



ARCHITECTURAL CONCEPT:

ISSUE DATE: OCTOBER 06, 2023

REVISION #: 2

PROJECT: HR055

NEW GARAGE SUITE

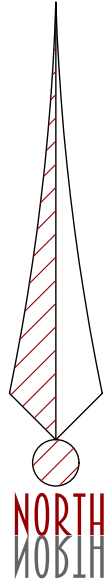
5111 22 AVENUE NORTHWEST

CALGARY AB, T3B 0Y8

DEVELOPMENT PERMIT PACKAGE



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VICINITY MAP NTS

ARCHITECTURAL PACKAGE:

GENERAL NOTES

- ALL DISCREPANCIES ARE TO BE NOTED AND BROUGHT TO THE ATTENTION OF THE DESIGNER. UNDER NO CIRCUMSTANCES ARE CHANGES TO BE MADE WITHOUT THE PERMISSION FROM THE DESIGNER.

- HVAC AND MECHANICAL IS TO BE SUPPLIED AND INSTALLED BY OTHERS.

FRAMING:

- ALL LOAD BEARING LINTELS ARE TO BE (2)-2X10 #2 SPRUCE UNLESS NOTED BY STRUCTURAL ENGINEER.
- ALL WINDOW AND DOOR SIZES ROUGH OPENING REQUIREMENTS ARE TO BE CONFIRMED BY WINDOW AND DOOR MANUFACTURER.
- FRAMER IS TO APPLY NAILS AND FASTENERS AS PER ROOF TRUSS SUPPLIER'S REQUIREMENTS.
- JOINTS IN PANEL TYPE SHEATHING MUST BE NOT LESS THAN 2MM BETWEEN SHEETS AS PER 9.23.1.6. 4 SENTENCE (2) IN THE N.B.C. ALBERTA EDITION 2019.

FLASHING:

- FLASHING AT ROOF PENETRATIONS SHALL CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.9 SENTENCE (3) OF N.B.C. ALBERTA EDITION 2019
- FLASHING AT CHIMNEY OR ROOF SADDLE IS TO CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.3. OF N.B.C. ALBERTA EDITION 2019
- METAL USED FOR FLASHING IS TO MEET THE REQUIREMENTS OF 9.3.3.2. OF THE N.B.C. ALBERTA EDITION 2019.

FOUNDATION:

- GARAGE FOUNDATION WILL IS REQUIRED TO BE SUPPORTED BY CONCRETE POURED STIP FOOTING.
- WIDTH OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS WITHIN TABLE 9.15.3.4. OF THE N.B.C. ALBERTA EDITION 2019.
- THICKNESS OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS OF 9.15.3.8. OF THE N.B.C. ALBERTA EDITION 2019.
- IN THE EVENT OF STEP FOOTING, STEP FOOTING IS TO MEET THE MINIMUM REQUIREMENTS OF 9.15.3.9. OF THE N.B.C. ALBERTA EDITION 2019.
- FOUNDATION WALL THICKNESS TO MEET THE MINIMUM REQUIREMENTS OF TABLE 9.15.4.2. -A OF THE N.B.C. ALBERTA EDITION 2019.

CAULKING & SEALANT:

- SEALANTS SHALL BE APPLIED WHERE REQUIRED TO PREVENT WATER ENTERING INTO STRUCTURE. CONTRACTOR IS TO ENSURE SEALANT IS APPLIED ACCORDING TO 9.27.4.1 SENTENCES (1) THROUGH (3) OF N.B.C. ALBERTA EDITION 2019
- CAULKING SHALL BE PROVIDED TO COINCIDE WITH USE OF FLASHING FOR STUCCO APPLICATION. AS PER 9.27.3. AND 9.27.4 OF THE N.B.C. ALBERTA EDITION 2019. CAULKING AND FLASHING WILL BE USED TO PREVENT WATER SEEPAGE BETWEEN CHANGES IN EXTERIOR FINISH MATERIALS.
- MECHANICAL PENETRATIONS THROUGH EXTERIOR FINISH MATERIALS MUST BE CAULKED AS PER 9.27.4. OF THE N.B.C. ALBERTA EDITION 2019.
- STUCCO IS TO BE APPLIED LOW IN TEMPERATURE CONDITIONS AS PER CODE 9.28.6.1 SENTENCES (1) AND (2) OF N.B.C. ALBERTA EDITION 2019.

STUCCO:

- STUCCO APPLICATION IS METHOD IS TO BE 9.28.6. OF THE N.B.C. ALBERTA EDITION 2019 OR AN ALTERNATIVE METHOD SHOWN 9.28.6.6. SENTENCES (1) THROUGH (6).
- SELF FURRING DEVICES SHALL CONFORM AS PER 9.28.4.4 OF THE N.B.C. ALBERTA EDITION 2019.
- APPLICATION OF STUCCO LATH WILL ADHERE TO 9.28.4.5. SENTENCE (4) OF THE N.B.C. ALBERTA EDITION 2019.

PROPOSED FLOOR PLAN LEGEND



8" CONCRETE FOUNDATION WALL



INTERIOR & EXTERIOR WALLS



TALL WALL - SEE ENG. DWGS.



PARTIAL HEIGHT WALL



DROPPED CEILING AND UPPER FLOOR PROJECTION



HANG DRYWALL PRIOR TO MECHANICAL ROUGH-INS



WALL CONTAINS 3-2X8 HEADER FOR BARN DOOR



NEW SOUND-PROOFING WALL



LINE OF ENGINEERED BEAM

45min F.R.R.



PROPOSED DOOR : DOORS LABELED W/ "SS" ARE 1 3/4" SOLID CORE WOOD DOOR



PROPOSED POCKET DOOR



PROPOSED BARN DOOR - DOOR SLAB IS TO BE MIN. 4" WIDER THAN OPENING



PROPOSED SLIDING DOOR



PROPOSED WINDOW

##" x ##" WIN

BUILDING NOTES

LEGAL DESCRIPTION: LOT 12, BLOCK 50, PLAN 4994G1
LAND DESCRIPTION: LANED PROPERTY IS A WALKOUT. COMPLETE WITH A CONCRETE RETAINING WALL THAT IS APPROX, 1.22m.

ZONING: RC1 CONTEXTUAL ONE DWELLING

BUILDING TYPE: MAIN BUILDING IS A DETACHED TWO-STORY STRUCTURE

BLD CONSTRUCTION: SUITE TO BE COMBUSTIBLE / NON-SPRINKLERED

RES. OCCUPANCY: PART 9 - NATIONAL BUILDING CODE - ALBERTA EDITION 2019

BUILDING AREA: EXISTING HOUSE 70.14m²/ **NEW SUITE 99.03m²**/ EXISTING GARAGE 28.65m² (To Be Demolished)

BUILDING HEIGHT: EXISTING HOUSE 4.32m / **NEW SUITE 7.26m**

THERMAL CHARACTERISTICS: CLIMATE ZONE 7A PRESCRIPTIVE CONSTRUCTION

PARKING: SUITE HAS 2 STALLS FOR THE HOMEOWNER AND 1 PARKING PAD FOR THE TENANT

DOOR CLARIFICATION

* All doors shown heights are to be 6'-8" or 80", unless noted otherwise.

- Please note doors with glass inserts will be identified within the drawing as "Fr."
- Doors leading to exterior or unheated spaces are to be insulated or solid core, weather stripped and/or fire rated (where applicable).
- "SS" - Door is to be rated a minimum 45mins c/w, smoked sealed, and door self closure.**

DOOR DESCRIPTION

All doors to be a minimum U and R Value			
U-VALUE:	R VALUE:		
1.60	0.63		

PROPOSED MECHANICAL UNITS:

FURNACE:	40 000 BTU'S 96% HIGH EFFICIENCY GAS TWO-STAGE FURNACE
HRV:	NOT REQUIRED
HOT WATER TANK:	50 GAL HOT WATER TANK

LEGEND

F.O.B: 2'-5"	* F.O.B	FACE OF BEAM - DIMENSIONS ARE REFERENCE TO EITHER INSIDE OR OUTSIDE FACE OF BEAM. SEE DRAWING
S.A: 2'-5 1/8"	* S.A	STRUCTURE ABOVE - DIMENSIONS ARE REFERENCE TO STRUCTURE ABOVE - SEE DRAWING

ALL DIMENSIONS REFERRING TO THE EXTERIOR OF BUILDING ARE TO FACE OF SHEATHING UNLESS NOTED OTHER WISE.

A.F.F.	- ABOVE FINISHED FLOOR - DIMENSION OR NOTE REFER TO TOP OF SUBFLOOR OR SLAB
F/A	- FRESH AIR INTAKE
TBD	- TO BE DETERMINED

WINDOW DEFINITIONS

FX	- FIXED WINDOW, THIS WINDOW CAN LOOK LIKE A SINGLE HUNG OR SLIDER, IT WILL NOT VENT.
SH	- SINGLE HUNG
CS	- CASEMENT WINDOW, SEE ELEVATION FOR THE SIDE OF CASEMENT HINGE.
SL	- SLIDER WINDOW, "LS" OR "RS" MEANS "LEFT" OR "RIGHT" SLIDE. DIRECTION OF SLIDE IS DETERMINED FROM THE "OUTSIDE" VIEW.
DSL	- DOUBLE SLIDER WINDOW.
PC	- SIMPLE PICTURE WINDOW.

