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PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	17/04/26	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: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-06-04 3:52:42 PM

PROJECT NAME:
1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 239-26
SCALE: AS SHOWN	SHEET: A-0.0



FLOOR AREA - UNIT #1	
BASEMENT	= 942.17 SQ. FT.
MAIN	= 928.17 SQ. FT.
UPPER	= 1040.00 SQ. FT.
LOFT	= 658.29 SQ.FT.
TOTAL	= 2626.46 SQ. FT.
FLOOR AREA - UNIT #2	
BASEMENT	= 942.17 SQ. FT.
MAIN	= 928.17 SQ. FT.
UPPER	= 1040.00 SQ. FT.
LOFT	= 658.29 SQ.FT.
TOTAL	= 2626.46 SQ. FT.

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - DARK GREY (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)

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04.	--	--	--
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PROJECT:
SEMI DETACHED

STATUS: -

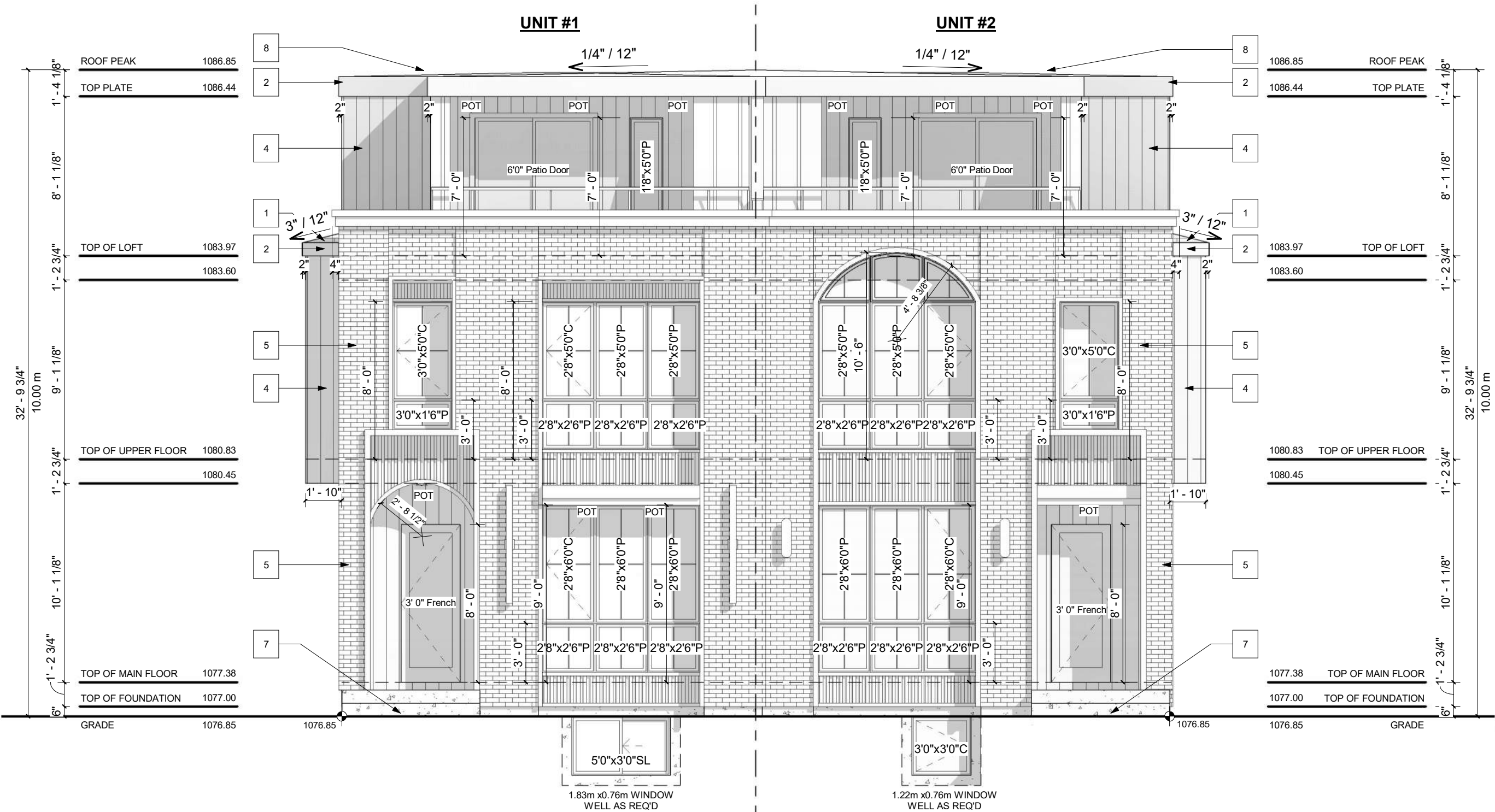
SIGNATURES:
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PRINTED: 2026-06-04 3:52:47 PM

PROJECT NAME:
1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 239-26
SCALE: AS SHOWN	SHEET: A-2.0

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



EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - DARK GREY (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

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.	--	--	--
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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-06-04 3:52:49 PM

