

LIST OF DRAWINGS	
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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 Elevation
A-2.3	Left Elevation
A-2.4	Right Elevation

FLOOR AREA

BASEMENT	= 1759.50 SQ. FT.
ATTACHED GARAGE	= 698.25 SQ. FT.
MAIN	= 1759.50 SQ. FT.
UPPER	= 1704.60 SQ. FT.
TOTAL	**= 3454.10 SQ. FT.**





JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2708 - 1 Ave NW

PROJECT:
NEW HOME

PROJECT NUMBER:
#285-26

STATUS:
CONCEPT

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
4 & 3	03	331 AB

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	30/06/2026	DP PLANS	A.A.
02.	--	--	--
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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

FLOOR AREAS:

MAIN FLOOR AREA:	1759.50 SQ.FT.
UPPER FLOOR AREA:	1704.60 SQ.FT.
TOTAL ABOVE GRADE:	3454.10 SQ.FT.
BASEMENT AREA:	1759.50 SQ.FT.
GARAGE AREA:	698.25 SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

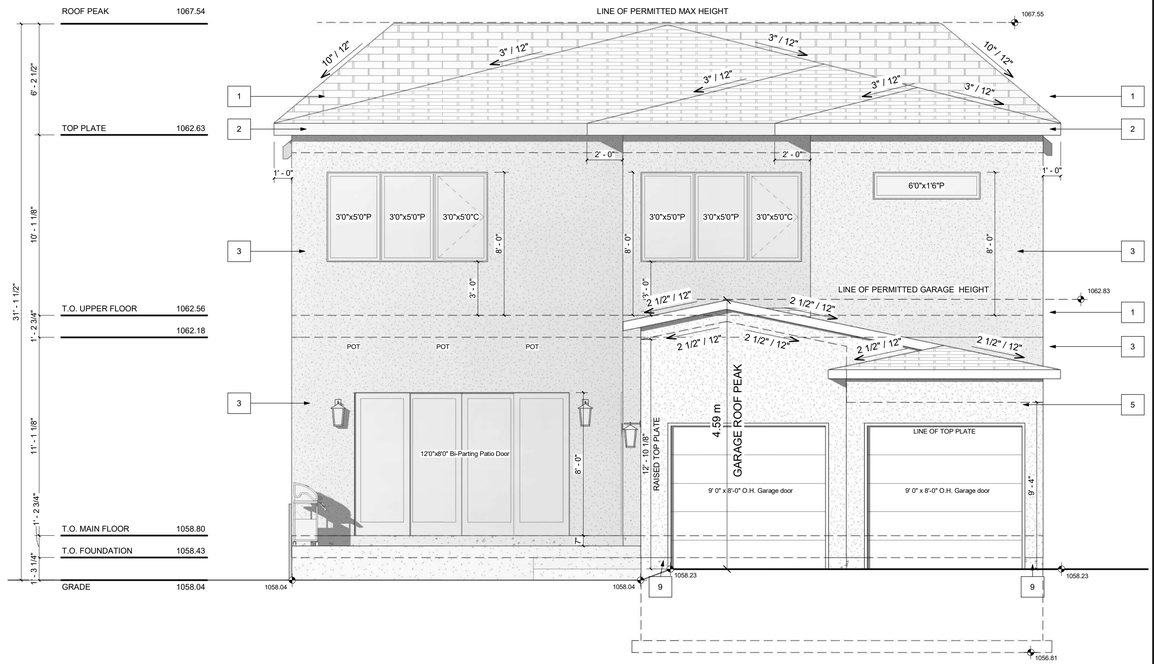
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
PRINTED:	2026-09-04 3:49:27 PM
SCALE:	
PAGE:	**A-0.0**

EXTERIOR FINISHES:

