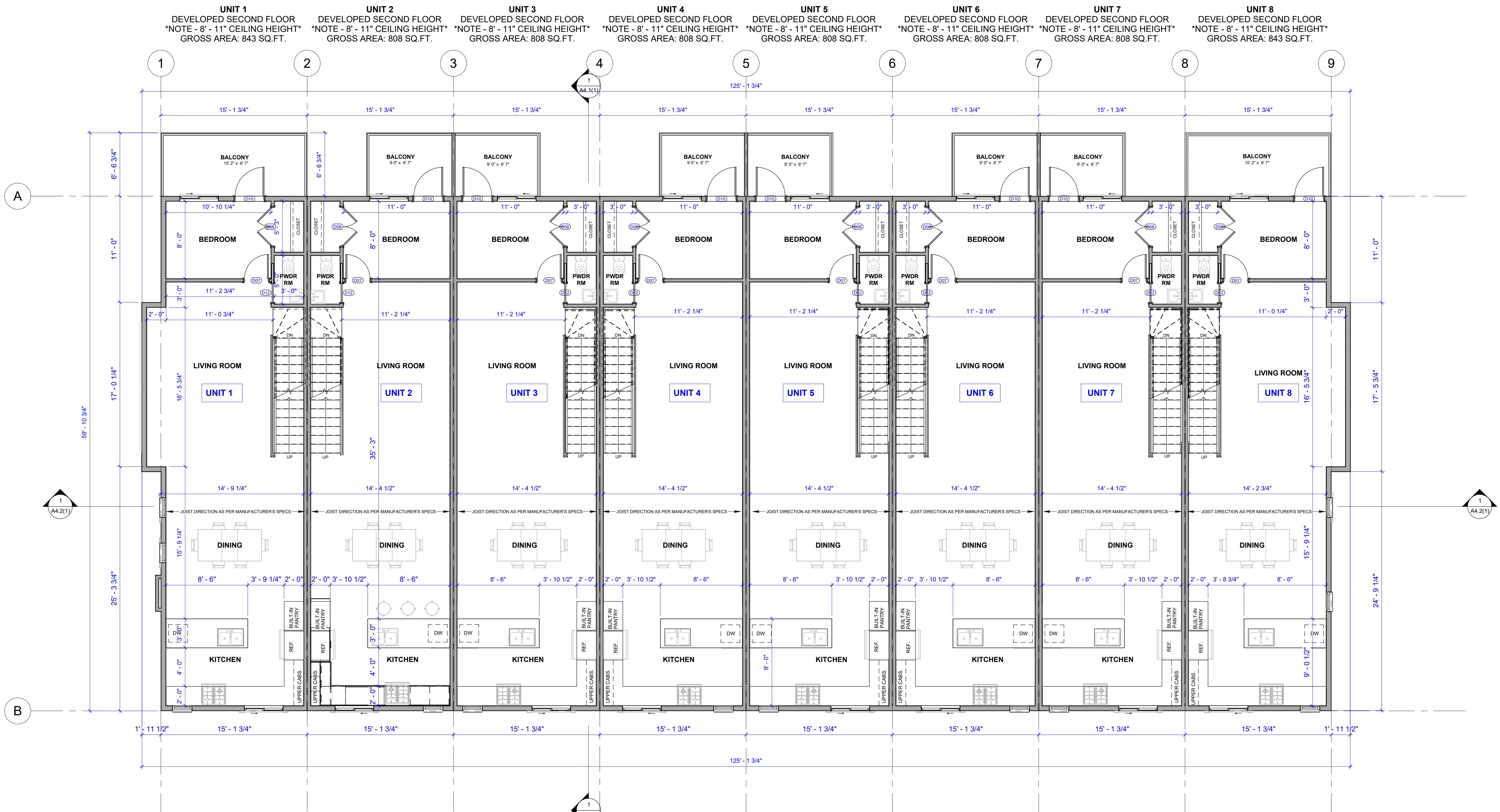


No.	Description	YY-MM-DD
1	IFCR	2024-08-30
2	IFCR	2024-09-26
3	IFCR	2024-10-22
4	IFCR	2024-10-28
5	IFCR	2024-11-12
6	IFDP	2024-12-17
7	RIFDP	2025-06-11
8	RIFDP	2025-08-18



BUILDING 1- SECOND FLOOR PLAN

1

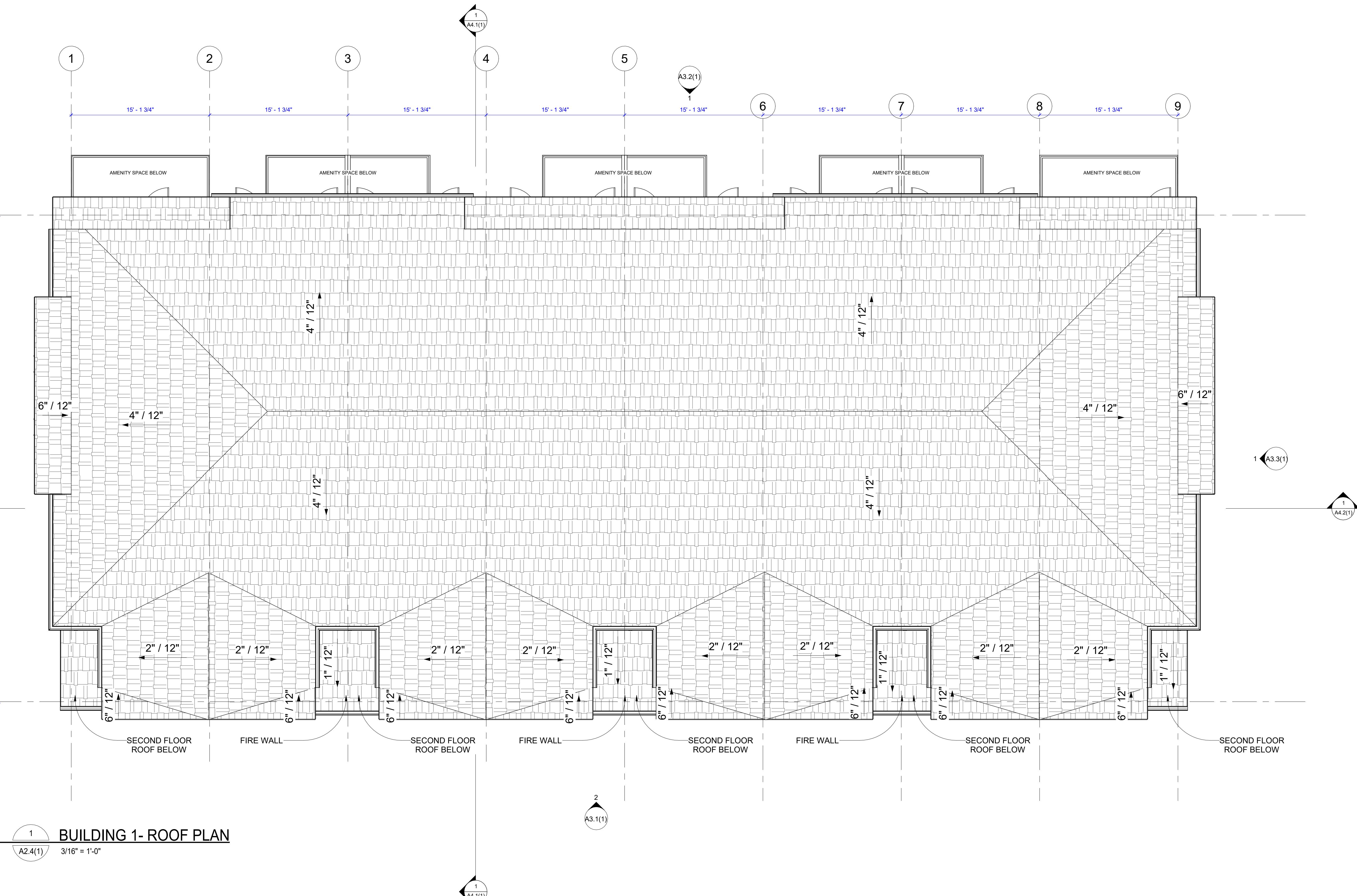
A2.2(1)

