LEGEND

– – – – – – –	PROPERTY LINE
– – – – – – –	ROOF EAVE (OVERHANG)
– – – – – – –	AMENITY SPACE
– – – – – – –	IMAGINARY PROPERTY LINE (FOR GLAZING CALCULATIONS) **2.80 m** OFFSET FROM MAIN DWELLING **1.20 m** OFFSET FROM PROPOSED GARAGE SUITE
.....	PARKING STALLS

SITE PLAN (R-CG)
SCALE = 1:50
AREA = 557.42 SQ.M.

GENERAL CALCULATIONS (PROPERTY)

TOTAL SITE AREA = 557.42 SQ.M.

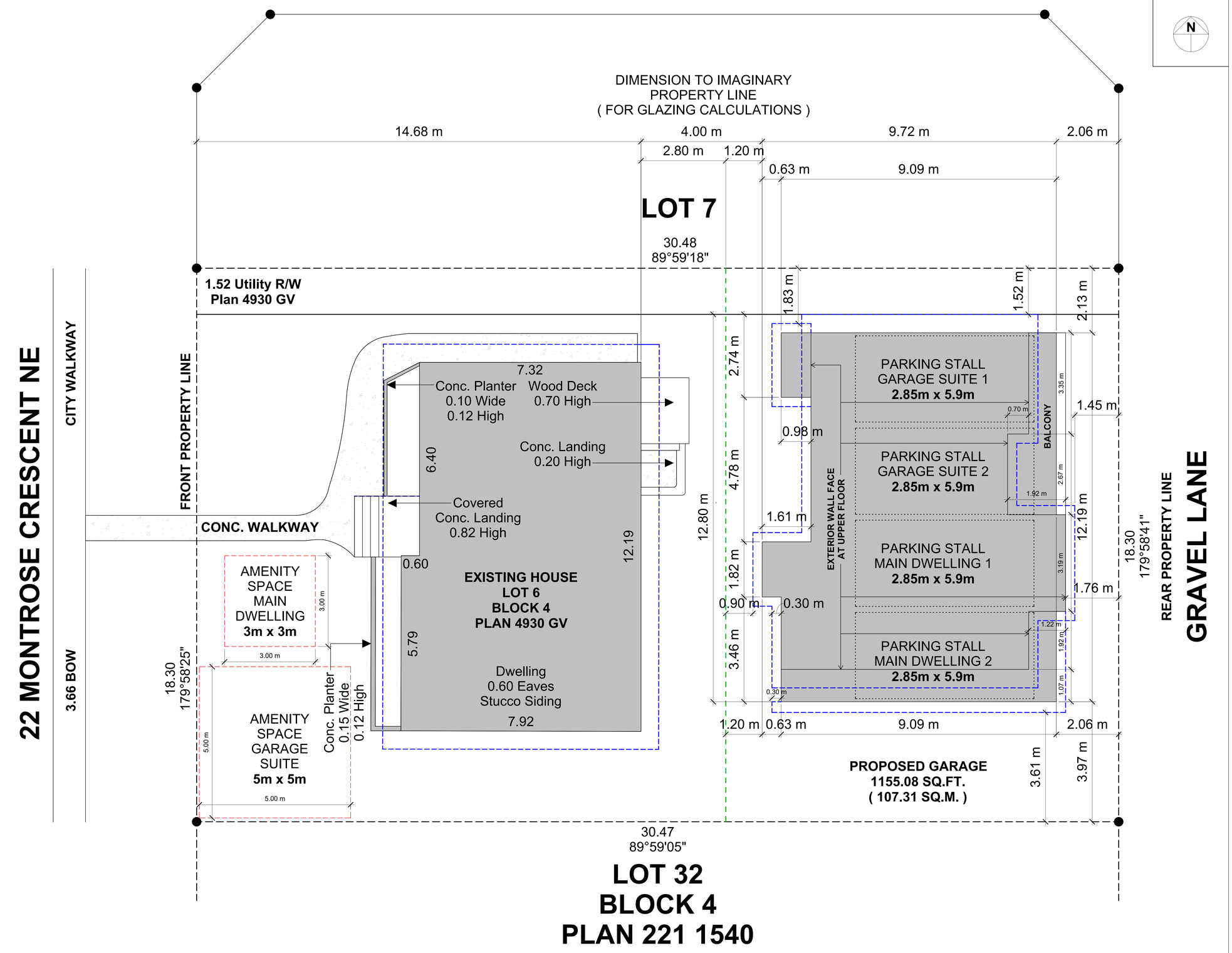
EXISTING MAIN DWELLING BUILDING FOOTPRINT =92.76 SQ.M.

