





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

FLOOR AREA

BASEMENT = 943.50 SQ. FT.

MAIN = 980.17 SQ. FT.
UPPER = 1051.83 SQ. FT.
TOTAL = 2032.00 SQ. FT.

LOT COVERAGE

LOT 25x125 = ~3124.74 SQ. FT.

HOUSE+WINGWALL = 984.41 SQ. FT.
20'0"x21'0" GARAGE = 420.00 SQ. FT.
TOTAL = 44.94%

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/11/2026	DP PLANS	A.R.
02.	18/09/2026	REVISIONS	M.C.
03.	--	--	--
04.	--	--	--
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JTA DESIGN + PERMITS

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PROJECT : NEW HOME

STATUS: DP

SIGNATURES :
X _____

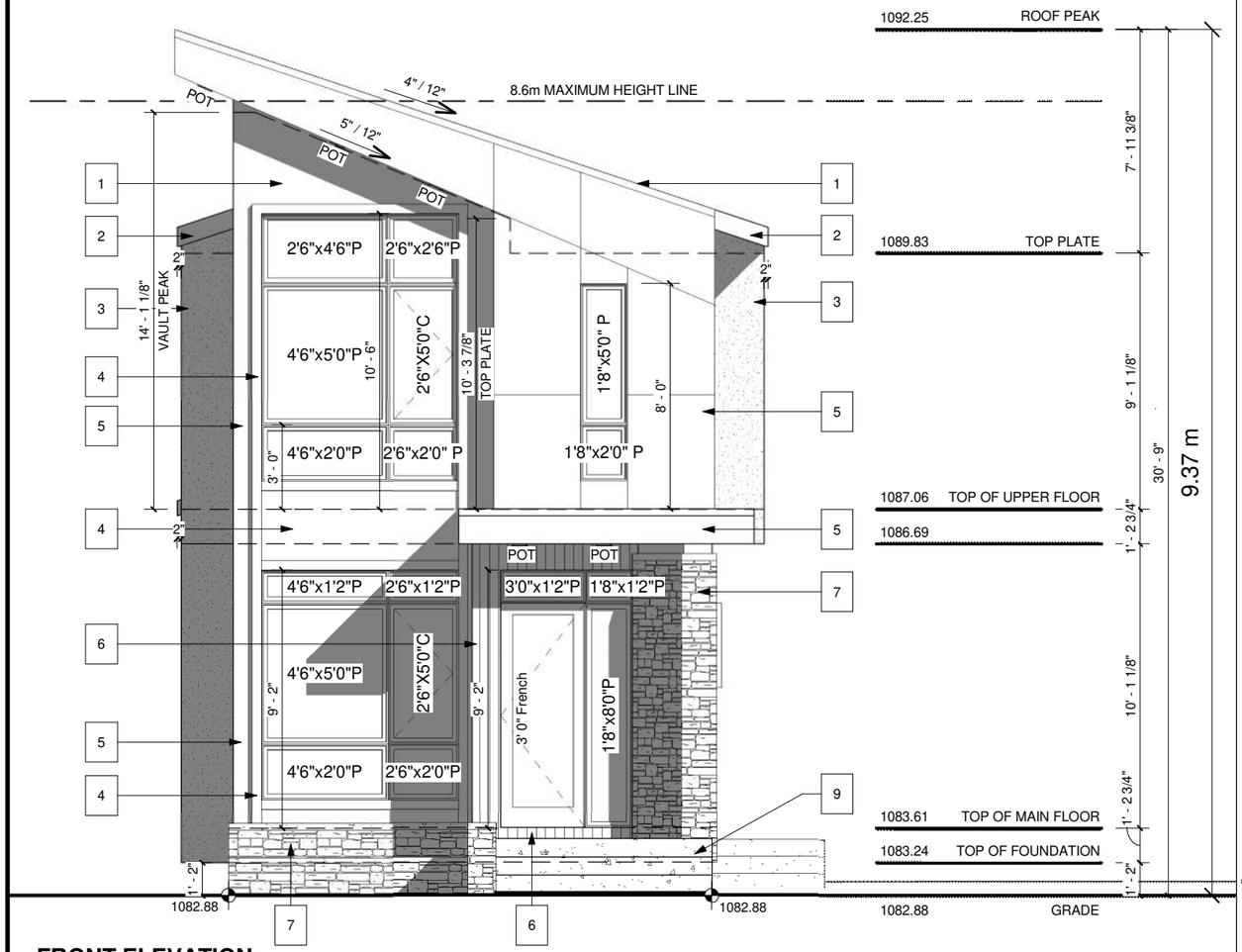
PRINTED : 2026-09-18 12:26:16 PM

PROJECT NAME:
317 - 18 Ave NW
CALGARY, ALBERTA

DESIGNER :	JOB #:
JT	397-26
SCALE :	SHEET :
AS SHOWN	A-0.0

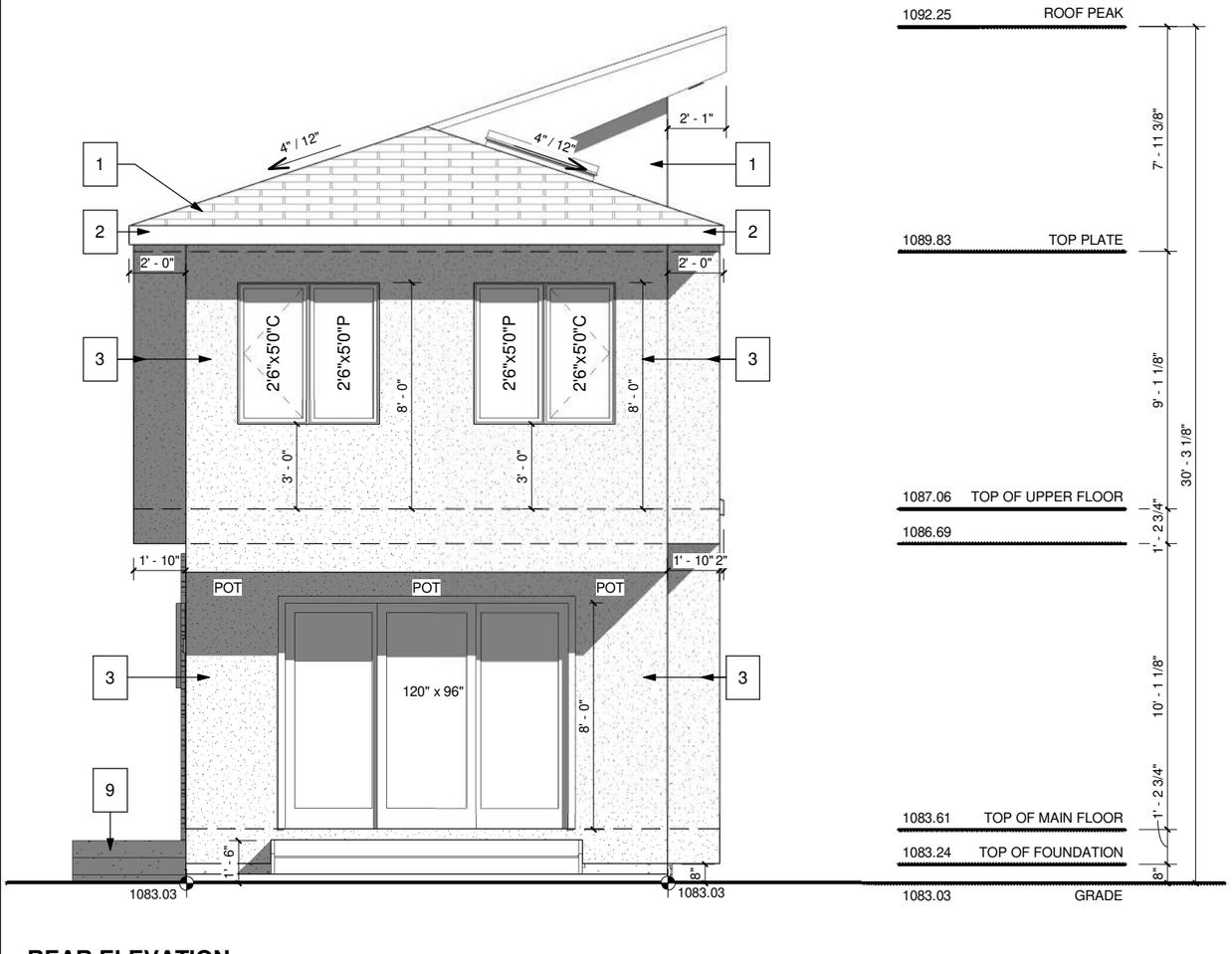
EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	SMARTBOARD & BATT - GREY	7	STONE - DARK GREY
2	8" ALUMINUM FASCIA	5	SMOOTH STUCCO - WHITE	8	CONCRETE PARGING
3	STUCCO - WHITE	6	HARDIE BOARD - BROWN	9	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.	11/09/2026	DP PLANS	A.R.
02.	18/09/2026	REVISIONS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT : NEW HOME

