

SEE PAGES A-8 AND A-13 FOR ZERO LOT LINE CONSTRUCTION REQUIREMENTS

FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT. DOOR TRANSOM UNLESS NOTED OTHERWISE

FRAMER TO PROVIDE BLOCKING IN CEILING FOR HANGING FIXTURE MOUNTING

ENG. APP'D 14" JOISTS AS PER SUPPLIER

GREAT ROOM 11'-11" X 13'-0"

ELEC. F/P (BLF 5051) SEE DETAIL

FLEX ROOM 11'-0" X 9'-11"

ENG. APP'D 14" JOISTS AS PER SUPPLIER

FRAME DOWN GARAGE CEILING AS REQUIRED WITH 2X6'S FOR MECHANICAL, PLUMBING AND INSULATION COVERAGE REQUIREMENTS

GARAGE 18'-0" X 21'-6" (382 SQ. FT.)

DROP BEAM BY OTHERS

ENG. APP'D 14" JOISTS AS PER SUPPLIER

16'-0" X 8'-0" OVERHEAD GARAGE DOOR


DROP BEAM BY OTHERS

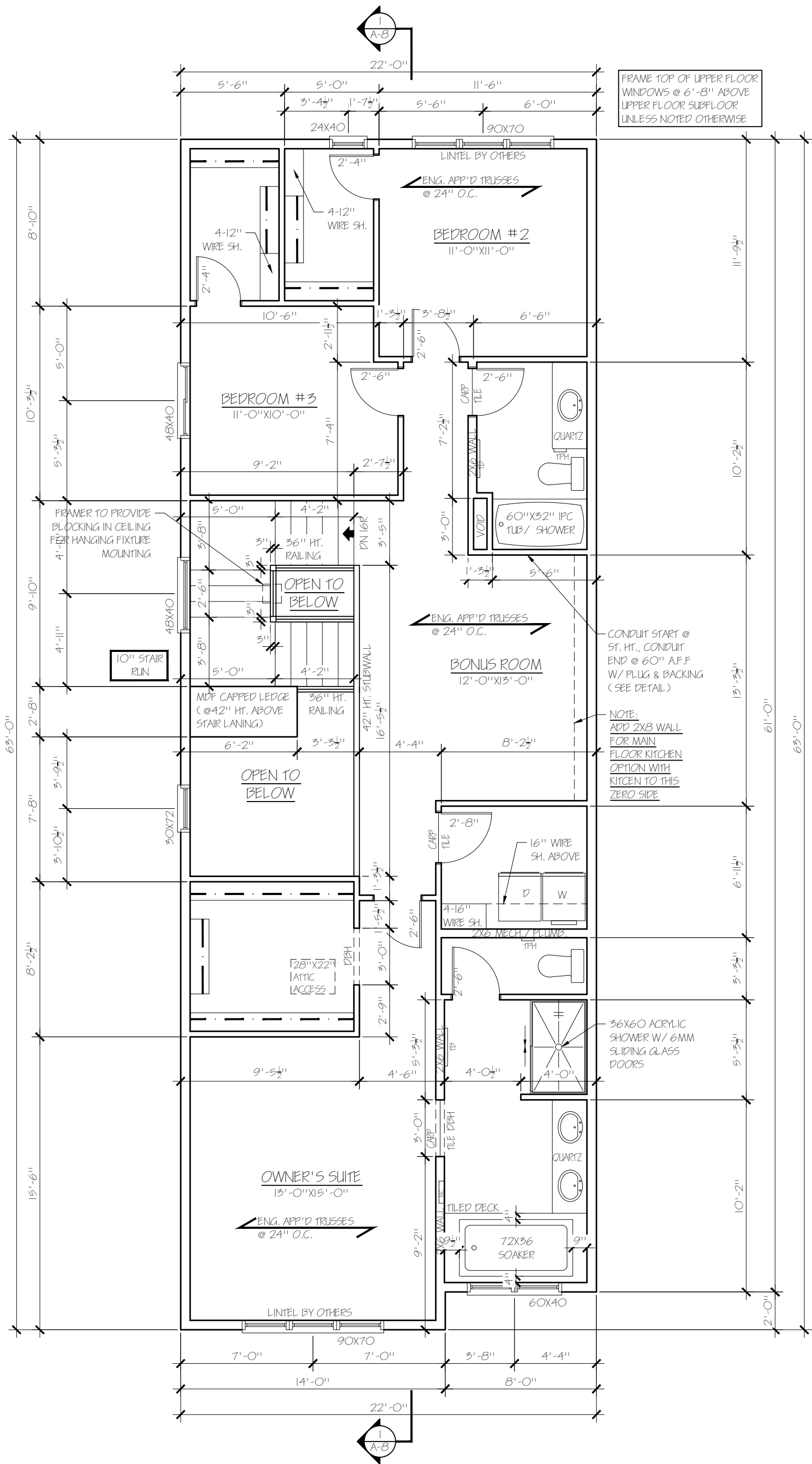
KEYLESS ENTRY PAD

LINTEL BY OTHERS


