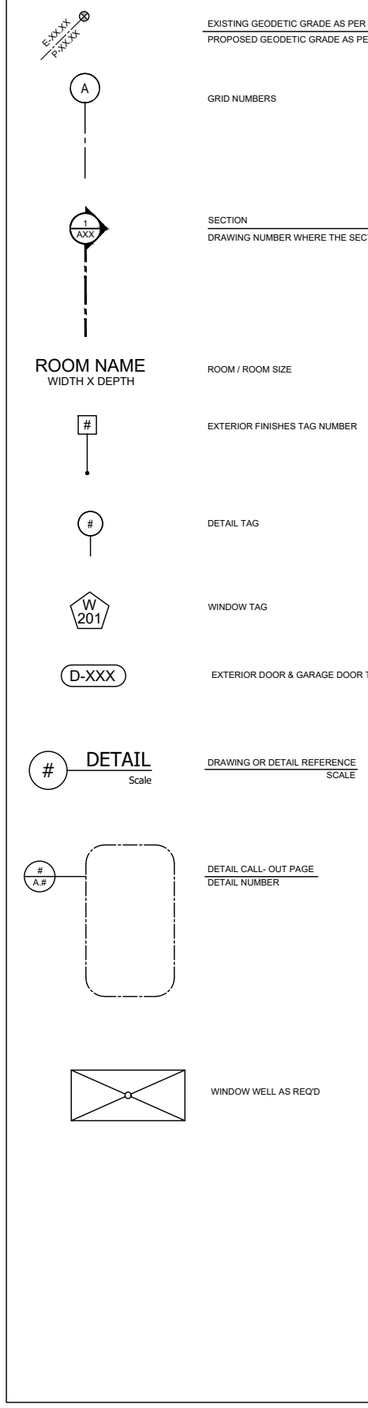
GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. CONTRACTOR TO COMPLY TO ALL CURRENT ALBERTA BUILDING CODE RULES PLUS ANY AND ALL AUTHORITIES HAVING JURISDICTION DURING ALL PHASES OF WORK.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO BRING ALL OMISSIONS, DISCREPANCIES, INCLUDING DIMENSIONS, TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCING OF ANY WORK.
5. ANY PATCHING, REPAIR, REFINISHING, RECONSTRUCTION & REPAINTING WORK REQUIRED AS A RESULT OF PERFORMANCE OF WORK OF THIS CONTRACT SHALL INCORPORATE AND BE PREFORMED WITH MATERIALS TO MATCH SAME AND SHALL REQUIRE FIRE RATINGS.
6. WHERE "TYPE X" GYPSUM WALL BOARD IS NOTED ON DRAWINGS, PROVIDE FIRE-RATED GYPSUM WALL BOARD WITH U.L.C. LABEL.
7. PRE-DRILLED INSERTS ARE TO BE USED WHEN ATTACHING OR FASTENING MATERIALS OR FITMENTS TO MASONRY OR CONCRETE WALLS, FLOORS, SLABS OR CEILING ASSEMBLIES.
8. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR REINFORCING AND CORE FILLING OF MASONRY WALLS AT WALL OPENINGS, CORNERS & TERMINATIONS UNLESS NOTED OTHERWISE.
9. PROVIDE SOLID BLOCKING (2"X6") IN STUD PARTITIONS BEHIND ALL RECESSED OR FLUSH MOUNTED EQUIPMENT & ACCESSORIES AT ALL ANCHOR POINTS.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OWN FORCES & HIS SUB TRADES TO ENSURE THAT HOLES CUT FOR PENETRATIONS THROUGH THE EXTERIOR WALL SYSTEMS ARE NOT OVERSIZED. AFTER INSTALLATION OF ANY PENETRATIONS, THE VOIDS BETWEEN THE PENETRATION OPENING AND THE PENETRATION MATERIALS SHALL BE COMPLETELY SEALED TO ENSURE THE INTEGRITY OF THE AIR/VAPOR BARRIER.
11. WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL INSTALLATIONS PENETRATE WALL AND/OR FLOOR ASSEMBLIES SEAL ANY SUCH PENETRATIONS WITH FIRE RATED ACOUSTIC SEALANT & MAINTAIN REQUIRED FIRE RATING & ACOUSTIC MINIMUMS.
12. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S LETTER, NOTES AND SHOP DRAWINGS AS WELL AS MECHANICAL & ELECTRICAL DRAWINGS & ROOF TRUSS/ JOIST SUPPLIER/ MANUFACTURER'S DRAWINGS.
13. ENSURE THAT ALL PRE-FINISHED METAL CAPPING TO THE WOOD FASCIAS, DECK TRIMS AND BAND BOARDS ARE COMPLETE WITH POSITIVE DRAINAGE.
14. ANY LARGE MECHANICAL GRILLE OPENINGS ON THE ELEVATIONS SHALL BE PREPARED & FINISHED IN THE SAME MANNER AS THE WINDOW ASSEMBLIES.
15. ALL GEODETIC ELEVATIONS PROVIDED TO AMAYA DESIGN INC. ARE ASSUMED TO BE ACCURATE AND REFLECT ACTUAL SITE CONDITIONS. AMAYA DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE PROVIDED TOPOGRAPHIC SURVEY.

DISCLAIMER

ALL IDEAS AND DESIGNS REPRESENTED ON THESE DRAWINGS ARE OWNED BY AMAYA DESIGN INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED, DUPLICATED OR DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION BY AMAYA DESIGN INC.

