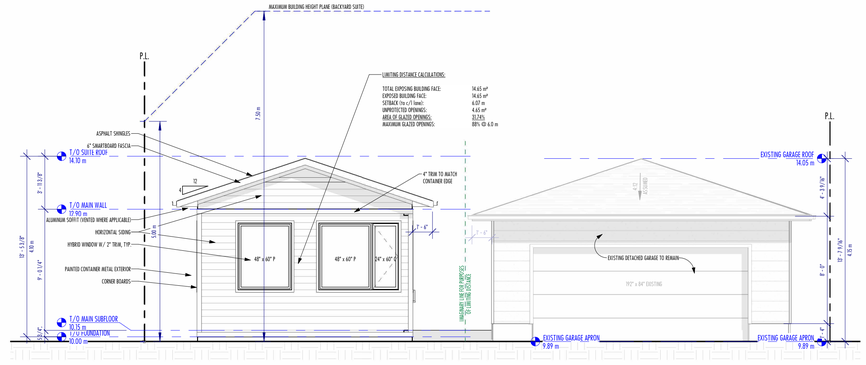


3 A2 *LEFT ELEVATION (WEST)*
3/16" = 1'-0"



2 A2 *FRONT ELEVATION (SOUTH)*
3/16" = 1'-0"

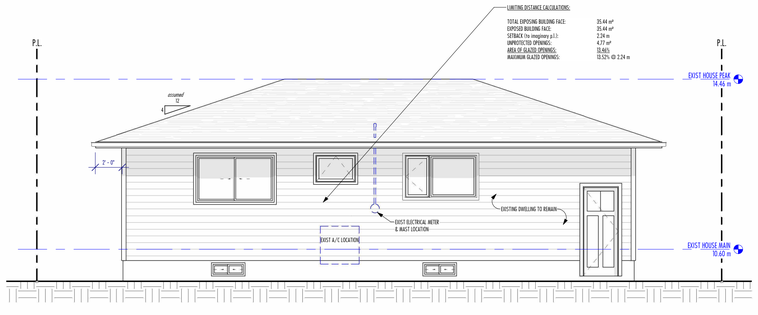


5 A2 *RIGHT ELEVATION (EAST)*
3/16" = 1'-0"

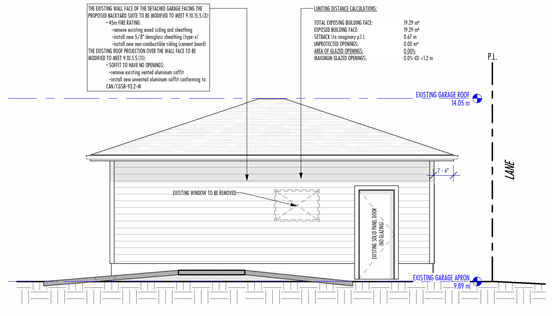


4 A2 *REAR ELEVATION (NORTH)*
3/16" = 1'-0"

CAN/ULC-S101



6 A2 *EXIST HOUSE REAR ELEVATION (SOUTH)*
3/16" = 1'-0"



7 A2 *EXIST GARAGE SIDE ELEVATION (WEST)*
3/16" = 1'-0"

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Modern Huts Inc.
CUSTOM CONTAINER HOMES
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Calgary, Alberta

ISSUED:

DATE	ISSUED	BY:
24.5.19	PROJECT KICKOFF	
24.6.02	DRAFT DESIGN PLANS	RC
24.6.12	PLAN REV., EXTERIORS	RC
24.7.02	OPTION A - 2-BED LAYOUT	RC
24.7.03	OPTION B - 1-BED LAYOUT	RC
24.7.21	OPTION B - BEV'D ROOF	RC
24.8.04	DP REVIEW	RC
24.8.14	DP	RC
24.10.15	DR RESUBMISSION	RC

AREAS:

AREA	SF
MAIN - GARDEN SUITE	512

FOR CONSTRUCTION
NO

PUBLISHED:	2024-10-15 12:23:44 PM
STAGE:	DP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS

PROJECT:

MAYLAND HEIGHTS
SEACAN GARDEN SUITE

STREET ADDRESS:

#2339 MAUNSELL DRIVE NE
CALGARY, AB

LEGAL ADDRESS:

LOT 8, BLOCK 15,
PLAN 3629 JK

OWNER:

MODERN HUTS
PRIVATE OWNER

LOT ZONING:	R-C1
PAGE:	ARCH D / 36" x 24"
SCALE:	As indicated

SHEET:

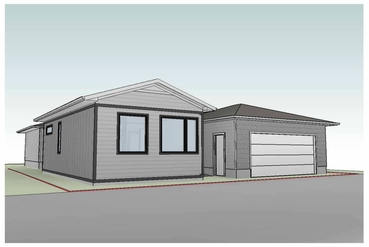
FLOORPLANS & ELEVATIONS

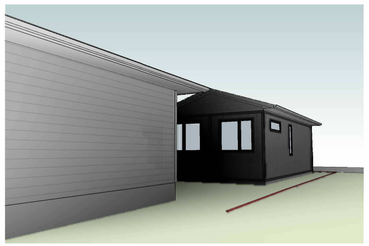
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A2

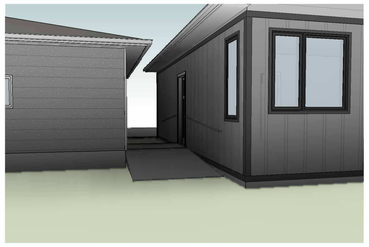
3D VIEWS FOR REFERENCE ONLY. DO NOT SCALE.

