









LIST OF DRAWINGS	
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A-1.0	Foundation & Basement Plans
A-1.2	Main & Upper Floor Plans
A-1.3	Loft Floor Plan & Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Right Elevation
A-2.2	Left Elevation

FLOOR AREA

BASEMENT	= 989.17 SQ. FT.
ATT. GARAGE	= 660.83 SQ.FT.
MAIN	= 1079.58 SQ. FT.
UPPER	= 996.56 SQ. FT.
LOFT	= 761.76 SQ. FT.
TOTAL	= 2837.90 SQ. FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
824 BRIDGE CRES NE (WEST)
CALGARY, ALBERTA

PROJECT:
NEW HOME

PROJECT NUMBER:
223-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
3	150	6548 GS

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	05/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
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05.	--	--	--
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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
PRINTED:	2026-05-05 9:05:41 AM
SCALE:	

PAGE: **A-0.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STUCCO - WHITE	11	TORCH ON ROOF
2	8" ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO - BLACK	12	WOOD SOFFIT
3	ALUMINUM SOFFIT - WOOD GRAIN	8	CONCRETE PARGING	13	STUCCO - BLACK
4	WOOD SLATS	9	CAST-IN-PLACE CONCRETE		
5	SMOOTH STUCCO - WHITE	10	12" ALUMINIUM FASCIA - WHITE		

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: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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)

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
824 BRIDGE CRES NE (WEST)
CALGARY, ALBERTA

PROJECT:
NEW HOME

PROJECT NUMBER:
223-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
3	150	6548 GS

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04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA: -- SQ.FT.

UPPER FLOOR AREA: -- SQ.FT.

LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-05-05 9:05:45 AM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.0**

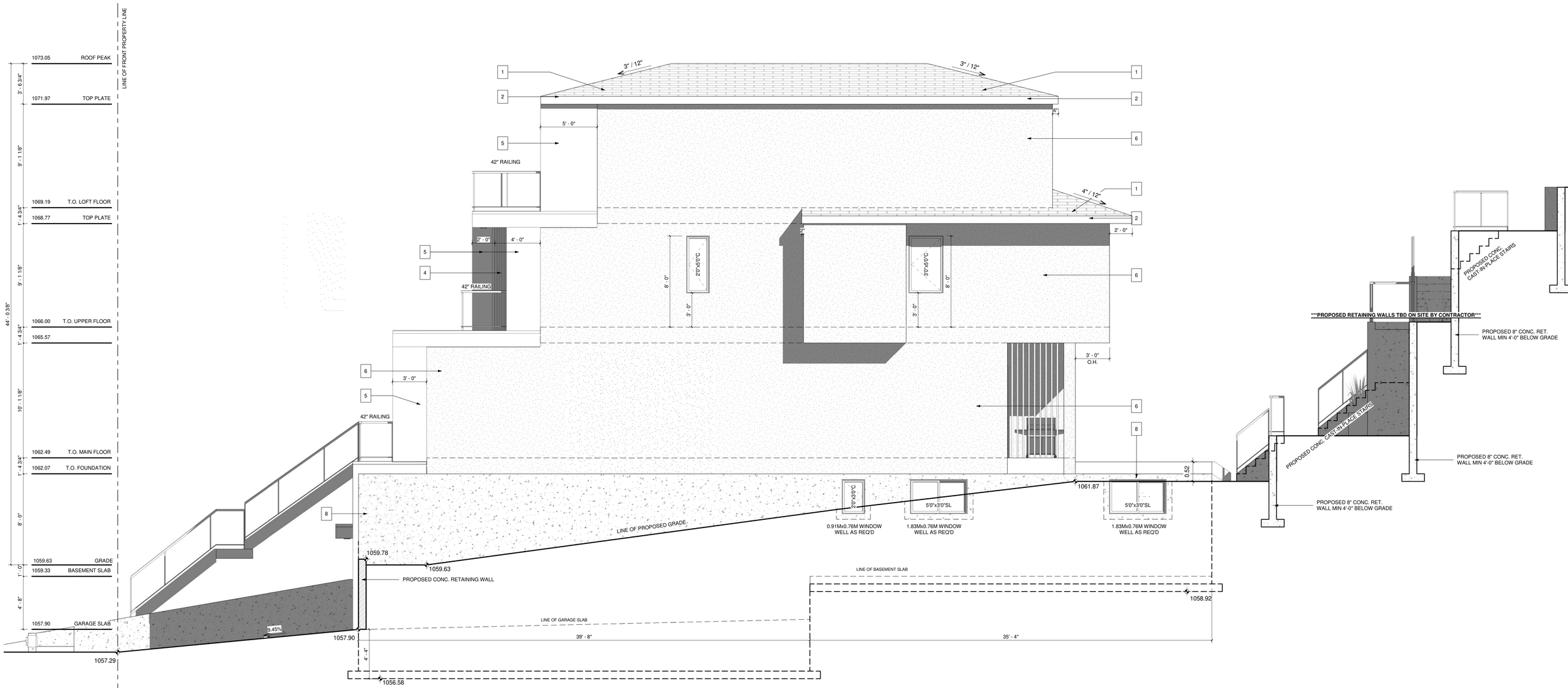
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2	8" ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO - BLACK	12	WOOD SOFFIT
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WINDOW CALCULATION :
@1.22m LIMITING DISTANCE

