



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-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section



FLOOR AREA - UNIT #1		
BASEMENT	=	935.17 SQ. FT.
MAIN	=	921.17 SQ. FT.
UPPER	=	1033.00 SQ. FT.
TOTAL	=	1954.17 SQ. FT.
FLOOR AREA - UNIT #2		
BASEMENT	=	935.17 SQ. FT.
MAIN	=	921.17 SQ. FT.
UPPER	=	1033.00 SQ. FT.
TOTAL	=	1954.17 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	22/01/2026	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: 2026-02-10 3:29:27 PM	
PROJECT NAME: 1115 Rupert Rd. N.E. CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 100-26
SCALE: AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMINUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

NOTE*
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED
TO ACCOMMODATE CUSTOM WINDOWS

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)

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05.	--	--	--



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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-02-10 3:29:30 PM

PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 100-26

SCALE: AS SHOWN SHEET: A-2.0



FRONT ELEVATION

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

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMINUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

- 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)

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SEMI DETACHED

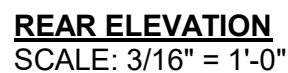
SIGNATURES:

X _____

PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	100-26

SCALE:	SHEET:
AS SHOWN	A-2.1



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1036.57 SQ. FT.
WINDOW AREA = 28.13 SQ. FT.
TOTAL: 28.13 / 1036.57 = 2.71%

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
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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

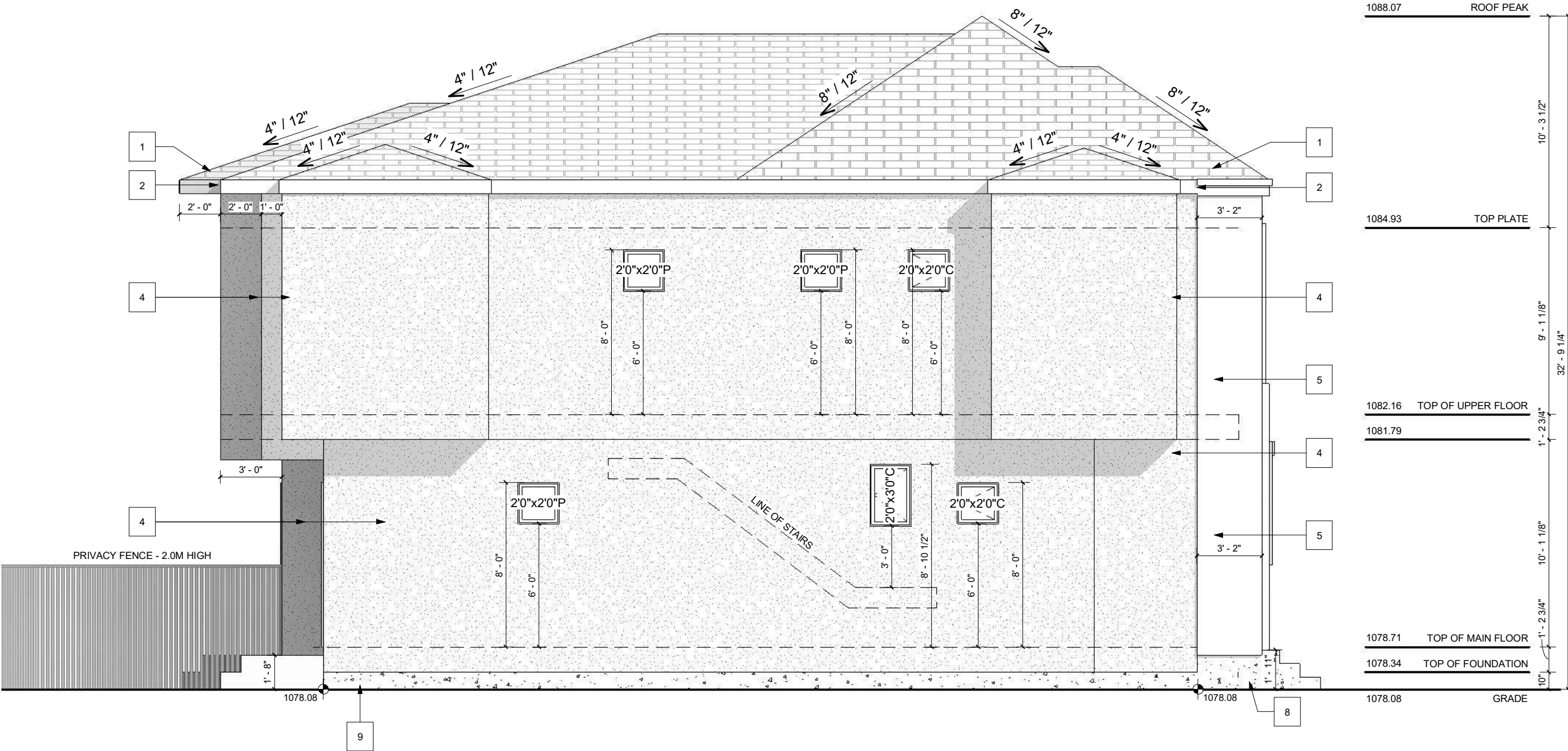
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PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 100-26

