



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front and Rear Elevations
A-2.1	Left Elevation
A-2.2	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section

FLOOR AREA	
BASEMENT	= 969.00 SQ. FT.
MAIN	= 1005.67 SQ. FT.
UPPER	= 1107.39 SQ. FT.
TOTAL	= 2113.06 SQ. FT.

PROJECT NOTES:

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AND PLUMBING ROUGH-IN NEEDS TO BE
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AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



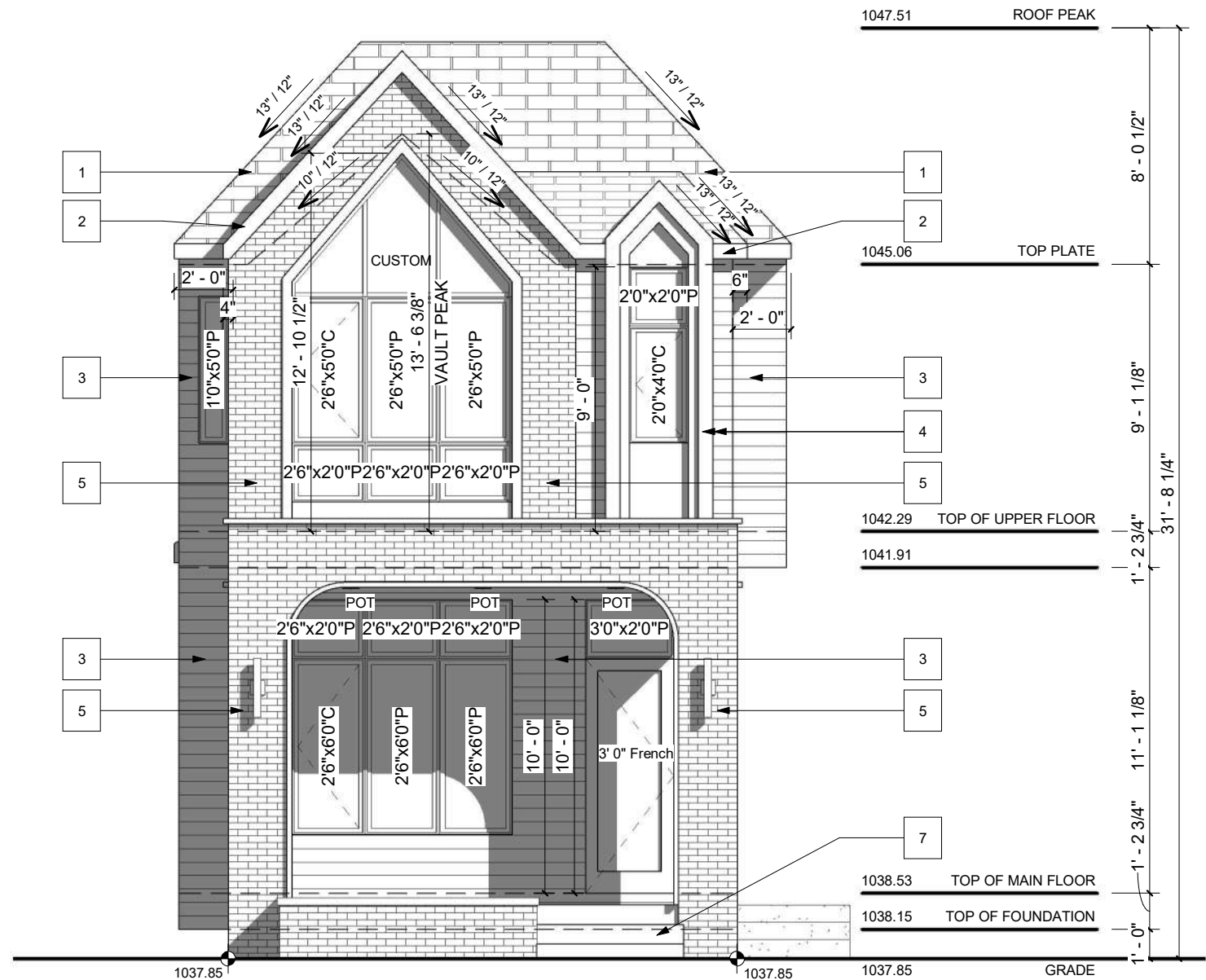
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BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:	
NEW HOME	
STATUS: -	
SIGNATURES:	
X _____	
PRINTED: 2026-09-10 3:52:17 PM	
PROJECT NAME:	
1611 16A Street S.E. (NORTH LOT) CALGARY, ALBERTA	
DESIGNER:	JOB #:
JT	327 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

