

ISSUE DATE: MARCH 02, 2023

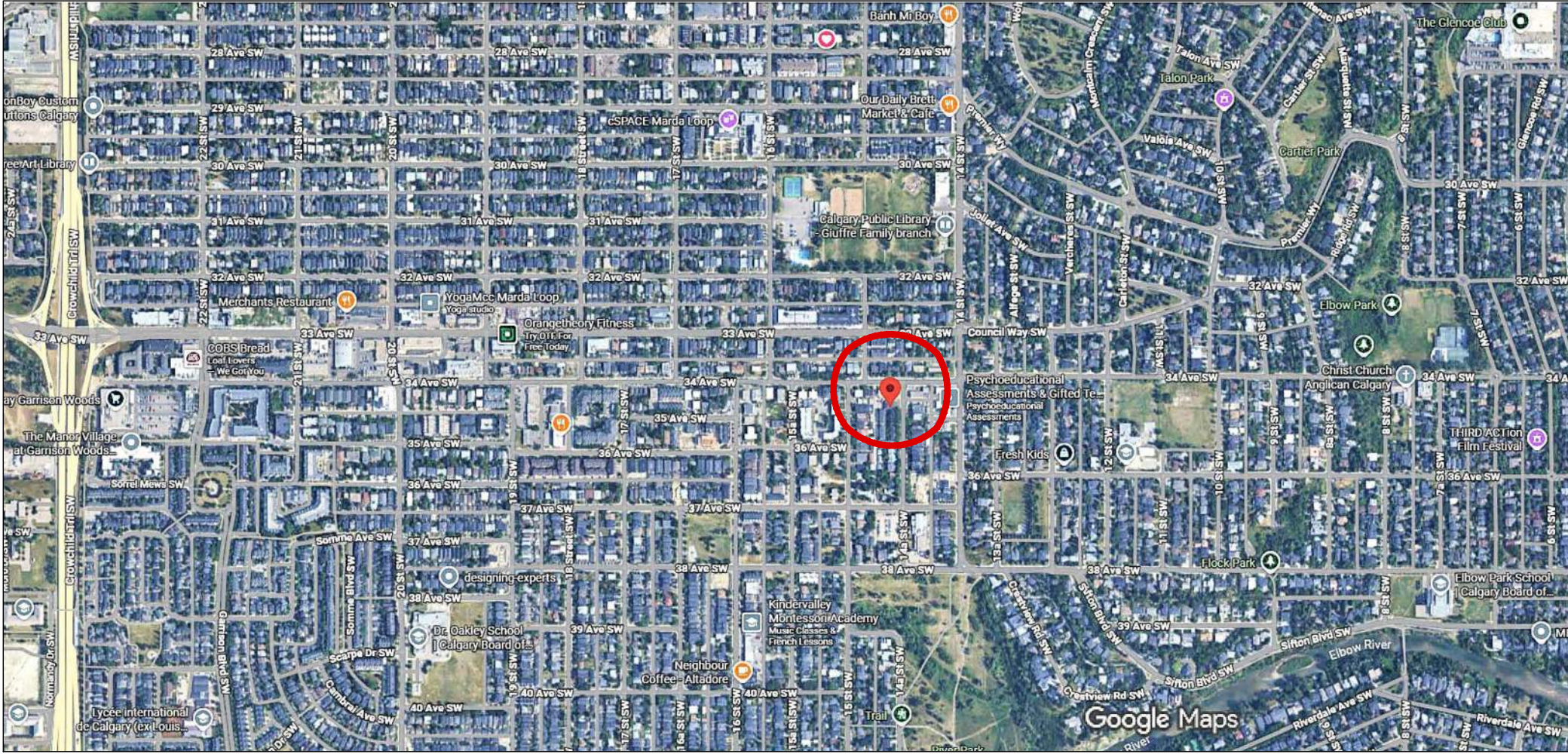
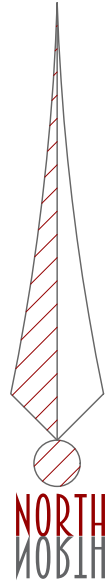
REVISION #: X

PROJECT: DA084

ACCESSORY BUILDING - DETACHED GARAGE

3507 14A STREET SW,
CALGARY AB T2T 3Y1

DEVELOPMENT PERMIT PACKAGE



ARCHITECTURAL PACKAGE:

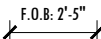
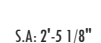
VICINITY MAP NTS

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 3-2X8 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>
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	FACE OF BEAM - DIMENSIONS ARE REFERENCE TO EITHER INSIDE OR OUTSIDE FACE OF BEAM. SEE DRAWING
	* S.A	STRUCTURE ABOVE - DIMENSIONS ARE REFERENCE TO STRUCTURE ABOVE - SEE DRAWING
	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	
<u>GENERAL</u>	
0.0	TITLE PAGE
0.1	EXISTING SURVEY
<u>SITE</u>	
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
<u>FLOOR</u>	
A3	PROPOSED FOUNDATION, MAIN, AND ROOF LAYOUTS
<u>ELEVATIONS</u>	
A4	PROPOSED ELEVATIONS
<u>CROSS SECTIONS</u>	
A5	PROPOSED CROSS SECTION
<u>CONSTRUCTION DETAILS</u>	
C1	STANDARD CONSTRUCTION DETAILS - TYP
C2	STANDARD CONSTRUCTION DETAILS - TYP
C3	STANDARD CONSTRUCTION DETAILS - TYP
C4	STANDARD CONSTRUCTION DETAILS - TYP
C5	STANDARD CONSTRUCTION DETAILS - TYP

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
REVISION #:



A | EAST "STREETSCAPE" VIEW
SOUTHEAST OF 14A STREET SW LOOKING NORTHWEST



B | EAST "FRONT ELEVATION" VIEW
EAST SIDE OF 14A STREET SW LOOKING WEST



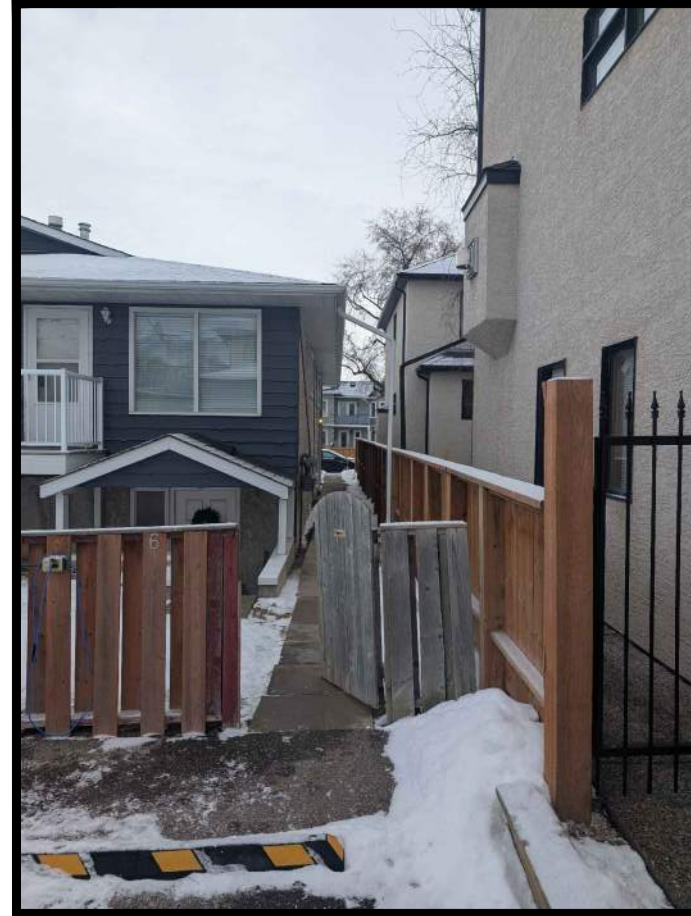
C | EAST "STREETSCAPE" VIEW
NORTHEAST SIDE 14A STREET SW LOOKING SOUTHWEST



D | NORTHEAST 'RIGHT SIDE YARD' VIEW
NORTHEAST OF PROPERTY LOOKING WEST



E | NORTH 'RIGHT SIDE YARD' VIEW
NORTH SIDE OF PROPERTY LOOKING EAST



F | NORTHWEST 'LEFT SIDE YARD' VIEW
NORTHEAST OF PROPERTY LOOKING WEST



G | SOUTH 'LEFT SIDE YARD' VIEW
SOUTH OF PROPERTY LOOKING WEST



PHOTOS LEGEND
DA084 - 3507 14A STREET SW



H | NORTHWEST 'REAR LANE' VIEW
NORTHEAST OF REAR LANE LOOKING SOUTHEAST



I | SOUTHWEST 'REAR YARD' VIEW
SOUTHWEST OF PROPERTY LOOKING NORTHEAST



J | WEST 'REAR YARD' VIEW
WEST OF PROPERTY LOOKING EAST



K | SOUTHEAST 'REAR LANE' VIEW
SOUTHWEST OF REAR LANE LOOKING NORTH



L | NORTH 'REAR ELEVATION' VIEW
NORTH SIDE OF PROPERTY LOOKING SOUTH



M | SOUTHEAST 'FRONT ELEVATION' VIEW
SOUTHEAST OF PROPERTY LOOKING NORTHEAST

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.

