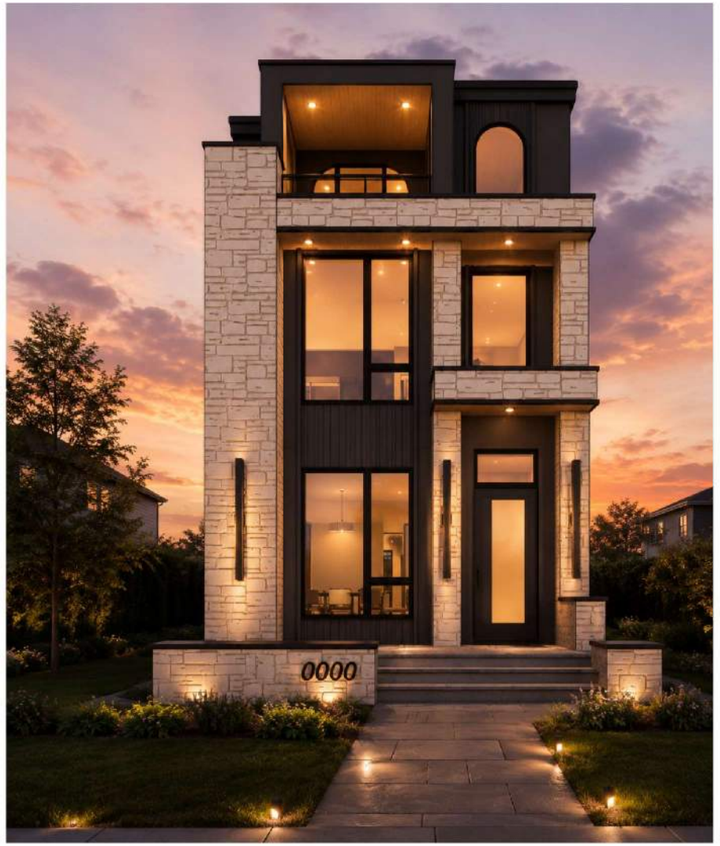




LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.6	Foundation Plan Expanded
A-1.7	Basement Plan Expanded
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations A
A-4.2	Garage Elevations B
A-4.3	Garage Section A
A-4.4	Garage Section B

FLOOR AREA

BASEMENT	= 1408.51 SQ. FT.
MAIN	= 1041.25 SQ. FT.
UPPER	= 1116.83 SQ. FT.
LOFT	= 968.00 SQ. FT.
TOTAL	**= 3126.08 SQ. FT.**





PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-08-18 11:05:53 AM

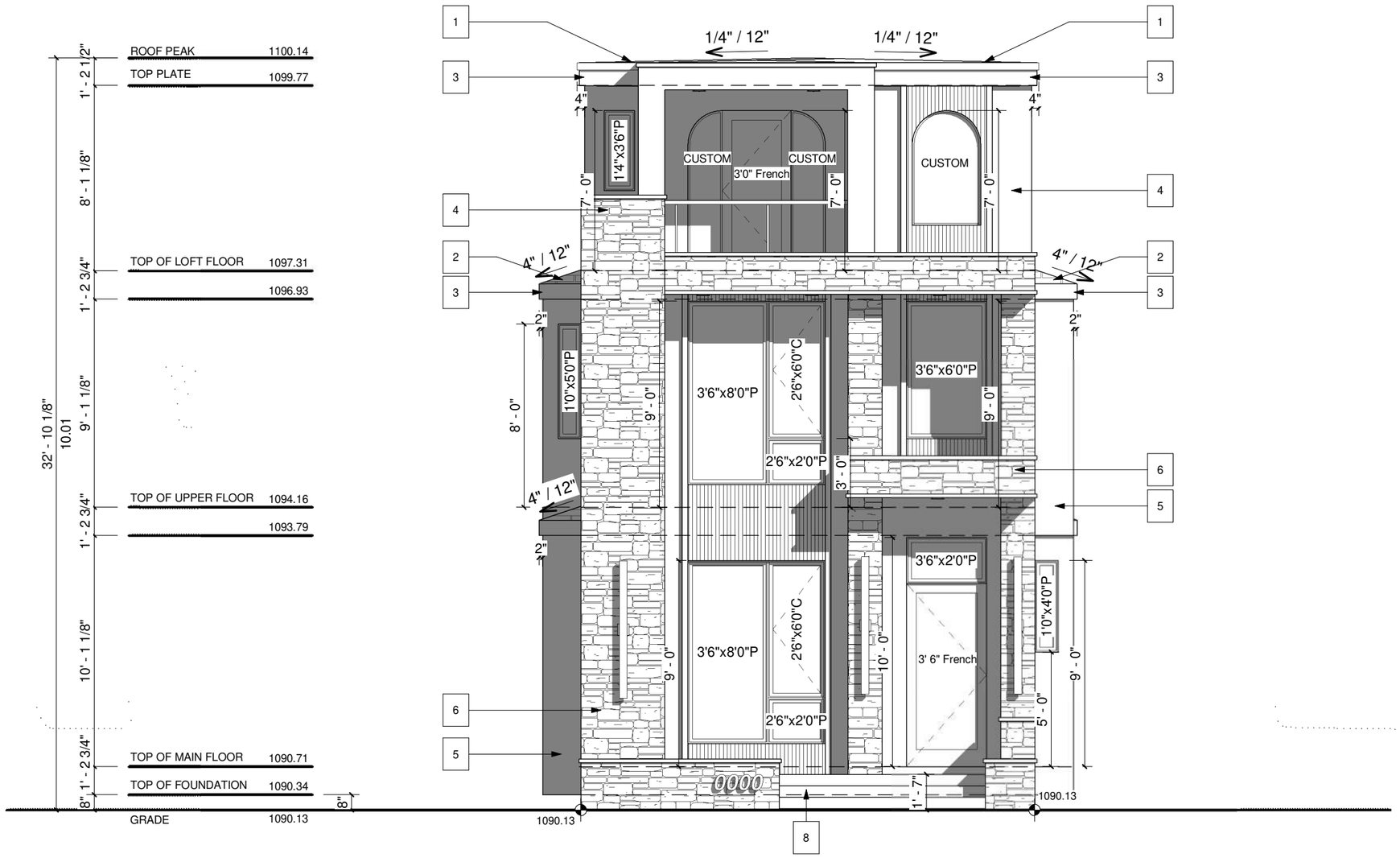
PROJECT NAME:
1705 & 1709 32 Ave SW
(LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	ASPHALT SHINGLES	4	VERTICAL SIDING	6	STONE FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-08-18 11:05:57 AM