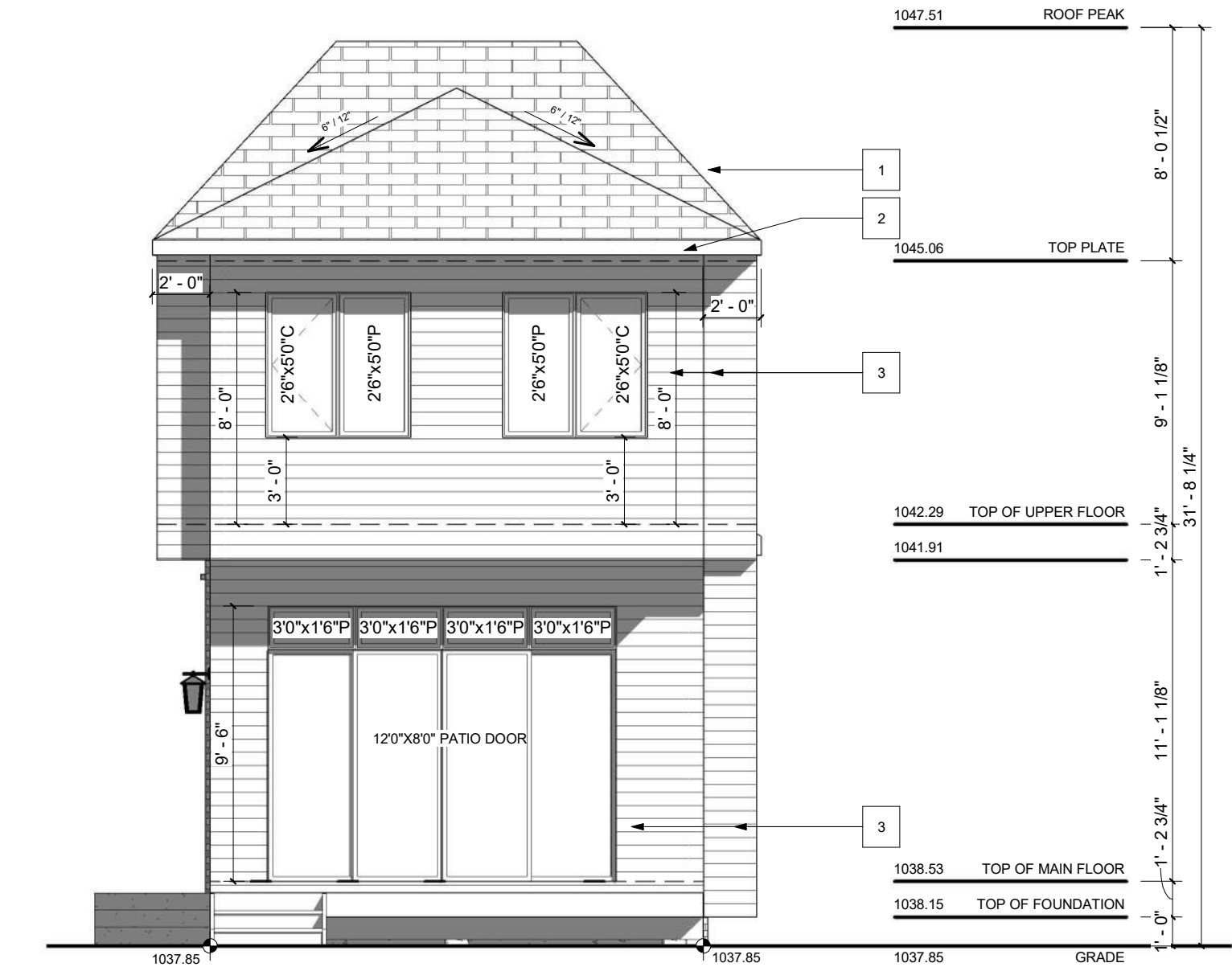
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BRICK CLADDING - COLOUR AS SPEC'D	9	METAL CLADDING
2	8" ALUMNIMUM FASCIA - WHITE	6	CONCRETE PARGING		
3	STUCCO FINISH	7	CAST-IN-PLACE CONCRETE		
4	VERTICAL SIDING - DARK GREY	8	SMART BOARD & BATTEN - DARK GREY		



FRONT ELEVATION

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



REAR ELEVATION

SCALE: 3/16" = 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)

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 3:52:21 PM



PROJECT NAME:

1611 16A Street S.E. (NORTH LOT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

327 - 26

SCALE:

AS SHOWN

SHEET:

A-2.0

EXTERIOR FINISHES:

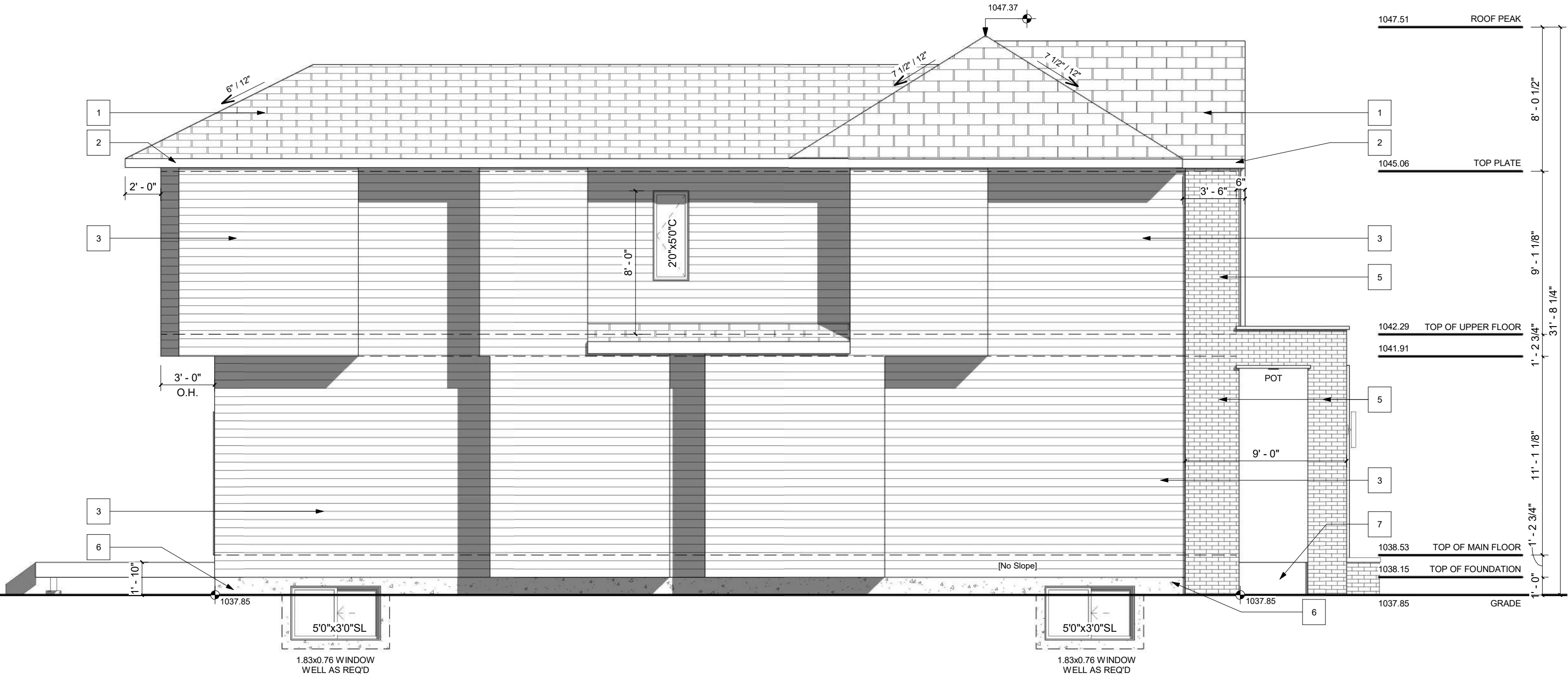
1	ASPHALT SHINGLES	5	BRICK CLADDING - COLOUR AS SPEC'D	9	METAL CLADDING
2	8" ALUMNIMUM FASCIA - WHITE	6	CONCRETE PARGING		
3	STUCCO FINISH	7	CAST-IN-PLACE CONCRETE		
4	VERTICAL SIDING - DARK GREY	8	SMART BOARD & BATTEN - DARK GREY		

WINDOW CALCULATION

WALL AREA = 1379.03 SQ. FT.
WINDOW AREA = 16.52 SQ. FT.
TOTAL: 16.52 / 1379.03 = 1.20%

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)



LEFT ELEVATION

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

PROJECT NOTES:

-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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 3:52:22 PM



PROJECT NAME:

1611 16A Street S.E. (NORTH LOT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

327 - 26

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

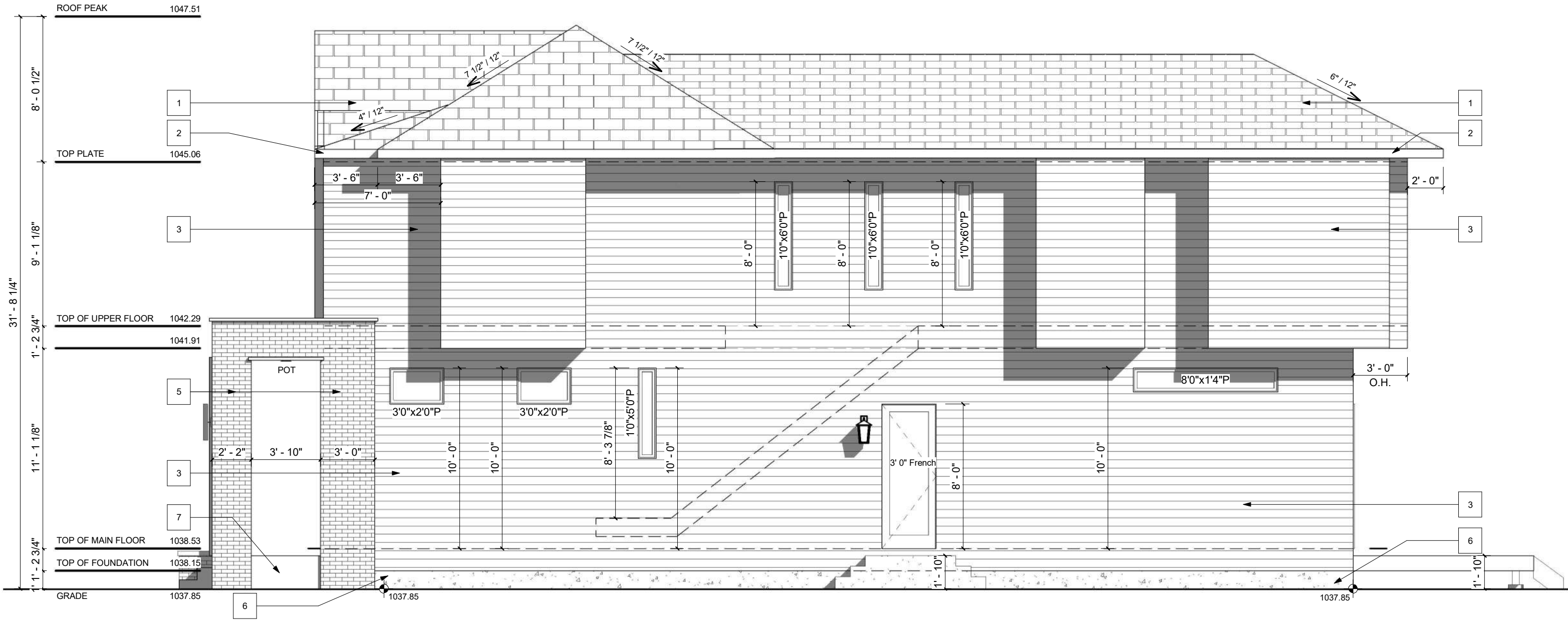
1	ASPHALT SHINGLES	5	BRICK CLADDING - COLOUR AS SPEC'D	9	METAL CLADDING
2	8" ALUMNIMUM FASCIA - WHITE	6	CONCRETE PARGING		
3	STUCCO FINISH	7	CAST-IN-PLACE CONCRETE		
4	VERTICAL SIDING - DARK GREY	8	SMART BOARD & BATTEN - DARK GREY		

