

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGES ADMINISTRATION OFFICE
AUGUST 9, 2021 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1. 49 Lakeview Road
- D. ADJOURNMENT**

Summer Village of Half Moon Bay – Municipal Planning Commission

August 9, 2021

Agenda Item

49 Lakeview Road (Lot 6, Block 4, Plan 3741MC)

Development Permit Application

Background:

An application was submitted on behalf of the registered owners for a new dwelling located on the property of 49 Lakeview Road (Lot 6, Block 4, Plan 3741MC) in the Summer Village of Half Moon Bay. This property is located in the R District (Residential). The proposed dwelling meets the front and rear yard setbacks, as well as one side yard setback and the height maximum. The proposed lot coverage would be 40% and under the maximum 45%.

Discussion:

This application is before MPC for the following reason:

- The proposed side yard setback of 1m (3.28ft.) does not meet the minimum 1.5m (4.92ft.) setback, therefore a variance of 0.5m (1.64ft.) is required.

With a side yard of 1m (3.28ft.), a projection is to not exceed one-half of the minimum side yard requirement. Half of the side yard would be .5m (1.64ft.), with the projection (eave) being 0.6m (2ft.), the eave projection would be over by 0.1m (0.3ft.) The fireplace projects 0.5m (1.64ft.) and would be compliant with the projection regulation.

Recommendation:

"The Development Authority may approve an application for Development Permit even though the proposed development does not comply with this bylaw or is a non-conforming building if, in the opinion of the Development Authority;

(a) The proposed development would not:

- (i) Unduly interfere with the amenities of the neighbourhood, or
- (ii) Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land."

As this is a small variance of 0.5m, no other variances are being requested and no feedback has been received from neighbouring properties, administration feels that the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels. After reviewing all relevant planning documents, it is the recommendation of administration to approve the application for the dwelling with the side yard variance requested.

August 3, 2021

Conditions:

If approved, Administration would recommend the following conditions:

- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Completions Deposit of \$5,000.00
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibly of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- Landscaping to be completed according to the landscaping plan.

Authorities

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a nonconforming building if:
 - o It would not unduly interfere with the amenities of the neighborhood, or
 - o Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - o It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (Section 642 of the MGA), or
2. Deny the application stating reasons why (Section 642(4) of the MGA).

August 3, 2021

LETTER OF INTENT

The purpose of this letter is to explain, **in detail**, the intention for the property
(new development, tenant improvements, bylaw variances, renovations/alterations, etc.)

Name of Applicant:



Site Address:

49 Lakeview Road, Half Moon Bay

Type of Application:

☐ Building Permit☐ Home Occupation☐ Development Permit☐ Occupancy Permit

I/We intend to Demolish the existing cabin, and build a new
cabin including covered deck.

As per the plot plan we are wanting to have a relaxation
on the Right side yard from 1.5m to 1.0m. This will keep
the new cabin in line with the existing carriage house,
(garage). The side wall will cladded with fibre cement siding.

June 1, 2021

Date



Signature of Applicant

49 Lakeview Road

Half Moon Bay, Sylvan Lake

The original cabin is to be demolished and a new cabin to be built in its place. The Carriage House was built in 2020, and this will remain, as completed.

TREE REMOVAL:

Trees to be removed are located on the north side of the existing cabin.



Their removal is required for the demolition of the existing cabin. The trees along the property line will remain.

Demolition Plan

Asbestos test has been completed and report is included with this plan.

Alberta One call will be completed prior to demolition.

Utilities – the primary lines have all been connected to the new Carriage house, so the secondary shut off to the existing cabin will be shut off prior to demolition.

The dust and debris will remain within the lot, and the trade partners will be limited at time of the demolition. Proximity to the water will always be taken into consideration, and no debris will enter the water. Only professional trades will be used for the demolition and the reclamation of the property.

All environmental considerations will be always maintained.

The work will only commence during 7am – 7pm.

Public Land

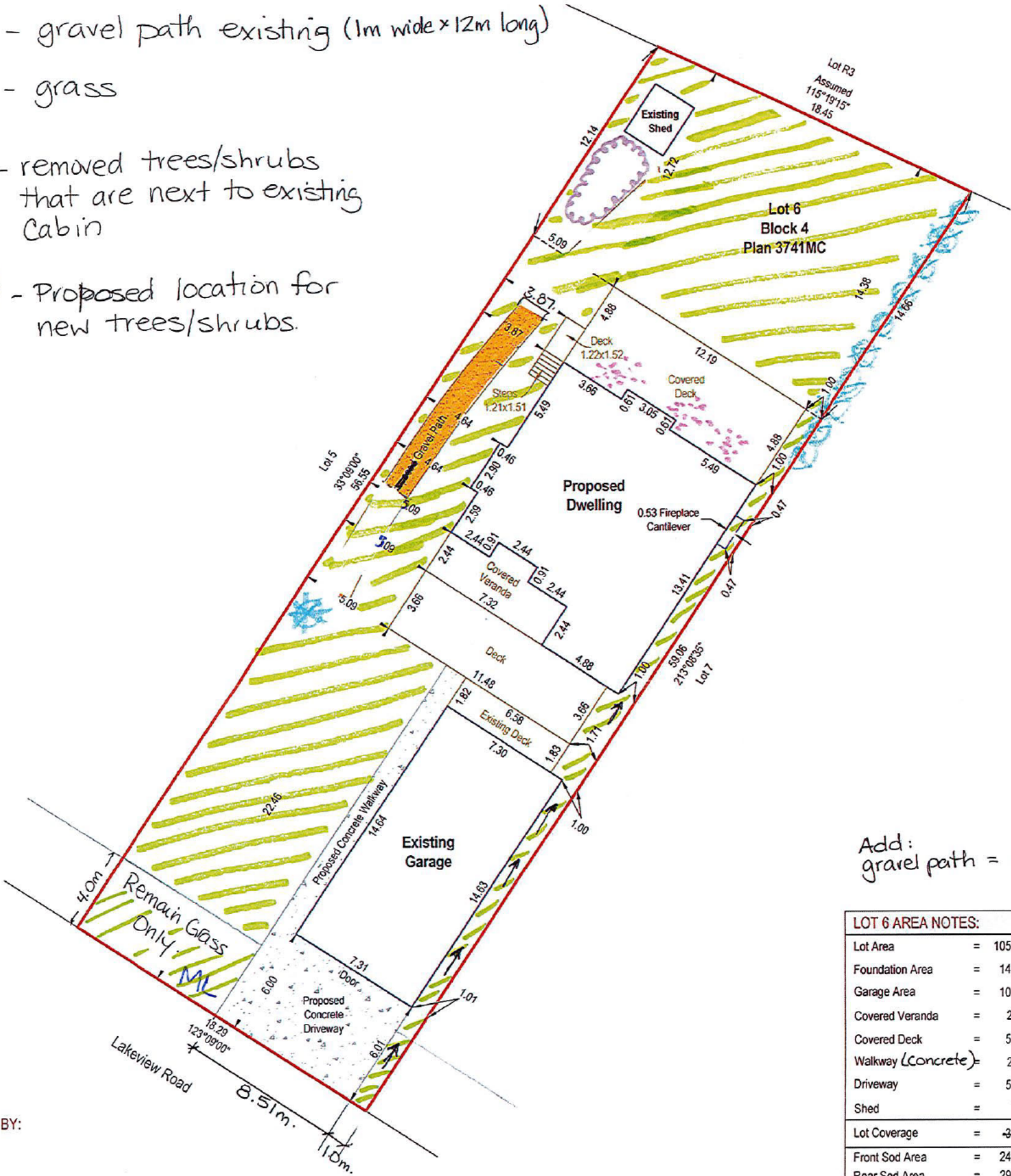
Any public land impacted during the demolition or re-build will be reinstated to their original condition.

PLOT PLAN
SHOWING PROPOSED
LOCATION OF BUILDING(S)

Civic Address: 49 Lakeview Road
Summer Village of Half Moon Bay, Alberta
Legal Description: Lot 6, Block 4, Plan 3741MC



- Trees- existing - to remain
- gravel path existing (1m wide x 12m long)
- grass
- removed trees/shrubs that are next to existing Cabin
- Proposed location for new trees/shrubs.



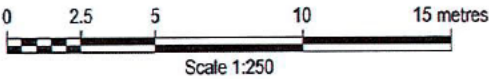
Add:
gravel path = 12m²

LOT 6 AREA NOTES:	
Lot Area	= 1057.0 m ²
Foundation Area	= 146.6 m ²
Garage Area	= 107.0 m ²
Covered Veranda	= 20.1 m ²
Covered Deck	= 57.6 m ²
Walkway (Concrete)	= 20.1 m ²
Driveway	= 51.2 m ²
Shed	= 7.4 m ²
Lot Coverage	= 38.8% 40.0%
Front Sod Area	= 247.9 m ²
Rear Sod Area	= 299.6 m ²
Landscape Area	= 547.5 m ²
	= 51.8 %

APPROVED BY:

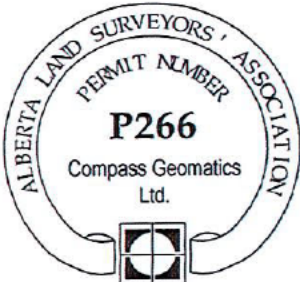
Print Name & Signature

- NOTES:
- Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.
 - The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
 - Lot boundaries have been calculated from Sketch Plan by Compass Geomatics Ltd. Job# 00719-20-RPR-R0.
 - Proposed Deck and Steps are scaled from house drawings and actual dimensions need to be verified by builder.
 - Existing Improvements are from Site Plan provided by Abbey Platinum Master Built.
 - All improvements are proposed unless specified.



COMPASS
Geomatics Ltd.

