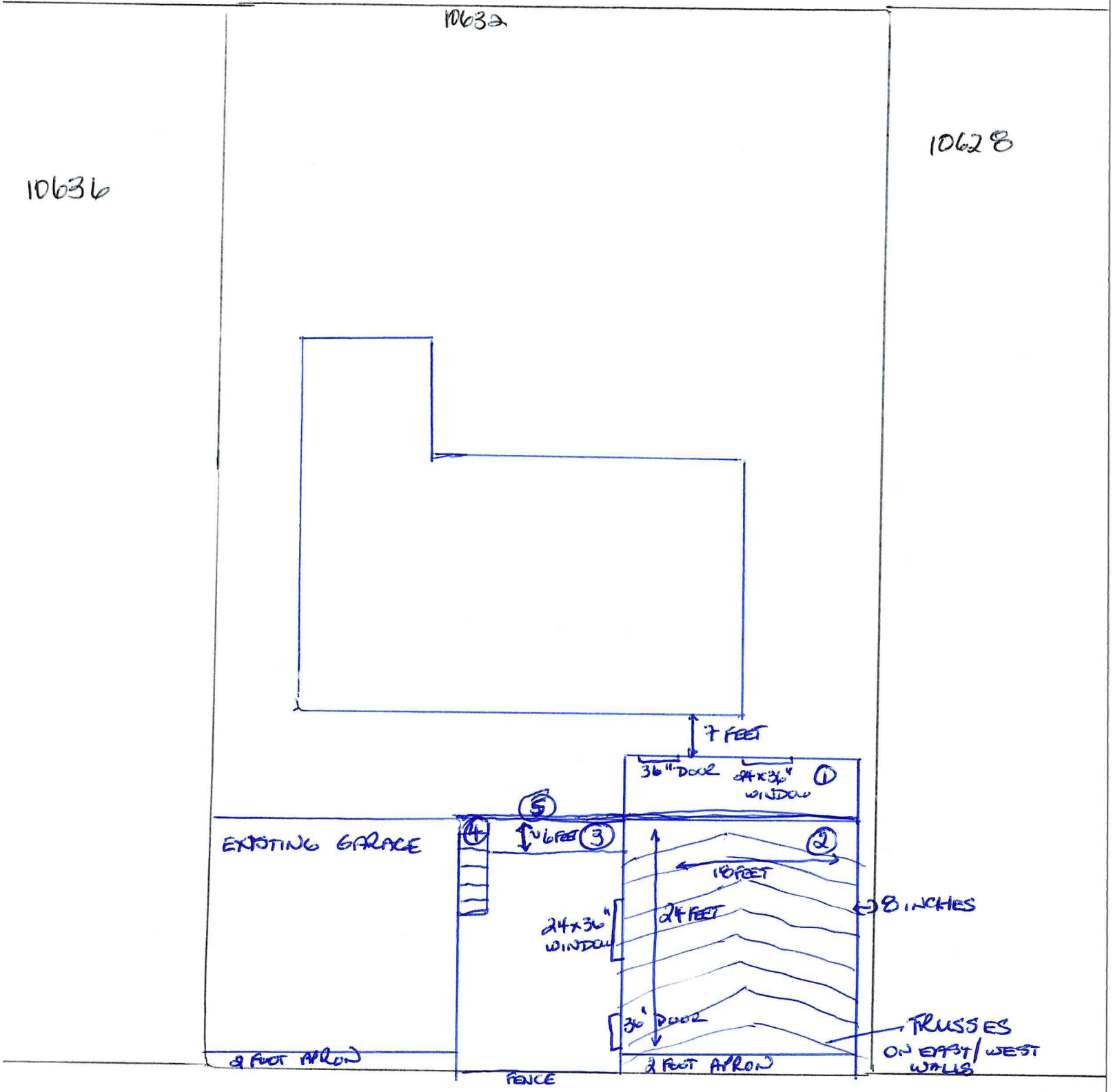
(2)

BRACKENRIDGE RD SW



BACK LANE

1. WORKSHOP
2. NEW GARAGE
3. PARKING PAD - CONCRETE
4. STAIRS - CONCRETE
5. NEW RETAINING WALL - CONCRETE

GARAGE WALLS : 12'-6"

TOTAL WALL HEIGHT W/ CONCRETE GARAGE PAD BASE : 15'-6.5"

