

DRAWING INDEX

# DEVELOPMENT PERMIT DRAWING INDEX

SHEET NO. SHEET NAME

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## RN3416

### GENERAL NOTES AND LIMITATIONS OF LIABILITY

**STANDARD OF CARE**  
PROFESSIONAL SERVICES HAVE BEEN PROVIDED CONSISTENT WITH THE STANDARD OF CARE ORDINARILY EXERCISED BY DESIGN PROFESSIONALS PRACTICING IN THE SAME LOCALITY UNDER SIMILAR CIRCUMSTANCES. NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, IS PROVIDED.  
DESIGN INTENT DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE OUTCOMES INCLUDING BUT NOT LIMITED TO ENERGY EFFICIENCY, THERMAL COMFORT, ACOUSTIC PERFORMANCE, OR AESTHETIC UNIFORMITY.

**CONSTRUCTION MEANS, METHODS, AND COORDINATION**  
THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, TEMPORARY WORKS, OR SAFETY PRECAUTIONS, NOR FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
TEMPORARY WORKS INCLUDING TEMPORARY BRACING, SHORING, EXCAVATION SUPPORT, HOARDING, SCAFFOLDING, WEATHER PROTECTION, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN TRADES AND FOR RESOLVING CONFLICTS ARISING FROM CONSTRUCTION SEQUENCING, INSTALLATION TOLERANCES, OR TRADE COORDINATION.  
THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION SCHEDULES, SEQUENCING, PROCUREMENT, COST ESTIMATING, COST CONTROL, OR DELAYS.

**RESPONSIBILITY FOR CODE COMPLIANCE**  
THE OWNER IS RESPONSIBLE FOR RETAINING QUALIFIED BUILDERS, CONTRACTORS, AND TRADES WHO ARE KNOWLEDGEABLE OF AND COMPLY WITH ALL APPLICABLE NATIONAL, PROVINCIAL, AND LOCAL CODES, STANDARDS, ZONING REQUIREMENTS, LEGISLATION, AND REGULATIONS.  
CONTRACTORS AND TRADES ARE RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH CURRENT CODES, INDUSTRY STANDARDS, MANUFACTURERS' REQUIREMENTS, AND REGULATORY AUTHORITIES HAVING JURISDICTION, AND FOR COORDINATING SUCH WORK WITH ALL APPLICABLE CONSULTANT AND ENGINEERING DOCUMENTS.  
INTERPRETATION AND ACCEPTANCE OF CODES AND REGULATIONS BY AUTHORITIES HAVING JURISDICTION MAY VARY AND ARE BEYOND THE CONTROL OF THE DESIGN PROFESSIONAL.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND ENSURING THAT ALL REQUIRED INSPECTIONS ARE SCHEDULED AND COMPLETED TO GOOD STANDING IN ACCORDANCE WITH LOCAL REGULATIONS.  
THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING ALL REQUIRED TESTING, FIELD REVIEWS BY ENGINEERS OF RECORD, THIRD PARTY INSPECTIONS, AND MUNICIPAL INSPECTIONS AND FOR PROVIDING ALL RESULTING REPORTS AND CERTIFICATES TO THE OWNER AND DESIGN PROFESSIONAL UPON REQUEST.

**SITE VISITS AND FIELD REVIEWS**  
SITE VISITS OR FIELD REVIEWS ARE CONDUCTED FOR THE PURPOSE OF OBSERVING THE GENERAL PROGRESS OF THE WORK, AND DO NOT CONSTITUTE SUPERVISION, INSPECTION, OR QUALITY CONTROL. THE DESIGN PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION COMPLIANCE, WORKMANSHIP, OR SAFETY.

**DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS**  
DRAWINGS ARE NOT TO BE SCALED. WRITTEN AND APPROVED SPECIFICATIONS GOVERN IN THE EVENT OF DISCREPANCIES.  
CONTRACTORS SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM FAILURE TO VERIFY SUCH CONDITIONS.  
WHERE SITE MEASUREMENTS, SURVEYS, OR EXISTING CONDITION INFORMATION ARE PREPARED BY THIRD PARTIES, THE DESIGN PROFESSIONAL IS ENTITLED TO RELY ON THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION AND IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES ARISING FROM INFORMATION PREPARED BY OTHERS.

**DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS CONT.**  
IN RENOVATION AND ALTERATION PROJECTS, DRAWINGS ARE BASED ON VISIBLE AND REASONABLY ACCESSIBLE CONDITIONS ONLY. THE DESIGN PROFESSIONAL HAS NO RESPONSIBILITY FOR CONCEALED, UNDOCUMENTED, OR INACCESSIBLE CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL ELEMENTS, SERVICES, FRAMING, INSULATION, VAPOUR BARRIERS, FIRE SEPARATIONS, HAZARDOUS MATERIALS, OR UNDERGROUND UTILITIES.  
THE DESIGN PROFESSIONAL DOES NOT WARRANT THAT EXISTING BUILDINGS OR STRUCTURES COMPLY WITH CURRENT CODES, STANDARDS, OR REGULATIONS.  
CONTRACT DOCUMENTS ASSUME EXISTING STRUCTURES AND SYSTEMS ARE SUBSTANTIALLY IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION UNLESS NOTED OTHERWISE. EXISTING DEFICIENCIES OR CONCEALED DETERIORATION ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND WILL BE ADDRESSED IF AND WHEN DISCOVERED BY WRITTEN DIRECTION AND APPROVED CHANGE.  
**MANUFACTURER SYSTEMS, SHOP DRAWINGS, AND PROPRIETARY PRODUCTS**  
WHERE PROPRIETARY SYSTEMS OR ASSEMBLIES ARE SPECIFIED, THE DESIGN PROFESSIONAL RELIES ON MANUFACTURER PUBLISHED INFORMATION AND DOES NOT WARRANT THE PERFORMANCE, SUITABILITY, OR INSTALLATION OF SUCH SYSTEMS.  
SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES ARE PREPARED BY OTHERS AND ARE REVIEWED BY THE DESIGN PROFESSIONAL SOLELY FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. SUCH REVIEW DOES NOT TRANSFER RESPONSIBILITY FOR ACCURACY, COMPLETENESS, COORDINATION, PERFORMANCE, OR COMPLIANCE WITH CODES, STANDARDS, OR MANUFACTURER REQUIREMENTS.  
**WINDOWS, GLAZING, AND SPECIALTY TRADE COORDINATION**  
IN ACCORDANCE WITH RAIC AND CONSTRUCTION SPECIFICATIONS CANADA STANDARD PRACTICE, ARCHITECTURAL DRAWINGS ESTABLISH DESIGN INTENT, VISUAL ALIGNMENT, AND GENERAL CONFIGURATION ONLY.  
FINAL UNIT SIZING, MULLION CONFIGURATION, TOLERANCES, ANCHORAGE, STRUCTURAL ADEQUACY, AND COORDINATION NECESSARY TO ACHIEVE THE DESIGN INTENT ARE THE RESPONSIBILITY OF THE WINDOW MANUFACTURER THROUGH THE PREPARATION OF SHOP DRAWINGS.  
THE WINDOW MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND ADJUSTING ACTUAL UNIT SIZES, MULLION WIDTHS, AND VERTICAL AND HORIZONTAL OFFSETS INCLUDING SUBFLOOR TO SUBFLOOR DIMENSIONS, TO ACHIEVE THE DESIGN INTENT AND TO COORDINATE WITH STRUCTURAL ENVELOPE, AND CONSTRUCTION CONDITIONS.  
SIMILAR RESPONSIBILITY APPLIES TO ALL SPECIALTY TRADES AND SUPPLIERS PROVIDING PROPRIETARY OR PRE-FABRICATED SYSTEMS, INCLUDING BUT NOT LIMITED TO GLAZING, CLADDING, RAILINGS, STAIRS, AND MILLWORK.

