



LIST OF DRAWINGS

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A-2.3	Left Elevation
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FLOOR AREA

BASEMENT	= 1408.49 SQ. FT.
MAIN	= 1041.25 SQ. FT.
UPPER	= 1131.83 SQ. FT.
LOFT	= 877.50 SQ. FT.
TOTAL	= 3050.58 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.	--	--	--



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PROJECT: NEW HOME

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-08-18 11:01:50 AM

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

DESIGNER: JT	JOB #: 368-26
-----------------	------------------

SCALE: AS SHOWN	SHEET: A-0.0
--------------------	-----------------

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 2

ASPHALT SHINGLES
- 3

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 5

SMOOTH STUCCO - DARK
- 6

STONE FINISH AS SPEC'D.
- 7

CONCRETE PARGING
- 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)

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PROJECT:
NEW HOME

STATUS: DP

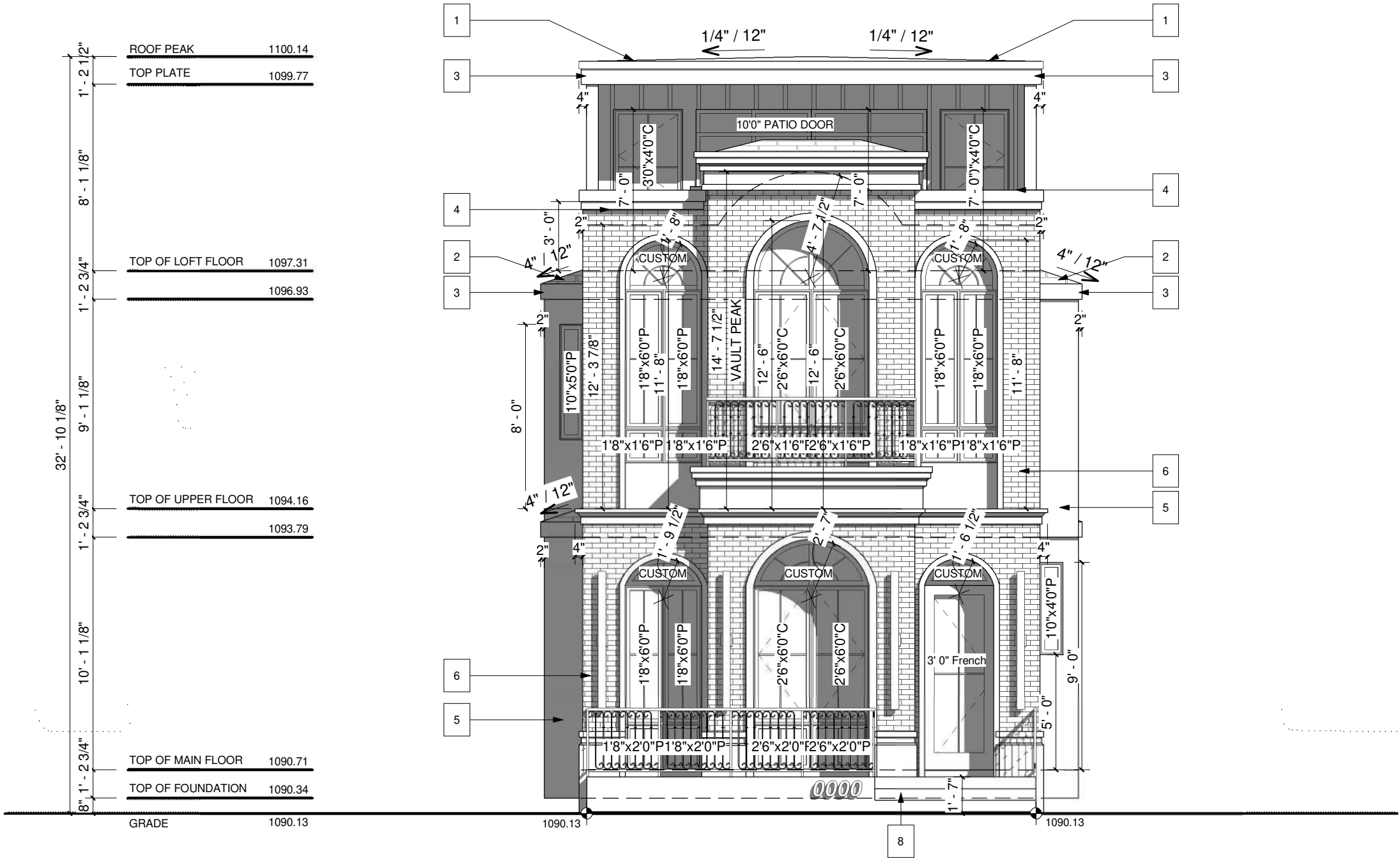
SIGNATURES:
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PRINTED: 2026-08-18 11:01:54 AM

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

DESIGNER: JT
JOB #: 368-26

SCALE: AS SHOWN
SHEET: A-2.0



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

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 2

ASPHALT SHINGLES
- 3

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 5

SMOOTH STUCCO - DARK
- 6

STONE FINISH AS SPEC'D.
- 7

CONCRETE PARGING
- 8

CAST-IN-PLACE CONCRETE

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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02.	--	--	--
03.	--	--	--
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PROJECT:
NEW HOME

