GARAGE SUITES

ADDRESS: #228, 1338B 36 AVE NE,
CALGARY, AB, T2E 6T6
PHONE: 403 269 1696
EMAIL: info@garagesuitescalgary.ca
WEBSITE: www.garagesuitescalgary.ca

ISSUE DATE: SEPT. 08, 2026

REVISION #: 1

ANOMALY DRAFTING AND DESIGN
VISUALIZE IT. DESIGN IT. BUILD IT.

ADDRESS: 109 LEGACY MANOR SE,
CALGARY , AB, T2X 2E7
PHONE: 403 971 9275
EMAIL:
info@anomalydraftinganddesign.com
WEBSITE:
www.anomalydraftinganddesign.com



PROJECT: HR098

ACCESSORY BUILDING - GARAGE SUITE

2324 PALLISER DRIVE SW,
CALGARY AB T2V 3S6

ISSUED FOR DEVELOPMENT PERMIT

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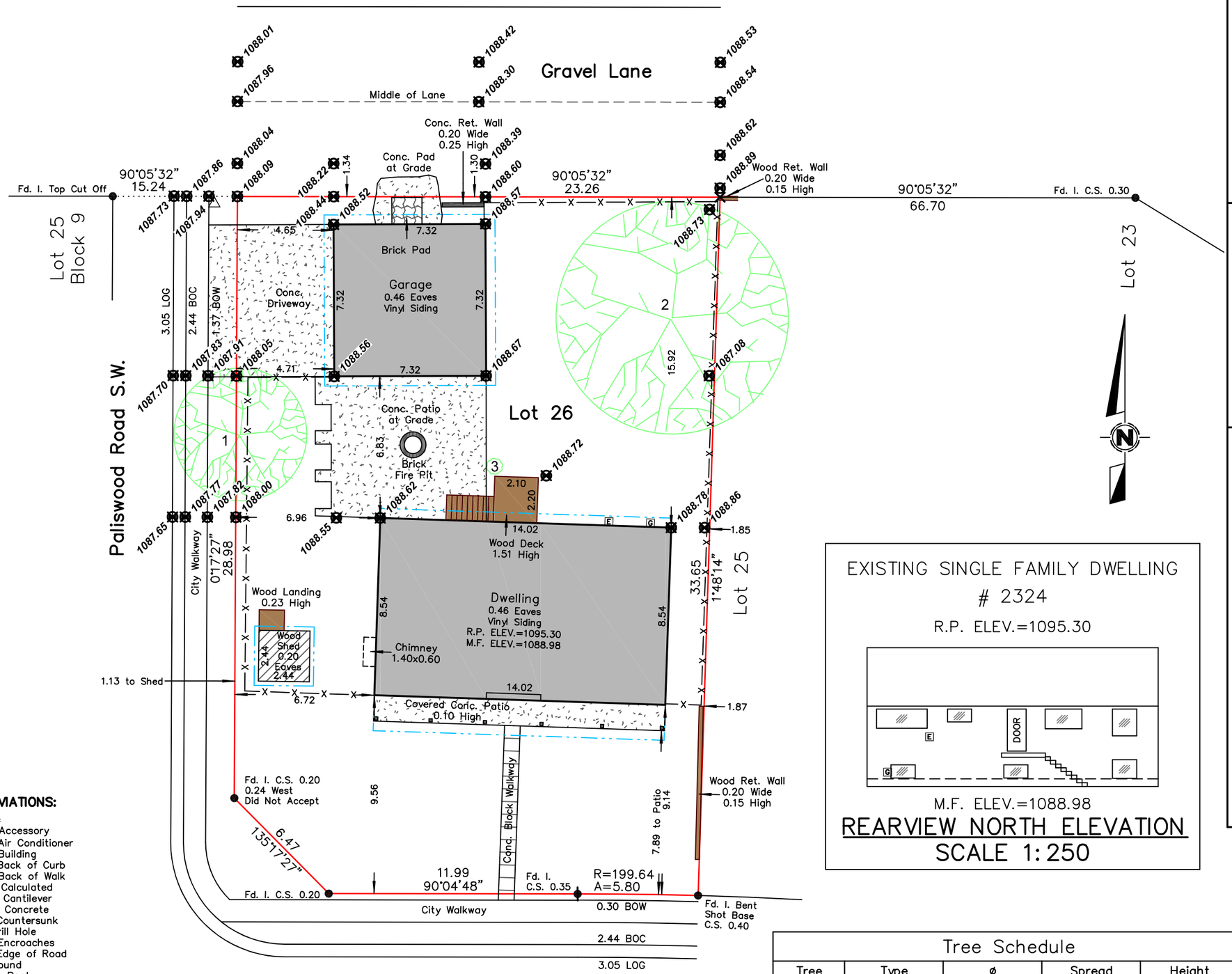
SITE PLAN

LEGAL DESCRIPTION:	Lot 26 Block 10 Plan 6073JK
MUNICIPAL ADDRESS:	2324 Palliser Drive S.W. Calgary, Alberta
DATE OF SURVEY:	April 29th, 2025.



NOTES:

Elevations are shown thus: 1000.00 = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: **152041 ELEV.: 1090.216**
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM114°) and derived from GNSS Observations.
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.

