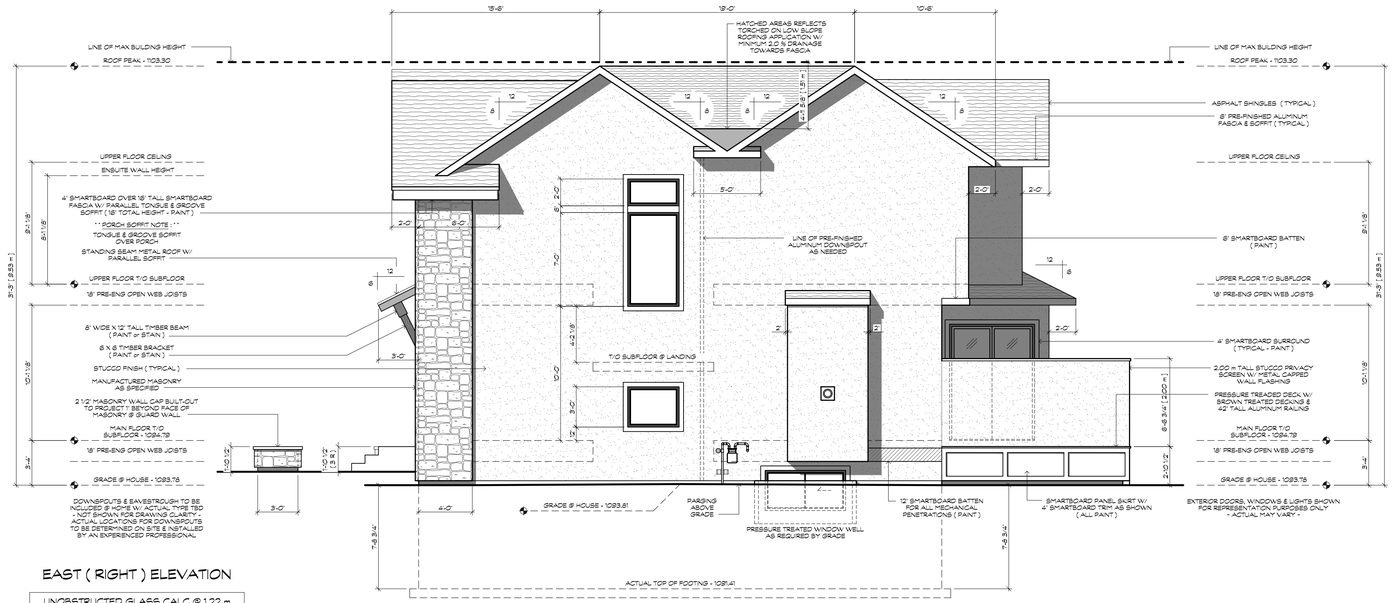


SOUTH (FRONT) ELEVATION



EAST (RIGHT) ELEVATION

UNOBSTRUCTED GLASS CALC @ 1.22 m	
TOTAL WALL AREA	1100.52 SQ.FT.
TOTAL WALL AREA @ 1.22 m	1030.58 SQ.FT.
MAX ALLOWABLE GLASS (7.00 %)	72.14 SQ.FT.
GLAZING ROUGH OPENING AREA	71.40 SQ.FT.

EXTERIOR COLOURS :

ROOF
TYPE : ASPHALT SHINGLES — COLOUR : DUAL BLACK
TYPE : METAL — COLOUR : BLACK

EXTERIOR WALLS
TYPE : STUCCO — COLOUR : BM PALE OAK OC-20

MASONRY
TYPE : STONE — COLOUR : TUMBLED INDIANA LIMESTONE

TRIM & MILLWORK DETAILS
TYPE : SMARTBOARD — COLOUR : BM PALE OAK OC-20
TYPE : LIMESTONE — COLOUR : TO MATCH STONE

FASCIA & EAVESTROUGH
TYPE : SMARTBOARD — COLOUR : CHARCOAL
TYPE : ALUMINUM — COLOUR : CHARCOAL

SOFFIT
TYPE : PRE-FIN. ALUMINUM — COLOUR : CHARCOAL
TYPE : TONGUE & GROOVE — COLOUR : NATURAL CEDAR

FRONT DOOR
TYPE : T B D — COLOUR : WALNUT

WINDOWS
TYPE : VINYL — COLOUR : BLACK

WINDOW GRILLS
TYPE : AS PER ELEVATIONS — COLOUR : BLACK

REAR DOOR
TYPE : VINYL — COLOUR : BLACK

GARAGE DOOR (IF APPLICABLE - SEE DETACHED GARAGE)
COLOUR : TO MATCH TRIM COLOUR

RAILINGS
TYPE : ALUMINUM — COLOUR : BLACK

CHIMNEY CAP
TYPE : N / A — COLOUR : N / A

WINDOW FENESTRATION INFORMATION & U-VALUE KEY

PRODUCT HEIGHT	10 m.
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1200 pa
MINIMUM NEGATIVE DESIGN PRESSURE	1200 pa
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	280 pa
MINIMUM CANADIAN AIR INFILTRATION / EXFILTRATION	A2 pa

* AS PER NORTH AMERICAN FENESTRATION STANDARD (NAFS)

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PROJECT ADDRESS :

1724 49 AVENUE S.W.

