

ARCHITECTURAL CONCEPT

NORTH



VICINITY MAP NTS

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PROJECT DATA SUMMARY

LEGAL ADDRESS:	LOT 14, BLOCK 15, PLAN 3094JK
LAND DESCRIPTION:	LANED PROPERTY
JURISDICTION:	THE CITY OF CALGARY
ZONING:	R-CG [RESIDENTIAL - GRADE ORIENTED INFILL]
BUILDING TYPE:	SEMI-DETACHED RESIDENTIAL DWELLING AND SEMI-DETACHED GARAGE C/W BASEMENT SECONDARY SUITES
BLDG CONSTRUCTION:	COMBUSTIBLE
CODE CLASSIFICATION:	PART 9 - NBC ALBERTA EDITION 2023
SITE INFORMATION:	
PARCEL AREA:	5006 ft² OR 465.05m²
BUILDING AREA:	1606 ft² OR 149.23m²
GARAGE AREA:	903 ft² OR 83.89m²
BUILDING HEIGHT:	34'-10" OR 10.92m
FRONT SETBACK:	5.81m
SIDE YARD SETBACK:	1.22m (EAST) AND 1.21m(WEST)
REAR YARD SETBACK:	10.24m
PARKING:	2 STALLS PER DWELLING

ABBREVIATIONS

A.F.F.	- ABOVE FINISHED FLOOR /(SUB-FLOOR)
C/L	- CENTER LINE
C/W	- COMPLETE WITH
CANT.	- CANTILEVER
DP	- DROPPED
DIM	- DIMENSION/(S)
EX	- EXISTING
EXT	- EXTERIOR
F/A	- FRESH AIR INTAKE
FD	- FLOOR DRAIN
FL	- FLUSHED
FR	- FRENCH DOOR
FFR	- FIRE RESISTANCE RATING
F.O.B	- FACE OF BEAM
FURN	- FURNACE
HRV	- HEAT RECOVERY VENTILATION UNIT
HWT	- HOT WATER TANK
HUMD	- HUMIDIFIER
INT	- INTERIOR
O/H	- OVERHEAD DOOR
PROP	- PROPOSED
R.O.	- ROOF OVERHANG
RFP	- ROOF PITCH
REF	- REFER/REFERENCE
S.A.	- STRUCTURE ABOVE
STD	- STANDARD
TBD	- TO BE DETERMINED

SYMBOLS

- PERSON HEIGHT REFERENCE. HEIGHT OF IMAGE IS 5'-10" OR 1.78m

A / A16 - CROSS-SECTION FLAG

- ROOF TRUSS DIRECTION AND SPACING

- FLOOR JOIST DIRECTION AND SPACING

W# - WINDOW TAG D# - DOOR TAG

CROSS SECTION TAGS

EW# - EXT. WALL TAG P# - INT. WALL TAG

F# - FLOOR TAG R# - ROOF TAG

REVISIONS

REVISION# 3 2026 - 11 - 02:

▲ 1 - Garage foundation stripfooting to be replaced with thickened edge slab. See foundation layout and cross section for clarification.

REVISION# 2 2026 - 08 - 11:

▲ 1 - Garage geodetics have been adjusted as per garage layouts. Please see site plan for clarification.

REVISION# 1 2026 - 07 - 24:

▲ 1 - Dwelling is completely redesigned in order to reduce square footage of living space and parcel coverage. Please see all floor layouts for clarification of all redesign changing.
Building setbacks have been adjusted as per the new redesign, additionally, landscaping has been updated.

GENERAL NOTES

1. The General Contractor/Builder shall carefully study and compare the construction documents and shall at once notify the Designer/Architect of any error, inconsistency, or omission he/she may discover. Contractor shall perform no portion of the work at any time without the construction documents, approved shop drawings, product data or samples for such portion of the work.
2. The term "**Owner**" herein refers to the party with which the general contractor has contracted to perform the work.
3. The General Contractor/Builder shall maintain at the site for the Designer/Architect, one record copy of all drawings, specifications, addenda, change orders, and other modifications, in good order and marked currently to record all changes made during construction, and approved shop drawings, product data and samples.
4. General Contractor/Builder to coordinate all construction and design documents supplied by Anomaly Drafting and Design, any construction work pertaining to HVAC systems, security systems, special electrical requirements, etc, shall be handled by both the Owner and General Contractor's specific vendors.
5. Each contractor /subcontractor shall be responsible for daily clean-up and removal of debris as related to his trade. Space shall be left clean and ready for the next trade. At the final phase, the General Contractor/Builder shall leave the area clean for the Owner to move-in.
6. Wall construction dimensions are from the face of stud, outside face of sheathing, face of concrete, top of subfloor to underside of ceiling. In the event that dimensions refer to the face of drywall, they will be equipped with a tolerance. The General Contractor/Builder shall compensate for such when laying out or measuring chalk lines.
7. **When dimensioned electrical outlets are measured from the face of stud to the centerline of the location, unless noted otherwise.**
8. Unless noted otherwise provided in contract documents, the General Contractor/Builder is **responsible** for providing and paying for all prints for trade distributions, labour, construction equipment, and machinery, tools, transportation and other facilities and services necessary for proper execution and completion of work.
9. The General Contractor/Builder shall supervise and direct the work. Using the contractor's best skill and attention, the contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall coordinate all portions of the work.
10. The General Contractor/ Builder shall be responsible to the Owner for the acts and omissions of the contractor's employees, subcontractors, and their agents and employees, and other persons performing any of the work under this contract.
11. The General Contractor/Builder is responsible for enforcing strict discipline and good order among contractors, employees and will not employ on the work any unfit person or anyone not skilled in the task assigned to them.
12. The General Contractor/Builder warrants to the owner that all equipment and material furnished under this contract will be new, unless noted otherwise specified, and all work will be of good quality, free from faults and defects and in conformance with contract documents all work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective and will be removed & replaced at the General Contractor/Builder's expense.
13. The General Contractor/Builder will be presumed to have inspected, read, and thoroughly familiarized themselves with the construction documents. Failure or omission by any contractor to examine any form, instrument, or document shall not relieve them of any obligation regarding their work.
14. All finishes, specified or not, shall be approved by the Designer/Architect in conjunction with the Owner for sustainability prior to application.
15. Where special items require an extended lead time, preventing installation by the projected move-in date. The General Contractor is to propose an available alternate for approval by the Owner and Designer/architect, as well as to prepare pricing for possible temporary assemblies and/or finishes.
16. All construction to be per the National Building Code - Alberta Edition 2023. The General Contractor/Builder shall notify Anomaly Drafting and Design, of any conflict between the drawings and governing codes before beginning construction.
17. All plans are drawn to scale as much as possible. But they are not intended to be or should not be scaled.
18. The General Contractor/Builder is to verify all dimensions, conditions, etc., before submission of proposals and to familiarize themselves with existing conditions as well as the nature and scope of the work. Notify the Designer/Architect in writing of any variations or discrepancies before beginning construction.
19. The General Contractor/Builder to verify the size, location and characteristics of all mechanical and electrical equipment and prepare all spaces accordingly.
20. "Typical" means typical for all similar conditions unless noted otherwise.
21. All gypsum board partition returns shall have metal "L" corner beads from floor to ceiling.
22. "Align" means similar components of construction (i.e., walls, jambs, etc.) shall align across voids or with the existing wall.
23. The General Contractor/Builder is to coordinate the keying system with the Owner.
24. All wall angles are either 90 degrees or 45 degrees unless noted otherwise.
25. All required firestopping is to be ULC-approved.
26. The Owner, without invalidating the contract, may request additional work or make changes by altering, adding to, or deducting from the work, and the contract sum will be adjusted accordingly. All such work must be performed under the original contract conditions, except that any requests for time extensions resulting from these changes should be addressed at the time the change is ordered.
27. The General Contractor/Builder is responsible for scheduling all inspections for the work when required.
28. The General Contractor/Builder should notify the Designer/Architect immediately if he/she cannot comply with all the notes called for on all documents and drawings before construction.
29. The General Contractor/ Builder shall furnish and install any and all items required to meet all codes as required by the National Building Code - Alberta Edition 2023.
30. The General Contractor/ Builder shall furnish and install all items required to meet accessibility standards as required in Part 3 of the National Building Code - Alberta Edition 2023.