WINDOW CALCULATION

WALL AREA = 1379.27 SQ. FT.
WINDOW AREA = 74.50 SQ. FT.
TOTAL: 74.50 / 1379.27 = 5.40%

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"

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03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 3:52:23 PM



PROJECT NAME:

1611 16A Street S.E. (NORTH LOT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

327 - 26

SCALE:

AS SHOWN

SHEET:

A-2.2

EXTERIOR FINISHES:

- 1

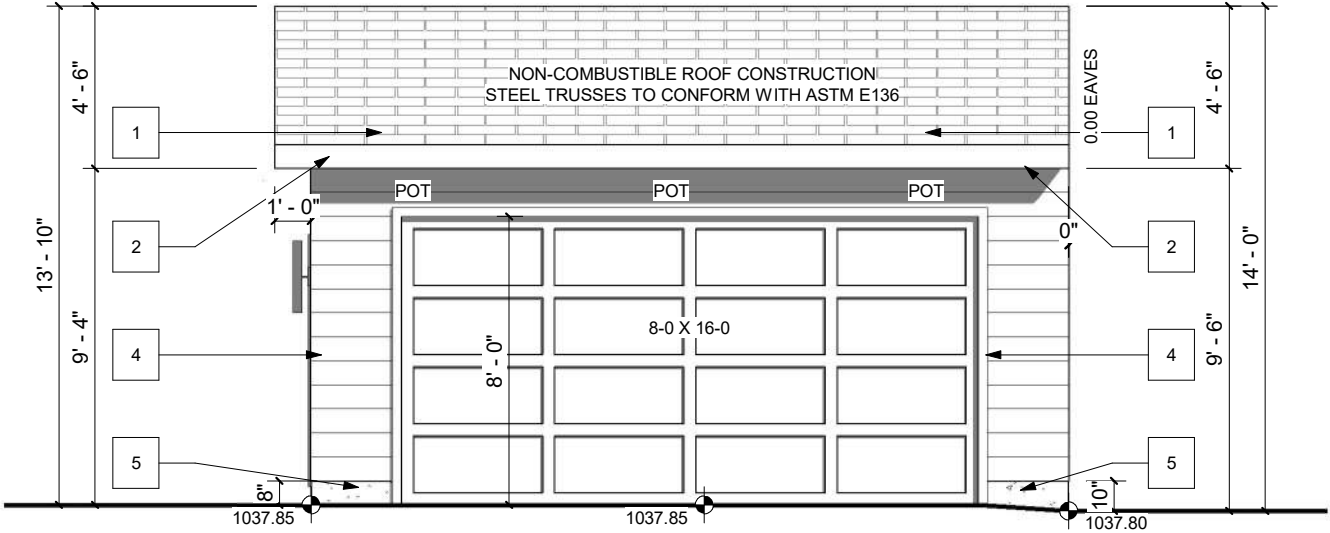
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

