PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 529 17 AVENUE N.W, CALGARY, ALBERTA

LEGAL ADDRESS: PLAN 2934O, BLOCK 1, LOTS 25-28

GENERAL NOTES

GENERAL CONDITIONS

1. ALL WORKS TO COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS, IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL WORK AND FOR THE PROTECTION OF ADJACENT STRUCTURES AND SERVICES.
4. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS FROM THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, GEO-TECHNICAL OR ANY OTHER SPECIALIST CONSULTANT DOCUMENTATION
5. FURNITURE, FIXTURES AND FITTINGS, EQUIPMENT ETC. ARE SHOWN FOR REFERENCE PURPOSES ONLY. THESE ITEMS WILL BE CO-ORDINATED WITH SUPPLIERS/ SPECIALISTS AND THE CONSULTANTS

DRAWINGS AND SPECIFICATIONS

1. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR PROCEEDING WITH THE WORK.
2. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
3. ALL DIMENSIONS ARE AS INDICATED, DRAWINGS ARE NOT BE SCALED.
4. ALL DIMENSIONS FOR ROUGH OPENINGS TO BE CONFIRMED WITH RELEVANT SUPPLIERS PRIOR TO FRAMING/ FABRICATION.
5. CONTRACTOR TO NOTE THAT FURRING REQUIREMENTS AND LIMITATIONS, INDICATED ON THE DRAWINGS. CONTRACTOR TO MAKE ALLOWANCES AS LOCATIONS AND INDICATIONS ON MECHANICAL AND ELECTRICAL DRAWINGS ARE DIAGRAMATIC

SITE WORK

1. ALL SITE WORK SHALL BE EXECUTED IN A MANNER THAT ENSURES THE SAFETY OF THE PUBLIC AND WORKERS. WORKS MUST BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT CODES AND STANDARDS FOR THE CITY OF CALGARY.
2. WOKRING HOURS MUST STRICTLY BE ADHERED TO IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CITY OF CALGARY.
3. THE CONTRACTOR SHALL MAINTAIN PROPOER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL EXCAVATION AND BACKFILL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
5. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM DEBRIS AT ALL TIMES
6. ALL WASTE MATERIAL SHALL BE REMOVED, STORED AND DISPOSED OFF PROPERLY, IN ACCORDANCE WITH THE LOCAL REGULATIONS.
7. UPON COMPLETION OF WORKS, THE CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF THE SITE TO THE SATISFACTION OF THE CONSULTANT.

MATERIALS

1. ALL MATERIALS SHALL BE NEW, OF THE SPECIFIED QUALITY, AND FREE FROM DEFECTS. ALL MATERIALS MUST CONFORM TO THE MINIMUM STANDARDS IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION AND ANY OTHER APPLICABLE CODES OR STANDARDS DEEMED NECCESSARY.
2. ANY SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT CONSULTANT.
3. THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF COMPLIANCE/ CONFORMITY FOR ALL MATERIALS AS REQUESTED BY THE CONSULTANT.

WORKMANSHIP

1. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND PERFORMED IN ACCORDANCE WITH BEST INDUSTRY STANDARDS AND IN ACCORDANCE WITH CITY OF CALGARY RULES AND REGULATIONS, AT A MINIMUM.
2. ALL WORK SHALL BE EXECUTED BY SKILLED TRADESPEOPLE EXPERIENCED IN THEIR RESPECTIVE FIELDS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE PLUMN, LEVEL, TRUE TO LINE, CORRECT SLOPES ARE MET FOR GOOD DRAINAGE OF WATER AND THAT ALL FINISHES ARE SMOOTH AND EVEN.
4. FOR ANY WORKS THAT REQUIRE PROFESSIONAL ENGINEERING SERVICES BY A PROFESSIONAL ENGINEER REGIESTED IN ALBERTA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HIS OR THAT OF HIS SUBCONTRACTOR'S WORKS ARE SUBMITTED TO THE CONSULTANT AND STATUTORY AUTHORITY, SIGNED AND STAMPED BY THE RELEVANT PROFESSIONAL ENGINEER.

