

AMENDED DRAWINGS

DP No. 2025-07206
Date Received: 2826-04-25
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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:
- \square ----- denotes Calculation points
 - \square ----- denotes Water Valve
 - \square ----- denotes Gas Valve
 - \square ----- denotes Manhole
 - \square ----- denotes Tree
 - \square ----- denotes Power Pole
 - \square ----- denotes Sign
 - \square ----- denotes Light Standard
 - X-X- denotes Fence
 - S-S- denotes Sanitary Line
 - ST-ST- denotes Storm Line
 - W-W- denotes Water Line
 - G-G- denotes Gas Line
 - E-E- denotes Electrical Line
 - A.A.T- denotes A.G.T Line
 - denotes Utility Right of Way Line
 - 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
'BOW' denotes Bottom of Wall

'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-CG Residential
Grade-Oriented Infill

SCALE: 1:200

LEGAL DESCRIPTION:
Lots 1-3
Block 29
Plan 1948 P

MUNICIPAL ADDRESS:
414 7 Ave. N.W.
Calgary, Alberta

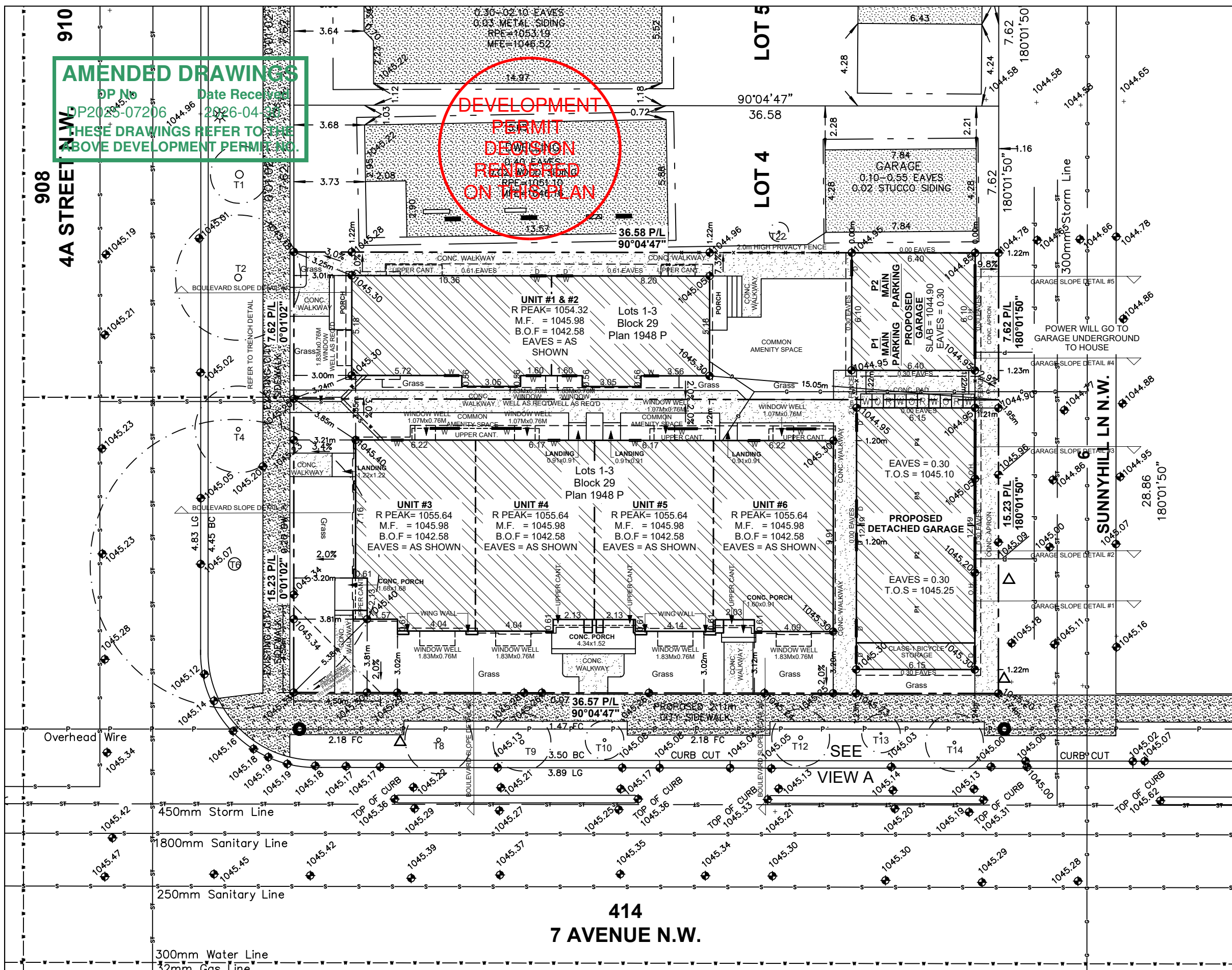
LOT COVERAGE DETAIL: (ROW HOUSE)	LOT COVERAGE DETAIL: (DUPLX)	DENSITY:
LOT SIZE: 556.992 SQ M HOUSE SIZE: 238.484 SQ M CANT.: 0.000 SQ M COVERED PORCH: 1.301 SQ M GARAGE: 83.395 SQ M WINGWALL: 1.540 SQ M	LOT SIZE: 278.628 SQ M HOUSE SIZE: 96.209 SQ M CANT.: 3.406 SQ M COVERED PORCH: 0.000 SQ M GARAGE: 39.045 SQ M WINGWALL: 0.000 SQ M	TOTAL UNITS: 6 LOT SIZE: 835.620 SQ M (0.083562ha) DENSITY: 72 UNITS/ha
TOTAL: 324.720/556.992 = 58.30%	TOTAL: 138.660/278.628 = 49.77%	PARKING: PARKING PROVIDED: 6 STALLS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/12/2025	DP PLANS	K.G.
02.			
03.			
04.			

SITE PLAN
SCALE: 1:200

NOTE: THE BOULEVARD GRADES ARE TO REMAIN THE SAME AS THE EXISTING CONDITION, AS PER STREETS BYLAW 20M88, SECTION 35

**414
7 AVENUE N.W.**

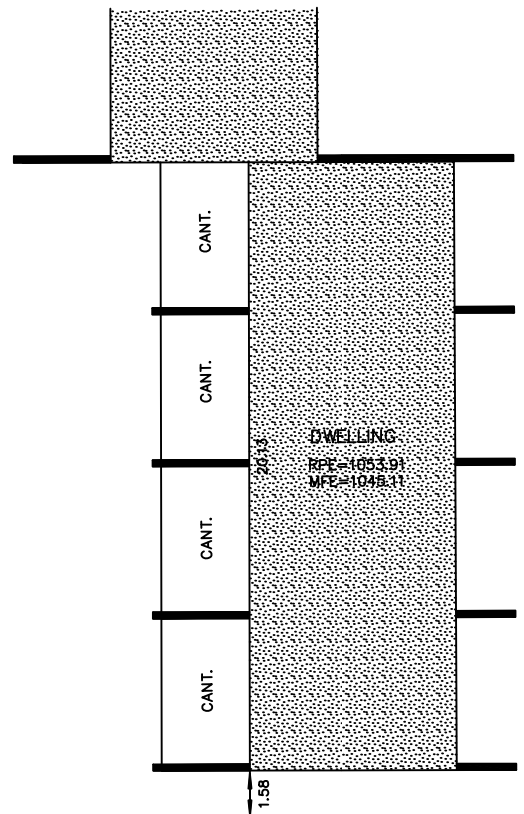
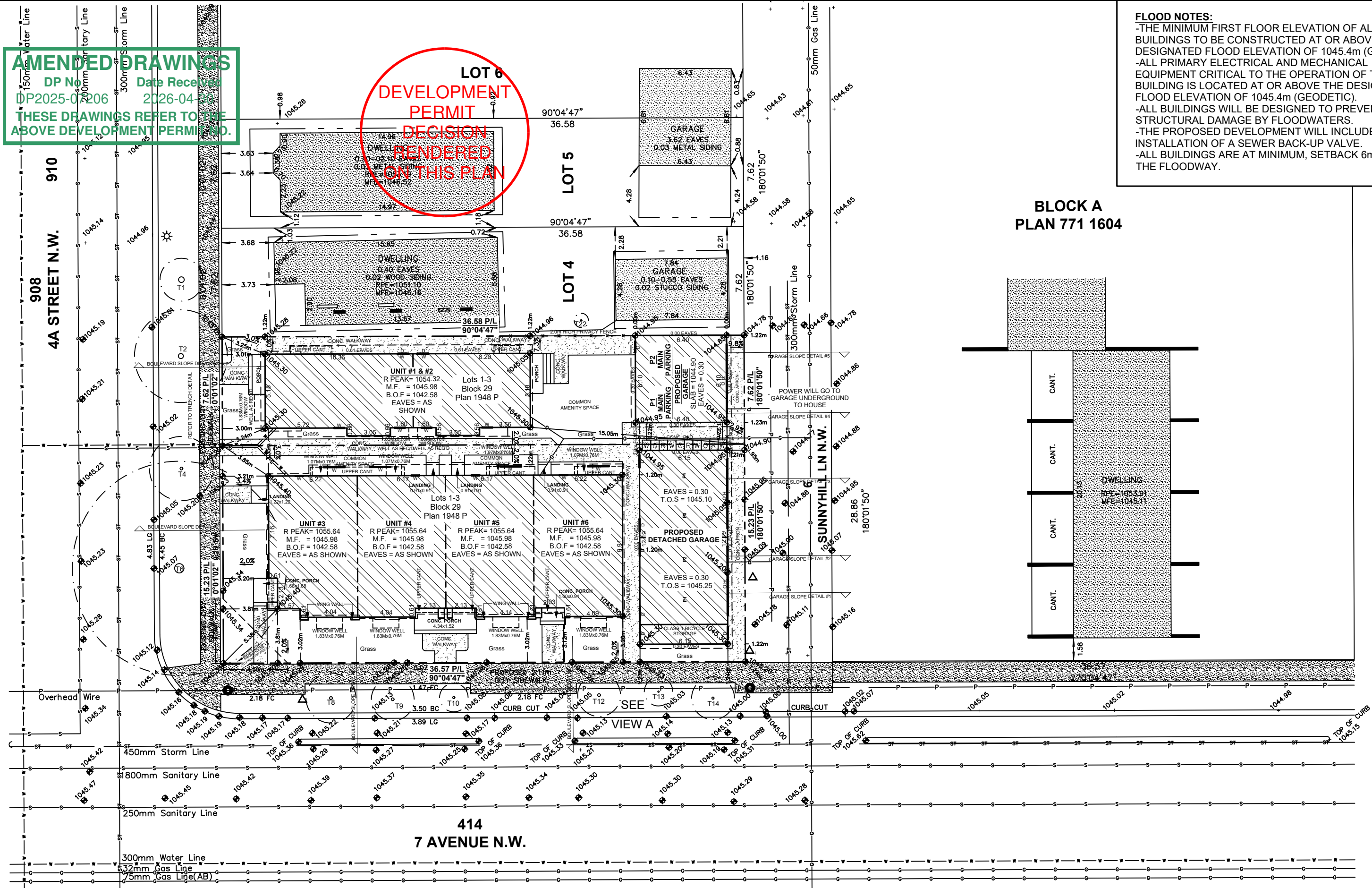


AMENDED DRAWINGS
 DP No. DP2025-02206
 Date Received 2026-04-16
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

LOT 6 DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

FLOOD NOTES:
 -THE MINIMUM FIRST FLOOR ELEVATION OF ALL BUILDINGS TO BE CONSTRUCTED AT OR ABOVE THE DESIGNATED FLOOD ELEVATION OF 1045.4m (GEODETIC).
 -ALL PRIMARY ELECTRICAL AND MECHANICAL EQUIPMENT CRITICAL TO THE OPERATION OF THE BUILDING IS LOCATED AT OR ABOVE THE DESIGNATED FLOOD ELEVATION OF 1045.4m (GEODETIC).
 -ALL BUILDINGS WILL BE DESIGNED TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS.
 -THE PROPOSED DEVELOPMENT WILL INCLUDE THE INSTALLATION OF A SEWER BACK-UP VALVE.
 -ALL BUILDINGS ARE AT MINIMUM, SETBACK 6m FROM THE FLOODWAY.

