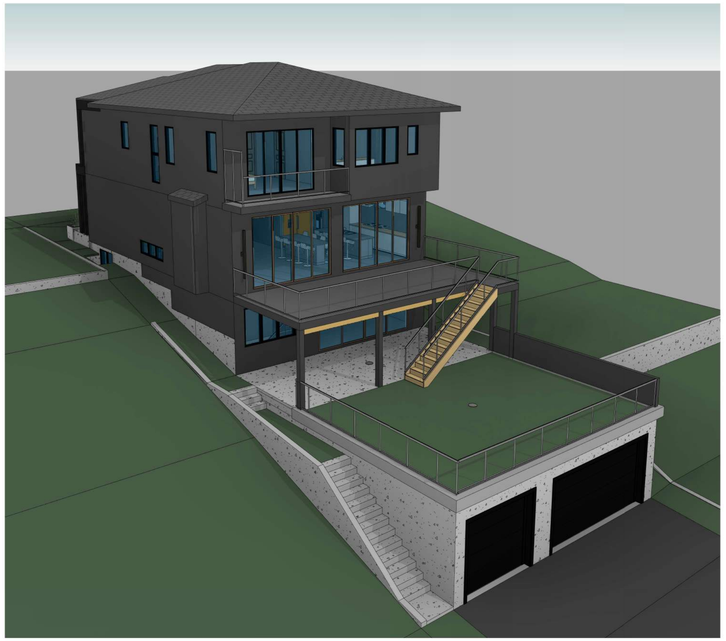
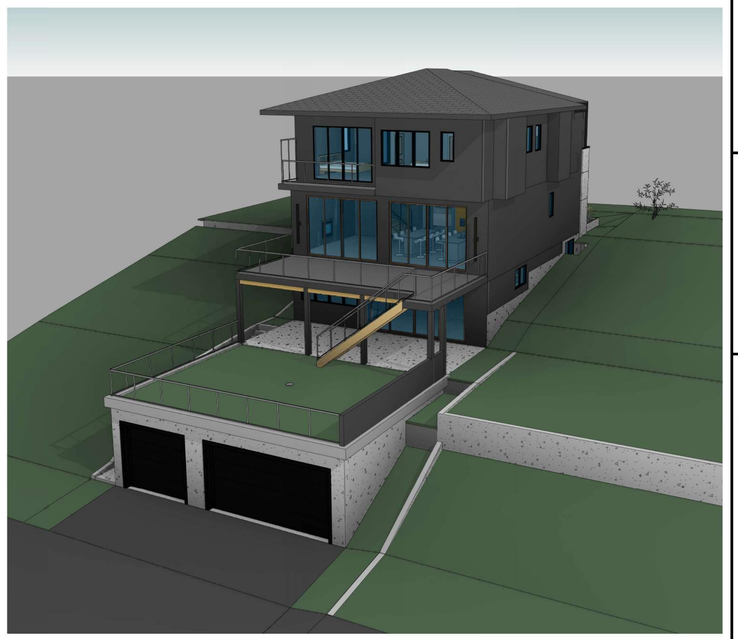










FLOOR AREA

BASEMENT	= 1484.50 SQ. FT.
GARAGE	= 1541.33 SQ. FT.
MAIN	= 1495.50 SQ. FT.
UPPER	= 1527.09 SQ. FT.
TOTAL	= 3022.59 SQ. FT.

LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan & Garage Plan
A-1.2	Main & Upper Floor Plan
A-1.3	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
1021 - Drury Avenue NE
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
#437-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
26	154	8150 AN

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/09/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-10-08 7:03:54 AM

