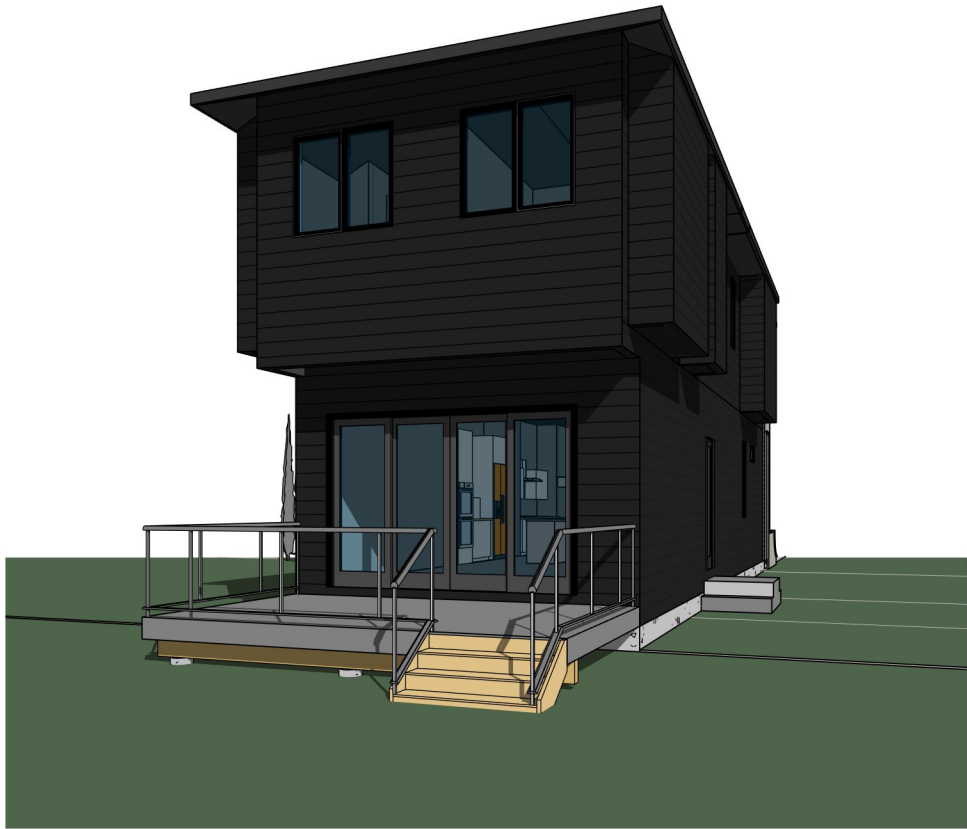
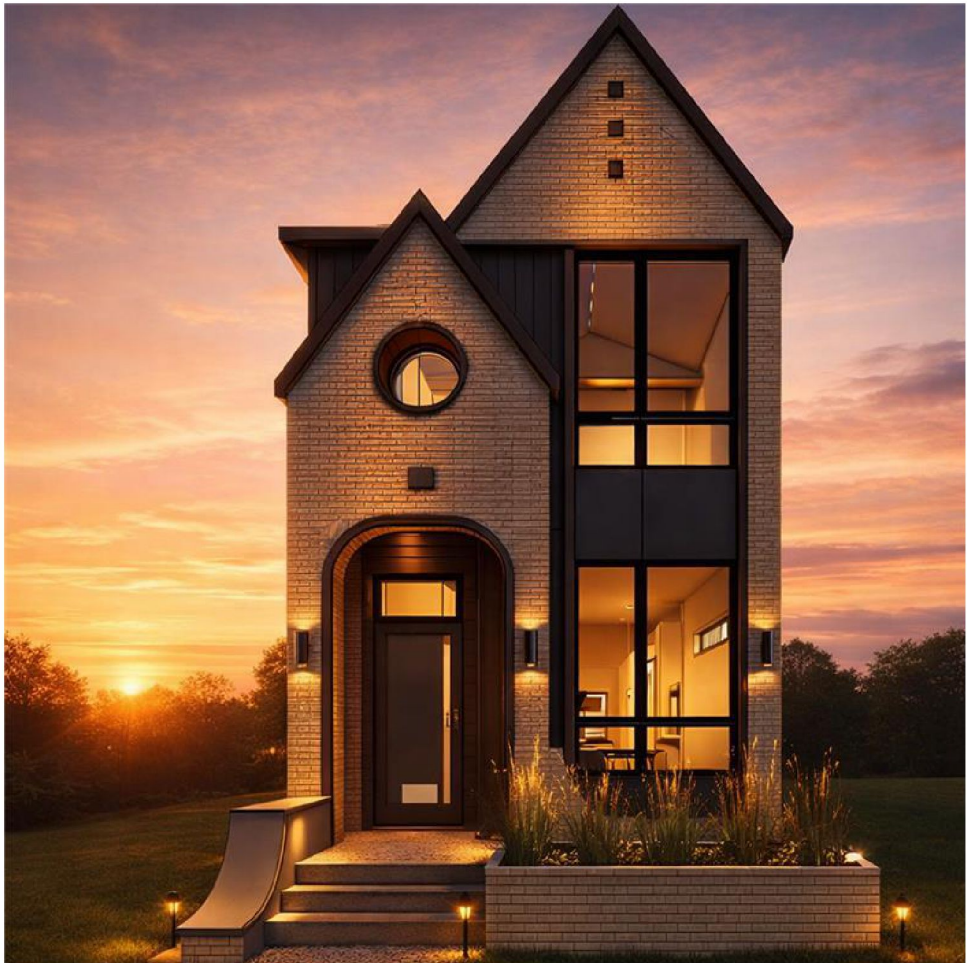




FLOOR AREA

BASEMENT = 918.00 SQ. FT.

