N

W E

S

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%

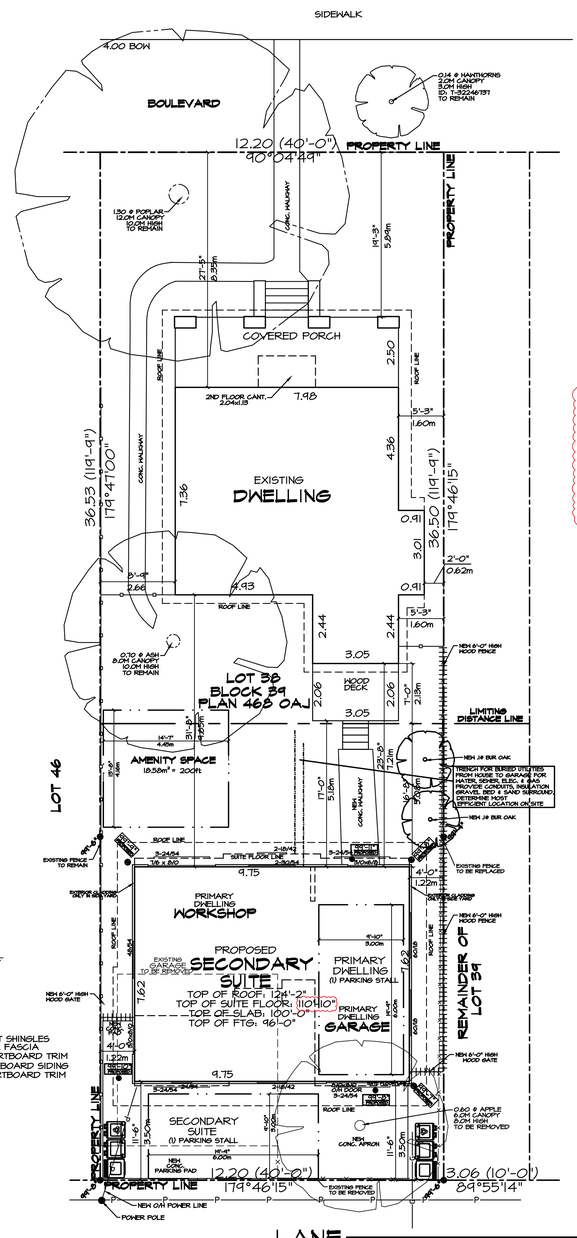
LEGEND

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 — P — P —
GAS LINE SHOWN THUS — G — G — G —
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" NEW GRADE; 54'-0" PROPOSED NEW DECK/PATIO GRADE
CONIFEROUS TREE SHOWN THUS:
DECIDUOUS TREE SHOWN THUS:

LOCALIZED GEODETICS

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

239 29 AVE NE



SITE PLAN

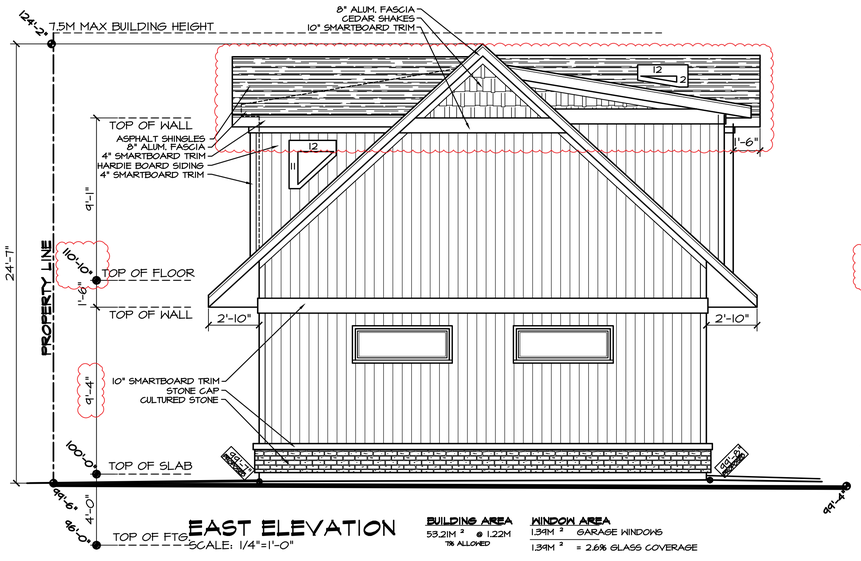
SCALE: 1 : 100

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

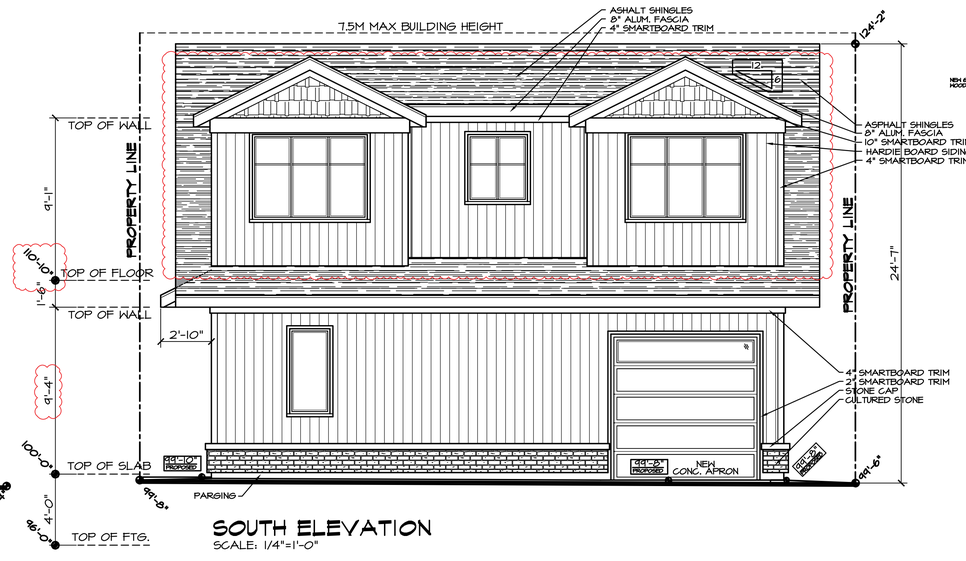


EAST ELEVATION

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



SOUTH ELEVATION

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

LIST OF DRAWINGS

1/3 - SITE PLAN, EAST & SOUTH ELEVATIONS
2/3 - NORTH, WEST ELEVATIONS & HOUSE ELEVATION
3/3 - FLOOR PLANS, & SECTIONS

CLIENT/PROJECT
239 29TH AVE NE
SUITE ABOVE A REAR DETACHED GARAGE
TOTAL SUITE AREA 840 SQ FT
DWELLING WORKSHOP 440 SQ/FT
DWELLING GARAGE 330 SQ/FT
DP 2026-03680

SHEET TITLE
SITE PLAN & ELEVATIONS

DRAWN JGUKERT | SCALE AS SHOWN
DATE JUNE 17 '26 | CHECKED JGUKERT | APPROVED
FILE NO.

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

REVISED SEPT. 26 '26
REVISED AUG. 24 '26

JG Design
141 SILVERDALE CRES. NW.
CALGARY, AB T3B 2W
JEREMY@JGDESIGN.CA
WWW.JGDESIGN.CA
PH. 825-2570

SHEET NO. 1/3

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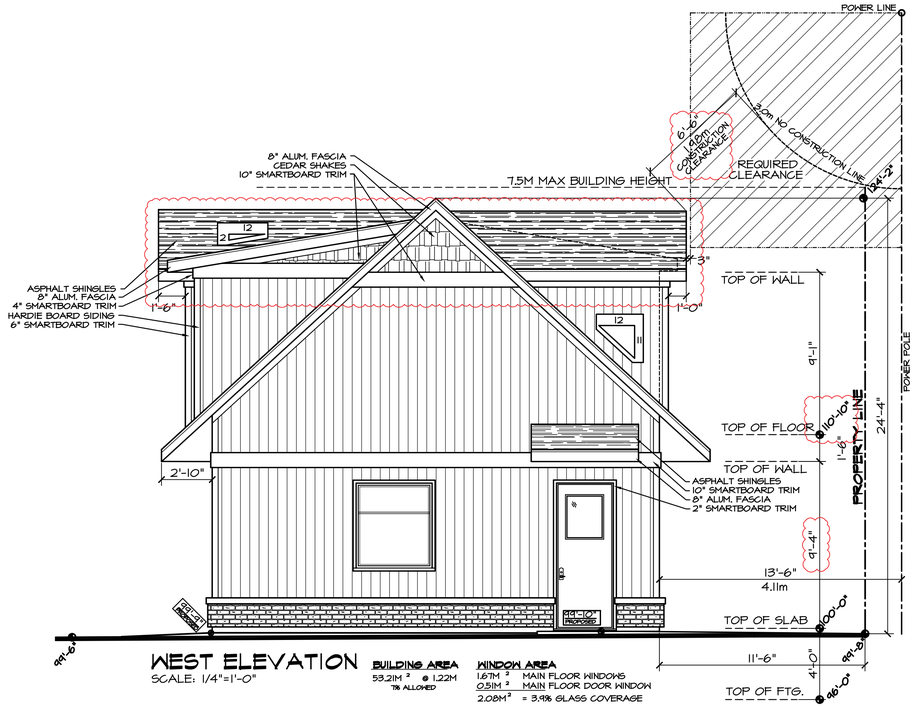
NOTE - DO NOT SCALE DRAWINGS