3/16" = 1'-0"

NOTES:
1" AIR SPACE IS REQUIRED BETWEEN UNITS - SEE FIRE
SEPARATION NOTES & ASSEMBLY NOTES
CONTINUOUS JOISTS & SUBFLOOR IS NOT PERMITTED
BETWEEN UNITS AND MUST BE SPLIT AT COMMON
WALLS WITH 1" AIR SPACE



No.	Description	YY-MM-DD
1	IFCR	2024-08-30
2	IFCR	2024-09-26
3	IFCR	2024-10-22
4	IFCR	2024-10-28
5	IFCR	2024-11-12
6	IFDP	2024-12-17
7	RIFDP	2025-06-11
8	RIFDP	2025-08-18



MATERIAL LEGEND

TAG	NOTE
01	ACRYLIC STUCCO - COLOR: DARK GRAY
02	ACRYLIC STUCCO - COLOR: GRAY
03	PRAIRIE STYLE - METAL RAILING
04	PRIVACY SCREEN
05	WALL MOUNTED EXTERIOR LIGHT
06	ACRYLIC STUCCO - COLOR: DARK KHAKI
07	14" STUCCO BELLY BAND - COLOR: LIGHT GRAY
08	8" PREFINISHED FASCIA BOARD
09	6" STUCCO TRIM - COLOR: LIGHT GRAY
10	1/2" STUCCO REVEAL
11	HORIZONTAL SIDING - COLOR : BEIGE
12	HORIZONTAL SIDING - COLOR : GRAY
13	SMART BOARD DECK FASCIA - COLOR: BROWN

SEAL

TRUE NORTH


BUILDING 1- SOUTH ELEVATION

A3.1(1)
3/16" = 1'-0"

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
PERFORMANCE CLASS: LC
TERRAIN: ROUGH
MINIMUM PERFORMANCE GRADE(PG): 25
MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
MINIMUM WATER PENETRATION:
TEST PRESSURE: 260PA
MINIMUM CANADIAN AIR
INFILTRATION/EXFILTRATION: A2
MAXIMUM 'U' VALUES W/(M2 x k)
WINDOWS AND DOORS 1.6

PROJECT NO. C24115

REVISIONS	
No.	Description
1	IFCR 2024-08-30
2	IFCR 2024-09-26
3	IFCR 2024-10-22
4	IFCR 2024-10-28
5	IFCR 2024-11-12
6	IFDP 2024-12-17
7	RIFDP 2025-06-11
8	RIFDP 2025-08-18

SOUTH
ELEVATION.

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

A3.1(1)

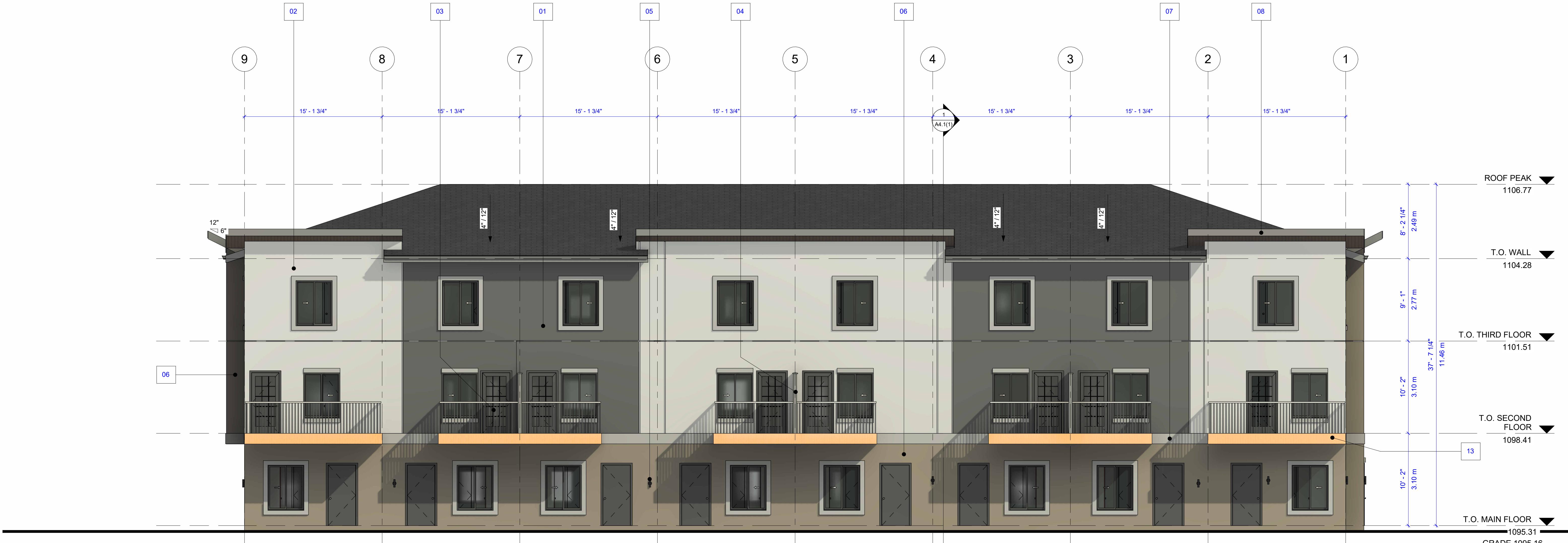
DATE: 2024-11-12

DRAWN BY: M.R.

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS TO BE
CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS
PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF
STEPS ETC. AS REQUIRED.