CALGARY, ALBERTA
COMMUNITY OF ALTADORE

LEGAL ADDRESS :

LOT : 11 & 12 BLOCK : 7 PLAN : 5770AJ

REVISIONS DESCRIPTION & DATE :

- DEVMENT PERMIT SUBMISSION OCT 14, 2026

DRAWING STAGE :

DEVELOPMENT PERMIT SUBMISSION

- NOT FOR CONSTRUCTION -
DRAWINGS REMAIN SUBJECT TO ONGOING INCREMENTAL REVIEW / REVISIONS HOWEVER SUBSTANTIALLY COMPLETE

SQUARE FOOTAGES :

MAIN FLOOR PLAN	1754
UPPER FLOOR PLAN	1660
THIRD FLOOR PLAN / LOFT	N / A
TOTAL ABOVE GRADE	3414
BASEMENT DEVELOPMENT	1500
GARAGE AREA	744

DRAWING DATE :

OCTOBER 14, 2026

DRAWING SCALE :

3 / 16" = 1 - 0"

PAGE / SHEET :

1 / 5



NORTH (REAR) ELEVATION

EXTERIOR COLOURS :

ROOF
TYPE : ASPHALT SHINGLES — COLOUR : DUAL BLACK
TYPE : METAL — COLOUR : BLACK

EXTERIOR WALLS
TYPE : STUCCO — COLOUR : BM PALE OAK OC-20

MASONRY
TYPE : STONE — COLOUR : TUMBLED INDIANA LIMESTONE

TRIM & MILLWORK DETAILS
TYPE : SMARTBOARD — COLOUR : BM PALE OAK OC-20
TYPE : LIMESTONE — COLOUR : TO MATCH STONE

FASCIA & EAVESTROUGH
TYPE : SMARTBOARD — COLOUR : CHARCOAL
TYPE : ALUMINUM — COLOUR : CHARCOAL

SOFFIT
TYPE : PRE-FIN. ALUMINUM — COLOUR : CHARCOAL
TYPE : TONGUE & GROOVE — COLOUR : NATURAL CEDAR

FRONT DOOR
TYPE : T B D — COLOUR : WALNUT

WINDOWS
TYPE : VINYL — COLOUR : BLACK

WINDOW GRILLS
TYPE : AS PER ELEVATIONS — COLOUR : BLACK

REAR DOOR
TYPE : VINYL — COLOUR : BLACK

