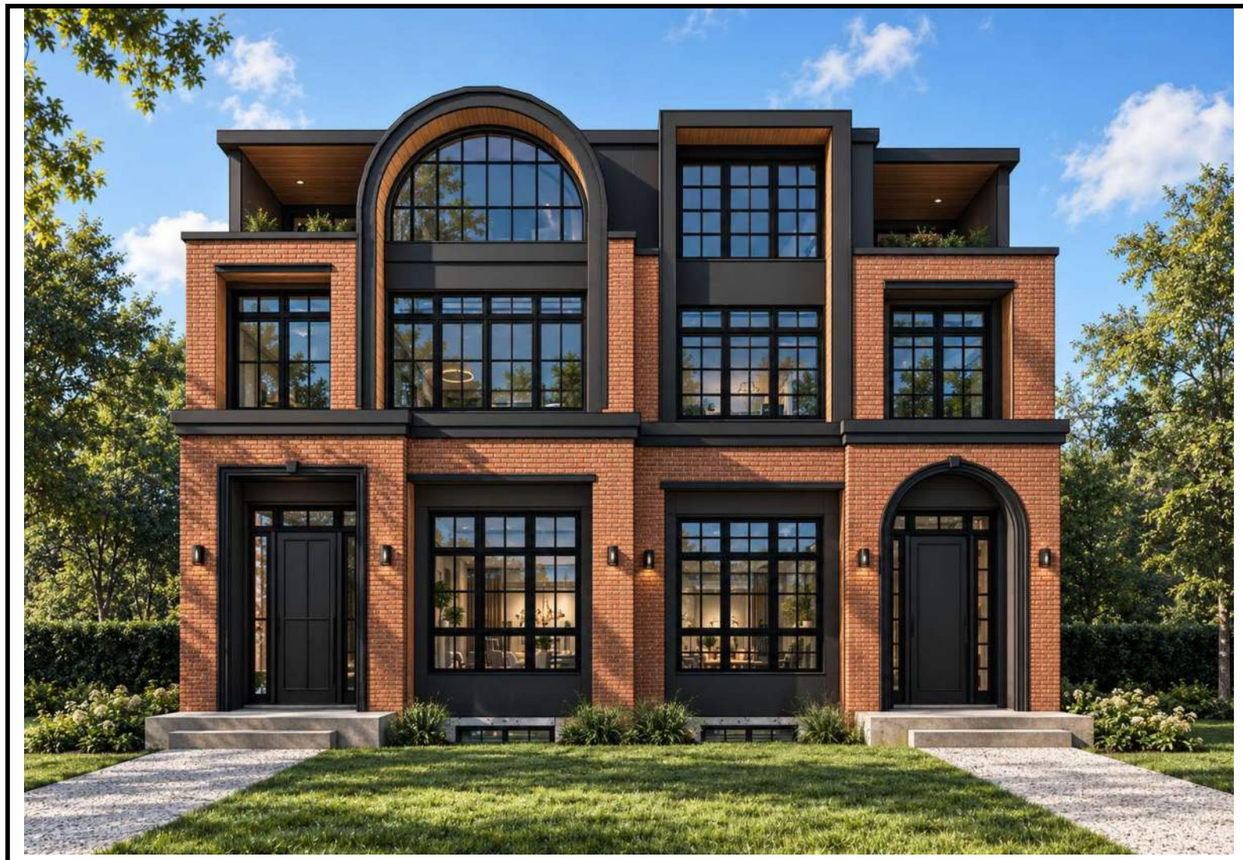




LIST OF DRAWINGS

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

BASE	=	950.92 SQ. FT.
MAIN	=	950.92 SQ. FT.
UPPER	=	1043.71 SQ. FT.
LOFT	=	777.75 SQ. FT.
TOTAL	=	2772.38 SQ. FT.

FLOOR AREA - UNIT #2

BASE	=	950.92 SQ. FT.
MAIN	=	950.92 SQ. FT.
UPPER	=	1043.71 SQ. FT.
LOFT	=	777.75 SQ. FT.
TOTAL	=	2772.38 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/11/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-16 1:51:10 PM

PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26

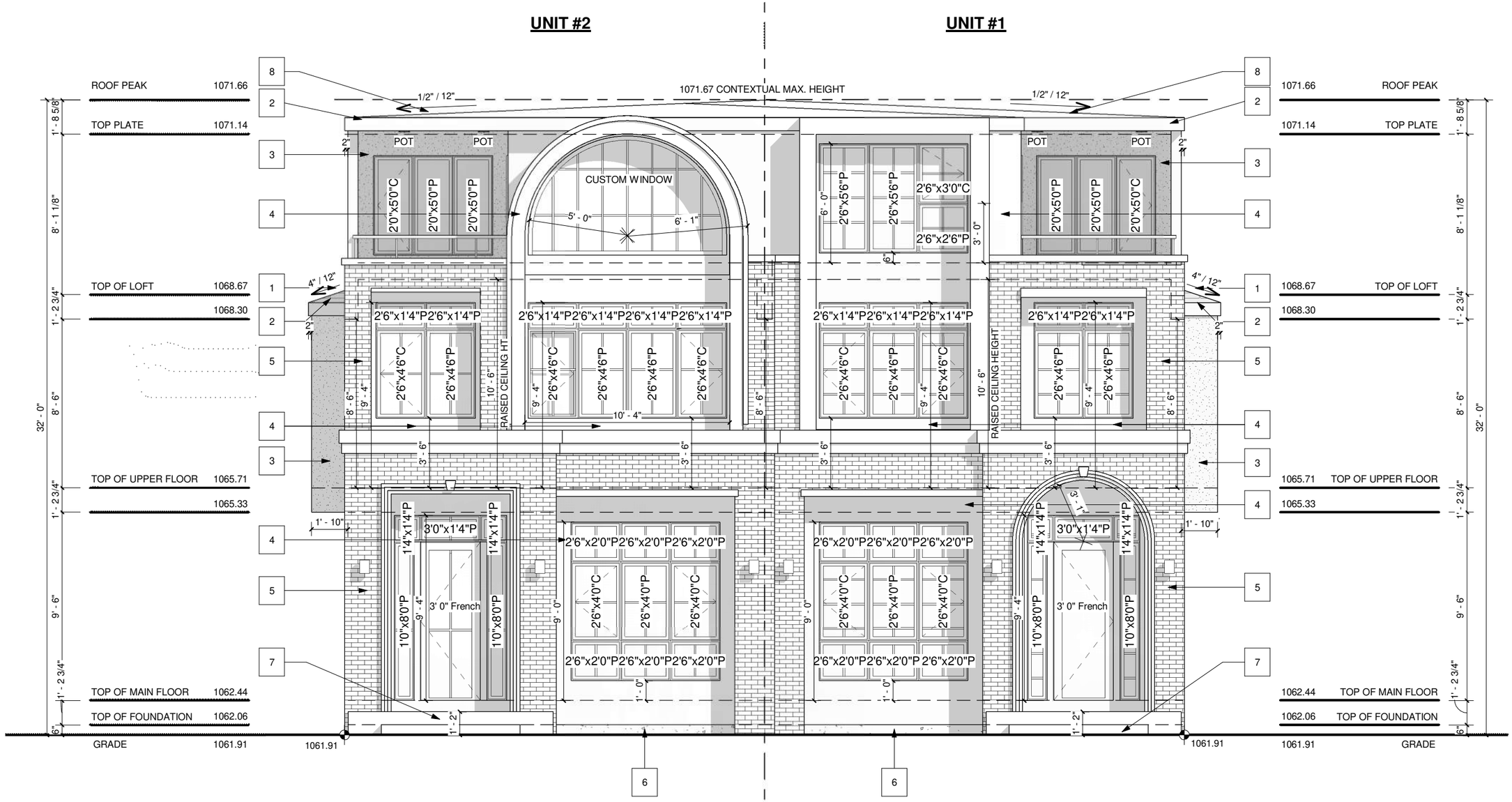
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMNIMUM FASCIA
3	STUCCO FINISH - GREY
4	SMOOTH STUCCO FINISH - DARK GREY
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

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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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/11/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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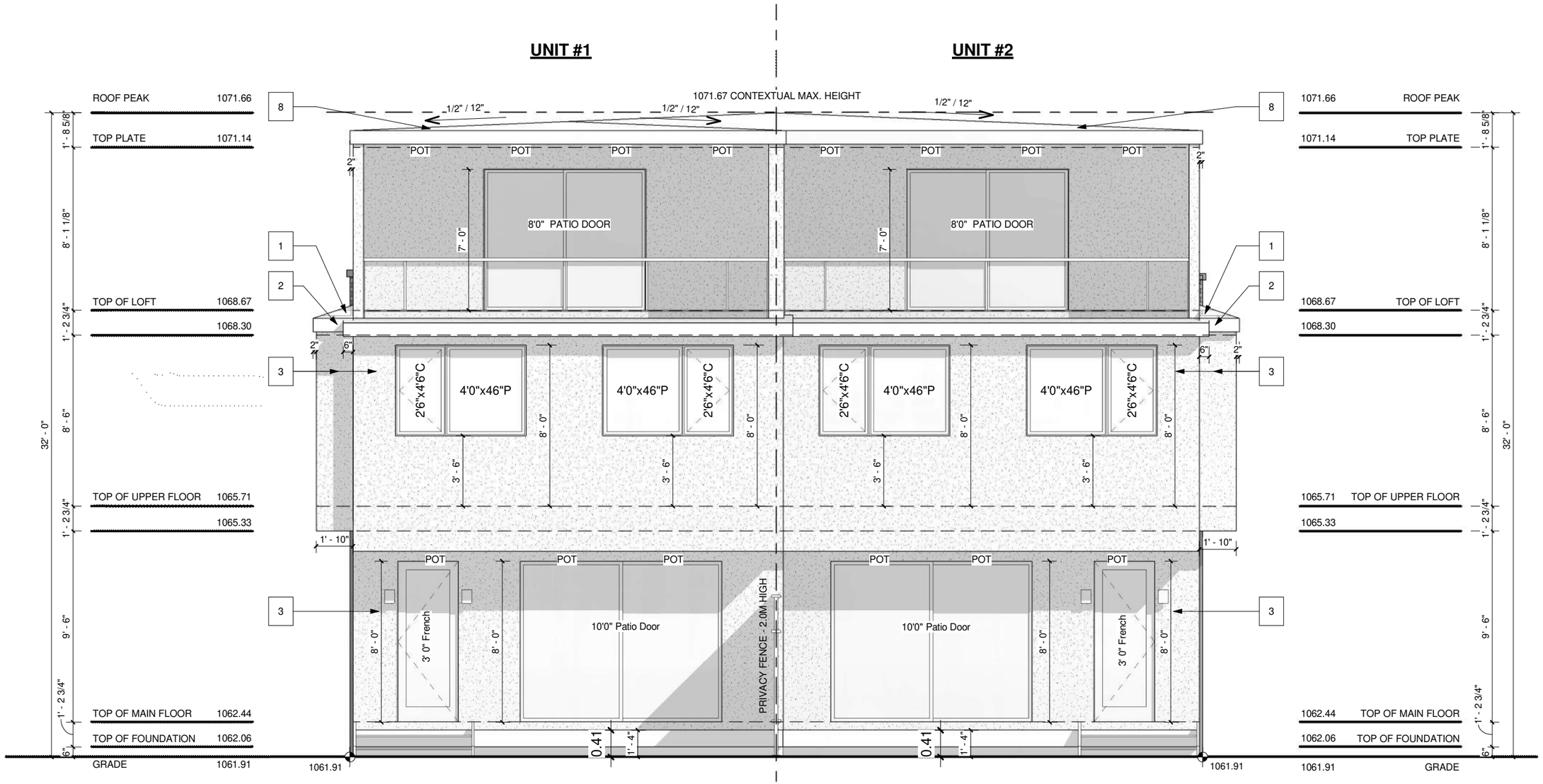
PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMNIMUM FASCIA
3	STUCCO FINISH - GREY
4	SMOOTH STUCCO FINISH - DARK GREY
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/11/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-16 1:51:16 PM

PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

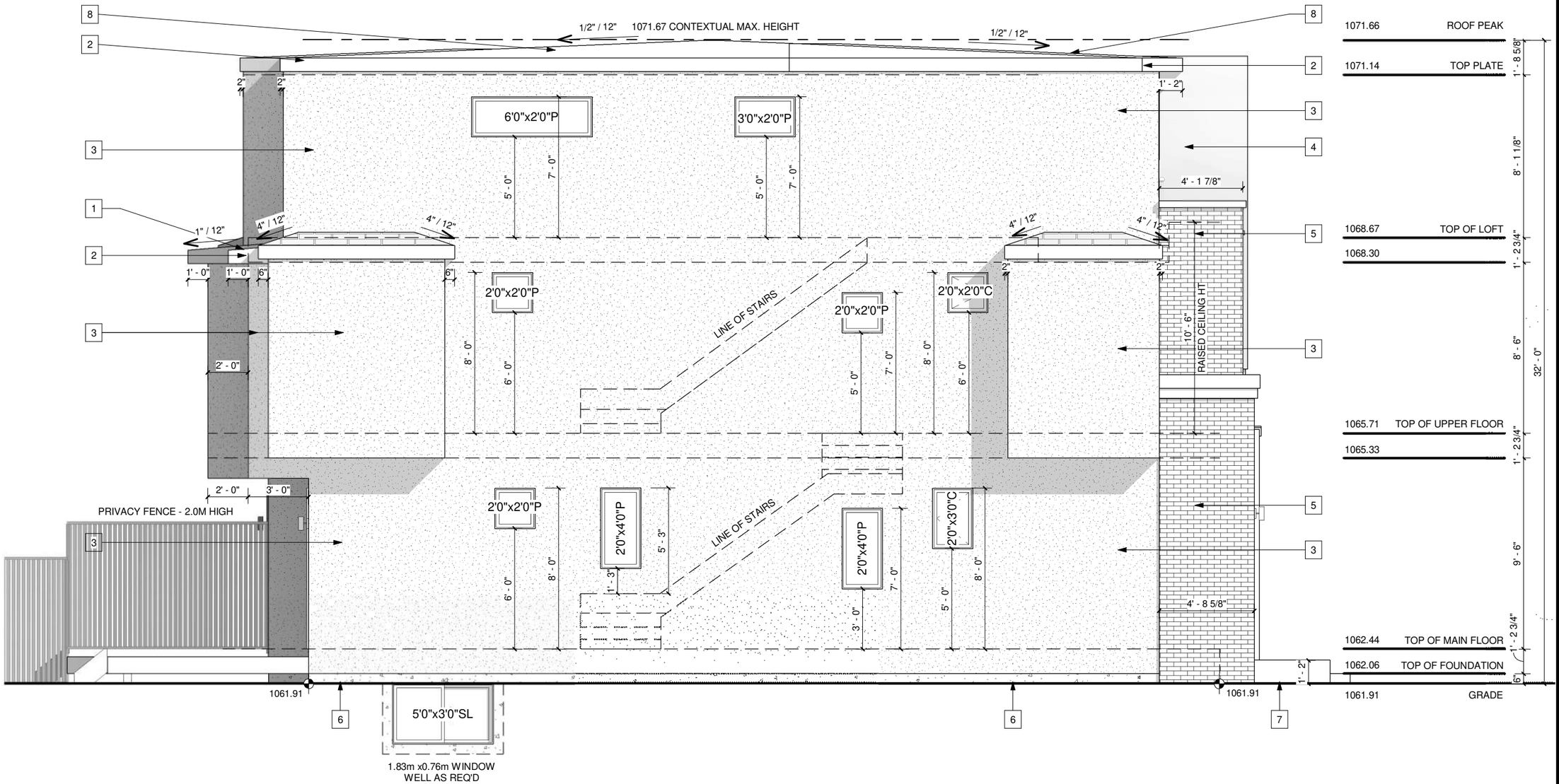
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMNIMUM FASCIA
3	STUCCO FINISH - GREY
4	SMOOTH STUCCO FINISH - DARK GREY
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1390.09 SQ. FT.
WINDOW AREA = 59.89 SQ. FT.
TOTAL: 59.89 / 1390.09 = 4.31%

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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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	16/11/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-16 1:51:18 PM

PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26
SCALE:	SHEET:
AS SHOWN	A-2.2