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email: info@anomalydraftinganddesign.com
phone: 403 971 9275

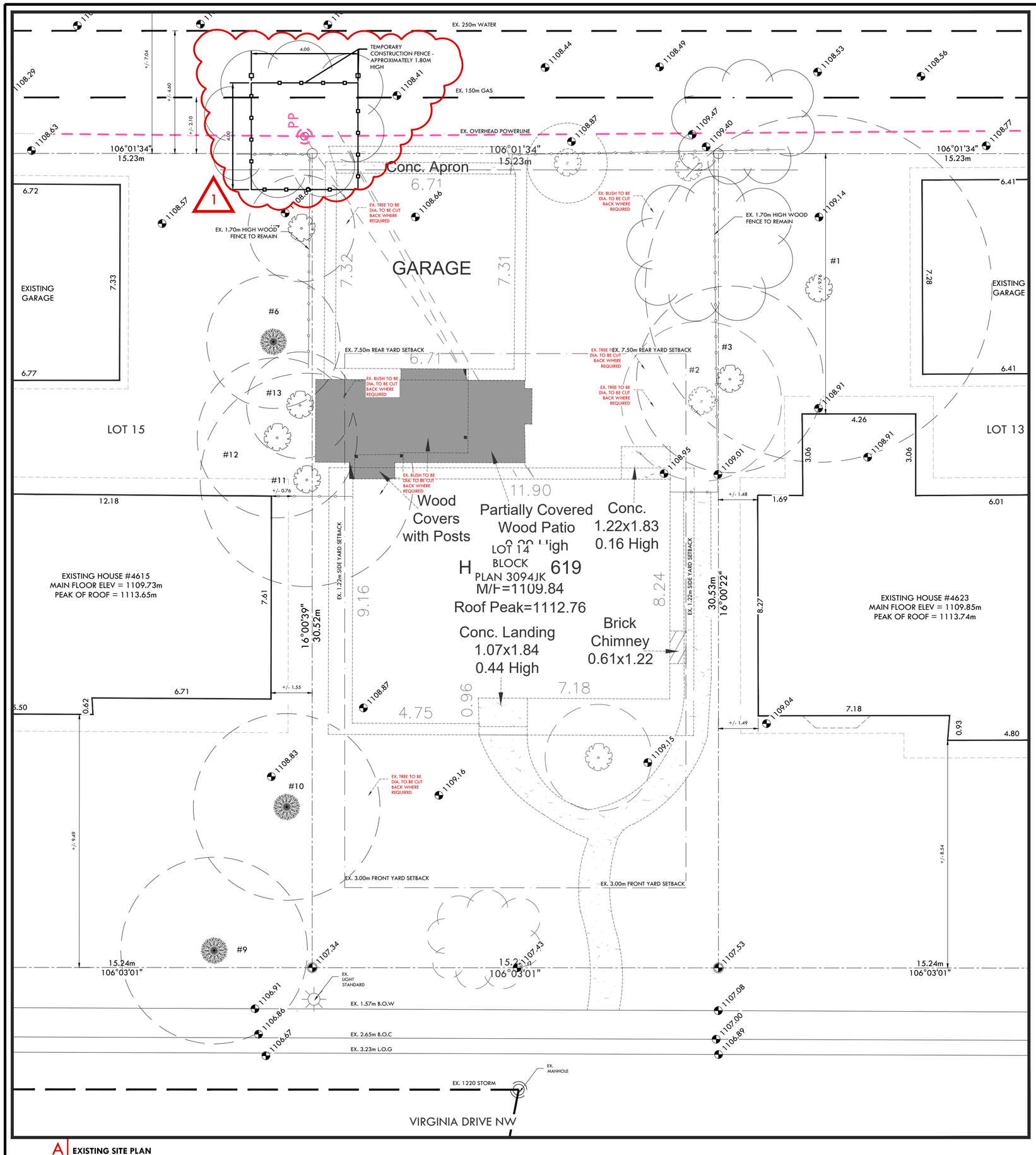
ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: **PREPARED FOR DEVELOPMENT PERMIT**

SHEET TITLE: TITLE PAGE

PROJECT TYPE: SEMI-DETACHED DWELLING		PROJECT ADDRESS: 4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, AB	PROJECT NO: NH018	SCALE: 1/4"= 1'-0"	DRAFTER: EKS
AREA OF FLOOR:	TOTAL DEV. SQFT: 2140 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 11/02/26	ISSUE DATE M/D/Y: 11/02/26	REVISION ISSUE #: 3

SHEET NO.: **A0**



A EXISTING SITE PLAN
SCALE: 1= 100m

EX. GENERAL SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 14
BLOCK: 15
PLAN: 3094JK
MUNICIPAL ADDRESS: 4619 VIRGINIA DRIVE NW, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 465.05m² - PARCEL ARE TO BE ZONED RCG.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 108.99 m²
AREA OF EXISTING STORAGE: 49.09 m² (DEMOLISHED)