PROJECT NAME:
1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 239-26

SCALE: AS SHOWN
SHEET: A-2.1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - DARK GREY (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 = 1342.94 SQ. FT.
WINDOW AREA = 35.31 SQ. FT.
TOTAL: 35.31 / 1342.94 = 2.63%

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
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05.	--	--	--



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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

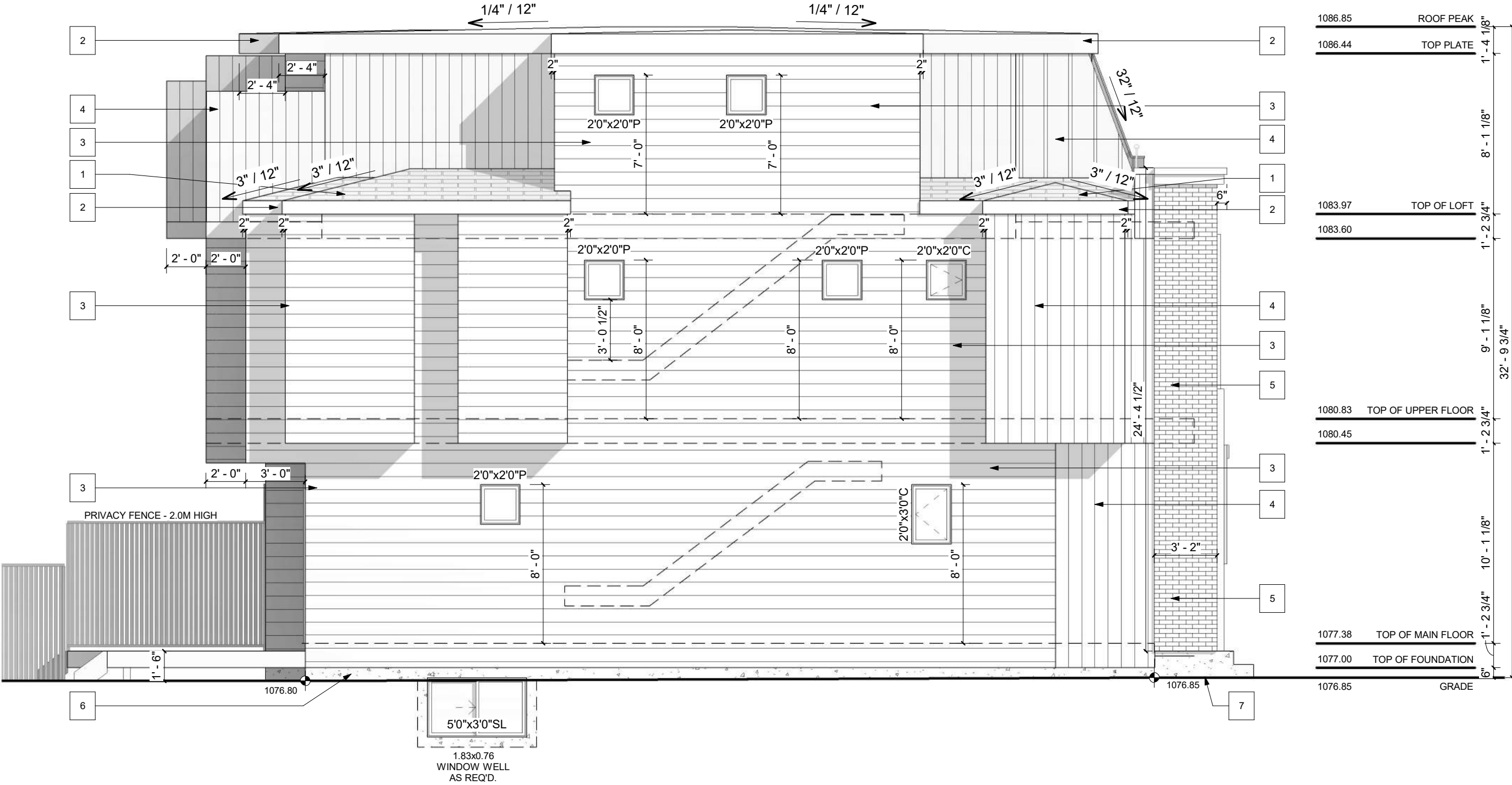
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PROJECT NAME:
1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 239-26

SCALE: AS SHOWN
SHEET: A-2.2

UNIT #1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - DARK GREY (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 = 1342.94 SQ. FT.
WINDOW AREA = 35.31 SQ. FT.
TOTAL: 35.31 / 1342.94 = 2.63%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-06-04 3:52:58 PM

PROJECT NAME:

1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

239-26

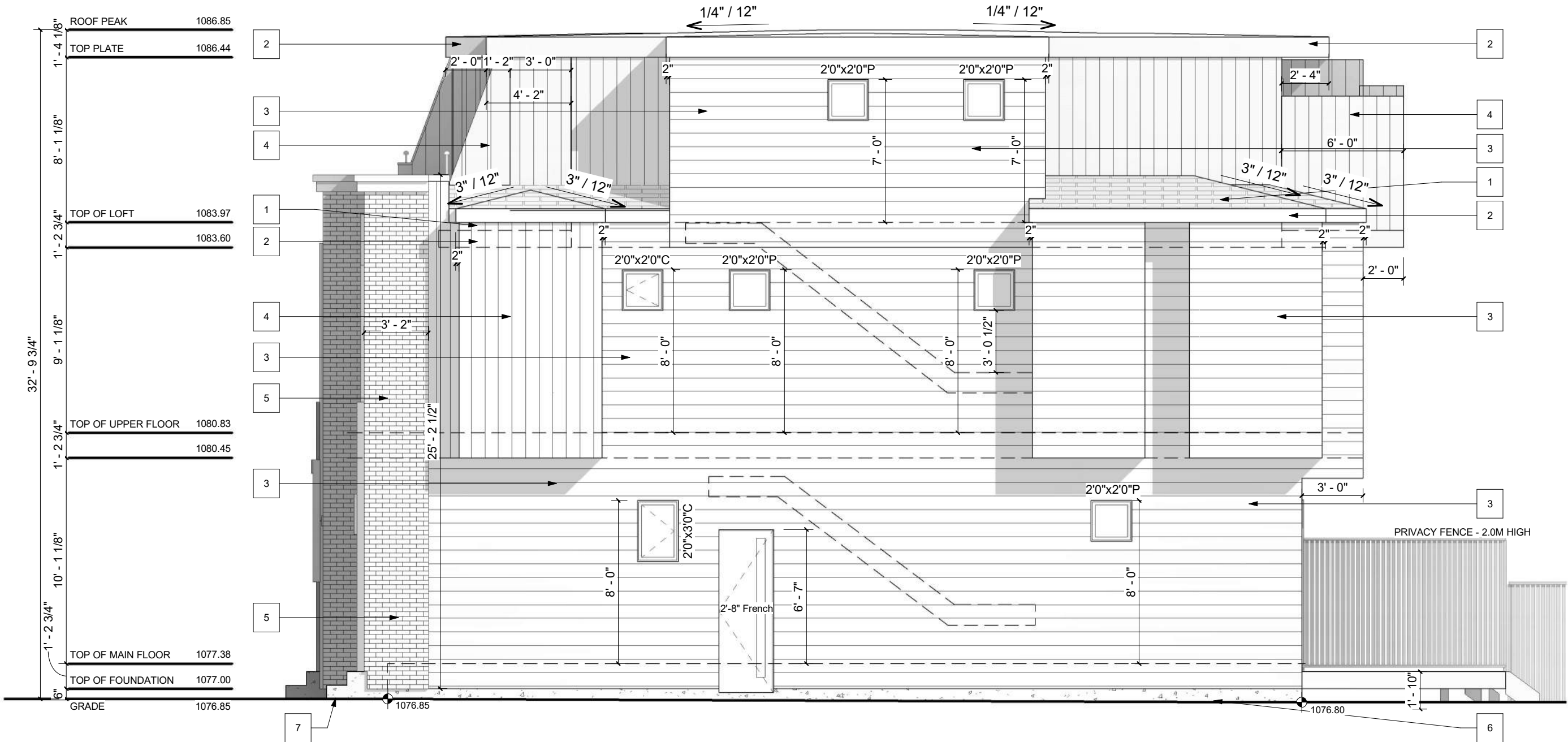
SCALE:

AS SHOWN

SHEET:

A-2.3

UNIT #2



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

EXTERIOR FINISHES:

- 1

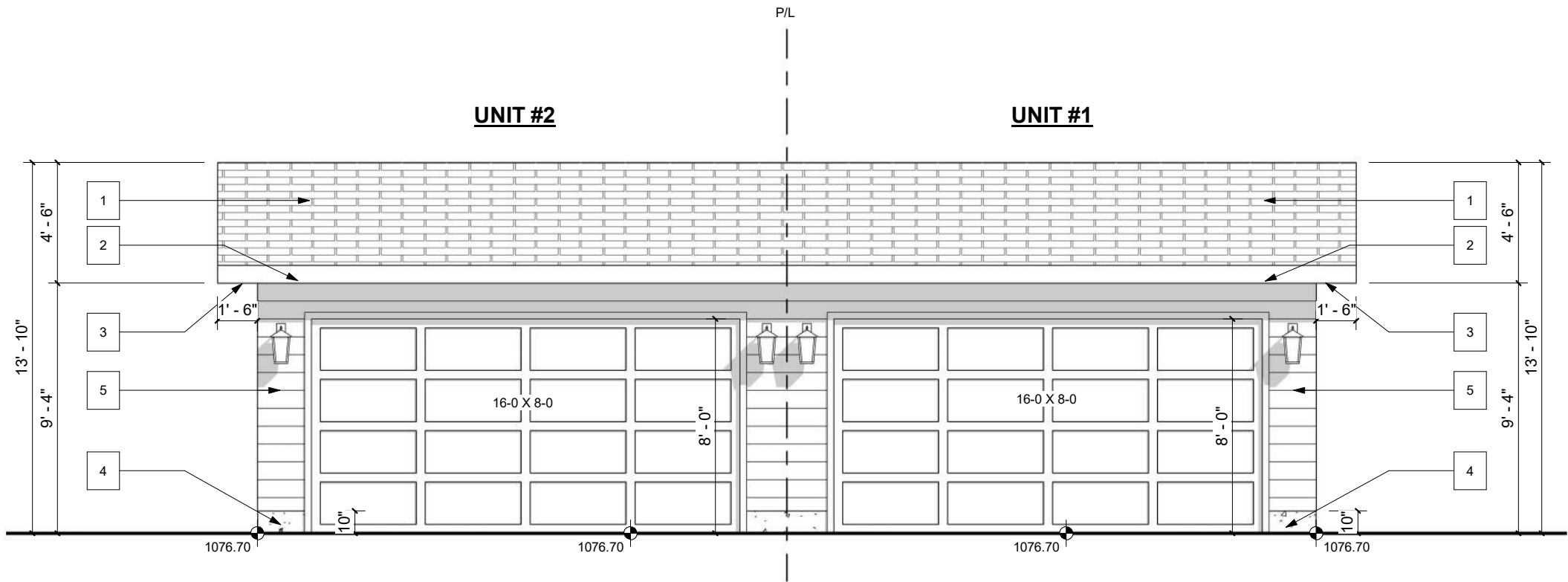
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

