PARCEL COVERAGE CALCULATION

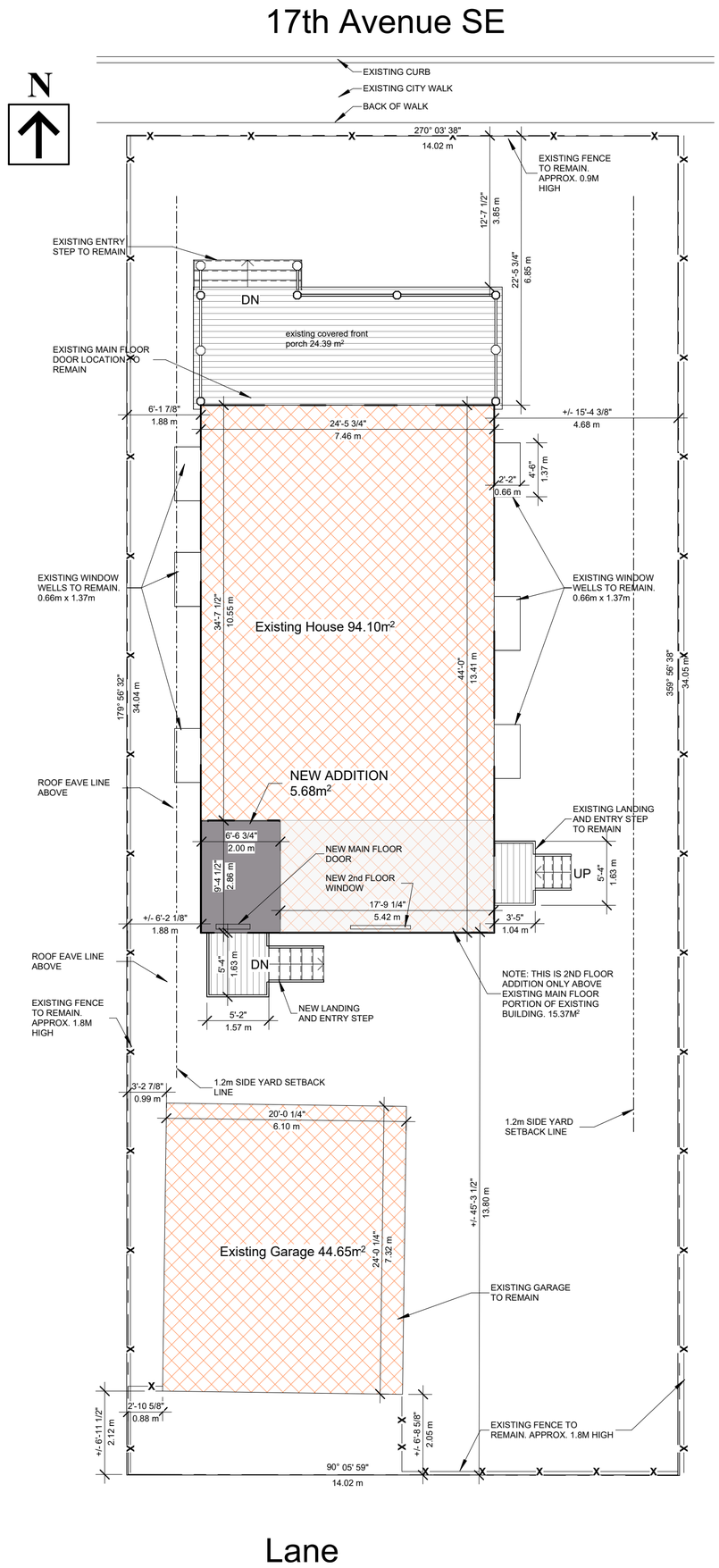
PARCEL AREA: --Ft² / 477.30m²

TOTAL BUILDING AREA: - Ft² / 168.82m²

EXISTING BUILDING AREA: - Ft² / 94.10m²
EXISTING GARAGE AREA: - Ft² / 44.65m²
EXISTING COVERED ENTRY / PORCH AREA: - Ft² / 24.39m²
NEW ADDITION BUILDING AREA: - Ft² / 5.68m²

PARCEL COVERAGE: 35.37%

BUILDING AREA 168.82m² / PARCEL AREA 477.30m²



1 Site Plan
1/8" = 1'-0"

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Revision Schedule		
Revision Number	Revision Description	Revision Date

