

MUNICIPAL

**PDG**  
PEAKE DESIGN GROUP

27, 5080 12A Street S.E. Calgary, AB, T2G 5K9  
Phone: (403) 271-8333  
Email: info@peakedesign.ca  
www.peakedesign.ca

CLIENT

BUILDER

PROFESSIONAL SEAL

CONSULTANTS

**NOTE**  
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**ISSUE SCHEDULE**

No.	DESCRIPTION	DATE
1	IFP	26-4-21

**PROJECT**

DATE	PROJECT No.
26-4-28	26-55
ADDRESS	
1639 BROADVIEW ROAD NW CALGARY AB, T2N 3H2	

**DRAWING**

DRAWN	CHECKED
SBL	KGS
DRAWING TITLE	
TITLE PAGE	

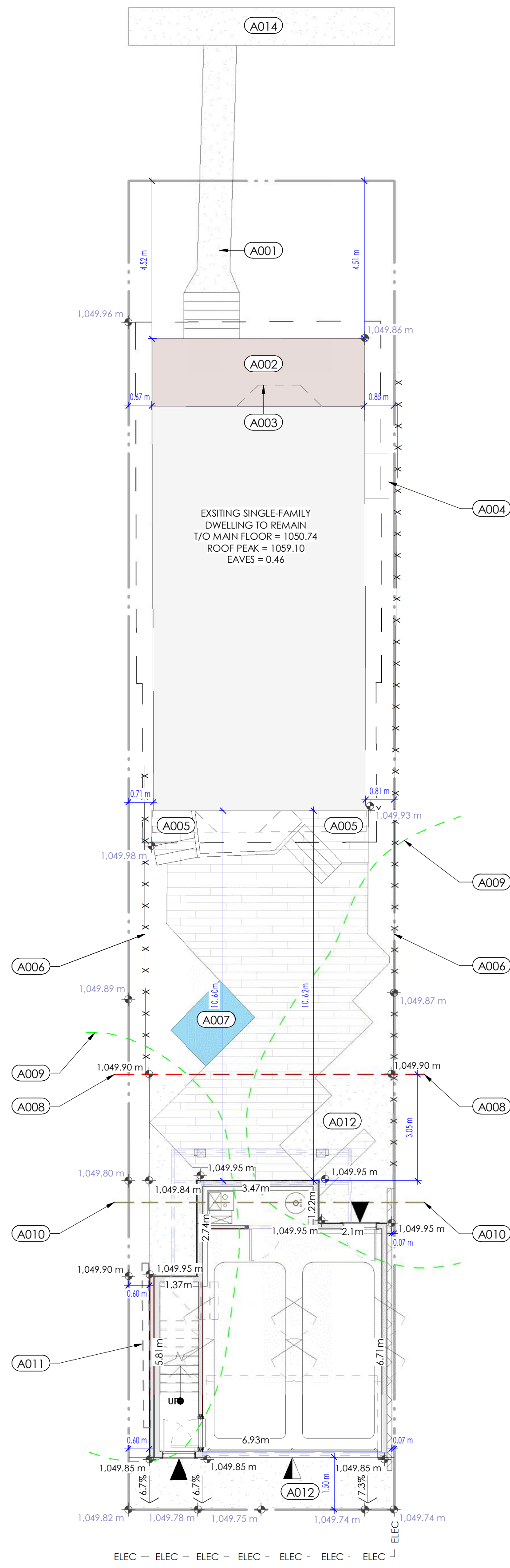
**SHEET**

**A0.0.0**

**SHEET LIST**

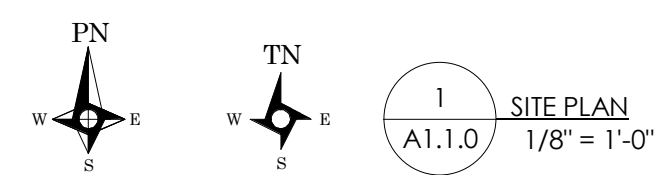
No.	SHEET NAME
A0.0.0	TITLE PAGE
A2.0.0	FOUNDATION PLAN
A2.1.0	MAIN FLOOR PLAN
A2.2.0	SECOND FLOOR PLAN
A2.3.0	ROOF PLAN
A3.0.0	EXTERIOR ELEVATION
A3.1.0	EXTERIOR ELEVATION
A4.0.0	BUILDING SECTION A
A4.2.0	BUILDING SECTION B
A4.3.0	BUILDING SECTION C
A4.4.0	BUILDING SECTION D
A4.5.0	BUILDING SECTION E