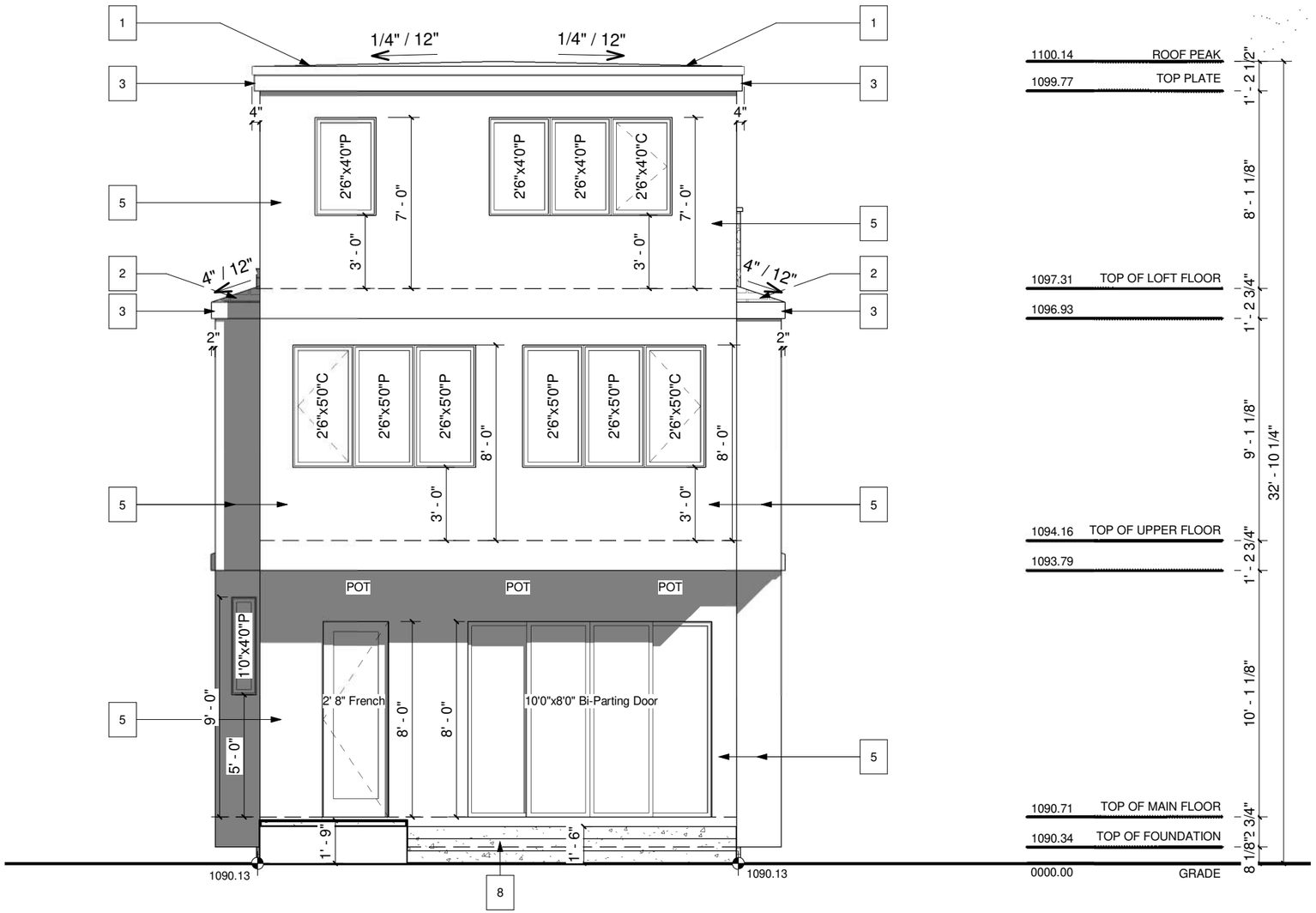
PROJECT NAME:
1705 & 1709 32 Ave SW
(LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	ASPHALT SHINGLES	4	VERTICAL SIDING	6	STONE FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE

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.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-08-18 11:05:57 AM

PROJECT NAME:
1705 & 1709 32 Ave SW
(LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-2.1

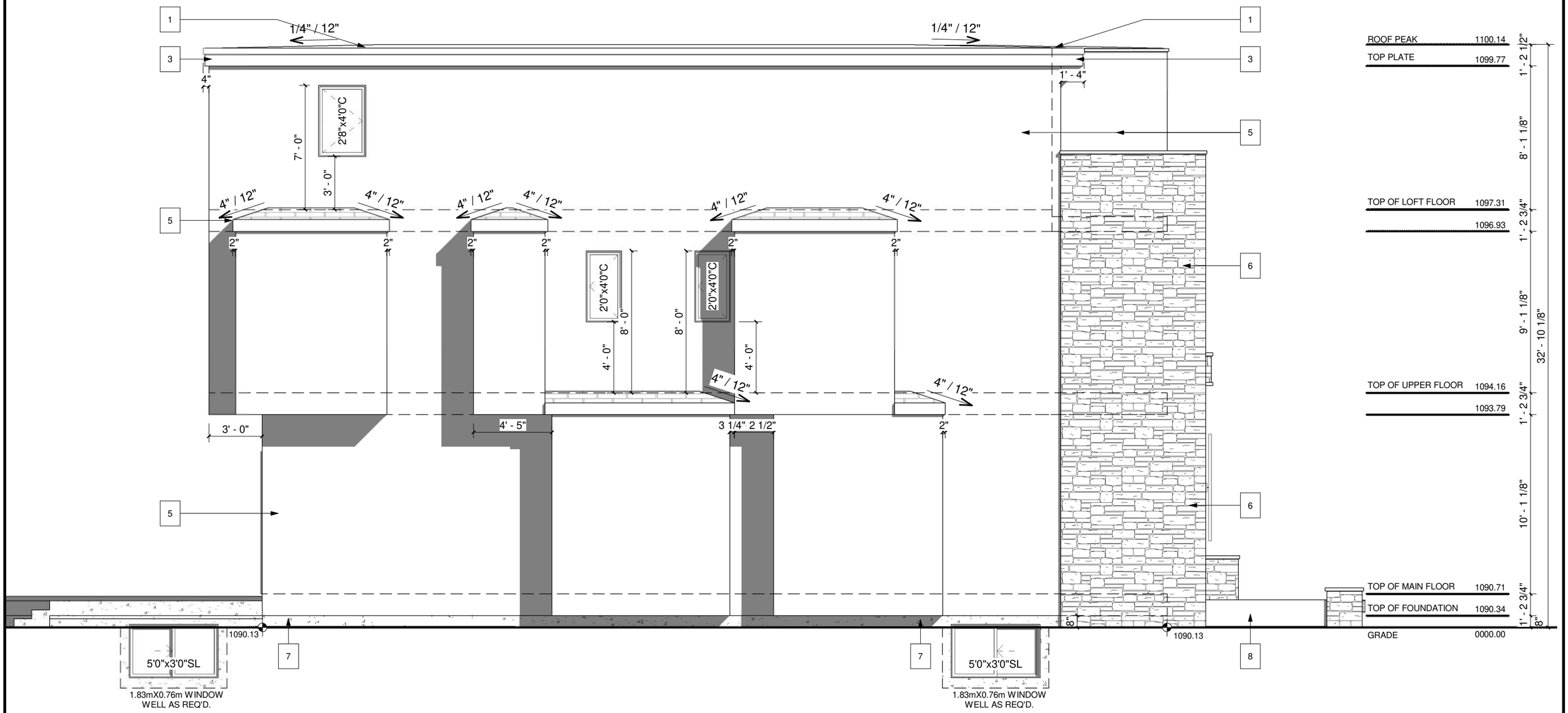
EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	ASPHALT SHINGLES	4	VERTICAL SIDING	6	STONE FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION :

WALL AREA= 1627.23 SQ. FT.
WINDOW AREA = 31.21 SQ. FT.
TOTAL: 31.21/1627.23 = 1.92%

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:

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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-08-18 11:05:58 AM

