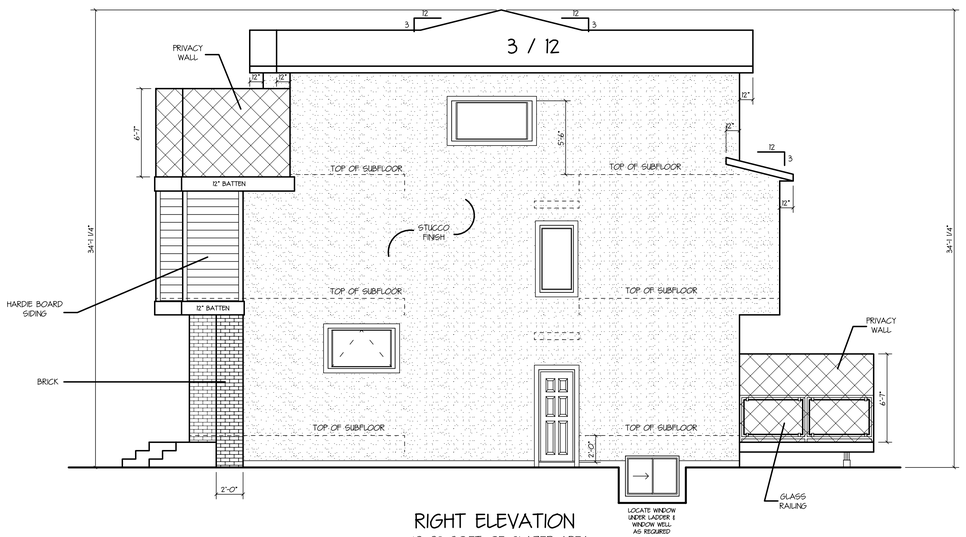


FRONT ELEVATION



RIGHT ELEVATION

48. 92 SQ.FT. OF GLAZED AREA
DIVIDED BY
1162. 21 SQ.FT. OF WALL AREA
= 4. 2 % OF UNPROTECTED OPENING AREA ON BUILDING FACE

WINDOW FENESTRATION INFORMATION & U-VALUE KEY

PRODUCT HEIGHT	10 m
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1200 pa
MINIMUM NEGATIVE DESIGN PRESSURE	1200 pa
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	260 pa
MINIMUM CANADIAN AIR INFILTRATION / EXFILTRATION	A2

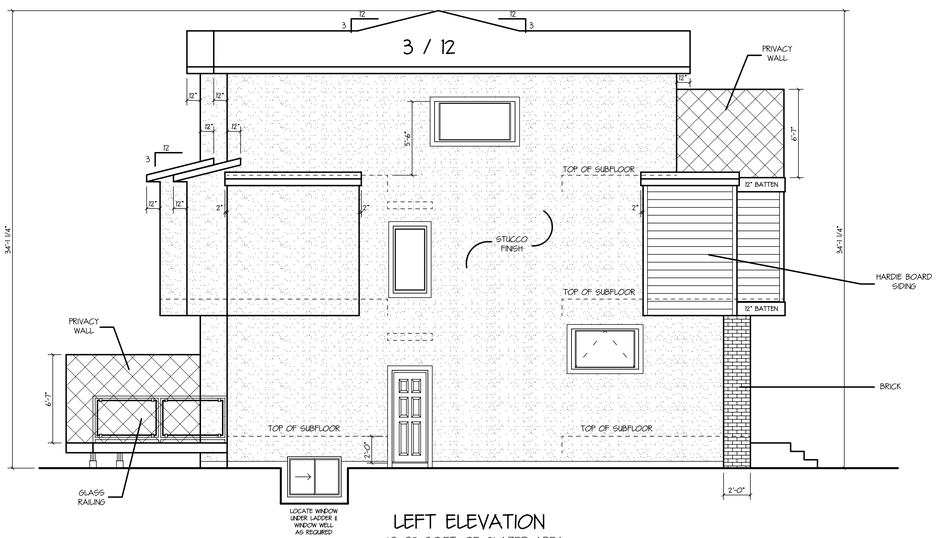
* AS PER NORTH AMERICAN FENESTRATION STANDARDS (NAFS)

