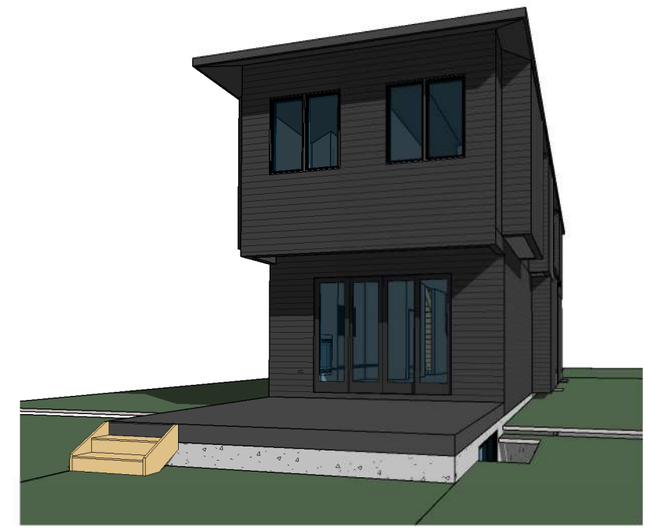
FLOOR AREA

BASEMENT	= 1093.00 SQ. FT.
MAIN	= 937.67 SQ. FT.
UPPER	= 1031.75 SQ. FT.
TOTAL	= 1969.42 SQ. FT.

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 Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section



PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-07-28 11:07:44 AM

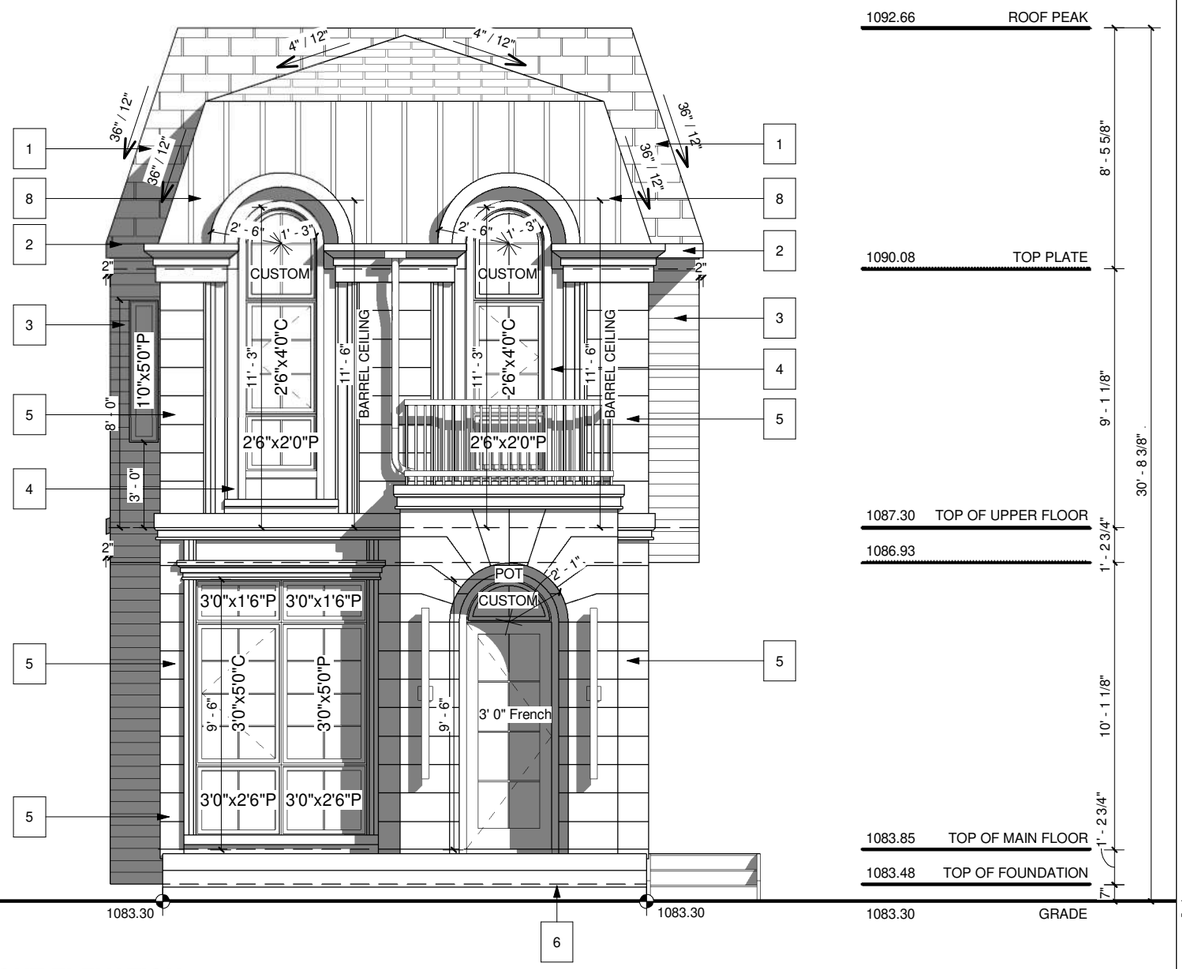
JTA DESIGN + PERMITS

PROJECT NAME:
445 - 29 Ave NW (WEST)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	369-26
SCALE: AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	BOARD & BATTEN - BLACK	7	CONCRETE PARGING
2	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO FINSH	8	METAL ROOFING
3	HARDIE FINISH- WHITE	6	CAST-IN-PLACE CONCRETE		



FRONT 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)

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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-07-28 11:07:47 AM

JTA DESIGN + PERMITS

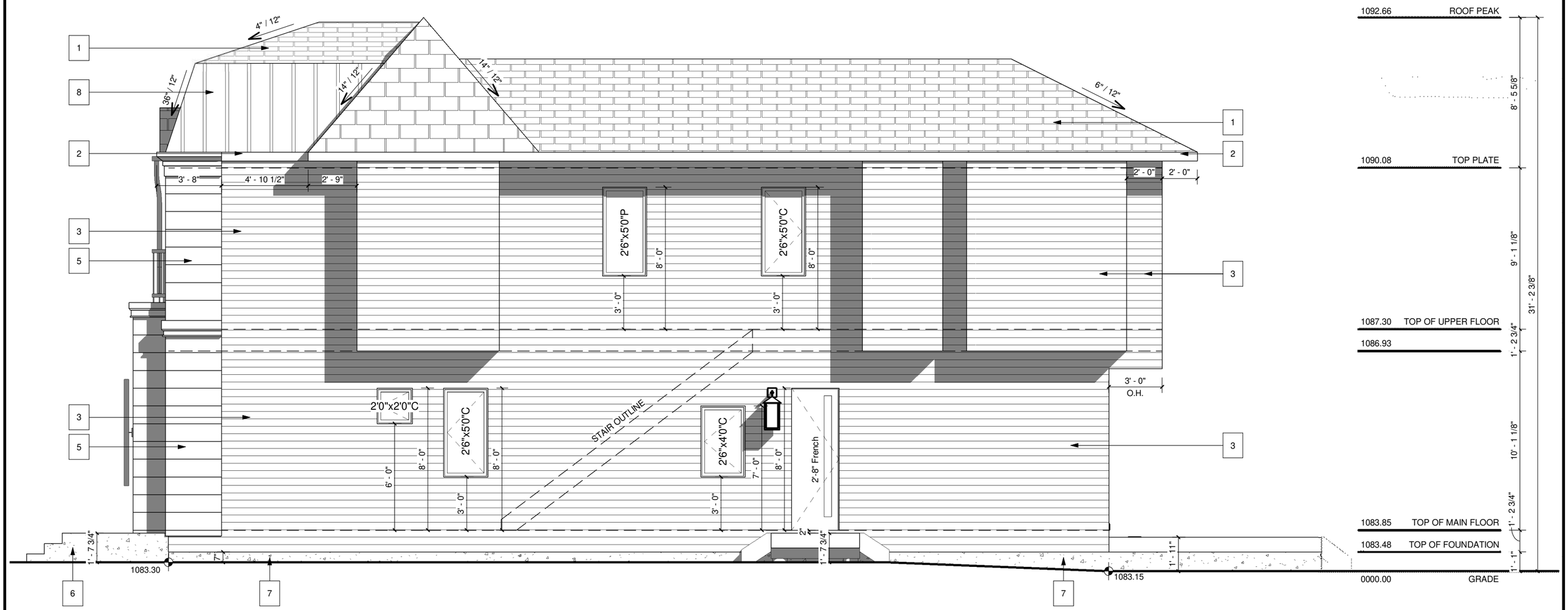
PROJECT NAME: 445 - 29 Ave NW (WEST) CALGARY, ALBERTA
DESIGNER: JT
JOB #: 369-26
SCALE: AS SHOWN
SHEET: A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	BOARD & BATTEN - BLACK	7	CONCRETE PARGING
2	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO FINSH	8	METAL ROOFING
3	HARDIE FINISH- WHITE	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1212.33 SQ. FT.
WINDOW AREA = 57.13 SQ. FT.
TOTAL: 57.13/1212.33 = 4.71%