STATUS: DP

SIGNATURES : X _____

PRINTED 2026-09-18 12:26:18 PM

JTA DESIGN + PERMITS

PROJECT NAME: 317 - 18 Ave NW CALGARY, ALBERTA

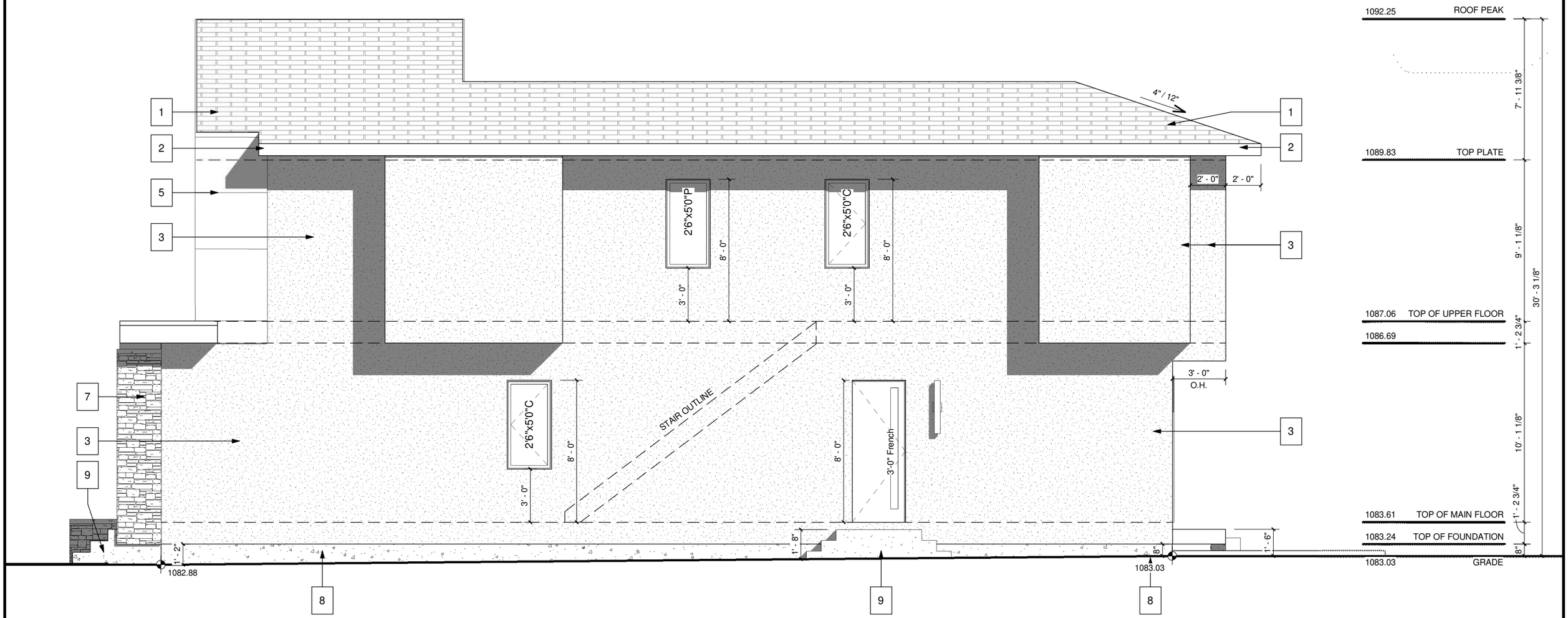
DESIGNER	JOB #:
: JT	397-26
SCALE : AS SHOWN	SHEET : A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	SMARTBOARD & BATT - GREY	7	STONE - DARK GREY
2	8" ALUMINUM FASCIA	5	SMOOTH STUCCO - WHITE	8	CONCRETE PARGING
3	STUCCO - WHITE	6	HARDIE BOARD - BROWN	9	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1259.56 SQ. FT.
WINDOW AREA = 61.50 SQ. FT.
TOTAL: 61.50 / 1259.56 = 4.88%