SEE ELEVATION FOR COLUMN DETAIL

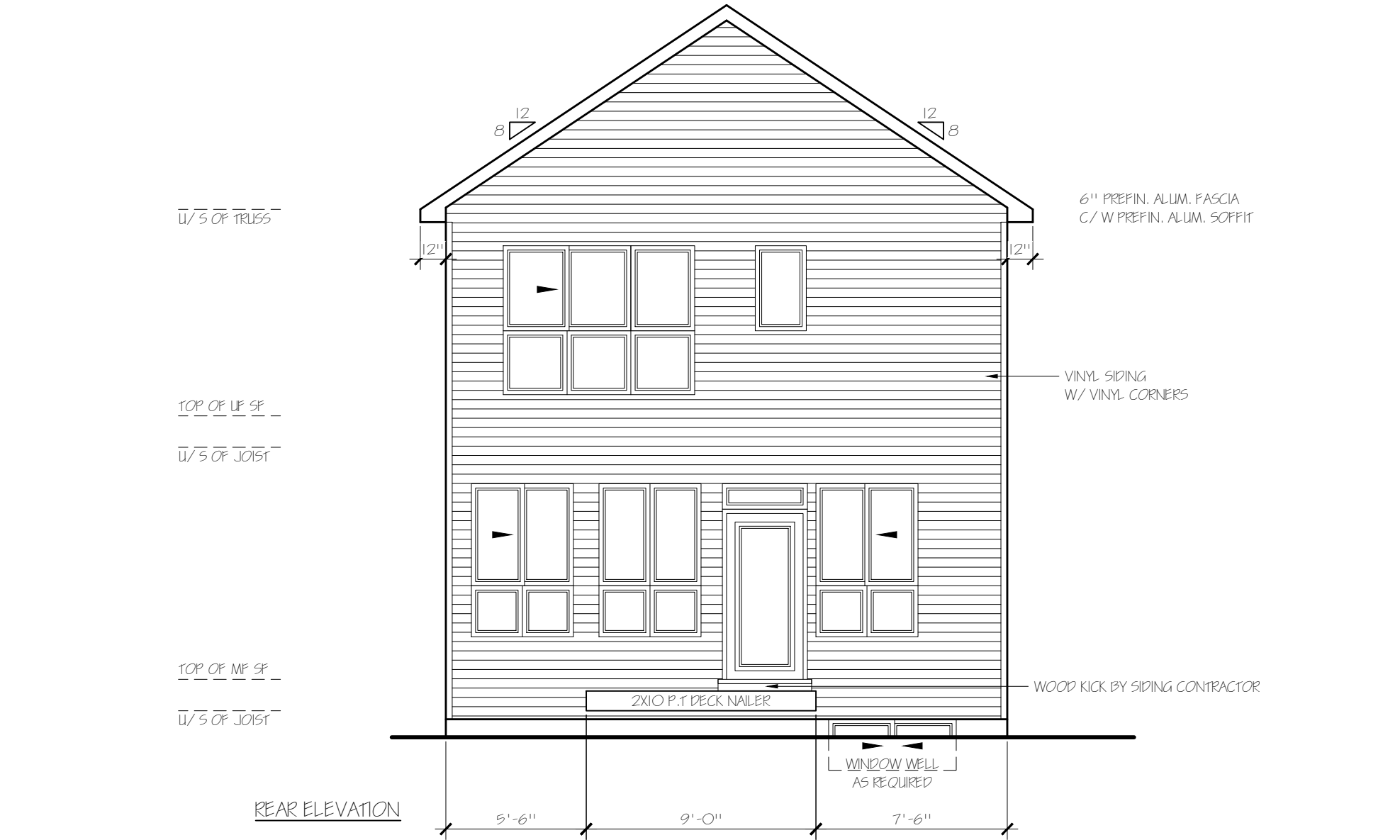
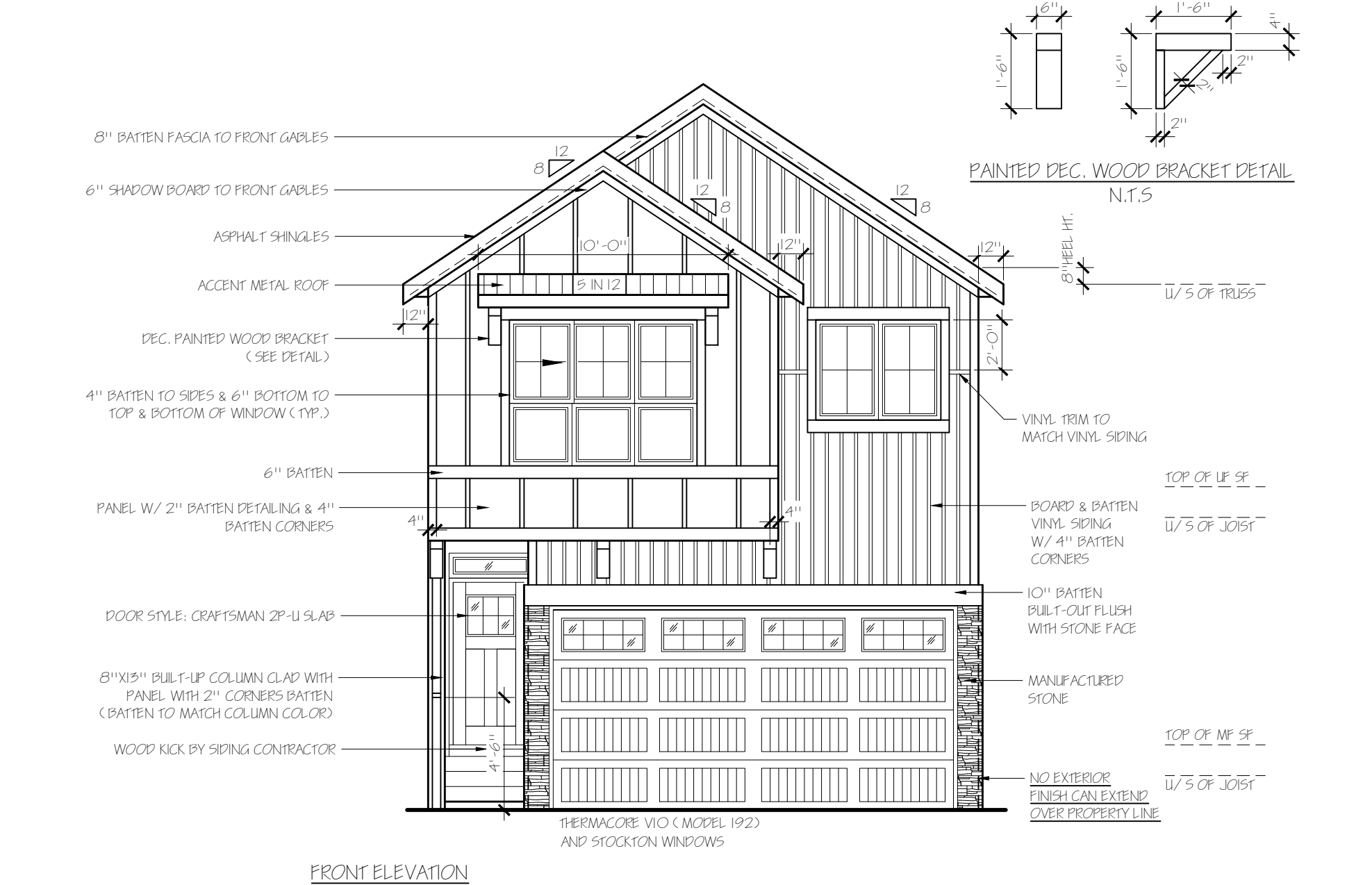
NO PENETRATIONS WHATSOEVER TO ZERO LOT LINE SIDE


 Trico Homes Inc. #100, 7711 MACLEOD TRAIL SW T2H 0M1 (403) 287-9300 <small>THESE PLANS ARE THE PROPERTY OF TRICO HOMES INC. ALL RIGHTS RESERVED, INCLUDING REPRODUCTION IN PART OR IN WHOLE WITHOUT WRITTEN CONSENT BY TRICO HOMES INC.</small>	MODEL: OAKRIDGE ZERO - AI (FARMHOUSE)	DESIGNED BY: CT JANUARY 2025	MAIN FLOOR PLAN	
	SPEC: ELITE - AUGUST 2024	JOB START BY:		
	ADDRESS:	REVISION 1:	SCALE: 3/16" = 1'-0"	
	CUSTOMER NAME(S):	REVISION 2:	MAIN FLR. SQ.FT: 869	PAGE A - 2
		REVISION 3:	UPPER FLR. SQ.FT: 1289	
		REVISION 4:	TOTAL SQ.FT: 2158	
	LOT:			
	BLOCK:			
	PHASE:			