PRELIMINARY
NOT FOR CONSTRUCTION

Project
1009 17th Ave SE Addition

Project Address
1009 17th Ave SE Calgary, Alberta

Legal Address
Lot 5 & West 21' of Lot 6 Block 6 Plan 4040N

Project No.
2025-09

Date Issued
January 17 2026

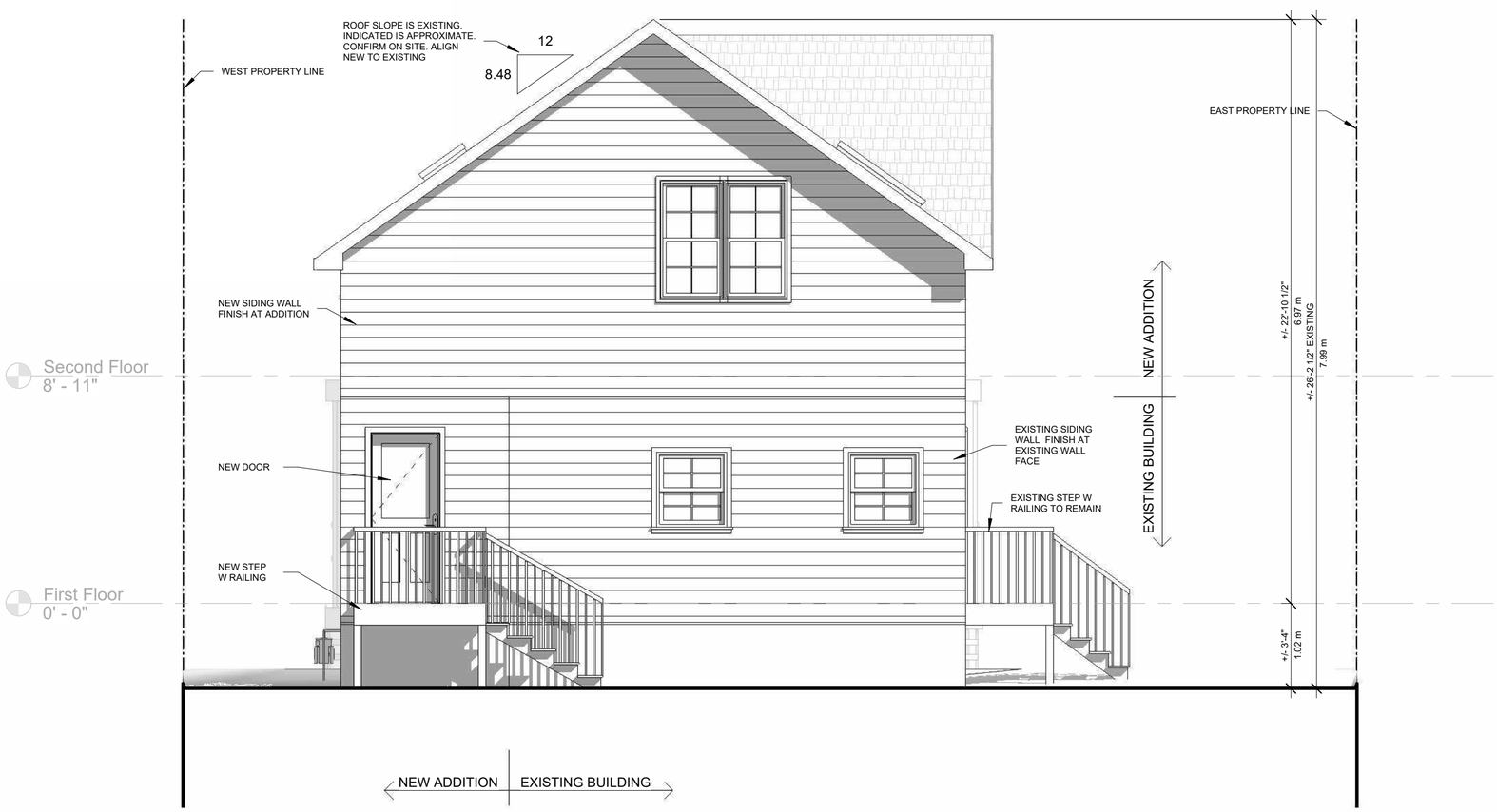
Dwg Scale
1/8" = 1'-0"