SCALE: AS SHOWN SHEET: A-2.2

UNIT #1



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1001.06 SQ. FT.
WINDOW AREA = 28.13 SQ. FT.
TOTAL: 28.13 / 1001.06 = 2.81%

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)

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

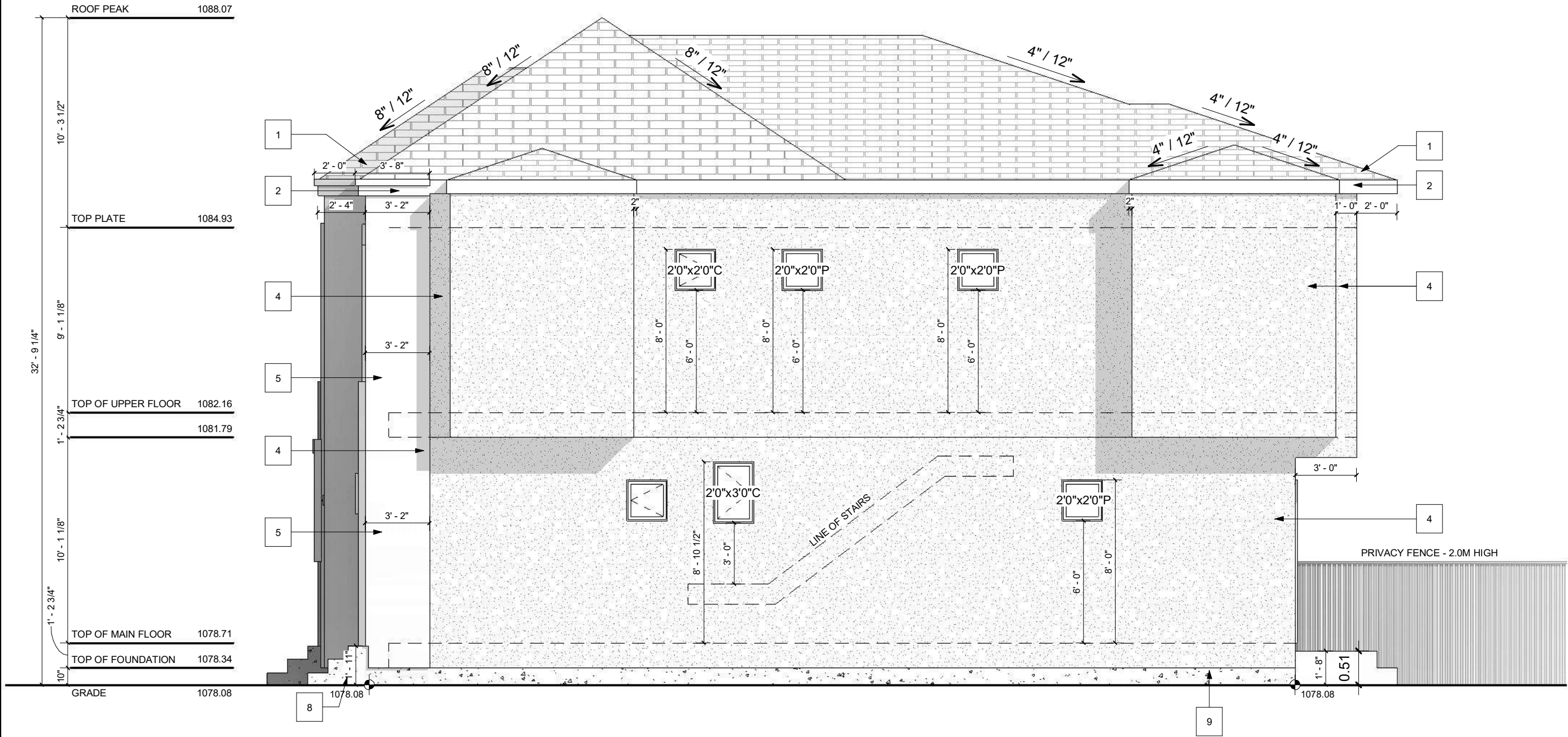
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PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 100-26

