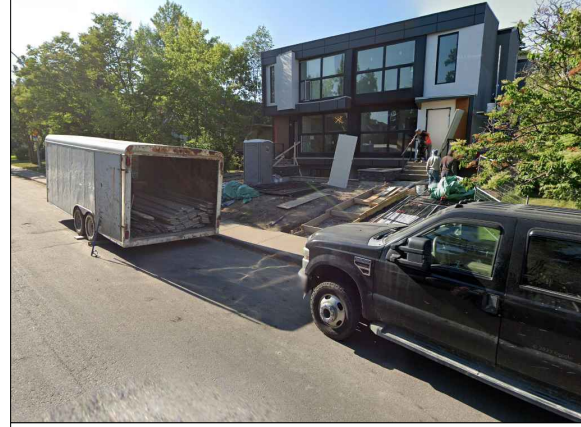


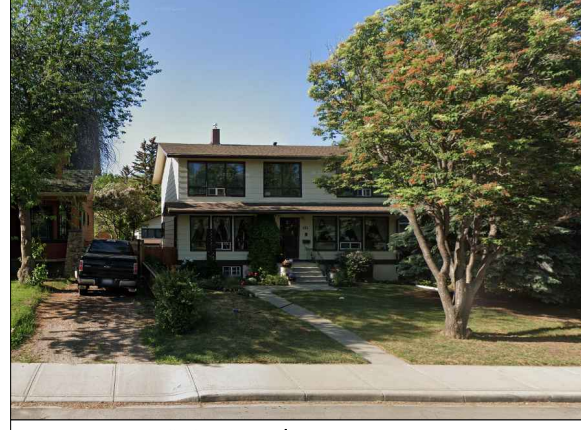
PHOTOS



SUBJECT PROPERTY



614 24th AVE NW



608 24th AVE NW



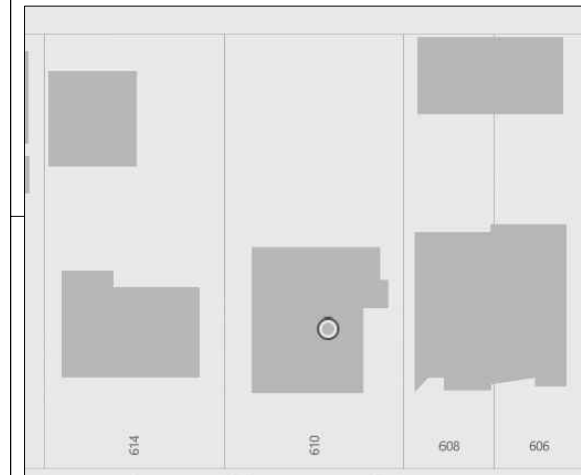
NE STREETSCAPE



LANE VIEW



GOOGLE EARTH VIEW



PROJECT INFORMATION

LOCATION:

MUNICIPAL ADDRESS: 410 24 AVENUE N.W. CALGARY, ALBERTA
LEGAL ADDRESS: PLAN 39558, BLOCK 2, LOTS 5 & 6
COMMUNITY AREA: MOUNT PLEASANT

PARCEL INFO:

LOT AREA: 360.54 m² (4033.80 SF)
SITE FRONTAGE: 15.24m (50')
LAND USE DISTRICT: RC - G #612 (#610 West)

PARCEL CALCULATIONS:

TOTAL UNIT 1
MAXIMUM LOT COVERAGE (45%): 252.24 m² (2715 SF)
BUILDING COVERAGE AREA: 176.60 m² (1922.5 SF) 88.99 m² (958 SF)
GARAGE COVERAGE AREA: 74.32 m² (800 SF) 37.16 m² (400 SF)
TOTAL LOT COVERAGE: 252.24 m² (2715 SF) 45% 126.15 m² (1358 SF)
EXISTING HOUSE TO BE REMOVED: 123.84 m²
EXISTING GARAGE TO BE REMOVED: 0 m²



#612

GENERAL NOTES

SITE LOCATION

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE
- CITY ROADWAYS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED (SEE SITEPLAN FOR ADDITIONAL INFORMATION)
- WHEN THE MAIN FLOOR IS CONSTRUCTED, SUBMIT THE GEODETIC ELEVATION TO GEODETIC REVIEW@CALGARY.CA

GENERAL CONDITIONS

- ALL WORKS TO COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS, IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL WORK AND FOR THE PROTECTION OF ADJACENT STRUCTURES AND SERVICES.
 - ALL DIMENSIONS FOR ROUGH OPENINGS TO BE CONFORMED WITH PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS FROM THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, GEO-TECHNICAL OR ANY OTHER SPECIALIST CONSULTANT DOCUMENTATION
 - FURNITURE, FIXTURES AND FITTINGS, EQUIPMENT ETC. ARE SHOWN FOR REFERENCE PURPOSES ONLY. THESE ITEMS WILL BE CO-ORDINATED WITH SUPPLIERS/ SPECIALISTS AND THE CONSULTANTS
- DRAWINGS AND SPECIFICATIONS
- UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING CONVENTIONAL SINGLE-STORY DETACHED DWELLINGS, SINGLE DETACHED DWELLING OR TOWNHOUSE IS: (A) 45.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 30 UNITS PER HECTARE OR GREATER AND LESS THAN 40 UNITS PER HECTARE; (B) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 40 UNITS PER HECTARE OR GREATER AND LESS THAN 40 UNITS PER HECTARE; (C) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 40 UNITS PER HECTARE OR GREATER.

SITE WORK

- ALL SITE WORK SHALL BE EXECUTED IN A MANNER THAT ENSURES THE SAFETY OF THE PUBLIC AND WORKERS. WORKS MUST BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT CODES AND STANDARDS FOR THE CITY OF CALGARY.
- WORKING HOURS MUST STRICTLY BE ADHERED TO IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CITY OF CALGARY.
- THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXCAVATION AND BACKFILL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM DEBRIS AT ALL TIMES.
- ALL WASTE MATERIAL SHALL BE REMOVED, STORED AND DISPOSED OFF PROPERLY, IN ACCORDANCE WITH THE LOCAL REGULATIONS.
- UPON COMPLETION OF WORKS, THE CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF THE SITE TO THE SATISFACTION OF THE CONSULTANT.

MATERIALS

- ALL MATERIALS SHALL BE NEW, OF THE SPECIFIED QUALITY, AND FREE FROM DEFECTS. ALL MATERIALS MUST CONFORM TO THE MINIMUM STANDARDS IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2023 ALBERTA EDITION AND ANY OTHER APPLICABLE CODES OR STANDARDS DEEMED NECESSARY.
- ANY SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE/ CONFORMITY FOR ALL MATERIALS AS REQUESTED BY THE CONSULTANT.

WORKMANSHIP

- WORKMANSHIP SHALL BE NEW, OF THE HIGHEST QUALITY AND PERFORMED IN ACCORDANCE WITH BEST INDUSTRY STANDARDS AND IN ACCORDANCE WITH CITY OF CALGARY RULES AND REGULATIONS, AT A MINIMUM:
- ALL WORK SHALL BE EXECUTED BY SKILLED TRADESPEOPLE EXPERIENCED IN THEIR RESPECTIVE FIELDS.
- IF THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE PLUM, LEVEL, TRUE TO LINE, CORRECT SLOPES ARE MET FOR GOOD DRAINAGE OF WATER AND THAT ALL FINISHES ARE SMOOTH AND EVEN.
- FOR ANY WORKS THAT REQUIRE PROFESSIONAL ENGINEERING SERVICES BY A PROFESSIONAL ENGINEER REGISTERED IN ALBERTA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HIS OR HER SUBCONTRACTOR'S WORKS ARE SUBMITTED TO THE CONSULTANT AND STATUTORY AUTHORITY, SIGNED AND STAMPED BY THE RELEVANT PROFESSIONAL ENGINEER.

INSPECTIONS

- THE CONTRACTOR SHALL, IN ADVANCE, NOTIFY THE CONSULTANT FOR ALL REQUIRED INSPECTIONS.
- WORKS SHALL NOT BE COVERED OR CONCEALED WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY OR CONSULTANT.
- ANY WORK FOUND TO BE NON-COMFORMING OR NON-COMPLIANT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY FACILITIES

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, INCLUDING BUT NOT LIMITED TO SCAFFOLDING, HOSTING EQUIPMENT, TEMPORARY UTILITIES AND SANITATION FACILITIES IN ACCORDANCE WITH THE CITY OF CALGARY.
- ALL TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF THE WORKS AND THE SITE SHALL BE MADE GOOD.

PROJECT INFORMATION

LAND USE BYLAWS

PROJECT MUST FOLLOW CITY OF CALGARY BYLAW 17007

DENSITY

507 THE MAXIMUM DENSITY FOR PARCELS DESIGNATED "RC - G" DISTRICT IS 75 UNITS PER HECTARE

PARCEL COVERAGE

- UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING CONVENTIONAL SINGLE-STORY DETACHED DWELLINGS, SINGLE DETACHED DWELLING OR TOWNHOUSE IS: (A) 45.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 30 UNITS PER HECTARE OR GREATER AND LESS THAN 40 UNITS PER HECTARE; (B) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 40 UNITS PER HECTARE OR GREATER AND LESS THAN 40 UNITS PER HECTARE; (C) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 40 UNITS PER HECTARE OR GREATER.