GARAGE DOOR (IF APPLICABLE - SEE DETACHED GARAGE)
COLOUR : TO MATCH TRIM COLOUR

RAILINGS
TYPE : ALUMINUM — COLOUR : BLACK

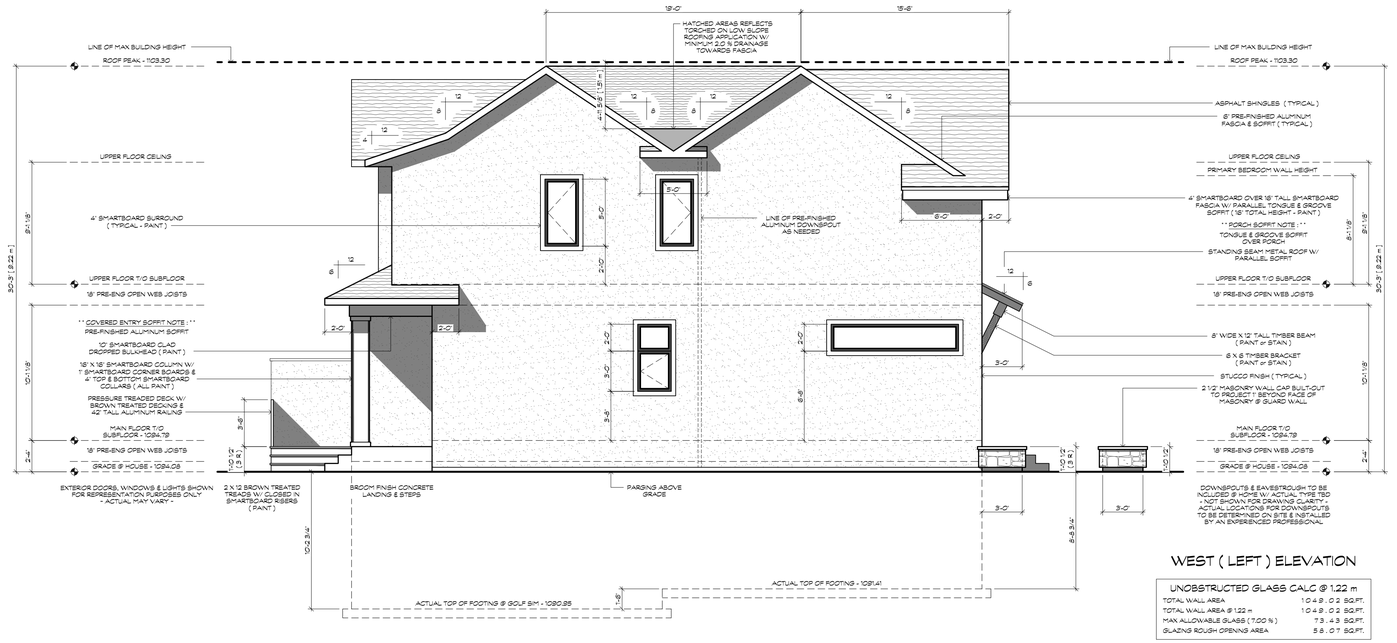
CHIMNEY CAP
TYPE : N / A — COLOUR : N / A

WINDOW FENESTRATION INFORMATION & U-VALUE KEY

PRODUCT HEIGHT	10' n.
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1200 pa
MINIMUM NEGATIVE DESIGN PRESSURE	1200 pa
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	280 pa
MINIMUM CANADIAN AIR INFILTRATION / EXFILTRATION	A2 pa

* AS PER NORTH AMERICAN FENESTRATION STANDARD (NAFS)

WINDOW or SKYLIGHT SIZE AS PER PLAN (TYPICAL)
MAXIMUM or BETTER U-VALUE (F) :
WINDOWS & DOORS = 1.6
SKYLIGHTS = 2.7



WEST (LEFT) ELEVATION

UNOBSTRUCTED GLASS CALC @ 1.22 m

TOTAL WALL AREA	1049.02 SQ.FT.
TOTAL WALL AREA @ 1.22 m	1049.02 SQ.FT.
MAX ALLOWABLE GLASS (7.00 %)	73.43 SQ.FT.
GLAZING ROUGH OPENING AREA	58.07 SQ.FT.

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THIRD FLOOR PLAN / LOFT	N / A
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BASEMENT DEVELOPMENT	1500
GARAGE AREA	744

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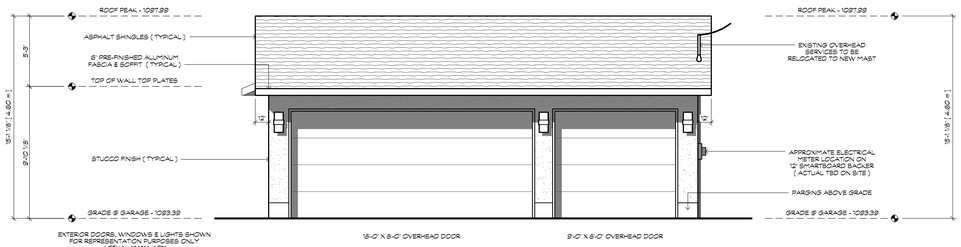
OCTOBER 14, 2026

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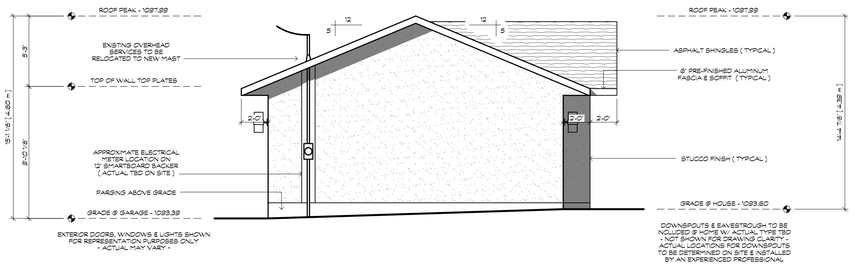
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PAGE / SHEET :

