



# LIVARA DESIGN

Collaborative Design with Expert Results

# 80 LAKE CRIMSON CLOSE S.E. CALGARY, AB

## GENERAL NOTES

### GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO LIVARA DESIGN INC. AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

### FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL  
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTORS TO VERIFY PRIOR TO POURING ANY FOUNDATIONS.  
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

### STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA.  
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES.  
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

### FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.  
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

### DOORS AND WINDOWS

- DOOR AND WINDOW SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.  
- WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.

MINIMUM PERFORMANCE GRADE 30  
MIN. POSITIVE DESIGN PRESSURE 1440PA  
MIN. NEGATIVE DESIGN PRESSURE 1440PA  
MIN. WATER PENETRATION PRESSURE 330PA  
MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER [WWW.FENESTRATIONCANADA.CA](http://WWW.FENESTRATIONCANADA.CA) ONLINE CALCULATOR FOR WINDOW WITHIN 10mm OF GRADE ON OPEN TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DRAWINGS.

- MAXIMUM U VALUE FOR ALL WINDOWS TO BE 2.0

### MECHANICAL

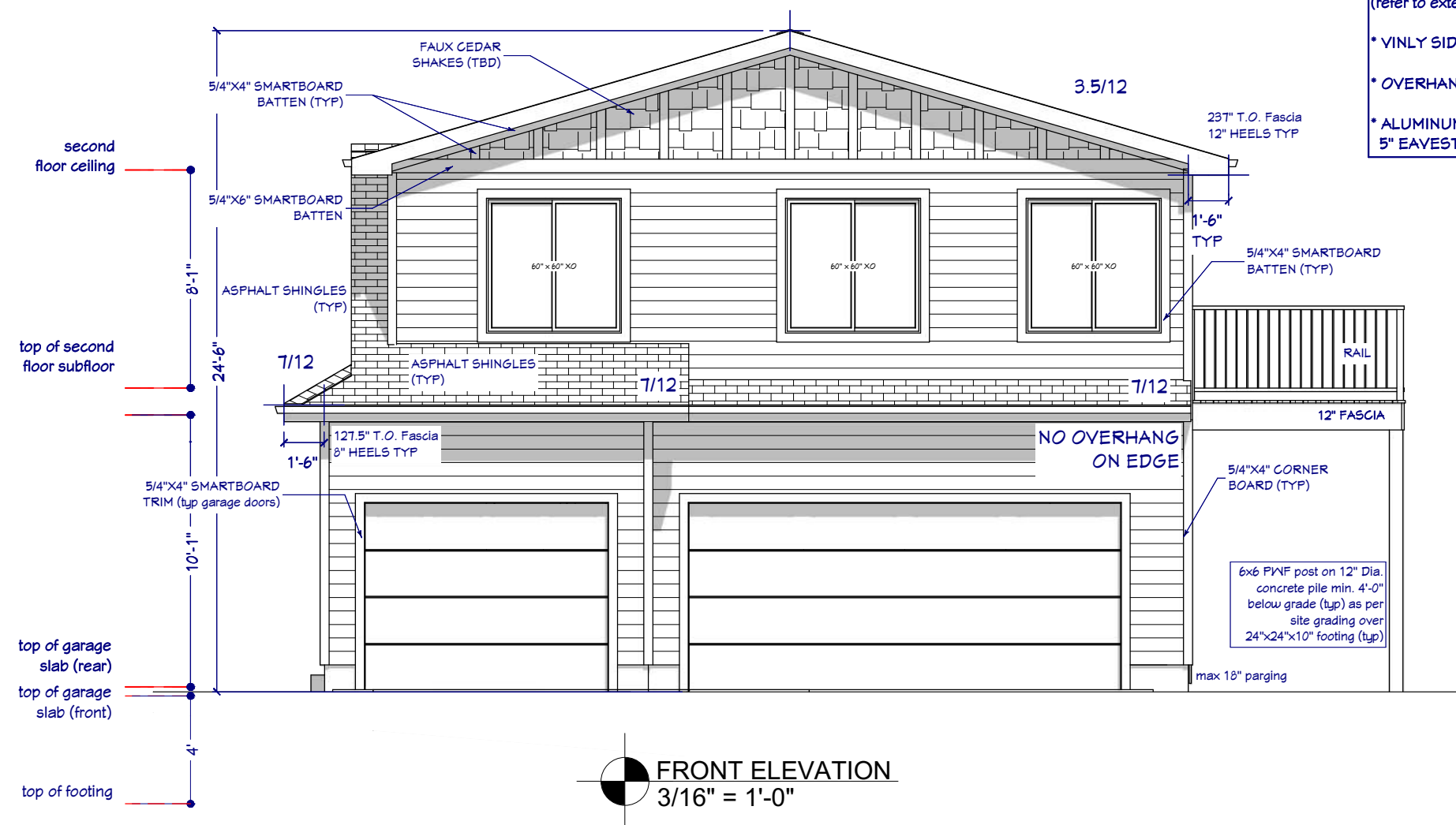
- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.  
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURERS INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

### ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURERS INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.



**NOTE:**  
RENDERING FOR REPRESENTATION PURPOSES ONLY. ACTUAL CONSTRUCTION MAY CHANGE ON SITE



**EXTERIOR CLADDING NOTES**

- ASPHALT SHINGLES UNLESS NOTED (refer to exterior colour sheet)
- VINYL SIDING (TYP)
- OVERHANGS 18" UNLESS NOTED
- ALUMINUM PRE-FINISHED SOFFIT, 5" EAVESTROUGH AND 6" FASCIA

**DO NOT SCALE OFF DRAWINGS**

**ALL DIMENSIONS ARE MEASURED FROM FRAMING TO FRAMING**

NOTE: FURNITURE AND FURNITURE PLACEMENT FOR PRESENTATION PURPOSE ONLY

NOTE: 3D DRAWINGS ARE FOR VISUAL AID ONLY; EXACT CONSTRUCTION & DESIGN WILL BE DETERMINED BY THE EXISTING CONDITIONS ON SITE

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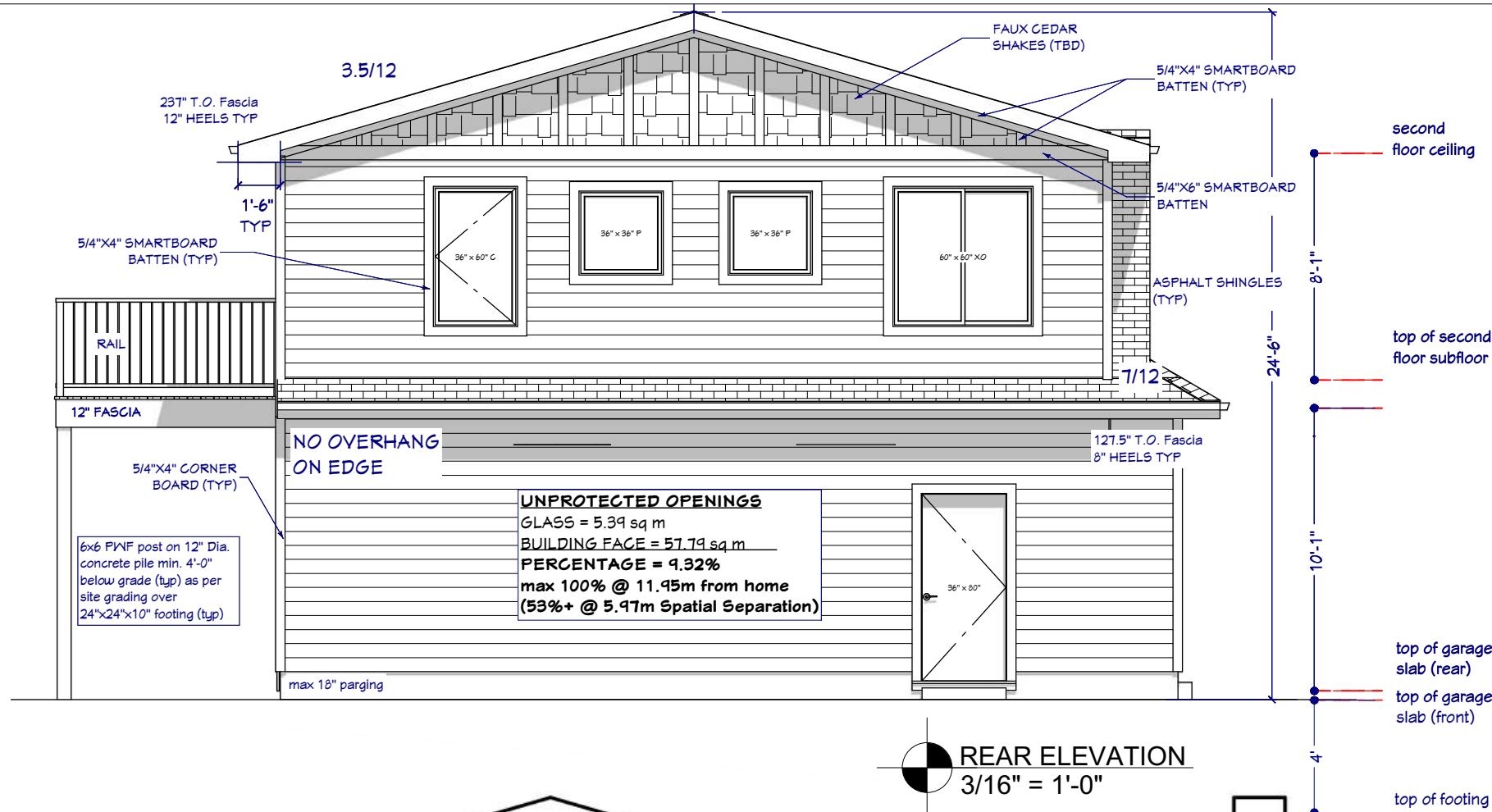
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DRAWN BY: Z. RATIGEBER	SCALE: 3/16"=1'-0"
DATE: 06/03/2026	FILE NAME: V6
VIEW: FRONT ELEVATION	