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:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-07-28 11:07:47 AM

JTA DESIGN + PERMITS

PROJECT NAME:
445 - 29 Ave NW (WEST)
CALGARY, ALBERTA

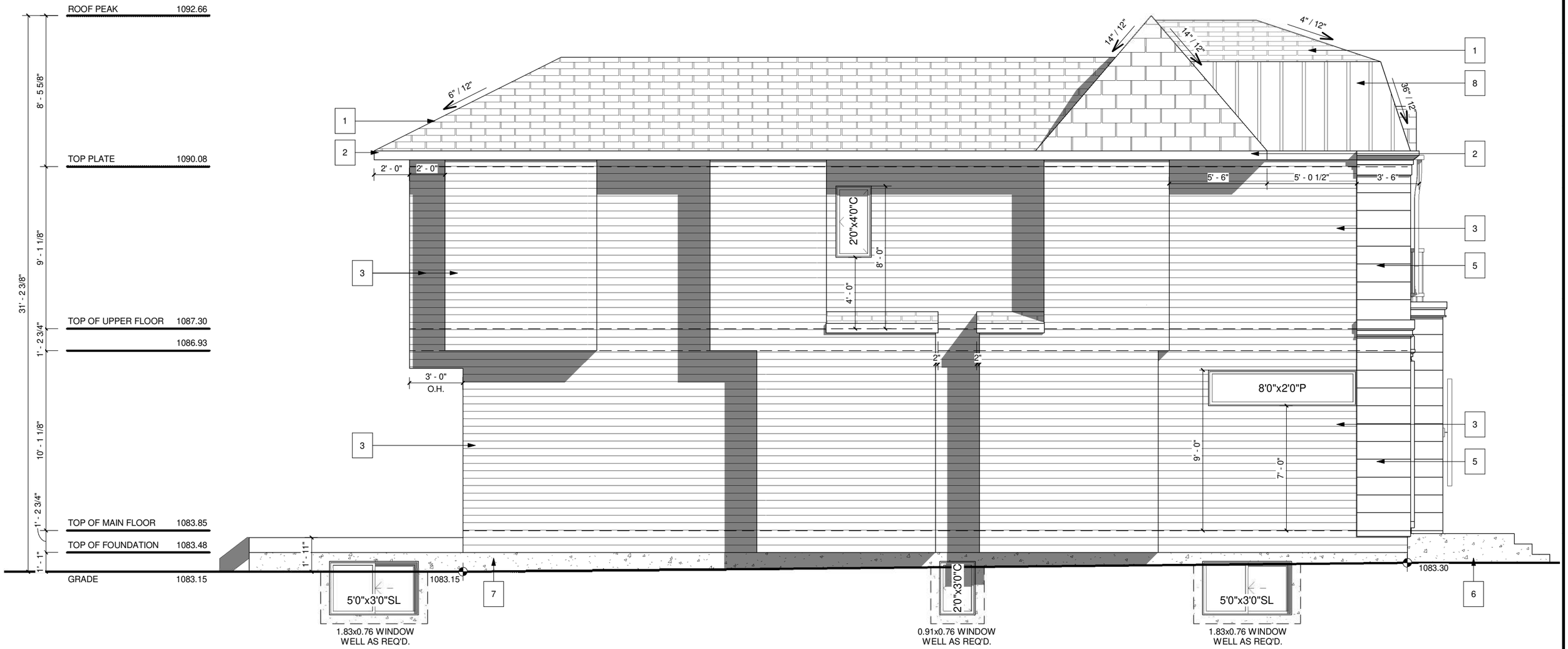
DESIGNER:	JOB #:
JT	369-26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	BOARD & BATTEN - BLACK	7	CONCRETE PARGING
2	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO FINSH	8	METAL ROOFING
3	HARDIE FINISH- WHITE	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1235.47 SQ. FT.
WINDOW AREA = 31.69 SQ. FT.
TOTAL: 31.69/1235.47 = 2.57%

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)



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

PROJECT NOTES:

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ISSUES:

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01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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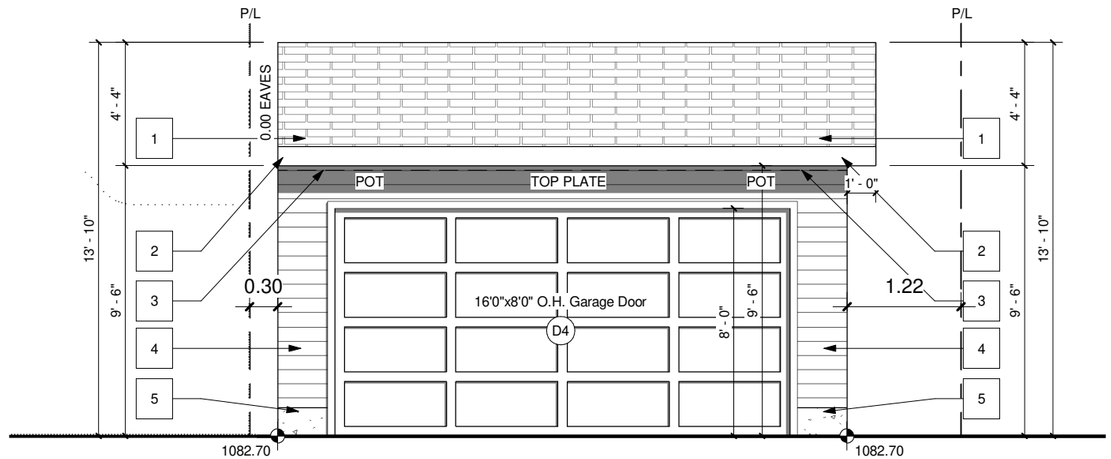
PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-07-28 11:07:48 AM

JTA DESIGN + PERMITS

PROJECT NAME: 445 - 29 Ave NW (WEST) CALGARY, ALBERTA
DESIGNER: JT
JOB #: 369-26
SCALE: AS SHOWN
SHEET: A-2.2

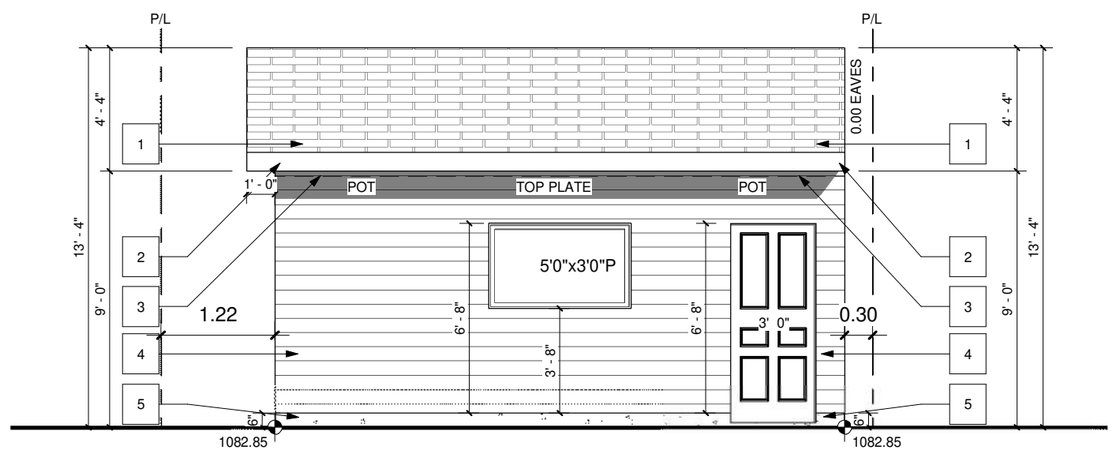
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	HARDIE FINISH	5	CONC. PARGING



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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

PROJECT NOTES:

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ISSUES:

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01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
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05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X