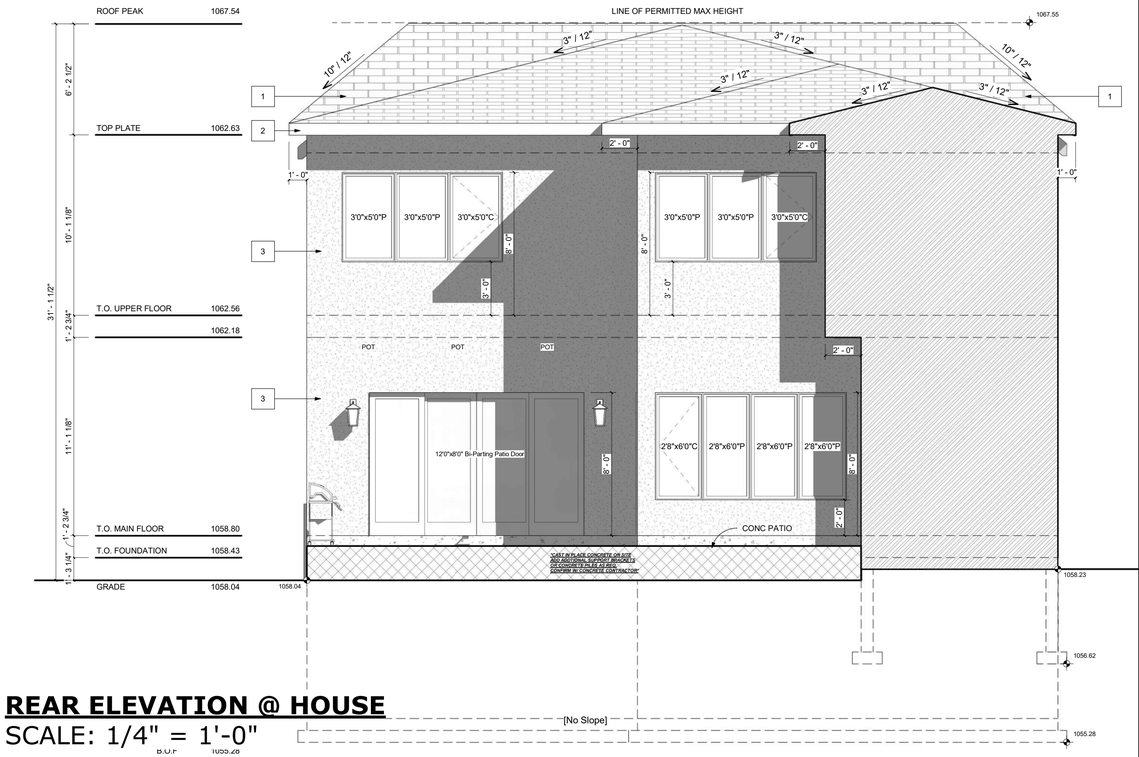
1. ASPHALT SHINGLE ROOF
2. 8" ALUMINUM FASCIA - BLACK
3. STUCCO FINISH - LIGHT GRAY
4. ACM PANE - BLACK
5. SMARTBOARD - BLACK
6. WOOD SLAT - BLACK
7. STONE CLADDING AS SPEC'D
8. CONCRETE PARGING
9. CAST-IN-PLACE CONCRETE



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



REAR ELEVATION @ REAR LANE
SCALE: 1/4" = 1'-0"



REAR ELEVATION @ HOUSE
SCALE: 1/4" = 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)

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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

