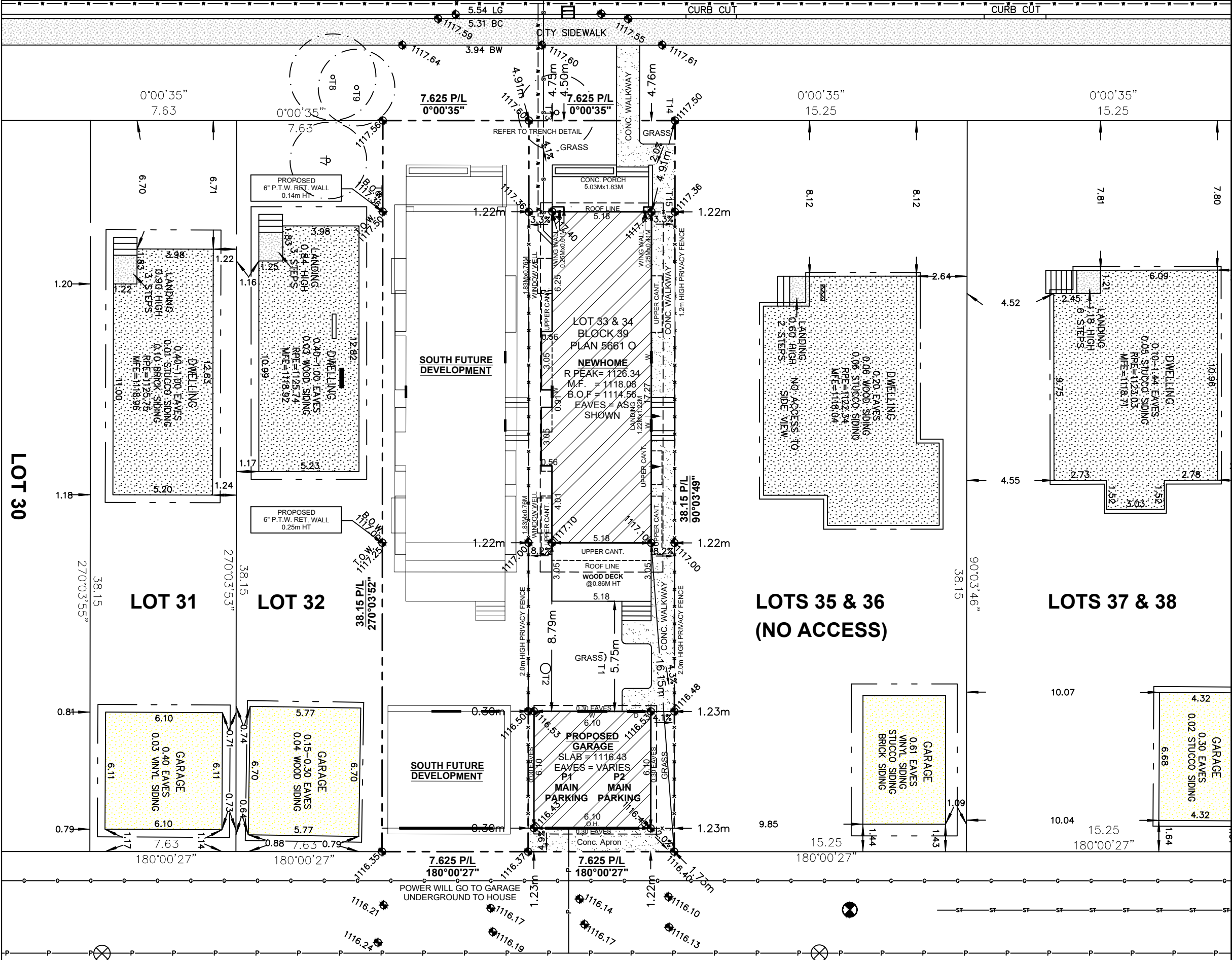




SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 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 Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- 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

'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-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lot 33 & 34
Block 39
Plan 5661 O

MUNICIPAL ADDRESS:

2616 28 ST SW
Calgary, Alberta (North Lot)

LOT COVERAGE DETAIL:

(SINGLE LOT AND HOUSE)

