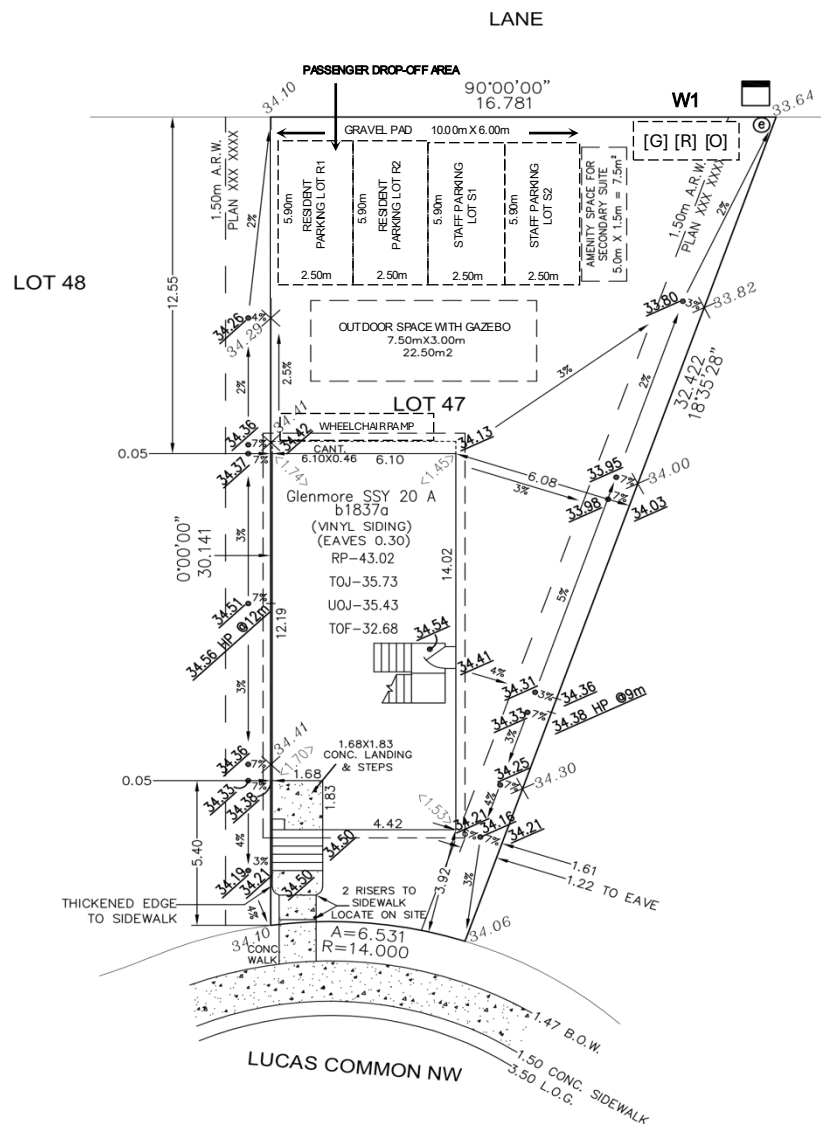




LOT 46
BLOCK 31
PLAN XXX XXXX

W1 - WASTE AND STORAGE COLLECTION
PROPOSED WASTE STORAGE AREA LOCATED ADJACENT TO THE GARAGE/PARKING PAD AND ACCESSIBLE FROM THE REAR LANE. WASTE STORAGE INCLUDES CITY-ISSUED GARBAGE, RECYCLING, AND ORGANICS CARTS. BINS WILL BE MANUALLY ROLLED TO THE LANE FOR MUNICIPAL COLLECTION ON SCHEDULED COLLECTION DAYS.

LEGEND:
G - GARBAGE
R - RECYCLING
O - ORGANICS

PARKING STALL GRADING - SLOPE
ALL PARKING STALLS ARE GRADED TO A MAXIMUM SLOPE OF 4.0% OR LESS IN ALL DIRECTIONS, IN ACCORDANCE WITH THE CITY OF CALGARY LAND USE BYLAW.

