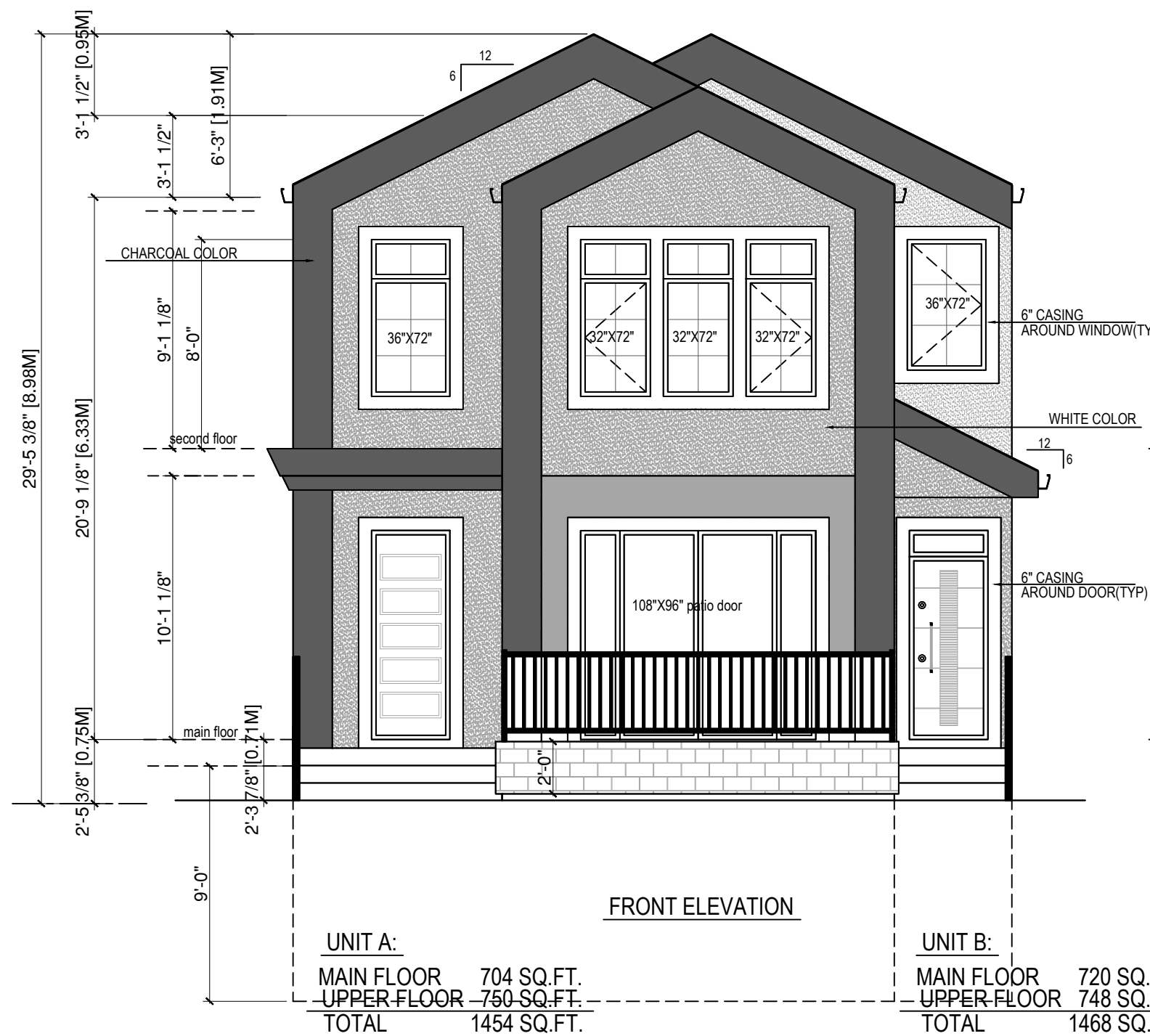
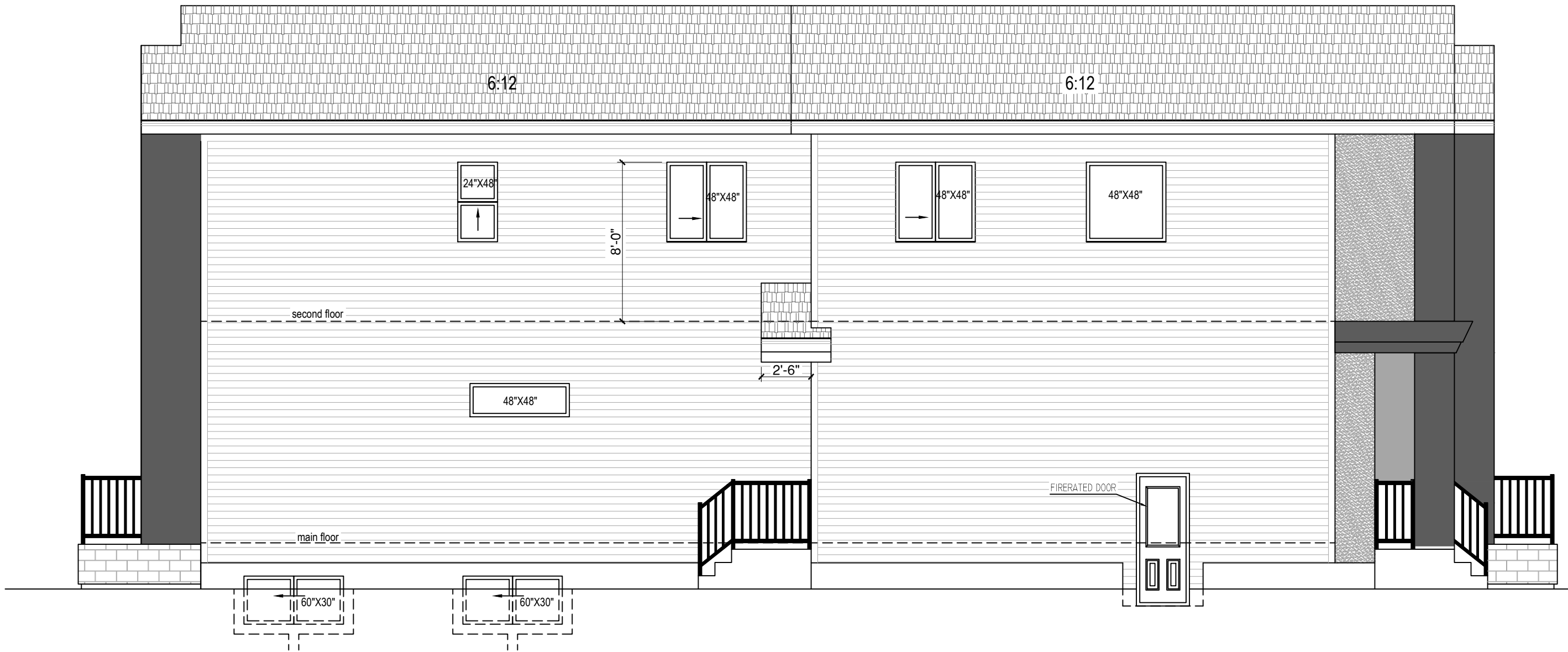




