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ISSUE DATE: APR 30, 2026

REVISION #: X



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PROJECT: HR097
ACCESSORY BUILDING - GARAGE SUITE
171 COVEPARK WAY NE,
CALGARY AB T3K 5T7

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN

LEGAL DESCRIPTION: Lot 43
Block 3
Plan 031 0139

















MUNICIPAL ADDRESS: 171 Covepark Way N.E.
Calgary, Alberta



DATE OF SURVEY: March 19th, 2025.

NOTES:

Elevations are shown thus: $\square^{1000.00}$ = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: **424465 ELEV.: 1092.828**
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM114°) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

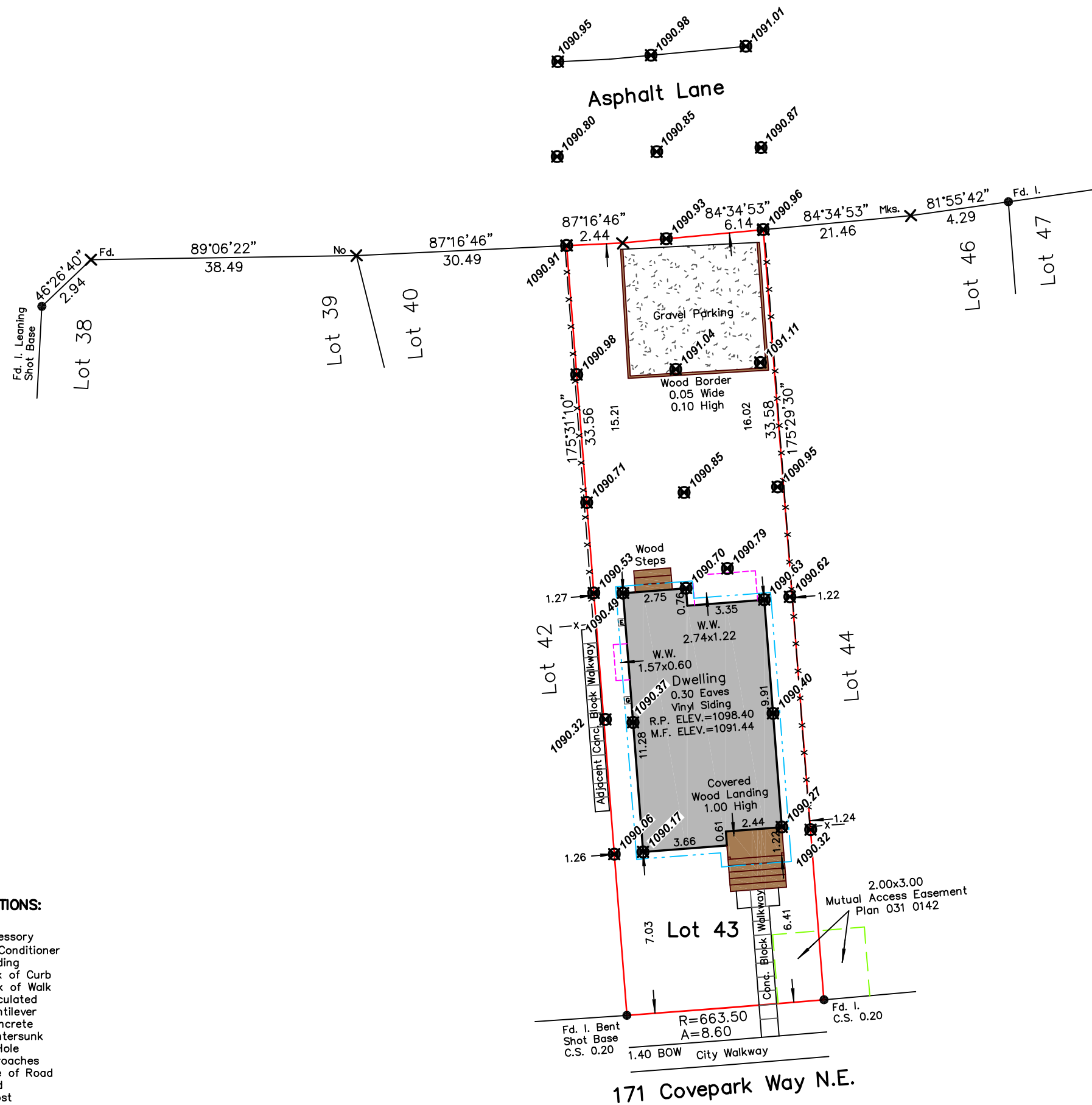
LEGEND:

Calculation points shown thus: X
Found iron posts shown thus: ●
Elevations shown thus: $\square^{1000.00}$
Fire hydrants shown thus: 
Lamp standards shown thus: 
Manholes shown thus: 
Power soles shown thus: 
Street signs shown thus: 
Electrical meter shown thus: 
Gas meter shown thus: 
Property lines shown thus: 
Right of ways shown thus: 
Eaves shown thus: 
Fences shown thus: 
Overhead lines shown thus: 
Gasline shown thus: 
Sanitaryline shown thus: 
Stormline shown thus: 
Waterline are shown thus: 

Coniferous Tree  -----
Deciduous Tree  -----

ABBREVIATIONS:

A - Arc
Acc. - Accessory
A/C - Air Conditioner
Bldg - Building
BOC - Back of Curb
BOW - Back of Walk
Calc. - Calculated
Cant. - Cantilever
Conc. - Concrete
C.S. - Countersunk
DH - Drill Hole
Enc. - Encroaches
EOR - Edge of Road
Fd. - Found
I. - Iron Post
M.A. - Maintenance Access
Mk. - Mark
O.D. - Overland Drainage
P/L - Property Line
R - Radius
Ret. - Retaining
R/W - Right of Way
W/O - Walkout Basement
W.W. - Window Well



This plan represents the best information at the time of survey.
ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
All Underground installations should be located by the respective authorities prior to construction.

