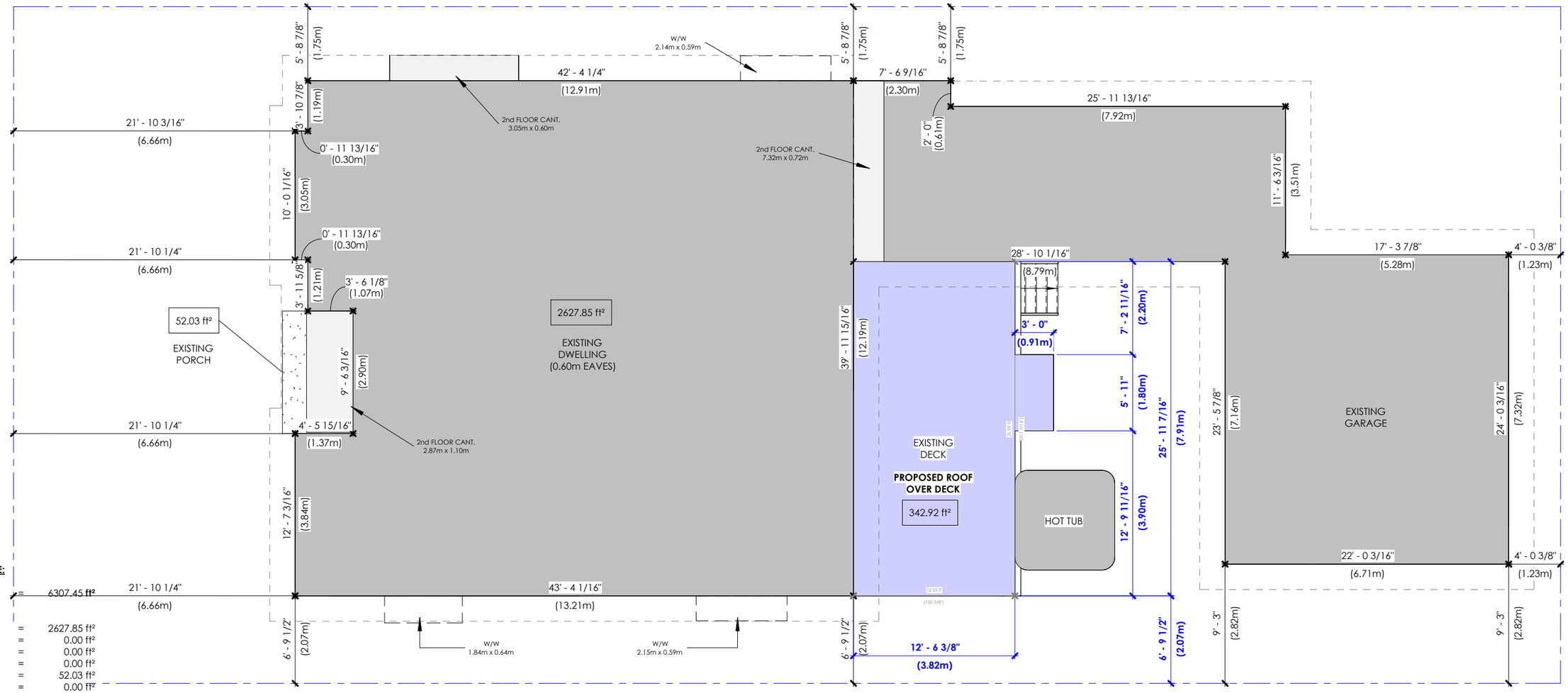
ADJACENT LOT

(Property Line) 36.60 m



PARCEL COVERAGE:

PARCEL AREA	=	6307.45 ft²
EXISTING:		
DWELLING	=	2627.85 ft²
GARAGE	=	0.00 ft²
ACCESSORY	=	0.00 ft²
COVERED DECK	=	0.00 ft²
PORCH	=	52.03 ft²
BALCONY	=	0.00 ft²
PARKING STALLS	=	#0
EX. TOTAL	=	2627.85 ft²
EX. COVERAGE	=	41.66 %
BYLAW MAX (%)	=	45 %
REMAINING PERMITTED	=	210.50 ft²

PROPOSED:

NEW AREA	=	**342.92 ft²**
NEW PARKING STALLS	=	**#0**
NEW PARKING AREA	=	**0 ft²**
NEW TOTAL AREA	=	**2970.77 ft²**
NEW REMAINING	=	*-132.42 ft²*
RELAXATION (%)	=	*4.67 %*
PARCEL COVERAGE	=	**47.1 %**

(Property Line) 36.60 m

ADJACENT LOT

NOTE:
- *ALL MATERIAL STORAGE ON SITE*
- *SITE ACCESS FROM ROAD OR LANE AS APPLICABLE*
- ALL WINDOWS/DOOR EXISTING UNLESS OTHERWISE NOTED
- BUILDER TO CONFIRM ALL MEASUREMENTS PRIOR TO CONSTRUCTION
- BUILDER TO CONFIRM ROOF SLOPE AND HEEL HEIGHT PRIOR TO CONSTRUCTION (IF APPLICABLE)

NOTE:
PROPERTY LINE VALUES AND EXISTING SITE INFORMATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. DIMENSIONS FOR THIS PLAN ACQUIRED FROM SUPPLIED RPR/SURVEY

1 Site
1 : 100

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ENGINEER

GENERAL CONTRACTOR

C.BRANNON CONSTRUCTION

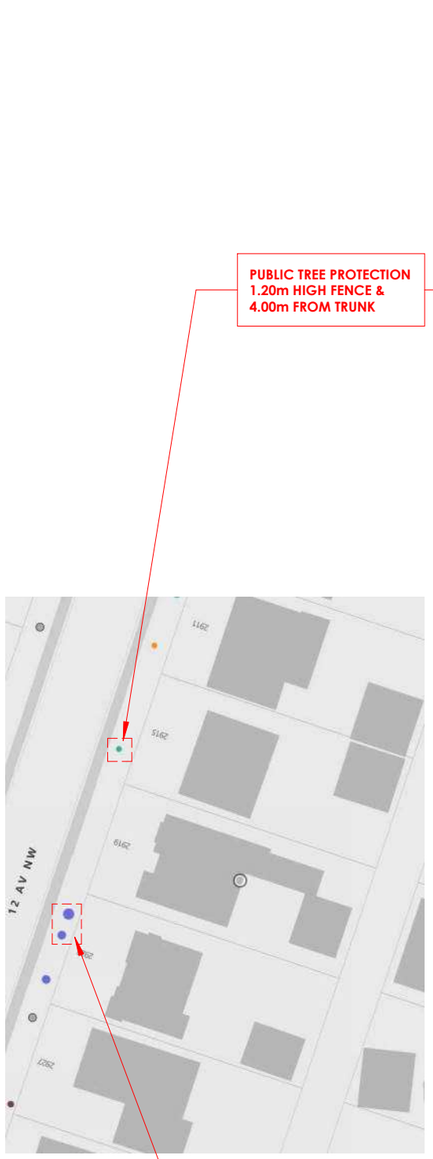
2919 12 AVE NW,
CALGARY AB

COVERED DECK

9/11/2026 3:38:00 PM

Site Plan	
Project :	2026-434
Scale:	1 : 100
Drawn By:	RFC

A1.0



PUBLIC TREE PROTECTION
1.20m HIGH FENCE &
4.00m FROM TRUNK

Trunk Diameter (CM): 3
Scientific Name: ULMUS AMERICANA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS

13' - 1 1/2" (4.00m)
4' - 6 3/8" (1.38m) TO SIDEWALK
13' - 1 1/2" (4.00m)
13' - 1 1/2" (4.00m)

ADJACENT LOT
(Property Line) 36.60 m

(Property Line) 16.01 m

12 AVE NW

SIDEWALK 12' - 0 7/8" (3.68m) B.O.W.

