

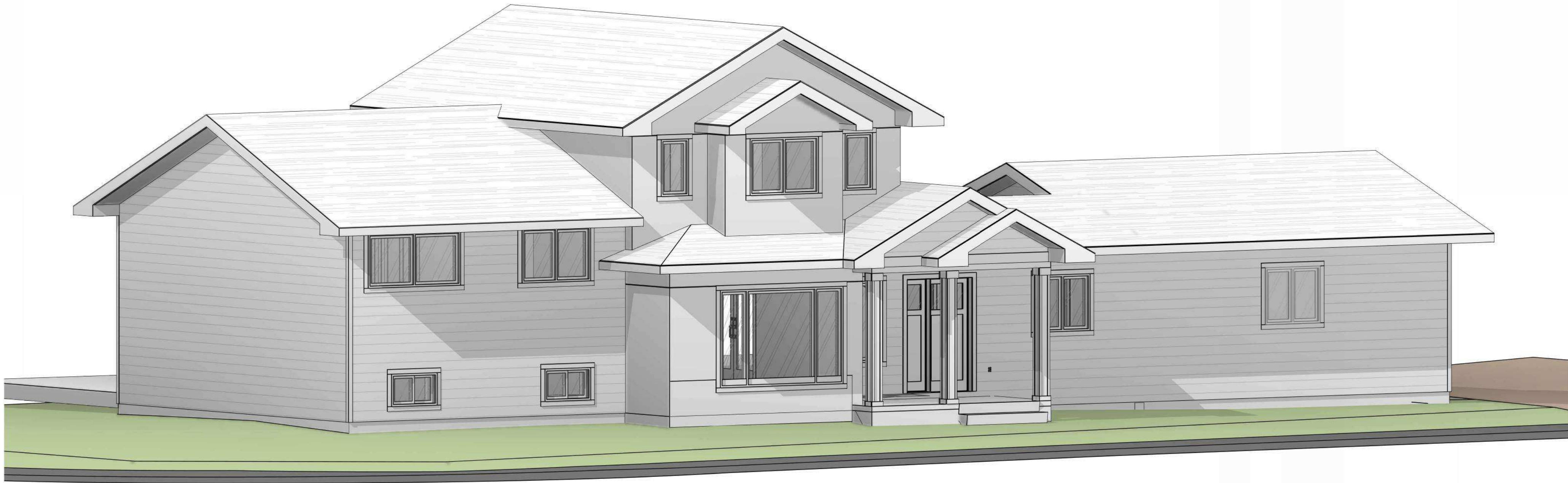
DRAUING INDEX

CONSTRUCTION DRAWINGS DRAWING INDEX

SHEET NO.

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435 ATHLONE ROAD SE

GENERAL NOTES AND LIMITATIONS OF LIABILITY

STANDARD OF CARE

PROFESSIONAL SERVICES HAVE BEEN PROVIDED CONSISTENT WITH THE STANDARD OF CARE ORDINARILY EXERCISED BY DESIGN PROFESSIONALS PRACTICING IN THE SAME LOCALITY UNDER SIMILAR CIRCUMSTANCES. NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, IS PROVIDED. DESIGN INTENT DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE OUTCOMES INCLUDING BUT NOT LIMITED TO ENERGY EFFICIENCY, THERMAL COMFORT, ACOUSTIC PERFORMANCE, OR AESTHETIC UNIFORMITY.

CONSTRUCTION MEANS, METHODS, AND COORDINATION

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, TEMPORARY WORKS, OR SAFETY PRECAUTIONS, NOR FOR THE BUILDER/CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TEMPORARY WORKS INCLUDING TEMPORARY BRACING, SHORING, EXCAVATION SUPPORT, HOARDING, SCAFFOLDING, WEATHER PROTECTION, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN TRADES AND FOR RESOLVING CONFLICTS ARISING FROM CONSTRUCTION SEQUENCING, INSTALLATION TOLERANCES, OR TRADE COORDINATION.

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION SCHEDULES, SEQUENCING, PROCUREMENT, COST ESTIMATING, COST CONTROL, OR DELAYS.

RESPONSIBILITY FOR CODE COMPLIANCE

THE CLIENT IS RESPONSIBLE FOR RETAINING QUALIFIED BUILDERS, CONTRACTORS, AND TRADES WHO ARE KNOWLEDGEABLE OF AND COMPLY WITH ALL APPLICABLE NATIONAL, PROVINCIAL, AND LOCAL CODES, STANDARDS, ZONING REQUIREMENTS, LEGISLATION, AND REGULATIONS.

BUILDERS/CONTRACTORS AND TRADES ARE RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH CURRENT CODES, INDUSTRY STANDARDS, MANUFACTURERS' REQUIREMENTS, AND REGULATORY AUTHORITIES HAVING JURISDICTION, AND FOR COORDINATING SUCH WORK WITH ALL APPLICABLE CONSULTANT AND ENGINEERING DOCUMENTS.

INTERPRETATION AND ACCEPTANCE OF CODES AND REGULATIONS BY AUTHORITIES HAVING JURISDICTION THAT VARY AND ARE BEYOND THE CONTROL OF THE DESIGN PROFESSIONAL.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND ENSURING THAT ALL REQUIRED INSPECTIONS ARE SCHEDULED AND COMPLETED TO GOOD STANDING IN ACCORDANCE WITH LOCAL REGULATIONS.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING ALL REQUIRED TESTING, FIELD REVIEWS BY ENGINEERS OF RECORD, THIRD PARTY INSPECTIONS, AND PRINCIPAL INSPECTIONS AND FOR PROVIDING ALL RESULTING REPORTS AND CERTIFICATES TO THE CLIENT AND DESIGN PROFESSIONAL UPON REQUEST.

SITE VISITS AND FIELD REVIEWS

SITE VISITS OR FIELD REVIEWS ARE CONDUCTED FOR THE PURPOSE OF OBSERVING THE GENERAL PROGRESS OF THE WORK AND DO NOT CONSTITUTE SUPERVISION, INSPECTION, OR QUALITY CONTROL. THE DESIGN PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION COMPLIANCE, WORKMANSHIP, OR SAFETY.

DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS

DRAWINGS ARE NOT TO BE SCALED. WRITTEN AND APPROVED SPECIFICATIONS GOVERN IN THE EVENT OF DISCREPANCIES.

BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM FAILURE TO VERIFY SUCH CONDITIONS.

WHERE SITE MEASUREMENTS, SURVEYS, OR EXISTING CONDITION INFORMATION ARE PREPARED BY THIRD PARTIES, THE DESIGN PROFESSIONAL IS ENTITLED TO RELY ON THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION AND IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES ARISING FROM INFORMATION PREPARED BY OTHERS.

DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS CONT.

IN RENOVATION AND ALTERATION PROJECTS, DRAWINGS ARE BASED ON VISIBLE AND REASONABLY ACCESSIBLE CONDITIONS ONLY. THE DESIGN PROFESSIONAL HAS NO RESPONSIBILITY FOR CONCEALED, UNDOCUMENTED, OR INACCESSIBLE CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL ELEMENTS, SERVICES, FRAMING, INSULATION, VAPOUR BARRIERS, FIRE SEPARATIONS, HAZARDOUS MATERIALS, OR UNDERGROUND UTILITIES.

THE DESIGN PROFESSIONAL DOES NOT WARRANT THAT EXISTING BUILDINGS OR STRUCTURES COMPLY WITH CURRENT CODES, STANDARDS, OR REGULATIONS.

CONTRACT DOCUMENTS ASSUME EXISTING STRUCTURES AND SYSTEMS ARE SUBSTANTIALLY IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION UNLESS NOTED OTHERWISE. EXISTING DEFICIENCIES OR CONCEALED DETERIORATION ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND WILL BE ADDRESSED IF AND WHEN DISCOVERED BY WRITTEN DIRECTION AND APPROVED CHANGE.

MANUFACTURER SYSTEMS, SHOP DRAWINGS, AND PROPRIETARY PRODUCTS

WHERE PROPRIETARY SYSTEMS OR ASSEMBLIES ARE SPECIFIED, THE DESIGN PROFESSIONAL RELIES ON MANUFACTURER PUBLISHED INFORMATION AND DOES NOT WARRANT THE PERFORMANCE, SUITABILITY, OR INSTALLATION OF SUCH SYSTEMS.

SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES ARE PREPARED BY OTHERS AND ARE REVIEWED BY THE DESIGN PROFESSIONAL SOLELY FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. SUCH REVIEW DOES NOT TRANSFER RESPONSIBILITY FOR ACCURACY, COMPLETENESS, COORDINATION, PERFORMANCE, OR COMPLIANCE WITH CODES, STANDARDS, OR MANUFACTURER REQUIREMENTS.

