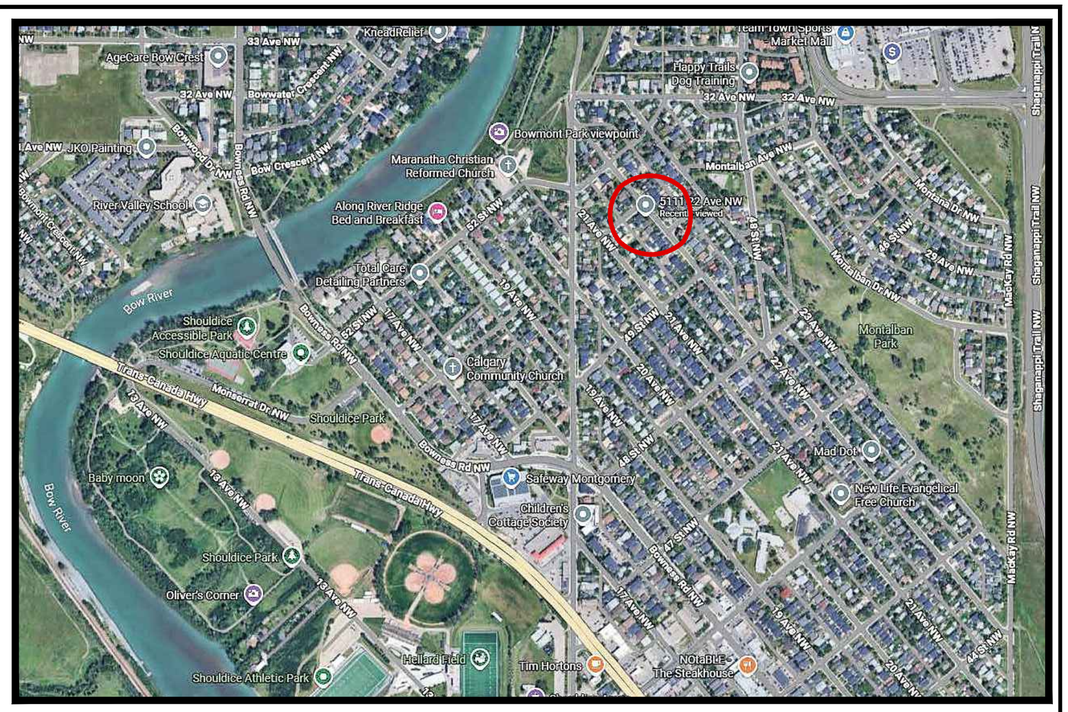


ARCHITECTURAL CONCEPT



VICINITY MAP NTS

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PROJECT DATA SUMMARY

LEGAL ADDRESS:	LOT 12, BLOCK 50, PLAN 4994GI
LAND DESCRIPTION:	LANED PROPERTY
JURISDICTION:	THE CITY OF CALGARY
ZONING:	R-C1 (CONTEXTUAL ONE DWELLING]
BUILDING TYPE:	SINGLE DETACHED DWELLING AND DETACHED GARAGE C/W BASEMENT SECONDARY SUITE
BLDG CONSTRUCTION:	COMBUSTIBLE
CODE CLASSIFICATION:	PART 9 - NBC ALBERTA EDITION 2023
SITE INFORMATION:	
PARCEL AREA:	5994 ft² OR 556.86m²
BUILDING AREA:	1166 ft² OR 108.32m²
SEC. SUITE AREA:	615 ft² OR 57.14m²
GARAGE AREA:	995 ft² OR 95.16m²
BUILDING HEIGHT:	30'-10" OR 9.40m
FRONT SETBACK:	3.00m
SIDE YARD SETBACK:	2.43m (EAST) AND 1.22m(WEST)
REAR YARD SETBACK:	2.44m
PARKING:	3 STALLS AND 1 POSSIBLE ADDITIONAL STALL 2 STALLS TO HOMEOWNER 1 STALL TO TENANT

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

XX.XX ROOF PITCH - ROOF SLOPE DIRECTION

- ROOF TRUSS DIRECTION AND SPACING

- FLOOR JOIST DIRECTION AND SPACING

W# - WINDOW TAG

D# - DOOR TAG

ELEVATION TAGS

XX - EXTERIOR MATERIAL TAG

12 / X - ROOF PITCH

CROSS SECTION TAGS

EW# - EXT. WALL TAG

P# - INT. WALL TAG

F# - FLOOR TAG

R# - ROOF TAG

- PLEASE NOTE EXISTING IDENTITIES WILL BE IDENTIFIED WITHIN THE BUILDING COMPONENTS SCHEDULE

REVISIONS

REVISION# 2 2026 - 10 - 28:

▲ 1 - Garage location is pulled back a total of 4.13m from the centerline of the overhead wire, and 3.00m from the rear property line. Please see page A2, for clarification.

REVISION# 1 2026 - 09 - 11:

▲ 1 - Garage location is pulled back another 10" / 0.25m to be outside of the secondary service boundary. Please see page A2, for clarification.

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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ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: **DEVELOPMENT PERMIT RELEASE**

SHEET TITLE: TITLE PAGE

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
SINGLE DETACHED DWELLING	5111 22 AVENUE NW, CALGARY, AB	NH017	1/4"= 1'-0"	EKS	A0

AREA OF FLOOR:	TOTAL DEV. SQFT:	ISSUED TO:	DWG DATE M/D/Y:	ISSUE DATE M/D/Y:	REVISION ISSUE #:
	2142 SQFT	MUNICIPALITY	09/11/26	09/14/26	2

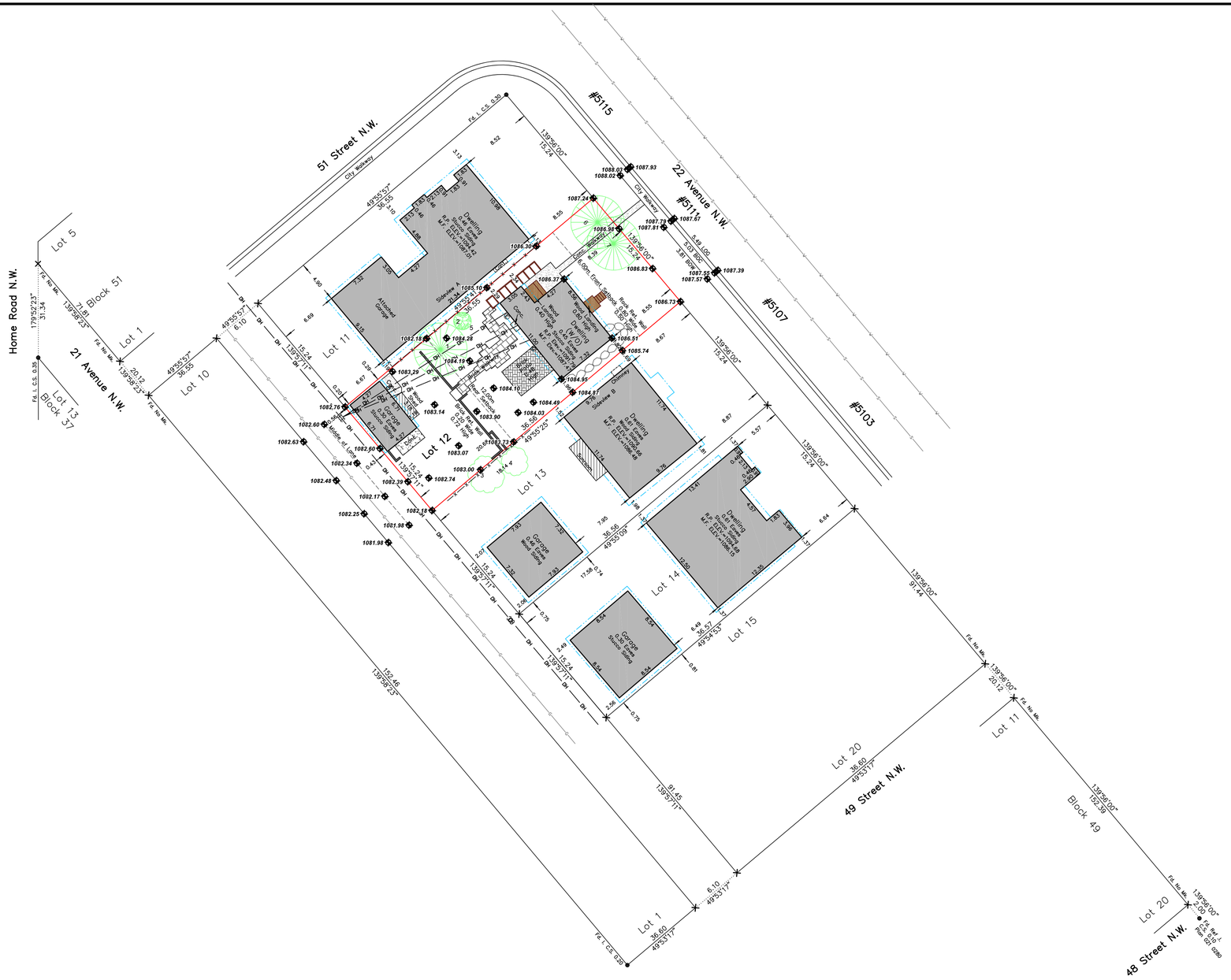
DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 12
Block 50
Plan 4994GI

MUNICIPAL ADDRESS: 5111 22 Avenue N.W.
Calgary, Alberta

DATE OF SURVEY: December 14th, 2022.
DATE OF UPDATE: October 30th, 2024.

SCALE: 1:250 0 1 2 3 4 5 10 15 20 25 METRES



NOTES:

Elevations are shown thus: ⊠ 1000.00 = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: **267203 Elev.: 1074.476**
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:

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
ELEV.– Elevation
Fd. – Found
I. – Iron Post
M.A. – Maintenance Access
M.F. – Main Floor
Mk. – Mark
O.D. – Overland Drainage
Ret. – Retaining
R.P. – Roof Peak
R/W – Right of Way
W/O – Walkout Basement
W.W. – Window Well

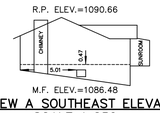
Calculation points shown thus: ×
Elevations shown thus: ⊠
Found Iron Posts shown thus: ●
Fire Hydrants shown thus: ⊙
Lamp Standards shown thus: ☆
Manholes shown thus: 🕳
Power Poles shown thus: ⊠
Street Signs shown thus: △
Electrical Meter shown thus: Ⓔ
Gas Meter shown thus: Ⓖ
Property Lines shown thus: ——
Right of Ways shown thus: – – –
Eaves shown thus: - · - · -
Fences shown thus: —x—x—
Overhead Electrical 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 -----

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

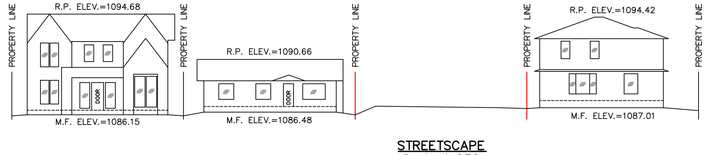
Tree Schedule				
Tree	Type	ø	Spread	Height
1	Coniferous	0.50	6.00	12.00
2	Deciduous	0.10	2.00	1.50
3	Bush	---	4.00	5.00
4	Bush	---	3.00	3.00
5	Tree Trunk	0.15	---	---
6	Coniferous	0.60	6.00	7.00
7	Coniferous	0.60	6.00	7.00

EXISTING SINGLE FAMILY DWELLING
5107



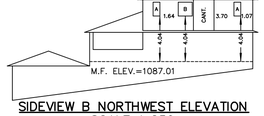
SIDEVIEW A SOUTHEAST ELEVATION
SCALE 1:250

EXISTING SINGLE FAMILY DWELLING # 5103 | EXISTING SINGLE FAMILY DWELLING # 5107 | **EXISTING SINGLE FAMILY DWELLING # 5111** | EXISTING SINGLE FAMILY DWELLING # 5115



STREETSCAPE
Scale 1:250

EXISTING SINGLE FAMILY DWELLING
5115



SIDEVIEW B NORTHWEST ELEVATION
SCALE 1:250

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Job: 22–0771 | Surveyed: DN | Drawn: VH | Checked by: AB

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EX. BYLAW SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVE NW, 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:

384 SENTENCE (1) - THE RESIDENTIAL - CONTEXTUAL ONE DWELLING (R-C1) DISTRICT IS INTENDED TO ACCOMMODATE EXISTING RESIDENTIAL ***DEVELOPMENT*** AND CONTEXTUALLY SENSITIVE REDEVELOPMENT IN THE FORM OF ***SINGLE DETACHED DWELLINGS*** IN THE ***DEVELOPED AREA***.

384 SENTENCE (2) - ***PARCELS*** DESIGNATED R-C1S ARE INTENDED TO ACCOMMODATE A ***SECONDARY SUITE*** AS A PERMITTED USE ON THE SAME ***PARCEL*** AS A ***SINGLE DETACHED DWELLING***.

393 THE MAXIMUM ***PARCEL COVERAGE*** IS 45.0 PERCENT OF THE AREA OF THE ***PARCEL***, WHICH MUST BE REDUCED BY 21.0 SQUARE METRES FOR EACH REQUIRED ***MOTOR VEHICLE PARKING STALL*** THAT IS NOT PROVIDED IN A ***PRIVATE GARAGE***.

