



GENERAL NOTES:



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A-2.1	Rear Elevation
A-2.2	Right & Left Elevation
A-3.0	Garage Plans, Elevations & Sections

MUNICIPAL ADDRESS:
2803 30 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
197-25

STATUS:
 -

LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:
 -- -- --

DO NOT SCALE DRAWINGS.
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01.	20.05.25	DP PLANS	D.L.
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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:
CONCEPT

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY: T.Y.2

PRINTED: 2025-05-20 11:22:45 AM

SCALE:

PAGE: **A-0.0**



FLOOR AREA - UNIT #1
 BASEMENT = 787.50 SQ. FT.
 MAIN = 787.50 SQ. FT.
 UPPER = 787.50 SQ. FT.
 TOTAL = 1575.00 SQ. FT.

FLOOR AREA - UNIT #2
 BASEMENT = 796.83 SQ. FT.
 MAIN = 796.83 SQ. FT.
 UPPER = 796.83 SQ. FT.
 TOTAL = 1593.66 SQ. FT.

FLOOR AREA - UNIT #3
 BASEMENT = 796.83 SQ. FT.
 MAIN = 796.83 SQ. FT.
 UPPER = 796.83 SQ. FT.
 TOTAL = 1593.66 SQ. FT.

FLOOR AREA - UNIT #4
 BASEMENT = 797.50 SQ. FT.
 MAIN = 797.50 SQ. FT.
 UPPER = 797.50 SQ. FT.
 TOTAL = 1595.00 SQ. FT.

EXTERIOR FINISHES:

- | | | |
|------------------------|---------------------------|---------------------------|
| 1 ASPHALT SHINGLES | 4 SMART BOARD - BLACK | 7 STONE FINISH AS SPEC'D. |
| 2 8" ALUM. FASCIA | 5 VERTICAL SIDING - BLACK | 8 CAST IN PLACE CONC. |
| 3 SIDING FINISH - GREY | 6 VERTICAL SIDING - WOOD | 9 CONCRETE PARGING |



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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:
CONCEPT
SHEET NAME:
Front Elevation

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY: T.Y.2

PRINTED: 2025-05-20 11:22:55 AM

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

PAGE: **A-2.0**



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)

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

EXTERIOR FINISHES:

- | | | |
|------------------------|---------------------------|---------------------------|
| 1 ASPHALT SHINGLES | 4 SMART BOARD - BLACK | 7 STONE FINISH AS SPEC'D. |
| 2 8" ALUM. FASCIA | 5 VERTICAL SIDING - BLACK | 8 CAST IN PLACE CONC. |
| 3 SIDING FINISH - GREY | 6 VERTICAL SIDING - WOOD | 9 CONCRETE PAVING |



GENERAL NOTES:



WINDOW CALCULATION (UNIT 1 & 2)
(3.78m LIMITING DISTANCE)

WALL AREA = 1067.88 SQ. FT.
WINDOW AREA = 90.53 SQ. FT.
TOTAL: 90.53/1067.88 = 8.48%

WINDOW CALCULATION (UNIT 3 & 4)
(3.78m LIMITING DISTANCE)

WALL AREA = 1082.32 SQ. FT.
WINDOW AREA = 103.12 SQ. FT.
TOTAL: 103.12/1082.32 = 9.53%

VENTED SOFFIT NOTES:
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(SOFFIT ARE PRE-FIN ALUM)

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

MUNICIPAL ADDRESS:
2803 30 ST. S.W.
CALGARY, AB

PROJECT:
**FOUR UNIT
ROWHOUSE**

PROJECT NUMBER:
197-25

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-

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
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BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:
CONCEPT

SHEET NAME:
Rear Elevation

DESIGN BY: JT

DRAWN BY: Author

LAST REVISION BY: T.Y.2

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

PAGE: **A-2.1**



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2803 30 ST. S.W.
CALGARY, AB

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GARAGE AREA:	-- SQ.FT.