BUILDING SETBACK AREAS

537 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

BUILDING SETBACK FROM SIDE PROPERTY LINE

- SUBJECT TO SUBSECTIONS (3) THROUGH (7), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS: (A) 3.0 METRES; (B) 3.0 METRES; (C) 3.0 METRES; (D) 3.0 METRES; (E) 3.0 METRES; (F) 3.0 METRES; (G) 3.0 METRES; (H) 3.0 METRES; (I) 3.0 METRES; (J) 3.0 METRES; (K) 3.0 METRES; (L) 3.0 METRES; (M) 3.0 METRES; (N) 3.0 METRES; (O) 3.0 METRES; (P) 3.0 METRES; (Q) 3.0 METRES; (R) 3.0 METRES; (S) 3.0 METRES; (T) 3.0 METRES; (U) 3.0 METRES; (V) 3.0 METRES; (W) 3.0 METRES; (X) 3.0 METRES; (Y) 3.0 METRES; (Z) 3.0 METRES; (AA) 3.0 METRES; (AB) 3.0 METRES; (AC) 3.0 METRES; (AD) 3.0 METRES; (AE) 3.0 METRES; (AF) 3.0 METRES; (AG) 3.0 METRES; (AH) 3.0 METRES; (AI) 3.0 METRES; (AJ) 3.0 METRES; (AK) 3.0 METRES; (AL) 3.0 METRES; (AM) 3.0 METRES; (AN) 3.0 METRES; (AO) 3.0 METRES; (AP) 3.0 METRES; (AQ) 3.0 METRES; (AR) 3.0 METRES; (AS) 3.0 METRES; (AT) 3.0 METRES; (AU) 3.0 METRES; (AV) 3.0 METRES; (AW) 3.0 METRES; (AX) 3.0 METRES; (AY) 3.0 METRES; (AZ) 3.0 METRES; (BA) 3.0 METRES; (BB) 3.0 METRES; (BC) 3.0 METRES; (BD) 3.0 METRES; (BE) 3.0 METRES; (BF) 3.0 METRES; (BG) 3.0 METRES; (BH) 3.0 METRES; (BI) 3.0 METRES; (BJ) 3.0 METRES; (BK) 3.0 METRES; (BL) 3.0 METRES; (BM) 3.0 METRES; (BN) 3.0 METRES; (BO) 3.0 METRES; (BP) 3.0 METRES; (BQ) 3.0 METRES; (BR) 3.0 METRES; (BS) 3.0 METRES; (BT) 3.0 METRES; (BU) 3.0 METRES; (BV) 3.0 METRES; (BW) 3.0 METRES; (BX) 3.0 METRES; (BY) 3.0 METRES; (BZ) 3.0 METRES; (CA) 3.0 METRES; (CB) 3.0 METRES; (CC) 3.0 METRES; (CD) 3.0 METRES; (CE) 3.0 METRES; (CF) 3.0 METRES; (CG) 3.0 METRES; (CH) 3.0 METRES; (CI) 3.0 METRES; (CJ) 3.0 METRES; (CK) 3.0 METRES; (CL) 3.0 METRES; (CM) 3.0 METRES; (CN) 3.0 METRES; (CO) 3.0 METRES; (CP) 3.0 METRES; (CQ) 3.0 METRES; (CR) 3.0 METRES; (CS) 3.0 METRES; (CT) 3.0 METRES; (CU) 3.0 METRES; (CV) 3.0 METRES; (CW) 3.0 METRES; (CX) 3.0 METRES; (CY) 3.0 METRES; (CZ) 3.0 METRES; (DA) 3.0 METRES; (DB) 3.0 METRES; (DC) 3.0 METRES; (DD) 3.0 METRES; (DE) 3.0 METRES; (DF) 3.0 METRES; (DG) 3.0 METRES; (DH) 3.0 METRES; (DI) 3.0 METRES; (DJ) 3.0 METRES; (DK) 3.0 METRES; (DL) 3.0 METRES; (DM) 3.0 METRES; (DN) 3.0 METRES; (DO) 3.0 METRES; (DP) 3.0 METRES; (DQ) 3.0 METRES; (DR) 3.0 METRES; (DS) 3.0 METRES; (DT) 3.0 METRES; (DU) 3.0 METRES; (DV) 3.0 METRES; (DW) 3.0 METRES; (DX) 3.0 METRES; (DY) 3.0 METRES; (DZ) 3.0 METRES; (EA) 3.0 METRES; (EB) 3.0 METRES; (EC) 3.0 METRES; (ED) 3.0 METRES; (EE) 3.0 METRES; (EF) 3.0 METRES; (EG) 3.0 METRES; (EH) 3.0 METRES; (EI) 3.0 METRES; (EJ) 3.0 METRES; (EK) 3.0 METRES; (EL) 3.0 METRES; (EM) 3.0 METRES; (EN) 3.0 METRES; (EO) 3.0 METRES; (EP) 3.0 METRES; (EQ) 3.0 METRES; (ER) 3.0 METRES; (ES) 3.0 METRES; (ET) 3.0 METRES; (EU) 3.0 METRES; (EV) 3.0 METRES; (EW) 3.0 METRES; (EX) 3.0 METRES; (EY) 3.0 METRES; (EZ) 3.0 METRES; (FA) 3.0 METRES; (FB) 3.0 METRES; (FC) 3.0 METRES; (FD) 3.0 METRES; (FE) 3.0 METRES; (FF) 3.0 METRES; (FG) 3.0 METRES; (FH) 3.0 METRES; (FI) 3.0 METRES; (FJ) 3.0 METRES; (FK) 3.0 METRES; (FL) 3.0 METRES; (FM) 3.0 METRES; (FN) 3.0 METRES; (FO) 3.0 METRES; (FP) 3.0 METRES; (FQ) 3.0 METRES; (FR) 3.0 METRES; (FS) 3.0 METRES; (FT) 3.0 METRES; (FU) 3.0 METRES; (FV) 3.0 METRES; (FW) 3.0 METRES; (FX) 3.0 METRES; (FY) 3.0 METRES; (FZ) 3.0 METRES; (GA) 3.0 METRES; (GB) 3.0 METRES; (GC) 3.0 METRES; (GD) 3.0 METRES; (GE) 3.0 METRES; (GF) 3.0 METRES; (GG) 3.0 METRES; (GH) 3.0 METRES; (GI) 3.0 METRES; (GJ) 3.0 METRES; (GK) 3.0 METRES; (GL) 3.0 METRES; (GM) 3.0 METRES; (GN) 3.0 METRES; (GO) 3.0 METRES; (GP) 3.0 METRES; (GQ) 3.0 METRES; (GR) 3.0 METRES; (GS) 3.0 METRES; (GT) 3.0 METRES; (GU) 3.0 METRES; (GV) 3.0 METRES; (GW) 3.0 METRES; (GX) 3.0 METRES; (GY) 3.0 METRES; (GZ) 3.0 METRES; (HA) 3.0 METRES; (HB) 3.0 METRES; (HC) 3.0 METRES; (HD) 3.0 METRES; (HE) 3.0 METRES; (HF) 3.0 METRES; (HG) 3.0 METRES; (HH) 3.0 METRES; (HI) 3.0 METRES; (HJ) 3.0 METRES; (HK) 3.0 METRES; (HL) 3.0 METRES; (HM) 3.0 METRES; (HN) 3.0 METRES; (HO) 3.0 METRES; (HP) 3.0 METRES; (HQ) 3.0 METRES; (HR) 3.0 METRES; (HS) 3.0 METRES; (HT) 3.0 METRES; (HU) 3.0 METRES; (HV) 3.0 METRES; (HW) 3.0 METRES; (HX) 3.0 METRES; (HY) 3.0 METRES; (HZ) 3.0 METRES; (IA) 3.0 METRES; (IB) 3.0 METRES; (IC) 3.0 METRES; (ID) 3.0 METRES; (IE) 3.0 METRES; (IF) 3.0 METRES; (IG) 3.0 METRES; (IH) 3.0 METRES; (II) 3.0 METRES; (IJ) 3.0 METRES; (IK) 3.0 METRES; (IL) 3.0 METRES; (IM) 3.0 METRES; (IN) 3.0 METRES; (IO) 3.0 METRES; (IP) 3.0 METRES; (IQ) 3.0 METRES; (IR) 3.0 METRES; (IS) 3.0 METRES; (IT) 3.0 METRES; (IU) 3.0 METRES; (IV) 3.0 METRES; (IW) 3.0 METRES; (IX) 3.0 METRES; (IY) 3.0 METRES; (IZ) 3.0 METRES; (JA) 3.0 METRES; (JB) 3.0 METRES; (JC) 3.0 METRES; (JD) 3.0 METRES; (JE) 3.0 METRES; (JF) 3.0 METRES; (JG) 3.0 METRES; (JH) 3.0 METRES; (JI) 3.0 METRES; (JJ) 3.0 METRES; (JK) 3.0 METRES; (JL) 3.0 METRES; (JM) 3.0 METRES; (JN) 3.0 METRES; (JO) 3.0 METRES; (JP) 3.0 METRES; (JQ) 3.0 METRES; (JR) 3.0 METRES; (JS) 3.0 METRES; (JT) 3.0 METRES; (JU) 3.0 METRES; (JV) 3.0 METRES; (JW) 3.0 METRES; (JX) 3.0 METRES; (JY) 3.0 METRES; (JZ) 3.0 METRES; (KA) 3.0 METRES; (KB) 3.0 METRES; (KC) 3.0 METRES; (KD) 3.0 METRES; (KE) 3.0 METRES; (KF) 3.0 METRES; (KG) 3.0 METRES; (KH) 3.0 METRES; (KI) 3.0 METRES; (KJ) 3.0 METRES; (KK) 3.0 METRES; (KL) 3.0 METRES; (KM) 3.0 METRES; (KN) 3.0 METRES; (KO) 3.0 METRES; (KP) 3.0 METRES; (KQ) 3.0 METRES; (KR) 3.0 METRES; (KS) 3.0 METRES; (KT) 3.0 METRES; (KU) 3.0 METRES; (KV) 3.0 METRES; (KW) 3.0 METRES; (KX) 3.0 METRES; (KY) 3.0 METRES; (KZ) 3.0 METRES; (LA) 3.0 METRES; (LB) 3.0 METRES; (LC) 3.0 METRES; (LD) 3.0 METRES; (LE) 3.0 METRES; (LF) 3.0 METRES; (LG) 3.0 METRES; (LH) 3.0 METRES; (LI) 3.0 METRES; (LJ) 3.0 METRES; (LK) 3.0 METRES; (LM) 3.0 METRES; (LN) 3.0 METRES; (LO) 3.0 METRES; (LP) 3.0 METRES; (LQ) 3.0 METRES; (LR) 3.0 METRES; (LS) 3.0 METRES; (LT) 3.0 METRES; (LU) 3.0 METRES; (LV) 3.0 METRES; (LW) 3.0 METRES; (LX) 3.0 METRES; (LY) 3.0 METRES; (LZ) 3.0 METRES; (MA) 3.0 METRES; (MB) 3.0 METRES; (MC) 3.0 METRES; (MD) 3.0 METRES; (ME) 3.0 METRES; (MF) 3.0 METRES; (MG) 3.0 METRES; (MH) 3.0 METRES; (MI) 3.0 METRES; (MJ) 3.0 METRES; (MK) 3.0 METRES; (ML) 3.0 METRES; (MN) 3.0 METRES; (MO) 3.0 METRES; (MP) 3.0 METRES; (MQ) 3.0 METRES; (MR) 3.0 METRES; (MS) 3.0 METRES; (MT) 3.0 METRES; (MU) 3.0 METRES; (MV) 3.0 METRES; (MW) 3.0 METRES; (MX) 3.0 METRES; (MY) 3.0 METRES; (MZ) 3.0 METRES; (NA) 3.0 METRES; (NB) 3.0 METRES; (NC) 3.0 METRES; (ND) 3.0 METRES; (NE) 3.0 METRES; (NF) 3.0 METRES; (NG) 3.0 METRES; (NH) 3.0 METRES; (NI) 3.0 METRES; (NJ) 3.0 METRES; (NK) 3.0 METRES; (NL) 3.0 METRES; (NM) 3.0 METRES; (NO) 3.0 METRES; (NP) 3.0 METRES; (NQ) 3.0 METRES; (NR) 3.0 METRES; (NS) 3.0 METRES; (NT) 3.0 METRES; (NU) 3.0 METRES; (NV) 3.0 METRES; (NW) 3.0 METRES; (NX) 3.0 METRES; (NY) 3.0 METRES; (NZ) 3.0 METRES; (OA) 3.0 METRES; (OB) 3.0 METRES; (OC) 3.0 METRES; (OD) 3.0 METRES; (OE) 3.0 METRES; (OF) 3.0 METRES; (OG) 3.0 METRES; (OH) 3.0 METRES; (OI) 3.0 METRES; (OJ) 3.0 METRES; (OK) 3.0 METRES; (OL) 3.0 METRES; (OM) 3.0 METRES; (ON) 3.0 METRES; (OO) 3.0 METRES; (OP) 3.0 METRES; (OQ) 3.0 METRES; (OR) 3.0 METRES; (OS) 3.0 METRES; (OT) 3.0 METRES; (OU) 3.0 METRES; (OV) 3.0 METRES; (OW) 3.0 METRES; (OX) 3.0 METRES; (OY) 3.0 METRES; (OZ) 3.0 METRES; (PA) 3.0 METRES; (PB) 3.0 METRES; (PC) 3.0 METRES; (PD) 3.0 METRES; (PE) 3.0 METRES; (PF) 3.0 METRES; (PG) 3.0 METRES; (PH) 3.0 METRES; (PI) 3.0 METRES; (PJ) 3.0 METRES; (PK) 3.0 METRES; (PL) 3.0 METRES; (PM) 3.0 METRES; (PN) 3.0 METRES; (PO) 3.0 METRES; (PP) 3.0 METRES; (PQ) 3.0 METRES; (PR) 3.0 METRES; (PS) 3.0 METRES; (PT) 3.0 METRES; (PU) 3.0 METRES; (PV) 3.0 METRES; (PW) 3.0 METRES; (PX) 3.0 METRES; (PY) 3.0 METRES; (PZ) 3.0 METRES; (QA) 3.0 METRES; (QB) 3.0 METRES; (QC) 3.0 METRES; (QD) 3.0 METRES; (QE) 3.0 METRES; (QF) 3.0 METRES; (QG) 3.0 METRES; (QH) 3.0 METRES; (QI) 3.0 METRES; (QJ) 3.0 METRES; (QK) 3.0 METRES; (QL) 3.0 METRES; (QM) 3.0 METRES; (QN) 3.0 METRES; (QO) 3.0 METRES; (QP) 3.0 METRES; (QQ) 3.0 METRES; (QR) 3.0 METRES; (QS) 3.0 METRES; (QT) 3.0 METRES; (QU) 3.0 METRES; (QV) 3.0 METRES; (QW) 3.0 METRES; (QX) 3.0 METRES; (QY) 3.0 METRES; (QZ) 3.0 METRES; (RA) 3.0 METRES; (RB) 3.0 METRES; (RC) 3.0 METRES; (RD) 3.0 METRES; (RE) 3.0 METRES; (RF) 3.0 METRES; (RG) 3.0 METRES; (RH) 3.0 METRES; (RI) 3.0 METRES; (RJ) 3.0 METRES; (RK) 3.0 METRES; (RL) 3.0 METRES; (RM) 3.0 METRES; (RN) 3.0 METRES; (RO) 3.0 METRES; (RP) 3.0 METRES; (RQ) 3.0 METRES; (RR) 3.0 METRES; (RS) 3.0 METRES; (RT) 3.0 METRES; (RU) 3.0 METRES; (RV) 3.0 METRES; (RW) 3.0 METRES; (RX) 3.0 METRES; (RY) 3.0 METRES; (RZ) 3.0 METRES; (SA) 3.0 METRES; (SB) 3.0 METRES; (SC) 3.0 METRES; (SD) 3.0 METRES; (SE) 3.0 METRES; (SF) 3.0 METRES; (SG) 3.0 METRES; (SH) 3.0 METRES; (SI) 3.0 METRES; (SJ) 3.0 METRES; (SK) 3.0 METRES; (SL) 3.0 METRES; (SM) 3.0 METRES; (SN) 3.0 METRES; (SO) 3.0 METRES; (SP) 3.0 METRES; (SQ) 3.0 METRES; (SR) 3.0 METRES; (SS) 3.0 METRES; (ST) 3.0 METRES; (SU) 3.0 METRES; (SV) 3.0 METRES; (SW) 3.0 METRES; (SX) 3.0 METRES; (SY) 3.0 METRES; (SZ) 3.0 METRES; (TA) 3.0 METRES; (TB) 3.0 METRES; (TC) 3.0 METRES; (TD) 3.0 METRES; (TE) 3.0 METRES; (TF) 3.0 METRES; (TG) 3.0 METRES; (TH) 3.0 METRES; (TI) 3.0 METRES; (TJ) 3.0 METRES; (TK) 3.0 METRES; (TL) 3.0 METRES; (TM) 3.0 METRES; (TN) 3.0 METRES; (TO) 3.0 METRES; (TP) 3.0 METRES; (TQ) 3.0 METRES; (TR) 3.0 METRES; (TS) 3.0 METRES; (TT) 3.0 METRES; (TU) 3.0 METRES; (TV) 3.0 METRES; (TW) 3.0 METRES; (TX) 3.0 METRES; (TY) 3.0 METRES; (TZ) 3.0 METRES; (UA) 3.0 METRES; (UB) 3.0 METRES; (UC) 3.0 METRES; (UD) 3.0 METRES; (UE) 3.0 METRES; (UF) 3.0 METRES; (UG) 3.0 METRES; (UH) 3.0 METRES; (UI) 3.0 METRES; (UJ) 3.0 METRES; (UK) 3.0 METRES; (UL) 3.0 METRES; (UM) 3.0 METRES; (UN) 3.0 METRES; (UO) 3.0 METRES; (UP) 3.0 METRES; (UQ) 3.0 METRES; (UR) 3.0 METRES; (US) 3.0 METRES; (UT) 3.0 METRES; (UU) 3.0 METRES; (UV) 3.0 METRES; (UW) 3.0 METRES; (UX) 3.0 METRES; (UY) 3.0 METRES; (UZ) 3.0 METRES; (VA) 3.0 METRES; (VB) 3.0 METRES; (VC) 3.0 METRES; (VD) 3.0 METRES; (VE) 3.0 METRES; (VF) 3.0 METRES; (VG) 3.0 METRES; (VH) 3.0 METRES; (VI) 3.0 METRES; (VJ) 3.0 METRES; (VK) 3.0 METRES; (VL) 3.0 METRES; (VM) 3.0 METRES; (VN) 3.0 METRES; (VO) 3.0 METRES; (VP) 3.0 METRES; (VQ) 3.0 METRES; 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BUILDING SETBACK FROM REAR PROPERTY LINE

