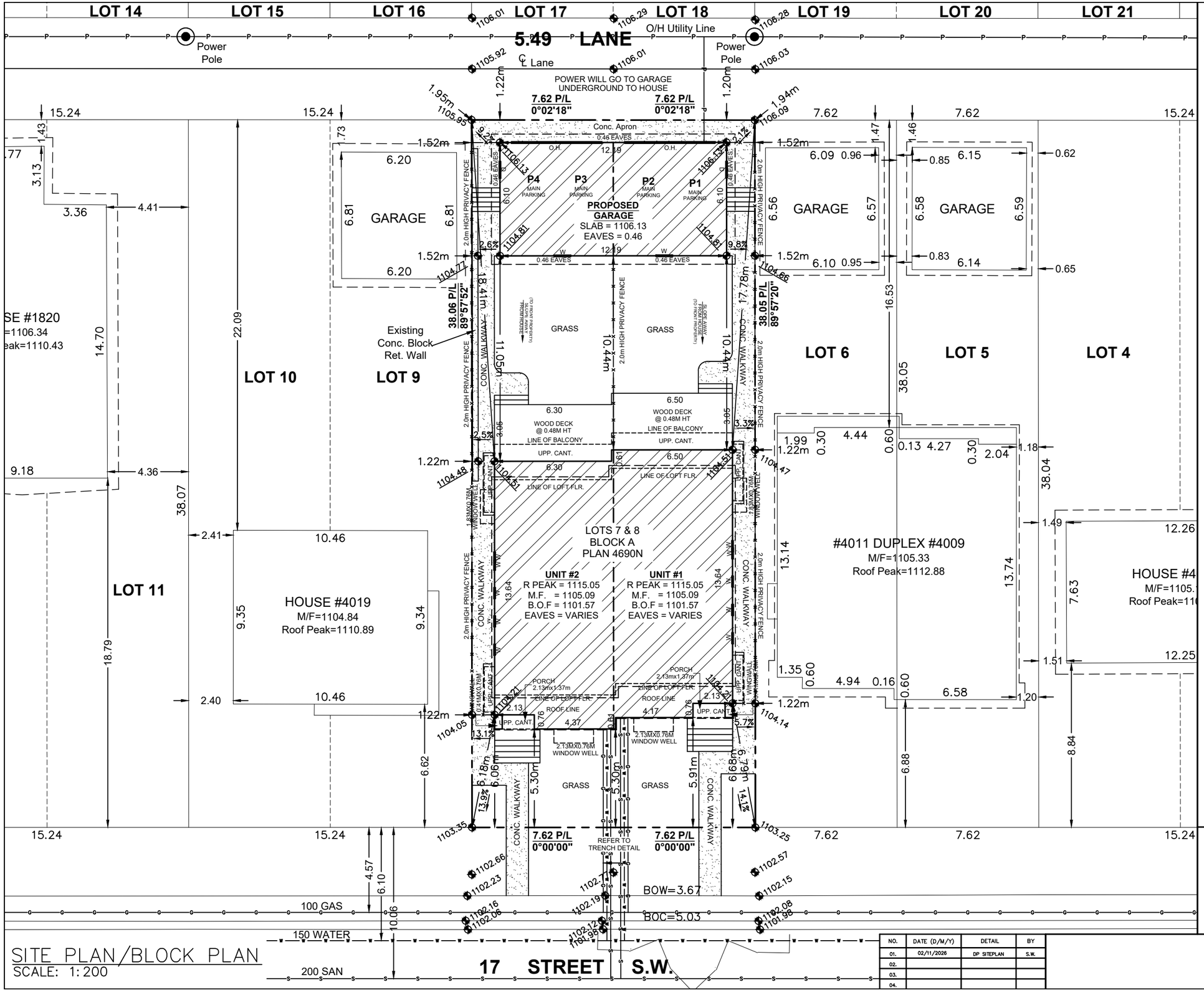


SITE PLAN

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:

Lots 7 & 8
Block A
Plan 4690N

MUNICIPAL ADDRESS:

4013 – 17 STREET S.W.
Calgary, Alberta

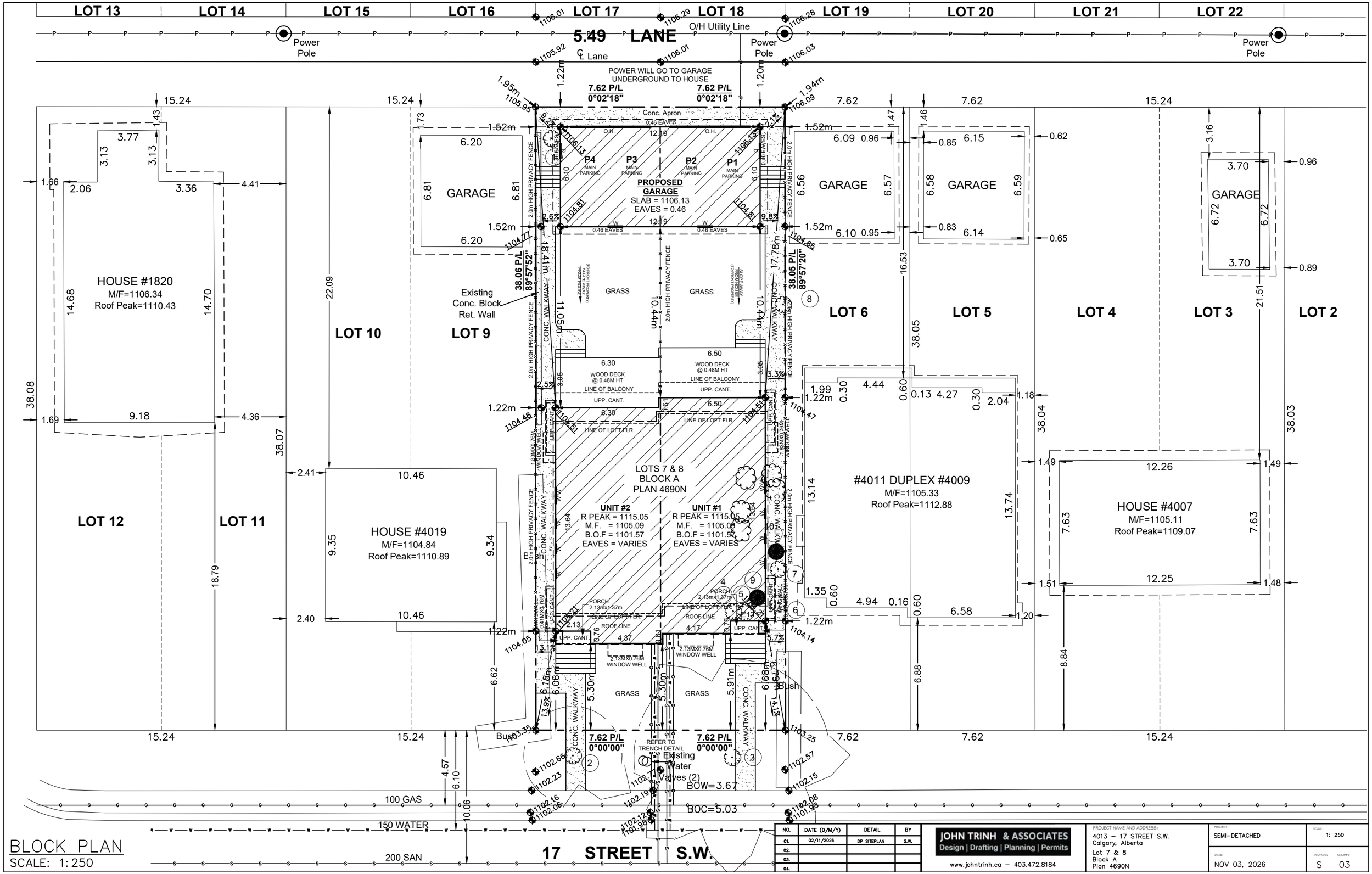
LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 579.979 SQ M	LOT SIZE: 290.033 SQ M	LOT SIZE: 289.946 SQ M
HOUSE SIZE: 181.238 SQ M	HOUSE SIZE: 90.644 SQ M	HOUSE SIZE: 90.594 SQ M
COVERED PORCH: 2.632 SQ M	COVERED PORCH: 1.316 SQ M	COVERED PORCH: 1.316 SQ M
CANT.: 0.00 SQ M	CANT.: 0.000 SQ M	CANT.: 0.00 SQ M
GARAGE: 74.322 SQ M	GARAGE: 37.161 SQ M	GARAGE: 37.161 SQ M
WING WALL: 0.620 SQ M	WING WALL: 0.310 SQ M	WING WALL: 0.310 SQ M
= 258.812/579.979	= 129.431/290.033	= 129.381/289.946
= 44.62%	= 44.63%	= 44.62%

SITE PLAN/BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	02/11/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
4013 – 17 STREET S.W.
Calgary, Alberta
Lot 7 & 8
Block A
Plan 4690N

PROJECT: SEMI-DETACHED
SCALE: 1: 200
DATE: NOV 03, 2026
DIVISION S NUMBER 01



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	02/11/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