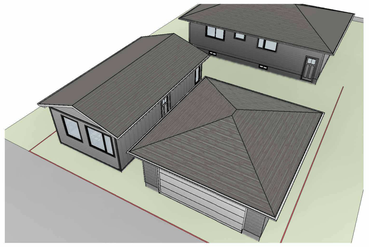












#2339 MAUNSELL DRIVE NE

GARDEN SUITE
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA

BUILDING STATISTICS

BUILDING HEIGHT:

ROOF PEAK HEIGHT: 4.18 m
MAXIMUM ALLOWED PEAK: 7.50 m

RESIDENTIAL DENSITY:

DWELLING UNITS:	1
PARCEL AREA:	0.047 ha
DENSITY:	21.28 uph

SITE COVERAGE:

PARCEL AREA:		473.84 m²
MAXIMUM COVERAGE:		45.00%
PROPOSED ON SITE:	183.53 m² ÷	38.73 %
EXISTING DWELLING:		87.32 m²
EXISTING DETACHED GARAGE:		48.84 m²
PROPOSED GARDEN SUITE:		47.37 m²

AMENITY SPACE:

REAR YARD (MAIN DWELLING)	67.01 m²
REAR YARD (GARDEN SUITE):	23.96 m²

PARKING ON-SITE:

PRIVATE GARAGE:	2 STALLS

PROPERTY STATISTICS

STREET ADDRESS:

#2339 MAUNSELL DR NE

LEGAL ADDRESS:

LOT 8, LOCK 15, PLAN 3629 JK

COMMUNITY:

MAYLAND HEIGHTS

ZONING:

R-C1
(R-CG PRIOR TO AUG 2024)

PARCEL SIZE & AREA:

15.54m x 30.49m (50'-11" x 100')
473.84 m²
0.047 ha

LOCAL AREA PLAN:

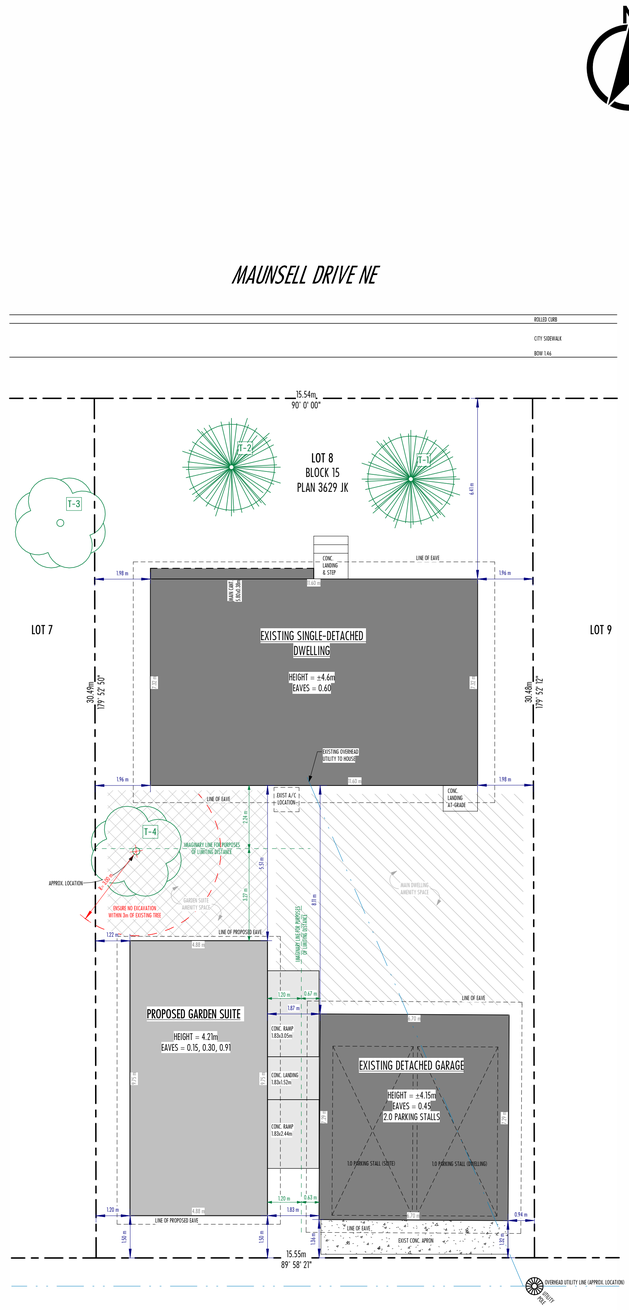
SOUTH MCKNIGHT LAP (FUTURE, CURRENTLY PRE-PLANNING)

TREE LEGEND

#	TYPE	DIA.	SPRD.	HGT.	STATUS
T-1	CONIFEROUS	0.5	4.5	15.0	TO REMAIN
T-2	CONIFEROUS	0.4	6.0	13.0	TO REMAIN
T-3	DECIDUOUS	0.6	3.0	12.0	TO REMAIN (NEIGHBOUR TREE)
T-4	DECIDUOUS	0.3	3.4	6.0	TO REMAIN

CONTENTS

SITE PLAN	A1
FLOORPLANS & ELEVATIONS	A2



1 / A1 *SITE PLAN*
1 : 100

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SHEET:

SITE PLAN

PAGE:

A1