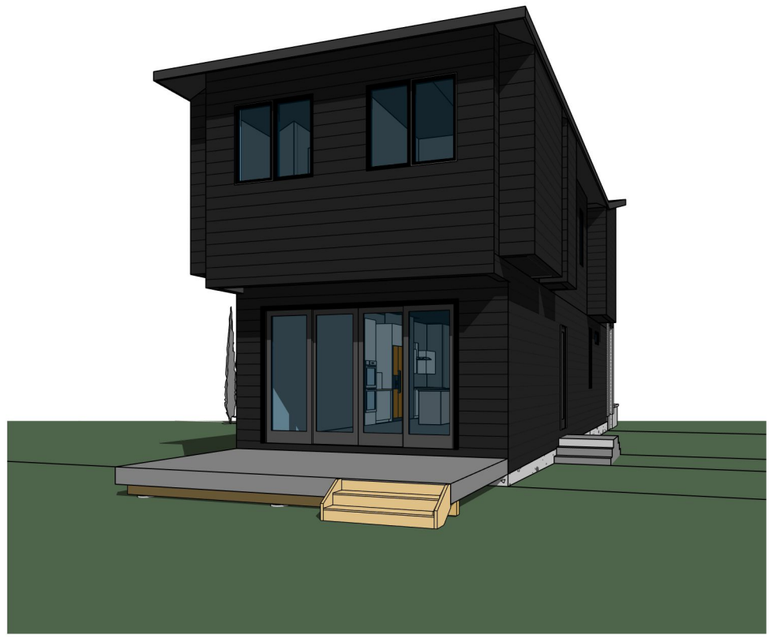






LIST OF DRAWINGS

A-0.0	Cover Page
A-0.1	Assemblies
A-0.2	Schedule
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front and Rear Elevations
A-2.1	Left Elevation
A-2.2	Right Elevation
A-3.0	Section 1
A-3.1	Section 2
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section
A-5.0A	Above Ground Wall Detail
A-5.0B	Above Ground Wall & Rim Joist Detail
A-5.1	Foundation Wall Detail
A-5.2	Roof Detail
A-5.3	Jamb & HRV Detail
A-5.4	Opening Details
A-5.5	Air Barrier Details
A-5.6	Technical Data Sheet & HRV
E-1.0	Basement Electrical
E-1.1	Main Electrical
E-1.2	Upper Electrical

FLOOR AREA

BASEMENT = 901.00 SQ. FT.

MAIN = 937.67 SQ. FT.
UPPER = 1034.50 SQ. FT.

TOTAL = 1972.17 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/05/2026	DP PLANS	D.L.
02.	29/07/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