MAIN = 941.67 SQ. FT.

UPPER = 1051.50 SQ. FT.

TOTAL = 1993.17 SQ. FT.

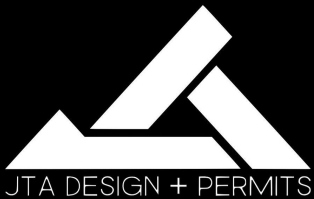
PROJECT NOTES:

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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.	13/02/2026	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: 2026-04-10 11:12:37 AM

PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

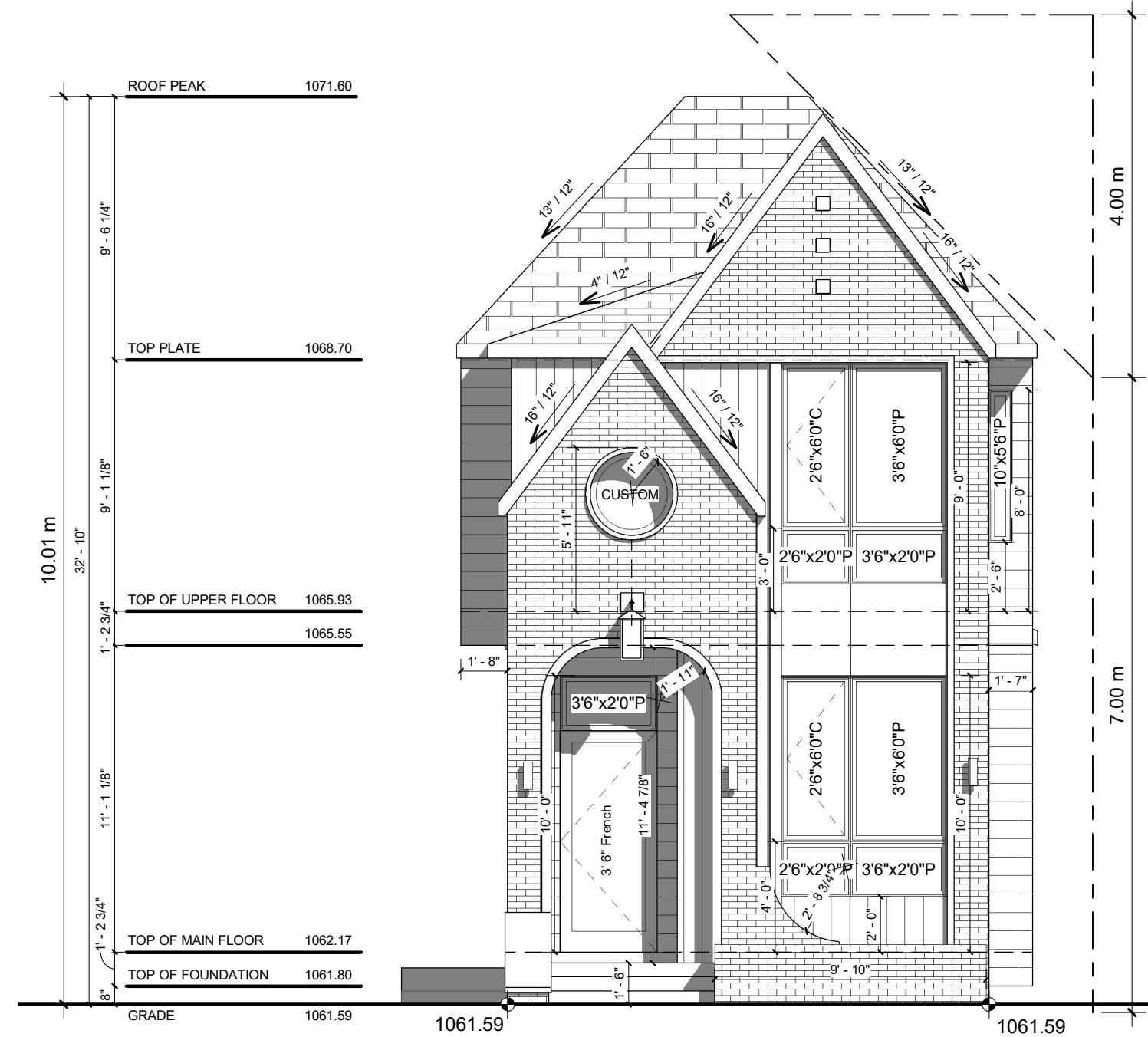
A-0.0

EXTERIOR FINISHES:

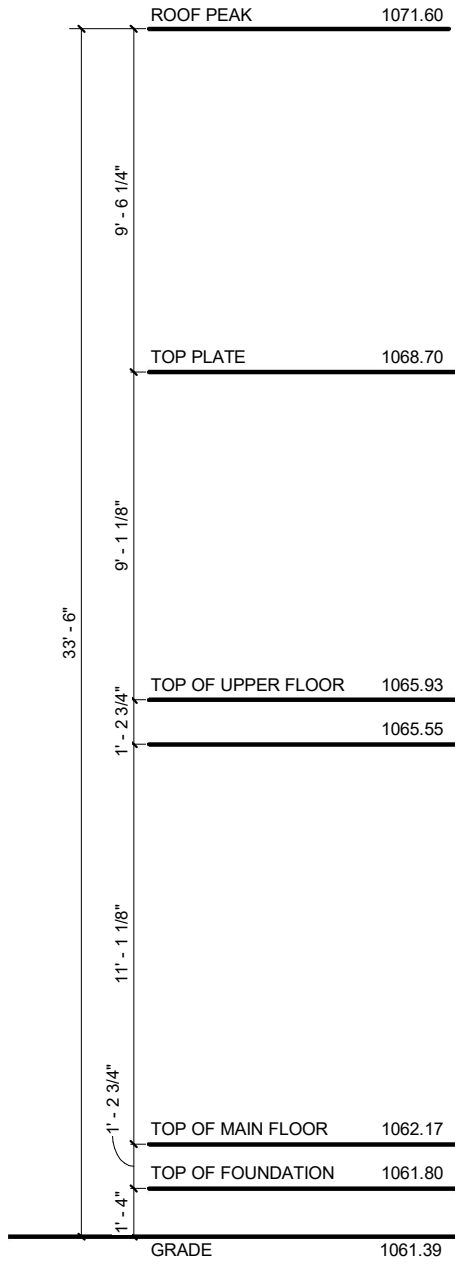
1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

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"



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-04-10 11:12:41 AM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

A-2.0

EXTERIOR FINISHES:

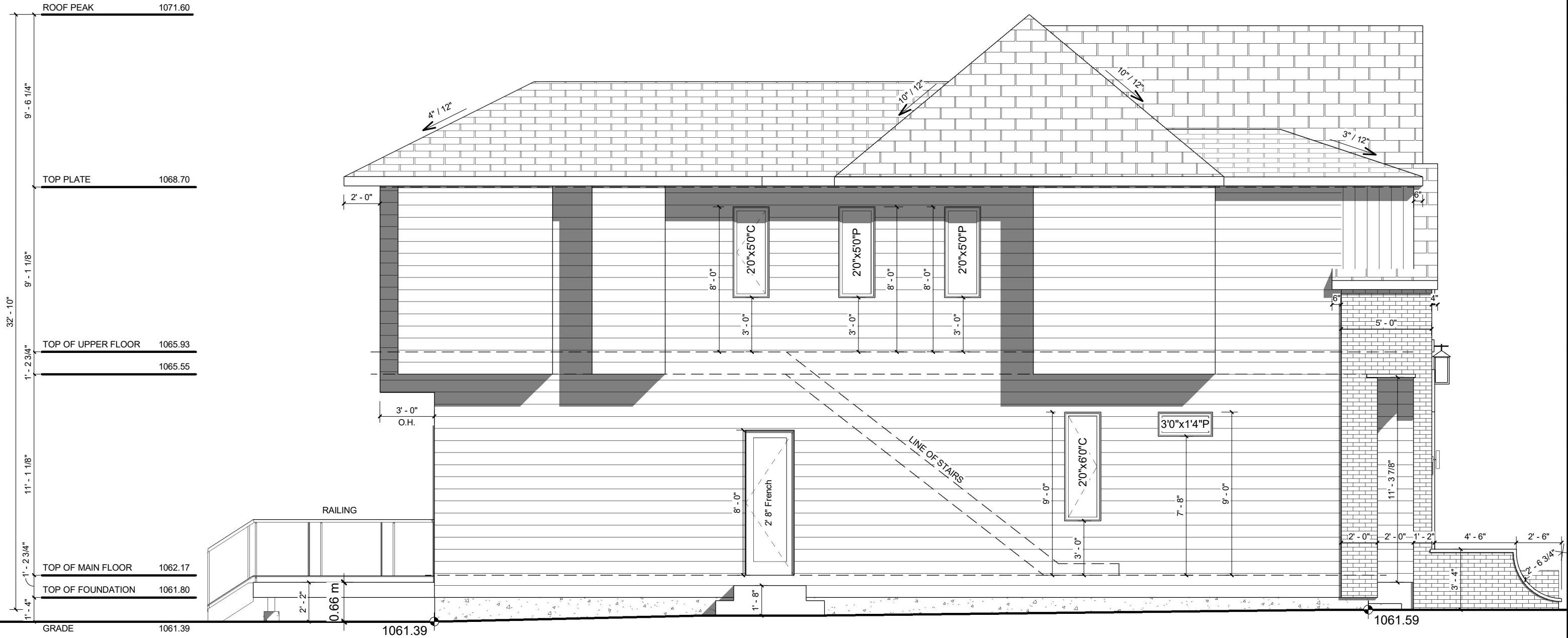
1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION

WALL AREA = 1279.12 SQ. FT.
WINDOW AREA = 48.81 SQ. FT.
TOTAL: 48.81 / 1279.12 = 3.82%

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.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-04-10 11:12:42 AM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

