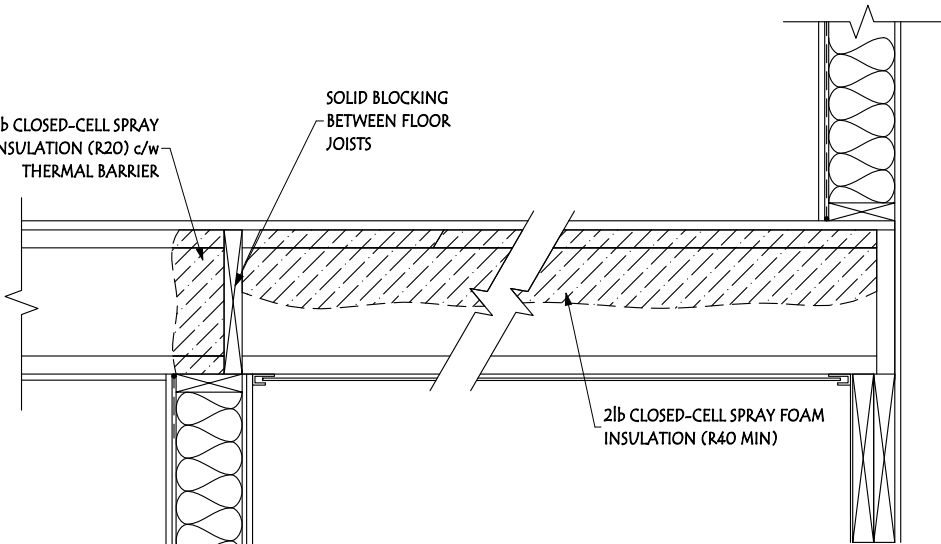




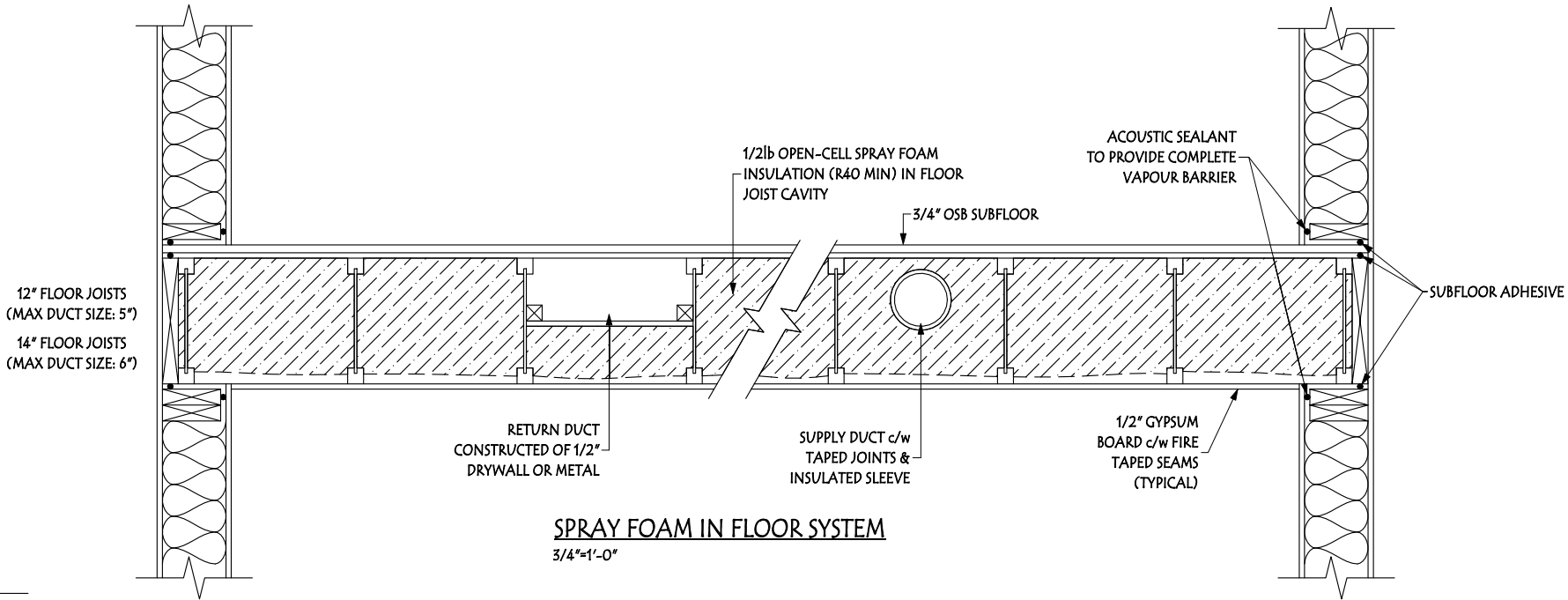
MAIN FLOOR CANTILEVER DETAIL - 3FT OR LESS
3/4"=1'-0"