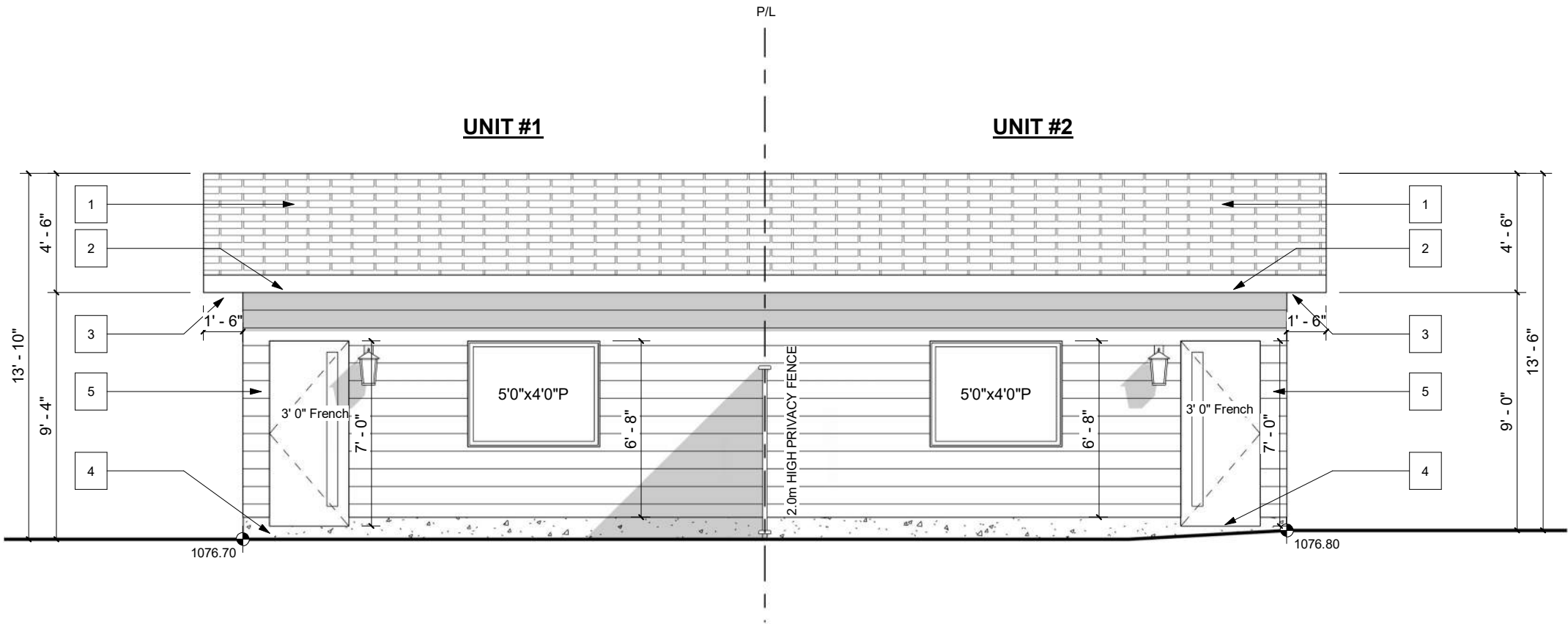
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

SIDING 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: 2026-06-04 3:53:00 PM

PROJECT NAME:
1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 239-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