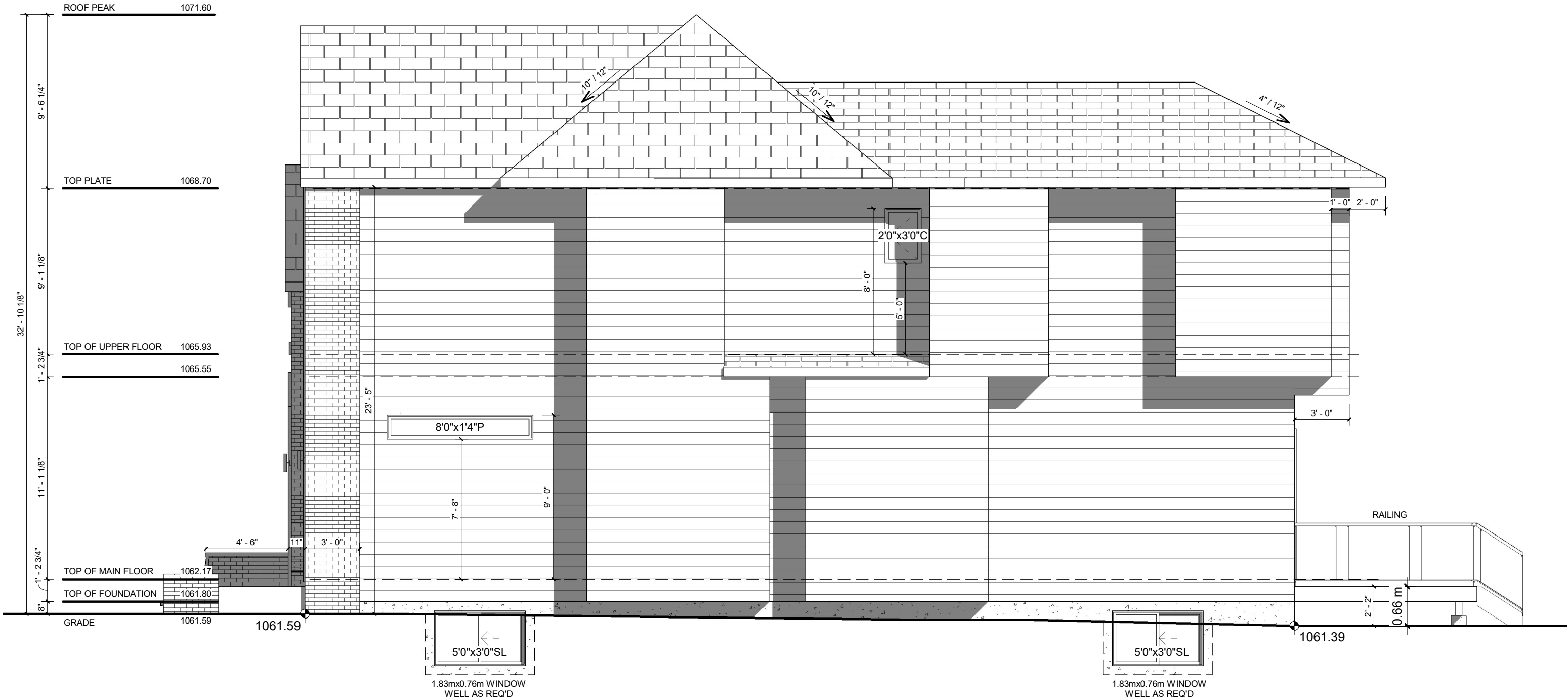
1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION

WALL AREA = 1476.52 SQ. FT.
WINDOW AREA = 65.13 SQ. FT.
TOTAL: 65.13 / 1476.52 = 4.41%

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.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-04-10 11:12:43 AM



PROJECT NAME:

724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

42 - 26

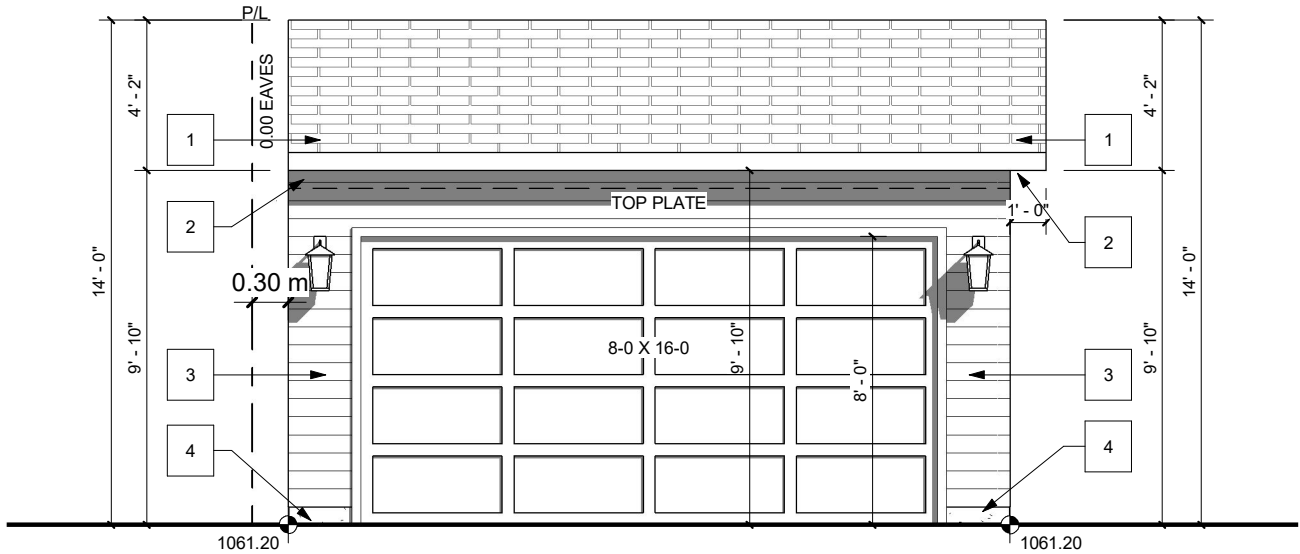
SCALE:
AS SHOWN
AS SHOWN

SHEET:

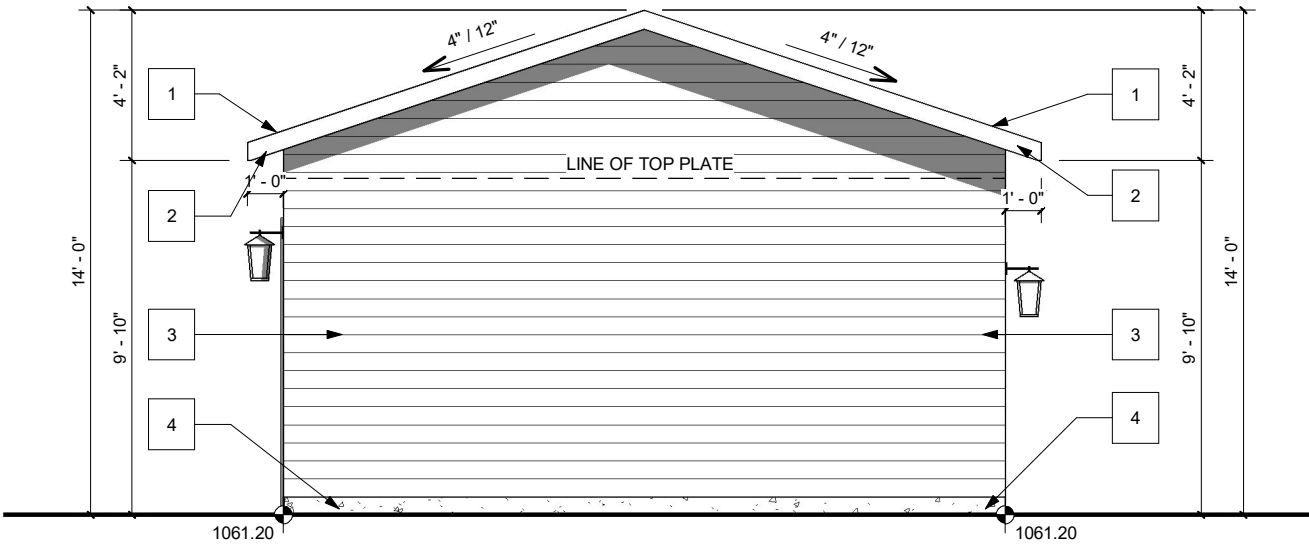
A-2.2

EXTERIOR FINISHES:

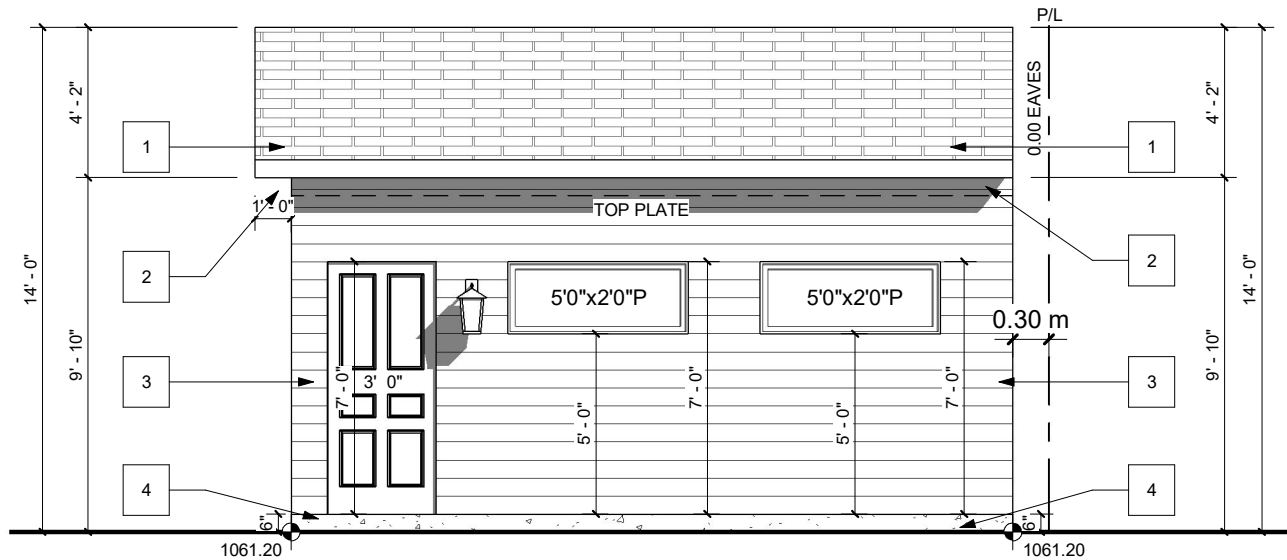
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 SIDING FINISH
- 4 CONC. PARGING