ALL **WINDOWS/DOORS** HAVE A **U-VALUE** EQUAL TO LESS THAN 1.6 OR **ENERGY RATING** EQUAL TO OR GRATER THAN 25

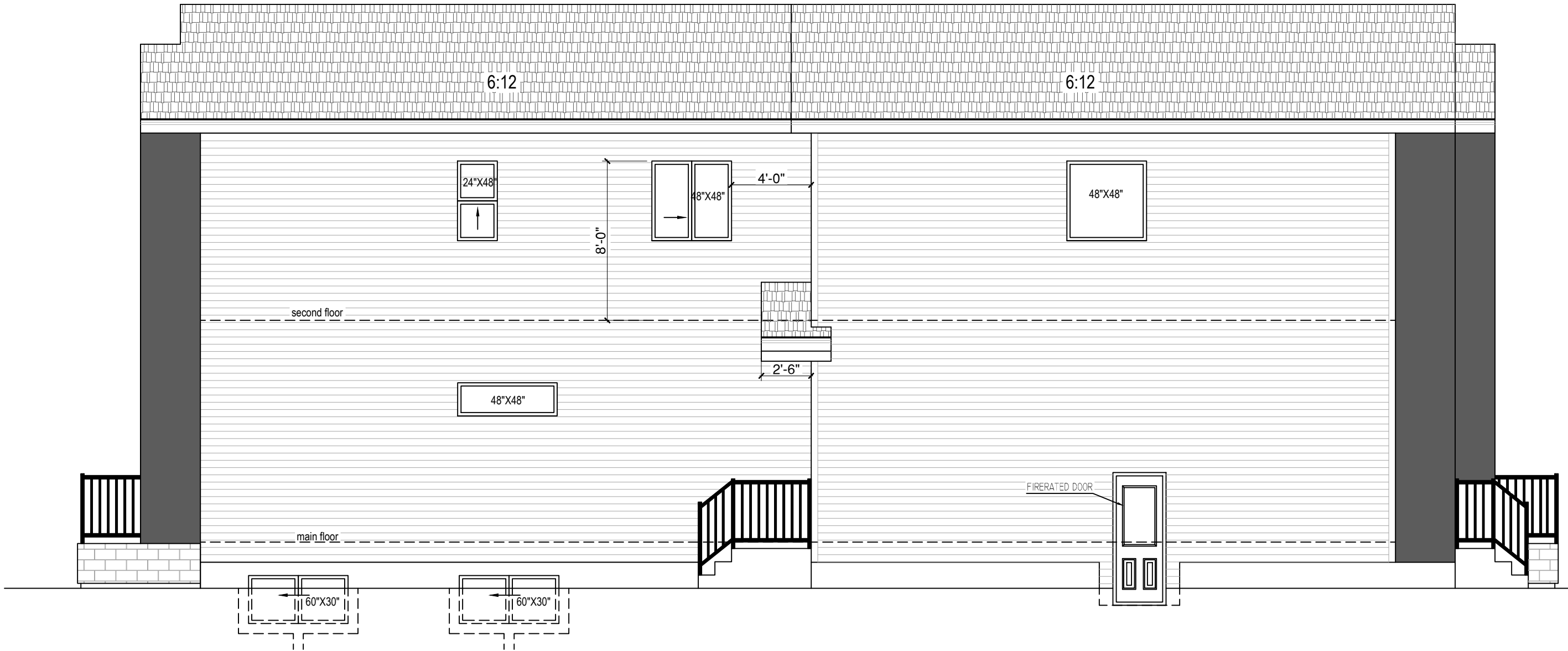
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					FRONT & REAR ELEVATIONS		2023218					
				Legal Description	LOT 22 AND THE WEST OF LOT 23 BLOCK 23, PLAN 470 P	Drawn By:	ZY	Date:	Mar 19, 2024	Drawing Number	1/11	Rev. No.
						Designed By:	SHO	Scale:	3/16"=1,0"			



SIDE YARD WALLS TO BE
SHEATHED WITH FLAME-X OR
SIMILAR FIRE RETARDANT O.S.B.
SHEATHING TO MEET ULC-S101

ALL **WINDOWS/DOORS** HAVE A
U-VALUE EQUAL TO LESS THAN
1.6 OR **ENERGY RATING** EQUAL
TO OR GRATER THAN 25

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				Legal Description	LOT 22 AND THE WEST OF LOT 23 BLOCK 23, PLAN 470 P		COPYRIGHT © MATERIAL		Drawing Number	2/11	Rev. No. 0		
							Drawn By:	ZY				Date:	Mar 19, 2024
							Designed By:	SHO				Scale:	3/16"=1,0"



SIDE YARD WALLS TO BE
SHEATHED WITH FLAME-X OR
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SHEATHING TO MEET ULC-S101

ALL **WINDOWS/DOORS** HAVE A
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TO OR GRATER THAN 25

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Project

PROPOSED DUPLEX DEVELOPMENT

Address

209 13 AVE NW CALGARY, AB

Legal Description

LOT 22 AND THE WEST OF LOT 23
BLOCK 23, PLAN 470 P

Revisions

Drawing Title

RIGHT ELEVATION

Drawn By:

ZY

Date:

Mar 19, 2024

Designed By:

SHO

Scale:

3/16"=1,0"

Job Number

2023218

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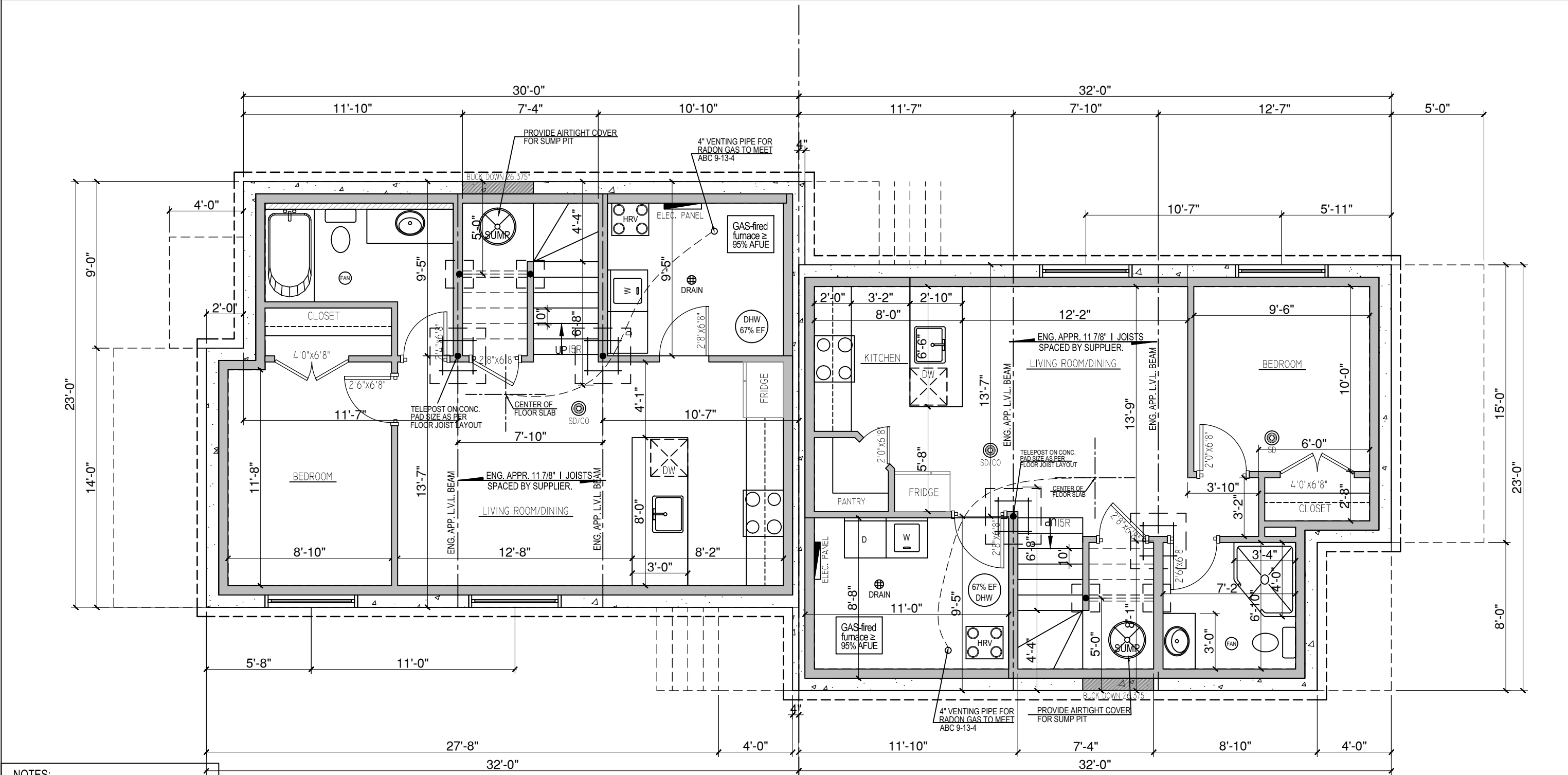
© MATERIAL

Drawing Number

3/11

Rev. No.

0



- NOTES:
- Min 4" Exhaust pipe is to be ran to center of floor (Within 100mm)
 - Granular fill required under slab (Min 100 mm and less than 10% of material through a 4 mm sieve)
 - 6 mil Polyethylene soil gas barrier is required under slab. (Min. 12" lapped)
 - Slab perimeter must be sealed.
 - All penetrations through slab must be sealed.
 - Sump pit cover to be airtight.