11-4606 62nd Street
Red Deer, Alberta T4N 6T3
Office (403) 356-0111 Fax (403) 356-0114
www.compassgeomatics.ca



COMPASS DWG: 00719-20-PP-R0 SURVEYED BY: CN

LAND USE DISTRICT

R -Residential District

REVISION SUMMARY

Original Issue (05/12/21) KFP/C

CLIENT

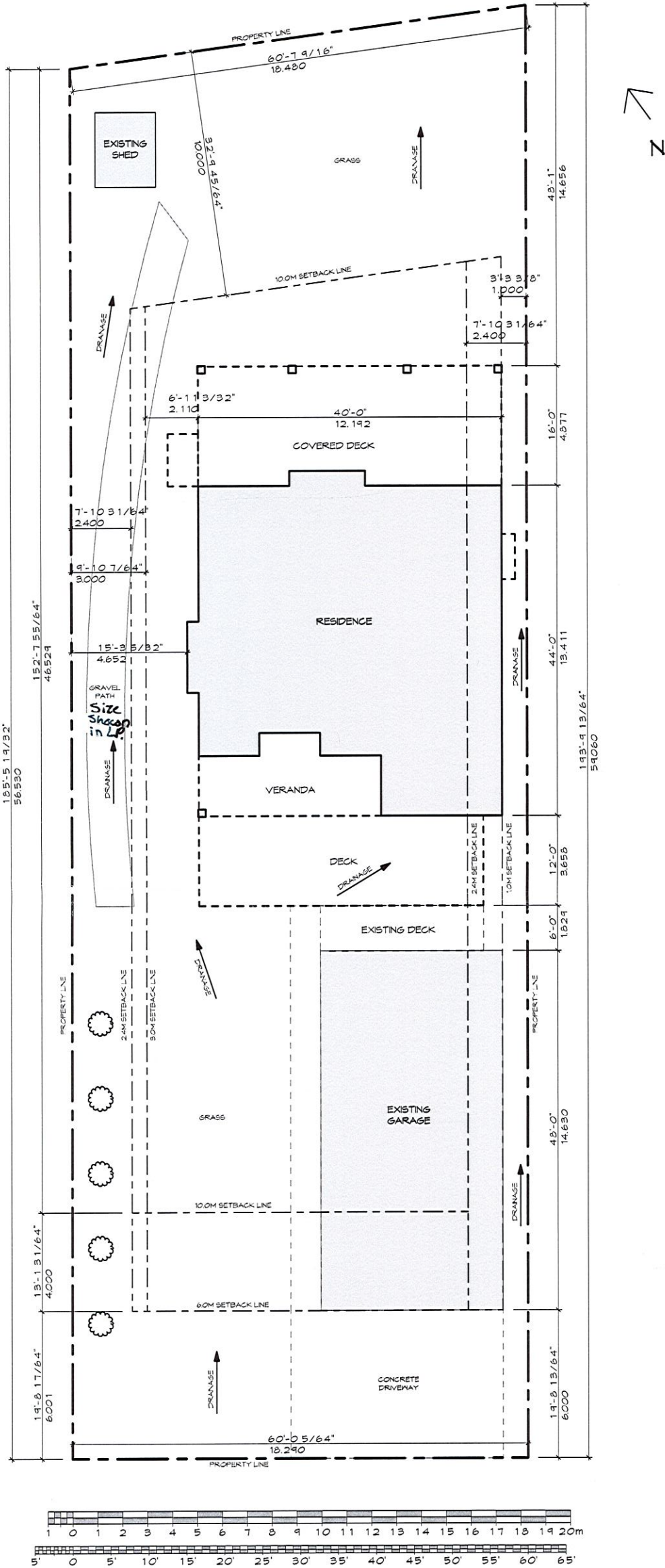
Abbey Platinum Master Built

REV.

0

PAGE

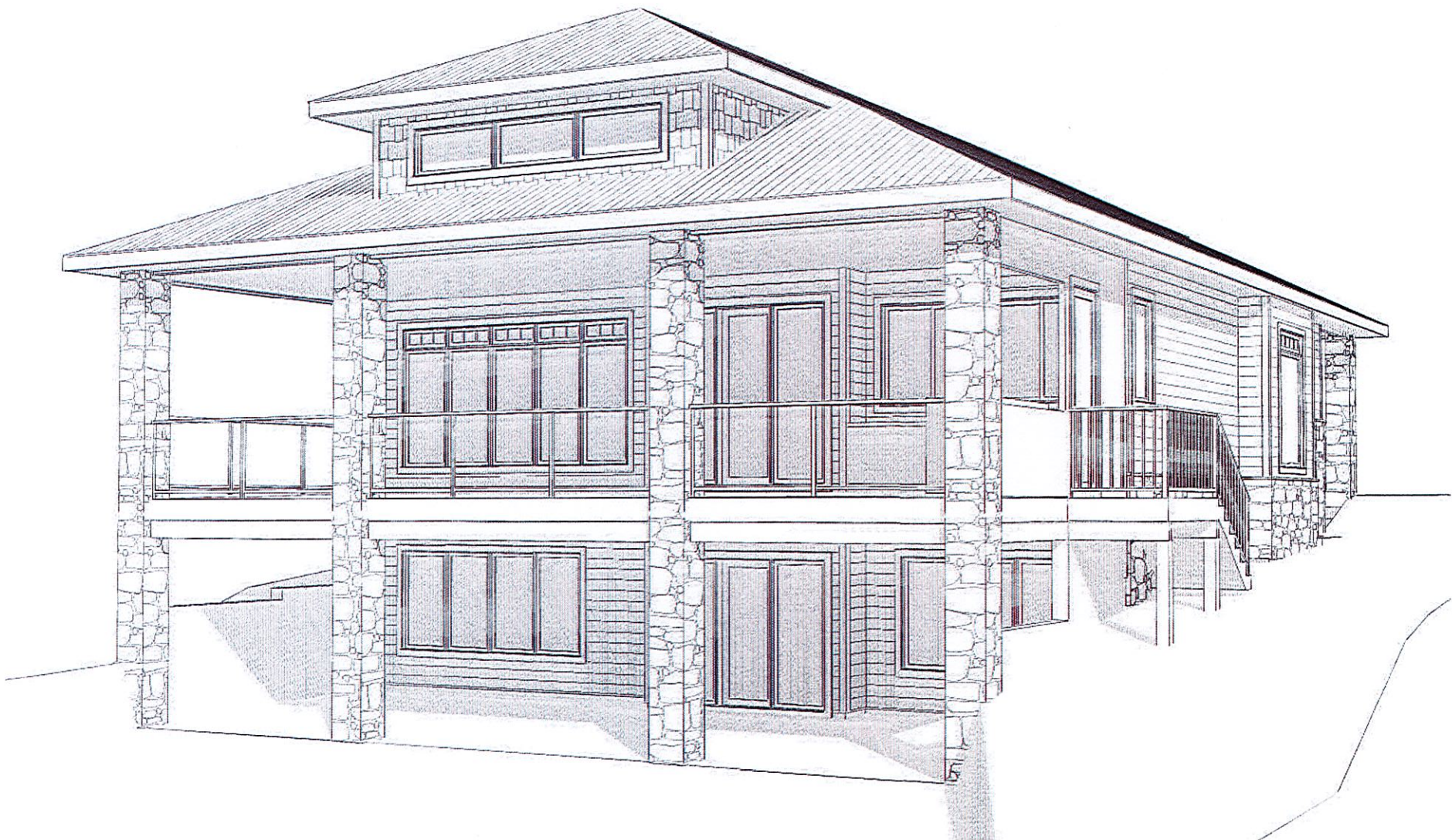
1 of 1



SITE PLAN

ALL SPECIFICATIONS FOR THE NBC 2019 (AE). 9.3.6. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB	CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 25
MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIENT CONTACT INFO: 	DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRO.CA WEB: WWW.KDRO.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 1:200
			SHEET TITLE: SITE PLAN	DATE: 29-04-2021	SHEET: A 13

