




Description of Property
 Civic Addresses: 1325 10 Avenue SE, Calgary, Alberta
 Legal Addresses: Lot 25, Block 5, Plan A3
 Property is in the Floor Fringe
 Flood Design Level as per Alberta Government = 1040.1M

Date	Revision
Notes: - DO NOT SCALE DRAWINGS - DRAWINGS ARE THE COPYRIGHT OF PATRICK MOSKWA AND CAN NOT BE USED OR REPRODUCED WITH CONSENT ALL PLANS ARE DRAWN TO IMPERIAL SCALE UNLESS OTHERWISE NOTED - ALL WORK TO CONFORM TO APPLICABLE BUILDING CODE AT TIME OF CONSTRUCTION - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE GC AND DESIGNER PRIOR TO COMMENCING WORK.	
Project Municipal Address: 1323/1325 10 Avenue SE, Calgary AB	
Project Legal Address: Lot 24 and 25, Block 5, Plan A3	
SUNSET HOMES 202-2136 33 Ave SW Calgary AB 403-607-6166 	
NoFunDesign 403-397-7030	
A0	
Title Page	
Date: June 14, 2026	Note: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.
Scale: As Noted	
Proposed Use: Residential Occupancy Class C	

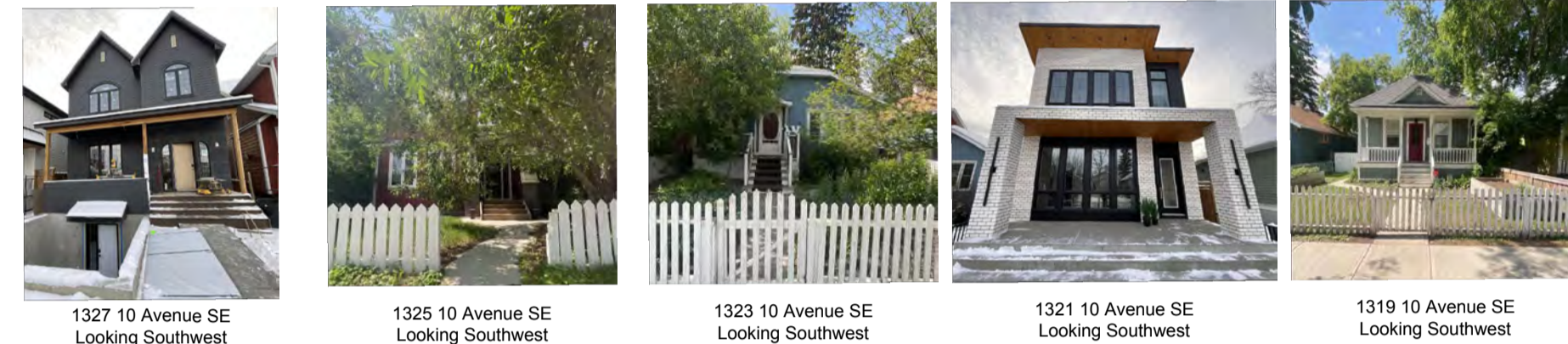
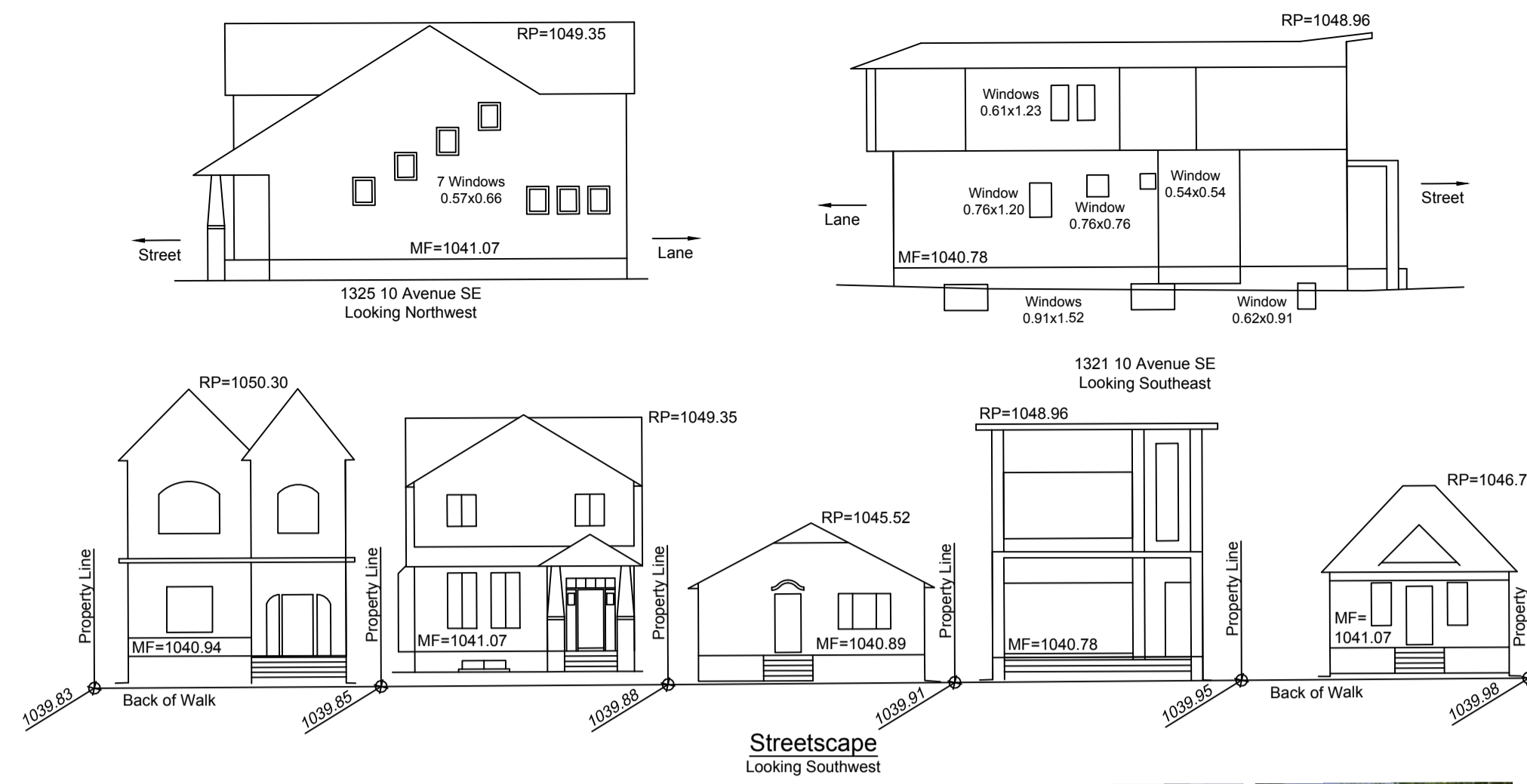
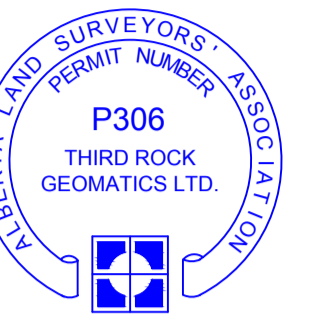
SITE PLAN SHOWING EXISTING FEATURES

Description of Property

Civic Address: 1323 10 Avenue SE, Calgary, Alberta
 Legal Address: Lot 24, Block 5, Plan A3

Date of Survey: Nov 27, 2018 to November 27, 2025

Mark A. Sutter
 Mark A. Sutter, A.L.S., P. Surv. (Copyright reserved)
 Dated at the City of Calgary, Alberta, November 28, 2025



Area Table (m²)

Parcel	House	Garage	Coverage
1319 10 Avenue SE	377.1	66.1	64.0 34.5%
1321 10 Avenue SE	377.1	129.0	52.0 48.0%
1323 10 Avenue SE	377.0	82.2	21.0 27.4%
1325 10 Avenue SE	377.0	105.4	41.3 38.9%
1327 10 Avenue SE	377.0	120.0	46.6 44.2%

Tree Table (m)

Trunk Ø	Drip Ø	Height	Species
T1	0.25	6.0	4.0 Deciduous
T2	0.10	2.0	2.0 Deciduous
T3	0.40	6.0	16.0 Deciduous
T4	2.50	6.0	15.0 Deciduous

- Notes**
- Distances are in metres and decimals thereof.
 - Bearings are 3TM, derived from GNSS observations, and confirmed with ASCM 250027 and ASCM 70789.
 - Elevations are geodetic, derived from ASCM 250027 Elev. = 1039.21
 - All ties are perpendicular to property line.
 - Side yard and setback distances are measured to concrete walls.
 - Title Boundary shown thus: - - - - -
 - Wood Fence shown thus: - - - - -
 - O/H Powerline & Telephone: - - - - -
 - Sanitary Sewer: - - - - -
 - Gasline: - - - - -
 - Curb: - - - - -
 - Waterline: - - - - -
 - Fd. - Found; Mk. - Mark; C.S. - Countersunk
 - AGL - Above ground level; Conc. - Concrete
 - Δ - Central angle of curve; R - Radius; A - Arc Length
 - Calculated Position shown thus: X
 - Statutory Iron Post found shown thus: ●
 - Fd. I. - Drillhole found found shown thus: ⊗
 - Roof Peak - RP
 - Main Floor - MF
 - Utility Pole - ○ PP
 - Light Standard - ○ LS
 - Elevation Point - ○

All buried utility information shown or omitted is subject to verification.
 Buried utilities drawn from City of Calgary Block Profiles.



Disclaimer

This Drawing, prepared by Third Rock Geomatics Ltd., and all information contained herein is provided for the purpose of a Development Permit Application for: 1323 10 Avenue SE, Calgary, Alberta, Lot 24, Block 5, Plan A3

The information contained in the drawing is the property of Third Rock Geomatics Ltd. and any reproduction is prohibited without written consent. Errors or omissions must be reported to Third Rock Geomatics Ltd. immediately upon identification. This survey is not authorized for use in establishing boundaries. Third Rock Geomatics Ltd. takes no responsibility for any unauthorized use of its products.

UTILITY SAFETY PARTNERS UtilitySafety.ca 1-800-242-3447

This plan represents information as of the date of survey. Third Rock Geomatics Ltd. and their employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. All underground facilities should be located by the respective authorities prior to construction.

