

1012 17 AVE NW

3-UNIT TOWNHOUSE
W/ 3 SECONDARY SUITES

PORTION OF LOT 5 LYING WEST OF THE EASTERLY 8
FEET THROUGHOUT AND ALL OF LOT 6, BLOCK 10,
PLAN 3150P

MOUNT PLEASANT, NW CALGARY, LOT ZONING: R-CG

CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT & MAIN FLOOR PLAN
A5	GARAGE & SECOND FLOOR PLAN
A6	FRONT, BACK & LEFT ELEVATIONS
A7	RIGHT & GARAGE ELEVATIONS
A8	SITE/BUILDING SECTION
A9	LAND SURVEY



RESPONSIBILITIES

VM DESIGNS

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Site Concept	01.28.26
Design Draft 1.0	02.08.26
DP Set	03.05.26

STREET ADDRESS

1012 17TH AVE NW

LEGAL ADDRESS

PORTION OF LOT 5 LYING WEST OF THE
EASTERLY 8 FEET THROUGHOUT AND ALL
OF LOT 6, BLOCK 10, PLAN 3150P

PROJECT

MOUNT PLEASANT
TOWNHOUSE

DRAWING

COVER PAGE

ZONING R-CG	PROJECT TAG 26-02-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A1 / 9

VM DESIGNS

ALL TRADES AND SUPPLIERS

HOMEOWNER AND GENERAL
CONTRACTOR

587-377-7279 vaughn@vmdesigns.ca

STREET ADDRESS

1012 17TH AVE NW

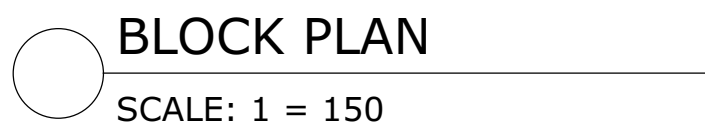
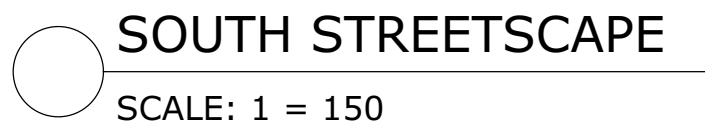
LEGAL ADDRESS

PORTION OF LOT 5 LYING WEST OF THE
EASTERLY 8 FEET THROUGHOUT AND ALL
OF LOT 6, BLOCK 10, PLAN 3150P

MOUNT PLEASANT TOWNHOUSE

BLOCK PLAN

ZONING R-CG	PROJECT TAG 26-02-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A2 / 9





FRONT ELEVATION (SOUTH)

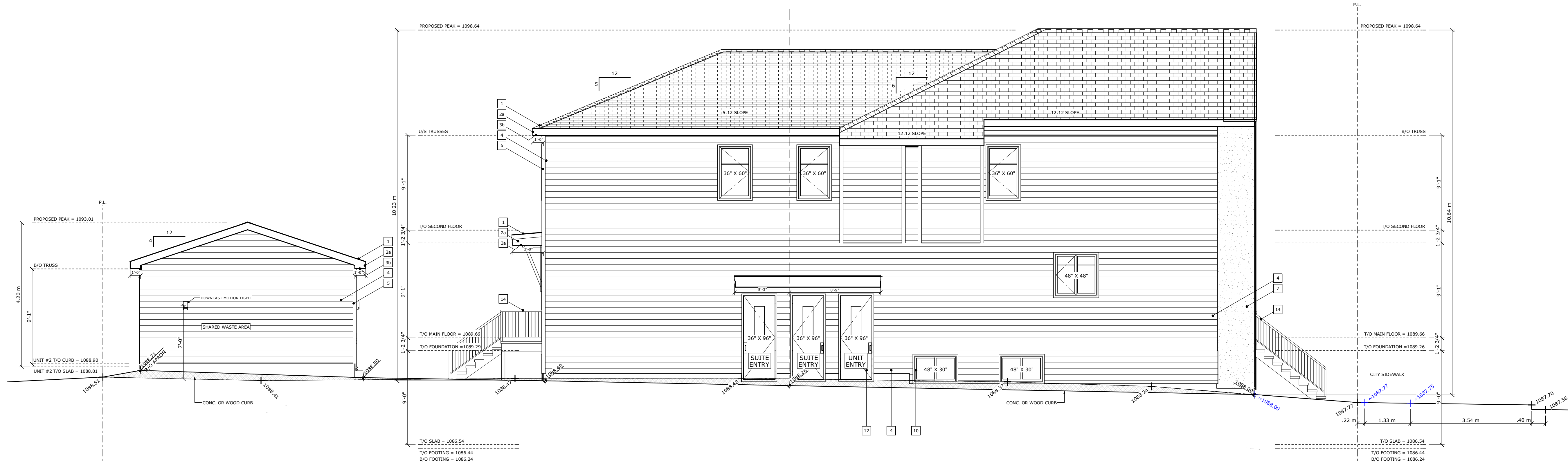
SCALE: 3/16" = 1'-0"



