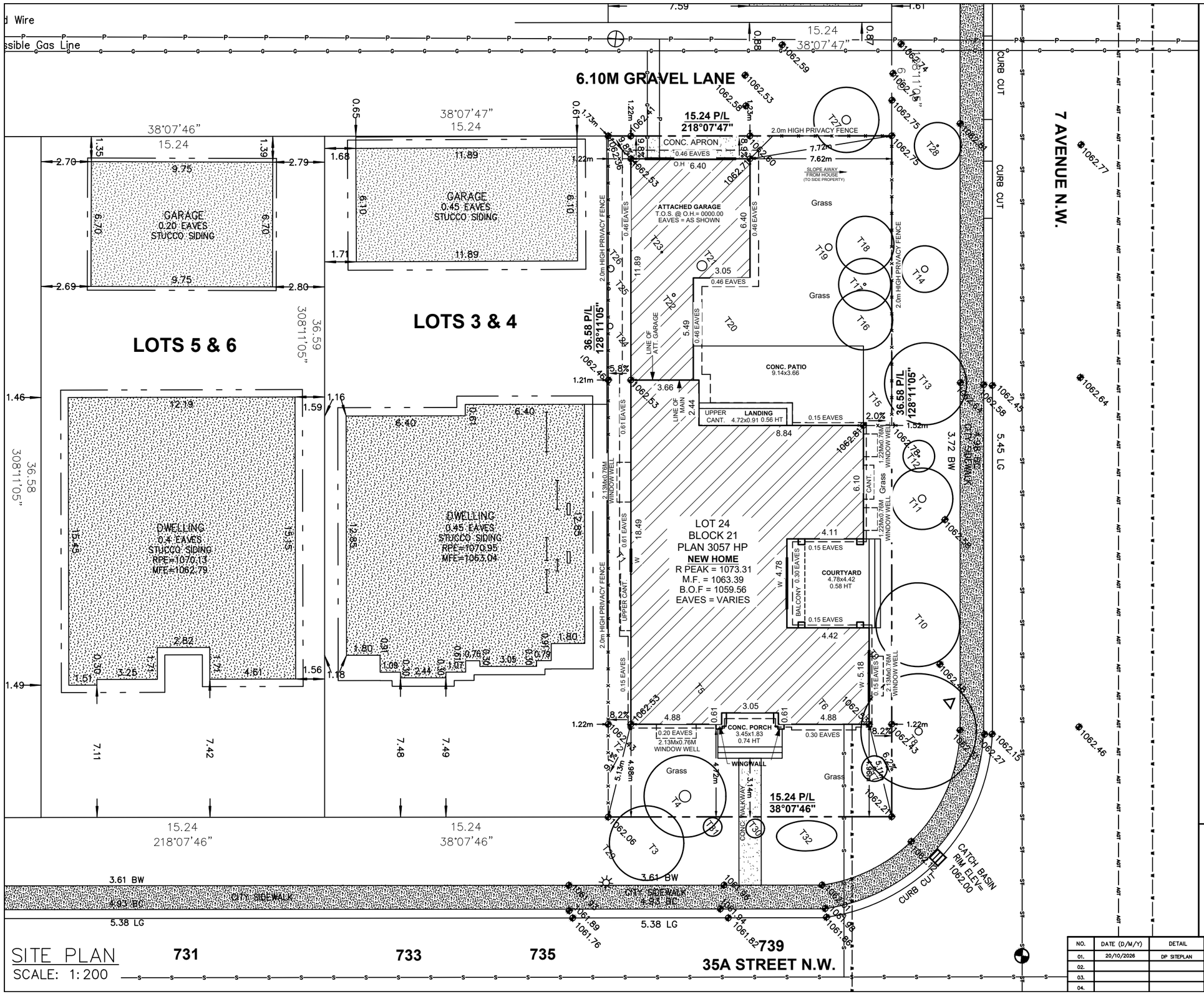


SITE PLAN

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
- 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 1 & 2
Block 47
Plan 8321 AF

MUNICIPAL ADDRESS:

739 35A STREET N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 557.437 SQ M
HOUSE SIZE: 189.599 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 1.022 SQ M
GARAGE: 59.365 SQ M
WING WALL: 0.527 SQ M

