

PERMIT DRAWINGS
PROPOSED GARAGE
(ISSUED JULY 13, 2026)

116 43 AVENUE NE
CALGARY, AB
LOT 4, BLOCK 16, PLAN 5988GT



BUILDER:



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MAIN FLOOR :
UPPER FLOOR:
TOTAL AREA:
GARAGE :
BSMT DEV. :
CLIENT:

GOOD EARTH BUILDERS

116 43 AVE NE
GARAGE PLANS

No.	Date:	Description:	By:
1.	2026-04-14	GARAGE PLANS	AH
2.	2026-04-22	BUILDING PERMIT DWG.	AH
3.	2026-07-13	SURVEY COORDINATED	AH

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
COVER SHEET

CHECKED BY:	DRAWN BY:
A.K.	A.K.

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

SHEET #:
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NOTES:

GENERAL NOTES

GENERAL

- ALL DRAWINGS ARE PREPARED TO SCALE; HOWEVER, MINOR DISCREPANCIES MAY OCCUR DUE TO REPRODUCTION. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO ELEANOR DESIGNS PRIOR TO PROCEEDING

- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS

FOUNDATIONS

- FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL

- FINAL GRADING MAY DIFFER FROM THAT SHOWN ON DRAWINGS. CONTRACTOR TO CONFIRM GRADES PRIOR TO CONCRETE PLACEMENT

- ALL CONCRETE PADS AND FOOTINGS MUST BE REVIEWED AND CONFIRMED BY A STRUCTURAL ENGINEER TO ENSURE SUITABILITY FOR ACTUAL SITE CONDITIONS

FRAMING

- ALL FRAMING MATERIALS TO BE SPF #2 OR BETTER, OR AS SPECIFIED IN THE DESIGN DOCUMENTS

- FRAMING DIMENSIONS ARE MEASURED FROM THE EXTERIOR SHEATHING FACE TO THE FACE OF INTERIOR WALL STUDS UNLESS OTHERWISE NOTED

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS CONCEPTUAL ONLY. FINAL DESIGN AND LAYOUT TO BE CONFIRMED BY THE LICENSED ELECTRICAL CONTRACTOR

- ALL ELECTRICAL SYSTEMS MUST COMPLY WITH APPLICABLE CODES AND STANDARDS AT THE FEDERAL, PROVINCIAL, AND LOCAL LEVELS

MECHANICAL

- MECHANICAL DESIGN AND SPECIFICATIONS TO BE PROVIDED BY THE MECHANICAL ENGINEER

- MECHANICAL CONTRACTOR MUST ENSURE THAT ALL SYSTEMS ARE INSTALLED IN ACCORDANCE WITH ENGINEERING DOCUMENTS AND ALL RELEVANT NATIONAL, PROVINCIAL, AND MUNICIPAL CODES

DOOR AND WINDOWS

- WINDOWS AND DOOR SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.

-WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.
MINIMUM PERFORMANCE GRADE 30
MIN. POSITIVE DESIGN PRESSURE 1440PA
MIN. NEGATIVE DESIGN PRESSURE 1440PA
MIN. WATER PENETRATION PRESSURE 330 PA
MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER WWW.FENESTRATIONCANADA.CA ONLINE CALCULATOR FOR WINDOWS WITHIN 10mm OF GRADE ON ROUGH TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DWGS.

- MAXIMUM U VALUE FOR ALL WINDOW TO BE 2.0

STRUCTURAL

- TRUSS SUPPLIER SHALL PROVIDE TRUSS DESIGNS AND VERIFY ALL ROOF SLOPES. TRUSSES MUST CONFORM TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODE AND BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER IN ALBERTA

- ALL BEAMS AND LINTELS TO BE SIZED ACCORDING TO ALBERTA BUILDING CODE TABLES

- FLOOR JOIST LAYOUTS AND SPECIFICATIONS SHALL BE PROVIDED AND CERTIFIED BY THE JOIST MANUFACTURER

DRAWING INDEX

SHEET #	SHEET NAME
AS.1	BLOCK PLAN
AS.2	SITE SECTIONS
G1.0	GARAGE PLANS - PROPOSED
L.00	EXISTING APPROVED LANDSCAPING PLAN

LOT INFORMATION
MUNICIPAL ADDRESS:
116 43 AVE NE
CALGARY, ALBERTA
SITE COVERAGE:
SITE COVERAGE BREAKDOWN:
SITE AREA: 650.29m²
EXISTING BUILDING A + B: 2552.00 sq.ft. = 246.74m²
EXISTING LOCKERS: 190.16 sq.ft. = 17.66m²
PROPOSED GARAGE: 770.00 sq.ft. = 71.30m²
TOTAL COVERAGE: 336.39m² / 51.72%

Centre A Street N.E.