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: 2026-09-18 12:26:19 PM

JTA DESIGN + PERMITS

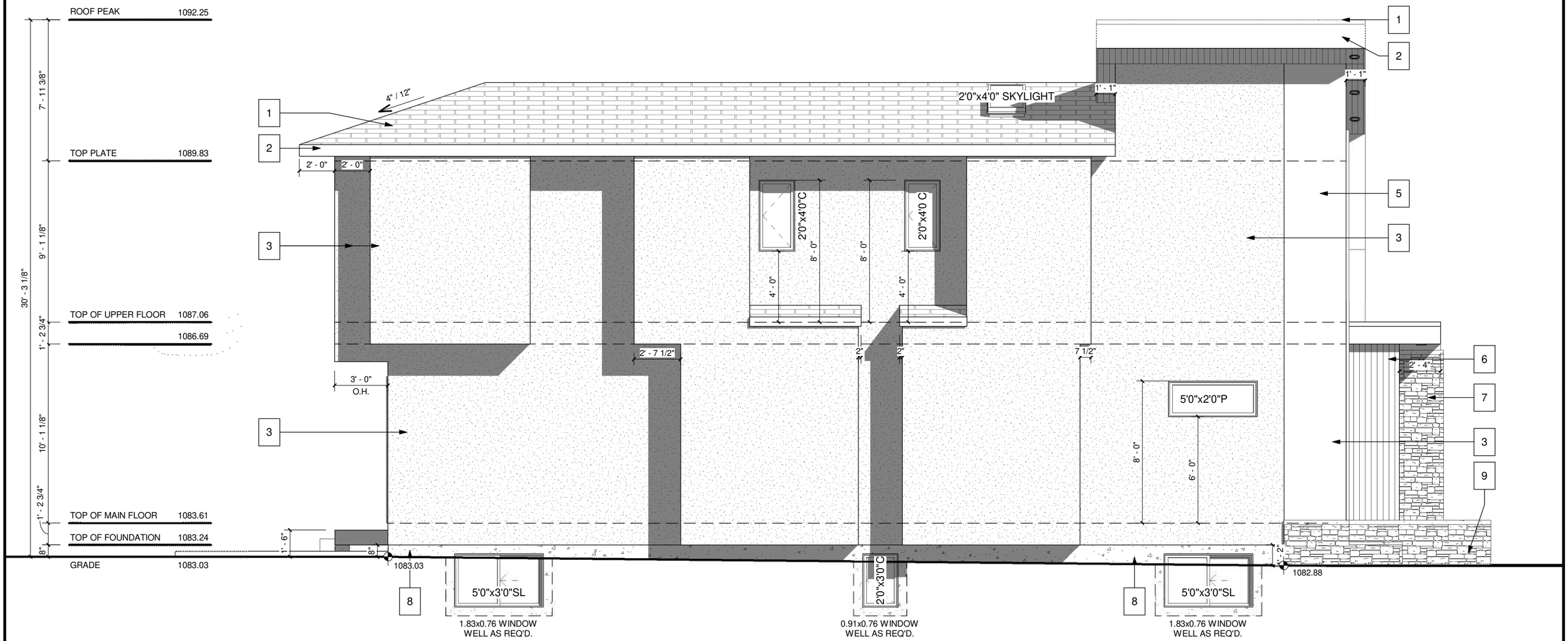
PROJECT NAME: 317 - 18 Ave NW CALGARY, ALBERTA
DESIGNER: JT
JOB #: 397-26
SCALE: AS SHOWN
SHEET: A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	4	SMARTBOARD & BATT - GREY	7	STONE - DARK GREY
2	8" ALUMINUM FASCIA	5	SMOOTH STUCCO - WHITE	8	CONCRETE PARGING
3	STUCCO - WHITE	6	HARDIE BOARD - BROWN	9	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1319.71 SQ. FT.
WINDOW AREA = 31.16 SQ. FT.
TOTAL: 31.16 / 1319.71 = 2.36%

