

Private Residence
220 LAKE WAPTA RISE SE
LOT 24
BLOCK 2
PLAN 5942JK

MIDNIGHT
DESIGN
STUDIO



PROJECT ISSUE DATE:
9/17/23

CURRENT REVISION DATE:
6.06.26

ENERGY CODE NOTATIONS:

1. IF HEATING DUCT OR PIPING IS INSTALLED WITHIN THE THERMAL BARRIER OF AN EXTERIOR ASSEMBLY, BREAKING THE CONTINUITY OF THE INSULATION, THE CAVITY IN WHICH THE PIE OR DUCT IS USING SHOULD HAVE AN EFFECTIVE RSI VALUE OF 2.78 (R-15.78) PER 9.36.5-7
2. ALL MECHANICAL PENETRATIONS THROUGH THE ENVELOPE ASSEMBLY SHALL COMPLY WITH SECTION ABC 2014 9.36.3.3 WHERE MOTORIZED DAMPERS OR GRAVITY/BACK-FLOW DAMPERS ARE TO BE INSTALLED
3. WHERE THE AIR BARRIER SYSTEM CONSISTS OF FLEXIBLE SHEET MATERIAL, PER ABC 2014 9.25.3.3.-6: ALL JOINTS SHOULD BE LAPPED OR SEALED BY NOT LESS THAN 100mm AND CLAMPED BETWEEN FURRING MEMBERS, FRAMING, OR BLOCKING.
4. 6mm POLY CUT AROUND JOISTS CANNOT ACT AS AN AIR BARRIER; THEREFORE FRAMING MUST BE MADE AIR-TIGHT. DETAIL APPROVED SEALANT OR SILL GASKET AT ALL MECHANICAL JOINTS (INCLUDING BUTT JOINTS IN RIM)*
5. MATERIALS INTENDED TO PROVIDE THE PRINCIPAL RESISTANCE TO AIR LEAKAGE CONFORM TO CAN/ULC-S741, AIR BARRIER MATERIALS - SPECIFICATION"
6. HEAT DUCT AND COLD AIR RETURNS ARE TO BE PROTECTED WITH A THERMAL BARRIER. ENSURE THIS IS PROPERLY DETAILED.
7. ALL HOT WATER PIPES INSTALLATIONS SHALL COMPLY WITH ABC 9.36.4.4
8. PENETRATIONS SHOULD BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PER ABC 2014 9.25.3.3.-6
9. ALL PENETRATIONS AND TIE-INS OF THE AIR BARRIER SYSTEM SHALL COMPLY WITH ABC 2014 SECTION 9.36.2.10
10. THE INTERFACES BETWEEN WINDOWS, DOORS, AND SKYLIGHTS AND WALL/CEILING ASSEMBLIES SHALL BE CONSTRUCTED AIR TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIALS IN THE WALL AND THE WINDOW, DOOR OR SKYLIGHT FRAME (ABC 2014 SECTION 9.7.6). PER ABC 2014 A-9.36.2.10-9), THIS CAN BE ACHIEVED USING EXTERIOR SEALANT, INTERIOR SEALANT, LOW EXPANSION FOAM, OR SHEATHING TAPE IN COMBINATION WITH DRYWALL, POLYETHYLENE, CLOSED-CELL BACKER ROD, OR WOOD LINER.

PERFORMANCE REQUIREMENTS PER NAFS CANADA:

MINIMUM PERFORMANCE GRADE (PG) : 25
MINIMUM POSITIVE DESIGN PRESSURE: 1200 PA
MINIMUM NEGATIVE DESIGN PRESSURE: 1200 PA
MINIMUM WATER PENETRATION RESISTANCE TEST PRESSURE: 260 PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION: A2

ALL WINDOWS AND DOORS MUST MEET THE MINIMUM STANDARD U-VALUE OF 1.6

BASEMENT DEVELOPMENT - 1,979 SQ. FT.
BACKYARD SUITE - 866 SQ. FT.
MAIN FLOOR AREA - 2,145 SQ. FT.
ATTIC AREA - 810 SQ. FT.
TOTAL AREA - 2,955 SQ. FT.

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1	DP SUBMISSION	6.06.26

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SCALE: As indicated

220 LAKE WAPTA
RISE SE
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PLAN 5942JK

A0

COVERSHEET

DEV. PERMIT DRWGS.

