EXTERIOR FINISH: MATCH HOUSE	
ROOFING	LIGHT GREY
ALUM. FASCIA	DARK GREY
ALUM. SOFFIT	DARK GREY
SIDING	LIGHT GREY
SHAKES	NATURAL
TRIM	LIGHT GREY
WINDOW TRIM	WHITE
WINDOW FRAMES	BLACK
MAN DOORS	BLACK
RAINWARE	LIGHT GREY
BRICK	NATURAL RED
GARAGE DOOR	WALNUT STAIN
PARGING	MEDIUM GREY

LEGEND

FENCES ARE SHOWN THUS — NEW 6'-0" HIGH WOOD FENCE; EXISTING FENCE TO REMAIN; EXISTING FENCE TO BE REMOVED

SUBJECT PROPERTY LINE IS SHOWN THUS

UTILITY RIGHTS OF WAY ARE SHOWN THUS

OVERHEAD POWER LINES SHOWN THUS

GAS LINE SHOWN THUS

BUILDING FOUNDATION SHOWN THUS

EAVE FASCIA ARE SHOWN THUS

POWER POLES SHOWN THUS

SPOT ELEVATIONS ARE SHOWN THUS — 54'-0" EXISTING GRADE TO REMAIN; 54'-0" PROPOSED NEW GRADE; 54'-0" PROPOSED NEW DECK/PATIO GRADE

CONIFEROUS TREE SHOWN THUS:

DECIDUOUS TREE SHOWN THUS:

LOCALIZED GEODETICS

MUNICIPAL ADDRESS

239 29TH AVE NE

ZONING

R-CG

LEGAL

LOT 38
BLOCK 39
PLAN 468 OAJ
CITY OF CALGARY

LOT AREA

445.00m² = 4895 ft²

AREA CALCULATIONS

EXISTING
HOUSE COVERAGE = 68.38m² = 736ft²
PORCH AREA (COVERED) = 19.70m² = 212ft²

PROPOSED
SUITE COVERAGE = 74.32m² = 800ft²

TOTAL RESIDENCE = 162.39m² = 1748 ft²

TOTAL LOT COVERAGE

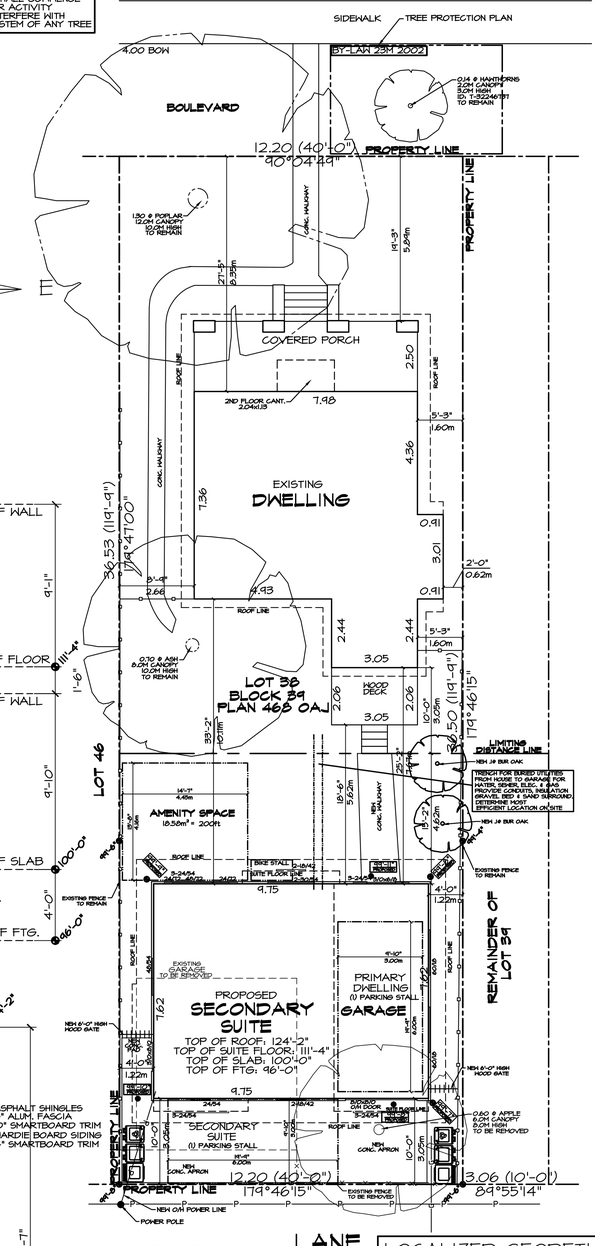
162.39m² = 1748 ft² = 35.6%

TOTAL LANDSCAPING

292.36m² = 3147 ft² = 64.4%

BY-LAW 23M 2002
NO PERSON SHALL COMMENCE ANY WORK OR ACTIVITY LIABLE TO INTERFERE WITH THE ROOT SYSTEM OF ANY TREE

239 29 AVE NE



SITE PLAN
SCALE: 1 : 100

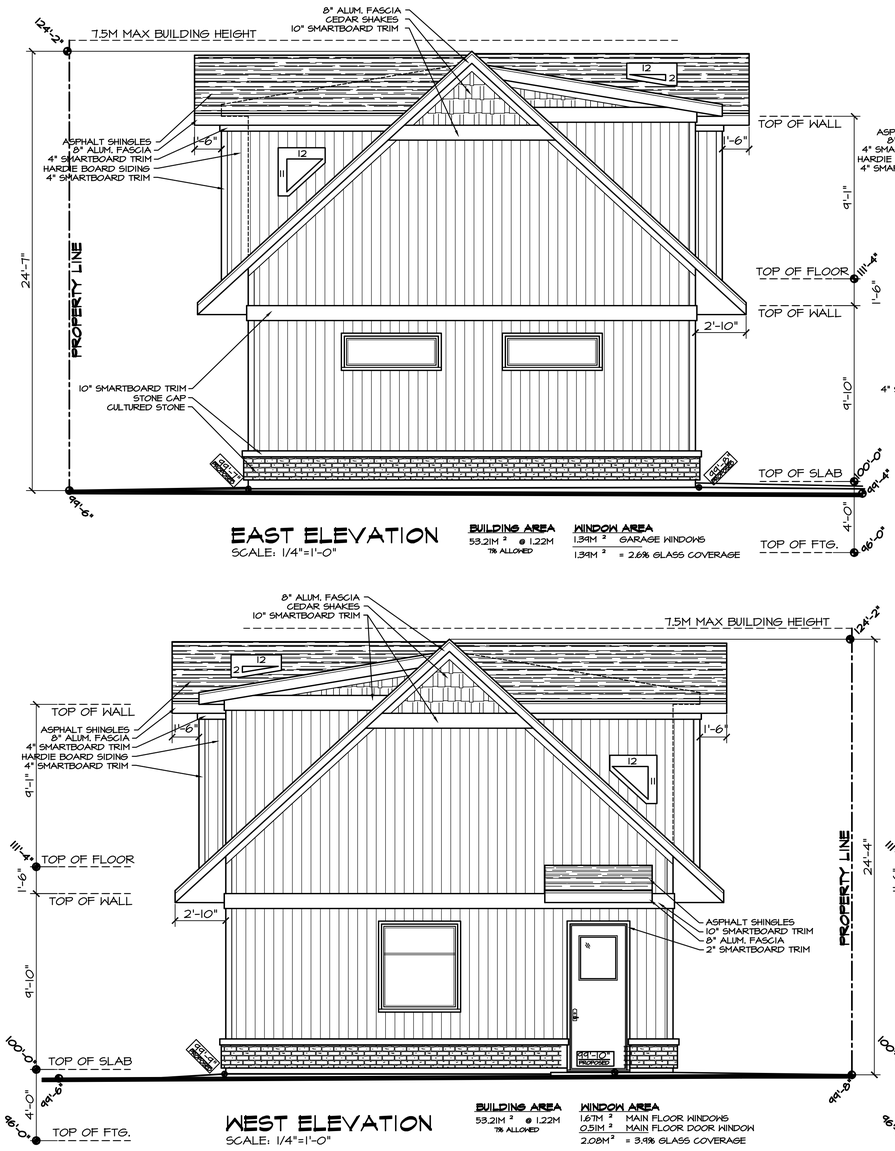
LANE

LOCALIZED GEODETICS

GARAGE APRON MUST TIE TO EXISTING LANE GRADES

OVERHEAD ELECTRICAL, CABLE TO GARAGE THEN UNDERGROUND TO HOUSE

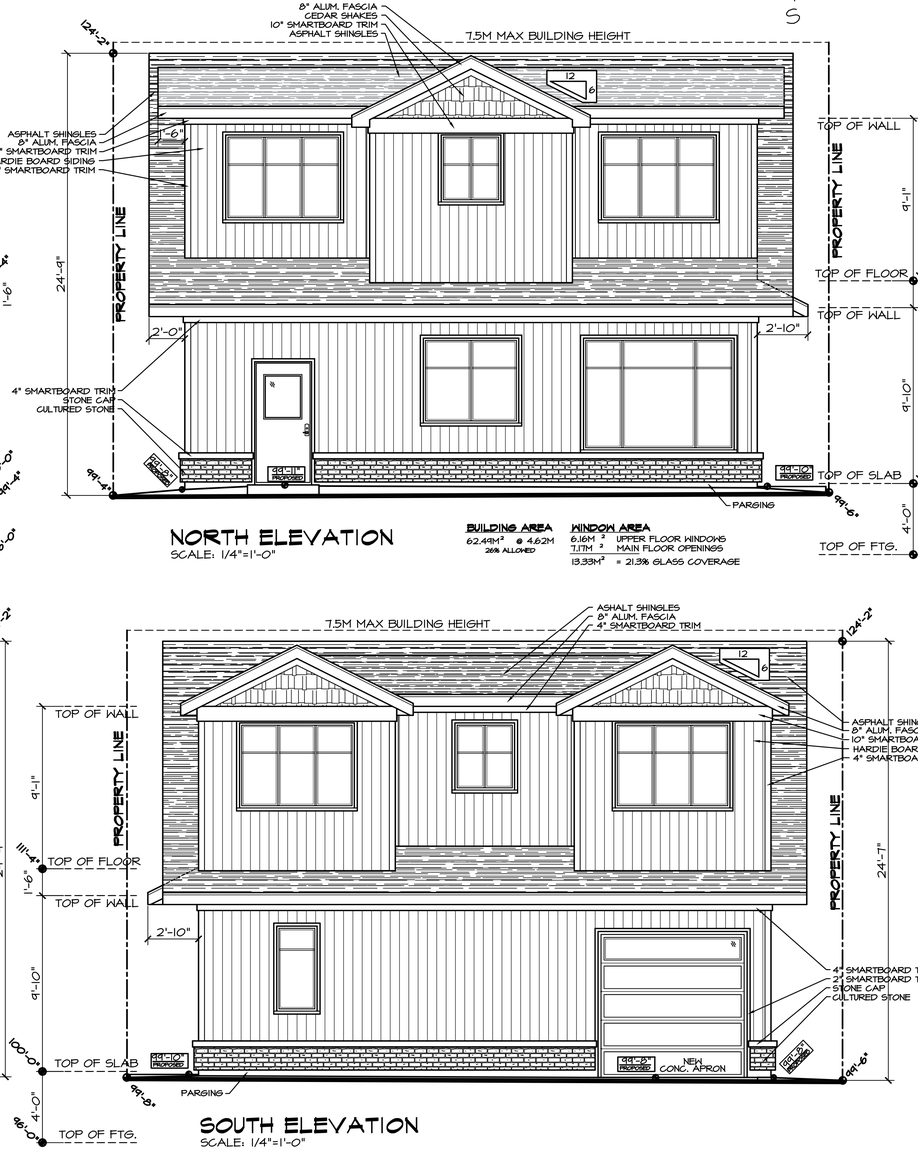
CONSTRUCTION ACCESS TO SITE WILL BE FROM THE LANE



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

BUILDING AREA
53.21M² @ 1.22M
78 ALLOWED

WINDOW AREA
1.34M² GARAGE WINDOWS
1.34M² = 2.6% GLASS COVERAGE