EXTERIOR FINISH:
MATCH HOUSE

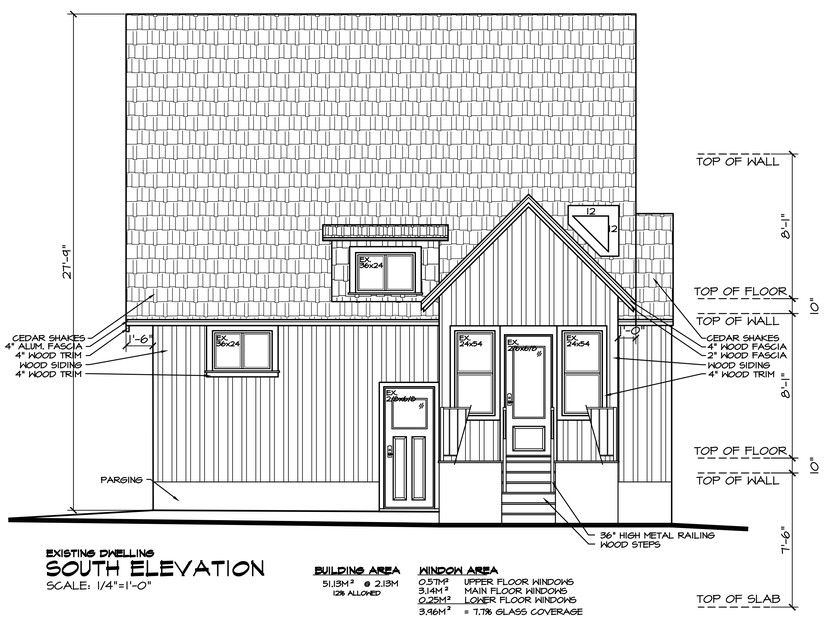
ROOFING	LIGHT GREY
ALUM. FASCIA	DARK GREY
ALUM. SOFFIT	DARK GREY
SIDING	LIGHT GREY
SHAKES	NATURAL
TRIM	LIGHT GREY
WINDOW TRIM	WHITE
WINDOW FRAMES	BLACK
MAN DOORS	BLACK
RAINWARE	LIGHT GREY
BRICK	NATURAL RED
GARAGE DOOR	WALNUT STAIN
PARGING	MEDIUM GREY



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

BUILDING AREA
53.21M² @ 1.22M
78 ALLOWED

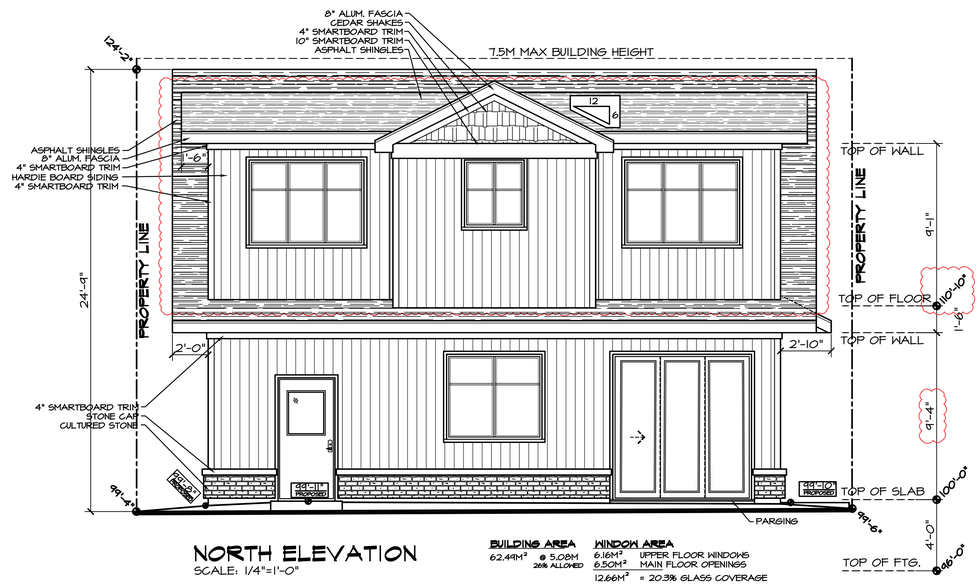
WINDOW AREA
1.67M² MAIN FLOOR WINDOWS
0.51M² MAIN FLOOR DOOR WINDOW
2.08M² = 3.9% GLASS COVERAGE



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

BUILDING AREA
51.13M² @ 2.13M
12% ALLOWED

WINDOW AREA
0.57M² UPPER FLOOR WINDOWS
3.14M² MAIN FLOOR WINDOWS
0.25M² LOWER FLOOR WINDOWS
3.96M² = 7.7% GLASS COVERAGE



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

BUILDING AREA
62.49M² @ 5.08M
26% ALLOWED

WINDOW AREA
6.16M² UPPER FLOOR WINDOWS
6.50M² MAIN FLOOR OPENINGS
12.66M² = 20.3% GLASS COVERAGE

REVISED SEPT. 26/26
REVISED AUG. 24/26

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SHEET NO. 2/3

SHEET TITLE
SITE PLAN & ELEVATIONS

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