







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-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-4.0	Garage Floor Plans
A-4.1	Garage Front & Rear Elevation
A-4.2	Garage Left & Right Elevation
A-4.3	Garage Section

FLOOR AREA

BASEMENT	= 1316.50 SQ. FT.
MAIN	= 1316.50 SQ. FT.
UPPER	= 1442.21 SQ. FT.
TOTAL	= 2758.71 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/10/2026	DP PLANS	S.W.
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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-21 9:57:04 AM

JTA DESIGN + PERMITS

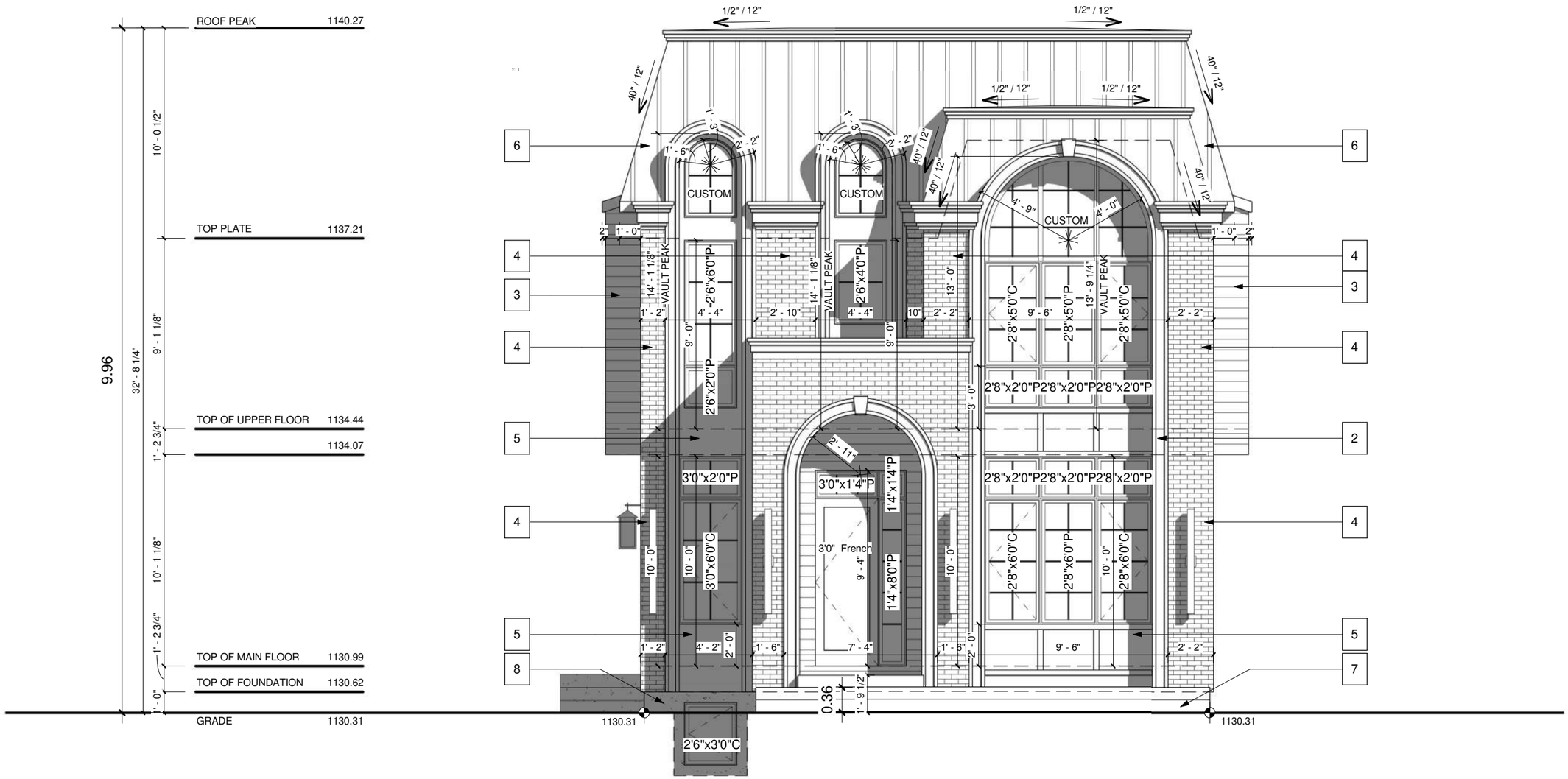
PROJECT NAME:
2223 - 35 ST SW - (SOUTH)
CALGARY, AB