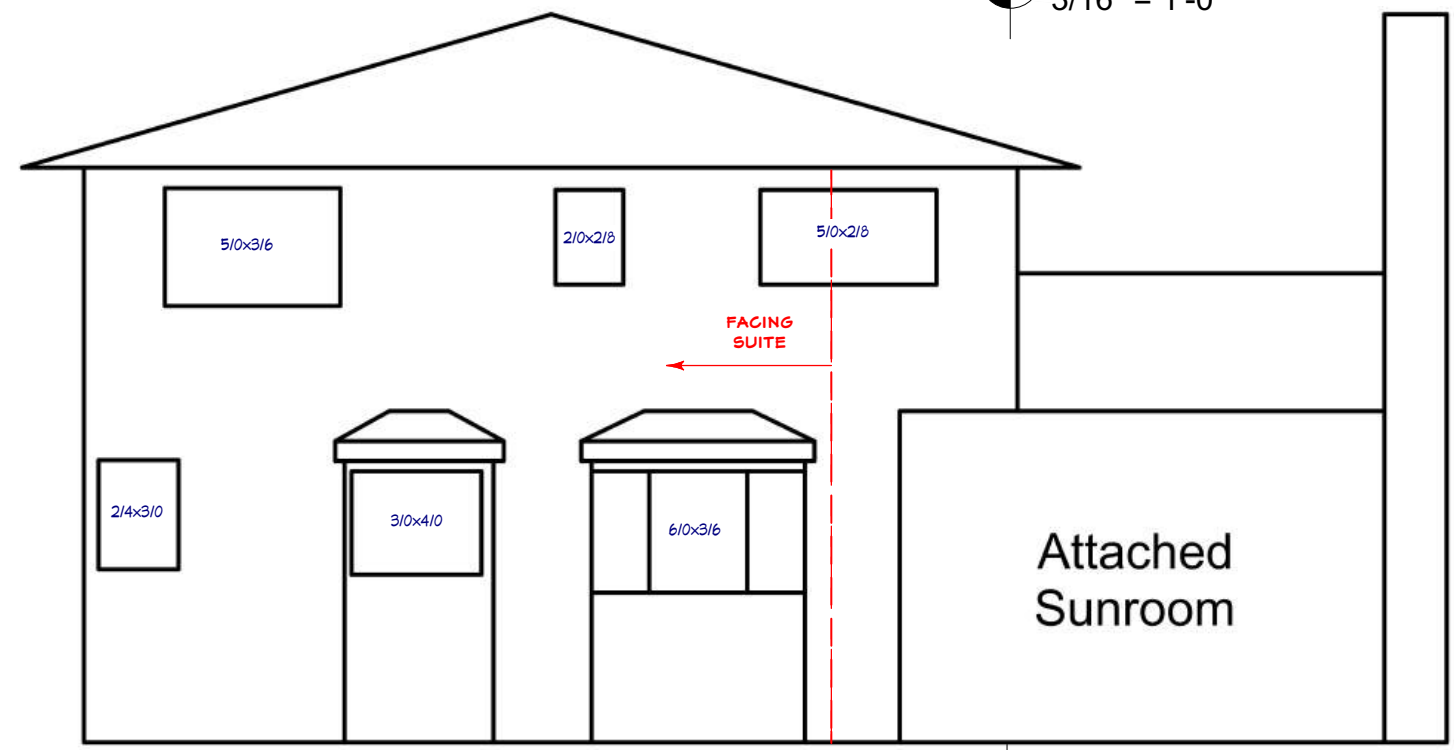
DESIGN FOR:  
**GARAGE SUITE**  
80 LAKE CRIMSON CLOSE SE