JTA DESIGN + PERMITS

PROJECT NAME:
1705 & 1709 32 Ave SW (LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE: AS SHOWN	SHEET: A-2.3

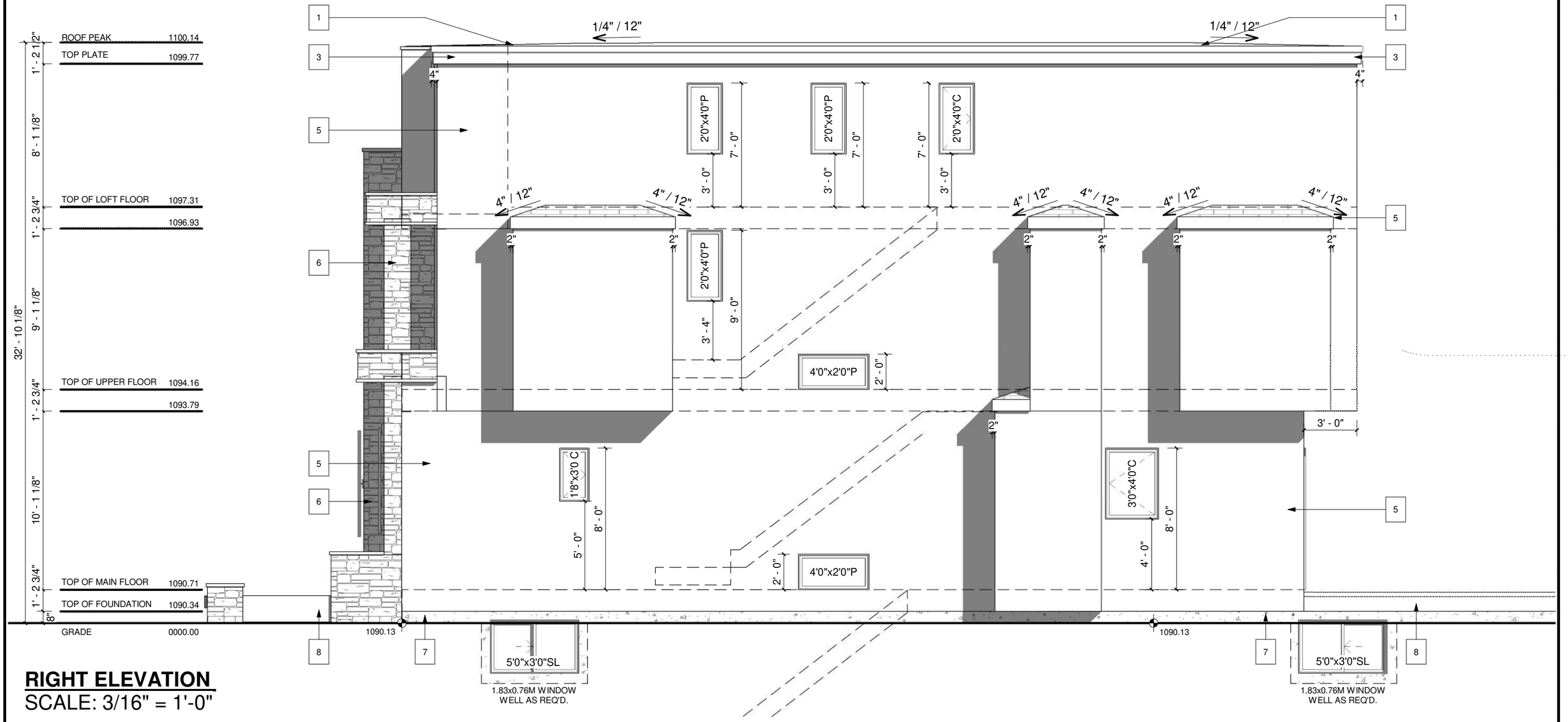
EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	ASPHALT SHINGLES	4	VERTICAL SIDING	6	STONE FINISH AS SPEC'D.	8	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION :

WALL AREA= 1568.33 SQ. FT.
WINDOW AREA = 71.90 SQ. FT.
TOTAL: 71.90/1568.33 = 4.58%

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.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-08-18 11:05:59 AM

