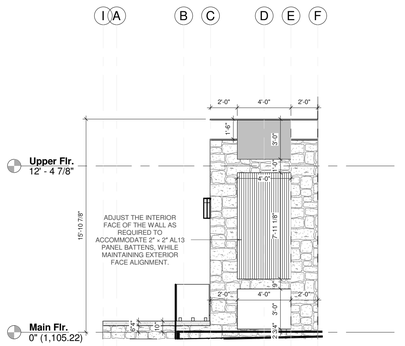
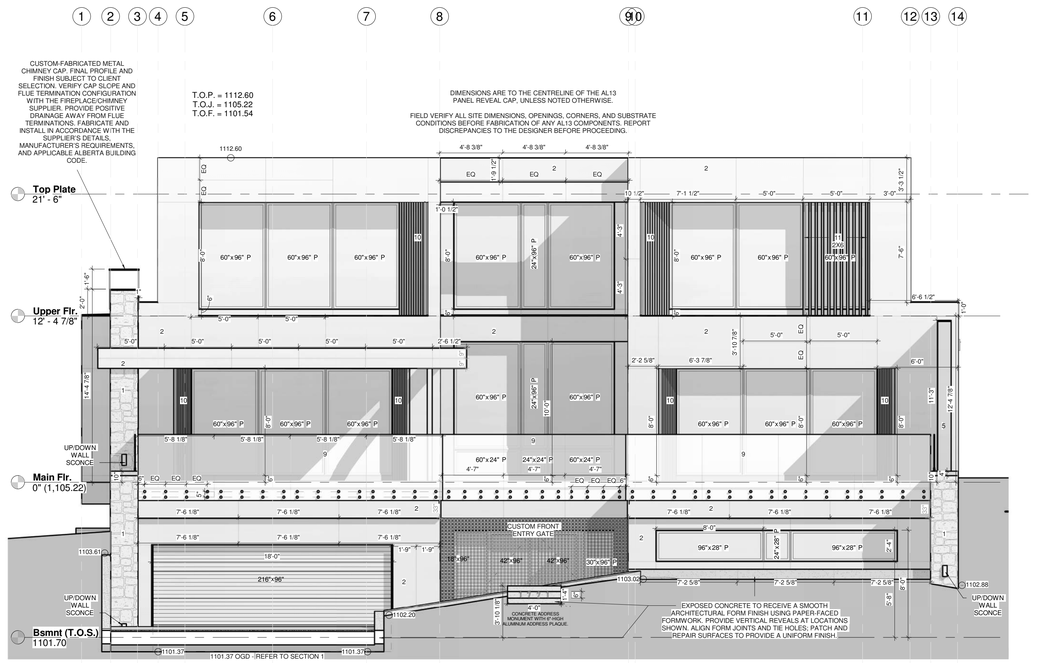
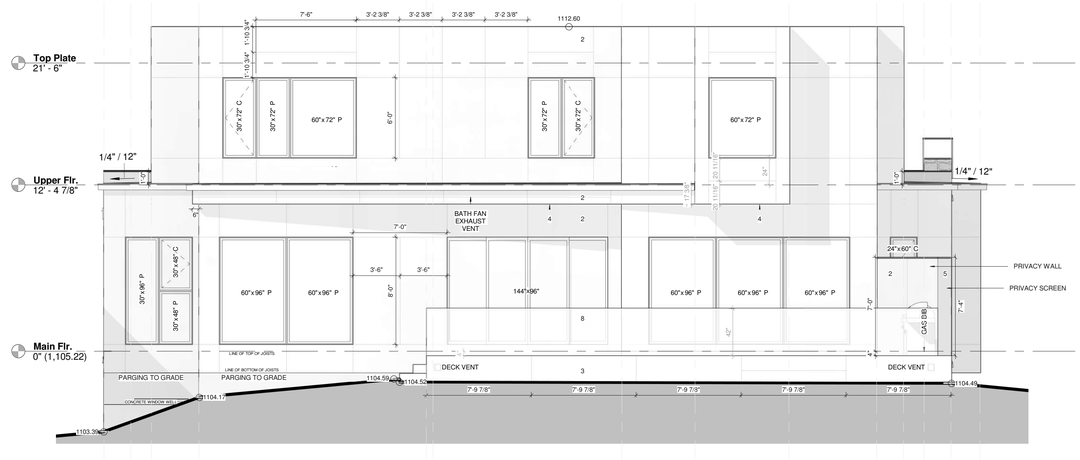