COMBO - COMBO WINDOWS, CAN BE AN ASSORTMENT OF WINDOWS OF VARIOUS SIZES AND STYLES, THEREFORE A DETAIL WILL BE SHOWN ON THE ELEVATION OF THIS WINDOW, AS A RESULT IT CAN BE

* ALL WINDOW DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION. CONTRACTOR IS NOT TO SCALE MEASUREMENTS OFF OF DRAWING.

WINDOW DESCRIPTION

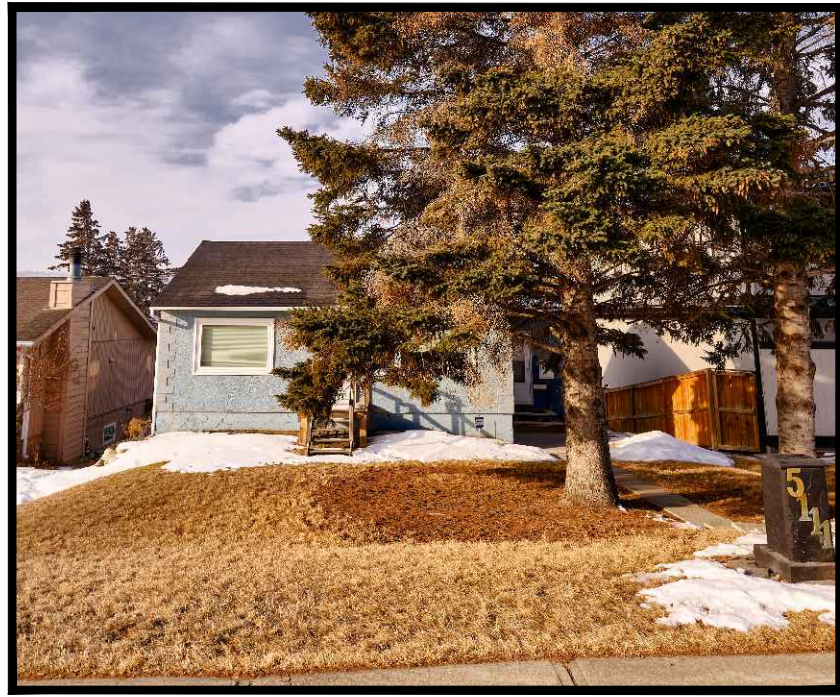
ALL WINDOWS ARE TO BE DUAL PANE, CLEAR GLASS, AND NO COATINGS		ALL SKYLIGHTS ARE TO BE DOUBLE GLAZE, CLEAR GLASS, AND LOE3 COATINGS	
U-VALUE:	R VALUE:	U-VALUE:	R VALUE:
1.67	3.44	2.70	4.5

REVISIONS

REVISION #2 - 2023 10 06:	- AS PER THE DEVELOPMENT AUTHORITY, EXTERIOR ELEVATION HAS BEEN MODIFIED. AS A RESULT, MANSARD ROOF IS THE NEW DESIGN. - SUITE IS DIVIDED INTO 2-LEVELS. THEREFORE, COMMON AREAS ARE DIRECTLY ABOVE THE LOWER EAVE HEIGHT OF GARAGE. - GARAGE HAS 2 CEILING HEIGHTS, TENANT SIDE IS 10'-0" ABOVE SLAB AND HOMEOWNER IS 14'-0" ABOVE SLAB. - BALCONIES AND DECK AREAS HAVE BEEN REDUCED AS PER SITE CONDITIONS. - AS PER THE STIPULATIONS OF THE NEW DESIGN, THE UTILITY IS REQUIRED TO BE BELOW GRADE. THUS, UTILITY ROOM TO ACCESSIBLE BY ELEVATOR. - NEW WINDOW WELL FOR REQUIRED FOR GARAGE OFFICE EGRESS WINDOW.
REVISION #1 - 2023 07 14:	- AS PER THE DEVELOPMENT AUTHORITY, EXTERIOR ELEVATION HAS BEEN MODIFIED. AS A RESULT, FLAT ROOF IS ELIMINATED FOR PITCHED ROOFS. - FRONT ELEVATION: WINDOWS REVISED AND DOOR TO BALCONY. - BALCONY MODIFIED AS PER NEW ELEVATION SEE UPPER FLOOR LAYOUT FOR BALCONY DIMENSIONS. - EAST SIDE ELEVATION WINDOWS REMOVED WHERE REQUIRED. - WEST SIDE ELEVATION WINDOWS ADDED AND MODIFIED WHERE REQUIRED. - REAR ELEVATION WINDOW AND DOOR TO BALCONY REVISED.



EAST "LEFT SIDE YARD" VIEW
NORTHEAST CORNER OF PROPERTY LOOKING SOUTH



EAST "FRONT ELEVATION" VIEW
SOUTHEAST SIDE OF 22 AVE. NW LOOKING SOUTH

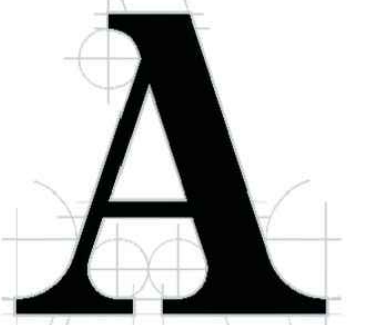


NORTHWEST "RIGHT SIDE YARD" VIEW
NORTHWEST CORNER PROPERTY LOOKING SOUTH



NORTHWEST "RIGHT ELEVATION" VIEW
NORTHWEST OF PROPERTY LOOKING SOUTH

ANOMALY
DRAFTING AND DESIGN



VISUALIZE IT. DESIGN IT. BUILD IT.



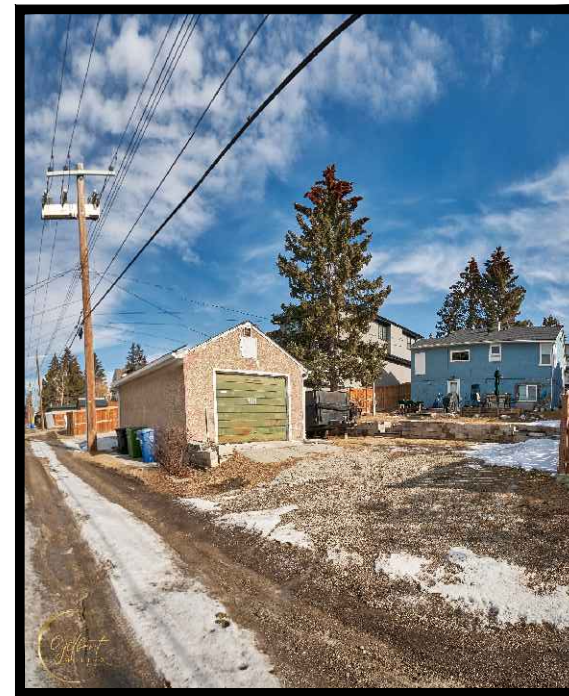
SOUTHWEST "LANE" VIEW
NORTHWEST CORNER OF LANE LOOKING EAST



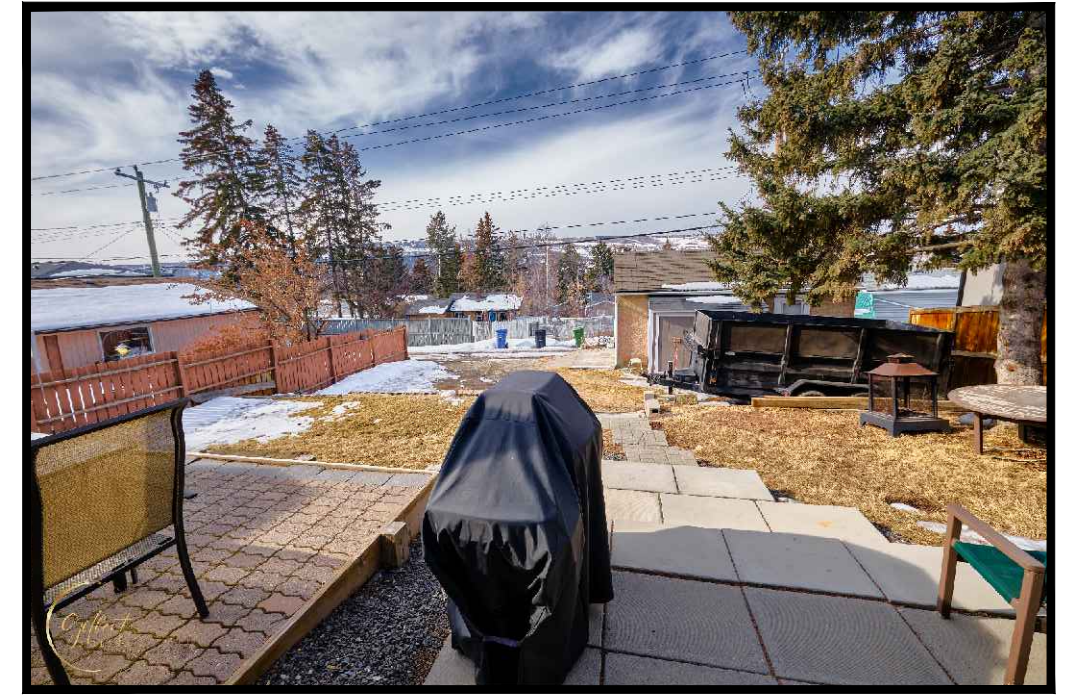
SOUTH "REAR ELEVATION" VIEW
SOUTH OF REAR YARD LOOKING NORTH