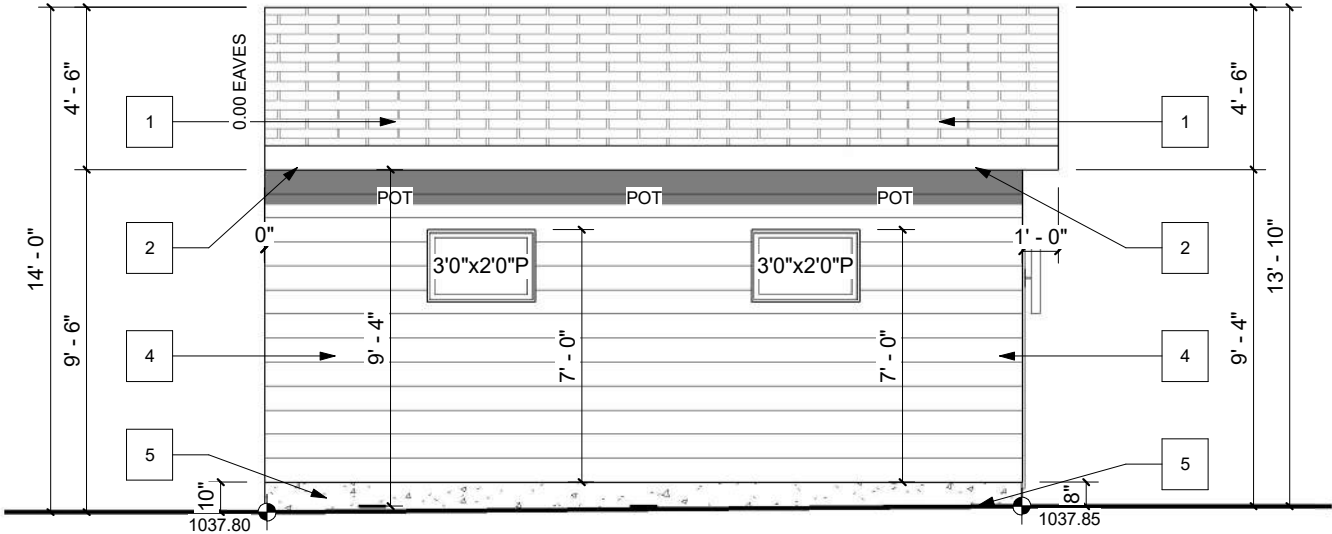
ALUMINUM EAVE'S
- 4

SIDING FINISH
- 5

CONC. PARGING



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



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

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



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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-09-10 3:52:24 PM

PROJECT NAME:

1611 16A Street S.E. (NORTH LOT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

327 - 26

SCALE:

AS SHOWN

SHEET:

A-4.1

EXTERIOR FINISHES:

- 1

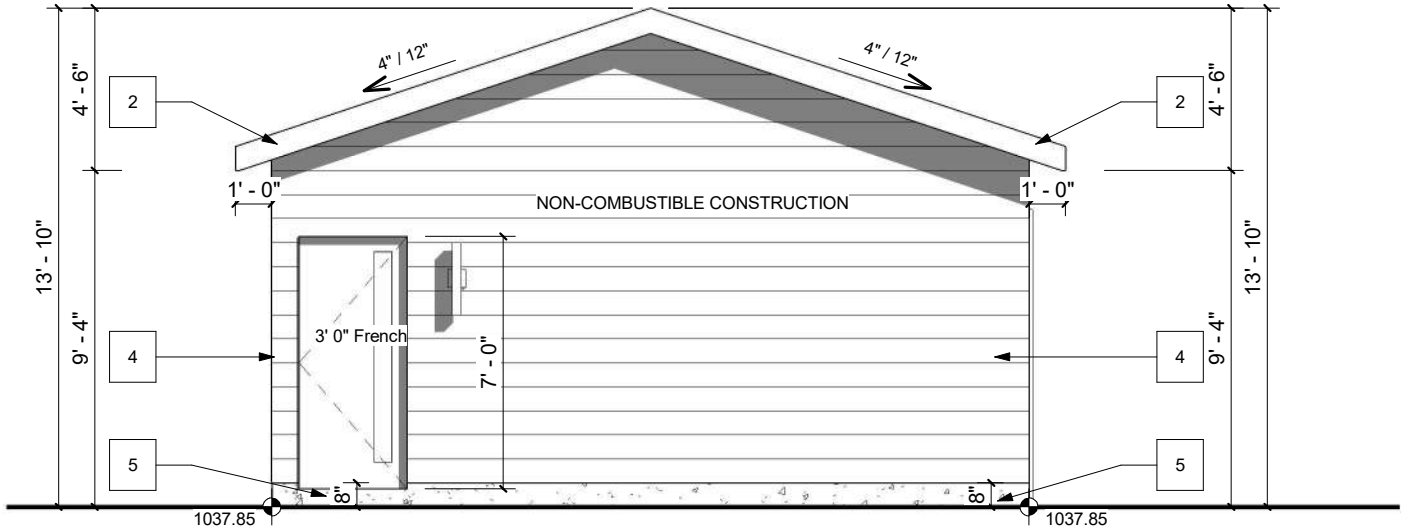
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