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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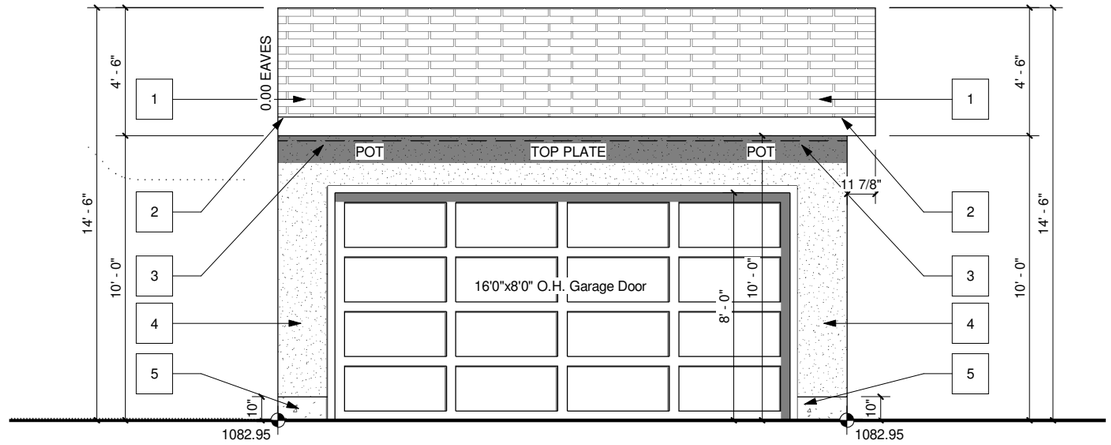
PROJECT : NEW HOME
STATUS: DP
SIGNATURES : X _____
PRINTED 2026-09-18 12:26:19 PM

JTA DESIGN + PERMITS

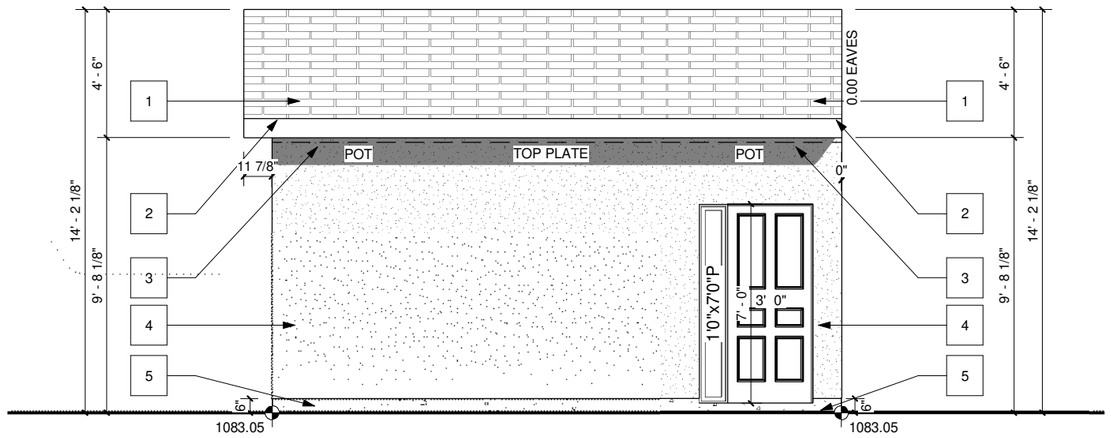
PROJECT NAME: 317 - 18 Ave NW CALGARY, ALBERTA
DESIGNER : JT
JOB #: 397-26
SCALE : AS SHOWN
SHEET : A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	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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PROJECT: NEW HOME