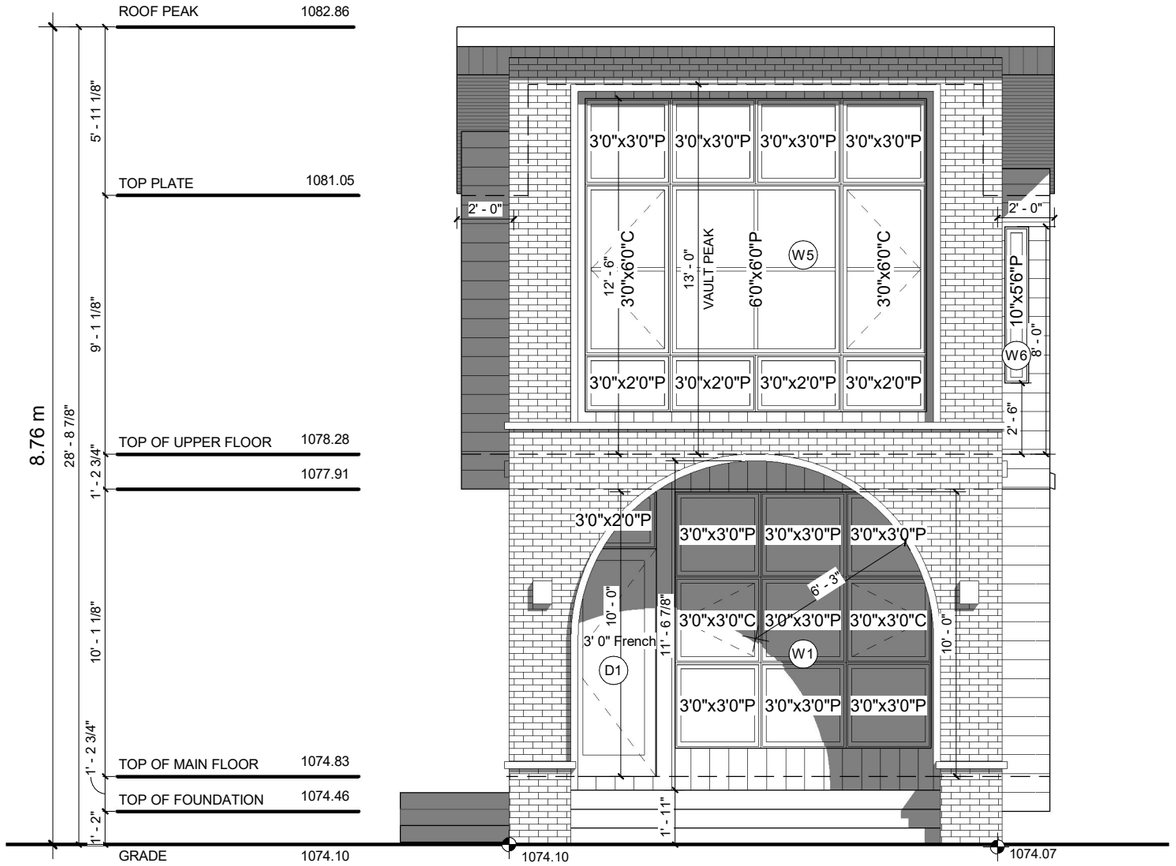
PRINTED: 2026-07-30 11:14:20 AM

PROJECT NAME:
616 51 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	266 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

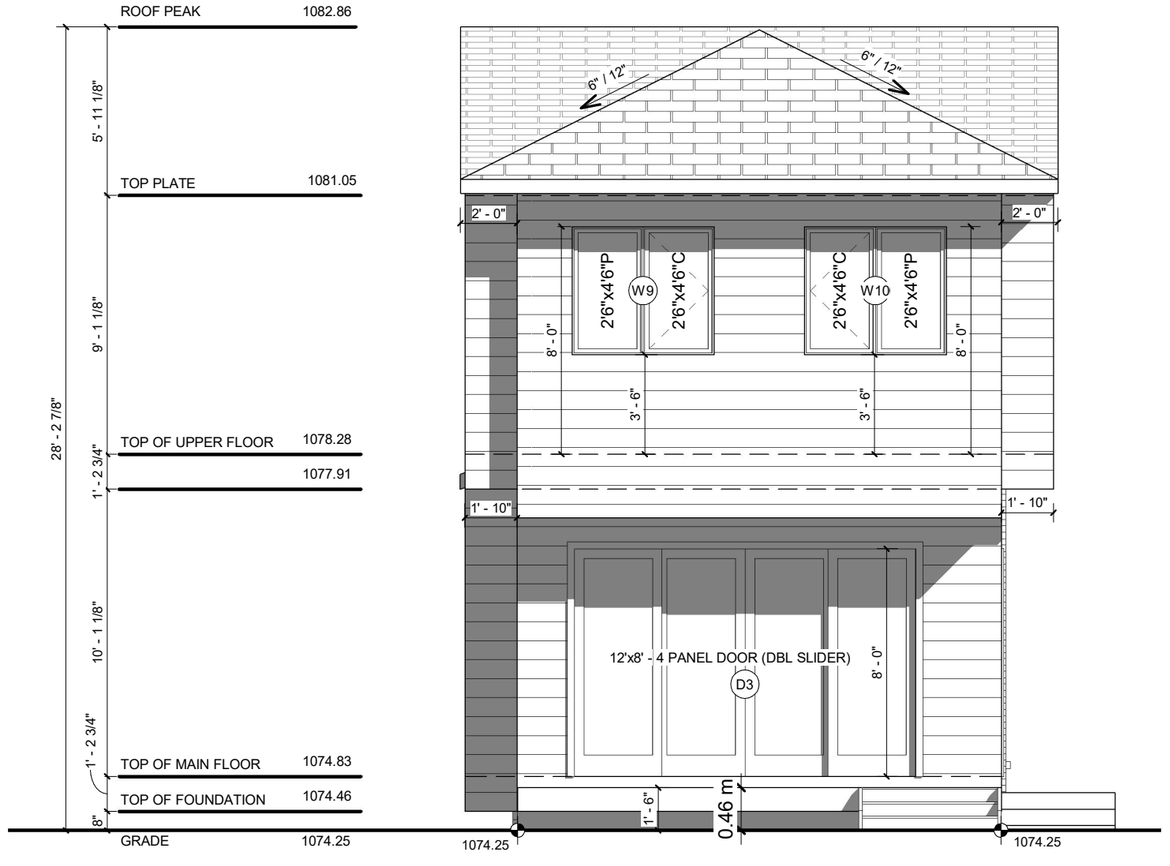
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		



FRONT ELEVATION
SCALE: 3/16" = 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)



