

AMENDED DRAWINGS
 DP No: DP2025-05709 Date Received: OCT 20 2025
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



PROPOSED TRIPLEX
2136 22 AVE S.W. CALGARY, ALBERTA
 RE-ISSUED FOR DEVELOPMENT PERMIT
 OCTOBER 17, 2025

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 CONSULTANT

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS, AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO THE DESIGNER IMMEDIATELY. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN CONSENT. © 2022 PRIME DESIGN SOLUTIONS LTD.

PROPOSED TRIPLEX

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD

COVER

SCALE:

A0.0

DATE: 2024-09-09

DRAWN BY: Author



2 FRONT PERSPECTIVE 1
 A0.1

1 FRONT PERSPECTIVE 2
 A0.1



3 REAR PERSEPCTIVE
 A0.1

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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

3D VIEWS

SCALE:

A0.1

DATE: 2023-11-28
 DRAWN BY: JH



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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD
2	IFBP		15/07/2024

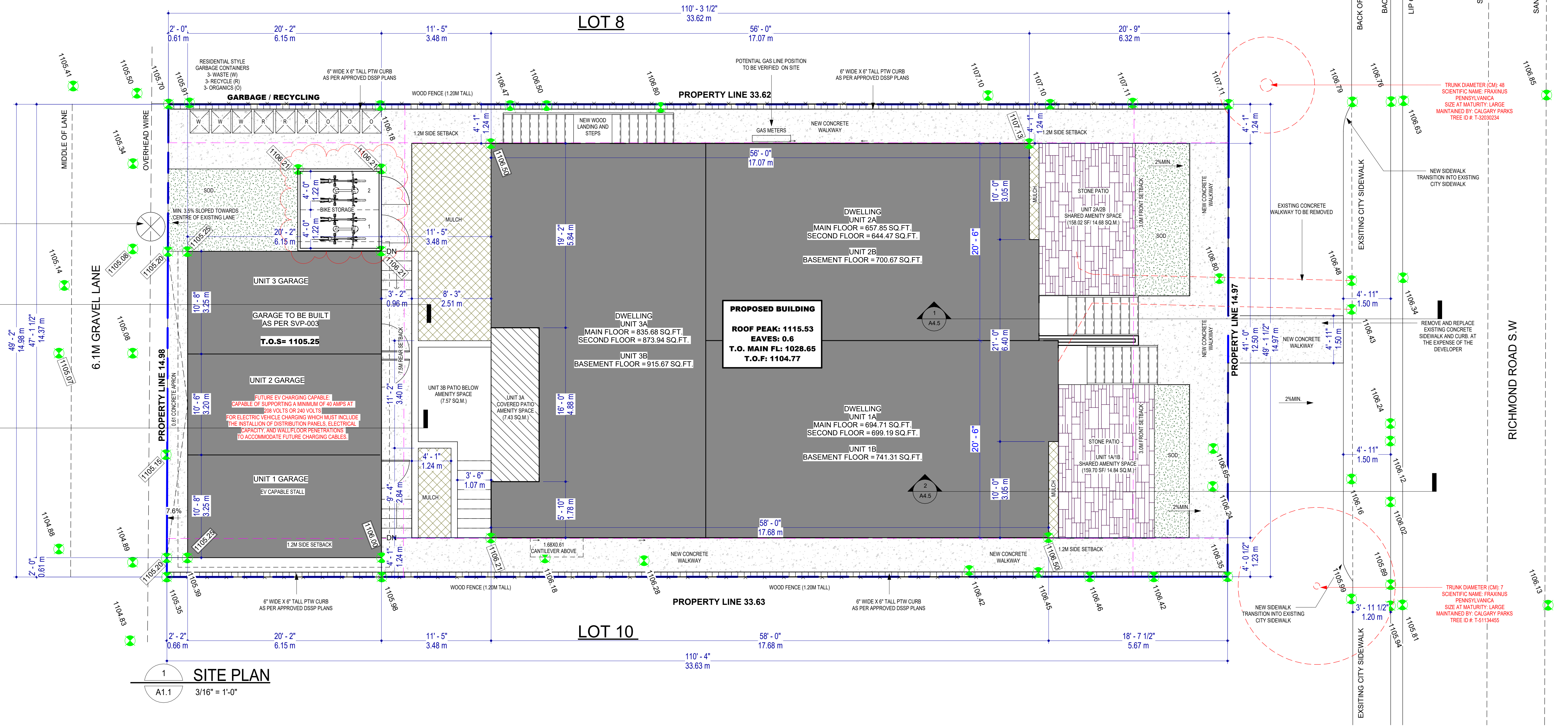
SITE PLAN

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

A1.1

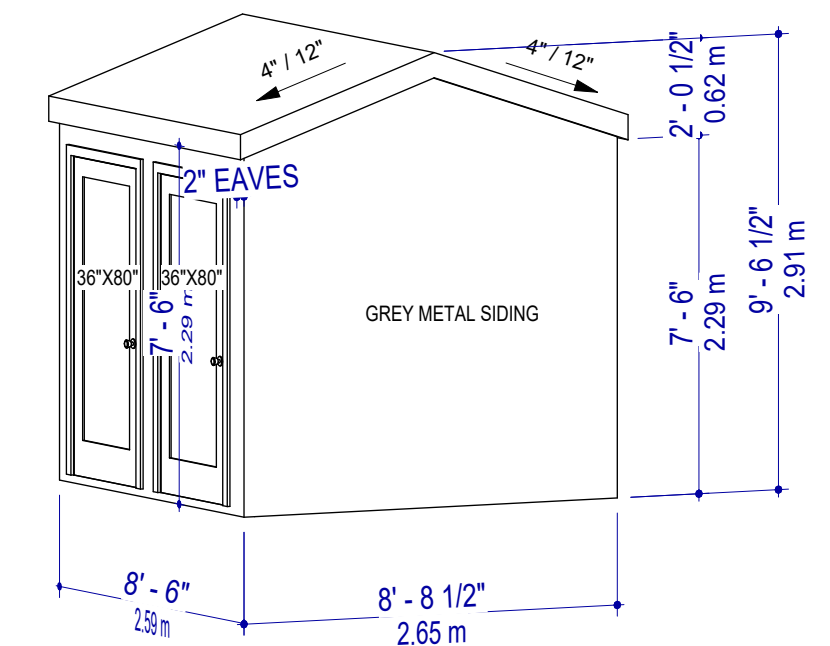
DATE: 2023-11-28

DRAWN BY: JH



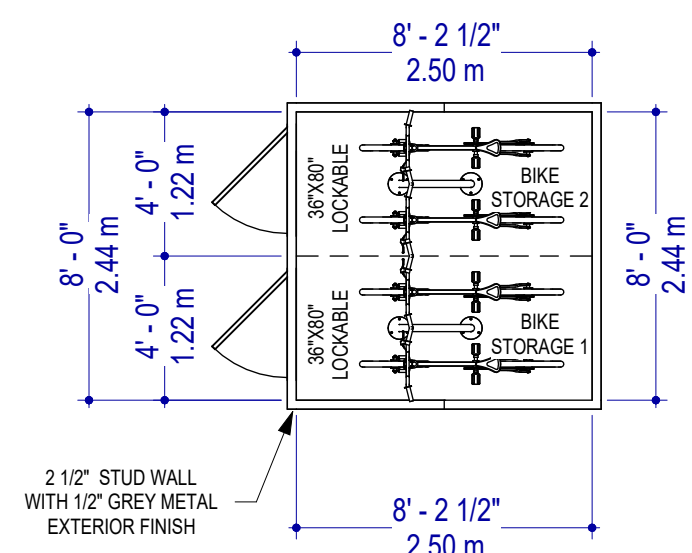
SITE PLAN

A1.1 3/16" = 1'-0"



3D SHED DETAIL

A1.1 3/16" = 1'-0"



SHED PLAN

A1.1 3/16" = 1'-0"