Drawn By
Author

Sheet Title
Site Plan

Sheet No.
Site

1 Front Elevation (North Facing)
1/4" = 1'-0"



2 Rear Elevation (South Facing)
1/4" = 1'-0"

Window Schedule

Phase Created	Window number	Width	Height	Type	Comments
Existing	8	3' - 3"	5' - 0"	Fixed	
Existing	9	3' - 3"	5' - 0"	Fixed	
Existing	10	4' - 3"	5' - 0"	Fixed	
Existing	11	2' - 0"	2' - 6"	Window-Double-Hung	
Existing	12	2' - 0"	2' - 6"	Window-Double-Hung	
Existing	13	2' - 9"	2' - 11"	Window-Double-Hung	
Existing	14	2' - 9"	2' - 11"	Window-Double-Hung	
Existing	15	2' - 3"	3' - 11"	Fixed	
Existing	16	2' - 8"	1' - 11"	Fixed	
Existing	17	1' - 10"	1' - 8"	Fixed	
Existing	18	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	19	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	20	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	21	2' - 6"	3' - 10"	Window-Double-Hung	
Existing	22	1' - 10"	3' - 0"	Window-Double-Hung	
Existing	23	2' - 9"	2' - 11"	Window-Double-Hung	
Existing	25	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	26	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	28	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	29	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	30	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	31	3' - 3"	4' - 1"	Window-Double-Hung	
New Construction	34	2' - 6"	4' - 8"	Window-Double-Hung	
New Construction	35	2' - 6"	4' - 8"	Window-Double-Hung	
New Construction	36	2' - 0"	4' - 0"	Skylight-Top-Hung	
New Construction	38	2' - 0"	4' - 0"	Skylight-Top-Hung	
New Construction	39	2' - 0"	2' - 0"	Skylight-Top-Hung	
New Construction	40	2' - 0"	2' - 0"	Skylight-Top-Hung	

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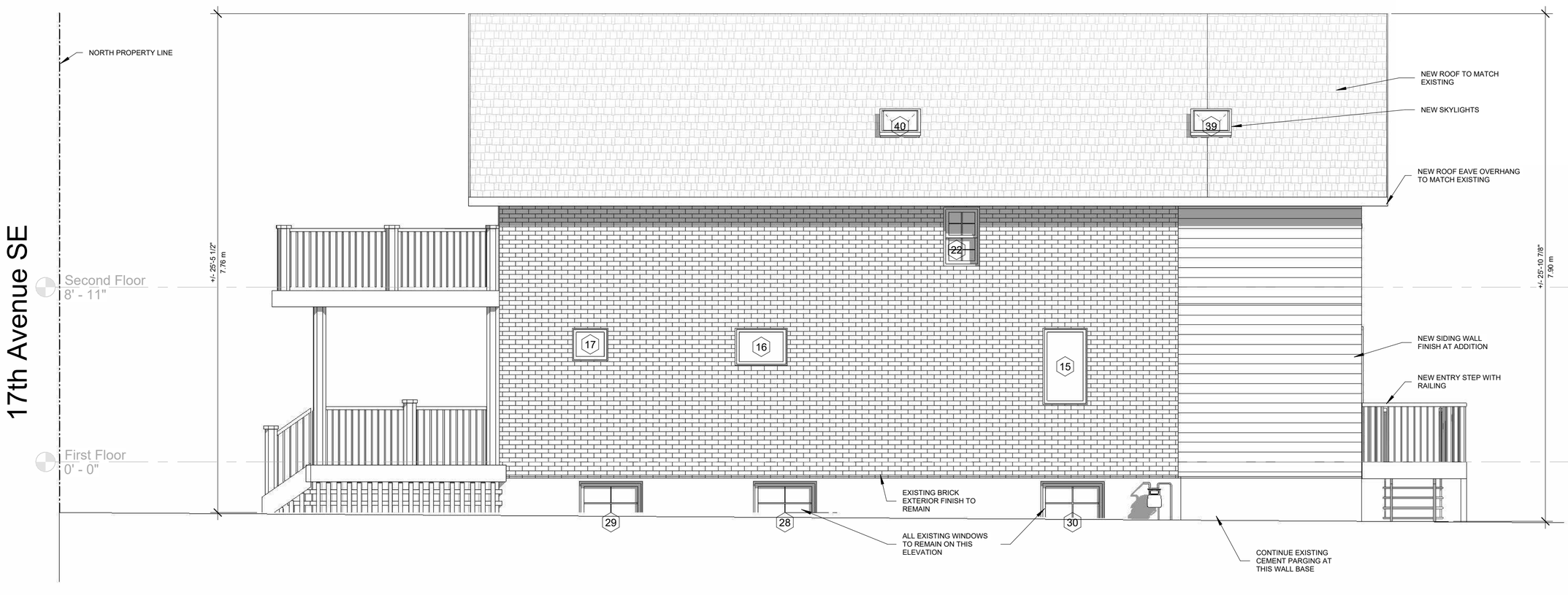
Dwg Scale
1/4" = 1'-0"

