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DISCLAIMER: CONTRACTOR/BUILDER SHALL VERIFY ALL SPECIFICATIONS AND DIMENSIONS BEFORE COMMENCING CONSTRUCTION
 AND REPORT ERRORS OR OMISSIONS TO THIS OFFICE. ALL DIMENSIONS SHALL BE READ NOT TO SCALE.

MAKRISE HOMES LTD.

LOT 12 BLOCK 39 PLAN 3068 HW
8126 77 AVENUE NW, EDMONTON, AB

No.	Description	dd/mm/yy	dwn by	chk by
A	ISSUED FOR REVIEW	02/05/2025	PJP	DHB
B	ISSUED FOR REVIEW	06/08/25	SJM	DHB
C	CHANGE IN ELEVATION	07/08/25	SJM	DHB

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JOB# :SAD25-751-1

COVER PAGE

SHEET: A1.00

SCALE

Area Schedule (Gross Building) UNIT 1		
SECOND FLOOR	495.38 ft ²	46.02 m ²
FIRST FLOOR	524.49 ft ²	48.73 m ²
Grand total	1019.87 ft ²	94.75 m ²

Area Schedule (Gross Building) UNIT 2		
FIRST FLOOR	572.13 ft ²	53.15 m ²
SECOND FLOOR	532.22 ft ²	49.45 m ²
Grand total	1104.35 ft ²	102.60 m ²

Area Schedule (Gross Building) UNIT 3		
FIRST FLOOR	572.13 ft ²	53.15 m ²
SECOND FLOOR	532.66 ft ²	49.49 m ²
Grand total	1104.78 ft ²	102.64 m ²

Area Schedule (Gross Building) UNIT 4		
FIRST FLOOR	524.49 ft ²	48.73 m ²
SECOND FLOOR	495.77 ft ²	46.06 m ²
Grand total	1020.26 ft ²	94.79 m ²

BASEMENT AREA UNIT-1		
BASEMENT FLOOR	503.25 ft ²	46.75 m ²

BASEMENT AREA UNIT-2		
BASEMENT FLOOR	569.25 ft ²	52.89 m ²

BASEMENT AREA UNIT-3		
BASEMENT FLOOR	569.25 ft ²	52.89 m ²

BASEMENT AREA UNIT-4		
BASEMENT FLOOR	503.25 ft ²	46.75 m ²

PROJECT ANALYSIS
THIS PROJECT DATE IS PRELIMINARY AT THIS STAGE OF THE PROJECT. EXACT SCOPE, ZONING, USES AND SIZE ONLY BE DETERMINED UPON THE CITY HALL APPROVAL. DESIGN REVIEW, CIVIL AND CODE ISSUES, SITE AND TREE SURVEY MAY CHANGE FROM THE WRITTEN BELOW. THEREFORE THE CLIENT SHOULD NOT BASE ANY PURCHASE, BUILDING COST AND OTHER DECISION ON THIS DOCUMENT.

MUNICIPAL ADDRESS : 8126 77 AVENUE NW, EDMONTON, AB
LEGAL ADDRESS : LOT 12 BLOCK 39 PLAN 3068 HW
ZONING : RS
OVERLAYS : NONE

SITE AREA : 551.86 m²

MAXIMUM HEIGHT : 10.50 m
FRONT SETBACK : 4.50 m
REAR SETBACK : 10.00 m
RIGHT SETBACK : 1.20 m
LEFT SETBACK : 2.00 m

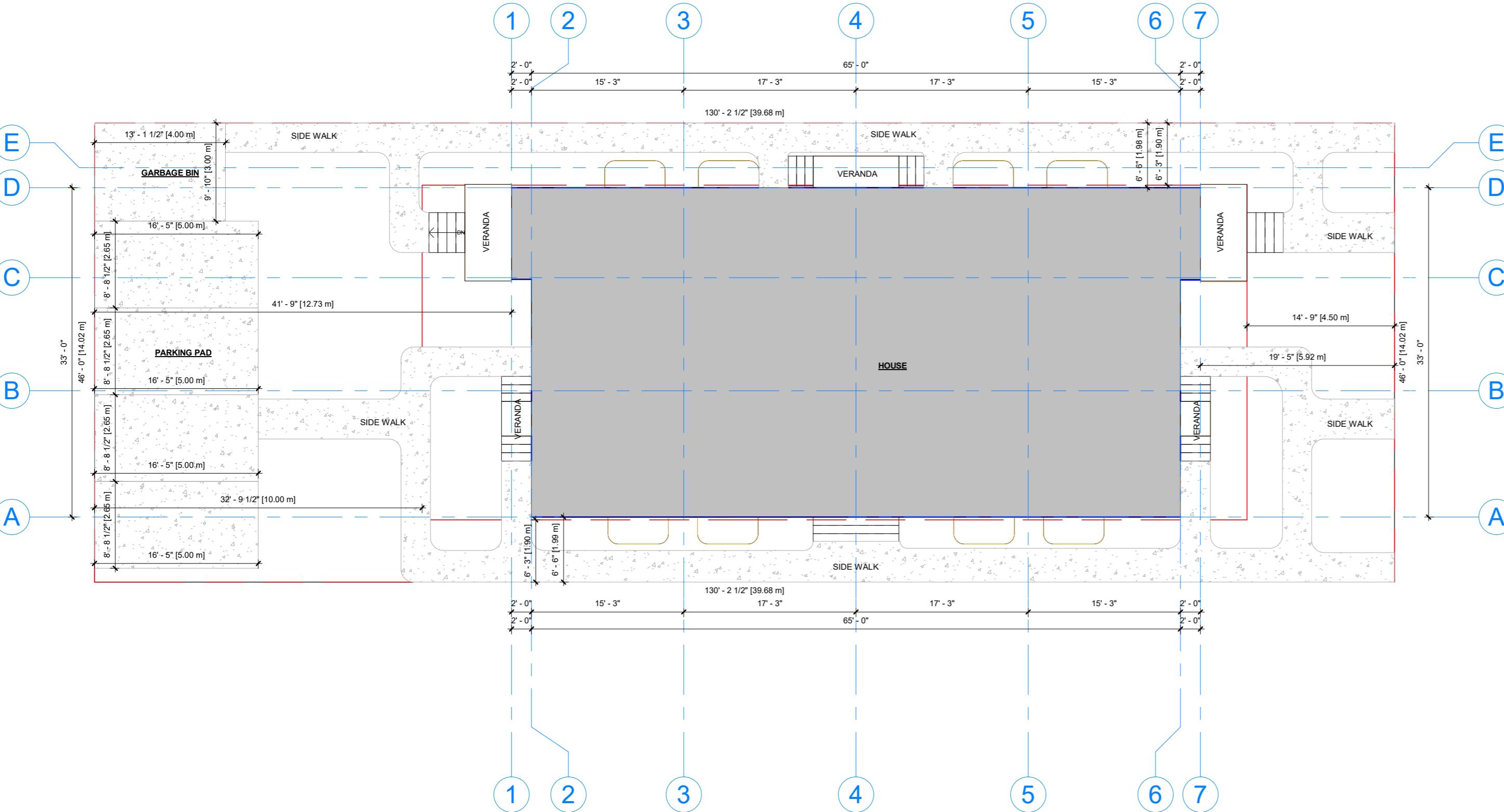
PROPOSED HEIGHT : 7.89 m
FRONT SETBACK PROVIDED : 5.92 m
REAR SETBACK PROVIDED : 12.73 m
RIGHT SETBACK PROVIDED : 1.98 m
LEFT SETBACK PROVIDED : 1.99 m

SITE COVERAGE	
LOT AREA	: 556.41 m ²
HOUSE AREA	: 202.69 m ²
VARANADA AREA	: 12.86 m ²
TOTAL COVERAGE AREA	: 215.55 m ²
HOUSE COVERAGE (%)	: 38.74%
TOTAL ALLOWED COVERAGE	: 45.00 %



NOTE : THE UNCOVERED PORTION OF THE DECKS WOULD ONLY COUNT TOWARD THE SITE COVERAGE IF IT IS 1.00 m ABOVE GRADE AT ANY POINT.

NOTE : SITE PLAN FOR ARCHITECTURAL DESIGN ONLY PLEASE SEE SURVEY PLOT PLAN FOR PERMIT AND CONSTRUCTION.

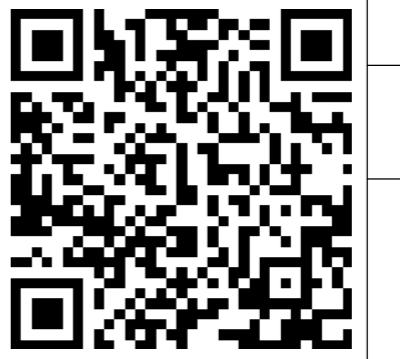


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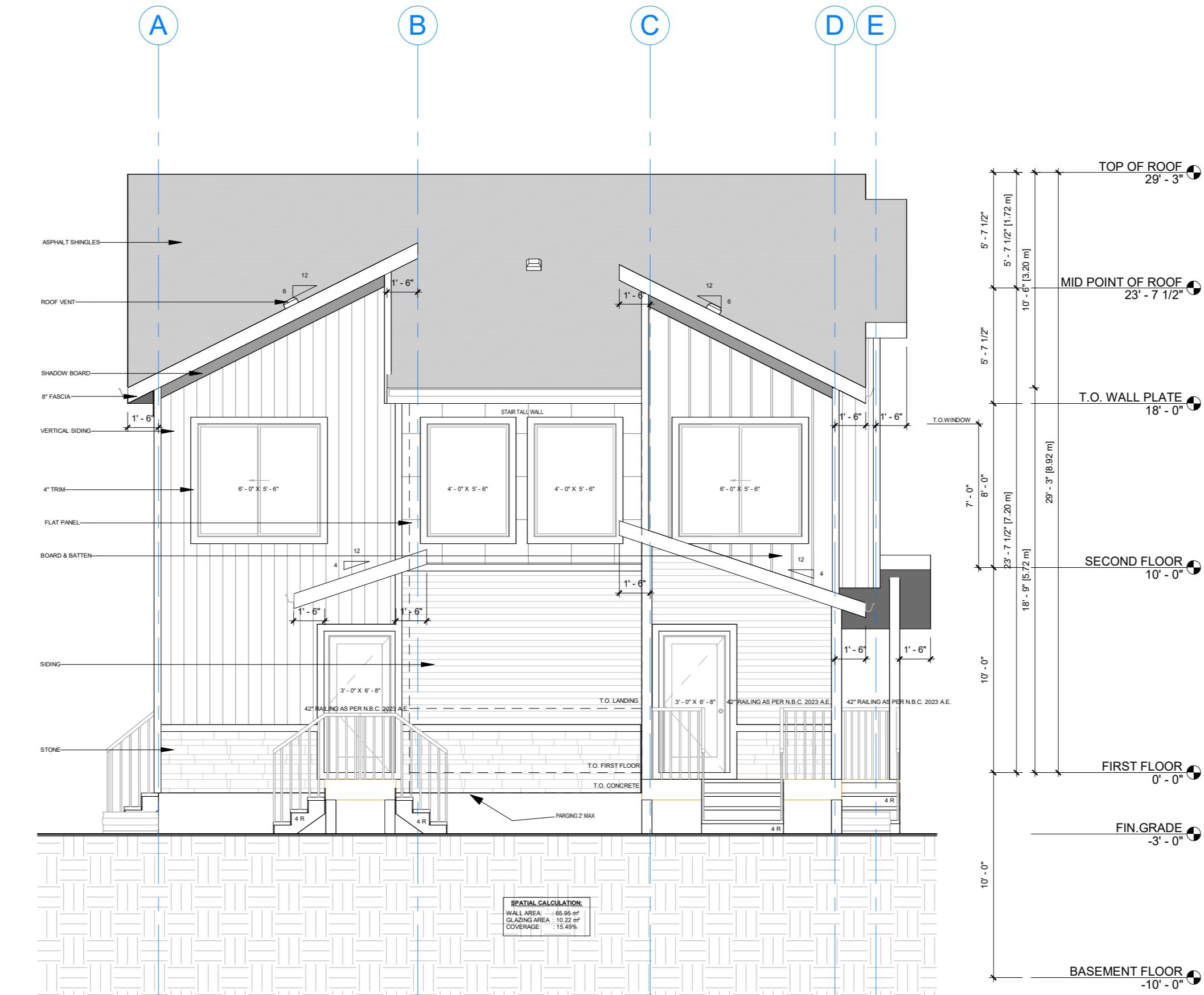