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

PROJECT NOTES:
-ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/05/2026	DP PLANS	D.L.
02.	29/07/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____
PRINTED 2026-07-30 11:14:23 AM

JTA DESIGN + PERMITS

PROJECT NAME:
616 51 Ave S.W.
CALGARY, ALBERTA

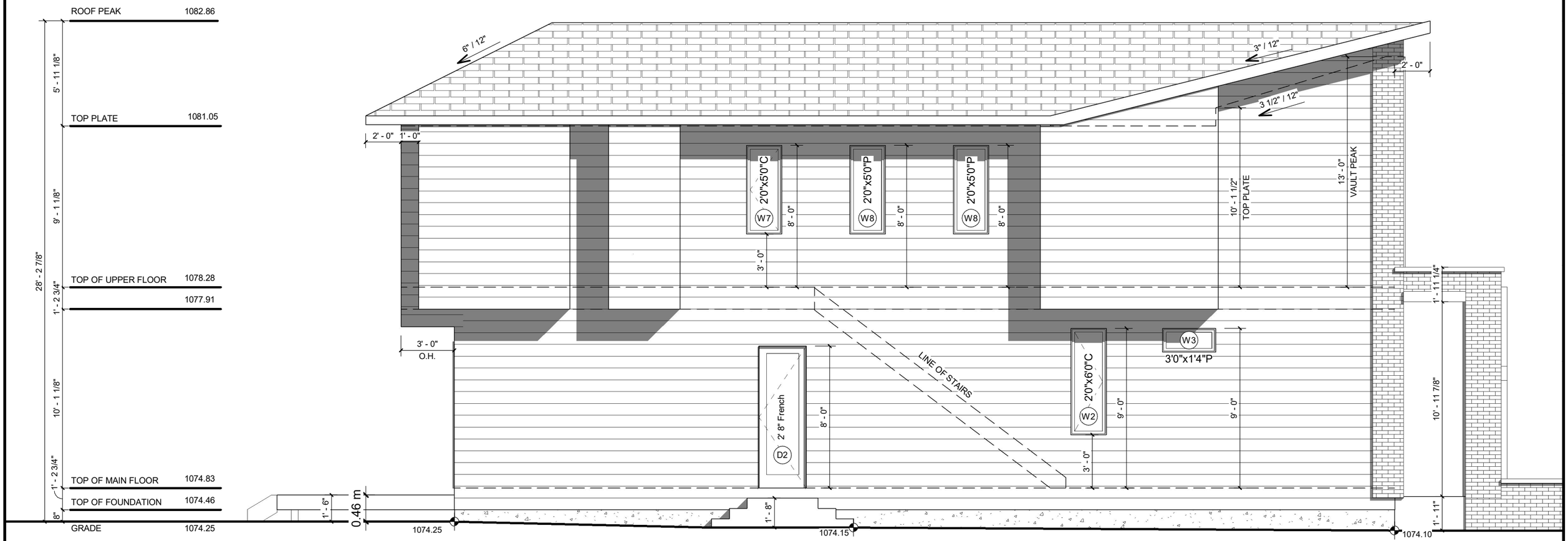
DESIGNER:	JOB #:
JT	266 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1263.55 SQ. FT.
WINDOW AREA = 71.04 SQ. FT.
TOTAL: 71.04 / 1263.55 = 5.62%

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)



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

PROJECT NOTES:

-ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/05/2026	DP PLANS	D.L.
02.	29/07/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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JTA DESIGN + PERMITS