STATUS: DP

SIGNATURES:
X _____

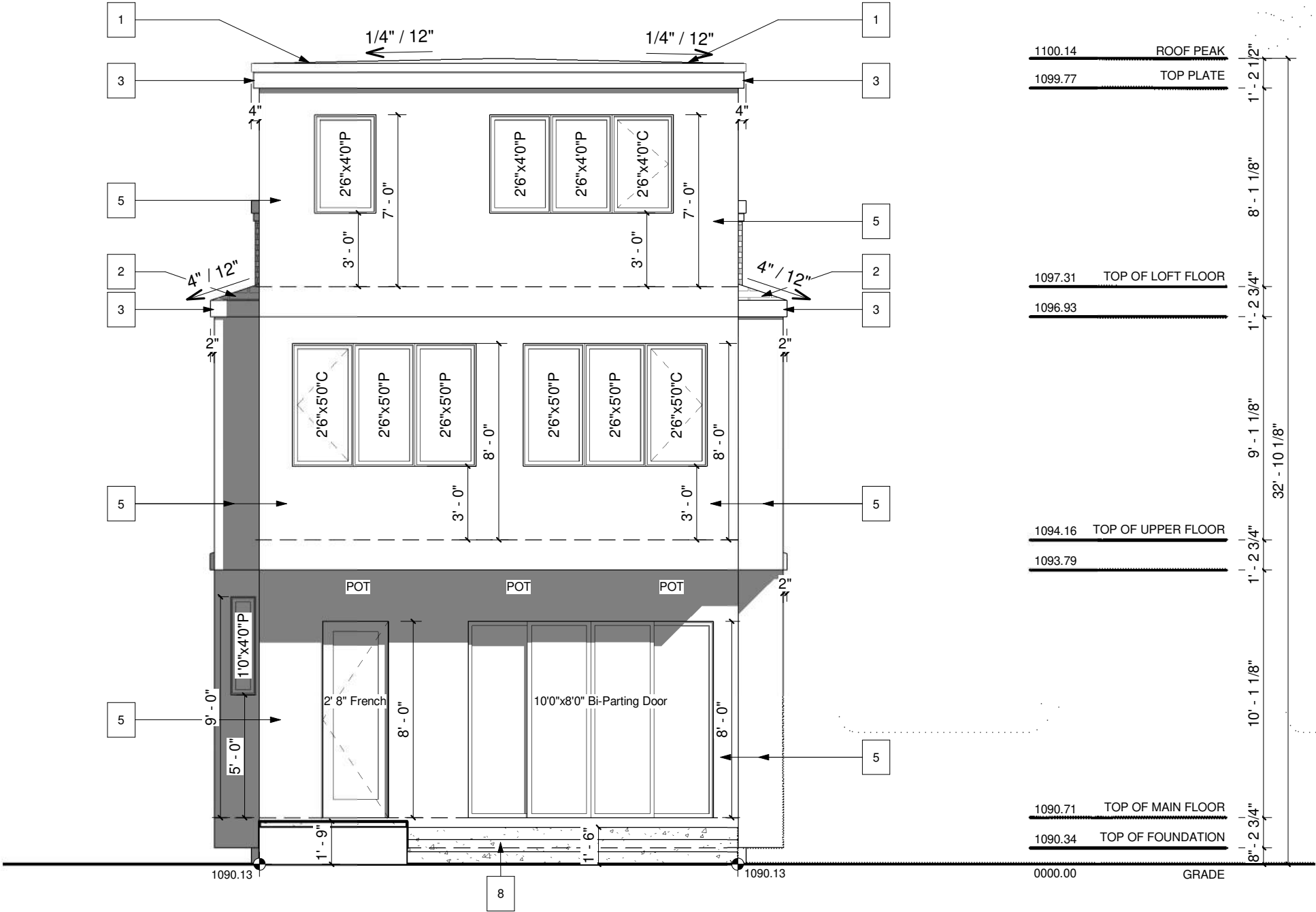
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PROJECT NAME:
1705 & 1709 32 Ave SW
(RIGHT)
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 368-26