NOTE: NOT TO SCALE

Brackenridge Rd

N
W
E
S

House

7'

8"

Retaining wall

12'

workshop

Current garage

Concrete Parking Pad

14'6"

26'

Garage

18'

2' Apron

2' Apron

Alley

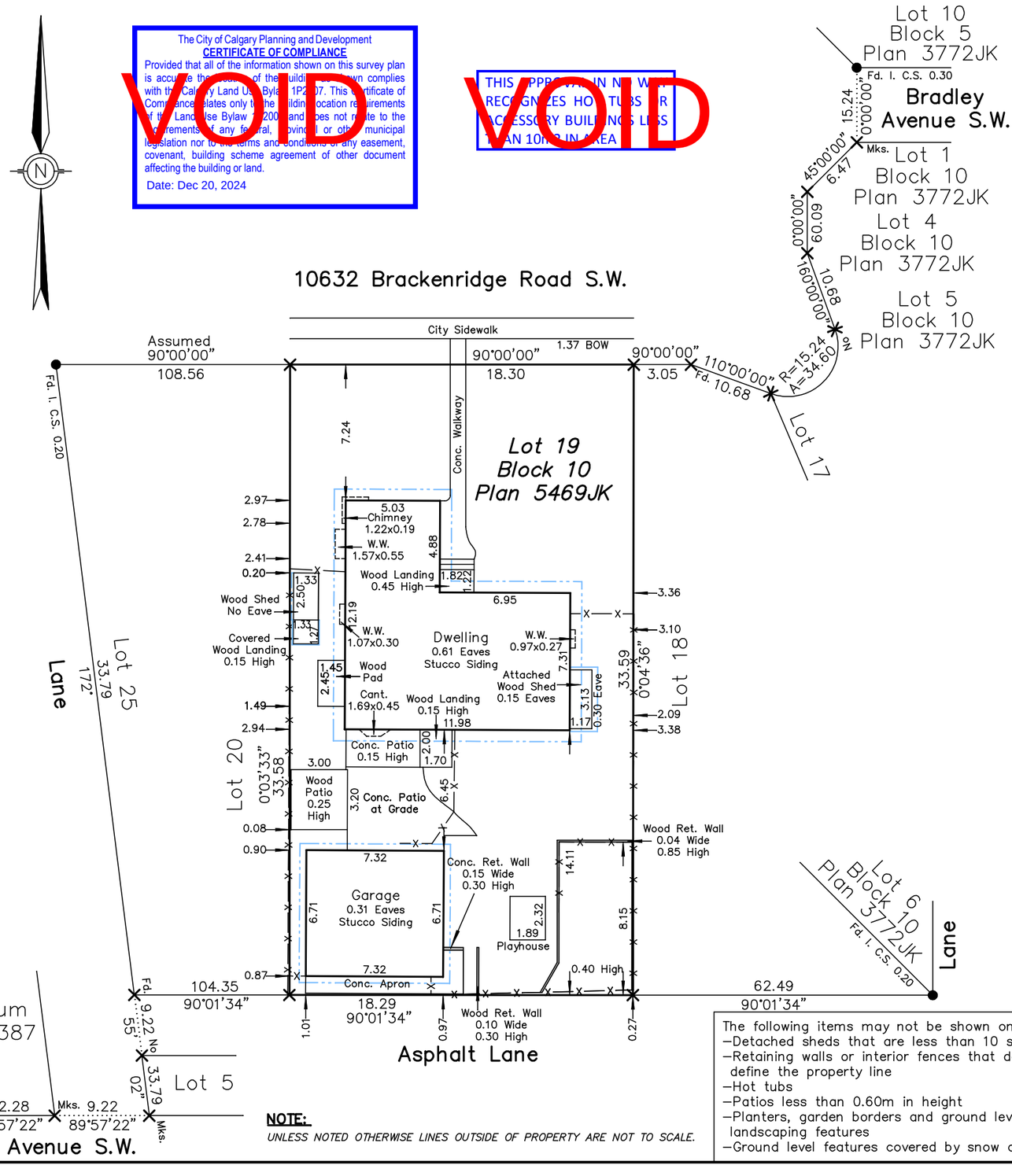
ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

ABBREVIATIONS
A--Arc Length
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
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
M.A.--Maintenance Access
Mk.--Mark
O.D.--Overland Drainage
P/L--Property Line
R--Radius
Reg.--Registration
Ret.--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W.--Window Well

