64 WIMBLEDON CRES. SW

NEW ADDITION & RENOVATION

ISSUED FOR DEVELOPMENT & BUILDING PERMIT

OCTOBER 2026



PROJECT INFORMATION:

LEGAL ADDRESS:
LOT 70
BLOCK 27
PLAN 4941 HC

MUNICIPAL ADDRESS:
64 WIMBLEDON CRES. SW
CALGARY, AB

LAND USE DESIGNATION:
R-CG - RESIDENTIAL GRADE ORIENTATED INFILL DISTRICT

LAND USE LOT COVERAGE:
45% PERMITTED
SITE AREA = 515 sm /189.3 sm BUILDING AREA
SITE COVERAGE

NEW LOT COVERAGE = 36.75%

SETBACKS:
3m FRONT SETBACK
1.2m SIDE SETBACK
7.5m REAR SETBACK

DP ADDITION SETBACK:
ALLOWED PROJECTION FROM EXISTING REAR FACE 4.6m (PER BYLAW SECTION 365)
PROPOSED PROJECTION FROM EXISTING REAR FACE 5.121m
REQUESTED RELAXATION OF 521mm FOR EXTENSION

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT = 11m

PROPOSED BUILDING HEIGHT = 4.14m

BUILDING CODE REVIEW:

THE FOLLOWING NOTES PROVIDE INFORMATION HIGHLIGHTING BUILDING DESIGN CRITERIA. IT IS NOT INTENDED TO DESCRIBE ALL DESIGN & CONSTRUCTION REQUIREMENTS. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE.

1. THE BUILDINGS ARE TO BE CONSTRUCTED UNDER PART 9 OF THE 2023 NATIONAL BUILDING CODE ALBERTA EDITION.

2. MAJOR OCCUPANCIES: GROUP/DIV. C - RESIDENTIAL
SITE AREA: 584.85 METERS

3. BUILDING HEIGHT: 1 STOREY ABOVE GRADE

4. BUILDING AREAS:

EXISTING BASEMENT	1022 SQ. FT	(95 SQ. M)
EXISTING MAIN FLOOR	1110 SQ. FT	(103 SQ. M)
EXISTING GARAGE	523 SQ. FT	(48.6 SQ. M)
PROPOSED NEW BASEMENT ADDITION	436 SQ. FT	(40.5 SQ. M)
PROPOSED NEW MAIN FLOOR ADDITION	431 SQ. FT	(40 SQ. M) .
PROPOSED NEW BASEMENT AREA	1458 SQ. FT	(135.5 SQ. M)
PROPOSED NEW MAIN FLOOR AREA	1541 SQ. FT	(143 SQ. M)
EXISTING GARAGE	523 SQ. FT	(48.6 SQ. M)

5. SIZE & CONSTRUCTION RELATIVE TO OCCUPANCY:
SPRINKLERED: NO
CONSTRUCTION: COMBUSTIBLE
STOREYS: 1

9.10.8.1 DOES NOT APPLY WHERE THERE IS NO DWELLING UNIT ABOVE DWELLING UNIT OR ABOVE OR BELOW ANOTHER MAJOR OCCUPANCY, i.e. FIRE RESISTANCE RATING OF FLOORS IS NOT REQUIRED. SEE 9.10.8.10

6. HEADROOM CLEARANCES:
EXITS: 6'-11" (2100mm) 9.9.3.4.(1)-MAINTAIN MIN. 6'-11" (2100mm) ALONG EXIT PATH OF TRAVEL
STAIRS AND STAIR LANDINGS: 6'-8 3/4" (2050mm) 9.8.2.2.(1).(a)
DOORWAYS: 6'-6" (1980mm) 9.9.6.2.(2)

7. WIDTHS:
HALLWAYS: MINIMUM 2'-10" (860mm) 9.5.4.1.
ENTRANCE: MINIMUM 2'-8" (810mm) 9.5.5.1
STAIRS: MINIMUM 2'-11 1/2" (900mm) 9.8.2.1

8. HANDRAIL & GUARDRAILS:
ONE HANDRAIL IS REQUIRED MIN 2'-10" (865mm) PER STAIR 9.8.7.4

GUARDRAILS ARE REQUIRED IF A DIFFERENCE OF ELEVATION MORE THAN 1'-11 1/2" (600mm) IS PRESENT. 9.8.8.1

9. EGRESS WINDOWS:
EACH BEDROOM SHALL HAVE ONE OUTSIDE WINDOW CONFORMING TO 9.9.10.1. WINDOW/DOOR SHALL PROVIDE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35m² IN AREA WITH NO DIMENSION LESS THAN 1'-3" (380mm).

