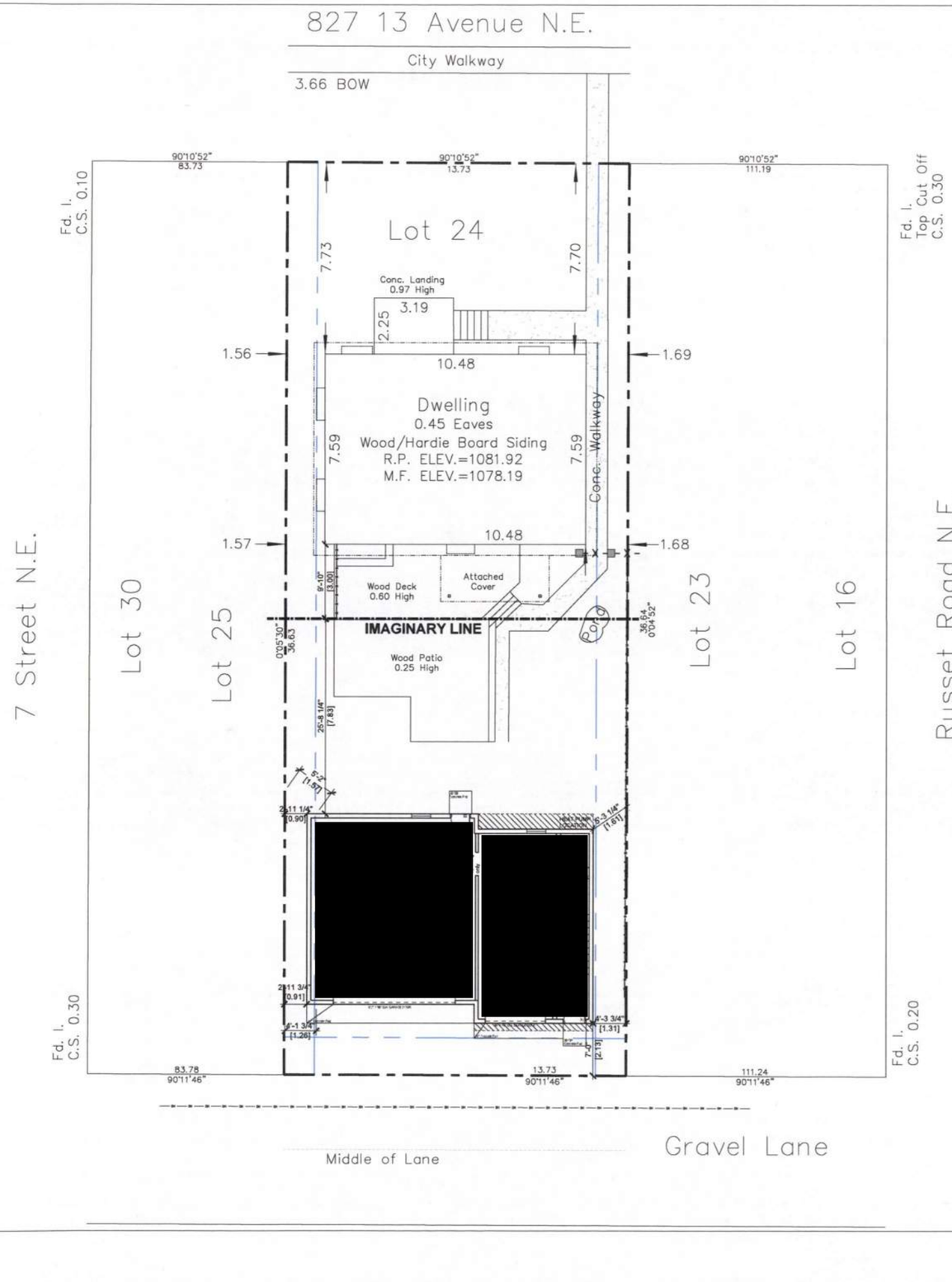


Proposed Project:	Garage Suite
Municipal Address:	827 13 Ave NE, Calgary AB
Legal Description:	Lot 24 Block 9 Plan 4221GL
Land Use:	H-GO

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)