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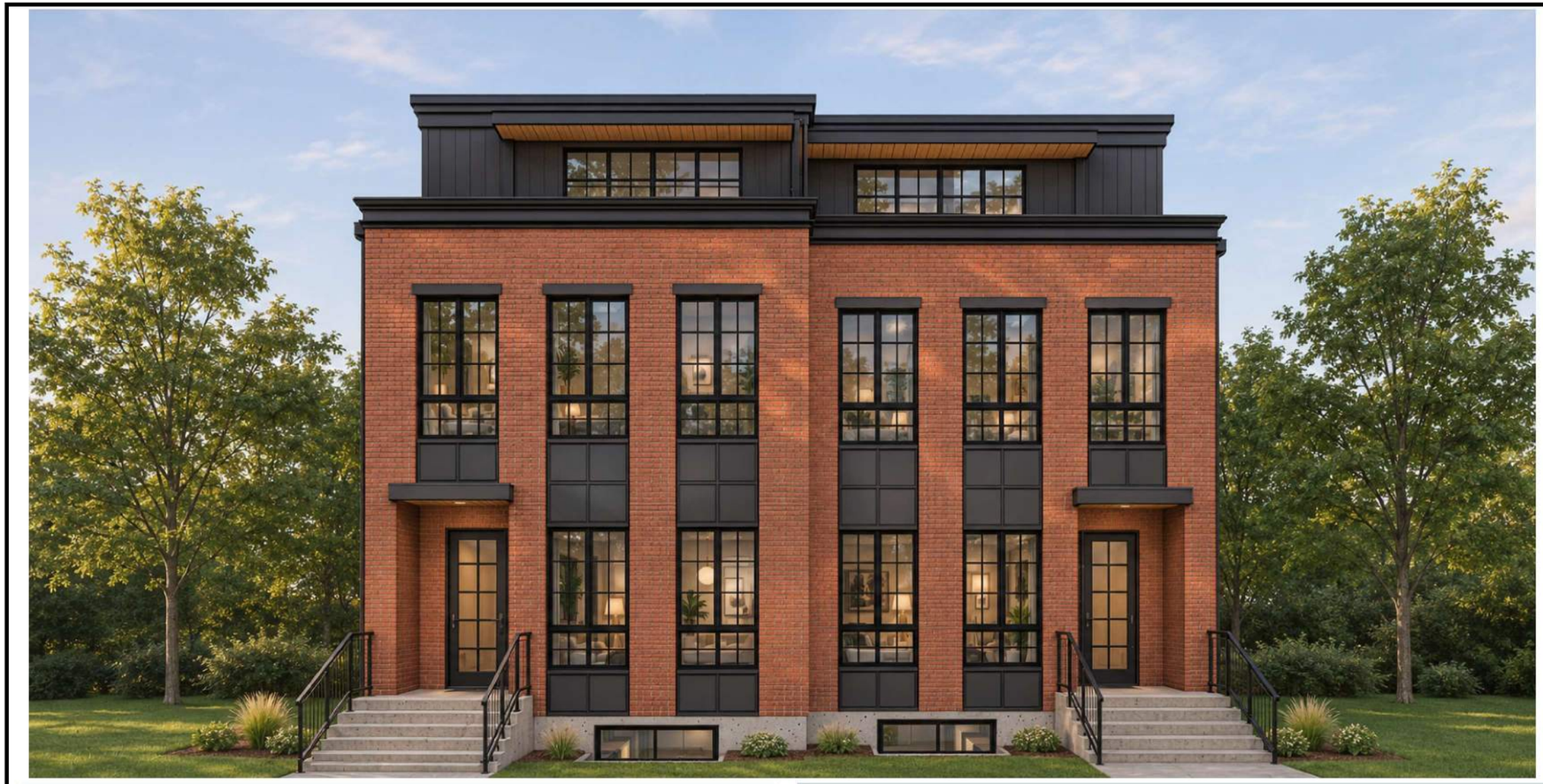
PROJECT NAME AND ADDRESS:
4013 – 17 STREET S.W.
Calgary, Alberta
Lot 7 & 8
Block A
Plan 4690N

PROJECT: SEMI-DETACHED
SCALE: 1: 250
DATE: NOV 03, 2026
DIVISION: S
NUMBER: 03







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

PROJECT NOTES:

FLOOR AREA - UNIT #1

BASEMENT	=	992.92 SQ. FT.
MAIN	=	975.42 SQ. FT.
UPPER	=	1088.92 SQ. FT.
LOFT	=	798.66 SQ.FT.
TOTAL	=	2863.00 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT	=	992.92 SQ. FT.
MAIN	=	975.42 SQ. FT.
UPPER	=	1088.92 SQ. FT.
LOFT	=	798.66 SQ.FT.
TOTAL	=	2863.00 SQ. FT.

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ISSUES:

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

JTA DESIGN + PERMITS

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:07 AM

PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

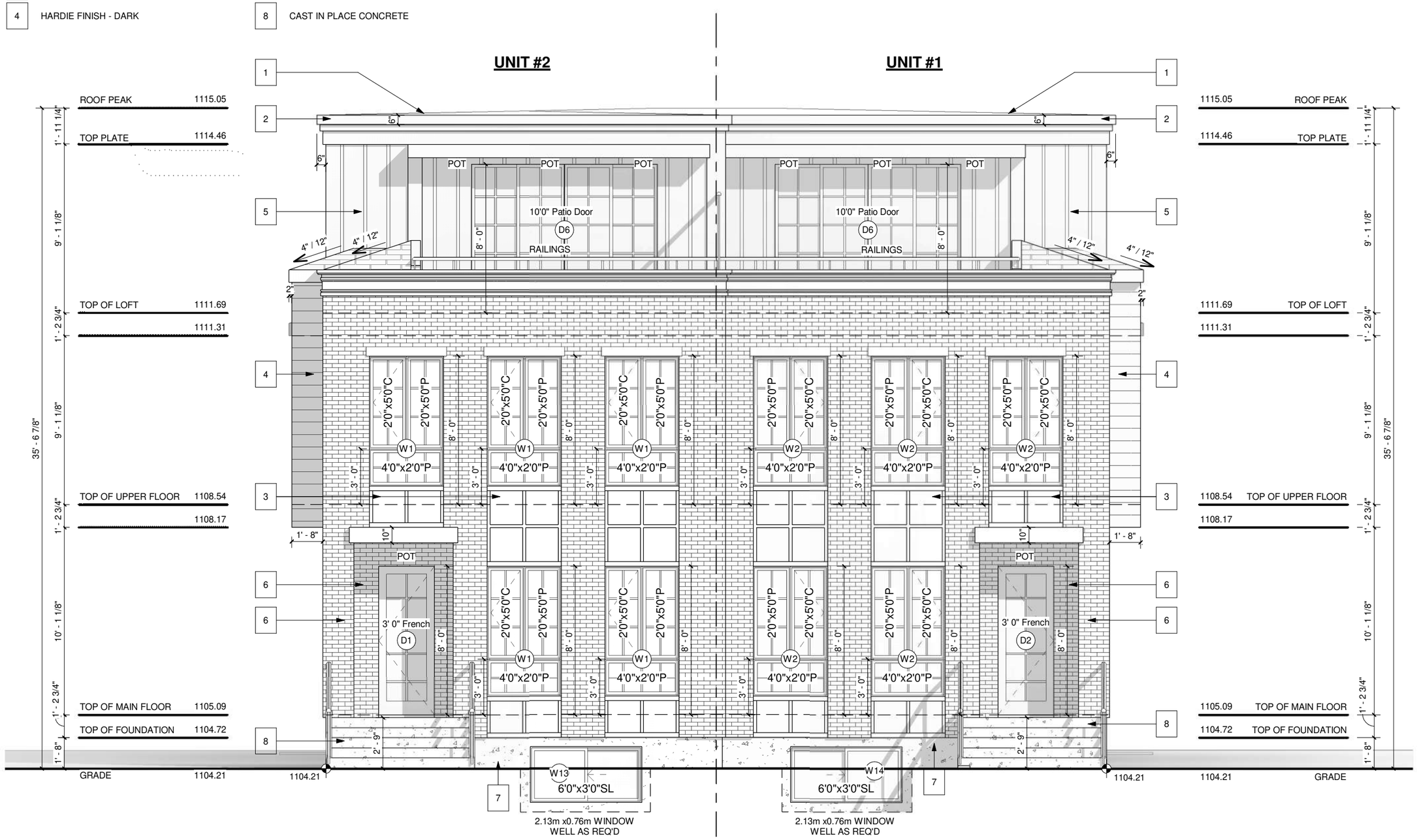
DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	TORCH ON ROOF
2	6" ALUMNIMUM FASCIA
3	SMART BOARD & BATTENS - DARK
4	HARDIE FINISH - DARK
5	HARDIE FINISH - VERTICAL
6	BRICK FINISH - RED
7	CONC. PARGING
8	CAST IN PLACE CONCRETE

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.	04/11/2026	DP PLANS	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:09 AM

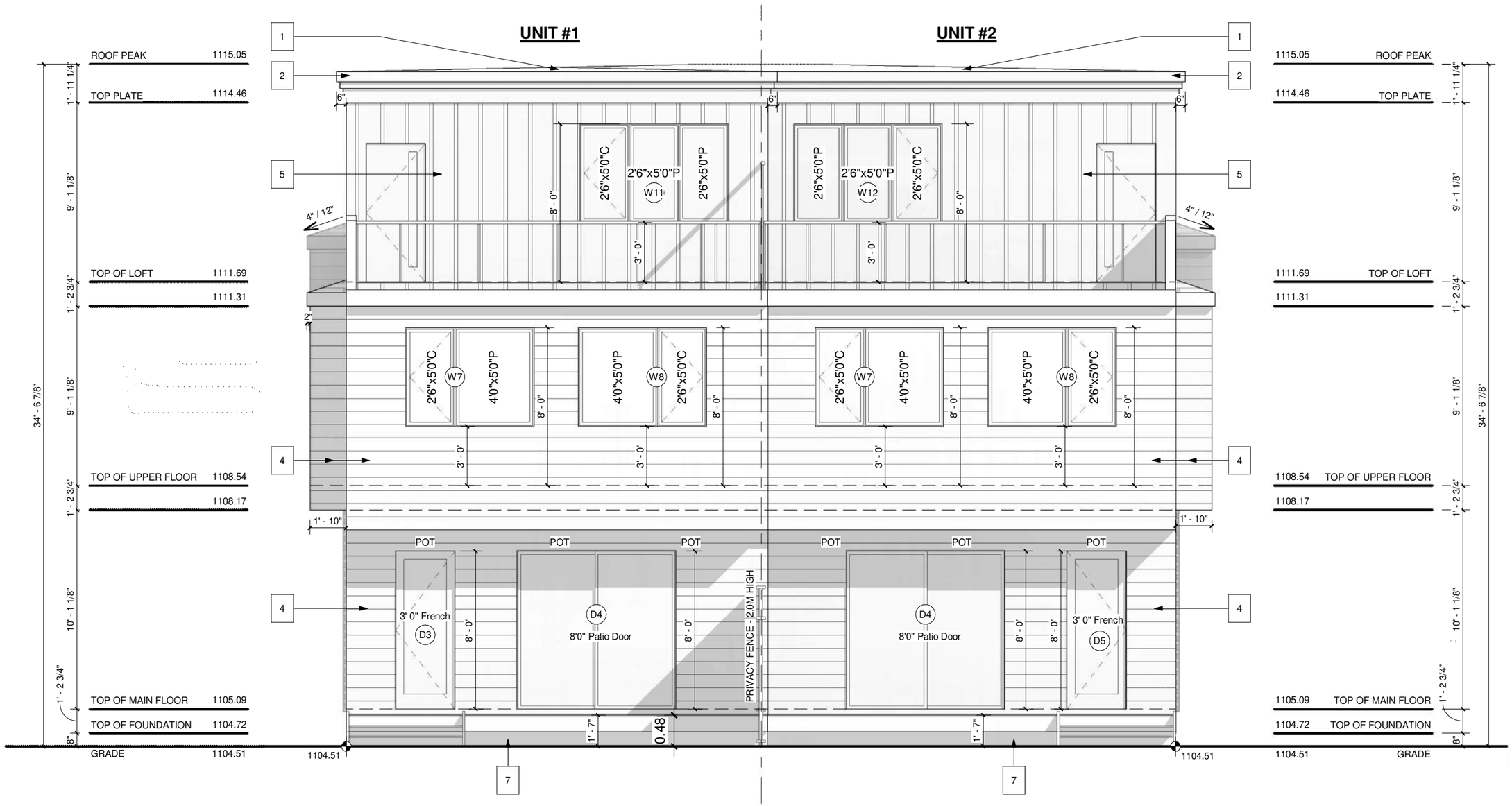
PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	TORCH ON ROOF
2	6" ALUMNIMUM FASCIA
3	SMART BOARD & BATTENS - DARK
4	HARDIE FINISH - DARK
5	HARDIE FINISH - VERTICAL
6	BRICK FINISH - RED
7	CONC. PARGING
8	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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	17/07/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:11 AM

PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-2.1

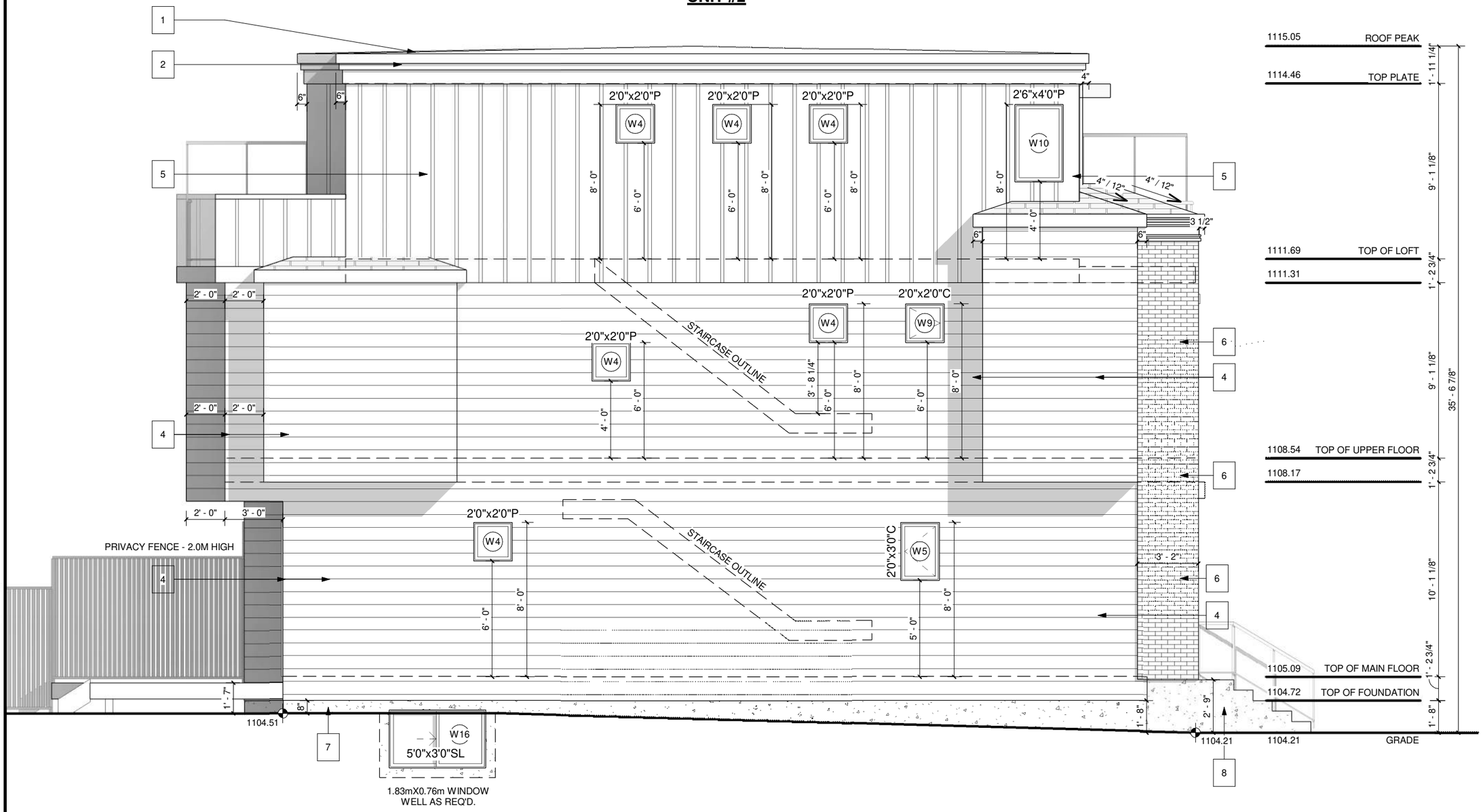
EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE FINISH - VERTICAL
2	6" ALUMNIMUM FASCIA	6	BRICK FINISH - RED
3	SMART BOARD & BATTENS - DARK	7	CONC. PARGING
4	HARDIE FINISH - DARK	8	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1454.90 SQ. FT.
WINDOW AREA = 48.41 SQ. FT.
TOTAL: 48.41 / 1454.90 = 3.33%

