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**CONSULTANTS**

**ANONYMOUS ARCHITECTURE INC.**  
PERMIT No. AC 17429  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

**ISSUED FOR REVIEW**  
**NOT FOR CONSTRUCTION**

REV.	DATE	NOTE
-	31-JUL-2025	DP SUBMISSION
A	22-SEP-2025	DP RE-SUBMISSION

**REG. PROFESSIONAL STAMP**



DEVELOPMENT PERMIT #

BUILDING PERMIT #

NORTH



PROJECT

**ROXBORO HOUSE**

401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

DRAWING

**PROPOSED BLOCK PLAN**

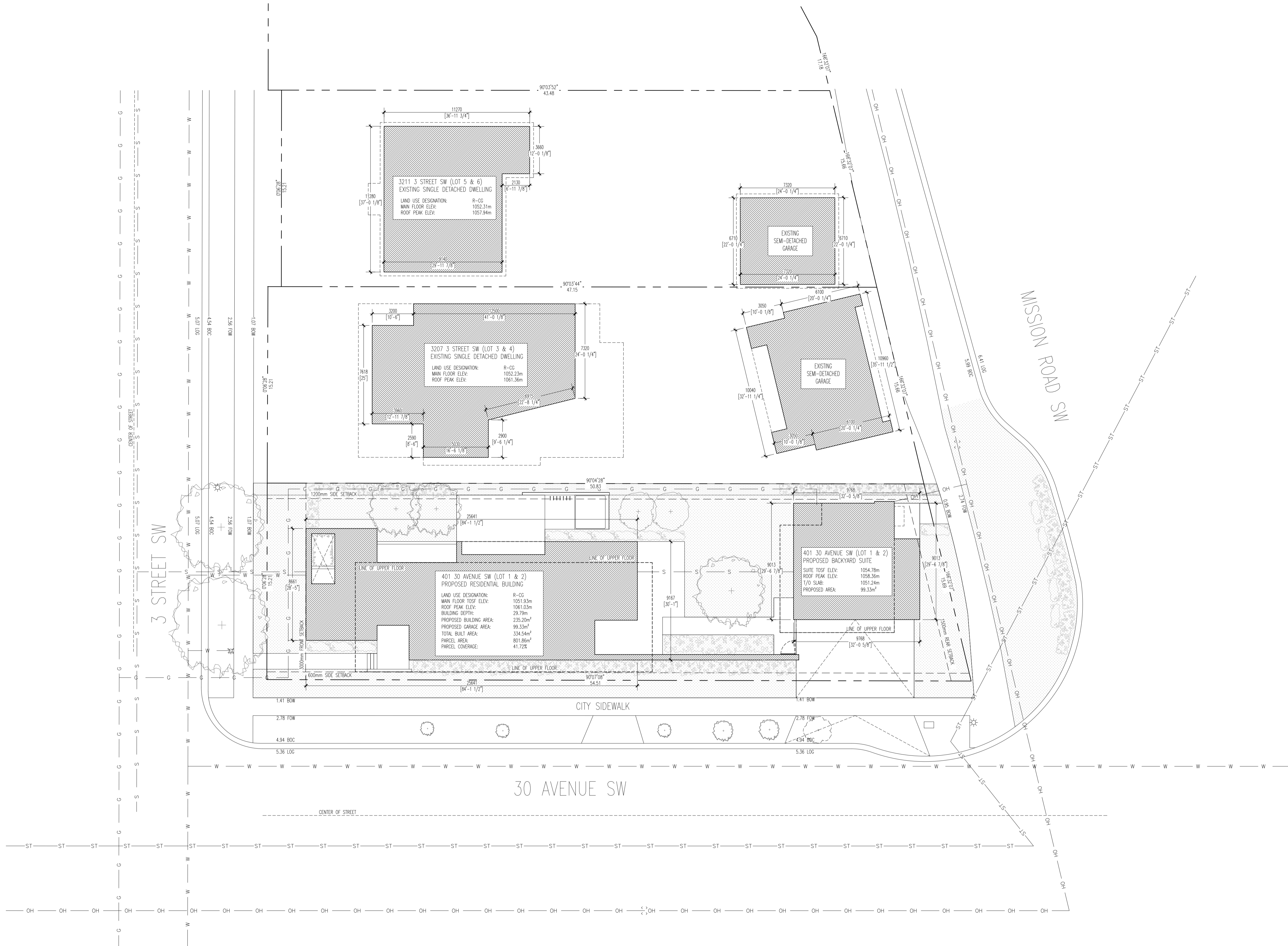
PROJECT NUMBER

**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:150

CHECKED	SHEET
JRA	@ A1

DRAWING NUMBER	REVISION
<b>A-0103</b>	<b>A</b>



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PERMIT No. AC 17423  
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REV.	DATE	NOTE
-	31-JUL-2025	DP SUBMISSION
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**REG. PROFESSIONAL STAMP**



**DEVELOPMENT PERMIT #**

**BUILDING PERMIT #**

**NORTH**

**PROJECT**  
**ROXBORO HOUSE**

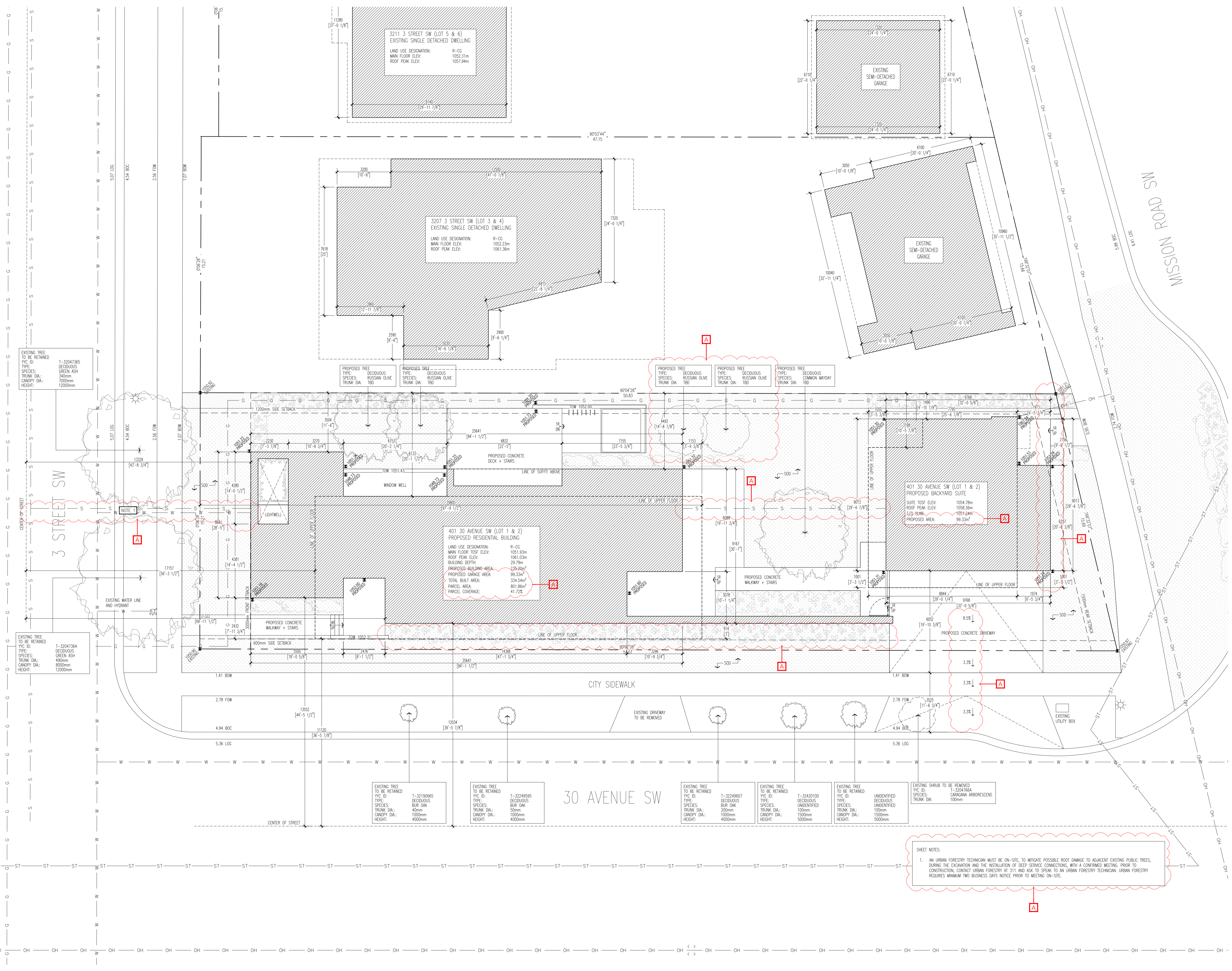
401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

**DRAWING**  
**PROPOSED SITE PLAN**

**PROJECT NUMBER**

**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:100
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0104</b>	<b>A</b>	



**SHEET NOTES:**  
1. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT EXISTING PUBLIC TREES, DURING THE EXCAVATION AND THE INSTALLATION OF DEEP SERVICE CONNECTIONS. WITH A CONFIRMED MEETING, PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS NOTICE PRIOR TO MEETING ON-SITE.