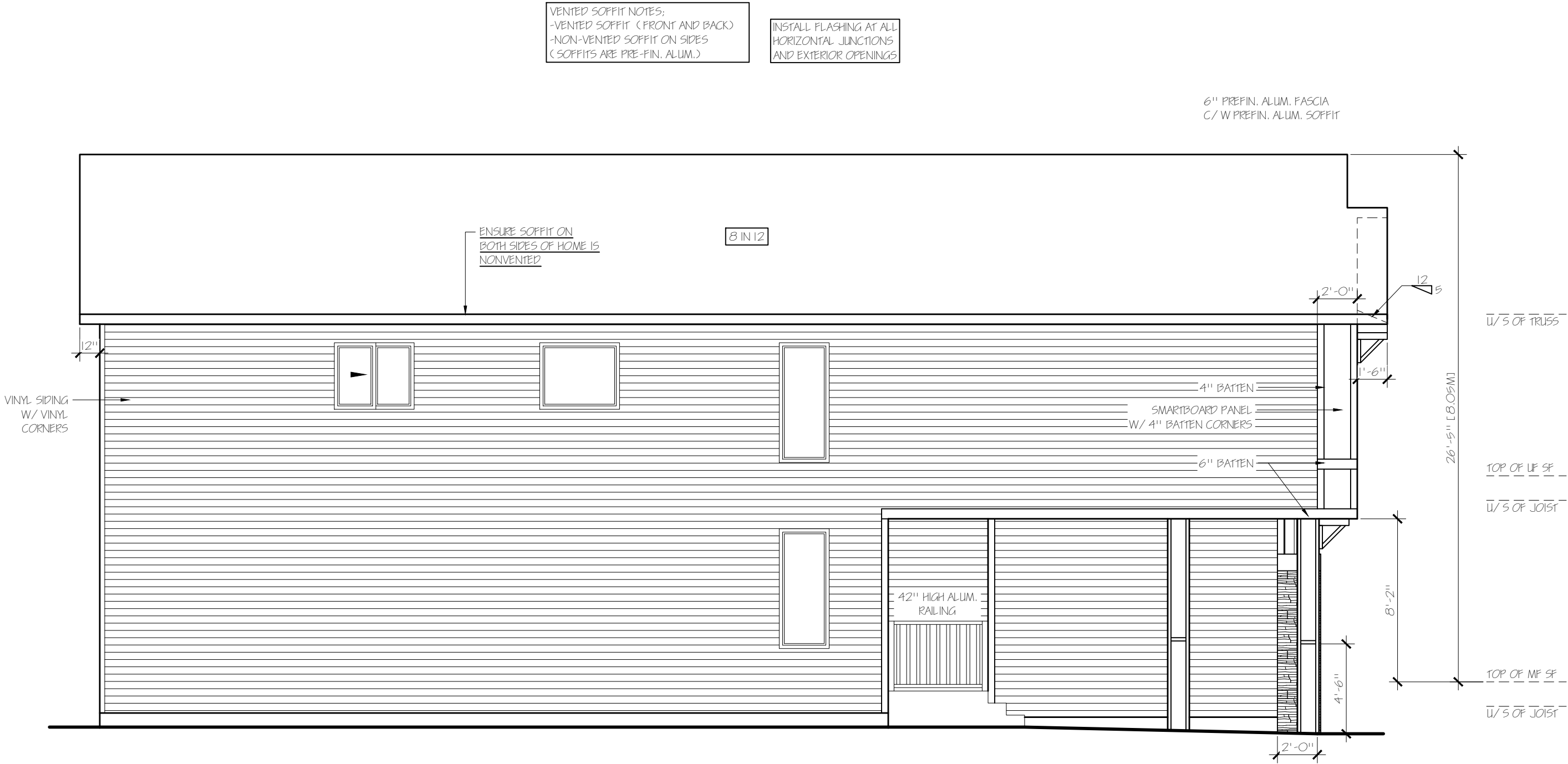


NO PENETRATIONS WHATSOEVER TO ZERO LOT LINE SIDE


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	SPEC: ELITE - AUGUST 2024	JOB START BY:		
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	PHASE:			

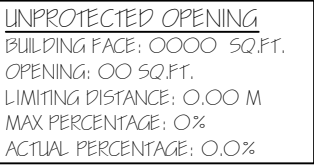


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	SPEC:	ELITE - AUGUST 2024	JOB START BY:			
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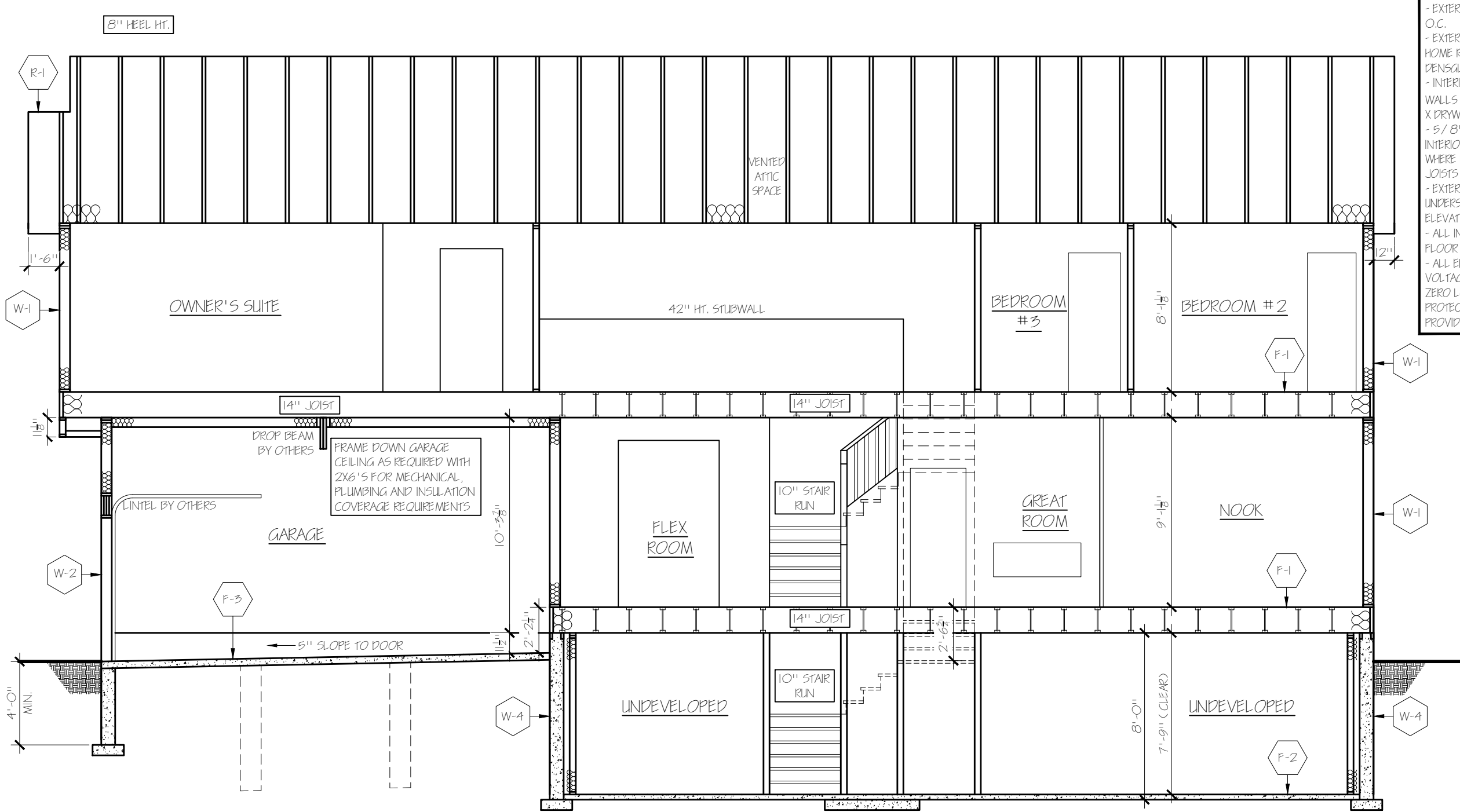


UNPROTECTED OPENING
BUILDING FACE: 0000 SQ.FT.
OPENING: 00 SQ.FT.
LIMITING DISTANCE: 0.00 M
MAX PERCENTAGE: 0%
ACTUAL PERCENTAGE: 0.0%

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	SPEC: ELITE - AUGUST 2024		JOB START BY:		
	ADDRESS:		REVISION 1:	SCALE: 3/16" = 1'-0"	
	CUSTOMER NAME(S): LOT: BLOCK: PHASE:		REVISION 2:	MAIN FLR. SQ.FT: 869	PAGE
			REVISION 3:	UPPER FLR. SQ.FT: 1289	A - 6
REVISION 4:			TOTAL SQ.FT: 2158		



INC. ALL RIGHTS RESERVED, INCLUDING REPRODUCTION IN PART OR IN WHOLE WITHOUT WRITTEN CONSENT BY TRICO HOMES INC.