538 THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 3.0 METRES.

BUILDING SETBACK FROM SIDE PROPERTY LINE

- SUBJECT TO SUBSECTIONS (3) THROUGH (7), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS: (A) 3.0 METRES; (B) 3.0 METRES; (C) 3.0 METRES; (D) 3.0 METRES; (E) 3.0 METRES; (F) 3.0 METRES; (G) 3.0 METRES; (H) 3.0 METRES; (I) 3.0 METRES; (J) 3.0 METRES; (K) 3.0 METRES; (L) 3.0 METRES; (M) 3.0 METRES; (N) 3.0 METRES; (O) 3.0 METRES; (P) 3.0 METRES; (Q) 3.0 METRES; (R) 3.0 METRES; (S) 3.0 METRES; (T) 3.0 METRES; (U) 3.0 METRES; (V) 3.0 METRES; (W) 3.0 METRES; (X) 3.0 METRES; (Y) 3.0 METRES; (Z) 3.0 METRES; (AA) 3.0 METRES; (AB) 3.0 METRES; (AC) 3.0 METRES; (AD) 3.0 METRES; (AE) 3.0 METRES; (AF) 3.0 METRES; (AG) 3.0 METRES; (AH) 3.0 METRES; (AI) 3.0 METRES; (AJ) 3.0 METRES; (AK) 3.0 METRES; (AL) 3.0 METRES; (AM) 3.0 METRES; (AN) 3.0 METRES; (AO) 3.0 METRES; (AP) 3.0 METRES; (AQ) 3.0 METRES; (AR) 3.0 METRES; (AS) 3.0 METRES; (AT) 3.0 METRES; (AU) 3.0 METRES; (AV) 3.0 METRES; (AW) 3.0 METRES; (AX) 3.0 METRES; (AY) 3.0 METRES; (AZ) 3.0 METRES; (BA) 3.0 METRES; (BB) 3.0 METRES; (BC) 3.0 METRES; (BD) 3.0 METRES; (BE) 3.0 METRES; (BF) 3.0 METRES; (BG) 3.0 METRES; (BH) 3.0 METRES; (BI) 3.0 METRES; (BJ) 3.0 METRES; (BK) 3.0 METRES; (BL) 3.0 METRES; (BM) 3.0 METRES; (BN) 3.0 METRES; (BO) 3.0 METRES; (BP) 3.0 METRES; (BQ) 3.0 METRES; (BR) 3.0 METRES; (BS) 3.0 METRES; (BT) 3.0 METRES; (BU) 3.0 METRES; (BV) 3.0 METRES; (BW) 3.0 METRES; (BX) 3.0 METRES; (BY) 3.0 METRES; (BZ) 3.0 METRES; (CA) 3.0 METRES; (CB) 3.0 METRES; (CC) 3.0 METRES; (CD) 3.0 METRES; (CE) 3.0 METRES; (CF) 3.0 METRES; (CG) 3.0 METRES; (CH) 3.0 METRES; (CI) 3.0 METRES; (CJ) 3.0 METRES; (CK) 3.0 METRES; (CL) 3.0 METRES; (CM) 3.0 METRES; (CN) 3.0 METRES; (CO) 3.0 METRES; (CP) 3.0 METRES; (CQ) 3.0 METRES; (CR) 3.0 METRES; (CS) 3.0 METRES; (CT) 3.0 METRES; (CU) 3.0 METRES; (CV) 3.0 METRES; (CW) 3.0 METRES; (CX) 3.0 METRES; (CY) 3.0 METRES; (CZ) 3.0 METRES;

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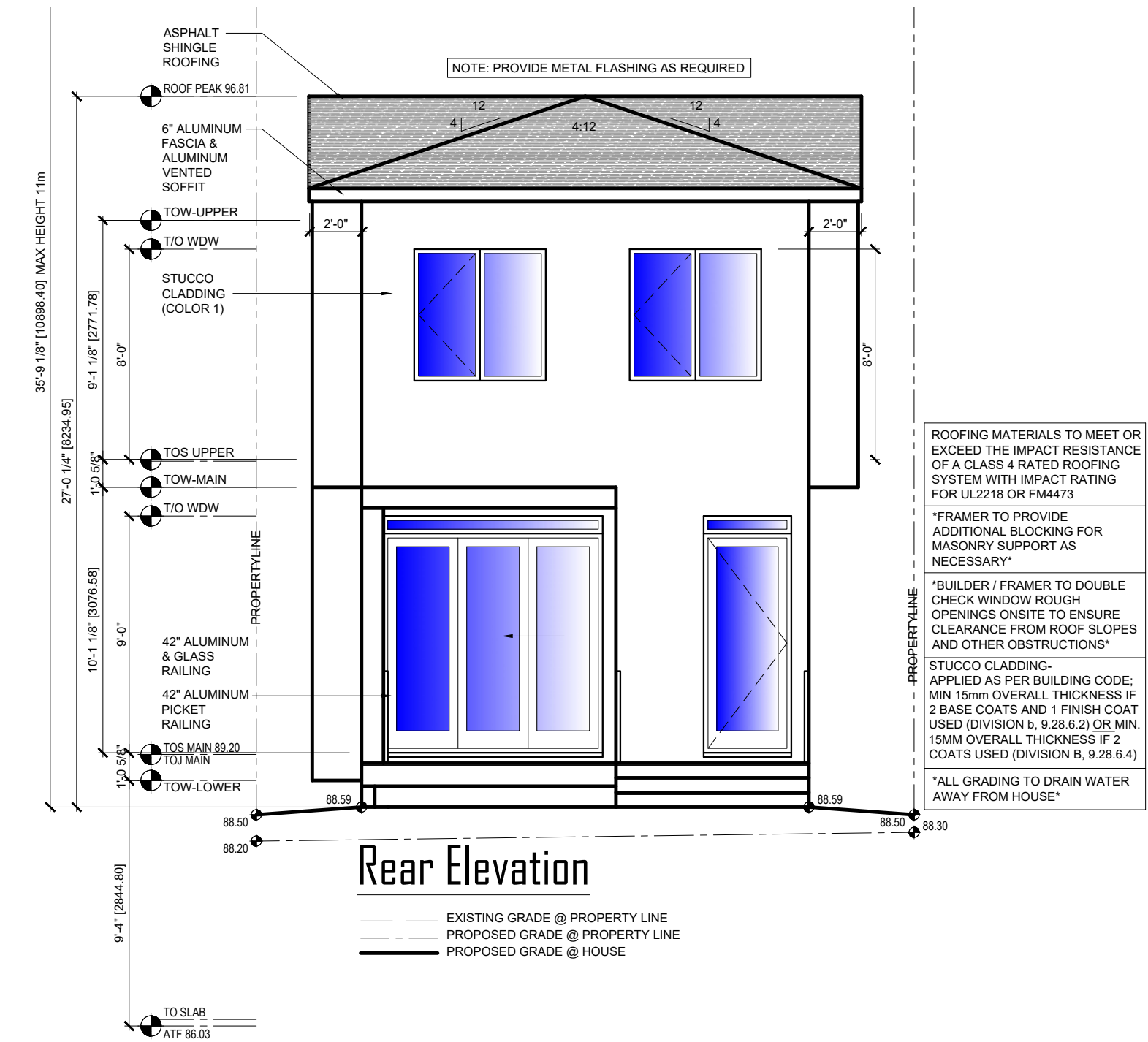
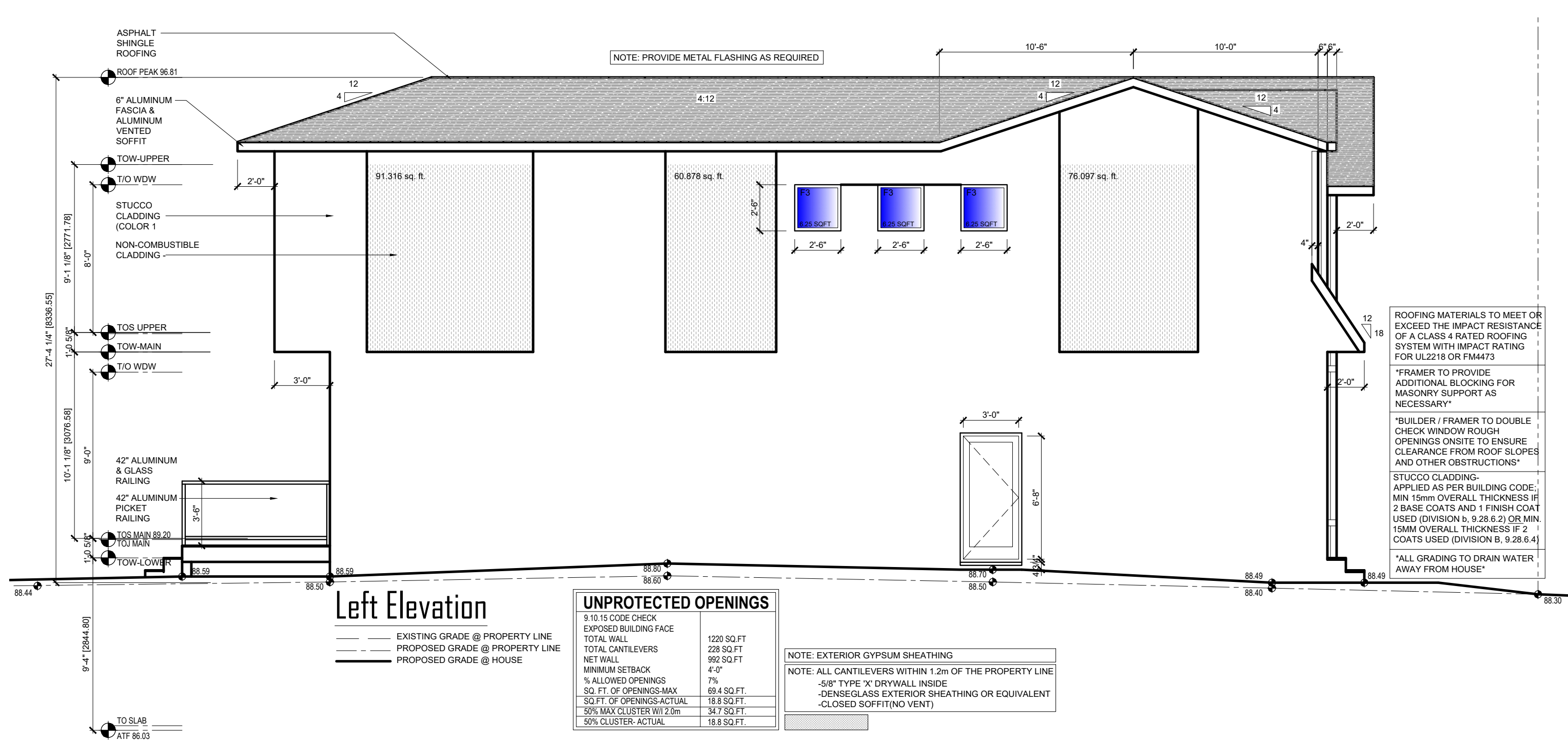
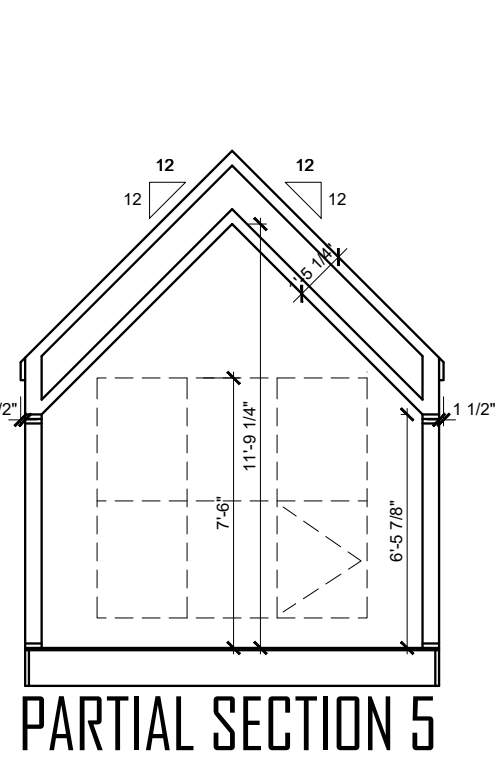
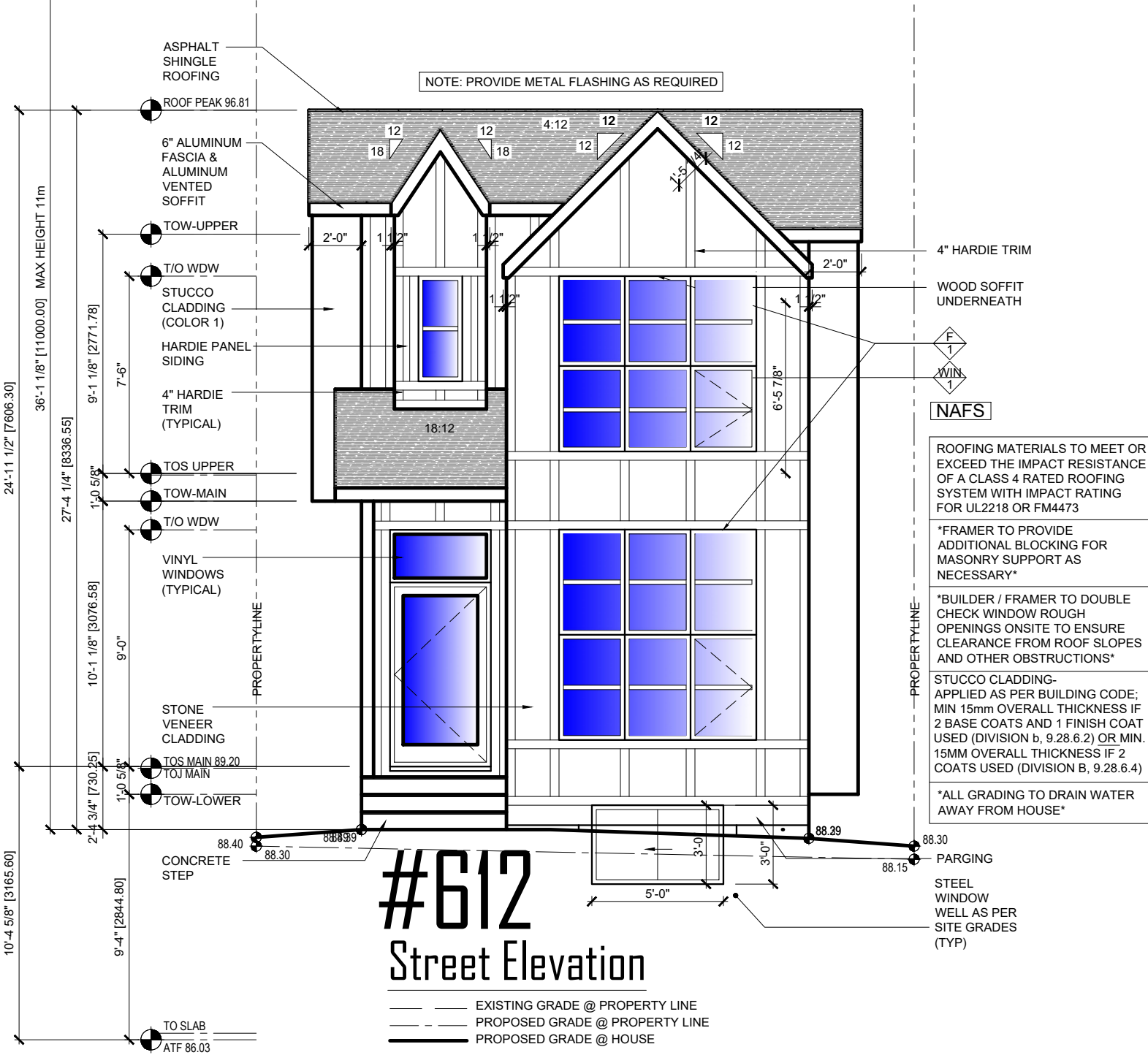
BUILDING PERMIT SET