BACK ELEVATION (NORTH)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2a	ALUMINUM FASCIA - BLACK
2b	16" STUCCO FASCIA - WHITE
3a	VENTED ALUMINUM SOFFIT - WOOD GRAIN
3b	VENTED ALUMINUM SOFFIT - BLACK
4	HORIZONTAL JAMES HARDIE SIDING - ARCTIC WHITE
5	4" CORNER BOARD TRIM
6	VERTICAL JAMES HARDIE SIDING - RICH ESPRESSO
7	ACRYLIC STUCCO - WHITE
8	STONE CAP
9	STONE VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLUE
12	FIBREGLASS DOOR - BLACK
13	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
14	RAILING - BLACK



LEFT ELEVATION (WEST)

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

RESPONSIBILITIES

VM DESIGNS

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS

	m/d/y
Site Concept	01.28.26
Design Draft 1.0	02.08.26
DP Set	03.05.26

STREET ADDRESS

1012 17TH AVE NW

LEGAL ADDRESS

PORTION OF LOT 5 LYING WEST OF THE EASTERLY 8 FEET THROUGHOUT AND ALL OF LOT 6, BLOCK 10, PLAN 3150P

PROJECT

MOUNT PLEASANT
TOWNHOUSE

DRAWING

FRONT, BACK & LEFT
ELEVATIONS

ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

PROJECT TAG

26-02-KS-03

SHEET

A6 / 9

RESPONSIBILITIES

VM DESIGNS

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Site Concept	01.28.26
Design Draft 1.0	02.08.26
DP Set	03.05.26