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**REG. PROFESSIONAL STAMP**



**DEVELOPMENT PERMIT #**

**BUILDING PERMIT #**

**NORTH**



**PROJECT**

**ROXBORO HOUSE**

401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

**DRAWING**

**TREE PROTECTION PLAN**

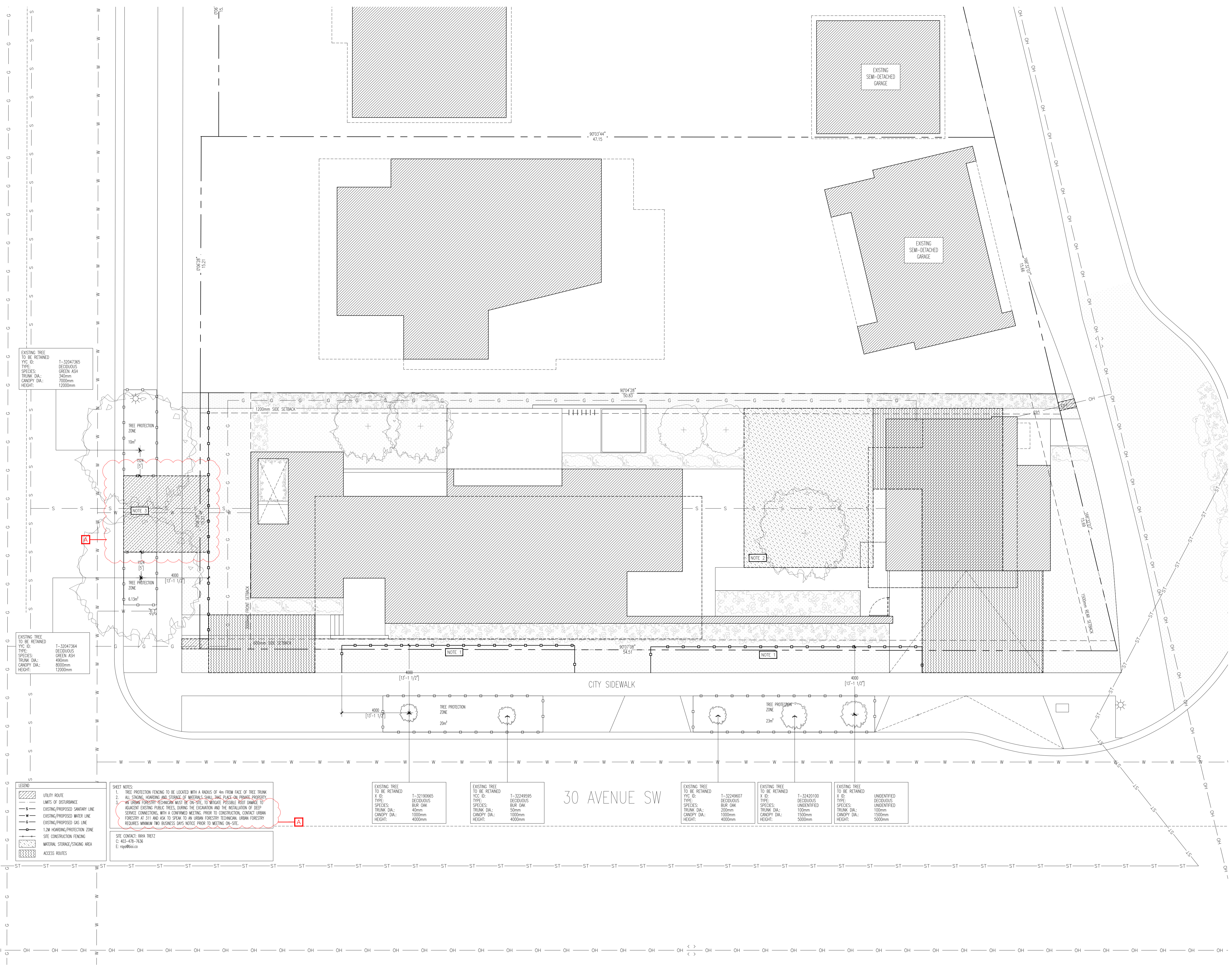
**PROJECT NUMBER**

**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:100

CHECKED	SHEET
JRA	@ A1

DRAWING NUMBER	REVISION
<b>A-0105</b>	<b>A</b>



EXISTING TREE TO BE RETAINED  
TIC ID: T-32047365  
TYPE: DECIDUOUS  
SPECIES: GREEN ASH  
TRUNK DIA.: 340mm  
CANOPY DIA.: 7000mm  
HEIGHT: 12000mm

EXISTING TREE TO BE RETAINED  
TIC ID: T-32047364  
TYPE: DECIDUOUS  
SPECIES: GREEN ASH  
TRUNK DIA.: 480mm  
CANOPY DIA.: 8000mm  
HEIGHT: 12000mm

**LEGEND**

- UTILITY ROUTE
- LIMITS OF DISTURBANCE
- EXISTING/PROPOSED SANITARY LINE
- EXISTING/PROPOSED WATER LINE
- EXISTING/PROPOSED GAS LINE
- 1.2M HOARDING/PROTECTION ZONE
- SITE CONSTRUCTION FENCING
- MATERIAL STORAGE/STAGING AREA
- ACCESS ROUTES

**SHEET NOTES:**

- TREE PROTECTION FENCING TO BE LOCATED WITH A RADIUS OF 4m FROM FACE OF TREE TRUNK
- ALL STAKING, HOARDING AND STORAGE OF MATERIALS SHALL TAKE PLACE ON PRIVATE PROPERTY
- ANY BROWN FORESTRY TECHNIQUE MUST BE ON-SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT EXISTING PUBLIC TREES. DURING THE EXCAVATION AND THE INSTALLATION OF DEEP SERVICE CONNECTIONS, WITH A CONFIRMED MEETING PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 511 AND GO TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS NOTICE PRIOR TO MEETING ON-SITE

SITE CONTACT: BAVA TREEZ  
C: 403-478-7036  
E: rqa@bavaz.co

EXISTING TREE TO BE RETAINED  
TIC ID: T-32190665  
TYPE: DECIDUOUS  
SPECIES: BUR OAK  
TRUNK DIA.: 450mm  
CANOPY DIA.: 1000mm  
HEIGHT: 4000mm

EXISTING TREE TO BE RETAINED  
TIC ID: T-32249595  
TYPE: DECIDUOUS  
SPECIES: BUR OAK  
TRUNK DIA.: 500mm  
CANOPY DIA.: 1000mm  
HEIGHT: 4000mm

EXISTING TREE TO BE RETAINED  
TIC ID: T-32249607  
TYPE: DECIDUOUS  
SPECIES: BUR OAK  
TRUNK DIA.: 200mm  
CANOPY DIA.: 1000mm  
HEIGHT: 4000mm

EXISTING TREE TO BE RETAINED  
TIC ID: T-32420100  
TYPE: UNIDENTIFIED  
SPECIES: UNIDENTIFIED  
TRUNK DIA.: 100mm  
CANOPY DIA.: 1500mm  
HEIGHT: 5000mm