EXISTING PARCEL COVERAGE = 16.64%

PROPOSED GARAGE SUITE BUILDING FOOTPRINT = 107.31 SQ.M.

ALLOWED PARCEL COVERAGE = 45 %

PROPOSED PARCEL COVERAGE = 35.89 %



STAMP

DISCLAIMER:
ALL PLANS AND MATERIALS ARE COPYRIGHTED BY Z-GRID. REPRODUCTION, MODIFICATION, OR REUSE — WHOLE OR IN PART—IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

ALL WORK MUST COMPLY WITH THE ALBERTA BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.

NOTES:
DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR DISCREPANCIES TO Z-GRID BEFORE CONSTRUCTION. FAILURE TO DO SO PLACES FULL RESPONSIBILITY ON THE BUILDER AND/OR OWNER.

EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING TO THE OUTSIDE FACE OF SHEATHING

BEFORE ORDERING, CONTRACTOR/BUILDER MUST VERIFY HEEL HEIGHT AND ROOF DETAILS WITH THE MANUFACTURER. ANY DISCREPANCIES MUST BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	SITE	02-06-2026

FLOOR AREA (SQ.FT.)

BASEMENT	0 SF
MAIN FLOOR	0 SF
UPPER FLOOR	0 SF
LOFT (THIRD FLOOR)	0 SF
ROOF	0 SF
TOTAL	0 SF

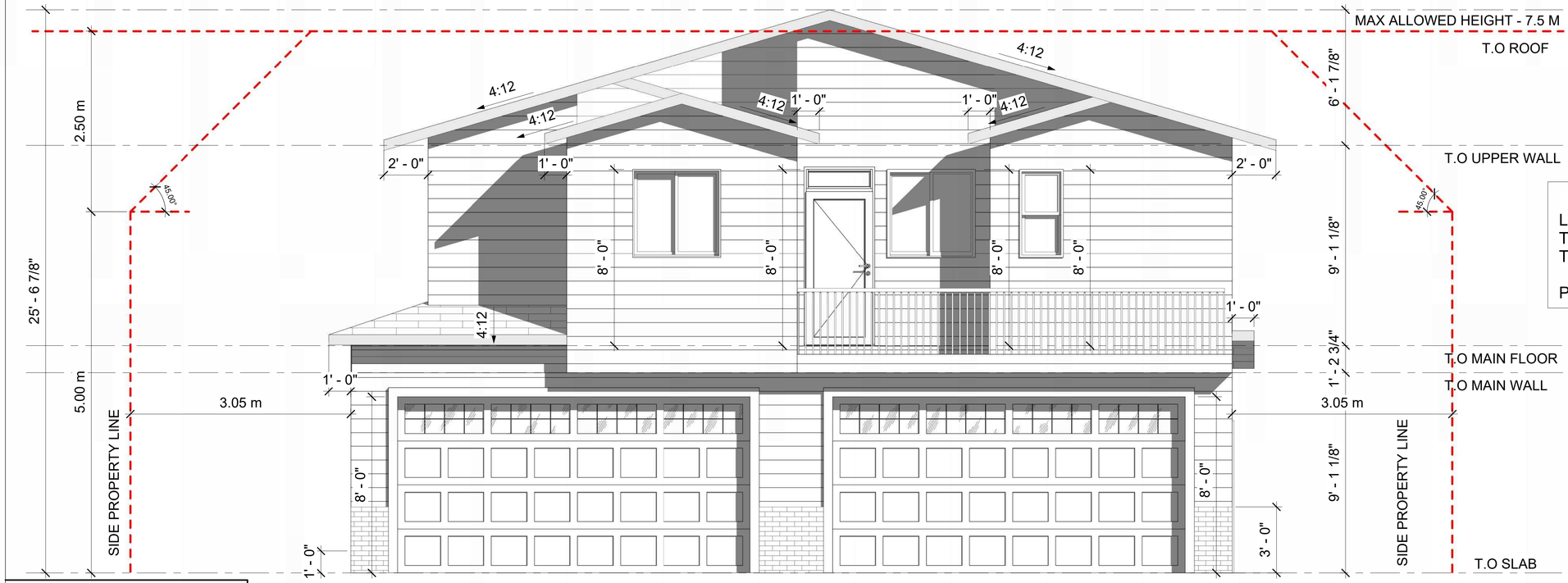
Z-GRID

PROJECT ADDRESS
22 MONTROSE CRESCENT NE
CALGARY, AB

DATE	02-06-2026
DESIGNED BY	ZG
JOB:	26-17

A0

SCALE 1 : 50



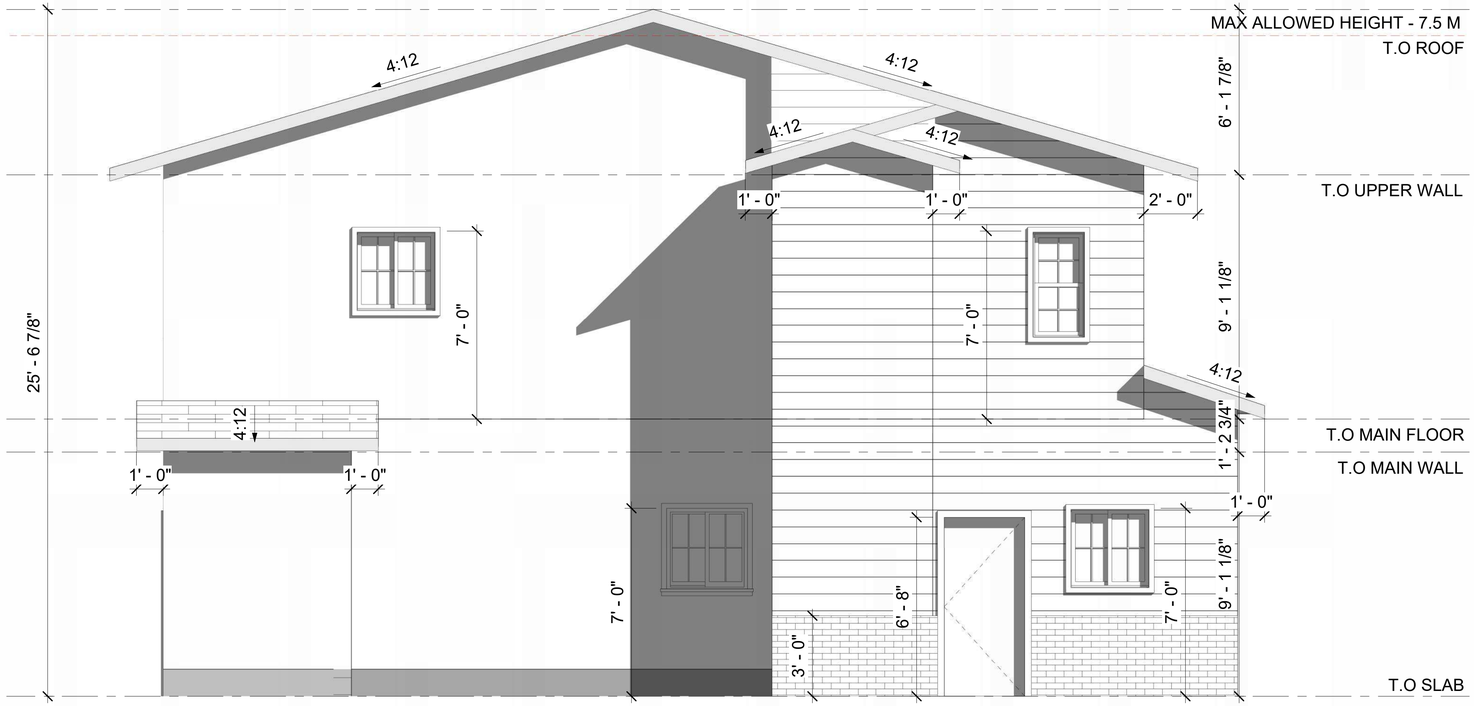
FRONT ELEVATION
SCALE-3/8"= 1'