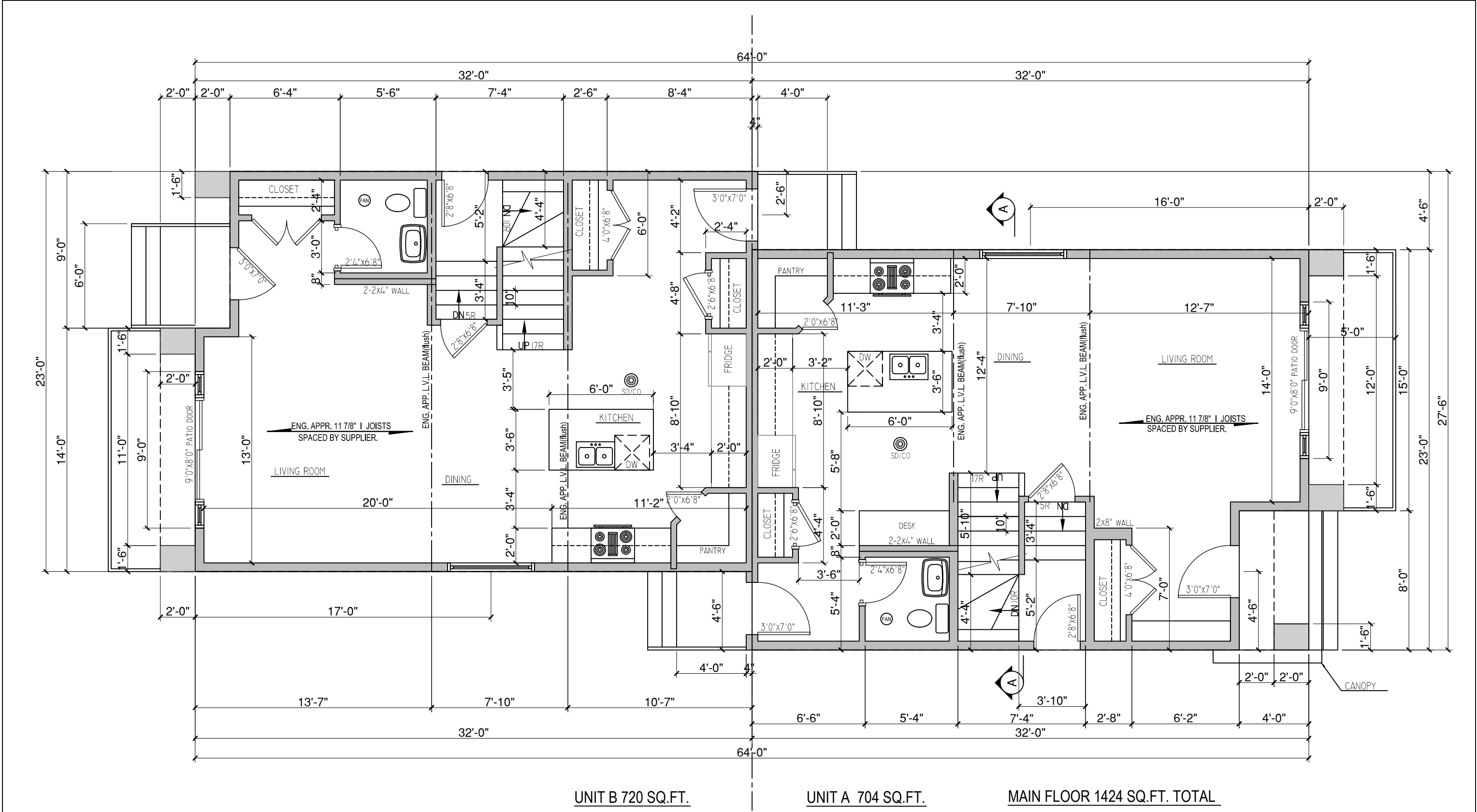
UNIT B 566 SQ.FT.

UNIT A 571 SQ.FT.

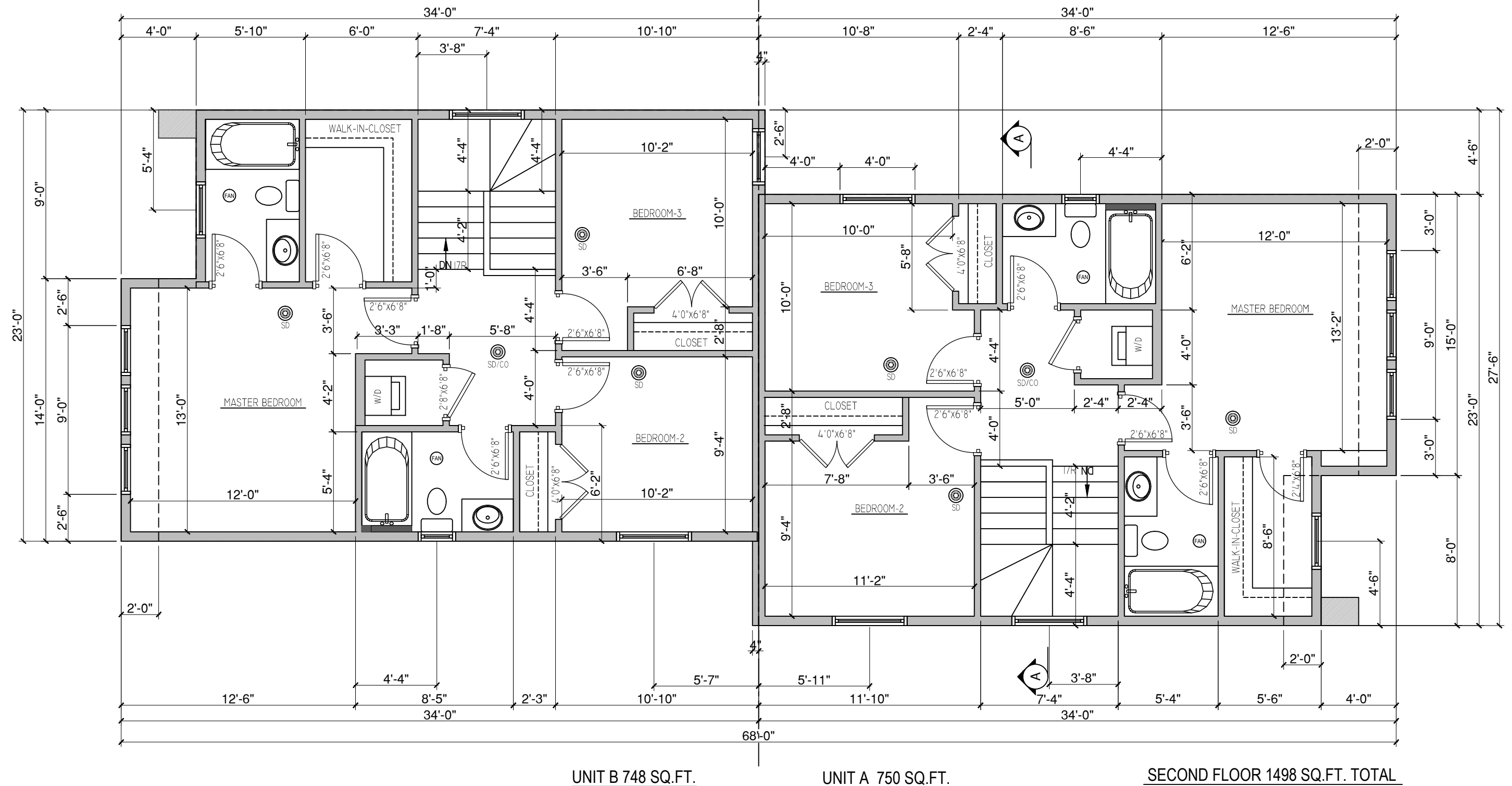
BASEMENT DEVELOPMENT PLAN 1137 SQ.FT.

FOUNDATION PLAN

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								Drawn By: ZY Date: Mar 19, 2024			
								Designed By: SHO Scale: 3/16"=1,0"			



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		PROPOSED DUPLEX DEVELOPMENT		209 13 AVE NW CALGARY, AB			MAIN FLOOR		2023218	
				Legal Description			Drawn By: ZY Date: Mar 19, 2024		Drawing Number	
				LOT 22 AND THE WEST OF LOT 23 BLOCK 23, PLAN 470 P			Designed By: SHO Scale: 3/16"=1,0"		5/11	
								Rev. No. 0		