EXISTING TREE TO BE RETAINED  
TIC ID: UNIDENTIFIED  
TYPE: UNIDENTIFIED  
SPECIES: UNIDENTIFIED  
TRUNK DIA.: 100mm  
CANOPY DIA.: 1500mm  
HEIGHT: 5000mm

30 AVENUE SW

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**CONSULTANTS**

ANONYMOUS ARCHITECTURE INC.  
PERMIT No. AC 17420  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

**ISSUED FOR REVIEW**

**NOT FOR CONSTRUCTION**

REV.	DATE	NOTE
-	31-JUL-2025	DP SUBMISSION
A	22-SEP-2025	DP RE-SUBMISSION

**REG. PROFESSIONAL STAMP**



DEVELOPMENT PERMIT #

BUILDING PERMIT #

NORTH

PROJECT  
**ROXBORO HOUSE**

401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

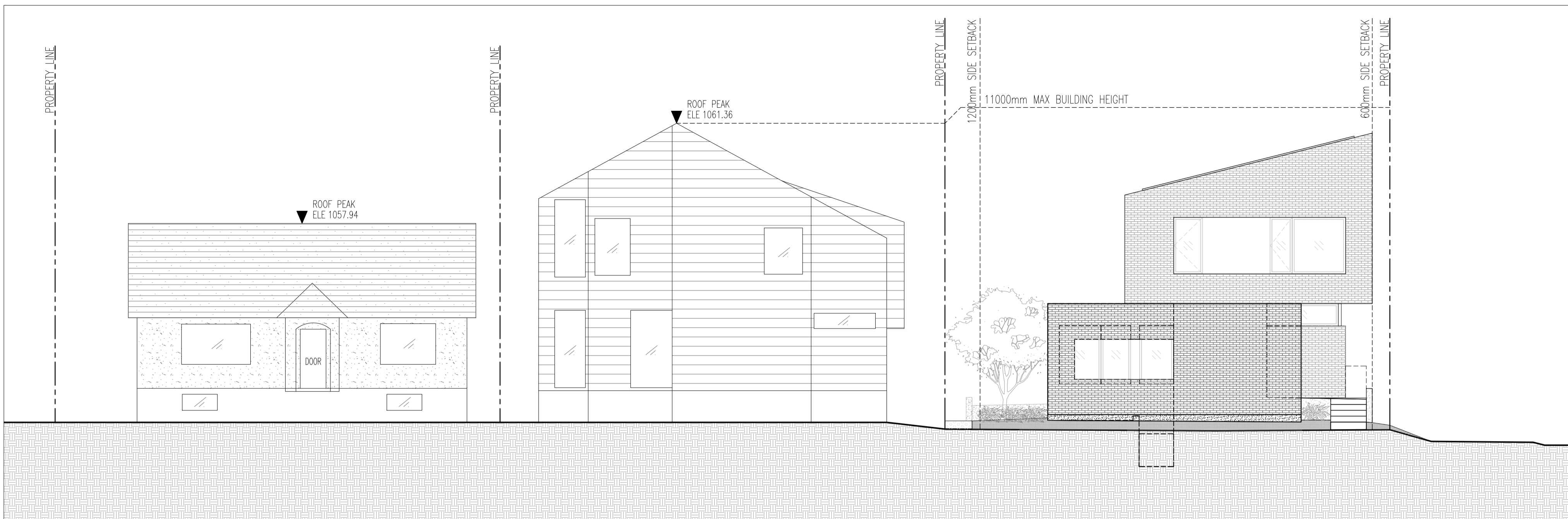
DRAWING  
**STREETSCAPE ELEVATION**

PROJECT NUMBER  
**ROXY**

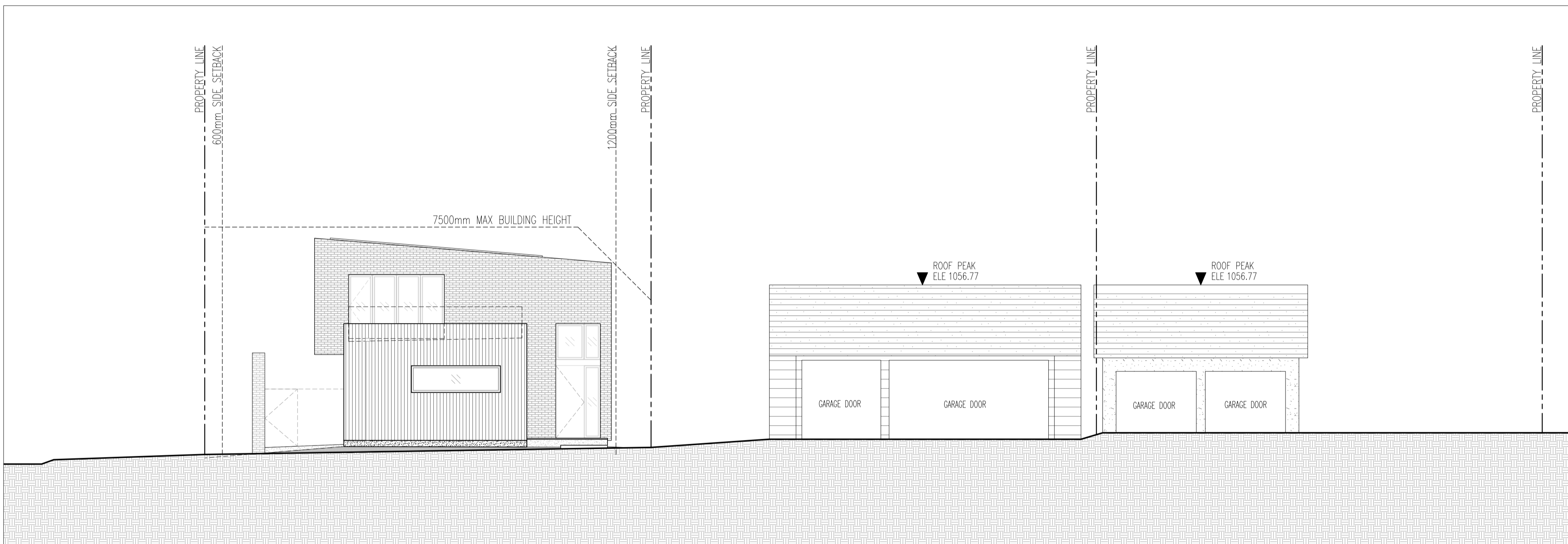
DRAWN	DATE	SCALE
EF	24 - SEP - 2025	N/A
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	