Drawn By
Author

Sheet Title
Elevations

Sheet No.
A5

1 Left Elevation (East Facing)
1/4" = 1'-0"



2 Right Elevation (West Facing)
1/4" = 1'-0"

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Dwg Scale
1/4" = 1'-0"

Drawn By
Author

Sheet Title
Elevations

Sheet No.
A6

CODE ANALYSIS

Spacial Separation

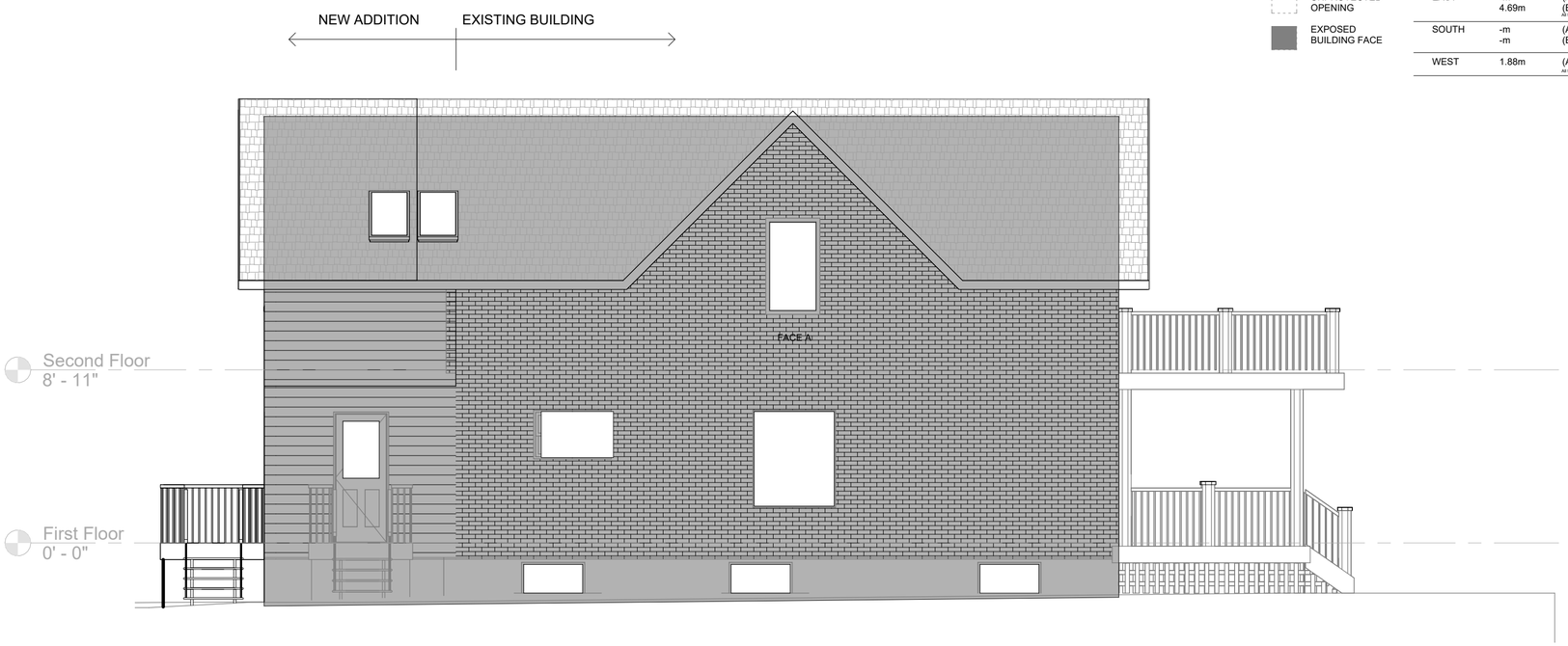
NBC-AE 2023 - TABLE 9.10.15.4 *PROPOSED DWELLING*

