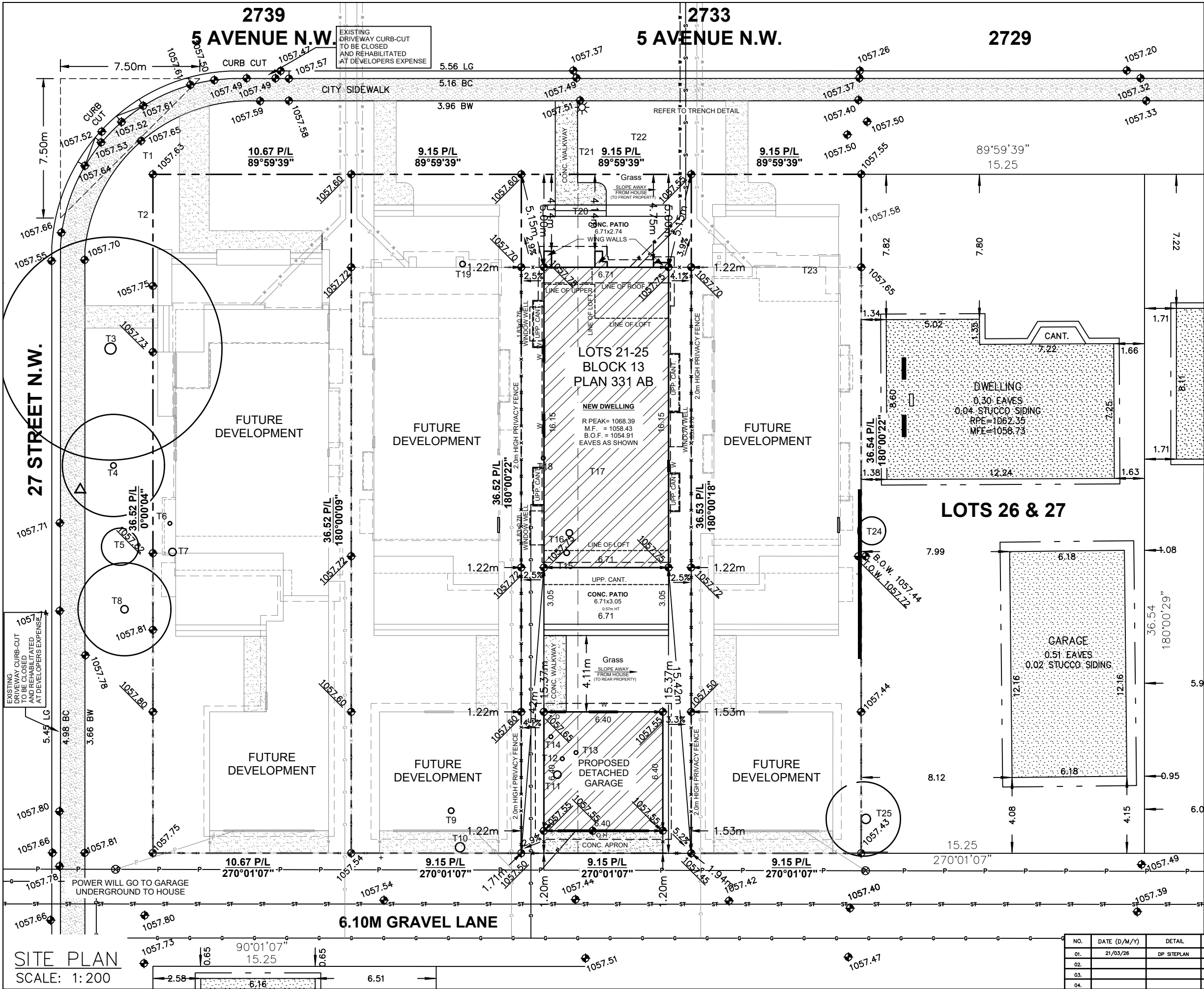




SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 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
-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
'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

