

GENERAL NOTES:

-DO NOT SCALE DRAWINGS

-ANY ERRORS OR OMISSIONS ARE TO BE REPORTED TO DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

-CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS ON THE JOB. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

-THE CONTRACTOR IS TO COMPLY WITH ALL BUILDING CODES, ORDINANCES & REGULATIONS

-THE PLAN AND DESIGN ARE, AND AT ALL TIMES, REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

NOT FOR
CONSTRUCTION

REVISION SCHEDULE

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ISSUED FOR:

DEVELOPMENT
PERMIT

FLOOR AREAS:

MAIN FLOOR	1613 M ²
UPPER FLOOR	1178 M ²
HOUSE TOTAL	2791 M ²
BSMT. DWLP.	1433 M ²
FRONT PORCH	47 M ²
GR. YARD	166 M ²
UNCOVERED DECK	192 M ²

PROJECT LOCATION:
4020 COMANCHE ROAD NW, CALGARY
CALGARY, AB
LOT __, BLOCK __, PHASE __

SHEET:

A0-00

DRAWN BY:

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SHEET SIZE: ARCH D (36" x 24")

DATE: 2026-07-13 9:29:54 AM



1 FRONT



3 RIGHT



2 REAR



4 LEFT



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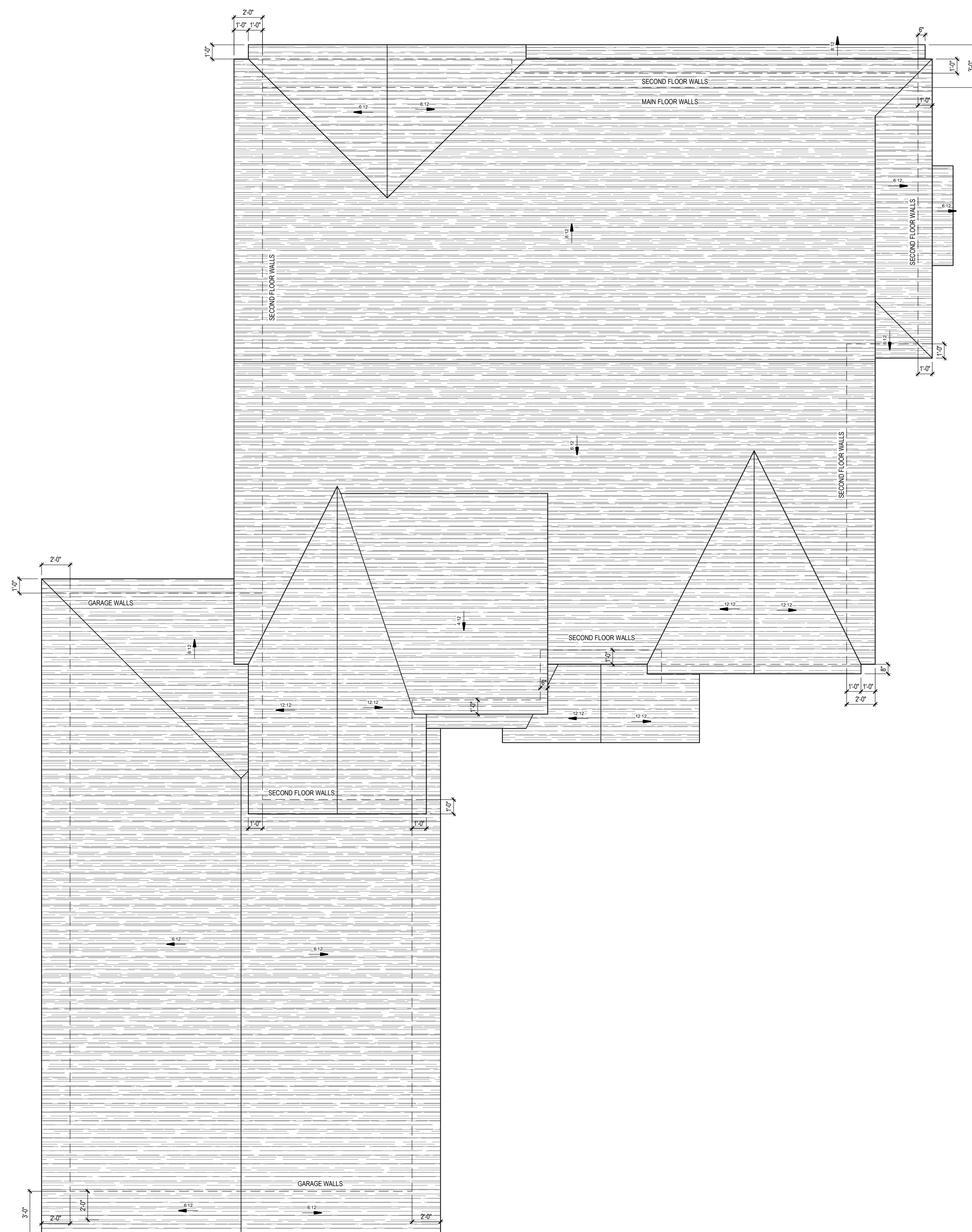
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DEVELOPMENT PERMIT

