

PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 1513/15/17 27 AVENUE N.W, CALGARY, ALBERTA
LEGAL ADDRESS: LOT 31-34 BLOCK 10 PLAN 447 9P

GENERAL NOTES

- GENERAL CONDITIONS
- ALL WORKS TO COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS, IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL WORK AND FOR THE PROTECTION OF ADJACENT STRUCTURES AND SERVICES.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS FROM THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, GEO-TECHNICAL OR ANY OTHER SPECIALIST CONSULTANT DOCUMENTATION
 - FURNITURE, FIXTURES AND FITTINGS, EQUIPMENT ETC. ARE SHOWN FOR REFERENCE PURPOSES ONLY. THESE ITEMS WILL BE CO-ORDINATED WITH SUPPLIERS/ SPECIALISTS AND THE CONSULTANTS

DRAWINGS AND SPECIFICATIONS

- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR PROCEEDING WITH THE WORK.
- SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- ALL DIMENSIONS ARE AS INDICATED. DRAWINGS ARE NOT BE SCALED.
- ALL DIMENSIONS FOR ROUGH OPENINGS TO BE CONFIRMED WITH RELEVANT SUPPLIERS PRIOR TO FRAMING/ FABRICATION.
- CONTRACTOR TO NOTE THAT FURRING REQUIREMENTS AND LIMITATIONS, INDICATED ON THE DRAWINGS. CONTRACTOR TO MAKE ALLOWANCES AS LOCATIONS AND INDICATIONS ON MECHANICAL AND ELECTRICAL DRAWINGS ARE DIAGRAMATIC

SITE WORK

- ALL SITE WORK SHALL BE EXECUTED IN A MANNER THAT ENSURES THE SAFETY OF THE PUBLIC AND WORKERS. WORKS MUST BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT CODES AND STANDARDS FOR THE CITY OF CALGARY.
- WORKING HOURS MUST STRICTLY BE ADHERED TO IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CITY OF CALGARY.
- THE CONTRACTOR SHALL MAINTAIN PROPOER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXCAVATION AND BACKFILL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM DEBRIS AT ALL TIMES
- ALL WASTE MATERIAL SHALL BE REMOVED, STORED AND DISPOSED OFF PROPERLY, IN ACCORDANCE WITH THE LOCAL REGULATIONS.
- UPON COMPLETION OF WORKS, THE CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF THE SITE TO THE SATISFACTION OF THE CONSULTANT.

MATERIALS

- ALL MATERIALS SHALL BE NEW, OF THE SPECIFIED QUALITY, AND FREE FROM DEFECTS. ALL MATERIALS MUST CONFORM TO THE MINIMUM STANDARDS IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION AND ANY OTHER APPLICABLE CODES OR STANDARDS DEEMED NECESSARY.
- ANY SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF COMPLIANCE/ CONFORMITY FOR ALL MATERIALS AS REQUESTED BY THE CONSULTANT.

WORKMANSHIP

- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND PERFORMED IN ACCORDANCE WITH BEST INDUSTRY STANDARDS AND IN ACCORDANCE WITH CITY OF CALGARY RULES AND REGULATIONS, AT A MINIMUM.
- ALL WORK SHALL BE EXECUTED BY SKILLED TRADESPEOPLE EXPERIENCED IN THEIR RESPECTIVE FIELDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE PLUMB, LEVEL, TRUE TO LINE, CORRECT SLOPES ARE MET FOR GOOD DRAINAGE OF WATER AND THAT ALL FINISHES ARE SMOOTH AND EVEN.
- FOR ANY WORKS THAT REQUIRE PROFESSIONAL ENGINEERING SERVICES BY A PROFESSIONAL ENGINEER REGISTED IN ALBERTA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HIS OR THAT OF HIS SUBCONTRACTOR'S WORKS ARE SUBMITTED TO THE CONSULTANT AND STATUTORY AUTHORITY, SIGNED AND STAMPED BY THE RELEVANT PROFESSIONAL ENGINEER.

