







LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

FLOOR AREA - UNIT #1

BASEMENT	=	976.50 SQ. FT.
MAIN	=	961.17 SQ. FT.
UPPER	=	1069.75 SQ. FT.
LOFT	=	984.58 SQ.FT.
TOTAL	=	3015.50 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT	=	976.50 SQ. FT.
MAIN	=	961.17 SQ. FT.
UPPER	=	1069.75 SQ. FT.
LOFT	=	987.00 SQ.FT.
TOTAL	=	3017.92 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	22/10/2026	CONCEPT	M.C.
02.	28/10/2026	DP PLANS	M.C.
03.	05/11/2026	REVISION	M.C.
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-05 2:59:25 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

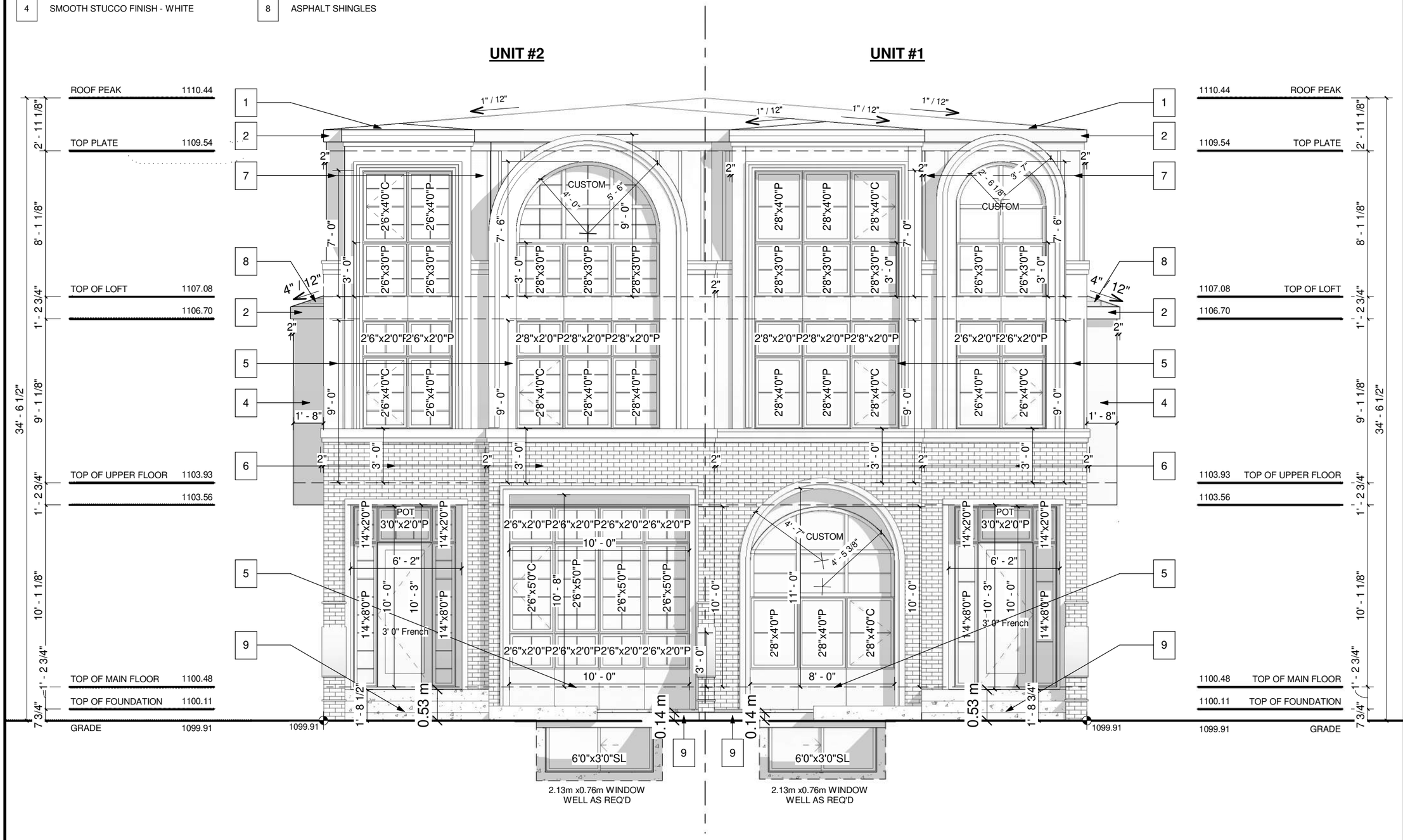
DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE BOARD - DARK GRAY/BLACK	9	CAST IN PLACE CONC.
2	8" ALUMNIMUM FASCIA	6	BRICK FINISH AS SPEC'D. - WHITE	10	CONC. PARGING
3	VINYL SIDING - DARK GREY/BLACK	7	METAL ROOF		
4	SMOOTH STUCCO FINISH - WHITE	8	ASPHALT SHINGLES		