PROJECT NUMBER:  
----

**FRONT ELEVATION**  
3/16" = 1'-0"



REAR ELEVATION  
3/16" = 1'-0"



EXISTING HOME  
3/16" = 1'-0"

**UNPROTECTED OPENINGS**  
GLASS = 7.08 sq m  
BUILDING FACE = 53.46 sq m  
PERCENTAGE = 13.24%  
max 100% @ 11.95m from home  
(53%+ @ 5.90m Spatial Separation)

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DATE: 06/03/2026	FILE NAME: V6
VIEW: REAR ELEVATIONS	

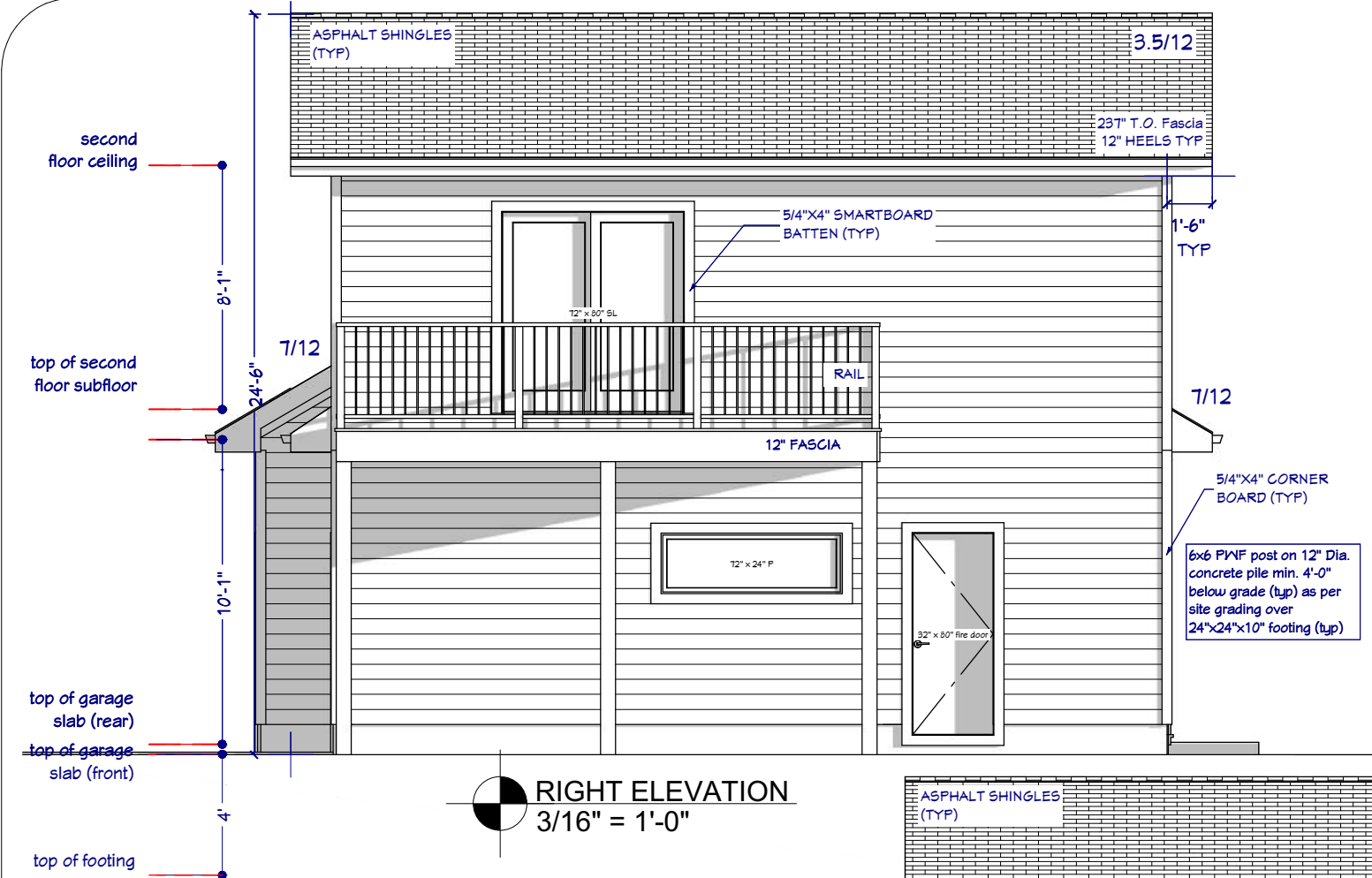
DESIGN FOR:  
**GARAGE SUITE**  
80 LAKE CRIMSON CLOSE SE

