



## #2339 MAUNSELL DRIVE NE

GARDEN SUITE  
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA

### BUILDING STATISTICS

#### BUILDING HEIGHT:

ROOF PEAK HEIGHT: 4.10 m

MAXIMUM ALLOWED PEAK: 7.50 m

#### RESIDENTIAL DENSITY:

DWELLING UNITS: 1

PARCEL AREA: 0.047 ha

DENSITY: 21.28 u/s

#### SITE COVERAGE:

PARCEL AREA: 472.84 m<sup>2</sup>

MAXIMUM COVERAGE: 45.00%

PROPOSED ON SITE: 382.84 m<sup>2</sup> = 38.42 %

EXISTING DWELLING: 87.32 m<sup>2</sup>

EXISTING DETACHED GARAGE: 40.34 m<sup>2</sup>

PROPOSED GARDEN SUITE: 45.18 m<sup>2</sup>

#### AMENITY SPACE:

REAR YARD (MAIN DWELLING): 47.01 m<sup>2</sup>

REAR YARD (GARDEN SUITE): 23.16 m<sup>2</sup>

#### PARKING ON-SITE:

PRIVATE GARAGE: 2 SPACES

### PROPERTY STATISTICS

#### STREET ADDRESS:

#2339 MAUNSELL DR NE

#### LEGAL ADDRESS:

LOT 8, BLOCK 15, PLAN 3629 JK

#### COMMUNITY:

MAYLAND HEIGHTS

#### ZONING:

R-1

(R-15 PRIOR TO AUG 2020)

#### PARCEL SIZE & AREA:

15.54m x 30.40m (157'11" x 100')

472.84 m<sup>2</sup>

0.047 ha

#### LOCAL AREA PLAN:

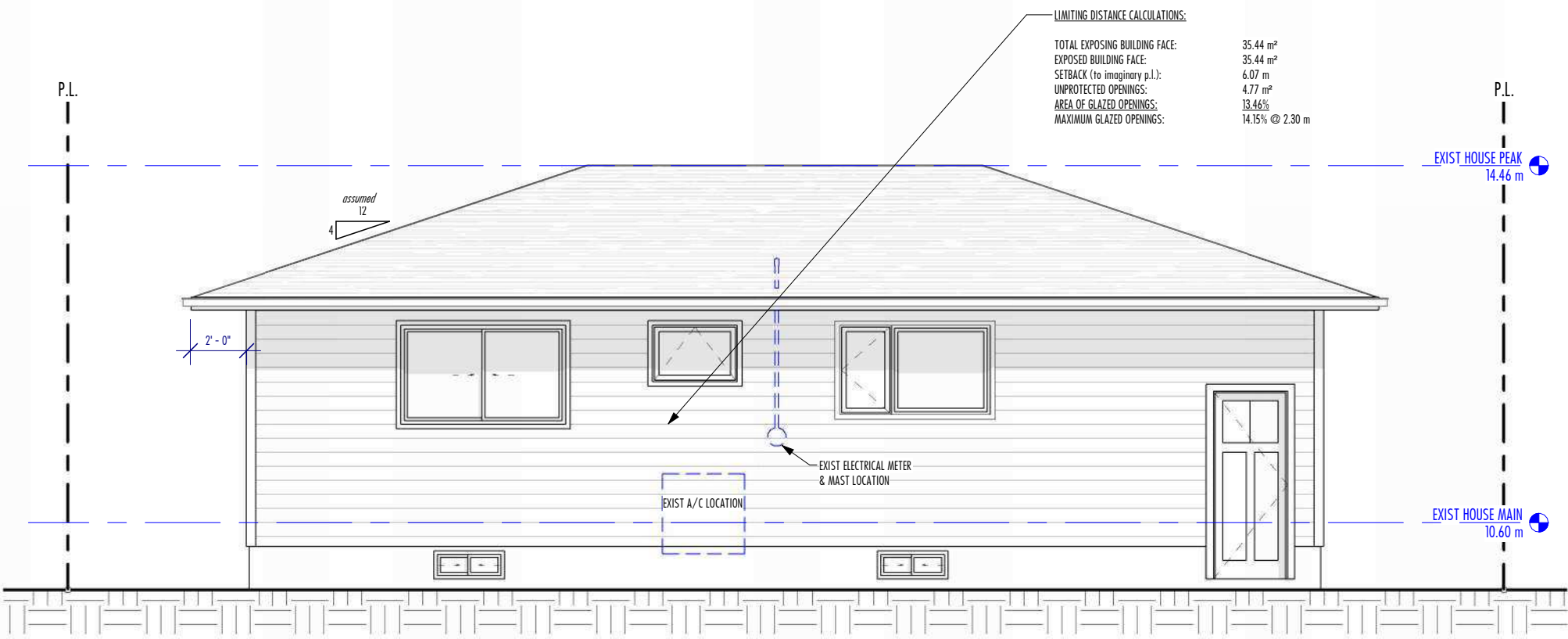
SOUTH ACROSSST LAY OUTLINE, CURRENTLY PRE-PLANNING

