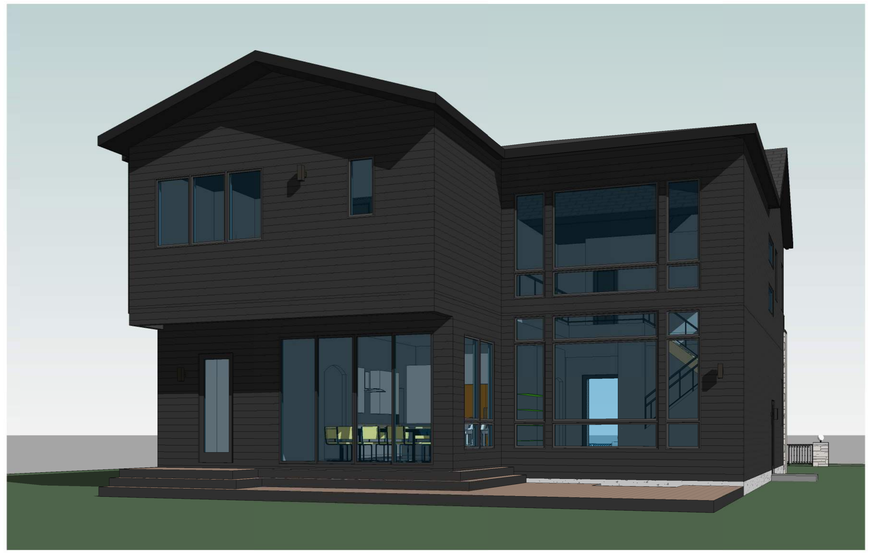




LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevation
A-2.3	Left & Right Elevation
A-4.0	Garage Plans & Elevations
A-4.2	Garage Section

FLOOR AREA

BASEMENT	= 1986.00 SQ. FT.
MAIN	= 1986.00 SQ. FT.
UPPER	= 1611.13 SQ. FT.
TOTAL	**= 3597.13 SQ. FT.**





JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
134 - 7 Ave NW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
438-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
35 & 36	30	4456 R

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/09/26	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:	2026-10-14 8:41:52 AM
SCALE:	

PAGE: **A-0.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLE ROOF
2	ALUMINUM FASCIA - BLACK
3	ALUMINUM SOFFIT - BLACK
4	VERTICAL SIDING - DARK GREY
5	HARDIE BOARD SIDING - DARK GREY
6	STONE CLADDING AS SPEC'D
7	SMARTBOARD & BATTEN TRIM - BLACK
8	CONCRETE PARGING
9	CAST-IN-PLACE CONCRETE
10	BRICK FINISH AS SPEC'D.



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



REAR ELEVATION
SCALE: 1/4" = 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)

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
134 - 7 Ave NW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
438-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
35 & 36	30	4456 R

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/09/26	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: 2026-10-14 8:41:56 AM

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

PAGE: **A-2.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLE ROOF
2	ALUMINUM FASCIA - BLACK
3	ALUMINUM SOFFIT - BLACK
4	VERTICAL SIDING - DARK GREY
5	HARDIE BOARD SIDING - DARK GREY
6	STONE CLADDING AS SPEC'D
7	SMARTBOARD & BATTEN TRIM - BLACK
8	CONCRETE PARGING
9	CAST-IN-PLACE CONCRETE
10	BRICK FINISH AS SPEC'D.