WALL AREA = 1914.45 SQ. FT.
WINDOW AREA = 43.02 SQ. FT.
TOTAL: 43.02 / 1914.45 = 2.25%



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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03.	--	--	--
04.	--	--	--

JTA DESIGN + PERMITS

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MUNICIPAL ADDRESS:
824 BRIDGE CRES NE (WEST)
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: 3 BLOCK: 150 PLAN: 6548 GS

PROJECT NUMBER: 223-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME: Right Elevation
PAGE: **A-2.1**

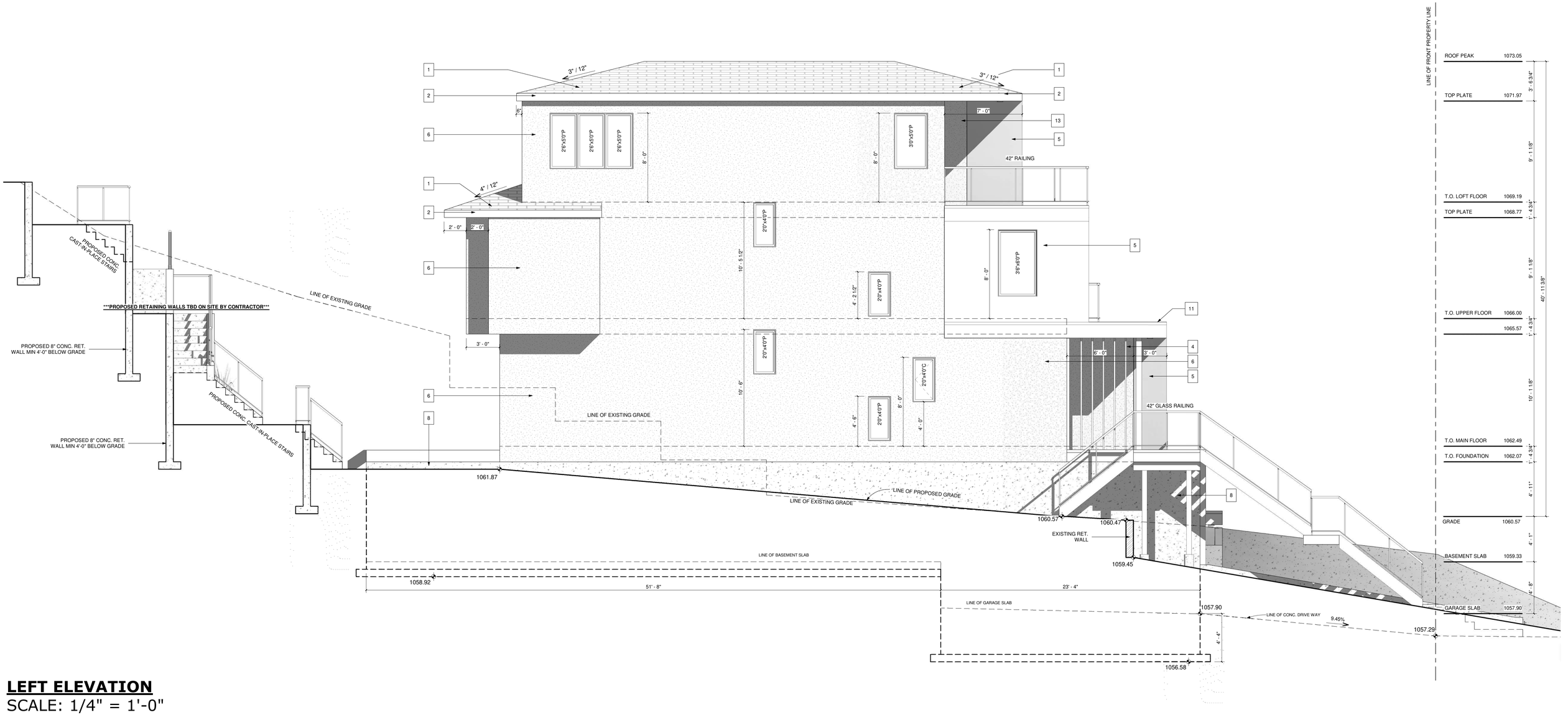
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VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION :
@1.22m LIMITING DISTANCE