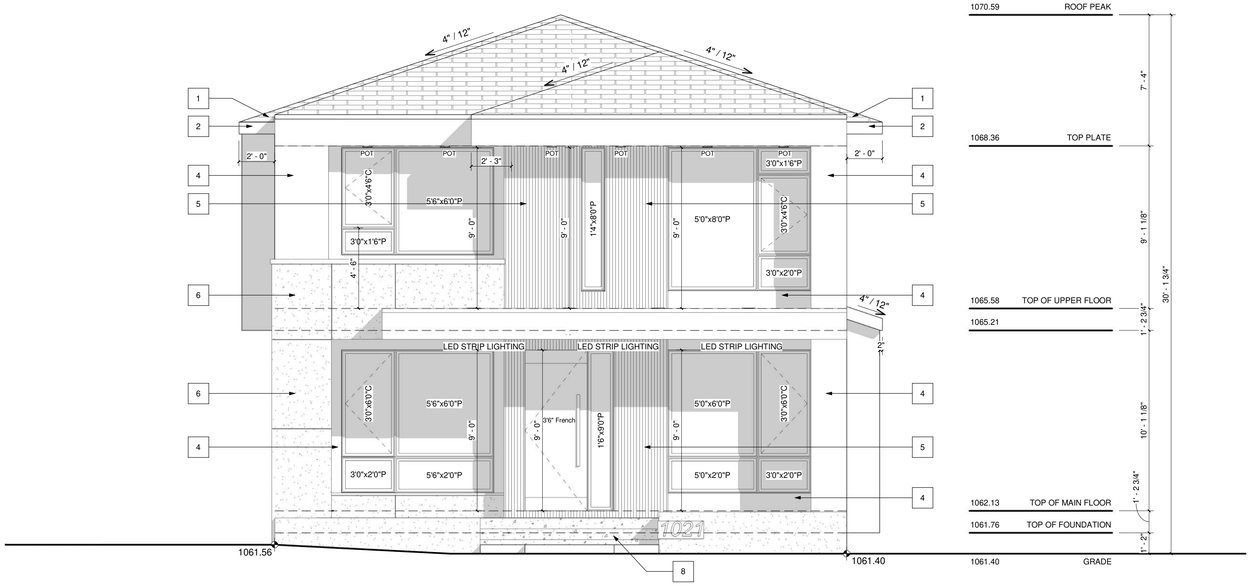
SCALE:

PAGE: **A-0.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES AS SPEC'D	4	STUCCO FINISH AS SPEC'D	7	CONC. PARGING
2	ALUMNIMUM FASCIA AS SPEC'D	5	WOOD SLAT FINISH AS SPEC'D	8	CAST IN PLACE CONC.
3	WOOD GRAIN SOFFIT	6	STONE CLADDING AS SPEC'D	9	TORCH ON ROOF AS SPEC'D