STATUS: DP

SIGNATURES: X _____

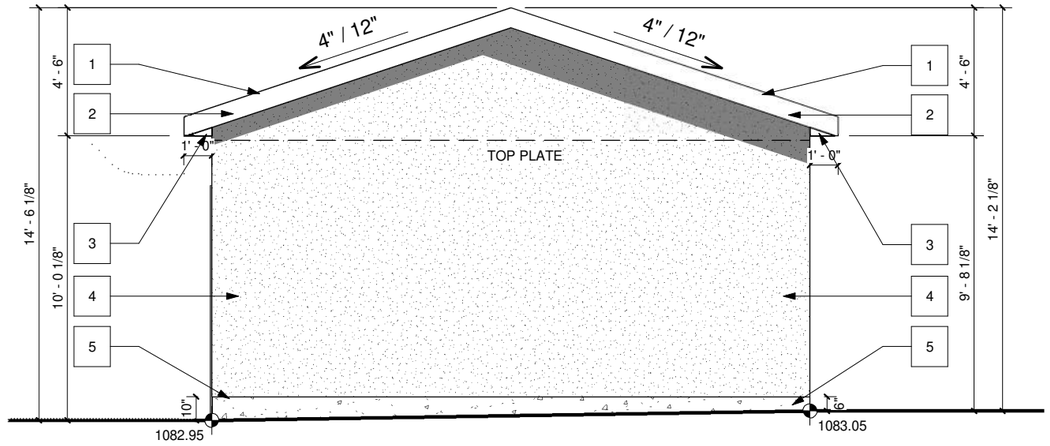
PRINTED: 2026-09-18 12:26:20 PM

PROJECT NAME:
317 - 18 Ave NW
CALGARY, ALBERTA

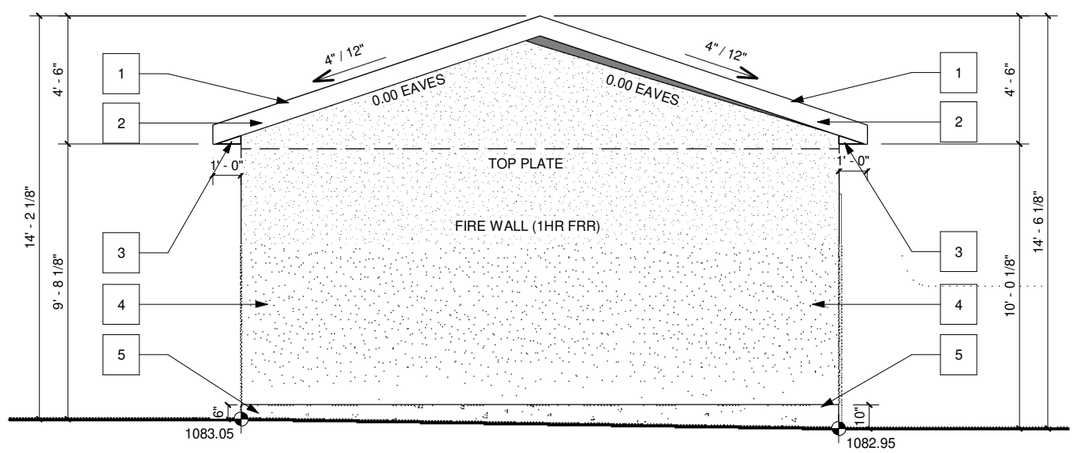
DESIGNER	JOB #:
JT	397-26
SCALE: AS SHOWN	SHEET: A-4.1

EXTERIOR FINISHES:

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



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



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

PROJECT NOTES:

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PROJECT : NEW HOME

STATUS: DP

SIGNATURES :
X _____

PRINTED : 2026-09-18 12:26:20 PM

PROJECT NAME:
317 - 18 Ave NW
CALGARY, ALBERTA

DESIGNER :	JOB #:
JT	397-26
SCALE :	SHEET :
AS SHOWN	A-4.2

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
- 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:

Lots 33
Block 7
Plan 2129 O

MUNICIPAL ADDRESS:

317 – 18 AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 290.298 SQ M
HOUSE: 87.654 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.406 SQ M
WING WALL: 0.393 SQ M
GARAGE: 39.019 SQ M

TOTAL: 130.472/290.298 = 44.94%

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AND THE SOUTH 60

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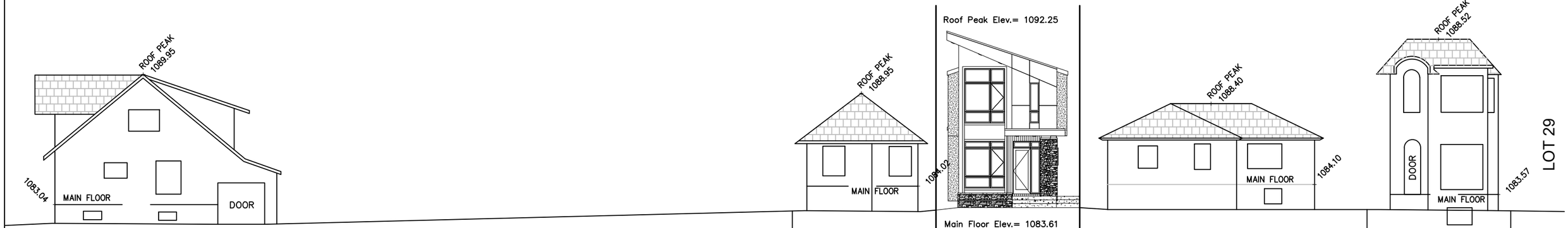
NO.	DATE (D/M/Y)	DETAIL	BY
01.	11/09/2026	DP SITEPLAN	A.R.
02.	18/09/2026	REVISIONS	M.C.
03.			
04.			