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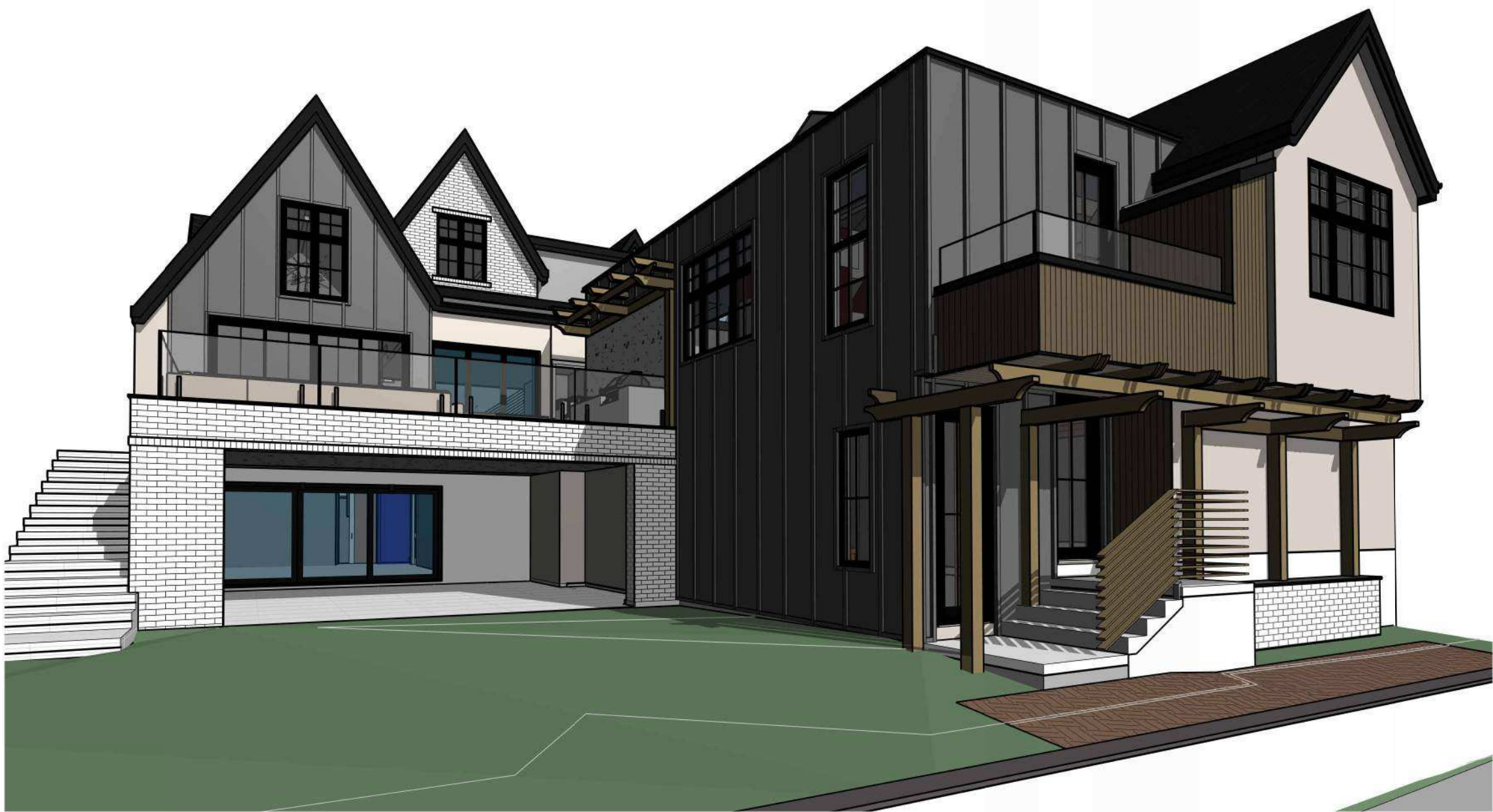
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4 NORTHWEST PERSPECTIVE



5 WEST PERSPECTIVE



1 EAST PERSPECTIVE

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SCALE:		
220 LAKE WAPTA RISE SE LOT 24 BLOCK 2 PLAN 5942JK		
A300		
EXTERIOR PERSPECTIVES		
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MIDNIGHT DESIGN STUDIO