NOTE*
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED TO ACCOMMODATE CUSTOM WINDOWS

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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01.	22/10/2026	CONCEPT	M.C.
02.	28/10/2026	DP PLANS	M.C.
03.	05/11/2026	REVISION	M.C.
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-05 2:59:30 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE BOARD - DARK GRAY/BLACK	9	CAST IN PLACE CONC.
2	8" ALUMNIMUM FASCIA	6	BRICK FINISH AS SPEC'D. - WHITE	10	CONC. PARGING
3	VINYL SIDING - DARK GREY/BLACK	7	METAL ROOF		
4	SMOOTH STUCCO FINISH - WHITE	8	ASPHALT SHINGLES		

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: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-05 2:59:31 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

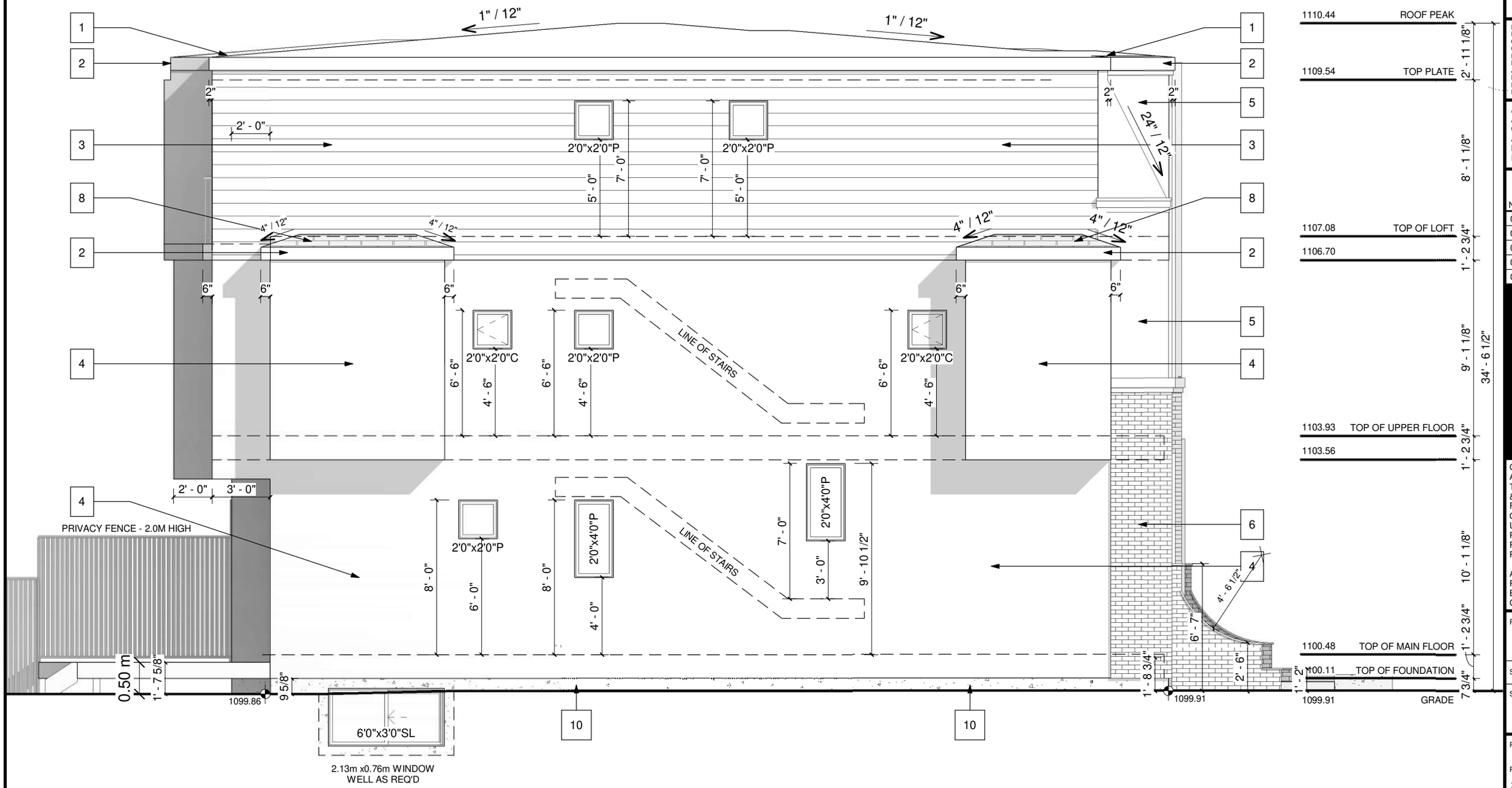
EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE BOARD - DARK GRAY/BLACK	9	CAST IN PLACE CONC.
2	8" ALUMNIMUM FASCIA	6	BRICK FINISH AS SPEC'D. - WHITE	10	CONC. PARGING
3	VINYL SIDING - DARK GREY/BLACK	7	METAL ROOF		
4	SMOOTH STUCCO FINISH - WHITE	8	ASPHALT SHINGLES		

WINDOW CALCULATION
WALL AREA = 1471.35 SQ. FT.
WINDOW AREA = 47.40 SQ. FT.
TOTAL: 47.40 / 1471.35 = 3.22%

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)

UNIT #2



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

PROJECT NOTES:

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05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-05 2:59:33 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-2.2