EXISTING LOT COVERAGE: 33.99%

EXISTING SUBFLOOR MAIN FLOOR ELEV.: 1109.84m
EXISTING BUILDING HEIGHT: 2.86m
EXISTING ROOF PEAK: 1112.76m

EXISTING WOODEN DECK OR PATIO AREA: N/A
EXISTING BALCONY AREA: N/A

EXISTING AREA OF DRIVEWAY: 6.80m²
EXISTING AREA OF SIDEWALK: 28.38m²

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 CONCRETE RETAINING WALLS TO BE REMOVED AFTER COMPLETION OF BUILDING FRAMING.
- EXISTING TREES TO BE REMOVED AS NOTED AND TREES TO BE CUT BACK WHERE REQUIRED.
- GC IS TO DISCONNECT SERVICES TO EXISITNG BUILDING PRIOR TO DEMOLITION.
- 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.
- REMOVAL OF EXISTING BUILDING WILL REQUIRE ASBESTOS TREATMENT FOR STORAGE, TRANSPORT, AND DISPOSAL.
- EXISTING GARAGE DURING DEMOLITION IS TO REINFORCED WITH THE NECESSARY PRECAUTIONS TO ELIMINATE TRESPASSERS AND VAGRANTS.
- BACKFILL REQUIREMENTS ARE TO BE DETERMINED BY AWARDED STRUCTURAL ENGINEER.
- **GC IS TO NOTE THAT ALL SITE VEHICLES ARE TO ACCESS THE SITE FROM THE REAR LANE ONLY.**
- GC IS TO NOTE AREAS FOR STORING BUILDING MATERIALS.
- SITE IS TO BE PROTECTED WITH A 2.44m HIGH SECURITY FENCE, COMPLETE WITH BARBED WIRE TO DETER TRESPASSING AND THEFT.
- FOR TREE PROTECTION, GC IS TO REVIEW SITE DETAILS FOR CLARIFICATION.
- UTILITY TRENCH WIDTH TO BE DETERMINED ON SITE.

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
- WIN — EXISTING FOUNDATION WINDOW
- DR — EXISTING FOUNDATION MAN DOOR
- 1164.44 — EXISTING GEODEC ELEVATION
- END OF SEGMENT
- FOUND I PIN
- V — EXISTING WATER VALVE
- +/- 2.76 — EXISTING DIMENSIONS
- EXISTING WOOD DECK
- EXISTING AREA OF STRUCTURE ABOVE
- AREA OF EXISTING BUILDING
- AREA OF EXISTING UR/W

EXISTING LANDSCAPING LEGEND

- EXISTING GRASS - EXISTING GRASS OUTSIDE OF PROPERTY LINE TO REMAIN
- EXISTING POURED CONCRETE - EXISTING CONCRETE TO REMAIN
- EX DR — EXISTING FENCE GATE - SEE EXISTING SITE PHOTOS FOR CLARIFICATION
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

EX. BYLAW SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 14
BLOCK: 10
PLAN: 3323HB
MUNICIPAL ADDRESS: 6 FENTON ROAD SE, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 511.09m² - PARCEL ARE TO BE ZONED R-CG.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 100.76m²
AREA OF EXISTING GARAGE (TO BE REMOVED): 28.65m²

PLEASE NOTE GARAGE IS BELOW GRADE UNDERNEATH EXISTING DECK.

THE CITY OF CALGARY LANDUSE BYLAW:

525 SENTENCE (1) - THE RESIDENTIAL - GRADE ORIENTED INFILL (R-CG) DISTRICT:

(A) ACCOMMODATES EXISTING RESIDENTIAL DEVELOPMENT;
(B) ACCOMMODATES A WIDE RANGE OF GRADE-ORIENTATED DEVELOPMENT;
(C) ACCOMMODATES SECONDARY SUITES AND BACKYARD SUITES WITH NEW AND EXISTING RESIDENTIAL DEVELOPMENT.

525 SENTENCE (2) - THE RESIDENTIAL - GRADE-ORIENTED INFILL (R-CGEX) DISTRICT HAS THE SAME PURPOSE AS THE RESIDENTIAL - GRADE-ORIENTATED INFILL (R-CG) DISTRICT EXCEPT THAT IT DOES NO ACCOMMODATE SECONDARY SUITES OR BACKYARD SUITES.

529 SENTENCE (1) - THE MAXIMUM DENSITY FOR PARCELS DESIGNATED R-CG DISTRICT IS 75 UNITS PER HECTARE.

534 SENTENCE (4) - FOR ALL OTHER USES, THE MAXIMUM PARCEL COVERAGE IS 45.0 PER CENT.

535 SENTENCE (2) - ON A LANED PARCEL, THER IS NO MAXIMUM BUILDING HEIGHT FOR A MAIN RESIDENTIAL BUILDING WHOLLY CONTAINED TO THE REAR OF 40.0 PER CENT PARCEL DEPTH WHERE:
(A) THERE IS MORE THAN ONE MAIN RESIDENTIAL BUILDING ON THE PARCEL;
(B) 50.0 PER CENT OR MORE OF THE UNITS ON THE PARCEL ARE CONTAINED IN MAIN RESIDENTIAL BUILDINGS LOCATED WITHIN THE FIRST 60.0 PER CENT OF THE PARCEL DEPTH; AND
(C) WHERE THE MINIMUM SEPARATION DISTANCE OF THE MAI NRESIDENTIAL BNUILDINGS ON THE FRONT PORTION OF THE PARCEL AND THE MAIN RESIDENTIAL BUILDINGS CONTAINED ON THE REAR PORTION OF THE PARCEL IS 6.5 METRES.

537 SENTENCE (1) - THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

539 SENTENCE (1) - SUBJECT TO SUBSECTIONS (3) THROUGH (9), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2 METRES.

540 SENTENCE -

(1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2) THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 7.5 METRES.
(2) ON A LANED OR CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 1.2 METRES.

541 SENTENCE (1) - UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4), THE MAXIMUM BUILDING HEIGHT IS 11.0 METRES MEASURED FROM GRADE.

543 SENTENCE (1) - FOR DEVELOPMENTS OF THREE UNITS OR MORE, EACH UNIT AND SUITE MUST HAVE AMENITY SPACE THAT IS LOCATED OUTDOORS AND IS LABELLED ON THE REQUIRED LANDSCAPE PLAN.
(2) AMENITY SPACE MAY BE PROVIDED AS COMMON AMENITY SPACE, PRIVATE AMENITY SPACE OR A COMBINATION OF BOTH.

544 SENTENCE (1) - WHERE A BALCONY IS LOCATED ON THE ROOF OF THE FIRST OR SECOND STOREY OF A MAIN RESIDENTIAL BUILDING AND DOES NOT OVERHANG ANY FACADE OF THE STOREY BELOW, THE BALCONY MAY HAVE A MAXIMUM FLOOR AREA THAT EQUALS 50.0 PER CENT OF THE HORIZONTAL CROSS SECTION OF THE STOREY BELOW.