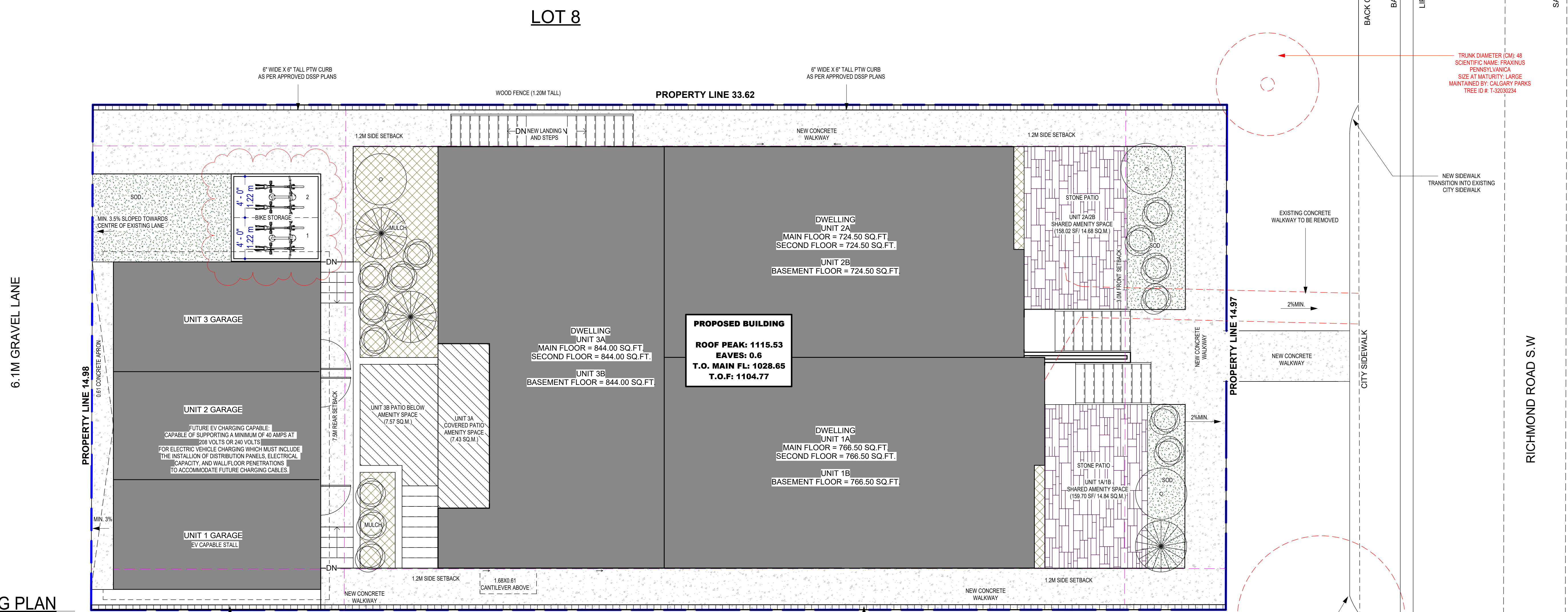
NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.

GRADE LEGEND	
	EXISTING GRADES
	PROPOSED GRADES

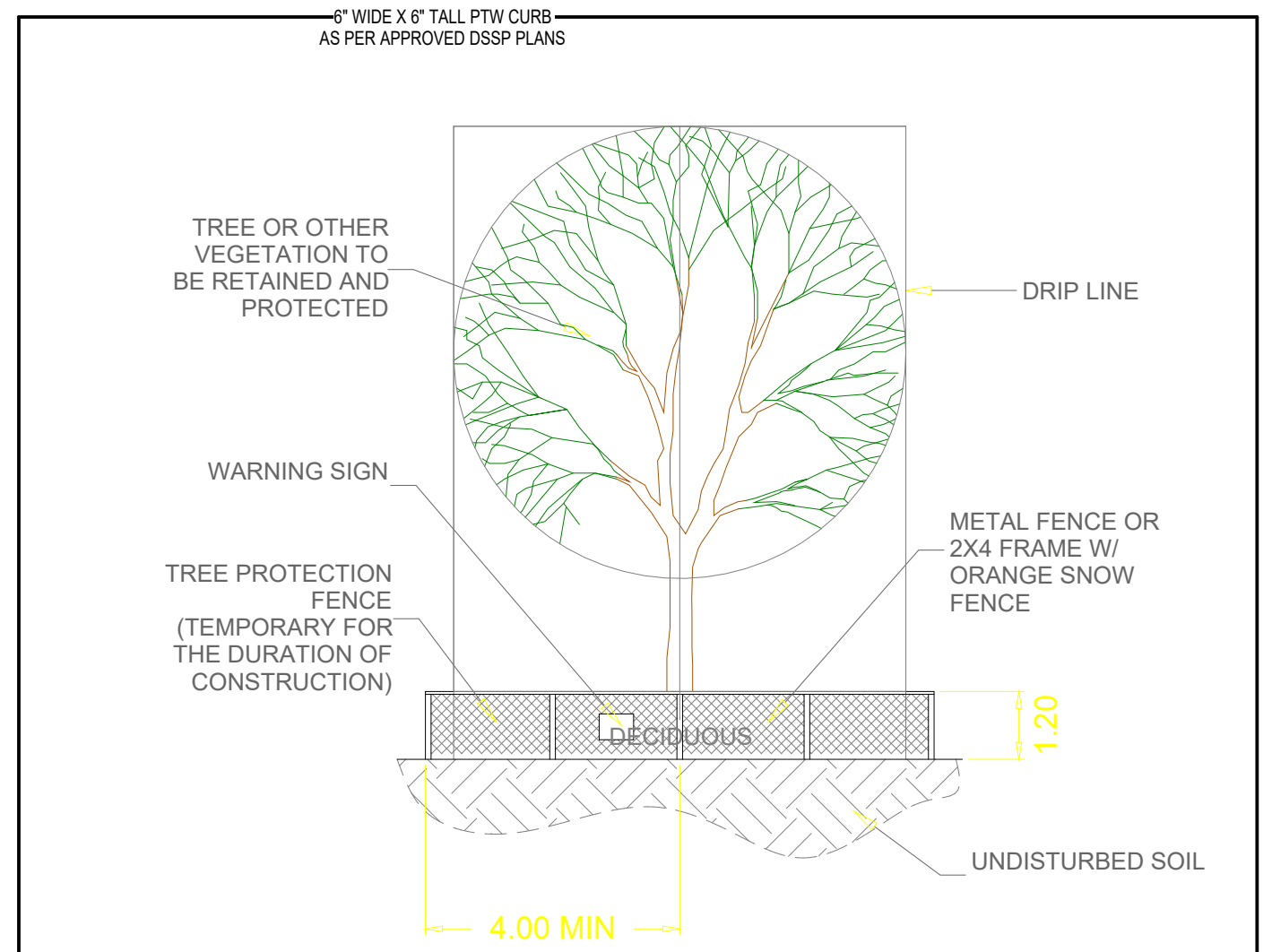
NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.

LOT COVERAGE	
SITE AREA	5420.18 SF or 503.55 SQM or 0.050HA
BUILDING AREA	2278.01 ft ² (211.63 m ²)
GARAGE AREA	642.05 ft ² (59.65 m ²)
BIKE STR.	124.44 ft ² (11.56 m ²)
TOTAL LOT COVERAGE	3,044.5 ft² (282.84 m²)
LOT COVERAGE %	56.17% (MAX: 60% PERMITTED)

AMENITY SPACE	
UNIT 1A/1B	14.84 SQ.M.
UNIT 2A/2B	14.68 SQ.M.
UNIT 3A	7.43 SQ.M.
UNIT 3B	7.57 SQ.M.



1 LANDSCAPING PLAN
 A1.2 3/16" = 1'-0"



- EXISTING TREES TO BE PROTECTED FROM CONSTRUCTION WITH THE INSULATION OF A 1200mm (4'-0") HIGH SNOW FENCE HELD IN PLACE WITH 1800mm (6'-0") T-BAR. THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION & MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORT & BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF SUPPLIES, CLEANING OF EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THE FENCE LINE.
- WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREA SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE BUILDER.

LOT 10

SITE AREA	5420.18 SF or 503.55 SQM or 0.059HA
BUILDING AREA	2278.01 R ² (211.83 m ²)
GARAGE AREA	642.05 R ² (59.65 m ²)
BIKE STR.	124.44 R ² (11.56 m ²)
TOTAL LOT COVERAGE	3,044.5 R² (282.04 m²)
LOT COVERAGE %	56.17% (MAX. 60% PERMITTED)
TOTAL LANDSCAPED AREA	= 1,493.99 SF (27.56%)
MULCH	- 214.94 SF
SOD	- 239.22 SF
SOFT LANDSCAPING	= 454.16 SF (8.37%)
CONCRETE	AT GRADE - 1026.02 SF
BELOW GRADE	- 150.25 SF
STONE BRICKS	- 317.72 SF
HARD LANDSCAPING	= 1,493.99 SF (27.56%)
TOTAL LANDSCAPED AREA	= 1,948.15 (35.94%)
3% REDUCTION FOR LOW WATER IRRIGATION SYSTEM	LOW WATER IRRIGATION SYSTEM IS PROVIDED
IRRIGATION IS CONFINED TO TREES AND SHRUBS	TREES AND SHRUBS ARE LOW WATER
MAXIMUM OF 30% OF LANDSCAPED AREA IS COVERED WITH SOD	AND REST WITH PLANTINGS AND MULCH
3% REDUCTION FOR ENHANCED LANDSCAPING OPTION	TOTAL LANDSCAPED AREA - 138.80 SQM
6 TREES AND 14 SHRUBS PROVIDED	

PLANTING LEGEND			
AMELANCHIER ALNIFOLIA SASKATOON BERRY	NEW LOW WATER SHRUB 0.8M CANOPY 0.6M HEIGHT	14	
PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY	NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT	3	
PICEA PUNGENS (BLUE SPRUCE)	NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT	3	