2 / 5



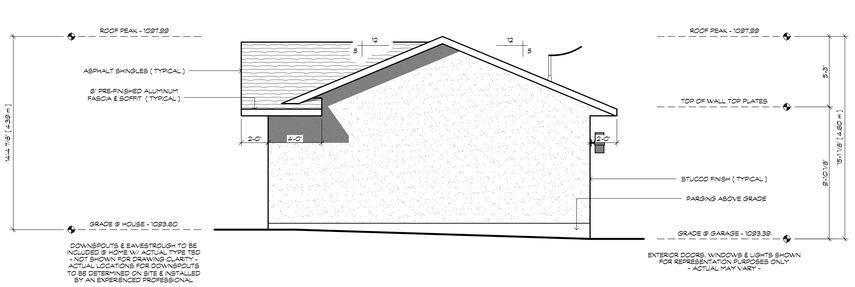
NORTH (FRONT) ELEVATION



WEST (RIGHT) ELEVATION



SOUTH (REAR) ELEVATION



EAST (LEFT) ELEVATION



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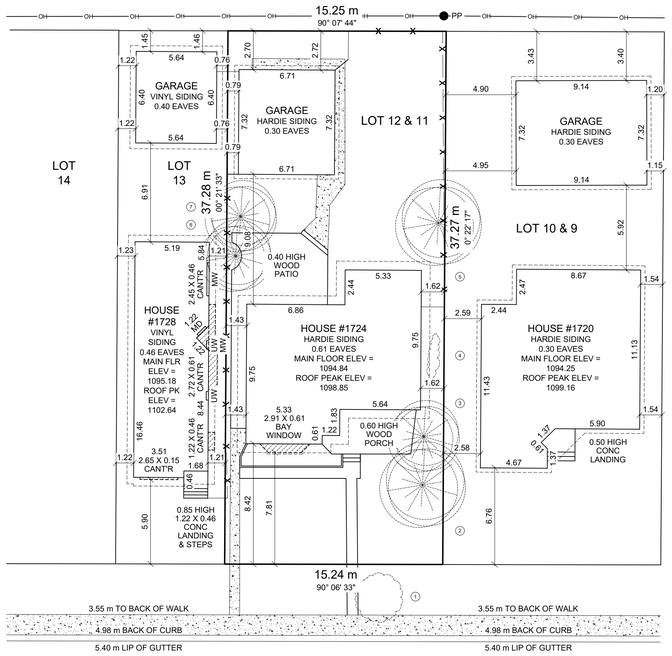
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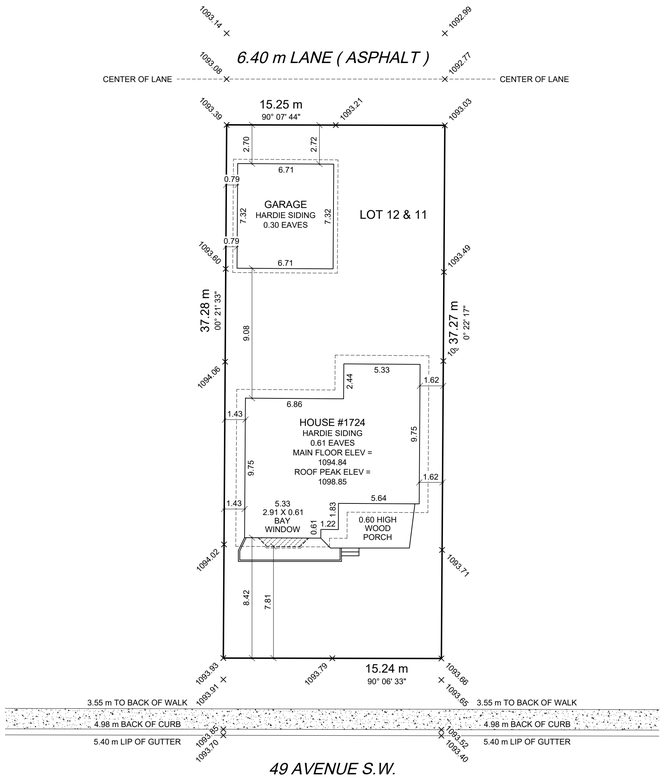
EXISTING BLOCK & SITE PLAN

SCALE = 1 : 200



EXISTING BUILDING GRADE PLAN

SCALE = 1 : 200



PROPOSED PARCEL COVERAGE CALCULATIONS:		
TOTAL PARCEL AREA	568.00	m²
MAXIMUM ALLOWABLE PARCEL COVERAGE : 45 %	255.60	m²
HOUSE FOOTPRINT INC. PROJECTIONS LESS THAN 2.4M ABOVE GRADE	119.13	m²
GARAGE FOOTPRINT TOTAL (MAX 75 SQ.M.)	49.12	m²
TOTAL COMBINED FOOTPRINT COVERAGE	168.25	m²
TOTAL PARCEL COVERAGE	29.62	%