(2) A BALCONY ATTACHED TO A CONTEXUAL SINGLE DETACHED DWELLING, CONTEXTUAL SEMI-DETACHED DWELLING, OR ROWHOUSING BUILDING THAT IS A PERMITTED USE:
(C) MUST NOT HAVE A BALCONY ON THE REAR FACADE WITH A HEIGHT GREATER THAN 6.0 METRES, WHEN MEASURED VERTICALLY AT ANY POINT FROM GRADE TO THE PLATFORM OF THE BALCONY.

EXISTING TREE SCHEDULE

TREE NO.	TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	NAME	STATUS	CLASSIFICATION
1	Deciduous	0.5	13	14		NEIGHBOR	REMAIN
2	Deciduous	0.2	6	12		PRIVATE	REMOVE
3	Deciduous	0.3	7	12		NEIGHBOR	REMAIN
4	Deciduous	0.3	0	2	Bushes	NEIGHBOR	REMAIN
5	Deciduous	0.3	3	4		NEIGHBOR	REMAIN
6	Coniferous	0.5	5	14		NEIGHBOR	REMAIN
7	Deciduous	0.2	4	6		NEIGHBOR	REMAIN
8	Deciduous	0.2	4	4		NEIGHBOR	REMOVE
9	Coniferous	0.5	7	14		NEIGHBOR	REMAIN
10	Coniferous	0.6	7	13		NEIGHBOR	REMAIN
11	Deciduous	0.5	8	14		NEIGHBOR	REMAIN
12	Deciduous	0.3	6	13		NEIGHBOR	REMAIN
13	Deciduous	0.3	4	14		NEIGHBOR	REMAIN

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email: info@anomalydraftinganddesign.com
phone: 403 971 9275

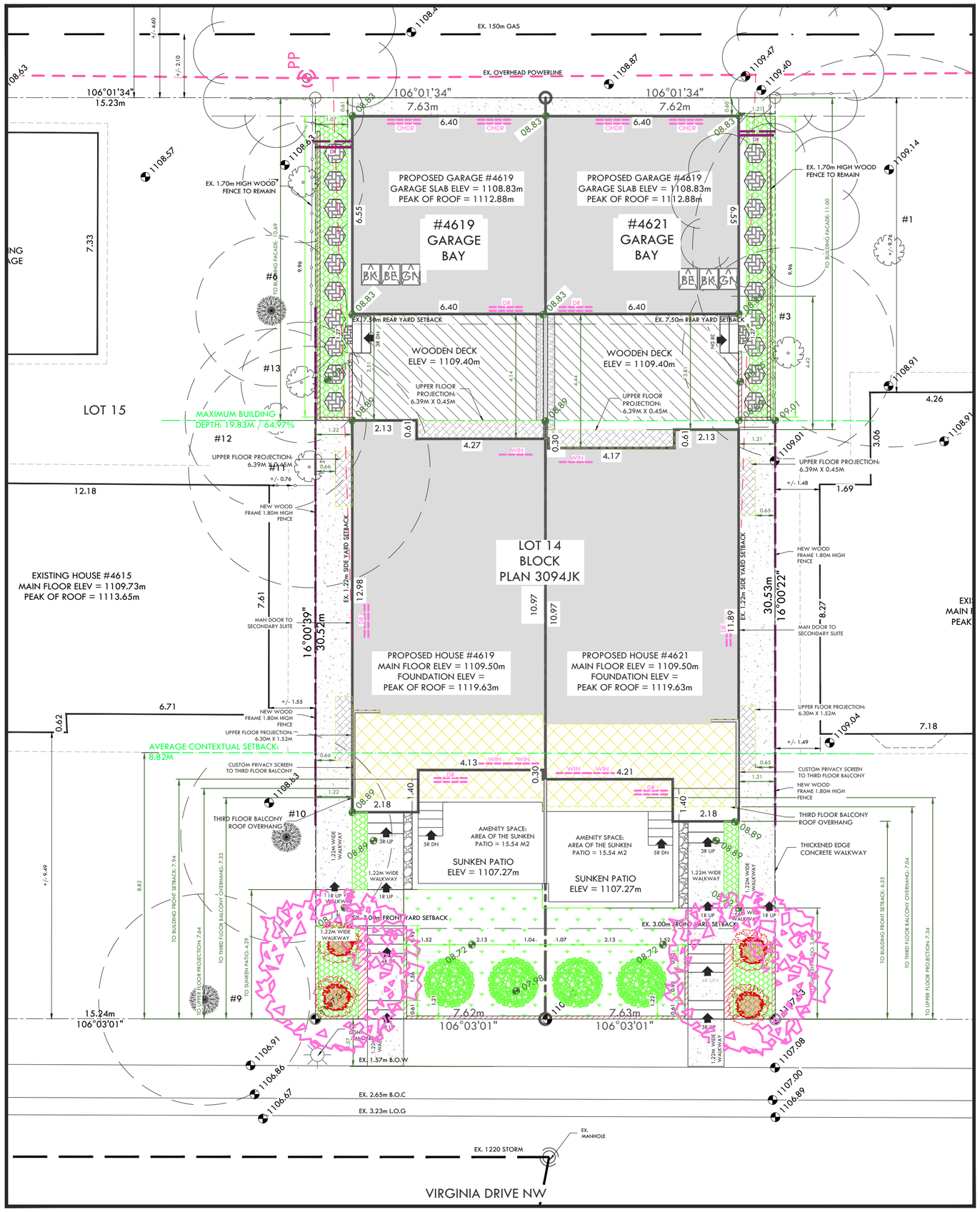
ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: **PREPARED FOR DEVELOPMENT PERMIT**

SHEET TITLE: PROPOSED SITE LAYOUT

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
SEMI-DETACHED DWELLING	4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, AB	NH018	1/4"= 1'-0"	EKS	A2

AREA OF FLOOR:	TOTAL DEV. SQFT:	ISSUED TO:	DWG DATE M/D/Y:	ISSUE DATE M/D/Y:	REVISION ISSUE #:
N/A	2140 SQFT	MUNICIPALITY	11/02/26	11/02/26	3



A **PROPOSED SITE PLAN**
SCALE: 1= 100m

NH018 - SITE SPECIFIC NOTES

- ENMAX IS TO BRING A NEW PANEL TO SUITE. GC IS TO SPEAK TO ENMAX PRIOR TO INSTALL.
- CONCRETE PADS SHOWN ARE APPROXIMATE AND WILL BE DETERMINED ON SITE.
- FENCING: THE HOMEOWNER IS TO NOTE THAT ALL EXISTING FENCING REMOVED WILL **NOT** BE REPLACED, REPLENISHED, OR REFURBISHED BY THE GENERAL CONTRACTOR. IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE NEW FENCING. THE GENERAL CONTRACTOR CAN LEND THEIR ASSISTANCE WHEN MAKING THESE ARRANGEMENTS.
- LANDSCAPING: THE HOMEOWNER IS TO NOTE THAT ALL EXISTING LANDSCAPING REMOVED WILL NOT BE REPLACED, REPLENISHED, OR REFURBISHED BY THE GENERAL CONTRACTOR. IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE NEW LANDSCAPING. THE GENERAL CONTRACTOR CAN LEND THEIR ASSISTANCE WHEN MAKING THESE ARRANGEMENTS.
- CONCRETE WALKWAYS AND PATIOS: THE HOMEOWNER IS TO NOTE THAT ALL EXISTING CONCRETE WALKWAYS OR PATIOS REMOVED WILL NOT BE REPLACED, REPLENISHED, OR REFURBISHED BY THE GENERAL CONTRACTOR. IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE NEW CONCRETE WALKWAYS OR PATIO. THE GENERAL CONTRACTOR CAN LEND THEIR ASSISTANCE WHEN MAKING THESE ARRANGEMENTS.