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the buildings as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: Dec 20, 2024

VOID VOID

THIS APPROVAL IN NO WAY RECOGNIZES HOT TUBS OR ACCESSORY BUILDINGS LESS THAN 10m2 IN AREA



NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

The following items may not be shown on the RPR:
–Detached sheds that are less than 10 sq.m.
–Retaining walls or interior fences that do not define the property line
–Hot tubs
–Patios less than 0.60m in height
–Planters, garden borders and ground level landscaping features
–Ground level features covered by snow and ice

LEGAL DESCRIPTION:
Lot 19
Block 10
Plan 5469JK

MUNICIPAL ADDRESS:
10632 Brackenridge Road S.W.
Calgary, Alberta

DATE OF SURVEY: December 6th, 2024.

LEGEND
Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ⊠
Found Iron Bars are shown thus: ♦
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: ×
Pillars and posts are shown thus: ■
Property lines are shown thus: ———
Utility Right of Ways are shown thus: — — —
Eaves are shown thus: — · — · —
Fences are shown thus: —x—x—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 273
ARC SURVEYS LTD.

PURPOSE:
This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed.The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:
Title information is based on the C. of T. 111 105 421 which was searched on the 16th day of December, 2024, and is subject to:
No Pertinent Registration.

CERTIFICATION:
I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:
1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights–of–way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the Property
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights–of–way affecting the extent of the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

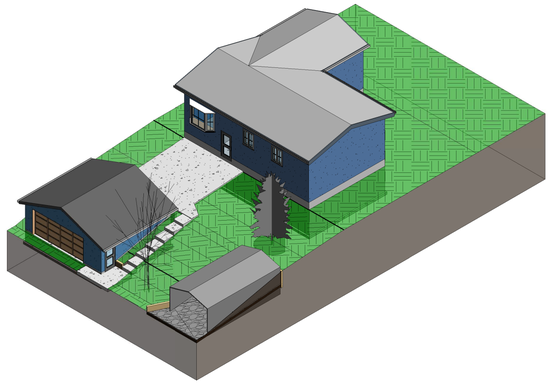
Dated at Calgary, Alberta on this 17th day of December, 2024.

Jerrad Gerein, A.L.S.
This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

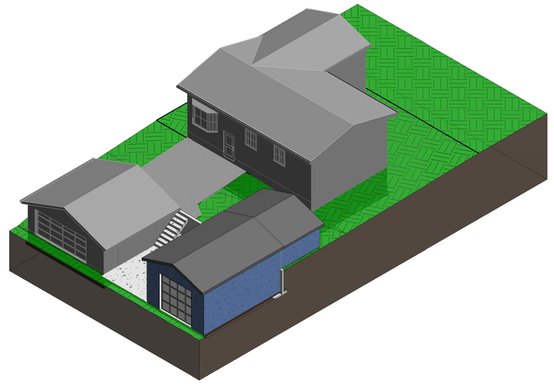
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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272 www.arcsurveys.ca
Fax: 403–277–1275 info@arcsurveys.ca