GLAZING CALCULATION

LIMITING DISTANCE- 6.5M
TOTAL AREA BUILDING FACE- 745 SQ.FT (69.21 SQ.M)
TOTAL AREA UNPROTECTED OPENING- 320 SQ.FT (29.72 SQ.M)

PROPOSED GLAZING - 42.95%

STUCCO FINISH
BRICK FINISH
TYP CONC WALL
HORIZONTAL HARDIE SIDING



REAR ELEVATION
SCALE- 3/8"= 1'

GLAZING CALCULATION

LIMITING DISTANCE- 1.2M
TOTAL AREA BUILDING FACE- 745 SQ.FT (69.21 SQ.M)
TOTAL AREA UNPROTECTED OPENING- 56 SQ.FT (5.20 SQ.M)

PROPOSED GLAZING - 7%

STUCCO FINISH
BRICK FINISH
TYP CONC WALL
HORIZONATAL HARDIE SIDING

STAMP

DISCLAIMER:
ALL PLANS AND MATERIALS ARE COPYRIGHTED BY Z-GRID. REPRODUCTION, MODIFICATION, OR REUSE WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.
ALL WORK MUST COMPLY WITH THE ALBERTA BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.

NOTES:
DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR DISCREPANCIES TO Z-GRID BEFORE CONSTRUCTION. FAILURE TO DO SO PLACES FULL RESPONSIBILITY ON THE BUILDER AND/OR OWNER.
EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING TO THE OUTSIDE FACE OF SHEATHING.
BEFORE ORDERING, CONTRACTOR/BUILDER MUST VERIFY HEEL HEIGHT AND ROOF DETAILS WITH THE MANUFACTURER. ANY DISCREPANCIES MUST BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	DP	2026-05-27

