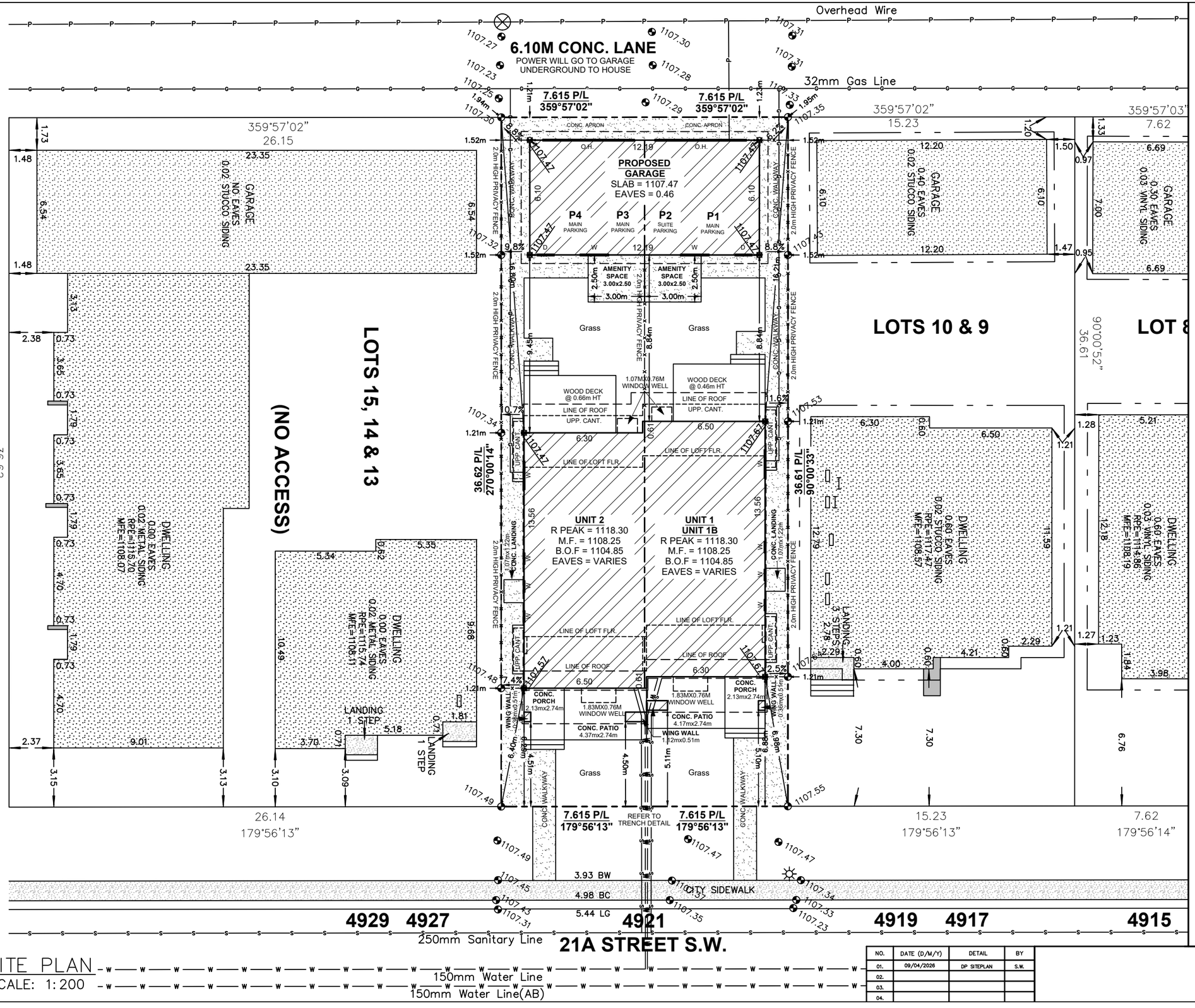


SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 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:

- ----- 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
- 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:

Lot 12 & 11
Block 15
Plan 1952 AD

MUNICIPAL ADDRESS:

4921 21A STREET S.W.
Calgary, Alberta

LOT COVERAGE DETAIL: UNIT#1
(SINGLE LOT AND HOUSE)

LOT SIZE: 557.407 SQ M
HOUSE SIZE: 173.760 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 74.322 SQ M
WING WALL: 1.497 SQ M

= 249.579/557.407
= 44.78%

SITE PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
4921 21A STREET S.W.
Calgary, Alberta
Lot 12 & 11
Block 15
Plan 1952 AD

PROJECT: NEW HOME

SCALE: 1: 200

DATE: MAR 05, 2026

DIVISION: S NUMBER: 01

Overhead Wire

32mm Gas Line

6.10M CONC. LANE
POWER WILL GO TO GARAGE
UNDERGROUND TO HOUSE

7.615 P/L
359°57'02"

7.615 P/L
359°57'02"

359°57'02"
26.15

359°57'02"
15.23

359°57'03"
7.62

PROPOSED GARAGE
SLAB = 1107.47
EAVES = 0.46

P4 MAIN PARKING
P3 MAIN PARKING
P2 SUITE PARKING
P1 MAIN PARKING

AMENITY SPACE 3.00x2.50
AMENITY SPACE 3.00x2.50

GARAGE
NO. EAVES
0.02 STUCCO SIDING

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

GARAGE
0.30 EAVES
0.03 VINYL SIDING

LOTS 10 & 9

LOT 8

LOT 7

90°00'52"
36.61

90°01'02"
36.61

LOTS 15, 14 & 13

(NO ACCESS)

2202, 2204,2206, 2208, 2210
49 AVENUE S.W.