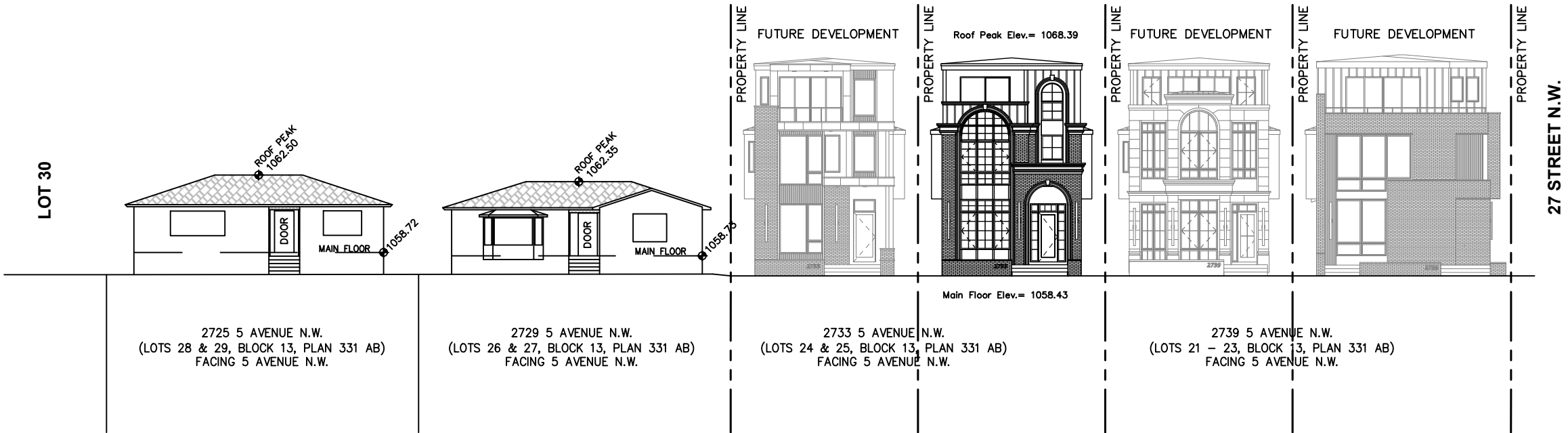
SCALE 1:200

LEGAL DESCRIPTION:
Lots 21-25
Block 13
Plan 331 AB

MUNICIPAL ADDRESS:
2733 & 2739 - 5th AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 334.127 SQ M
HOUSE: 108.325 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.986 SQ M
GARAGE: 40.970 SQ M
TOTAL: 150.281/334.127
= 44.98%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	21/03/26	DP SITEPLAN	D.L.	2739 & 2733 5th AVENUE NW Calgary, Alberta	NEW HOME	1: 200
02.				Lots 21 to 25 Block 13 Plan 331 AB	DATE:	DIVISION NUMBER:
03.					MAR 21, 2026	S 01
04.						

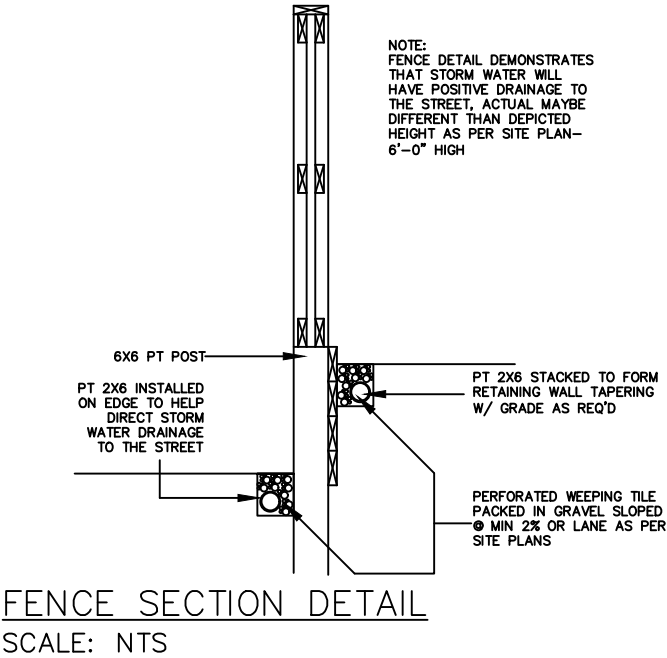


STREETSCAPE
SCALE: 1:250

NORTH STREETSCAPE

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Hedge	—	0.60	0.60	In City Property	To Be Removed
T2	Hedge	—	0.60	0.60	On Property Line	To Be Removed
T3	Deciduous	0.60	12.00	5.50	In City Property	To Stay
T4	Coniferous	0.30	5.50	5.00	In City Property	To Stay
T5	Bush	—	2.00	2.50	In City Property	To Stay
T6	Coniferous	0.20	4.00	4.50	In Subject Property	To Be Removed
T7	Coniferous	0.40	5.00	6.50	In Subject Property	To Be Removed
T8	Coniferous	0.40	5.00	6.50	In City Property	To Stay
T9	Deciduous	0.30	6.50	6.50	In Subject Property	To Be Removed
T10	Deciduous	0.50	6.50	6.50	In Subject Property	To Be Removed
T11	Deciduous	0.40	3.50	4.00	In Subject Property	To Be Removed
T12	Deciduous	0.20	2.00	4.00	In Subject Property	To Be Removed
T13	Deciduous	0.20	2.00	4.00	In Subject Property	To Be Removed
T14	Deciduous	0.20	2.00	4.00	In Subject Property	To Be Removed
T15	Deciduous	0.30	5.00	9.00	In Subject Property	To Be Removed
T16	Coniferous	0.35	3.00	8.00	In Subject Property	To Be Removed
T17	Bush	—	3.00	2.50	In Subject Property	To Be Removed
T18	Deciduous	0.20	5.00	4.00	In Subject Property	To Be Removed
T19	Coniferous	0.30	7.00	4.00	In Subject Property	To Be Removed
T20	Hedge	—	0.60	0.90	In Subject Property	To Be Removed
T21	Hedge	—	0.60	0.90	In City Property	To Be Removed
T22	Bush	—	3.00	4.00	In City Property	To Be Removed
T23	Bush	—	1.20	1.00	In Subject Property	To Be Removed
T24	Bush	—	1.50	1.00	In Adjacent Property	To Stay
T25	Coniferous	0.50	4.00	6.00	In Adjacent Property	To Stay

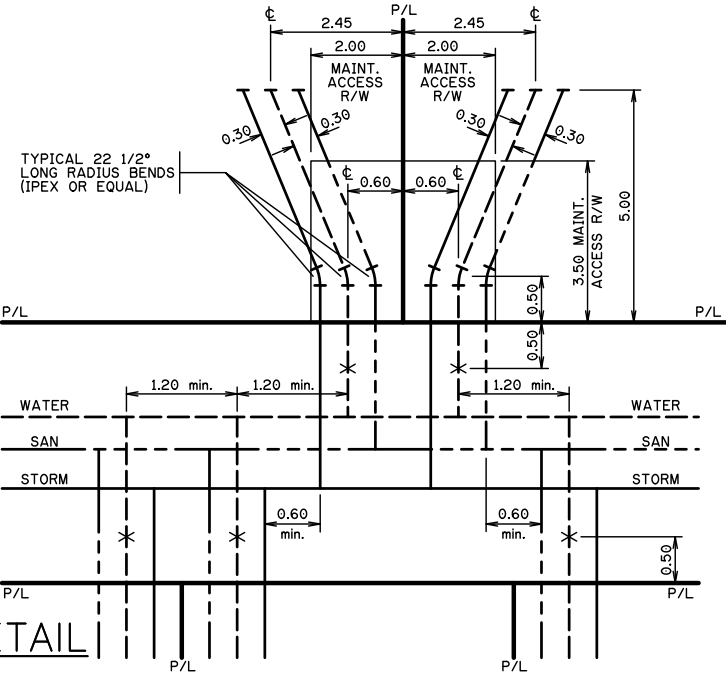


FENCE SECTION DETAIL
SCALE: NTS

NEW HOME SQFT:

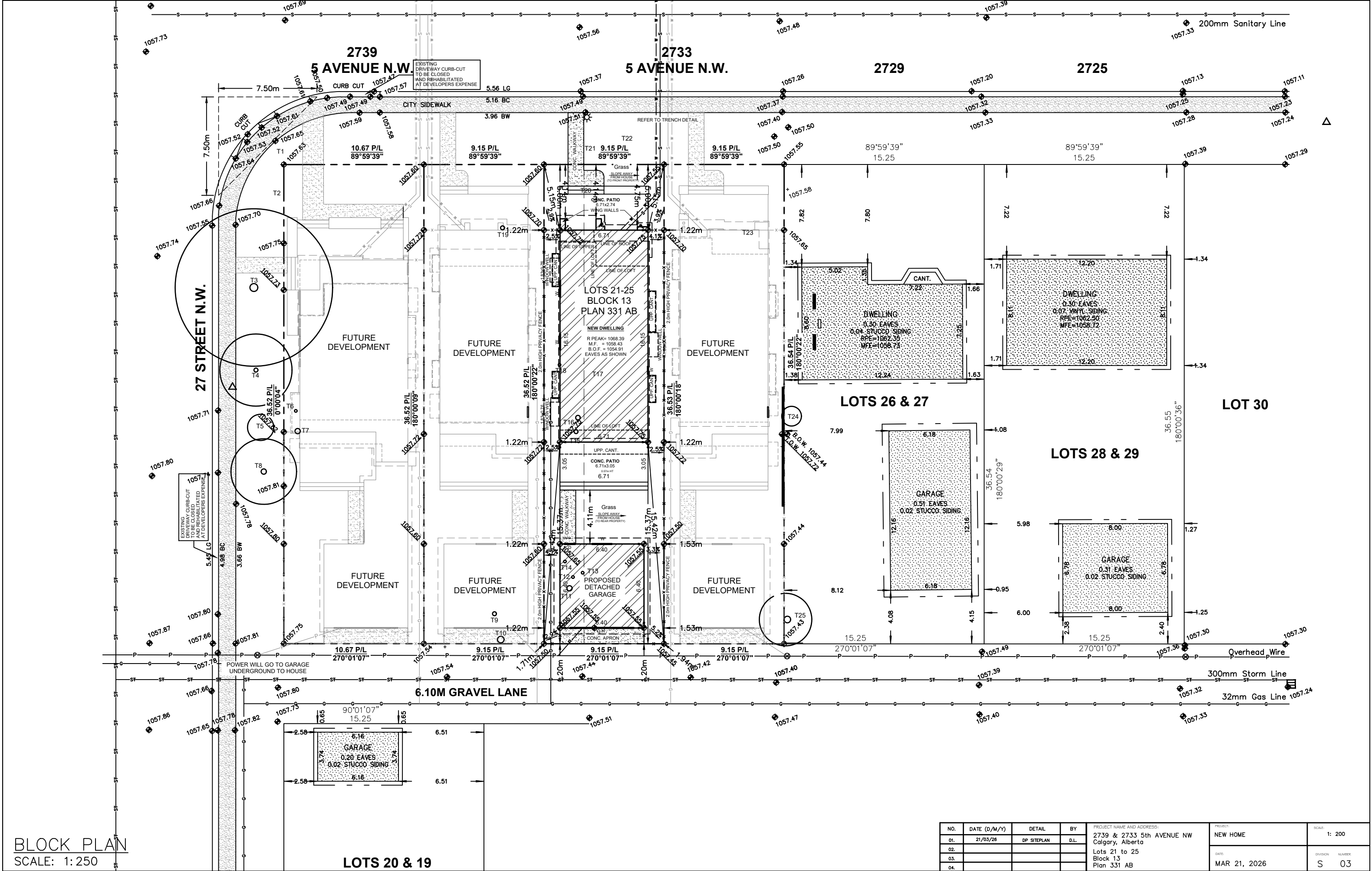
	AREA
BASEMENT	1166.00 SQ FT
MAIN FLOOR	1166.00 SQ FT
UPPER FLOOR	1263.33 SQ FT
LOFT FLOOR	956.00 SQ FT
TOTAL AREA	3385.33 SQ FT

- 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.
 - 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

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	21/03/26	DP SITEPLAN	D.L.	2739 & 2733 5th AVENUE NW Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lots 21 to 25 Block 13 Plan 331 AB		
03.					DATE:	DIVISION NUMBER
04.					MAR 21, 2026	S 02



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	21/03/26	DP SITEPLAN	D.L.	2739 & 2733 5th AVENUE NW Calgary, Alberta	NEW HOME	1: 200
02.				Lots 21 to 25 Block 13 Plan 331 AB	DATE:	DIVISION NUMBER
03.					MAR 21, 2026	S 03
04.						



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	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section

FLOOR AREA	
BASEMENT	= 1166.00 SQ. FT.
MAIN	= 1166.00 SQ. FT.
UPPER	= 1263.33 SQ. FT.
LOFT	= 956.00 SQ. FT.
TOTAL	= 3385.33 SQ. FT.



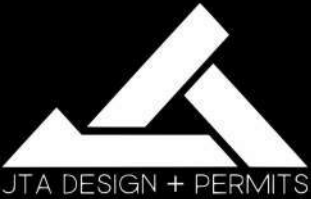
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/03/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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GOVERNING AUTHORITIES.

PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-03-24 4:18:14 PM

PROJECT NAME:
2733 5 Ave S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 124 - 26

SCALE: AS SHOWN SHEET: A-0.0

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 3

8" ALUMNIMUM FASCIA
- 5

SMOOTH STUCCO - DARK
- 7

CONCRETE PARGING
- 9

ASPHALT SHINGLES
- 2

12" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 6

BRICK FINISH AS SPEC'D.
- 8

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)

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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

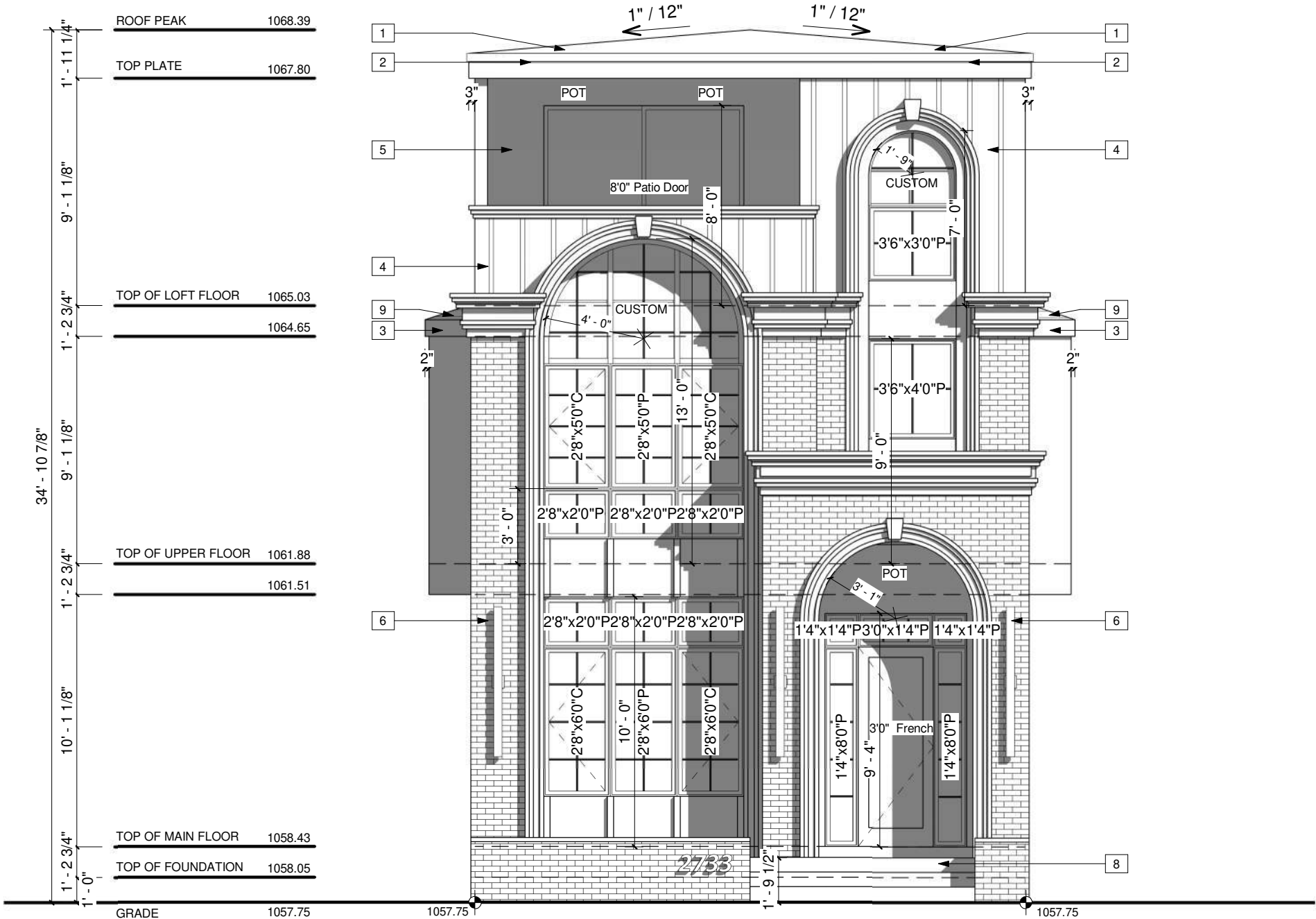
PRINTED: 2026-03-24 4:18:18 PM

PROJECT NAME:
2733 5 Ave S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 124 - 26

SCALE: AS SHOWN
SHEET: A-2.0

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



EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 3

8" ALUMNIMUM FASCIA
- 5

SMOOTH STUCCO - DARK
- 7

CONCRETE PARGING
- 9

ASPHALT SHINGLES
- 2

12" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 6

BRICK FINISH AS SPEC'D.
- 8

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)

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/03/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