DESIGNER:	JOB #:
JT	#451-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK CLADDING - RED	7	CAST-IN PLACE CONCRETE
2	6" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	SIDING FINISH - BLACK	6	METAL ROOFING		

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: 3/16" = 1'-0"

PROJECT NOTES:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-10-21 9:57:07 AM

JTA DESIGN + PERMITS

PROJECT NAME: 2223 - 35 ST SW - (SOUTH) CALGARY, AB
DESIGNER: JT
JOB #: #451-26
SCALE: AS SHOWN
SHEET: A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK CLADDING - RED	7	CAST-IN PLACE CONCRETE
2	6" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	SIDING FINISH - BLACK	6	METAL ROOFING		

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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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-10-21 9:57:07 AM

JTA DESIGN + PERMITS

PROJECT NAME: 2223 - 35 ST SW - (SOUTH) CALGARY, AB
DESIGNER: JT
JOB #: #451-26
SCALE: AS SHOWN
SHEET: A-2.1

EXTERIOR FINISHES:

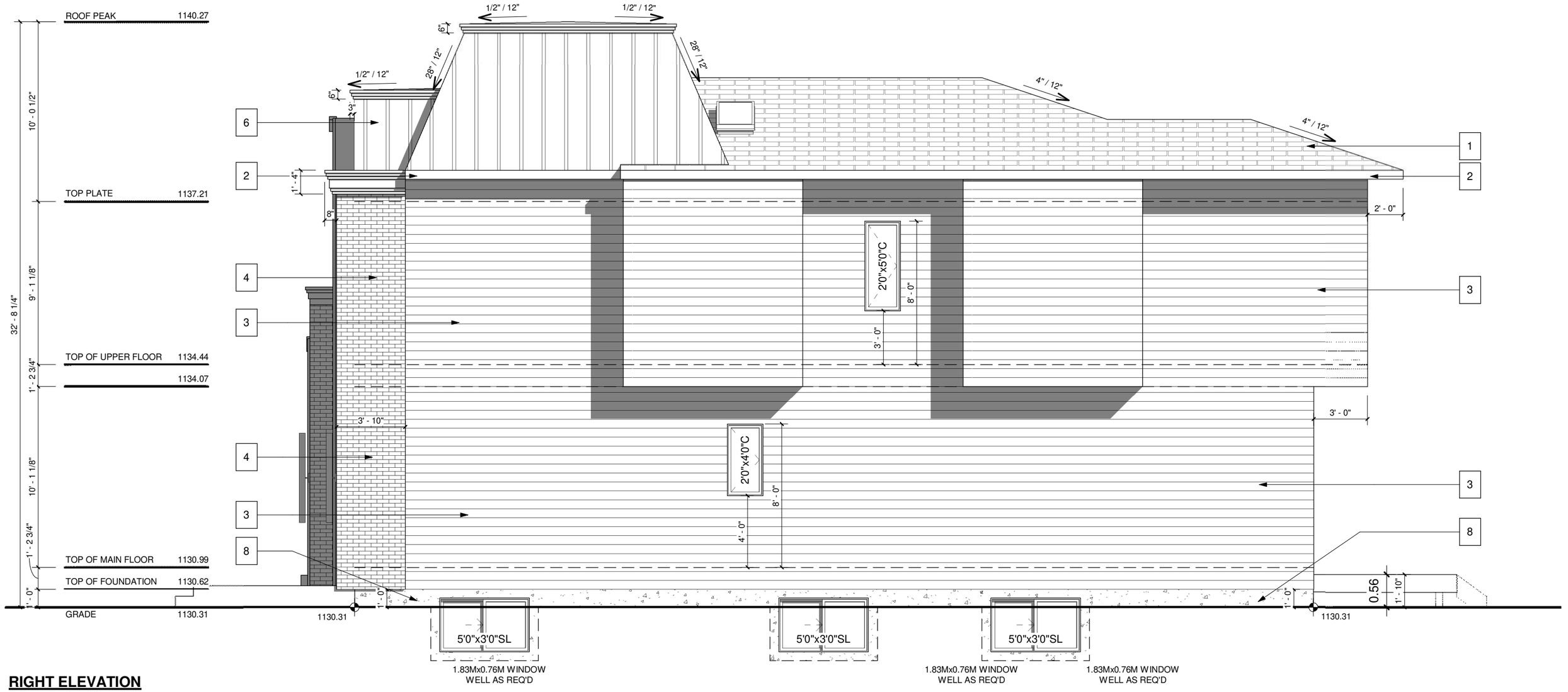
1	ASPHALT SHINGLES	4	BRICK CLADDING - RED	7	CAST-IN PLACE CONCRETE
2	6" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	SIDING FINISH - BLACK	6	METAL ROOFING		