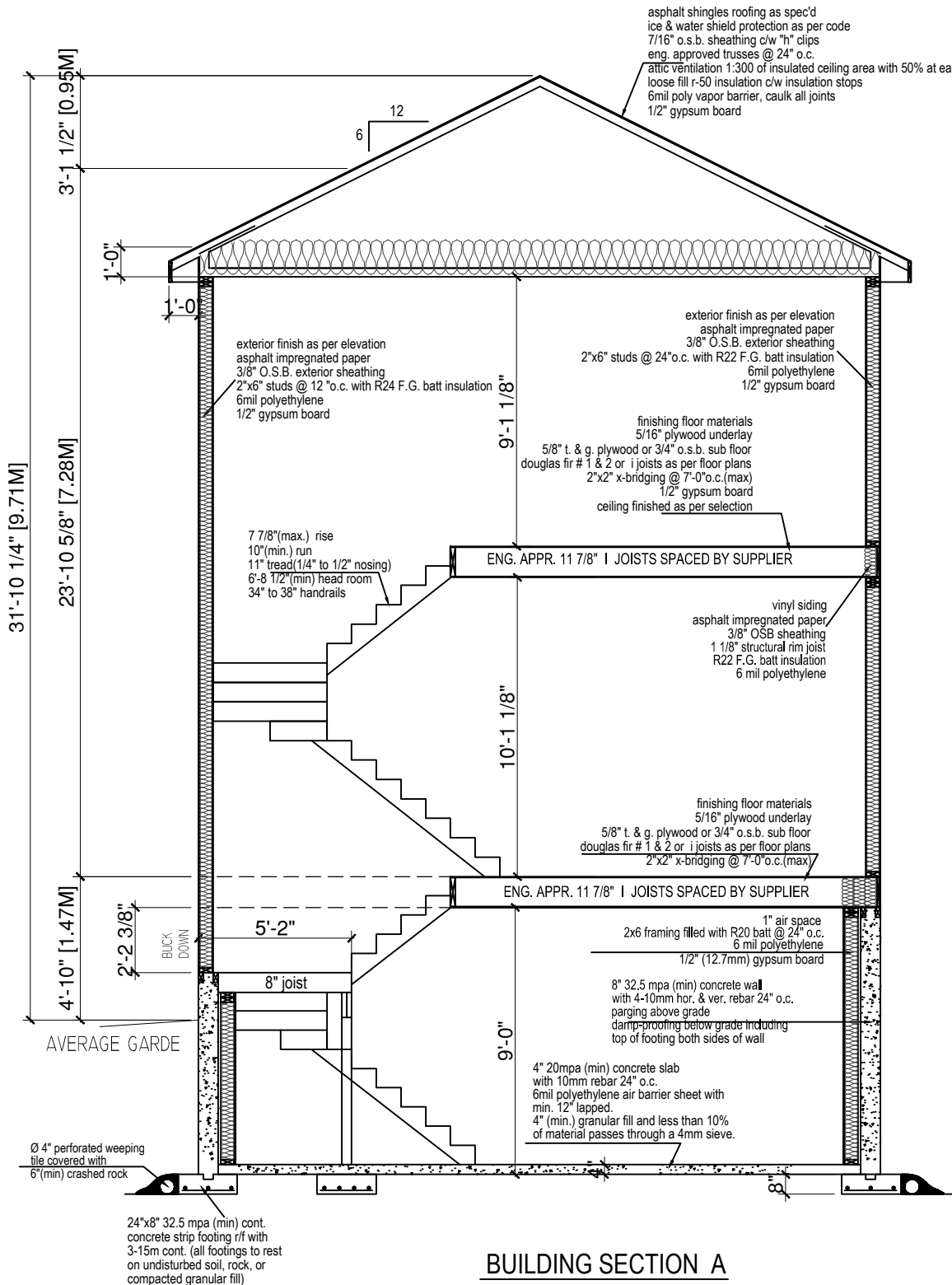


UNIT B 748 SQ.FT.

UNIT A 750 SQ.FT.

SECOND FLOOR 1498 SQ.FT. TOTAL

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		PROPOSED DUPLEX DEVELOPMENT		209 13 AVE NW CALGARY, AB			SECOND FLOOR		2023218	
				Legal Description			COPYRIGHT  MATERIAL			
				LOT 22 AND THE WEST OF LOT 23 BLOCK 23, PLAN 470 P			Rev. No.			
Drawn By: ZY		Date: Mar 19, 2024		Drawing Number		6/11				
Designed By: SHO		Scale: 3/16"=1,0"								



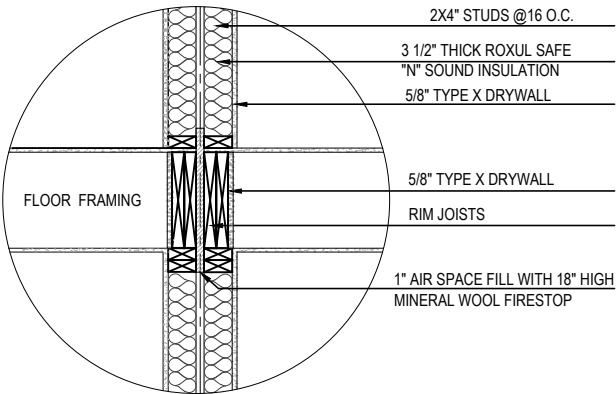
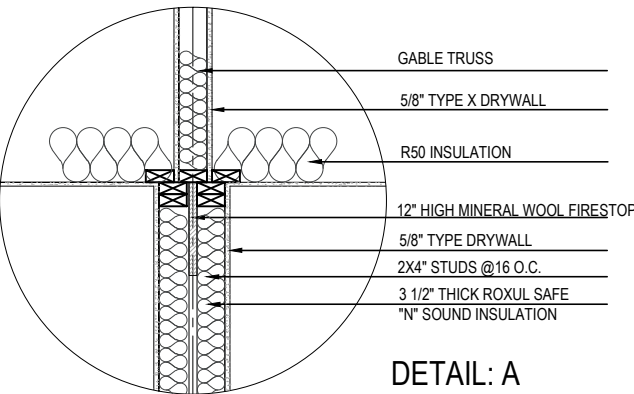
ATTIC CEILING RSI 8.67 REQUIRED W / HRV			
ROOF ASSEMBLY		RSI	
1	exterior air film		0.03
2	asphalt shingles		0.08
3	roofing paper (ice & water shield)		0.00
4	7/16" (11.1mm) OSB sheathing		0.11
5	15.4" F.G. loose-fill insulation 2" x 4" roof trusses @ 24" o.c. (R50) with F.G. loose-fill insulation	7.34 1.47	8.81
6	6 mil polyethylene		0.00
7	1/2" (12.7mm) gypsum board		0.08
8	interior air film		0.12
Effective RSI of Entire Assembly			9.23

EXTERIOR WALL RSI 2.97 REQUIRED W / HRV	
EXTERIOR WALL ASSEMBLY	
1	exterior air film
2	vinyl siding
3	asphalt impregnated paper
4	7/16" (11.1mm) OSB sheathing
5	2x6 framing filled with R22 batt @ 16" o.c.
6	6 mil polyethylene
7	1/2" (12.7mm) gypsum board
8	finish: 1 coat latex primer and latex paint
9	interior air film
Effective RSI of Entire Assembly	

EXTERIOR TALL WALL RSI 2.97 REQUIRED W / HRV	
EXTERIOR WALL ASSEMBLY	
1	exterior air film
2	vinyl siding (no air space)
3	asphalt impregnated paper
4	3/8" (9.5mm) OSB sheathing
5	2x6 framing filled with R24 batt @ 12" o.c.
6	6 mil polyethylene
7	1/2" (12.7mm) gypsum board
8	finish: 1 coat latex primer and latex paint
9	interior air film
Effective RSI of Entire Assembly	

EXTERIOR WALL(CANTILEVER) RSI 2.97 REQUIRED W / HRV	
EXTERIOR WALL ASSEMBLY	
1	exterior air film
2	vinyl siding
3	asphalt impregnated paper
4	1/2" type X gypsum board
5	7/16" (11.1mm) OSB sheathing
6	2x6 framing filled with R22 batt @ 16" o.c.
7	6 mil polyethylene
8	5/8" (15.9mm) gypsum board
9	finish: 1 coat latex primer and latex paint
10	interior air film
Effective RSI of Entire Assembly	

FOUNDATION WALL RSI 2.98 REQUIRED W / HRV	
FOUNDATION WALL ASSEMBLY	
1	asphalt damp-proofing(below grade)
2	8" x 96" concrete wall
3	1" air space
4	2x6 framing filled with R 20 batt @ 24" o.c.
5	6 mil polyethylene
6	1/2" (12.7mm) gypsum board
7	interior air film
Effective RSI of Entire Assembly	

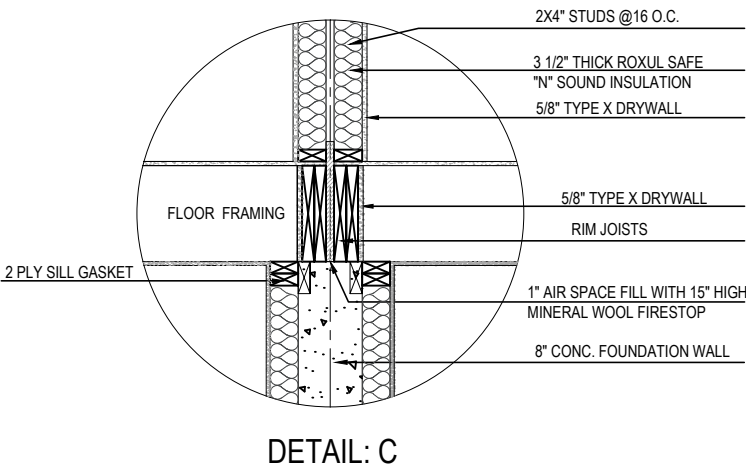


EXTERIOR WALL RSI 2.97 REQUIRED W / HRV	
EXTERIOR WALL ASSEMBLY	
1	exterior air film
2	stucco finishing
3	1" extruded polystyrene(XPS)
4	asphalt impregnated paper
5	7/16" (11.1mm) OSB sheathing
6	2x6 framing filled with R20 batt @ 16" o.c.
7	6 mil polyethylene
8	1/2" (12.7mm) gypsum board
9	finish: 1 coat latex primer and latex paint
10	interior air film
Effective RSI of Entire Assembly	

