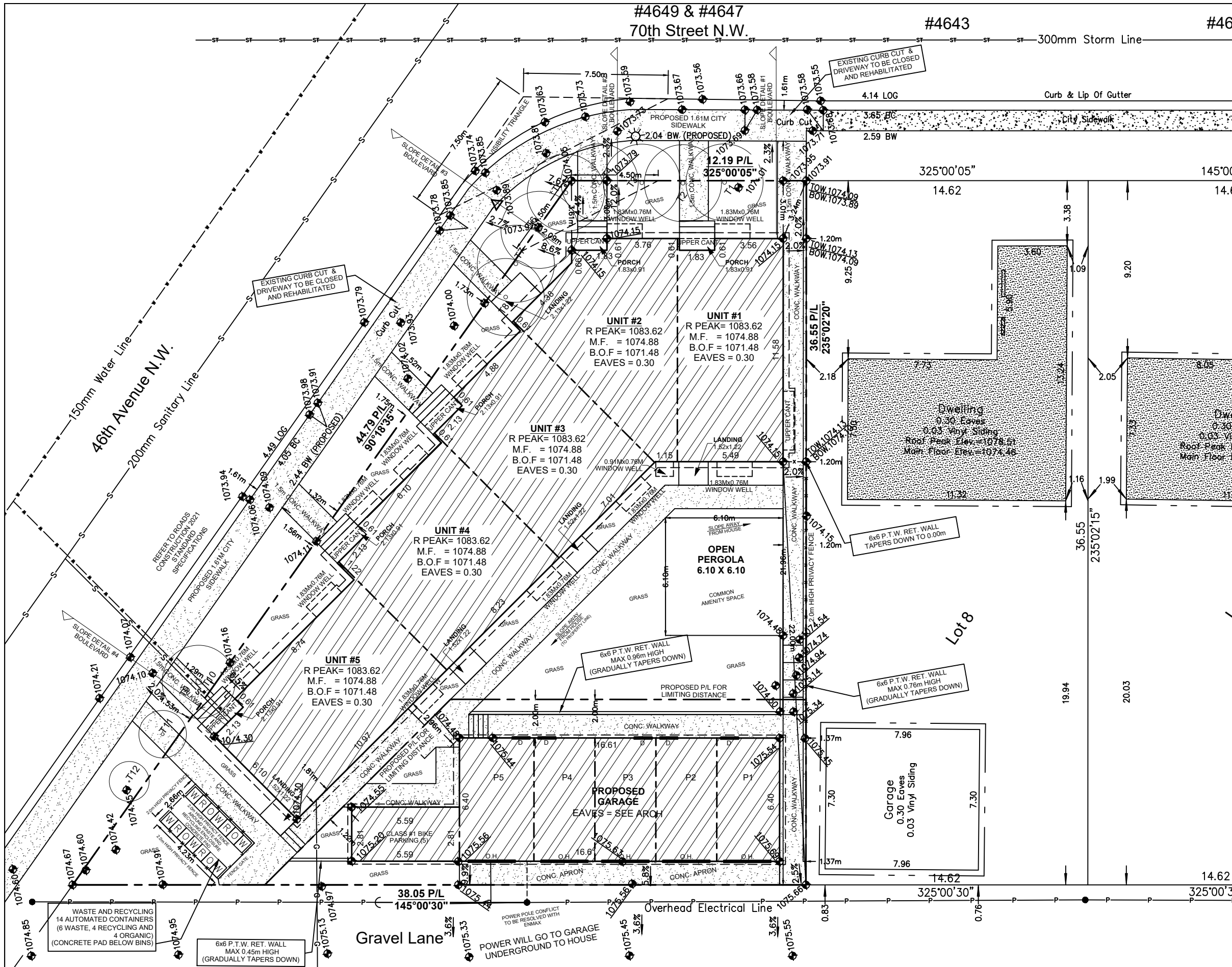


#4649 & #4647
70th Street N.W.

#4643

#463 SITE PLAN



- LEGEND**
- ELEVATIONS ARE SHOWN THUS: \square = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 55269 AND 179085
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
- THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- denotes Calculation points
 - denotes Gas Valve
 - ◇--- denotes Gas Valve
 - denotes Manhole
 - denotes Tree
 - ⊕--- denotes Power Pole
 - △--- denotes Sign
 - ☀--- denotes Light Standard
 - X---X--- denotes Fence
 - S--- denotes Sanitary Line
 - ST--- denotes Storm Line
 - W--- denotes Water Line
 - G--- denotes Gas Line
 - E--- denotes Electrical Line
 - A.G.T--- denotes A.G.T Line
 - U.R.O.W--- denotes Utility Right of Way Line
 - P.L--- denotes Property Line
 - |--- denotes Door
 - |--- denotes Main Floor Windows
 - |--- denotes Second Floor Windows
 - |--- denotes Basement Floor Windows
 - |--- denotes Shed Hatch
 - |--- denotes Detached Garage Hatch
 - |--- denotes Main Building Hatch
 - |--- denotes Concrete and Asphalt Hatch
 - |--- denotes Wood Hatch

'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BC' denotes Back of Curb
 'BOW' denotes Bottom of Wall
 'TOW' denotes Top of Wall
 'Conc.' denotes Concrete
 'Ret.' denotes Retaining
 'BC' denotes Back of Curb
 'TOW' denotes Top of Wall

Disclaimer
 The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-GO Housing
 Grade-Oriented

SCALE: 1:200

LEGAL DESCRIPTION:
 Lots 9
 Block 14
 Plan 1679 HJ

MUNICIPAL ADDRESS:
 4649 - 70 STREET N.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (CLUSTER HOUSE)

LOT SIZE: 918.033 SQ M
 HOUSE SIZE: 314.764 SQ M
 CANT.: 0.000 SQ M
 COVERED PORCH: 6.132 SQ M
 GARAGE & SUITE: 132.606 SQ M
 WINGWALL: 0.000 SQ M

