

PARCEL COVERAGE CALCULATION

PARCEL AREA: --Ft² / 477.30m²

TOTAL BUILDING AREA: - Ft² / 168.82m²

EXISTING BUILDING AREA: - Ft² / 94.10m²

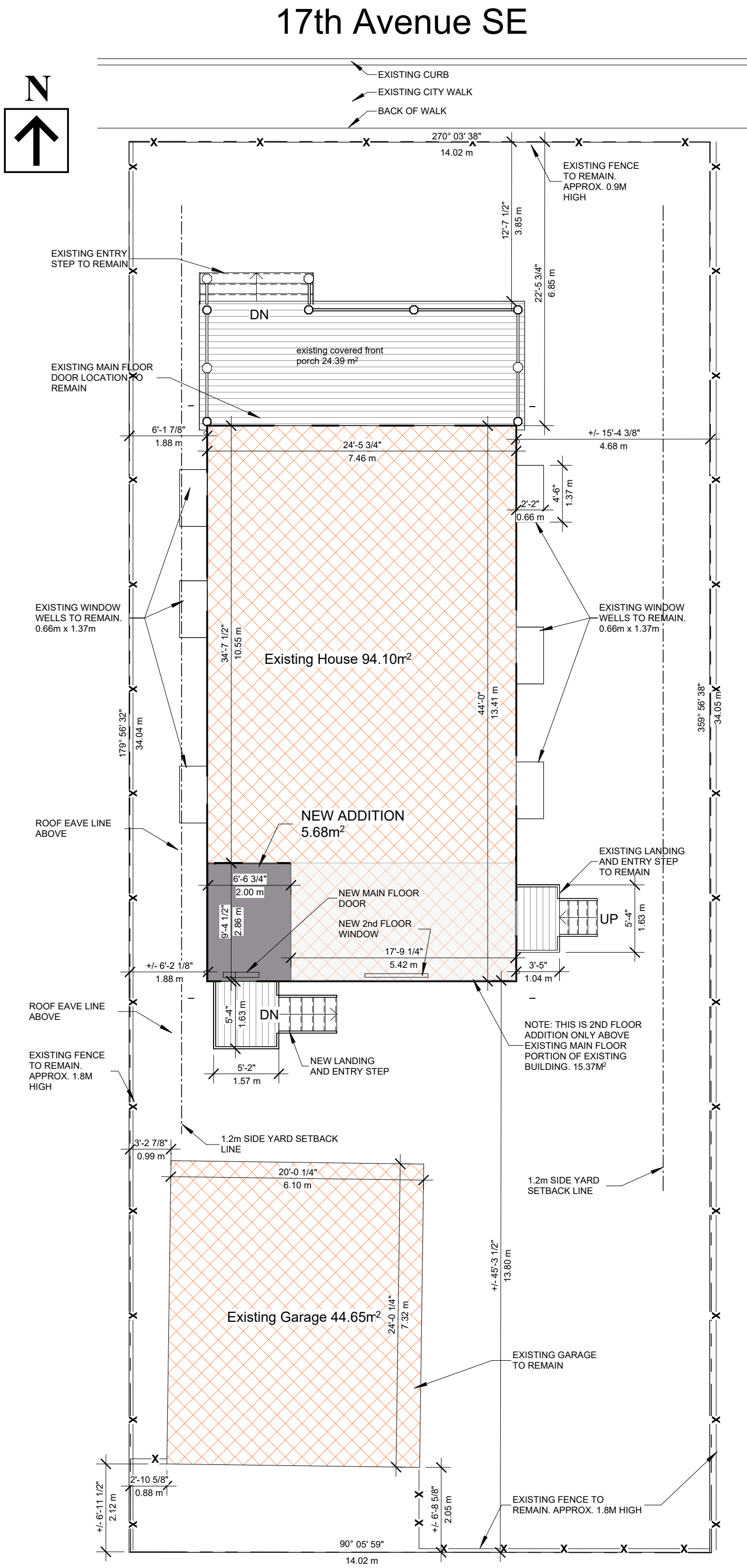
EXISTING GARAGE AREA: - Ft² / 44.65m²

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 2025-09
Project No.	
Date Issued	January 28 2026
Draw'n Scale	1/8" = 1'-0"
Drawn By	Author

Sheet Title

Site Plan

Sheet No.

