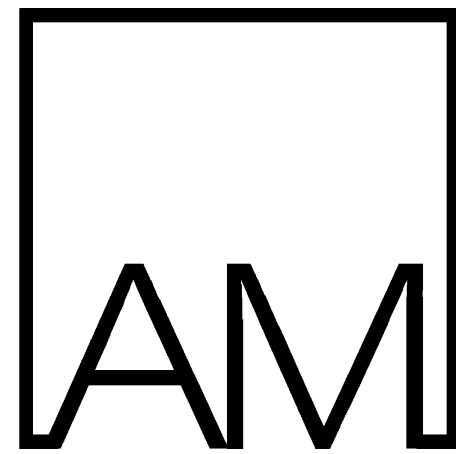
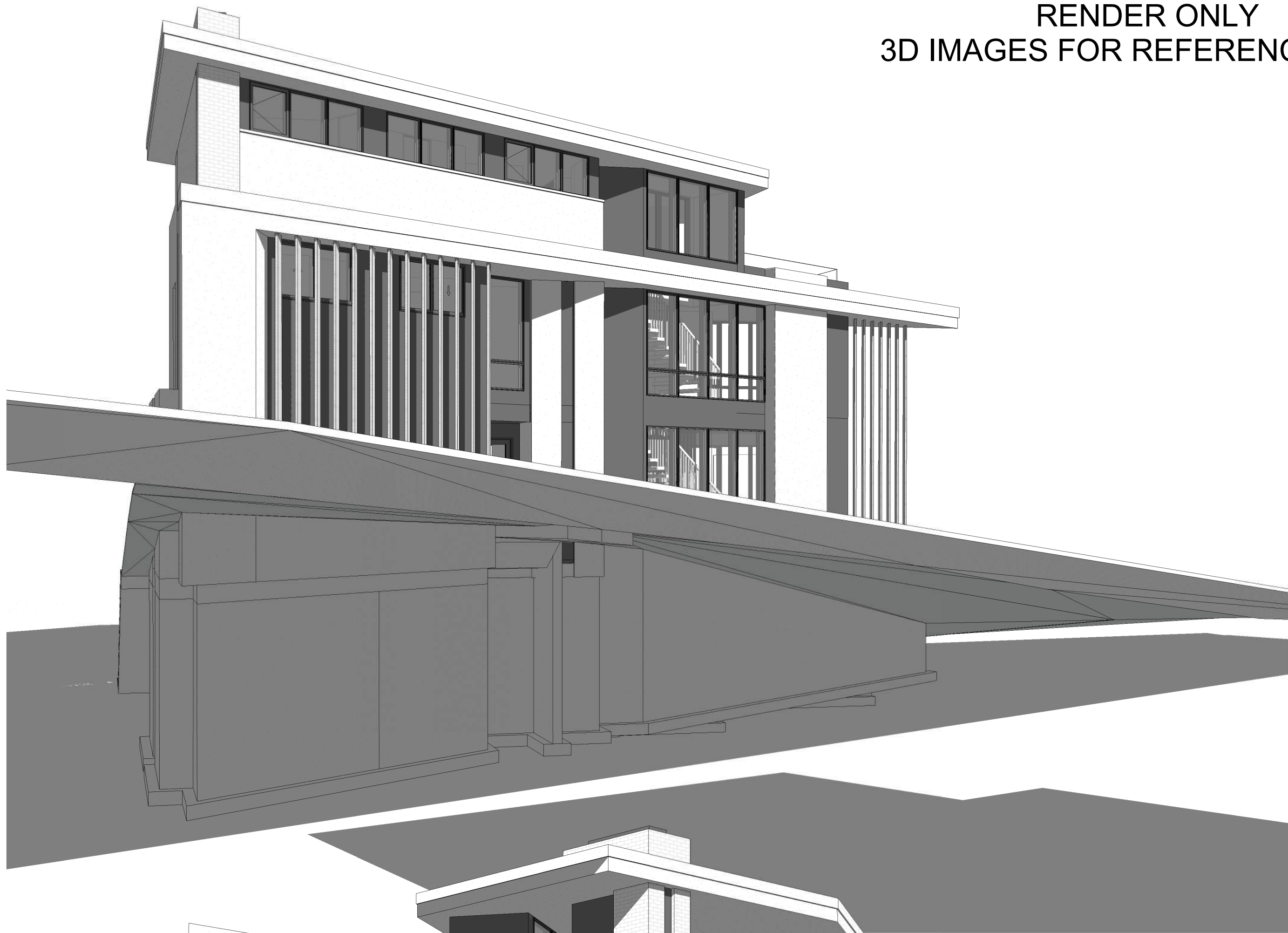


209 THOMSON AVE NE
LOT 11; BLOCK 168; PLAN 720 JK

DEVELOPMENT PERMIT

RENDER ONLY
3D IMAGES FOR REFERENCE ONLY



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REVISION SCHEDULE

No.	Description	Date

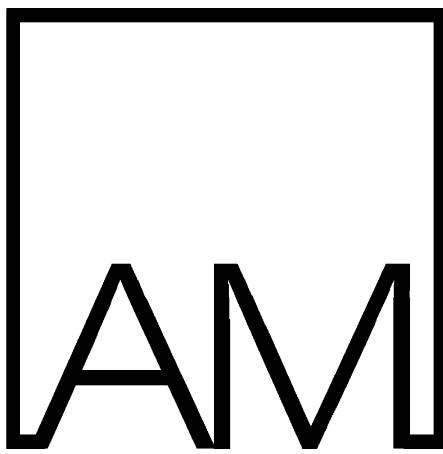
209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