PROJECT NAME AND ADDRESS:
317 – 18 Avenue NW
Calgary, Alberta

Lots 33
Block 7
Plan 2129 O

PROJECT: SINGLE DETACHED
SCALE: 1: 200
DATE: SEP 11, 2026
DIVISION S NUMBER 01

SITE PLAN
SCALE: 1:200



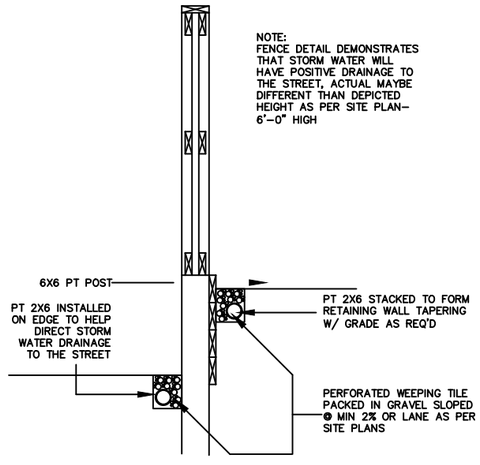
STREETSCAPE

SCALE: 1:200

NORTH STREETSCAPE

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.35	4.50	8.00	In City Property	To Stay
T2	Deciduous	0.50	7.00	12.00	In City Property	To Stay
T3	Deciduous	1.00	3.00	2.50	In City Property	To Stay
T4	Deciduous	0.20	3.00	3.00	In Adjacent Property	To Stay
T5	Coniferous	0.60	6.00	12.00	In Adjacent Property	To Stay
T6	Deciduous	0.04	1.50	2.00	In Adjacent Property	To Stay
T7	Deciduous	0.30	4.00	4.00	In Subject Property	To Stay
T8	Deciduous	0.04	1.50	2.00	In Adjacent Property	To Stay
T9	Deciduous	0.10	3.50	3.50	In Adjacent Property	To Stay
T10	Deciduous	0.40	5.00	3.50	In Adjacent Property	To Stay



FENCE SECTION DETAIL

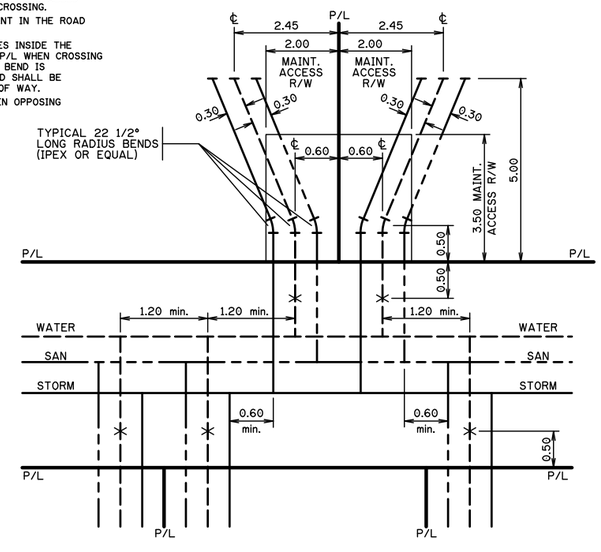
SCALE: NTS

SINGLEI DETACHED SQFT:

	AREA
BASEMENT	943.50 SQ FT
MAIN FLOOR	980.17 SQ FT
UPPER FLOOR	1051.83 SQ FT
TOTAL AREA	2032.00 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.	11/09/2026	DP SITEPLAN	A.R.
02.	18/09/2026	REVISIONS	M.C.
03.			
04.			