MAIN FLOOR	1613 sq'
UPPER FLOOR	1779 sq'
HOUSE TOTAL	3391 sq'
BSMNT. DVLP.	1435 sq'
FRONT PORCH	47 sq'
GAR. ATCH.	996 sq'
UNCOVERED DECK	192 sq'

DATE: 2026-07-13 9:30:01 AM



1 ROOF PLAN
3/16" = 1'-0"

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ISSUED FOR:

DEVELOPMENT
PERMIT

FLOOR AREAS:

MAIN FLOOR	1613 SF
UPPER FLOOR	1779 SF
HOUSE TOTAL	3391 SF
BSMT. DVLP.	1455 SF
FRONT PORCH	47 SF
GAR. ATCH.	998 SF
UNCOVERED DECK	192 SF

PROJECT LOCATION:
4020 COMANCHE ROAD NW, CALGARY
CALGARY, AB
LOT __, BLOCK __, PHASE __

SHEET:

A3-00

DRAWN BY:

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SHEET SIZE: ARCH D (36" x 24")

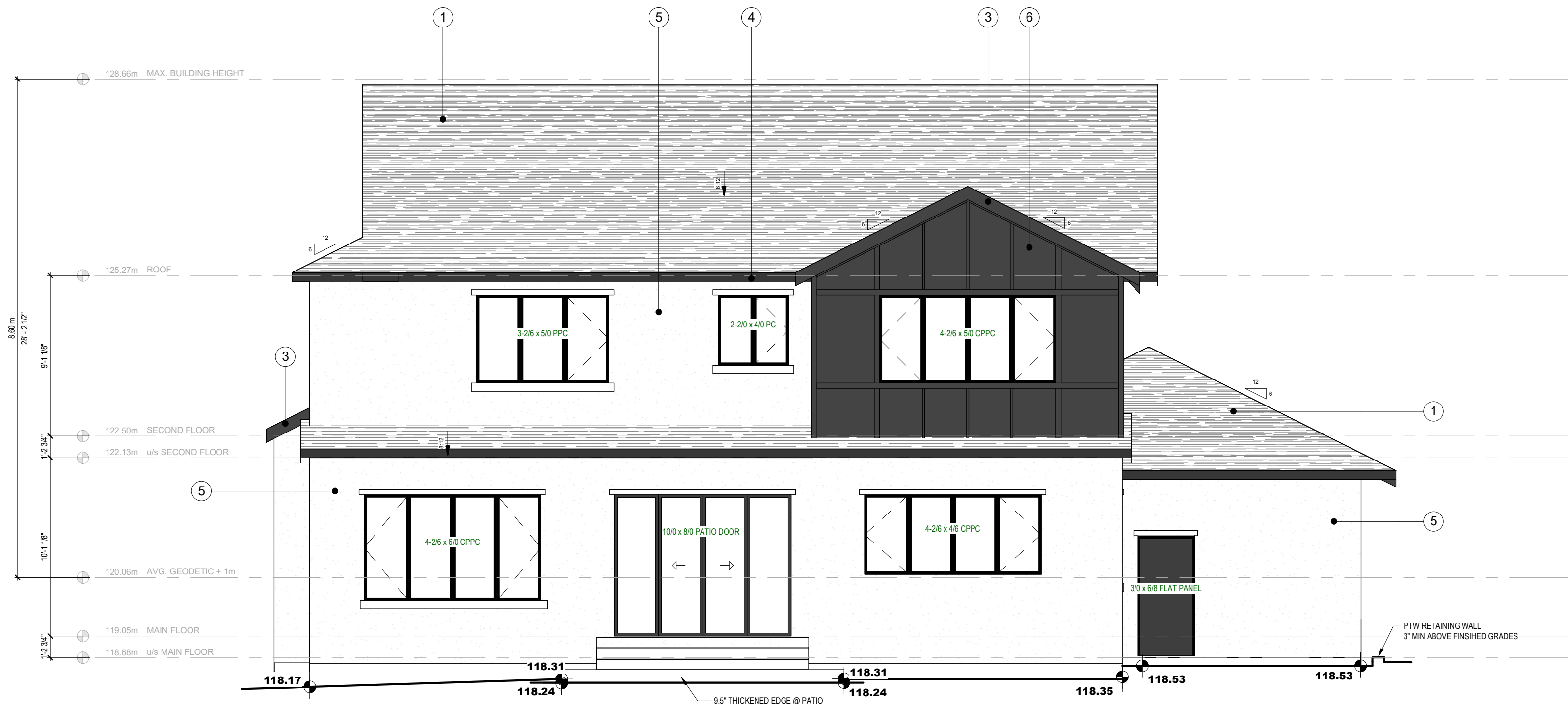
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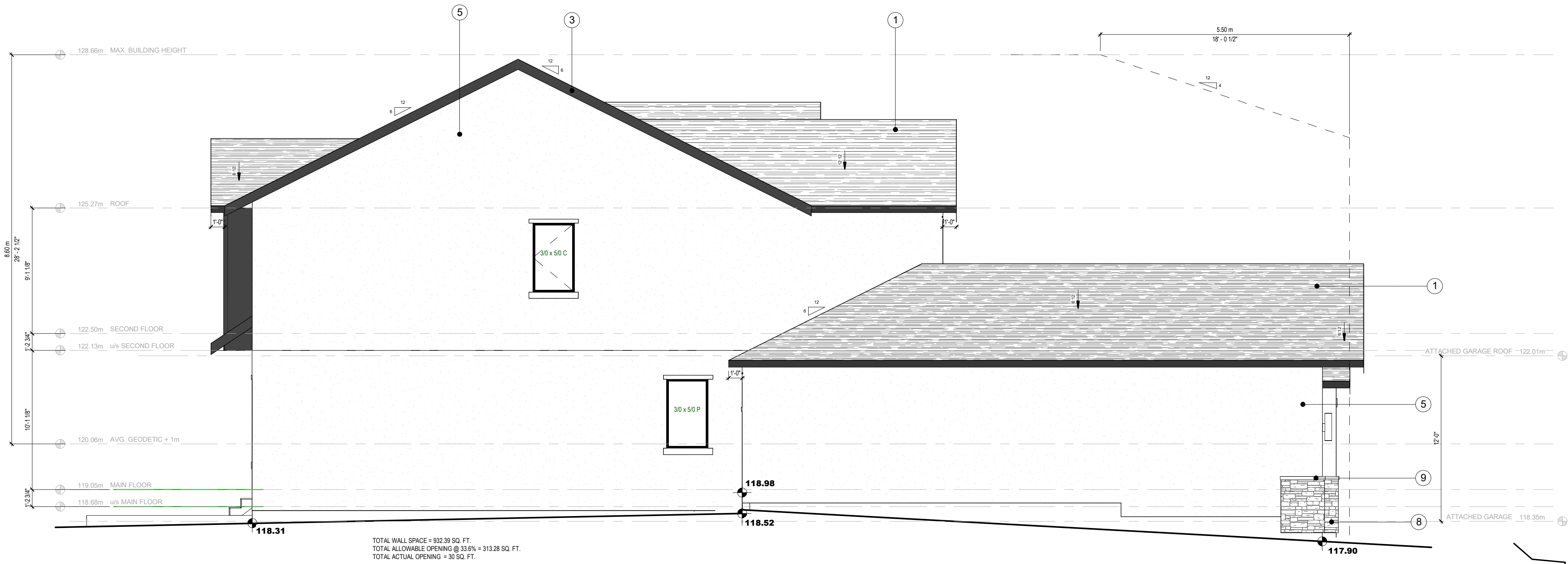
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1 REAR ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

REVISION SCHEDULE

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ISSUED FOR:

DEVELOPMENT
PERMIT

FLOOR AREAS:

PROJECT LOCATION:
4020 COMANCHE ROAD NW, CALGARY
CALGARY, AB
LOT __, BLOCK __, PHASE __

SHEET:

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DRAWN BY:

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SHEET SIZE: ARCH D (36" x 24")