INSPECTIONS

- THE CONTRACTOR SHALL, IN ADVANCE, NOTIFY THE CONSULTANT FOR ALL REQUIRED INSPECTIONS.
- WORKS SHALL NOT BE COVERED OR CONCEALED WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY OR CONSULTANT.
- ANY WORK FOUND TO BE NON-CONFORMING OR NON-COMPLIANT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY FACILITIES

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, INCLUDING BUT NOT LIMITED TO SCAFFOLDING, HOISTING EQUIPMENT, TEMPORARY UTILITIES AND SANITATION FACILITIES IN ACCORDANCE WITH BEST INDUSTRY PRACTICES.
- ALL TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF THE WORKS AND THE SITE SHALL BE MADE GOOD.

HEALTH AND SAFETY

- THE CONTRACTOR MUST COMPLY AND ENFORCE CONSTRUCTION SAFETY MEASURES, IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION, THE WORKERS' COMPENSATION BOARD AND ANY OTHER STATUTORY REQUIREMENTS DEEMED NECESSARY BY THE CITY OF CALGARY AND THE FEDERAL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL IMPLEMENT A SAFETY PROGRAM THAT INCLUDES REGULAR SAFETY BRIEFS, TOOLBOX TALKS THAT IDENTIFY AND MITIGATE RISKS APPLICABLE TO THE SITE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PERSONNEL ARE PROVIDED WITH PROPER PERSONAL PROTECTIVE EQUIPMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER USE OF PPE ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES THAT MAY OCCUR ON SITE. THE CONSULTANT OR CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURIES OR ACCIDENTS THAT MAY OCCUR ON SITE.
- ANY ACCIDENT OR INJURY MUST BE REPORTED TO THE CONSULTANT IN GOOD TIME.

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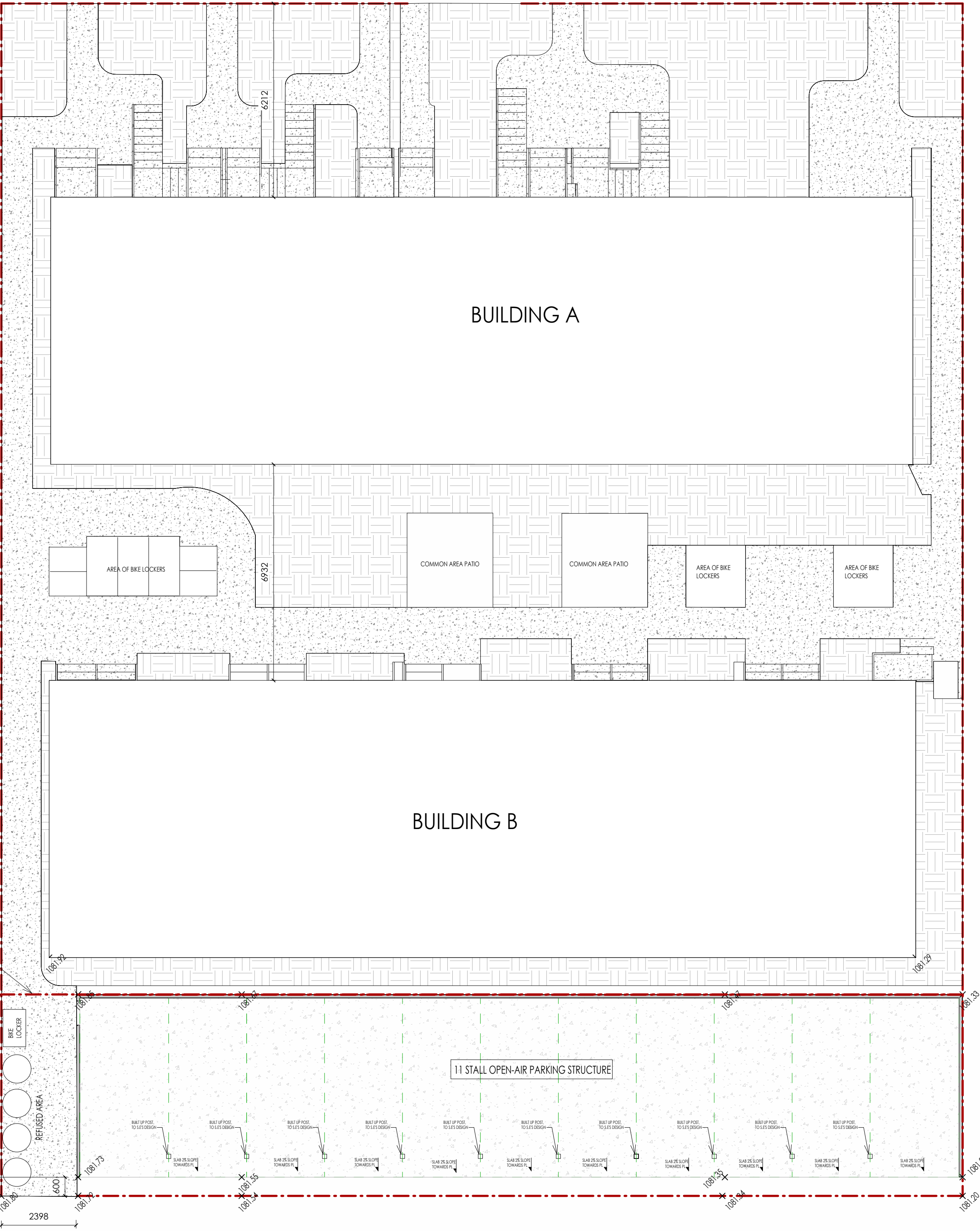
LAND USE BYLAWS