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

PAGE: **A-2.0**

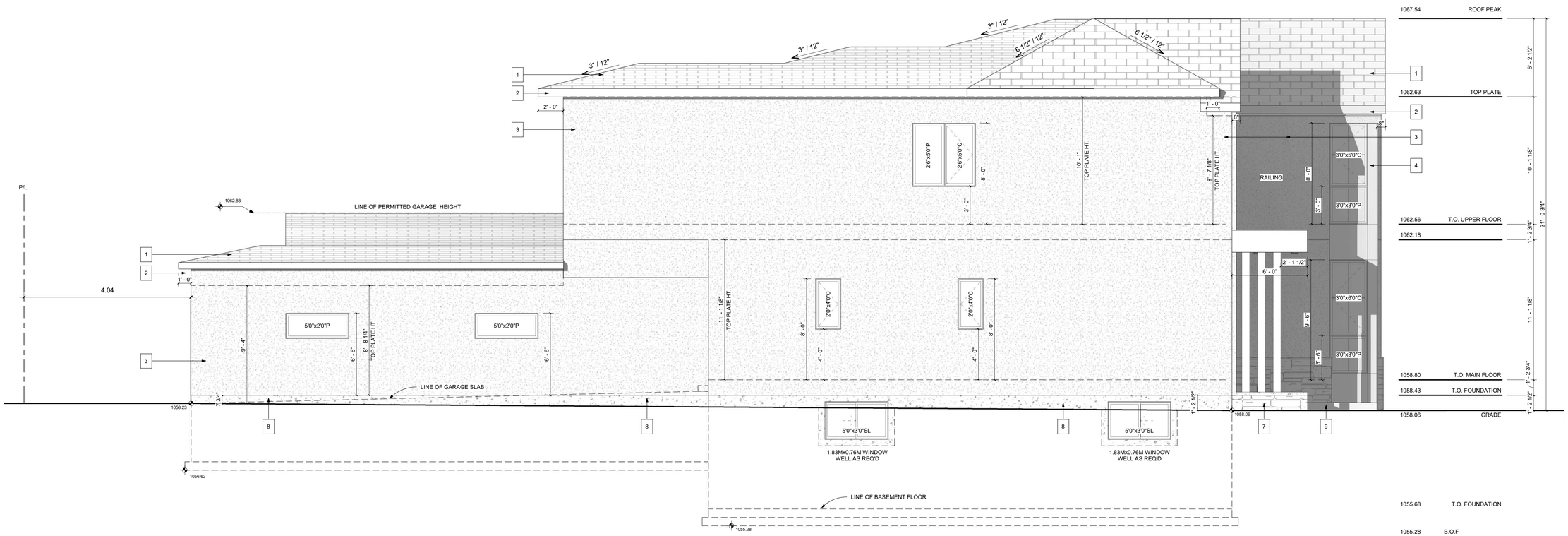
EXTERIOR FINISHES:

1	ASPHALT SHINGLE ROOF
2	8" ALUMINUM FASCIA - BLACK
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9	CAST-IN-PLACE CONCRETE

VENTED SOFFIT NOTES:
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(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION:
@ 1.20m

WALL AREA = 1842.80 SQ. FT.
WINDOW AREA = 123.19 SQ. FT.
TOTAL: 123.19/1842.80 = **6.68%**



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

JTA DESIGN + PERMITS

GENERAL NOTES:

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#285-26

STATUS:
CONCEPT

LEGAL LAND DISCRIPTION:

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DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

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

PAGE: **A-2.3**

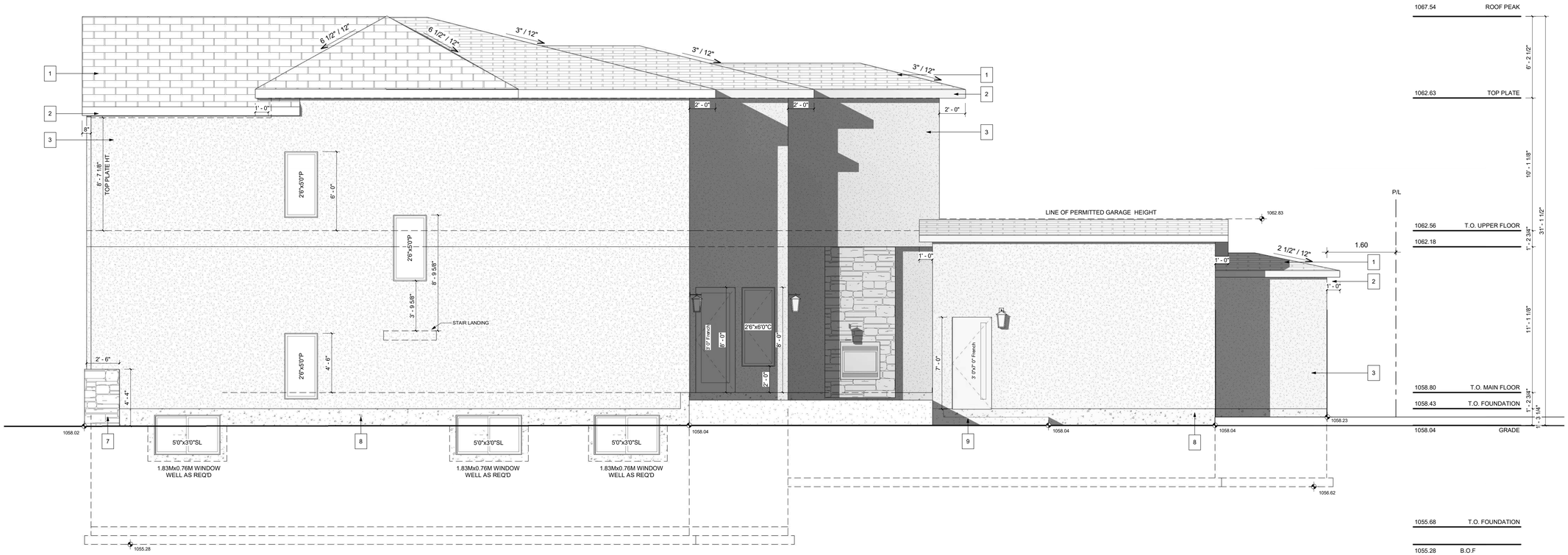
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(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION:
@ 1.23m