**BLOCK A
 PLAN 771 1604**



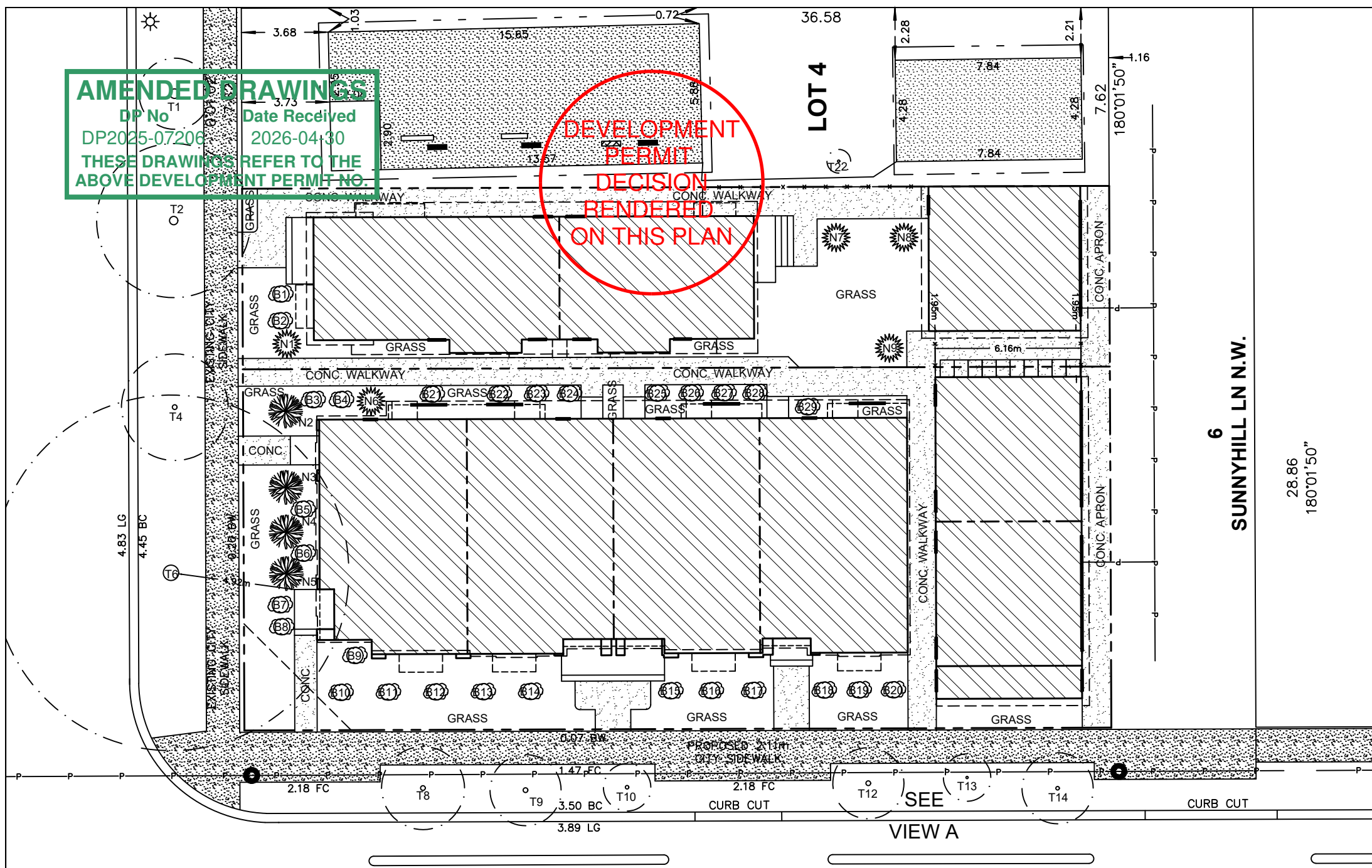
BLOCK PLAN
 SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/12/2025	DP PLANS	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:		PROJECT:	SCALE:
414 7 AVE. N.W. Calgary, Alberta		DUPLEX & ROWHOUSE (6+6)	1:200
Lot 1-3 Block 29 Plan 1948 P		DATE:	DIVISION NUMBER:
		DEC. 09, 2025	S 02

AMENDED DRAWINGS
 DP No DP2025-07206
 Date Received 2026-04-30
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



LANDSCAPING PLAN
 SCALE: 1:200

An urban forestry technician will need to be onsite during excavation to determine the level of impact and if the tree can be retained. Plans should be undertaken by the developer to have an estimate for possible tree removal ahead of the excavation date.

"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information"

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite"

LANDSCAPE COVERAGE
 LOT SIZE = 835.620 SQ. M
 LANDSCAPE AREA = 306.837 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY AND CONC. PADS) = 120.508 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 186.329 SQ. M

120.508 / 306.837 = 39.27% OF HARD LANDSCAPE
 186.329 / 306.837 = 60.73% OF SOFT LANDSCAPE

NOTE: All soft surfaced landscape area will be irrigated by an underground irrigation system.

All sodded areas are planted with a drought tolerant grass species

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.40	3.00	10.00	In City Property	To Stay
T2	Deciduous	0.35	6.50	8.00	In City Property	To Stay
T3	Deciduous	0.60	8.00	8.00	In Subject Property	To Be Removed
T4	Deciduous	0.20	4.50	4.50	In City Property	To Stay
T5	Coniferous	0.10	1.50	11.00	In Subject Property	To Be Removed
T6	Deciduous	0.65	15.00	10.00	In City Property	To Stay
T7	Coniferous	0.35	5.00	14.00	In Subject Property	To Be Removed
T8	Deciduous	0.20	3.50	3.50	In City Property	To Stay
T9	Deciduous	0.20	3.00	3.00	In City Property	To Stay
T10	Deciduous	0.15	2.00	2.00	In City Property	To Stay
T11	Deciduous	0.20	3.50	3.50	In Subject Property	To Be Removed
T12	Deciduous	0.20	3.00	4.00	In City Property	To Stay
T13	Deciduous	0.10	2.00	2.00	In City Property	To Stay
T14	Deciduous	0.15	3.00	3.00	In City Property	To Stay
T15	Bush	-	0.80	1.50	In Subject Property	To Be Removed
T16	Deciduous	1.20	20.00	22.00	In Subject Property	To Be Removed
T17	Deciduous	0.05	1.00	2.00	In Subject Property	To Be Removed
T18	Deciduous	0.05	1.50	3.00	In Subject Property	To Be Removed
T19	Coniferous	0.05	3.00	4.00	In Subject Property	To Be Removed
T20	Deciduous	0.00	2.00	5.00	In Subject Property	To Be Removed
T21	Bush	-	4.00	4.00	In Subject Property	To Be Removed
T22	Deciduous	0.10	1.00	4.00	In Adjacent Property	To Stay

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Mayday (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Princess Kay Plum (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Princess Kay Plum (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Princess Kay Plum (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Blue Spruce (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N7	Blue Spruce (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N8	Blue Spruce (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N9	Blue Spruce (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

NOTE: proposed trees N3 Ton6 are "Princess Kay Klum - Prunus Nigra". As per City of Calgary parks specifications, these trees grow to a maximum untrimmed height of 4m, which complies with Enmax requirements. With proper trimming they can stay at around 3m. refer to attached link: <https://www.calgary.ca/parks/trees/top-species-for-calgary.html>

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
B1	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B2	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B3	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B4	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B5	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B6	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B7	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B8	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B9	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B10	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B11	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B12	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B13	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B14	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B15	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B16	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B17	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B18	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B19	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B20	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B21	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B22	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B23	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B24	Bearberry (Shrub)	---	0.61	0.61	In Subject Property	New
B25	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B26	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B27	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B28	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B29	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPING LEGEND

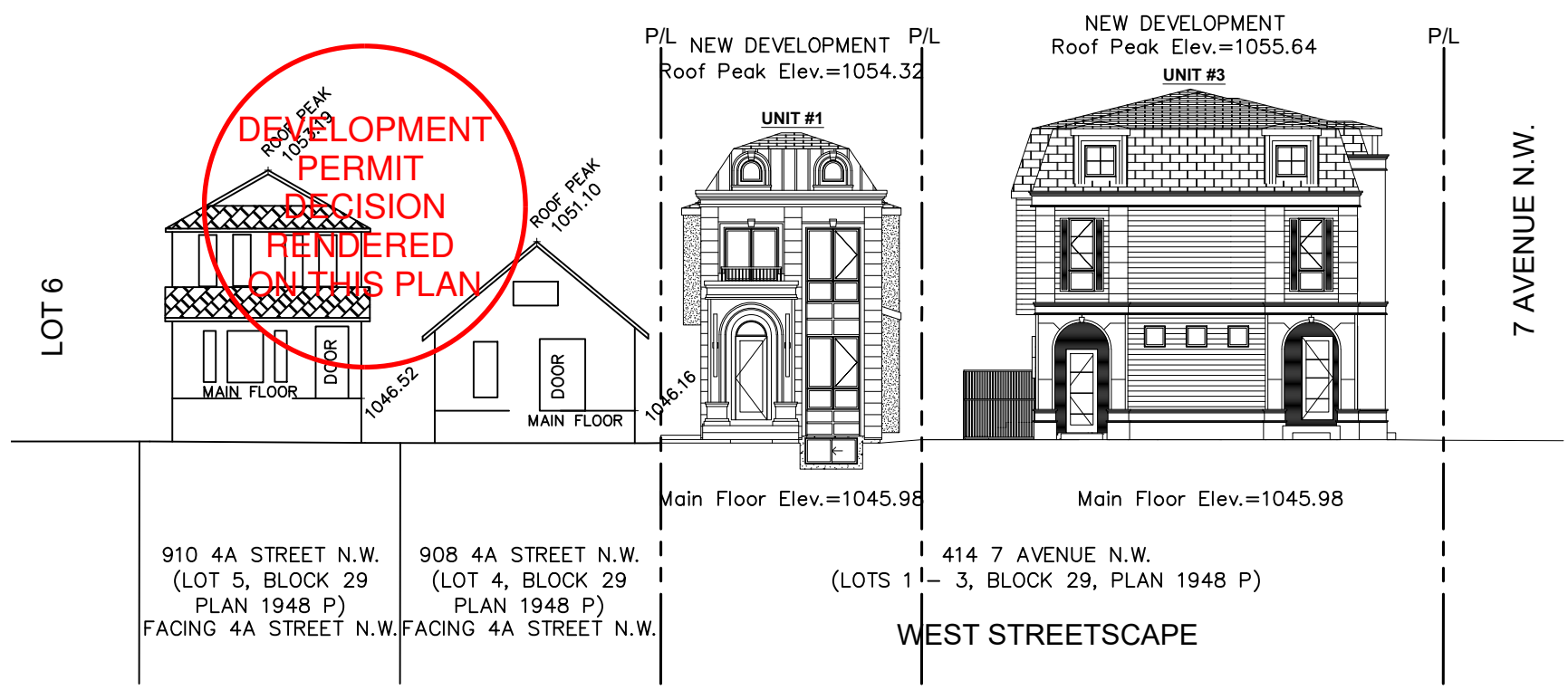
- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

NO.	DATE (D/M/Y)	DETAIL	BY
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02.			
03.			
04.			