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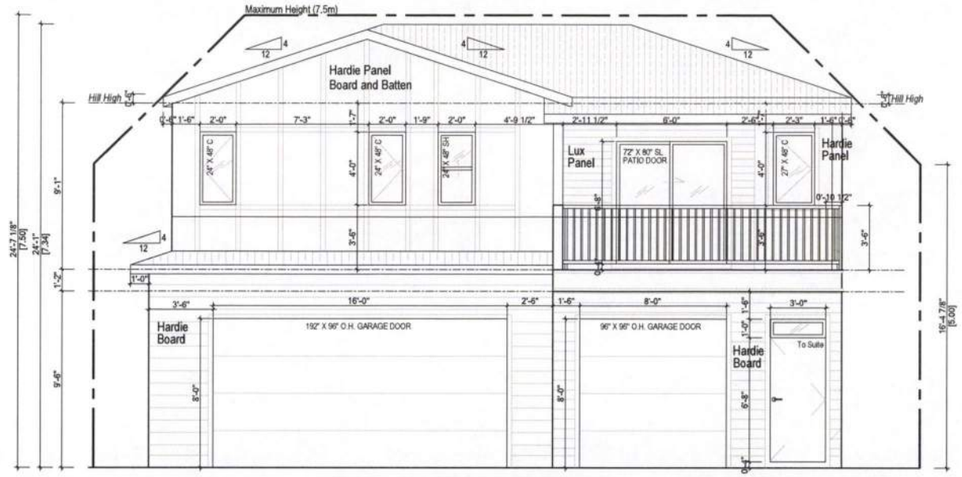
Issue:
Development Permit

Drawing Title
Cover Page

Revision	Date	By

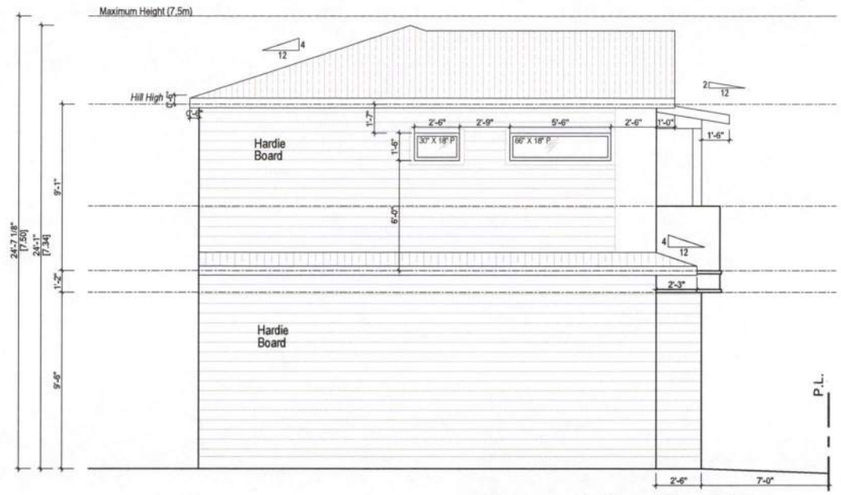
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Date: Jun 24 2026

A-01



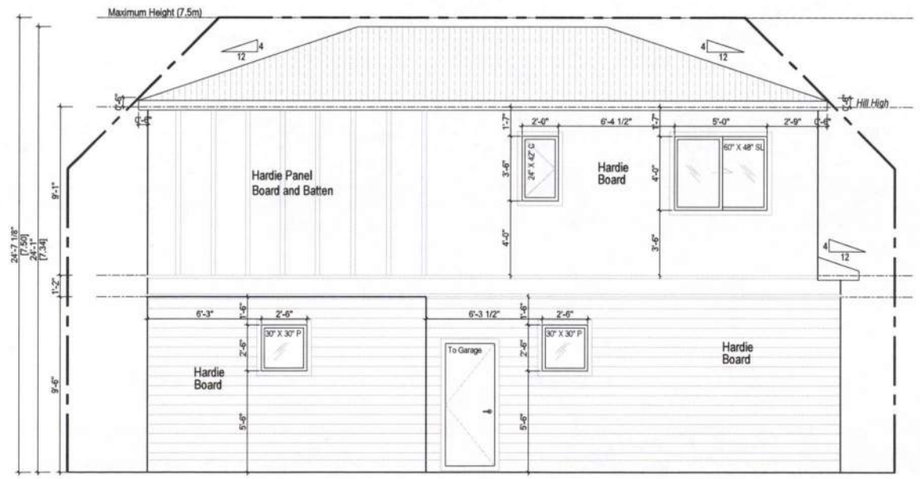
Proposed South Elevation

LIMITING DISTANCE: Facing to Lane



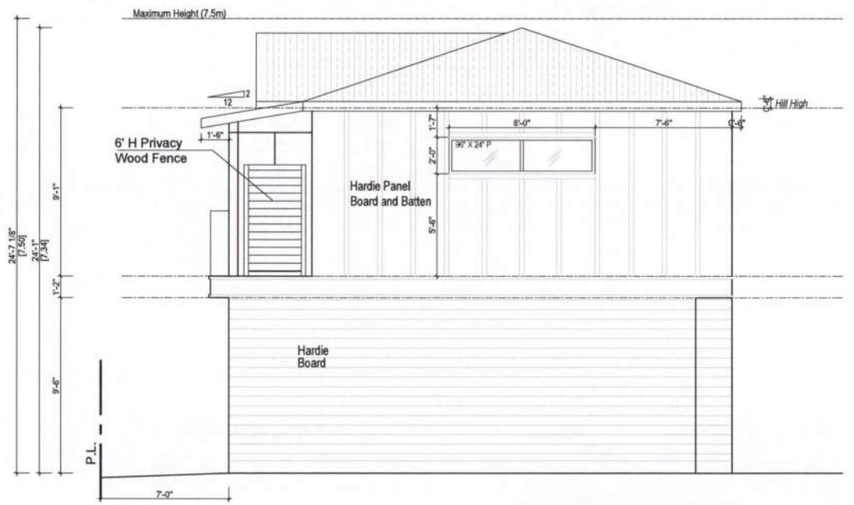
Proposed West Elevation

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 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 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%