10. DOORS & WINDOWS:
AS PER 9.7.3.3 FOR CALGARY (-30) WINDOWS AND DOORS ARE TO HAVE MAX. U VALUE GREATER THAN 2.0 & MIN. TEMP INDEX LESS THAN 68.

AS PER THE ABC 2014 9.7.6.1 WINDOWS, DOORS & SKYLIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH TH AAMA/WDMA/CSA 101/I.S.2/A440 NAFS SPECIFICATION, AS WELL AS THE MANUFACTURES SPECIFICATIONS.

SYMBOLS LEGEND:

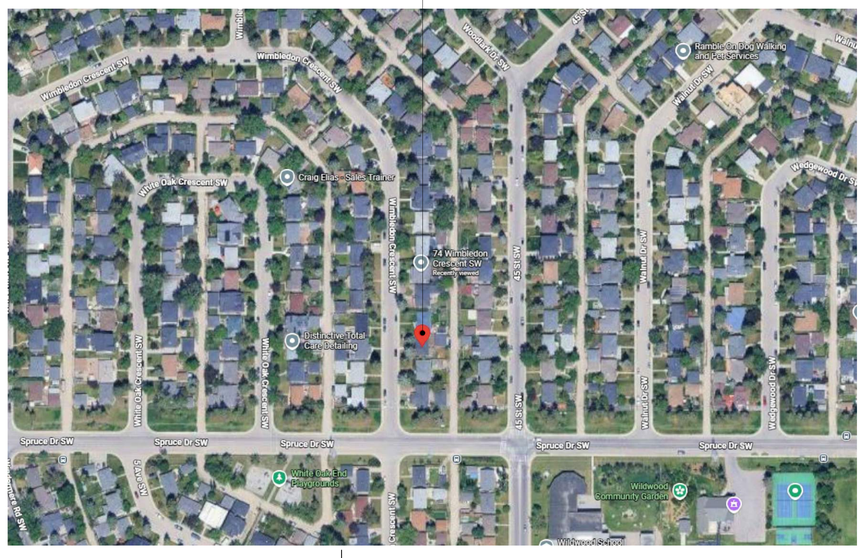
NORTH

DOOR NUMBER
WINDOW TYPE
DEMOLITION NOTE
KEYNOTE
REVISION
WALL ASSEMBLY TYPE TAG
FINISH TAG (INTERIOR OR EXTERIOR)

DETAIL / SECTION / ELEVATION NUMBER
WALL SECTION
SHEET NUMBER:

FILLED ARROW: SECTION
UNFILLED ARROW: ELEVATION

64 WIMBLEDON CR SW



1 A0.0 VICINITY PLAN
SCALE: NTS

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REVISIONS:

NO	DATE	ISSUE
01	2026.07.22	ISSUED FOR BP REVIEW
02	2026.10.07	ISSUED FOR DP & BP

CONSULTANTS

CLIENT

PROJECT

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CALGARY, AB

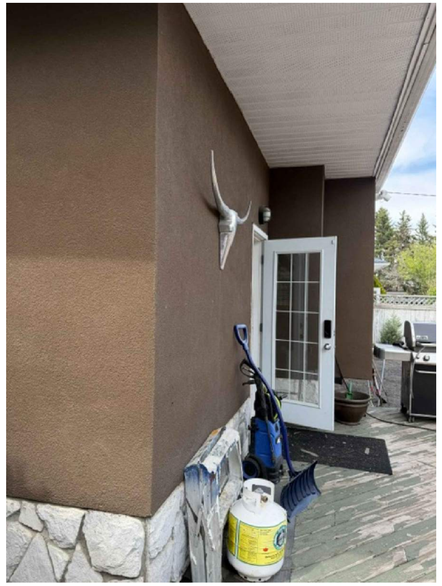
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2026.07.07	HR/MB