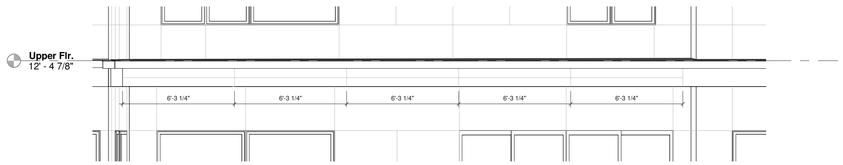
4 BALCONY FP
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION - ROOF EDGE DIMENSIONS
1/4" = 1'-0"

Exterior Material / Finish List

1. Stone — as shown on elevations.

2. AL13® Panel System — aluminum composite panels at locations shown on elevations; finish and colour as selected. Standard panel size is 4' x 8'; custom sizes are available. Coordinate panel layout and joints with the elevations and manufacturer's requirements. Include AL13 system extrusions and corner/perimeter components as required. No separate trim boards. al13.com. **[Custom sizes as required up to 1524mm x 3048mm (5 foot x 10 foot.)] DIMENSIONS TO CENTRELINE OF AL13 PANEL REVEAL CAP, UNLESS NOTED OTHERWISE.**

3. Deck Paneling — Hardie® Panel siding, smooth finish; provide as shown on elevations, paint to match the selected AL13 colour, and install in accordance with the manufacturer's specifications.

4. Soffit — AL13® panels, solid/non-vented, as shown on drawings. Provide non-vented soffits to suit the unvented roof assemblies. Do not provide vented soffits unless specifically required by the roof or building-envelope design.

5. Timber Privacy Screen — a solid screen composed of 6" × 1/2" and 6" x 6" timber members fastened together, as shown on the main floor plan.

6. Composite Decking — provide Trex® Transcend® 24 mm composite decking, CCMC 13125-R. Install directly on joists using Trex® Hideaway® hidden fasteners, with required gaps and fastening in accordance with the current manufacturer's installation instructions. Maximum joist spacing: 400 mm (15¾") O.C. No plywood sheathing.

7. Parging — parge exposed above-grade foundation wall surfaces as shown. Paint with a compatible exterior masonry coating to match the selected AL13 colour. Confirm colour with a sample.

8. Aluminum-Post-Mounted Glass Guardrail — provide glass panels with aluminum posts and top rail, as shown on drawings.

9. Face-Mounted Topless Glass Guardrail — provide glass panels bolted to the front façade using an eight-bolt pattern arranged in four rows. Follow the front elevation for panel spacing and Section 1 for the mounting detail. Panel widths vary; the approximate width is 5'-6¼". Field-measure each panel before fabrication and ordering.

10. 2" x 2" AL13® aluminum battens, finish to match AL13 ® wall panels, evenly spaced as shown.

11. 2" x 6" AL13® aluminum battens, finish to match AL13 ® wall panels, evenly spaced as shown.

Roofing

A. Tremco TremLock® VP 3 mechanically seamed standing-seam metal roofing system. Minimum roof slope: ¼:12. Install in accordance with manufacturer's requirements. Extend roofing beyond wall cladding to form a drip edge. No gutter. Align standing seams with window widths.

B. Torch-On Membrane Roofing — at low-slope roof areas, as shown on drawings. Roof assembly to be unvented as indicated on drawings and engineering.

C. 4" Manufactured Stone Wall Cap (Stone Coping) — where shown on drawings.

D. Flashing — provide flashing at roof edges, transitions and penetrations as required by the roofing system and manufacturer's details.

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PROJECT

SCARBORO RESIDENCE

1721 22 ST SW

PORTIONS OF LOTS 16 & 17 BLOCK 273 PLAN 5032 GD

ISSUE DEV. PERMIT SET

DRAWING ISSUE

Number	Date	Description
1	2026 07 17	VERSION 1
2	2026 08 14	VERSION 2
3	2026 10 15	DEVELOPMENT PERMIT SET

DRAWING LIST

1	COVER SHEET
2	SITE PLAN
3	BASEMENT
4	MAIN FLOOR PLANS
5	UPPER FLOOR PLAN
6	ROOF PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTION
12	ASSEMBLIES/ DETAILS
13	ELECTRICAL PLANS

Area Schedule (House)

Name	Area
Above Grade	
MAIN FLOOR	1867 SF
UPPER FLOOR	1713 SF
	3580 SF
Below Grade	
BASEMENT DEVELOPED	1455 SF
MECH	128 SF
	1583 SF

Area Schedule (Other)

