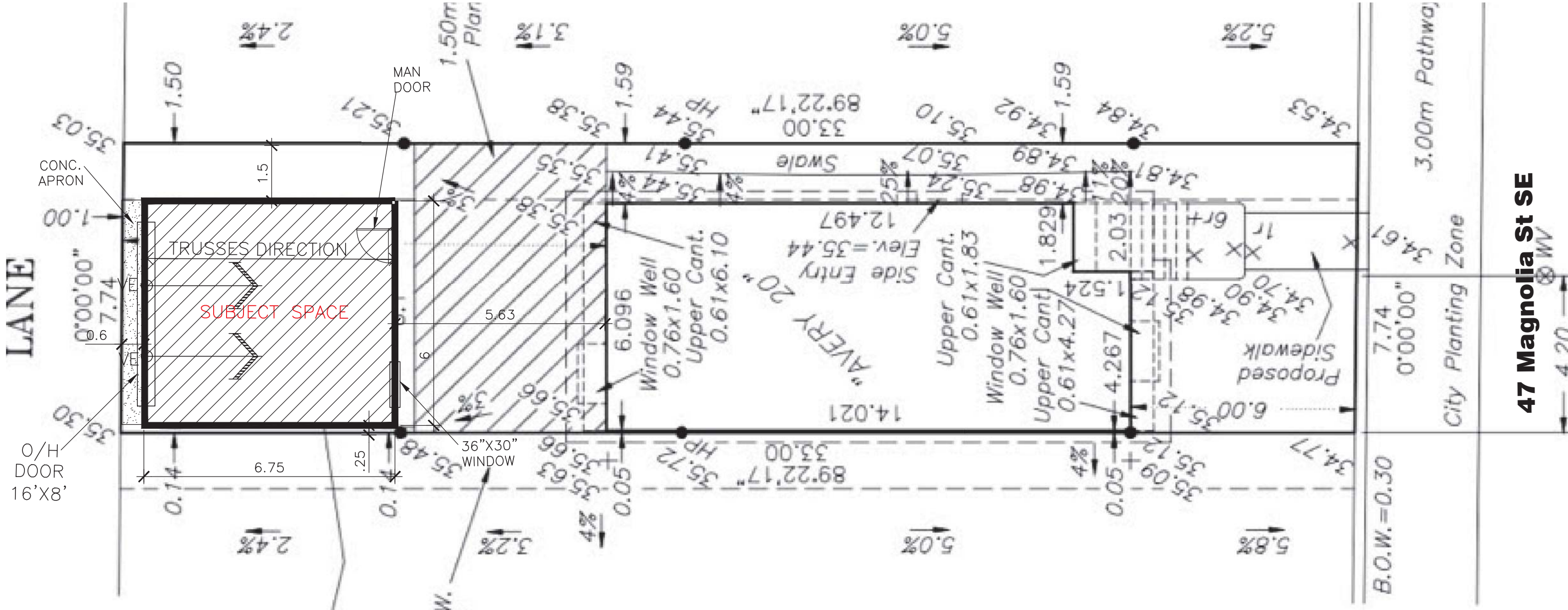




LOT AREA: ± 2749 SQ.FT. (255.4 SQ.M.)
COVERAGE AREA: ± 2749x 70% = 1924 SQ.FT. (178.7 SQ.M.)
EXISTING HOME COVERAGE: ± 988 SQ.FT. (91.8 SQ.M.)
PROPOSED GARAGE: ± 431.4 SQ.FT. (40 SQ.M.)
TOTAL LOT COVERAGE: ± 1419 SQ.FT. (131.8 SQ.M.) (51.6%)