Back Yard Suite to West Hydrant
157.29M

Back Yard Suite to East Hydrant
131.27M

Description of Proposed Building
Small Building Residential Multi-family
Occupancy Class C
Part 9 building of NBC(AE) 2023

Description of Property
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Flood Design Level as per Alberta Government = 1040.1M

Area Table (m²)

Parcel	House	Garage	Coverage
1319 10 Avenue SE	377.1	66.1	34.5% existing
1321 10 Avenue SE	377.1	71.0	25.3% existing
1323 10 Avenue SE	377.0	124.9	48.5% (proposed)
1325 10 Avenue SE	377.0	105.4	40.8% existing
1327 10 Avenue SE	377.0	87.6	35.6% existing

Density

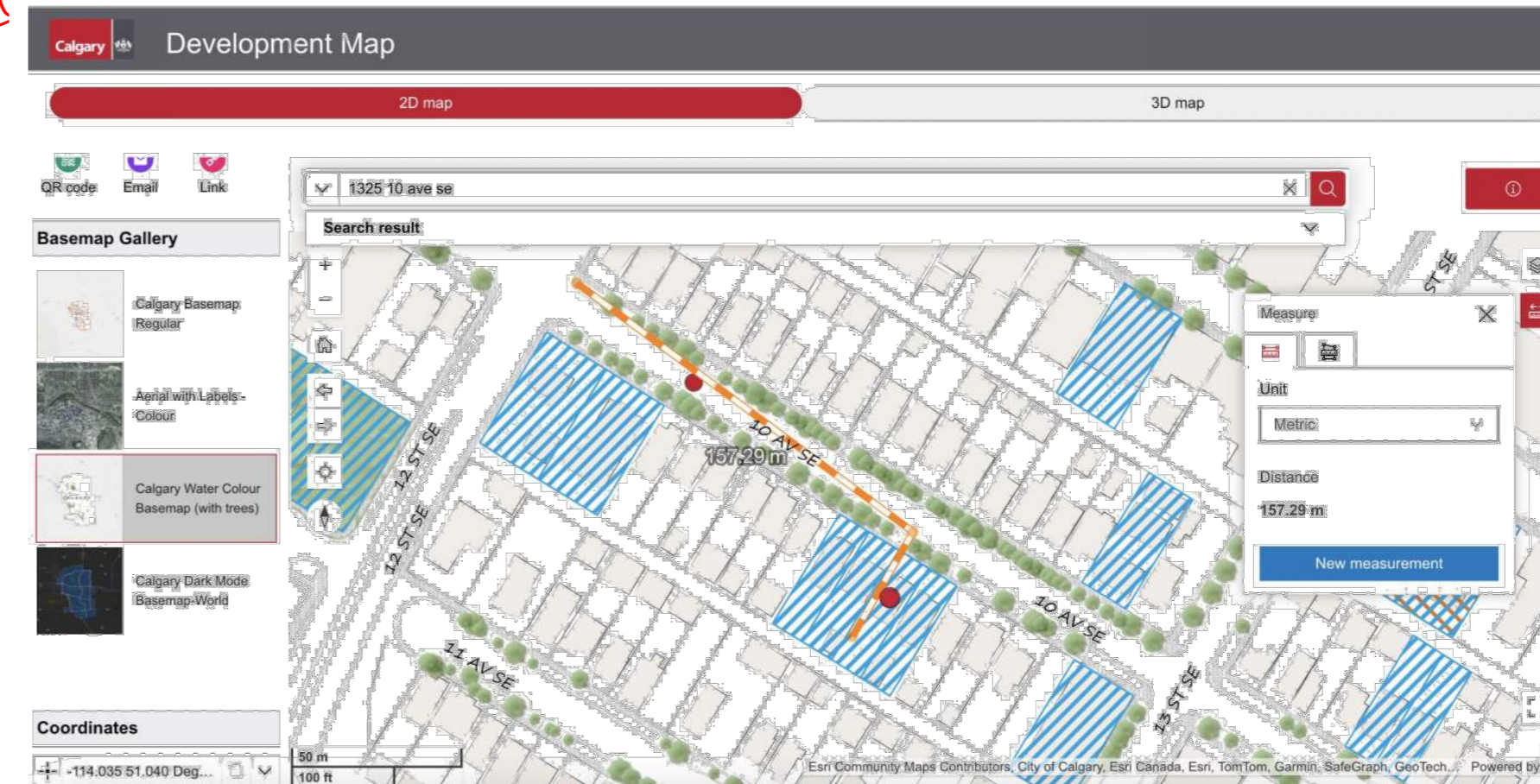
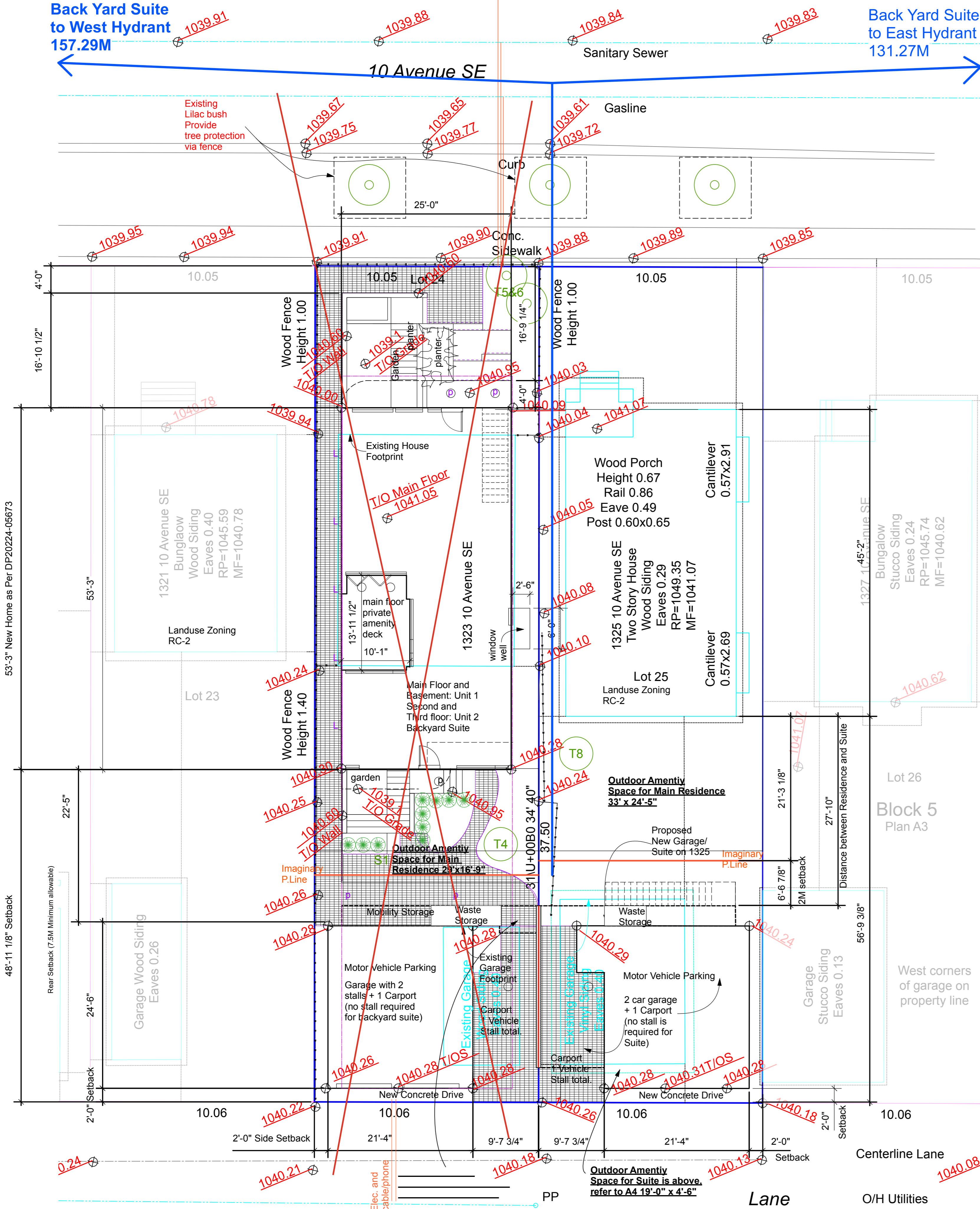
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Elevations are geodetic, derived from ASCM 250027 Elev = 1039.21
All ties are perpendicular to property line.
Side yard and setback distances are measured to concrete walls.
Title Boundary shown thus
Wood Fence shown thus
O/H Powerline & Telephone
Sewer
Fd. - Found, Mk. - Mark, C.S. - Countersunk, AGL - Above ground level, Conc. - Concrete Δ - Central angle of curve, R - Radius, A - Arc Length
Calculated Position shown thus X
Statutory Iron Post found shown thus Fd. I.
Drillhole found shown thus Fd. Drillhole
Roof Peak - RP
Main Floor - MF
Utility Pole - Light Standard -
Elevation Point -

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Buried utilities drawn from City of Calgary Block Profiles.

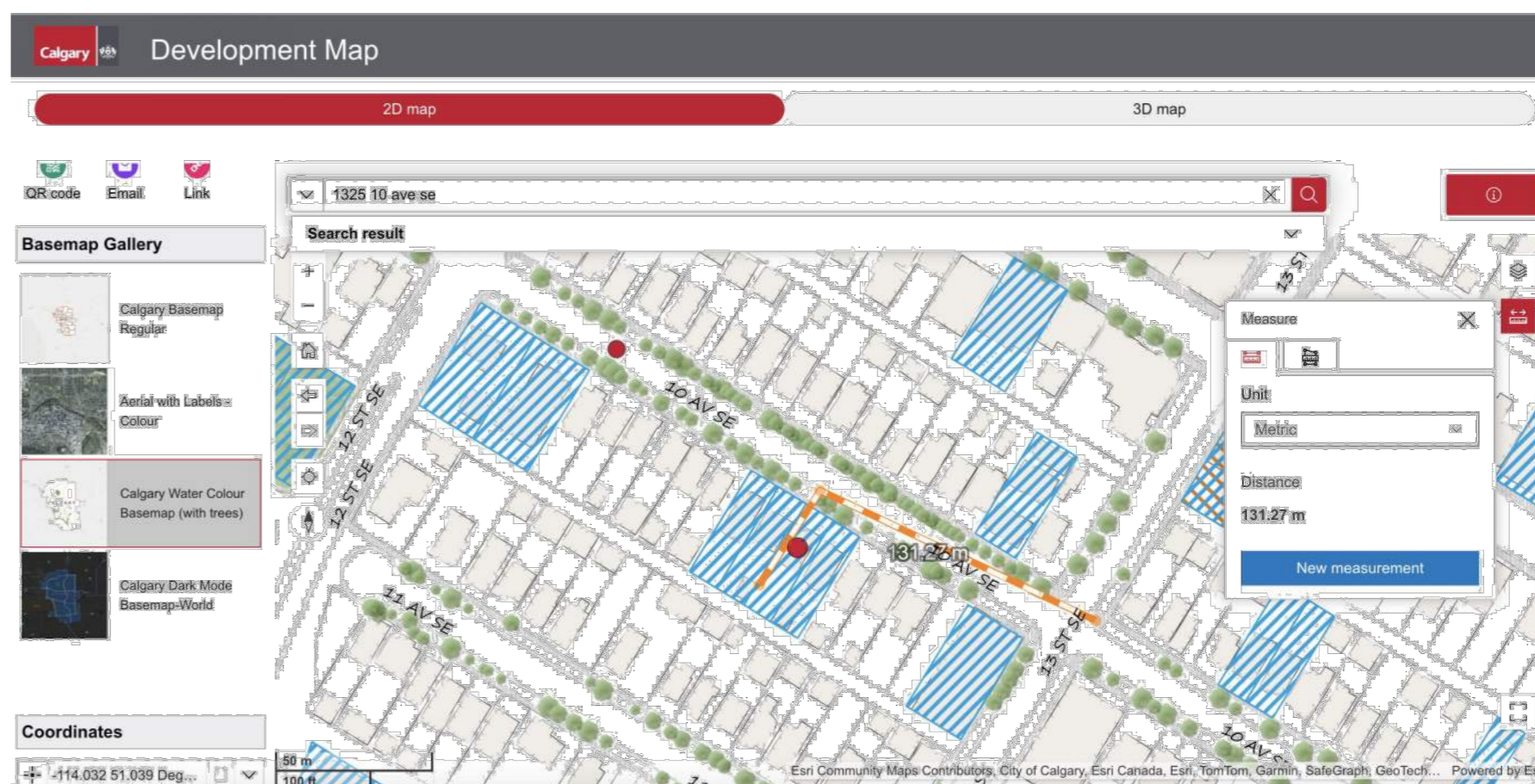
Gross Floor Area: Landscaping:

1325=
Backyard Suite 61.19m²
Garage 47.40m²

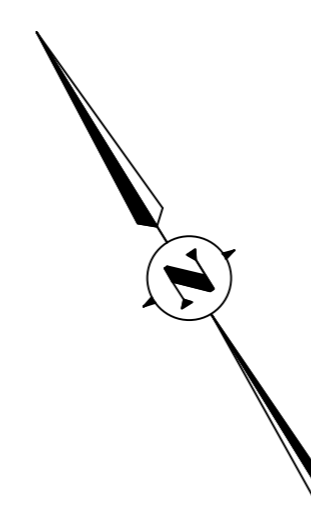
Note:
Permeable Pavers in carports.
Matching Concrete Pavers and poured concrete landings.



Measurement from Suite to West Hydrant



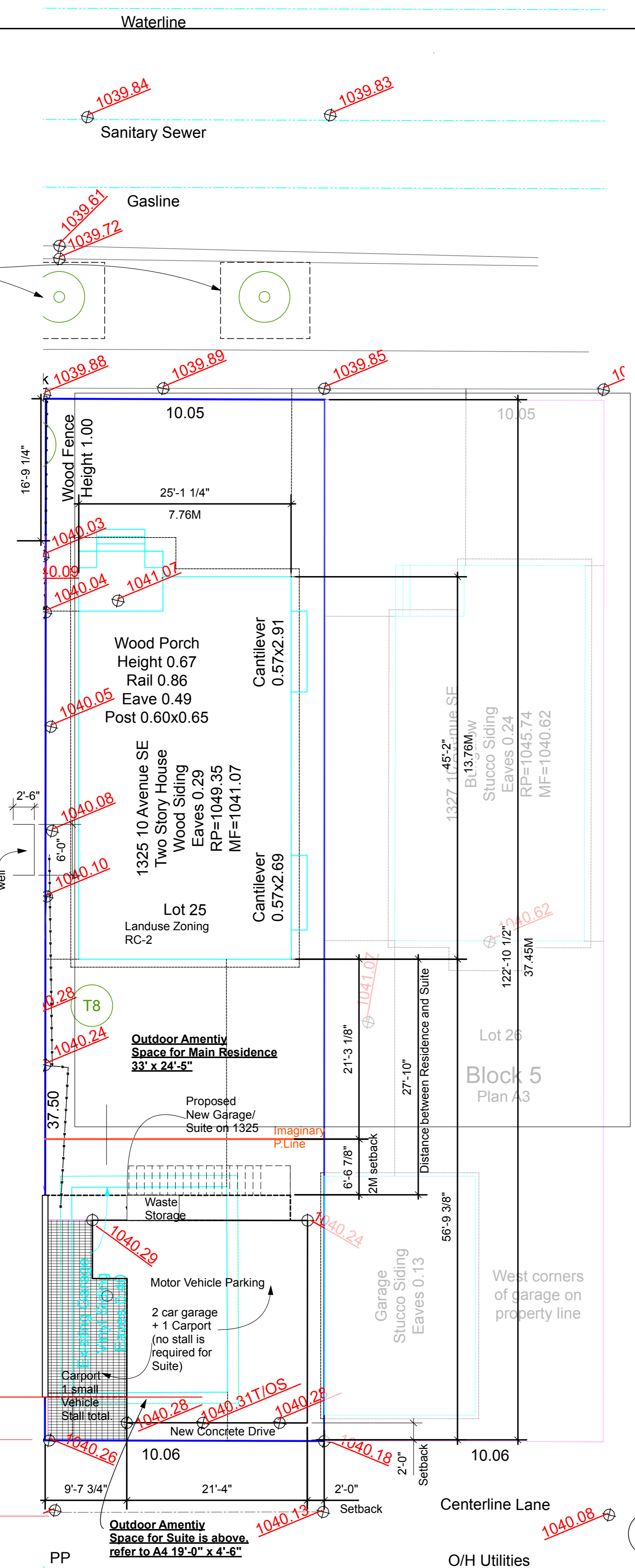
Measurement from Suite to East Hydrant



1 Proposed Site Plan for Backyard Suites Showing Hydrant Location for 1325
Scale: 1:100

Date	Revision
<p>DO NOT SCALE DRAWINGS DRAWINGS ARE THE COPYRIGHT OF PATRICK MOSKWA AND CAN NOT BE USED OR REPRODUCED WITH CONSENT ALL PLANS ARE DRAWN TO IMPERIAL SCALE UNLESS OTHERWISE NOTED ALL WORK TO CONFORM TO APPLICABLE BUILDING CODE AT TIME OF CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE GC AND DESIGNER PRIOR TO COMMENCING WORK</p>	
<p>Project Municipal Address: 1325 10 Avenue SE, Calgary AB</p>	
<p>Project Legal Address: Lot 25, Block 5, Plan A3</p>	
<p>SUNSET HOMES 202-2136 33 Ave SW Calgary AB 403-607-6166</p>	
<p>NoFun Design 403-397-7030</p>	
<p>A1.3 Proposed Site Plan</p>	
Date	June 16, 2026
Scale	As Noted
Proposed Use	Residential Occupancy Class C
<p>DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</p>	

Existing Lilac bush Provide tree protection via fence



1 Proposed Site Plan for Backyard Suites
Scale: 1:100

GENERAL NOTES

ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE NBC 2023 (AE) and NECB 2020. CONSTRUCTION ADHERE TO HBC-NBCC PART 9 - Residential - multi family - small buildings less than 3 stories in height. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE BUILDING IS BUILT TO THE NBC (AB) 2023 AND IS RESPONSIBLE TO ENSURE ALL DETAILS, MATERIALS, AND CONSTRUCTION ADHERE TO THOSE REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY EFFECT CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DESIGN AND SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE BUILDING SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

ALL DOOR AND WINDOW SIZES ARE APPROXIMATE ONLY. WINDOW AND DOOR SUPPLIERS SHALL SUPPLY ROUGH STUD OPENINGS PRIOR TO ANY CONSTRUCTION.

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION PRIOR TO CONSTRUCTION. REPORT ALL ERRORS OR DISCREPANCIES TO THE DESIGNER.

SITE PLAN NOTES:

THE BUILDER IS RESPONSIBLE FOR THE PROTECTION OF THOSE TREES AND/OR SHRUBS WHICH ARE TO REMAIN. THE BUILDER IS RESPONSIBLE FOR SEEING THAT THE SITE IS LEFT CLEAN AND TIDY AT THE COMPLETION OF WORK.

FIREPLACES

ALL FIREPLACE APPLICATIONS SHALL COMPLY WITH CURRENT BUILDING CODES. 'ZERO CLEARANCE' TYPE METAL FIREPLACES AND METAL CHIMNEYS SHALL BE CSA APPROVED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS.

FIREPLACE TO BE FINISHED TO OWNERS SPECIFICATIONS INCLUDING HEARTH AND MANTLE IF SPECIFIED. ALL FIREPLACES ARE TO BE UL APPROVED. STRUCTURAL AND FRAMING CRITERIA ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONCRETE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa at 28 DAYS.

BEAMS, FLOOR JOISTS, PLATES AND ROOF RAFTERS TO BE # 2 D.FIR (OR BETTER), UNLESS NOTED OTHERWISE. FRAMING LUMBER TO BE KILN DRIED SPF #2 EQUAL OR BETTER.

DIMENSIONS ARE FROM FACE OF EXTERIOR STUDS TO FACE OF PARTITION WALLS UNLESS NOTED OTHERWISE. FACE OF EXTERIOR STUD WALLS AND FOUNDATION WALL TO BE FLUSH.

JOISTS SHALL BE DOUBLED UNDER PARALLEL PARTITIONS OVER 6' LONG. JOIST PLACEMENT TO ACCOMMODATE HEATING AND PLUMBING WHEREVER POSSIBLE.

LOAD BEARING LINTELS SHALL BE 2-2x10 (#2 D.FIR) UNLESS NOTED OTHERWISE. WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 6 MIL POLY OR OTHER APPROVED METHOD. SILL PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WALL WITH 12" Ø ANCHOR BOLTS AT MAX 8" FROM CORNERS AND 4'-0" Ø OR OTHER APPROVED METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND THE UNDERSIDE SEALED.

ALL FLOORS TO INCLUDE 3/4" SHEATHING TO BE GLUED AND NAILED. FLOOR SHEATHING TO BE GLUED AND NAILED IN PLACE USING PL-400 ADHESIVE AND RING NAILS.

PROVIDE SOLID BLOCKING AT ALL P.L.'s (POINT LOAD ABOVE) UNLESS OTHERWISE NOTED.