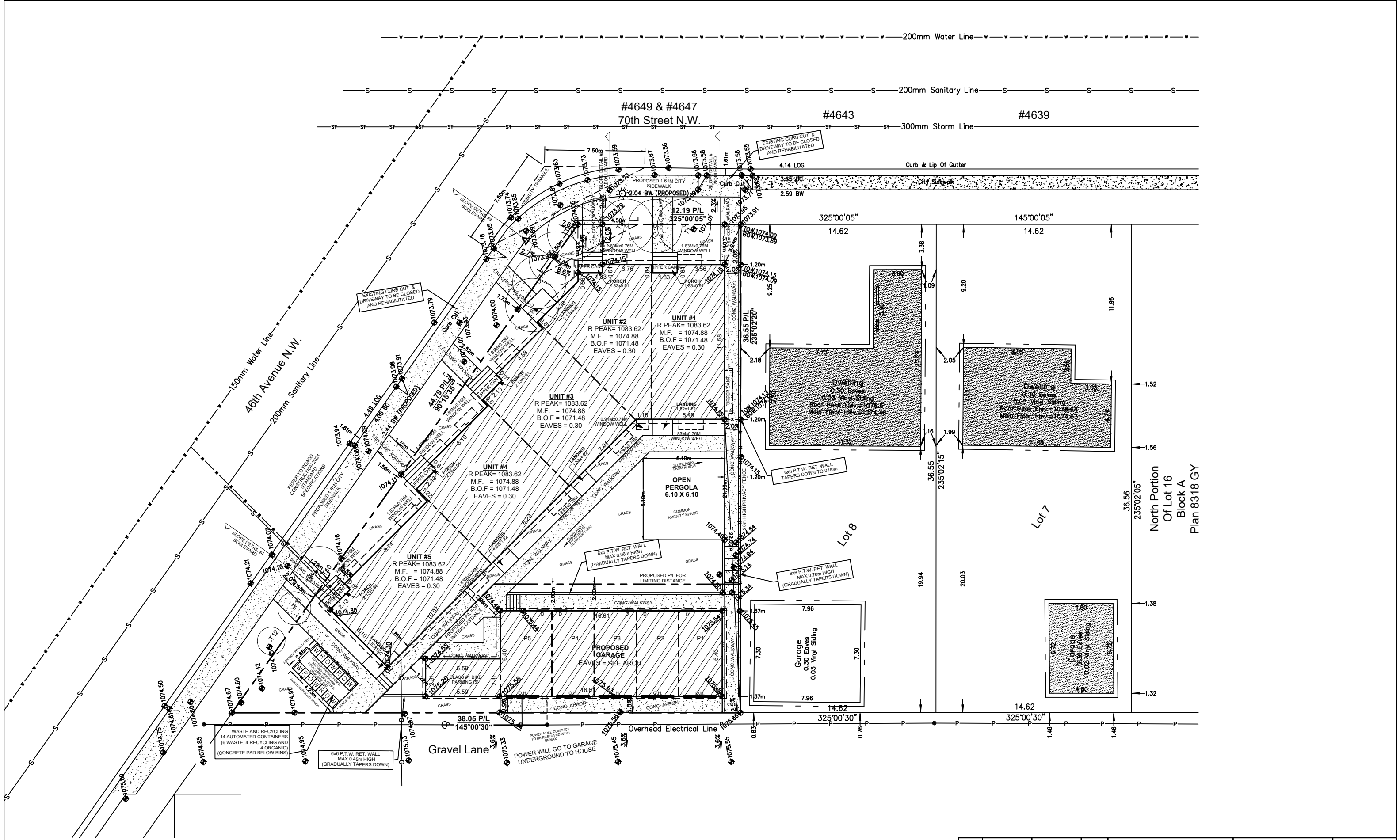
TOTAL: 453,502/918.033
 = 49.39%

TOTAL UNITS: 11
 LOT SIZE: 918.033 SQ M (0.0918033 ha)
 DENSITY: 75 UNITS/ha

PARKING:
 PARKING PROVIDED: 6 STALLS
 CLASS #1 BIKE PARKING: 6 STALLS

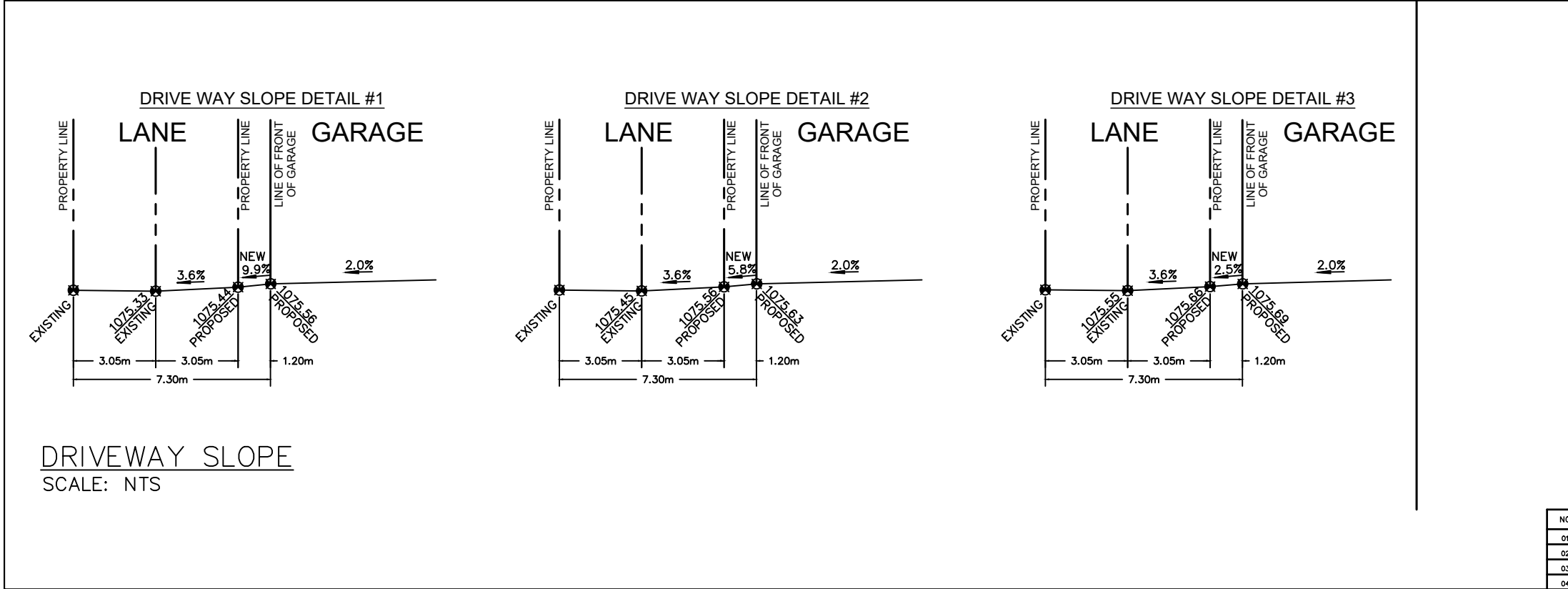
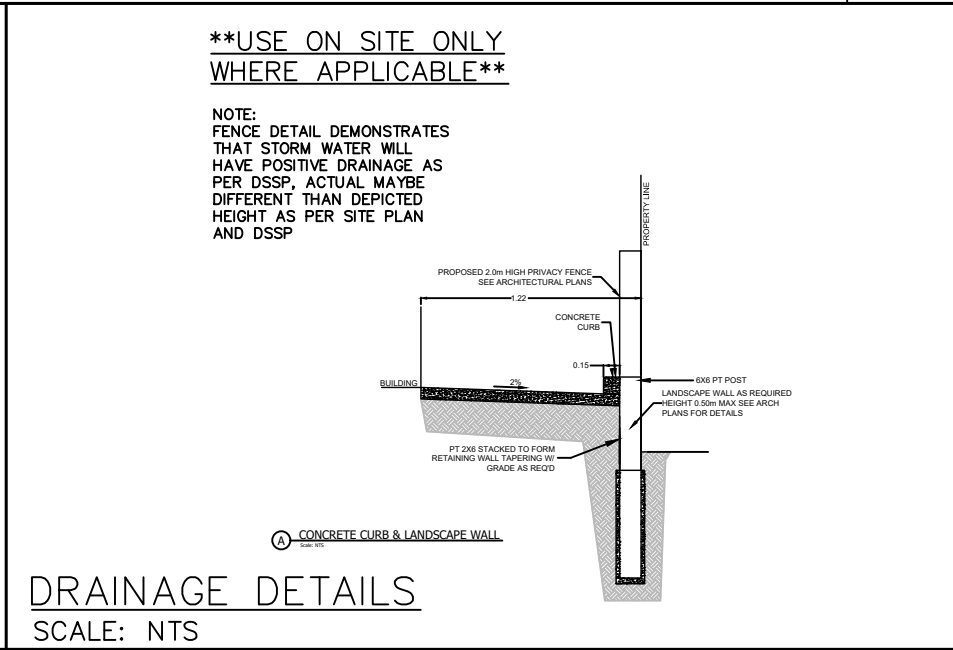
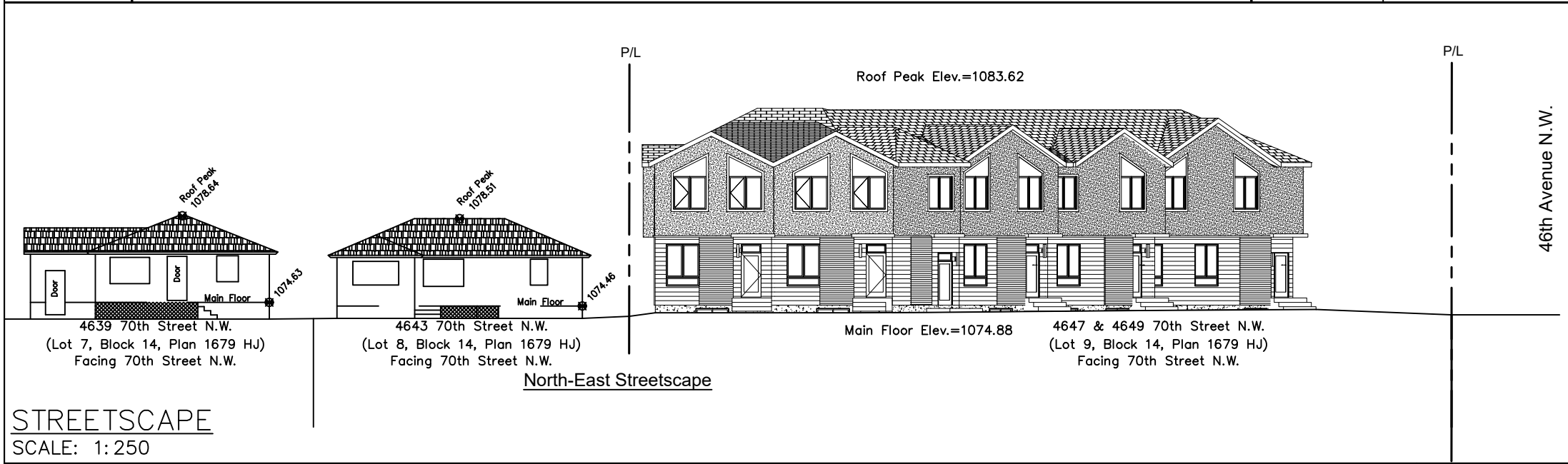
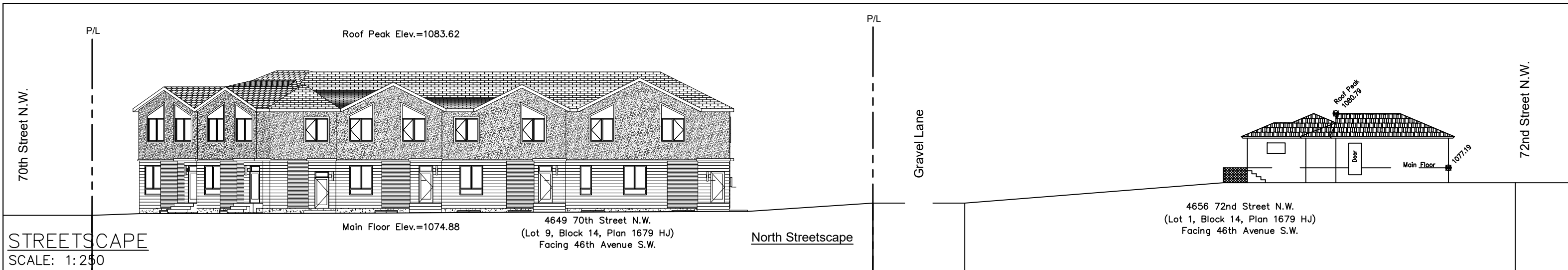
SITE PLAN
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	1:200
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER
03.					OCT 16, 2025	S 01
04.						



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	1: 300
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER
03.					OCT 16, 2025	S 02
04.						



AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA
BASEMENT	684.00 SQ FT	684.41 SQ FT	784.00 SQ FT	770.00 SQ FT	794.33 SQ FT
MAIN FLOOR	672.00 SQ FT	672.41 SQ FT	723.33 SQ FT	784.00 SQ FT	779.67 SQ FT
UPPER FLOOR	702.33 SQ FT	684.41 SQ FT	784.00 SQ FT	770.00 SQ FT	794.33 SQ FT