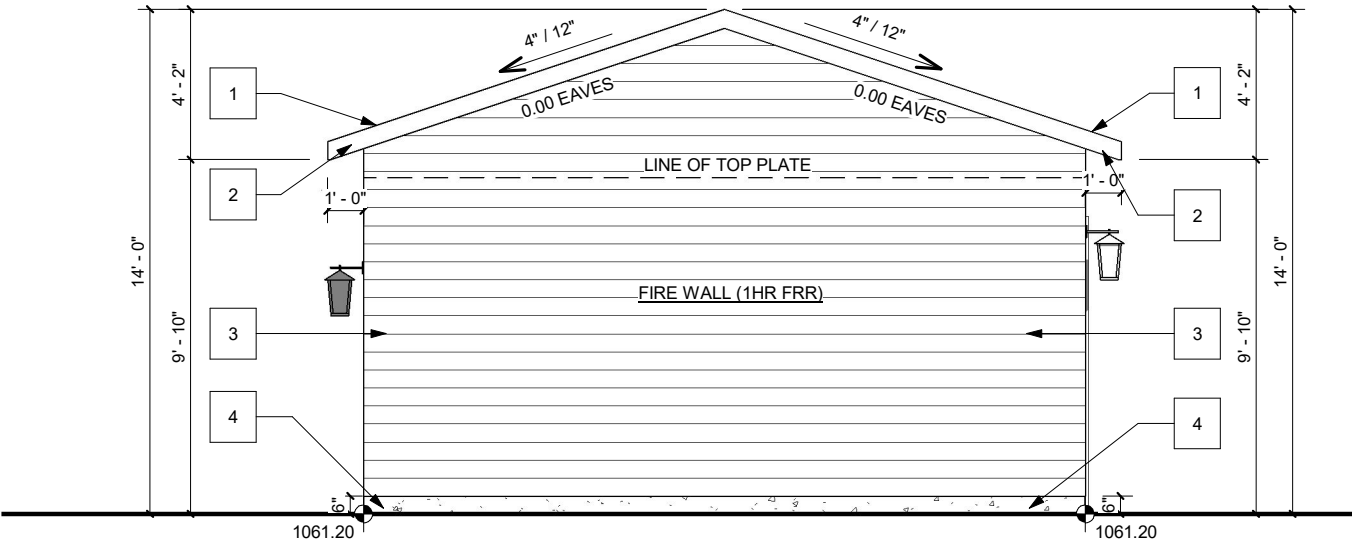
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

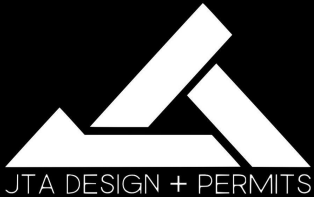
PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	13/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
NEW HOME

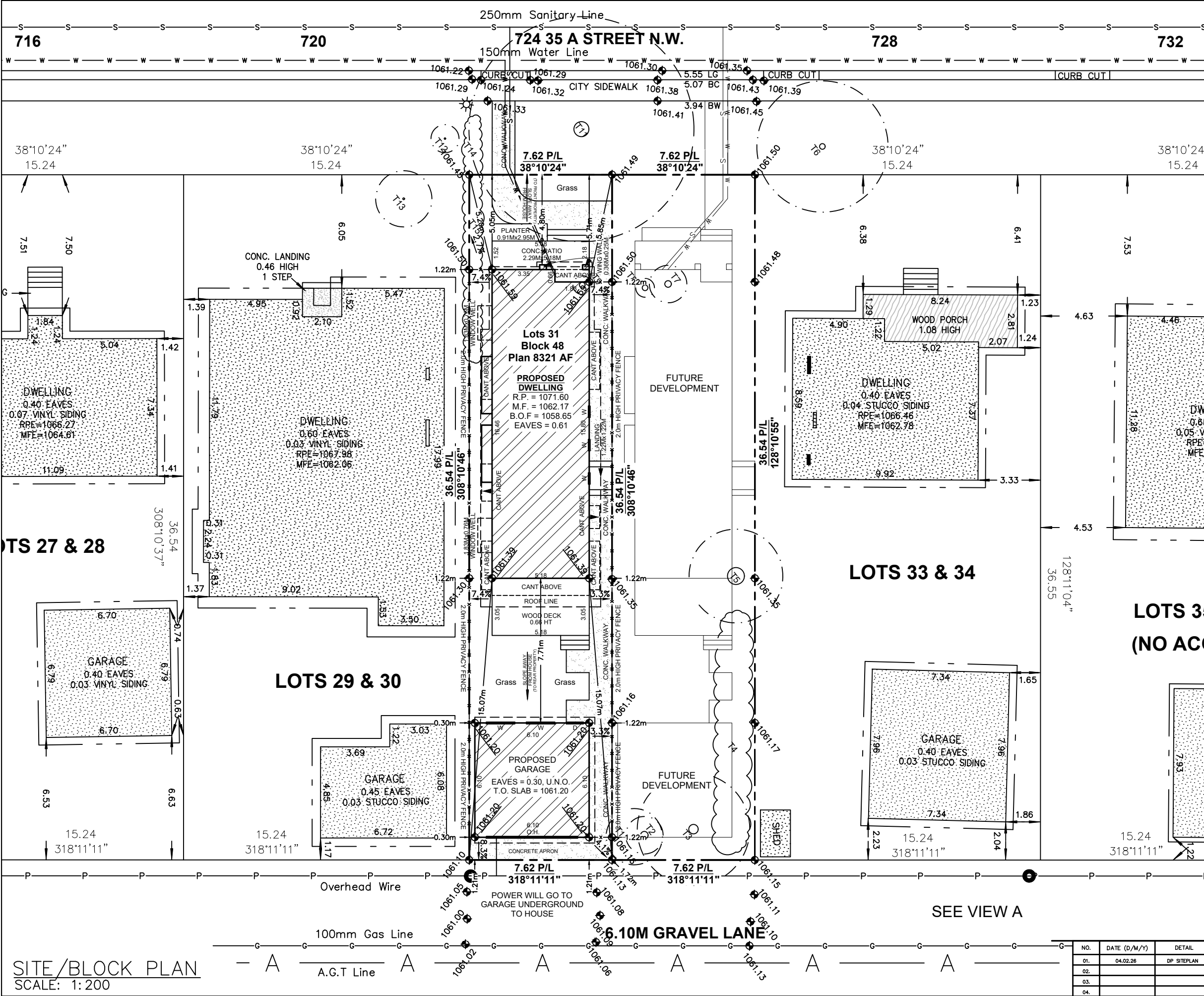
STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-10 11:12:44 AM

