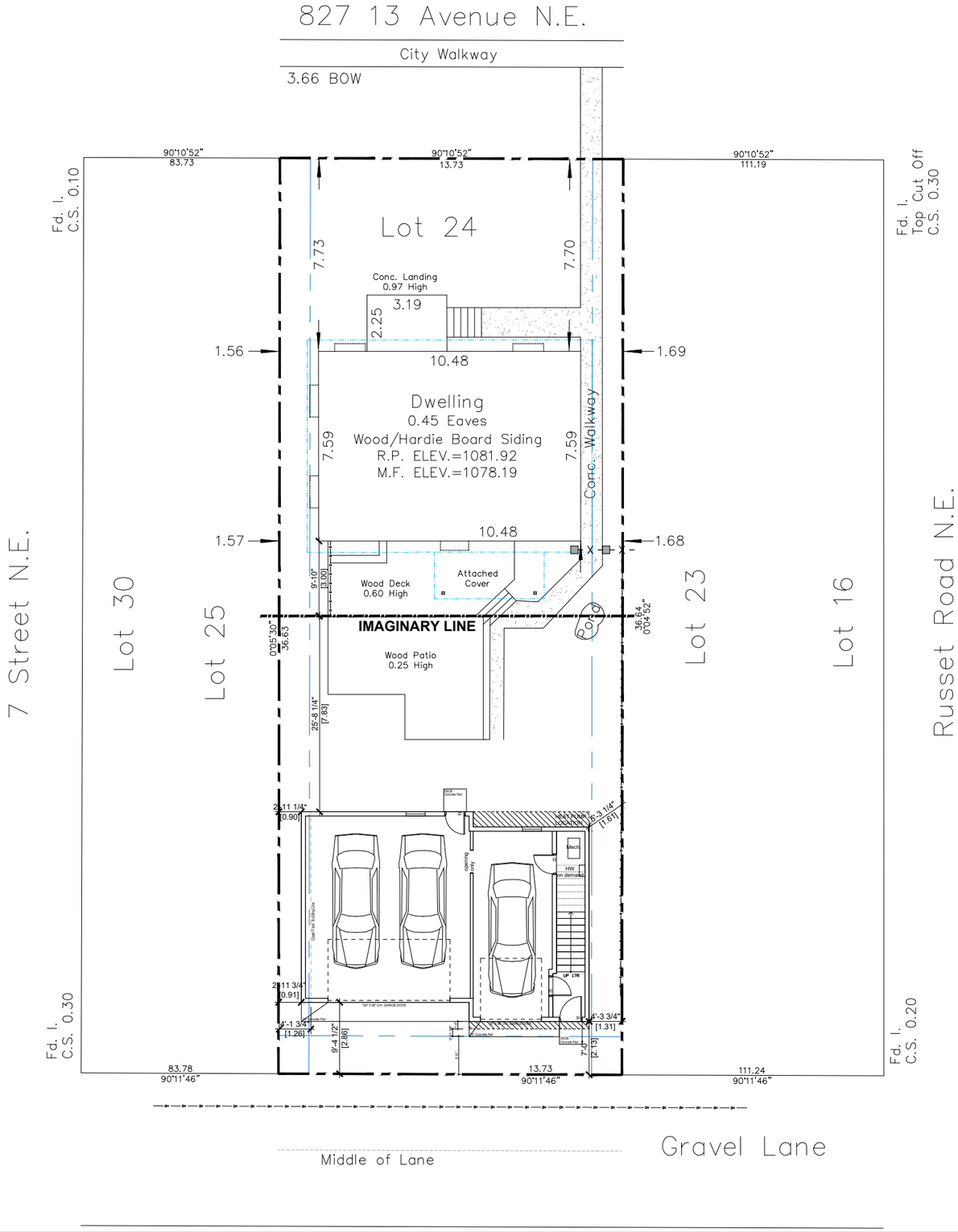


Proposed Project:	Garage Suite
Municipal Address:	827 13 Ave NE, Calgary AB
Legal Description:	Lot 24 Block 9 Plan 4221GL
Land Use:	H-GO

