



LIST OF DRAWINGS	
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A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
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A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
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A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

FLOOR AREA - UNIT #1	
BASEMENT	= 966.67 SQ. FT.
MAIN	= 966.67 SQ. FT.
UPPER	= 1060.83 SQ. FT.
LOFT	= 690.67 SQ.FT.
TOTAL	= 2718.17 SQ. FT.

FLOOR AREA - UNIT #2	
BASEMENT	= 966.67 SQ. FT.
MAIN	= 966.67 SQ. FT.
UPPER	= 1060.83 SQ. FT.
LOFT	= 690.67 SQ.FT.
TOTAL	= 2718.17 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	23/07/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



JTA DESIGN + PERMITS

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PROJECT: SEMI DETACHED

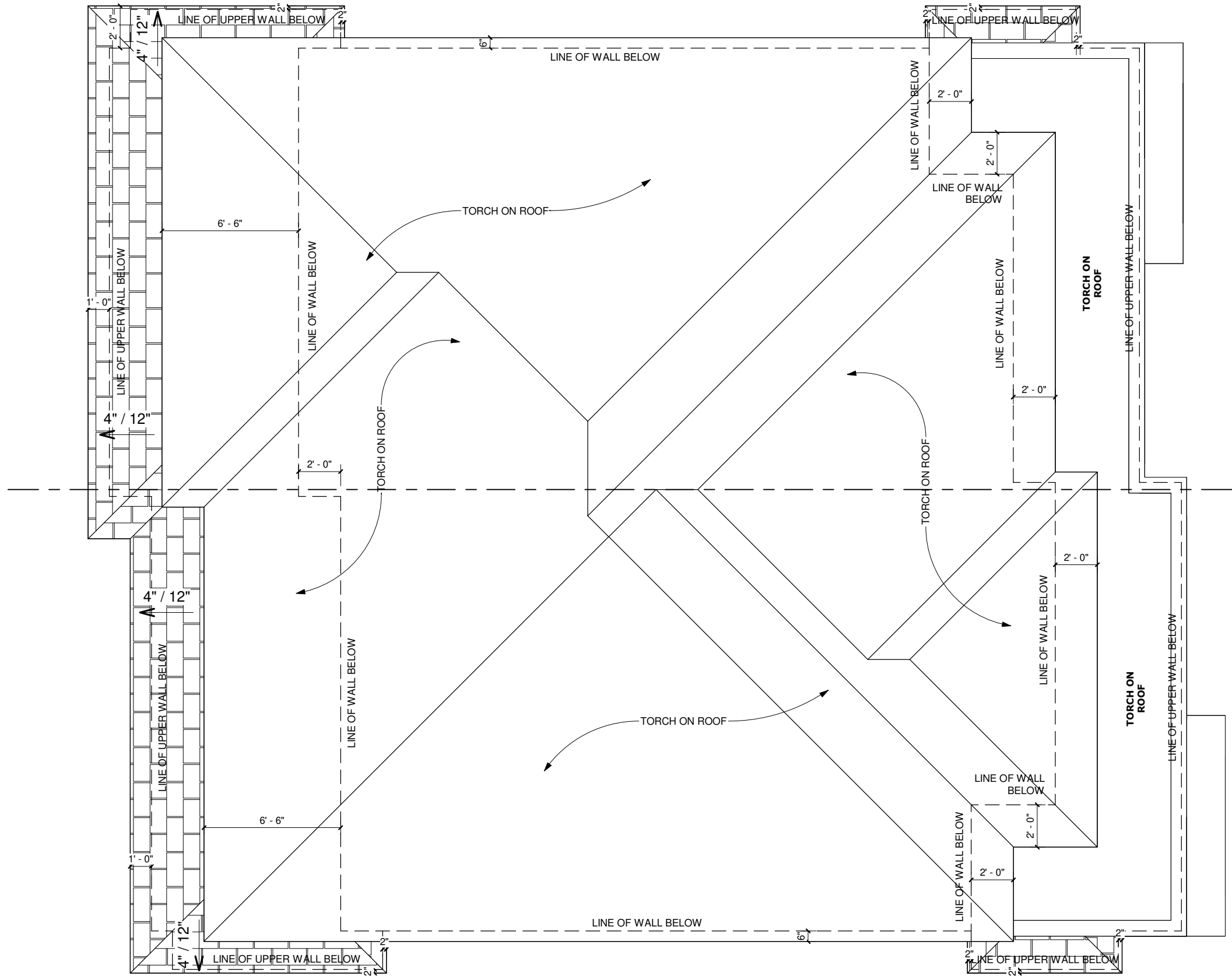
STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-02 12:55:05 PM

PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 118-26
SCALE: AS SHOWN	SHEET: A-0.0



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



PROJECT NOTES:
-CONTRACTOR TO CONFIRM HEEL
HEIGHT & ROOF DETAILS PRIOR TO
ORDERING WITH THE MANUFACTURER.
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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-02 12:55:06 PM

PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 118-26

SCALE: AS SHOWN SHEET: A-1.5

EXTERIOR FINISHES:

1	TORCH ON ROOF	3	SIDING FINISH - DARK	5	ASPHALT SHINGLES	7	CONC. PARGING	9	SMOOTH STUCCO - DARK GRAY/BLACK
2	8" ALUMNIMUM FASCIA	4	VERTICAL SIDING - DARK	6	BRICK FINISH AS SPEC'D.	8	CAST IN PLACE CONCRETE	10	VERTICAL SLAT - DARK

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)

PROJECT NOTES:

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:

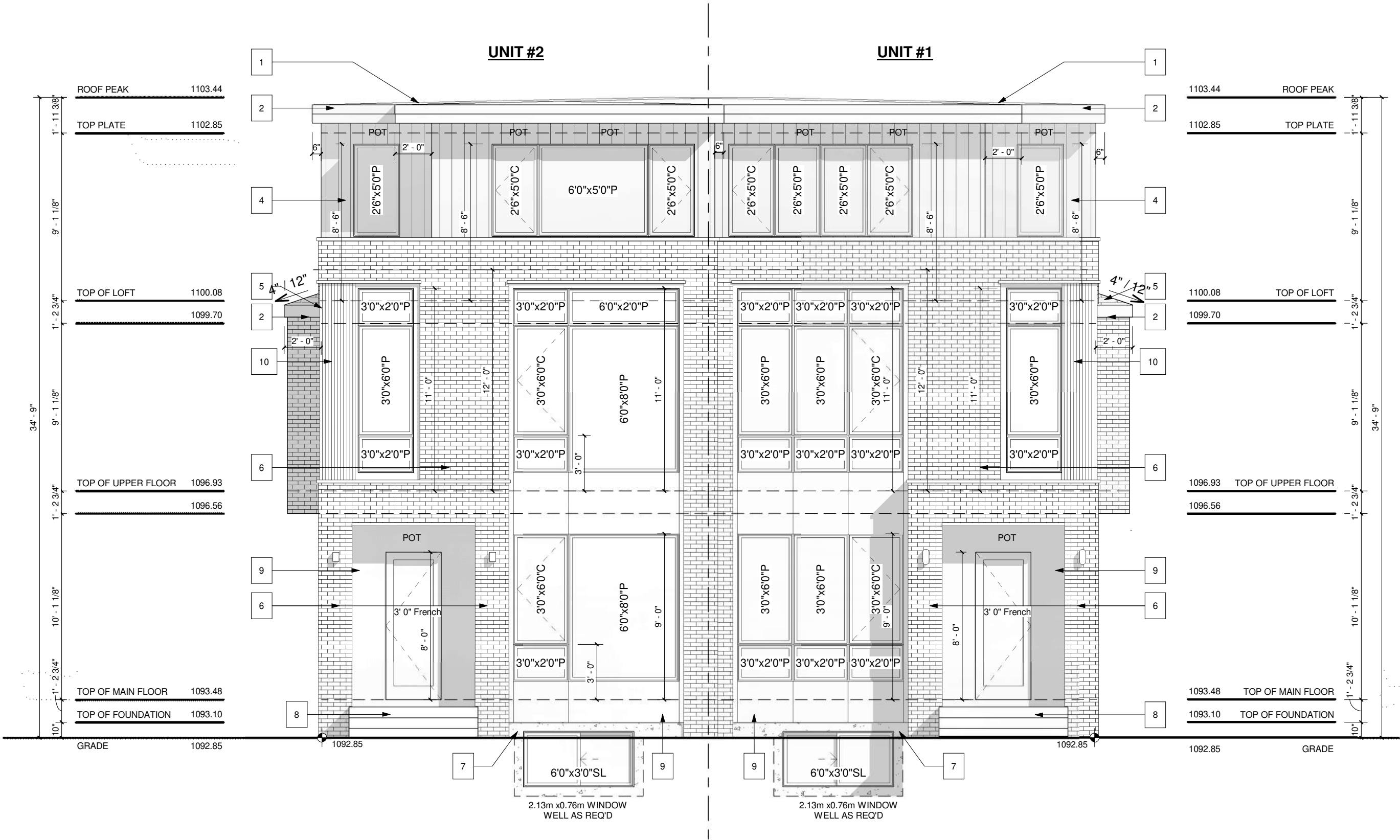
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PRINTED: 2026-04-02 12:55:08 PM

PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 118-26
SCALE: AS SHOWN	SHEET: A-2.0

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



EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 3

SIDING FINISH - DARK
- 5

ASPHALT SHINGLES
- 7

CONC. PARGING
- 9

SMOOTH STUCCO - DARK GRAY/BLACK
- 2

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING - DARK
- 6

BRICK FINISH AS SPEC'D.
- 8

CAST IN PLACE CONCRETE
- 10

VERTICAL SLAT - DARK

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 _____

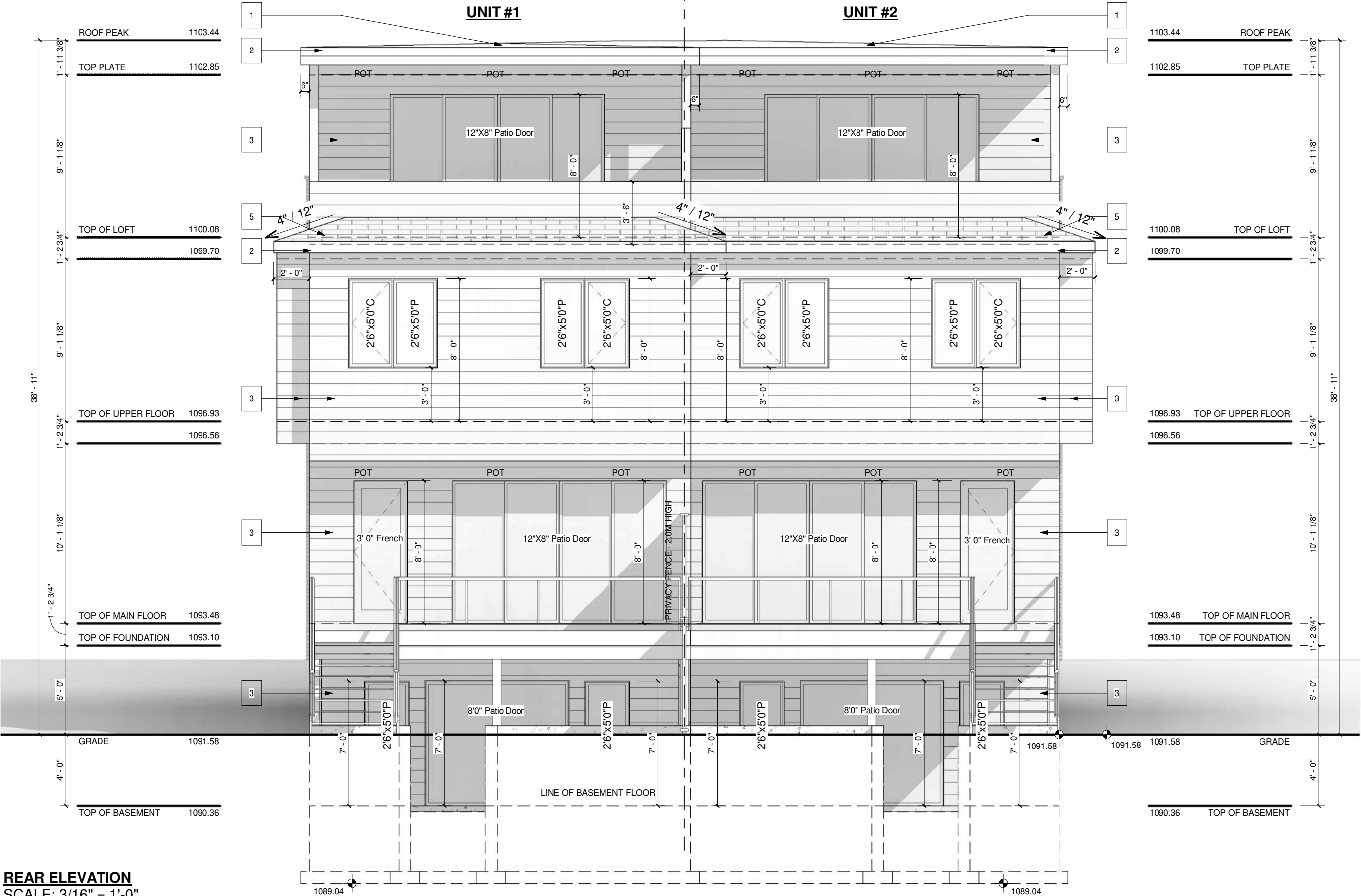
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PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 118-26

