

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
www.zoomsurveys.ca



Dated at Calgary, Alberta on
January 28th, 2026

Adam Barvir
ADAM BARVIR, ALBERTA LAND SURVEYOR

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Zoom Surveys Ltd. permit stamp in red ink.

LEGAL DESCRIPTION:

Lot 49, Block 5, Plan 251 1497

MUNICIPAL ADDRESS:

2825 24 Street N.W.
Calgary, Alberta

DATE OF SURVEY: January 5th, 2026.

DATE OF UPDATE: January 27th, 2026.

Title Information Is Based On The Certificate Of Title 251 217 686
Which Was Searched On The 5th Day Of January, 2026.
The Property is Subject To The Following Instruments:
Party Wall Agreement No.: 251 217 687

CERTIFICATION:

I, Adam Barvir, Hereby Certify That This Report, Which Includes The Attached Plan And Related Survey, Was Prepared And Performed Under My Supervision, Direction, And Control And In Accordance With Standards And Rules For The Practice Of Surveying Prescribed By The Alberta Land Surveyors' Association. Accordingly, Within Those Standards And As Of The Date Of This Report, I Am Of The Opinion That:

- The Plan Illustrates The Boundaries Of The Property, The Improvements As Defined In Part C, Section 6.5 Of The Alberta Land Surveyors' Association's Manual Of Standard Practice, And Registered Easements And Rights-Of-Way Affecting The Extent Of The Title To The Property
- The Improvements Are Entirely Within The Boundaries Of The Subject Property (except Wood Planter)
- No Visible Encroachments Exist On The Property From Any Improvements Situated On An Adjoining Property
- No Visible Encroachments Exist On Registered Easements Or Rights-Of-Way Affecting The Extent Of The Property

PURPOSE:

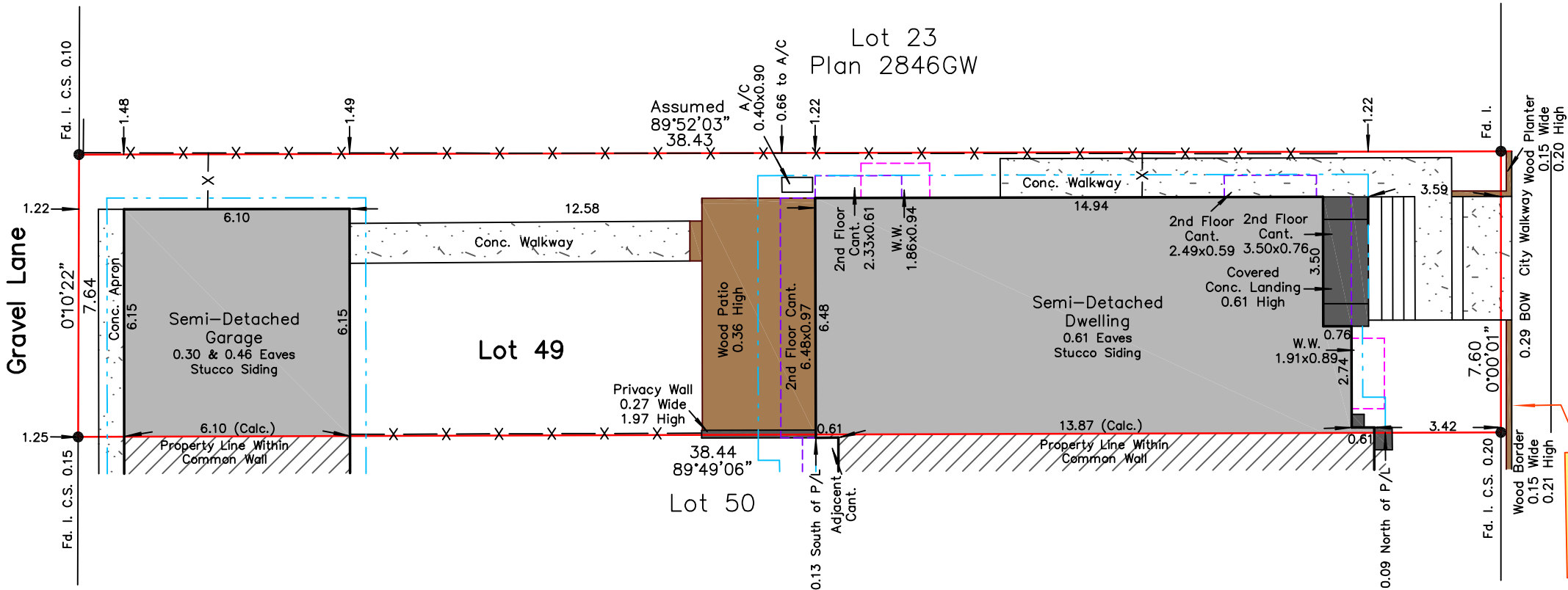
This Report And Attached Plan Have Been Prepared For The Benefit Of The Property Owner, Subsequent Owners And Any Of Their Agents For The Purpose Of A Land Conveyance, A Mortgage Application, Or A Submittal To The Municipality For The Compliance Certificate, Etc. Copying Is Permitted Only For The Benefit Of These Parties, And Only If The Plan Remains Attached. Where Applicable, Registered Easements And Utility Rights Of Way Affecting The Extent Of The Property Have Been Shown On The Attached Plan. Unless Shown Otherwise, Property Corner Markers Have Not Been Placed During The Survey For This Report. The Attached Plan Should Not Be Used To Establish Boundaries Due To The Risk Of Misinterpretation Or Measurement Error By The User. The Information Shown On This Report Reflects The Status Of This Property As Of The Date Of Survey Only. Users Are Encouraged To Have The Real Property Report Updated For Future Requirements Because Subsequent Development Changes On The Property Will Not Be Reflected On The Report.

