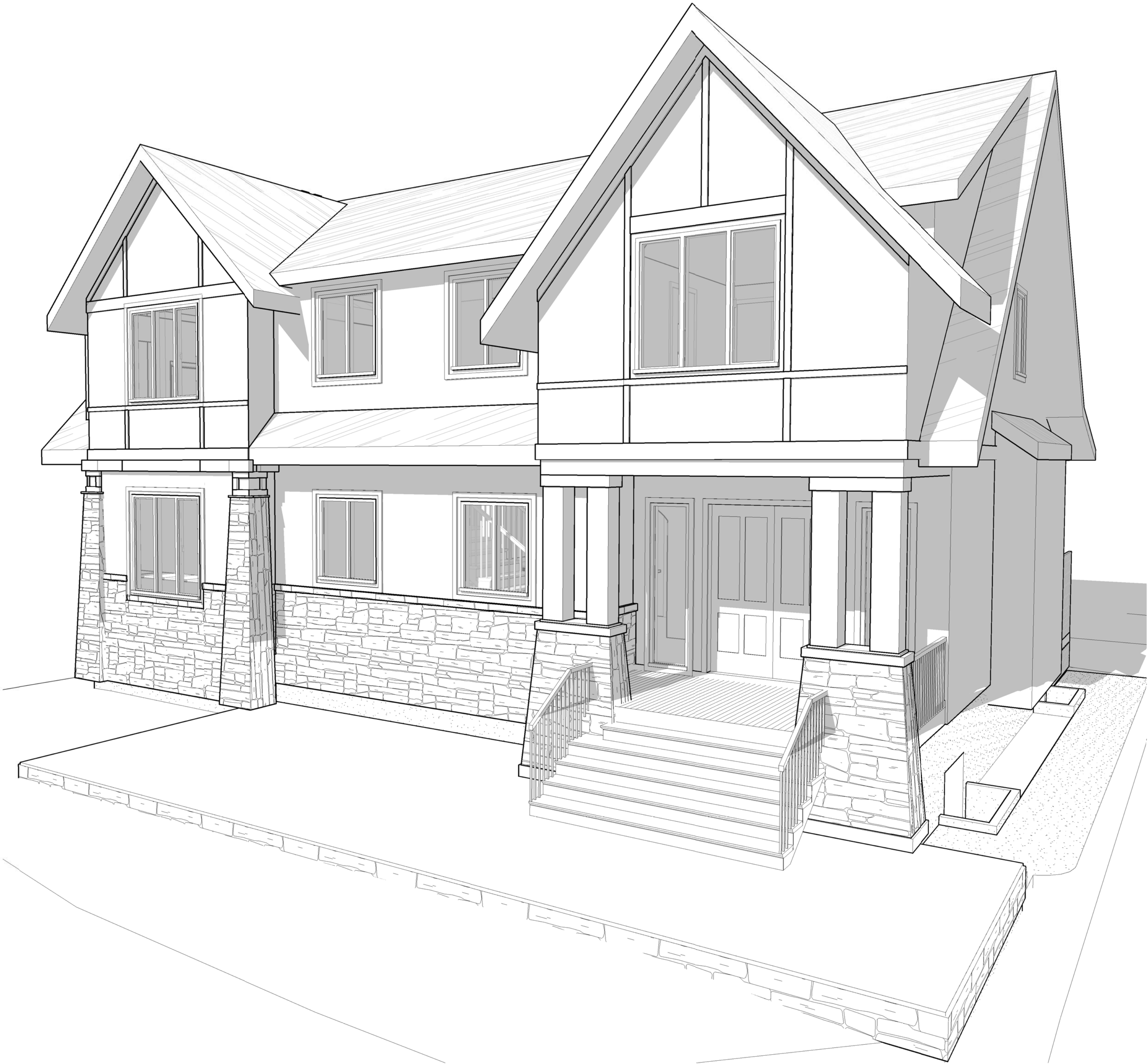


PROJECT:

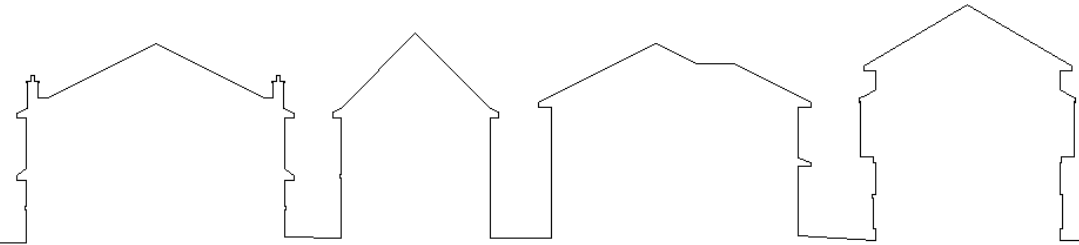
HOMES BY NOVARE DEVELOPMENT

2912 PARK LANE SW
CALGARY, AB



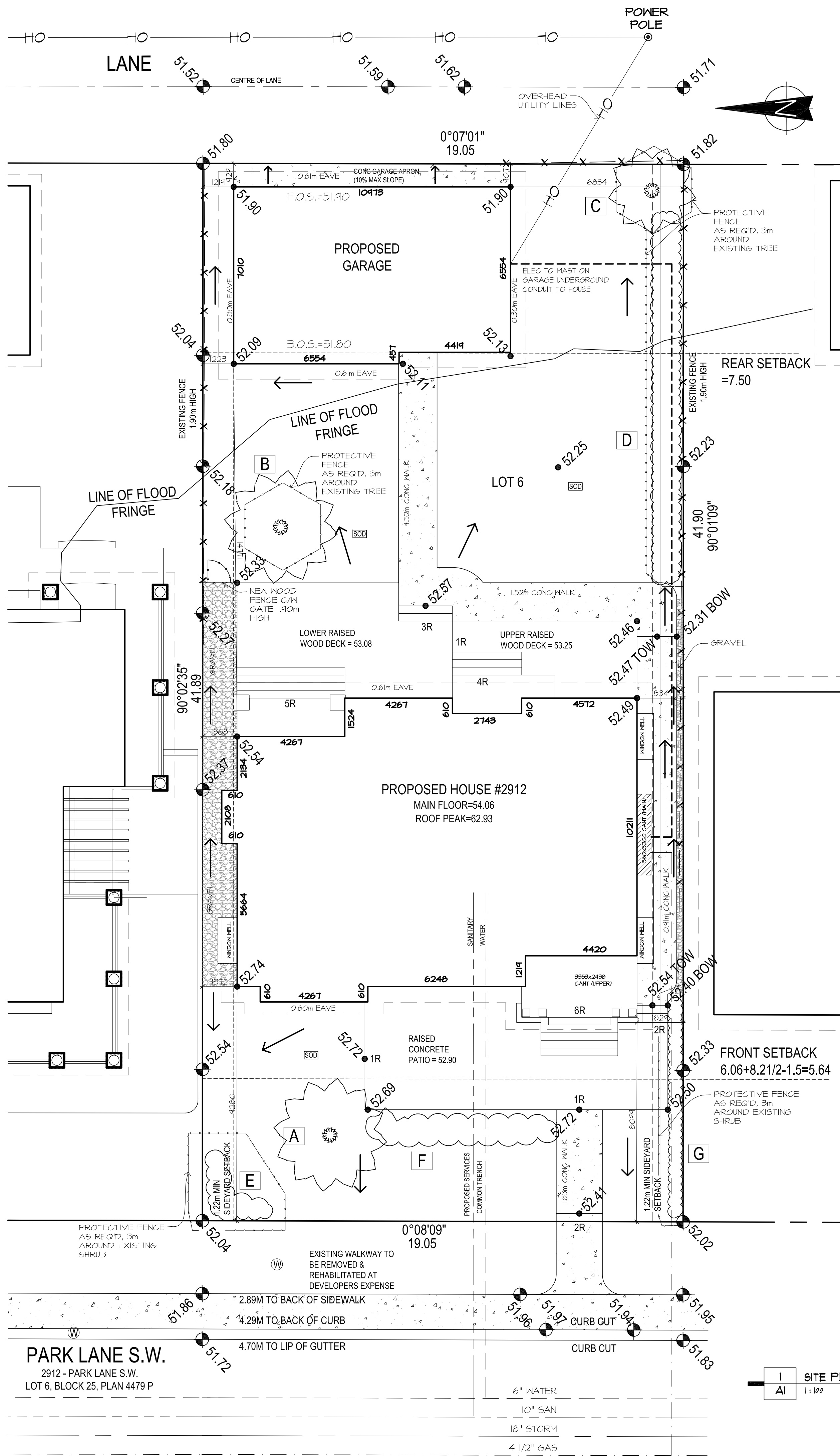
DRAWING INDEX	
A0	COVER
A1	SITE PLAN
A2	MAIN FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	BASEMENT PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	GARAGE PLANS
A8	BUILDING SECTIONS
A9	BUILDING SECTIONS & NOTES
A10	ELECTRICAL PLANS
A11	ELECTRICAL PLANS
A12	WINDOW INSTALLATION
A13	STUCCO DETAILS

