



# 364 84 Avenue SE CALGARY, AB

## LIVARA DESIGN

Collaborative Design with Expert Results

# VERSION 2

### 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

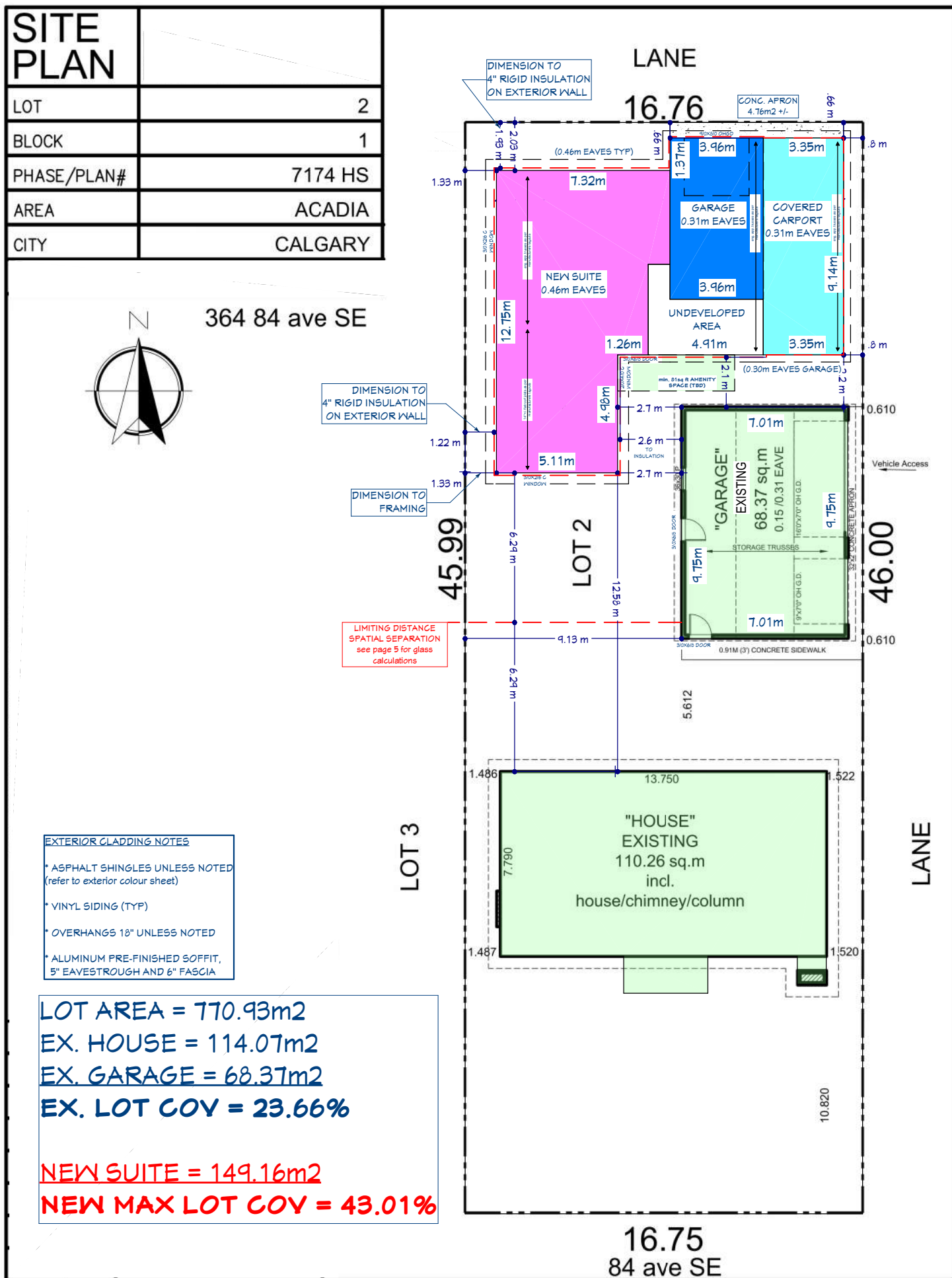
- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.  
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURERS INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