Drawing List

A01	Cover Page & Site Plan
A02	Proposed Plans
A03	Proposed Plans
A04	Proposed Elevations
A05	Proposed Sections
A06	Glazing Calculation

827 13 Ave NE, Calgary AB



Key Plan N.T.S

Total Lot Area	5411.46 sqf
Existing Dwelling	855.81 sqf
Proposed Backyard Suite & Garage	952.70 sqf
Coverage (1808.52/5411.46)	33.40 %

SETBACK

SIDE SETBACK:	352(2) 1.2M the minimum building setback from a side property line is 1.2 M. For any portion of the building used as a Backyard Suite.
REAR SETBACK:	352(1) (a) 1.5M For a Backyard Suite, the minimum building setback from a rear property line is:a 1.5 M for any portion of the building used as a Backyard Suite
COVERAGE :	534(4) For all other uses, the maximum parcel coverage is 45.0 per cent.

BUILDING HEIGHT

BUILDING HEIGHT:	352 (4) the maximum building height for a Backyard Suite is 7.5 M 4.1The maximum building height for a Backyard Suite is: 5.0 metres measured from grade at a side property line shared with a parcel designated with a low density residential district;
PROPOSED BUILDING HEIGHT:	7.34M
Area of a Backyard Suite	The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5 square metres, is 75.0 square metres. The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0 per cent.

PARKING:

PROPOSED PARKING:	3 INDOOR PARKING (2 for Main Dwelling, 1 for Backyard Suite)

AMENDED DRAWINGS

DP No	Date Received
DP2026-03729	Sept 24, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

plex. design solutions
(403)383-1886
plexdesignsolutions.ca

Note:

Copyright, Authorship and Use of Design Drawings/Documents Drawings, computer models, graphic representation and specifications as instruments of service are and shall remain property of the Designer whether the Project for which they were made is executed or not. The Home/Business Owner shall be permitted to retain copies, including electronic and reproducible copies in connection with the Home/Business Owner's building use and occupancy of this project only. These copies can be used for additions or alterations to the Project only and not for use on additional construction sites or projects. PLEX Design Solutions retains the right to publish any and all documentation produced during the Project including photographs of the completed Project. The owner shall be consulted before any publishing can occur.

Contractor shall verify all conditions and dimensions at job site prior to proceeding Work and report all discrepancies between drawings and existing conditions to owner or designer prior to proceeding work.

Client:

Home owner

Municipal Address

827
13 Ave NE
Calgary, AB

Legal Description

Lot 24
Block 9
Plan 4221 GL

Issue:

Development Permit

Drawing Title

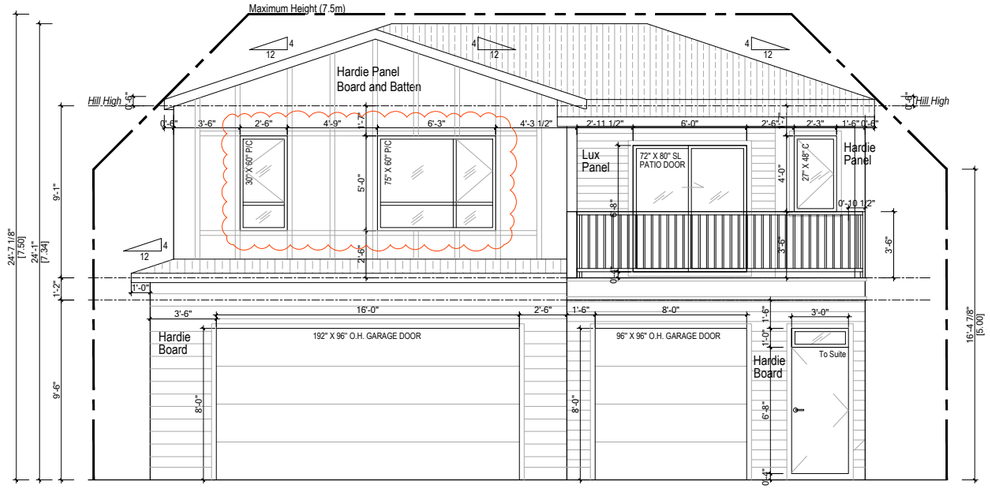
Cover Page

Revision	Date	By

Scale: 1/8" -1'