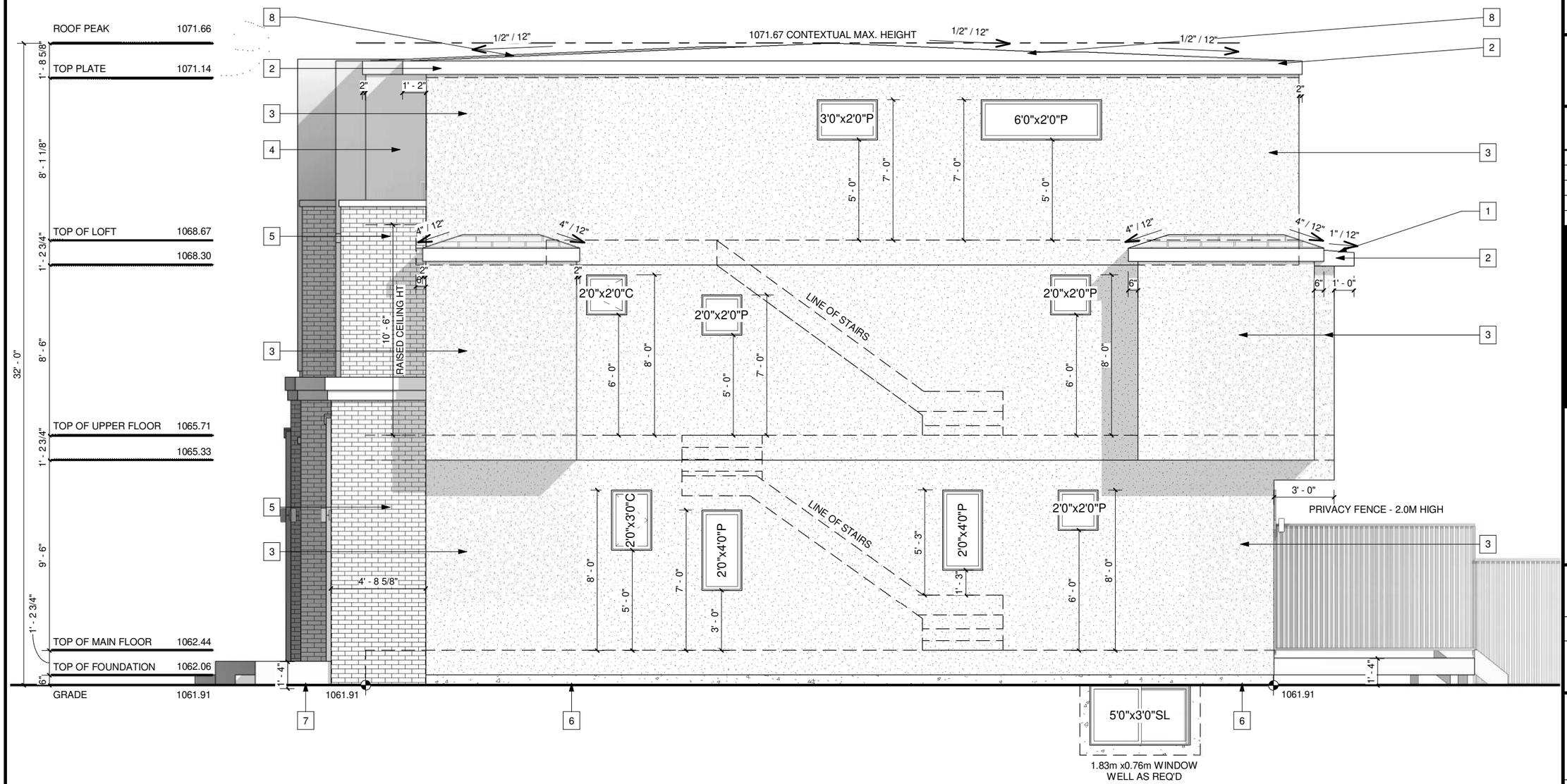
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMNIMUM FASCIA
3	STUCCO FINISH - GREY
4	SMOOTH STUCCO FINISH - DARK GREY
5	BRICK FINISH AS SPEC'D.
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1390.09 SQ. FT.
WINDOW AREA = 59.89 SQ. FT.
TOTAL: 59.89 / 1390.09 = 4.31%

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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01.	16/11/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

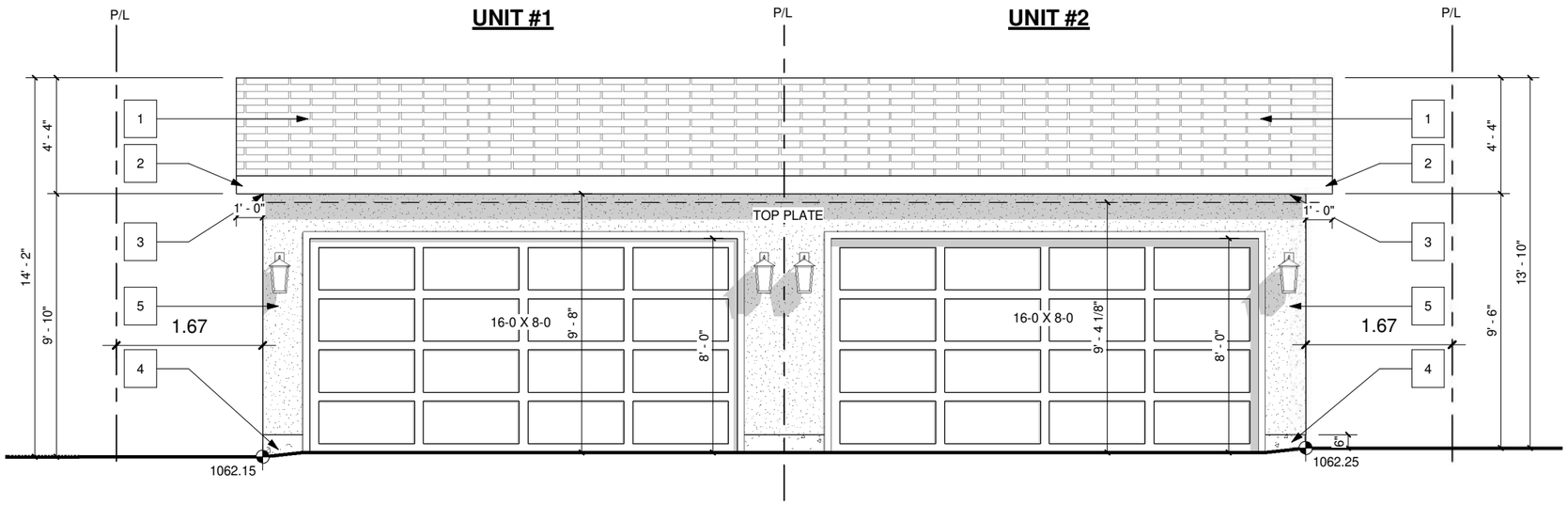
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PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26
SCALE:	SHEET:
AS SHOWN	A-2.3