**A-0501**

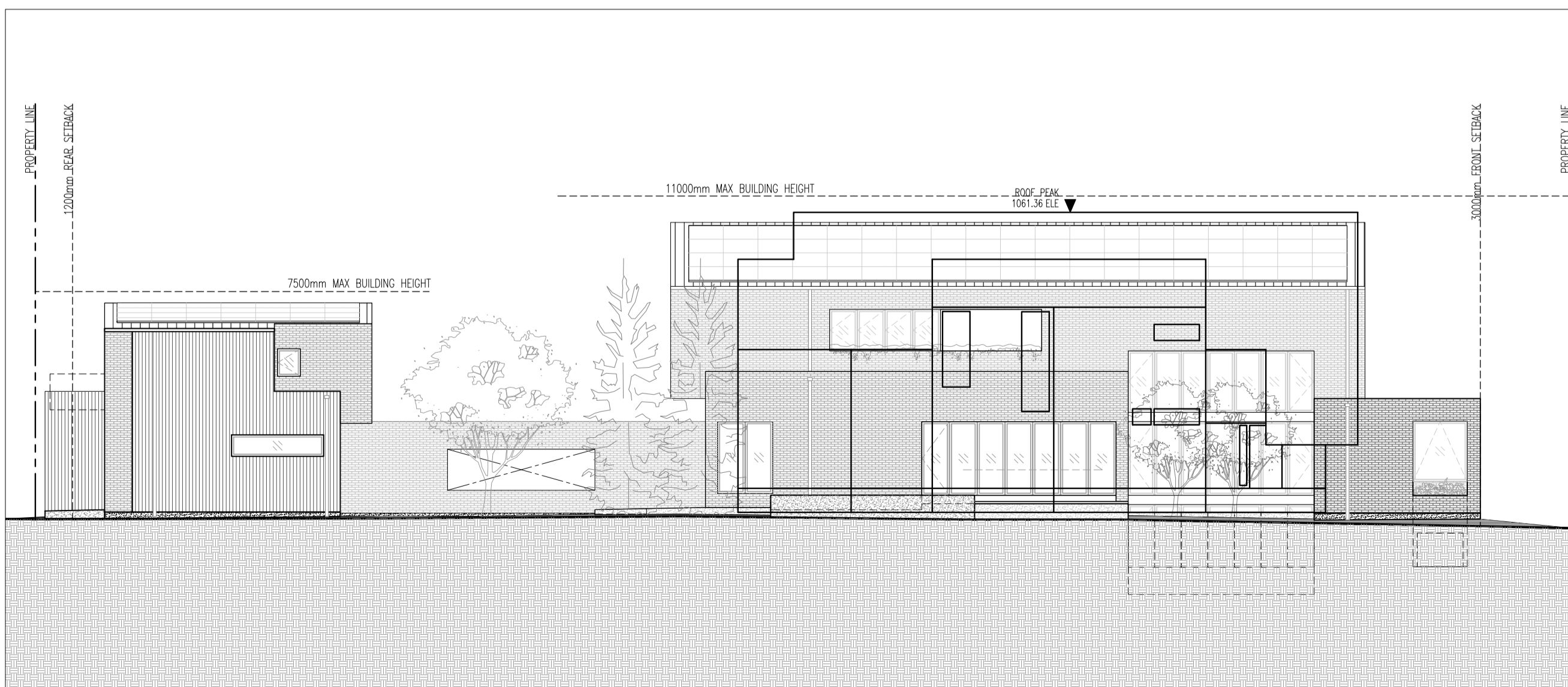
**A**



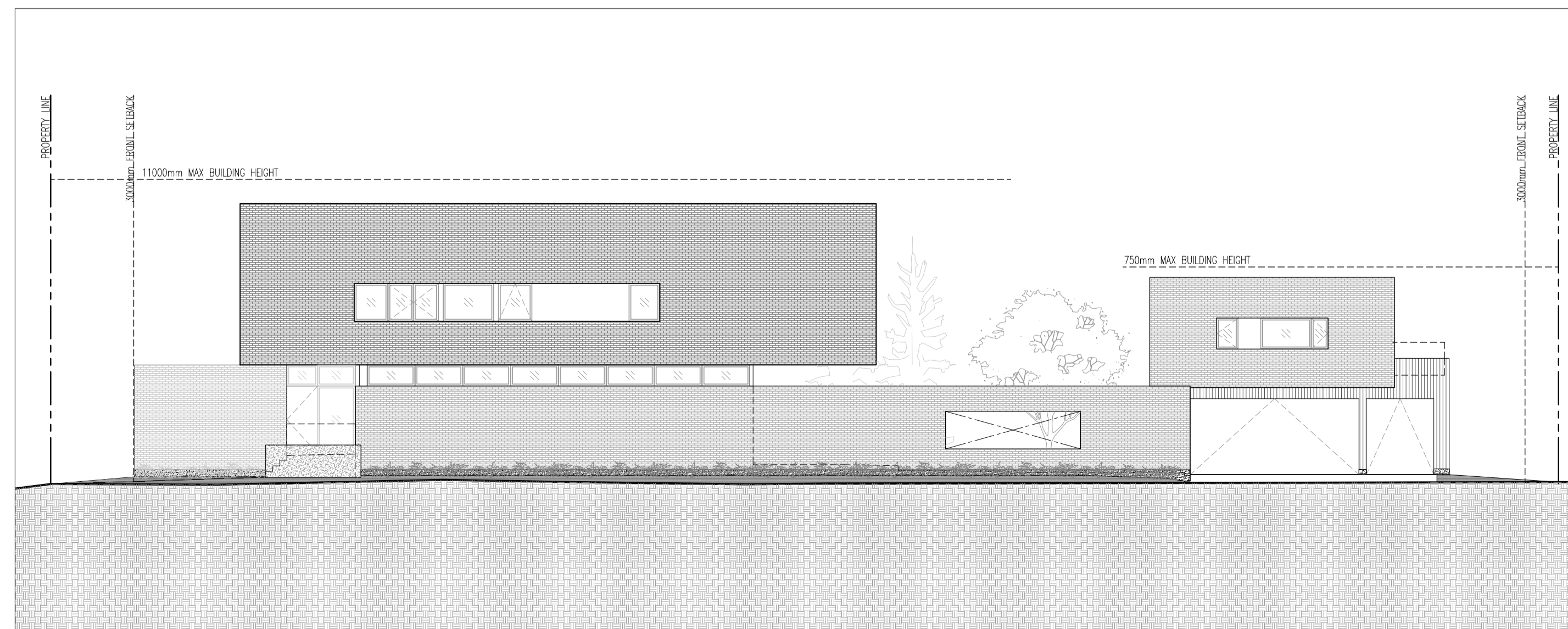
01 STREETSCAPE 3 STREET SW  
ELEVATION 1:100



02 STREETSCAPE MISSION ROAD SW  
ELEVATION 1:100



03 STREETSCAPE SOUTH ELEVATION  
ELEVATION 1:150



04 STREETSCAPE 30 AVENUE SW  
ELEVATION 1:150

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PERMIT No. AC 17428  
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**REVIEW**  
**NOT FOR CONSTRUCTION**

REV.	DATE	NOTE
-	31-JUL-2025	DP SUBMISSION
A	22-SEP-2025	DP RE-SUBMISSION

REG. PROFESSIONAL STAMP



DEVELOPMENT PERMIT #

BUILDING PERMIT #

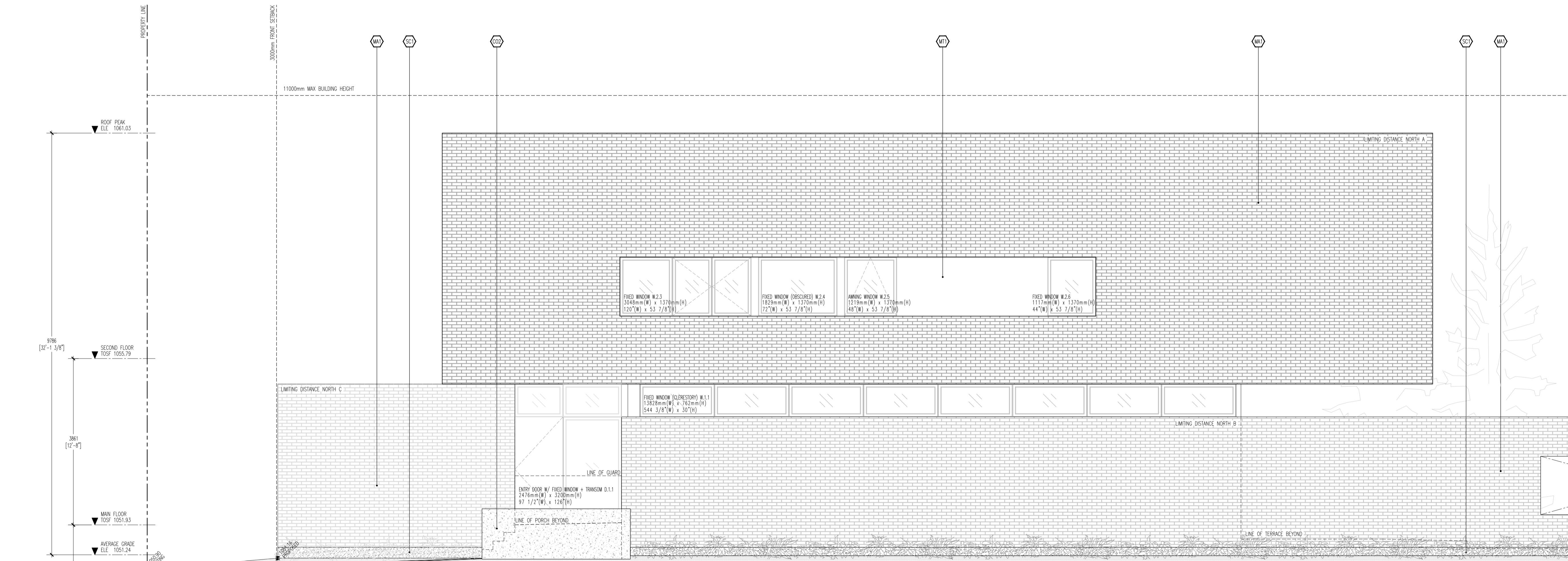
NORTH

PROJECT  
**ROXBORO HOUSE**  
401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

