



LIVARA DESIGN

Collaborative Design with Expert Results

1148 SOUTHGLEN
DRIVE S.W.
CALGARY, AB

GENERAL NOTES

GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO LIVARA DESIGN INC. AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTORS TO VERIFY PRIOR TO POURING ANY FOUNDATIONS.
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA.
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES.
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

DOORS AND WINDOWS

- DOOR AND WINDOW SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.

MINIMUM PERFORMANCE GRADE 30
MIN. POSITIVE DESIGN PRESSURE 1440PA
MIN. NEGATIVE DESIGN PRESSURE 1440PA
MIN. WATER PENETRATION PRESSURE 330PA
MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER WWW.FENESTRATIONCANADA.CA ONLINE CALCULATOR FOR WINDOW WITHIN 10mm OF GRADE ON OPEN TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DRAWINGS.
- MAXIMUM U VALUE FOR ALL WINDOWS TO BE 2.0

MECHANICAL

- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURERS INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURERS INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.



EXTERIOR CLADDING NOTES

- * ASPHALT SHINGLES UNLESS NOTED (refer to exterior colour sheet)
- * STUCCO CLADDING (TYP)
- * OVERHANGS 12"/18" UNLESS NOTED
- * ALUMINUM PRE-FINISHED SOFFIT, 5" EAVESTROUGH AND 6" FASCIA

garage #2 ceiling
top of garage slab (rear)
top of garage slab (front)
top of footing

UNPROTECTED OPENINGS
GLASS = 4.64 sq m
BUILDING FACE = 74.35 sq m
PERCENTAGE = 6.24%
max 40.50% @ 6.17m from CENTER OF LANE

FRONT ELEVATION
3/16" = 1'-0"



DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DO TO REPRODUCTIONS. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO DESIGN CONSULTANT & BUILDER, AND PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

NOTE:
FURNITURE AND FURNITURE PLACEMENT FOR PRESENTATION PURPOSE ONLY

NOTE:
3D DRAWINGS ARE FOR VISUAL AID ONLY; EXACT CONSTRUCTION & DESIGN WILL BE DETERMINED BY THE EXISTING CONDITIONS ON SITE

PROJECT NUMBER:
LOT 28
BLK 18
PLN 5319JK

DESIGN FOR:
MOSS RESIDENCE
1148 SOUTHGLEN DRIVE S.W.

DRAWN BY:
Z. RATHEBER
SCALE:
3/16" = 1'-0"
DATE:
06/28/2026
FILE NAME:
V7
VIEW:
FRONT ELEVATION

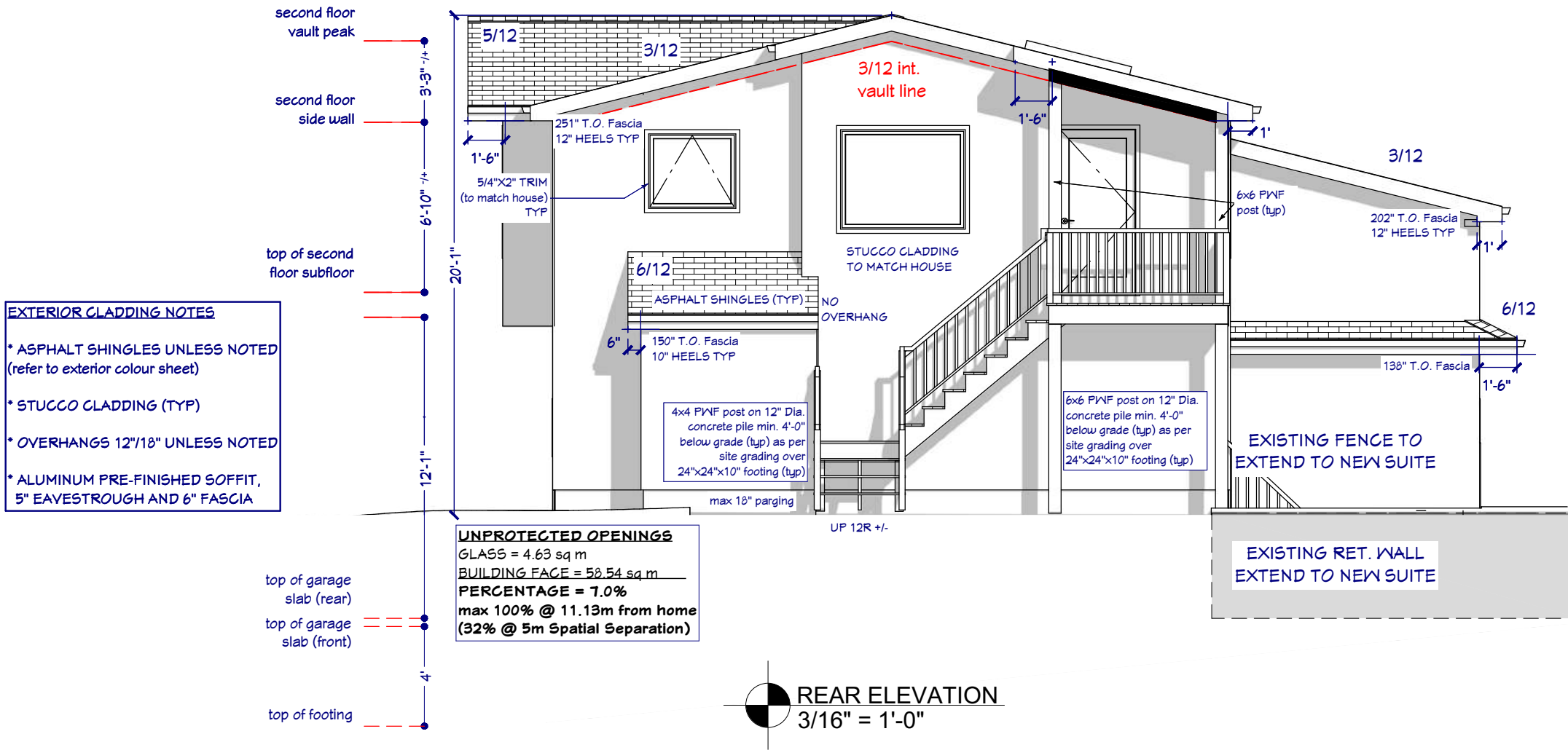
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF LIVARA DESIGN INC., DEVELOPED FOR THE EXCLUSIVE USE OF LIVARA DESIGN INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF LIVARA DESIGN INC. IS STRICTLY PROHIBITED.

