NOTICE OF DECISION

NOTICE is hereby given that the Development Officer or the Municipal Planning Commission of the Summer Village of Sunbreaker Cove has approved the issuing of a development permit for the following permitted use:

Demolition & Detached Garage
Development Permit #269022
1219 Pine Road (Lot 11 Block 4 Plan 413NT)

AND FURTHER TAKE NOTICE THAT you may appeal Permitted Uses, Discretionary Uses or Variance approvals to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Written statements relevant to the development and reasons for the appeal, along with a $1000 application fee, plus $300 if a geotechnical review is required, should be submitted to the Summer Village of Sunbreaker Cove, Subdivision and Development Appeal Board, #2 Erickson Drive, Sylvan Lake, AB T4S 1P5 within 21 days following the date of this notice.

For further information please contact the Development Department at 403-887-2822 or development@sylvansummervillages.ca. Documents regarding this development are attached.

Dated this 25th day of August, 2026.

Emily Damberger, Development Officer

Summer Village of Sunbreaker Cove
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5

DEVELOPMENT PERMIT

Permit Number: 269022

Municipal Address: 1219 Pine Road **Lot:** 11 **Block:** 4 **Plan:** 413NT

Applicant: Larkaun Homes
4, 4845 79 Street
Red Deer, AB T4P 2T4

On Behalf Of: [redacted]

Development Involving: *Demolition & Detached Garage*

Approved Subject to the Following Conditions:

1) The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
2) The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
3) The payment of a $5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed with two years, and any or all road damage repaired. Any damage to public roads due to the construction shall be repaired immediately at the expense of the permit holder.
4) 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 responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
5) The height of the detached garage shall not exceed 5 m (16.4 ft.) in building height measured from grade.
6) A final as build real property report from an Alberta Land Surveyor at completion of landscaping to ensure parcel coverage is within the maximum and to verify heights are within the maximum.
7) All applicable permits shall be complied with and completed with Superior Safety Codes.
8) Electrical power from the property line to any building shall be constructed underground.
9) Sewer curb stop must remain accessible at all times, during and after construction.
10) The maximum width of the driveway shall be 10 m (32.80ft.). Driveway width shall be measured within the carriageway, and shall be constructed of asphalt within the carriageway (between the road and private property line).
11) Landscaping to be completed according to the landscaping plan.
12) Exterior of the detached garage to be finished to match or complement the finish of the existing dwelling.
13) An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
14) An accessory building's footprint shall be no larger than 8% of the total lot area, to a maximum of 204.4 m^2 (2,200 $ft.^2$).
15) Roofs on new buildings shall be constructed of non-combustible or fire-retardant materials with a minimum Class B fire rating. The use of wooden roof shingles is prohibited.
16) Roofs on new buildings shall have soffits or be otherwise screened with FireSmart compliant material to reduce the opportunities for embers from forest fires to lodge in the roof overhang area.
17) All siding and fascia materials on new or retrofitted buildings requiring a development permit shall consist of fire-resistant materials as identified in the most current versions of "FireSmart - Protecting Your Community from Wildfire" or the "Wildland Urban Interface (WUI) Products" listing, and that siding material shall extend from ground level to the roofline.
18) All new patios that are raised above ground level shall have sheathing made of fire-resistant materials extending from the patio's floor level to the ground in order to prohibit the entry of sparks and embers under the structure.
19) All new buildings with exposed undersides less than 2.0 m (6.6 ft) above the ground shall have sheathing made of fire-resistant materials extending from the floor level to the ground to prohibit the entry of sparks and embers under the structure. Small cantilevers, such as bay windows, may alternatively have their undersides sheathed with fire-resistant material.
20) All new buildings, including their balconies and decks, with exposed undersides higher than 2.0 m (6.6 ft) from ground level shall have a non-combustible surface cover underneath them.
21) All road bans to be followed that are implemented by Roadata and the administration office.
22) Existing Encroachment Agreement required to be updated to include all structures encroaching onto the Environmental Open Space.
23) All existing accessory buildings on the property shall either be removed or put into compliance.

Summer Village of Sunbreaker Cove
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5

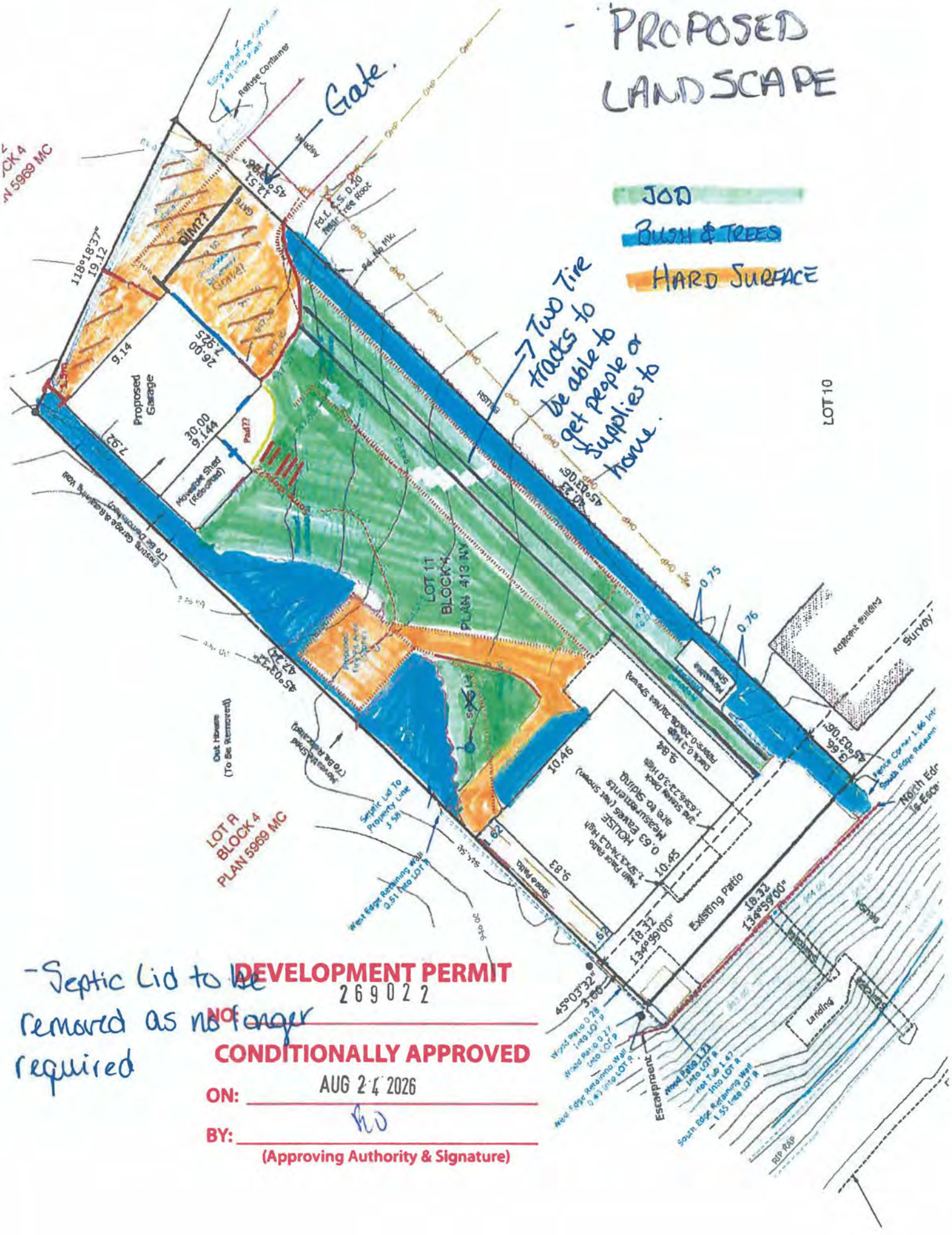
You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that the development is in accordance with any approved plans and applications, and that construction conforms with any provincial and federal requirements relative to this development. Any development commenced prior to the 21-day appeal period, is at the applicant's own risk.