### TREE LEGEND

| #   | TREE       | DBH | SPRDL | HGT. | STATUS                     |
|-----|------------|-----|-------|------|----------------------------|
| T-1 | CONIFEROUS | 0.5 | 4.5   | 10.0 | TO REMAIN                  |
| T-2 | CONIFEROUS | 0.4 | 4.0   | 10.0 | TO REMAIN                  |
| T-3 | DECIDUOUS  | 0.4 | 3.0   | 10.0 | TO REMAIN (NEIGHBOUR TREE) |
| T-4 | DECIDUOUS  | 0.3 | 3.4   | 4.0  | TO REMAIN                  |

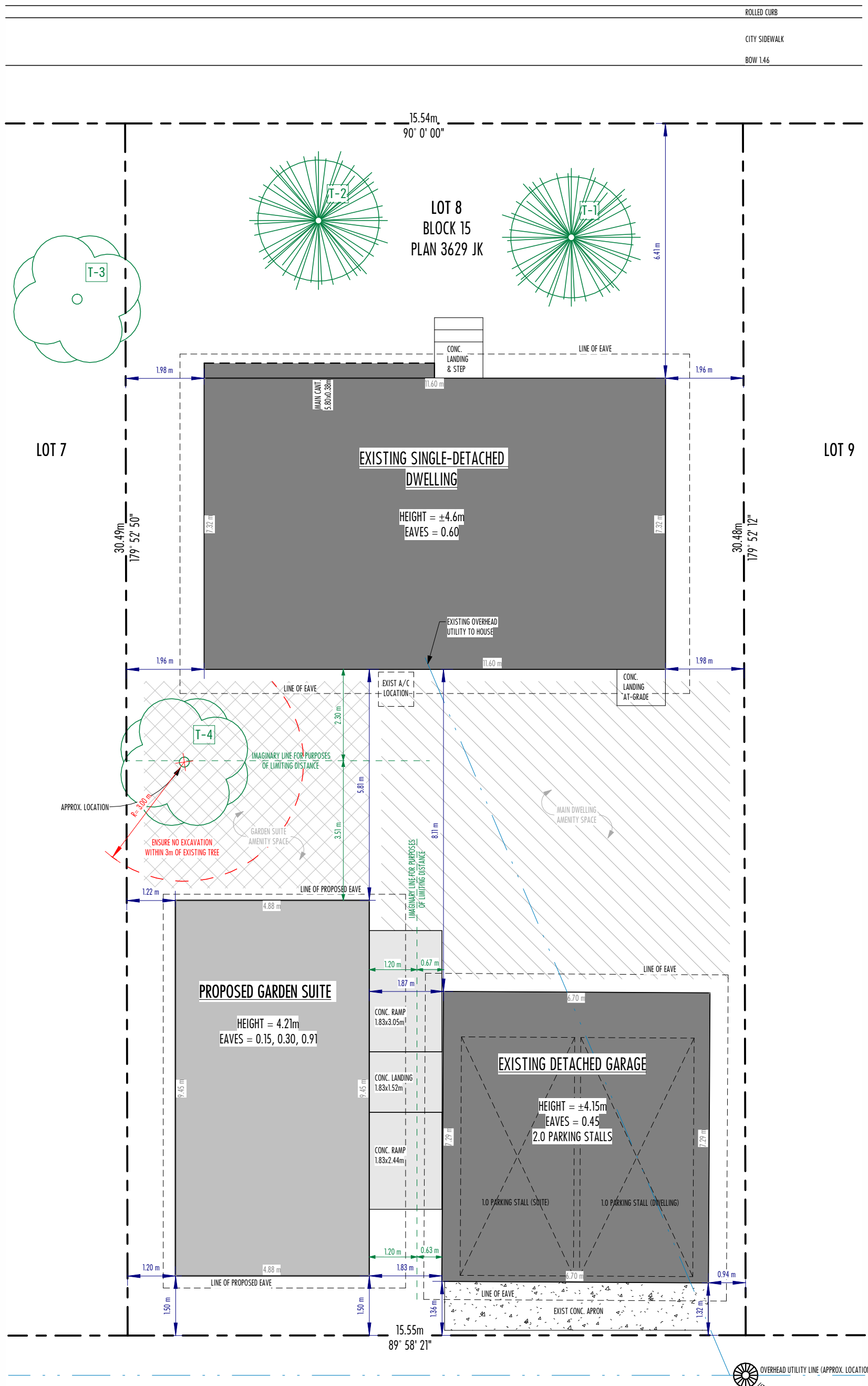
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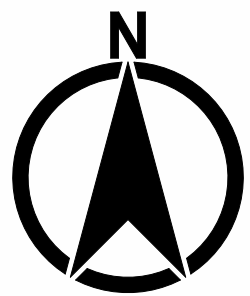
2  
A1  
EXIST HOUSE REAR ELEVATION  
3/16" = 1'-0"