- DENSITY
- 529 THE MAXIMUM DENSITY FOR PARCELS DESIGNATED R - CG DISTRICT IS 75 UNITS PER HECTARE
- PARCEL COVERAGE
- 534 (2) UNLESS OTHERWISE REFERENCED IN SUBSECTION (3), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER ALL THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING CONTEXTUAL SEMI-DETACHED DWELLING, CONTEXTUAL SINGLE DETACHED DWELLING, COTTAGE HOUSING CLUSTER, ROWHOUSE BUILDING, SEMI-DETACHED DWELLING, SINGLE DETACHED DWELLING OR TOWNHOUSE IS:
- (A) 45.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF LESS THAN 40 UNITS PER HECTARE;
- (B) 50.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 40 UNITS PER HECTARE OR GREATER AND LESS THAN 50 UNITS PER HECTARE;
- (C) 55.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 50 UNITS PER HECTARE OR GREATER AND LESS THAN 60 UNITS PER HECTARE;
- (D) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 60 UNITS PER HECTARE OR GREATER.

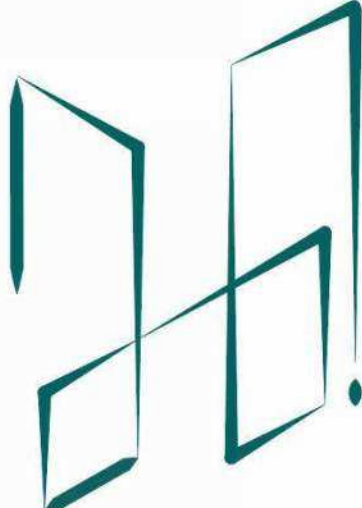
BUILDING SETBACK AREAS

- BUILDING SETBACK FROM FRONT PROPERTY LINE
- 537 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
- BUILDING SETBACK FROM SIDE PROPERTY LINE
- 539 (1) SUBJECT TO SUBSECTIONS (3) THROUGH (9), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2 METRES;
- (2) SUBJECT TO SUBSECTIONS (3) THROUGH (7), FOR A LANELESS PARCEL THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS:
- (A) 1.2 METRES; OR
- (B) 3.0 METRES ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING;
- (3) THERE IS NO REQUIREMENT FOR A BUILDING SETBACK FROM THE SIDE OF THE PROPERTY LINE UPON WHICH THE PARTY WALL IS LOCATED;
- (4) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE:
- (A) THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTER, AGAINST BOTH TITLES, A 1.2 METRE PRIVATE MAINTENANCE EASEMENT;
- (5) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE THE MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL HAS A ZERO SETBACK;
- (6) FOR A CORNER PARCEL THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 0.6 METRES;
- (7) THE BUILDING SETBACK FROM A SIDE PROPERTY LINE OF 3.0 METRES REQUIRED IN SUBSECTION 2(8) MAY BE REDUCED TO ZERO METRES WHERE THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTERS, AGAINST BOTH TITLES, A PRIVATE ACCESS EASEMENT;
- (A) WHERE THE WIDTH OF THE EASEMENT IN COMBINATION WITH THE REDUCED BUILDING SETBACK MUST BE AT LEAST 3.0 METRES; AND
- (B) THAT PROVIDES UNRESTRICTED VEHICLE ACCESS TO THE REAR OF THE PARCEL;