PRINTED: 2026-07-28 11:07:49 AM

JTA DESIGN + PERMITS

PROJECT NAME: 445 - 29 Ave NW (WEST) CALGARY, ALBERTA

DESIGNER: JT

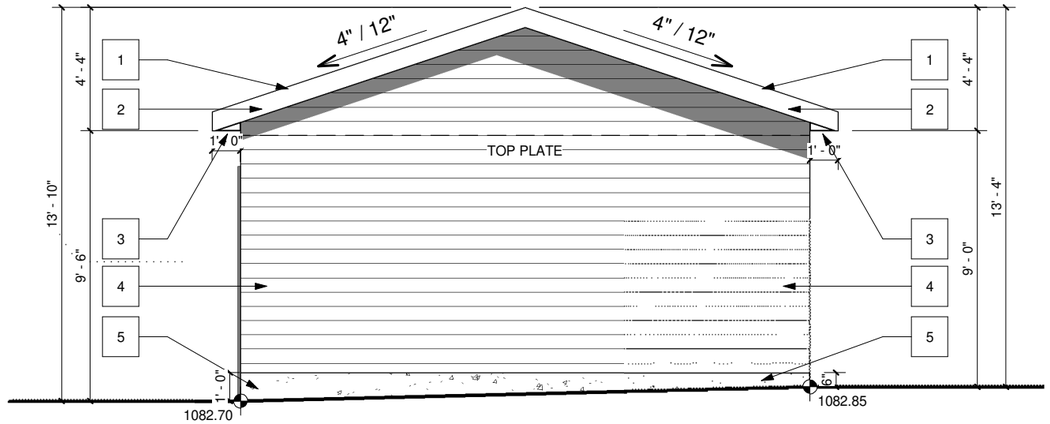
JOB #: 369-26

SCALE: AS SHOWN

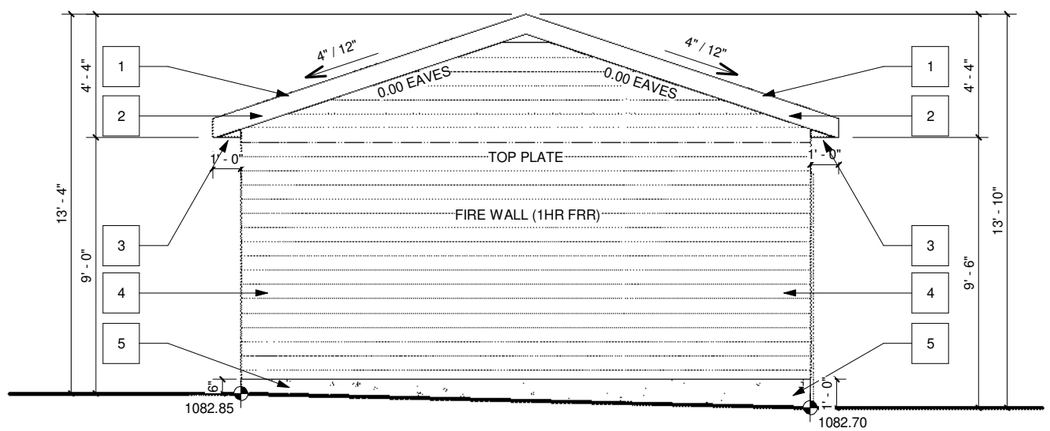
SHEET: A-4.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	HARDIE FINISH	5	CONC. PARGING



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



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28/07/26	DP PLANS	D.L.
02.	--	--	--
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05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