TOTAL AREA	1374.33 SQ FT	1356.82 SQ FT	1507.33 SQ FT	1554.00 SQ FT	1574.00 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	AS SHOWN
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER
03.					OCT 16, 2025	S 04
04.						



GENERAL NOTES:

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.2	Left & Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevations
A-3.3	Pergola Plans



FLOOR AREA - UNIT #1		FLOOR AREA - UNIT #2	
BASEMENT (SUITE)	= 684.00 SQ. FT.	BASEMENT (SUITE)	= 684.41 SQ. FT.
MAIN	= 672.00 SQ. FT.	MAIN	= 672.41 SQ. FT.
UPPER	= 702.33 SQ. FT.	UPPER	= 684.41 SQ. FT.
TOTAL	= 1374.33 SQ. FT.	TOTAL	= 1356.82 SQ. FT.

FLOOR AREA - UNIT #3		FLOOR AREA - UNIT #4	
BASEMENT (SUITE)	= 736.67 SQ. FT.	BASEMENT (SUITE)	= 784.00 SQ. FT.
MAIN	= 723.33 SQ. FT.	MAIN	= 770.00 SQ. FT.
UPPER	= 736.67 SQ. FT.	UPPER	= 784.00 SQ. FT.
TOTAL	= 1460.00 SQ. FT.	TOTAL	= 1554.00 SQ. FT.

FLOOR AREA - UNIT #5	
BASEMENT (SUITE)	= 794.33 SQ. FT.
MAIN	= 779.67 SQ. FT.
UPPER	= 794.33 SQ. FT.
TOTAL	= 1574.00 SQ. FT.