JOB# : SAD25-751-1

SITE PLAN

SHEET: A1.01

SCALE 1" = 10'-0"



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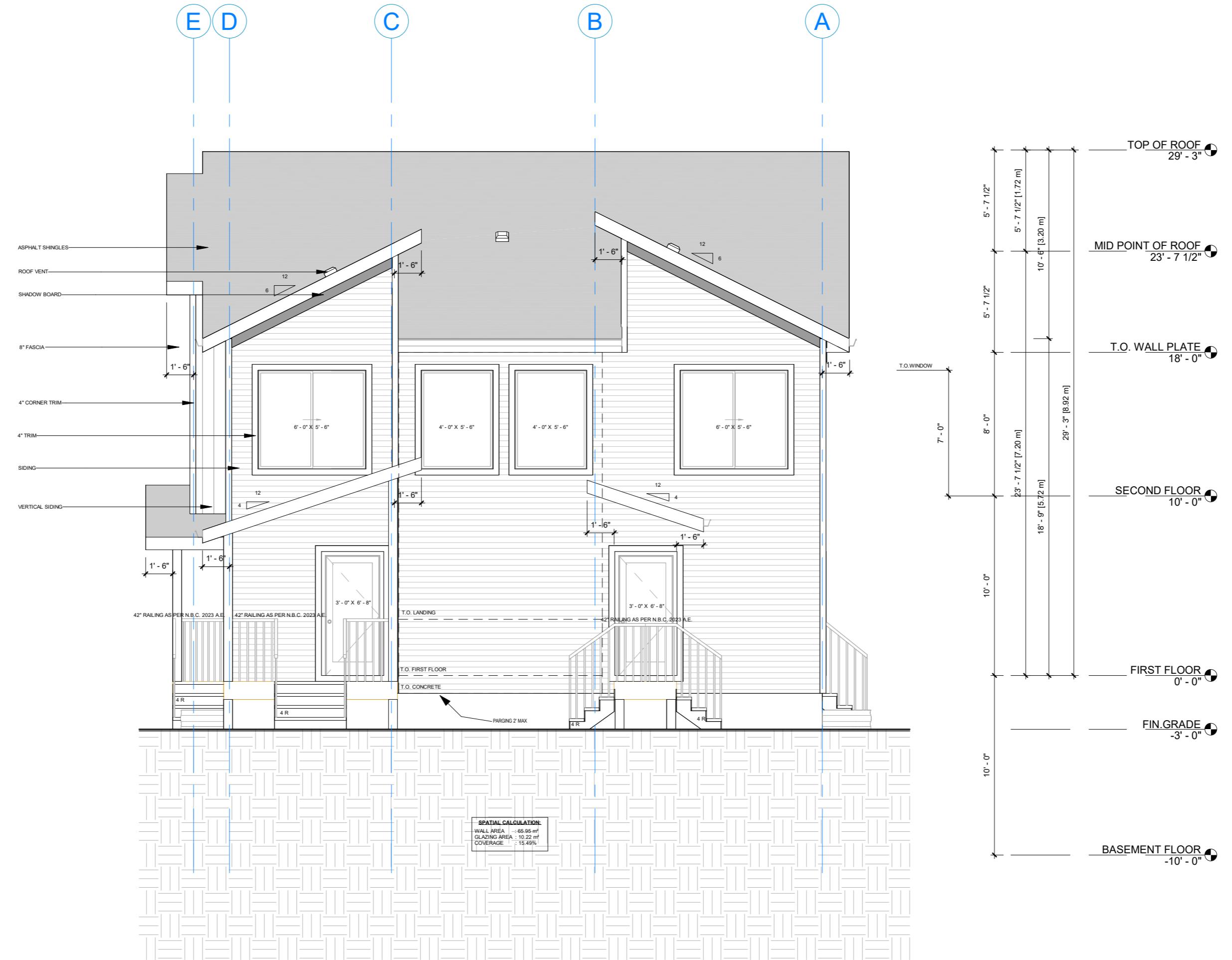


JOB# :SAD25-751-1

FRONT ELEVATION

SHEET: A2.01

SCAI E 3/16" = 1'-0"



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JOB# :SAD25-751-1

REAR ELEVATION

SHEET: A2.02

SCALE 3/16" = 1'-0"





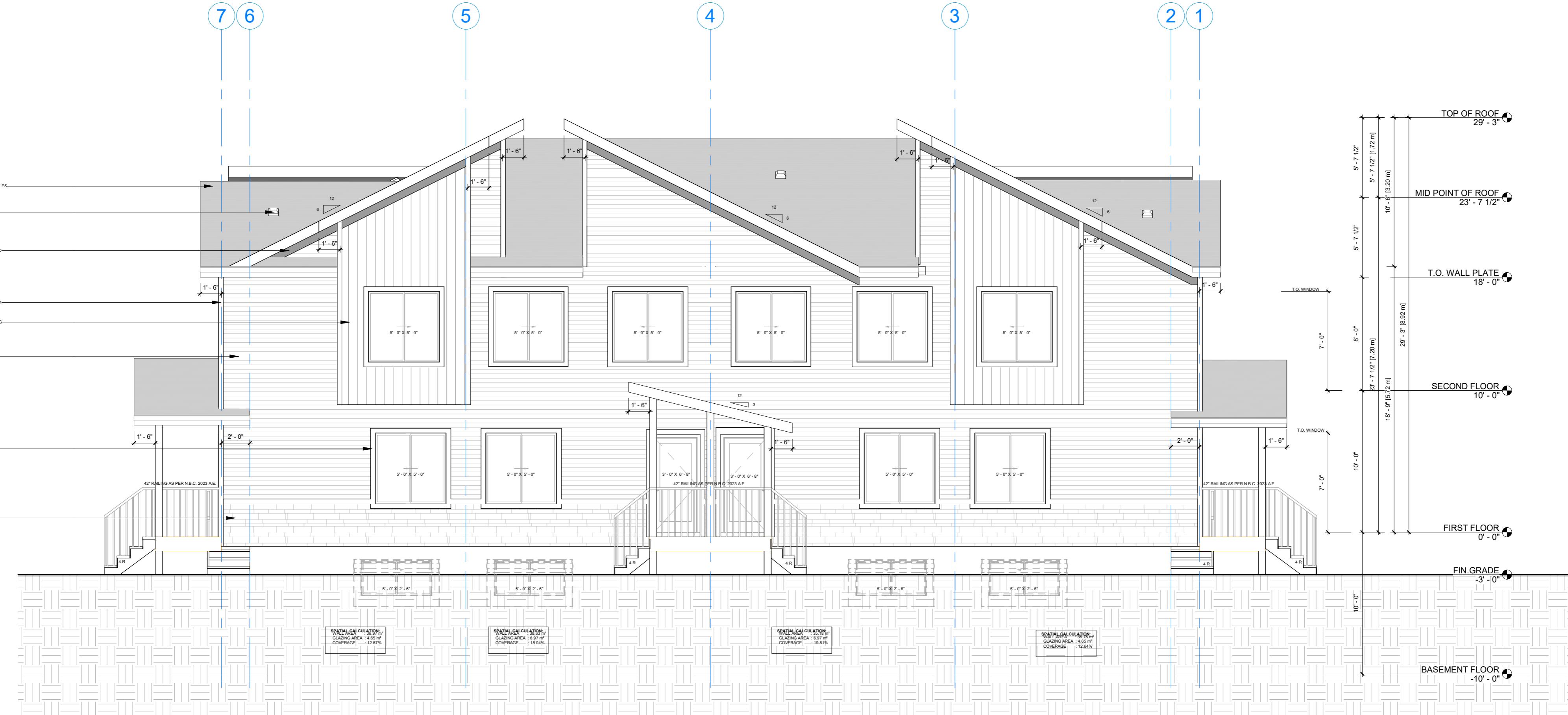
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JOB# :SAD25-751-1
LEFT ELEVATION
SHEET: A2.03
SCALE 3/16" = 1'-0"
Printed : 2025-09-18 5:03:16 PM



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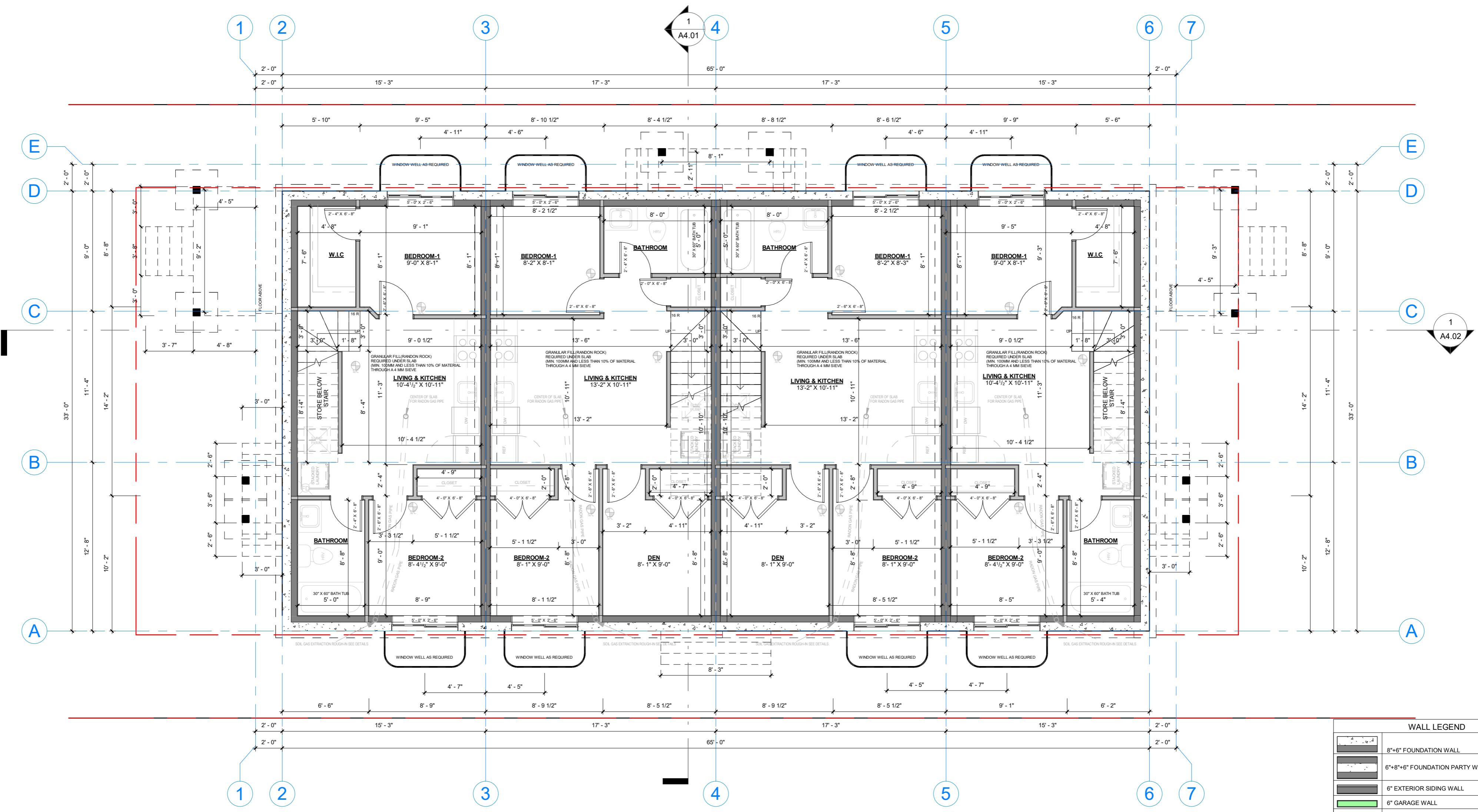
JOB# :SAD25-751-1

RIGHT ELEVATION

SHEET: A2.04

SCALE 3/16" = 1'-0"





WALL LEGEND	
	8'x6" FOUNDATION WALL
	6'x8x6" FOUNDATION PARTY WALL
	6" EXTERIOR SIDING WALL
	6" GARAGE WALL
	4" PARTITION WALL
	6" PARTITION PARTY WALL
	9" PARTITION PARTY WALL
	6" STAIR TALL WALL
	8" FOUNDATION WALL
	6" PLUMBING WALL

