

ISSUE DATE: JUNE 17, 2026

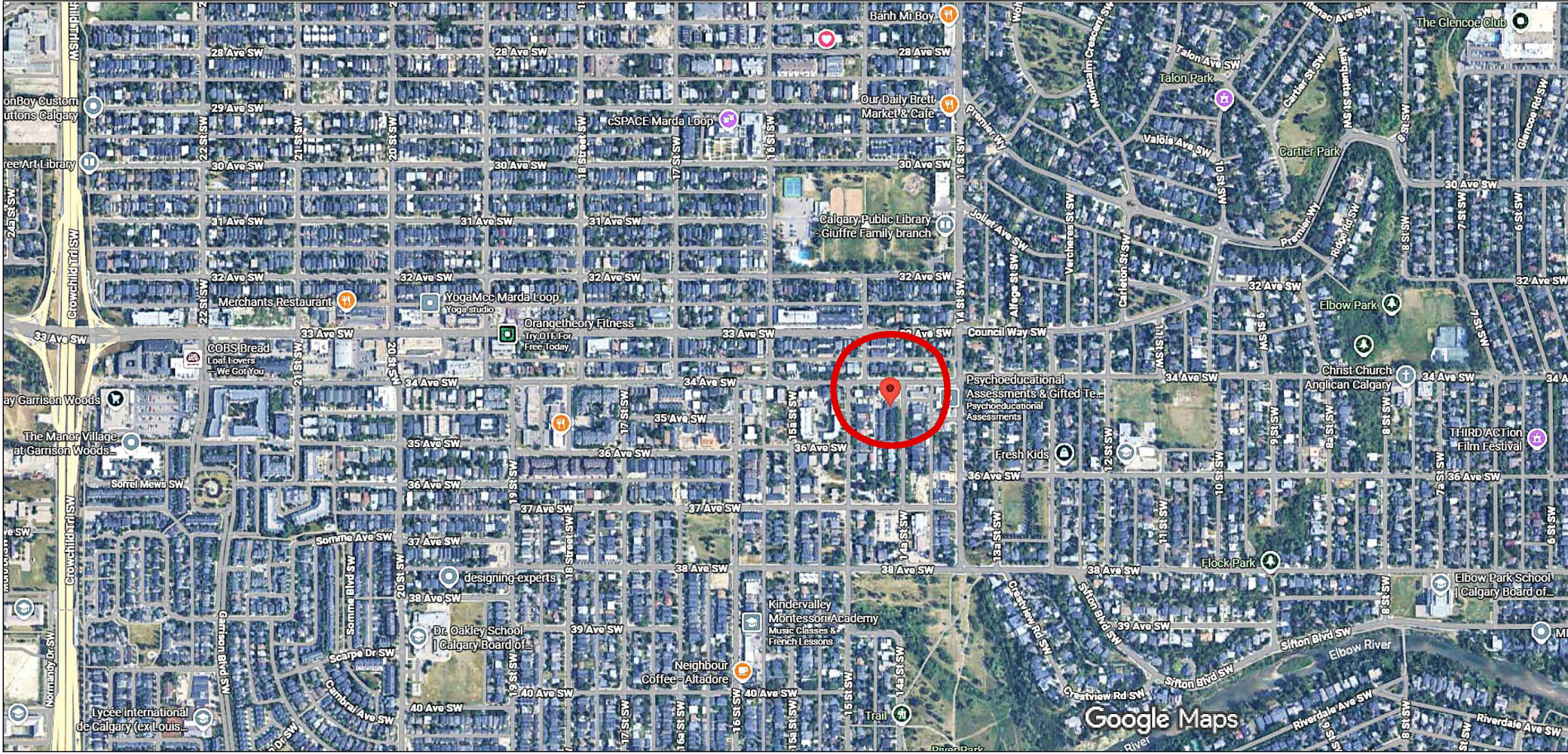
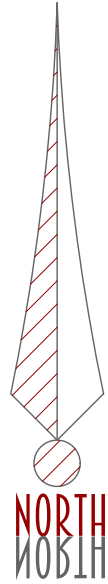
REVISION #: 1

PROJECT: DA084

ACCESSORY BUILDING - DETACHED CARPORT

3507 14A STREET SW,
CALGARY AB T2T 3Y1

DEVELOPMENT PERMIT PACKAGE



ARCHITECTURAL PACKAGE:

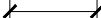
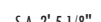
VICINITY MAP NTS

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 9.23.16.4 SENTENCE (2) IN THE N.B.C. ALBERTA EDITION 2023.
FLASHING: - FLASHING AT ROOF PENETRATIONS SHALL CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.9 SENTENCE (3) OF N.B.C. ALBERTA EDITION 2023 - FLASHING AT CHIMNEY OR ROOF SADDLE IS TO CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.3. OF N.B.C. ALBERTA EDITION 2023 - METAL USED FOR FLASHING IS TO MEET THE REQUIREMENTS OF 9.3.3.2. OF THE N.B.C. ALBERTA EDITION 2023.
FOUNDATION: - GARAGE FOUNDATION WILL IS REQUIRED TO BE SUPPORTED BY CONCRETE POURED STRIP FOOTING. - WIDTH OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS WITHIN TABLE 9.15.3.4. OF THE N.B.C. ALBERTA EDITION 2023. - THICKNESS OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS OF 9.15.3.8. OF THE N.B.C. ALBERTA EDITION 2023. - 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 2023. - FOUNDATION WALL THICKNESS TO MEET THE MINIMUM REQUIREMENTS OF TABLE 9.15.4.2. -A OF THE N.B.C. ALBERTA EDITION 2023.
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 2023. - 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 2023. - 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 2023.
STUCCO: - STUCCO APPLICATION IS METHOD IS TO BE 9.28.6. OF THE N.B.C. ALBERTA EDITION 2023 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 2023. - APPLICATION OF STUCCO LATH WILL ADHERE TO 9.28.4.5. SENTENCE (4) OF THE N.B.C. ALBERTA EDITION 2023.

FLOOR PLAN LEGEND
 8" CONCRETE FOUNDATION WALL
 INTERIOR & EXTERIOR WALLS
 TALL WALL - SEE ENG. DWGS.
 PARTIAL HEIGHT WALL
 DROPPED CEILING OR UPPER FLOOR PROJECTION
 HANG DRYWALL PRIOR TO MECHANICAL ROUGH-INS
 WALL CONTAINS 3x28 HEADER FOR BARN DOOR
 NEW SOUND-PROOFING WALL
 LINE OF ENGINEERED BEAM
 45min F.R.R.
 60min F.R.R.
 FIRE RATED DOOR - DOORS LABELED W/ "FR" ARE 30 OR 45 MIN FIRE-RATED DOORS
 POCKET DOOR
 BARN DOOR - DOOR SLAB IS TO BE MIN. 4" WIDER THAN OPENING
 SLIDING DOOR
 PROPOSED WINDOW
 ##" x ##" WIN

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>U-VALUE:</u>	<u>R-VALUE:</u>	<u>U-VALUE:</u>	<u>R-VALUE:</u>
1.67	3.44	2.70	4.5

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).
- MECHANICAL ROOM DOOR IS TO BE RATED A MINIMUM 45MINS C/W, SMOKE SEALED, AND DOOR SELF CLOSURE.