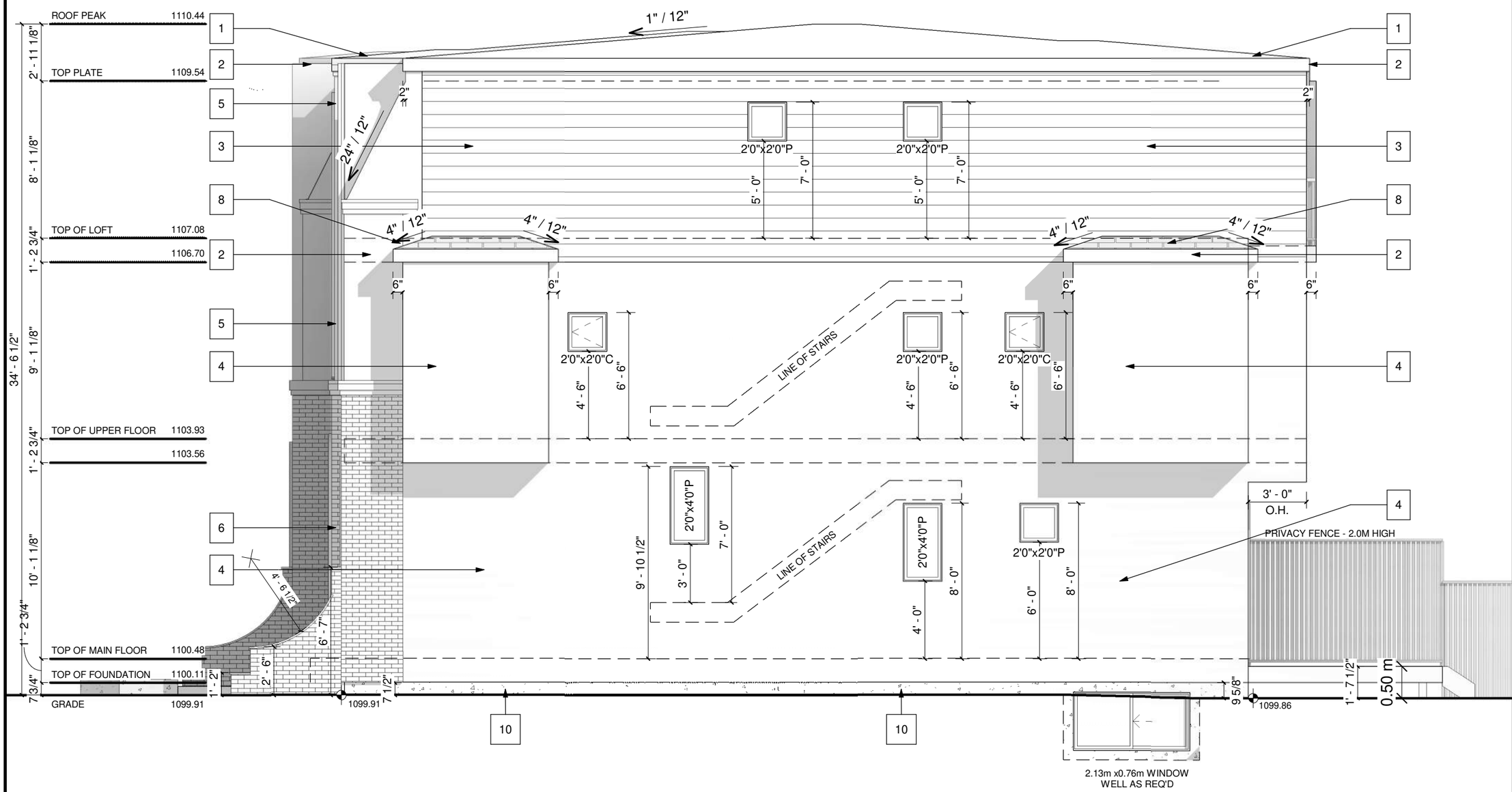
EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE BOARD - DARK GRAY/BLACK	9	CAST IN PLACE CONC.
2	8" ALUMNIMUM FASCIA	6	BRICK FINISH AS SPEC'D. - WHITE	10	CONC. PARGING
3	VINYL SIDING - DARK GREY/BLACK	7	METAL ROOF		
4	SMOOTH STUCCO FINISH - WHITE	8	ASPHALT SHINGLES		

WINDOW CALCULATION
WALL AREA = 1471.35 SQ. FT.
WINDOW AREA = 47.40 SQ. FT.
TOTAL: 47.40 / 1471.35 = 3.22%

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)

