

TOTAL MAX. SITE COVERAGE: 45%

ZONING: R-C2
YEAR OF CONSTRUCTION: N/A
LOT AREA: 604.26 sq.m.

MAIN FLOOR FOOTPRINT:	108.86 sq.m.
GARAGE:	42.51 sq.m.
PROPOSED ADDITION:	35.78 sq.m.
TOTAL AREA:	<u>187.15 sq.m.</u>

TOTAL EXISTING
LOT COVERAGE: 25.05%

TOTAL PROPOSED
LOT COVERAGE: 30.97%

Public Tree Schedule

Tree	Type	Ø	TREE ID	DISPOSITION
A	PRUNUS PADUS	62 cm	T-32104857	TO BE PROTECTED AND REMAIN
B	ULMUS AMERICANA	9 cm	T-32458627	TO BE PROTECTED AND REMAIN
C	FRAXINUS PENNSYLVANICA	27cm	T-32104856	TO BE PROTECTED AND REMAIN

Site Plan Details:

- Lot 16:** Dwelling with 0.45 Eaves, Vinyl Siding, R.P. ELEV.=1081.27, M.F. ELEV.=1073.29. Includes a Covered Conc. Landing (0.30 High) and a Cant. (5.81).
- Proposed Addition:** 10' x 10' addition with 0.45 Eaves, Vinyl Siding, R.P. ELEV.=1083.25, M.F. ELEV.=1075.83.
- Lot 15:** Includes a 2nd Floor Cant. (0.61 Wide), Balcony (3.80 High), and a Wood Deck (1.00 High).
- Lot 14:** Includes a Dwelling with 0.45 Eaves, Stucco Siding, R.P. ELEV.=1085.78, M.F. ELEV.=1077.29, and a Covered Wood Porch (0.70 High).
- Gravel Lane:** Located at the bottom of the plan, with a width of 15.25'.
- Setbacks:** Various setbacks are indicated, including a 1.20 m SIDE SET-BACK and a 1.20 m SIDE SET-BACK.
- Tree Schedule:** A table in the top right corner lists trees to be protected and remain, including Prunus Padus, Ulmus Americana, and Fraxinus Pennsylvanica.

Legal Address
Plan:4683GP;Block:24;Lot:15

Municipal Address 2127 10 Ave NW

Project C6144-R

Drawing Number 2 OF 4	Date JULY 2026
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AS INDICATED



SITE INFORMATION FROM LEGAL SURVEY PLAN
DATED: APRIL 23, 2025

$$\frac{1}{A1}$$

PROPOSED PLOT PLAN

1:100

DO NOT SCALE DRAWINGS.