WINDOWS, GLAZING, AND SPECIALTY TRADE COORDINATION

IN ACCORDANCE WITH RAIC AND CONSTRUCTION SPECIFICATIONS CANADA STANDARD PRACTICE, ARCHITECTURAL DRAWINGS ESTABLISH DESIGN INTENT, VISUAL ALIGNMENT, AND GENERAL CONFIGURATION ONLY.

FINAL UNIT SIZING, MULLION CONFIGURATION, TOLERANCES, ANCHORAGE, STRUCTURAL ADEQUACY, AND COORDINATION NECESSARY TO ACHIEVE THE DESIGN INTENT ARE THE RESPONSIBILITY OF THE WINDOW MANUFACTURER THROUGH THE PREPARATION OF SHOP DRAWINGS.

THE WINDOW MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND ADJUSTING ACTUAL UNIT SIZES, MULLION WIDTHS, AND VERTICAL AND HORIZONTAL OFFSETS, INCLUDING SUBFLOOR TO SUBFLOOR DIMENSIONS, TO ACHIEVE THE DESIGN INTENT AND TO COORDINATE WITH STRUCTURAL ENVELOPE, AND CONSTRUCTION CONDITIONS.

SIMILAR RESPONSIBILITY APPLIES TO ALL SPECIALTY TRADES AND SUPPLIERS PROVIDING PROPRIETARY OR PREFABRICATED SYSTEMS, INCLUDING BUT NOT LIMITED TO GLAZING, CLADDING, RAILINGS, STAIRS, AND MILLWORK.

CONSULTANTS AND ENGINEERING

STRUCTURAL SYSTEMS, BEAMS, COLUMNS, FOOTINGS, AND ENGINEERED COMPONENTS SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, CERTIFICATION, AND FIELD REVIEW ARE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OF RECORD AND APPLICABLE MANUFACTURERS' ENGINEERS.

SHOP DRAWINGS AND DELEGATED DESIGN SUBMISSIONS INCLUDING BUT NOT LIMITED TO TRUSSES, ENGINEERED WOOD PRODUCTS, GUARDRAILS, STAIRS, GLAZING SYSTEMS, AND SPECIALTY FABRICATIONS SHALL BE PREPARED AND SEALED WHERE REQUIRED BY THE APPROPRIATE LICENSED PROFESSIONAL RETAINED BY THE BUILDER/CONTRACTOR OR SUPPLIER AND ARE THE RESPONSIBILITY OF THAT PARTY.

VERIFICATION OF SOIL CONDITIONS, BEARING CAPACITY, CONCRETE STRENGTH, COMPACTION, AND OTHER FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND APPLICABLE ENGINEERS OF RECORD AND NOT THE DESIGN PROFESSIONAL.

THE DESIGN PROFESSIONAL MAY RELY ON INFORMATION PROVIDED BY CONSULTANTS AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN INFORMATION PREPARED BY OTHERS.

ENERGY CODE AND BUILDING ENVELOPE ENGINEERING

THERMAL CALCULATIONS AND ENERGY PERFORMANCE INFORMATION SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, TESTING, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE BUILDING ENVELOPE ENGINEER OF RECORD.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING REQUIRED TESTING, AIR TIGHTNESS VERIFICATION, AND CERTIFICATIONS.

INTERIOR DESIGN AND THIRD-PARTY DRAWINGS

INTERIOR DESIGN DRAWINGS, MILLWORK SHOP DRAWINGS, LIGHTING LAYOUTS, AND CONSULTANT DOCUMENTS PREPARED BY THIRD PARTIES ARE SEPARATE INSTRUMENTS OF SERVICE. SUCH DOCUMENTS DO NOT OVERRIDE THE ARCHITECTURAL DRAWINGS UNLESS SPECIFICALLY REVIEWED, COORDINATED, AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC.

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONFLICTS, DISCREPANCIES, OR COORDINATION ISSUES ARISING FROM THIRD-PARTY INTERIOR DESIGN DRAWINGS OR DOCUMENTS THAT HAVE NOT BEEN FORMALLY INCORPORATED INTO THE CONTRACT DOCUMENTS.

MECHANICAL, ELECTRICAL, AND PLUMBING

LOCATIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL INCOMING AND OUTGOING SERVICES UNLESS NOTED OTHERWISE.

BUILDING ENVELOPE, MOISTURE, AND MOULD

THE DESIGN PROFESSIONAL DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF BUILDING ENVELOPE ASSEMBLIES.

THE DESIGN PROFESSIONAL MAKES NO REPRESENTATIONS REGARDING THE PRESENCE, PREVENTION, TESTING, MONITORING, OR REMEDIATION OF MOULD, MILDEW, FUNGI, OR INDOOR AIR QUALITY CONDITIONS. ENVIRONMENTAL EVALUATION, TESTING, AND REMEDIATION SERVICES ARE OUTSIDE THE SCOPE OF WORK.

REPORTING OF ERRORS AND CLARIFICATIONS

ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS MUST BE REPORTED TO MKL DESIGN STUDIO INC. PRIOR TO CONSTRUCTION FAILURE TO REPORT DISCREPANCIES PRIOR TO CONSTRUCTION TRANSFERS RESPONSIBILITY TO THE BUILDER/CONTRACTOR, AND/OR CLIENT.

WHERE APPLICABLE, DISCREPANCIES SHALL ALSO BE REPORTED TO THE ENGINEER OF RECORD FOR CLARIFICATION.

CHANGES AND DEVIATIONS

ALL CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE REVIEWED AND APPROVED IN WRITING BY MKL DESIGN STUDIO INC. UNAUTHORIZED CHANGES ARE MADE AT THE BUILDER/CONTRACTORS AND/OR CLIENT'S SOLE RISK.

ANY REVISIONS, SUBSTITUTIONS, OR INTERPRETATIONS MADE AFTER PERMIT ISSUANCE THAT ARE NOT DOCUMENTED AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC. ARE NOT PART OF THE CONTRACT DOCUMENTS AND ARE UNDERTAKEN AT THE BUILDER/CONTRACTOR'S AND/OR CLIENT'S RISK.

OWNER-PERFORMED WORK

MKL DESIGN STUDIO INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR WORK PERFORMED BY THE CLIENT.

FIREPLACES, ELEVATORS, AND SPECIALTY INSTALLATIONS

FIREPLACE LOCATIONS AND FRAMING SHOWN ARE FOR REFERENCE ONLY. BUILDERS/CONTRACTORS MUST VERIFY ALL CLEARANCES, FIRE PROTECTION, VENTING, COMBUSTION AIR, AND INSTALLATION REQUIREMENTS WITH THE SUPPLIER AND MANUFACTURER PRIOR TO CONSTRUCTION.

WHERE ELEVATORS, LIFTS, OR VERTICAL TRANSPORTATION SYSTEMS ARE INCLUDED, EQUIPMENT SELECTION, DESIGN, SIZING, CLEARANCES, STRUCTURAL LOADS, INSTALLATION, CODE COMPLIANCE, INSPECTIONS, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE ELEVATOR MANUFACTURER AND LICENSED INSTALLER. REVIEW BY THE DESIGN PROFESSIONAL IS LIMITED TO GENERAL CONFORMANCE WITH DESIGN INTENT AND DOES NOT TRANSFER RESPONSIBILITY FOR PERFORMANCE, SAFETY, OR REGULATORY APPROVAL.

INTELLECTUAL PROPERTY AND LIMITED LICENSE

ALL DRAWINGS, SPECIFICATIONS, AND DESIGN MATERIALS REMAIN THE INTELLECTUAL PROPERTY OF MKL DESIGN STUDIO INC.

THE CLIENT IS GRANTED A LIMITED, NON-TRANSFERABLE LICENSE TO USE THE DOCUMENTS FOR CONSTRUCTION OF ONE DWELLING ONLY AT THE LOCATION IDENTIFIED ON THE DRAWINGS. REUSE, REPRODUCTION, MODIFICATION, OR USE ON ANOTHER PROJECT WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED AND RELEASES MKL DESIGN STUDIO INC.