PROJECT NAME:
616 51 Ave S.W.
CALGARY, ALBERTA

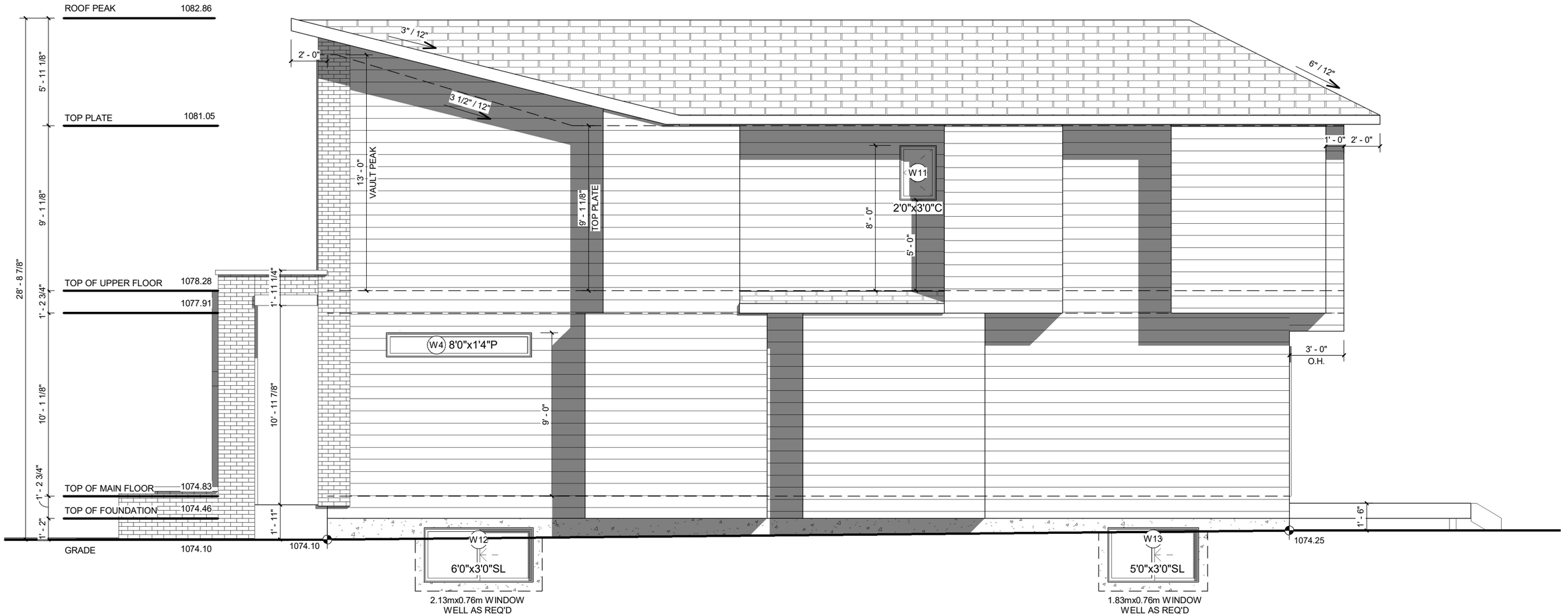
DESIGNER:	JOB #:
JT	266 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	SMOOTH STUCCO - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	SMART BOARD FINISH - WHITE	8	BLACK SLATS
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1257.86 SQ. FT.
WINDOW AREA = 23.88 SQ. FT.
TOTAL: 23.88 / 1257.86 = 1.90%

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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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/05/2026	DP PLANS	D.L.
02.	29/07/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED 2026-07-30 11:14:24 AM

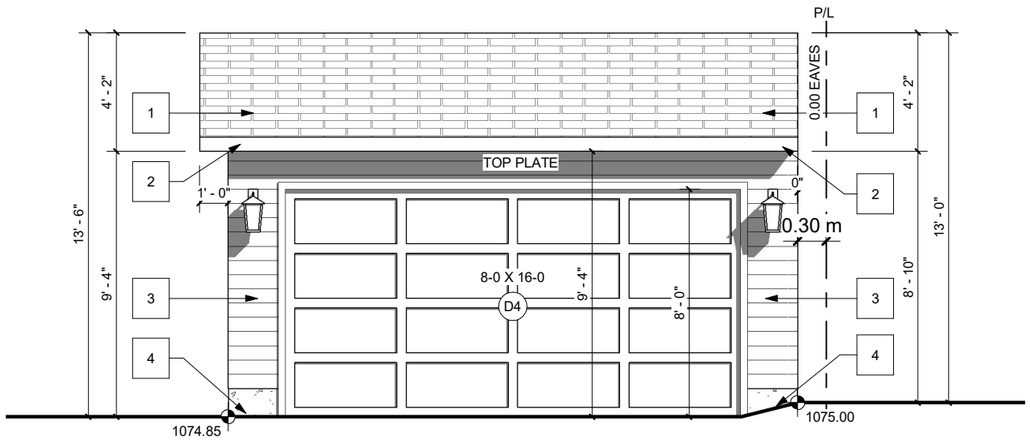
JTA DESIGN + PERMITS

PROJECT NAME:
616 51 Ave S.W.
CALGARY, ALBERTA

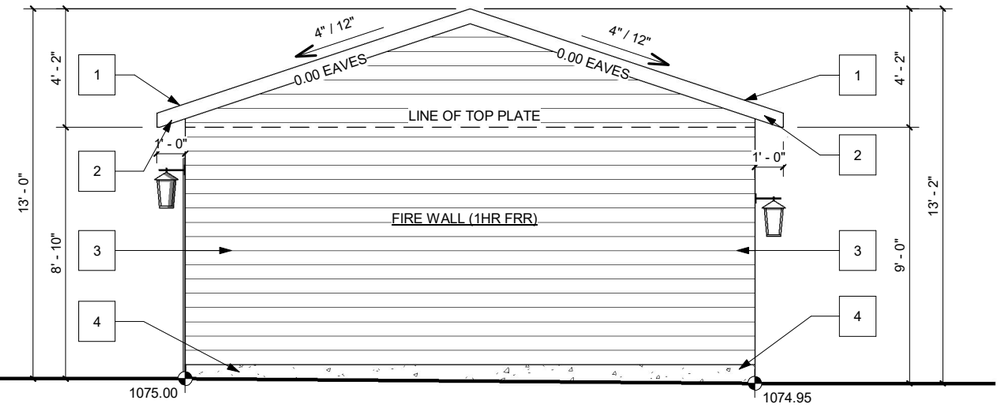
DESIGNER:	JOB #:
JT	266 - 26
SCALE: AS SHOWN	SHEET: A-2.2