**CONSULTANTS AND ENGINEERING**  
STRUCTURAL SYSTEMS, BEAMS, COLUMNS, FOOTINGS, AND ENGINEERED COMPONENTS SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, CERTIFICATION, AND FIELD REVIEW ARE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OF RECORD AND APPLICABLE MANUFACTURERS' ENGINEERS.  
SHOP DRAWINGS AND DELEGATED DESIGN SUBMISSIONS INCLUDING BUT NOT LIMITED TO TRUSSES, ENGINEERED WOOD PRODUCTS, GUARDRAILS, STAIRS, GLAZING SYSTEMS, AND SPECIALTY FABRICATIONS SHALL BE PREPARED AND SEALED WHERE REQUIRED BY THE APPROPRIATE LICENSED PROFESSIONAL RETAINED BY THE CONTRACTOR OR SUPPLIER AND ARE THE RESPONSIBILITY OF THAT PARTY.  
VERIFICATION OF SOIL CONDITIONS, BEARING CAPACITY, CONCRETE STRENGTH, COMPACTION, AND OTHER FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND APPLICABLE ENGINEERS OF RECORD AND NOT THE DESIGN PROFESSIONAL.  
THE DESIGN PROFESSIONAL MAY RELY ON INFORMATION PROVIDED BY CONSULTANTS AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN INFORMATION PREPARED BY OTHERS.

**ENERGY CODE AND BUILDING ENVELOPE ENGINEERING**  
THERMAL CALCULATIONS AND ENERGY PERFORMANCE INFORMATION SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, TESTING, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE BUILDING ENVELOPE ENGINEER OF RECORD.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING REQUIRED TESTING, AIR TIGHTNESS VERIFICATION, AND CERTIFICATIONS.

**INTERIOR DESIGN AND THIRD-PARTY DRAWINGS**  
INTERIOR DESIGN DRAWINGS, MILLWORK SHOP DRAWINGS, LIGHTING LAYOUTS, AND CONSULTANT DOCUMENTS PREPARED BY THIRD PARTIES ARE SEPARATE INSTRUMENTS OF SERVICE. SUCH DOCUMENTS DO NOT OVERRIDE THE ARCHITECTURAL DRAWINGS UNLESS SPECIFICALLY REVIEWED, COORDINATED, AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC.  
THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONFLICTS, DISCREPANCIES, OR COORDINATION ISSUES ARISING FROM THIRD-PARTY INTERIOR DESIGN DRAWINGS OR DOCUMENTS THAT HAVE NOT BEEN FORMALLY INCORPORATED INTO THE CONTRACT DOCUMENTS.

**MECHANICAL, ELECTRICAL, AND PLUMBING**  
LOCATIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL INCOMING AND OUTGOING SERVICES UNLESS NOTED OTHERWISE.

**BUILDING ENVELOPE, MOISTURE, AND MOLD**  
THE DESIGN PROFESSIONAL DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF BUILDING ENVELOPE ASSEMBLIES.  
THE DESIGN PROFESSIONAL MAKES NO REPRESENTATIONS REGARDING THE PRESENCE, PREVENTION, TESTING, MONITORING, OR REMEDIATION OF MOULD, MILDEW, FUNGI, OR INDOOR AIR QUALITY CONDITIONS. ENVIRONMENTAL EVALUATION, TESTING, AND REMEDIATION SERVICES ARE OUTSIDE THE SCOPE OF WORK.

**REPORTING OF ERRORS AND CLARIFICATIONS**  
ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS MUST BE REPORTED TO MKL DESIGN STUDIO INC. PRIOR TO CONSTRUCTION FAILURE TO REPORT DISCREPANCIES PRIOR TO CONSTRUCTION TRANSFERS RESPONSIBILITY TO THE BUILDER, CONTRACTOR, AND/OR OWNER.  
WHERE APPLICABLE, DISCREPANCIES SHALL ALSO BE REPORTED TO THE ENGINEER OF RECORD FOR CLARIFICATION.

**CHANGES AND DEVIATIONS**  
ALL CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE REVIEWED AND APPROVED IN WRITING BY MKL DESIGN STUDIO INC. UNAUTHORIZED CHANGES ARE MADE AT THE CONTRACTOR'S AND/OR OWNER'S SOLE RISK.  
ANY REVISIONS, SUBSTITUTIONS, OR INTERPRETATIONS MADE AFTER PERMIT ISSUANCE THAT ARE NOT DOCUMENTED AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC. ARE NOT PART OF THE CONTRACT DOCUMENTS AND ARE UNDERTAKEN AT THE CONTRACTOR'S AND/OR OWNER'S RISK.

**OWNER-PERFORMED WORK**  
MKL DESIGN STUDIO INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR WORK PERFORMED BY THE OWNER.

**FIREPLACES, ELEVATORS, AND SPECIALTY INSTALLATIONS**  
FIREPLACE LOCATIONS AND BRACING SHOWN ARE FOR REFERENCE ONLY. CONTRACTORS MUST VERIFY ALL CLEARANCES, FIRE PROTECTION, VENTING, COMBUSTION AIR, AND INSTALLATION REQUIREMENTS WITH THE SUPPLIER AND MANUFACTURER PRIOR TO CONSTRUCTION.  
WHERE ELEVATORS, LIFTS, OR VERTICAL TRANSPORTATION SYSTEMS ARE INCLUDED, EQUIPMENT SELECTION, DESIGN, SIZING, CLEARANCES, STRUCTURAL LOADS, INSTALLATION, CODE COMPLIANCE, INSPECTIONS, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE ELEVATOR MANUFACTURER AND LICENSED INSTALLER. REVIEW BY THE DESIGN PROFESSIONAL IS LIMITED TO GENERAL CONFORMANCE WITH DESIGN INTENT AND DOES NOT TRANSFER RESPONSIBILITY FOR PERFORMANCE, SAFETY, OR REGULATORY APPROVAL.