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
 2'-5" CANT.	CANT.	CANTILEVER - DIMENSIONS ARE REFERENCE TO A CANTILEVER OR FLOOR PROJECTION 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	

DRAWING PACKAGE PAGE LIST
GENERAL
0.0 TITLE PAGE
0.1 EXISTING SURVEY
SITE
A1 EXISTING SITE PLAN
A2 PROPOSED SITE PLAN
GARAGE LAYOUTS
G1 PROPOSED ELEVATIONS AND GENERAL NOTES
G2 PROPOSED LAYOUTS AND CROSS SECTIONS

BUILDING NOTES	
<u>LEGAL DESCRIPTION:</u>	LOT 1, BLOCK B, PLAN 1189FW
<u>LAND DESCRIPTION:</u>	PROPERTY IS ADJACENT TO 2 MCI CORNER PARCELS THAT HAVE BEEN COMBINED INTO ONE PROPERTY FOR FUTURE MIXED-USE DEVELOPMENT.
<u>ZONING:</u>	MC1
<u>BUILDING TYPE:</u>	ACCESSORY RESIDENTIAL BUILDING - DETACHED GARAGE
<u>BLD CONSTRUCTION:</u>	COMBUSTIBLE
<u>RES. OCCUPANCY:</u>	PART 9 - NATIONAL BUILDING CODE ALBERTA EDITION 2023
<u>PROP. BUILDING AREA:</u>	828 SQFT OR 76.92 SQM
<u>BUILDING HEIGHT:</u>	4.58M
<u>PARKING:</u>	4 STALLS TOTAL WITHIN THE GARAGE 2 STALLS FOR AN ADJACENT PARKING PAD. ALL PARKING IS FOR EACH UNIT.

REVISIONS	
<u>REVISION #1 - 2026 06 17:</u>	- GARAGE HAS BEEN CHANGED TO A CARPORT, PLEASE THE LATEST REVISIONS.

AMENDED DRAWINGS
DP No DP2026-01130
Date Received Sept 15 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 1 Block B Plan 1198FW
MUNICIPAL ADDRESS: 3507 14A Street S.W. Calgary, Alberta
DATE OF SURVEY: January 8th, 2026.
DATE OF UPDATE: January 29th, 2026.

LEGEND
Elevations are shown thus: x.yz = 1000.00 Metres. (Geodetic)
Elevations are referred to ASGM 194654 Elev.=1114.34
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormlines are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: _____
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.
NOTE:
Title information is based on the C. of T. 221.293.641 which was searched on the 29th day of January, 2026, and is subject to:
No Pertinent Registration.

ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S.---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B.---Iron Bar
LOG---Lip of Gutter
M.A.---Maintenance Access
Mk---Mark
M.N.---Magnetic Nail
O.D.---Overland Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/Q---Walkout Basement
W.W.---Window Well