- EXTERIOR WALLS TO BE FRAMED @ 16" O.C.
- EXTERIOR SHEATHING ON BOTH SIDES OF HOME REQ'D TO BE 5/8" 45 MIN. FRP DENSGLASS SHEATHING
- INTERIOR DRYWALL ON SIDE EXTERIOR WALLS (BOTH SIDES) REQ'D TO BE 5/8" TYPE X DRYWALL
- 5/8" TYPE X DRYWALL TO BE APPLIED TO INTERIOR OF RIM JOISTS @ JOIST ENDS & WHERE RIM JOISTS ARE PARALLEL TO FLOOR JOISTS
- EXTERIOR SHEATHING REQ'D TO EXTEND TO UNDERSIDE OF ROOF SHEATHING ON SIDE ELEVATIONS/ BOTH SIDES OF HOUSE
- ALL INTERIOR CEILING DRYWALL ON UPPER FLOOR TO BE 5/8" TYPE X DRYWALL
- ALL ELECTRICAL OUTLETS, CONDUITS, LOW VOLTAGE & ANY OTHER ELECTRICAL ON ZERO LOT LINE SIDE OF HOUSE REQ'D TO BE PROTECTED AS PER THE DETAIL(S) PROVIDED ON ZERO LOT LINE DETAILS PAGE

W-1 EXTERIOR MAIN WALL CONSTRUCTION

- EXTERIOR FINISH AS SPEC'D
- BUILDING PAPER
- 5/8" 45 MIN. FIRE RATED DENSGLASS SHEATHING - BOTH SIDES
- 3/8" OSB SHEATHING - FRONT & BACK
- 2X6 KD #2&BTR. SPR. STUDS @ 16" O/C - ALL SIDES
- R-20 (COMPRESSED TO R-19) FIBREGLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X DRYWALL - BOTH SIDES
- 1/2" DRYWALL - FRONT AND BACK

W-2 EXTERIOR GARAGE WALL CONSTRUCTION

- EXTERIOR FINISH AS SPEC'D
- BUILDING PAPER
- 5/8" 45 MIN. FIRE RATED DENSGLASS SHEATHING - ZERO LOT LINE SIDE
- 3/8" OSB SHEATHING - FRONT AND ENTRY SIDE
- 2X6 WALL KD #2&BTR. SPR. STUDS @ 16" O/C
- R-20 (COMPRESSED TO R-19) FIBREGLASS BATT INSULATION.
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X DRYWALL (MIDDED AND TAPED) - ZERO LOT LINE SIDE
- 1/2" DRYWALL - FRONT AND ENTRY SIDE

W-3 INTERIOR PARTITION WALL CONSTRUCTION

- 1/2" DRYWALL
- 2X4/ 2X6 KD #2&BTR. SPR. STUDS @ 24" O/C UNLESS OTHERWISE SPECIFIED
- 1/2" DRYWALL

W-4 BASEMENT WALL CONSTRUCTION

- TEXTURED SAND PARGING FINISH ABOVE GRADE
- EXTERIOR DAMPPROOFING BELOW GRADE C/ W TAPPED TIES
- 8" CONC. FDN. WALL ON 18"X6" CONC. STRIP FTG. BOTH C/ W IOM REBAR AS ENGINEERED TO 20 MPA TYPE 10 OR AS REQUIRED (REFER TO GRADE SLIP FOR FURTHER DETAILS)
- 2X4 KD #2&BTR. FULL HT. SPRUCE STUDS @ 24" O/C (WALL BUILT WITH 3 1/2" SPACING FROM CONC. WALL)
- R-20 FIBREGLASS BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER

R-1 MAIN ROOF/ CEILING CONSTRUCTION

- ROOF FINISH AS SPEC'D
- 3/8" OSB SHEATHING C/ W "H" CLIPS
- ENGINEER APPROVED TRUSSES @ 24" O/C MAX.
- R-22 BATT INSULATION FOR UP TO FIRST 4'-0"
- R-50 LOOSE FILL INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 5/8" TYPE X CEILING DRYWALL (2ND FLOOR CEILING ONLY)

R-2 GARAGE ROOF/ CEILING CONSTRUCTION

- ROOF FINISH AS SPEC'D
- 3/8" OSB SHEATHING C/ W "H" CLIPS
- ENGINEER APPROVED TRUSSES @ 24" O/C MAX.
- R-22 BATT INSULATION FOR UP TO FIRST 4'-0"
- R-50 LOOSE FILL INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" DRYWALL (MIDDED AND TAPED)

S-1 SOFFIT & FASCIA

- 6" PREFIN. ALUM. FASCIA ON 2X6 SUBFASCIA (OR AS PER ARCHITECTURAL CONTROL)
- PREFIN. ALUM. VENTED SOFFIT (FRONT AND BACK)
- PREFIN. ALUM. NON-VENTED SOFFIT ON BOTH SIDES OF HOUSE

F-1 FLOOR CONSTRUCTION

- FLOOR FINISH AS SPEC'D
- UNDERLAY WHEN REQUIRED
- 23/32" OSB SUBFLOOR GLUED, NAILED & SCREWED
- ENG'D FLOOR JOIST SYSTEM AS PER SUPPLIER (UNLESS SPEC'D)
- 1/2" CD DRYWALL (NOT INCL. IN UNFINISHED BASEMENTS)
- 5/8" TYPE X DRYWALL APPLIED TO INTERIOR OF RIM JOISTS @ ENDS WHERE RIM JOISTS IS PARALLEL TO FLOOR JOISTS