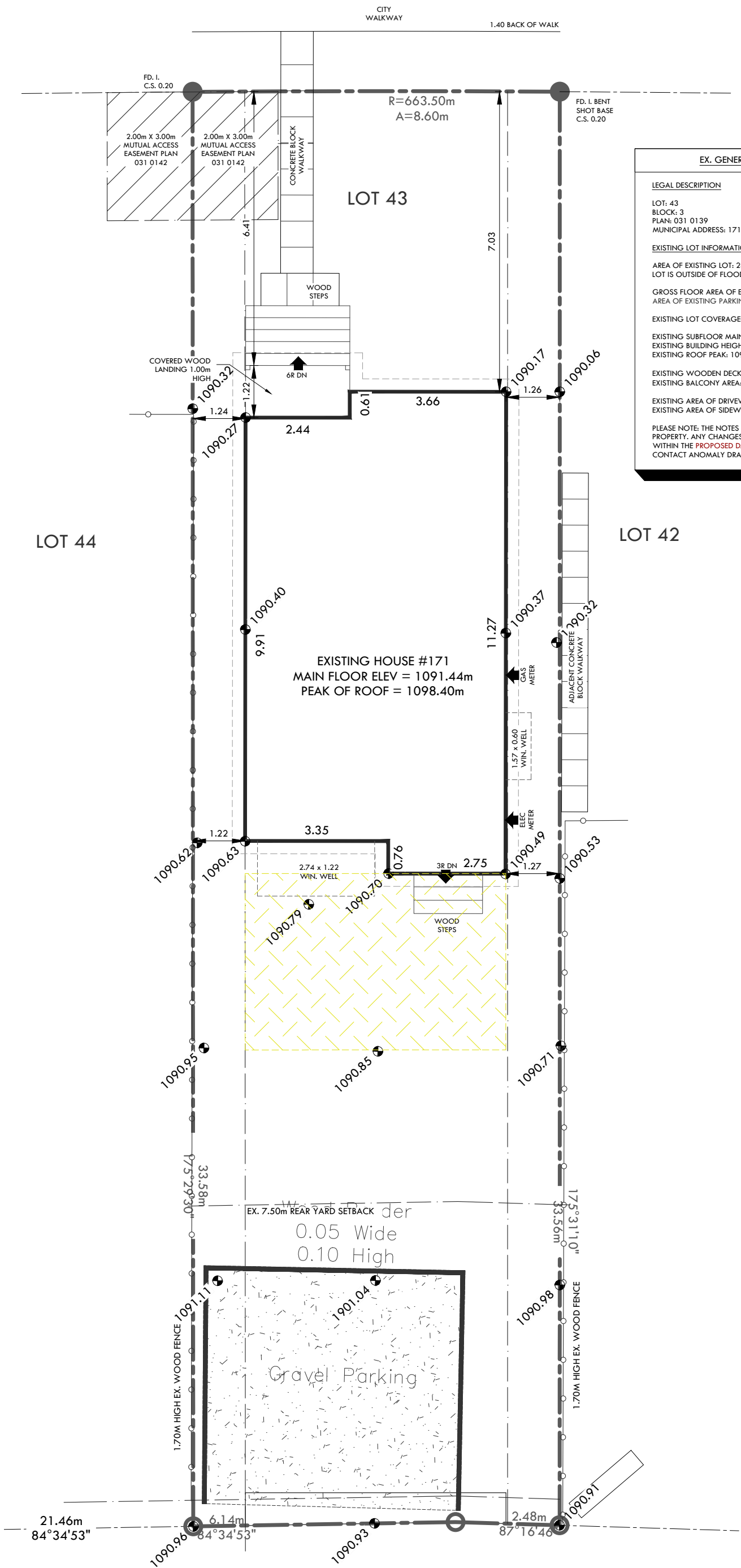
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477



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Website: www.zoomsurveys.ca
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171 COVERPARK WAY NE



EX. GENERAL SITE PLAN INFORMATION	
LEGAL DESCRIPTION	
LOT: 43 BLOCK: 3 PLAN: 031 0139 MUNICIPAL ADDRESS: 171 COVERPARK WAY NW, CALGARY, ALBERTA	
EXISTING LOT INFORMATION	
AREA OF EXISTING LOT: 287.87m ² - PARCEL ARE TO BE ZONED RCC. LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.	
GROSS FLOOR AREA OF EXISTING BUILDING: 64.71m ² AREA OF EXISTING PARKING PAD: 33.99m ² (DEMOLISHED)	
EXISTING LOT COVERAGE: 22.48%	
EXISTING SUBFLOOR MAIN FLOOR ELEV.: 1091.44m EXISTING BUILDING HEIGHT: 6.96m EXISTING ROOF PEAK: 1098.40m	
EXISTING WOODEN DECK OR PATIO AREA: N/A EXISTING BALCONY AREA: N/A	
EXISTING AREA OF DRIVEWAY: N/A EXISTING AREA OF SIDEWALK: 5.69m ²	
PLEASE NOTE: THE NOTES REFLECTED ABOVE REFER TO THE REAR OF THE PROPERTY. ANY CHANGES TO THE MAIN DWELLING WILL BE REFERENCED WITHIN THE PROPOSED DATA. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT ANOMALY DRAFTING AND DESIGN.	

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS PROPERTY OF ANOMALY DRAFTING AND DESIGN. THE COPYRIGHT IN THE SAME RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE CONSENT OF ANOMALY DRAFTING AND DESIGN, AND GARAGE SUITES, WHEN MADE MUST BEAR ITS NAME. DRAWINGS ARE NEVER TO BE SCALED. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN AND SITE CONDITIONS BEFORE COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCIES TO THE DESIGNER FOR AN ADJUSTMENT.


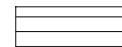

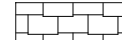
EXISTING SITE PLAN

SCALE:	1:100
ISSUE DATE M/D/Y:	04/30/2026
SHEET NO.:	A2

ELEVATION GENERAL NOTES

- GEODEC ELEVATIONS AT BUILDING CORNERS IS TO BE REMAIN CONSTANT FOR MASONRY RETURN, THEREFORE G.C. IS TO CONFIRM GRADING WITH SURVEYOR PRIOR TO EXCAVATION. BOTH THE ELEVATIONS AND SITE PLAN NEED TO BE REVIEWED.
- ANY DISCREPANCIES WITH REGARDS TO EXTERIOR FINISH MATERIALS SHOWN, MUST BE COMMUNICATED TO THE DESIGNER FOR CLARIFICATION.
- LOCATIONS OF DROPS IN FOUNDATION SHOWN ARE APPROXIMATE, THEREFORE, DROPS WILL BE VERIFIED ON SITE.
- EXCEPT STUCCO, ALL EXTERIOR SIDING WILL BE A MINIMUM 10" ABOVE GRADE.
- DOWNSPOUT LOCATIONS WILL BE DETERMINED BY SUPPLIER ON SITE.
- WINDOWS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. THEREFORE WINDOW DIMENSIONS SHOWN, TO BE CONFIRMED BY SUPPLIER PRIOR TO BUILDING PERMIT SUBMISSION.
- GRADE SLOPES SHOWN ARE APPROXIMATE, THEREFORE GEODETIC ELEVATIONS TO BE DETERMINED ON SITE.
- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