WALL AREA = 1796.42 SQ. FT.
WINDOW AREA = 118.56 SQ. FT.
TOTAL: 118.56 / 1796.42 = 6.60%



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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03.	--	--	--
04.	--	--	--

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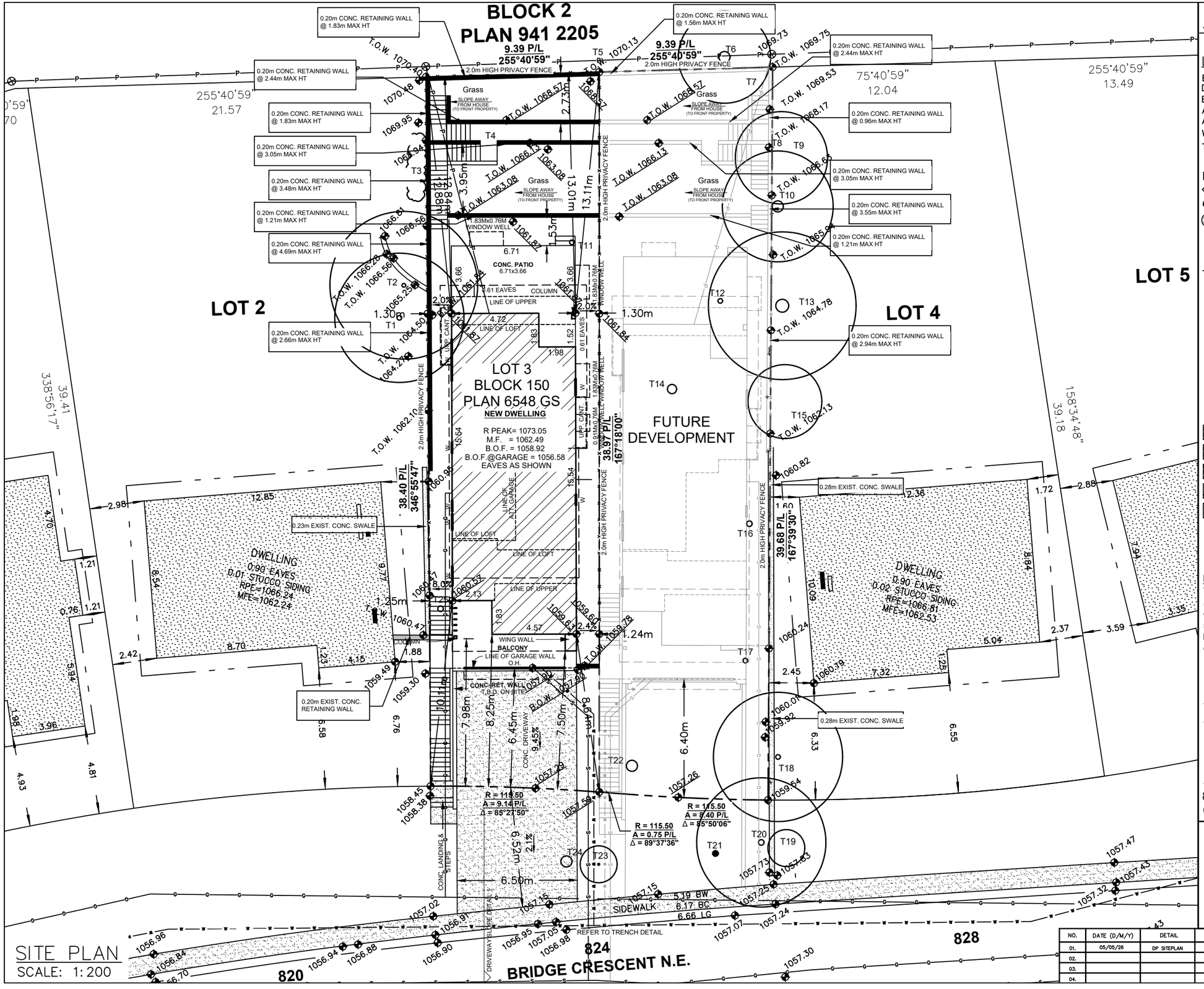
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MUNICIPAL ADDRESS:
824 BRIDGE CRES NE (WEST)
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
DP
LEGAL LAND DISCRIPTION:
LOT: 3 BLOCK: 150 PLAN: 6548 GS