INSPECTIONS

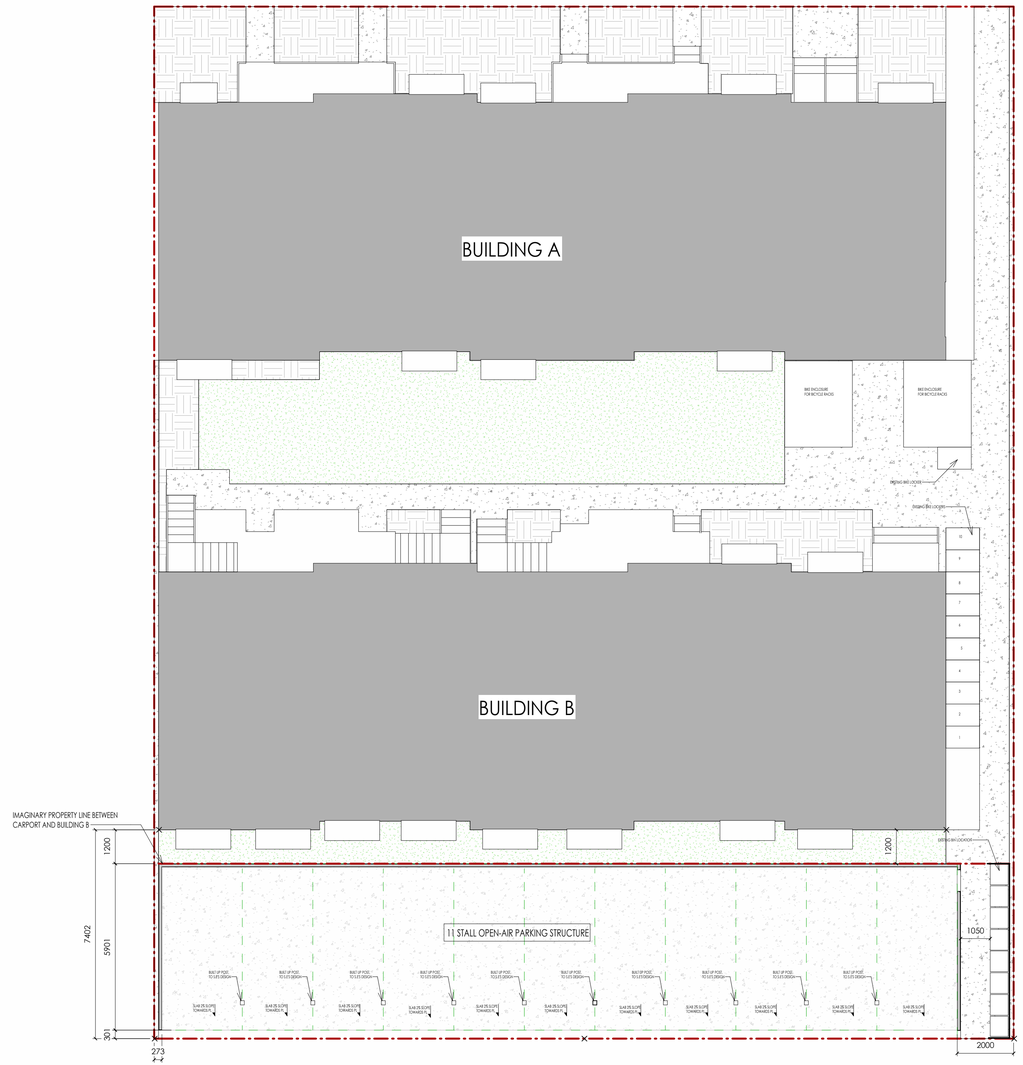
1. THE CONTRACTOR SHALL, IN ADVANCE, NOTIFY THE CONSULTANT FOR ALL REQUIRED INSPECTIONS.
2. WORKS SHALL NOT BE COVERED OR CONCEALED WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY OR CONSULTANT.
3. ANY WORK FOUND TO BE NON-CONFORMING OR NON-COMPLIANT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, INCLUDING BUT NOT LIMTED TO SCAFFOLDING, HOISTING EQUIPMENT, TEMPORARY UTILITIES AND SANITATION FACILITIES IN ACCORDANCE WITH BEST INDUSTRY PRACTICES.
2. ALL TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF THE WORKS AND THE SITE SHALL BE MADE GOOD.