PROPOSED DEVELOPMENT INFORMATION

LEGAL DESCRIPTION

LOT: 14
BLOCK: 15
PLAN: 3323HR
MUNICIPAL ADDRESS: 4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT:	465.05 m²
BUILDING FRONT SETBACK:	5.82m
BUILDING EAST SIDE YARD SETBACK:	1.22m
BUILDING WEST SIDE YARD SETBACK:	1.21m
BUILDING REAR SETBACK:	10.24m
GARAGE REAR SETBACK FROM LANE:	0.61m
GARAGE EAST SIDE YARD SETBACK:	1.22m
GARAGE WEST SIDE YARD SETBACK:	1.21m
GARAGE BUILDING SEPARATION:	3.04m
AVERAGE CONTEXTUAL SETBACK:	8.80m
BUILDING DEPTH:	20.29m
DEPTH OF PARCEL:	30.52m
MAXIMUM BUILDING DEPTH:	66.50%
PROPOSED AREA OF NEW BUILDING:	149.23m²
AREA OF PROPOSED GARAGE:	83.89m²
PROPOSED LOT COVERAGE:	49.99%
PROPOSED AREA OF AMENITY SPACE:	15.54m²
PROPOSED BUILDING HEIGHT:	10.14m
TOP OF MAIN SUBFLOOR:	1109.50m
BOTTOM OF JOIST ELEV.:	1109.13m
TOP OF UPPER FLOOR:	1112.94m
TOP OF THIRD FLOOR:	1116.08m
ROOF PEAK:	1119.63m
TOP OF SUNKEN PATIO:	1107.27m
TOP OF BASEMENT SLAB:	1106.36m
TOP OF WALKWAY:	1106.28m
LOWEST TOP OF FOOTING:	1106.21m
PROPOSED AREA OF CONCRETE DRIVEWAY APRON:	4.03m²

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.
- ELECTRICAL MAST RELOCATION IS TO BE DETERMINED ON SITE DUE TO EXISTING SITE CONDITIONS. IN THE EVENT THE ELECTRICAL MAST TO THE MAIN DWELLING CANNOT BE RE-ATTACHED TO THE MAIN DWELLING, THE GC IS TO TRENCH THE CABLE UNDERGROUND.
- 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.
- PRIOR TO BACKFILL INSTALLATION, GC IS TO VERIFY THAT INSULATION IS ADDED TO THE FOUNDATION WALLS AS PER THE FOUNDATION PLAN.
- GC IS TO VERIFY EXISTING SITE CONDITIONS FOR CONCRETE PARKING PADS AND / OR WALKWAYS.
- ELECTRICAL METER AND PANEL LOCATIONS TO BE DETERMINED ON SITE. GC IS TO CONFIRM WITH ENMAX IF THERE IS SUFFICIENT SPACE WITHIN SIDE YARD FOR THE METER. HOMEOWNERS, ARE TO BE NOTIFIED IF METER IS TO PLACED ON THE FRONT ELEVATION FACING THE STREET OR LANE.

PROPOSED SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- PROPOSED FENCE LINE
- EXISTING FENCE LINE
- PROPOSED ROOF OVERHANG
- EXISTING ROOF OVERHANG
- PROPOSED O/H POWER-LINES
- EX. OVERHEAD POWER-LINES
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROP. BURIED ELECTRICAL LINE
- EXISTING ELECTRICAL CABLE
- PROPOSED SANITARY LINE
- EXIST. SANITARY LINE
- PROPOSED STORM LINE
- EXIST. STORM LINE
- WIN — PROP. FOUNDATION WINDOW
- DR — MAN DOOR WITH FOUNDATION
- 08.83 — PROP. GEODEC ELEVATION
- 1164.44 — EX. GEODEC ELEVATION
- 2.5% — PROPOSED SLOPE
- 2.83 — PROP. DIMENSIONS
- POURED CONCRETE
- AREA OF STRUCTURE ABOVE
- WOODEN DECK
- AREA OF PROP. BUILDING
- AREA OF MAIN FLOOR PROJECTION
- AREA OF BALCONY ABOVE
- AREA OF NEW UR/W
- PRESSURE TREATED WOOD CURB AND/OR RETAINING WALL
- PRESSURE TREATED PRIVACY SCREEN - SEE ELEVATIONS FOR CONFIRMATION

GENERAL LANDSCAPING BYLAW INFORMATION

THE CITY OF CALGARY LANDUSE BYLAW:

542 SENTENCE (5) - AMENITY SPACE PROVIDED OUTDOORS AT GRADE MUST BE INCLUDED UN THE CALCULATION OF A LANDSCAPED AREA.
SENTENCE (6) - ANY PART OF THE PARCEL USED FOR MOTOR VEHICLE ACCESS, MOTOR VEHICLE PARKING STALLS, LOADING STALLS AND GARBAGE OR RECYCLING FACILITIES MUST NOT BE INCLUDED IN THE CALCULATION OF A LANDSCAPED AREA.
SENTENCE (7) - A MINIMUM OF 30 PER CENT OF THE LANDSCAPED AREA MUST BE IRRIGATED WITH SOFT SURFACED LANDSCAPING.
SENTENCE (8) - ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.

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.