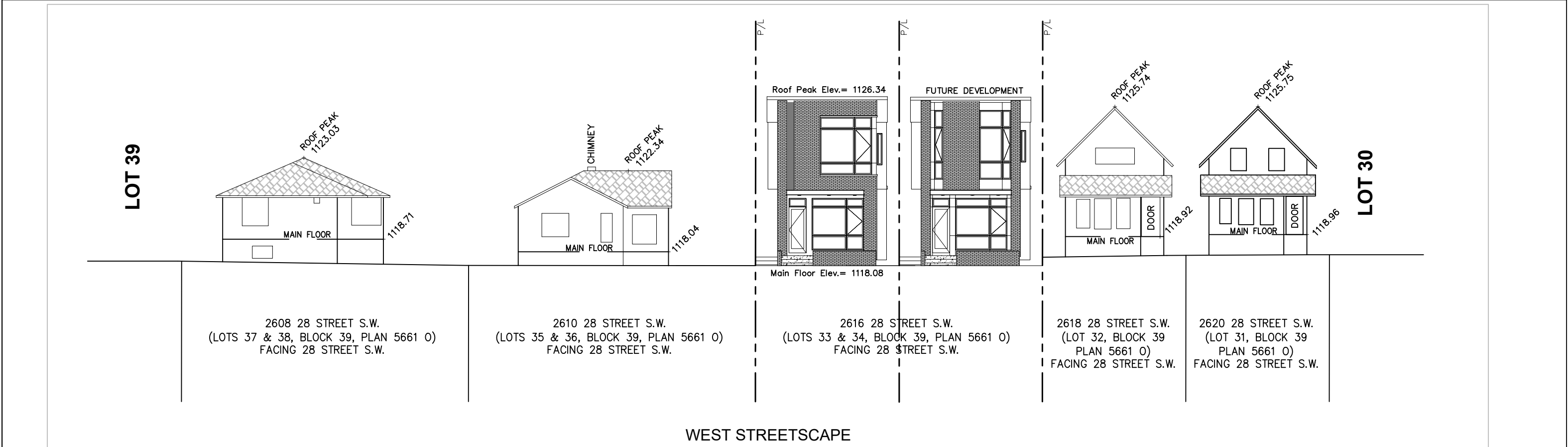
LOT SIZE: 290.779 SQ M
HOUSE SIZE: 92.903 SQ M
GARAGE: 37.161 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 3.406 SQ M
WING WALL: 0.206 SQ M
= $\frac{130.270}{290.779}$
= 44.80%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	29/12/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2616 28 ST SW
Calgary, Alberta
Lot 33 & 34
Block 39
Plan 5661 O

PROJECT:
SINGLE DETACHED
DATE:
Dec. 29, 2025

SCALE:
1: 200
DIVISION NUMBER:
S 01

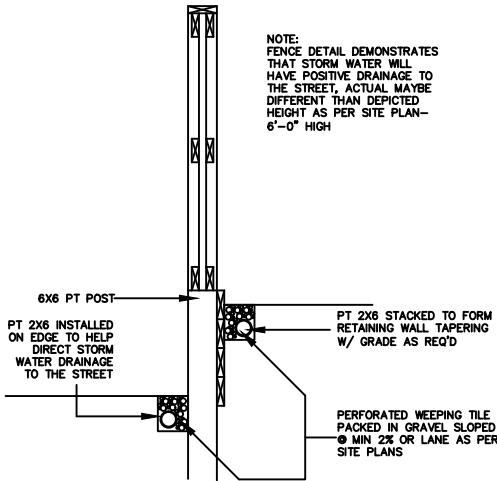


TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.50	5.50	15.00	In Subject Property	To Be Removed
T2	Coniferous	0.54	7.00	15.00	In Subject Property	To Be Removed
T3	Coniferous	0.56	6.00	17.00	In Subject Property	To Be Removed
T4	Coniferous	0.09	2.50	3.50	In Subject Property	To Be Removed
T5	Deciduous	0.55	6.00	5.00	In Subject Property	To Be Removed
T6	Bush	–	1.00	1.00	On Property Line	To Be Removed
T7	Deciduous	0.20	4.00	5.50	In Adjacent Property	To Stay
T8	Coniferous	0.20	4.50	10.00	In City Property	To Stay
T9	Coniferous	0.22	4.00	8.00	In City Property	To Stay
T10	Coniferous	0.65	7.50	17.00	In City Property	To Be Removed
T11	Deciduous	0.35	4.50		In Subject Property	To Be Removed
T12	Bush	–	2.00	1.50	In Subject Property	To Be Removed
T13	Deciduous	0.24	4.00	4.50	In City Property	To Stay
T14	Bush	–	2.50	2.50	On Property Line	To Be Removed
T15	Bush	–	1.50	2.00	On Property Line	To Be Removed

SINGLE DETACHED SQFT.