PROJECT NUMBER:  
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SHEET  
8  
14



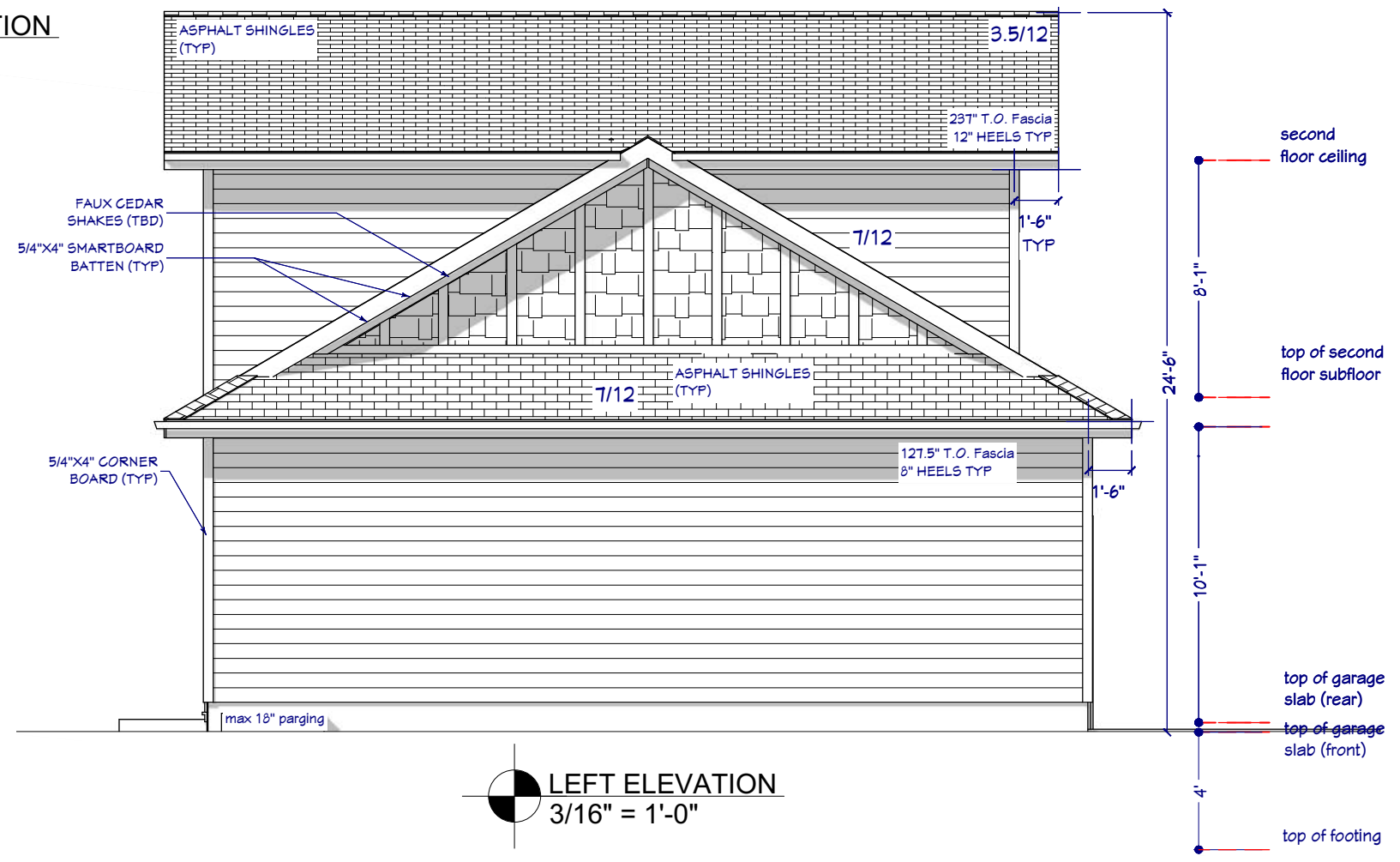
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**RIGHT ELEVATION**  
3/16" = 1'-0"