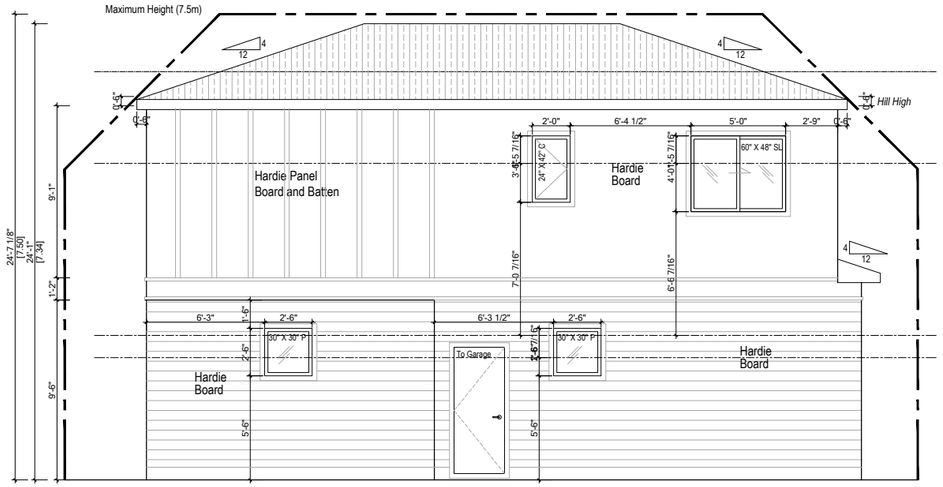
Date: Sep 23 2026

A-01



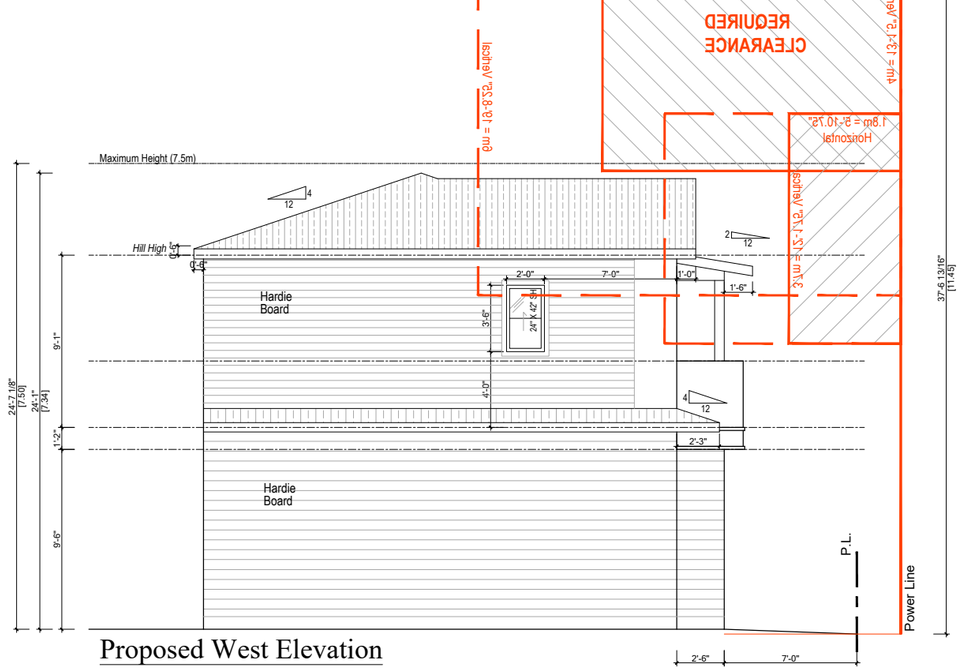
Proposed South Elevation

LIMITING DISTANCE: Facing to Lane



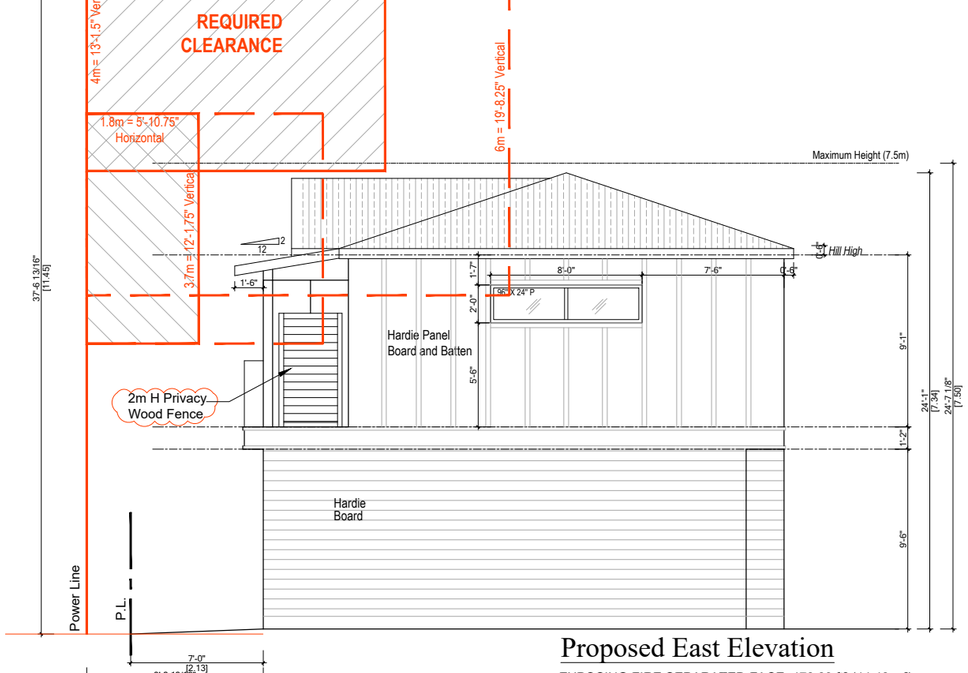
Proposed North Elevation

EXPOSING FIRE SEPARATED FACE: 726.83 ft² (67.52 m²)
LIMITING DISTANCE: 6.92 m
MAX GLAZED OPENINGS: 44%
ACTUAL 39.5 ft² (3.67 m²)
TOTAL = 3.67 m² / 67.52 m² = 5.4%



Proposed West Elevation

EXPOSING FIRE SEPARATED FACE: 202.08 ft² (18.77 m²)
LIMITING DISTANCE: 1.27 m
MAX GLAZED OPENINGS: 7.00%
ACTUAL 12 ft² (1.11 m²)
TOTAL = 1.11 m² / 18.77 m² = 5.9%



Proposed East Elevation

EXPOSING FIRE SEPARATED FACE: 478.80 ft² (44.48 m²)
LIMITING DISTANCE: 1.34 m
MAX GLAZED OPENINGS: 7.00%
ACTUAL 16 ft² (1.49 m²)
TOTAL = 1.49 m² / 44.48 m² = 3.3%

AMENDED DRAWINGS

DP No	Date Received
DP2026-03729	Sept 24, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

plex. design solutions
(403)383-1886
plexdesignsolutions.ca

Note:

Copyright, Authorship and Use of Design Drawings/Documents Drawings, computer models, graphic representation and specifications as instruments of service are and shall remain property of the Designer whether the Project for which they were made is executed or not. The Home/Business Owner shall be permitted to retain copies, including electronic and reproducible copies in connection with the Home/Business Owner's building use and occupancy of this project only. These copies can be used for additions or alterations to the Project only and not for use on additional construction sites or projects. PLEX Design Solutions retains the right to publish any and all documentation produced during the Project including photographs of the completed Project. The owner shall be consulted before any publishing can occur.

Contractor shall verify all conditions and dimensions at job site prior to proceeding Work and report all discrepancies between drawings and existing conditions to owner or designer prior to proceeding work.