LEGEND:

Calculation points shown thus: ×
Found iron posts shown thus: ●
Elevations shown thus: ⊠
Fire hydrants shown thus:
Lamp standards shown thus:
Manholes shown thus:
Power soles shown thus:
Street signs shown thus:
Electrical meter shown thus: E
Gas meter shown thus: G
Property lines shown thus:
Right of ways shown thus:
Eaves shown thus:
Fences shown thus: —X—
Overhead lines shown thus: —OH—
Gasline shown thus: —G—
Sanitaryline shown thus: —S—
Stormline shown thus: —ST—
Waterline are shown thus: —W—

Coniferous Tree -----
Deciduous Tree -----

EXISTING SINGLE FAMILY DWELLING
2324
R.P. ELEV.=1095.30

M.F. ELEV.=1088.98

REARVIEW NORTH ELEVATION
SCALE 1:250

ABBREVIATIONS:

A – Arc
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
EOR – Edge of Road
Fd. – Found
I. – Iron Post
M.A. – Maintenance Access
Mk. – Mark
O.D. – Overland Drainage
P/L – Property Line
R – Radius
Ret. – Retaining
R/W – Right of Way
W/O – Walkout Basement
W.W. – Window Well

Tree Schedule				
Tree	Type	ø	Spread	Height
1	Deciduous	0.40	8.00	5.00
2	Deciduous	0.75	14.00	12.00
3	Bush	---	0.70	1.00

2324 Palliser Drive S.W.

This plan represents the best information at the time of survey.
ZOOM 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 UTILITY SAFETY PARTNERS: 1–800–242–3477

ZOOM SURVEYS LTD.
2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403–837–8599
E–mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca

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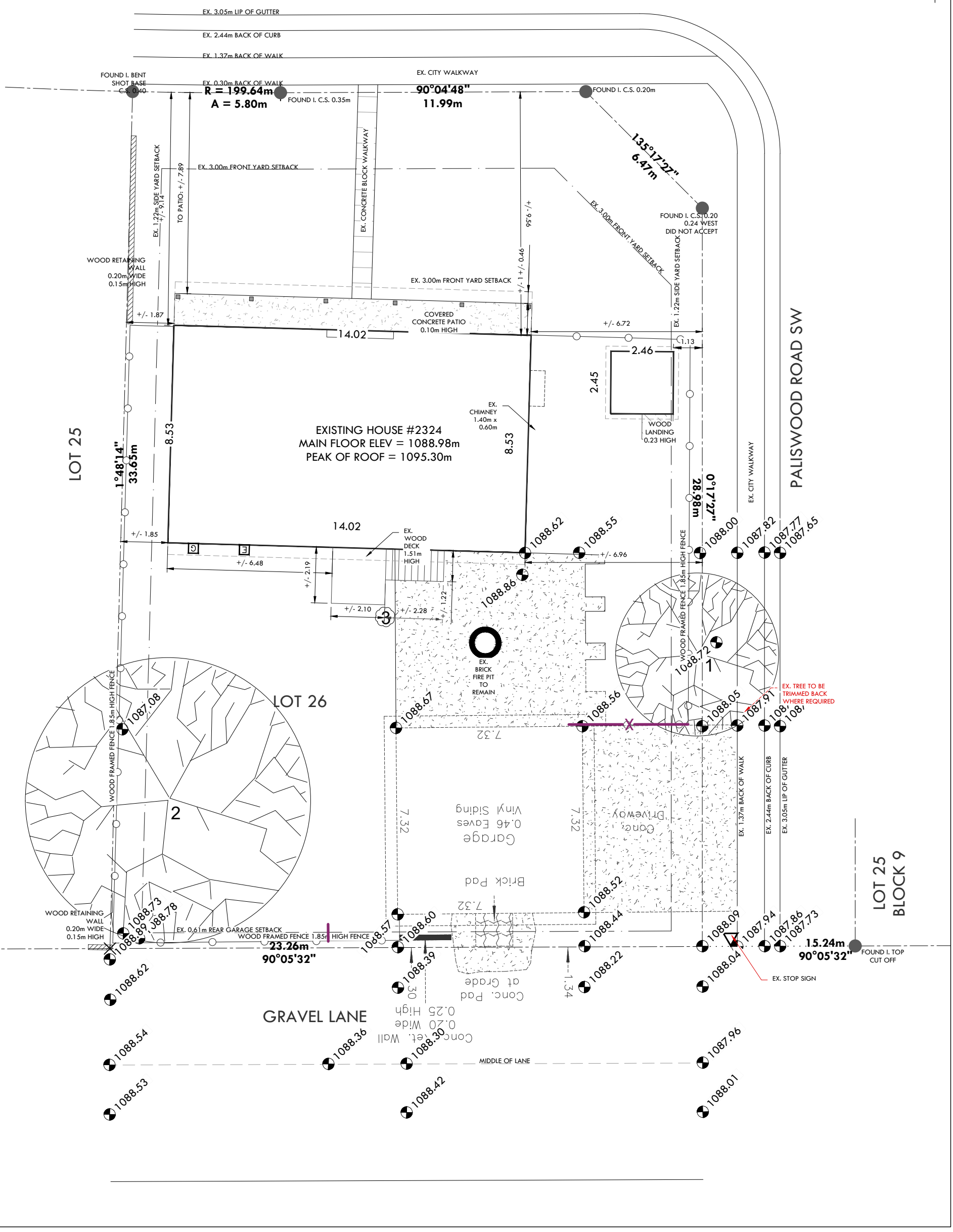
Job No.: 26–0245	Scale: 1:200	Surveyed: DN	Drawn: VH