CONTEXTUAL BUILDING SETBACK CALCULATIONS:		
BULDING SETBACK FROM FRONT PROPERTY LINE	4.83	m
BULDING SETBACK FROM SIDE PROPERTY LINE	1.20	m
MAX CONTENTUAL BUILDING DEPTH FROM FRONT PROPERTY LINE	28.19	m
MAX BUILDING HEIGHT	1103.39	m

TREE TABLE (m)

TREE	DIA	SPREAD	HEIGHT	TYPE	STATUS
1	MULTI	1.60	2.00	BUSH	EXISTING
2	0.85	6.00	15.00	CONIFEROUS	EXISTING
3	0.40	5.00	15.00	CONIFEROUS	EXISTING
4	MULTI	0.50	3.00	BUSH	EXISTING
5	0.80	6.00	15.00	CONIFEROUS	EXISTING
6	0.50	5.00	16.00	CONIFEROUS	EXISTING
7	0.50	5.00	16.00	CONIFEROUS	EXISTING

MISCELLANEOUS NOTES

LEGEND & ABBREVIATIONS :

• PROPERTY LINE	OR	• CONCRETE	
• GAS LINE	G	• FIRE HYDRANT	
• UNDERGROUND ELECTRIC		• LIGHT STANDARD	
• OVERHEAD POWER LINES	OH		
• SANITARY SEWER	S	• POWER POLE	PP
• STORM SEWER			
• TELUS LINE		• WATER VALVE	
• WATER LINE	W		
• FENCE	X	• BUSH	
• MAIN FLOOR DOOR	MD		
• UPPER FLOOR DOOR	UD	• CONIFEROUS TREE	
• BASEMENT WINDOW	BW		
• MAIN FLOOR WINDOW	MW		
• UPPER FLOOR WINDOW	UW	• DECIDUOUS TREE	
• OVERHEAD GARAGE DOOR	OHGD		
• WINDOW WELL	WW		
• EXISTING CURB CUT	CC		

SURVEYOR NOTES :

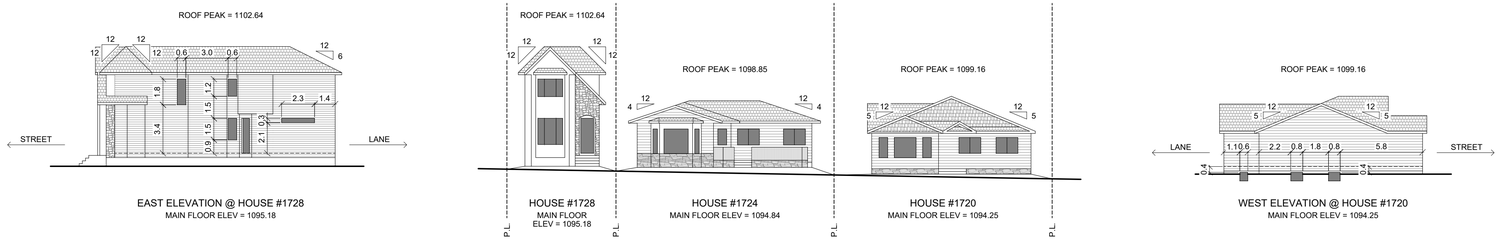
- DISTANCES ARE SHOWN IN METERS & DECIMALS THEREOF.
- ELEVATIONS ARE GEODETIC AND DERIVED FROM :
  ASCM 163246 ELEVATION = 1080.368
- TO OBTAIN ACTUAL ELEVATION ADD 0000 TO SPOT ELEVATIONS.
- SURVEY WAS PERFORMED ON :
  JULY 27, 2026
- ALL UNDERGROUND UTILITIES WERE PLOTTED FROM CITY OF CALGARY BLOCK PROFILE PLANS. PRIOR TO DIGGING, UNDERGROUND LINES MUST BE LOCATED.
- DEEP UTILITIES ARE NOT PLOTTED TO SCALE.