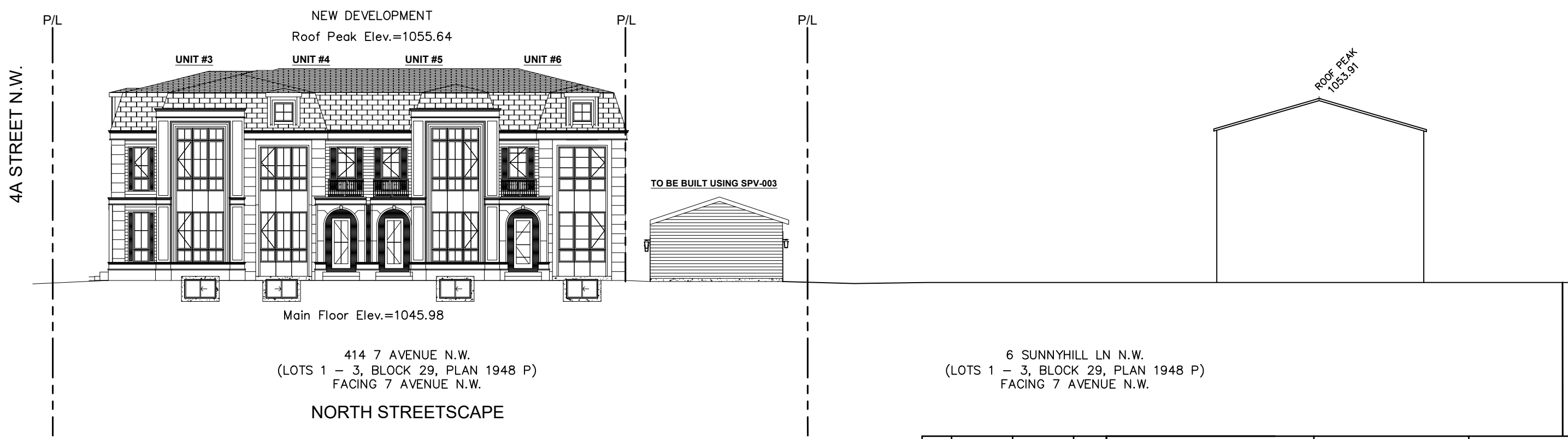
PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
414 7 AVE. N.W. Calgary, Alberta	DUPLEX & ROWHOUSE (6+6)	1: 200
Lot 1-3 Block 29 Plan 1948 P	DATE: DEC. 09, 2025	DIVISION NUMBER: S 03

AMENDED DRAWINGS

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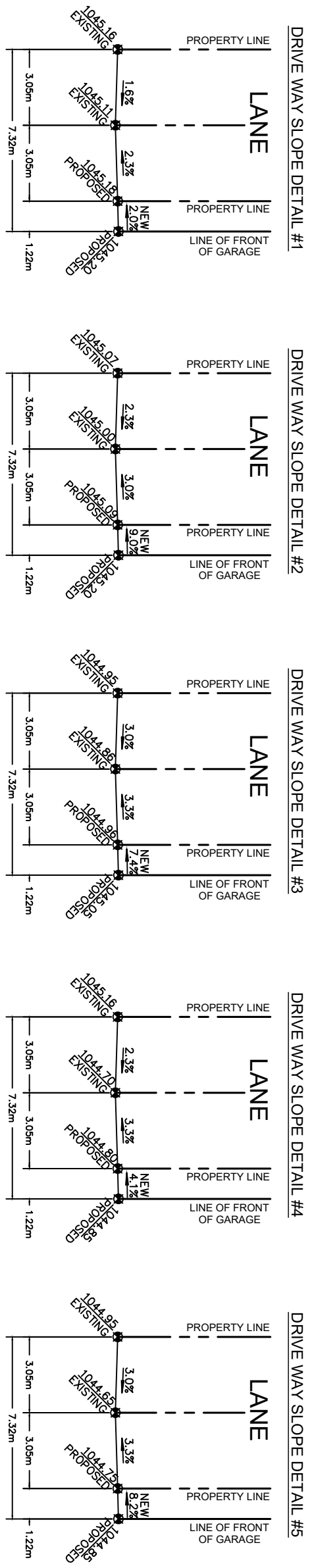
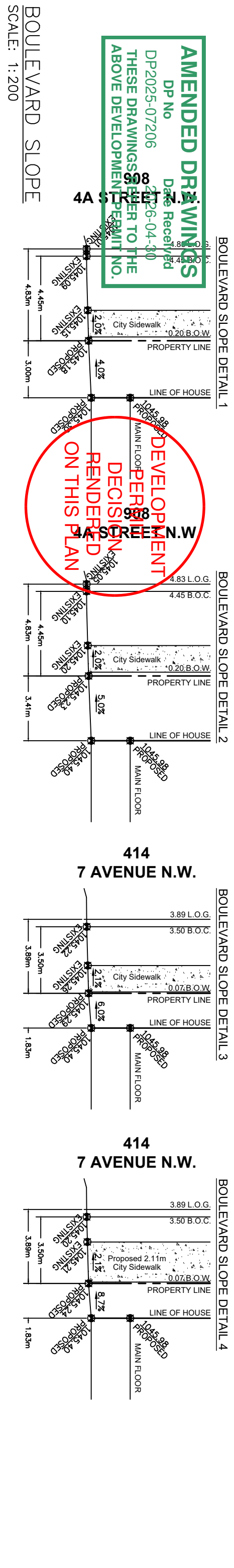
STREETSCAPE
 SCALE: 1:200



STREETSCAPE
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	09/12/2025	DP PLANS	K.G.	414 7 AVE. N.W. Calgary, Alberta Lot 1-3 Block 29 Plan 1948 P	DUPLEX & ROWHOUSE (6+6)	1: 200
02.						
03.						
04.						
				DATE:	DEC. 09, 2025	DIVISION NUMBER: S 04

AMENDED DRAWINGS
 DP No DP2025-07206
 Date Received 2025-04-30
 THESE DRAWINGS ARE SUBJECT TO THE ABOVE DEVELOPMENT PERMIT NO.



DRIVEWAY SLOPE
 SCALE: 1:200

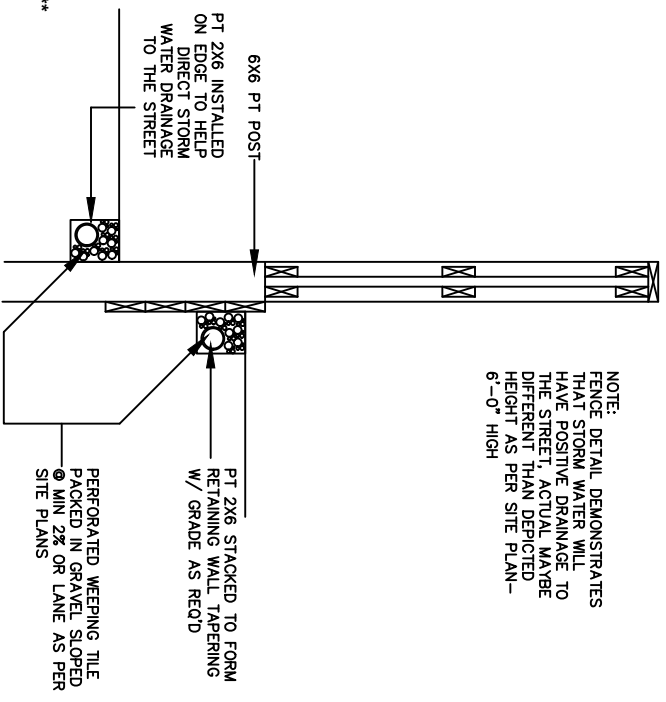
AREA OF DUPLEX

	UNIT #1 AREA	UNIT #2 AREA
BASEMENT	578.00 SQ. FT.	457.58 SQ. FT.
MAIN FLOOR	596.33 SQ. FT.	475.92 SQ. FT.
UPPER FLOOR	614.67 SQ. FT.	496.53 SQ. FT.
TOTAL AREA	1211.00 SQ. FT.	982.45 SQ. FT.
GARAGE	441.00 SQ. FT.	

AREA OF 4PLEX

	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA	UNIT #6 AREA
BASEMENT	649.21 SQ. FT.	638.12 SQ. FT.	638.12 SQ. FT.	643.54 SQ. FT.
MAIN FLOOR	635.21 SQ. FT.	644.79 SQ. FT.	644.79 SQ. FT.	650.21 SQ. FT.
UPPER FLOOR	670.88 SQ. FT.	673.74 SQ. FT.	673.74 SQ. FT.	679.49 SQ. FT.
TOTAL AREA	1306.09 SQ. FT.	1318.53 SQ. FT.	1318.53 SQ. FT.	1329.70 SQ. FT.

FENCE SECTION DETAIL



NOTE: FENCE DETAIL DEMONSTRATES THAT STORM WATER WILL HAVE POSITIVE DRAINAGE TO THE STREET, ACTUAL MAYBE DIFFERENT THAN DEPICTED HEIGHT AS PER SITE PLAN- 6'-0" HIGH

NOTE: USE ON SITE ONLY WHERE APPLICABLE

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/12/2025	DP PLANS	K.G.
02.			
03.			
04.			