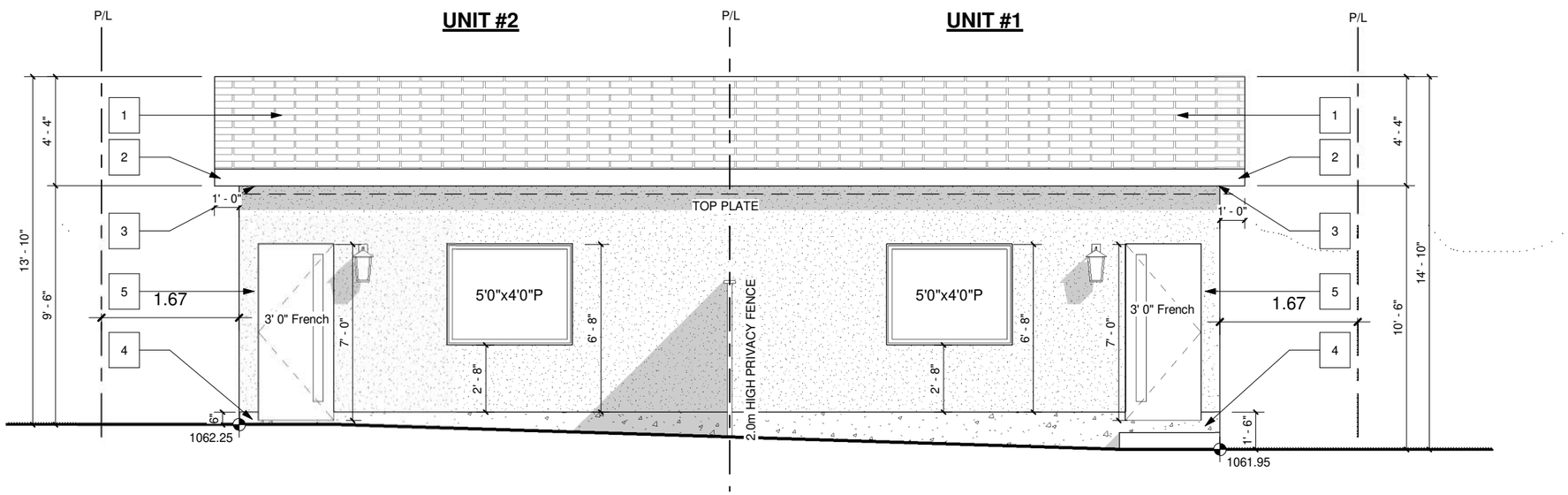
EXTERIOR FINISHES:

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.	--	--	--
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05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

PRINTED: 2026-11-16 1:51:21 PM

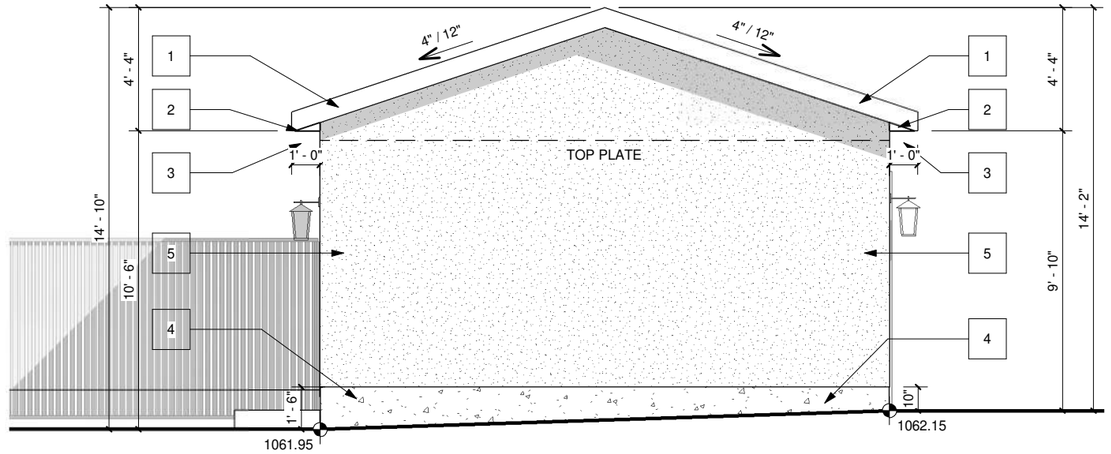
PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