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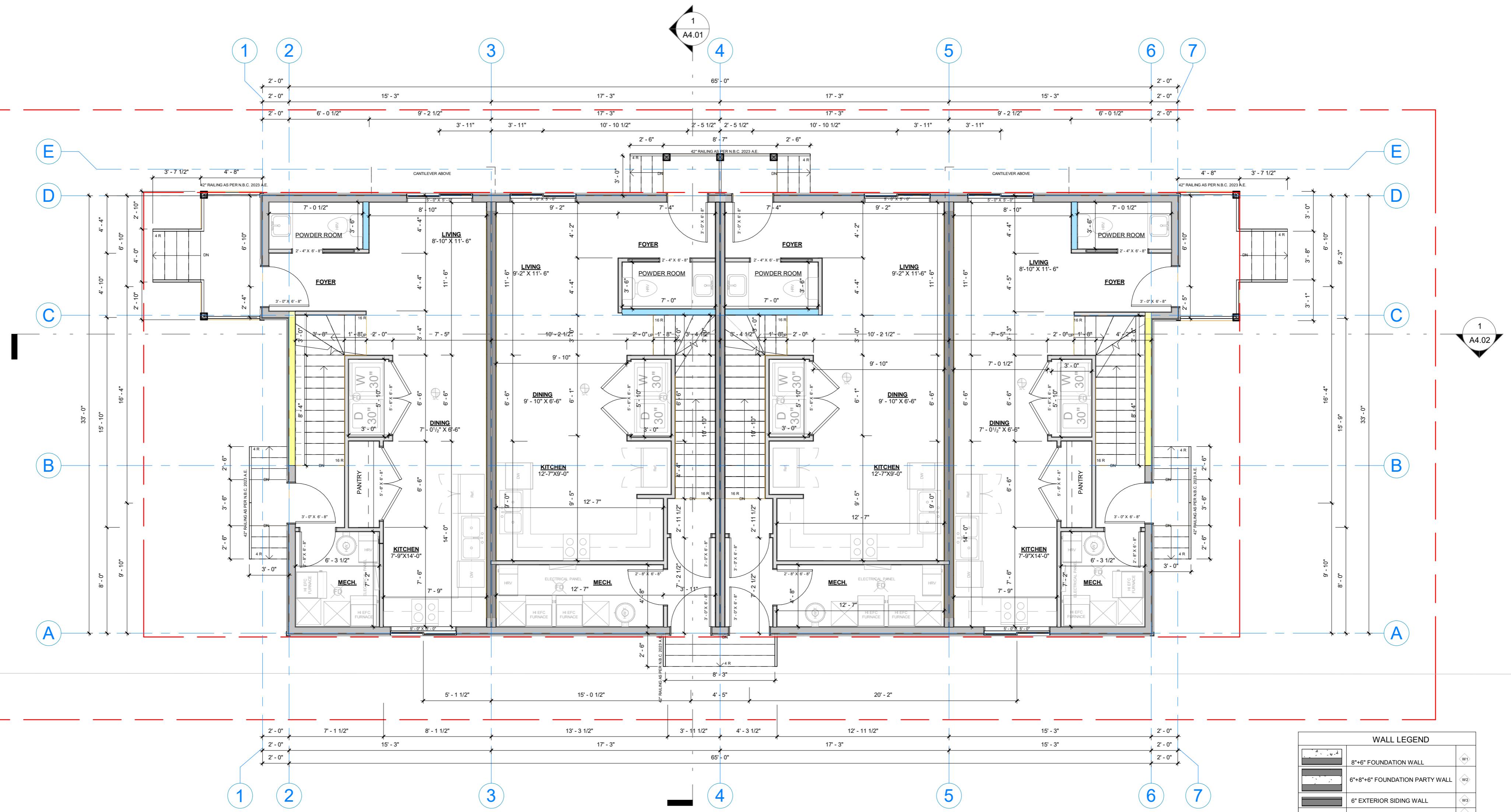
JOB# :SAD25-751-1

BASEMENT FLOOR PLAN

SHEET: A3.01

SCALE 3/16" = 1'-0"





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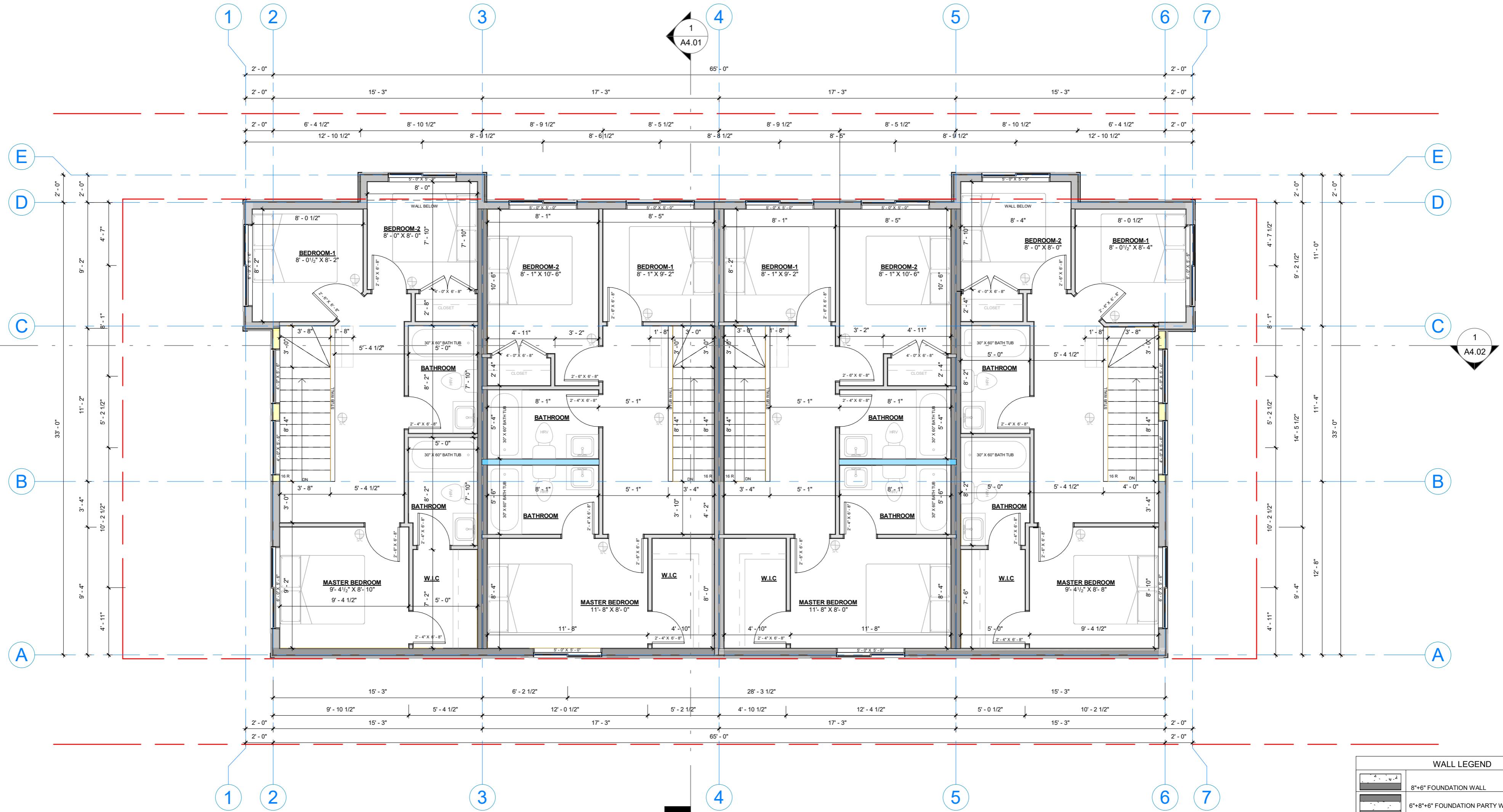


JOB# :SAD25-751-1

FIRST FLOOR PLAN

SHEET: A3.02

SCALE 3/16" = 1'-0"



WALL LEGEND	
	8" FOUNDATION WALL
	6" FOUNDATION PARTY WALL
	6" EXTERIOR SIDING WALL
	6" GARAGE WALL
	4" PARTITION WALL
	6" PARTITION WALL
	9" PARTITION PARTY WALL
	6" STAIR TALL WALL
	8" FOUNDATION WALL
	6" PLUMBING WALL

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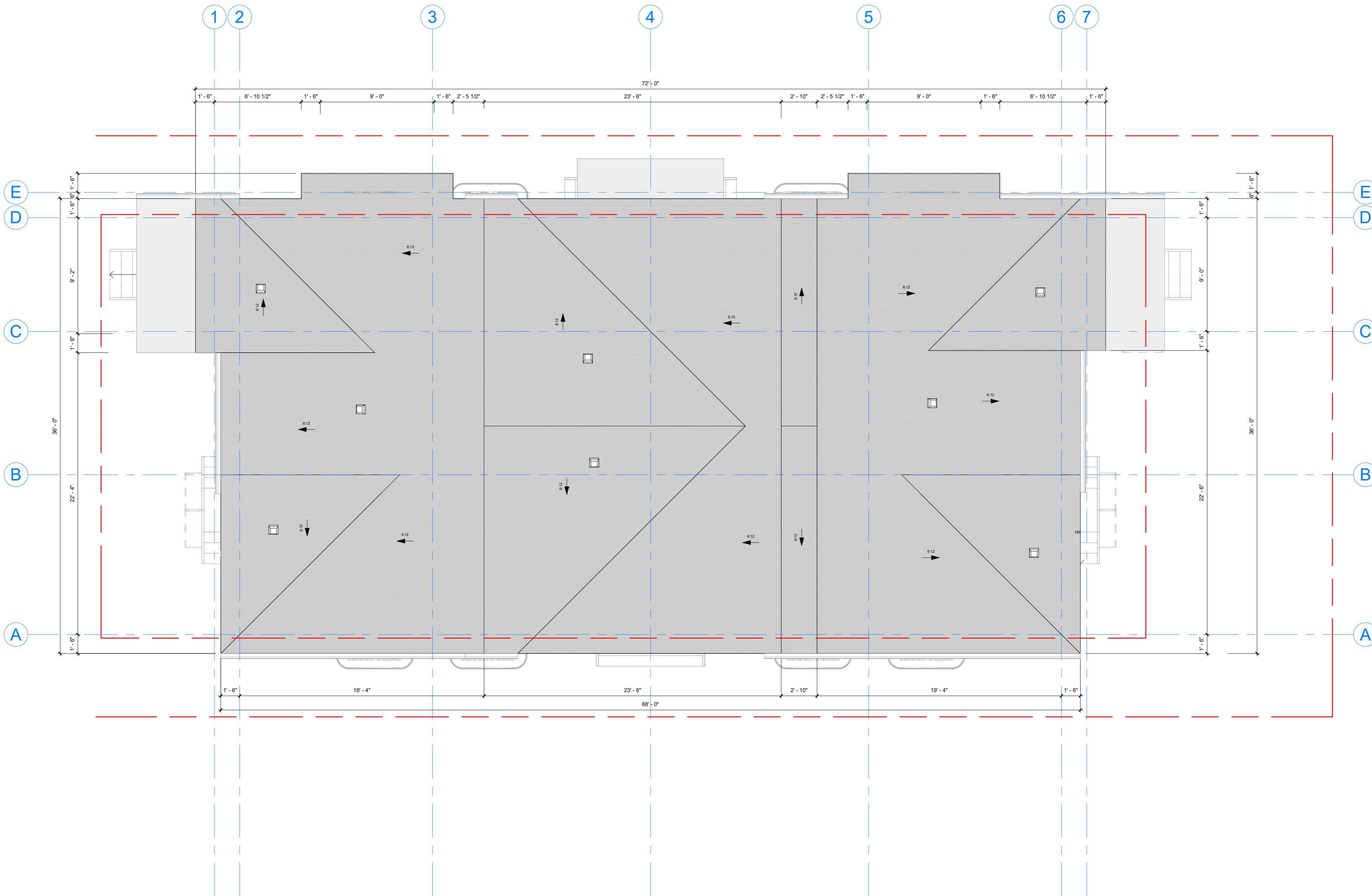
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SECOND FLOOR PLAN