#### 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.



ALL DIMENSIONS ARE MEASURED FROM FRAMING TO FRAMING



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 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

**NOTE:**  
 FURNITURE AND FURNITURE PLACEMENT FOR PRESENTATION PURPOSE ONLY

**NOTE:**  
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**DO NOT SCALE OFF DRAWINGS**

**PROJECT NUMBER:**  
 LOT 02  
 BLK 01  
 PLN 7174HS

**DESIGN FOR:**  
**NEW LANE SUITE**  
 364 84 AVENUE SE

**DRAWN BY:**  
 Z. RATHGEBER  
**SCALE:**  
 1m = 200m  
**DATE:**  
 05/06/2026  
**FILE NAME:**  
 V2  
**VIEW:**  
 SITE PLAN

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF LIVARA DESIGN INC., DEVELOPED FOR THE EXCLUSIVE USE OF LIVARA DESIGN INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF LIVARA DESIGN INC. IS STRICTLY PROHIBITED.



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DESIGN FOR:	SCALE: 3/16"=1'-0"
PROJECT NUMBER:	FILE NAME: VZ
LOT 02	DATE: 05/06/2026
BLK 01	VIEW: FRONT / REAR ELEVATIONS
PLN 7174HS	

DESIGN FOR:  
**NEW LANE SUITE**  
364 84 AVENUE SE

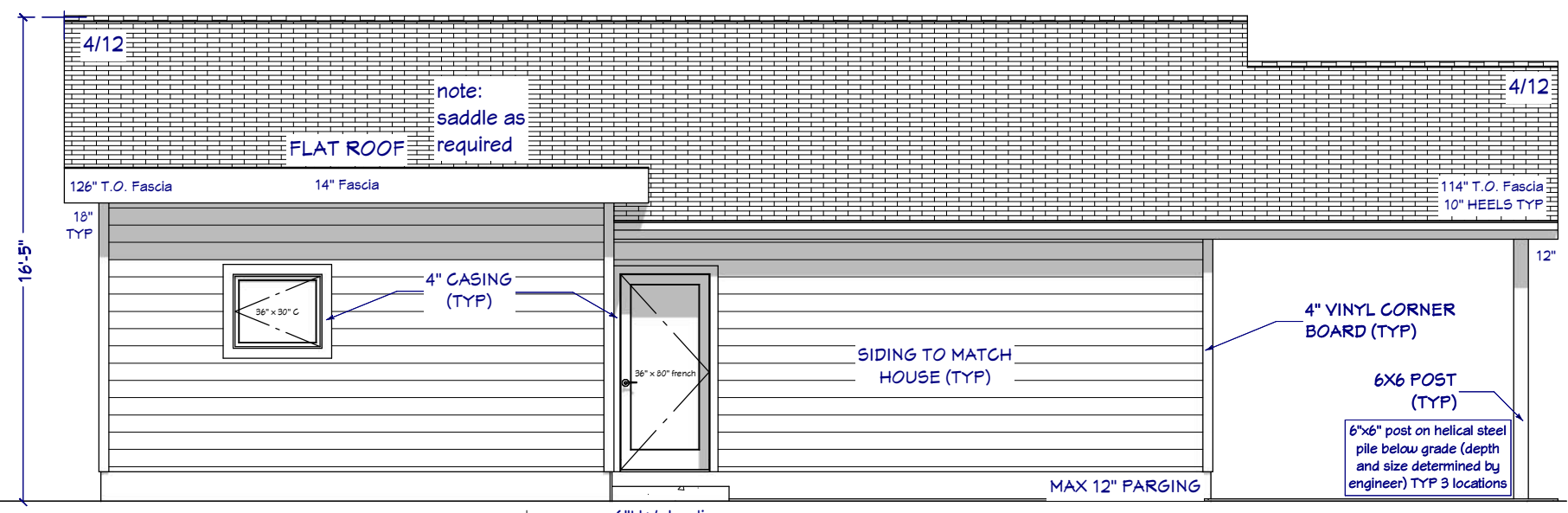
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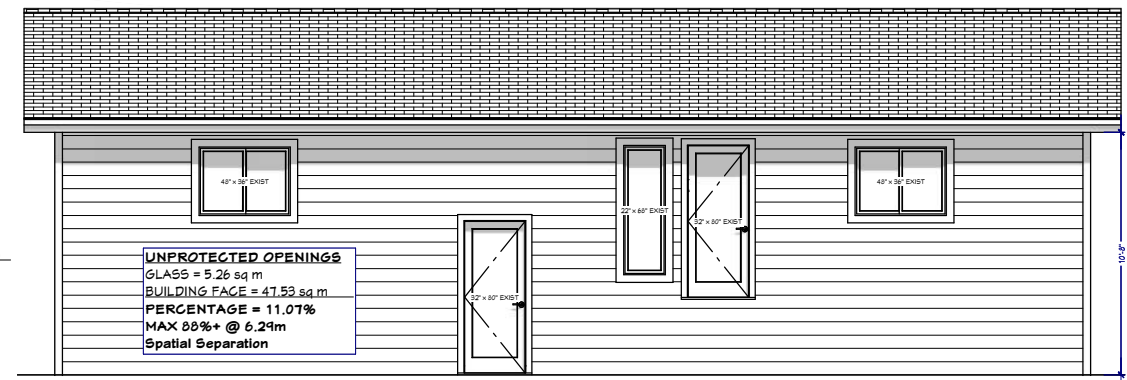
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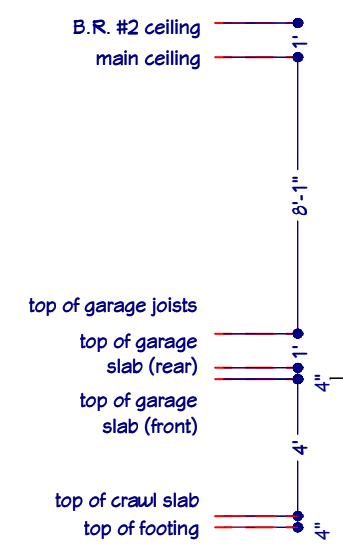
**UNPROTECTED OPENINGS**  
GLASS = 1.89 sq m  
BUILDING FACE = 34.37 sq m  
PERCENTAGE = 5.50%  
MAX 88%+ @ 6.29m  
Spatial Separation