UNIT #1



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

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

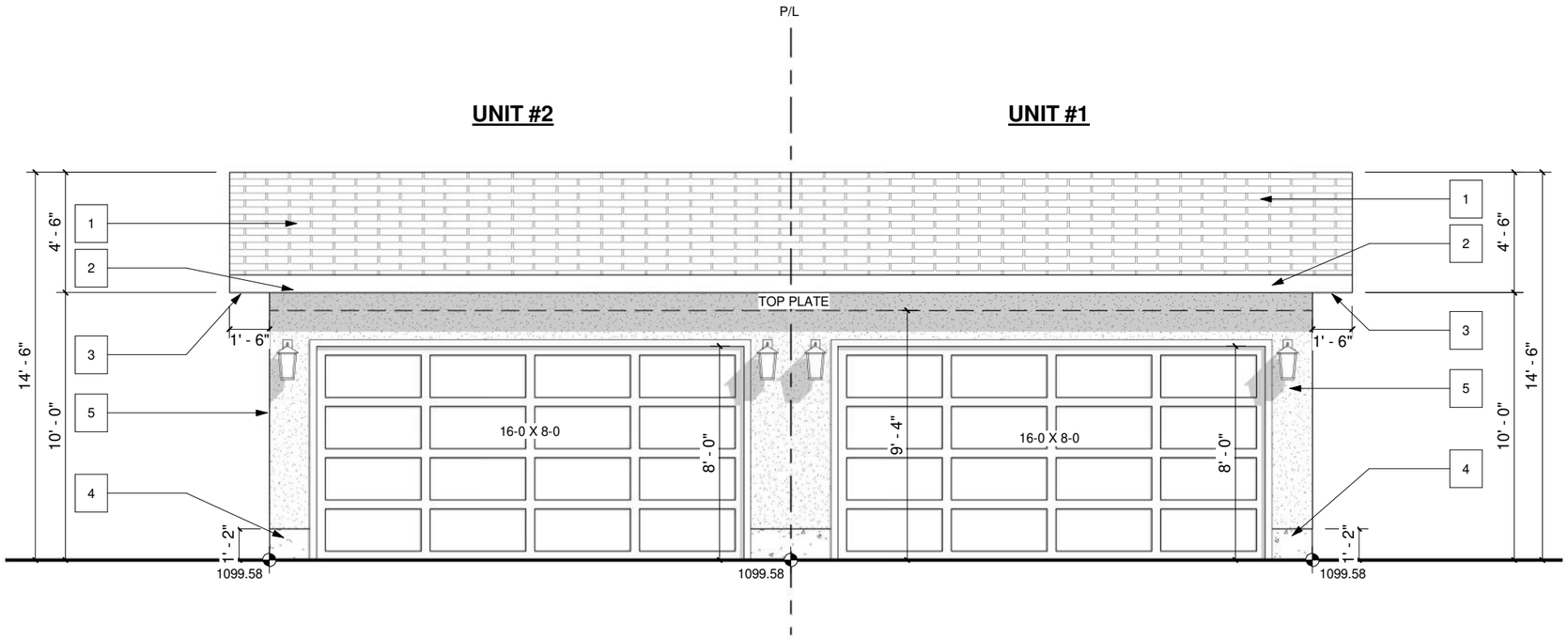
PRINTED: 2026-11-05 2:59:35 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-2.3