EXTERIOR FINISHES:

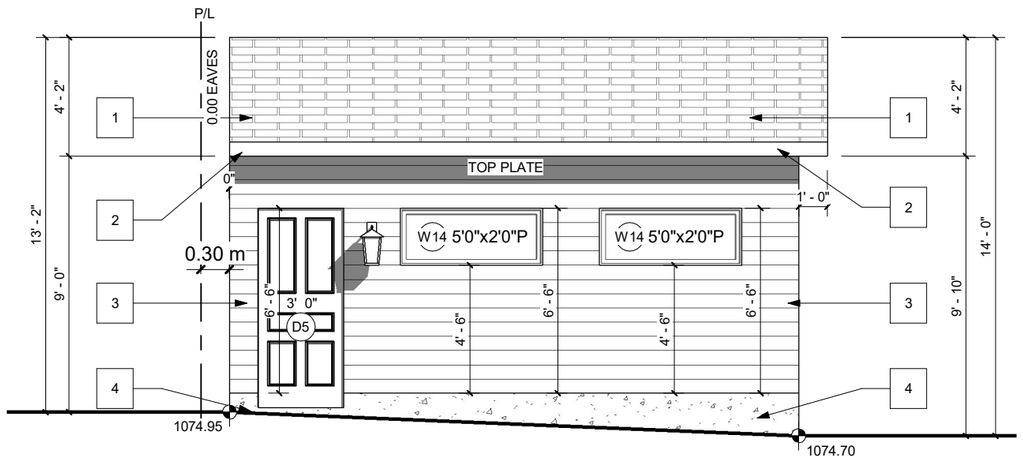
1	ASPHALT SHINGLES	2	8" ALUMNIMUM FASCIA	3	SIDING FINISH	4	CONC. PARGING



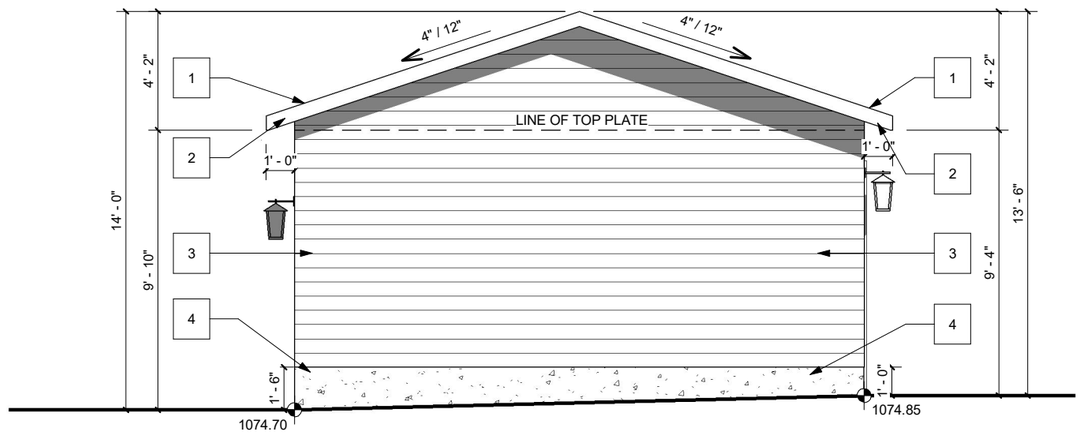
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	19/05/2026	DP PLANS	D.L.
02.	29/07/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