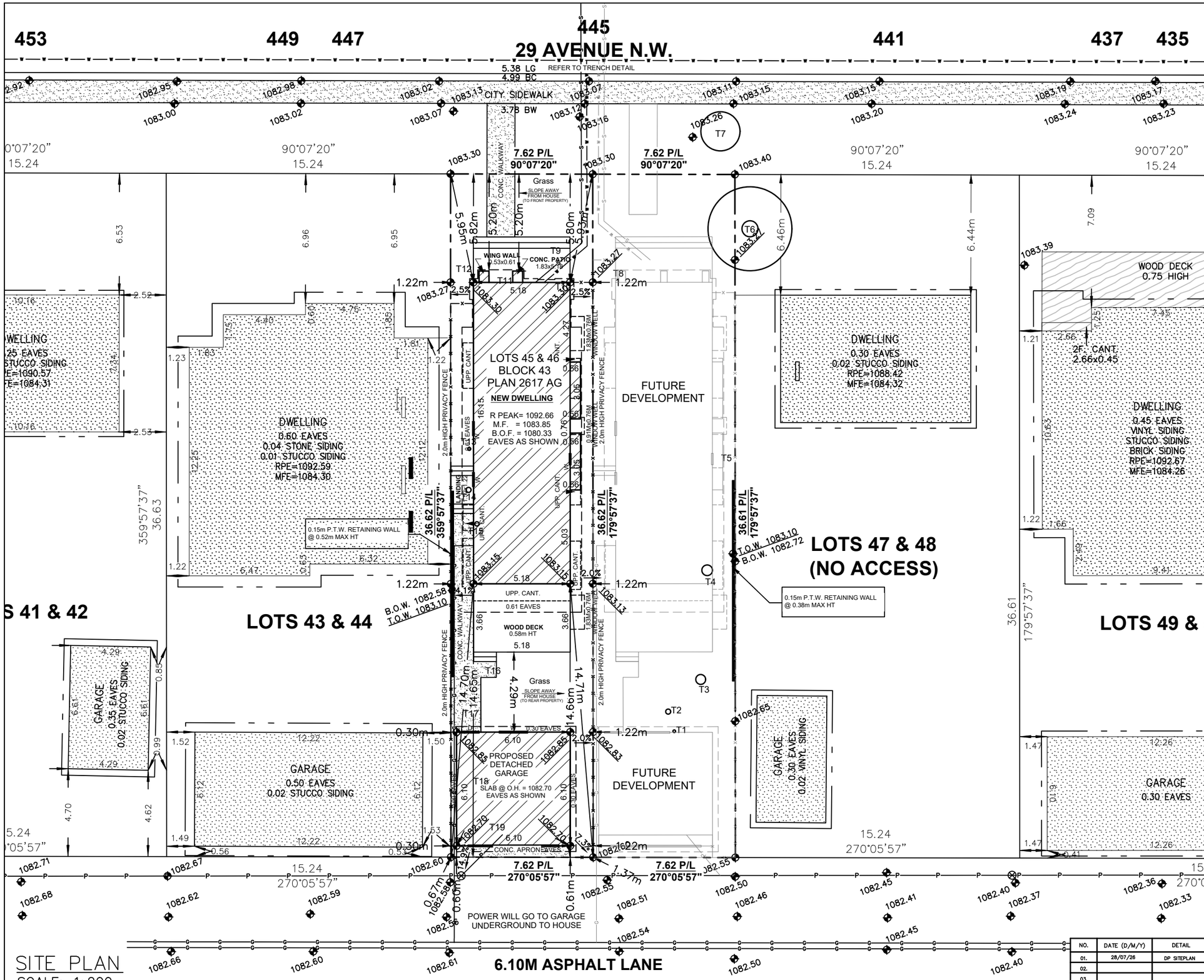
SIGNATURES:
X

PRINTED: 2026-07-28 11:07:49 AM

JTA DESIGN + PERMITS

PROJECT NAME:
445 - 29 Ave NW (WEST)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	369-26
SCALE: AS SHOWN	SHEET: A-4.2



SITE PLAN
SCALE: 1:200

SITE PLAN

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 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—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 45 & 46
Block 43
Plan 2617 AG

MUNICIPAL ADDRESS:

445 – 29 AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

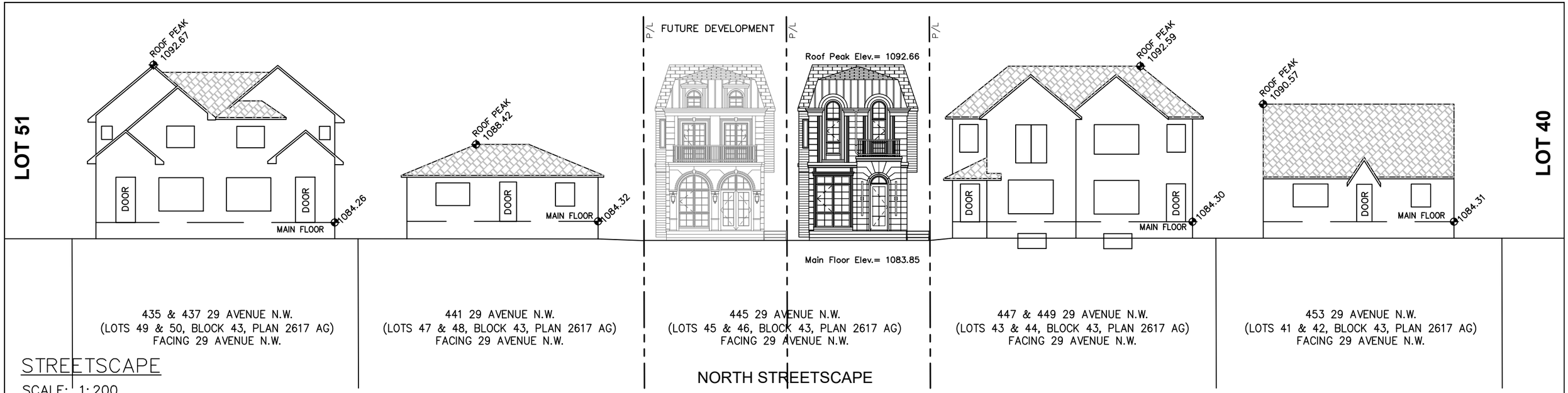
LOT SIZE: 279.064 SQ M
HOUSE: 83.706 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.406 SQ M
WNG WALL: 0.650 SQ M
GARAGE: 37.161 SQ M