Date of Issuance of Development Permit: August 25, 2026

Development Authority

Note:

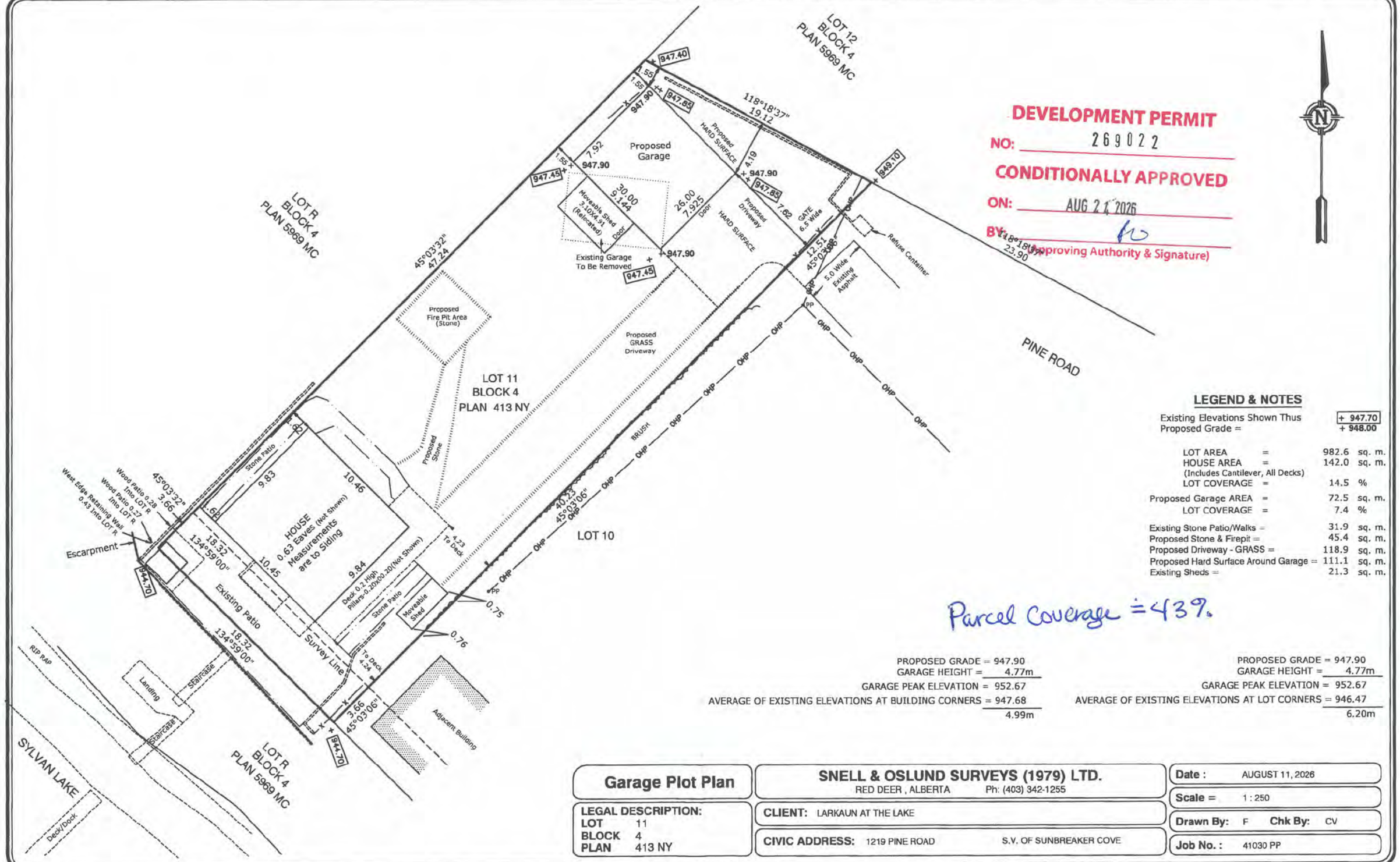
1) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit shall be null and void, unless an extension to this period, being no longer than an additional 12 months, has been previously granted.
2) Development Authority may carry out on-site inspections of the development at any time.