REVISION:	DATE: (Y/M/D)

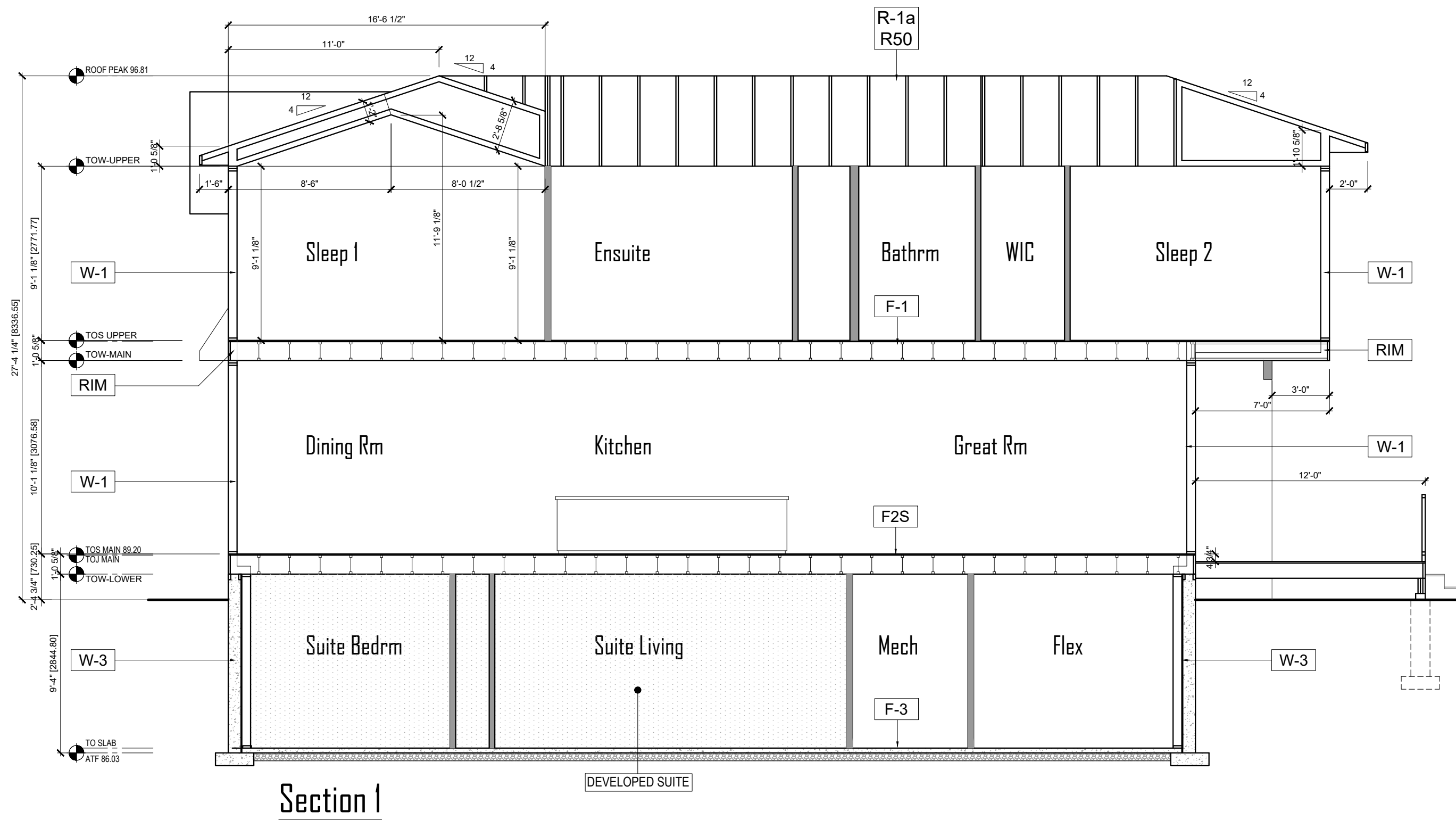
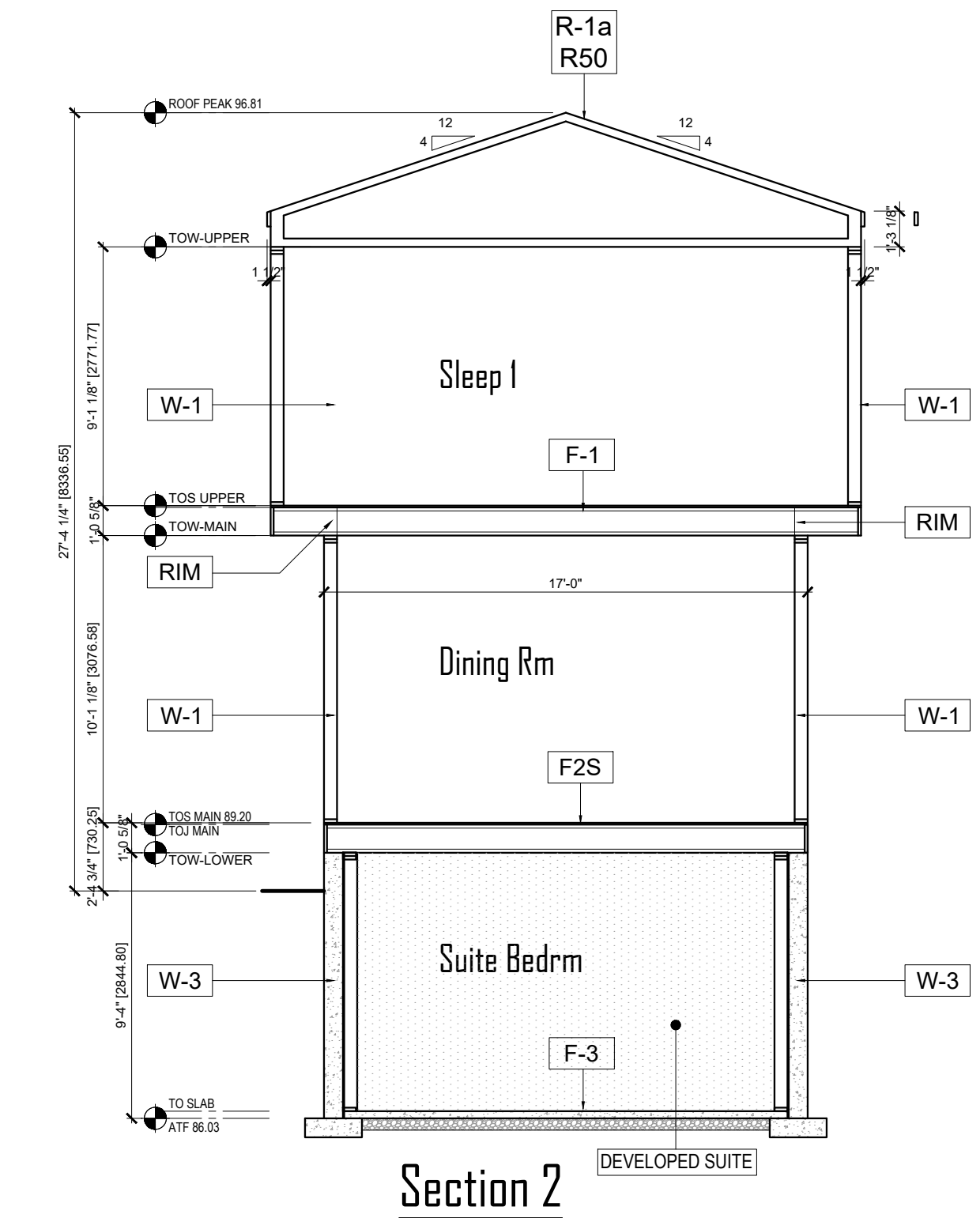
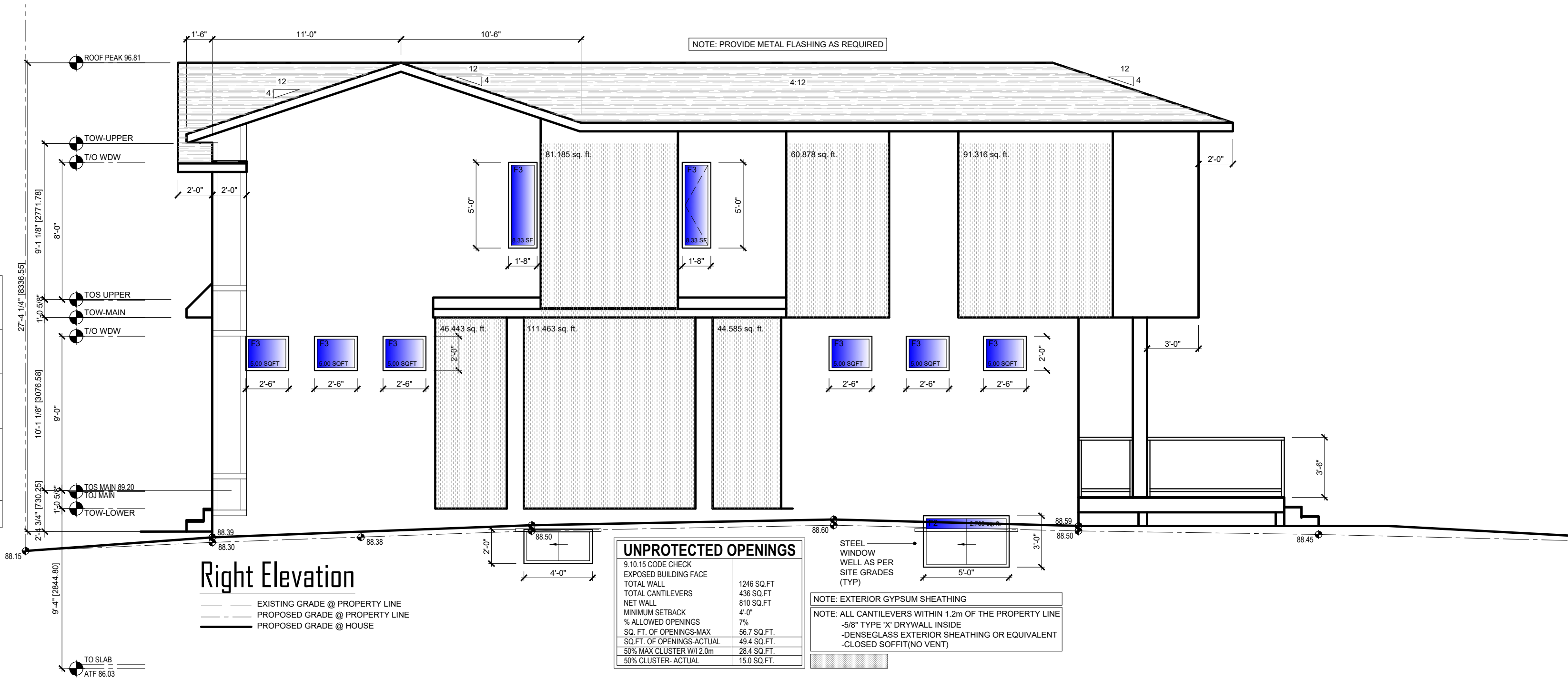
DRAWING TITLE: ELEVATIONS