WINDOW CALCULATION

WALL AREA = 1244.64 SQ. FT.
WINDOW AREA = 27.36 SQ. FT.
TOTAL: 27.36/1244.64 = 2.20%

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: -

SIGNATURES:
X _____

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JTA DESIGN + PERMITS

PROJECT NAME:
2223 - 35 ST SW - (SOUTH)
CALGARY, AB

DESIGNER:	JOB #:
JT	#451-26
SCALE: AS SHOWN	SHEET: A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK CLADDING - RED	7	CAST-IN PLACE CONCRETE
2	6" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	SIDING FINISH - BLACK	6	METAL ROOFING		

WINDOW CALCULATION

WALL AREA = 993.65 SQ. FT.
WINDOW AREA = 67.84 SQ. FT.
TOTAL: 67.84/993.65 = 6.83%

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: -

SIGNATURES:
X

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JTA DESIGN + PERMITS

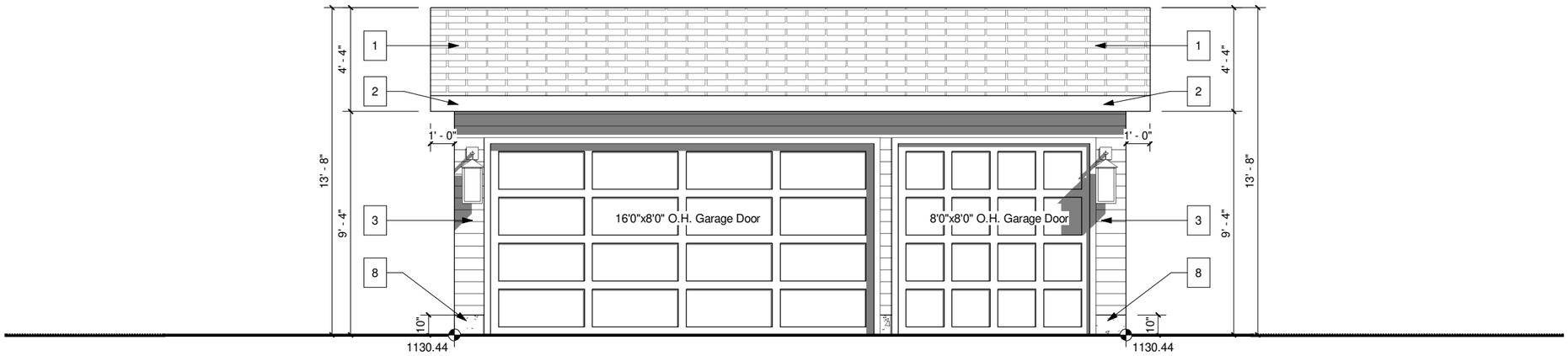
PROJECT NAME:
2223 - 35 ST SW - (SOUTH)
CALGARY, AB