REVISIONS

NO.	DATE	DESCRIPTION
CD.1	2016-08-11	ENSUITE WINDOW TRANSOM
CD.2	2016-08-11	KITCHEN ID REVISIONS
CD.3	2016-08-11	PRIMARY BEDROOM VAULT

DESIGNER



403-984-7513

BUILDER

AMENDED DRAWINGS
DP No. Date Received
DP2026-04969 2026-04-09
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

PROJECT NAME

**435 ATHLONE ROAD
SE**

PROJECT INFO

ADDRESS

**435
ATHLONE RD S.E.
CALGARY, AB**

ADDRESS LEGAL

**LOT 20
BLOCK 01
PLAN T114H8**

COMMUNITY

ACADIA

ZONING

RC-1

AREAS

EXISTING MAIN FLOOR	1043 SF
NEW ADDITION	301 SF
NEW UPPER FLOOR	559 SF
ABOVE GRADE DEVELOPED TOTAL	1903 SF

EXISTING BASEMENT	491 SF
BELOW GRADE DEVELOPED TOTAL	491 SF

GARAGE	522 SF
GARAGE TOTAL	522 SF

EXISTING CRAWLSPACE	453 SF
NEW CRAWLSPACE	181 SF
UNDEVELOPED TOTAL	630 SF

NEW PORCH	81 SF
DECKS & PATIOS COVERED TOTAL	81 SF

NEW DECK	375 SF
EXISTING DECK	230 SF
DECKS & PATIOS UNCOVERED TOTAL	613 SF

PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER

DP NUMBER

BUILDING PERMIT NUMBER

BP NUMBER

DRAWING VERSION

CONSTRUCTION DRAWINGS

SET ISSUE DATE	
ISSUE	DATE
ISSUED FOR TENDER	14 JUL 2026
IFT REV 1	11 AUG 2026
IFT REV 2	04 SEPT 2026

DRAWING TITLE

COVER PAGE

SHEET NO.

A000

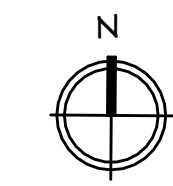
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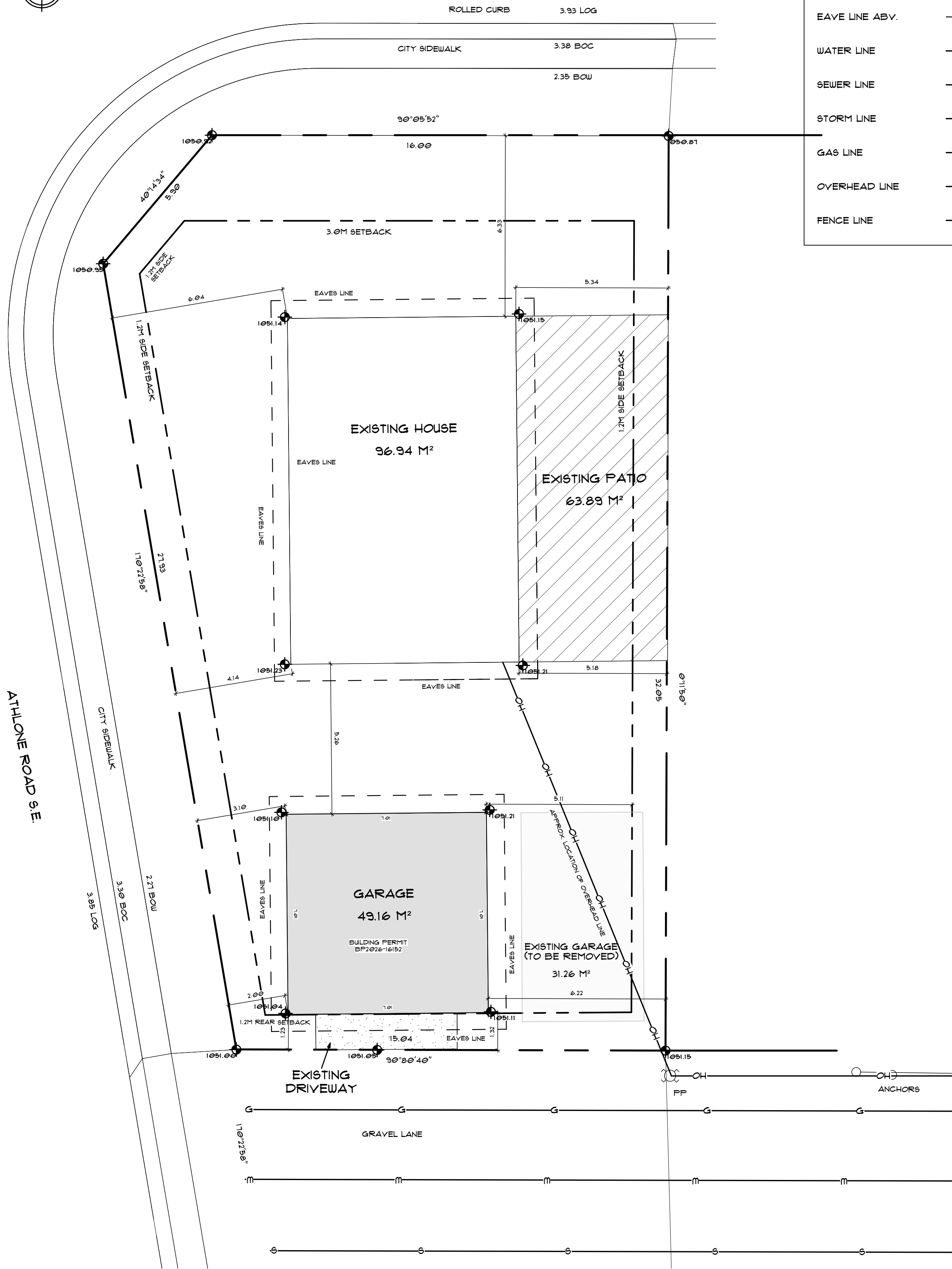
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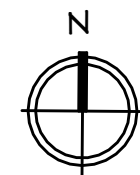
ATHLONE ROAD S.E.

#435



1
A101
1:100
EXISTING SITE PLAN

LEGEND			
PROPERTY LINE	---	PROPOSED ADDITION	
SETBACK LINE	---	NEW GARAGE	
FLOOR LINE ABV.	---	PROPOSED FRONT PORCH	
EAVE LINE ABV.	---	PROPOSED COVERED DECK/PATIO	
WATER LINE	—W—W—W—W—	PROPOSED UNCOVERED DECK/PATIO	
SEWER LINE	—S—S—S—S—	PROPOSED CANTILEVERS & PROJECTIONS	
STORM LINE	—ST—ST—ST—ST—	PROPOSED WALKWAY	
GAS LINE	—G—G—G—G—	PROPOSED DRIVEWAY	
OVERHEAD LINE	—OH—OH—OH—OH—	EXISTING DWELLING	
FENCE LINE	—X—X—X—X—	EXISTING GARAGE	
		EXISTING FRONT PORCH	
		EXISTING COVERED DECK/PATIO	
		EXISTING UNCOVERED DECK/PATIO	
		EXISTING CANTILEVERS & PROJECTIONS	
		EXISTING WALKWAY	
		NEW DRIVEWAY	
		OVERLAND DRAINAGE RIGHT OF WAY (ODRW) ZONE	
		UTILITY RIGHT OF WAY (UR/W) ZONE	
		GEODETIC DATUM	
		SLOPE OF GRADE	
		NORTH ARROW	
		TOP OF WALL	
		BOTTOM OF WALL	
		BACK OF CURB	
		LIP OF GUTTER	
		BACK OF SIDEWALK	