COVER PAGE

A1

Main Floor	1132 sq.ft
Second Floor	1169 sq.ft
Third Floor	750 sq.ft
Developed Below Grade	458 sq.ft
Total Below Grade	589 sq.ft
Garage	841 sq.ft

Project Number	25-20
Date	05-04-26
Drawn by	KM/LA
Scale	
Status	DEVELOPMENT PERMIT



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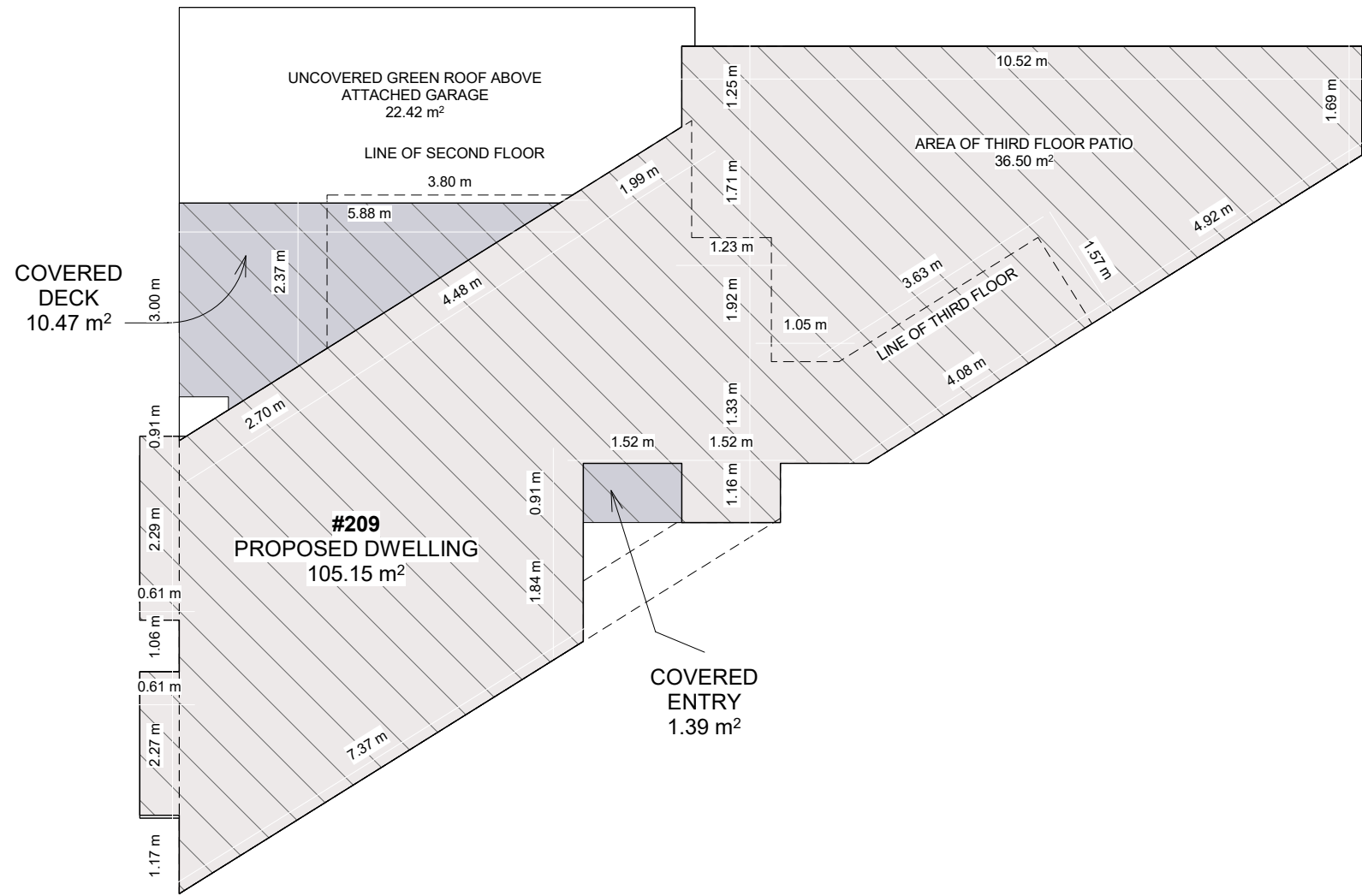
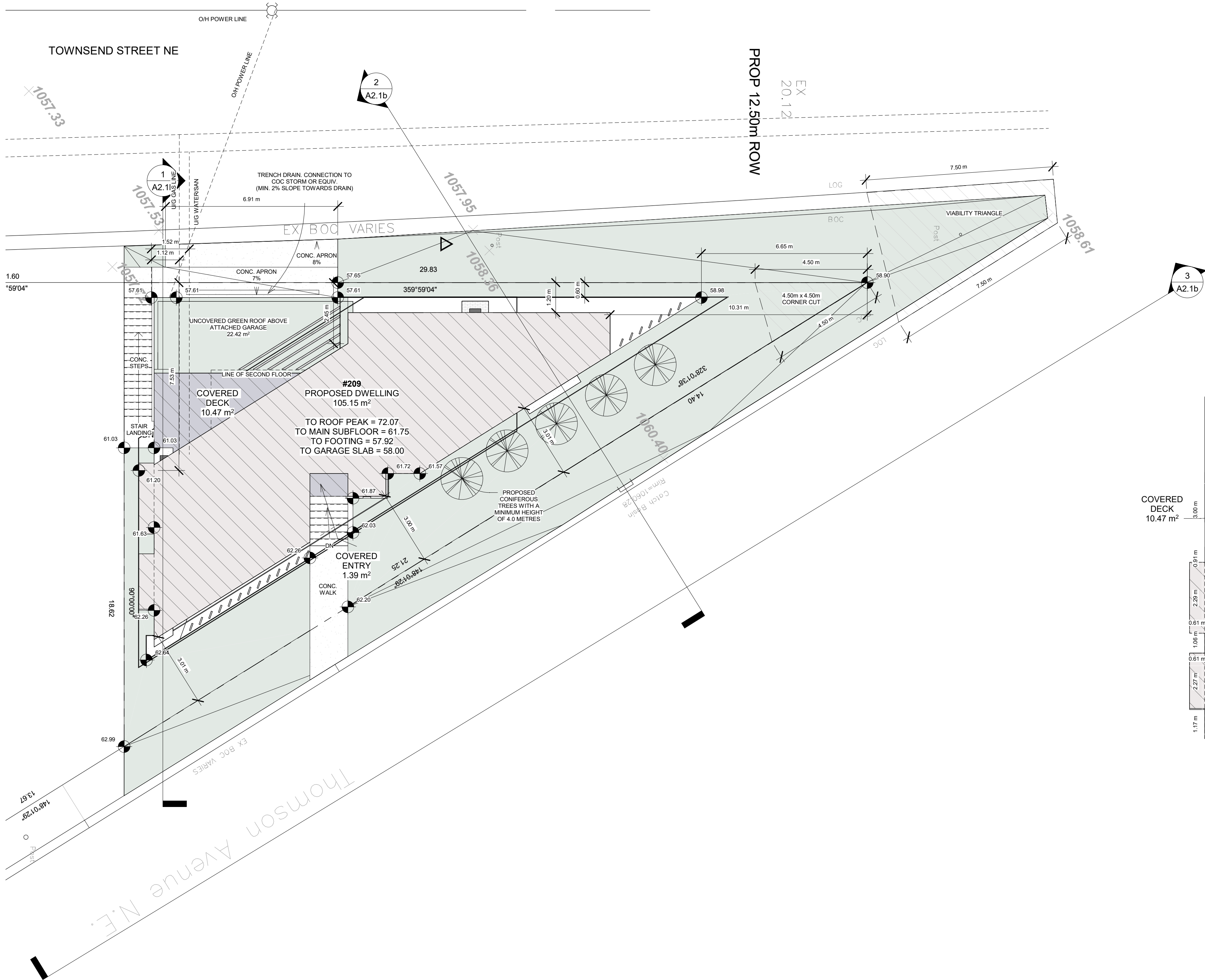
209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