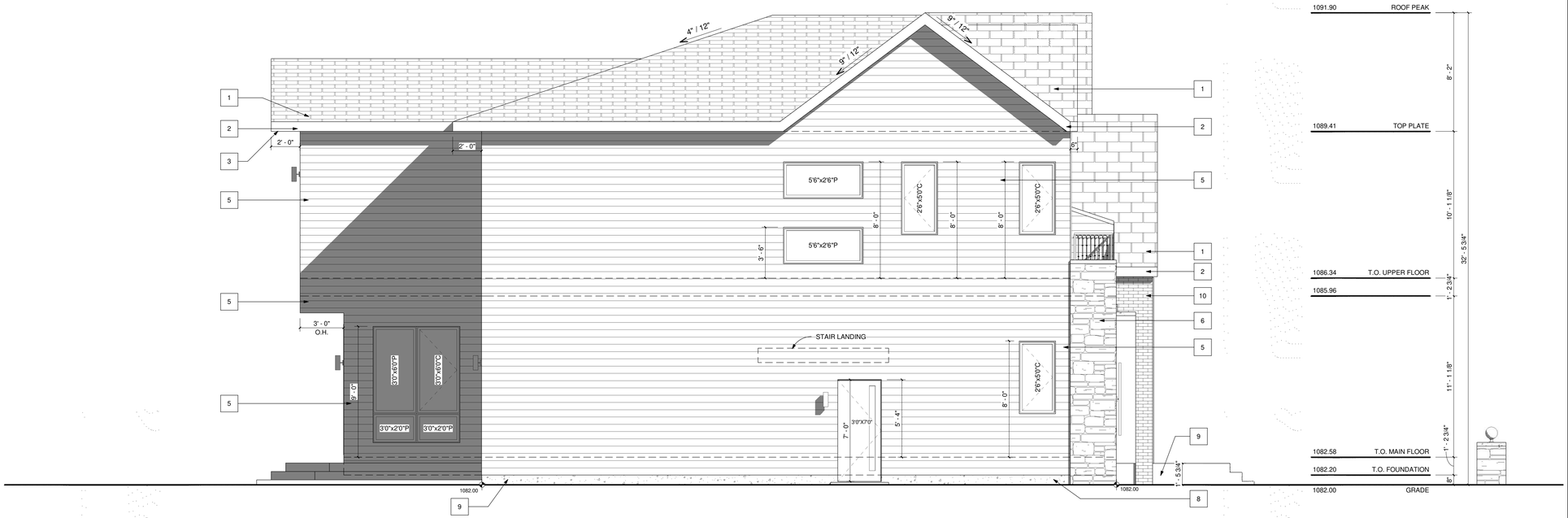
VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION:
@ 6.70m

WALL AREA = 268.44 SQ. FT.
WINDOW AREA = 49.17 SQ. FT.
TOTAL: 49.17/268.44 = **18.32%**

WINDOW CALCULATION:
@ 1.22m

WALL AREA = 1026.16 SQ. FT.
WINDOW AREA = 71.20 SQ. FT.
TOTAL: 71.20/1026.16 = **6.94%**



LEFT ELEVATION
SCALE: 1/4" = 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)

WINDOW CALCULATION:
@ 1.22m

WALL AREA = 1290.40 SQ. FT.
WINDOW AREA = 90.89 SQ. FT.
TOTAL: 90.89/1290.40 = **7.00%**

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
134 - 7 Ave NW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
438-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
35 & 36	30	4456 R

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/09/26	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 & Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

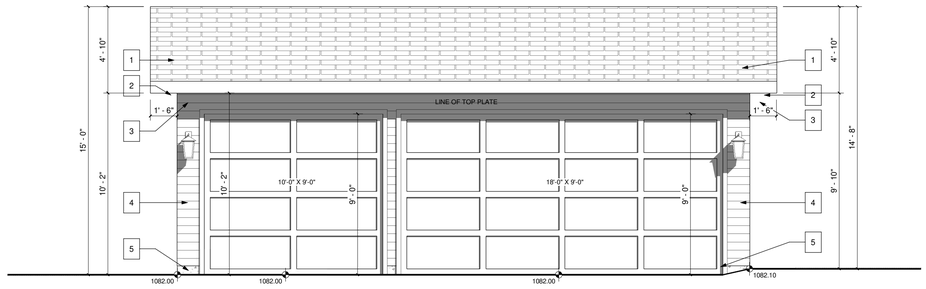
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SCALE: 1/4" = 1'-0"

PAGE: **A-2.3**

EXTERIOR FINISHES:

1 ASPHALT SHINGLES | 2 8" ALUMNIMUM FASCIA | 3 ALUMINUM EAVE'S | 4 HARDIE SIDING | 5 CONC. PARGING

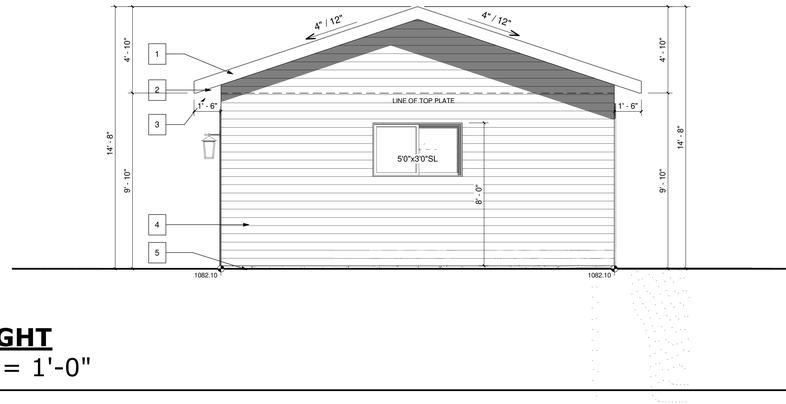


GARAGE FRONT - BACK LANE

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

EXTERIOR FINISHES:

1 ASPHALT SHINGLES | 2 8" ALUMNIMUM FASCIA | 3 ALUMINUM EAVE'S | 4 HARDIE SIDING | 5 CONC. PARGING

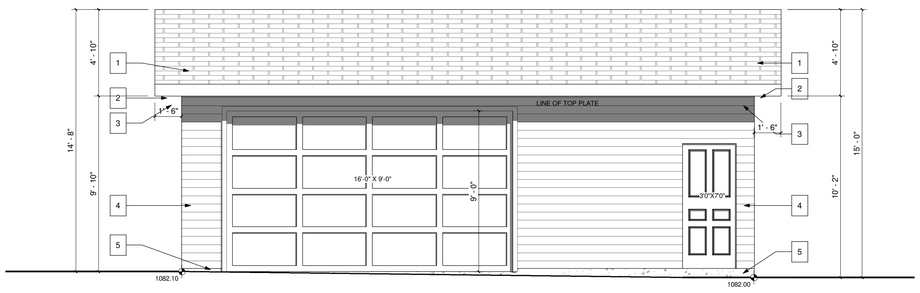


GARAGE RIGHT

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

EXTERIOR FINISHES:

1 ASPHALT SHINGLES | 2 8" ALUMNIMUM FASCIA | 3 ALUMINUM EAVE'S | 4 HARDIE SIDING | 5 CONC. PARGING

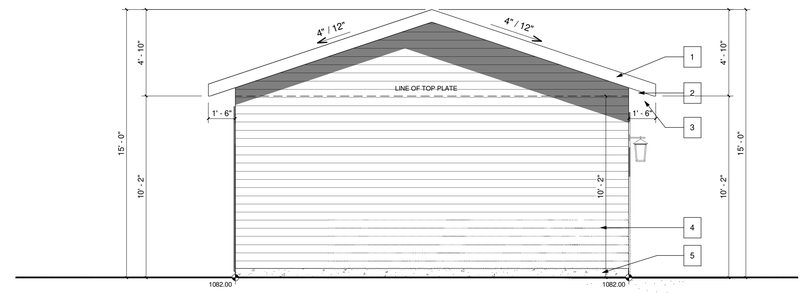


GARAGE REAR

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

EXTERIOR FINISHES:

1 ASPHALT SHINGLES | 2 8" ALUMNIMUM FASCIA | 3 ALUMINUM EAVE'S | 4 HARDIE SIDING | 5 CONC. PARGING



GARAGE LEFT

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
134 - 7 Ave NW
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
438-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
35 & 36	30	4456 R

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/09/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

