

NOTE:
COLORS SHOWN IN THESE VIEWS ARE
GENERIC. ACTUAL FINISH MATERIALS
AND COLORS TO BE DETERMINED



① FRONT 3D PERSPECTIVE 1



② FRONT 3D PERSPECTIVE 2



③ REAR 3D PERSPECTIVE 3



④ REAR 3D PERSPECTIVE 4

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Revision Schedule		
Revision Number	Revision Description	Revision Date

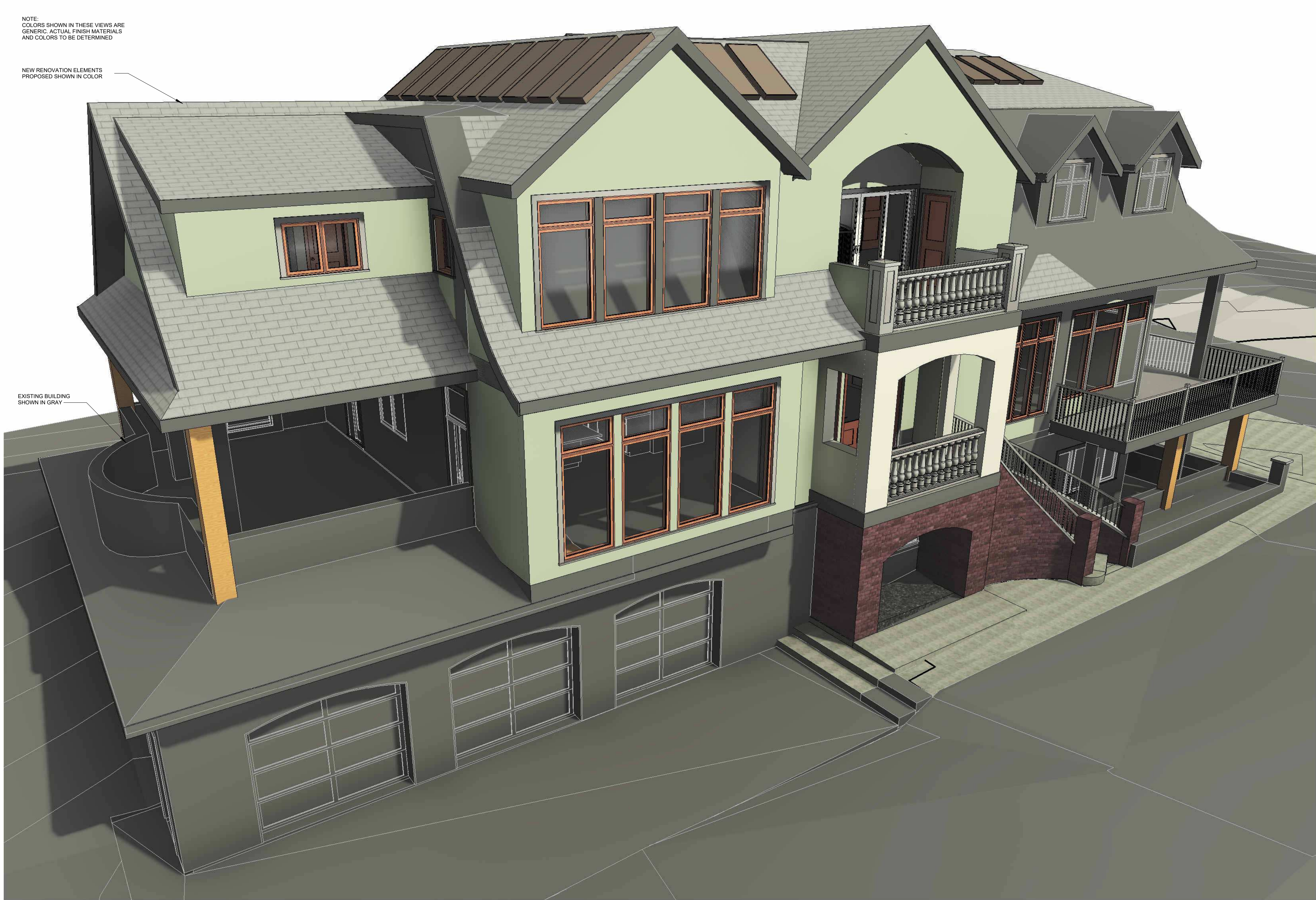
Project
**1232 17A St
Renovation**

Project Address
1232 17A Street NW
Calgary, Alberta
Legal Address Lot 19 Block 12 Plan 5625AC

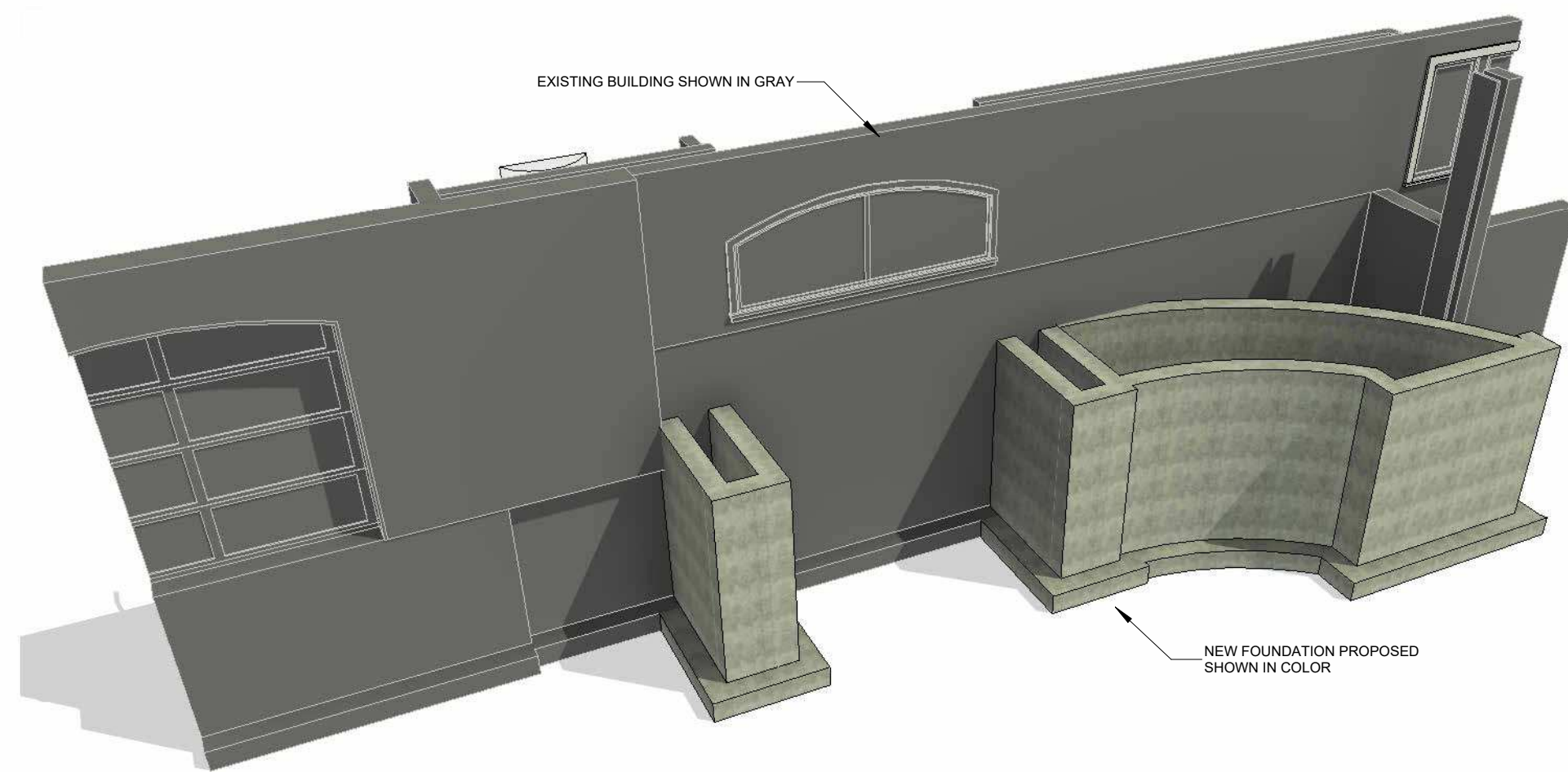
Project No. 2024-19
Date Issued May 28 2026
Drawn By Author