396 SENTENCE (1) - FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS THE GREATER OF:

(A) THE CONTEXTUAL FRONT SETBACK LESS 1.5 METRES; OR

(B) 3.0 METRES.

396 SENTENCE (4) - FOR AN ADDITION OR EXTERIOR ALTERATION TO A SINGLE DETACHED DWELLING, WHICH WAS LEGALLY EXISTING OR APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS BYLAW, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS THE LESSER OF:

(A) THE CONTEXTUAL FRONT SETBACK LESS 1.5 METRES TO A MINIMUM OF 3.0 METRES; OR

(B) THE EXISTNG BUILDING SETBACK LESS 1.5 METRES TO A MINIMUM OF 3.0 METRES

396 SENTENCE (5) - FOR ALL OTHER USES, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

399 SENTENCE (1) FOR A ***CONTEXTUAL SINGLE DETACHED DWELLING*** AND A ***SINGLE DETACHED DWELLING***, THE MAXIMUM ***BUILDING HEIGHT*** IS THE GREATER OF:

(A) 8.6 METRES; OR

(B) THE ***CONTEXTUAL HEIGHT*** PLUS 1.5 METRES, TO A MAXIMUM OF 10.0 METRES.

399 SENTENCE (3) FOR ALL OTHER ***USES***, THE MAXIMUM ***BUILDING HEIGHT*** IS 10.0 METRES.

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

EX. GENERAL SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVENUE NW, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 556.86m² - PARCEL ARE TO BE ZONED R-C1.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 70.13 m² (DEMOLISHED)
AREA OF EXISTING STORAGE: 28.65 m² (DEMOLISHED)

EXISTING LOT COVERAGE: 17.74%

EXISTING SUBFLOOR MAIN FLOOR ELEV.: 1087.47m
EXISTING BUILDING HEIGHT: 2.86m
EXISTING ROOF PEAK: 1091.79m

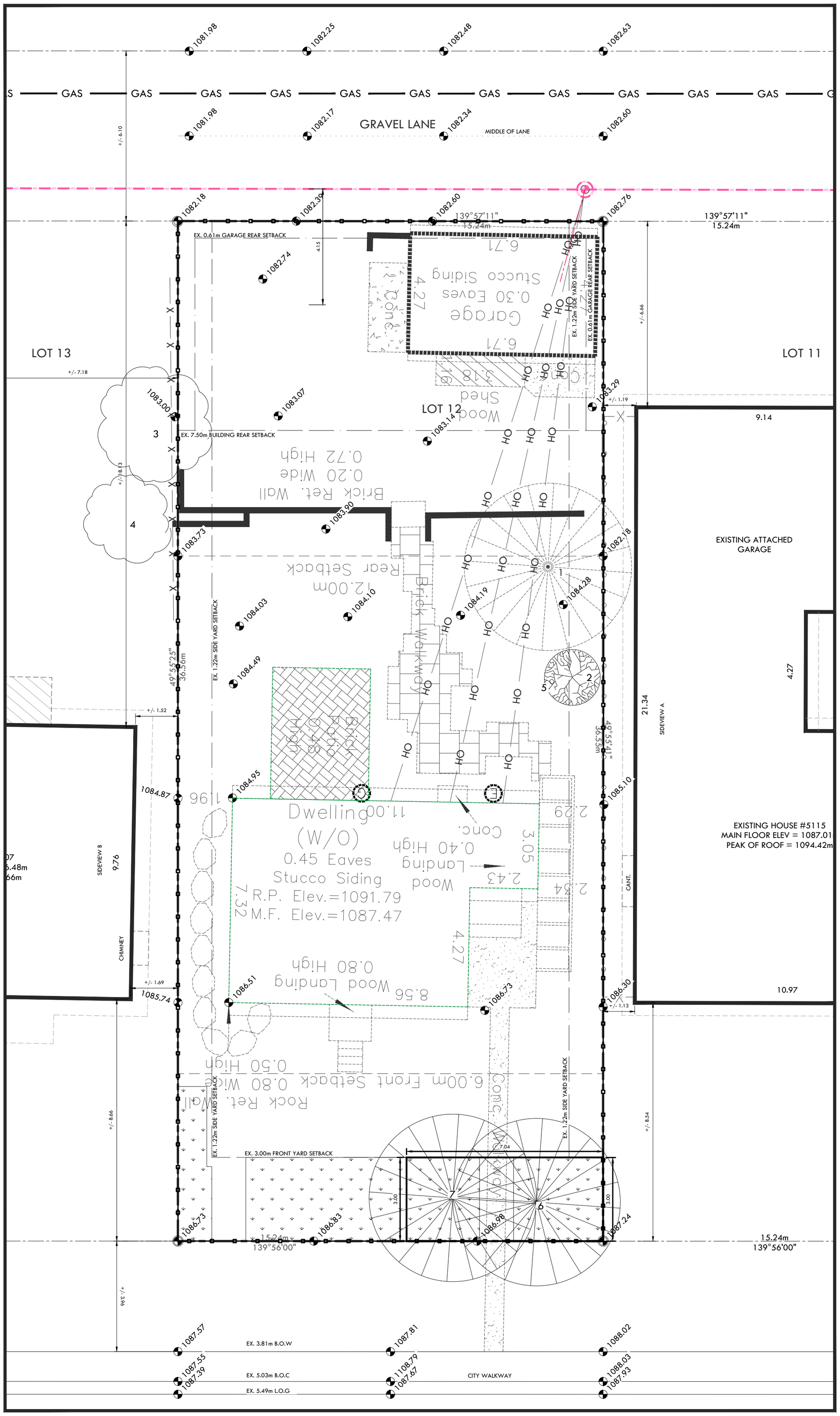
EXISTING WOODEN DECK OR PATIO AREA: N/A
EXISTING BALCONY AREA: N/A

EXISTING AREA OF DRIVEWAY: N/A
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 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 HOUSE #5115
MAIN FLOOR ELEV = 1087.01
PEAK OF ROOF = 1094.42m

EXISTING TREE SCHEDULE

TREE NO.	TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	NAME	TREE ID	STATUS	CLASSIFICATION
1	CONIFEROUS	0.5	6	12	UNKNOWN	N/A	PRIVATE	REMOVE
2	DECIDUOUS	0.1	2	1.5	UNKNOWN	N/A	PRIVATE	REMAIN
3	BUSH	N/A	4	5	UNKNOWN	N/A	PRIVATE	REMAIN
4	BUSH	N/A	3	3	UNKNOWN	N/A	PRIVATE	REMAIN
5	TREE TRUNK	0.15	N/A	N/A	UNKNOWN	N/A	PRIVATE	REMAIN
6	CONIFEROUS	0.6	6	7	UNKNOWN	N/A	PRIVATE	REMAIN
7	CONIFEROUS	0.6	6	7	UNKNOWN	N/A	PRIVATE	REMAIN

A EXISTING SITE PLAN
SCALE: 1= 100m

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

PROJECT TYPE: SINGLE DETACHED DWELLING
AREA OF FLOOR: N/A
TOTAL DEV. SQFT.: 2142 SQFT
PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB
ISSUED TO: MUNICIPALITY
PROJECT NO: NH017
DWG DATE M/D/Y: 06/29/26
SCALE: 1/4"= 1'-0"
ISSUE DATE M/D/Y: 10/28/26
DRAFTER: EKS
REVISION ISSUE #: 2
PROJECT STATUS: DEVELOPMENT PERMIT RELEASE
SHEET TITLE: EXISTING SITE LAYOUT
SHEET NO.: A1

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NORTH

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
- PROP. FOUNDATION WINDOW
- MAN DOOR WITH FOUNDATION
- PROP. GEODEC ELEVATION
- EX. GEODEC ELEVATION
- PROPOSED SLOPE
- 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

PROPOSED DEVELOPMENT INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVENUE NW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT:	556.86 m²
BUILDING FRONT SETBACK:	3.00m
BUILDING EAST SIDE YARD SETBACK:	2.43m
BUILDING WEST SIDE YARD SETBACK:	1.22m
BUILDING REAR SETBACK:	20.44m
GARAGE REAR SETBACK FROM LANE:	3.00m
GARAGE EAST SIDE YARD SETBACK:	4.37m
GARAGE WEST SIDE YARD SETBACK:	1.22m
GARAGE BUILDING SEPARATION:	6.16m
AVERAGE CONTEXTUAL SETBACK:	7.59m
BUILDING DEPTH:	6.72m
DEPTH OF PARCEL:	36.55m
MAXIMUM BUILDING DEPTH:	45.76%
PROPOSED AREA OF NEW BUILDING:	129.67m² = [(AREA OF CANT. PROJECTION: 5.96m² + 4.33m²) +(AREA OF PORCH: 11.06m²) + (AREA OF BUILDING: 108.32m²)]
AREA OF PROPOSED GARAGE:	95.16m²
PROPOSED LOT COVERAGE:	40.37%
PROPOSED BUILDING HEIGHT:	9.40m
TOP OF MAIN SUBFLOOR:	1088.57m
BOTTOM OF JOIST ELEV:	1088.19m
TOP OF UPPER FLOOR:	1092.01m
ROOF PEAK:	1096.51m
TOP OF SLAB:	1085.15m
LOWEST TOP OF FOOTING:	1083.85m

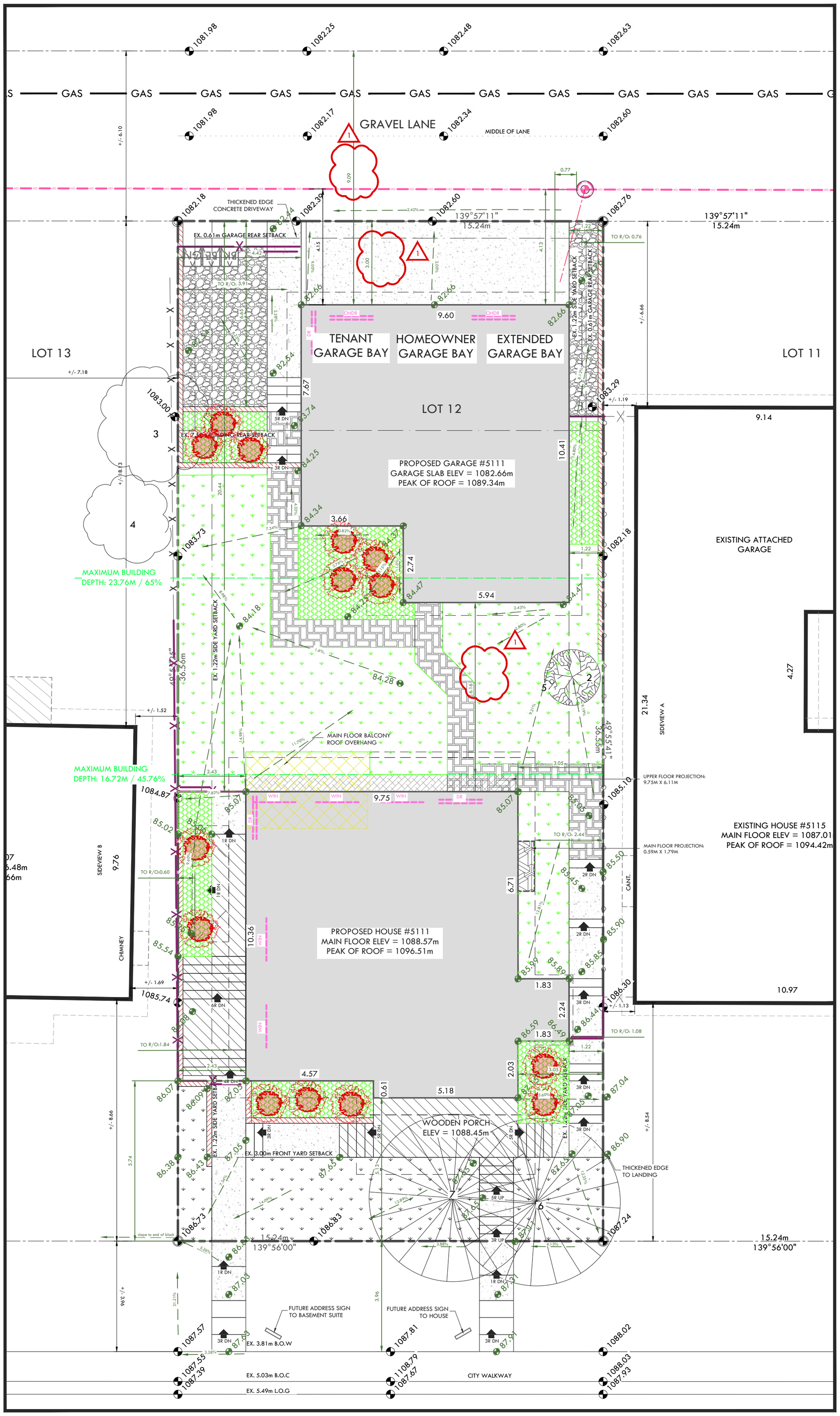
PROPOSED AREA OF CONCRETE DRIVEWAY APRON: 28.77m²

NH017 - SITE SPECIFIC NOTES

- ENMAX IS TO BRING A NEW PANEL TO SUITE. GC IS TO SPEAK TO ENMAX PRIOR TO INSTALL.
- CONCRETE WALKWAYS SHOWN ARE APPROXIMATE AND WILL BE DETERMINED ON SITE.
- FENCING: THE EXISTING FENCING IS EXISTING TO REMAIN WHERE REQUIRED. THE HOMEOWNER WILL DISCUSS WITH NEIGHBOR ON THE EAST SIDE OF THE PROPERTY, IF NEW FENCE CAN BE ERECTED DUE TO THE EXISTING SITE CONDITIONS.
- PROPOSED RETAINING WALLS ARE TEMPORARY UNTIL THE HOUSE IS PASSED FOR OCCUPANCY. THE HOMEOWNER WILL SUBMIT A FUTURE LANDSCAPING DEVELOPMENT PERMIT TO ADJUST THE RETAINING WALLS WHERE REQUIRED.
- **DUE TO THE EXCESSIVE STORM RUNOFF FROM THE STREET TO THE HOUSE, THE DESIGNER HAS REVERSE THE DRAINAGE SLOPE BACK TO THE STREET.**
- THE HOMEOWNER WILL PROVIDE DECORATIVE ROCKS TO DISPLAY THE ADDRESS FOR THE SUITE AND MAIN DWELLING.
- PORCH STAIR IS TEMPORARY, DESIGN WILL DISCUSS WITH THE MUNICIPALITY TO CONFIRM.
- EXISTING TREES TO REMAIN WHERE REQUIRED. NEW TREES TO BE PLANTED AFTER OCCUPANCY.
- STEPS WITHIN SIDE YARD ARE APPROXIMATE, AND WILL BE DETERMINED ON SITE.