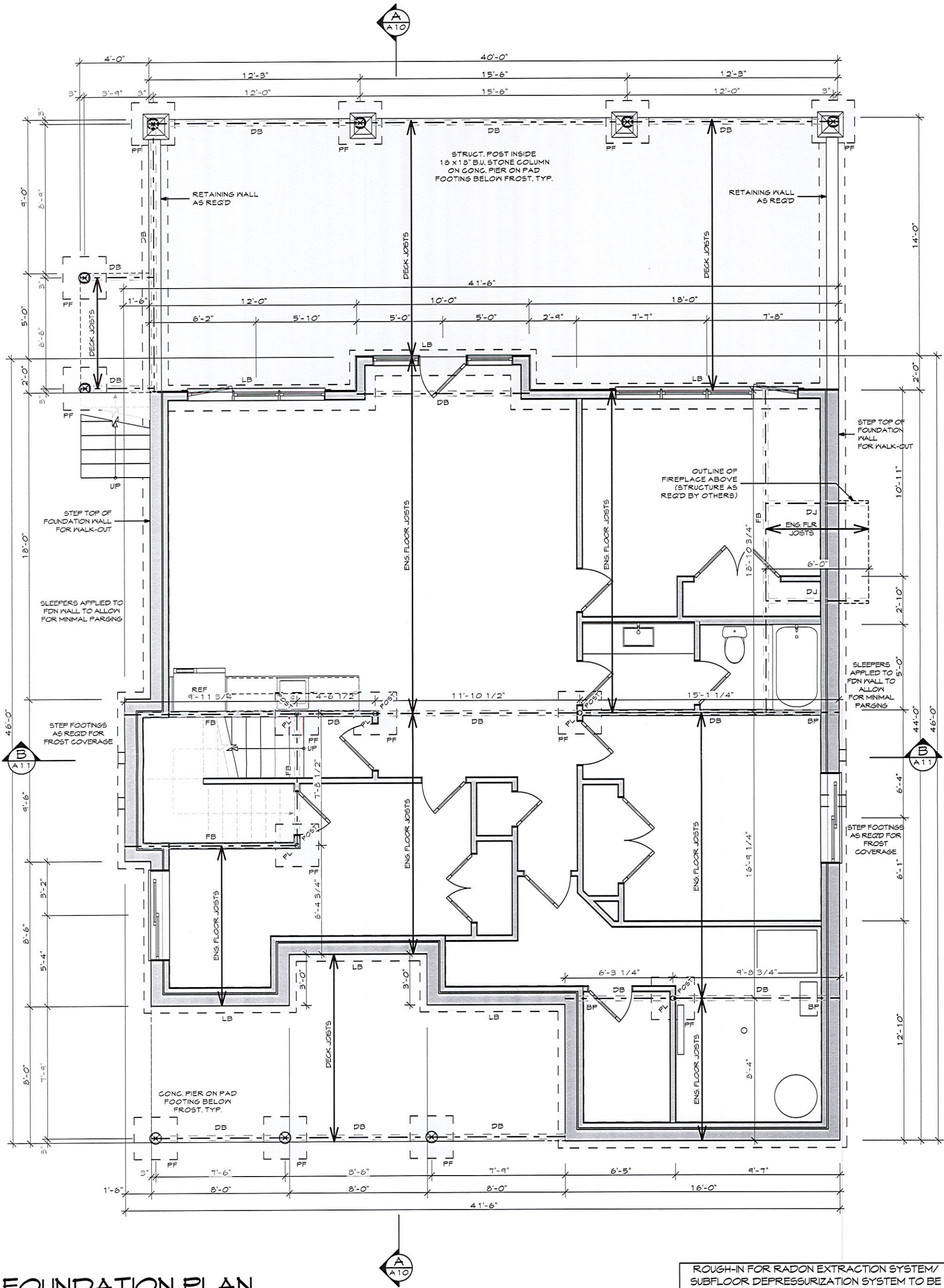
WANDER INN



LIST OF DRAWINGS

- A01 TITLE PAGE
- A02 FOUNDATION PLAN
- A03 LOWER FLOOR PLAN
- A04 MAIN FLOOR PLAN
- A05 ROOF PLAN
- A06 ELEVATIONS
- A07 ELEVATIONS
- A08 ELEVATIONS
- A09 ELEVATIONS
- A10 BUILDING SECTIONS
- A11 BUILDING SECTIONS
- A12 CNST DTLs / NOTES / LEGENDS
- A13 SITE PLAN
- E01 MAIN FLOOR ELECTRICAL
- E02 LOWER FLOOR ELECTRICAL

ALL SPECIFICATIONS FOR THE NBC 2019 (AE), 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB	CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 2.5
MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIENT CONTACT INFO: 	DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE:
			SHEET TITLE: TITLE PAGE	DATE: 29-04-2021	SHEET: A01



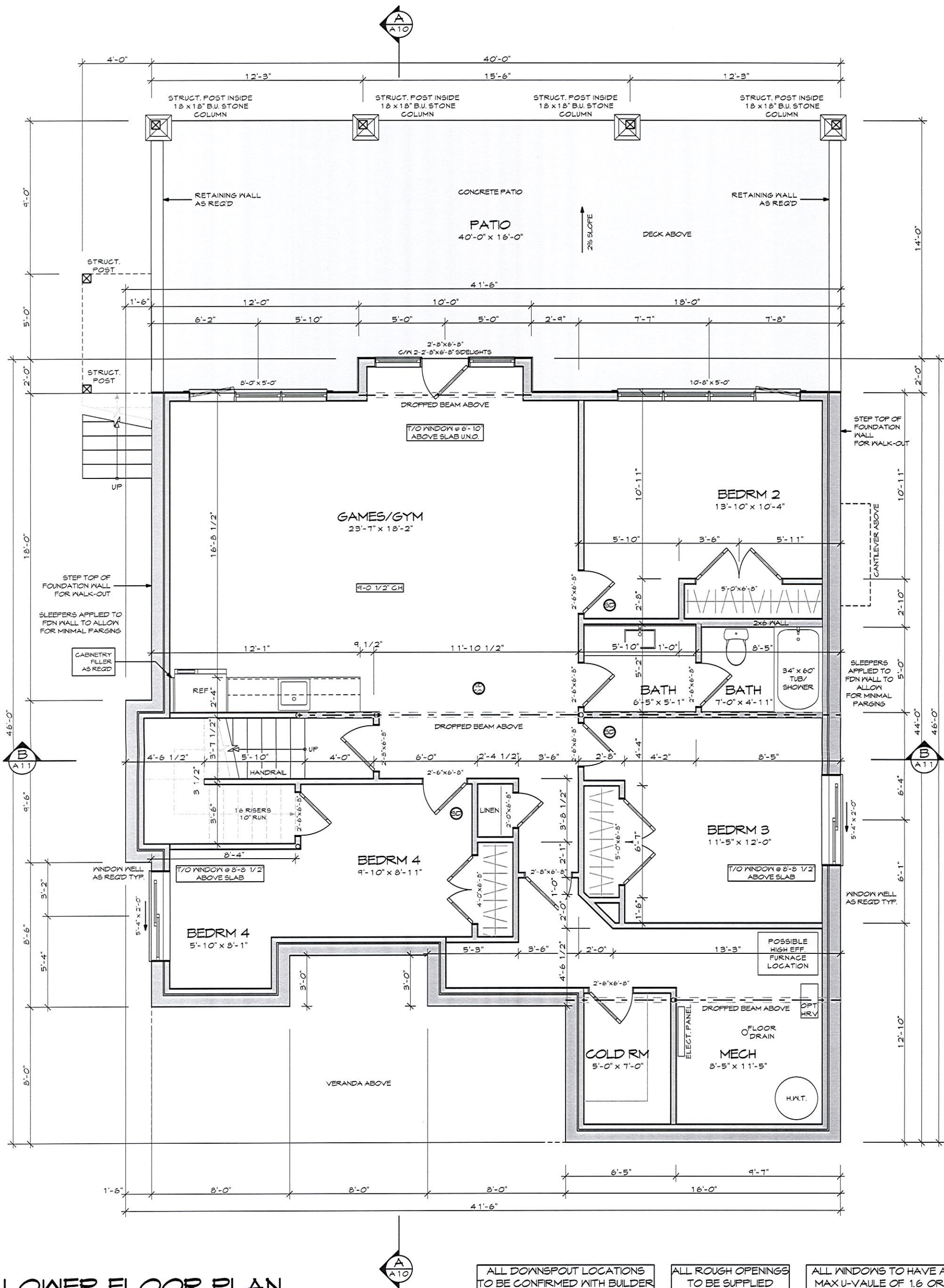
FOUNDATION PLAN

ALL SPECIFICATIONS FOR THE NBC 2019 (AE), 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.		LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC		CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB		CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 2.5
MAIN FLOOR: 1589 SF DEV LOWER FLOOR: 1205 SF TOTAL LOWER FLOOR: 1488 SF TOTAL DEVELOPED: 2794 SF		CLIENT CONTACT INFO: 		DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA		PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
				SHEET TITLE: FOUNDATION PLAN		DATE: 29-04-2021	SHEET: A02	

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

11x17



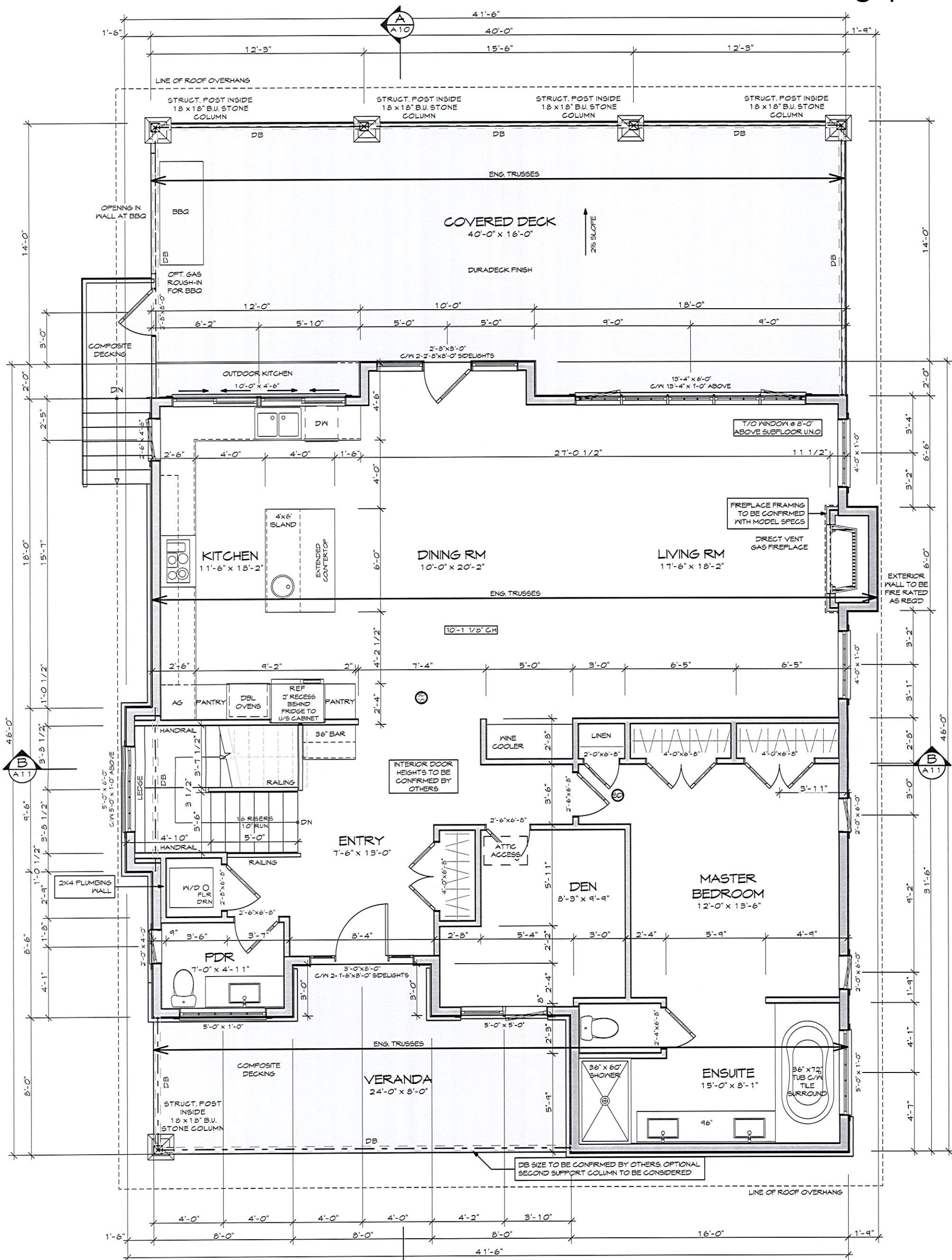
LOWER FLOOR PLAN

ALL SPECIFICATIONS FOR THE NBC 2019 (AE) 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.		LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC		CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB		CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 2.5
MAIN FLOOR: 1589 SF DEV LOWER FLOOR: 1205 SF TOTAL LOWER FLOOR: 1488 SF TOTAL DEVELOPED: 2794 SF		CLIENT CONTACT INFO: 		DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRO.CA WEB: WWW.KDRO.CA		PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
				SHEET TITLE: LOWER FLOOR PLAN		DATE: 29-04-2021	SHEET: A03	