SHEET: A3.03

SCALE 3/16" = 1'-0"



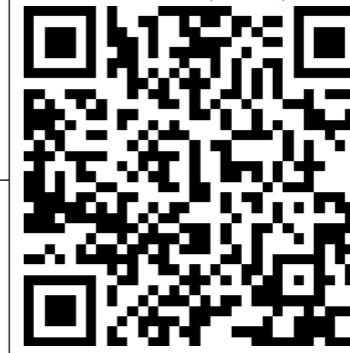


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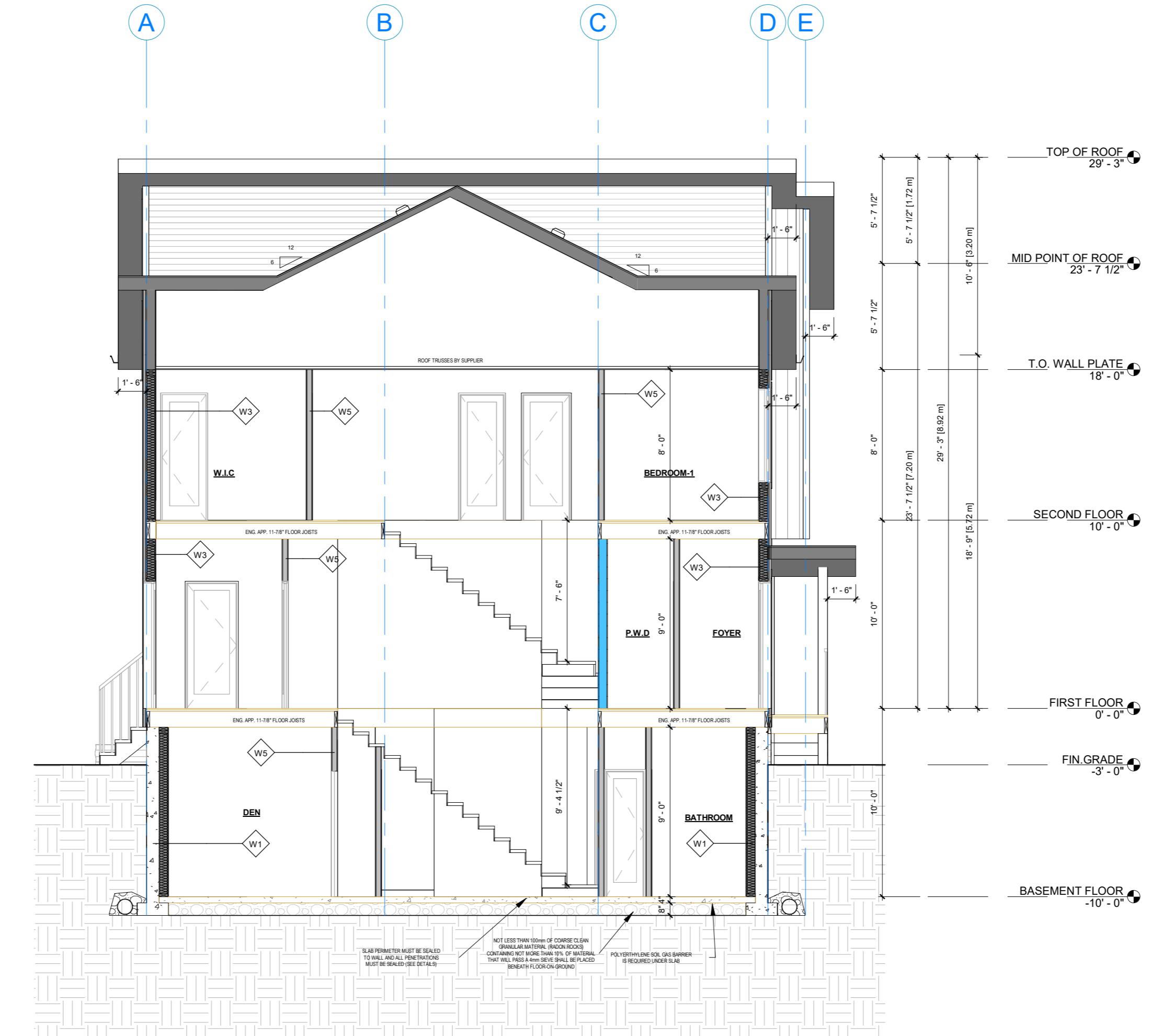


JOB# :SAD25-751-1

ROOF FLOOR PLAN

SHEET: A3.04

SCALE 3/16" = 1'-0"



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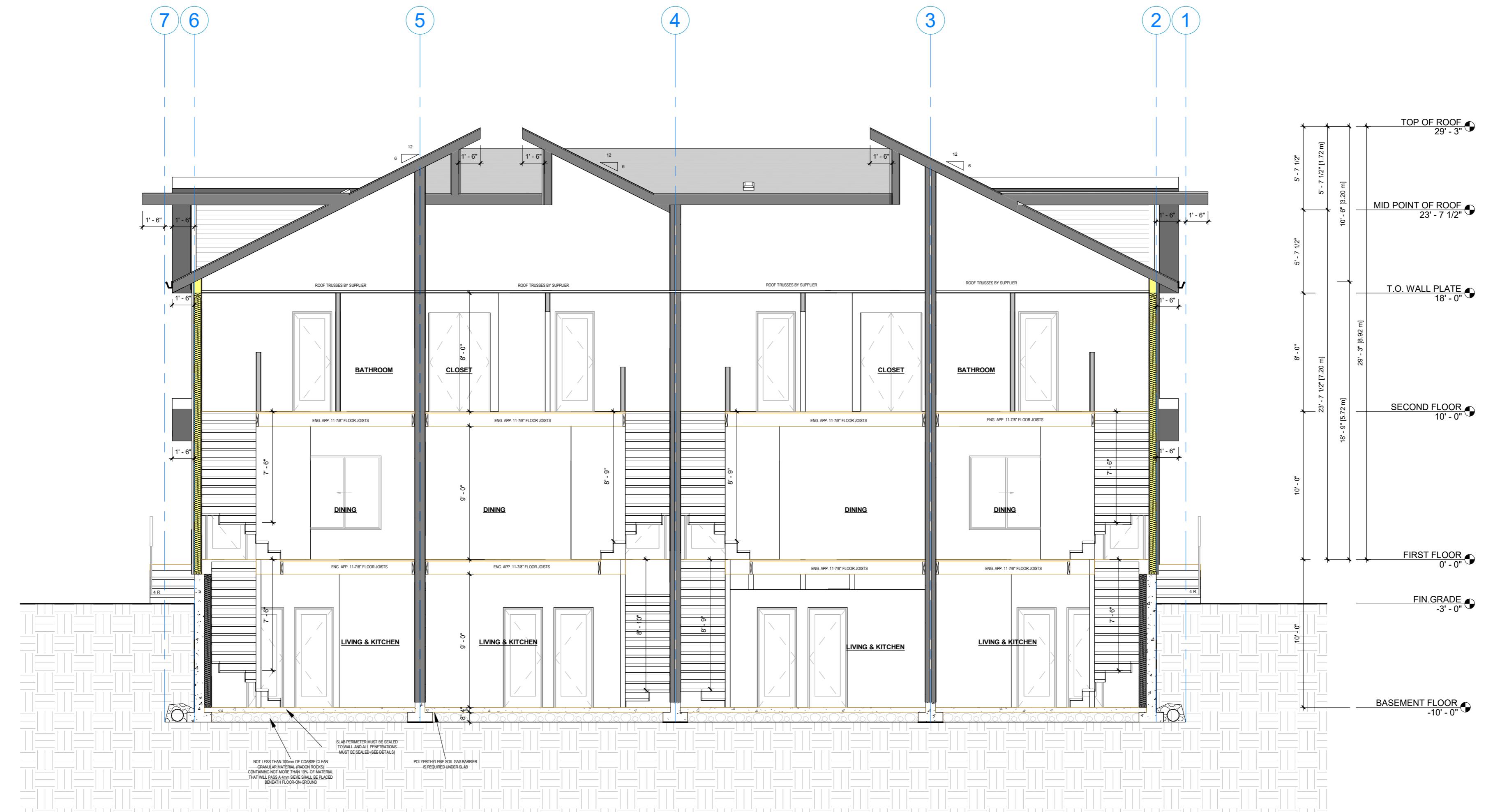


JOB# :SAD25-751-1

BUILDING SECTION A

SHEET: M.01

SCAI F 3/16" = 1'-0"



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JOB# :SAD25-751-1

BUILDING SECTION B

SHEET: A4.02

SCALE 3/16" = 1'-0"



NOTE:
THE BASIC 3D RENDERING SHOWN IS ONLY FOR
GRAPHICAL REPRESENTATION ONLY.
IT SHOULD NOT BE USED TO SERVE ANY CONSTRUCTION
PURPOSE

MAKRISE HOMES LTD.