GENERAL PLOT PLAN NOTES :

- ALL MEASUREMENTS ARE IN METERS @ 1:200 SCALE UNLESS NOTED OTHERWISE
- FINAL NUMBER OF RISERS AND GRADES MAY VARY AS PER SITE CONDITIONS AND ARE TO BE CONFIRMED ON SITE PRIOR TO FABRICATION
- CONTRACTOR TO CONFIRM ALL DIMENSIONS & SERVICES PRIOR TO BEGINNING OF WORK
- ALL DISCREPANCIES TO BE REPORTED PRIOR TO THE BUILDER / DESIGNER PRIOR TO CONSTRUCTION START
- STREET LAMPS, SITE FURNTURE, ETC. ARE SHOWN FOR REPRESENTATION PURPOSES ONLY ACTUAL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- BEARING CERTIFICATE REQUIRED
- PLUMBER TO ENSURE THAT THE SEWER PIPE BE LOCATED & INSTALLED WITH A MINIMUM 2% GRADE TO THE SERVICE INVERT OR SANITARY FIELD
- IF A SUMP PUMP IS REQUIRED THAN IT IS TO BE LOCATED & INSTALLED WITHIN THE MECHANICAL ROOM @ THE HOUSE
- DRIVEWAY & SIDEWALK SQ.FT. BREAKDOWN :
  - SIDEWALK TO FRONT STEP ..... N / A SQ.M.
  - DRIVEWAY TO BACK OF CURB ..... N / A SQ.M.
  - MISCELLANEOUS FLAT WORK ..... N / A SQ.M.
- EXISTING ELEVATIONS ARE METRIC AND ARE SHOWN AS THUS ..... +100.00
- NEW ELEVATIONS ARE METRIC AND ARE SHOWN AS THUS 100.00
- PROPOSED NEW PLANTING ONLY - FINAL PLACEMENT @ BUILDER'S / OWNER'S DISCRETION
- ADDITIONAL PLANTING AS REQUIRED TO COMPLY WITH THE CITY OF CALGARY BYLAWS
- PLANTING TO BE COMPLETE WITHIN THE RESPECTIVE SUBJECT SITE
- DO NOT SCALE DRAWING

STREETSCAPE & PROFILES

SCALE = 1 : 200



FENCE DETAILS

SCALE = N.T.S.



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PROJECT ADDRESS :

1724 49 AVENUE S.W.

CALGARY, ALBERTA
COMMUNITY OF ALTADORE

LEGAL ADDRESS :

LOT : 11 & 12 BLOCK : 7 PLAN : 5770AJ

REVISIONS DESCRIPTION & DATE :

- DEVMENT PERMIT SUBMISSION OCT 14, 2026

SURVEYOR :

ARC SURVEYS LTD.
202 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Phone : (403) 277-1272
www.arcsurveys.ca

DRAWING STAGE :

DEVELOPMENT PERMIT SUBMISSION

- NOT FOR CONSTRUCTION -

DRAWINGS REMAIN SUBJECT TO ONGOING INCREMENTAL REVIEW / REVISIONS HOWEVER SUBSTANTIALLY COMPLETE

SQUARE FOOTAGES :

MAIN FLOOR PLAN	1754
UPPER FLOOR PLAN	1660
THIRD FLOOR PLAN / LOFT	N/A
TOTAL ABOVE GRADE	3414
BASEMENT DEVELOPMENT	1500
GARAGE AREA	744

DRAWING DATE :

OCTOBER 14, 2026

DRAWING SCALE :