PROJECT NAME AND ADDRESS:
317 – 18 Avenue NW
Calgary, Alberta

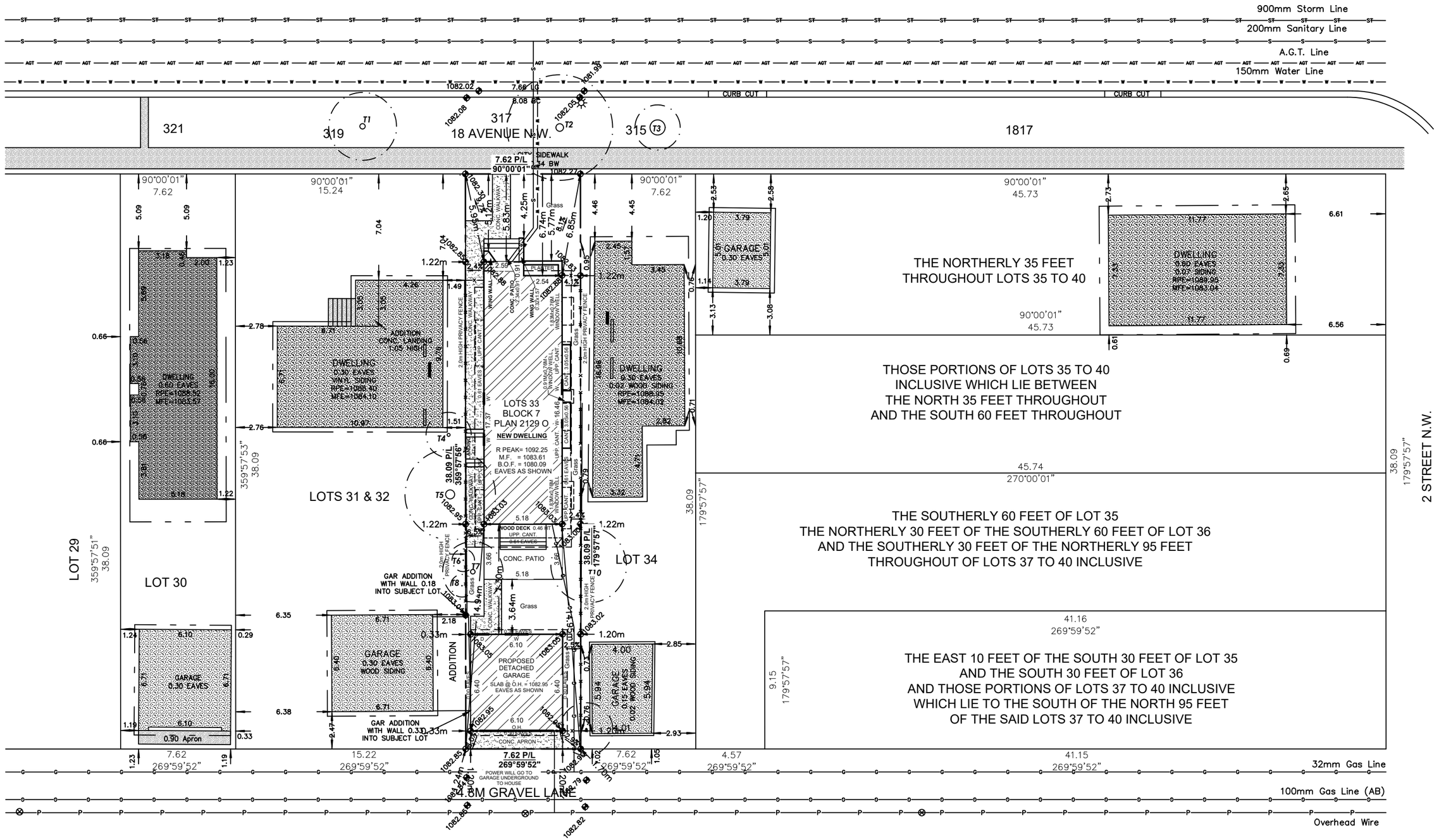
Lots 33
Block 7
Plan 2129 0

PROJECT: SINGLE DETACHED

SCALE: AS SHOWN

DATE: SEP 11, 2026

DIVISION S NUMBER 02



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	11/09/2026	DP SITEPLAN	A.R.
02.	18/09/2026	REVISIONS	M.C.
03.			
04.			

PROJECT NAME AND ADDRESS:
317 – 18 Avenue NW
Calgary, Alberta

Lots 33
Block 7
Plan 2129 O

PROJECT: SINGLE DETACHED

DATE: SEP 11, 2026

SCALE: 1: 200

DIVISION S NUMBER 03