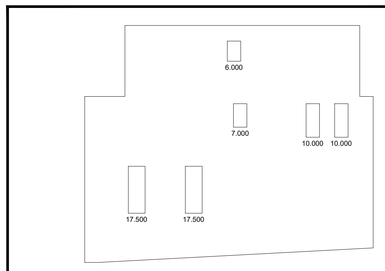
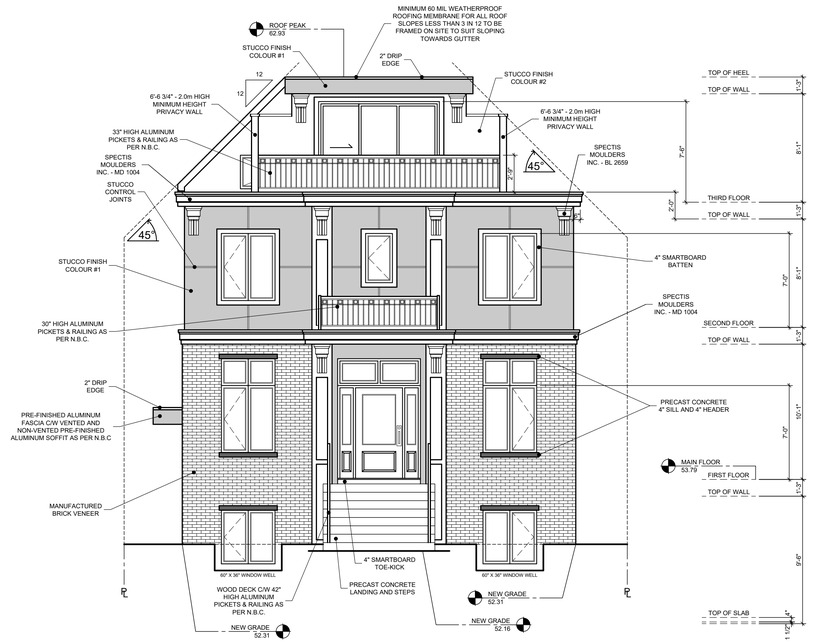
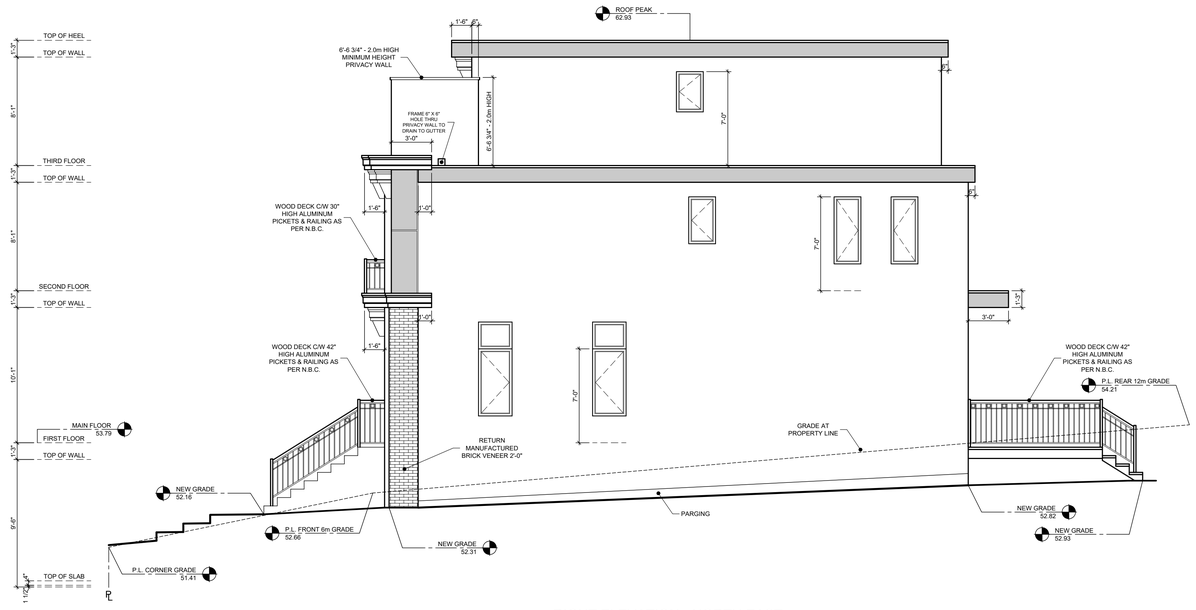


UNPROTECTED OPENINGS

UNPROTECTED OPENINGS	
WALL AREA :	1390.294 SQ.FT.
GLAZING AREA ALLOWED (7%) :	97.321 SQ.FT.
CURRENT GLAZING AREA :	68.000 SQ.FT.



FRONT ELEVATION - SOUTH EAST



RIGHT ELEVATION - NORTH EAST

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS	
ROOF	ASPHALT - BLACK
WALLS	STUCCO 1 - GUN METAL GREY STUCCO 2 - LIGHT GREY
ALUMINUM	
FASCIA	ALUMINUM - BLACK
SOFFIT - MAIN	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK
MANUFACTURED BRICK VENEER	RED
FRONT DOOR	METAL CLAD - BLACK
GARAGE DOOR	METAL CLAD - BLACK
WINDOWS	METAL CLAD - BLACK

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CLIENT

CUSTOM SINGLE FAMILY

MUNICIPAL ADDRESS
2019 SPILLER ROAD S.E.

