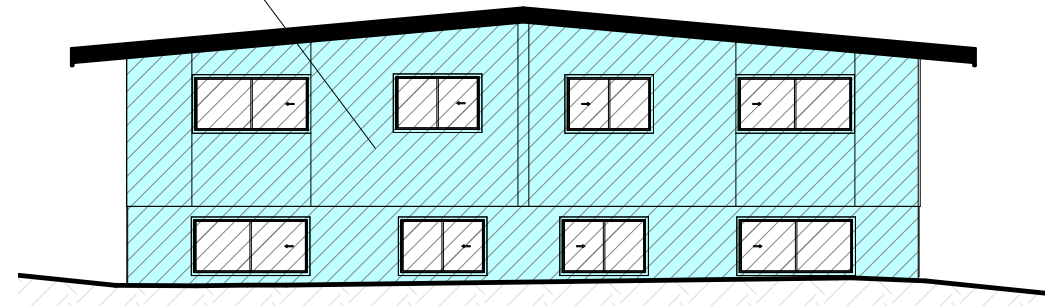


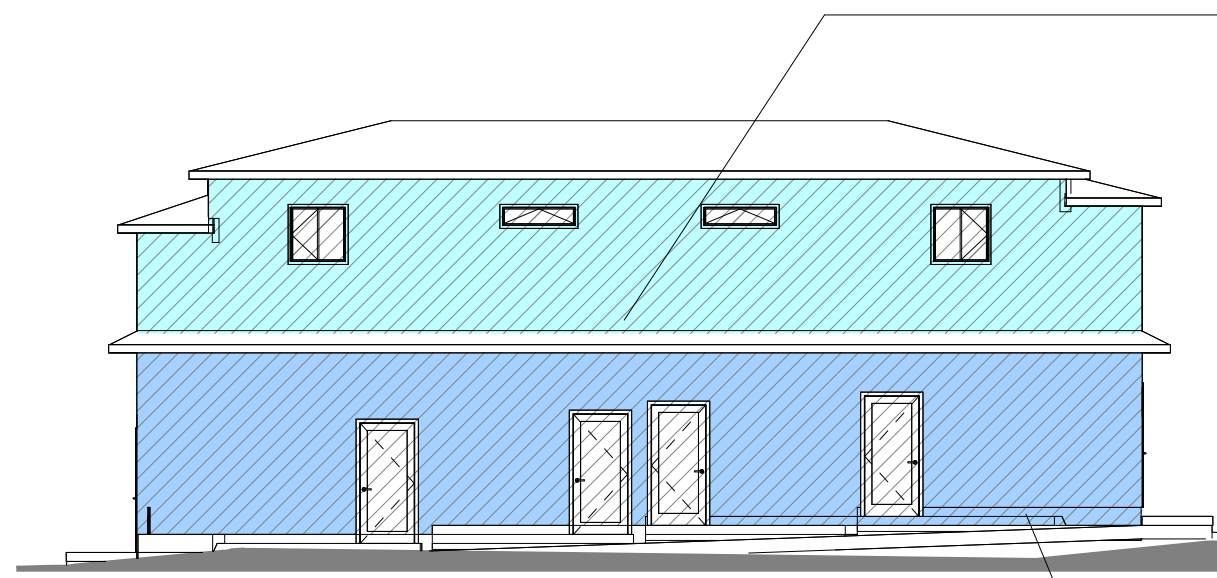
NORTH ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

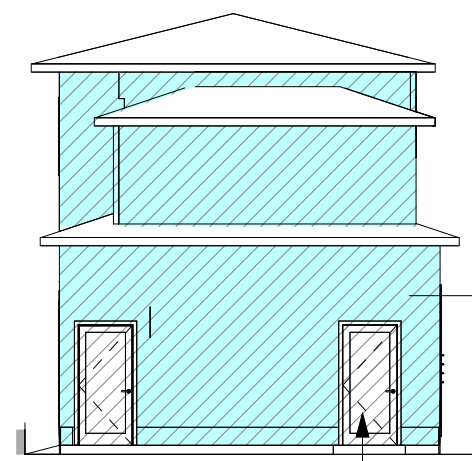
GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	54.96 m²
LIMITING DISTANCE:	3.39 m
ALLOWABLE UNPROTECTED OPENINGS	11.98 m² (21.79)%
ACTUAL UNPROTECTED OPENINGS:	11.74 m² (21.36)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE



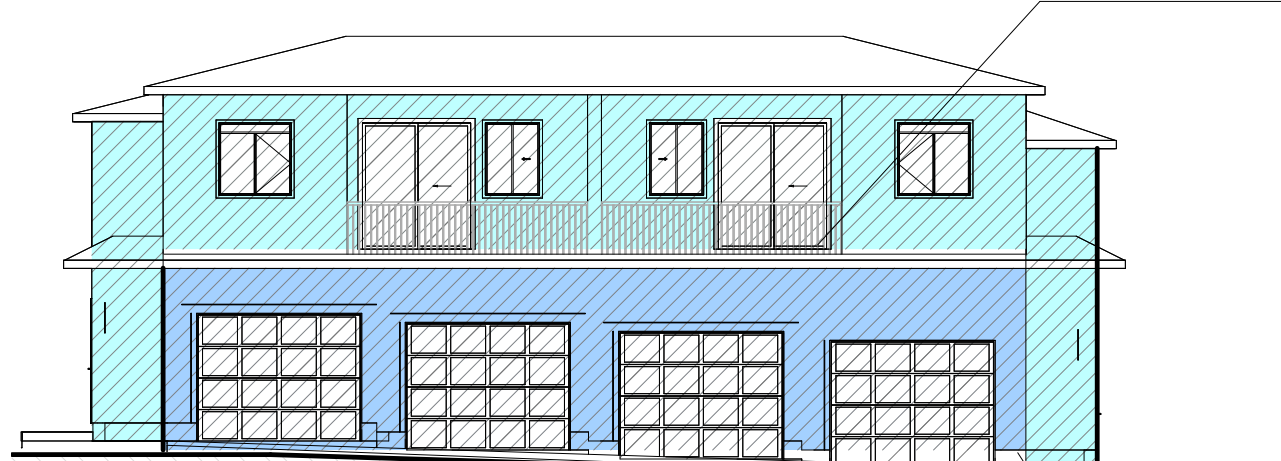
1 LD - EXISTING DUPLEX SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



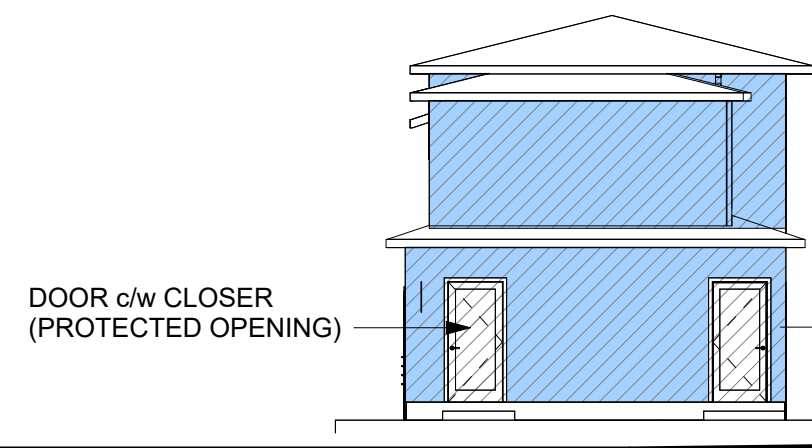
2 LD - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 LD - EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 LD - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



5 LD - WEST ELEVATION
SCALE: 3/32" = 1'-0"

NORTH ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	42.85 m²
LIMITING DISTANCE:	1.2 m
ALLOWABLE UNPROTECTED OPENINGS	3 m² (7)%
ACTUAL UNPROTECTED OPENINGS:	2.42 m² (5.65)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE

NORTH ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	50.49 m²
LIMITING DISTANCE:	1.2 m
ALLOWABLE UNPROTECTED OPENINGS	3.53 m² (7)%
ACTUAL UNPROTECTED OPENINGS:	2.42 m² (4.79)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE

EAST ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	34.69 m²
LIMITING DISTANCE:	1.2 m
ALLOWABLE UNPROTECTED OPENINGS	2.43 m² (7)%
ACTUAL UNPROTECTED OPENINGS:	1.89 m² (5.45)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE

SOUTH SUITES ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	51.27 m²
LIMITING DISTANCE:	1.2 m
ALLOWABLE UNPROTECTED OPENINGS	22.68 m² (44.23)%
ACTUAL UNPROTECTED OPENINGS:	13.01 m² (25.38)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE

SOUTH GARAGES ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	52.32 m²
LIMITING DISTANCE:	0.6 m
ALLOWABLE UNPROTECTED OPENINGS	25.99 m² (49.68)%
ACTUAL UNPROTECTED OPENINGS:	23.59 m² (45.09)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE

WEST ELEVATION LIMITING DISTANCE CALCULATION

(Based on Table 9.10.14.4)

GROUP/DIVISION:	C
SPRINKLERED (YES/NO):	No
REQUIRED FIRE RATING (MINUTES):	0 min.
FIRE DEPARTMENT RESPONSE TIME:	< 10 min.
EXPOSED BUILDING FACE AREA:	30.58 m²
LIMITING DISTANCE:	1.2 m
ALLOWABLE UNPROTECTED OPENINGS	2.14 m² (7)%
ACTUAL UNPROTECTED OPENINGS:	1.89 m² (6.18)%
PERMITTED COMBUSTIBLE / NON-COMBUSTIBLE MATERIALS	
• PERMITTED STRUCTURE:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED STRUCTURE:	COMBUSTIBLE
• PERMITTED CLADDING:	COMBUSTIBLE / NON-COMBUSTIBLE
• PROVIDED CLADDING:	COMBUSTIBLE
APPLICABLE WALLS:	COMBUSTIBLE



#185, 1209 - 59 AVENUE SE
CALGARY, ALBERTA T2H 2P6
PH: (403) 452 - 4393

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Registered REVIT LT 2026

STAMP:

ISSUE DATE: YY/MM/DD
ISSUED FOR DP 26/02/27

#	REVISION	BY	DATE
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PROJECT NAME:

VALIANT DRIVE
BACKYARD SUITE

ADDRESS:

4605 / 4607 VALIANT DRIVE NW
CALGARY, AB T3A 0Y2
LOT : 14 BLOCK: 7 PLAN: 3473JK

DRAWING TITLE:

LIMITING DISTANCE
CALCULATIONS

DATE (yy/mm/dd):

2026-02-27 11:50:36 AM

FILE #:

2542

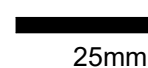
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JL

CHECKED BY:

PC

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WORKING FOLDER\CARRIAGE HOUSE RVT\2542 - 4605 Valiant Drive NW
Carriage House.rvt

GENERAL INFORMATION:

<u>MUNICIPAL ADDRESS:</u>	ADDRESS: 4605 / 4607 VALIANT DRIVE NW, CALGARY, AB T3A 0Y2
<u>LEGAL ADDRESS:</u>	LOT: 14 BLOCK: 7 PLAN: 3473JK
<u>DEVELOPMENT PERMIT:</u>	N/A
<u>BUILDING PERMIT:</u>	TBD

SITE INFORMATION:

<u>ZONING:</u>	RC-G
<u>USES:</u>	BACKYARD SUITE + RESIDENTIAL ACCESSORY BUILDING (GARAGE)
<u>PARCEL AREA:</u>	650 sq.m (0.065 ha.)
<u>EXISTING BUILDING(S):</u>	
EXISTING BUILDING AREA:	174.44sq.m ²
<u>NEW BUILDING(S)</u>	
BACKYARD SUITE & GARAGE:	108.60sq.m ²
TOTAL BUILDING AREA:	283.04sq.m ²
<u>ALLOWABLE PARCEL COVERAGE:</u>	45% (1P2007- 534(2))
<u>PROPOSED PARCEL COVERAGE:</u>	283.04sq.m ² /651sq.m = 43.33%
<u>TOTAL NUMBER OF UNITS:</u>	2 DWELLING UNITS (30.74 DENSITY)
<u>BACKYARD SUITE SETBACKS:</u>	
SETBACK FROM MAIN RESIDENTIAL BUILDING:	MAX. 5.0 m (1P2007- 352(3))
REAR YARD:	1.2 m (1P2007- 352)(1))
SIDE YARD:	MAX. 1.2 m (1P2007- 352(2))
<u>GARAGE:</u>	
GARAGE REAR SETBACK:	0.6m (1P2007- 352 (1))
SIDE SETBACK:	MAX. 1.2 m (1P2007 -352(2))
<u>BUILDING HEIGHT:</u>	
MAIN BUILDING:	MAX. 7.5 m (1P2007- 352(1))

SITE PLAN LEGEND:

EXISTING BUILDING TO REMAIN:

EXISTING BUILDING TO BE DEMOLISHED:

PROPERTY LINE:

SETBACK:

OVERHEAD POWER LINES:

U.G. SANITARY LINE:

U.G. WATER LINE:

U.G. STORM LINE:

U.G. GAS LINE:

FENCE LINE:

OUTLINE OF ROOF:

CANTILEVER ABOVE:

UTILITY RIGHT AWAY:

GRADE DATUM:

NO CHANGE GRADE (5.12)

PROPOSED GRADE (6.34)

N/C

PROPOSED GRADE (6.34)

SITE PLAN ABBREVIATIONS:

FG:	FRONT OF GRADE
RG:	REAR GRADE
TR:	TOP OF ROOF
TJ:	TOP OF JOIST
TFW:	TOP OF FOUNDATION WALL
TF:	TOP OF FOOTING

KEYNOTE:

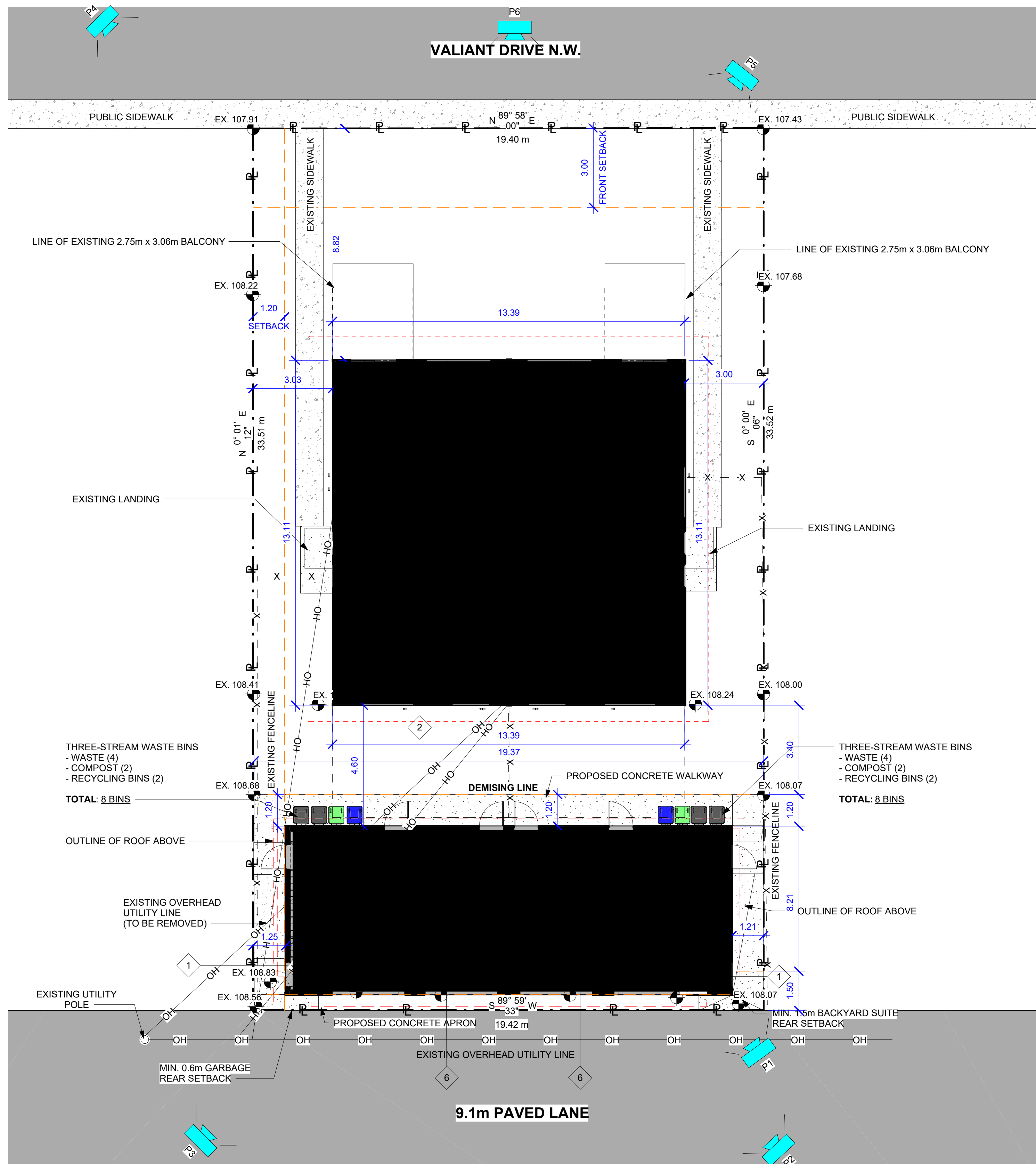
1. BACKYARD SUITE ENTRY
2. MAIN RESIDENTIAL BUILDING COURTYARD AMENITY SPACE (BEYOND SCOPE)
3. PRIMARY DWELLING UNIT(S) PARKING STALL
4. PRIMARY BUILDING BASEMENT SUITE PARKING STALL
5. BACKYARD SUITE PARKING STALL
6. 4.09m x 0.9m BACKYARD SUITE BALCONY ON UPPER FLOOR (REFER TO pLANS)

