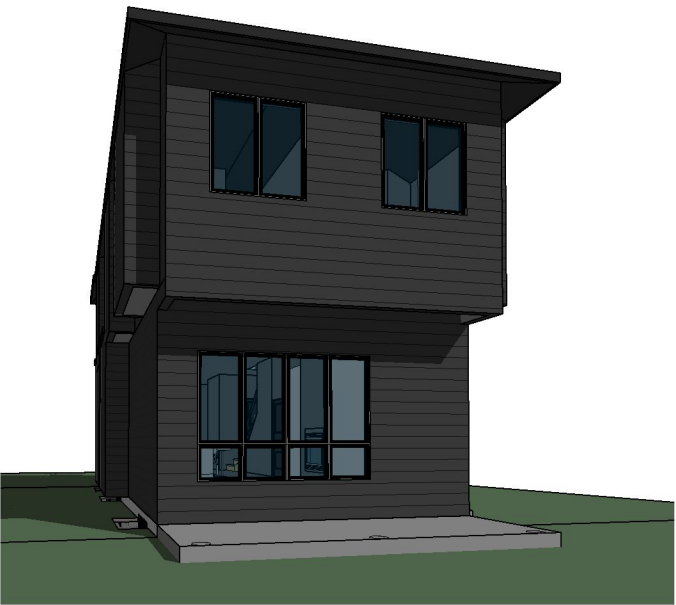


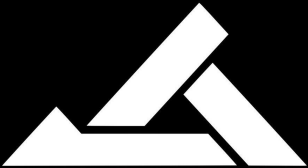


LIST OF DRAWINGS

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-1.4	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.2	Garage Section

FLOOR AREA

BASEMENT	= 952.75 SQ. FT.
MAIN	= 976.08 SQ. FT.
UPPER	= 1084.33 SQ. FT.
TOTAL	= 2060.41 SQ. FT.



JTA DESIGN + PERMITS

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/04/26	CONCEPT	S.W.
02.	04/06/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X

PRINTED: 2026-08-07 4:41:12 PM

PROJECT NAME:

4539 Vandergrift Crescent NW - North
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

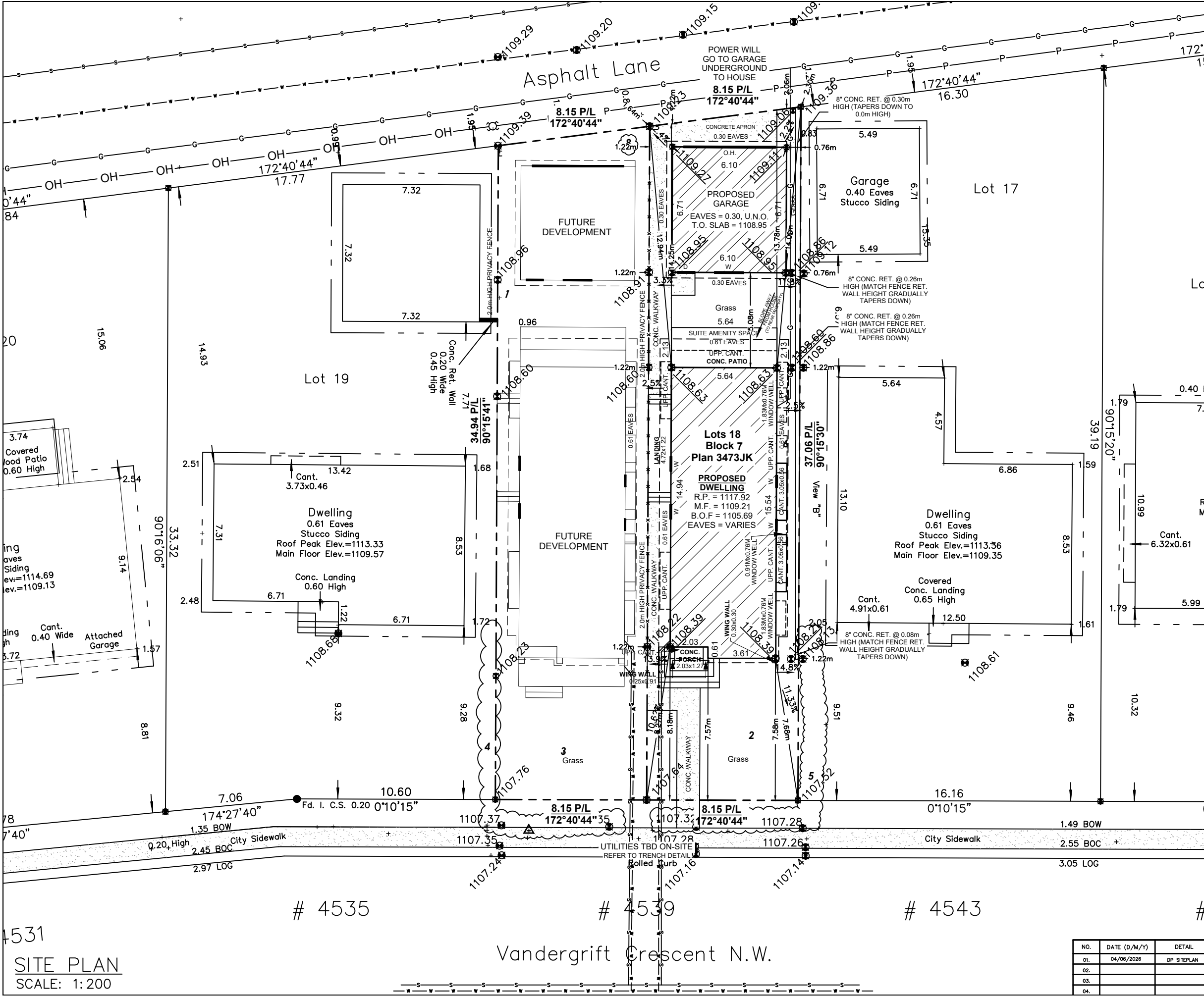
253-26

SCALE:

AS SHOWN

SHEET:

A-0.0



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\square$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- $\square$ ----- denotes Calculation points
- $\boxtimes$ ----- denotes Water Valve
- $\blacklozenge$ ----- denotes Gas Valve
- $\bullet$ ----- denotes Manhole
- $\odot$ ----- denotes Tree
- $\bullet$ ----- denotes Power Pole
- $\triangle$ ----- denotes Sign
- $\odot$ ----- denotes Light Standard
- X-X- denotes Fence
- S- denotes Sanitary Line
- ST- denotes Storm Line
- W- denotes Water Line
- G- denotes Gas Line
- E- denotes Electrical Line
- A.G.T- 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-C2 Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lots 18
Block 7
Plan 3473JK

MUNICIPAL ADDRESS:

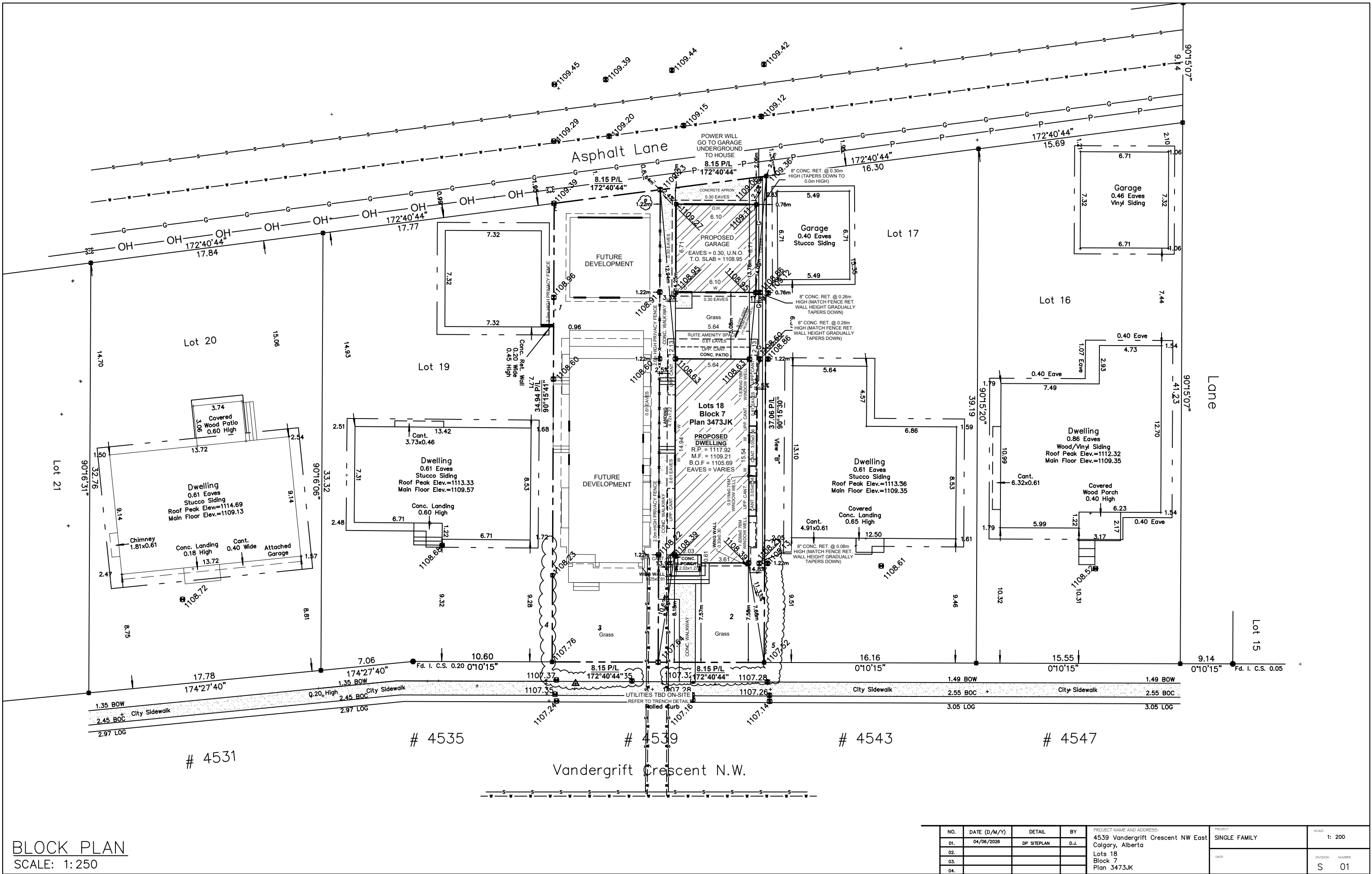
4539 VANDERGRIFF CRESCENT N.W. (NORTH)
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 295.048 SQ M
HOUSE SIZE: 86.415 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.406 SQ M
GARAGE: 40.877 SQ M
WING WALL: 0.279 SQ M