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.	17/07/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:13 AM

PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-2.2

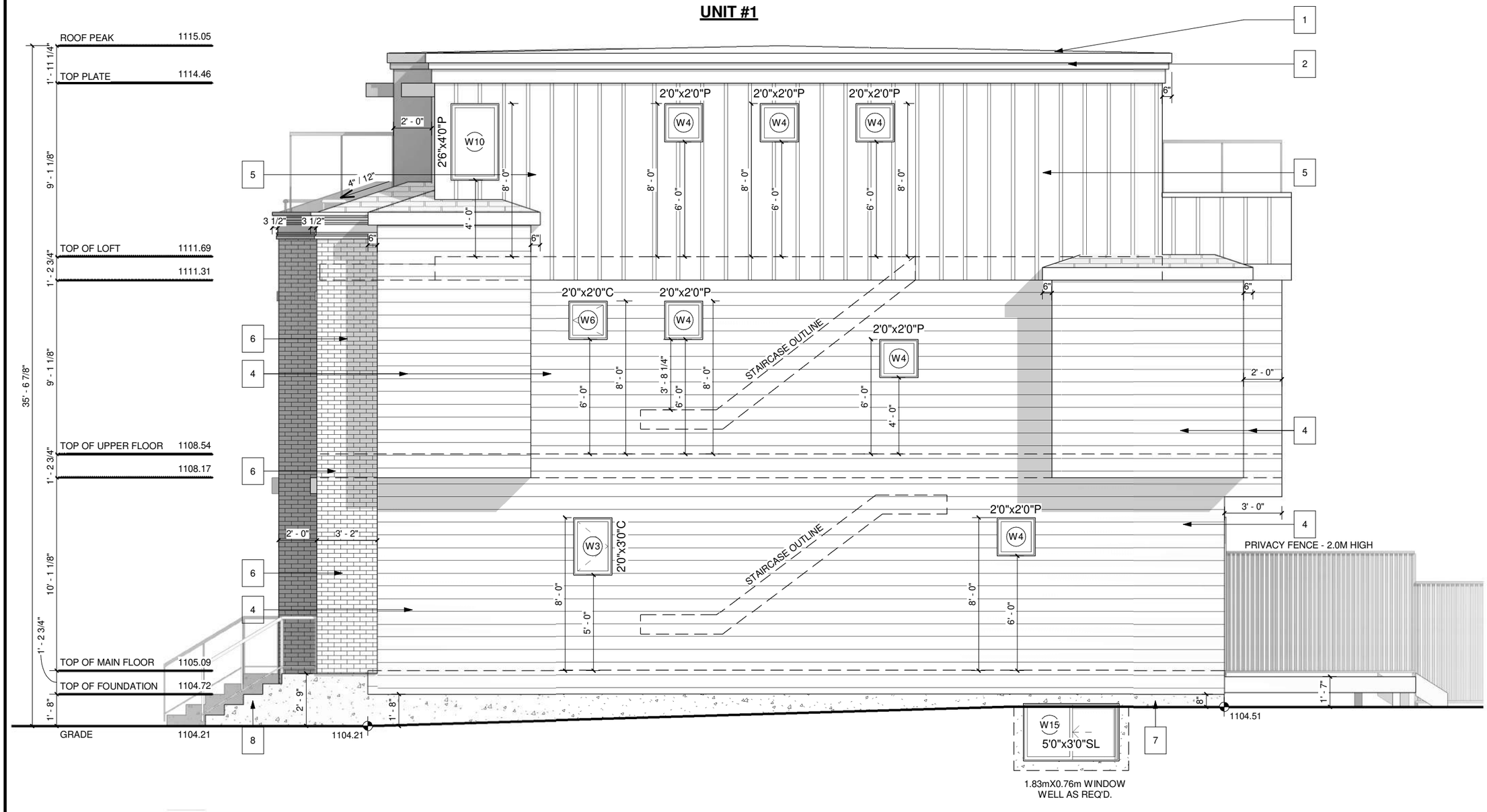
EXTERIOR FINISHES:

1	TORCH ON ROOF	5	HARDIE FINISH - VERTICAL
2	6" ALUMNIMUM FASCIA	6	BRICK FINISH - RED
3	SMART BOARD & BATTENS - DARK	7	CONC. PARGING
4	HARDIE FINISH - DARK	8	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1454.90 SQ. FT.
WINDOW AREA = 48.41 SQ. FT.
TOTAL: 48.41 / 1454.90 = 3.33%

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"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	17/07/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

