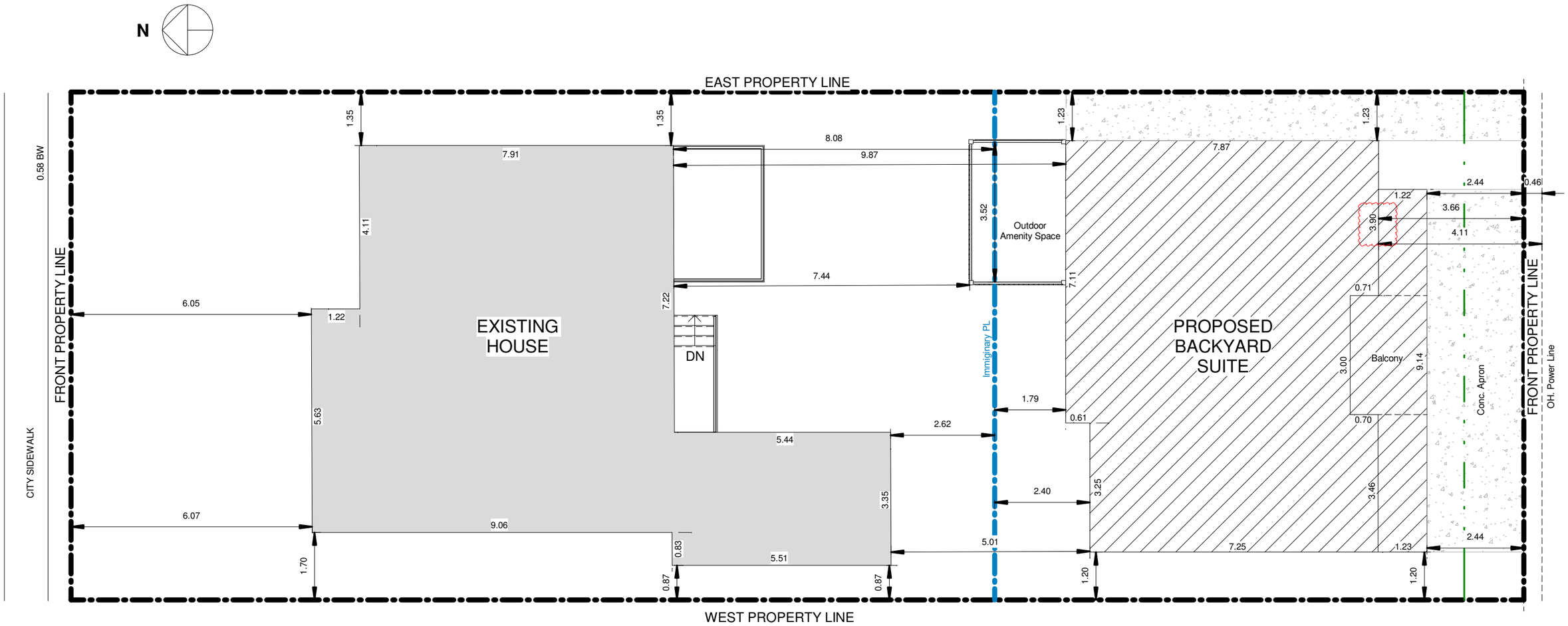


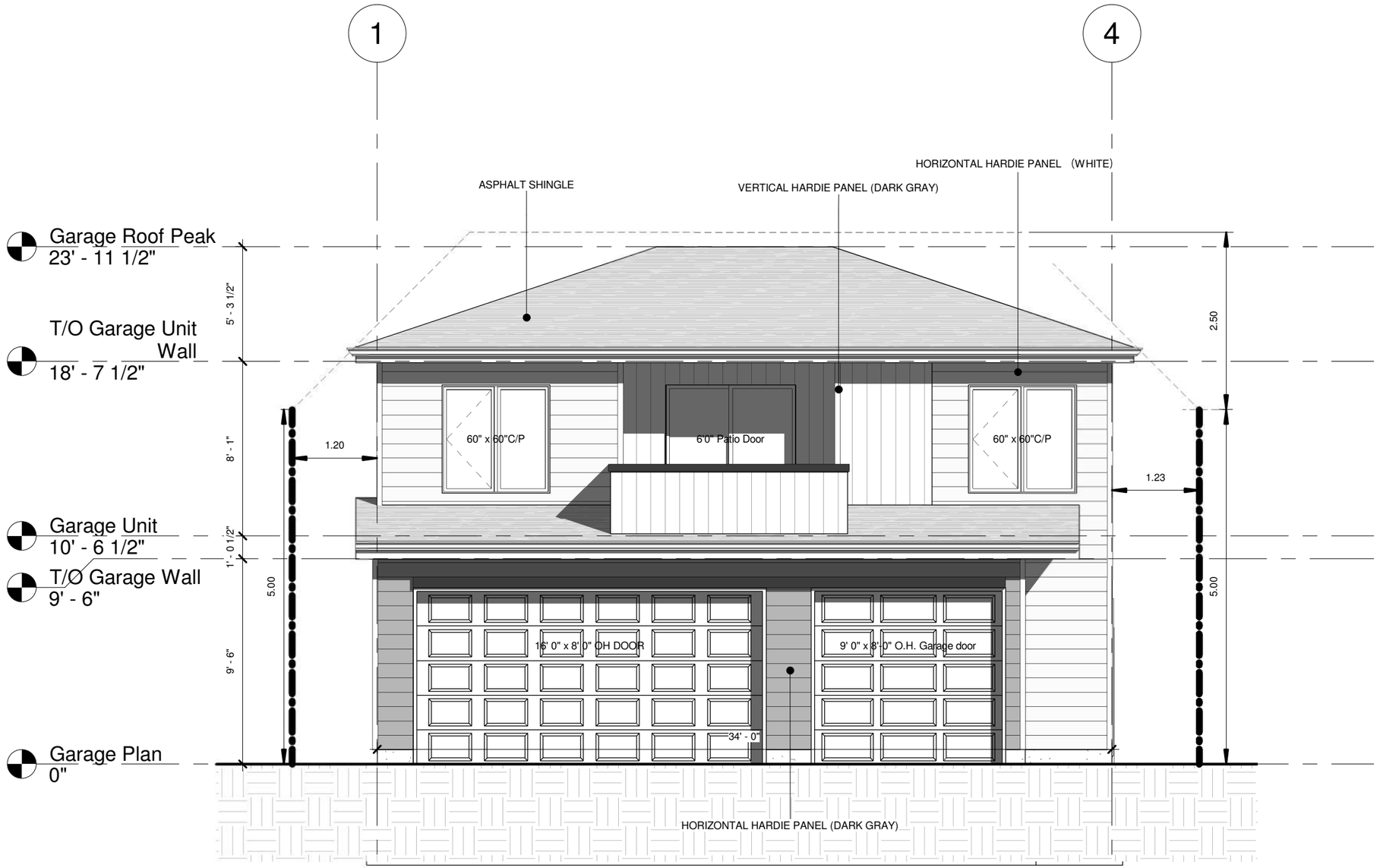
MUNICIPAL ADDRESS:
231 15 Ave N.E.
LEGAL DESCRIPTION:
Lot 33 & Portion of Lot 34,Blcok 25,Plan 791 P
LAND USE CLASS:
R-CG Residential - Grade-Oriented Infill
PARCEL AREA:
467.73m²/5034.60ft²
COVERAGE:41.25%
Max. Allowed - 45% = 2265.57ft²/210.47m²
Existing House - 1099.96ft²/102.19m²
Garage Footprint - 976.92ft²/90.759m²

1 Site Plan
1 : 100

Garage Floor Area: 90.76m²/976.92ft²
Suite Floor Area: 82.48m²/887.8ft²

			DATE		STAMP	PROJECT	DRAWING	DWG No
October 16, 2026	2	DR2				Garage Suite 231 15 Ave NE, Calgary, AB	Site Plan	AG01
Sep 1, 2026	1	DR1	DRAWN	CHECKED				
DATE	No.	REVISION						