36.62
269°59'42"

DWELLING
0.00 EAVES
0.02 METAL SIDING
RPE=1116.70
MFE=1108.07

DWELLING
0.00 EAVES
0.02 METAL SIDING
RPE=1115.74
MFE=1108.11

DWELLING
0.60 EAVES
0.02 STUCCO SIDING
RPE=1117.47
MFE=1108.57

DWELLING
0.60 EAVES
0.03 VINYL SIDING
RPE=1114.86
MFE=1108.19

DWELLING
0.60 EAVES
0.03 VINYL SIDING
RPE=1114.86
MFE=1108.19

WOOD DECK @ 0.66m HT
WOOD DECK @ 0.46m HT
1.07MX0.76M WINDOW WELL
LINE OF ROOF
UPP. CANT.
LINE OF LOFT FLR.

UNIT 2
R PEAK = 1118.30
M.F. = 1108.25
B.O.F = 1104.85
EAVES = VARIES

UNIT 1
UNIT 1B
R PEAK = 1118.30
M.F. = 1108.25
B.O.F = 1104.85
EAVES = VARIES

CONC. PORCH 2.13mx2.74m
1.83MX0.76M WINDOW WELL
CONC. PATIO 4.17mx2.74m
WING WALL 1.12mx0.51m
CONC. PATIO 4.37mx2.74m

CONC. LANDING
LANDING 3 STEPS
LANDING 1 STEP

2.0m HIGH PRIVACY FENCE
CONC. WALKWAY

Grass

36.62 P/L
270°00'14"

36.61 P/L
90°00'33"

7.615 P/L
179°56'13"

REFER TO TRENCH DETAIL

7.615 P/L
179°56'13"

26.14
179°56'13"

15.23
179°56'13"

7.62
179°56'14"

T1 T2 T3 T4 T5 T6 T7 T8

3.93 BW
4.98 BC
5.44 LG

CITY SIDEWALK

4929 4927 4921 4919 4917 4915

250mm Sanitary Line

21A STREET S.W.

150mm Water Line
150mm Water Line(AB)

BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

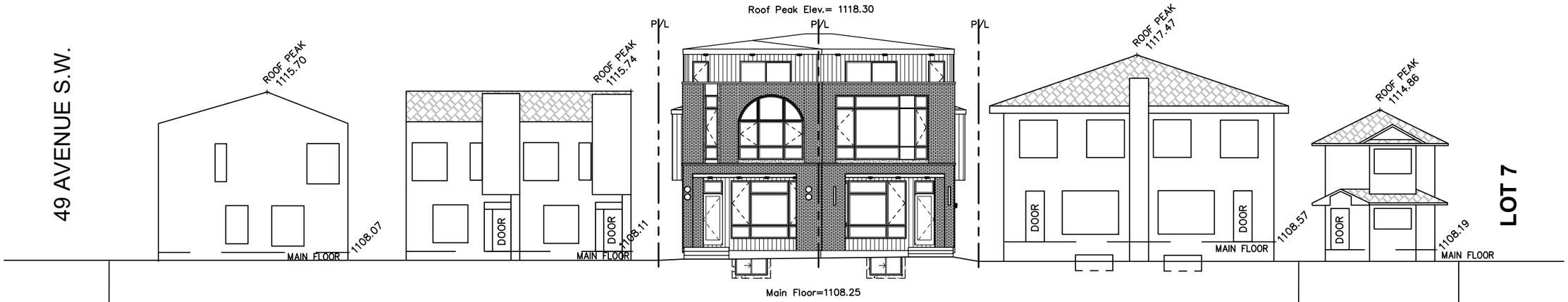
PROJECT NAME AND ADDRESS:
4921 21A STREET S.W.
Calgary, Alberta
Lot 12 & 11
Block 15
Plan 1952 AD

PROJECT: NEW HOME

DATE: MAR 05, 2026

SCALE: 1: 250

DIVISION: S NUMBER: 03



2202, 2204, 2206, 2208, 2210 49 AVENUE S.W. & 4929, 4927 21A STREET S.W.
(LOTS 15, 14 & 13, BLOCK 15, PLAN 1952 AD)
FACING 21A STREET S.W.

4921 21A STREET S.W.
(LOTS 12 & 11, BLOCK 15, PLAN 1952 AD)
FACING 21A STREET S.W.

EAST STREETSCAPE

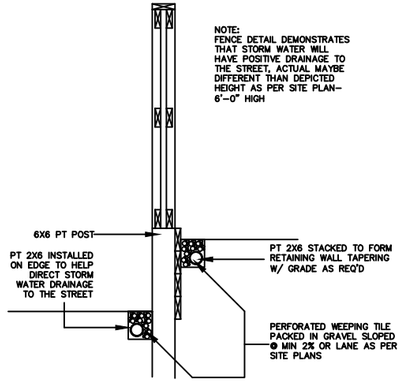
4919 & 4917 21A STREET S.W.
(LOTS 10 & 9, BLOCK 15, PLAN 1952 AD)
FACING 21A STREET S.W.

4915 21A STREET S.W.
(LOT 8, BLOCK 15
PLAN 1952 AD)
FACING 21A STREET S.W.

STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

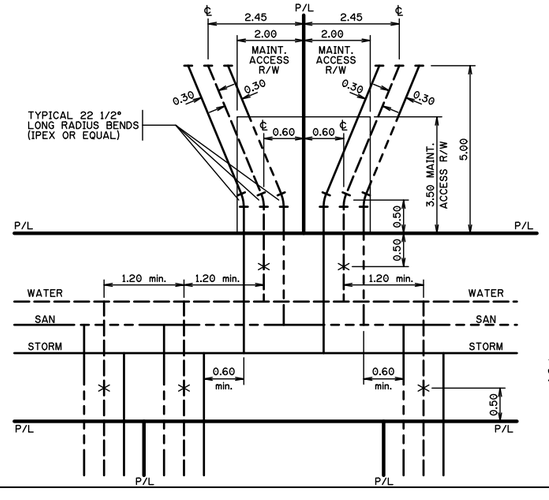
	UNIT #1 & 1B	UNIT #2
GARAGES	400.00 SQ FT	400.00 SQ FT
BASEMENT	935.17 SQ FT	935.17 SQ FT
MAIN FLOOR	935.17 SQ FT	935.17 SQ FT
UPPER FLOOR	1028.72 SQ FT	1028.72 SQ FT
LOFT FLOOR	683.17 SQ FT	683.17 SQ FT
TOTAL	2647.06 SQ FT	2647.06 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

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.
7. 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.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/04/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.80	7.00	15.00	In City Property	To Stay
T2	Bush	–	2.00	1.80	In Subject Property	To Be Removed
T3	Coniferous	0.80	7.00	15.00	In Subject Property	To Be Removed
T4	Coniferous	0.80	7.00	15.00	In Subject Property	To Be Removed
T5	Deciduous	0.90	14.00	12.00	In City Property	To Be Removed
T6	Coniferous	0.70	4.00	11.00	In Subject Property	To Be Removed
T7	Deciduous	0.90	18.00	13.00	In City Property	To Stay
T8	Deciduous	0.10	2.50	2.50	In Subject Property	To Be Removed
T9	Deciduous	0.40	3.50	4.00	In Subject Property	To Be Removed
T10	Deciduous	0.30	4.00	4.00	In Subject Property	To Be Removed

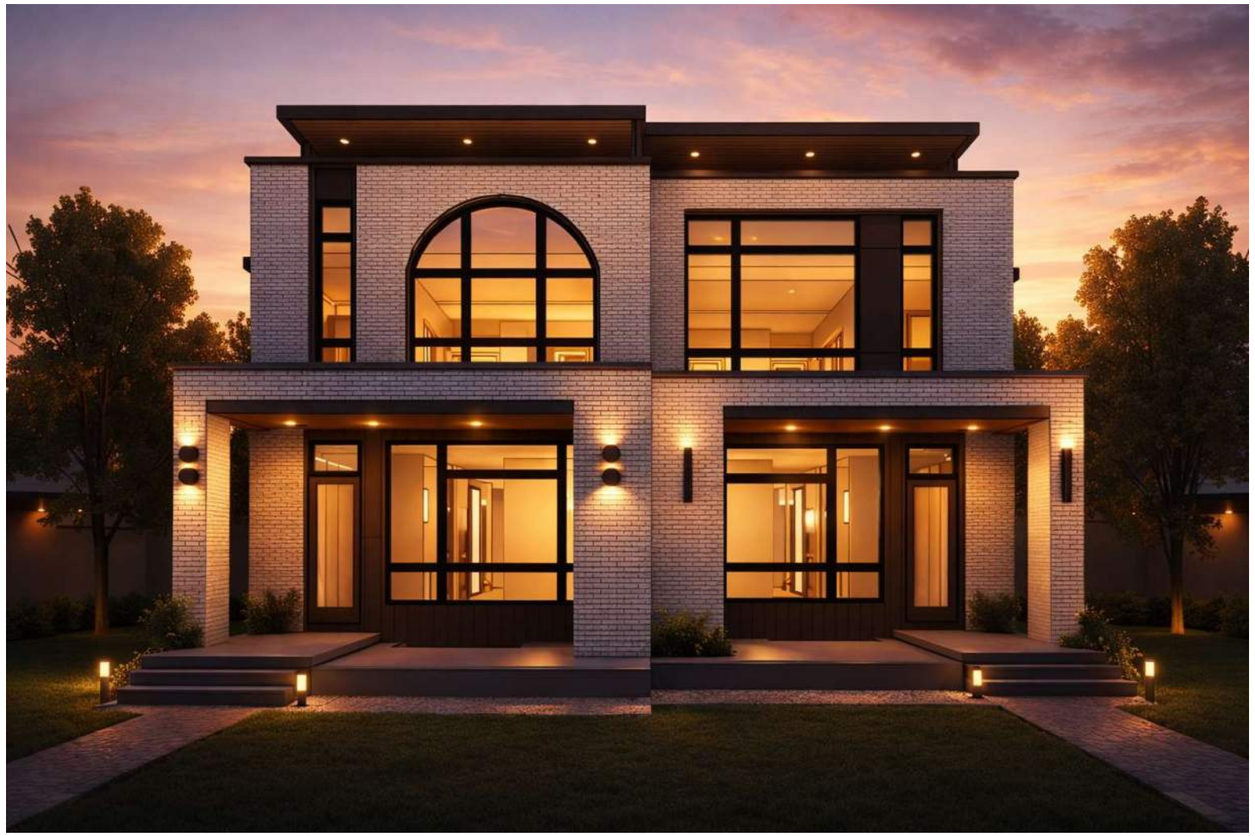
PROJECT NAME AND ADDRESS:
4921 21A STREET S.W.
Calgary, Alberta
Lot 12 & 11
Block 15
Plan 1952 AD

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: MAR 05, 2026

DIVISION S NUMBER 02



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	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 #1B
BASEMENT = 935.17 SQ. FT.