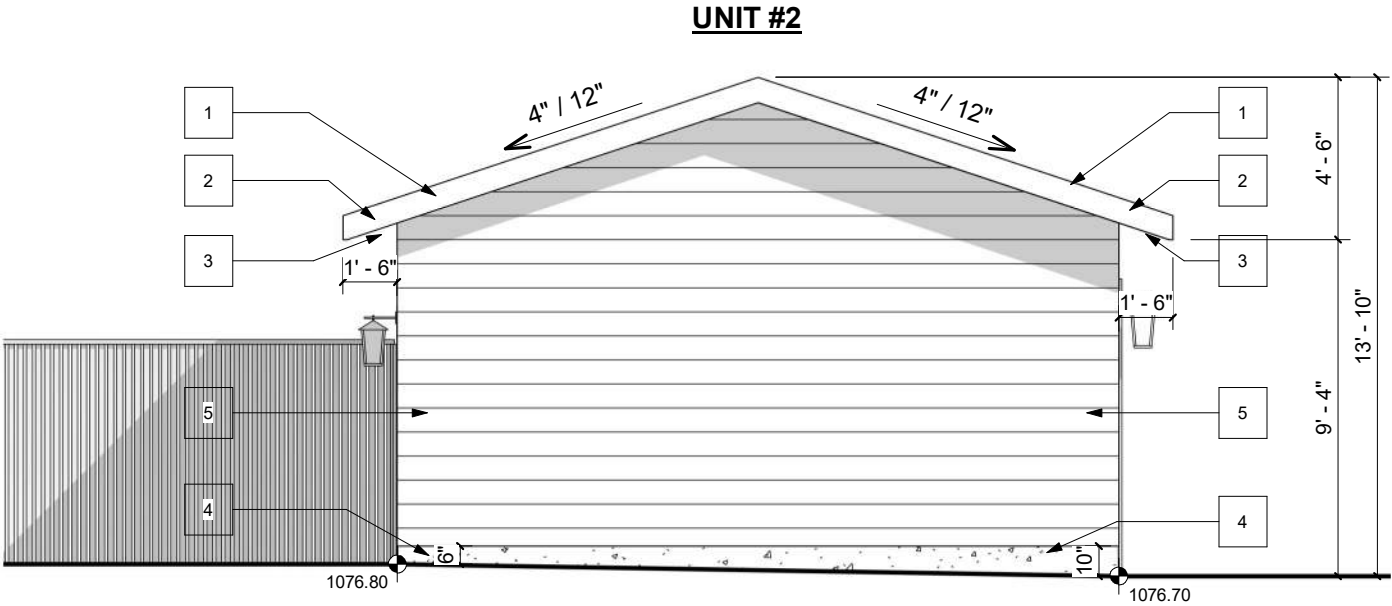
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

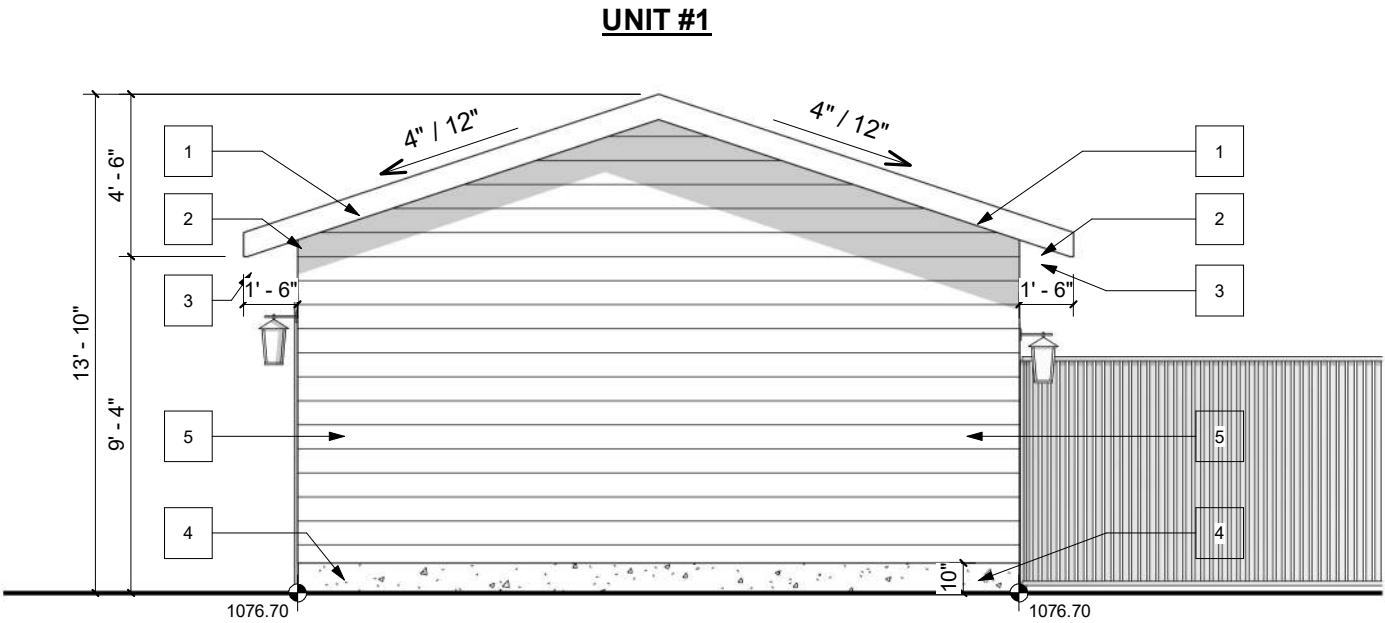
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

SIDING FINISH



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



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

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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-06-04 3:53:01 PM

PROJECT NAME:

1412 RUSSET ROAD N.E.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

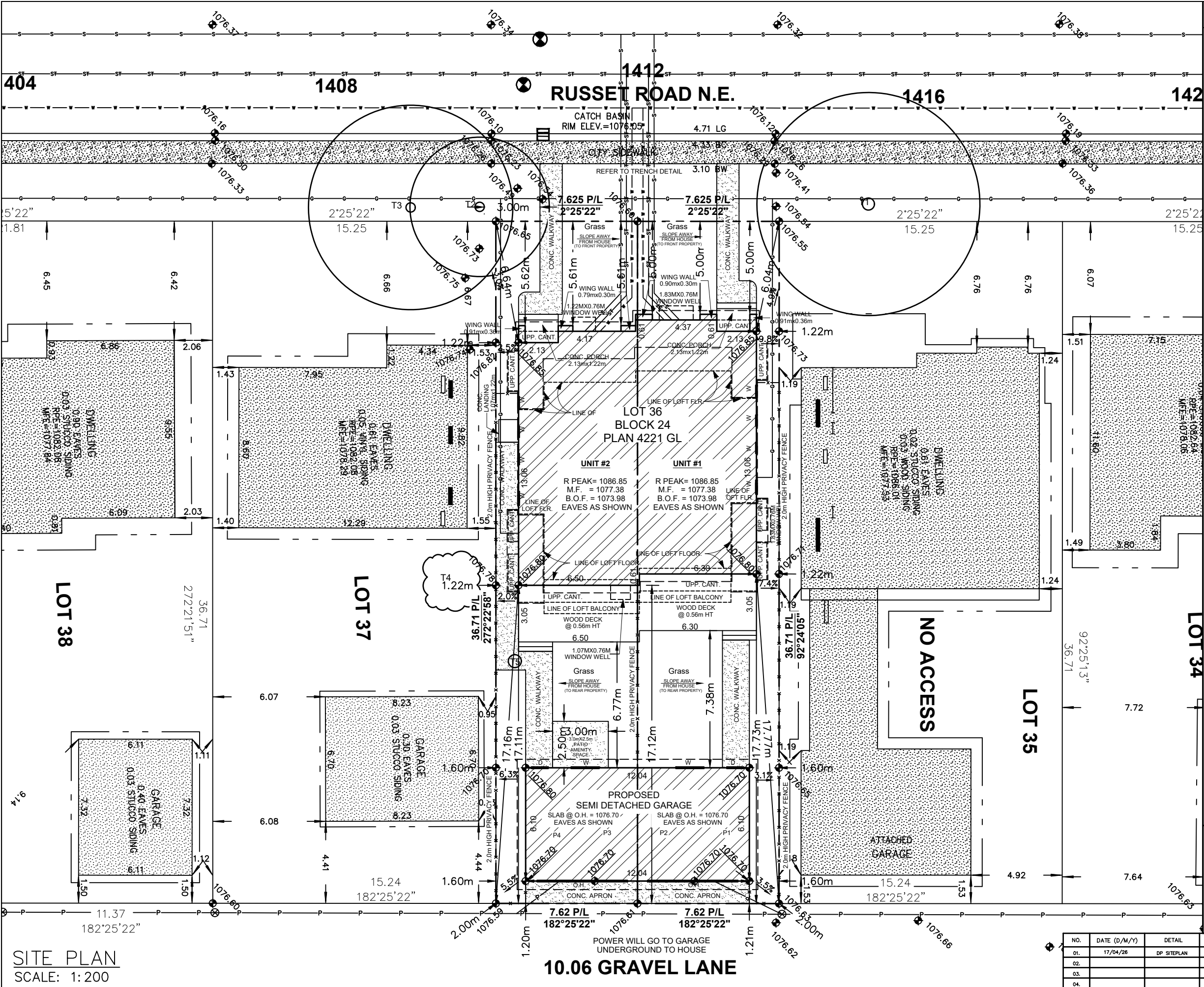
239-26

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
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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

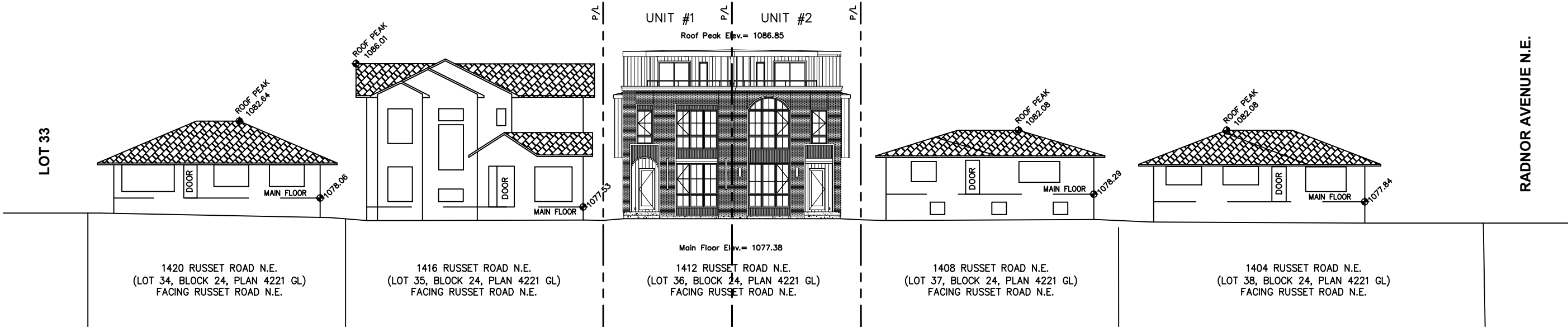
LEGAL DESCRIPTION:
Lot 36
Block 24
Plan 4221 GL