EXTERIOR FINISHES

1. CONCRETE FOUNDATION WALL - NO WATERPROOFING ABOVE GRADE - PROVIDE PARING AT ALL EXPOSED FACES
2. EXPOSED DECORATIVE CONCRETE RETAINING WALL w/ BOARDFORMED CONCRETE FINISH - SEAL EXPOSED CONCRETE w/ SPRAY-ON RADONSEAL PLUS CONCRETE PENETRATING SEALER
3. HARDI-BOARD CLADDING FINISH - SEE OWNERS' SPECIFICATIONS FOR EXACT SELECTION AS IT MAY DIFFER FROM THESE DRAWINGS - INSTALL PER MFGR SPECIFICATIONS OR ENGINEER'S DIRECTIONS FOR EXTERIOR APPLICATION
4. MASONRY FINISH - SEE OWNERS' SPECIFICATIONS FOR EXACT SELECTION AS IT MAY DIFFER FROM THESE DRAWINGS
5. LUX SIMULATED WOOD SOFFITS - INSTALL AS PER MFGR SPECIFICATIONS AND ENVELOPE ENGINEER'S SPECS IF VENTING REQUIRED.
6. ACRYLIC STUCCO FINISH - COLOUR TBD OR PER OWNERS' SPECIFICATIONS - PROVIDE REVEAL AS NOTED ON SPECIFIC ELEVATION
A. WHERE AN EXPANSION JOINT IS NOT CALLED OUT BUT ONE IS REQUIRED, CONTRACTOR SHALL INQUIRE OF LOCATION TO MDS OFFICE, NO SUBSTITUTIONS
7. FASCIA BOARD AS PER EAVE DETAIL.
8. STEEL STRUCTURAL COLUMN/BEAM AS NOTED - SEE SECTION DETAIL IF ONE IS PROVIDED FOR SPECIFIC SIZE AND SPACING OF LAG BOLTS
A. STRUCTURAL ENGINEER TO PROVIDE SPECIFICS OF THIS DETAIL IF STRUCTURAL NECESSITIES REQUIRED
B. ALL EXPOSED STRUCTURAL STEEL SHALL BE POWDER-COATED TO ENSURE SAFETY AND LONGEVITY
C. NON-STRUCTURAL STEEL SHALL BE LEFT UNSEALED TO PATINA WITH THE ELEMENTS
9. 24 GAUGE ALUMINUM WALL CAP - BACKSLOPE TO ROOF
10. HALF-ROUND GUTTER - COPPER
11. ASPHALT SHINGLES
12. K-STYLE PRE-FINISHED ALUMINUM GUTTER
13. 12mm GLASS RAILING w/ STAINLESS STEEL STAND-OFFS
14. STANDING SEAM METAL SIDING/ROOFING - INSTALL AS PER MFGR INSTRUCTIONS

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220 LAKE WAPTA RISE SE
LOT 24
BLOCK 2
PLAN 5942JK

A301
EXTERIOR SCHEMATICS

DEV. PERMIT DRWGS.
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A.