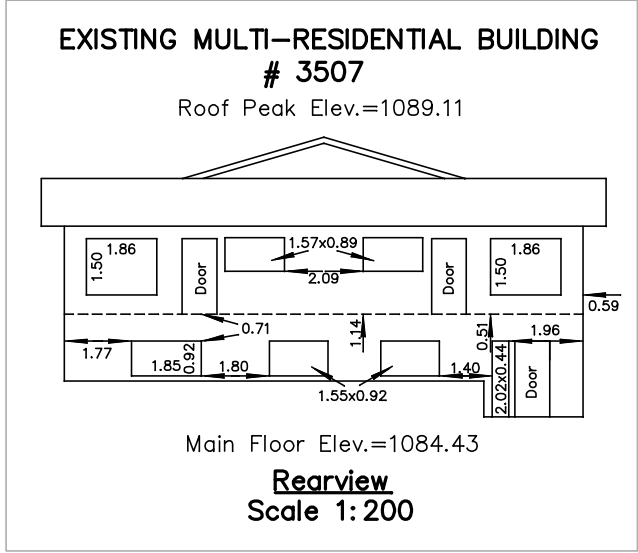
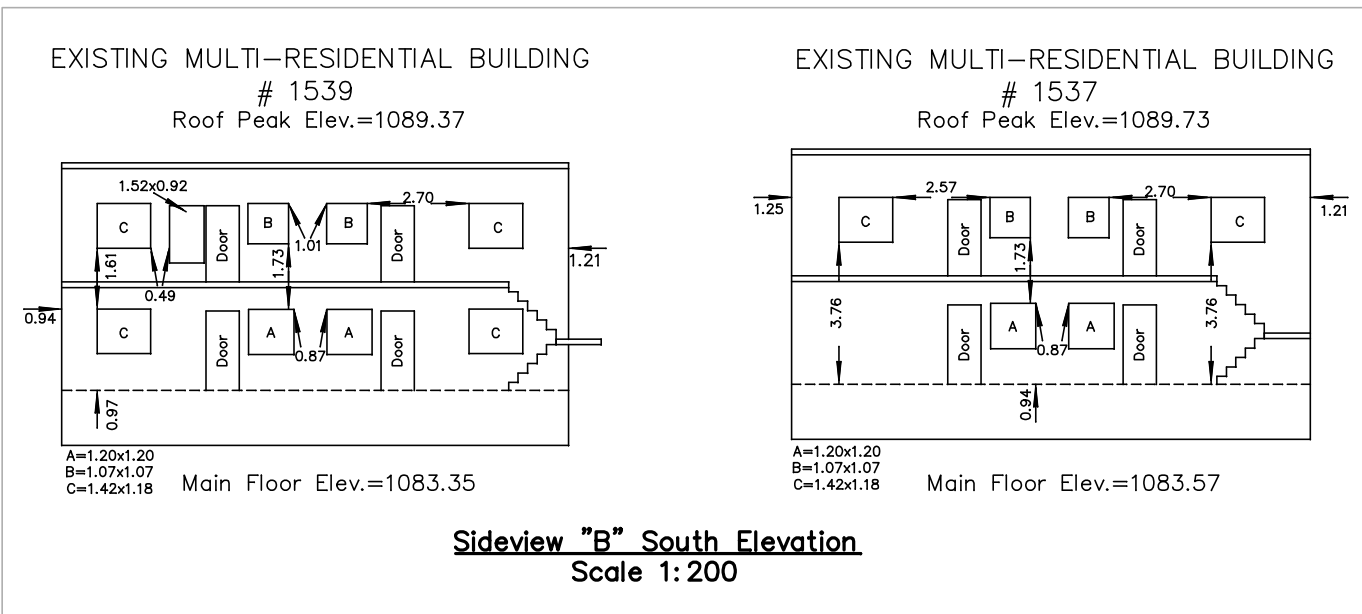
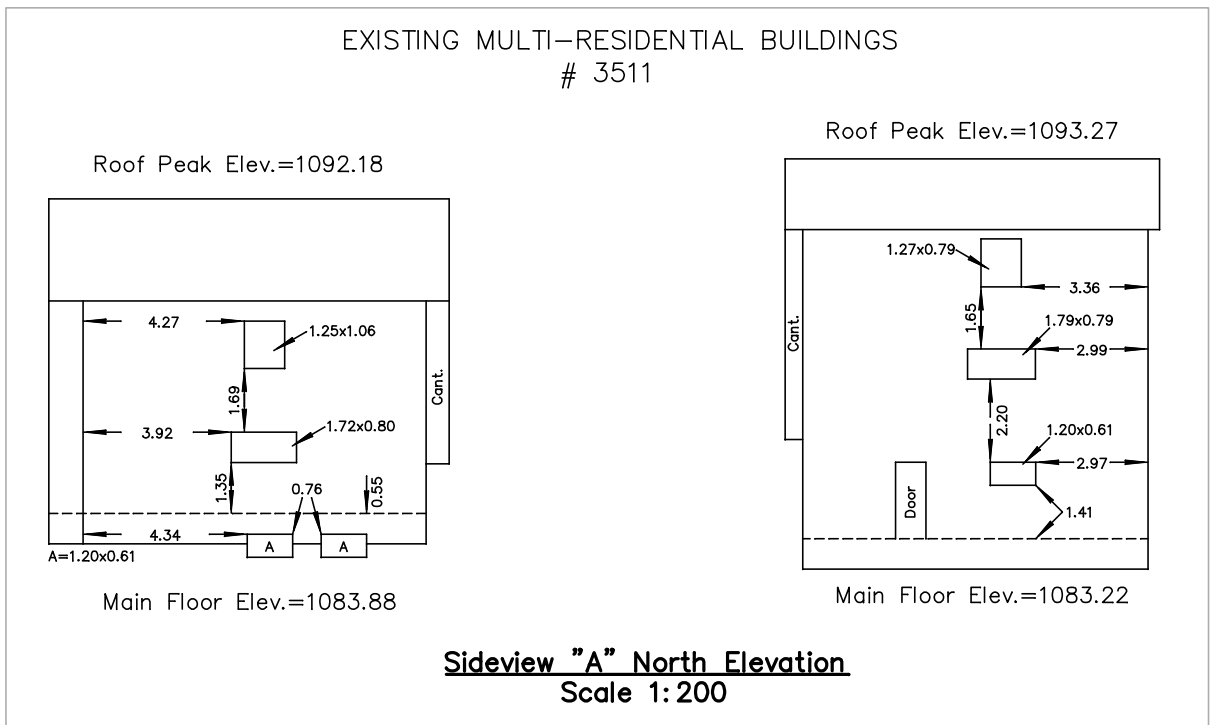
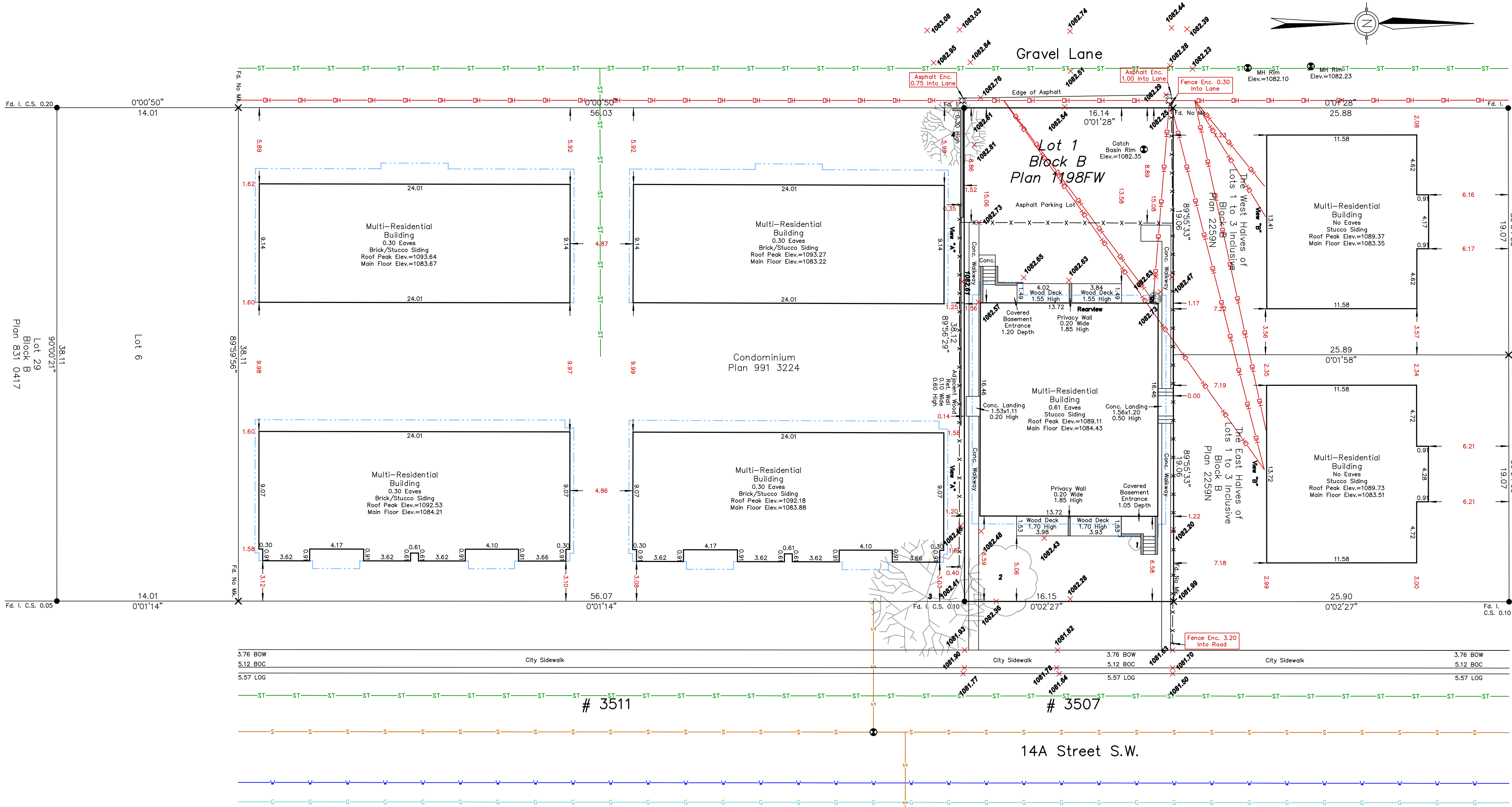
This plan represents the best information at the time of survey.
Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