TOTAL: 130.977/295.048
= 44.39%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	04/06/2026	DP SITEPLAN	D.J.	4539 Vandergriff Crescent NW East Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 18 Block 7 Plan 3473JK	DATE:	DIVISION NUMBER
03.						S 01
04.						



BLOCK PLAN
SCALE: 1:250

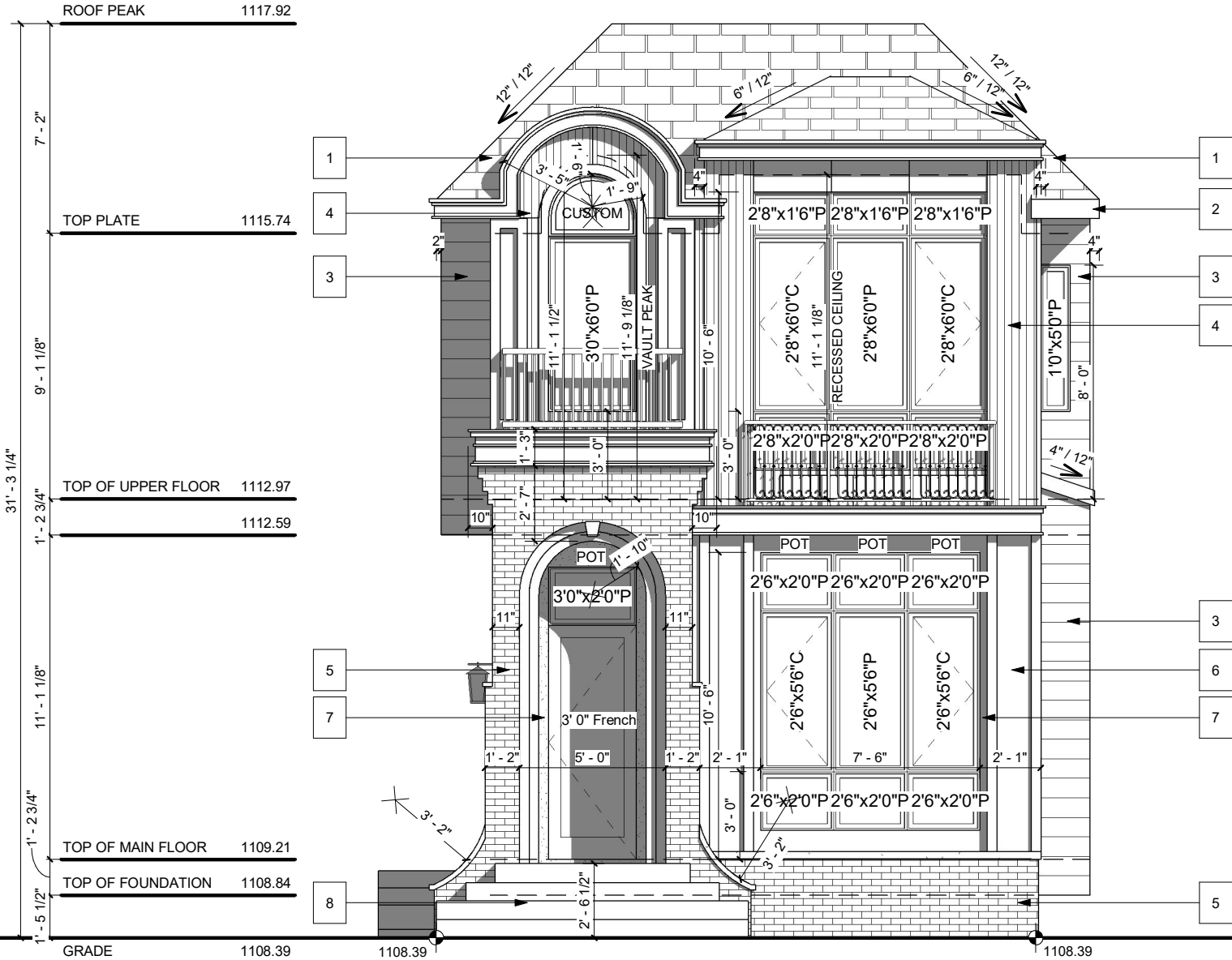
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01.	04/06/2028	DP SITEPLAN	D.J.	4539 Vandergrift Crescent NW East Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 18 Block 7		
03.				Plan 3473JK		
04.						

