

PROJECT INFORMATION

- DRAWINGS ARE NOT TO BE SCALED
- ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE LATEST LOCAL BUILDING CODE
- BUILDER IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS + INFORMATION ON DRAWINGS
- ANY DISCREPANCIES MUST BE REPORTED TO SDP FOR CONFIRMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- **ALL LOAD BEARING DOOR AND WINDOW LINTELS ARE 2-2x10 #2 SPRUCE OR BETTER UNLESS OTHERWISE NOTED**
- ALL STRUCTURAL LUMBER IS TO BE #2 SPRUCE OR BETTER OR AS NOTED.
- ALL STUDS TO BE CONSTRUCTION GRADE SPRUCE OR BETTER.
- PROVIDE FULL END BEARING SUPPORT TO STRUCTURAL MEMBERS WHERE REQUIRED
- ALL EXTERIOR WOOD FRAMING, WOOD SLEEPERS, AND WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED
- CONTRACTOR TO CALK AND FLASH OVER ALL EXTERIOR DOOR AND WINDOW LINTELS AS REQUIRED
- EXCEPT WHERE OTHERWISE NOTED ALL EXTERIOR DOORS TO BE 1-3/4" THK AND INTERIOR DOORS TO BE 1-3/8" THK

LEGAL ADDRESS:

PLAN: 946JK
BLOCK: 6
LOT: 3

PROPERTY INFORMATION:

LAND-USE DISTRICT = R-CG
YEAR OF CONSTRUCTION = 1964
WALK-OUT = ☐ YES / ☒ NO
FLOOD FRINGE = ☐ YES / ☒ NO
*IF YES: DP REQ'D FOR EXTERIOR CHANGES
*IF YES AND ADDITION: CHECK GFA
AVPA = ☐ YES / ☒ NO
*IF YES CHECK NEF FOR SUITES
ZERO LOT LINE = ☐ YES / ☒ NO
LANLESS LOT = ☐ YES / ☒ NO
*IF YES: CHECK SETBACKS
OVERHEAD POWER LINES = ☒ YES / ☐ NO
*IF YES CHECK CLEARANCE ON BACKYARD SUITES

PROPERTY INFORMATION (DEVELOPMENT PERMIT):

EXISTING CONTEXTUAL DWELLING = ☐ YES / ☒ NO
*IF RELAXATION IDENTIFIED CHECK IF DWELLING IS CONTEXTUAL
*RELAXATIONS ARE NOT PERMITTED ON CONTEXTUAL DWELLINGS
PUBLIC TREES = ☐ YES / ☒ NO
*IF YES: TREE PROTECTION PLAN REQUIRED
ESCARPMENT = ☐ YES / ☒ NO
*IF YES: REVIEW TITLE FOR COVENANTS
NEW RETAINING WALLS (> 1.2m) = ☐ YES / ☒ NO
*IF YES: SHOW ON SITE W/ GEODETICS

Drawing List

- A0.0 Cover Sheet
- A0.1 Drawing Legends
- A0.2 Project Specific Notes
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- A5.1 Details
- A6.0 Energy Code (Walls)
- A6.1 Energy Code (Floor)
- A6.2 Energy Code (Roof)
- E1.0 Electrical/Lighting Plan



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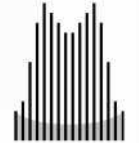
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BUILDER/OWNER TO SEND PHOTOS OF ANY APPLICABLE ENGINEERED SCOPE:
INCLUDING (BUT NOT LIMITED TO):
• CONCRETE: REBAR + FORM WORK PRIOR TO POUR
• FRAMING: ENGINEERED BEAMS/LINTELS/POSTS/TALL WALLS/ETC.
• SCREW PILES: TORQUE REPORT
• SCREEN ROOMS + SUNROOMS: EXISTING STRUCTURE + CONNECTIONS

EMAIL PHOTOS TO THE ENGINEER THAT HAS STAMPED THESE PLANS
CONTACT SEVEN DAY PERMITS FOR ANY QUESTIONS.