Site

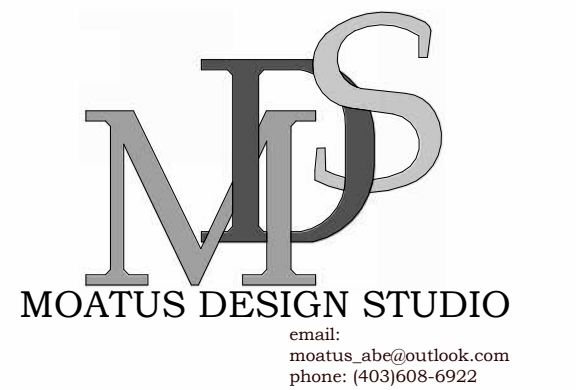


① Front Elevation (North Facing)
1/4" = 1'-0"



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

Window Schedule						
Phase Created	Level	Window number	Width	Height	Type	Comments
Existing						
Existing	Basement	25	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	Basement	26	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	Basement	28	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	Basement	29	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	Basement	30	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	Basement	31	3' - 3"	4' - 1"	Window-Double-Hung	
Existing	First Floor	8	3' - 3"	5' - 0"	Fixed	
Existing	First Floor	9	3' - 3"	5' - 0"	Fixed	
Existing	First Floor	10	4' - 3"	5' - 0"	Fixed	
Existing	First Floor	11	2' - 0"	2' - 6"	Window-Double-Hung	
Existing	First Floor	12	2' - 0"	2' - 6"	Window-Double-Hung	
Existing	First Floor	13	2' - 9"	2' - 11"	Window-Double-Hung	
Existing	First Floor	15	2' - 3"	3' - 11"	Fixed	
Existing	First Floor	16	2' - 8"	1' - 11"	Fixed	
Existing	First Floor	17	1' - 10"	1' - 8"	Fixed	
Existing	First Floor	23	2' - 9"	2' - 11"	Window-Double-Hung	
Existing	Second Floor	18	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	Second Floor	19	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	Second Floor	20	2' - 6"	4' - 8"	Window-Double-Hung	
Existing	Second Floor	22	1' - 10"	3' - 0"	Window-Double-Hung	
New Construction						
New Construction	Second Floor	33	2' - 6"	4' - 8"	Window-Double-Hung	
New Construction	Second Floor	34	2' - 6"	4' - 8"	Window-Double-Hung	
New Construction	Second Floor	35	2' - 6"	4' - 8"	Window-Double-Hung	
New Construction	Roof	38	2' - 0"	2' - 6"	Fixed	
New Construction	Roof	39	2' - 0"	2' - 6"	Fixed	
New Construction	Roof	40	2' - 0"	2' - 6"	Fixed	
New Construction	Roof	41	2' - 0"	4' - 0"	Skylight-Top-Hung	Proposed vented
New Construction	Roof	42	2' - 0"	4' - 0"	Skylight-Top-Hung	Proposed vented
New Construction	Roof	43	2' - 0"	4' - 0"	Skylight-Top-Hung	Proposed vented
New Construction	Roof	45	2' - 0"	2' - 0"	Skylight-Top-Hung	Proposed vented



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Revision Schedule		
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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
2025-09
Project No.
Date Issued
January 28 2026
Draw'n Scale
1/4" = 1'-0"
Drawn By
Author

Sheet Title
Elevations
Sheet No.
A6

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Revision Schedule		
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17th Avenue SE

PRELIMINARY
NOT FOR CONSTRUCTION

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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
2025-09