Sheet Title
COVER

Sheet No.
A01



1 EXTERIOR RENOVATION ISOMETRIC



2 NEW FRONT ENTRY FOUNDATION ISOMETRIC



3 ENSUITE FLOOR RECONSTRUCTION ISOMETRIC



4 EXISTING ONLY 3D COPY

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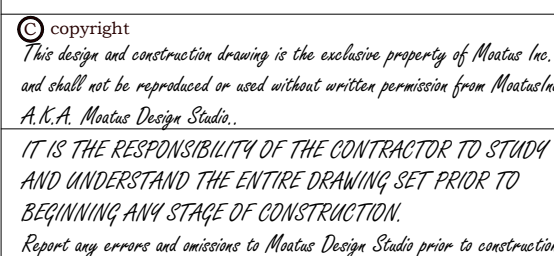
Project
1232 17A St
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1232 17A Street NW
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Legal Address Lot 19 Block 12 Plan 5625AC

Project No. 2024-19
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Sheet Title
3D VIEWS
RENOVATION

Sheet No.
A02



Revision Schedule		
Revision Number	Revision Description	Revision Date



PARCEL AREA: 1045.52m²

TOTAL BUILDING AREA: - Ft² / 295.17m²

EXISTING BUILDING AREA - Ft² / 264.59m²

EXISTING COVERED PORCH AREA - Ft² / 22.02m²

NEW ADDITION CANTILEVER AREA - Ft² / 1.06m²

NEW COVERED ENTRY AREA - Ft² / 5.89m²

EXISTING CANTILEVER AREA - Ft² / 1.81m²

NEW UNCOVERED PORCH CANTILEVER AREA - Ft² / 5.21m²

NEW UNCOVERED WALKWAY AREA - Ft² / 7.20m²

PARKING COVERAGE: 28.23%

R(1) R(1) P(1) A(1) B(1) C(1) D(1) E(1) F(1) G(1) H(1) I(1) J(1) K(1) L(1) M(1) N(1) O(1) P(1) Q(1) R(1) S(1) T(1) U(1) V(1) W(1) X(1) Y(1) Z(1)

Project
1232 17A St
Renovation

Project Address
1232 17A Street NW
Calgary, Alberta
Legal Address Lot 19 Block 12 Plan 5625

Project No.	2024-19
Date Issued	May 28 2026
Draw'n Scale	1/8" = 1'-0"
Drawn By	Author

Sheet Tith

Site Plan

Sheet No.

SITE

WINDOW NOTE:

THIS DRAWING SET ASSUMES WINDOW MANUFACTURER USES IMPERIAL UNITS.

ALL WINDOWS ARE INTENDED TO BE METAL CLAD EXTERIOR FINISH.

WINDOWS INTENDED TO HAVE MILING FIN AND NO BRIDGEMOULD AS INDICATED AND DETAILED. (Trim added around windows).

GRILLE WORK (if requested) INTENDED TO BE Min 3/4" TRIPLE OR SIMULATED DIVIDED LITES w/ METAL EXTERIOR FINISH.