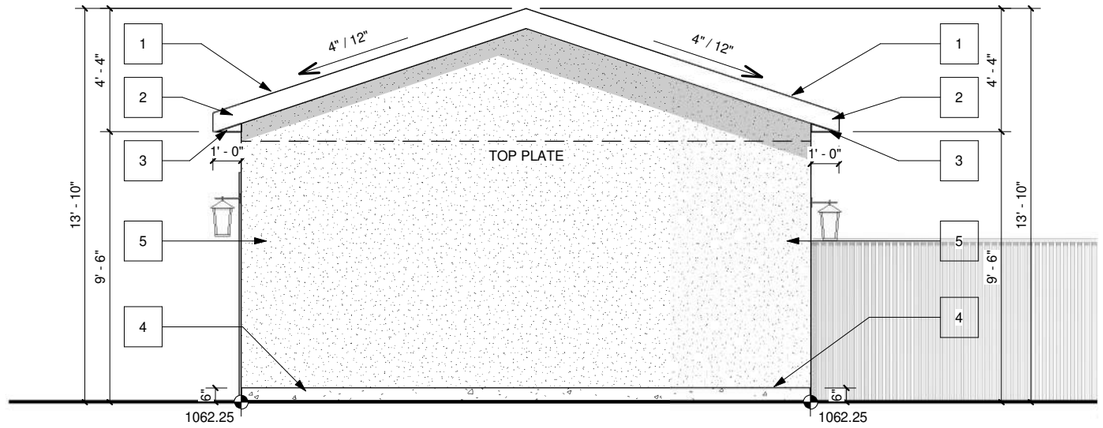
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	STUCCO FINISH

UNIT #1



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

UNIT #2



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

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03.	--	--	--
04.	--	--	--
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PROJECT:
SEMI DETACHED

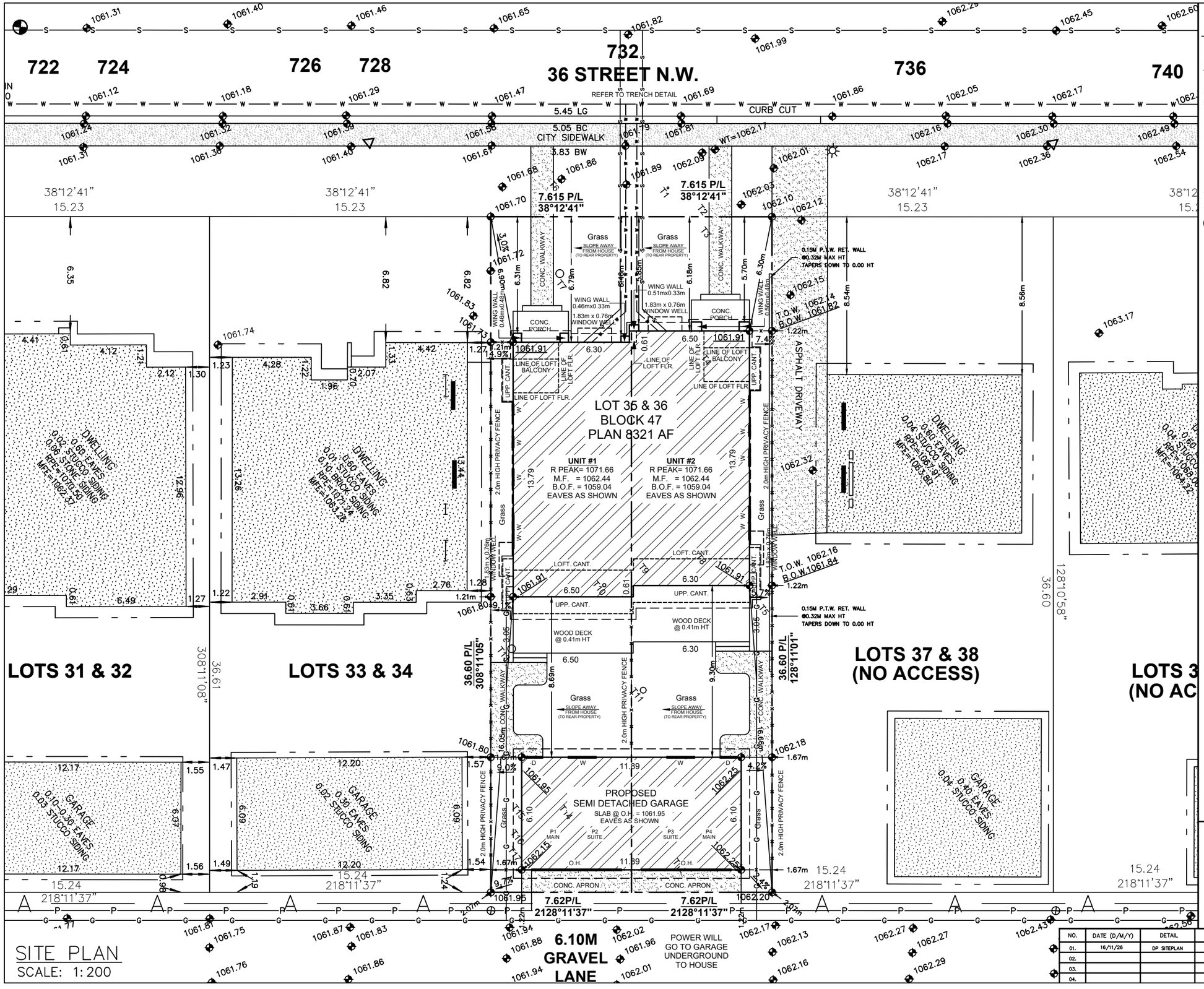
STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-11-16 1:51:21 PM

