

MUNICIPAL ADDRESS: 2404 146 AVE SE
LEGAL ADDRESS: PLAN - 781 0750, BLOCK - 21, LOT - 57



PARCEL COVERAGE

ZONING = R-CG RESIDENTIAL - GRADE-ORIENTED INFILL
LOT AREA = 514.6 sm
ALLOWABLE PARCEL COVERAGE = 45% = 231.57

EXISTING HOUSE = 83.18 sm
PROPOSED ADDITION = 30.33 sm
TOTAL AREA = 113.51 sm

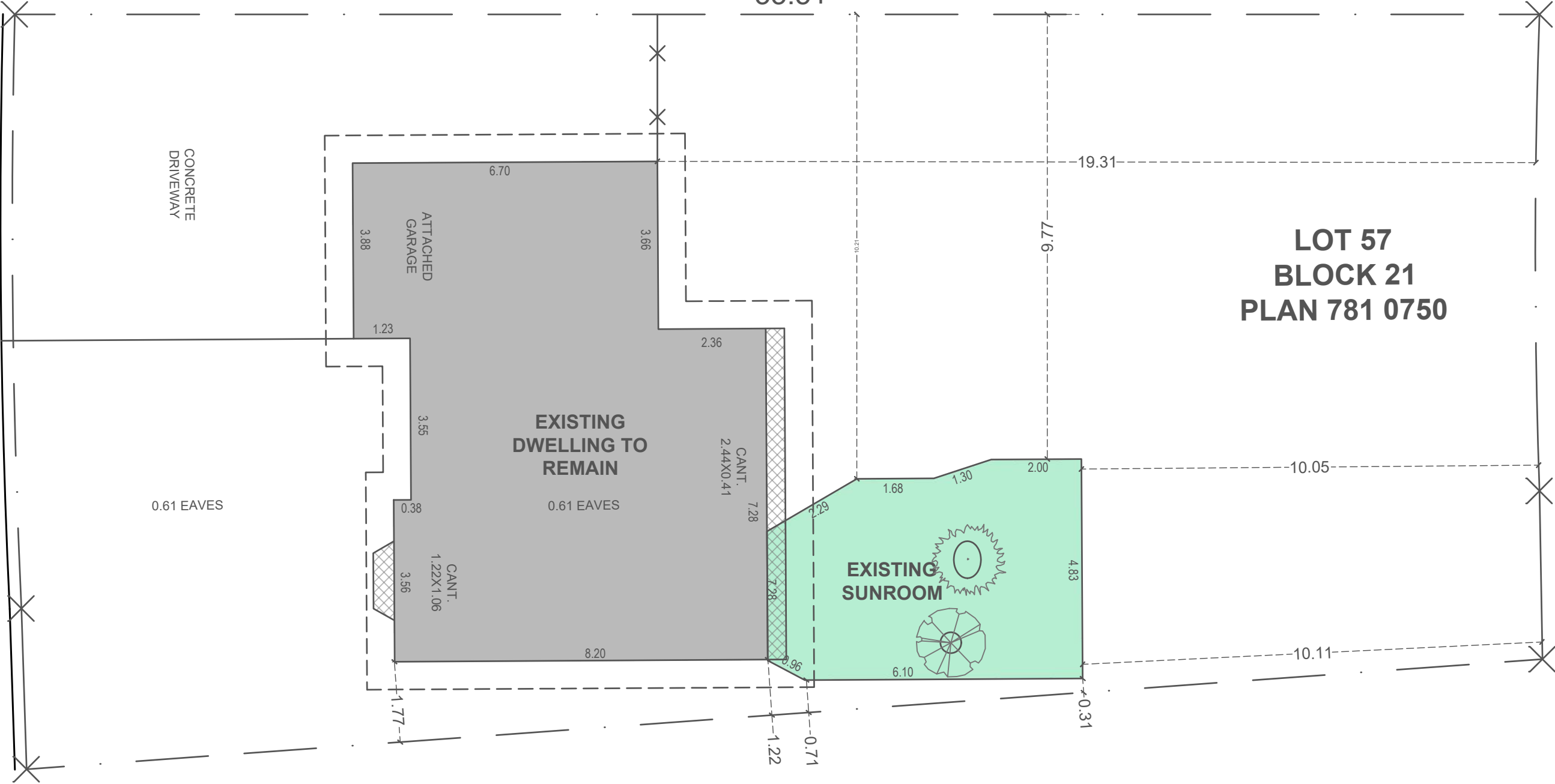
TOTAL PARCEL COVERAGE = 22.06%

PROPOSED DEMO

TO REMAIN

PROPOSED ADDITION

2404 146 AVE SE



1 SITE PLAN
A1 SCALE - 1:100

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NO.	DESCRIPTION	BY	DATE