SCALE:	JOB NO:
AS NOTED	2606

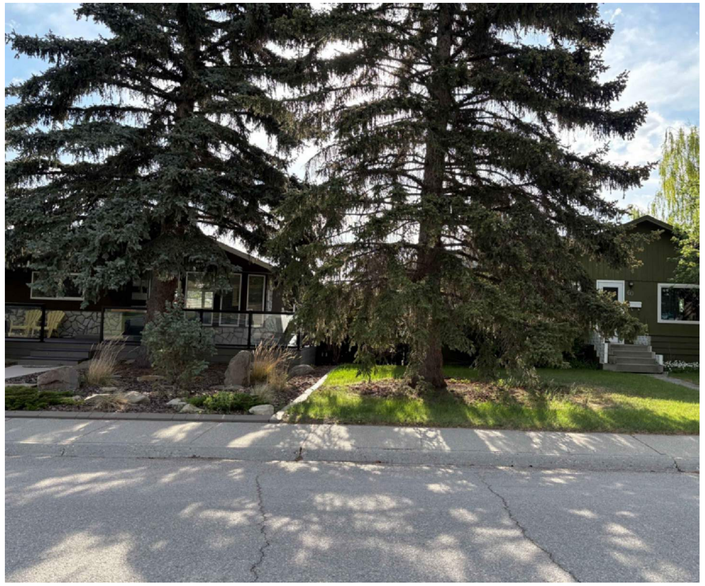
SHEET TITLE

PROJECT INFO, CODE REVIEW & VICINITY PLAN

A0.0



3 A1.1 VIEW NORTH TO EXISTING BACK DOOR
SCALE: NTS



2 A1.1 VIEW OF RONT OF HOUSE
SCALE: NTS



1 A1.1 VIEW OF EXISTING SOUTH PROPERTY LINE
SCALE: NTS



6 A1.1 VIEW LOOKING PAST NEIGHBOURS GARAGE FROM THE SE
SCALE: NTS



5 A1.1 VIEW OF EXISTING BAY ON BACK OF HOUSE
SCALE: NTS



4 A1.1 VIEW WEST TO ENTIRE ADDITION LOCATION
SCALE: NTS

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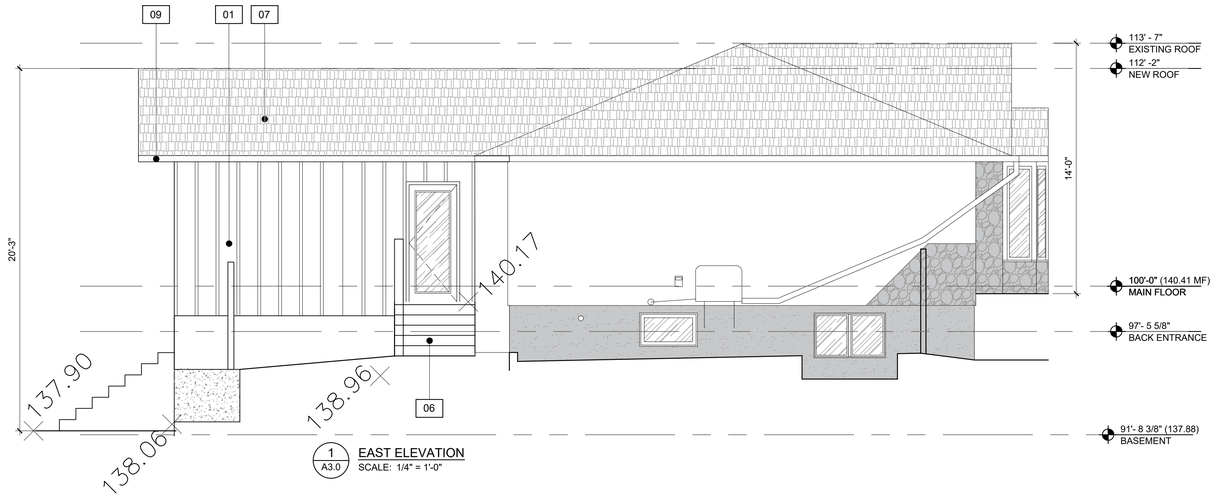
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PROPOSED
SITE PHOTOS