SCALE: AS SHOWN
SHEET: A-2.1

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



EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 3

SIDING FINISH - DARK
- 5

ASPHALT SHINGLES
- 7

CONC. PARGING
- 9

SMOOTH STUCCO - DARK GRAY/BLACK
- 2

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING - DARK
- 6

BRICK FINISH AS SPEC'D.
- 8

CAST IN PLACE CONCRETE
- 10

VERTICAL SLAT - DARK

WINDOW CALCULATION
WALL AREA = 1566.81 SQ. FT.
WINDOW AREA = 57.65 SQ. FT.
TOTAL: 57.65 / 1566.81 = 3.68%

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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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

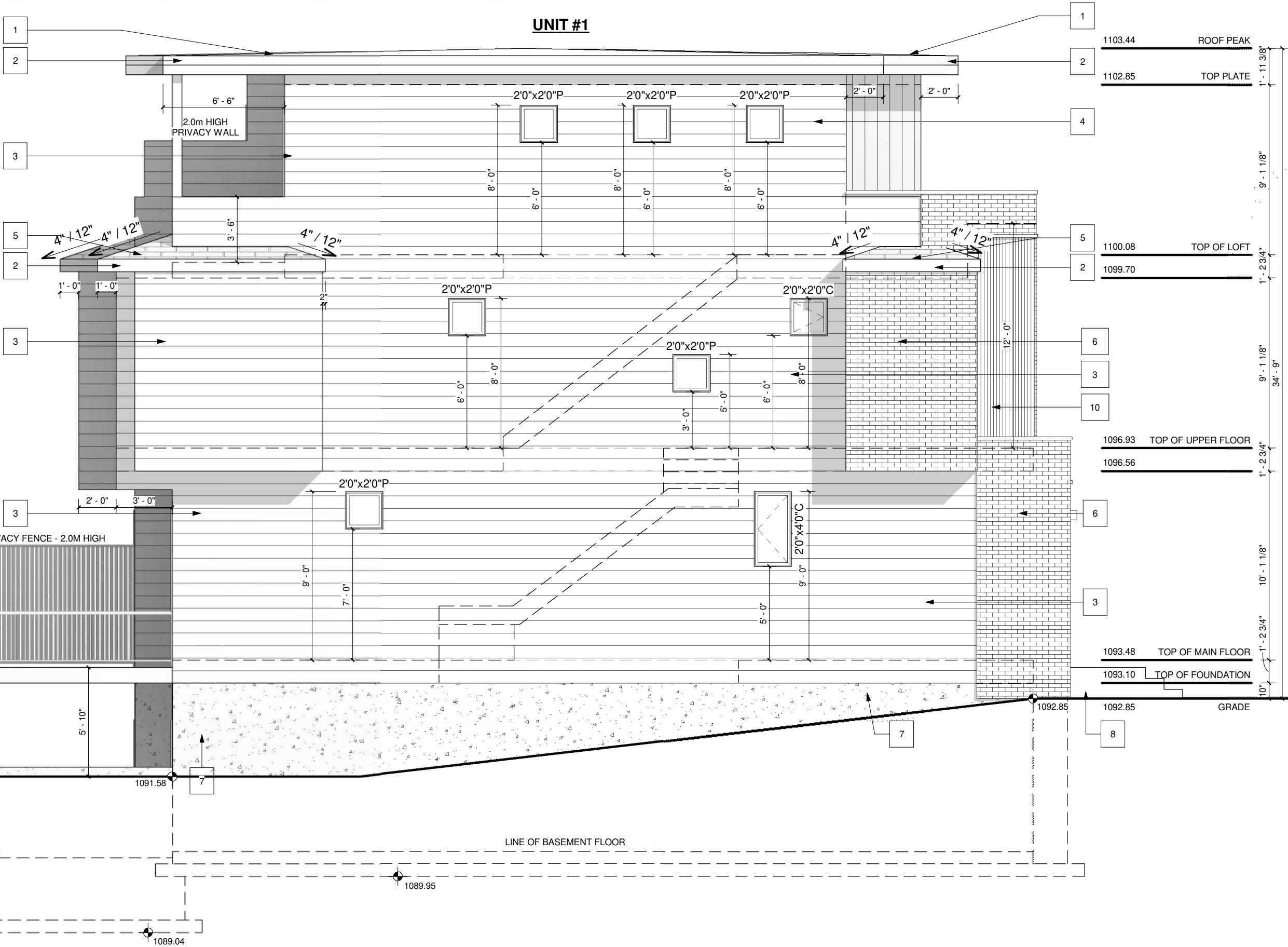
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PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 118-26