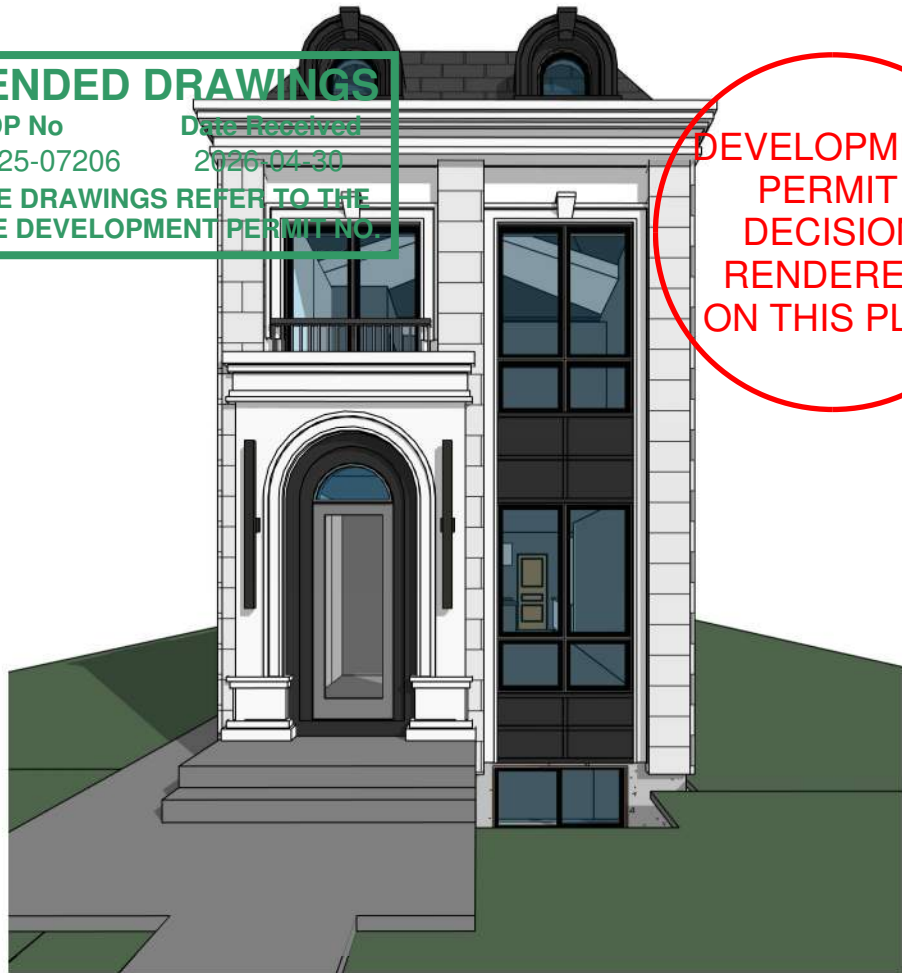
PROJECT NAME AND ADDRESS	PROJECT
414 7 AVE. N.W. Calgary, Alberta Lot 1-3 Block 29 Plan 1948 P	DUPLEX & ROWHOUSE (6+6)

SCALE	DIVISION NUMBER
1: 200	S 04

AMENDED DRAWINGS

DP No Date Received
 DP2025-07206 2026-04-30
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section

GARAGE = 441.00 SQ. FT.

FLOOR AREA - UNIT #1
 BASEMENT = 578.00 SQ. FT.

MAIN = 596.33 SQ. FT.
 UPPER = 614.67 SQ. FT.
 TOTAL = 1211.00 SQ. FT.

FLOOR AREA - UNIT #2
 BASEMENT = 457.58 SQ. FT.

MAIN = 475.92 SQ. FT.
 UPPER = 486.53 SQ. FT.
 TOTAL = 962.45 SQ. FT.

PROJECT NOTES:

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	08/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: **SEMI DETACHED**

STATUS: -

SIGNATURES:
 X _____

PRINTED: 2026-04-28 2:51:18 PM

PROJECT NAME:
 414 7 AVE NW
 CALGARY, ALBERTA

DESIGNER: JT JOB #: 21-26

SCALE: AS SHOWN SHEET: A-0.0

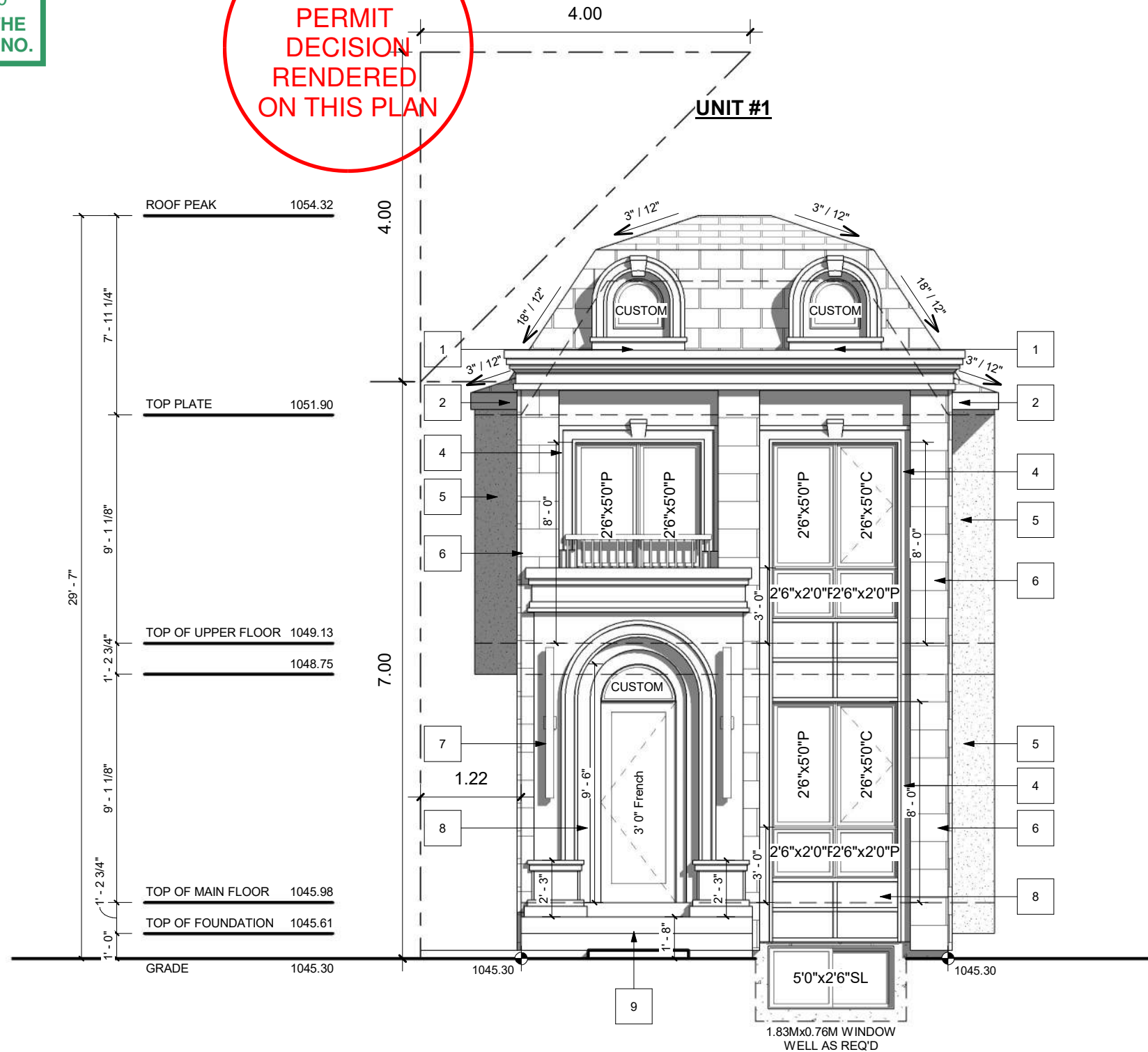
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SIDING
- 4 SMOOTH STUCCO FINISH - WHITE
- 5 STUCCO FINISH - WHITE
- 6 SMOOTH STUCCO - GRAY
- 7 BOARD & BATTEN - WHITE
- 8 SMOOTH STUCCO FINISH - BLACK
- 9 CAST IN PLACE CONCRETE
- 10 CONC. PAVING

AMENDED DRAWINGS
 DR No DP2025-07206
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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"

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NO.	DATE(D/M/Y)	DETAIL	BY																										
01.	08/12/2025	DP PLANS	K.G.																										
02.	--	--	--																										
03.	--	--	--																										
04.	--	--	--																										
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EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM WAVES
- 4 SMOOTH STUCCO FINISH - WHITE
- 5 SMOOTH STUCCO FINISH - WHITE
- 6 SMOOTH STUCCO FINISH - GRAY
- 7 BOARD & BATTEN - WHITE
- 8 SMOOTH STUCCO FINISH - BLACK
- 9 CAST IN PLACE CONCRETE
- 10 CONC. PARGING

AMENDED DRAWINGS

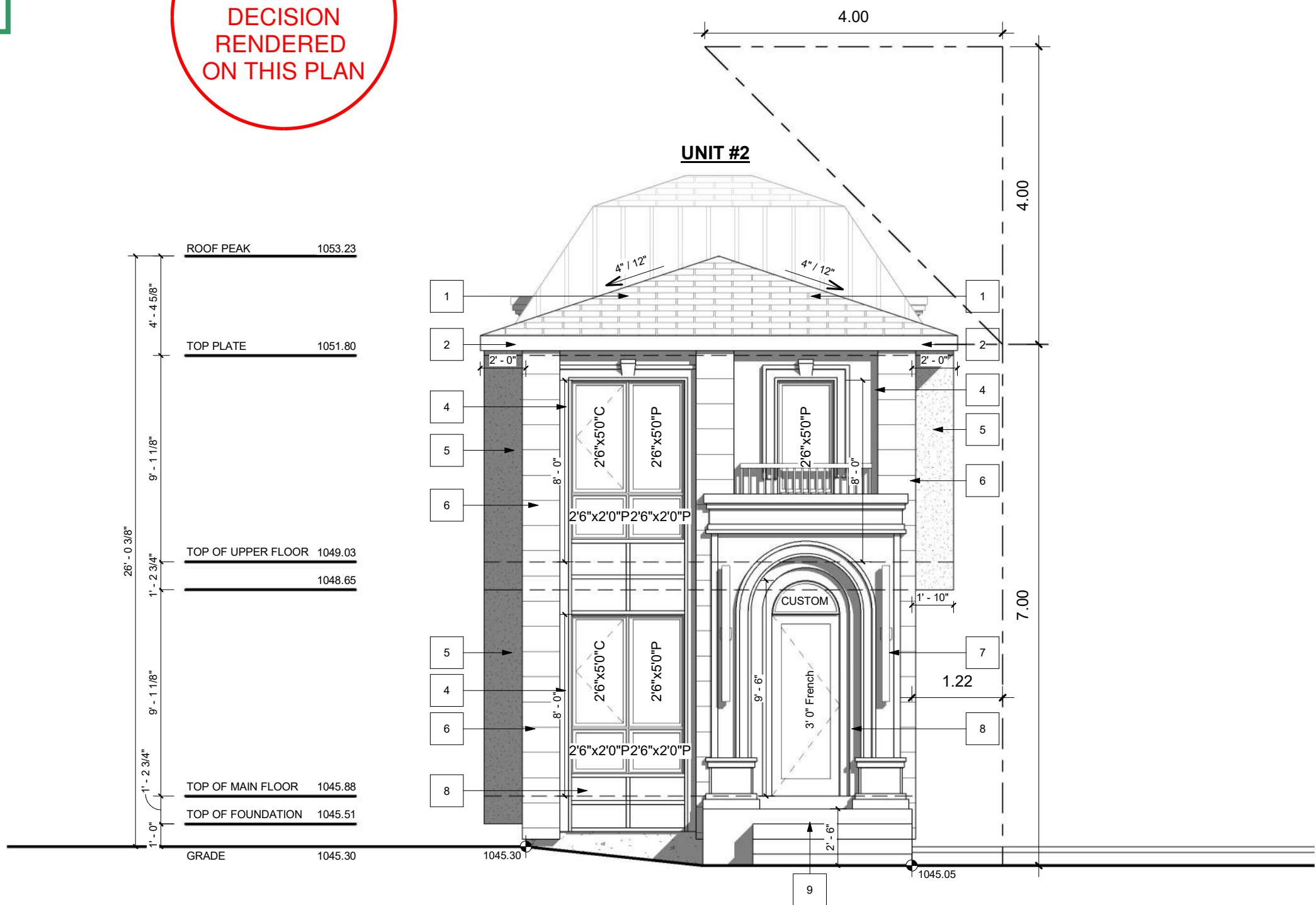
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2026-04-30