**INTELLECTUAL PROPERTY AND LIMITED LICENSE**  
ALL DRAWINGS, SPECIFICATIONS, AND DESIGN MATERIALS REMAIN THE INTELLECTUAL PROPERTY OF MKL DESIGN STUDIO INC.  
THE OWNER IS GRANTED A LIMITED, NON-TRANSFERABLE LICENSE TO USE THE DOCUMENTS FOR CONSTRUCTION OF ONE DWELLING ONLY AT THE LOCATION IDENTIFIED ON THE DRAWINGS. REUSE, REPRODUCTION, MODIFICATION, OR USE ON ANOTHER PROJECT WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED AND RELEASES MKL DESIGN STUDIO INC.

### REVISIONS

NO.	DATE	DESCRIPTION
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Z O N I N G C O N D I T I O N S F O R R E S I D E N T I A L U S E

DESIGNER

403-542-1513

BUILDER

LUSSO CUSTOM HOMES

PROJECT NAME  
**RN3416**

PROJECT INFO  
ADDRESS  
# 3416  
2 ST NE  
CALGARY, AB.  
ADDRESS LEGAL  
LOT 32 & 33  
PLAN 5042AD  
BLOCK 6  
COMMUNITY  
HIGHLAND PARK  
ZONING  
R-CG

AREA	AREA
UPPER UNIT #1	102 SF
UPPER UNIT #2	150 SF
UPPER UNIT #3	163 SF
UPPER UNIT #4	680 SF
UNIT #1	556 SF
SUITE #2 ENTRANCE	65 SF
UNIT #2	613 SF
UNIT #3	589 SF
SUITE #3 ENTRANCE	61 SF
UNIT #4	521 SF
SUITE #4 ENTRANCE	44 SF
SUITE #1 ENTRANCE	44 SF
ABOVE GRADE DEVELOPED TOTAL	5400 SF
SUITE #1	551 SF
SUITE #2	582 SF
STORAGE SUITE #2	43 SF
STORAGE SUITE #3	41 SF
SUITE #3	609 SF
SUITE #4	534 SF
BELOW GRADE DEVELOPED TOTAL	2350 SF
MECH RM SUITE #4	30 SF
UNIT #1 MECH RM	32 SF
UNIT #2 MECH RM	21 SF
UNIT #3 MECH RM	53 SF
UNIT #4 MECH RM	43 SF
ABOVE GRADE UNDEVELOPED TOTAL	184 SF
MECH RM SUITE #1	32 SF
MECH RM SUITE #2	48 SF
MECH RM SUITE #3	32 SF
BELOW GRADE UNDEVELOPED TOTAL	112 SF
GARAGE #1	400 SF
GARAGE #2	400 SF
GARAGE TOTAL	800 SF
PORCH UNIT#1	19 SF
PORCH UNIT#2	11 SF
PORCH UNIT#3	11 SF
PORCH UNIT#4	16 SF
DECKS & PATIOS COVERED TOTAL	69 SF

PERMIT INFORMATION  
DEVELOPMENT PERMIT NUMBER  
DP NUMBER  
BUILDING PERMIT NUMBER  
BP NUMBER

DRAWING VERSION

## DEVELOPMENT PERMIT DRAWINGS

SET ISSUE DATE  
ISSUE DATE

DEVELOPMENT PERMIT 11 FEB 2020

DRAWING TITLE

## COVER PAGE

SHEET NO.  
**A.0**

SCALE N.T.S.  
DRAWN BY A.G.

PL01 (REVISED) 01/2020

AREA	AREA
UPPER UNIT #1	102 SF
UPPER UNIT #2	150 SF
UPPER UNIT #3	163 SF
UPPER UNIT #4	680 SF
UNIT #1	556 SF
SUITE #2 ENTRANCE	65 SF
UNIT #2	613 SF
UNIT #3	589 SF
SUITE #3 ENTRANCE	61 SF
UNIT #4	521 SF
SUITE #4 ENTRANCE	44 SF
SUITE #1 ENTRANCE	44 SF
ABOVE GRADE DEVELOPED TOTAL	5400 SF
SUITE #1	551 SF
SUITE #2	582 SF
STORAGE SUITE #2	43 SF
STORAGE SUITE #3	41 SF
SUITE #3	609 SF
SUITE #4	534 SF
BELOW GRADE DEVELOPED TOTAL	2250 SF
MECH RM SUITE #4	30 SF
UNIT #1 MECH RM	32 SF
UNIT #2 MECH RM	21 SF
UNIT #3 MECH RM	53 SF
UNIT #4 MECH RM	43 SF
ABOVE GRADE UNDEVELOPED TOTAL	184 SF
MECH RM SUITE #1	32 SF
MECH RM SUITE #2	48 SF
MECH RM SUITE #3	32 SF
BELOW GRADE UNDEVELOPED TOTAL	112 SF
GARAGE #1	400 SF
GARAGE #2	400 SF
GARAGE TOTAL	800 SF
PORCH UNIT#1	19 SF
PORCH UNIT#2	11 SF
PORCH UNIT#3	11 SF
PORCH UNIT#4	16 SF
DECKS & PATIOS COVERED TOTAL	69 SF

N O T F O R C O N S T R U C T I O N

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 1	= 31.14 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.94 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 3.19 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 2.51 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 0.9 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.94 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 2	= 25.46 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 1.78 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 1.67 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 3	= 22.98 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 4	= 31.12 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 2.90 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 2.51 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.5 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 5	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 6	= 14.10 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 7	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 8	= 14.10 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 9	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 10	= 14.10 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 11	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 12	= 14.10 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 13	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 14	= 14.10 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