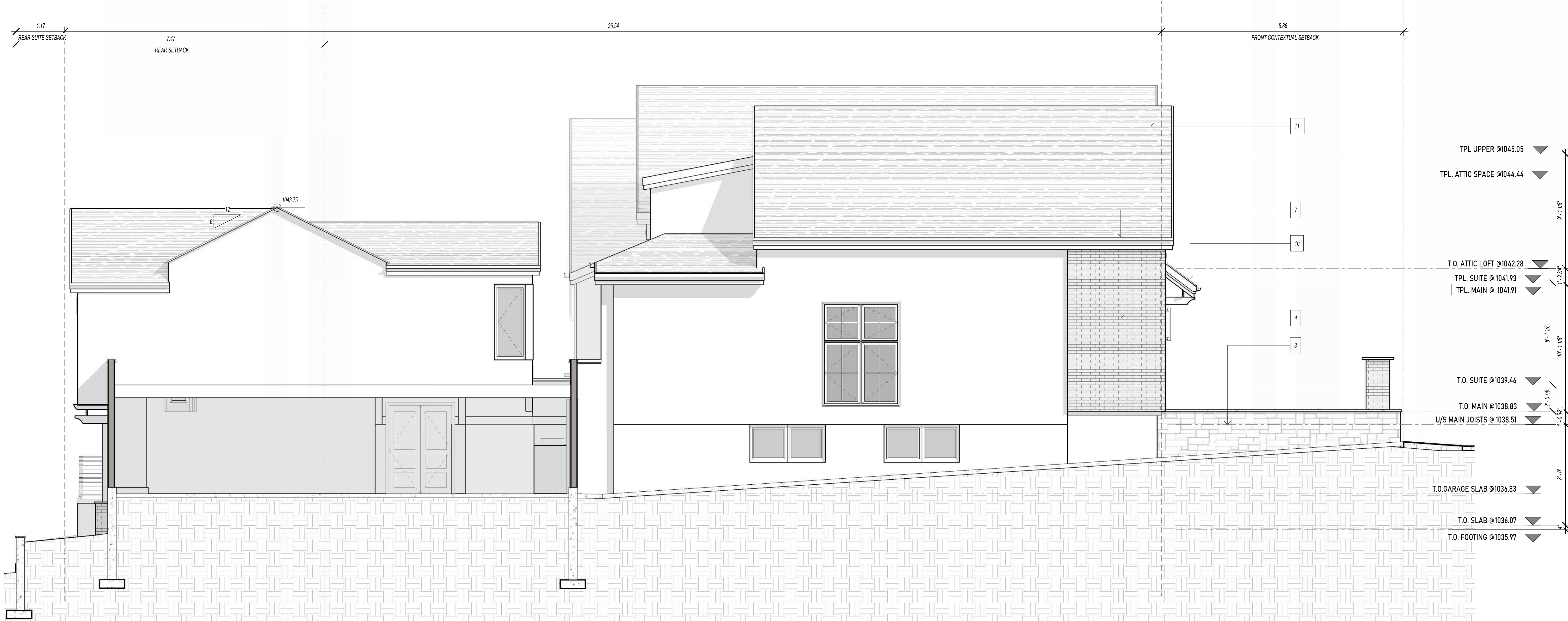
STRUCTURAL ENGINEER TO PROVIDE SPECIFICS OF THIS DETAIL IF STRUCTURAL NECESSITIES REQUIRED

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2 NORTH ELEVATION
1/4" = 1'-0"