SEAL

TRUE NORTH

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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO.	R24003
REVISIONS	
No. Description	YY-MM-DD
2 IFBP	15/07/2024

LANDSCAPING PLAN

SCALE: As indicated

A1.2

DATE: 2023-11-28

DRAWN BY: JH

SITE PLAN

MUNICIPAL ADDRESS:
 2136 22 AVENUE S.W.
 CALGARY, ALBERTA

LEGAL DESCRIPTION:
 LOT 9
 BLOCK 10
 PLAN 8997 GC

PREPARED FOR: Ashmore Homes

DATE OF SURVEY: August 29th, 2025

SCALE: 1:200

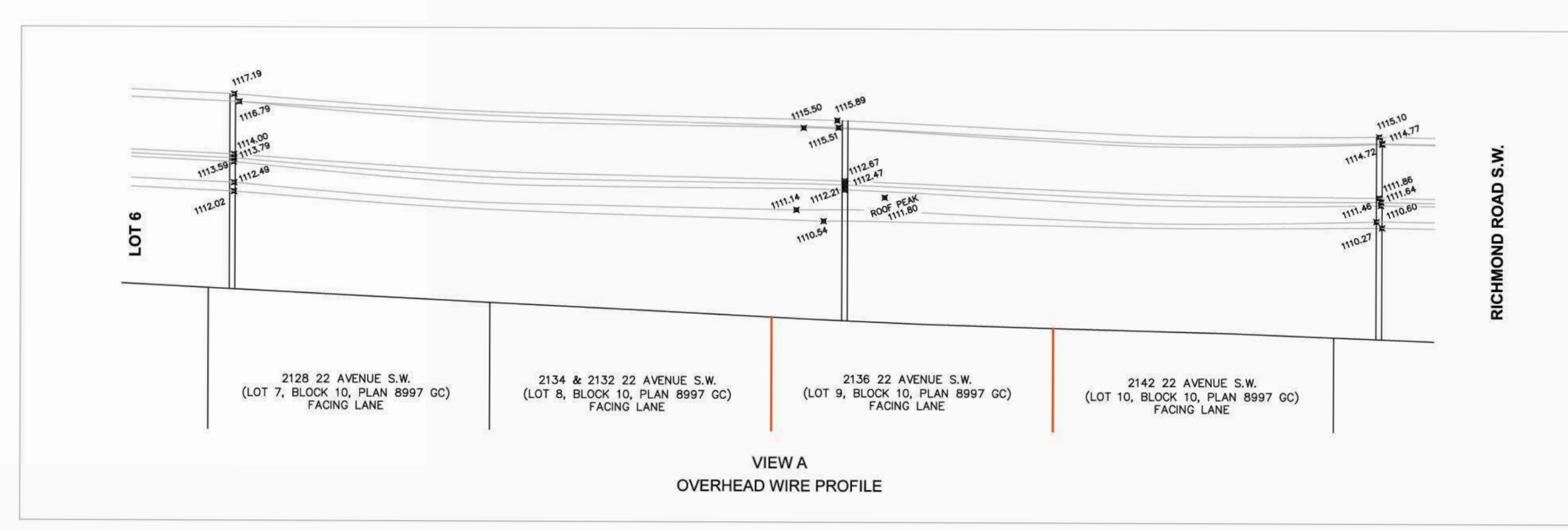
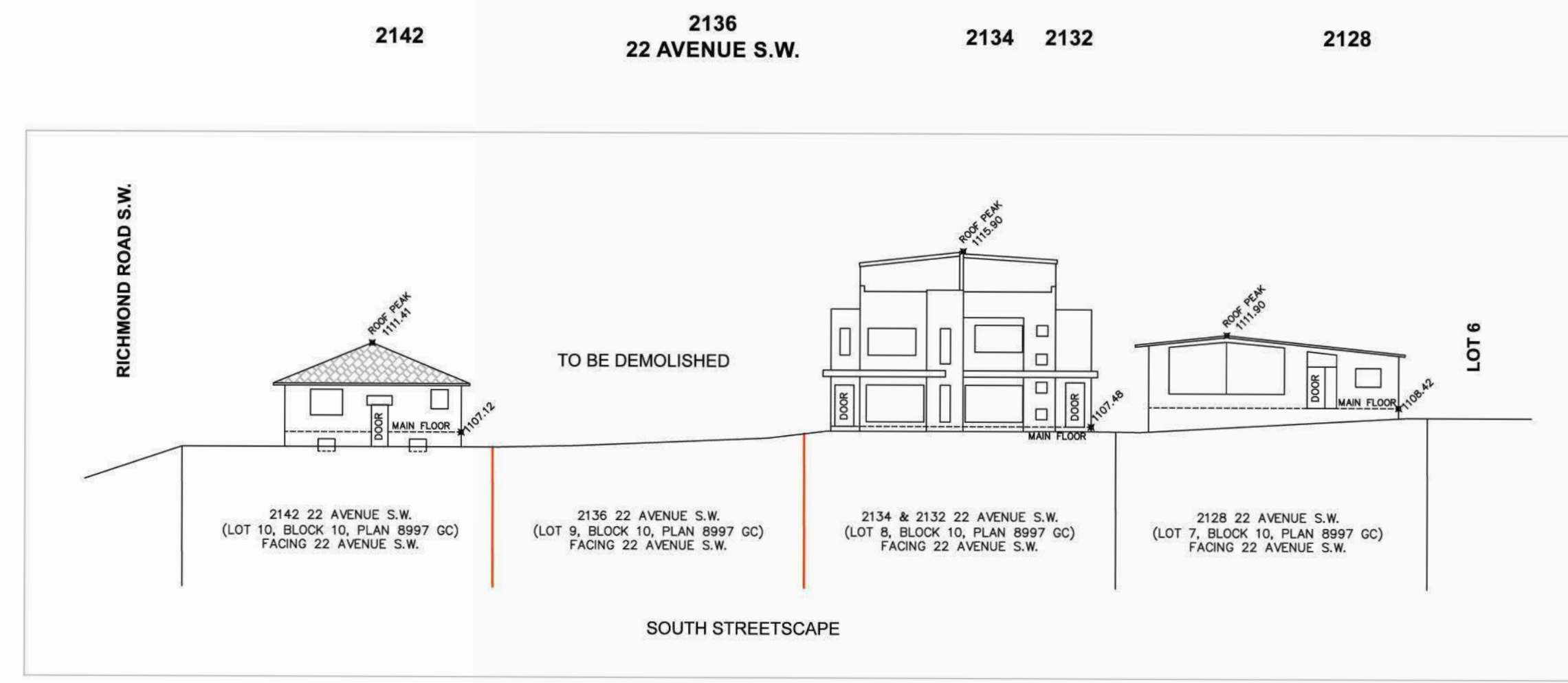
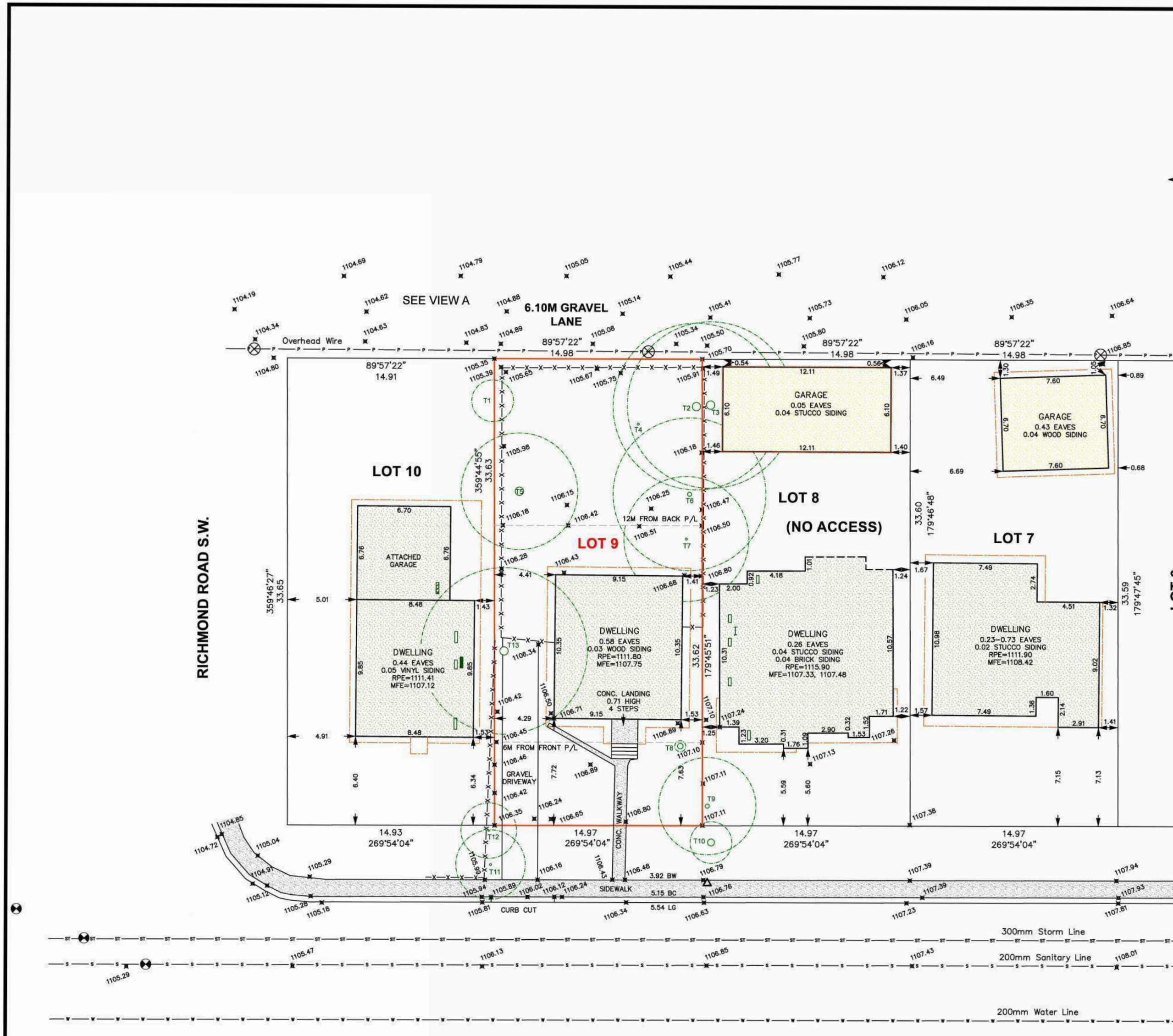
- LEGEND:**
- Subject Property Line
 - Right of Way Line
 - Eave Line
 - - - - - Fence Line
 - - - - - Sanitary Line
 - - - - - Storm Line
 - - - - - Water Line
 - - - - - Gas Line
 - - - - - Overhead Wire
 - - - - - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power Pole
 - Power Anchor
 - Light Pole
 - Manhole
 - Catch Basin
 - Water Valve
 - Gas Valve
 - Sign
 - Fire Hydrant
 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
 - Concrete and Asphalt Hatch
 - Wood Hatch
 - Roof Hatch