SCALE: AS SHOWN SHEET: A-2.3

UNIT #2



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

EXTERIOR FINISHES:

- 1

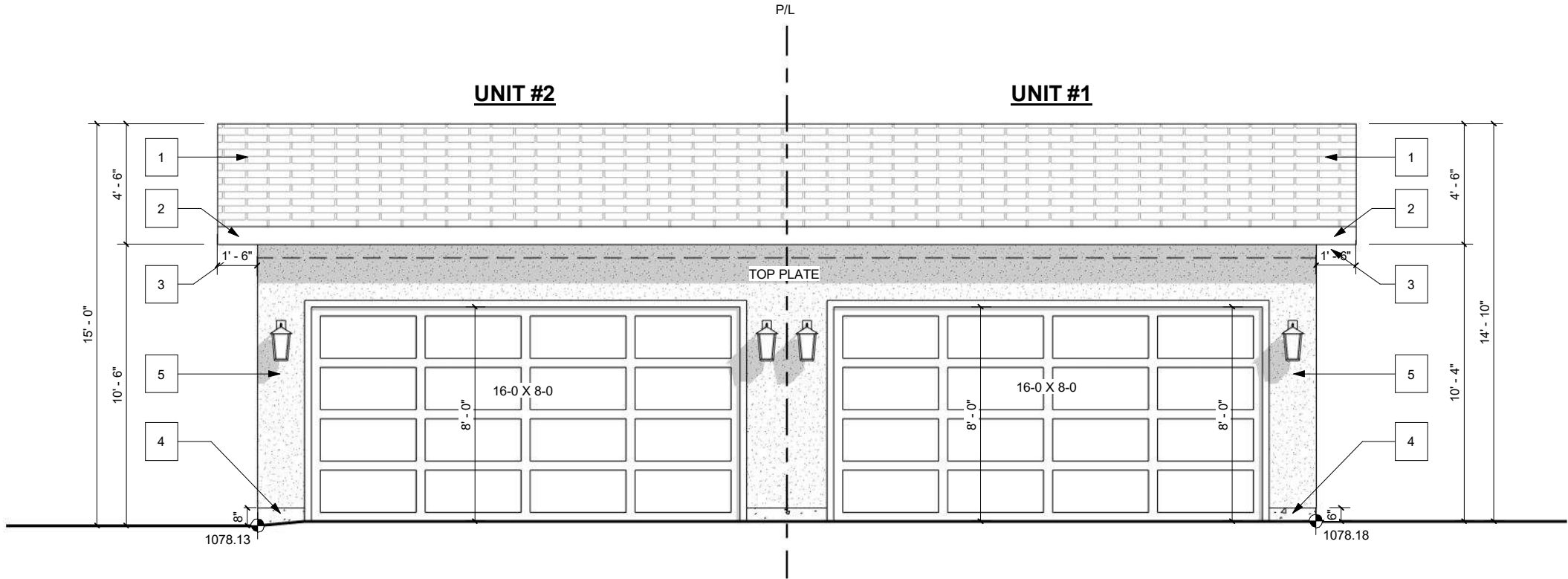
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