WINDOW or SKYLIGHT SIZE AS PER PLAN (TYPICAL)

MAXIMUM or BETTER U-VALUE @ :
- WINDOWS & DOORS = 1. 6
- SKYLIGHTS = 2. 7



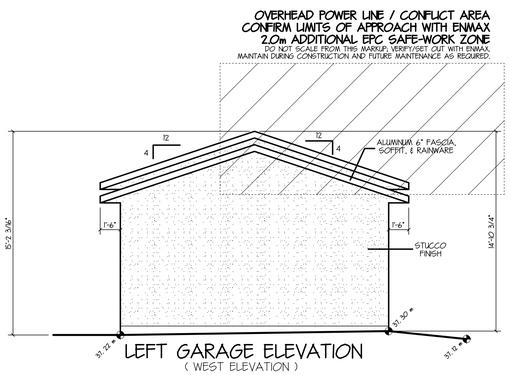
REAR ELEVATION



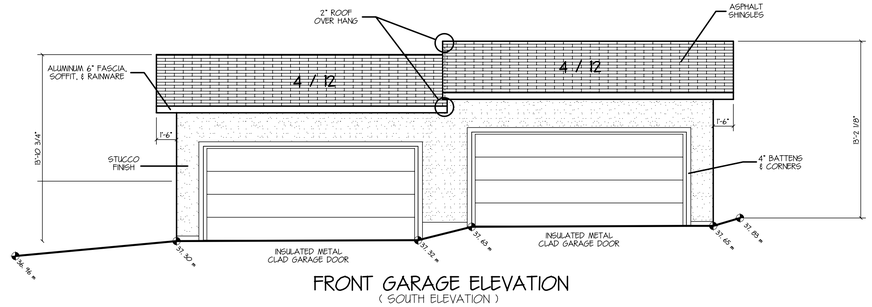
LEFT ELEVATION

48. 92 SQ.FT. OF GLAZED AREA
DIVIDED BY
1162. 21 SQ.FT. OF WALL AREA
= 4. 2 % OF UNPROTECTED OPENING AREA ON BUILDING FACE

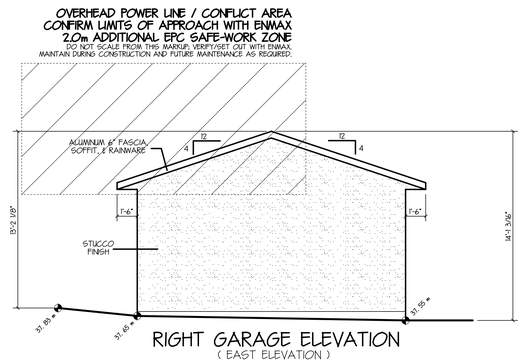
PREPARED FOR: TRI - BUILD HOMES
BY: SQUARE ONE DESIGN
CUSTOMER: * *
ADDRESS: 4723 - 40TH AVE. S.W.
DRAWING NAME: ELEVATIONS
LEGAL: LOT 10, BLK 13, PLAN 8217 JK
DATE: JUNE 15, 2026
DESIGNS & DRAWINGS ARE COPYRIGHT PROPERTY OF SQUARE ONE DESIGN LTD.
DRAWN BY: SQUARE ONE DESIGN
PH # - 403 - 803 - 2796
email: darrl@squareonedesign.ca
SCALE: 3/16" = 1'-0"
SHEET 1 / 7



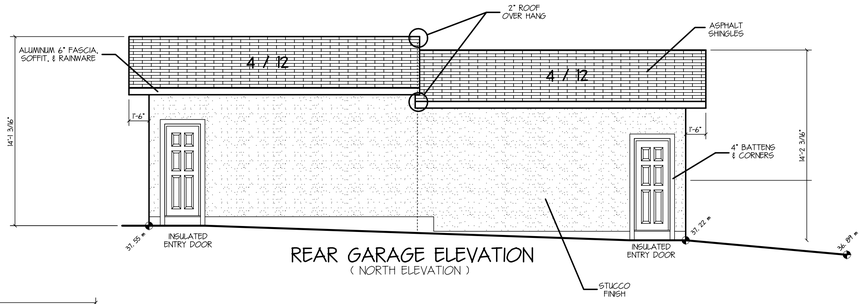
LEFT GARAGE ELEVATION
(WEST ELEVATION)