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LOT INFORMATION	SITE INFORMATION
LEGAL ADDRESS: LOT 13, BLOCK 2, PLAN 466 JK MUNICIPAL ADDRESS: 4020 COMANCHE ROAD NW CALGARY, ALBERTA PROPOSED USE: SINGLE FAMILY DWELLING	SITE AREA: 9407.12 SF FRONT DRIVE RC-G MAX BUILDING HEIGHT: 11 m FRONT YARD SETBACK: 5.32 m SIDE YARD SETBACK: 1.20 m BUILDING DEPTH: 29.86 m
SITE COVERAGE BREAKDOWN	
TOTAL LOT AREA	= 9407.12 SF (873.95 m ²)
ALLOWABLE LOT COVERAGE @45%	= 4233.20 SF (393.27 m ²)
COVERED FRONT PORCH ENTRANCE	= 55.92 SF (5.20 m ²)
DWELLING	= 1744.96 SF (162.11 m ²)
ATTACHED GARAGE	= 1001.19 SF (93.01 m ²)
TOTAL	= 2882.07 SF (266.32 m ²)
ACTUAL LOT COVERAGE	= 30%
CONTEXTUAL HEIGHT CALCULATION	
ADJACENT BUILDING #1 ROOF PEAK (B1R1) = 122.94 m ADJACENT BUILDING #2 ROOF PEAK (B2R1) = 126.26 m SUBJECT LOT AVG. FRONT GRADE (AFG) = (117.85m + 116.95m)/2 = 117.40 m SUBJECT LOT AVG. REAR GRADE (ARG) = (118.96m + 119.15m)/2 = 119.06 m SUBJECT LOT HIGHEST CORNER GRADE (HCG) = 118.15 m MAXIMUM BUILDING HEIGHT (MBH) = ((112.94m (B1R1) + 126.26m (B2R1)) / 2) - 119.15m (HCG) + 1.50m = 6.95m (MIN. 6.6m) MAXIMUM BUILDING HEIGHT PLAN + HIGHEST OF 119.06m (AFG OR ARG) + 1.0m + 8.8m (MBH) = 128.86m	
CONTEXTUAL FRONT SETBACK & BUILDING DEPTH	
ADJACENT BUILDING #1 FRONT SETBACK (B1FS) = 9.32m ADJACENT BUILDING #2 FRONT SETBACK (B2FS) = 4.32m ADJACENT BUILDING #1 BUILDING DEPTH (B1BD) = 36.38m ADJACENT BUILDING #2 BUILDING DEPTH (B2BD) = 20.14m SUBJECT LOT FRONT SETBACK = ((9.32m (B1FS) + 4.32m (B2FS)) / 2) - 1.5m = 5.32m SUBJECT LOT BUILDING DEPTH OPTIONS: PICK ONE THAT IS APPLICABLE TO LOT: SINGLE DETACHED - SUBJECT LOT BUILDING DEPTH (IF PROPERTY WIDTH IS OVER 10m) = ((30.38m (B1BD) + 20.14m (B2BD)) / 2) + 4.5m = 29.86m	

TREE SCHEDULE					
NO.	TYPE	CALLIPER +/-	CANOPY	HEIGHT +/-	DISPOSITION
1	BUSH LINE	-	1.55m	6.00m	REMOVE
2	BUSH LINE	-	1.55m	6.00m	REMOVE
3	DECIDUOUS	1.40m	9.00m	14.00m	TO BE PROTECTED
4	CONIFEROUS	0.60m	9.00m	20.00m	REMOVE
5	CONIFEROUS	0.35m	7.50m	18.00m	REMOVE
6	CONIFEROUS	0.60m	10.0m	22.00m	REMOVE
7	BUSH LINE	3.5m	4.0m	4.0m	REMOVE
8	DECIDUOUS	1.10m	1.50m	20.00m	REMOVE
9	DECIDUOUS	0.35m	5.00m	8.00m	REMOVE

NOT FOR
CONSTRUCTION

1 SITE PLAN

1:100

2 STREETSCAPE

1/16" = 1'-0"



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FLOOR AREAS:

PROJECT LOCATION:
4020 COMANCHE ROAD NW, CALGARY
CALGARY, AB
LOT __, BLOCK __, PHASE __

SHEET:

S1-1

DRAWN BY:

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SHEET SIZE: ARCH D (36" x 24")

DATE: 2026-07-13 9:30:08 AM