ARCHITECTURAL SYMBOLS



2043 57 AVE SW
CALGARY, ALBERTA
LOT 1 | BLOCK 25 | PLAN 5259HR
ZONING: R-CG

ISSUED FOR DEVELOPMENT PERMIT
September 28, 2026

LIST OF DRAWINGS

PAGE	DRAWING NAME	STATUS
C.0	COVER PAGE	ISSUED
A.1	FRONT ELEVATION	ISSUED
A.2	LEFT ELEVATION	ISSUED
A.3	RIGHT ELEVATION	ISSUED
A.4	REAR ELEVATION	ISSUED
A.5	MAIN FLOOR	ISSUED
A.6	UPPER FLOOR	ISSUED
A.7	FOUNDATION PLAN	-
A.8	BASEMENT DEVELOPMENT	ISSUED
R.1	ROOF PLAN	-
W.1	WINDOW SCHEDULE	-
S.1	CROSS SECTION	ISSUED
S.2	CROSS SECTION	-
S.3	CROSS SECTION	-
D.1	DETAILS	-
D.2	DETAILS	-
D.3	DETAILS	-
D.4	DETAILS	-
D.5	DETAILS	-
D.6	DETAILS	-
D.7	DETAILS	-
D.8	DETAILS	-
D.9	DETAILS	-
E.1	MAIN FLOOR ELECTRICAL PLAN	-
E.2	UPPER FLOOR ELECTRICAL PLAN	-
E.3	LOWER ELECTRICAL PLAN	-

PLEASE NOTE THAT THIS IS AN ARTISTIC RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL COLORS MAY VARY UPON COMPLETION OF CONSTRUCTION.

AMAYA DESIGN
(587) 449-4002
INFO@AMAYADESIGN.CA
UNIT 207, 7710 5 STREET SE
CALGARY, AB
T2H 2L9
WWW.AMAYADESIGN.CA

REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

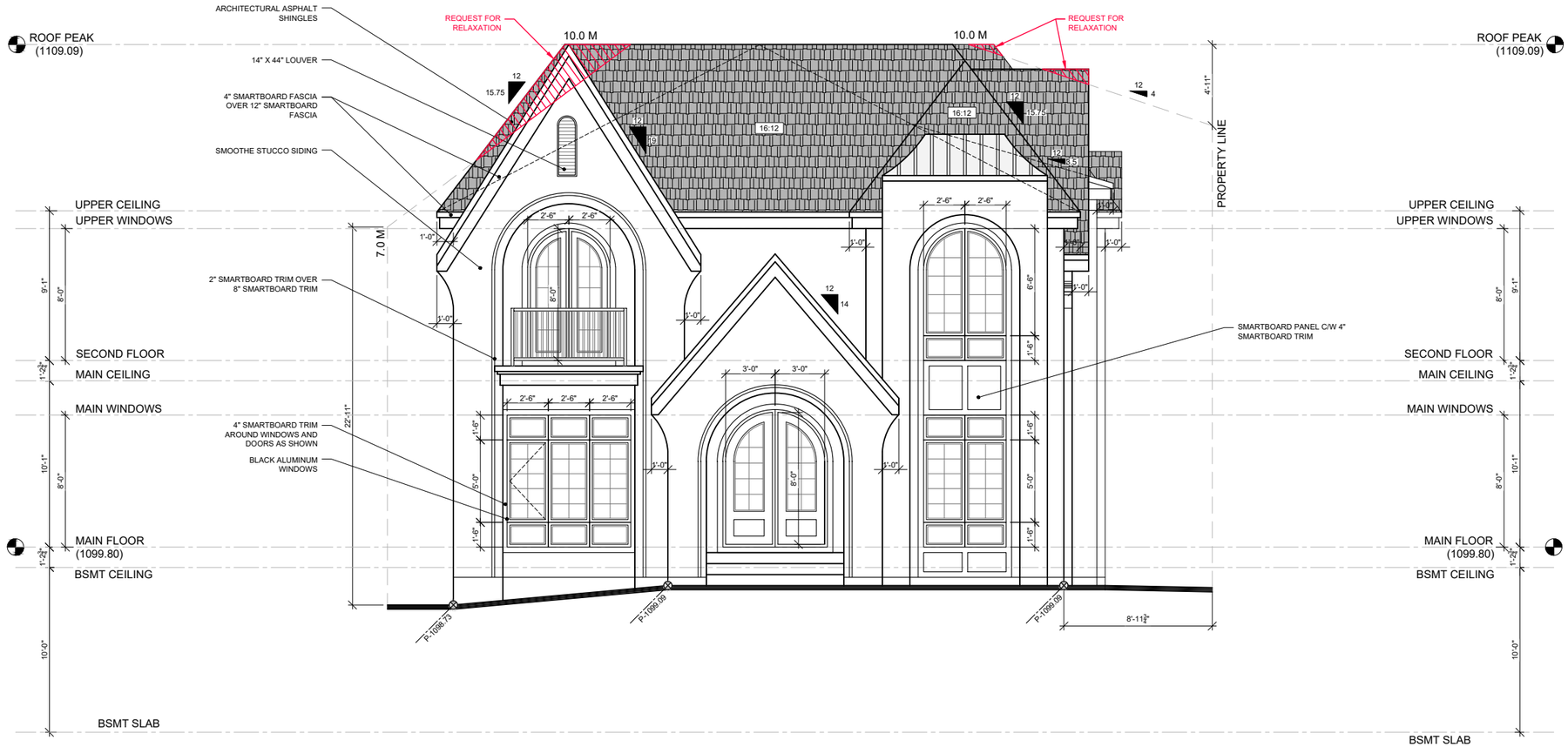
DESIGN BY: CA	DRAWN BY: CR
LOT: 1	
BLOCK: 25	
PLAN: 5259HR	
SCALE: 1/8"=1'-0"	