GENERAL CONTRACTOR



VENKOR GROUP

ENGINEER

PROJECT SCOPE

- BACKYARD SUITE
- -
- -

RELAXATIONS

- -

611 SEYMOUR AV SW
CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:45 AM

Cover Sheet

Project : 2026-180

Scale:

Drawn By: RFC

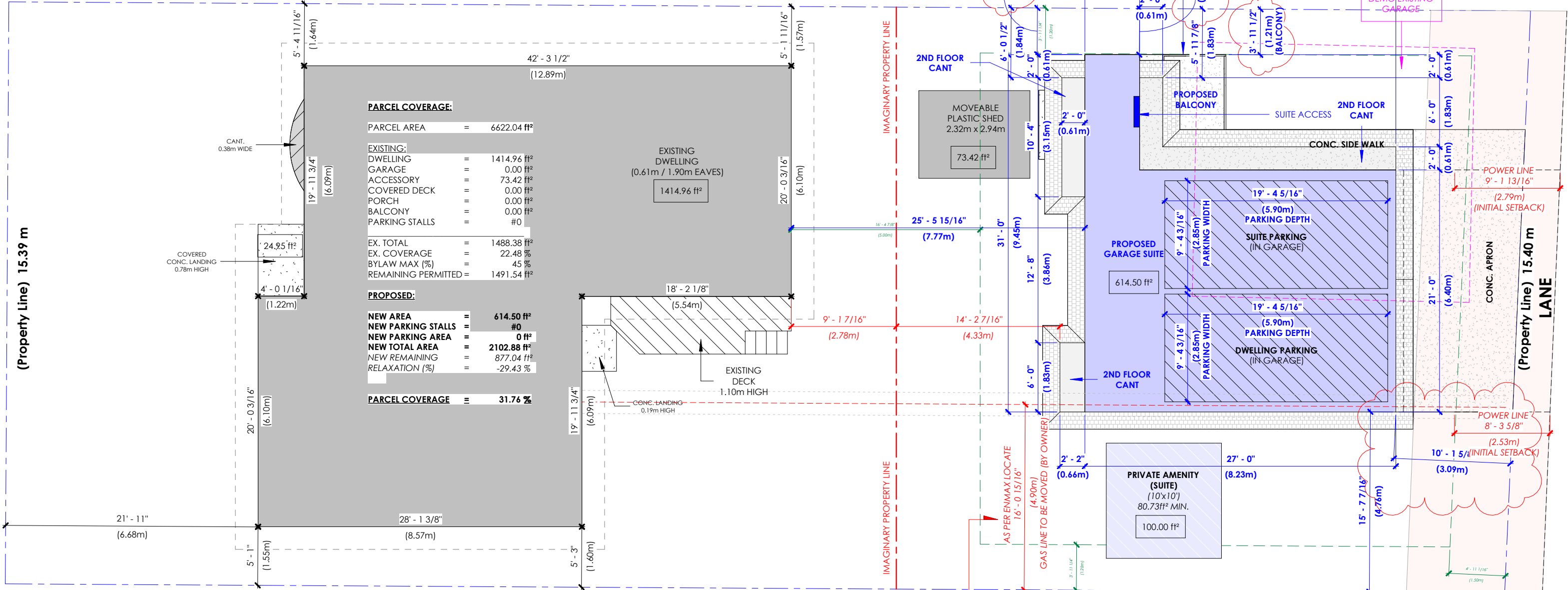
A0.0



SEYMOUR AVENUE SW

(Property Line) 15.39 m

ADJACENT LOT
(Property Line) 40.27 m



PARCEL COVERAGE:

PARCEL AREA	=	6622.04 ft²
EXISTING:		
DWELLING	=	1414.96 ft²
GARAGE	=	0.00 ft²
ACCESSORY	=	73.42 ft²
COVERED DECK	=	0.00 ft²
PORCH	=	0.00 ft²
BALCONY	=	0.00 ft²
PARKING STALLS	=	#0
EX. TOTAL	=	1488.38 ft²
EX. COVERAGE	=	22.48 %
BYLAW MAX (%)	=	45 %
REMAINING PERMITTED	=	1491.54 ft²
PROPOSED:		
NEW AREA	=	614.50 ft²
NEW PARKING STALLS	=	#0
NEW PARKING AREA	=	0 ft²
NEW TOTAL AREA	=	2102.88 ft²
NEW REMAINING	=	877.04 ft²
RELAXATION (%)	=	-29.43 %
PARCEL COVERAGE	=	31.76 %

PROPOSED:

NEW AREA	=	614.50 ft²
NEW PARKING STALLS	=	#0
NEW PARKING AREA	=	0 ft²
NEW TOTAL AREA	=	2102.88 ft²
NEW REMAINING	=	877.04 ft²
RELAXATION (%)	=	-29.43 %

PARCEL COVERAGE = 31.76 %

NOTE:
• ALL MATERIAL STORAGE ON SITE
• SITE ACCESS FROM ROAD OR LANE AS APPLICABLE
• ALL WINDOWS/DOOR EXISTING UNLESS OTHERWISE NOTED
• BUILDER TO CONFIRM ALL MEASUREMENTS PRIOR TO CONSTRUCTION
• BUILDER TO CONFIRM ROOF SLOPE AND HEEL HEIGHT PRIOR TO CONSTRUCTION (IF APPLICABLE)

NOTE:
PROPERTY LINE VALUES AND EXISTING SITE INFORMATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. DIMENSIONS FOR THIS PLAN ACQUIRED FROM SUPPLIED RPR/SURVEY



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ENGINEER

GENERAL CONTRACTOR



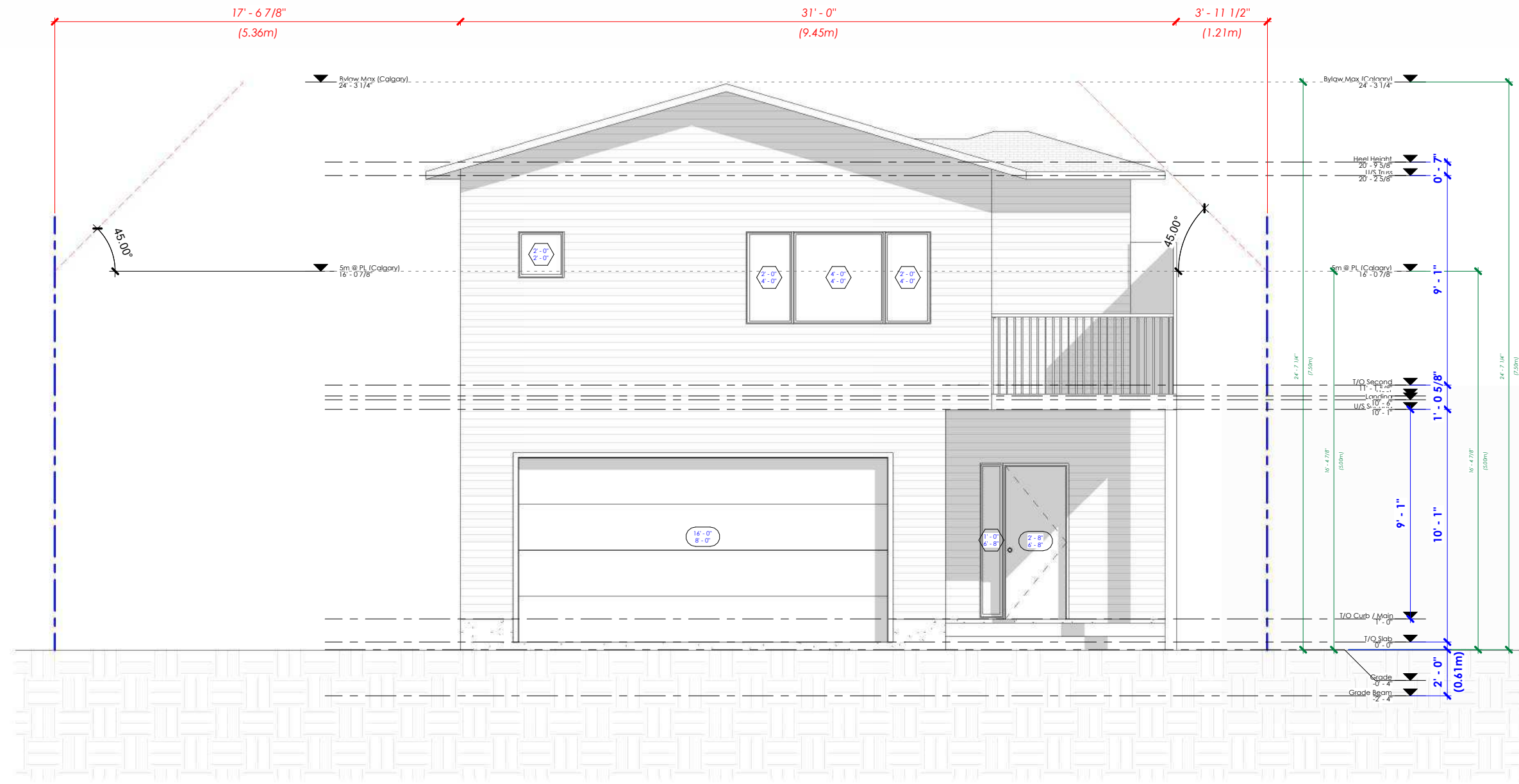
611 SEYMOUR AV SW
CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:47 AM