PLOT PLAN

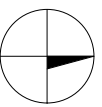
A2.1

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Garage	841 sq.ft

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3 BUILDING FOOTPRINT
1 : 100

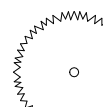


1 PLOT PLAN
1 : 100

PARCEL COVERAGE AREA

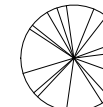
NAME	METRIC
HOUSE FOOTPRINT	105.15 m ²
ADDITIONAL COVERED AREAS	11.86 m ²
	117.68 m ²
SITE	277.17 m ²
TOTAL COVERAGE PERCENTAGE	42.45%

SITE & LANDSCAPING LEGEND



CONIFEROUS TREE

AREA OF TREE PROTECTION

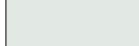


DECIDUOUS TREE

HEDGE/SHRUB/ BUSH

NOTE: ALL TREES AND SHRUBS WILL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY, AB, AND WILL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

NEW MATURE TREES TO BE PLANTED AFTER CONSTRUCTION AS REQUIRED BY LAND-USE BYLAW.



GRASS



CONCRETE



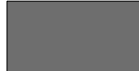
GRAVEL



BUILDING FOOTPRINT



COVERED AREA FOOTPRINT



RETAINING WALL

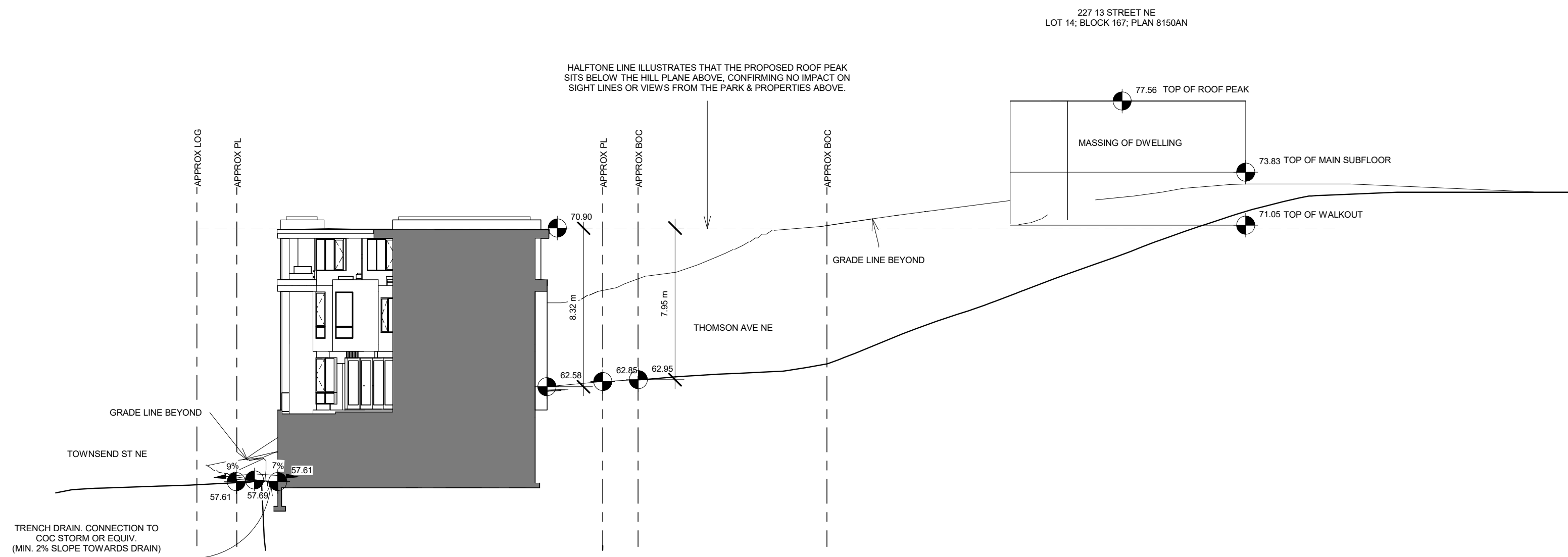
GRADE MAKERS

+ EXISTING GEODETIC POINT

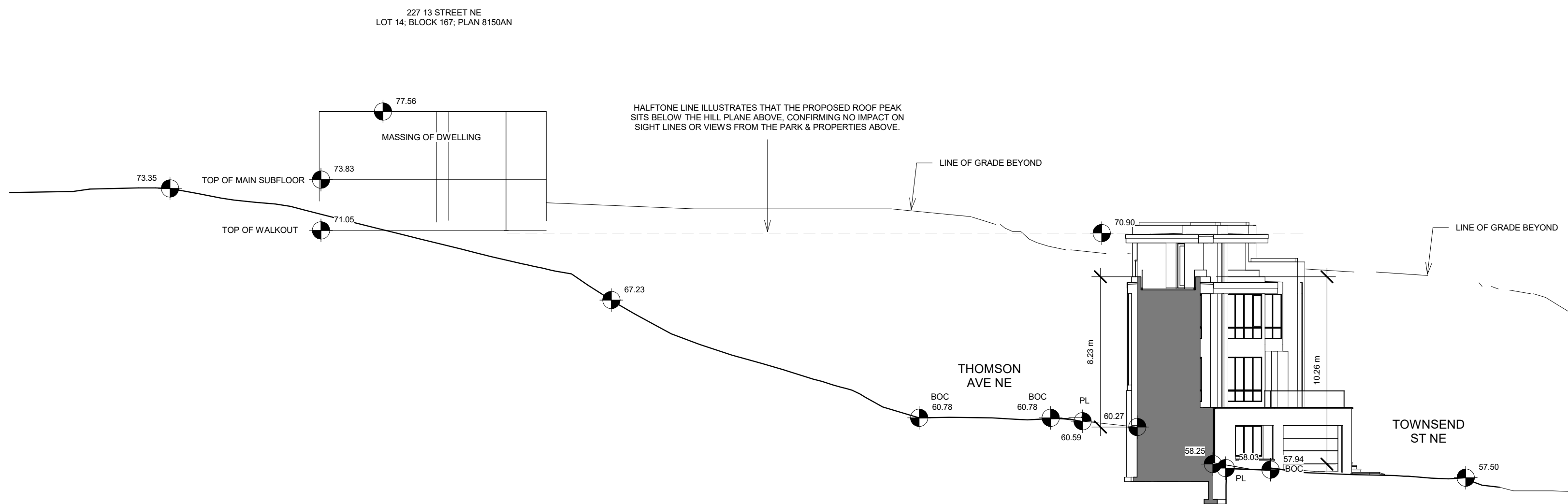
PROPOSED GEODETIC POINT

LINE TYPES

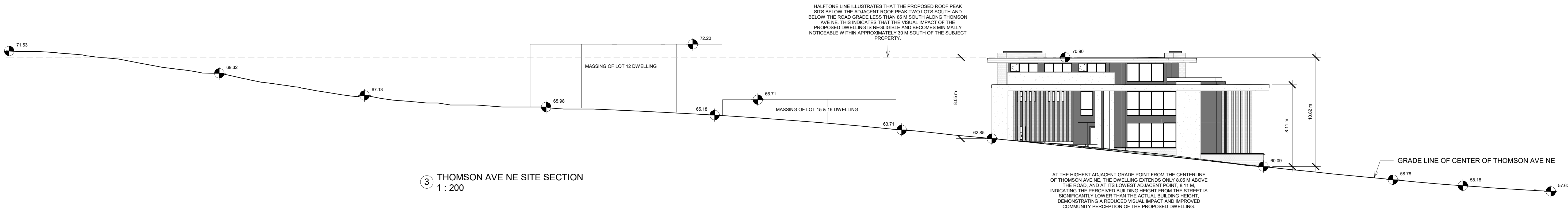
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACKS AS PER LAND-USE BYLAW
---	CANTILEVERS/EAVES/CANOPIES
-P-P-P-	UNDERGROUND UTILITY LINE
-OH-OH-OH-	OVERHEAD UTILITY LINE
-G-G-G-	GAS LINE
-W-W-W-	WATER & SANITARY LINE
---	EXISTING TO BE REMOVED



1 SITE & DRIVEWAY SECTION
1 : 200



2 SITE SECTION
1 : 200

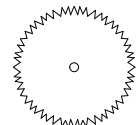


3 THOMSON AVE NE SITE SECTION
1 : 200

PARCEL COVERAGE AREA

NAME	METRIC
HOUSE FOOTPRINT	105.15 m ²
ADDITIONAL COVERED AREAS	11.86 m ²
	117.68 m ²
SITE	277.17 m ²
TOTAL COVERAGE PERCENTAGE	42.45%

SITE & LANDSCAPING LEGEND