Project No.
Date Issued
Drawing Scale
Drawn By

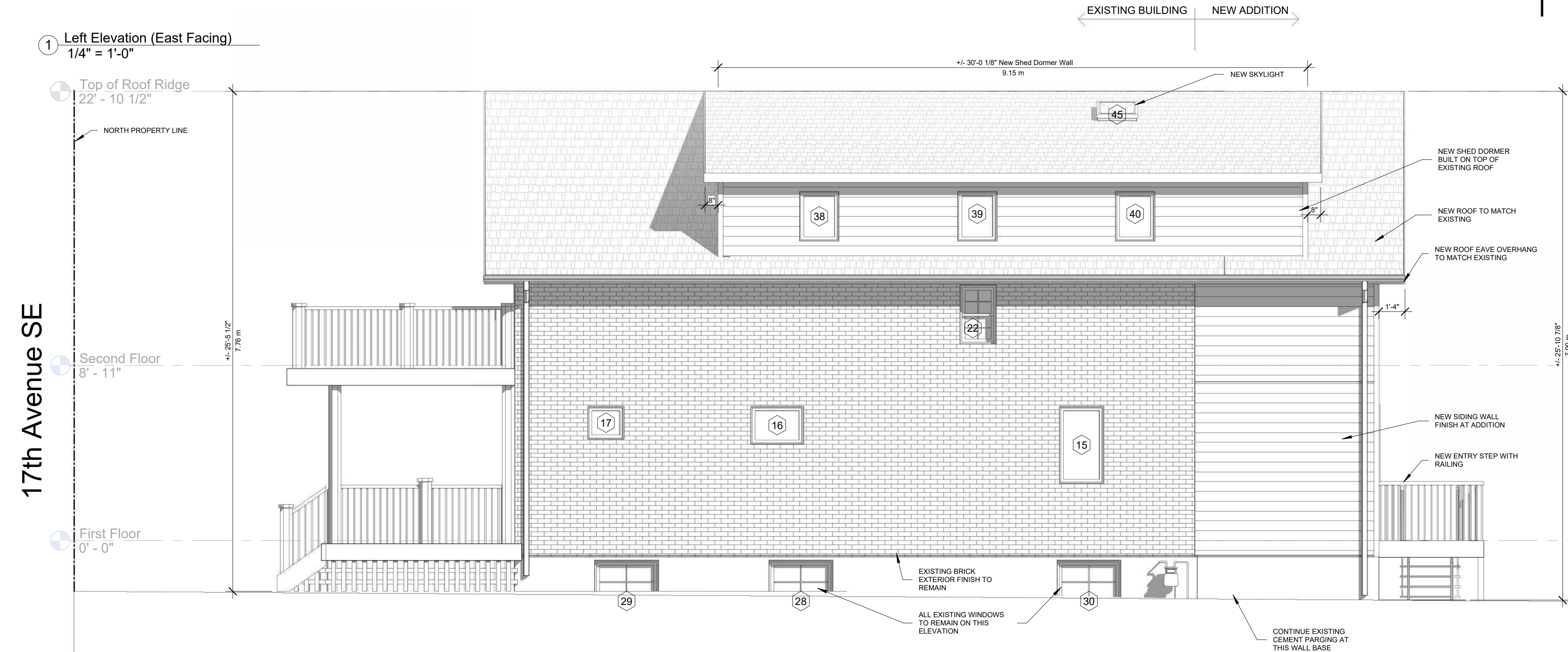
January 28 2026
1/4" = 1'-0"
Author

Sheet Title
Elevations

Sheet No.
A7



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



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

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Addition

Project Address
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Block 6 Plan 4040N
2025-09

Project No.
Date Issued
Date Issued
Drawn By
Author

Sheet Title
Spacial Separation
Elevations

Sheet No.