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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"

<p>PROJECT NOTES:</p> <p>DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL. ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.</p>	<p>ISSUES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE(D/M/Y)</th> <th>DETAIL</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>08/12/2025</td> <td>DP PLANS</td> <td>K.G.</td> </tr> <tr> <td>02.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>03.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>04.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>05.</td> <td>--</td> <td>--</td> <td>--</td> </tr> </tbody> </table>	NO.	DATE(D/M/Y)	DETAIL	BY	01.	08/12/2025	DP PLANS	K.G.	02.	--	--	--	03.	--	--	--	04.	--	--	--	05.	--	--	--	<p>COPYRIGHT: ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION.</p> <p>ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.</p>	<p>PROJECT: SEMI DETACHED</p> <p>STATUS: -</p> <p>SIGNATURES: X</p> <p>PRINTED: 2026-04-28 2:51:22 PM</p>		<p>PROJECT NAME: 414 7 AVE NW CALGARY, ALBERTA</p> <p>DESIGNER: JT JOB #: 21-26</p> <p>SCALE: AS SHOWN SHEET: A-2.1</p>
NO.	DATE(D/M/Y)	DETAIL	BY																										
01.	08/12/2025	DP PLANS	K.G.																										
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04.	--	--	--																										
05.	--	--	--																										

EXTERIOR FINISHES:

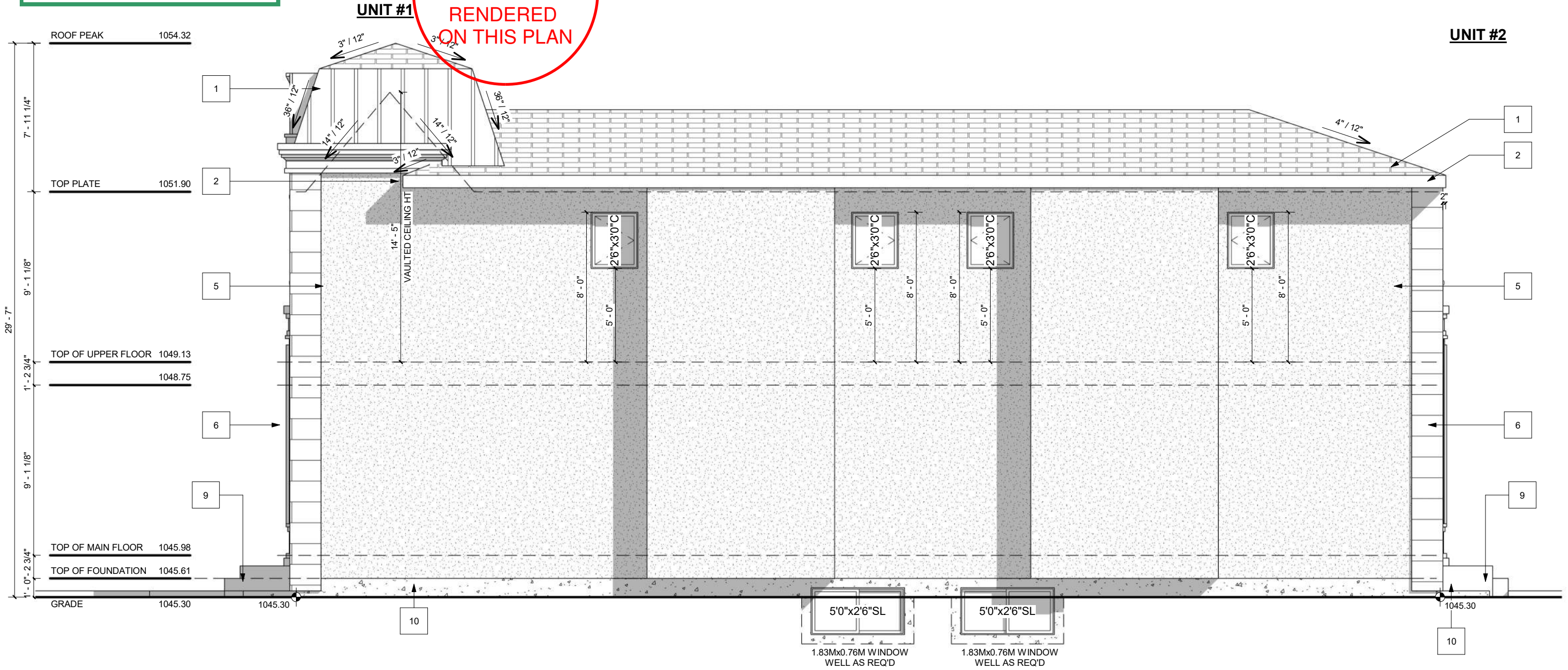
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM WAVES
- 4 SMOOTH STUCCO FINISH - WHITE
- 5 SMOOTH STUCCO FINISH - WHITE
- 6 SMOOTH STUCCO FINISH - GRAY
- 7 BOARD & BATTEN - WHITE
- 8 SMOOTH STUCCO FINISH - BLACK
- 9 CAST IN PLACE CONCRETE
- 10 CONC. PAVING

AMENDED DRAWINGS
 DR No DP2025-07206
 Date Received 2026-04-30
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

WINDOW CALCULATION
 WALL AREA = 1491.88 SQ. FT.
 WINDOW AREA = 34.85 SQ. FT.
 TOTAL: 34.85 / 1491.88 = 2.34%

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"

<p>PROJECT NOTES:</p>	<p>DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL. ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.</p>	<p>ISSUES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE(D/M/Y)</th> <th>DETAIL</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>08/12/2025</td> <td>DP PLANS</td> <td>K.G.</td> </tr> <tr> <td>02.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>03.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>04.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>05.</td> <td>--</td> <td>--</td> <td>--</td> </tr> </tbody> </table>	NO.	DATE(D/M/Y)	DETAIL	BY	01.	08/12/2025	DP PLANS	K.G.	02.	--	--	--	03.	--	--	--	04.	--	--	--	05.	--	--	--	<p>COPYRIGHT: ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION.</p> <p>ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.</p>	<p>PROJECT: SEMI DETACHED</p> <p>STATUS: -</p> <p>SIGNATURES: X</p> <p>PRINTED: 2026-04-28 2:51:23 PM</p>		<p>PROJECT NAME: 414 7 AVE NW CALGARY, ALBERTA</p> <p>DESIGNER: JT JOB #: 21-26</p> <p>SCALE: AS SHOWN SHEET: A-2.3</p>
NO.	DATE(D/M/Y)	DETAIL	BY																											
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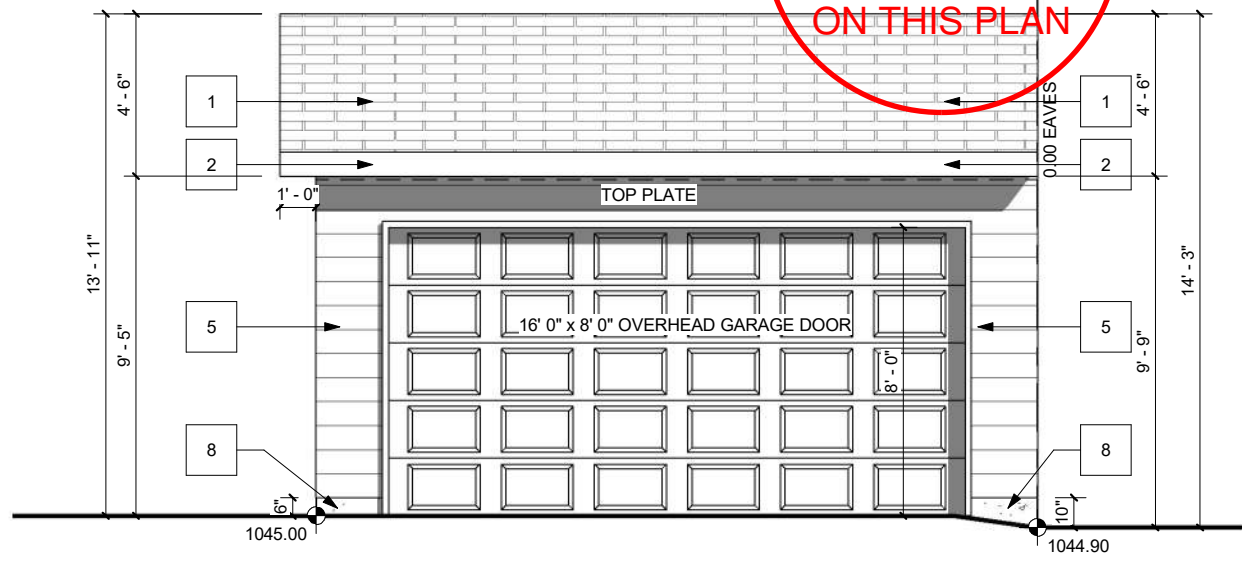
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM VEVES
- 4 SMOOTH STUCCO FINISH - WHITE
- 5 STUCCO FINISH - WHITE
- 6 SMOOTH STUCCO FINISH - GRAY
- 7 BOARD & BATTEN - WHITE
- 8 SMOOTH STUCCO FINISH - BLACK
- 9 CAST IN PLACE CONCRETE
- 10 CONC. PAVING

AMENDED DRAWINGS
 DR No DP2025-07206
 Date Received 2026-04-30
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

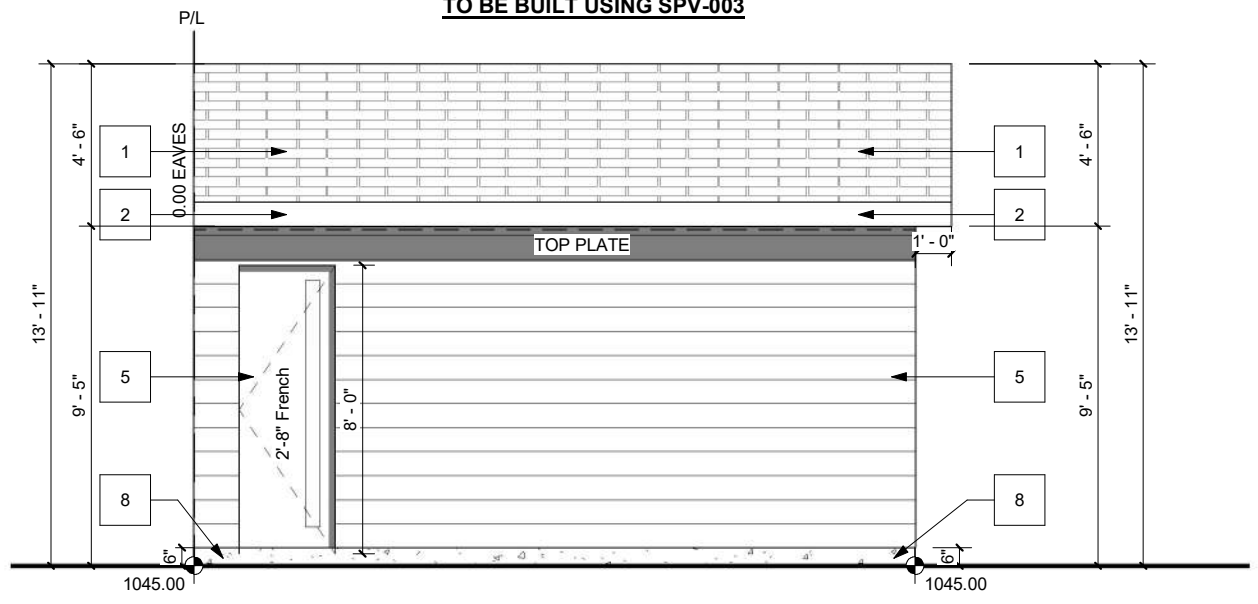
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