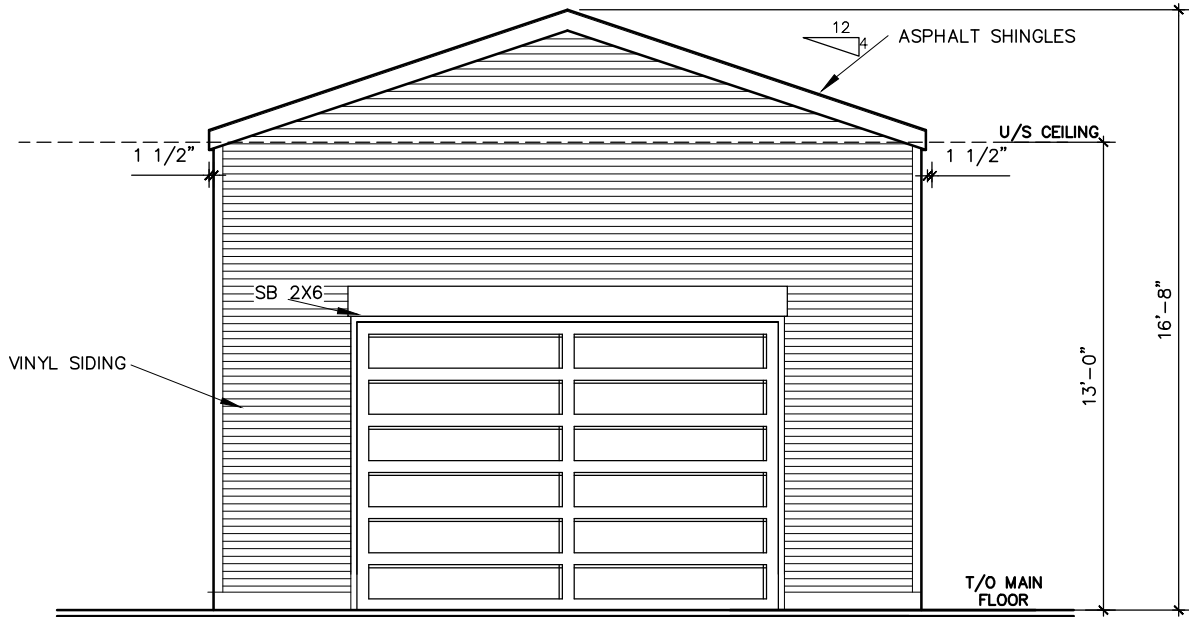
1
A1

SITE PLAN

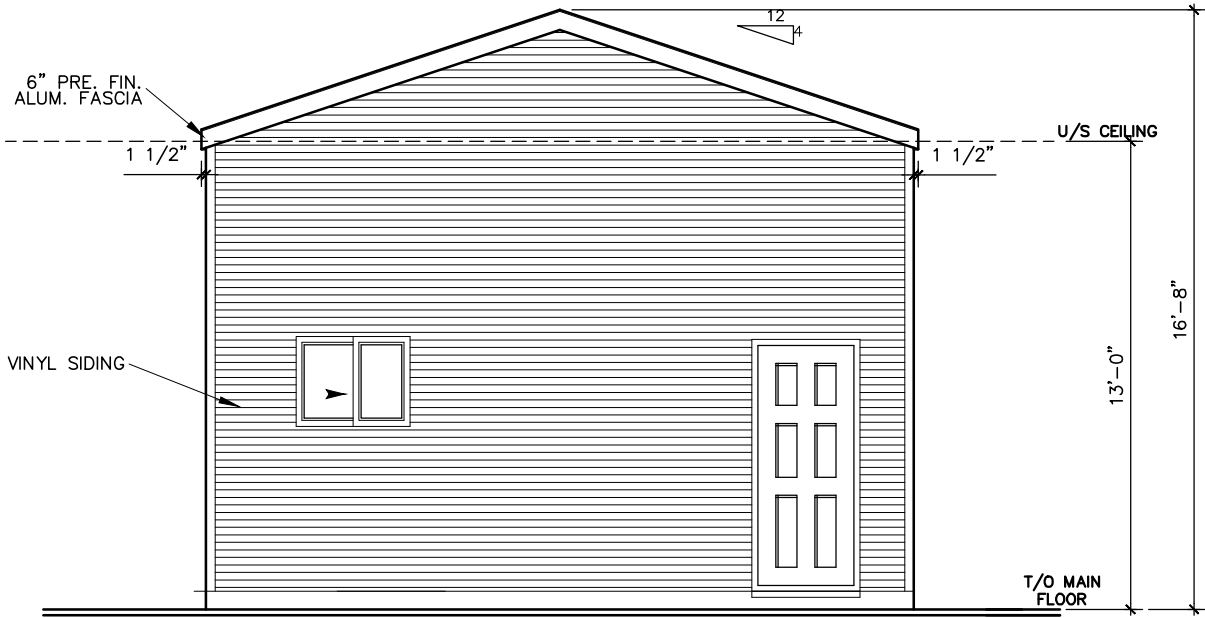
SCALE: 1 = 100

PROPOSED DETACHED GARAGE

47 Magnolia St SE
LOT 11, BLOCK 142, PLAN 251 0243



1
A2.1
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2
A2.1
REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: ALL SITE DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION. THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.

B

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PROPOSED DETACHED GARAGE

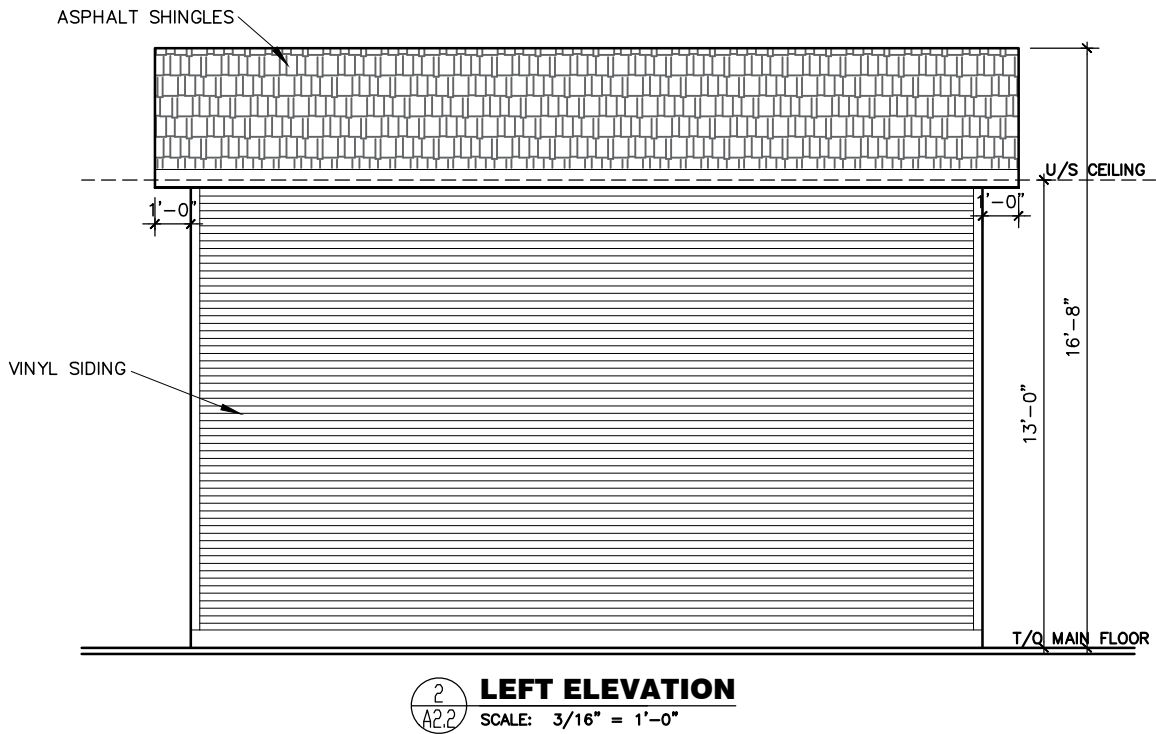
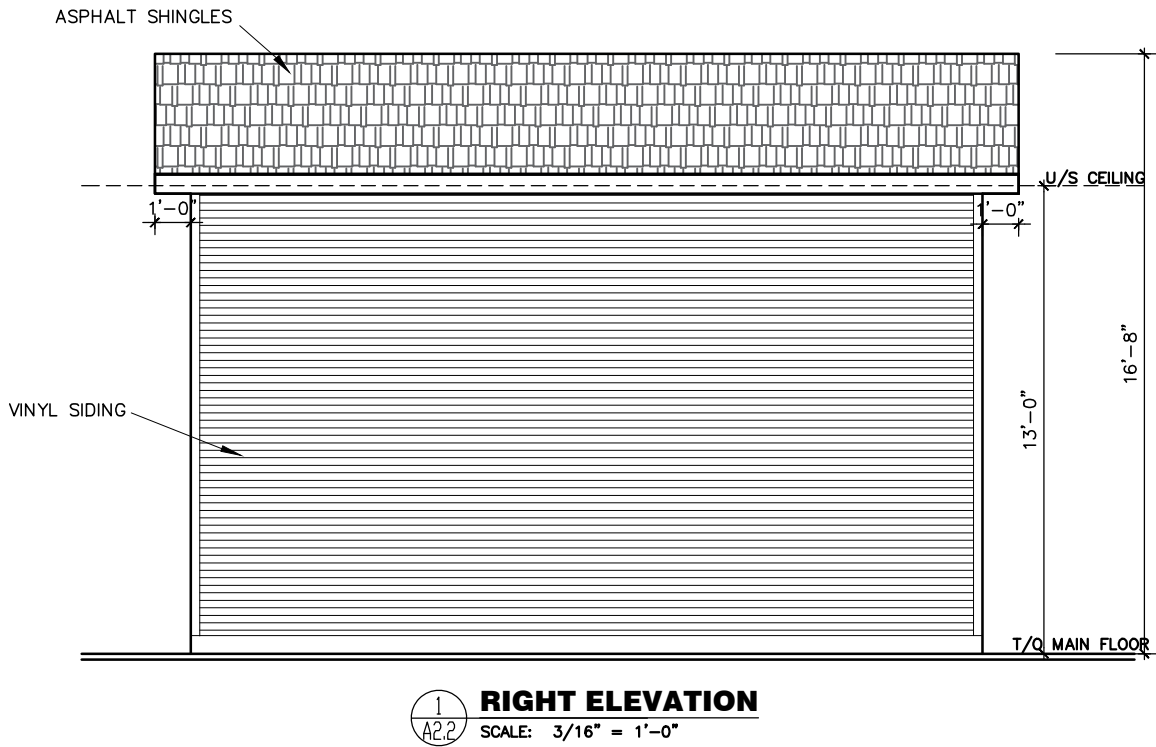
47 Magnolia St SE