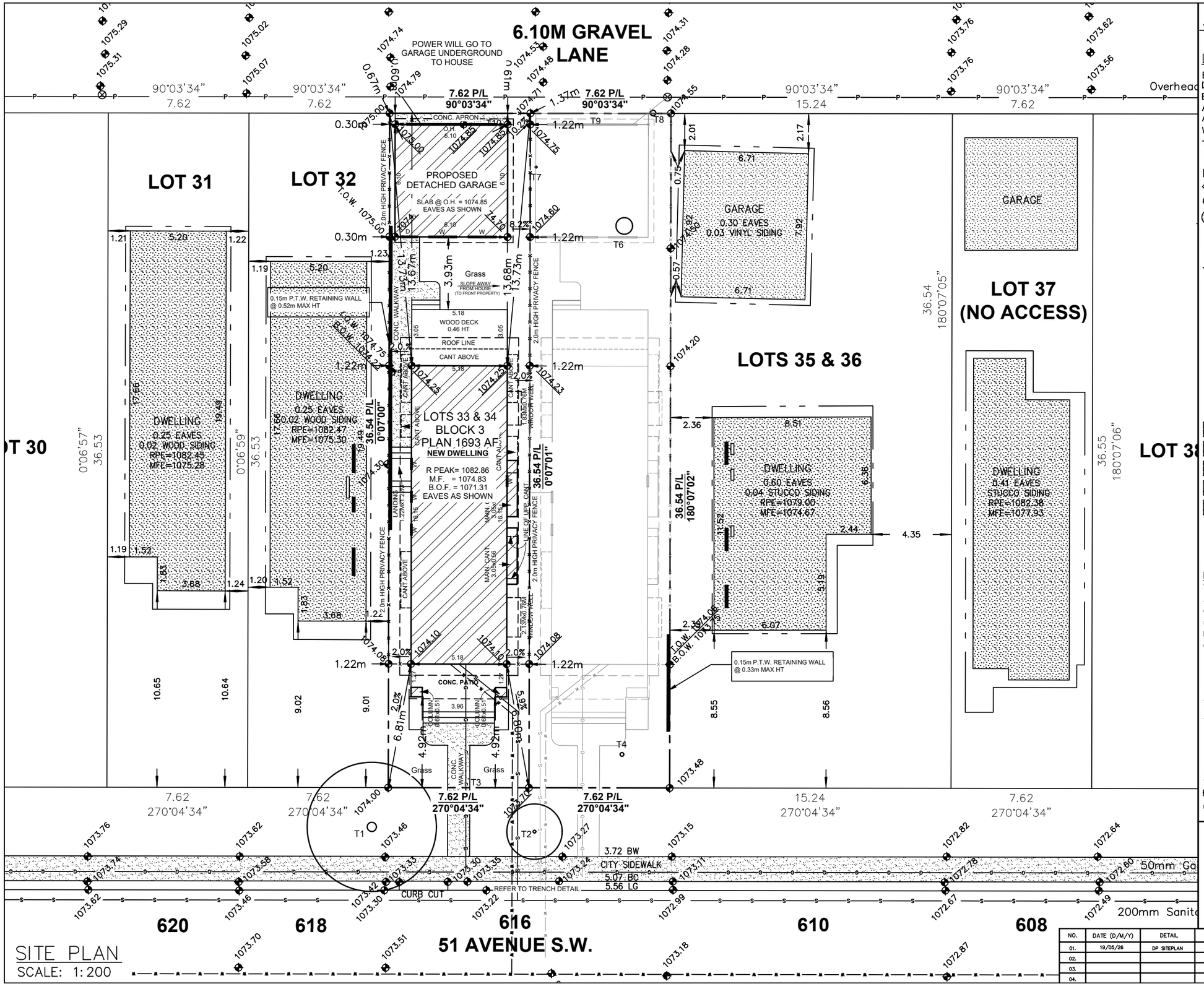
SIGNATURES:

X _____

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PROJECT NAME:
616 51 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	266 - 26
SCALE:	SHEET:
AS SHOWN	A-4.1



SITE PLAN
SCALE: 1:200

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
- 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:

Lots 33 & 34
Block 3
Plan 1693 AF

MUNICIPAL ADDRESS:

616 - 51st AVENUE S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 278.287 SQ M
HOUSE: 83.706 SQ M
COVERED PORCH: 1.881 SQ M
CANT.: 3.406 SQ M
WNG WALL: 0.619 SQ M
GARAGE: 37.161 SQ M

TOTAL: 124.893/278.287
= 44.88%

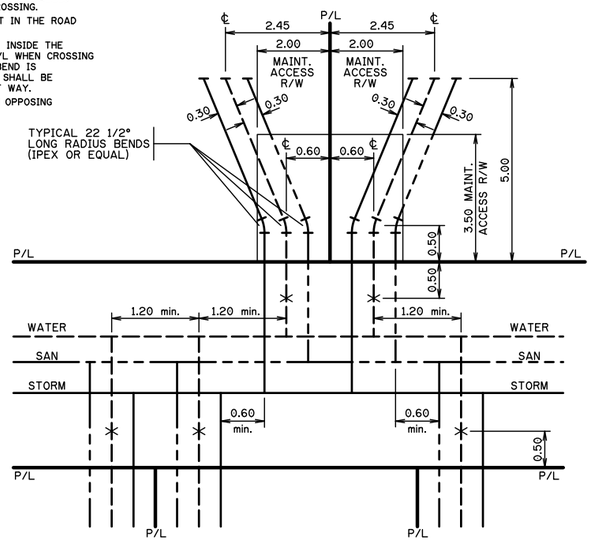
NO.	DATE (D/M/Y)	DETAIL	BY
01.	19/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
616 51st AVENUE SW (West)
Calgary, Alberta
Lots 33 To 34
Block 3
Plan 1693 AF