Spacial Separation - LEGEND

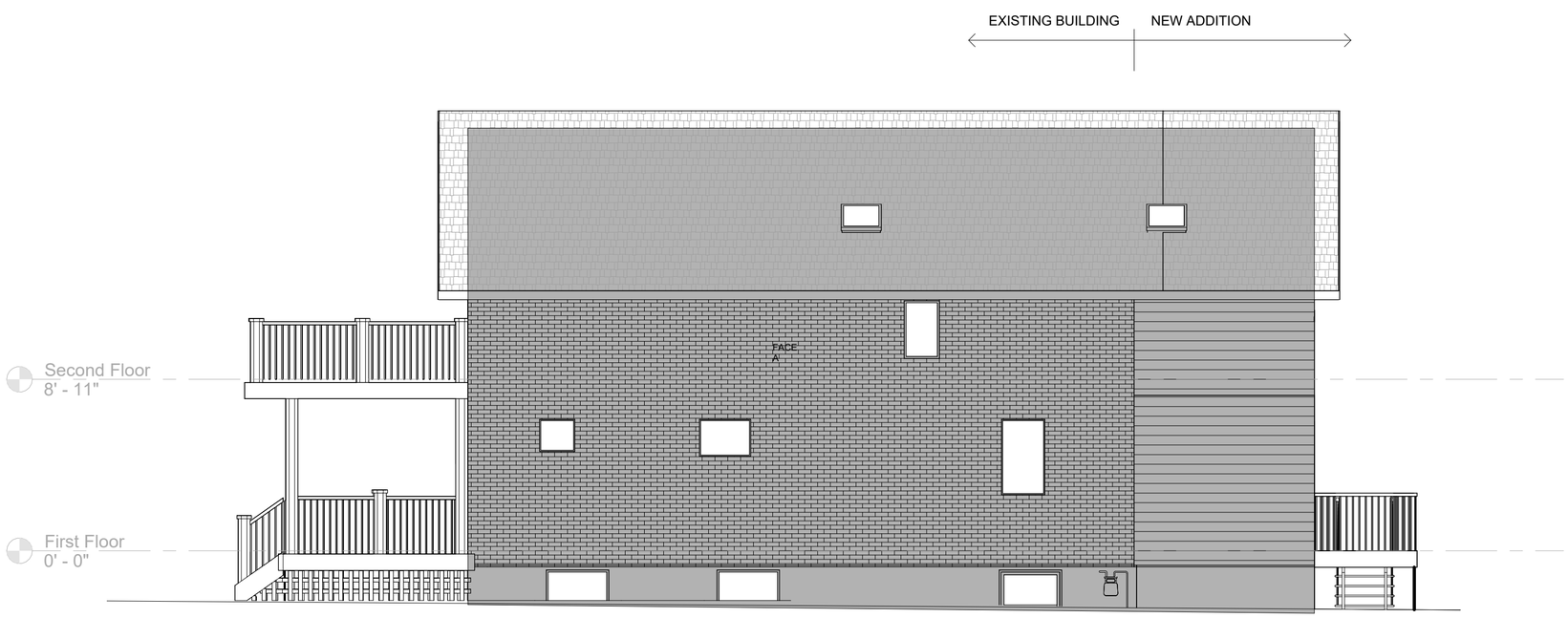
AREA OF UNPROTECTED OPENING

EXPOSED BUILDING FACE

FACE	*DISTANCE*	*EXPOSED FACE*	*ALLOWABLE OPENING %*	*PROVIDED OPENING %*	*COMPLIES*
NORTH	-m -m	(A) - m² (B) - m²	-% -%	-% (-m²) -% (-m²)	- -
EAST	-m 4.69m	(A) - m² (B) 102.20m² All faces projected to face A	-% 14.76% interpolated	-% (-m²) 6.07% (6.20m²)	- YES
SOUTH	-m -m	(A) - m² (B) - m²	-% -%	-% (-m²) -% (-m²)	- -
WEST	1.88m	(A) 102.20m² All faces projected to face A	7.0%	3.36% (3.43m²)	YES



1 Left Elevation (East Facing) Spacial Separation
3/16" = 1'-0"



2 Right Elevation (West Facing) Spacial Separation
3/16" = 1'-0"

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Dwn'g Scale
As indicated

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Author

Sheet Title
Spacial Separation Elevations

Sheet No.
A7