DRAWING SET:
CONCEPT
 SHEET NAME:
Right & Left Elevation

DESIGN BY: JT
 DRAWN BY: JT
 LAST REVISION BY: T.Y.2

PRINTED: 2025-05-20 11:23:00 AM

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

PAGE: **A-2.2**

EXTERIOR FINISHES:

1 ASPHALT SHINGLES	4 SMART BOARD - BLACK	7 STONE FINISH AS SPEC'D.
2 8" ALUM. FASCIA	5 VERTICAL SIDING - BLACK	8 CAST IN PLACE CONC.
3 SIDING FINISH - GREY	6 VERTICAL SIDING - WOOD	9 CONCRETE PAVING

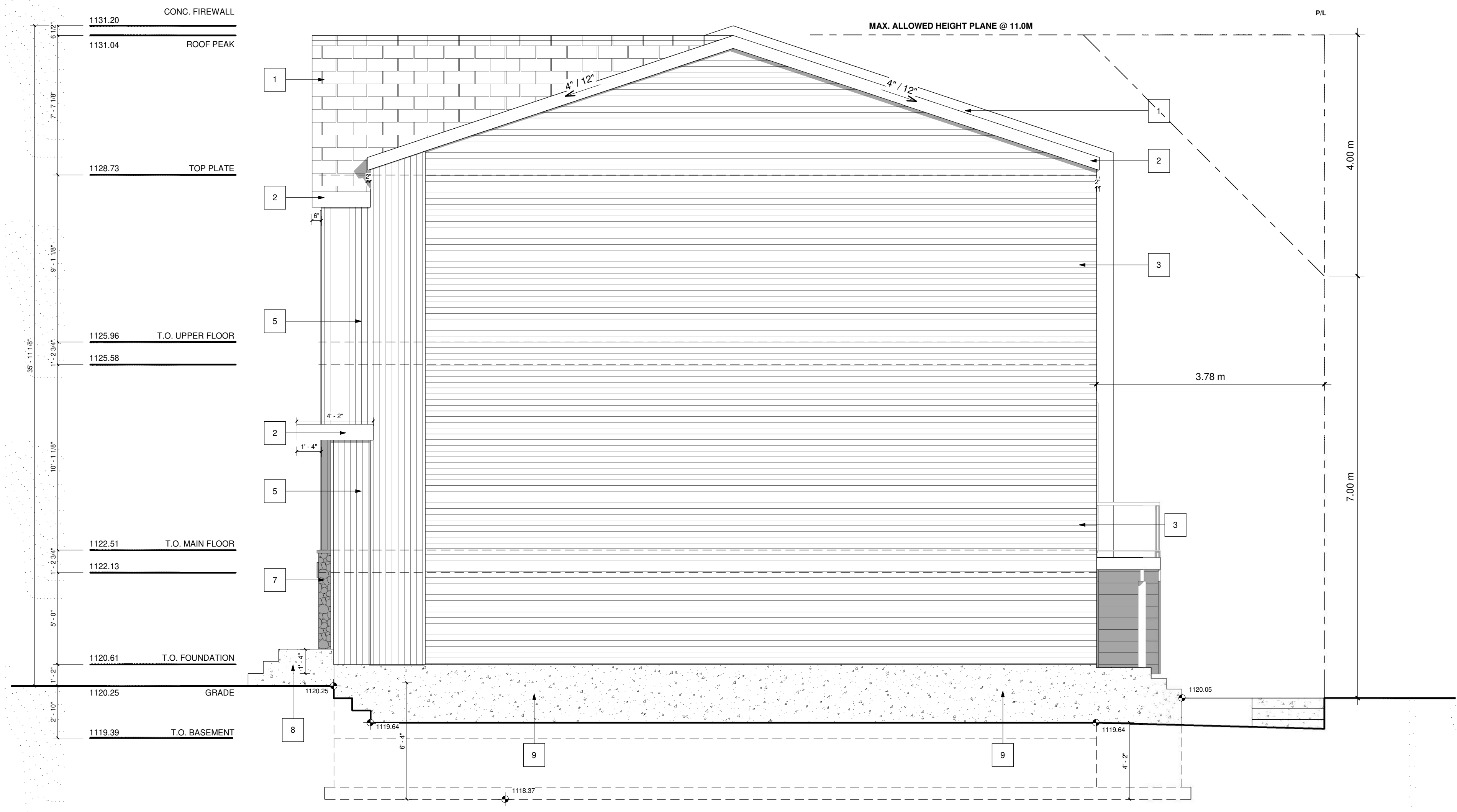
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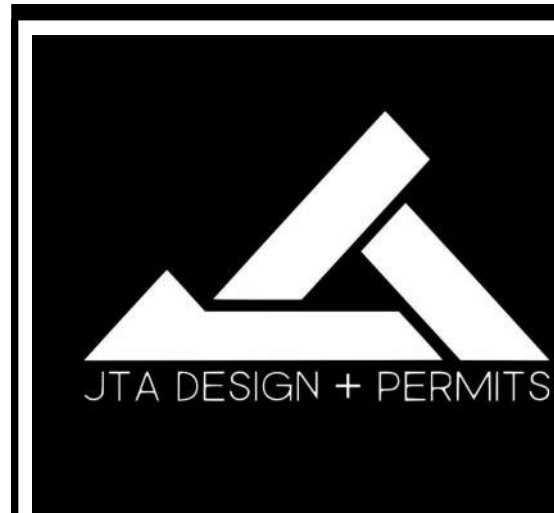
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