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 BUILDING, GC IS TO REVIEW ARCHITECTURAL ELEVATIONS FOR CLARIFICATION.
- IN THE EVENT OF AN 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, THE GC IS TO NOTIFY THE HOMEOWNER AND DESIGNER IMMEDIATELY.
- THE HEIGHT OF 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 SOIL IS NOT SATISFACTORY, CONCRETE PILES FOR SUPPORT THE SLAB TO BE INSTALLED WHERE REQUIRED.
- WHEN REQUIRED PRIOR TO BACKFILL INSTALLATION, THE GC IS TO VERIFY THAT INSULATION IS ADDED TO THE EXTERIOR OF THE FOUNDATION WALLS AS PER THE FOUNDATION PLAN.
- GC IS TO VERIFY EXISTING SITE CONDITIONS FOR ALL CONCRETE PARKING PADS, WALKWAYS, AND LANDSCAPING.
- ELECTRICAL, GAS, AND WATER METERS TO BE DETERMINED ON SITE.
- GC IS TO CONFIRM WITH ENMAX IF THE METER ON THE GARAGE CAN BE WITHIN THE SIDE YARD BEFORE INSTALLING ON THE LANE VIEW.



A PROPOSED SITE PLAN
SCALE: 1= 100m

ROTATE PAGE TO YOUR RIGHT

ANOMALY DRAFTING AND DESIGN
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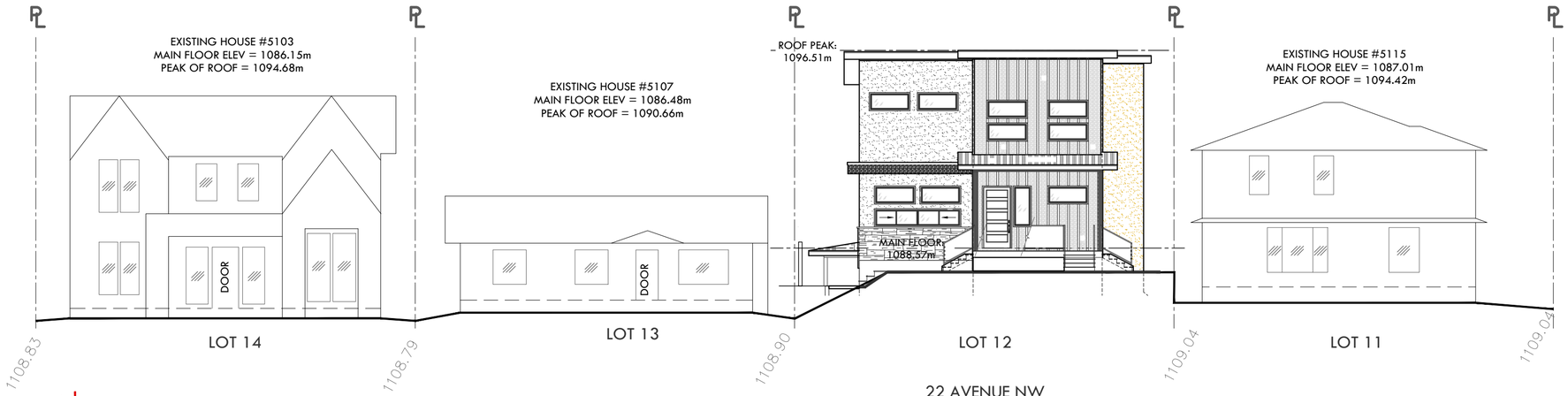
phone: 403 971 9275

PROJECT TYPE:	SINGLE DETACHED DWELLING
AREA OF FLOOR:	N/A
TOTAL DEV. SQFT:	2142 SQFT
PROJECT ADDRESS:	5111 22 AVENUE NW, CALGARY, AB
ISSUED TO:	MUNICIPALITY
PROJECT STATUS:	DEVELOPMENT PERMIT RELEASE
PROJECT NO:	NH017
SCALE:	1/4"= 1'-0"
DRAFTER:	EKS
DWG DATE M/D/Y:	10/28/26
ISSUE DATE M/D/Y:	10/28/26
REVISION ISSUE #:	2
SHEET TITLE:	PROPOSED SITE LAYOUT
SHEET NO.:	A1.2



A **WEST STREETSCAPE ELEVATION VIEW**
SCALE: 1= 150m

EXISTING HOUSE #5107
SOUTHEAST FACING SIDE
SCALE 1:150
MAIN FLOOR ELEV = 1086.48m
PEAK OF ROOF = 1090.66m

B **SOUTHEAST STREETSCAPE ELEVATION VIEW**
SCALE: 1= 150m

EXISTING HOUSE #5115
NORTHWEST FACING SIDE
SCALE 1:150
MAIN FLOOR ELEV = 1087.01m
PEAK OF ROOF = 1094.42m

C **SOUTHEAST STREETSCAPE ELEVATION VIEW**
SCALE: 1= 150m

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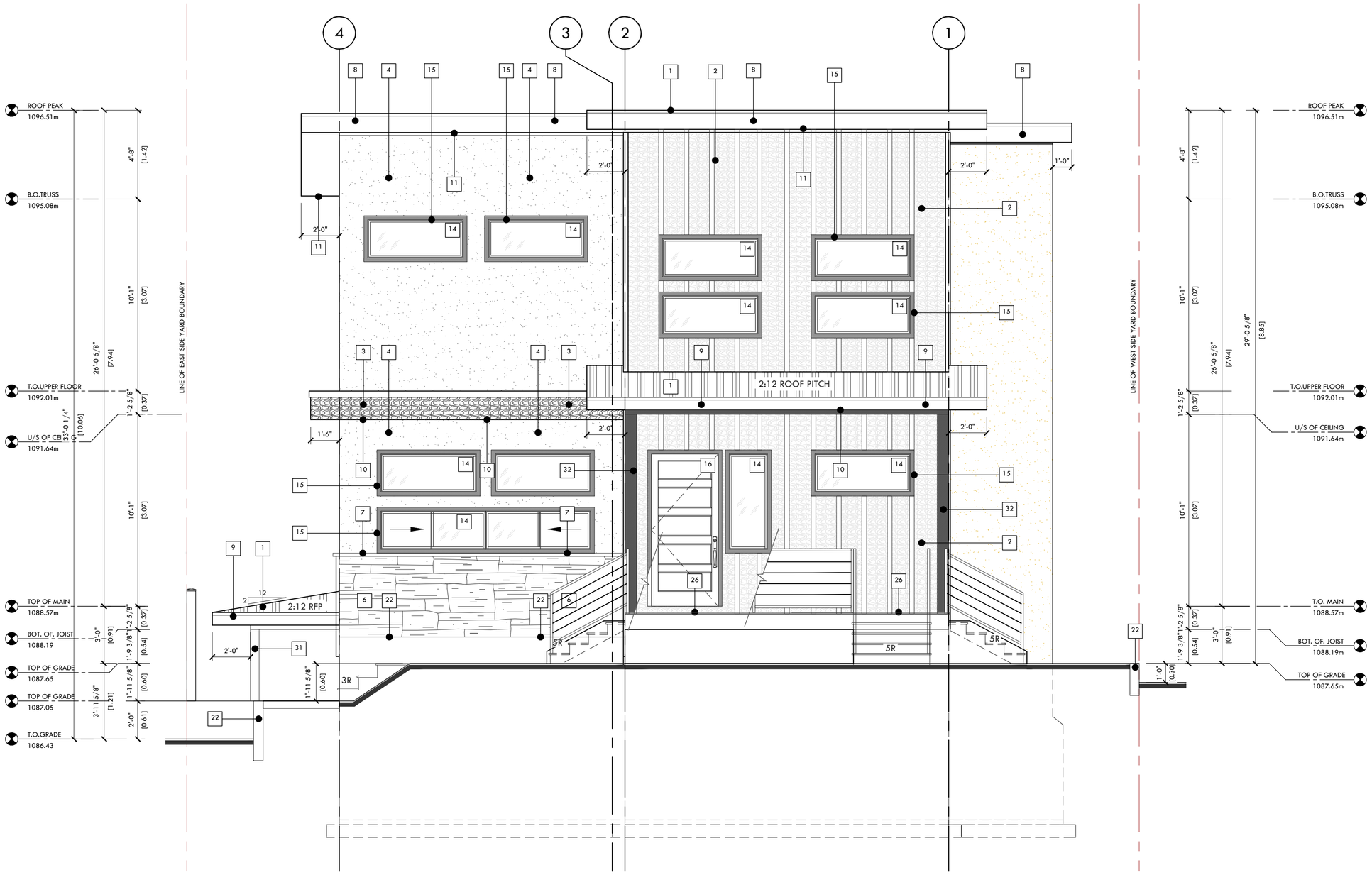
ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: **DEVELOPMENT PERMIT RELEASE**

SHEET TITLE: STREETSCAPE ELEVATIONS

PROJECT TYPE: SINGLE DETACHED DWELLING		PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB	PROJECT NO: NH017	SCALE: 1/4"= 1'-0"	DRAFTER: EKS	SHEET NO.: A1.4
AREA OF FLOOR:	TOTAL DEV. SQFT: 2142 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 06/29/26	ISSUE DATE M/D/Y: 10/28/26	REVISION ISSUE #: 2	



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.
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- MECHANICAL PENETRATIONS SHOWN ARE APPROXIMATE, THEREFORE, PENETRATIONS TO BE DETERMINED ON SITE.
- TERRAIN SHOWN IS APPROXIMATE, THEREFORE, IT WILL BE DETERMINED ON SITE. GC. IS TO CONTACT DESIGNER FOR ANY DISCREPANCIES.
- SOFFIT LIGHTING TO BE DETERMINED FOR BUILDING PERMIT SUBMISSION.
- PRESSURE-TREATED RETAINING WALLS TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO BUILDING PERMIT SUBMISSION.
- NUMBER OF WOOD RISERS TO LANDING TO BE CONFIRMED ON SITE.
- FRONT PORCH COLUMN TO BE REVIEWED BY AN ENGINEER PRIOR TO BUILDING PERMIT SUBMISSION.
- PRIVACY SCREEN TO BE DETERMINED.