ISSUE DATE: September 28, 2026
ADDRESS: 2043 57 AVE SW CALGARY, AB

FLOOR AREAS (SQ.FT.)	
MAIN FLOOR	1753
UPPER FLOOR	1799
TOTAL	3552
LOWER FLOOR	1351

COVER PAGE

PAGE C.0
PROJECT NO. S587



NORTH

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UNIT 207, 7710 5 STREET SE
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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

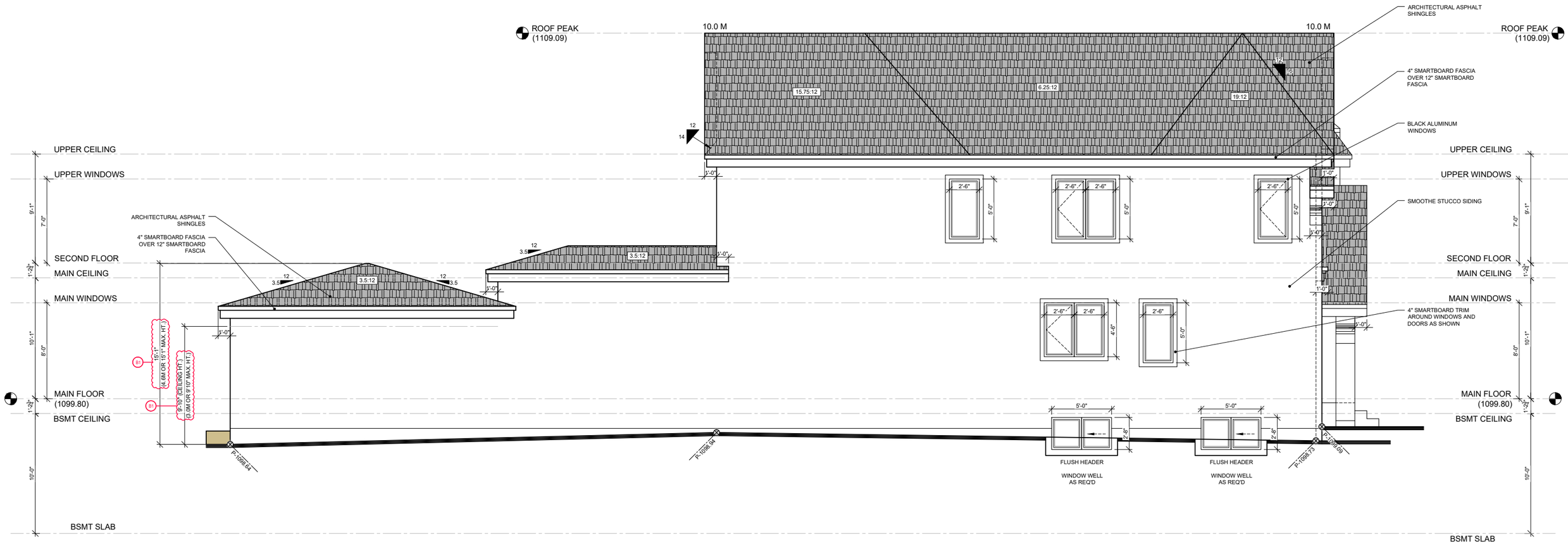
DESIGN BY: CA	DRAWN BY: CR
LOT: 1	
BLOCK: 25	
PLAN: 5259HR	
SCALE: 1/8"=1'-0"	

ISSUE DATE:
September 28, 2026
ADDRESS:
2043 57 AVE SW
CALGARY, AB

FLOOR AREAS (SQ.FT.)	
MAIN FLOOR	1753
UPPER FLOOR	1799
TOTAL	3552
LOWER FLOOR	1351

FRONT ELEVATION

PAGE
A.1
PROJECT NO.
S587



UNPROTECTED OPENING CALCULATION		
	SQ.FT.	SQ.M.
TOTAL WALL FACE	1653.36	153.60
TOTAL GLAZING	102.59	9.53
TOTAL ACTUAL GLAZING	6.20%	6.20%
DISTANCE TO PROPERTY LINE	1.22M	
MAX. ALLOWABLE GLAZING	7%	

EAST

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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

DESIGN BY: CA	DRAWN BY: CR
LOT: 1	
BLOCK: 25	
PLAN: 5259HR	
SCALE: 1/8"=1'-0"	

ISSUE DATE:

September 28, 2026

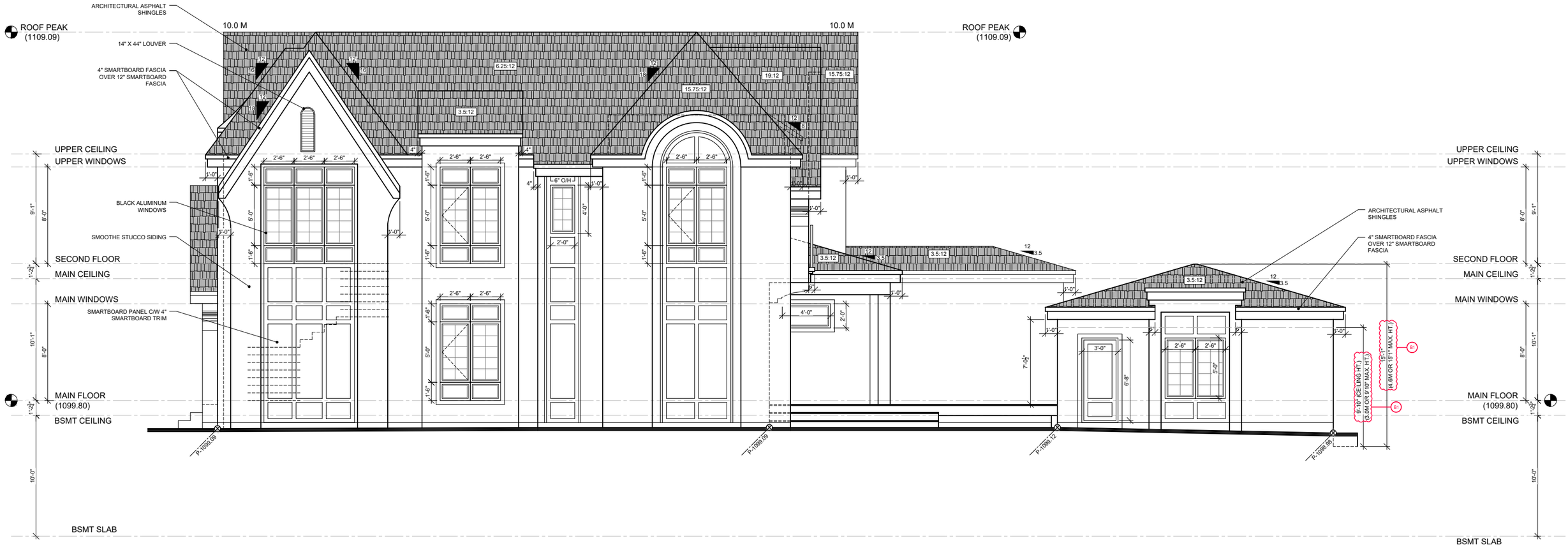
ADDRESS: 2043 57 AVE SW
CALGARY, AB

FLOOR AREAS (SQ.FT.)	
MAIN FLOOR	1753
UPPER FLOOR	1799
TOTAL	3552
LOWER FLOOR	1351

LEFT ELEVATION

PAGE A.2

PROJECT NO. S587



WEST

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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

DESIGN BY:	CA	DRAWN BY:	CR
LOT:	1		
BLOCK:	25		
PLAN:	5259HR		
SCALE:	1/8"=1'-0"		