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

11x17



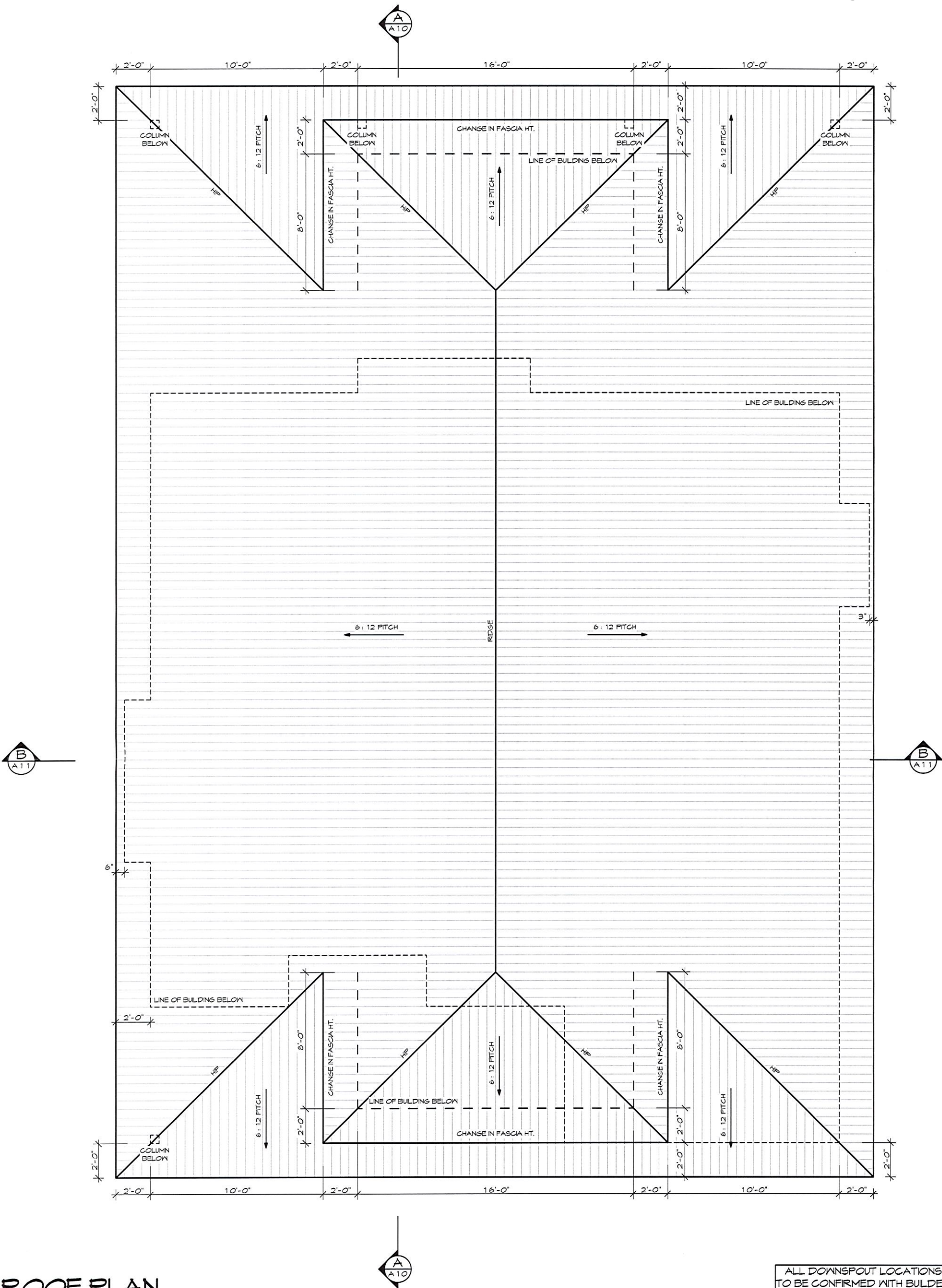
MAIN FLOOR PLAN

ALL SPECIFICATIONS FOR THE NBC 2014 (AE). 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB	CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 25
MAIN FLOOR: 1589 SF DEV LOWER FLOOR: 1203 SF TOTAL LOWER FLOOR: 1488 SF TOTAL DEVELOPED: 2794 SF	CLIENT CONTACT INFO: 	DRAFTED BY: KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
			SHEET TITLE: MAIN FLOOR PLAN	DATE: 29-04-2021	SHEET: A04

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

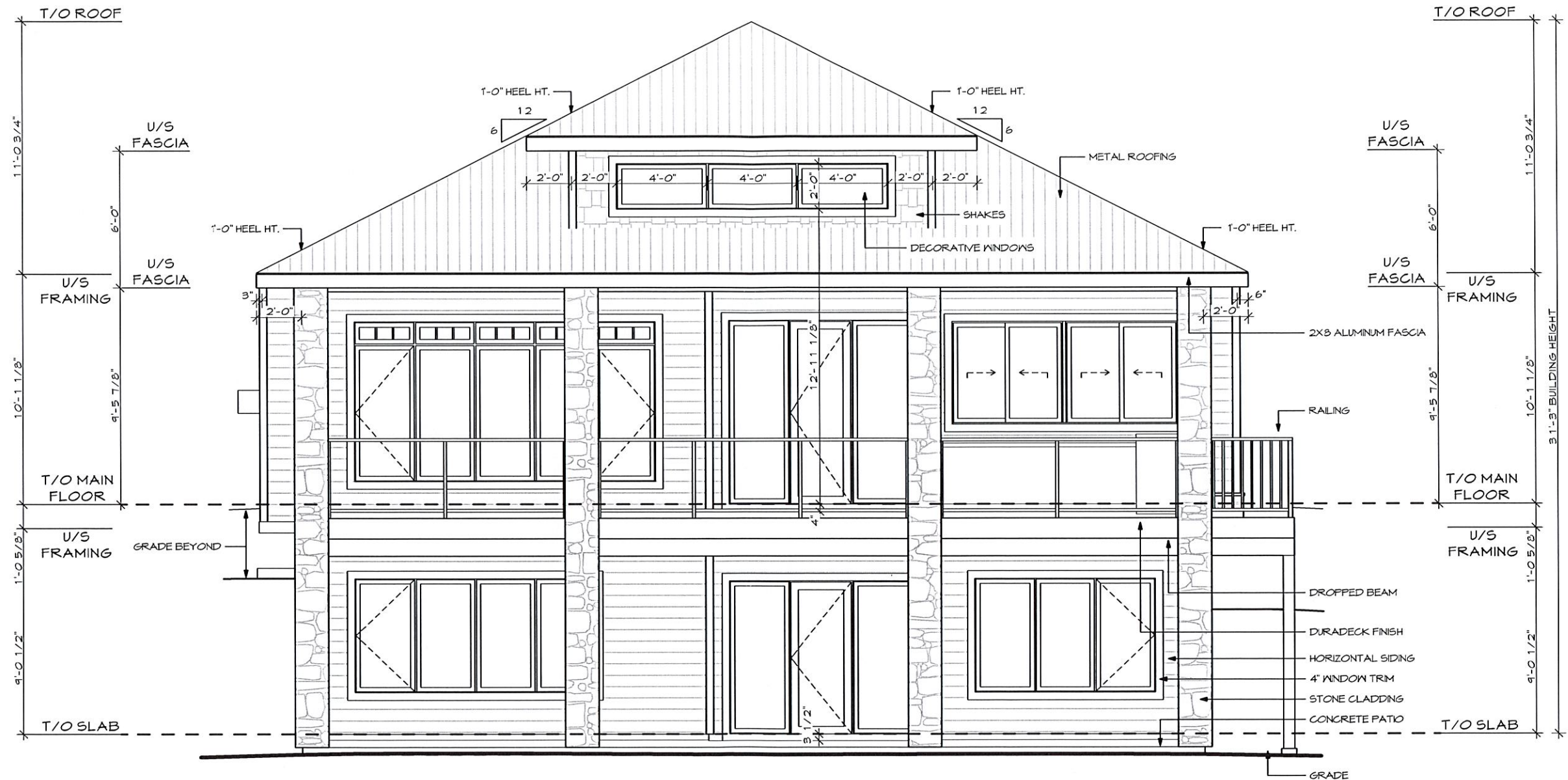
11x17



ROOF PLAN

ALL DOWNSPOUT LOCATIONS
TO BE CONFIRMED WITH BUILDER
PRIOR TO INSTALLATION

ALL SPECIFICATIONS FOR THE NBC 2019 (AE), 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.		LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB	CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 2.5
MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF		CLIENT CONTACT INFO: 	DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
				SHEET TITLE: ROOF PLAN	DATE: 29-04-2021	SHEET: A05