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

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SCALE: 3/16"=1'-0"  
DATE: 06/03/2026  
FILE NAME: V6  
VIEW: RIGHT / LEFT ELEVATIONS

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# SITE SURVEY

**Legal Description:**  
**Lot 71 Block 29 Plan 1230LK**  
 Municipality: **City of Calgary, AB**

**Municipal Address:**  
**80 Lake Crimson Close SE**  
**Calgary, AB**  
**T2J 3K7**

**NOTES:**

- All fences are within 0.20m of the property line unless otherwise noted.
- All setback distances shown are from the exterior walls perpendicular to the property boundaries unless otherwise noted.
- Eaves are dimensioned to the line of the fascia unless otherwise noted.
- Distances are in metres and decimals thereof.
- Elevations are Geodetic and are referred to ASCM 149211 Elev. = 1038.343
- Bearings are Grid 3TM Zone 114°W and are derived from GNSS observations
- Date of Survey was December 15, 2025

**Legend**

Iron Post Found .....	●	Fence .....	—X—
Iron Spike Found .....	▲	Overhead Utilities .....	—OH—
Elev .....	⊙	Traffic Signs .....	△
Non-monumented Position .....	×	Power Pole .....	Ⓟ
Property Boundary .....	—	Manhole .....	Ⓜ
Edge of Building/structure .....	—	Light Standard .....	Ⓛ
Eaves .....	—	Fire Hydrant .....	Ⓜ
Gravel .....	▨	Trees:	
Concrete .....	▩	Coniferous .....	🌲
Wood Deck .....	▧	Deciduous .....	🌳