ISSUE DATE: September 28, 2026

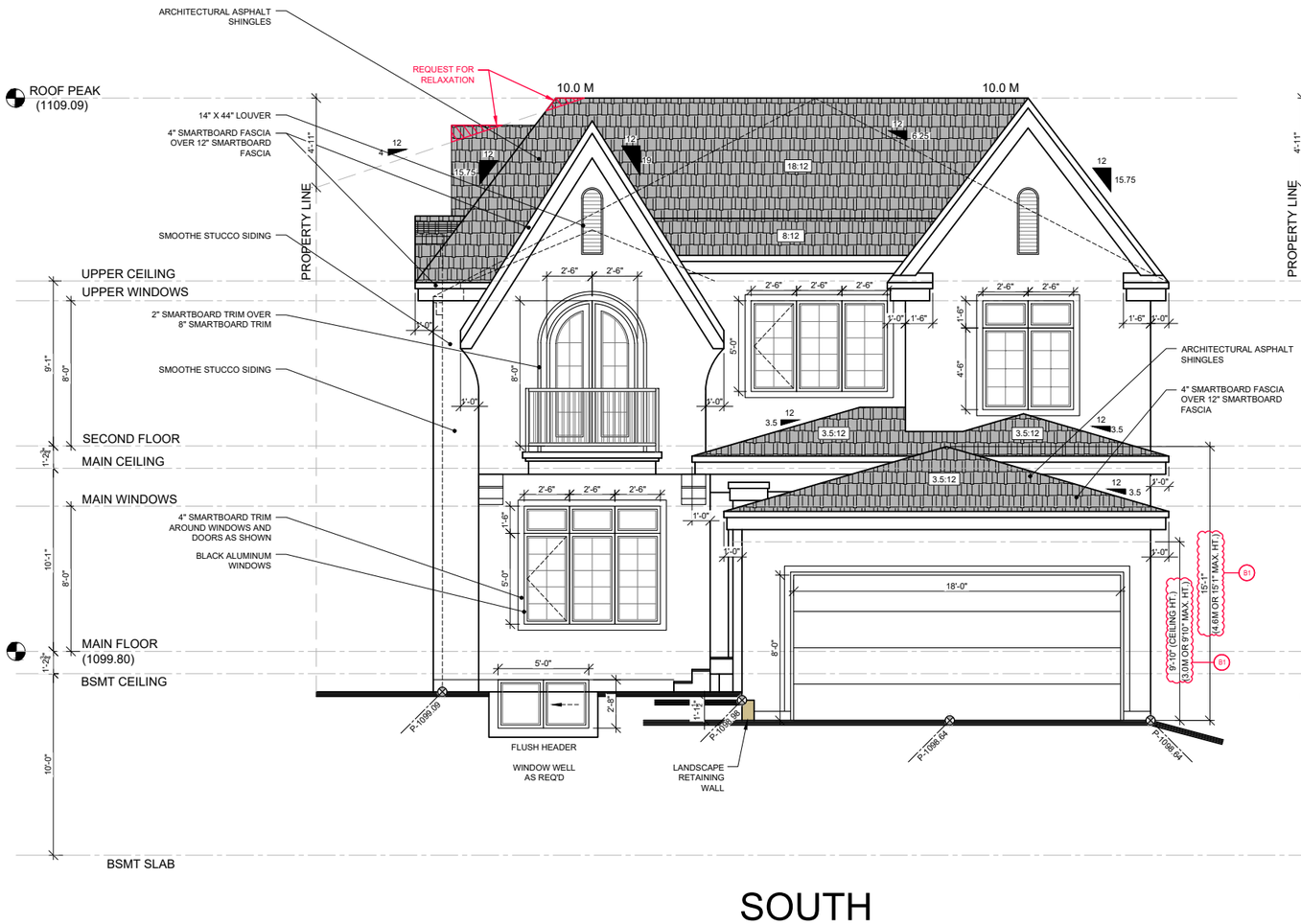
ADDRESS: 2043 57 AVE SW
CALGARY, AB

FLOOR AREAS (SQ.FT.)	
MAIN FLOOR	1753
UPPER FLOOR	1799
TOTAL	3552
LOWER FLOOR	1351

RIGHT ELEVATION

PAGE A.3

PROJECT NO. S587



SOUTH



SOUTH

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REVISION SCHEDULE			
REV.	DESCRIPTION	REV.	DESCRIPTION

DESIGN BY:	CA	DRAWN BY:	CR
LOT:	1		
BLOCK:	25		
PLAN:	5259HR		
SCALE:	1/8"=1'-0"		

ISSUE DATE: September 28, 2026

ADDRESS: 2043 57 AVE SW
CALGARY, AB

FLOOR AREAS (SQ.FT.)	
MAIN FLOOR	1753
UPPER FLOOR	1799
TOTAL	3552
LOWER FLOOR	1351

REAR ELEVATION

PAGE A.4

PROJECT NO. S587

9.14 Gravel Lane

20 Street S.W.

57 Avenue S.W.

Lot 4

Lot 3

Lot 2
Vacant Lot

Lot 1
Block 25
Plan 5259HR

#2035

#2039

#2043

89°59'38" 15.24

90°01'13" 15.24

90°01'13" 15.25

179°59'40" 9.14

0°00'36" 35.99

0°00'29" 36.00

0°00'22" 36.01

179°59'40" 36.01

Garage
0.40 Eaves
Stucco Siding
6.40 x 6.10

Dwelling
0.60 Eaves
Stucco Siding
Roof Peak Elev.=1104.10
Main Floor Elev.=1098.72

Covered Conc. Landing
0.90 High

Cant. 4.30x0.91

Chimney 1.22x0.29

Proposed Semi-Detached Dwelling
R.P.1=1108.12
R.P.2=1109.39
T.O.J.=1099.49
DP-2026-02202

PROPOSED SINGLE DETACHED DWELLING
TOJ = 1099.80
ROOF PEAK = 1109.09

PROPOSED GARAGE SLAB = 1098.31 AT O/H DOOR

DECK

COVERED DECK

PORCH

CONCRETE APRON

CONCRETE WALKWAY

OVERHEAD POWER LINES TO BE BURIED FROM GARAGE TO HOUSE

EXISTING WOOD FENCE TO BE REPLACED WITH NEW FENCE (OVERALL MAX. HEIGHT OF 2.0M INCLUDING RETAINING WALL)

NEW WOOD FENCE MAX. 2.0M HT.

NEW GATE MAX. 2.0M HT.

0.34M HT. LANDSCAPE

TREE PROTECTION FENCE, REFER TO PAGE S.0 FOR DETAILS

TREE PROTECTION FENCE, REFER TO PAGE S.0 FOR DETAILS

Fd. I. C.S. 0.10

Fd. I.

Manhole Rim=1099.18

Manhole Rim=1098.83

Manhole Rim=1099.14

Manhole Rim=1099.18

City Sidewalk

2.46 BOW
3.51 BOC
3.93 LOG

4.85 BOW
5.94 BOC
6.38 LOG

Conc. Walkway

EXISTING SIDEWALK ON 20TH STREET SW WILL BE "REMOVED AND REHABILITATED AT THE DEVELOPER'S EXPENSE".

EXISTING SIDEWALK ON 57TH AVENUE SW WILL BE "REPLACED WITH NEW SIDEWALK AT THE DEVELOPER'S EXPENSE".

PROPOSED WATER & SEWER SERVICE CONNECTIONS:
EXPECTED SERVICE CONNECTION LOCATIONS ARE SHOWN ON PLAN AND ARE TO BE CONFIRMED ON SITE. SERVICES ARE TO BE LOCATED **OUTSIDE THE DRIP LINE OF EXISTING PUBLIC TREES** TO MINIMIZE DISTURBANCE AND PREVENT DAMAGE TO THE EXISTING TREE ROOT SYSTEMS. FINAL LOCATIONS TO BE COORDINATED AND CONFIRMED PRIOR TO CONSTRUCTION.