EXTERIOR FINISH MATERIALS LIST

ITEM#	ITEM NAME	MANUFACTURER / SUPPLIER	DECRIPTION	COLOUR
1	CORRUGATED STEEL ROOF	JAY'S METAL	STANDING SEAM CORRUGATED METAL ROOF	BLACK OR GREY
2	BOARD AND BATTEN	LUX ARCH.	12" SPACING / 1.25 U SUPPORT	KNOTTY CHESNUT
3	COMPOSITE METAL PANELING	LUX. ARCH.	CUSTOM FLAT PANEL	KNOTTY CHESNUT
4	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH QUARRY GRAY BY LP SMARTSIDE	QUARRY GRAY
5	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH ABYSS BLACK BY LP SMARTSIDE	ABYSS BLACK
6	STONE VENEER	IXL	CASA BLANCA ROUGHTCUT	WHITE
7	WALL CAP	IXL	SLIP EDGE WALL CAP	GREY SKY
8	12" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
9	8" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
10	PRE-FINISHED ALUMINUM SOFFIT	LUX	LUXLAP SMOOTH SOFFIT	COPPERWAVE
11	PRE-FINISHED ALUMINUM SOFFIT	TBD	PREFINISHED PERFORATED ALUMINUM SOFFIT	GREY
12	PRE-FINISHED ALUMINUM DOWNSPOT	TBD	PREFINISHED ALUMINUM DOWNSPOUT	BLACK
13	VINYL WINDOW	TBD	VINYL BASEMENT WINDOW	WHITE
14	ALUMINUM WINDOWS	TBD	ALUMINUM WINDOW	BLACK
15	FEATURED WINDOW TRIM	LUX ARCHITECTURAL PRODUCTS	RANDOM PLANL WINDOW TRIM 3.5"	KNOTTY CHESNUT
16	FRONT DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
17	MAN DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
18	REAR DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
19	ENTRANCE DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
20	PATIO SLIDER			BLACK
21	DOOR TRIM	LUX ARCHITECTURAL PRODUCTS	HARDIE TRIM 3 1/2" WIDE	KNOTTY CHESNUT
22	RETAINGING WALL	TBD	PRESSURE TREATED WOOD WINDOW WELL CUSTOM FRAMED	STAINED SIENNA
23	PRESSURE - TREATED WOOD RISERS	TBD	BROOM FINISH - CONCRETE TREADS AND LANDING W/ AGGREGATE RISERS	
24	ALUMINUM RAILING BLACK	TBD	ALUMINUM RAILING C/W STEEL CABLING PICKETS	BLACK
25	PRIVACY SCREEN	TBD	BLACK PRIVACY SCREEN COMPLETE WITH FROSTED GLASS	BLACK
26	PT. WOOD DECK			
27	PT. WOOD DECK	TBD	PRESSURE-TREATED WOOD DECK W/ COMPOSITE DECKING TO LANDING AND RISERS	STAINED SIENNA
28	ALUMINUM STEEL FENCE	TBD	STEEL COMPOSITE FENCE	BLACK/ COMPOSITE WOOD
29	STEEL OVERHEAD DOOR	TBD	STEEL INSULATED OVERHEAD DOOR	DARK GREY
30	EXTERIOR LIGHT	TBD	EXTERIOR LIGHT FIXTURE - WALL SCONCE	BLACK
31	PRESSURE TREATED ENG. COLUMN	TBD	CUSTOM 4X6 PRESSURE TREATED WOOD POST	STAINED SIENNA
32	CLADDED COLUMN	LUX ARCH	CUSTOM FLAT PANEL	BLACK
33	CLADDED BEAM	LUX ARCH	CUSTOM FLAT PANEL	BLACK

EXTERIOR FINISHES LEGEND

- MANUFACTURED STONE VENEER: STONE TO BE DETERMINED
- LUX ARCHITECURAL WOOD PANELING: COMPOSITE WOOD PANELING
- LUX ARCHITECTURAL COMPOSITE: BOARD AND BATTEN PANELING
- STANDING STEAM CORRUGATED ROOFING: TO BE DETERMINED
- STUCCO: ACRYLIC STUCCO
- FEATURE STUCCO: ACRYLIC STUCCO
- LUX ARCHITECTURAL: COMPOSITE WOOD TRIM TO WINDOWS AND DOORS
- LUX ARCHITECTURAL: CLADDING TO BEAMS AN POSTS WHERE APPLICABLE.

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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

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

ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: DEVELOPMENT PERMIT RELEASE

SHEET TITLE: FRONT ELEVATION

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
SINGLE DETACHED DWELLING	5111 22 AVENUE NW, CALGARY, AB	NH017	1/4"= 1'-0"	EKS	A12
AREA OF FLOOR: N/A / TOTAL DEV. SQFT: 2142 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 06/29/26	ISSUE DATE M/D/Y: 10/28/26	REVISION ISSUE #: 2	

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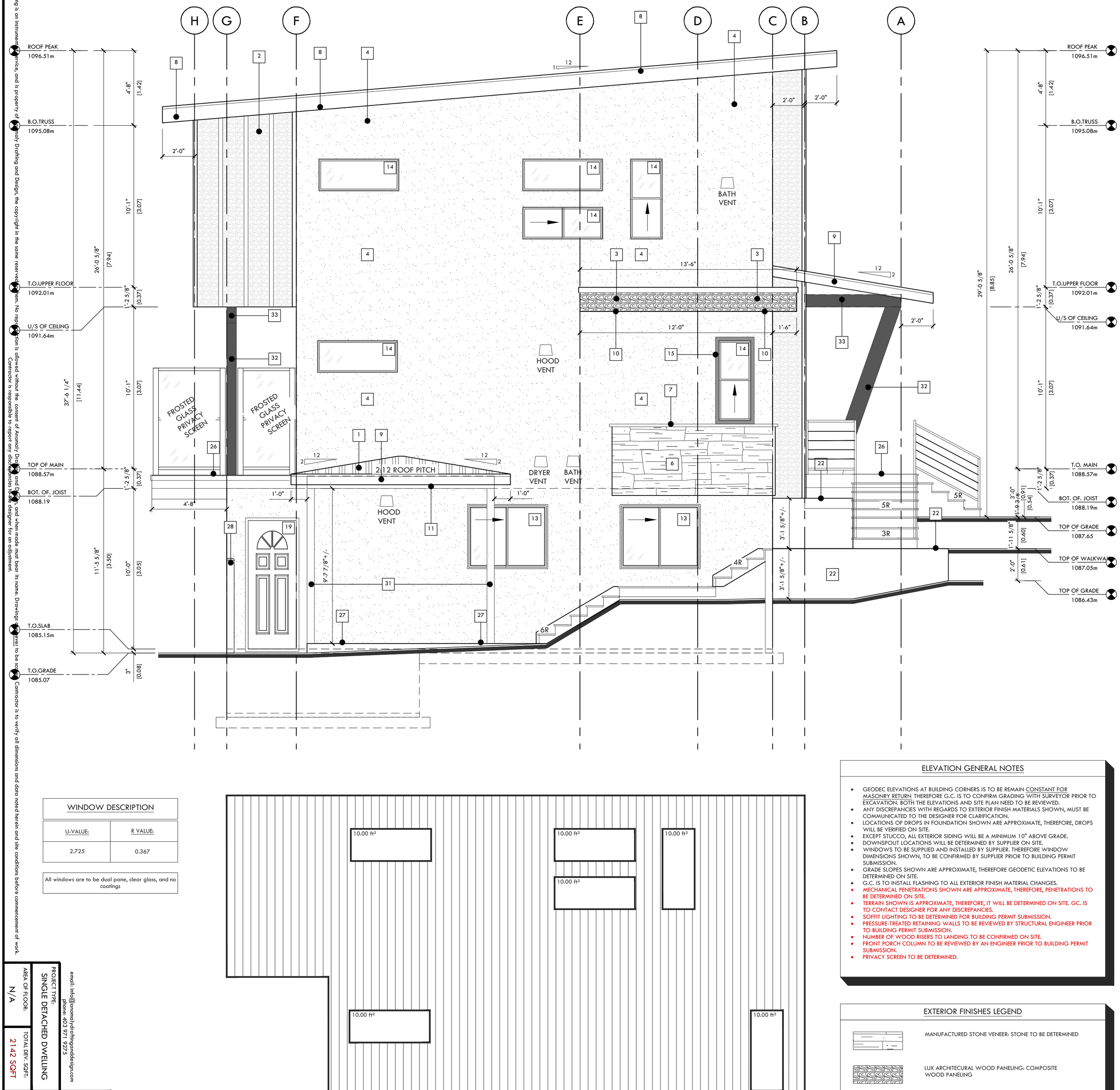

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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

A **ELEVATION VIEW OF SECONDARY ACCESS AND ENTRANCE**

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.
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- PRIVACY SCREEN TO BE DETERMINED.

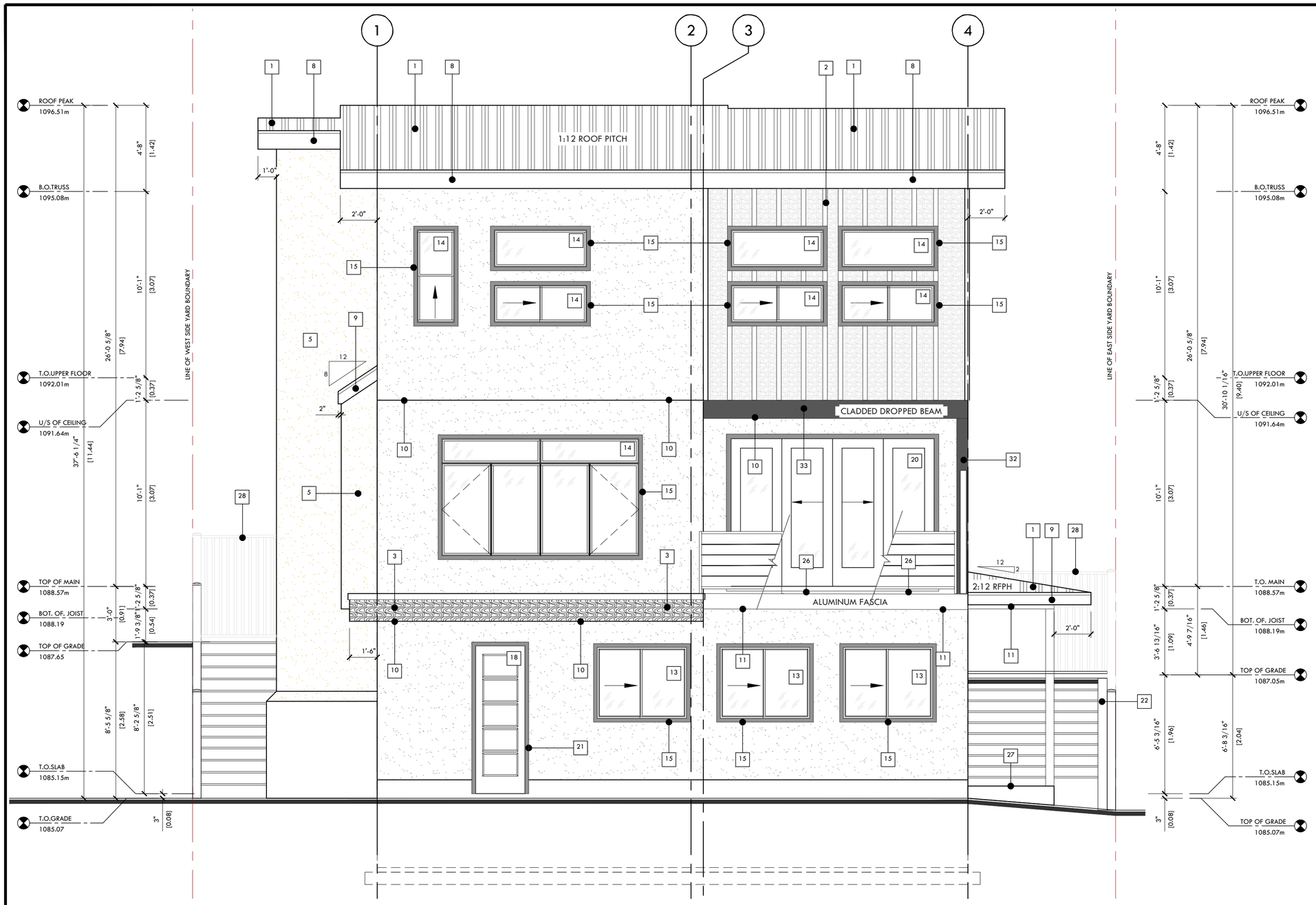
EXTERIOR FINISHES LEGEND

- MANUFACTURED STONE VENEER: STONE TO BE DETERMINED
- LUX ARCHITECURAL WOOD PANELING: COMPOSITE WOOD PANELING
- LUX ARCHITECTURAL COMPOSITE: BOARD AND BATTEN PANELING
- STANDING STEAM CORRUGATED ROOFING: TO BE DETERMINED
- STUCCO: ACRYLIC STUCCO
- FEATURE STUCCO: ACRYLIC STUCCO
- LUX ARCHITECTURAL: COMPOSITE WOOD TRIM TO WINDOWS AND DOORS
- LUX ARCHITECTURAL: CLADDING TO BEAMS AN POSTS WHERE APPLICABLE.

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

ANOMALY DRAFTING AND DESIGN

PROJECT TYPE: SINGLE DETACHED DWELLING
AREA OF FLOOR: N/A
TOTAL DEV. SQFT.: 2142 SQFT
ISSUED TO: MUNICIPALITY
PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB
PROJECT NO: NH017
DWG DATE M/D/Y: 06/29/26
SCALE: 1/4"= 1'-0"
ISSUE DATE M/D/Y: 10/28/26
DRAFTER: EKS
REVISION ISSUE #: 2
PROJECT STATUS: DEVELOPMENT PERMIT RELEASE
SHEET TITLE: ELEVATION - LEFT
SHEET NO.: A13



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- FEATURE STUCCO: ACRYLIC STUCCO
- LUX ARCHITECTURAL: COMPOSITE WOOD TRIM TO WINDOWS AND DOORS
- LUX ARCHITECTURAL: CLADDING TO BEAMS AN POSTS WHERE APPLICABLE.