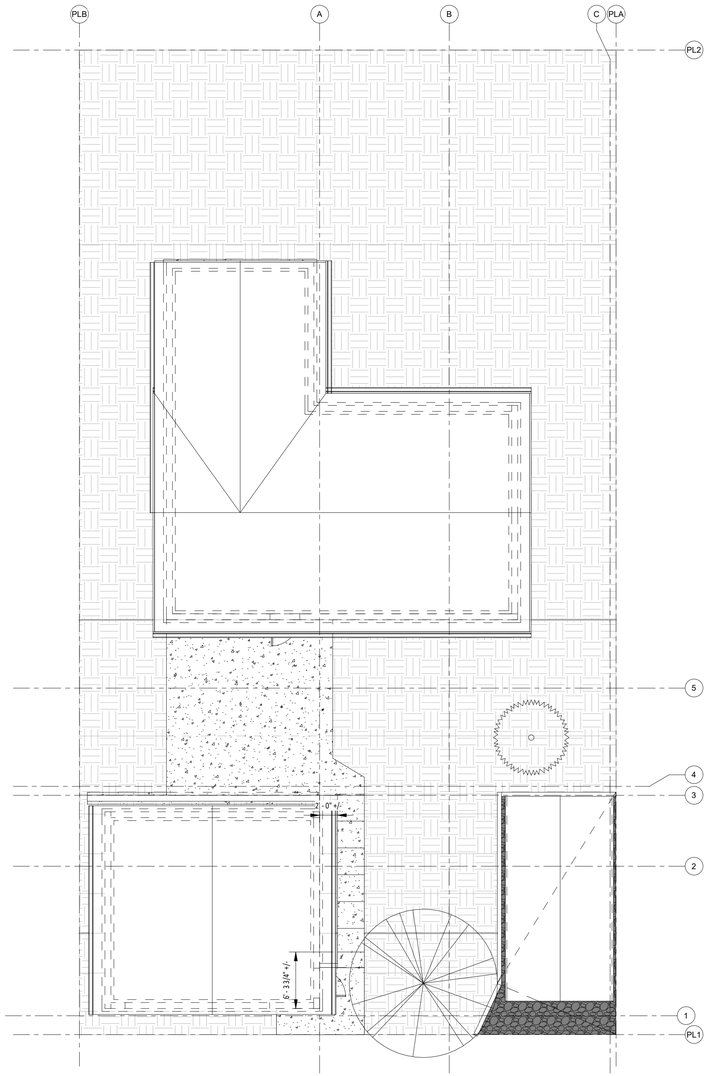
Surveyed: MS | Drawn: JW/JH | Scale: 1: 250 (0m 2.5 5 10) | File No.: 245554



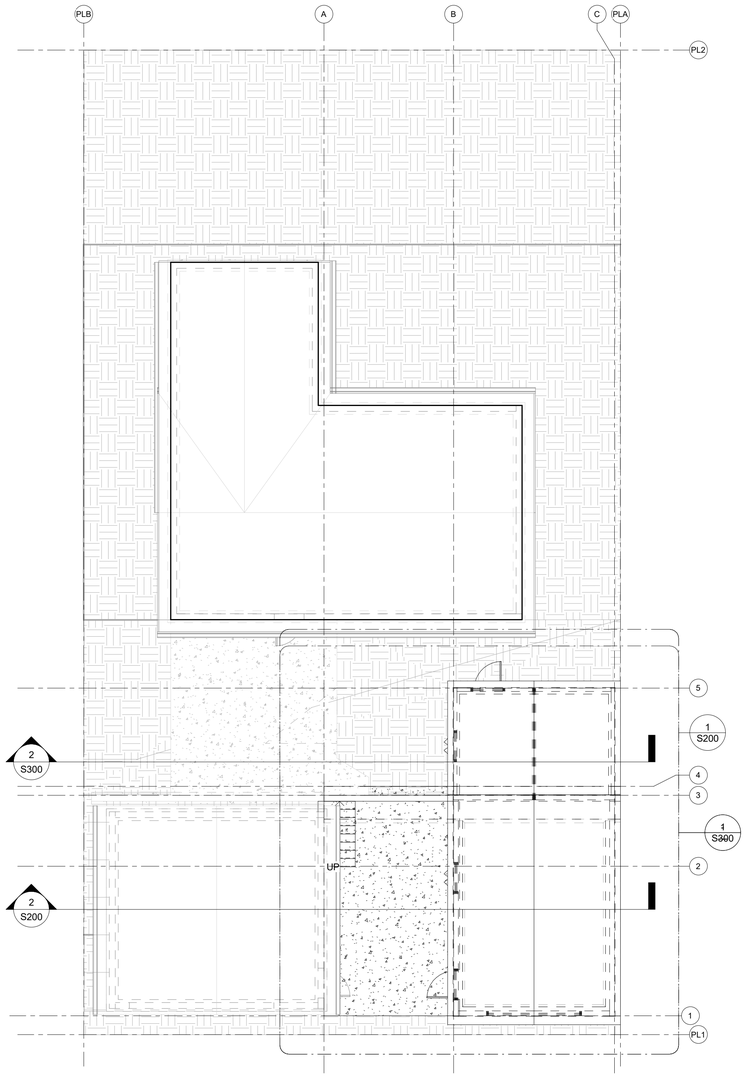
3 EXISTING SITE PLAN (ISOMETRIC)