SCALE: AS SHOWN
SHEET: A-2.1

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



EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 2

ASPHALT SHINGLES
- 3

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 5

SMOOTH STUCCO - DARK
- 6

STONE FINISH AS SPEC'D.
- 7

CONCRETE PARGING
- 8

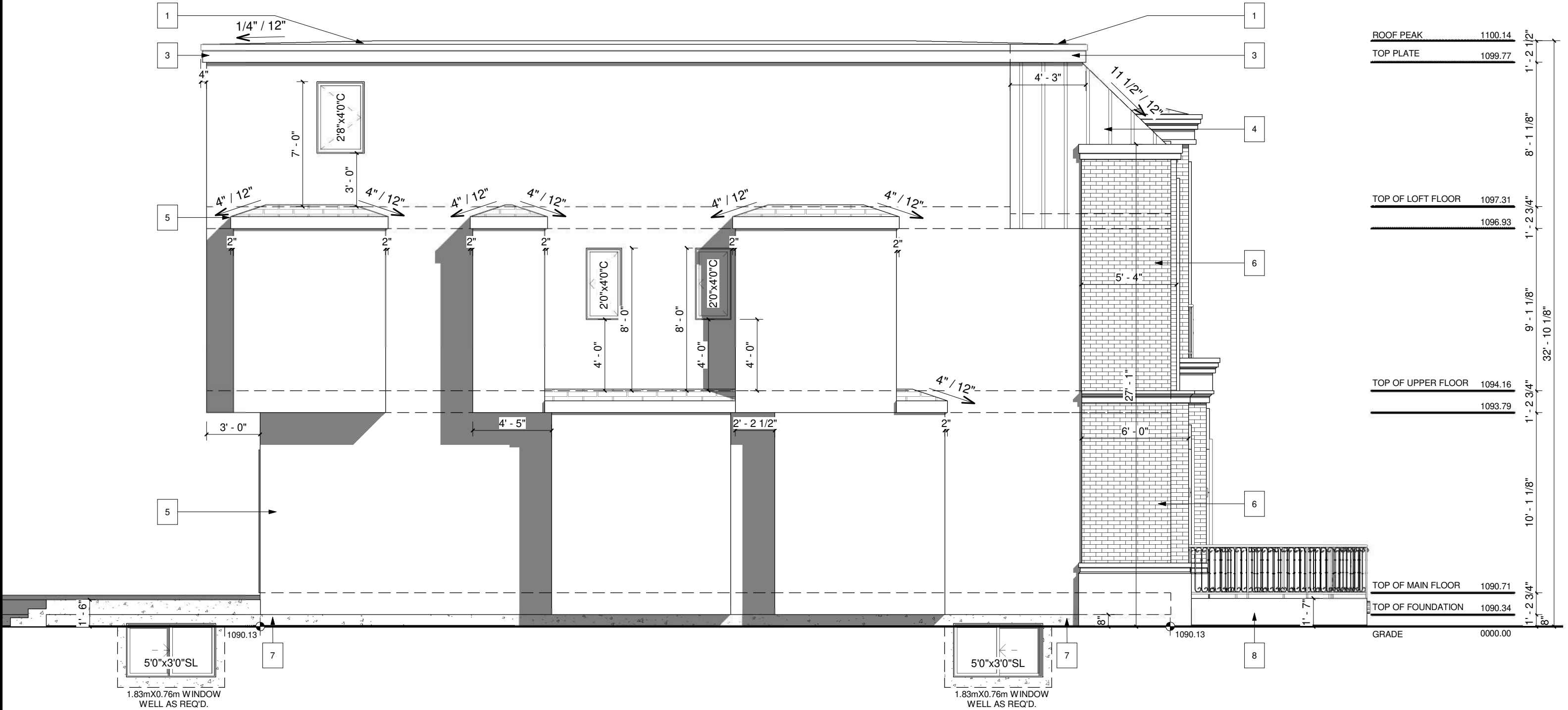
CAST-IN-PLACE CONCRETE

WINDOW CALCULATION :

WALL AREA= 1595.75 SQ. FT.
WINDOW AREA = 28.24 SQ. FT.
TOTAL: 28.24/1595.75 = 1.80%

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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PROJECT:	NEW HOME
STATUS:	DP
SIGNATURES:	X
PRINTED:	2026-08-18 11:01:56 AM



PROJECT NAME:	
1705 & 1709 32 Ave SW (RIGHT) CALGARY, ALBERTA	
DESIGNER:	JT
JOB #:	368-26
SCALE:	AS SHOWN
SHEET:	A-2.3

EXTERIOR FINISHES:

- 1

TORCH ON ROOF
- 2

ASPHALT SHINGLES
- 3

8" ALUMNIMUM FASCIA
- 4

VERTICAL SIDING
- 5

SMOOTH STUCCO - DARK
- 6

STONE FINISH AS SPEC'D.
- 7

CONCRETE PARGING
- 8

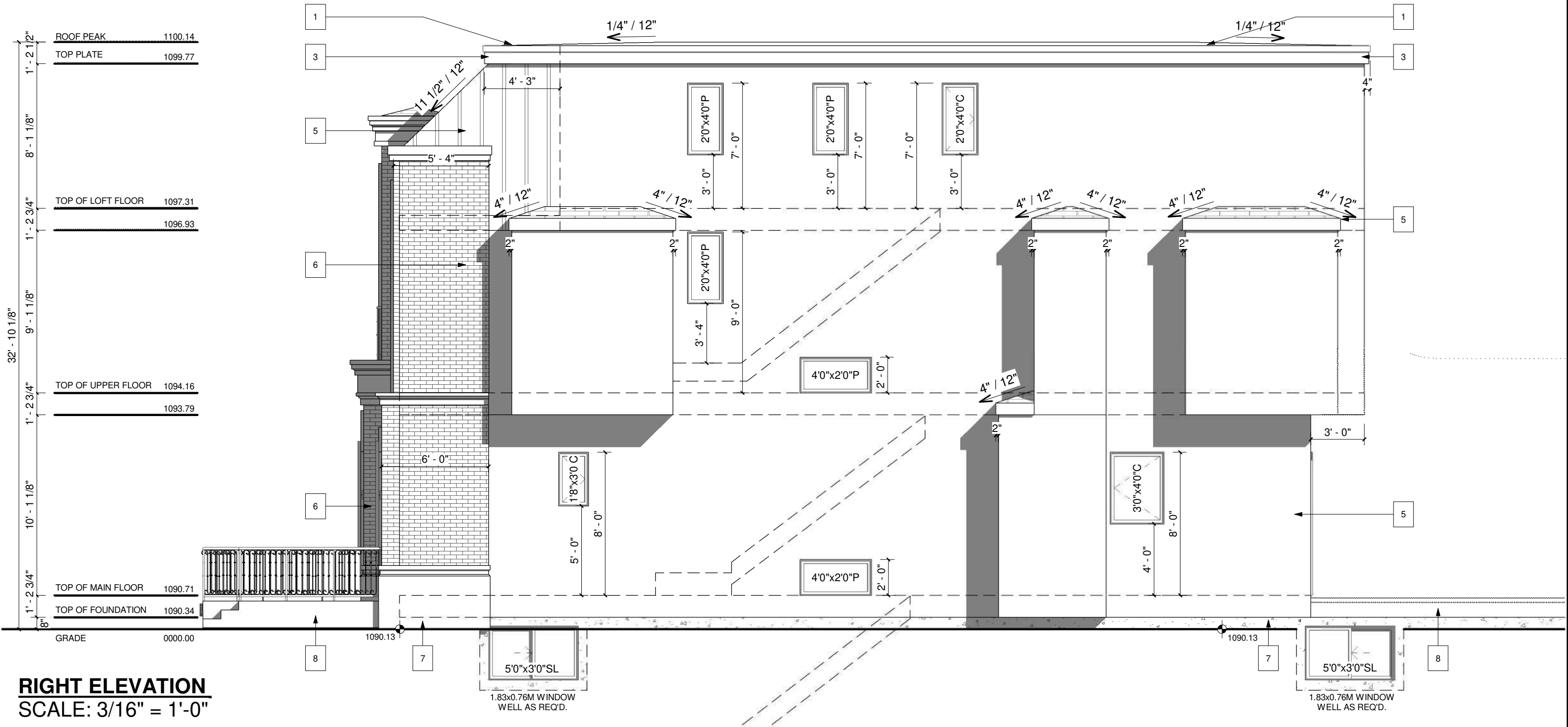
CAST-IN-PLACE CONCRETE

WINDOW CALCULATION :

WALL AREA= 1595.79 SQ. FT.
WINDOW AREA = 77.53 SQ. FT.
TOTAL: 77.53/1595.79 = 4.86%

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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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X

PRINTED: 2026-08-18 11:01:57 AM



PROJECT NAME:

1705 & 1709 32 Ave SW (RIGHT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

368-26

SCALE:

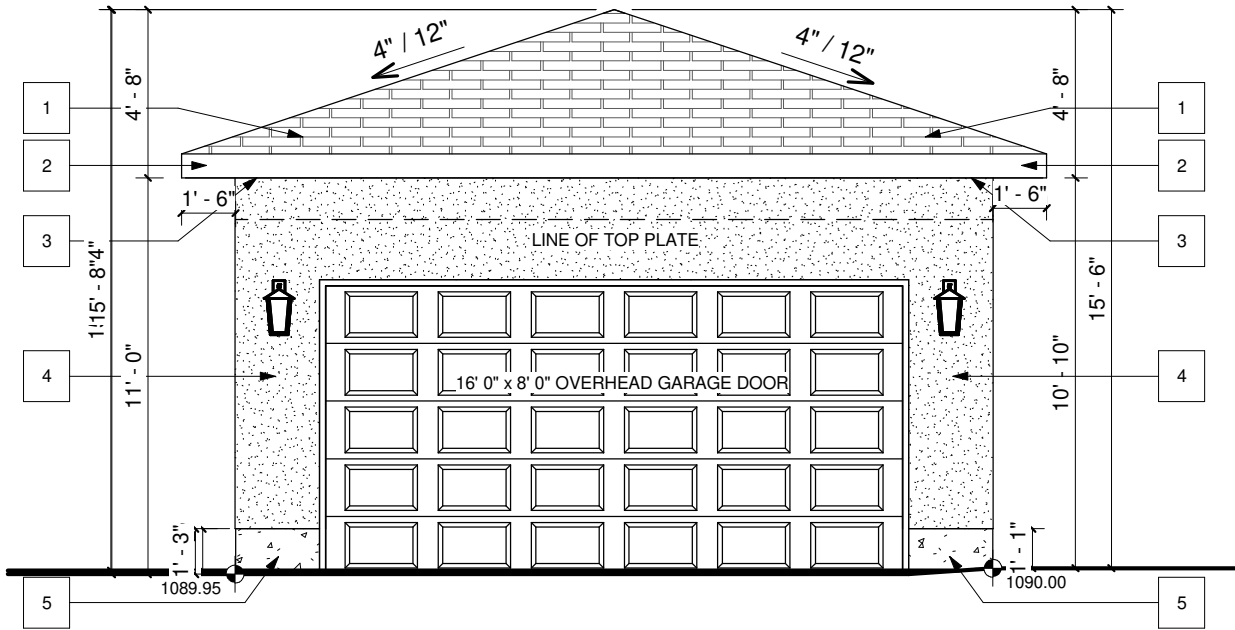
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SHEET:

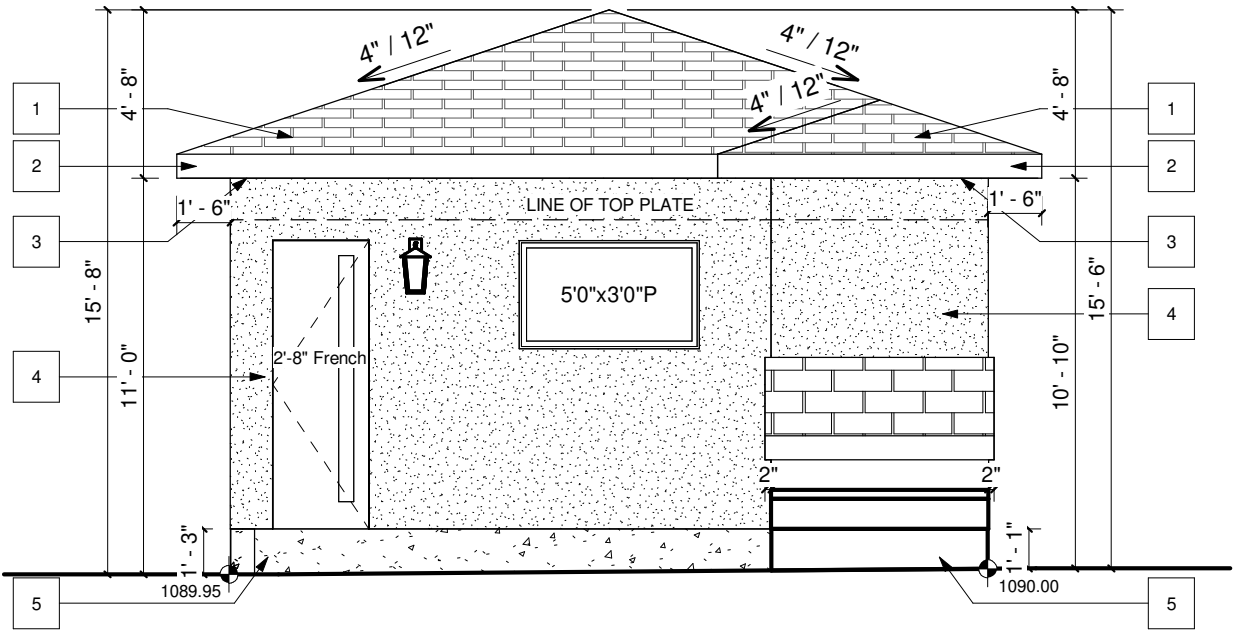
A-2.2

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"