ISSUED FOR:	DATE:
DEVELOPMENT PERMIT	04/04/2014
DETAILED REVIEW	05/26/2014
BUILDING PERMIT	07/20/2014

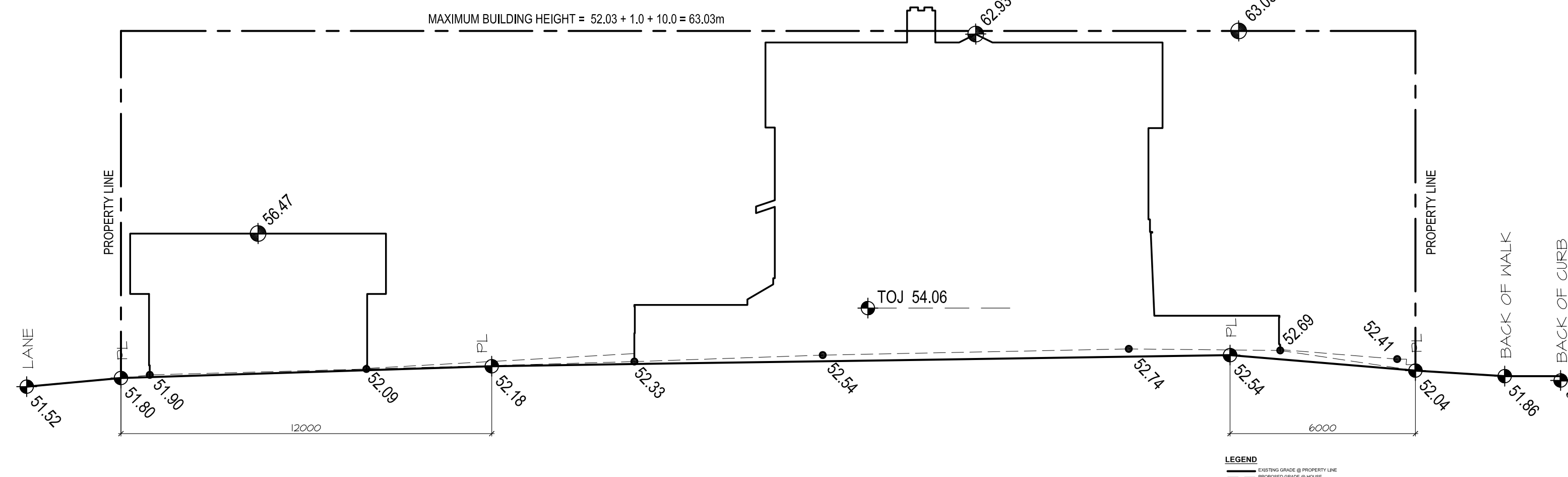


NOVARE DESIGN
2050, 736 - 6 AVENUE SW
CALGARY AB T3C 1H7
403 816-5546 /fax 403 233-2033
nancy@novaredesign.ca

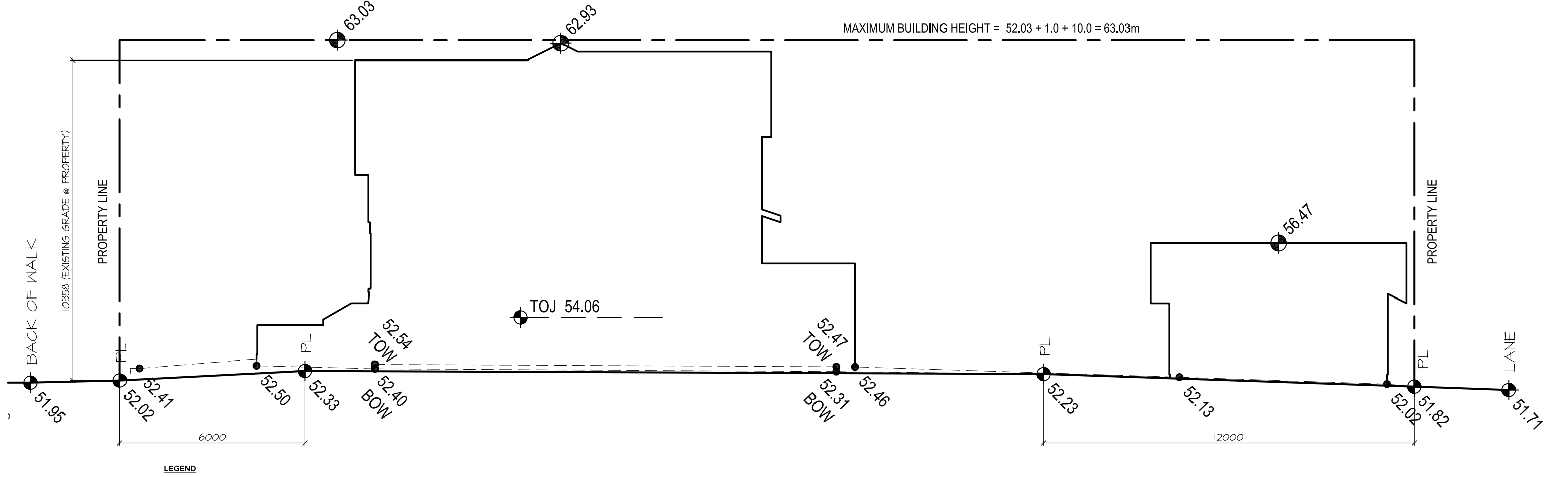
BENNETT POLLIO
DESIGN & DRAFTING
www.bennettpollio.com