LEGEND:

All Distances Are In Metres And Decimals Thereof.
Found Iron Posts --- ● --- Subject Property Lines -----
Calculation points --- X --- Right of Ways -----
Beginning of Curves --- | --- Eaves -----
Pillars and posts --- ■ --- Fences ----- X ---

All Eaves Are Measured To Fascia Unless Otherwise Shown.
All Fences Are Within 0.2 Metres Of The Property Lines Unless Otherwise Shown.

2825 24 Street N.W.



ABBREVIATIONS:

- A - Arc
- Acc. - Accessory
- A/C - Air Conditioner
- Bldg - Building
- BOC - Back of Curb
- BOW - Back of Walk
- Calc. - Calculated
- Cant. - Cantilever
- Conc. - Concrete
- C.S. - Countersunk
- DH - Drill Hole
- Enc. - Encroaches
- Fd. - Found
- I. - Iron Post
- M.A. - Maintenance Access
- Mk. - Mark
- O.D. - Overland Drainage
- P/L - Property Line
- R - Radius
- Ret. - Retaining
- R/W - Right of Way
- W/O - Walkout Basement
- W.W. - Window Well

NOTES:

Unless Otherwise Specified, Lines Outside Of Property Are Not To Scale.
Unless Otherwise Specified, The Dimensions Shown Relate To The Distances From Property Boundaries To The Foundation Walls.
Location Of The Party Wall Is An Interpretation Based On Observations From Outside Only. It Is Our Practice Not To Enter Private Residences For Liability And Privacy Reasons. For All Intended Purposes, Our Party Wall Line Is For Illustration Only And We Can Not Be Held Liable For Any Portion Of The Buildings That May Encroach Between The Adjoining Properties.

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P 335
ZOOM SURVEYS LTD.

Dated at Calgary, Alberta on
December 10th, 2025.



ADAM BARVIR, ALBERTA LAND SURVEYOR
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LEGAL DESCRIPTION:

Lot 50, Block 5, Plan 251 1497

MUNICIPAL ADDRESS:

2823 24 Street N.W.
Calgary, Alberta

DATE OF SURVEY: December 5th, 2025.