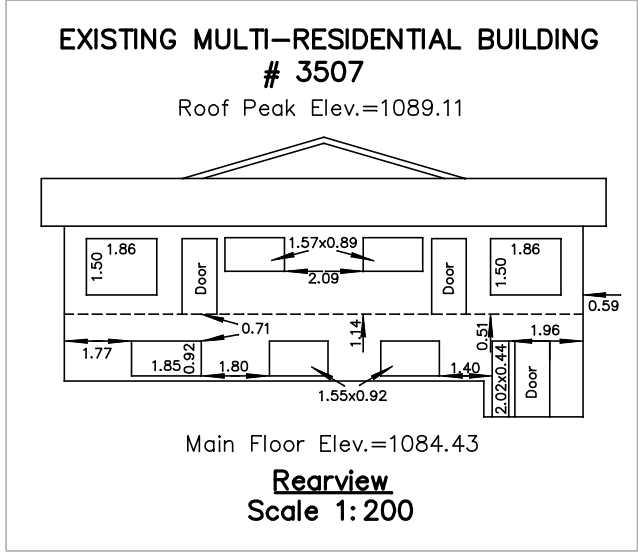
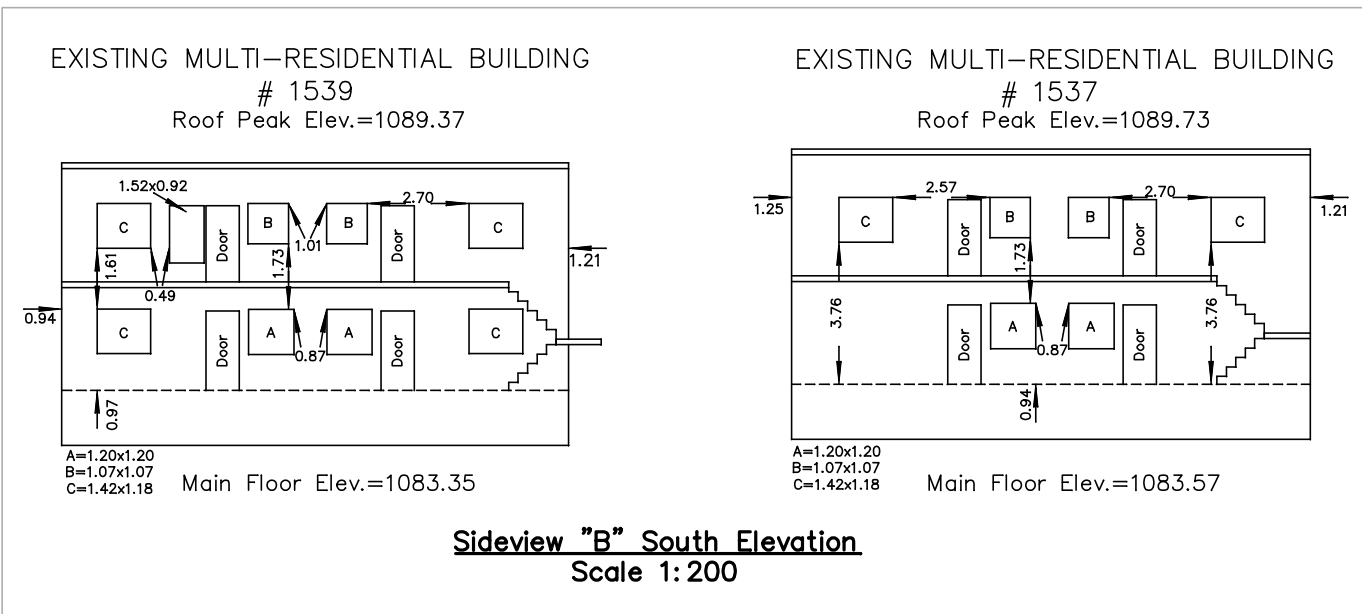
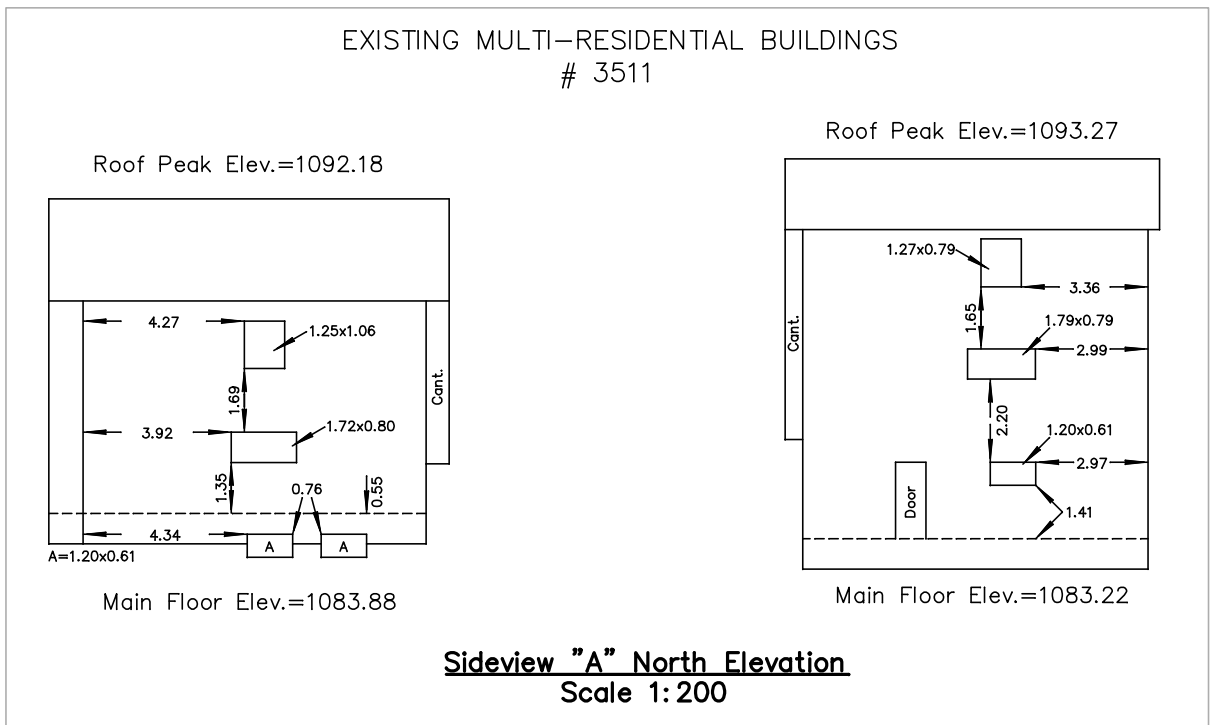
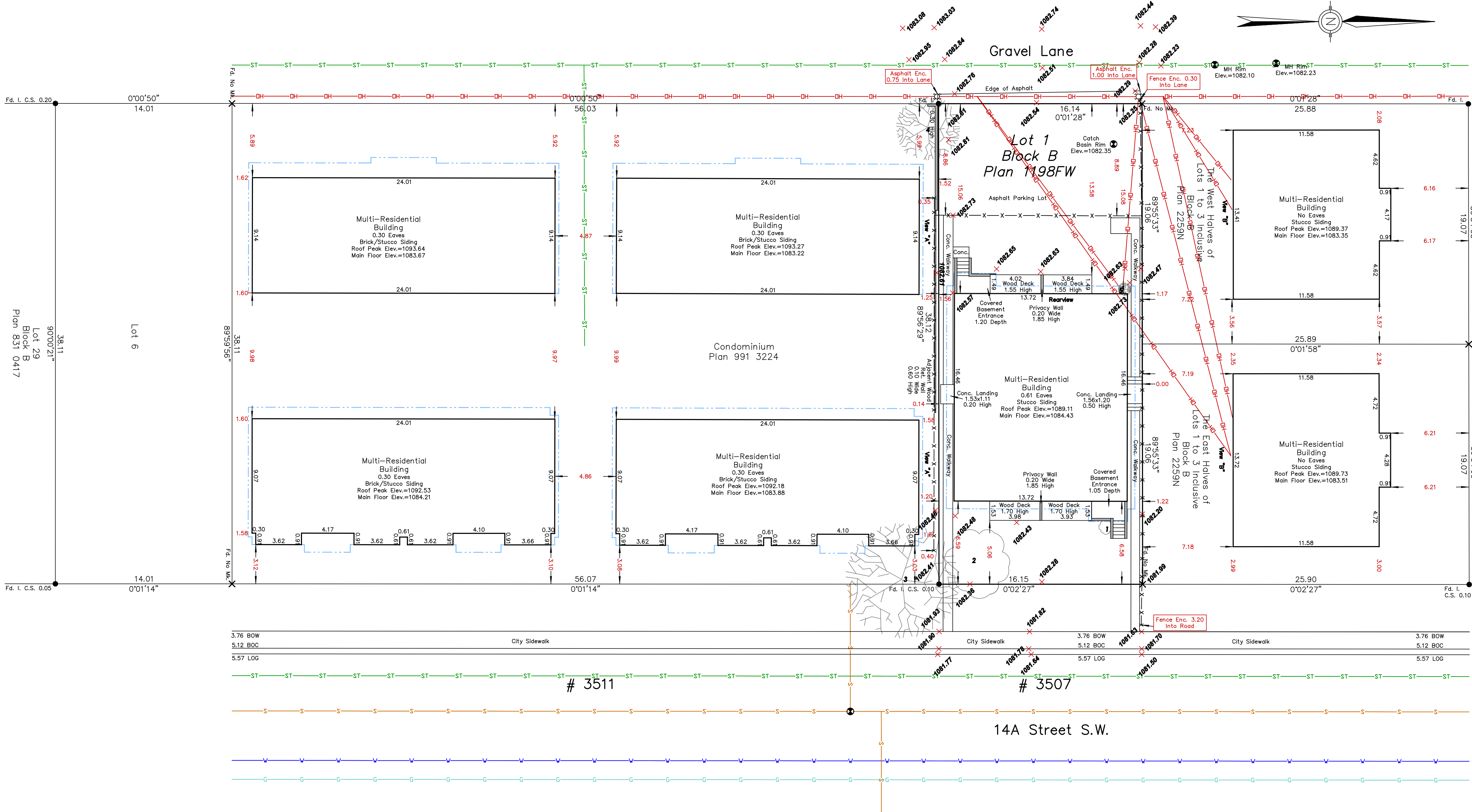
LEGEND
Elevations are shown thus: x=1000.00 Metres. (Geodetic)
Elevations are referred to ASGM 194654 Elev.=1114.34
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus:
Found Iron Bars are shown thus:
Magnetic 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:
Stormline 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
Bdg--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