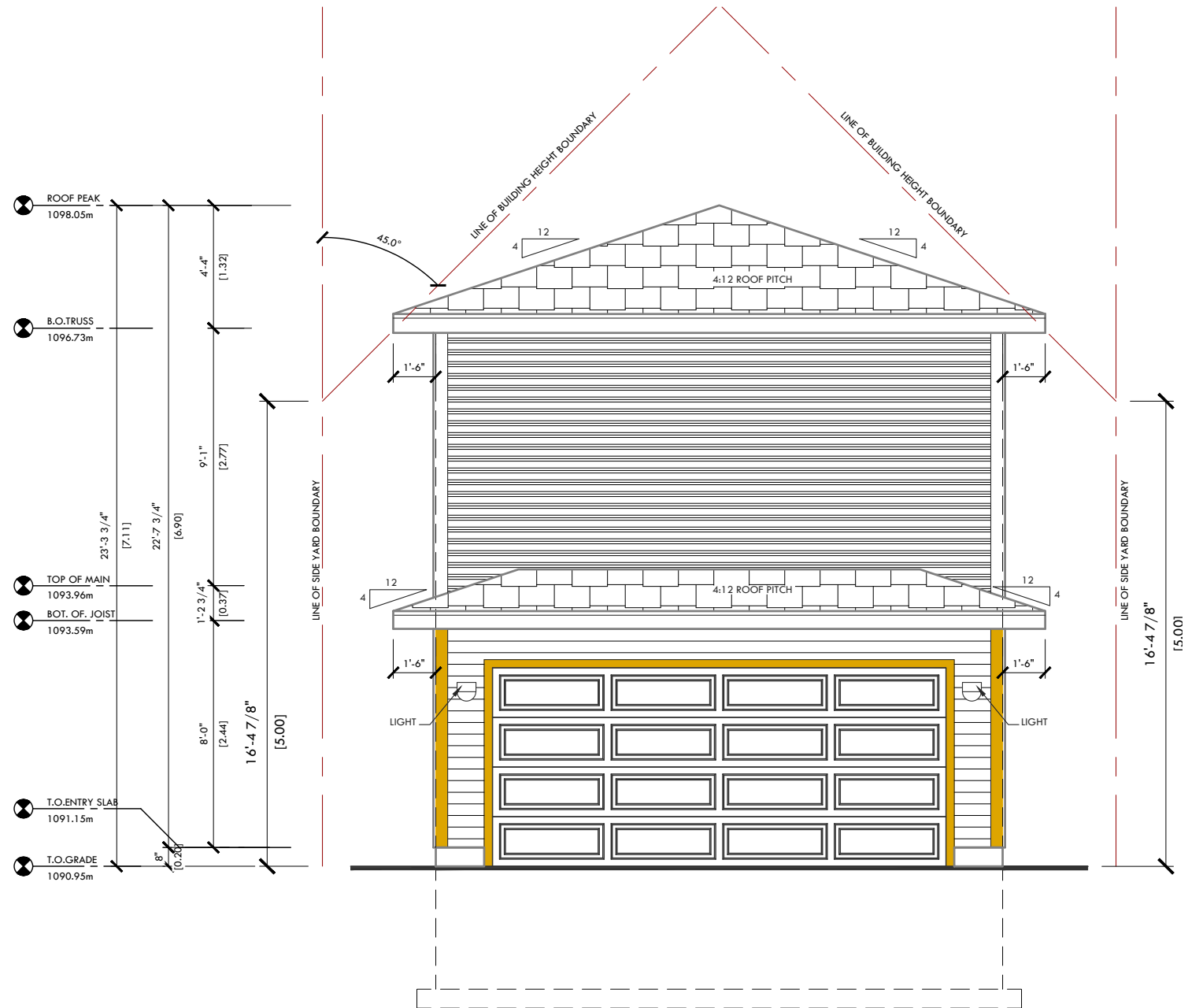
EXTERIOR FINISHES LEGEND

-  VINYL SIDING: VINYL SIDING C/W 4" VINYL CORNERS
-  COMPOSITE SIDING: JAMES HARDIE LAP SIDING
-  COMPOSITE TRIM: 3" COMPOSITE TRIM SURROUNDING WINDOWS AND/OR DOORS, AND 4" TO 6" HARDIE CORNERS
-  ROOF SHINGLES: ASPHALT SHINGLES. SEE SPEC FOR SHINGLES

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

All windows are to be dual pane, clear glass, and no coatings



PROPOSED EAST 'FRONT' ELEVATION

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

ISSUE DATE M/D/Y:

04/30/2026

SHEET NO.:

A8



ELEVATION GENERAL NOTES

- GEODEC ELEVATIONS AT BUILDING CORNERS IS TO REMAIN CONSTANT FOR MASONRY RETURN. THEREFORE G.C. IS TO CONFIRM GRADING WITH SURVEYOR PRIOR TO EXCAVATION. BOTH THE ELEVATIONS AND SITE PLAN NEED TO BE REVIEWED.
- ANY DISCREPANCIES WITH REGARDS TO EXTERIOR FINISH MATERIALS SHOWN, MUST BE COMMUNICATED TO THE DESIGNER FOR CLARIFICATION.
- LOCATIONS OF DROPS IN FOUNDATION SHOWN ARE APPROXIMATE, THEREFORE, DROPS WILL BE VERIFIED ON SITE.
- EXCEPT STUCCO, ALL EXTERIOR SIDING WILL BE A MINIMUM 10" ABOVE GRADE.
- DOWNSPOUT LOCATIONS WILL BE DETERMINED BY SUPPLIER ON SITE.
- WINDOWS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. THEREFORE WINDOW DIMENSIONS SHOWN, TO BE CONFIRMED BY SUPPLIER PRIOR TO BUILDING PERMIT SUBMISSION.
- GRADE SLOPES SHOWN ARE APPROXIMATE, THEREFORE GEODETIC ELEVATIONS TO BE DETERMINED ON SITE.
- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