Name	Area
UNCOVERED PORCH	113 SF
REAR DECK	513 SF
FRONT BALCONY	796 SF
GARAGE	975 SF

DRAWING

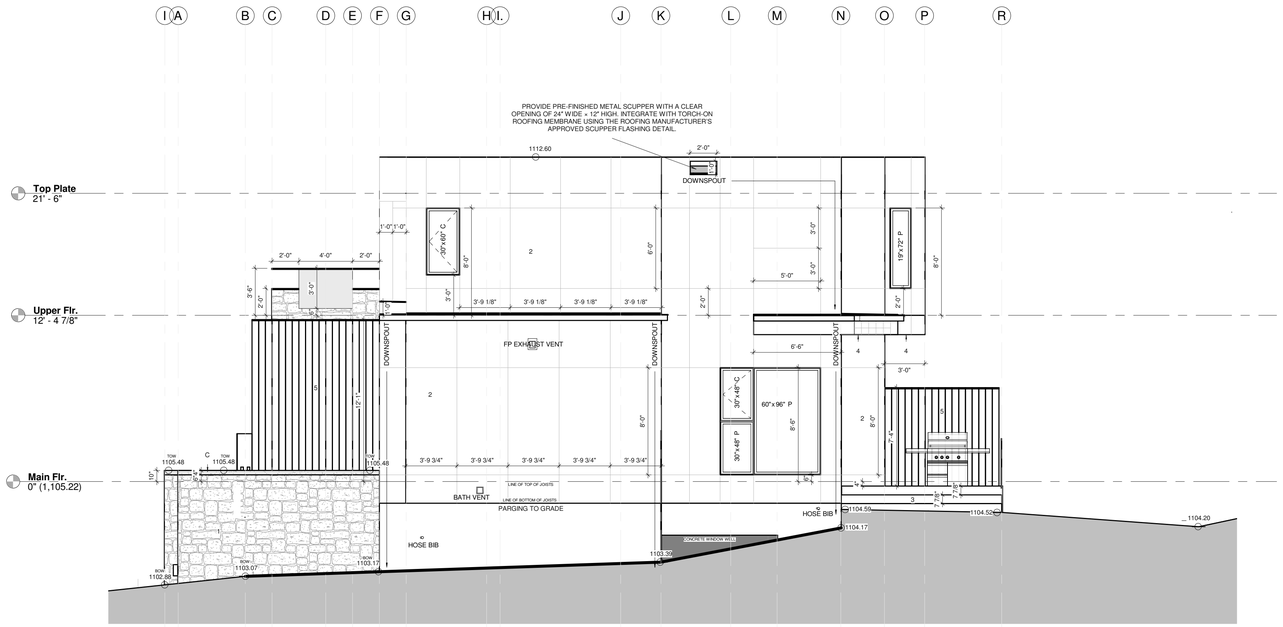
ELEVATIONS

SCALE

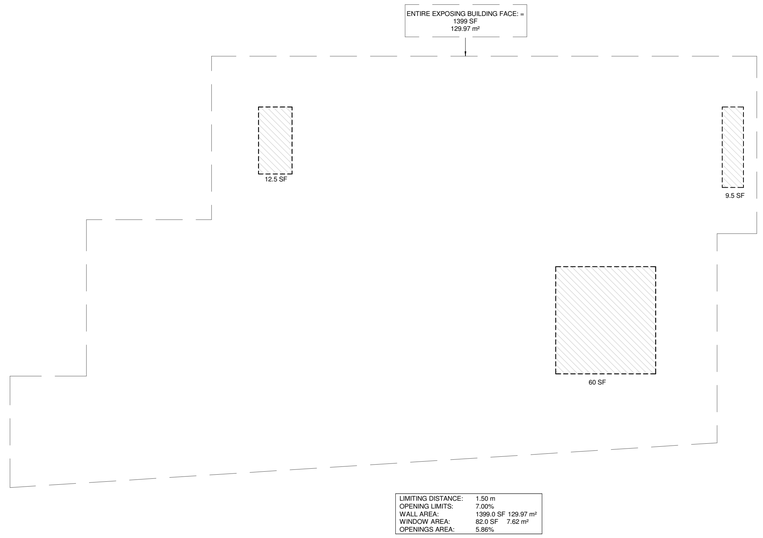
As indicated

7

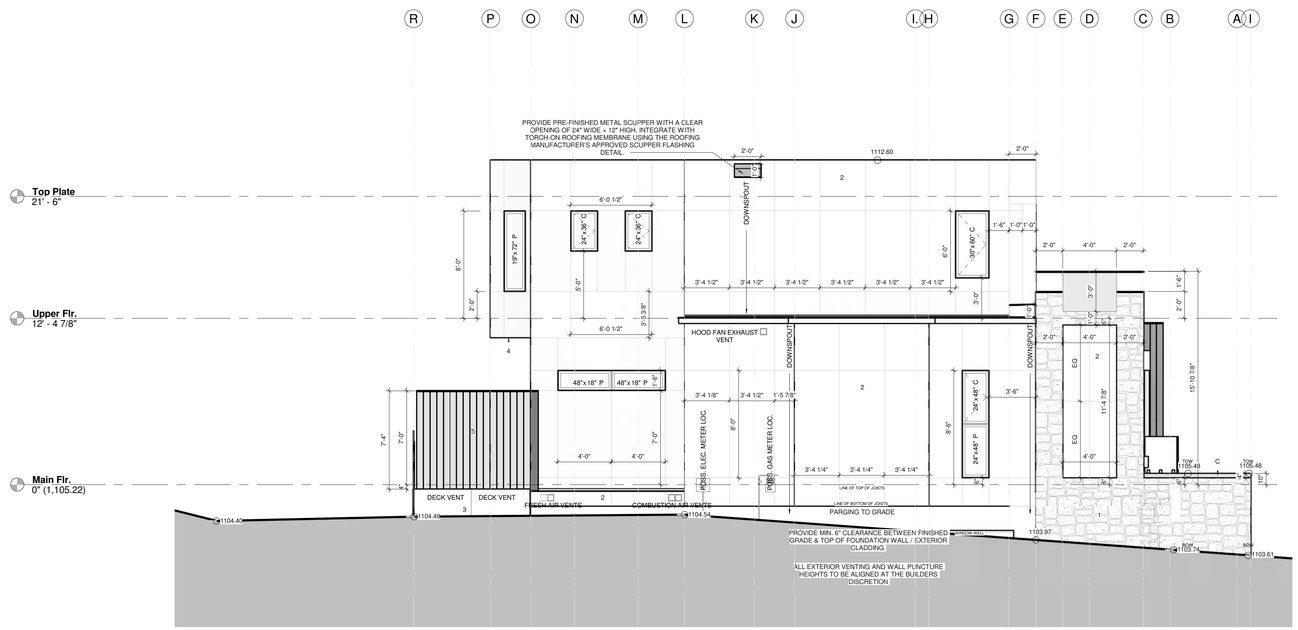
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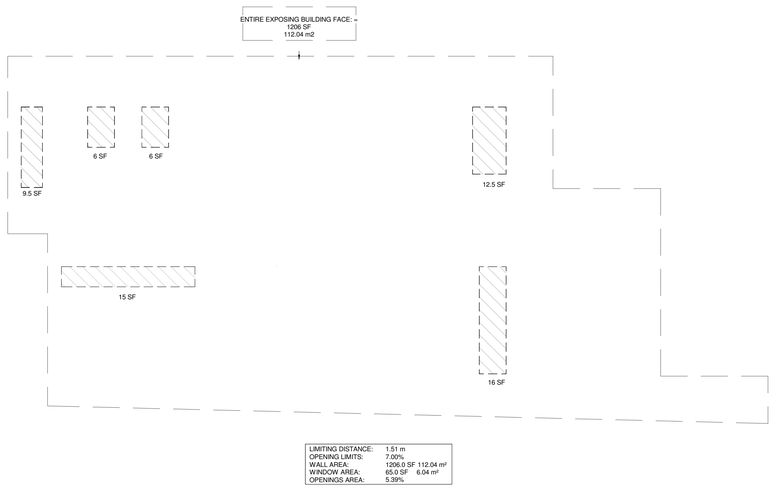
1 **RIGHT ELEVATION**
3/16" = 1'-0"



2 **RIGHT ELEVATION - GLAZED OPENINGS IN EXPOSING BUILDING FACE 9.10.15.4.**
3/16" = 1'-0"



3 **LEFT ELEVATION**
3/16" = 1'-0"



4 **LEFT ELEVATION - GLAZED OPENINGS IN EXPOSING BUILDING FACE 9.10.15.4.**
3/16" = 1'-0"