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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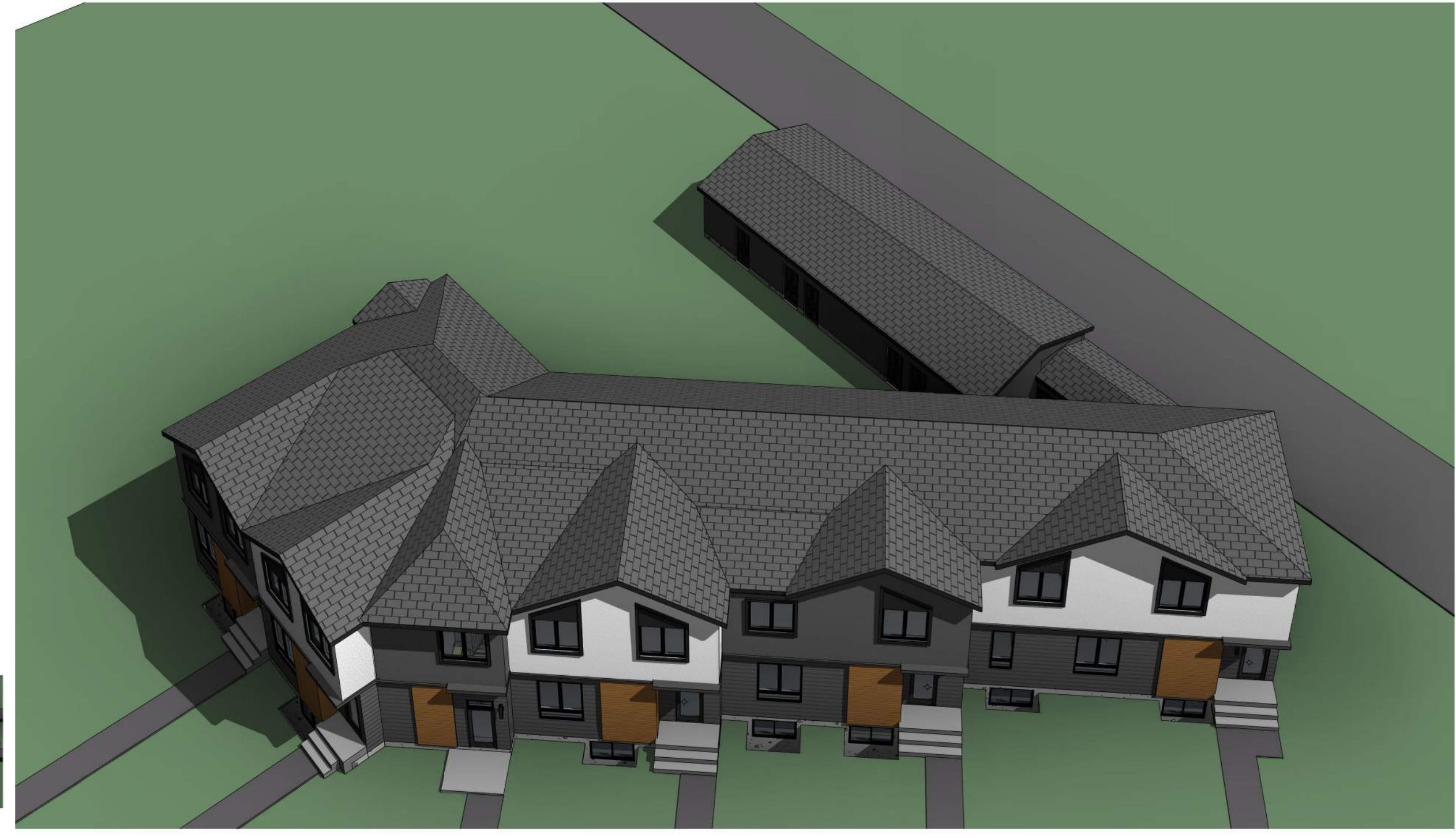
NO.	DATE(D/M/Y)	DETAIL	BY
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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-25 11:02:56 AM

SCALE:

A-0.0

PAGE:



GENERAL NOTES:

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

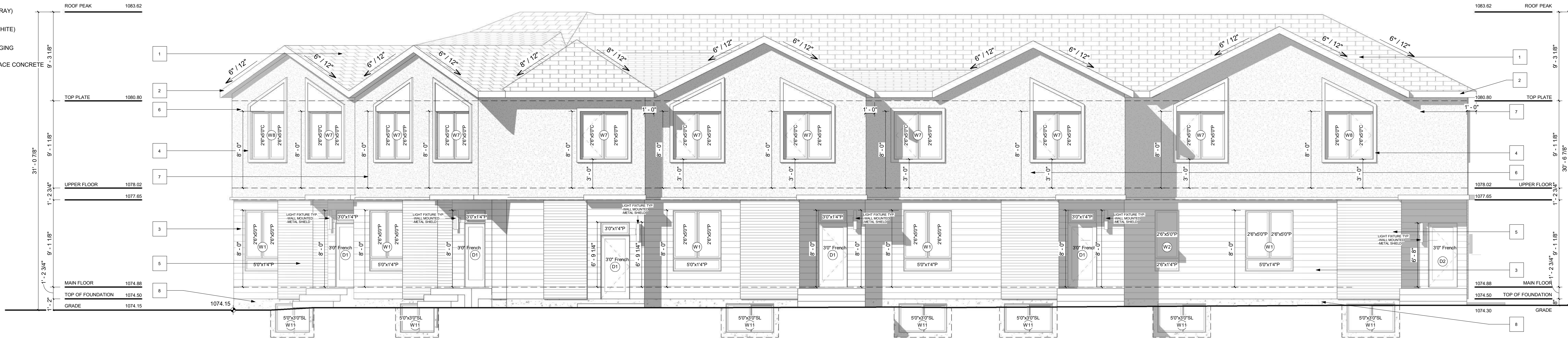
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SCALE: 3/16" = 1'-0"

PAGE: **A-2.0**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

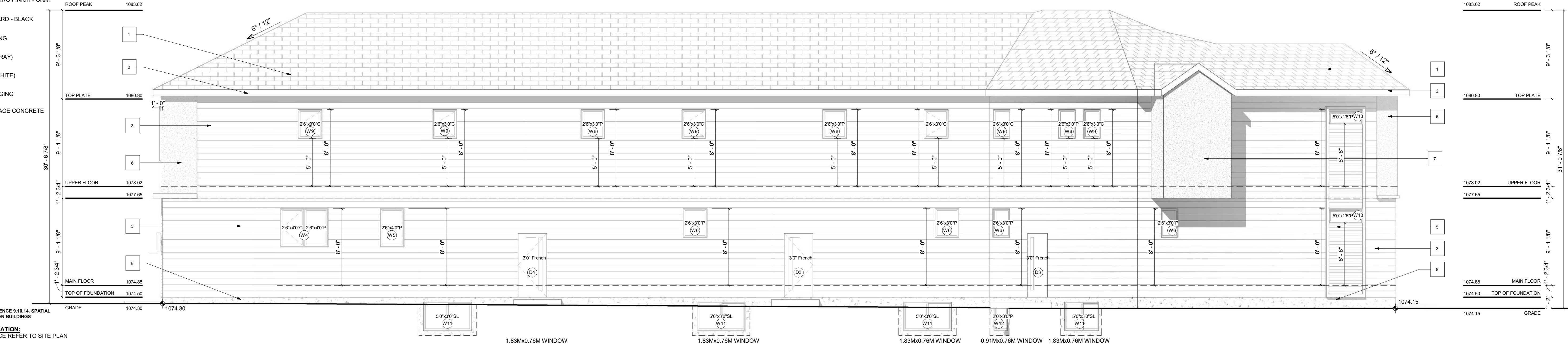


VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE



NBC 2023 A.E. REFERENCE 9.10.14 SPATIAL SEPARATION BETWEEN BUILDINGS
WINDOW CALCULATION:
LIMITING DISTANCE REFER TO SITE PLAN
WALL AREA = 2557.60 SQ. FT.
WINDOW AREA = 137.35 SQ. FT.
TOTAL: 137.35 / 2557.60 = 5.37%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