PROJECT #:	2025-2852
DATE:	2026.01.26
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP/W3



ROOFING MATERIALS TO MEET OR EXCEED THE IMPACT RESISTANCE OF A CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR ULS-18 OR FM4473
"FRAMER TO PROVIDE ADDITIONAL BLOCKING FOR MASONRY SUPPORT AS NECESSARY"
"BUILDER / FRAMER TO DOUBLE CHECK WINDOW ROUGH OPENINGS ON SITE TO ENSURE CLEARANCE FROM ROOF SLOPES AND OTHER OBSTRUCTIONS"
STUCCO CLADDING: APPLIED AS PER BUILDING CODE; MIN 15mm OVERALL THICKNESS IF 2 BASE COATS AND 1 FINISH COAT USED (DIVISION 8, 9.28.6.2) OR MIN 15mm OVERALL THICKNESS IF 2 COATS USED (DIVISION 8, 9.28.6.4)
"ALL GRADING TO DRAIN WATER AWAY FROM HOUSE"



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BUILDING PERMIT SET

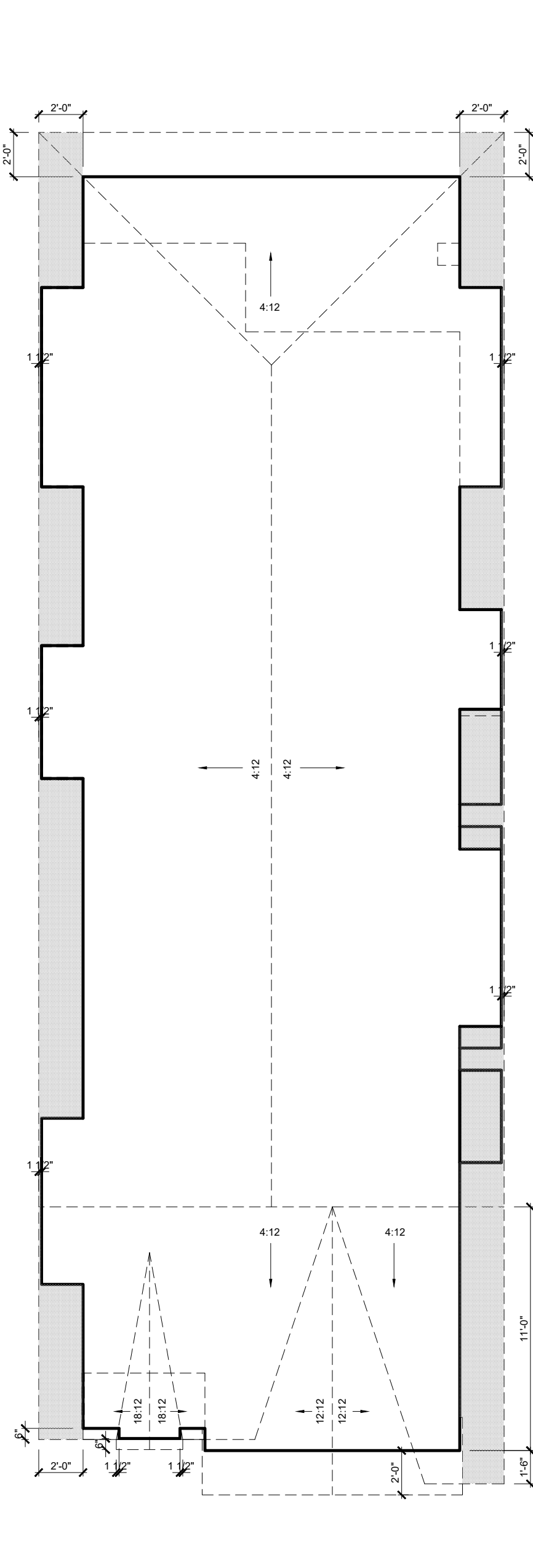
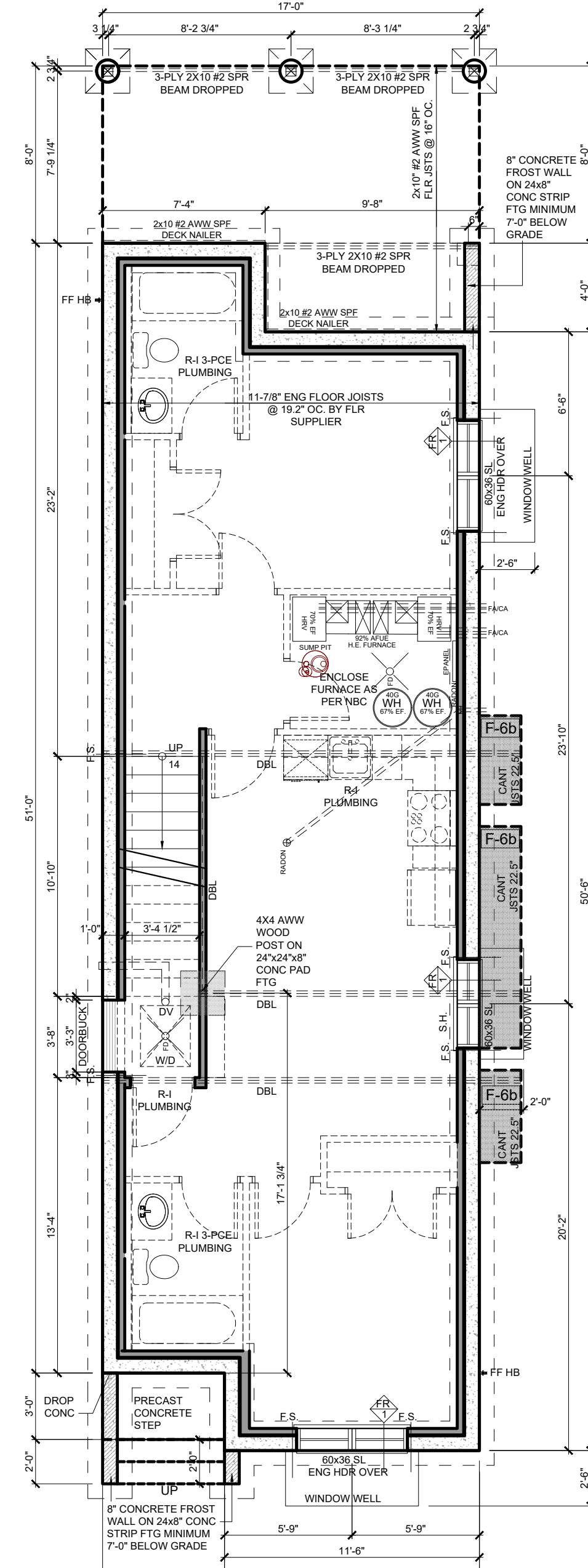
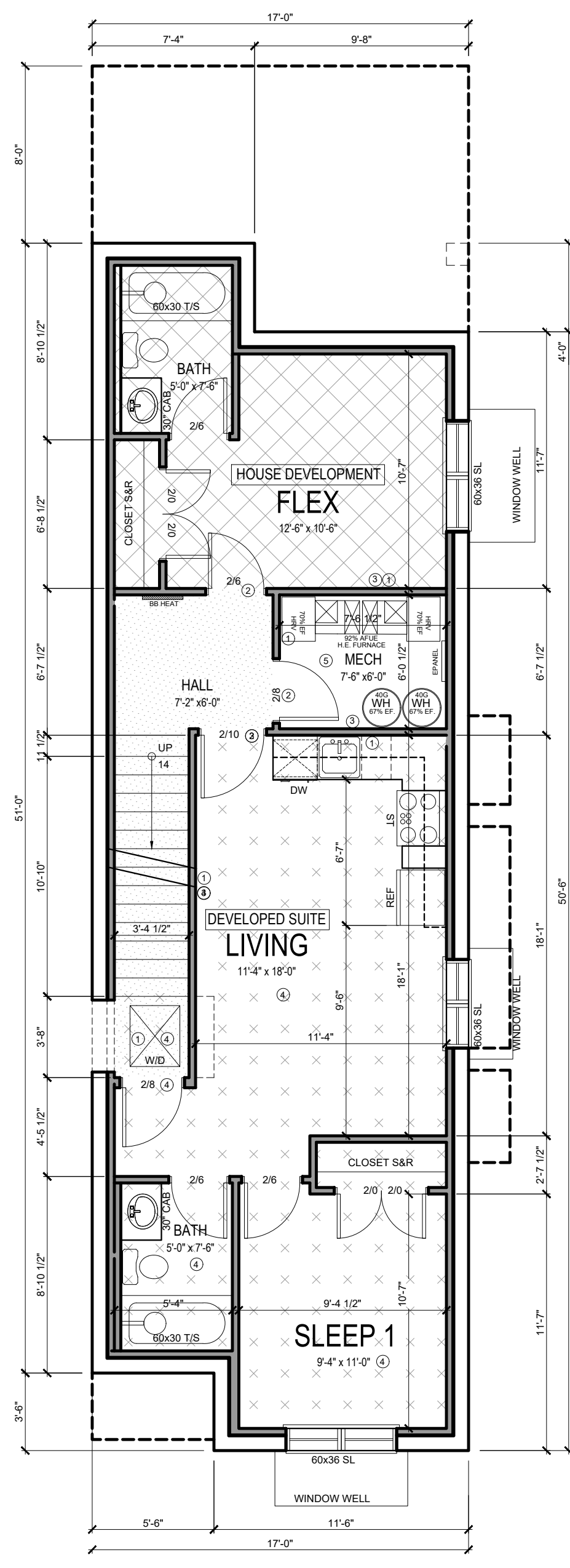
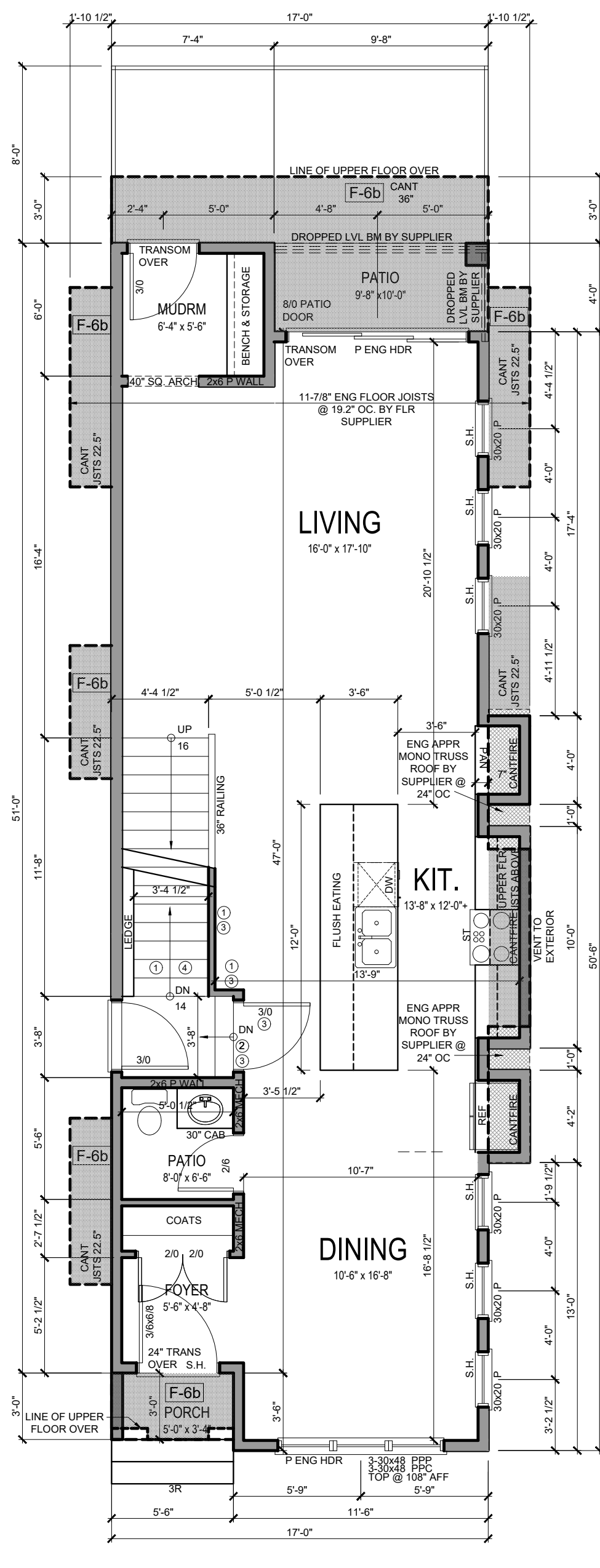
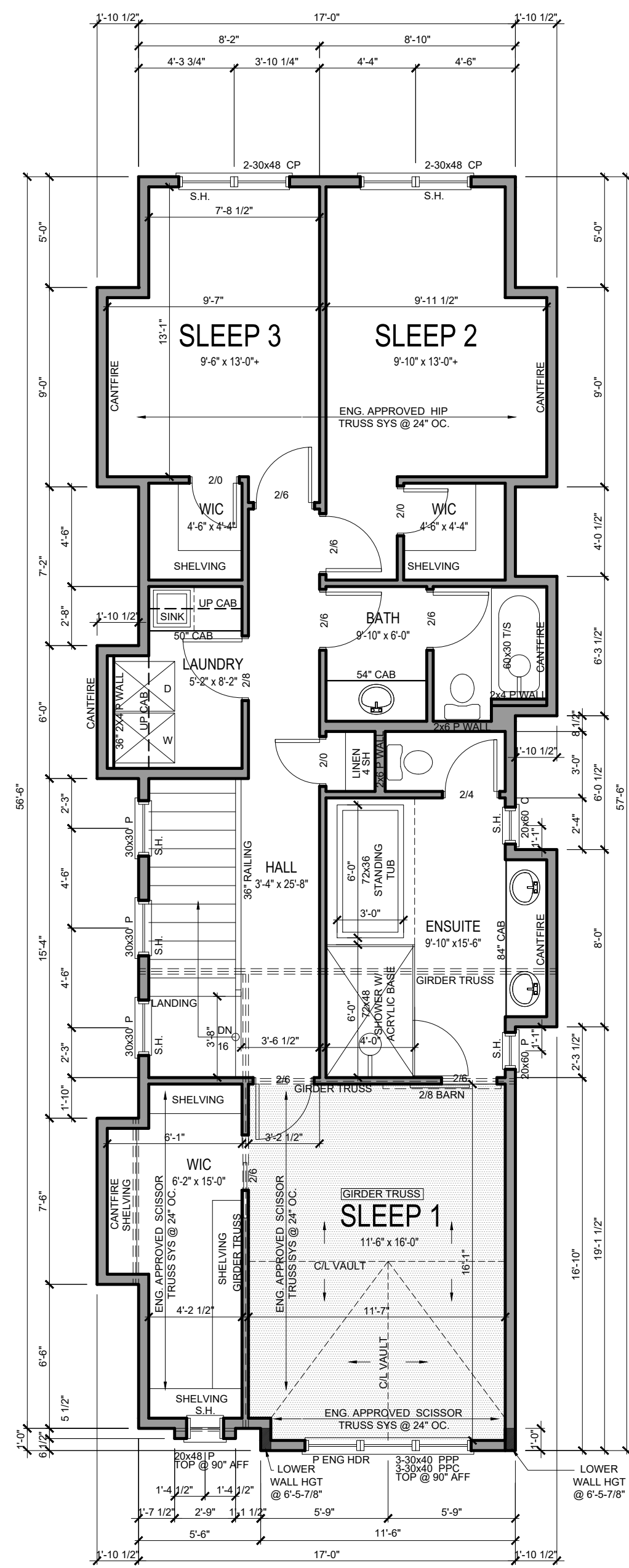
REVISION:	DATE: (Y/M/D)