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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

EXTERIOR FINISH MATERIALS LIST

ITEM#	ITEM NAME	MANUFACTURER / SUPPLIER	DECRIPTION	COLOUR
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4	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH QUARRY GRAY BY LP SMARTSIDE	QUARRY GRAY
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6	STONE VENEER	IXL	CASA BLANCA ROUGHTCUT	WHITE
7	WALL CAP	IXL	SLIP EDGE WALL CAP	GREY SKY
8	12" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
9	8" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
10	PRE-FINISHED ALUMINUM SOFFIT	LUX	LUXLAP SMOOTH SOFFIT	COPPERWAVE
11	PRE-FINISHED ALUMINUM SOFFIT	TBD	PREFINISHED PERFORATED ALUMINUM SOFFIT	GREY
12	PRE-FRINISHED ALUMINUM DOWNSPOT	TBD	PREFINISHED ALUMINUM DOWNSPOUT	BLACK
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17	MAN DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
18	REAR DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
19	ENTRANCE DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
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22	RETAINGING WALL	TBD	PRESSURE TREATED WOOD WINDOW WELL CUSTOM FRAMED	STAINED SIENNA
23	PRESSURE - TREATED WOOD RISERS	TBD	BROOM FINISH - CONCRETE TREADS AND LANDING W/ AGGREGATE RISERS	
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27	PT. WOOD DECK	TBD	PRESSURE-TREATED WOOD DECK W/ COMPOSITE DECKING TO LANDING AND RISERS	STAINED SIENNA
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29	STEEL OVERHEAD DOOR	TBD	STEEL INSULATED OVERHEAD DOOR	DARK GREY
30	EXTERIOR LIGHT	TBD	EXTERIOR LIGHT FIXTURE - WALL SCONCE	BLACK
31	PRESSURE TREATED ENG. COLUMN	TBD	CUSTOM 4X6 PRESSURE TREATED WOOD POST	STAINED SIENNA
32	CLADDED COLUMN	LUX ARCH	CUSTOM FLAT PANEL	BLACK
33	CLADDED BEAM	LUX ARCH	CUSTOM FLAT PANEL	BLACK

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ANOMALY DRAFTING AND DESIGN

PROJECT STATUS: DEVELOPMENT PERMIT RELEASE

SHEET TITLE: ELEVATION - REAR

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
SINGLE DETACHED DWELLING	5111 22 AVENUE NW, CALGARY, AB	NH017	1/4"= 1'-0"	EKS	A14
AREA OF FLOOR: N/A / TOTAL DEV. SQFT: 2142 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 06/29/26	ISSUE DATE M/D/Y: 10/28/26	REVISION ISSUE #: 2	

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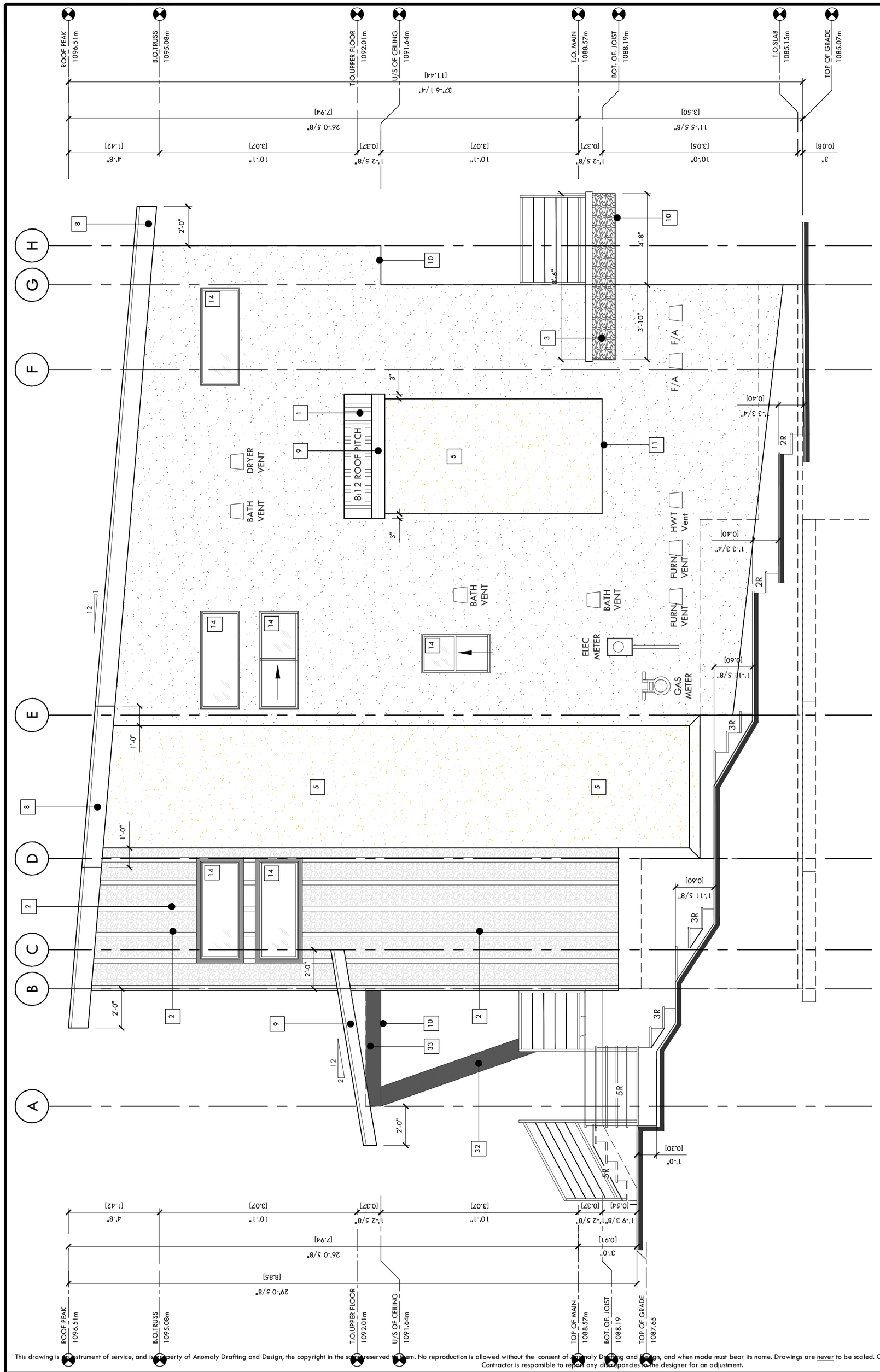

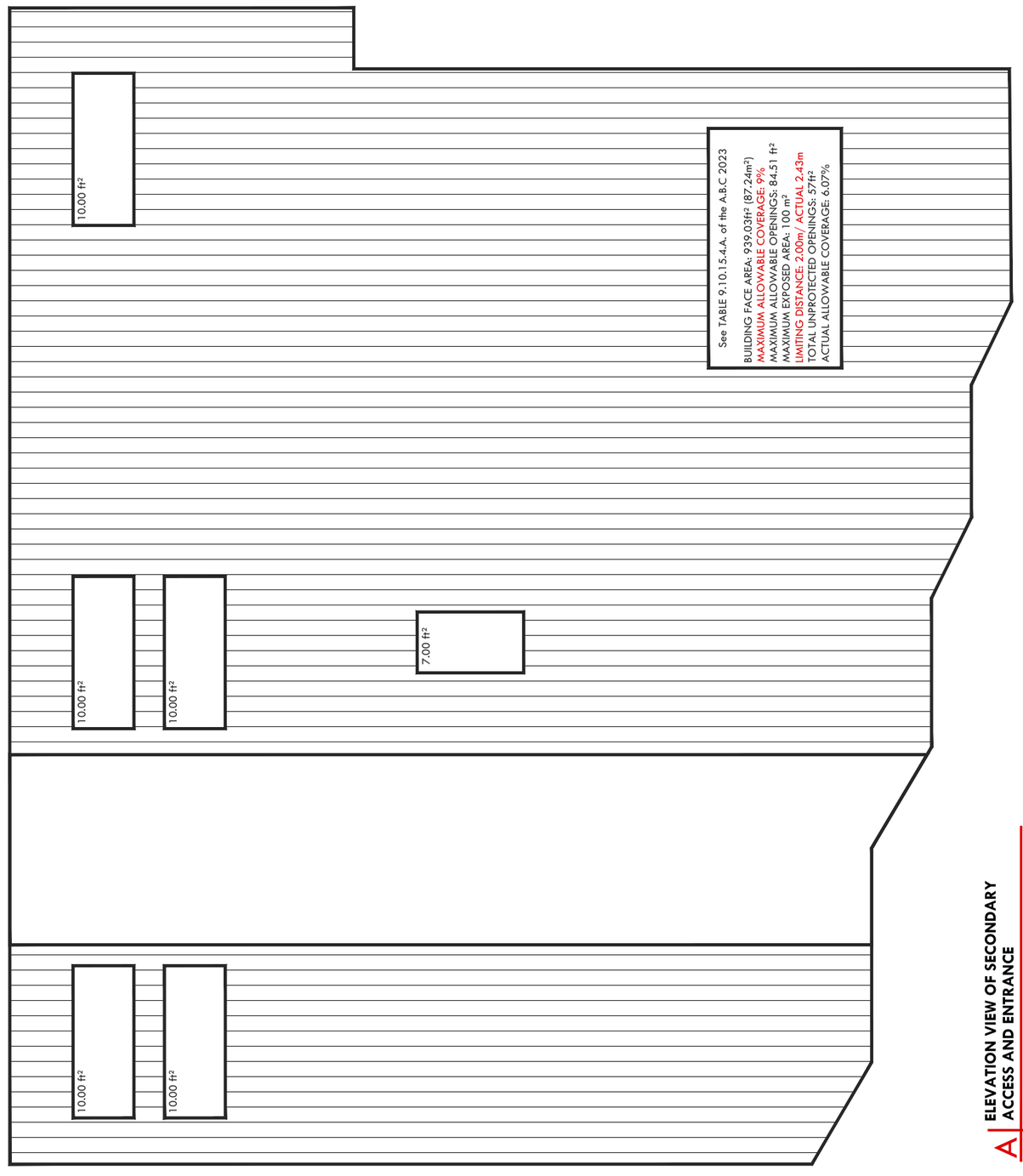

ELEVATION VIEW OF SECONDARY ACCESS AND ENTRANCE

A

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PROJECT TYPE: SINGLE DETACHED DWELLING		PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB	PROJECT NO: NH017	SCALE: 1/4"= 1'-0"	DRAFTER: EKS
AREA OF FLOOR: N/A	TOTAL DEV. SQFT: 2142 SQFT	ISSUED TO: MUNICIPALITY	DWG DATE M/D/Y: 06/29/26	ISSUE DATE M/D/Y: 10/28/26	REVISION ISSUE #: 2

PROJECT STATUS: **DEVELOPMENT PERMIT RELEASE**

SHEET TITLE: ELEVATION - RIGHT

SHEET NO.: **A15**

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EXTERIOR FINISHES LEGEND

LUX ARCHITECURAL WOOD PANELING; COMPOSITE WOOD PANELING

STANDING STEAM CORRUGATED ROOFING: TO BE DETERMINED

FEATURE STUCCO: ACRYLIC STUCCO

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.

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 - 09 - 11:

▲ 1 - Garage location is pulled back another 10" / 0.25m to be outside of the secondary service boundary. Please see page A2, for clarification.

REVISION# 2 2026 - 10 - 28:

▲ 1 - Garage location is pulled back a total of 4.13m from the centerline of the overhead wire, and 3.00m from the rear propertyline. Please see page A2, for clarification.

EXTERIOR FINISH MATERIALS LIST				
ITEM#	ITEM NAME	MANUFACTURER / SUPPLIER	DECRIPTION	COLOUR
1	CORRUGATED STEEL ROOF	JAY'S METAL	STANDING SEAM CORRUGATED METAL ROOF	BLACK OR GREY
2	BOARD AND BATTEN	LUX ARCH.	12" SPACING / 1.25 U SUPPORT	KNOTTY CHESNUT
3	COMPOSITE METAL PANELING	LUX. ARCH.	CUSTOM FLAT PANEL	KNOTTY CHESNUT
4	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH QUARRY GRAY BY LP SMARTSIDE	QUARRY GRAY
5	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH ABYSS BLACK BY LP SMARTSIDE	ABYSS BLACK
6	STONE VENEER	IXL	CASA BLANCA ROUGHTCUT	WHITE
7	WALL CAP	IXL	SLIP EDGE WALL CAP	GREY SKY
8	12" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
9	8" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
10	PRE-FINISHED ALUMINUM SOFFIT	LUX	LUXLAP SMOOTH SOFFIT	COPPERWAVE
11	PRE-FINISHED ALUMINUM SOFFIT	TBD	PREFINISHED PERFORATED ALUMINUM SOFFIT	GREY
12	PRE-FRINISHED ALUMINUM DOWNSPOUT	TBD	PREFINISHED ALUMINUM DOWNSPOUT	BLACK
13	VINYL WINDOW	TBD	VINYL BASEMENT WINDOW	WHITE
14	ALUMINUM WINDOWS	TBD	ALUMINUM WINDOW	BLACK
15	FEATURED WINDOW TRIM	LUX ARCHITECTURAL PRODUCTS	RANDOM PLANL WINDOW TRIM 3.5"	KNOTTY CHESNUT
16	FRONT DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
17	MAN DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
18	REAR DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
19	ENTRANCE DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
20	PATIO SLIDER			BLACK
21	DOOR TRIM	LUX ARCHITECTURAL PRODUCTS	HARDIE TRIM 3 1/2" WIDE	KNOTTY CHESNUT
22	RETAINGING WALL	TBD	PRESSURE TREATED WOOD WINDOW WELL CUSTOM FRAMED	STAINED SIENNA
23	PRESSURE - TREATED WOOD RISERS	TBD	BROOM FINISH - CONCRETE TREADS AND LANDING W/ AGGREGATE RISERS	
24	ALUMINUM RAILING BLACK	TBD	ALUMINUM RAILING C/W STEEL CABLING PICKETS	BLACK
25	PRIVACY SCREEN	TBD	BLACK PRIVACY SCREEN COMPLETE WITH FROSTED GLASS	BLACK
26	PT. WOOD DECK			
27	PT. WOOD DECK	TBD	PRESSURE-TREATED WOOD DECK W/ COMPOSITE DECKING TO LANDING AND RISERS	STAINED SIENNA
28	ALUMINUM STEEL FENCE	TBD	STEEL COMPOSITE FENCE	BLACK/ COMPOSITE WOOD
29	STEEL OVERHEAD DOOR	TBD	STEEL INSULATED OVERHEAD DOOR	DARK GREY
30	EXTERIOR LIGHT	TBD	EXTERIOR LIGHT FIXTURE - WALL SCONCE	BLACK
31	PRESSURE TREATED ENG. COLUMN	TBD	CUSTOM 4X6 PRESSURE TREATED WOOD POST	STAINED SIENNA
32	CLADDED COLUMN	LUX ARCH	CUSTOM FLAT PANEL	BLACK

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.