SITE PLAN GENERAL NOTES

1. EXISTING DWELLING BEYOND SCOPE OF WORK OF THIS PERMIT
2. ALL EXISTING SITE ELEMENTS & GRADES TO REMAIN AS-IS UNLESS NOTED OTHERWISE.

PARKING CALCULATIONS:

USE:	RESIDENTIAL - GRADE- ORIENTED INFLLL
RESIDENT PARKING	
CALCULATION REQUIREMENTS:	0.5/UNIT
# OF UNITS:	4
FLOOR AREA (m²):	N/A
# STALLS REQUIRED:	2
# STALLS PROVIDED:	4
VISITOR PARKING	
CALCULATION REQUIREMENTS:	N/A
# OF UNITS:	4
FLOOR AREA (m²):	N/A
# STALLS REQUIRED:	N/A
# STALLS PROVIDED:	N/A
NOTE: 0.5 STALLS PER UNIT PER 546, TABLE 2.1 - 1P2007	



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[illegible]

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2026-02-27 11:50:37 AM	2542

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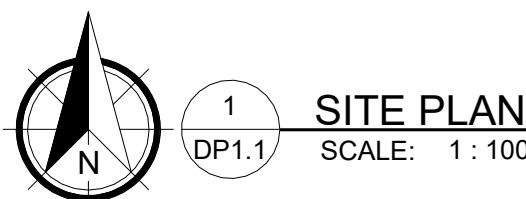
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Carriage House.rvt