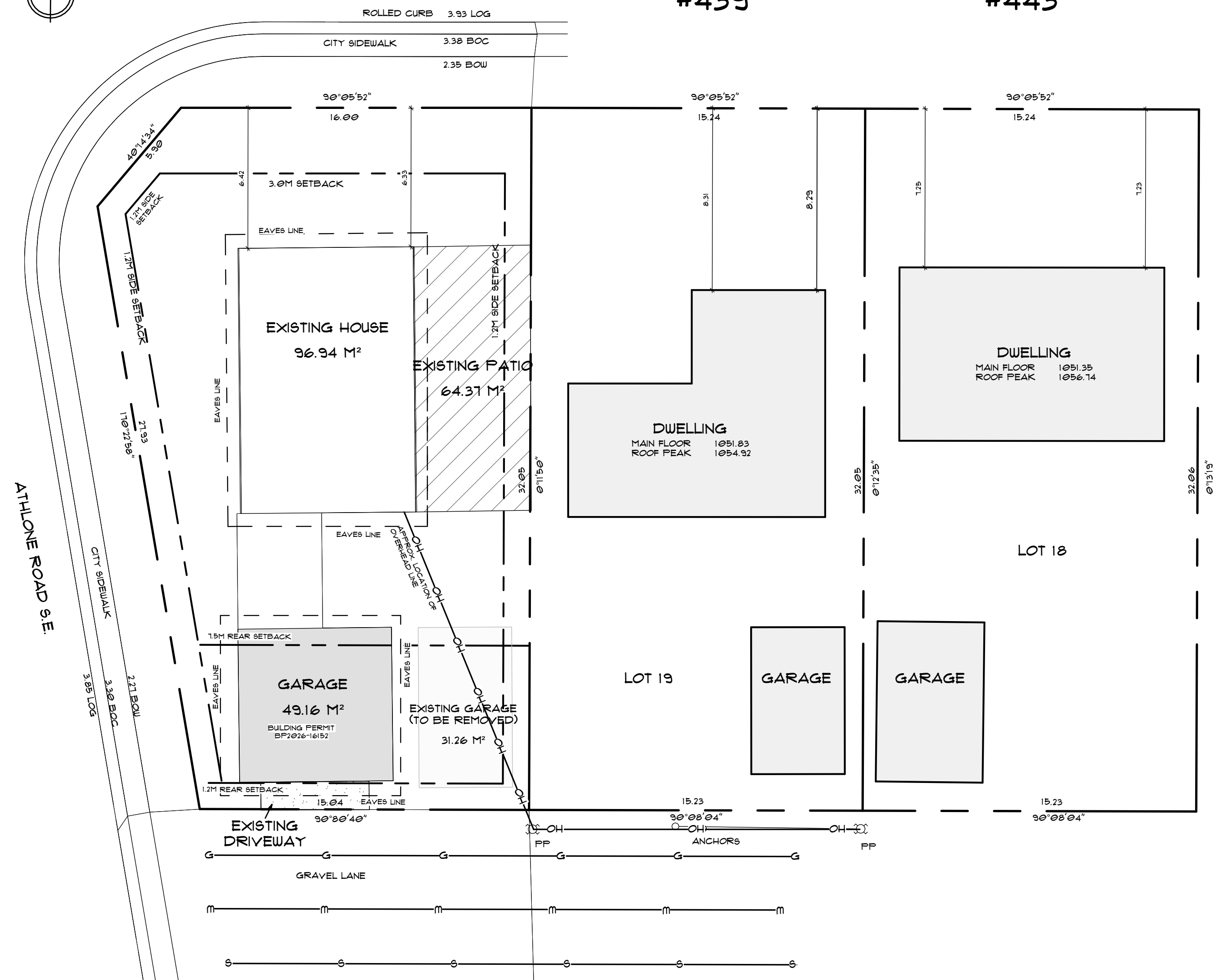


ATHLONE ROAD S.E.

#435

#439

#443



2
A101
1:150
EXISTING BLOCK PLAN



403-984-1513

BUILDER

AMENDED DRAWINGS
DP No. 2026-04969
Date Received 2026-04-09
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

PROJECT NAME

435 ATHLONE ROAD S.E.

PROJECT INFO

ADDRESS
435 ATHLONE RD S.E.
CALGARY, AB
ADDRESS LEGAL
LOT 20
BLOCK 01
PLAN T114H8
COMMUNITY
ACADIA
ZONING
RC-1
AREAS

EXISTING MAIN FLOOR	1043 SF
NEW ADDITION	301 SF
NEW UPPER FLOOR	553 SF
ABOVE GRADE DEVELOPED TOTAL	1393 SF
EXISTING BASEMENT	491 SF
BELOW GRADE DEVELOPED TOTAL	491 SF
GARAGE	522 SF
GARAGE TOTAL	522 SF
EXISTING CRAWLSPACE	453 SF
NEW CRAWLSPACE	181 SF
UNDEVELOPED TOTAL	634 SF
NEW PORCH	81 SF
DECKS & PATIOS COVERED TOTAL	81 SF
NEW DECK	375 SF
EXISTING DECK	238 SF
DECKS & PATIOS UNCOVERED TOTAL	613 SF

PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION

CONSTRUCTION
DRAWINGS

SET ISSUE DATE	
ISSUE	DATE
ISSUED FOR TENDER	14 JUL 2026
1ST REV	17 AUG 2026
1ST REV 2	04 SEPT 2026

DRAWING TITLE

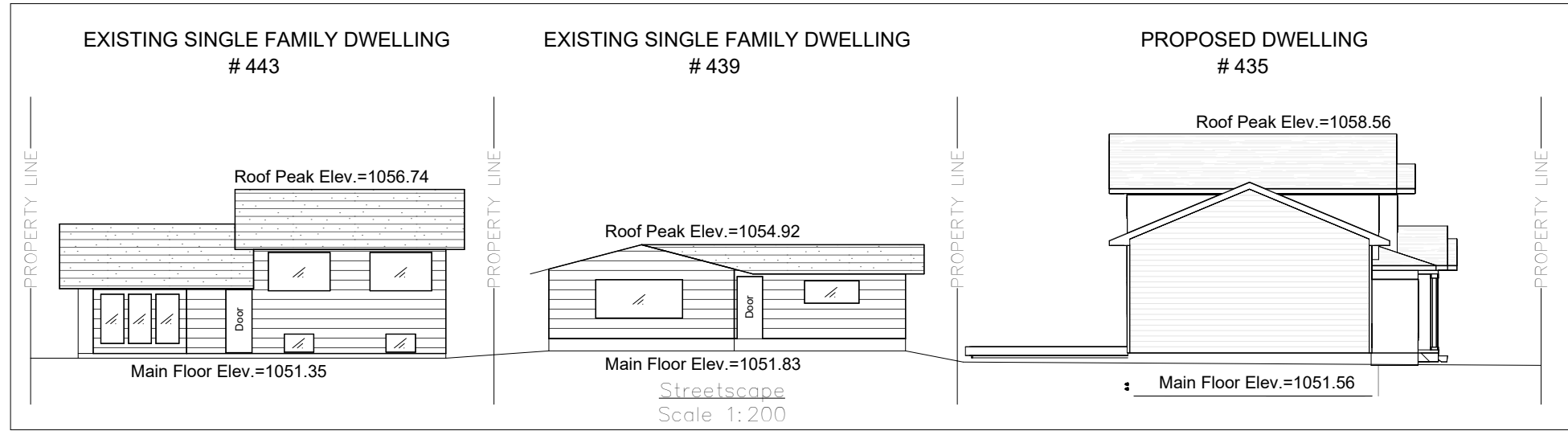
EXISTING SITE PLAN
& BLOCK PLAN

SHEET NO.

A101

SCALE
DRAWN BY: SGL

PARCEL COVERAGE CALCULATION			
AREA LOCATION	COVERAGE AREA	TOTAL PARCEL AREA	% OF COVERAGE
PROPOSED ADDITION #2	20.43	560.24	3.65%
PROPOSED ADDITION #1	5.53	560.24	0.99%
PROPOSED GARAGE	49.50	560.24	8.66%
EXISTING HOUSE	98.30	560.24	17.55%
	172.16		30.84%



4 STREET ELEVATION
A102 1:200

LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
FLOOR LINE ABV.	---
EAVE LINE ABV.	---
WATER LINE	—W—W—W—W—
SEWER LINE	—S—S—S—S—
STORM LINE	—ST—ST—ST—ST—
GAS LINE	—G—G—G—G—
OVERHEAD LINE	—OH—OH—OH—OH—
FENCE LINE	—X—X—X—X—
PROPOSED ADDITION	[Solid Grey Box]
GARAGE	[Solid Grey Box]
PROPOSED FRONT PORCH	[Hatched Box]
PROPOSED COVERED DECK/PATIO	[Hatched Box]
PROPOSED UNCOVERED DECK/PATIO	[Hatched Box]
PROPOSED CANTILEVERS & PROJECTIONS	[Hatched Box]
PROPOSED WALKWAY	[Hatched Box]
PROPOSED DRIVEWAY	[Hatched Box]
EXISTING DWELLING	[Solid Grey Box]
EXISTING GARAGE	[Solid Grey Box]
EXISTING FRONT PORCH	[Hatched Box]
EXISTING COVERED DECK/PATIO	[Hatched Box]
EXISTING UNCOVERED DECK/PATIO	[Hatched Box]
EXISTING CANTILEVERS & PROJECTIONS	[Hatched Box]
EXISTING WALKWAY	[Hatched Box]
NEW DRIVEWAY	[Hatched Box]
OVERLAND DRAINAGE RIGHT OF WAY (ODR/W) ZONE	[Hatched Box]
UTILITY RIGHT OF WAY (UR/W) ZONE	[Hatched Box]
GEODETIC DATUM	⊕ 00.00
SLOPE OF GRADE	2% SLOPE
NORTH ARROW	N
BACK OF CURB	B.O.C.
LIF OF GUTTER	L.O.G.
BACK OF SIDEWALK	B.W.