LIVARA DESIGN
Collaborative Design with Expert Results

ALL DIMENSIONS ARE MEASURED FROM FRAMING TO FRAMING

DO NOT SCALE OFF DRAWINGS

SHEET
7
14



ALL DIMENSIONS ARE
MEASURED FROM
FRAMING TO FRAMING

DO NOT SCALE OFF DRAWINGS

NOTE:
FURNITURE AND FURNITURE PLACEMENT
FOR PRESENTATION PURPOSE ONLY

NOTE:
3D DRAWINGS ARE FOR VISUAL AID
ONLY; EXACT CONSTRUCTION & DESIGN
WILL BE DETERMINED BY THE EXISTING
CONDITIONS ON SITE

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND
SCALING MAY VARY SLIGHTLY DO TO REPRODUCTIONS.
CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE
PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE
TO BE REPORTED IMMEDIATELY TO DESIGN CONSULTANT
& BUILDER, AND PRIOR TO CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.

SHEET
8
14

LIVARA DESIGN
Collaborative Design with Expert Results

THESE DRAWINGS ARE THE PROPRIETARY
WORK PRODUCT AND PROPERTY OF LIVARA
DESIGN INC., DEVELOPED FOR THE EXCLUSIVE
USE OF LIVARA DESIGN INC. USE OF THESE
DRAWINGS AND CONCEPTS CONTAINED
THEREIN WITHOUT THE WRITTEN PERMISSION
OF LIVARA DESIGN INC. IS STRICTLY
PROHIBITED.

DESIGN FOR:
MOSS RESIDENCE
1148 SOUTHGLEN DRIVE S.W.