CONTEXTUAL MAX. HEIGHT PLANE **1071.365**

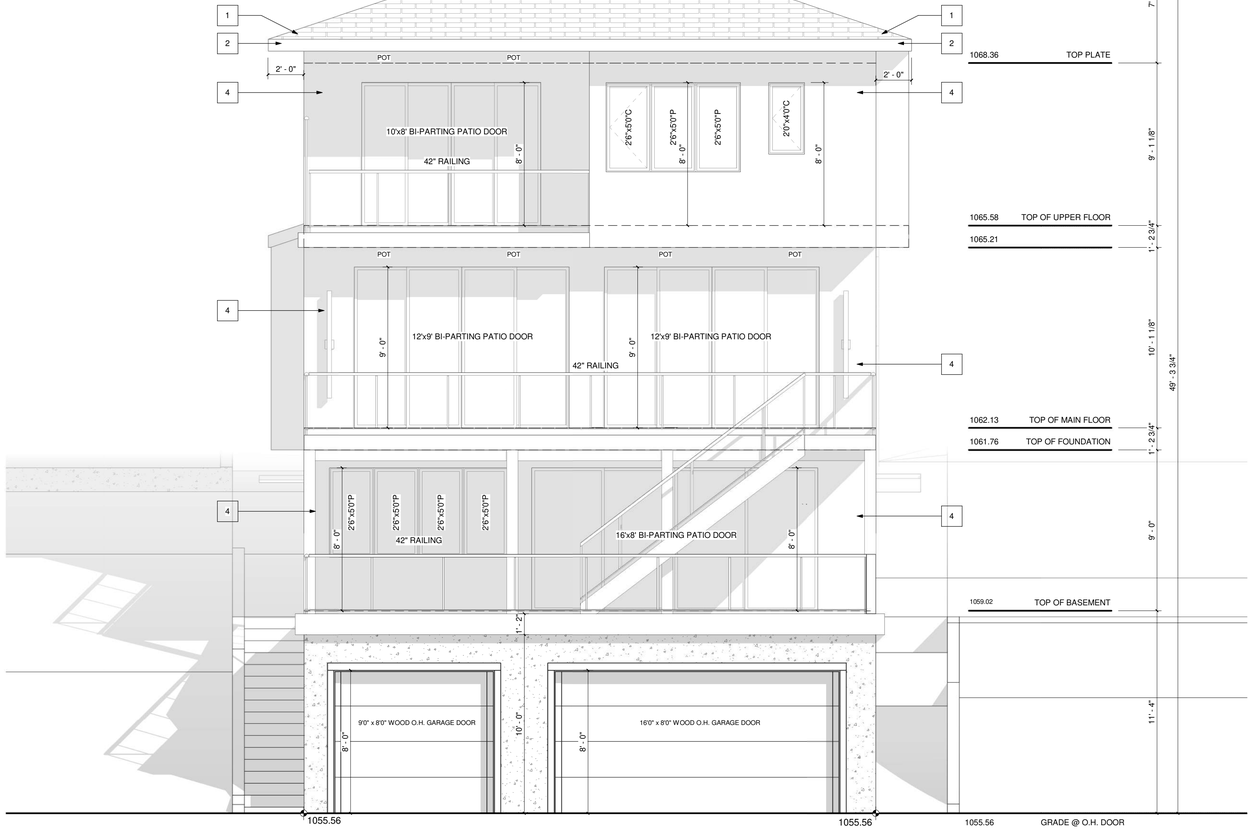


VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

1	ASPHALT SHINGLES AS SPEC'D	4	STUCCO FINISH AS SPEC'D	7	CONC. PARGING
2	ALUMNIMUM FASCIA AS SPEC'D	5	WOOD SLAT FINISH AS SPEC'D	8	CAST IN PLACE CONC.
3	WOOD GRAIN SOFFIT	6	STONE CLADDING AS SPEC'D	9	TORCH ON ROOF AS SPEC'D



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: 1/4" = 1'-0"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
1021 - Drury Avenue NE
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
#437-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
26	154	8150 AN

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/09/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
PRINTED:	2026-10-08 7:04:01 AM
SCALE:	1/4" = 1'-0"