LEGAL DESCRIPTION
ALL OF 18 & LOT S.W. 1/2 OF 17; BLOCK 2; PLAN 6260 AM

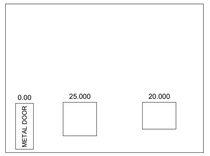
DATE JUNE 8, 2026

SQUARE FOOTAGE	
FIRST FLOOR	1238
SECOND FLOOR	1247
THIRD FLOOR	515
TOTAL	3000
SECONDARY SUITE	1082
GARAGE	708
BACKYARD SUITE	562

JOB 26-010

SCALE 3/16" = 1'-0"
FOR SCALE PRINT ON 24x36 PAPER

SHEET 1 OF 1 6

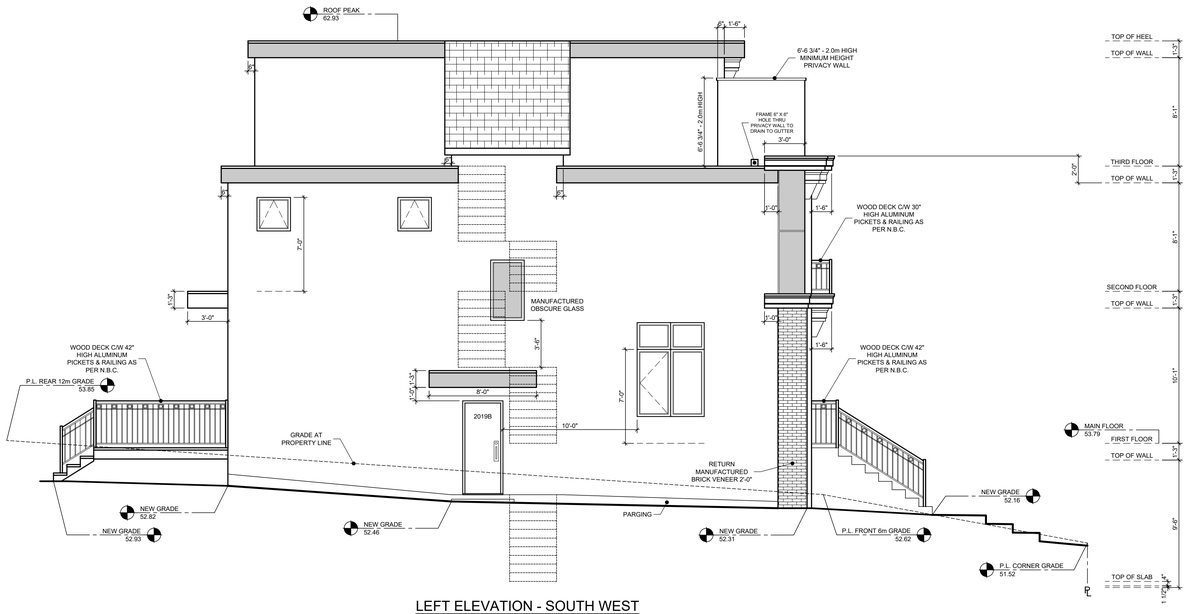


UNPROTECTED OPENINGS - BACKYARD SUITE

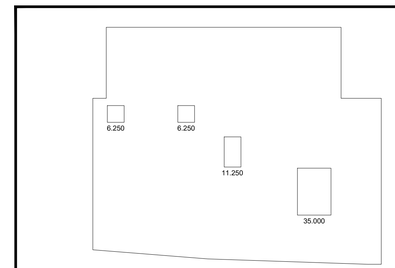
PROJECTED IMAGINARY PROPERTY LINE AT 1.20m

UNPROTECTED OPENINGS

WALL AREA :	653.917 SQ.FT.
GLAZING AREA ALLOWED (7.0%) :	45.774 SQ.FT.
CURRENT GLAZING AREA :	45.000 SQ.FT.



LEFT ELEVATION - SOUTH WEST



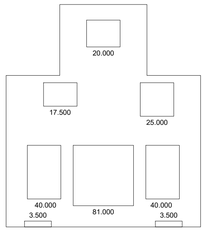
UNPROTECTED OPENINGS

UNPROTECTED OPENINGS

WALL AREA :	1399.563 SQ.FT.
GLAZING AREA ALLOWED (7%) :	97.969 SQ.FT.
CURRENT GLAZING AREA :	58.750 SQ.FT.

UNPROTECTED OPENINGS
OPEN TO BELOW AREA

TOTAL GLAZING ALLOWED :	97.969 SQ.FT.
GLAZING AREA ALLOWED (50%) :	48.985 SQ.FT.
CURRENT GLAZING AREA :	11.200 SQ.FT.

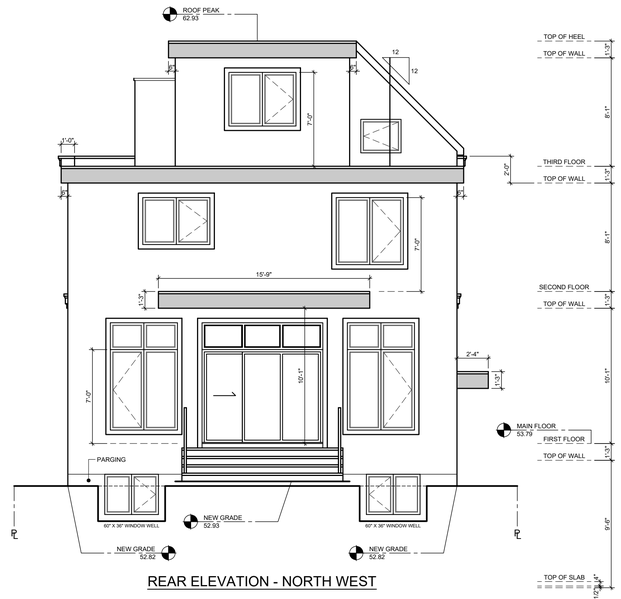


UNPROTECTED OPENINGS

PROJECTED IMAGINARY PROPERTY LINE AT 7.00m
LIMITING DISTANCE IS BETWEEN 6.0m AND 8.0m AND
EXPOSING BUILDING FACE IS BETWEEN 50m² AND
100m² THUS THE INTERPOLATED AMOUNT
ALLOWABLE IS 51.8% OF EXPOSING BUILDING FACE

UNPROTECTED OPENINGS

WALL AREA (60.8m²) :	792.500 SQ.FT.
GLAZING AREA ALLOWED (51.8%) :	410.515 SQ.FT.
CURRENT GLAZING AREA :	230.500 SQ.FT.