403-984-7513

BUILDER

AMENDED DRAWINGS
DP No DP2026-04969 Date Received 2026-04-09
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

PROJECT NAME

435 ATHLONE ROAD SE

PROJECT INFO

ADDRESS

435 ATHLONE RD S.E. CALGARY, AB

ADDRESS LEGAL

LOT 20

BLOCK 01

PLAN T114H8

COMMUNITY

ACADIA

ZONING

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AREAS

EXISTING MAIN FLOOR 1043 SF
NEW ADDITION 301 SF
NEW UPPER FLOOR 553 SF
ABOVE GRADE DEVELOPED TOTAL 1593 SF

EXISTING BASEMENT 491 SF
BELOW GRADE DEVELOPED TOTAL 491 SF
GARAGE 522 SF
GARAGE TOTAL 522 SF

EXISTING CRAWLSPACE 453 SF
NEW CRAWLSPACE 181 SF
UNDEVELOPED TOTAL 634 SF

NEW PORCH 81 SF
DECKS & PATIOS COVERED TOTAL 81 SF

NEW DECK 375 SF
EXISTING DECK 238 SF
DECKS & PATIOS UNCOVERED TOTAL 613 SF

PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER

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BP NUMBER

DRAWING VERSION

CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE DATE

ISSUED FOR TENDER 14 JUL 2026

1ST REV 17 AUG 2026

2ND REV 04 SEPT 2026

DRAWING TITLE

PROPOSED SITE PLAN & BLOCK PLAN

SHEET NO.

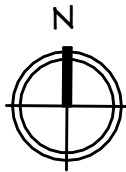
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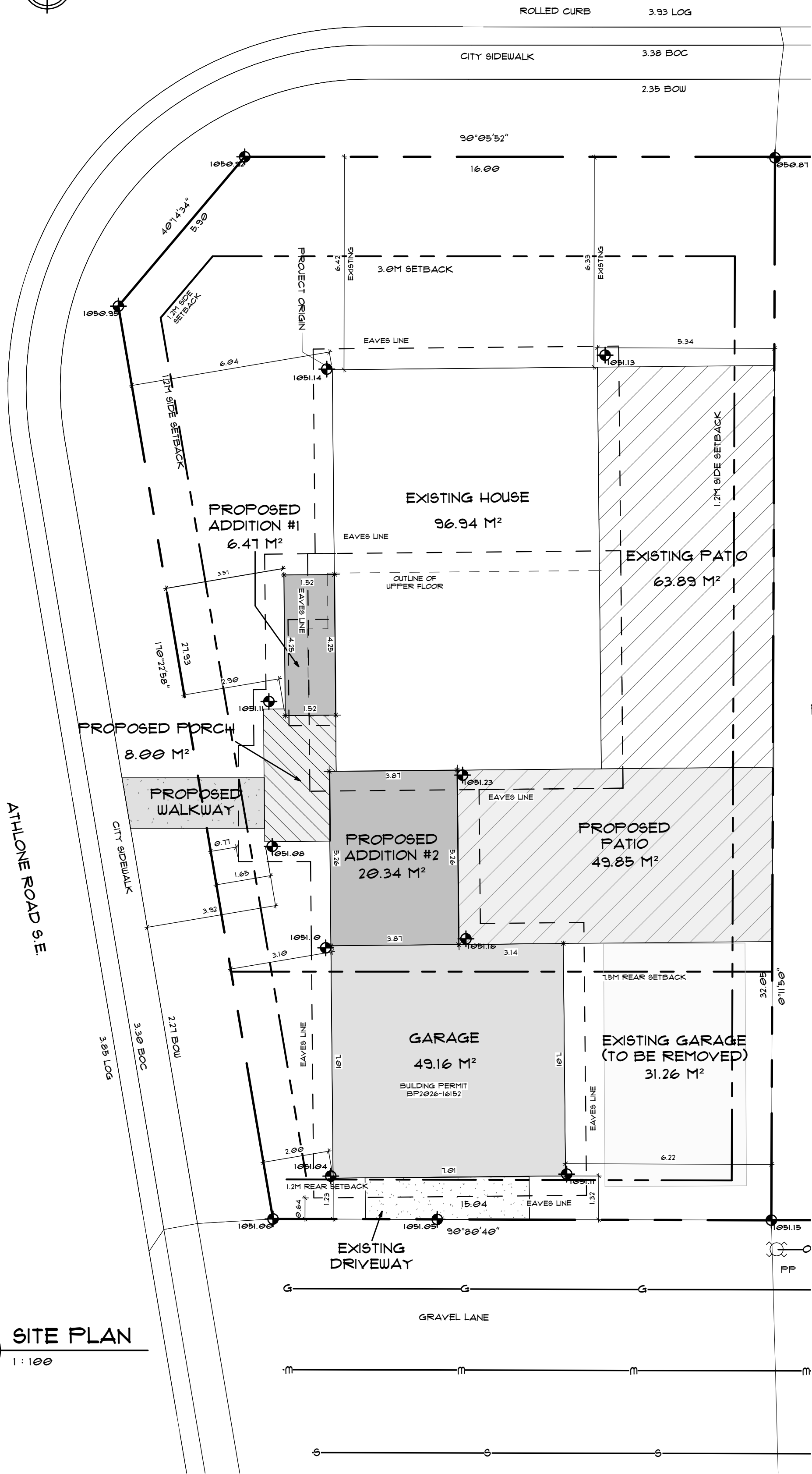
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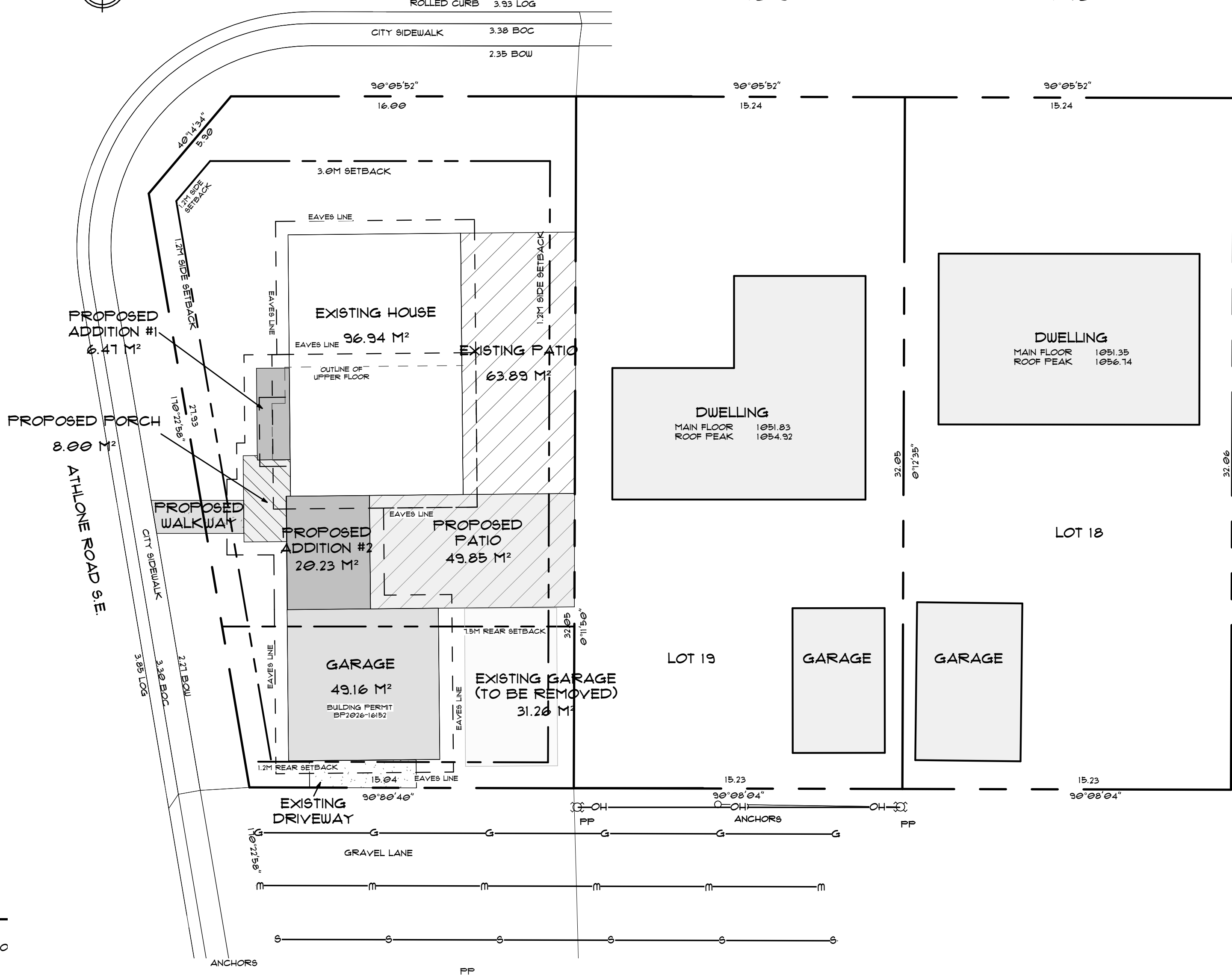
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ATHLONE ROAD S.E.
#435