HEATING, PLUMBING, AND ELECTRICAL

INSTALLATION OF THE HEATING SYSTEM, PLUMBING SYSTEM AND ELECTRICAL SYSTEM SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS IN ALL RESPECTS. GOOD QUALITY HEAT REGISTERS AND PLUMBING FIXTURES TO BE PROVIDED AND APPROVED BY OWNERS AND MECHANICAL CONTRACTOR. LIGHTING INSTALLATION TO BE INCLUDED.

SMOKE DETECTORS - CARBON MONOXIDE DETECTOR TO BE PROVIDED ON EACH LEVEL, AT EACH BEDROOM LOCATION AND TO BE ELECTRICALLY INTERCONNECTED.

FOUNDATIONS

FOUNDATION WALLS AND FOOTINGS SHALL BE CONCRETE AND CAST IN PLACE ON UNDISTURBED SOIL OR COMPACTED BASE (TO APPROVAL OF SOIL ENGINEER). BOTTOM OF FOOTING SHALL BE 4'-0" (MIN.) BELOW GRADE OR BELOW FROST LINE (AS PER LOCAL AUTHORITIES).

FOOTINGS SHALL NOT BE POURED ON FROZEN GROUND. CONCRETE SHALL BE MAINTAINED AT A TEMP OF 10-25 DEGREES CELSIUS FOR A MINIMUM OF 72 HOURS. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH.

GRADES SHOWN ON PLANS ARE ESTIMATED. WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS. ALL FOOTINGS AND WALLS (24" AND HIGHER) SHALL BE REINFORCED WITH 2-10M CONTINUOUS (WALLS 3" FROM TOP) AND CORNER REINFORCING TO BE LAPPED 24" (MIN).

INSULATION AND VENTILATION RECOMMENDED INSULATION VALUES ARE R-44 IN ROOF OR CEILING AND R-22 IN WALLS. MINIMUM CODE REQUIREMENTS TO BE MAINTAINED AT ALL TIMES.

6 MIL POLY VAPOUR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION. JOINTS TO BE SEALED. CEILING, WALL AND FLOOR INSULATION TO BE BATT STYLE INSULATION UNLESS NOTED OTHERWISE.

INSTALL INSULATION STOPS AT EAVES AS REQUIRED. WALL AND CEILING SPACES BETWEEN HOUSE AND GARAGE SHALL BE INSULATED c/w 6 MIL POLY VAPOUR BARRIERS.

ALL ROOF SPACES SHALL BE VENTED BY SOFFIT, ROOF RIDGE VENT, OR GABLE VENTS EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACES AND EAVES.

ATTICS OR ROOF SPACES SHALL BE VENTED A MINIMUM OF 1/300 OF ROOF AREA (OR AS REQUIRED BY LOCAL AUTHORITIES). ALL BATHROOM WALLS AT EACH FLOOR AND ALL UPPER FLOOR INTERIOR WALLS TO RECEIVE R-12 BATT INSULATION AS A SOUND BARRIER.

FINISHING EXTERIOR DOORS TO BE SOLID CORE TYPE AND WEATHER-STRIPPED. PROVIDE FLASHING AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHES AND CAULK AROUND ALL UN-FLASHED EXTERIOR OPENINGS.

COAT AND CLOTHES CLOSETS TO HAVE ONE ROD AND SHELF. LINEN CLOSETS TO HAVE FIVE ADJUSTABLE SHELVES. BROOM CLOSETS TO HAVE ONE SHELF.

ALL BATHROOMS TO HAVE RECESSED WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER, GOOD QUALITY TOWEL BAR, SHOWER ROD, AND TOILET PAPER HOLDER. USE MOISTURE RESISTANT GYPSUM BOARD IN BATHTUB AND/OR SHOWER AREAS. GOOD QUALITY DOOR HARDWARE TO BE PROVIDED AND APPROVED BY OWNERS.

Description of Proposed Building
Small Building Residential
Occupancy Class C
Part 9 building of NBC(AE) 2023

Description of Property
Civic Address: 1323 and 1325 10 Avenue SE, Calgary, Alberta
Legal Address: Lot 24 and 25, Block 5, Plan A3

Property is in the Floor Fringe Flood Design Level as per Alberta Government = 1040.1M

Area Table (m²)

Parcel	House	Garage	Coverage
1319 10 Avenue SE	377.1	66.1	64.0
1321 10 Avenue SE	377.1	71.0	24.6
1323 10 Avenue SE	377.0	124.9	48.54
1325 10 Avenue SE	377.0	105.4	48.85
1327 10 Avenue SE	377.0	87.6	46.7

Density
337.0 M2 = 0.0377 Hectares
2 units 2/0.0377 = 53 UPH

Tree Table (m)

T	Trunk Ø	Drip Ø Height	Species	
T1	0.25	6.0	4.0	Deciduous remove
T2	0.10	2.0	2.0	Deciduous remove
T3	0.40	3.0	12.5	Coniferous remove
T4	2.50	6.0	15.0	Deciduous remove
T5	0.08	2M	6-10M	Columnar Aspen New
T6	0.08	2M	6-10M	Columnar Aspen New

New Trees T5 and T6 to be planted if compatible with Existing mature tree on Parcel 1325 that overhangs 1323 in this location

Shrub Table (m)
S1 x 4 Species: Burning Bush (dwarf winged) 1.5m spread 1.5m height
S2 x 6 Species: Barberry (ruby carousel) 0.9m spread 0.9m height

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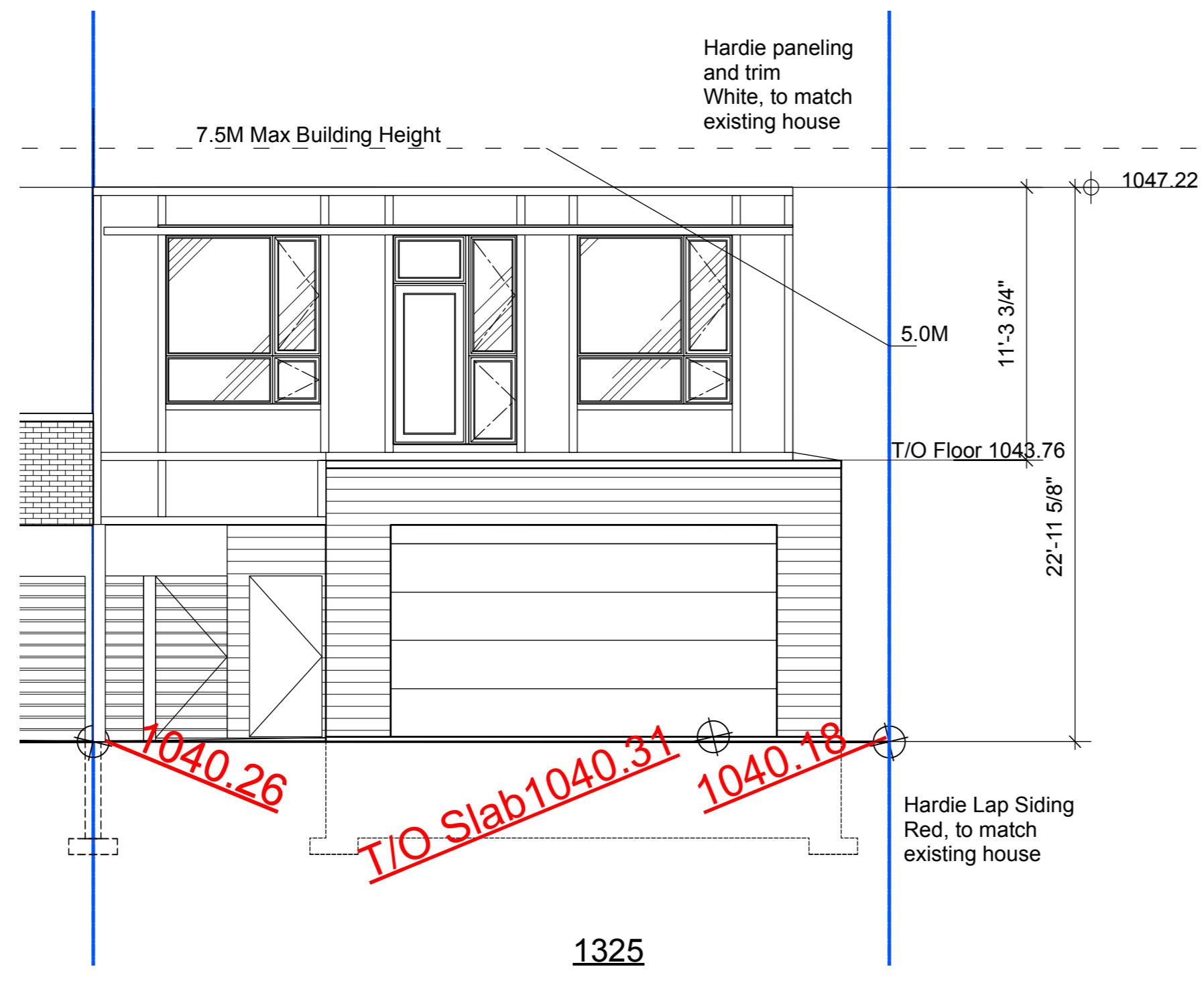
Gross Floor Area:
1325=
Backyard Suite 61.19m2
Garage 47.40m2
Garage 1323 = 45.7m2

Landscaping:
Note:
Permeable Pavers in carports.
Matching Concrete Pavers and poured concrete landings.