FLOOR AREA (SQ.FT.)	
BASEMENT	0 SF
MAIN FLOOR	1100 SF
UPPER FLOOR	880 SF
LOFT (THIRD FLOOR)	0 SF
ROOF	0 SF
TOTAL	0 SF

Z-GRID

A5

PROJECT ADDRESS
22 MONTROSE CRESCENT NE
CALGARY, AB

DATE	2026-05-27
DESIGNED BY	ZG
JOB:	26-17

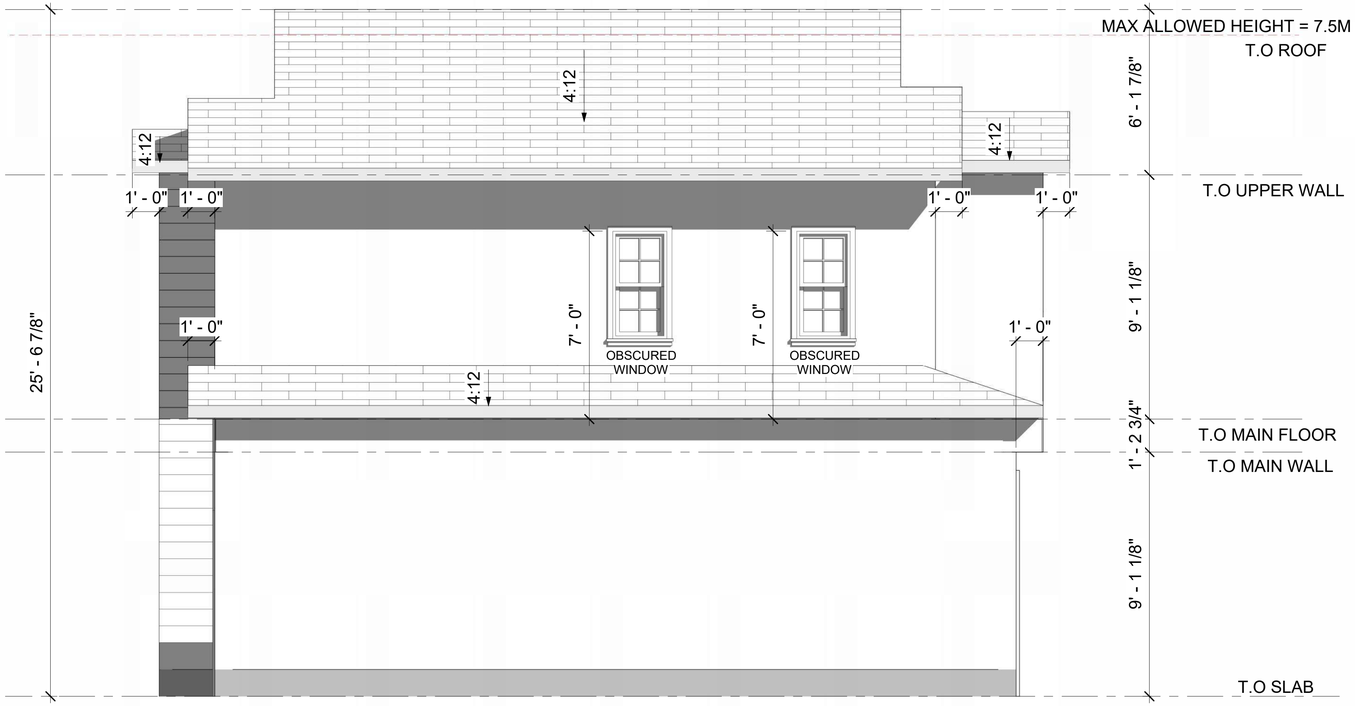


GLAZING CALCULATION

LIMITING DISTANCE- 3.05 M
TOTAL AREA BUILDING FACE- 630 SQ.FT (58.52 SQ.M)
TOTAL AREA UNPROTECTED OPENING- 41 SQ.FT (3.80 SQ.M)

PROPOSED GLAZING - 6.5%

RIGHT ELEVATION
SCALE- 1/2"= 1'



GLAZING CALCULATION

LIMITING DISTANCE- 3.05 M
TOTAL AREA BUILDING FACE-630 SQ.FT (58.52 SQ.M)
TOTAL AREA UNPROTECTED OPENING- 16 SQ.FT (1.48 SQ.M)

PROPOSED GLAZING - 2.52%

LEFT ELEVATION
SCALE- 1/2"= 1'

STUCCO FINISH
BRICK FINISH
TYP CONC WALL
HORIZONATAL HARDIE SIDING

STAMP

DISCLAIMER:
ALL PLANS AND MATERIALS ARE COPYRIGHTED BY Z-GRID. REPRODUCTION, MODIFICATION, OR REUSE WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.
ALL WORK MUST COMPLY WITH THE ALBERTA BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.

NOTES:
DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR DISCREPANCIES TO Z-GRID BEFORE CONSTRUCTION. FAILURE TO DO SO PLACES FULL RESPONSIBILITY ON THE BUILDER AND/OR OWNER.
EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING TO THE OUTSIDE FACE OF SHEATHING.
BEFORE ORDERING, CONTRACTOR/BUILDER MUST VERIFY HEEL HEIGHT AND ROOF DETAILS WITH THE MANUFACTURER. ANY DISCREPANCIES MUST BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	DP	2026-05-27