MATERIAL LEGEND	
TAG	NOTE
01	ACRYLIC STUCCO - COLOR: DARK GRAY
02	ACRYLIC STUCCO - COLOR: GRAY
03	PRAIRIE STYLE - METAL RAILING
04	PRIVACY SCREEN
05	WALL MOUNTED EXTERIOR LIGHT
06	ACRYLIC STUCCO - COLOR: DARK KHAKI
07	14" STUCCO BELLY BAND - COLOR: LIGHT GRAY
08	8" PREFINISHED FASCIA BOARD
09	6" STUCCO TRIM - COLOR: LIGHT GRAY
10	1/2" STUCCO REVEAL
11	HORIZONTAL SIDING - COLOR : BEIGE
12	HORIZONTAL SIDING - COLOR : GRAY
13	SMART BOARD DECK FASCIA - COLOR: BROWN



BUILDING 1- NORTH ELEVATION
A3.2(1) 3/16" = 1'-0"

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
PERFORMANCE CLASS: LC
TERRAIN: ROUGH
MINIMUM PERFORMANCE GRADE(PG): 25
MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
MINIMUM WATER PENETRATION:
TEST PRESSURE: 260PA
MINIMUM CANADIAN AIR
INFILTRATION/EXFILTRATION: A2
MAXIMUM 'U' VALUES W/(M2 x k)
WINDOWS AND DOORS 1.6

PROJECT NO.	
C24115	
REVISIONS	
No.	Description
1	IFCR 2024-08-30
2	IFCR 2024-09-26
3	IFCR 2024-10-26
4	IFCR 2024-10-28
5	IFCR 2024-11-12
6	IFDP 2024-12-17
7	RIFDP 2025-06-11
8	RIFDP 2025-08-18

NORTH ELEVATION

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

A3.2(1)

DATE: 2024-11-12

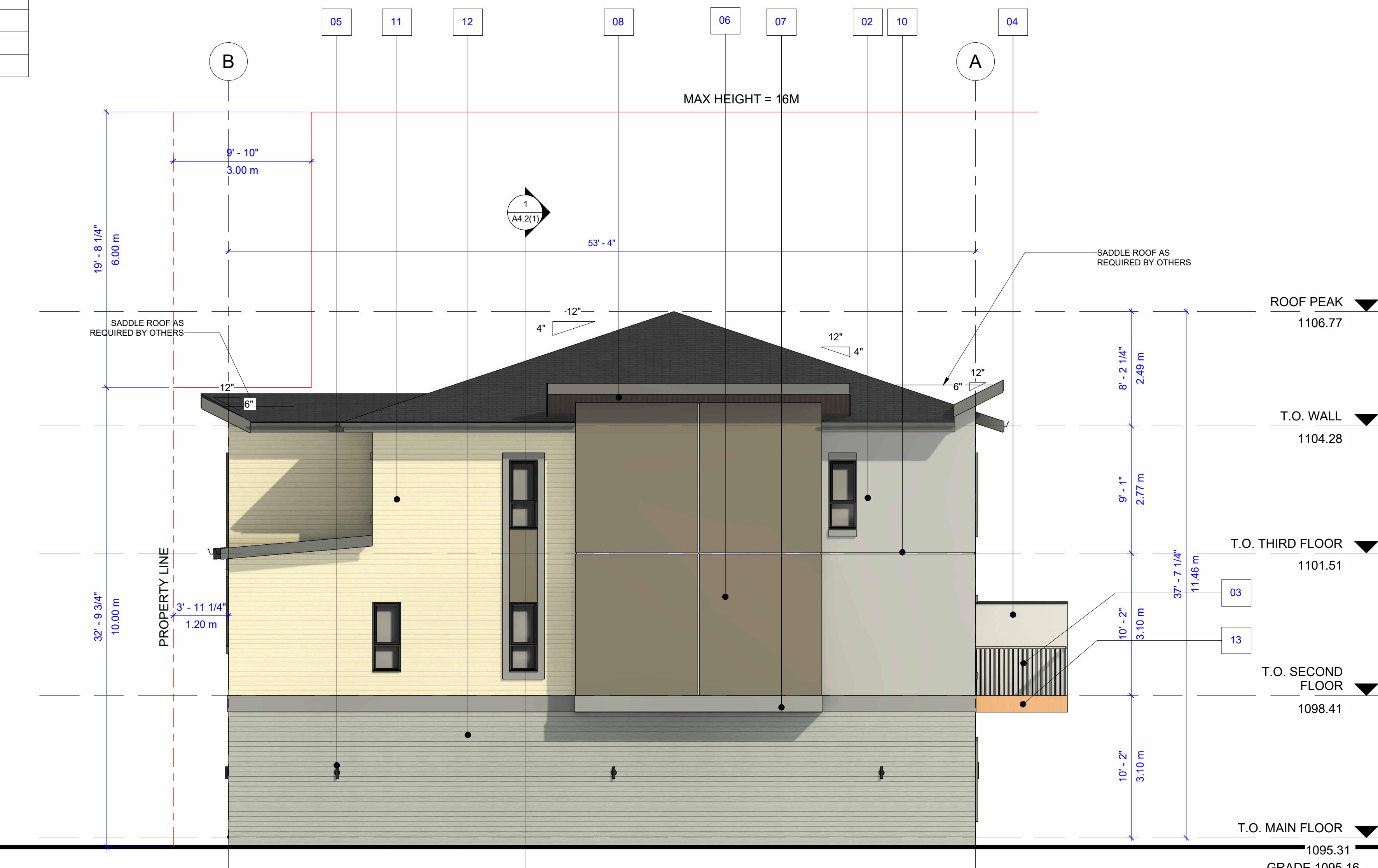
DRAWN BY: M.R.

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY
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NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS
PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF
STEPS ETC. AS REQUIRED.

MATERIAL LEGEND

TAG	NOTE
01	ACRYLIC STUCCO - COLOR: DARK GRAY
02	ACRYLIC STUCCO - COLOR: GRAY
03	PRAIRIE STYLE - METAL RAILING
04	PRIVACY SCREEN
05	WALL MOUNTED EXTERIOR LIGHT
06	ACRYLIC STUCCO - COLOR: DARK KHAKI
07	14" STUCCO BELLY BAND - COLOR: LIGHT GRAY
08	8" PREFINISHED FASCIA BOARD
09	6" STUCCO TRIM - COLOR: LIGHT GRAY
10	1/2" STUCCO REVEAL
11	HORIZONTAL SIDING - COLOR : BEIGE
12	HORIZONTAL SIDING - COLOR : GRAY
13	SMART BOARD DECK FASCIA - COLOR: BROWN



BUILDING 1- EAST ELEVATION
A3.3(1) 3/16" = 1'-0"

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
PERFORMANCE CLASS: LC
TERRAIN: ROUGH
MINIMUM PERFORMANCE GRADE(PG): 25
MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
MINIMUM WATER PENETRATION:
TEST PRESSURE: 260PA
MINIMUM CANADIAN AIR
INFILTRATION/EXFILTRATION: A2
MAXIMUM 'U' VALUES W/(M² x k)
WINDOWS AND DOORS 1.6

GALAXY TOWNHOMES
280 SKYVIEW BAY NE
LOT 45, BLOCK 39: PLAN 191 0168
CALGARY, AB

PROJECT NO.	C24115
REVISIONS	
No.	Description YY-MM-DD
1	IFCR 2024-08-30
2	IFCR 2024-09-26
3	IFCR 2024-10-26
4	IFCR 2024-10-28
5	IFCR 2024-11-12
6	IFDP 2024-12-17
7	RIFDP 2025-06-11
8	RIFDP 2025-08-18

EAST ELEVATION

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

A3.3(1)

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS TO BE
CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS
PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF
STEPS ETC. AS REQUIRED.