1639 BROADVIEW ROAD NW



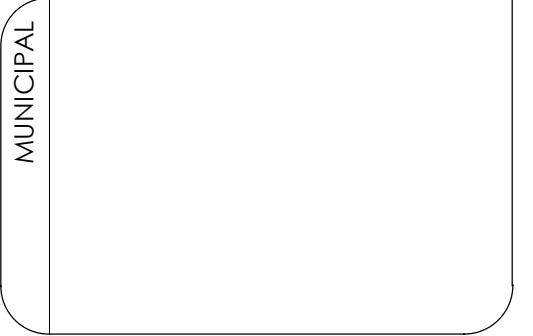
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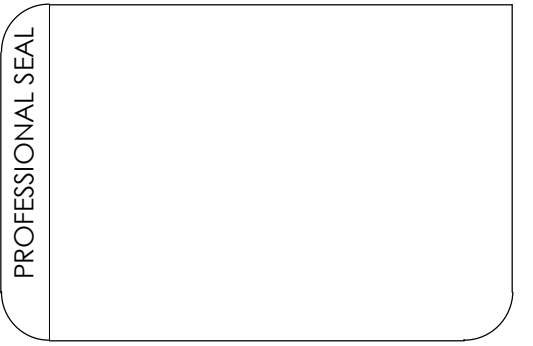
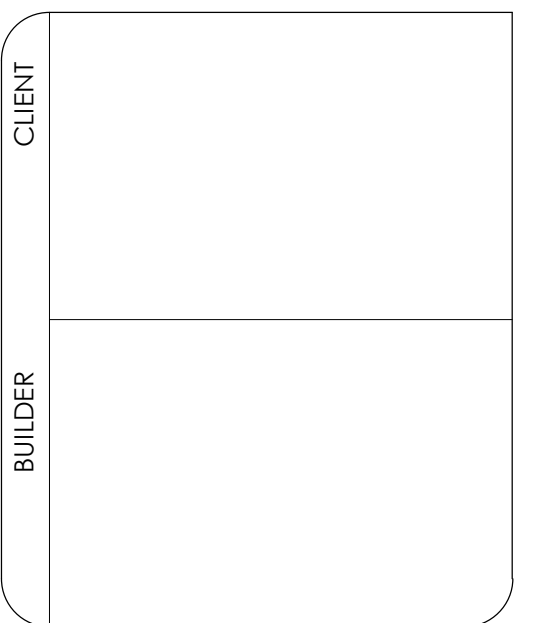
**PROJECT NOTES**

No.	DESCRIPTION
A001	EXISTING CONCRETE WALKWAY TO REMAIN
A002	EXISTING 1.05m HIGH COVERED WOOD PORCH TO REMAIN
A003	CANTILEVER ABOVE
A004	EXISTING WINDOW WELL
A005	WOOD LANDING 0.7m HIGH
A006	EXISTING FENCE TO BE MODIFIED
A007	EXISTING HOT TUB TO REMAIN
A008	LINE OF REDEVELOPMENT AREA
A009	ADJACENT TREE - PRUNED AS REQUIRED
A010	ADJACENT TREE LINE
A011	EXISTING CONCRETE BLOCK RETAINING WALL TO BE REMOVED
A012	PROPOSED CONCRETE PATIO
A014	CITY SIDEWALK



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**SITE SYMBOLS**

PROPOSED GRADES:	XX.XX
EXISTING GRADES:	XX.XX
BUILDING FOOTPRINT	
DECK AREAS	
CONCRETE DRIVEWAY AND APRON:	
MANDOOR:	
GARAGE DOOR:	

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**SITE LINE TYPES**

ELECTRICAL & PHONE:	— POWER —	— POWER —
GAS LINE:	— GAS —	— GAS —
POTABLE WATER:	— WATER —	— WATER —
SANITARY WATER:	— SAN —	— SAN —
STORM WATER:	— STORM —	— STORM —
PROPERTY LINES:		
SITE SETBACK:		
RIGHT OF WAYS:		
GRADE CHANGE BOUNDARY:		
DIRECTION OF GRADE SLOPE:		

**ISSUE SCHEDULE**

No.	DESCRIPTION	DATE
1	IFP	26-4-21

**SITE INFORMATION**

MUNICIPAL ADDRESS: 1639 BROADVIEW ROAD NW  
LEGAL DESCRIPTION: LOT 39, BLOCK 35, PLAN 51510  
ENERGY ZONE: 7A COVERED PARKING SPACES: 2