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



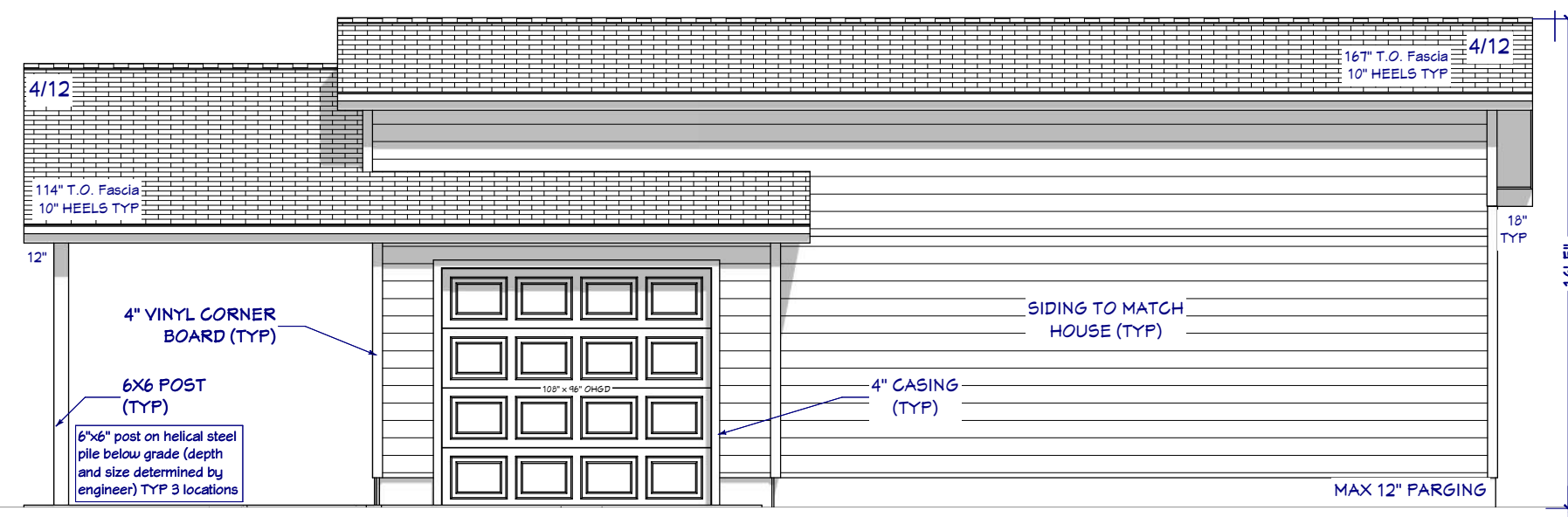
**UNPROTECTED OPENINGS**  
GLASS = 5.26 sq m  
BUILDING FACE = 47.53 sq m  
PERCENTAGE = 11.07%  
MAX 88%+ @ 6.29m  
Spatial Separation