DRAWING  
**NORTH ELEVATION**

PROJECT NUMBER  
**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:50
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0502</b>	<b>A</b>	



**NORTH ELEVATION LIMITING DISTANCE**

LIMITING DISTANCE NORTH A :	11.12m
(LIMITING DISTANCE) <sup>2</sup> :	123.65m <sup>2</sup>
OPENING AREA :	9.88m <sup>2</sup>
LIMITING DISTANCE NORTH B :	12.03m
(LIMITING DISTANCE) <sup>2</sup> :	144.72m <sup>2</sup>
OPENING AREA :	10.54m <sup>2</sup>
LIMITING DISTANCE NORTH C :	13.55m
(LIMITING DISTANCE) <sup>2</sup> :	183.60m <sup>2</sup>
OPENING AREA :	5.20m <sup>2</sup>

**LEGEND**

CONCRETE FINISHES	METAL FINISHES
(C02) DESCRIPTION: CAST-IN-PLACE CONCRETE COLOR: NATURAL FINISH: PAPER FACE	(M1) DESCRIPTION: METAL PANEL COLOR: BLACK
STUCCO FINISHES	(M2) DESCRIPTION: 4" V-GROOVE METAL SIDING GAUGE: 24 GA COLOR: BLACK
(S1) DESCRIPTION: PAVING COLOR: TO BE VERIFIED ON SITE	MASONRY FINISHES
ROOF FINISHES	(M3) DESCRIPTION: MASONRY COLOR: GREY
(R1) DESCRIPTION: 1" STANDING SEAM METAL ROOFING COLOR: BLACK	

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NORTH

PROJECT

**ROXBORO HOUSE**

401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

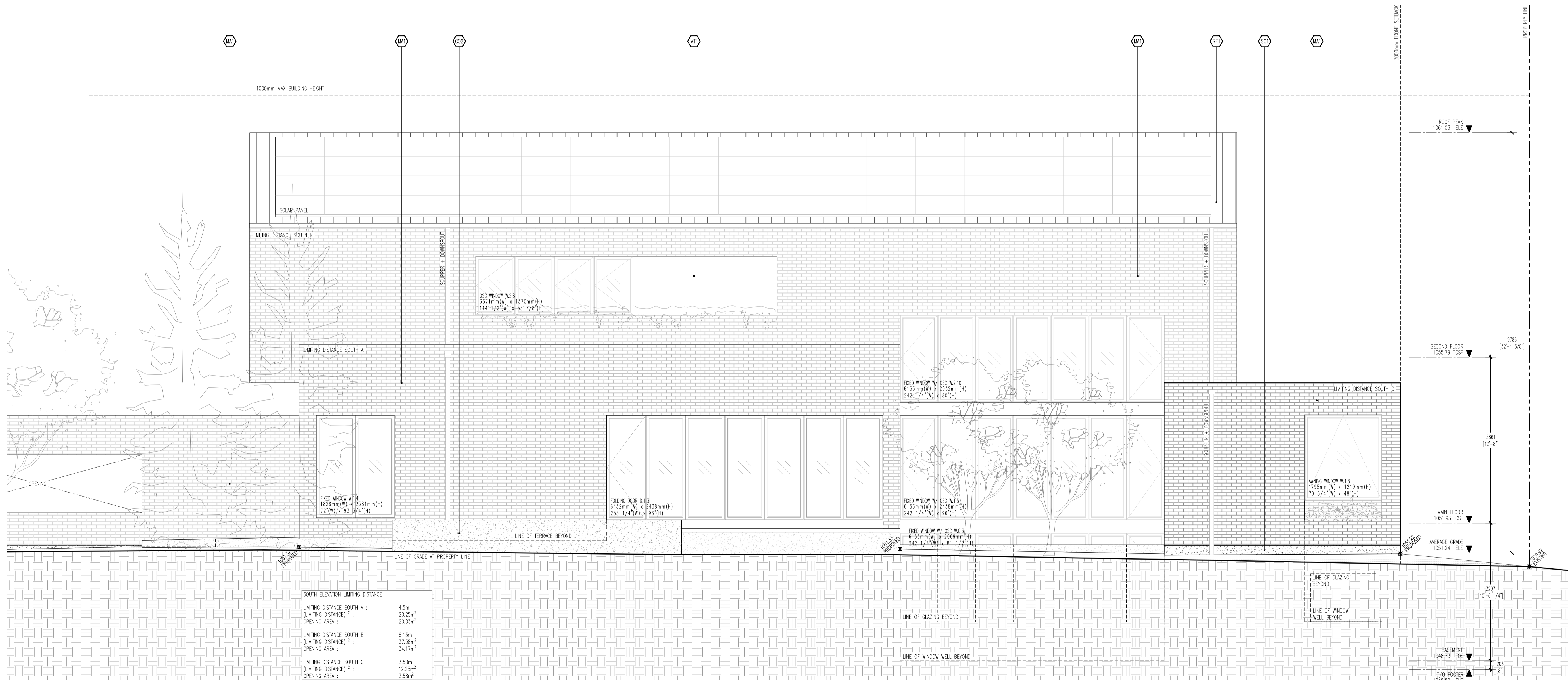
DRAWING

**SOUTH ELEVATION**

PROJECT NUMBER

**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:50
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0503</b>	<b>A</b>	