F-2 BASEMENT FLOOR CONSTRUCTION


- 3" CONC. SLAB TO 20 MPA TYPE 10 OR AS REQUIRED
- 6 MIL POLY VAPOUR BARRIER
- 6" COMPACTED GRAVEL BASE

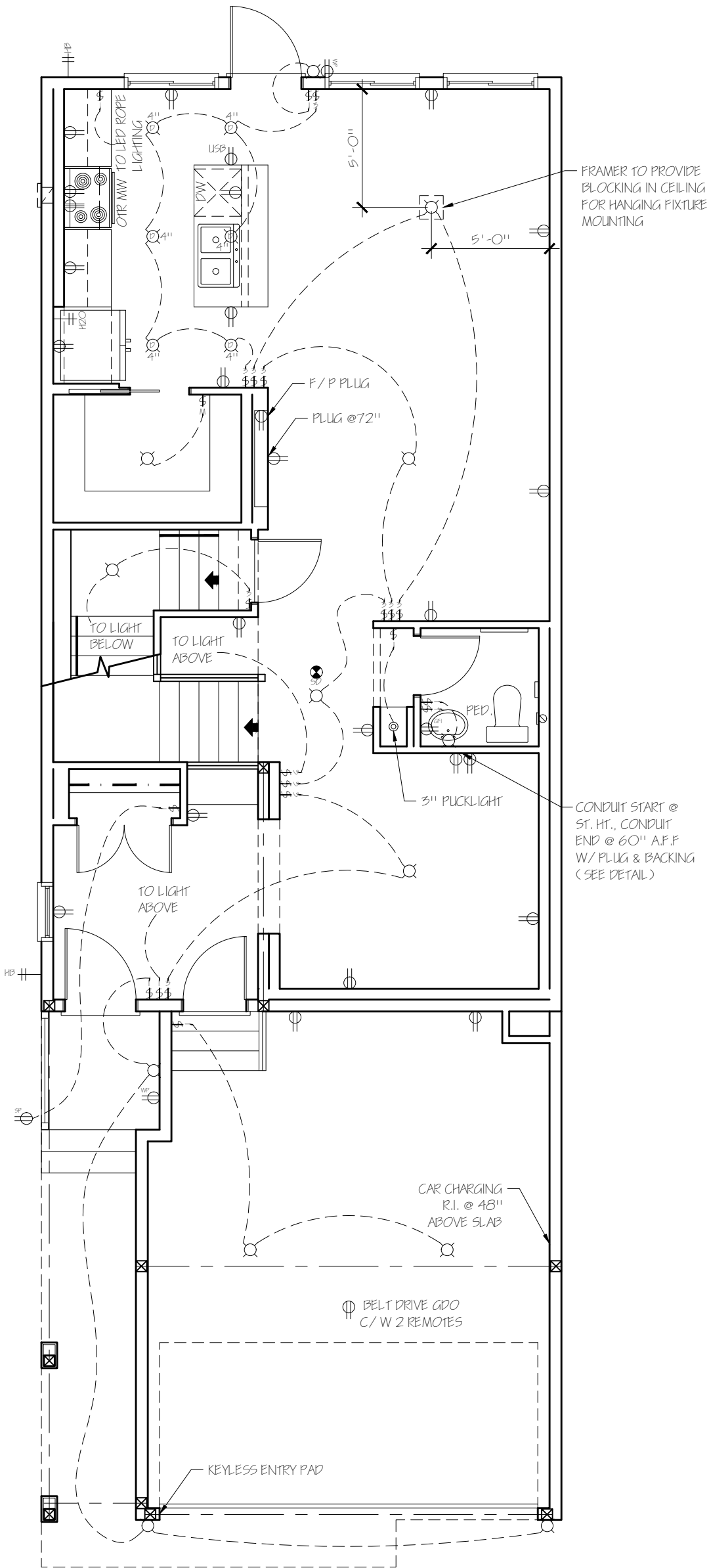
F-3 GARAGE FLOOR CONSTRUCTION

- 4" CONC. SLAB C/ W IOM REBAR @ 24" O/C EA. WAY PROVIDE 4" MIN. SLOPE TO DOOR OR AS PER PLAN
- 5" COMPACTED GRAVEL BASE

























GENERAL NOTES

- PENETRATION CALCULATION FOR MIN. PERFORMANCE GRADE, WINDOWS, DOORS AND SKYLIGHTS: ROUGH TERRAIN: R-PG25, DP + / - 1200Pa WITH 260Pa WATER RESISTANCE AND A2 AIR A2 AIR (ALL U-VALUES ON FLOOR PLANS TO CORRESPOND WITH PROPOSED MODELING REPORT). U-VALUES ARE BASED ON AAMA/ WDMA/ CSA 101/ 1.5. 2/ A440-08 (NAF5-08) AND CSA A440.91-09 WITH UPDATE NO. 1 (CANADIAN SUPPLEMENT TO NAF5-08).
- LINTELS TO BE 2-X10 KD #2&BTR. SPR. UNLESS NOTED; EXTERIOR BEAMS SIZED AS PER PLAN
- FINAL FLOOR AND TRUSS DESIGNS TO BE ENGINEERED & VERIFIED BY SUPPLIERS
- TALL WALLS AS PER ENGINEER'S DRAWINGS
- MIN. R-22 INSULATION AND VAPOUR BARRIER IN CANTILEVERS
- DRAWINGS ARE NOT TO BE SCALED
- FINAL GRADING AND SITE CONDITIONS MAY ALTER THE FINAL APPEARANCE OF THE ELEVATIONS
- SPECIFICATIONS, CHANGES TO SPECIFICATIONS, CHANGE REQUESTS, EXTRA TO CONTRACTS SHALL OVERRIDE THE PLANS
- LATEST EDITION OF THE ALBERTA BUILDING CODE, ALBERTA FIRE CODE AND BY-LAWS SHALL OVERRIDE THE PLANS
- SECTION DRAWINGS, DETAIL DRAWINGS AND NOTES COVER ALL HOUSE TYPES AND MAY VARY, OR NOT APPLY TO ALL PLANS
- DOOR AND WINDOW SIZES ARE APPROXIMATE ONLY; THE FRAMER IS TO FOLLOW ALL ROUGH OPENINGS AS PROVIDED BY THE SUPPLIER
- BUILDER TO REVIEW AND VERIFY ALL DRAWINGS AND DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO CONSTRUCTION
- THE CCCM # FOR THE 1/2 LB SEALLECTION 500 FOAM IS #12697R - FLOOR ABOVE GARAGE AND CANTILEVER APPLICATIONS
- THE CCCM # FOR THE 2LB PF7300 SOYA POLARFOAM IS #15244L - RIM JOIST APPLICATIONS
- ALL DRAWINGS IN THIS SET ARE THE EXCLUSIVE PROPERTY OF TRICO HOMES INC. AND MUST NOT BE REPRODUCED IN FULL OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF TRICO HOMES INC.

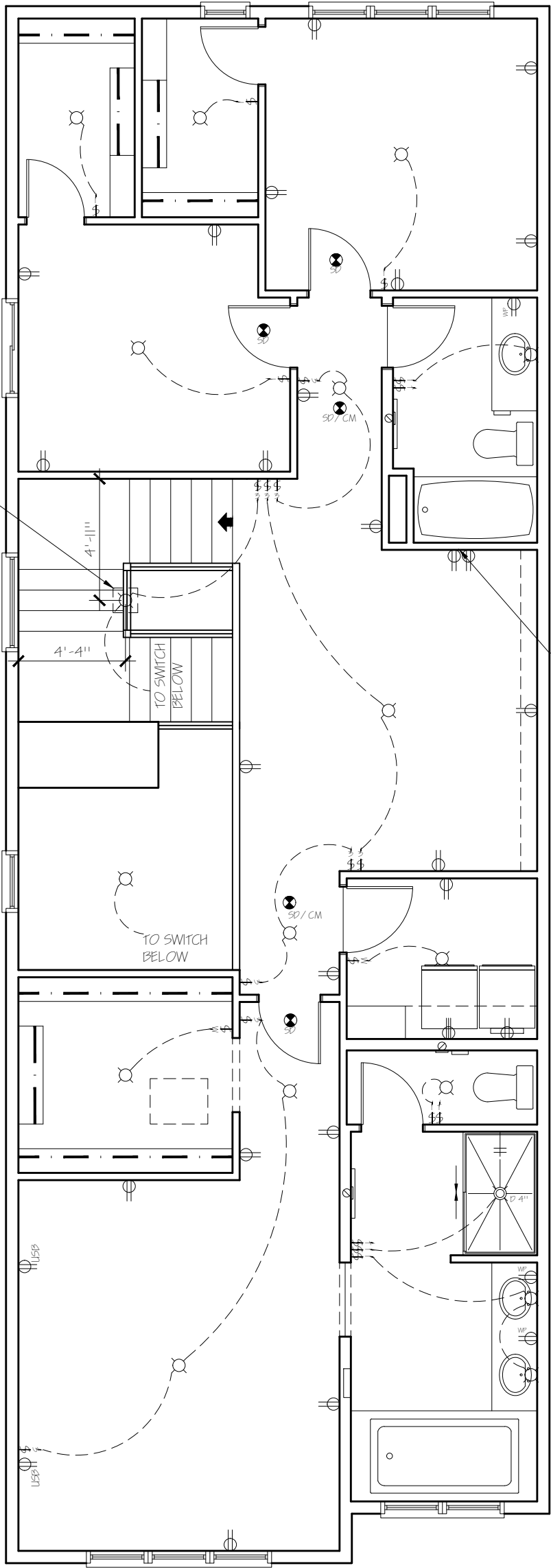
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		REVISION 4:	TOTAL SQ.FT: 2158			



NO PENETRATIONS WHATSOEVER TO ZERO LOT LINE SIDE

ELECTRICAL LEGEND			
	SWITCH		EXHAUST FAN
	3 WAY SWITCH		HRV DIFFUSER
	4 WAY SWITCH		SMART SWITCH
	MOTION SWITCH		TIMER SWITCH
	STANDARD LIGHT		WIRING
	DOWN LIGHT		WEATHER PROOF PL
	POT LIGHT		SPEAKER
	WALL SCONCE		SWITCHED PLUG
	PUCK LIGHT		110V OUTLET
	USB PLUG		240V OUTLET
	VALANCE LIGHT		SOFFIT PLUG
	GROUND FAULT INTERRUPTER		
	SMOKE DETECTOR		
	SMOKE / CARBON MONOXIDE DETECTOR		
ALL ELECTRICAL OUTLETS TO BE PLACED AS PER CODE AND MAY NOT BE LOCATED AS SHOWN.			
MODELS WITH 2 ZONE FURNACE SYSTEM TO HAVE ONE THERMOSTAT ON MAIN AND 2ND ON UPPER FLOOR UNLESS NOTED OTHERWISE			