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Issue:

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Drawing Title

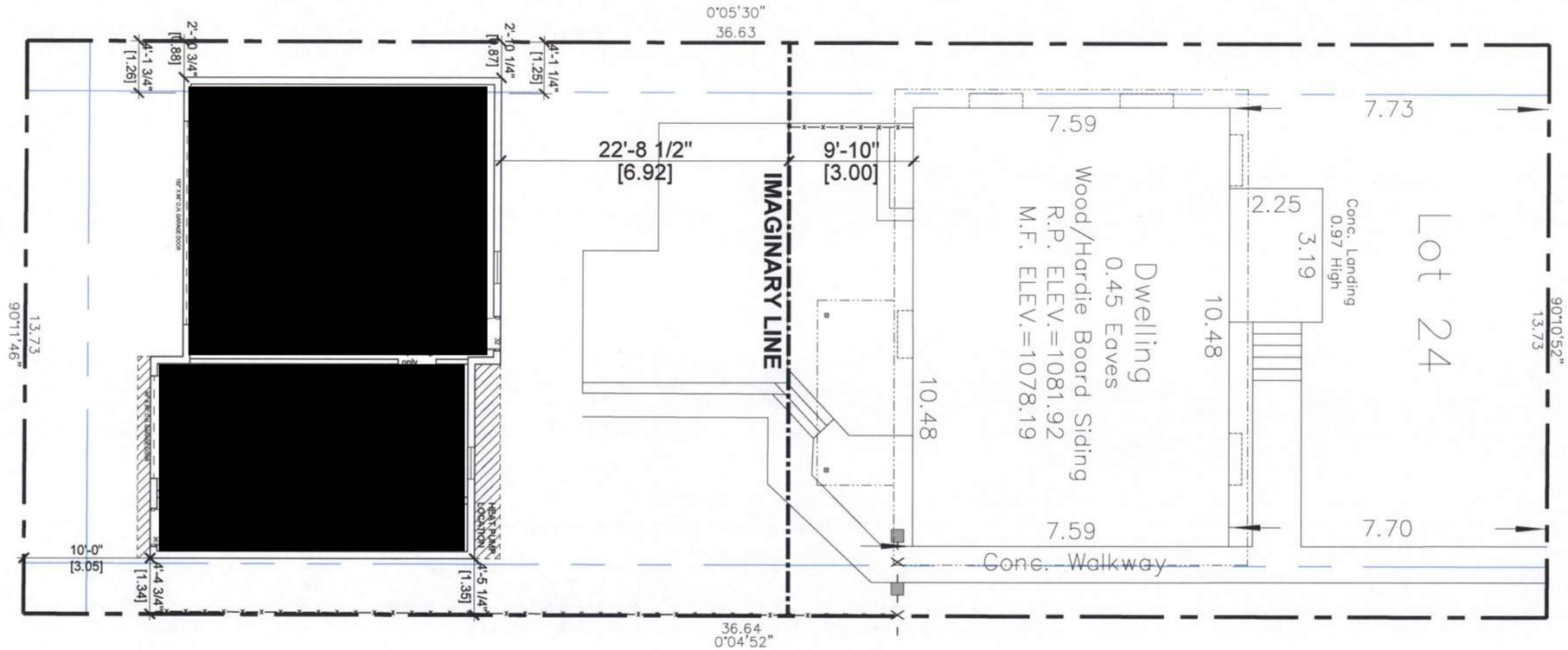
Proposed Elevations

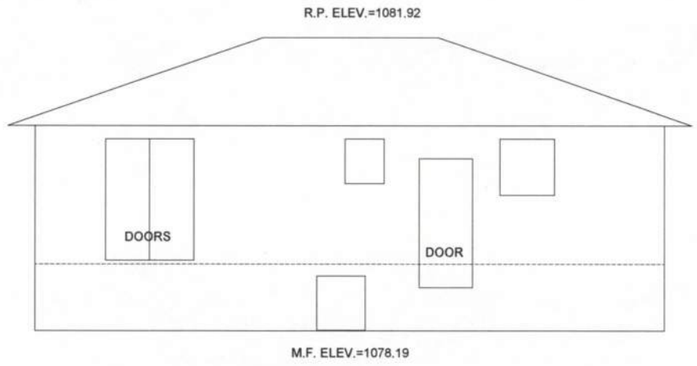
Revision	Date	By

Scale: 1/8" -1'

Date: Jun 24 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%

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A-06