PROPOSED LANDSCAPING LEGEND

- GRASS - KENTUCKY BLUE GRASS: SEED AND SOD APPLIED WHERE REQUIRED.
- GRAVEL - GC TO PICK STANDARD DRAINAGE ROCK TO BE APPLIED WHERE SPECIFIED.
- CONCRETE - BROOM FINISH CONCRETE POURED WALKWAY TO REAR AREAS. EXPOSED AGGREGATE TO FRONT WALKS TO MAIN DWELLING DOOR
- RED MULCH - RED WOODCHIPS ARE MADE FORM CLEAN CRUSHED WOOD. GC IS TO APPLY 3" OF MULCH TO DESIGNATED AREAS.
- NEW CONCRETE PAVER STONES - COLORED PAVER STONE BLOCKS. 4' x 3' SQUARE BLOCKS
- DR — NEW CEDAR FENCE GATE - 1.8M HEIGHT, 4X6 CEDAR POSTS - SEE DETAIL
- SHRUB - JAPONICA SPIREA 'NEON FLASH' SHRUB, COMPLETE WITH WITH FLOWERS
  3 FEET - FULL BLUM HEIGHT
  4 FEET - FULL BLUM CANOPY
- NEW QUAKING ASPEN TREES
  9.0m HEIGHT
  9m CANOPY DIA.
  0.46m TRUNK DIA.
- JAPANESE PRINCESS KAY PLUM
  3.96 MAX GROWTH HEIGHT
  1.83m CANOPY DIA.
  0.46m TRUNK DIA.
- IRRIGATION SYSTEM, APPROXIMATELY SPRINKLER HEAD LOCATION

PROPOSED LANDSCAPING DEVELOPMENT INFORMATION

LEGAL DESCRIPTION

LOT: 14
BLOCK: 15
PLAN: 3094jk
MUNICIPAL ADDRESS: 4619 VIRGINIA DRIVE NW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT:	465.05m²
FRONT YARD:	
SOFT LANDSCAPING - KENTUCKY BLUE GRASS:	36.01m
SOFT LANDSCAPING - RED WOODCHIPS:	9.68m
HARD LANDSCAPING - POURED CONCRETE:	24.67m
HARD LANDSCAPING - GRAVEL DRAINAGE ROCK:	1.43m
RIGHT SIDE YARD:	
HARD LANDSCAPING - POURED CONCRETE:	19.37m
LEFT SIDE YARD:	
HARD LANDSCAPING - POURED CONCRETE:	18.67m
REAR YARD:	
SOFT LANDSCAPING - RED WOODCHIPS:	20.85m

NUMBER OF TREES

NEW QUAKING ASPEN TREES:	2
NEW JAPANESE PRINCES KAY PLUM:	4

NUMBER OF SHRUBS

JAPONICA SPIREA 'NEON FLASH' SHRUB:	4

email: info@anomalydraftinganddesign.com
phone: 403 971 9275

ANOMALY DRAFTING AND DESIGN

PROJECT TYPE: SEMI-DETACHED DWELLING		PROJECT ADDRESS: 4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, AB	PROJECT NO: NH018	SCALE: 1/4"= 1'-0"	DRAFTER: EKS
AREA OF FLOOR: N/A	TOTAL DEV. SQFT: 2140 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 11/02/26	ISSUE DATE M/D/Y: 11/02/26	REVISION ISSUE #: 3

PROJECT STATUS: **PREPARED FOR DEVELOPMENT PERMIT**

SHEET TITLE: **PROPOSED SITE LAYOUT**

SHEET NO.: **A3**

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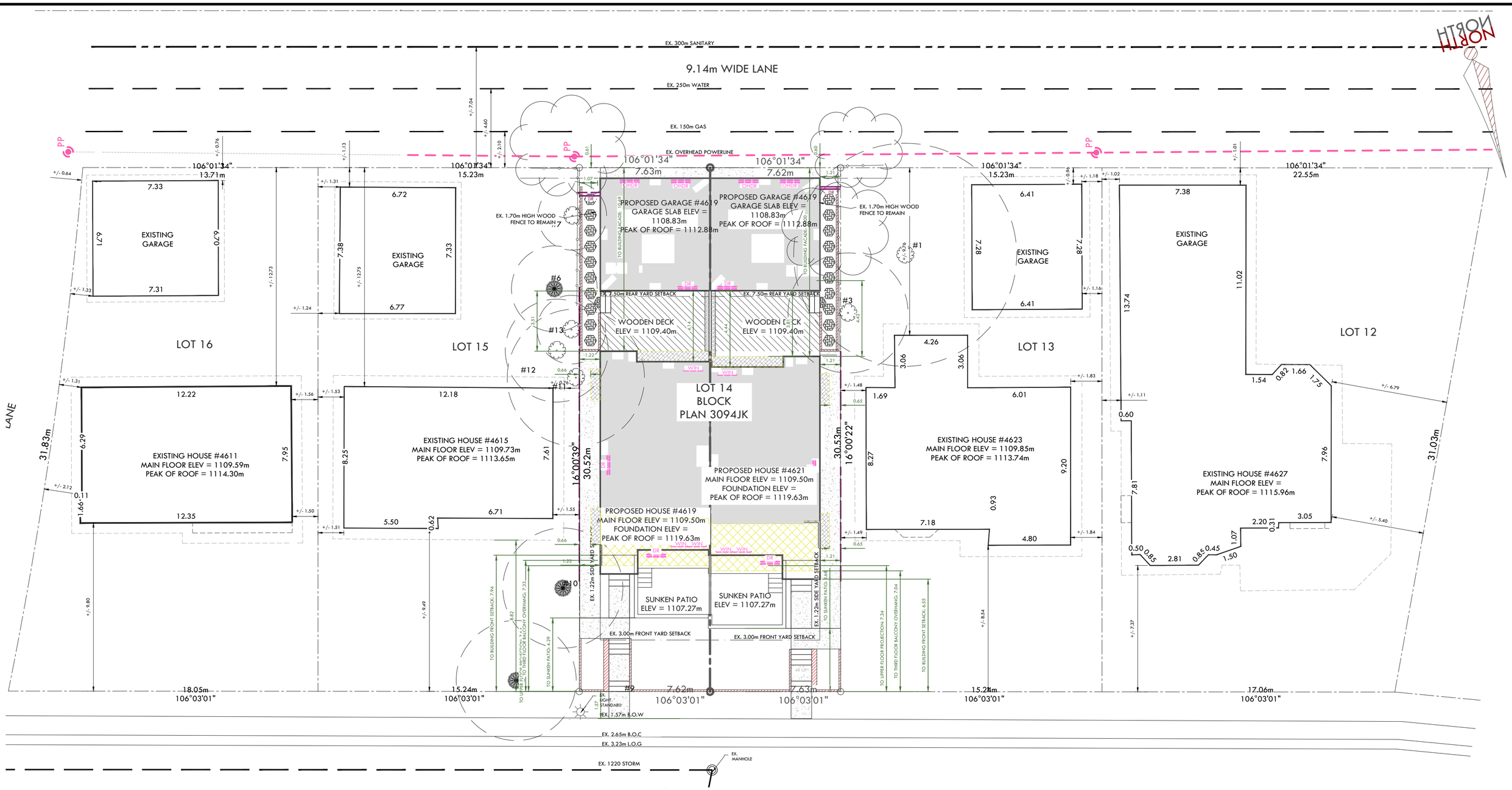
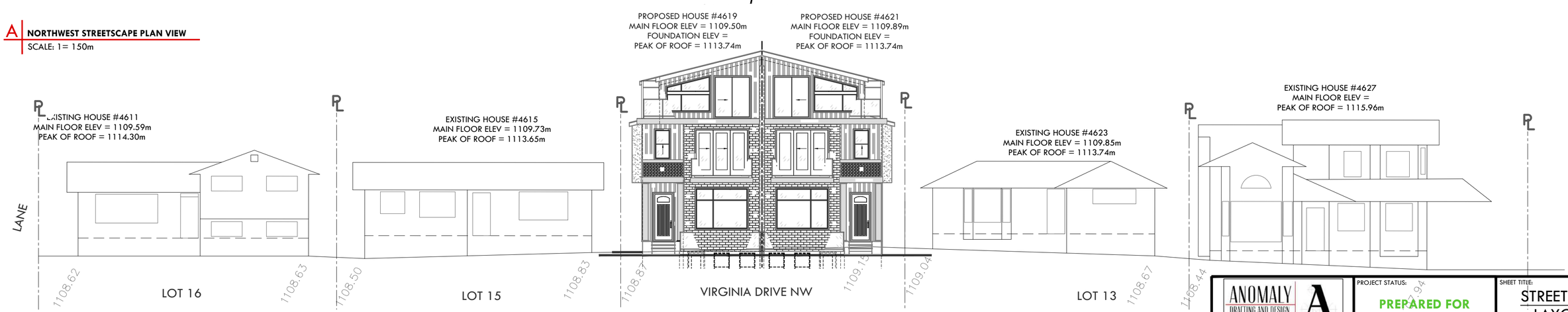


