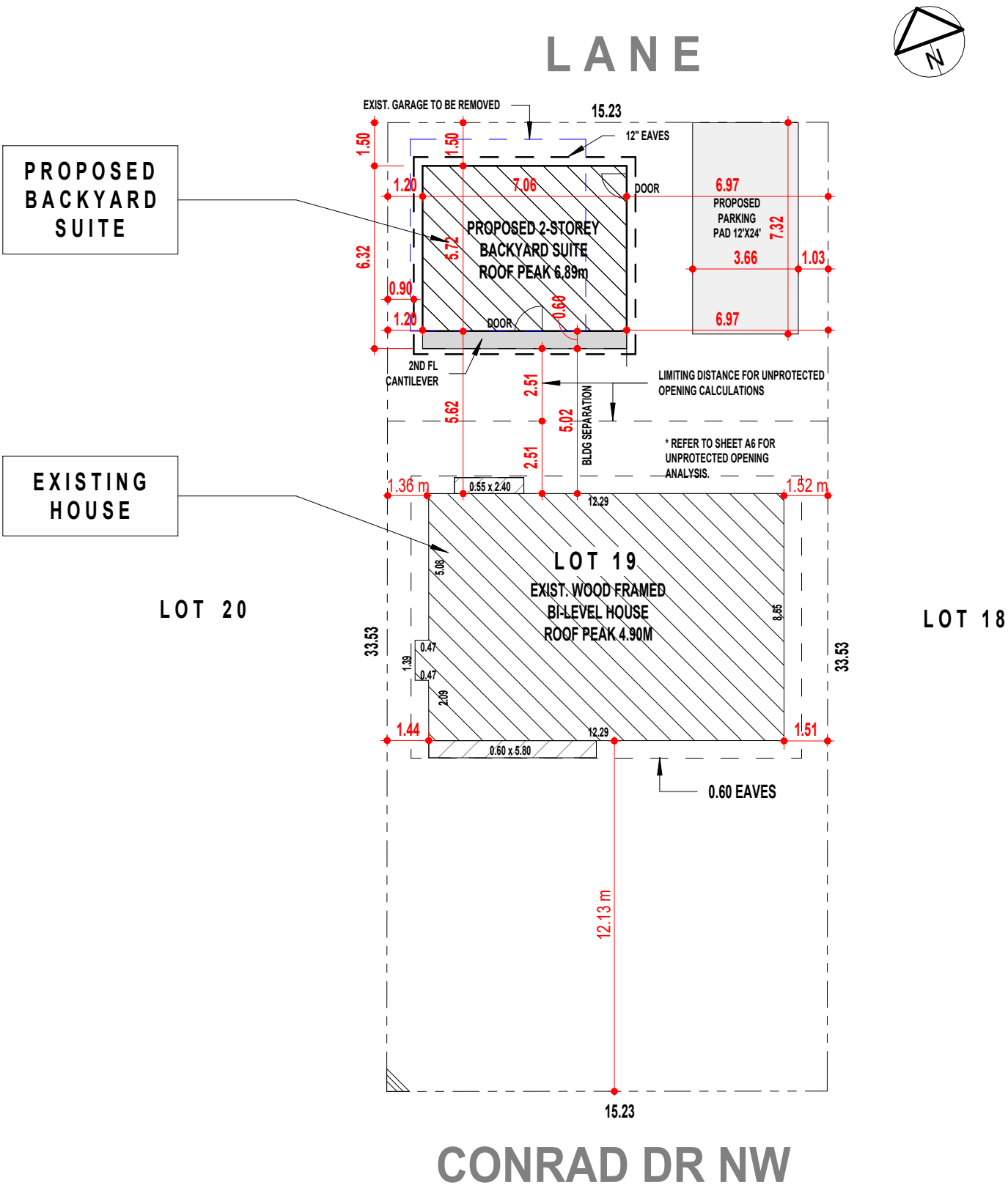


3036 Conrad Drive NW Calgary, Alberta



SCOPE OF DEVELOPMENT

Proposed construction of a new two-storey detached backyard suite located to the rear of the existing single detached dwelling and accessed from the rear lane.