REAR ELEVATION - NORTH WEST

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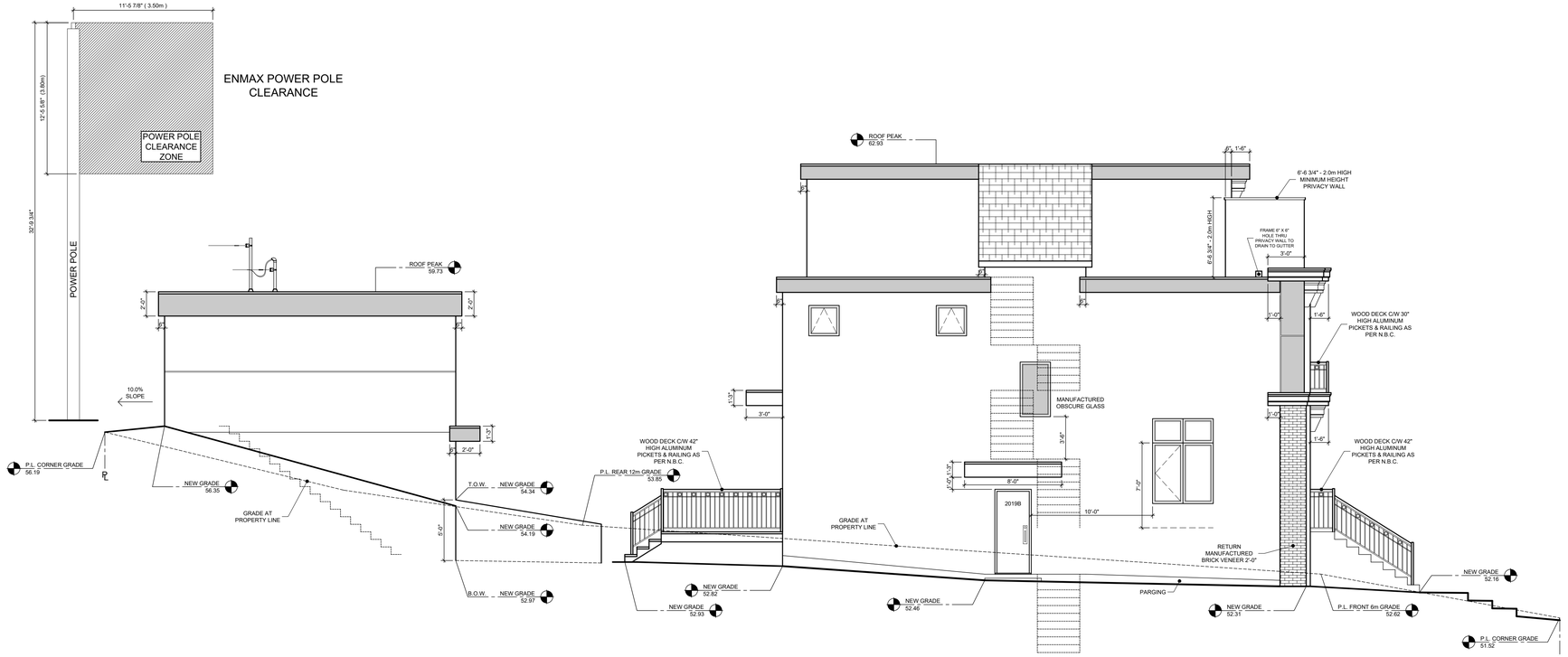
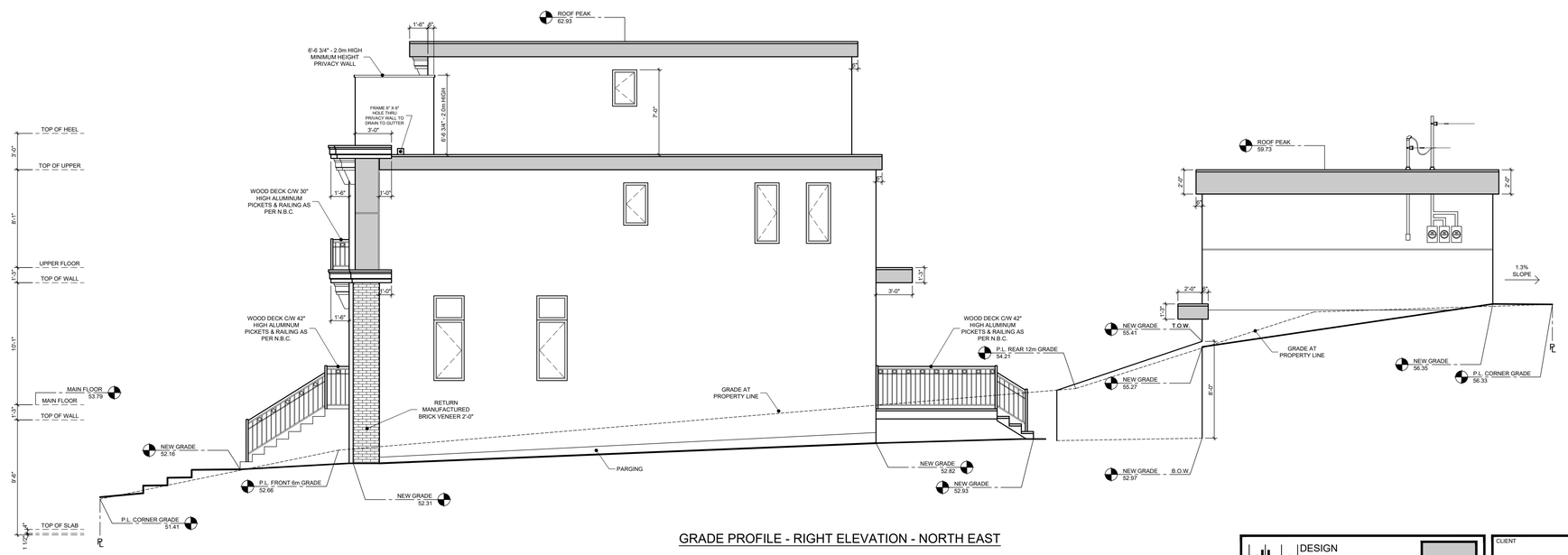
JOB 26-010