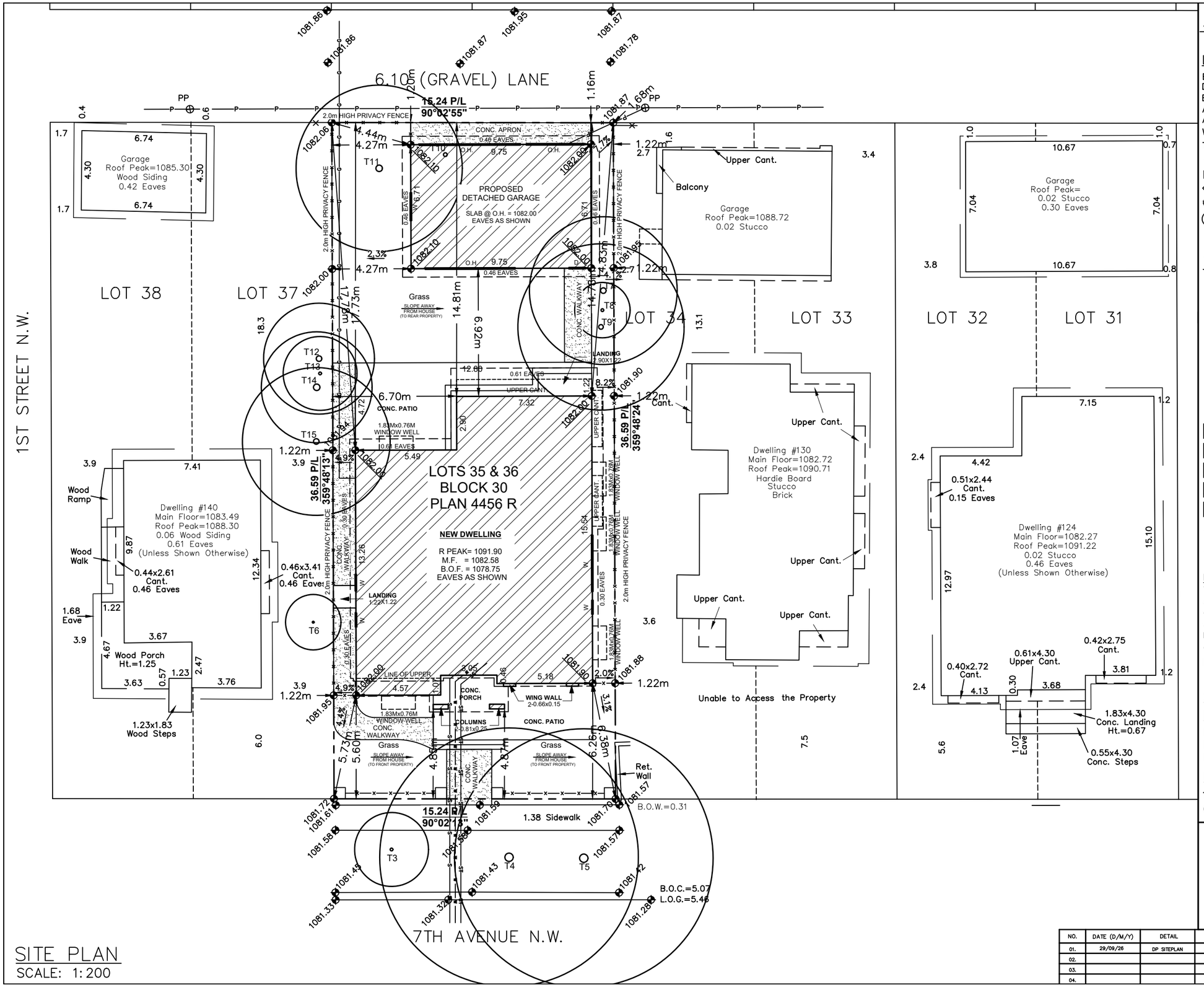
MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Garage Plans & Elevations

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
PRINTED:	2026-10-14 8:42:00 AM
SCALE:	As indicated

PAGE: **A-4.0**



SITE PLAN

LEGEND

1000.00

ELEVATIONS ARE SHOWN THUS: = 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
- —X—X— denotes Fence
- —S— denotes Sanitary Line
- —ST— denotes Storm Line
- —W— denotes Water Line
- —G— 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 35 & 36
Block 30
Plan 4456 R

MUNICIPAL ADDRESS:

134 – 7th AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 557.576 SQ M
HOUSE: 184.505 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.614 SQ M
GARAGE: 65.404 SQ M

TOTAL: 250.523/557.576
= 44.93%

SITE PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	29/09/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