1 SITE PLAN
AI 1:100



2 LOT 6 CROSS SECTION - NORTH
AI 1:100



3 LOT 6 CROSS SECTION - SOUTH
AI 1:100

GRADE INFORMATION:

PROPOSED ELEVATION	54.40
EXISTING GRADE	53.32

*NOTE:
1. NEW GRADES ARE "EXTERIOR BUILDING FOOTPRINT" GRADES EVEN THOUGH THEY ARE SHOWN ON THE "INSIDE" CORNERS.
2. HIGHEST ELEVATION POINT ON STREET ADJACENT TO PROPERTY: 52.11m + 0.3m = 52.41m

TREE INFORMATION CHART (m)					
TREE	Ø	HEIGHT	SPREAD	TYPE	REMOVE
A	>0.05	2.0±	2.0±	LODGEPOLE PINE	NEW
B	0.30	6.0±	4.0±	MAYDAY	NO
C	0.50	5.0±	3.0±	MAYDAY	NO
D	>0.05	1.5±	2.0±	SHRUB	NO
E	>0.05	1.5±	2.0±	SHRUB	NO
F	>0.05	1.5±	2.0±	SHRUB	NEW
G	>0.05	1.5±	2.0±	SHRUB	NO

CONTEXTUAL FRONT SETBACK CALCULATION
A + B / 2 - 1.5m = 6.06 + 8.21 / 2 - 1.5 = 5.64m
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)

CONTEXTUAL REAR SETBACK CALCULATION
= 7.50m

PROPOSED COVERAGE CALCULATION:
LOT AREA = 798.17m²
MAXIMUM COVERAGE (45%) = 359.18m²
TOTAL PROPOSED COVERAGE = 266.73m² or 33.42%

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

PROJECT:
HOMES BY NOVARE DEVELOPMENT
2912 PARK LANE SW
CALGARY, AB

LEGAL ADDRESS:
LOT(§): 6
BLOCK: 25
PLAN: 6072 FN

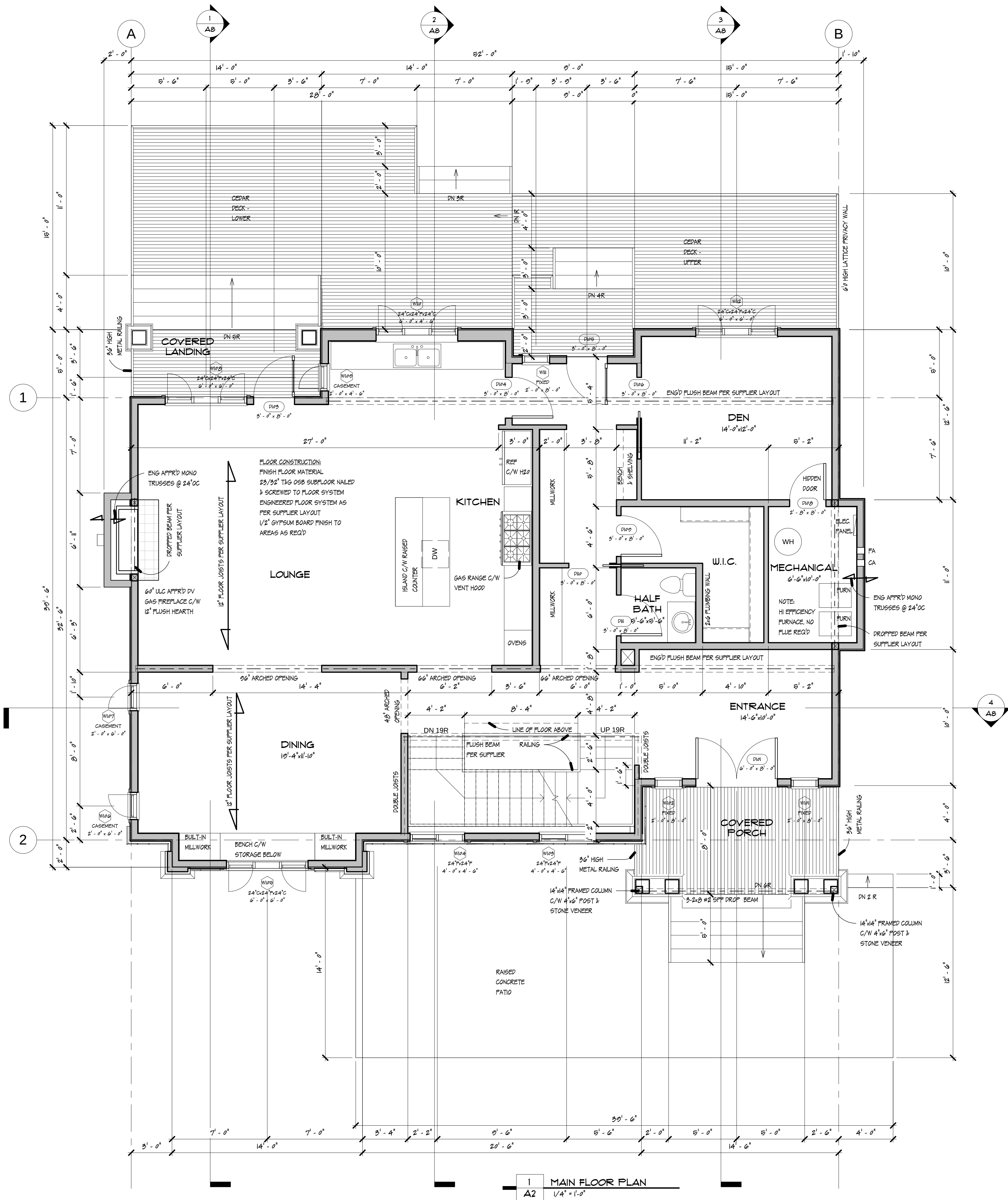
NOVARE DESIGN
4220 18TH STREET SW
CALGARY AB T2T 4V7
403 243-0545 / fax 403 719-0914
nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW
DRAWN BY: LUKE POLLIO

BENNETT POLLIO
DESIGN & DRAFTING
luke@bennettpollio.com

SCALE: AS NOTED
DATE: 07/20/2014

AI



NOTES:

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND ANY REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER.

THE CONTRACTOR AND SUBTRADEES MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING ANY WORK.

IN ADDITION TO THE CONTENT OF THIS DOCUMENTATION, THE CONTRACTOR AND SUBTRADEES MUST COMPLY WITH VALP ABC AND MANUFACTURER'S SPECIFICATIONS WHEN APPLYING MATERIALS, SAFETY CODES, GOOD CONSTRUCTION PRACTICES, ETC. TO ENSURE THE SAFETY AND THE QUALITY OF THE CONSTRUCTED BUILDING.