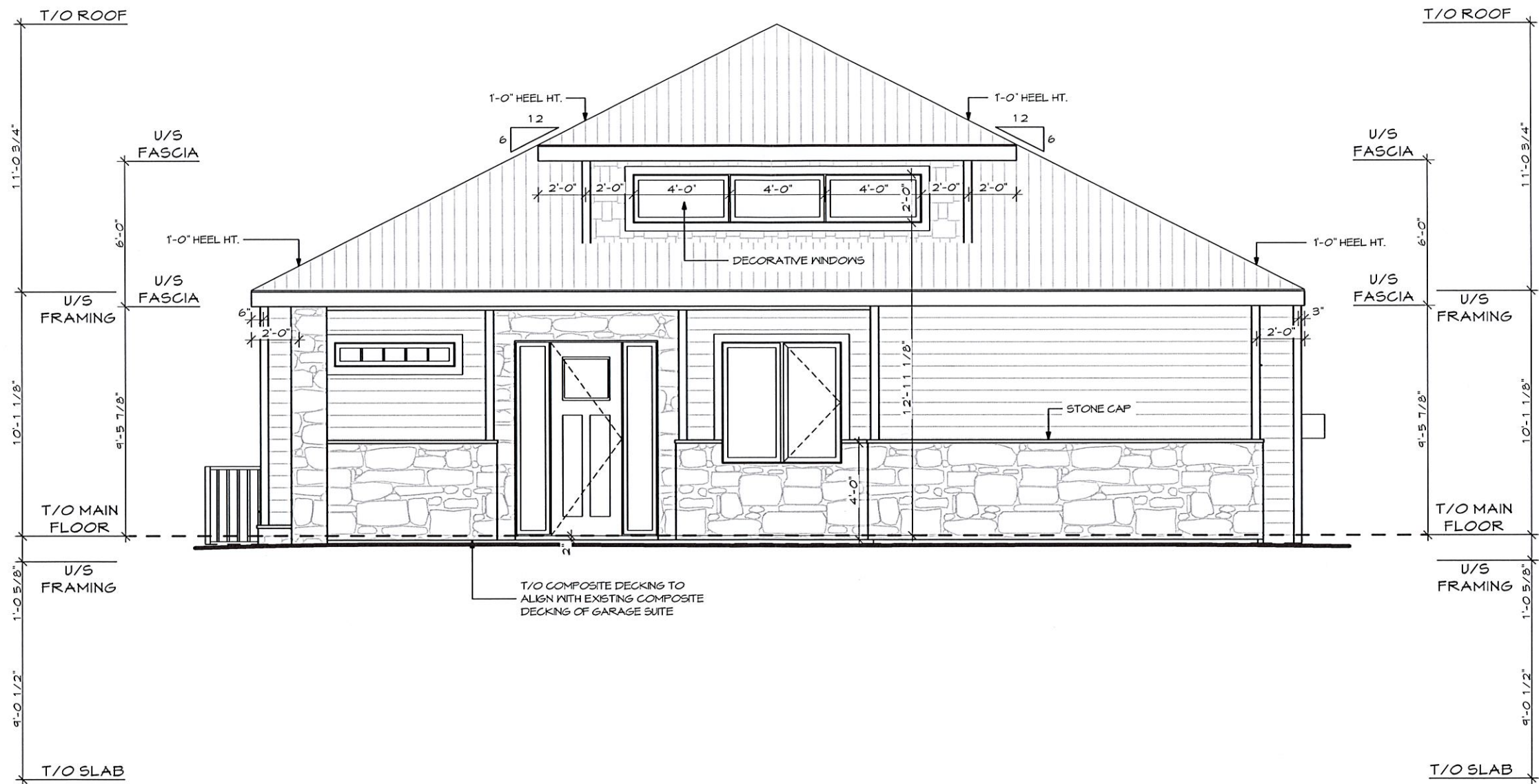


FRONT ELEVATION

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

ALL GRADES TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION

ALL SPECIFICATIONS FOR THE NBC 2019 (AE) 936. ENERGY CODE TO BE SUPPLIED BY OTHERS.	MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	<div>CLIENT CONTACT INFO:</div> <div>Abbey Platinum Master Built</div>	<div>DRAFTED BY:</div> <div>KD RESIDENTIAL DESIGN</div> <div><div>KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST</div><div>CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA</div></div>	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
		BUILDING AREA: 224 SQ M	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB			SHEET TITLE: ELEVATIONS	DATE: 29-04-2021	SHEET: A06
		AIRTIGHTNESS 25	DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.					

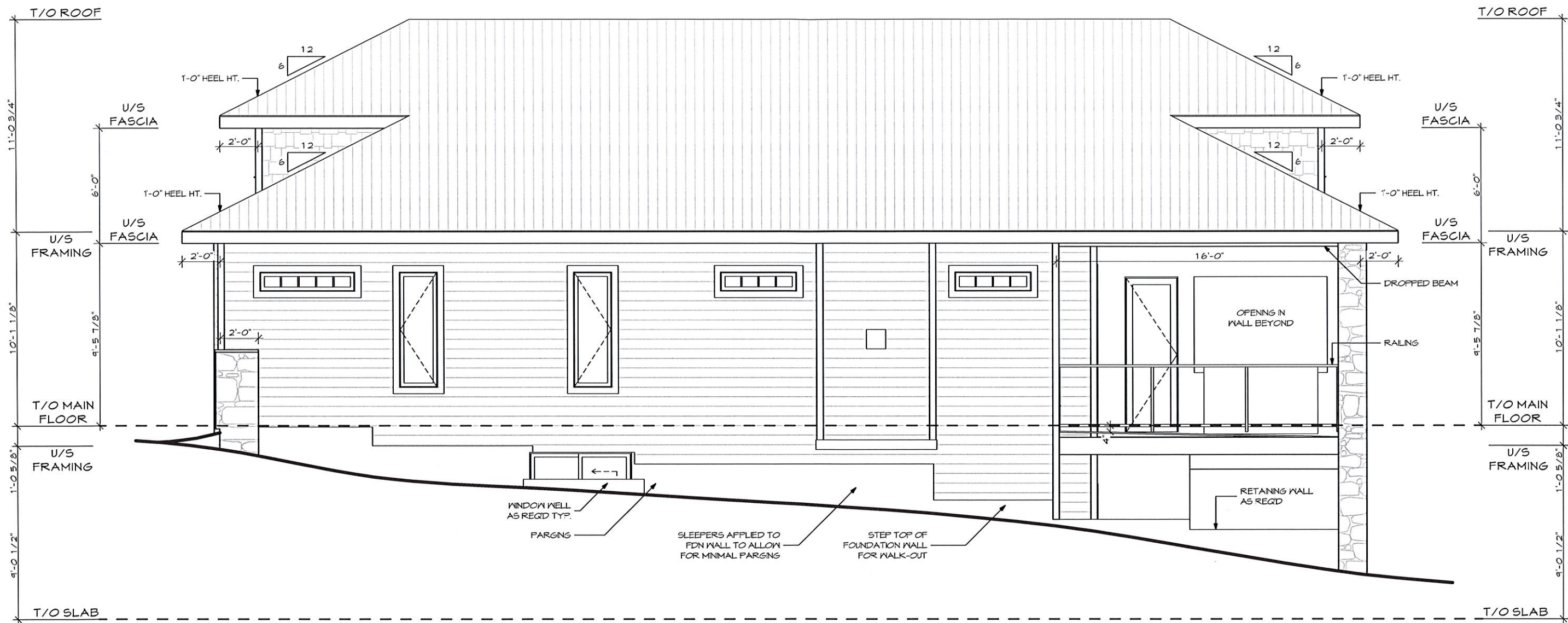


REAR ELEVATION

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

ALL GRADES TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION

ALL SPECIFICATIONS FOR THE NBC 2014 (AE) 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS.	DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CLIENT CONTACT INFO: 	DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
			BUILDING AREA: 224 SQ M	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB			SHEET TITLE: ELEVATIONS	DATE: 29-04-2021	SHEET: A07



LEFT SIDE ELEVATION

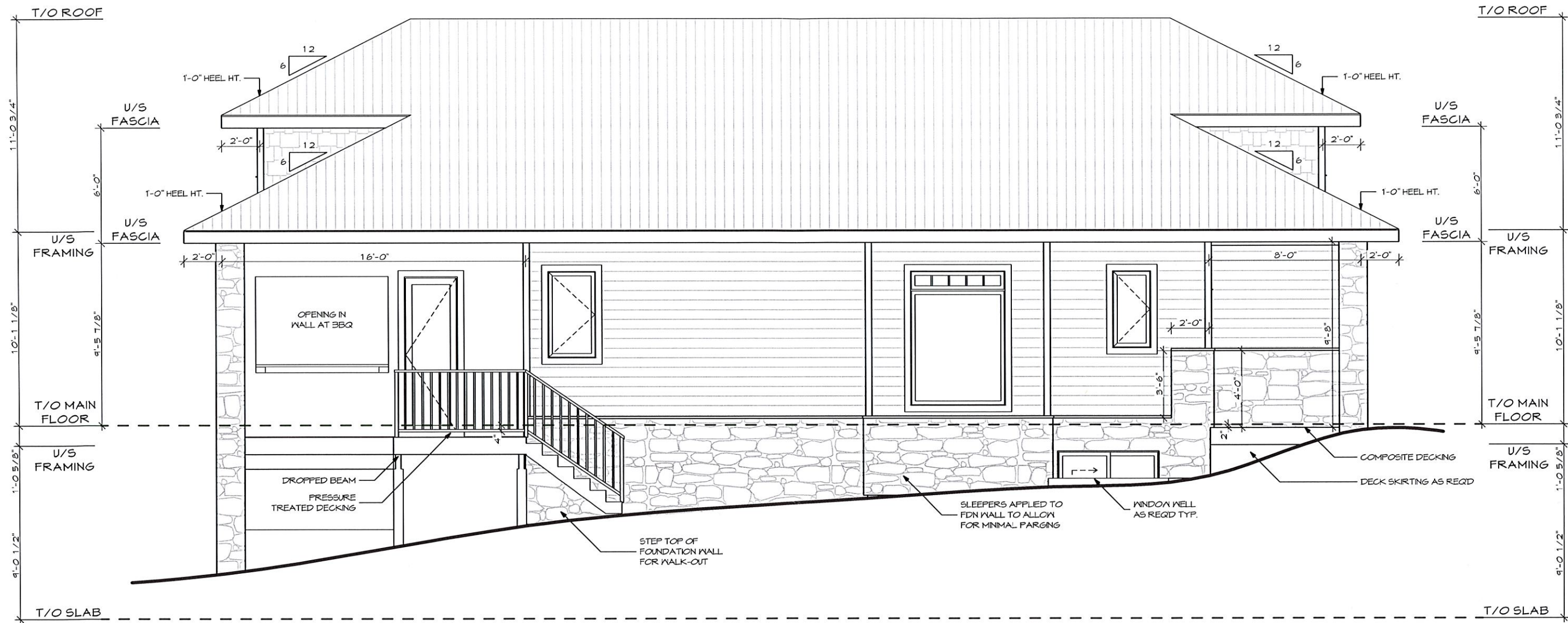
THE FACE & SIDES OF WALLS AND UNDERSIDE OF CANTILEVERS WITHIN 1.2 M FROM PROPERTY LINE TO HAVE NON-COMBUSTIBLE CLADDING TO ACHIEVE 45 MIN. FIRE RESISTANCE RATING.
-EITHER CEMENT BOARD CLADDING OR EXTERIOR DRYWALL BENEATH VINYL SIDING TO BE INSTALLED