SCALE: AS SHOWN
SHEET: A-2.2

UNIT #1



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

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 3

SIDING FINISH - DARK
- 5

ASPHALT SHINGLES
- 7

CONC. PARGING
- 9

SMOOTH STUCCO - DARK GRAY/BLACK
- 2

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING - DARK
- 6

BRICK FINISH AS SPEC'D.
- 8

CAST IN PLACE CONCRETE
- 10

VERTICAL SLAT - DARK

WINDOW CALCULATION
WALL AREA = 1566.81 SQ. FT.
WINDOW AREA = 57.65 SQ. FT.
TOTAL: 57.65 / 1566.81 = 3.68%

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

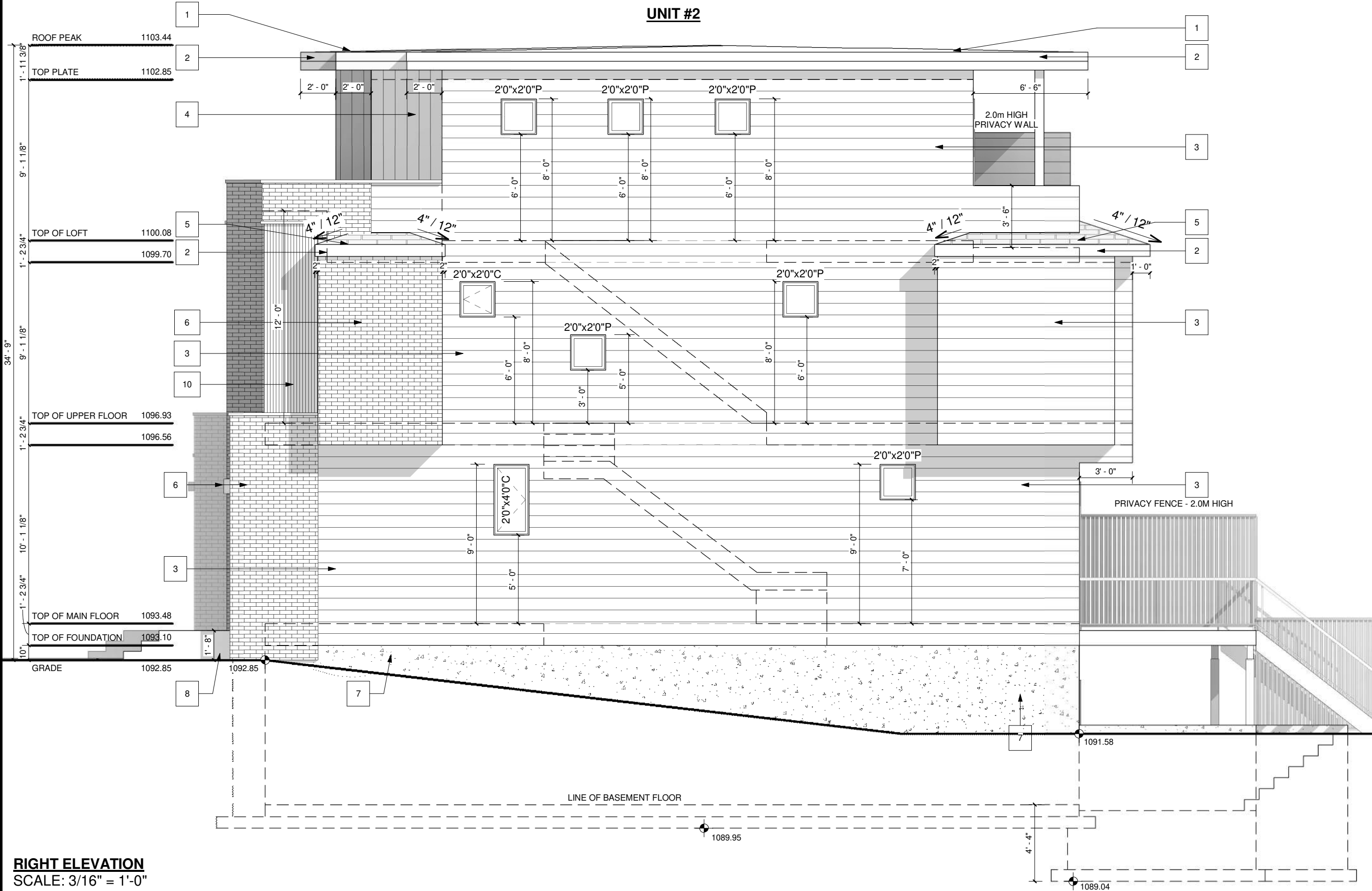
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PROJECT NAME:
4112 16A ST SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 118-26

SCALE: AS SHOWN SHEET: A-2.3

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



EXTERIOR FINISHES:

- 1

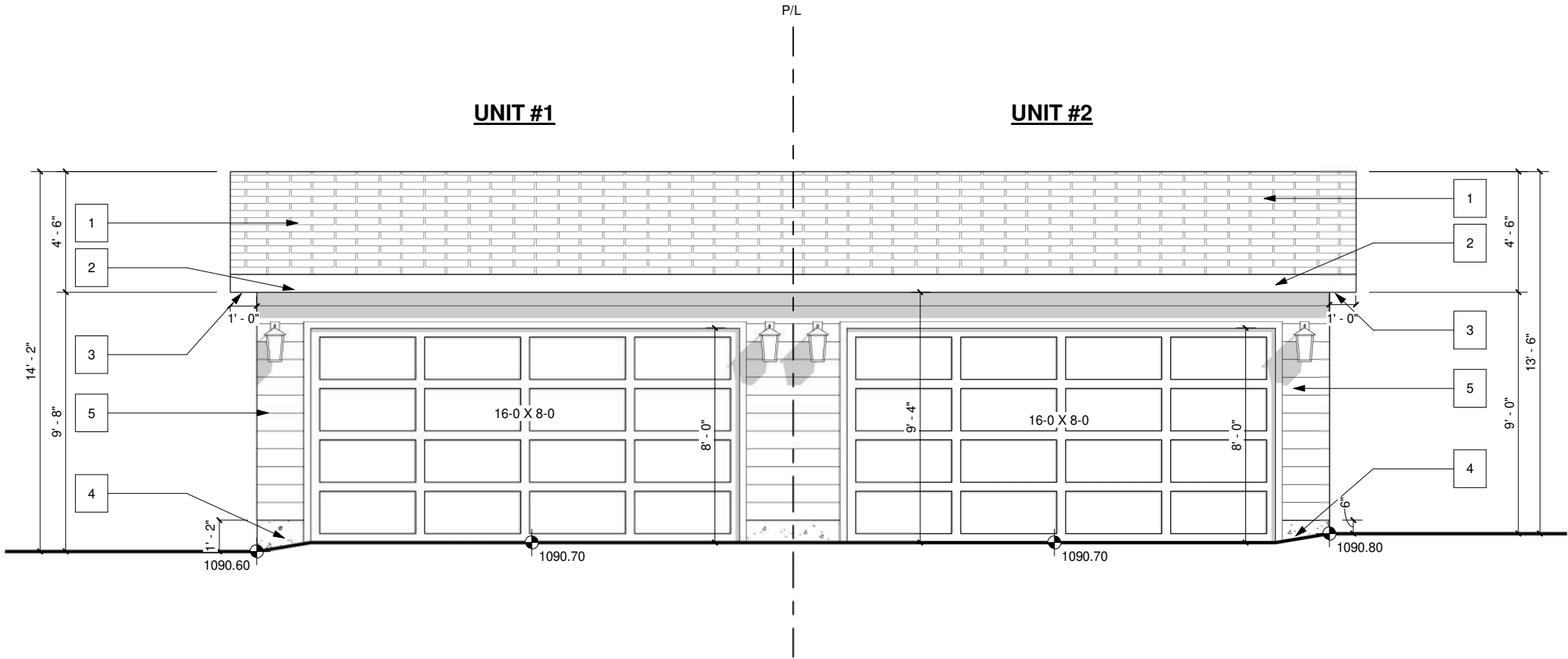
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