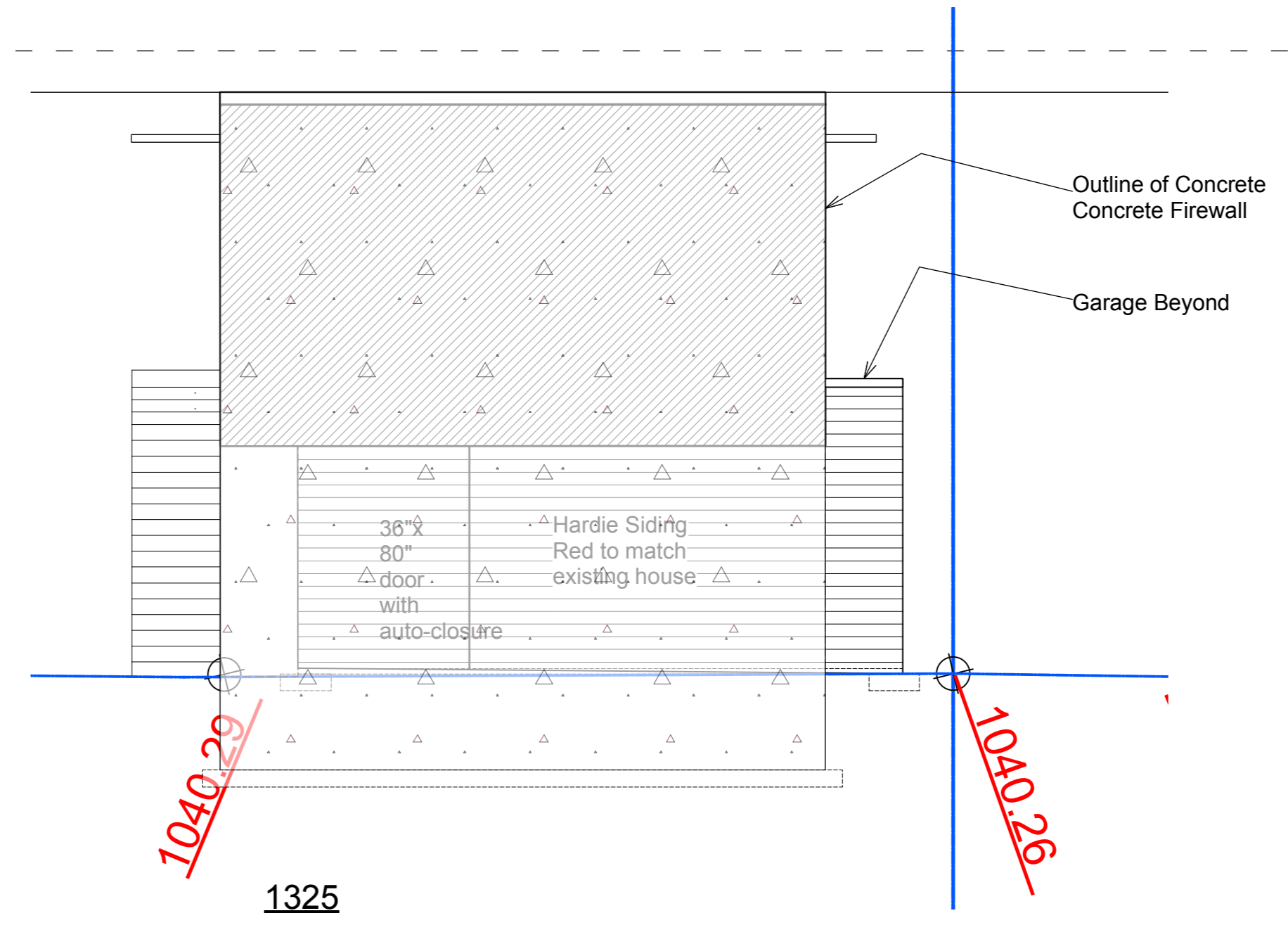
Parcel Coverage Proposed:
1325=
Parcel = 376.7m2
Main house = 112.69m2
Suite = 74.13m2

Parcel coverage = 186.82m2 / 376.7 = 49.6%

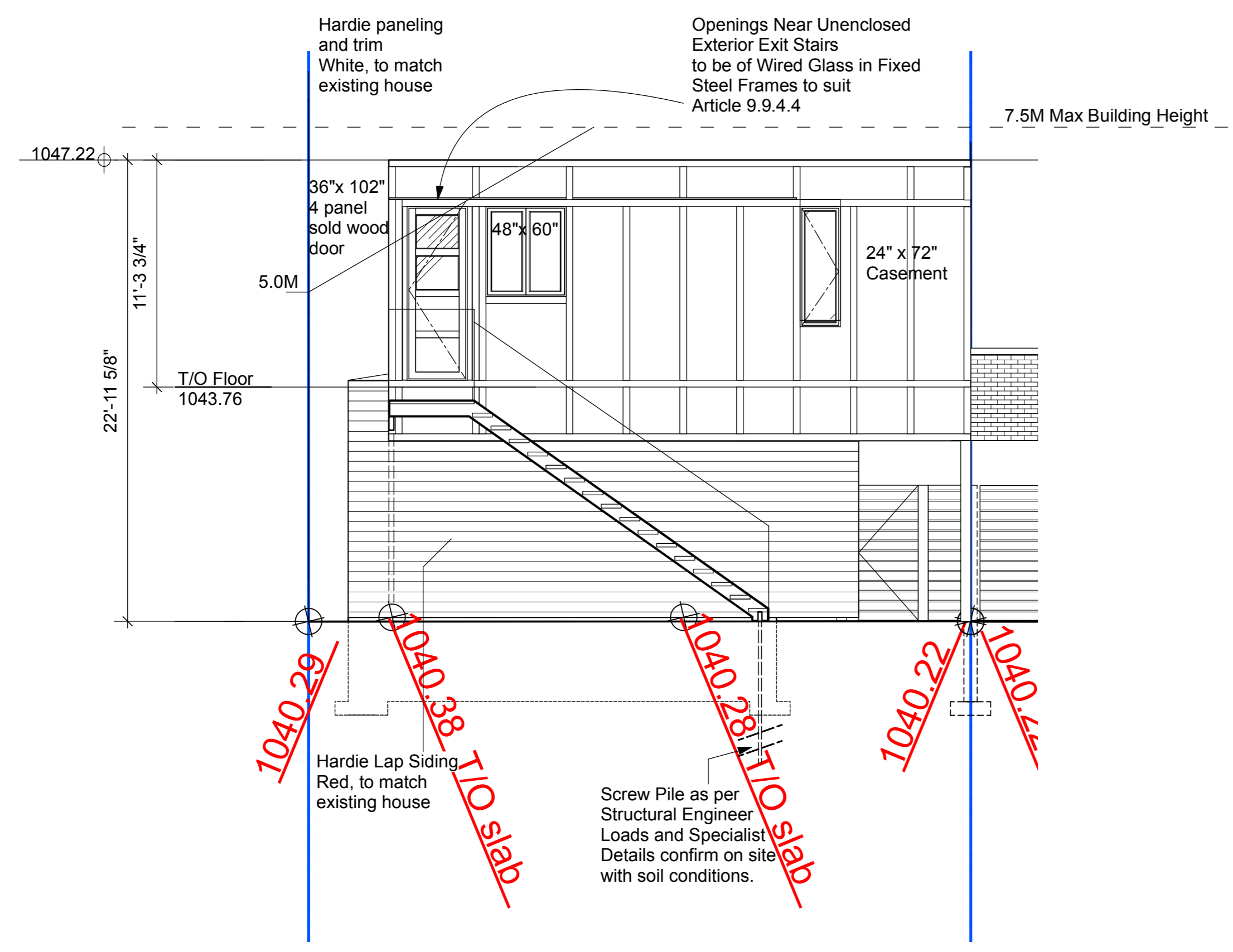
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NoFun Design 403-397-7030	
A1	Proposed Site Plan
Date: June 14, 2026	Note:
Scale: As Noted	DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.
Proposed Use: Residential	Occupancy Class C



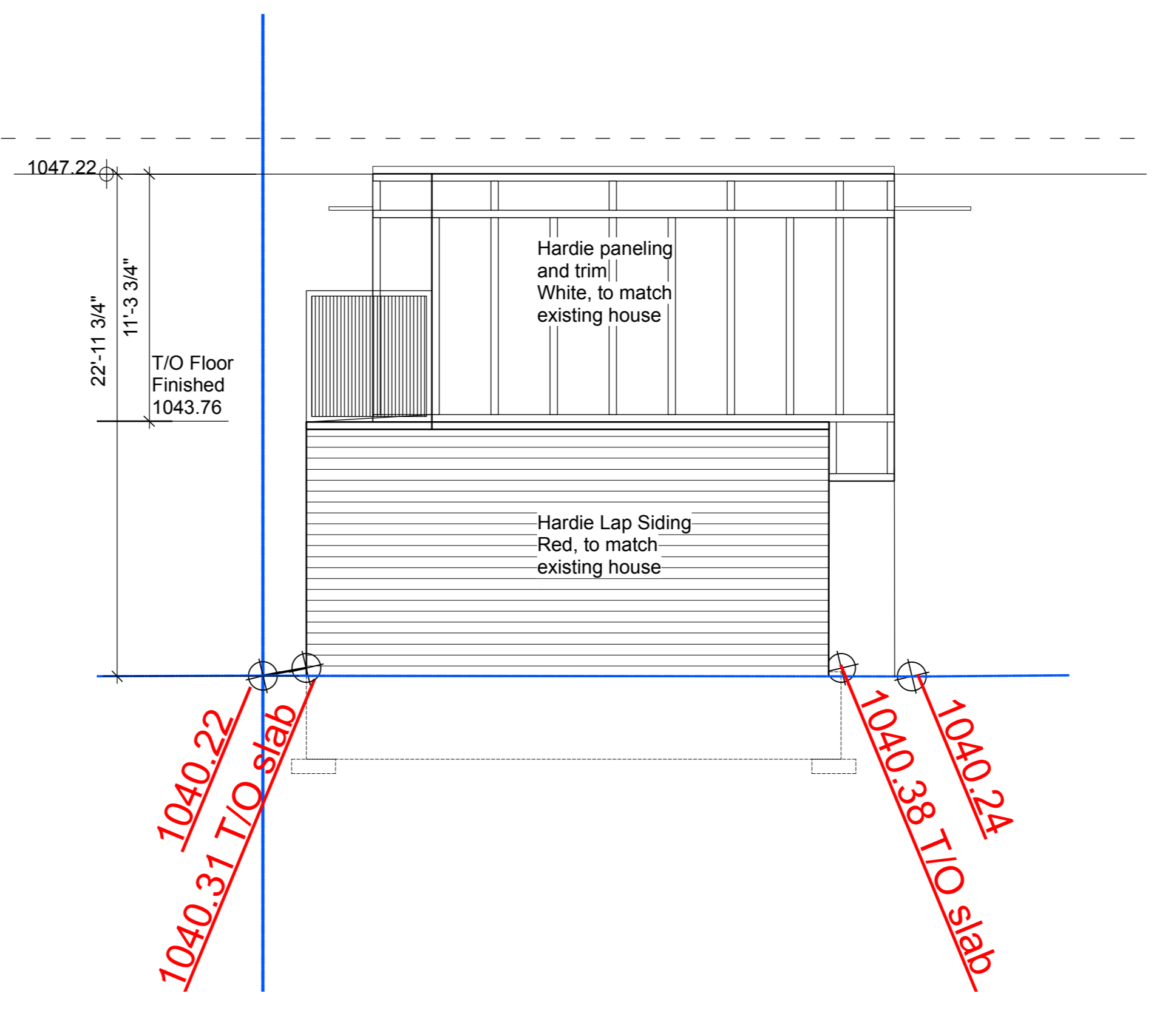
1 South Elevation
Scale: 3/16" = 1'-0"



2 Carport West Elevation
Scale: 3/16" = 1'-0"



3 North Elevation
Scale: 3/16" = 1'-0"



4 East Elevation
Scale: 3/16" = 1'-0"

Date	Revision
July 22	-Spatial Separation Calculations Construction and Cladding types.
Apr 25	Spatial Separation Calculations Notes on Sprinklering req.