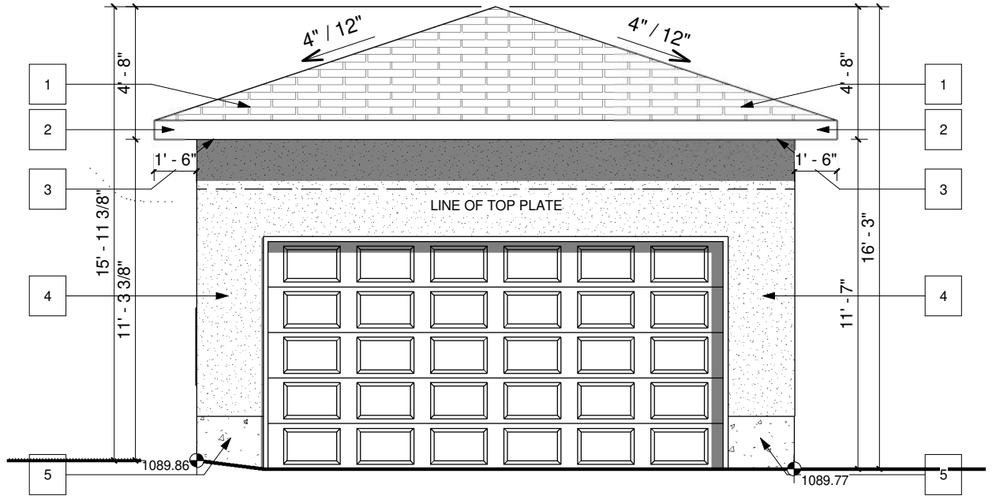
JTA DESIGN + PERMITS

PROJECT NAME:
1705 & 1709 32 Ave SW (LEFT)
CALGARY, ALBERTA

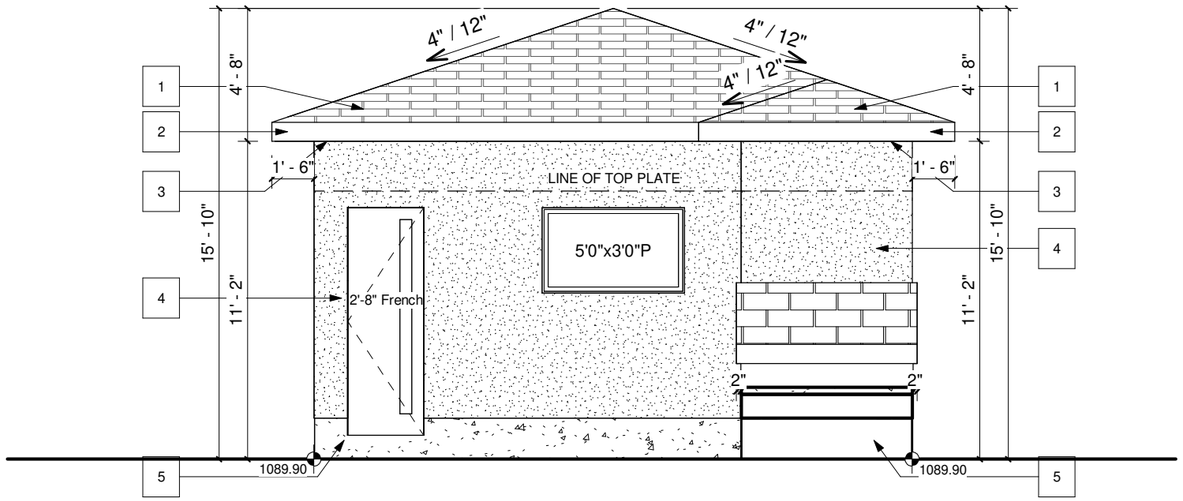
DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMNIMUM FASCIA	3	ALUMINUM EAVE'S	4	STUCCO 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:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
NEW HOME