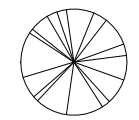


CONIFEROUS TREE

AREA OF TREE PROTECTION

GRASS

BUILDING FOOTPRINT



DECIDUOUS TREE

HEDGE/SHRUB/ BUSH

CONCRETE

COVERED AREA FOOTPRINT

GRAVEL

RETAINING WALL

NOTE: ALL TREES AND SHRUBS WILL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY, AB, AND WILL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

NEW MATURE TREES TO BE PLANTED AFTER CONSTRUCTION AS REQUIRED BY LAND-USE BYLAW.

GRADE MAKERS

EXISTING GEODETIC POINT

PROPOSED GEODETIC POINT

LINE TYPES

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACKS AS PER LAND-USE BYLAW
---	CANTILEVERS/EAVES/CANOPIES
-P-P-P-	UNDERGROUND UTILITY LINE
-OH-OH-OH-	OVERHEAD UTILITY LINE
-G-G-G-	GAS LINE
-W-W-W-	WATER & SANITARY LINE
---	EXISTING TO BE REMOVED



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REVISION SCHEDULE

No.	Description	Date

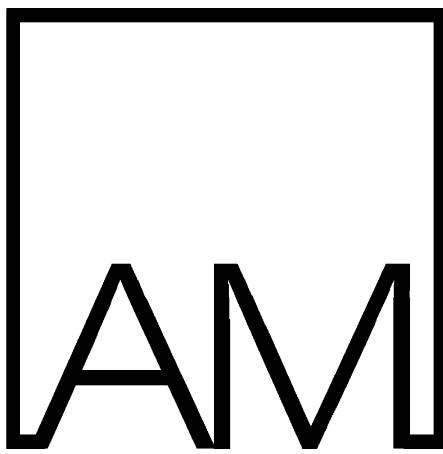
209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

SITE SECTIONS

A2.1b

Main Floor	1132 sq.ft
Second Floor	1169 sq.ft
Third Floor	750 sq.ft
Developed Below Grade	458 sq.ft
Total Below Grade	589 sq.ft
Garage	841 sq.ft

Project Number	25-20
Date	05-04-26
Drawn by	KM/LA
Scale	As indicated
Status	DEVELOPMENT PERMIT



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REVISION SCHEDULE

No.	Description	Date

209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

BLOCK PLAN

A2.2

Main Floor	1132 sq.ft
Second Floor	1169 sq.ft
Third Floor	750 sq.ft
Developed Below Grade	458 sq.ft
Total Below Grade	589 sq.ft
Garage	841 sq.ft

Project Number	25-20
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PARCEL COVERAGE AREA	
NAME	METRIC
HOUSE FOOTPRINT	105.15 m²
ADDITIONAL COVERED AREAS	11.86 m²
	117.68 m²
SITE	277.17 m²
TOTAL COVERAGE PERCENTAGE	42.45%