= 250.513/557.437
= 44.94%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/10/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
5615 20 ST SW
Calgary, Alberta
Lot 24
Block 21
Plan 3057 HP

PROJECT: NEW HOME
SCALE: 1: 200
DATE: SEP 10th 2026
DIVISION: S NUMBER: 01

SITE PLAN
SCALE: 1: 200

Overhead Wire
50mm Possible Gas Line

6.10M GRAVEL LANE

7 AVENUE N.W.

CURB CUT

CURB CUT

15.24 38°07'47"

15.24 P/L 218°07'47"

38°07'46" 15.24

38°07'47" 15.24

36.58 P/L 128°11'05"

36.59 308°11'05"

LOTS 5 & 6

LOTS 3 & 4

LOT 7

36.58 308°11'05"

GARAGE
0.20 EAVES
STUCCO SIDING

GARAGE
0.45 EAVES
STUCCO SIDING

ATTACHED GARAGE
T.O.S. @ O.H = 0000.00
EAVES = AS SHOWN

CONC. APRON

2.0m HIGH PRIVACY FENCE

SLOPE AWAY FROM HOUSE (TO SIDE PROPERTY)

Grass

CONC. PATIO
9.14x3.66

UPPER CANT. LANDING
4.72x0.91 0.56 HT

LINE OF ATT. GARAGE

LINE OF MAIN

0.15 EAVES

0.46 EAVES

0.61 EAVES

0.30 EAVES

DWELLING
0.4 EAVES
STUCCO SIDING
RPE=1070.13
MFE=1062.79

DWELLING
0.45 EAVES
STUCCO SIDING
RPE=1070.95
MFE=1063.04

LOT 24
BLOCK 21
PLAN 3057 HP
NEW HOME
R PEAK = 1073.31
M.F. = 1063.39
B.O.F = 1059.56
EAVES = VARIES

COURTYARD
4.78x4.42
0.58 HT

BALCONY

UPPER CANT.

2.13Mx0.76M WINDOW WELL

1.22Mx0.76M WINDOW WELL

CONC. PORCH
3.45x1.83
0.74 HT

WINGWALL

CONC. WALKWAY

15.24 P/L 38°07'46"

15.24 218°07'46"

15.24 38°07'46"

3.61 BW
CITY SIDEWALK
4.93 BC
5.38 LG

3.72 BW
5.45 LG

CATCH BASIN RIM ELEV= 1062.00

731 733 735 739

35A STREET N.W.

Sanitary Line

BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/10/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

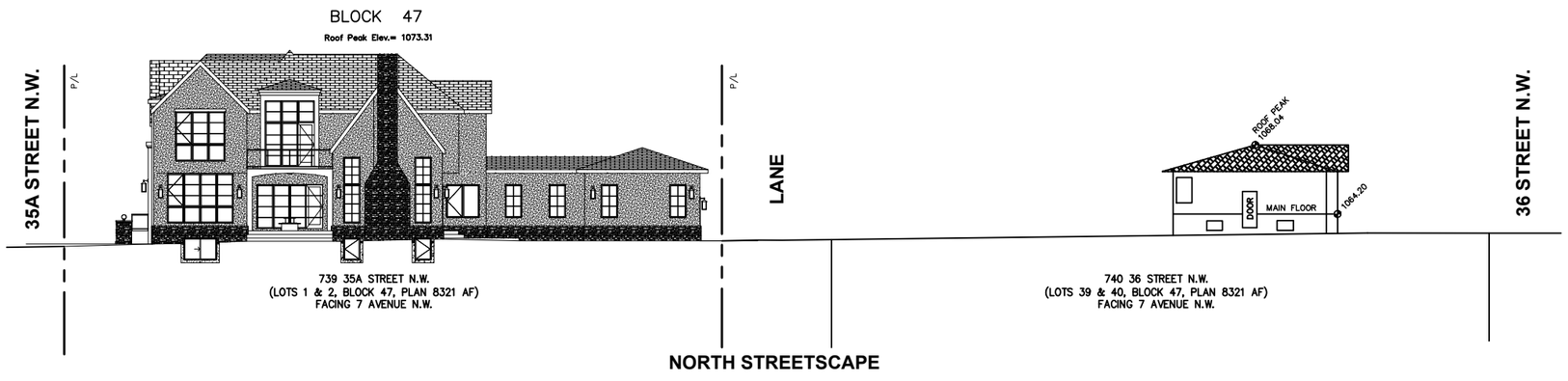
PROJECT NAME AND ADDRESS:
5615 20 ST SW
Calgary, Alberta
Lot 24
Block 21
Plan 3057 HP