Site Plan	
Project :	2026-180
Scale:	1 : 100
Drawn By:	RFC

A1.0



1 Front Elevation
3/16" = 1'-0"



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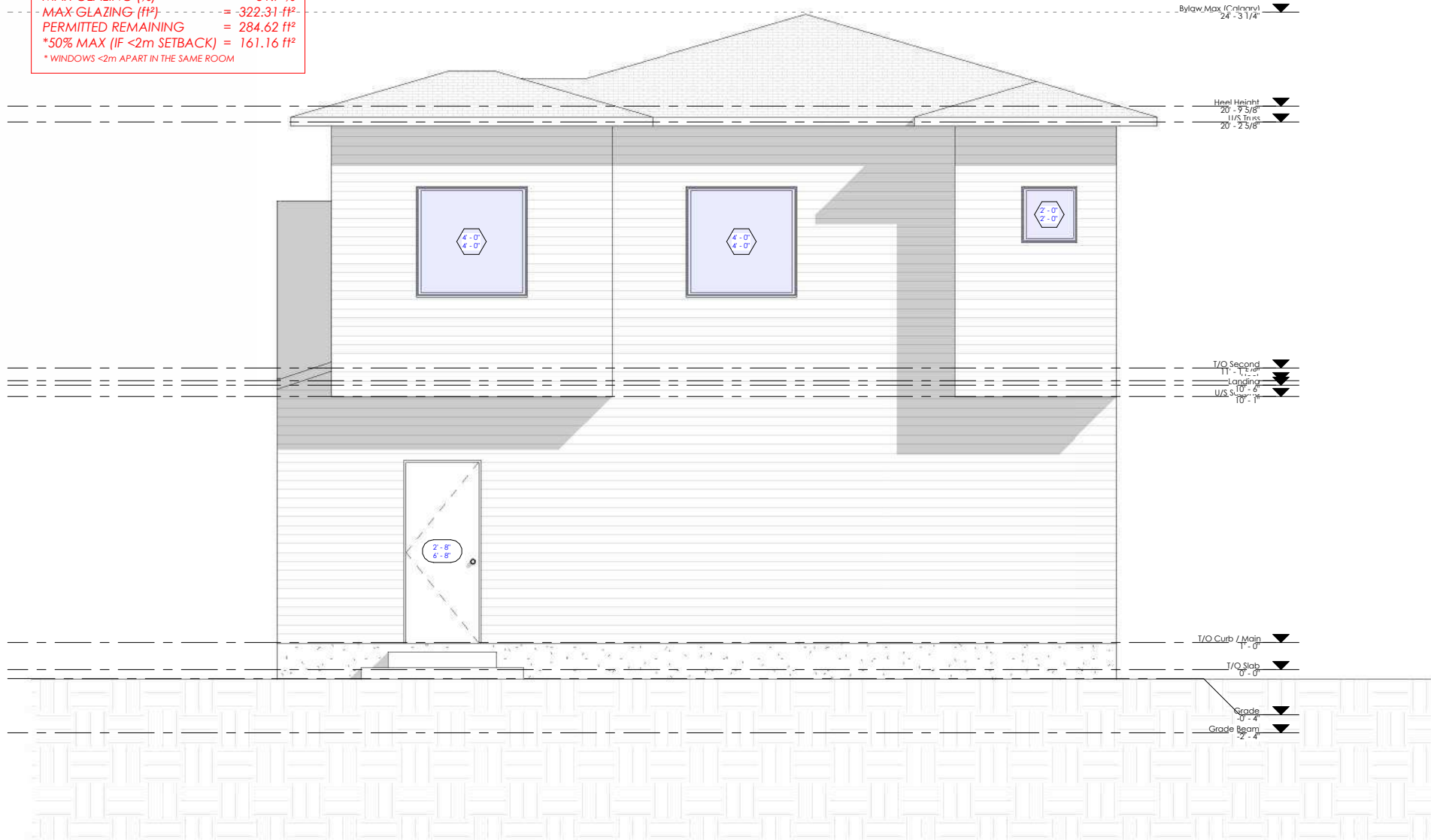
611 SEYMOUR AV SW
CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:49 AM