**EXISTING HOME**  
1/8" = 1'-0"



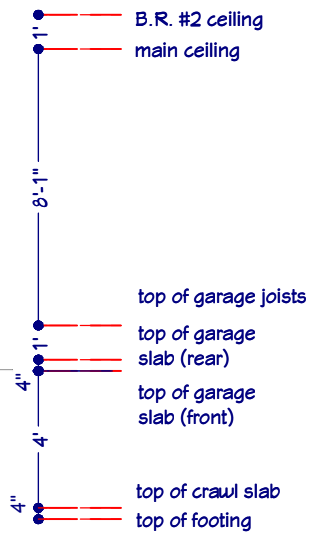
**EXTERIOR CLADDING NOTES**

- \* 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

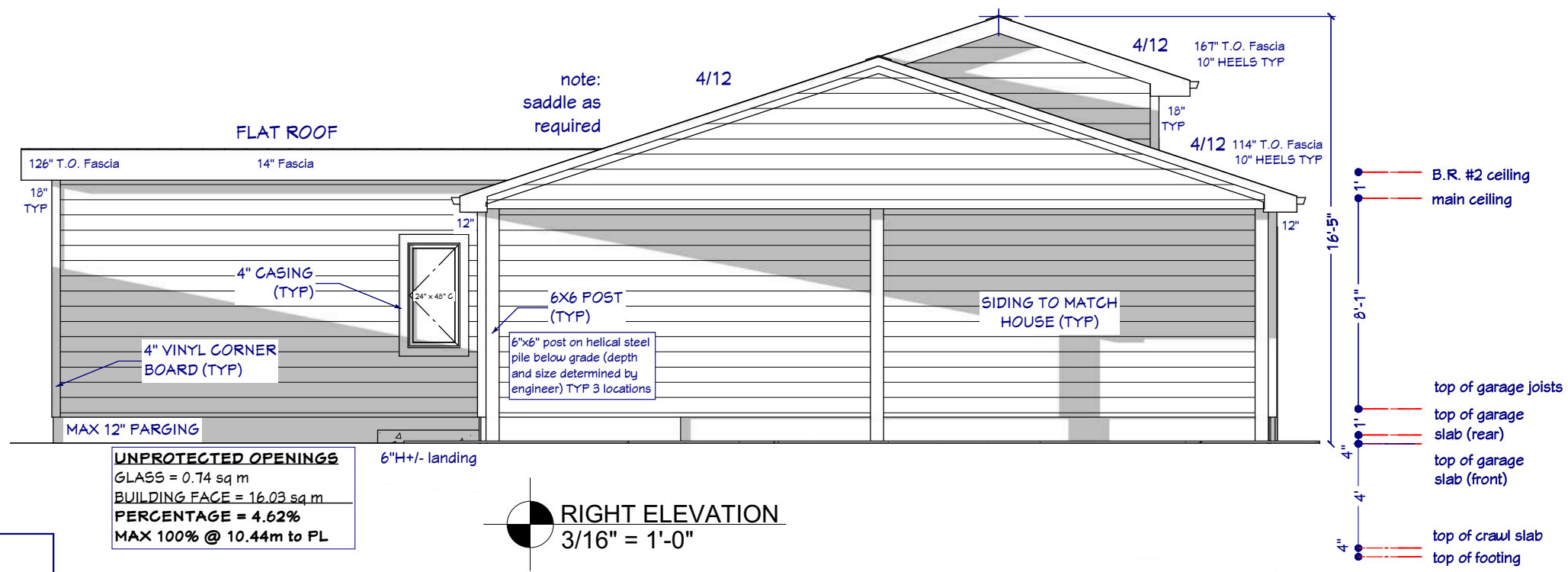


4" VINYL CORNER BOARD (TYP)  
6X6 POST (TYP)  
6"x6" post on helical steel pile below grade (depth and size determined by engineer) TYP 3 LOCATIONS

4" CASING (TYP)