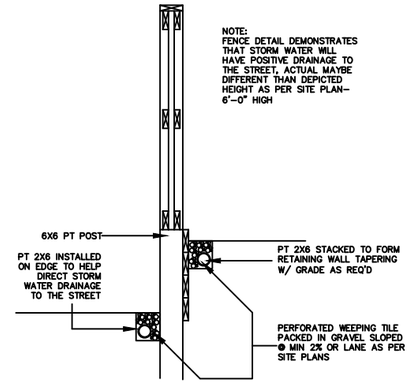
PROJECT: NEW HOME

DATE: SEP 10th 2026

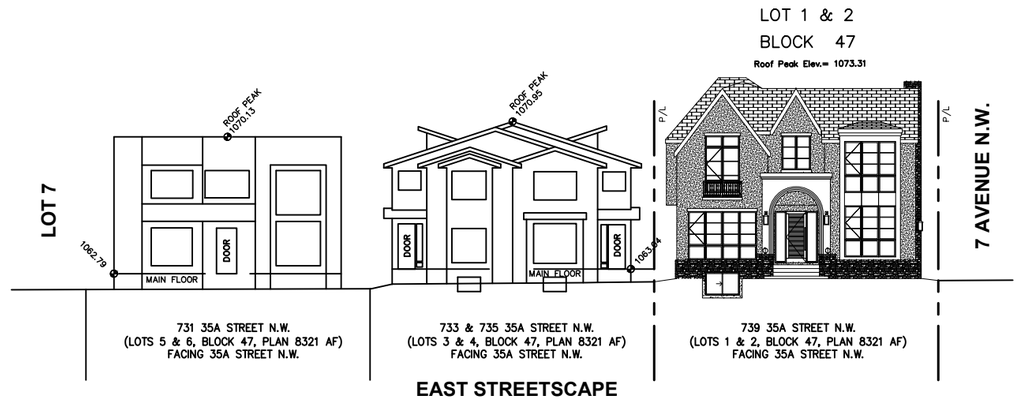
SCALE: AS SHOWN

DIVISION: S NUMBER: 02





FENCE SECTION DETAIL
SCALE: NTS



NEW HOME SQFT.

	UNIT 1
GARAGE	639.00 SQ FT
BASEMENT	2040.83 SQ FT
MAIN FLOOR	2051.83 SQ FT
UPPER FLOOR	1835.67 SQ FT
TOTAL	3876.50 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bushline	–	1.15	3.70	In Subject Property	To Be Removed
T2	Bushline	–	3.00	4.30	On Property Line	To Be Removed
T3	Bush	–	4.00	3.70	In City Property	To Stay
T4	Deciduous	0.62	4.40	7.20	In Subject Property	To Stay
T5	Bush	–	4.00	3.50	In Subject Property	To Be Removed
T6	Bush	–	5.80	4.20	In Subject Property	To Be Removed
T7	Coniferous	0.17	1.37	4.00	In Subject Property	To Stay
T8	Deciduous	0.39	6.20	10.00	In City Property	To Stay
T9	Bush	–	5.00	3.50	In Subject Property	To Be Removed
T10	Bush	–	4.50	3.80	In City Property	To Stay
T11	Deciduous	0.40	3.30	9.50	In City Property	To Stay
T12	Coniferous	0.09	1.70	4.20	In City Property	To Stay
T13	Bush	–	4.40	6.00	In City Property	To Stay
T14	Deciduous	0.34	2.50	7.00	In City Property	To Stay
T15	Bush	–	1.90	3.50	In Subject Property	To Be Removed
T16	Bush	–	3.20	3.70	In Subject Property	To Stay
T17	Coniferous	0.12	2.80	7.00	In Subject Property	To Stay
T18	Bush	–	3.10	5.20	In Subject Property	To Stay
T19	Stump	0.37	–	1.82	In Subject Property	To Stay