SCALE 3/16" = 1'-0"
FOR SCALE PRINT ON 24x36 PAPER

SHEET 2 OF 6



GRADE PROFILE - LEFT ELEVATION - SOUTH WEST



GRADE PROFILE - RIGHT ELEVATION - NORTH EAST

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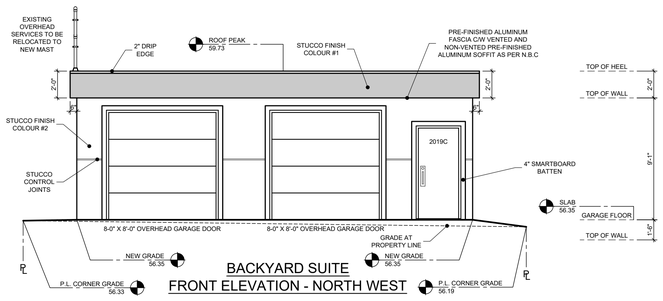
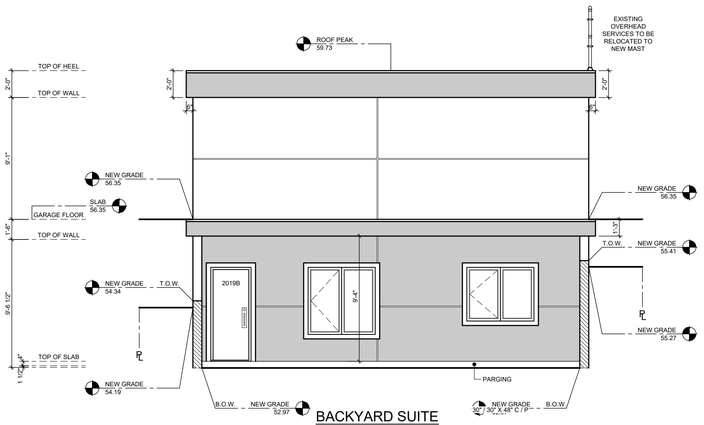
SHEET 3 OF 6

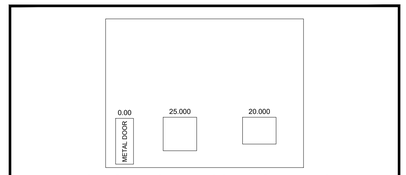


BACKYARD SUITE
FRONT ELEVATION - NORTH WEST

[redacted]



BACKYARD SUITE
REAR ELEVATION - SOUTH EAST



UNPROTECTED OPENINGS - BACKYARD SUITE

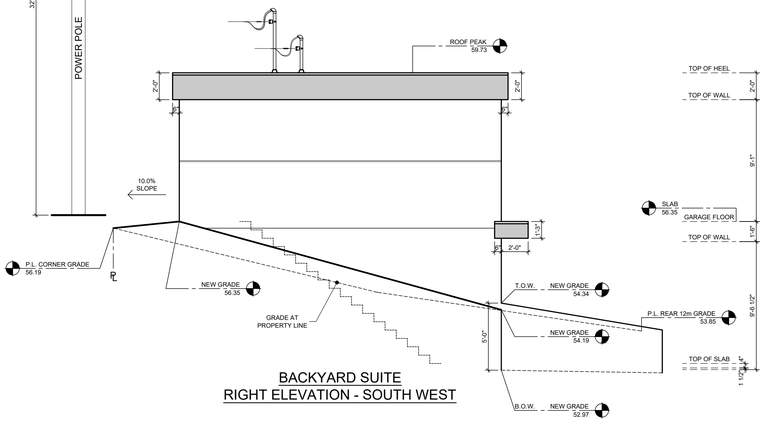
PROJECTED IMAGINARY PROPERTY LINE AT 1.20m

UNPROTECTED OPENINGS

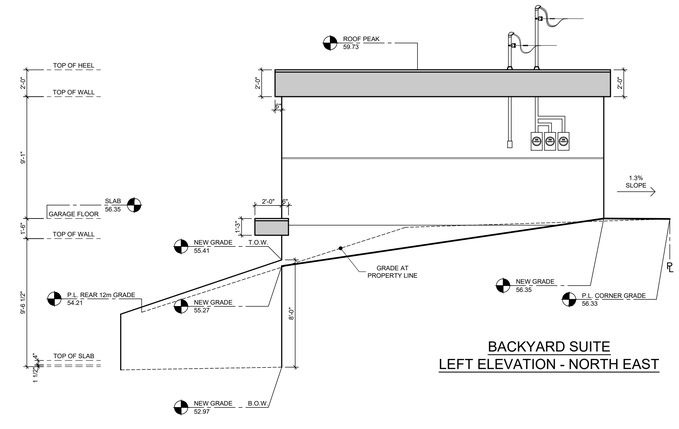
WALL AREA :	653.917 SQ.FT.
GLAZING AREA ALLOWED (7.0%) :	45.774 SQ.FT.
CURRENT GLAZING AREA :	45.000 SQ.FT.