FLOOR AREA - UNIT #1
MAIN = 935.17 SQ. FT.
UPPER = 1028.72 SQ. FT.
LOFT = 683.17 SQ.FT.
TOTAL = 2647.06 SQ. FT.

FLOOR AREA - UNIT #2
BASEMENT = 935.17 SQ. FT.

MAIN = 935.17 SQ. FT.
UPPER = 1028.72 SQ. FT.
LOFT = 683.17 SQ.FT.
TOTAL = 2647.06 SQ. FT.





PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/04/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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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: DP

SIGNATURES:
X _____

PRINTED: 2026-04-14 10:33:01 AM

PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

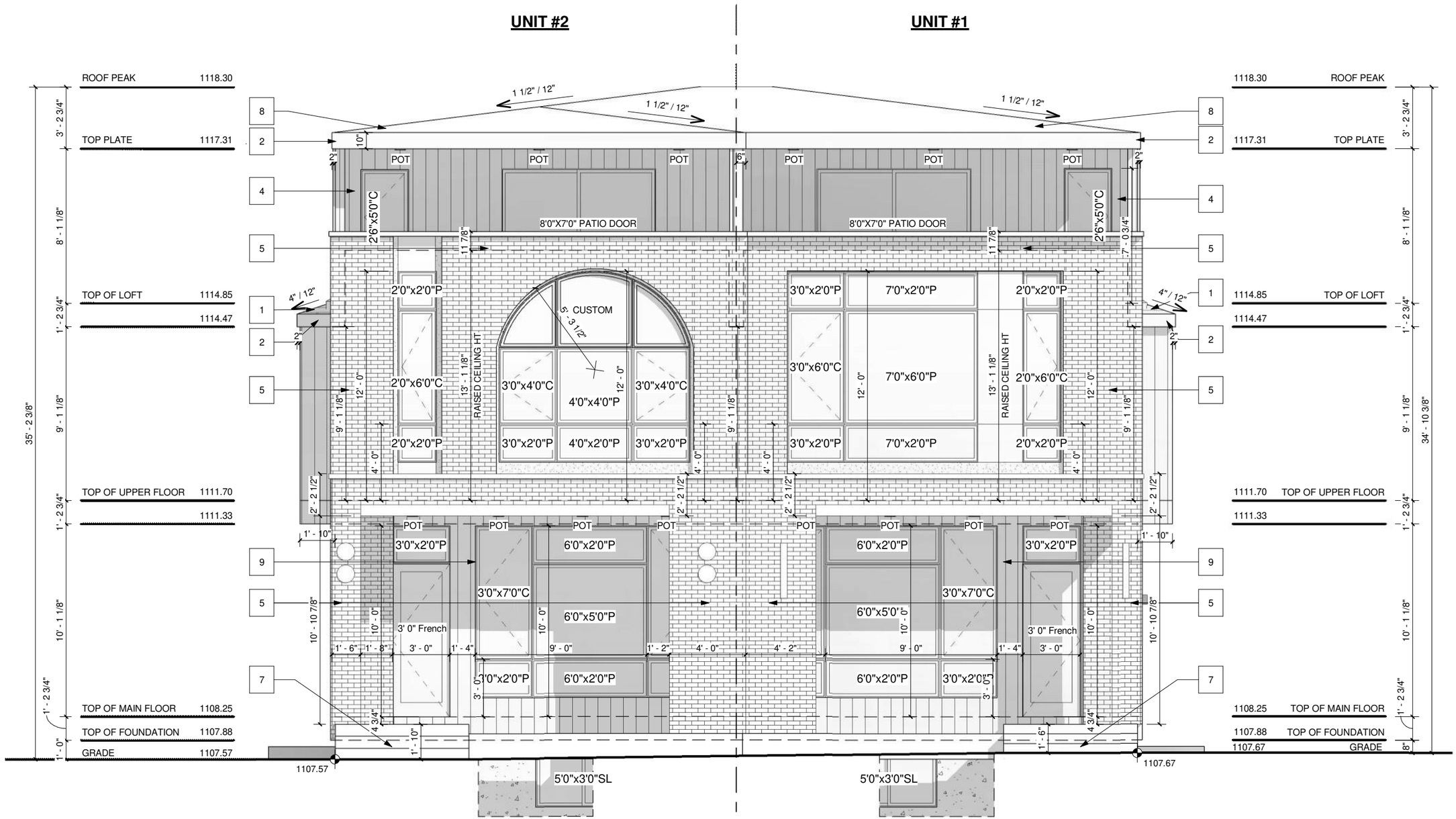
DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	10" ALUMNIMUM FASCIA
3	HARDIE FINISH - WHITE (HORIZONTAL)
4	HARDIE FINISH - DARK GREY (VERTICAL)
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/04/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-04-14 10:33:05 AM

PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

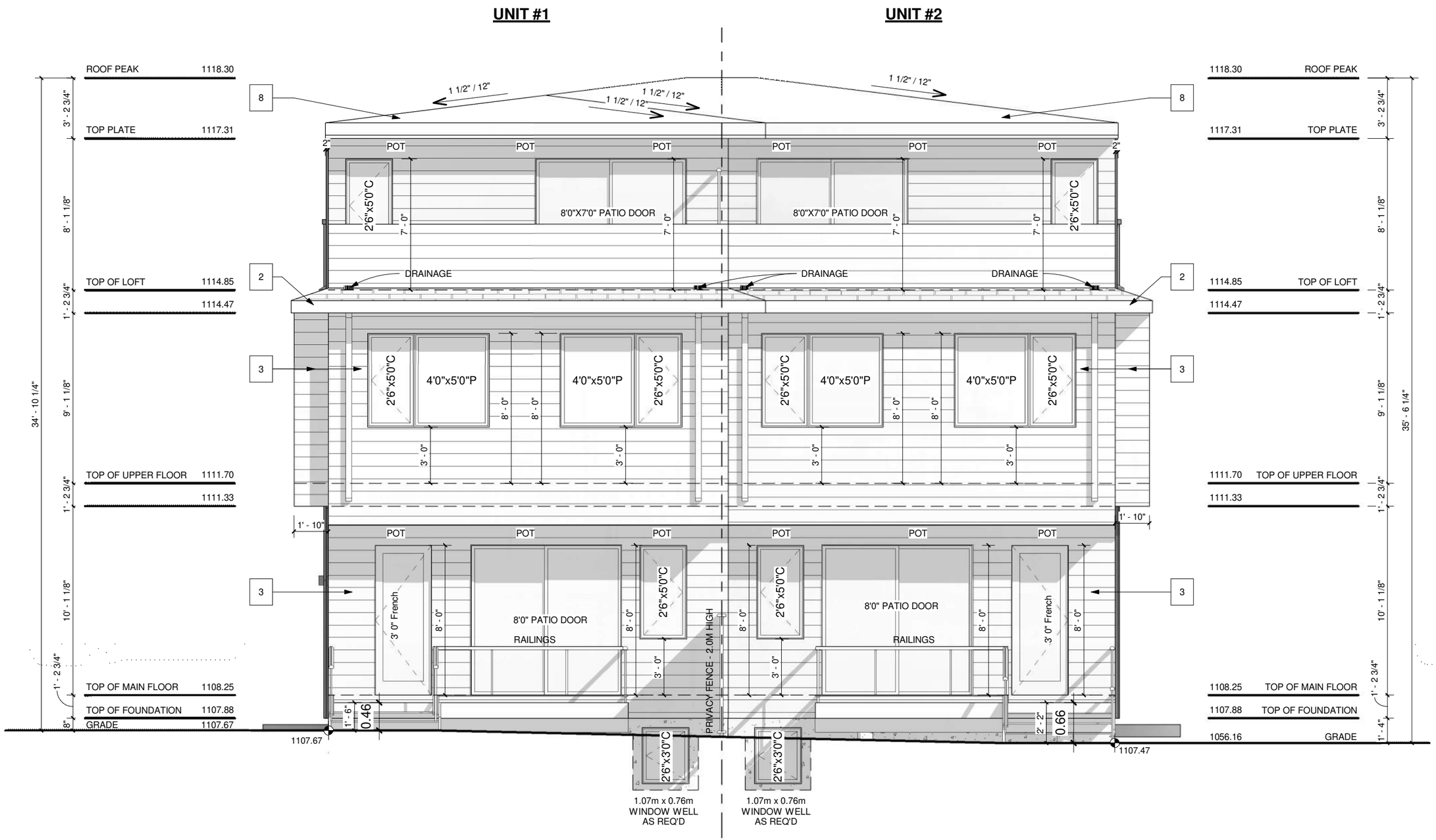
DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	10" ALUMNIMUM FASCIA
3	HARDIE FINISH - WHITE (HORIZONTAL)
4	HARDIE FINISH - DARK GREY (VERTICAL)
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/04/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-04-14 10:33:07 AM

PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

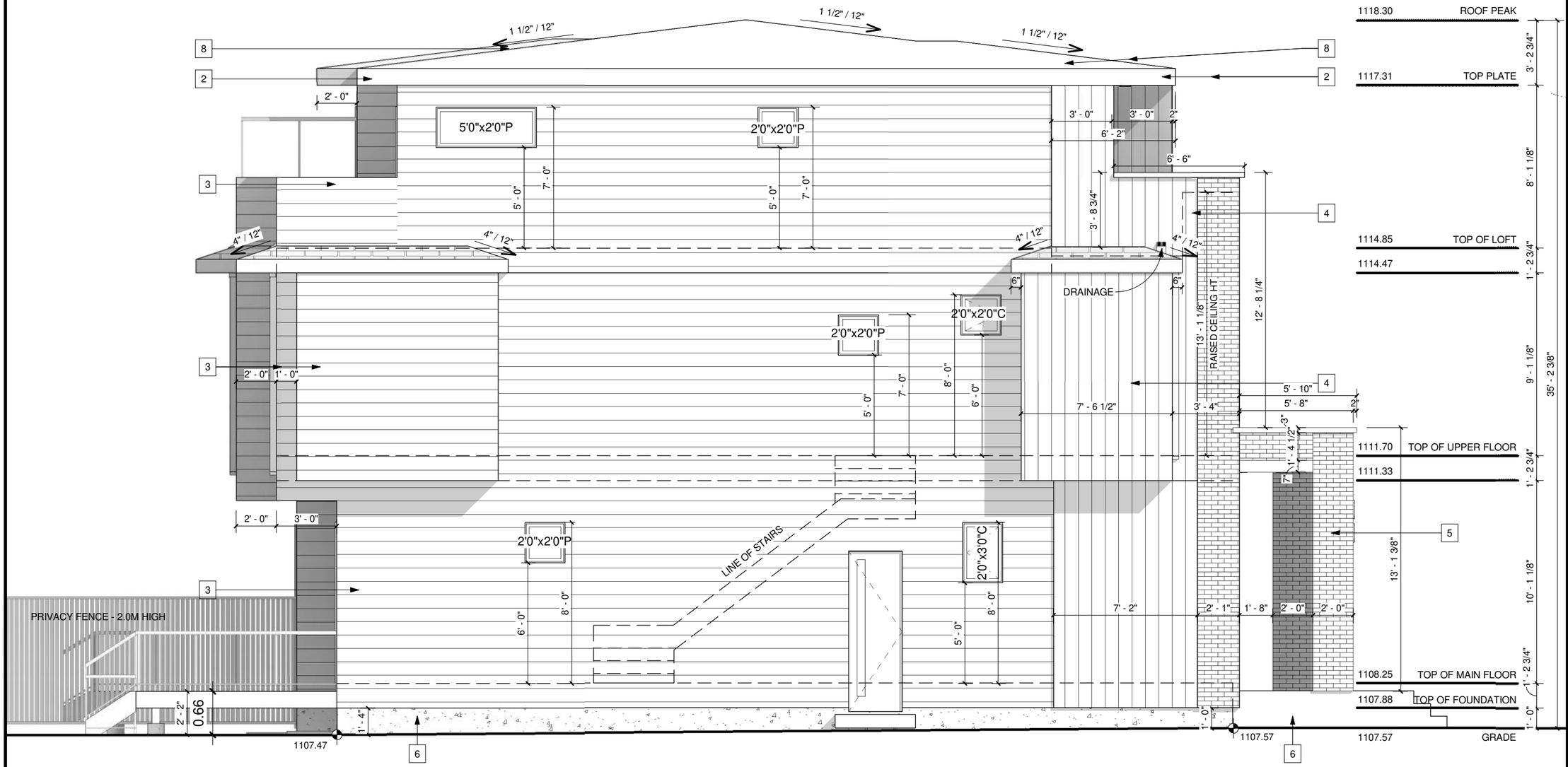
EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	10" ALUMNIMUM FASCIA
3	HARDIE FINISH - WHITE (HORIZONTAL)
4	HARDIE FINISH - DARK GREY (VERTICAL)
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1389.48 SQ. FT.
WINDOW AREA = 36.46 SQ. FT.
TOTAL: 36.46 / 1389.48 = 2.62%

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)

UNIT #2



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/04/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-04-14 10:33:09 AM

PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-2.2

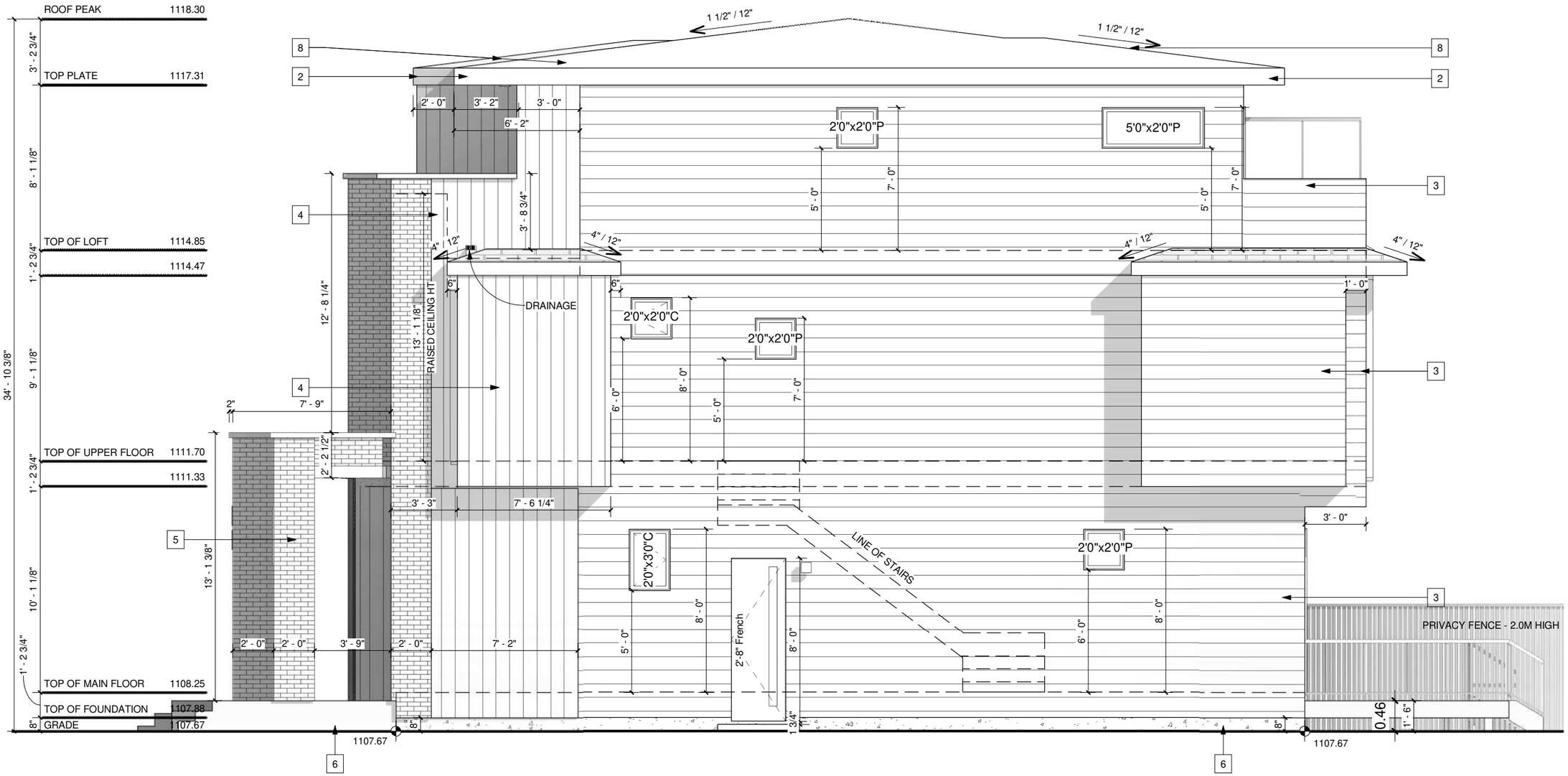
EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	10" ALUMNIMUM FASCIA
3	HARDIE FINISH - WHITE (HORIZONTAL)
4	HARDIE FINISH - DARK GREY (VERTICAL)
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1366.79 SQ. FT.
WINDOW AREA = 39.31 SQ. FT.
TOTAL: 39.31 / 1366.79 = 2.88%