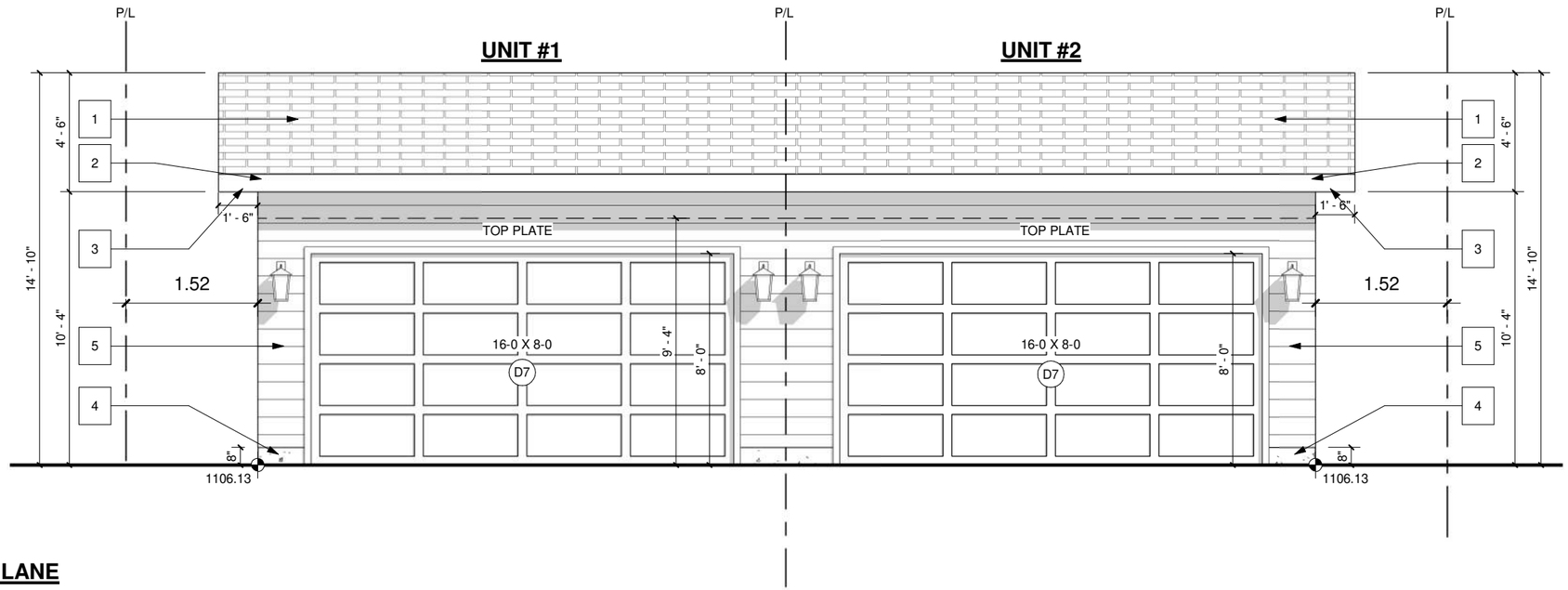
PRINTED: 2026-11-04 10:53:15 AM

PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-2.3

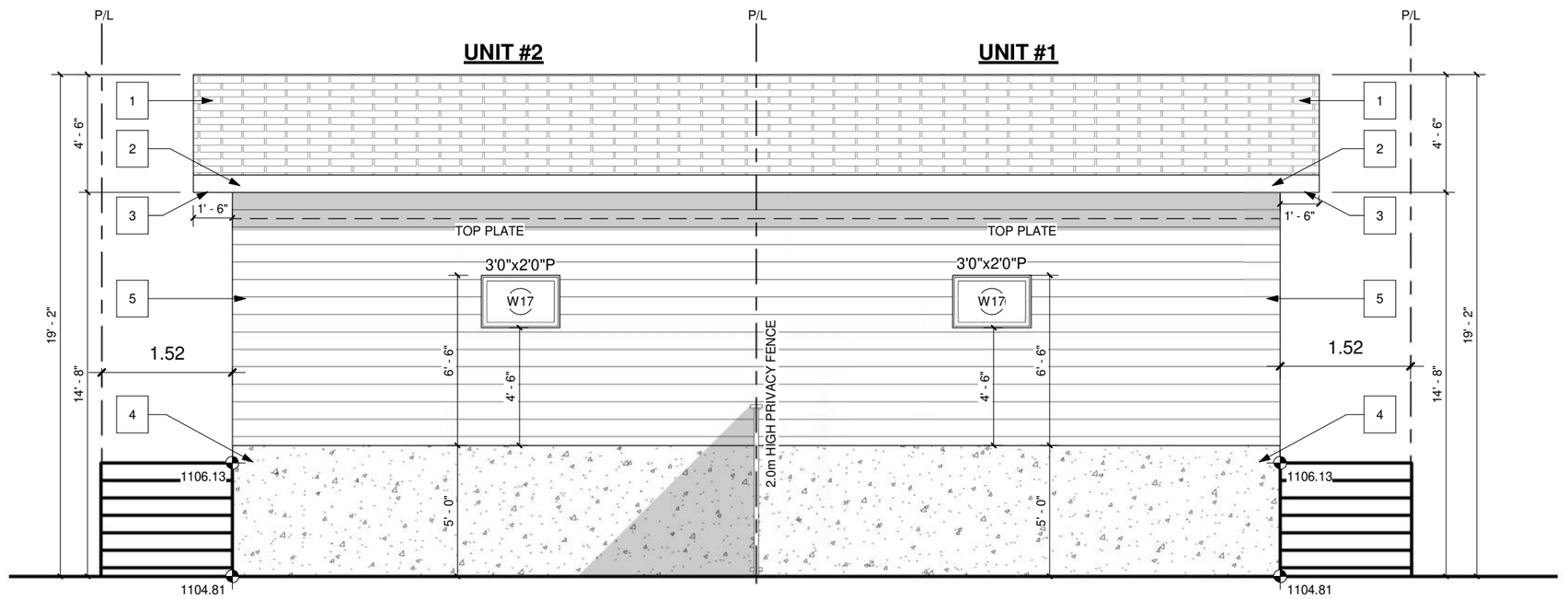
EXTERIOR FINISHES:

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



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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

PROJECT NOTES:

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ISSUES:

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

JTA DESIGN + PERMITS

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:15 AM

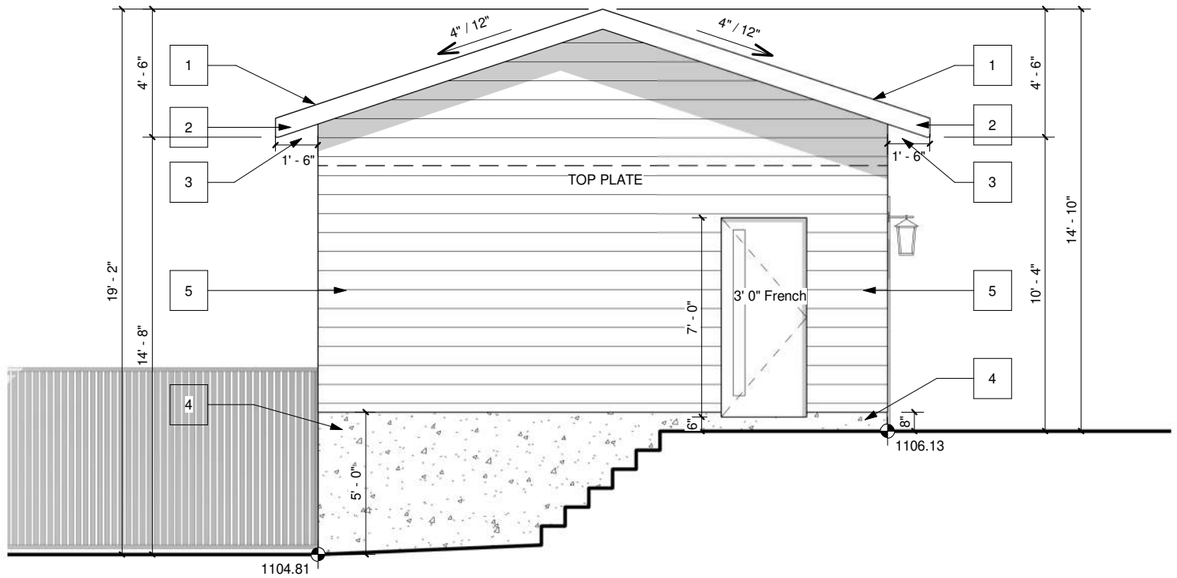
PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

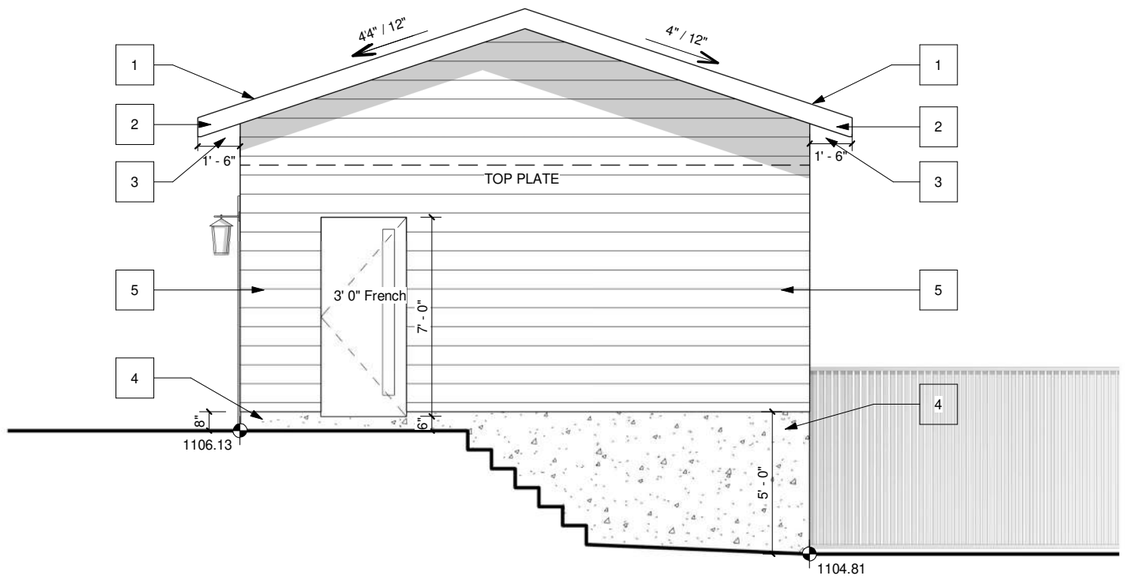
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	HARDIE FINISH

UNIT #1



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

UNIT #2



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

PROJECT NOTES:

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ISSUES:

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

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-11-04 10:53:16 AM

PROJECT NAME:
4013 17 Street SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	517-26
SCALE:	SHEET:
AS SHOWN	A-3.2