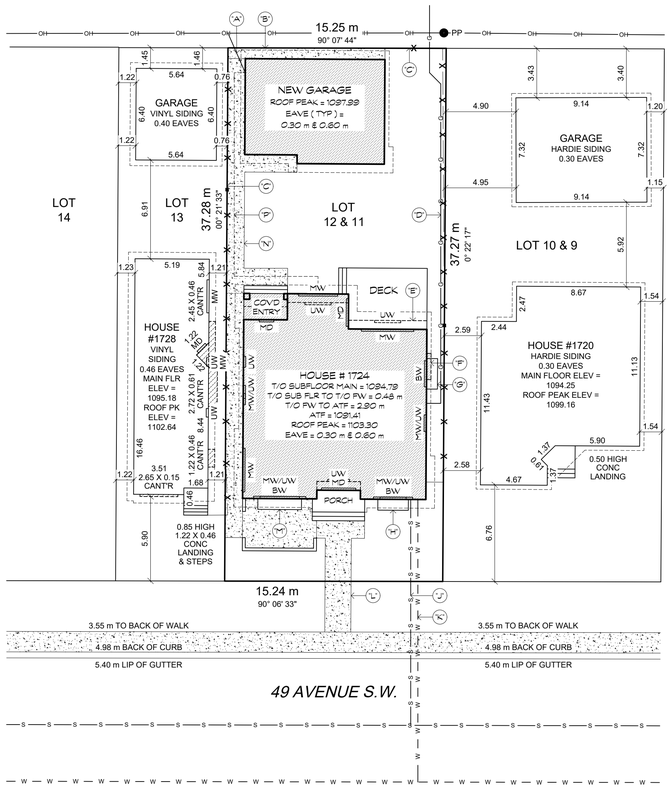
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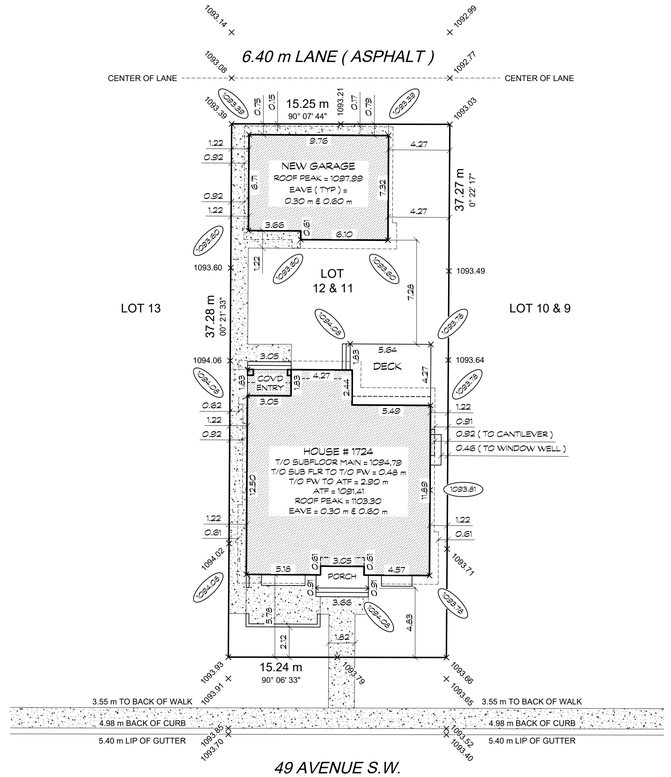
NEW BLOCK & SITE PLAN

SCALE = 1 : 200



NEW BUILDING GRADE PLAN

SCALE = 1 : 200



HATCHED AREA THUS REFLECTS AREA INCLUDED @ HOME FOR LOT COVERAGE CALCULATION

PROPOSED PARCEL COVERAGE CALCULATIONS:		
TOTAL PARCEL AREA	588.00	m²
MAXIMUM ALLOWABLE PARCEL COVERAGE : 45 %	256.60	m²
HOUSE FOOTPRINT INC. PROJECTIONS LESS THAN 2.4M ABOVE GRADE	168.72	m²
GARAGE FOOTPRINT TOTAL (MAX 75 SQ.M.)	69.12	m²
TOTAL COMBINED FOOTPRINT COVERAGE	237.84	m²
TOTAL PARCEL COVERAGE	41.87	%

CONTEXTUAL BUILDING SETBACK CALCULATIONS:		
BULDING SETBACK FROM FRONT PROPERTY LINE	4.83	m
BULDING SETBACK FROM SIDE PROPERTY LINE	1.20	m
MAX CONTENTUAL BUILDING DEPTH FROM FRONT PROPERTY LINE	26.19	m
MAX BUILDING HEIGHT	1103.39	m

TREE TABLE (m)					
TREE	DIA	SPREAD	HEIGHT	TYPE	STATUS
1	MULTI	1.80	2.00	BUSH	REMOVED
2	0.55	6.00	15.00	CONIFEROUS	REMOVED
3	0.40	5.00	15.00	CONIFEROUS	REMOVED
4	MULTI	0.50	3.00	BUSH	REMOVED
5	0.60	6.00	15.00	CONIFEROUS	REMOVED
6	0.50	5.00	16.00	CONIFEROUS	REMOVED
7	0.50	5.00	16.00	CONIFEROUS	REMOVED

MISCELLANEOUS NOTES	
A	NEW OVERHEAD POWER TO NEW MAST @ GARAGE
B	BROOM FINISH CONCRETE APRON
C	NEW 1.80 WOOD FENCE (TO MATCH EXISTING)
D	APPROXIMATE LOCATION OF NEW GAS LINE (TBD ON SITE)
E	5.48 X 0.61 UPPER FLOOR CANTILEVER
F	0.30 X 1.83 MAIN FLOOR FIREPLACE CANTILEVER
G	0.78 X 2.13 PRESSURE TREATED WINDOW WELL
H	2.13 X 0.78 PRESSURE TREATED WINDOW WELL
J	APPROXIMATE LOCATION OF NEW SEWER LINE
K	APPROXIMATE LOCATION OF NEW WATER LINE
L	BROOM FINISH CONCRETE WALKWAY
M	3.05 X 0.76 PRESSURE TREATED WINDOW WELL
N	BROOM FINISH CONCRETE WALKWAY
P	RELOCATE NEW SERVICES BELOW GRADE BETWEEN HOUSE & MAST