Client:

Home owner

Municipal Address

827
13 Ave NE
Calgary, AB

Legal Description

Lot 24
Block 9
Plan 4221 GL

Issue:

Development Permit

Drawing Title

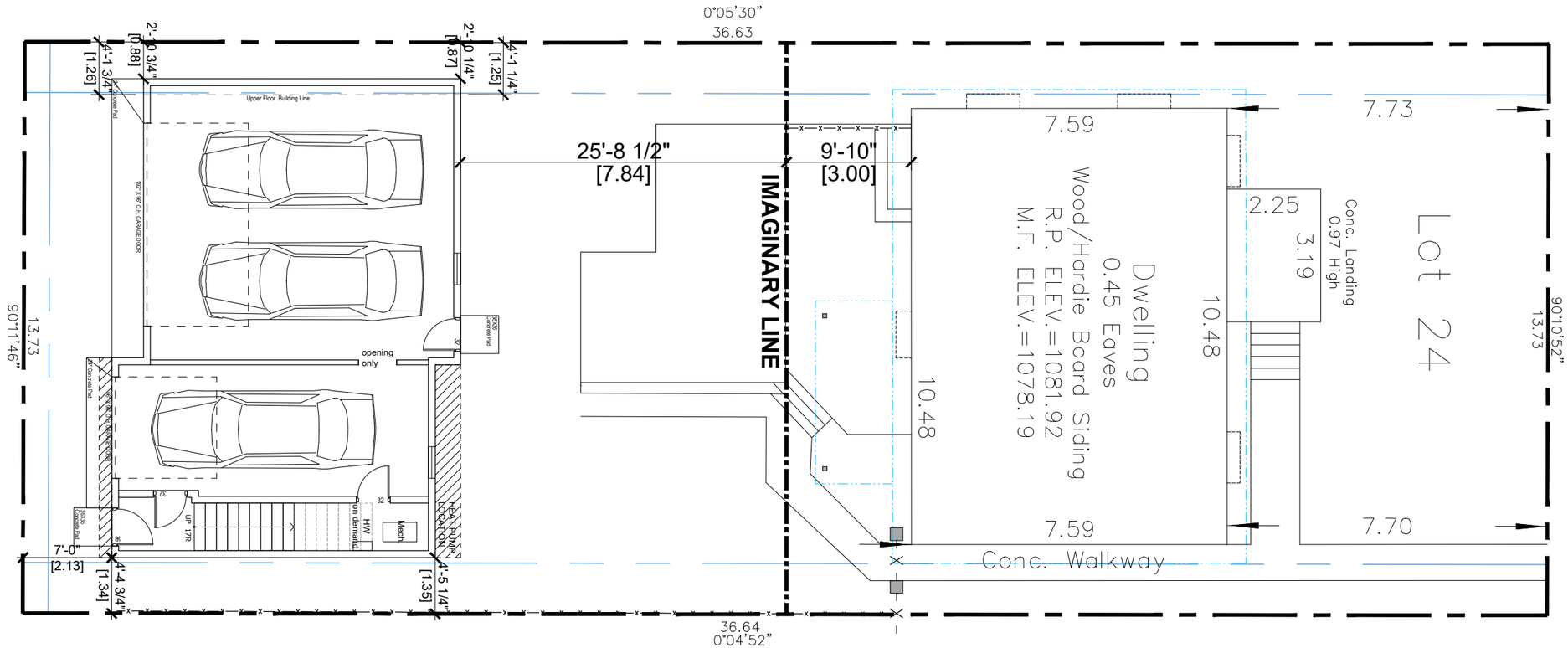
Proposed Elevations

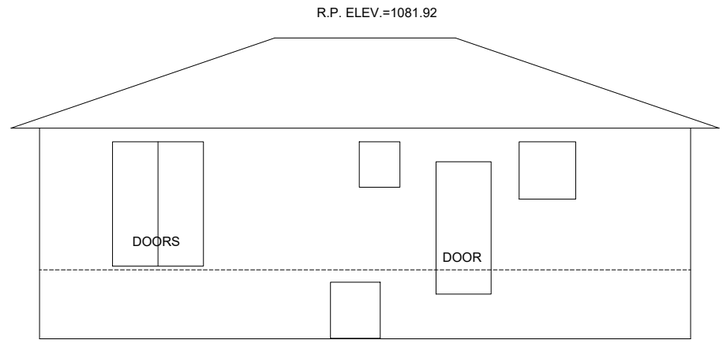
Revision	Date	By

Scale: 1/8" -1'