SOUTH "REAR YARD" VIEW
NORTH SIDE OF LANE LOOKING NORTH



SOUTHEAST "LANE" VIEW
NORTHEAST END OF LANE LOOKING NORTHWEST



SOUTH "REAR YARD" VIEW
SOUTH SIDE OF YARD LOOKING SOUTH



SOUTHWEST "STREETSCAPE" VIEW
SOUTHEAST SIDE OF 51 STREET LOOKING
NORTHEAST



NORTHWEST "STREETSCAPE" VIEW
NORTHWEST SIDE OF 22 AVE LOOKING SOUTHEAST



NORTH "FRONT ELEVATION" VIEW
SOUTHEAST SIDE OF 22 AVE LOOKING SOUTH

EXISTING SITE PHOTOS

HR055: 5111 22 AVE NW

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CALL ALBERTA ONE CALL: 1-800-242-3477

LEGAL DESCRIPTION: Lot 12
Block 50
Plan 4994GI

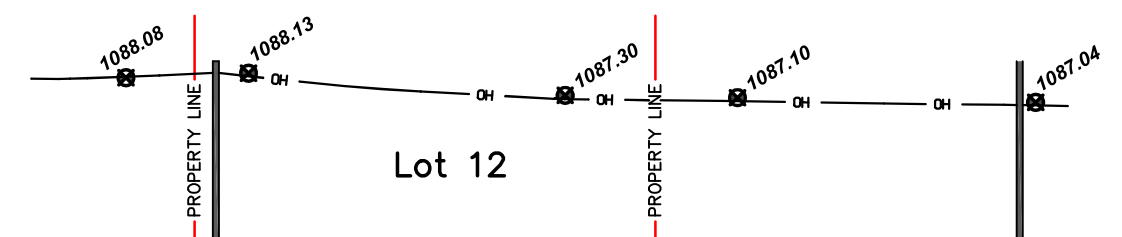
DATE OF SURVEY: December 14th, 2022.

NOTES:

Legend:

Coniferous Tree ----- Deciduous Tree -----

Powerline Profile



EXISTING SITE GENERAL NOTES

- EXISTING GEODETIC ELEVATIONS SURVEYED BY 200M SURVEYS LTD. ARE APPROXIMATE. THEREFORE, ALL DISCREPANCIES MUST BE CLARIFIED BY SURVEYOR BEFORE COMMENCEMENT OF WORK.
- EXISTING LOWEST TOP OF FOOTING IS APPROXIMATE. GC IS TO VERIFY LOWEST TOP OF FOOTING AFTER EXCAVATION.
- EXISTING SEWER CONNECTION ELEVATION TO BE ESTABLISHED BY GENERAL CONTRACTOR.
- EXISTING STORM CONNECTION ELEVATION TO BE ESTABLISHED BY GENERAL CONTRACTOR.
- EXISTING MAIN WATER LINE IS TO BE MINIMUM 3/4" DIA FOR FUTURE DEVELOPMENT. THEREFORE, NO COMMENCEMENT OF WORK WILL BE DONE UNTIL WATERLINE DIAMETER IS CONFIRMED.
- EXISTING FENCE LINE LOCATION TO BE VERIFIED BY SURVEYOR TO ENSURE NO PROPERTY ENCROACHMENT.
- EXISTING LARGE PLANT LIFE - SUCH AS TREES, ARE TO BE REMOVED WHERE REQUIRED. GC IS TO PRESERVE TREES AS PER PLAN. IF TREES ARE TO BE REMOVED, GC IS TO NOTIFY THE PROPERTY OWNER AND ANOMALY DRAFTING AND DESIGN.
- EXISTING ELECTRICAL MAST IS TO BE RELOCATED WHERE REQUIRED. MAST TO BE TEMPORARILY SHUT DOWN BEFORE COMMENCEMENT OF WORK.
- IF EXCAVATION REQUIRES THE DEMO OF CITY PROPERTY, GC IS TO ENSURE EXCAVATOR IS CERTIFIED BY THE MUNICIPALITY.
- TREES OUTSIDE OF THE PROPOSED PROPERTY ARE TO BE PROTECTED DURING EXCAVATION AND DEMOLITION.
- GC TO EXCAVATE A TRENCH OF FOUNDATION PERIMETER TO A DEPTH OF APPROXIMATELY 5'-0" BELOW GRADE.
- FUTURE GARAGE SLAB TO BEAR ON EXISTING UNDISTURBED SOIL. GC IS HAVE SOIL INSPECTED BY CERTIFIED ENGINEER BEFORE PREPARATION FOR CONCRETE.
- EXISTING FENCING REMOVED TO BE SALVAGED FOR FUTURE FENCE TO MATCH AND FUTURE GATE.
- TRENCH TO EXISTING MECHANICAL ROOM WITHIN MAIN DWELLING TO BE DETERMINED ON SITE.
- ELECTRICAL CONTRACTOR TO DETERMINE IF MAIN DWELLING PANEL CAN BE EXCHANGE WITH SUB-PANEL FOR NEW UNDERGROUND ELECTRICAL CONDUIT.
- ADD SECONDARY LINE TO EXISTING GAS AND WATER CONNECTION FOR SUITE. DIRECTION OF LINE TO BE DETERMINED ON SITE.
- EXISTING PLAY HOUSE TO BE TEMPORARILY RELOCATED DURING EXCAVATION AND CONSTRUCTION.
- EXISTING STORAGE SHED TO BE TEMPORARILY RELOCATED DURING EXCAVATION AND CONSTRUCTION.

EXISTING GENERAL SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 499461
MUNICIPAL ADDRESS: 5111 22 AVENUE NW, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 556.86 m². PARCEL ARE TO BE ZONED RC1.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 70.14 m²
AREA OF EXISTING GARAGE: 28.65 m² (DEMOLISHED)

EXISTING LOT COVERAGE: 17.74%

EXISTING BUILDING HEIGHT: 4.32m
EXISTING ROOF PEAK: 1091.79m

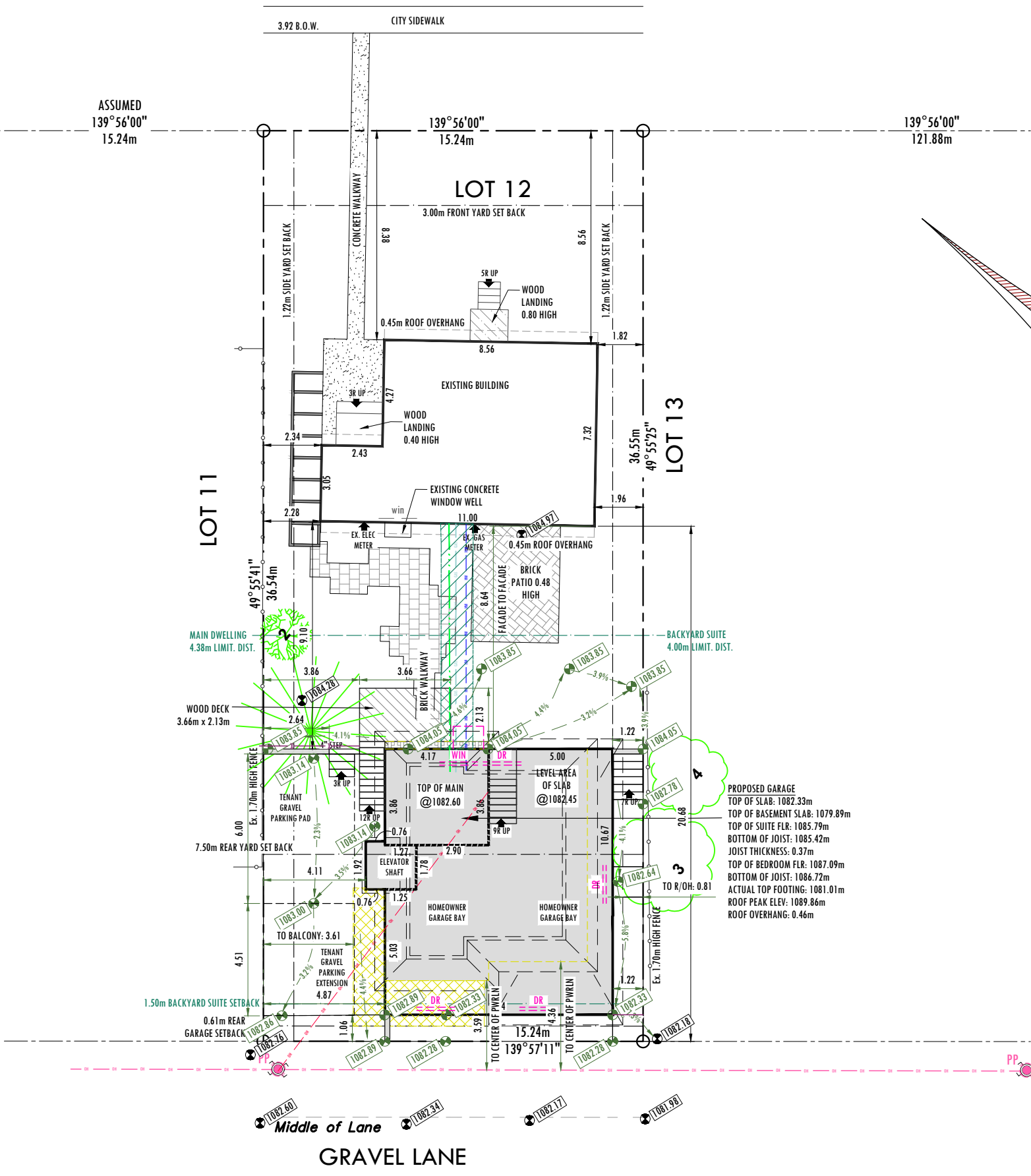
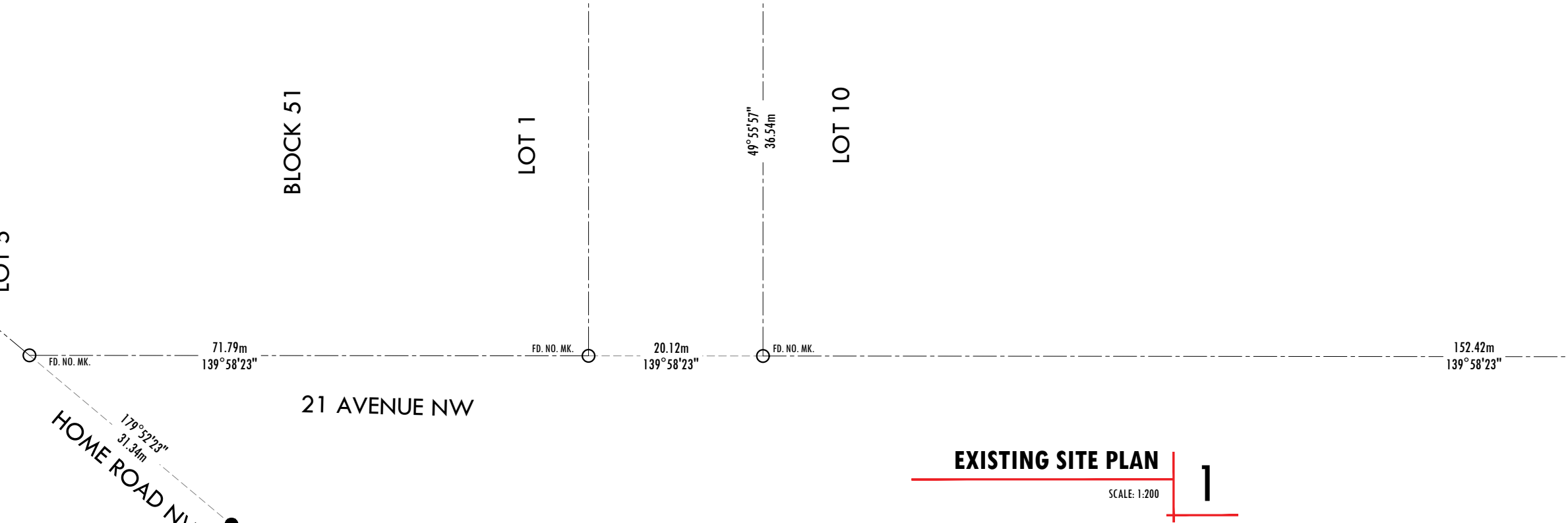
EXISTING WOODEN DECK OR PATIO AREA: XX.XX m²
EXISTING BALCONY AREA: N/A