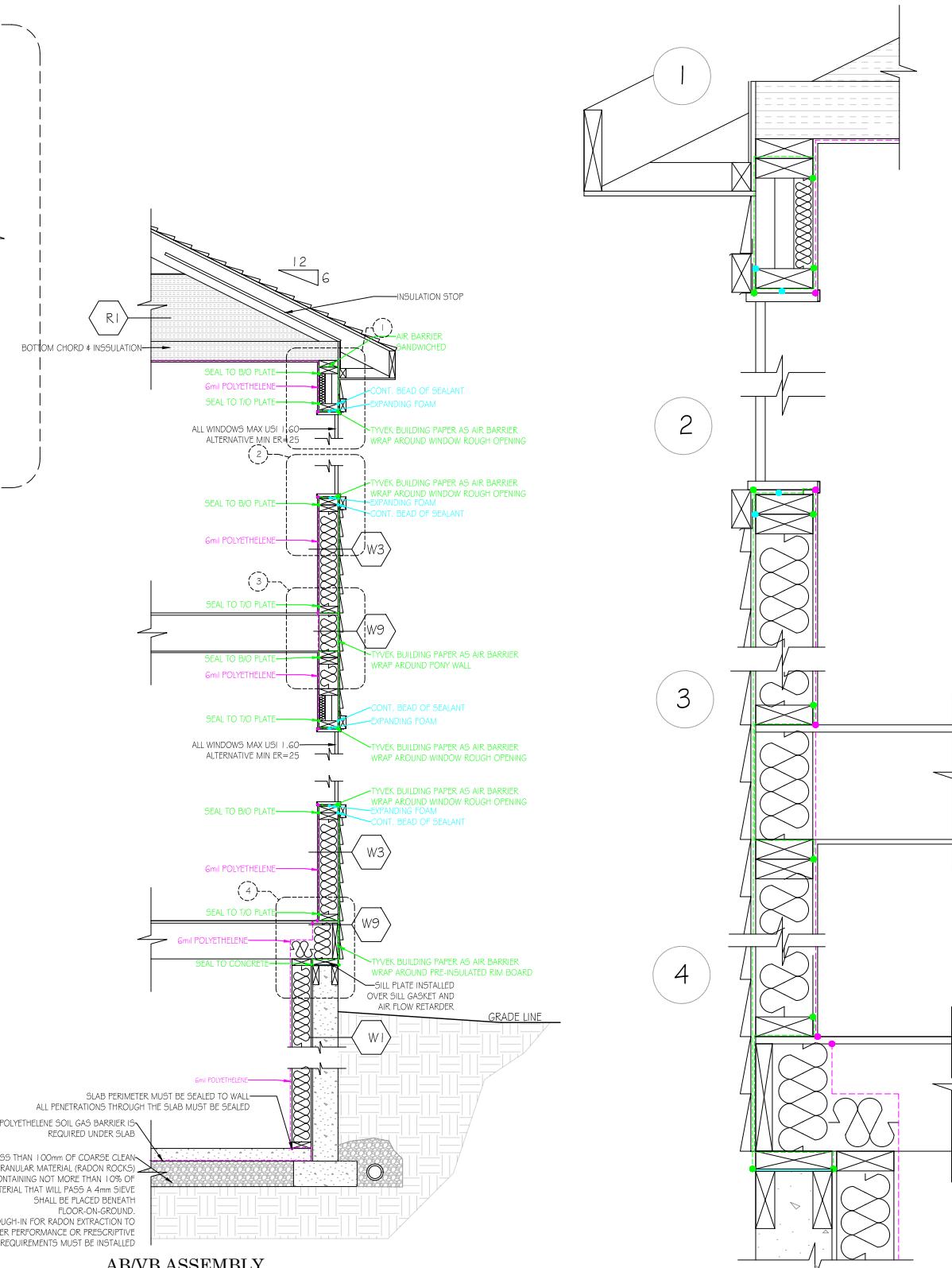
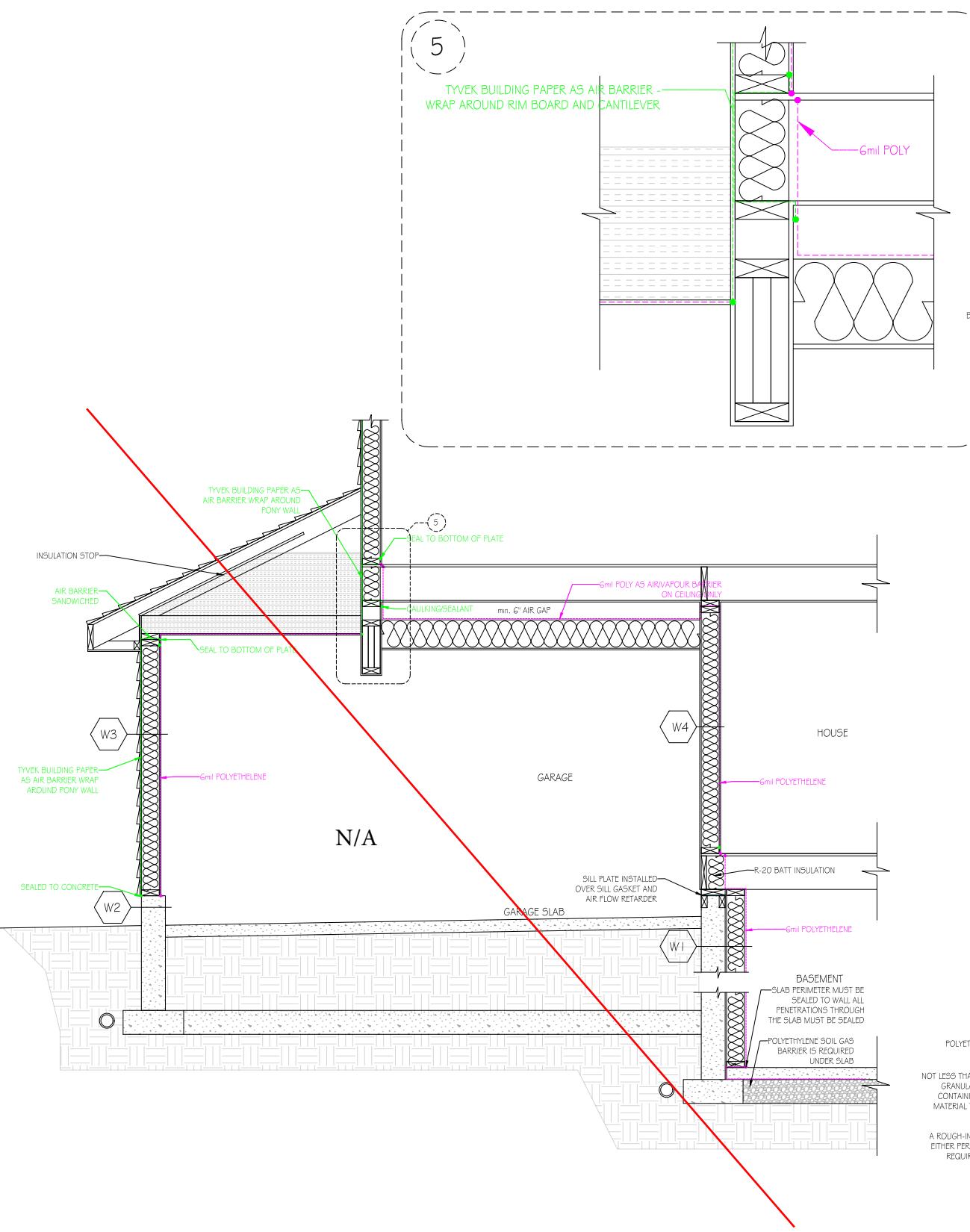
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JOB# :SAD25-751-1
3D PERSPECTIVES
SHEET: A5.01
SCALE



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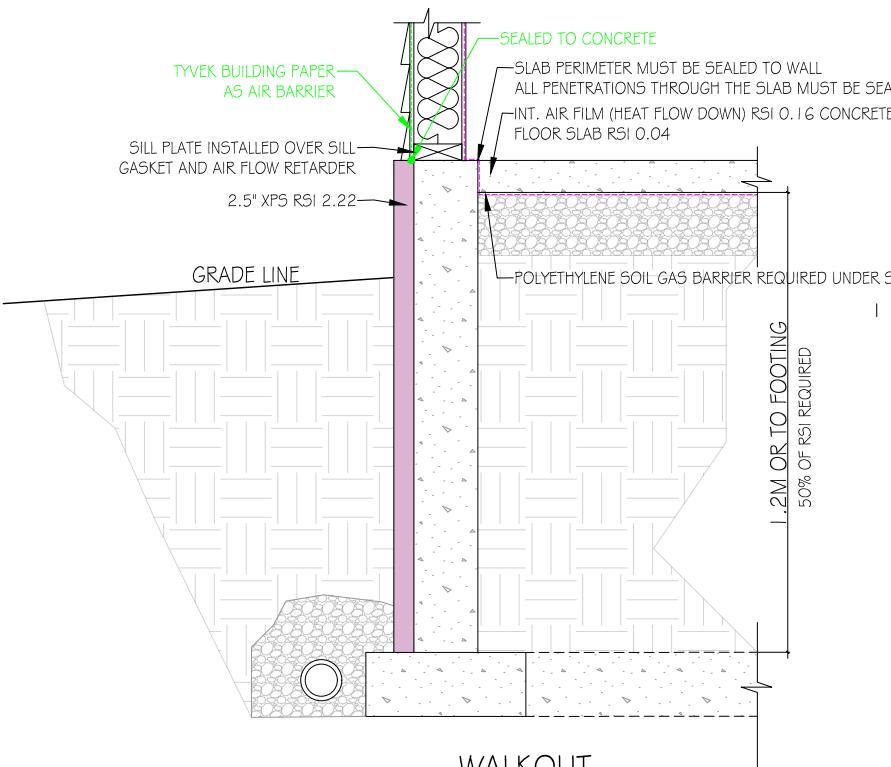
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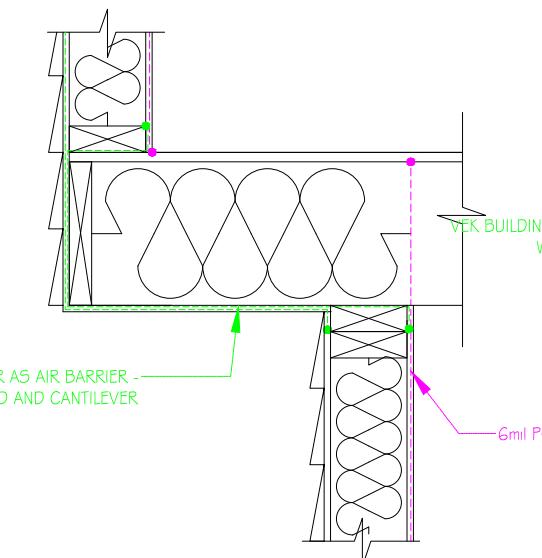
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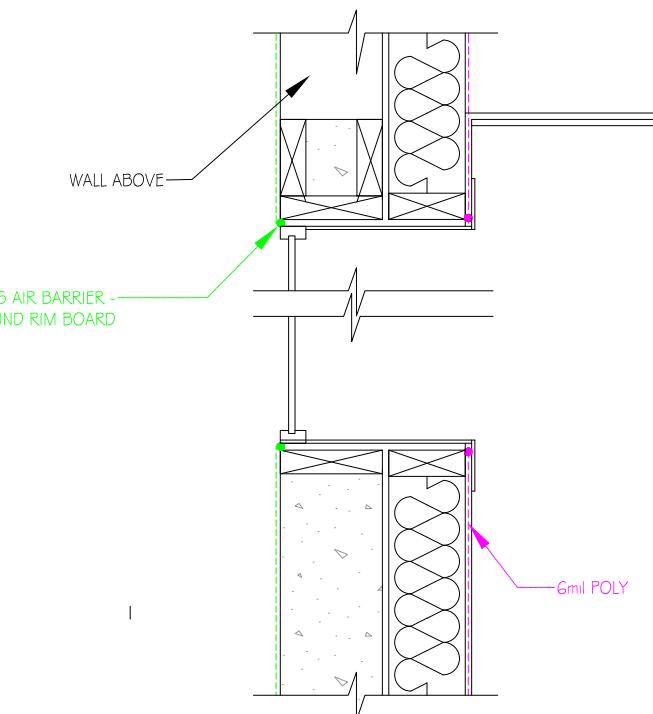
UNHEATED FLOOR - ABOVE FROST LINE
RSI 1.96 REQUIRED W/HRV



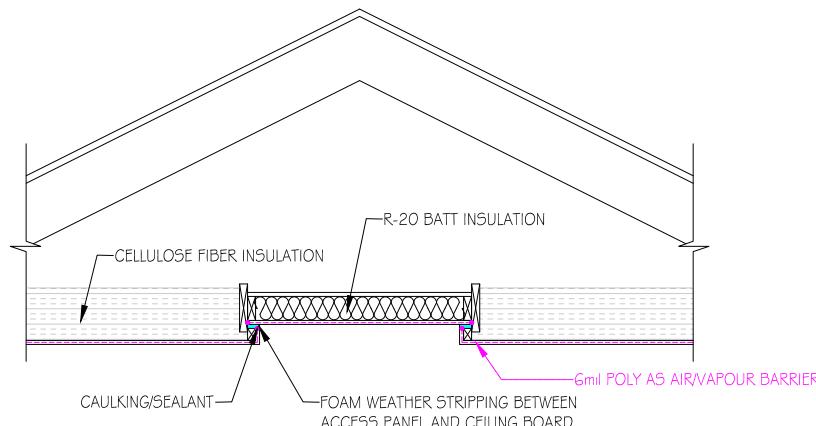
CANTILEVER (MAIN & UPPER FLOOR)



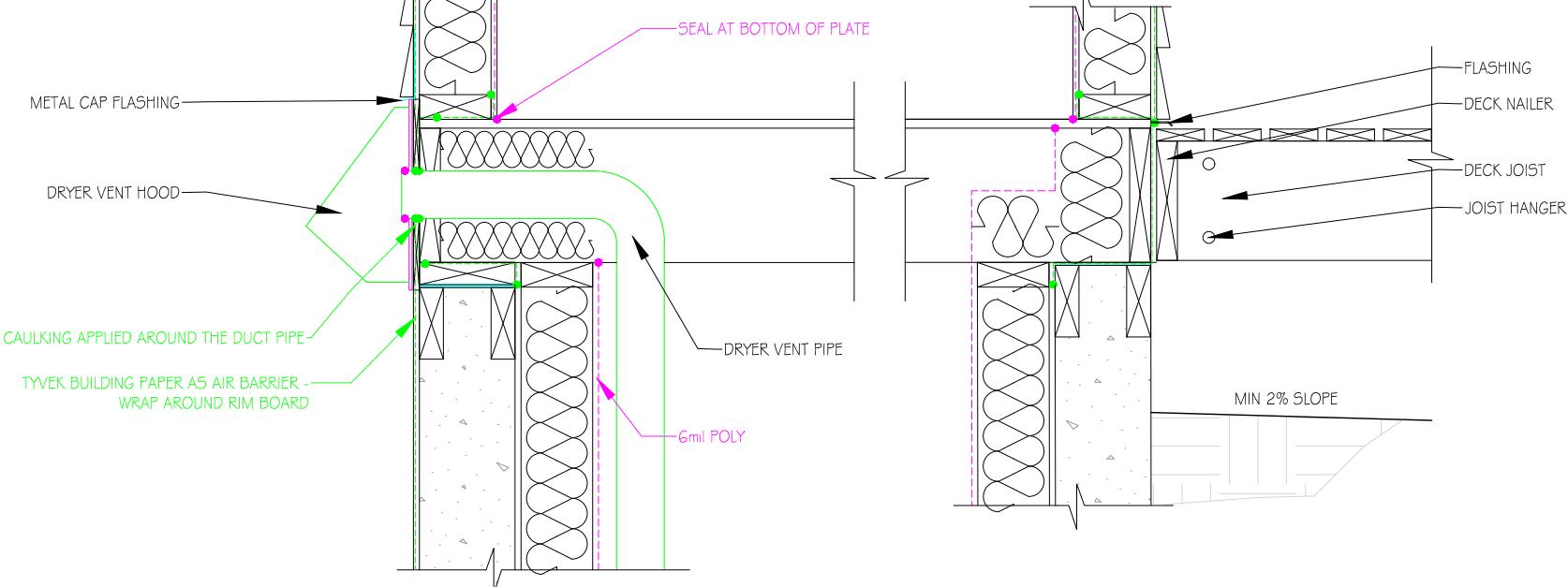
BASEMENT WINDOW DETAIL



WALKOUT



ATTIC ACCESS DETAIL	
GYPSUM BOARD 2"X6" FRAME (7%)	RSI VALUE 0.08
R-20 BATT INSULATION (93%)	3.10
6mil POLYETHYLENE SHEET	--
1/2" CEILING BOARD	0.08
INT. AIR FILM	0.11
EFFECTIVE VALUE	3.37