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HF NoFun Design
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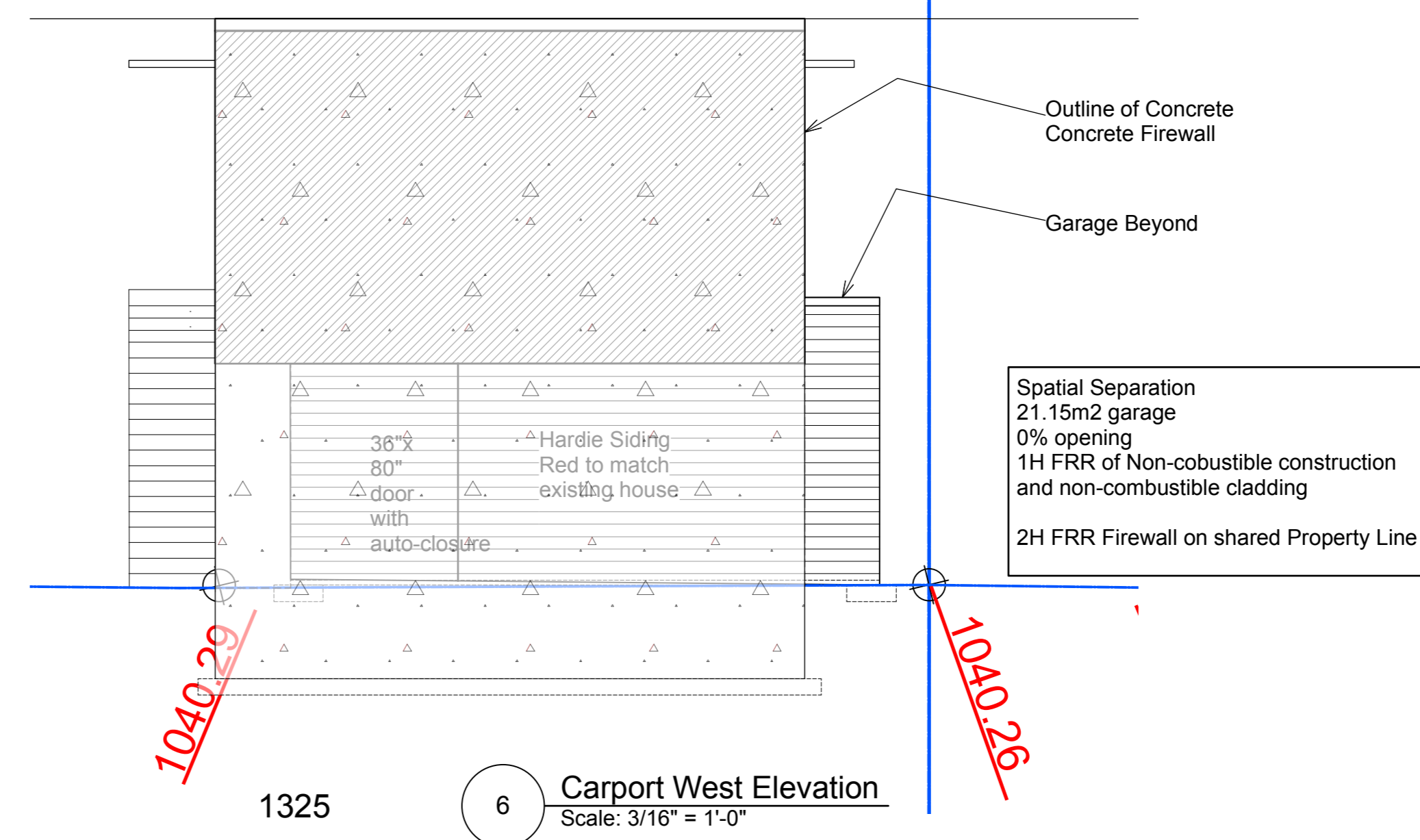
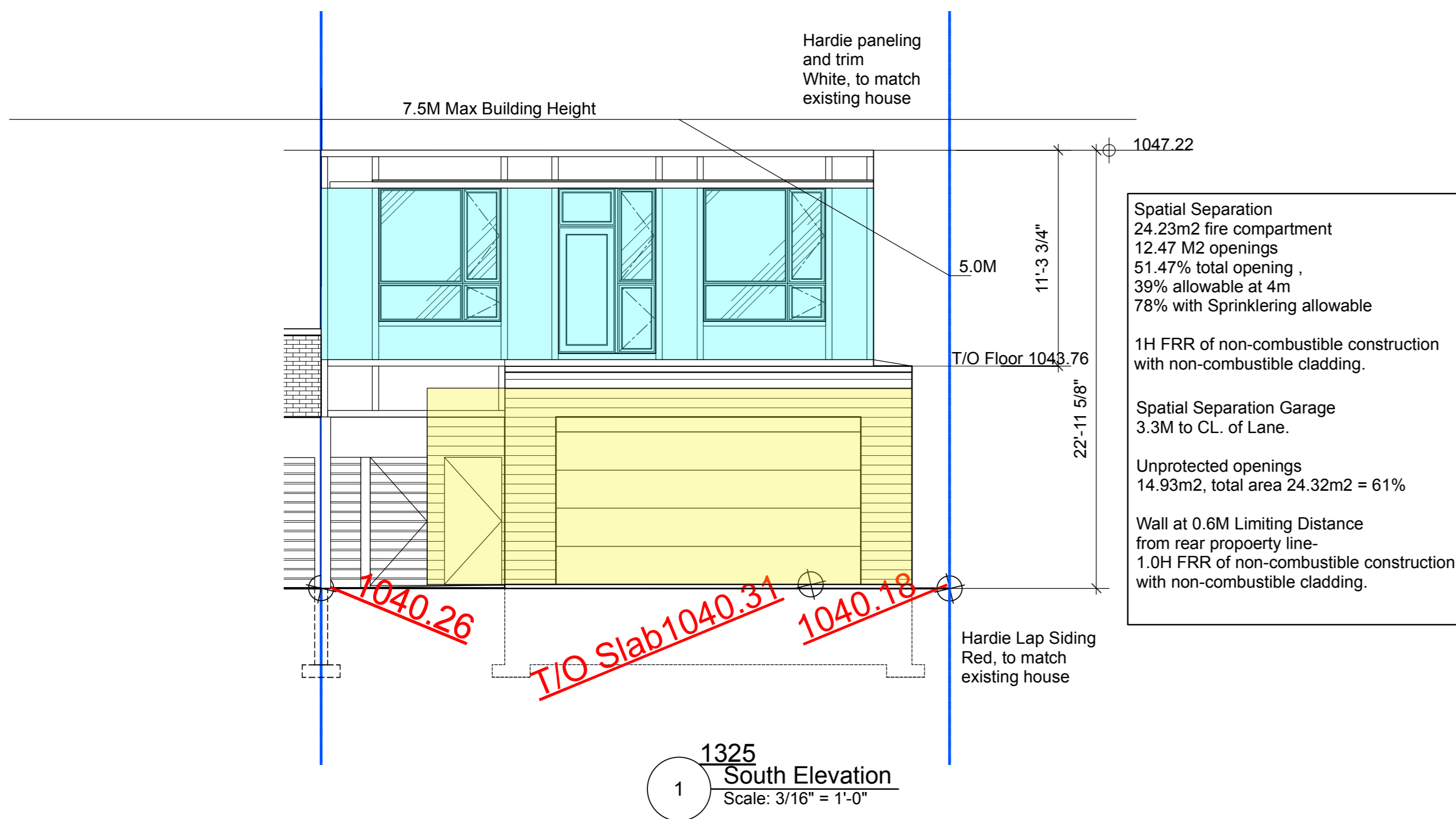
A6.1 Proposed Back Yard Suite Elevations