WALL AREA = 1729.70 SQ. FT.
WINDOW AREA = 111.57 SQ. FT.
TOTAL: 111.57/1729.70 = **6.45%**



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

JTA DESIGN + PERMITS

GENERAL NOTES:

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2708 - 1 Ave NW

PROJECT:
NEW HOME

PROJECT NUMBER:
#285-26

STATUS:
CONCEPT

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
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DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

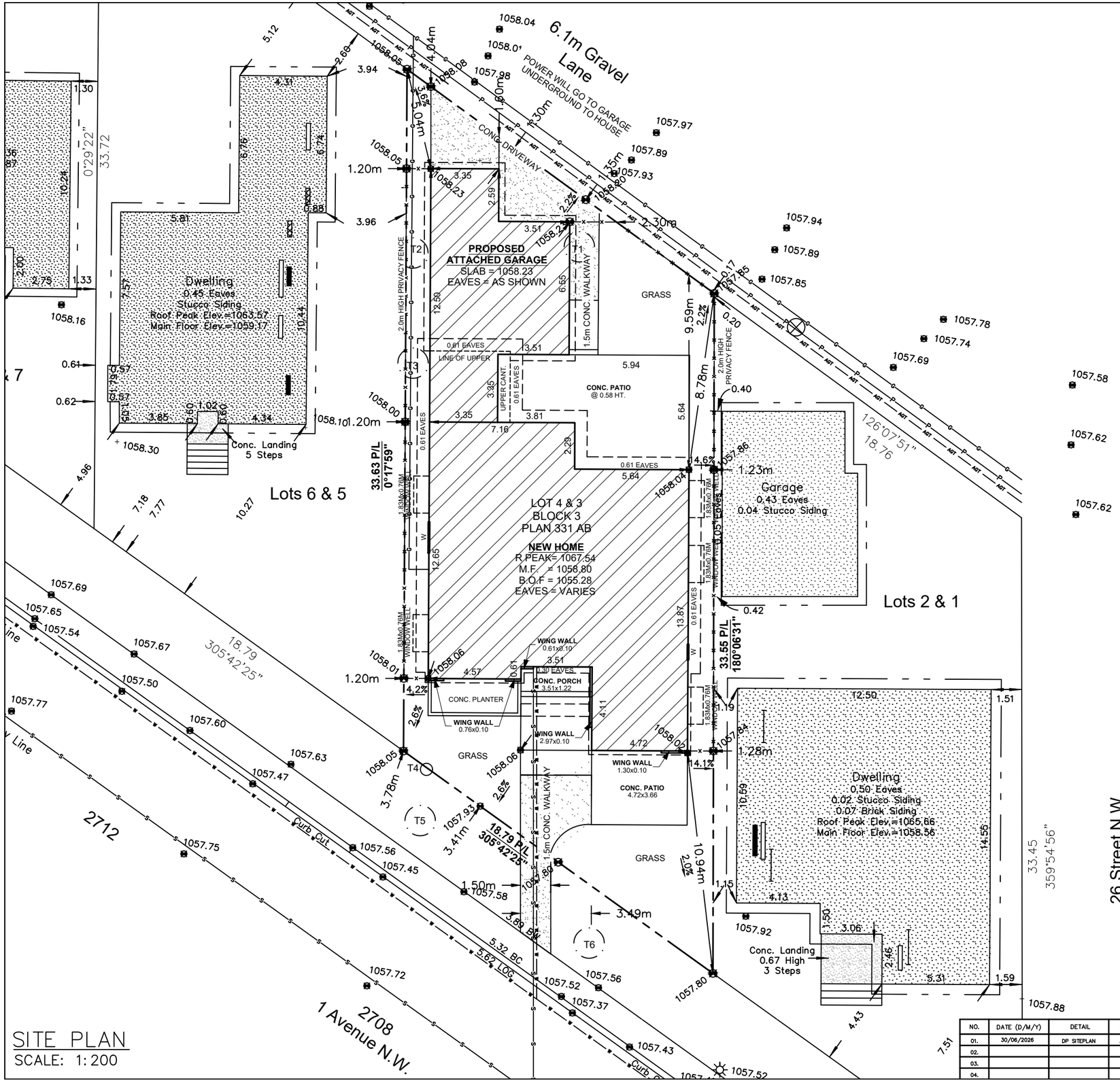
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SCALE: 1/4" = 1'-0"