SITE & LANDSCAPING LEGEND

CONIFEROUS TREE

DECIDUOUS TREE

AREA OF TREE PROTECTION

HEDGE/SHRUB/ BUSH

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GRASS

CONCRETE

GRAVEL

BUILDING FOOTPRINT

COVERED AREA FOOTPRINT

RETAINING WALL

GRADE MAKERS

EXISTING GEODETIC POINT

PROPOSED GEODETIC POINT

LINE TYPES

SUBJECT PROPERTY LINE

ADJACENT PROPERTY LINE

BUILDING SETBACKS AS PER LAND-USE BYLAW

CANTILEVERS/EAVES/CANOPIES

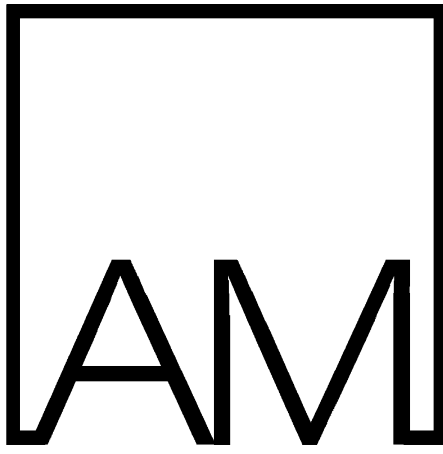
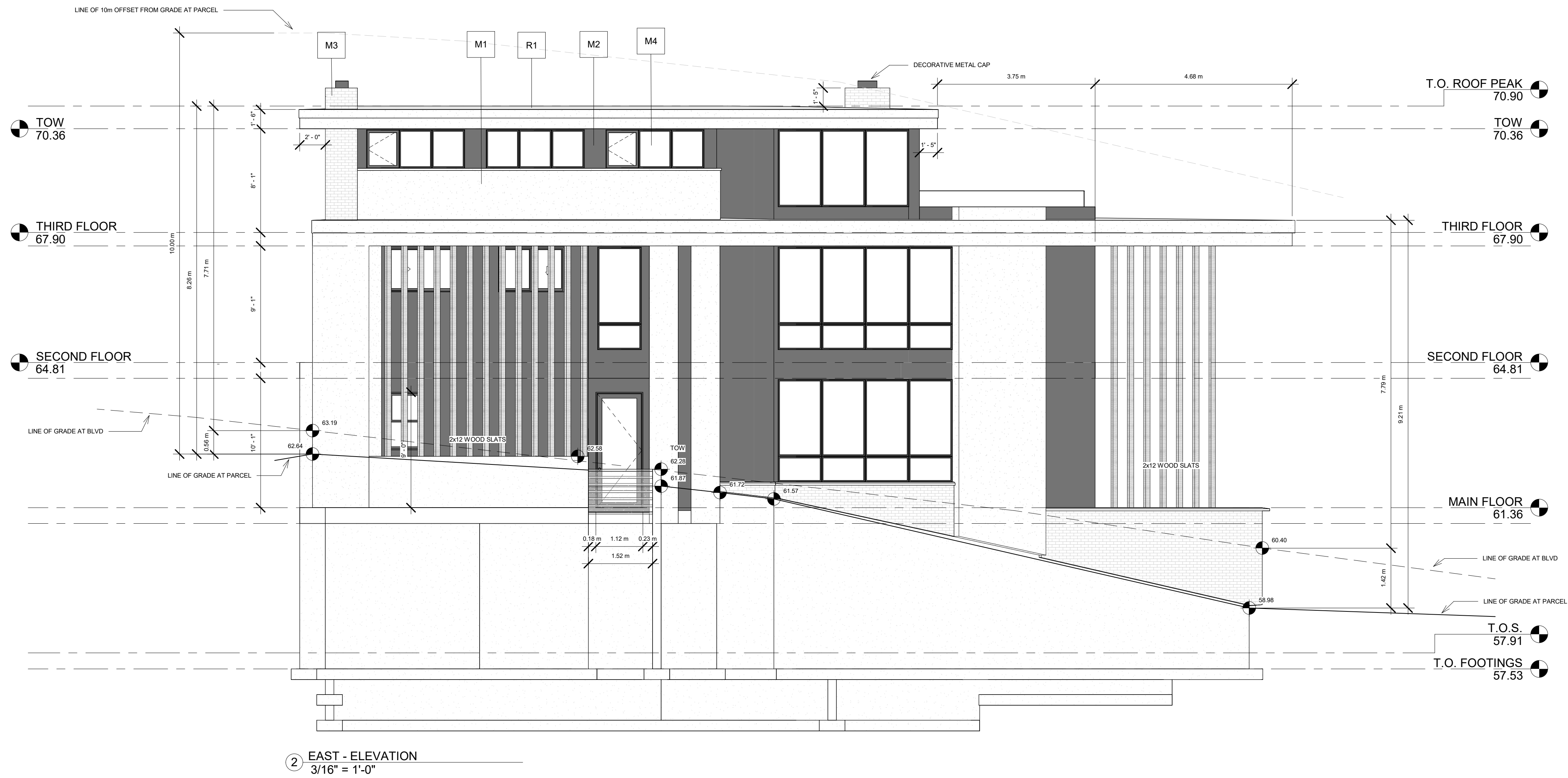
UNDERGROUND UTILITY LINE