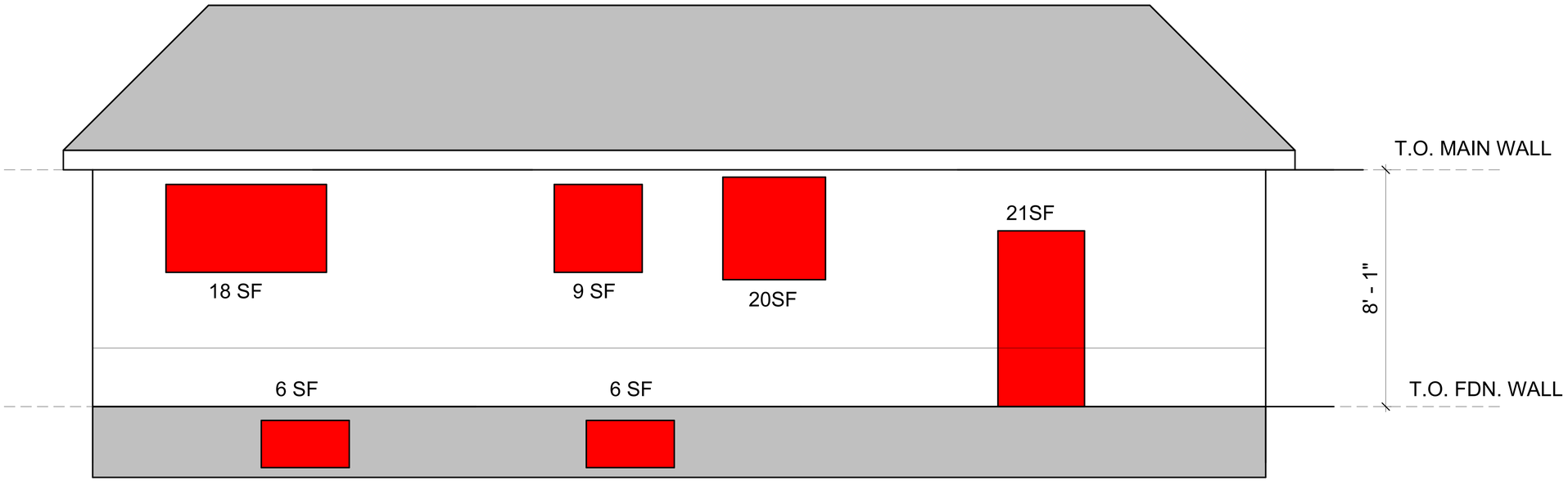
FLOOR AREA (SQ.FT.)	
BASEMENT	0 SF
MAIN FLOOR	1100 SF
UPPER FLOOR	880 SF
LOFT (THIRD FLOOR)	0 SF
ROOF	0 SF
TOTAL	0 SF

Z-GRID

A6

PROJECT ADDRESS
22 MONTROSE CRESCENT NE
CALGARY, AB

DATE	2026-05-27
DESIGNED BY	ZG
JOB:	26-17



EXISTING HOUSE REAR ELEVATION (GLAZING CALC)

TABLE 9.10.15.4. (NBC 2023 AE)

MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSE

ELEVATION	LIMITING DISTANCE	TOTAL AREA (EXPOSED BUILDING FACE)	TOTAL AREA (UNPROTECTED OPENINGS)	ALLOWED % (GLAZING)	PROPOSED % (GLAZING)
EXISTING HOUSE REAR ELEVATION	2.8 m	420 sq.ft. (39.02 sq.m.)	71 sq.ft. (6.59 sq.m.)	~19.40%	19.05 %

STAMP

DISCLAIMER:
ALL PLANS AND MATERIALS ARE COPYRIGHTED BY Z-GRID. REPRODUCTION, MODIFICATION, OR REUSE WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.
ALL WORK MUST COMPLY WITH THE ALBERTA BUILDING CODE AND ALL AUTHORITIES HAVING JURISDICTION.

NOTES:
DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR DISCREPANCIES TO Z-GRID BEFORE CONSTRUCTION. FAILURE TO DO SO PLACES FULL RESPONSIBILITY ON THE BUILDER AND/OR OWNER.
EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF SHEATHING TO THE OUTSIDE FACE OF SHEATHING.
BEFORE ORDERING, CONTRACTOR/BUILDER MUST VERIFY HEEL HEIGHT AND ROOF DETAILS WITH THE MANUFACTURER. ANY DISCREPANCIES MUST BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	DP DRAFT	2026-05-27

FLOOR AREA (SQ.FT.)	
BASEMENT	0 SF
MAIN FLOOR	1100 SF
UPPER FLOOR	880 SF
LOFT (THIRD FLOOR)	0 SF
ROOF	0 SF
TOTAL	0 SF

Z-GRID

A8

PROJECT ADDRESS
22 MONTROSE CRESENT NE, CALGARY, AB

DATE	2026-05-27
DESIGNED BY	ZG
JOB:	26-17