[redacted]

ENMAX POWER POLE
CLEARANCE



BACKYARD SUITE
RIGHT ELEVATION - SOUTH WEST



BACKYARD SUITE
LEFT ELEVATION - NORTH EAST

EXTERIOR COLOURS - TYPICAL ON ALL ELEVATIONS	
ROOF	ASPHALT - BLACK
WALLS	STUCCO 1 - GUN METAL GREY
	STUCCO 2 - LIGHT GREY
ALUMINUM	
FASCIA	ALUMINUM - BLACK
SOFFIT - MAIN	ALUMINUM - BLACK
RAINWARE	ALUMINUM - BLACK
MANUFACTURED BRICK VENEER	RED
FRONT DOOR	METAL CLAD - BLACK
GARAGE DOOR	METAL CLAD - BLACK
WINDOWS	METAL CLAD - BLACK

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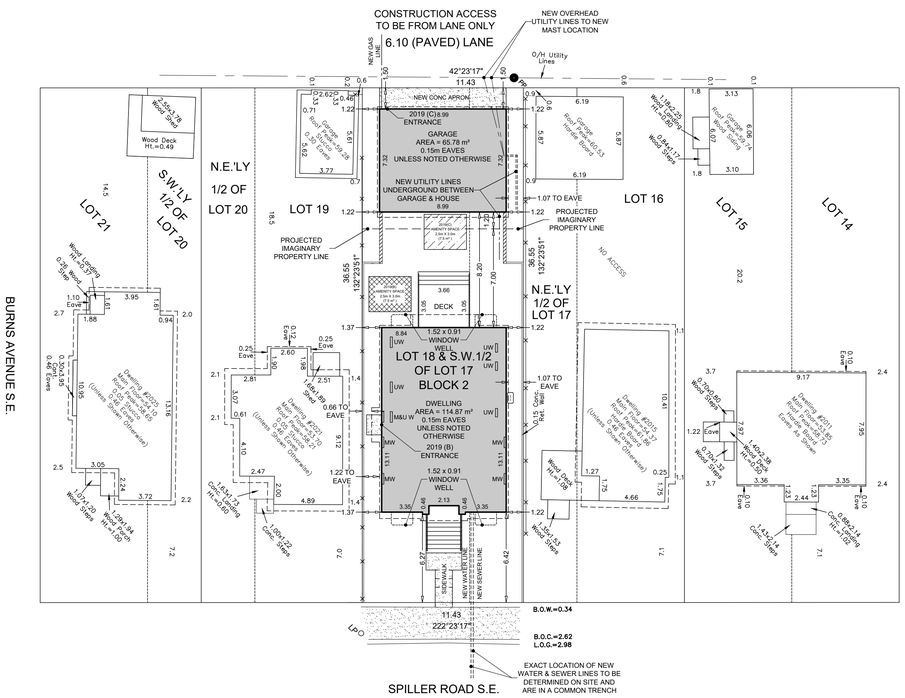
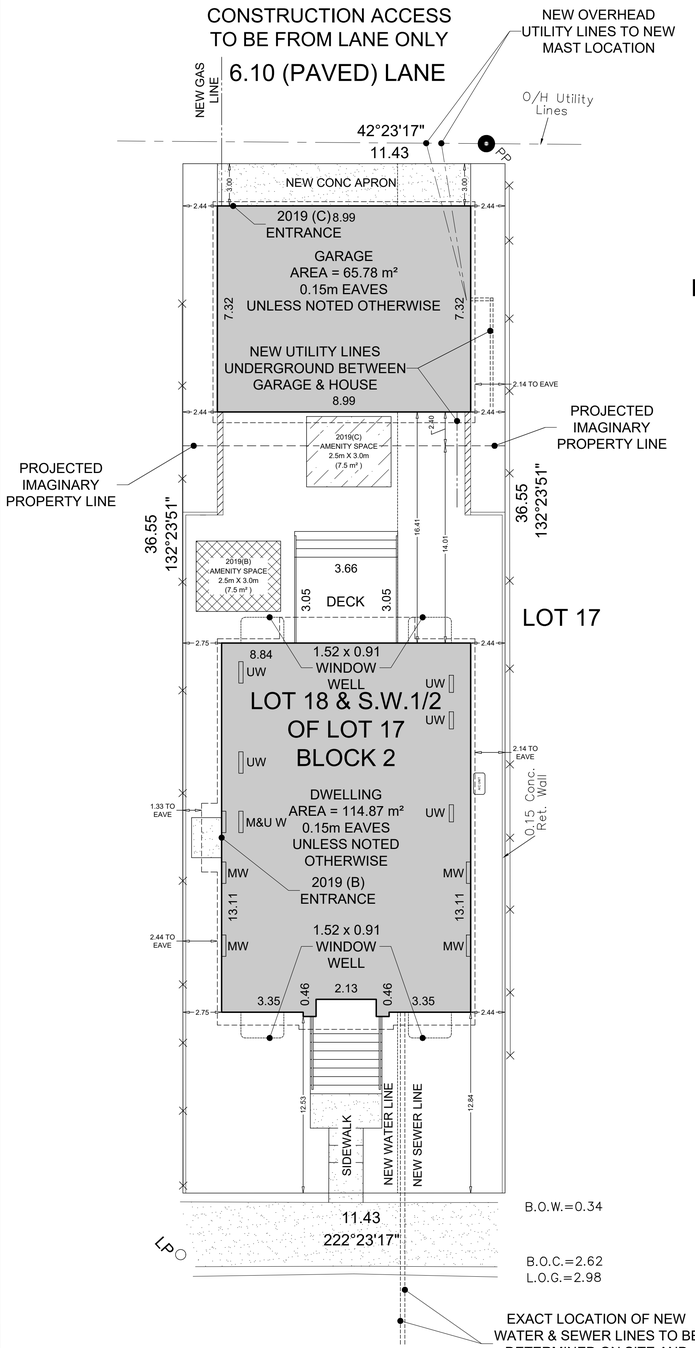
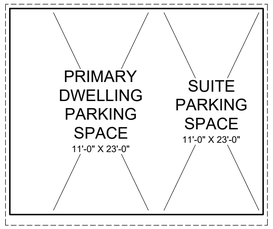
JOB 26-010
SCALE 3/16" = 1'-0"
FOR SCALE PRINT ON 24x36 PAPER
SHEET 6 OF 6