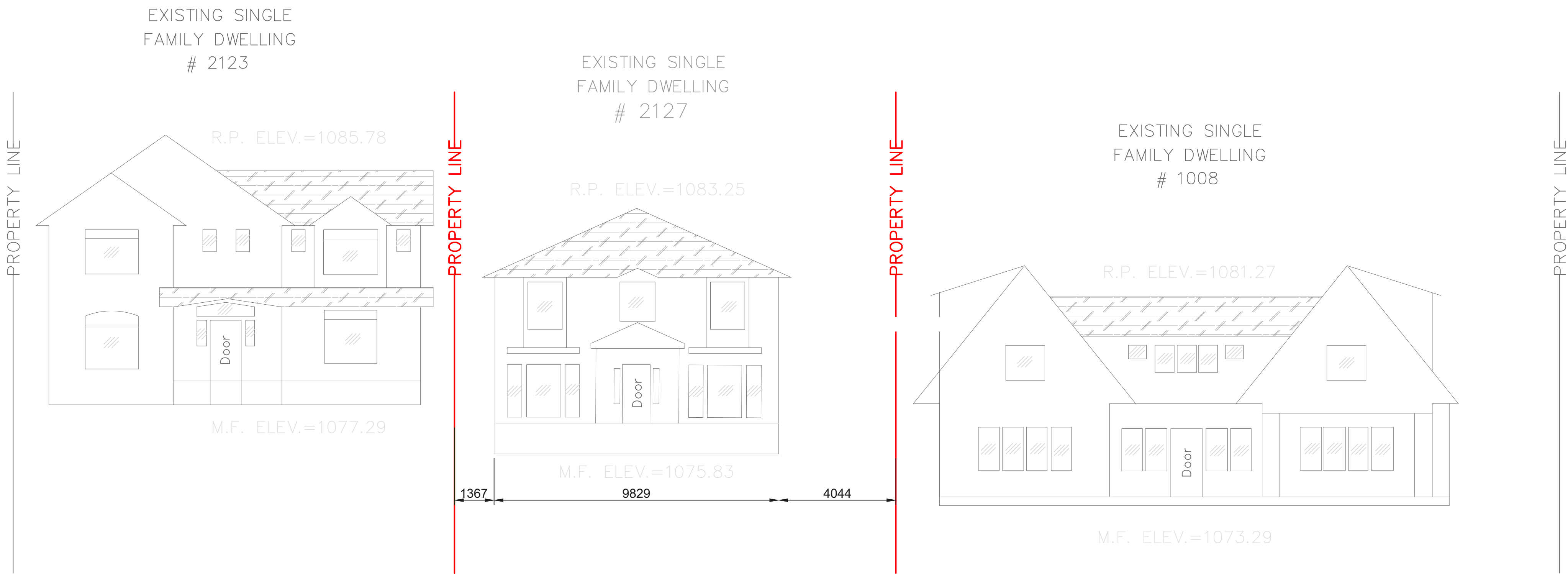


Tree Schedule				
Tree	Type	Ø	Spread	Height
1	Bush	---	2.00	2.00
2	Bush	---	8.00	6.00
3	Bush	---	10.00	6.00
4	Bush	---	1.00	1.80
5	Bush	---	2.00	2.00
6	Deciduous	0.10	0.50	6.00
7	Deciduous	0.10	0.50	6.00
8	Bush	---	1.00	2.50
9	Bush	---	3.00	4.00
10	Deciduous	0.40	12.00	8.00
11	Coniferous	0.10	1.00	2.50
12	Deciduous	0.10	2.50	2.00
13	Deciduous	0.15	7.00	5.00
14	Bush	---	1.50	2.50
15	Bush	---	2.00	2.50
16	Deciduous	0.40	12.00	8.00

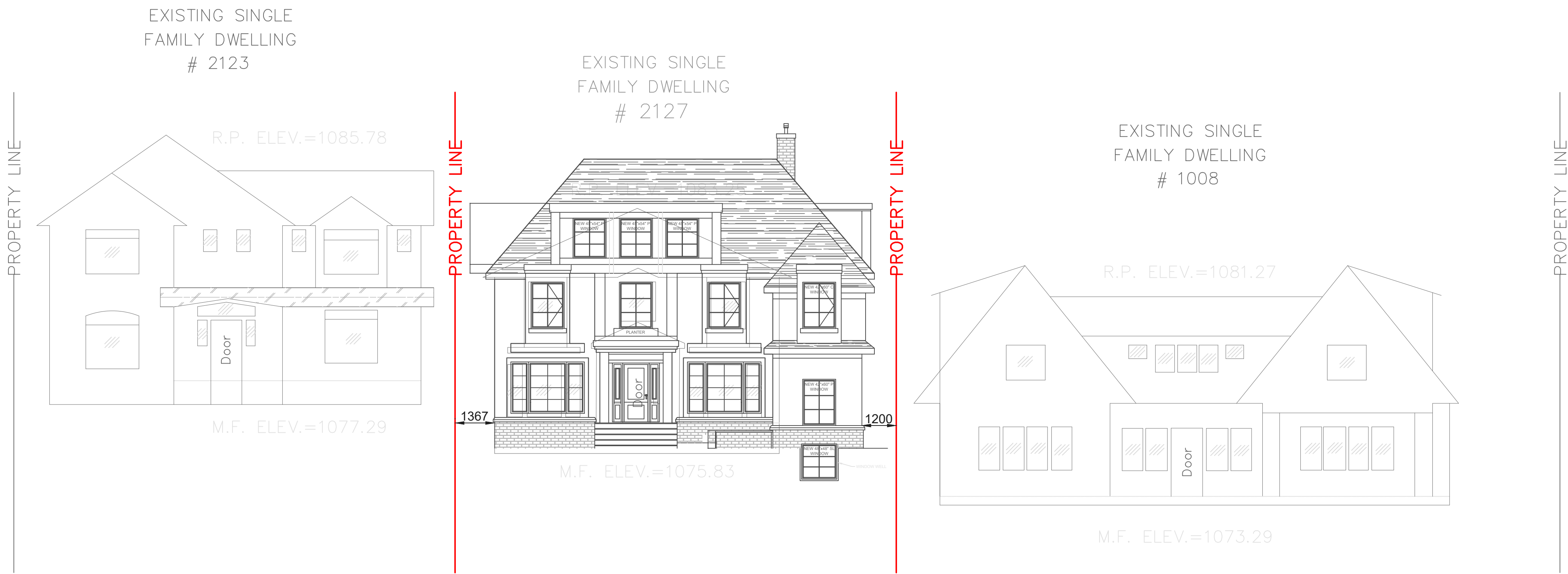
LEGEND	
	PROPERTY LINE
	FENCE LINE
	CURB LINE (ALL CURBS 0.15m WIDE U.N.O.)
	LINE OF EXISTING BUILDING FOOTPRINT
	LINE OF ADDITION FOOTPRINT
	REVISION / DEMO LINE
	CONCRETE AREAS
	GRASS AREAS
	ELECTRICAL METER
	GAS METER