**GROSS BUILDING CALCULATION**

FLOOR	AREA (m²)	VOLUME (m³)
MAIN FLOOR	5241	48.68
SECOND FLOOR	4749	44.03
TOTAL	9990	92.71

**LOT COVERAGE CALCULATION**

AREA	COVERAGE (%)
PROPOSED BACKYARD SUITE	48.64
EXISTING HOUSE	71.72
EXISTING VERANDA	12.03
TOTAL	132.39

**SITE AREA** 3,123.79m² **290.21m²**  
**LOT COVERAGE = 45.62% BACKYARD SUITE COVERAGE = 16.76%**

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CALGARY AB, T2N 3H2

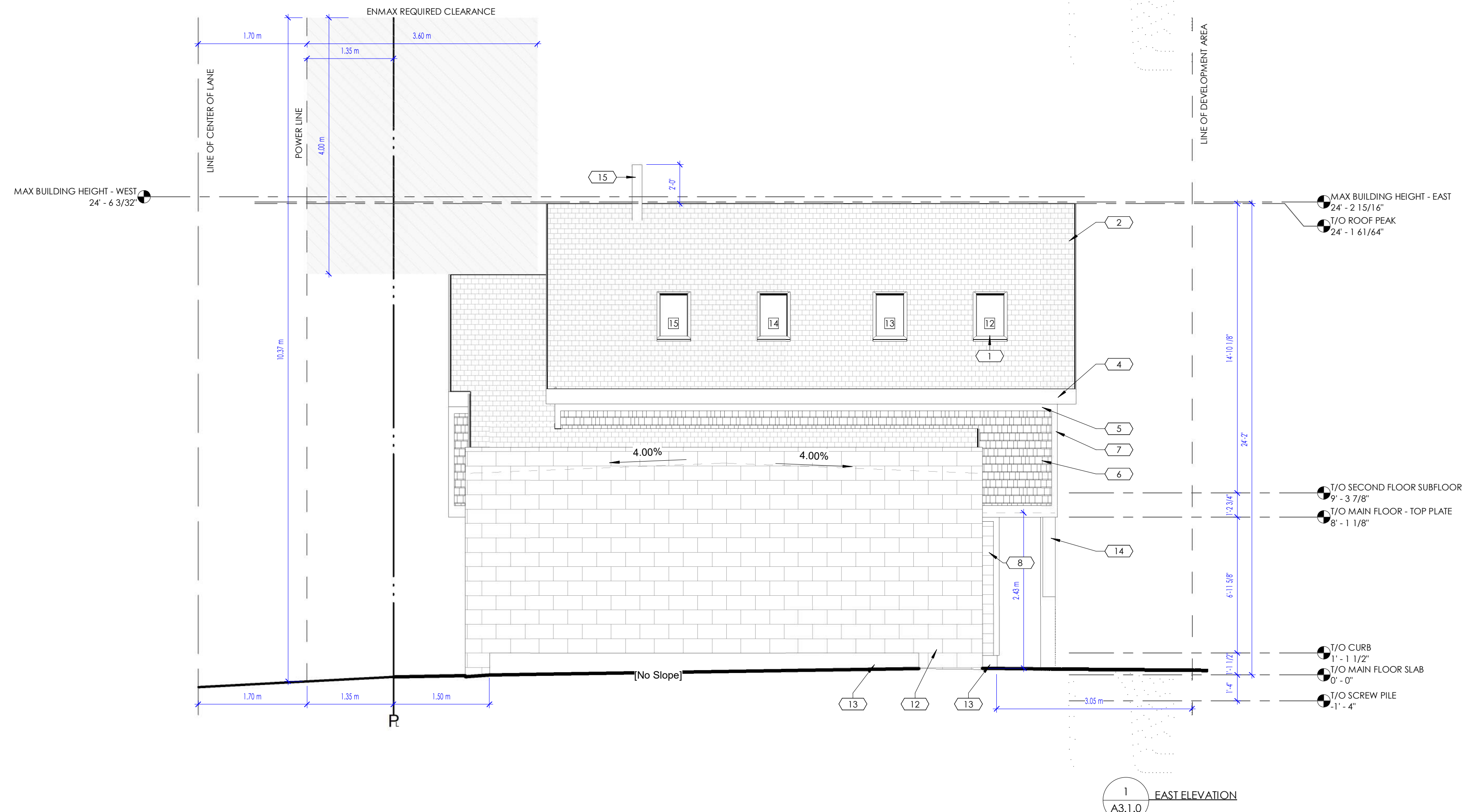
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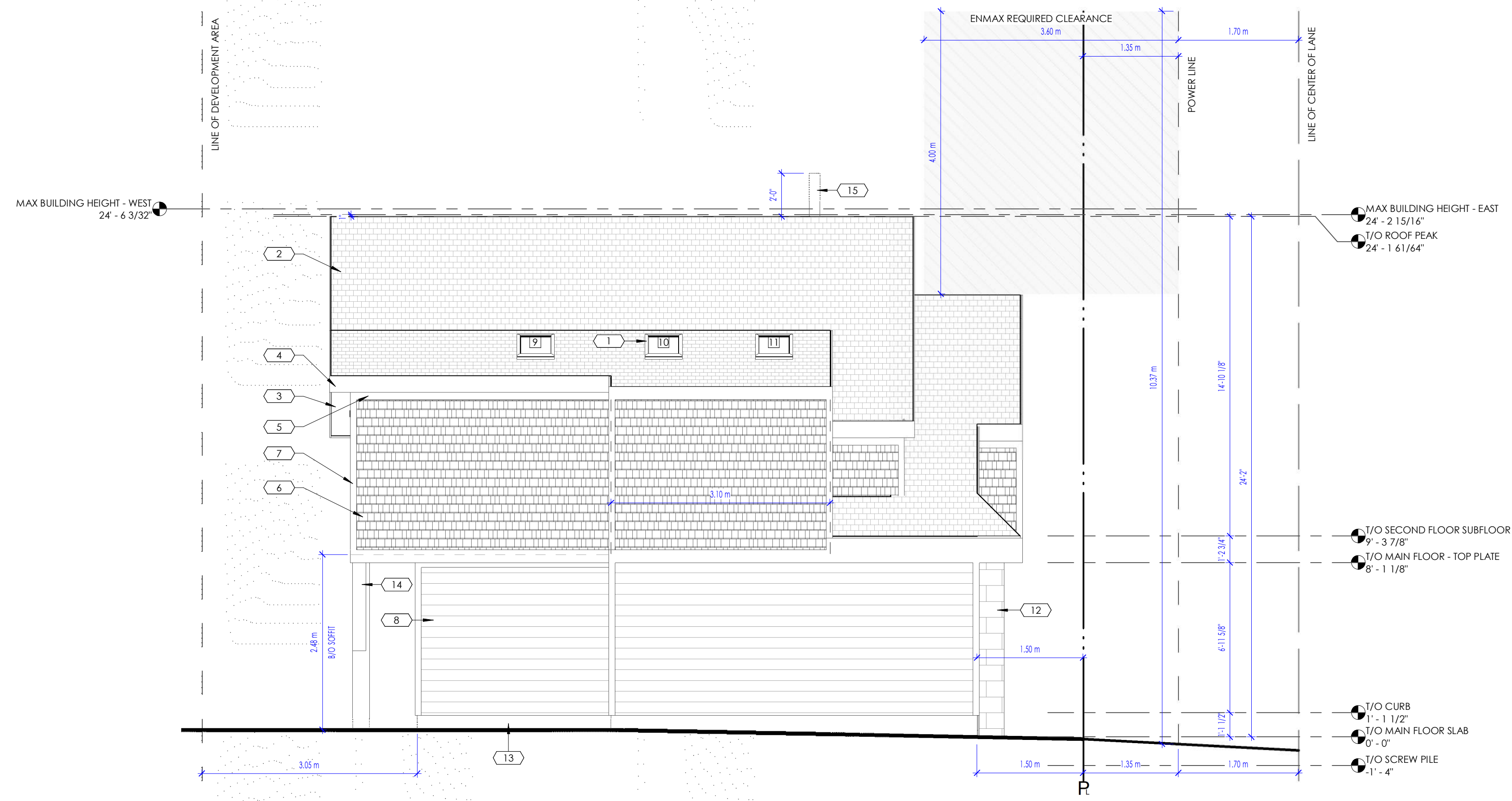
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**SITE PLAN - PROPOSED**