"2F" - Second Floor
 "BC" - Back of Curb
 "BW" - Back of Walkway
 "Cant" - Cantilever
 "Conc" - Concrete
 "Elev" - Elevation
 "Enc" - Encroach(es)
 "L" - Length of Arc
 "LG" - Lip of Gutter
 "M.F." - Main Floor
 "MFE" - Main Floor Elevation
 "R" - Radius
 "R/W" - Right of Way
 "Ret" - Retaining
 "RPE" - Roof Peak Elevation
 "WB" - Bottom of Wall
 "WT" - Top of Wall

- NOTE:**
- The basis of this plan is as follows:
 Datum: North American Datum 1983 (original)
 Projection: 3° Transverse Mercator
 Reference Meridian: 114° west longitude
 Combined Scale Factor: 0.999729
 - Distances are in ground and are shown in metres and decimals thereof.
 - Distances along curves are arc distances.
 - Elevations are derived from ASCM 10750B.
 - Existing spot elevations are shown thus: Elev.
 - The Certificate of Title 181 076 537 which was Searched on the 5th day of September, 2025, and includes the following instruments:
 Covenant No. 9685 GC
 - The utilities information is acquired from The City of Calgary Engineering Department Drawing No. 21, 119, 129, 185 & 189 in Sec.08-Top.24-Reg.1-W.M. (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø)	Canopy (Ø)	Height (H)	Location
T1	Bush	---	3.00	8.00	On Property Line
T2	Deciduous	0.60	12.00	14.00	In Subject Property
T3	Deciduous	0.60	12.00	15.00	In Adjacent Property
T4	Deciduous	0.15	8.00	8.00	In Subject Property
T5	Coniferous	0.80	8.40	16.00	In Subject Property
T6	Deciduous	0.30	11.00	14.00	In Subject Property
T7	Deciduous	0.15	9.00	10.00	In Subject Property
T8	Coniferous	0.40	0.80	4.00	In Subject Property
T9	Deciduous	0.30	7.00	10.00	In Adjacent Property
T10	Deciduous	0.50	13.00	10.00	In City Property
T11	Deciduous	0.15	8.00	7.00	In City Property
T12	Deciduous	0.10	4.00	6.00	In City Property
T13	Deciduous	0.80	12.00	8.00	In Subject Property



PROJECT NO. R24003

REVISIONS

No.	Description	YY-MM-DD

EXISTING BLOCK PLAN

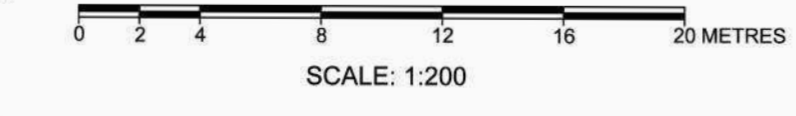
SCALE: 1: 250

A1.3

SITE PLAN

MUNICIPAL ADDRESS:
 2136 22 AVENUE S.W.
 CALGARY, ALBERTA
 LEGAL DESCRIPTION:
 LOT 9
 BLOCK 10
 PLAN 8997 GC
 PREPARED FOR: Ashmore Homes

DATE OF SURVEY: August 29th, 2025



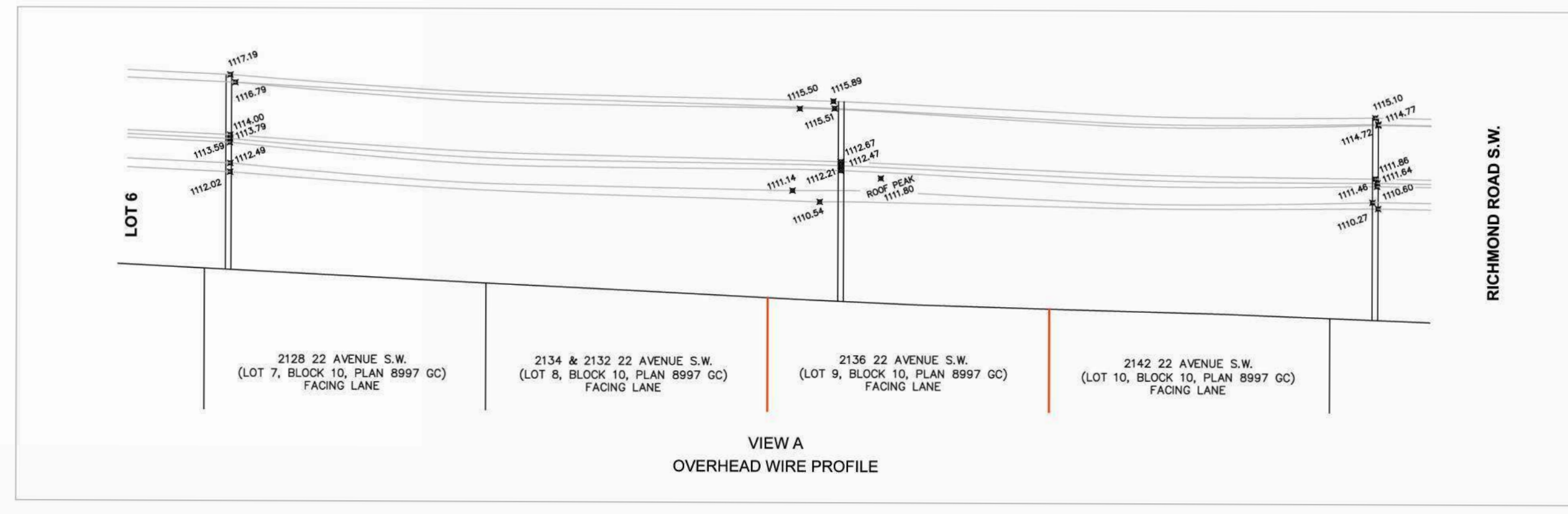
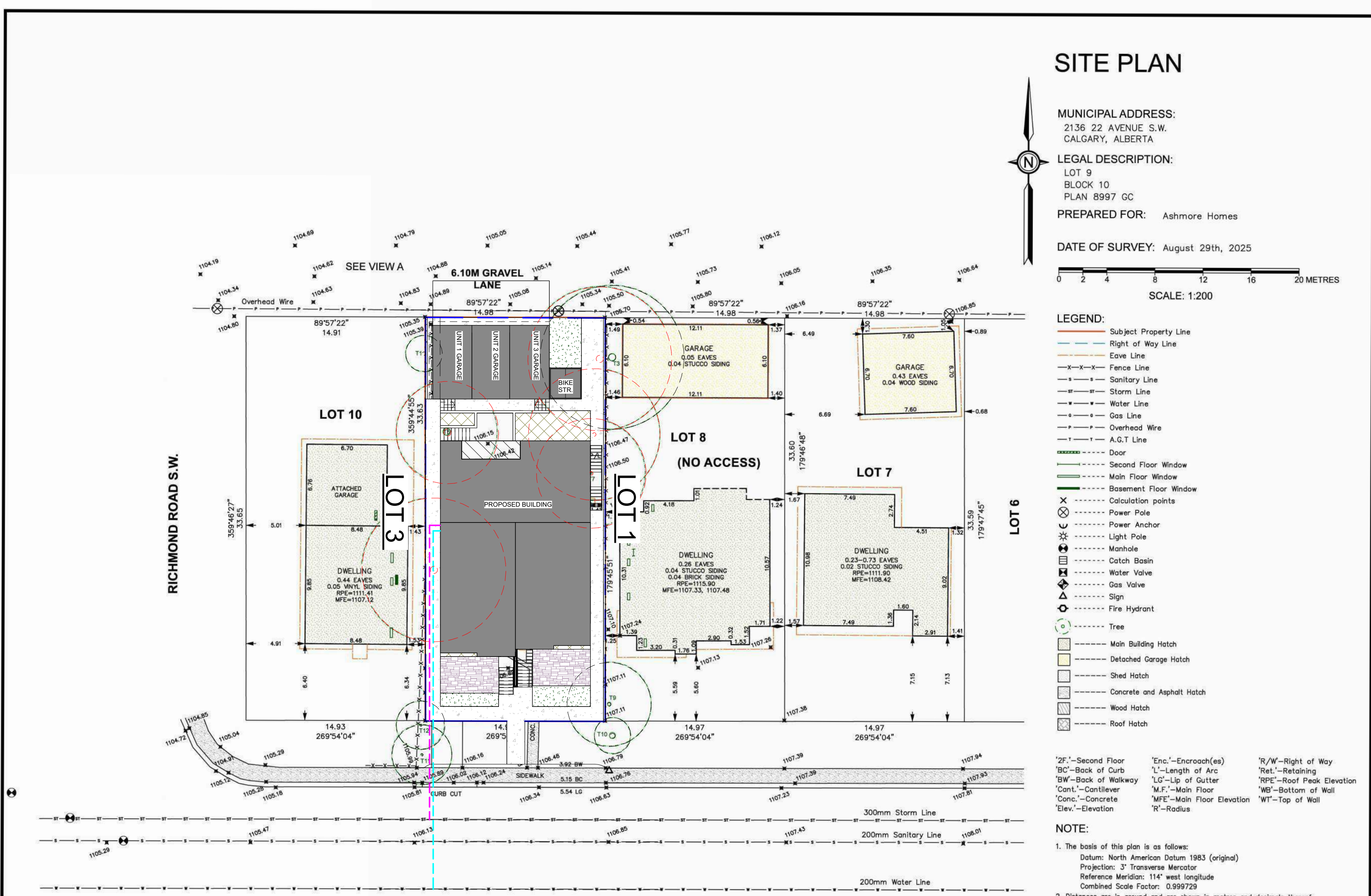
- LEGEND:**
- Subject Property Line
 - Right of Way Line
 - Eave Line
 - Fence Line
 - Sanitary Line
 - Storm Line
 - Water Line
 - Gas Line
 - Overhead Wire
 - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power pole
 - Power Anchor
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 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
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 - Wood Hatch
 - Roof Hatch