- Septic Lid to be removed as no longer required

DEVELOPMENT PERMIT
269022
NO:
CONDITIONALLY APPROVED
ON: AUG 24 2026
BY:
(Approving Authority & Signature)

EXISTING LANDSCAPE
Bushes & Trees
Hard surface
SOD
Gate.
Proposed Garage
Proposed Shed
Mix of Shrubs
LOT 11
BLOCK 4
PLAN 5969 MC
LOT R
BLOCK 4
PLAN 5969 MC
LOT 10
Existing Patio
Landing
Retaining Wall
Septic Lid
Septic Lid to Property Line 1.58
Refuse Containers
Gravel
Shed
Survey
Adjacent building
Existing Garage & Retaining Wall (To Be Demolished)
Pad 22
Pad 23
Pad 24
Pad 25
Pad 26
Pad 27
Pad 28
Pad 29
Pad 30
Pad 31
Pad 32
Pad 33
Pad 34
Pad 35
Pad 36
Pad 37
Pad 38
Pad 39
Pad 40
Pad 41
Pad



DEVELOPMENT PERMIT

NO: 269022

CONDITIONALLY APPROVED

ON: AUG 21 2026

BY: (Approving Authority & Signature)

LEGEND & NOTES

Existing Elevations Shown Thus	+ 947.70
Proposed Grade =	+ 948.00

LOT AREA	=	982.6 sq. m.
HOUSE AREA (Includes Cantilever, All Decks)	=	142.0 sq. m.
LOT COVERAGE	=	14.5 %
Proposed Garage AREA	=	72.5 sq. m.
LOT COVERAGE	=	7.4 %
Existing Stone Patio/Walks	=	31.9 sq. m.
Proposed Stone & Firepit	=	45.4 sq. m.
Proposed Driveway - GRASS	=	118.9 sq. m.
Proposed Hard Surface Around Garage	=	111.1 sq. m.
Existing Sheds	=	21.3 sq. m.

Parcel Coverage = 43%

PROPOSED GRADE = 947.90
GARAGE HEIGHT = 4.77m
GARAGE PEAK ELEVATION = 952.67
AVERAGE OF EXISTING ELEVATIONS AT BUILDING CORNERS = 947.68
4.99m

PROPOSED GRADE = 947.90
GARAGE HEIGHT = 4.77m
GARAGE PEAK ELEVATION = 952.67
AVERAGE OF EXISTING ELEVATIONS AT LOT CORNERS = 946.47
6.20m

Garage Plot Plan

LEGAL DESCRIPTION:
LOT 11
BLOCK 4
PLAN 413 NY

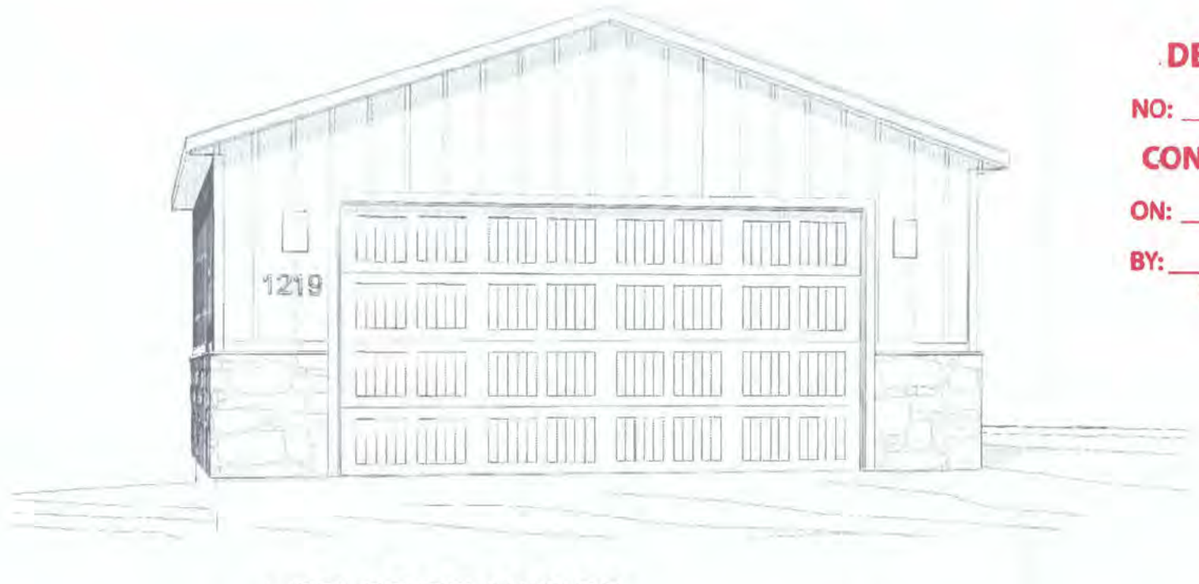
SNELL & OSLUND SURVEYS (1979) LTD.
RED DEER , ALBERTA Ph: (403) 342-1255

CLIENT: LARKAUN AT THE LAKE

CIVIC ADDRESS: 1219 PINE ROAD S.V. OF SUNBREAKER COVE

Date : AUGUST 11, 2026
Scale = 1 : 250
Drawn By: F **Chk By:** CV
Job No. : 41030 PP

1219 PINE RD GARAGE



DEVT
NO:
CONDIT
ON:
BY:
(Approving Authority & Signature)

DEVELOPMENT PERMIT
NO: 269022
CONDITIONALLY APPROVED
ON: AUG 24 2026
BY:
(Approving Authority & Signature)

LIST OF DRAWINGS

A01 TITLE PAGE / NOTES / LEGENDS
A02 FOUNDATION PLAN
A03 MAIN FLOOR / ROOF PLANS
A04 ELEVATIONS
A05 BUILDING SECTIONS / CNST DETAILS

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 PROVDED 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.

ELECTRICAL LEGEND

⊗	CEILING MOUNTED FIXTURE	FO	FLOOR OUTLET
⊗F	RECESSED POT LIGHT	SP	SPEAKER
●	SMALL RECESSED POT LIGHT	TEL	TELEPHONE
	WALL SCONCE	TV	CABLE OUTLET
	CEILING FAN	USB	USB RECEPTACLE
X	UNDER CABINET LIGHT	T	THERMOSTAT
⊗WP	SHOWER POT	CV	CENTRAL VAC
	EXHAUST FAN	S	SWITCH
	110V OUTLET	3	3 WAY SWITCH
	220V OUTLET	4	4 WAY SWITCH
GFI	GFI OUTLET	SD	SMOKE DETECTOR
	EXTERIOR WATERPROOF OUTLET	SCO	SMOKE/CO² DETECTOR
D	DEDICATED OR KITCHEN OUTLET	HB	HOSE BIB

STRUCTURAL LEGEND

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

MAIN FLOOR : 0000 SF
UPPER FLOOR : 0000 SF
TOTAL : 0000 SF
DEV LOWER FLOOR : 0000 SF
TOTAL LOWER FLOOR : 0000 SF
TOTAL DEVELOPED : 0000 SF
GARAGE : 780 SF

ALL SPECIFICATIONS FOR THE NBC 2023 (AE) 9.36 ENERGY CODE TO BE SUPPLIED BY OTHERS.
DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.