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)

UNIT #1



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/04/2026	DP PLANS	S.W.
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: DP

SIGNATURES:
X _____

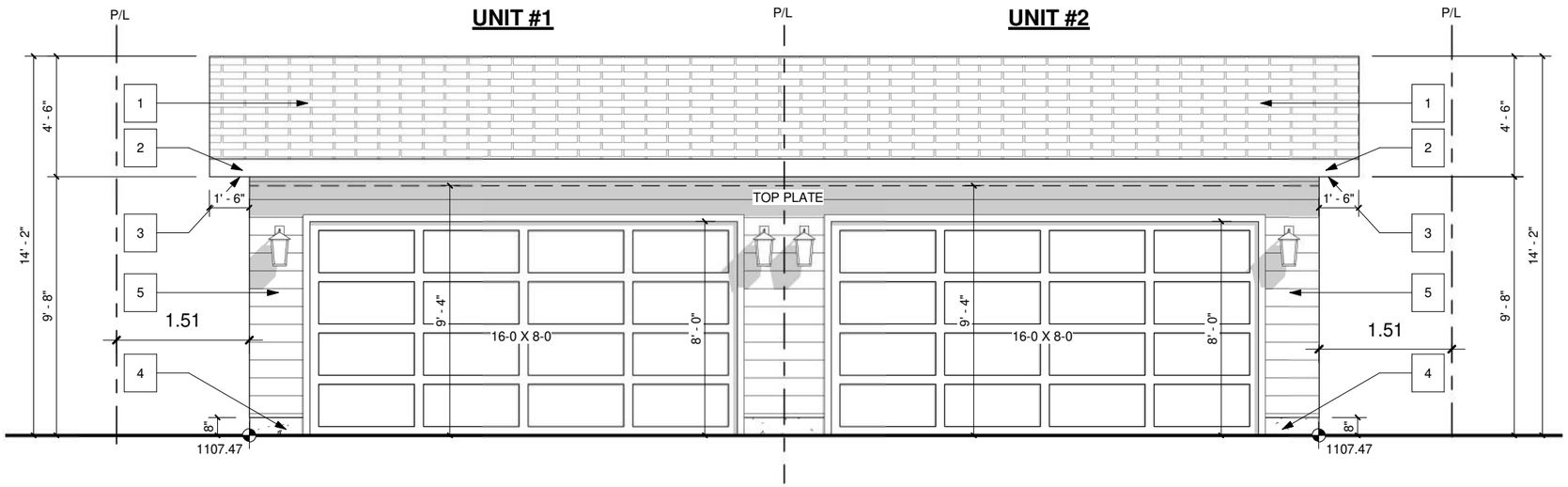
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PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