PROJECT NAME:
732 36 St NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	500 - 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 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
- 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:

Lots 35 & 36
Block 47
Plan 8321 AF

MUNICIPAL ADDRESS:

732 36 STREET N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)

LOT SIZE: 557.341 SQ M
HOUSE SIZE: 176.686 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 1.299 SQ M
GARAGE: 72.464 SQ M

TOTAL: 250.449/557.341 = 44.94%

LOT COVERAGE DETAIL: (UNIT #1)

LOT SIZE: 278.679 SQ M
HOUSE SIZE: 88.343 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.650 SQ M
GARAGE: 36.232 SQ M

TOTAL: 125.225/278.679 = 44.94%

LOT COVERAGE DETAIL: (UNIT #2)

LOT SIZE: 278.661 SQ M
HOUSE SIZE: 88.343 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.650 SQ M
GARAGE: 36.232 SQ M

TOTAL: 125.225/278.661 = 44.94%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	16/11/26	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
732 36 STREET N.W.
Calgary, Alberta
Lots 35 & 36
Block 47
Plan 8321 AF

PROJECT: SEMI DETACHED
SCALE: 1: 200
DATE: NOV 16, 2026
DIVISION: S NUMBER: 01

SITE PLAN
SCALE: 1: 200

722 724 726 728 732 736 740

36 STREET N.W.

7 AVENUE N.W.

LOTS 31 & 32

LOTS 33 & 34

LOTS 37 & 38 (NO ACCESS)

LOTS 39 & 40 (NO ACCESS)

LOT 35 & 36
BLOCK 47
PLAN 8321 AF

UNIT #1
R PEAK= 1071.66
M.F. = 1062.44
B.O.F. = 1059.04
EAVES AS SHOWN

UNIT #2
R PEAK= 1071.66
M.F. = 1062.44
B.O.F. = 1059.04
EAVES AS SHOWN

PROPOSED
SEMI DETACHED GARAGE
SLAB @ O.H. = 1061.95
EAVES AS SHOWN

6.10M
GRAVEL
LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

CATCH BASIN RIM=1061.00

REFER TO TRENCH DETAIL

5.45 LG

CURB CUT

5.05 BC
CITY SIDEWALK

5.83 BW

7.615 P/L
38°12'41"
15.23

36.60 P/L
308°11'05"

36.60 P/L
128°11'01"

7.62P/L
2128°11'37"
15.24

218°11'37"

0.15M P.T.W. RET. WALL
@0.32M MAX HT
TAPERS DOWN TO 0.00 HT

T.O.W. 1062.16
B.O.W.1061.84

ASPHALT DRIVEWAY

CONC. WALKWAY

CONC. PORCH

WING WALL 0.46mx0.33m

WING WALL 0.51mx0.33m

1.83m x 0.76m WINDOW WELL

LINE OF LOFT BALCONY

LINE OF LOFT FLR.

UPP. CANT.

LOFT. CANT.

WOOD DECK @ 0.41m HT

2.0m HIGH PRIVACY FENCE

Grass SLOPE AWAY FROM HOUSE (TO REAR PROPERTY)

DWELLING 0.60 EAVES 0.02 STUCCO SIDING 0.06 STONE SIDING RPE=1070.50 MFE=1062.37

DWELLING 0.60 EAVES 0.01 STUCCO SIDING 0.10 BRICK SIDING RPE=1071.24 MFE=1063.28

DWELLING 0.60 EAVES 0.04 STUCCO SIDING RPE=1067.47 MFE=1053.80

DWELLING 0.60 EAVES 0.04 STUCCO SIDING RPE=1065.06 MFE=1064.22

GARAGE 0.10-0.30 EAVES 0.03 STUCCO SIDING

GARAGE 0.30 EAVES 0.02 STUCCO SIDING

GARAGE 0.40 EAVES 0.04 STUCCO SIDING

GARAGE 0.40 EAVES 0.04 STUCCO SIDING

(Possible)

BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	16/11/26	DP SITEPLAN	D.J.
02.			
03.			
04.			

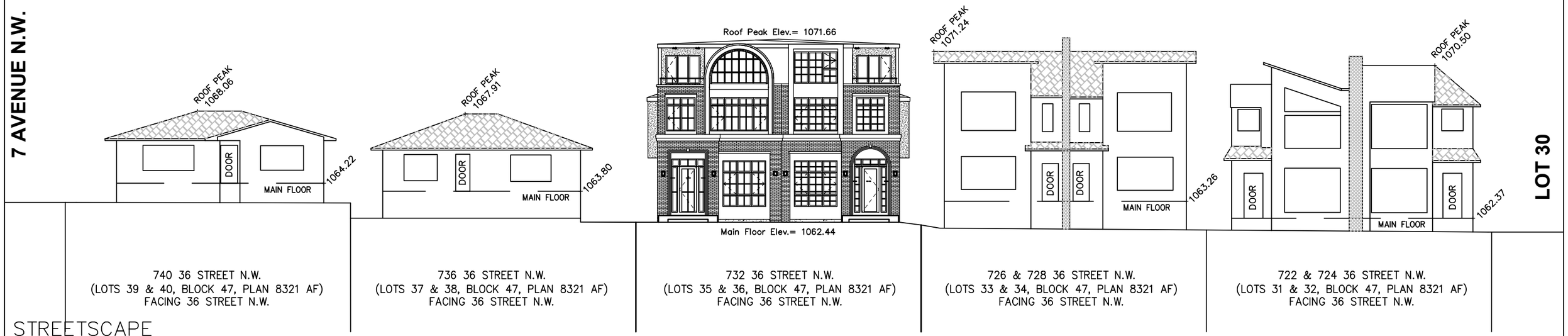
PROJECT NAME AND ADDRESS:
732 36 STREET N.W.
Calgary, Alberta
Lots 35 & 36
Block 47
Plan 8321 AF

PROJECT: SEMI DETACHED

SCALE: 1: 200

DATE: NOV 16, 2026

DIVISION: S NUMBER: 02



740 36 STREET N.W.
(LOTS 39 & 40, BLOCK 47, PLAN 8321 AF)
FACING 36 STREET N.W.