The proposed backyard suite contains a total gross floor area of approximately 84.9 m² (914 sq.ft.) and includes a second-floor cantilever, extensive green roof system, exterior fibre cement panel cladding, and one off-street parking stall accessed from the existing lane.

The development has been designed to respect the existing site conditions while addressing applicable Land Use Bylaw requirements related to building height, setbacks, parcel coverage, building separation, privacy, and unprotected opening limitations between the existing dwelling and the proposed backyard suite.

No additions or exterior alterations to the existing principal dwelling are proposed as part of this application.

PROPOSED BACKYARD SUITE AREA INFORMATION

MAIN FLOOR	40.3m ²
SECOND FLOOR	44.6m ²
TOTAL	84.9m ²

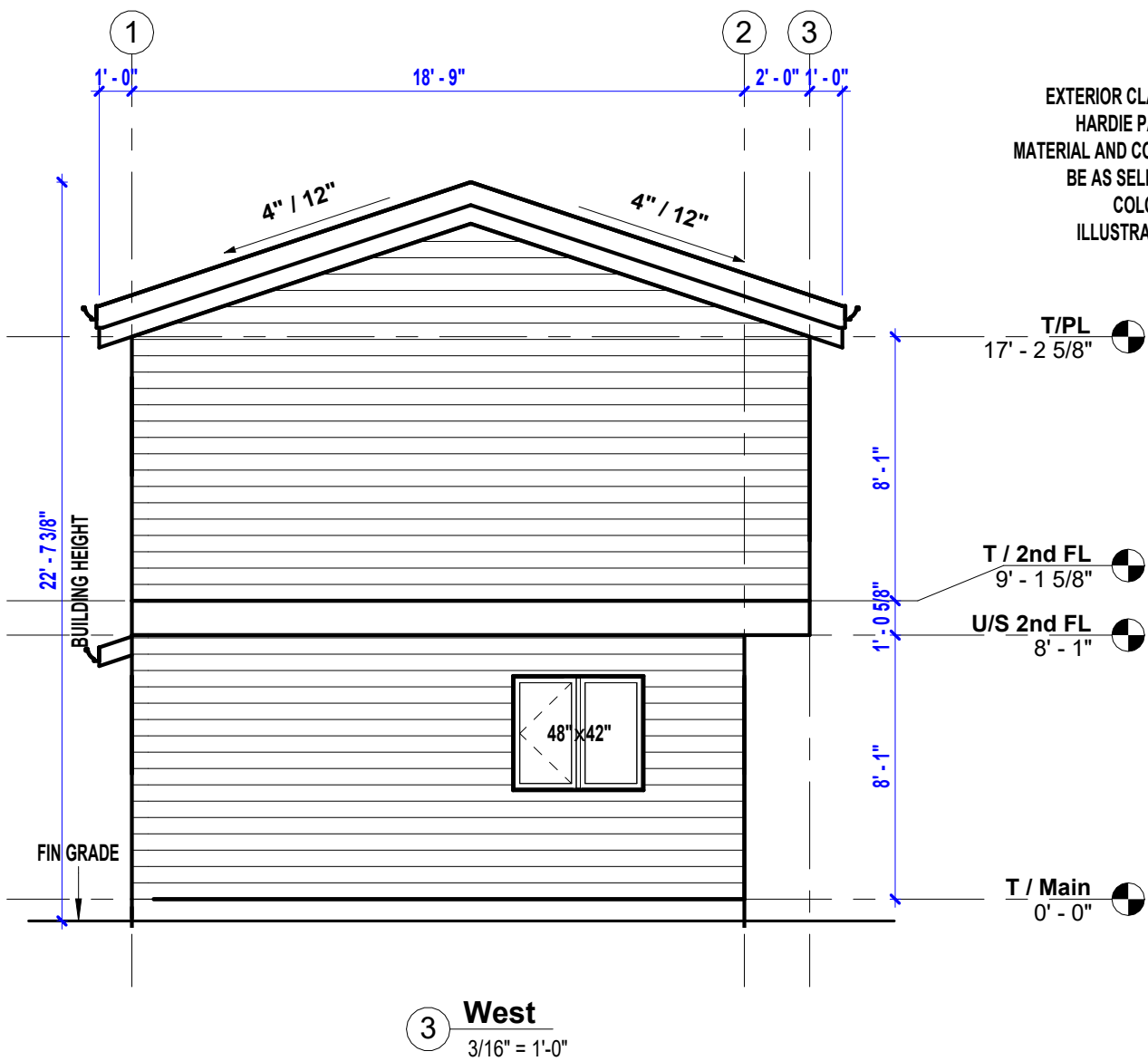
LOT COVERAGE INFORMATION

PARCEL AREA:	510.90m ²
EXIST. HOUSE	105.80m ²
EXIST. HOUSE CANT.	4.76m ²
PROPOSED BACKYARD SUITE (INCLUDES 2ND FL CANT.)	44.6m ²
TOTAL LOT COVERAGE:	155.16m ²
LOT COVERAGE:	30.37%

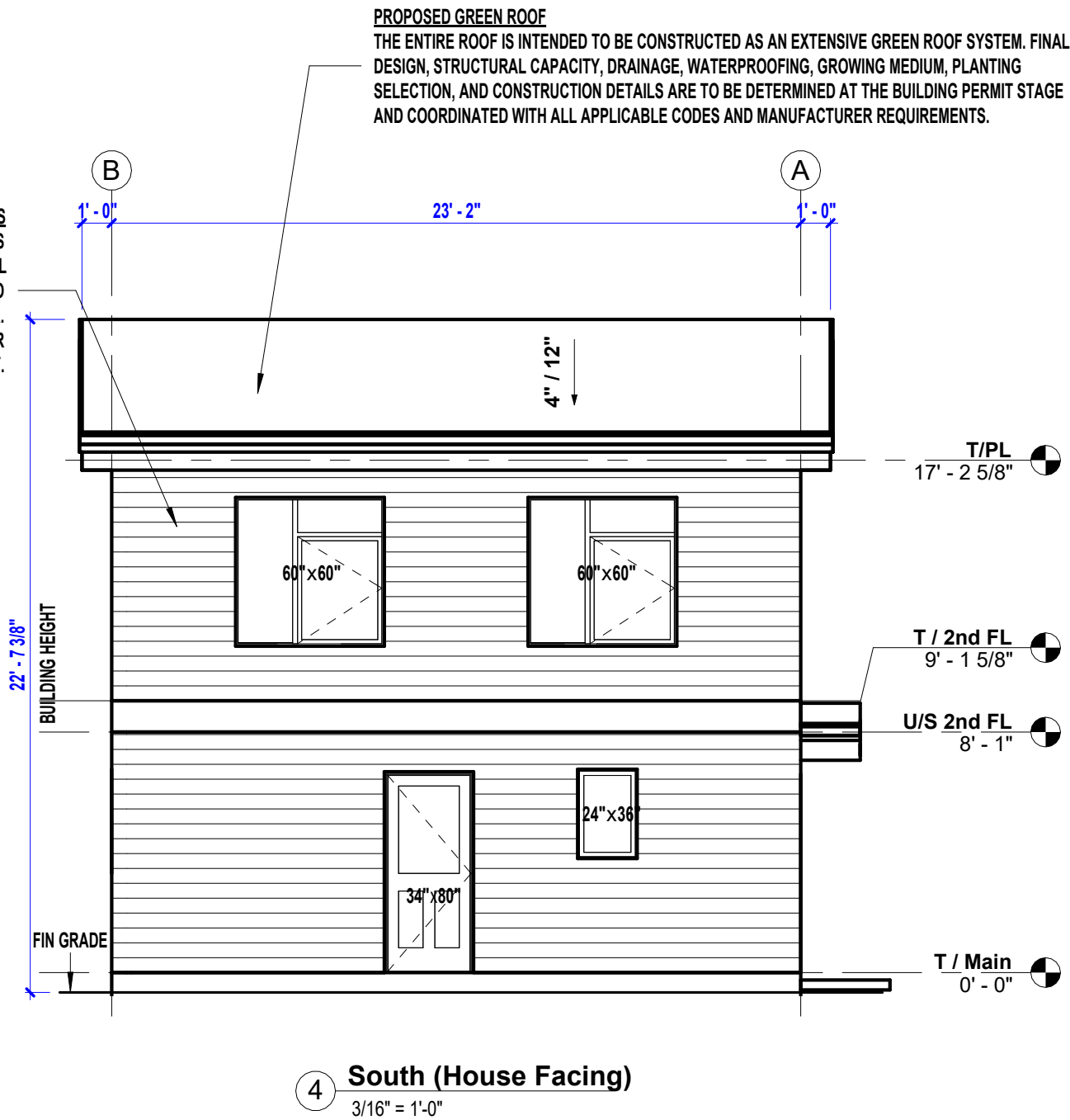
1	Issued for development permit	June 19, 2026
No	Description	Date
Project	3036 Conrad Dr NW	Address
Drawing	Site Plan	
Scale	1/16" = 1'-0"	Date June 19, 2026
No	SP1	