PROJECT: SINGLE HOUSE
SCALE: 1: 200
DATE: MAY 19, 2026
DIVISION: S NUMBER: 01

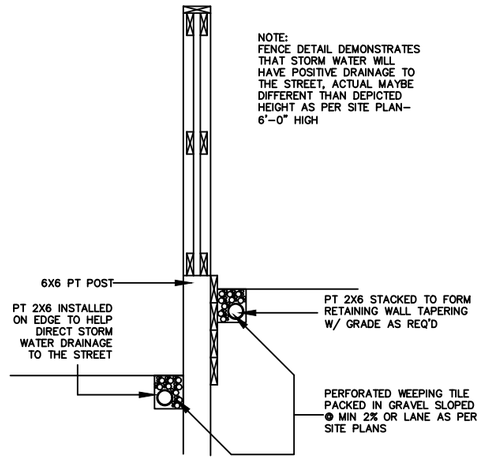
NOTES:

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

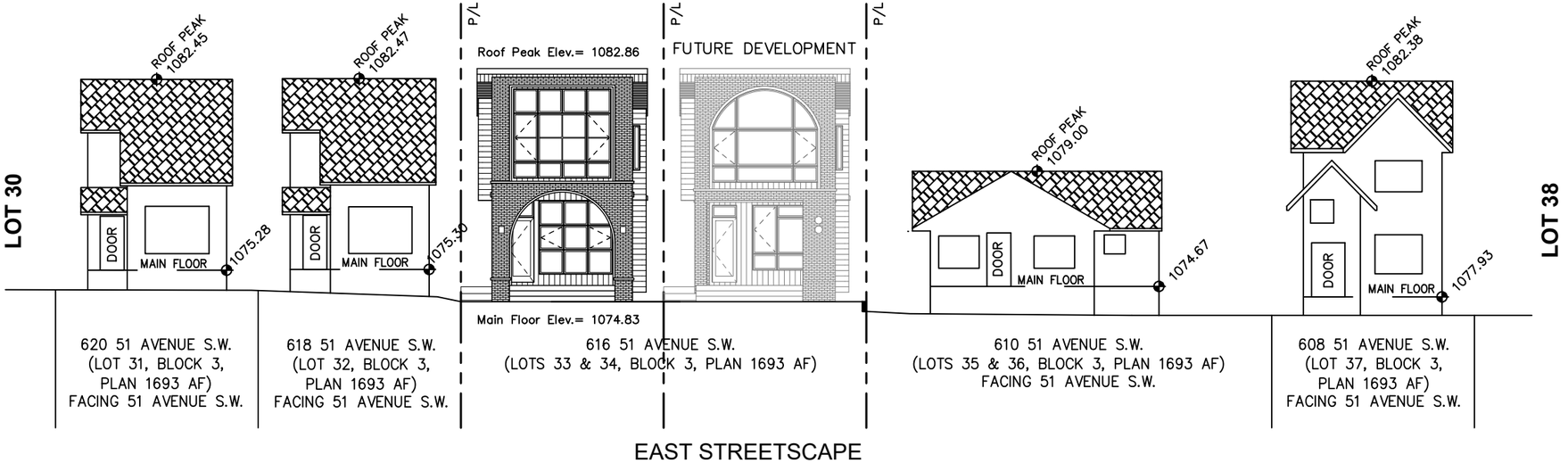


FENCE SECTION DETAIL

SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Green Ash	0.50	7.0	8.0	In City Property	To Stay
T2	Poplar Species	0.15	3.0	3.0	In City Property	To Be Removed
T3	Hedge	---	1.0	1.0	On Property Line	To Be Removed
T4	Deciduous	0.20	6.0	5.0	In Subject Property	To Be Removed
T5	Hedge	---	1.0	2.5	On Property Line	To Be Removed
T6	Deciduous	0.90	13.0	11.0	In Subject Property	To Be Removed
T7	Deciduous	0.10	6.0	4.0	In Subject Property	To Be Removed
T8	Deciduous	0.20	4.0	3.0	On Property Line	To Be Removed
T9	Bush	---	6.0	2.5	On Property Line	To Be Removed
T10	Bush	---	4.0	2.5	On Property Line	To Be Removed