DATE: 2024-11-12

DRAWN BY: M.R.

MATERIAL LEGEND	
TAG	NOTE
01	ACRYLIC STUCCO - COLOR: DARK GRAY
02	ACRYLIC STUCCO - COLOR: GRAY
03	PRAIRIE STYLE - METAL RAILING
04	PRIVACY SCREEN
05	WALL MOUNTED EXTERIOR LIGHT
06	ACRYLIC STUCCO - COLOR: DARK KHAKI
07	14" STUCCO BELLY BAND - COLOR: LIGHT GRAY
08	8" PREFINISHED FASCIA BOARD
09	6" STUCCO TRIM - COLOR: LIGHT GRAY
10	1/2" STUCCO REVEAL
11	HORIZONTAL SIDING - COLOR : BEIGE
12	HORIZONTAL SIDING - COLOR : GRAY
13	SMART BOARD DECK FASCIA - COLOR: BROWN

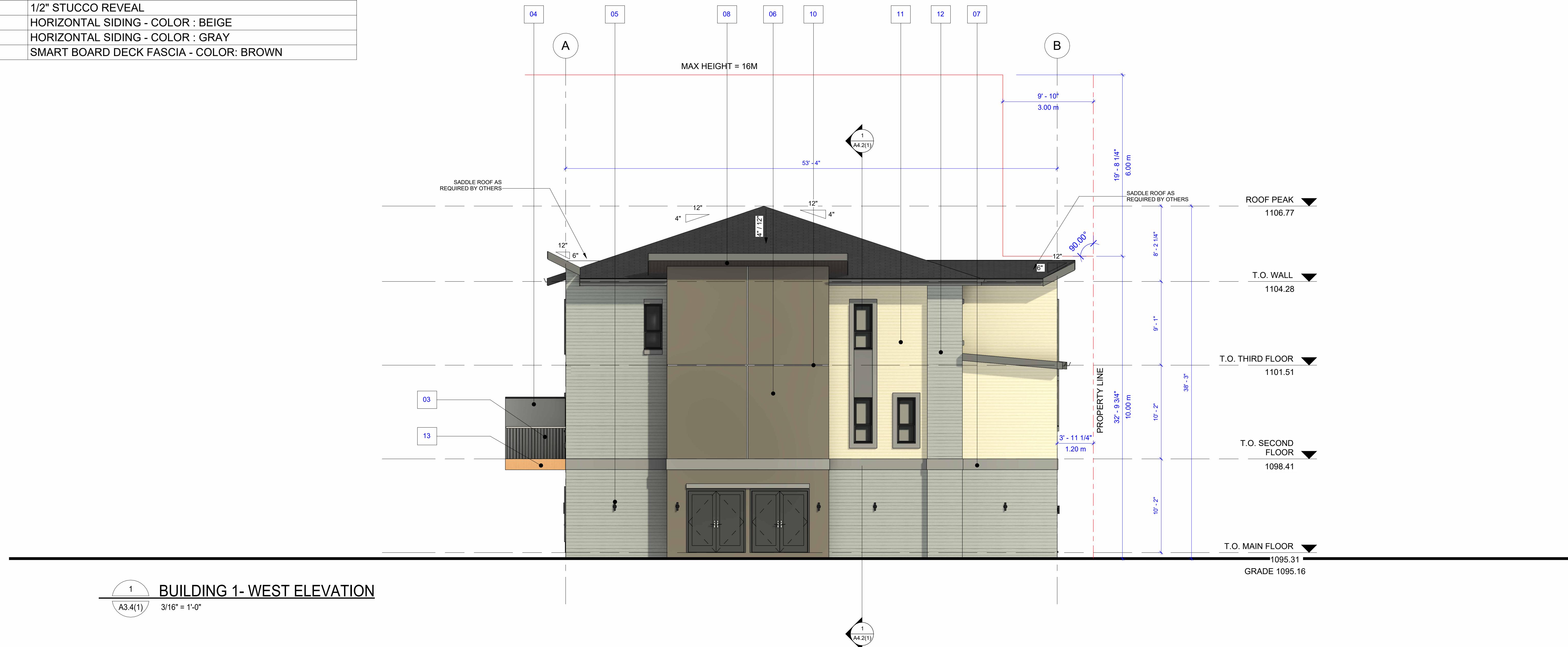


TABLE 9.10.15.4
(GLAZED OPENINGS IN EXPOSING BUILDING FACE)

TOTAL FACADE AREA	90.31m ² (972.09ft ²)
TOTAL GLAZED AREA	2.40m ² (25.8ft ²)
GLAZING %	2.66%
MAX AREA OF GLAZED OPENING	7%

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
PERFORMANCE CLASS: LC
TERRAIN: ROUGH
MINIMUM PERFORMANCE GRADE(PG): 25
MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
MINIMUM WATER PENETRATION:
TEST PRESSURE: 260PA
MINIMUM CANADIAN AIR
INFILTRATION/EXFILTRATION: A2
MAXIMUM 'U' VALUES W/(M² x k)
WINDOWS AND DOORS 1.6

**NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY
INSTALLING CONTRACTOR AND LOCATIONS TO BE
CONFIRMED BY HOME OWNER**