NORTH

SCALE AT A4

DATE

DRAWN BY

CHECKED BY

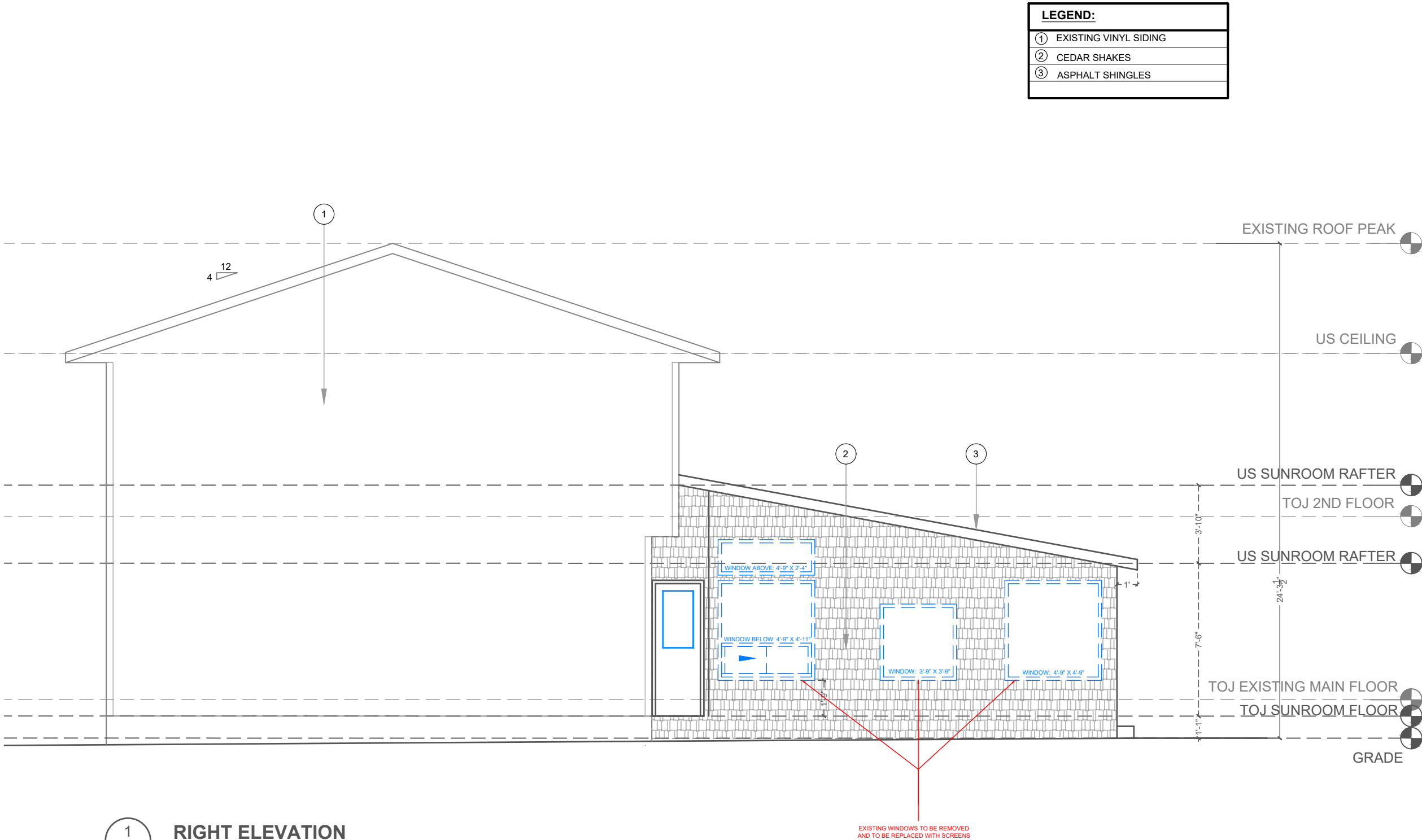
DRAWING:
SITE PLAN
CLIENT & ADDRESS:
2404 146 AVE SE

DRAWING:
SUNROOM ADDITION

DATE:
2026-07-30

SCALE:
1:100

SHEET:
A-1



1
A4.1

RIGHT ELEVATION

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

*NOTE -
THE SUNROOM IS AN UNCONDITIONED SPACE OPEN TO THE EXTERIOR, FEATURING LIVING TREES THAT PENETRATE THE BUILDING ENVELOPE AND SCREEN OPENINGS IN LIEU OF CERTAIN WINDOWS. GLAZING CALCULATIONS UNDER DIVISION B, SUBSECTION 9.10.15 ARE NOT REQUIRED.