RIM JOIST BETWEEN STOREYS	
RIM JOIST ASSEMBLY	
1	exterior air film
2	cladding material
3	asphalt impregnated paper
4	7/16" (11.1mm) OSB sheathing
5	RIM 1 1/8" OSB
6	Eng. wood l joists(11 7/8") @ 19.2" o.c. R20 batt insulation
7	interior air film
Effective RSI of Entire Assembly	

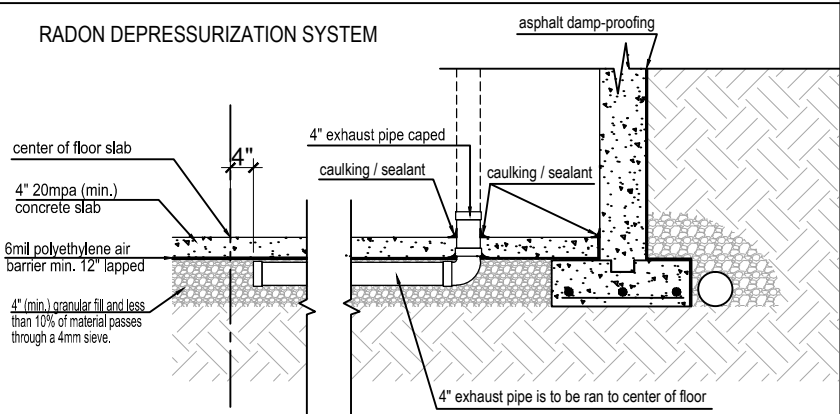
CANTILEVER FLOOR RSI 5.02 REQUIRED	
CANTILEVER FLOOR ASSEMBLY	
1	exterior air film
2	non-vented prefinished metal soffit
3	asphalt impregnated paper
4	1/2" type X gypsum board
5	7/16" (11.1mm) OSB sheathing
6	Eng. wood l joists(14") @ 19.2" o.c. R31 batt insulation
7	6 mil polyethylene
8	3/4" OSB subfloor, 0.0098 RSI/mm
9	interior air film
Effective RSI of Entire Assembly	

ATTIC ACCESS HATCH RSI 2.60 REQUIRED	
ATTIC ACCESS HATCH ASSEMBLY	
1	exterior air film
2	R22 batt
3	5/8" gypsum board
4	interior air film (heat flow up)
Effective RSI of Entire Assembly	



TYPICAL PARTY WALL DETAIL

SCALE: 1/2"=1'0"



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Project

PROPOSED DUPLEX DEVELOPMENT

Address

209 13 AVE NW CALGARY, AB

Legal Description

LOT 22 AND THE WEST OF LOT 23
BLOCK 23, PLAN 470 P

Revisions

Drawing Title

SECTION

Drawn By:

ZY

Date:

Mar 19, 2024

Designed By:

SHO

Scale:

3/16"=1,0"

Job Number

2023218

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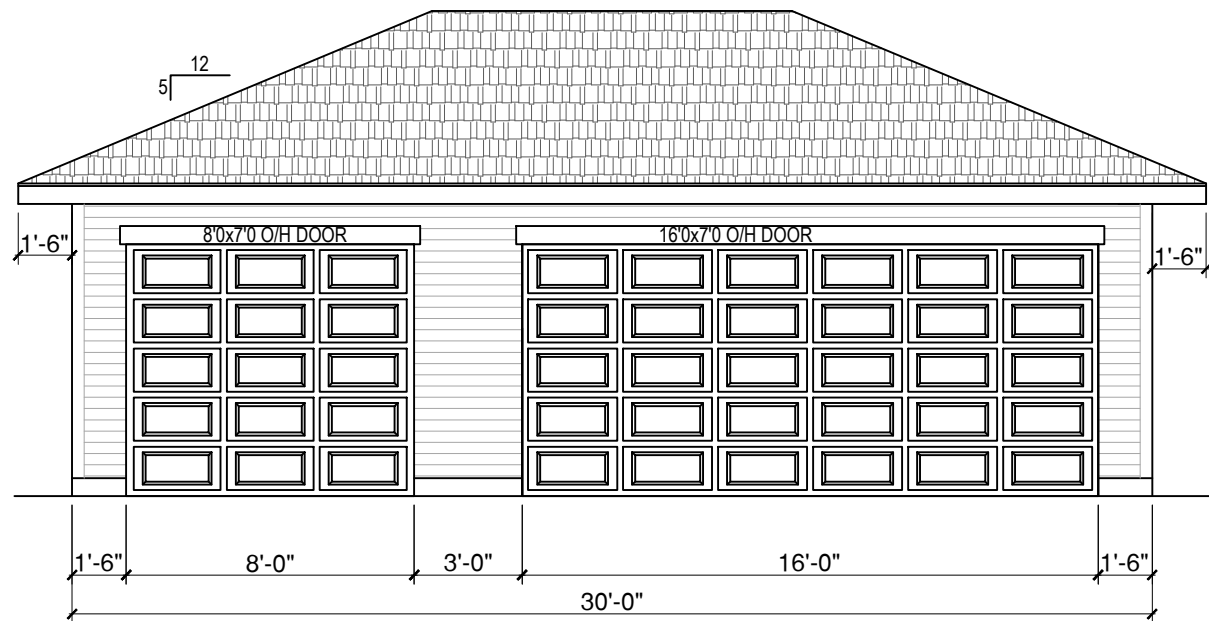
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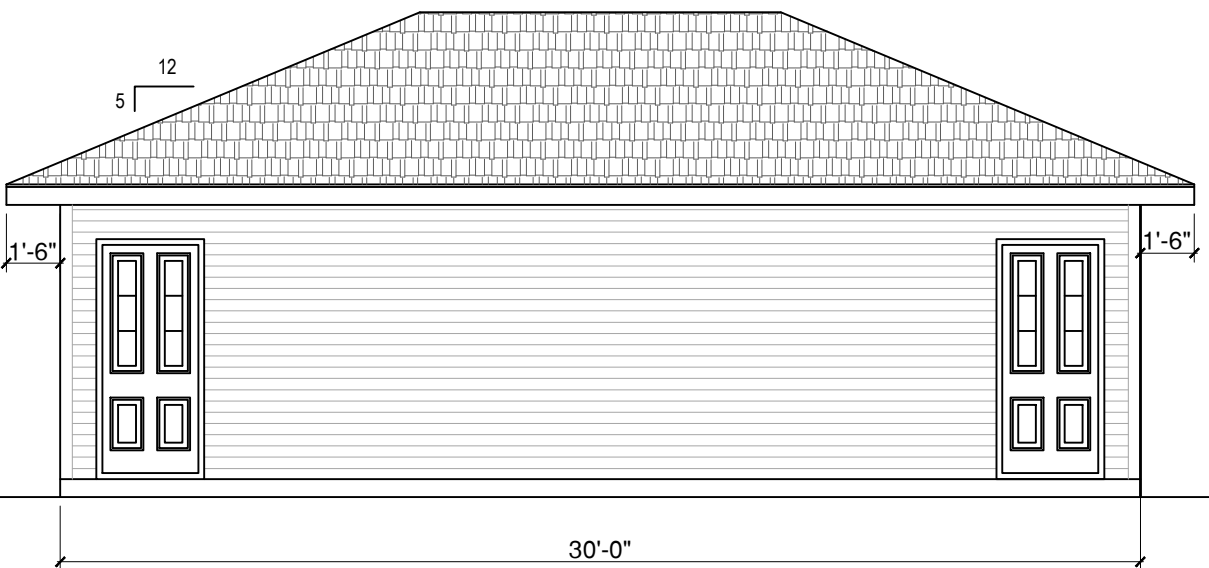
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Rev. No.