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**CONSULTANTS**

**ANONYMOUS ARCHITECTURE INC.**  
PERMIT No. AC 17428  
ISSUED PURSUANT TO THE  
ARCHITECTS ACT OF ALBERTA

**REVIEW**  
**NOT FOR CONSTRUCTION**

REV.	DATE	NOTE
-	31-JUL-2025	DP SUBMISSION
A	22-SEP-2025	DP RE-SUBMISSION

**REG. PROFESSIONAL STAMP**



**DEVELOPMENT PERMIT #**

**BUILDING PERMIT #**

**NORTH**

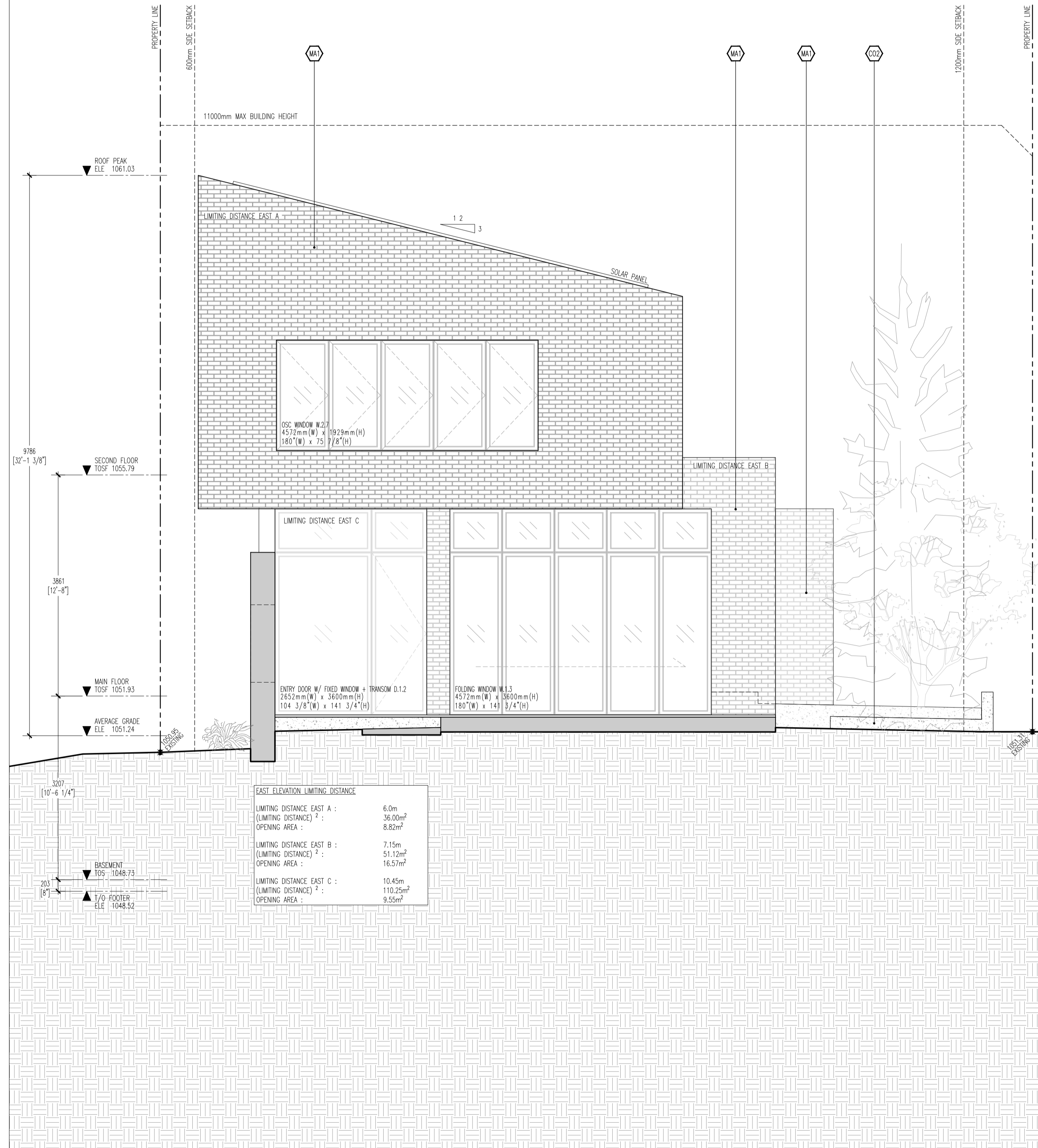
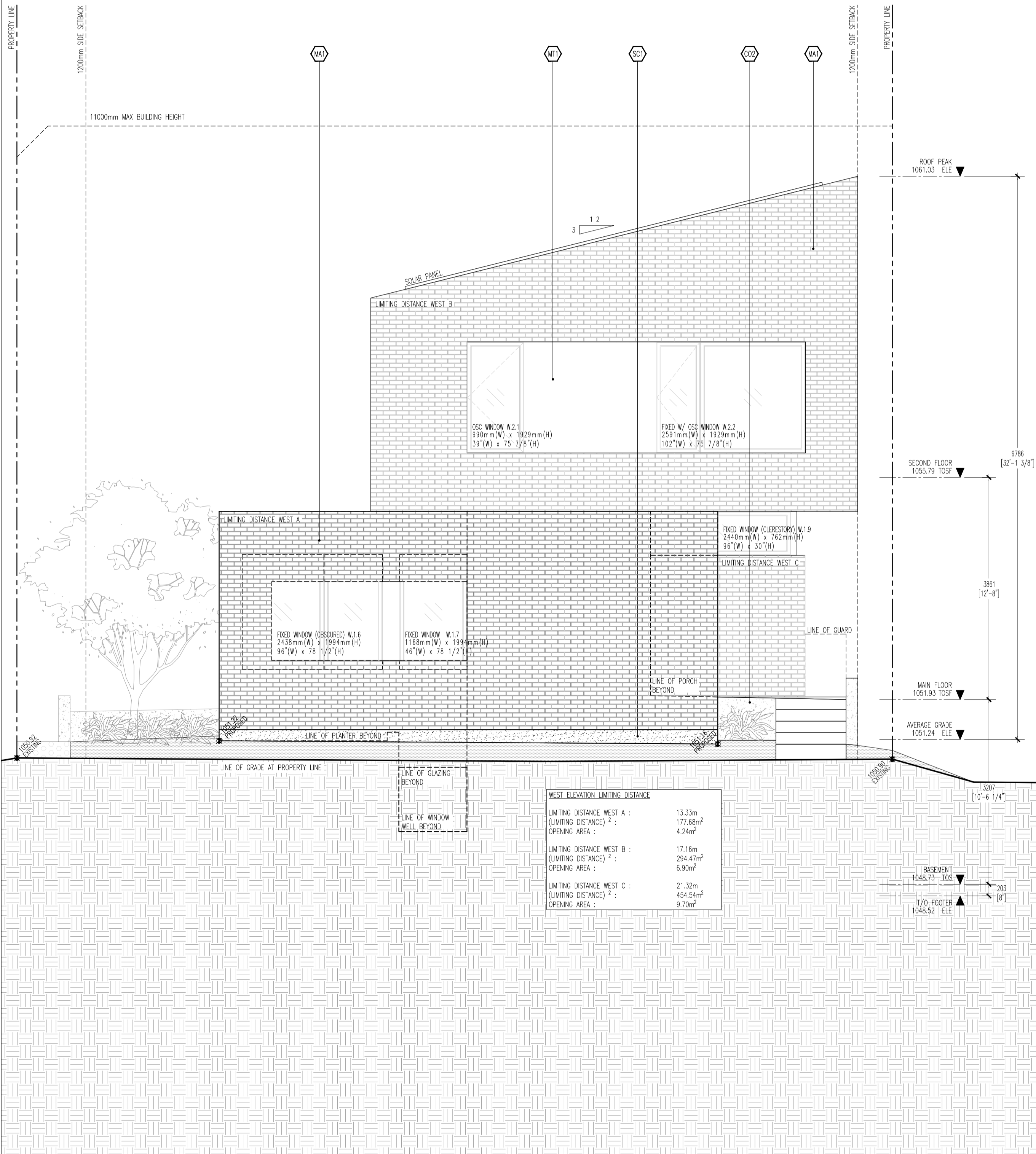
**PROJECT**

**ROXBORO HOUSE**  
401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

**EAST AND WEST ELEVATION**

**PROJECT NUMBER**  
**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:50
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0504</b>	<b>A</b>	



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**REVIEW**  
**NOT FOR CONSTRUCTION**

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A	22-SEP-2025	DP RE-SUBMISSION