Date: Sep 23 2026

A-04





Main Dwelling Glazing Calculation

EXPOSING FIRE SEPARATED FACE: 382.33 ft² (35.52 m²)
LIMITING DISTANCE: 3.00 m
MAX GLAZED OPENINGS: 21.5%
ACTUAL 53.42 ft² (4.96 m²)
TOTAL = 4.96 m² / 35.52 m² = 14.0%

AMENDED DRAWINGS
DP No: DP2026-03729
Date Received: Sept 24, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

plex. design solutions
(403)383-1886
plexdesignsolutions.ca

Note:

Copyright, Authorship and Use of Design Drawings/Documents Drawings, computer models, graphic representation and specifications as instruments of service are and shall remain property of the Designer whether the Project for which they were made is executed or not. The Home/Business Owner shall be permitted to retain copies, including electronic and reproducible copies in connection with the Home/Business Owner's building use and occupancy of this project only. These copies can be used for additions or alterations to the Project only and not for use on additional construction sites or projects. PLEX Design Solutions retains the right to publish any and all documentation produced during the Project including photographs of the completed Project. The owner shall be consulted before any publishing can occur.

Contractor shall verify all conditions and dimensions at job site prior to proceeding Work and report all discrepancies between drawings and existing conditions to owner or designer prior to proceeding work.