OVERHEAD UTILITY LINE

GAS LINE

WATER & SANITARY LINE

EXISTING TO BE REMOVED



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No.	Description	Date

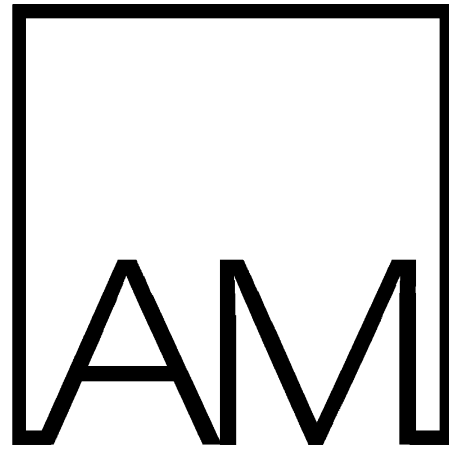
209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

FRONT ELEVATION

A4.1

Main Floor	1132 sq.ft
Second Floor	1169 sq.ft
Third Floor	750 sq.ft
Developed Below Grade	458 sq.ft
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Garage	841 sq.ft

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REVISION SCHEDULE

No.	Description	Date

209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

REAR ELEVATION

A4.2

Main Floor	1132 sq.ft
Second Floor	1169 sq.ft
Third Floor	750 sq.ft
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Total Below Grade	589 sq.ft
Garage	841 sq.ft