DATE:	DIVISION:	NUMBER:
	S	01

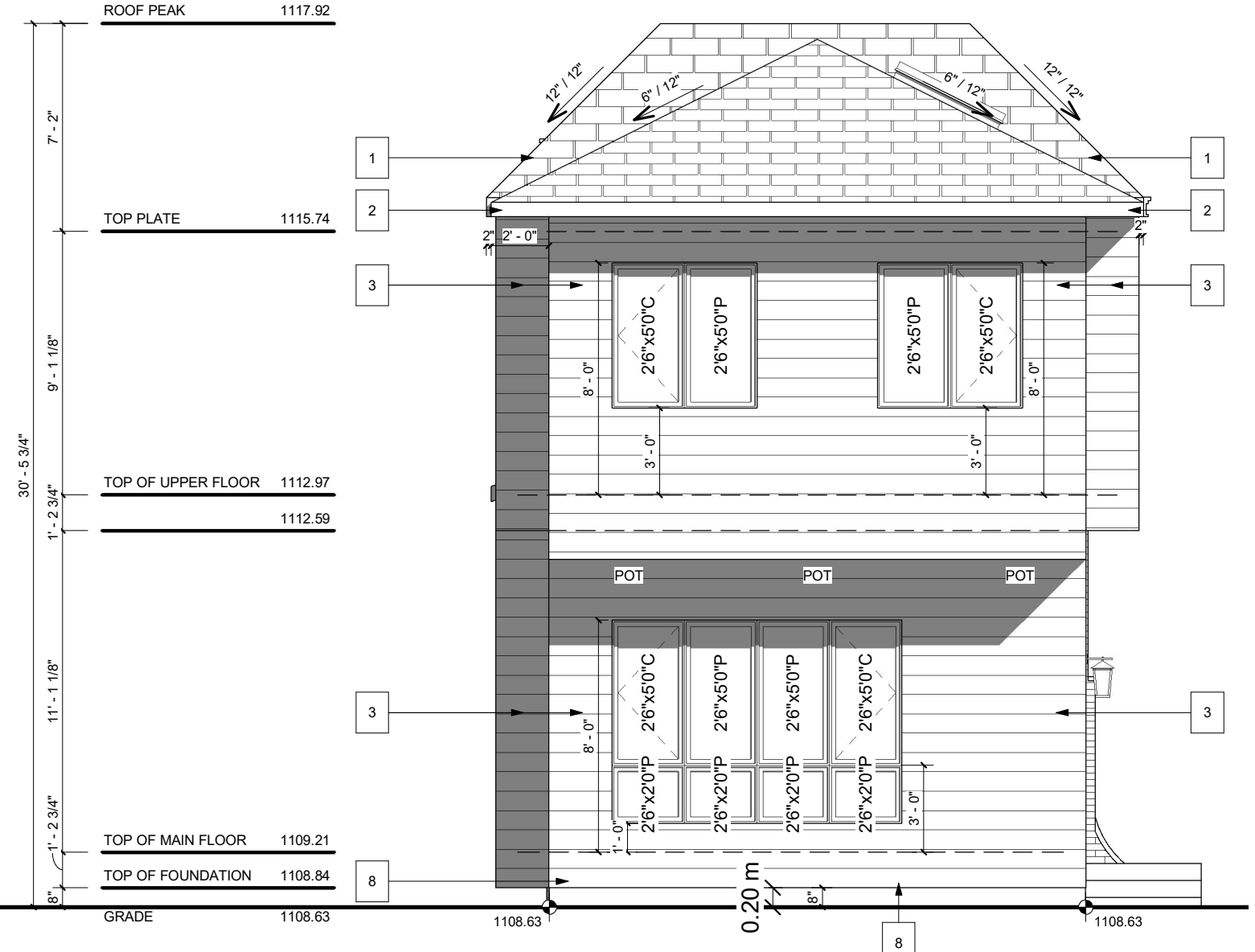
EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	HARDIE SIDING (BLACK)	7	STUCCO FINISH (WHITE)
2	8" ALUMNIMUM FASCIA	5	BRICK FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE
3	BOARD & BATTEN - (BLACK)	6	SMART BOARD (BLACK)	9	CONCRETE PARGING

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"



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

PROJECT NOTES:

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ISSUES:

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01.	29/04/2026	CONCEPT	S.W.
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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X

PRINTED: 2026-08-07 4:41:16 PM



PROJECT NAME:

4539 Vandergrift Crescent NW - North CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

253-26

SCALE:

AS SHOWN

SHEET:

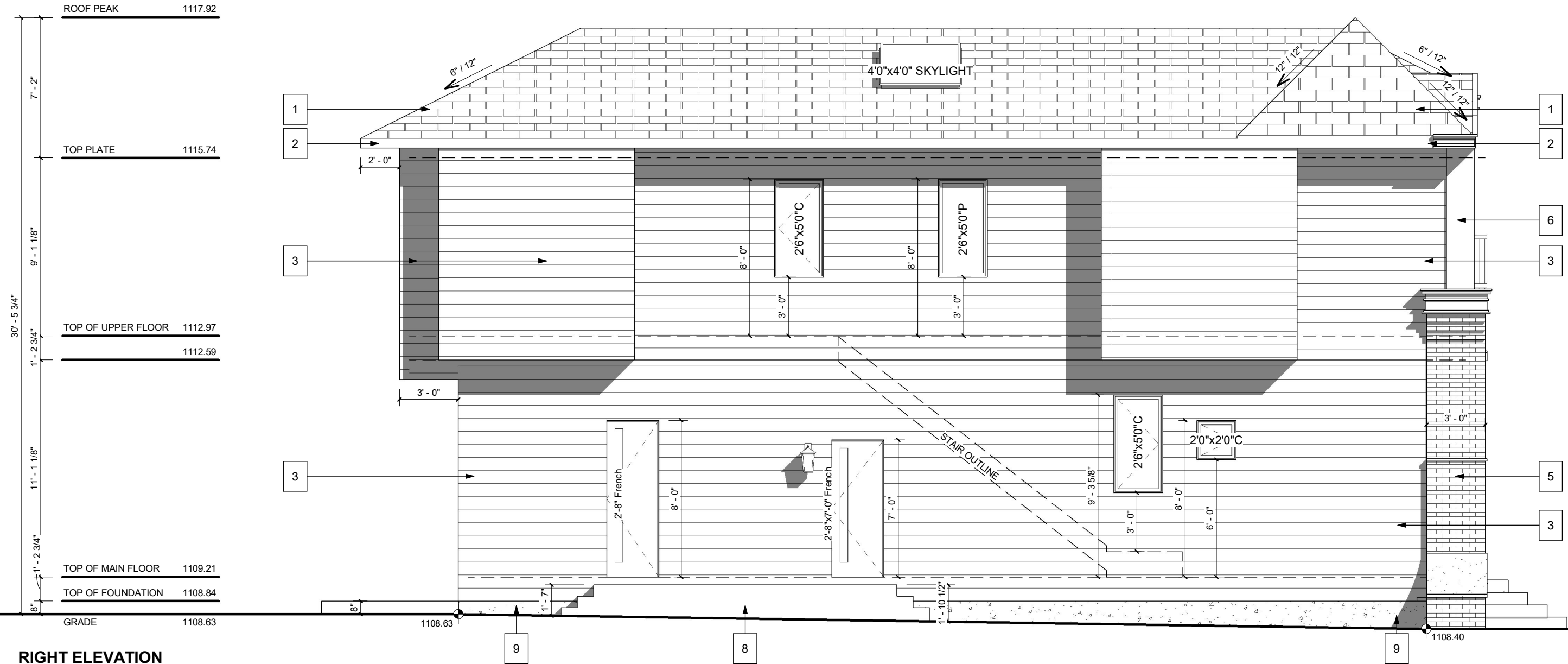
A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	HARDIE SIDING (BLACK)	7	STUCCO FINISH (WHITE)
2	8" ALUMNIMUM FASCIA	5	BRICK FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE
3	BOARD & BATTEN - (BLACK)	6	SMART BOARD (BLACK)	9	CONCRETE PARGING

WINDOW CALCULATION
WALL AREA = 1255.44 SQ. FT.
WINDOW AREA = 82.47 SQ. FT.
TOTAL: 82.47/1255.44 = 6.57%

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:

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

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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X

PRINTED: 2026-08-07 4:41:16 PM



PROJECT NAME:

4539 Vandergrift Crescent NW - North
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

253-26

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

8" ALUMNIMUM FASCIA
- 3

BOARD & BATTEN - (BLACK)
- 4

HARDIE SIDING (BLACK)
- 5

BRICK FINISH AS SPEC'D.
- 6

SMART BOARD (BLACK)
- 7

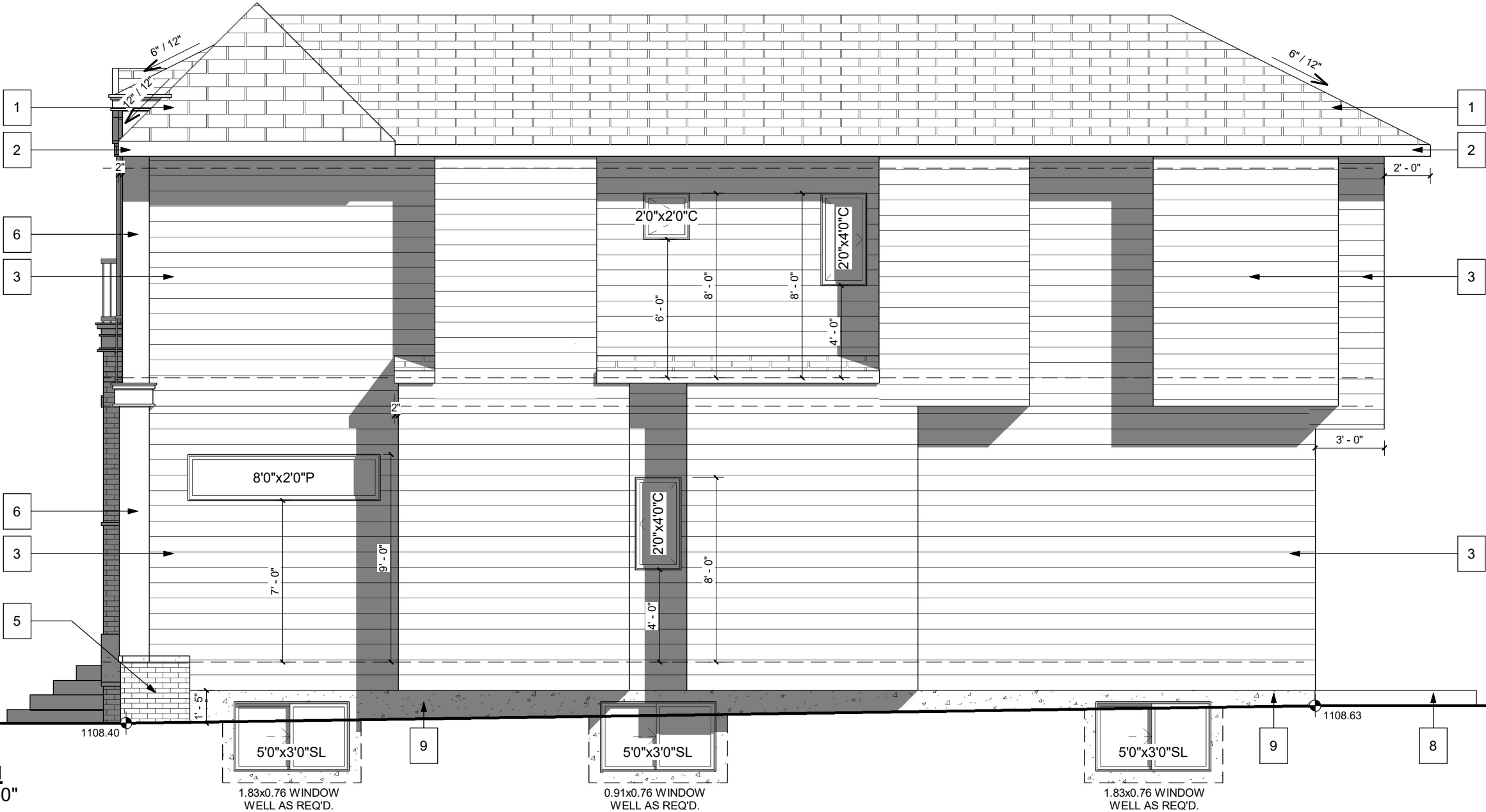
STUCCO FINISH (WHITE)
- 8

CAST-IN-PLACE CONCRETE
- 9

CONCRETE PARGING

WINDOW CALCULATION
WALL AREA = 1254.25 SQ. FT.
WINDOW AREA = 38.89 SQ. FT.
TOTAL: 38.89/1254.25 = 3.10%

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)



1117.92	ROOF PEAK	
		7' - 2"
1115.74	TOP PLATE	
		9' - 1 1/8"
1112.97	TOP OF UPPER FLOOR	
1112.59		1' - 2 3/4"
		30' - 5 3/4"
		1' - 1 1/8"
1109.21	TOP OF MAIN FLOOR	
1108.84	TOP OF FOUNDATION	
		1' - 2 3/4"
1108.63	GRADE	

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

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02.	04/06/2026	DP PLANS	D.J.
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04.	--	--	--
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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X

PRINTED: 2026-08-07 4:41:17 PM



PROJECT NAME:

4539 Vandergrift Crescent NW - North
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

253-26

SCALE:

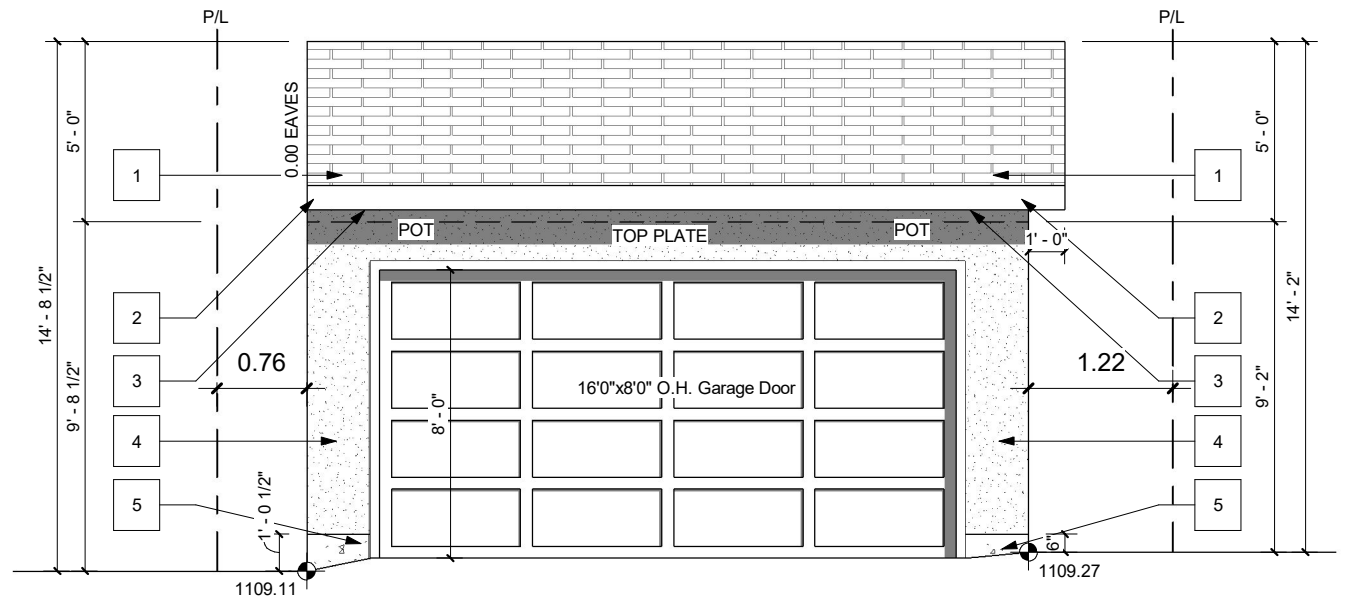
AS SHOWN

SHEET:

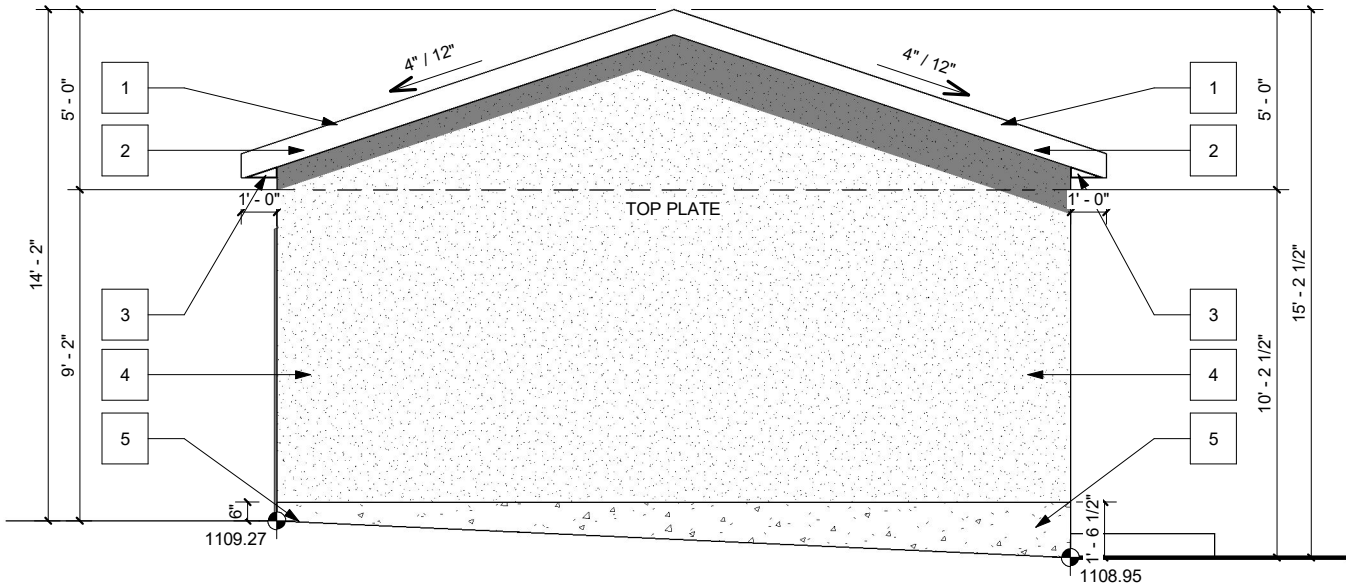
A-2.2

EXTERIOR FINISHES:

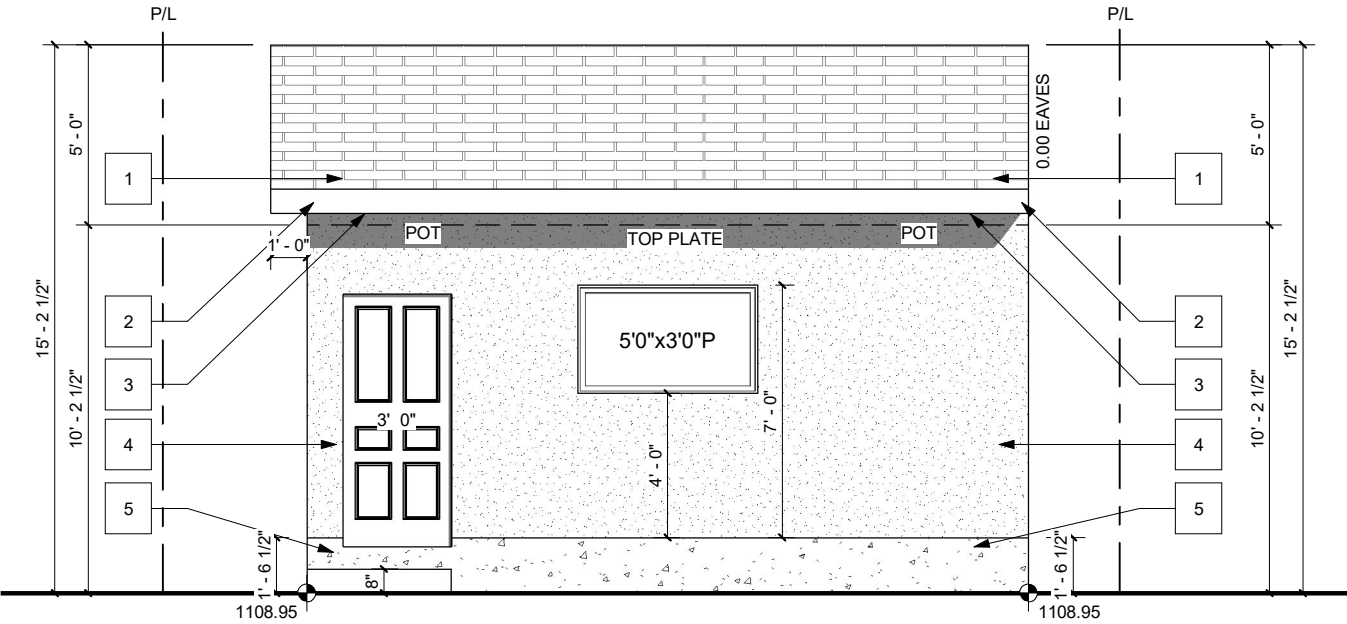
- 1ASPHALT SHINGLES
- 28" ALUMINUM FASCIA
- 3ALUMINUM SOFFIT
- 4STUCCO FINISH
- 5CONC. PARGING



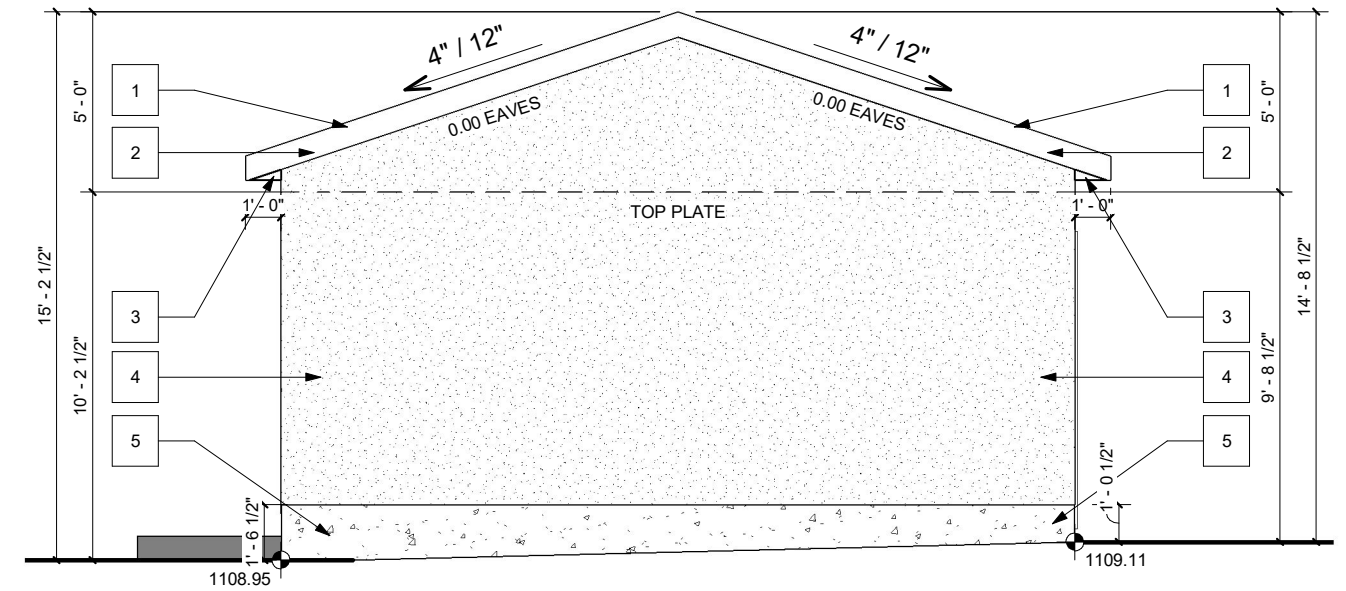
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



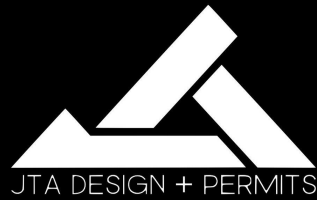
GARAGE LEFT
SCALE: 3/16" = 1'-0"



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



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



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ISSUES:

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PROJECT:
NEW HOME

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-08-07 4:41:18 PM

PROJECT NAME:
4539 Vandergrift Crescent NW -
North
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 253-26

SCALE: AS SHOWN
SHEET: A-4.1