STREETSCAPE

SCALE: 1:250

SINGLE DETACHED SQFT:

	AREA
BASEMENT	901.00 SQ FT
MAIN FLOOR	937.67 SQ FT
UPPER FLOOR	1034.50 SQ FT
TOTAL AREA	1972.17 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY
01.	19/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

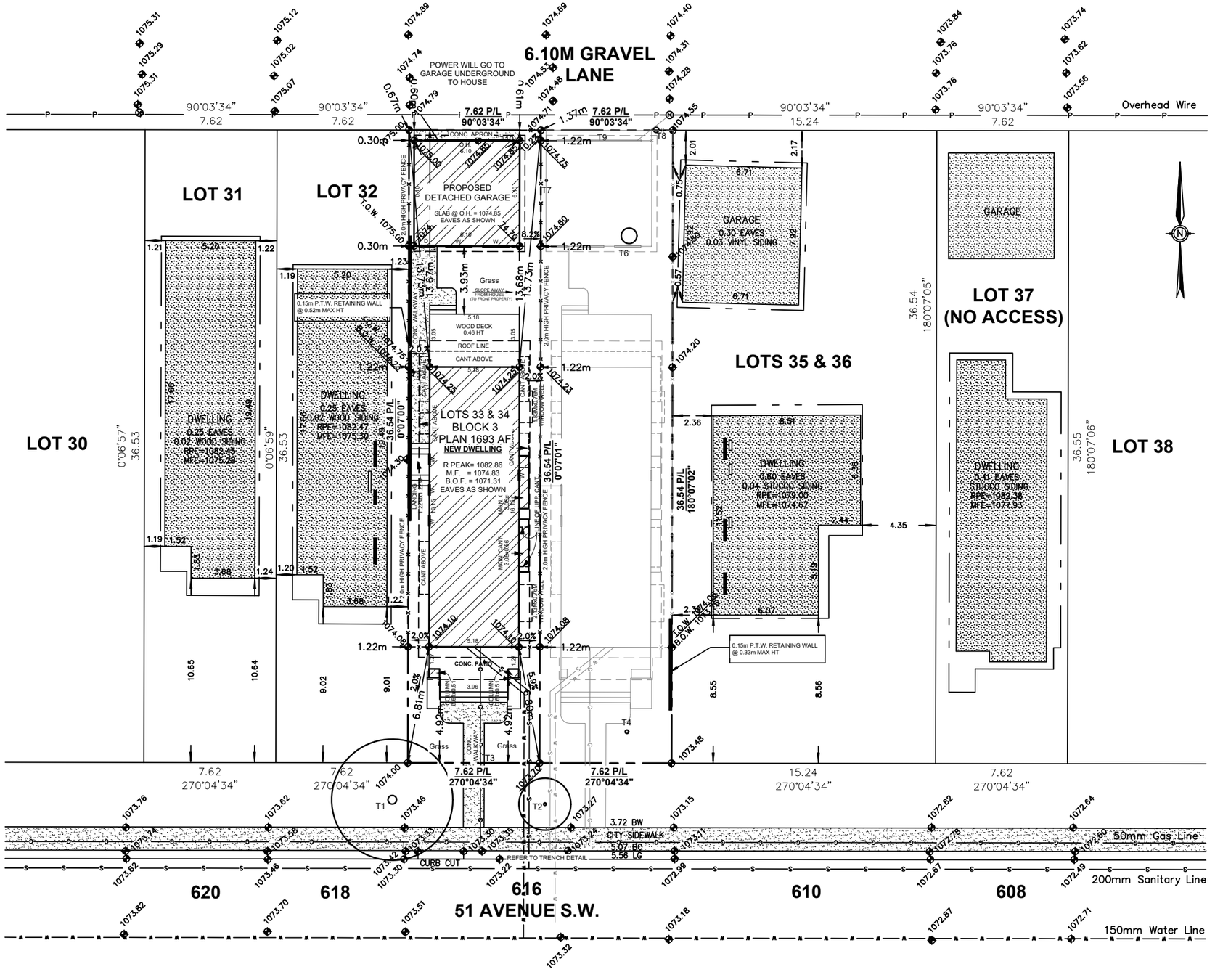
PROJECT NAME AND ADDRESS:
616 51st AVENUE SW (West)
Calgary, Alberta
Lots 33 To 34
Block 3
Plan 1693 AF

PROJECT: SINGLE HOUSE

SCALE: AS SHOWN

DATE: MAY 19, 2026

DIVISION: S NUMBER: 02



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	19/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
616 51st AVENUE SW (West)
Calgary, Alberta
Lots 33 To 34
Block 3
Plan 1693 AF

PROJECT: SINGLE HOUSE

DATE: MAY 19, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03