View "A"

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REVISION SCHEDULE			
DATE	DESCRIPTION	DATE	DESCRIPTION

ISSUE DATE: September 28, 2026

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DESIGN BY: CR | DRAWN BY: CR

LOT: 1 | BLOCK: 25 | PLAN: 5259HR

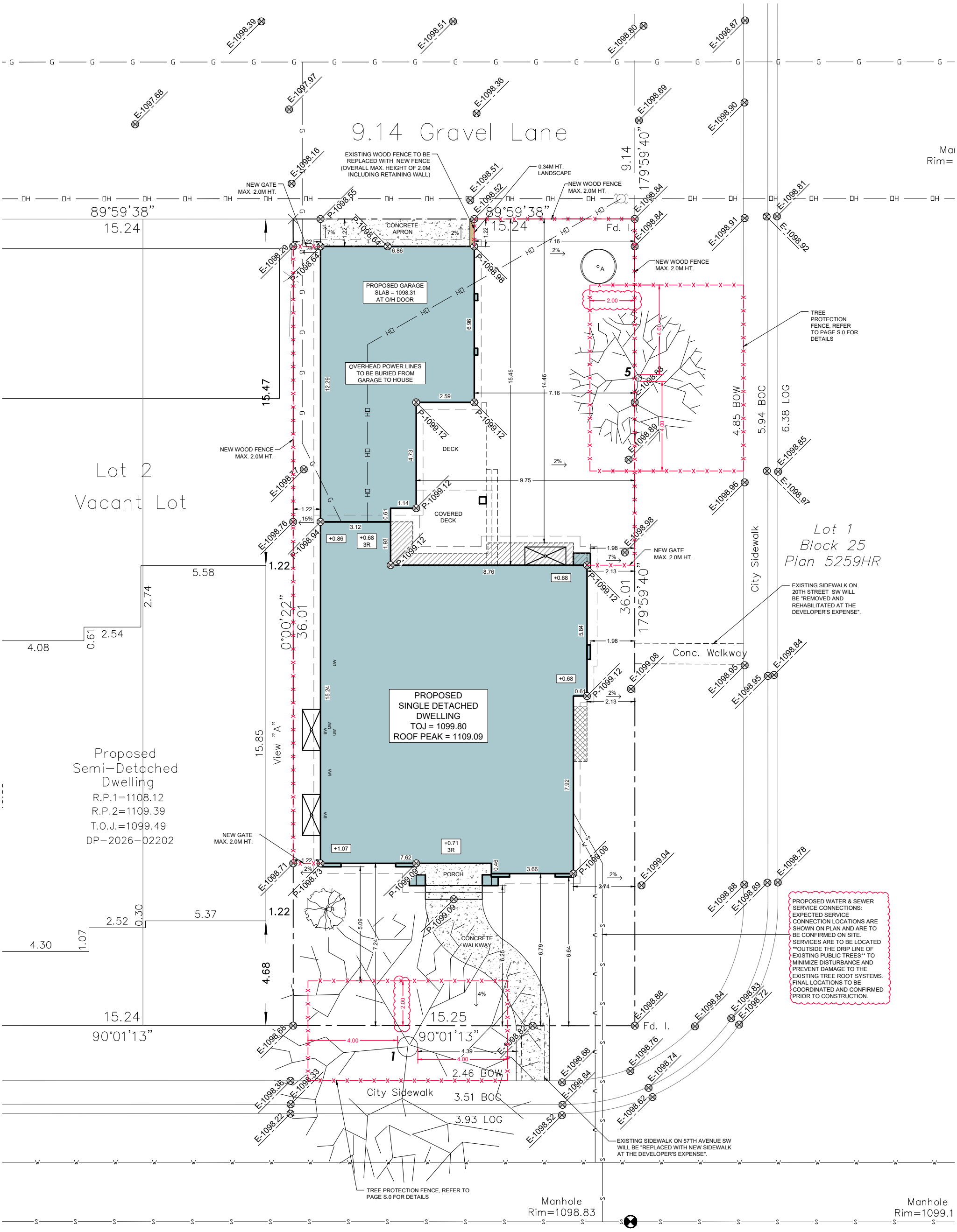
BLOCK PLAN

SCALE: 1:600

LOT COVERAGE (SQ.M.)	
LOT	548.62
HOUSE	164.55
COVERED DECK	12.42
ATTACHED GARAGE	69.89
TOTAL	246.86
COVERAGE (45% MAX.)	45.00%