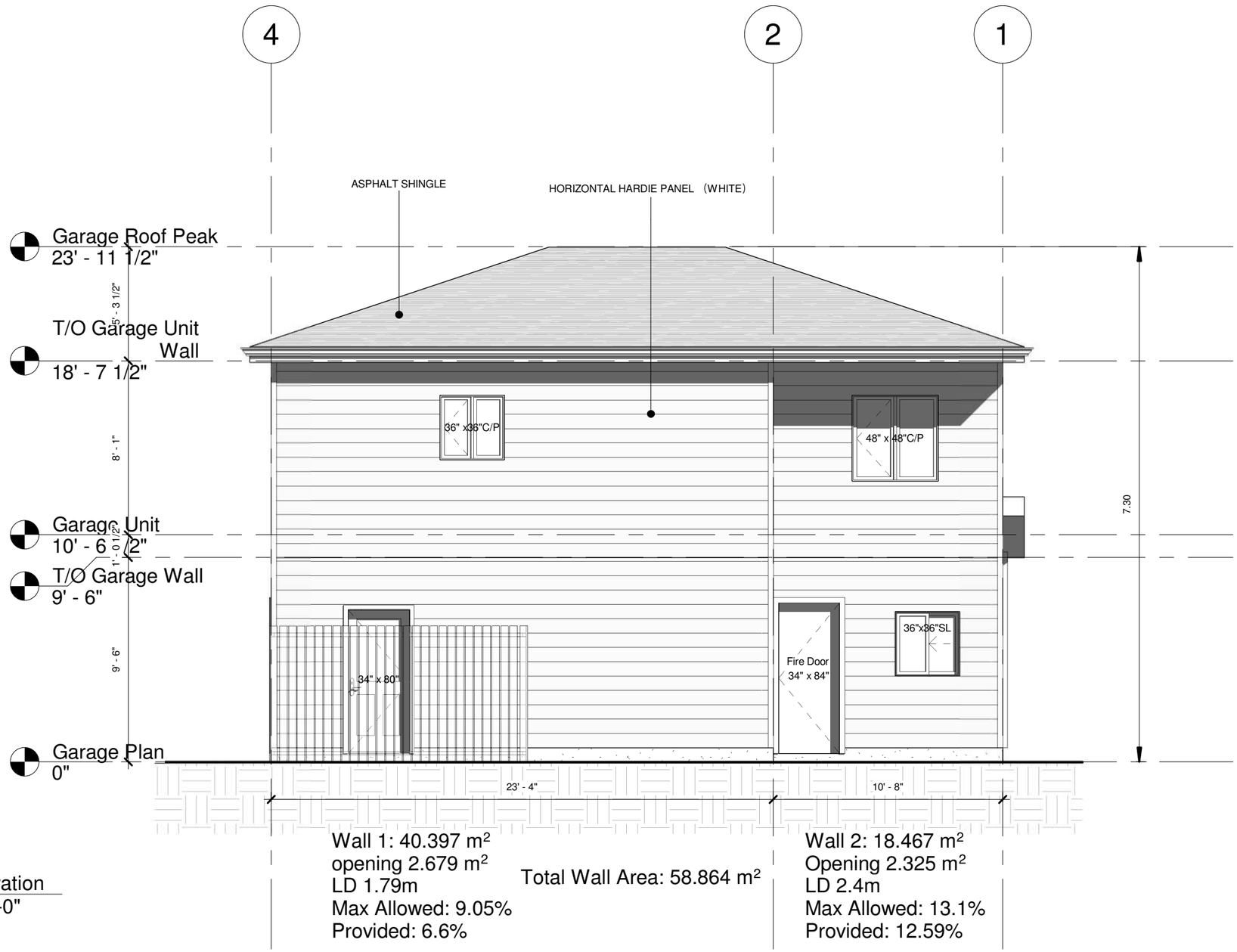
NINES
DESIGN & VISUALIZATION



1 South Elevation
3/16" = 1'-0"

			DATE		STAMP	PROJECT	DRAWING	DWG No
Sep 1, 2026	1	DR1	DRAWN	CHECKED		Garage Suite 231 15 Ave NE, Calgary, AB	South Elevation	AG21
DATE	No.	REVISION						