Title Information Is Based On The Certificate Of Title 251 217 686 +1
Which Was Searched On The 1st Day Of December, 2025.
The Property is Subject To The Following Instruments:
Party Wall Agreement No.: 251 217 687

CERTIFICATION:

I, Adam Barvir, Hereby Certify That This Report, Which Includes The Attached Plan And Related Survey, Was Prepared And Performed Under My Supervision, Direction, And Control And In Accordance With Standards And Rules For The Practice Of Surveying Prescribed By The Alberta Land Surveyors' Association. Accordingly, Within Those Standards And As Of The Date Of This Report, I Am Of The Opinion That:

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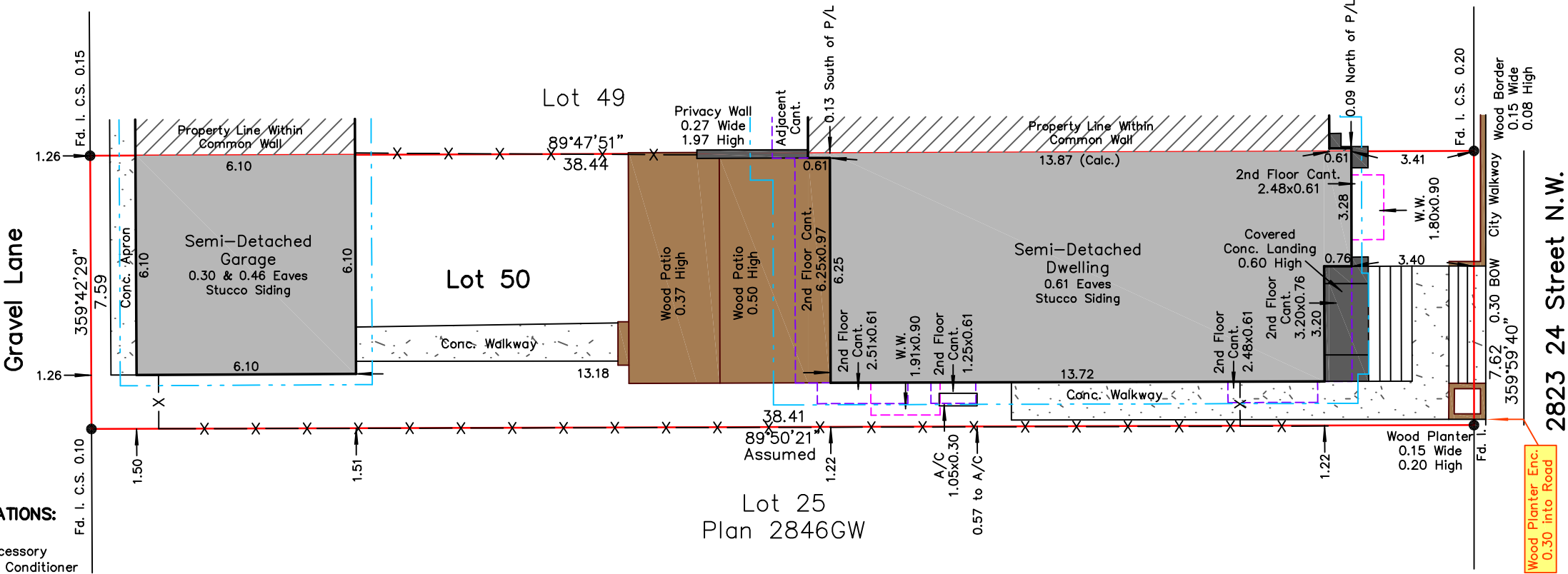
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LEGEND:

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Found Iron Posts	---	●	Subject Property Lines	-----	-----
Calculation points	---	X	Right of Ways	-----	-----
Beginning of Curves	---		Eaves	-----	-----
Pillars and posts	---	■	Fences	-----	-----

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- P/L - Property Line
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FLOOR AREA - UNIT #2823B
BASEMENT =998.17 SQ. FT.

FLOOR AREA - UNIT #2823
MAIN =975.67 SQ. FT.
UPPER =1097.83 SQ. FT.
TOTAL =2073.50 SQ. FT.