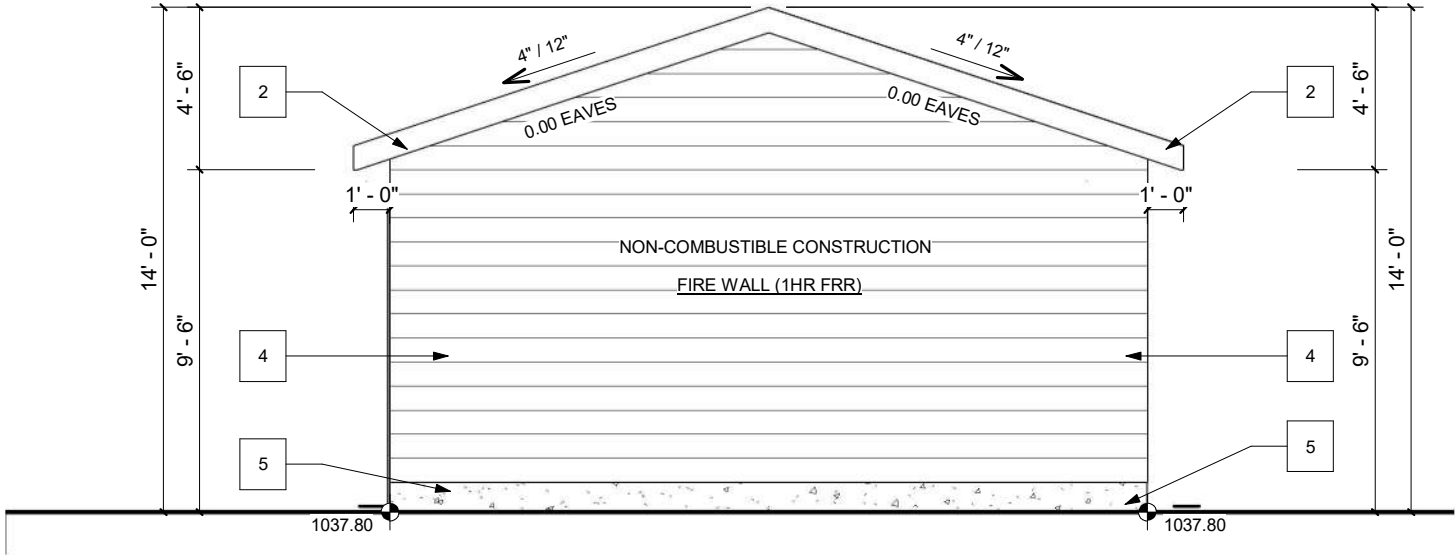
ALUMINUM EAVE'S
- 4

SIDING FINISH
- 5

CONC. PARGING



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



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

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NO.	DATE(D/M/Y)	DETAIL	BY
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02.	--	--	--
03.	--	--	--
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05.	--	--	--



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PROJECT:
NEW HOME

STATUS: -

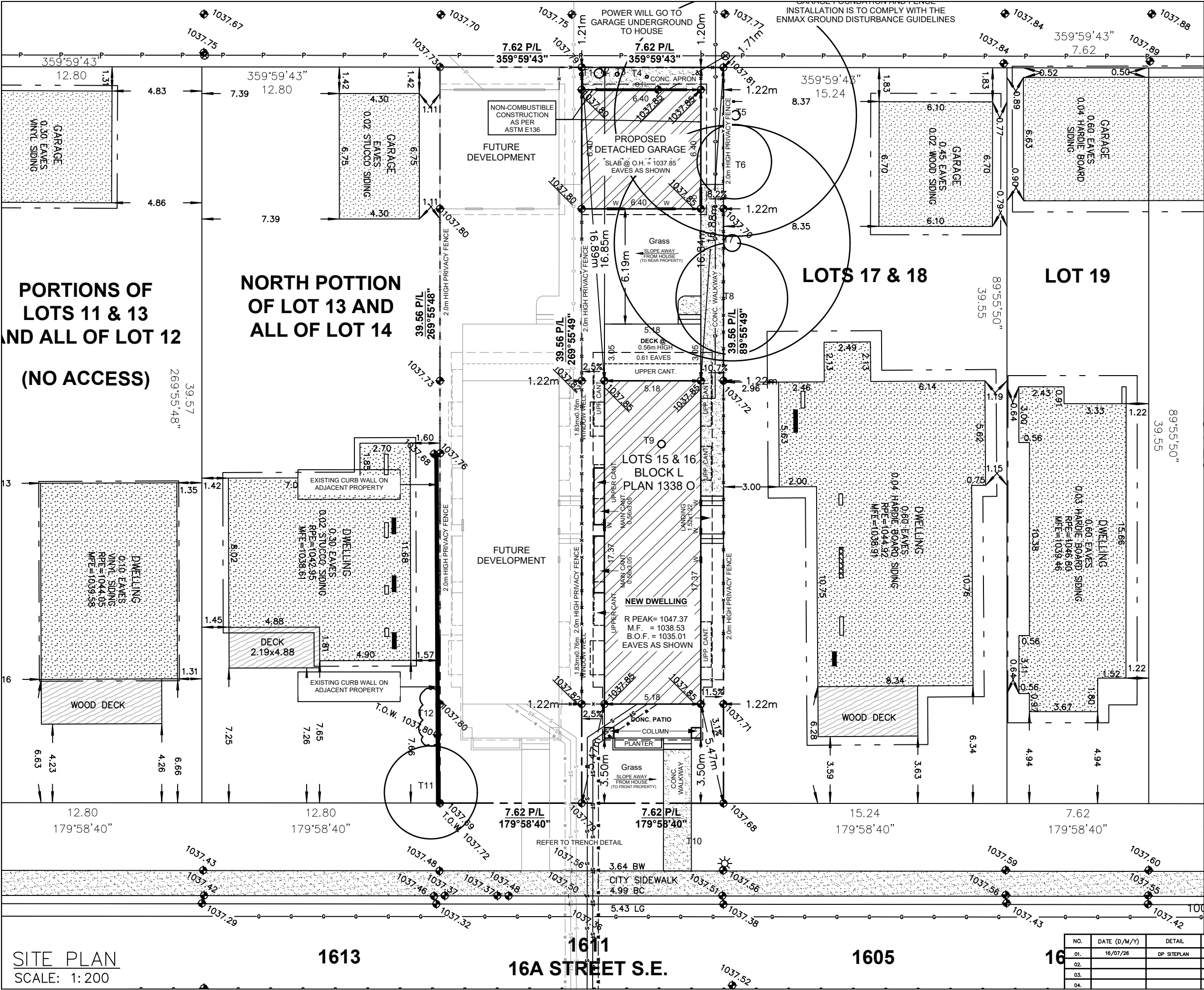
SIGNATURES:
X _____

PRINTED: 2026-09-10 3:52:24 PM

PROJECT NAME:
1611 16A Street S.E. (NORTH LOT)
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 327 - 26
-----------------	--------------------