150' 07'47"
42.67'



1 SITE & BLOCK PLAN
1 : 100



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MAIN FLOOR : 2552.16 sq. ft.
UPPER FLOOR: 2484.28 sq. ft.
TOTAL AREA: 5036.44 sq. ft.
GARAGE : 830.25 sq. ft.
BSMT DEV. : 2633.16 sq. ft.

CLIENT:
GOOD EARTH BUILDERS

116 43 AVE NE
GARAGE PLANS

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STATUS:
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DRAWING NAME:
BLOCK PLAN

CHECKED BY: A.K.
DRAWN BY: A.K.

SCALE: 1 : 100
PRINTED ON 24x36 PAPER

SHEET #:
.AS.1

NOTES:



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MAIN FLOOR :
UPPER FLOOR:
TOTAL AREA:
GARAGE :
BSMT DEV. :
CLIENT:

GOOD EARTH BUILDERS

116 43 AVE NE
GARAGE PLANS

[illegible]

STATUS:	NOT ISSUED FOR CONSTRUCTION
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DRAWING NAME:
GARAGE PLANS -
PROPOSED

CHECKED BY: A.K.	DRAWN BY: A.K.
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SCALE: 1/4" = 1'-0"

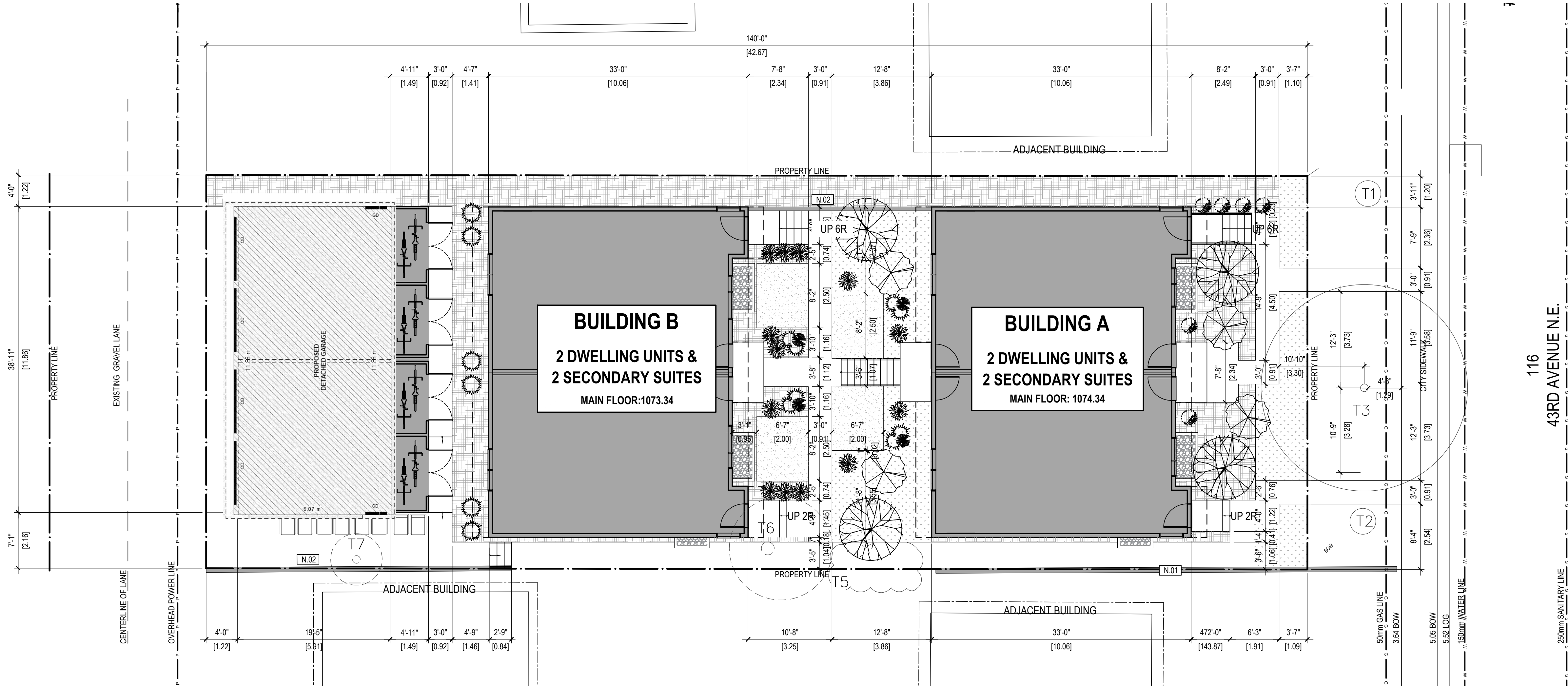
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SHEET #:

G1.0

NOTES:





1 EXISTING APPROVED LANDSCAPING PLAN
L.100 1/8" = 1'-0"

CITY OF CALGARY
PLANNING AND DEVELOPMENT
FOR CONDITIONS SEE ATTACHED
"PERMIT CONDITIONS"
DATED Apr 22 2025
EXAMINED BY DENIS GURIEV
D00010486
B.P. No. BP2025-04227

SHEET NOTES

- N.01 EXISTING RETAINING WALL
N.02 PROPOSED LANDSCAPING WALL (LESS THAN 1.2M IN HEIGHT)
⊕ EXISTING GEODETIC ELEVATION
✠ PROPOSED GEODETIC ELEVATION

GENERAL NOTES

- A. BYLAW 551 (2): MINIMUM 40% OF MUST BE LANDSCAPED AREA = 267.88 SQ.M / 2881.27 SQ.FT (41.2%) PROVIDED
- B. BYLAW 551 (5): MINIMUM 30% OF LANDSCAPED AREA MUST BE SOFT SURFACED LANDSCAPING = 163.70 SQ.M / 1762 SQ.FT (63.83%) PROVIDED
- C. BYLAW 551 (3) MAXIMUM 40% OF LANDSCAPED AREA CAN BE HARD SURFACED LANDSCAPING = 92.75 SQ.M / 998.34 SQ.FT (36.17%) PROVIDED
- D. BYLAW 552 (2): 1 TREE AND 2 SHRUBS REQUIRED PER 45 sq.m OF LANDSCAPED AREA = 6 TREES & 12 SHRUBS. PROVIDED 8 TREES & 28 SHRUBS
- E. LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- F. ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE A LOW WATER IRRIGATION SYSTEM.
- G. ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- H. MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.

LANDSCAPE INFORMATION

LANDSCAPING LEGEND	
CODE	ITEM
[Pattern]	MULCH GROUND COVER
[Pattern]	LAWN (GRASS)
[Pattern]	CONCRETE (APRON + AMENITY SPACE)
[Pattern]	SANDBLASTED CONCRETE (WALKWAY)
[Pattern]	GRAVEL (WINDOW WELL)

EXISTING TREES LEGEND					
NO.	SPECIES	TRUNK (IN)	CANOPY (IN)	HEIGHT (FT)	LOCATION
T1	BUSH	---	1.0	2.0	IN CITY PROPERTY
T2	BUSH	---	1.0	1.0	IN CITY PROPERTY
T3	DECIDUOUS	0.7	8.0	12.0	IN CITY PROPERTY
T4	DECIDUOUS	0.3	3.0	4.0	IN SUBJECT PROPERTY
T5	BUSH	---	2.0	3.0	IN SUBJECT PROPERTY
T6	DECIDUOUS	0.5	4.0	5.0	IN SUBJECT PROPERTY
T7	DECIDUOUS	0.3	2.0	7.0	IN SUBJECT PROPERTY
T8	DECIDUOUS	0.1	1.5	2.0	IN SUBJECT PROPERTY
T9	BUSH	---	2.0	4.0	IN SUBJECT PROPERTY

EXISTING TREES	
————	TO REMAIN
- - - - -	TO BE REMOVED

PROPOSED PLANTINGS						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	AMOUNT
CONIFEROUS TREES						
[Symbol]	DWARF SPRUCE	PICEA GLAUCA	3 m HIGH	7'-10'	10'-13'	2
DECIDUOUS TREES						
[Symbol]	AMUR MAPLE	ACER GINNALA	75 mm CALLIPER			4
SHRUBS						
[Symbol]	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 6'	10
[Symbol]	LILAC	SYRINGA SPP.	0.60m SPREAD			8
GRASSES						
[Symbol]	ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	0.60m SPREAD		4" TO 20"	6
[Symbol]	ROCKY MOUNTAIN BEEBALM	CLEOME SERRULATA	0.60m SPREAD		12" TO 48"	4



RELEASES

NO.	DESCRIPTION	DATE

- 07 ISSUED FOR BP RESPONSE 2025.04.14
06 ISSUED FOR BP RESPONSE 2025.04.01
05 ISSUED FOR BP APPLICATION 2025.03.12
04 ISSUED FOR DTN RESPONSE 2024.04.26
03 ISSUED FOR DTN RESPONSE 2024.02.12
02 ISSUED FOR DTN RESPONSE 2023.12.20
01 ISSUED FOR DP SUBMISSION 2023.12.17

PROJECT NO.

FSL_116 4+4

BRANCH ADDRESS
116 43 AVENUE NE, CALGARY, AB

LEGAL ADDRESS
L: 4 B: 16 P: 5988GT

PROJECT NO.
23.43_FSL_116

DRAWN BY
WM AL

CHECKED BY
DP

DATE
2024.02.12

SCALE
AS NOTED

DRAWING TITLE

DRAWING NUMBER

LANDSCAPE PLAN

L.100

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