DRAWING TITLE:
FLOOR PLANS

PROJECT #:	2025-2852
DATE:	2026.01.26
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

DP/W4



2 UPPER FLOOR PLAN 4 9'-1" CEILING
1057.481 sq.ft.
ABBREVIATION NOTES LEGEND
AFF ABOVE FINISHED FLOOR
CANTFIRE EXT. DENSGLASS OR EQUIVALENT
INT. 5/8" TYPE 'X' GYPSUM BOARD
S.H. 2-2X10 HDR

1 MAIN FLOOR PLAN 10'-1" CEILING
902.666 sq.ft. - HOUSE
174.667 sq.ft. - PATIO
16.497 sq.ft. - PORCH
F-6b CANTILEVER FLOOR JOISTS IN THESE AREAS
ENG APPR MONO TRUSS ROOF BY SUPPLIER @ 24" OC
GENERAL FLOOR PLAN NOTES
ALL INTERIOR DOORS TO BE 60" UNLESS NOTED OTHERWISE

3 LOWER SUITE PLAN 9'-1" CEILING
180.093 sq.ft. - HOUSE
49.611 sq.ft. - MECH
98.535 sq.ft. - COMMON HALL
414.280 sq.ft. - SUITE
SUITE NOTES:
1) SMOKE-TIGHT SEPARATION BETWEEN SUITE AND PRINCIPAL DWELLING AND/OR MECHANICAL ROOM
2) SOLID CORE DOOR 45 mm (1-3/4") W/ SELF-CLOSE
3) WALLS - RESILIENT CHANNEL @ 24" OC, ONE SIDE WITH 3/5" OR 5/8" BATT INSUL. DEPENDING ON WALL THICKNESS & 5/8" TYPE 'X' GYPSUM B.O.B. ALL DRYWALL JOINTS MUST BE TAPED AND FILLED WITH DRYWALL COMPOUND TO PROVIDE A SMOKE TIGHT JOINT.
(V098) ST-CG
4) CEILING: 18MM 5/8" BATT INSULATION AND RESILIENT CHANNEL. ALL DRYWALL JOINTS MUST BE TAPED AND FILLED WITH DRYWALL COMPOUND TO PROVIDE A SMOKE TIGHT JOINT. ONE SIDE @ 24" OC (V098) ST-CG
5) MINIMUM 12.7 MM (1/2") THICK DRYWALL ON THE CEILING. ALL DRYWALL JOINTS MUST BE TAPED AND FILLED WITH DRYWALL COMPOUND TO PROVIDE A SMOKE TIGHT JOINT.

4 FOUNDATION PLAN 9'-4" WALL HEIGHT
FOUNDATION GENERAL NOTES
4" CONC SLAB W/ 10M BARS @ 24" OC B/W
5" COMP GRAVEL (COMPACTED TO 98% STD PROCTOR)
-30 mPa 8" CONC FOUNDATION WALL
-24"x8" 30 mPa CONC FTG W/ REBAR AS PER P ENG (CONTINUOUS)
-ALL BEAMS AND JOISTS ARE SUBJECT TO MODIFICATION WITH EQUIVALENT MATERIALS SUPPLIED BY OTHER MANUFACTURERS -ALL PAD FTGS AS PER FLR SUPPLIERS ENG. RECOMMENDATIONS AND ARE FACTORED LOADS
-LOCATION OF MECHANICAL EQUIPMENT IS APPROXIMATE ONLY AND SUBJECT TO ON-SITE CONDITIONS
SOIL GAS CONTROL AND RADON
- NBC PART 5, PART 6 AND PART 9
-THESE PRESCRIPTIVE REQUIREMENTS WERE ADDED:
-POLYETHYLENE SOIL GAS BARRIER IS REQUIRED UNDER SLAB
-SLAB PERIMETER MUST BE SEALED TO WALL
-ALL PENETRATIONS THROUGH THE SLAB MUST BE SEALED
-SLUMP PIT COVER TO BE AIRTIGHT
-GRANULAR FILL REQUIRED UNDER THE SLAB

5 ROOF PLAN
NON-VENTED SOFFIT

PROPOSED DWELLING 1 #612

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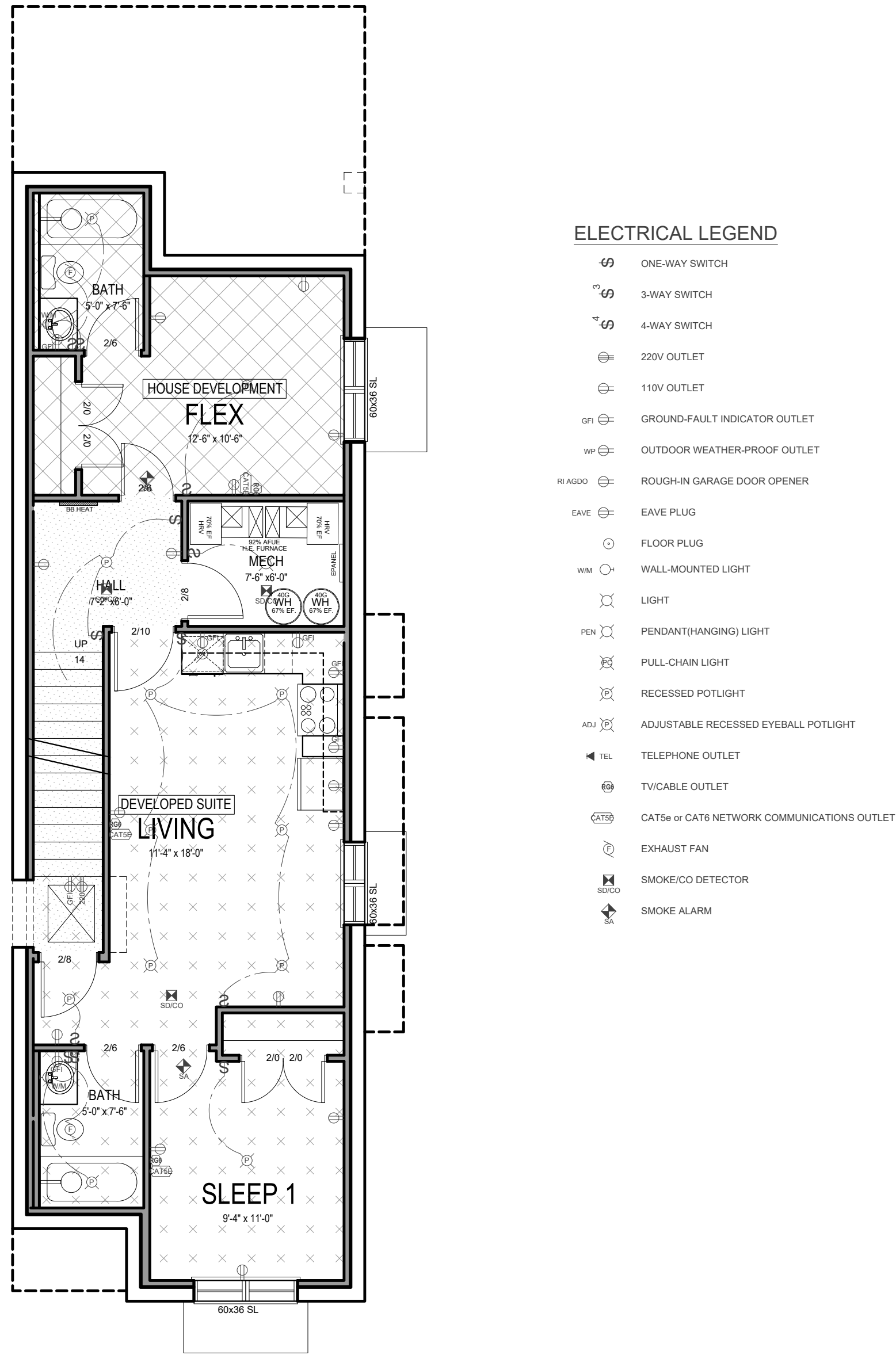
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BUILDING PERMIT SET