'2F' - Second Floor
 '3F' - Back of Curb
 'BW' - Back of Walkway
 'Cont.' - Contour
 'Conc.' - Concrete
 'Elev.' - Elevation
 'Enc.' - Encroach(es)
 'L' - Length of Arc
 'LG' - Lip of Gutter
 'M.F.' - Main Floor
 'MFE' - Main Floor Elevation
 'R' - Radius
 'R/W' - Right of Way
 'Ret.' - Retaining
 'RPE' - Roof Peak Elevation
 'WB' - Bottom of Wall
 'WT' - Top of Wall

- NOTE:**
- The basis of this plan is as follows:
 Datum: North American Datum 1983 (original)
 Projection: 3° Transverse Mercator
 Reference Meridian: 114° west longitude
 Combined Scale Factor: 0.999729
 - Distances are in ground and are shown in metres and decimals thereof.
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 - Existing spot elevations are shown thus: \times 110.50
 - The Certificate of Title 181 078 537 which was Searched on the 5th day of September, 2025, and includes the following instruments:
 Covert No. 9685 GC
 - The utilities information is acquired from "The City of Calgary Engineering Department" drawing No. 21, 119, 129, 165 & 189 in Sec.09-Top.24-Page.1-W.5M. (Horizon Land Surveys Inc. accepts no responsibility for its accuracy; it is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø)	Canopy (Ø)	Height (H)	Location
TO BE REMOVED: T1	Burn	3.50	8.00	14.00	In Property Line
TO BE REMOVED: T2	Deciduous	0.60	12.00	14.00	In Subject Property
TO BE REMOVED: T3	Deciduous	0.60	12.00	15.00	In Adjacent Property
TO BE REMOVED: T4	Deciduous	0.15	9.00	8.00	In Subject Property
TO BE REMOVED: T5	Coniferous	0.60	8.40	16.00	In Subject Property
TO BE REMOVED: T6	Deciduous	0.30	11.00	14.00	In Subject Property
TO BE REMOVED: T7	Deciduous	0.15	9.00	10.00	In Subject Property
TO BE REMOVED: T8	Coniferous	0.40	0.60	4.00	In Subject Property
TO BE REMOVED: T9	Deciduous	0.30	7.00	10.00	In Adjacent Property
TO BE REMOVED: T10	Deciduous	0.50	13.00	10.00	In City Property
TO BE REMOVED: T11	Deciduous	0.15	8.00	7.00	In City Property
TO BE REMOVED: T12	Deciduous	0.10	4.00	6.00	In City Property
TO BE REMOVED: T13	Deciduous	0.60	12.00	8.00	In Subject Property



MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



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 720 28 ST. N.E. UNIT #128 CALGARY, AB
 CONSULTANT



NOTE: ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

1 SOUTH ELEVATION
 A3.1 3/8" = 1'-0"

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:

PERFORMANCE CLASS:	LC
TERRAIN:	ROUGH
MINIMUM PERFORMANCE GRADE(PG):	25
MINIMUM POSITIVE DESIGN PRESSURE:	1200PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200PA
MINIMUM WATER PENETRATION:	
TEST PRESSURE:	260PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
MAXIMUM 'U' VALUES W/(M2 x k)	1.6
WINDOWS AND DOORS	1.6
SKYLIGHTS	2.7

SEAL

TRUE NORTH

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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

PROJECT NO. R24003

REVISIONS	No.	Description	YY-MM-DD

SOUTH ELEVATION

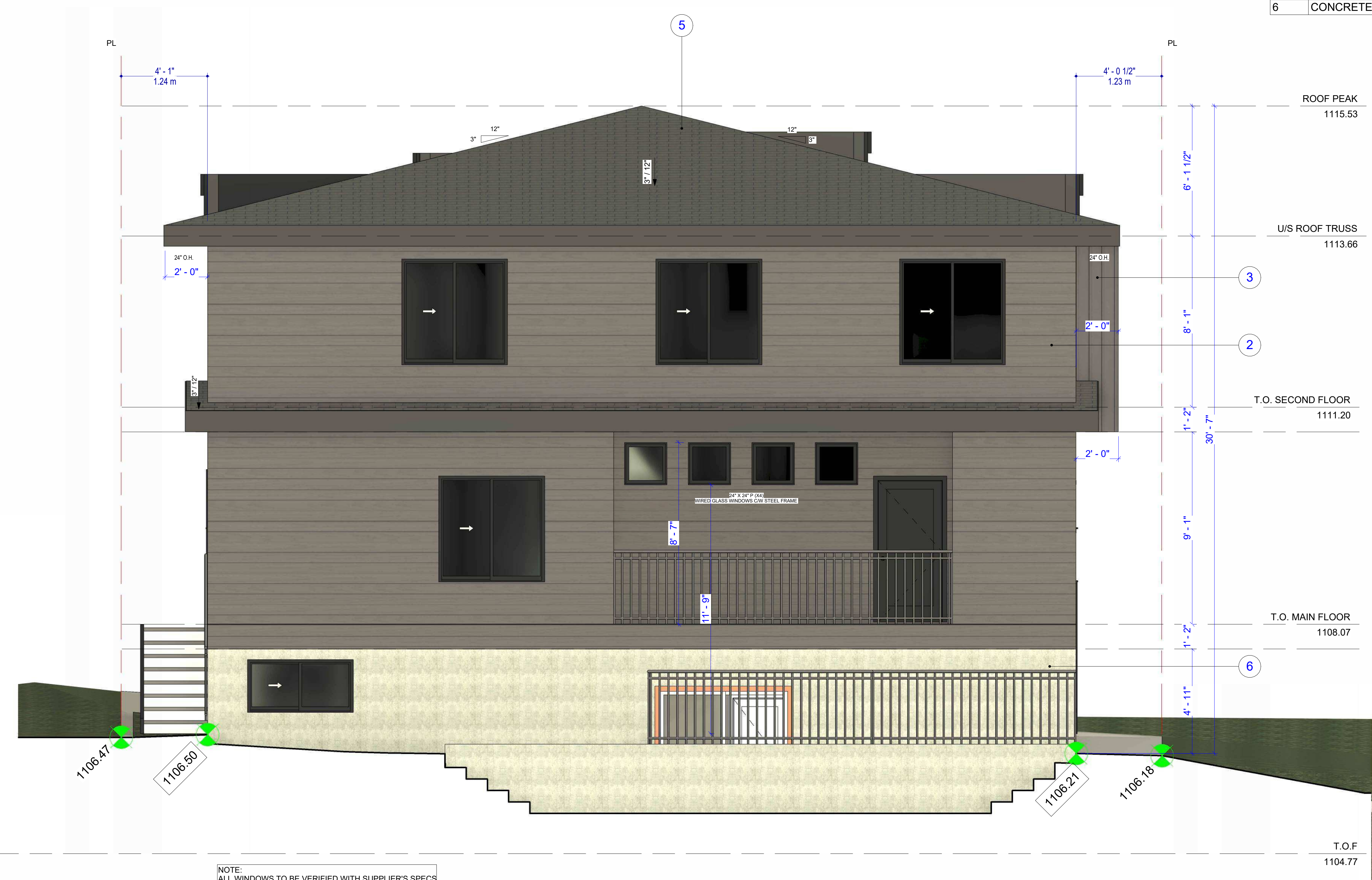
SCALE: 3/8" = 1'-0"