8. UNLESS OTHERWISE REFERENCED IN SUBSECTION (9), ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING IS 0.6 METRES;
9. ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING THAT DOES NOT SHARE A SIDE OR A REAR PROPERTY LINE WITH A STREET MAY BE REDUCED TO ZERO METRES WHERE THE WALL OF THE PORTION OF THE BUILDING THAT CONTAINS THE PRIVATE GARAGE IS CONSTRUCTED OF MAINTENANCE-FREE MATERIALS AND THERE IS NO OVERHANG OF EAVES ONTO AN ADJACENT PARCEL.
- IMAGINARY PROPERTY LINE BETWEEN CARPORT AND BUILDING B

- BUILDING SETBACK FROM REAR PROPERTY LINE
- 540 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 7.5 METRES;
- (2) ON A LANED OR CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 1.2 METRES;
- BUILDING HEIGHT
- 541 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4), THE MAXIMUM BUILDING HEIGHT IS 11.0 METRES MEASURED FROM GRADE;
- (2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR THE M - CG OR H - GO DISTRICT, THE MAXIMUM BUILDING HEIGHT:
- (A) IS THE GREATER OF:
- (I) THE HIGHEST GEOCECTIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL; OR
- (II) 7.0 METRES FROM GRADE, MEASURED AT THE SHARED PROPERTY LINE; AND
- (B) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 11.0 METRES MEASURED FROM GRADE;
- (3) ON A CORNER PARCEL, THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 9.5 METRES ABOVE GRADE MUST NOT BE GREATER THAN 75.0 PERCENT OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 8.6 METRES;
- (4) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 8.6 METRES FOR ANY PORTION OF A MAIN RESIDENTIAL BUILDING LOCATED BETWEEN THE REAR PROPERTY LINE AND 40.0 PERCENT PARCEL DEPTH OR THE CONTEXTUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.



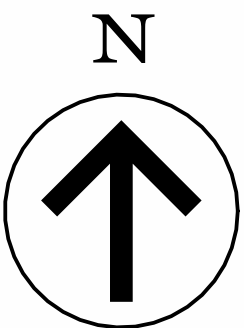
2 SITE LAYOUT
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NexGen Draft

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Rev.	Revision Description	Date	By
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Client

1515/15/17 27 AVE NW
CALGARY
AB

Legal Address

Job No. 240806

Status Preliminary

Proposed Carport

Project

Drawn Author Checked Checker

1 : 100

COVER
PAGE

Title

A001

Sheet Number

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NOTES:
ALL DWELLING UNITS TO BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY. FOR SOLAR PV AT LEAST 2.5cm NOMINAL DIAMETER CONSTRUCTION OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (IN ACCORDANCE WITH SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1: RACEWAYS) MUST BE INSTALLED