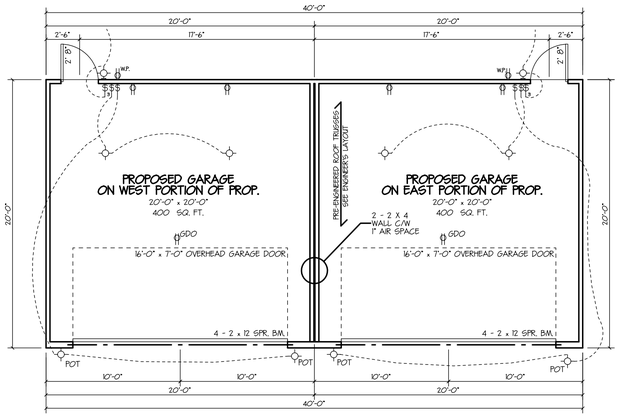
FRONT GARAGE ELEVATION
(SOUTH ELEVATION)



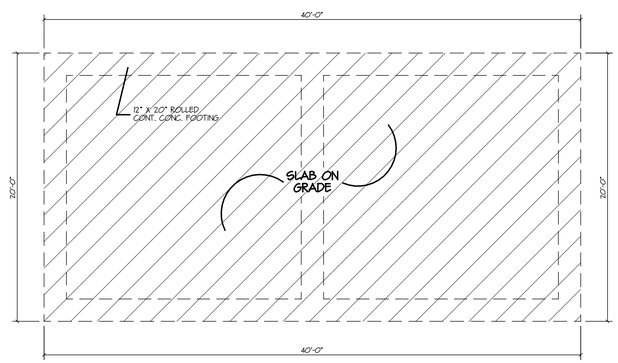
RIGHT GARAGE ELEVATION
(EAST ELEVATION)



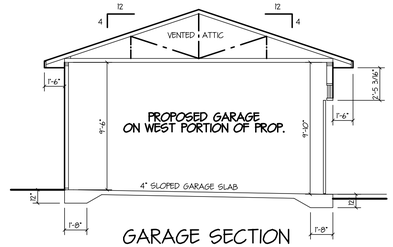
REAR GARAGE ELEVATION
(NORTH ELEVATION)



GARAGE PLAN



GARAGE FOUNDATION PLAN

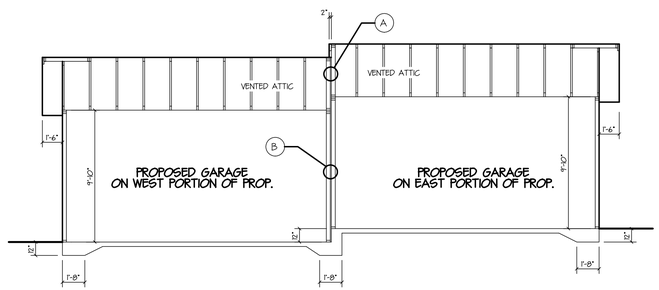


GARAGE SECTION

FIRE SEPARATION NOTES

(A) FIRE SEPARATION @ ROOF (TYP.)
5/8" TYPE 'X' FIREGUARD DRYWALL
R-20 ACOUSTICAL FIBERGLASS BATT INSUL
2 X 4 FRAMED WALL (STAGGERED)
1" AIRSPACE
2 X 4 FRAMED WALL (STAGGERED)
R-20 ACOUSTICAL FIBERGLASS BATT INSUL
5/8" TYPE 'X' FIREGUARD DRYWALL

(B) FIRE SEPARATION @ WALL (TYP.)
5/8" TYPE 'X' FIREGUARD DRYWALL
R-20 ACOUSTICAL FIBERGLASS BATT INSUL
2 X 4 FRAMED WALL (STAGGERED)
1" AIRSPACE
2 X 4 FRAMED WALL (STAGGERED)
R-20 ACOUSTICAL FIBERGLASS BATT INSUL
5/8" TYPE 'X' FIREGUARD DRYWALL