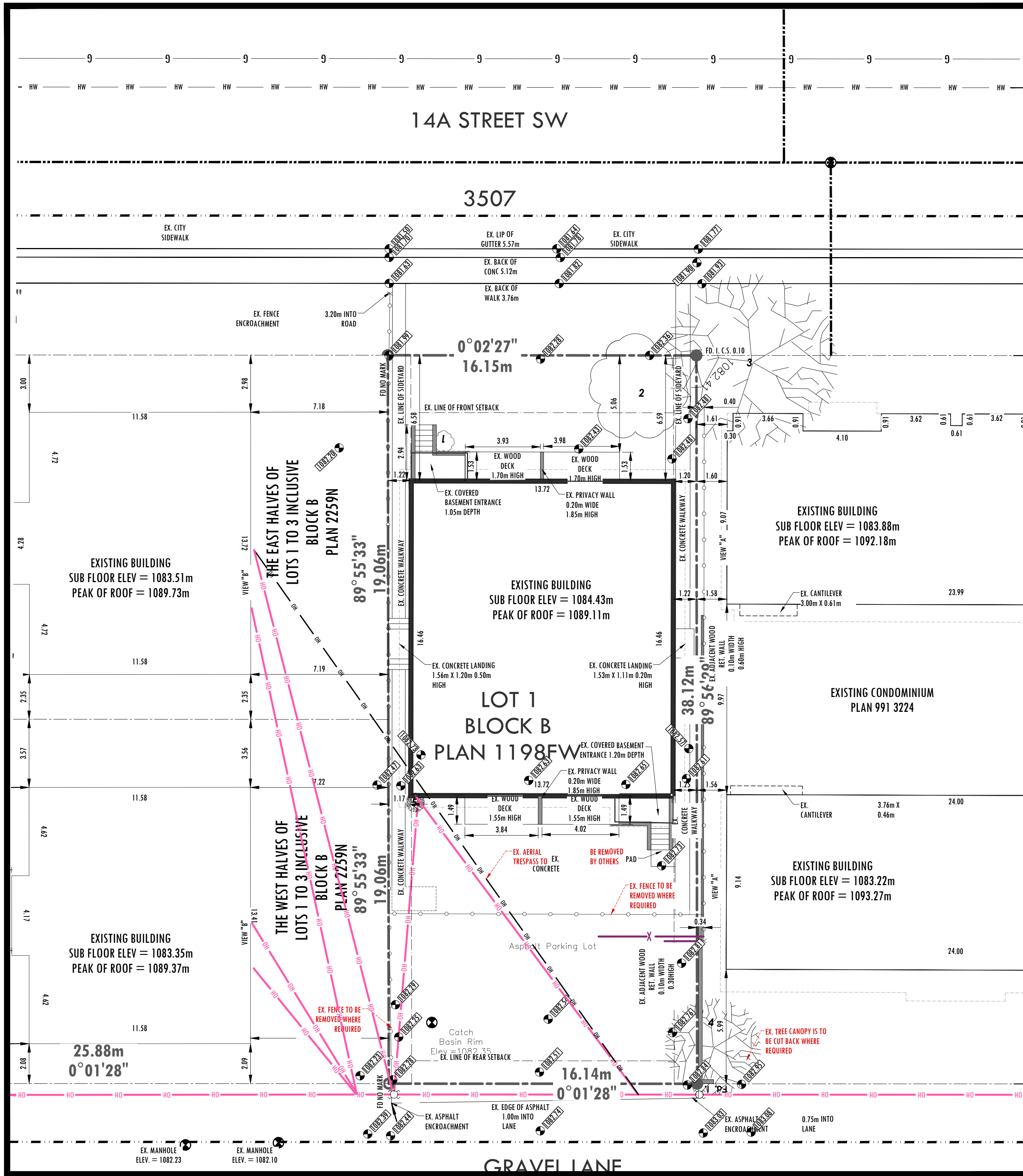
This plan represents the best information at the time of survey.
Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective 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