PROJECT NUMBER: 223-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME: Left Elevation
PAGE: **A-2.2**



SITE PLAN

LEGEND

1000.00

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
- 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 3
Block 150
Plan 6548 GS

MUNICIPAL ADDRESS:

824 – BRIDGE CRESCENT N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 357.654 SQ M
HOUSE & GARAGE: 129.786 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.000 SQ M

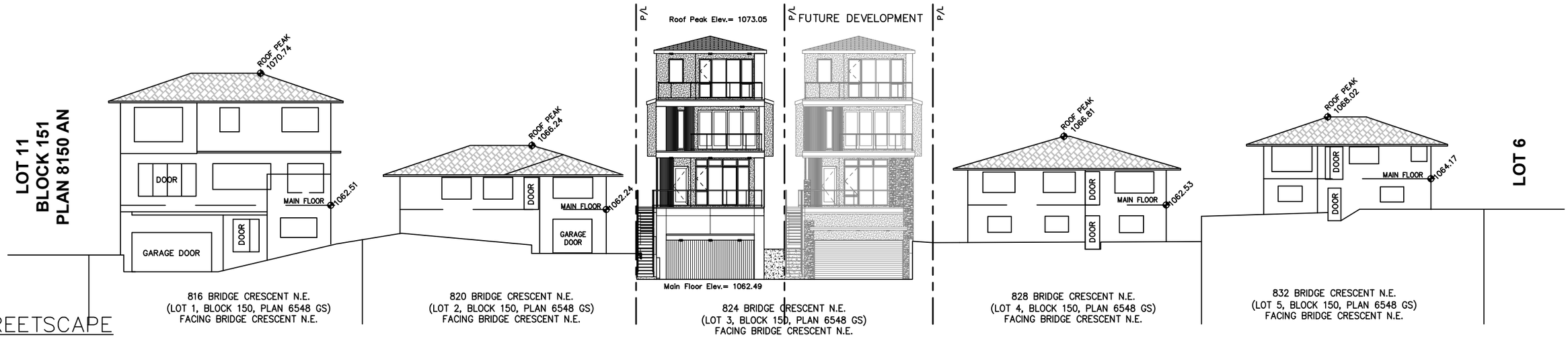
TOTAL: 129.786/357.654 = 36.29%

SITE PLAN
SCALE: 1:200

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

PROJECT NAME AND ADDRESS:
824 BRIDGE CRESCENT NE (WEST)
Calgary, Alberta
Lot 3
Block 150
Plan 6548 GS