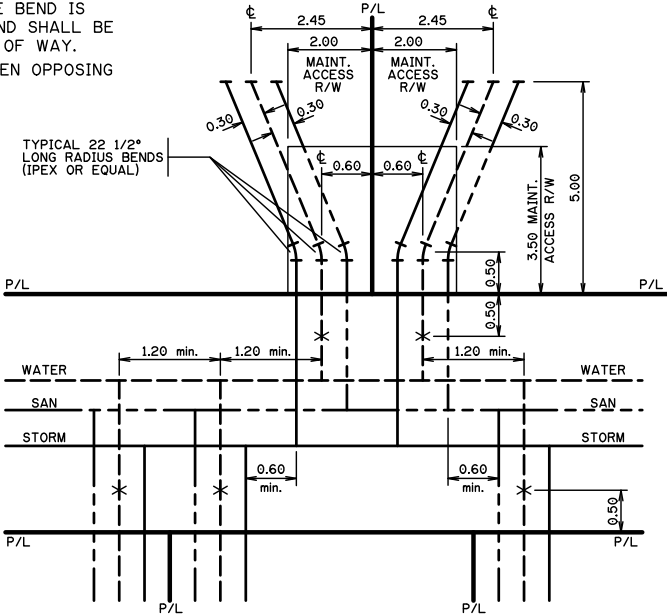
	UNIT #1
GARAGE	400.00 SQ FT
BASEMENT	977.50 SQ FT
MAIN FLOOR	1014.17 SQ FT
UPPER FLOOR	1121.39 SQ FT
TOTAL AREA	2135.56 SQ FT



FENCE SECTION DETAIL
 SCALE: NTS

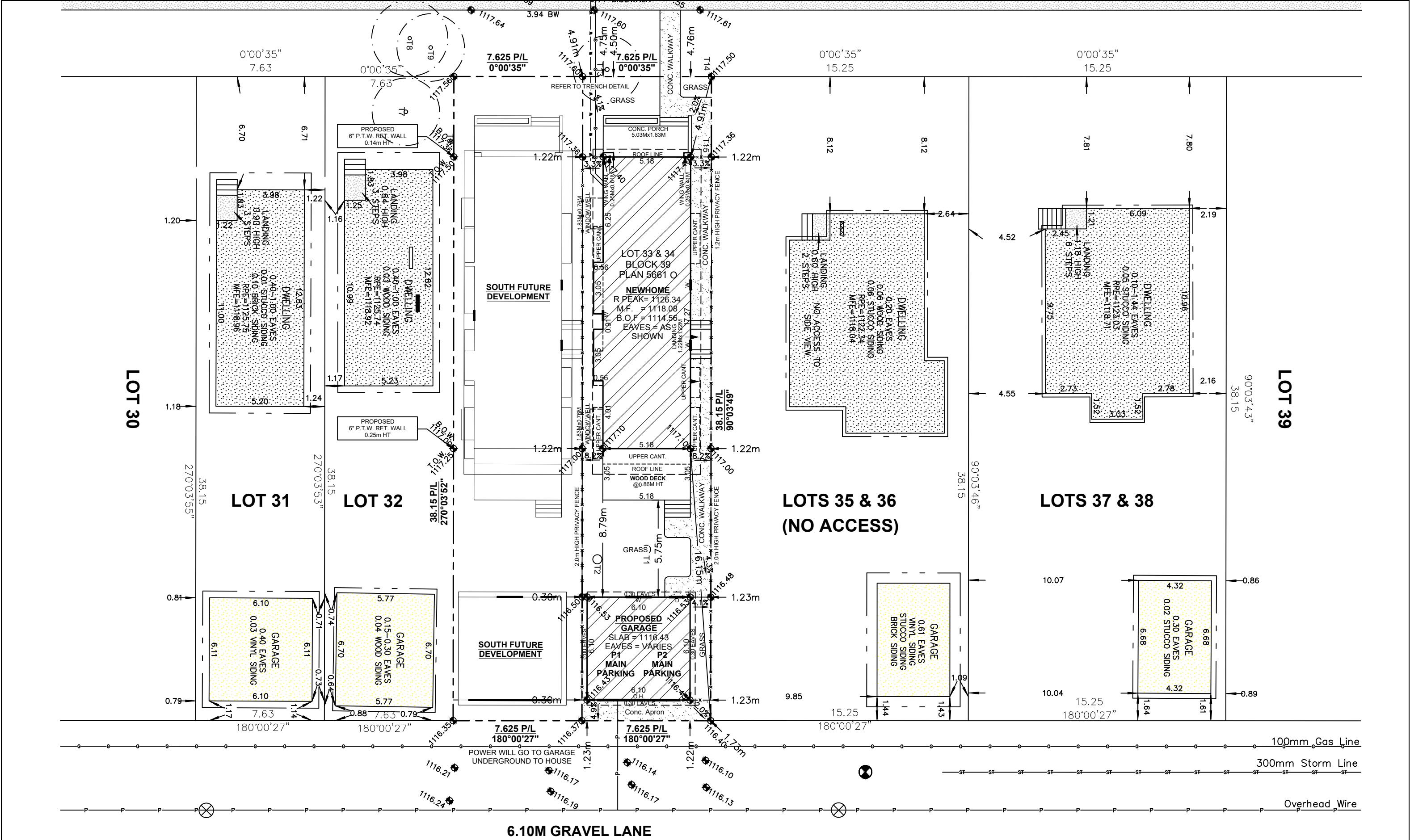
NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
 SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS: 2616 28 ST SW Calgary, Alberta Lot 33 & 34 Block 39 Plan 5661 O		PROJECT	SCALE:
01.	29/12/2025	DP SITEPLAN	K.G.			SINGLE DETACHED	AS SHOWN
02.						DATE:	DIVISION NUMBER
03.						Dec. 29, 2025	S 02
04.							