ATHLONE ROAD S.E.
#435



2 BLOCK PLAN
A102 1:150

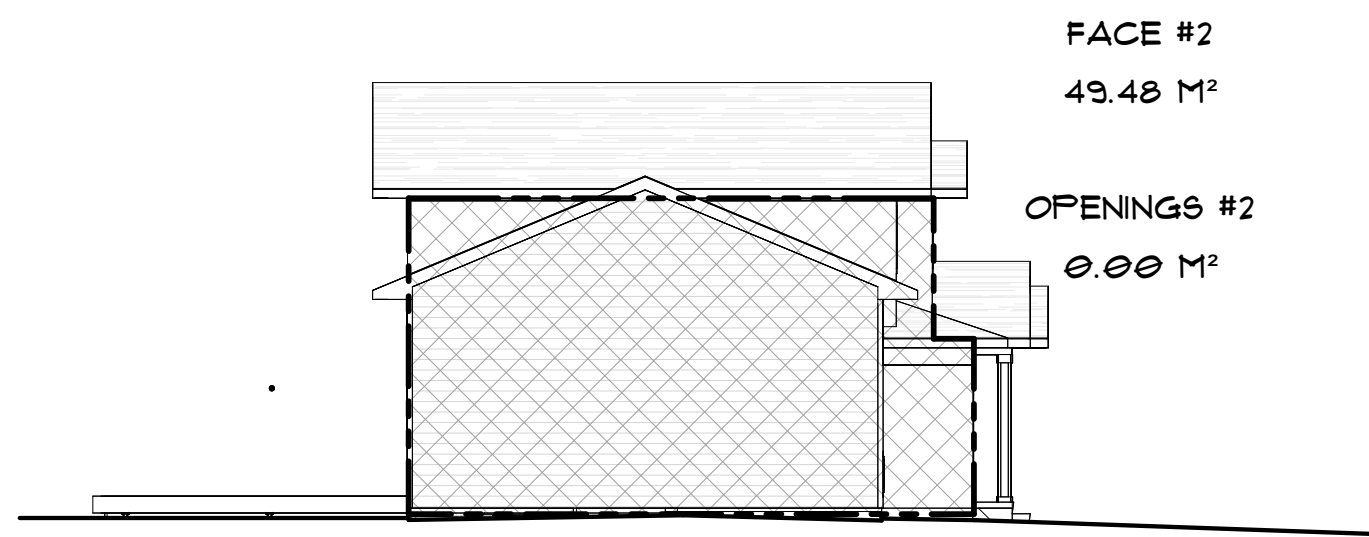
1 SITE PLAN
A102 1:100



FACE #1
92.93 M²
OPENINGS #1
17.34 M²

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 92.93 M ²
AREA OF EXPOSED BUILDING FACE 1	= 92.93 M ²
LIMITING DISTANCE	= 10.35 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 86.80 %
ALLOWABLE GLAZING (M ²)	= 80.60 M ²
PROPOSED GLAZING (M ²)	= 17.34 M ²

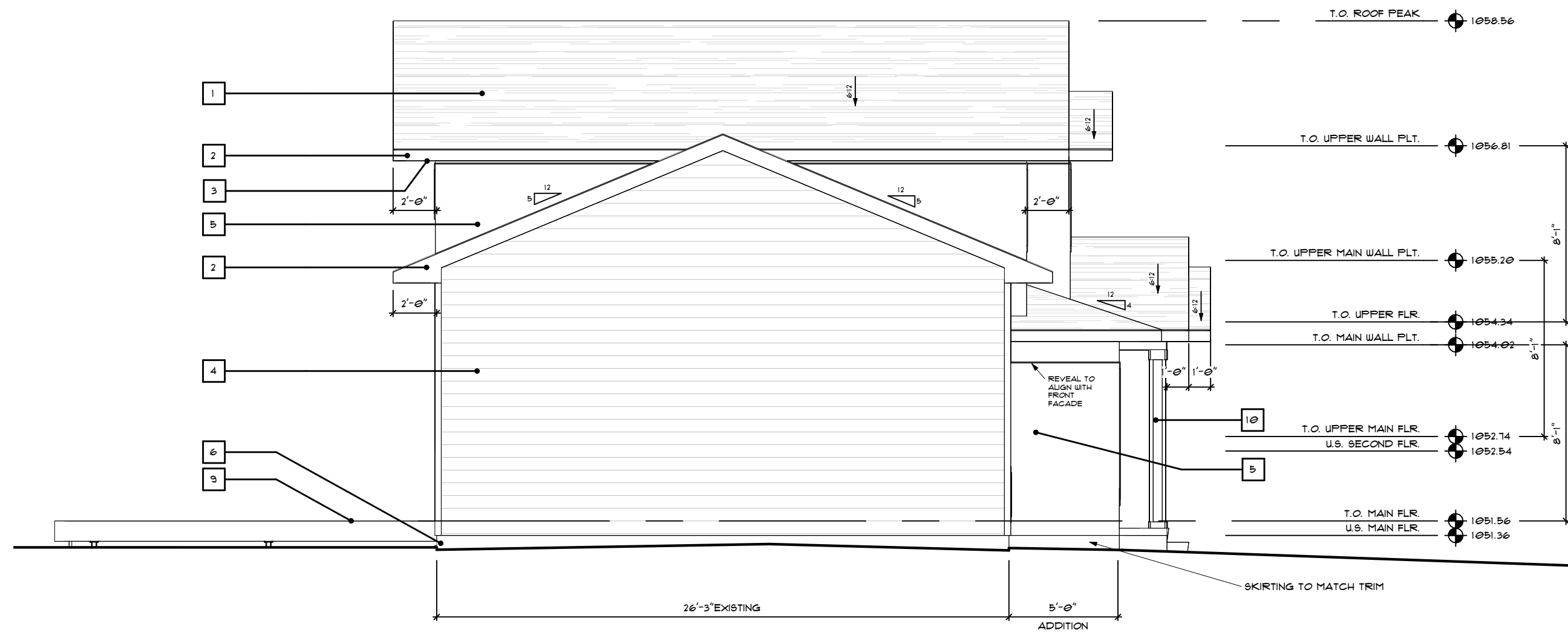
3 FRONT SPATIAL SEPARATION
A301 3/32" = 1'-0"



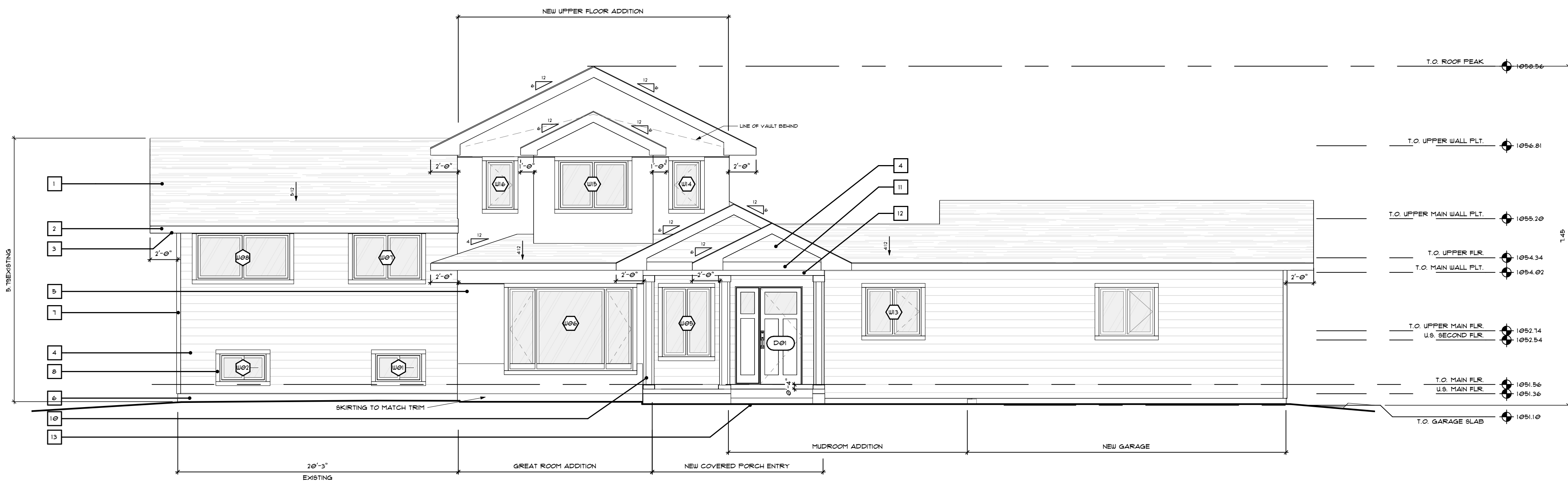
FACE #2
49.48 M²
OPENINGS #2
0.00 M²

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 49.48 M ²
AREA OF EXPOSED BUILDING FACE 1	= 49.48 M ²
LIMITING DISTANCE	= 11.00 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 100.00 %
ALLOWABLE GLAZING (M ²)	= 49.48 M ²
PROPOSED GLAZING (M ²)	= 0.00 M ²