PROJECT NO:
HR098

2324 PALLISER DRIVE SW



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ANOMALY DRAFTING AND DESIGN

A | EXISTING SITE PLAN

CLIENT:	SCALE:	DRAFTER:	SHEET NO.:
BACKYARD SUITES CALGARY	1:100	EKS	A2
PROJECT ADDRESS:	ISSUE DATE M/D/Y:	REVISION ISSUE #:	
2324 PALLISER DRIVE SW	09/08/2026	1	

PROJECT NO:
HR098

FOUND I. BENT SHOT BASE C.S. 0.40
EX. 0.30m BACK OF WALK
R = 199.64m
A = 5.80m
FOUND I. C.S. 0.35m
EX. CITY WALKWAY
90°04'48"
11.99m
FOUND I. C.S. 0.20m
135°17'27"
6.47m
NORTH
EX. 3.00m FRONT YARD SETBACK
EX. 1.22m SIDE YARD SETBACK
+/- 9.14
TO PATIO: +/- 7.89
EX. CONCRETE BLOCK WALKWAY
+/- 9.56
EX. 3.00m FRONT YARD SETBACK
FOUND I. C.S. 0.20
0.24 WEST
DID NOT ACCEPT
WOOD RETAINING WALL
0.20m WIDE
0.15m HIGH
EX. 3.00m FRONT YARD SETBACK
+/- 0.46
COVERED CONCRETE PATIO
0.10m HIGH
+/- 1.25
EX. 1.22m SIDE YARD SETBACK
+/- 1.87
+/- 6.72
14.02
1.13
2.46
2.45
EX. CHIMNEY
1.40m x 0.60m
WOOD LANDING
0.23 HIGH
EXISTING HOUSE #2324
MAIN FLOOR ELEV = 1088.98m
PEAK OF ROOF = 1095.30m
8.53
8.53
1°48'14"
33.65m
0°17'27"
28.98m
1088.78
+/- 1.85
1088.86
14.02
EX. WOOD DECK
1.51m HIGH
1088.62
1088.55
+/- 6.96
1088.00
+/- 6.48
+/- 2.19
+/- 1.22
4.16
3.93
3.76
1088.72
+/- 2.10
3
+/- 2.28
88.50
5.27
88.50
BACKYARD SUITE
2.00m SEPARATION
SETBACK
EX. BRICK FIRE
PIT TO REMAIN
EX. MAIN DWELLING
3.76m REAR YARD
SETBACK
8.33
-4.42%
1.50
-4.42%
WOOD FRAMED FENCE 1.85m HIGH FENCE
1
88.60
88.60
5.24
LOT 26
5.49
88.50
1087.08
2.61%
TOP OF MAIN
FLOOR SLAB
2.90
2.59
NEW FENCELINE
TO MATCH
EXISTING FENCE
1088.05
4.39
PROPOSED
CONCRETE PAD
1.22m X 1.21m
88.60
-11.58%
2.87
8.37
18.60%
88.60
3.92
5" RISE
0.61
3.96
DR
1.57
UPPER CANTILEVER
3.96m X 0.71m
0.20
0.30
0.20
WOOD FRAMED FENCE 1.85m HIGH FENCE
2
2
LENGTH OF AMENITY SPACE: 8.45
6.40
TENANT
GARAGE BAY
HOMEOWNER
GARAGE BAY
6.10
4.63
-10.50%
EX. 1.37m BACK OF WALK
AREA OF OUTDOOR
AMENITY SPACE
32.39m²
8.52
DEPTH OF AMENITY SPACE: 3.83
0.61
OHDR
1.50m BACKYARD
SUITE SETBACK
6.40
88.60
88.60
5.99
1.50m BACKYARD
SUITE SETBACK
88.60
QHDR
3.66
88.60
-10.49%
-2.0%
1088.73
EX. 0.61m REAR GARAGE SETBACK
-4.71%
10.67%
1.50
1088.44
1088.09
OOD RETAINING
WALL
0.20m WIDE
0.15m HIGH
1088.89
WOOD FRAMED FENCE 1.85m HIGH FENCE
0.92
23.26m
90°05'32"
-4.35%
1088.39
-5.43%
1088.22
1088.04

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ANOMALY DRAFTING AND DESIGN

A PROPOSED SITE PLAN

CLIENT:	SCALE:	DRAFTER:	SHEET NO.:
BACKYARD SUITES CALGARY	1:100	EKS	A4
PROJECT ADDRESS: 2324 PALLISER DRIVE SW	ISSUE DATE M/D/Y: 09/08/2026	REVISION ISSUE #: 1	