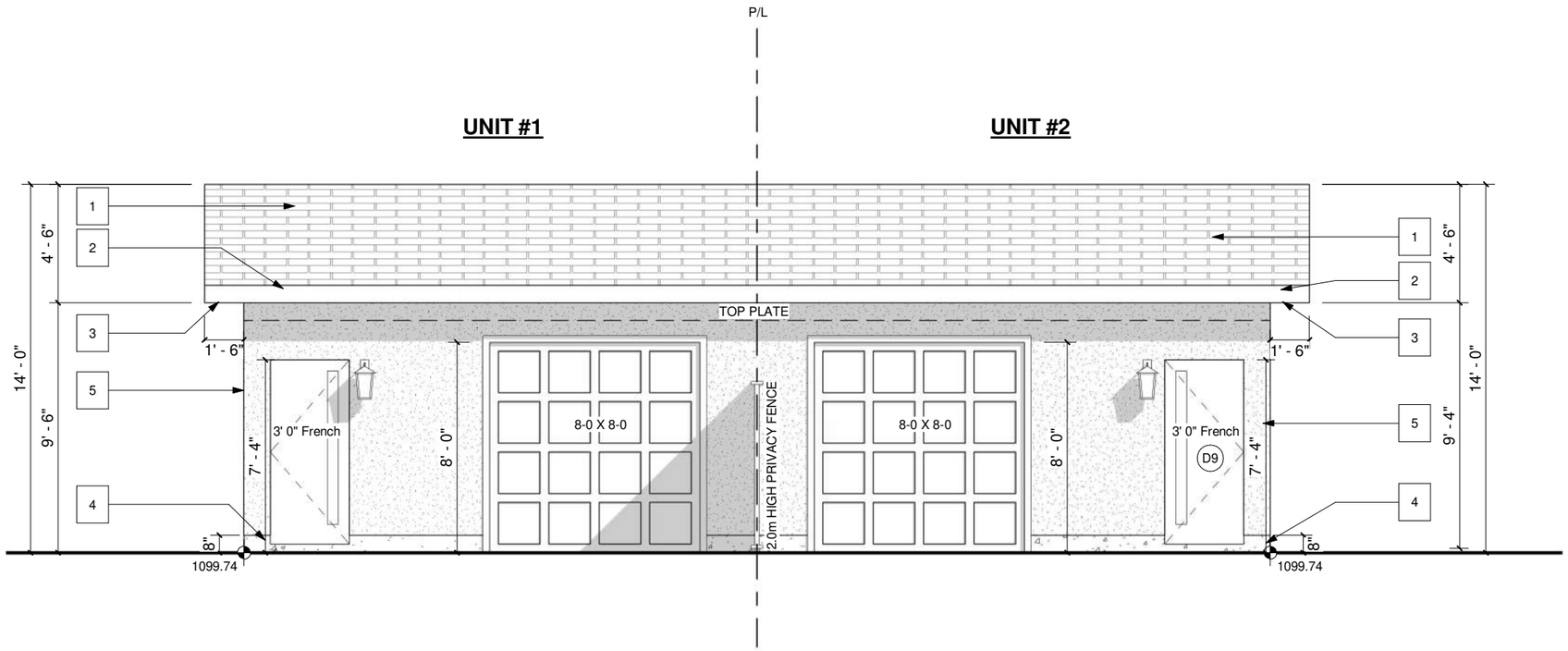
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	STUCCO FINISH



GARAGE FRONT - BACK LANE

SCALE: 3/16" = 1'-0"



GARAGE REAR

SCALE: 3/16" = 1'-0"

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03.	05/11/2026	REVISION	M.C.