PROJECT NAME:
724 35A STREET N.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 42 - 26
SCALE: AS SHOWN	SHEET: A-4.1



SITE PLAN

LEGEND

- ELEVATIONS ARE SHOWN THUS: $\blacksquare$ = 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:
- $\blacksquare$ ----- denotes Calculation points
 - $\blacksquare$ ----- 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
 - A.G.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
- '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-C2 Residential
Contextual One/Two

SCALE 1:200

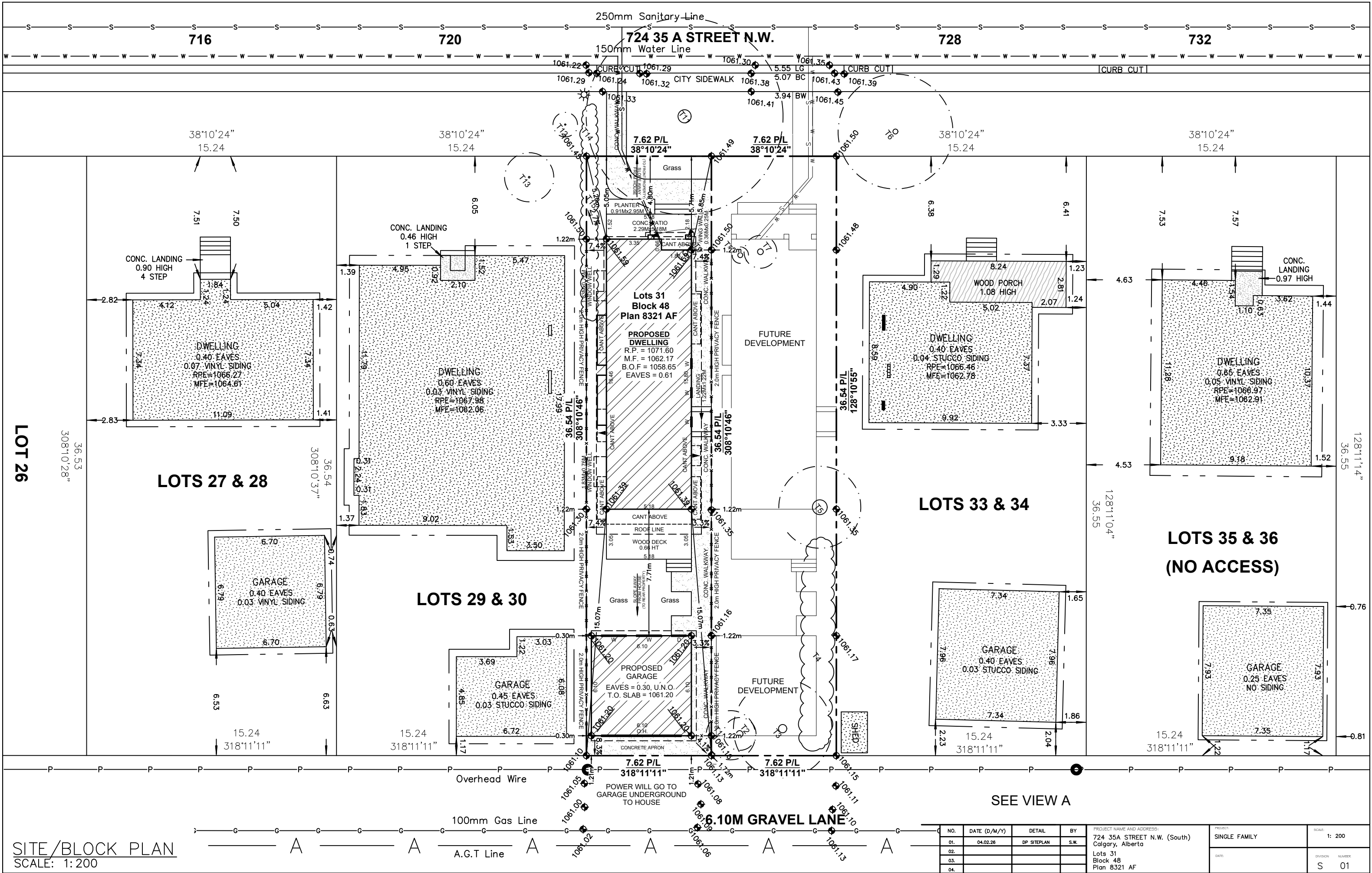
LEGAL DESCRIPTION:

Lots 31
Block 48
Plan 8321 AF
MUNICIPAL ADDRESS:
724 35A STREET N.W. (South)
Calgary, Alberta

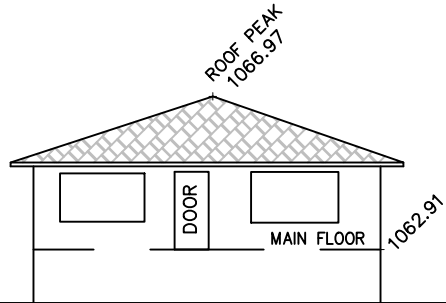
LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 278.278 SQ M
HOUSE SIZE: 84.077 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.406 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.181 SQ M
TOTAL: 124.825/278.278
= 44.86%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	04.02.26	DP SITEPLAN	S.W.	724 35A STREET N.W. (South) Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 31 Block 48 Plan 8321 AF	DATE:	DIVISION NUMBER
03.						S 01
04.						