Elevations	
Project :	2026-180
Scale:	3/16" = 1'-0"
Drawn By:	RFC
A3.0	

EXISTING DWELLING	
WALL AREA	= 623.43 ff²
WINDOW AREA	= 37.69 ff²
GLAZING	= 6.05 %
LIMITING DISTANCE	= 4.33 m
MAX GLAZING (%)	= 51.7 %
MAX GLAZING (ff²)	= 322.31 ff²
PERMITTED REMAINING	= 284.62 ff²
*50% MAX (IF <2m SETBACK)	= 161.16 ff²
* WINDOWS <2m APART IN THE SAME ROOM	



1 Rear Elevation
3/16" = 1'-0"



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ENGINEER



GENERAL CONTRACTOR

611 SEYMOUR AV SW
CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:50 AM

Elevations

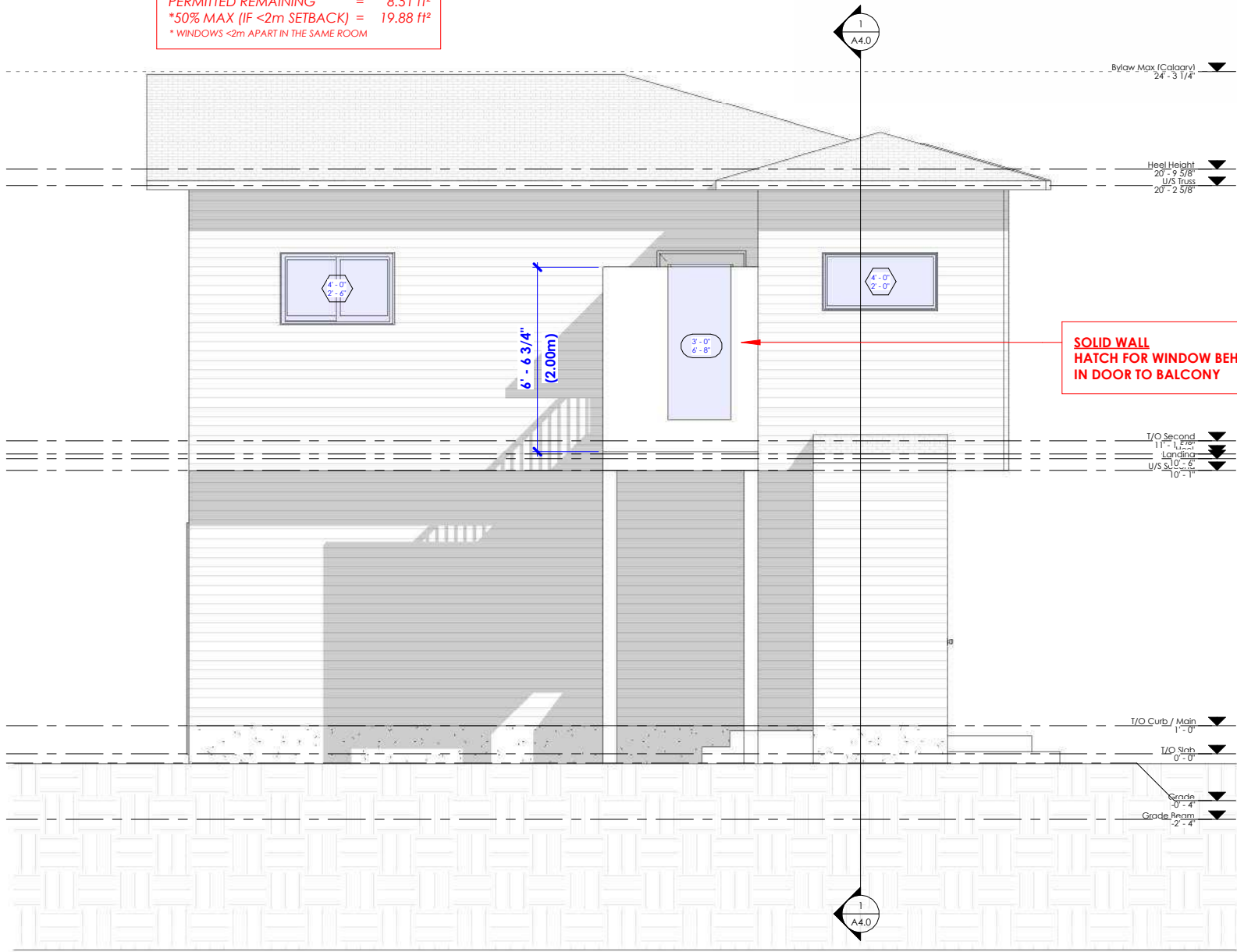
Project : 2026-180

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

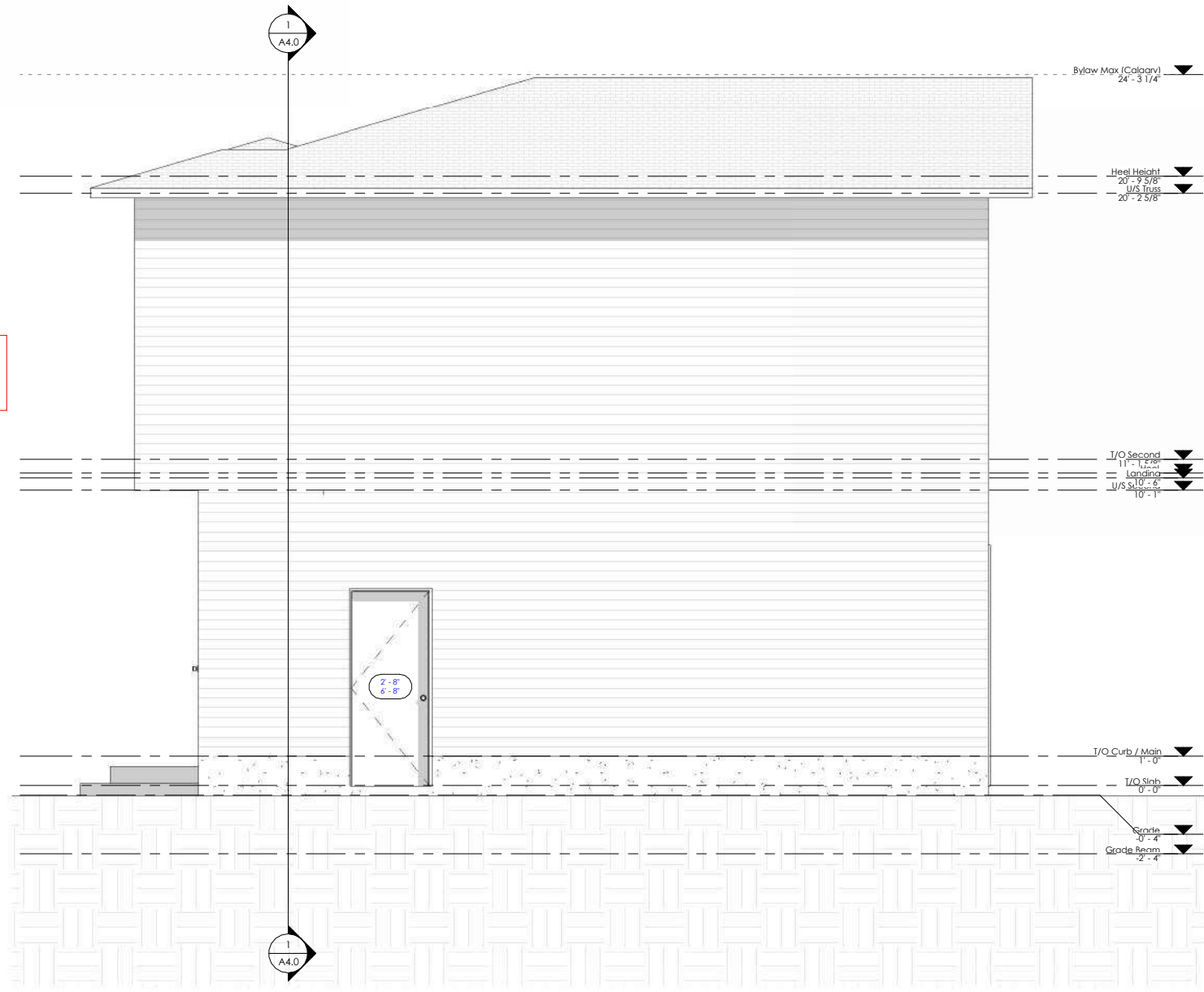
Drawn By: RFC

A3.1

EXISTING DWELLING	
WALL AREA	= 567.87 ft²
WINDOW AREA	= 31.24 ft²
GLAZING	= 5.5 %
LIMITING DISTANCE	= 1.2 m
MAX GLAZING (%)	= 7 %
MAX GLAZING (ft²)	= 39.75 ft²
PERMITTED REMAINING	= 8.51 ft²
*50% MAX (IF <2m SETBACK)	= 19.88 ft²
* WINDOWS <2m APART IN THE SAME ROOM	