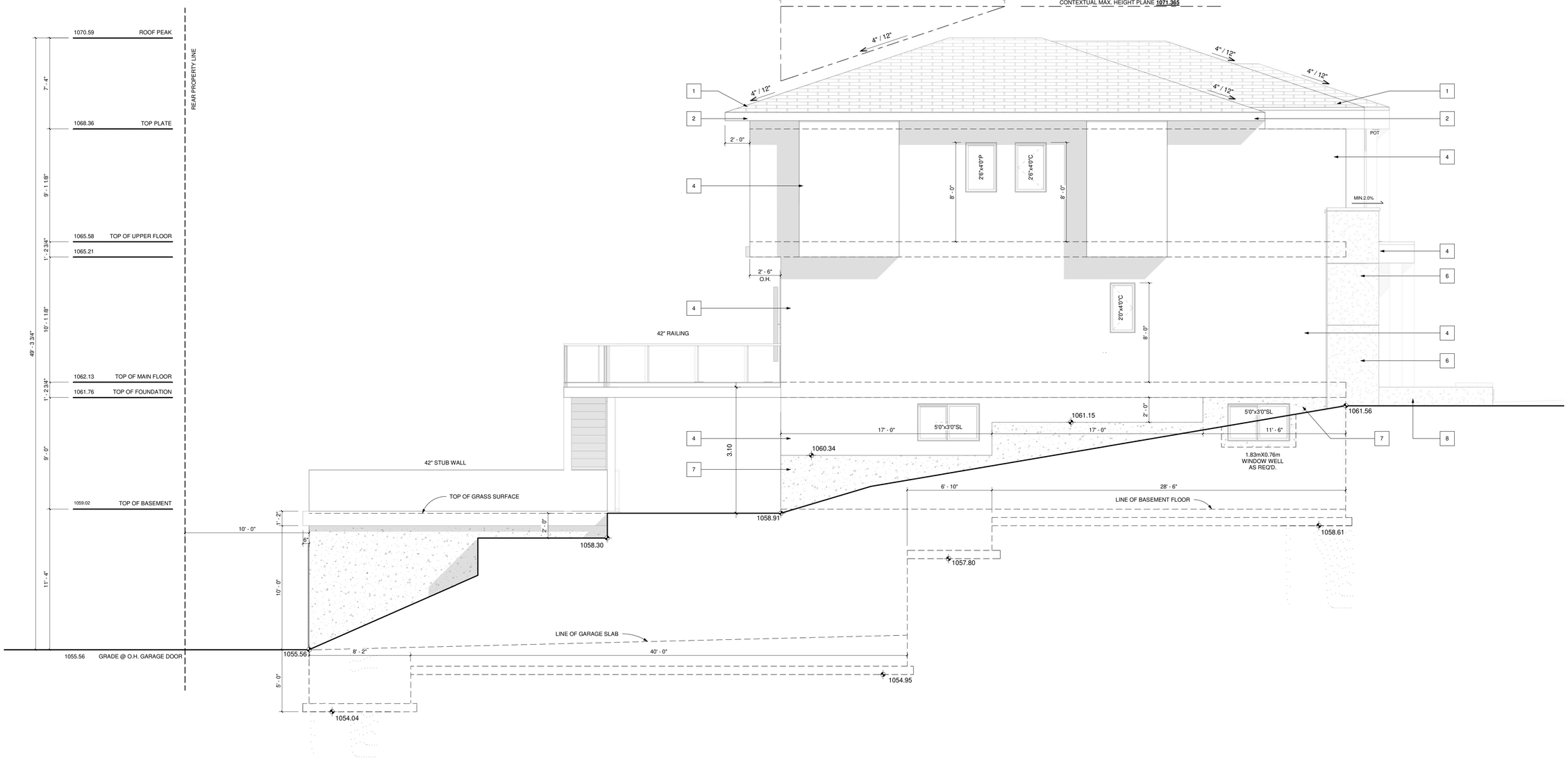
PAGE: **A-2.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES AS SPEC'D	4	STUCCO FINISH AS SPEC'D	7	CONC. PARGING
2	ALUMNIMUM FASCIA AS SPEC'D	5	WOOD SLAT FINISH AS SPEC'D	8	CAST IN PLACE CONC.
3	WOOD GRAIN SOFFIT	6	STONE CLADDING AS SPEC'D	9	TORCH ON ROOF AS SPEC'D

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)

WINDOW CALCULATION @1.21m
WALL AREA = 1220.87 SQ. FT.
WINDOW AREA = 52.38 SQ. FT.
TOTAL: 52.38/1220.87 = 4.29%



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
1021 - Drury Avenue NE
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
#437-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
26	154	8150 AN

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/09/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
PRINTED:	2026-10-08 7:04:03 AM
SCALE:	1/4" = 1'-0"