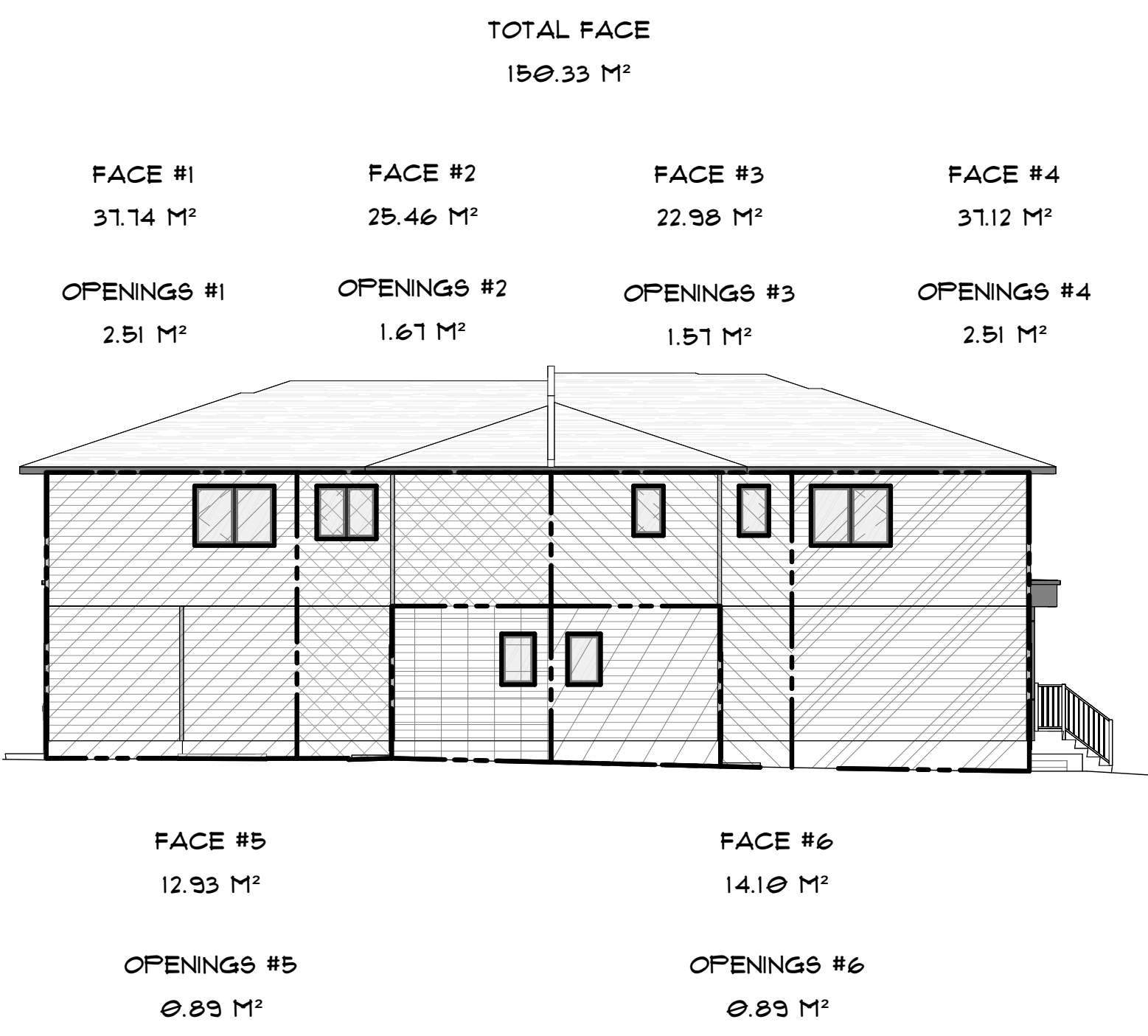
LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 15	= 12.93 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 0.98 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 0.89 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %



**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 1	= 22.98 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 1.81 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 1.81 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

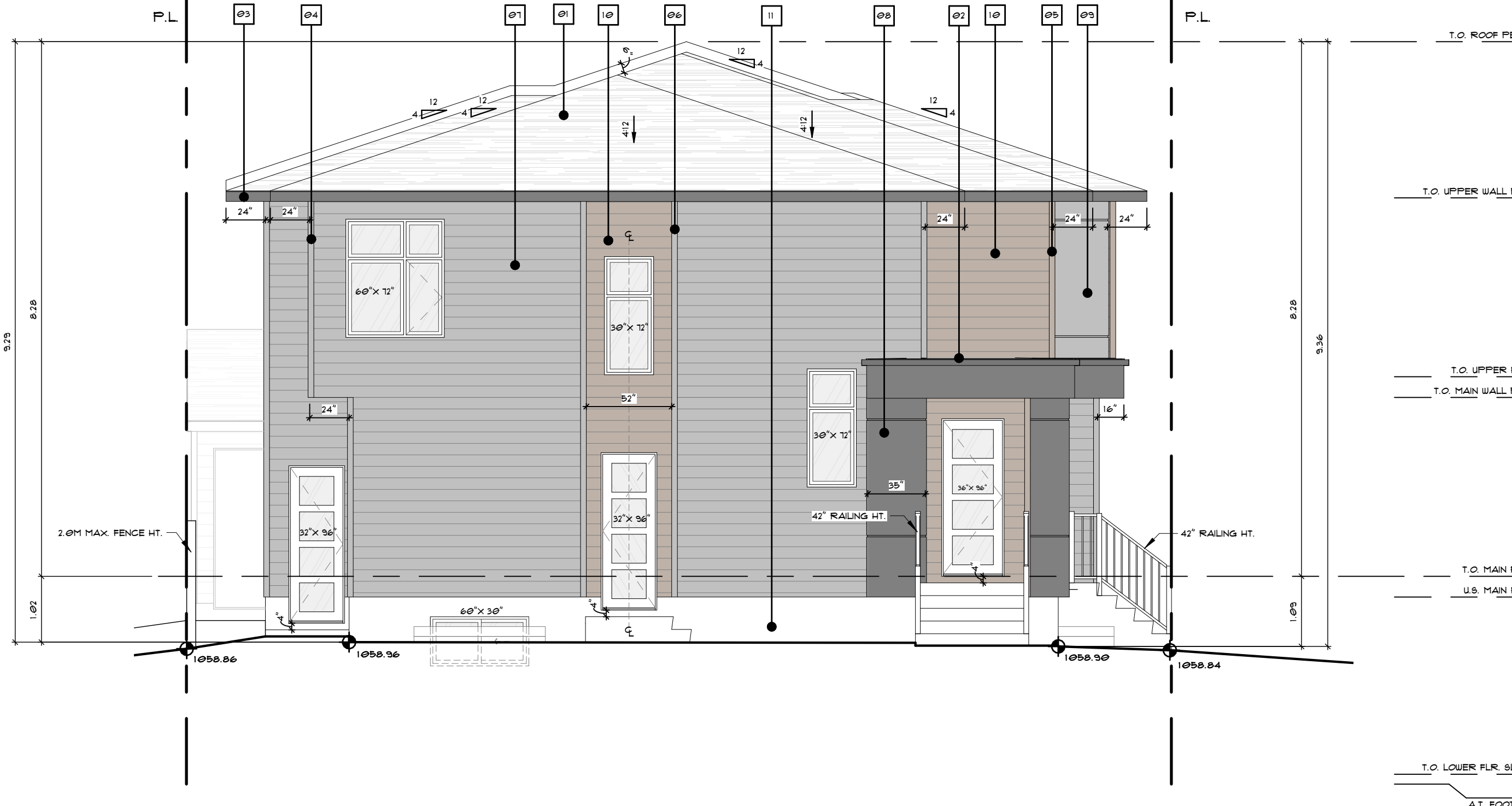
LIMITING DISTANCE LOWER VALUE	= 1.2 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %

**EXPOSED BUILDING FACE SPATIAL CALCULATION**

TOTAL AREA OF EXPOSED BUILDING FACE	= 150.33 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 2	= 25.46 M <sup>2</sup>
LIMITING DISTANCE	= 1.21 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 2.90 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 2.51 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION, VALUES FROM CODE TABLE 5.10.15.4 NBC 2023 (A5)

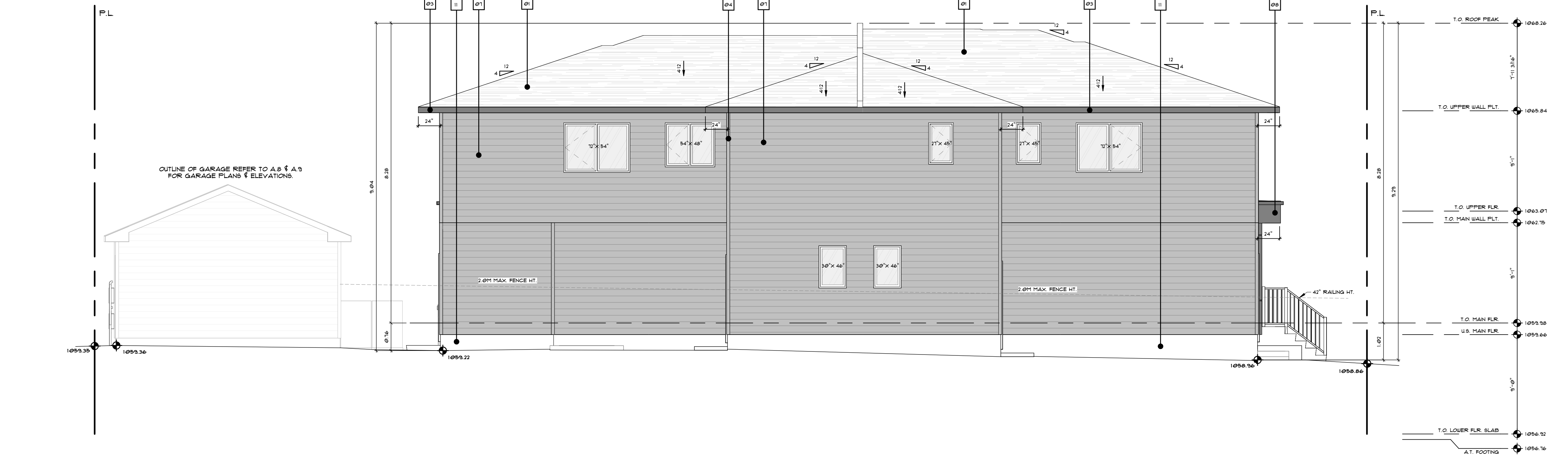
LIMITING DISTANCE LOWER VALUE	= 1.5 M
PERCENTAGE GLAZING LOWER VALUE	= 1.5 %
LIMITING DISTANCE HIGHER VALUE	= 1.5 M
PERCENTAGE GLAZING HIGHER VALUE	= 1.9 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 1.90 %



**2 FRONT ELEVATION**  
A.5 3/16" = 1'-0"

**MATERIAL LEDGEND**

NO.	DESCRIPTION
01	ASPHALT SHINGLE
02	STANDING SEAM METAL ROOF
03	2" SMART TRIM FASCIA (BLACK)
04	4" CORNER TRIM (PEARL GRAY)
05	4" CORNER TRIM (KONA LUX)
06	4" SMART BOARD TRIM (PEARL GRAY)
07	FIBER CEMENT BOARD LAP SIDING (PEARL GRAY)
08	STUCCO (1330-4C DARK GRAY)
09	STUCCO (1330-2C LIGHT GRAY)
10	LUX HORIZONTAL PANEL (KONA)
11	PAVING