21' - 10 3/16" (6.66m)
21' - 10 1/4" (6.66m)
21' - 10 1/4" (6.66m)
21' - 10 1/4" (6.66m)

3' - 10 7/8" (1.19m)
10' - 0 1/16" (3.05m)
3' - 11 5/8" (1.21m)
9' - 6 3/16" (2.90m)
12' - 7 3/16" (3.84m)
6' - 9 1/2" (2.07m)

0' - 11 13/16" (0.30m)
0' - 11 13/16" (0.30m)
3' - 6 1/8" (1.07m)
4' - 5 15/16" (1.37m)

52.03 ft²
EXISTING PORCH

2627.85 ft²
EXISTING DWELLING
(0.60m EAVES)

2nd FLOOR CANT.
2.87m x 1.10m

W/W
1.84m x 0.64m

W/W
2.15m x 0.59m

W/W
2.14m x 0.59m

2nd FLOOR CANT.
3.05m x 0.60m

2nd FLOOR CANT.
7.32m x 0.72m

42' - 4 1/4" (12.91m)
43' - 4 1/16" (13.21m)

5' - 8 7/8" (1.75m)
5' - 8 7/8" (1.75m)
5' - 8 7/8" (1.75m)
5' - 6 9/16" (1.69m)
5' - 6 9/16" (1.69m)
6' - 9 1/2" (2.07m)
6' - 9 1/2" (2.07m)

39' - 11 15/16" (12.19m)

EXISTING DECK

PROPOSED ROOF OVER DECK
342.92 ft²

HOT TUB

12' - 6 3/8" (3.82m)

2' - 0" (0.61m)
25' - 11 13/16" (7.92m)
11' - 6 3/16" (3.51m)
28' - 10 1/16" (8.79m)
3' - 0" (0.91m)
7' - 2 11/16" (2.20m)
5' - 11" (1.80m)
25' - 11 1/16" (7.91m)
12' - 9 11/16" (3.90m)
17' - 3 7/8" (5.28m)
4' - 0 3/8" (1.23m)
23' - 5 7/8" (7.16m)
24' - 0 3/16" (7.32m)
22' - 0 3/16" (6.71m)
4' - 0 3/8" (1.23m)
9' - 3" (2.82m)
9' - 3" (2.82m)

EXISTING GARAGE

(Property Line) 16.01 m
LANE

(Property Line) 36.60 m

ADJACENT LOT

PUBLIC TREE PROTECTION
1.20m HIGH FENCE &
4.00m FROM TRUNK

Trunk Diameter (CM): 52
Scientific Name: PICEA PUNGENS
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-32096912

Trunk Diameter (CM): 29
Scientific Name: PICEA GLAUCA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-32066470

13' - 1 1/2" (4.00m)
6' - 2 7/8" (1.90m) TO SIDEWALK
13' - 1 1/2" (4.00m)
13' - 1 1/2" (4.00m)