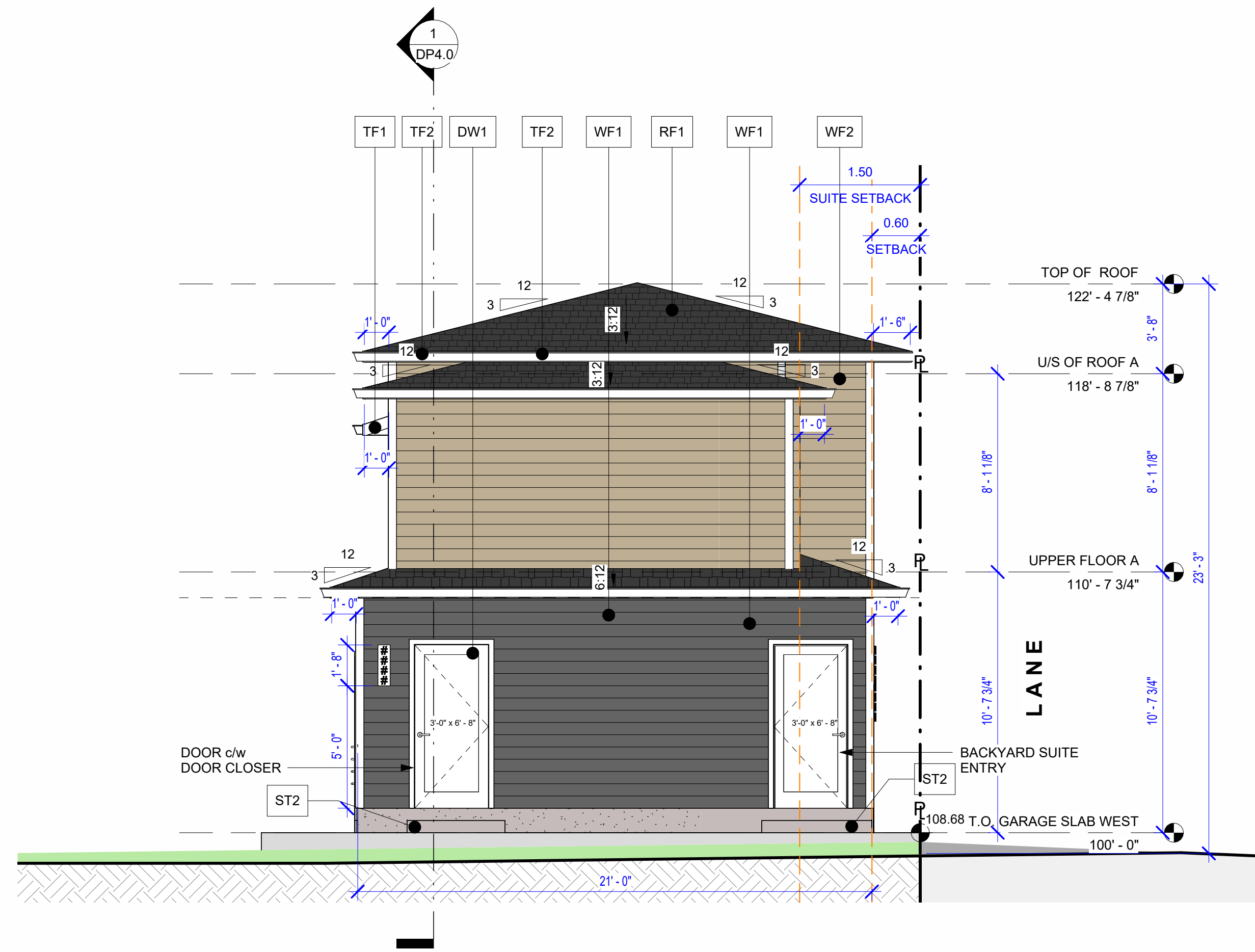


TAG EXISTING MATERIAL

WF1	HORIZONTAL VINYL SIDING COLOR: GREY
WF2	HORIZONTAL VINYL SIDING COLOR: WICKER BROWN
DW1	WOOD DOOR COLOR: WHITE
DW2	SLIDING BALCONY DOOR COLOR: WHITE
DW3	OVERHEAD DOOR COLOR: WHITE
DW4	VINYL WINDOW COLOR: WHITE TRIM
TF1	PRE-FINISHED ALUMINUM FASCIA COLOR: WHITE
TF2	PRE-FINISHED ALUMINUM EAVESTHROUGH COLOR: WHITE
TF3	PRE-FINISHED ALUMINUM DOWNSPOUT COLOR: WHITE
TF4	4" VINYL CORNER TRIM COLOR: WHITE
TF5	SMART BOARD 6" WIDE + 6" OVERHANG TRIMS COLOR: WHITE
TF6	4" SMART BOARD TRIM COLOR: WHITE
TF7	UNIT NUMBER SIGNAGE ON WHITE SMARTBOARD COLOR: BLACK
RF1	ASPHALT SHINGLES COLOR: DUAL BLACK
ST1	BALCONY WOOD GUARD RAIL COLOR: WHITE
ST2	CONCRETE SIDEWALK COLOR: PAINTED WHITE