4 NEW SITE PLAN (ISOMETRIC)



1 EXISTING SITE PLAN
1/8" = 1'-0"



2 NEW SITE PLAN
1/8" = 1'-0"

FOOTING SCHEDULE

TYPE MARK	TYPE COMMENTS	STRUCTURAL MATERIAL	COUNT	VOLUME
FS1	5" SLAB ON GRADE R/W 10M @ 18" O.C. E/W. SEE PLAN FOR EDGE THICKENING REQUIREMENTS	Concrete, Cast-in-Place	2	9.20 m³
FS2	4" SLAB ON GRADE R/W 6x6x6ga WWM @ CENTER OF SLAB. SEE PLANS & DETAIL FOR EDGE THICKENING	Concrete, Cast-in-Place	1	2.03 m³
Grand Total				11.24 m³

FOUNDATION WALL SCHEDULE

TYPE MARK	WIDTH	STRUCTURAL MATERIAL	TYPE COMMENTS	VOLUME
FW0	8"	Concrete, Cast-in-Place	EXISTING CONC. WALL	3.11 m³
FW1	8"	Concrete, Cast-in-Place	C/W 15M @ 16" O.C. VERT. & 15M @ 16" O.C. HORIZ.	3.89 m³
Grand total				6.99 m³

STRUCTURAL COLUMN SCHEDULE

TYPE MARK	TYPE	FAMILY	STRUCTURAL MATERIAL
C24-1J1K	(2) 2x4	1 Jack 1 King Column	SPF No.1/2
C26-1J1K	(2) 2x6	1 Jack 1 King Column	SPF No.1/2
C324	(3) 2x4	3Ply - SPF Built-Up Column	SPF No.1/2
C326	(3) 2x6	3Ply - SPF Built-Up Column	SPF No.1/2

STRUCTURAL FRAMING SCHEDULE

TYPE MARK	TYPE	FAMILY	STRUCTURAL MATERIAL
B2-2B	(2) 2x8	2Ply - Dimensional Lumber	SPF No.1/2
B2-2I0	(2) 2x10	2Ply - Dimensional Lumber	SPF No.1/2
B3-2I0	(3) 2x10	3Ply - Dimensional Lumber	SPF No.1/2

STRUCTURAL WALL SCHEDULE

Type Mark	Description
W1	2x6 @ 16" O.C. C/W 7/16" OSB SHEATHING ON EXTERIOR SIDE. FASTEN SHEATHING TO STUDS W/ 0.113"Ø x 2-1/4" NAILS @ 6" O.C. AROUND PANEL EDGES & 12" O.C. IN FIELD, TYP.
W2	2x4 @ 16" O.C. C/W 7/16" OSB SHEATHING ON EXTERIOR SIDE. FASTEN SHEATHING TO STUDS W/ 0.113"Ø x 2-1/4" NAILS @ 6" O.C. AROUND PANEL EDGES & 12" O.C. IN FIELD, TYP.

STRUCTURAL PLAN LEGEND

- LVL BEAM
- LUMBER BEAM
- COLUMNS AND POSTS — OR
- LOAD BEARING WALL
- NON-LOAD BEARING WALL
- STRUCTURAL CONNECTION — OR
- JOIST SPAN DIRECTION
- JOIST SPAN EXTENT
- PROJECTION LINE (BEYOND)

1. THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED 'ISSUED FOR CONSTRUCTION'.
5. DO NOT SCALE THE DRAWINGS.
6. DIMENSIONS ARE TO THE INSIDE FACE OF STUD AND OUTSIDE FACE OF EXTERIOR FINISHED U.N.O

REVISION SCHEDULE

No.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	2026-09-21
1	IFC R1	2026-11-23

PERMIT TO PRACTICE
STEENHOF BUILDING SERVICE GROUP
RM SIGNATURE
RM APEGA ID # 307537
DATE 2026-11-23
PERMIT NUMBER: P011794
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)
[illegible]

Project Status:
ISSUED FOR CONSTRUCTION

Seal:
APEGA Permit# P011794
PROFESSIONAL ENGINEER ALBERTA
TED HOMUTH
ID 307537
2026-11-23

STEENHOF
11929 40 St SE Unit #119-123,
Calgary, AB T2Z 4M8
Tel: 705-325-5400 Fax: 705-325-8400
Website: www.steenhofbuilding.com

Project:
ARNS GARAGE ADDITION
Address:
10632 Brackenridge Rd SW, Calgary, AB, T2W 1A3
Project No:
260246

