




| LIST OF DRAWINGS | |
|---|---|
| A-0.0 | Cover Page |
| A-1.0 | Foundation Plan |
| A-1.1 | Basement Plan |
| A-1.2 | Main Floor Plan |
| A-1.3 | Upper Floor Plan |
| A-1.5 | Roof Plan |
| A-2.0 | Front Elevation |
| A-2.1 | Rear Elevation |
| A-2.2 | Right Elevation |
| A-2.3 | Left Elevation |
| A-4.0 | Garage Floor Plans |
| A-4.1 | Garage Front & Rear Elevation |
| A-4.2 | Garage Left & Right Elevation |
| A-4.3 | Garage Section |

**FLOOR AREA**

| | |
|---|---|
| BASEMENT | = 1480.17 SQ. FT. |
| MAIN | = 1456.67 SQ. FT. |
| UPPER | = 1574.96 SQ. FT. |
| TOTAL | = 3031.63 SQ. FT. |





PROJECT NOTES:

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ISSUES:

| NO. | DATE(D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 07/05/26 | DP PLANS | D.L. |
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| 03. | -- | -- | -- |
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| 05. | -- | -- | -- |

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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JTA DESIGN + PERMITS

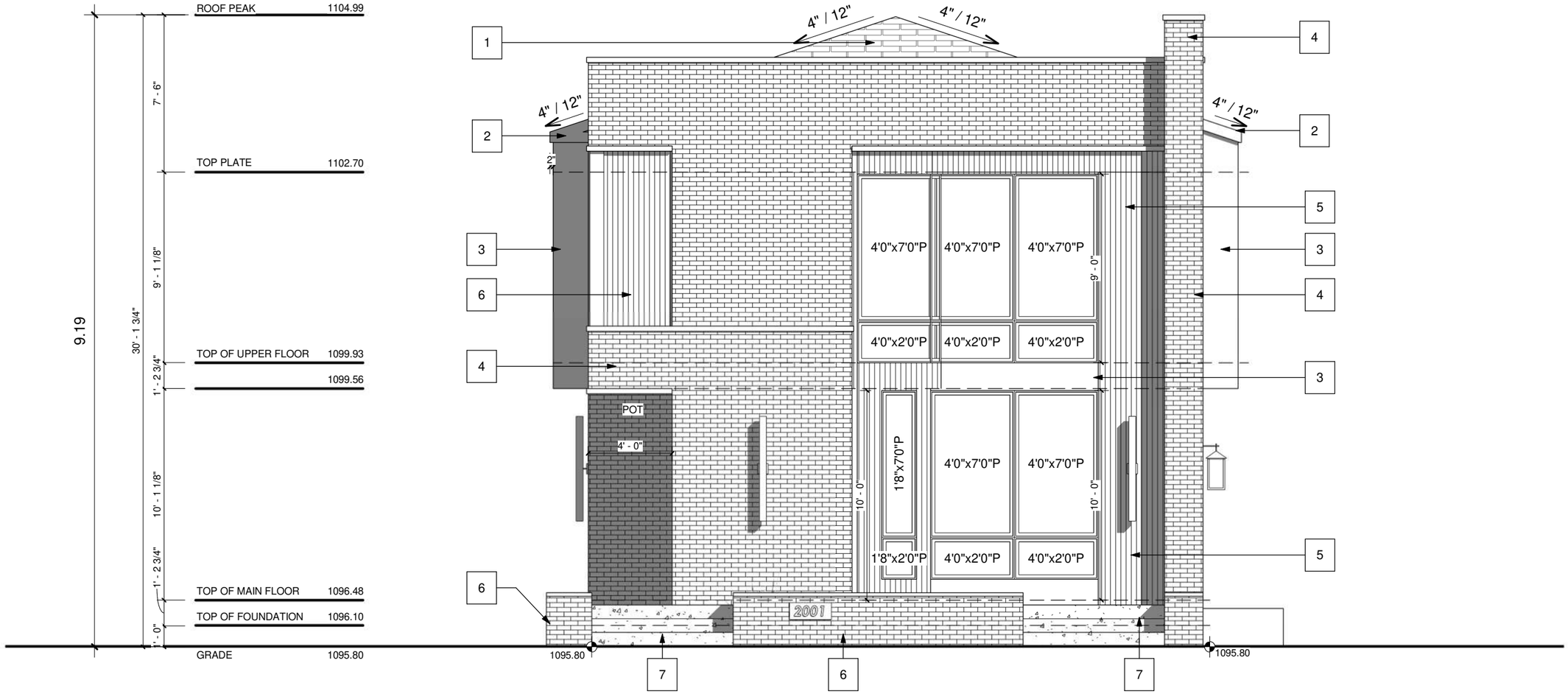
PROJECT NAME:
2001 - 56th AVE SW (CORNER LOT)
CALGARY, ALBERTA

| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-0.0 |

**EXTERIOR FINISHES:**

| | | | | | |
|---|---|---|---|---|---|
| 1 | ASPHALT SHINGLES | 4 | BRICK CLADDING - WHITE | 7 | CAST-IN PLACE CONCRETE |
| 2 | 8" ALUMINUM FASCIA / EAVES | 5 | BOARD & BATTEN - BLACK/DARK GREY | 8 | CONCRETE PARGING |
| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |

**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"

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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JTA DESIGN + PERMITS