**REG. PROFESSIONAL STAMP**



**DEVELOPMENT PERMIT #**

**BUILDING PERMIT #**

**NORTH**

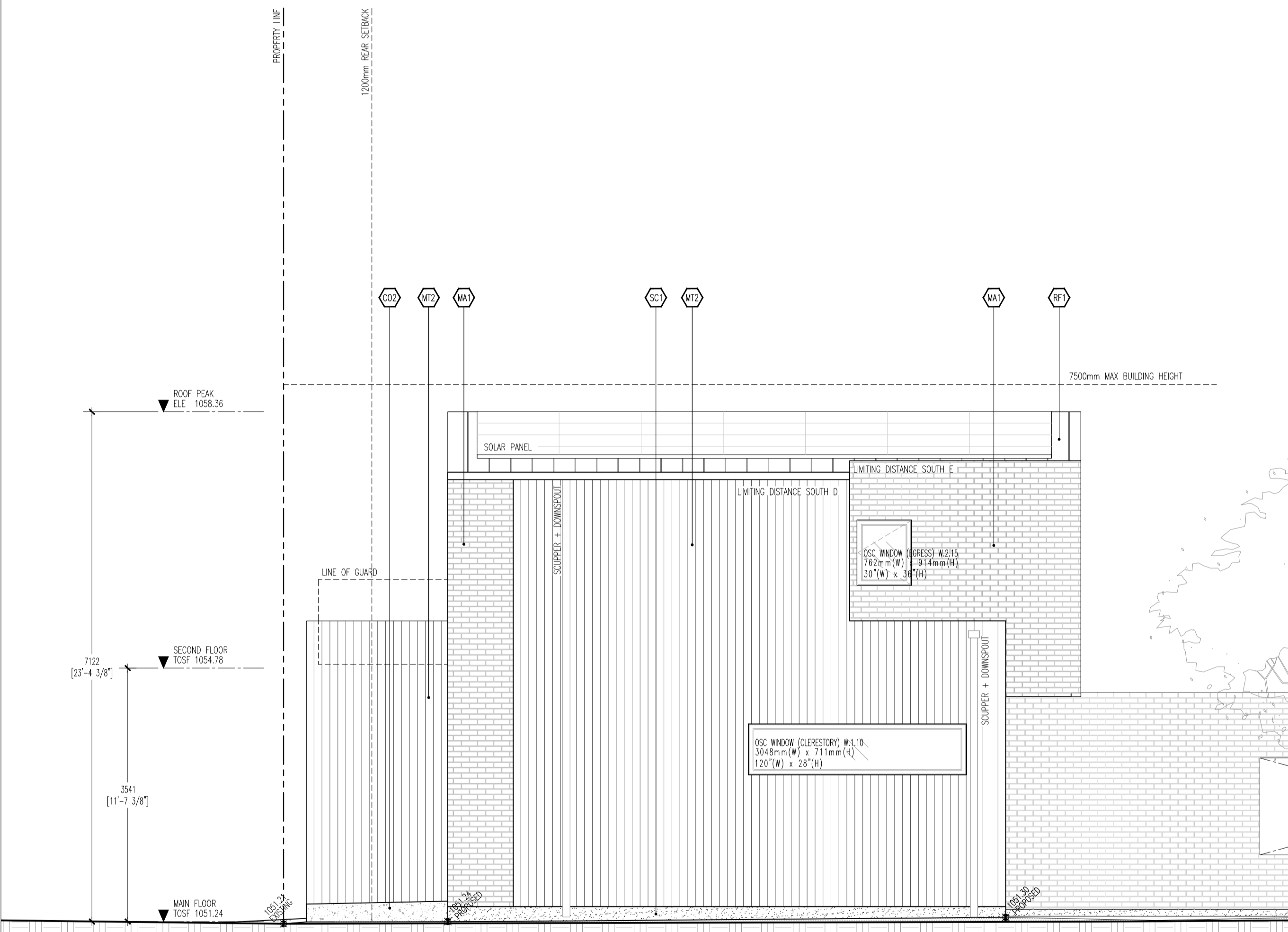
**PROJECT**  
**ROXBORO HOUSE**

401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

**DRAWING**  
**NORTH AND SOUTH SUITE ELEV.**

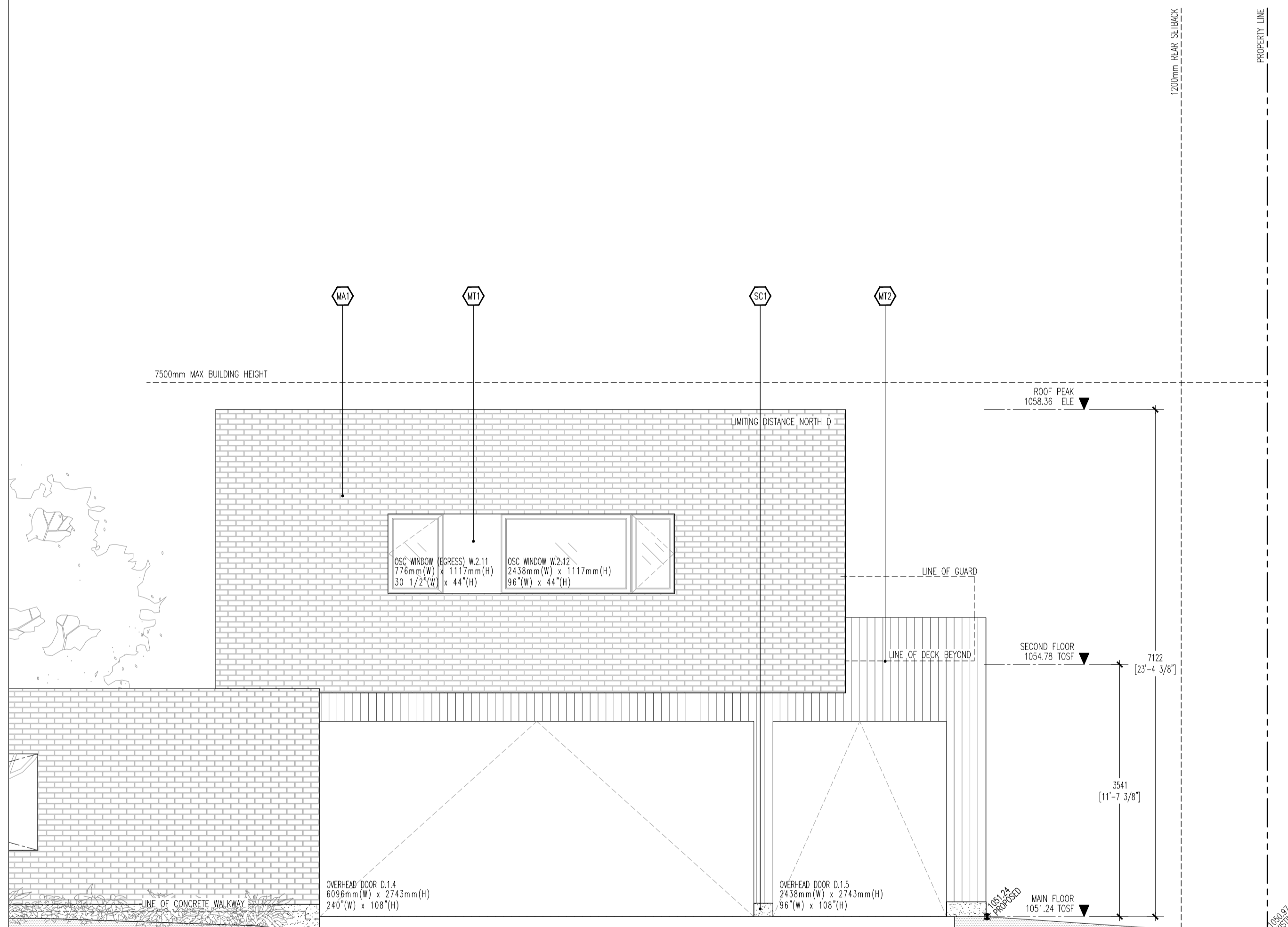
**PROJECT NUMBER**  
**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:50
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0505</b>	<b>A</b>	



**SOUTH ELEVATION LIMITING DISTANCE (SUITE)**

LIMITING DISTANCE SOUTH D :	1.50m
(LIMITING DISTANCE) <sup>2</sup> :	2.25m <sup>2</sup>
OPENING AREA :	2.17m <sup>2</sup>
LIMITING DISTANCE SOUTH E :	3.32m
(LIMITING DISTANCE) <sup>2</sup> :	10.79m <sup>2</sup>
OPENING AREA :	0.70m <sup>2</sup>



**NORTH ELEVATION LIMITING DISTANCE (SUITE)**

LIMITING DISTANCE NORTH D :	14.29m
(LIMITING DISTANCE) <sup>2</sup> :	204.29m <sup>2</sup>
OPENING AREA :	3.69m <sup>2</sup>

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REV.	DATE	NOTE
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A	22-SEP-2025	DP RE-SUBMISSION