ANY WORKS REQUIRING THE DOCUMENTATION BEARING A PROFESSIONAL SEAL AND SIGNATURE MUST BE DONE BASED ON THE DOCUMENTATION ISSUED BY THE AUTHORIZED SUPPLIER OR A PROFESSIONAL ENGINEER.

THIS DRAWING MUST NOT BE SCALED

CHECK ALL WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING

FRAMER NOTES:
FRAME FLOOR ABOVE GARAGE 8" DOWN TO ALLOW FOR AIR SPACE
FLOORS TO BE GULLED & SCREWED

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	COMMENTS
D001	3' - 0"	8' - 0"	
D002	3' - 0"	8' - 0"	
D003	3' - 0"	6' - 8"	
D004	3' - 0"	8' - 0"	OPENING
D005	3' - 0"	8' - 0"	OPENING
D006	3' - 0"	8' - 0"	
D007	3' - 0"	8' - 0"	
D008	3' - 0"	8' - 0"	
D009	3' - 0"	8' - 0"	POCKET
D010	3' - 0"	8' - 0"	
D011	2' - 6"	6' - 8"	
D101	6' - 0"	8' - 0"	FRONT ENTRY
D103	3' - 0"	8' - 0"	REAR ENTRY
D104	3' - 0"	8' - 0"	POCKET
D105	3' - 0"	8' - 0"	GLASS
D106	3' - 0"	8' - 0"	
D108	2' - 0"	8' - 0"	HIDDEN
D109	3' - 0"	8' - 0"	
D110	3' - 0"	8' - 0"	GLASS
D111	3' - 0"	8' - 0"	
D201	3' - 0"	8' - 0"	
D202	5' - 0"	8' - 0"	
D203	3' - 0"	8' - 0"	POCKET
D204	2' - 6"	7' - 0"	SHOWER
D205	2' - 6"	7' - 0"	SHOWER
D206	3' - 0"	8' - 0"	POCKET
D207	3' - 0"	8' - 0"	
D208	6' - 0"	8' - 0"	
D209	3' - 0"	8' - 0"	POCKET
D210	2' - 8"	8' - 0"	POCKET
D211	3' - 0"	8' - 0"	
D212	2' - 8"	8' - 0"	
D213	2' - 0"	7' - 0"	SHOWER
D214	4' - 0"	8' - 0"	OPENING
D215	3' - 0"	8' - 0"	
DG01	3' - 0"	6' - 8"	
DG02	16' - 0"	7' - 0"	OVERHEAD DOOR
DG03	8' - 0"	7' - 0"	OVERHEAD DOOR

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	OPERATION	COMMENTS	HEIGHT AFF.
001	4' - 0"	3' - 0"	SLIDER		8' - 0"
002	4' - 0"	3' - 0"	SLIDER		8' - 0"
003	4' - 0"	1' - 0"	ETCHED FIXED		8' - 0"
004	4' - 0"	1' - 0"	ETCHED FIXED		8' - 0"
005	4' - 0"	3' - 0"	SLIDER		8' - 0"
101	2' - 0"	8' - 0"	FIXED		8' - 0"
102	2' - 0"	8' - 0"	FIXED		8' - 0"
103	4' - 0"	4' - 6"	24"Fx24"F		8' - 0"
104	4' - 0"	4' - 6"	24"Fx24"F		8' - 0"
105	6' - 0"	6' - 0"	24"Cx24"Fx24"C		8' - 0"
106	2' - 0"	6' - 0"	CASEMENT		8' - 0"
107	2' - 0"	6' - 0"	CASEMENT		8' - 0"
108	6' - 0"	6' - 0"	24"Cx24"Fx24"C		8' - 0"
109	2' - 0"	4' - 6"	CASEMENT		8' - 0"
110	6' - 0"	4' - 6"	24"Cx24"Fx24"C		8' - 0"
111	2' - 0"	8' - 0"	FIXED		8' - 0"
112	6' - 0"	6' - 0"	24"Cx24"Fx24"C		8' - 0"
201	6' - 0"	5' - 6"	24"Cx24"Fx24"C		8' - 0"
202	4' - 0"	4' - 6"	24"Fx24"F		8' - 0"
203	4' - 0"	4' - 6"	24"Fx24"F		8' - 0"
204	6' - 0"	5' - 6"	24"Cx24"Fx24"C		8' - 0"
205	5' - 0"	4' - 6"	30"Fx30"C		8' - 0"
206	2' - 0"	3' - 0"	CASEMENT		8' - 0"
207	2' - 0"	3' - 0"	CASEMENT		8' - 0"
208	6' - 0"	4' - 6"	24"Cx24"Fx24"C		8' - 0"
209	6' - 0"	4' - 6"	24"Cx24"Fx24"C		8' - 0"
210	6' - 0"	4' - 6"	24"Cx24"Fx24"C		8' - 0"
211	3' - 0"	4' - 6"	CASEMENT		8' - 0"
212	3' - 0"	4' - 6"	CASEMENT		8' - 0"
213	2' - 0"	2' - 6"	OVAL		15' - 0"
214	2' - 0"	2' - 6"	OVAL		15' - 0"
G01	5' - 0"	3' - 0"	30"Fx30"C		8' - 0"
G02	5' - 0"	3' - 0"	30"Fx30"C		8' - 0"

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1868 SQ.FT. (1733 SQ.M.)
SECOND FLOOR	1896 SQ.FT. (1748 SQ.M.)
BASEMENT	1888 SQ.FT. (1841 SQ.M.)
GARAGE	806 SQ.FT. (74.9 SQ.M.)
FRONT PORCH	180 SQ.FT. (16.7 SQ.M.)

- ATTIC ACCESS TO BE WEATHER-STRIPPED & INSULATED
- ATTIC VENTILATION TO CONFORM TO ABC
- ALL STAIR HANDRAILS & GUARDS TO CONFORM TO ABC
- ALL CONSTRUCTION DETAILS & PROCEDURES TO CONFORM TO CURRENT ABC
- DO NOT SCALE FROM THIS PLAN
- VALLEY FLASHING AS REQ'D
- ALL EXTERIOR UNITS TO BE 5/8" #2 SPRUCE OR BETTER UNLESS NOTED
- FINAL SITE GRADES MAY ALTER EXTERIOR APPEARANCE
- BUILDER MAY CHANGE DESIGN/SPEC'S WITHOUT NOTICE. CONSULT WITH BUILDER PRIOR TO CONSTRUCTION. SITE DWS & ELEC LOCATIONS MAY VARY FROM PLAN.