EXISTING AREA OF DRIVEWAY: N/A
EXISTING AREA OF SIDEWALK: N/A

PLEASE NOTE: THE NOTES REFLECTED ABOVE REFER TO THE REAR OF THE PROPERTY. ANY CHANGES TO THE MAIN DWELLING WILL BE REFERENCED WITHIN THE PROPOSED DATA. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT ANOMALY DRAFTING AND DESIGN.

EXISTING SITE PLAN LEGEND

---	EXISTING PROPERTY LINE	---	Ex. overhead power-lines
---	Existing setback line	---	Existing gas line
---	Existing fence	---	Existing water line
---	Existing roof overhang	---	Existing electrical cable
---	Line of items to be removed		
3.31	Existing dimensions	win	Existing foundation window
		dr	Existing man door with foundation
	Existing wood deck		Existing grade elevation
	Existing area of structure above		ESTABLISHED PIN
	area of existing building		END OF SEGMENT
	area of existing UR/W		water valve



PROPOSED GENERAL SITE PLAN NOTES

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 499461
MUNICIPAL ADDRESS: 5111 22 AVE NW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT: 556.86 m²
GROSS FLOOR AREA OF EXISTING BUILDING: 70.14 m²

AREA OF PROPOSED GARAGE: 99.03m²
PROPOSED LOT COVERAGE: 30.38%

PROPOSED GARAGE BUILDING HEIGHT: 7.26m
PROPOSED GARAGE ROOF PEAK ELEV: 1089.86m

PROPOSED BALCONY AREA: 14.29m²

PROPOSED AREA OF CONCRETE APRON: 9.76m²
PROPOSED AREA OF WOOD DECK: 7.80m²
PROPOSED AREA OF PARKING PAD: 38.34m²
PROPOSED AREA OF SIDEWALK: 11.85m²

PROPOSED GENERAL SITE GENERAL NOTES

- NEW GEODETIC ELEVATIONS ARE APPROXIMATE. THEREFORE, ELEVATIONS MAY BE ADJUSTED WHERE APPLICABLE ON SITE. GC IS TO CONFIRM GRADE ADJUSTMENTS WITH ANOMALY DRAFTING AND DESIGN.
- GRADE SLOPE IS REFLECT LEFT AND RIGHT BUILDING ELEVATIONS. THEREFORE, FOR PLASTER RETURNS, GRADE IS TO MATCH FRONT OF GARAGE, OR NOTED OTHERWISE. SEE ELEVATIONS FOR CONFIRMATION.
- RELOCATION OF ELECTRICAL MAST IS APPROXIMATE. THEREFORE, NEW ELECTRICAL MAST LOCATION WILL BE VERIFIED ON SITE.
- GC IS NOT SHUT PUMP AND/OR GRINDER TO BE REQUIRED FOR BACKYARD SUITE, UNLESS SEWER AND STORM CONNECTIONS ELEVATIONS ALLOW FOR NATURAL SLOPE DRAINAGE.
- NEW WINDOW WELLS TO BE ALUMINUM, WITH STANDARD WIDTH AND DEPTH. WINDOW WELLS ARE TO BE TO ONE SIDE OF BUILDING.
- A TENANT AMENITY SPACE IS TO BE A MINIMUM OF 1.5m IN DEPTH, AND POSSESS AN AREA OF 7.5 m².
- DROPS IN FOUNDATION TO BE DETERMINED ON SITE.
- CONCRETE PILES FOR SUPPORT TO MAIN FLOOR SLAB TO BE INSTALLED WHERE REQUIRED.
- GC IS TO VERIFY EXISTING SITE CONDITIONS FOR CONCRETE PARKING PADS.
- ELECTRICAL METER LOCATION TO BE DETERMINED ON SITE.
- GC TO VERIFY NEW FENCE WITH HOMEOWNER BEFORE COMMENCEMENT OF WORK.

PROPOSED SITE PLAN LEGEND

---	EXISTING PROPERTY LINE	---	EXISTING ROOF OVERHANG
---	EXISTING SETBACK LINE	---	PROP. OVERHEAD POWER LINES
---	PROPOSED SETBACK LINE	---	PROPOSED GAS LINE
---	PROPOSED FENCE	---	PROPOSED WATER LINE
---	EXISTING FENCE	---	PROPOSED ELECTRICAL CABLE
---	ROOF OVERHANG		
win	PROPOSED FOUNDATION WINDOW		existing grade geodec
dr	MAN DOOR WITH FOUNDATION		proposed grade geodec
2.5%	PROPOSED SLOPE		established pin
			water valve
	POURED CONCRETE		area of proposed building
	AREA OF STRUCTURE ABOVE		area of existing building
	WOODEN DECK		area of balcony above
			area of proposed utility R/W

NEW BACKYARD SUITE

ANOMALY
DRAFTING AND DESIGN

www.anomalydraftinganddesign.com

TENANT SUITE AREA
SQUARE FOOTAGE

780 SQFT

MAIN FLOOR (MAIN DWELLING)
SQUARE FOOTAGE

173 SQFT

BUILDING ENVELOPE
SQUARE FOOTAGE

1066 FT² / 99.03m²

TOTAL SQUARE
FOOTAGE:

953 SQFT

DRAWN:

EKS

CLIENT:

HOMEOWNER RESIDENCE

SCALE:

3/16"= 1'-0"

ISSUE DATE M/D/Y:

10/06/2023

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PROJECT NO:

HR055

PROJECT STATUS:

ISSUED FOR

DEVELOPMENT PERMIT

SHEET TITLE:

EXISTING AND PROPOSED

SITE PLANS

REVISION ISSUE #:

2

SHEET NO.:

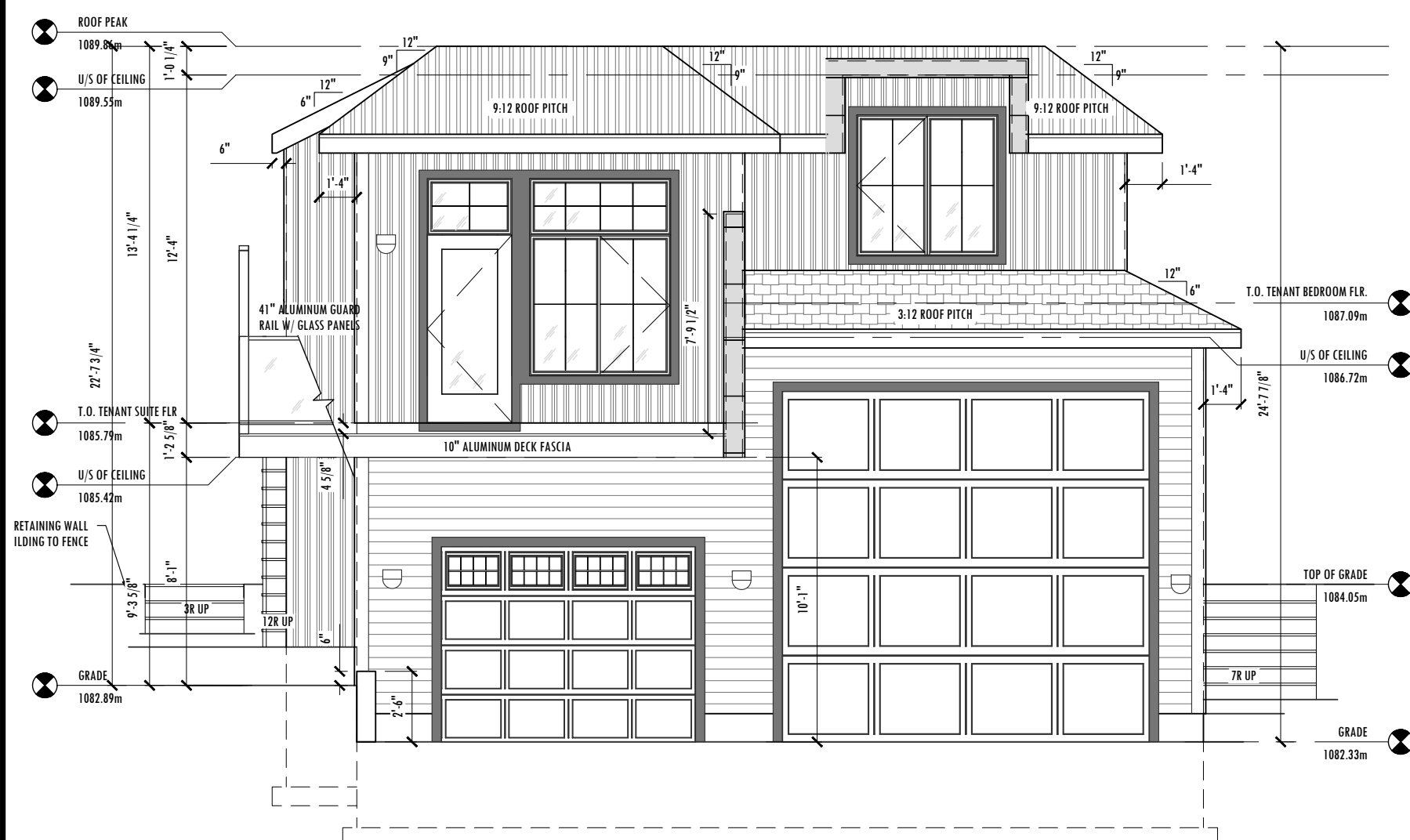
A1

LEGAL ADDRESS:

LOT: 12 BLK: 50

PLAN: 499461

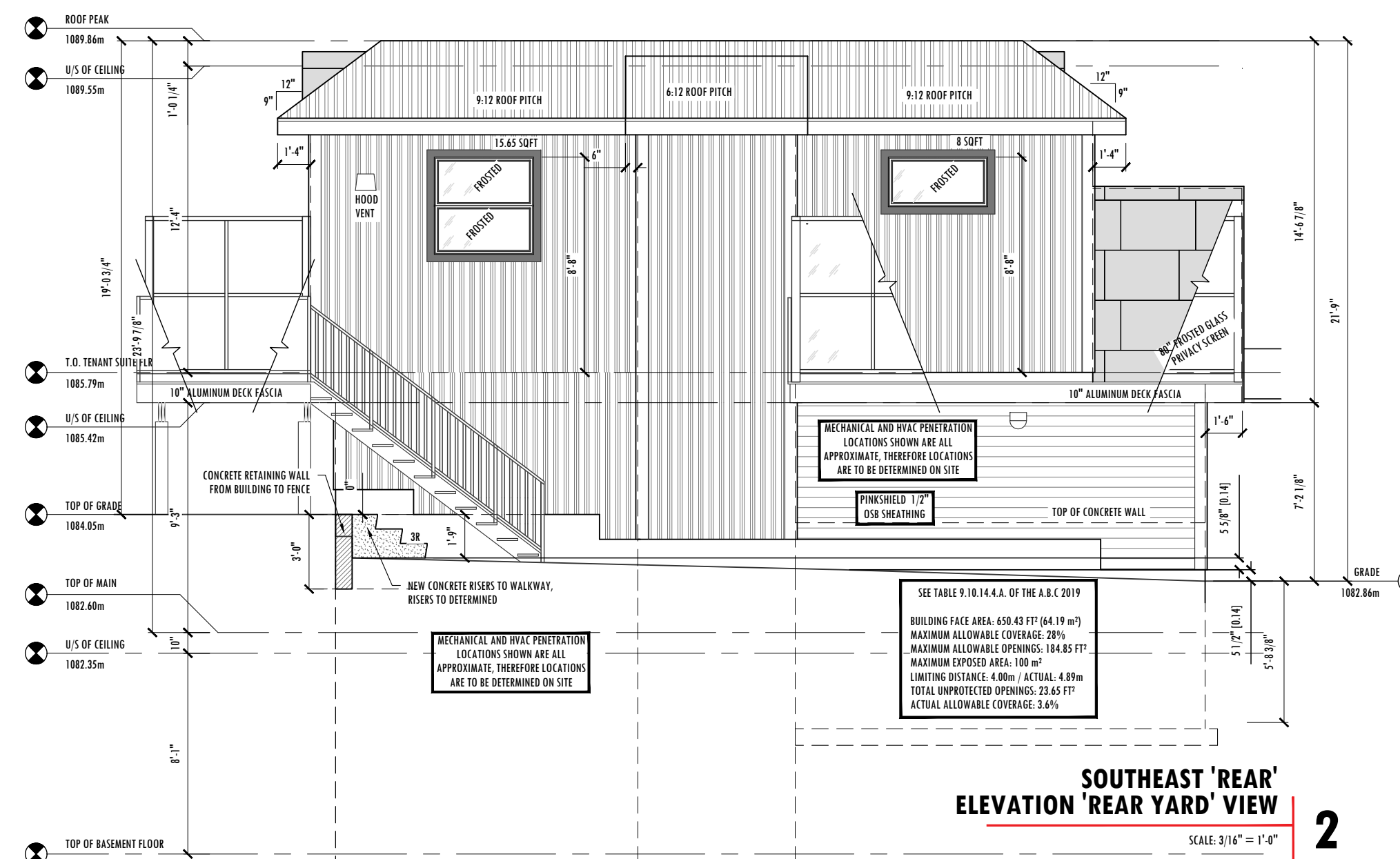
FOR REFERENCE USE ONLY



NORTHWEST 'REAR LANE'
ELEVATION 'FRONT' VIEW

SCALE: 3/16" = 1'-0"

1



SOUTHEAST 'REAR'
ELEVATION 'REAR YARD' VIEW

SCALE: 3/16" = 1'-0"