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


















FRAMER TO PROVIDE
BLOCKING IN CEILING
FOR HANGING FIXTURE
MOUNTING

CONDUIT START @
ST. HT., CONDUIT
END @ 60" A.F.F.
W/ PLUG & BACKING
(SEE DETAIL)

INSTALL PLUG HORIZONTALLY
IN THE TILE BACKSPLASH

NO PENETRATIONS WHATSOEVER TO ZERO LOT LINE SIDE

ELECTRICAL LEGEND

	SWITCH		EXHAUST FAN
	3 WAY SWITCH		HRV DIFFUSER
	4 WAY SWITCH		SMART SWITCH
	MOTION SWITCH		TIMER SWITCH
	STANDARD LIGHT		WIRING
	DOWN LIGHT		WEATHER PROOF PL
	POT LIGHT		SPEAKER
	WALL SCONCE		SWITCHED PLUG
	PUCK LIGHT		110V OUTLET
	USB PLUG		240V OUTLET
	VALANCE LIGHT		SOFFIT PLUG
	GROUND FAULT INTERRUPTER		
	SMOKE DETECTOR		
	SMOKE / CARBON MONOXIDE DETECTOR		
ALL ELECTRICAL OUTLETS TO BE PLACED AS PER CODE AND MAY NOT BE LOCATED AS SHOWN.			
MODELS WITH 2 ZONE FURNACE SYSTEM TO HAVE ONE THERMOSTAT ON MAIN AND 2ND ON UPPER FLOOR UNLESS NOTED OTHERWISE.			



Trico Homes Inc.

#100, 7711 MACLEOD TRAIL SW T2H 0M1
(403) 287-9300

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MODEL: OAKRIDGE ZERO - AI (FARMHOUSE)

SPEC: ELITE - AUGUST 2024

ADDRESS:

CUSTOMER NAME(S):

LOT:

BLOCK:

PHASE:

DESIGNED BY: CT JANUARY 2025

JOB START BY:

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

UPPER FL. ELECT.