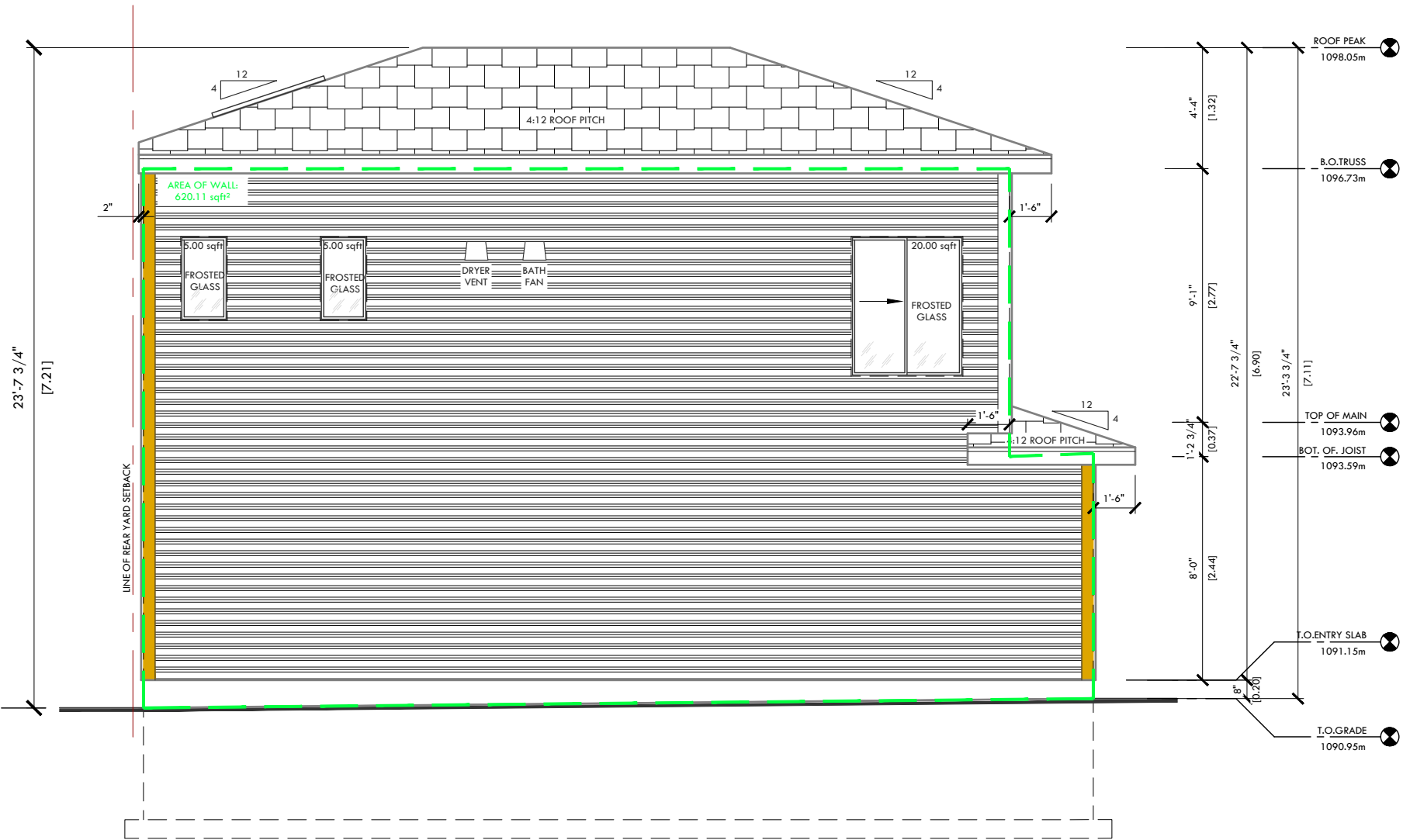
EXTERIOR FINISHES LEGEND

- VINYL SIDING: VINYL SIDING C/W 4" VINYL CORNERS
- COMPOSITE SIDING: JAMES HARDIE LAP SIDING
- COMPOSITE TRIM: 3" COMPOSITE TRIM SURROUNDING WINDOWS AND/OR DOORS, AND 4" TO 6" HARDIE CORNERS
- ROOF SHINGLES: ASPHALT SHINGLES. SEE SPEC FOR SHINGLES

See TABLE 9.10.15.4.A. of the A.B.C 2023
 BUILDING FACE AREA: 620.11ft² (57.61m²)
 MAXIMUM ALLOWABLE COVERAGE: 7%
 MAXIMUM ALLOWABLE OPENINGS: 43.41 ft²
 MAXIMUM EXPOSED AREA: 50 m²
 LIMITING DISTANCE: 1.20m/ ACTUAL 1.22m
 TOTAL UNPROTECTED OPENINGS: 30.00 ft²
 ACTUAL ALLOWABLE COVERAGE: 4.84%

utility meter locations are approximate, therefore utility locations will be confirmed on site

mechanical and HVAC penetration locations shown are all approximate, therefore locations are to be determined on site