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 - NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)

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





GENERAL NOTES:

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" FASCIA
- 3 SMART BOARD - WHITE
- 4 CONCRETE PARKING
- 5 CEDAR FINISH

MUNICIPAL ADDRESS:

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FOUR UNIT
ROWHOUSE

PROJECT NUMBER:
197-25

STATUS:

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LOT: BLOCK: PLAN:

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BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

CONCEPT

SHEET NAME:

Garage Plans,
Elevations & Sections

DESIGN BY: JT

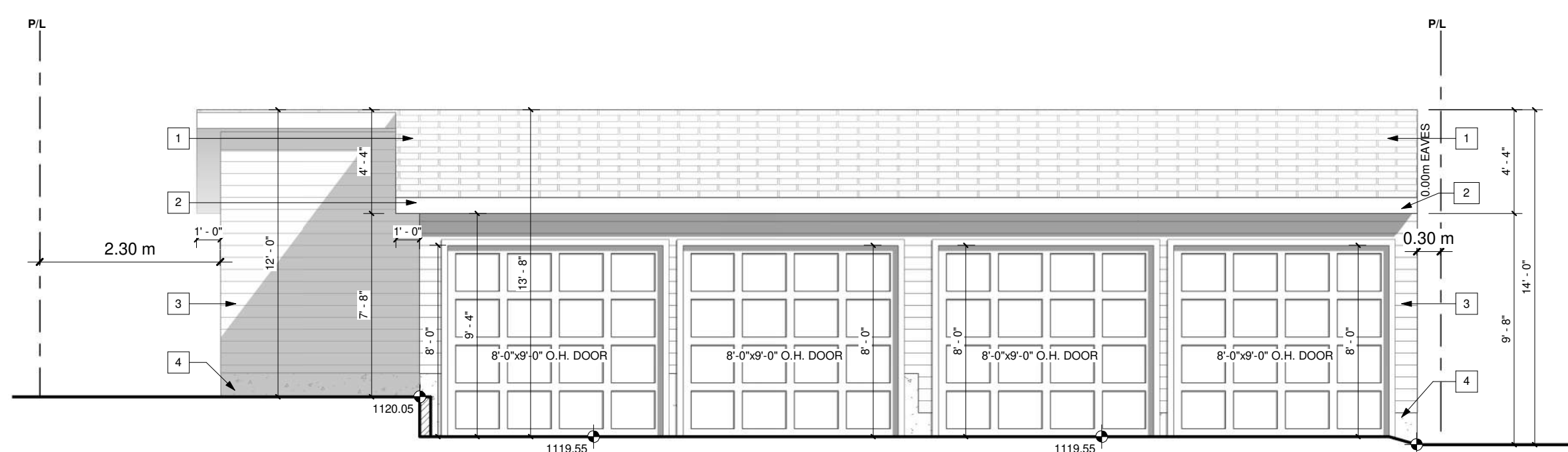
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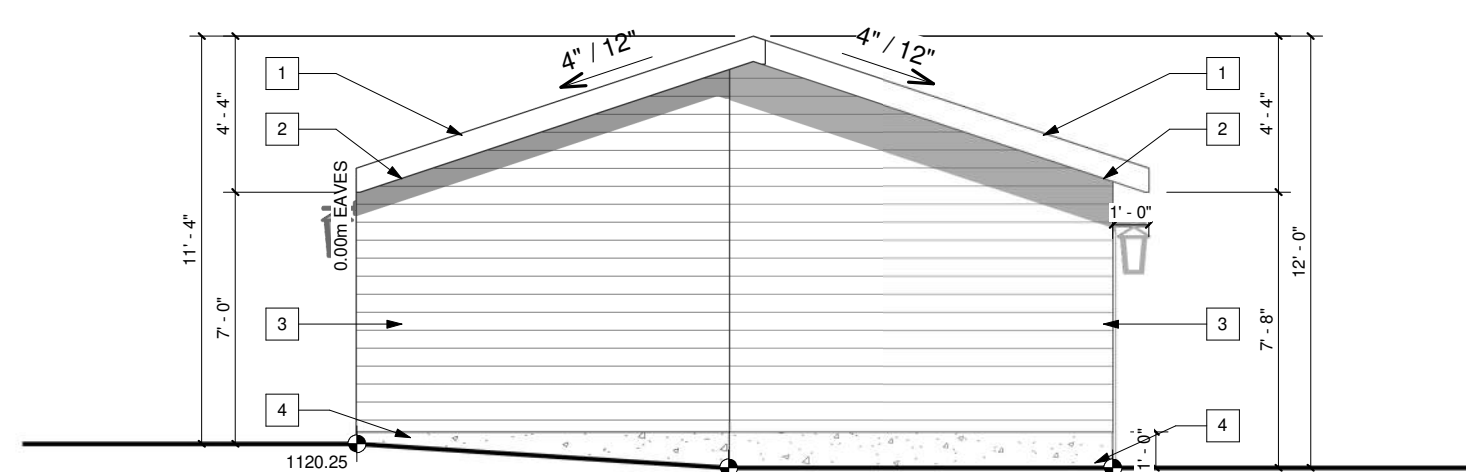
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SCALE: As indicated