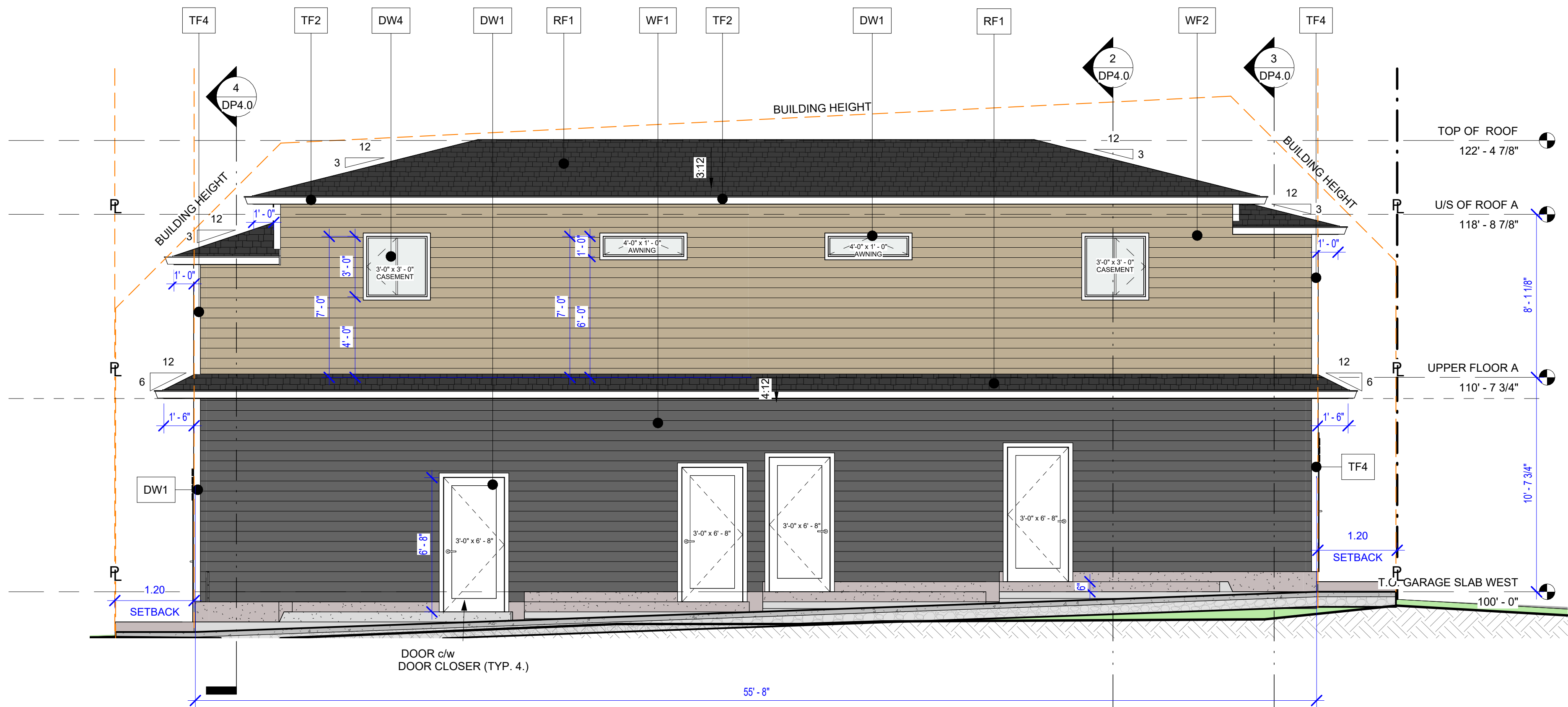
1 PROPOSED - SOUTH ELEVATION
SCALE: 1/4\"/>



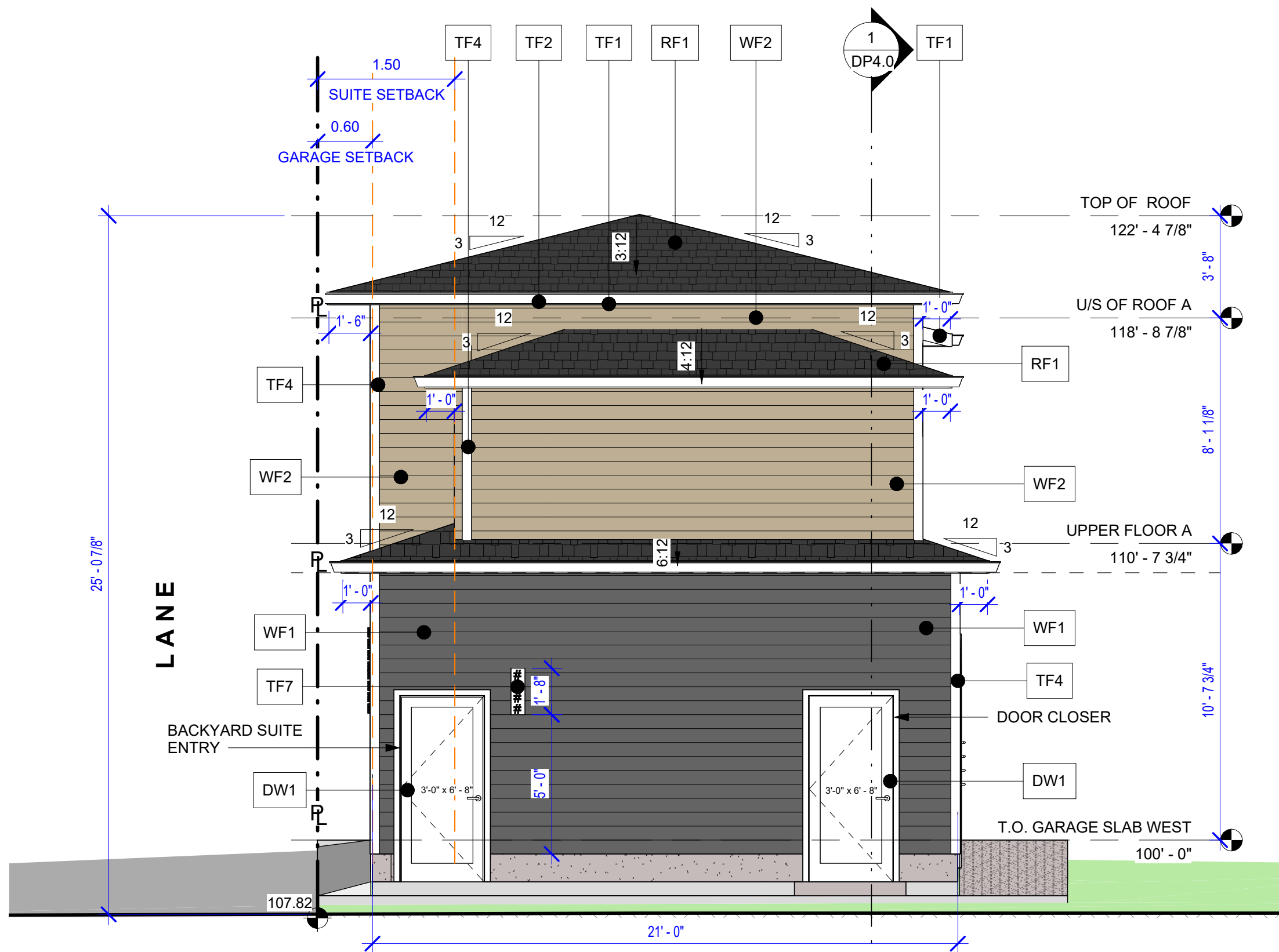
2 PROPOSED - WEST ELEVATION
SCALE: 1/4\"/>