TOTAL: 124.924/279.064
= 44.77%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28/07/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
445 29th AVENUE NW (West Lot)
Calgary, Alberta
Lots 45 & 46
Block 43
Plan 2617 AG

PROJECT: SINGLE DETACHED
SCALE: 1: 200
DATE: JULY 28, 2026
DIVISION: S
NUMBER: 01

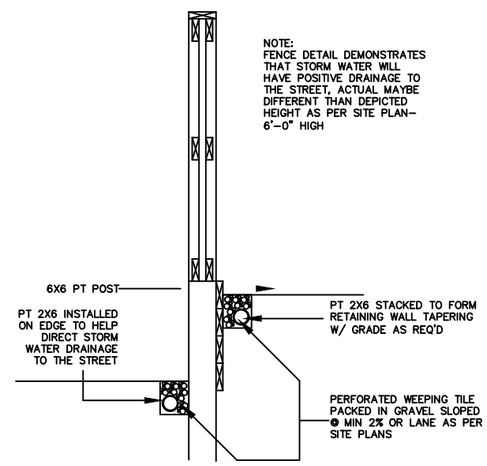


STREETSCAPE

SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.14	5.00	7.50	In Subject Property	To Be Removed
T2	Deciduous	0.27	5.00	7.50	In Subject Property	To Be Removed
T3	Coniferous	0.53	7.00	7.50	In Subject Property	To Be Removed
T4	Coniferous	0.57	5.00	15.00	In Subject Property	To Be Removed
T5	Bush	–	4.30	6.50	On Property Line	To Be Removed
T6	Coniferous	0.86	4.50	14.00	In Adjacent Property	To Stay
T7	Bush	–	2.10	2.10	In City Property	To Stay
T8	Bush	–	1.30	3.30	In Subject Property	To Be Removed
T9	Bush	–	1.50	3.50	In Subject Property	To Be Removed
T10	Bush	–	1.20	3.40	In Subject Property	To Be Removed
T11	Bush	–	1.60	3.50	In Subject Property	To Be Removed
T12	Bush	–	3.00	3.50	In Subject Property	To Be Removed
T13	Stump	0.16	–	1.30	In Subject Property	To Be Removed
T14	Deciduous	0.27	1.45	13.00	In Subject Property	To Be Removed
T15	Deciduous	0.23	0.70	11.00	In Subject Property	To Be Removed
T16	Bush	–	2.20	3.50	In Subject Property	To Be Removed
T17	Bush	–	2.10	3.50	In Subject Property	To Be Removed
T18	Bush	–	3.30	1.80	In Subject Property	To Be Removed
T19	Bush	–	3.20	5.50	In Subject Property	To Be Removed



FENCE SECTION DETAIL

SCALE: NTS

SINGLEI DETACHED SQFT:

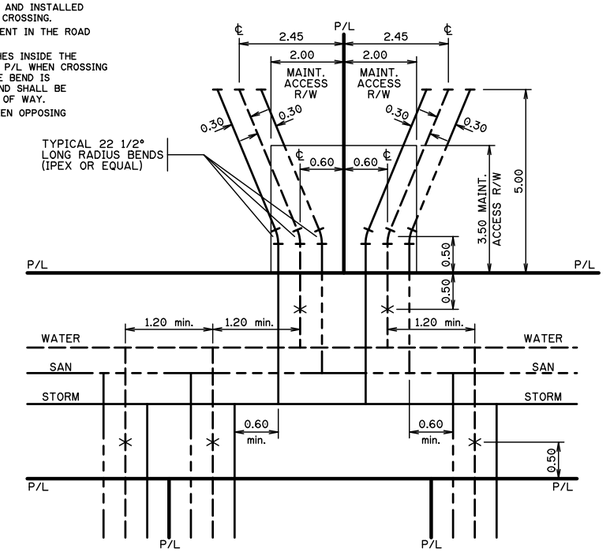
	AREA
BASEMENT	1093.00 SQ FT
MAIN FLOOR	937.67 SQ FT
UPPER FLOOR	1031.75 SQ FT
TOTAL AREA	1969.42 SQ FT

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
01.	28/07/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