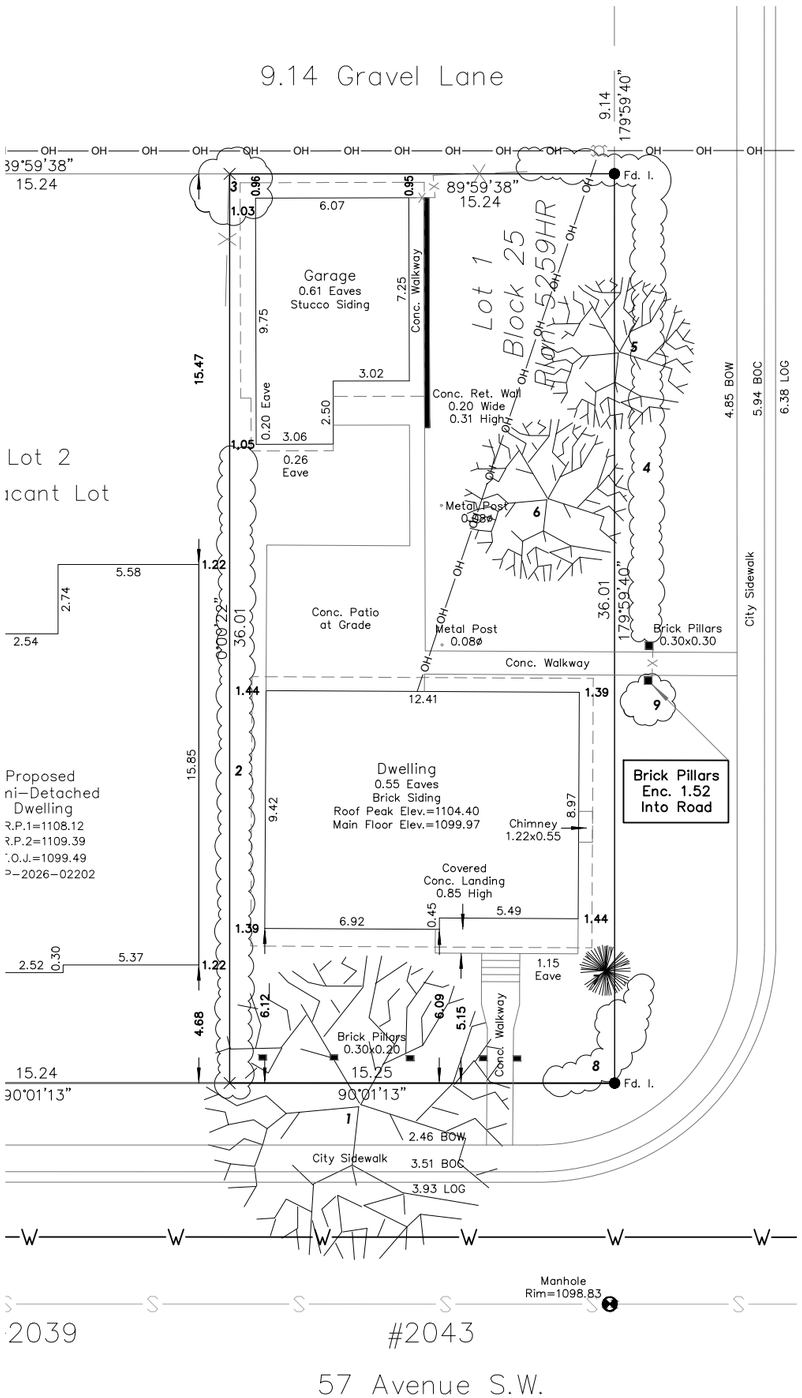
PAGE S.1

PROJECT NO. S587



AMAYA DESIGN	ISSUE DATE: September 28, 2026	DESIGN BY: CR	DRAWN BY: CR	SCALE: 1:400	PAGE S.2
	ADDRESS: 2043 57 AVE SW CALGARY, AB	LOT: 1	BLOCK: 25	PLAN: 5259HR	PROJECT NO. S587
		SITE PLAN			

LOT COVERAGE (SQ.M.)	
LOT	548.62
HOUSE	164.55
COVERED DECK	12.42
ATTACHED GARAGE	69.89
TOTAL	246.86
COVERAGE (45% MAX.)	45.00%



Existing Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Location	Status	Species
1	Deciduous	0.90	12.00	8.00	city property	to remain	AMERICAN ELM
2	Bush	---	1.10	1.50	on property	to be removed	---
3	Bush	---	3.00	4.00	on property	to be removed	---
4	Bush	---	1.00	1.30	on property	to be removed	---
5	Deciduous	0.30	6.00	7.00	city property	to remain	CRABAPPLE
6	Deciduous	0.30	6.00	6.00	on property	to be removed	---
7	Coniferous	0.15	2.00	6.00	on property	to be removed	---
8	Bush	---	1.40	1.00	on property	to be removed	---
9	Bush	---	2.00	1.30	city property	to be removed	

PROPOSED TREE & LANDSCAPE TABLE

TREE PLANTING TO ADHERE TO THE PARKS' DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS, LANDSCAPE CONSTRUCTION (CURRENT EDITION).

LANDSCAPING CALCULATION:

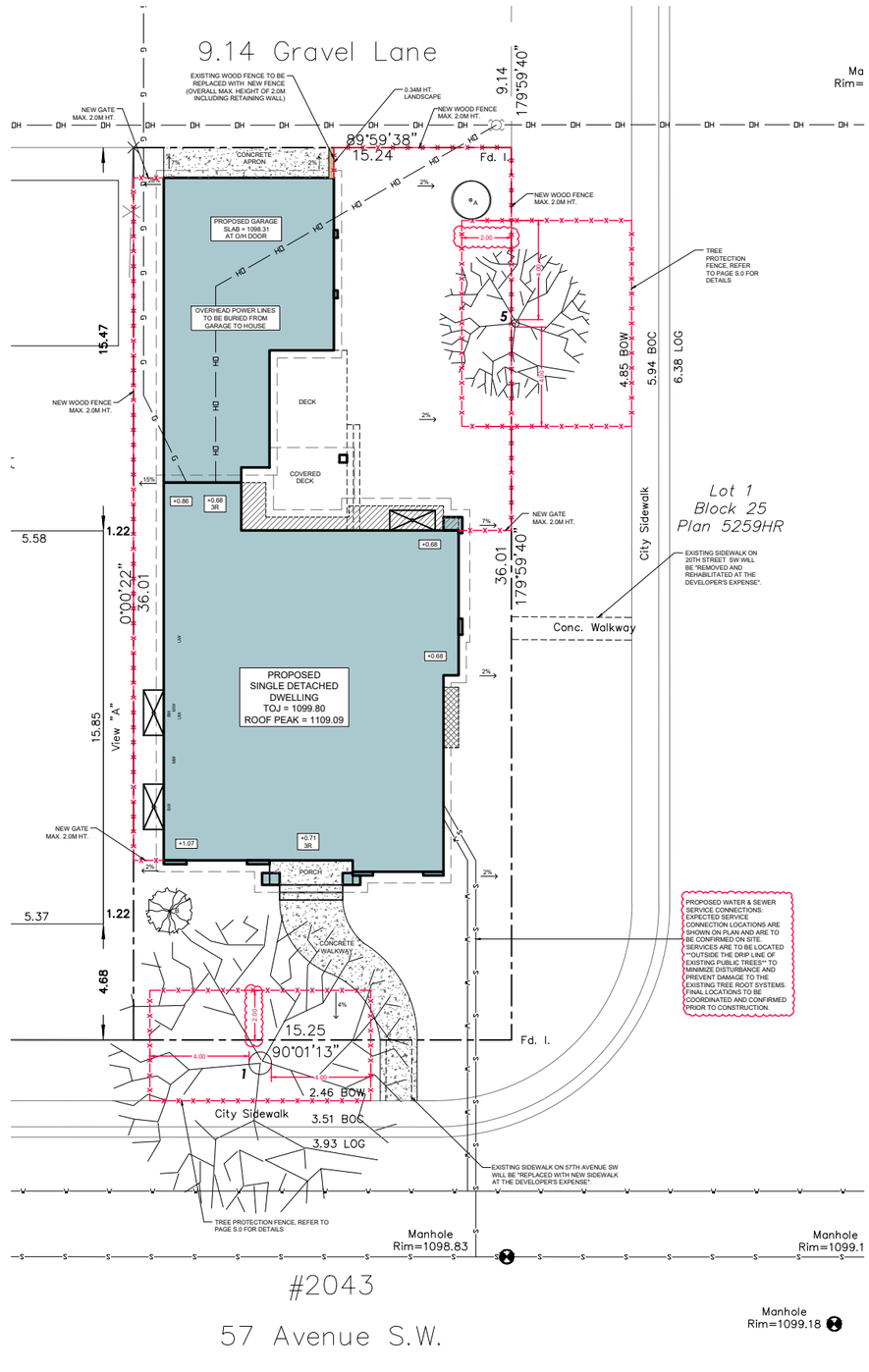
A MINIMUM OF TWO TREES PER UNIT MUST BE PLANTED ON THE PARCEL FOR A TOTAL OF FOUR. THIS MAY BE ACCOMPLISHED BY PLANTING NEW TREES OR PRESERVING EXISTING TREES. THE TREES MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