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

BUILDING AREA
62.44M² @ 4.62M
26% ALLOWED

WINDOW AREA
6.16M² UPPER FLOOR WINDOWS
7.17M² MAIN FLOOR OPENINGS
13.33M² = 21.3% GLASS COVERAGE

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

BUILDING AREA
53.21M² @ 1.22M
78 ALLOWED

WINDOW AREA
1.61M² MAIN FLOOR WINDOWS
0.51M² MAIN FLOOR DOOR WINDOW
2.08M² = 3.9% GLASS COVERAGE

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

LIST OF DRAWINGS

1/2	-	SITE PLAN & ELEVATIONS
2/2	-	FLOOR PLANS, HOUSE ELEVATION & SECTIONS

SHEET NO. 1/2

JG Design
14 SILVERDALE CRES. NW.
CALGARY, ALBERTA T3B 2K5
JEREMY@JGDESIGN.CA
WWW.JGDESIGN.CA
PH. 403-2510

DRAWN JGUKERT
DATE JUNE 17 '26
FILE NO.

SCALE AS SHOWN
CHECKED JGUKERT
APPROVED

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY.

SHEET TITLE
SITE PLAN & ELEVATIONS

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NOTE - DO NOT SCALE DRAWINGS

CLIENT/PROJECT
239 29TH AVE NE
SUITE ABOVE A REAR DETACHED GARAGE

TOTAL SUITE AREA 254 SQ FT
DWELLING GARAGE 336 SQ/FT

DP