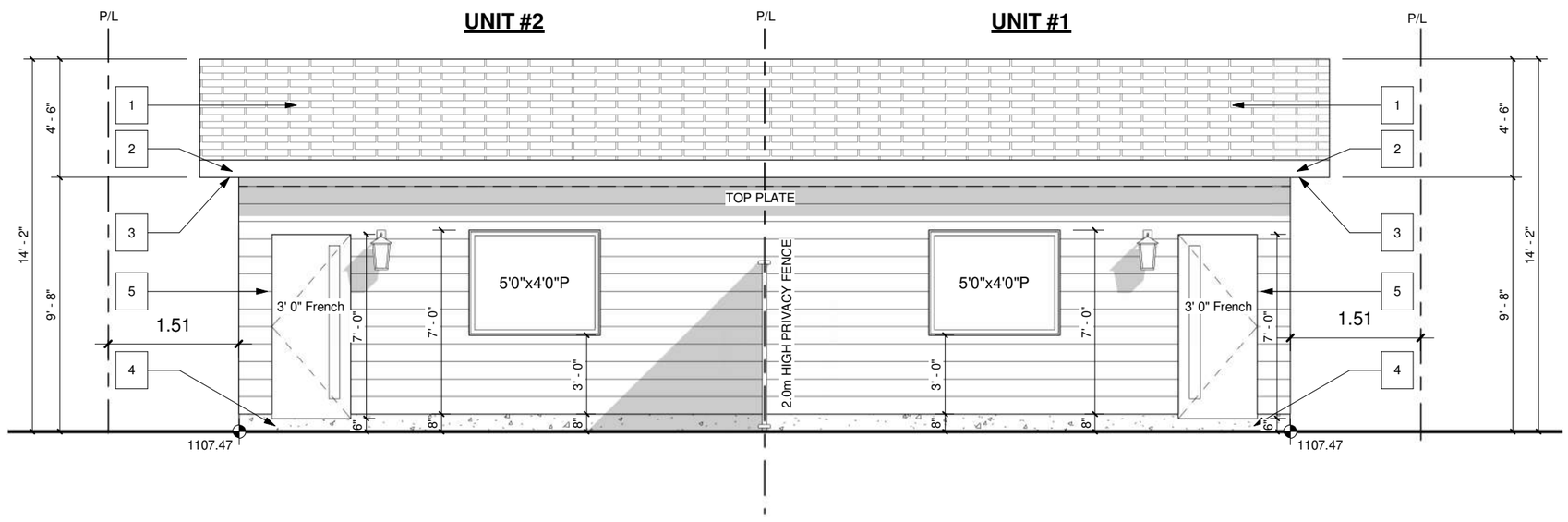
DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-2.3

EXTERIOR FINISHES:

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



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



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

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STATUS: DP

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X _____

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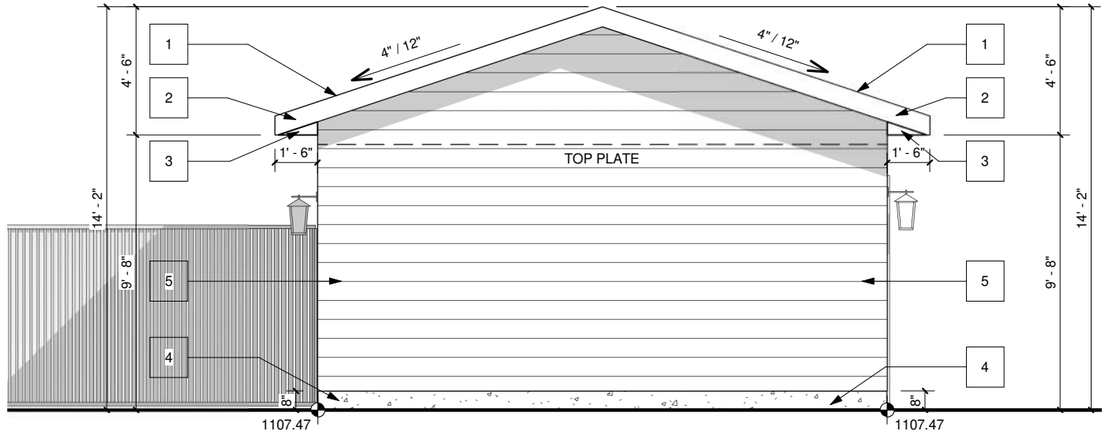
PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	230 - 26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

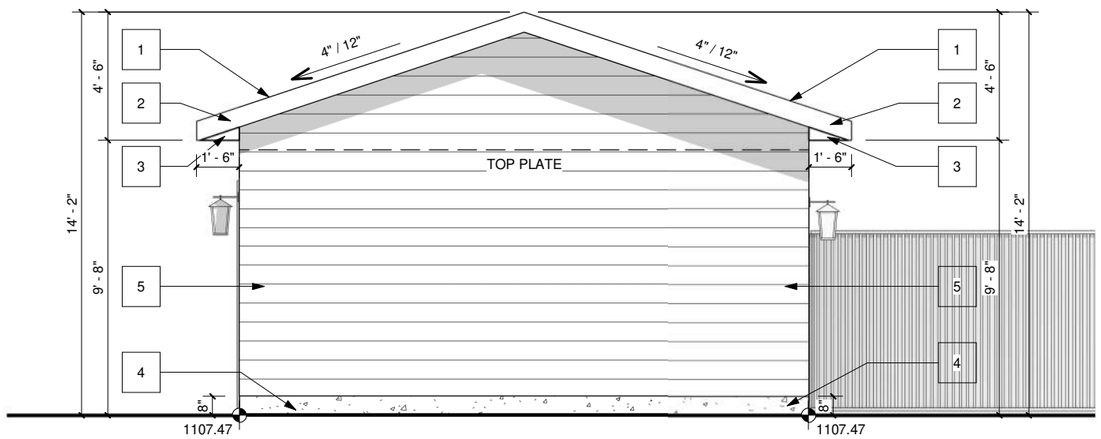
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	HARDIE FINISH

UNIT #1



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

UNIT #2



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

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PROJECT NAME:
4921 21a St SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
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SCALE:	SHEET:
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