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

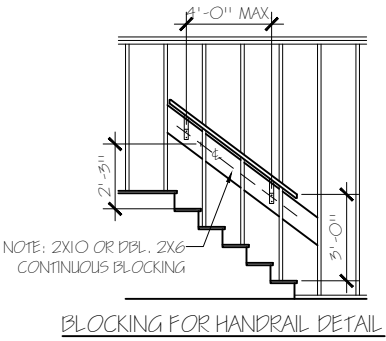
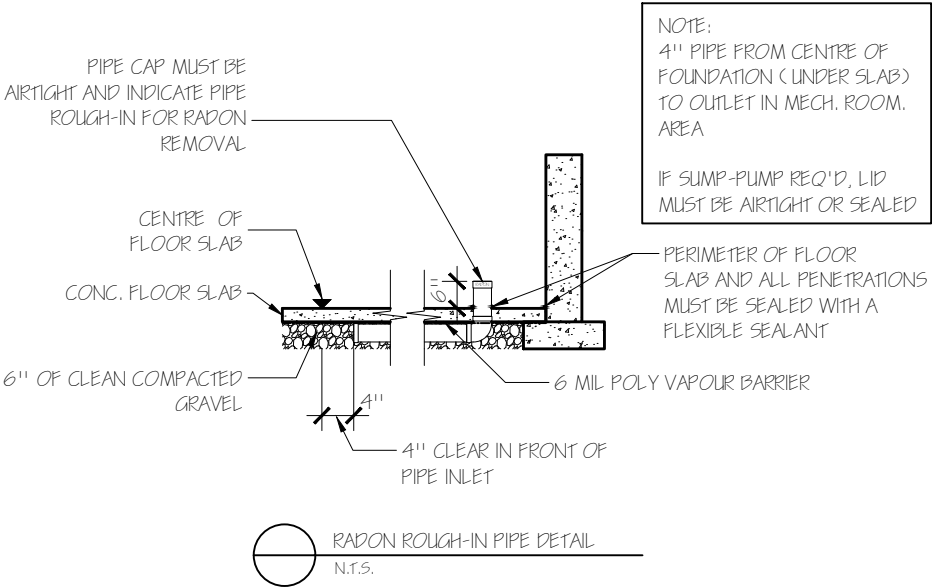
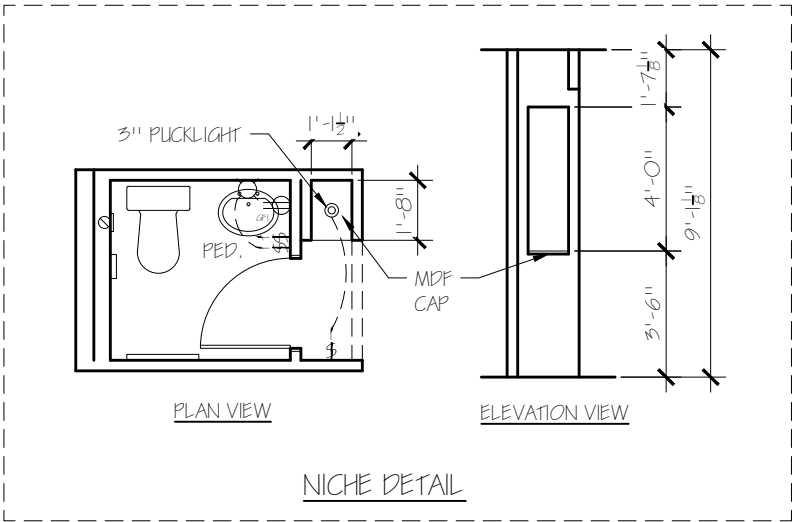
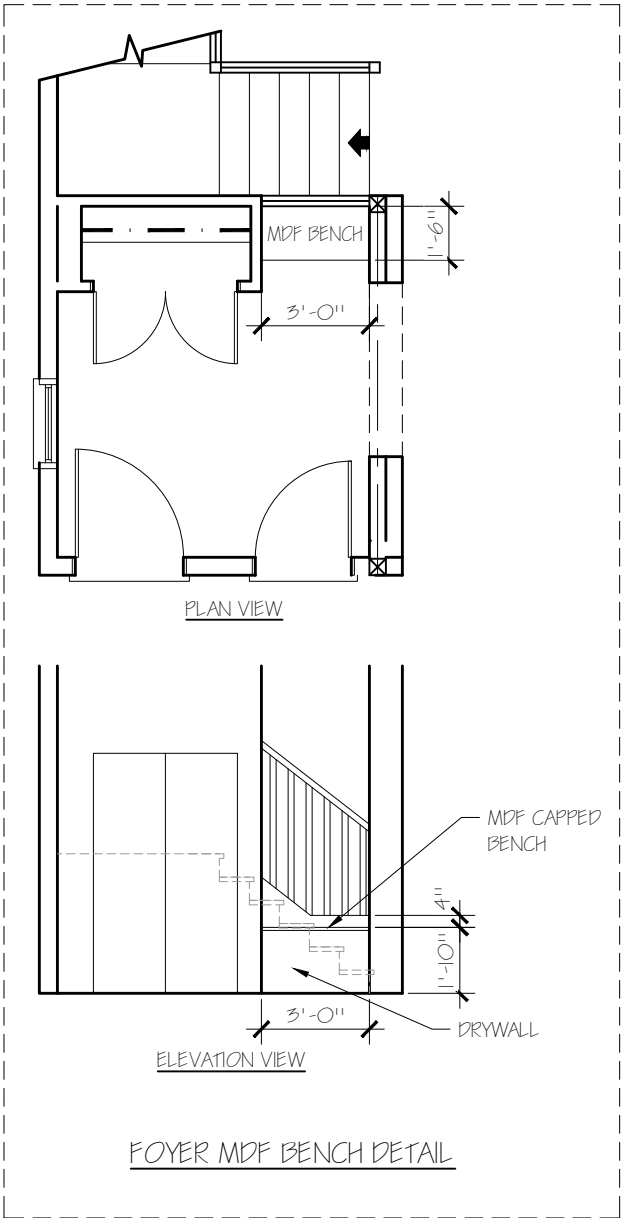
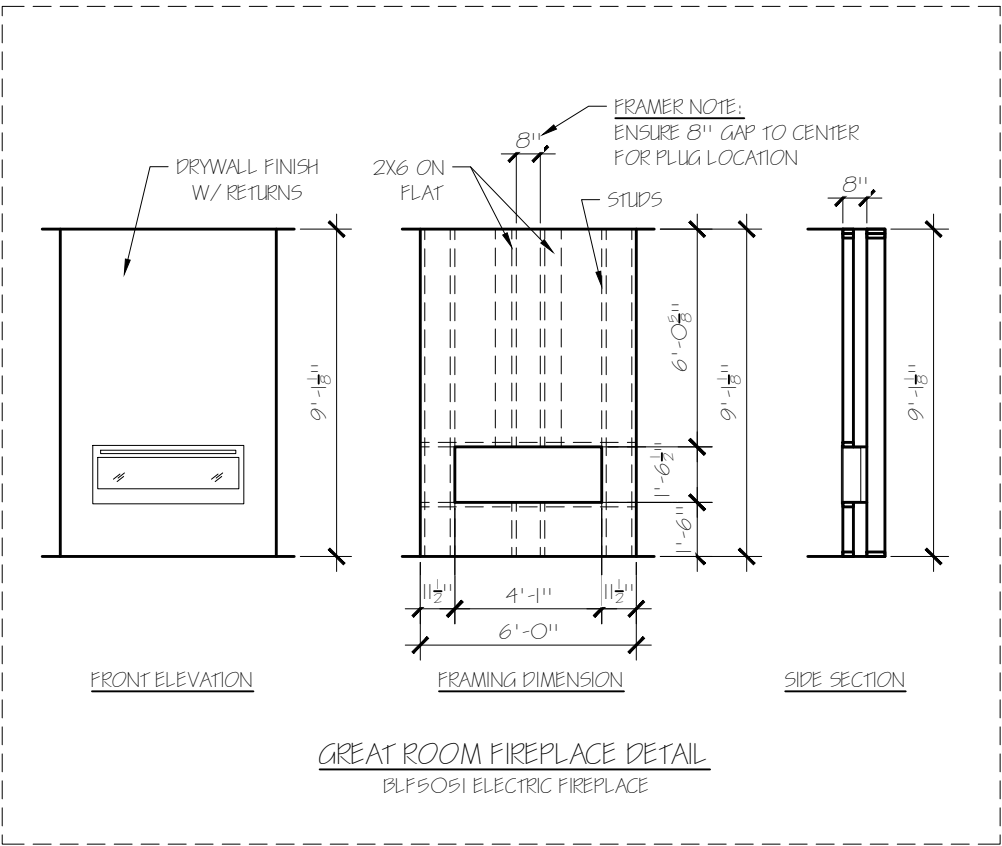
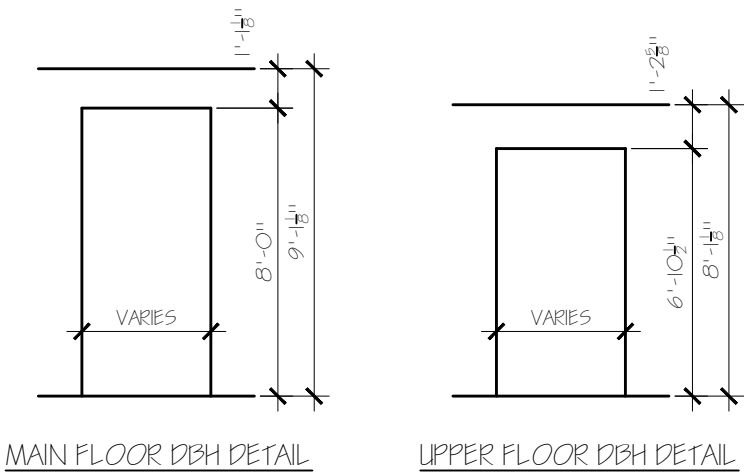
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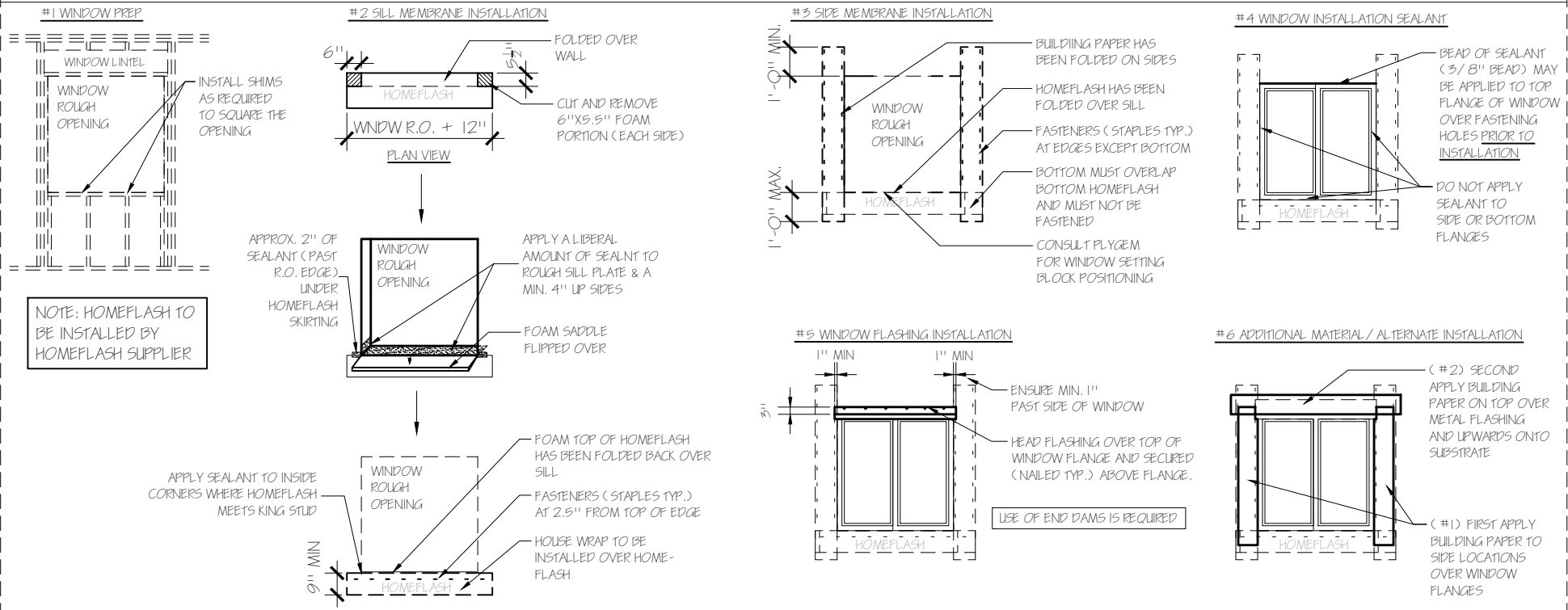
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A - 10