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1
A3
EXISTING STREETSCAPE VIEW
1:100



2
A3
PROPOSED STREETSCAPE VIEW
1:100

GENERAL NOTES:

- THIS IS A SUGGESTED DESIGN ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL ENFORCEMENT AGENCY. ALL WORK, CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED LOCAL AND NATIONAL BUILDING CODES.
- SITE/GENERAL CONTRACTOR TO ENSURE ALL LOCAL AND NATIONAL BUILDING CODES ARE FOLLOWED.
- ALL CONSTRUCTION DETAILS AND PRACTICES TO CONFORM TO NBC2014-AB ED. AND ALL OTHER APPLICABLE REGULATIONS/BYLAWS.
- DESIGNER HAS PROVIDED THIS DESIGN AS A CONCEPT ONLY, ANY DESIGN ERRORS ARE NOT THE RESPONSIBILITY OF THE DESIGNER. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER IN WRITING PRIOR TO ANY SITE CONSTRUCTION.
- STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) No. 2 OR BETTER, OR BETTER.
- WOOD BEARING ON, OR INSTALLED WITHIN 1" OF CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
- ERECTION OF ROOF TRUSSES AND FLOOR JOIST SYSTEM SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS GUIDELINES.
- PROVIDE WET USE ADHESIVES.
- TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR LOCAL ROOF AND SNOW LOADS.
- DO NOT SCALE DRAWINGS.

CONSTRUCTION NOTES:

- WINDOW AND DOOR SIZES ARE NOMINAL, FRAMER TO CONFIRM ROUGH OPENINGS PRIOR TO CONSTRUCTION.
- PROVIDE MIN. 4'-0" FROST COVER TO ALL NEW FOOTINGS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- ALL EXTERIOR DOOR AND WINDOW LINTELS TO BE 2PLY 2x10 #2 SPF OR BETTER U.N.O.
- 6 MIL POLY VAPOUR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
- CEILING INSULATION MAY BE LOOSE FILL OR BATT TYPE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR ANY COMBINATION OF THESE.
- JOIST END VOIDS MUST BE INSULATED WITH SPRAY FOAM AS PER ABC 2014 9.36.
- SPRAY FOAM MUST HAVE CURRENT LISTING WITH CCMC AND MEET CAN/ULC S705.1 STANDARD FOR THERMAL INSULATION.
- ENTIRE BUILDING ENVELOPE MUST MEET THE GUIDELINES FOR AIR TIGHTNESS SET OUT IN ABC 2014 9.362.9. CARE MUST BE TAKEN TO PREVENT UNSEALED PENETRATIONS IN THE AIR BARRIER.

NOTE:

- ALL INTERIOR AND EXTERIOR FINISHES TO BE SPECIFIED BY OWNER. ANY FINISHING SPECIFIED ON PLANS SHALL BE CONFIRMED BY OWNER.



NOTE:

FINAL ELEV. GRADES MAY ALTER THIS ELEVATION APPEARANCE.

FRONT ELEVATION

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

RDMS GROUP INC.
ARCHITECTURAL DRAFTING and
DESIGN SERVICES
(403) 512-9415

PROJECT:
SINGLE DETACHED DWELLING ADDITION for:

MAIN SQ.FT:	UPPER/LOFT SQ.FT:	TOTAL SQ.FT:
420	410/482	1312

ADDRESS:
2127 - 10th AVE. N.W.
CALGARY, ALBERTA

LOT:	BLOCK:	PLAN:
15	24	4683GP

SCALE:	DATE:
AS NOTED	JUN. 15, 2025

SHEET TITLE:
FRONT ELEVATION

SHT No.

A1

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REAR ELEVATION

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

NOTE:
FINAL ELEV. GRADES MAY ALTER THIS ELEVATION APPEARANCE.