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

GALAXY TOWNHOMES
280 SKYVIEW BAY NE
LOT 45, BLOCK 39: PLAN 191 016
CAL GARY AB

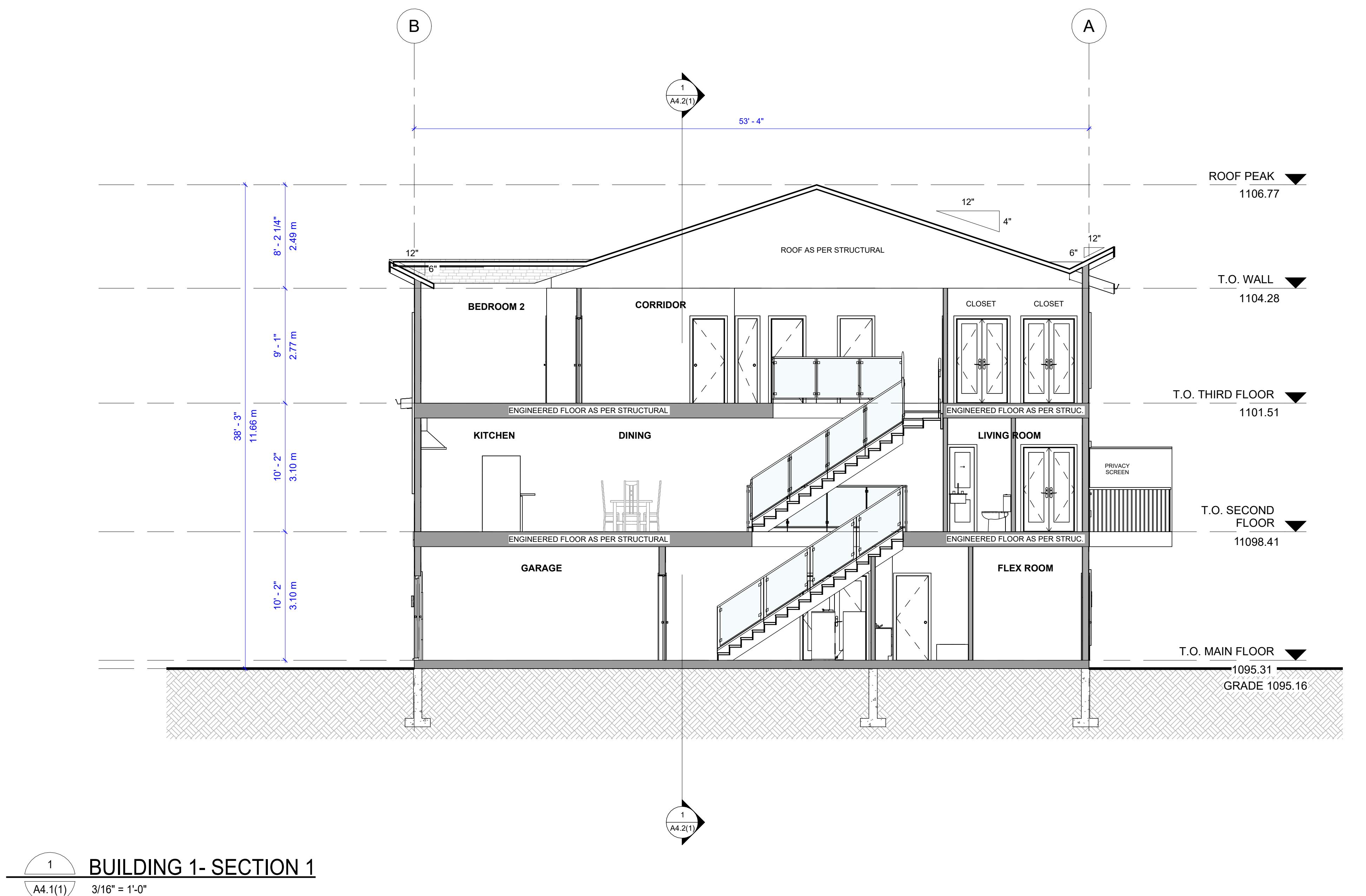
PROJECT NO.	C24115
EDITIONS	
No.	Description
	IFCR
	IFDP
	RIFDP

WEST ELEVATION

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

DATE: 2024-11-12

DRAWN BY: M.R.



PROJECT NO.		
REVISIONS		YY-MM-DD
No.	Description	
1	IFCR	2024-08-30
2	IFCR	2024-09-26
3	IFCR	2024-10-22
4	IFCR	2024-10-28
5	IFCR	2024-11-12
6	IFDP	2024-12-17
7	RIFDP	2025-06-11
8	RIFDP	2025-08-18

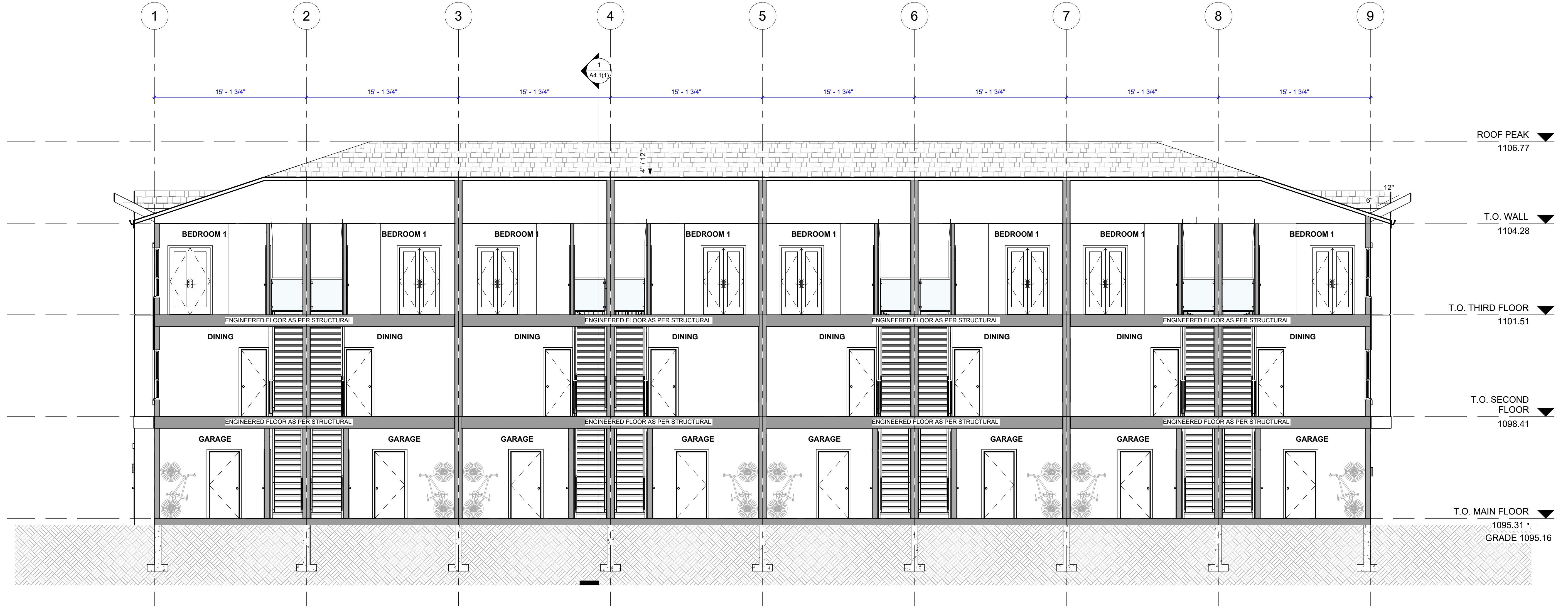
SECTION 1

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

A4.1(1)

DATE: 2024-11-12

DRAWN BY: M.R.