BLOCK PLAN
SCALE: 1:250

NO.				DATE (D/M/Y)				DETAIL				BY			
01.				29/12/2025				DP SITEPLAN				K.G.			
02.															
03.															
04.															

PROJECT NAME AND ADDRESS:		PROJECT:		SCALE:	
2616 28 ST SW Calgary, Alberta		SINGLE DETACHED		1: 250	
Lot 33 & 34 Block 39 Plan 5661 0		DATE:		DIVISION NUMBER	
		Dec. 29, 2025		S 03	



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 and Rear Elevations
A-2.1	Left Elevation
A-2.2	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section

FLOOR AREA

BASEMENT = 977.50 SQ. FT.	
MAIN	= 1014.17 SQ. FT.
UPPER	= 1121.39 SQ. FT.
TOTAL = 2135.56 SQ. FT.	

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

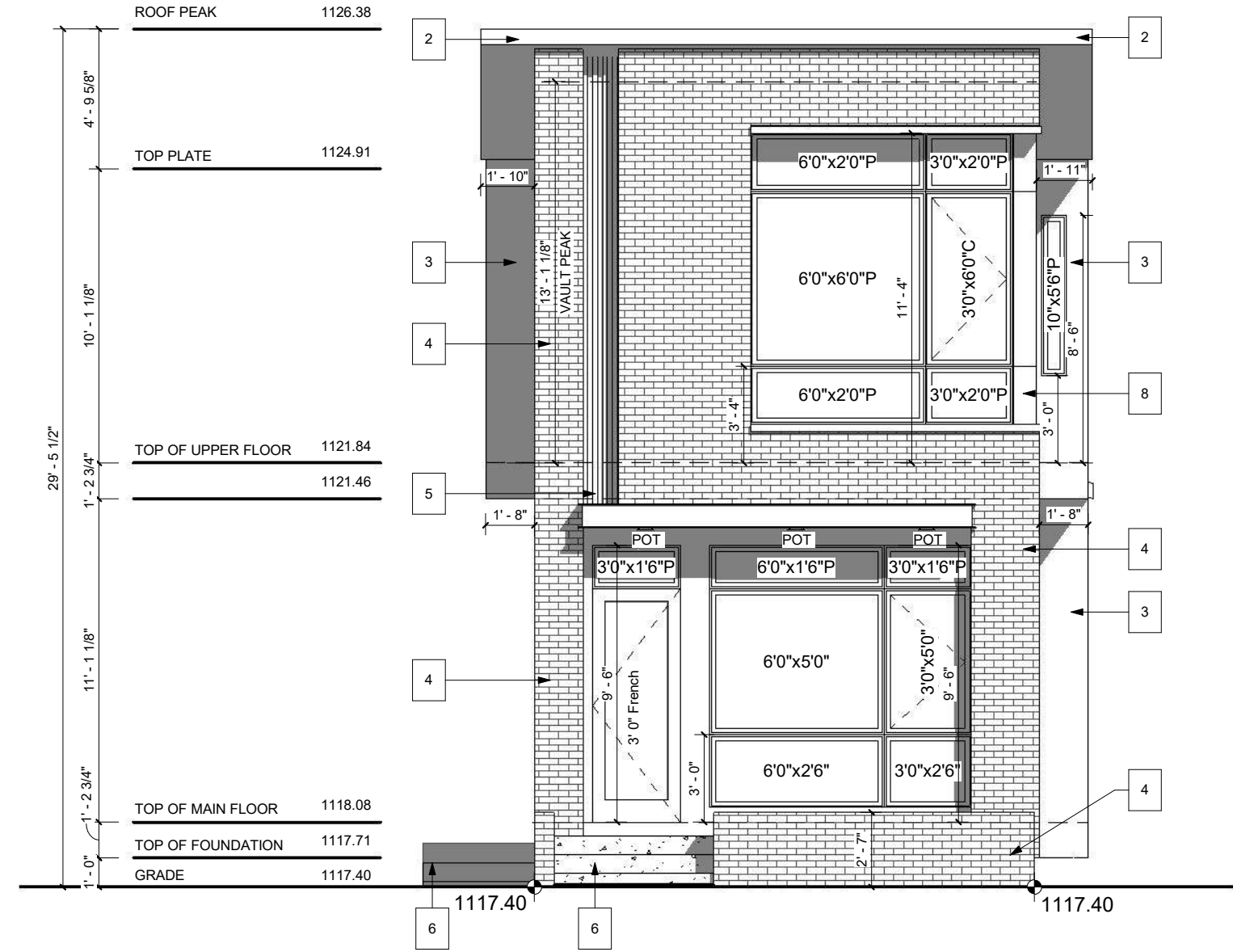
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PROJECT NAME:
2616 28 St S.W.
CALGARY, ALBERTA