PROPOSED SOUTHWEST 'RIGHT' ELEVATION

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

ISSUE DATE M/D/Y:
04/30/2026

SHEET NO.:
A9



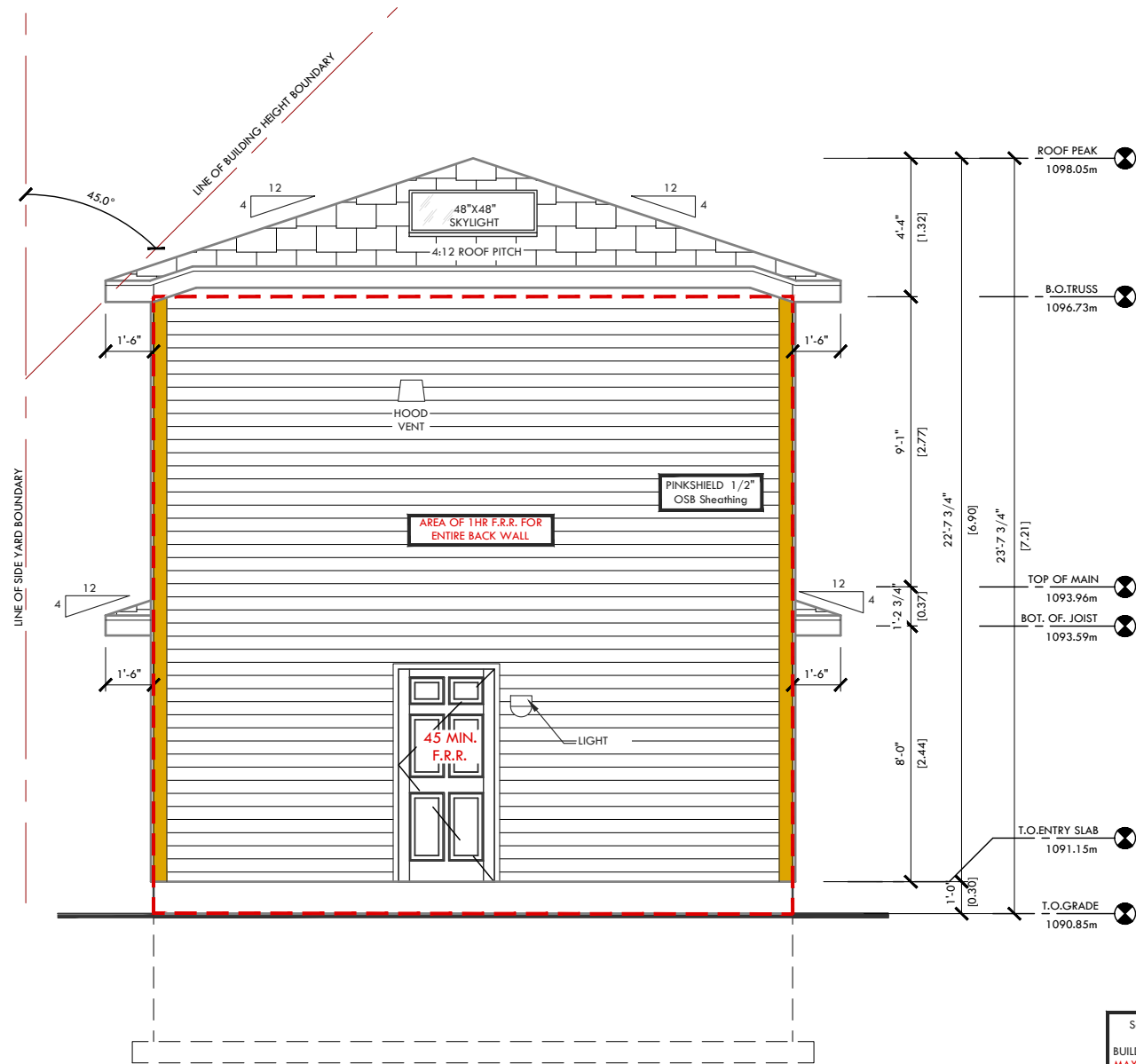
ELEVATION GENERAL NOTES

- GEODEC ELEVATIONS AT BUILDING CORNERS IS TO BE REMAIN CONSTANT FOR MASONRY RETURN THEREFORE G.C. IS TO CONFIRM GRADING WITH SURVEYOR PRIOR TO EXCAVATION. BOTH THE ELEVATIONS AND SITE PLAN NEED TO BE REVIEWED.
- ANY DISCREPANCIES WITH REGARDS TO EXTERIOR FINISH MATERIALS SHOWN, MUST BE COMMUNICATED TO THE DESIGNER FOR CLARIFICATION.
- LOCATIONS OF DROPS IN FOUNDATION SHOWN ARE APPROXIMATE, THEREFORE, DROPS WILL BE VERIFIED ON SITE.
- EXCEPT STUCCO, ALL EXTERIOR SIDING WILL BE A MINIMUM 10" ABOVE GRADE.
- DOWNSPOUT LOCATIONS WILL BE DETERMINED BY SUPPLIER ON SITE.
- WINDOWS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. THEREFORE WINDOW DIMENSIONS SHOWN, TO BE CONFIRMED BY SUPPLIER PRIOR TO BUILDING PERMIT SUBMISSION.
- GRADE SLOPES SHOWN ARE APPROXIMATE, THEREFORE GEODETIC ELEVATIONS TO BE DETERMINED ON SITE.
- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

EXTERIOR FINISHES LEGEND

- VINYL SIDING: VINYL SIDING C/W 4" VINYL CORNERS
- COMPOSITE SIDING: JAMES HARDIE LAP SIDING
- COMPOSITE TRIM: 3" COMPOSITE TRIM SURROUNDING WINDOWS AND/OR DOORS, AND 4" TO 6" HARDIE CORNERS
- ROOF SHINGLES: ASPHALT SHINGLES. SEE SPEC FOR SHINGLES

WINDOW DESCRIPTION	
U-VALUE:	R VALUE:
2.725	0.367
All windows are to be dual pane, clear glass, and no coatings	



See TABLE 9.10.15.4.A. of the A.B.C 2023

BUILDING FACE AREA: 416.60 FT² (38.70 M²)
 MAXIMUM ALLOWABLE COVERAGE: 32%
 MAXIMUM ALLOWABLE OPENINGS: 133.31 FT²
 MAXIMUM EXPOSED AREA: 40 M²
 LIMITING DISTANCE: 4.00M / ACTUAL 4.0M
 TOTAL UNPROTECTED OPENINGS: 93.70 FT²
 ACTUAL ALLOWABLE COVERAGE: 22.5%

**EXISTING REAR ELEVATION
OF MAIN DWELLING**

**PROPOSED WEST 'REAR'
ELEVATION**

ELEVATION GENERAL NOTES

- GEODEC ELEVATIONS AT BUILDING CORNERS IS TO BE REMAIN CONSTANT FOR MASONRY RETURN. THEREFORE G.C. IS TO CONFIRM GRADING WITH SURVEYOR PRIOR TO EXCAVATION. BOTH THE ELEVATIONS AND SITE PLAN NEED TO BE REVIEWED.
- ANY DISCREPANCIES WITH REGARDS TO EXTERIOR FINISH MATERIALS SHOWN, MUST BE COMMUNICATED TO THE DESIGNER FOR CLARIFICATION.
- LOCATIONS OF DROPS IN FOUNDATION SHOWN ARE APPROXIMATE, THEREFORE, DROPS WILL BE VERIFIED ON SITE.
- EXCEPT STUCCO, ALL EXTERIOR SIDING WILL BE A MINIMUM 10" ABOVE GRADE.
- DOWNSPOUT LOCATIONS WILL BE DETERMINED BY SUPPLIER ON SITE.
- WINDOWS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. THEREFORE WINDOW DIMENSIONS SHOWN, TO BE CONFIRMED BY SUPPLIER PRIOR TO BUILDING PERMIT SUBMISSION.
- GRADE SLOPES SHOWN ARE APPROXIMATE, THEREFORE GEODETIC ELEVATIONS TO BE DETERMINED ON SITE.
- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

EXTERIOR FINISHES LEGEND

- VINYL SIDING: VINYL SIDING C/W 4" VINYL CORNERS
- COMPOSITE SIDING: JAMES HARDIE LAP SIDING
- COMPOSITE TRIM: 3" COMPOSITE TRIM SURROUNDING WINDOWS AND/OR DOORS, AND 4" TO 6" HARDIE CORNERS
- ROOF SHINGLES: ASPHALT SHINGLES. SEE SPEC FOR SHINGLES

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

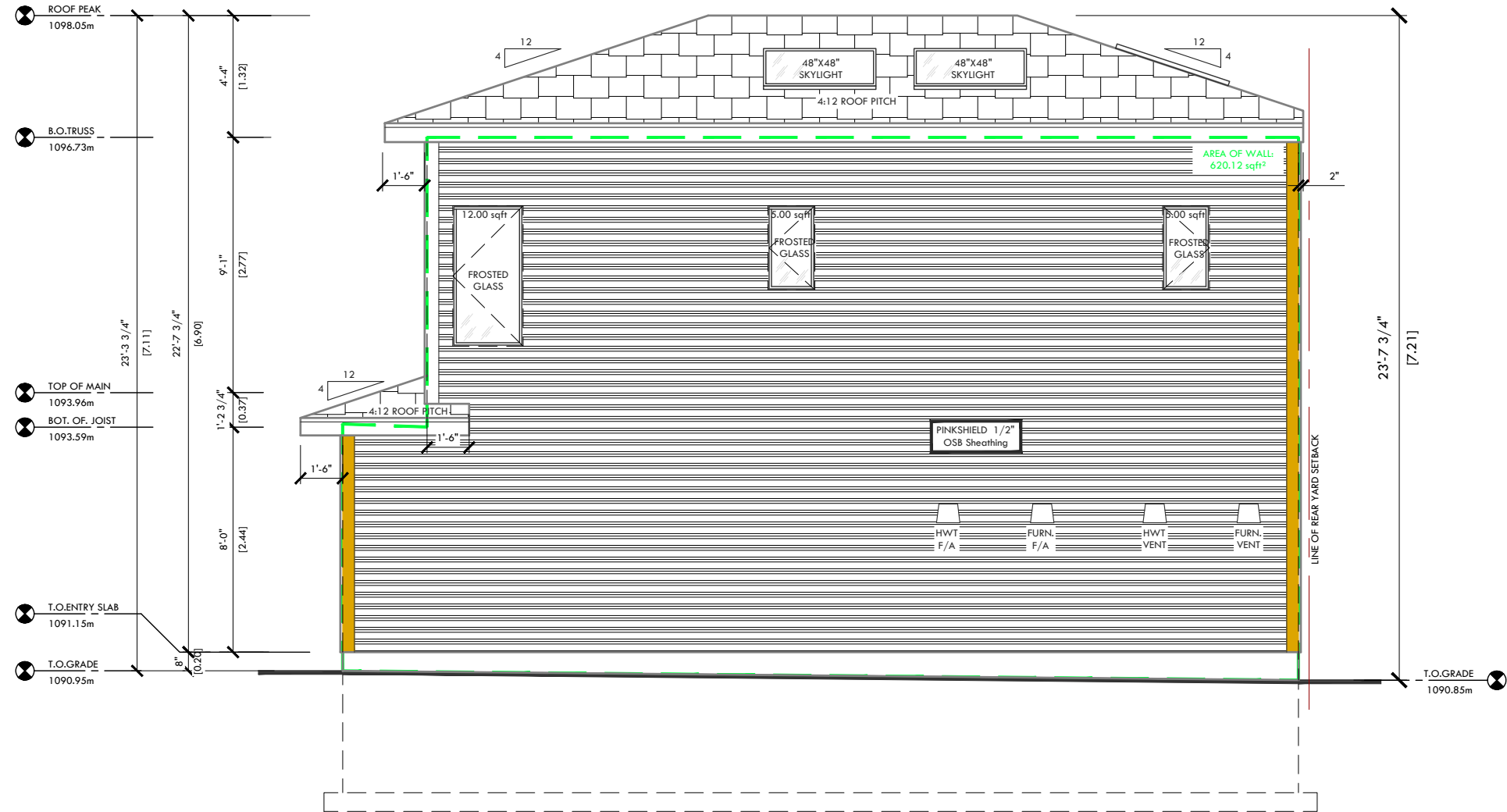
All windows are to be dual pane, clear glass, and no coatings