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05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

PRINTED: 2026-11-05 2:59:36 PM

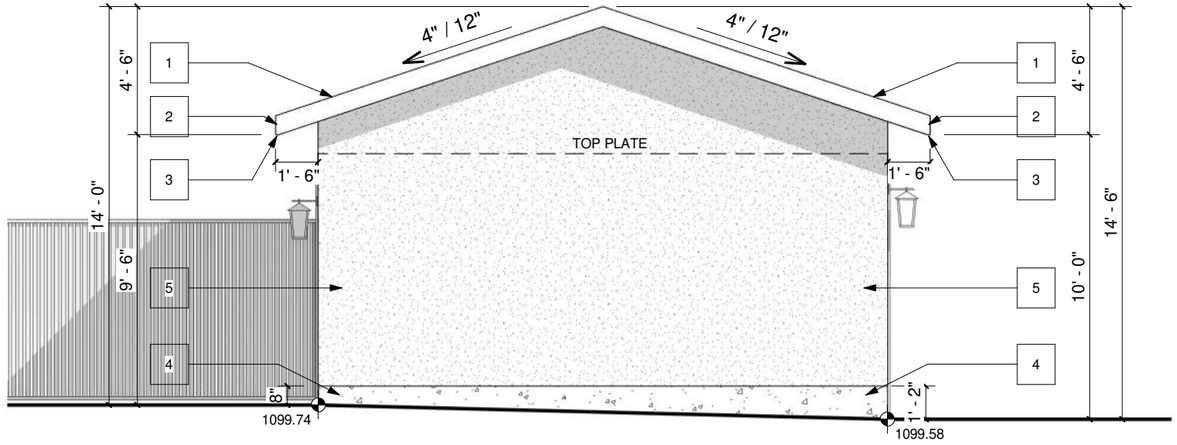
PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	STUCCO FINISH