1 Public Trees
1 : 150

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GENERAL CONTRACTOR

C.BRANNON CONSTRUCTION

ENGINEER

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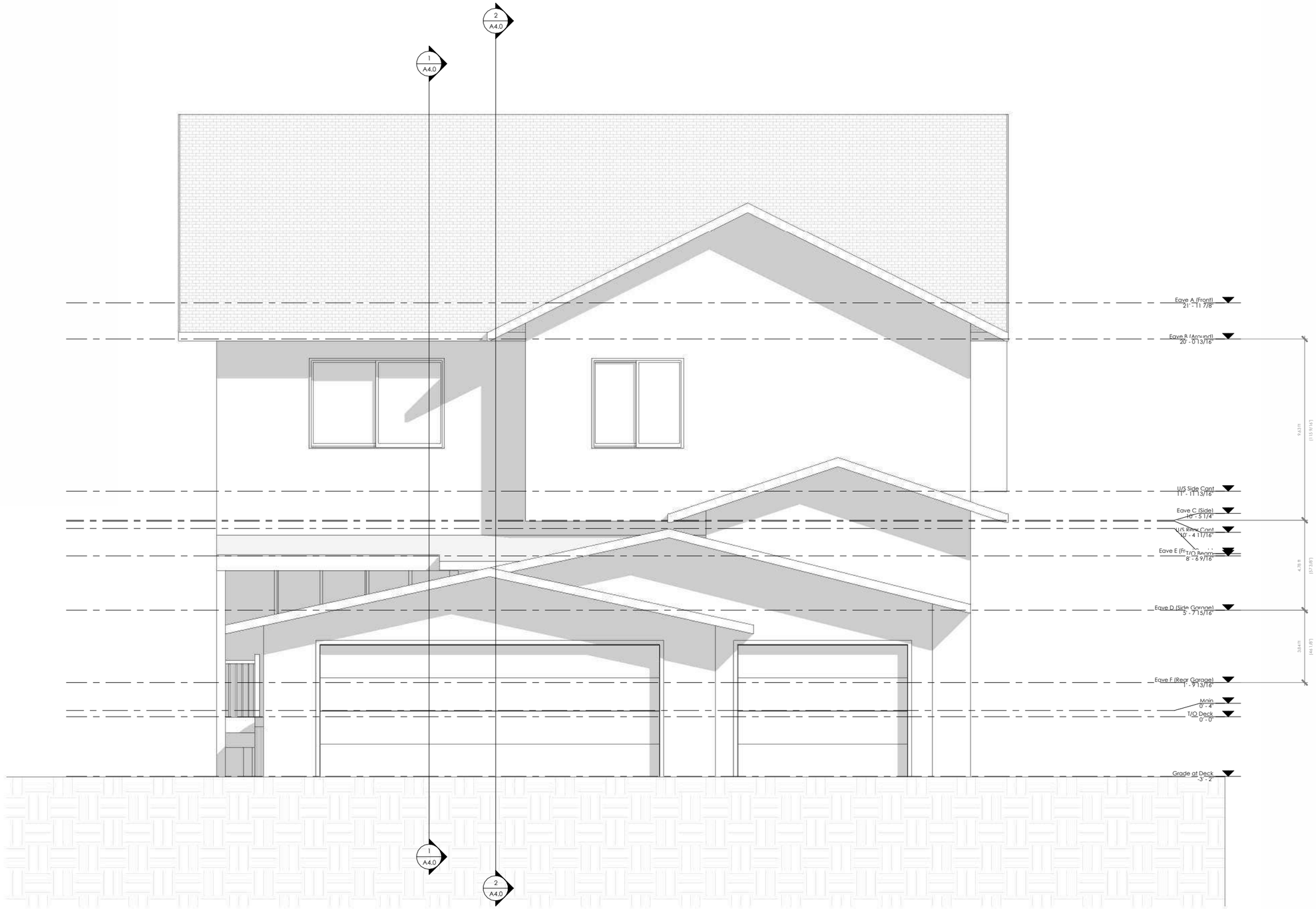
COVERED DECK

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Public Tree's

Project :	2026-434
Scale:	1 : 150
Drawn By:	RFC

A1.1



1 Rear Elevation

3/16" = 1'-0"