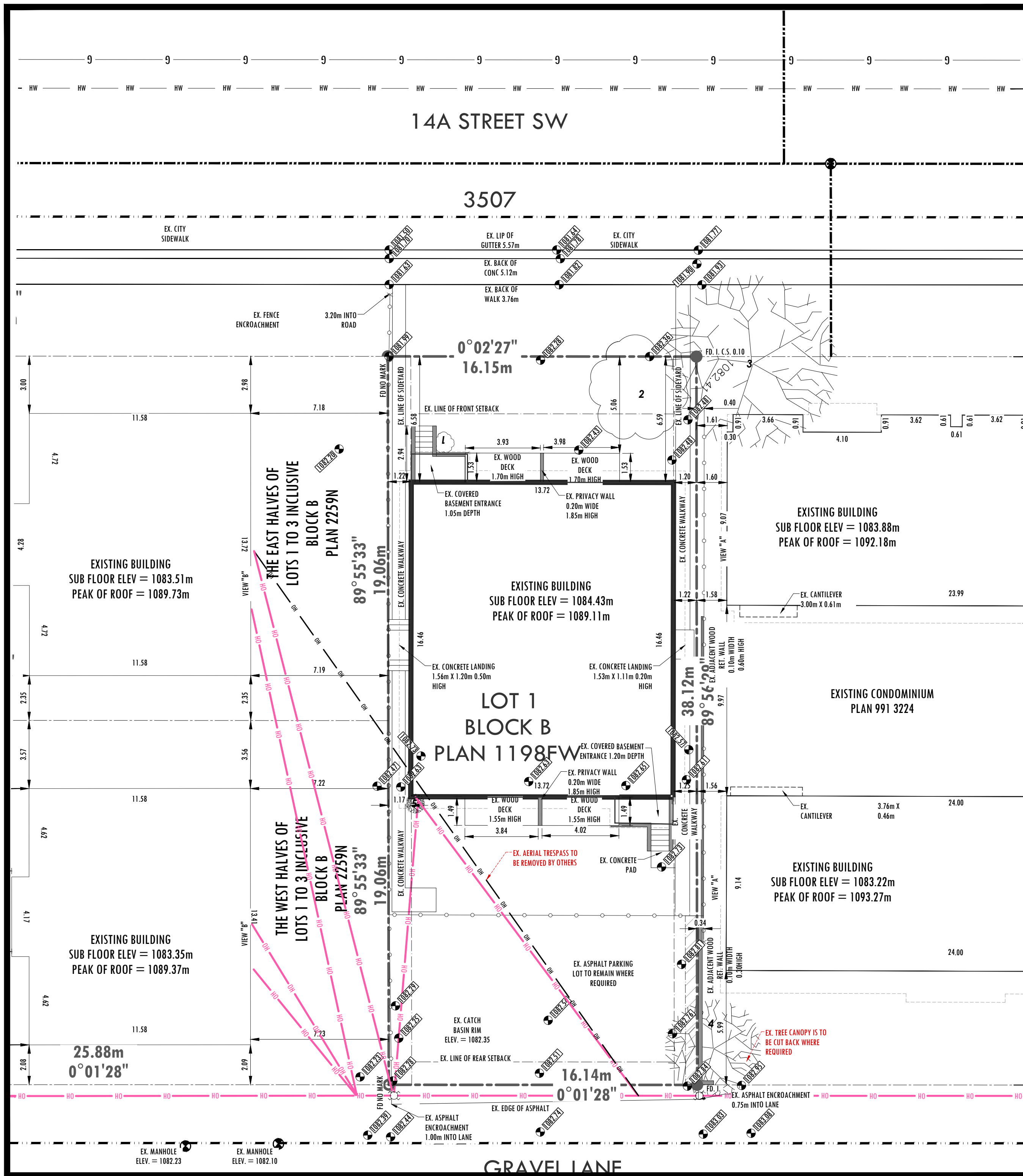
--- denotes Coniferous
--- denotes Deciduous
--- denotes Bush

Tree Schedule				
Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Bush	---	1.00	1.00
2	Bush	---	5.00	6.00
3	Deciduous	0.70	9.00	12.00
4	Deciduous	0.23	5.00	6.00
5	Deciduous	0.10	1.00	2.00

AMENDED DRAWINGS
DP No DP2026-01130 Date Received Sept 15 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN





EX. GENERAL SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 1
BLOCK: 8
PLAN: 1198FW
MUNICIPAL ADDRESS: 3507 14A STREET SW, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 610.70m² - PARCEL IS TO BE ZONED M-C1.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 234.76 m²

EXISTING LOT COVERAGE: 38.44%

EXISTING SUBFLOOR MAIN FLOOR ELEV.: 1084.43m

EXISTING BUILDING HEIGHT: 4.68m

EXISTING ROOF PEAK: 1089.11m

EXISTING CONCRETE PATIO AREA: N/A

EXISTING BALCONY AREA: N/A

EXISTING AREA OF PARKING AREA: 143.74m²

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 GENERAL NOTES

- EXISTING GEODETIC ELEVATIONS SURVEYED BY ARC SURVEYS LTD, ARE APPROXIMATE. THEREFORE, ALL DISCREPANCIES MUST BE CLARIFIED BY SURVEYOR BEFORE COMMENCEMENT OF WORK.
- NOTE THE FOLLOWING FOR EXISTING TREES:
 - EXISTING TREES TO BE REMOVED AS NOTED OR TREES TO BE CUT BACK WHERE REQUIRED. SEE PLAN FOR CONFIRMATION.
 - EXISTING TREES OUTSIDE OF THE PROPERTY THAT ARE AT RISK OF DAMAGE, REQUIRE TO BE PROTECTED DURING EXCAVATION, DEMOLITION, AND CONSTRUCTION.
- NOTE THE FOLLOWING WITH REGARD TO EXISTING UTILITIES:
 - GC IS TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING GAS LINE.
 - GC IS TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM LINE.
 - GC IS TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SEWER LINE.
 - GC IS TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING BURIED ELECTRICAL CABLE LINE.
 - EXISTING MAIN WATER LINE IS TO BE MINIMUM 1" DIA FOR FUTURE DEVELOPMENT.
- GC IS RESPONSIBLE FOR TEMPORARY FENCING TO SECURE SITE DURING DEMOLITION AND CONSTRUCTION OF THE FUTURE SUITE.
- SEE NOTES FOR EXISTING SOIL:
 - FUTURE GARAGE SLAB TO BEAR ON EXISTING UNDISTURBED SOIL. EXISTING SOIL COMPACTION TO BE EVALUATED BY AWARD STRUCTURAL ENGINEERING CONSULTANT.
 - GC IS TO SHORE EXCAVATED SOIL WHERE REQUIRED.
- GC IS TO NOTE THAT ALL SITE VEHICLES ARE TO ACCESS THE SITE FROM THE REAR LANE ONLY. IN THE EVENT THERE IS NO REAR LANE, SITE CREWS ARE TO PARK WITHIN A VICINITY OF THE PROPERTY, AND TO ENSURE NOT TO BLOCK OR BE AN OBSTRUCTION TO THE OTHER RESIDENTS.
- GC IS TO INFORM HOMEOWNER WHERE MATERIALS WILL BE STORED ON THE PROPERTY.
- EXISTING FENCELINE NOTES:
 - EXISTING FENCELINE LOCATION TO BE VERIFIED BY SURVEYOR TO ENSURE EXISTING SIDE YARD SETBACKS ARE CORRECT TO AVOID ENCROACHMENT.
 - EXISTING FENCING IS BE REMOVED WHERE REQUIRED.
- IF EXCAVATION REQUIRES THE DEMO OF CITY PROPERTY, GC IS TO ENSURE EXCAVATOR IS CERTIFIED BY THE MUNICIPALITY.
- EXISTING LANDSCAPING TO BE REMOVED WHERE REQUIRED.