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



**UNPROTECTED OPENINGS**  
GLASS = 0.74 sq m  
BUILDING FACE = 16.03 sq m  
PERCENTAGE = 4.62%  
MAX 100% @ 10.44m to PL

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

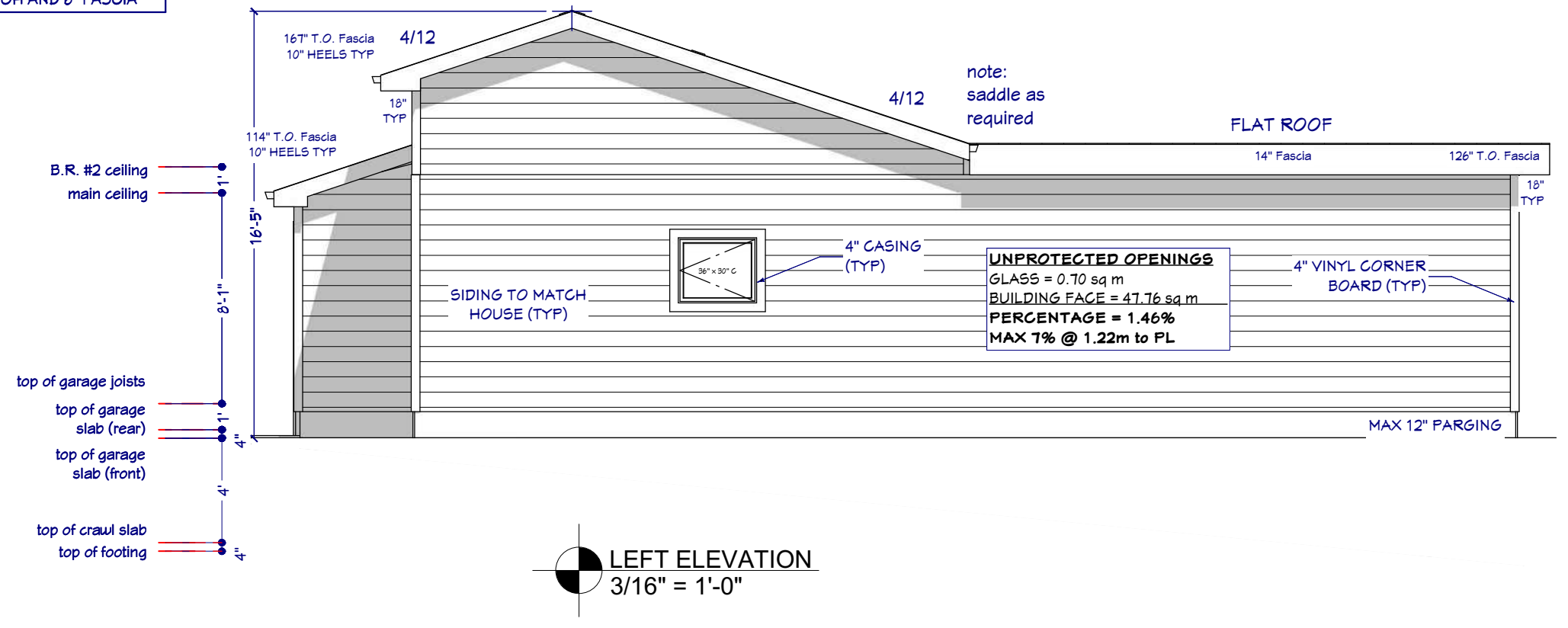
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- \* ALUMINUM PRE-FINISHED SOFFIT, 5" EAVESTROUGH AND 6" FASCIA