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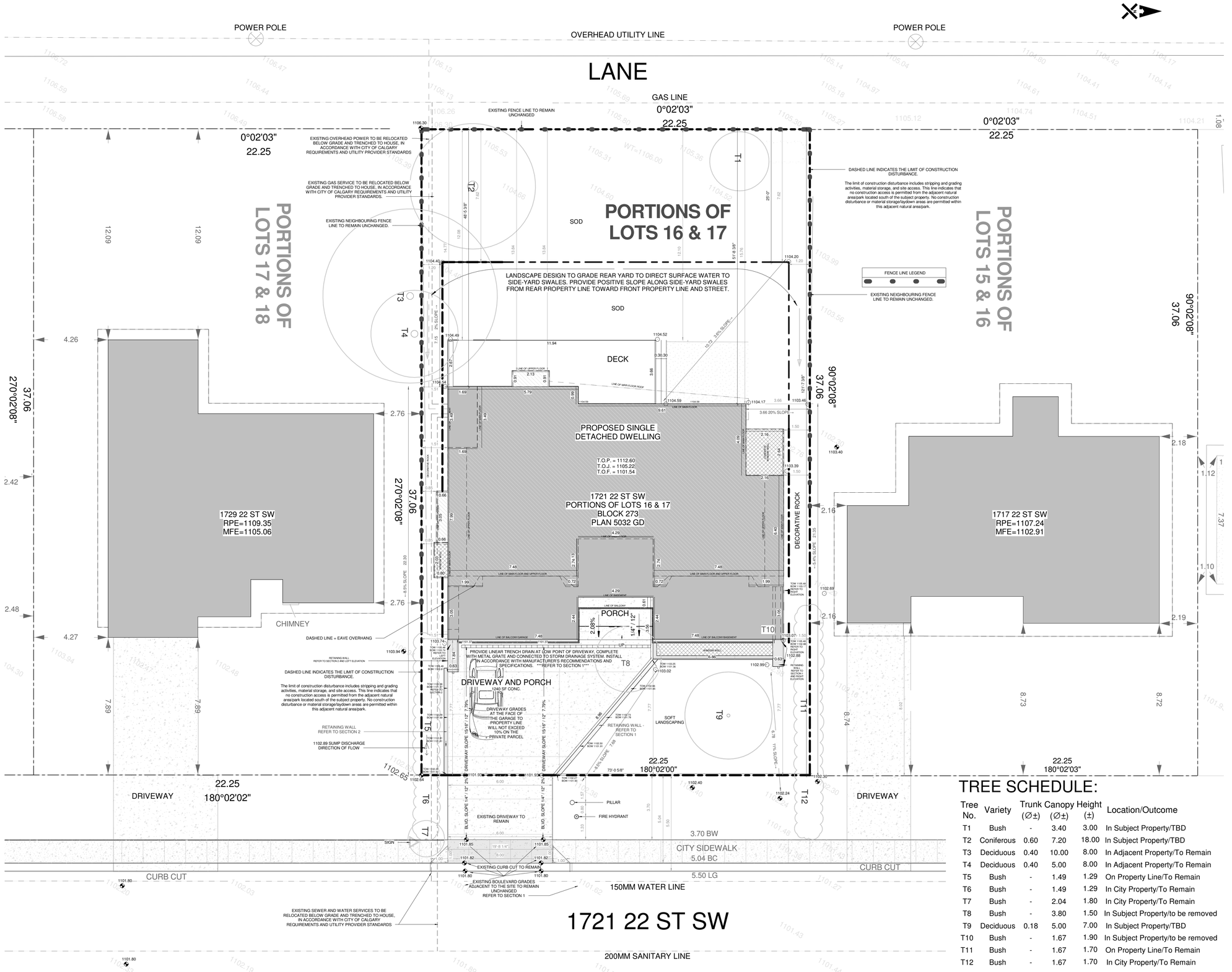
ELEVATIONS

SCALE

3/16" = 1'-0"

8

DRAWING NUMBER



TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location/Outcome
T1	Bush	-	3.40	3.00	In Subject Property/TBD
T2	Coniferous	0.60	7.20	18.00	In Subject Property/TBD
T3	Deciduous	0.40	10.00	8.00	In Adjacent Property/To Remain
T4	Deciduous	0.40	5.00	8.00	In Adjacent Property/To Remain
T5	Bush	-	1.49	1.29	On Property Line/To Remain
T6	Bush	-	1.49	1.29	In City Property/To Remain
T7	Bush	-	2.04	1.80	In City Property/To Remain
T8	Bush	-	3.80	1.50	In Subject Property/to be removed
T9	Deciduous	0.18	5.00	7.00	In Subject Property/TBD
T10	Bush	-	1.67	1.90	In Subject Property/to be removed
T11	Bush	-	1.67	1.70	On Property Line/To Remain
T12	Bush	-	1.67	1.70	In City Property/To Remain

1 **Site Plan**
1 : 100

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DRAWING

SITE PLAN

SCALE

1 : 100

2

DRAWING NUMBER