ANOMALY DRAFTING AND DESIGN

PROJECT NO:
HR098

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

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

COMPOSITE WOOD: JAMES HARDIE LAP SIDING
- COLOUR TBD

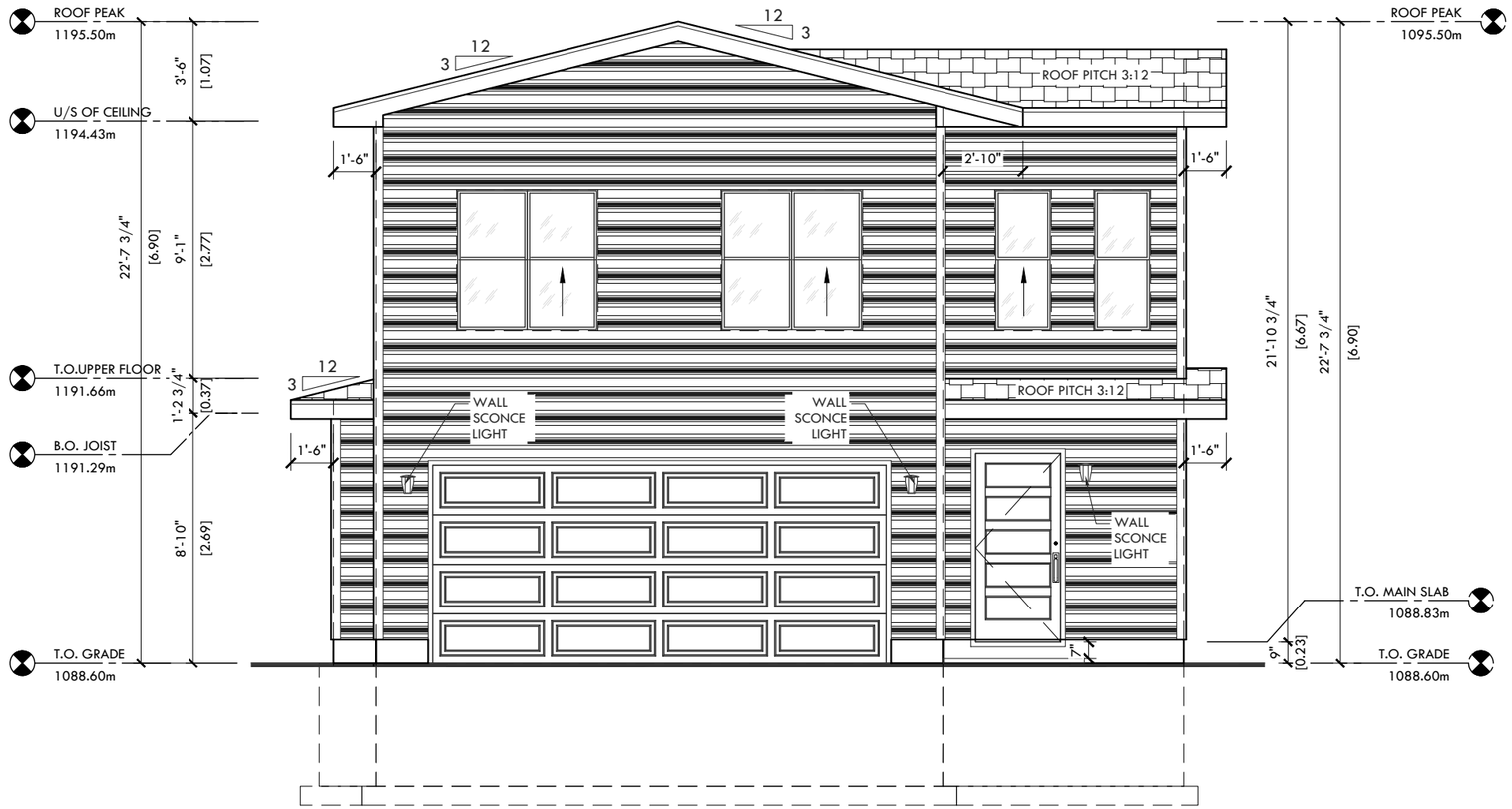
VINYL LAP SIDING: VINYL LAP SIDING
- COLOUR TBD

DOOR AND WINDOW TRIM: JAMES HARDIE 3 ½" BATTEN TRIM
- COLOUR TBD

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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



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A **PROPOSED FRONT ELEVATION**

CLIENT RESIDENCE: BACKYARD SUITES CALGARY	SCALE: 3/16" =1'-0"	DRAFTER: EKS	SHEET NO.: A9
PROJECT ADDRESS: 2324 PALLISER DRIVE SW	ISSUE DATE M/D/Y: 09/08/2026	REVISION ISSUE #: 1	