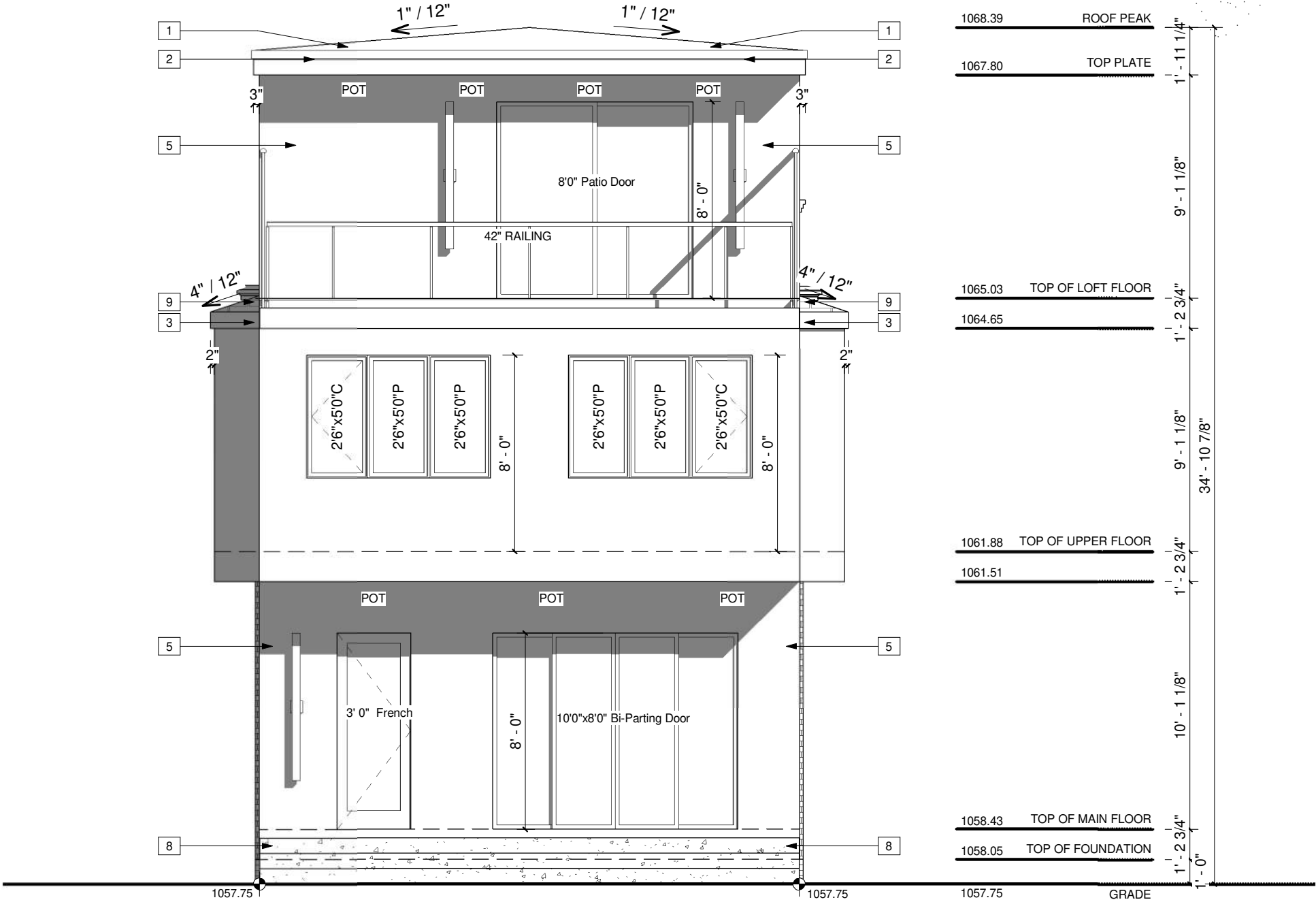
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PROJECT NAME:
2733 5 Ave S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 124 - 26

SCALE: AS SHOWN
SHEET: A-2.1

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



1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING	9	ASPHALT SHINGLES
2	12" ALUMNIMUM FASCIA	4	VERTICAL SIDING	6	BRICK FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE		

WALL AREA= 1655.27 SQ. FT.
WINDOW AREA = 24.19 SQ. FT.
 TOTAL: 24.19/1655.27 = 1.46%

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

Architectural drawing of the left elevation of a building. The drawing shows a main floor, upper floor, and loft floor. Key features include a 2.0m high privacy wall, a 5'0"x3'0" window well, and a 5'0"x3'0" window well. The drawing is labeled "LEFT ELEVATION" and "SCALE: 3/16" = 1'-0".

Dimensions and Elevations:

- Roof Peak: 1068.39
- Top Plate: 1067.80
- Top of Loft Floor: 1065.03
- Top of Upper Floor: 1061.88
- Top of Main Floor: 1058.43
- Top of Foundation: 1058.05
- Grade: 0000.00

Other Labels:

- 2.0m HIGH PRIVACY WALL
- 5'0"x3'0"SL
- 1.83mX0.76m WINDOW WELL ASREQ'D.
- 4'0"x1'6"P
- 20"x4'0"C
- 8'-0"
- 4'-0"
- 2'-0"
- 1'-10 1/2"
- 1'-9 1/2"
- 1'-2 3/4"
- 1'-2 3/4"
- 1'-2 3/4"
- 1'-11 1/4"
- 9'-1 1/8"
- 9'-1 1/8"
- 10'-1 1/8"
- 34'-10 7/8"

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

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/03/26	DP PLANS	D.I
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