TO BE BUILT USING SPV-003



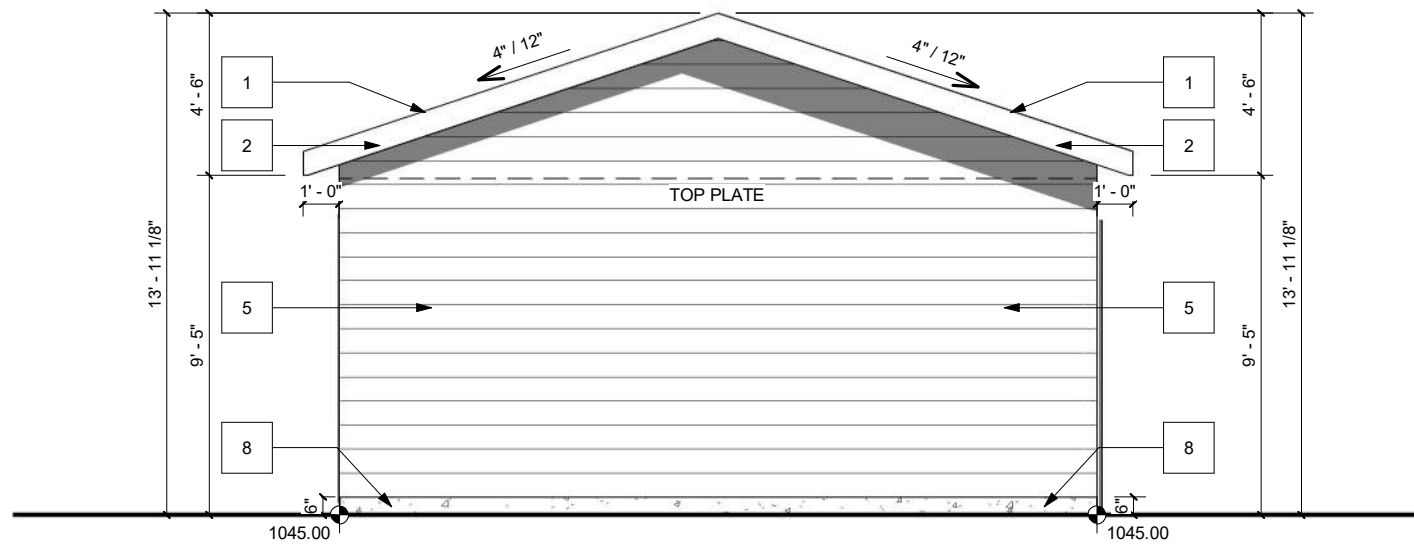
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"

TO BE BUILT USING SPV-003



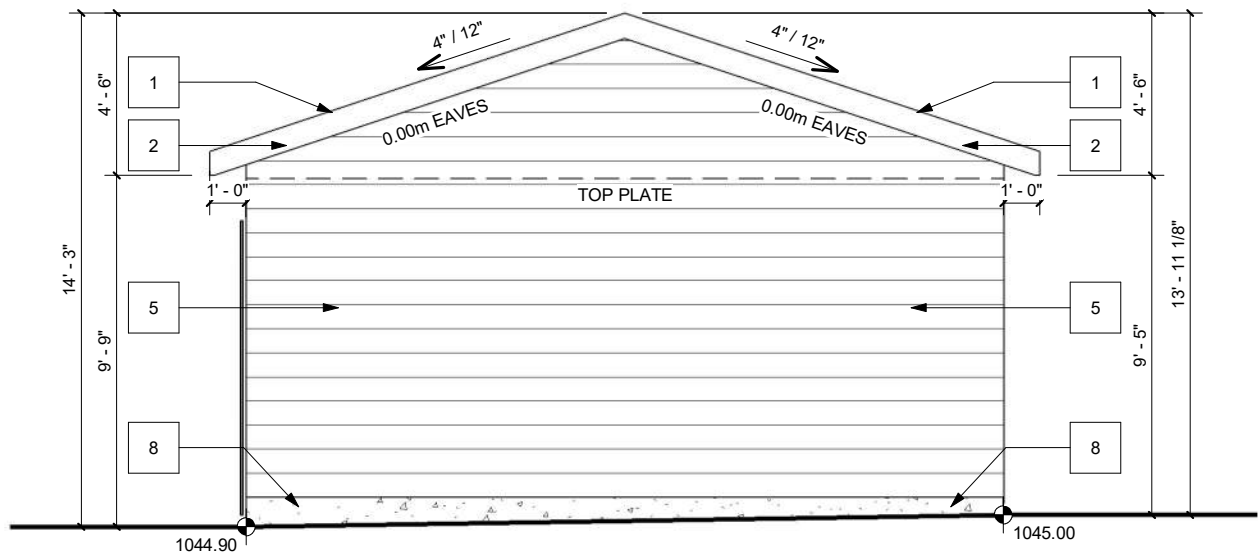
GARAGE REAR - BACK LANE
SCALE: 3/16" = 1'-0"

TO BE BUILT USING SPV-003



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

TO BE BUILT USING SPV-003



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

PROJECT NOTES:

GARAGE TO BE BUILT USING SPV-003

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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02.	--	--	--
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PROJECT: **SEMI DETACHED**

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-28 2:51:24 PM

PROJECT NAME:
414 7 AVE NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 21-26

SCALE: AS SHOWN SHEET: A-4.1

AMENDED DRAWINGS

DP No Date Received
 DP2025-07206 2026-04-30
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

**DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN**



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-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Sections



FLOOR AREA UNIT #3

BASEMENT = 649.21 SQ. FT.
 MAIN = 635.21 SQ. FT.
 UPPER = 670.88 SQ. FT.
 TOTAL = 1306.09 SQ. FT.

FLOOR AREA UNIT #4

BASEMENT = 638.12 SQ. FT.
 MAIN = 644.79 SQ. FT.
 UPPER = 673.74 SQ. FT.
 TOTAL = 1318.53 SQ. FT.

FLOOR AREA UNIT #5

BASEMENT = 638.12 SQ. FT.
 MAIN = 644.79 SQ. FT.
 UPPER = 673.74 SQ. FT.
 TOTAL = 1318.53 SQ. FT.

FLOOR AREA UNIT #6

BASEMENT = 643.54 SQ. FT.
 MAIN = 650.21 SQ. FT.
 UPPER = 679.49 SQ. FT.
 TOTAL = 1329.70 SQ. FT.

PROJECT NOTES:

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PROJECT:

FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:

X

PRINTED: 2026-04-28 3:02:38 PM



PROJECT NAME:

414 7 Ave NW, Calgary

DESIGNER: JT

JOB #: 21-26

SCALE: AS SHOWN

SHEET: A-0.0

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM SIDING
- 3 HARDIE FINISH - WHITE
- 4 STUCCO FINISH
- 5 STUCCO FINISH - DARK
- 6 SMART BOARD FINISH - GREY
- 7 CAST-IN PLACE CONCRETE
- 8 CONCRETE PAVING
- 9 SMART BOARD FINISH - WHITE

AMENDED DRAWINGS
 DP No DP2025-07206
 Date Received 2026-04-30
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT
 DECISION RENDERED
 ON THIS PLAN

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"

PROJECT NOTES:

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PROJECT:	FOUR UNIT ROWHOUSE
STATUS:	DP
SIGNATURES:	X
PRINTED:	2026-04-28 3:02:44 PM



PROJECT NAME:		414 7 Ave NW, Calgary	
DESIGNER:	JT	JOB #:	21-26
SCALE:	AS SHOWN	SHEET:	A-2.0

EXTERIOR FINISHES:

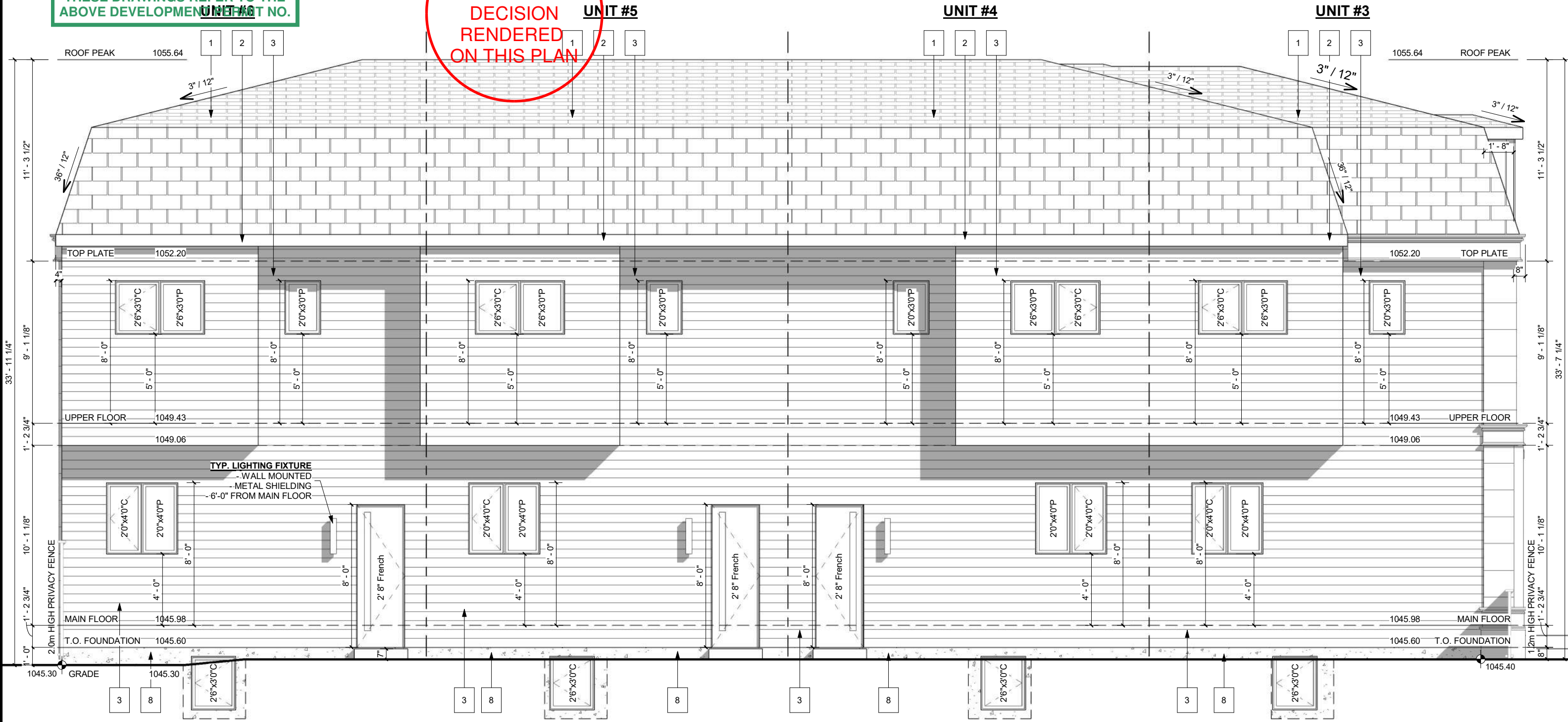
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FINISH
- 3 HARDIE FINISH - WHITE
- 4 STUCCO FINISH
- 5 STUCCO FINISH - DARK GREY
- 6 SMART BOARD FINISH - GREY
- 7 CAST-IN PLACE CONCRETE
- 8 CONCRETE PARGING
- 9 SMART BOARD FINISH - WHITE

AMENDED DRAWINGS
 DP No DP2025-07206
 Date Received 2026-04-30
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT UNIT #1 NO.