See TABLE 9.10.15.4.A. of the A.B.C 2023

BUILDING FACE AREA: 620.12ft² (57.61m²)
MAXIMUM ALLOWABLE COVERAGE: 7%
 MAXIMUM ALLOWABLE OPENINGS: 43.41 ft²
 MAXIMUM EXPOSED AREA: 50 m²
LIMITING DISTANCE: 1.20m / ACTUAL 1.26m
 TOTAL UNPROTECTED OPENINGS: 22.00 ft²
 ACTUAL ALLOWABLE COVERAGE: 3.54%

utility meter locations are approximate, therefore utility locations will be confirmed on site

mechanical and HVAC penetration locations shown are all approximate, therefore locations are to be determined on site



PROPOSED NORTHEAST 'LEFT' ELEVATION

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

ISSUE DATE M/D/Y:
04/30/2026

SHEET NO.:
A11

A.6.3.1.2.(1) VENTILATION AND VENTING OF CRAWL SPACES AND ATTIC OR ROOF SPACES.
SENTENCE 6.3.1.2.(1) REQUIRES THAT CRAWL SPACES BE VENTILATED EITHER BY NATURAL (ABOVE-GRADE ONLY) OR MECHANICAL MEANS. HIGH MOISTURE LEVELS WITHIN THE CRAWL SPACE CAN LEAD TO PROBLEMS SUCH AS THE FORMATION OF MOULD, LIFTING OF FLOORING OR LONG-TERM DAMAGE TO STRUCTURAL COMPONENTS.

SEVERAL FACTORS FAVOUR THE USE OF MECHANICAL VENTILATION RATHER THAN RELIANCE ON NATURAL DRAFTS. LOCAL CONDITIONS, SUCH AS AREAS WITH HIGH WATER TABLES, MAY DICTATE THE NEED FOR MECHANICAL VENTILATION TO REMOVE EXCESSIVE MOISTURE.

9.19.1.2. REQUIRED VENTING
SENTENCE (1) EXCEPT WHERE IT CAN BE SHOWN TO BE UNNECESSARY, WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE SPACE TO THE EXTERIOR. (SEE NOTE A-9.19.1.1.(1))

9.19.1.2. VENT REQUIREMENTS
SENTENCE (1) EXCEPT AS PROVIDED IN SENTENCE (2), THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
SENTENCE (2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/50 OF THE INSULATED CEILING AREA.
SENTENCE (4) EXCEPT WHERE EACH JOIST SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38MM BY 38MM ON THE TOP OF THE ROOF JOISTS.

9.19.1.3. CLEARANCES
SENTENCE (1) EXCEPT AS PROVIDED IN SENTENCE (2), NOT LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING.
SENTENCE (3) CEILING INSULATION SHALL BE INSTALLED IN A MANNER THAT WILL NOT RESTRICT THE FREE FLOW OF AIR THROUGH ROOF VENTS OF THROUGH ANY PORTION OF THE ATTIC OF ROOF SPACE.

9.26.8.1. COVERAGE
SENTENCE (1) EXCEPT FOR THE FIRST 2 COURSES, COVERAGE SHALL BE NOT LESS THAN 3 THICKNESSES OF SHINGLE OVER THE ENTIRE ROOF, DISREGARDING CUTOUTS.

9.26.8.2. STARTER STRIP
SENTENCE (1) A STARTER STRIP SHALL BE INSTALLED AS IN ARTICLE 9.26.7.2.
SENTENCE (2) STARTER STRIPS REQUIRED IN SENTENCE (1) SHALL BE LAID IN A CONTINUOUS BAND OF CEMENT NOT LESS THAN 200mm WIDE.

9.26.8.3. SECURING OF TABS
SENTENCE (1) SHINGLE TABS SHALL BE SECURED WITH COLD APPLICATION CEMENT APPLIED AT THE RATE OF NOT LESS THAN 0.5L/m² OF CEMENTED AREA, OR HOT APPLICATION ASPHALT APPLIED AT THE RATE OF 1 kg/m² OF CEMENTED AREA.

9.26.4.3.: VALLEY FLASHING
SENTENCE 1) WHERE SLOPING SURFACE OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED.
SENTENCE 2) VALLEY FLASHING SHALL BE INSTALLED OVER CONTINUOUS SHEATHING.
SENTENCE 3) CLOSED VALLEYS SHALL NOT BE USED WITH RIGID SHINGLES ON SLOPES OF LESS THAN 1 IN 1.2.
SENTENCE 4) OPEN VALLEYS SHALL BE FLASHED WITH AT LEAST **a) ONE LAYER OF SHEET METAL NOT LESS THAN 600MM WIDE,** OR **b) 2 LAYERS OF ROLL ROOFING.**
SENTENCE 5) THE BOTTOM LAYER OF ROOFING REQUIRED IN SENTENCE (4) SHALL CONSIST OF A LEAST TYPE S SMOOTH ROLL ROOFING OF TYPE M MINERAL SURFACE ROLL ROOFING (MINERAL SURFACE DOWN) NOT LESS THAN 457MM WIDE, CENTERED IN THE VALLEY AND FASTENED WITH NAILS SPACED NOT MORE THAN 450MM O.C. LOCATED 25MM AWAY FROM THE EDGES.
SENTENCE 6) THE TOP LAYER OF ROOFING REQUIRED IN SENTENCE (4) SHALL CONSIST OF AT LEAST TYPE M MINERAL SURFACE ROLL ROOFING (MINERAL SURFACE UP), 914MM WIDE, CENTERED IN THE VALLEY, APPLIED OVER A 100MM WIDE STRIP OF CEMENT ALONG EACH EDGE OF THE BOTTOM LAYER, AND FASTENED WITH A SUFFICIENT NUMBER OF NAILS TO HOLD IT IN PLACE UNTIL THE SHINGLES ARE APPLIED.