**REG. PROFESSIONAL STAMP**



**DEVELOPMENT PERMIT #**

**BUILDING PERMIT #**

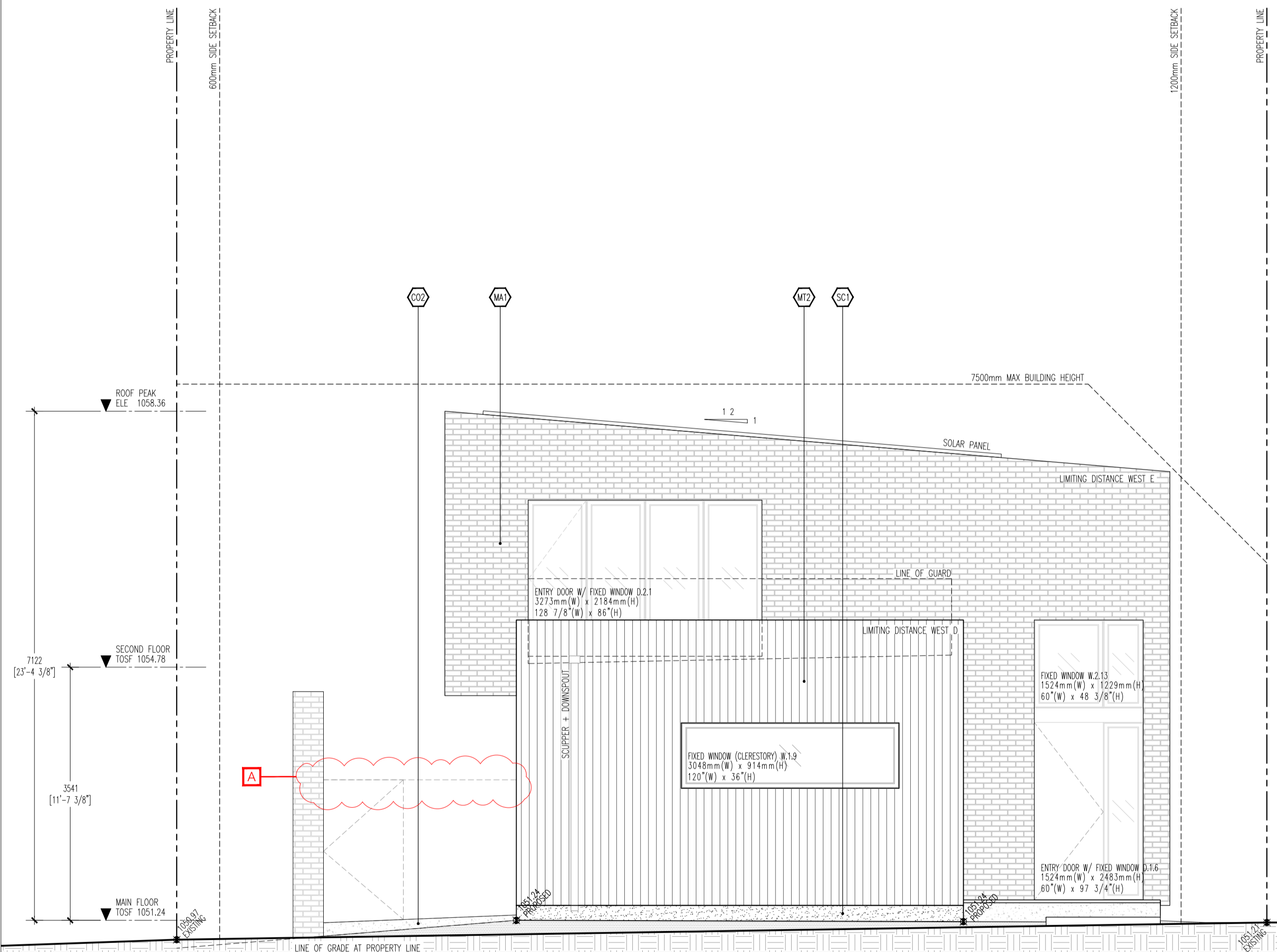
**NORTH**

**PROJECT**  
**ROXBORO HOUSE**  
401 30 AVENUE SW  
CALGARY, ALBERTA  
LOT 1 & 2, BLOCK 59, PLAN 4020AP

**DRAWING**  
**WEST AND EAST SUITE ELEVATION**

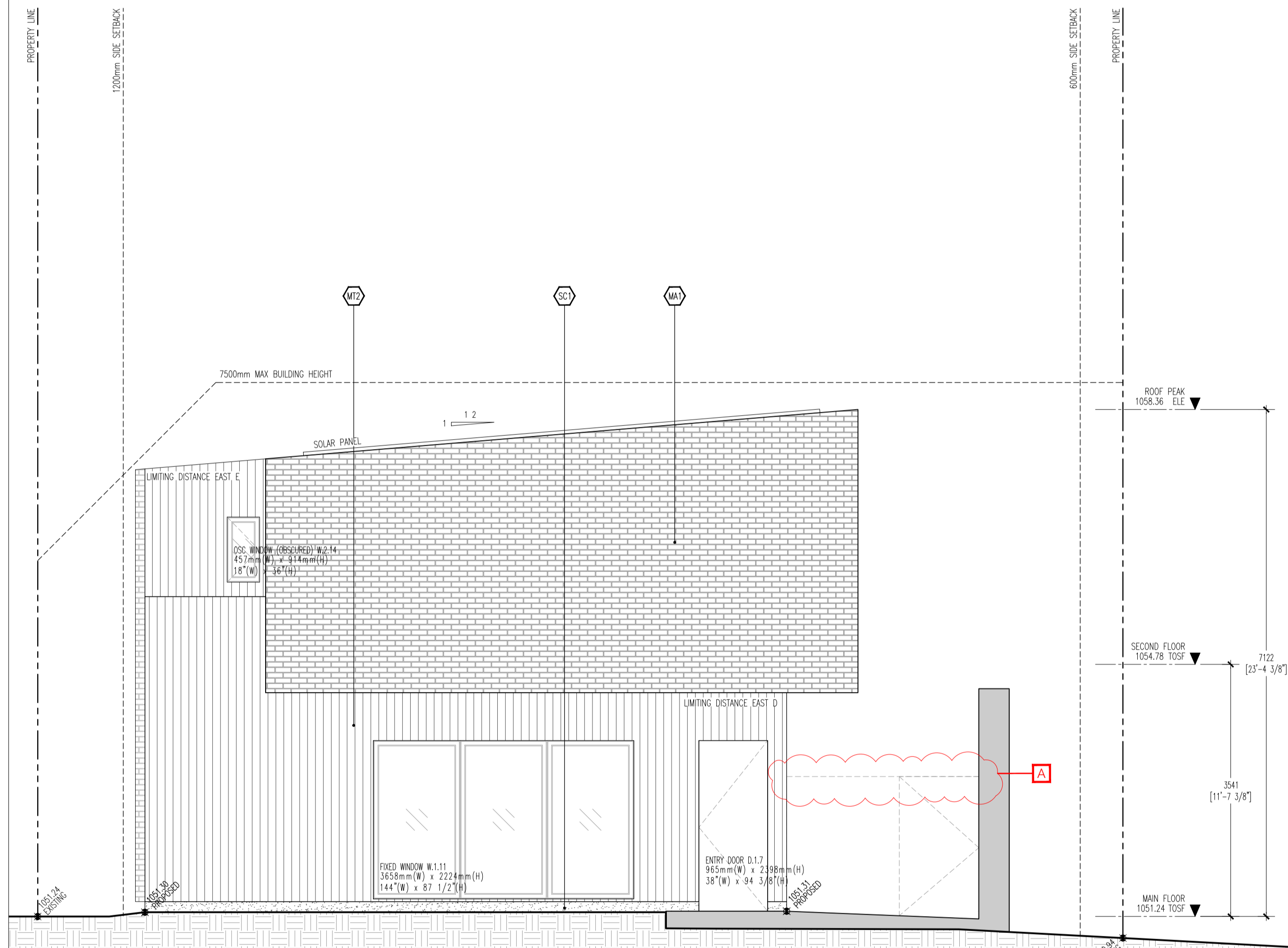
**PROJECT NUMBER**  
**ROXY**

DRAWN	DATE	SCALE
EF	24 - SEP - 2025	1:50
CHECKED	SHEET	
JRA	@ A1	
DRAWING NUMBER	REVISION	
<b>A-0506</b>	<b>A</b>	



**WEST ELEVATION LIMITING DISTANCE**

LIMITING DISTANCE WEST D' >=	1.6m
(OPENING AREA) :	4.24m <sup>2</sup>
LIMITING DISTANCE WEST E' >=	1.6m
(OPENING AREA) :	11.46m <sup>2</sup>
LIMITING DISTANCE WEST E' >=	3.39m
(OPENING AREA) :	3.39m



**WEST ELEVATION LIMITING DISTANCE (SUITE)**

LIMITING DISTANCE EAST D :	4.16m
(LIMITING DISTANCE) <sup>2</sup> :	17.31m <sup>2</sup>
(OPENING AREA) :	8.13m <sup>2</sup>
LIMITING DISTANCE EAST E :	7.11m
(LIMITING DISTANCE) <sup>2</sup> :	50.55m <sup>2</sup>
(OPENING AREA) :	0.42m <sup>2</sup>