DESIGNER:	JOB #:
JT	#451-26
SCALE: AS SHOWN	SHEET: A-2.3

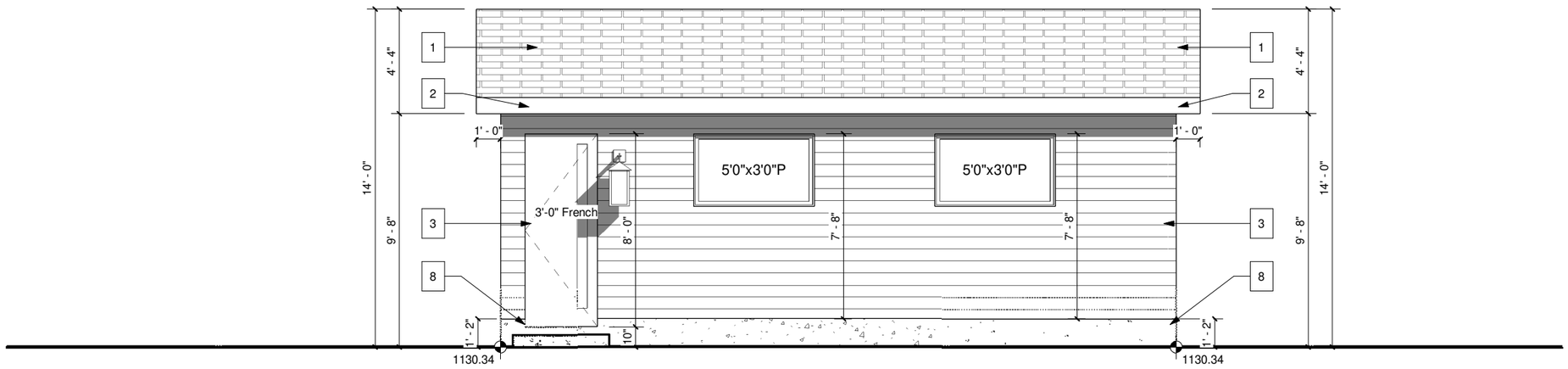
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-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



GARAGE FRONT ELEVATION (LANE)
SCALE: 3/16" = 1'-0"



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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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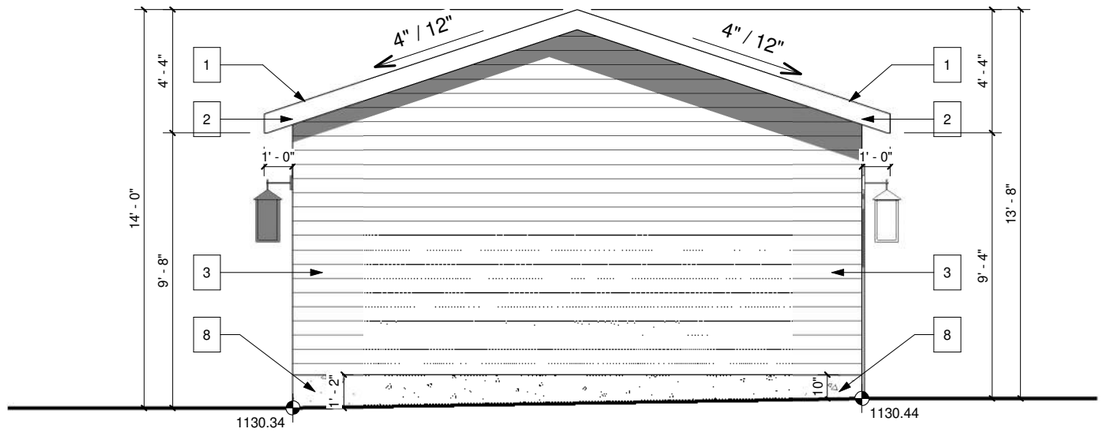
JTA DESIGN + PERMITS