A3.1

DATE: 2023-11-28

DRAWN BY: JH

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
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SEAL
 TRUE NORTH

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 C O N S U L T A N T
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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

REVISIONS		
No.	Description	YY-MM-DD

PROJECT NO. R24003

NORTH ELEVATION

SCALE: 3/8" = 1'-0"

A3.2

DATE: 2023-11-28

DRAWN BY: JH

1 NORTH ELEVATION
 3/8" = 1'-0"

NOTE: ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

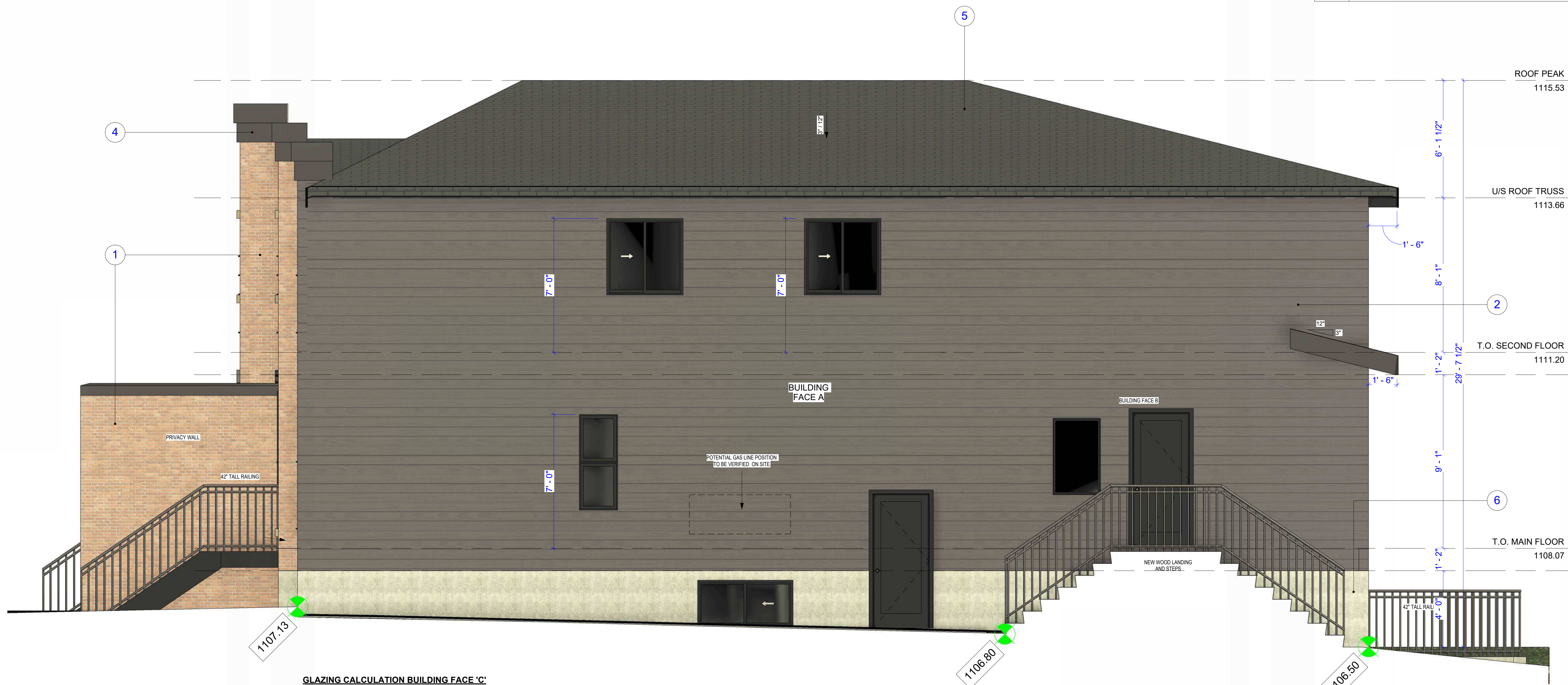
NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:

PERFORMANCE CLASS:	LC
TERRAIN:	ROUGH
MINIMUM PERFORMANCE GRADE(PG):	25
MINIMUM POSITIVE DESIGN PRESSURE:	1200PA
MINIMUM NEGATIVE DESIGN PRESSURE:	1200PA
MINIMUM WATER PENETRATION:	
TEST PRESSURE:	260PA
MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
MAXIMUM 'U' VALUES W/(M2 x k)	
WINDOWS AND DOORS	1.6
SKYLIGHTS	2.7

No.	Description	YY-MM-DD

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



GLAZING CALCULATION BUILDING FACE 'C'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 1.24m
 AREA OF EXPOSED BUILDING FACE 'C' = 112.37 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 7%
 PROPOSED AREA OF EXPOSED OPENINGS = 6.0 sq.m (5.34%)

NOTE:
 ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

1 EAST ELEVATION
 A3.3 3/8" = 1'-0"

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

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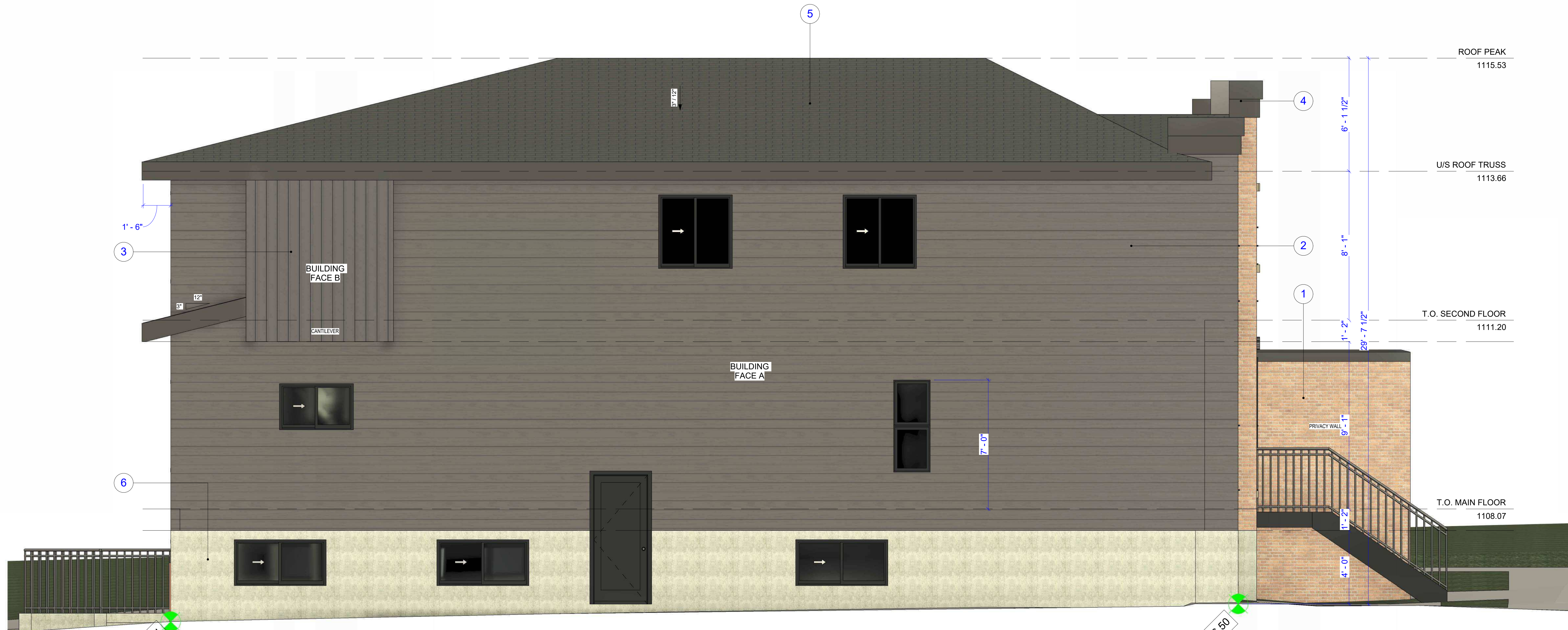
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WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
 PERFORMANCE CLASS: LC
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 SKYLIGHTS 2.7