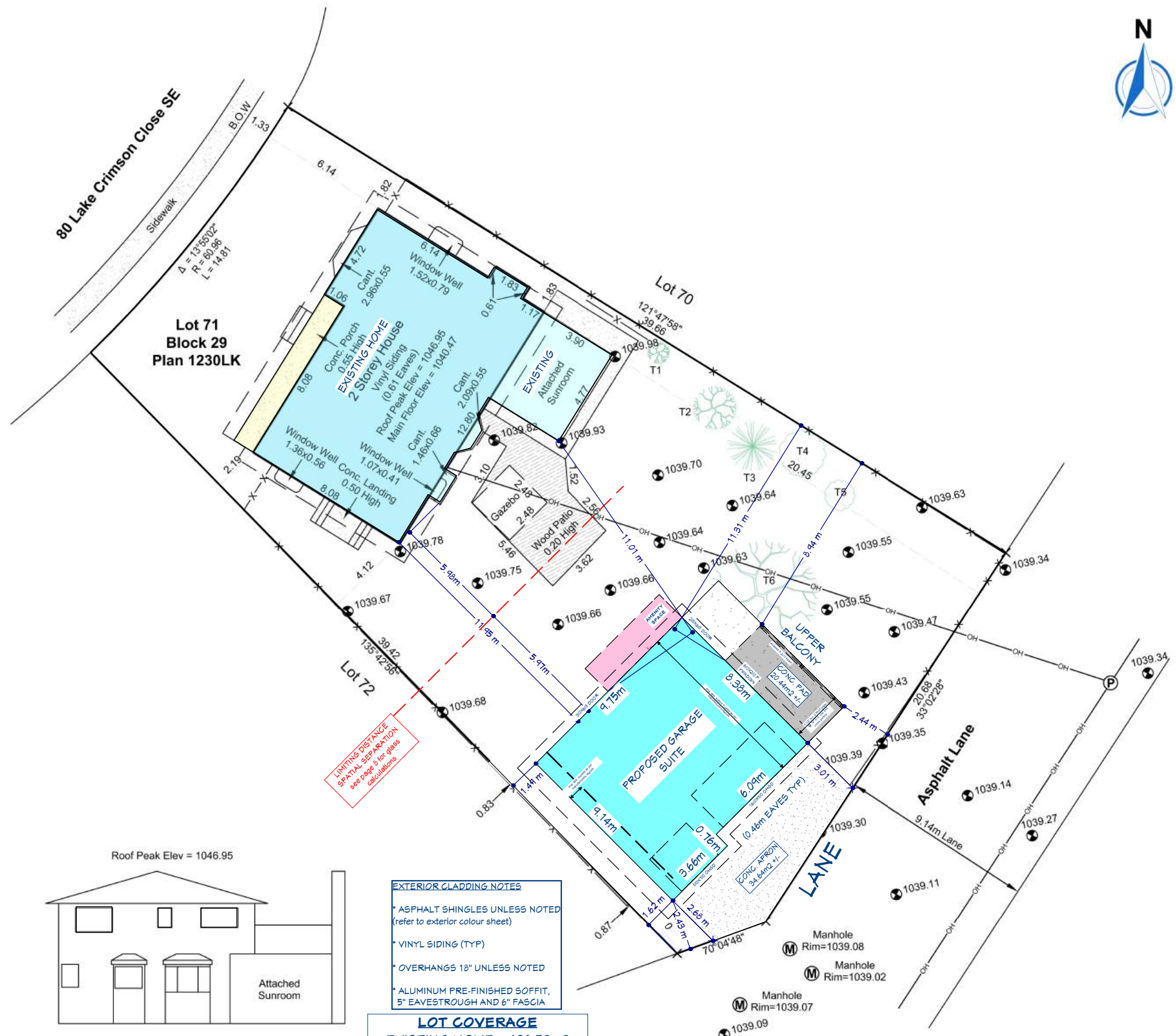
**Abbreviations**

- |                                      |                          |
|--------------------------------------|--------------------------|
| Δ - Curve Delta                      | I. - Statutory Iron Post |
| B.O.W. - Back of Walk                | L - Length of Arc        |
| C. of T. - Certificate of Title      | L.O.G. - Lip of Gutter   |
| conc. - concrete                     | m - metres               |
| c.s. - countersunk calc - calculated | Mk. - Mark               |
| conc. - concrete                     | N - North                |
| DH - Drill Hole                      | R - Radius               |
| E - East                             | R/W - Right-of-Way       |
| Fd. - Found                          | W - West                 |

**Note:**

- Improvements covered by snow at time of survey may not be shown.
- Positions identified with 'x' are:  
 Fd. No Mk.  
 Re-est by Plan 1230LK  
 Left No Mk.

TREE SCHEDULE				
Tree No.	Type	Trunk Dia (m)	Height (m)	Canopy Dia (m)
T1	Deciduous	0.15	1.50	1.00
T2	Deciduous	0.15	2.10	2.00
T3	Coniferous	0.25	2.90	2.30
T4	Bushes	--	--	2.00
T5	Bushes	--	--	1.30
T6	Deciduous	0.60	3.50	5.00
T7	Coniferous	0.05	2.00	1.30



LIGHTING DISTANCE SPATIAL SETBACKS see page 8 for glass calculations



Main Floor Elev = 1040.47  
 East Elevation View  
 Scale: 1:200

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**LOT COVERAGE**

EXISTING HOME = 138.52m<sup>2</sup>  
 NEW GARAGE SUITE = 84.54m<sup>2</sup>  
 NEW UPPER BALCONY = 13.38m<sup>2</sup>  
 LOT = 798.76m<sup>2</sup>  
**29.85% LOT COVERAGE**

SHEET  
 14  
 14



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Field Crew: PL Drafter: BD Checker: NMH Drawing No.: CLG-0571-25 SS