TRIM NOTE:

ALL TRIMS MAY BE REQUIRED TO BE A MAINTENANCE FREE OR LOW MAINTENANCE MATERIAL. HARDY PLANK IS ACCEPTABLE TO BE USED AS TRIMS. ALTERNATE MAY BE USED AS PER CONTRACTOR'S SPECIFICATIONS. WOOD TRIMS ARE NOT STUCCO COVERED BATTENS.

TRIM BOARDS LABELED AS "WOOD TRIMS" & EXPOSED FASCIA INTENDED TO BE MATERIAL SUCH AS:
• PAINTED SMOOTH CEDAR WOOD LUMBER
• CEMENT BOARD TRIM (a.) James Hardi Board OR b.) SMART BOARD (P Building Products)
• EXTERIOR POLYURETHANE ARCHITECTURAL PRODUCT (example Specifix Moulding)

SOFFIT NOTE:

EAVES PROPOSED TO BE PREFINISHED ALUMINUM SOFFIT UNLESS NOTED OTHERWISE.

SOFFIT TO BE VENTED AT ALL POSSIBLE LOCATIONS WHERE ALLOWED.

FASCIA NOTE:

ALL FASCIAS INTENDED TO MATCH TRIM MATERIAL. MAY BE REDUCED TO PREFINISHED ALUMINUM FASCIA ON 2x6 SUBFASCIA AT ALL LOCATIONS ONLY WHERE COVERED BY RAIN WATER LEADER. EXPOSED FASCIA MATERIAL INTENDED TO MATCH TRIM MATERIAL. (rough: REAL WOOD or SMARTBOARD or HARDY PLANK) AT SLOPED OR EXPOSED FASCIA.

OWNER MUST BE CONSULTED FOR FINISH SPECIFICATIONS ADJUSTMENTS.

EXTERIOR BUILDING ENVELOPE NOTES

FLASHING- MATERIALS & INSTALLATION AS PER N.B.C. 2023 A.E. 9.27.3.7, 9.27.3.8 SEE ATTACHED DETAILS

CAULKING- WHERE REQUIRED BY N.B.C. 2023 A.E. ARTICLE 9.27.4.1

WALL SHEATHING- AS PER N.B.C. 2023 A.E. 9.23.17 JOINTS IN PANEL-TYPE SHEATHING (9.23.17.5) - A GAP OF NOT LESS THAN 2mm SHALL BE LEFT BETWEEN SHEETS OF PLYWOOD, OSB, WATERBOARD OR FIBREBOARD