2 Right Elevation
3/16" = 1'-0"



1 Left Elevation
3/16" = 1'-0"



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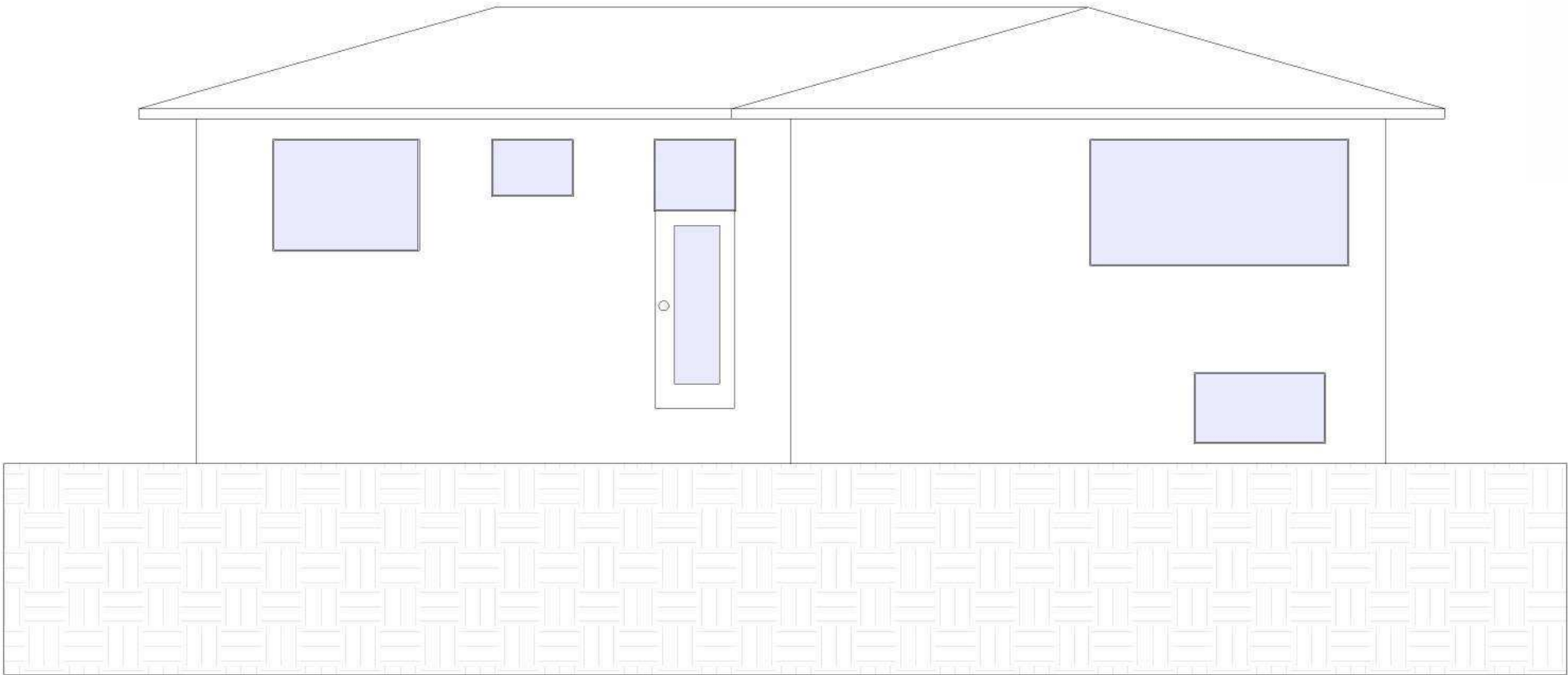


611 SEYMOUR AV SW
CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:51 AM

Elevations	
Project :	2026-180
Scale:	3/16" = 1'-0"
Drawn By:	RFC
A3.2	



EXISTING DWELLING

WALL AREA = 464.32 ft²
WINDOW AREA = 85.85 ft²

GLAZING = 18.49 %
LIMITING DISTANCE = 2.78 m

MAX GLAZING (%) = 18.5 %
MAX GLAZING (ft²) = 85.90 ft²
PERMITTED REMAINING = 0.05 ft²
*50% MAX (IF <2m SETBACK) = 42.95 ft²

* WINDOWS <2m APART IN THE SAME ROOM

1 Dwelling Rear (Backyard Suite)
3/16" = 1'-0"



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GENERAL CONTRACTOR

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CALGARY, AB

BACKYARD SUITE

2026-08-13 11:38:52 AM

Dwelling Elevation (Backyard Suite)
Project : 2026-180
Scale: 3/16" = 1'-0"
Drawn By: RFC

A3.4