UNVENTED SOFFIT REQUIRED ON EAVES CLOSER THAN 1.2 M TO PROPERTY LINE C/W ADDITIONAL ROOF VENTING AS REQ'D

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

ALL GRADES TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION


ALL SPECIFICATIONS FOR THE NBC 2019 (AE) 936. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1498 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CLIENT CONTACT INFO: Abbey Platinum Master Built	DRAFTED BY: KD RESIDENTIAL DESIGN	KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KARENSKD@CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
		BUILDING AREA: 224 SQ M AIR TIGHTNESS 25	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB				SHEET TITLE: ELEVATIONS	DATE: 29-04-2021	SHEET: A08

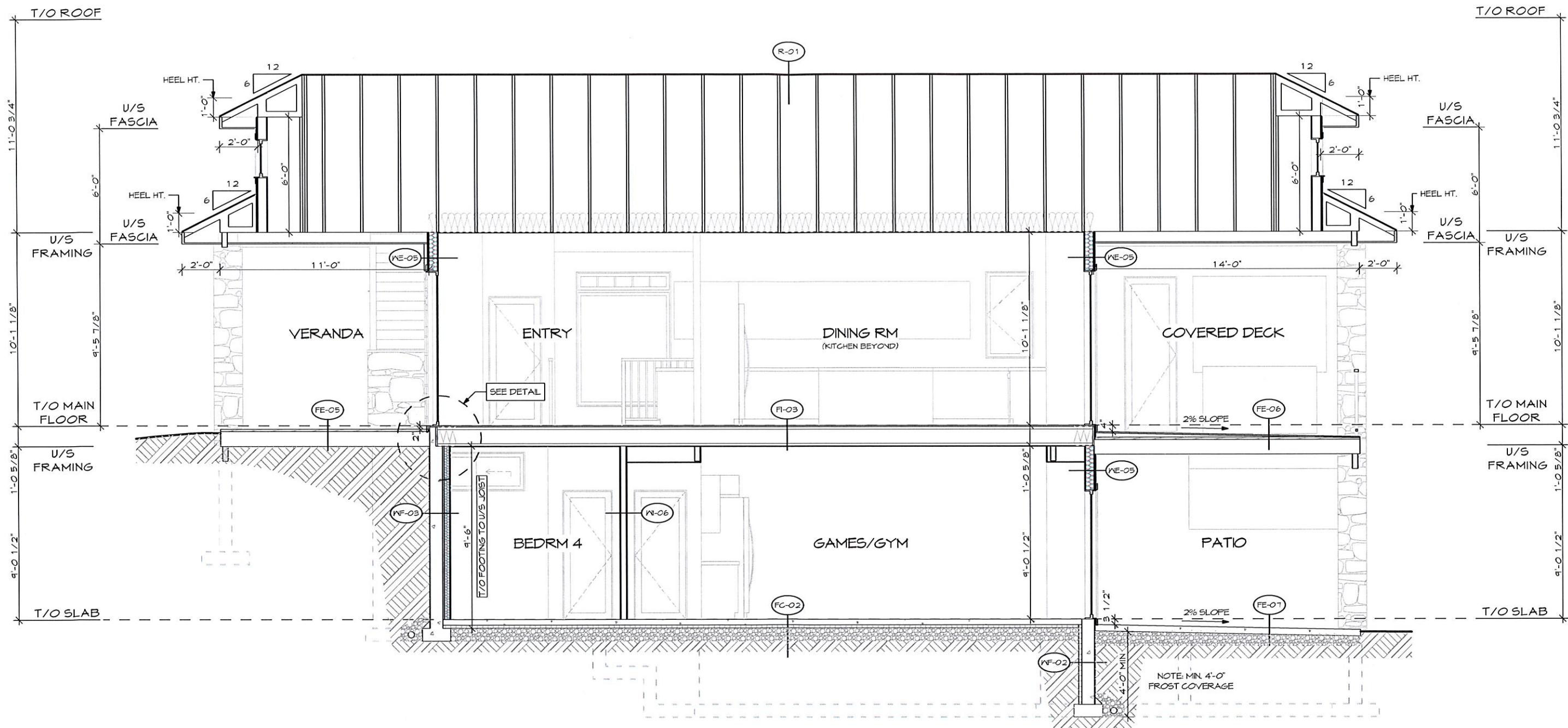


RIGHT SIDE ELEVATION

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

ALL GRADES TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION

ALL SPECIFICATIONS FOR THE NBC 2013 (AE) 936, ENERGY CODE TO BE SUPPLIED BY OTHERS.	DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1498 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CLIENT CONTACT INFO: 	DRAFTED BY:  KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
			BUILDING AREA: 224 SQ M	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB			SHEET TITLE: ELEVATIONS	DATE: 29-04-2021	SHEET: A09



BUILDING SECTION A

ALL SPECIFICATIONS FOR THE NBC 2019 (AE) 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CLIENT CONTACT INFO: Abbey Platinum Master Built	DRAFTED BY: KD RESIDENTIAL DESIGN	KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KORD.CA WEB: WWW.KORD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
		BUILDING AREA: 224 SQ M ARTIGHTNESS 25	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB				SHEET TITLE: BUILDING SECTIONS	DATE: 29-04-2021	SHEET: A 10

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

CONSTRUCTION ASSEMBLIES
(AS PER NBC 2014 (AE))

WALL ASSEMBLIES

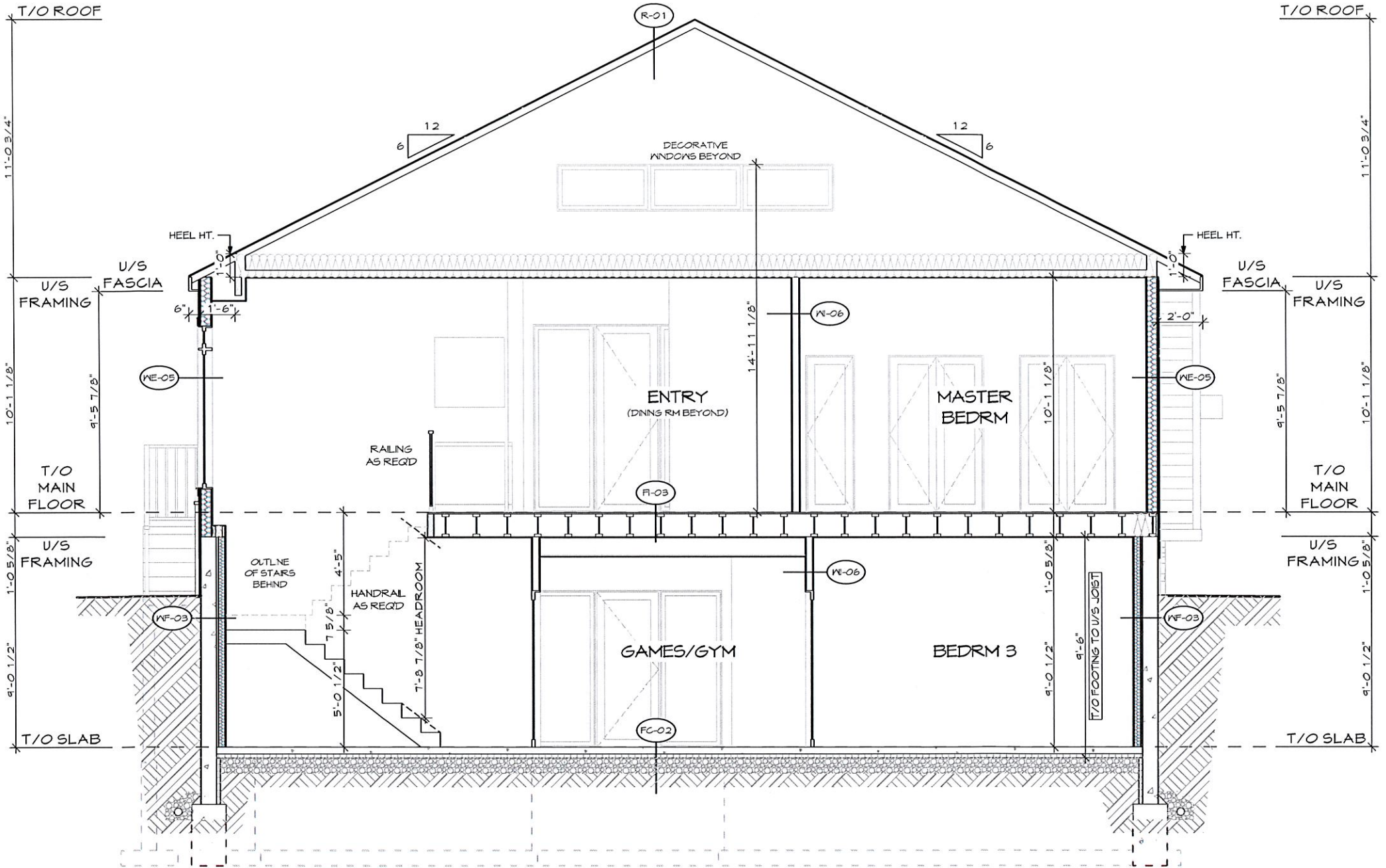
- NF-01 8" FROST WALL (GARAGE)
8" CONCRETE FOUNDATION WALL (9.15.4)
DAMP-PROOFING (BELOW FINISHED GRADE) (9.13.2)
FARGING (ABOVE FINISHED GRADE)
- NF-02 FROST WALL ASSEMBLY (WALK-OUT/CRAWL SPACE)
RIGID INSULATION (9.36.2.8)
8" CONCRETE FOUNDATION WALL (9.15.4)
DAMP-PROOFING (BELOW FINISHED GRADE) (9.13.2)
- NF-03 CONCRETE FOUNDATION WALL ASSEMBLY
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
6 MIL POLY VAPOR BARRIER (9.25.4)
INSULATION (9.36.2.8)
2x4 K.D. SPRUCE/PINE STUDS (SPACING BY OTHERS)
1" AIR SPACE
8" CONCRETE FOUNDATION WALL (9.15.4)
DAMP-PROOFING (BELOW FINISHED GRADE) (9.13.2)
FARGING (ABOVE FINISHED GRADE)
- NF-04 CONCRETE FOUNDATION WALL ASSEMBLY w/ FINISH
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
6 MIL POLY VAPOR BARRIER (9.25.4)
INSULATION (9.36.2.8)
2x4 K.D. SPRUCE/PINE STUDS (SPACING BY OTHERS)
1" AIR SPACE
8" CONCRETE FOUNDATION WALL (9.15.4)
3/8" OSB SHEATHING (9.23.11)
PERMEABLE BUILDING PAPER (9.36.2.10)
FINISH AS SPECIFIED
- WE-05 EXTERIOR WALL ASSEMBLY
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
6 MIL POLY VAPOR BARRIER (9.25.4)
INSULATION (9.36.2.8)
2x4 K.D. SPRUCE/PINE STUDS (SPACING BY OTHERS)
(P.T. MATERIAL BELOW GRADE)
3/8" OSB SHEATHING (9.23.11)
PERMEABLE BUILDING PAPER (9.36.2.10)
FINISH AS SPECIFIED
- WI-06 INTERIOR PARTITION WALL ASSEMBLY
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
(MOISTURE RESISTANT GYPSUM IN BATHROOMS
- W/ONDER BOARD IN SHOWERS)
2x4 K.D. SPRUCE / PINE STUDS (SPACING BY OTHERS)
(UNLESS NOTED OTHERWISE)
ACOUSTICAL INSULATION (WHERE APPLICABLE)
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
- WI-07 INTERIOR PARTITION WALL ASSEMBLY GARAGE/HOUSE (2x6)
LOAD BEARING
1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
(MOISTURE RESISTANT GYPSUM IN BATHROOMS
- W/ONDER BOARD IN TILED SHOWERS)
6 MIL POLY VAPOR BARRIER (9.25.4)
INSULATION (9.36.2.8)
2x6 K.D. SPRUCE / PINE STUDS (SPACING BY OTHERS)
1/2" GYPSUM BOARD WALL FINISH FIRE-TAPED AS REQ'D
FOR FUME BARRIER