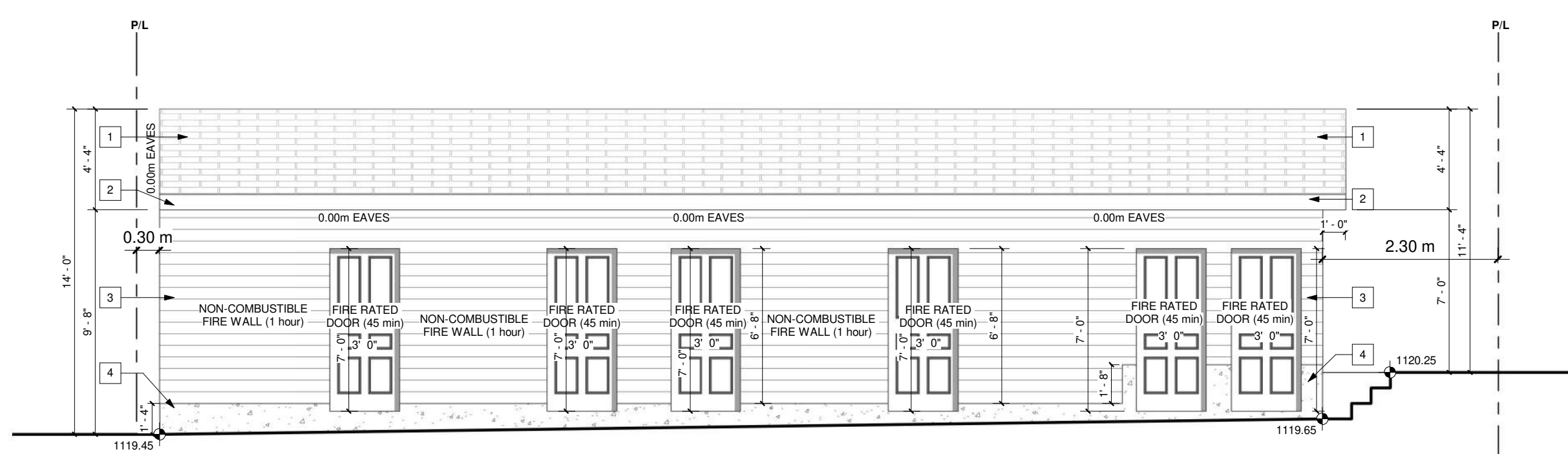
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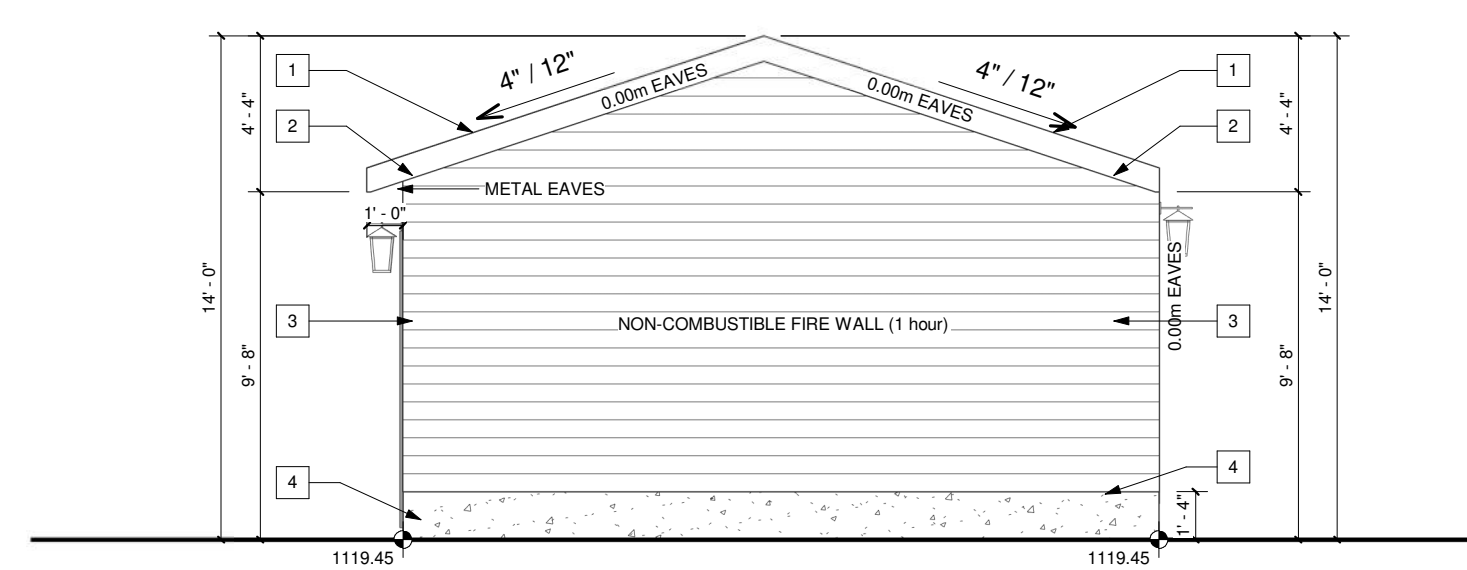
GARAGE FRONT - LANE
SCALE: 3/16" = 1'-0"