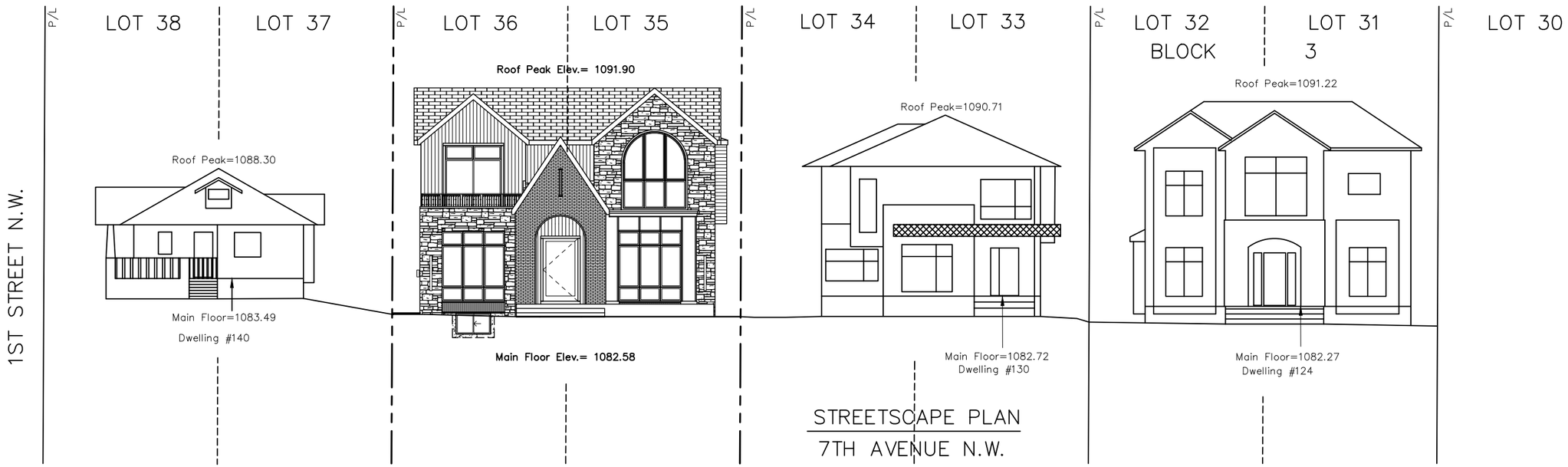
PROJECT NAME AND ADDRESS:
134 7th AVENUE NW
Calgary, Alberta
Lots 35 & 36
Block 30
Plan 4456 R

PROJECT: SINGLE DETACHED

SCALE: 1: 200

DATE: SEPT 29, 2026

DIVISION: S NUMBER: 01



STREETSCAPE
SCALE: 1:200

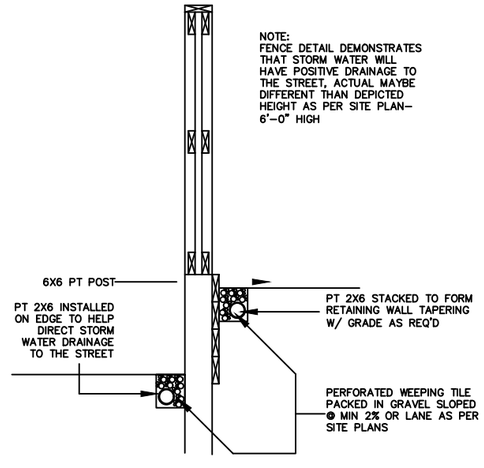
STREETSCAPE PLAN
7TH AVENUE N.W.

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Location
T1	Coniferous	0.15	3.00	4.00	In Subject Property	To Be Removed
T2	Coniferous	0.15	3.00	6.00	In Subject Property	To Be Removed
T3	Deciduous	0.15	4.00	7.00	In City Property	To Stay
T4	Deciduous	0.45	14.00	10.00	In City Property	To Stay
T5	Deciduous	0.45	14.00	12.00	In City Property	To Stay
T6	Deciduous	0.10	3.00	6.00	In Adjacent Property	To Stay
T7	Deciduous	0.30	8.00	11.00	In Subject Property	To Stay
T8	Coniferous	0.15	3.00	6.00	In Subject Property	To Stay
T9	Deciduous	0.25	9.00	11.00	In Subject Property	To Stay
T10	Deciduous	0.20	4.00	10.00	In Subject Property	To Be Removed
T11	Deciduous	0.35	9.00	6.00	In Subject Property	To Stay
T12	Coniferous	0.30	6.00	10.00	In Adjacent Property	To Stay
T13	Coniferous	0.15	4.00	8.00	In Adjacent Property	To Stay
T14	Coniferous	0.35	6.00	10.00	In Adjacent Property	To Stay
T15	Deciduous	0.30	8.00	6.00	In Adjacent Property	To Stay

SINGLE DETACHED SQFT:

	AREA
BASEMENT	1986.00 SQ FT
MAIN FLOOR	1986.00 SQ FT
UPPER FLOOR	1611.13 SQ FT
TOTAL AREA	3597.13 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	29/09/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