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

WINDOW CALCULATION
 (3.91m LIMITING DISTANCE)
 WALL AREA = 1814.62 SQ. FT.
 WINDOW AREA = 189.55 SQ. FT.
 TOTAL: 189.55 / 1814.62 = 10.45%

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"

1.07Mx0.76M WINDOW WELL AS REQ'D.

1.07Mx0.76M WINDOW WELL AS REQ'D.

1.07Mx0.76M WINDOW WELL AS REQ'D.

1.07Mx0.76M WINDOW WELL AS REQ'D.

PROJECT NOTES:
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PROJECT: **FOUR UNIT ROWHOUSE**

STATUS: **DP**

SIGNATURES: **X**

PRINTED: 2026-04-28 3:02:45 PM



PROJECT NAME:
 414 7 Ave NW, Calgary

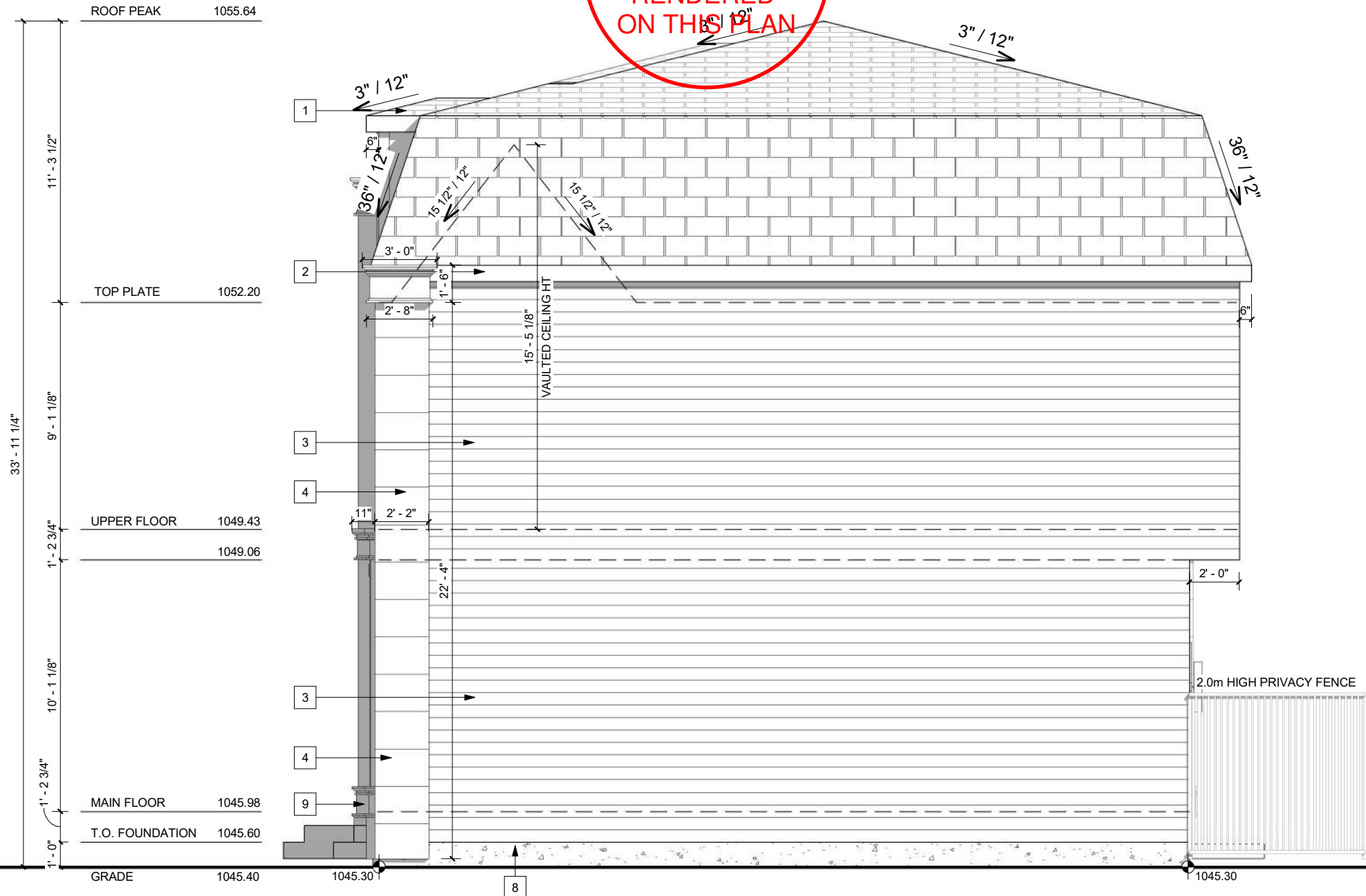
DESIGNER: JT	JOB #: 21-26
SCALE: AS SHOWN	SHEET: A-2.1

AMENDED DRAWINGS

DP No Date Received
 DP2025-07206 2026-04-30
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

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)



Base Warranty Labor(Months)	12	Base Warranty Parts(Months)	12
Bulb Type	Incandescent	Bulbs Included	No
Collection Name	Voltz	Dark Sky	No
ENERGY STAR Certified	No	File/Certification Number	N/A
Fixture Color Family	Black	Fixture Depth(cm)	17.018
Fixture Depth(in)	6.7	Fixture Depth(mm)	170.18
Fixture Finish	N/A	Fixture Height(cm)	39.878
Fixture Height(in)	15.7	Fixture Height(mm)	398.78
Fixture Width(cm)	13.97	Fixture Width(in)	5.5
Fixture Width(mm)	139.7	Glass Color	Clear
Glass Style	Flat	Hardware Included	Yes
Light Bulb Base Type	Integrated	Lumens	400
Manufacturer Color/Finish	Black	Material	Metal
Maximum Bulb Wattage	60	Maximum Fixture Wattage	60
Motion Sensor	No	Number of Bulbs Required	2
Package Quantity	1	Power Source	Hardwired
Recommended Light Bulb Shape	A19	Safety Listing	CCSAus safety listing
Size	Medium (8-9 inches)	Style	Modern/contemporary
Type	Outdoor wall-mount light	Warranty	1-year
Wattage	30	Wattage Equivalent	60
Weather Resistant	Yes	Weatherproof	Yes
Weight(kg)	1.8144	Weight(lbs.)	4.0

ENTRY WAY LIGHT DETAIL
 SCALE: NTS

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

PROJECT NOTES:
 NOTE: RIM JOIST AND EXTERIOR WALL SHEATHING ARE TO BE PRESSURE TREATED AT LOCATIONS WHERE GRADES ARE LESS THAN 8" FROM OF TOP OF FOUNDATION WALL

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL. ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.

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PROJECT: **FOUR UNIT ROWHOUSE**
 STATUS: **DP**
 SIGNATURES: **X**
 PRINTED: 2026-04-28 3:02:47 PM



PROJECT NAME:
 414 7 Ave NW, Calgary
 DESIGNER: **JT** JOB #: **21-26**
 SCALE: **AS SHOWN** SHEET: **A-2.2**

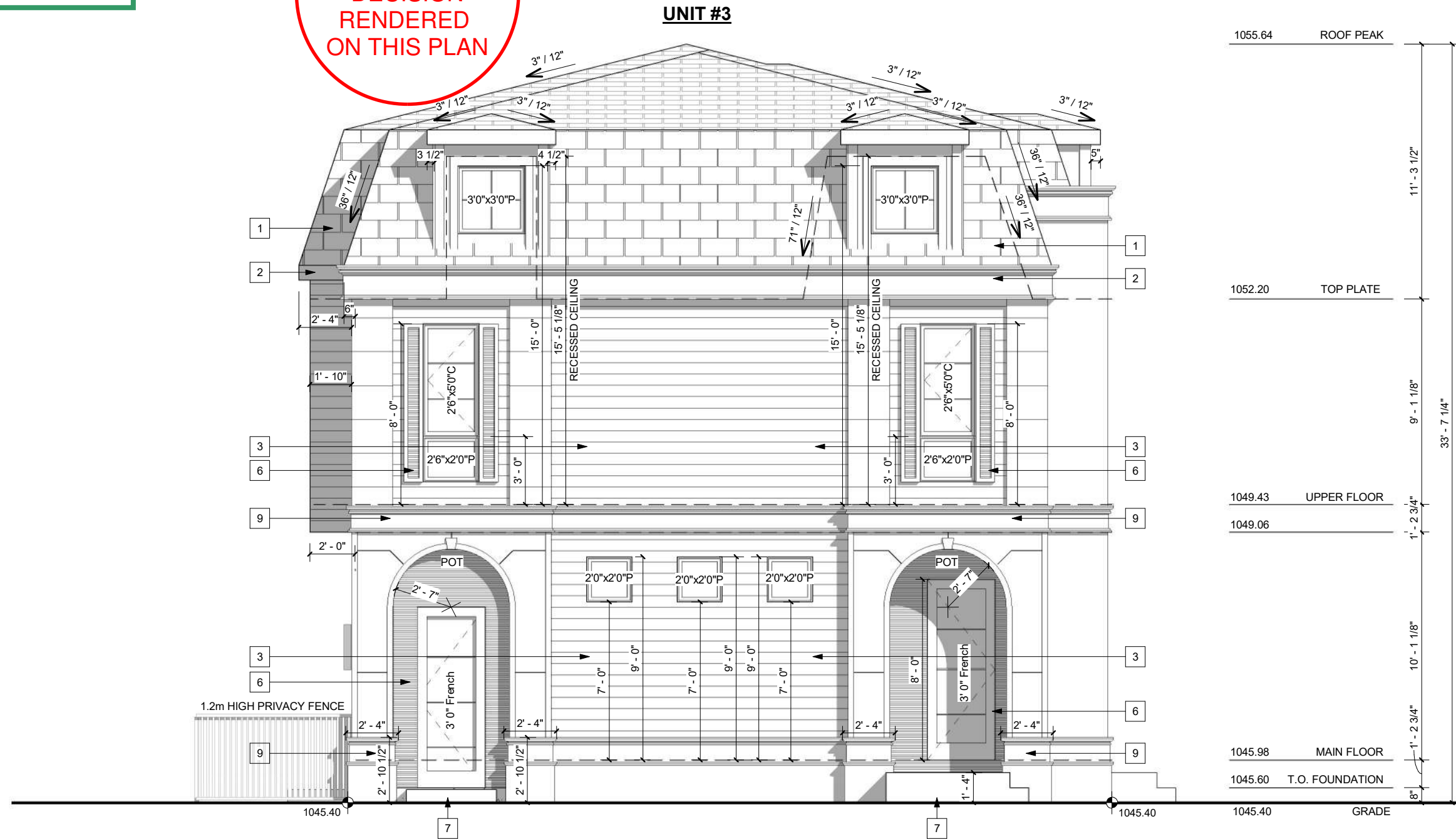
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM SIDING
- 3 HARDIE FINISH - WHITE
- 4 STUCCO FINISH
- 5 STUCCO FINISH - TYPICAL
- 6 SMART BOARD FINISH - GREY
- 7 CAST-IN PLACE CONCRETE
- 8 CONCRETE PAVING
- 9 SMART BOARD FINISH - WHITE