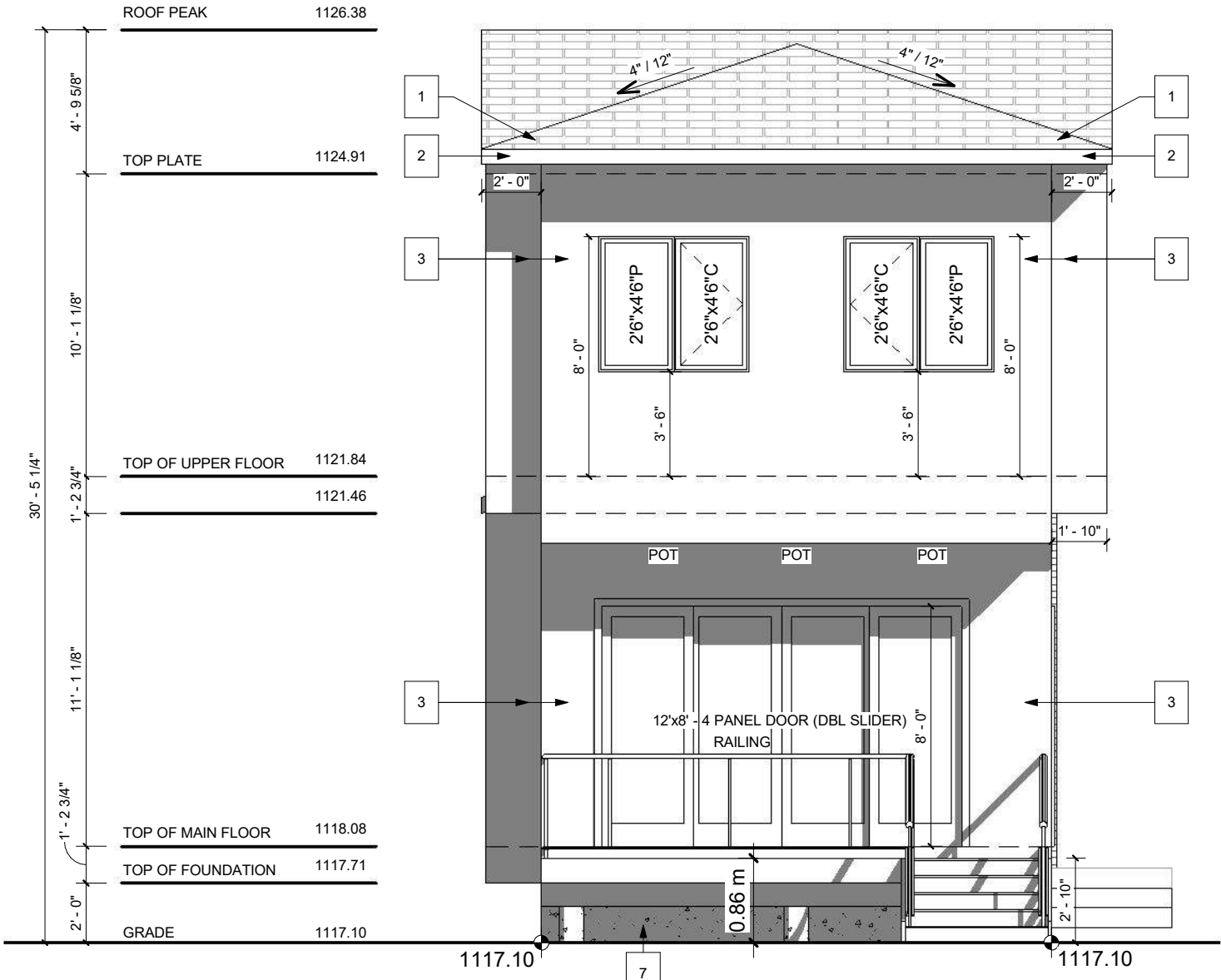
DESIGNER: JT	JOB #: 40 - 26
SCALE: AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	WOOD SLATS - DARK GREY/ BLACK	8	SMART BOARD FINISH - DARK GREY/ BLACK
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		



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



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

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)

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2025-12-30 8:20:39 AM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