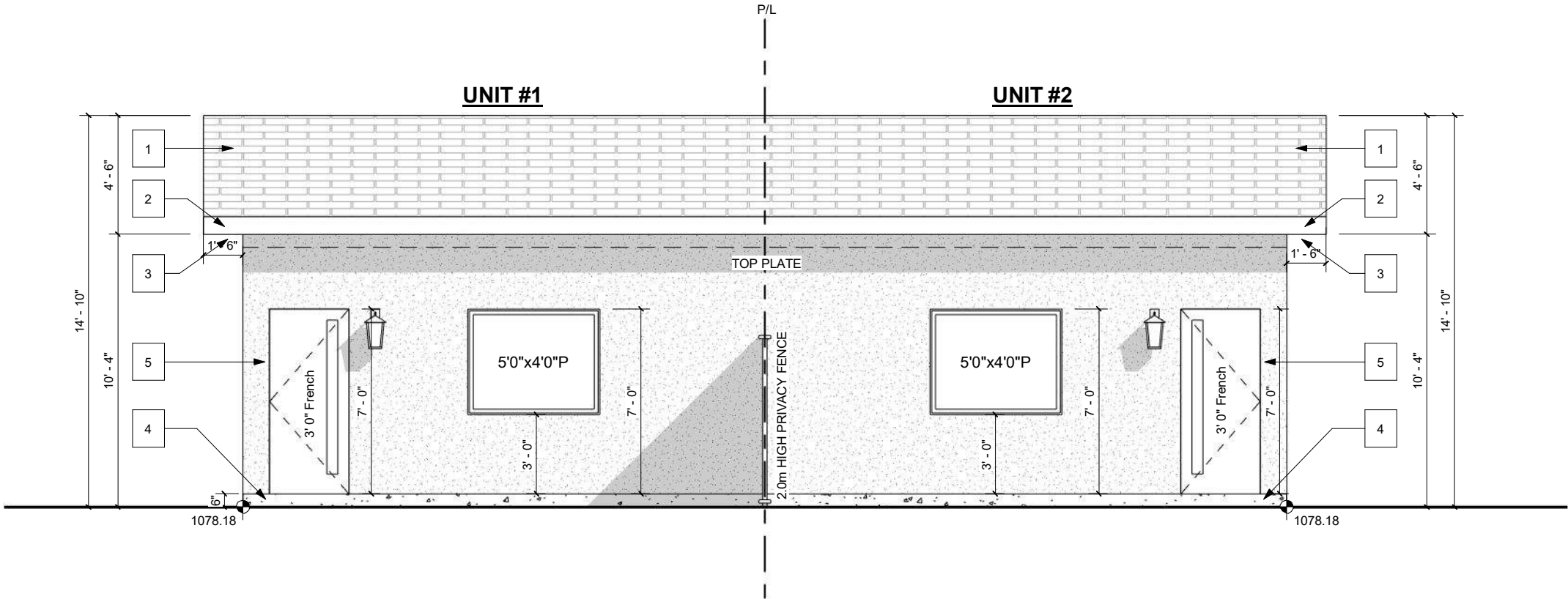
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

SIDING FINISH



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



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

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	22/01/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 100-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

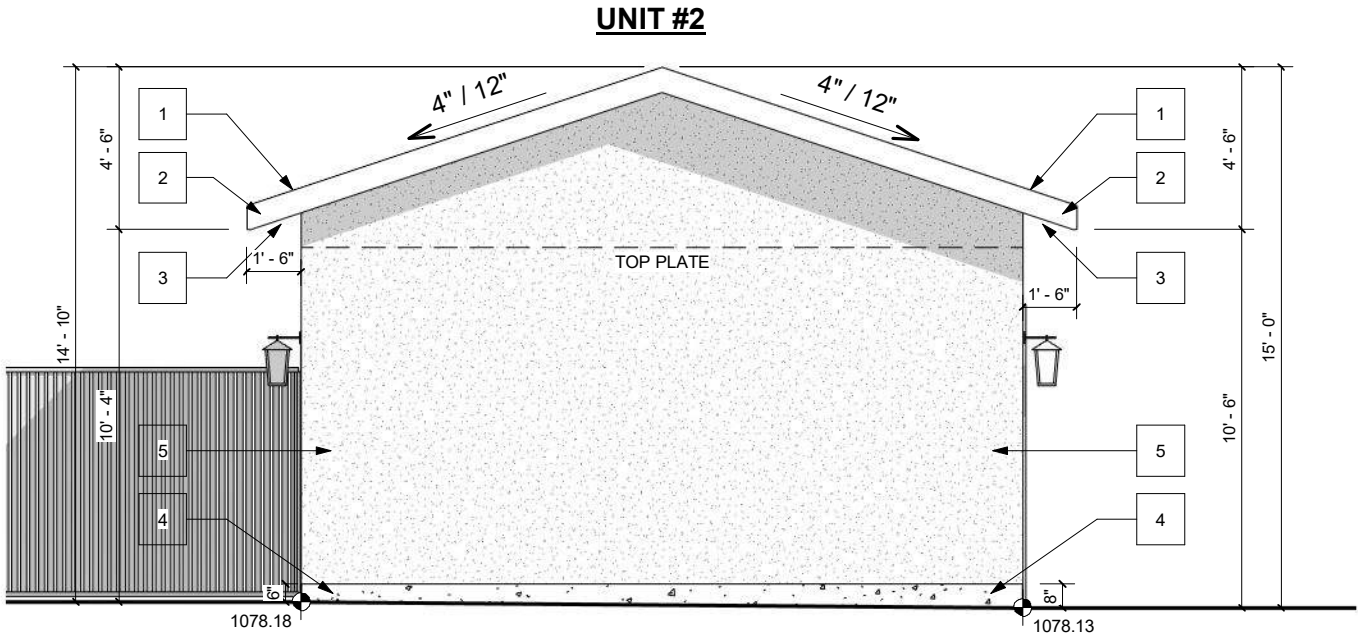
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