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PROJECT:

NEW HOME

STATUS:

DP

SIGNATURES:

X _____

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PROJECT NAME:

1705 & 1709 32 Ave SW
(RIGHT)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

368-26

SCALE:

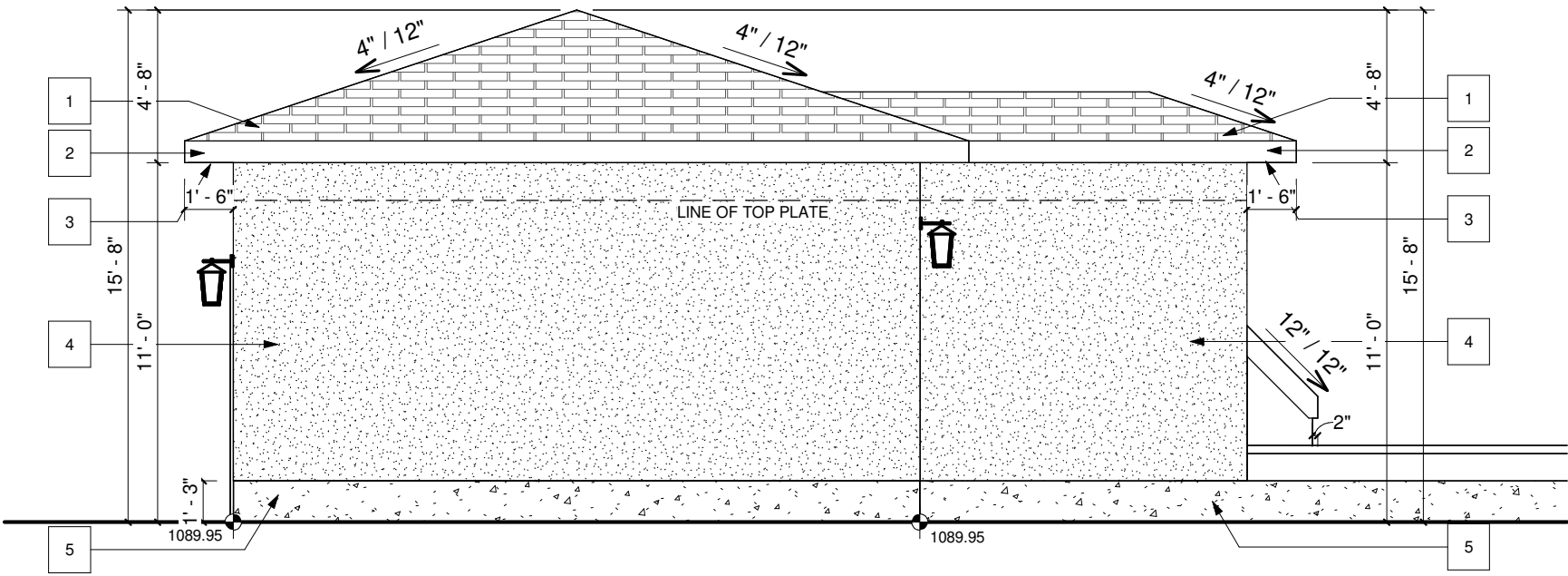
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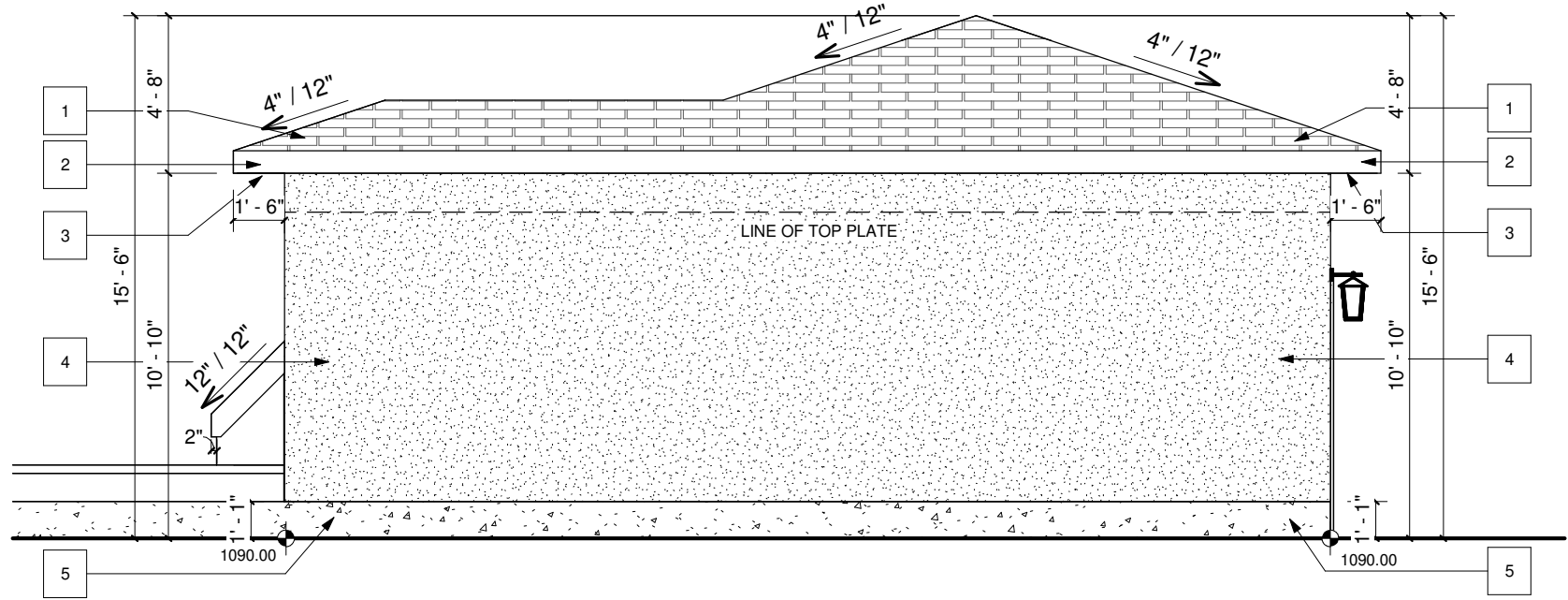
A-4.1