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	286mm DEEP ALUMINUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST - IN - SITU FINISH
9	CONCRETE PAVING
10	ASPHALT PAVING

Rev.	Revision Description	Date	By
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1515/15/17 27 AVE NW
CALGARY
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Legal Address

Preliminary

Proposed Carport

Project

Drawn	Author	Checked	Checker	Scale	As indicated
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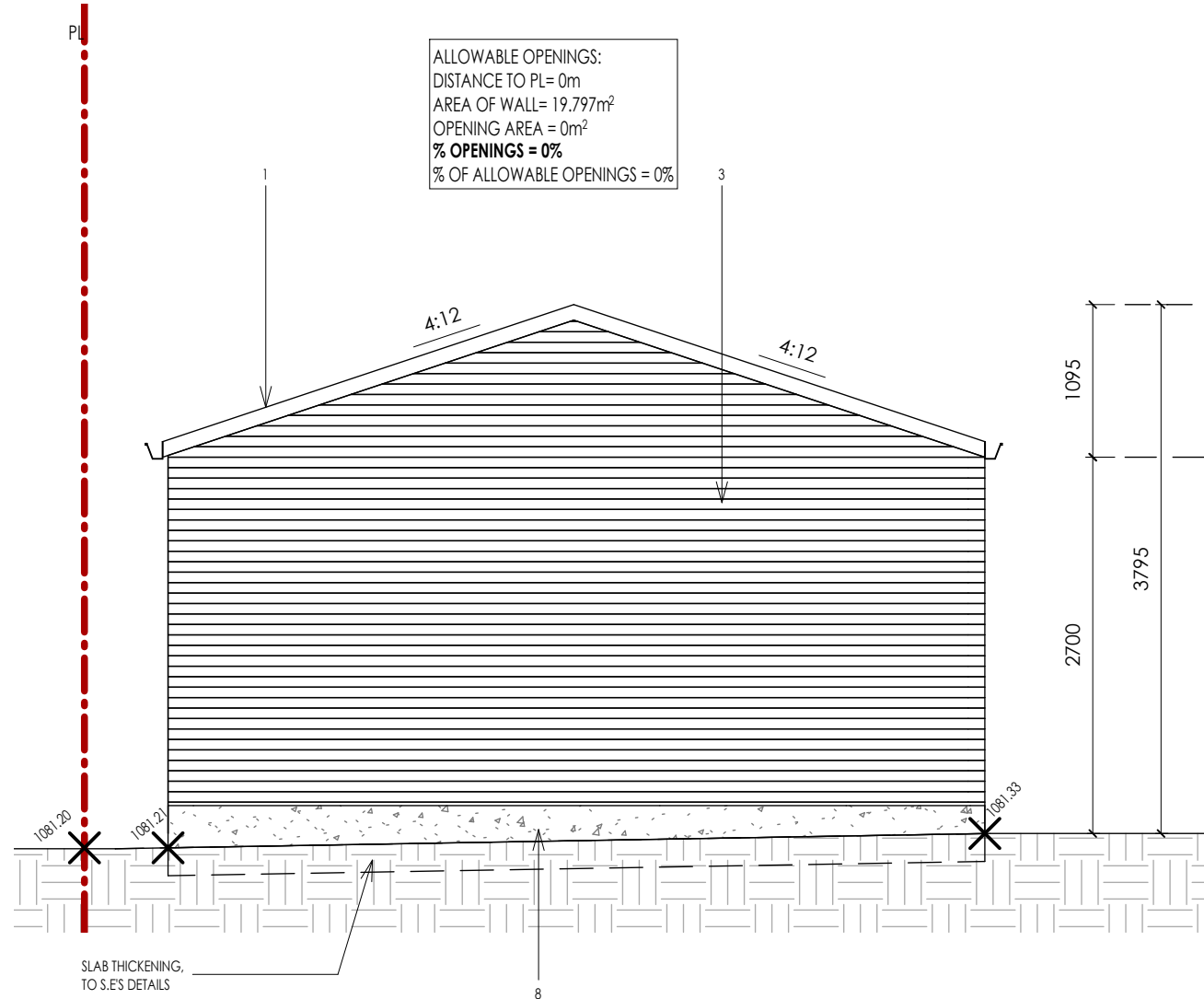
General Layout 2