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T20	Bush		3.40	3.50	In Subject Property	To Be Removed
T21	Deciduous	0.54	4.20	5.50	In Subject Property	To Be Removed
T22	Coniferous	0.16	2.20	5.00	In Subject Property	To Be Removed
T23	Deciduous	0.10	2.20	4.30	In Subject Property	To Be Removed
T24	Deciduous	0.30	3.50	6.00	In Subject Property	To Be Removed
T25	Deciduous	0.16	4.50	6.00	On Property Line	To Be Removed
T26	Deciduous	0.35	4.00	5.50	In Subject Property	To Be Removed
T27	Deciduous	0.46	3.50	5.00	In City Property	To Stay
T28	Deciduous	0.10	2.50	2.20	In City Property	To Stay
T29	Bushline	–	3.00	4.30	In City Property	To Stay
T30	Bush	–	1.00	1.50	In City Property	To Be Removed
T31	Bush	–	1.00	1.50	In City Property	To Stay
T32	Shurb	–	–	0.50	In City Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/10/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
5615 20 ST SW
Calgary, Alberta
Lot 24
Block 21
Plan 3057 HP

PROJECT: NEW HOME
SCALE: AS SHOWN
DATE: SEP 10th 2026
DIVISION: S NUMBER: 03







FLOOR AREA

BASEMENT	= 2040.83 SQ. FT.
ATTACHED GARAGE	= 639.00 SQ. FT.
MAIN FLOOR	= 2051.83 SQ. FT.
UPPER FLOOR	= 1835.67 SQ. FT.
TOTAL	= 3876.50 SQ. FT.

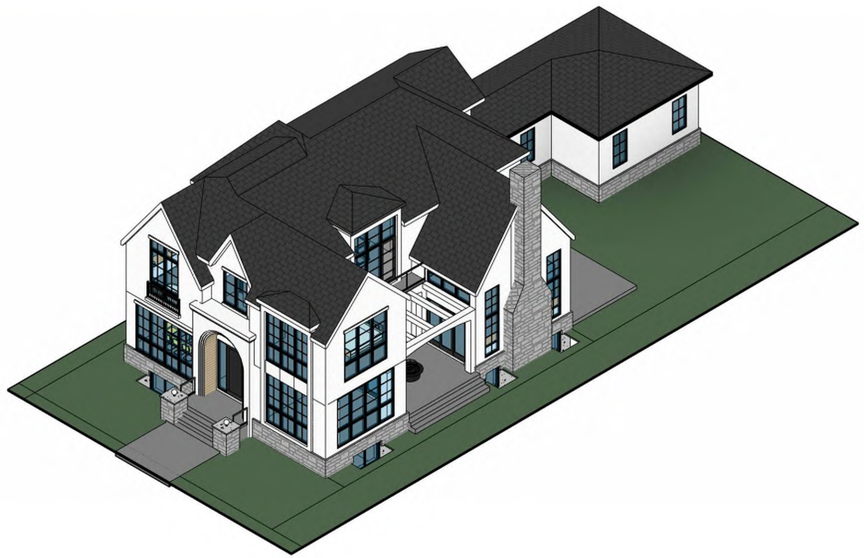
LOT COVERAGE

LOT (50X120) = 6000.00 SQ. FT.

HOUSE + WINGWALL + GARAGE = 2696.51 SQ. FT.
COVERAGE: 2696.51/6000 = 44.94% SQ. FT.

LIST OF DRAWINGS

A-0.0	Cover Page
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-2.0	Front Elevation
A-2.1	Rear Elevations
A-2.2	Left Elevation
A-2.3	Right Elevation



GENERAL NOTES:

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	20/10/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--

JTA DESIGN + PERMITS

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MUNICIPAL ADDRESS:
739 35a ST N.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
--
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 425 - 26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE:

DRAWING SET:
SHEET NAME:
Cover Page
PAGE: **A-0.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	SMARTBOARD FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO FINISH - WHITE
3	SMARTBOARD FINISH - WHITE	8	STONE FINISH AS SPEC'D
4	ALUMINIUM SOFFIT - WOOD GRAIN	9	CONCRETE PARGING
5	STUCCO FINISH - WHITE	10	CAST-IN-PLACE CONCRETE

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"