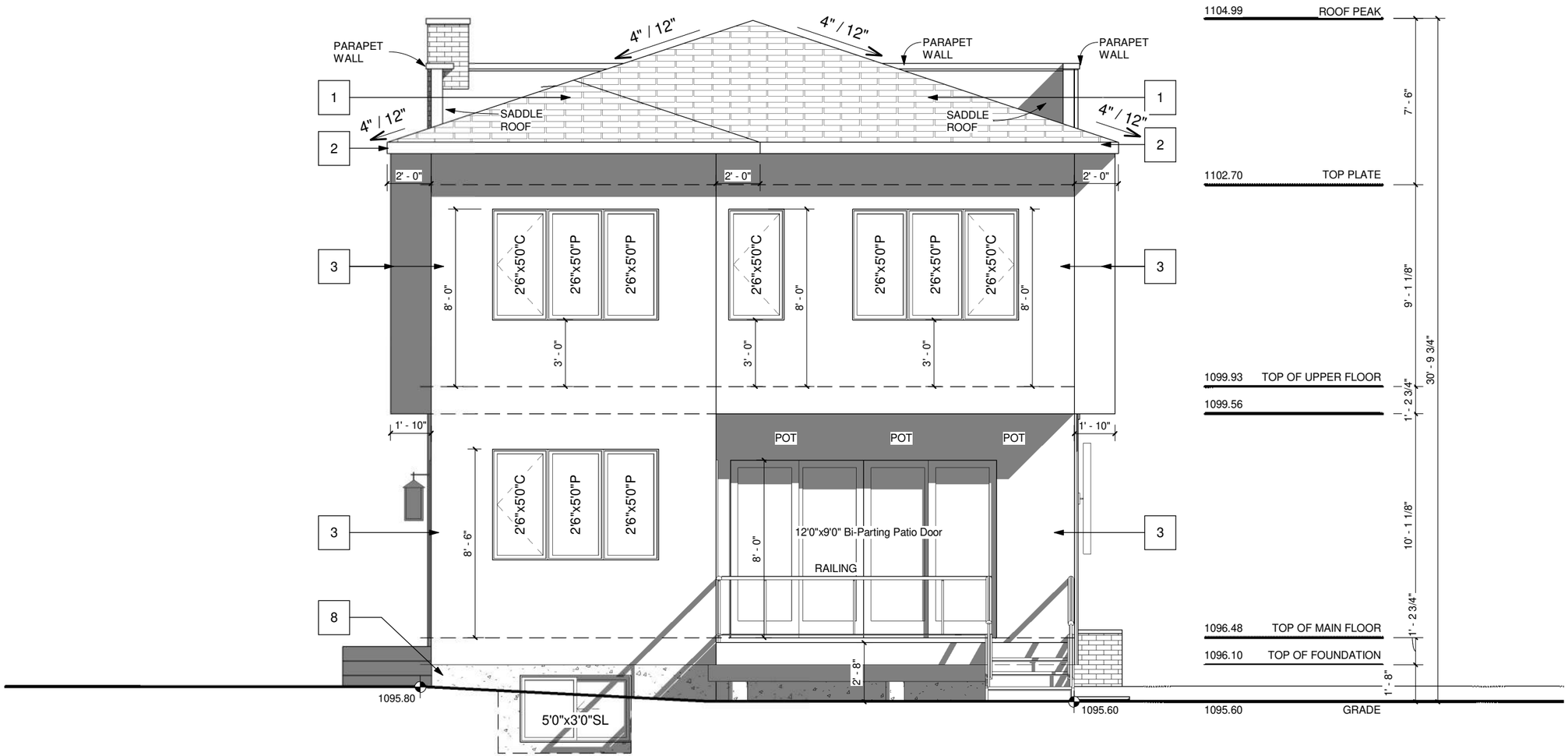
PROJECT NAME:
2001 - 56th AVE SW (CORNER LOT)
CALGARY, ALBERTA

| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.0 |

**EXTERIOR FINISHES:**

| | | | | | |
|---|---|---|---|---|---|
| 1 | ASPHALT SHINGLES | 4 | BRICK CLADDING - WHITE | 7 | CAST-IN PLACE CONCRETE |
| 2 | 8" ALUMINUM FASCIA / EAVES | 5 | BOARD & BATTEN - BLACK/DARK GREY | 8 | CONCRETE PARGING |
| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |

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(SOFFIT ARE PRE-FIN ALUM)




1.83mx0.76m WINDOW WELL AS REQ'D.

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

PROJECT NOTES:

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PROJECT: NEW HOME

STATUS: -

SIGNATURES: X

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JTA DESIGN + PERMITS

PROJECT NAME:
2001 - 56th AVE SW (CORNER LOT)
CALGARY, ALBERTA

| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.1 |

**EXTERIOR FINISHES:**

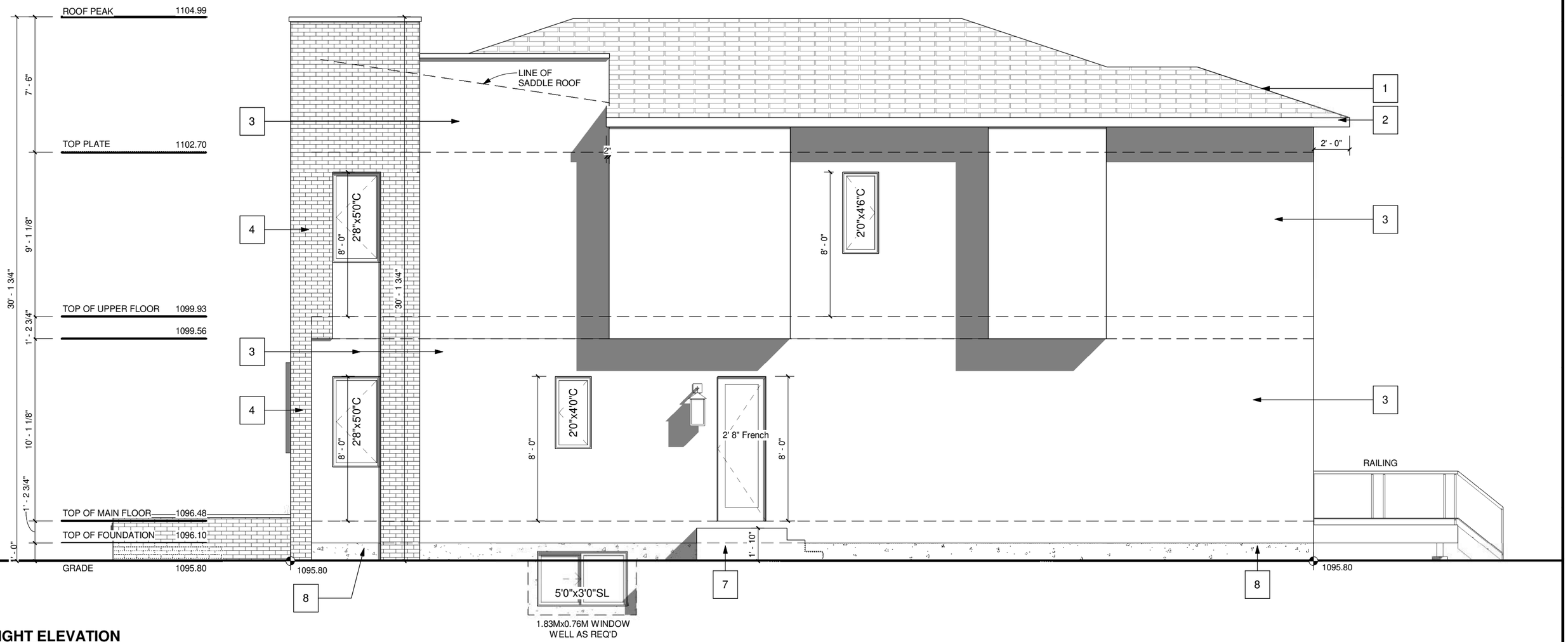
| | | | | | |
|---|---|---|---|---|---|
| 1 | ASPHALT SHINGLES | 4 | BRICK CLADDING - WHITE | 7 | CAST-IN PLACE CONCRETE |
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| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |

**WINDOW CALCULATION**

WALL AREA = 1257.08 SQ. FT.
WINDOW AREA = 62.22 SQ. FT.
TOTAL: 62.22/1257.08 = 4.95%

**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)




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

PROJECT NOTES:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-09-16 1:37:26 PM

JTA DESIGN + PERMITS

PROJECT NAME: 2001 - 56th AVE SW (CORNER LOT) CALGARY, ALBERTA

| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.2 |

**EXTERIOR FINISHES:**

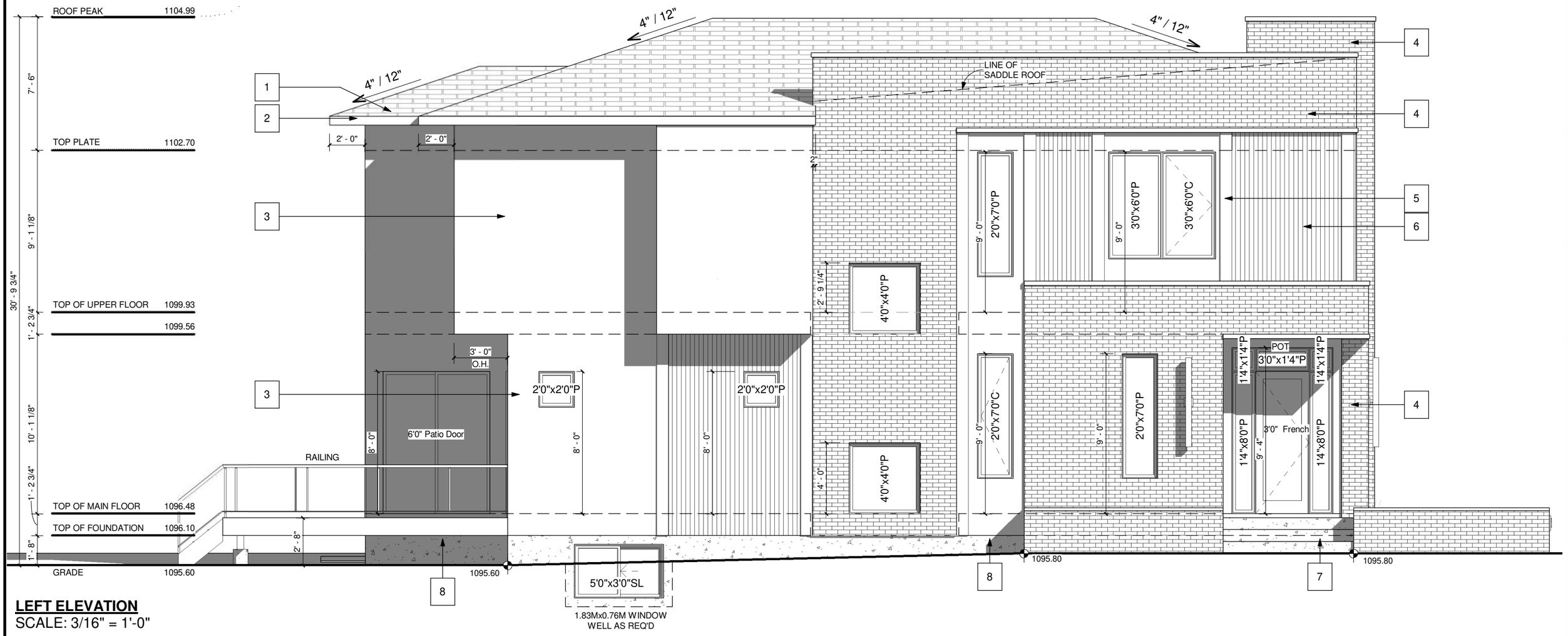
| | | | | | |
|---|---|---|---|---|---|
| 1 | ASPHALT SHINGLES | 4 | BRICK CLADDING - WHITE | 7 | CAST-IN PLACE CONCRETE |
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| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |

**WINDOW CALCULATION**

WALL AREA = 1118.68 SQ. FT.
WINDOW AREA = 183.07 SQ. FT.
TOTAL: 183.07/1118.68 = 16.36%

**VENTED SOFFIT NOTES:**

-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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## LEFT ELEVATION

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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES: X

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JTA DESIGN + PERMITS

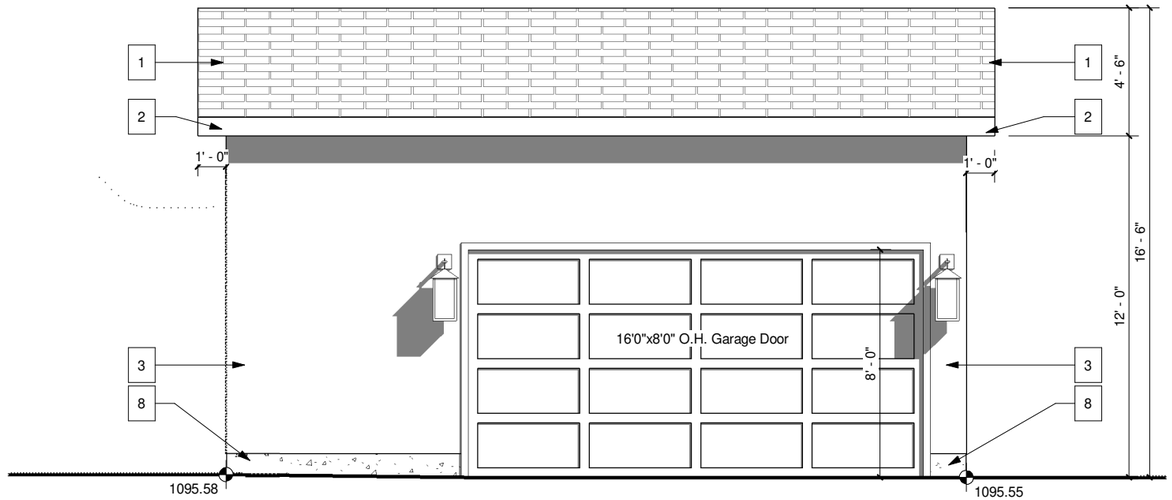
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| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.3 |

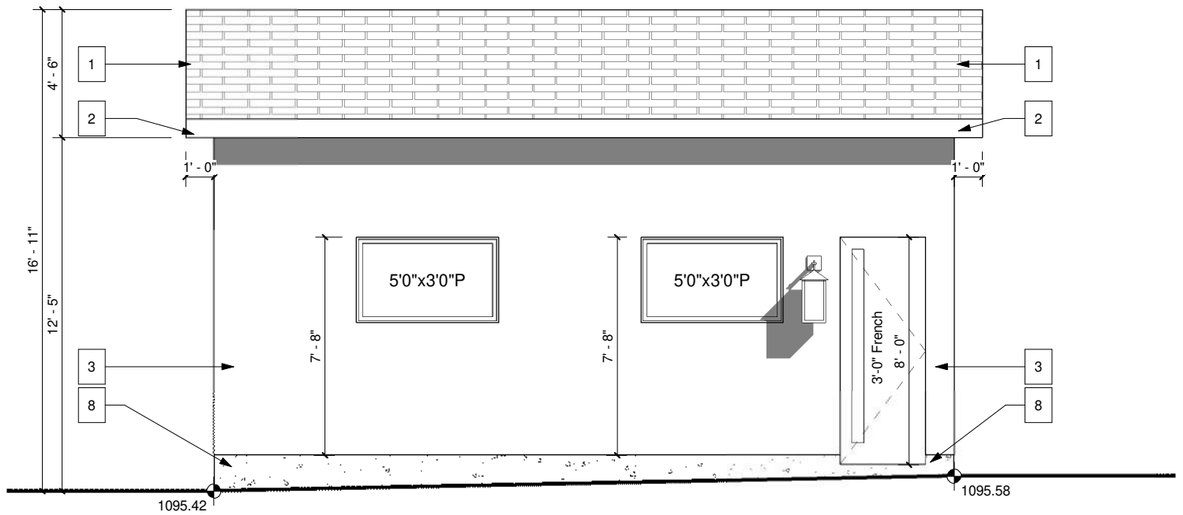
**EXTERIOR FINISHES:**

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| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |

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(SOFFIT ARE PRE-FIN ALUM)




## GARAGE FRONT ELEVATION (LANE)
SCALE: 3/16" = 1'-0"




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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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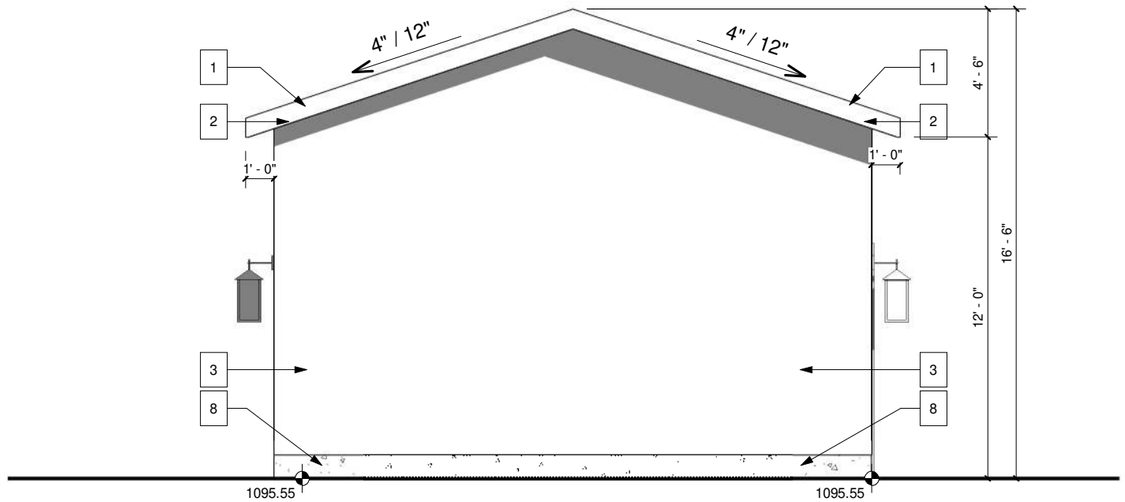
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| DESIGNER: | JOB #: |
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| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-4.1 |

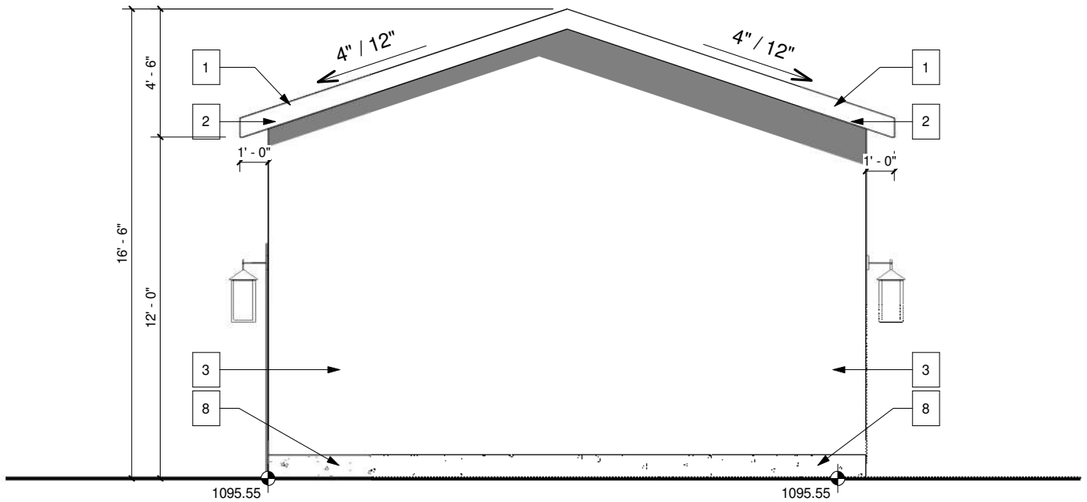
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| 3 | STUCCO FINISH - BLACK | 6 | VERTICAL HARDIE FINISH - BLACK | | |




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

**VENTED SOFFIT NOTES:**
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-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)