3036 Conrad Drive NW Calgary, Alberta



ALL SIDES
EXTERIOR CLADDING AND COLOURS
HARDIE PANEL CLADDING. FINAL
MATERIAL AND COLOUR SELECTIONS TO
BE AS SELECTED BY THE OWNER.
COLOURS SHOWN ARE FOR
ILLUSTRATIVE PURPOSES ONLY.



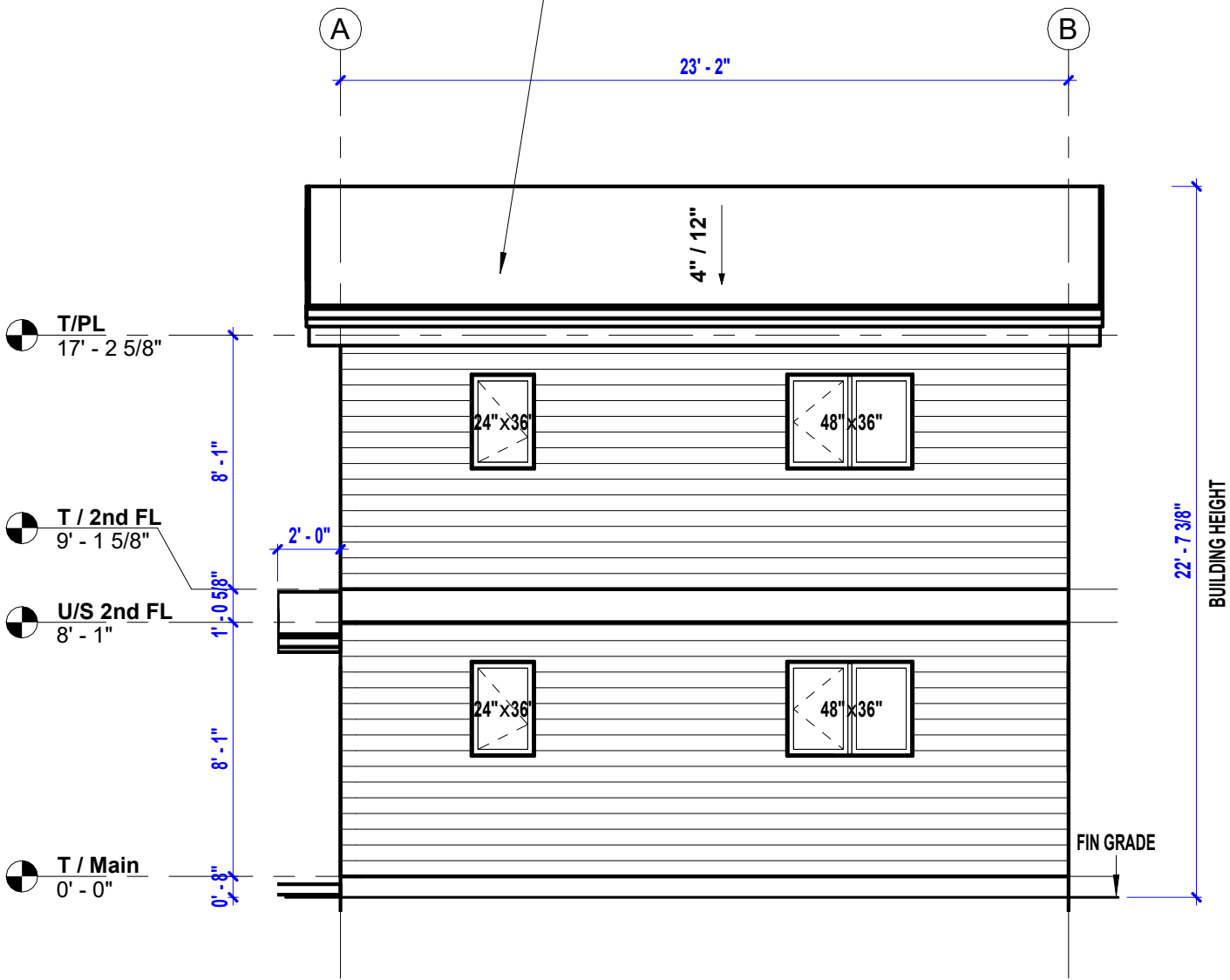
1	Issued for development permit	June 19, 2026
No	Description	Date
Project 3036 Conrad Dr NW		
Address		
Drawing Elevations 1		
Scale	3/16" = 1'-0"	Date June 19, 2026 No A3