NEW BLOCK PLAN

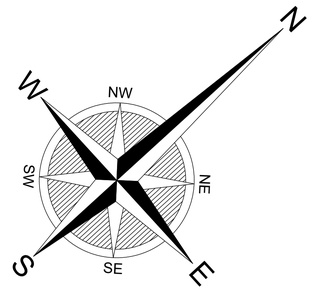
PRIMARY AND SUITE PARKING LAYOUT


CONSTRUCTION ACCESS TO BE FROM LANE ONLY
6.10 (PAVED) LANE
NEW OVERHEAD UTILITY LINES TO NEW MAST LOCATION
O/H Utility Lines
NEW GAS LINE
42°23'17"
11.43
NEW CONC APRON
2019 (C)18.99
ENTRANCE
GARAGE AREA = 65.78 m²
0.15m EAVES UNLESS NOTED OTHERWISE
NEW UTILITY LINES UNDERGROUND BETWEEN GARAGE & HOUSE
8.99
1.07 TO EAVE
PROJECTED IMAGINARY PROPERTY LINE
Garage Roof Peak=60.53
Roof Surface Boxed
Wood Deck HT.=0.49
Wood Deck HT.=0.49
Wood Deck HT.=0.49



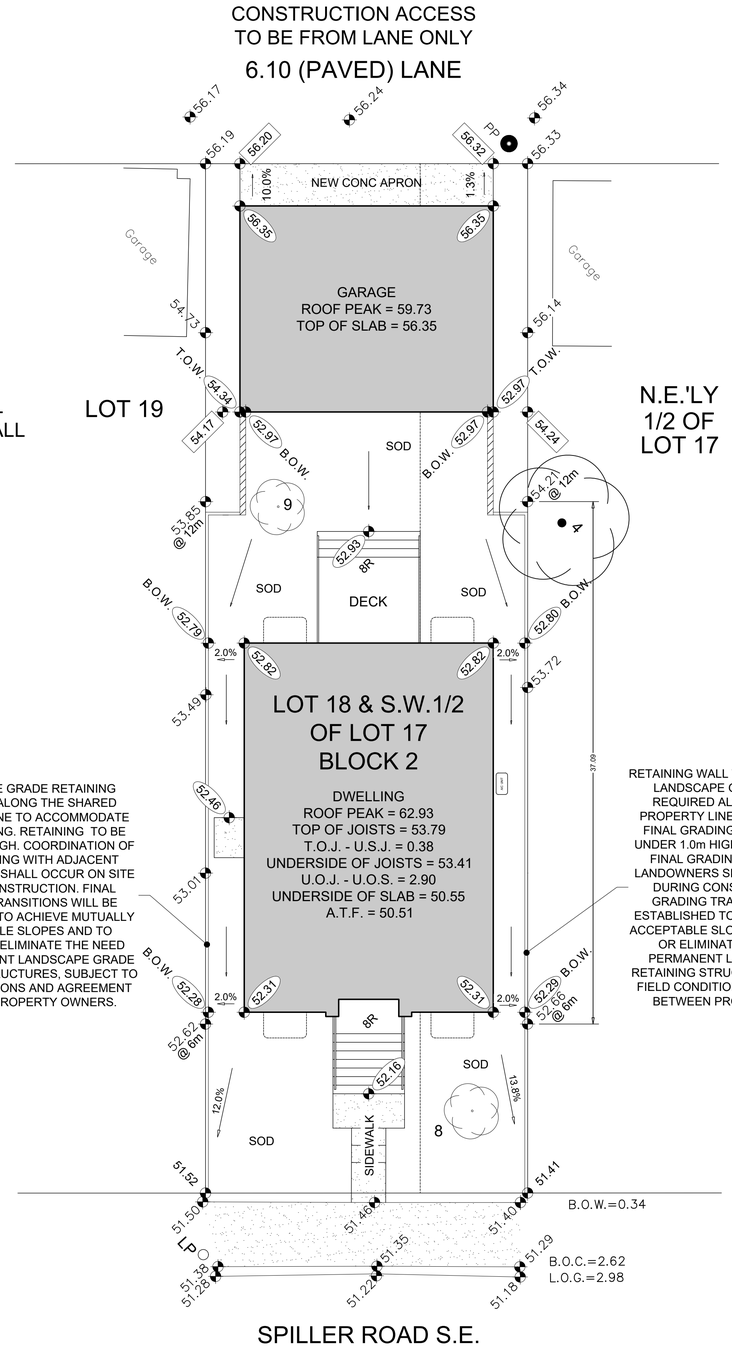


PRIMARY AND SUITE PARKING LAYOUT



*** NOTE ***
T.O.W. = TOP OF RETAINING WALL
B.O.W. = BOTTOM OF RETAINING WALL

LANDSCAPE GRADE RETAINING REQUIRED ALONG THE SHARED PROPERTY LINE TO ACCOMMODATE FINAL GRADING. RETAINING TO BE UNDER 1.0m HIGH. COORDINATION OF FINAL GRADING WITH ADJACENT LANDOWNERS SHALL OCCUR ON SITE DURING CONSTRUCTION. FINAL GRADING TRANSITIONS WILL BE ESTABLISHED TO ACHIEVE MUTUALLY ACCEPTABLE SLOPES AND TO MINIMIZE OR ELIMINATE THE NEED FOR PERMANENT LANDSCAPE GRADE RETAINING STRUCTURES, SUBJECT TO FIELD CONDITIONS AND AGREEMENT BETWEEN PROPERTY OWNERS.