**1 LEFT ELEVATION**  
A.5 3/16" = 1'-0"

**3 LEFT SPATIAL SEPARATION**  
A.5 3/32" = 1'-0"

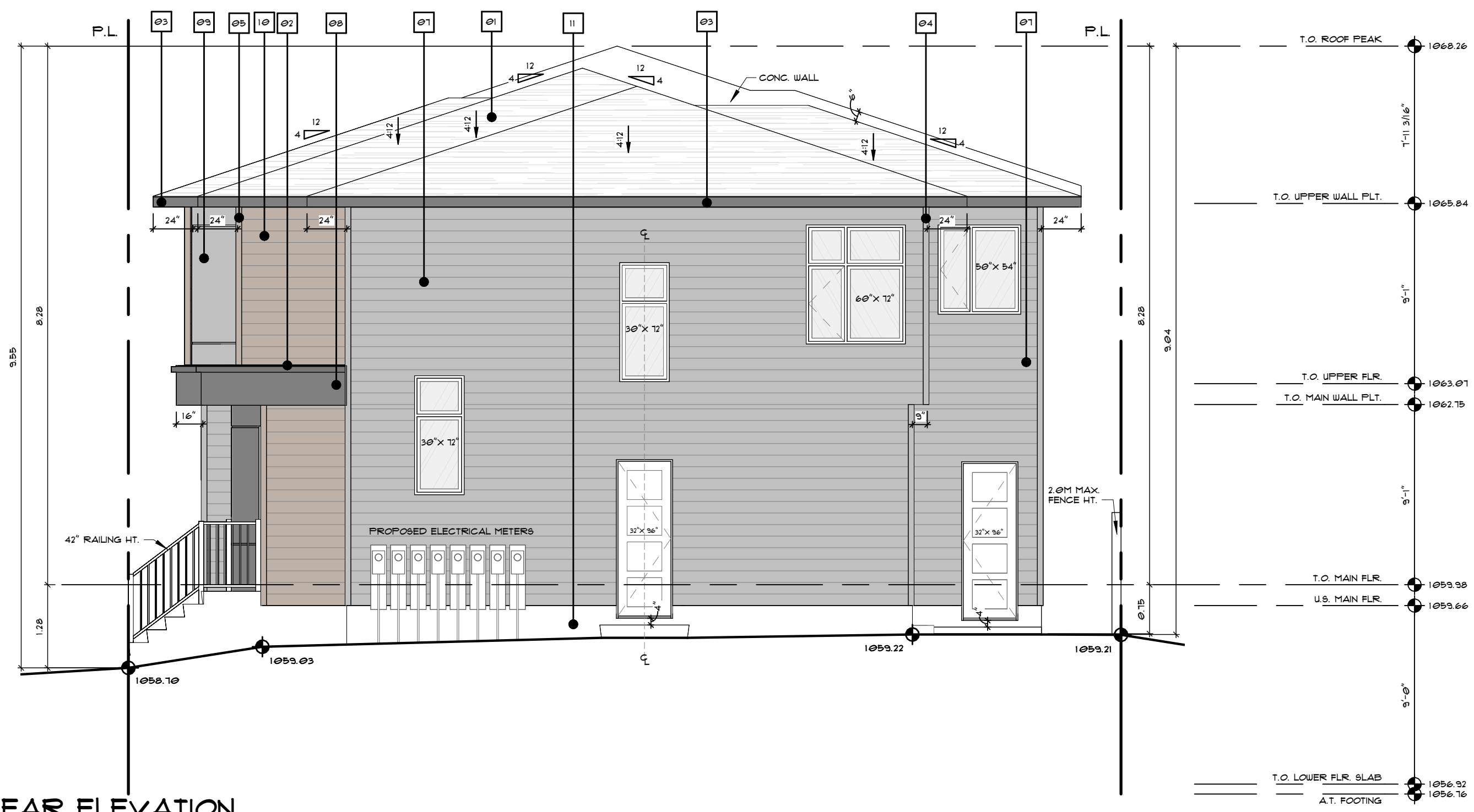
EXPOSED BUILDING FACE SPATIAL CALCULATION		EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 14.39 M <sup>2</sup>	TOTAL AREA OF EXPOSED BUILDING FACE	= 12.31 M <sup>2</sup>
AREA OF EXPOSED BUILDING FACE 1	= 86.76 M <sup>2</sup>	AREA OF EXPOSED BUILDING FACE 2	= 86.76 M <sup>2</sup>
LIFTING DISTANCE	= 2.75 M	LIFTING DISTANCE	= 10.00 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 12.51 %	INTERPOLATED ALLOWABLE GLAZING (%)	= 100.00 %
ALLOWABLE GLAZING (M <sup>2</sup> )	= 10.89 M <sup>2</sup>	ALLOWABLE GLAZING (M <sup>2</sup> )	= 86.76 M <sup>2</sup>
PROPOSED GLAZING (M <sup>2</sup> )	= 5.51 M <sup>2</sup>	PROPOSED GLAZING (M <sup>2</sup> )	= 1.14 M <sup>2</sup>

ALLOWABLE GLAZING INTERPOLATION CALCULATION VALUES FROM CODE TABLE 910.15.4 NBC 2023 (A6)		ALLOWABLE GLAZING INTERPOLATION CALCULATION VALUES FROM CODE TABLE 910.15.4 NBC 2023 (A6)	
LIFTING DISTANCE LOWER VALUE	= 2.0 M	LIFTING DISTANCE LOWER VALUE	= 10.0 M
PERCENTAGE GLAZING LOWER VALUE	= 9 %	PERCENTAGE GLAZING LOWER VALUE	= 100 %
LIFTING DISTANCE HIGHER VALUE	= 4.0 M	LIFTING DISTANCE HIGHER VALUE	= 12.0 M
PERCENTAGE GLAZING HIGHER VALUE	= 19 %	PERCENTAGE GLAZING HIGHER VALUE	= 100 %
INTERPOLATED ALLOWABLE GLAZING (%)	= 12.51 %	INTERPOLATED ALLOWABLE GLAZING (%)	= 100.00 %

FACE #1	OPENINGS #1	FACE #2	OPENINGS #2
14.39 M <sup>2</sup>	5.51 M <sup>2</sup>	12.31 M <sup>2</sup>	1.14 M <sup>2</sup>

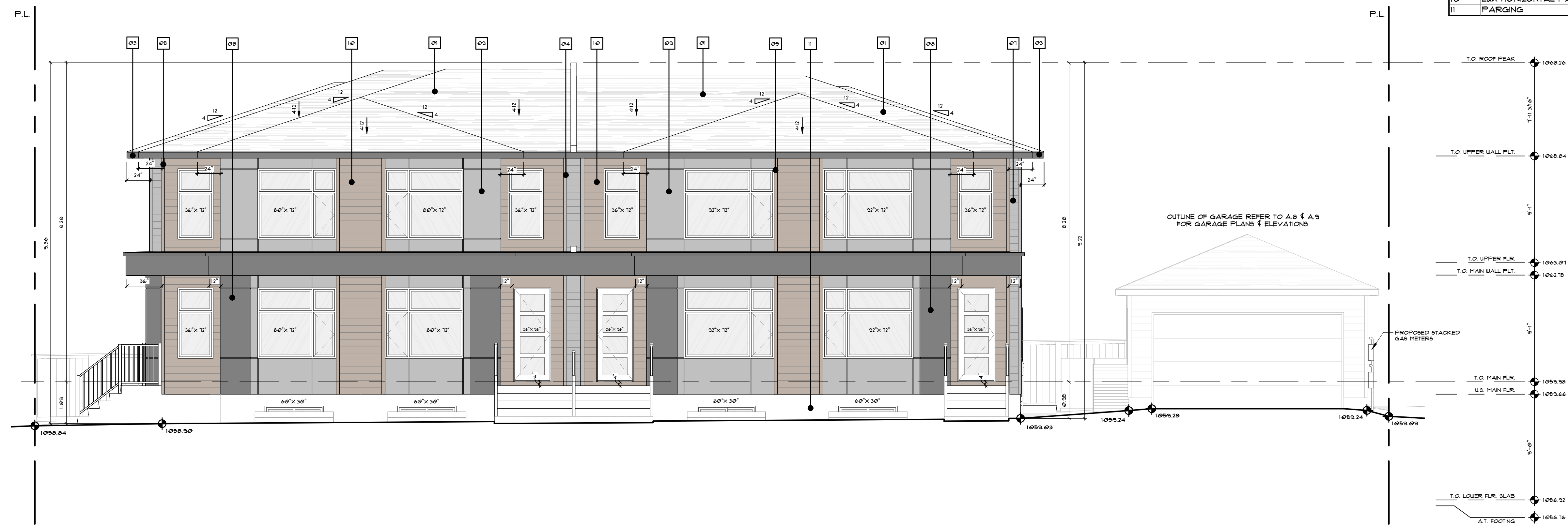


3 REAR SPATIAL SEPARATION  
A.6 3/32" = 1'-0"



1 REAR ELEVATION  
A.6 3/16" = 1'-0"

NO.	DESCRIPTION
01	ASPHALT SHINGLE
02	STANDING SEAM METAL ROOF
03	6" SMART TRIM FASCIA (BLACK)
04	4" CORNER TRIM (PEARL GRAY)
05	4" CORNER TRIM (KONA LUX)
06	4" SMART BOARD TRIM (PEARL GRAY)
07	FIBER CEMENT BOARD LAP SIDING (PEARL GRAY)
08	STUCCO (1330-4C DARK GRAY)
09	STUCCO (1330-2C LIGHT GRAY)
10	LUX HORIZONTAL PANEL (KONA)
11	PAVING



2 RIGHT ELEVATION  
A.6 3/16" = 1'-0"



403-542-1513

BUILDER



PROJECT NAME  
RN3416

PROJECT INFO  
ADDRESS  
# 3416  
2 ST NE  
CALGARY, AB.