STALL	FRONT EL.	REAR EL.	LONG. SLOPE	LEFT EL.	RIGHT EL.	CROSS SLOPE
R1	1048.25	1048.10	2.7%	1048.18	1048.12	2.3%
R2	1048.23	1048.09	2.5%	1048.17	1048.11	2.3%
S1	1048.21	1048.07	2.5%	1048.15	1048.10	2.1%
S2	1048.20	1048.06	2.5%	1048.14	1048.09	2.1%

MAXIMUM SLOPE IN ANY DIRECTION ≤ 4.0%

SURVEYOR NOTE:
FOOTINGS TO BE PINNED AFTER POURING



STANDARD ENTRY PORCH RISER HEIGHT TABLE					
CONC. PORCH	0.49m	0.68m	0.86m	1.05m	✓ 1.23m
RISERS	2	3	4	5	6
WOOD PORCH	0.53m	0.73m	0.93m	1.13m	1.33m

BASEMENT WALL HEIGHT TABLE (BASED ON 11 7/8" JOIST DEPTH & 3" CONCRETE SLAB)		
BASEMENT TYPE (CONCRETE FOUNDATION WALL HEIGHT)	ACTUAL CEILING HT (T/O SLAB TO U/S JOISTS)	TOP OF FOOTING TO TOP OF JOISTS
STANDARD (8'-0")	7'-9"	2.74m
WO 405 (8'-4")	8'-1"	2.84m
✓ WO 400 (9'-0")	8'-9"	3.05m

LEGEND	
⊕	ELECTRICAL SERVICE ENTRY
■	TRANSFORMER
○	FIRE HYDRANT
⊙	STREETLIGHT
✉	MAILBOX
△	CABLE PEDESTAL
▲	TELUS PEDESTAL
× 0000	EXISTING GRADE
0000	DESIGN GRADE
<0000>	TOF TO GRADE HEIGHT
T	TELEPHONE SERVICE PULL BOX
P	CABLE TV PULL BOX

JOB#: lv33E/031/0047

CUST. ID: 00025772	SCALE: 1:200
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CIVIC ADDRESS: 112 LUCAS COMMON NW
SUBDIVISION: LIVINGSTON

PHASE: 33	BLOCK: 31	LOT: 47
RP: 43.02	T.O.J.: 35.73	U.O.J.: 35.43
T.O.F.: 32.68	L.T.F.: 32.08	MG: N/A

HOUSE FOOTPRINT: (INCL. DET. GARAGE/PARKING PAD IF APPLICABLE) 145.47 m²
LOT AREA: 353.34 m²
LOT COVERAGE: 41.17 %
FOUNDATION: 82.41 m²
SIDEWALK AREA: 4.57 m²
SIDEWALK BORDER AREA (IF APPLICABLE): N/A
DRIVEWAY AREA: N/A
DRIVEWAY BORDER AREA (IF APPLICABLE): N/A
APRON AREA (IF APPLICABLE): N/A

DRN. BY: TT	DATE: 22 APRIL 2024	ZONING: R-G
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REVISIONS	1.: PreDesign	10 May 24	PR	GENERAL RULES Driveway within 6.0m of a sidewalk or a curb must not exceed a width of: - 6.0m when the parcel width is 9.0m or less; or - 7.0m when the parcel width is greater than 9.0m and less than 15.0m Decks in "Developed Areas" must not exceed: -1.5m above grade at any point except where a deck is located above a walkout basement
	2.: Stage 1A	24 May 24	PR	
	3.: Stage 1B&2	03 Jun 24	PR	
	4.: Stage 3&4	18 Jun 24	PR	
	5.: Corrections	19 Jun 24	PR	
	6.: Parking & Amenity	17 Jul 24	PR	
	7.: Small Care Home Alterations	26 Jan 26		
8.:			R-G or R-Gm Parcel Coverage- Max. 60% or 70% on a lamed parcel 1) Building Height - max. 12.0m 2) Building Height for Backyard Suite on a lamed parcel -max 10.0m	
9.:				
10.:				

CUSTOMER APPROVAL		cedarglen HOMES
	DATE: _____	

NOTE: CLEAR SIDEYARD RULES
NOT ALLOWED: MAIN FLOOR CANTILEVERS.
ALLOWED: MECH. VENTS, EAVES, UPPER FLOOR CANTILEVERS, GAS METER, ELECTRICAL METER, WINDOW WELLS, AIR CONDITIONERS & LANDING W/ STEPS TO FRONT AND REAR

NOTE: THE LOCATION OF THE GRAVEL PAD DOES NOT REPRESENT THE LOCATION OF ANY FUTURE GARAGE, EITHER BY CEDARGLEN HOMES OR THE CUSTOMER. THE GARAGE LOCATION IS TO CONFORM WITH THE CITY OF CALGARY LAND USE BYLAW AND THE ALBERTA BUILDING CODE.

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