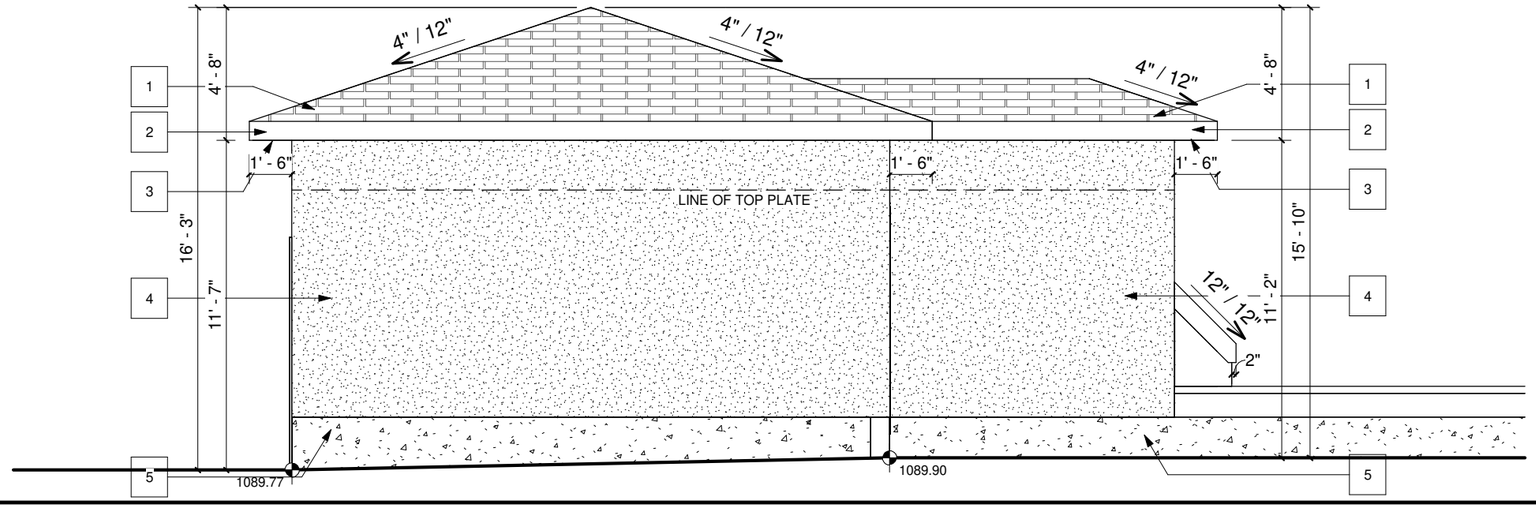
STATUS: -

SIGNATURES:
X _____

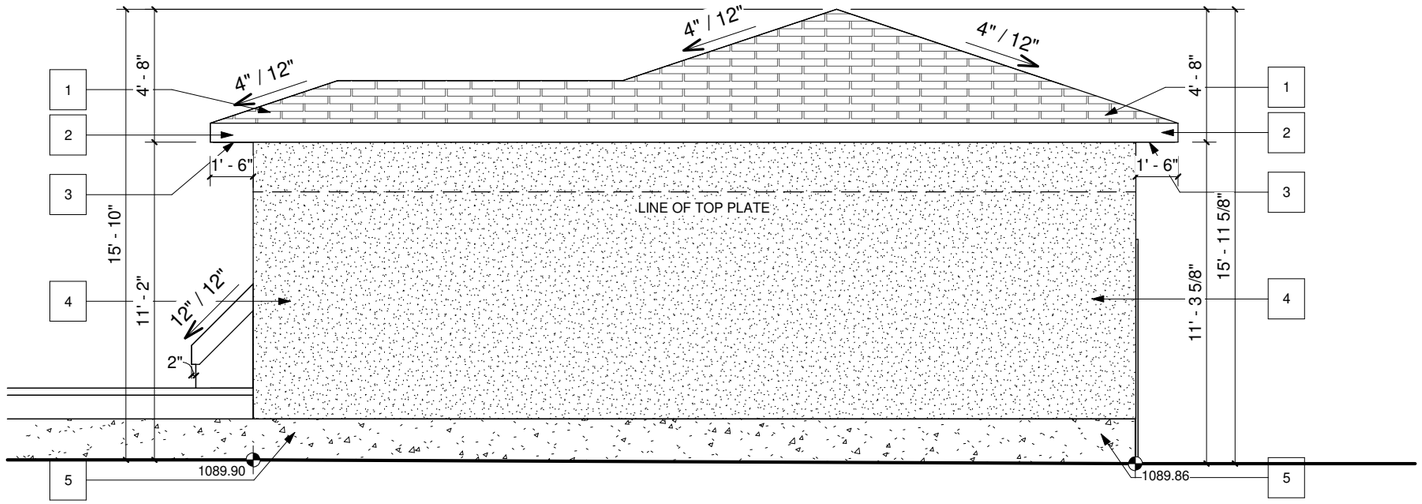
PRINTED: 2026-08-18 11:06:00 AM

PROJECT NAME:
1705 & 1709 32 Ave SW
(LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-4.1



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



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

PROJECT NOTES:

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04.	--	--	--
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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-08-18 11:06:00 AM

PROJECT NAME:
1705 & 1709 32 Ave SW
(LEFT)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	366-26
SCALE:	SHEET:
AS SHOWN	A-4.2

SITE PLAN

REFER TO TRENCH DETAIL

CITY SIDEWALK

3.09 BW

5.49 LC
5.05 BC

8.44 P/L
90°03'55"

90°03'55"
7.63

90°03'55"
12.81

90°03'55"
7.63

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.31m HT,
B.O.W.1090.34 TAPERS
TO GRADE

TOP.1090.34
BOW.1090.00

TOP.1090.25
BOW.1090.02

4.92m

CONC. PATIO

WING WALLS
0.46x0.31

WING WALLS
0.41x0.66

LINE OF LOFT

1.26m

2.0%

2.2%

5.98m

5.72m

5.42m

5.07m

5.73m

5.86m

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13

GRASS

CONC. WALKWAY

UPP. CANT.