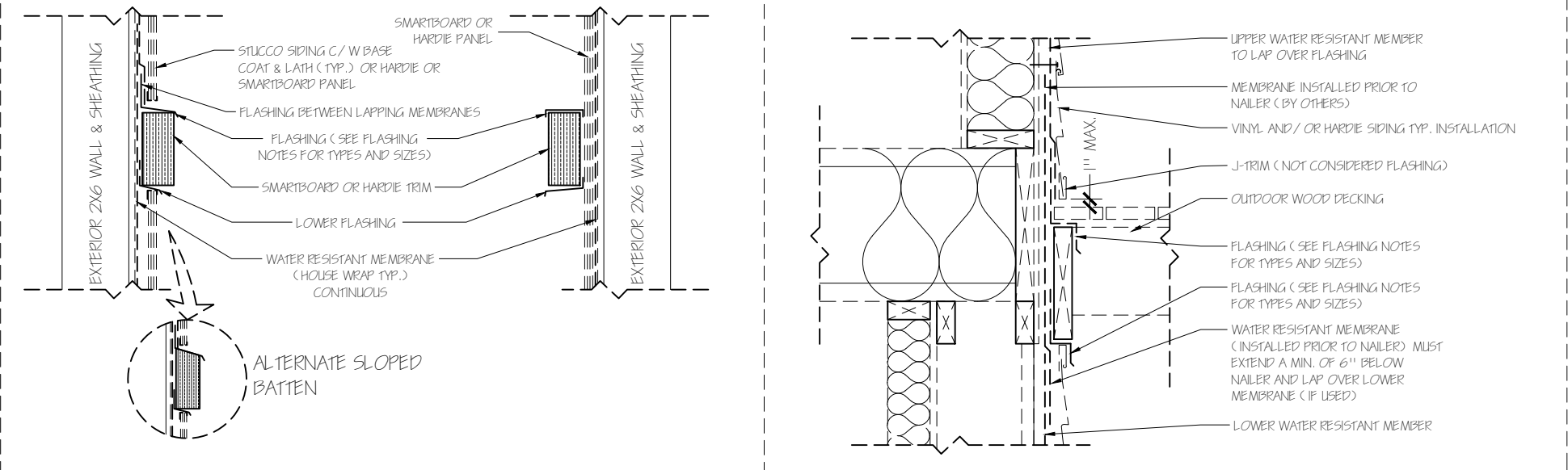
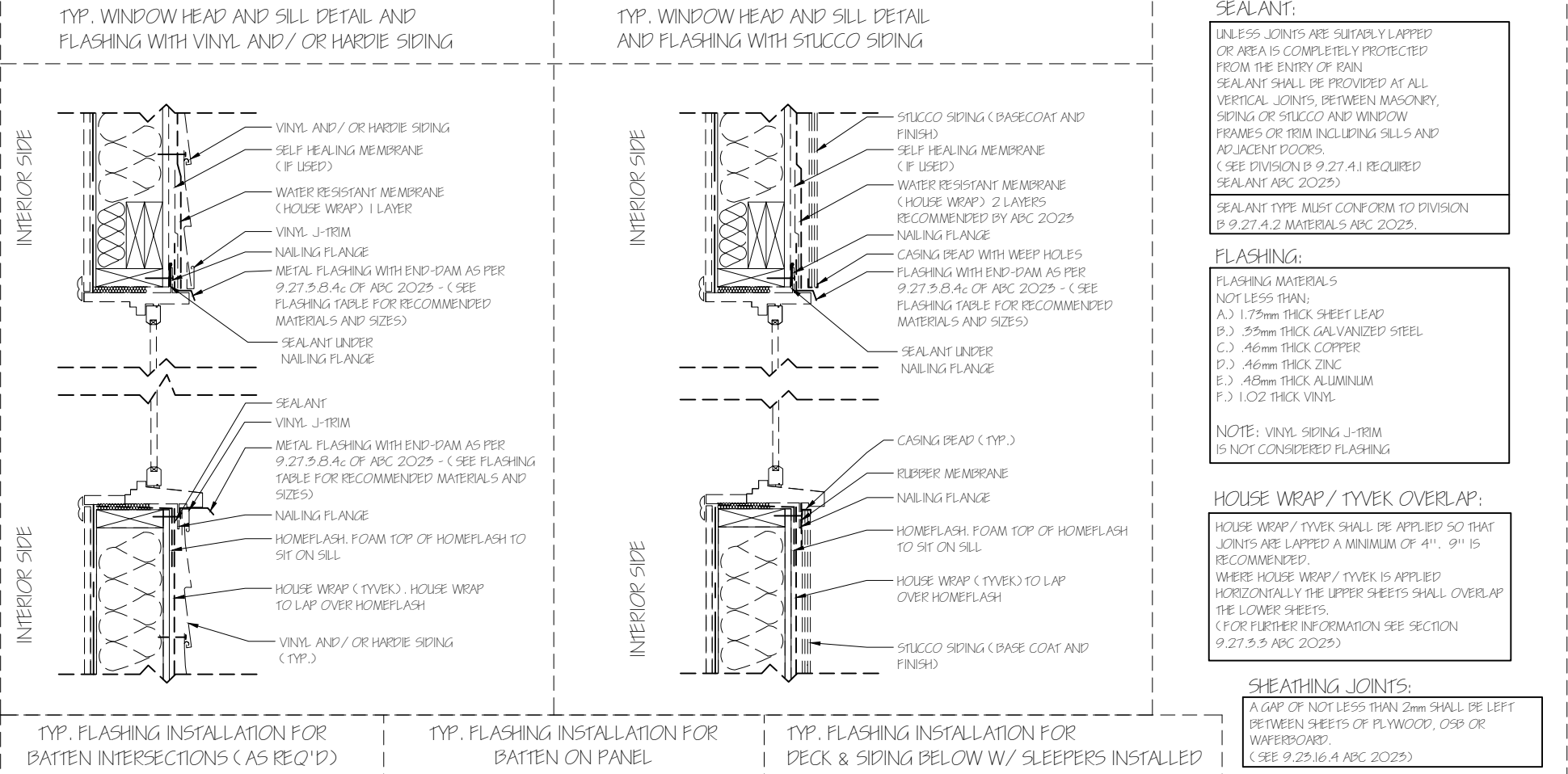


 Trico Homes Inc. #100, 7711 MACLEOD TRAIL SW T2H 0M1 (403) 287-9300 <small>THESE PLANS ARE THE PROPERTY OF TRICO HOMES INC. ALL RIGHTS RESERVED, INCLUDING REPRODUCTION IN PART OR IN WHOLE WITHOUT WRITTEN CONSENT BY TRICO HOMES INC.</small>	MODEL: OAKRIDGE ZERO - AI (FARMHOUSE)		DESIGNED BY: CT JANUARY 2025	DETAILS	
	SPEC: ELITE - AUGUST 2024		JOB START BY:		
	ADDRESS:		REVISION 1:	SCALE: 3/16" = 1'-0"	
	CUSTOMER NAME(S):	LOT:	REVISION 2:	MAIN FLR. SQ.FT: 869	PAGE A - 11
		BLOCK:	REVISION 3:	UPPER FLR. SQ.FT: 1289	
		PHASE:	REVISION 4:	TOTAL SQ.FT: 2158	

TYP. WINDOW INSTALLATION, PREP, WINDOW MEMBRANE AND FLASHING DETAILS (ALBERTA NEW HOME WARRANTY PROGRAM)




TYP. FLASHING CROSS SECTION DETAILS



STUCCO FASTENERS AND SPACING

STUCCO LATH FASTENING (SEE 9.28.4.6 ABC 2023)	
STUD SPACING	VERTICAL FASTENER SPACING, INCHES (mm)
16" (400 O/C)	6" (150)
24" (600 O/C)	4" (100)

NOTE:
FASTENERS ON VERTICAL SURFACES SHALL BE SPACED NOT MORE THAN:
A.) 150mm O.C. VERTICALLY AND 400 mm O.C. HORIZONTALLY OR
B.) 100mm O.C. VERTICALLY AND 600mm O.C. HORIZONTALLY
NAIL PATTERNS OTHER THAN THOSE SPECIFIED ARE PERMITTED PROVIDED THERE ARE AT LEAST 20 FASTENERS PER SQUARE METRE

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			REVISION 3:		UPPER FLR. SQ.FT: 1289	
			REVISION 4:		TOTAL SQ.FT: 2158	