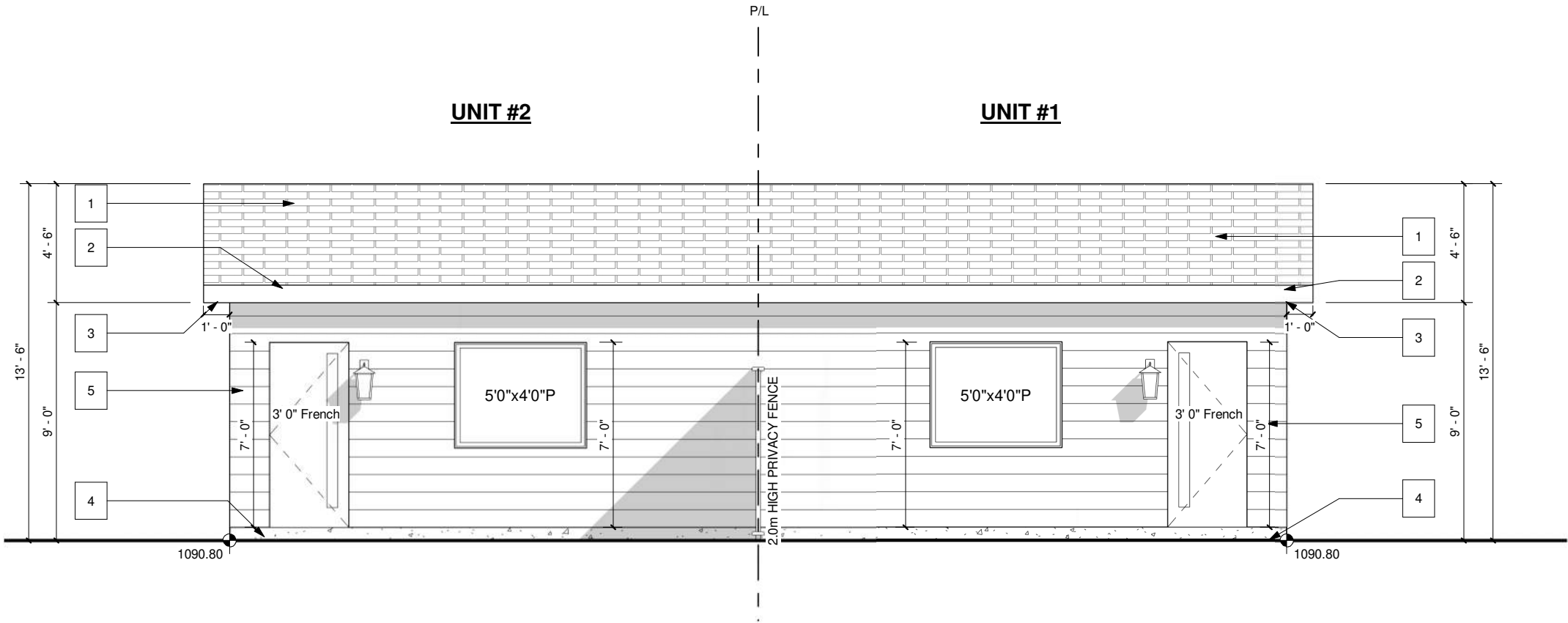
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-04-02 12:55:14 PM

PROJECT NAME:

4112 16A ST SW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

118-26

SCALE:

AS SHOWN

SHEET:

A-3.1

EXTERIOR FINISHES:

- 1

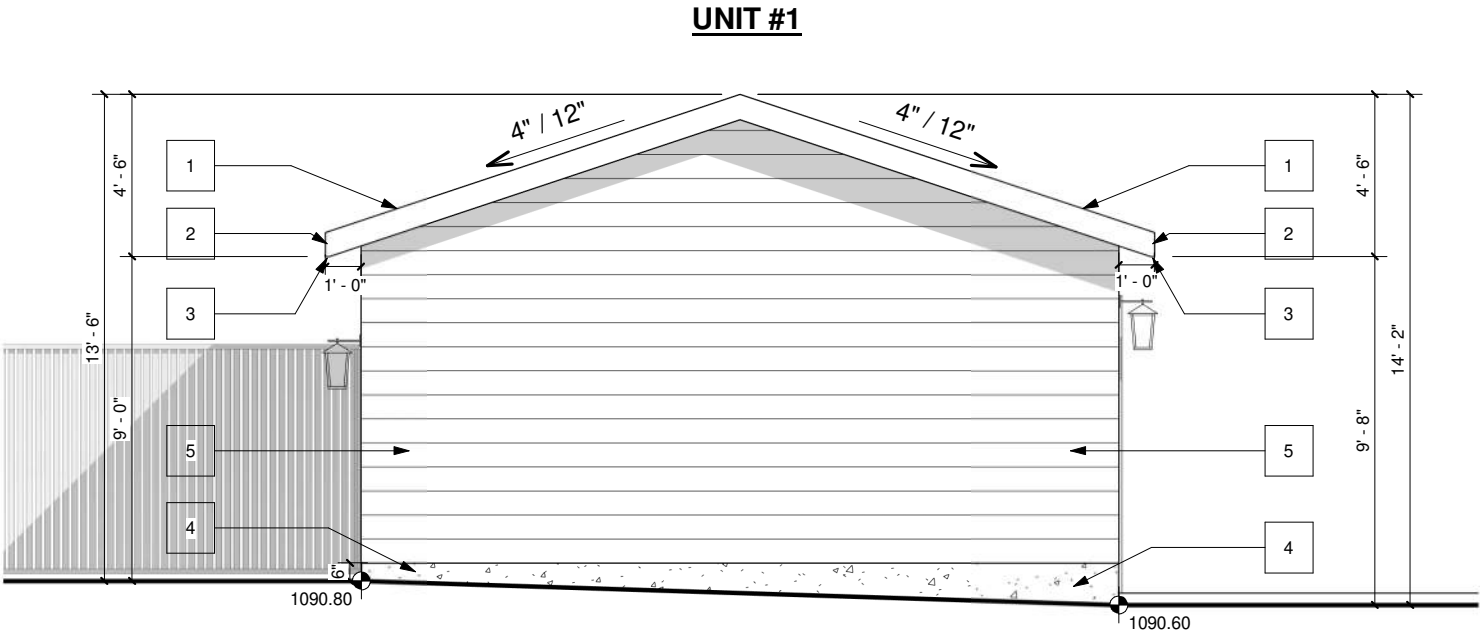
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