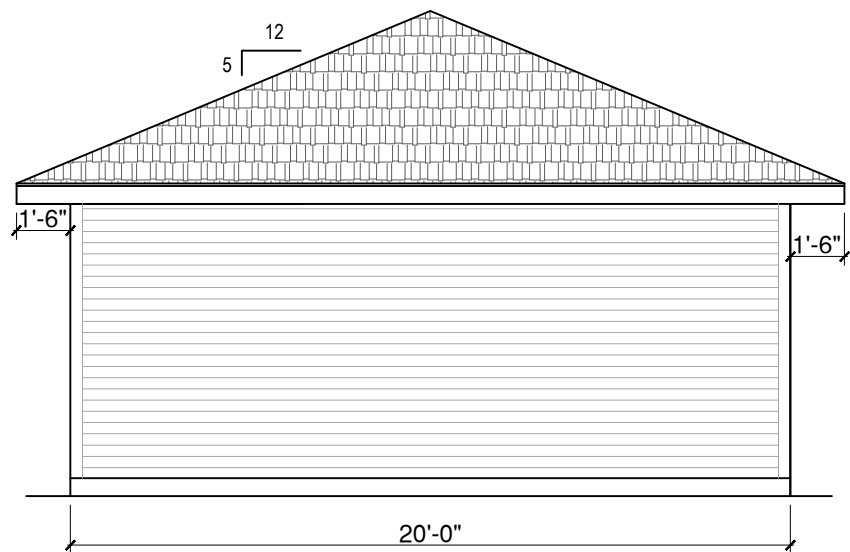
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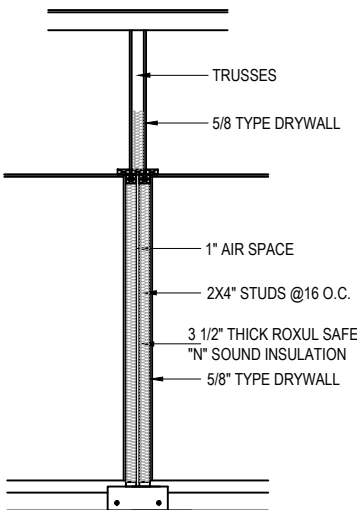
FRONT ELEVATION



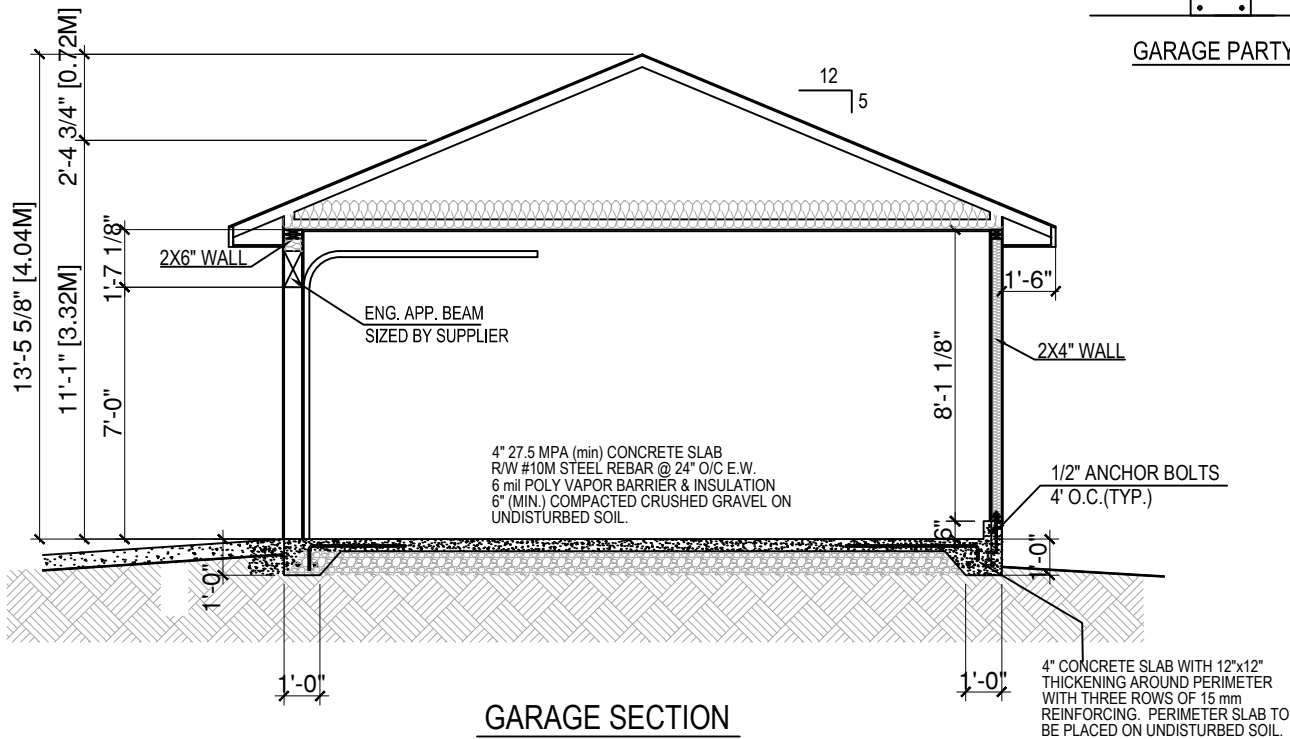
REAR ELEVATION



RIGHT & LEFT ELEVATION



GARAGE PARTY WALL DETAIL



GARAGE SECTION

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						COPYRIGHT  MATERIAL		Drawing Number 8/11	
				Drawn By: ZY Date: Mar 19, 2024		Rev. No. 			
Designed By: SHO Scale: 3/16"=1,0"									