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



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

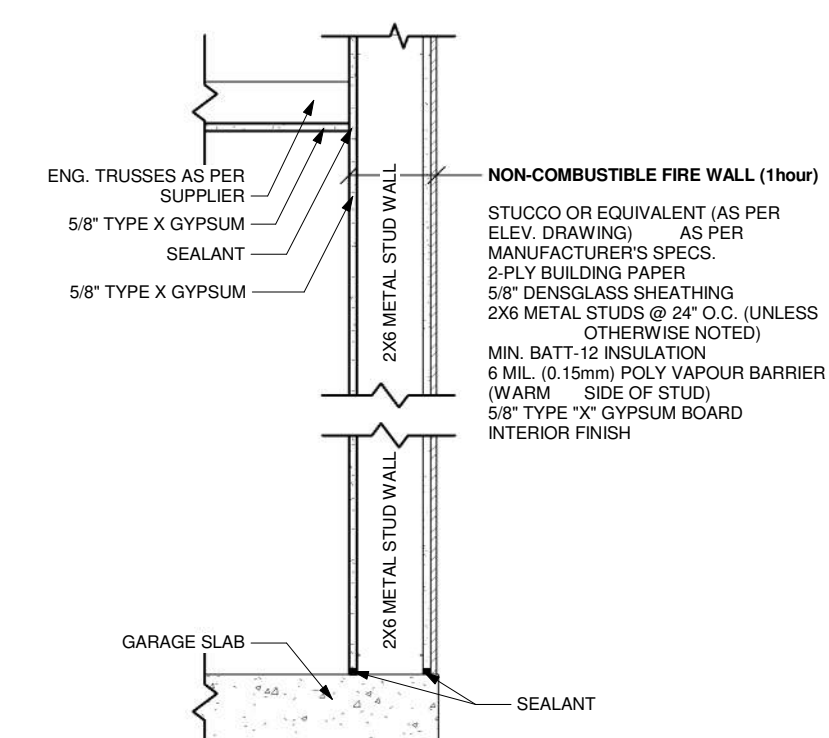


GARAGE RIGHT
SCALE: 3/16" = 1'-0"

SPRAY FOAM NOTES:
SPRAY FOAM INSULATION - COMC2 14156-L

-R-24.1 SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXIT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEWALL CANTILEVERS MUST BE DRYWALLED W/ 5/8" DRYWALL & NON VENTING SOFFIT ON UNDERSIDE. NAILING PATTERN TO BE 8" OC ON PERIMETER AND 8" OC IN THE FIELD. GALVANIZED WALLS TO BE USED.

CANULC-S101
DESIGN #W456



NON-COMBUSTIBLE WALL DETAIL
SCALE: 3/16" = 1'-0"