HEALTH AND SAFETY

1. THE CONTRACTOR MUST COMPLY AND ENFORCE CONSTRUCTION SAFETY MEASURES, IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION, THE WORKERS' COMPENSATION BOARD AND ANY OTHER STATUTORY REQUIREMENTS DEEMED NECCESSARY BY THE CITY OF CALGARY AND THE FEDERAL SAFETY REGULATIONS.
2. THE CONTRACTOR SHALL IMPLEMENT A SAFETY PROGRAM THAT INCLUDES REGULAR SAFETY BRIEFS, TOOLBOX TALKS THAT IDENTIFY AND MITIGATE RISKS APPLICABLE TO THE SITE.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PERSONNEL ARE PROVIDED WITH PROPER PERSONAL PROTECTIVE EQUIPMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER USE OF PPE ON SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES THAT MAY OCCUR ON SITE. THE CONSULTANT OR CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURIES OR ACCIDENTS THAT MAY OCCUR ON SITE.
5. ANY ACCIDENT OR INJURY MUST BE REPORTED TO THE CONSULTANT IN GOOD TIME.



2 SITE LAYOUT

1 : 100

NexGen Draft

220 SETON GROVE, SETON, S.W, CALGARY T3M 3T1
ph: 368.886.4282
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS'/ MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS.
DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

N

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Rev.	Revision Description	Date	By