EXTERIOR FINISHES:

- 1
- ASPHALT SHINGLES
- 2
- 8" ALUMNIMUM FASCIA
- 3
- ALUMINUM EAVE'S
- 4
- STUCCO FINISH
- 5
- CONC. PARGING



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



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

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PROJECT:
NEW HOME

STATUS: DP

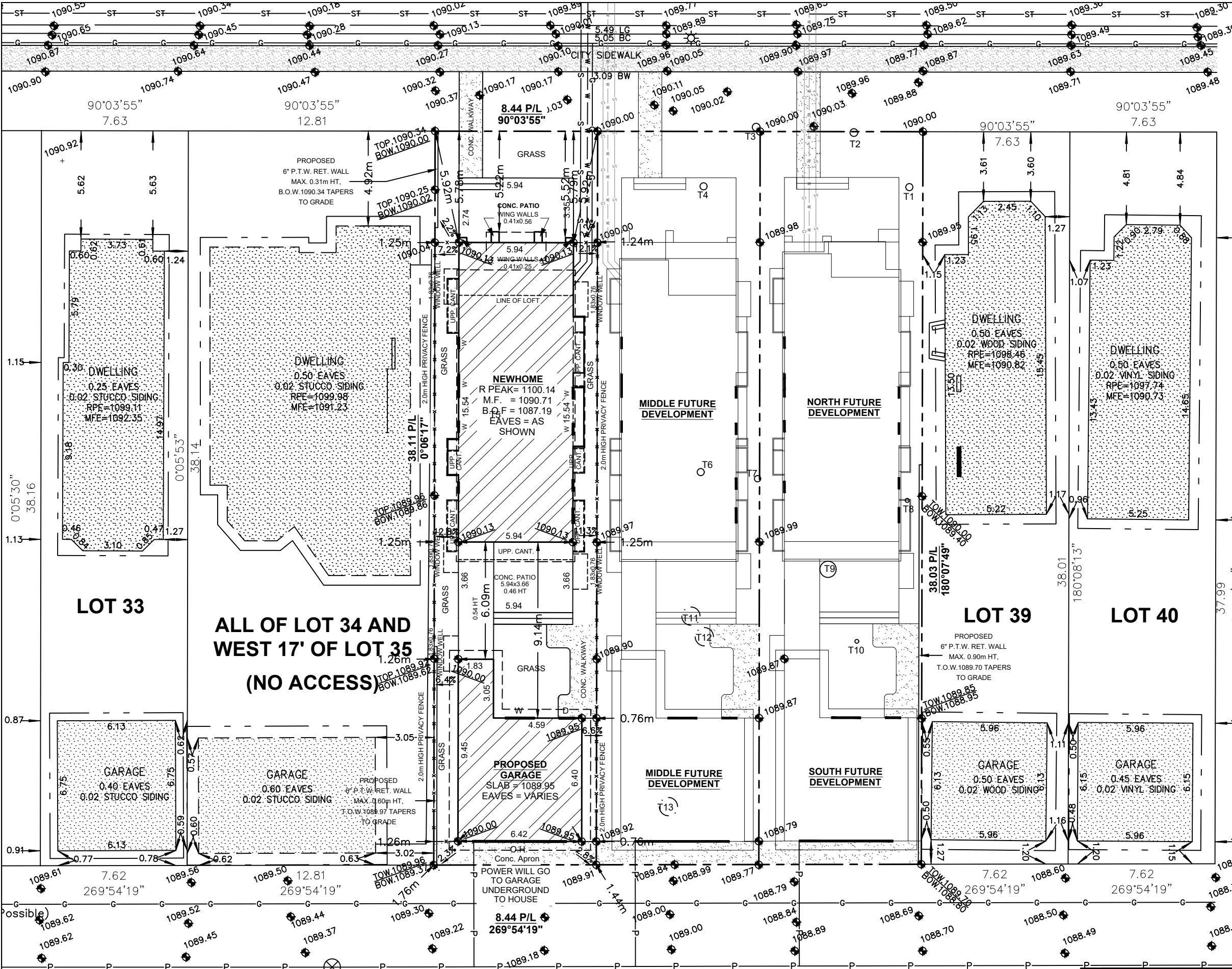
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PRINTED: 2026-08-18 11:01:57 AM

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

DESIGNER: JT JOB #: 368-26

SCALE: AS SHOWN SHEET: A-4.2



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 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:

- $\bullet$ denotes Calculation points
- $\boxtimes$ denotes Water Valve
- $\blacklozenge$ denotes Gas Valve
- $\odot$ denotes Manhole
- $\odot$ denotes Tree
- $\bullet$ denotes Power Pole
- $\triangle$ denotes Sign
- $\odot$ denotes Light Standard
- X-X- denotes Fence
- S- denotes Sanitary Line
- ST- denotes Storm Line
- W- denotes Water Line
- G- denotes Gas Line
- E- denotes Electrical Line
- A.G.T- denotes A.G.T Line
- U.R.O.W- denotes Utility Right of Way Line
- P.L- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows

- $\square$ denotes Shed Hatch
- $\square$ denotes Detached Garage Hatch
- $\square$ denotes Main Building Hatch
- $\square$ denotes Concrete and Asphalt Hatch
- $\square$ 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 36-38
Block 61
Plan 4479 P

MUNICIPAL ADDRESS:

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

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: 0.661 SQ M

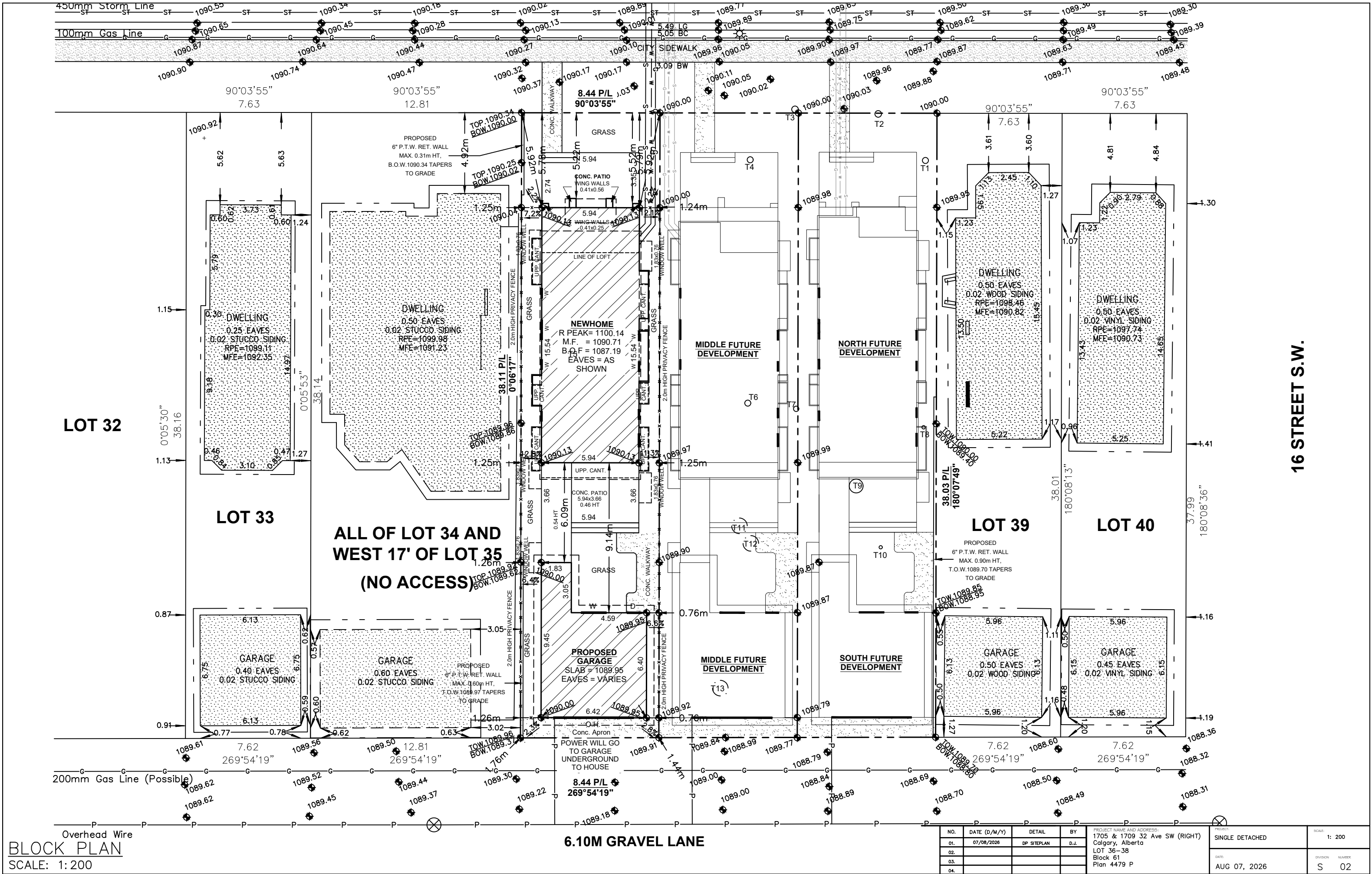
= 144.068/321.098
= 44.88%



SITE PLAN
SCALE: 1:200

6.10M GRAVEL LANE

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	07/08/2026	DP SITEPLAN	D.J.	1705 & 1709 32 Ave SW (RIGHT) Calgary, Alberta	SINGLE DETACHED	1: 200
02.				LOT 36-38		
03.				Block 61	DATE:	DIVISION NUMBER
04.				Plan 4479 P	AUG 07, 2026	S 01