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
5	ASPHALT SHINGLE: BLACK
6	CONCRETE



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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

GLAZING CALCULATION BUILDING FACE 'A'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 1.23m
 AREA OF EXPOSED BUILDING FACE 'A' = 120.03 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 7%
 PROPOSED AREA OF EXPOSED OPENINGS = 8.33 sq.m (6.94%)

GLAZING CALCULATION BUILDING FACE 'B'
 LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)
 LIMITING DISTANCE = 0.62m
 AREA OF EXPOSED BUILDING FACE 'B' = 6.52 sq.m
 MAX. ALLOWED AREA OF EXPOSED OPENINGS = 0%
 PROPOSED AREA OF EXPOSED OPENINGS = 0 sq.m

1 WEST ELEVATION
 3/8" = 1'-0"

NOTE: ALL WINDOWS TO BE VERIFIED WITH SUPPLIER'S SPECS

NOTE: DOWN SPOUTS TO BE LOCATED ON SITE BY INSTALLING CONTRACTOR AND LOCATIONS TO BE CONFIRMED BY HOME OWNER.

NOTE: FINISHED GRADES MAY VARY. BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION & ADJUST DEPTH OF FOUNDATION, NUMBER OF STEPS ETC. AS REQUIRED.

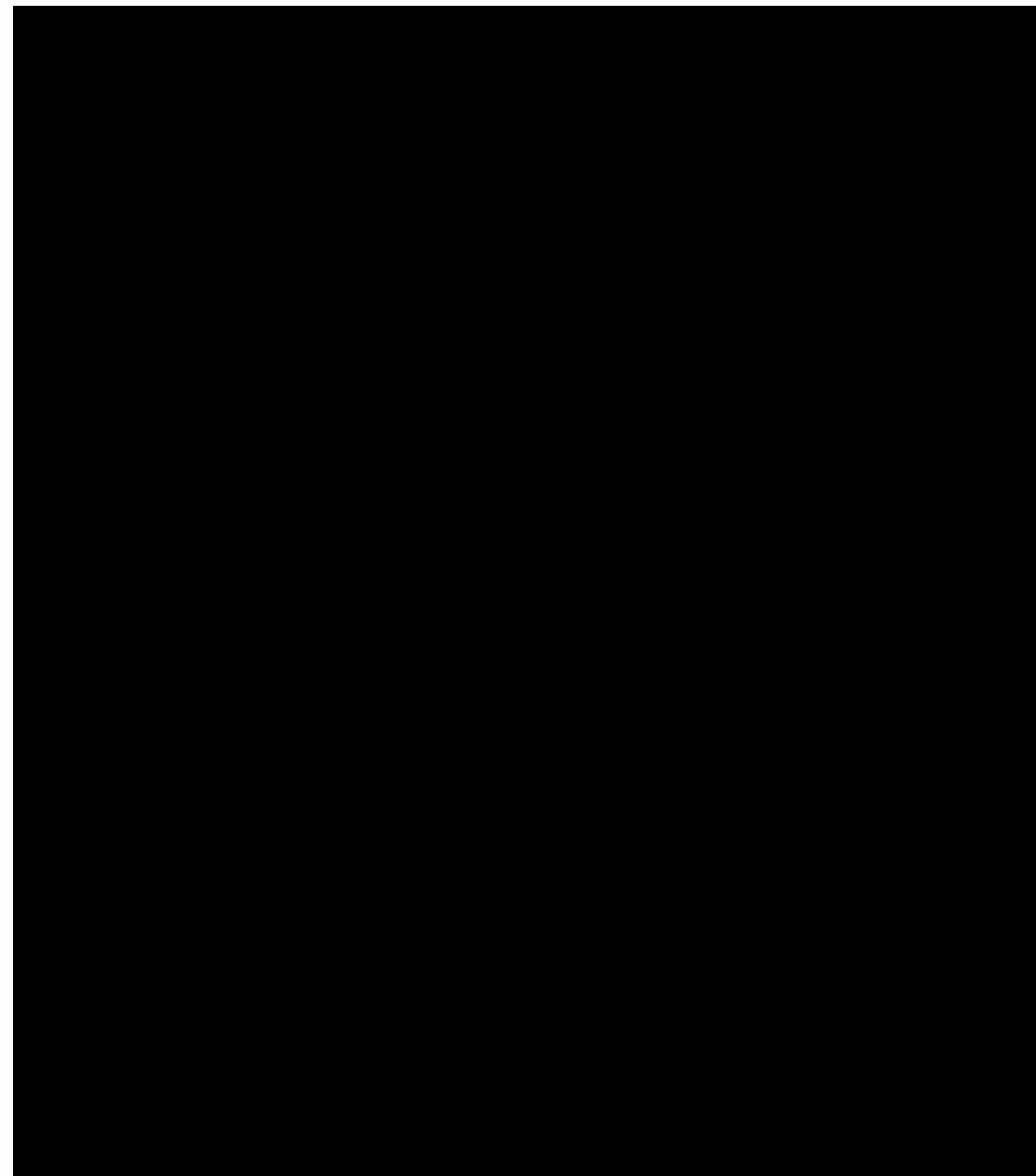
NOTE: ALL GRADE GEODETICS SHOWN TO BE READ IN CONJUNCTION WITH THE APPROVED DSSP PLANS.

WINDOW, DOOR, AND SKYLIGHT REQUIREMENTS:
 PERFORMANCE CLASS: LC
 TERRAIN: ROUGH
 MINIMUM PERFORMANCE GRADE(PG): 25
 MINIMUM POSITIVE DESIGN PRESSURE: 1200PA
 MINIMUM NEGATIVE DESIGN PRESSURE: 1200PA
 MINIMUM WATER PENETRATION:
 TEST PRESSURE: 260PA
 MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION: A2
 MAXIMUM 'U' VALUES W/(M2 x k)
 WINDOWS AND DOORS 1.6
 SKYLIGHTS 2.7

REVISIONS		
No.	Description	YY-MM-DD

PROJECT NO. R24003
 WEST ELEVATION
 SCALE: 3/8" = 1'-0"

A3.4
 DATE: 2023-11-28
 DRAWN BY: JH



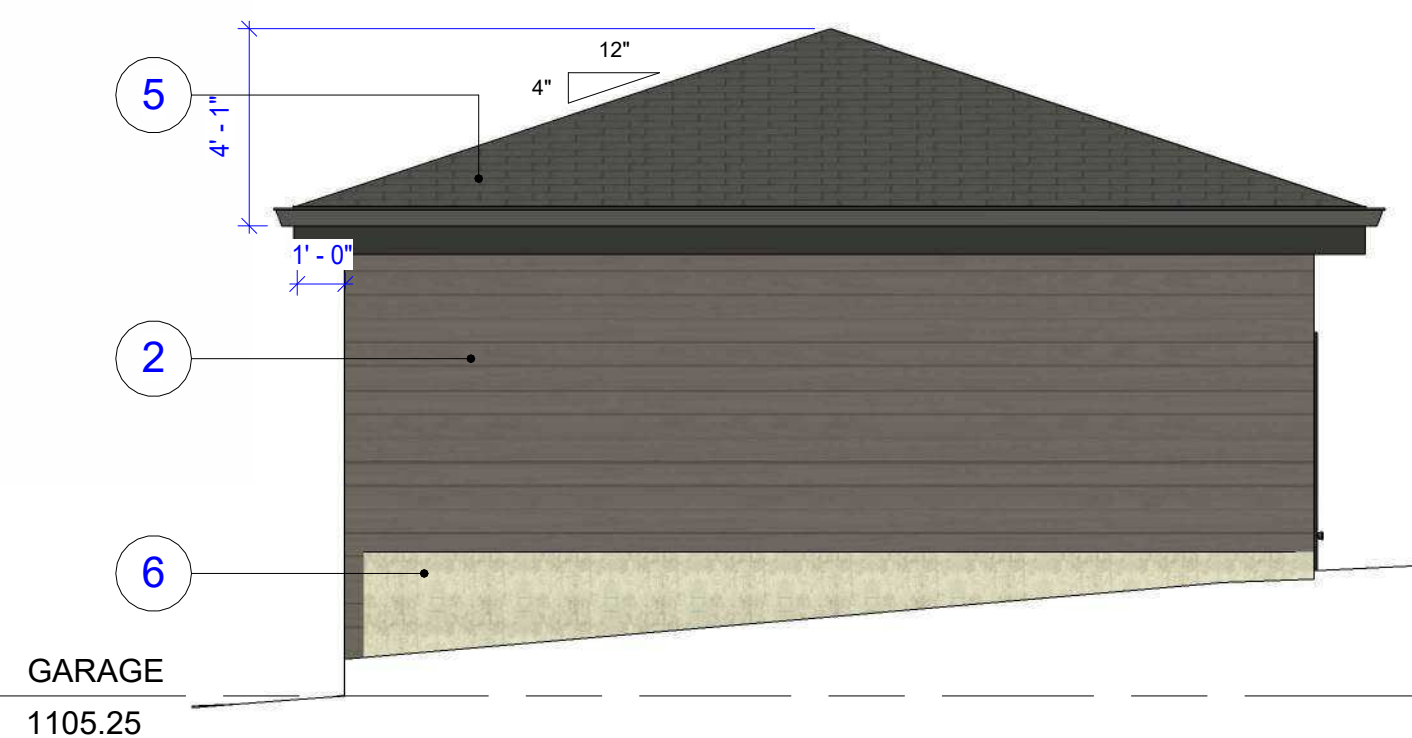
2 GARAGE FRONT ELEVATION
 A3.5 1/4" = 1'-0"