EXISTING SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING FENCE
- EXISTING ROOF OVERHANG
- LINE OF ITEMS TO BE REMOVED
- EX. OVERHEAD POWER-LINES
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING ELECTRICAL CABLE
- POWER-LINE AERIAL TRESPASS
- TEMP. CONSTRUCTION FENCE
- TEMP. PROTECTION FENCE
- EXISTING FOUNDATION WINDOW
- EXISTING FOUNDATION MAN DOOR
- EXISTING GRADE ELEVATION
- END OF SEGMENT
- FOUND I PIN
- EXISTING WATER VALVE
- EXISTING DIMENSIONS
- EXISTING WOOD DECK
- EXISTING AREA OF STRUCTURE ABOVE
- AREA OF EXISTING BUILDING
- AREA OF EXISTING UR/W

AMENDED DRAWINGS

DP No Date Received
DP2026-01130 Sept 15 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

EXISTING SITE PLAN

SCALE: 1:200

1

NEW CARPORT

ANOMALY
DRAFTING AND DESIGN
www.anomalydraftinganddesign.com

AREA OF GARAGE
SQUARE FOOTAGE

775 SQFT

PARCEL COVERAGE
SQUARE FOOTAGE

775 SQFT

TOTAL SQUARE FOOTAGE: DRAWN:

775 SQFT EKS

CLIENT: PROPERTY OWNER RESIDENCE

SCALE: ISSUE DATE M/D/Y:

3/16"= 1'-0" 06/30/2026

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PROJECT NO: DA084

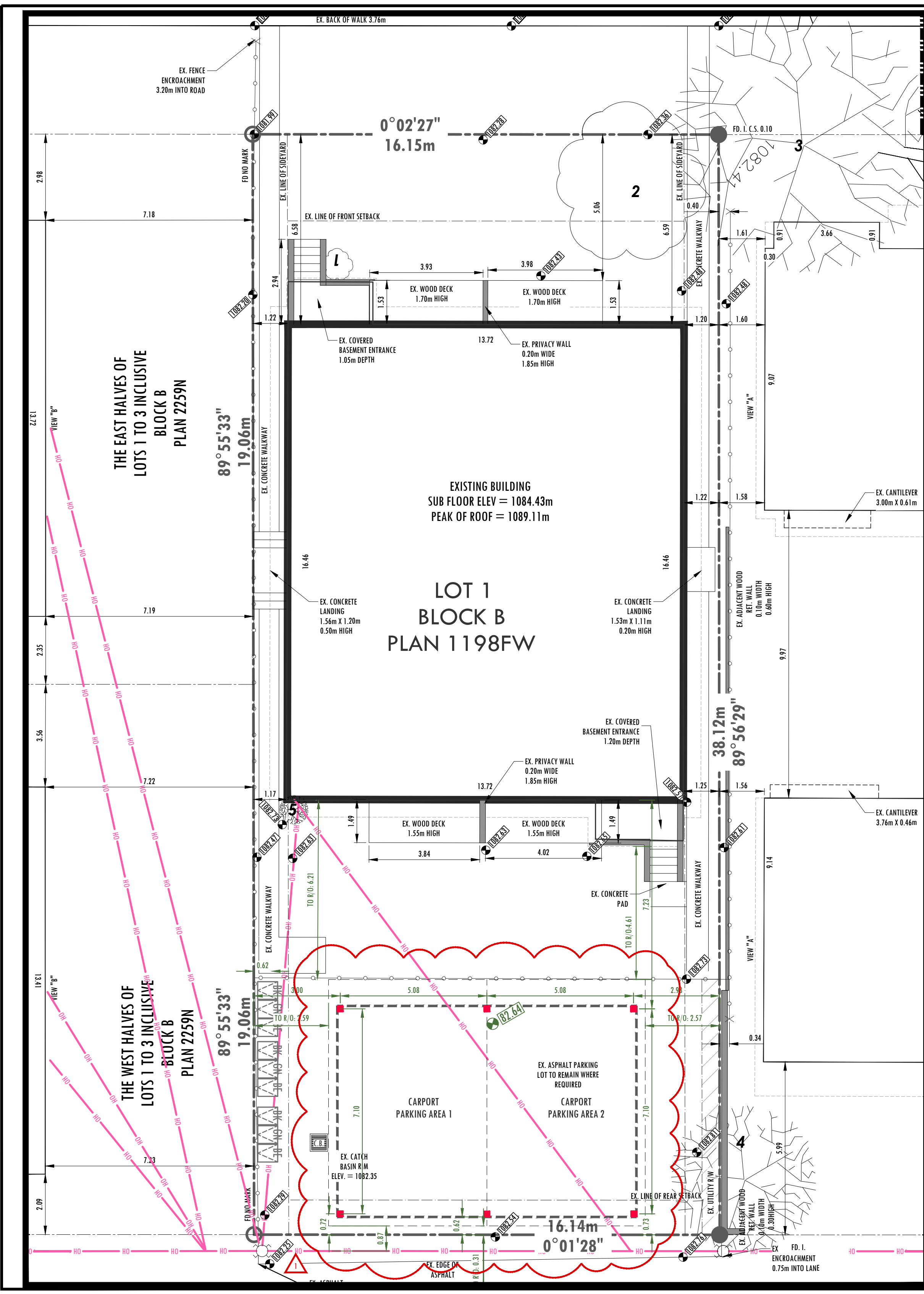
PROJECT STATUS: ISSUED FOR DEVELOPMENT PERMIT