REAR ELEVATION
SCALE: 3/16" = 1'-0"



GENERAL NOTES:

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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DRAWING SET:

SHEET NAME:
Left & Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-25 11:03:13 AM

SCALE: 3/16" = 1'-0"

PAGE: **A-2.2**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

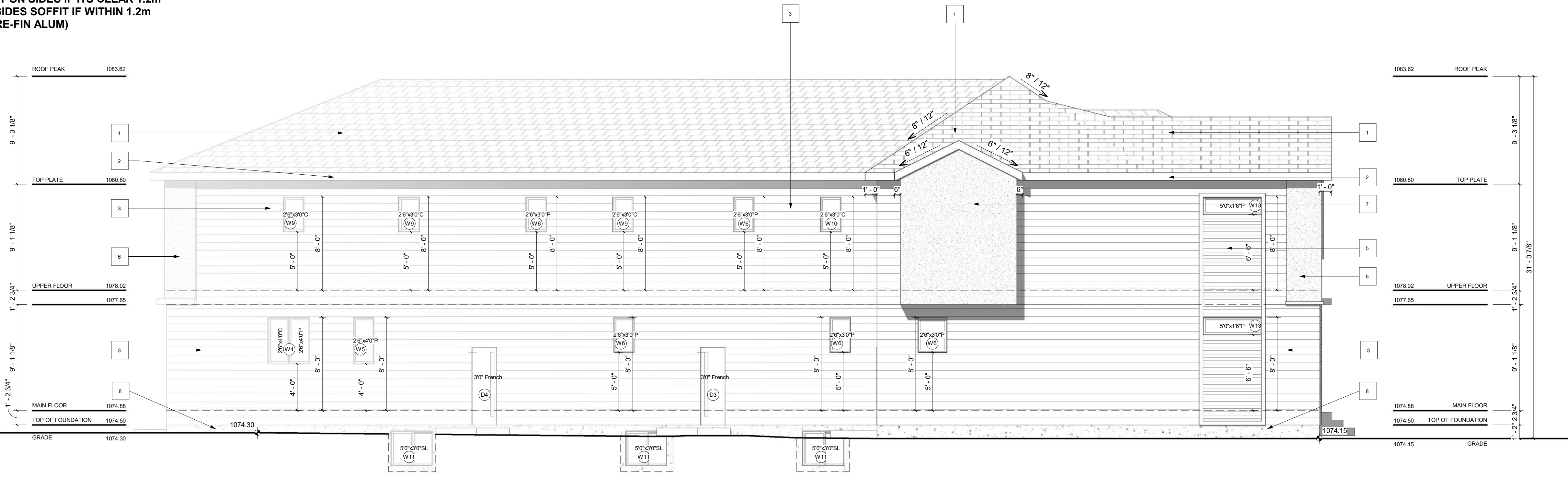
VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)

NBC 2023 A.E. REFERENCE 9.16.14, SPATIAL SEPARATION BETWEEN BUILDINGS

WINDOW CALCULATION:

1.20m LIMITING DISTANCE
WALL AREA = 845.49 SQ. FT.
WINDOW AREA = 7.97 SQ. FT.
TOTAL: 7.97 / 845.49 = 0.94%



LEFT ELEVATION

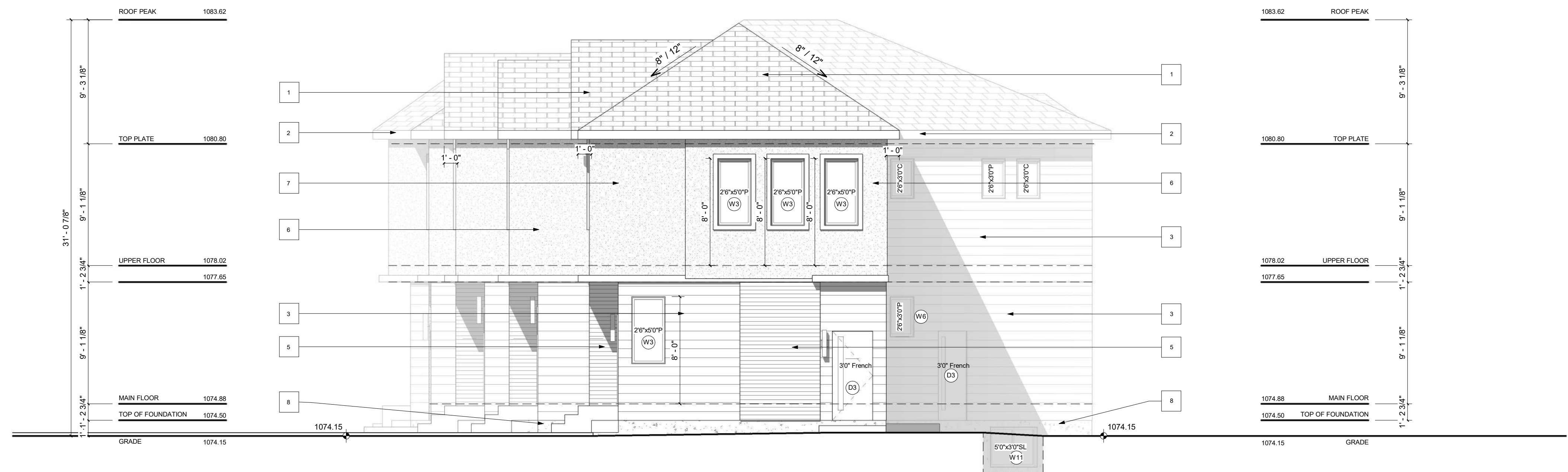
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)