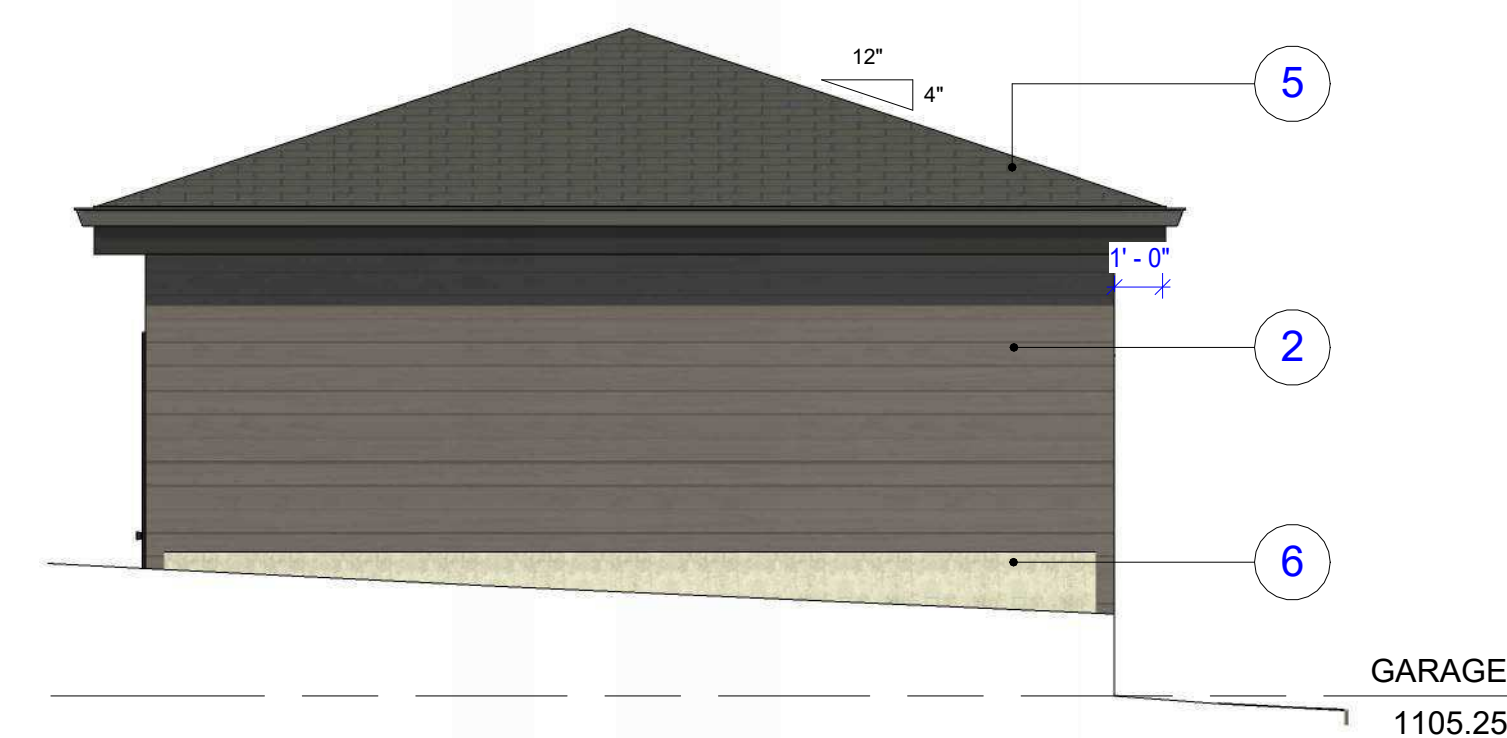
3 GARAGE REAR ELEVATION
 A3.5 1/4" = 1'-0"

LIMITING DISTANCE CALCULATION (TABLE 9.10.15.4)

LIMITING DISTANCE:	0.0M
ACTUAL DISTANCE:	0.0M
TOTAL FACADE AREA:	24.78 SQ.M.
TOTAL GLAZING AREA:	0.0 SQ.M.
GLAZING % (MAX 0%)	0%



4 GARAGE LEFT ELEVATION
 A3.5 1/4" = 1'-0"



5 GARAGE RIGHT ELEVATION
 A3.5 1/4" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
1	THIN BRICK VENEER COLOR: BROWN
2	HORIZONTAL HARDIE BOARD COLOR: GREY
3	VERTICAL HARDIE BOARD COLOR: GREY
4	SMART BOARD: GREY
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SEAL

TRUE NORTH

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PROPOSED TRIPLEX
 2136 22 AVE S.W. CALGARY, ALBERTA

GW1 EXTERIOR WALL (GARAGE) -1 HOUR F.R.R
 - ACRYLIC STUCCO FINISH (WHITE)
 - 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
 - VAPOUR PERMEABLE AIR BARRIER
 - 2X4 WOOD STUDS MAX 400mm(16") O.C.
 - MINERAL FIBER THERMAL INSULATION PER FRR & PERFORMANCE REPORT REQ.
 - 6 MIL POLY VAPOUR BARRIER
 - 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

GW2 INTERIOR WALL (GARAGE) -1 HOUR F.R.R
 - 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
 - 2X4 WOOD STUDS MAX 400mm(16") O.C.
 - 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD

F3 GARAGE SLAB CONSTRUCTION
 - 4" CONCRETE SLAB SLOPED 4: TO OVERHEAD DOOR (REFER TO STRUCTURAL)
 - 6 MIL POLYETHYLENE DAMPPROOFING AND AIR/SOIL GAS BARRIER, FLEXIBLE SEALANT AROUND PERIMETER AND ALL PENETRATIONS
 - LAP ALL JOIST MINIMUM 300mm AS PER 2023 NBC-AE
 - 6" GRANULAR FILL (REFER TO SOIL REPORT)
 - SLAB SUPPORT BY 10" DIAMETER CONCRETE FILLED SONO TUBS C/W MINIMUM 1-10M REBAR TO MINIMUM 4'-0" BELOW (REFER TO STRUCTURAL)
 - COMPACTED EARTH PER GEOTECH/SOIL REPORT

GR1 ROOF CONSTRUCTION
 - ARCHITECTURAL ASPHALT SHINGLES FOR ALL ROOF SLOPES OVER 3 IN 12 AND/OR MINIMUM 60 MIL WEATHERPROOF ROOFING MEMBRANE FOR ALL ROOF SLOPES LESS THAN 3 IN 12
 - UNDERLAYMENTS (15lbs. FELT PAPER)
 - ICE AND WATER SHIELD 36" FROM EAVE MINIMUM VALLEYS TO HAVE 18" OF ICE AND WATER COVERAGE
 - 3/8" EXTERIOR GRADE OSB OR PLYWOOD SHEATHING C/W 'H' CLIPS
 - ENGINEER APPROVED ROOF TRUSSES (SPACING AS PER ENGINEERS LAYOUT)
 - LOOSE FILL / BATT INSULATION AS PER PERFORMANCE REPORT
 - 6 MIL POLY VAPOUR BARRIER
 - 1 LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD
 - VENTED ATTIC SPACE TO MINIMUM 1/300 OF ROOF AREA TO CONFORM TO N.B.C.
 - ATTIC ACCESS WEATHER STRIPPED AND INSULATED

PROJECT NO.		R24003
REVISIONS		
No.	Description	YY-MM-DD

GARAGE PLAN & ELEVATIONS

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

A3.5

DATE: 2023-11-28

DRAWN BY: JH



1 EAST VIEW 2136 AVE SW



2 SOUTH VIEW 2136 AVE SW



3 NORTH VIEW FROM LANE



4 WEST VIEW RICHMOND ROAD

No.	Description	YY-MM-DD