Title

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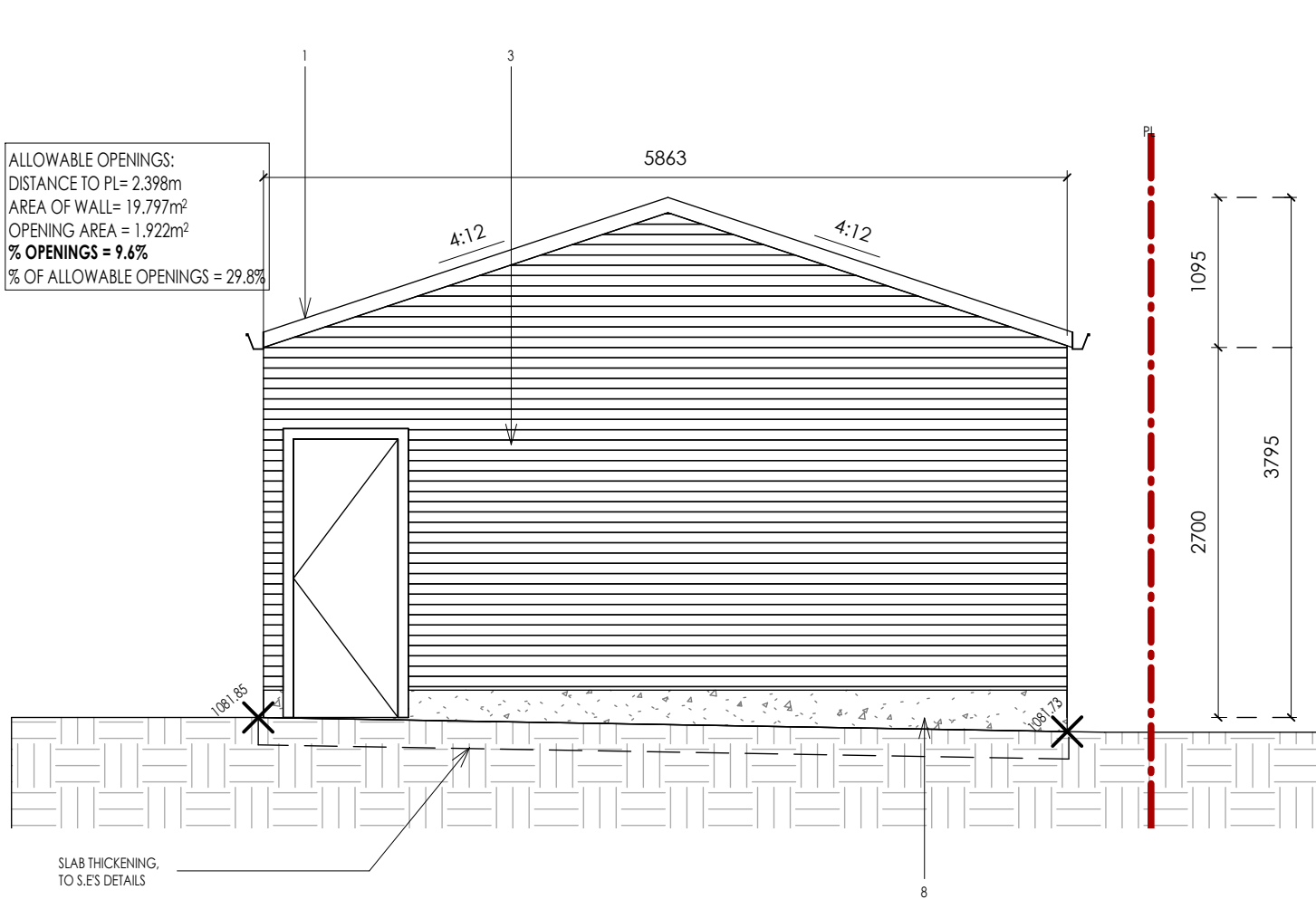
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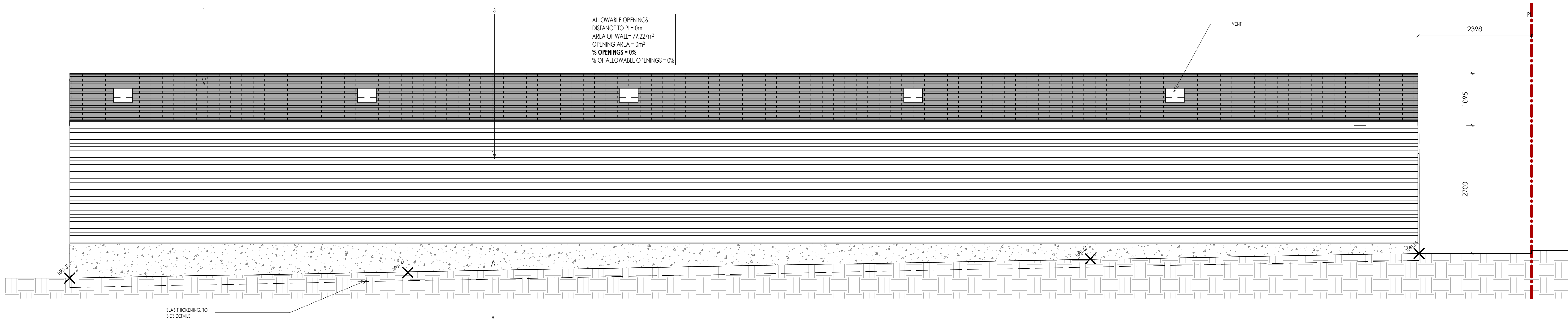
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