PROJECT:
SINGLE DETACHED DWELLING ADDITION for:

MAIN SQ.FT:	UPPER/LOFT SQ.FT:	TOTAL SQ.FT:
420	410/482	1312

ADDRESS:
2127 - 10th AVE. N.W.
CALGARY, ALBERTA

LOT:	BLOCK:	PLAN:
15	24	4683GP

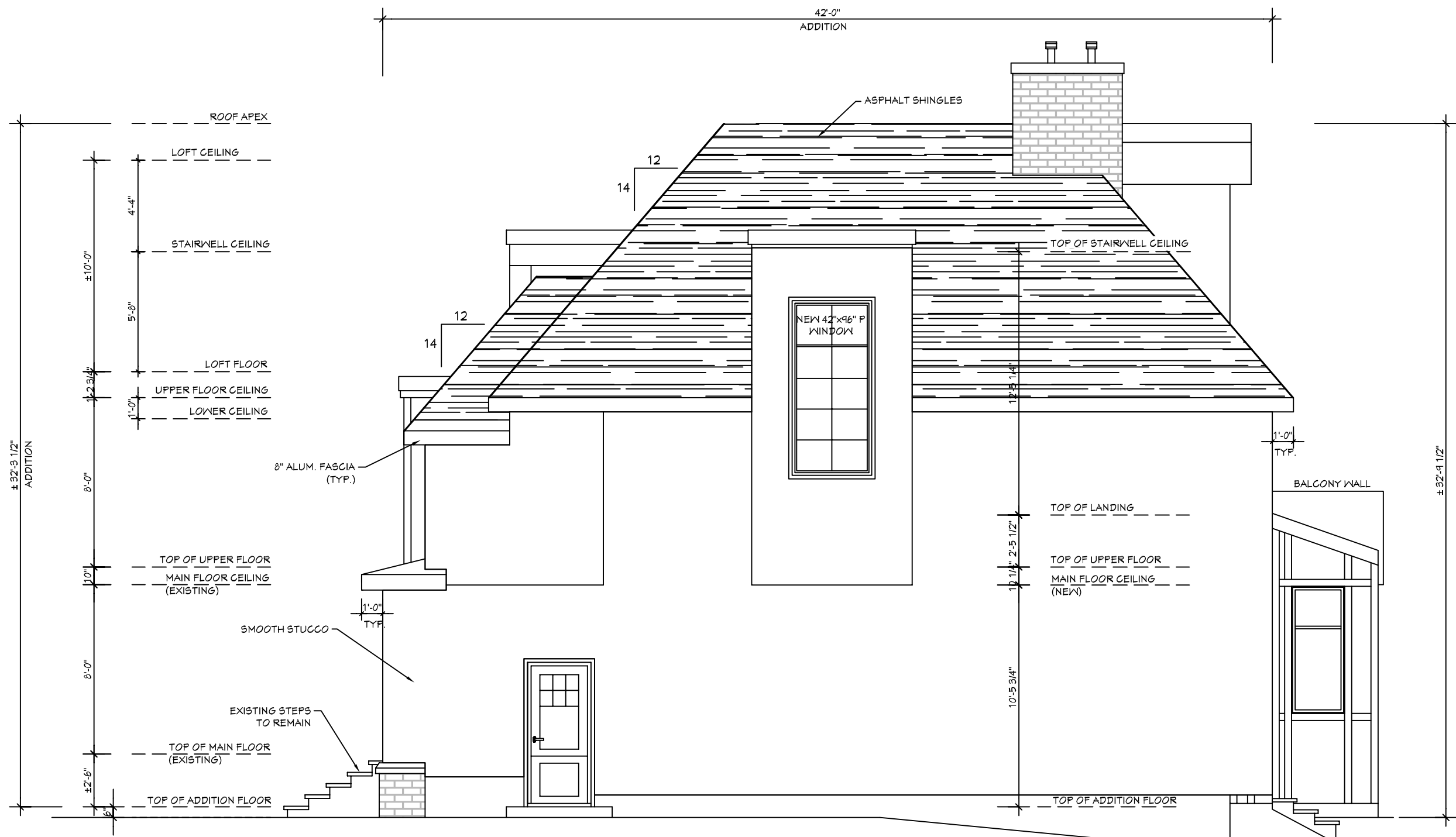
SCALE:	DATE:
AS NOTED	JUN. 15, 2025

SHEET TITLE:
REAR ELEVATION

SHT No.