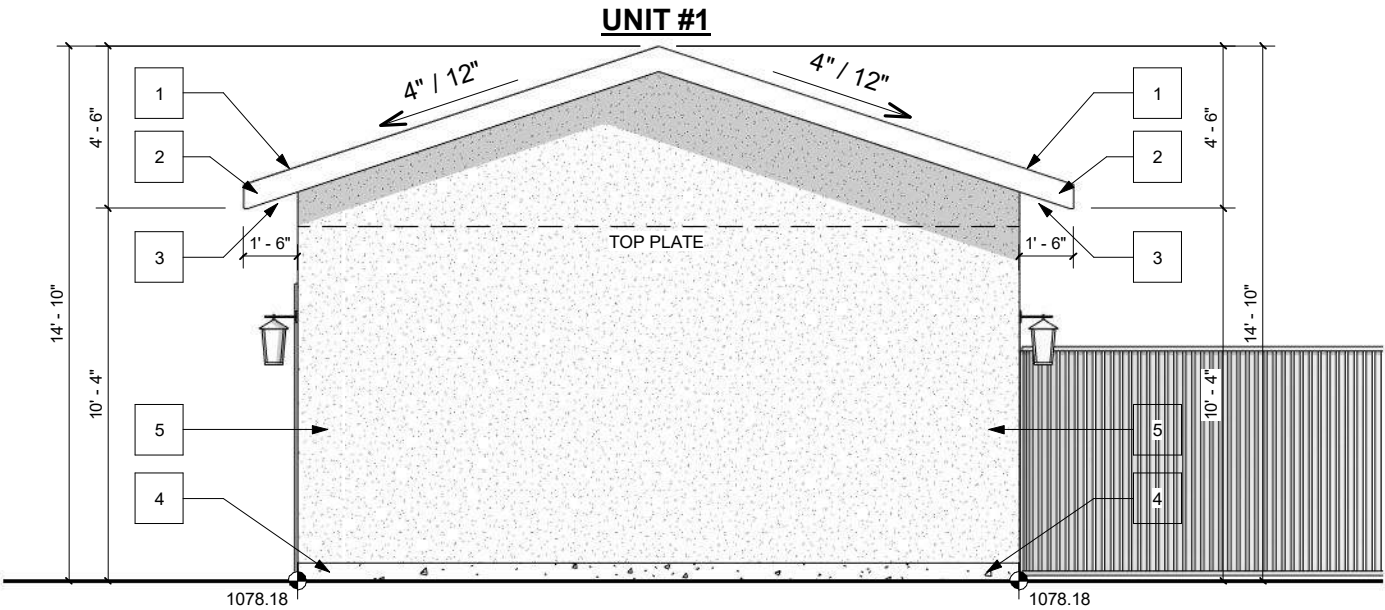
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

SIDING FINISH



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



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

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03.	--	--	--
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05.	--	--	--