AS SHOWN

SHEET:

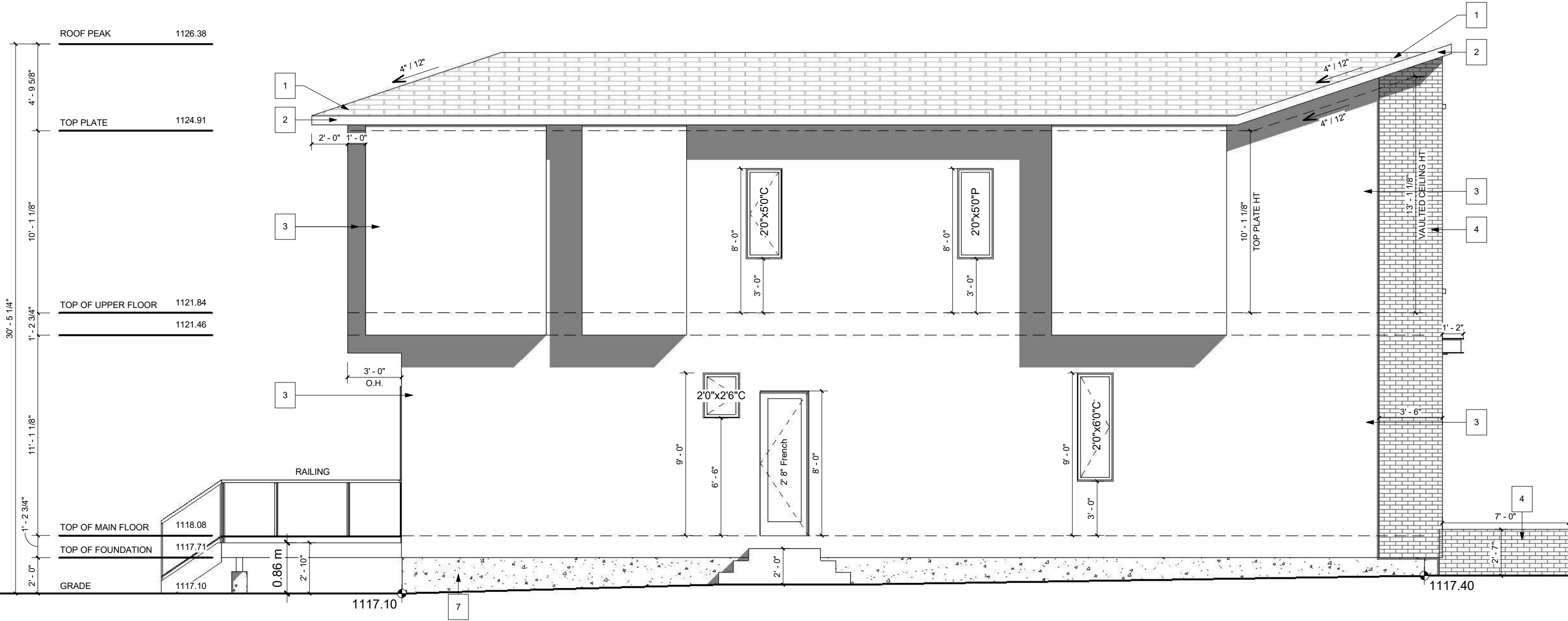
A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	WOOD SLATS - DARK GREY/ BLACK	8	SMART BOARD FINISH - DARK GREY/ BLACK
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1458.29 SQ. FT.
WINDOW AREA = 39.24 SQ. FT.
TOTAL: 39.24 / 1458.29 = 2.7%

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.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2025-12-30 8:20:39 AM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISH
- 4

BRICK FINISH - WHITE
- 5

WOOD SLATS - DARK GREY/
BLACK
- 6

CAST-IN-PLACE CONCRETE
- 7

CONCRETE PARGING
- 8

SMART BOARD FINISH - DARK
GREY/ BLACK

WINDOW CALCULATION
WALL AREA = 1445.29 SQ. FT.
WINDOW AREA = 56.47 SQ. FT.
TOTAL: 56.47 / 1445.29 = 3.91%

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"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2025-12-30 8:20:40 AM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

AS SHOWN

SHEET:

A-2.2

EXTERIOR FINISHES:

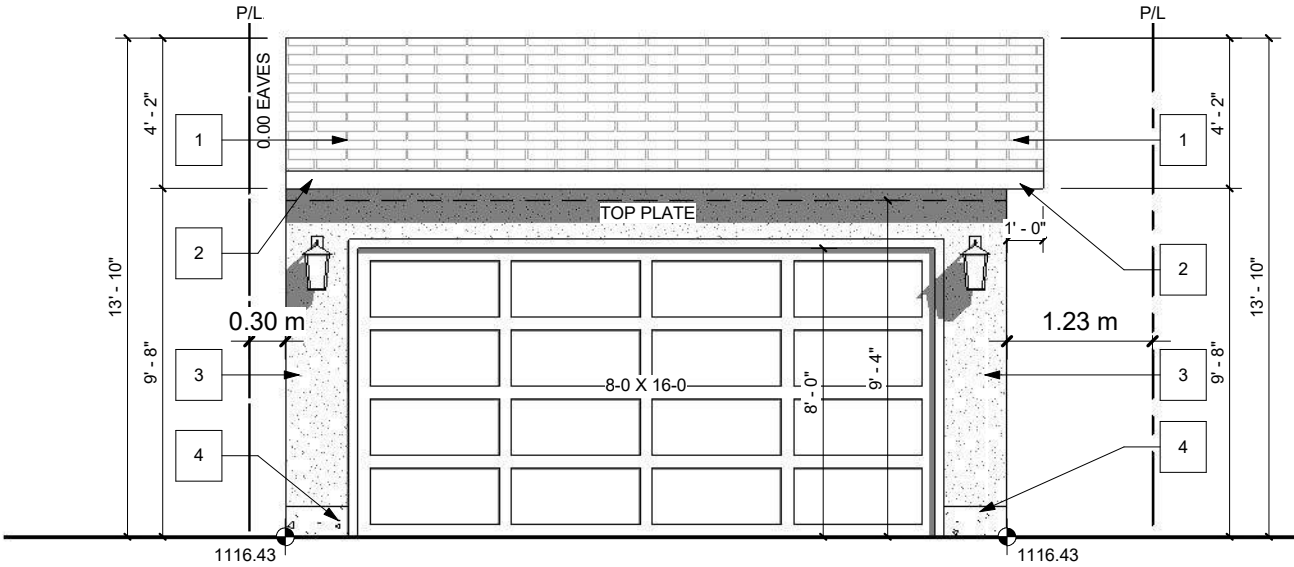
- 1

ASPHALT SHINGLES
- 2

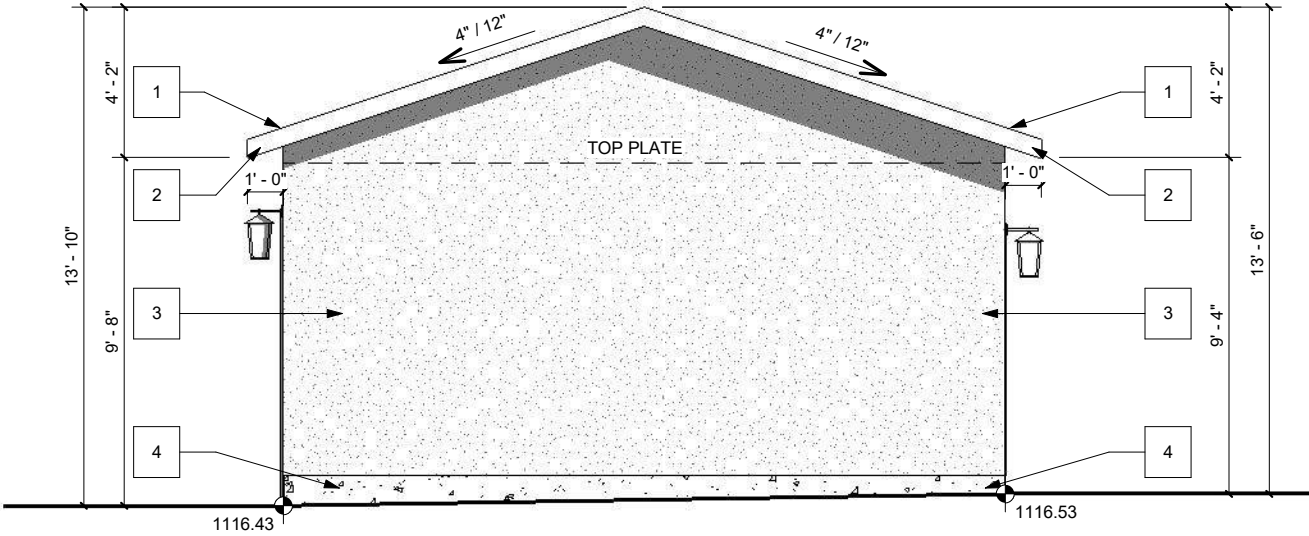
8" ALUMNIMUM FASCIA
- 3

STUCCO FINISH
- 4

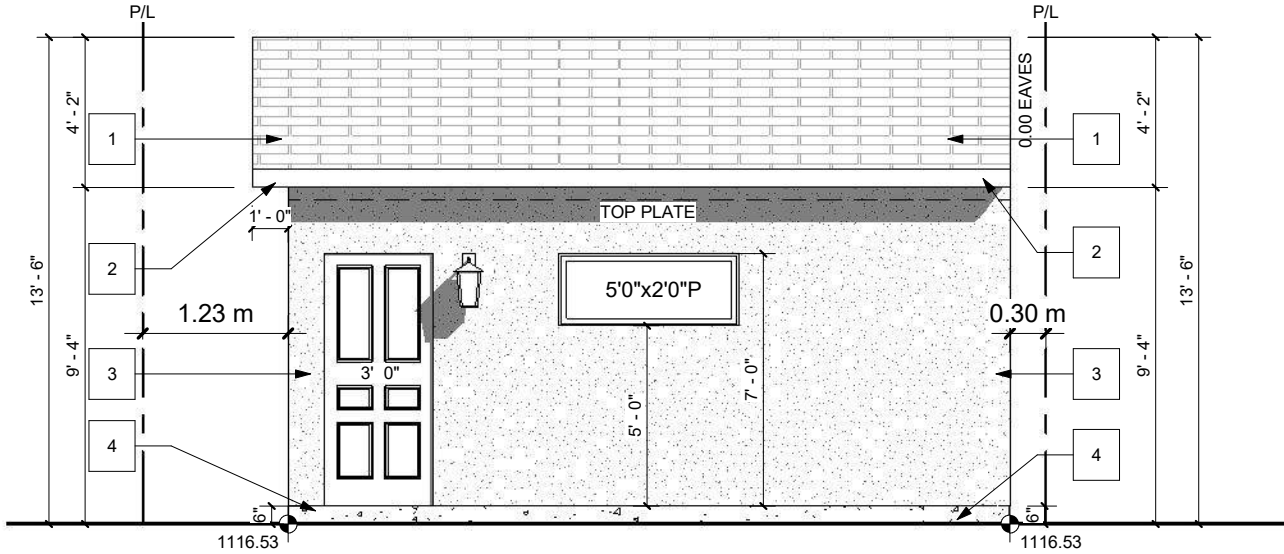
CONC. PARGING



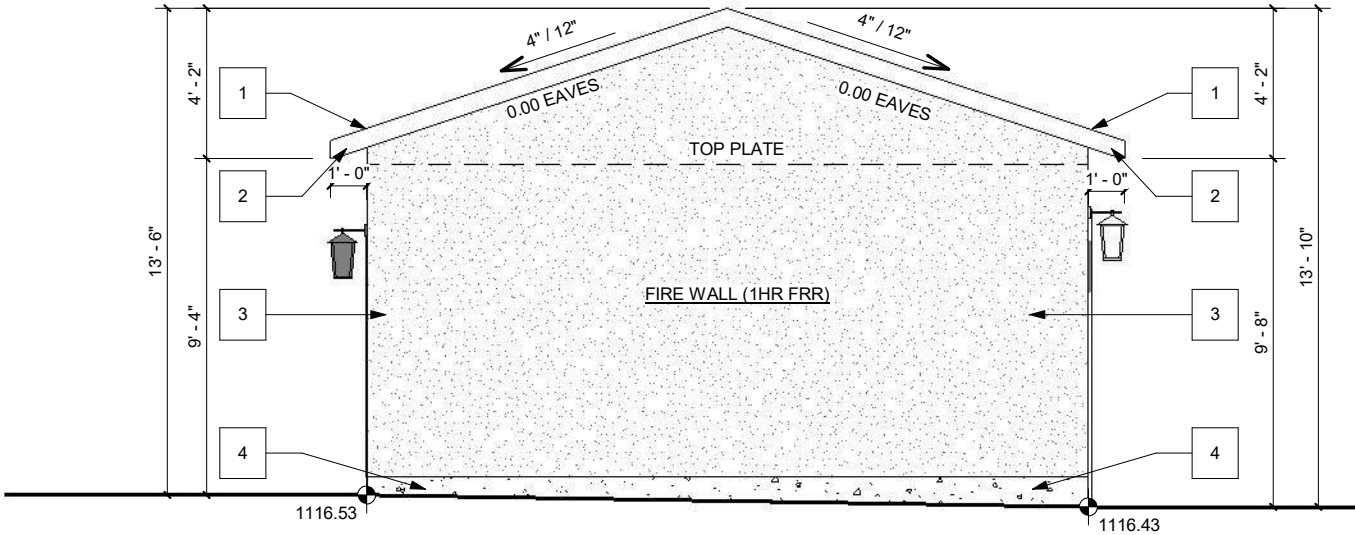
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NOTES:

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AND HOME OWNER. ANY ISSUE NEEDS TO
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RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2025-12-30 8:20:41 AM

PROJECT NAME:
2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 40 - 26
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SCALE: AS SHOWN	SHEET: A-4.1
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