* all dimensions and conditions to be confirmed on site by contractor

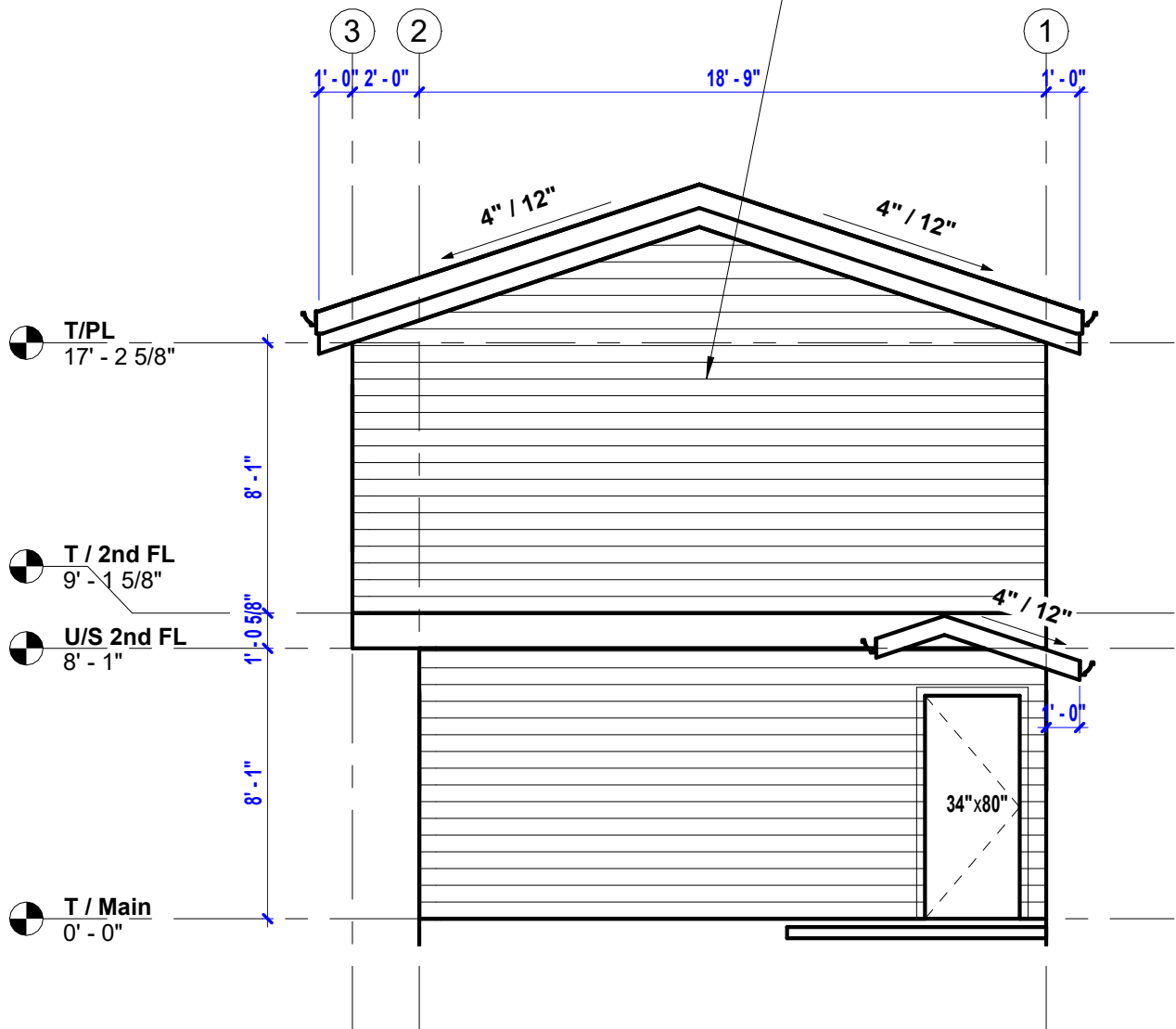
3036 Conrad Drive NW Calgary, Alberta

PROPOSED GREEN ROOF
THE ENTIRE ROOF IS INTENDED TO BE CONSTRUCTED AS AN EXTENSIVE GREEN ROOF SYSTEM. FINAL DESIGN, STRUCTURAL CAPACITY, DRAINAGE, WATERPROOFING, GROWING MEDIUM, PLANTING SELECTION, AND CONSTRUCTION DETAILS ARE TO BE DETERMINED AT THE BUILDING PERMIT STAGE AND COORDINATED WITH ALL APPLICABLE CODES AND MANUFACTURER REQUIREMENTS.