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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca



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 AS 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 AWARDED 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

NEW DETACHED GARAGE



AREA OF GARAGE SQUARE FOOTAGE

775 SQFT

PARCEL COVERAGE SQUARE FOOTAGE

775 SQFT

TOTAL SQUARE FOOTAGE: 775 SQFT

CLIENT: EKS

PROPERTY OWNER RESIDENCE

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

ISSUE DATE M/D/Y: 03/02/2026

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PROJECT NO: DA084

PROJECT STATUS: ISSUED FOR DEVELOPMENT PERMIT

SHEET TITLE: EXISTING SITE PLAN

REVISION ISSUE #: X

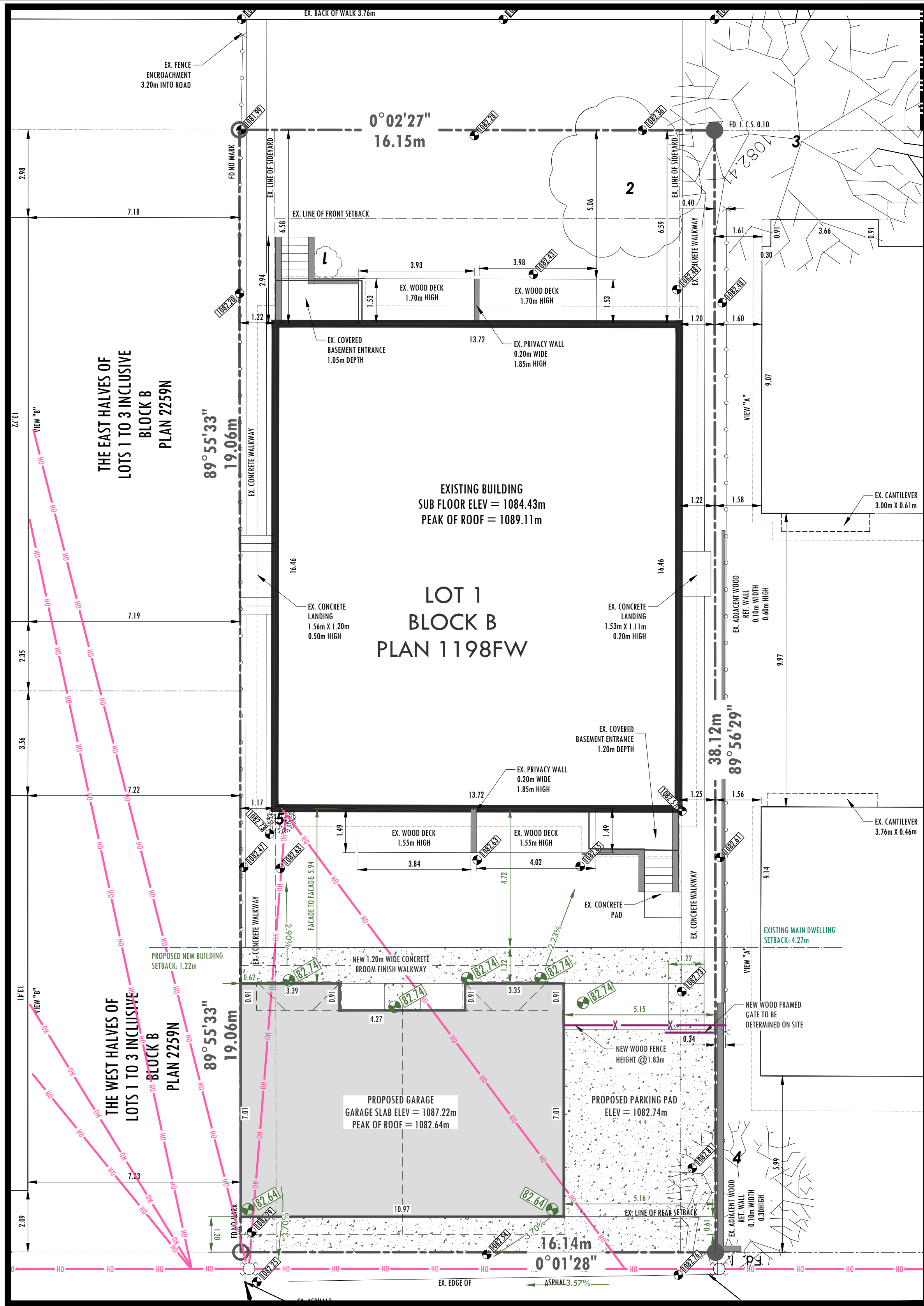
LEGAL ADDRESS: LOT: 1 BLK: 8 PLAN: 1198FW

SHEET NO.: A1

EXISTING SITE PLAN

SCALE: 1:200

1



- ### 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.