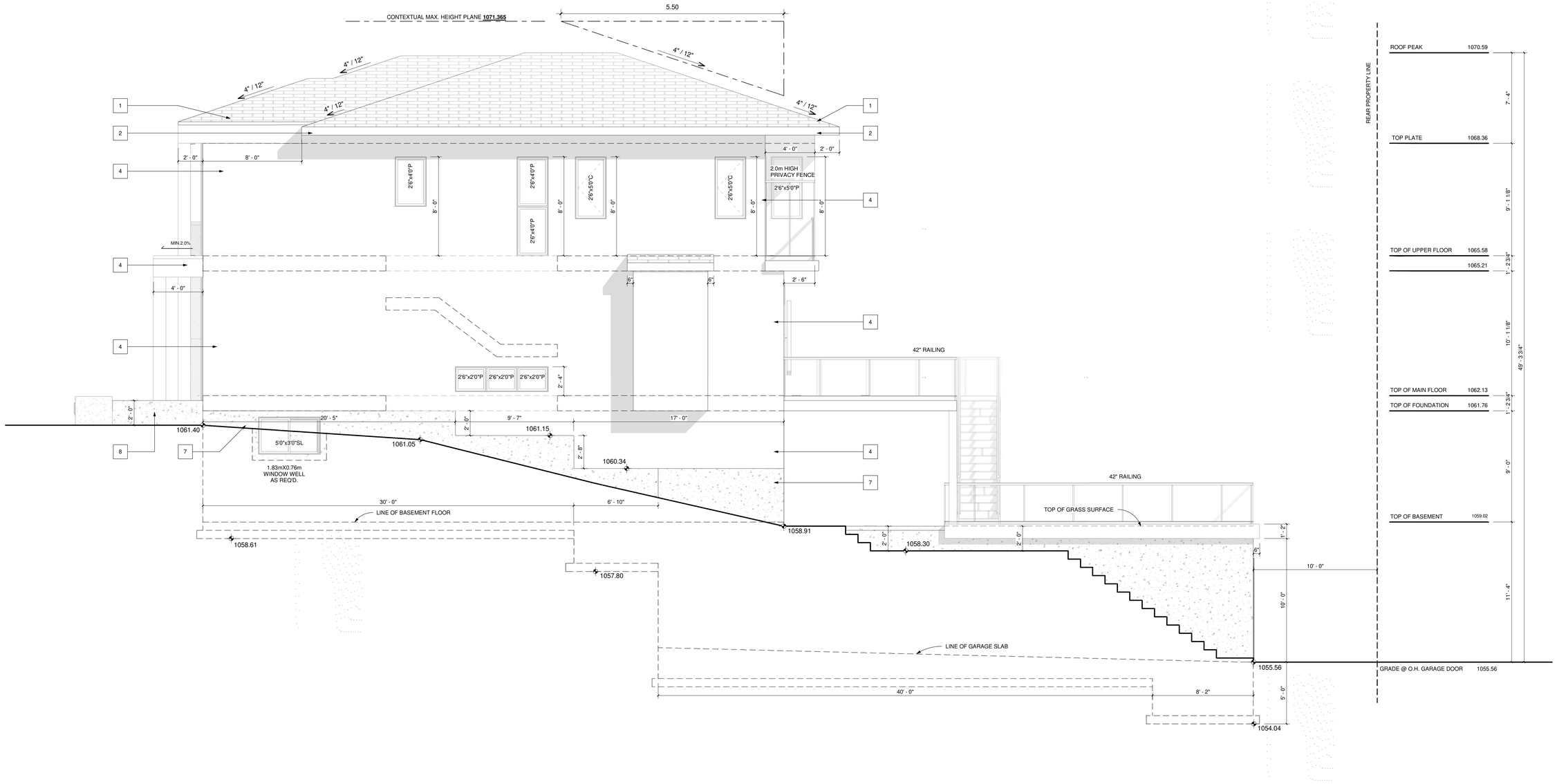
PAGE: **A-2.1**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES AS SPEC'D	4	STUCCO FINISH AS SPEC'D	7	CONC. PARGING
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-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)

WINDOW CALCULATION @1.21m
WALL AREA = 1207.04 SQ. FT.
WINDOW AREA = 79.45 SQ. FT.
TOTAL: 79.45/1207.04 = 6.58%



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
1021 - Drury Avenue NE
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
#437-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
26	154	8150 AN

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/09/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-10-08 7:04:04 AM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.2**

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:

Lot 26
Block 154
Plan 8150 AN

MUNICIPAL ADDRESS:

1021 – DRURY AVENUE N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 432.013 SQ M
HOUSE: 137.915 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 1.022 SQ M
WING WALL: 1.068 SQ M
PORTION OF GARAGE: 53.512 SQ M

