SITE PLAN

KENSINGTON ROAD N.W.

LOTS 15 & 16

LOTS 13 & 14
BLOCK 5
PLAN 5151 O

LOTS 12 & 11

LOTS 10 &

LOTS 17 & 18

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

DWELLING
0.40 EAVES
0.03 STUCCO SIDING
RPE=1058.95
MFE=1055.01

DWELLING
0.40 EAVES
0.01 STUCCO SIDING
0.01 BRICK SIDING
RPE=1058.88
MFE=1054.88

DWELLING
0.29 EAVES
0.03 STUCCO SIDING
RPE=1058.86
MFE=1054.61

DWELLING
RPE=1064.19
MFE=1055.30

UNIT #1
R PEAK= 1064.36
M.F. = 1055.57
B.O.F. = 1052.05
B.O.F.@ GARAGE=1051.24
EAVES AS SHOWN

UNIT #2
R PEAK= 1064.36
M.F. = 1055.57
B.O.F. = 1052.05
B.O.F.@ GARAGE=1051.24
EAVES AS SHOWN

6.50
DECK
@ 0.56m HIGH
0.6096 EAVES
UPPER CANT.

6.30
DECK
@ 0.56m HIGH
0.6096 EAVES
UPPER CANT.

WOOD PORCH
WING WALL

0.15m P.T.W. RETAINING WALL @ 0.94m MAX HT
0.15m P.T.W. RETAINING WALL @ 0.79m MAX HT
0.15m P.T.W. RETAINING WALL @ 0.93m MAX HT
0.15m P.T.W. RETAINING WALL @ 1.00m MAX HT
0.15m P.T.W. RETAINING WALL @ 0.71m MAX HT
0.15m P.T.W. RETAINING WALL @ 0.89m MAX HT

2.0m HIGH PRIVACY FENCE
Ø30x76 WINDOW 83x0.76 WINDOW WELL AS REQ'D

CITY SIDEWALK
CITY SIDEWALK
SIDEWALK
CURB CUT
REFER TO TRENCH DETAIL
DRIVEWAY SLOPE DETAIL 1
DRIVEWAY SLOPE DETAIL 2
CONC. DRIVEWAY
LINE OF ATTACHED GARAGE
LINE OF GARAGE BELOW

7.62 P/L 89°59'46"
32.58 P/L 0°03'48"
32.58 P/L 0°03'54"
89°59'46" 15.24
269°59'46" 15.24

T.O.W. 1054.72
T.O.W. 1054.77
T.O.W. 1054.39
T.O.W. 1054.87
T.O.W. 1053.87
B.O.W. 1053.94
T.O.W. 1054.87
T.O.W. 1054.42
B.O.W. 1053.71
T.O.W. 1053.42
B.O.W. 1053.53

2036
2032
2024
2020

2028 WESTMOUNT ROAD N.W.

SITE PLAN
SCALE: 1:200

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 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 13 & 14
Block 5
Plan 5151 O

MUNICIPAL ADDRESS:

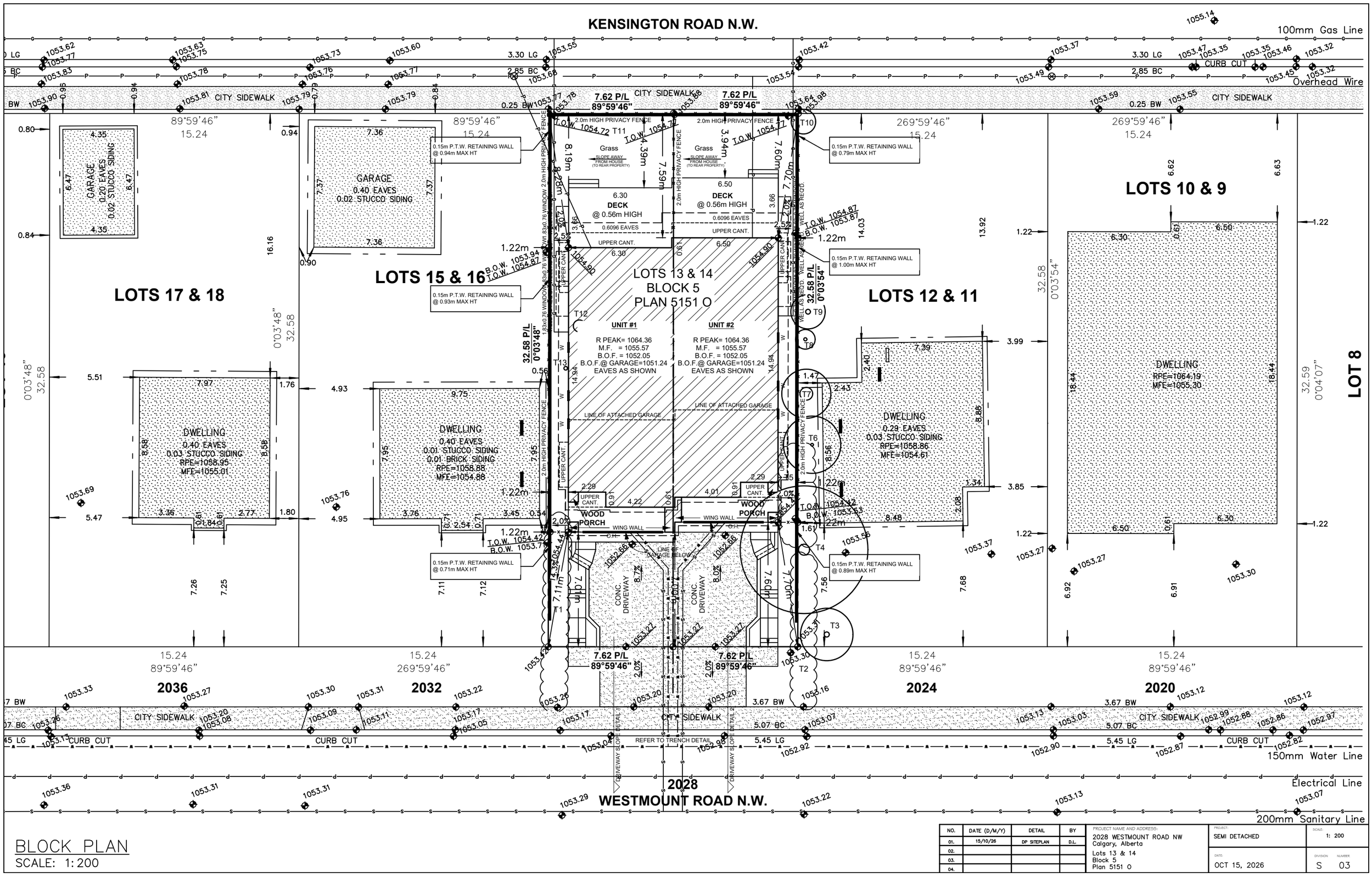
2028 – WESTMOUNT ROAD N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 496.344 SQ M	LOT SIZE: 248.172 SQ M	LOT SIZE: 248.172 SQ M
HOUSE+GARAGE: 222.534 SQ M	HOUSE+GARAGE: 111.267 SQ M	HOUSE+GARAGE: 111.267 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
WING WALL: 0.000 SQ M	WING WALL: 0.000 SQ M	WING WALL: 0.000 SQ M
TOTAL: 222.534/496.344 = 44.83%	TOTAL: 111.267/248.172 = 44.83%	TOTAL: 111.267/248.172 = 44.83%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2028 WESTMOUNT ROAD NW
Calgary, Alberta
Lots 13 & 14
Block 5
Plan 5151 O

PROJECT: SEMI DETACHED
SCALE: 1: 200
DATE: OCT 15, 2026
DIVISION: S NUMBER: 01



BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/10/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2028 WESTMOUNT ROAD NW
Calgary, Alberta
Lots 13 & 14
Block 5
Plan 5151 O