GARAGE SECTION

ASSEMBLY NOTES

(1) ROOF
ASPHALT SHINGLES OR AS SPECIFIED
3/8" SHEATHING C/W 'H' CLIPS
ENGINEER APPROVED ROOF TRUSSES @ 24" O.C.
R-34 LOOSE FILL / BATT INSULATION
6 . MIL POLY VAPOUR BARRIER
1/2" GD DRYWALL
ROOF SPACE TO BE VENTED
@ MIN.1 : 300 RATIO
ATTIC ACCESS

(2) EXTERIOR WALL
EXTERIOR FINISH AS PER ELEVATION
BUILDING PAPER
3/8" SHEATHING
2x6 WOOD STUDS @ 24" O.C.
OR AS SPECIFIED
R-20 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL

(3) FOUNDATION WALL
PARGING ABOVE GRADE
DAMPROOFING BELOW GRADE
8" CONCRETE FOUNDATION WALL
20"x12" CONT. CONC. STRIP FOOTING
PROVIDE 4'-0" MIN. COVER TO FOOTINGS
4" DIA. WEEPING TILE IF REQUIRED
2x4 STRAPPING @ 24" O.C.
R-12 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" DRYWALL (FINISHED AREAS)

(4) FLOORS
FINISHED FLOORING AS SPECIFIED
3/8" K-3 BOARD UNDERLAY
(TO LINO AREAS)
3/8" PLYWOOD UNDERLAY
(TO TILE AREAS)
T&G SUBFLOOR OR AS SPECIFIED
FLOOR JOISTS (SEE ENGINEERS PLANS)

(5) BASEMENT SLAB
3" CONCRETE SLAB
(4" FOR UNDERSLAB HEATING)
6 MIL POLY VAPOUR BARRIER
(WHERE APPLICABLE)
COMPACTED GRAVEL

(6) GARAGE SLAB
4" CONCRETE SLAB
COMPACTED GRAVEL
SLOPE GARAGE 4" TO OVERHEAD GARAGE DOOR

(7) CANTILEVERED FLOOR AREAS
2 x 6 FRAMING & R-28 INSULATION TO UNDERSIDE OF CANTILEVER
C/W 3/8" SHEATHING AND PREFINISHED ALUMINUM SOFFIT

(8) INTERIOR PARTITIONS
1/2" GYPSUM BOARD
2x4 STUDS @ 24" O.C.
1/2" GYPSUM BOARD
(ALL WALLS SUPPORTING KITCHEN CABINETS TO BE FRAMED @ 16" O.C.)

GENERAL NOTES
DOOR BETWEEN THE GARAGE AND THE HOUSE TO HAVE A CLOSER & WEATHERSTRIPPING

WINDOW SIZES ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH OPENING SIZES