CLIENT CONTACT INFO:
LARKAUN AT THE LAKE

DRAFTED BY:
KD RESIDENTIAL — KAREN RICHINSKI

LEGAL ADDRESS:
LOT: 11, BLOCK: 4, PLAN: 413 NT

CIVIC ADDRESS:
1219 PINE RD, S.V. OF SUNBREAKER COVE, AB

PROJECT NAME:
1219 PINE RD GARAGE

SHEET TITLE:
TITLE PAGE / NOTES / LEGENDS

CLIMATE ZONE: 7A
BUILDING AREA: 73 SQ M
ARTISTHNESS: 25

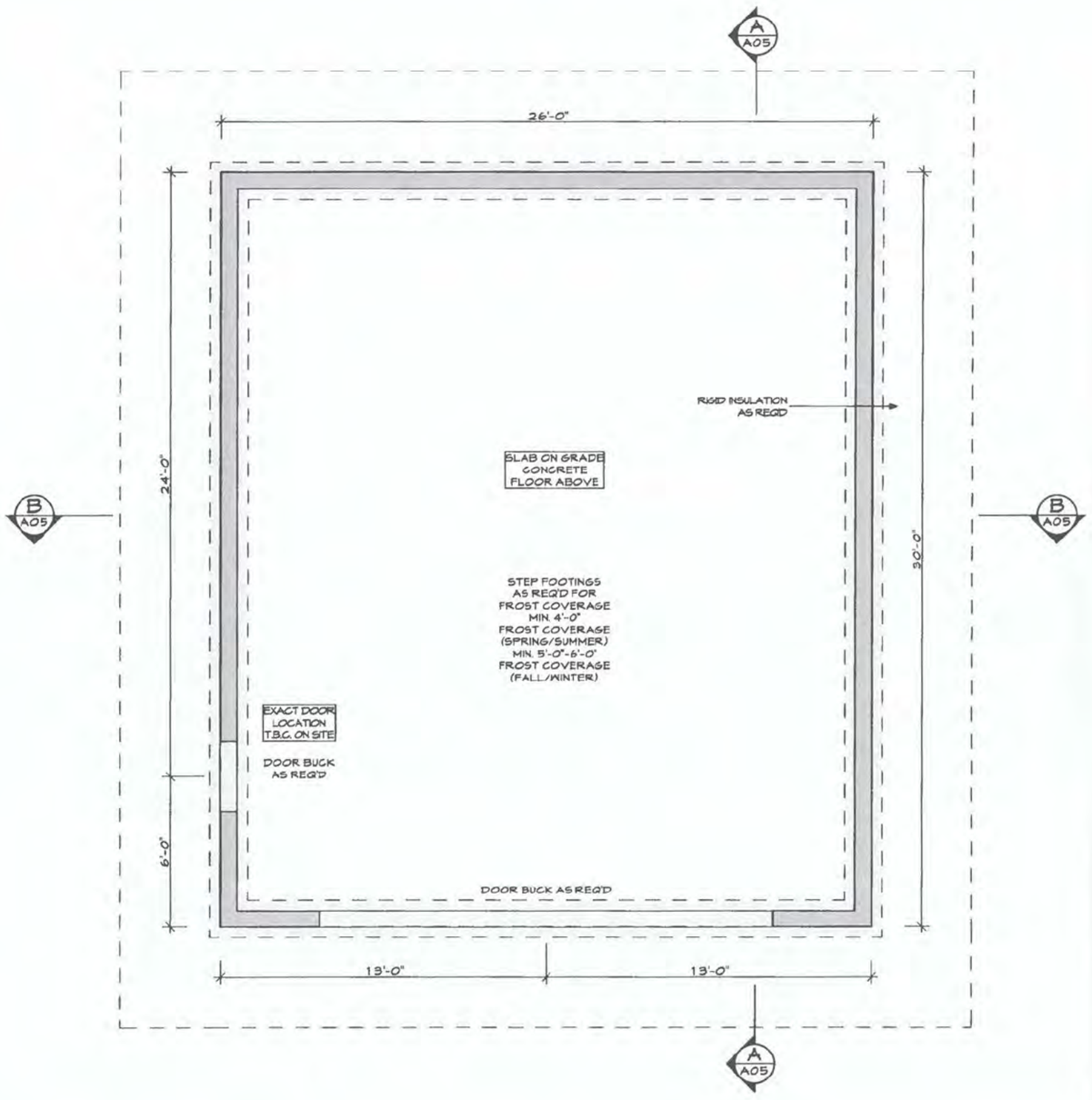
PROJECT NUMBER: LH-2026-12
DATE: 2026-07-14

SCALE:
SHEET: A01

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.

17x 11



DEVELOPMENT PERMIT
NO: 269022
CONDITIONALLY APPROVED
ON: AUG 24 2026
BY:
(Approving Authority & Signature)

FOUNDATION PLAN

ROUGH-IN FOR RADON EXTRACTION SYSTEM/ SUBFLOOR DEPRESSURIZATION SYSTEM TO BE INSTALLED AS PER BUILDING CODE REQUIREMENTS

MAIN FLOOR : 0000 SF
UPPER FLOOR : 0000 SF
TOTAL : 0000 SF
DEV LOWER FLOOR : 0000 SF
TOTAL LOWER FLOOR : 0000 SF
TOTAL DEVELOPED : 0000 SF
GARAGE : 780 SF

ALL SPECIFICATIONS FOR THE NBC 2023 (AE) 9.36 ENERGY CODE TO BE SUPPLIED BY OTHERS.
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CLIENT CONTACT INFO:
LARKAUN AT THE LAKE