NINES
DESIGN & VISUALIZATION



Wall 1: 40.397 m²
opening 2.679 m²
LD 1.79m
Max Allowed: 9.05%
Provided: 6.6%

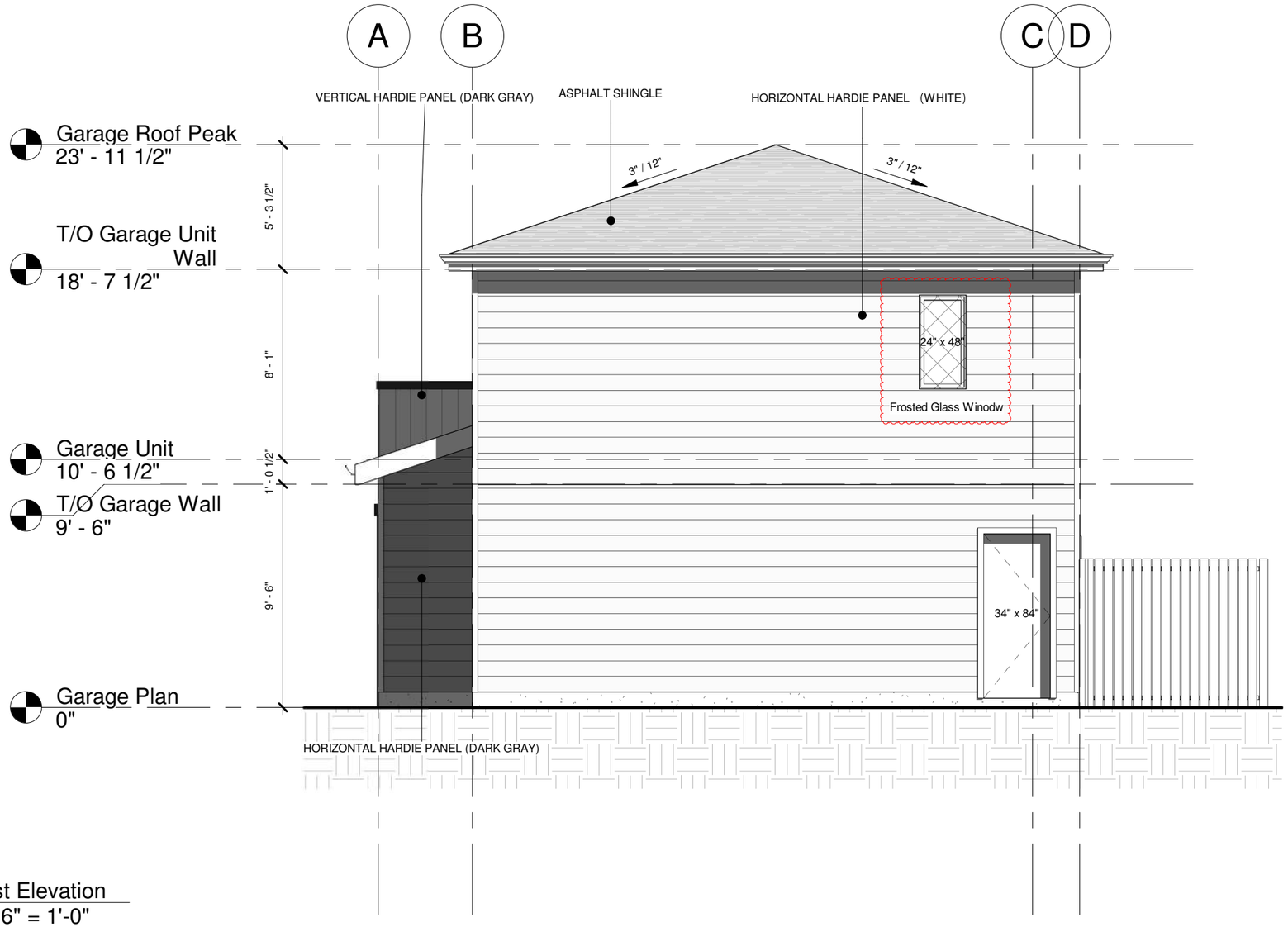
Total Wall Area: 58.864 m²

Wall 2: 18.467 m²
Opening 2.325 m²
LD 2.4m
Max Allowed: 13.1%
Provided: 12.59%

1 North Elevation
3/16" = 1'-0"

			DATE		STAMP	PROJECT	DRAWING	DWG No
Sep 1, 2026	1	DR1	DRAWN	CHECKED		Garage Suite 231 15 Ave NE, Calgary, AB	North Elevation	AG22
DATE	No.	REVISION						