MUNICIPAL ADDRESS:
1412 - RUSSET ROAD N.E.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 559.367 SQ M HOUSE SIZE: 172.459 SQ M COVERED PORCH: 3.252 SQ M CANT.: 0.000 SQ M WING WALL: 1.680 SQ M GARAGE: 73.393 SQ M TOTAL: 250.784/559.367 = 44.83%	LOT SIZE: 279.683 SQ M HOUSE SIZE: 86.230 SQ M COVERED PORCH: 1.626 SQ M CANT.: 0.000 SQ M WING WALL: 0.844 SQ M GARAGE: 36.697 SQ M TOTAL: 125.397/279.683 = 44.84%	LOT SIZE: 279.683 SQ M HOUSE SIZE: 86.230 SQ M COVERED PORCH: 1.626 SQ M CANT.: 0.000 SQ M WING WALL: 0.835 SQ M GARAGE: 36.697 SQ M TOTAL: 125.388/279.683 = 44.83%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	17/04/26	DP SITEPLAN	D.L.	1412 RUSSET ROAD NE Calgary, Alberta	SEMI DETACHED HOUSE	1: 200
02.				Lot 36	DATE:	DIVISION NUMBER
03.				Block 24	APR 17, 2026	S 01
04.				Plan 4221 GL		

STREETSCAPE
SCALE: 1:250



WEST STREETSCAPE

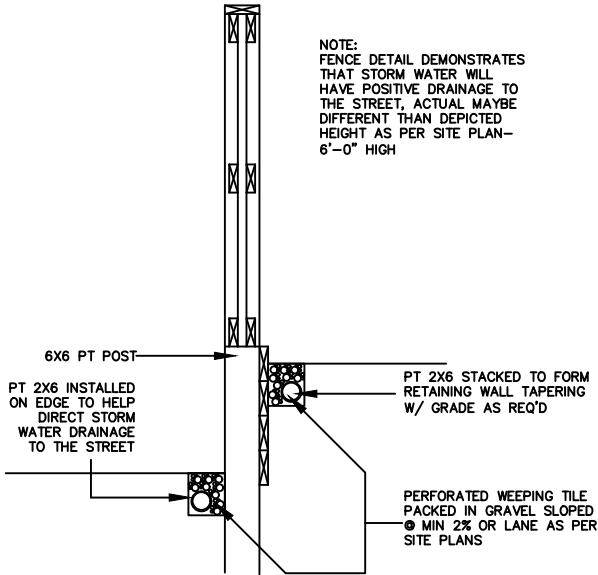
TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	American Elm	0.65	12.00	11.00	In City Property	To Stay
T2	White Spruce	0.50	7.50	11.00	In City Property	To Stay
T3	Green Ash	0.51	11.00	11.00	In City Property	To Stay
T4	Hedge	—	3.00	3.00	In Adjacent Property	To Stay
T5	Coniferous	0.70	5.00	15.00	In Subject Property	To Be Removed

NOTE:
IF THE EXISTING PUBLIC TREE T2 NEEDS TO BE PRUNED FOR CLEARANCE, THE PRUNING MUST BE APPROVED BY URBAN FORESTRY. CONTACT URBAN FORESTRY THROUGH 311 OR TREE.PROTECTION@CALGARY.CA. THE DEVELOPMENT WILL BE REQUIRED TO PRUNE THE PUBLIC TREE USING A CONTRACTOR THAT MEETS URBAN FORESTRY'S MINIMUM REQUIREMENTS AT THE DEVELOPER'S EXPENSE. PRUNING IS TO BE DONE TO THE SATISFACTION OF THE URBAN FORESTRY TECHNICIAN.*

SEMI DETACHED SQFT:

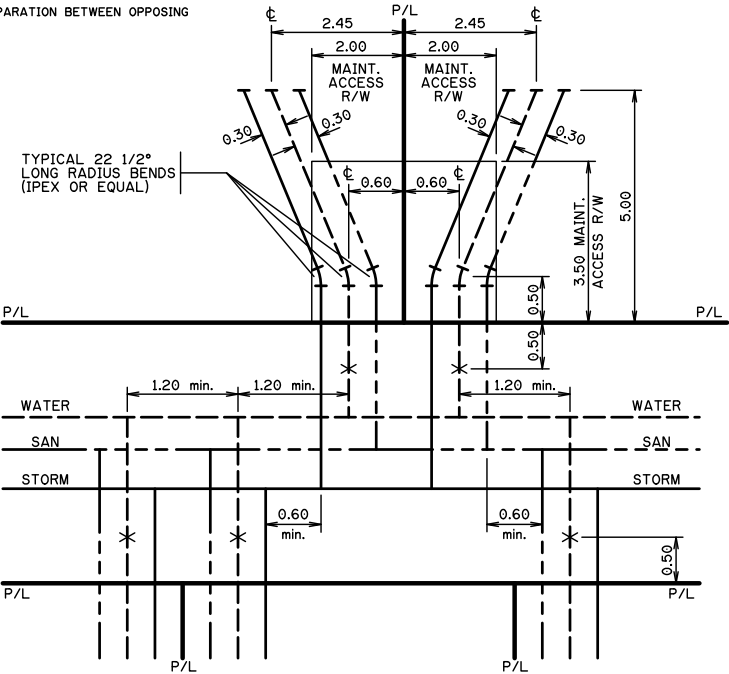
	UNIT #1	UNIT #2
BASEMENT	942.17 SQ FT	942.17 SQ FT
MAIN FLOOR	928.17 SQ FT	928.17 SQ FT
UPPER FLOOR	1040.00 SQ FT	1040.00 SQ FT
LOFT FLOOR	658.29 SQ FT	658.29 SQ FT
TOTAL AREA	2626.46 SQ FT	2626.46 SQ FT



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 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.