STREET ADDRESS

1012 17TH AVE NW

LEGAL ADDRESS

PORTION OF LOT 5 LYING WEST OF THE
EASTERLY 8 FEET THROUGHOUT AND ALL
OF LOT 6, BLOCK 10, PLAN 3150P

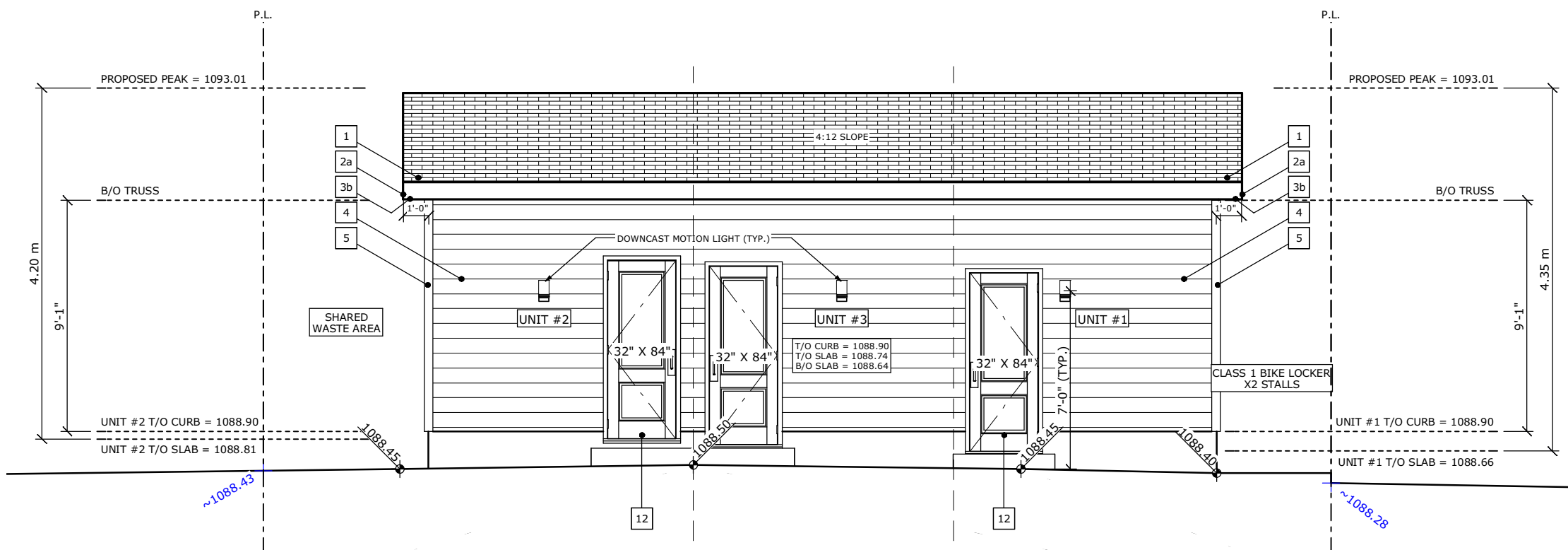
PROJECT

MOUNT PLEASANT
TOWNHOUSE

DRAWING

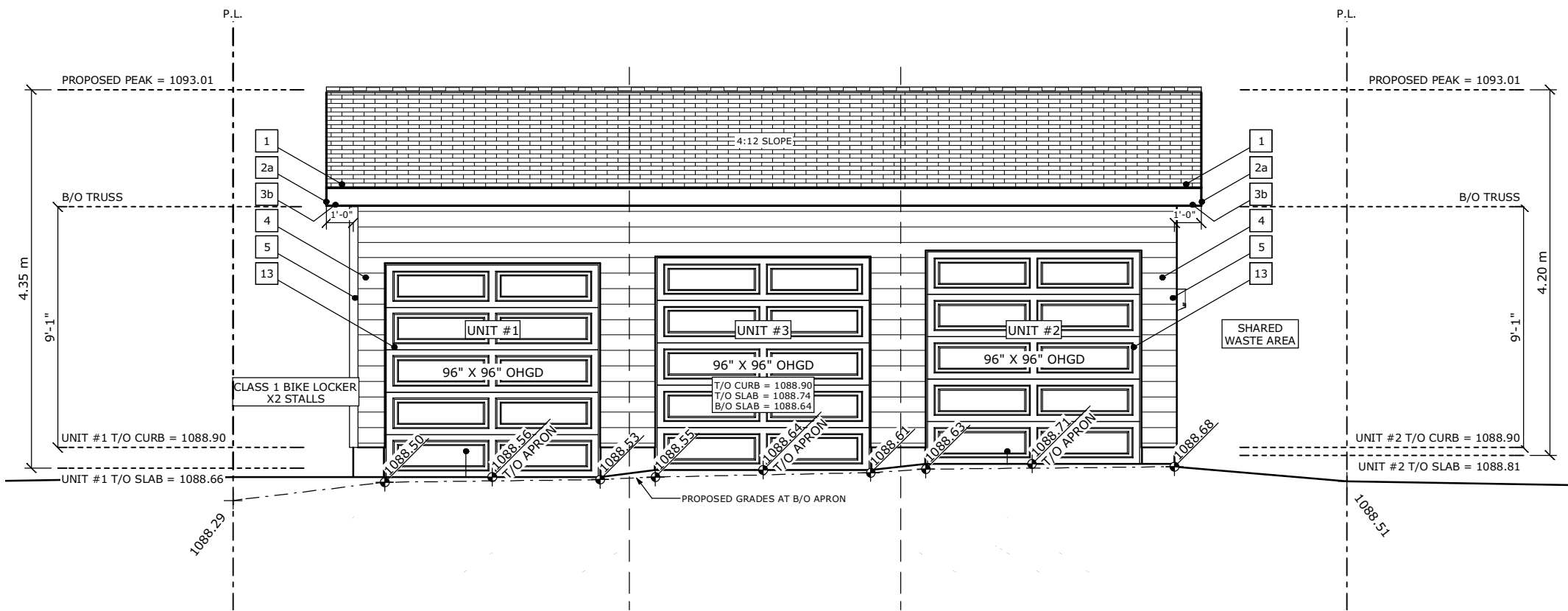
RIGHT & GARAGE
ELEVATIONS

ZONING R-CG	PROJECT TAG 26-02-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A7 / 9