LEGEND:	
①	EXISTING VINYL SIDING
②	CEDAR SHAKES
③	ASPHALT SHINGLES

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NO.	DESCRIPTION	BY	DATE

NORTH	
SCALE AT A4	
DATE	DRAWN BY
	CHECKED BY

DRAWING:	RIGHT SIDE ELEVATION
CLIENT & ADDRESS:	2404 146 AVE SE

DRAWING:	SUNROOM ADDITION
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DATE:

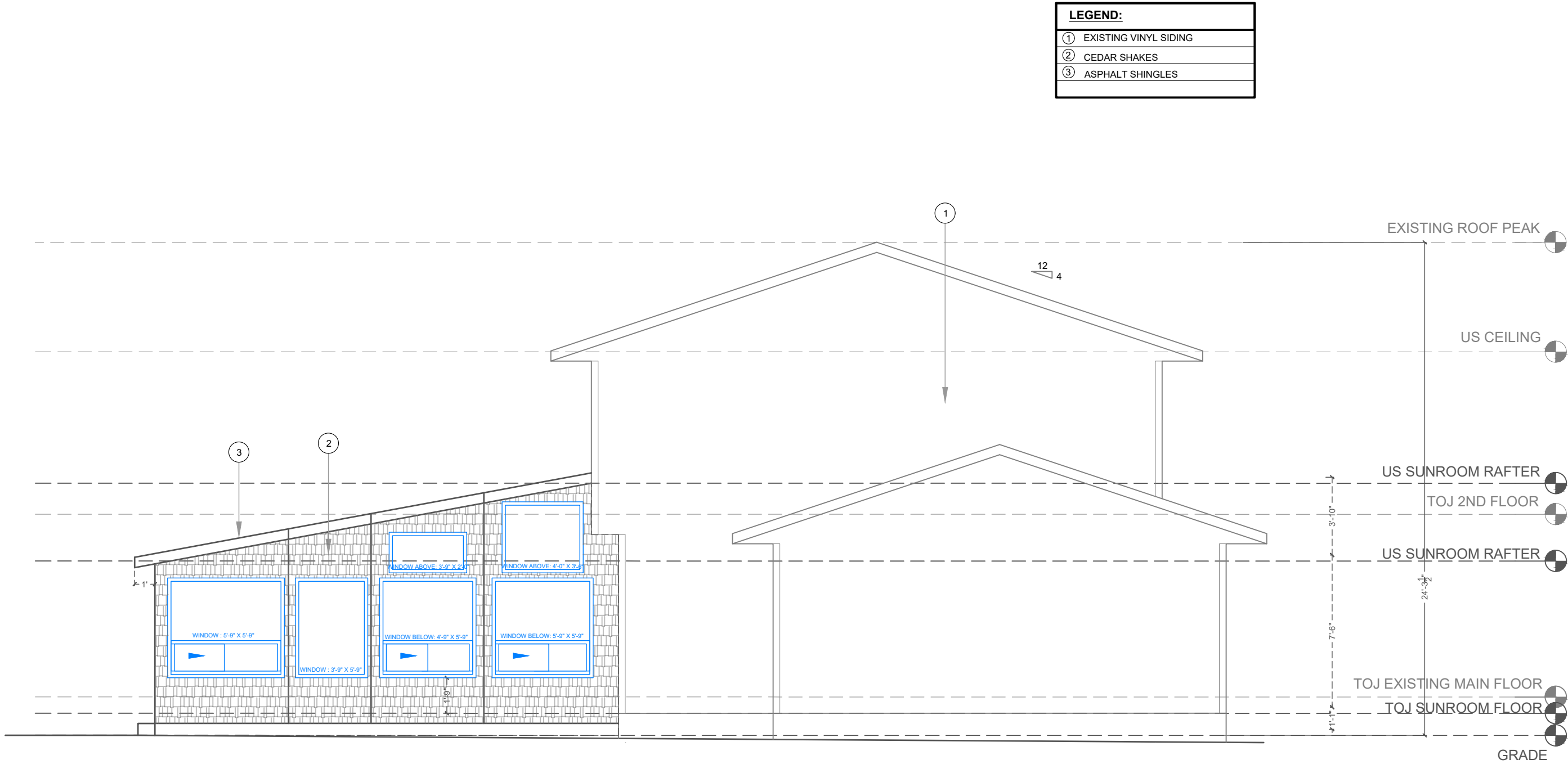
2026-07-30

SCALE:

3/16"=1'-0"

SHEET:

A-4.1



1
A4.2

LEFT ELEVATION

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

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NO.	DESCRIPTION	BY	DATE

SCALE AT A4	NORTH
DATE	
DRAWN BY	
CHECKED BY	

DRAWING:	LEFT SIDE ELEVATION
CLIENT & ADDRESS:	2404 146 AVE SE

DRAWING:	SUNROOM ADDITION
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DATE:

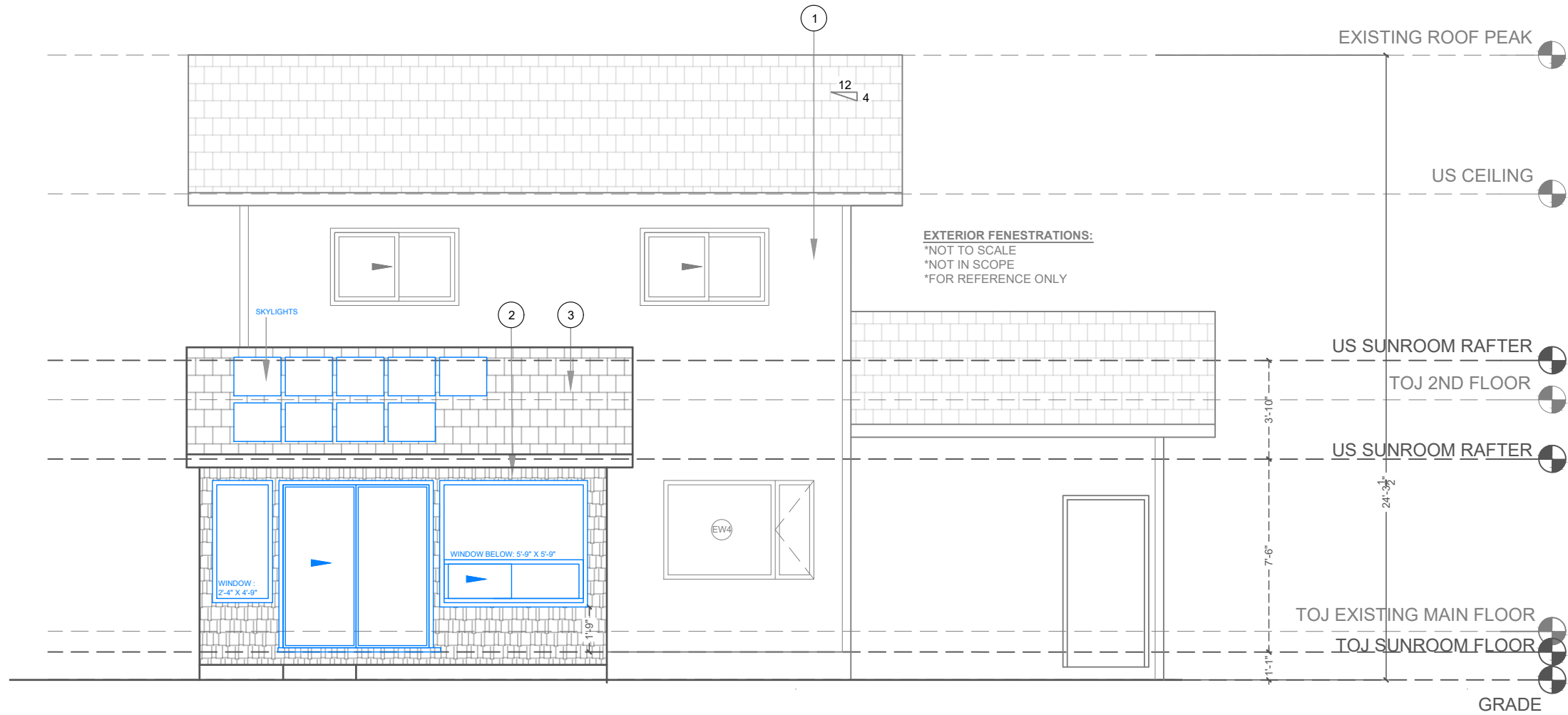
2026-07-30

SCALE:

3/16"=1'-0"

SHEET:

A-4.2



1
A4.3
REAR ELEVATION
SCALE - 3/16" = 1'-0"

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NO.	DESCRIPTION	BY	DATE

NORTH

SCALE AT A4		DATE	
DRAWN BY		CHECKED BY	

DRAWING:

SUNROOM ADDITION

DRAWING:

REAR ELEVATION

CLIENT & ADDRESS:

2404 146 AVE SE

DATE:

2026-07-30

SCALE:

3/16"=1'-0"

SHEET:

A-4.3