DRAFTED BY:
KD RESIDENTIAL
KAREN BICHINSKI

LEGAL ADDRESS:
LOT: 11, BLOCK: 4, PLAN: 413 NT

CIVIC ADDRESS:
1219 PINE RD, S.V. OF SUNBREAKER COVE, AB

PROJECT NAME:
1219 PINE RD GARAGE

SHEET TITLE:
FOUNDATION PLAN

CLIMATE ZONE: 7A
BUILDING AREA: 73 SQ M
AIRTIGHTNESS: 2.5

PROJECT NUMBER: LH-2026-12
DATE: 2026-07-14

SCALE: 3/16" = 1'-0"
SHEET: A02

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

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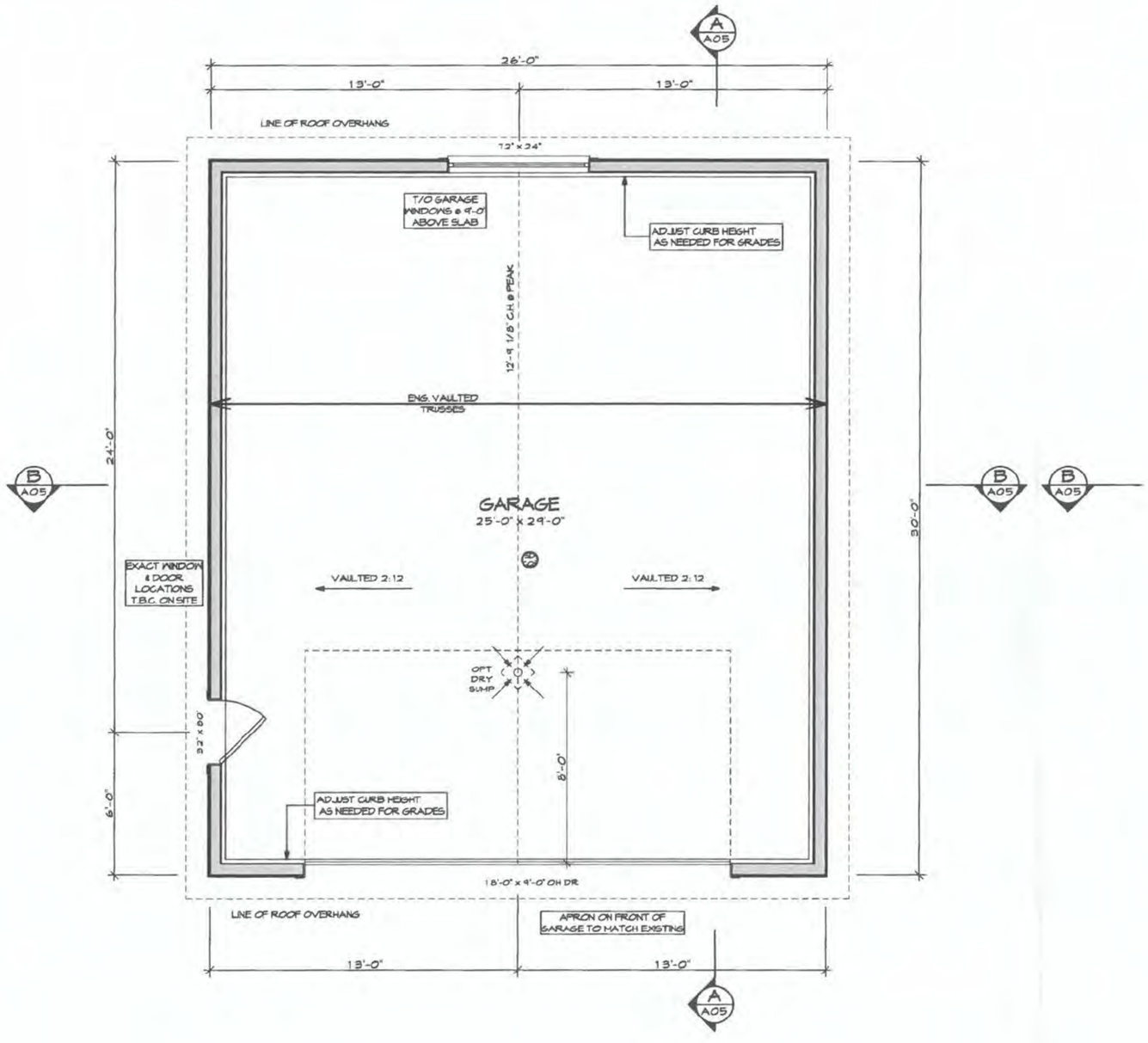
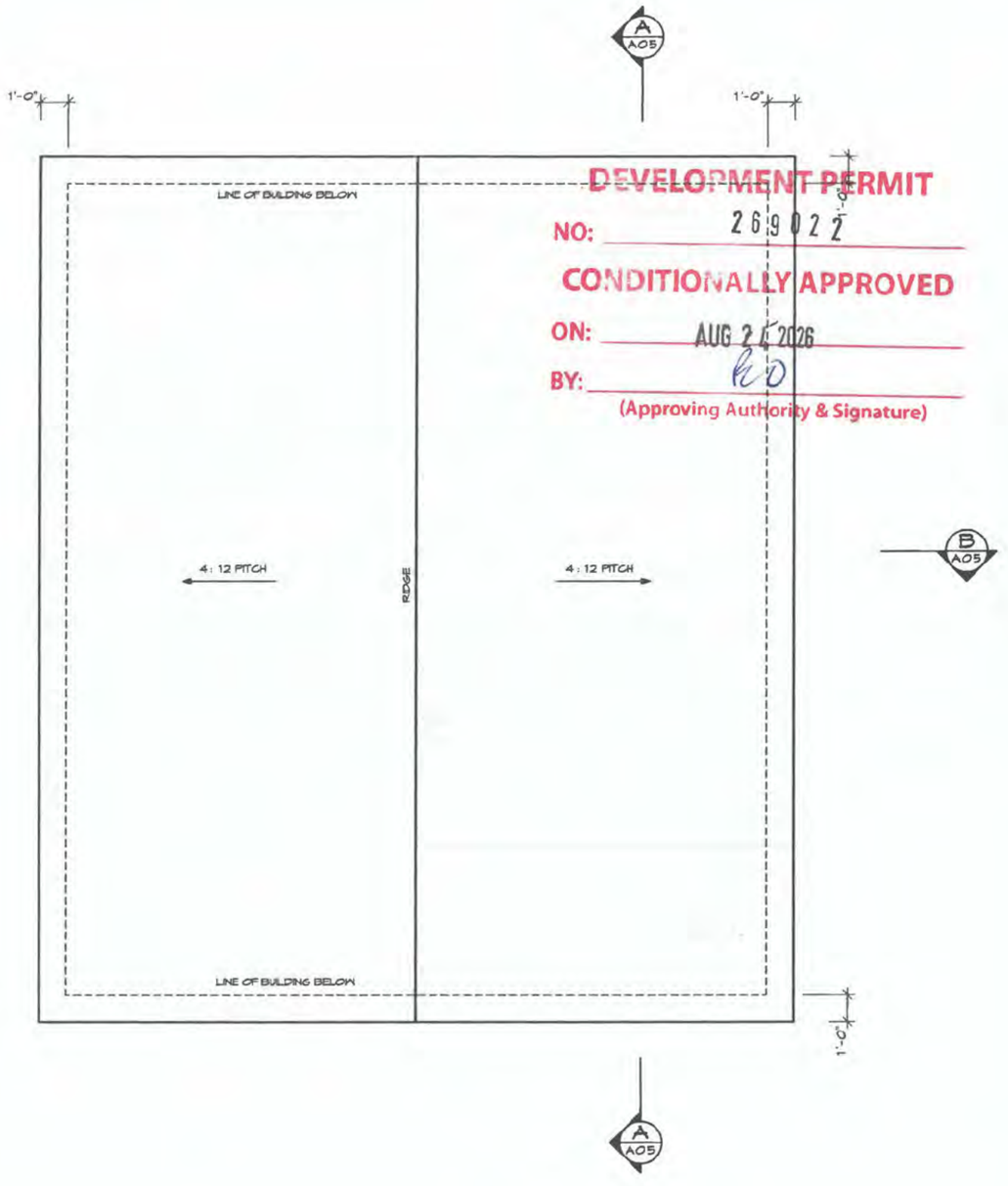