A NORTHWEST STREETSCAPE PLAN VIEW

SCALE: 1= 150m



A NORTHWEST STREETSCAPE ELEVATION VIEW

SCALE: 1= 150m

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ANOMALY DRAFTING AND DESIGN
email: info@anomalydraftinganddesign.com
phone: 403 971 9275

PROJECT TYPE: SEMI-DETACHED DWELLING	PROJECT ADDRESS: 4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, AB	PROJECT NO: NH018	SCALE: 1/4"= 1'-0"	DRAFTER: EKS	SHEET NO.: A4
AREA OF FLOOR: N/A / TOTAL DEV. SQFT: 2140 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 11/02/26	ISSUE DATE M/D/Y: 11/02/26	REVISION ISSUE #: 3	

PROJECT STATUS: PREPARED FOR DEVELOPMENT PERMIT

SHEET TITLE: STREETSCAPE LAYOUTS

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

All windows are to be dual pane, clear glass, and no coatings

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.

GARAGE 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.
- ALL WINDOWS ON MAIN FLOOR ARE TO BE FRAMED AT 96" ABOVE SUB-FLOOR OR NOTED OTHERWISE.
- ALL DOORS ON MAIN FLOOR TO BE FRAMED AT 96" ABOVE SUB-FLOOR OR NOTED OTHERWISE.
- ALL VENTING LOCATIONS SHOWN ARE APPROXIMATE AND TO BE DETERMINED ON SITE AS PER A.B.C. 2023 STANDARDS.
- DROPS IN CEILING LOCATIONS ARE APPROXIMATE AND THEREFORE, WILL BE DETERMINED ON SITE.
- MECHANICAL DUCTING AND VENTING LOCATIONS ARE APPROXIMATE AND THEREFORE, TO BE DETERMINED ON SITE. ALL MECHANICAL VENTING IS TO BE SUPPLIED AND INSTALLED BY SUPPLIER. HEIGHT OF RAILING ON RISERS IS TO BE 38" ABOVE TOP OF TREAD.
- SEE STRUCTURAL DRAWINGS TO VERIFY BEAM LOCATIONS, AND SIZES.

EXTERIOR WALL IDENTITIES

WALLS ABOVE GRADE

W1 RSI VALUE 2.99:

- STUCCO (EXTERIOR FINISH - SEE ELEVATIONS WHERE APPLICABLE)
- 19MM OR 3/4" THICK SCRATCH COAT
- METAL WIRE LATH
- 2 LAYERS OF BUILDING PAPER (MOISTURE BARRIER)
- 1/2" PKBOARD OSB PLYWOOD SHEATHING
- R22 BATT INSULATION
- 2X6 WOOD FRAMING @ 24" O/C
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 1/2" GYPSUM BOARD

W2 RSI VALUE 3.04:

- CONCRETE BOARD SIDING: JAMES HARDIE PLANK
- 1 LAYER OF BUILDING PAPER (MOISTURE BARRIER)
- 1/2" PKBOARD OSB PLYWOOD SHEATHING
- R22 BATT INSULATION
- 2X6 WOOD FRAMING @ 24" O/C
- 6 MIL POLYETHYLENE (VAPOR BARRIER)
- 1/2" GYPSUM BOARD

EXTERIOR FINISHES LEGEND

STUCCO: ACRYLIC STUCCO

ROOF SHINGLES: ASPHALT WOOD SHINGLES. SEE SPEC FOR SHINGLES:

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

CEILINGS BELOW ATTIC:

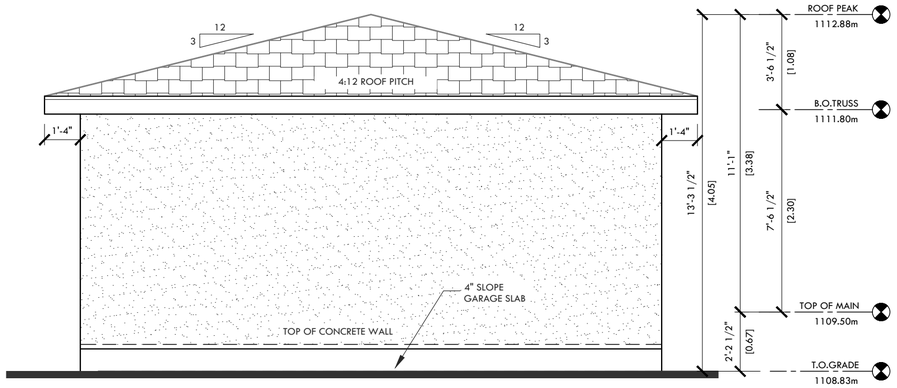
R1 RSI VALUE 8.68:

- ASPHALT SHINGLES
- ROOFING MEMBRANE
- 1/2" PLYWOOD SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O/C (SEE ENGINEERED TRUSS LAYOUTS FOR VAULTED TRUSS LOCATIONS)
- RSI 8.73 BLOWN-IN LOOSE FILL INSULATION
- 6 MIL. POLYETHELENE VAPOR BARRIER
- 1/2" GYPSUM BOARD