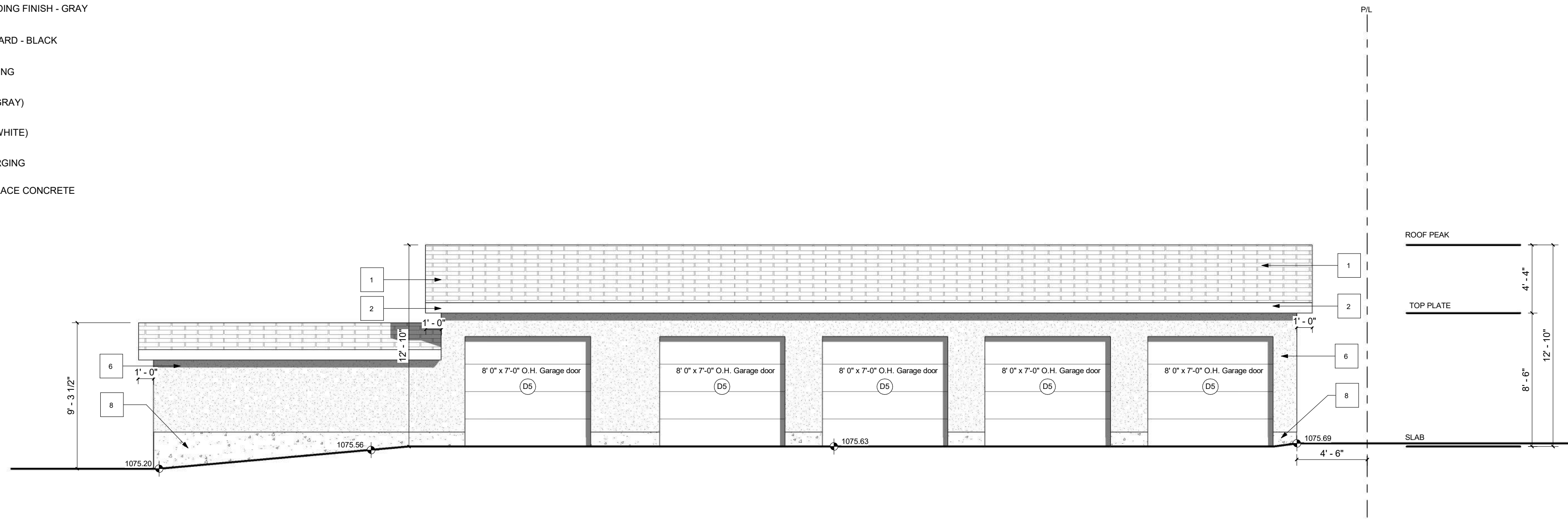


RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE



**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT A**

LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT B**

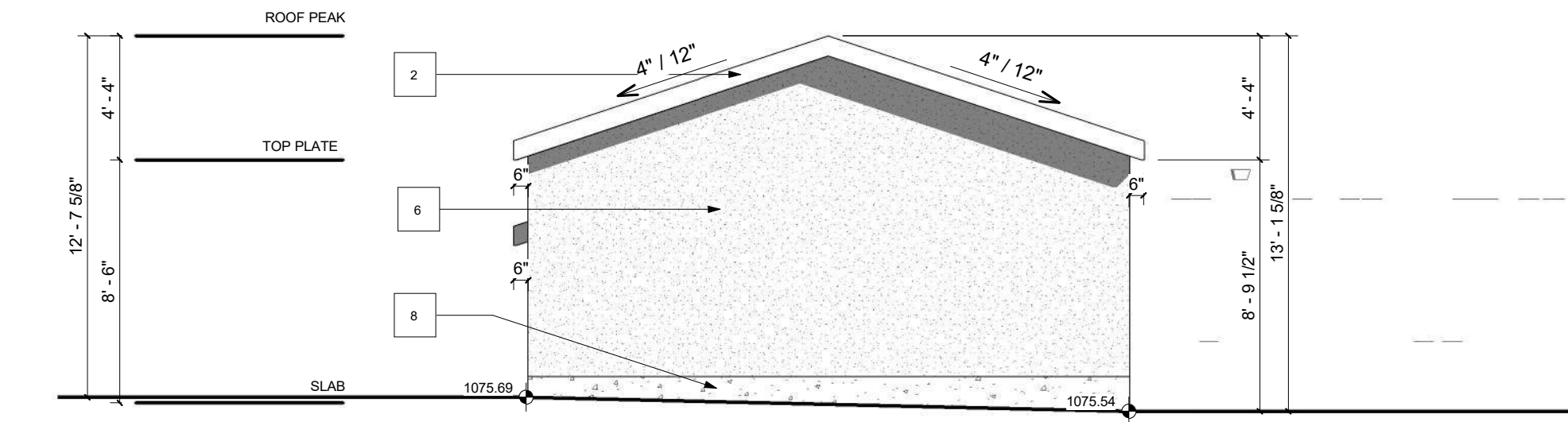
LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT C**

LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

GARAGE FRONT ELEVATION (LANE)

SCALE: 3/16" = 1'-0"



GARAGE LEFT ELEVATION

SCALE: 3/16" = 1'-0"



GENERAL NOTES:

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.10.25	DP PLANS	T.Y.
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DRAWING SET:

SHEET NAME:
Garage Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

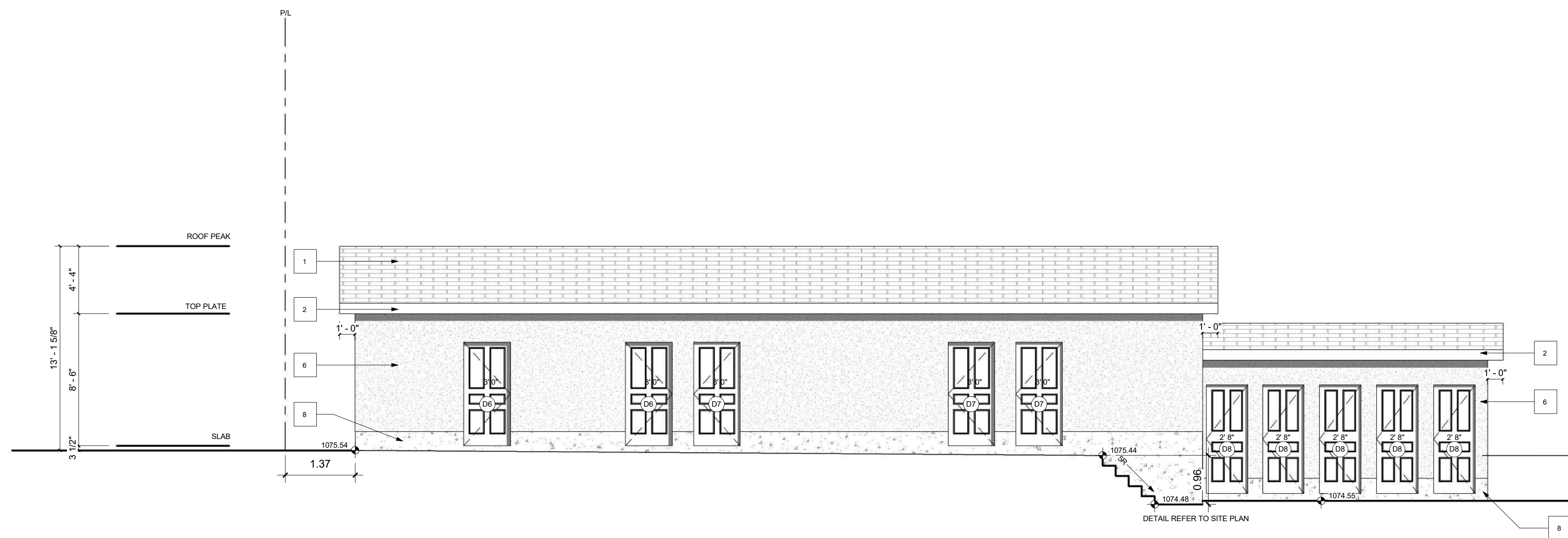
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SCALE: 3/16" = 1'-0"