DEVELOPMENT PERMIT
NO: 269022
CONDITIONALLY APPROVED
ON: AUG 24 2026
BY: RD
(Approving Authority & Signature)

MAIN FLOOR PLAN

ROOF PLAN

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BULDER PRIOR TO INSTALLATION

ALL ROUGH OPENINGS TO BE SUPPLIED BY OTHERS

ALL WINDOWS TO HAVE A MAX U-VAULE OF 1.61 OR MIN. ENERGY RATING OF 25

MAIN FLOOR : 0000 SF
UPPER FLOOR : 0000 SF
TOTAL : 0000 SF
DEV LOWER FLOOR : 0000 SF
TOTAL LOWER FLOOR : 0000 SF
TOTAL DEVELOPED : 0000 SF
GARAGE : 780 SF

ALL SPECIFICATIONS FOR THE NBC 2023 (AE) 9.36 ENERGY CODE TO BE SUPPLIED BY OTHERS.
DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.

CLIENT CONTACT INFO:
LARKAUN AT THE LAKE

DRAFTED BY:
KD RESIDENTIAL
KAREN DICHINSKI

LEGAL ADDRESS:
LOT: 11, BLOCK: 4, PLAN: 413 NT

CIVIC ADDRESS:
1219 PINE RD, S.V. OF SUNBREAKER COVE, AB

PROJECT NAME:
1219 PINE RD GARAGE

SHEET TITLE:
MAIN FLOOR / ROOF PLANS

CLIMATE ZONE: 7A
BUILDING AREA: 73 SQ M
AIRTIGHTNESS: 25

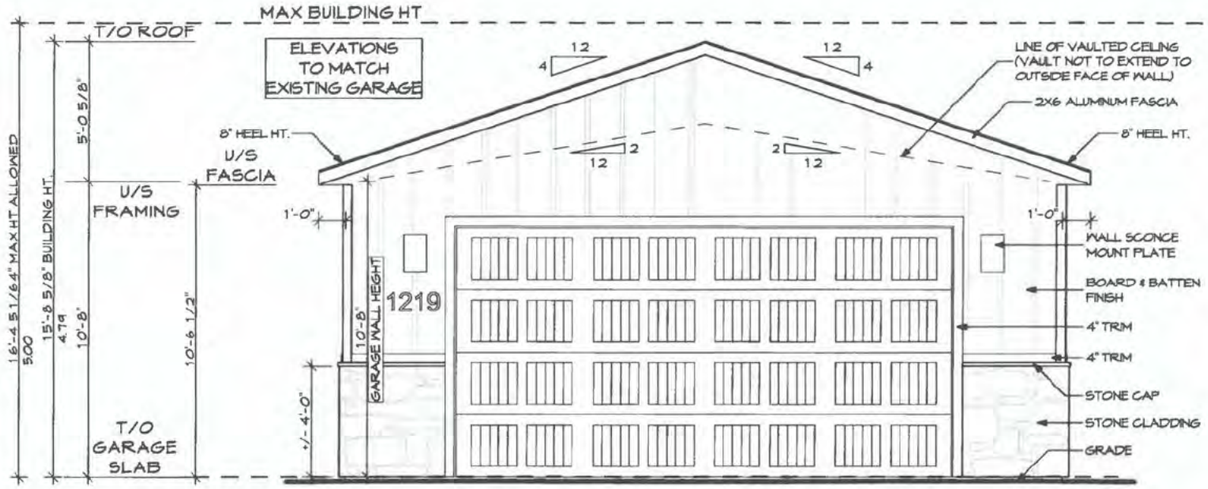
PROJECT NUMBER: LH-2026-12
DATE: 2026-07-14

SCALE: 3/16" = 1'-0"
SHEET: A03

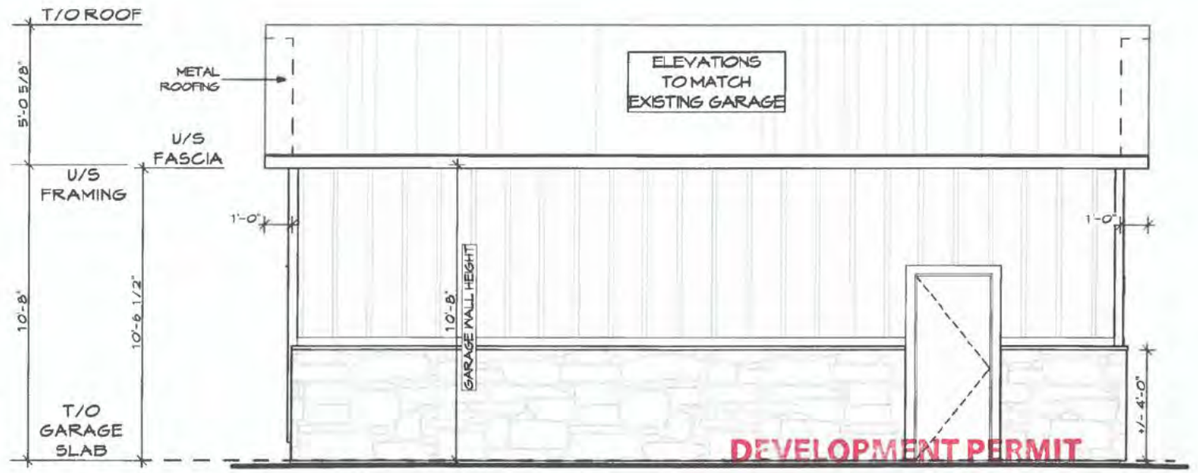
NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