1.83x0.76
WINDOW WELL

2.0m HIGH PRIVACY FENCE

DWELLING
0.25 EAVES
0.02 STUCCO SIDING
RPE=1099.11
MFE=1092.35

DWELLING
0.50 EAVES
0.02 STUCCO SIDING
RPE=1099.98
MFE=1091.23

DWELLING
0.50 EAVES
0.02 WOOD SIDING
RPE=1098.46
MFE=1090.82

DWELLING
0.50 EAVES
0.02 VINYL SIDING
RPE=1097.74
MFE=1090.73

NEWHOME
R PEAK= 1100.14
M.F. = 1090.71
B.O.F = 1087.19
EAVES = AS
SHOWN

SOUTH FUTURE
DEVELOPMENT

MIDDLE FUTURE
DEVELOPMENT

SOUTH FUTURE
DEVELOPMENT

MIDDLE FUTURE
DEVELOPMENT

PROPOSED
GARAGE
SLAB = 1089.77
EAVES = VARIES

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.90m HT,
T.O.W.1089.70 TAPERS
TO GRADE

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.60m HT,
T.O.W.1089.97 TAPERS
TO GRADE

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

GARAGE
0.60 EAVES
0.02 STUCCO SIDING

GARAGE
0.50 EAVES
0.02 WOOD SIDING

GARAGE
0.45 EAVES
0.02 VINYL SIDING

O.H.
Conc. Apron

POWER WILL GO
TO GARAGE
UNDERGROUND
TO HOUSE

8.44 P/L
269°54'19"

38.11 P/L
0°06'17"

38.03 P/L
180°07'49"

38.01
180°08'13"

37.99
180°08'36"

38.14
0°05'53"

7.62
269°54'19"

12.81
269°54'19"

7.62
269°54'19"

7.62
269°54'19"

LOT 33

ALL OF LOT 34 AND
WEST 17' OF LOT 35

(NO ACCESS)

LOT 39

LOT 40

6.10M GRAVEL LANE

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
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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-C2 Residential
Contextual One/Two Dwelling

SCALE 1:200

LEGAL DESCRIPTION:

LOT 35
Block 61
Plan 4479 P

MUNICIPAL ADDRESS:

1705 & 1709 32 Ave SW
Calgary, Alberta (East)

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 321.098 SQ M
HOUSE SIZE: 92.392 SQ. M.
GARAGE: 46.672 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 4.343 SQ M
WING WALL: 0.969 SQ M

= 144.376/321.098
= 44.96%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	07/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1705 & 1709 32 Ave SW (LEFT)
Calgary, Alberta
LOT 35
Block 61
Plan 4479 P

PROJECT: SINGLE DETACHED

SCALE: 1: 200

DATE: AUG 07, 2026

DIVISION: S NUMBER: 01

450mm Storm Line

100mm Gas Line

REFER TO TRENCH DETAIL

5.49 LG
5.05 BC

CITY SIDEWALK

3.09 BW

90°03'55"
7.63

90°03'55"
12.81

8.44 P/L
90°03'55"

90°03'55"
7.63

90°03'55"
7.63

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.31m HT,
B.O.W.1090.34 TAPERS
TO GRADE

TOP.1090.34
BOW.1090.00

TOP.1090.25
BOW.1090.02

4.92m

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13

T2
GRASS

T3

T4

CONC. PATIO

WING WALLS
0.46x0.31
WING WALLS
0.41x0.66

LINE OF LOFT

1.26m

DWELLING
0.25 EAVES
0.02 STUCCO SIDING
RPE=1099.11
MFE=1092.35

DWELLING
0.50 EAVES
0.02 STUCCO SIDING
RPE=1099.98
MFE=1091.23

SOUTH FUTURE DEVELOPMENT

MIDDLE FUTURE DEVELOPMENT

NEWHOME
R PEAK= 1100.14
M.F. = 1090.71
B.O.F = 1087.19
EAVES = AS SHOWN

DWELLING
0.50 EAVES
0.02 WOOD SIDING
RPE=1098.46
MFE=1090.82

DWELLING
0.50 EAVES
0.02 VINYL SIDING
RPE=1097.74
MFE=1090.73

16 STREET S.W.

LOT 32

LOT 33

ALL OF LOT 34 AND
WEST 17' OF LOT 35

(NO ACCESS)

LOT 39

LOT 40

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.90m HT,
T.O.W.1089.70 TAPERS
TO GRADE

TOW.1089.85
BOW.1088.95

0.76m

PROPOSED
6" P.T.W. RET. WALL
MAX. 0.60m HT,
T.O.W.1089.97 TAPERS
TO GRADE

TOW.1089.97
BOW.1089.37

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

GARAGE
0.60 EAVES
0.02 STUCCO SIDING

PROPOSED
GARAGE
SLAB = 1089.77
EAVES = VARIES

GARAGE
0.50 EAVES
0.02 WOOD SIDING

GARAGE
0.45 EAVES
0.02 VINYL SIDING

O.H.
Conc. Apron

POWER WILL GO
TO GARAGE
UNDERGROUND
TO HOUSE

38.11 P/L
0°06'17"

38.03 P/L
180°07'49"

38.01
180°08'13"

37.99
180°08'36"

38.16
0°05'30"

38.14
0°05'53"

8.44 P/L
269°54'19"

7.62
269°54'19"

12.81
269°54'19"

7.62
269°54'19"

7.62
269°54'19"

200mm Gas Line (Possible)