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SEMI DETACHED

STATUS: -

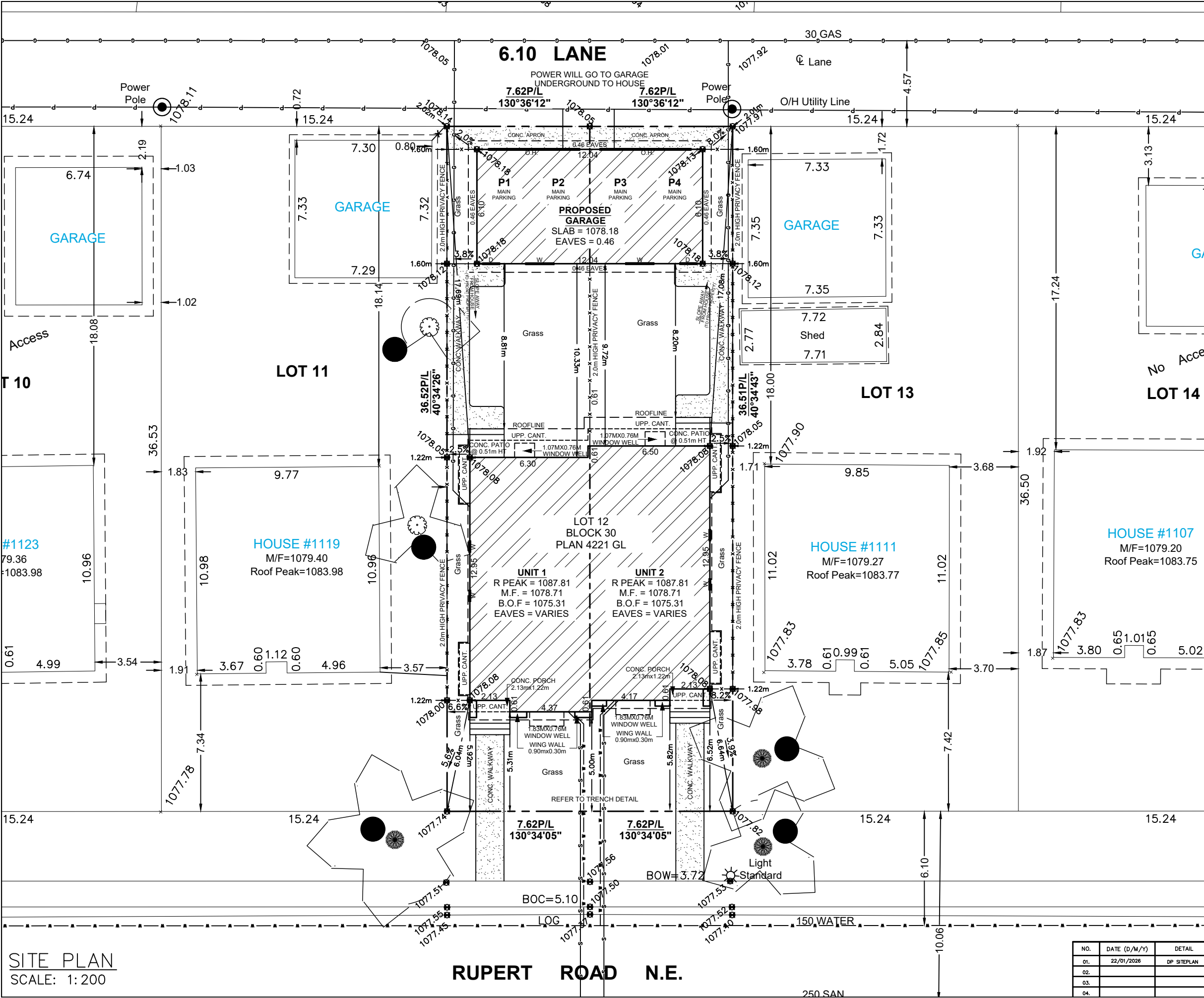
SIGNATURES:
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PRINTED: 2026-02-10 3:29:34 PM

PROJECT NAME:
1115 Rupert Rd. N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 100-26