## MAUNSELL DRIVE NE



## 9.14m ASPHALT LANE

1  
A1  
SITE PLAN  
1:100



REC  
Ryan G Cairns  
Residential Design

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| DATE       | ISSUED                  | BY |
|------------|-------------------------|----|
| 2024.05.15 | PROJECT Kickoff         |    |
| 2024.05.22 | DRIFT DESIGN PLANS      | RC |
| 2024.06.05 | PLAN REV. EXTERIORS     | RC |
| 2024.06.12 | OPTION A - 2-BED LAYOUT | RC |
| 2024.06.12 | OPTION B - 1-BED LAYOUT | RC |
| 2024.06.12 | OPTION C - REV'D ROOF   | RC |
| 2024.06.12 | DP REVIEW               | RC |
| 2024.06.12 | DP                      | RC |

| AREA                | AREA | SF  |
|---------------------|------|-----|
| MAIN - GARDEN SUITE |      | 512 |

|                   |                        |
|-------------------|------------------------|
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| DRAWN & DESIGNED: | R. CAIRNS              |
| CHECKED:          | R. CAIRNS              |

|          |                                        |
|----------|----------------------------------------|
| PROJECT: | MAYLAND HEIGHTS<br>SEACAN GARDEN SUITE |
|----------|----------------------------------------|

|                 |                                        |
|-----------------|----------------------------------------|
| STREET ADDRESS: | #2339 MAUNSELL DRIVE NE<br>CALGARY, AB |
|-----------------|----------------------------------------|

|                |                                  |
|----------------|----------------------------------|
| LEGAL ADDRESS: | LOT 8, BLOCK 15,<br>PLAN 3629 JK |
|----------------|----------------------------------|

|        |  |
|--------|--|
| OWNER: |  |
|--------|--|

|             |     |
|-------------|-----|
| LOT ZONING: | R-1 |
|-------------|-----|

|       |                     |
|-------|---------------------|
| PAGE: | SHEET 1 / 36" x 24" |
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|        |              |
|--------|--------------|
| SCALE: | As indicated |
|--------|--------------|

|        |           |
|--------|-----------|
| SHEET: | SITE PLAN |
|--------|-----------|

|       |    |
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| PAGE: | A1 |
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A2