BUILDING 1- SECTION 2

A4.2(1)

3/16" = 1'-0"

PROJECT NO.		
REVISIONS	No.	Description
1	IFCR	2024-08-30
2	IFCR	2024-09-26
3	IFCR	2024-10-26
4	IFCR	2024-10-28
5	IFCR	2024-11-12
6	IFDP	2024-12-17
7	RIFDP	2025-06-11
8	RIFDP	2025-08-18

SECTION 2

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

A4.2(1)

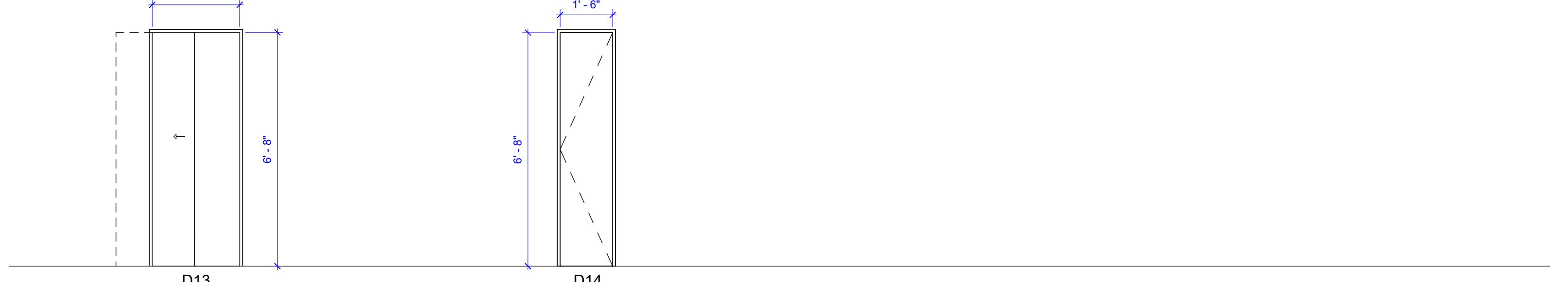
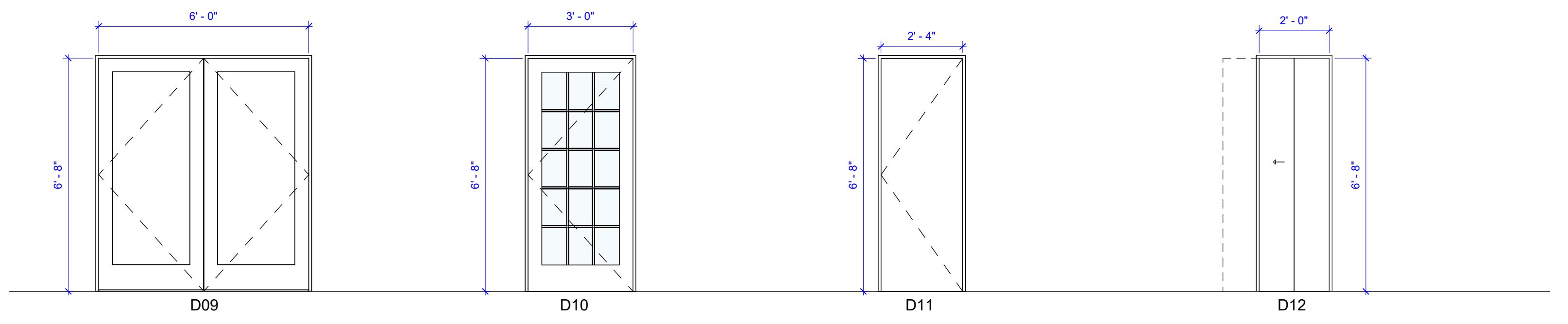
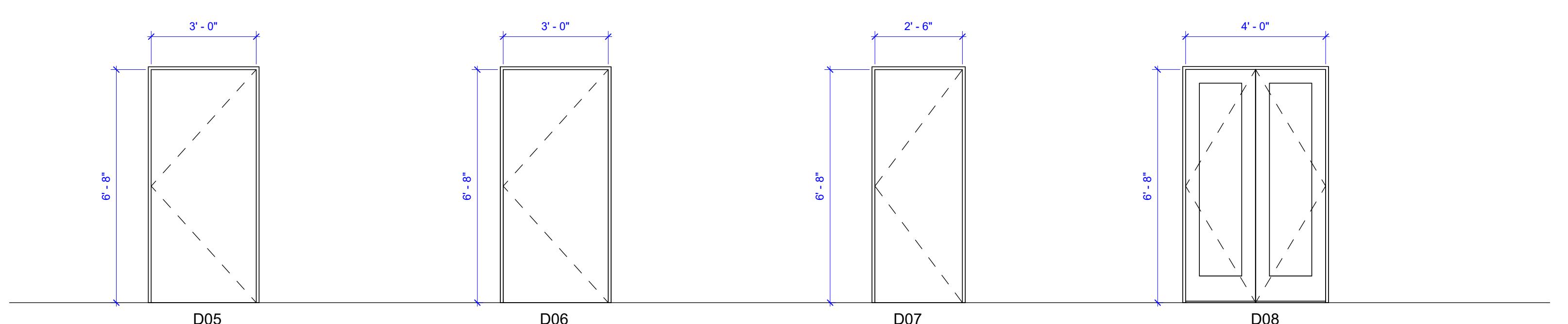
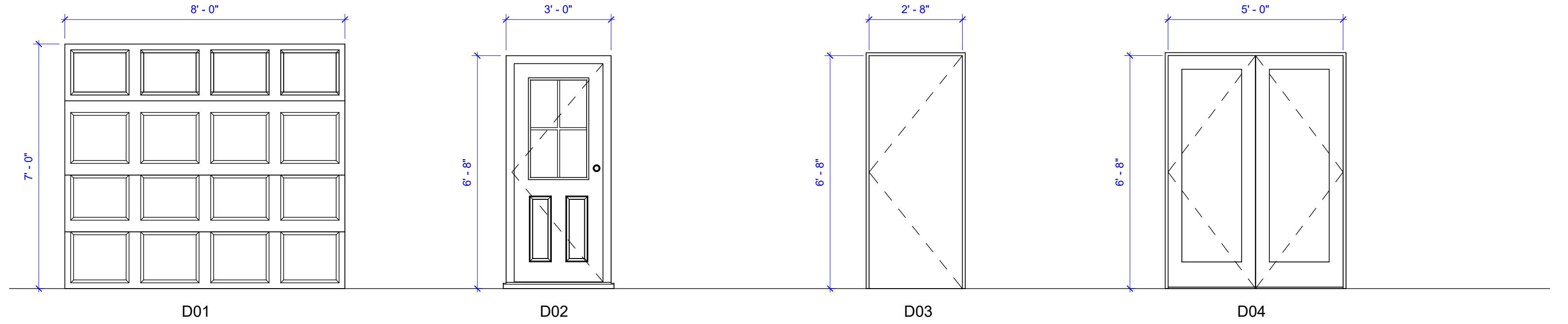
DATE: 2024-11-12

DRAWN BY: M.R.