ALL SIDES
EXTERIOR CLADDING AND COLOURS
HARDIE PANEL CLADDING. FINAL MATERIAL AND COLOUR SELECTIONS TO BE AS SELECTED BY THE OWNER. COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



1 North (Lane Facing)
3/16" = 1'-0"



2 East
3/16" = 1'-0"

No	Description	Date
1	Issued for development permit	June 19, 2026

Project
3036 Conrad Dr NW

Address

Drawing
Elevations 2

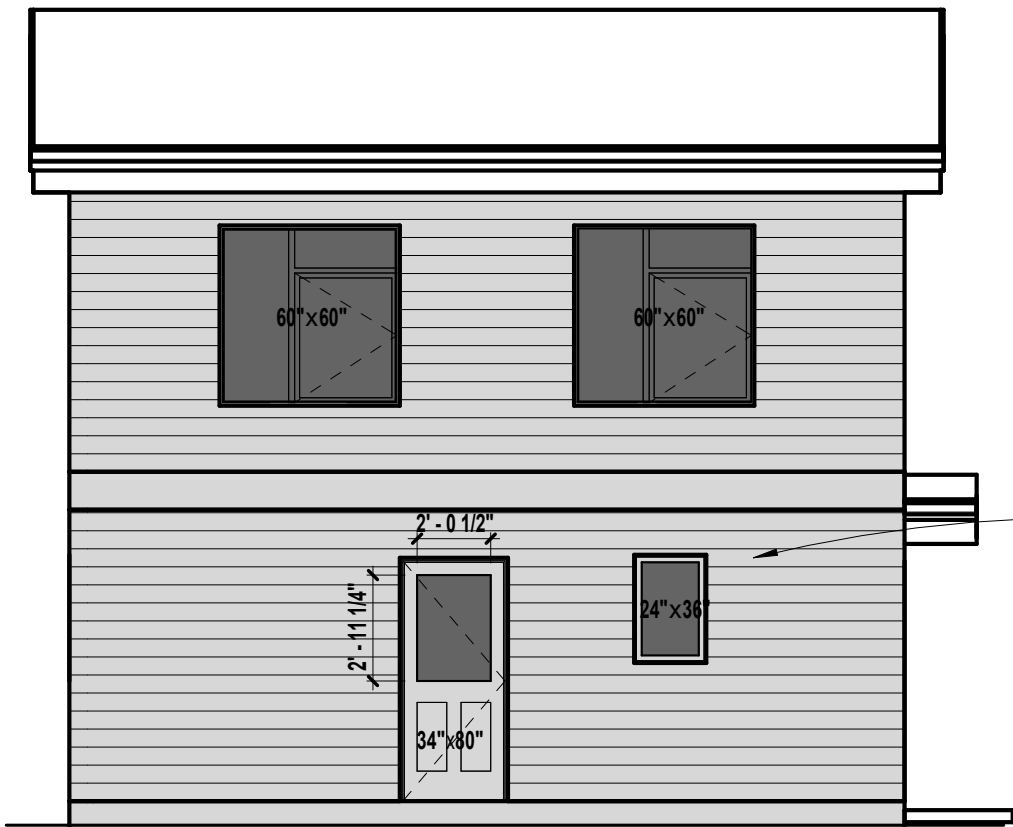
Scale 3/16" = 1'-0"