FLOOR ASSEMBLIES

- FC-01 GARAGE SLAB ASSEMBLY (4")
4" CONCRETE SLAB - REINFORCED
AS PER STRUCTURAL REQ.
4 SLOPED AS SPECIFIED
6 MIL POLY VAPOR BARRIER (9.25.4)
4" MIN. WASHED ROCK (9.16.2.1)
UNDISTURBED SOIL
- FC-02 BASEMENT ASSEMBLY (3 1/2")
3 1/2" CONCRETE SLAB - REINFORCED
AS PER STRUCTURAL REQ.
6 MIL POLY VAPOR BARRIER (9.25.4)
RIGID INSULATION (IF REQ'D) (9.36.2.8)
4" MIN. WASHED ROCK (9.16.2.1)
UNDISTURBED SOIL
- FI-03 RESIDENCE FLOOR ASSEMBLY (ABOVE GRADE)
FINISHED FLOOR AS SPECIFIED
3/4" T&G EXTERIOR GRADE SHEATHING (9.23.15)
(OPT. BUILT-UP SHEATHING FOR FINISHED
FLOOR SELECTIONS)
TJI FLOOR SYSTEM - ENGINEERED BY OTHERS
ACOUSTICAL INSULATION (WHERE APPLICABLE)
INSULATION @ JOIST ENDS & CANTILEVERED AREAS
(9.36.2.6)
CROSS BRACING AS REQ'D
1/2" GYPSUM BOARD (INTERIOR FINISHED SPACE)
FINISH AS SPECIFIED (INTERIOR SPACE)
SOFFIT (CANTILEVERED FLOOR AREAS)
- FI-04 RESIDENCE FLOOR ASSEMBLY OVER GARAGE
FINISHED FLOOR AS SPECIFIED
3/4" T&G EXTERIOR GRADE SHEATHING (9.23.15)
(OPT. BUILT-UP SHEATHING FOR FINISHED
FLOOR SELECTIONS)
TJI FLOOR SYSTEM - ENGINEERED BY OTHERS
CROSS BRACING AS REQ'D
6 MIL POLY VAPOR BARRIER (9.25.4)
STRAFFING AS REQ'D BELOW JOISTS
FOR INSULATION
INSULATION (9.36.2.8)
1/2" GYPSUM BOARD FIRE-TAPED AS REQ'D
FOR FUME BARRIER
FINISH AS SPECIFIED
- FE-05 EXTERIOR DECK ASSEMBLY
EXTERIOR GRADE WOOD DECKING
WOOD JOISTS - AS PER STRUCTURAL REQ.
- FE-06 EXTERIOR DECK ASSEMBLY OPTION B
WATERPROOF MEMBRANE
3/4" T&G EXTERIOR GRADE SHEATHING
WOOD JOISTS - AS PER STRUCTURAL
REQ. (SLOPED)
CROSS BRACING AS REQ'D
VENTED SOFFIT
- FE-07 PATIO SLAB ASSEMBLY
4" CONCRETE SLAB - REINFORCED
AS PER STRUCTURAL DRAWINGS
6 MIL POLY VAPOR BARRIER (9.25.4)
4" MIN. WASHED ROCK (9.16.2.1)
UNDISTURBED SOIL

ROOF ASSEMBLIES

- R-01 ROOF ASSEMBLY - SLOPED
FINISHED ROOFING AS SPECIFIED
EAVE PROTECTION (9.26.5)
1/16" OSB SHEATHING C/W H CLIPS (9.23.16)
PRE-ENGINEERED ROOF JOISTS / TRUSSES
(ENGINEERED BY OTHERS)
INSULATION (ABOVE LIVING SPACE) (9.36.2.6)
6 MIL POLY VAPOR BARRIER
(ABOVE LIVING SPACE) (9.25.4)
1/2" GYPSUM BOARD
VENTED SOFFIT @ EAVES (UNVENTED AS PER 3.2.3.6)

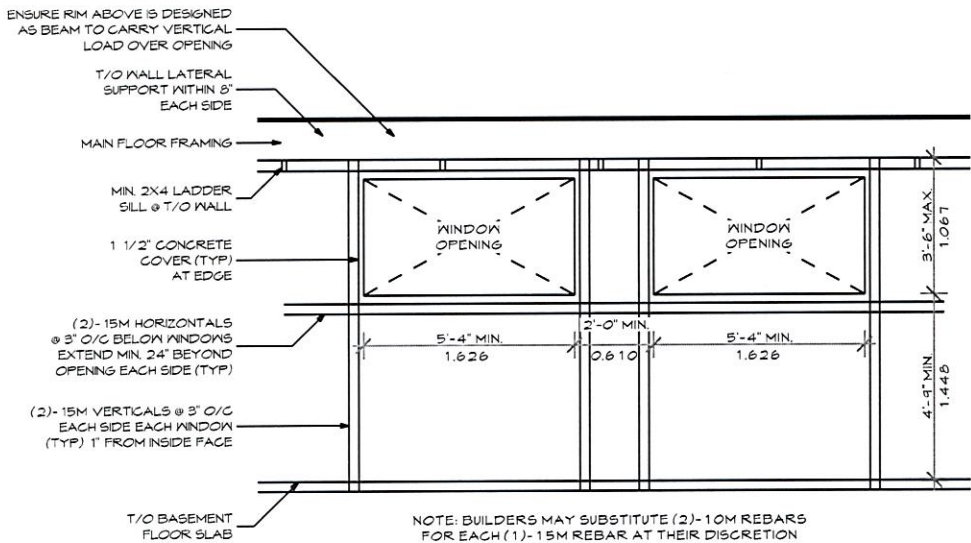


BUILDING SECTION B

ALL SPECIFICATIONS FOR THE NBC 2014 (AE) 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	MAIN FLOOR : 1589 SF DEVELOPER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIMATE ZONE: 7A BUILDING AREA: 224 SQ M AIRTIGHTNESS 25	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC CIVIC ADDRESS: 49 LAKEVIEW RD, SW OF HALF MOON BAY, AB	CLIENT CONTACT INFO: Abbey Platinum Master Built	DRAFTED BY: KD RESIDENTIAL DESIGN	KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KORD.CA WEB: WWW.KORD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/16" = 1'-0"
							SHEET TITLE: BUILDING SECTIONS	DATE: 29-04-2021	SHEET: A 11

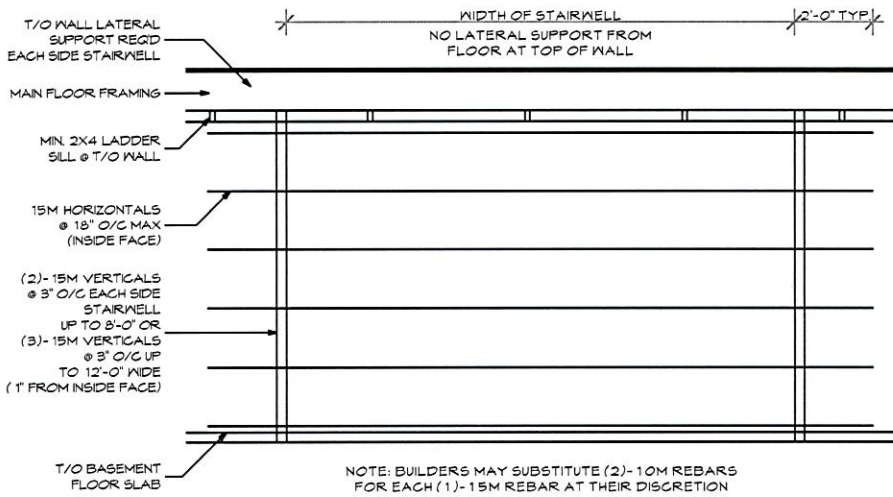
NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.