RETAINING WALL TO BE REPLACED AND LANDSCAPE GRADE RETAINING REQUIRED ALONG THE SHARED PROPERTY LINE TO ACCOMMODATE FINAL GRADING. RETAINING TO BE UNDER 1.0m HIGH. COORDINATION OF FINAL GRADING WITH ADJACENT LANDOWNERS SHALL OCCUR ON SITE DURING CONSTRUCTION. FINAL GRADING TRANSITIONS WILL BE ESTABLISHED TO ACHIEVE MUTUALLY ACCEPTABLE SLOPES AND TO MINIMIZE OR ELIMINATE THE NEED FOR PERMANENT LANDSCAPE GRADE RETAINING STRUCTURES, SUBJECT TO FIELD CONDITIONS AND AGREEMENT BETWEEN PROPERTY OWNERS.

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DRAWING

SITE PLAN

SURVEYOR
Jones Geomatics Ltd.
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. K11039-26

SURVEYOR LEGEND

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	
B.O.C.	DENOTES BACK OF CURB.	
B.O.W.	DENOTES BACK OF WALK.	
CB	DENOTES CATCH BASIN.	DATE: MARCH 2, 2026
CC	DENOTES CURB CUT	
Ck.M.	DENOTES CHECK MEASURED.	DATE OF SURVEY: FEBRUARY 25, 2026
C/L	DENOTES CENTRE LINE.	
Ha	DENOTES HECTARES.	SURVEYOR'S INTIALS: SG/MH/WD
L.O.G.	DENOTES LIP OF GUTTER	
LP	DENOTES LAMP POLE	
m	DENOTES METRES.	
M.	DENOTES MERIDIAN.	
Mkd.	DENOTES MARKED.	
PA	DENOTES POLE ANCHOR.	
Pl.	DENOTES PLACED.	
P/L	DENOTES PROPERTY LINE.	
Rad.	DENOTES RADIAL	
Rge.	DENOTES RANGE.	
R/W.	DENOTES RIGHT-OF-WAY.	
SEC	DENOTES SECTION.	
SP	DENOTES SIGN POST.	
Twp.	DENOTES TOWNSHIP.	

TEST HOLE SHOWN THUS: TH
WATER VALVE SHOWN THUS: W
POWER POLE SHOWN THUS: PP
MANHOLE SHOWN THUS: MH
GAS VALVE SHOWN THUS: G
FIRE HYDRANT SHOWN THUS: FH
CONIFEROUS TREE SHOWN THUS:
DECIDUOUS TREE SHOWN THUS:
BURIED ELECTRICAL LINE SHOWN THUS:
FENCE IS SHOWN THUS:
GASLINE IS SHOWN THUS:
OVERHEAD UTILITIES SHOWN THUS:

NOTES:
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM A.S.C.M. #210740
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 201 040 379
TITLE SEARCH DATED FEBRUARY 13, 2026

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
-NO INSTRUMENTS:
ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

WINDOWS SHOWN THUS:	
DOORS SHOWN THUS:	DR
OVERHEAD GARAGE DOOR SHOWN THUS:	OHGD
MAIN FLOOR WINDOWS SHOWN THUS:	MW
UPPER FLOOR WINDOWS SHOWN THUS:	UW
BASEMENT WINDOWS SHOWN THUS:	BW

GEODETIC ELEVATIONS ARE SHOWN THUS:
EXISTING ELEVATIONS: + 45.88 = 1045.88 METERS
PROPOSED ELEVATIONS: 45.88 = 1045.88 METERS
INTERPOLATED ELEVATIONS: 45.88 = 1045.88 METERS

ALL UNDERGROUND UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION

0 1 2 3 4 5 10m
SCALE - 1 : 100 FOR SCALE PRINT ON 24x36 PAPER

CLIENT

CUSTOM SINGLE FAMILY

MUNICIPAL ADDRESS
2019 SPILLER ROAD S.E.

LEGAL DESCRIPTION
ALL OF 18 & LOT S.W. 1/2 OF 17; BLOCK 2; PLAN 6260 AM
WITHIN THE
N.W.1/4 SEC.11, TWP.24, RGE.1, W.5thM.

COMMUNITY
WEST HILLHURST

LAND USE DESIGNATION
R-CG
RESIDENTIAL - GRADE ORIENTED INFILL

LOT COVERAGE CALCULATION

LOT AREA	417.856 m²
MAXIMUM 45% COVERAGE	188.035 m²
HOUSE AND GARAGE	180.650 m²
TOTAL COVERAGE	43.232 %

LOT AREA PROVIDED BY THE REGISTERED ALBERTA LAND SURVEYOR. HOUSE AND GARAGE AREA INCLUDES ALL DECK AND PORCH AREAS COVERED BY A ROOF.