ANOMALY DRAFTING AND DESIGN

PROJECT NO: HR098

ELEVATION GENERAL NOTES

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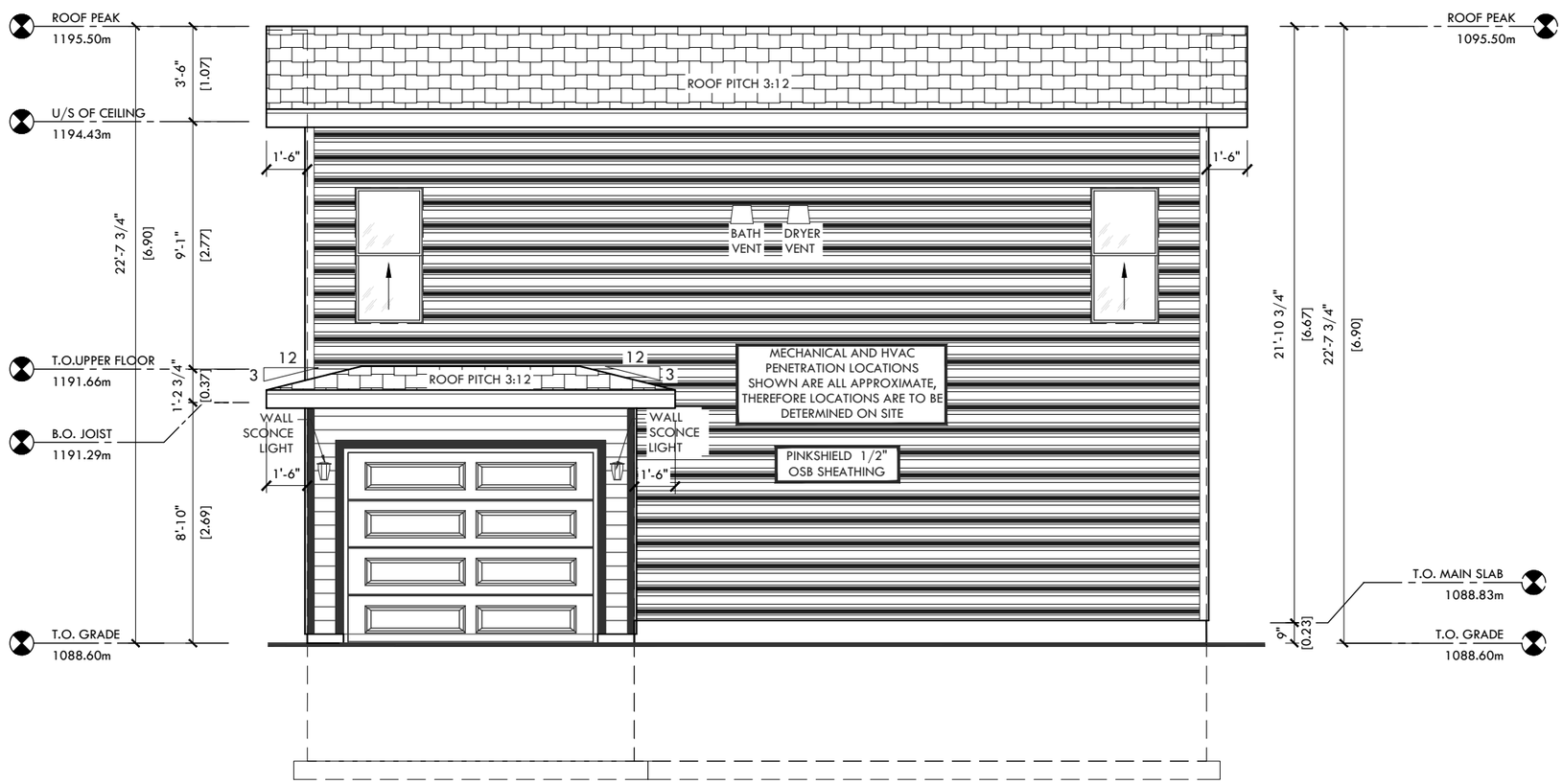
EXTERIOR FINISHES LEGEND

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

COMPOSITE WOOD: JAMES HARDIE LAP SIDING - COLOUR TBD

VINYL LAP SIDING: VINYL LAP SIDING - COLOUR TBD

DOOR AND WINDOW TRIM: JAMES HARDIE 3 1/2" BATTEN TRIM - COLOUR TBD



WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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

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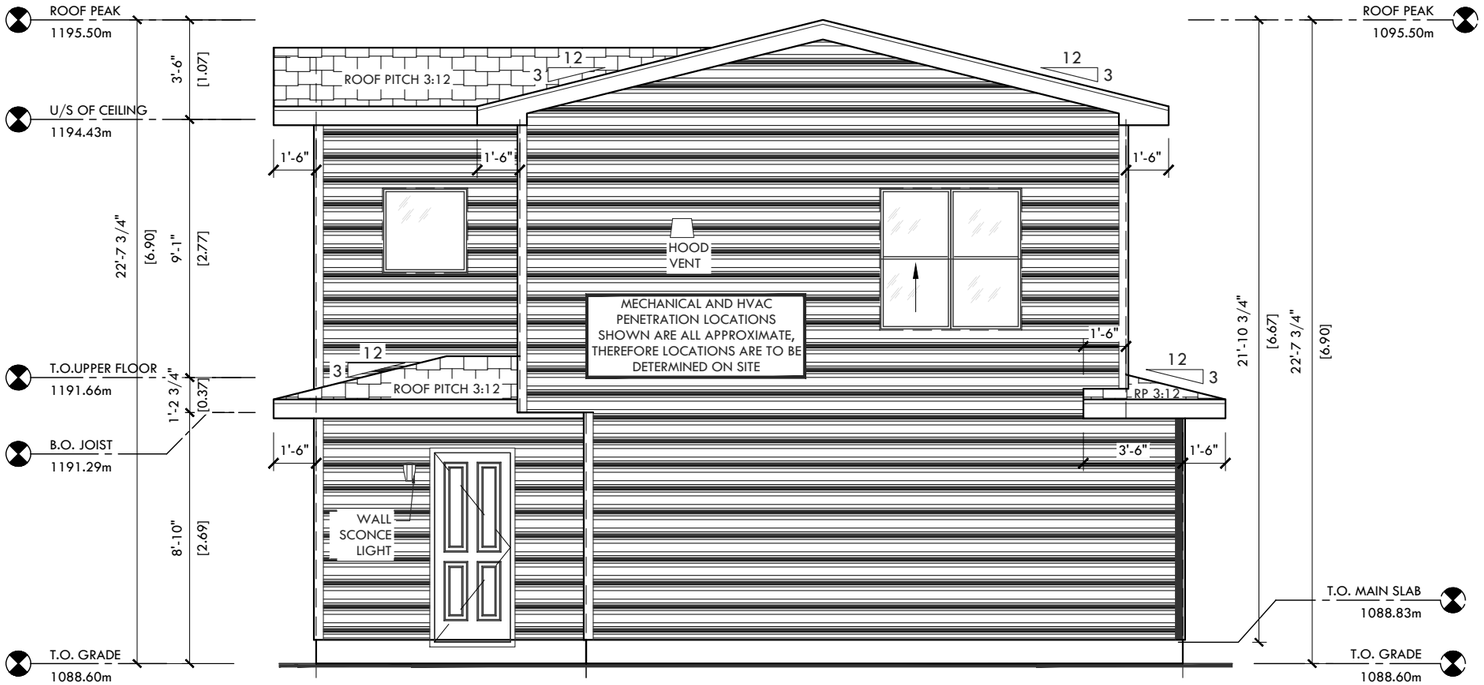
A **LEFT (LANE) ELEVATION**