PROJECT:
HOMES BY NOVARE DEVELOPMENT
2912 PARK LANE SW
CALGARY, AB

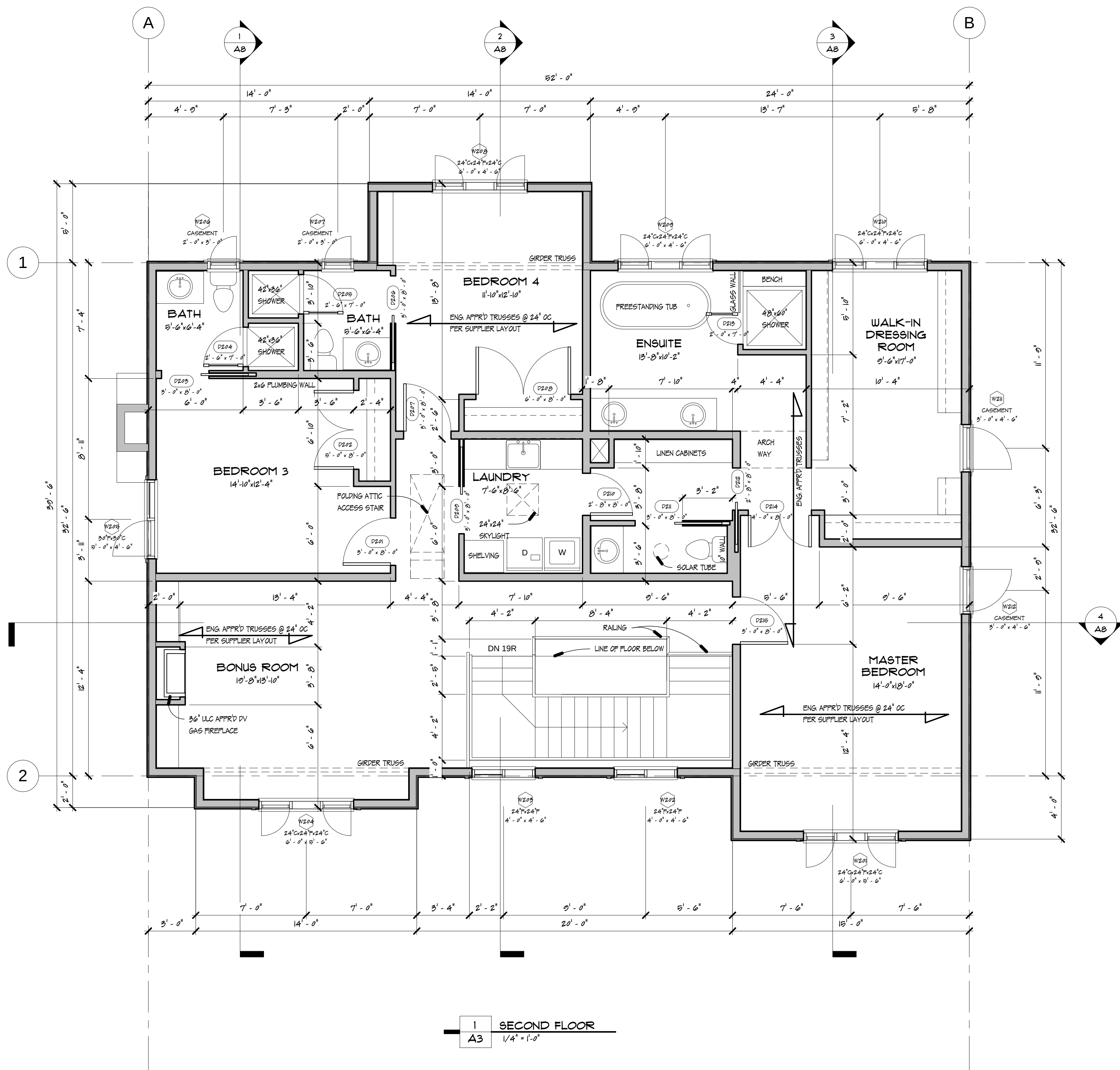
LEGAL ADDRESS:
LOT(5): 6
BLOCK: 25
PLAN: 6072 FN

NOVARE DESIGN
2050, 736 - 6 AVENUE SW
CALGARY AB T3C 1H7
403 816-5546 / fax 403 233-2033
nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW
DRAWN BY: LUKE POLLIO

BENNETT POLLIO
DESIGN & DRAFTING
www.bennettpollio.com

SCALE: As indicated
DATE: 04/02/2014



1 SECOND FLOOR
A3
1/4" = 1'-0"

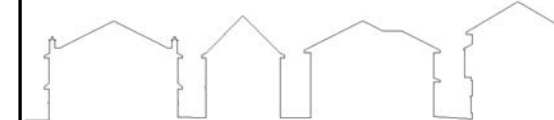
PROJECT:
**HOMES BY NOVARE
DEVELOPMENT**
2912 PARK LANE SW
CALGARY, AB

LEGAL ADDRESS:

LOT(S): 6

BLOCK: 25

PLAN: 6072 FN



NOVARE DESIGN
2050, 736 - 6 AVENUE SW
CALGARY AB T3C 1H7
403 816-5546 / fax 403 233-2033
nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW

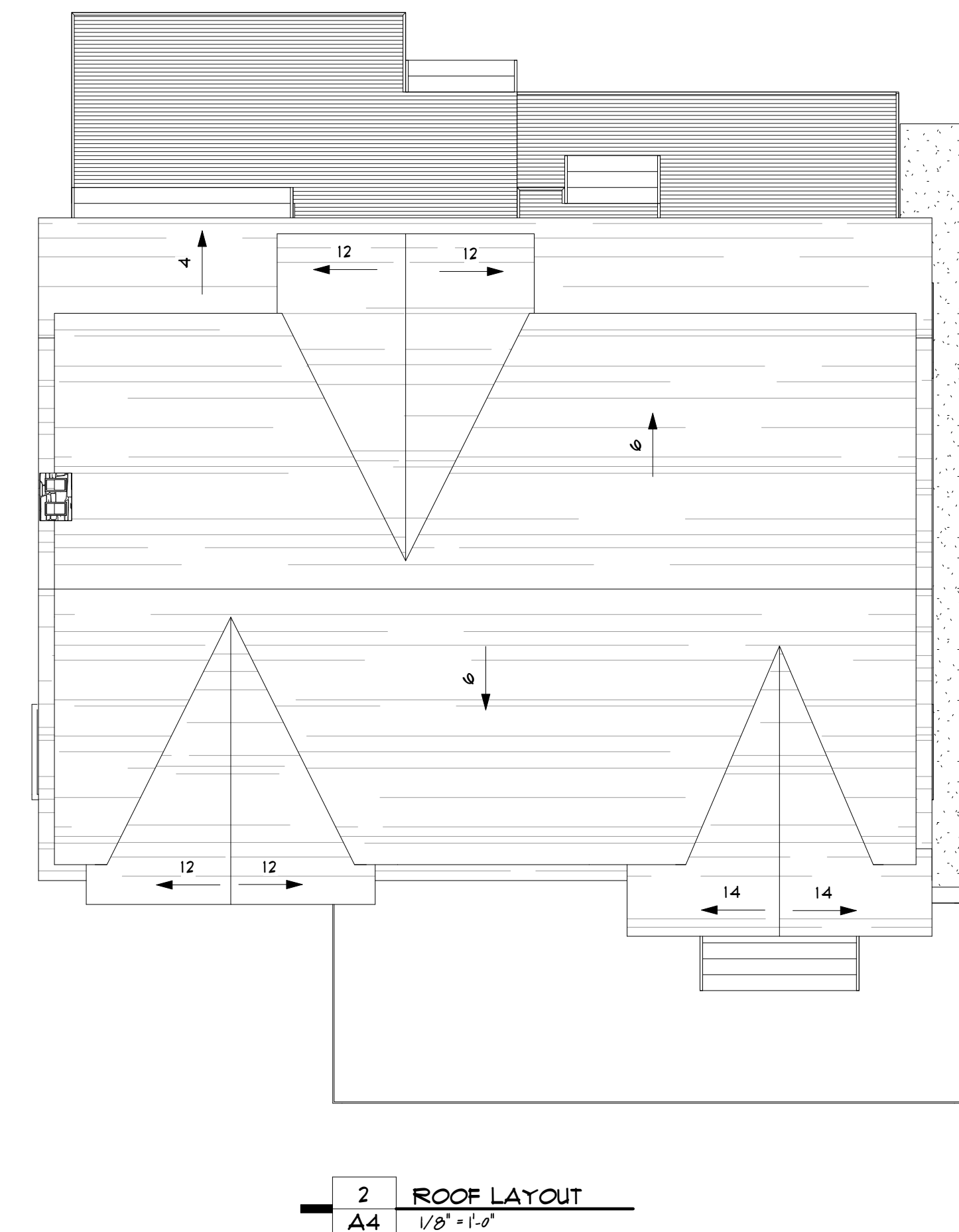
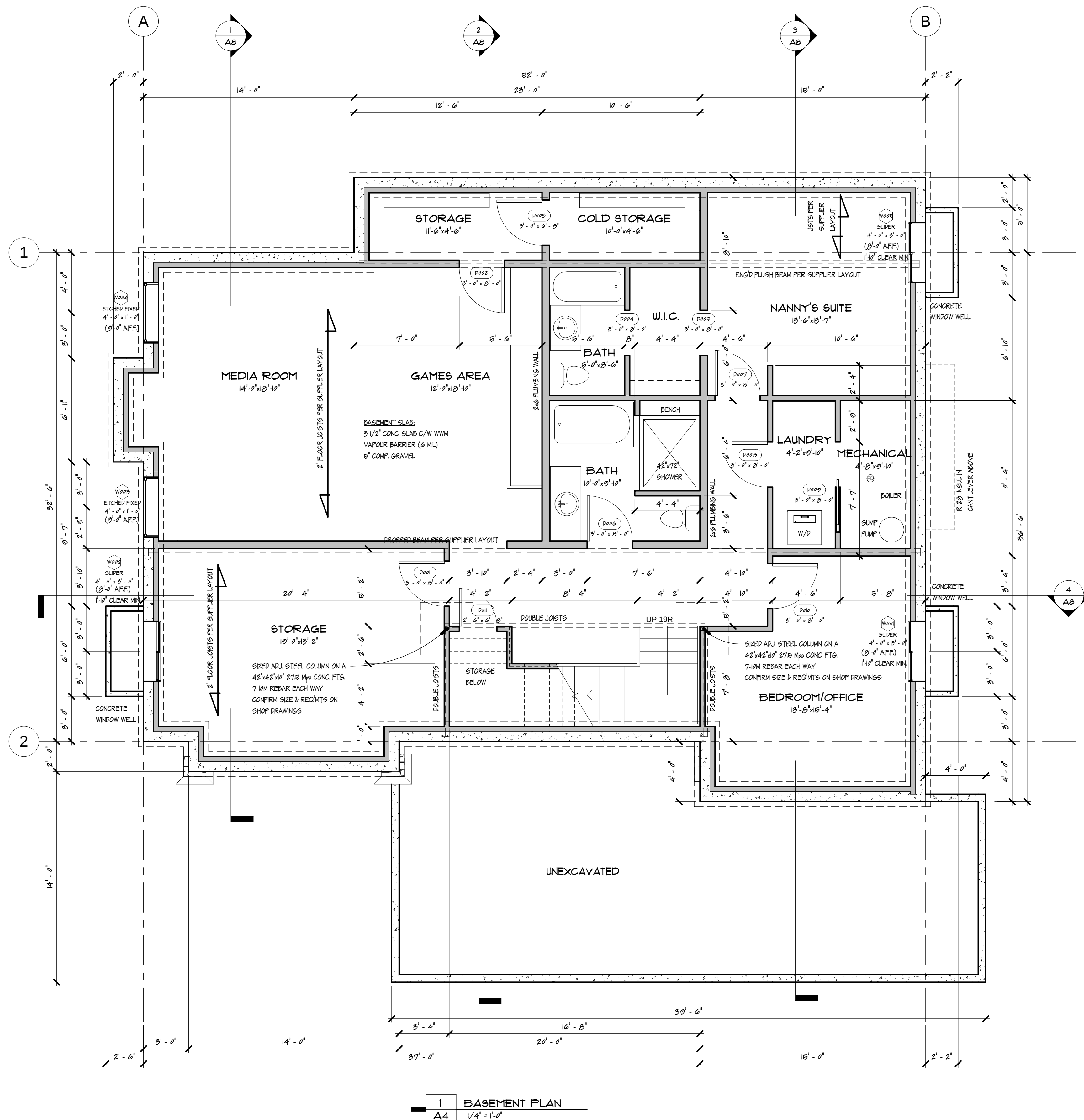
DRAWN BY: LUKE POLLIO

BENNETT POLLIO
DESIGN & DRAFTING
www.bennettpollio.com

SCALE: 1/4" = 1'-0"

DATE: 04/02/2014

A3



PROJECT:
**HOMES BY NOVARE
DEVELOPMENT**
2912 PARK LANE SW
CALGARY, AB

LEGAL ADDRESS:
LOT(5): 6

BLOCK: 25

PLAN: 6072 FN

NOVARE DESIGN
2050, 736 - 6 AVENUE SW
CALGARY AB T3C 1H7
403 816-5546 / fax 403 233-2033
nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW

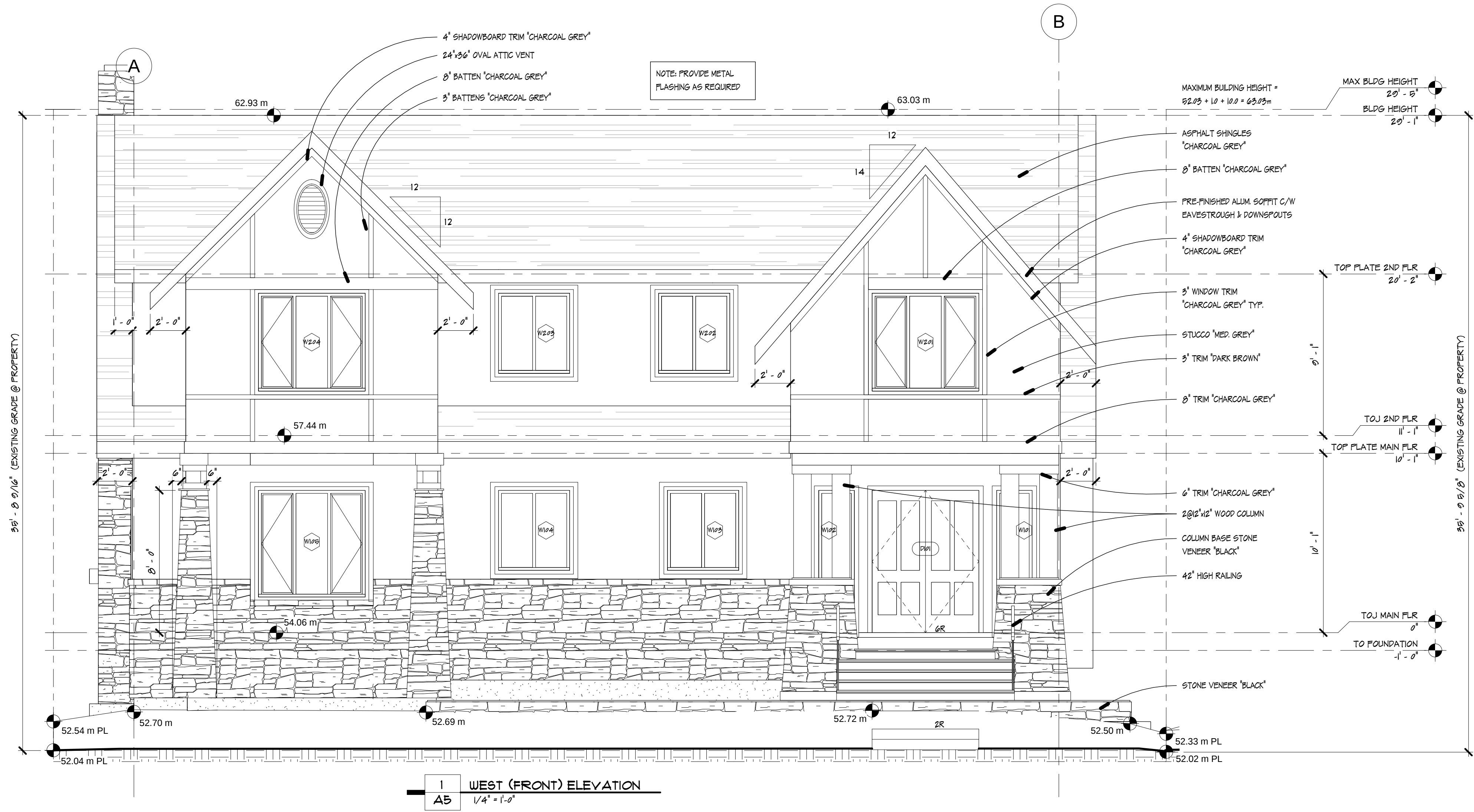
DRAWN BY: LUKE POLLIO

BENNETT POLLIO
DESIGN & DRAFTING
www.bennettpollio.com

SCALE: As indicated

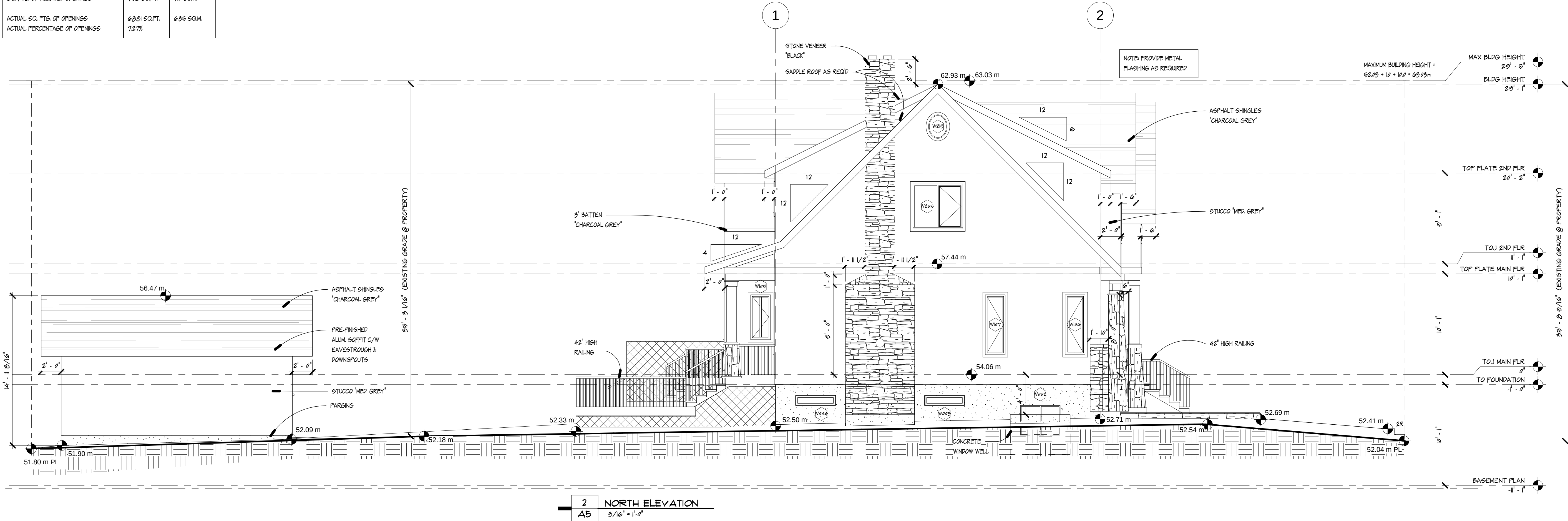
DATE: 04/02/2014

A4



UNPROTECTED OPENINGS - NORTH		
CODE CHECK		
EXPOSED BUILDING FACE	949 SQ.FT.	8755 SQ.M.
MINIMUM SETBACK	4'-5 15/16"	137 M
PERCENTAGE OF ALLOWED OPENINGS	8 %	
SQ. FTG. OF ALLOWED OPENINGS	762 SQ.FT.	70 SQ.M.
ACTUAL SQ. FTG. OF OPENINGS	6031 SQ.FT.	639 SQ.M.
ACTUAL PERCENTAGE OF OPENINGS	727%	