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

17x 11



FRONT ELEVATION



LEFT SIDE ELEVATION

DEVELOPMENT PERMIT

NO: 269022

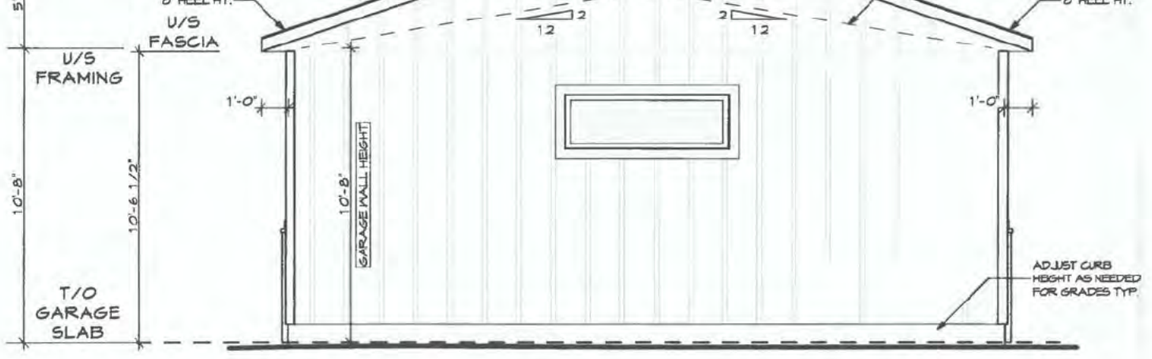
CONDITIONALLY APPROVED

AUG 24 2026

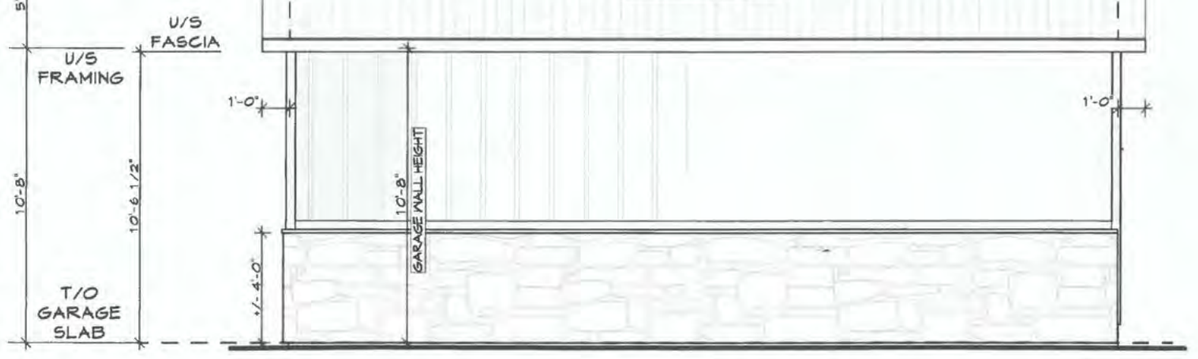
ON: _____

BY: _____

(Approving Authority & Signature)



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

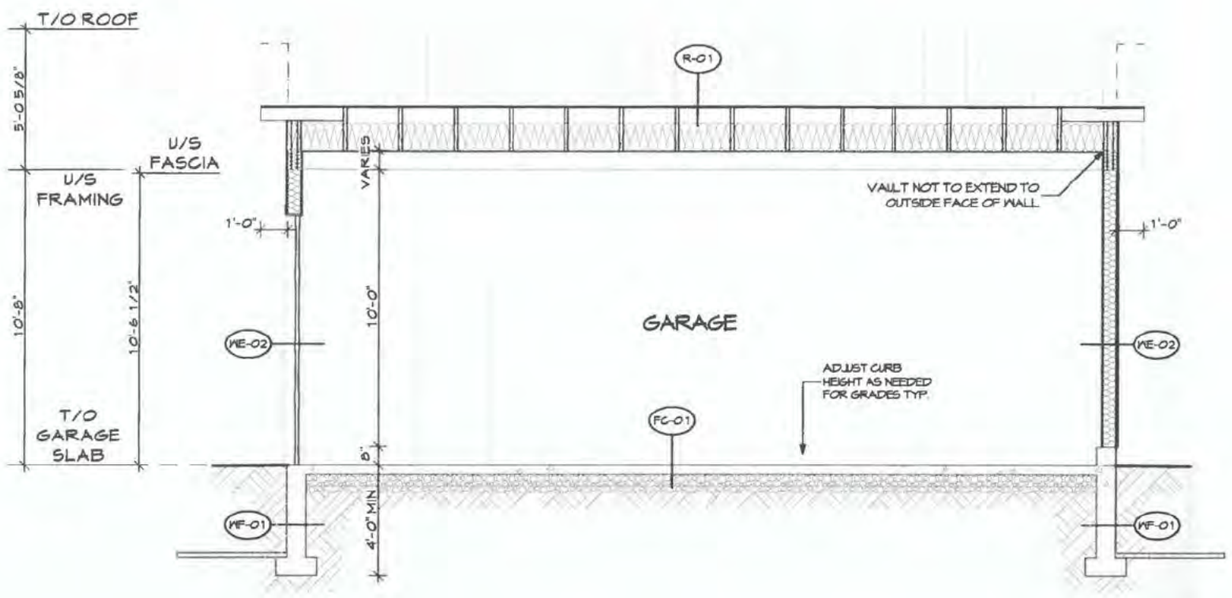
ALL GRADES TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION

MAIN FLOOR : 0000 SF UPPER FLOOR : 0000 SF TOTAL : 0000 SF DEV LOWER FLOOR : 0000 SF TOTAL LOWER FLOOR : 0000 SF TOTAL DEVELOPED : 0000 SF GARAGE : 780 SF	ALL SPECIFICATIONS FOR THE NBC 2023 (AE) 9.36 ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MINICIPALITY OR PERMITTING AUTHORITIES.	CLIENT CONTACT INFO: LARKAUN AT THE LAKE	DRAFTED BY: KD RESIDENTIAL KAREN RICHINSKI	LEGAL ADDRESS: LOT: 11, BLOCK: 4, PLAN: 4 13 NT CIVIC ADDRESS: 12 14 PINE RD, S.V. OF SUNBREAKER COVE, AB	PROJECT NAME: 12 14 PINE RD GARAGE SHEET TITLE: ELEVATIONS	CLIMATE ZONE: 7A BUILDING AREA: 73 SQ M AIRTIGHTNESS: 25	PROJECT NUMBER: LH-2026-12 DATE: 2026-07-14	SCALE: 3/16" = 1'-0" SHEET: A04