Drawn By: M.PRIVE | Date: NOV 2026
Chkd By: R.KANDIL | Scale: As indicated

Drawing No.:
S100

SITE PLANS

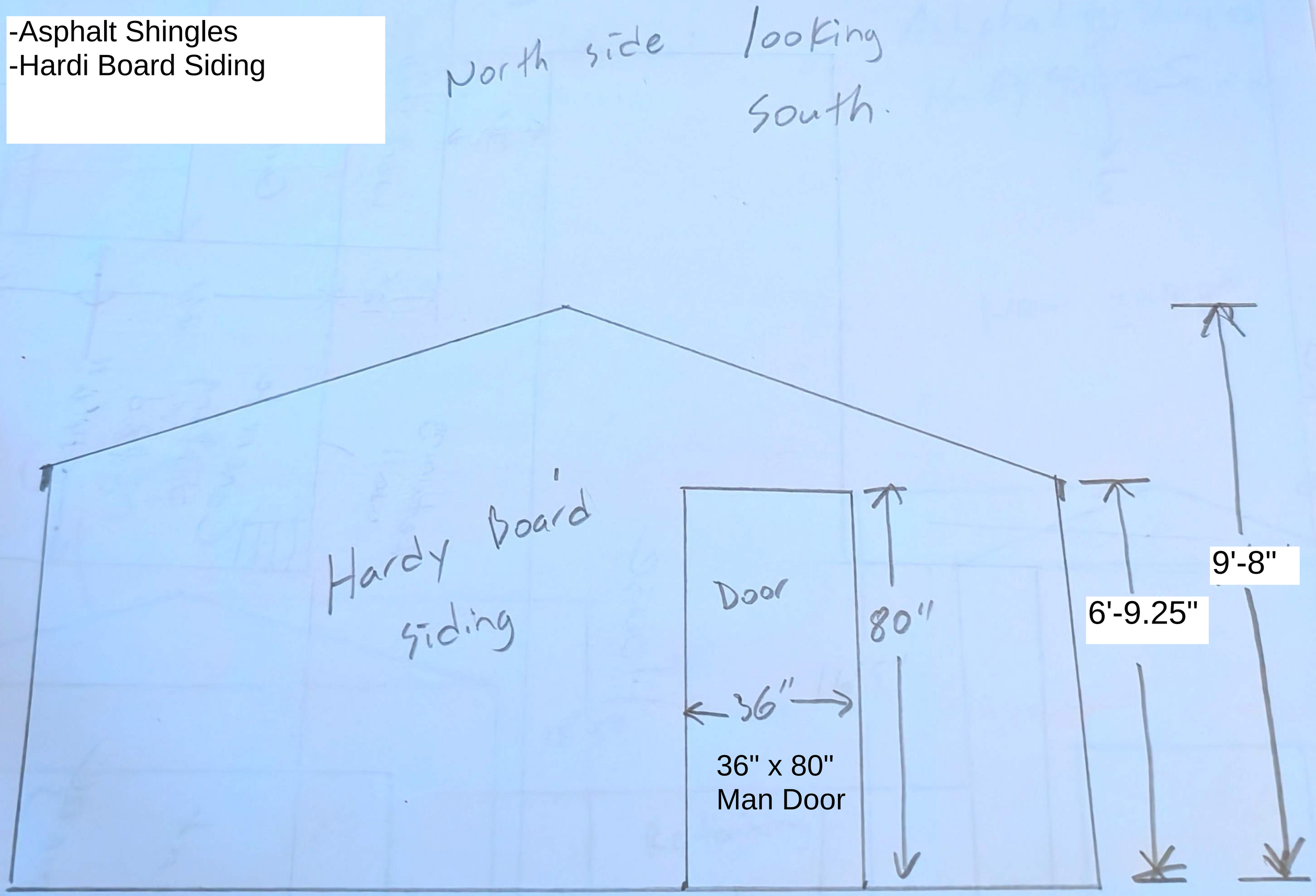
Dwg Title:

Revision:
1

N:\PROJECTS\2026\260246 Arns Garage & Retaining Wall - Jamie Arns\Drawings\REVIT\260246 - Arns Garage Addition.rvt