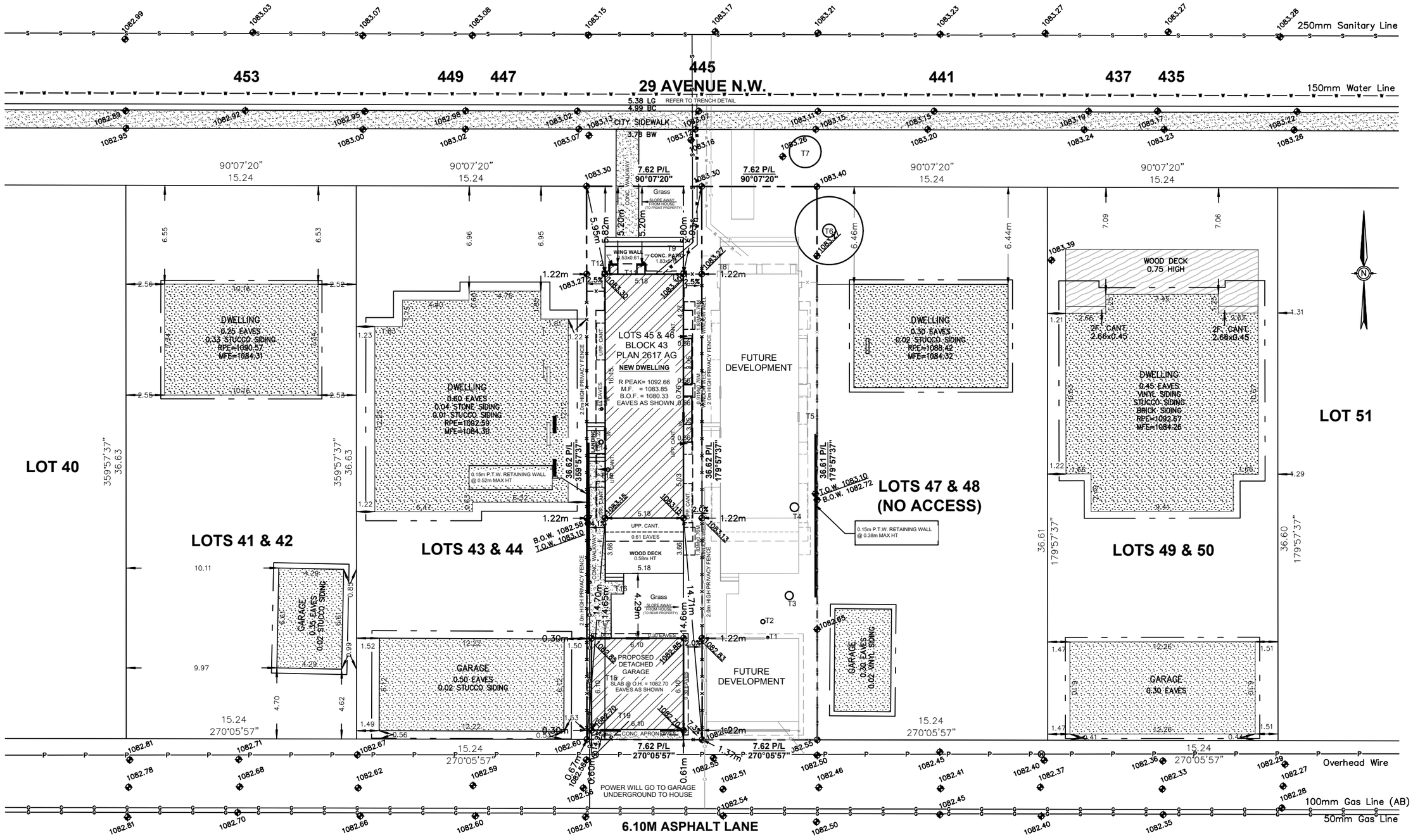
PROJECT NAME AND ADDRESS:
445 29th AVENUE NW (West Lot)
Calgary, Alberta
Lots 45 & 46
Block 43
Plan 2617 AG

PROJECT: SINGLE DETACHED

SCALE: AS SHOWN

DATE: JULY 28, 2026

DIVISION: S NUMBER: 02



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28/07/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
445 29th AVENUE NW (West Lot)
Calgary, Alberta
Lots 45 & 46
Block 43
Plan 2617 AG

PROJECT: SINGLE DETACHED

SCALE: 1: 200

DATE: JULY 28, 2026

DIVISION: S NUMBER: 03