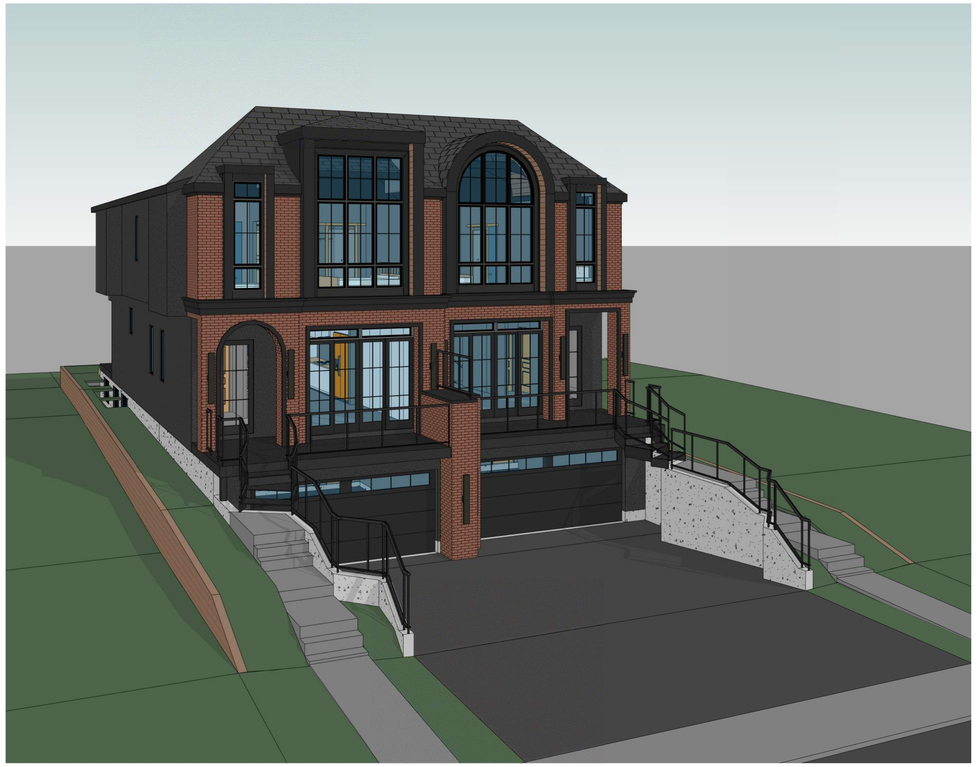
PROJECT: SEMI DETACHED

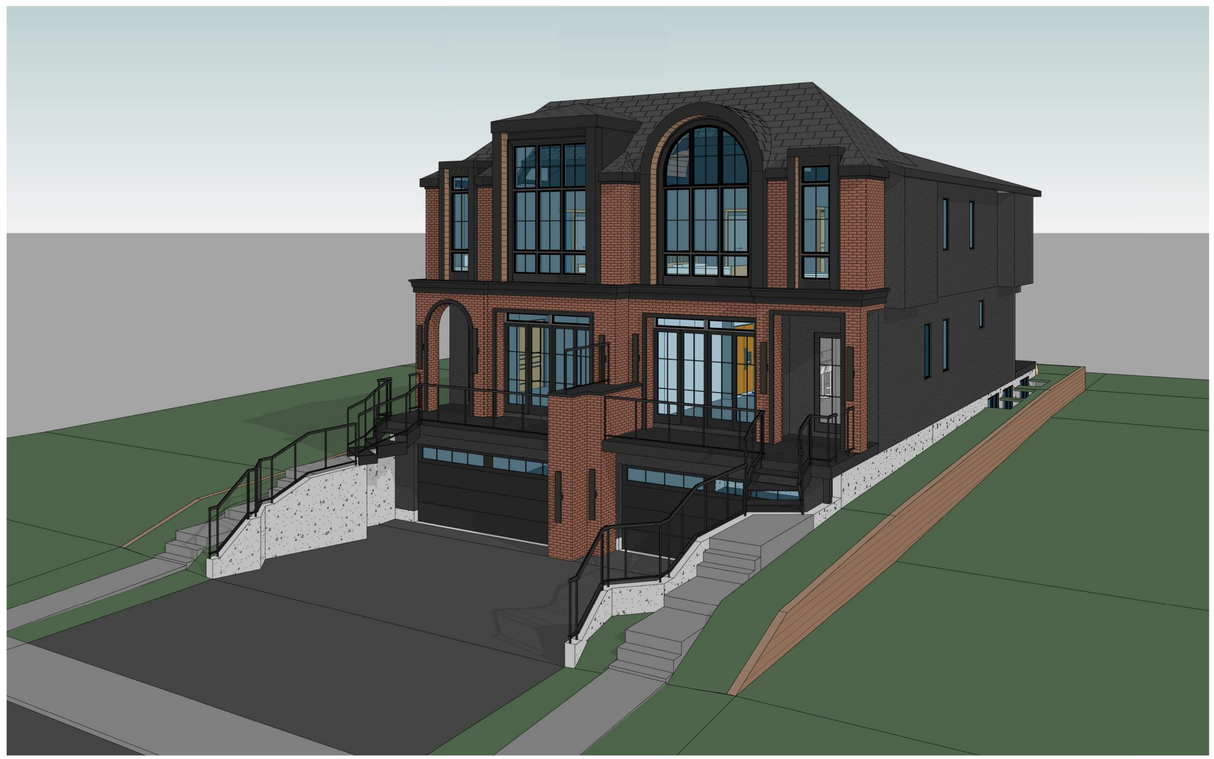
SCALE: 1: 200

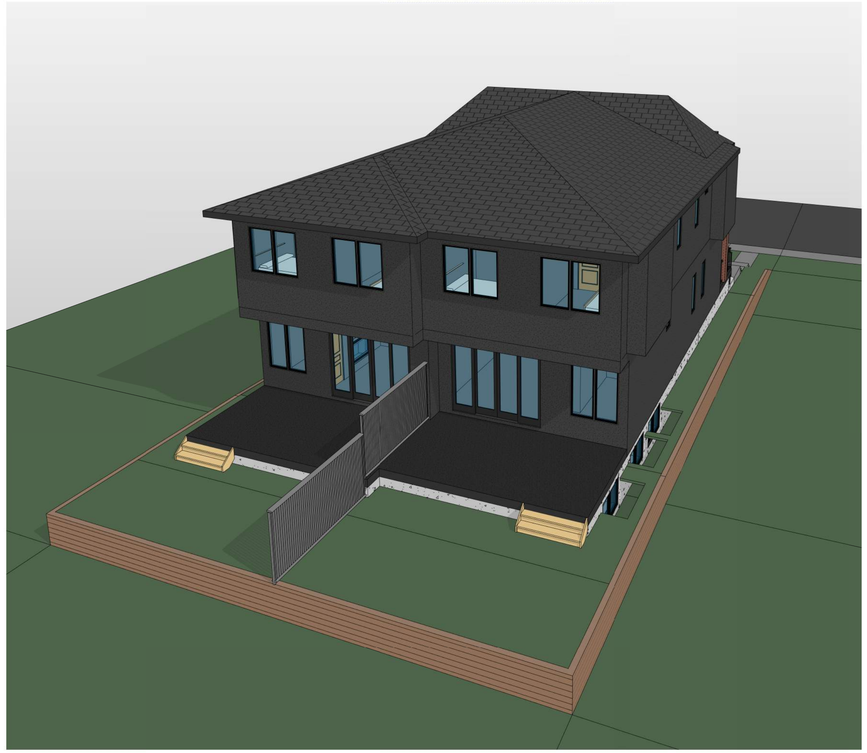
DATE: OCT 15, 2026

DIVISION: S NUMBER: 03









LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation & Basement Plan
A-1.1	Main & Upper Floor Plan
A-1.2	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation

FLOOR AREA - UNIT #1

BASEMENT	= 977.17 SQ. FT.
ATT. GARAGE	= 472.50 SQ. FT.
MAIN	= 1070.17 SQ. FT.
UPPER	= 1190.50 SQ. FT.
TOTAL	= 2260.67 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT	= 977.17 SQ. FT.
ATT. GARAGE	= 472.50 SQ. FT.
MAIN	= 1070.17 SQ. FT.
UPPER	= 1190.50 SQ. FT.
TOTAL	= 2260.67 SQ. FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2028 - Westmount Rd NW
CALGARY, AB

PROJECT:
SEMI DETACHED

PROJECT NUMBER:
419-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
13 & 14	5	5151 O

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/10/26	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:

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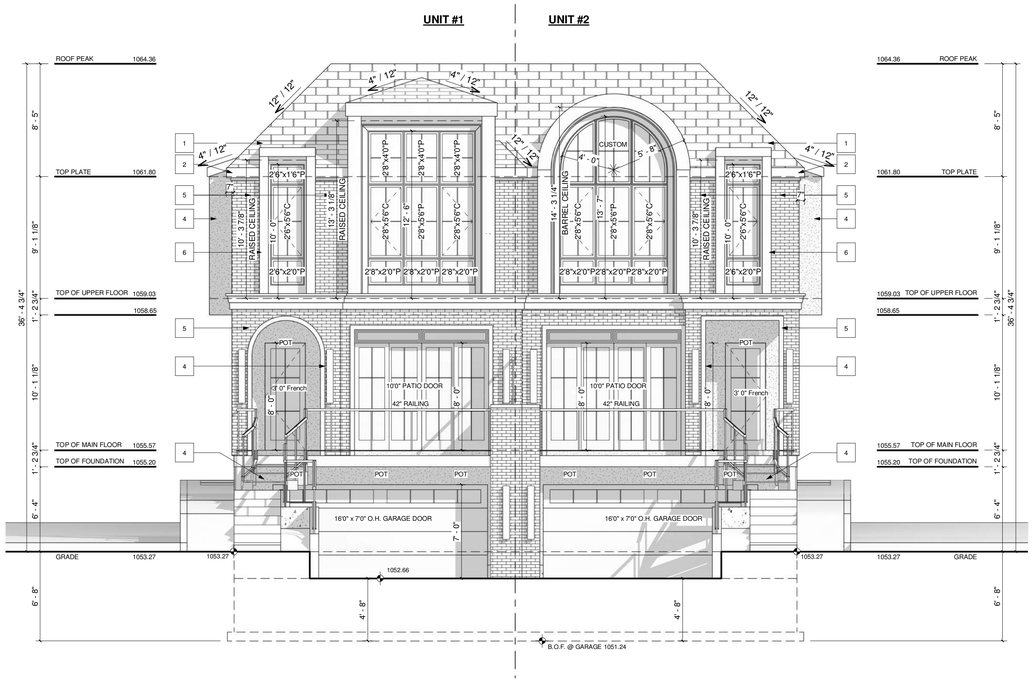
SCALE:

PAGE: **A-0.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	3	ALUMINUM EAVES	5	BRICK FINISH	7	CONC. PARGING	9	TORCH-ON ROOF
2	6" ALUMINIMUM FASCIA	4	STUCCO FINISH	6	SMART BOARD & BATTEN - DARK GREY	8	CAST IN PLACE CONCRTETE		

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"

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"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2028 - Westmount Rd NW
CALGARY, AB

PROJECT:
SEMI DETACHED

PROJECT NUMBER:
419-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
13 & 14	5	5151 O

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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:	2026-11-10 9:06:16 AM
SCALE:	3/16" = 1'-0"

PAGE: **A-2.0**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	3	ALUMINUM EAVES	5	BRICK FINISH	7	CONC. PARGING
2	6" ALUMINIMUM FASCIA	4	STUCCO FINISH	6	SMART BOARD & BATTEN - DARK GREY	8	CAST IN PLACE CONCRTETE