A2

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RIGHT ELEVATION

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

NOTE:
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SINGLE DETACHED DWELLING ADDITION for:

MAIN SQ.FT:	UPPER/LOFT SQ.FT:	TOTAL SQ.FT:
420	410/482	1312

ADDRESS:
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CALGARY, ALBERTA

LOT:	BLOCK:	PLAN:
15	24	4683GP

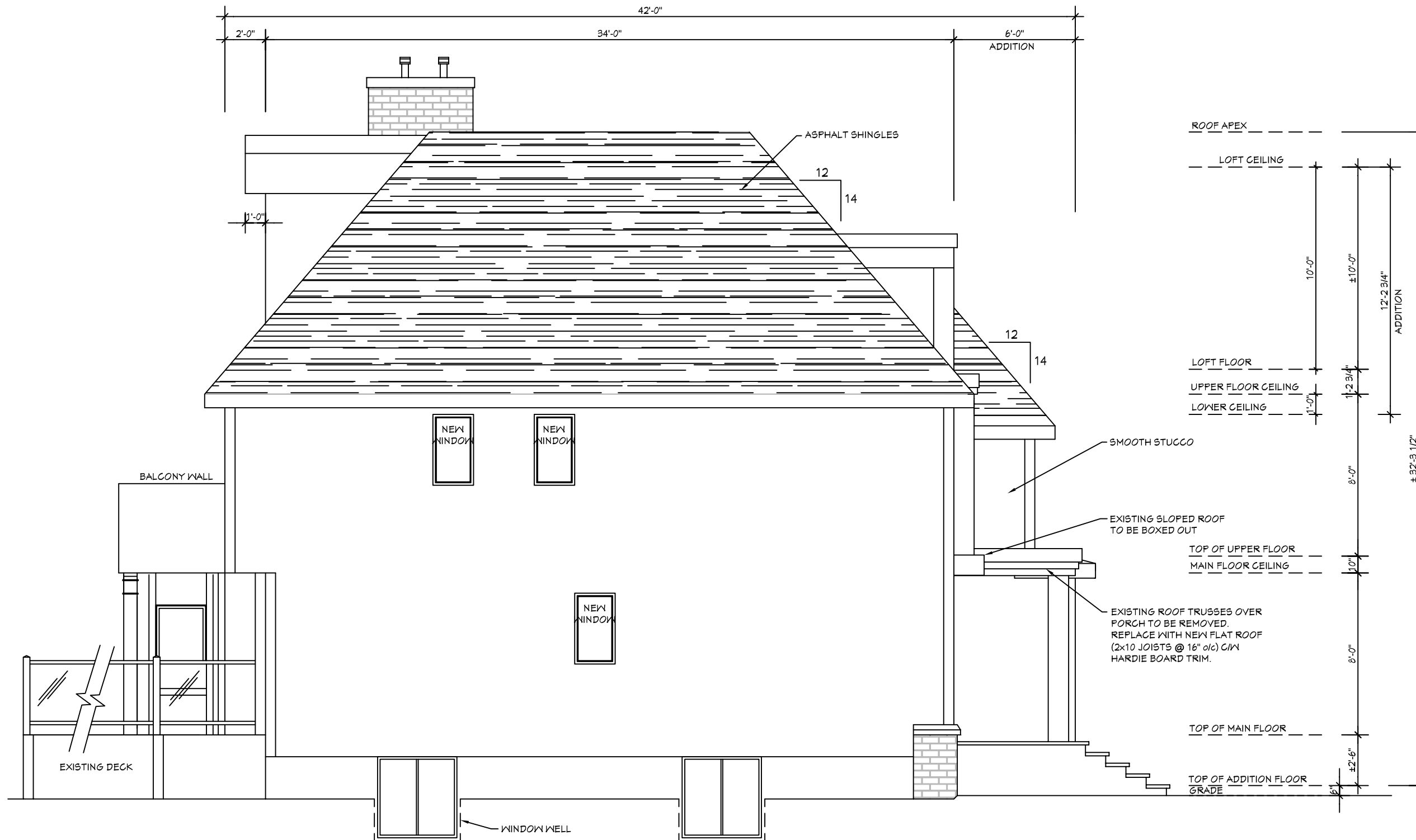
SCALE:	DATE:
AS NOTED	JUN. 15, 2025

SHEET TITLE:
RIGHT ELEVATION

SHT No.

A3

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RIGHT ELEVATION

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

PROJECT:
SINGLE DETACHED DWELLING ADDITION for:

MAIN SQ.FT:	UPPER/LOFT SQ.FT:	TOTAL SQ.FT:
420	410/482	1312

ADDRESS:
2127 - 10th AVE. N.W.
CALGARY, ALBERTA

LOT:	BLOCK:	PLAN:
15	24	4683GP

SCALE:	DATE:
AS NOTED	JUN. 15, 2025

SHEET TITLE:
LEFT ELEVATION

SHT No.
A4

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