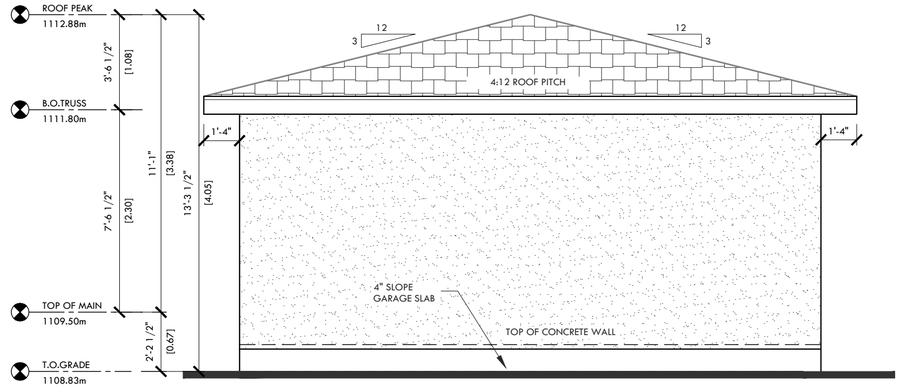
FLOORING IDENTITIES

F1 (FOUNDATION SLAB):

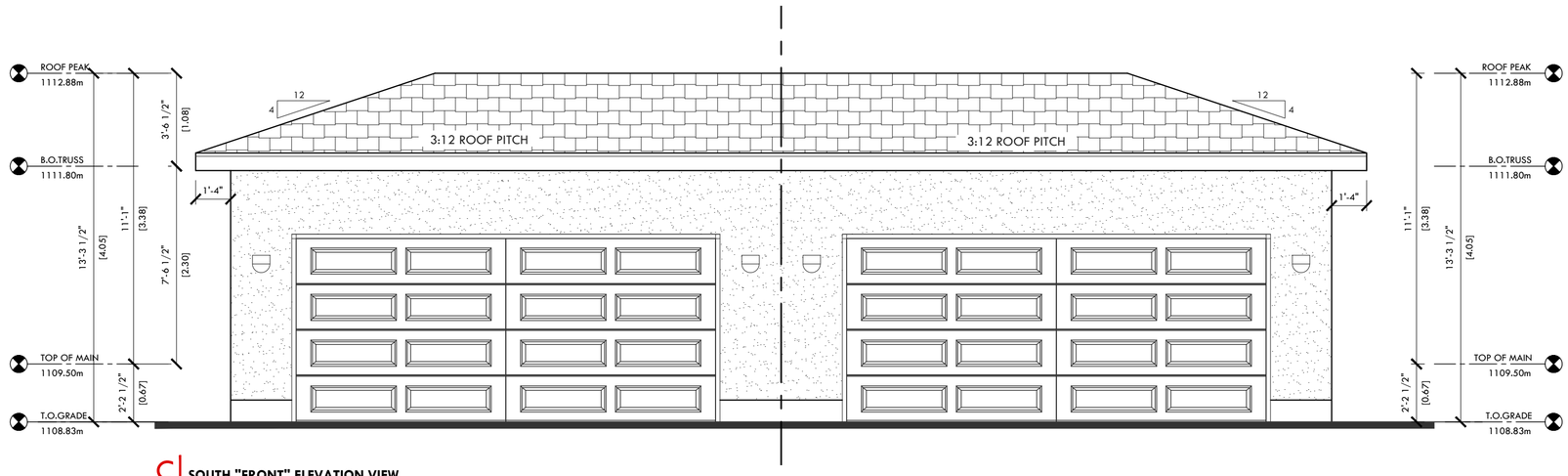
- 4" CONCRETE SLAB
- 6" MIL. POLYETHLENE (VAPOUR BARRIER)
- RIGID INSULATION
- 5" COMPACTED GRAVEL
- COMPACTED EARTH



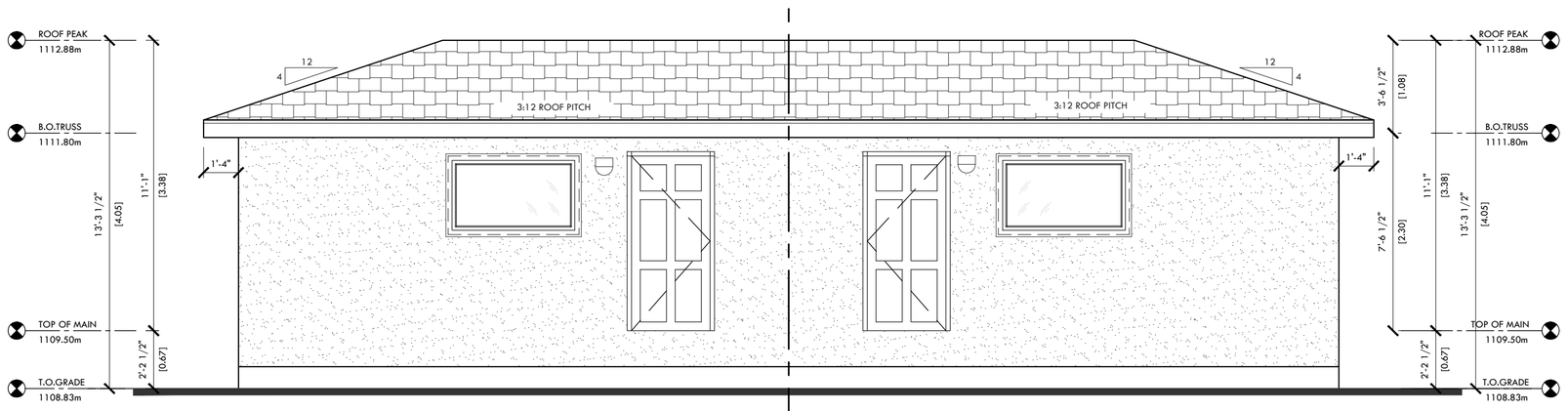
A | SOUTHWEST "LEFT" ELEVATION VIEW



B | SOUTHEAST "RIGHT" ELEVATION VIEW



C | SOUTH "FRONT" ELEVATION VIEW



D | NORTHEAST "REAR" ELEVATION VIEW

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:
- 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.

REVISIONS

REVISION# 1 2026 - 11 - 02:

▲ 1 - Garage foundation stripfooting to be replaced with thickened edge slab. See foundation layout and cross section for clarification.

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email: info@anomalydraftinganddesign.com
phone: 403 971 9275

ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: PREPARED FOR DEVELOPMENT PERMIT

SHEET TITLE: ELEVATIONS AND GENERAL NOTES

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
DETACHED GARAGE LAYOUTS	4619 AND 4621 VIRGINIA DRIVE NW, CALGARY, AB	NH018	1/4"= 1'-0"	EKS	A1
AREA OF FLOOR: / TOTAL DEV. SQFT: 2438 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 11/02/26	ISSUE DATE M/D/Y: 11/02/26	REVISION ISSUE #: 1	