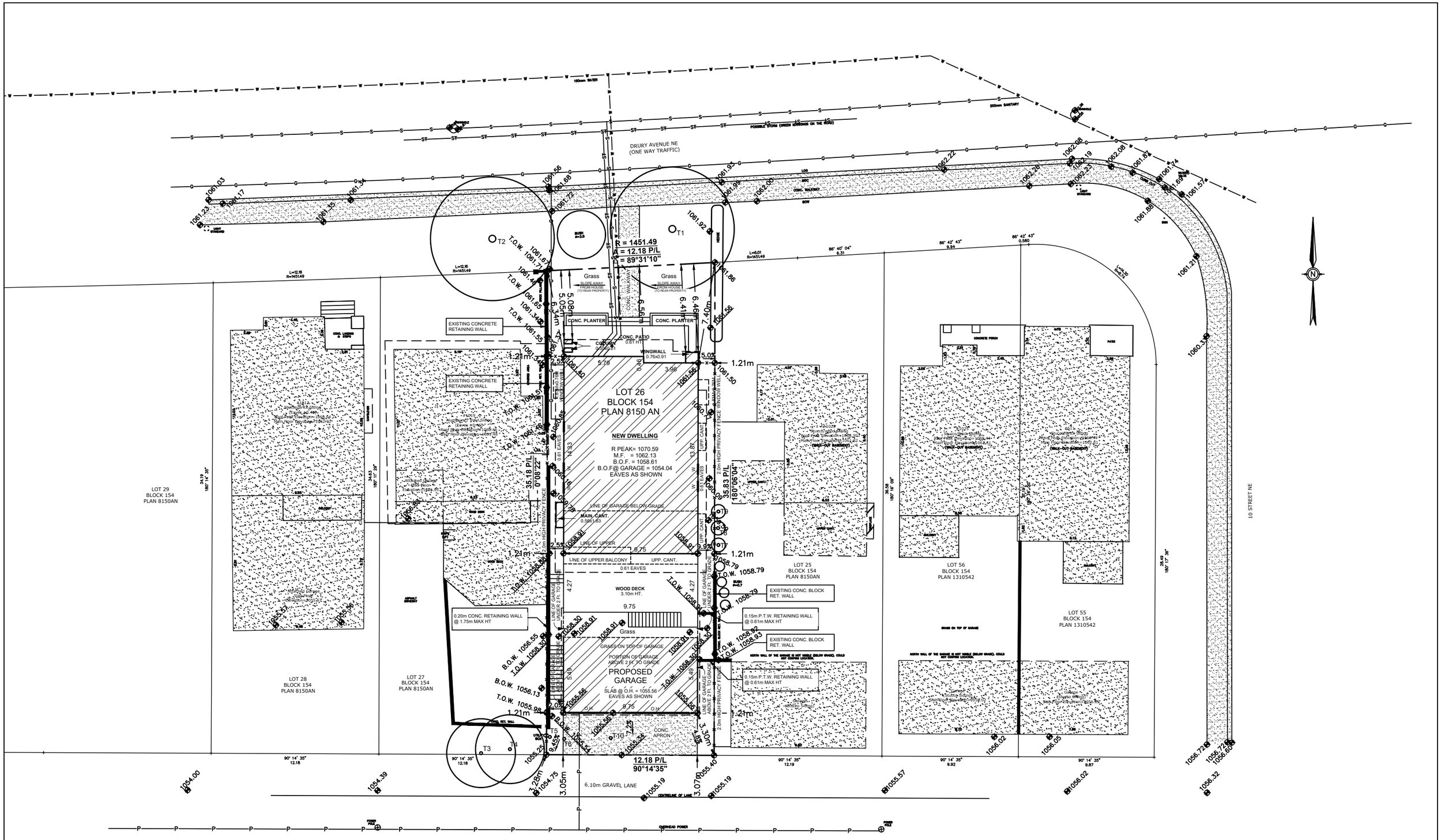
TOTAL: 193.517/432.013
= 44.79%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/09/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1021 DRURY AVE. NE
Calgary, Alberta
Lot 26
Block 154
Plan 8150 AN

PROJECT: SINGLE DETACHED
SCALE: 1: 200
DATE: SEPT 24, 2026
DIVISION: S NUMBER: 01

SITE PLAN
SCALE: 1: 200



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/09/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1021 DRURY AVE. NE
Calgary, Alberta
Lot 26
Block 154
Plan 8150 AN

PROJECT: SINGLE DETACHED

DATE: SEPT 24, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03