SHEET TITLE: EXISTING SITE PLAN

REVISION ISSUE #: 2

LEGAL ADDRESS: LOT: 1 BLK: 8 PLAN: 1198FW

SHEET NO.: A1



PROPOSED SITE PLAN LEGEND	
	EXISTING PROPERTY LINE
	SETBACK LINE
	PROPOSED FENCE
	EXISTING FENCE
	ROOF OVERHANG
	EXISTING ROOF OVERHANG
	OVERHEAD POWER-LINES
	GAS LINE
	WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED ELECTRICAL CABLE
	PROPOSED STORM LINE
	PROPOSED FOUNDATION WINDOW
	MAN DOOR WITH FOUNDATION
	PROPOSED SLOPE
	POURED CONCRETE
	AREA OF STRUCTURE ABOVE
	WOODEN DECK
	AREA OF PROPOSED BUILDING
	AREA OF MAIN FLOOR PROJECTION
	PLASTIC RECYCLING "BLUE" BIN
	GARBAGE "BLACK" BIN
	PRESSURE TREATED WOOD CURB AND/OR RETAINING WALL
	EXISTING GRADE GEODEC
	PROPOSED GRADE GEODEC
	ESTABLISHED PIN
	WATER VALVE
	AREA OF NEW UR/W
	AREA OF BALCONY ABOVE
	WASTE BIN: GN - GREEN / BE - BLUE / BK - BLACK
	CATCH BASIN
	ELECTRICAL VEHICLE PLUG OUTLET
	PRESSURE TREATED PRIVACY SCREEN - SEE ELEVATIONS FOR CONFIRMATION

- PROPOSED SITE GENERAL NOTES**
- DUE TO EXISTING SITE CONDITIONS, NEW GEODETIC ELEVATIONS MAY BE ADJUSTED WHERE APPLICABLE ON SITE. GC IS TO CONFIRM GRADE ADJUSTMENTS WITH ANOMALY DRAFTING AND DESIGN.
 - FOR SLOPING GRADE PERCENTAGE TO THE SIDE ELEVATIONS OF THE NEW SUITE, GC IS TO REVIEW ARCHITECTURAL ELEVATIONS FOR CLARIFICATION.
 - ALL MANDOORS LEADING TO THE EXTERIOR ARE TO HAVE A THRESHOLD OR DOOR SILL TO BE MINIMUM OF 4" ABOVE GRADE.
 - IN THE EVENT, WHEN A SUMP PUMP AND/OR GRINDER IS REQUIRED FOR ADEQUATE DRAINAGE FROM SUITE, THE GC, IS TO NOTIFY THE HOMEOWNER AND DESIGNER IMMEDIATELY.
 - HEIGHT THE FOUNDATION CURB WITHIN THE GARAGE IS TO BE VERIFIED ON SITE. GC IS TO CONTACT THE DESIGNER IMMEDIATE IF THE FOUNDATION HEIGHT IS REQUIRED TO BE MODIFIED.
 - GC IS TO VERIFY THE SOIL FOR ADEQUATE COMPRESSION FOR SLAB INSTALLMENT. IN THE EVENT, THE SLAB IS NOT SATISFACTORY, CONCRETE PILES FOR SUPPORT TO MAIN FLOOR SLAB TO BE INSTALLED WHERE REQUIRED.
 - GC IS TO VERIFY EXISTING SITE CONDITIONS FOR CONCRETE PARKING PADS AND / OR WALKWAYS.

PROPOSED GENERAL SITE PLAN NOTES

LEGAL DESCRIPTION

LOT: 1
BLOCK: B
PLAN: 1198FW
MUNICIPAL ADDRESS: 3507 14A STREET SW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT: 610.70 m²
GROSS FLOOR AREA OF EXISTING BUILDING 234.76m²

AREA OF PROPOSED CARPORT: 90.36m²
PROPOSED LOT COVERAGE: 53.24%

PROPOSED BUILDING HEIGHT: 8.78m
TOP OF PARKING SLAB ELEV: 1082.54m
TOP OF ROOF PEAK ELEV: 1086.17m
TOP OF FOOTING ELEV: 1081.32m

- DA084 - SITE SPECIFIC NOTES**
- POWERLINE FROM NEIGHBOR IS CROSSING OVER PROPERTY, THEREFORE, IT IS AN AERIAL TRESPASS. PROPERTY OWNER IS TO SPEAK WITH NEIGHBOR TO REMOVE POWERLINE ABOVE DURING BUILDING DEMOLITION.
 - EXISTING FENCING TO SOUTH PROPERTY BOUNDARY IS TO REMAIN UNTIL FURTHER NOTICE.
 - EXISTING FENCING TO THE NORTH PROPERTY BOUNDARY IS TO BE REMOVED WHERE REQUIRED.
 - GC, IS TO NOTE, GARAGE FOOTING WILL PROJECT INTO NEIGHBORING PROPERTY. THEREFORE, PROTECTION FENCING IS REQUIRED.
 - EXISTING CATCH BASIN, IS TO BE RELOCATED INTO PROPOSED PARKING PAD. CATCH BASIN TO BE REMOVED WITH EXCAVATION.

AMENDED DRAWINGS
DP No Date Received
DP2026-01130 Sept 15 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

PROPOSED SITE PLAN
SCALE: 1:100 **2**

NEW CARPORT

ANOMALY DRAFTING AND DESIGN

www.anomalydraftinganddesign.com

PROJECT ADDRESS: 3507 14A STREET SW	AREA OF GARAGE SQUARE FOOTAGE	775 SQFT
	PARCEL COVERAGE SQUARE FOOTAGE	775 SQFT
TOTAL SQUARE FOOTAGE:	DRAWN:	
775 SQFT	EKS	
CLIENT:	PROPERTY OWNER RESIDENCE	
SCALE:	ISSUE DATE M/D/Y:	
3/16"= 1'-0"	06/30/2026	
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PROJECT NO:	DA084	
PROJECT STATUS:	ISSUED FOR DEVELOPMENT PERMIT	
SHEET TITLE:	PROPOSED SITE PLAN	
REVISION ISSUE #:	SHEET NO.:	
2	A2	
LEGAL ADDRESS:	LOT: 1 BLK: B PLAN: 1198FW	

ELEVATION GENERAL NOTES

- GEODEC 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 THE DESIGNER 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.
- 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.

EXTERIOR FINISHES LEGEND

SIDING: CORRUGATED ROOF METAL
SIDING: TBD

JAMES HARDIE: COMPOSITE LAP
SIDING

SMARTBOARD CLADDED
ENGINEERING DROPPED BEAM

ROOF LAYOUT GENERAL NOTES

- ALL DIMENSIONS REFERRING TO THE EXTERIOR OF BUILDING ARE TO FACE OF SHEATHING UNLESS NOTED OTHER WISE.
- ROOF VENT LOCATIONS TO BE DETERMINED ON SITE.
- THEREFORE, GC IS NOTIFY DESIGNER FOR ANY DISCREPANCIES.
- **ROOF TRUSSES DIRECTION TO BE VERIFIED BY ENGINEERED LAYOUTS.**
- **FRAMER TO ADD ROOF SADDLES WHERE REQUIRED. GC IS TO REPORT ANY DISCREPANCIES TO THE DESIGNER.**