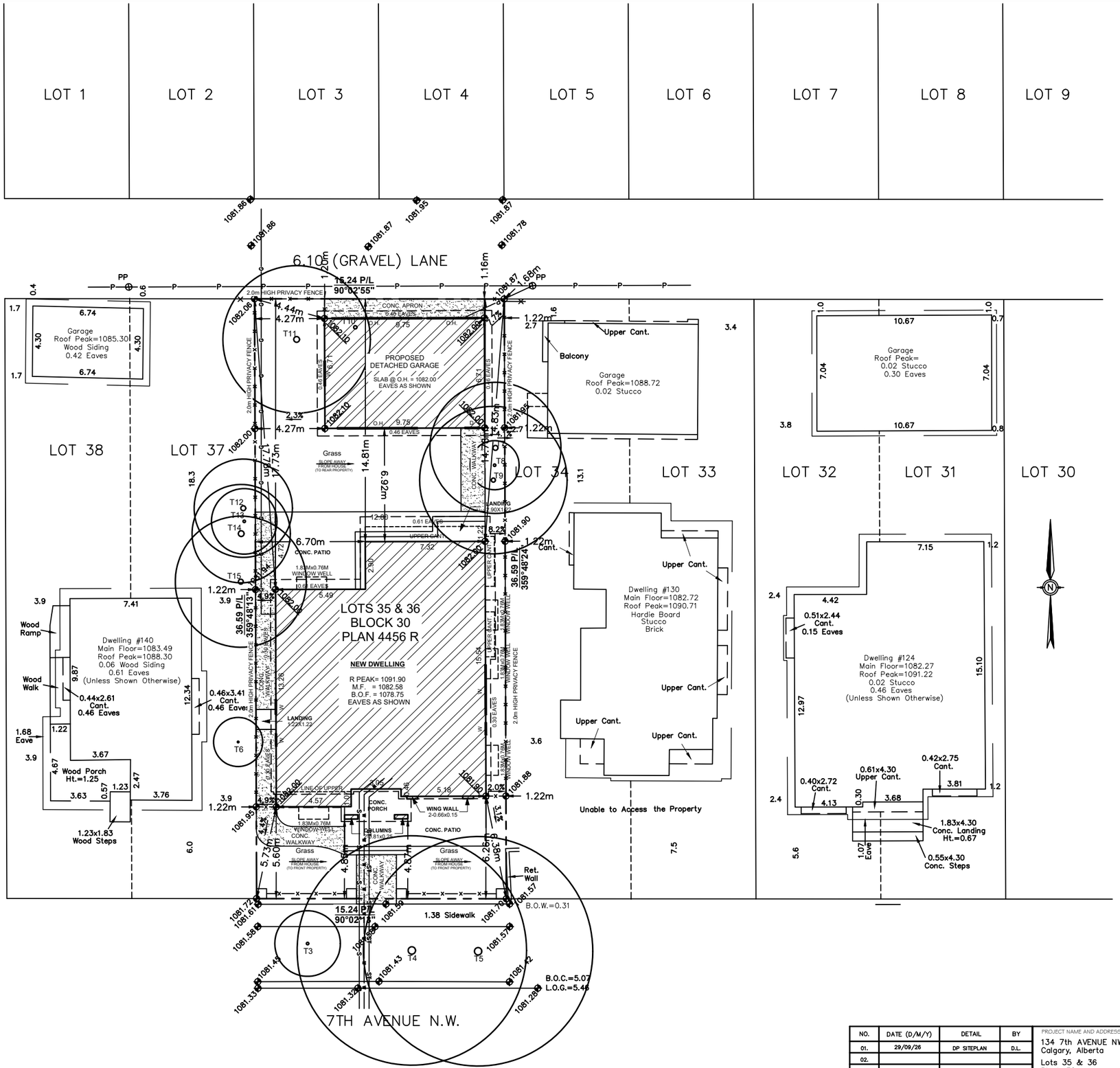
PROJECT NAME AND ADDRESS:
134 7th AVENUE NW
Calgary, Alberta
Lots 35 & 36
Block 30
Plan 4456 R

PROJECT: SINGLE DETACHED

SCALE: AS SHOWN

DATE: SEPT 29, 2026

DIVISION: S NUMBER: 02



BLOCK PLAN

SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	29/09/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
134 7th AVENUE NW
Calgary, Alberta

Lots 35 & 36
Block 30
Plan 4456 R

PROJECT: SINGLE DETACHED

SCALE: 1: 200

DATE: SEPT 29, 2026

DIVISION: S NUMBER: 03