No.	Description	YY-MM-DD
1	IFCR	2024-08-30
2	IFCR	2024-09-26
3	IFCR	2024-10-26
4	IFCR	2024-10-28
5	IFCR	2024-11-12
6	IFDP	2024-12-17
7	RIFDP	2025-06-11
8	RIFDP	2025-08-18

DOOR SCHEDULE						
Mark	Count	Width	Height	Floor	Location	Note
D01	8	8'-0"	7'-0"	T.O. MAIN FLOOR	GARAGE	OVERHEAD DOOR
D02	8	3'-0"	6'-8"	T.O. MAIN FLOOR	MAIN ENTRANCE	WEATHER RESISTANT DOOR
D03	8	2'-8"	6'-8"	T.O. MAIN FLOOR	STAIRCASE ENTRANCE	
D04	10	5'-0"	6'-8"	<varies>	MECH ROOM AND UNIT 1&8 LAUNDRY	
D05	8	3'-0"	6'-8"	T.O. MAIN FLOOR	FLEX ROOM	
D06	8	3'-0"	6'-8"	T.O. MAIN FLOOR	FLEX ROOM	WEATHER RESISTANT DOOR
D07	62	2'-6"	6'-8"	<varies>	WASHROOM AND BEDROOM	
D08	36	4'-0"	6'-8"	<varies>	CLOSET	
D09	2	6'-0"	6'-8"	T.O. MAIN FLOOR	WATER METER ROOM	SOLID CORE, WEATHER RESISTANT DOOR
D10	8	3'-0"	6'-8"	T.O. SECOND FLOOR	BALCONY	WEATHER RESISTANT DOOR
D11	16	2'-4"	6'-8"	T.O. MAIN FLOOR	LAUNDRY AND CLOSET	WEATHER RESISTANT DOOR
D12	8	2'-0"	6'-8"	T.O. SECOND FLOOR	WASHROOM	POCKET DOOR
D13	2	2'-6"	6'-8"	T.O. THIRD FLOOR	WALK-IN-CLOSET	POCKET DOOR
D14	6	1'-6"	6'-8"	T.O. THIRD FLOOR	LINEN CLOSET	