ROOFING IDENTITIES

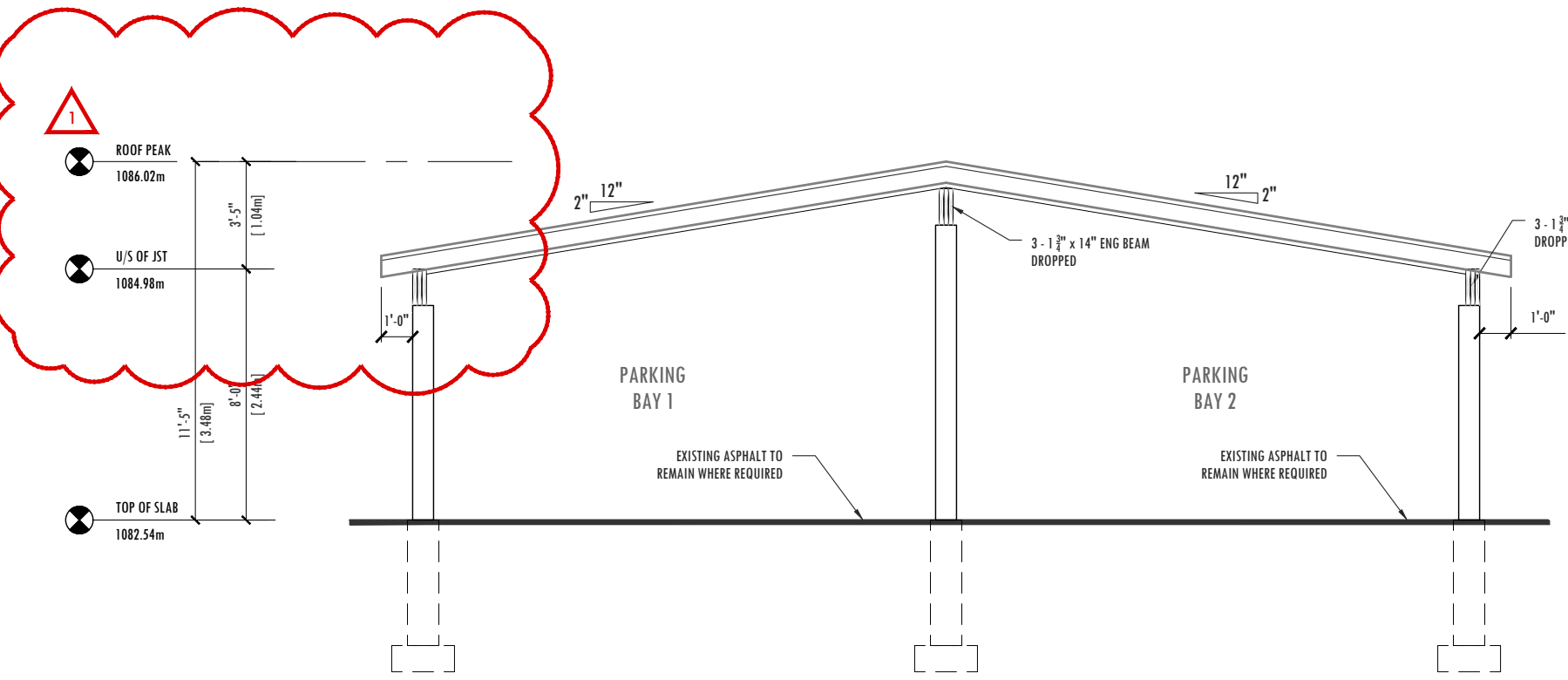
CATHEDRAL BELOW ATTIC:

R1 RSI VALUE N/A:

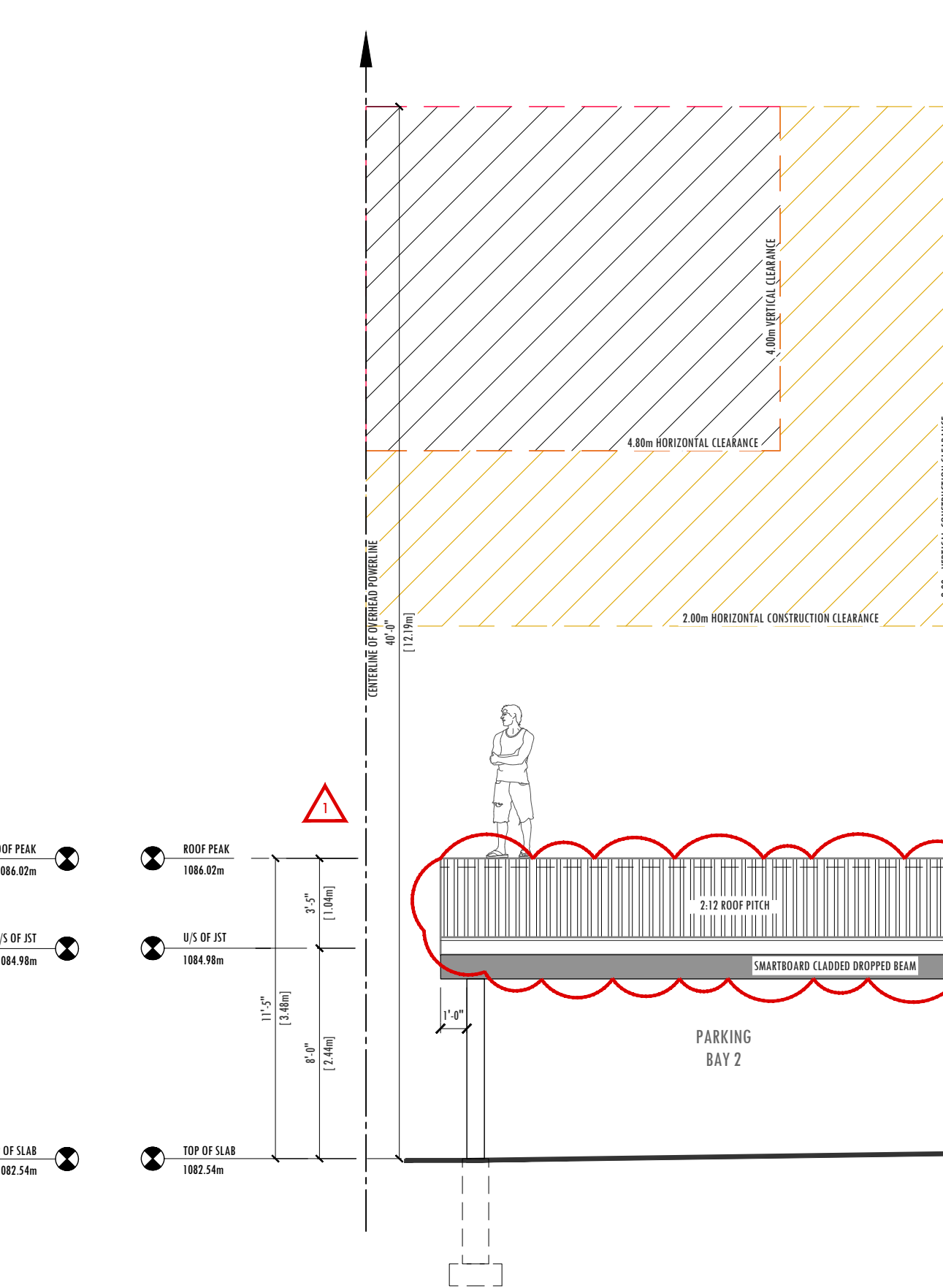
- CORRUGATED METAL SIDING
- ROOFING MEMBRANE
- 1/2" PLYWOOD SHEATHING
- ENGINEERED ROOF JOISTS @ 24" O/C
- ALUMINUM SOFIT