Date June 19, 2026

No **A4**

* all dimensions and conditions to be confirmed on site by contractor

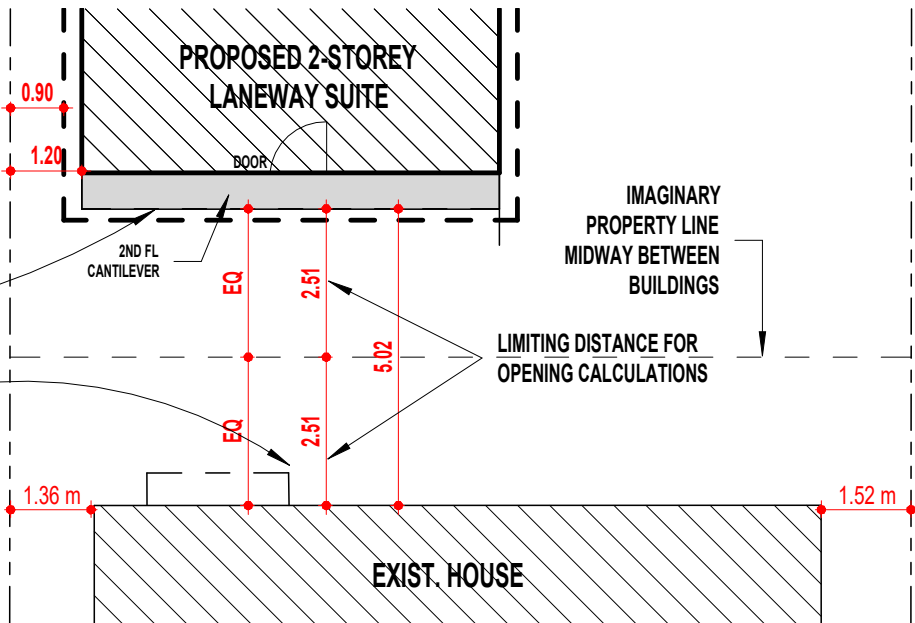
3036 Conrad Drive NW Calgary, Alberta



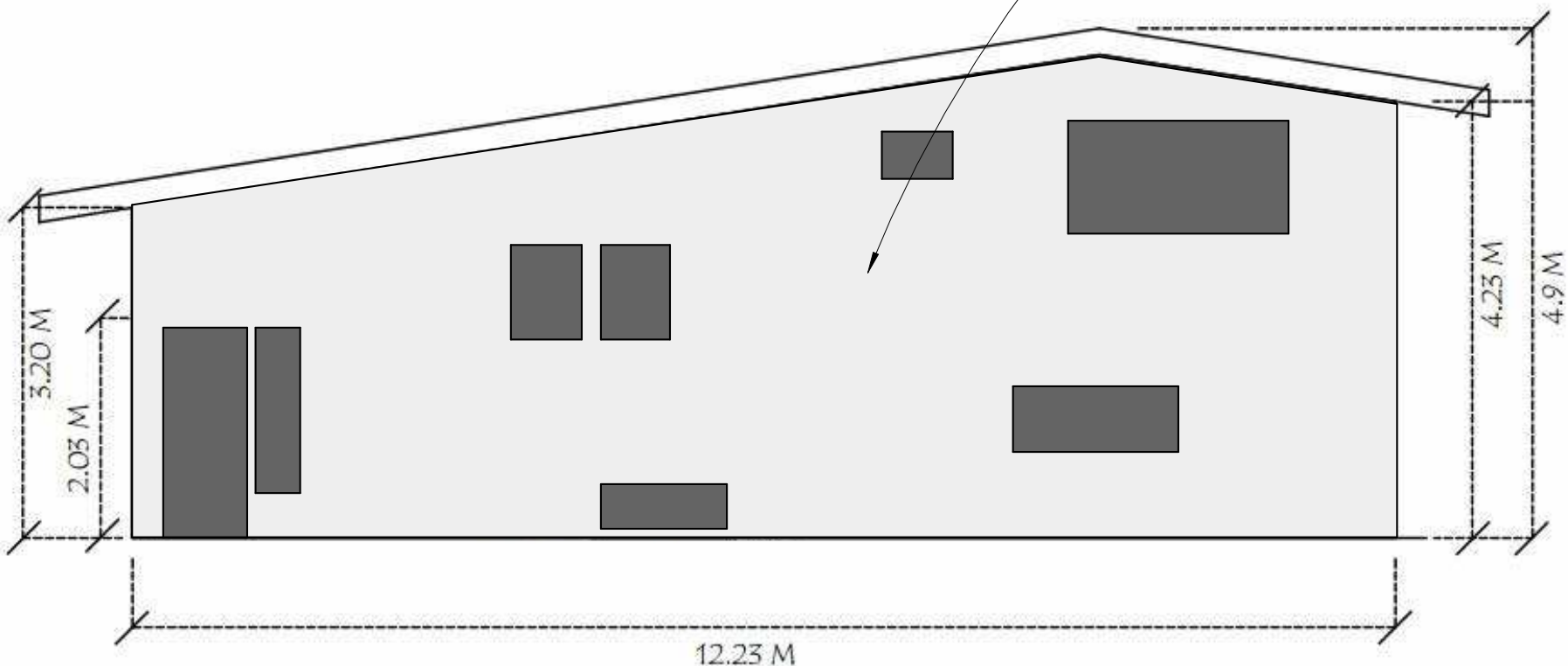
PROPOSED BACKYARD SUITE
UNPROTECTED OPENINGS = 5.19 m²
EXPOSING BUILDING FACE = 37.8 m²
UNPROTECTED OPENINGS = 13.73%

ELEVATION

ELEVATION



3 Site Limiting Distance Plan
3/32" = 1'-0"



EXISTING HOUSE
UNPROTECTED OPENINGS = 7.46 m²
EXPOSING BUILDING FACE = 49.65 m²
UNPROTECTED OPENINGS = 15.00%

NOTES:
UNPROTECTED OPENINGS CALCULATED IN ACCORDANCE WITH ABC 2023 DIVISION B 9.10.15.

LIMITING DISTANCE MEASURED BETWEEN IMAGINARY LINE MIDWAY BETWEEN BUILDINGS AND EXTERIOR WALL FACE.

ALL WINDOWS AND DOORS SHOWN ON THIS SHEET ARE CONSIDERED UNPROTECTED OPENINGS FOR THE PURPOSE OF THESE CALCULATIONS.

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

1	Issued for development permit	June 19, 2026
No	Description	Date
Project 3036 Conrad Dr NW		
Address		
Drawing Unprotected Opening Analysis		
Scale	As indicated	Date June 19, 2026
No	A6	

* all dimensions and conditions to be confirmed on site by contractor