Grand total: 190

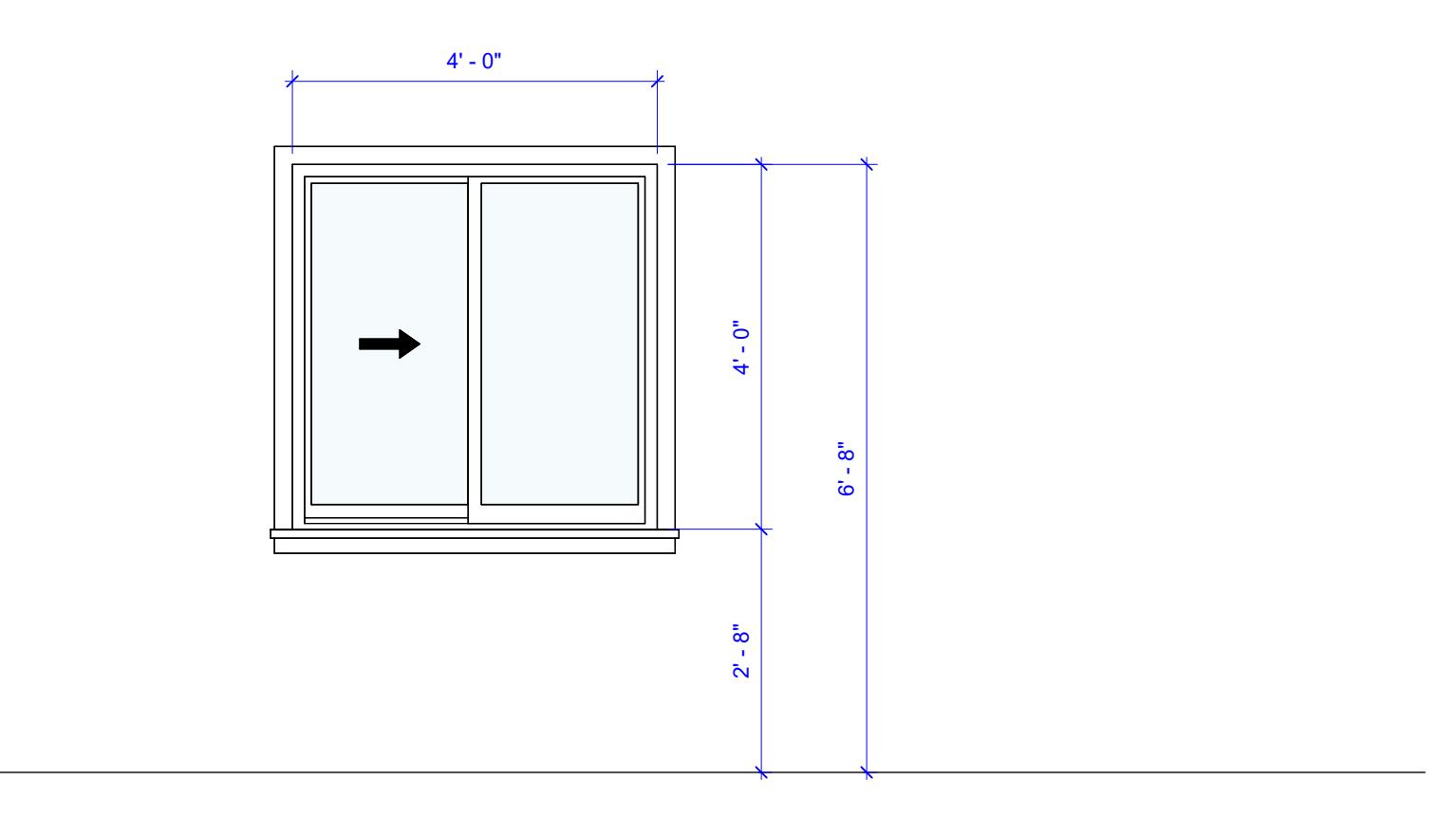
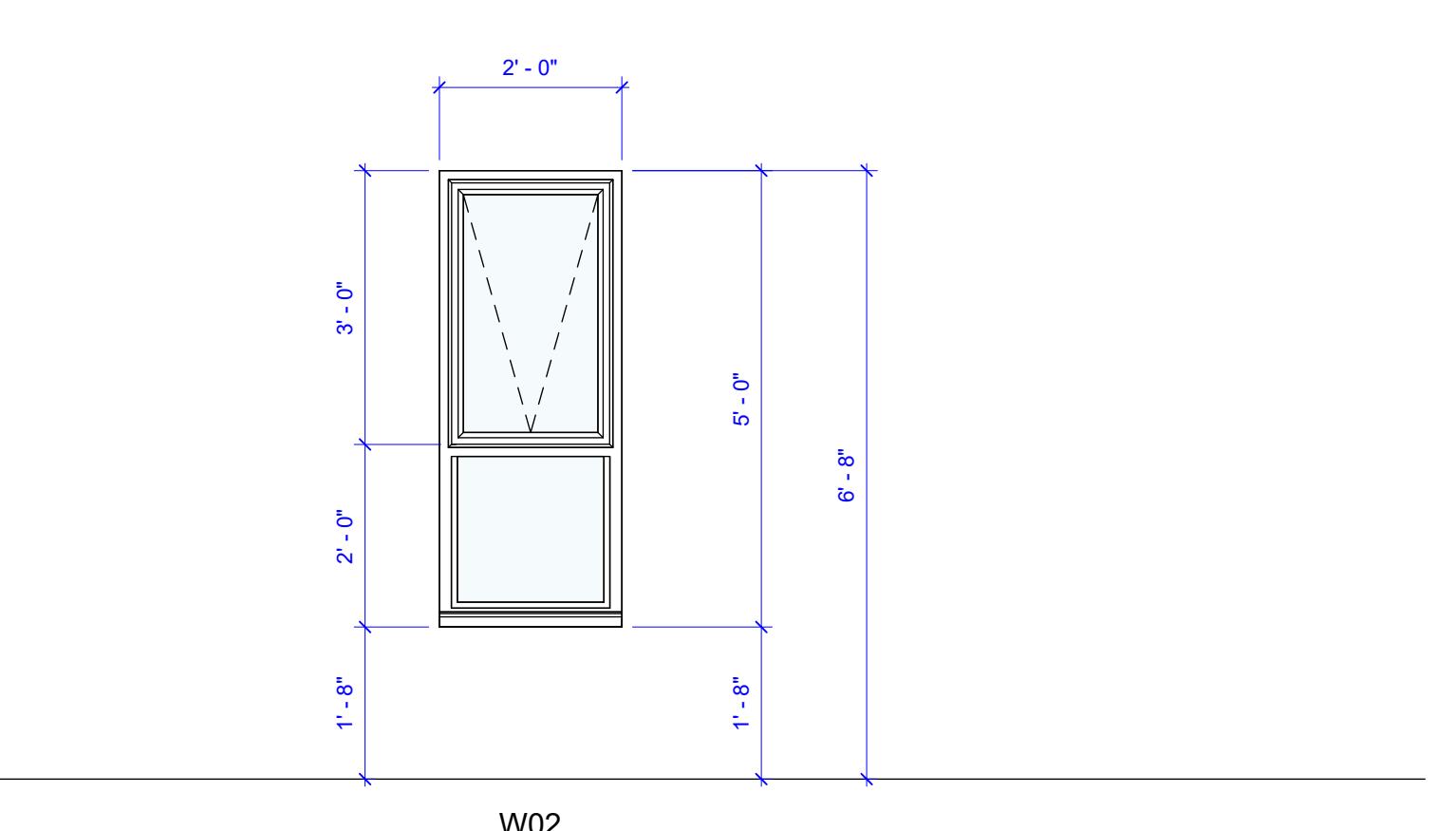
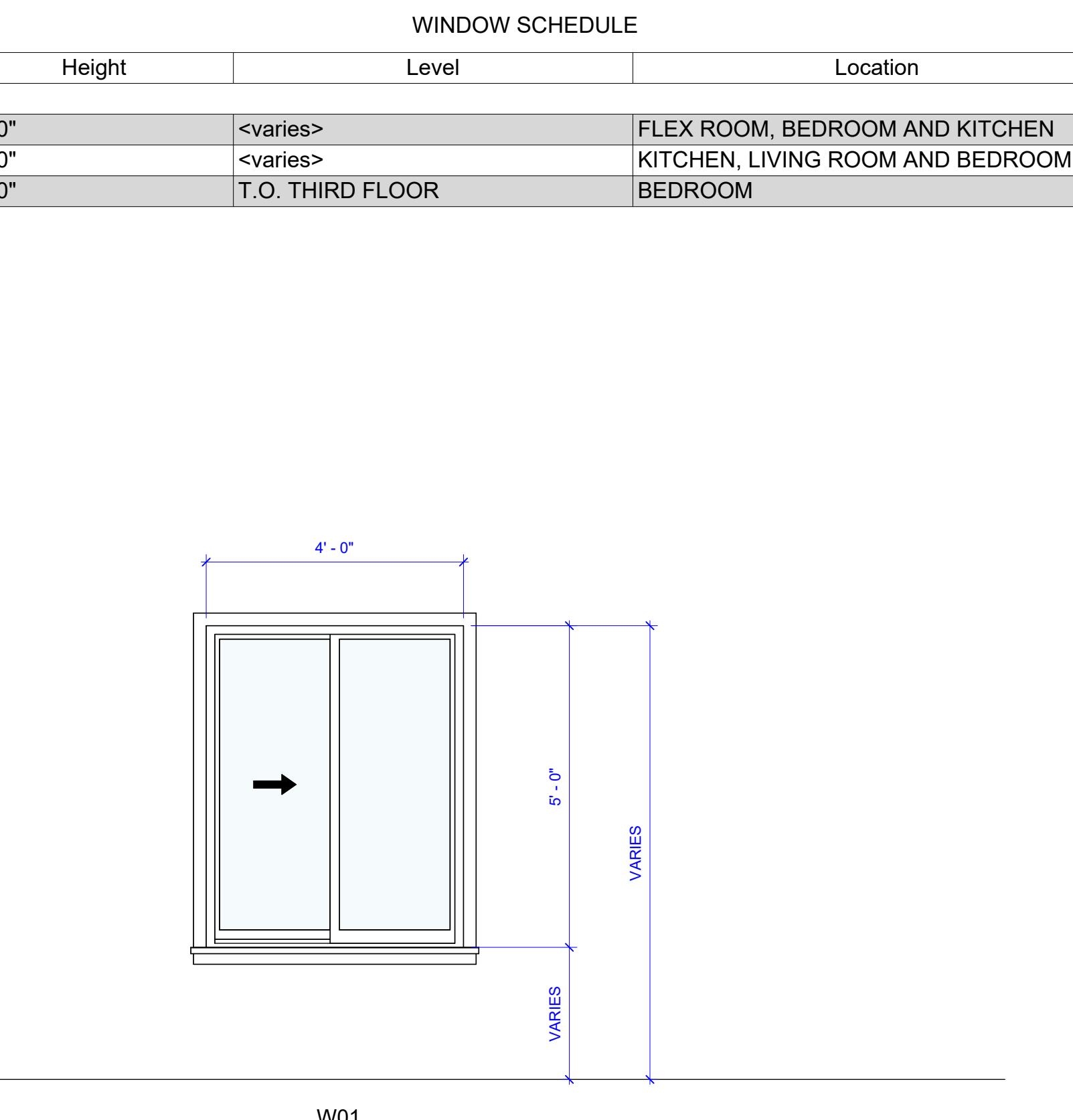


DOOR ELEVATION

3/8" = 1'-0"

WINDOW SCHEDULE						
Mark	Count	Width	Height	Level	Location	Comments
W01	40	4'-0"	5'-0"	<varies>	FLEX ROOM, BEDROOM AND KITCHEN	
W02	16	2'-0"	5'-0"	<varies>	KITCHEN, LIVING ROOM AND BEDROOM	AWNING WINDOW
W03	8	4'-0"	4'-0"	T.O. THIRD FLOOR	BEDROOM	

Grand total: 64



WINDOW ELEVATION

1/2" = 1'-0"