SITE/BLOCK PLAN
SCALE: 1:200

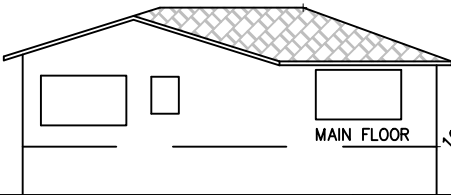


LOT 37



732 35A STREET N.W.
(LOTS 35 & 36, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

ROOF PEAK
1066.46



728 35A STREET N.W.
(LOTS 33 & 34, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

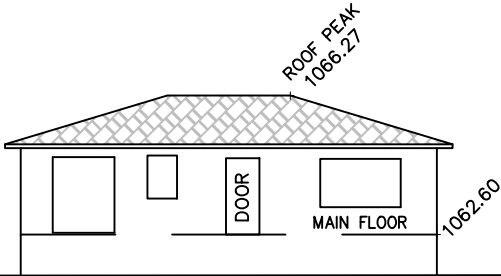
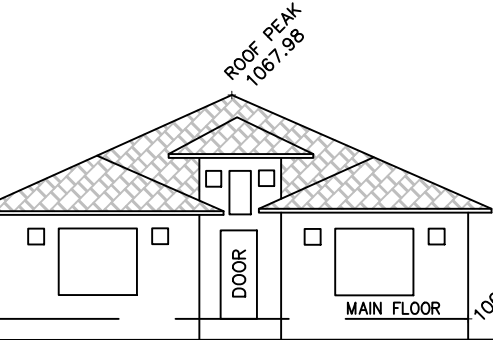
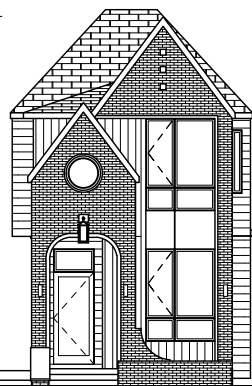
FUTURE DEVELOPMENT

P/L



724 35A STREET N.W.
(LOTS 31, BLOCK 48, PLAN 8321 AF)
FACING 35A STREET N.W.

P/L



LOT 26

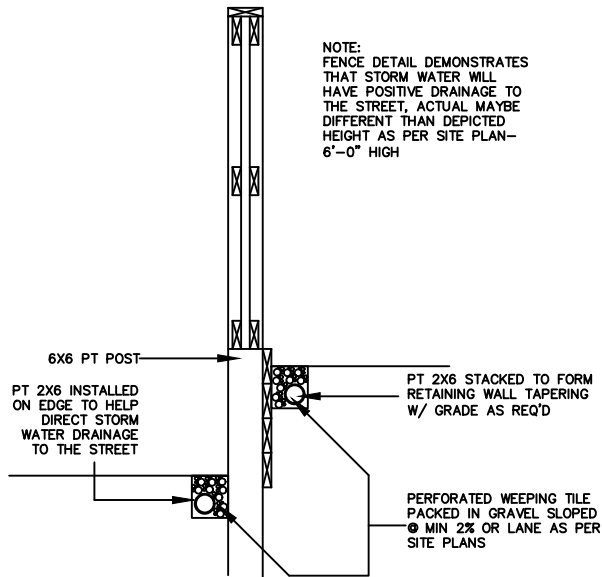
SINGLE FAMILY SQFT.

	NEW HOME
BASEMENT	918.00 SQ FT
MAIN FLOOR	941.67 SQ FT
UPPER FLOOR	1051.50 SQ FT
TOTAL AREA	1993.17 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.40	2.00	2.00	In Subject Property	To be Removed
T2	Deciduous	0.10	3.00	5.00	In Subject Property	To be Removed
T3	Deciduous	0.25	6.00	6.00	In Subject Property	To be Removed
T4	Bush	—	2.00	4.50	In Subject Property	To be Removed
T5	Deciduous	0.90	5.00	7.00	In Subject Property	To be Removed
T6	Green Ash	0.30	7.00	11.00	In City Property	To Stay
T7	Deciduous	0.35	2.00	2.00	In Subject Property	To be Removed
T8	Deciduous	0.30	1.00	1.50	In Subject Property	To be Removed
T9	Deciduous	0.30	1.00	1.50	In Subject Property	To be Removed
T10	Deciduous	0.45	3.00	1.50	In City Property	Removed Already
T11	Green Ash	0.80	12.00	12.00	In City Property	To Stay
T12	Coniferous	0.08	1.50	3.00	In City Property	To Stay
T13	Deciduous	0.10	3.00	5.00	In Adjacent Property	To Stay
T14	Bush	—	1.00	1.50—2.00	In City Property	To be Removed
T15	Bush	—	1.00	1.50—2.00	On Property Line	To be Removed

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



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	04.02.26	DP SITEPLAN	S.W.	724 35A STREET N.W. (South) Calgary, Alberta	SINGLE FAMILY	AS SHOWN
02.				Lots 31 Block 48 Plan 8321 AF	DATE:	DIVISION NUMBER
03.						S 02
04.						