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A302

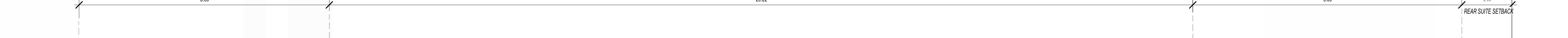
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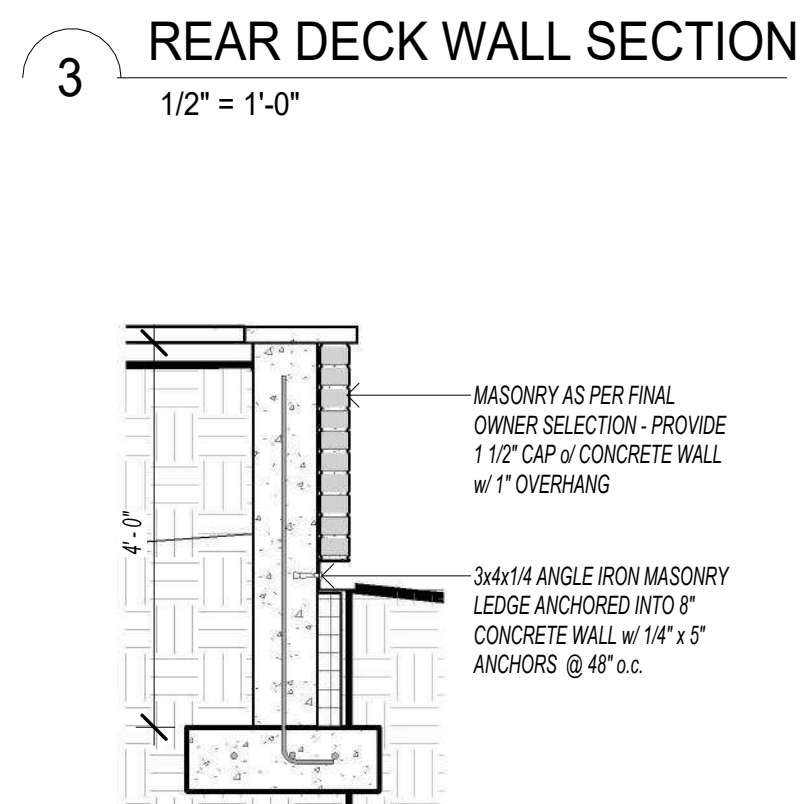
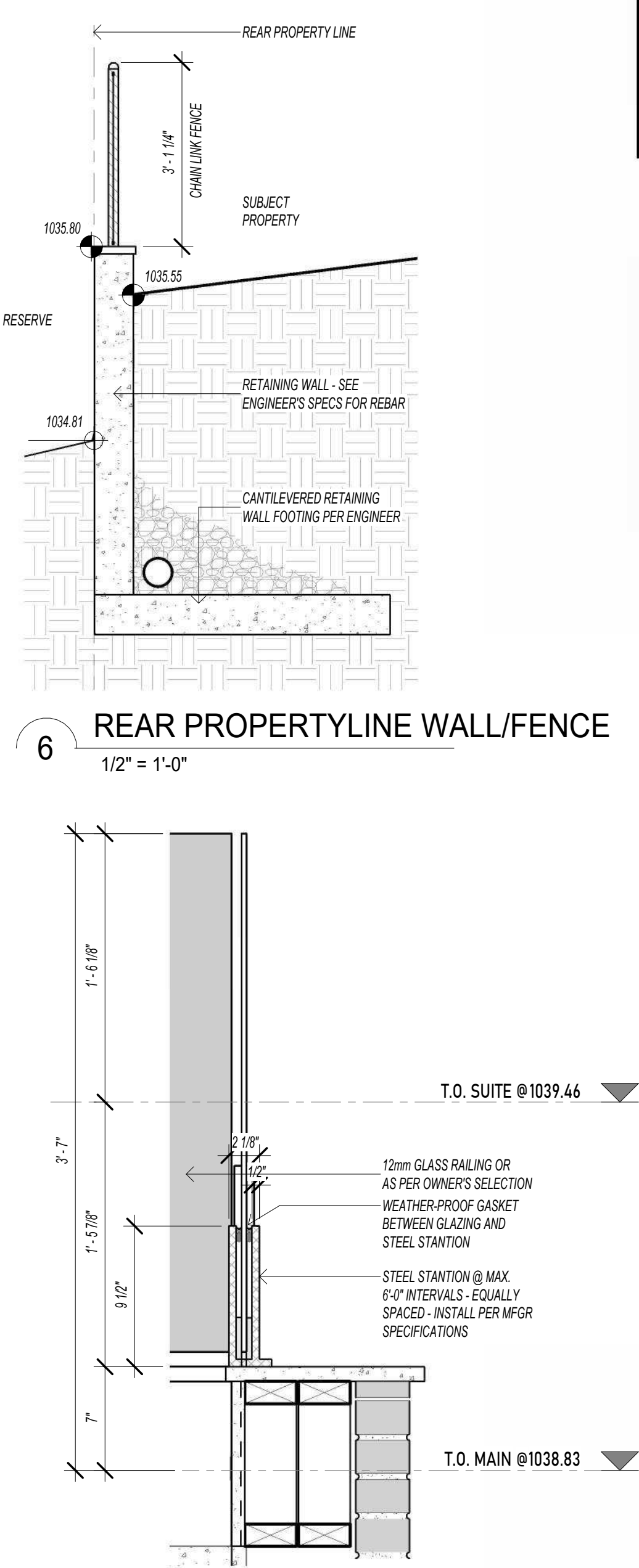
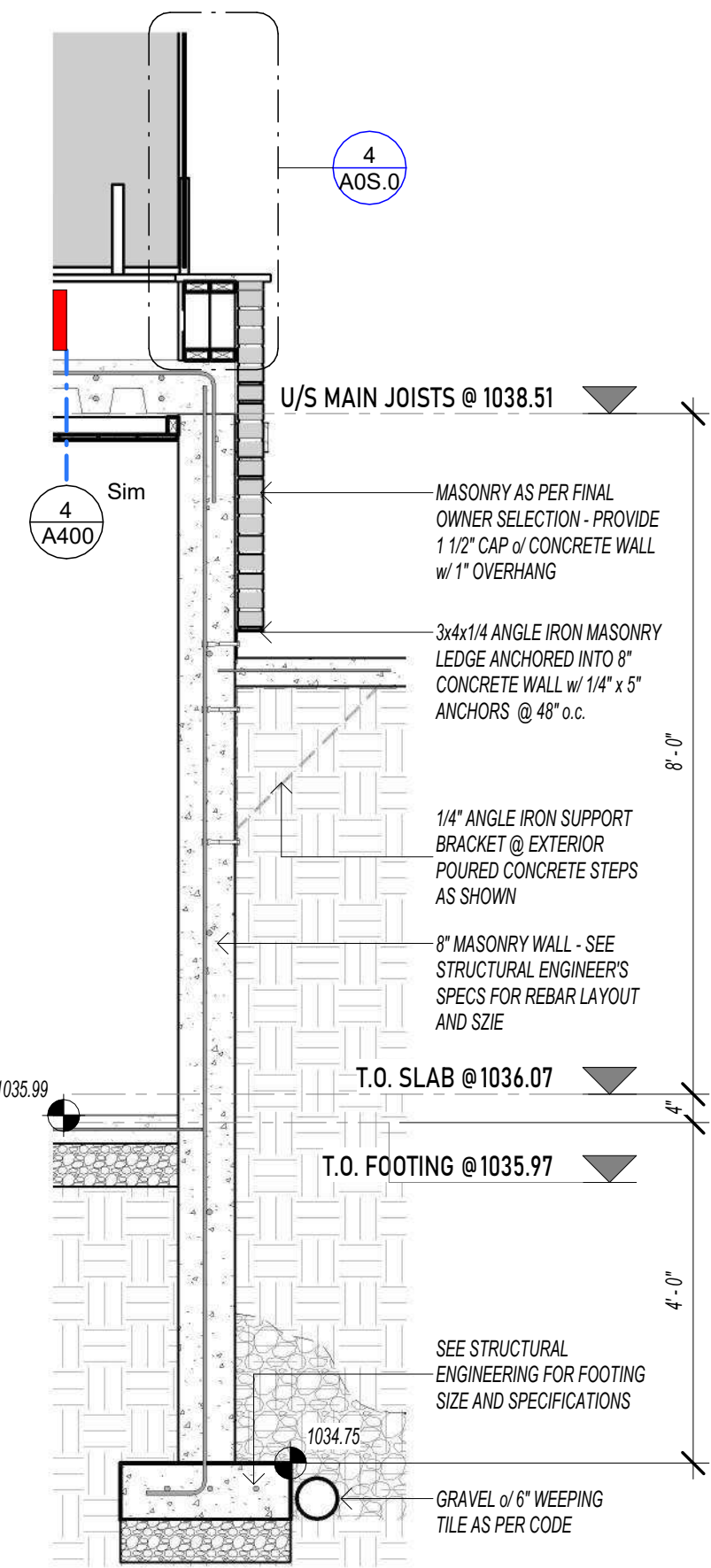