Client:
Home owner

Municipal Address
827
13 Ave NE
Calgary, AB

Legal Description
Lot 24
Block 9
Plan 4221 GL

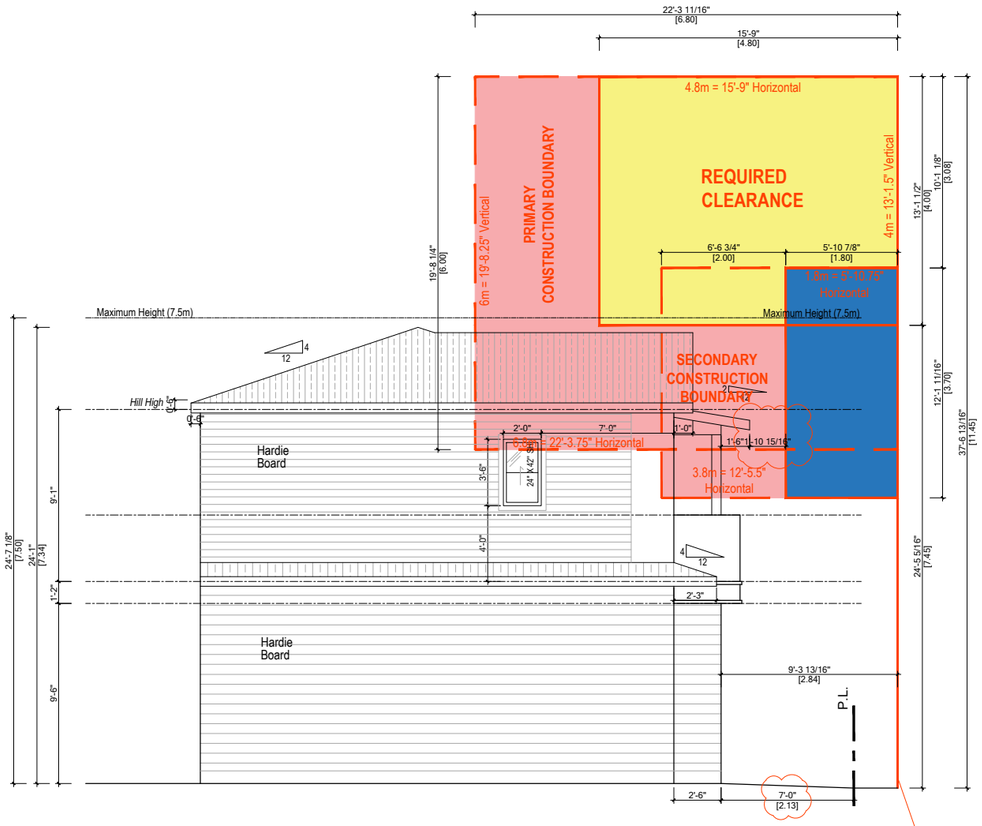
Issue:
Development Permit

Drawing Title
Glazing Calculation

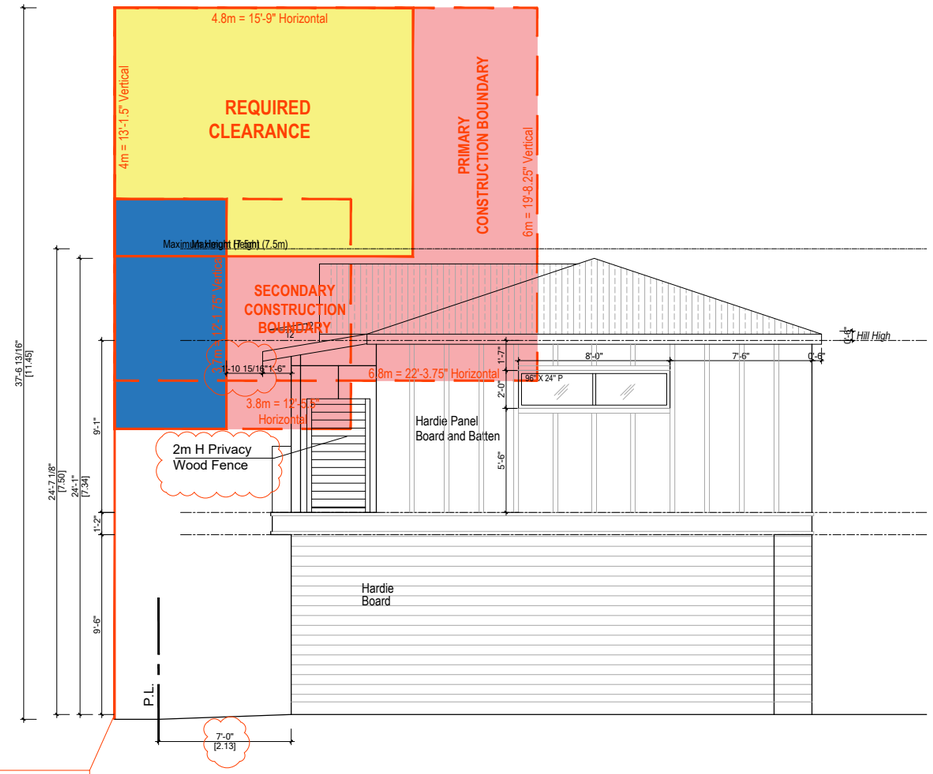
Revision	Date	By

Scale: 1/8" -1'
Date: Sep 23 2026

A-06



Proposed West Elevation



Proposed East Elevation

plex.
design
solutions
(403)383-1886
plexdesignsolutions.ca

Note:

Copyright, Authorship and Use of Design Drawings/Documents Drawings, computer models, graphic representation and specifications as instruments of service are and shall remain property of the Designer whether the Project for which they were made is executed or not. The Home/Business Owner shall be permitted to retain copies, including electronic and reproducible copies in connection with the Home/Business Owner's building use and occupancy of this project only. These copies can be used for additions or alterations to the Project only and not for use on additional construction sites or projects. PLEX Design Solutions retains the right to publish any and all documentation produced during the Project including photographs of the completed Project. The owner shall be consulted before any publishing can occur.

Contractor shall verify all conditions and dimensions at job site prior to proceeding Work and report all discrepancies between drawings and existing conditions to owner or designer prior to proceeding work.

Client:

Home owner

Municipal Address

827
13 Ave NE
Calgary, AB

Legal Description

Lot 24
Block 9
Plan 4221 GL

Issue:

Development Permit

Drawing Title

Enmax
Power Line Boundary

Revision	Date	By

Scale: 1/8" -1'

Date: Sep 23 2026

A-07

AMENDED DRAWINGS

DP No	Date Received
DP2026-03729	Sept 24, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.