SCALE: AS SHOWN	SHEET: A-4.2
--------------------	-----------------



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 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--- 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:
Lots 15 & 16
Block L
Plan 1338 O

MUNICIPAL ADDRESS:
1611 - 16A STREET S.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 301.294 SQ M
HOUSE: 90.023 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.406 SQ M
WING WALL: 0.568 SQ M
GARAGE: 40.970 SQ M
TOTAL: 134.967/301.294
= 44.80%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/07/26	DP SITEPLAN	D.L.	1611 16A STREE SE (NORTH LOT) Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lots 15 & 16 Block L Plan 1338 O	DATE: JULY 16, 2026	DIVISION NUMBER: S 01
03.						
04.						

STREETSCAPE

SCALE: 1:200

SOUTH PORTION
OF LOT 11

1617 16A STREET S.E.
(PORTIONS OF LOTS 11 & 13 AND ALL
OF LOT 12, BLOCK L, PLAN 1338 O)
FACING 16A STREET S.E.

1613 16A STREET S.E.
(NORTH PORTION OF LOT 13 AND ALL
OF LOT 14, BLOCK L, PLAN 1338 O)
FACING 16A STREET S.E.

1611 16A STREET S.E.
(LOTS 15 & 16, BLOCK L, PLAN 1338 O)
FACING 16A STREET S.E.

1605 16A STREET S.E.
(LOTS 17 & 18, BLOCK L, PLAN 1338 O)
FACING 16A STREET S.E.

1603 16A STREET S.E.
(LOT 19, BLOCK L
PLAN 1338 O)
FACING 16A STREET S.E.

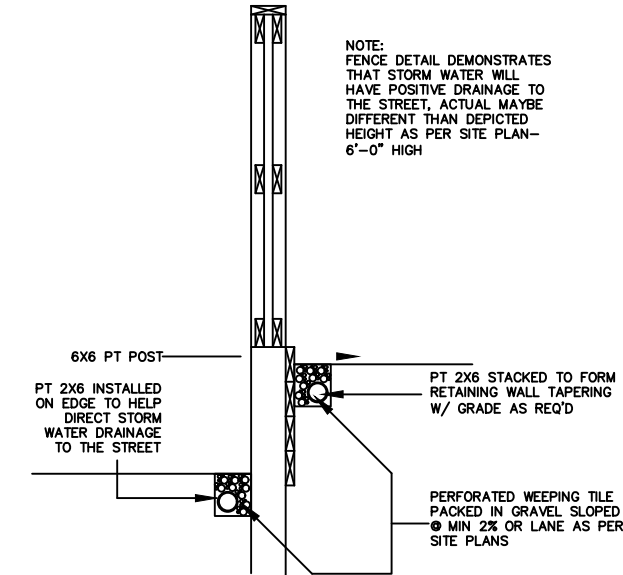
LOT 20

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.15	6.00	6.00	In Subject Property	To be Removed
T2	Coniferous	0.50	6.00	7.00	In Subject Property	To be Removed
T3	Coniferous	0.20	6.00	6.00	In Subject Property	To be Removed
T4	Coniferous	0.15	5.00	5.00	In Subject Property	To be Removed
T5	Deciduous	0.50	13.00	12.00	In Adjacent Property	To Stay
T6	Bush	—	4.00	3.00	In Adjacent Property	To Stay
T7	Deciduous	0.90	13.00	12.00	In Adjacent Property	To Stay
T8	Bush	—	6.00	3.00	In Adjacent Property	To Stay
T9	Deciduous	0.40	7.00	8.00	In Subject Property	To be Removed
T10	Bush	—	5.00	2.00	In City Property	To be Removed
T11	Bush	—	5.00	3.00	In Adjacent Property	To Stay
T12	Hedge	—	1.00	1.00	In Adjacent Property	To Stay

SINGLE DETACHED SQFT:

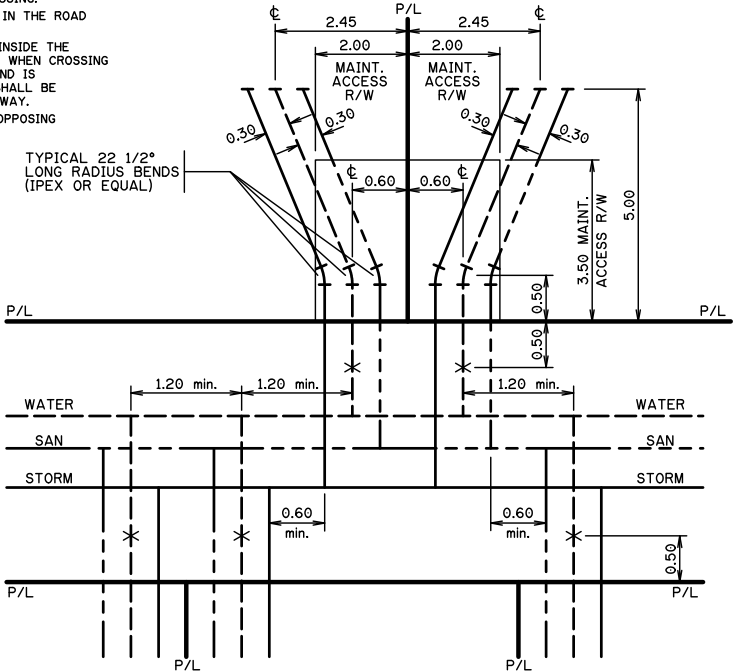
	AREA
BASEMENT	969.00 SQ FT
MAIN FLOOR	1005.67 SQ FT
UPPER FLOOR	1107.39 SQ FT
TOTAL AREA	2113.06 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