Client

529 17 Ave, N.W,
Calgary, AB

Legal Address

Job No. 240806 | Status Preliminary

Proposed Carport

Project

Drawn Author | Checked Checker | Scale 1 : 100

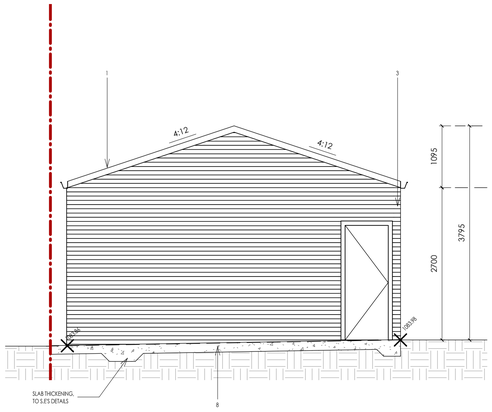
COVER PAGE

Title

A001

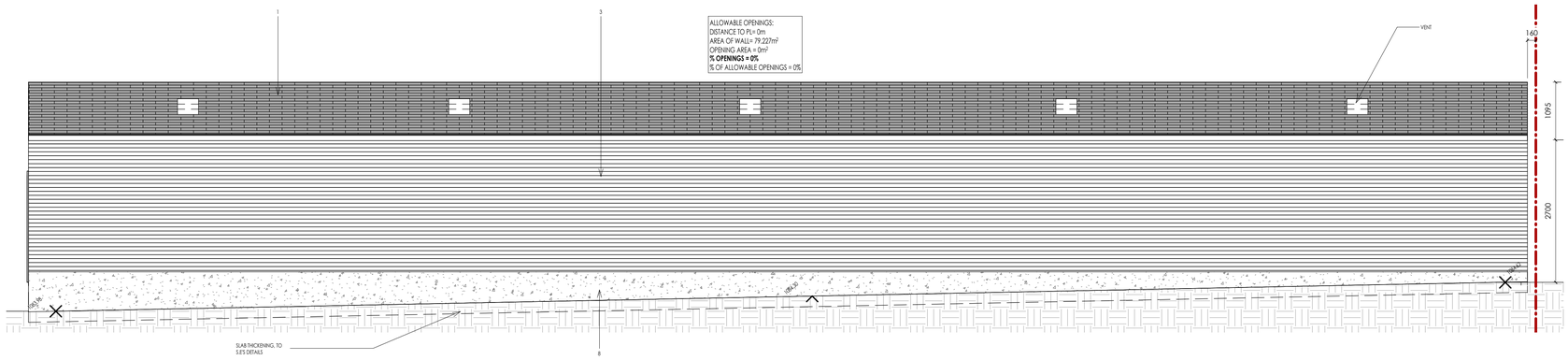
Sheet Number

8/10/2026 11:02:16 PM



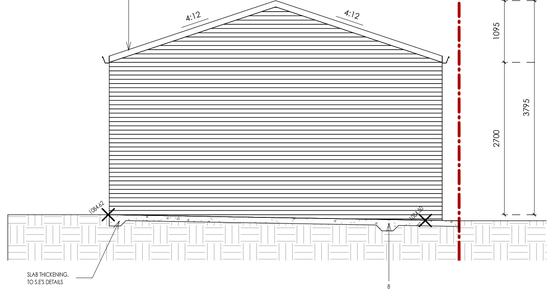
1 Elevation 1 - a

1 : 50



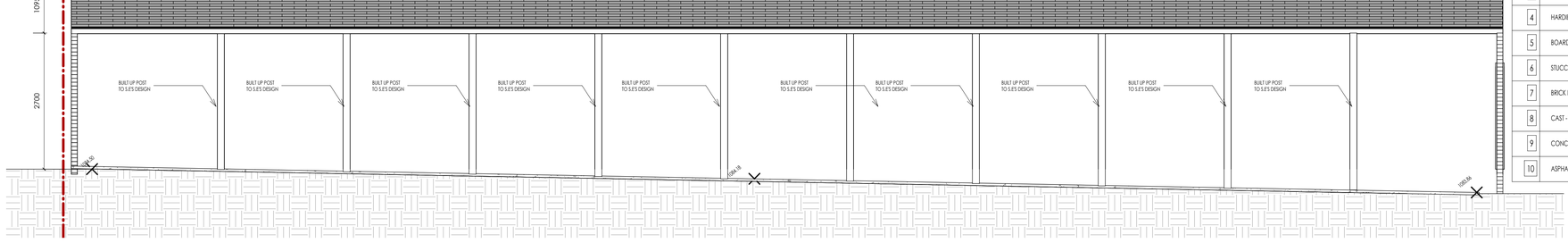
2 Elevation 2 - a

1 : 50



3 Elevation 3 - a

1 : 50



4 Elevation 4 - a

1 : 50

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	286mm DEEP ALUMINIUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST - IN - SITU FINISH
9	CONCRETE PARGING
10	ASPHALT PAVING

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

NexGen Draft
220 SETON GROVE, SETON, S.W, CALGARY T3M 3T1
ph: 368.886.4282
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS'/ MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS.
DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY, WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

N

NOTES:
ALL DWELLING UNITS TO BE 'SOLAR READY' AND ABLE TO ACCOMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY. FOR SOLAR PV AT LEAST 2.5cm NOMINAL DIAMETER CONSTRUCTIED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (IN ACCORDANCE WITH SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1:RACEWAYS) MUST BE INSTALLED

Rev.	Revision Description	Date	By

Client
529 17 Ave, N.W,
Calgary, AB

Legal Address

Job No. 240806 | Status Preliminary

Proposed Carport

Project

Drawn Author | Checked Checker | Scale As indicated

General
Layout 2

Title

A102

Sheet Number

8/10/2026 11:02:17 PM