4 LEFT SPATIAL SEPARATION
A301 3/32" = 1'-0"



2 LEFT ELEVATION
A301 3/16" = 1'-0"



1 FRONT ELEVATION
A301 3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ASPHALT SHINGLE ROOF
2	6" FASCIA BOARD
3	ALUMINUM SOFFIT
4	1" FIBRE CEMENT LAP SIDING
5	STUCCO W/ CONTROL JNTS. PER ELEV.
6	PARGING
7	4" SMART TRIM CORNER BOARD
8	4" SMART TRIM WINDOW & DOOR TRIM
9	WOOD STAIR/PATIO
10	8" TRIM CLAD COLUMNS W/ 6" COLLARS
11	8" SMART BOARD
12	BEAM CAP
13	CONCRETE ENTRY

EXISTING MAIN FLOOR	1043 SF
NEW ADDITION	301 SF
NEW UPPER FLOOR	553 SF
ABOVE GRADE DEVELOPED TOTAL	1897 SF
EXISTING BASEMENT	491 SF
BELOW GRADE DEVELOPED TOTAL	491 SF
GARAGE	522 SF
GARAGE TOTAL	522 SF
EXISTING CRAWLSPACE	453 SF
NEW CRAWLSPACE	181 SF
UNDEVELOPED TOTAL	634 SF
NEW PORCH	81 SF
DECKS & PATIOS COVERED TOTAL	81 SF
NEW DECK	375 SF
EXISTING DECK	238 SF
DECKS & PATIOS UNCOVERED TOTAL	613 SF

SET ISSUE DATE	
ISSUE	DATE
ISSUED FOR TENDER	14 JUL 2026
IFT REV 1	17 AUG 2026
IFT REV 2	04 SEPT 2026

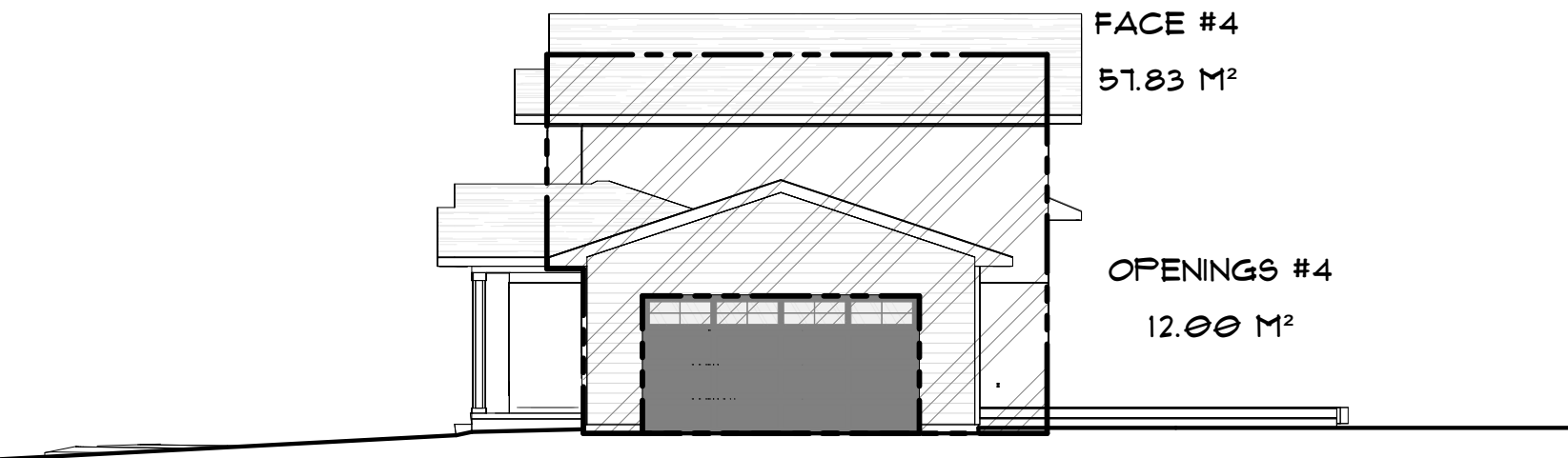


FACE #3
89.80 M²

OPENINGS #3
9.38 M²

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 89.80 M ²
AREA OF EXPOSED BUILDING FACE 1	= 89.80 M ²
LIMITING DISTANCE	= 5.20 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 21.60 %
ALLOWABLE GLAZING (M ²)	= 24.18 M ²
PROPOSED GLAZING (M ²)	= 9.38 M ²