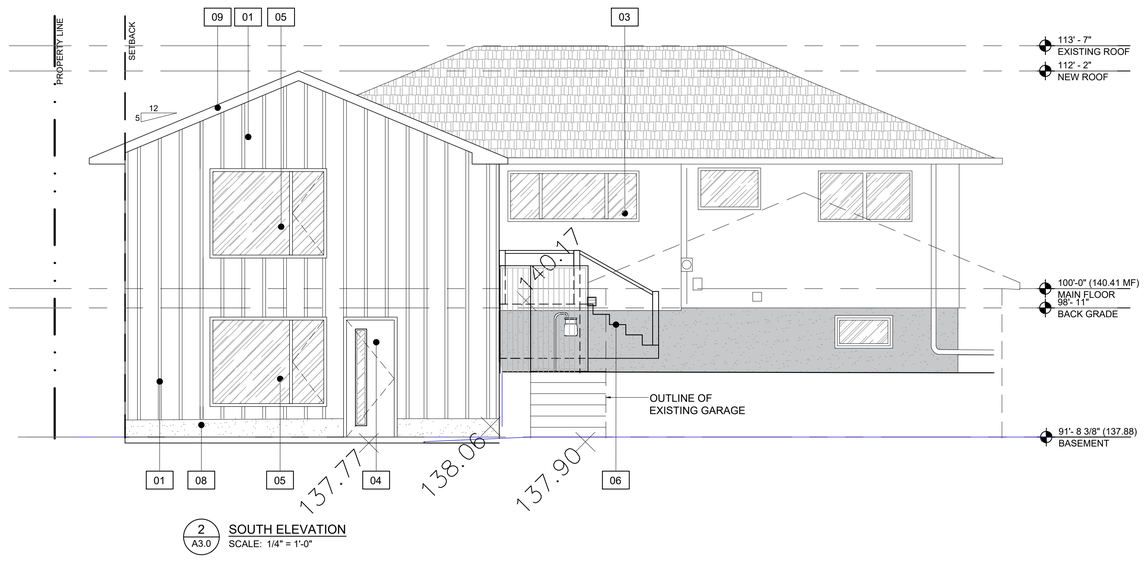
A1.1



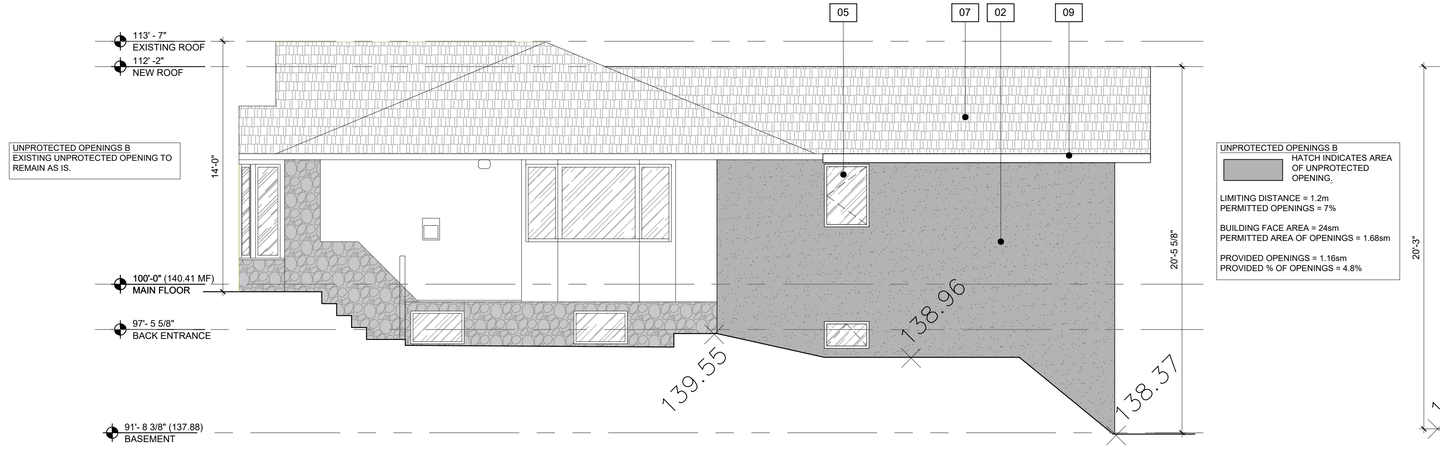
1 A3.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND:

01	HARDIE BATTEN SIDING COLOR: WHITE
02	STUCCO FINISH COLOR: TO MATCH EXISTING
03	EXISTING STUCCO FINISH PAINTED COLOR: TO MATCH EXISTING
04	WHITE VINYL CLAD DOORS
05	WHITE VINYL CLAD WINDOWS
06	BROOM FINISHED CONCRETE STAIRS
07	NEW ASPHALT SHINGLES COLOR: TO MATCH EXISTING
08	PARGING
09	NEW FASCIA & SOFFIT COLOR: TO MATCH EXISTING



2 A3.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A3.0 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED
ELEVATIONS

A3.0