JTA DESIGN + PERMITS

SHEET:
A-2.3

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 2

12" ALUMNIMUM FASCIA
- 3

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 5

SMOOTH STUCCO - DARK
- 6

BRICK FINISH AS SPEC'D.
- 7

CONCRETE PARGING
- 8

CAST-IN-PLACE CONCRETE
- 9

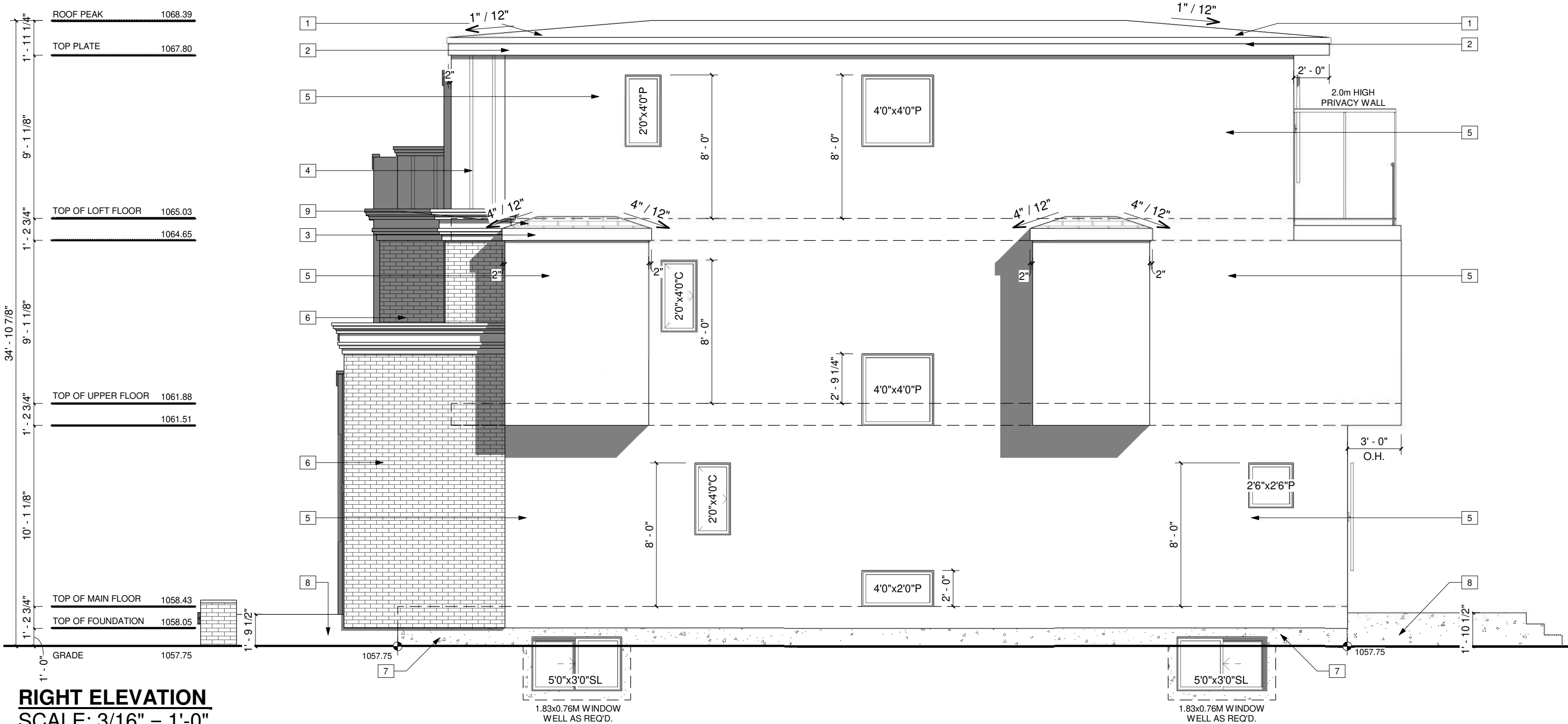
ASPHALT SHINGLES

WINDOW CALCULATION :

WALL AREA= 1649.12 SQ. FT.
WINDOW AREA = 79.98 SQ. FT.
TOTAL: 79.98/1649.12 = 4.85%

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"

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-24 4:18:20 PM



PROJECT NAME:

2733 5 Ave S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

124 - 26

SCALE:

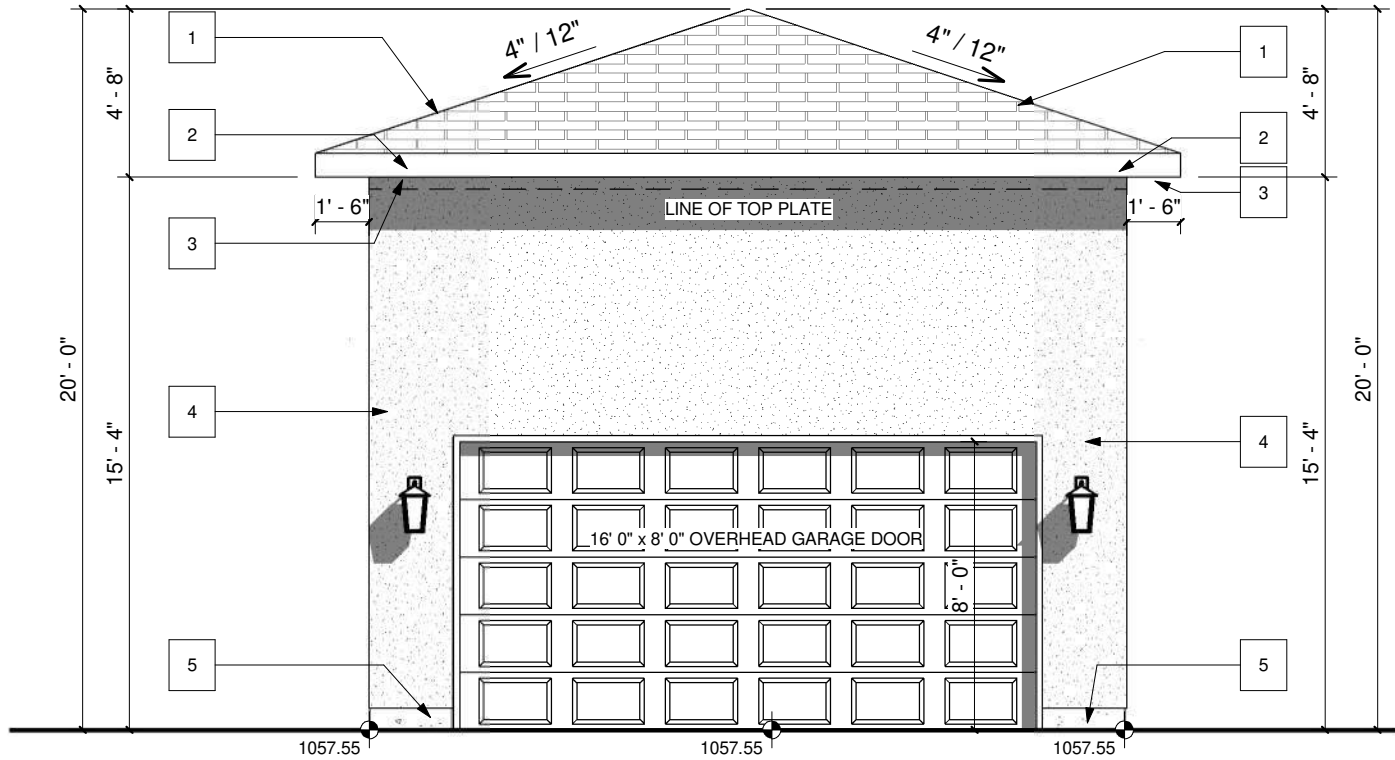
AS SHOWN

SHEET:

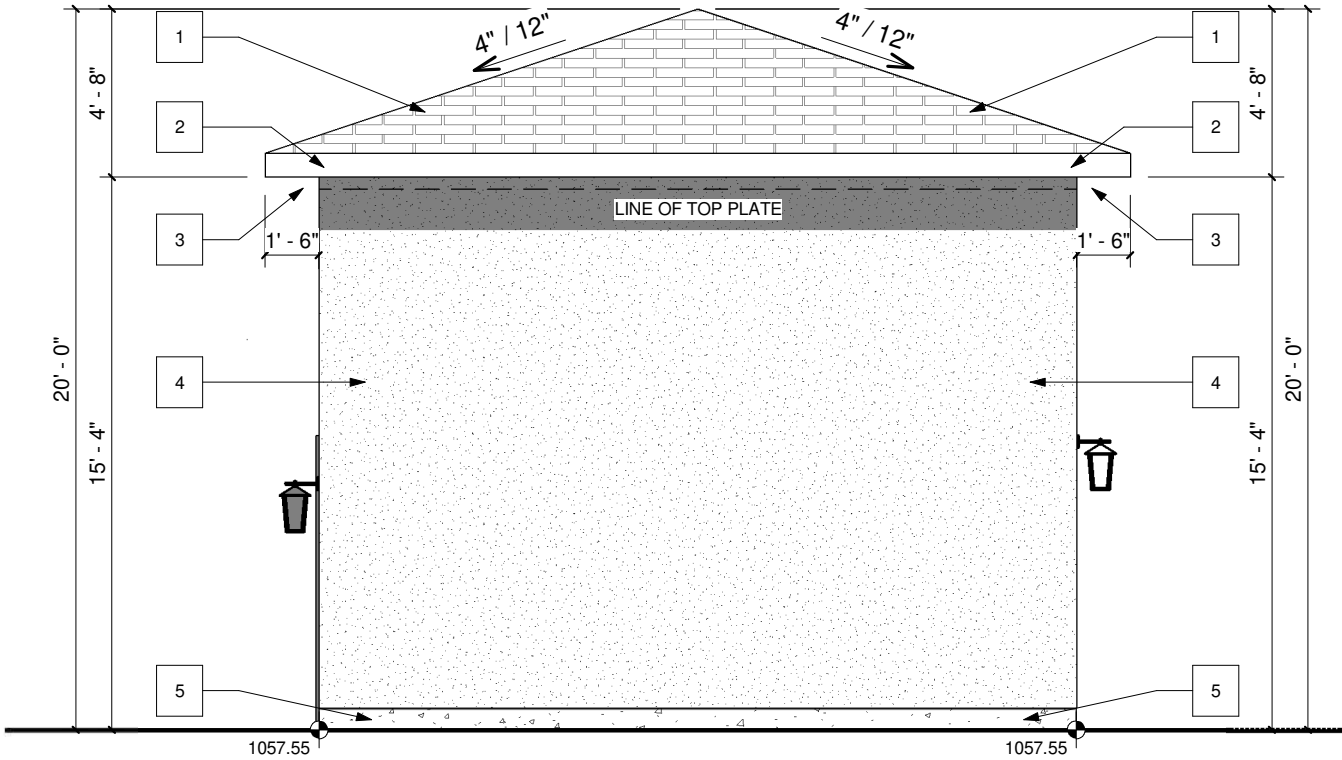
A-2.2

EXTERIOR FINISHES:

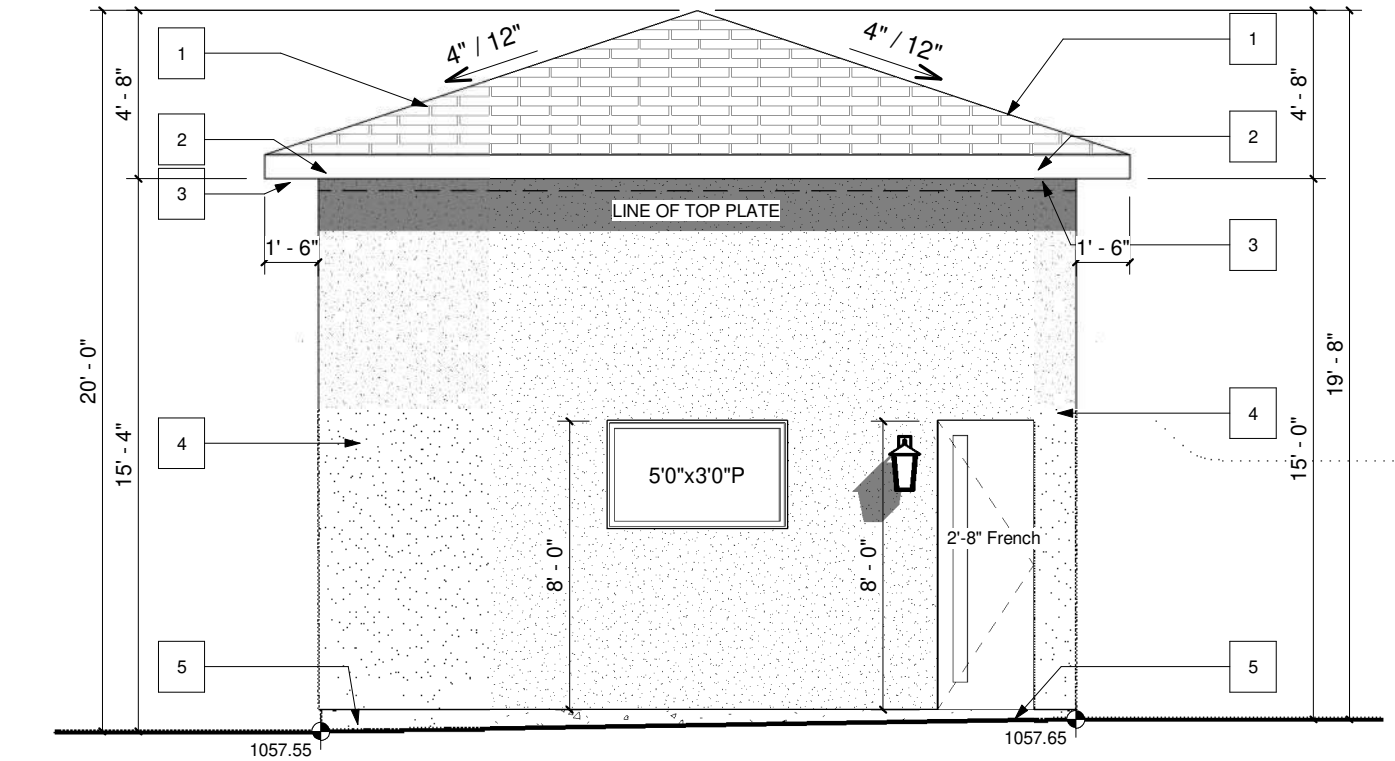
- 1
- ASPHALT SHINGLES
- 2
- 8" ALUMINUM FASCIA
- 3
- ALUMINUM EAVE'S
- 4
- STUCCO FINISH
- 5
- CONC. PARGING



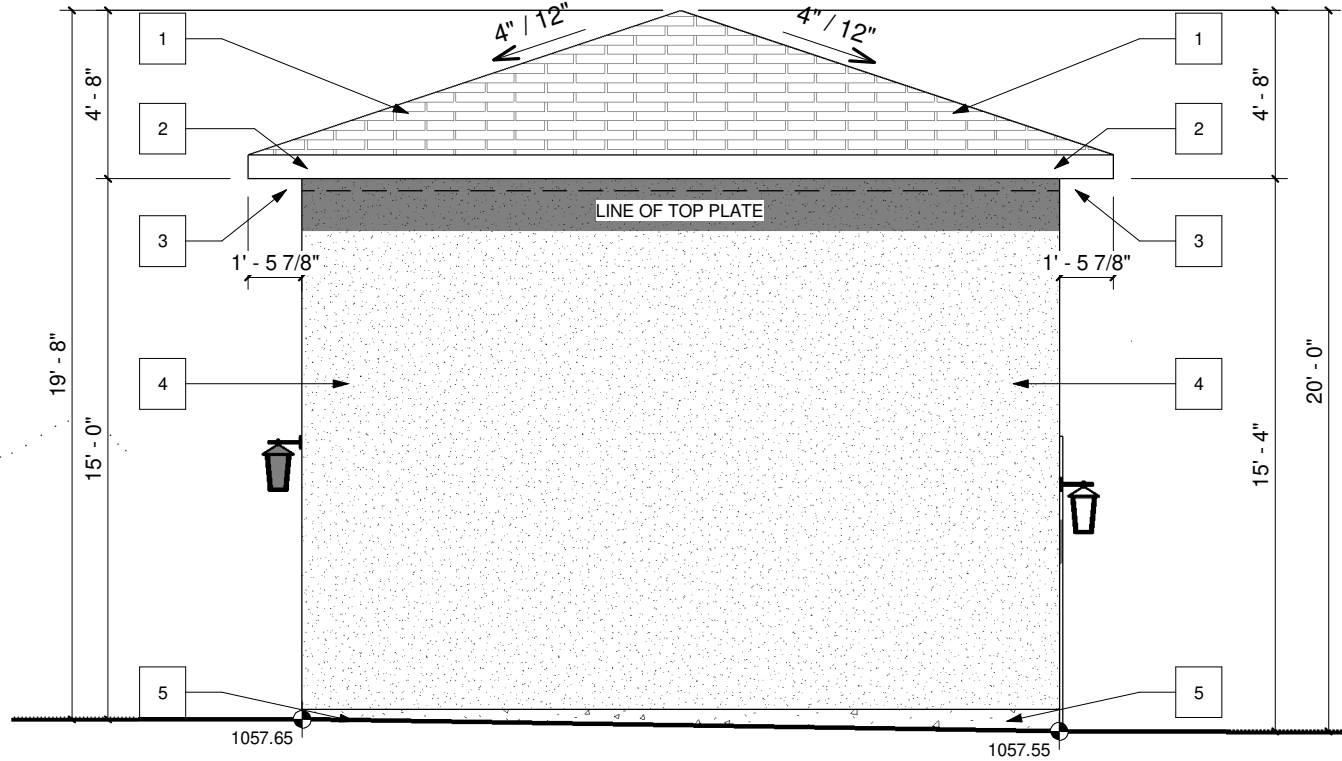
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

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RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/03/26	DP PLANS	D.L.
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:
NEW HOME

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
2733 5 Ave S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 124 - 26

SCALE: AS SHOWN SHEET: A-4.1