CLADDING- INSTALLATION AS PER N.B.C. 2023 A.E. ARTICLE 9.27

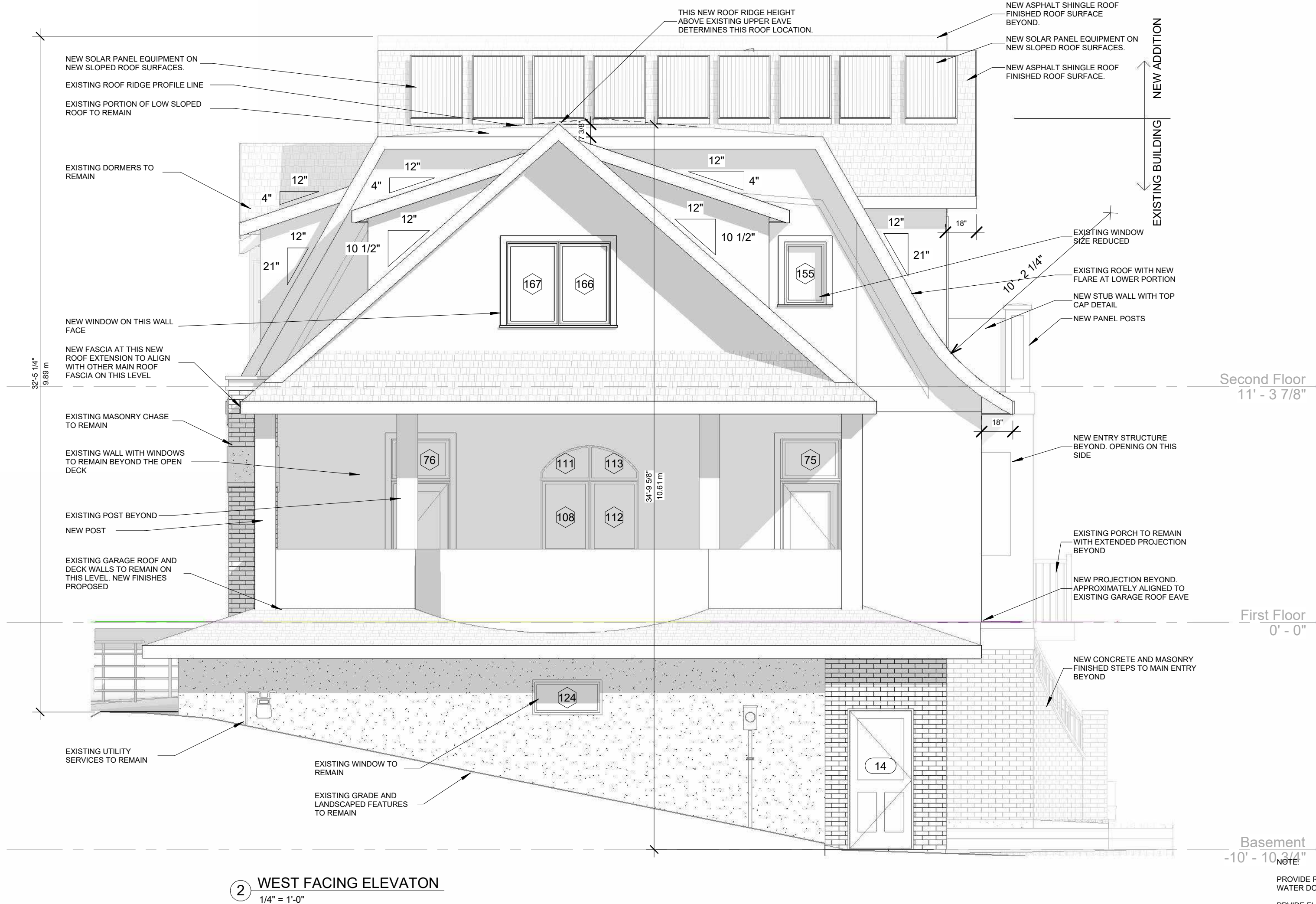
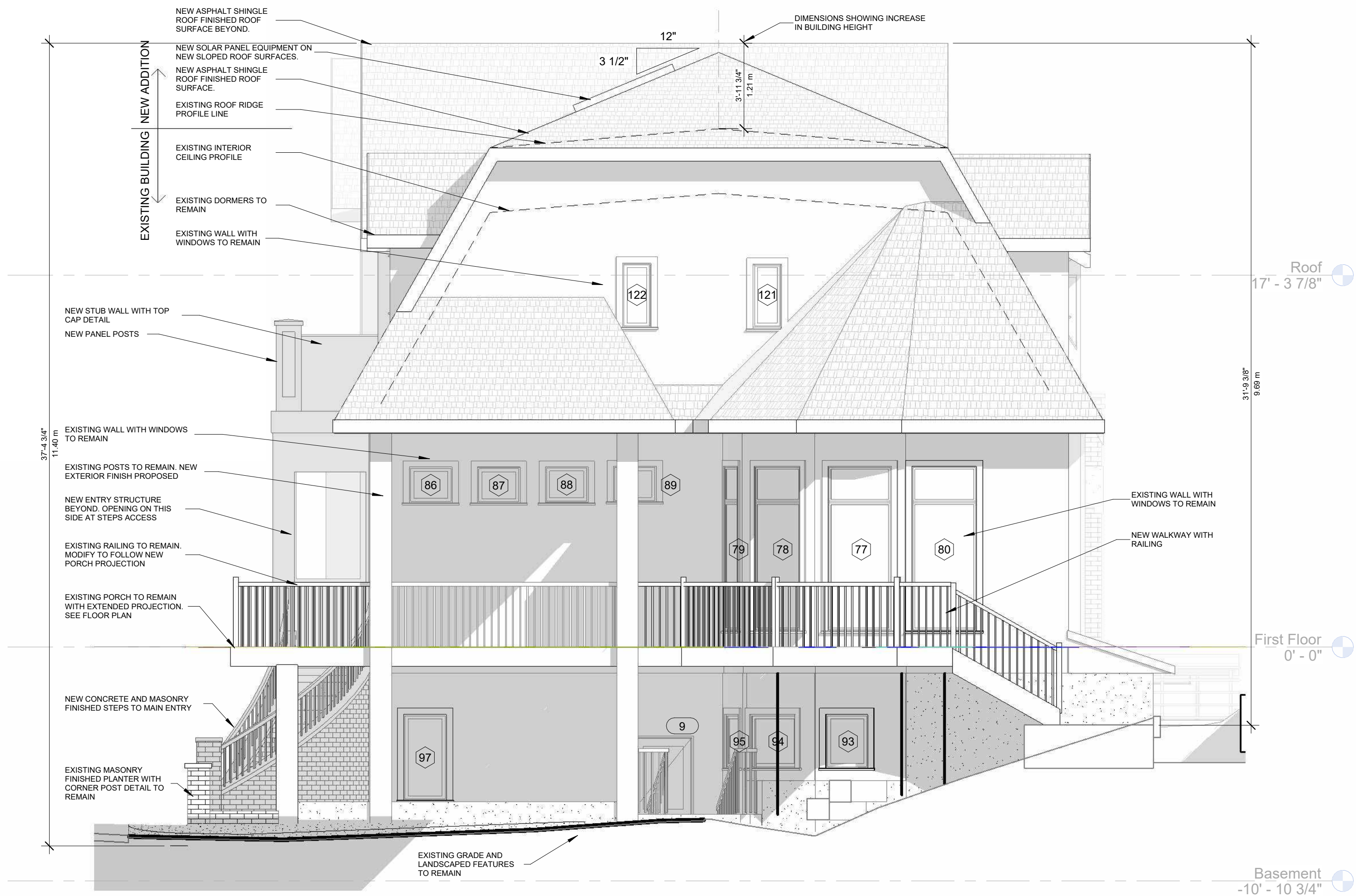
STUCCO- INSTALLATION AS PER N.B.C. 2023 A.E. ARTICLE 9.28

WINDOW INSTALLATION DETAILS- SEE ATTACHED DETAILS

FENESTRATION PERFORMANCE REQUIREMENTS

LOCATION: Calgary, AB
PRODUCT HEIGHT: 10 Meters
TERRAIN TYPE: OPEN
Min PERFORMANCE GRADE: 20
Min POSITIVE DESIGN PRESSURE: 960 PA
Min NEGATIVE DESIGN PRESSURE: 960 PA
Min WATER PENETRATION TEST PRESSURE: 150 PA
Min CANADIAN AIR INFILTRATION/FILTRATION: A2

ALL WINDOWS & DOORS TO CONFORM TO N.B.C. AE 2023 TABLE 9.36.2.7A, MAXIMUM U-VALUE OF 1.81 W/(m²K), ALL SPOULIGHTS TO HAVE MAXIMUM U-VALUE OF 2.75 W/(m²K)



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1/4" = 1'-0"
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Author

Sheet Title
Elevations

Sheet No.
A7

PROVIDE RAIN WATER LEADERS AND RAIN WATER DOWNSPOUTS AS REQUIRED.
PROVIDE FLASHING OVER ALL WINDOWS AND DOORS.