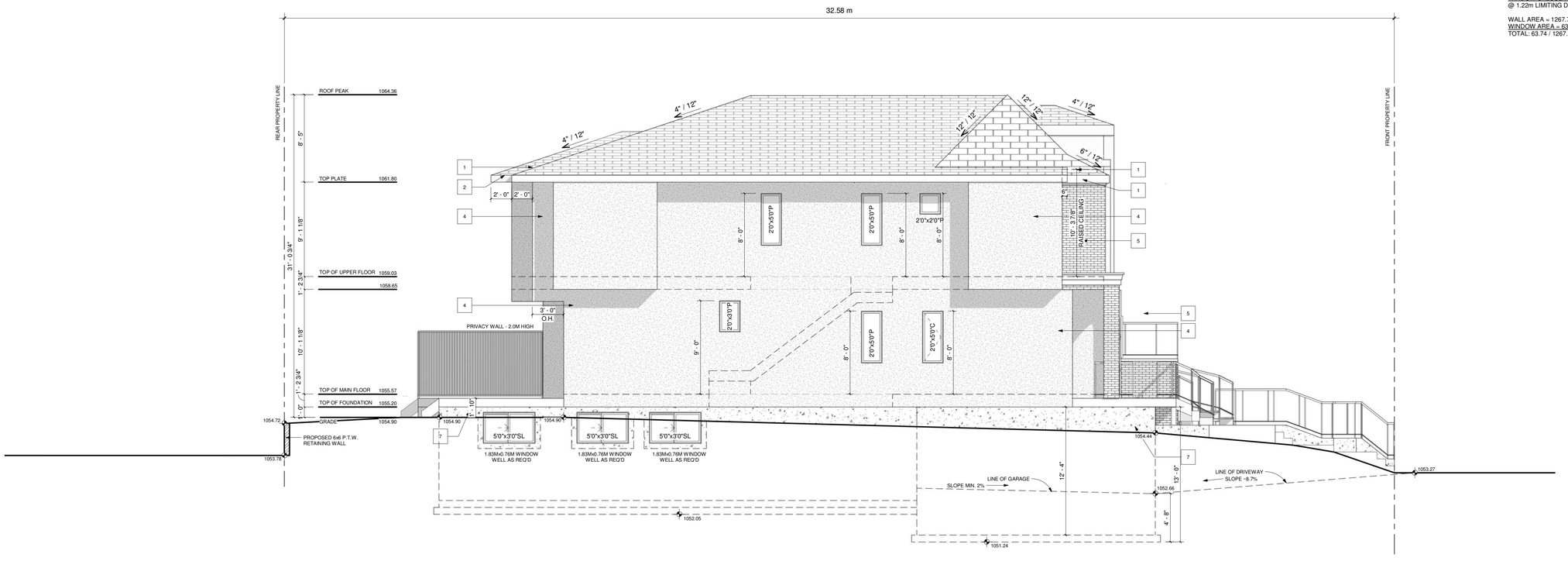
9 TORCH-ON ROOF

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 LIMITING DISTANCE

WALL AREA = 1267.75 SQ. FT.
WINDOW AREA = 63.74 SQ. FT.
TOTAL: 63.74 / 1267.75 = 5.03%

UNIT #1



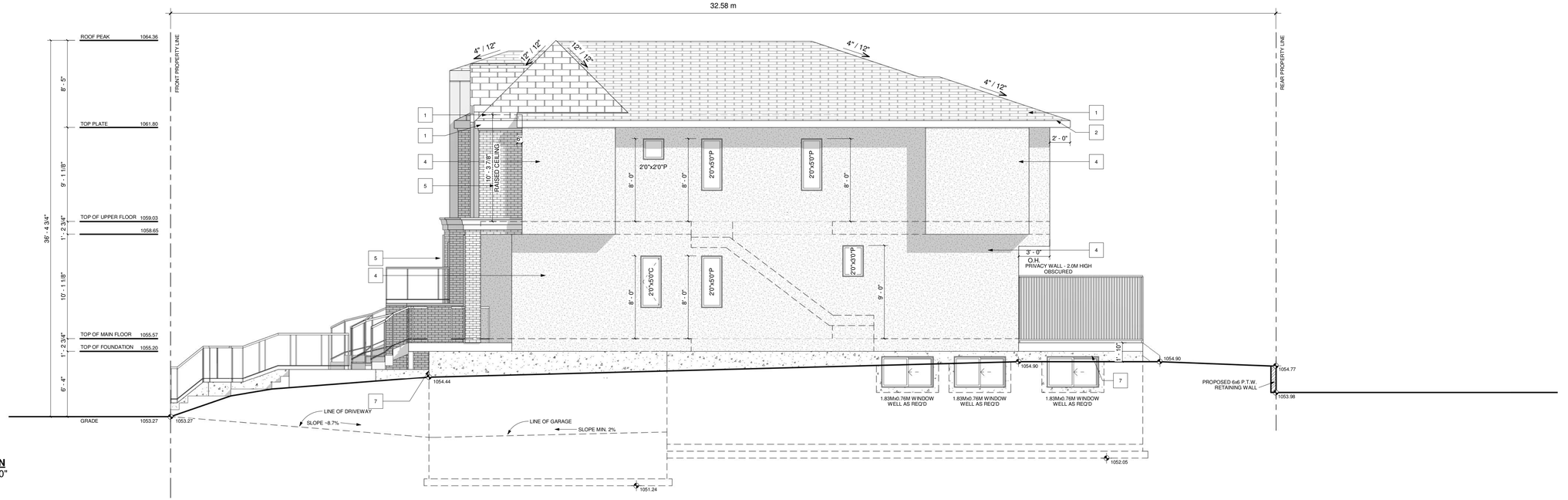
LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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 LIMITING DISTANCE

WALL AREA = 1267.75 SQ. FT.
WINDOW AREA = 63.74 SQ. FT.
TOTAL: 63.74 / 1267.75 = 5.03%

UNIT #2



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2028 - Westmount Rd NW
CALGARY, AB

PROJECT:
SEMI DETACHED

PROJECT NUMBER:
419-26

STATUS:
DP

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
13 & 14	5	5151 O

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/10/26	DP PLANS	D.L.
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03.	--	--	--
04.	--	--	--
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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:

PRINTED: 2026-11-10 9:06:21 AM

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

PAGE: A-2.1