PROJECT
NUMBER:
LOT 28
BLK 18
PLN 5319JK

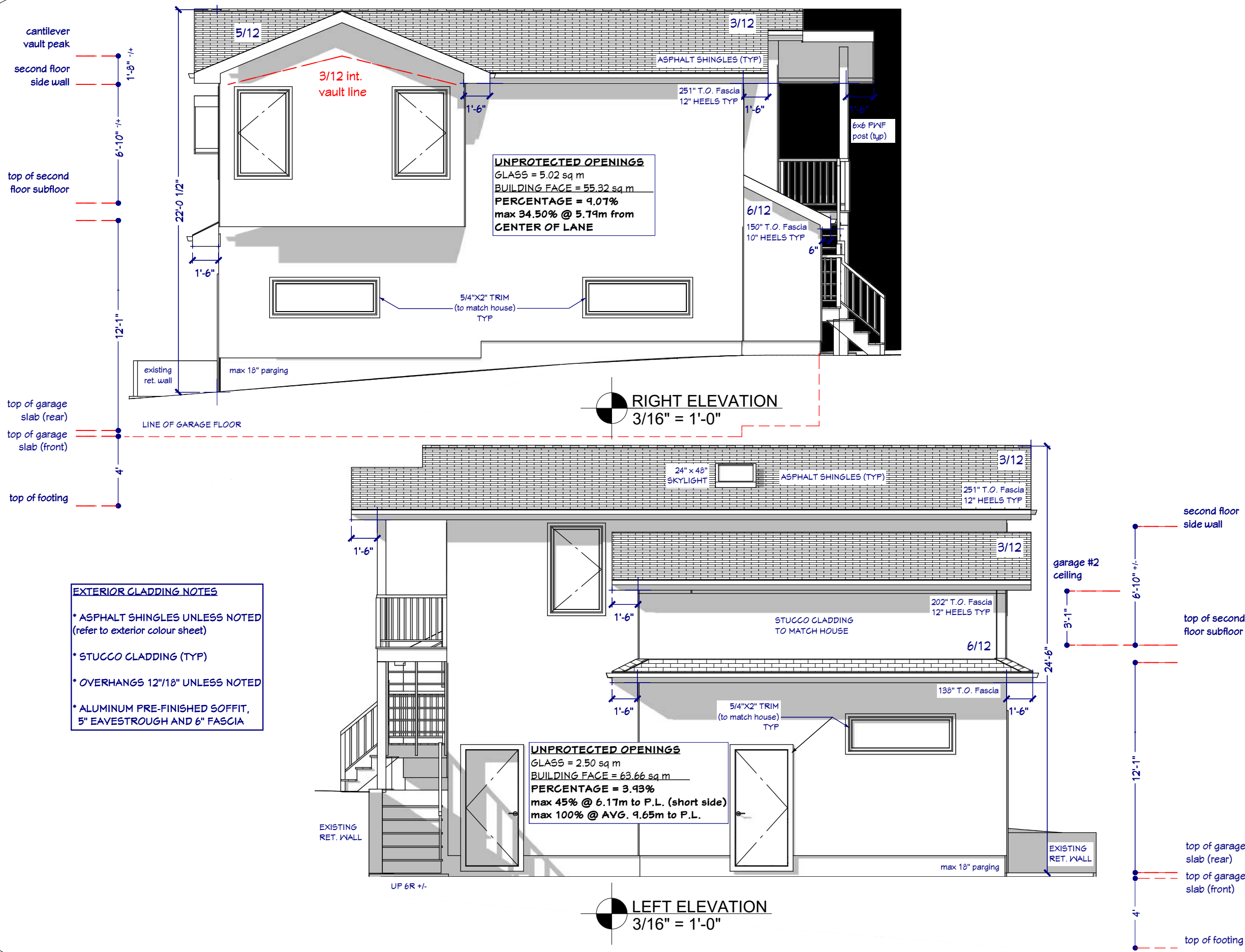
DRAWN BY:
Z. RATHGEBER

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

DATE:
06/28/2026

FILE NAME:
V7

VIEW:
REAR ELEVATION



ALL DIMENSIONS ARE
MEASURED FROM
FRAMING TO FRAMING

DO NOT SCALE OFF DRAWINGS

NOTE:
FURNITURE AND FURNITURE PLACEMENT
FOR PRESENTATION PURPOSE ONLY

NOTE:
3D DRAWINGS ARE FOR VISUAL AID
ONLY; EXACT CONSTRUCTION & DESIGN
WILL BE DETERMINED BY THE EXISTING
CONDITIONS ON SITE