PREPARED FOR
TRI - BUILD HOMES
BY SQUARE ONE DESIGN

CLIENT/OWNER

ADDRESS

INFILL DUPLEX PLANS
4723 - 40TH AVE. SW

DRAWING TITLE
GARAGE ELEVATIONS, PLANS, & SECTIONS

LEGAL
LOT - 10, BLOCK - 15, PLAN - 8517 JK

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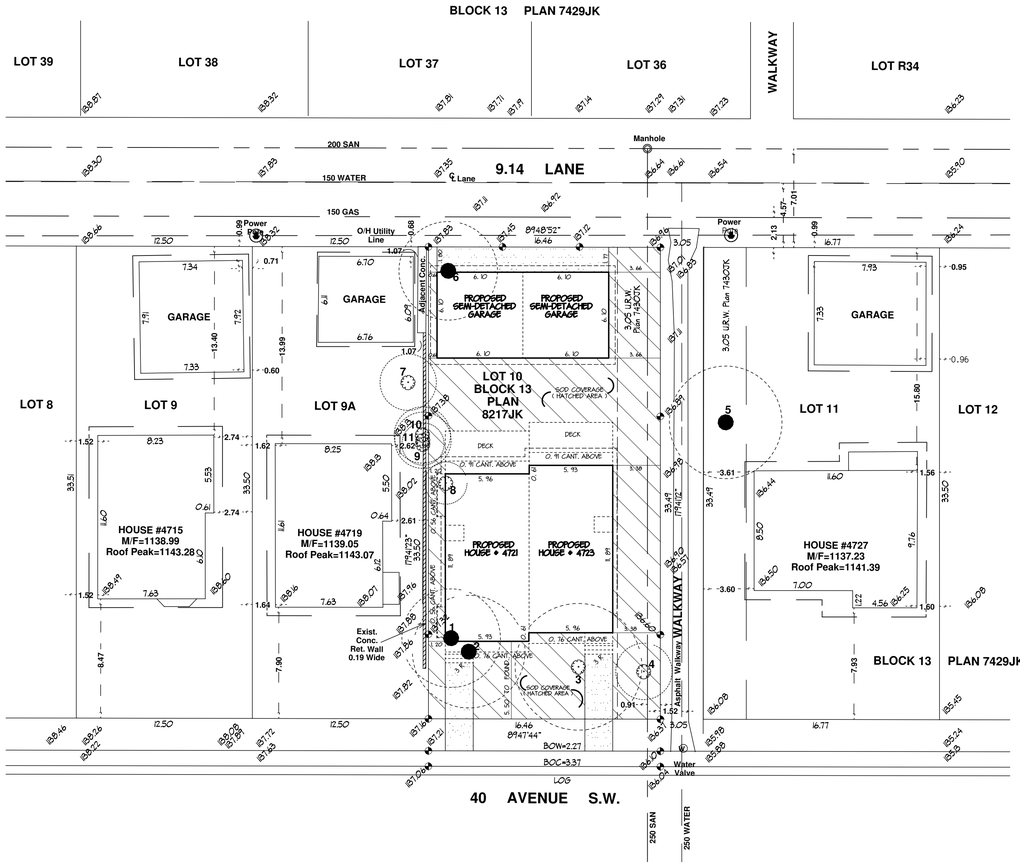
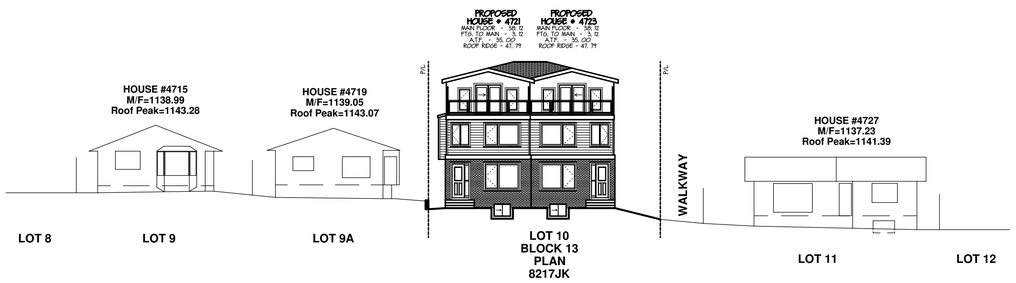
DATE
OCTOBER 24, 2016

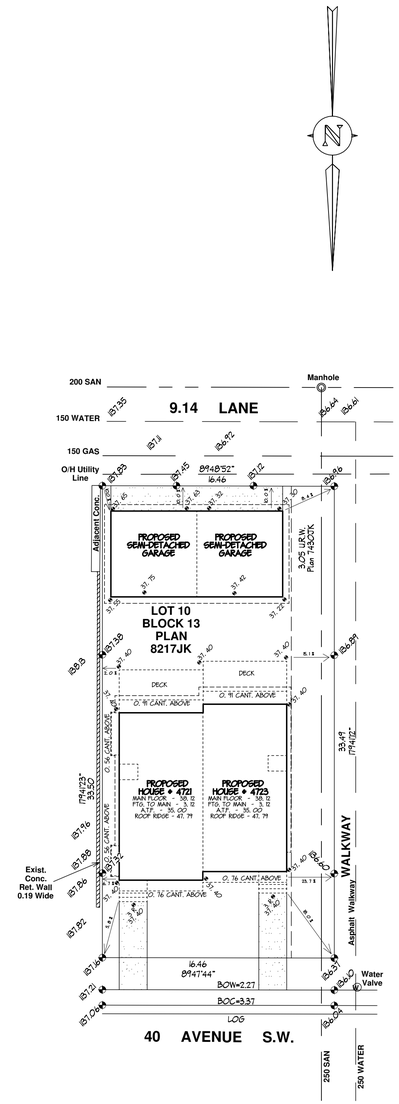
SIGNATURE
SQUARE ONE DESIGN
PH: 403 - 805 - 2794
email: darryl@squareonedesign.ca