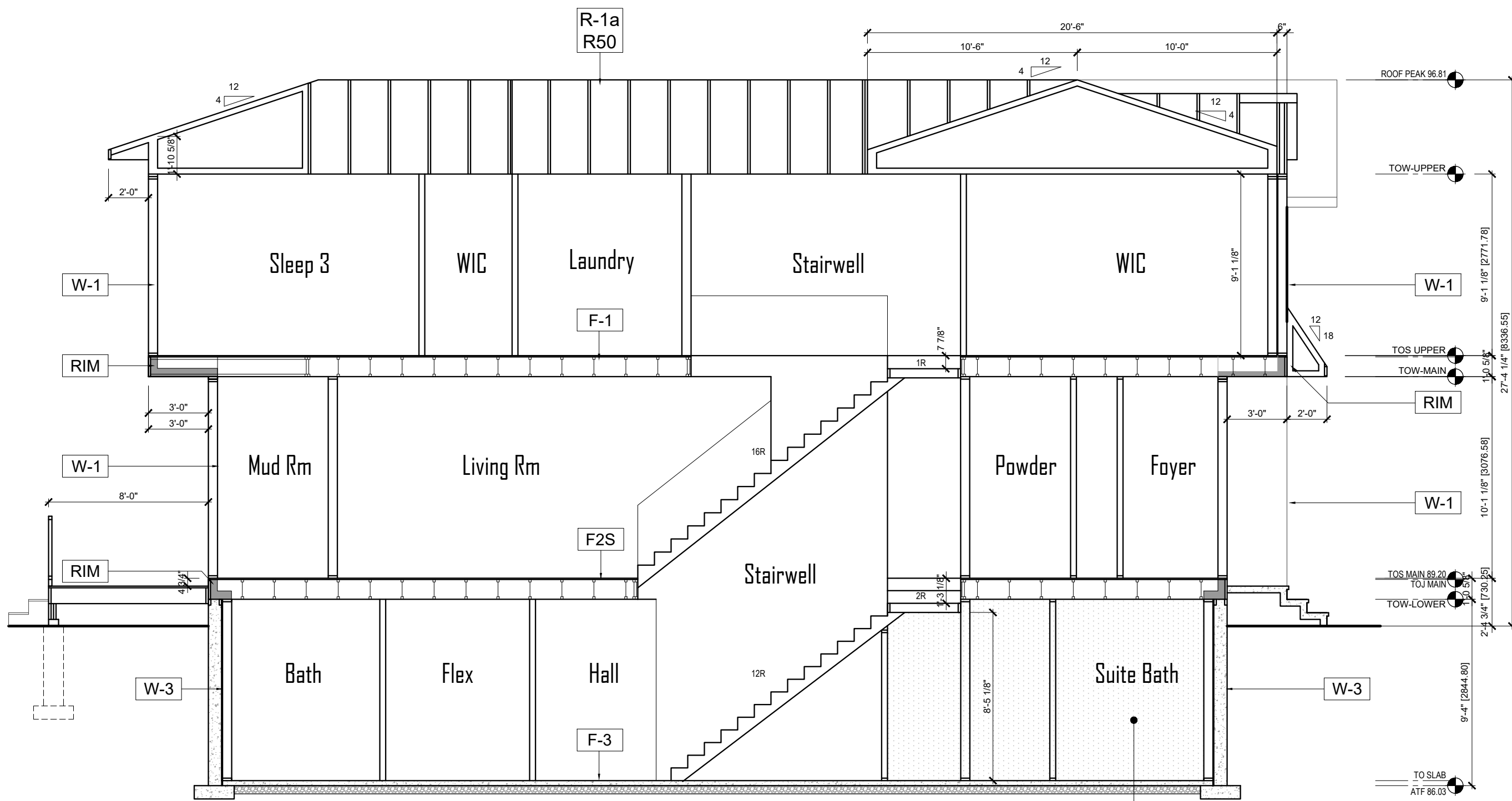
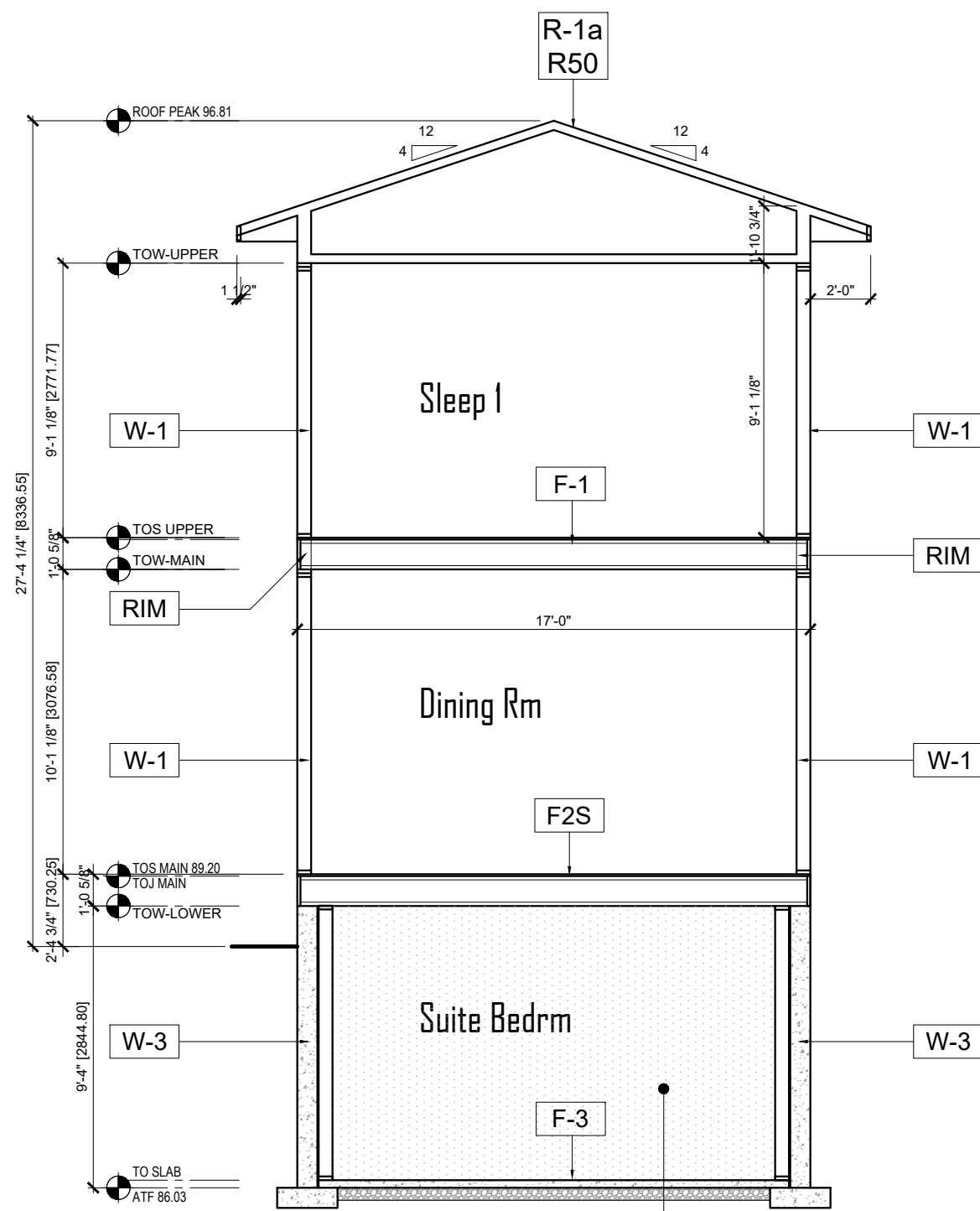
REVISION:	DATE: (Y/M/D)

DRAWING TITLE: ELECTRICAL PLANS + SECTIONS	
PROJECT #:	2025-2852
DATE:	2026.01.26
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	



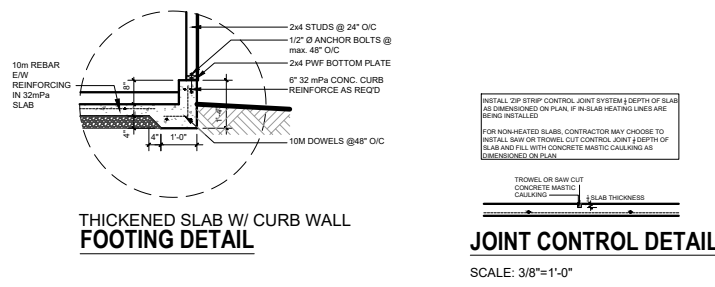
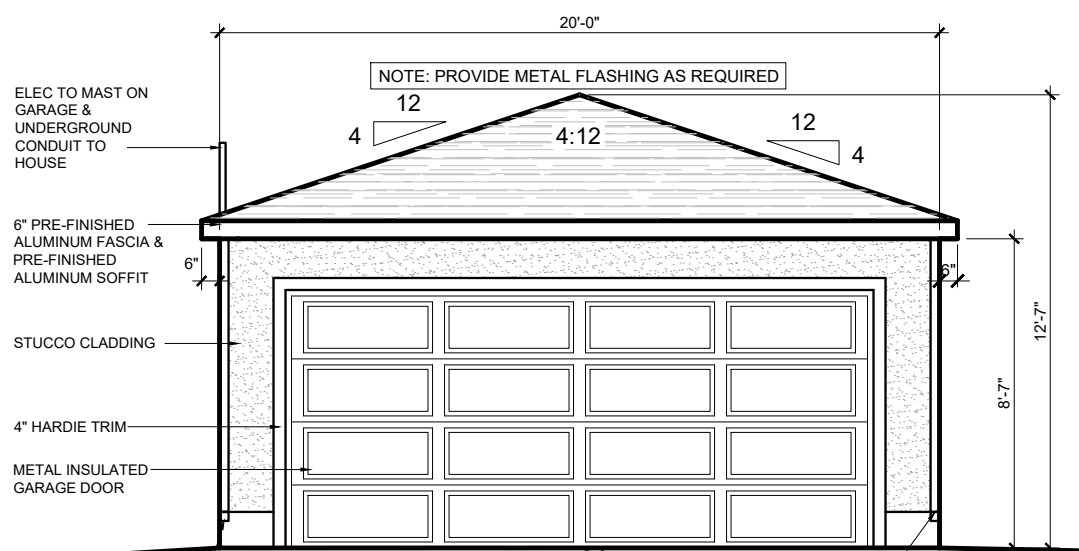
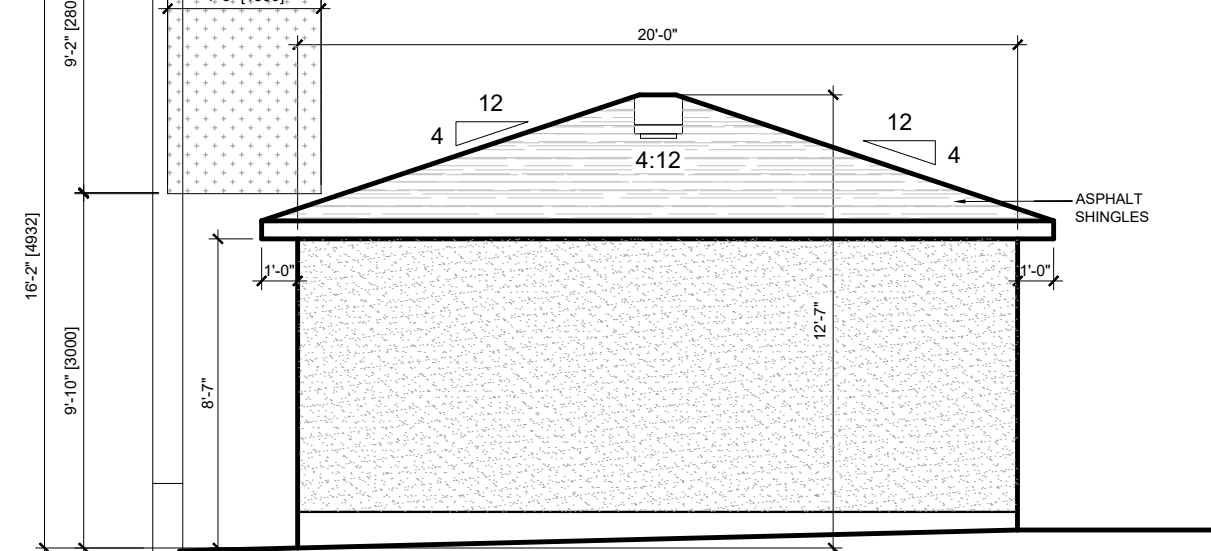
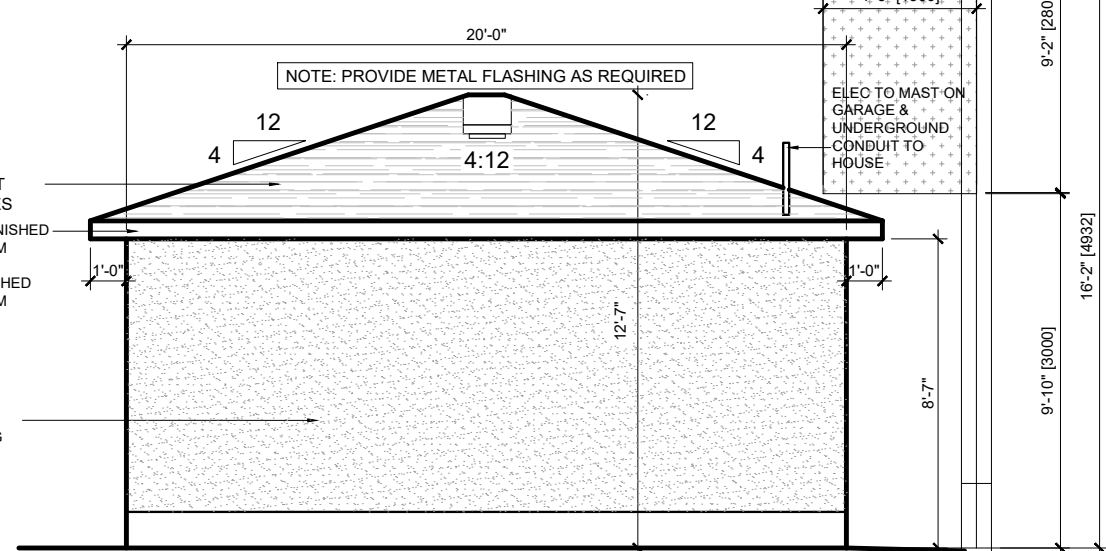
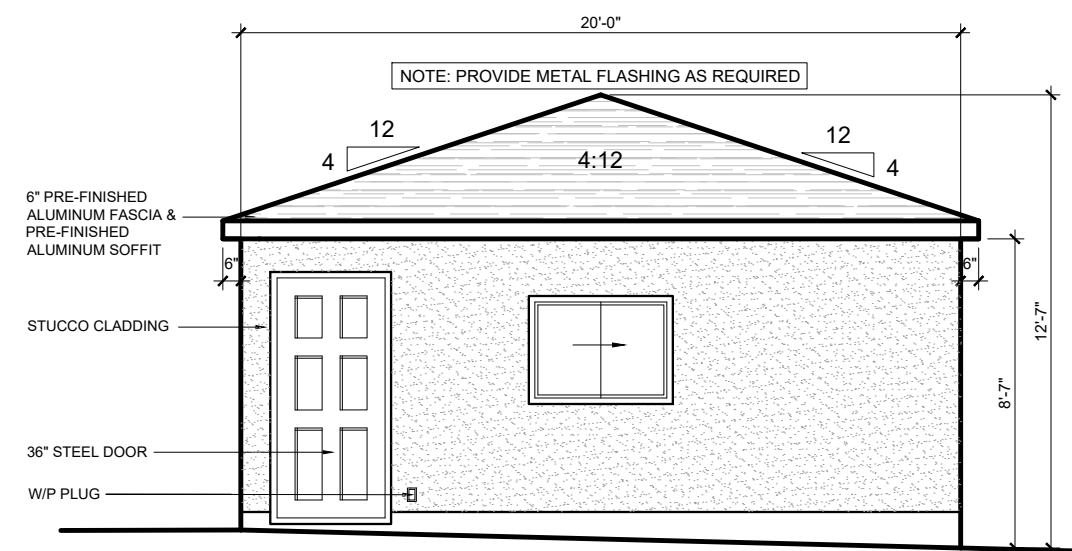
ELECTRICAL LEGEND