1 ROOF

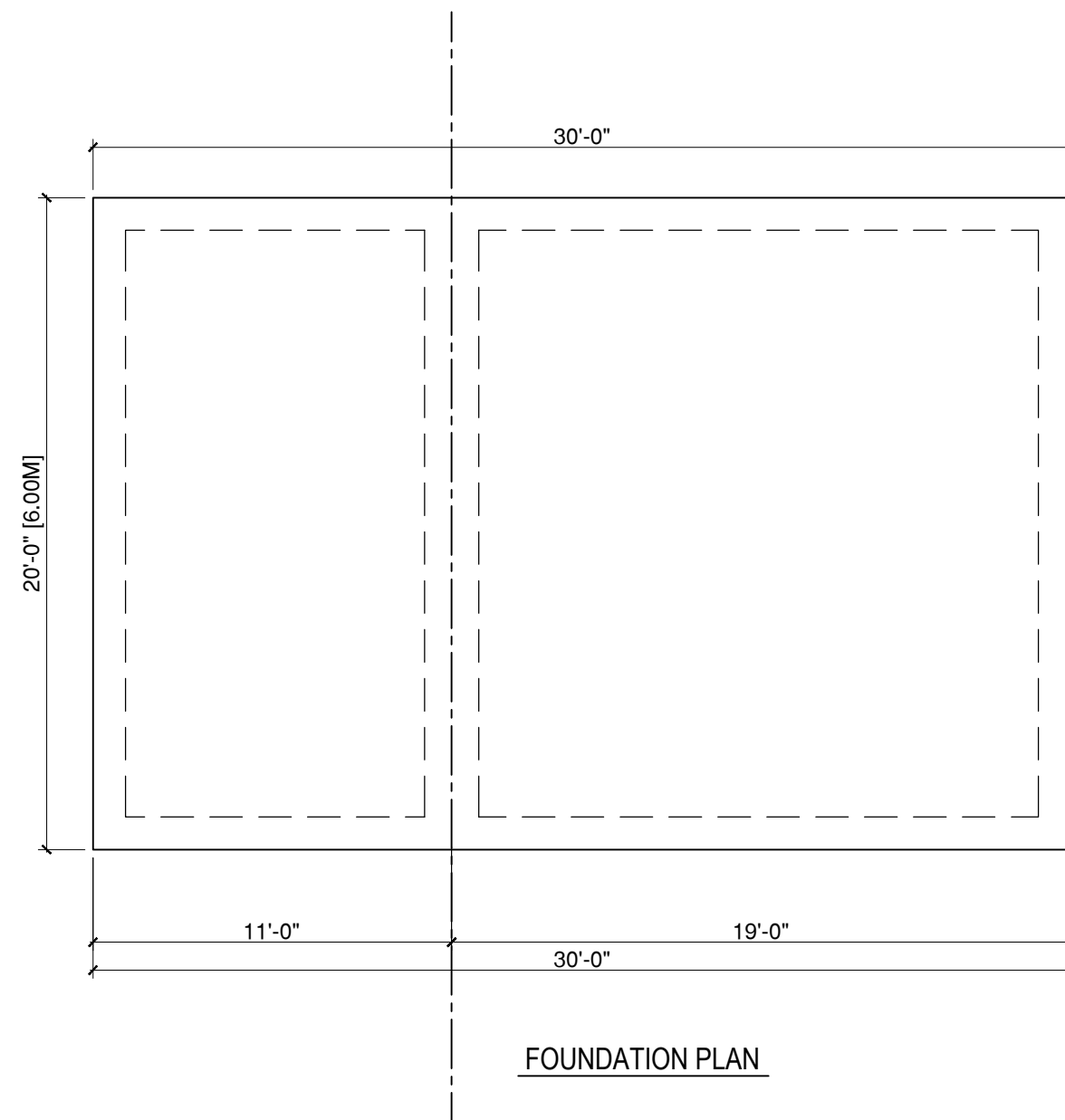
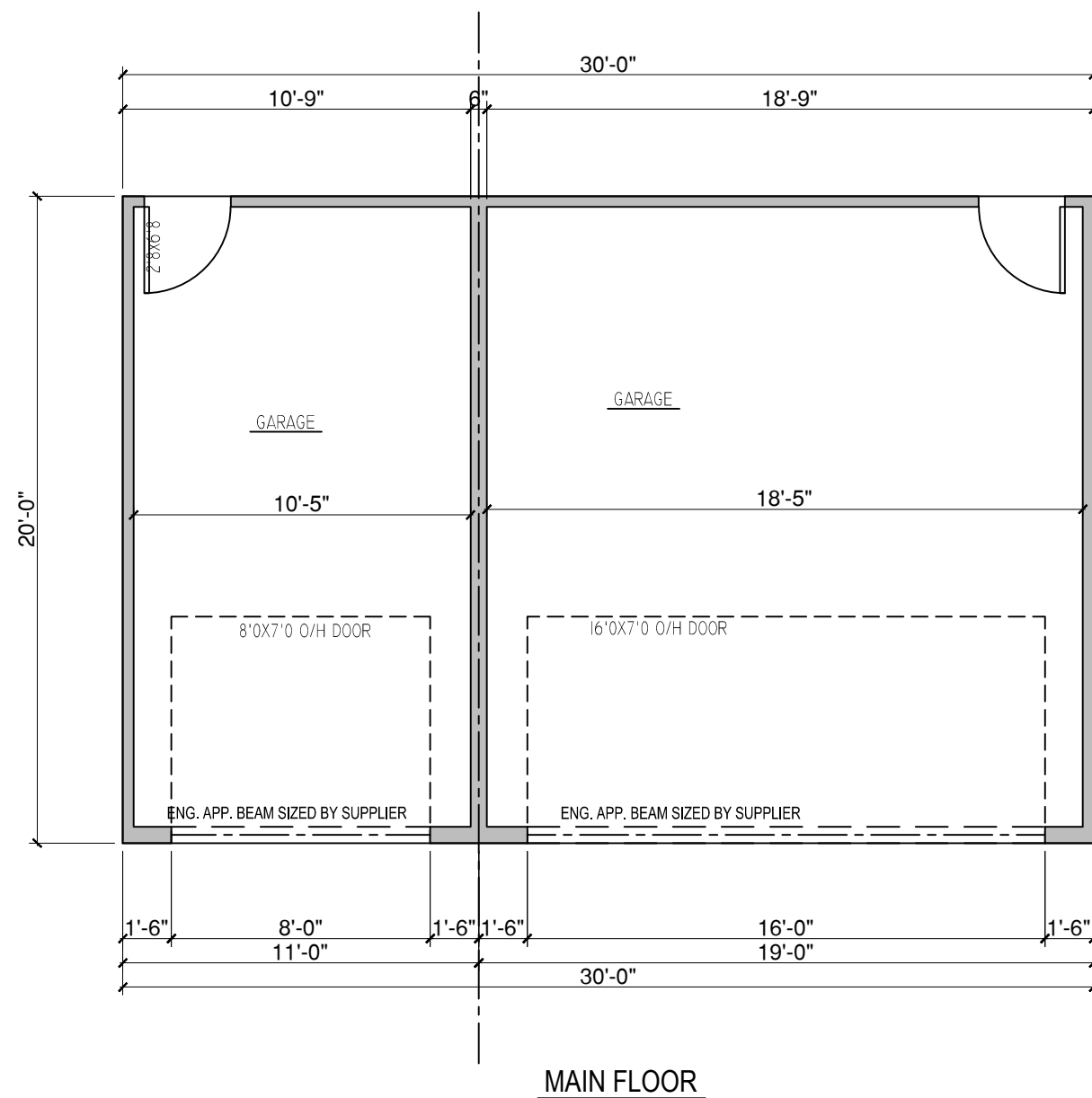
ASPHALT SHINGLES ROOFING AS SPEC'D
ICE & WATER SHIELD PROTECTION AS PER CODE
3/8" O.S.B. SHEATHING C/W "H" CLIPS
ENG. APPROVED TRUSSES @ 24" O.C.
R-40 LOOSE FILL INSULATION
6 mil POLY VAPOR BARRIER, CAULK ALL JOINTS
1/2" GYPSUM BOARD

2 WALL (EXTERIOR)

Vinyl non Combustible Siding
Building Paper
1/2" Fire-Rated O.S.B. Sheathing
2"x4" Wall Studs @ 16" o.c.
2"x6" Wall at Garage door
3.5" Thick Fiberglass Batt Insulation
6mil Polyethylene
1/2" Type "X" Gypsum Board

3 GARAGE FLOOR

5" 27.5 MPA (min) CONCRETE SLAB
R/W #10M STEEL REBAR @ 24" O/C E.W.
6 mil POLY VAPOR BARRIER
6" (MIN.) COMPACTED CRUSHED GRAVEL ON
UNDISTURBED SOIL.



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Project

PROPOSED DUPLEX DEVELOPMENT

Address

209 13 AVE NW CALGARY, AB

Legal Description

LOT 22 AND THE WEST OF LOT 23
BLOCK 23, PLAN 470 P

	Revisions
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	Drawing Title
--	---------------

GARAGE FLOOR

Drawn By:

ZY

Date: _____

Mar 19, 2024

Designed By:	
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SHO

Scale:

3/16"=1,0"

Job Number

2023218

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Drawing Number

9/11

ev. No.

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GENERAL NOTES:

1. ALL WORK SHALL BE DONE AS PER NATIONAL, ALBERTA AND LOCAL BUILDING CODES. THE BUILDING CODES SHALL OVERRIDE IF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE CODES EXISTS.
2. GENERAL BUILDER/CONTRACTOR TO CHECK AND VERIFY PLANS, DIMENSIONS, AND SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES BETWEEN DRAWINGS AND BUILDER'S SPECIFICATION OCCUR, BUILDER'S SPECIFICATION SHALL TAKE CONTROL.
3. THE BUILDING SITE SHALL BE PROPERLY SLOPED TO KEEP FROM WATER ACCUMULATION. ACTUAL GRADE MAY BE MODIFIED ON SITE.
4. ROOF TRUSS LAYOUT AND ENGINEERED TRUSS DRAWINGS TO BE PROVIDED BY TRUSS MANUFACTURER.
5. COMBUSTION AIR FOR ALL FUEL FIRED HEATING APPLIANCES INCLUDING FIRE PLACES MUST BE PROVIDED BY FRESH AIR INTAKES OTHER THAN A DOOR OR A WINDOW.
6. EXHAUST DUCT TO BE DIRECTLY TO THE OUTSIDE AND TO BE INSULATION FROM UNHEATED SPACE.
7. A SMOKE ALARM PERMANENTLY CONNECTED TO A ELECTRICAL POWER SUPPLY SHALL BE INSTALLED BETWEEN ALL SLEEPING AREA AND THE OTHER AREA OF THE HOUSE.
8. CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY WATER INTO THE STRUCTURE.
CAULKING SHALL BE PROVIDED BETWEEN MASONRY, SIDING OR STUCCO AND THE ADJACENT DOOR AND WINDOW FRAMES OR TRIM, INCLUDING SILLS, UNLESS SUCH LOCATIONS ARE COMPLETELY PROTECTED FROM THE ENTRY OF RAIN.
CAULKING SHALL BE PROVIDED AT VERTICAL JOINTS BETWEEN DIFFERENT CLADDING MATERIALS UNLESS THE JOINT IS SUITABLY LAPPED OR FLASHED TO PREVENT THE ENTRY OF RAIN.
CAULKING MATERIALS SHALL CONFORM TO THE 2014 ABC.
9. FLASHING MUST BE INSTALLED ABOVE AND BELOW WINDOWS, DOORS, AND EXTERIOR WALL OPENING WHERE THE VERTICAL DISTANCE IS NO MORE THEN 1/4 FROM THE BOTTOM OF THE EAVE TO TOP OF THE TRIM.
FLASHING MUST BE INSTALLED AT EVERY HORIZONTAL CHANGES IN CLADDING ELEMENT, EVERY HORIZONTAL OFFSET IN THE CLADDING, AND EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATE CHANGES.
THE UPPER CLADDING ELEMENTS SHALL OVERLAP THE LOWER CLADDING ELEMENTS BY AT LEAST 25MM.
FLASHING SHALL INSTALLED BETWEEN WALL AND DECK.
10. WORKMANSHIP TO BE EQUAL IN RESPECTS TO GOOD BUILDING PRACTICE.