ADDRESS LEGAL  
LOT 32 & 33  
PLAN 5042AD  
BLOCK 6

COMPANY  
HIGHLAND PARK  
ZONING  
R-CG

AREA	AREA
UPPER UNIT #1	102 SF
UPPER UNIT #2	150 SF
UPPER UNIT #3	163 SF
UPPER UNIT #4	680 SF
UNIT #1	556 SF
SUITE #2 ENTRANCE	65 SF
UNIT #2	613 SF
UNIT #3	589 SF
SUITE #3 ENTRANCE	61 SF
UNIT #4	521 SF
SUITE #4 ENTRANCE	44 SF
SUITE #1 ENTRANCE	44 SF
ABOVE GRADE DEVELOPED TOTAL	5400 SF
SUITE #1	551 SF
SUITE #2	582 SF
STORAGE SUITE #2	43 SF
SUITE #3	609 SF
SUITE #4	534 SF
BELOW GRADE DEVELOPED TOTAL	2350 SF
MECH RM SUITE #4	30 SF
UNIT #1 MECH RM	32 SF
UNIT #2 MECH RM	21 SF
UNIT #3 MECH RM	53 SF
UNIT #4 MECH RM	43 SF
ABOVE GRADE UNDEVELOPED TOTAL	184 SF
MECH RM SUITE #1	32 SF
MECH RM SUITE #2	48 SF
MECH RM SUITE #3	32 SF
BELOW GRADE UNDEVELOPED TOTAL	112 SF
GARAGE #1	400 SF
GARAGE #2	400 SF
GARAGE TOTAL	800 SF
PORCH UNIT#1	19 SF
PORCH UNIT#2	11 SF
PORCH UNIT#3	11 SF
PORCH UNIT#4	16 SF
DECKS & PATIOS COVERED TOTAL	69 SF

DEVELOPMENT PERMIT DRAWINGS

SET ISSUE DATE  
ISSUE DATE  
DEVELOPMENT PERMIT 11 FEB 2026

REAR & RIGHT ELEVATION

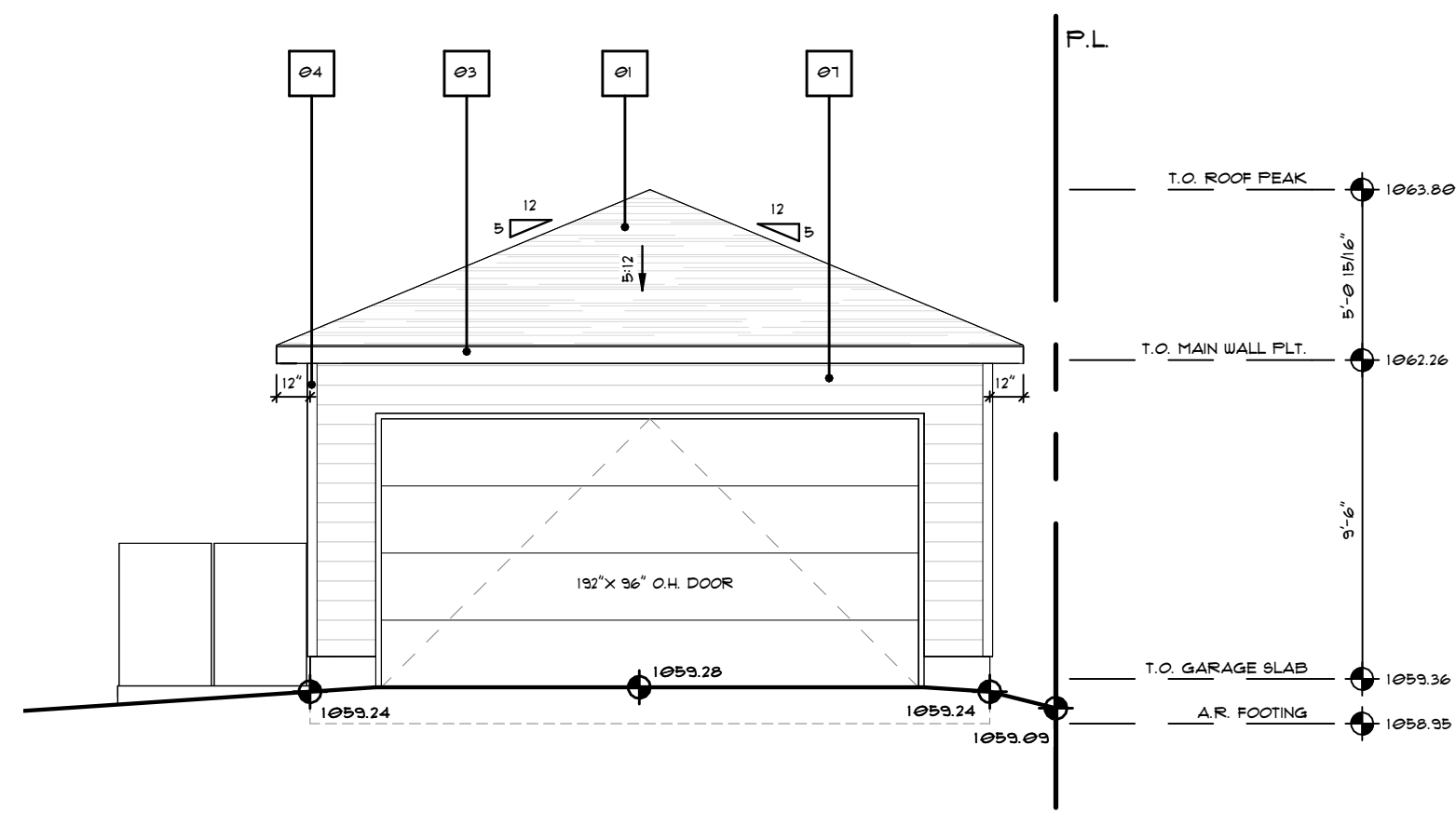
SHEET NO  
A.6

SCALE AS INDICATED  
DRAWN BY A.G.