FLOOR AREA - UNIT #2825B
BASEMENT =998.17 SQ. FT.

FLOOR AREA - UNIT #2825
MAIN =975.67 SQ. FT.
UPPER =1097.83 SQ. FT.
TOTAL =2073.50 SQ. FT.

LIST OF DRAWINGS

A-0.0	Cover Page
A-0.1	Assemblies
A-0.2	Window & Door Schedule 1
A-0.3	Window & Door Schedule 2
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	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
A-4.0	Section 1
A-4.1	Section 2
A-4.2	Section 3
A-4.3	Vaulted Ceiling Section 4 & 5
A-4.4	Technical Data Sheet
A-5.0	Above Ground Wall Detail-1
A-5.1	Above Ground Wall Detail-2
A-5.2	Foundation Wall Detail-1
A-5.4	Roof Details
A-5.5	Tall Wall 1
A-5.6	Tall Wall Detail 1
A-5.7	Tall Wall Detail 2
A-5.8	Air Barrier Details
A-5.9	Jamb & Heated Slab Detail
A-5.10	Window Details
A-5.11	Party Wall Detail
A-5.12	Brick Detail
E-1.0	Basement Electrical
E-1.1	Main Electrical
E-1.2	Upper Electrical

PROJECT

NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	05/02/2025	DP PLANS	K.R.
02.	10/04/2025	BP PLANS	K.R.
03.	11/04/2025	ADDRESSING	AD.
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT

:

SEMI DETACHED

STATUS:

:

SIGNATURES

:

X

PRINTED

:

2025-04-11 8:10:09 AM

PROJECT

NAME:

2823 & 2825 24 ST NW
CALGARY, ALBERTA

DESIGNER

:

JT

JOB #:

#62-25

SCALE

:

AS SHOWN

SHEET

:

A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BOARD & BATTEN - DARK GRAY/BLACK
2	6" ALUMNIMUM FASCIA	6	SMOOTH STUCCO - WHITE
3	STUCCO FINISHES - WHITE	7	CONC. PARGING
4	STONE	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)

PROJECT NOTES:

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PROJECT : SEMI DETACHED

STATUS: -

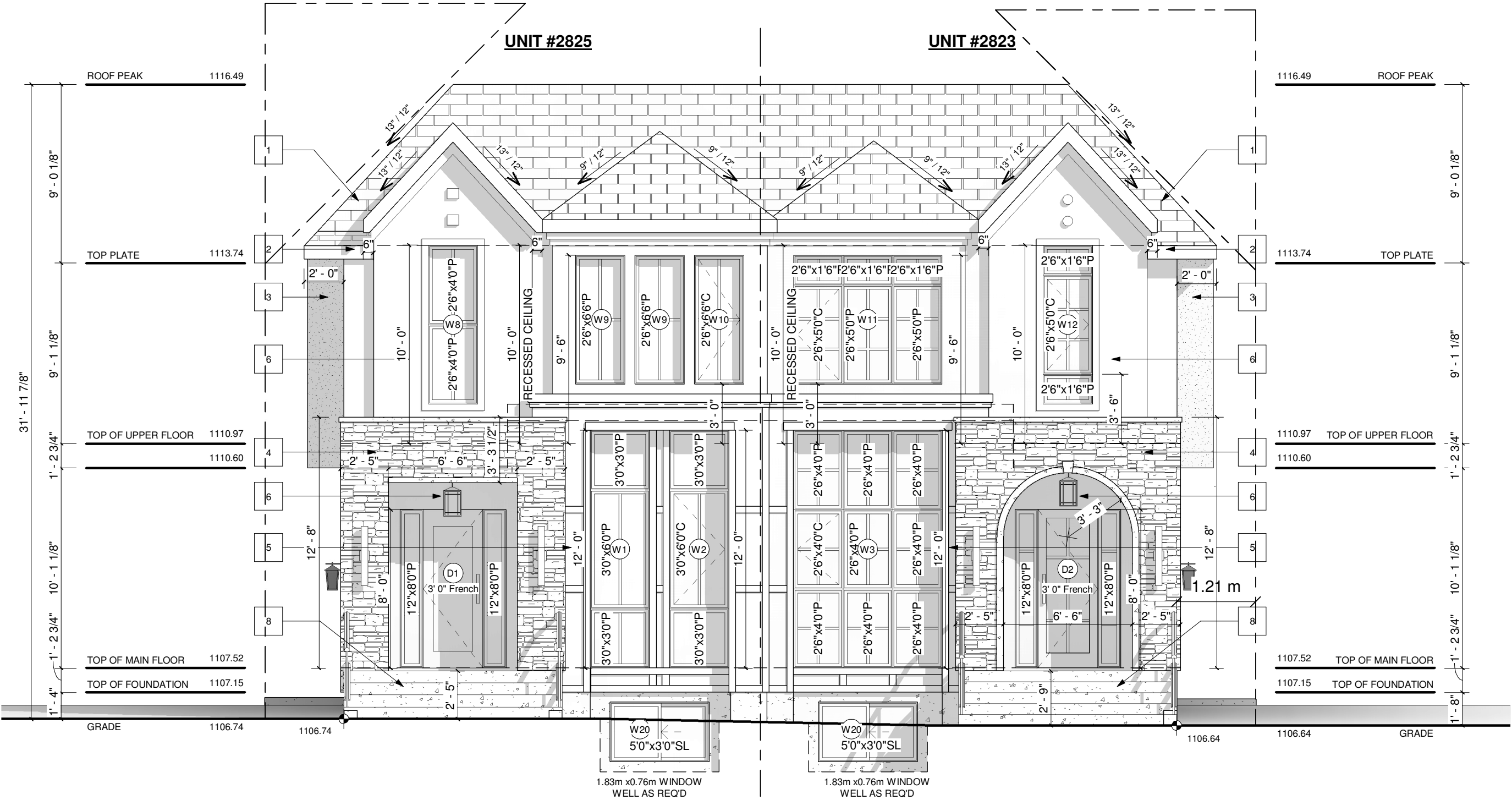
SIGNATURES : X

PRINTED : 2025-04-11 8:10:25 AM

PROJECT NAME: 2823 & 2825 24 ST NW
CALGARY, ALBERTA

DESIGNER : JT
JOB #: #62-25

SCALE : AS SHOWN
SHEET : A-2.0



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISHES - WHITE
- 4

STONE
- 5

BOARD & BATTEN - DARK GRAY/BLACK
- 6

SMOOTH STUCCO - WHITE
- 7

CONC. PARGING
- 8

CAST IN PLACE CONCRETE

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05.	--	--	--

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PROJECT : SEMI DETACHED

STATUS: -

SIGNATURES : X

PRINTED : 2025-04-11 8:10:29 AM

PROJECT NAME: 2823 & 2825 24 ST NW
CALGARY, ALBERTA

DESIGNER : JT
JOB #: #62-25

SCALE : AS SHOWN
SHEET : A-2.1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISHES - WHITE
- 4

STONE
- 5

BOARD & BATTEN - DARK GRAY/BLACK
- 6

SMOOTH STUCCO - WHITE
- 7

CONC. PARGING
- 8

CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1050.57 SQ. FT.
WINDOW AREA = 53.28 SQ. FT.
TOTAL: 53.28 / 1050.57 = 5.07%

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)

PROJECT
NOTES:

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PROJECT
:
SEMI DETACHED

STATUS:
:-

SIGNATURES
:
X _____

PRINTED 2025-04-11 8:10:33 AM
:

PROJECT
NAME:
2823 & 2825 24 ST NW
CALGARY, ALBERTA

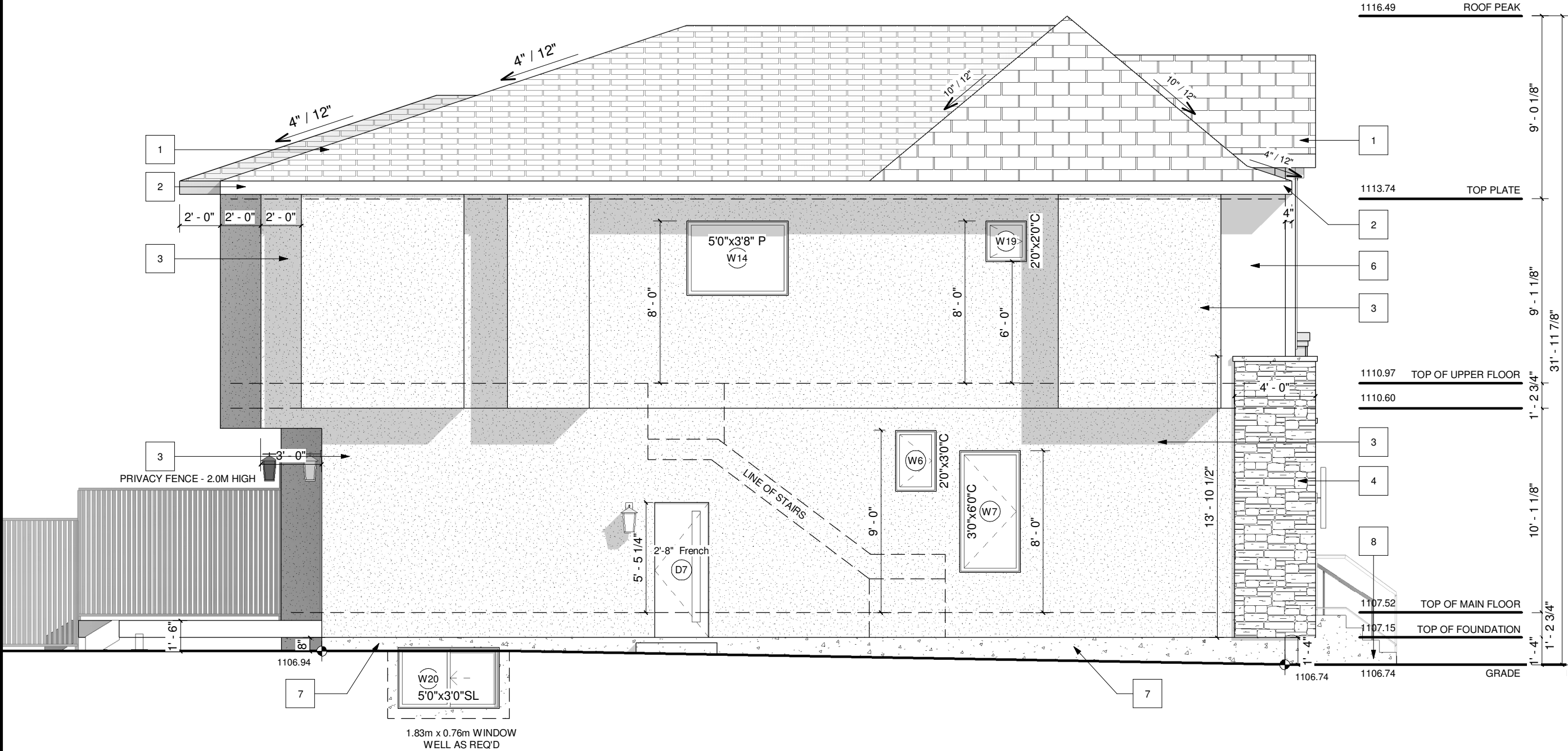
DESIGNER
:
JT

JOB #:
:
#62-25

SCALE
:
AS SHOWN

SHEET
:
A-2.2

UNIT #2825



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISHES - WHITE
- 4

STONE
- 5

BOARD & BATTEN - DARK GRAY/BLACK
- 6

SMOOTH STUCCO - WHITE
- 7

CONC. PARGING
- 8

CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1061.79 SQ. FT.
WINDOW AREA = 56.18 SQ. FT.
TOTAL: 56.18 / 1061.79 = 5.29%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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PROJECT
SEMI DETACHED