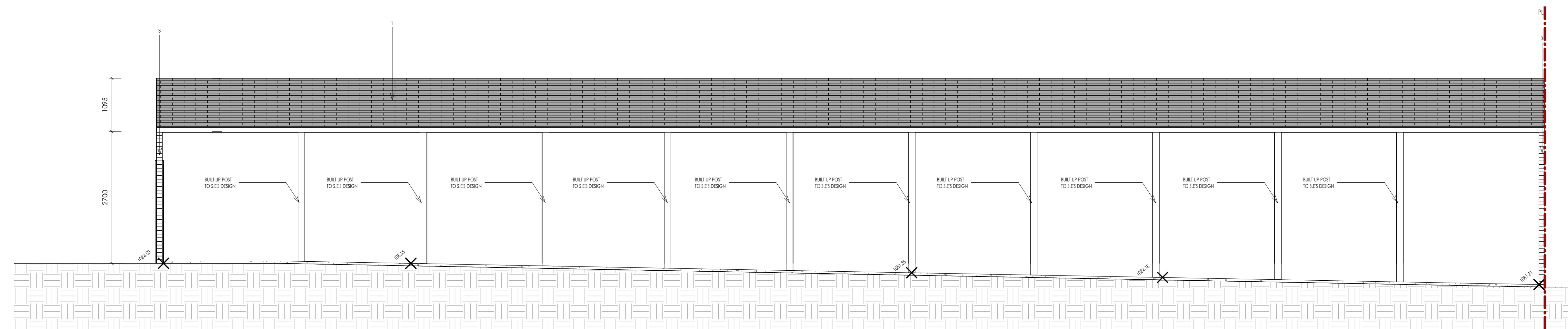
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Elevation 2 - a

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Elevation 4 - a

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