PREPARED BY:

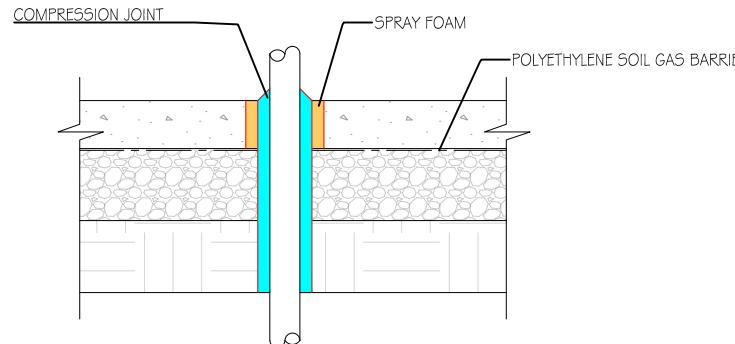
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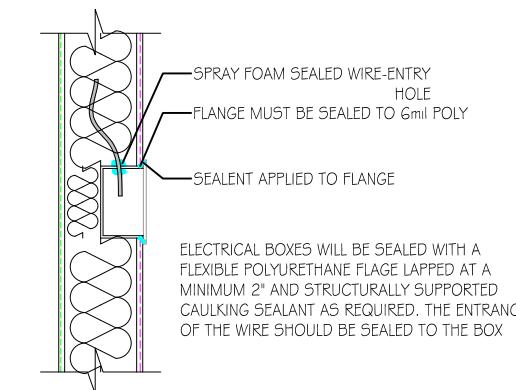
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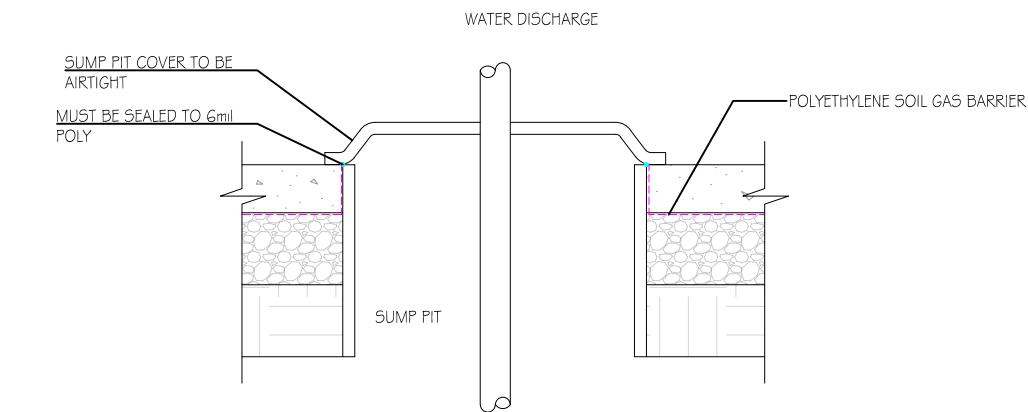
PENETRATION DETAILS



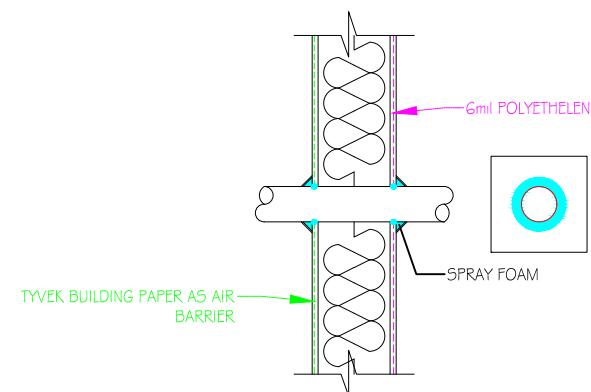
UNDER SLAB PENETRATION



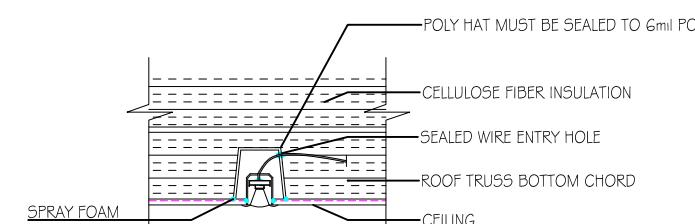
ELECTRICAL BOXES



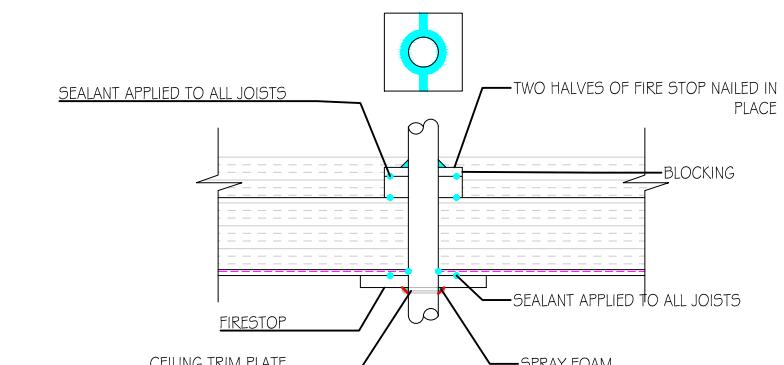
SUMP PIT INSTALLATION



EXT. WALL PENETRATION

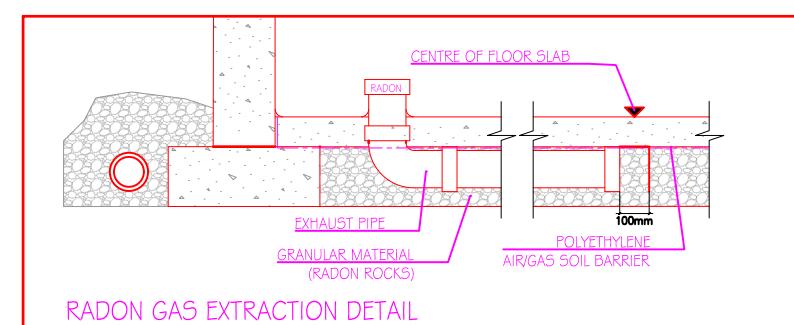


PLOT LIGHTS



CEILING PENETRATION

NOTE:
HEAT DUCT AND COLD AIR RETURNS ARE TO BE PROTECTED
WITH A THERMAL BARRIER MINIMUM $\frac{1}{2}$ " GYPSUM BOARD.
METAL IS NOT A RESIDENTIAL THERMAL BARRIER.



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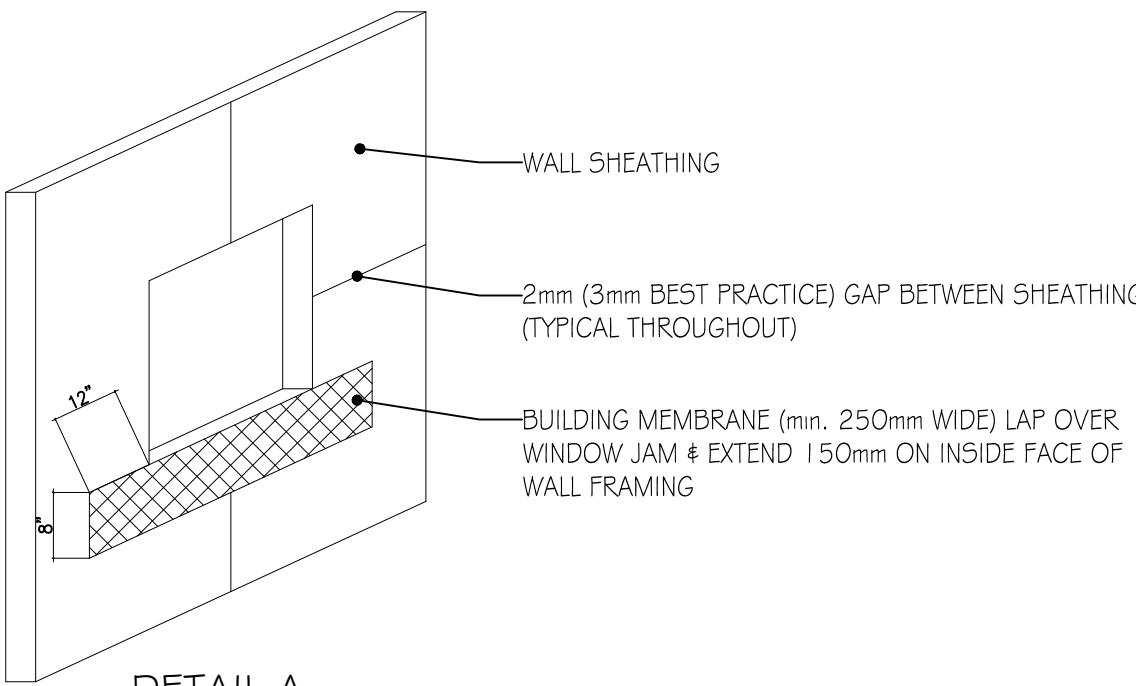
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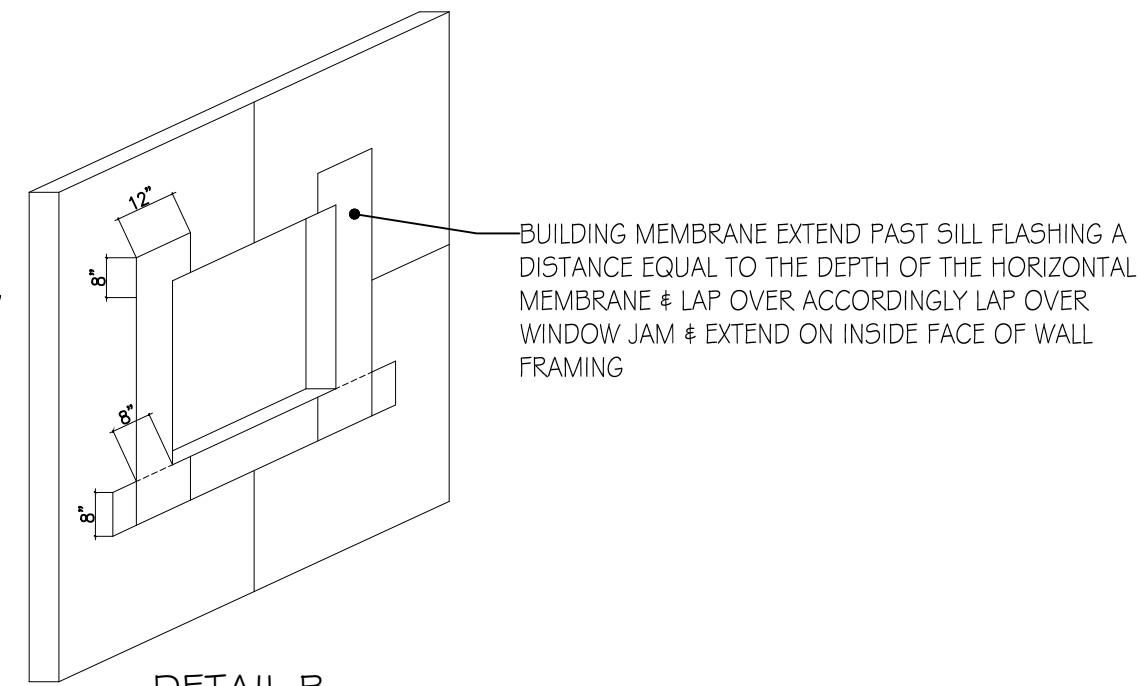
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WINDOW INSTALLATION, WALL SHEATHING, & WALL SHEATHING MEMBRANE DETAILS