PAGE: **A-2.4**



SITE PLAN

SCALE: 1: 200

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 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:

- ----- denotes Calculation points
- ----- denotes Water Valve
- ----- denotes Gas Valve
- ----- denotes Manhole
- ----- denotes Tree
- ----- denotes Power Pole
- ----- denotes Sign
- ----- denotes Light Standard
- —X—X— denotes Fence
- —S— denotes Sanitary Line
- —ST— denotes Storm Line
- —W— denotes Water Line
- —G— 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:

Lot 4 & 3
Block 3
Plan 331 AB

MUNICIPAL ADDRESS:

2708 – 1 Avenue N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 511.655 SQ M
HOUSE SIZE: 163.405 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 0.00 SQ M
GARAGE: 64.870 SQ M
WING WALL: 0.650 SQ M

= 228.925/511.655
= 44.74%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	30/06/2026	DP SITEPLAN	A.A.
02.			
03.			
04.			

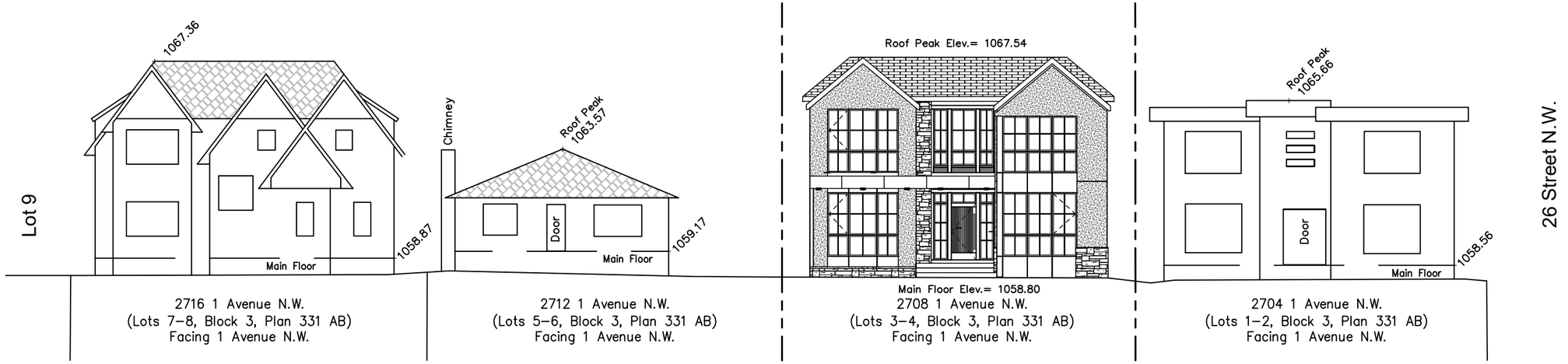
PROJECT NAME AND ADDRESS:
2708 – 1 AVE N.W.
Calgary, Alberta
Lot 4&3
Block 3
Plan 331 AB