WINDOW DESCRIPTION

U-VALUE:	R VALUE:
2.725	0.367

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

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

ROOFING IDENTITIES

CEILINGS BELOW ATTIC:

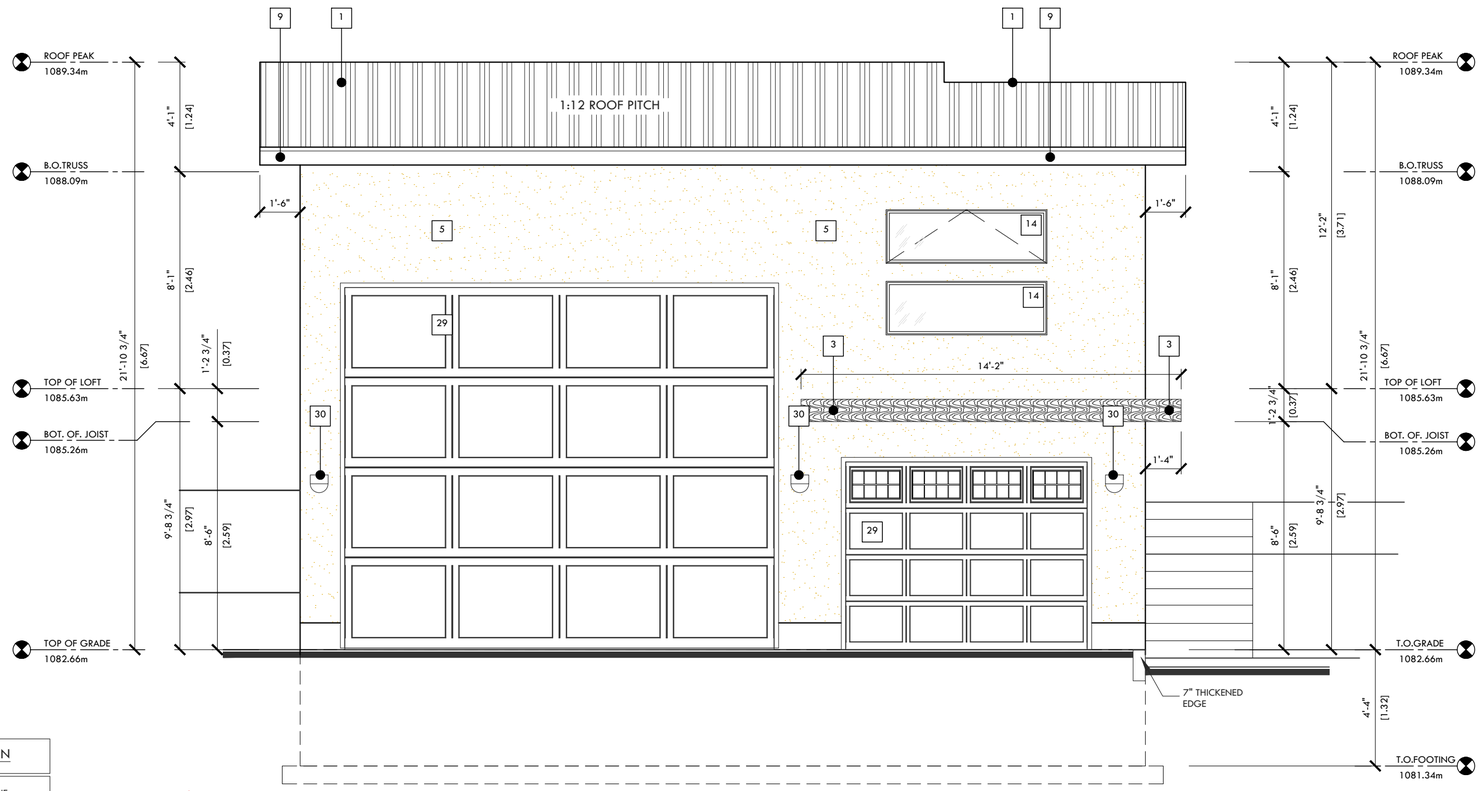
R1 RSI VALUE 8.68:

- 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

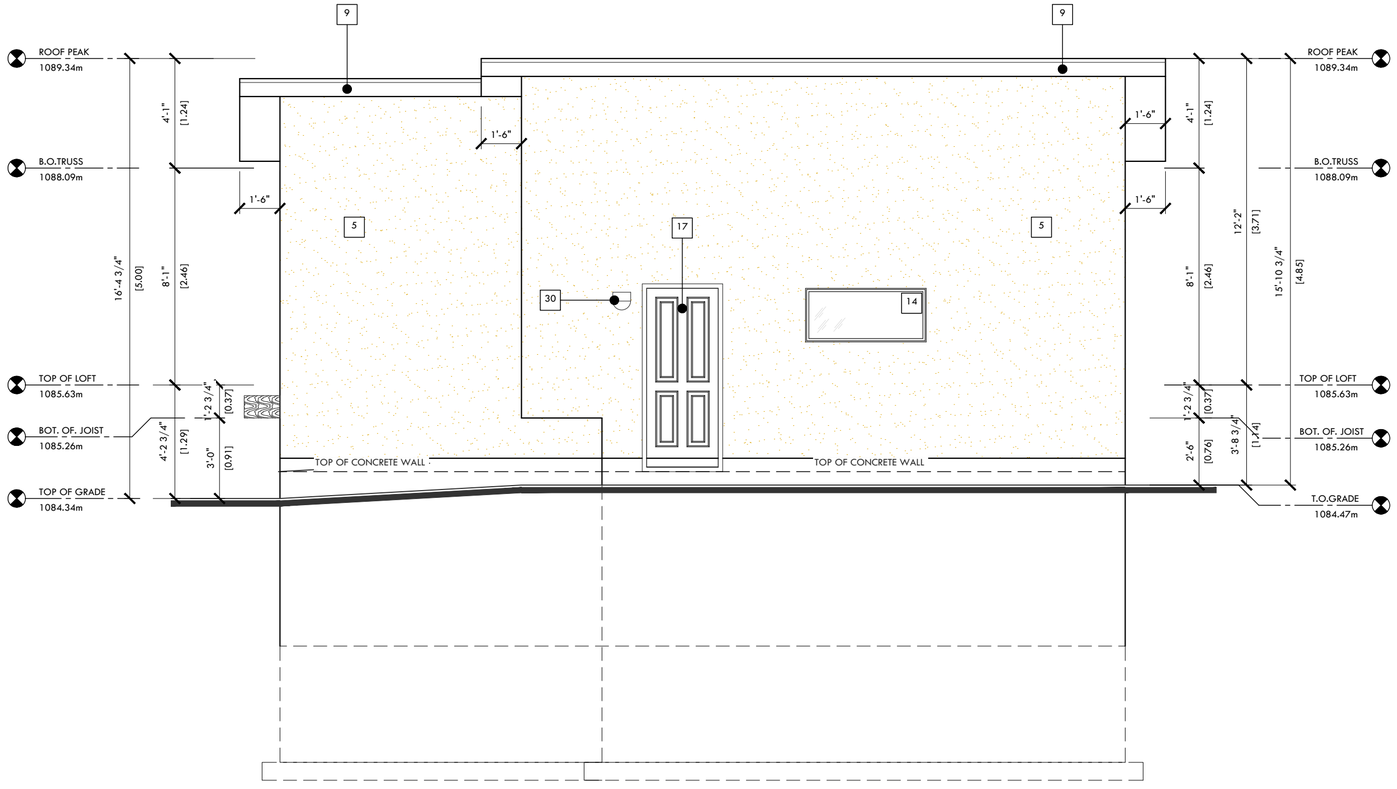
FLOORING IDENTITIES

F1 (FOUNDATION SLAB):

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



A | SOUTH "FRONT" ELEVATION VIEW



B | NORTHEAST "REAR" ELEVATION VIEW

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PROJECT STATUS: DEVELOPMENT PERMIT RELEASE

SHEET TITLE: ELEVATIONS AND GENERAL NOTES

PROJECT TYPE:	PROJECT ADDRESS:	PROJECT NO:	SCALE:	DRAFTER:	SHEET NO.:
DETACHED GARAGE LAYOUTS	5111 22 AVENUE NW, CALGARY, AB	NH017	1/4"= 1'-0"	EKS	A1

AREA OF FLOOR:	TOTAL DEV. SQFT:	ISSUED TO:	DWG DATE M/D/Y:	ISSUE DATE M/D/Y:	REVISION ISSUE #:
351 SQFT	995 SQFT	MUNICIPALITY	10/28/26	10/28/26	2