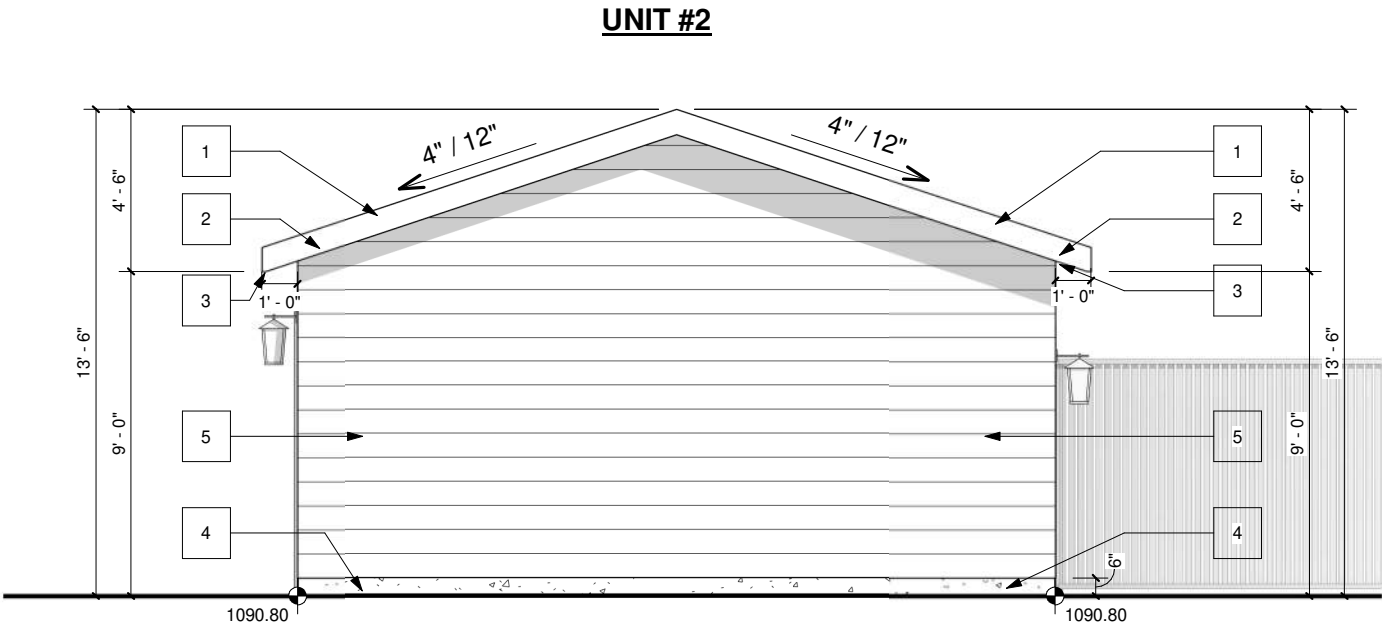
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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SEMI DETACHED

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SIGNATURES:

X _____

PRINTED: 2026-04-02 12:55:15 PM

PROJECT NAME:

4112 16A ST SW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

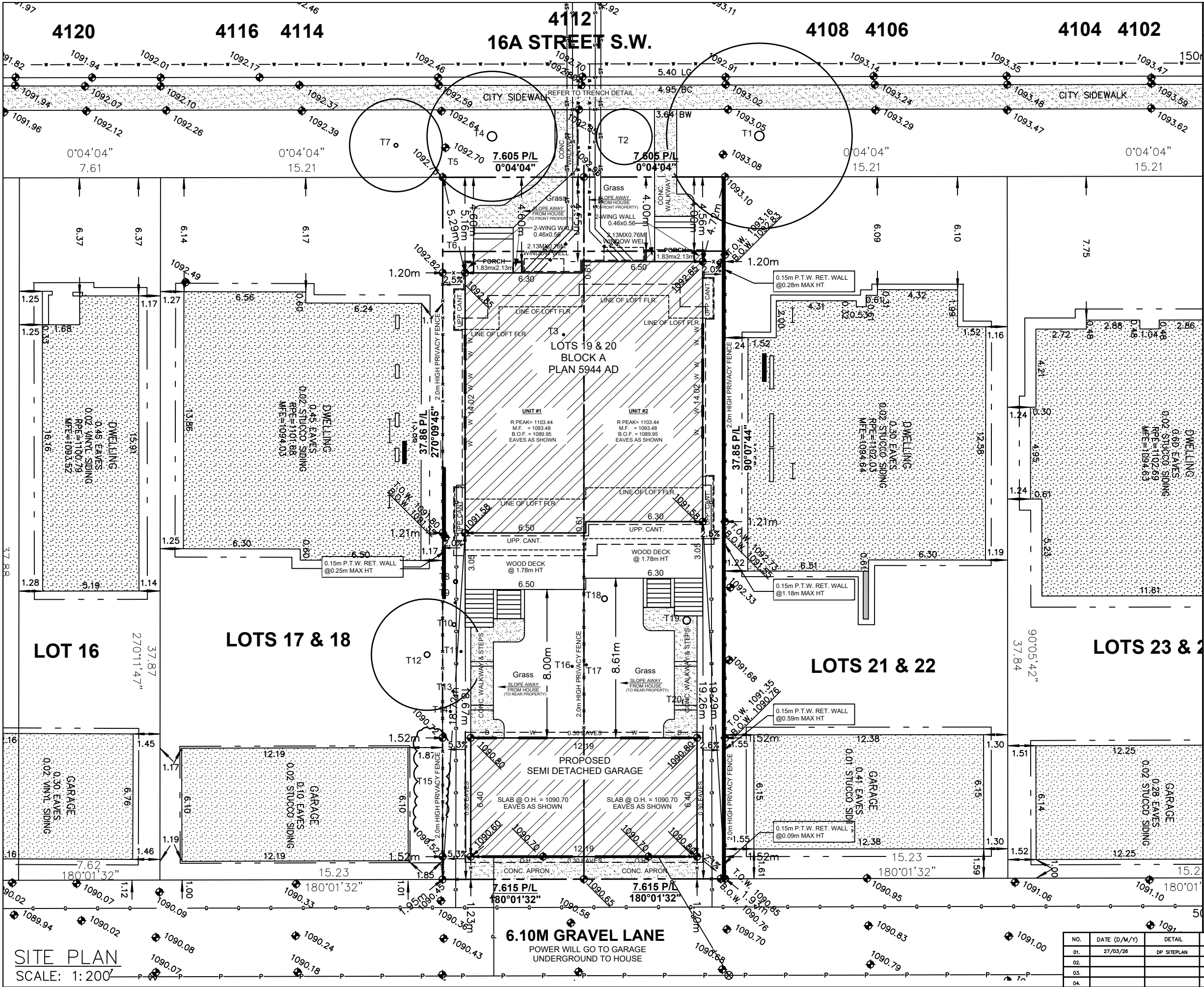
118-26

SCALE:

AS SHOWN

SHEET:

A-3.2



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--- denotes Fence
- S--- denotes Sanitary Line
- ST--- denotes Storm Line
- W--- denotes Water Line
- G--- 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:

Lots 19 & 20
Block A
Plan 5944 AD

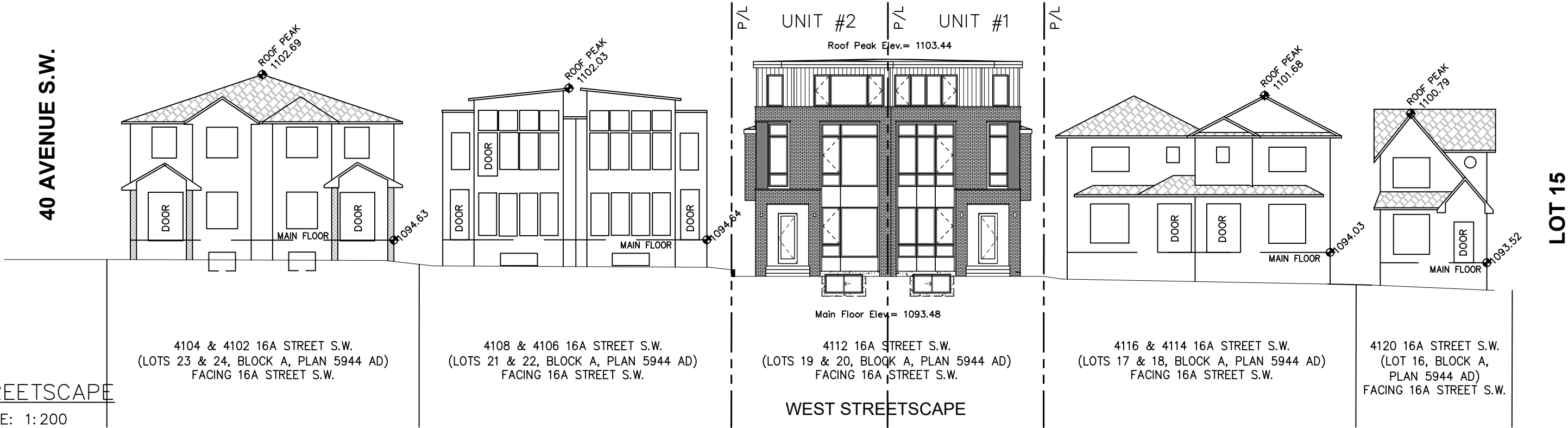
MUNICIPAL ADDRESS:

4112 - 16A STREET S.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 575.980 SQ M HOUSE: 179.613 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 1.022 SQ M GARAGE: 78.039 SQ M TOTAL: 258.673/575.980 = 44.91%	LOT SIZE: 288.012 SQ M HOUSE: 89.806 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.511 SQ M GARAGE: 39.019 SQ M TOTAL: 129.336/288.012 = 44.91%	LOT SIZE: 287.969 SQ M HOUSE: 89.806 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.511 SQ M GARAGE: 39.019 SQ M TOTAL: 129.336/287.969 = 44.91%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	27/03/26	DP SITEPLAN	D.L.	4112 16A STREET SW Calgary, Alberta	SEMI DETACHED HOUSE	1: 200
02.				Lots 19 & 20 Block A Plan 5944 AD		
03.					DATE: MAR 27, 2026	DIVISION NUMBER
04.						S 01

STREETSCAPE
SCALE: 1:200

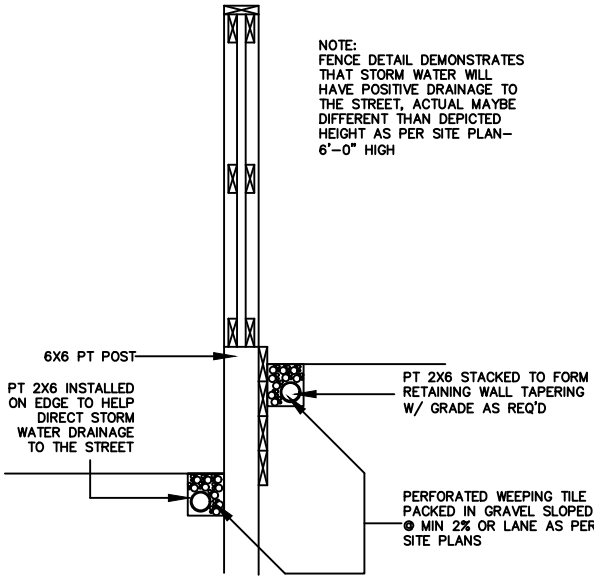


TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.50	10.00	10.00	In City Property	To Stay
T2	Deciduous	—	3.00	2.00	In City Property	To Stay
T3	Deciduous	0.10	1.50	1.50	In Subject Property	To be Removed
T4	Deciduous	0.50	7.00	10.00	In City Property	To Stay
T5	Bush	—	2.00	2.00	In City Property	To be Removed
T6	Bush	—	2.00	2.00	On Property Line	To be Removed
T7	Deciduous	0.20	5.00	5.00	In City Property	To Stay
T8	Deciduous	0.20	0.20	1.50	In Subject Property	To be Removed
T9	Deciduous	0.10	0.50	10.00	In Subject Property	To be Removed
T10	Deciduous	0.20	1.50	10.00	In Subject Property	To be Removed
T11	Deciduous	0.10	0.50	8.00	In Subject Property	To be Removed
T12	Deciduous	0.30	6.00	4.00	In Adjacent Property	To Stay
T13	Deciduous	0.10	0.50	5.00	In Subject Property	To be Removed
T14	Deciduous	0.10	0.50	6.00	In Subject Property	To be Removed
T15	Bush	—	2.00	4.00	On Property Line	To be Removed
T16	Deciduous	0.10	0.50	7.00	In Subject Property	To be Removed
T17	Deciduous	0.10	0.50	7.00	In Subject Property	To be Removed
T18	Coniferous	0.30	4.00	6.00	In Subject Property	To be Removed
T19	Deciduous	0.40	6.00	6.00	In Subject Property	To be Removed
T20	Deciduous	0.40	6.00	6.00	In Subject Property	To be Removed