GARAGE YARD ELEVATION (SOUTH)

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



GARAGE LANE ELEVATION (NORTH)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2a	ALUMINUM FASCIA - BLACK
2b	16" STUCCO FASCIA - WHITE
3a	VENTED ALUMINUM SOFFIT - WOOD GRAIN
3b	VENTED ALUMINUM SOFFIT - BLACK
4	HORIZONTAL JAMES HARDIE SIDING - ARCTIC WHITE
5	4" CORNER BOARD TRIM
6	VERTICAL JAMES HARDIE SIDING - RICH ESPRESSO
7	ACRYLIC STUCCO - WHITE
8	STONE CAP
9	STONE VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLUE
12	FIBREGLASS DOOR - BLACK
13	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
14	RAILING - BLACK



RIGHT ELEVATION (EAST)

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

RESPONSIBILITIES

VM DESIGNS

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS

	m/d/y
Site Concept	01.28.26
Design Draft 1.0	02.08.26
DP Set	03.05.26

STREET ADDRESS

1012 17TH AVE NW

LEGAL ADDRESS

PORTION OF LOT 5 LYING WEST OF THE EASTERLY 8 FEET THROUGHOUT AND ALL OF LOT 6, BLOCK 10, PLAN 3150 P

PROJECT

MOUNT PLEASANT TOWNHOUSE

DRAWING

LAND SURVEY

ZONING

R-CG

PROJECT TAG

26-02-KS-03

DRAWN BY

VM

SHEET

SCALE

AS NOTED

A9 / 9

SITE PLAN

MUNICIPAL ADDRESS:
1012 17 AVENUE N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
THAT PORTION OF LOT 5 LYING WEST OF THE EASTERLY 8 FEET THROUGHOUT AND ALL OF LOT 6
BLOCK 10
PLAN 3150 P

PREPARED FOR:

DATE OF SURVEY: January 14th, 2026

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
- Third 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