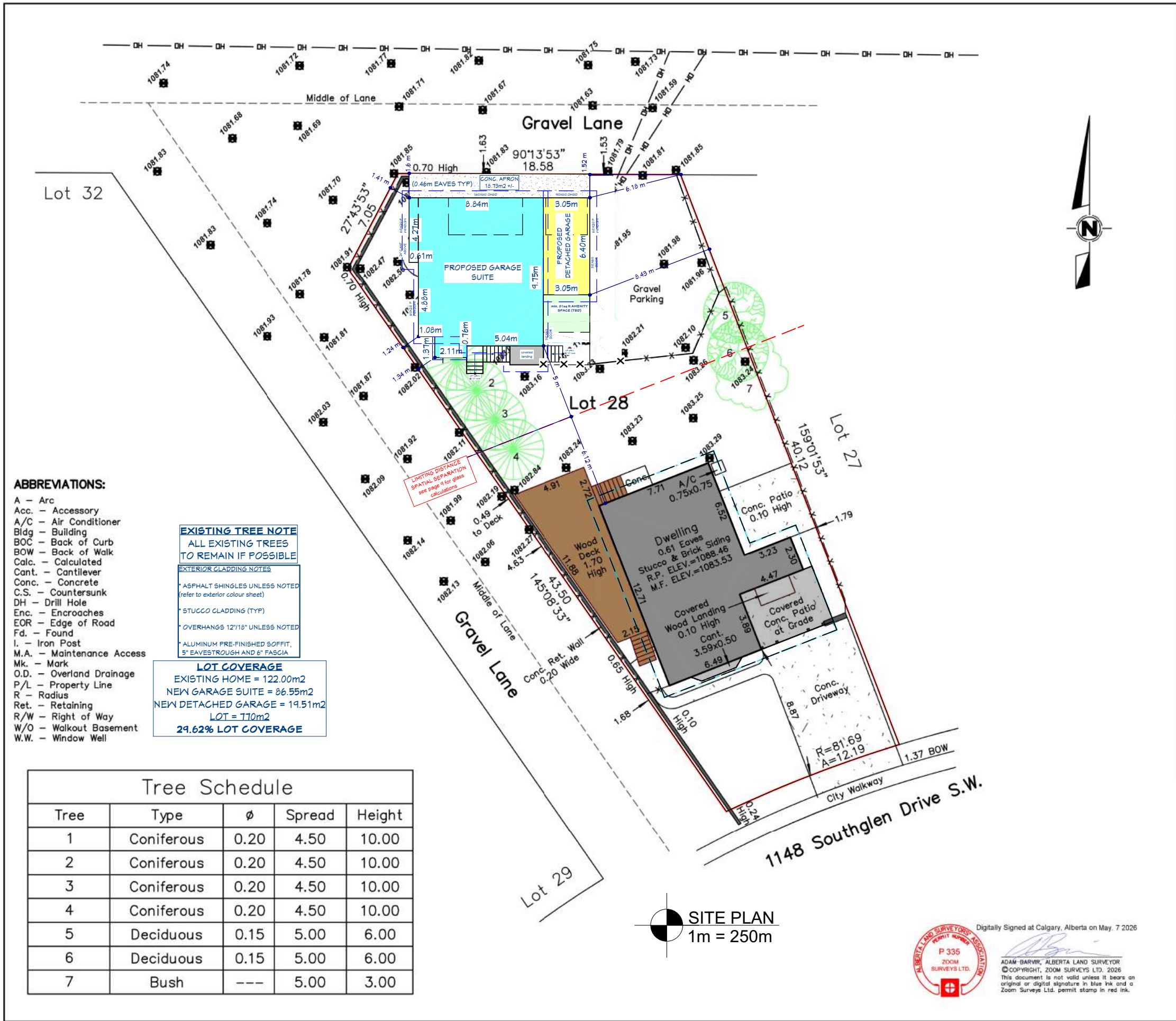
DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND
SCALING MAY VARY SLIGHTLY DO TO REPRODUCTION.
CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE
PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE
TO BE REPORTED IMMEDIATELY TO DESIGN CONSULTANT
& BUILDER, AND PRIOR TO CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.

THESE DRAWINGS ARE THE PROPRIETARY
WORK PRODUCT AND PROPERTY OF LIVARA
DESIGN INC., DEVELOPED FOR THE EXCLUSIVE
USE OF LIVARA DESIGN INC. USE OF THESE
DRAWINGS AND CONCEPTS CONTAINED
THEREIN WITHOUT THE WRITTEN PERMISSION
OF LIVARA DESIGN INC. IS STRICTLY
PROHIBITED.

DRAWN BY: Z. RATIGERBER	SCALE: 3/16"=1'-0"
DATE: 06/28/2026	FILE NAME: V7
VIEW: FOUNDATION ELECTRICAL	

DESIGN FOR:
MOSS RESIDENCE
1148 SOUTHGLEN DRIVE S.W.

PROJECT
NUMBER:
LOT 28
BLK 18
PLN 5319JK



SITE PLAN

LEGAL DESCRIPTION: Lot 28
Block 18
Plan 5319 JK

MUNICIPAL ADDRESS: 1148 Southglen Drive S.W.
Calgary, Alberta

DATE OF SURVEY: April 30th, 2026.

NOTES:

Elevations are shown thus: = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: **62539 ELEV.: 1061.82**
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM114°) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Calculation points shown thus:

Found iron posts shown thus:

Elevations shown thus:

Fire hydrants shown thus:

Lamp standards shown thus:

Manholes shown thus:

Power poles shown thus:

Street signs shown thus:

Electrical meter shown thus:

Gas meter shown thus:

Property lines shown thus:

Right of ways shown thus:

Eaves shown thus:

Fences shown thus:

Overhead lines shown thus:

Gasline shown thus:

Sanitaryline shown thus:

Stormline shown thus:

Waterline are shown thus:

Coniferous Tree -----

Deciduous Tree -----

This plan represents the best information at the time of survey.
ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
All Underground installations should be located by the respective authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

ZOOM SURVEYS LTD.
2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
©COPYRIGHT, ZOOM SURVEYS LTD. 2026

Job No.: 26-0257 | Scale: 1:250 | Surveyed: DN | Drawn: NG