PROJECT NAME:
2223 - 35 ST SW - (SOUTH)
CALGARY, AB

DESIGNER:	JOB #:
JT	#451-26
SCALE: AS SHOWN	SHEET: A-4.1

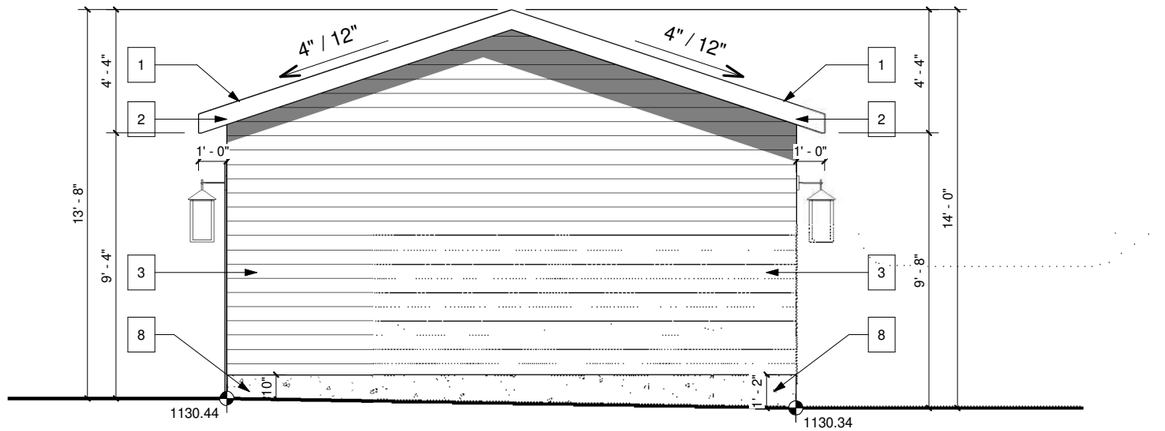
EXTERIOR FINISHES:

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3	SIDING FINISH - BLACK	6	METAL ROOFING		



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

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



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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-21 9:57:10 AM

JTA DESIGN + PERMITS

PROJECT NAME:
2223 - 35 ST SW - (SOUTH)
CALGARY, AB

DESIGNER:	JOB #:
JT	#451-26
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 55269 AND 179085
ASCM 55269 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
- 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

SCALE 1:200

LEGAL DESCRIPTION:

Lots 6
Block 7E
Plan 405 GM

MUNICIPAL ADDRESS:

2219 35 STREET S.W. (SOUTH)
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 390.968 SQ M
HOUSE SIZE: 122.307 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 52.026 SQ M
WING WALL: 1.138 SQ M

TOTAL: 175.471/390.968 = 44.88%

6.10M GRAVEL LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

32mm Gas Line

Overhead Wire

LOT 4

PROPOSED GARAGE
EAVES = 0.30, U.N.O.
T.O. SLAB = 1130.44

FUTURE DEVELOPMENT

LOTS 41 & 42
BLOCK 7E
PLAN 151 0684
(NO ACCESS)

Lots 6
Block 7E
Plan 405 GM

PROPOSED DWELLING
R.P. = 1140.27
M.F. = 1130.99
B.O.F = 1127.47
EAVES = 0.61

WOOD DECK @ 0.56m HT

CONC. PORCH
WINGWALL 0.61x0.71
WINGWALL 0.81x0.25
CONC. PATIO AMENITY SPACE 2.74x6.60 @ 0.36m HT

1.07mx0.76M WINDOW WELL AS REQ'D

2.0m HIGH PRIVACY FENCE
CONC. WALKWAY
CONCRETE APRON
CONC. LANDING

10.68 P/L 0°08'39"
9.14 P/L 0°08'39"
10.68 P/L 0°08'39"
36.62 P/L 270°02'09"
36.61 P/L 90°01'50"
10.68 P/L 180°07'14"
9.14 P/L 180°07'14"
10.68 P/L 180°07'14"
15.25 0°08'39"
15.25 180°07'14"
36.63 270°02'18"