LOT 11, BLOCK 142, PLAN 251 0243

GENERAL NOTES:	
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.	
LEGAL:	
SCALE:	3/16" = 1'-0"
DRAWN BY:	EA
CHECKED BY:	
JOB NUMBER:	
ISSUE DATE:	Aug 3, 2026
REVISIONS:	
SHEET TITLE:	FRONT & REAR ELEVATIONS
SHEET NUMBER:	

A2.1

TABLE 9.10.14.4--A	
-	EXPOSED BUILDING FACE AREA: 199 ft² / 18.4 m²
-	GLAZED OPENINGS AREA: 0
-	LIMITING DISTANCE (IL): 0.3 m
-	ALLOWABLE AREA OF GLAZED OPENINGS: 0%
-	RATIO OF UNPROTECTED OPENINGS: 0



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PROPOSED DETACHED GARAGE

47 Magnolia St SE

LOT 11, BLOCK 142, PLAN 251 0243

GENERAL NOTES:
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LEGAL:
SCALE: 3/16" = 1'-0"
DRAWN BY: EA
CHECKED BY:
JOB NUMBER:
ISSUE DATE: Aug 3, 2026
REVISIONS:
SHEET TITLE: LEFT & RIGHT ELEVATION
SHEET NUMBER:

A 2.2