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**UNPROTECTED OPENINGS**  
GLASS = 0.70 sq m  
BUILDING FACE = 47.76 sq m  
PERCENTAGE = 1.46%  
MAX 7% @ 1.22m to PL

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

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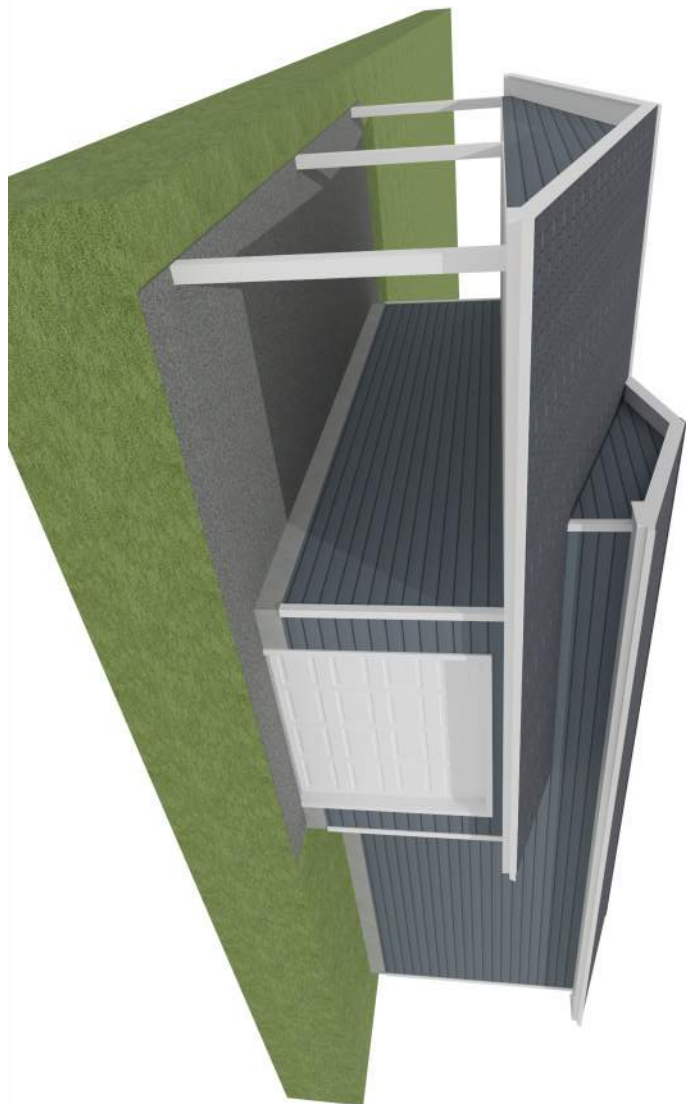
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DESIGNED BY: Z. RATIGEBER	SCALE: 3/16"=1'-0"
DATE: 05/06/2026	FILE NAME: V2
VIEW: RIGHT / LEFT ELEVATIONS	

DESIGN FOR:  
**NEW LANE SUITE**  
364 84 AVENUE SE

PROJECT NUMBER:  
LOT 02  
BLK 01  
PLN 7174HS



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**DESIGN FOR:**  
**NEW LANE SUITE**  
 364 84 AVENUE SE

<b>DRAWN BY:</b> Z. RATHGEBER	<b>SCALE:</b> NTS
<b>DATE:</b> 05/06/2026	<b>FILE NAME:</b> V2
<b>VIEW:</b> EXTERIOR RENDERINGS	

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