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EXTERIOR FINISH MATERIALS LIST				
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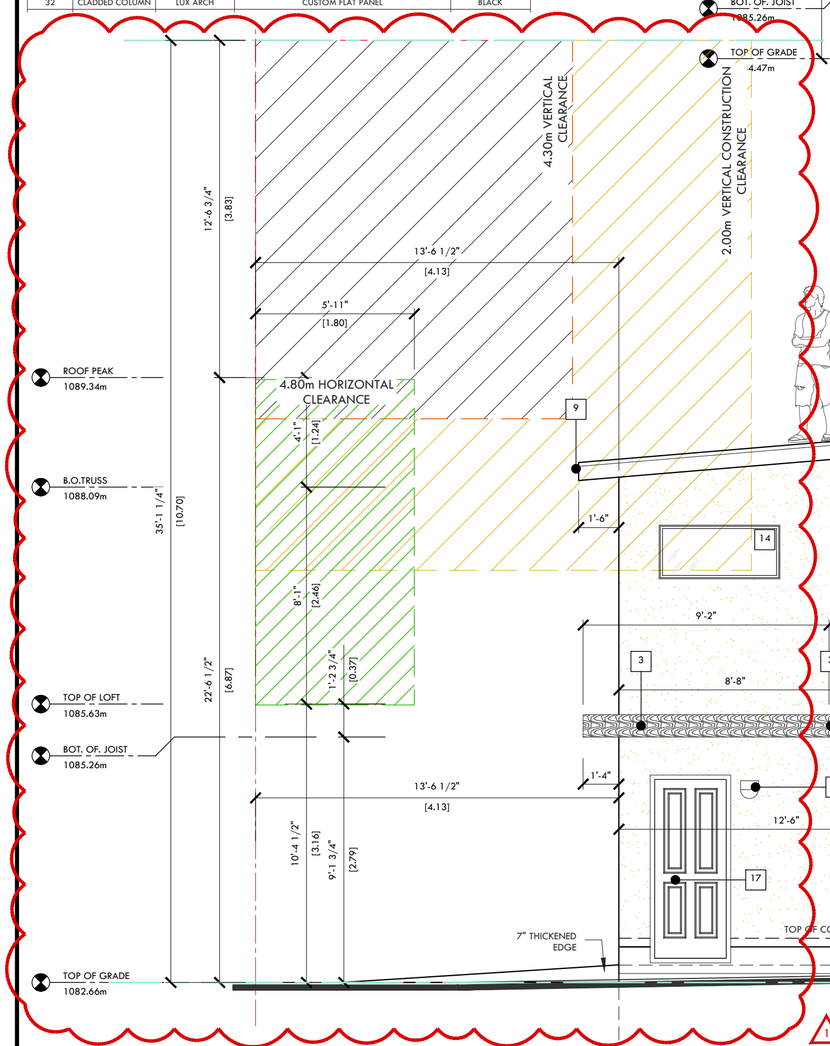
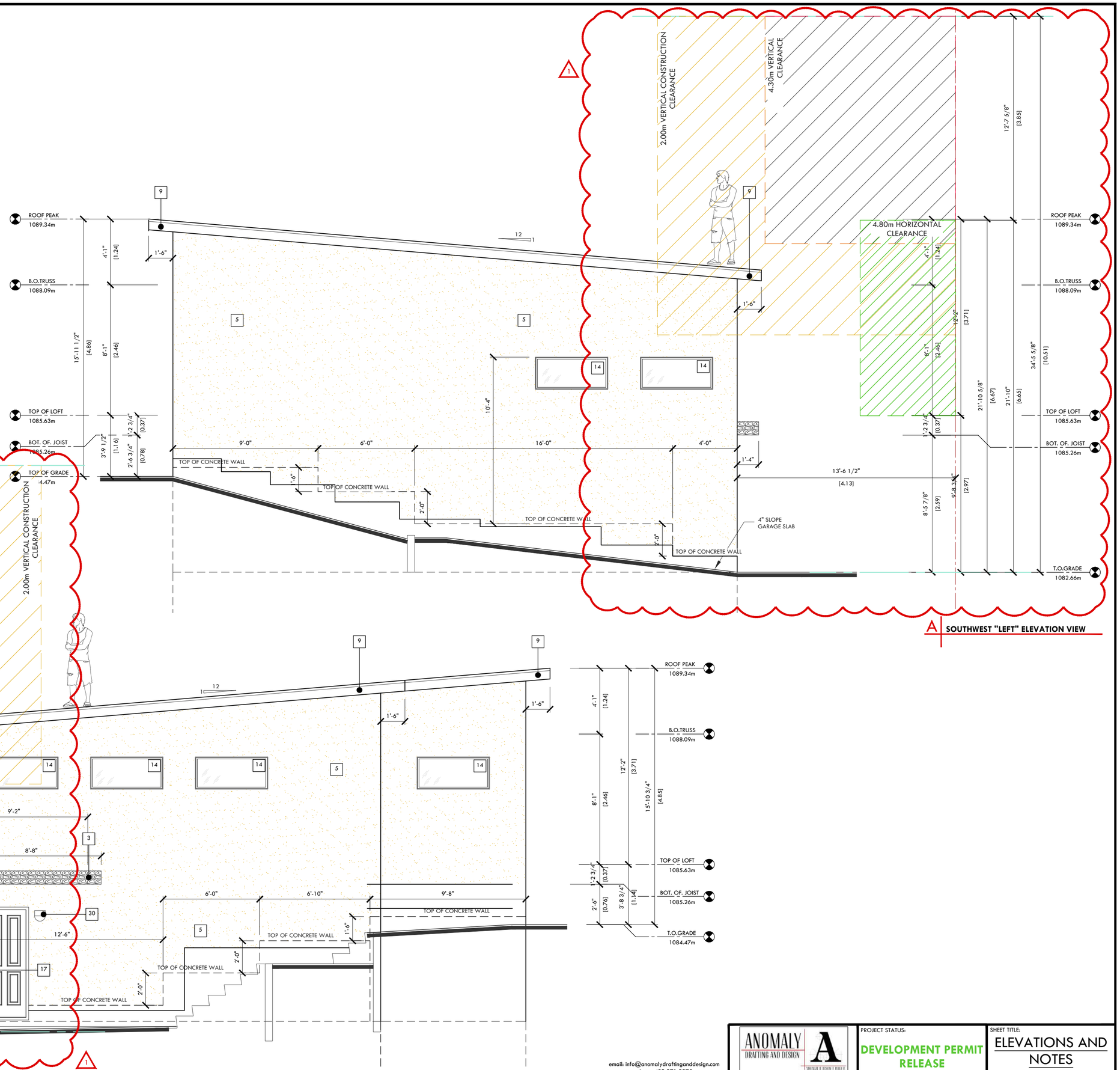
1	CORRUGATED STEEL ROOF	JAY'S METAL	STANDING SEAM CORRUGATED METAL ROOF	BLACK OR GREY
2	BOARD AND BATTEN	LUX ARCH.	12" SPACING / 1.25 U SUPPORT	KNOTTY CHESNUT
3	COMPOSITE METAL PANELING	LUX. ARCH.	CUSTOM FLAT PANEL	KNOTTY CHESNUT
4	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH QUARRY GRAY BY LP SMARTSIDE	QUARRY GRAY
5	ACRYLIC STUCCO	TBD	ARCYLIC STUCOO TO MATCH ABYSS BLACK BY LP SMARTSIDE	ABYSS BLACK
6	STONE VENEER	IXL	CASA BLANCA ROUGHTCUT	WHITE
7	WALL CAP	IXL	SLIP EDGE WALL CAP	GREY SKY
8	12" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
9	8" ALUMINUM FASCIA	TBD	ALUMINUM	BLACK
10	PRE-FINISHED ALUMINUM SOFFIT	LUX	LUXLAP SMOOTH SOFFIT	COPPERWAVE
11	PRE-FINISHED ALUMINUM SOFFIT	TBD	PREFINISHED PERFORATED ALUMINUM SOFFIT	GREY
12	PRE-FRINISHED ALUMINUM DOWNSPOUT	TBD	PREFINISHED ALUMINUM DOWNSPOUT	BLACK
13	VINYL WINDOW	TBD	VINYL BASEMENT WINDOW	WHITE
14	ALUMINUM WINDOWS	TBD	ALUMINUM WINDOW	BLACK
15	FEATURED WINDOW TRIM	LUX ARCHITECTURAL PRODUCTS	RANDOM PLANL WINDOW TRIM 3.5"	KNOTTY CHESNUT
16	FRONT DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
17	MAN DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
18	REAR DOOR	TBD	FIBREGLASS INSULATED DOOR	WOOD
19	ENTRANCE DOOR	TBD	FIBREGLASS INSULATED DOOR	GREY
20	PATIO SLIDER			BLACK
21	DOOR TRIM	LUX ARCHITECTURAL PRODUCTS	HARDIE TRIM 3 1/2" WIDE	KNOTTY CHESNUT
22	RETAINGING WALL	TBD	PRESSURE TREATED WOOD WINDOW WELL CUSTOM FRAMED	STAINED SIENNA
23	PRESSURE - TREATED WOOD RISERS	TBD	BROOM FINISH - CONCRETE TREADS AND LANDING W/ AGGREGATE RISERS	
24	ALUMINUM RAILING BLACK	TBD	ALUMINUM RAILING C/W STEEL CABLING PICKETS	BLACK
25	PRIVACY SCREEN	TBD	BLACK PRIVACY SCREEN COMPLETE WITH FROSTED GLASS	BLACK
26	PT. WOOD DECK			
27	PT. WOOD DECK	TBD	PRESSURE-TREATED WOOD DECK W/ COMPOSITE DECKING TO LANDING AND RISERS	STAINED SIENNA
28	ALUMINUM STEEL FENCE	TBD	STEEL COMPOSITE FENCE	BLACK/ COMPOSITE WOOD
29	STEEL OVERHEAD DOOR	TBD	STEEL INSULATED OVERHEAD DOOR	DARK GREY
30	EXTERIOR LIGHT	TBD	EXTERIOR LIGHT FIXTURE - WALL SCONCE	BLACK
31	PRESSURE TREATED ENG. COLUMN	TBD	CUSTOM 4X6 PRESSURE TREATED WOOD POST	STAINED SIENNA
32	CLADDED COLUMN	LUX ARCH	CUSTOM FLAT PANEL	BLACK



B | SOUTHEAST "RIGHT" ELEVATION VIEW



A | SOUTHWEST "LEFT" ELEVATION VIEW

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email: info@anomalydraftinganddesign.com
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PROJECT TYPE: DETACHED GARAGE LAYOUTS	PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB	PROJECT STATUS: DEVELOPMENT PERMIT RELEASE		SHEET TITLE: ELEVATIONS AND NOTES	
AREA OF FLOOR: / TOTAL DEV. SQFT: 995 SQFT	ISSUED TO: MUNICIPALITY	PROJECT NO: NH017	SCALE: 1/4"= 1'-0"	DRAFTER: EKS	SHEET NO.: A2
		DWG DATE M/D/Y: 10/28/26	ISSUE DATE M/D/Y: 10/28/26	REVISION ISSUE #: 2	

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EX. BYLAW SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVE NW, 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:

384 SENTENCE (1) - THE RESIDENTIAL - CONTEXTUAL ONE DWELLING (R-C1) DISTRICT IS INTENDED TO ACCOMMODATE EXISTING RESIDENTIAL ***DEVELOPMENT*** AND CONTEXTUALLY SENSITIVE REDEVELOPMENT IN THE FORM OF ***SINGLE DETACHED DWELLINGS*** IN THE ***DEVELOPED AREA***.

384 SENTENCE (2) - ***PARCELS*** DESIGNATED R-C1S ARE INTENDED TO ACCOMMODATE A ***SECONDARY SUITE*** AS A PERMITTED USE ON THE SAME ***PARCEL*** AS A ***SINGLE DETACHED DWELLING***.

393 THE MAXIMUM ***PARCEL COVERAGE*** IS 45.0 PERCENT OF THE AREA OF THE ***PARCEL***, WHICH MUST BE REDUCED BY 21.0 SQUARE METRES FOR EACH REQUIRED ***MOTOR VEHICLE PARKING STALL*** THAT IS NOT PROVIDED IN A ***PRIVATE GARAGE***.

396 SENTENCE (1) - FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS THE GREATER OF:

(A) THE CONTEXTUAL FRONT SETBACK LESS 1.5 METRES; OR

(B) 3.0 METRES.

396 SENTENCE (4) - FOR AN ADDITION OR EXTERIOR ALTERATION TO A SINGLE DETACHED DWELLING, WHICH WAS LEGALLY EXISTING OR APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS BYLAW, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS THE LESSER OF:

(A) THE CONTEXTUAL FRONT SETBACK LESS 1.5 METRES TO A MINIMUM OF 3.0 METRES; OR

(B) THE EXISTNG BUILDING SETBACK LESS 1.5 METRES TO A MINIMUM OF 3.0 METRES

396 SENTENCE (5) - FOR ALL OTHER USES, THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

399 SENTENCE (1) FOR A ***CONTEXTUAL SINGLE DETACHED DWELLING*** AND A ***SINGLE DETACHED DWELLING***, THE MAXIMUM ***BUILDING HEIGHT*** IS THE GREATER OF:

(A) 8.6 METRES; OR

(B) THE ***CONTEXTUAL HEIGHT*** PLUS 1.5 METRES, TO A MAXIMUM OF 10.0 METRES.

399 SENTENCE (3) FOR ALL OTHER ***USES***, THE MAXIMUM ***BUILDING HEIGHT*** IS 10.0 METRES.

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

EX. GENERAL SITE PLAN INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVENUE NW, CALGARY, ALBERTA

EXISTING LOT INFORMATION

AREA OF EXISTING LOT: 556.86m² - PARCEL ARE TO BE ZONED R-C1.
LOT IS OUTSIDE OF FLOODWAY FLOOD FRINGE ZONE.

GROSS FLOOR AREA OF EXISTING BUILDING: 70.13 m² (DEMOLISHED)
AREA OF EXISTING STORAGE: 28.65 m² (DEMOLISHED)

EXISTING LOT COVERAGE: 17.74%

EXISTING SUBFLOOR MAIN FLOOR ELEV.: 1087.47m
EXISTING BUILDING HEIGHT: 2.86m
EXISTING ROOF PEAK: 1091.79m

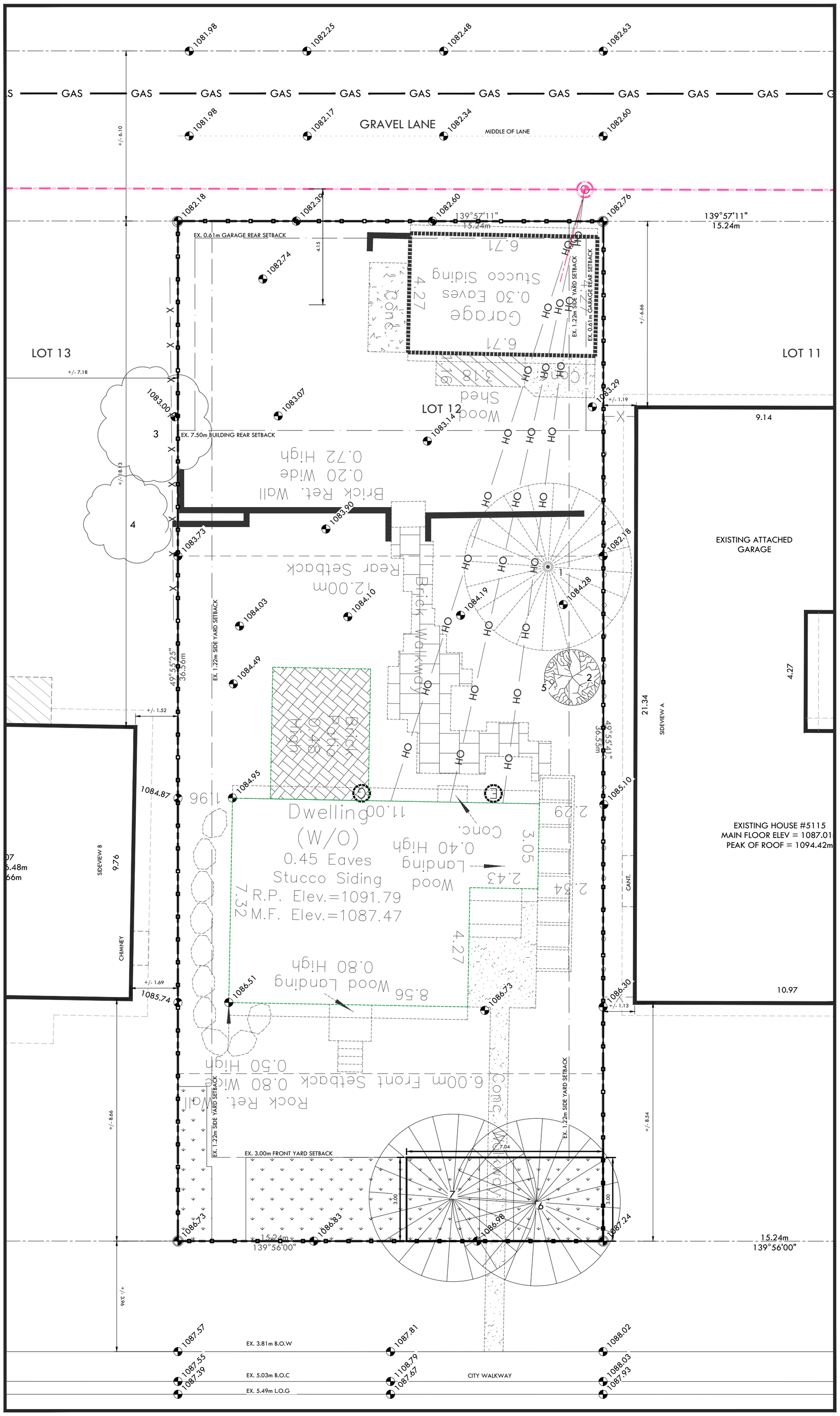
EXISTING WOODEN DECK OR PATIO AREA: N/A
EXISTING BALCONY AREA: N/A