AMENDED DRAWINGS
 DP No DP2025-07206
 Date Received 2026-04-30
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT
 DECISION RENDERED
 ON THIS PLAN

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	05/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: **FOUR UNIT ROWHOUSE**

STATUS: **DP**

SIGNATURES:
 X

PRINTED: 2026-04-28 3:02:48 PM



PROJECT NAME:
 414 7 Ave NW, Calgary

DESIGNER: **JT** JOB #: **21-26**

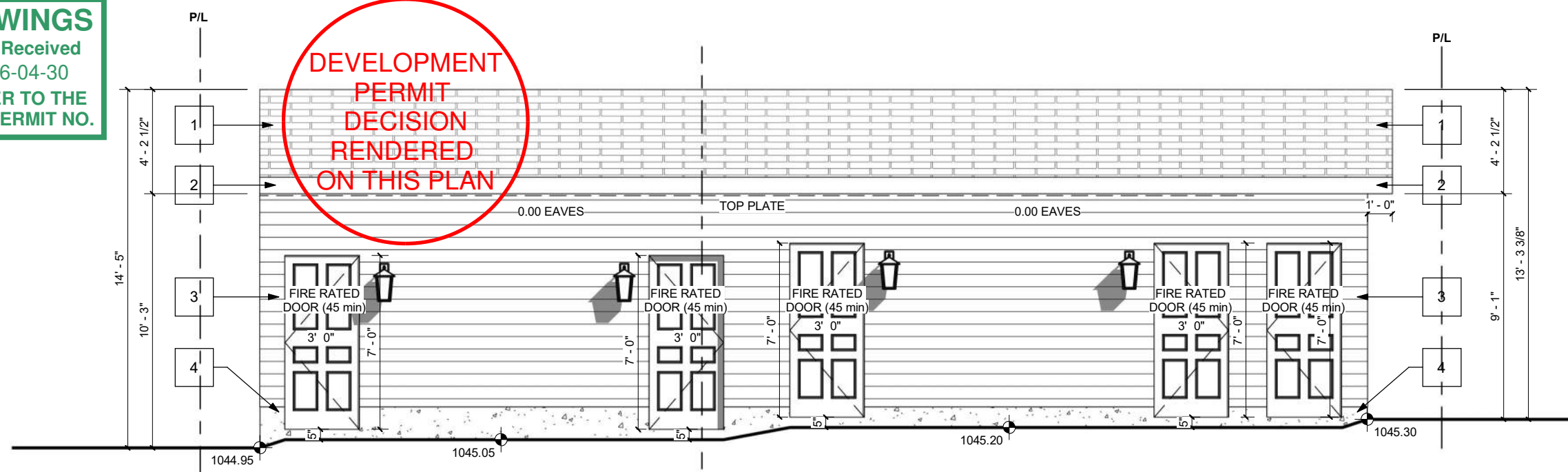
SCALE: **AS SHOWN** SHEET: **A-2.3**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 HARDIE FINISH
- 4 CONCRETE PAVING

AMENDED DRAWINGS
 DP No Date Received
 DP 2025-07206 2026-04-30
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

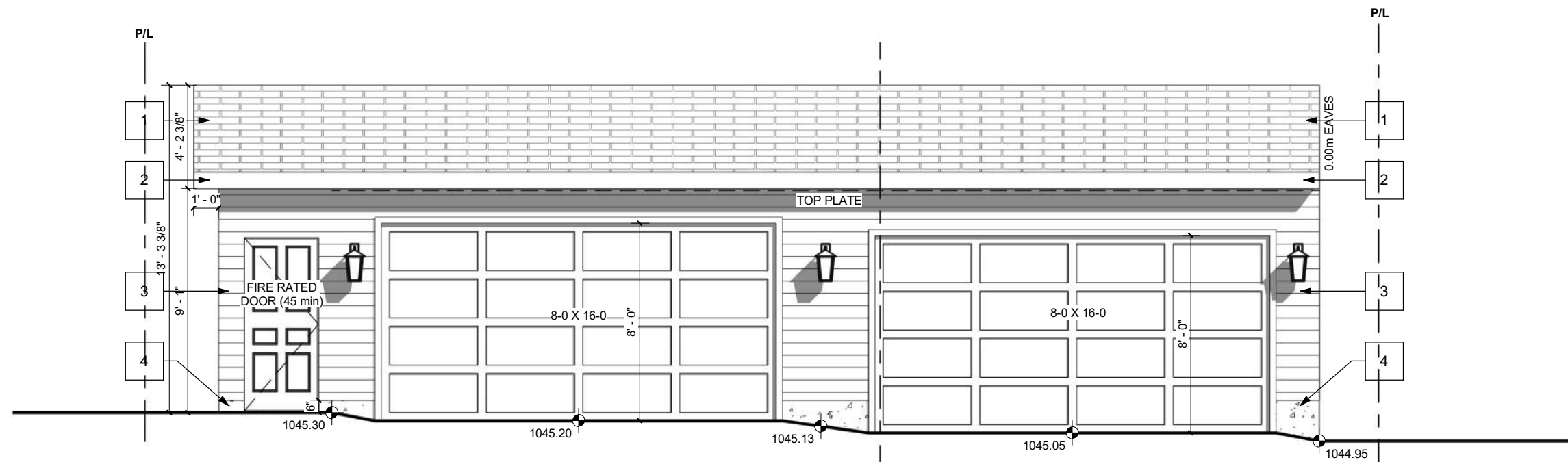
DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN



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

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 HARDIE FINISH
- 4 CONCRETE PAVING



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
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 CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	05/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: **DP**

SIGNATURES:
 X _____

PRINTED: 2026-04-28 3:02:49 PM

PROJECT NAME:
 414 7 Ave NW, Calgary

DESIGNER: **JT** JOB #: **21-26**

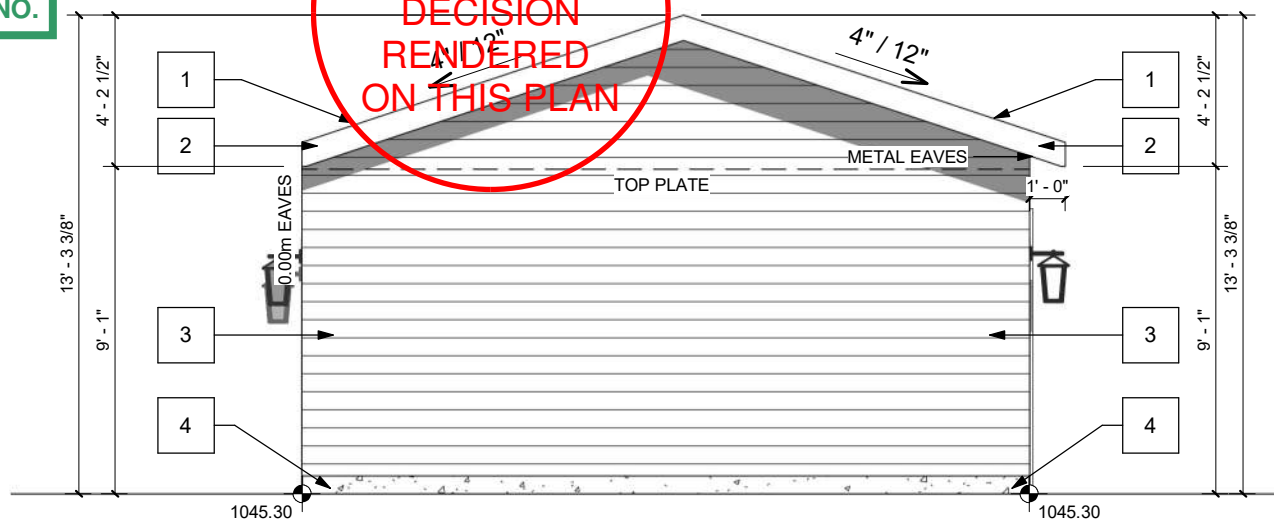
SCALE: **AS SHOWN** SHEET: **A-3.1**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 HARDIE FINISH
- 4 CONCRETE PARGING

AMENDED DRAWINGS
 DP No Date Received
 DP 2025-07206 2026-04-30
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

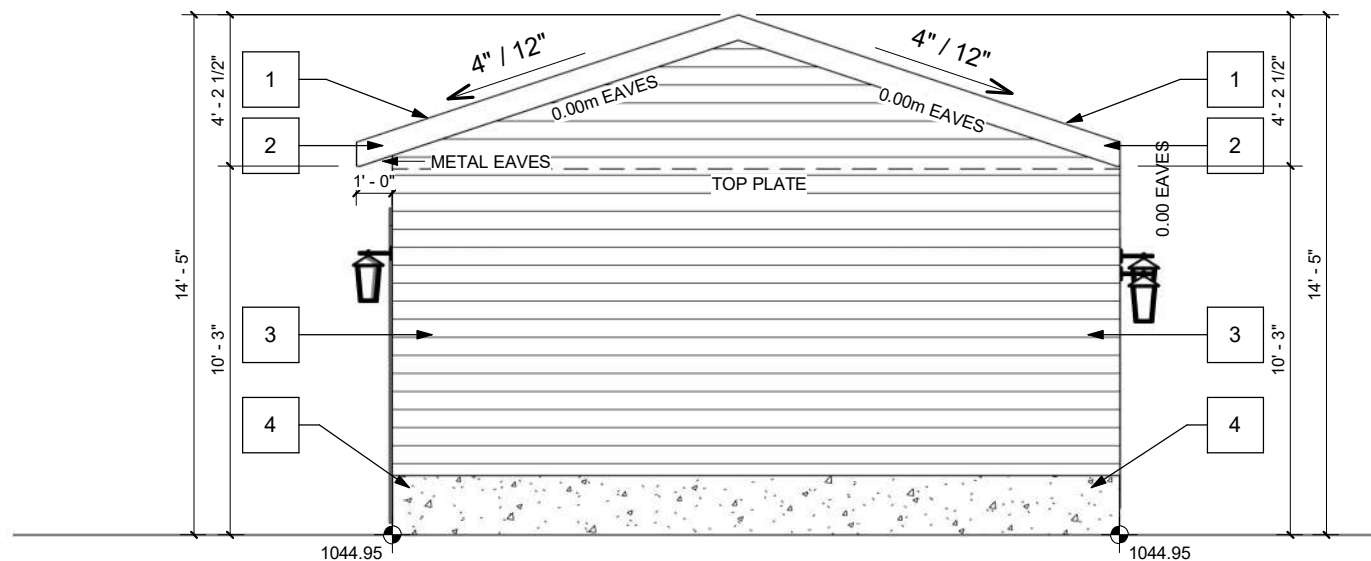
DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN



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

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 HARDIE FINISH
- 4 CONCRETE PARGING



PROJECT NOTES:

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: **DP**

SIGNATURES:
 X _____

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PROJECT NAME:
 414 7 Ave NW, Calgary

DESIGNER: **JT** JOB #: **21-26**

SCALE: **AS SHOWN** SHEET: **A-3.2**