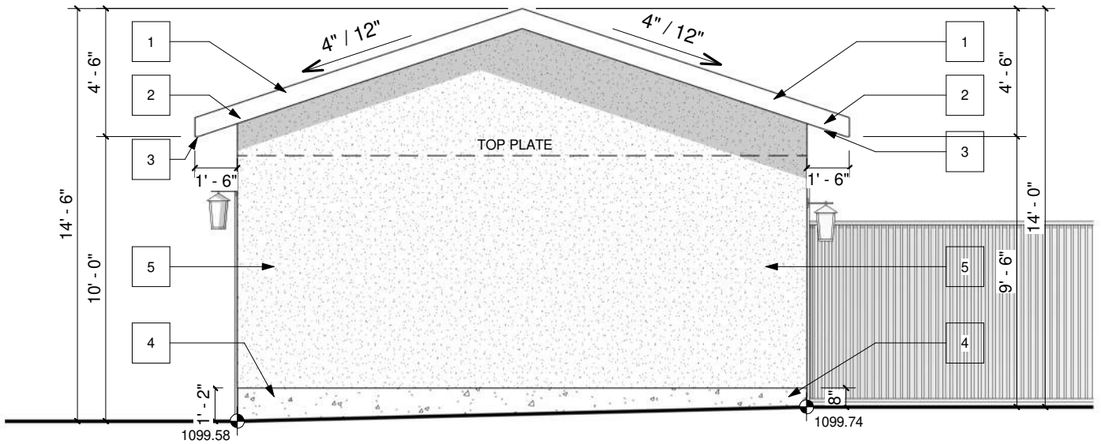
UNIT #2



GARAGE LEFT

SCALE: 3/16" = 1'-0"

UNIT #1



GARAGE RIGHT

SCALE: 3/16" = 1'-0"

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STATUS: DP

SIGNATURES:

X _____

PRINTED: 2026-11-05 2:59:36 PM

PROJECT NAME:
2119 53 Ave S.W.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	426 - 26
SCALE:	SHEET:
AS SHOWN	A-3.2

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
- 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-CG Residential
Contextual One/Two Dwelling

SCALE 1: 200

LEGAL DESCRIPTION:

Lot 35 & 36
Block 20
Plan 5605AR

MUNICIPAL ADDRESS:

2119 53 AVE S.W.
Calgary, Alberta

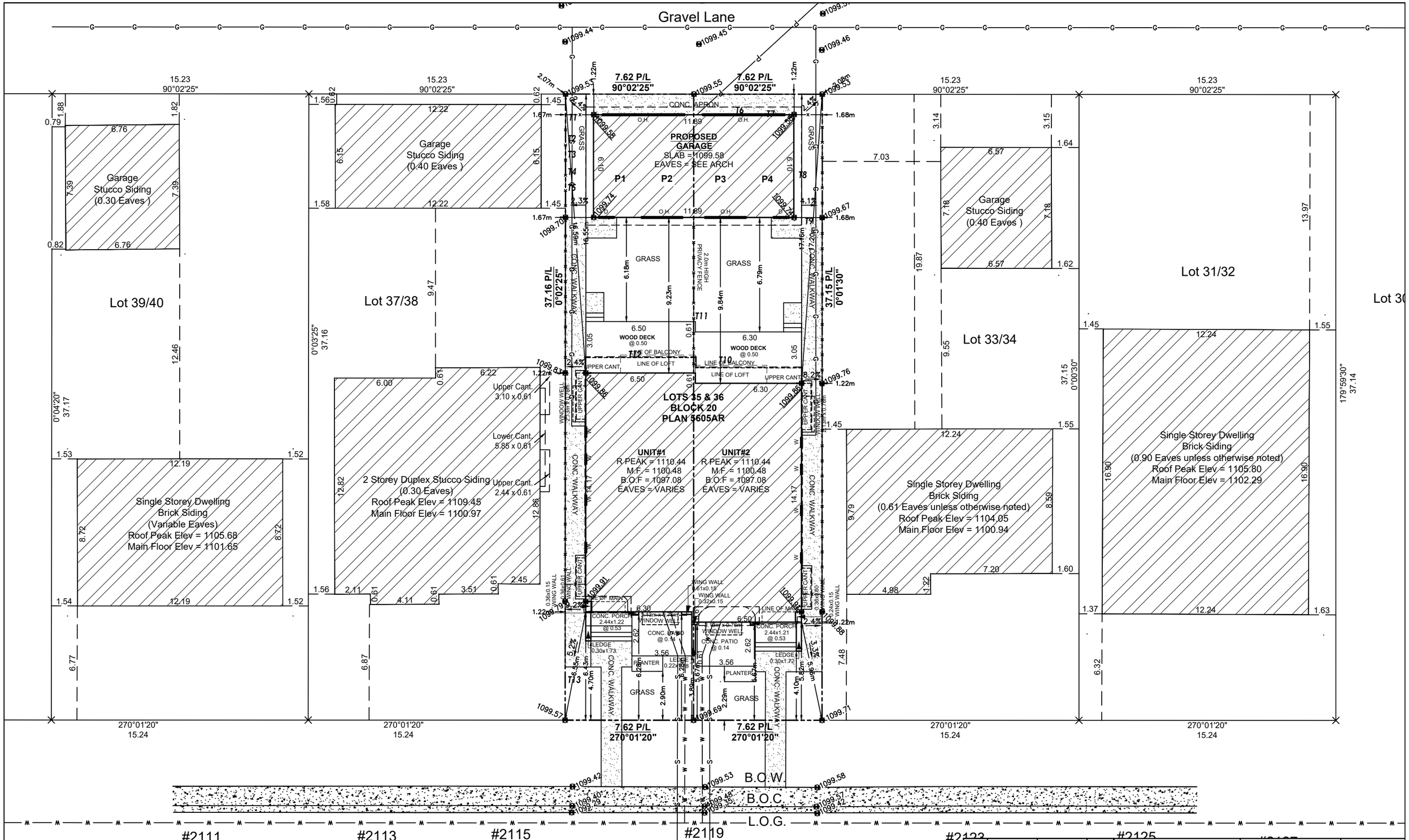
LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 566.203 SQ M	LOT SIZE: 283.092 SQ M	LOT SIZE: 283.111 SQ M
HOUSE SIZE: 181.564 SQ M	HOUSE SIZE: 90.782 SQ M	HOUSE SIZE: 90.782 SQ M
COVERED PORCH: 0.000 SQ M	COVERED PORCH: 0.000 SQ M	COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M	CANT.: 0.000 SQ M	CANT.: 0.000 SQ M
GARAGE: 72.464 SQ M	GARAGE: 36.232 SQ M	GARAGE: 36.232 SQ M
WING WALL: 0.666 SQ M	WING WALL: 0.302 SQ M	WING WALL: 0.364 SQ M
= 566.203/254.694	= 283.092/127.316	= 283.111/127.378
= 44.98%	= 44.97%	= 44.99%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28/10/2026	DP SITEPLAN	M.C.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2119 53 AVE S.W.
Calgary, Alberta
Lot 35 & 36
Block 20
Plan 5605AR

PROJECT: SEMI DETACHED
SCALE: 1: 200
DATE: OCT 28 2026
DIVISION S NUMBER 01

SITE PLAN
SCALE: 1: 200



BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28/10/2026	DP SITEPLAN	M.C.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2119 53 AVE S.W.
Calgary, Alberta
Lot 35 & 36
Block 20
Plan 5605AR

PROJECT: SEMI DETACHED

SCALE: AS SHOWN

DATE: OCT 28 2026

DIVISION S NUMBER 02