Date	Revision
June 14, 2026	

Scale: As Noted

Proposed Use:
 Residential
 Occupancy Class C

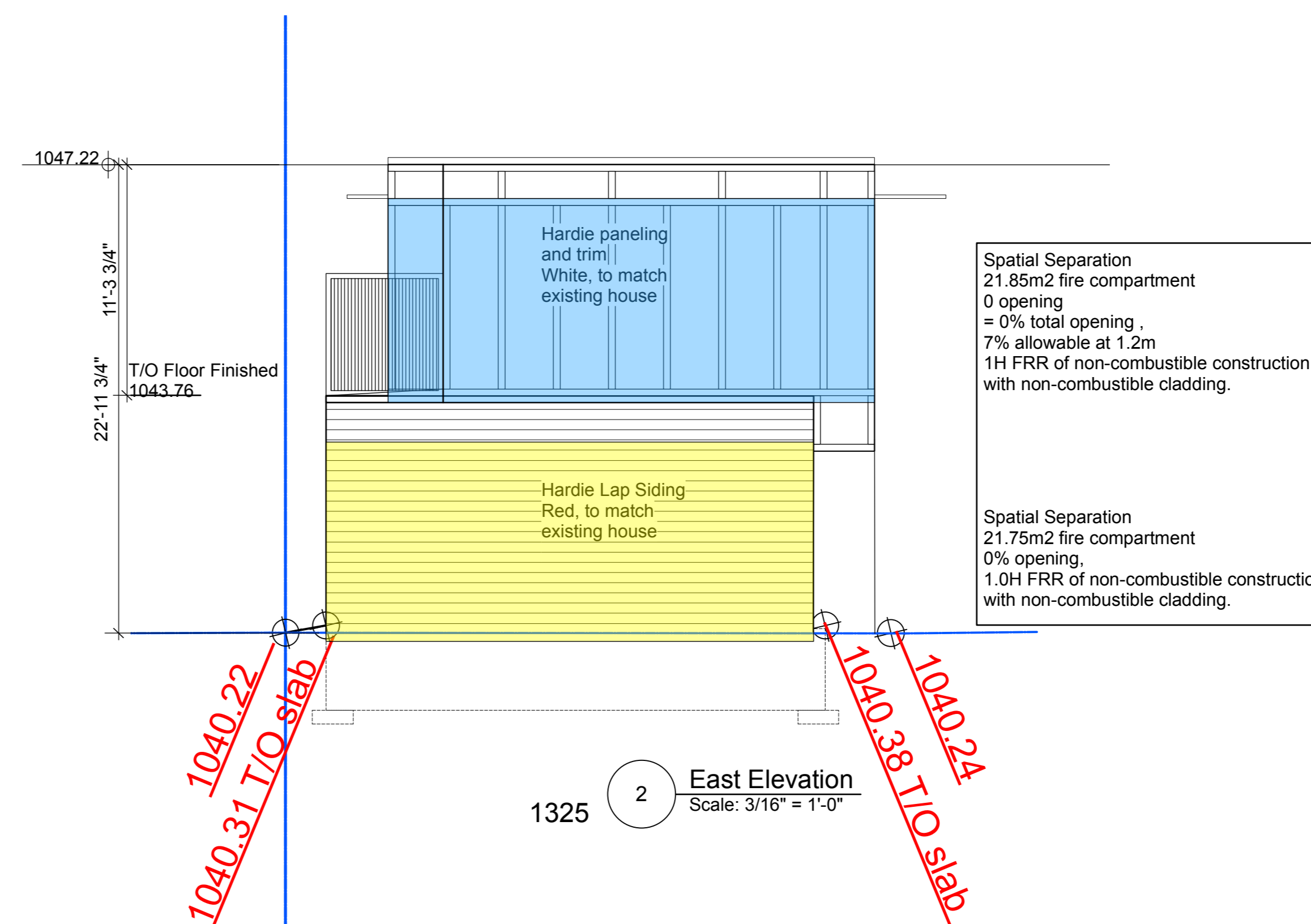
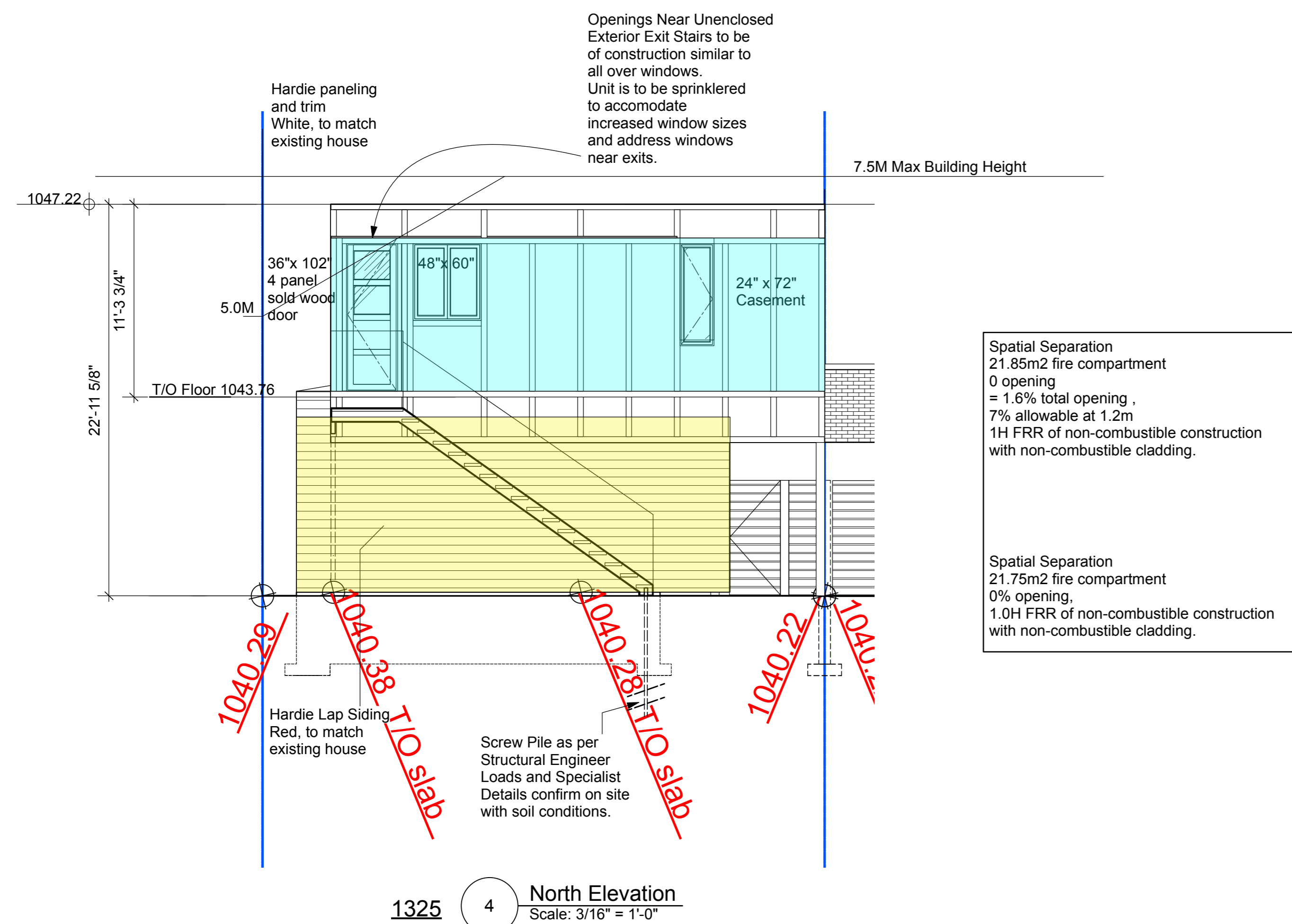
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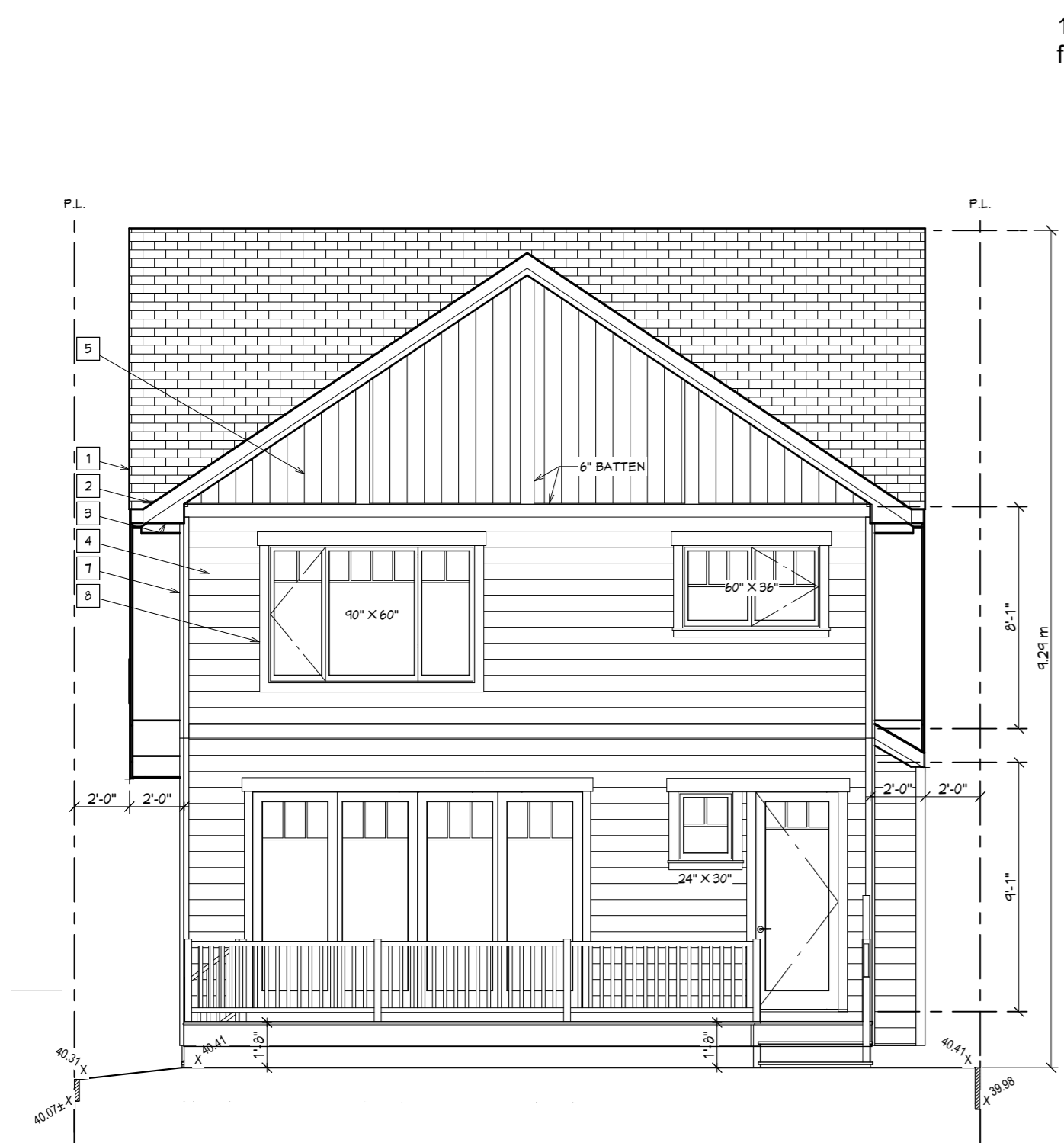
Exterior Colours 1325 non-combustible cladding
Lap Siding: Country Lane Red by James Hardie (to match existing house)
Panel and Trim: Arctic White by James Hardie (to match existing house)
Window: White
Siding: Cedar, by MAC Architectural Metals Product HARRYWOOD, Or approved alternative

Exterior Colours 1323 non-combustible cladding
Thin Brick: Harbortown by Hebron
Window and some flat panel: Metallic Copper by MAC Architectural Metals
Siding: Cedar, by MAC Architectural Metals Product HARRYWOOD, Or approved alternative

Spatial Separation note:
The Suite is required to be sprinklered to Min. NFPA 13R
As such the spatial separation calculations have taken this into account.