TAG EXISTING MATERIAL

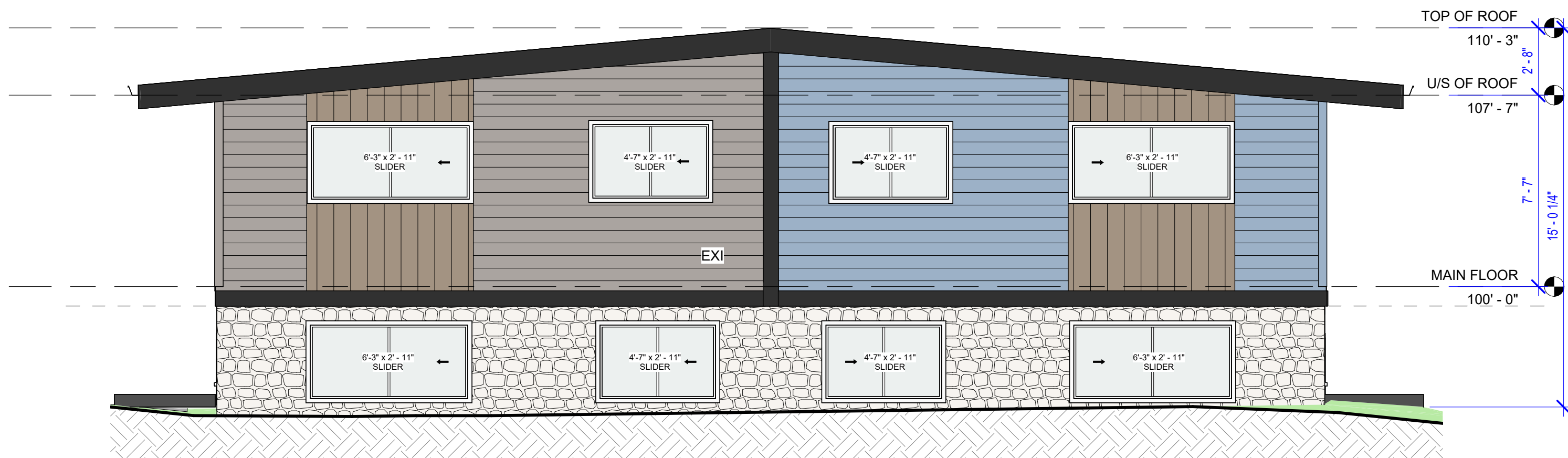
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ST1	BALCONY WOOD GUARD RAIL COLOR: WHITE
ST2	CONCRETE SIDEWALK COLOR: PAINTED WHITE



1
DP3.1 PROPOSED - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
DP3.1 PROPOSED - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3
DP3.1 EXISTING DUPLEX - REAR ELEVATION
SCALE: 1/4" = 1'-0"

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