Overhead Wire

6.10M GRAVEL LANE

NO.	DATE (D/M/Y)	DETAIL	BY
01.	07/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1705 & 1709 32 Ave SW (LEFT)
Calgary, Alberta
LOT 35
Block 61
Plan 4479 P

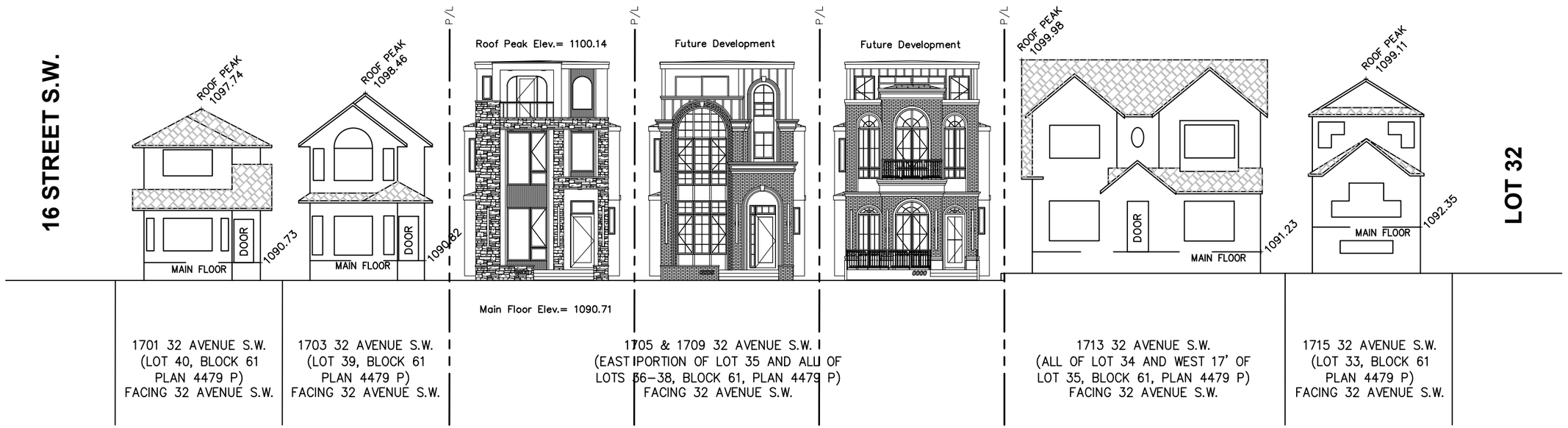
PROJECT: SINGLE DETACHED

SCALE: 1: 200

DATE: AUG 07, 2026

DIVISION: S NUMBER: 02

BLOCK PLAN
SCALE: 1: 200



NORTH STREETSCAPE

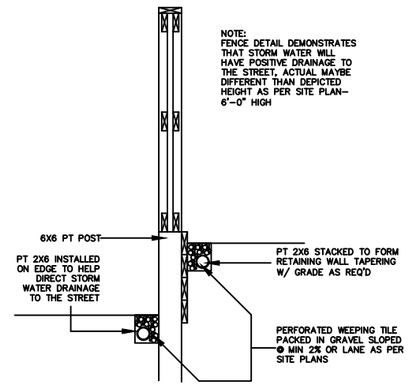
STREETSCAPE
SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.37	3.50	10.00	In Subject Property	To Be Removed
T2	Deciduous	0.40	3.50	6.00	On Property Line	To Be Removed
T3	Deciduous	0.40	3.50	6.00	In City Property	To Stay
T4	Coniferous	0.37	3.50	10.00	In Subject Property	To Be Removed
T5	Bush	–	7.00	8.00	In Subject Property	To Be Removed
T6	Coniferous	0.37	2.30	12.00	In Subject Property	To Be Removed
T7	Deciduous	0.33	3.50	6.00	In Subject Property	To Be Removed
T8	Deciduous	0.21	1.83	6.00	In Subject Property	To Be Removed
T9	Coniferous	0.84	4.30	12.00	In Subject Property	To Be Removed
T10	Deciduous	0.20	3.00	3.50	In Subject Property	To Stay
T11	Bush	–	0.95	3.50	In Subject Property	To Stay
T12	Bush	–	0.95	3.50	In Subject Property	To Stay
T13	Bush	–	0.95	3.50	In Subject Property	To Be Removed

SINGLE DETACHED SQFT.

	UNIT #1
ATTACHED GARAGE	502.4 SQ FT
BASEMENT	1408.49 SQ FT
MAIN FLOOR	1041.25 SQ FT
UPPER FLOOR	1116.83 SQ FT
LOFT FLOOR	968.00 SQ FT
TOTAL AREA	3126.08 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	07/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1705 & 1709 32 Ave SW (LEFT)
Calgary, Alberta
LOT 35
Block 61
Plan 4479 P

PROJECT: SINGLE DETACHED

SCALE: AS SHOWN

DATE: AUG 07, 2026

DIVISION: S NUMBER: 03