SCALE
3/16" = 1'-0"

SHEET
7
7







LOT INFO. FOR PROPOSED DEVELOPEMENT (# 4721)	
ACTUAL TOP OF FOOTING	35.00
FINISHED GRADE	37.40
TOTAL LOT	239.78 SQ. M.
TOTAL HOUSE	70.65 SQ. M.
TOTAL GARAGE	37.16 SQ. M.
% LOT COVERED	45.0 %

LOT INFO. FOR PROPOSED DEVELOPEMENT (# 4723)	
ACTUAL TOP OF FOOTING	35.00
FINISHED GRADE	37.40
TOTAL LOT	311.89 SQ. M.
TOTAL HOUSE	70.65 SQ. M.
TOTAL GARAGE	37.16 SQ. M.
% LOT COVERED	34.6 %

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CITY OF CALGARY ALBERTA

PLAN SHOWING SITE SURVEY AFFECTING LOT 10, BLOCK 13, PLAN 8217JK WITHIN N.W. 1/4 SEC.1-24-2-W5M

NOTES:

Distances shown are in metres and decimals thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
All elevations are geodetic elevations and referred to ASCM 182121, Elevation = 1138.271

PROPERTY DESCRIPTION:

CLIENT:

PUNEET SETHI

MUNICIPAL ADDRESS:

4723 - 40 AVENUE S.W.
CALGARY, ALBERTA

DATE OF SURVEY:

JANUARY 19-20, 2026

SCALE 1:200

-5 0 10 20

METRES

LEGEND

Spot elevations are shown thus	00.00
Subject Property is shown thus	
Eave Fascia are shown thus	
Fences are shown thus	
Building foundation shown thus	
Overhead Utilities shown thus	
Gas line shown thus	
Sanitary Lines shown thus	
Storm lines shown thus	
Water lines shown thus	
AGT Lines shown thus	
E.L. Lines shown thus	
Coniferous trees are shown thus	
Deciduous trees are shown thus	
Shrubs are shown thus	
Tree Canopy shown thus	
Power Poles shown thus	
Manhole shown thus	
Water Valve shown thus	

TREE SCHEDULE

Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)	Status
1	CON	7	0.5	18	Removed
2	CON	8	0.6	18	Removed
3	DEC	9	0.3	15	Removed
4	DEC	4	0.2	5	Remains
5	CON	8	0.6	18	Remains
6	CON	7	0.5	17	Removed
7	DEC	4	0.3	7	Remains
8	DEC	3	0.1	5	Removed
9	DEC	4	0.1	5	Remains
10	DEC	3	0.1	5	Remains
11	DEC	4	0.1	6	Remains

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P308
TOTAL GEOMATICS & CONSULTING INC.

DISCLAIMER:
This plan represents best information at the time of Survey.
Total geomatics and Consulting Inc. and its employees take no responsibility for the location of any Underground Conduits, Pipes or any other facilities whether shown on or Omitted from this plan.
All underground installation should be located by the respective authorities prior to Construction
CALL ALBERTA ONE CALL: 1-800-242-3447

Total Geomatics & Consulting Inc

NITIN BANSAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: January 23, 2026
DWN BY:CD	Unit 1, 1339-40 Ave. NE, Calgary, AB, T2E 8N6	JOB NO: TG26-0011
CK'D BY:NB	Ph.: +1 403-798-1118	ACAD FILE NO:TG26-0011DP