SCALE: AS SHOWN SHEET: A-3.2



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:
- $\bullet$ denotes Calculation points
 - $\boxtimes$ denotes Water Valve
 - $\blacklozenge$ denotes Gas Valve
 - $\odot$ denotes Manhole
 - $\odot$ denotes Tree
 - $\bullet$ denotes Power Pole
 - $\triangle$ denotes Sign
 - $\odot$ 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
 - $-agt-$ denotes A.G.T Line
 - $-ur-$ denotes Utility Right of Way Line
 - $-p-$ denotes Property Line
 - $-d-$ denotes Door
 - $-mf-$ denotes Main Floor Windows
 - $-sf-$ denotes Second Floor Windows
 - $-bf-$ denotes Basement Floor Windows
 - $\square$ denotes Shed Hatch
 - $\square$ denotes Detached Garage Hatch
 - $\square$ denotes Main Building Hatch
 - $\square$ denotes Concrete and Asphalt Hatch
 - $\square$ 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 12
Block 30
Plan 4221 GL
MUNICIPAL ADDRESS:
1115 Rupert Rd. N.E.
Calgary, Alberta

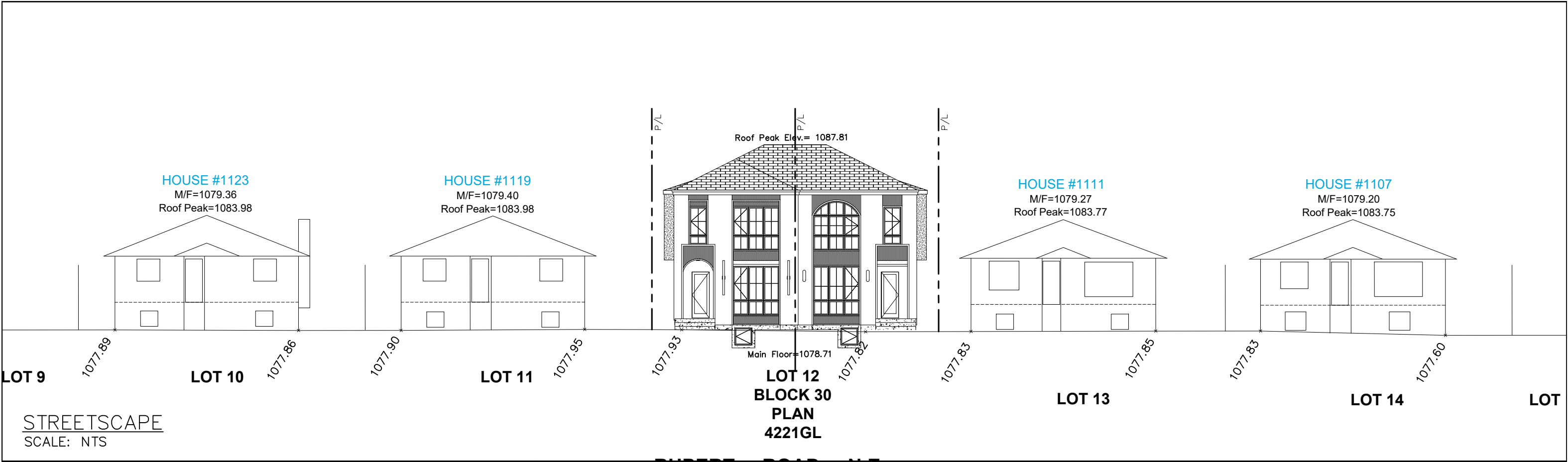
LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT 1)	LOT COVERAGE DETAIL: (UNIT 2)
LOT SIZE: 556.374 SQ M HOUSE SIZE: 171.158 SQ M COVERED PORCH: 2.601 SQ M CANT.: 0.000 SQ M GARAGE: 73.393 SQ M WING WALL: 1.680 SQ M	LOT SIZE: 278.057 SQ M HOUSE SIZE: 85.579 SQ M COVERED PORCH: 1.3005 SQ M CANT.: 0.000 SQ M GARAGE: 36.6965 SQ M WING WALL: 0.875 SQ M	LOT SIZE: 278.317 SQ M HOUSE SIZE: 85.579 SQ M COVERED PORCH: 1.3005 SQ M CANT.: 0.000 SQ M GARAGE: 36.6965 SQ M WING WALL: 0.805 SQ M
= 248.832/556.374 = 44.72%	= 124.451/278.057 = 44.76%	= 124.381/278.317 = 44.70%

SITE PLAN
SCALE: 1:200

RUPERT ROAD N.E.