CONTINUITY OF INSULATION(9.36.2.5)

- 1 Mechanical, electrical and plumbing components placed within and parallel to an exterior wall be insulated to the effective thermal resistance required for the wall at the projected area of the component.
- 2 Joints and junctions between walls and other components like windows and doors need to have the same effective R-value as the lower of the adjoining components. For windows and doors, additional insulation at the rough opening is typically not required.
- 3 The thermal bridging effect of closely spaced, repetitive structural members like studs and joists, and of ancillary members like lintels, sills and plates, must be accounted for when calculating the thermal resistance of building envelope assemblies.
- 4 Where a foundation wall is insulated on the inside, the insulation must be continued through the rim joist cavity. When insulation is separated by the building envelope, the interior insulation side must extend down with the 4X rule. See A-9.36.2.5.(5).

Construction of Air Barrier Details(9.36.2.10)

- 1 Slab foundation wall
The floor slab air barrier must be made airtight by connecting the air barrier to the element that forms the air barrier in the foundation wall.
- 2 Interior Wall Interface
Interior walls that meet exterior walls or ceilings with an Interior plane of airtightness must be made airtight by either sealing all junctions between the structural components, covering the structural components with an air barrier material and sealing it to the adjacent air barrier material, or maintaining the continuity of the air barrier system through the interior wall.
- 3 Rim Joist
All joints at the rim joist assembly must be made airtight by sealing all joints and junctions between the structural components, or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.
- 4 Cantilevered Floor
Cantilevered floors and floors over unheated/exterior space must be made airtight by sealing all joints and junctions between the structural components or covering the structural components with an air barrier material and sealing it to the adjacent air barrier material.
- 5 Window Head, Doors, skylights
The interface between the window head/jamb/sill to the wall assembly must be made airtight by sealing all joints and junctions between the air barrier material in the wall and the window. The requirement also applies to doors and skylights. to meet 2014 ABC 9.36.2.10(9)
- 6 Mechanical Flues and Chimneys
Steel-lined chimneys that penetrate the building envelope must be made airtight by blocking the void between required clearances for metal chimneys and surrounding construction with sheet metal and sealant capable of withstanding high temperatures.
- 7 Attic Hatches and Penetration Elements
The attic hatches and all plumbing/electrical penetrations into the attic space along any gaps, spaces, penetrations, irregularities that could allow leakage must be sealed.
- 8 Wall Vented Ducts
Duct that penetrates through the building envelope must be airtight by sealing the penetration through the building envelope.
- 9 Bathroom Exhaust Fans
The box or a polyethylene cover for bathroom exhaust fans must be sealed to the air barrier around the bathroom fan.
- 10 Electrical Penetrations in Walls
Electrical penetrations in walls, including electrical outlets, wiring, switches and recessed light fixtures through the plane of airtightness must be airtight.

* **Flexible sheet air barrier materials require all joints to be : Lapped at least 4, sealed or taped continuously and structurally supported. Sealants must be non-hardening.**

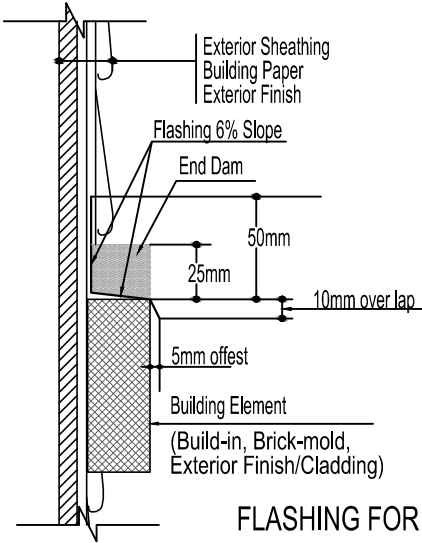
** **Materials intended to provide the principal resistance to air leakage conform to CAN/ULC-S741. Air Barrier Materials - Specification**

INSTALLATION OF WINDOWS, DOORS AND SKYLIGHTS(9.7.6.1)

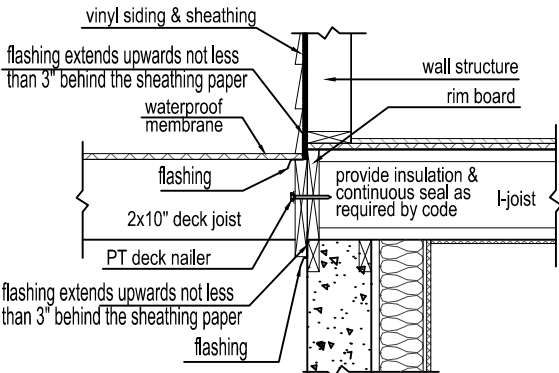
The installation of windows, doors and skylights shall conform to CAN/CSAA440.4, "Window, Door and Skylight Installation", except that,

a) shims used to support windows, doors and skylights are permitted to be made of treated plywood, and

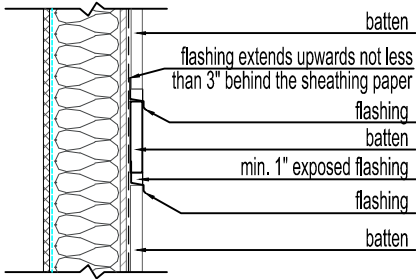
b) protection from precipitation for walls incorporating windows or doors and for roofs incorporating skylights, and the interfaces of these walls with windows or doors and of roofs with skylights, shall conform to Section 9.27.



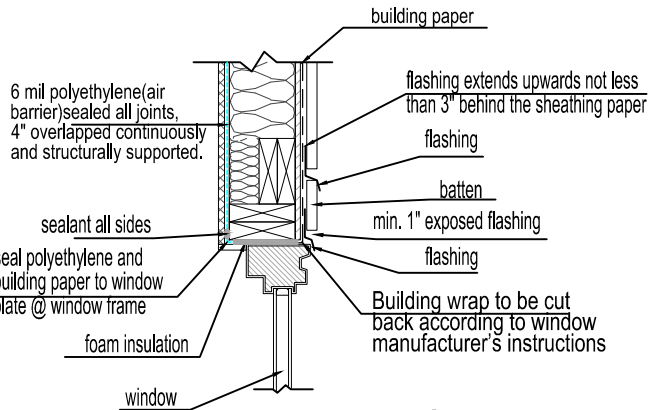
FLASHING FOR WALL OPENING



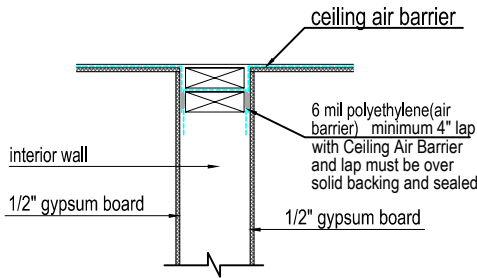
WATERPROOF DECK



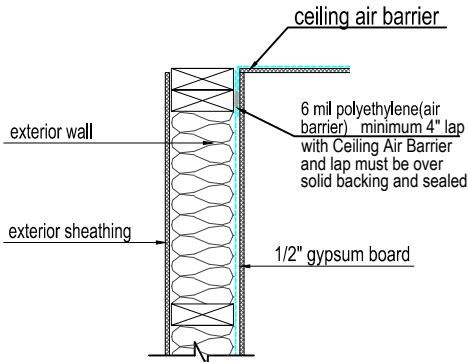
BATTEN FLASHING



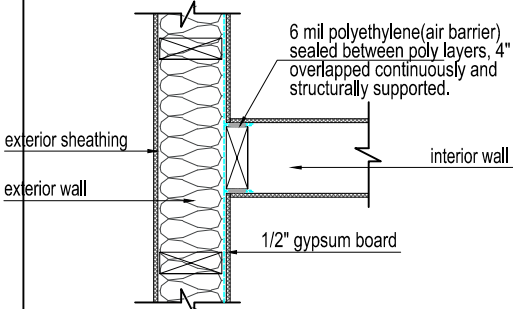
WINDOW HEAD



SECTION VIEW : Ceiling to Interior Wall



SECTION VIEW : Ceiling to Exterior Wall



PLAN VIEW : Interior Wall to Exterior Wall

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Project

PROPOSED DUPLEX DEVELOPMENT

Address

209 13 AVE NW CALGARY, AB

Legal Description

LOT 22 AND THE WEST OF LOT 23
BLOCK 23, PLAN 470 P

Revisions

Drawing Title

SPECS

Drawn By:

ZY

Date:

Mar 19, 2024

Designed By:

SHO

Scale:

3/16"=1,0"

Job Number

2023218

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MATERIAL

Drawing Number

10/11

Rev. No.