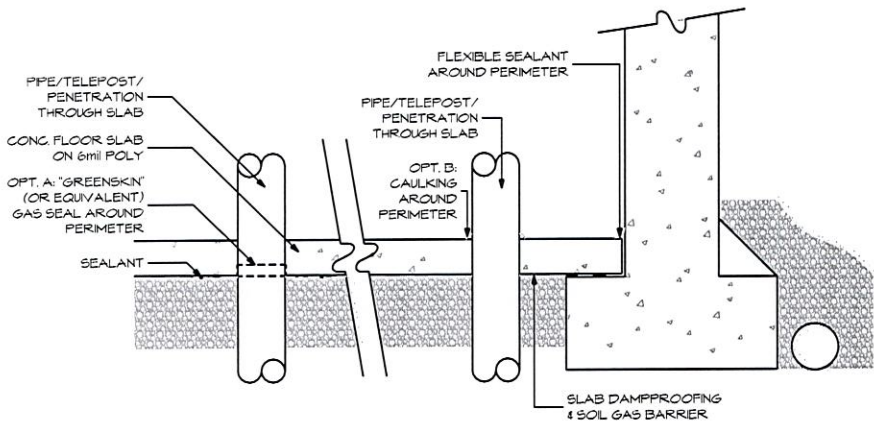
ADDITIONAL REINF. AT
WINDOWS IN FDN

N.T.S. DETAIL AS PER:
AHITC: GUIDELINES FOR LATERAL BRACING OF RESIDENTIAL
CONCRETE FOUNDATION WALLS - SEPT 2009



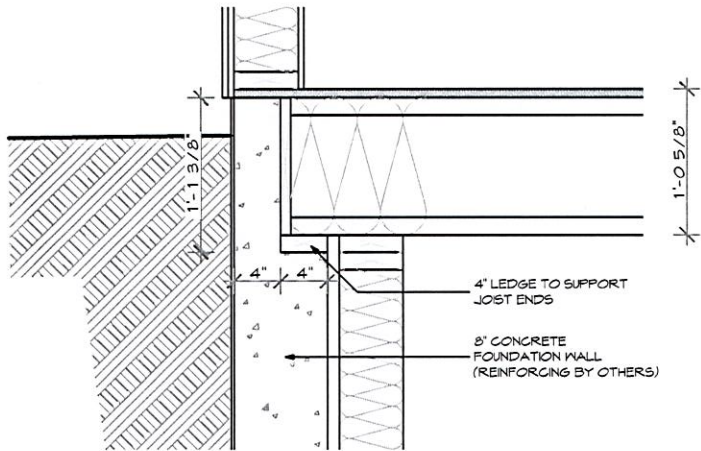
ADDITIONAL REINF. AT
STAIRWELL FDN WALLS

N.T.S. DETAIL AS PER:
AHITC: GUIDELINES FOR LATERAL BRACING OF RESIDENTIAL
CONCRETE FOUNDATION WALLS - SEPT 2009



SLAB PENETRATION SEALING DTL

N.T.S.



FDN WALL TO FLOOR DETAIL

SCALE 3/4" = 1'-0"

GENERAL NOTES:

- KD RESIDENTIAL DESIGN INC. SHALL NOT BE HELD LIABLE AND ASSUMES NO RESPONSIBILITY FOR ANY HOME CONSTRUCTED FROM THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY COMPLIANCE WITH LOCAL BUILDING CODES AND ANY MODIFICATIONS THAT MAY NEED TO BE MADE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING SITE/SOIL CONDITIONS AND ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS BEFORE BEGINNING CONSTRUCTION.
- ALL STRUCTURAL INFORMATION IS TO BE USED AS A GUIDELINE ONLY. ALL STRUCTURE TO BE SIZED AND SUPPLIED BY OTHERS TO MEET ALL LOCAL BUILDING CODES.
- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE LOCAL BUILDING CODE, AS WELL AS ALL OTHER LOCAL CODES AND BY-LAWS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO REPORT ANY CHANGES, ERRORS OR OMISSIONS TO THEIR SUPERIOR BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION METHODS.
- CONTRACTOR TO CONFIRM THAT ANY DETAILS PROVIDED COMPLY WITH LOCAL BUILDING CODES AND METHODS OF CONSTRUCTION, AS DETAILS ARE ONLY TO BE USED AS A GUIDELINE.
- FOUNDATION WATERPROOFING AND 4" PERFORATED TUBING TO BE PROVIDED WHERE EXTERIOR GRADE IS ABOVE THE BASEMENT SLAB OR CRAWL SPACE.
- EXTERIOR FLASHING TO BE APPLIED AT ALL CHANGES IN EXTERIOR MATERIALS, ABOVE ALL DOOR/ WINDOWS, AT ALL INTERSECTIONS BETWEEN WALLS AND ROOF, IN ALL ROOF VALLEYS AND AROUND ALL CHIMNEYS.
- ADDITIONAL FLASHING AND/OR CAULKING TO BE APPLIED AS PER LOCAL CODES TO ANY OTHER EXTERIOR SURFACES WITH POTENTIAL TO WEATHER.
- STEP FLASHING TO BE PROVIDED WHERE ANY ROOF SHINGLES ARE APPLIED AGAINST A VERTICAL SURFACE.
- ALL WINDOWS SHOWN ARE TO BE USED AS A GUIDELINE. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH SUPPLIER AND CONFIRM ANY CHANGES WITH THEIR SUPERIOR. CONTRACTOR IS ALSO RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS.
- ALL EXTERIOR DOORS/WINDOWS TO INCLUDE WEATHER-STRIPPING AS PER LOCAL BUILDING CODES.
- DOOR FROM HOUSE TO GARAGE TO BE INSTALLED WITH WEATER-STRIPPING AND A SELF-CLOSER DEVICE.
- ROOF TO BE ADEQUATELY VENTED AS PER LOCAL BUILDING CODES AND REGULATIONS.
- CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE ANY PORTION OF THE BUILDING WITHIN 10'-0" OR AS LOCAL BUILDING CODES.
- SERVICE LOCATIONS TO BE DETERMINED BY CONTRACTOR AND CONFIRMED BY THEIR SUPERIOR.
- ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO BUILD-UP FLOORING AS REQUIRED TO ENSURE FINISHED FLOORING IS FLUSH AND LEVEL.
- BLOCKING IS TO BE PROVIDED AT ALL CABINET AND HARDWARE LOCATIONS INCLUDING TOWEL BARS AND TOILET PAPER HOLDERS.
- KITCHEN LAYOUT IS TO BE USED AS A GUIDELINE. SUPPLIER IS TO HAVE FINAL LAYOUT AND DETAILS APPROVED BY THEIR SUPERIOR.
- CAVITIES TO BE PROVIDED WHERE RECESS MEDICINE CABINETS ARE LOCATED.
- CONTRACTOR TO ENSURE FRAMING SUITS ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES (INCLUDING FIREPLACES) AS SPECIFIED BY OTHERS.
- CONTRACTOR TO ENSURE THERE IS ADEQUATE ROOM FOR MECHANICAL CHASES, PLUMBING STACKS, ETC.
- MECHANICAL EQUIPMENT LOCATIONS IS TO BE USED AS A GUIDELINE. CONTRACTOR TO CONFIRM FINAL LOCATION WITH THEIR SUPERIOR.
- ALL ELECTRICAL WIRING AND PLACEMENT OF OUTLETS AND SWITCHES TO MEET LOCAL BUILDING CODES AND PROVIDE ADEQUATE SERVICE TO ALL APPLIANCES AND EQUIPMENT. ELECTRICAL LAYOUT TO BE USED AS A GUIDELINE WITH FINAL PLACEMENT AND FIXTURE SELECTION APPROVED BY THEIR SUPERIOR.

STRUCTURAL LEGEND

DB	DROPPED BEAM
FB	FLUSH FRAMED BEAM
BP	BEAM POCKET
DJ	DOUBLE JOIST
GT	GIRDER TRUSS
LBN	LOAD BEARING WALL
LB	LEDGER BOARD
PL	POINT LOAD ABOVE
PF	PAD FOOTING
SF	STRIP FOOTING

ELECTRICAL LEGEND

	CEILING MOUNTED FIXTURE		SPEAKER
	RECESSED POT LIGHT		TELEPHONE
	SMALL RECESSED POT LIGHT		CAT V WIRING
	WALL SCONCE		CABLE OUTLET
	CEILING FAN		USB RECEPTACLE
	UNDER CABINET LIGHT		THERMOSTAT
	W/P SHOWER POT		CENTRAL VAC
	EXHAUST FAN		SWITCH
	110V OUTLET		3 WAY SWITCH
	220V OUTLET		4 WAY SWITCH
	GFI OUTLET		SMOKE DETECTOR
	EXTERIOR WATERPROOF OUTLET		SMOKE/CO ² DETECTOR
	DEDICATED OR KITCHEN OUTLET		HOSE BIB

ALL SPECIFICATIONS FOR THE NBC 2019 (AE). 9.36. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.	LEGAL ADDRESS: LOT: 6, BLOCK: 4, PLAN: 3741 MC	CIVIC ADDRESS: 49 LAKEVIEW RD, SV OF HALF MOON BAY, AB	CLIMATE ZONE: 7A	BUILDING AREA: 224 SQ M	AIRTIGHTNESS 2.5
MAIN FLOOR : 1589 SF DEV LOWER FLOOR : 1205 SF TOTAL LOWER FLOOR : 1488 SF TOTAL DEVELOPED : 2794 SF	CLIENT CONTACT INFO: 	DRAFTED BY: KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA	PROJECT NAME: WANDER INN	PROJECT NUMBER: AP-2021-02	SCALE: 3/4" = 1'-0"
			SHEET TITLE: CNST DTLS / NOTES / LEGENDS	DATE: 29-04-2021	SHEET: A 12

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

11x 17