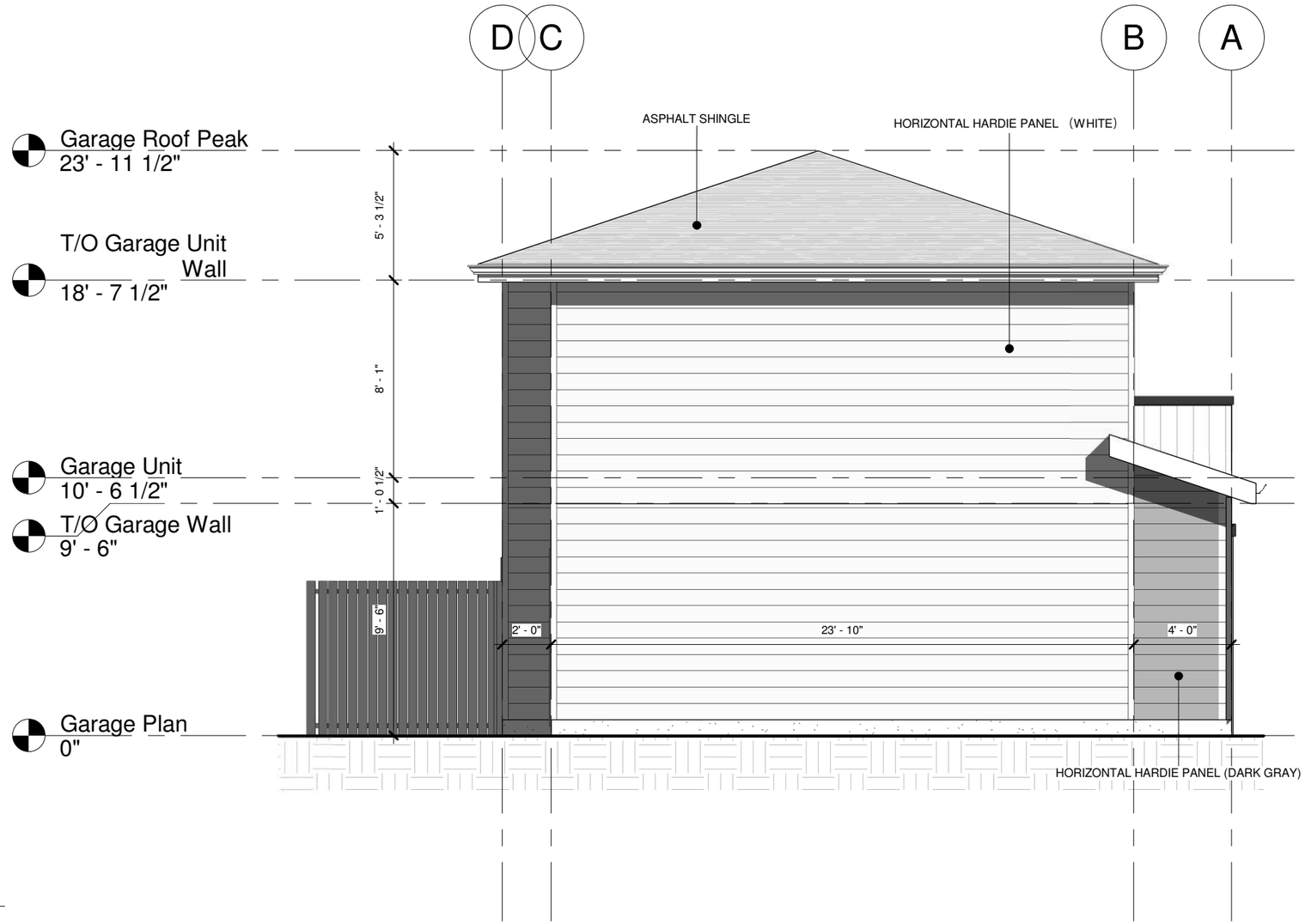
NINES
DESIGN & VISUALIZATION



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

			DATE		STAMP	PROJECT	DRAWING	DWG No
October 16, 2026	2	DR2 DP2023 - 00171				Garage Suite	East Elevation	AG23
Sep 1, 2026	1	DR1	DRAWN	CHECKED				
						231 15 Ave NE, Calgary, AB		
DATE	No.	REVISION						

NINES
DESIGN & VISUALIZATION



1 West Elevation
3/16" = 1'-0"

			DATE	STAMP	PROJECT	DRAWING	DWG No
			DRAWN / CHECKED		Garage Suite 231 15 Ave NE, Calgary, AB	West Elevation	AG24
DATE	No.	REVISION					

NINES
DESIGN & VISUALIZATION



W1 : 7.658 m²
Opening : 5.374m²
LD: 2.62m

Total Wall Area: 34.32m²

W2 : 26.663 m²
Opening: 6.39m²
LD: 8.08m

1 Existing House South Elevation
1/4" = 1'-0"

DATE	No.	REVISION

DATE		STAMP	PROJECT	DRAWING	DWG No
DRAWN	CHECKED		Garage Suite 231 15 Ave NE, Calgary, AB	House South Elevation	AG25

NINES
DESIGN & VISUALIZATION