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
	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
	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 GARAGE SUITE: 83.06m²
PROPOSED LOT COVERAGE: 52.04%

PROPOSED BUILDING HEIGHT: 8.78m
TOP OF GARAGE SLAB ELEV: 1082.64m
TOP OF JOIST ELEV: 1085.60m
BOTTOM OF JOIST ELEV: 1085.23m
TOP OF ROOF PEAK ELEV: 1087.22m
TOP OF FOOTING ELEV: 1081.32m

PROPOSED AREA OF CONCRETE DRIVEWAY APRON: 19.36m²
PARKING PAD AREA: 32.85m²
PROPOSED CONCRETE WALKWAY: 22.20m²

PROPOSED SITE PLAN
SCALE: 1:100

NEW DETACHED GARAGE

ANOMALY DRAFTING AND DESIGN

A

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: 775 SQFT

DRAWN: EKS

CLIENT: PROPERTY OWNER RESIDENCE

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

ISSUE DATE M/D/Y: 03/02/2026

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PROJECT NO: DA084

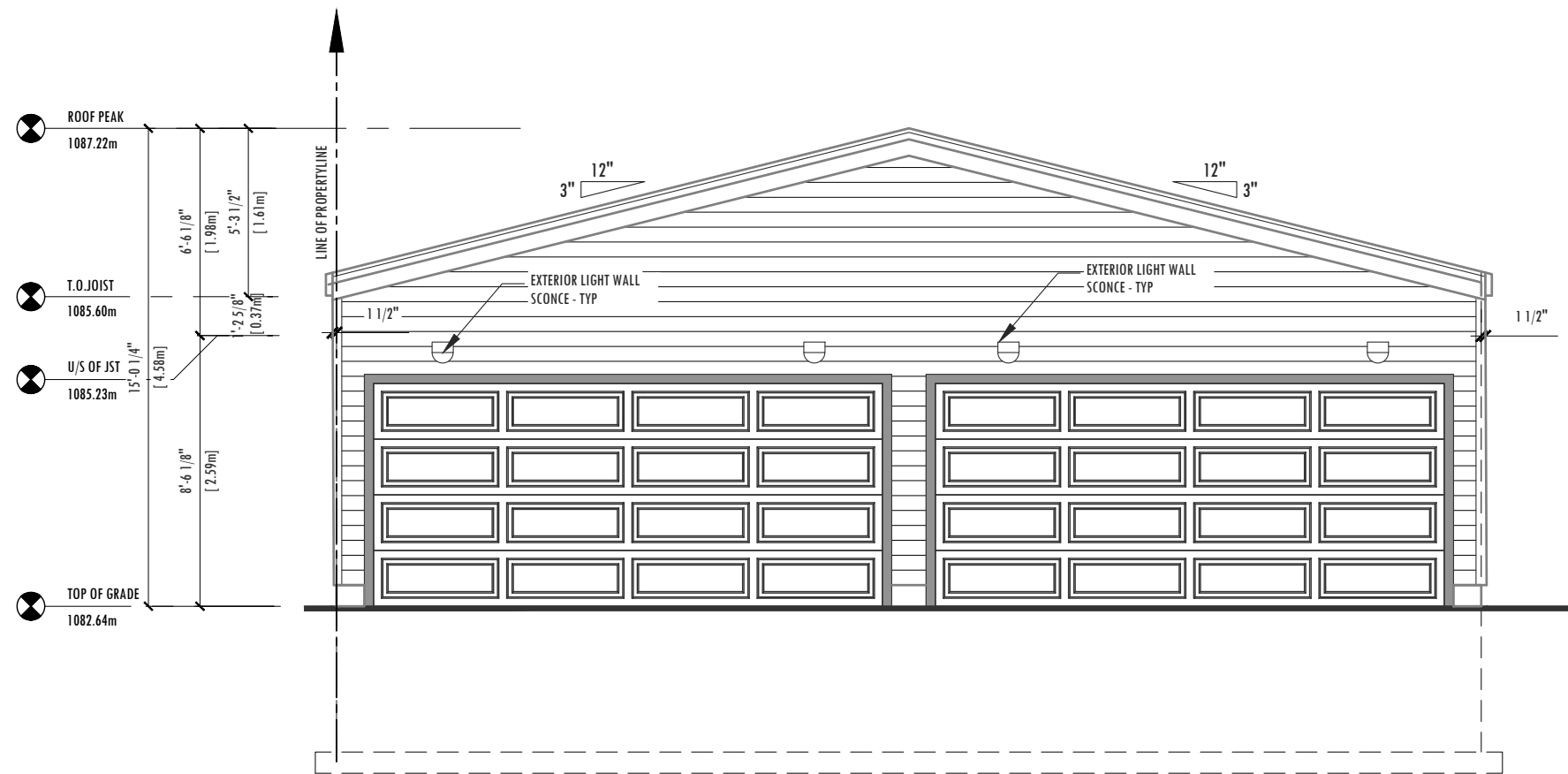
PROJECT STATUS: ISSUED FOR DEVELOPMENT PERMIT