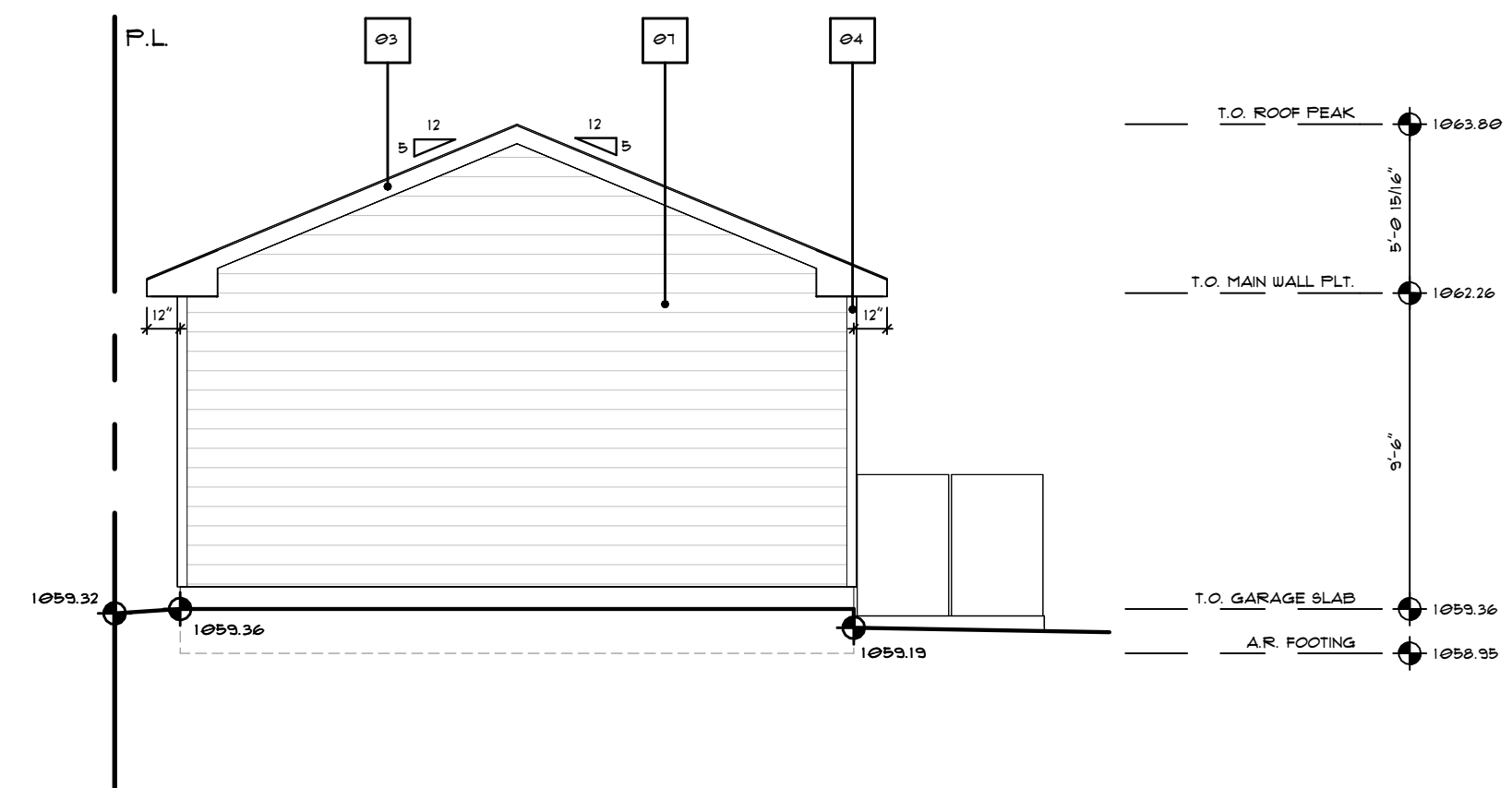
ZONATION FOR CONSTRUCTION

PLOT THESE PAMP - 2/10/2025 @ 12:26 AM





1 LEFT ELEVATION  
A.9 3/16" = 1'-0"



2 RIGHT ELEVATION  
A.9 3/16" = 1'-0"

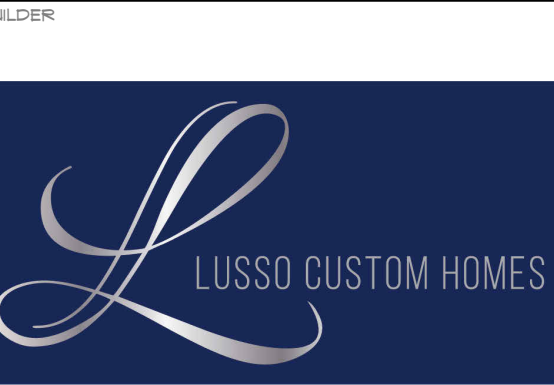
MATERIAL LEDGEND	
NO.	DESCRIPTION
Ø1	ASPHALT SHINGLE
Ø2	STANDING SEAM METAL ROOF
Ø3	6" SMART TRIM FASCIA (BLACK)
Ø4	4" CORNER TRIM (PEARL GRAY)
Ø5	4" CORNER TRIM (KONA LUX)
Ø6	4" SMART BOARD TRIM (PEARL GRAY)
Ø7	FIBER CEMENT BOARD LAF SIDING (PEARL GRAY)
Ø8	STUCCO (133Ø-4C DARK GRAY)
Ø9	STUCCO (133Ø-2C LIGHT GRAY)
1Ø	LUX HORIZONTAL PANEL (KONA)
11	PARGING



N O T F O R C E D



4Ø3-542-1513



PROJECT NAME  
RN3416

PROJECT INFO  
ADDRESS  
#3416  
2 ST NE  
CALGARY, AB.  
ADDRESS LEGAL  
LOTS 32 & 33  
PLAN 5942AD  
BLOCK 6  
COMPANY  
HIGHLAND PARK  
ZONING  
R-CG  
AREAS

PERMIT INFORMATION  
DEVELOPMENT PERMIT NUMBER  
DP NUMBER  
BUILDING PERMIT NUMBER  
BP NUMBER

DRAWING VERSION  
**DEVELOPMENT PERMIT DRAWINGS**  
SET ISSUE DATE  
ISSUE DATE  
DEVELOPMENT PERMIT 11 FEB 2026

DRAWING TITLE  
**GARAGE PLANS**  
SHEET NO.  
**A.9**  
SCALE 3/16" = 1'-0"  
DRAWN BY: A.G.