SQUARE FOOTAGE

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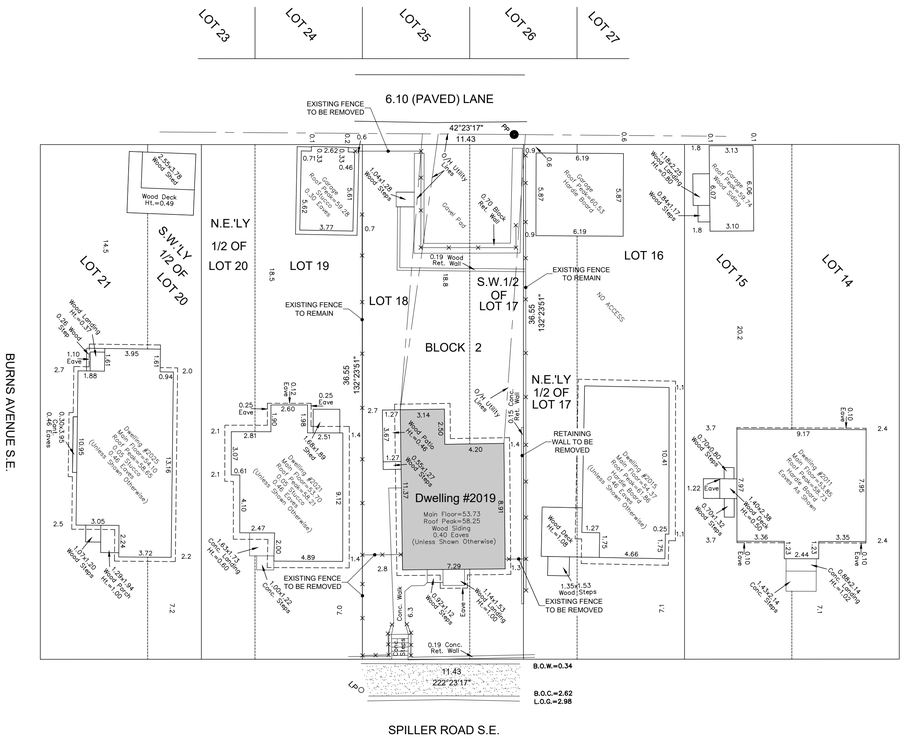
GARAGE	708
BACKYARD SUITE	562

DATE
JUNE 8, 2026

JOB
26-010
PERMIT NUMBER
DP2026-02238
SHEET
2 OF 3

EXISTING BLOCK PLAN


LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
6.10 (PAVED) LANE
EXISTING FENCE TO BE REMOVED
42°23'17"
11.43
LOT 21
LOT 20
LOT 19
LOT 18
LOT 16
LOT 15
LOT 14
S.W.'LY 1/2 OF LOT 20
N.E.'LY 1/2 OF LOT 20
S.W.1/2 OF LOT 17
N.E.'LY 1/2 OF LOT 17
BLOCK 2
EXISTING FENCE TO REMAIN
NO ACCESS
RETAINING WALL TO BE REMOVED
Dwelling #2019
Main Floor=53.73
Roof Peak=58.25
Wood Siding
0.40 Eaves
(Unless Shown Otherwise)
Wood Deck HI.=0.49
Garage Roof Peak=60.51
Garage Roof Peak=60.28
Garage Roof Peak=60.33
Dwelling #2021 Main Floor=53.70 Roof Peak=58.21
Dwelling #2025 Main Floor=54.10 Roof Peak=58.65
Dwelling #2011 Main Floor=53.85 Roof Peak=58.73
Dwelling #2015 Main Floor=54.37 Roof Peak=61.86
Gravel Pad
Wood Deck HI.=0.28
Wood Deck HI.=0.20
Wood Deck HI.=0.22
Wood Deck HI.=0.25
Wood Deck HI.=0.30
Wood Deck HI.=0.17
Wood Deck HI.=0.70
Wood Deck HI.=0.32
Wood Deck HI.=0.40
Wood Deck HI.=0.36
Wood Deck HI.=0.38
Wood Deck HI.=0.39
Wood Deck HI.=0.54
Wood Deck HI.=0.53
Wood Deck HI.=0.52
Wood Deck HI.=0.51
Wood Deck HI.=0.50
Wood Deck HI.=0.49
Wood Deck HI.=0.48
Wood Deck HI.=0.47
Wood Deck HI.=0.46
Wood Deck HI.=0.45
Wood Deck HI.=0.44
Wood Deck HI.=0.43
Wood Deck HI.=0.42
Wood Deck HI.=0.41
Wood Deck HI.=0.40
Wood Deck HI.=0.39
Wood Deck HI.=0.38
Wood Deck HI.=0.37
Wood Deck HI.=0.36
Wood Deck HI.=0.35
Wood Deck HI.=0.34
Wood Deck HI.=0.33
Wood Deck HI.=0.32
Wood Deck HI.=0.31
Wood Deck HI.=0.30
Wood Deck HI.=0.29
Wood Deck HI.=0.28
Wood Deck HI.=0.27
Wood Deck HI.=0.26
Wood Deck HI.=0.25
Wood Deck HI.=0.24
Wood Deck HI.=0.23
Wood Deck HI.=0.22
Wood Deck HI.=0.21
Wood Deck HI.=0.20
Wood Deck HI.=0.19
Wood Deck HI.=0.18
Wood Deck HI.=0.17
Wood Deck HI.=0.16
Wood Deck HI.=0.15
Wood Deck HI.=0.14
Wood Deck HI.=0.13
Wood Deck HI.=0.12
Wood Deck HI.=0.11
Wood Deck HI.=0.10
Wood Deck HI.=0.09
Wood Deck HI.=0.08
Wood Deck HI.=0.07
Wood Deck HI.=0.06
Wood Deck HI.=0.05
Wood Deck HI.=0.04
Wood Deck HI.=0.03
Wood Deck HI.=0.02
Wood Deck HI.=0.01
Wood Deck HI.=0.00
Concrete Walk
Gravel Pad
Concrete Steps
Wood Steps
Concrete Slab
Wood Slab
Wood Deck
Concrete Slab
Concrete Steps
Wood Steps
Concrete Steps
Concrete Slab
Concrete Steps
Concrete Steps
Concrete Steps