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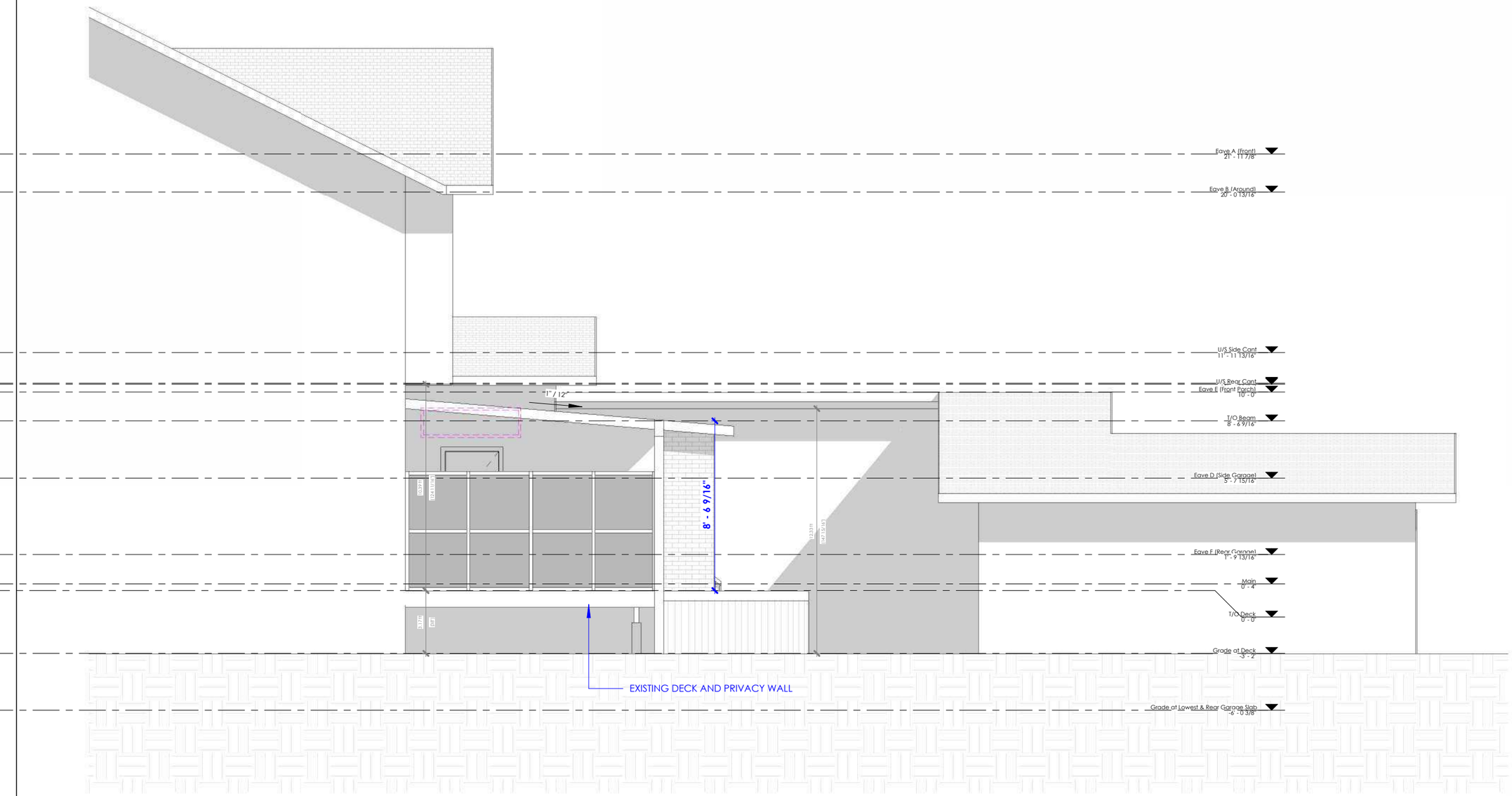
COVERED DECK

9/11/2026 3:38:02 PM

Elevations

Project :	2026-434
Scale:	3/16" = 1'-0"
Drawn By:	RFC

A3.0



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CALGARY AB

COVERED DECK

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Elevations

Project :	2026-434
Scale:	3/16" = 1'-0"
Drawn By:	RFC

A3.1