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

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PROJECT: NEW HOME

STATUS: -

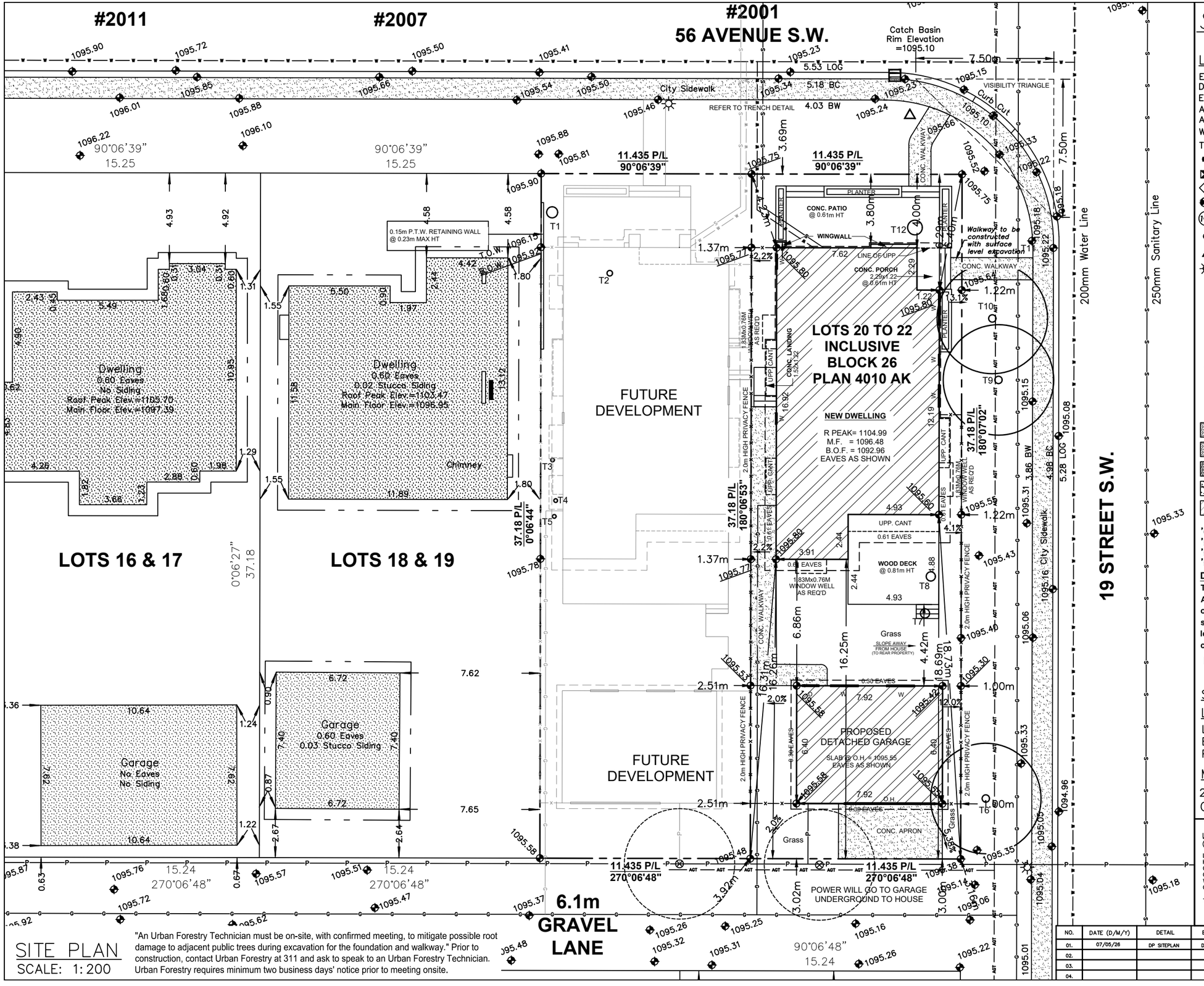
SIGNATURES:
X _____

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JTA DESIGN + PERMITS

PROJECT NAME:
2001 - 56th AVE SW (CORNER LOT)
CALGARY, ALBERTA

| DESIGNER: | JOB #: |
|---|---|
| JT | #206-26 |
| SCALE: | SHEET: |
| AS SHOWN | A-4.2 |




SITE PLAN
SCALE: 1:200

"An Urban Forestry Technician must be on-site, with confirmed meeting, to mitigate possible root damage to adjacent public trees during excavation for the foundation and walkway." Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.

# 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 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:
Lots 20 to 22 Inclusive
Block 26
Plan 4010 AK

MUNICIPAL ADDRESS:
2001 – 56 AVENUE S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

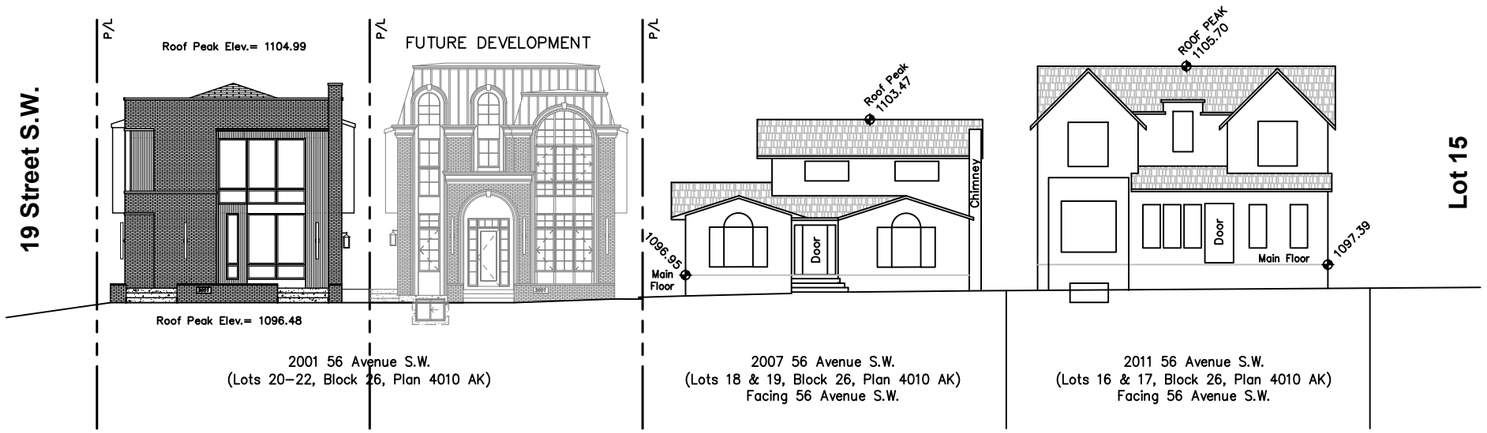
LOT SIZE: 424.883 SQ M
HOUSE: 134.762 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.650 SQ M
GARAGE: 50.716 SQ M