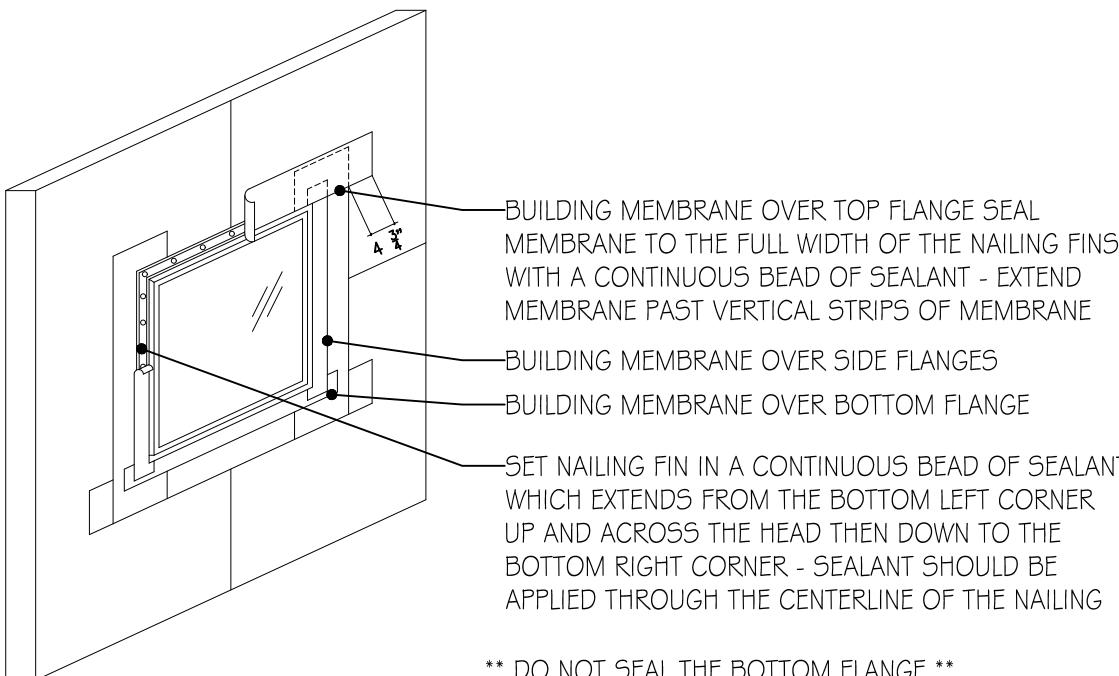
** NOT TO SCALE **



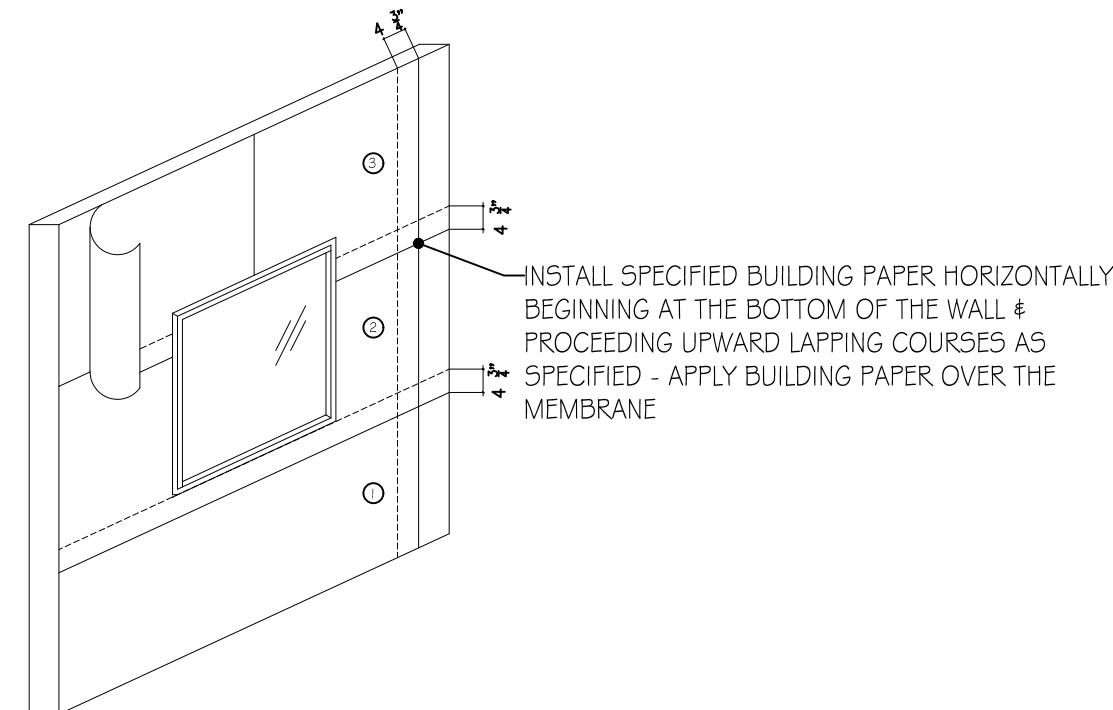
DETAIL A



DETAIL B



DETAIL C



DETAIL D

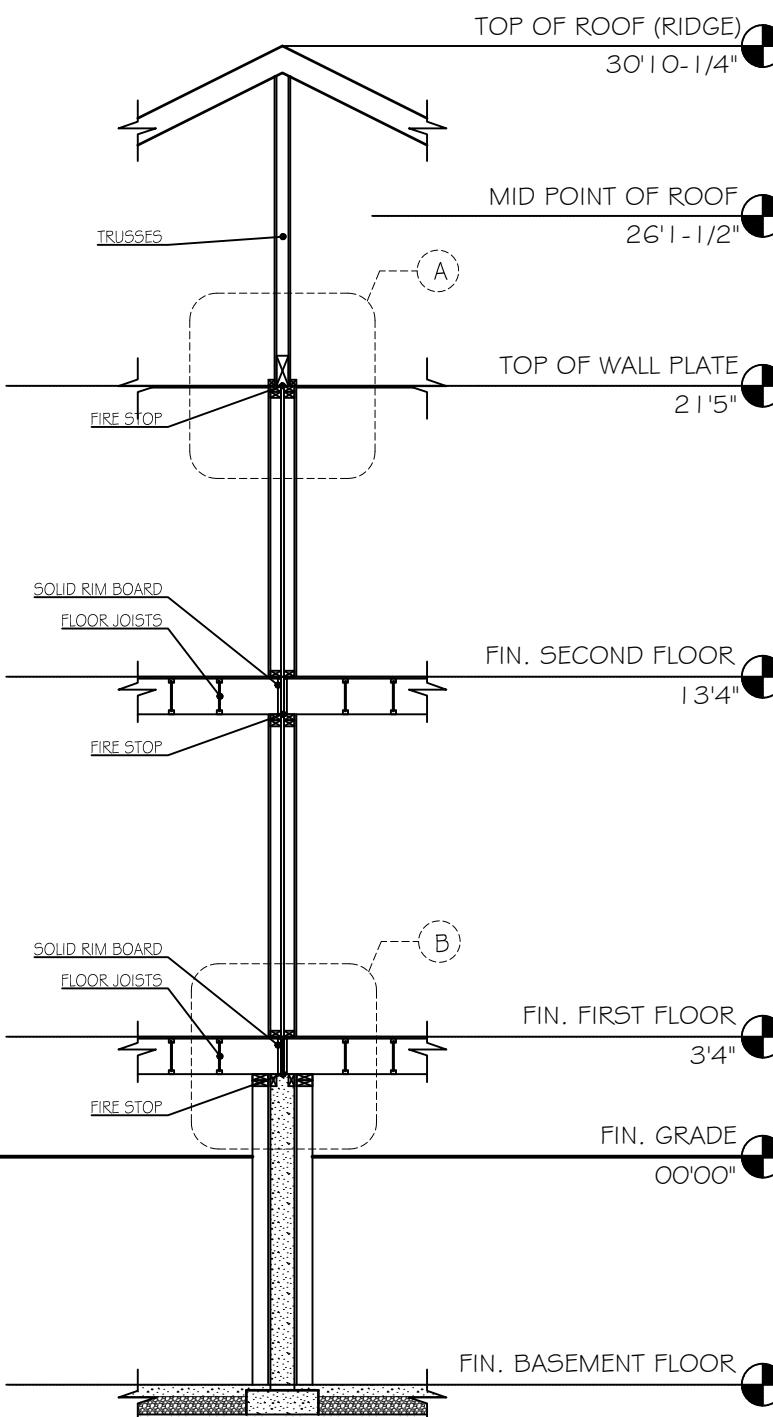
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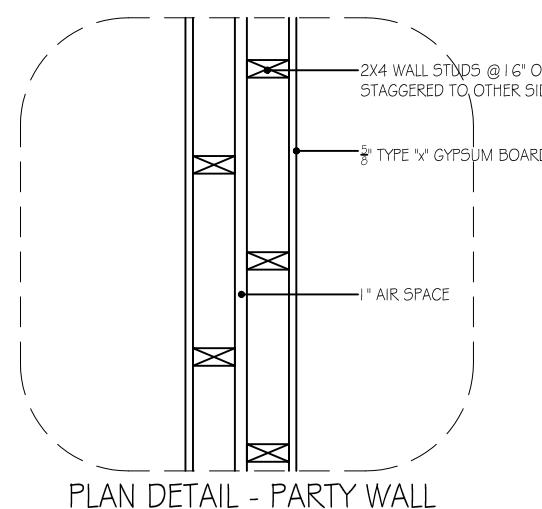
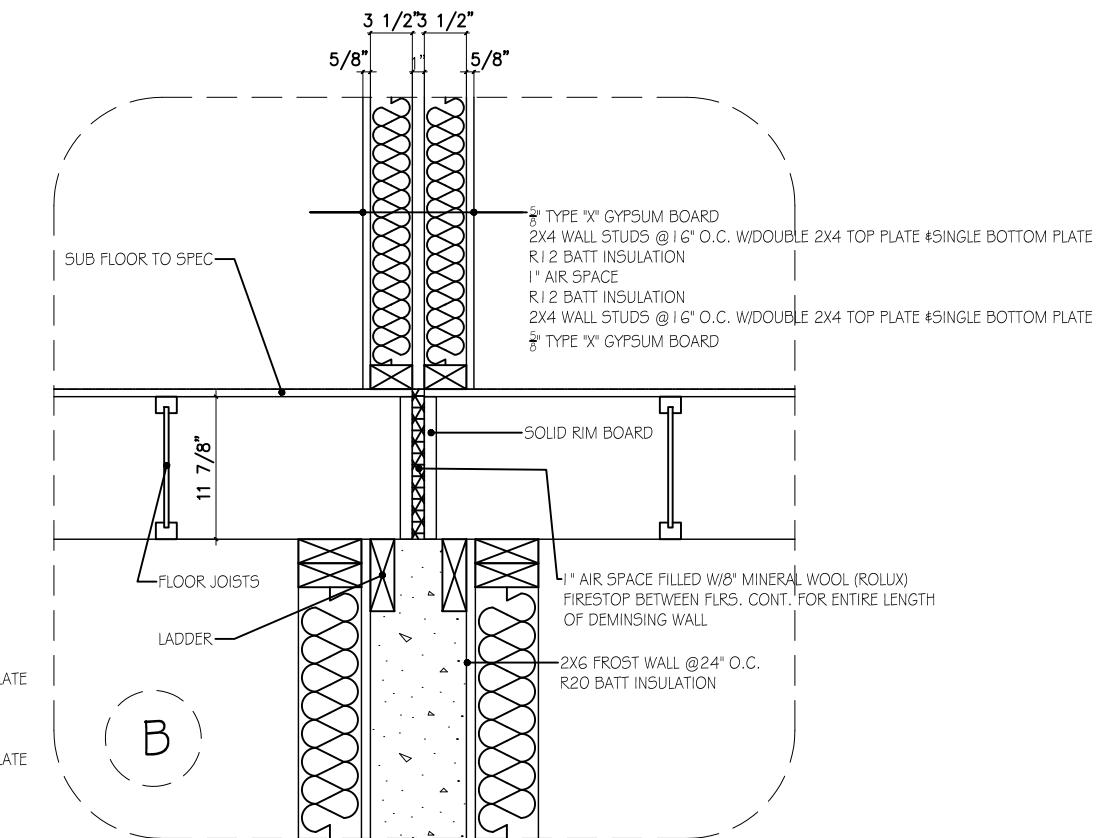
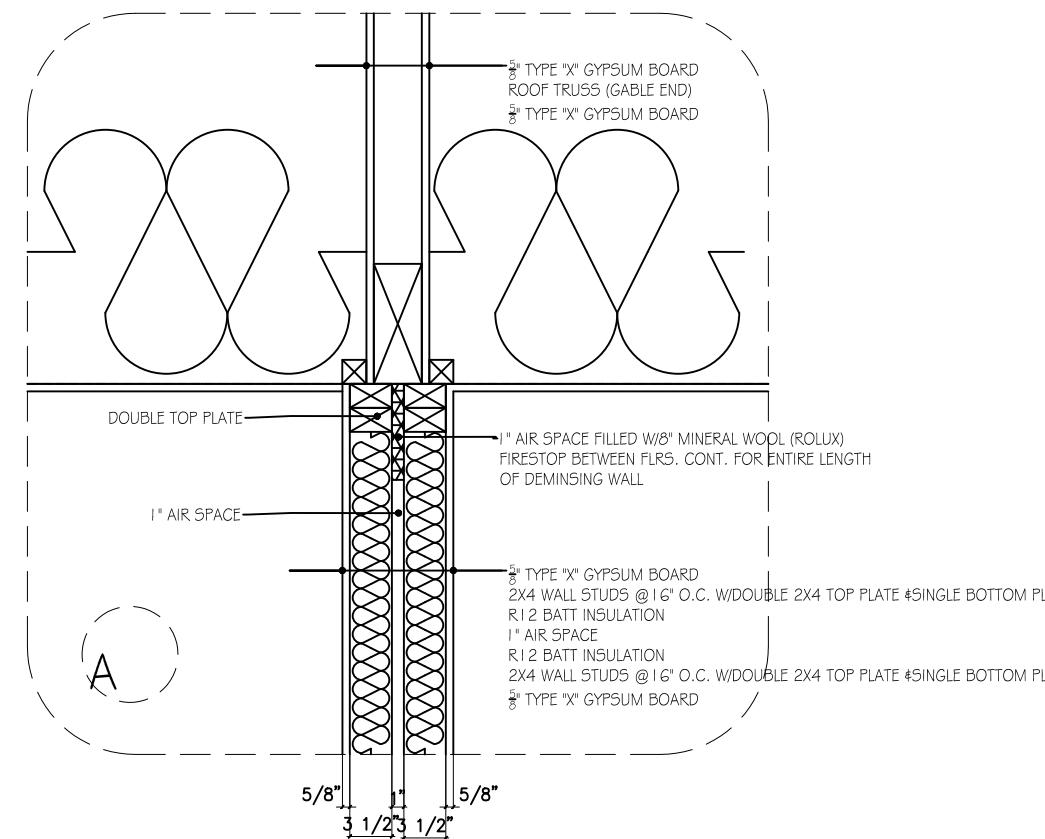
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PARTY WALL DETAIL