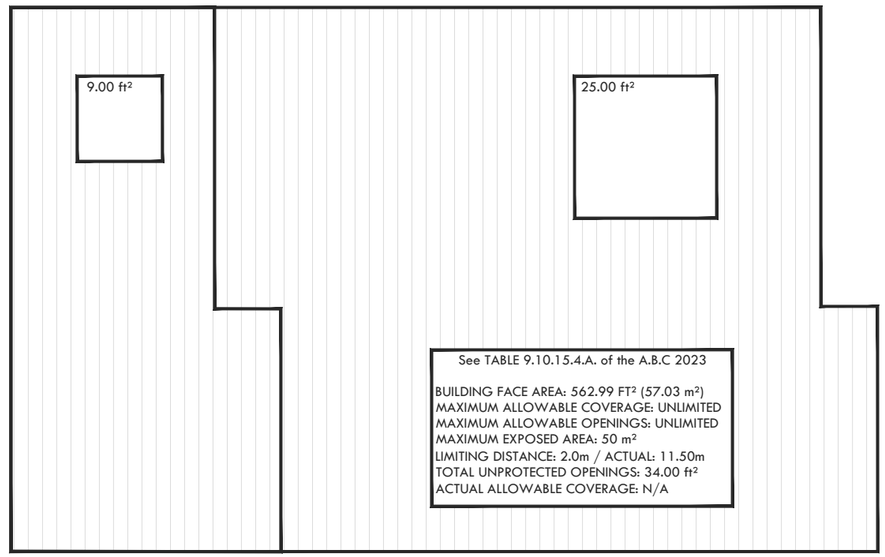
CLIENT RESIDENCE: BACKYARD SUITES CALGARY	SCALE: 3/16" =1'-0"	DRAFTER: EKS	SHEET NO.: A10
PROJECT ADDRESS: 2324 PALLISER DRIVE SW	ISSUE DATE M/D/Y: 09/08/2026	REVISION ISSUE #: 1	

ANOMALY DRAFTING AND DESIGN

PROJECT NO:
HR098



A GARAGE SUITE REAR ELEVATION



B REAR ELEVATION UNPROTECTED OPENING CALCULATION

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

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- G.C. IS TO INSTALL FLASHING TO ALL EXTERIOR FINISH MATERIAL CHANGES.

EXTERIOR FINISHES LEGEND

- ROOF SHINGLES: ASPHALT WOOD SHINGLES. SEE SPEC FOR SHINGLES:
- COMPOSITE WOOD: JAMES HARDIE LAP SIDING - COLOUR TBD
- VINYL LAP SIDING: VINYL LAP SIDING - COLOUR TBD
- DOOR AND WINDOW TRIM: JAMES HARDIE 3 ½" BATTEN TRIM - COLOUR TBD