PROJECT: NEW HOME

DATE: JUNE. 30, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 01



2716 1 Avenue N.W.
(Lots 7–8, Block 3, Plan 331 AB)
Facing 1 Avenue N.W.

2712 1 Avenue N.W.
(Lots 5–6, Block 3, Plan 331 AB)
Facing 1 Avenue N.W.

2708 1 Avenue N.W.
(Lots 3–4, Block 3, Plan 331 AB)
Facing 1 Avenue N.W.

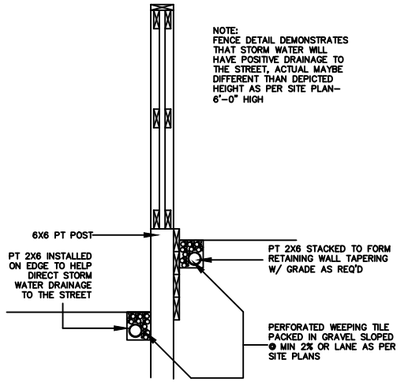
2704 1 Avenue N.W.
(Lots 1–2, Block 3, Plan 331 AB)
Facing 1 Avenue N.W.

TREE SCHEDULE:

Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition
T1	Bush	–	1.50	1.80	In Subject Property	To Be Removed
T2	Bush	–	1.50	1.80	In Subject Property	To Be Removed
T3	Bush	–	1.50	1.60	In Subject Property	To Be Removed
T4	Coniferous Tree	0.60	4.00	14.00	On Property Line	To Stay
T5	Bush	–	1.50	1.50	In City Property	To Stay
T6	Bush	–	1.50	1.60	In City Property	To Stay

SINGLE DETACHED SQFT.

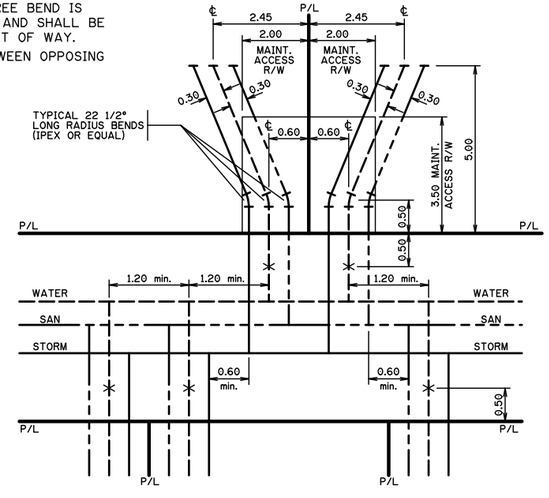
	UNIT #1
ATTACHED GARAGE	698.25 SQ FT
BASEMENT	1759.50 SQ FT
MAIN FLOOR	1759.50 SQ FT
UPPER FLOOR	1704.60 SQ FT
TOTAL AREA	4162.35 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

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.
7. 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.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS

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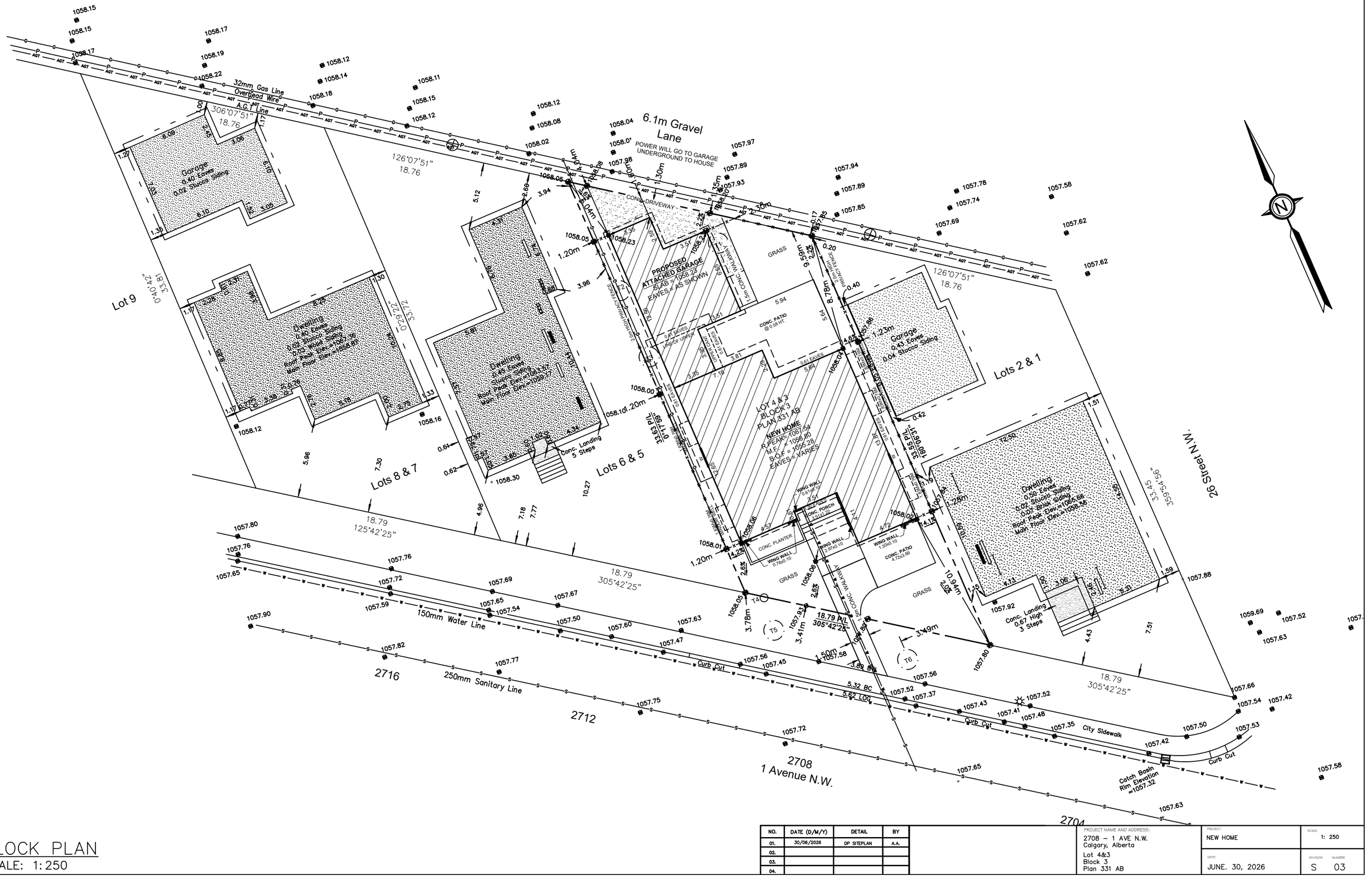
PROJECT NAME AND ADDRESS:
2708 – 1 AVE N.W.
Calgary, Alberta
Lot 4&3
Block 3
Plan 331 AB

PROJECT: NEW HOME

SCALE: AS SHOWN

DATE: JUNE. 30, 2026

DIVISION S NUMBER 02



BLOCK PLAN
SCALE: 1: 250

NO.	DATE (D/M/Y)	DETAIL	BY
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PROJECT NAME AND ADDRESS:
2708 – 1 AVE N.W.
Calgary, Alberta
Lot 4&3
Block 3
Plan 331 AB

PROJECT: NEW HOME

SCALE: 1: 250

DATE: JUNE. 30, 2026

DIVISION: S NUMBER: 03