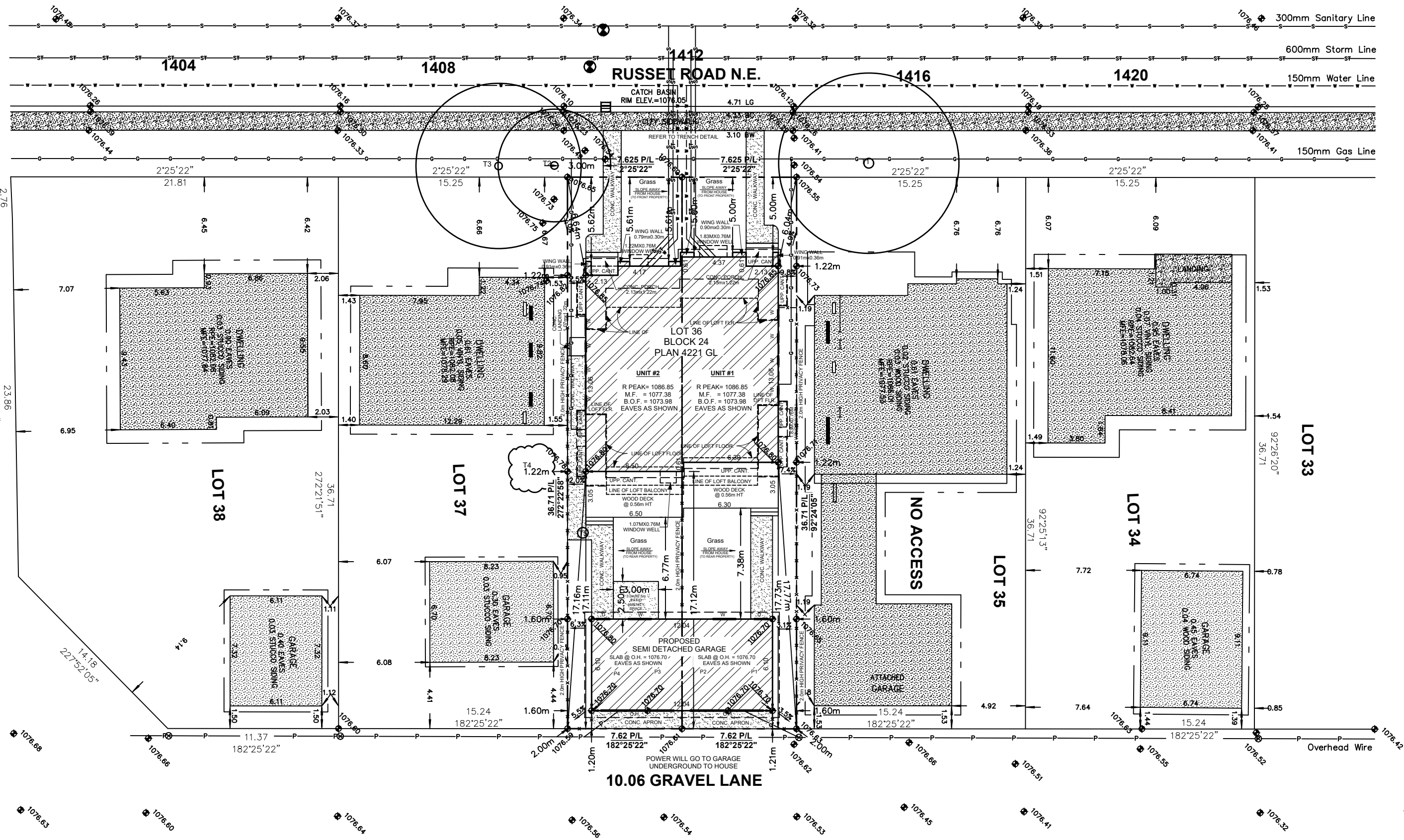


TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	17/04/26	DP SITEPLAN	D.L.	1412 RUSSET ROAD NE Calgary, Alberta	SEMI DETACHED HOUSE	AS SHOWN
02.				Lot 36 Block 24 Plan 4221 GL	DATE:	DIVISION NUMBER
03.					APR 17, 2026	S 02
04.						



RADNOR AVENUE N.E.



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	17/04/26	DP SITEPLAN	D.L.	1412 RUSSET ROAD NE Calgary, Alberta	SEMI DETACHED HOUSE	1: 200
02.				Lot 36 Block 24 Plan 4221 GL	DATE:	DIVISION NUMBER
03.					APR 17, 2026	S 03
04.						