3 REAR SPATIAL SEPARATION
3/32" = 1'-0"

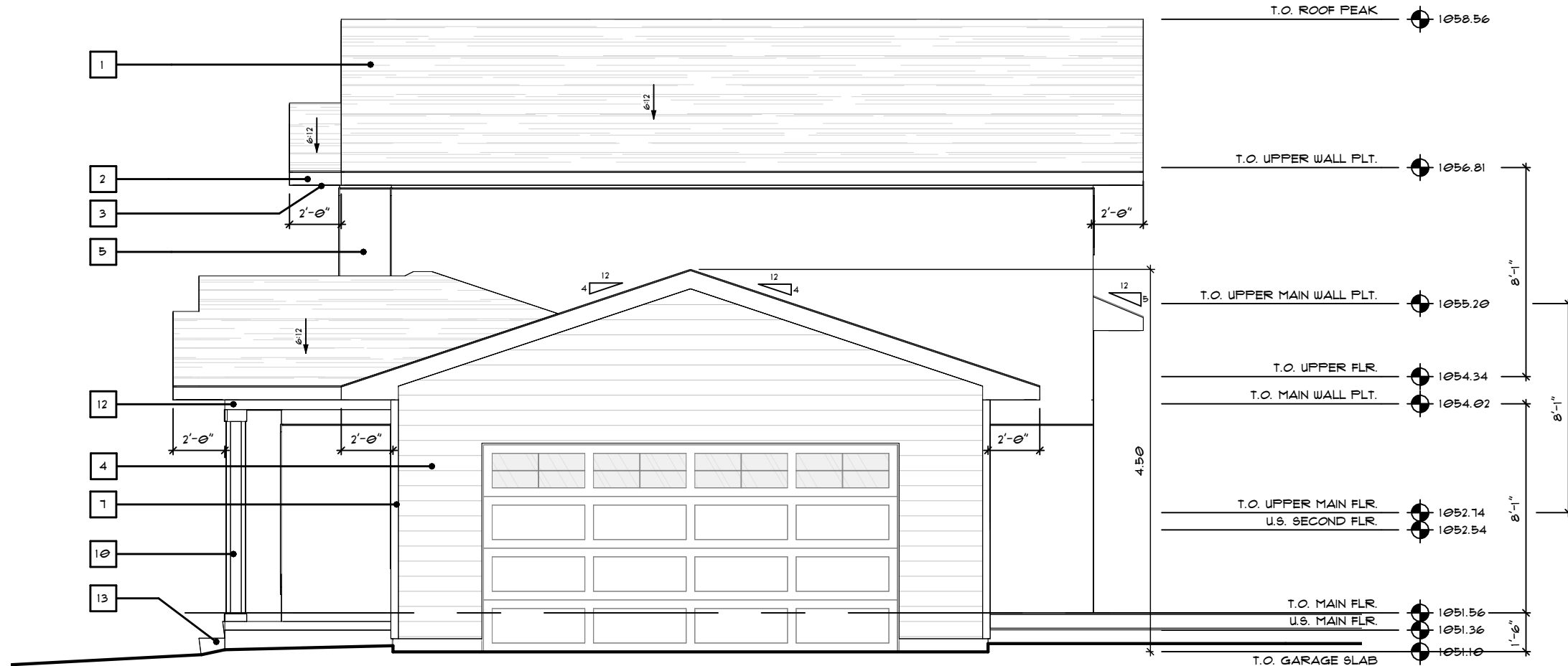


FACE #4
51.83 M²

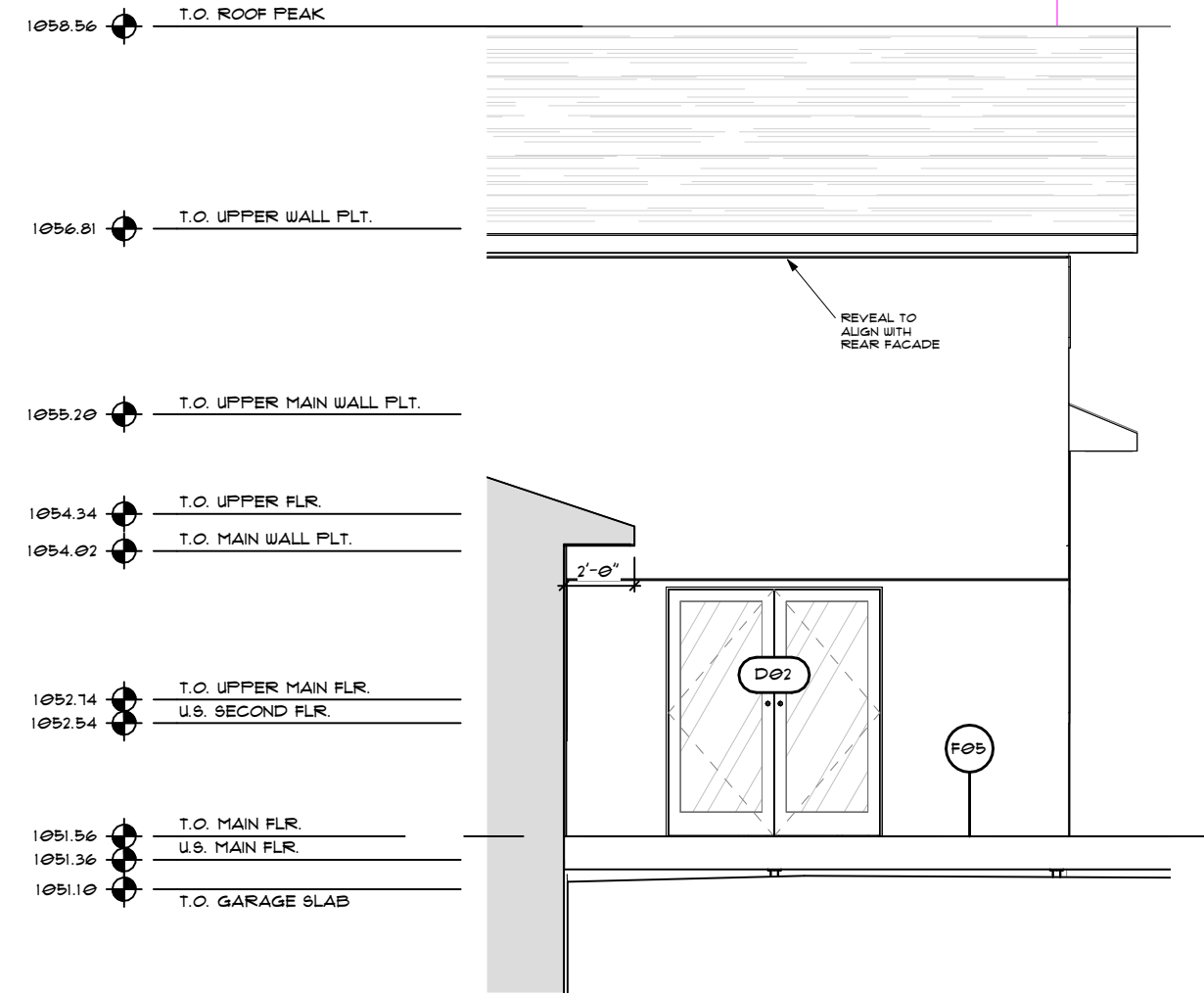
OPENINGS #4
12.00 M²

EXPOSED BUILDING FACE SPATIAL CALCULATION	
TOTAL AREA OF EXPOSED BUILDING FACE	= 51.83 M ²
AREA OF EXPOSED BUILDING FACE 1	= 51.83 M ²
LIMITING DISTANCE	= 4.30 M
INTERPOLATED ALLOWABLE GLAZING (%)	= 20.40 %
LIMITING DISTANCE SQUARED	= 18.49 M ²
PROPOSED GLAZING (M ²)	= 12.00 M ²

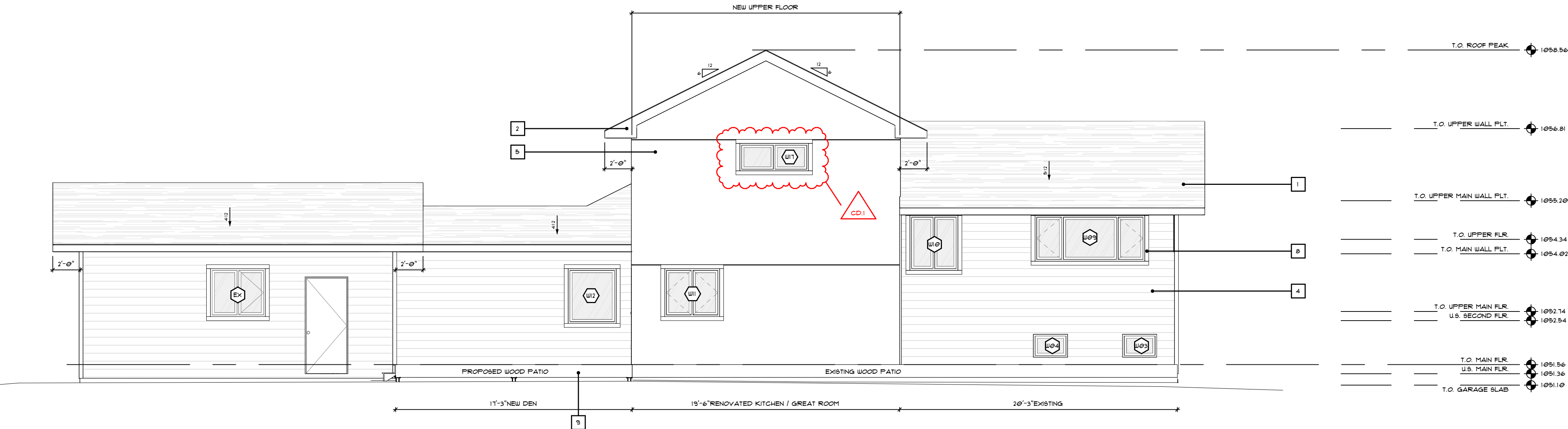
4 RIGHT SPATIAL SEPARATION
3/32" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"



5 ELEVATION BEYOND GARAGE
3/16" = 1'-0"



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

ELEVATION MATERIAL LEGEND	
1	ASPHALT SHINGLE ROOF
2	6" FASCIA BOARD
3	ALUMINUM SOFFIT
4	1" FIBRE CEMENT LAP SIDING
5	STUCCO W/ CONTROL JNTS. PER ELEV.
6	FARGING
7	4" SMART TRIM CORNER BOARD
8	4" SMART TRIM WINDOW & DOOR TRIM
9	WOOD STAIR/PATIO
10	8" TRIM CLAD COLUMNS W/ 6" COLLARS
11	8" SMART BOARD
12	BEAM CAP
13	CONCRETE ENTRY

EXISTING MAIN FLOOR	1043 SF
NEW ADDITION	301 SF
NEW UPPER FLOOR	553 SF
ABOVE GRADE DEVELOPED TOTAL	1303 SF

EXISTING BASEMENT	491 SF
BELOW GRADE DEVELOPED TOTAL	491 SF

GARAGE	522 SF
GARAGE TOTAL	522 SF

EXISTING CRAWLSPACE	453 SF
NEW CRAWLSPACE	181 SF
UNDEVELOPED TOTAL	634 SF

NEW PORCH	81 SF
DECKS & PATIOS COVERED TOTAL	81 SF

NEW DECK	375 SF
EXISTING DECK	238 SF
DECKS & PATIOS UNCOVERED TOTAL	613 SF