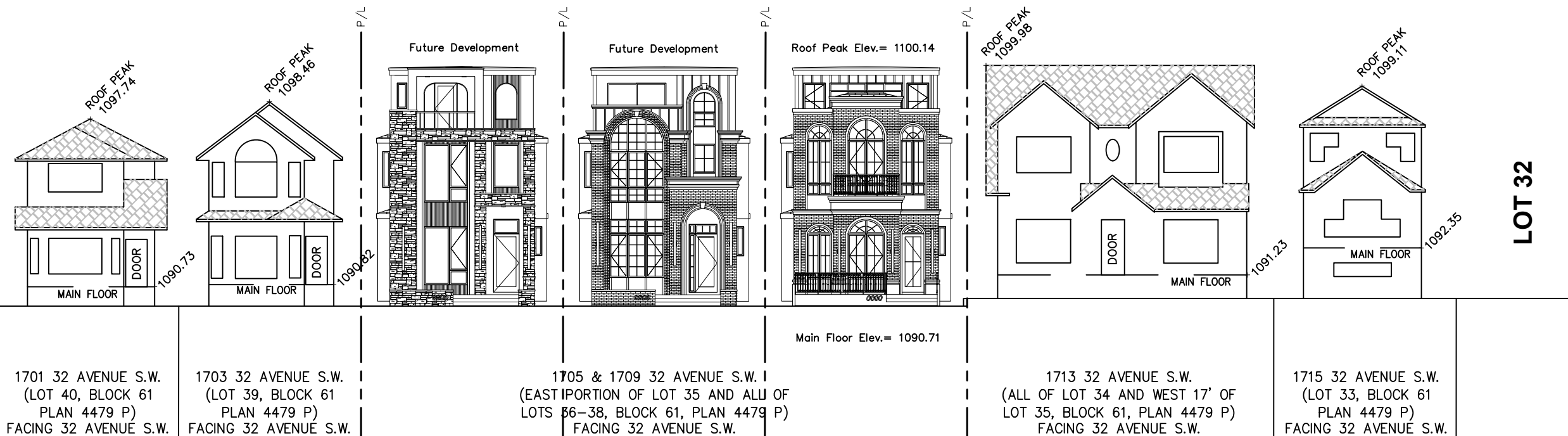


Overhead Wire
BLOCK PLAN
SCALE: 1:200

6.10M GRAVEL LANE

16 STREET S.W.

PROJECT NAME AND ADDRESS: 1705 & 1709 32 Ave SW (RIGHT) LOT 36-38 Block 61 Plan 4479 P				PROJECT: SINGLE DETACHED		SCALE: 1: 200	
NO.	DATE (D/M/Y)	DETAIL	BY	DATE: AUG 07, 2026		DIVISION NUMBER: S 02	
01.	07/08/2026	DP SITEPLAN	D.J.				
02.							
03.							
04.							



NORTH STREETSCAPE

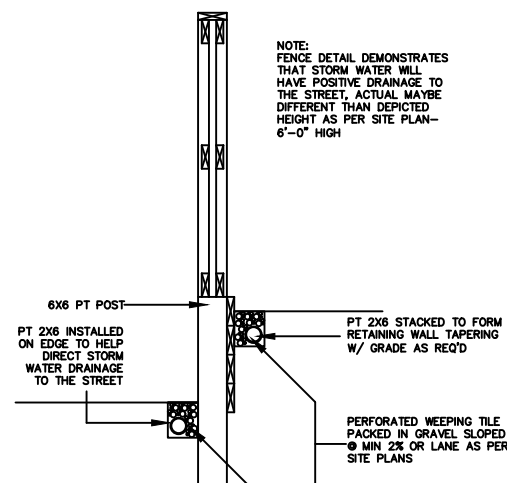
STREETSCAPE
SCALE: 1:200

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.

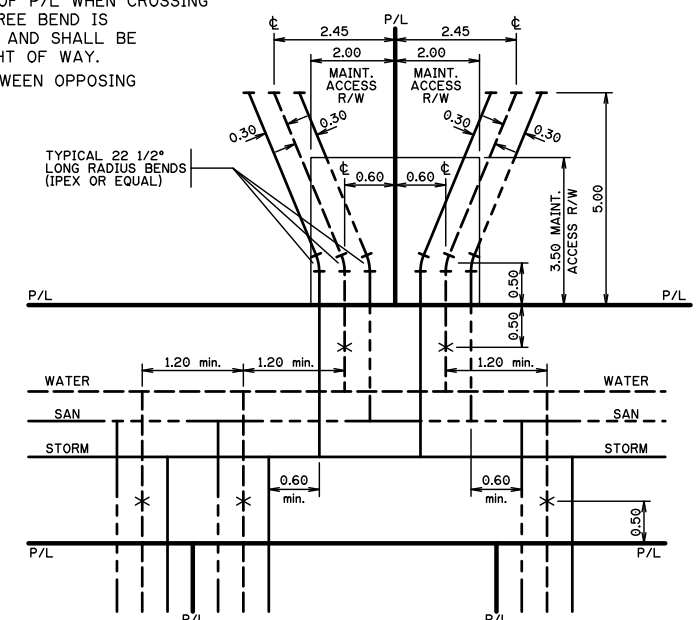
	UNIT #1
<u>ATTACHED GARAGE</u>	502.4 SQ FT
<u>BASEMENT</u>	1408.49 SQ FT
<u>MAIN FLOOR</u>	1041.25 SQ FT
<u>UPPER FLOOR</u>	1131.83 SQ FT
<u>LOFT FLOOR</u>	877.50 SQ FT
<u>TOTAL AREA</u>	3050.58 SQ FT



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 22.5 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

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	07/08/2026	DP SITEPLAN	D.J.	1705 & 1709 32 Ave SW (RIGHT) Calgary, Alberta	SINGLE DETACHED	AS SHOWN
02.				LOT 36-38		
03.				Block 61	DATE:	DIVISION NUMBER
04.				Plan 4479 P	AUG 07, 2026	S 03