To satisfy the requirement of one tree, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 50.0mm; or
b. A coniferous tree with a minimum height of 2.0 metres.

To satisfy the requirement of two trees, the following sizes must be met:
a. A deciduous tree with a minimum calliper of 85.0mm; or
b. A coniferous tree with a minimum height of 4.0 metres.

The required trees must be provided on the parcel within 12 months of issuance of the development completion permit (DCP) and maintained for a minimum of 24 months after issuance of the DCP.

SYMBOL	TREE PLANTING PROVIDED	IMAGE
1.54 A	CONIFEROUS (2) (A) Montgomery Spruce – Picea pungens 'Montgomery' SIZE: 12' High X 5' wide (3.66m X 1.53m) Coniferous trees min. height of 2.0m, at least 50.0% of the provided trees must have a min. height of 3.0m	
1.83 B	DECIDUOUS (3) (B) Rosthern crabapple – Malus baccata 'Rosthern' SIZE: 15' High X 6' wide (4.57m X 1.83m) Deciduous = 1 @ 60mm calliper & 2 @ 75mm calliper Deciduous trees min. calliper of 50mm, at least 50.0% of the provided trees must have min. calliper of 75mm	
HARD LANDSCAPE		
	CONCRETE	



1 EXISTING LANDSCAPE PLAN
Scale: 1:600

2 NEW LANDSCAPE PLAN
Scale: 1:600

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REVISION SCHEDULE

DATE	DESCRIPTION	DATE	DESCRIPTION

ISSUE DATE: September 28, 2026

ADDRESS: 2043 57 AVE SW CALGARY, AB

DESIGN BY: CR | DRAWN BY: CR

LOT: 1 | BLOCK: 25 | PLAN: 5259HR

LANDSCAPE PLAN

SCALE: 1:600

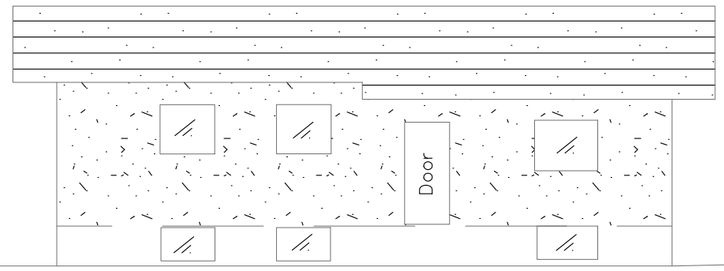
LOT COVERAGE (SQ.M.)	
LOT	548.62
HOUSE	164.55
COVERED DECK	12.42
ATTACHED GARAGE	69.89
TOTAL	246.86
COVERAGE (45% MAX.)	45.00%

PAGE S.3

PROJECT NO. S587

EXISTING SINGLE FAMILY DWELLING
2035

Roof Peak Elev.=1104.10



Main Floor Elev.=1098.72

EXISTING VACANT LOT
2039

PROPOSED SINGLE FAMILY DWELLING
2043

Roof Peak Elev.=1109.09



Main Floor Elev.=1099.80

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REVISION SCHEDULE			
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CALGARY, AB

DESIGN BY: CR | DRAWN BY: CR
LOT: 1 | BLOCK: 25 | PLAN: 5259HR

STREETSCAPE

SCALE: 1:300

LOT COVERAGE (SQ.M.)	
LOT	548.62
HOUSE	164.55
COVERED DECK	12.42
ATTACHED GARAGE	69.89
TOTAL	246.86
COVERAGE (45% MAX.)	45.00%

PAGE
S.4

PROJECT NO.
S587