STATUS: -

SIGNATURES
X

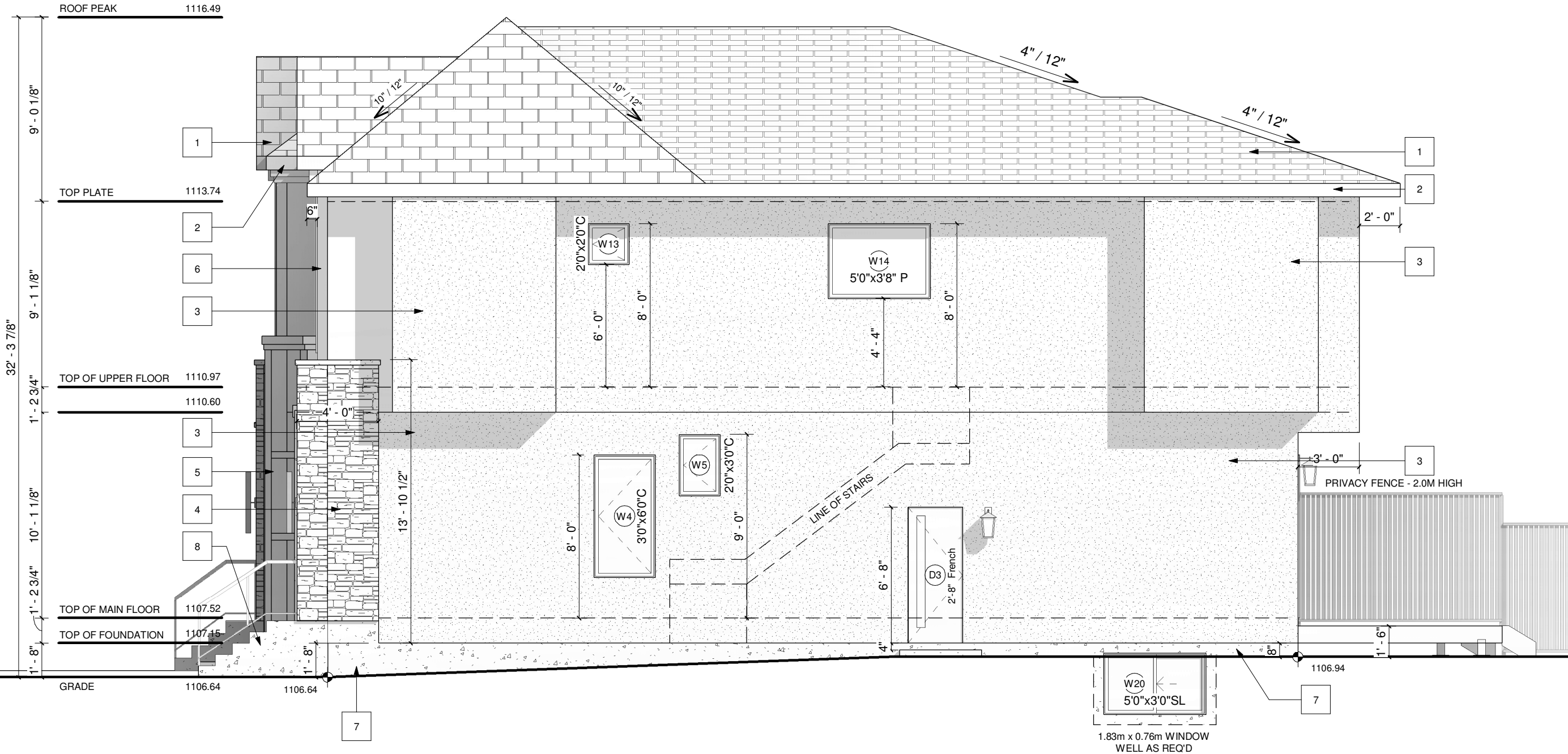
PRINTED 2025-04-11 8:10:37 AM

PROJECT
NAME:
2823 & 2825 24 ST NW
CALGARY, ALBERTA

DESIGNER
JT
JOB #:
#62-25

SCALE
AS SHOWN
SHEET
A-2.3

UNIT #2823



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