PROJECT: SINGLE HOUSE
SCALE: 1: 200
DATE: MAY 05, 2026
DIVISION: S NUMBER: 01



STREETSCAPE

SCALE: 1:250

SOUTH EAST STREETSCAPE

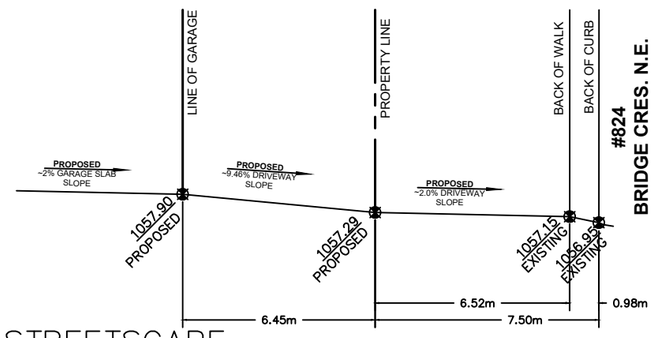
TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.25	7.00	6.00	In Adjacent Property	To Stay
T2	Deciduous	0.20	8.00	6.00	In Adjacent Property	To Stay
T3	Hedge	–	1.00	1.00	In Adjacent Property	To Stay
T4	Hedge	–	1.00	1.00	In Subject Property	To Be Removed
T5	Hedge	–	1.00	1.00	On Property Line	To Be Removed
T6	Deciduous	0.60	5.00	4.00	In Adjacent Property	To Stay
T7	Bush	–	3.00	4.00	In Subject Property	To Be Removed
T8	Hedge	–	1.00	1.00	On Property Line	To Be Removed
T9	Bush	–	5.00	5.00	In Adjacent Property	To Stay
T10	Deciduous	0.60	6.00	6.00	In Adjacent Property	To Stay
T11	Deciduous	0.25	7.00	6.00	In Subject Property	To Be Removed
T12	Deciduous	0.25	6.00	6.00	In Subject Property	To Be Removed
T13	Deciduous	0.70	8.00	6.00	In Adjacent Property	To Stay
T14	Coniferous	0.50	5.00	2.00	In Subject Property	To Be Removed
T15	Bush	–	4.00	5.00	On Property Line	To Be Removed
T16	Deciduous	0.30	5.00	6.00	In Subject Property	To Be Removed
T17	Deciduous	0.25	7.00	6.00	In Subject Property	To Be Removed
T18	Coniferous	0.25	7.00	7.00	In Adjacent Property	To Stay
T19	Bush	–	2.00	2.00	In City Property	To Stay
T20	Coniferous	0.30	7.00	6.00	In City Property	To Stay
T21	Deciduous	0.10	2.00	1.00	In City Property	To Be Removed
T22	Deciduous	0.60	7.00	6.00	In Subject Property	To Be Removed
T23	Deciduous	0.10	2.00	1.00	In City Property	To Stay
T24	Coniferous	0.60	6.00	6.00	In City Property	To Be Removed
T25	Deciduous	0.30	4.00	6.00	In Subject Property	To Be Removed

SINGLE DETACHED SQFT:

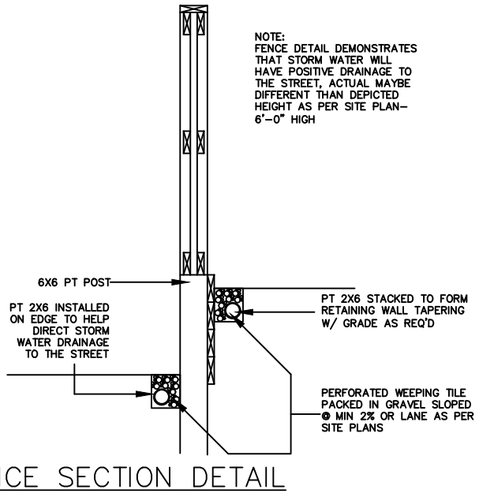
	AREA
BASEMENT	989.17 SQ FT
ATTACHED GARAGE	660.83 SQ FT
MAIN FLOOR	1079.58 SQ FT
UPPER FLOOR	996.56 SQ FT
LOFT FLOOR	761.76 SQ FT
TOTAL AREA	2837.90 SQ FT

DRIVEWAY SLOPE DETAIL #1



STREETSCAPE

SCALE: NTS

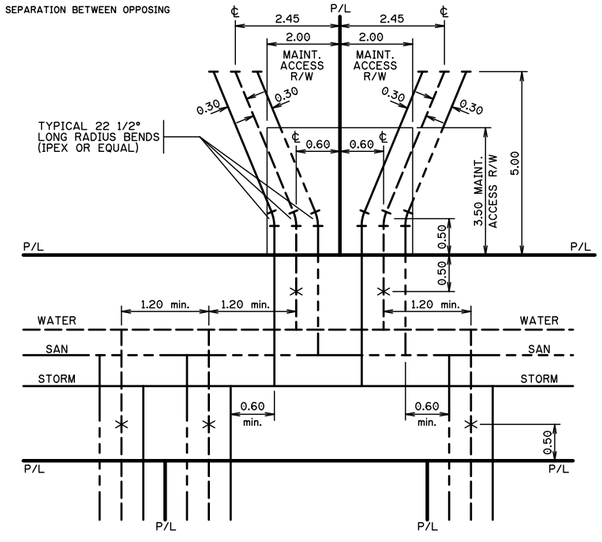


FENCE SECTION DETAIL

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: NTS

#824 BRIDGE CRES. N.E.