EXISTING AREA OF DRIVEWAY: N/A
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 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 HOUSE #5115
MAIN FLOOR ELEV = 1087.01
PEAK OF ROOF = 1094.42m

EXISTING TREE SCHEDULE

TREE NO.	TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	NAME	TREE ID	STATUS	CLASSIFICATION
1	CONIFEROUS	0.5	6	12	UNKNOWN	N/A	PRIVATE	REMOVE
2	DECIDUOUS	0.1	2	1.5	UNKNOWN	N/A	PRIVATE	REMAIN
3	BUSH	N/A	4	5	UNKNOWN	N/A	PRIVATE	REMAIN
4	BUSH	N/A	3	3	UNKNOWN	N/A	PRIVATE	REMAIN
5	TREE TRUNK	0.15	N/A	N/A	UNKNOWN	N/A	PRIVATE	REMAIN
6	CONIFEROUS	0.6	6	7	UNKNOWN	N/A	PRIVATE	REMAIN
7	CONIFEROUS	0.6	6	7	UNKNOWN	N/A	PRIVATE	REMAIN

A EXISTING SITE PLAN
SCALE: 1= 100m

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

PROJECT TYPE: SINGLE DETACHED DWELLING
AREA OF FLOOR: N/A
TOTAL DEV. SQFT.: 2142 SQFT
PROJECT ADDRESS: 5111 22 AVENUE NW, CALGARY, AB
ISSUED TO: MUNICIPALITY
PROJECT NO: NH017
DWG DATE M/D/Y: 06/29/26
SCALE: 1/4"= 1'-0"
ISSUE DATE M/D/Y: 10/28/26
DRAFTER: EKS
REVISION ISSUE #: 2
PROJECT STATUS: DEVELOPMENT PERMIT RELEASE
SHEET TITLE: EXISTING SITE LAYOUT
SHEET NO.: A1

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NORTH

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
- PROP. FOUNDATION WINDOW
- MAN DOOR WITH FOUNDATION
- PROP. GEODEC ELEVATION
- EX. GEODEC ELEVATION
- PROPOSED SLOPE
- 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

PROPOSED DEVELOPMENT INFORMATION

LEGAL DESCRIPTION

LOT: 12
BLOCK: 50
PLAN: 4994GI
MUNICIPAL ADDRESS: 5111 22 AVENUE NW, CALGARY, ALBERTA

PROPOSED SITE INFORMATION

AREA OF EXISTING LOT:	556.86 m²
BUILDING FRONT SETBACK:	3.00m
BUILDING EAST SIDE YARD SETBACK:	2.43m
BUILDING WEST SIDE YARD SETBACK:	1.22m
BUILDING REAR SETBACK:	20.44m
GARAGE REAR SETBACK FROM LANE:	3.00m
GARAGE EAST SIDE YARD SETBACK:	4.37m
GARAGE WEST SIDE YARD SETBACK:	1.22m
GARAGE BUILDING SEPARATION:	6.16m
AVERAGE CONTEXTUAL SETBACK:	7.59m
BUILDING DEPTH:	6.72m
DEPTH OF PARCEL:	36.55m
MAXIMUM BUILDING DEPTH:	45.76%
PROPOSED AREA OF NEW BUILDING:	129.67m² = [(AREA OF CANT. PROJECTION: 5.96m² + 4.33m²) +(AREA OF PORCH: 11.06m²) + (AREA OF BUILDING: 108.32m²)]
AREA OF PROPOSED GARAGE:	95.16m²
PROPOSED LOT COVERAGE:	40.37%
PROPOSED BUILDING HEIGHT:	9.40m
TOP OF MAIN SUBFLOOR:	1088.57m
BOTTOM OF JOIST ELEV:	1088.19m
TOP OF UPPER FLOOR:	1092.01m
ROOF PEAK:	1096.51m
TOP OF SLAB:	1085.15m
LOWEST TOP OF FOOTING:	1083.85m

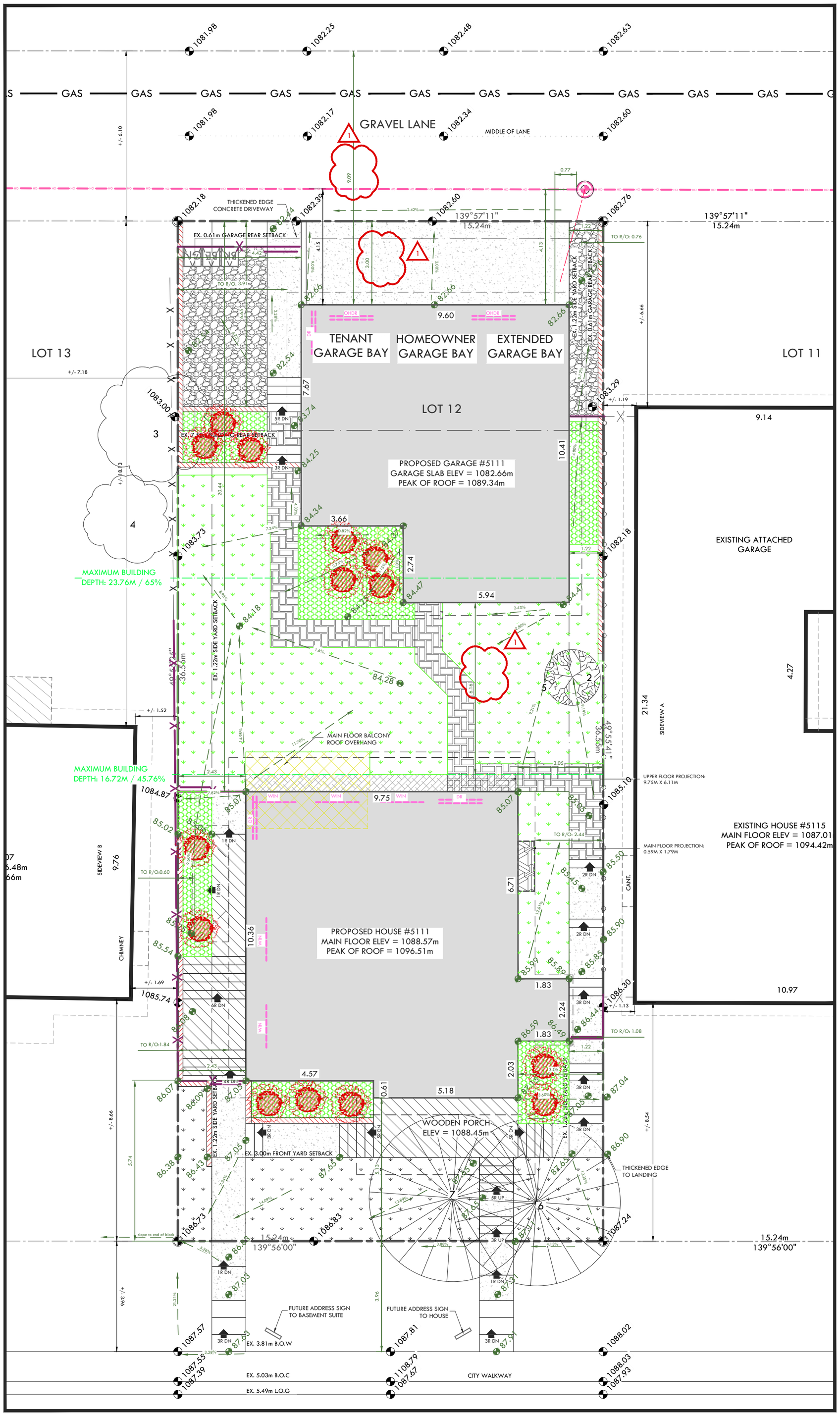
PROPOSED AREA OF CONCRETE DRIVEWAY APRON: 28.77m²

NH017 - SITE SPECIFIC NOTES

- ENMAX IS TO BRING A NEW PANEL TO SUITE. GC IS TO SPEAK TO ENMAX PRIOR TO INSTALL.
- CONCRETE WALKWAYS SHOWN ARE APPROXIMATE AND WILL BE DETERMINED ON SITE.
- FENCING: THE EXISTING FENCING IS EXISTING TO REMAIN WHERE REQUIRED. THE HOMEOWNER WILL DISCUSS WITH NEIGHBOR ON THE EAST SIDE OF THE PROPERTY, IF NEW FENCE CAN BE ERECTED DUE TO THE EXISTING SITE CONDITIONS.
- PROPOSED RETAINING WALLS ARE TEMPORARY UNTIL THE HOUSE IS PASSED FOR OCCUPANCY. THE HOMEOWNER WILL SUBMIT A FUTURE LANDSCAPING DEVELOPMENT PERMIT TO ADJUST THE RETAINING WALLS WHERE REQUIRED.
- **DUE TO THE EXCESSIVE STORM RUNOFF FROM THE STREET TO THE HOUSE, THE DESIGNER HAS REVERSE THE DRAINAGE SLOPE BACK TO THE STREET.**
- THE HOMEOWNER WILL PROVIDE DECORATIVE ROCKS TO DISPLAY THE ADDRESS FOR THE SUITE AND MAIN DWELLING.
- PORCH STAIR IS TEMPORARY, DESIGN WILL DISCUSS WITH THE MUNICIPALITY TO CONFIRM.
- EXISTING TREES TO REMAIN WHERE REQUIRED. NEW TREES TO BE PLANTED AFTER OCCUPANCY.
- STEPS WITHIN SIDE YARD ARE APPROXIMATE, AND WILL BE DETERMINED ON SITE.

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 BUILDING, GC IS TO REVIEW ARCHITECTURAL ELEVATIONS FOR CLARIFICATION.
- IN THE EVENT OF AN 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, THE GC IS TO NOTIFY THE HOMEOWNER AND DESIGNER IMMEDIATELY.
- THE HEIGHT OF 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 SOIL IS NOT SATISFACTORY, CONCRETE PILES FOR SUPPORT THE SLAB TO BE INSTALLED WHERE REQUIRED.
- WHEN REQUIRED PRIOR TO BACKFILL INSTALLATION, THE GC IS TO VERIFY THAT INSULATION IS ADDED TO THE EXTERIOR OF THE FOUNDATION WALLS AS PER THE FOUNDATION PLAN.
- GC IS TO VERIFY EXISTING SITE CONDITIONS FOR ALL CONCRETE PARKING PADS, WALKWAYS, AND LANDSCAPING.
- ELECTRICAL, GAS, AND WATER METERS TO BE DETERMINED ON SITE.
- GC IS TO CONFIRM WITH ENMAX IF THE METER ON THE GARAGE CAN BE WITHIN THE SIDE YARD BEFORE INSTALLING ON THE LANE VIEW.



A PROPOSED SITE PLAN
SCALE: 1= 100m

ROTATE PAGE TO YOUR RIGHT

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

PROJECT TYPE:	SINGLE DETACHED DWELLING
AREA OF FLOOR:	N/A
TOTAL DEV. SQFT:	2142 SQFT
PROJECT ADDRESS:	5111 22 AVENUE NW, CALGARY, AB
ISSUED TO:	MUNICIPALITY
PROJECT STATUS:	DEVELOPMENT PERMIT RELEASE
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DWG DATE M/D/Y:	10/28/26
ISSUE DATE M/D/Y:	10/28/26
REVISION ISSUE #:	2
SHEET TITLE:	PROPOSED SITE LAYOUT
SHEET NO.:	A1.2