A8

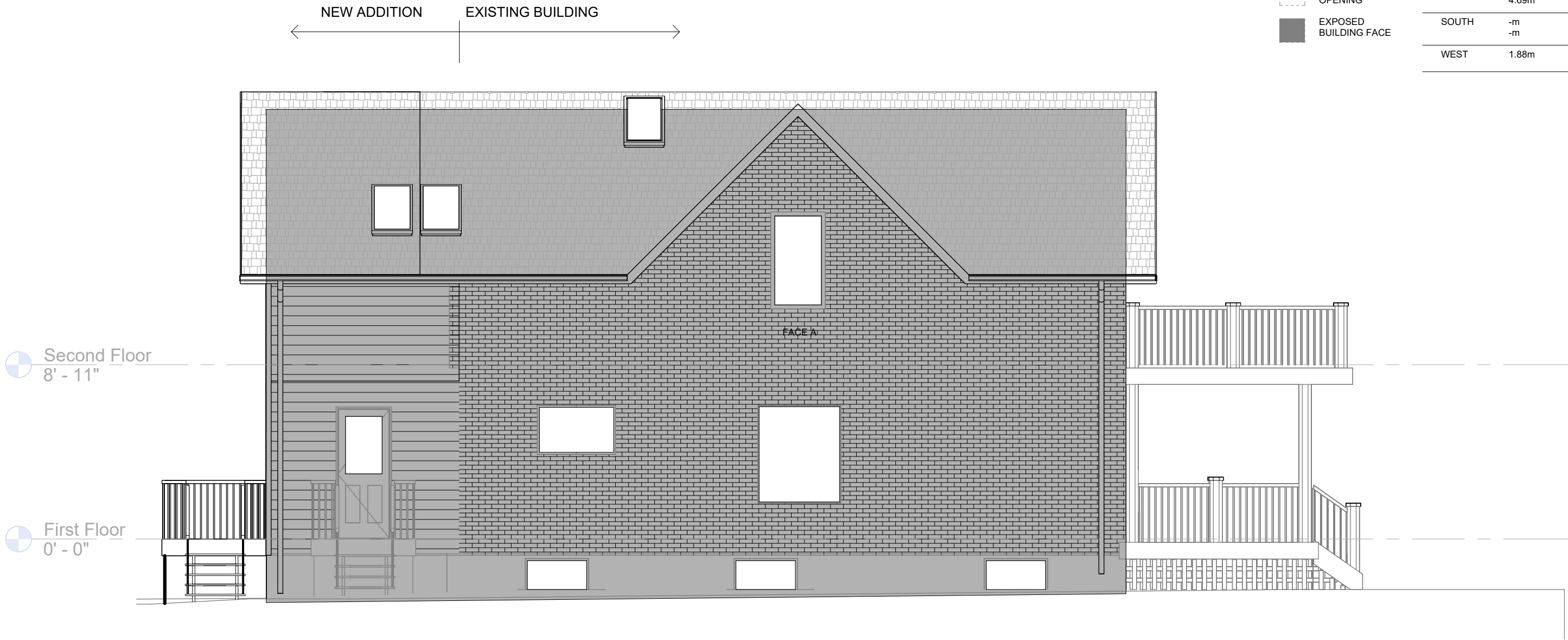
CODE ANALYSIS

Spacial Separation

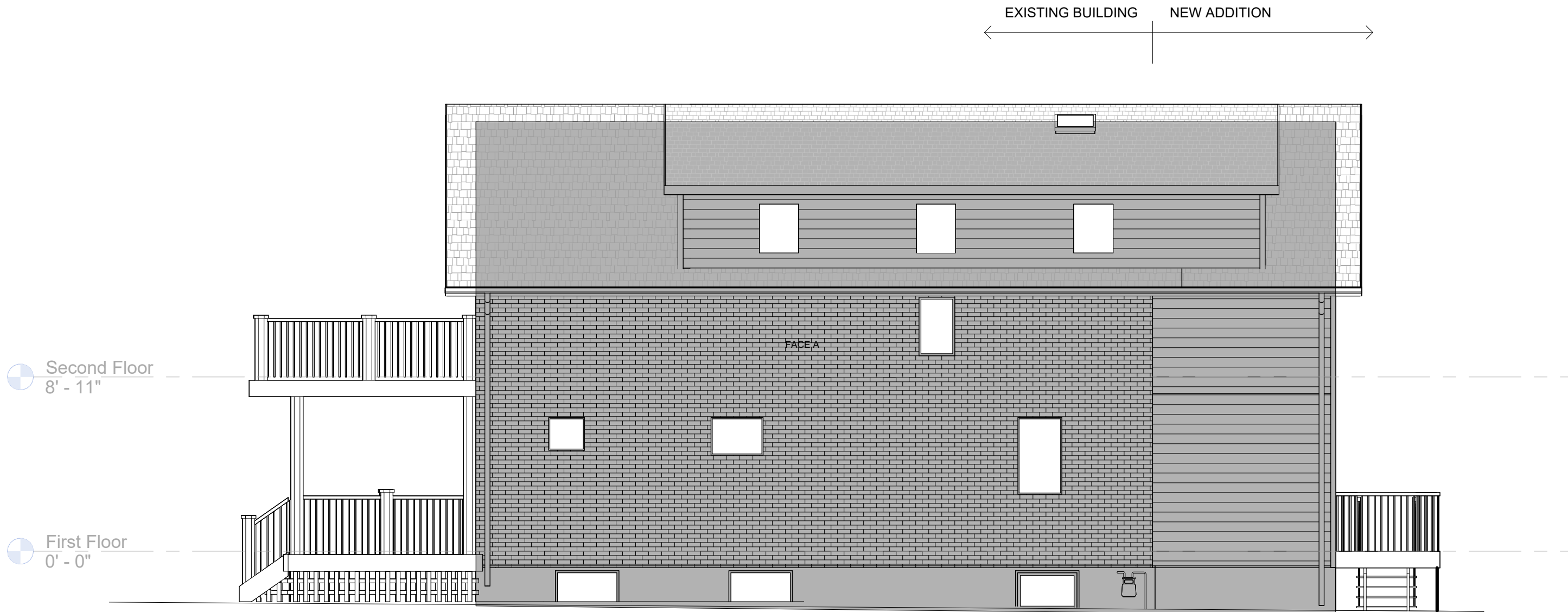
NBC-AE 2023 - TABLE 9.10.15.4 PROPOSED DWELLING

FACE	DISTANCE	EXPOSED FACE	ALLOWABLE OPENING %	PROVIDED OPENING %	COMPLIES
NORTH	-m	(A) - m ² (B) - m ²	-%	-% (-m ²) -% (-m ²)	-
EAST	-m 4.69m	(A) - m ² (B) 102.20m ² All faces proportioned to Face A	-% 14.76%	-% (-m ²) 6.40% (6.54m ²) interpolated	- YES
SOUTH	-m	(A) - m ² (B) - m ²	-%	-% (-m ²) -% (-m ²)	-
WEST	1.88m	(A) 102.20m ² All faces proportioned to Face A	7.76%	4.47% (4.57m ²) interpolated	YES

Spacial Separation -
LEGEND
AREA OF UNPROTECTED
OPENING
EXPOSED
BUILDING FACE



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



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