NO.	DATE (D/M/Y)	DETAIL	BY
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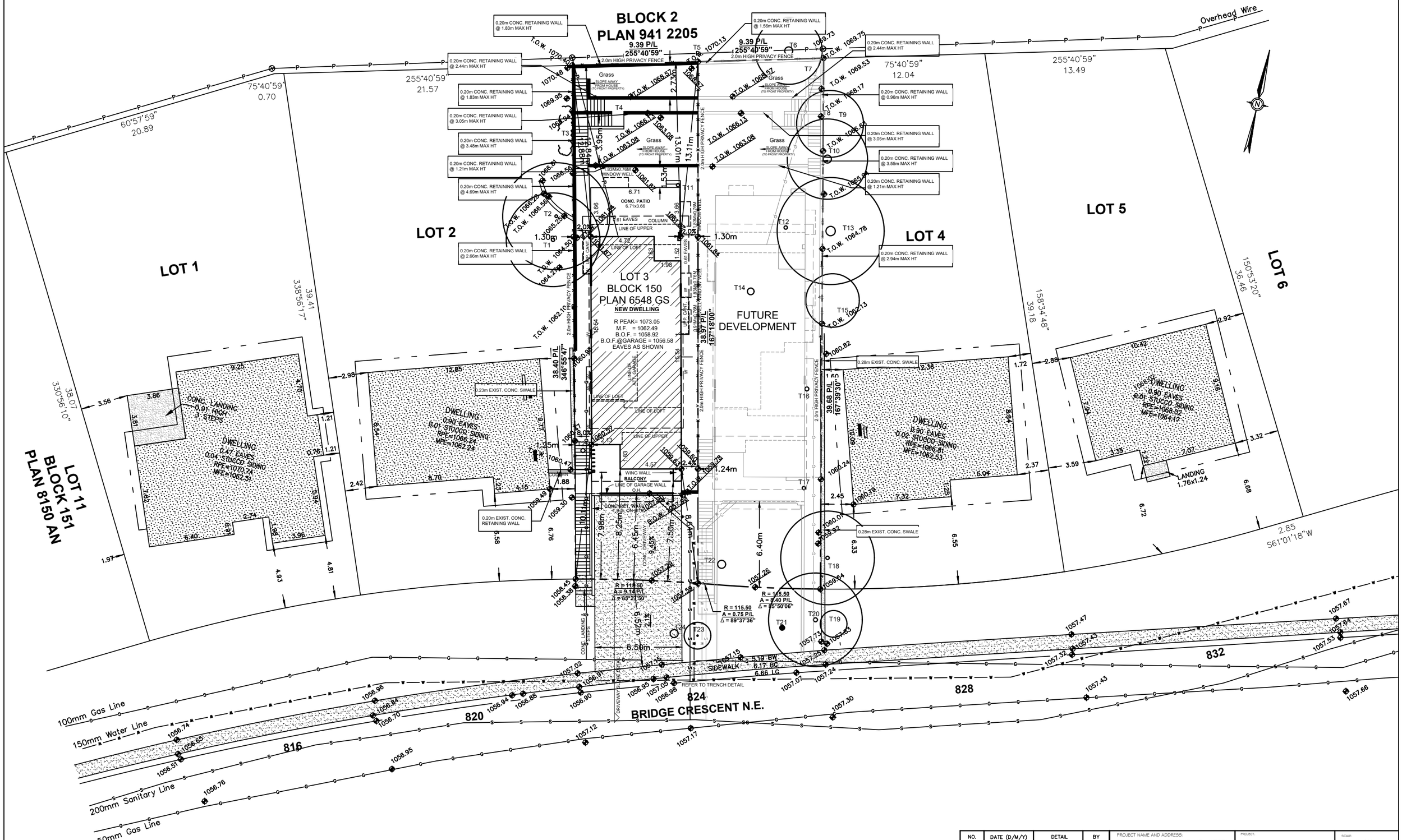
PROJECT NAME AND ADDRESS:
824 BRIDGE CRESCENT NE (WEST)
Calgary, Alberta
Lot 3
Block 150
Plan 6548 GS

PROJECT: SINGLE HOUSE

SCALE: AS SHOWN

DATE: MAY 05, 2026

DIVISION S NUMBER 02



BLOCK PLAN

SCALE: 1: 250

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

PROJECT NAME AND ADDRESS:
824 BRIDGE CRESCENT NE (WEST)
Calgary, Alberta
Lot 3
Block 150
Plan 6548 GS

PROJECT: SINGLE HOUSE

SCALE: 1: 200

DATE: MAY 05, 2026

DIVISION: S NUMBER: 03