LEGEND & ABBREVIATIONS :

• PROPERTY LINE	OR	• CONCRETE	
• GAS LINE	G	• FIRE HYDRANT	
• UNDERGROUND ELECTRIC		• LIGHT STANDARD	
• OVERHEAD POWER LINES	OH	• POWER POLE	PP
• SANITARY SEWER	S	• WATER VALVE	
• STORM SEWER		• BUSH	
• TELUS LINE		• CONIFEROUS TREE	
• WATER LINE	W	• DECIDUOUS TREE	
• FENCE	X		
• MAIN FLOOR DOOR	MD		
• UPPER FLOOR DOOR	UD		
• BASEMENT WINDOW	BW		
• MAIN FLOOR WINDOW	MW		
• UPPER FLOOR WINDOW	UW		
• OVERHEAD GARAGE DOOR	OHGD		
• WINDOW WELL	WW		
• EXISTING CURB CUT	CC		

SURVEYOR NOTES :

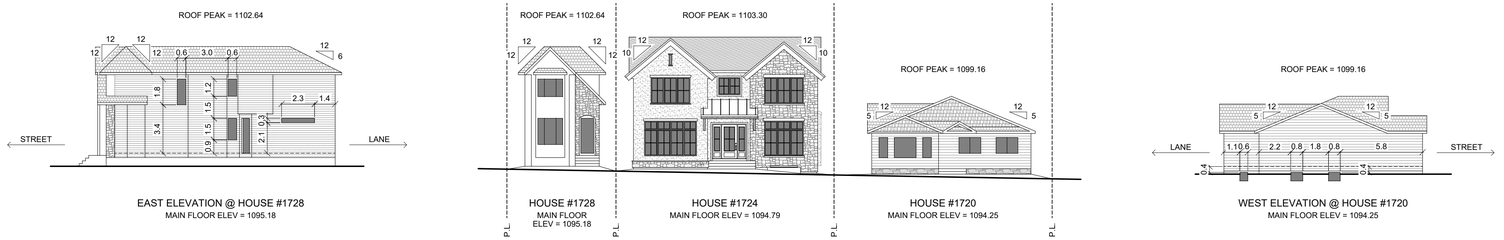
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- DEEP UTILITIES ARE NOT PLOTTED TO SCALE.

GENERAL PLOT PLAN NOTES :

- ALL MEASUREMENTS ARE IN METERS @ 1:200 SCALE UNLESS NOTED OTHERWISE
- FINAL NUMBER OF RISERS AND GRADES MAY VARY AS PER SITE CONDITIONS AND ARE TO BE CONFIRMED ON SITE PRIOR TO FABRICATION
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- IF A SUMP PUMP IS REQUIRED THAN IT IS TO BE LOCATED & INSTALLED WITHIN THE MECHANICAL ROOM @ THE HOUSE
- DRIVEWAY & SIDEWALK SQ.FT. BREAKDOWN :
  - SIDEWALK TO FRONT STEP ..... 16.02 SQ.M.
  - GARAGE APRON ..... 7.51 SQ.M.
  - MISCELLANEOUS FLAT WORK ..... 49.93 SQ.M.
  - PATIO ..... 14.63 SQ.M.
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STREETSCAPE & PROFILES

SCALE = 1 : 200

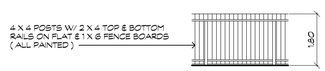


FENCE DETAILS

SCALE = N.T.S.



EXISTING FENCE @ NORTH & EAST PROPERTY LINES OF 1724 49 AVENUE S.W.



EXISTING FENCE @ WEST PROPERTY LINE OF 1724 49 AVENUE S.W.

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www.arcsurveys.ca

DRAWING STAGE :

DEVELOPMENT PERMIT SUBMISSION

- NOT FOR CONSTRUCTION -

DRAWINGS REMAIN SUBJECT TO ONGOING INCREMENTAL REVIEW / REVISIONS HOWEVER SUBSTANTIALLY COMPLETE

SQUARE FOOTAGES :

MAIN FLOOR PLAN	1754
UPPER FLOOR PLAN	1660
THIRD FLOOR PLAN / LOFT	N/A
TOTAL ABOVE GRADE	3414
BASEMENT DEVELOPMENT	1500
GARAGE AREA	744

DRAWING DATE :

OCTOBER 14, 2026

DRAWING SCALE :

AS NOTED

PAGE / SHEET :

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