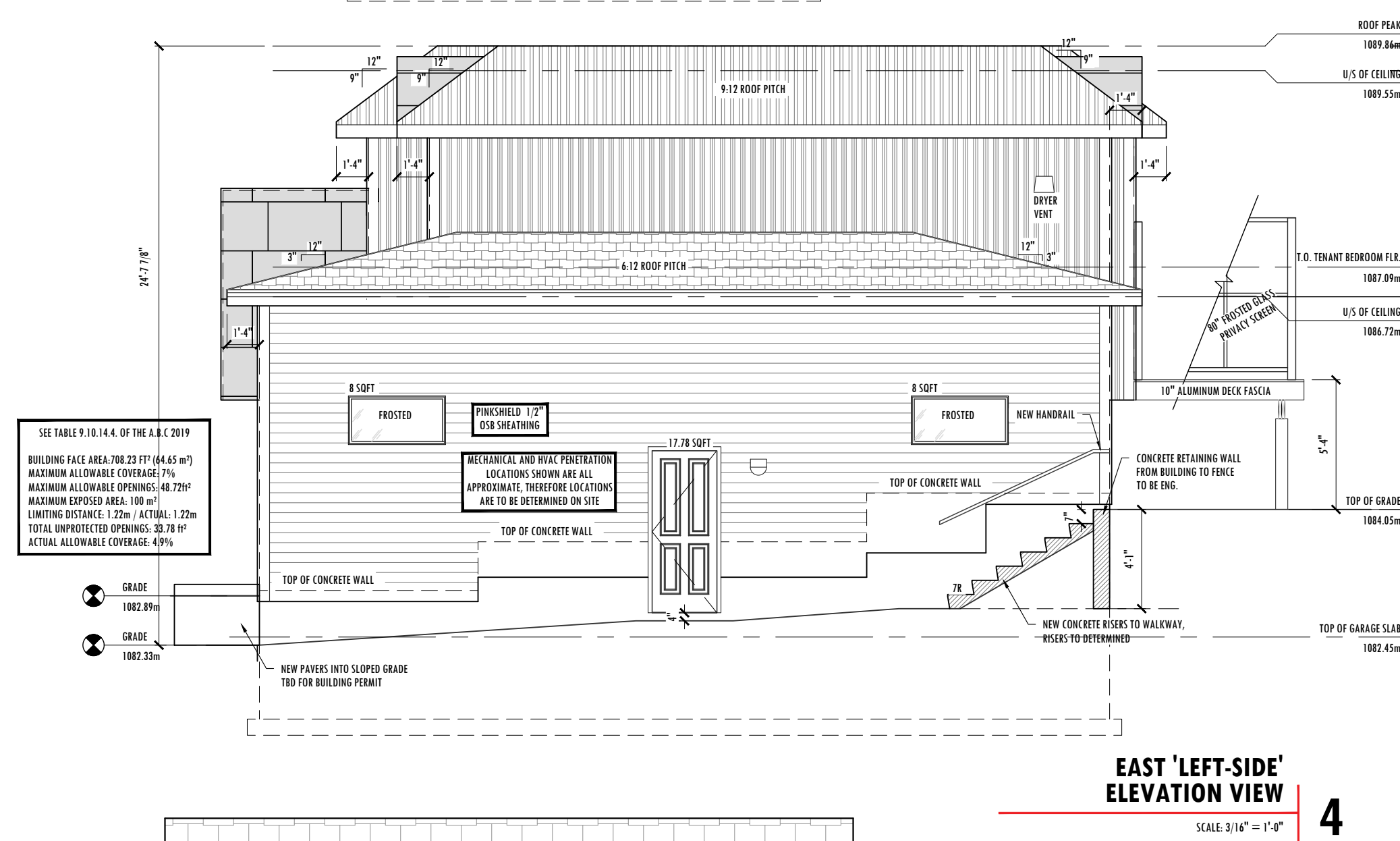
2



WEST 'RIGHT-SIDE'
ELEVATION VIEW

SCALE: 3/16" = 1'-0"

3



EAST 'LEFT-SIDE'
ELEVATION VIEW

SCALE: 3/16" = 1'-0"

4

EXTERIOR FINISHES LEGEND	
	JAMES HARDIE SIDING: COLOUR SELECTION TO BE DETERMINED
	BOARD AND BATTEN VERTICAL SIDING: BOARD AND BATTEN TO BE COMPOSITE CEMENT BOARD, COLOUR TO BE DETERMINED
	ALUMINUM PANELS: GC IS TO CHECK WITH SUPPLIER FOR INSTALLMENT REQUIREMENTS FOR BUILDING PERMIT
	DOOR AND WINDOW TRIM: SMARTBOARD WINDOW AND DOOR TRIM, PAINTED TO MATCH CORNER BOARDS
	ASPHALT SHINGLES: IKO ASPHALT SHINGLES, COLOUR TO BE DETERMINED
	CORRUGATED STEEL ROOF PANELS: GC IS TO CONFIRM SUPPLIER, STYLE AND COLOR PRIOR TO BUILDING PERMIT

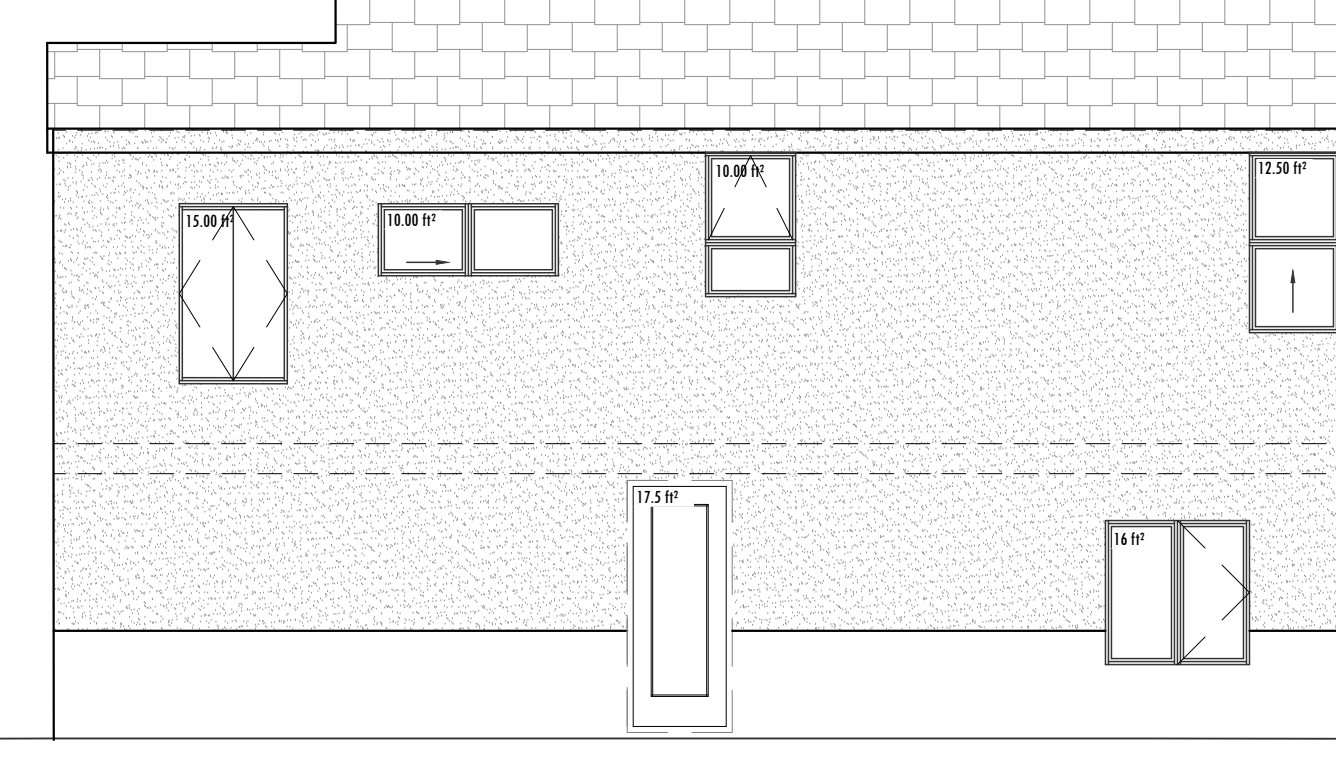
- ELEVATION GENERAL NOTES**
- GEODETIC ELEVATIONS AT BUILDING CORNERS IS TO BE REMAIN CONSTANT FOR MASONRY RETURN. THEREFORE G.C. IS TO CONFIRM GRADING WITH SURVEYOR PRIOR TO EXCAVATION. BOTH THE ELEVATIONS AND SITE PLAN NEED TO BE REVIEWED.
 - ANY DISCREPANCIES WITH REGARDS TO EXTERIOR FINISH MATERIALS SHOWN, MUST BE COMMUNICATED TO ANOMALY DRAFTING AND DESIGN FOR CLARIFICATION.
 - LOCATIONS OF DROPS IN FOUNDATION SHOWN ARE APPROXIMATE, THEREFORE, DROPS WILL BE VERIFIED ON SITE.
 - EXCEPT STUCCO, ALL EXTERIOR SIDING WILL BE A MINIMUM 10" ABOVE GRADE.
 - DOWNSPOUT LOCATIONS WILL BE DETERMINED BY SUPPLIER ON SITE.
 - EAVES TROUGH AND DOWNSPOUTS TO BE 5" PRE-FINISHED ALUMINUM.
 - FASCIA - 6" MAINTENANCE FREE PRE-FINISHED ALUMINUM.
 - SOFFIT - MAINTENANCE FREE PRE-FINISHED VENTED AND UNVENTED ALUMINUM, TO MATCH FIRE CODE.
 - WINDOWS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. THEREFORE WINDOW DIMENSIONS SHOWN, TO BE CONFIRMED BY SUPPLIER PRIOR TO BUILDING PERMIT SUBMISSION.
 - GRADE SLOPES SHOWN ARE APPROXIMATE, THEREFORE GEODETIC ELEVATIONS TO BE DETERMINED ON SITE.
 - G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

WINDOW DESCRIPTION	
U-VALUE:	R-VALUE:
2.725	0.367
ALL WINDOWS ARE TO BE VINYL CLADDED, DUAL PANE, CLEAR GLASS, AND NO COATINGS	

NORTHWEST 'REAR LANE'
ELEVATION VIEW MAIN HOUSE

SCALE: 3/16" = 1'-0"

5



See TABLE 9.10.15.4 of the A.B.C. 2019
BUILDING FACE AREA: 583.68 FT² (54.23 M²)
MAXIMUM ALLOWABLE COVERAGE: 28%
MAXIMUM ALLOWABLE OPENINGS: 163.43 FT²
MAXIMUM EXPOSED AREA: 50 M²
LIMITING DISTANCE: 4.89M (TO SETBACK)
TOTAL UNPROTECTED OPENINGS: 81.00 FT²
ACTUAL ALLOWABLE COVERAGE: 13.88%

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NEW BACKYARD SUITE

ANOMALY
DRAFTING AND DESIGN

www.anomalydraftinganddesign.com

PROJECT ADDRESS: 5111 22 AVE NW, CALGARY, AB

TENANT SUITE AREA SQUARE FOOTAGE: 780 SQFT

MAIN FLOOR (MAIN DWELLING) SQUARE FOOTAGE: 173 SQFT

BUILDING ENVELOPE SQUARE FOOTAGE: 1066 FT² / 99.03m²

TOTAL SQUARE FOOTAGE: 953 SQFT

DRAWN: EKS

CLIENT: HOMEOWNER RESIDENCE

SCALE: 3/16" = 1'-0"