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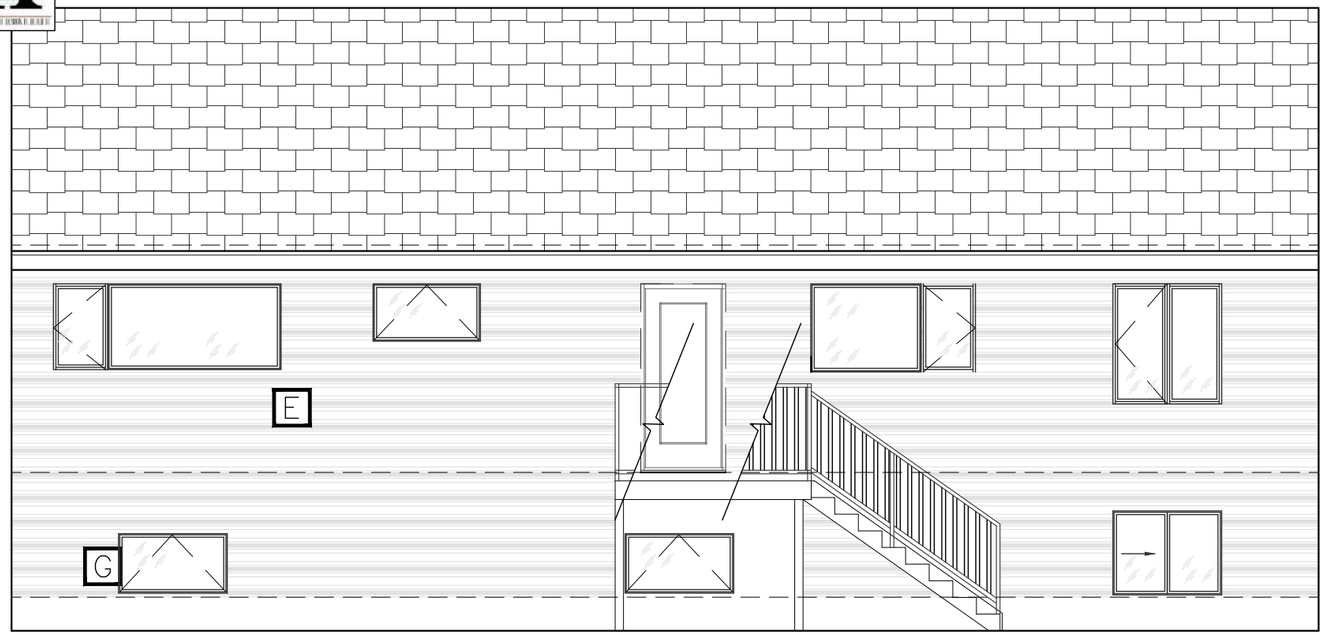
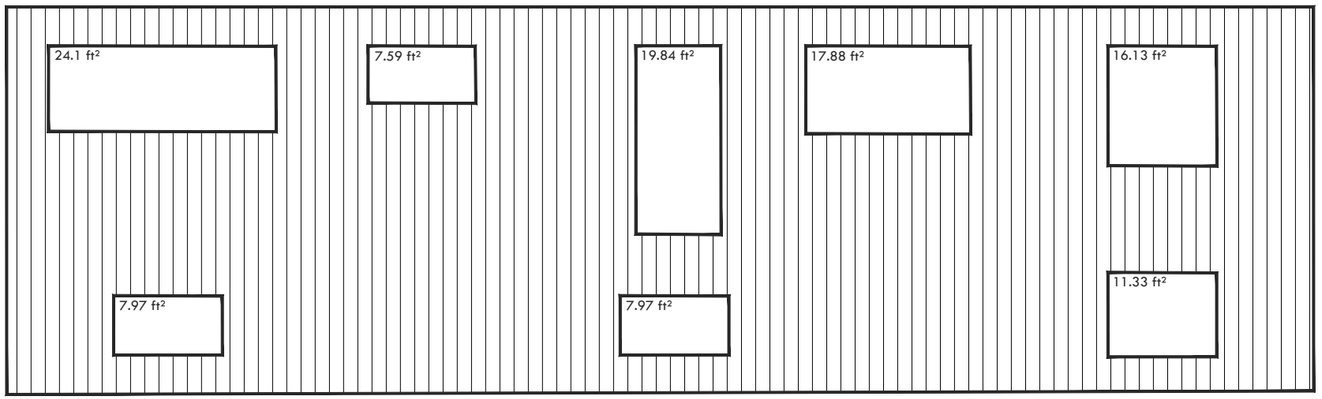
CLIENT RESIDENCE:	SCALE:	DRAFTER:	SHEET NO.:
BACKYARD SUITES CALGARY	3/16" =1'-0"	EKS	A11
PROJECT ADDRESS:	ISSUE DATE M/D/Y:	REVISION ISSUE #:	
2324 PALLISER DRIVE SW	09/08/2026	1	

ANOMALY DRAFTING AND DESIGN

PROJECT NO:
HR098



A **EXISTING REAR ELEVATION**



B **EXISTING REAR UNPROTECTED OPENING CALCULATION**

See TABLE 9.10.14.4.A. of the A.B.C 2023
BUILDING FACE AREA: 624.33 FT² (58.00 M²)
MAXIMUM ALLOWABLE COVERAGE: 18%
(Extrapolation: 8% + 10%)
MAXIMUM ALLOWABLE OPENINGS: 112.38 FT²
MAXIMUM EXPOSED AREA: 50 M²
LIMITING DISTANCE: 3.50M / ACTUAL 3.76M
{Extrapolation: (1.5m = 8%) +(2.0m = 10%)
1.5m+2.0m = 3.50m)}
TOTAL UNPROTECTED OPENINGS: 112.81 FT²
ACTUAL ALLOWABLE COVERAGE: 18.07%

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CLIENT RESIDENCE:	SCALE:	DRAFTER:	SHEET NO.:
BACKYARD SUITES CALGARY	3/16" =1'-0"	EKS	A12
PROJECT ADDRESS:	ISSUE DATE M/D/Y:	REVISION ISSUE #:	
2324 PALLISER DRIVE SW	09/08/2026	1	