SHEET TITLE: PROPOSED SITE PLAN

REVISION ISSUE #: X

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

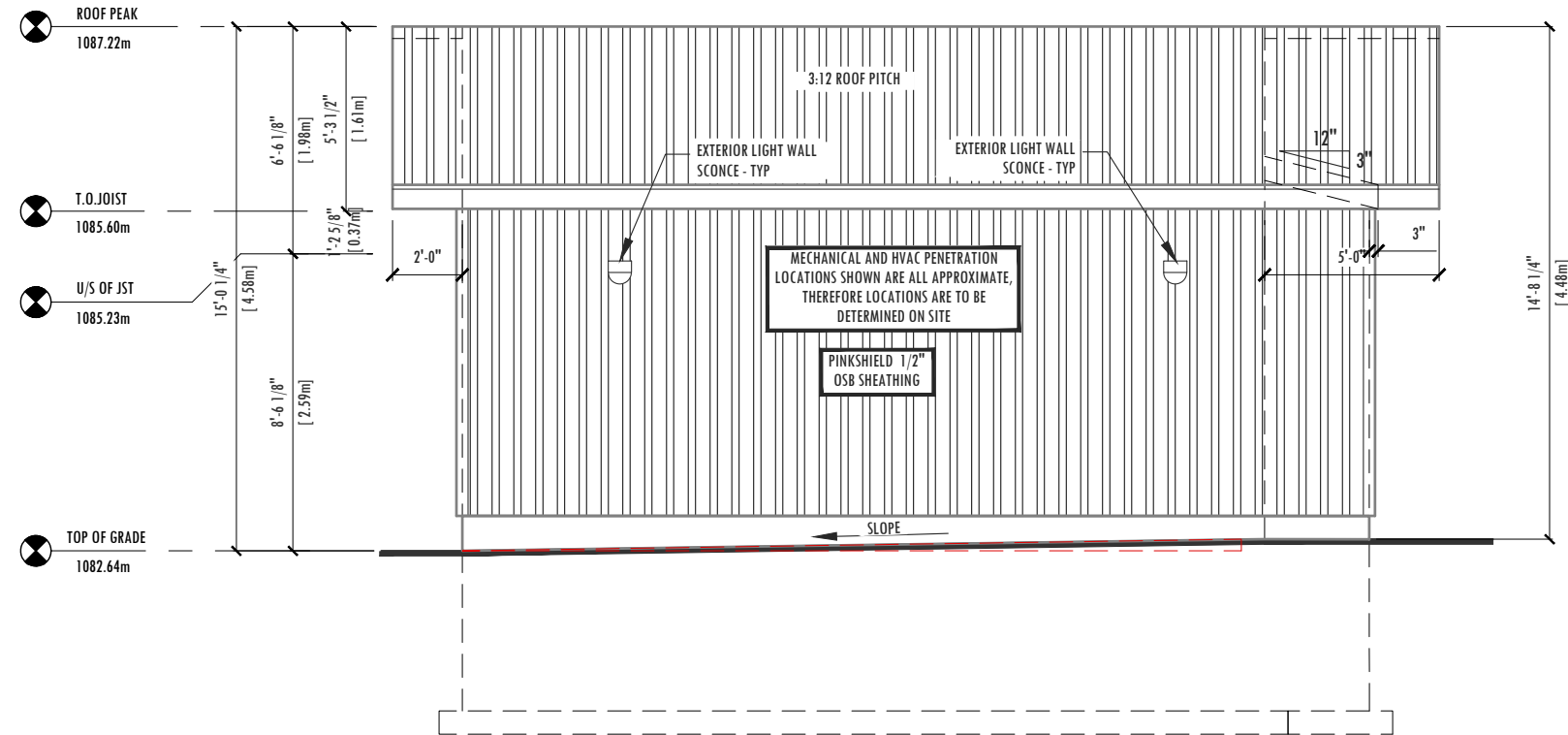
SHEET NO.: A2



WEST 'FRONT'
ELEVATION VIEW

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

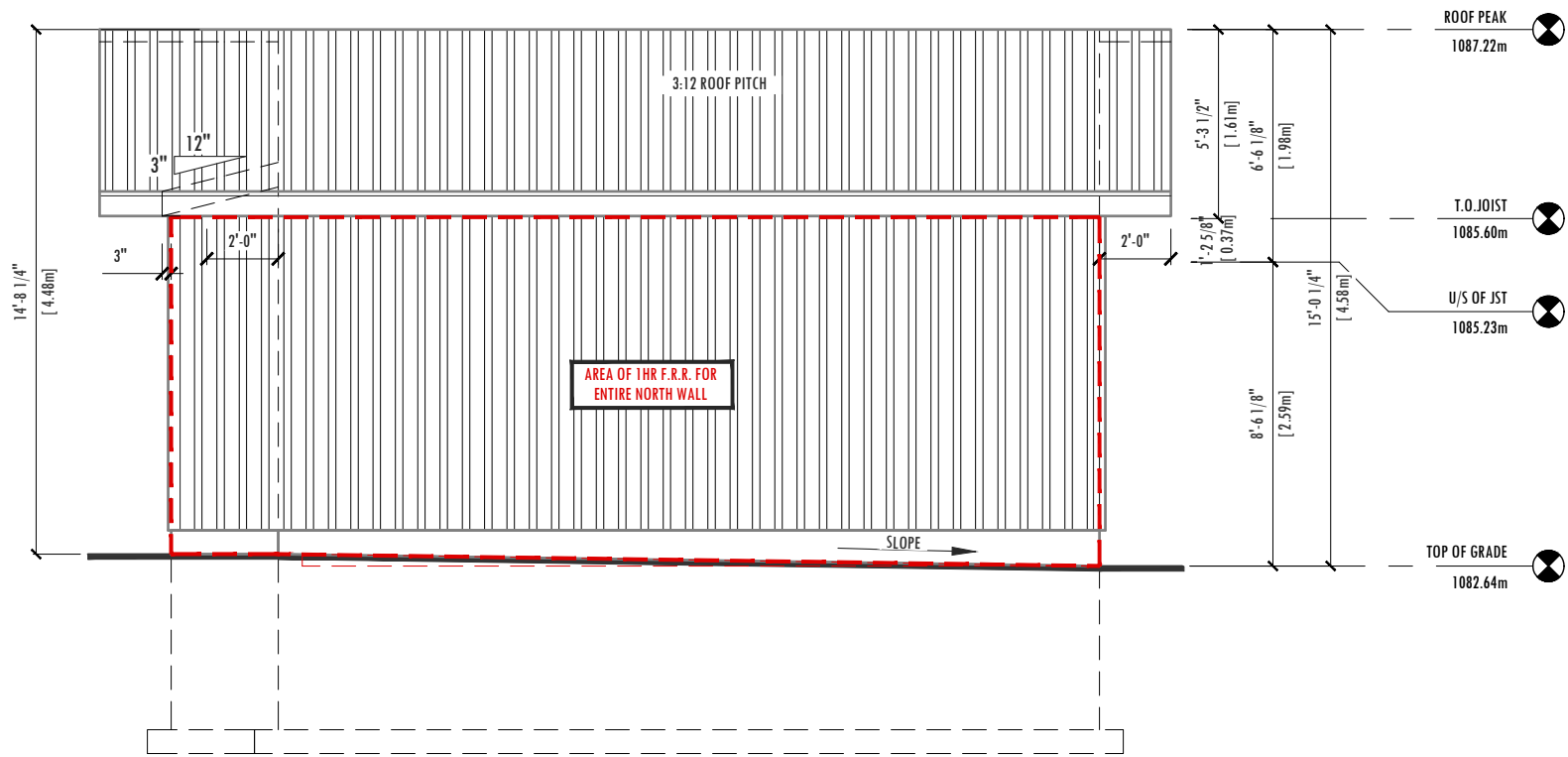
1



SOUTH 'RIGHT'
ELEVATION VIEW

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

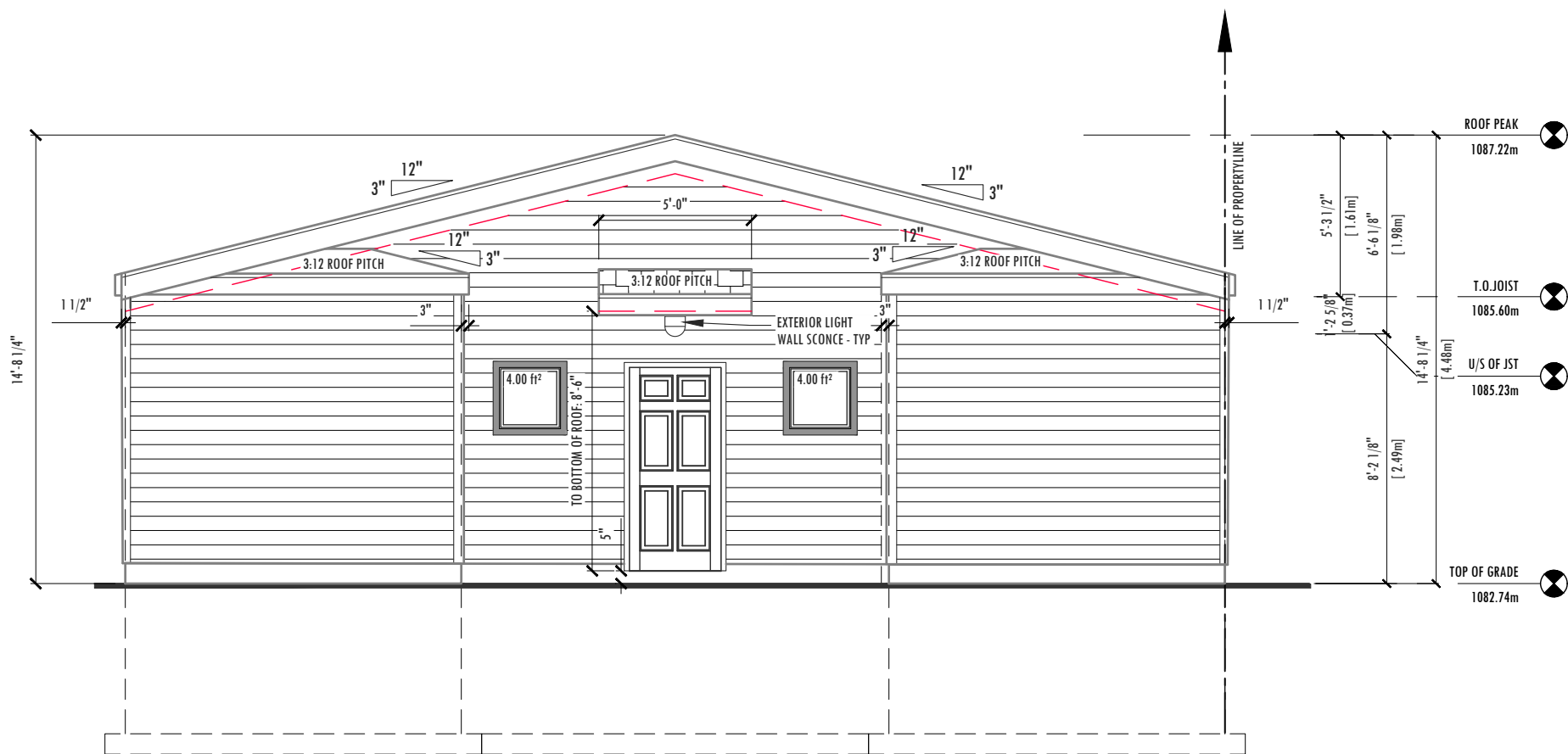
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NORTH 'LEFT'
ELEVATION VIEW

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

3



EAST 'REAR'
ELEVATION VIEW

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

4

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 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 GEODEC ELEVATIONS TO BE DETERMINED ON SITE.
- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

EXTERIOR FINISHES LEGEND

- SIDING: CORRUGATED WALL AND ROOF METAL
SIDING: TBD
- COMPOSITE CEMENT BOARD LAP SIDING: JAMES HARDIE
LAP SIDING: TBD
- ROOF SHIGLES: ASPHALT SHINGLES
- BATTEN TRIM: JAMES HARDIE/ SMARTBOARD BATTEN
TRIM

WINDOW DESCRIPTION

U-VALUE:	R-VALUE:
2.725	0.367

ALL WINDOWS ARE TO BE VINYL CLADDED, DUAL PANE, CLEAR GLASS, AND NO COATINGS

NEW DETACHED GARAGE



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:

1/4" = 1'-0" 03/02/2026

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A4