

DEVELOPMENT PERMIT DRAWINGS
PROPOSED FOURPLEX DWELLING
ISSUED OCTOBER 24, 2025

2855 LIONEL CRESCENT S.W.
CALGARY, ALBERTA
LOT 35, BLOCK 8, PLAN 377 JK



GENERAL NOTES

GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO POURING FOUNDATIONS
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

DOOR AND WINDOWS

- WINDOWS AND DOOR SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.
MINIMUM PERFORMANCE GRADE 30
MIN. POSITIVE DESIGN PRESSURE 1440PA
MIN. NEGATIVE DESIGN PRESSURE 1440PA
MIN. WATER PENETRATION PRESSURE 330 PA
MIN. CANADIAN AIR INFILTRATION A2
ALL REQUIREMENTS CALCULATED AS PER WWW.FENESTRATIONCANADA.CA ONLINE CALCULATOR
FOR WINDOWS WITHIN 10mm OF GRADE ON ROUGH TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DWGS.
- MAXIMUM U VALUE FOR ALL WINDOW TO BE 2.0

MECHANICAL

- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

DRAWING INDEX

SHEET #	SHEET NAME
AS.1	SITE PLAN - PROPOSED
AS.3	GRADE SECTIONS
A1.0a	BASEMENT PLAN - PROPOSED
A1.1	FLOOR PLANS - PROPOSED
A3.0	ELEVATIONS - PROPOSED
A4.0	BUILDING SECTIONS A&B
G1.0	GARAGE PLANS

BUILDER:

No.	Date:	Description:	By:
1	04-JUL-25	PRELIMINARY SITING	TT
2	02-OCT-25	DESIGN SIGN-OFF	VT
3	04-OCT-25	DEVELOP. PERMIT	VT

MAIN FLOOR:	2421.26 SF
UPPER FLOOR:	2358.26 SF
TOTAL:	4779.52 SF
BASEMENT:	2121.70 SF
GARAGE:	917.58 SF

COPYRIGHT:

ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN.

DISCLAIMER:

DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO PHASE ONE DESIGN AND PRIOR TO CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

CLIENT:

ANSONIA
PROPERTIES

2855 LIONEL
CRESCENT S.W.
LOT 35, BLOCK 8
PLAN 377 JK

STATUS:

NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:

COVER SHEET

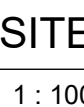
DRAWN BY:	CHECKED BY:
V.T.	L.Y.

SCALE: 1/8" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

11

PRINTED: 2025-10-24 12:03:11 PM



SITE PLAN - PROPOSED

1 : 100



LOT INFORMATION		SITE COVERAGE:		PARKING																					
LEGAL ADDRESS: LOT 35, BLOCK 8 PLAN 377 JK		PRINCIPAL BUILDING: DETACHED GARAGE:		PROVIDED PARKING: 4 STALLS																					
MUNICIPAL ADDRESS: 2855 LONEL CREST S.W. CALGARY, ALBERTA		TOTAL COVERAGE:		BICYCLE PARKING CLASS 1 4 LOCKERS PROVIDED																					
PROPOSED USE: - DWELLING UNITS: 4 - SECONDARY SUITES: 4		325.59m ² / 59.48%		4 IN DETACHED GARAGE																					
SITE INFORMATION		SQUARE FOOTAGE SUMMARY - PER UNIT																							
SITE AREA: 5891.60 SF / 547.34 m ² LANED R-CG MAX. BUILDING HEIGHT: 11.0m FRONT YARD SETBACK: 3.0m SIDE YARD SETBACK: 1.2m & 3.0m SHARED WITH STREET: 0.6m REAR YARD SETBACK: 1.2m DENSITY: 73.08 UPH MAX. COVERAGE: 60.00% (3534.96 SF / 328.40 m ²)		<table><thead><tr><th>DWELLING UNIT</th><th>UNIT 1</th><th>UNIT 2</th><th>UNIT 3</th><th>UNIT 4</th></tr></thead><tbody><tr><td>MAIN:</td><td>564.23 SF</td><td>569.40 SF</td><td>564.23 SF</td><td>567.27 SF</td></tr><tr><td>UPPER:</td><td>585.55 SF</td><td>593.46 SF</td><td>585.55 SF</td><td>587.69 SF</td></tr><tr><td>TOTAL:</td><td>1152.78 SF</td><td>1162.85 SF</td><td>1152.78 SF</td><td>1154.96 SF</td></tr></tbody></table> SECONDARY SUITE BASEMENT: 546.28 SF 529.57 SF 520.68 SF 40.79 SF MAIN: 37.28 SF 40.79 SF 37.28 SF 525.17 SF TOTAL: 583.55 SF 570.36 SF 557.96 SF 565.96 SF				DWELLING UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	MAIN:	564.23 SF	569.40 SF	564.23 SF	567.27 SF	UPPER:	585.55 SF	593.46 SF	585.55 SF	587.69 SF	TOTAL:	1152.78 SF	1162.85 SF	1152.78 SF	1154.96 SF
DWELLING UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4																					
MAIN:	564.23 SF	569.40 SF	564.23 SF	567.27 SF																					
UPPER:	585.55 SF	593.46 SF	585.55 SF	587.69 SF																					
TOTAL:	1152.78 SF	1162.85 SF	1152.78 SF	1154.96 SF																					
		THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOOD REGION OF THE FLOODWAY / FLOOD FENCE ACCORDING TO THE MAP FROM www.calgary.ca																							
		GARAGE / RECYCLING INDIVIDUAL STORAGE AND COLLECTION																							
		DISCLAIMER THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE LINE. DIAL-BEFORE-CAVING SERVICE SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.																							

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY PHASE ONE DESIGN. RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF PHASE ONE DESIGN.

CLIENT:

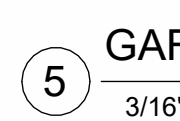
ANSONIA

PROPERTIES

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWN BY: V.T.	CHECKED BY: L.Y.
-------------------	---------------------

SHEET #:
G10



**GARAGE CONSTRUCTION TO BE
IN COMPLIANCE WITH SPV-003**