PAGE: **A-3.1**

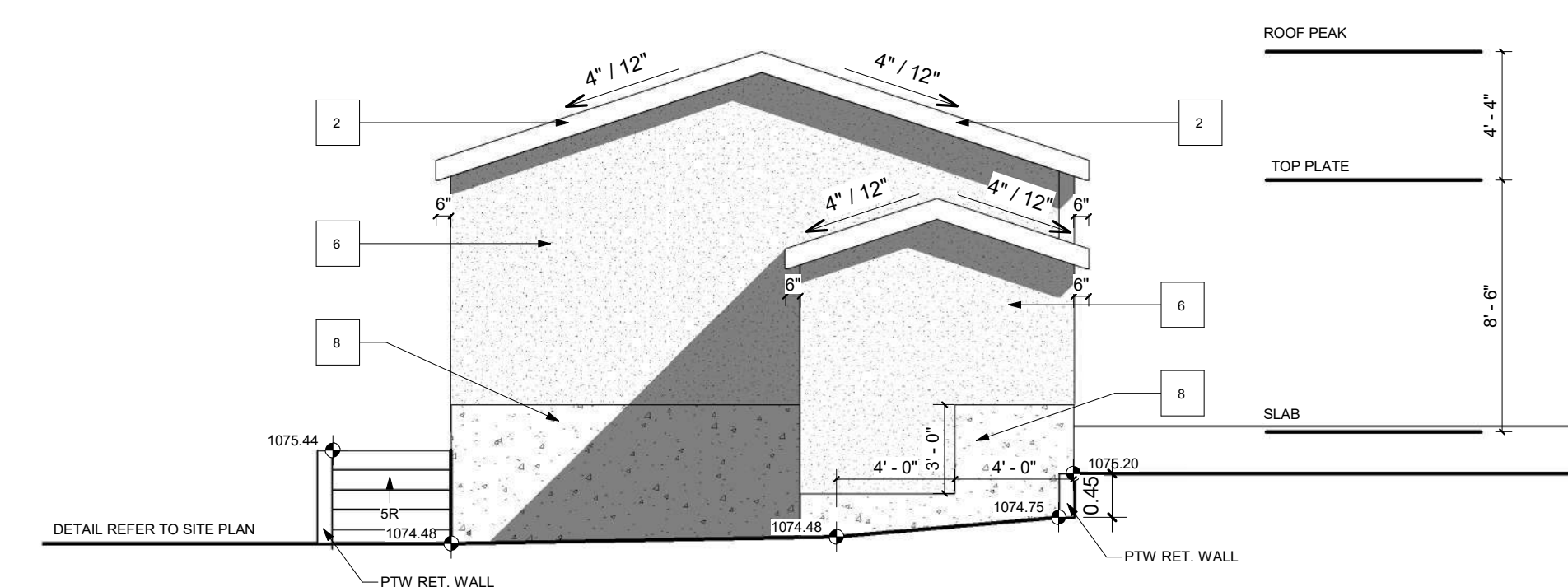
WINDOW CALCULATION:

LIMITING DISTANCE REFER TO SITE PLAN
 WALL AREA = 1070.64 SQ. FT.
 WINDOW AREA = 46.94 SQ. FT.
 TOTAL: 46.94 / 1070.64 = 4.38%



GARAGE REAR ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



GENERAL NOTES:
 NOTES:
 PERGOLA TO BE CONSTRUCTED USING
 PRESSURE TREATED WOOD.

MUNICIPAL ADDRESS:
 4649 70 ST N.W.

PROJECT:
 ROW HOUSE

PROJECT NUMBER:
 318 - 25

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 TRADES CONTRACTOR AND HOME OWNER. ANY
 ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER
 TO BE RESOLVED BEFORE PROCEEDING

DRAWING SET:

SHEET NAME:
 Pergola Plans

DESIGN BY: JT

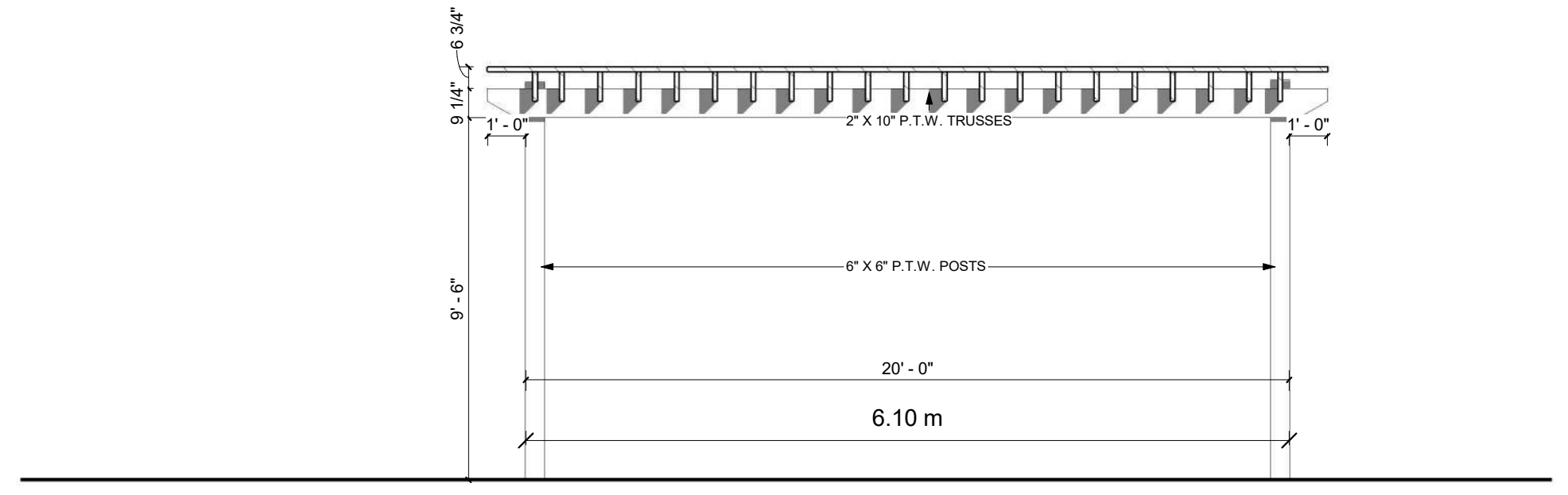
DRAWN BY: JT

LAST REVISION BY:

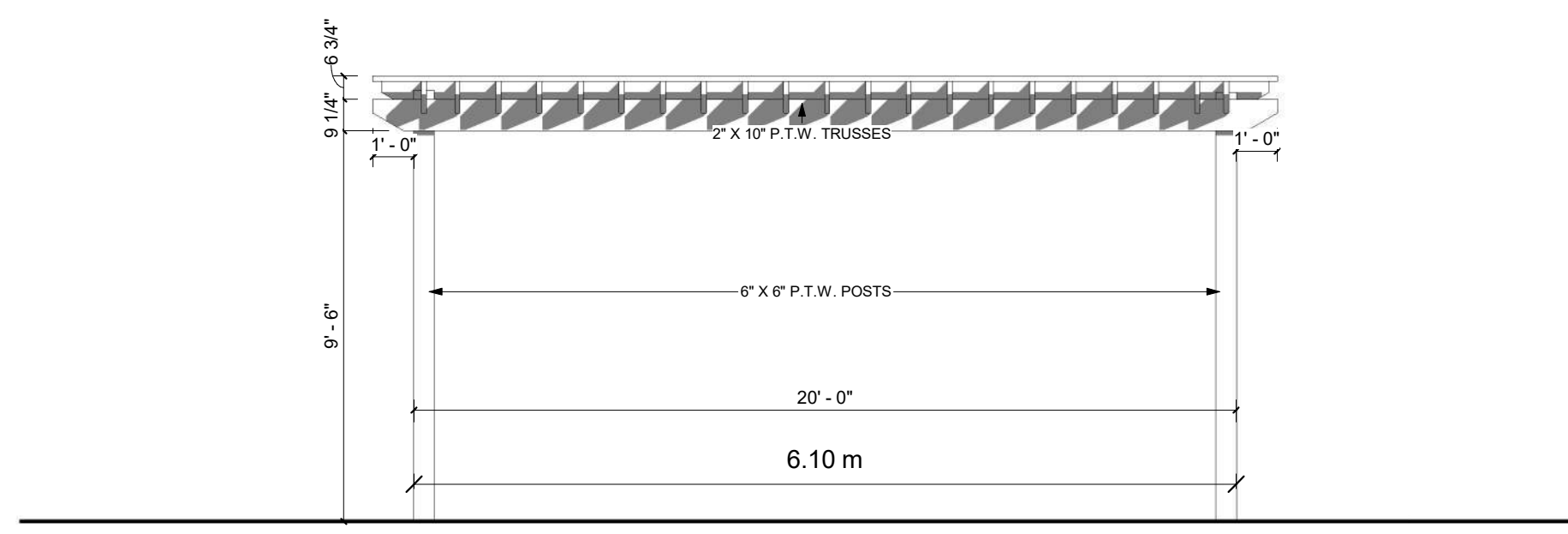
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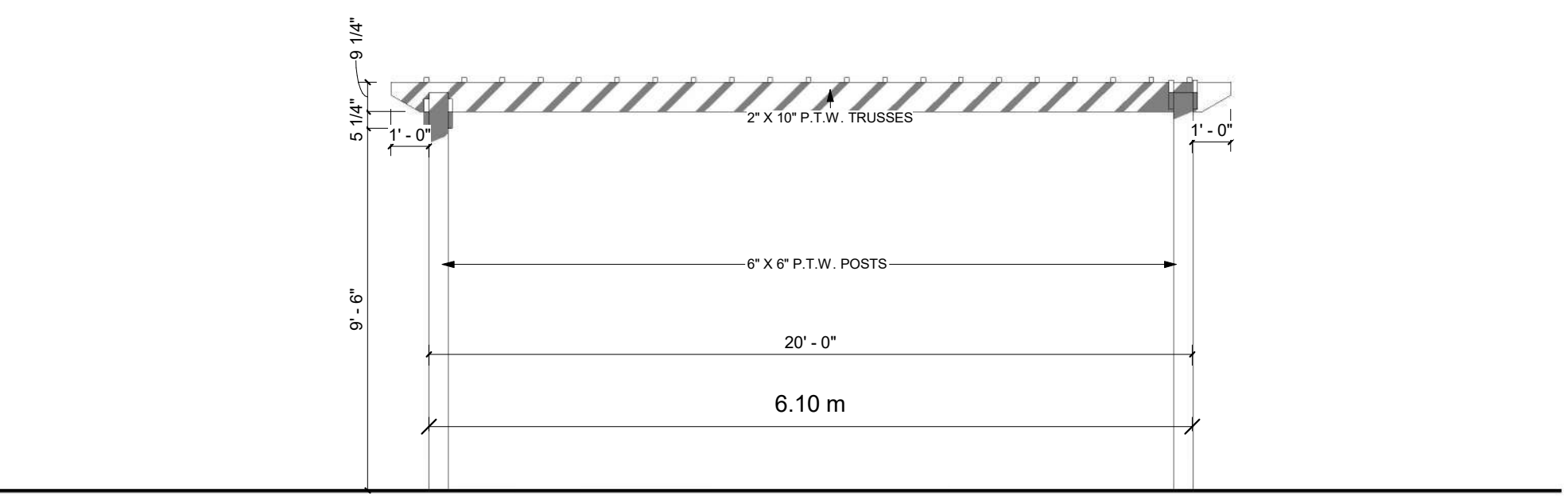
PAGE: **A-3.3**



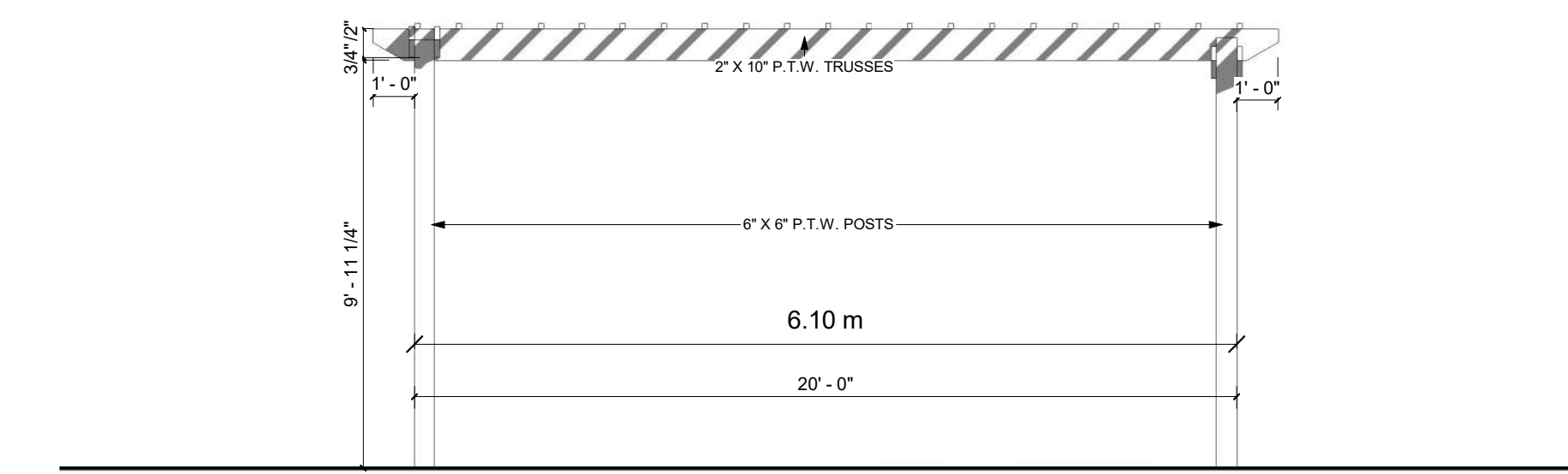
PERGOLA FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



PERGOLA REAR ELEVATION
 SCALE: 1/4" = 1'-0"



PERGOLA LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



PERGOLA RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"