SEMI DETACHED SQFT:

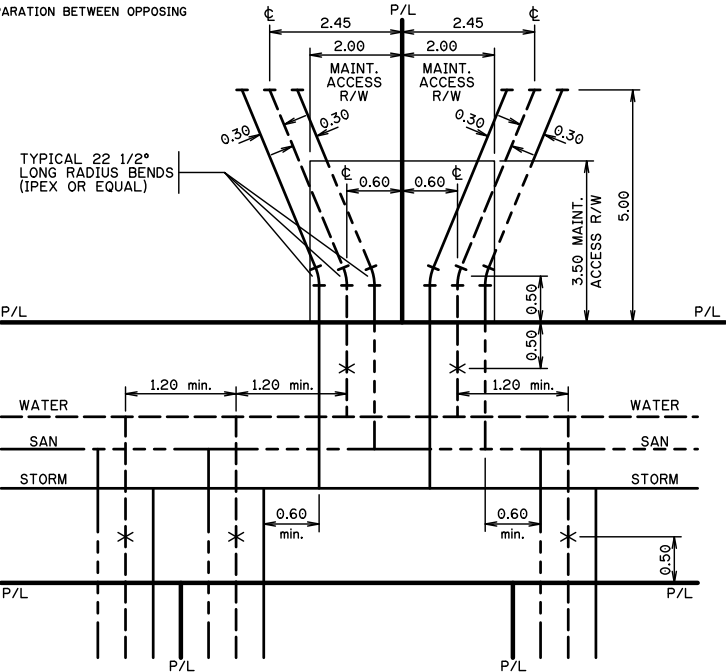
	UNIT #1	UNIT #2
BASEMENT	966.67 SQ FT	966.67 SQ FT
MAIN FLOOR	966.67 SQ FT	966.67 SQ FT
UPPER FLOOR	1060.83 SQ FT	1060.83 SQ FT
LOFT FLOOR	690.67 SQ FT	690.67 SQ FT
TOTAL AREA	2718.17 SQ FT	2718.17 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

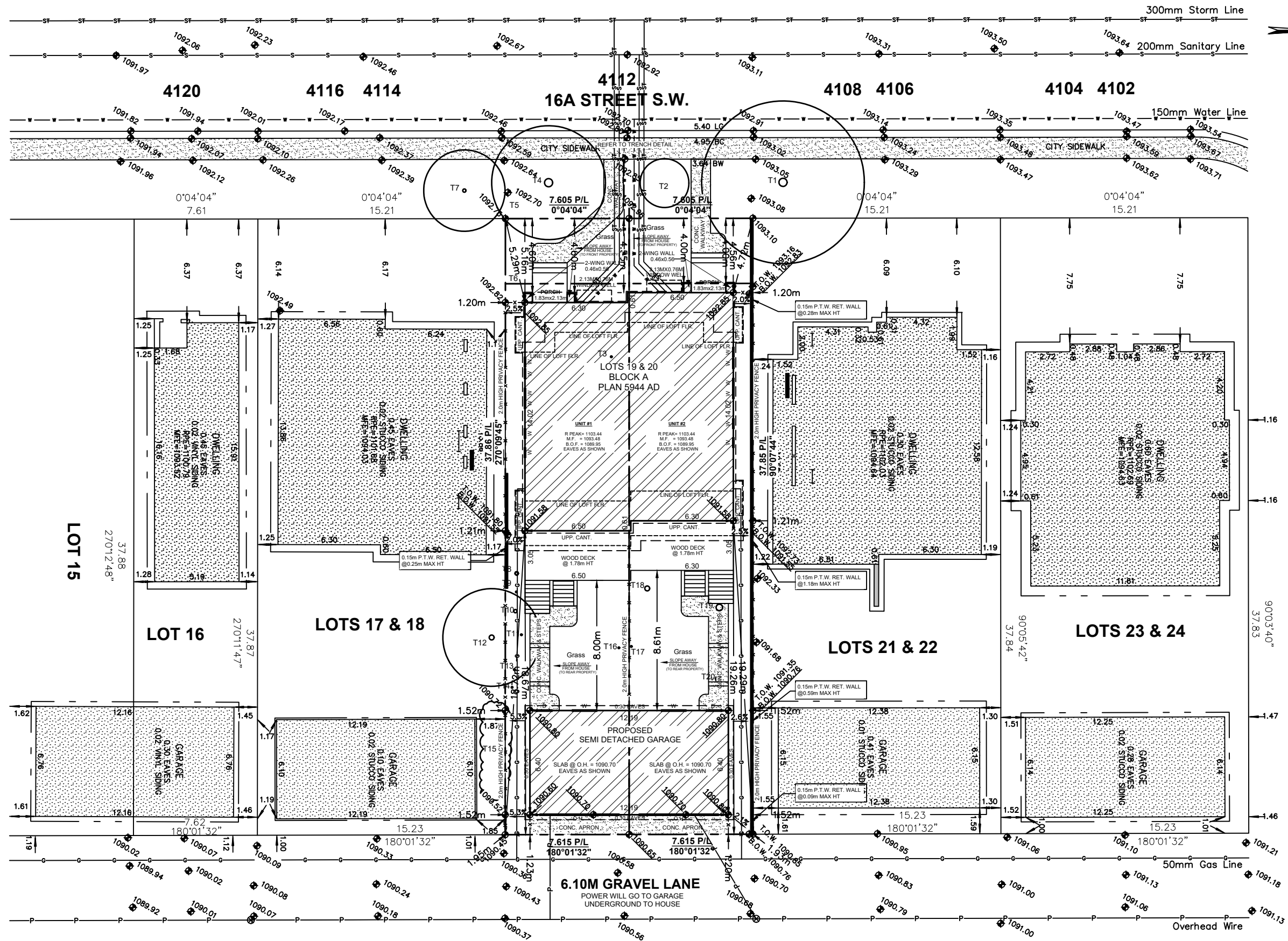
NOTES:

- 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 22 1/2 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.	27/03/26	DP SITEPLAN	D.L.	4112 16A STREET SW Calgary, Alberta	SEMI DETACHED HOUSE	AS SHOWN
02.				Lots 19 & 20 Block A	DATE:	DIVISION NUMBER
03.				Plan 5944 AD	MAR 27, 2026	S 02
04.						



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	27/03/26	DP SITEPLAN	D.L.	4112 16A STREET SW Calgary, Alberta	SEMI DETACHED HOUSE	1: 200
02.				Lots 19 & 20 Block A Plan 5944 AD	DATE:	DIVISION NUMBER
03.					MAR 27, 2026	S 03
04.						