CARPORT FRAMING NOTES

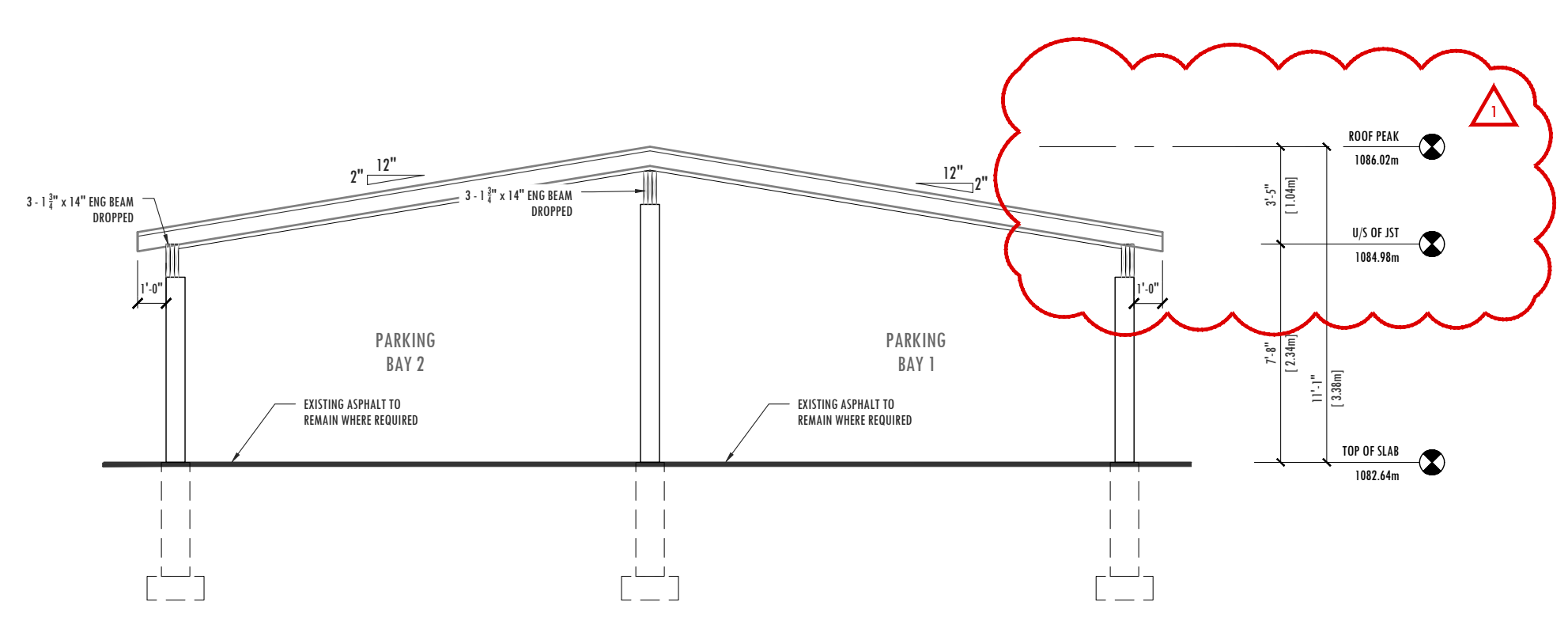
- BEAMS GREATER THAN THE STANDARD BEAM POCKET ARE TO BE SEMI-FLUSH INTO JOIST SPACE.
- ALL DIMENSIONS REFERRING TO THE EXTERIOR OF BUILDING ARE TO FACE OF SHEATHING UNLESS NOTED OTHER WISE.
- SEE STRUCTURAL DRAWINGS TO VERIFY BEAM LOCATIONS, AND SIZES.



C | SOUTHWEST "LEFT" ELEVATION VIEW



B | SOUTHEAST "RIGHT" ELEVATION VIEW



D | NORTHEAST "REAR" ELEVATION VIEW

AMENDED DRAWINGS

DP No Date Received
DP2026-01130 Sept 15 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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.
- ALL DIMENSIONS REFERRING TO THE EXTERIOR OF BUILDING ARE TO FACE OF SHEATHING UNLESS NOTED OTHER WISE.
- 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 9.23.16, 4 SENTENCE (2) IN THE N.B.C. ALBERTA EDITION 2023.

FLASHING:

- FLASHING AT ROOF PENETRATIONS SHALL CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.9 SENTENCE (3) OF N.B.C. ALBERTA EDITION 2023
- FLASHING AT CHIMNEY OR ROOF SADDLE IS TO CONFORM TO THE MINIMAL REQUIREMENTS WITHIN 9.26.4.3, OF N.B.C. ALBERTA EDITION 2023
- METAL USED FOR FLASHING IS TO MEET THE REQUIREMENTS OF 9.3.3.2. OF THE N.B.C. ALBERTA EDITION 2023.

FOUNDATION:

- CARPORT FOUNDATION WILL BE REQUIRED TO BE SUPPORTED BY CONCRETE POURED FOOTING PAD.
- WIDTH OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS WITHIN TABLE 9.15.3.4, OF THE N.B.C. ALBERTA EDITION 2023.
- THICKNESS OF STRIP-FOOTING TO MEET THE MINIMUM REQUIREMENTS OF 9.15.3.8, OF THE N.B.C. ALBERTA EDITION 2023.
- 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 2023.
- FOUNDATION WALL THICKNESS TO MEET THE MINIMUM REQUIREMENTS OF TABLE 9.15.4.2, -A OF THE N.B.C. ALBERTA EDITION 2023.

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 2023.
- 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 2023.
- 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 2023.

NEW CARPORT

ANOMALY
DRAFTING AND DESIGN

3507 14A STREET SW

AREA OF GARAGE
SQUARE FOOTAGE
775 SQFT

PARCEL COVERAGE
SQUARE FOOTAGE
775 SQFT

TOTAL SQUARE FOOTAGE:
775 SQFT

DRAWN:
EKS

CLIENT:
PROPERTY OWNER RESIDENCE

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

ISSUE DATE M/D/Y:
06/30/2026

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PROJECT NO:
DA084

PROJECT STATUS:
ISSUED FOR
DEVELOPMENT PERMIT

SHEET TITLE:
ELEVATIONS AND
GENERAL NOTES

REVISION ISSUE #:
2

LEGAL ADDRESS:
LOT: 1 BLK: B
PLAN: 1198FW

G1

REVISIONS

REVISION# 2 2026 - 06 - 30:

▲ 1 - Due to ENMAX's clearance from the secondary overhead powerline, the carport overall building height is reduced by 6". In addition the roof framing has been altered from attic ceiling to cathedral. See elevations and cross sections for clarification.