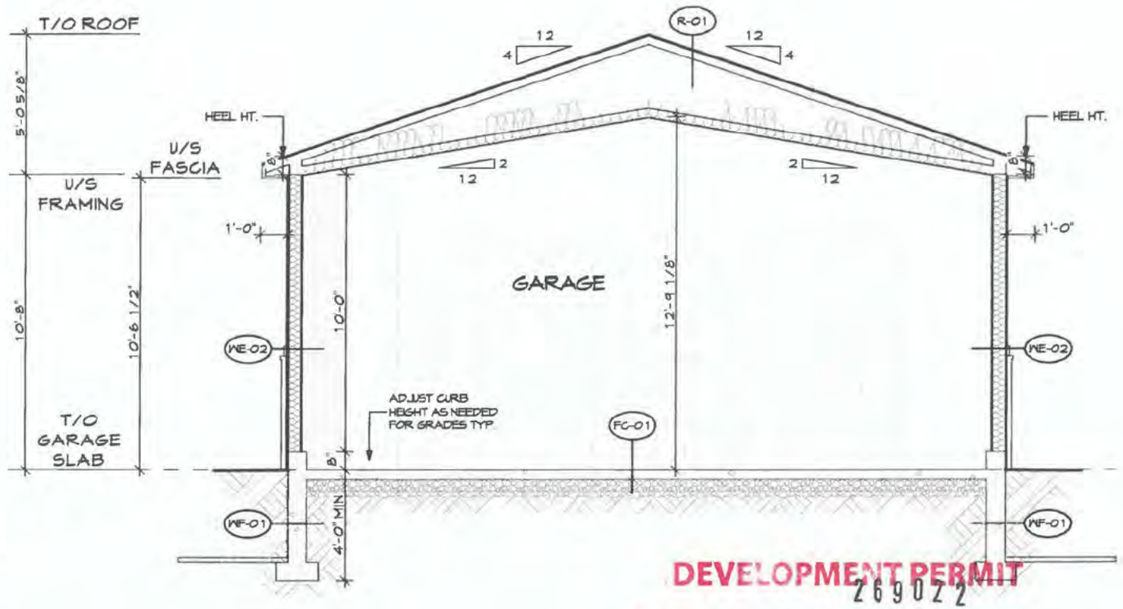
NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

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

17x 11



BUILDING SECTION A



BUILDING SECTION B

DEVELOPMENT PERMIT
NO: 269022

CONDITIONALLY APPROVED
ON: AUG 24 2026
BY:
(Approving Authority & Signature)

CONSTRUCTION ASSEMBLIES

(AS PER NBC 2023 (AE))

WALL ASSEMBLIES

WF-01 8" FROST WALL (GARAGE)

8" CONCRETE FOUNDATION WALL (9.15.4)
DAMPPROOFING (BELOW FINISHED GRADE)(9.13.2)
PARGING (ABOVE FINISHED GRADE)

WE-02 EXTERIOR WALL ASSEMBLY

1/2" GYPSUM BOARD WALL FINISH UNLESS NOTED OTHERWISE
VAPOR BARRIER (9.25.4)
INSULATION (9.25.2/9.36.2.6)
2x6 K.D. SPRUCE/PINE STUDS (SPACING BY OTHERS)
(P.T. MATERIAL BELOW GRADE)
OSB SHEATHING (9.23.17)
PERMEABLE BUILDING PAPER (9.25.3/9.36.2.10)
FINISH AS SPECIFIED

FLOOR ASSEMBLIES

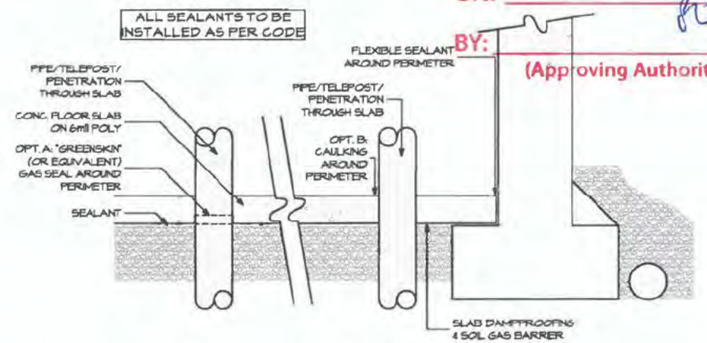
FC-01 GARAGE SLAB ASSEMBLY (4")

4" CONCRETE SLAB - REINFORCED AS PER STRUCTURAL REQ
& SLOPED AS SPECIFIED
VAPOUR BARRIER (9.25.4)
4" MIN. WASHED ROCK (9.18.2.1)
UNDISTURBED SOIL

ROOF ASSEMBLIES

R-01 ROOF ASSEMBLY - SLOPED

FINISHED ROOFING AS SPECIFIED (9.26.2)
EAVE PROTECTION (9.26.5)
7/16" OSB SHEATHING c/w H CLIPS (9.23.16)
PRE-ENGINEERED ROOF JOISTS / TRUSSES (ENGINEERED BY OTHERS)
INSULATION (ABOVE LIVING SPACE)(9.25.2/9.36.2.6)
VAPOUR BARRIER (ABOVE LIVING SPACE)(9.25.4)
1/2" GYPSUM BOARD
VENTED SOFFIT @ EAVES (UNVENTED AS PER 9.23.6)



SLAB PENETRATION SEALING DTL

N.T.S.

MAIN FLOOR : 0000 SF UPPER FLOOR : 0000 SF TOTAL : 0000 SF DEV LOWER FLOOR : 0000 SF TOTAL LOWER FLOOR : 0000 SF TOTAL DEVELOPED : 0000 SF GARAGE : 780 SF	ALL SPECIFICATIONS FOR THE NBC 2023 (AE). 9.36 ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES	CLIENT CONTACT INFO: LARKAUN AT THE LAKE	DRAFTED BY: KD RESIDENTIAL KAREN RICHINSKI	LEGAL ADDRESS: LOT: 11, BLOCK: 4, PLAN: 4 13 NT CIVIC ADDRESS: 12 19 PINE RD, S.V. OF SUNBREAKER COVE, AB	PROJECT NAME: 12 19 PINE RD GARAGE SHEET TITLE: BUILDING SECTIONS / CNST DETAILS	CLIMATE ZONE: 7A BUILDING AREA: 73 SQM AIRTIGHTNESS: 25	PROJECT NUMBER: LH-2026-12 DATE: 2026-07-14	SCALE: 3/16" = 1'-0" SHEET: A05

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.

17x 11