**SHEET**  
**A1.1.0**





1 EAST ELEVATION  
A3.1.0



2 WEST ELEVATION  
A3.1.0

PROJECT NOTES	
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	SBL	KGS

DRAWING TITLE  
**EXTERIOR ELEVATION**

SHEET  
**A3.1.0**

WINDOW SCHEDULE					
No.	LINTEL HEIGHT	ROUGH OPEN		FRAME	
		W	H	W	H
9		22 1/2"	16 1/2"	22"	16"
10		22 1/2"	16 1/2"	22"	16"
11		22 1/2"	16 1/2"	22"	16"
12		16 1/2"	36 1/2"	16"	36"
13		16 1/2"	36 1/2"	16"	36"
14		16 1/2"	36 1/2"	16"	36"
15		16 1/2"	36 1/2"	16"	36"

MATERIAL LEGEND	
No.	DESCRIPTION
1	VINYL CLAD SKYLIGHTS - GREY
2	SBS ROOFING - GREY
3	VENTED ALUMINUM SOFFIT - BEIGE
4	JAMES HARDIE FASCIA - 9 1/4" - BEIGE
5	JAMES HARDIE SHADOW BOARD - 9 1/4" - BEIGE
6	JAMES HARDIE HORIZONTAL WALL HUNG SHINGLES - RED
7	JAMES HARDIE CORNER BOARD - 3 1/2" EXPOSURE - BEIGE
8	JAMES HARDIE HORIZONTAL SIDING - TAUPE
12	CONCRETE MASONRY BLOCK - BARE
13	PARGING - GREY
14	COLUMN - STAINED FIR
15	CHIMNEY FLU - BARE