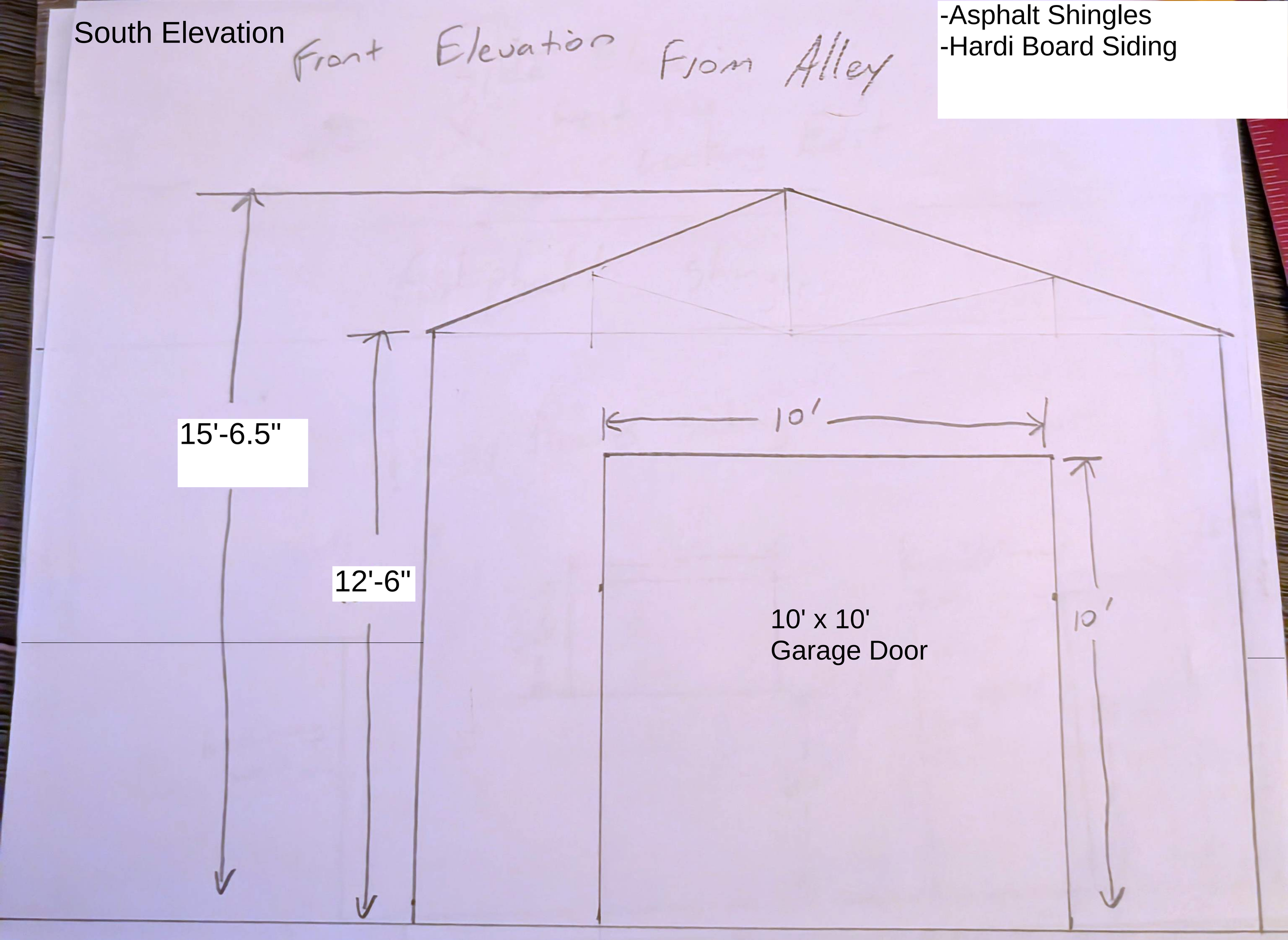
North Elevation

-Asphalt Shingles
-Hardi Board Siding



South Elevation

-Asphalt Shingles
-Hardi Board Siding

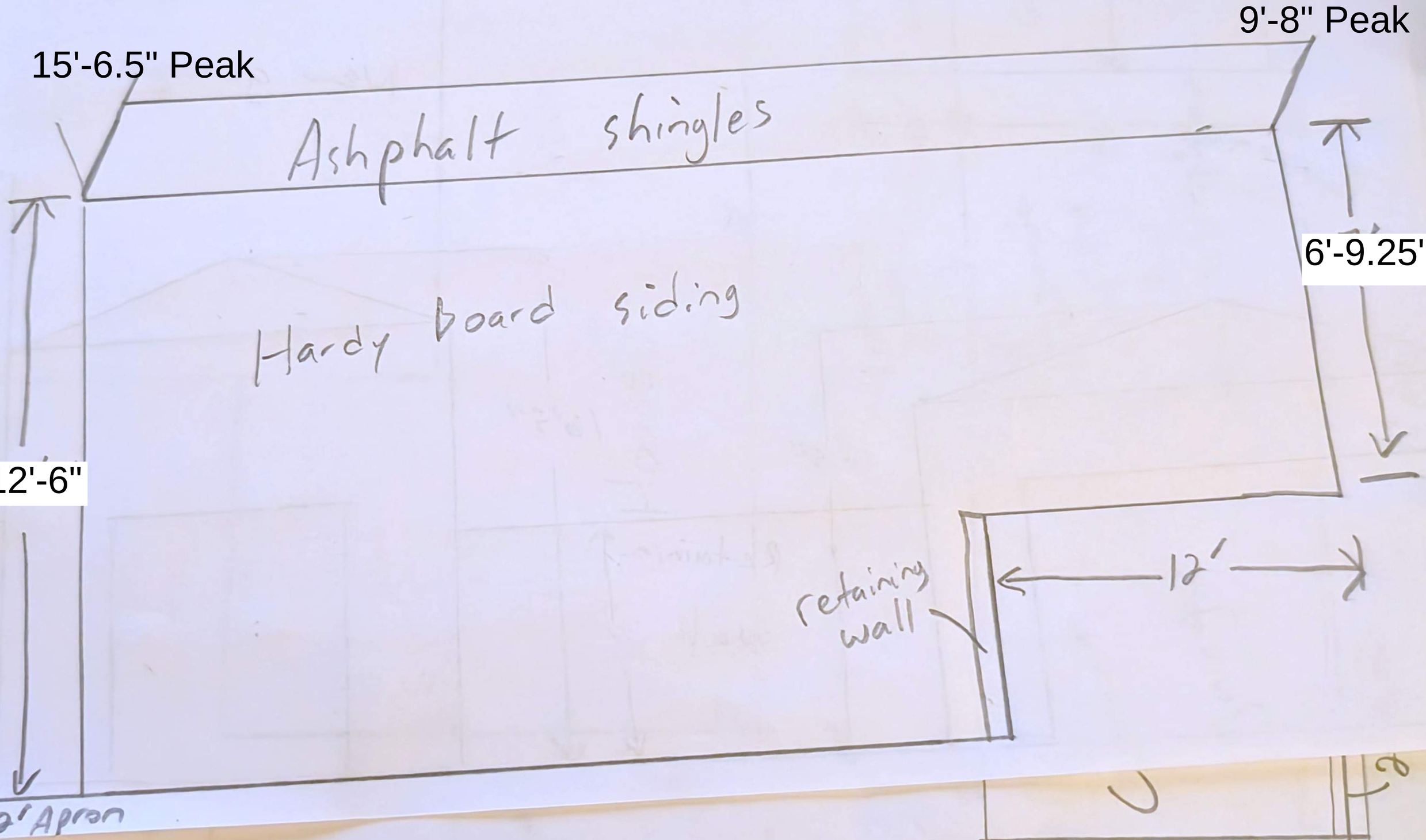


East Elevation

-Asphalt Shingles
-Hardi Board Siding

East side looking west.

This side neighbor has a 6' retaining wall with a 6' fence. The only thing visible will be the roof



West Elevation

-Asphalt Shingles
-Hardi Board Siding

Side Elevation
west side
Looking East

9'-8" Peak

15-6.5" Peak

Ashphalt shingles.

Hardy Board siding

6'-9.25"

24" x 36"
window

15'-6.5"

36"

24"

24" x 36"
window

60"

36"

Man door

80"

36" x 80"
Man Door

12'-6"

Retaining wall

6'-0"

South Elevation

Alley View

-Asphalt Shingles
-Hardi Board Siding

New garage

Current garage

Existing Garage to remain

Proposed Garage

12'5"

15'-6.5"

Retaining wall 6'

10' x 10' Garage door