SCALE: 3/16"=1'



PREPARED BY:

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PREScriptive REQUIREMENTS (SIDING)
THERMAL RESISTANCE FOR ZONE 7A WITH HRV

W1 FOUNDATION WALL W/FOOTING (HOUSE)
RSI 2.98 REQUIRED W/HRV
TABLE A-9.36.2.8.(1)C, A-9-36.2.4.(1)D

	RSI VALUE
8" CONCRETE WALL	0.08
2"x6" STUDS @ 24" O.C.	2.81
W/R-22 BATT INSULATION	
6mil POLYETHYLENE SHEET	---
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.01

W3 EXTERIOR WALL (HOUSE & GARAGE)
RSI 2.97 REQUIRED W/HRV
TABLE A-9.36.2.8.(1)C, A-9-36.2.4.(1)D

	RSI VALUE
EXT. AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
2"x6" STUDS @ 16" O.C. W/ R-22 BATT INSULATION 6mil POLYETHYLENE SHEET	2.67
GYPSUM BOARD	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.10

W4 WALL (TO GARAGE)
RSI 2.81 REQUIRED W/HRV
TABLE A-9.36.2.6.(1)B

	RSI VALUE
INT. AIR FILM	0.12
GYPSUM BOARD	0.08
6mil POLYETHYLENE SHEET	---
2"x6" STUDS @ 24" O.C.	
W/R-22 BATT INSULATION	2.61
AIR BARRIER	--
5" FIRE RATED GYPSUM BOARD	0.10
EFFECTIVE VALUE	2.91

W5 TALL WALL
RSI 2.97 REQUIRED W/HRV
TABLE A-9.36.2.6.(1)B, A-9-36.2.4.(1)D

	RSI VALUE
EXT. AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
2"x6" @8"O.C. &R24 / 12"O.C.	2.54/2.60/2.55
&R24 / 16"O.C. &R22	
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.97/3.03/2.98

W6 FOUNDATION WALL W/FOOTING (HOUSE)
RSI 2.97 REQUIRED W/HRV
TABLE A-9.36.2.6.B

	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
1" # PRE-INSULATED RIM BOARD	0.26
11-7/8" ENG. FLOOR JOISTS@ 19.2" O.C. (11.5%) +	3.35
R-20 BATT INSULATION (88.5%)	
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.84

NOTES:
ALL WINDOWS MAX USI 1.60, ALTERNATIVE: MIN. ER=25
ALL EXTERIOR DOORS MAX USI 1.60
SINGLE EXTERIOR DOOR EXCEPTION MAX USI 2.60

MATERIALS INTENDED TO PROVIDE THE PRINCIPAL
RESISTANCE TO AIR LEAKAGE CONFORM TO CAN/ULC-S741.

NOTE: FOR ZERO-LOT-LINE LOT REPLACE WITH
3" (9.5mm) OSB SEATHING RSI(0.093) OR
2" GLASS-MAT SEATHING RSI(0.09)

SPECIFICATIONS

THE FOLLOWING LIST OF SPECIFICATIONS MAY NOT APPLY TO THE ATTACHED SET OF PLANS IN IT'S ENTIRETY

W1 FOUNDATION WALL W/FOOTING (HOUSE) RSI 2.98 REQUIRED W/HRV TABLE A-9.36.2.8.(1)C, A-9-36.2.4.(1)D	CEILING BELOW ATTIC RSI 8.67 REQUIRED W/HRV TABLE A-9.36.2.4.(1)A, A-9-36.2.4.(1)D
RSI VALUE	RSI VALUE
8" CONCRETE WALL	0.08
2"x6" STUDS @ 24" O.C.	2.81
W/R-22 BATT INSULATION	
6mil POLYETHYLENE SHEET	---
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.01

W3 EXTERIOR WALL (HOUSE & GARAGE) RSI 2.97 REQUIRED W/HRV TABLE A-9.36.2.8.(1)C, A-9-36.2.4.(1)D	FLOOR OVER UNHEATED SPACE RSI 5.02 REQUIRED W/HRV TABLE A-9.36.2.4.(1)A, A-9-36.2.4.(1)D
RSI VALUE	RSI VALUE
EXT. AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
2"x6" STUDS @ 16" O.C. W/ R-22 BATT INSULATION 6mil POLYETHYLENE SHEET	2.67
GYPSUM BOARD	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE VALUE	3.10

W4 WALL (TO GARAGE) RSI 2.81 REQUIRED W/HRV TABLE A-9.36.2.6.(1)B	CANTILEVER - SEE DETAIL ON APNDX-5 RSI 5.02 REQUIRED W/HRV TABLE A-9.36.2.4.(1)A, A-9-36.2.4.(1)D
RSI VALUE	RSI VALUE
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
6mil POLYETHYLENE SHEET	--

W5 TALL WALL RSI 2.97 REQUIRED W/HRV TABLE A-9.36.2.6.(1)B, A-9-36.2.4.(1)D	INT. AIR FILM (HEAT FLOW DOWN) RSI VALUE
RSI VALUE	RSI VALUE
INT. AIR FILM (HEAT FLOW DOWN)	0.16
FLOOR FINISH	--
SUBFLOOR	0.17
11-7/8" ENG. FLOOR JOISTS@ 19.2" O.C. (11.5%) +	4.65
R-30 BATT INSULATION (88.5%)	
3" GL WOOD OR OSB SEATHING	0.135
VOID	--
GYPSUM BOARD	0.09
NON-VENTED METALL SOFFIT	--
OUTSIDE AIR FILM	0.03
EFFECTIVE VALUE	5.15

W6 FOUNDATION WALL W/FOOTING (HOUSE) RSI 2.97 REQUIRED W/HRV TABLE A-9.36.2.6.B	UPPER FLOOR-PERPENDICULAR TO JOISTS RSI VALUE
RSI VALUE	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
1" # PRE-INSULATED RIM BOARD	0.26
11-7/8" ENG. FLOOR JOISTS@ 19.2" O.C. (11.5%) +	3.35
R-20 BATT INSULATION (88.5%)	
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	3.75

W7 WALL (BEARING) W/FOOTING RSI 5.02 REQUIRED W/HRV TABLE A-9.36.2.4.(1)A, A-9-36.2.4.(1)D	UPPER FLOOR-PARALLEL TO JOISTS RSI VALUE
RSI VALUE	RSI VALUE
OUTSIDE AIR FILM	0.03
SIDING	0.11
SEATHING PAPER	--
3" (9.5mm) OSB SEATHING	0.09
2"x6" STUDS @16" O.C.	2.55
8'x2" X-BRIDGING	
6mil POLYETHYLENE SHEET	--
GYPSUM BOARD	0.08
INT. AIR FILM	0.12
EFFECTIVE VALUE	2.98

1. ROOF (TURSS)

ROOFING AS PER ELEVATION
BUILDING PAPER
APPROVED TRUSSES @ 24" OR 16" O.C. AS PER FLOOR PLANS
CELLULOSE FIBER INSULATION R52
6mil POLY

2. CEILING BOARD
C/W 1" FASCIA BOARD
G.I. EAVESTROUGH & R.W.L. TO STORM LINE
SOFFITS VENTED

3. ROOF (DETACHED GARAGE AND COVERED DECK ONLY)

ROOFING AS PER ELEVATION
BUILDING PAPER
APPROVED TRUSSES @ 24" OR 16" O.C. AS PER FLOOR PLANS
LOOSE FILL R-40 INSULATION
6mil POLY

4. CEILING BOARD
C/W 1" FASCIA BOARD
G.I. EAVESTROUGH & R.W.L. TO STORM LINE
SOFFITS VENTED

5. ROOF (RAFTERS)

ROOFING AS PER ELEVATION
BUILDING PAPER
DOUGLAS FIR #172 RAFTERS OR I JOISTS AS PER FLOOR
PLANS
2"x4" STRAPPING @ 24" O.C. PERPENDICULAR TO AND TOP
OF RAFTERS

6. GYPSUM BOARD
FRICITION FIT R-52 CELLULOSE FIBER INSULATION
6mil POLY

7. GYPSUM BOARD

8. GYPSUM BOARD
2"x6" OR 2"x8" STUDS @ 16" O.C.
2" GYPSUM BOARD

9. GYPSUM BOARD

10. GYPSUM BOARD
2"x6" STUDS @ 16" O.C.
2" GYPSUM BOARD

11. GYPSUM BOARD

12. GYPSUM BOARD
2"x6" STUDS @ 16" O.C.
2" GYPSUM BOARD

13. GYPSUM BOARD

14. GYPSUM BOARD
2"x6" STUDS @ 16" O.C.
2" GYPSUM BOARD

15. GYPSUM BOARD