ISSUE DATE M/D/Y: 10/06/2023

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PROJECT NO: HR055

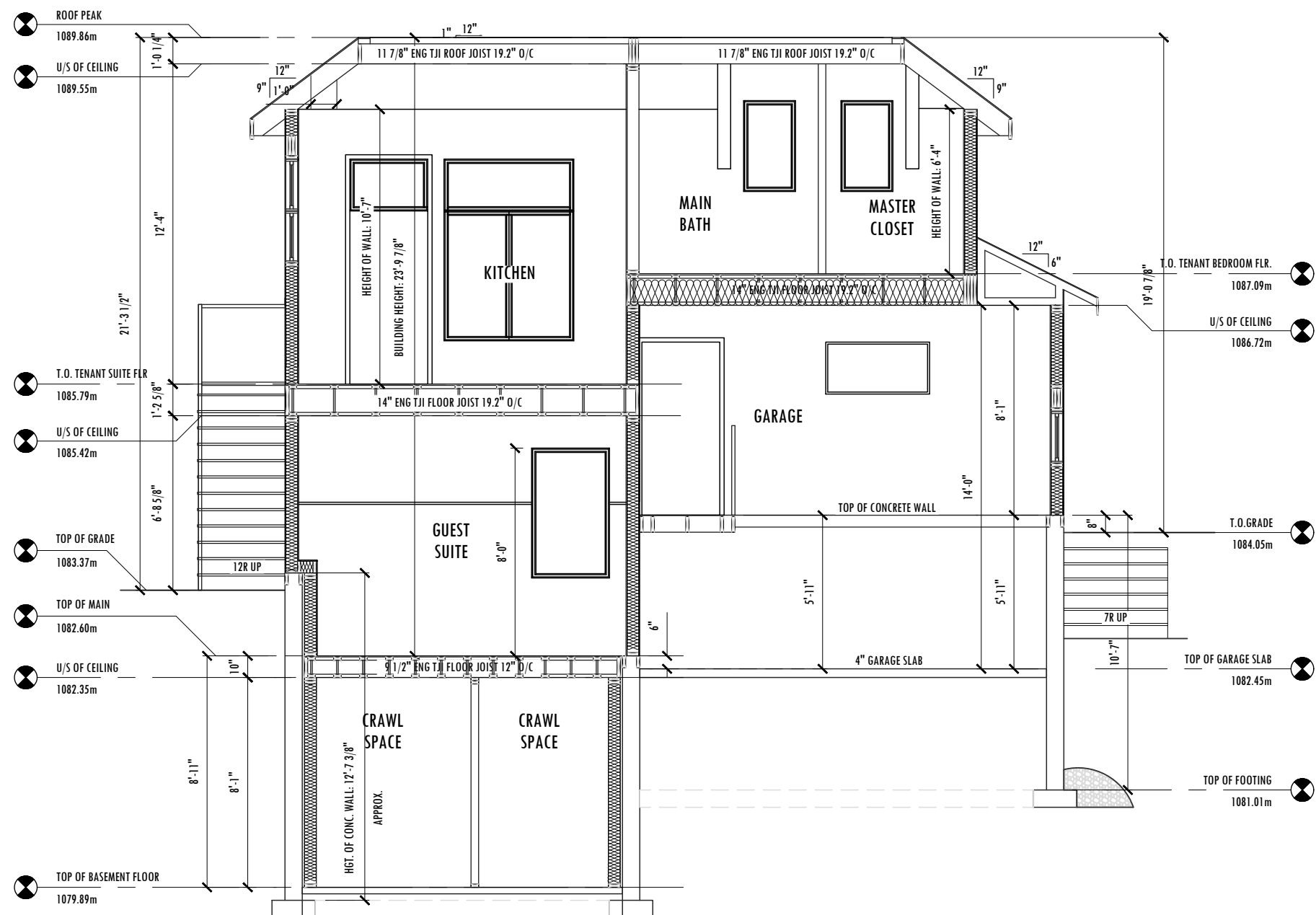
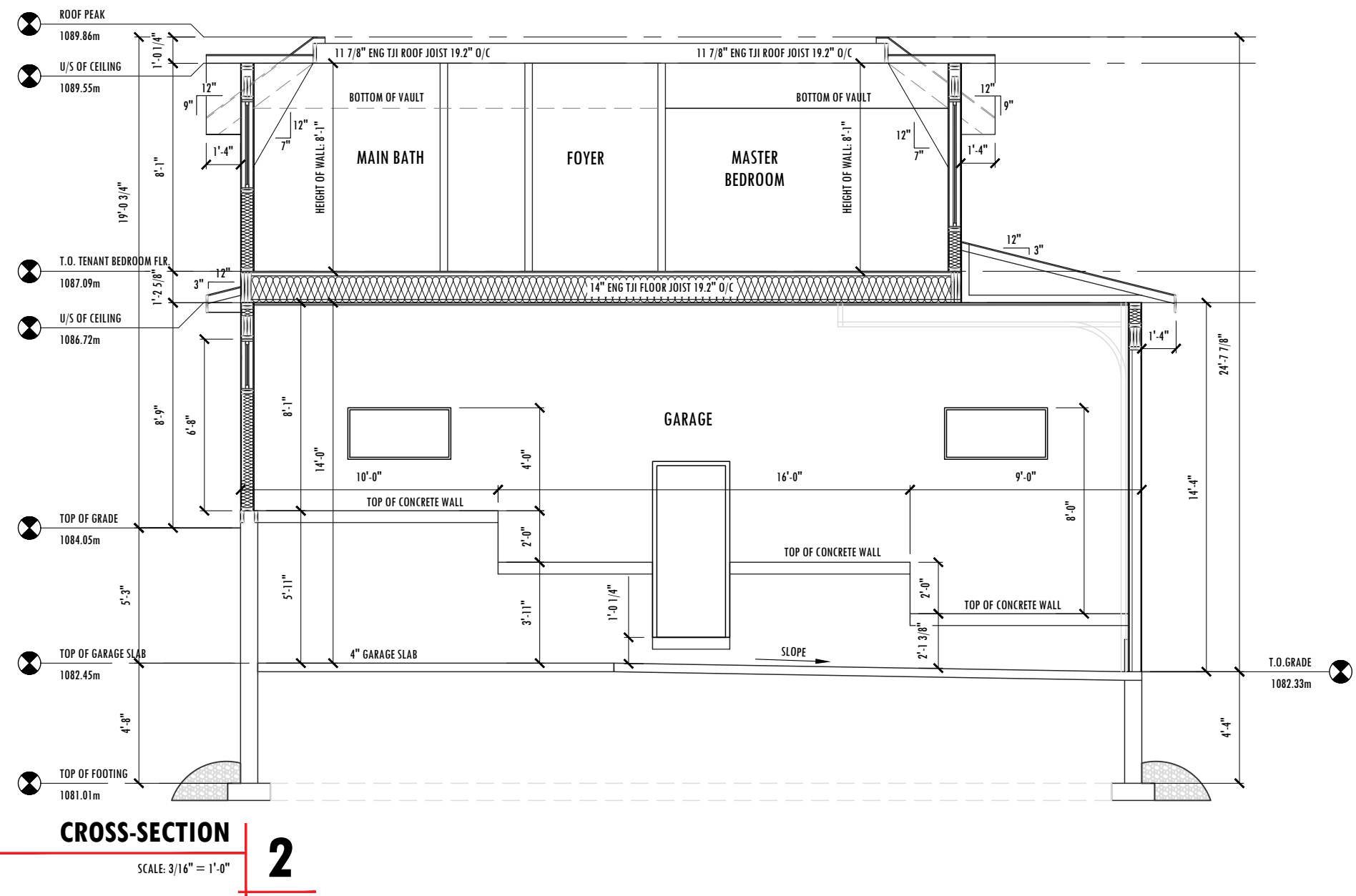
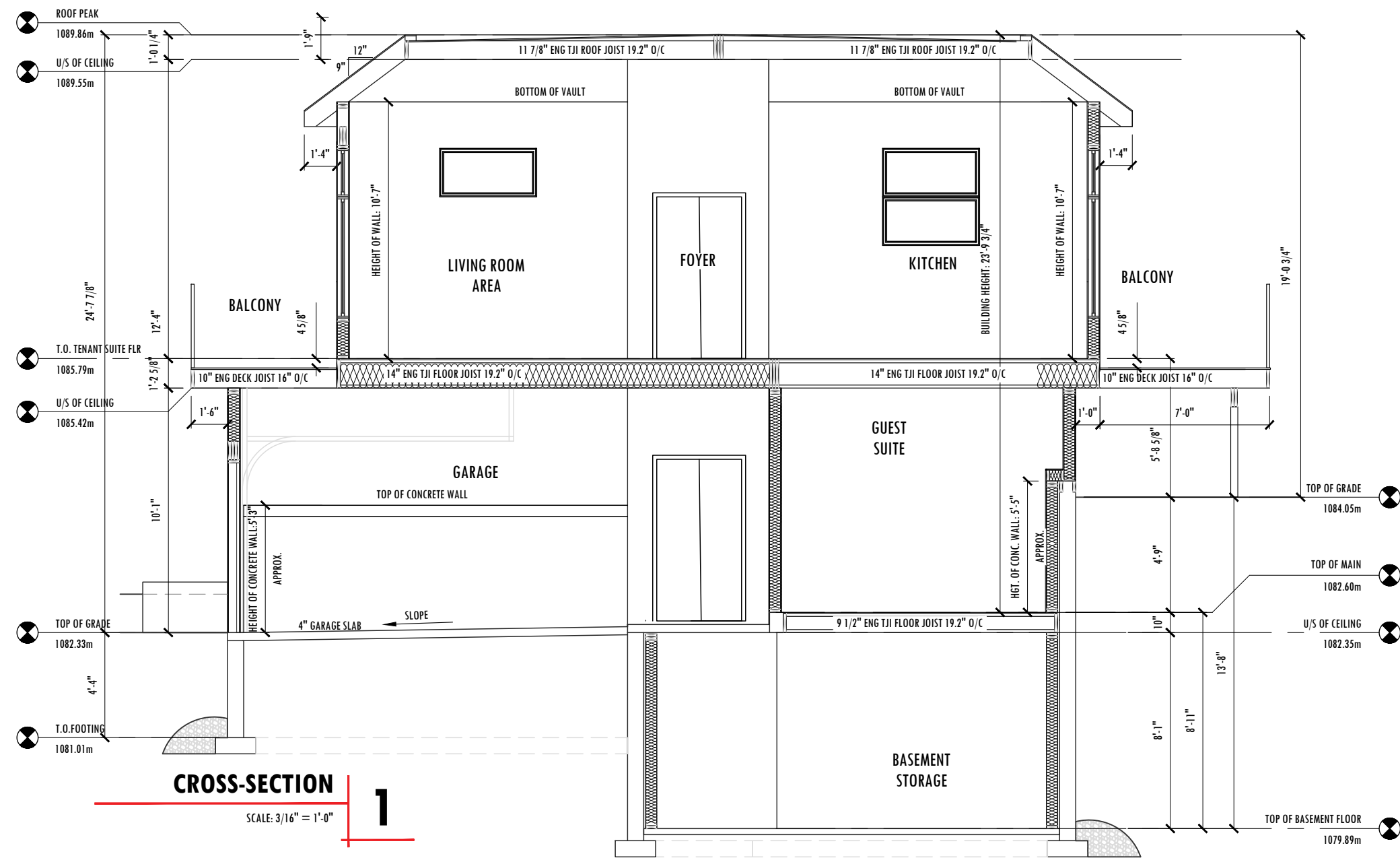
PROJECT STATUS: ISSUED FOR DEVELOPMENT PERMIT