736 36 STREET N.W.
(LOTS 37 & 38, BLOCK 47, PLAN 8321 AF)
FACING 36 STREET N.W.

732 36 STREET N.W.
(LOTS 35 & 36, BLOCK 47, PLAN 8321 AF)
FACING 36 STREET N.W.

726 & 728 36 STREET N.W.
(LOTS 33 & 34, BLOCK 47, PLAN 8321 AF)
FACING 36 STREET N.W.

722 & 724 36 STREET N.W.
(LOTS 31 & 32, BLOCK 47, PLAN 8321 AF)
FACING 36 STREET N.W.

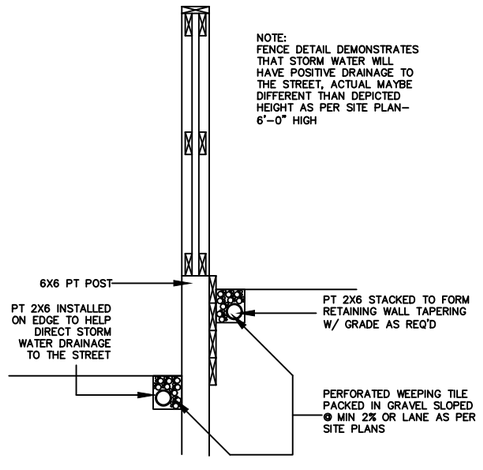
STREETSCAPE

SCALE: 1:200

NORTH WEST STREETSCAPE

SEMI DETACHED SQFT:

	UNIT #1	UNIT #2
GARAGE	390.00 SQ FT	390.00 SQ FT
BASEMENT	950.92 SQ FT	950.92 SQ FT
MAIN FLOOR	950.92 SQ FT	950.92 SQ FT
UPPER FLOOR	1043.71 SQ FT	1043.71 SQ FT
LOFT FLOOR	777.75 SQ FT	777.75 SQ FT
TOTAL AREA	2772.38 SQ FT	2772.38 SQ FT

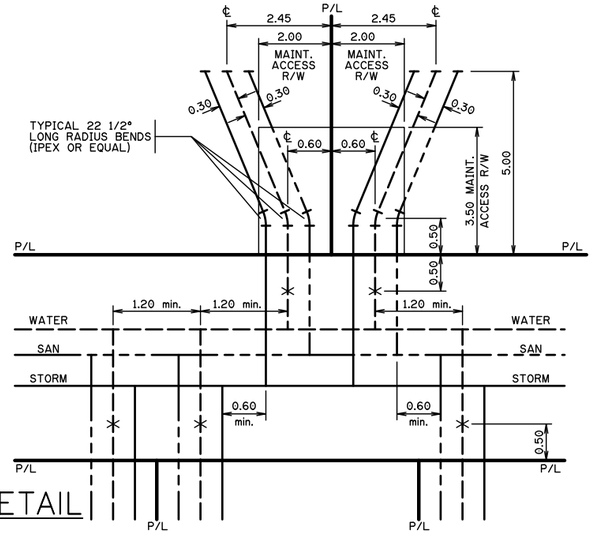


FENCE SECTION DETAIL

SCALE: NTS

NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
- WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL

SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.10	2.17	5.00	In City Property	To Stay
T2	Bush	–	1.30	1.85	In City Property	To Be Removed
T3	Bush	–	1.60	3.30	In Subject Property	To Be Removed
T4	Bush	–	1.40	3.10	In Subject Property	To Be Removed
T5	Bushline	–	0.68	0.97	In Subject Property	To Be Removed
T6	Bush	–	3.60	4.80	In City Property	To Be Removed
T7	Coniferous	0.43	3.70	17.00	In Subject Property	To Be Removed
T8	Bush	–	1.60	3.20	In Subject Property	To Be Removed
T9	Bush	–	2.31	2.10	In Subject Property	To Be Removed
T10	Deciduous	0.17	1.08	15.00	In Subject Property	To Be Removed
T11	Deciduous	0.32	3.13	6.60	In Subject Property	To Stay
T12	Bushline	–	0.96	1.60	In Subject Property	To Be Removed
T13	Deciduous	0.42	4.78	8.00	In Subject Property	To Be Removed
T14	Coniferous	0.43	3.89	13.00	In Subject Property	To Be Removed
T15	Bush	–	1.90	3.50	In Subject Property	To Be Removed
T16	Bush	–	2.70	4.50	In Subject Property	To Be Removed
T17	Bushline	–	3.40	4.80	In Subject Property	To Be Removed

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01.	16/11/26	DP SITEPLAN	D.J.
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732 36 STREET N.W.
Calgary, Alberta
Lots 35 & 36
Block 47
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PROJECT: SEMI DETACHED

SCALE: AS SHOWN

DATE: NOV 16, 2026

DIVISION: S NUMBER: 03