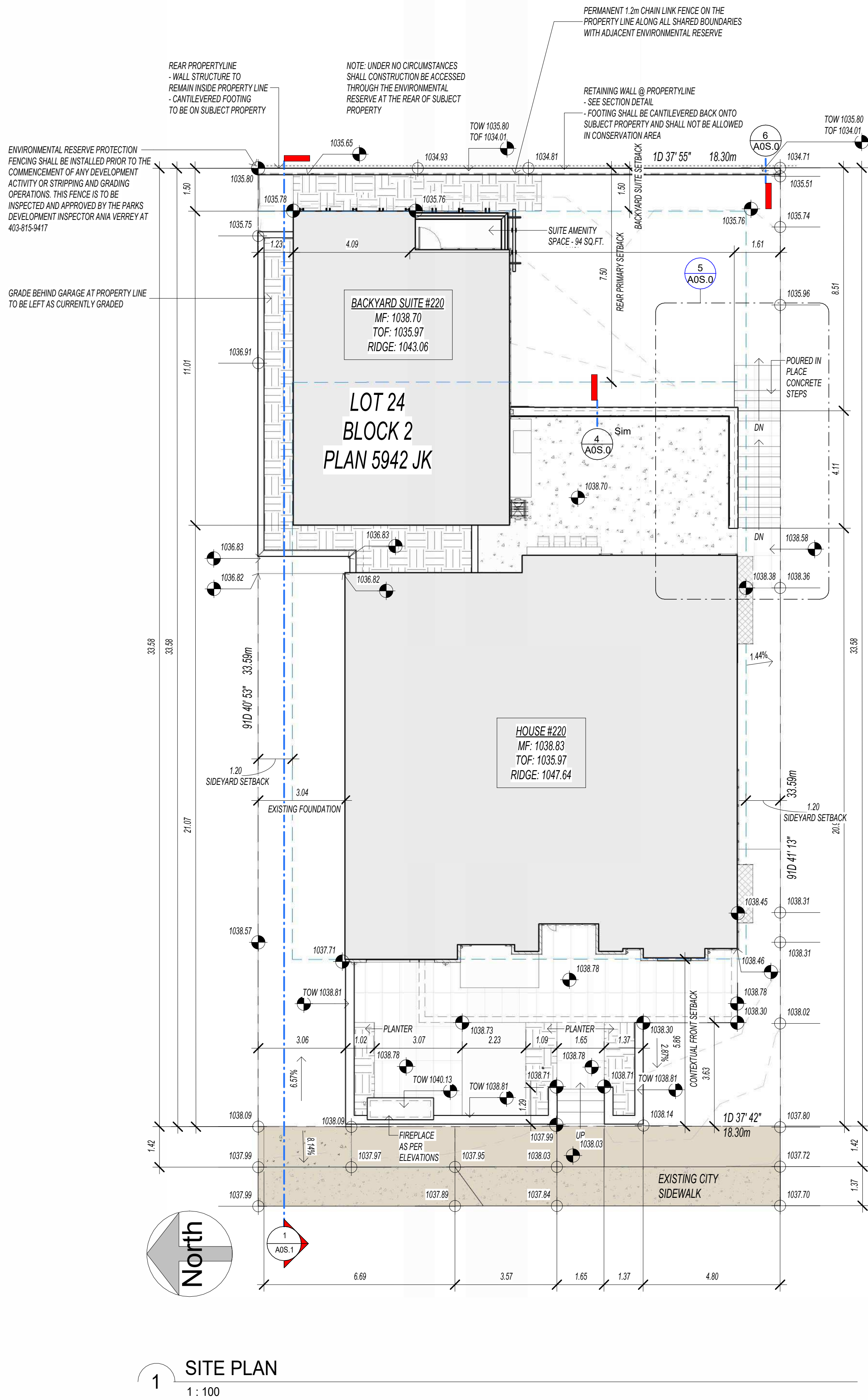
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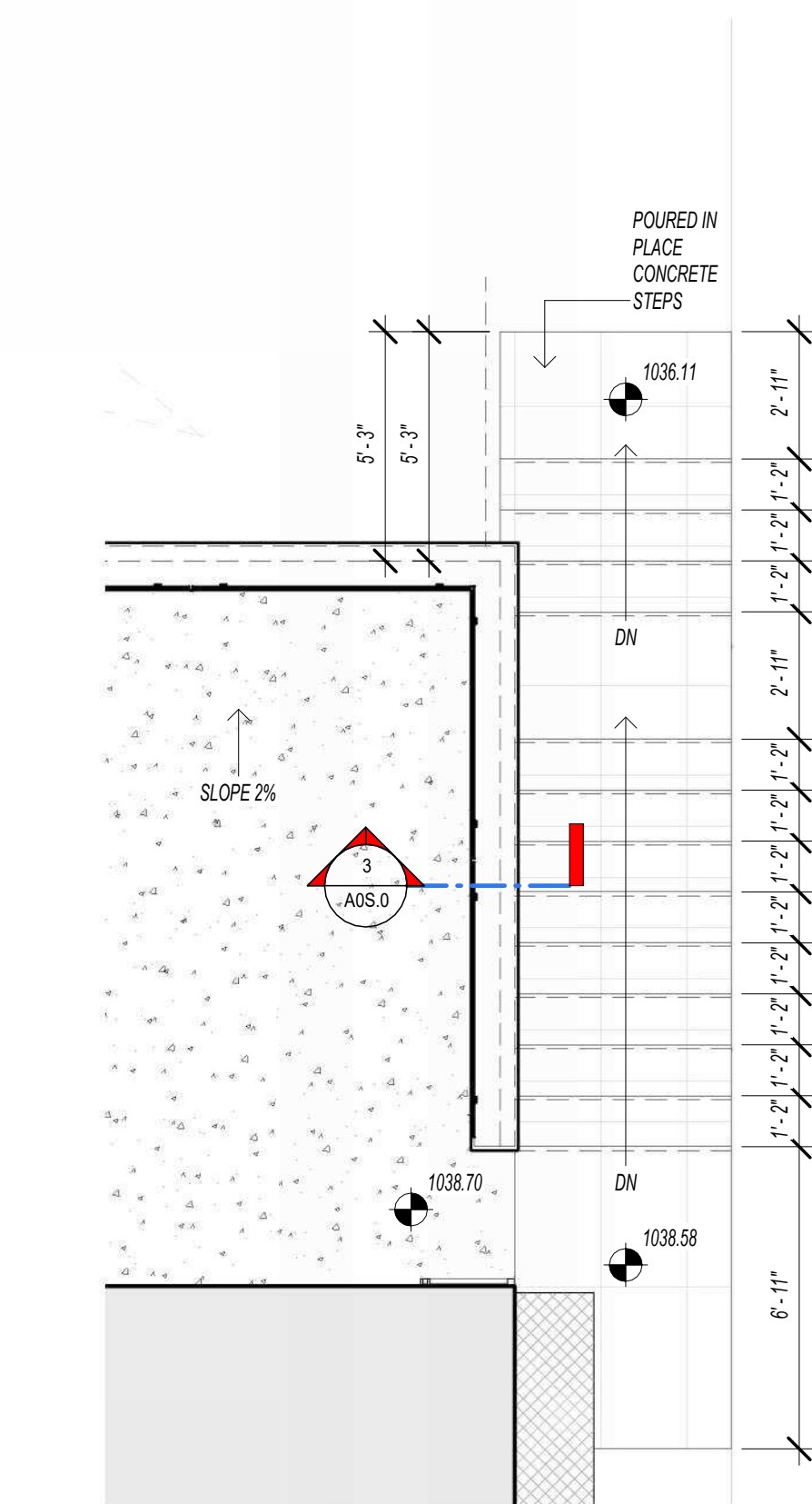
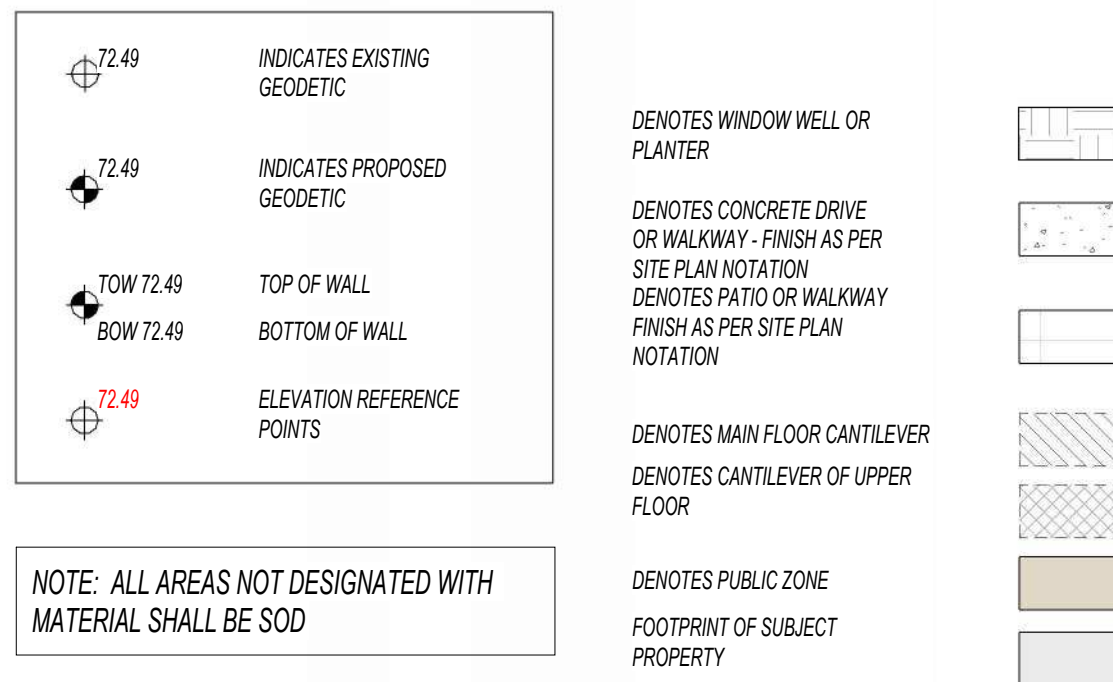
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ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE EITHER REMOVED OR DEMOLISHED
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

ELEVATIONS ARE GEODETIC AND DERIVED FROM MARKER ASCM 270264

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
- N/A



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LOT 24
BLOCK 2
PLAN 5942 JK

AOS.0

SITE PLAN

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1 STREETScape

1 : 125

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220 LAKE WAPTA RISE SE
LOT 24
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A0S.2

STREETSCAPE

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