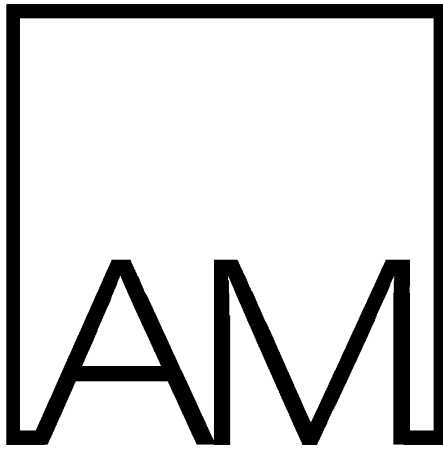
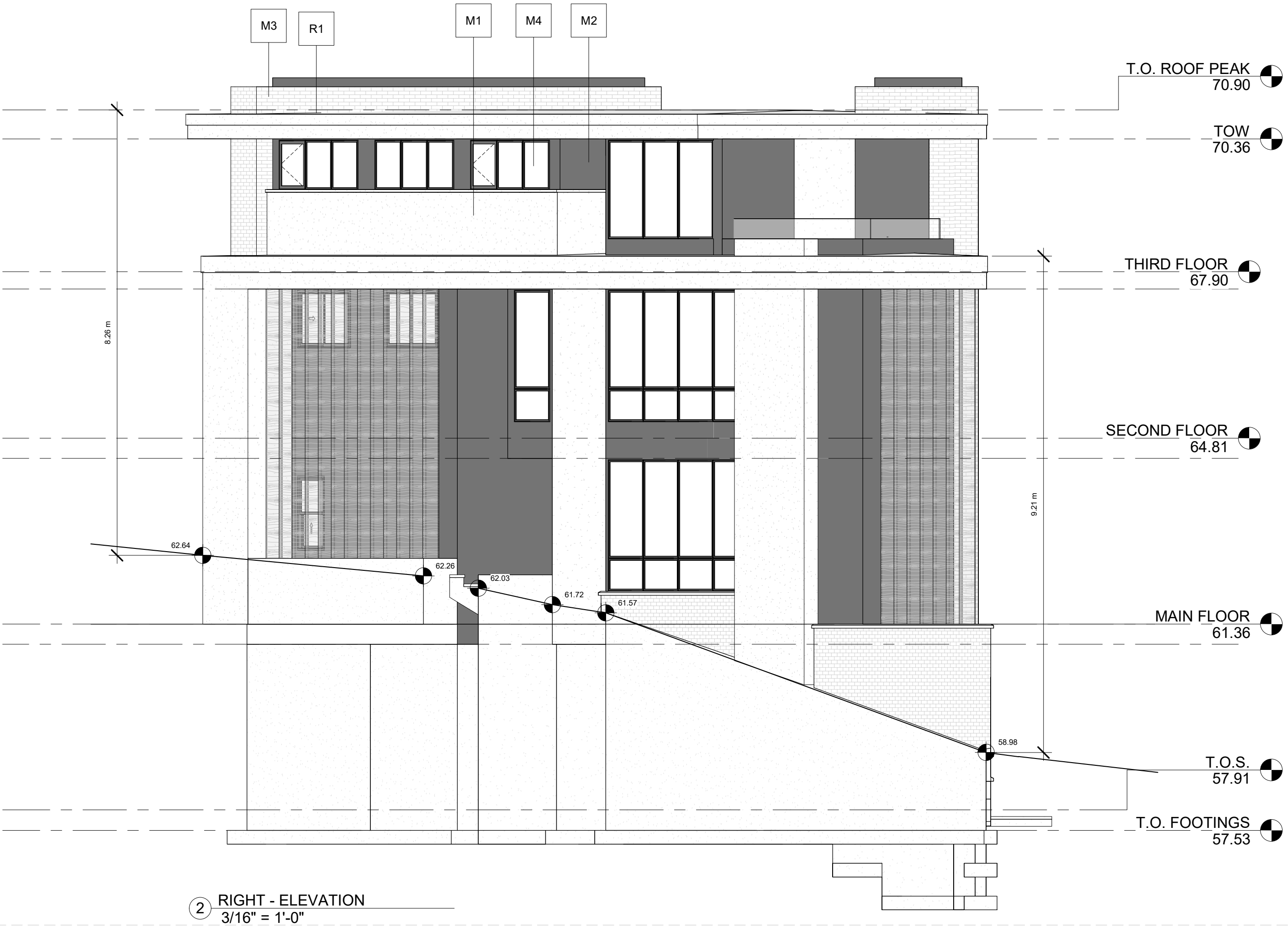
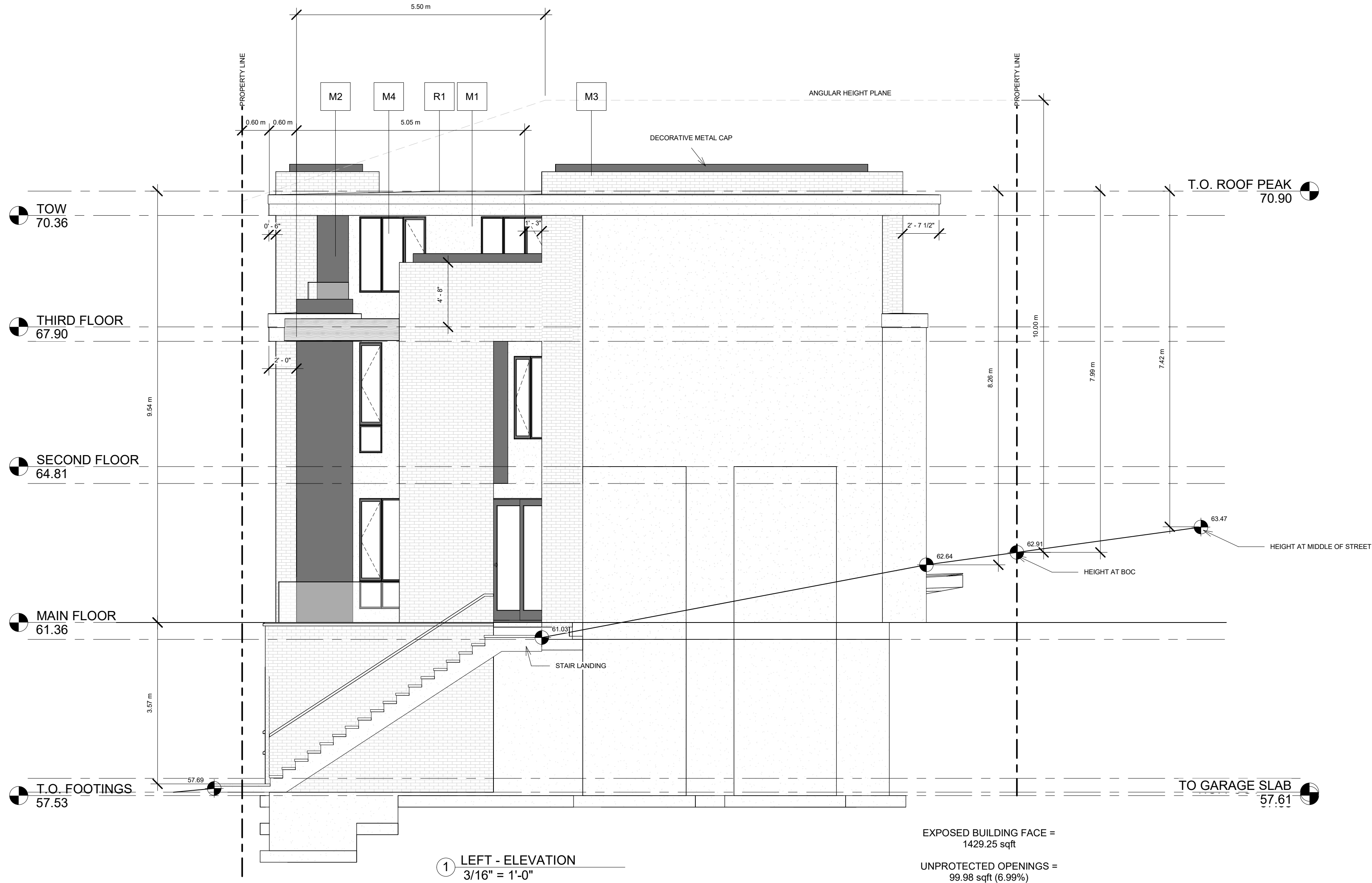
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- M1ACRYLIC STUCCO
OFF WHITE
- M2SMARTBOARD PANELING
BLACK
- M3STONE VENEER
BROWN
- M4ALUMINUM CLAD
WINDOWS
BLACK
- R1TORCH ON ROOF MEMBRANE
BLACK



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

- M1
- ACRYLIC STUCCO
OFF WHITE
- M2
- SMARTBOARD PANELING
BLACK
- M3
- STONE VENEER
BROWN
- M4
- ALUMINUM CLAD
WINDOWS
BLACK
- R1
- TORCH ON ROOF MEMBRANE
BLACK



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No.	Description	Date

209 THOMSON AVE NE
LOT 11; BLOCK 168;
PLAN 720 JK

LEFT & RIGHT
ELEVATION

A4.3

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Date	05-04-26
Drawn by	KM/LA
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