TOTAL: 186.128/424.883 = 43.81%

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 07/05/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2001 56 AVENUE SW (EAST)
Calgary, Alberta
Lots 20 To 22 Inclusive
Block 26
Plan 4010 AK

PROJECT: SINGLE HOUSE
DATE: MAY 07, 2026
SCALE: 1: 200
DIVISION: S NUMBER: 01

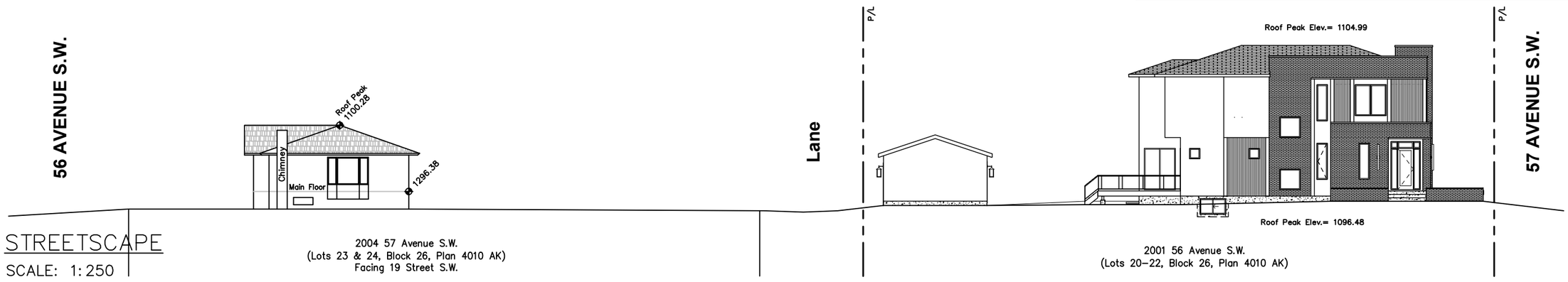



## North Streetscape

## TREE SCHEDULE:

| Tree No. | Variety | Caliper (±) | Canopy (±) | Height (±) | Location | Disposition |
|---|---|---|---|---|---|---|
| T1 | Clump | 0.60 | 1.00 | 2.00 | in Subject Property | To Be Removed |
| T2 | Deciduous Tree | 0.30 | 3.00 | 3.00 | in Subject Property | To Be Removed |
| T3 | Deciduous Tree | 0.20 | 2.00 | 4.00 | in Subject Property | To Be Removed |
| T4 | Deciduous Tree | 0.20 | 2.00 | 4.00 | In Subject Property | To Be Removed |
| T5 | Deciduous Tree | 0.20 | 2.00 | 4.00 | In Subject Property | To Be Removed |
| T6 | White Spruce Coniferous Tree | 0.33 | 6.00 | 25.00 | In City Property | To Remain |
| T7 | Coniferous Tree | 0.50 | 8.00 | 23.00 | In Subject Property | To Be Removed |
| T8 | Coniferous Tree | 0.50 | 8.00 | 23.00 | In Subject Property | To Be Removed |
| T9 | White Spruce Coniferous Tree | 0.30 | 6.00 | 25.00 | In City Property | To Remain |
| T10 | White Spruce Coniferous Tree | 0.34 | 6.00 | 25.00 | In City Property | To Remain |
| T11 | Bush | – | 1.00 | 1.00 | In City Property | To Be Removed |
| T12 | Coniferous Tree | 0.80 | 8.50 | 25.00 | In Subject Property | To Be Removed |

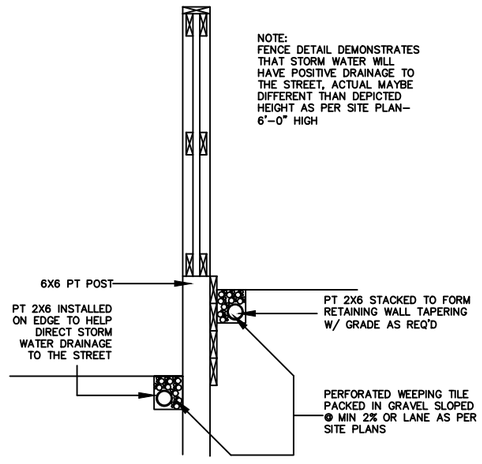
"An Urban Forestry Technician must be on-site, with confirmed meeting, to mitigate possible root damage to adjacent public trees during excavation for the foundation and walkway." Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days' notice prior to meeting onsite.