ANOMALY DRAFTING AND DESIGN

PROJECT NO: HR098

GENERAL NOTES

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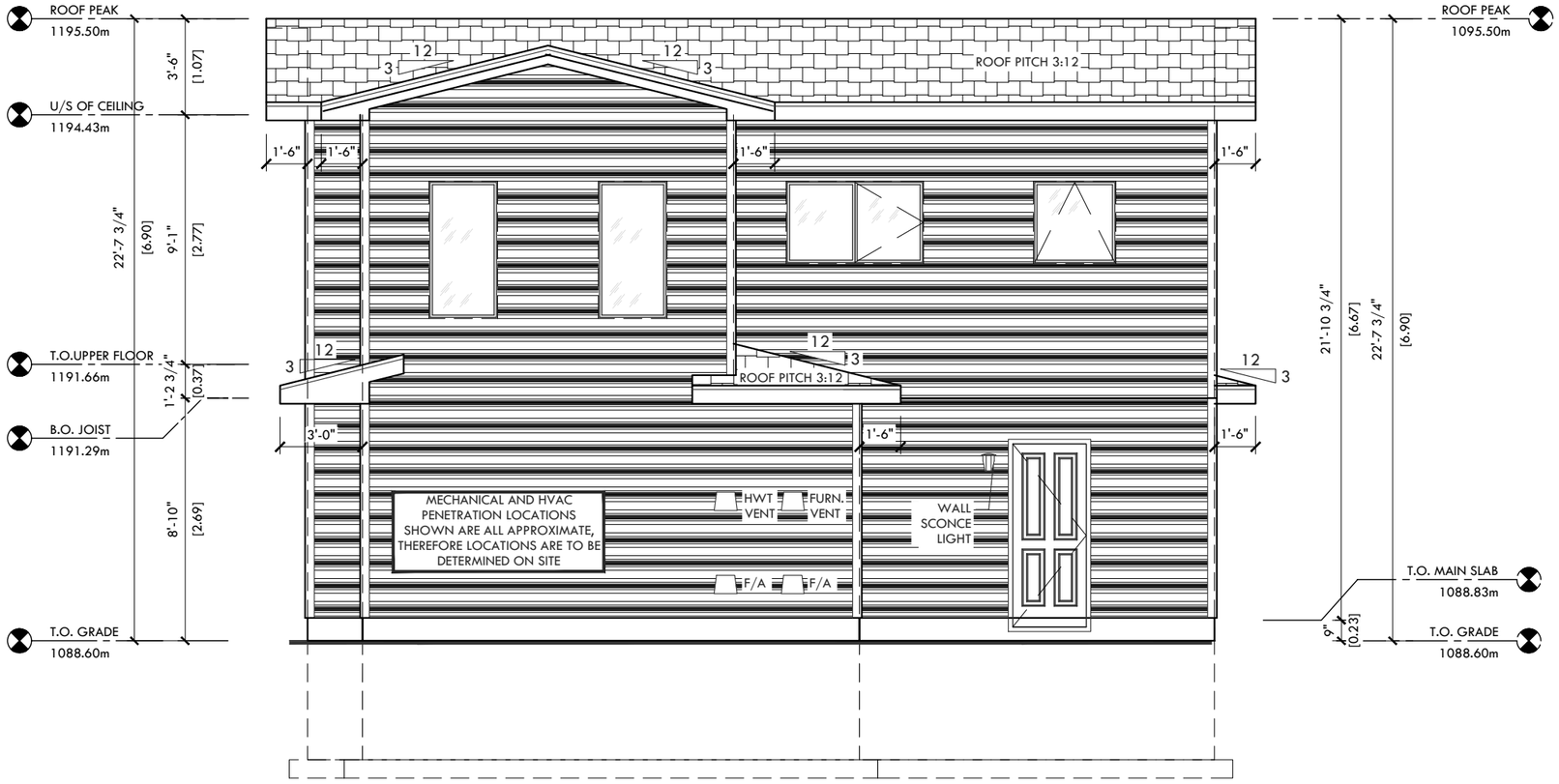
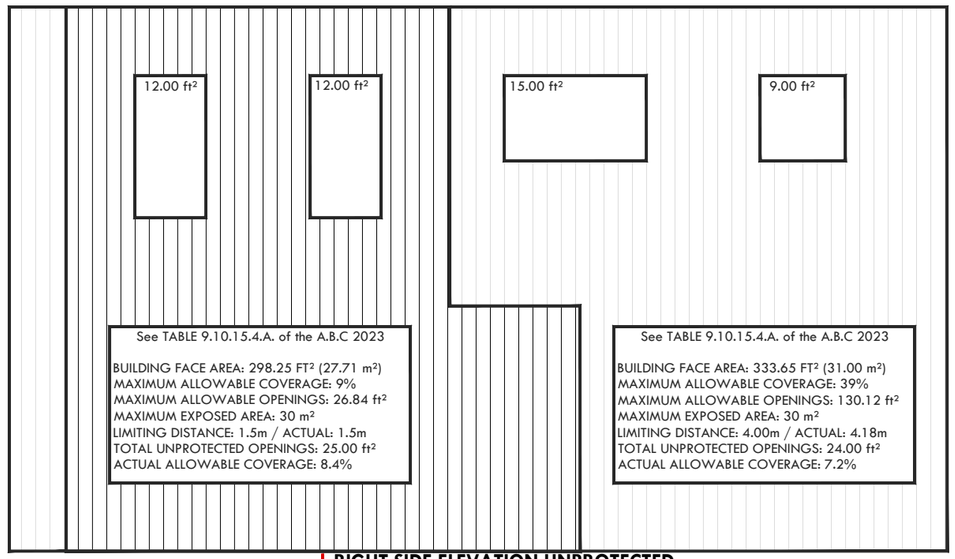
EXTERIOR FINISHES LEGEND

- ROOF SHINGLES: ASPHALT WOOD SHINGLES. SEE SPEC FOR SHINGLES:
- COMPOSITE WOOD: JAMES HARDIE LAP SIDING - COLOUR TBD
- VINYL LAP SIDING: VINYL LAP SIDING - COLOUR TBD
- DOOR AND WINDOW TRIM: JAMES HARDIE 3 ½" BATTEN TRIM - COLOUR TBD



A **RIGHT (REAR YARD) ELEVATION**



B **RIGHT SIDE ELEVATION UNPROTECTED OPENING CALCULATION**

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CLIENT RESIDENCE: BACKYARD SUITES CALGARY	SCALE: 3/16" =1'-0"	DRAFTER: EKS	SHEET NO.: A13
PROJECT ADDRESS: 2324 PALLISER DRIVE SW	ISSUE DATE M/D/Y: 09/08/2026	REVISION ISSUE #: 1	