SHEET TITLE: PROPOSED ELEVATIONS

REVISION ISSUE #: 2

SHEET NO.: A5

LEGAL ADDRESS: LOT: 12 BLK: 50 PLAN: 4994G1



PROPOSED EXTERIOR WALL IDENTITIES
WALLS ABOVE GRADE
W1 W2C F.R.R. 40 MIN. RSI VALUE 3.33: - VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER) 3/8" PKSHIELD OSB PLYWOOD SHEATHING 2X6 WOOD FRAMING @ 24" O/C - R24 OR RSI 4.23 BATT INSULATION 6 MIL POLYETHYLENE (VAPOR BARRIER) 1/2" TYPE X INTERIOR GYPSUM BOARD 1/2" TYPE X INTERIOR GYPSUM BOARD
W2 W2C F.R.R. 40 MIN. RSI VALUE 3.24: - COMPOSITE WOOD BOARD SIDING - SEE ELEVATIONS WHERE APPLICABLE 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER) 3/8" PKSHIELD OSB PLYWOOD SHEATHING 2X6 WOOD FRAMING @ 24" O/C - R24 OR RSI 4.23 BATT INSULATION 6 MIL POLYETHYLENE (VAPOR BARRIER) 1/2" TYPE X INTERIOR GYPSUM BOARD 1/2" TYPE X INTERIOR GYPSUM BOARD
W3 RSI VALUE 3.27: - VINYL SIDING - SEE ELEVATIONS WHERE APPLICABLE 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER) 3/8" PKSHIELD OSB PLYWOOD SHEATHING 2X6 WOOD FRAMING @ 24" O/C - R24 OR RSI 4.23 BATT INSULATION 6 MIL POLYETHYLENE (VAPOR BARRIER) 1/2" INTERIOR GYPSUM BOARD
W4 RSI VALUE 3.16: - COMPOSITE WOOD BOARD SIDING - SEE ELEVATIONS WHERE APPLICABLE 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER) 3/8" PKSHIELD OSB PLYWOOD SHEATHING 2X6 WOOD FRAMING @ 24" O/C - R24 OR RSI 4.23BATT INSULATION 6 MIL POLYETHYLENE (VAPOR BARRIER) 3/8" OSB SHEATHING
BELOW GRADE FOUNDATION WALLS:
WS FOUNDATION WALLS: - WATERPROOFING MEMBRANE, DAMPPROOFING 8" STRUCTURAL CONCRETE FOUNDATION WALL - SEE STRUCTURAL FOR CLARIFICATION

GARAGE SUITE FLOORING IDENTITIES
F1 GARAGE VEHICLE FOUNDATION SLAB: 4" CONCRETE SLAB 4" MIL POLYETHYLENE (VAPOR BARRIER) 5" COMPACTED GRAVEL - COMPACTED EARTH
FLOOR OVER UNHEATED SPACES
F2 F9G F.R.R. 60 MIN. SUITE FLOOR ABOVE GARAGE RSI VALUE 7.25: - FLOOR FINISH 23/32 T & G O.S.B SHEATHING SUBFLOORING 14" TJI ENGINEERING FLOOR JOISTS @ 19.2 O/C - R28.5 OR RSI 5.02 CLOSED CELL SPRAY FOAM INSULATION (CCMC 1340S-L OR EQUIVALENT) 1/2" RESILIENT CHANNEL @ 16" O/C 1/2" TYPE X - GYPSUM BOARD 1/2" TYPE X - GYPSUM BOARD
GARAGE SUITE ROOFING IDENTITIES
CEILING BELOW ATTIC:
R1 RSI VALUE 10.72: - ASPHALT SHINGLES - IKO CAMBRIDGE 3/8" PLYWOOD SHEATHING 14" ENGINEERED ROOF JOISTS @ 24" O/C (SEE ENGINEERED ROOF LAYOUTS FOR VAULTED JOISTS LOCATIONS) - R48 OR RSI 10.34 LOOSE FILL INSULATION 1/2" INTERIOR GYPSUM BOARD
CATHEDRAL CEILING ATTIC:
R2 RSI VALUE 5.18: - ASPHALT SHINGLES 3/8" PLYWOOD SHEATHING 12" ENGINEERED ROOF JOISTS @ 24" O/C (SEE ENGINEERED ROOF LAYOUTS FOR VAULTED JOISTS LOCATIONS) - R31 OR RSI 5.46 BATT INSULATION 1/2" INTERIOR GYPSUM BOARD

GARAGE SUITE PARTITION WALL IDENTITIES
P1 GARAGE WALL SEPARATION FROM SUITE: 1/2" INTERIOR GYPSUM BOARD 6 MIL POLYETHYLENE (VAPOR BARRIER) - R24 BATT INSULATION RSI 4.23 2X6 WOOD FRAMING @ 24" O/C 3/8" OSB PLYWOOD SHEATHING 1/2" INTERIOR GYPSUM BOARD
P2 (COMMON INT. FRAMING): 1/2" GYPSUM BOARD 2X4 OR 2X6 WOOD FRAMING @ 24" O/C 1/2" GYPSUM BOARD
P3 (BATHROOM AND KITCHEN WALLS): - FEATURE WALL TILE FINISH 1/2" MOISTURE AND MOLD RESILIENT DRYWALL 2X4 OR 2X6 WOOD FRAMING @ 24" O/C 1/2" GYPSUM BOARD
CONCRETE SPECIFICATIONS
- STRIP FOOTING TO BE 24" X 8" C/W 3-10M CONTINUOUS REBARS (TYP). - GARAGE SLAB TO BE REINFORCED WITH 10M REBARS @ 24" O/C EACH WAY. - CONCRETE TO BE MINIMUM 30 MPA TYP 50.
* ALL CONSTRUCTION TO FOLLOW REQUIREMENTS OF NBC 2019 (AE)
SEE STRUCTURAL ENGINEER COMMENTS AND DOCUMENTATION FOR VERIFICATION AND CONFIRMATION.

CROSS-SECTION 3

SCALE: 3/16" = 1'-0"

FOR REFERENCE USE ONLY

NEW BACKYARD SUITE



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TENANT SUITE AREA
SQUARE FOOTAGE

780 SQFT

MAIN FLOOR (MAIN DWELLING)
SQUARE FOOTAGE

173 SQFT

BUILDING ENVELOPE
SQUARE FOOTAGE

1066 FT² / 99.03m²

TOTAL SQUARE
FOOTAGE:

953 SQFT

DRAWN:

EKS

CLIENT:

HOMEOWNER RESIDENCE

SCALE:

3/16" = 1'-0"

ISSUE DATE M/D/Y:

10/06/2023

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PROJECT NO:

HR055

PROJECT STATUS:

ISSUED FOR
DEVELOPMENT PERMIT

SHEET TITLE:

PROPOSED CROSS SECTIONS

REVISION ISSUE #:

2

SHEET NO.:

A6

LEGAL ADDRESS:

LOT: 12 BLK: 50

PLAN: 4994G1