- ONE-WAY SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- 220V OUTLET
- 110V OUTLET
- GROUND-FAULT INDICATOR OUTLET
- OUTDOOR WEATHER-PROOF OUTLET
- ROUGH-IN GARAGE DOOR OPENER
- EAVE PLUG
- FLOOR PLUG
- WALL-MOUNTED LIGHT
- LIGHT
- PENDANT(HANGING) LIGHT
- PULL-CHAIN LIGHT
- RECESSED POTLIGHT
- ADJUSTABLE RECESSED EYEBALL POTLIGHT
- TELEPHONE OUTLET
- TV/CABLE OUTLET
- CAT5e or CAT6 NETWORK COMMUNICATIONS OUTLET
- EXHAUST FAN
- SMOKE/CO DETECTOR
- SMOKE ALARM



GARAGE 1 - WEST

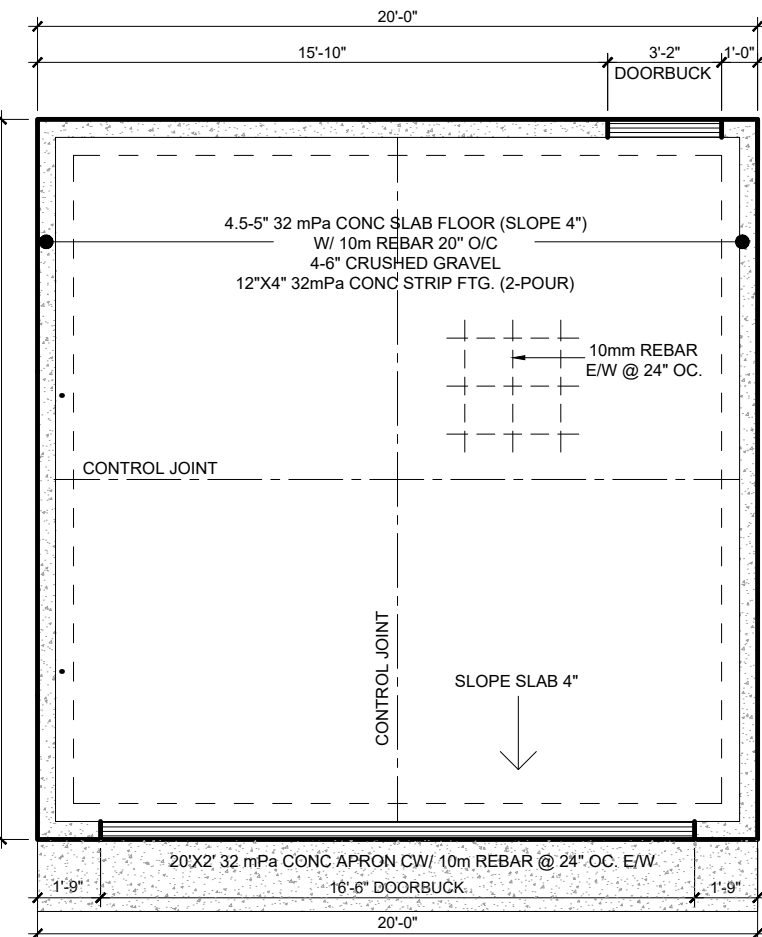
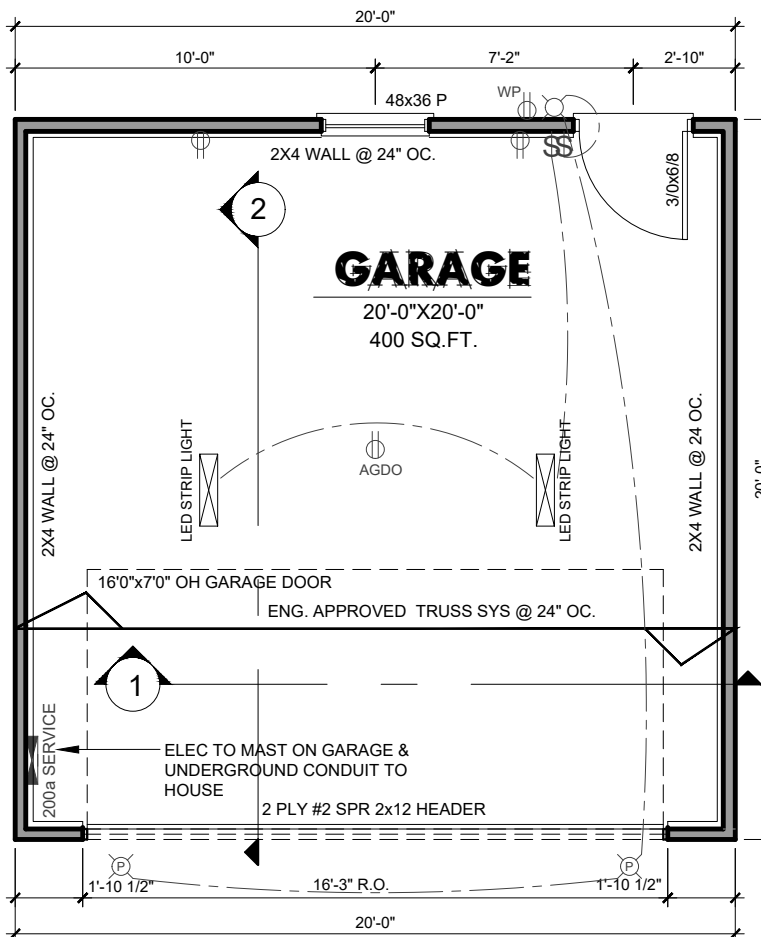
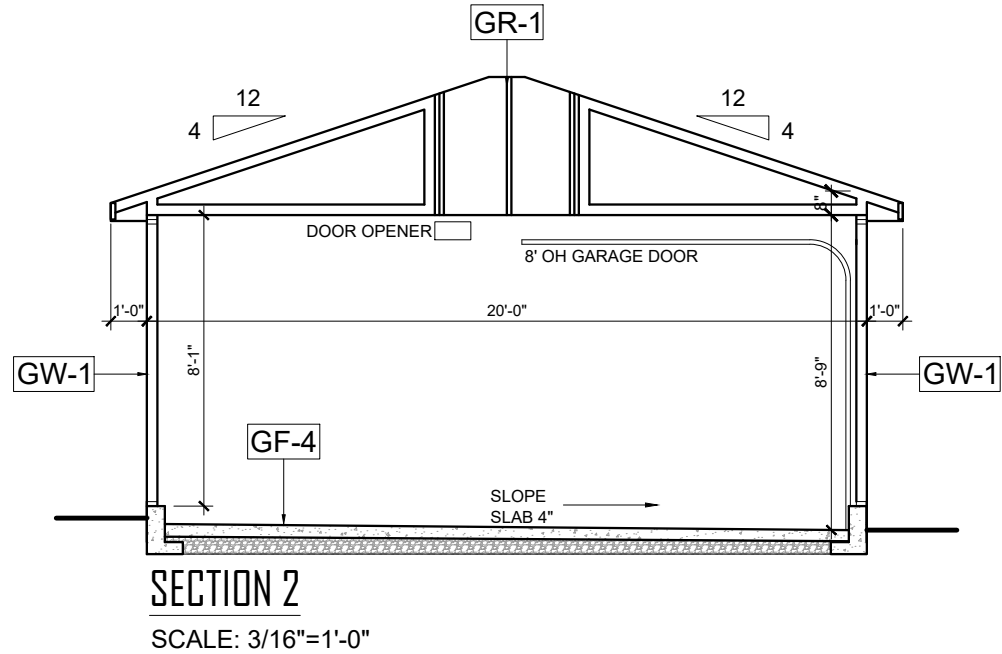
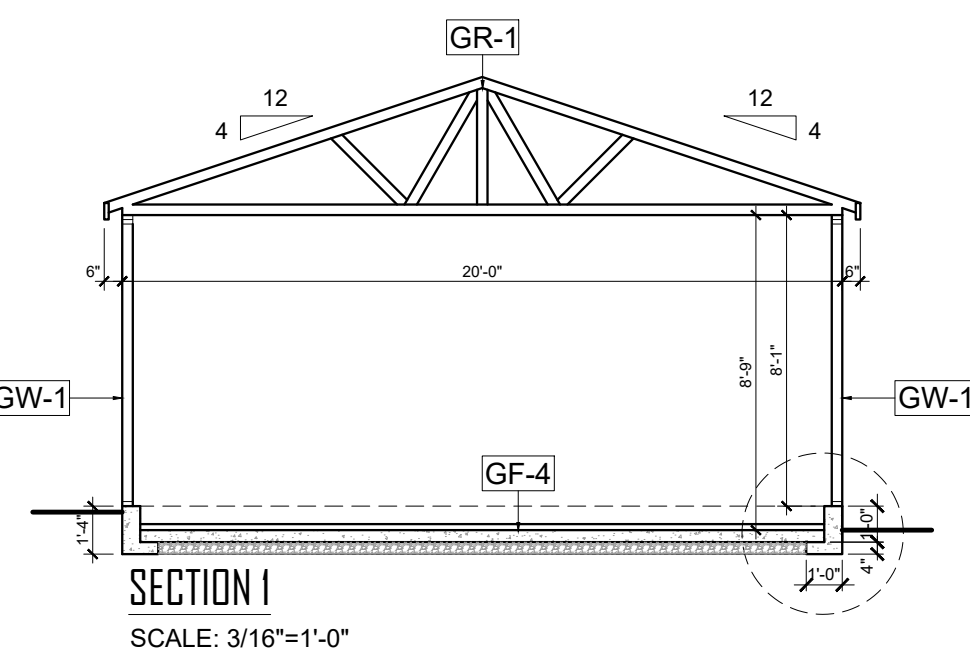
#612



ELECTRICAL LEGEND

- ONE-WAY SWITCH
- 110V OUTLET
- OUTDOOR WEATHER-PROOF OUTLET
- GARAGE DOOR OPENER
- POTLIGHT
- LIGHT - LED STRIP

- GF-4** INSULATED WALLS & ROOF
GARAGE SLAB
4.5-5" THICK CONC. SLAB ON GRADE
4" COMP. GRAVEL (SLOPE 4")
- GR-1** ROOF AND CEILINGS
3/8" ASPHALT SHINGLE ROOFING
FELT PAPER
3/8" OSB SHEATHING ON 1" CLIPS
APPROVED WOOD TRUSSES @ 24" O.C.
(EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL/CLIM TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
ATTIC VENTILATION 1300 OF INSULATED CEILING (REQUIRED ONLY WITH FINISHED GARAGE)
R20 BATT INSUL
4 MIL POLY 1B
3/8" OSB WALL FINISH
- GW-1** EXTERIOR WALLS
EXTERIOR FINISH AS SPEC'D
BUILDING PAPER
3/8" OSB SHEATHING
2x4 K.D. SPR. STUDS @ 16" O.C. CW 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
R12 BATT INSUL
4 MIL POLY 1B
3/8" OSB WALL FINISH
- GW-2** EXTERIOR WALLS (FIRE-RATED)
EXTERIOR FINISH AS SPEC'D
2x6 TYPE 'X' OYPRUM SHEATHING (BUND TO US OF ROOF SHEATHING)
BUILDING PAPER
2x4 K.D. SPR. STUDS @ 16" O.C. CW 2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH



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BUILDING PERMIT SET

REVISION:	DATE: (Y/M/D)

DRAWING TITLE:

GARAGE PLANS

PROJECT #:	2025-2852
DATE:	2026.01.26
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

DP/W7

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PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3
P: 403.613.4639
LegaciesDesign@gmail.com | LastingLegaciesDesign.com

612

612 24 AVENUE N.W
CALGARY, ALBERTA
PL 3955R, BLK 2, LOT 6

CLIENT:

Midas Homes Ltd.