## STREETSCAPE
SCALE: 1:250

SINGLE DETACHED SQFT:

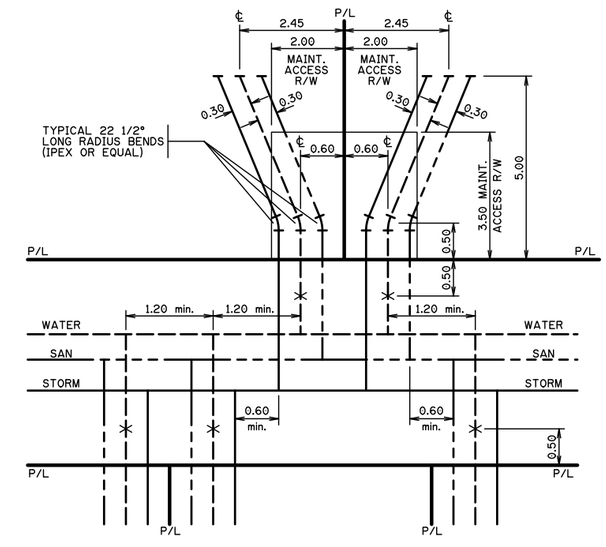
| | AREA |
|---|---|
| BASEMENT | 1480.17 SQ FT |
| MAIN FLOOR | 1456.67 SQ FT |
| UPPER FLOOR | 1574.96 SQ FT |
| TOTAL AREA | 4511.80 SQ FT |




## 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.
. 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.

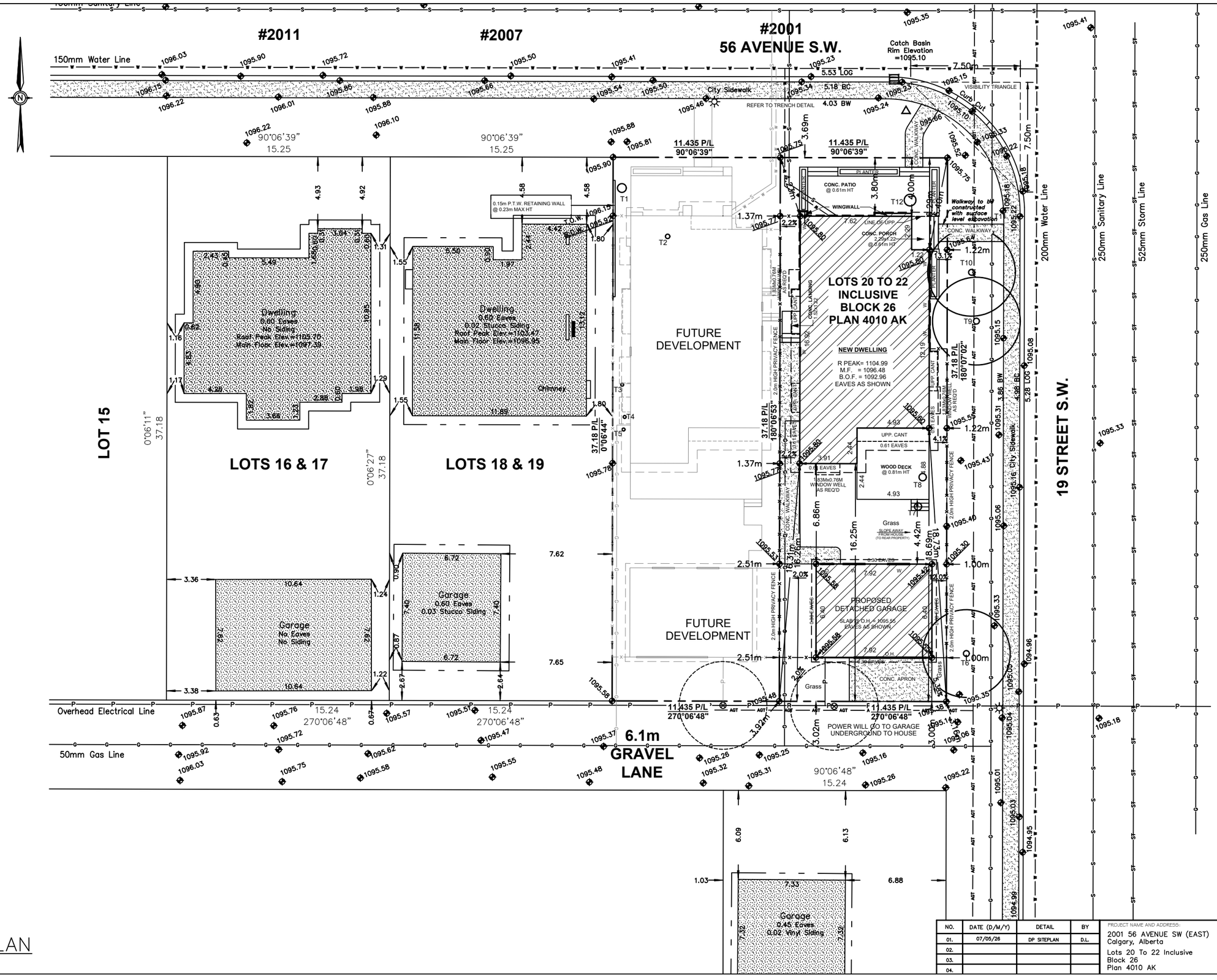



## TRENCH DETAIL
SCALE: NTS

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 07/05/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2001 56 AVENUE SW (EAST)
Calgary, Alberta
Lots 20 To 22 Inclusive
Block 26
Plan 4010 AK

PROJECT: SINGLE HOUSE
SCALE: AS SHOWN
DATE: MAY 07, 2026
DIVISION: S NUMBER: 02




BLOCK PLAN
SCALE: 1:250

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 07/05/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2001 56 AVENUE SW (EAST)
Calgary, Alberta
Lots 20 To 22 Inclusive
Block 26
Plan 4010 AK

PROJECT: SINGLE HOUSE

SCALE: 1: 200

DATE: MAY 07, 2026

DIVISION: S NUMBER: 03