1 WEST (FRONT) ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

PROJECT:
**HOMES BY NOVARE
DEVELOPMENT**
2912 PARK LANE SW
CALGARY, AB

LEGAL ADDRESS:
LOT(5): 6
BLOCK: 25
PLAN: 6072 FN

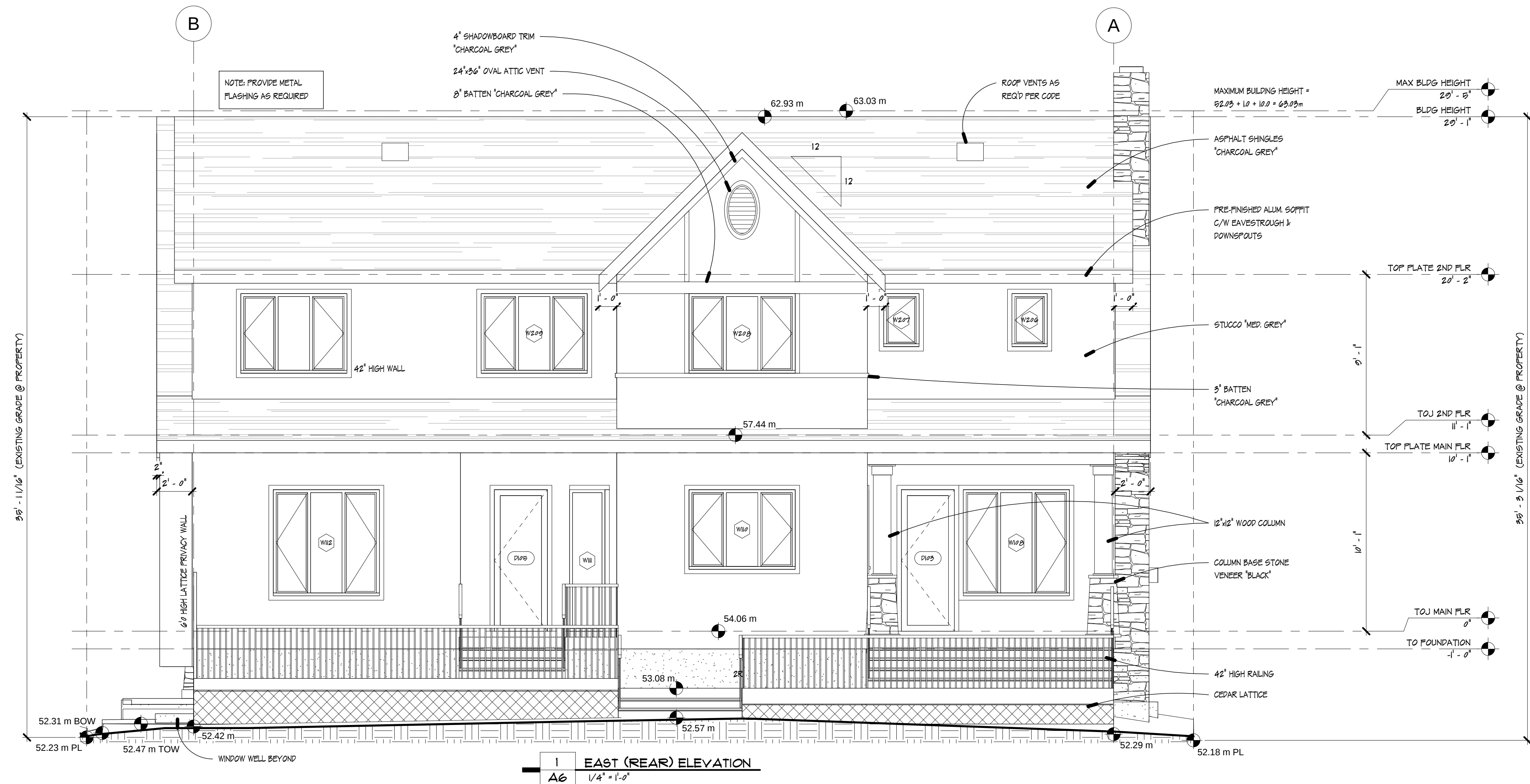
NOVARE DESIGN
2050, 736 - 6 AVENUE SW
CALGARY AB T3C 1H7
403 816-5546 / fax 403 233-2033
nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW
DRAWN BY: LUKE POLLIO

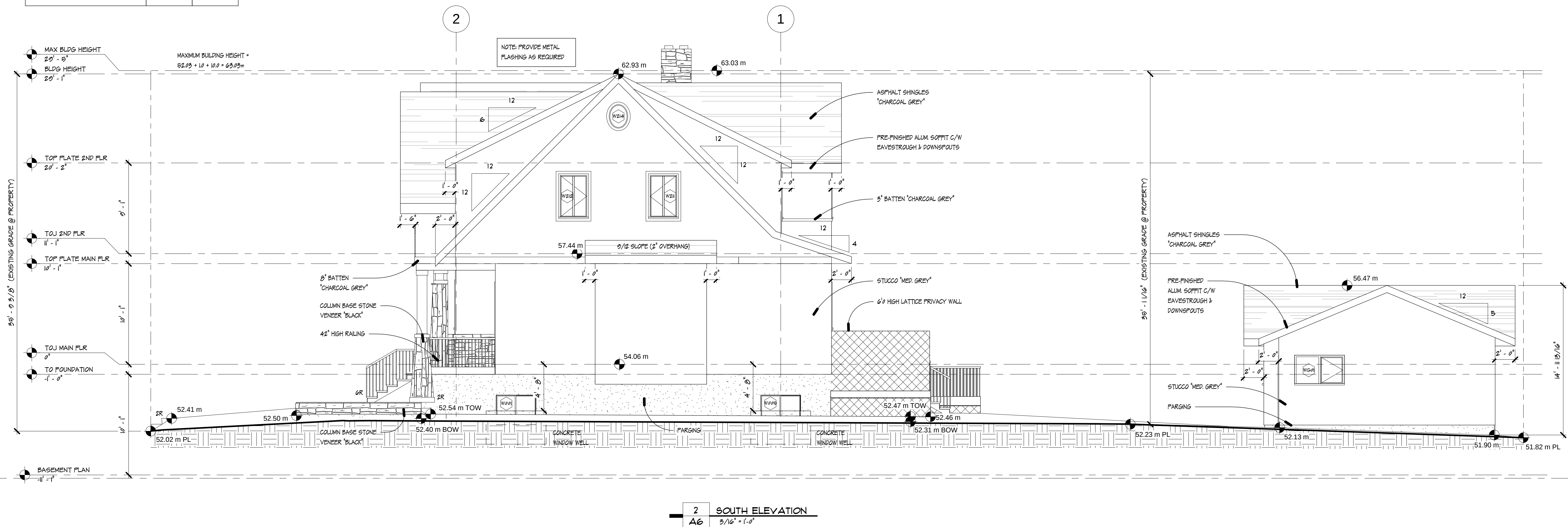
BENNETT POLLIO
DESIGN & DRAFTING
www.bennettpollio.com

SCALE: As indicated
DATE: 04/02/2014

A5



UNPROTECTED OPENINGS - SOUTH			
CODE CHECK			
EXPOSED BUILDING FACE	1067 SQ.FT.	890 SQ.M.	
MINIMUM SETBACK	4'-6 3/8"	130 M	
PERCENTAGE OF ALLOWED OPENINGS	0 %		
SQ. FTG. OF ALLOWED OPENINGS	0636 SQ.FT.	793 SQ.M.	
ACTUAL SQ. FTG. OF OPENINGS	8380 SQ.FT.	408 SQ.M.	
ACTUAL PERCENTAGE OF OPENINGS	8.02 %		



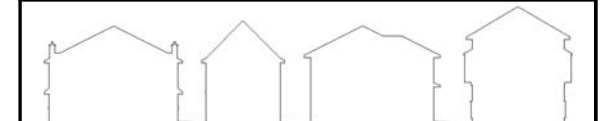
PROJECT:
**HOMES BY NOVARE
 DEVELOPMENT**
 2912 PARK LANE SW
 CALGARY, AB

LEGAL ADDRESS:

LOT(8): 6

BLOCK: 25

PLAN: 6072 FN



NOVARE DESIGN
 2050, 736 - 6 AVENUE SW
 CALGARY AB T3C 1H7
 403 816-5546 / fax 403 233-2033
 nancy@novaredesign.ca

DESIGN BY: NANCY J INLOW

DRAWN BY: LUKE POLLIO

BENNETT POLLIO
 DESIGN & DRAFTING
 www.bennettpollio.com

SCALE: As indicated

DATE: 04/02/2014

A6