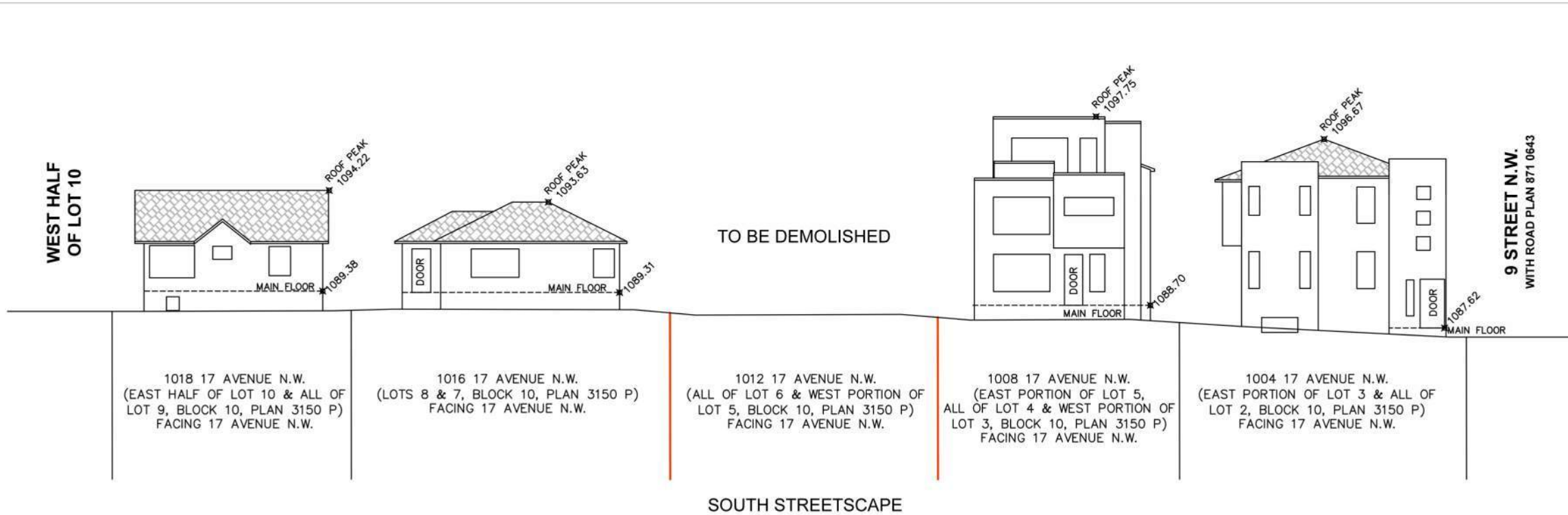
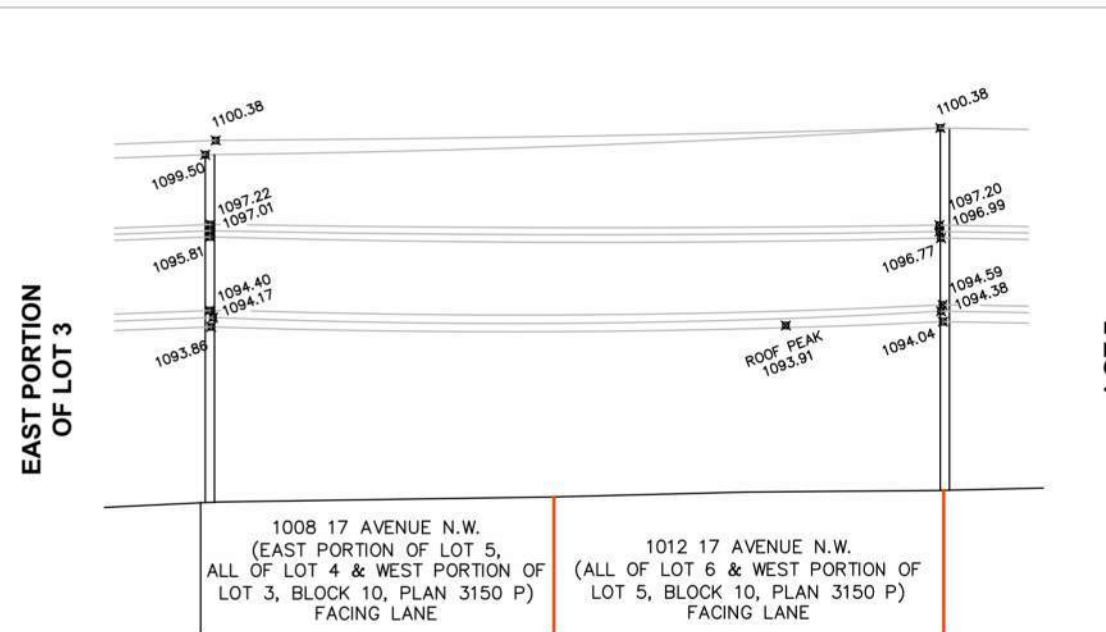
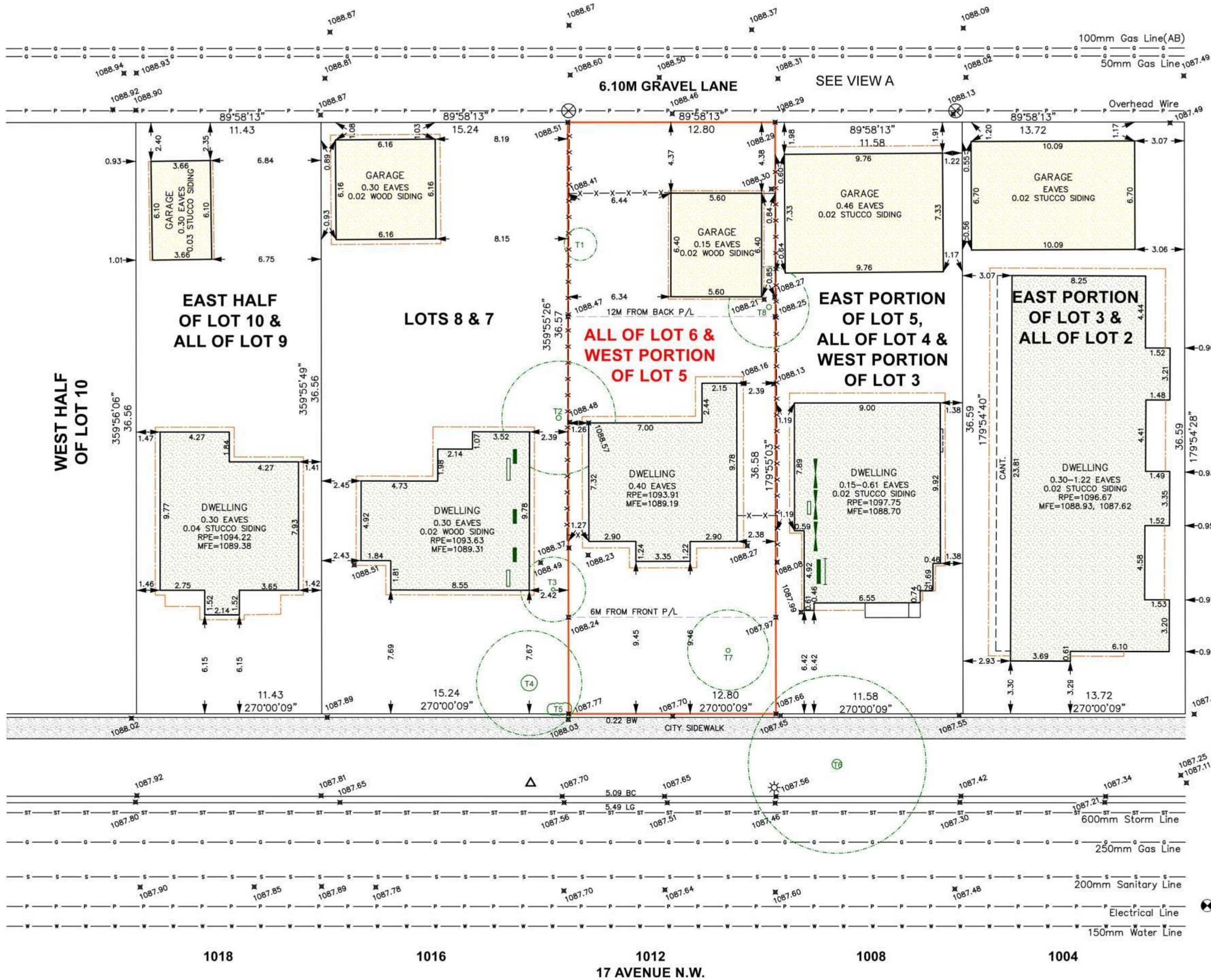
'2F.'--Second Floor
'BC'--Back of Curb
'BW'--Back of Walkway
'Cant.'--Cantilever
'Conc.'--Concrete
'Elev.'--Elevation
'Enc.'--Encroach(es)
'L'--Length of Arc
'LG'--Lip of Gutter
'M.F.'--Main Floor
'MFE'--Main Floor Elevation
'R'--Radius
'R/W'--Right of Way
'Ret.'--Retaining
'RPF'--Roof Peak Elevation
'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: 0.999732
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASGM 398289.
- Existing spot elevations are shown thus: 1000.00
- The Certificate of Title 211 196 366, which was Searched on the 13th day of January, 2026, and includes the following instruments:
Mortgage No. 241 307 101
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 07, 15, 94 & 261 in Sec.28-Twp.24-Rge.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 (#3)	Canopy (#3)	Height (±)	Location
11	Burn	~	2.00	1.50	In Subject Property
12	Deciduous	0.31	2.00	10.00	In Adjacent Property
13	Coniferous	0.21	4.00	6.00	In Adjacent Property
14	Coniferous	1.00	6.50	17.00	In Adjacent Property
15	Hedge	~	0.80	0.80	On Property Line
16	Deciduous	0.60	11.00	12.00	In City Property
17	Deciduous	0.58	5.00	5.00	In Subject Property
18	Deciduous	0.31	5.00	7.00	In Subject Property



© Copyright Horizon Land Surveys Inc., 2026

File No.: 260049 Date: 19/Jun/2026
Surveyed: TK/YR Drawn: LZ/EM

Horizon Land Surveys Inc.
130 Business Centre N.W. P. 403-719-0272
Calgary, Alberta, T2B 5M5 F. 403-775-4171