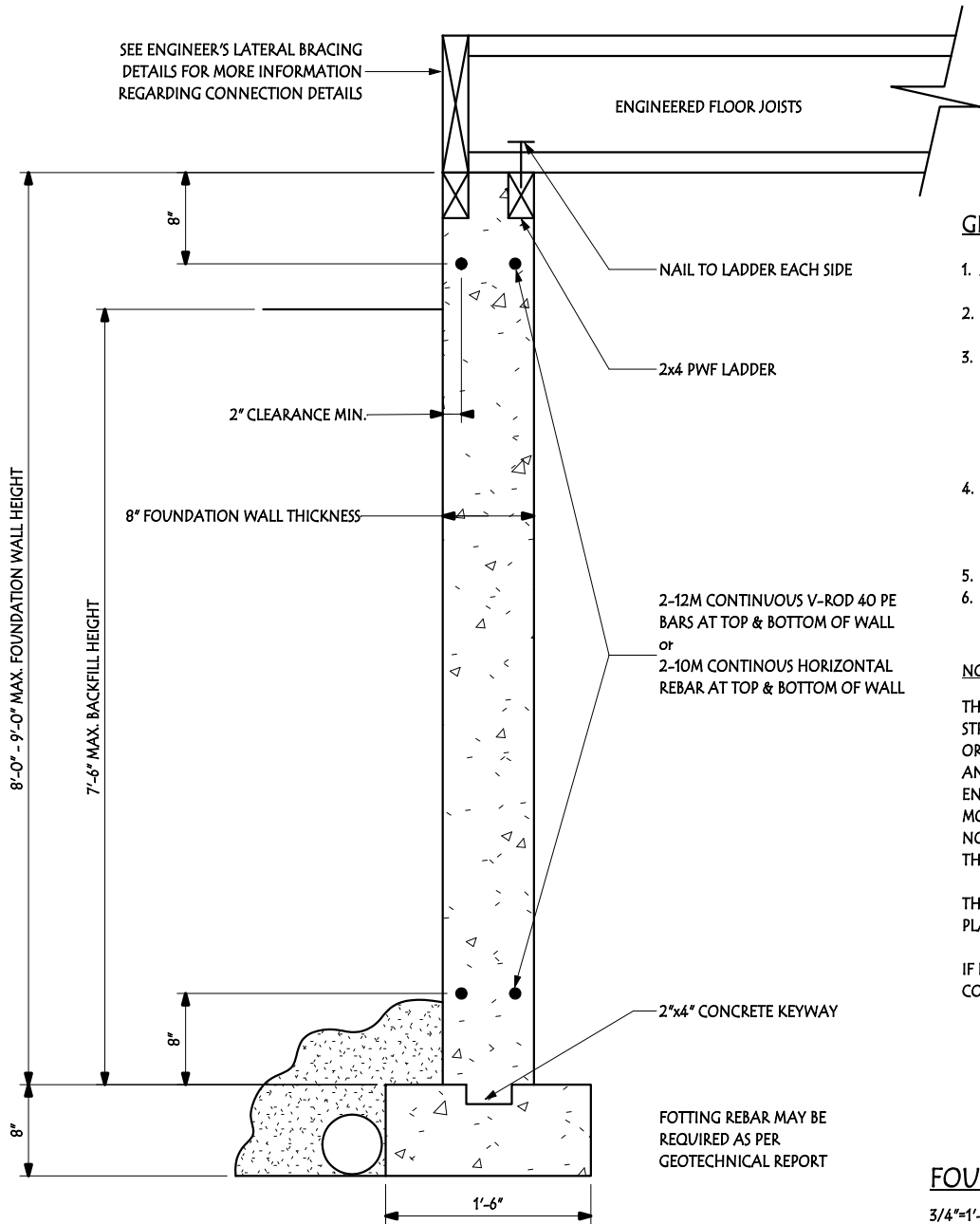
FLOOR ABOVE UNHEATED SPACE DETAIL
3/4"=1'-0"



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: 1919 157 STREET SW, EDMONTON, AB 20 / 28 / 222-0146	Model: COLUMBIA (P-GR)	Customer: BATRA & HANDA		Page: 14
		JOB #:	9905P	
Drawn By: N. HUNT-LEE	Scale: 3/16" = 1'-0"			
Date: 6/28/2023 9:08:14 AM				
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		Total	1144 SF	1202 SF
		2075 SF	2185 SF	
Construction Square footage is based on floor area Marketing Square footage includes stairwells	14			