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	22/01/2026	DP SITEPLAN	K.G.	1115 Rupert Rd. N.E. Calgary, Alberta	NEW HOME	1: 200
02.				Lot 12 Block 30 Plan 4221 GL	DATE: Jan. 22nd 2026	DIVISION NUMBER: S 01
03.						
04.						





NEW HOME SQFT.

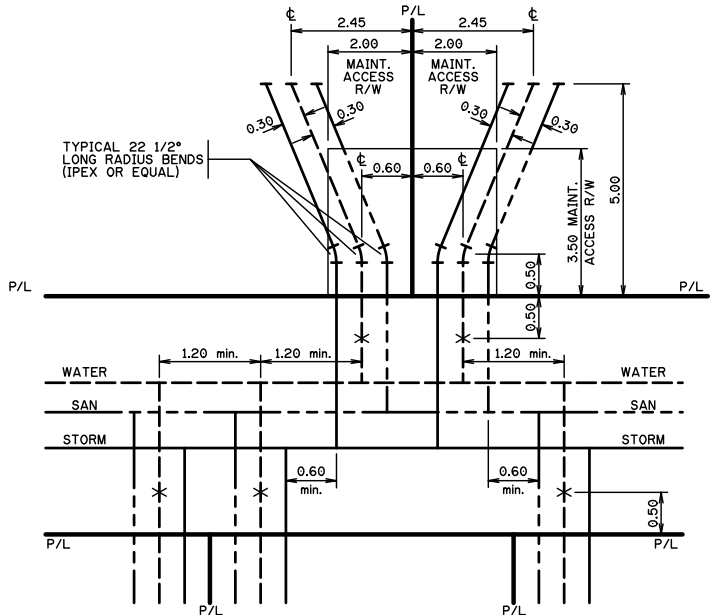
	UNIT 1	UNIT 2
GARAGES	395.00 SQ FT	395.00 SQ FT
BASEMENT	935.17 SQ FT	935.17 SQ FT
MAIN FLOOR	921.17 SQ FT	921.17 SQ FT
UPPER FLOOR	1033.00 SQ FT	1033.00 SQ FT
TOTAL	1954.17 SQ FT	1954.17 SQ FT

TREE SCHEDULE

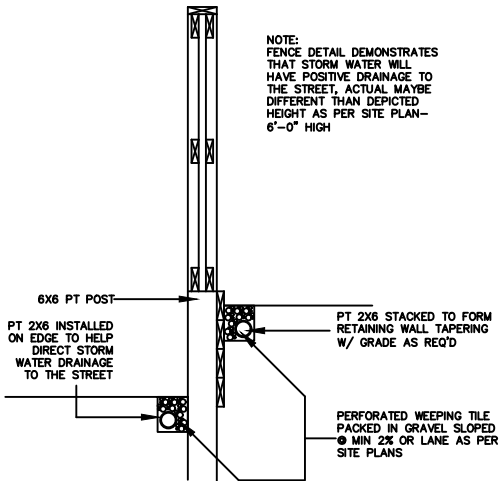
Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)	Disposition
1	DEC	4	0.3	4	To Stay
2	DEC	3	0.1	4	To Stay
3	DEC	4	0.2	5	To Be Removed
4	DEC	4	0.4	5	To Be Removed
5	DEC	7	0.3	7	To Be Removed
6	DEC	4	0.1	6	To Be Removed
7	DEC	6	0.2	6	To Be Removed
8	DEC	7	0.8	6	To Be Removed
9	DEC	5	0.3	5	To Be Removed
10	CON	6	0.4	13	To Be Removed
11	CON	7	0.5	13	To Stay
12	CON	5	0.4	12	To Stay
13	CON	6	0.4	11	To Stay

NOTES:

- 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.
- 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.
- SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
- THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
- DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
- WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- 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.
- WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	22/01/2026	DP SITEPLAN	K.G.	1115 Rupert Rd. N.E. Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lot 12 Block 30 Plan 4221 GL	DATE:	DIVISION NUMBER
03.					Jan. 22nd 2026	S 02
04.						