Grass

CURB CUT

3.82 BW
CITY SIDEWALK
4.93 BC
5.42 LG

2227 2223 2219 35 STREET S.W. 2217 2215

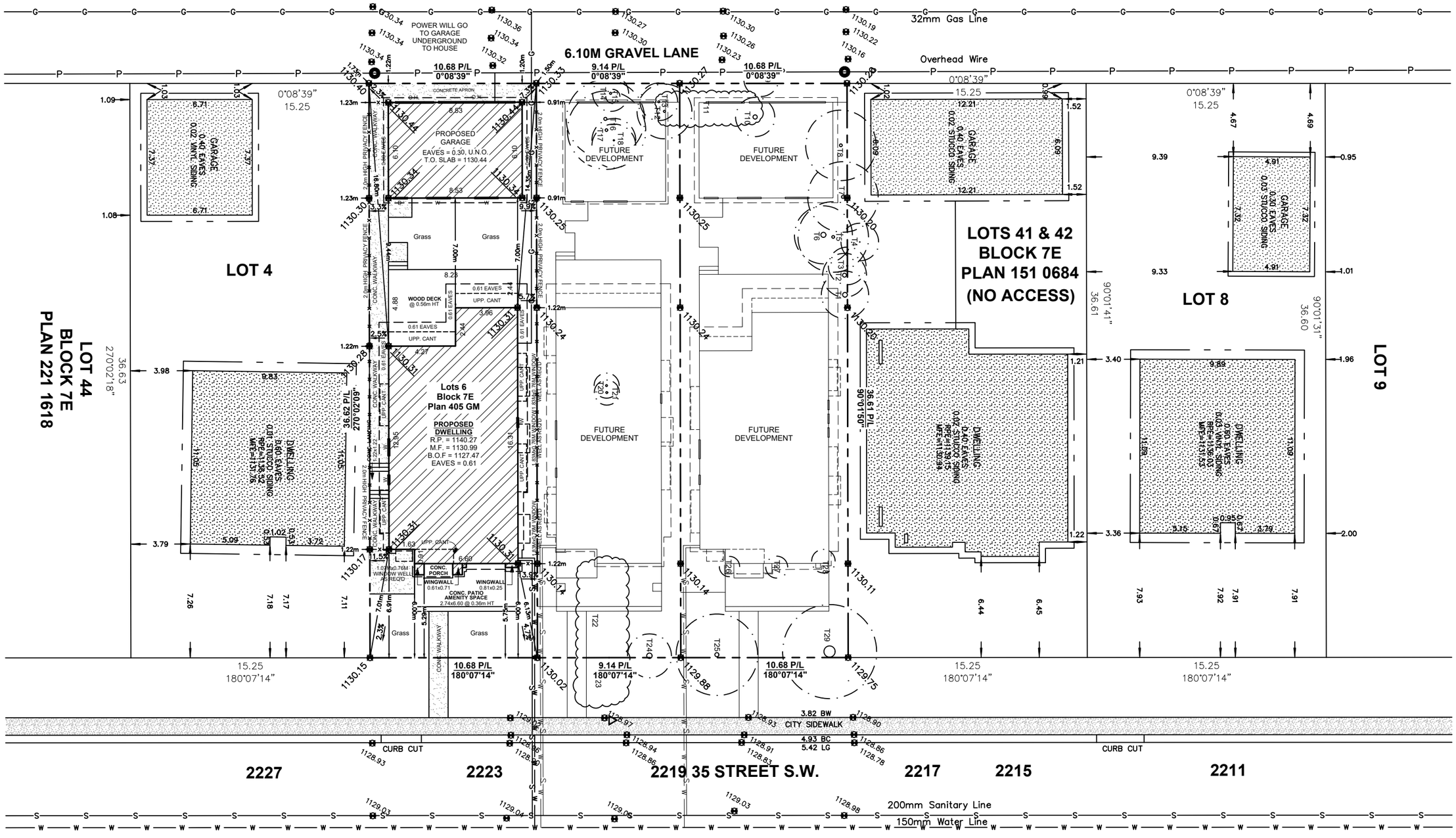
200mm Sanitary Line
150mm Water Line

NO.	DATE (D/M/Y)	DETAIL	BY
01.	19.10.26	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2219 35 STREET S.W. – SOUTH
Calgary, Alberta
Lots 6
Block 7E
Plan 405 GM

PROJECT: SINGLE FAMILY
DATE:
SCALE: 1: 200
DIVISION S NUMBER 01

SITE/BLOCK PLAN
SCALE: 1:200



SITE/BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	19.10.26	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2219 35 STREET S.W. – SOUTH
Calgary, Alberta
Lots 6
Block 7E
Plan 405 GM

PROJECT: SINGLE FAMILY

DATE:

SCALE: 1: 200

DIVISION: S NUMBER: 02