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739 35a ST N.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
--
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 425 - 26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Front Elevation
PAGE: **A-2.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	SMARTBOARD FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO FINISH - WHITE
3	SMARTBOARD FINISH - WHITE	8	STONE FINISH AS SPEC'D
4	ALUMINIUM SOFFIT - WOOD GRAIN	9	CONCRETE PARGING
5	STUCCO FINISH - WHITE	10	CAST-IN-PLACE CONCRETE



REAR ELEVATION @ HOUSE

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)



REAR ELEVATION @ GARAGE

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

GENERAL NOTES:

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02.	--	--	--
03.	--	--	--
04.	--	--	--

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739 35a ST N.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
--
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 425 - 26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Rear Elevations
PAGE: **A-2.1**

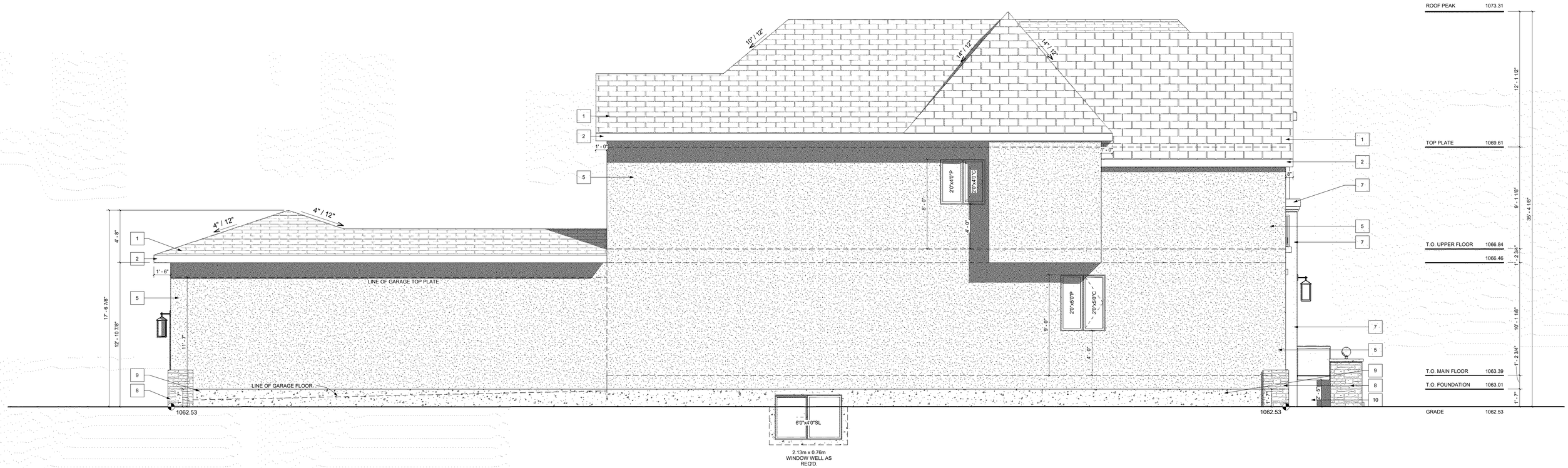
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	SMARTBOARD FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO FINISH - WHITE
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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 :
@ 1.22m LIMITING DISTANCE

WALL AREA = 130.94 SQ. FT.
WINDOW AREA = 3.94 SQ. FT.
TOTAL: 3.94 / 130.94 = 3.01%



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

GENERAL NOTES:

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	20/10/26	DP PLANS	A.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--

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MUNICIPAL ADDRESS:
739 35a ST N.W.
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
--
LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 425 - 26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Left Elevation
PAGE: **A-2.2**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	SMARTBOARD FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	SMOOTH STUCCO FINISH - WHITE
3	SMARTBOARD FINISH - WHITE	8	STONE FINISH AS SPEC'D
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(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION :
(LIMITTING DISTANCE TO CENTER OF LANE = ~11.67m)

WALL AREA = 182.30 SQ. FT.
WINDOW AREA = 53.89 SQ. FT.
TOTAL: 53.89 / 182.30 = 29.56%



RIGHT ELEVATION

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

GENERAL NOTES:

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PROJECT NUMBER:	425 - 26
DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	
LAST REVISION DATE:	*
SCALE:	1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Right Elevation
PAGE: **A-2.3**