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A7 Proposed Back Yard Suite Elevations	
Date: June 14, 2026	Note: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.
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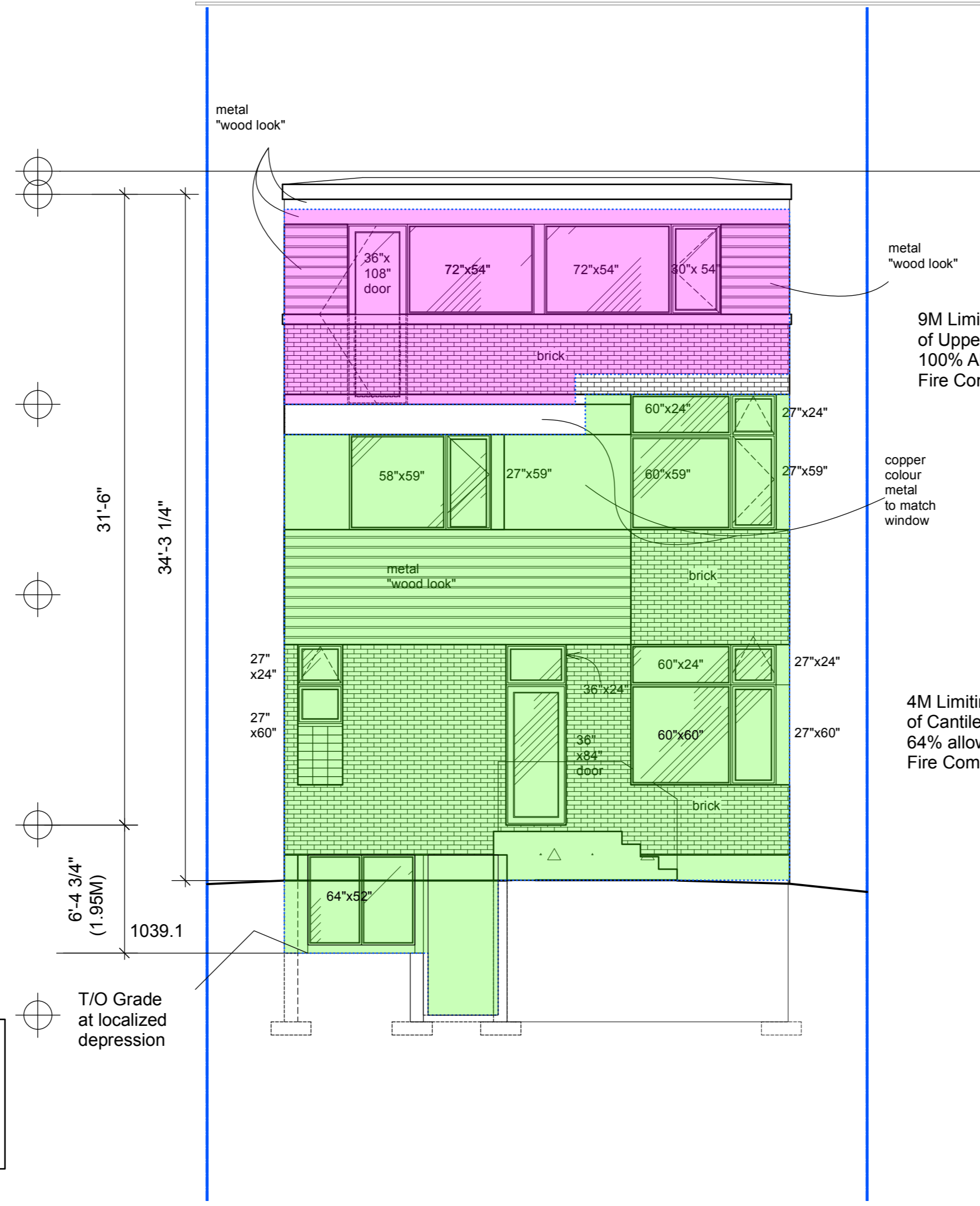
1 1325 South Elevation
Scale: 3/16" = 1'-0"

Spatial Separation at 6M to Imagined line
46.02M2 total surface to U/S of ceiling
16.38m2 unprotected openings
35.6%, 57% allowable @6M

Spatial Separation note:
The Suite is required to be sprinklered to NFPA 13D as per the City of Calgary Fire Department. As such the spatial separation calculations have taken this into account.

exposing building face 24.23sqm
5.23 sqm unprotected opening @ 2M Limiting Distance 21.5%
12% allowable
24% allowable with sprinklering

For all walls facing the primary building provide 1H FRR
Non-combustible Construction with Non-combustible cladding of Cement board

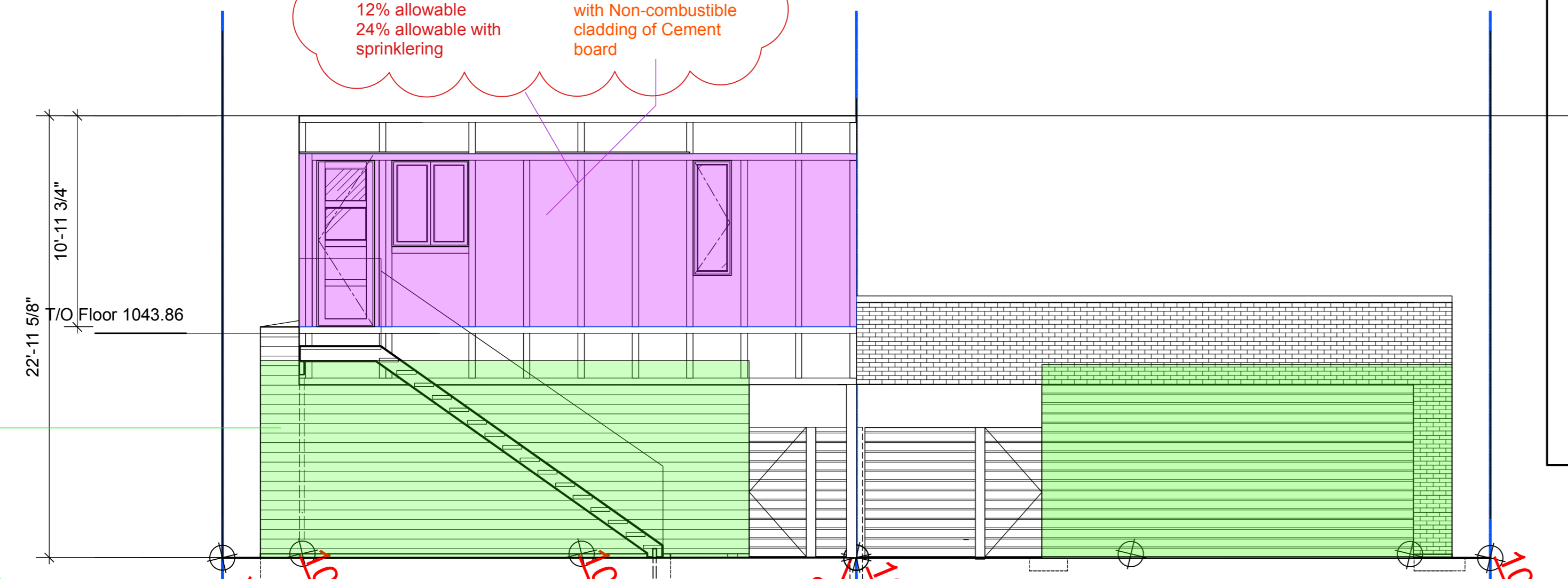


4 1323 South Elevation
Scale: 3/16" = 1'-0"

Spatial Separation:
4M at face of cantilever Unit 1
58.74M2 total
21.20M2 openings = 36.09M2 (up-to 64% allowable Due to Sprinklering as per 9.10.14.4 (7))

5M at Face of Upper Floor Unit 2
50M2 total
12.24 openings = 24% (28% allowable)

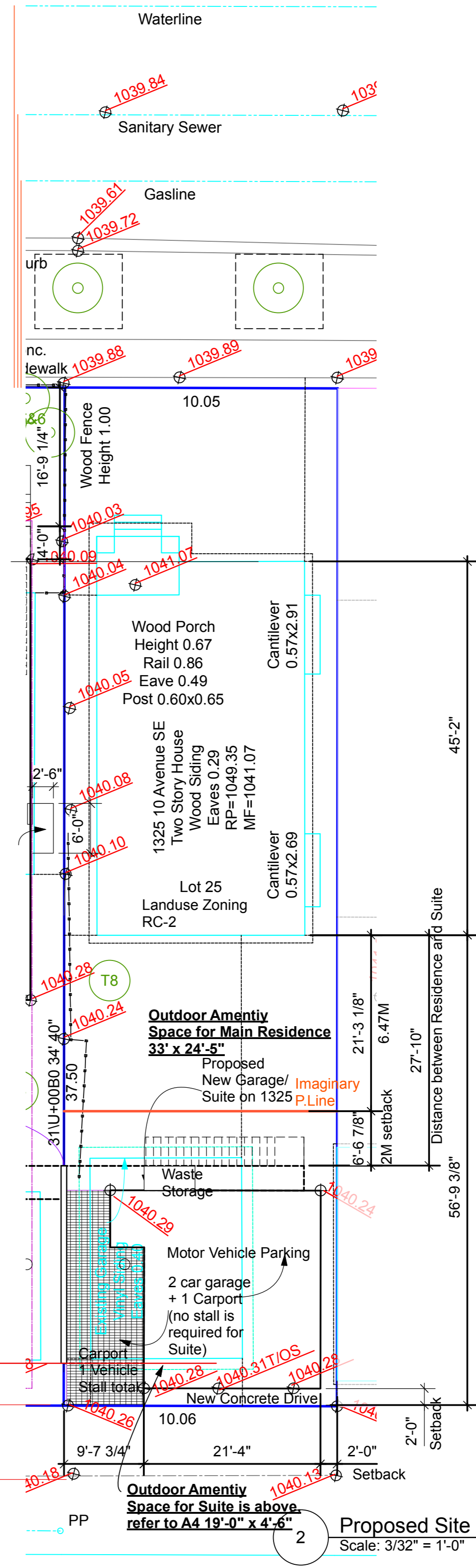
4M at Garage
19.1M2 total
0 openings



3 North Elevation
Scale: 3/16" = 1'-0"

exposing building face 24.16sqm
0 sqm unprotected opening

For all walls facing the primary building provide 1H FRR
Non-combustible Construction with Non-combustible cladding of Cement board



Proposed Site Plan
Scale: 3/32" = 1'-0"

NOTE:
Each exposing building face, South Elevation of Principle Building AND north Elevation of Suites, shall conform to table 9.10.14.5-A and must be constructed with a 1 hour fire rating, be of non-combustible construction with non-combustible cladding.

Date	Revision
<p>Notes:</p> <ul style="list-style-type: none"> - DO NOT SCALE DRAWINGS - DRAWINGS ARE THE COPYRIGHT OF PATRICK MOSKWA AND CAN NOT BE USED OR REPRODUCED WITH CONSENT ALL PLANS ARE DRAWN TO IMPERIAL SCALE UNLESS OTHERWISE NOTED - ALL WORK TO CONFORM TO APPLICABLE BUILDING CODE AT TIME OF CONSTRUCTION - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE CC AND DESIGNER PRIOR TO COMMENCING WORK. 	
<p>1325 10 Avenue SE, Calgary AB</p> <p>Project Legal Address: Lot 25, Block 5, Plan A3</p>	
<p>SUNSET HOMES 202-2136 33 Ave SW Calgary AB 403-607-6166</p>	
<p>NoFun Design 403-397-7030</p>	
<p>A9 Proposed Back Yard Suite Elevation Spatial separation to House.</p>	
Date	June 14, 2026
Scale	As Noted
Proposed Use	Residential-Multi Family Occupancy Class C
<p>Note: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.</p>	