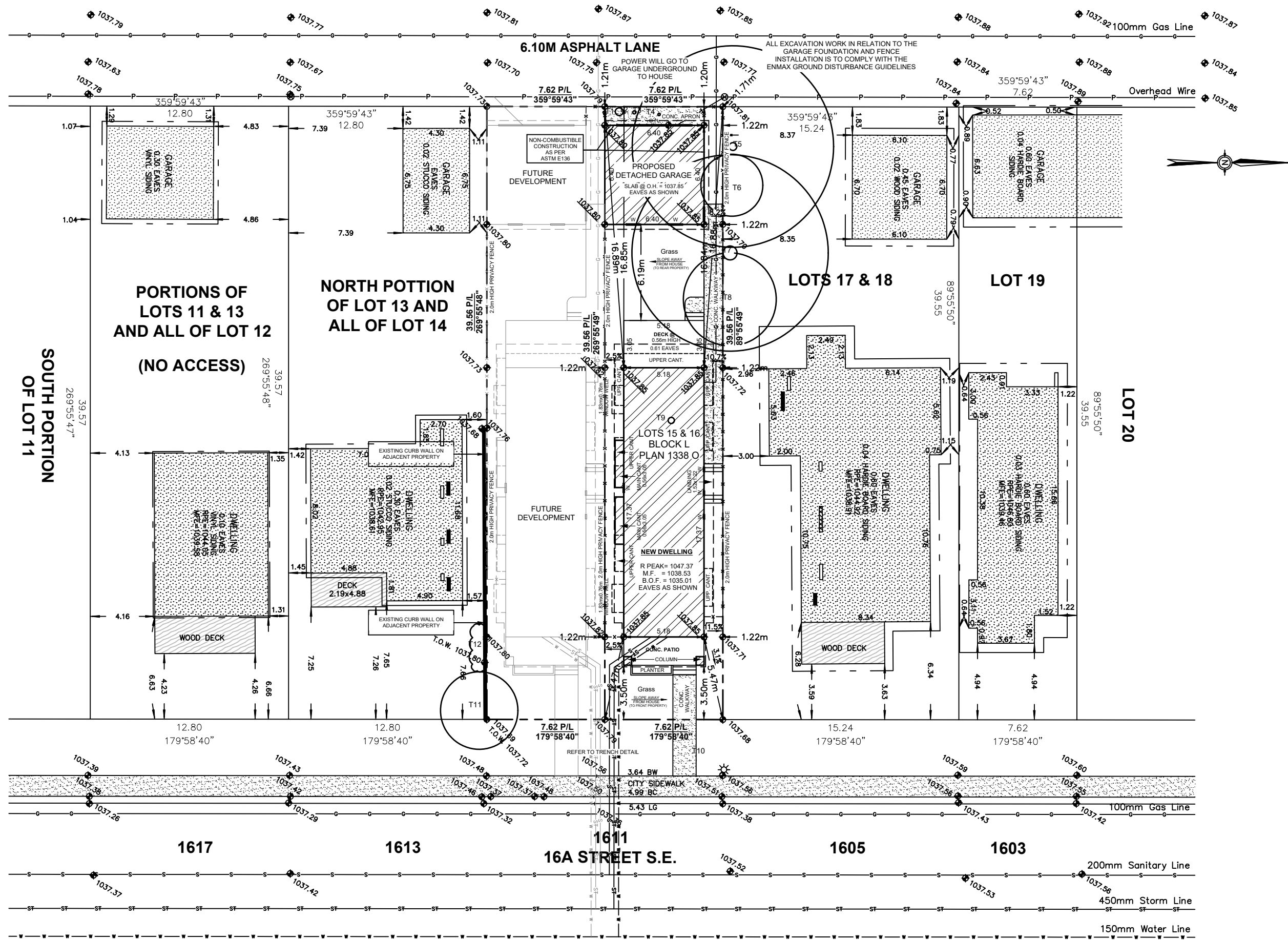
NOTES:

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



TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	16/07/26	DP SITEPLAN	D.L.	1611 16A STREE SE (NORTH LOT) Calgary, Alberta	SINGLE HOUSE	AS SHOWN
02.				Lots 15 & 16 Block L		
03.				Plan 1338 O		
04.						
				DATE:	DIVISION	NUMBER
				JULY 16, 2026	S	02



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/07/26	DP SITEPLAN	D.L.	1611 16A STREET S.E. (NORTH LOT) Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lots 15 & 16 Block L Plan 1338 O	DATE:	DIVISION NUMBER
03.					JULY 16, 2026	S 03
04.						