CROSS-SECTION GENERAL NOTES

- FOUNDATION STRIP-FOOTING TO BE VERIFIED BY A CERTIFIED STRUCTURAL ENGINEER. GENERAL CONTRACTOR IS TO REVIEW ENGINEER'S LETTERS, DRAWINGS, AND SUPPORTIVE DOCUMENTS.
- GENERAL CONTRACTOR IS TO CONSULT WITH ANOMALY DRAFTING AND DESIGN, TO CONFIRM WHEN DRAINAGE MAT IS REQUIRED FOR FOUNDATION.
- RSI EFF, CALCULATIONS ARE APPROXIMATE, THEREFORE, GENERAL CONTRACTOR IS TO VERIFY MATERIAL VALUES WITH SUPPLIER TO MEET RSIEFF REQUIREMENTS.
- GENERAL CONTRACTOR IS TO REVIEW FLOOR JOIST AND ROOF TRUSS SUPPLIER'S ENGINEERING LAYOUTS AND DOCUMENTATION FOR CONFIRMATION.
- STANDARD HEEL HEIGHT IS TO BE 7 1/2" MIN, ROOF ENGINEER IS TO ADJUST HEEL HEIGHTS WHERE REQUIRED FOR TOP OF FASCIA TO MATCH FRONT ELEVATION.
- DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF SHEATHING, UNLESS NOTED OTHERWISE.
- STAIRS SHOWN TO BE FABRICATED AND INSTALLED BY SUPPLIER.
- HVAC AND MECHANICAL PENETRATION LOCATIONS ARE TO BE DETERMINED ON SITE. PENETRATIONS TO SEALED AS PER NBC 2019 ALBERTA EDITION CODE REQUIREMENTS.
- GENERAL CONTRACTOR IS TO VERIFY HVAC EQUIPMENT SPECIFICATIONS WITH DESIGNER PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR IS TO ADD EXPANSION FOAM TO ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS.
- PLEASE SEE ELEVATION DRAWINGS FOR WINDOW AND DOOR HEIGHT CLARIFICATIONS.
- ROOF FLASHING TO BE GALVANIZED WHERE REQUIRED.
- GENERAL CONTRACTOR TO APPLY 2LB CLOSED CELL SPRAY FOAM TO RIM JOISTS AND CANTILEVER FLOOR SPACE.
- THERMAL PROTECTION OVER SPRAY FOAM IN UTILITY ROOM WHERE REQUIRED BY CODE.
- SEE PAGE A___ FOR ADDITIONAL STAIR DETAILS.

GARAGE SUITE FLOORING IDENTITIES

F1 GARAGE VEHICLE FOUNDATION SLAB:

- 4" CONCRETE SLAB
- 6" MIL. POLYETHYLENE (VAPOUR BARRIER)
- 8" COMPACTED GRAVEL
- COMPACTED EARTH

UNHEATED FLOORS ABOVE FROST LINE:

F2 MAIN FLOOR (FOUNDATION SLAB) RSI VALUE 2.19:

- FLOOR FINISH
- 23/32" T & G O.S.B SUBFLOORING
- 3" CONCRETE SLAB
- 1 LAYER 2" PINK XPS RIGID INSULATION (R10 RSI 1.79)
- 6" MIL. POLYETHYLENE (VAPOUR BARRIER)
- 5" COMPACTED GRAVEL
- COMPACTED EARTH

FLOOR OVER UNHEATED SPACES

F3 F9G F.R.R. 60MIN. SUITE UPPER FLOOR ABOVE (GARAGE) RSI VALUE 5.36 STC 51:

- FLOOR FINISH
- 3/4" PLYWOOD SHEATHING SUBFLOORING
- 14" TJI ENGINEERING FLOOR JOISTS @19.2 O/C
- R28.5 OR RSI 4.93 BATT INSULATION (ROCKWOOL)
- 6 MIL POLYETHYLENE (MOISTER BARRIER)
- 1/2" METAL RESILIENT CHANNEL @ 16" O/C
- 1/2" TYPE X - GYPSUM BOARD
- 1/2" TYPE X - GYPSUM BOARD

FLOORS WITHIN HEATED SPACES

F4 SUITE FLOOR ABOVE

- FLOOR FINISH
- 23/32 T & G O.S.B SHEATHING SUBFLOORING
- 14" TJI ENGINEERING FLOOR JOISTS @19.2 O/C
- 1/2" INTERIOR GYPSUM BOARD

PROPOSED EXTERIOR WALL IDENTITIES

WALLS ABOVE GRADE

W1 EW1A F.R.R. 60 MIN. RSI VALUE 3.31:

- COMPOSITE SIDING - SEE ELEVATIONS WHERE APPLICABLE
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 3/8" PKSHIELD OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 24" O/C
- R24 OR RSI 4.23 BATT INSULATION
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 5/8" TYPE X INTERIOR GYPSUM BOARD

W2 EW1A F.R.R. 60 MIN. RSI VALUE 3.24:

- VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 3/8" PKSHIELD OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 24" O/C
- R24 OR RSI 4.23 BATT INSULATION
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 5/8" TYPE X INTERIOR GYPSUM BOARD

W3 RSI VALUE 3.27:

- VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 3/8" PKSHIELD OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 24" O/C
- R24 OR RSI 4.23 BATT INSULATION
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 1/2" INTERIOR GYPSUM BOARD

W4 TALL WALL RSI VALUE 3.03:

- VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 3/8" PKBOARD OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 12" O/C
- R20 OR RSI 2.53 BATT INSULATION
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 1/2" INTERIOR GYPSUM BOARD

W5 TALL WALL RSI VALUE 3.03:

- VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 3/8" PKBOARD OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 12" O/C
- R20 OR RSI 2.53 BATT INSULATION
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 5/8" TYPE X INTERIOR GYPSUM BOARD

BELOW GRADE FOUNDATION WALLS:

W6 RSI VALUE 2.02:

- WATERPROOFING MEMBRANE, DAMPPROOFING
- 8" STRUCTURAL CONCRETE FOUNDATION WALL - SEE STRUCTURAL FOR CLARIFICATION
- 1 LAYER 2" DURAFOAM XPS RIGID INSULATION (R10 RSI 1.79)

W7 FOUNDATION UNCONDITIONAL SPACE 2.02:

- WATERPROOFING MEMBRANE, DAMPPROOFING
- 8" STRUCTURAL CONCRETE FOUNDATION WALL (SEE STRUCTURAL FOR CLARIFICATION)

CROSS SECTION GENERAL NOTES

GARAGE SUITE ROOFING IDENTITIES

CEILING BELOW ATTIC:

R1 RSI VALUE 12.48

- ASPHALT SHINGLES - IKO CAMBRIDGE
- 3/8" PLYWOOD SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O/C (SEE ENGINEERED ROOF LAYOUTS FOR VAULTED JOISTS)

LOCATIONS)

- R70 OR RSI 10.66 LOOSE FILL INSULATION
- 1/2" INTERIOR GYPSUM BOARD

GARAGE SUITE PARTITION WALL IDENTITIES

P1 W8A F.R.R. 60 MIN. GARAGE WALL SEPARATION FROM SUITE RSI VALUE 3.31 - STC 54:

- 5/8" TYPE X INTERIOR GYPSUM BOARD
- 5/8" TYPE X INTERIOR GYPSUM BOARD
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- R24 BATT INSULATION (ROCKWOOL) RSI 4.23
- 2X4 WOOD FRAMING STAGGERED OVER 2X6 TOP AND SILL PLATE @ 24" O/C
- 5/8" TYPE X INTERIOR GYPSUM BOARD

P2 GARAGE WALL SEPARATION FROM SUITE:

- 1/2" INTERIOR GYPSUM BOARD
- 3/8" OSB PLYWOOD SHEATHING
- 2X6 WOOD FRAMING @ 24" O/C
- R20 BATT INSULATION RSI 4.23
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 1/2" INTERIOR GYPSUM BOARD

P3 (COMMON INT. FRAMING):

- 1/2" INTERIOR GYPSUM BOARD
- 2X4 OR 2X6 WOOD FRAMING @ 24" O/C
- 1/2" INTERIOR GYPSUM BOARD

P4 (BATHROOM AND KITCHEN WALLS):

- FEATURE WALL TILE FINISH
- 1/2" MOISTURE AND MOLD RESILIENT DRYWALL
- 2X4 OR 2X6 WOOD FRAMING @ 24" O/C
- 1/2" GYPSUM BOARD

CONCRETE SPECIFICATIONS

- STRIP FOOTING TO BE 24" X 8" C/W 2-10M CONTINUOUS REBARS - 10M@20" TRANSVERSE.
- GARAGE SLAB TO BE REINFORCED WITH 10M REBARS @ 16" O/C MID, EACH WAY WITH 1" SAW CUTS @ 10' O.C EACH WAY. CONCRETE TO BE MINIMUM 30 MPA TYP 50.

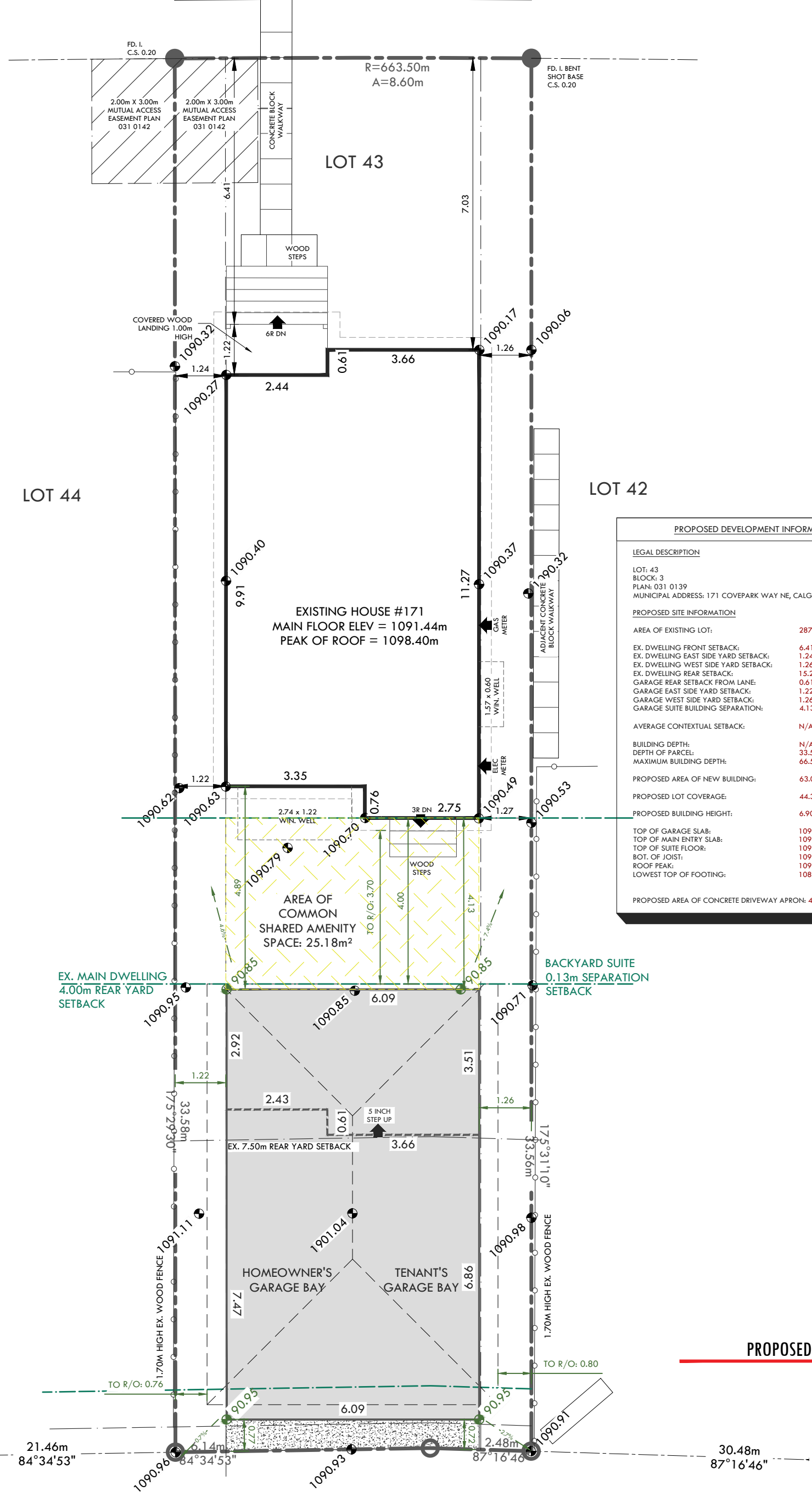
* ALL CONSTRUCTION TO FOLLOW REQUIREMENTS OF NBC 2023 (AE)

SEE STRUCTURAL ENGINEER COMMENTS AND DOCUMENTATION FOR VERIFICATION AND CONFIRMATION.



171 COVERPARK WAY NE

CITY WALKWAY
1.40 BACK OF WALK



PROPOSED SITE PLAN

SCALE:	1:100
ISSUE DATE M/D/Y:	04/30/2026
SHEET NO.:	A3



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